

Thackeray Investments
7-9 Piccadilly, Manchester

5plus

Design and Access Statement

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Client

Thackeray Investments



Project Team

5plus, Architect



Buro Happold, MEP and Sustainability



Mode, Transport



Axiom Structures, Structural Engineering



Barton Willmore, Planning Consultant



Delva Patman Redler, Rights to Light



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Executive Summary

This Design and Access Statement has been prepared by 5plus Architects on behalf of Thackeray Investments to appraise the opportunity to transform the fortunes of the existing property at 7-9 Piccadilly.

The document contains details of the work that Thackeray and the consultant team have prepared over the design process, in order to explain the evolution of the design, the detail of the proposals and the functionality of the development.

This document appraises the site and its context, establishes a future vision and how this could be achieved through the introduction of well considered and high quality new development. 7-9 Piccadilly has a strong emphasis on enhancing the streetscape, with the potential to catalyse further positive development and activation of the currently underused Back Piccadilly.

The development also focuses on wellbeing and sustainability, with a holistic approach to several principles including daylighting, ventilation and material selection. The design team have developed a considered approach for a happy, healthy and low-carbon place to work.

Following the vision and briefing, the Design Development section outlines the progress of the design from the earliest massing iterations through to detailing and materiality.

Next, the Pre-Application discussions are recorded, including 5plus’ design response to comments from Manchester City Council as well as comments received during the public consultation. The scheme received positive and constructive feedback from Officers, the public and stakeholders, allowing 5plus to take this as an opportunity to further evolve the design.

The design proposals are then presented, followed by a detailed review of the building’s appearance. Beyond this, the cleaning, access and maintenance strategy details the functionality of the proposed building.

Finally, executive summaries regarding the structural, MEP and sustainability strategy have been provided by the relevant consultants. Appendix A concludes the document, containing all of the submitted architectural drawings.



Introduction

The Brief

The client brief highlights the need for high-quality new CAT A office development, and recognises the opportunity to re-activate Back Piccadilly with office frontage. Improving the retail frontage to Piccadilly Gardens also has been considered within the wider plans to improve the area. The development also focusses on low-carbon, sustainable development.

The Team

Developer	Thackeray Investments
Architect	5plus Architects
Structural Engineer	Axiom Structures
MEP Engineer	Buro Happold
Planning Consultant	Barton Wilmore
Transport	Mode Transport
Daylight, Sunlight	Delva Patman Redler
Sustainability	Buro Happold

Documentation

This design and access statement should be read in conjunction with the following documentation:

- Planning Statement
- Statement of Community Involvement
- Heritage Statement
- Air Quality Assessment
- Construction Strategy
- Crime Impact Statement
- Drainage Strategy
- Environmental Standards Strategy
- Travel Plan
- Transport Assessment
- Noise Assessment
- RIBA Stage 2 Structural Report
- Ventilation Strategy
- Waste Management and Servicing Details
- Ecology Report
- Materials Schedule
- Local Labour Agreement
- TV and Radio Reception Impact Assessment
- Daylight / Sunlight Report
- Noise Impact Assessment



Key

- 7-9 Piccadilly
- 15-17 Piccadilly - also within Thackeray Investments ownership

1.0 Site

1.1 Site Location Plan

Located at the northern most corner of Piccadilly Gardens, 7-9 Piccadilly forms part of an urban block, the frontage of which has helped define the edge of Piccadilly Gardens as Manchester's largest public open space.

The rear of the block fronting onto Back Piccadilly is primarily a servicing access route and offers a subdued contrast to the vibrant and busy environment to the front.



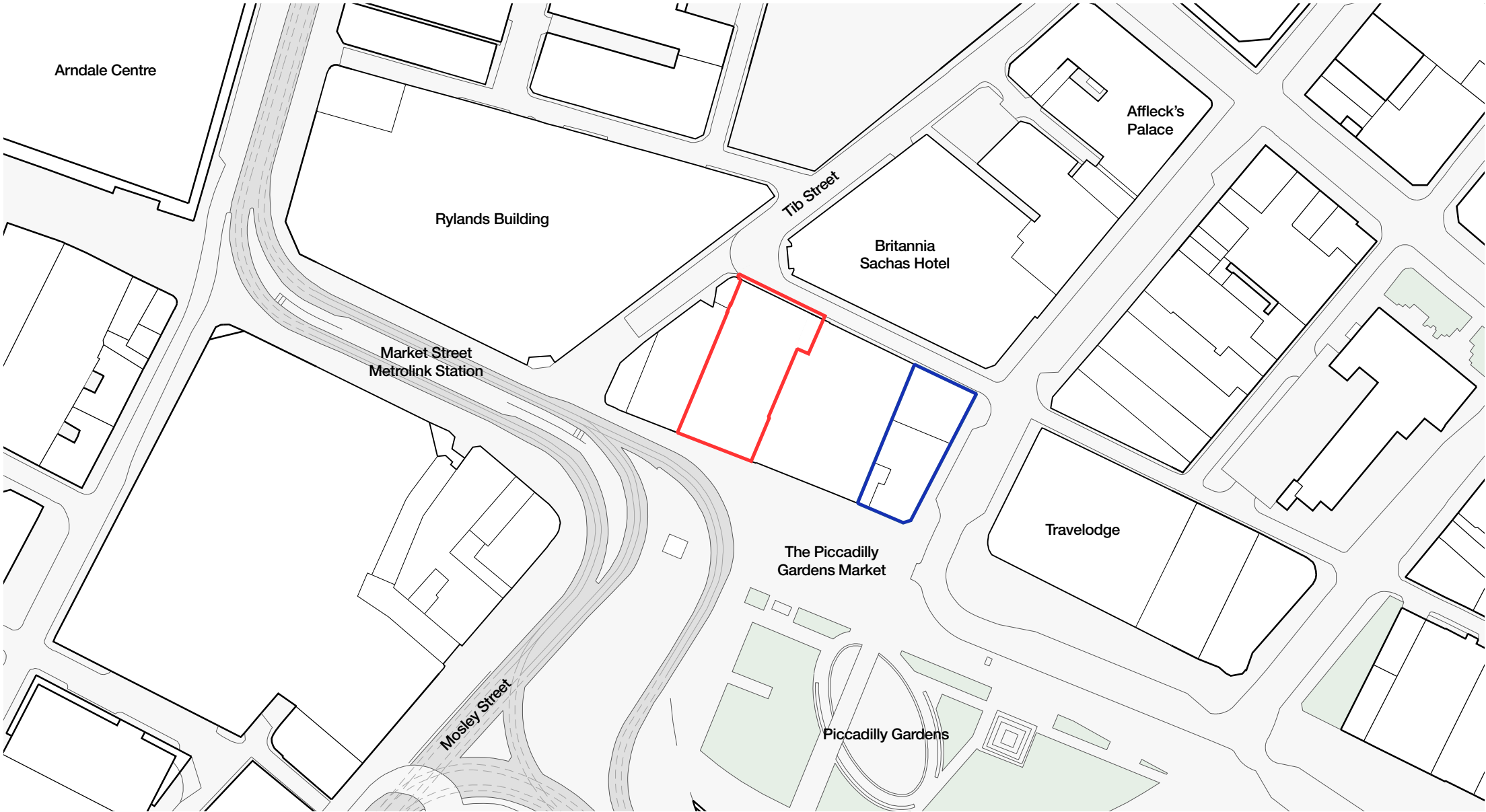
Moseley Street / Market Street corner



Back Piccadilly and Britannia Sachas Hotel



Moseley Street



Key

7-9 Piccadilly

15-17 Piccadilly - also within Thackeray Investments ownership



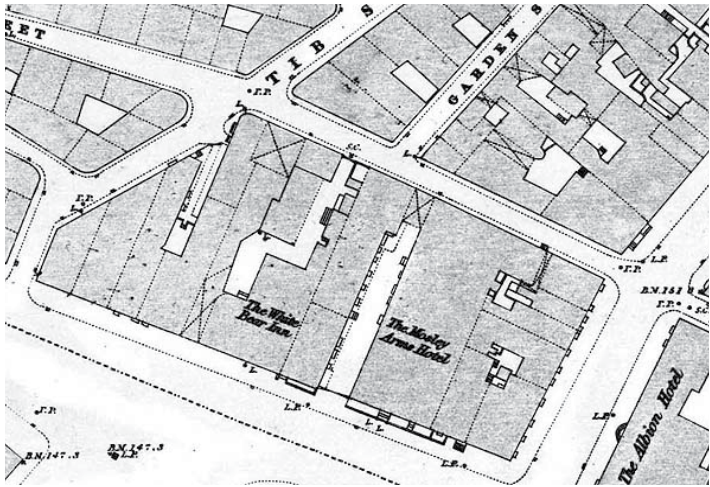
1.2 Historical Study

Over the past 170 years, the site has seen a steady rate of redevelopment, and varied uses occupy the site based around leisure and retail.

The White Bear Hotel operated throughout the second half of the 19th Century before being replaced by the Kardoma Cafe, later re-branded as Lyon's Popular State Cafe. This was replaced with the building we are familiar with today at the turn of the millennium.

The existing building has a formally ordered facade onto Piccadilly, mirroring the grandeur of the other period building overlooking the Gardens.

The site sits within the Smithfield conservation area, a zone on the north-eastern edge of the city centre of Manchester.



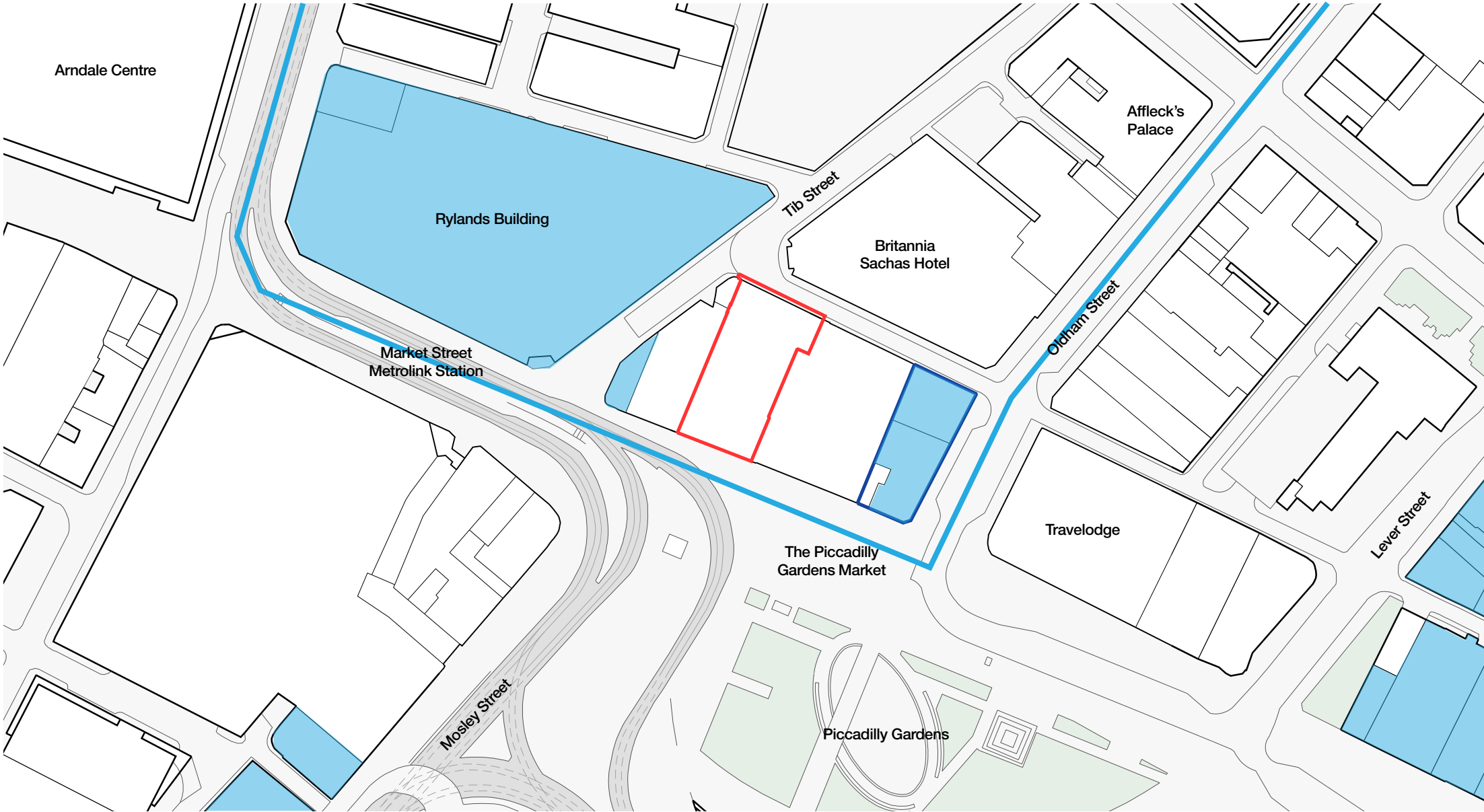
1849 Map



1849 - 1910, White Bear Hotel



1910 - 2001, Kardoma Cafe



Key

- Listed Buildings
- Smithfield Conservation Area Boundary

1.3 Smithfield Conservation Area

“The south-west part of the Conservation Area is composed of large buildings, and any new development here is likely to be designed on a substantial scale.

The corner emphasis characteristic of Manchester buildings is evident in Smithfield, and its use in new developments will therefore be encouraged.”

Manchester City Council – Smithfield Conservation Area

Smithfield conservation area lies on the north-eastern edge of the city centre of Manchester. It is one of a group of three in this vicinity designated by the City Council in February 1987; the others are Shudehill and Stevenson Square, which lie to the north-west and south-east respectively.

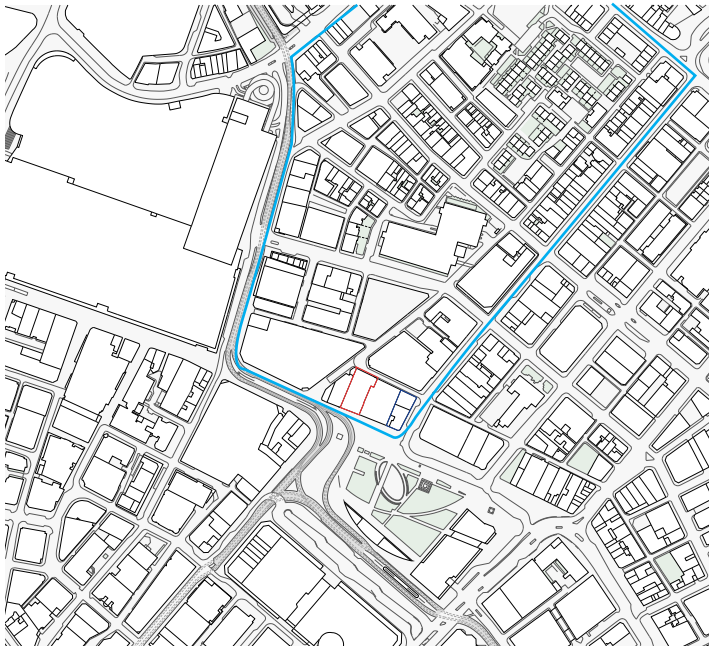
The area is bounded by Swan Street, Oldham Street (a common boundary with the Stevenson Square Conservation Area), Market Street, High Street and Shudehill (a common boundary with the Shudehill Conservation area).

7-9 Piccadilly is located within the southern boundary of the conservation area.

Heritage Engagement

A detailed Heritage Statement has been prepared to accompany the application, the key points to note include:

- The current site makes at best a neutral contribution to the conservation area
- There are clear opportunities to make enhancements to the conservation area in this location
- The scheme has been designed to respond sympathetically to the surrounding townscape and is appropriate in terms of scale, materials and fenestration
- The scheme represents a high-quality architectural response which, through the design, materiality and public realm preserves and in fact enhances the Smithfield Conservation Area



Key

7-9 Piccadilly Site

Smithfield Conservation Area Boundary



1.4 Site Analysis

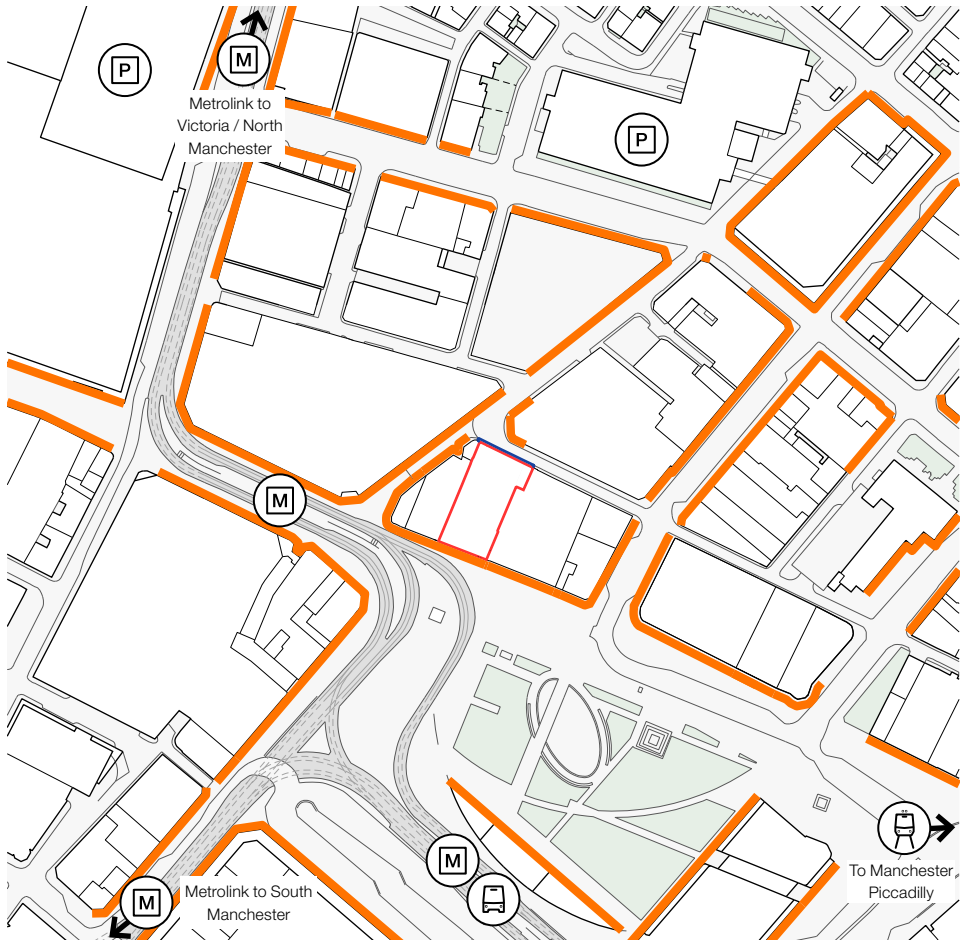
Activity + Access

The area is well connected, with both Victoria and Manchester Piccadilly stations a short walk away. Piccadilly Gardens is served by a Metrolink and bus station, giving direct connections across the city centre and wider suburbs.

Also overlaid on the diagram below, the active frontages show the extents of activation around Piccadilly Gardens and beyond. The majority of buildings face onto the public space and major streets, with smaller, less busy streets reserved for back of house areas.

Key

- Active Frontage
- Car Parking
- Metrolink Station / Line
- Bus Station
- Train Station



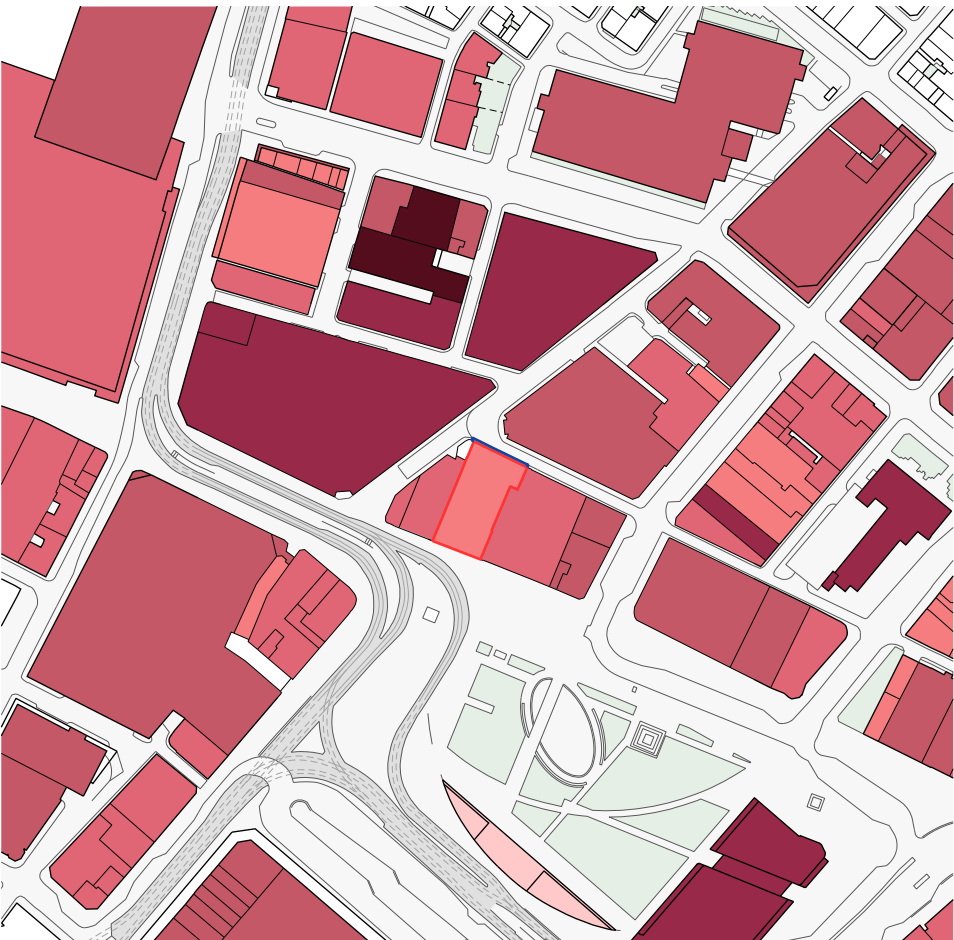
Building Heights

The historic buildings of Piccadilly Gardens are mostly of a similar scale, between 4 and 7 storeys. Towards the Northern Quarter, the buildings become smaller in some areas, as the urban blocks are broken down.

Some more contemporary office and residential buildings increase in scale, with The Light and City Tower exceeding 10 storeys.

Key

- 1 Storey
- 2 - 3 Storeys
- 4-5 Storeys
- 5-6 Storeys
- 7-9 Storeys
- 10 Storeys+



Building Uses

Piccadilly Gardens and Market Street comprise of the city centre's main shopping area, supplemented by the nearby Arndale Centre. Amongst the retail units, food and beverage uses diversify the offer. Moving towards Moseley Street, more office uses are present. Towards the Northern Quarter, office, residential and car parking are present.

Key

- Retail
- Food / Beverage
- Residential
- Office
- Car Parking
- Hotel



1.5 Existing Building Overview

7-9 Piccadilly affronts Piccadilly Gardens and Back Piccadilly.

The building is a steel framed structure with the ground and first floor internal heights built to suit retail uses - circa 5m at ground floor and 4.4m at first floor. The delivery and escape doors from the building are located at Back Piccadilly and currently offer no overlooking or active frontage to the street.



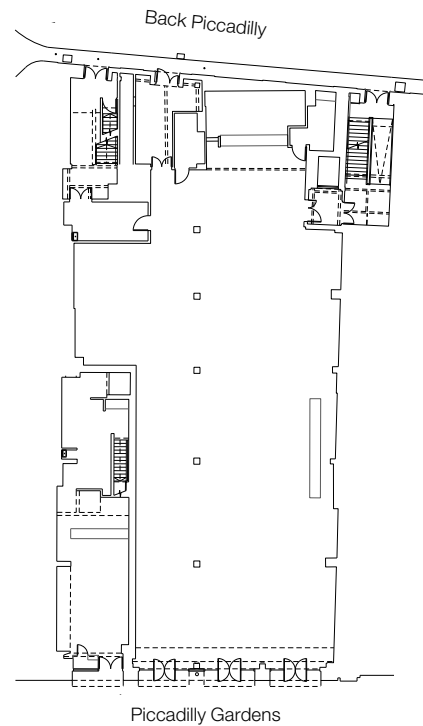
1.5 Existing Building Interior

7-9 Piccadilly currently accommodates a retail and a food takeaway tenant, with frontage onto Piccadilly Gardens.

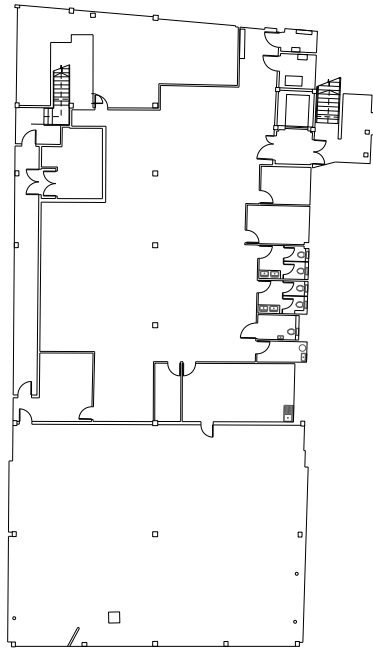
The ground floor is occupied by the retail and takeaway food tenants, with generous glazed entrances affronting Piccadilly Gardens. The delivery and escape doors from the building are located at Back Piccadilly

The upper floors are currently underutilised as storage spaces, with a plant deck occupying the majority of the second floor.

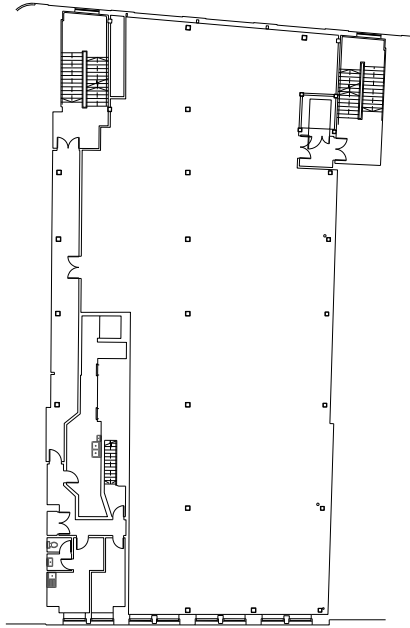
Existing Building Plans



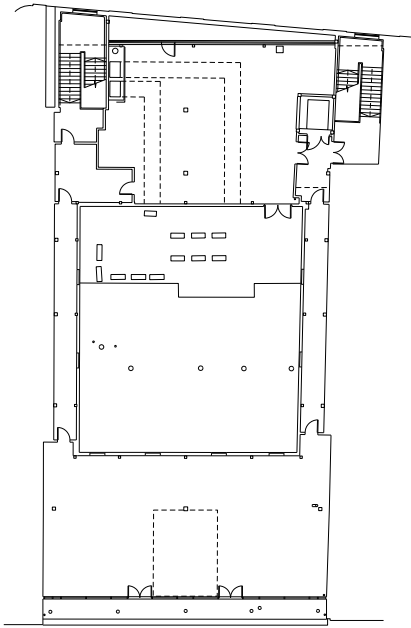
Basement



Ground Floor



First Floor



Second Floor

Existing Building Interior



Basement storage area corridor



First floor retail storage



Rooftop plant area, with the Rylands Building behind

1.5 Existing Building

Piccadilly Gardens Elevation

In keeping with the surrounding buildings, the Piccadilly Gardens elevation offers ground floor retail frontage onto the street.

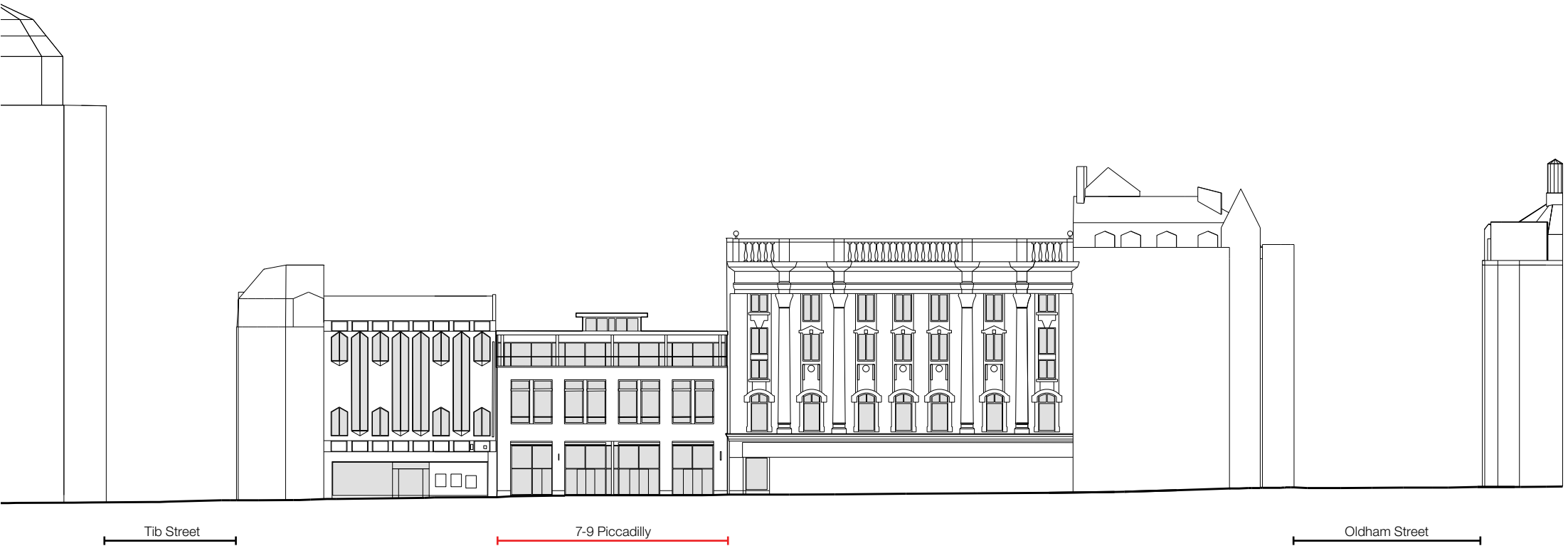
A rigid grid structure frames the retail entrances and glazing to the first floor, with setback storeys above. A pale concrete facade reflects the heritage of the surrounding buildings.

Site Photos



Views from Piccadilly Gardens

Elevation



1.5 Existing Building

Back Piccadilly Elevation

The existing building’s service and escape door affront Back Piccadilly, offering no activation or passive surveillance of the street.

This facade is predominantly brick, with the metal rainscreen clad plant deck floor above. Some minor articulation in the form and colour of the brickwork adds some interest, however the elevation is predominantly blank and uninviting.

Site Photos



Tib Street looking towards Piccadilly Gardens



Back Piccadilly looking towards Tib Street

Elevation



1.6 Streetscape Analysis

Solid / Void and Materiality

Piccadilly Gardens and Back Piccadilly share a common solid / void language, with most facades exhibiting a strong, ordered grid.

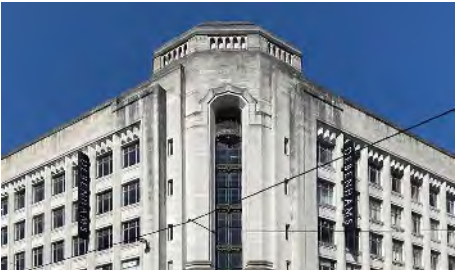
Historic buildings affronting Piccadilly Gardens demonstrate clear, ordered openings set within solid stone. This palette of materials gives a pale grey to light cream colour palette, and brings a sense of mass to the area.

Despite the lack of glazing, the facades affronting Back Piccadilly still exhibit some degree of order through recessed brickwork detailing. This palette of materials is predominantly brick, with a more industrial feel evoking the Northern Quarter's heritage. Details of colour come from graffiti and public artwork, as well as shopfronts.

Piccadilly Gardens

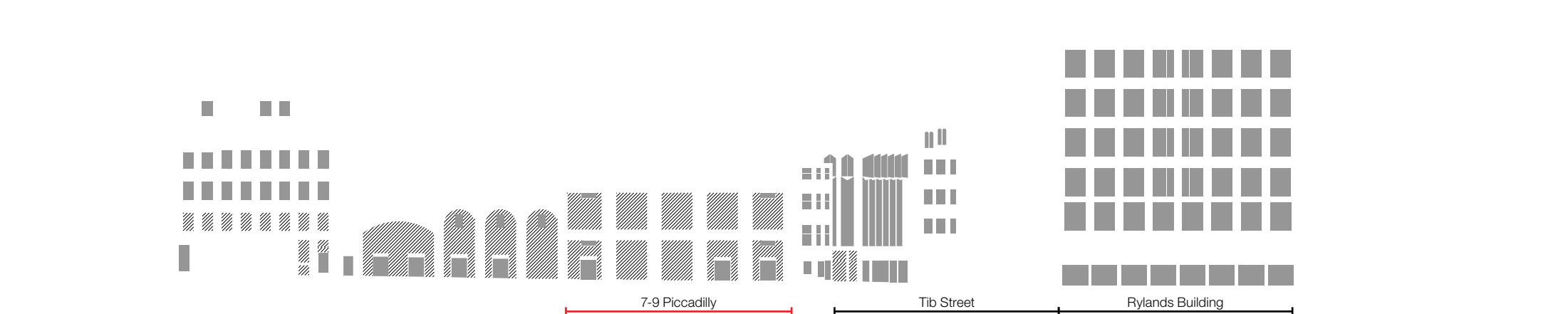


Solid / Void Analysis

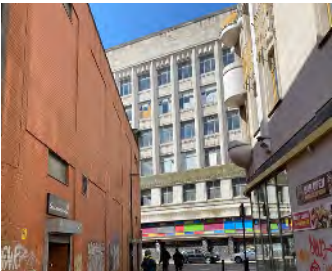


Materiality Study

Back Piccadilly



Solid / Void Analysis



Materiality Study

2.0 Vision

2.1 The Vision Overview

The vision for 7-9 Piccadilly is driven by the need for a holistic, sustainable approach contributing to wider improvements of the Piccadilly area.

“The Piccadilly area is an important part of the city which has enormous potential and attracts strong opinions. We know it can be better and we are committed to bringing forward improvements...
...we can and will be imaginative and seek to deliver a public space set in a vastly improved streetscape.”

Manchester City Council

An international design competition to transform the Piccadilly area was launched in August 2021, with concept designs and shortlisting programmed for early 2022. 7-9 Piccadilly's frontage onto Piccadilly Gardens and Back Piccadilly presents an opportunity to contribute towards a connected, quality new streetscape within the Piccadilly area.

In addition to this, the building will reflect the needs of a contemporary workspace, with flexible, healthy working environments and a commitment to delivering a sustainable development

Project Vision Summary

-  Considered Architectural Intervention
-  Revived and re-imagined – a new link between the Northern Quarter and Piccadilly Gardens
-  Improvement to key frontages
-  Innovative and Responsive - supports the vision to Reshape Piccadilly Gardens
-  Flexible workspace accommodation
-  Creating Employment
-  Reduced carbon footprint – adapt and extend existing structural frame
-  Low energy building targeting BREEAM Very Good rating
-  Providing Holistically Healthy Environments
-  Rooftop external amenity space

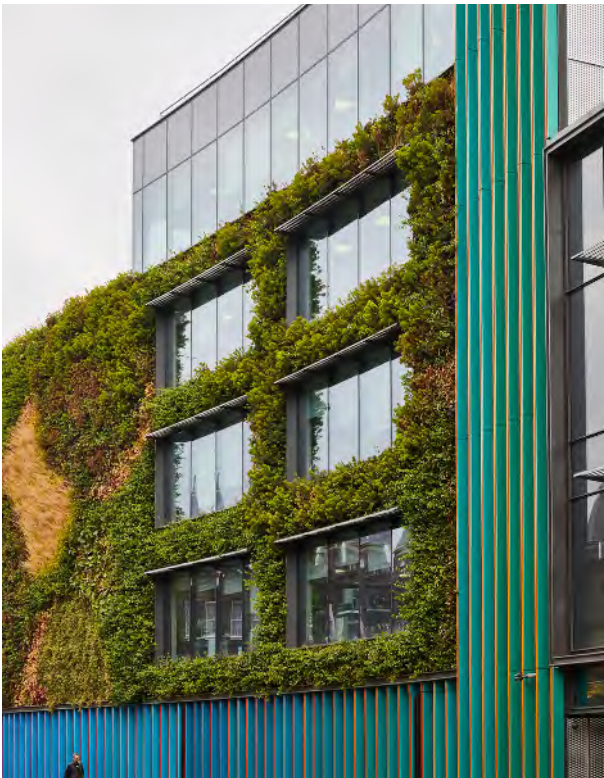
Piccadilly Gardens Design Consultation Board



Precedent Studies for Piccadilly Gardens facade



Precedent Studies for Back Piccadilly and rooftop terrace



2.2 The Future Workplace

A shift in working patterns following the pandemic have accelerated positive changes in the office space, with the balance of time spent at the office being more flexible.

Offices remain far from being obsolete. New and existing workspaces will have to adapt. They will have to do more for the environment, more for the community and more for the people that occupy and use them. We must use this opportunity as a force for good, positive change.

Reflecting on the events of the past two years, the design of 7-9 Piccadilly reflects the need for a well-designed workplace, befitting of a post-pandemic world.

Workspace Ideas



The Office - Principles



Navigation

Clearly visible entrances, identifiable upon approach. Clear and obvious stair access to reduce lift usage and promote personal activity.



Daylight

Generous windows to allow good daylight penetration into the floorplate, reducing energy from artificial lighting load. Core suitably located to keep main facades clear.



Breathable

Openable windows allowing user control and ability for purge ventilation. Efficient mechanical cooling systems when needed.



Outside Space

External roof terrace amenity space created and frontages creating activity on the street.



Technology

Providing a better user experience through the ongoing feedback and monitoring of internal environment, work settings and equipment.



Simplicity and Adaptability

Open office floor plates arranged around a service and circulation spine allow for maximum fit-out flexibility. Long life loose fit, reducing the long term carbon footprint.



Low Energy

Predominantly naturally ventilated office space, with generous daylight and smart tech systems, reducing energy use. High performance insulation to façades and glazing.



Personalisation

Supporting task based working environments with a variety of work setting opportunities allow collaboration, quiet working and fresh air.



Happiness

The workplace promotes social interaction across different disciplines, helping to create a sense of community.



Material Selection

Robust material palette with limited decorative finishes reducing wastage, embodied carbon, maintenance time and cost. Materials selected for long design life, recyclable content and health and wellbeing credentials

2.3 The Vision

Sustainability and Well-being

Commitment to building better for future generations and the health and well-being of those working in 7-9 Piccadilly and beyond.

BREEAM Very Good

Pursuing a certified BREEAM accreditation to deliver a truly sustainable project.

Circular Economy

Reducing whole life embodied carbon through re-use of existing structural frame, future flexibility and adaptability to maximise the development's useful life and consideration of responsible end-of-life deconstruction.

Embodied Carbon

Material efficient design with aspirations to seek out lower carbon specifications and monitoring of construction site impacts and compliance with the Considerate Constructors scheme.

Operational Carbon

A holistic approach to operational carbon, with energy efficient mechanical systems, lighting controls and a fabric-first approach, developing a thermally efficient envelope design.

SUDs Aspirations

Currently in development, the SUDs strategy aims to utilise a blue roof to mitigate and delay surface water runoff.

Water Conservation Systems

Water efficient building through provision of low-flow fixtures, water meter and motion sensors.

Connected Smart BMS Systems

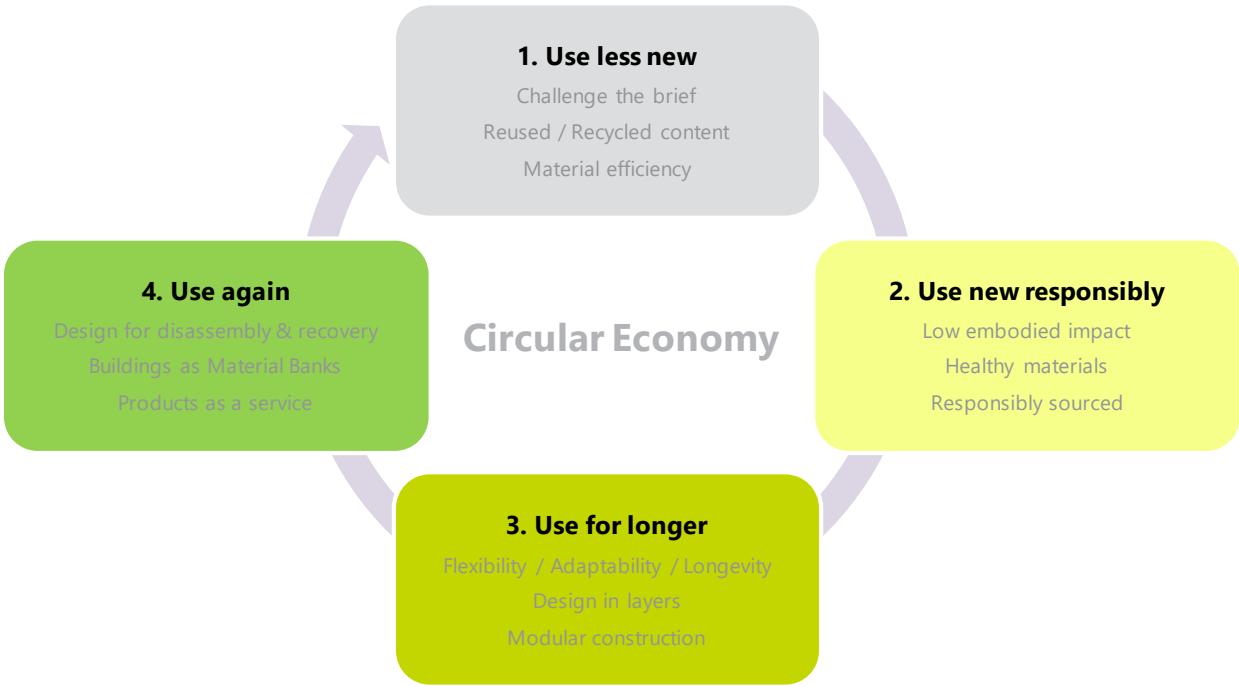
Optimising the building at all times via sensor system (15- 25% savings in energy can be achieved via sensors and natural ventilation systems).

Biophilic Design

Increasing the user's connectivity to natural environment through integrated planting within the building, and internal finishes inspired by nature.

Providing Holistically Healthy Environments

Considering air and water quality as well as maximising natural light for the mental wellbeing of occupants. Providing restorative outdoor terraces to support mental and physical health.



Principles of the Circular Economy, provided by Buro Happold



Encouraging active travel



Roof terrace for mental and physical wellbeing



Maximising natural light for wellbeing and reduced energy demand

2.4 The Vision

Addressing Piccadilly Gardens, Reactivating Back Piccadilly

Affronting Piccadilly Gardens and Back Piccadilly, the proposal presents an opportunity to reactivate the existing streetscape, and form a gateway between the Northern Quarter and Piccadilly.

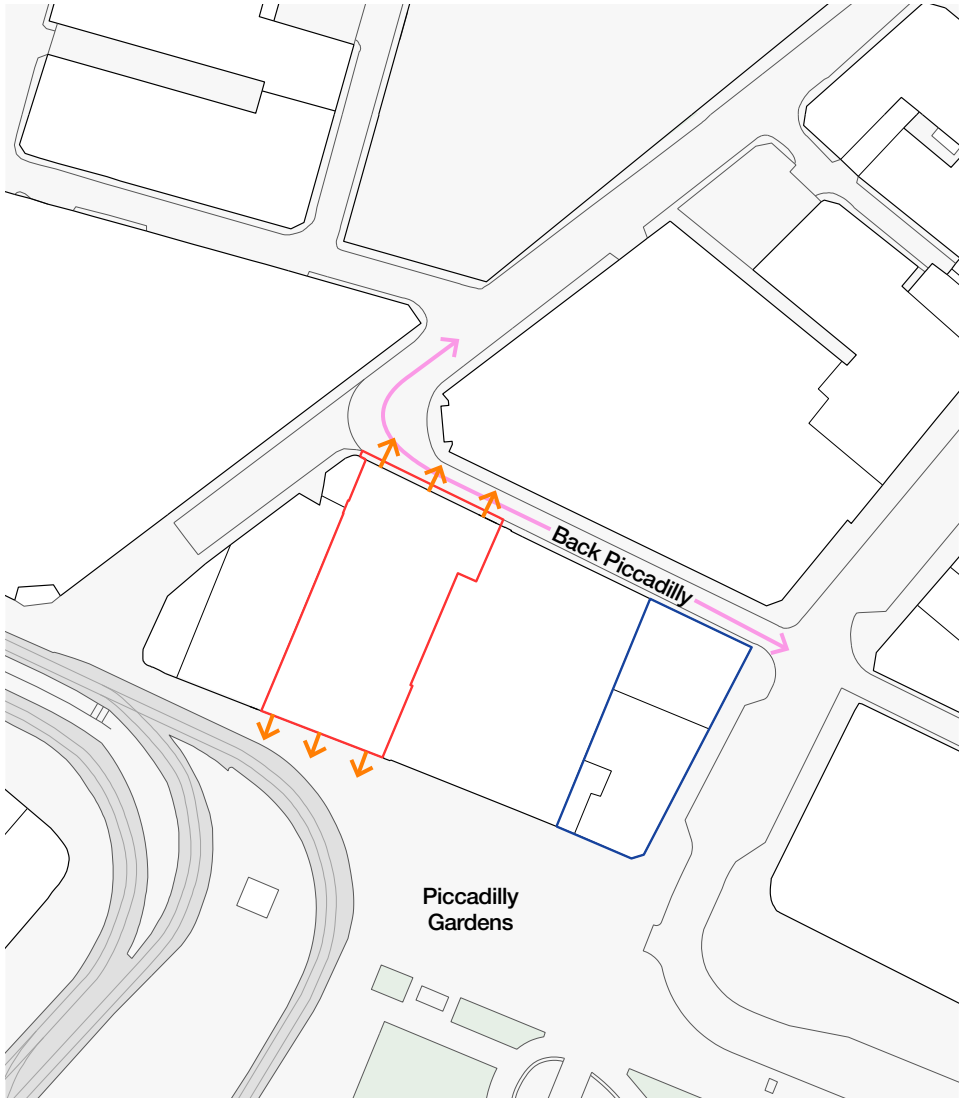
Our concept visual illustrates how we would hope to see Back Piccadilly developed in the mid-term, following joint efforts from adjacent building owners and MCC.

Piccadilly Gardens Frontage

- Quality retail frontage to preserve the strong retail frontage to Piccadilly Gardens.
- Contextually appropriate materials, reflecting the heritage and quality of Piccadilly Gardens

Back Piccadilly Frontage

- The primary office entrance, featuring generous glazing into the busy reception / lounge area to activate the street. This will also increase footfall, in turn improving passive surveillance and security.
- 15 & 17 Piccadilly, also under TI ownership, can be reactivated into Back Piccadilly
- Improved paving surfaces proposed within application boundary, with aspiration for MCC to develop Back Piccadilly to a similar quality specification.
- Urban renewal through greening, with plants and green walls mixed in with public wall art by local artists to embrace and respect the existing context.
- Collaborative opportunities with the Ignition Project, to attract investment in nature-based solutions to the streetscape, aimed at mitigating the effects of climate change.



Back Piccadilly Concept Plan

- Key
- Application Boundary
 - Improved pedestrian link
 - ↗ Active frontage



Proposed paving within application boundary



Back Piccadilly Concept Sketch



Existing photo



Precedent image - greening back streets

3.0 Design Development

3.1 Townscape Massing Concept

Front massing capacity - Tri-partite structure

Exploring the parameters of the massing within the context of the immediate locale is critical in developing appropriately scaled proposals.

Referencing the urban block and surrounding typologies is crucial to developing a considered proposal. The strong tri-partite rhythm of ground-middle-top is characteristic of the Smithfield Conservation Area and, in particular, this urban block.

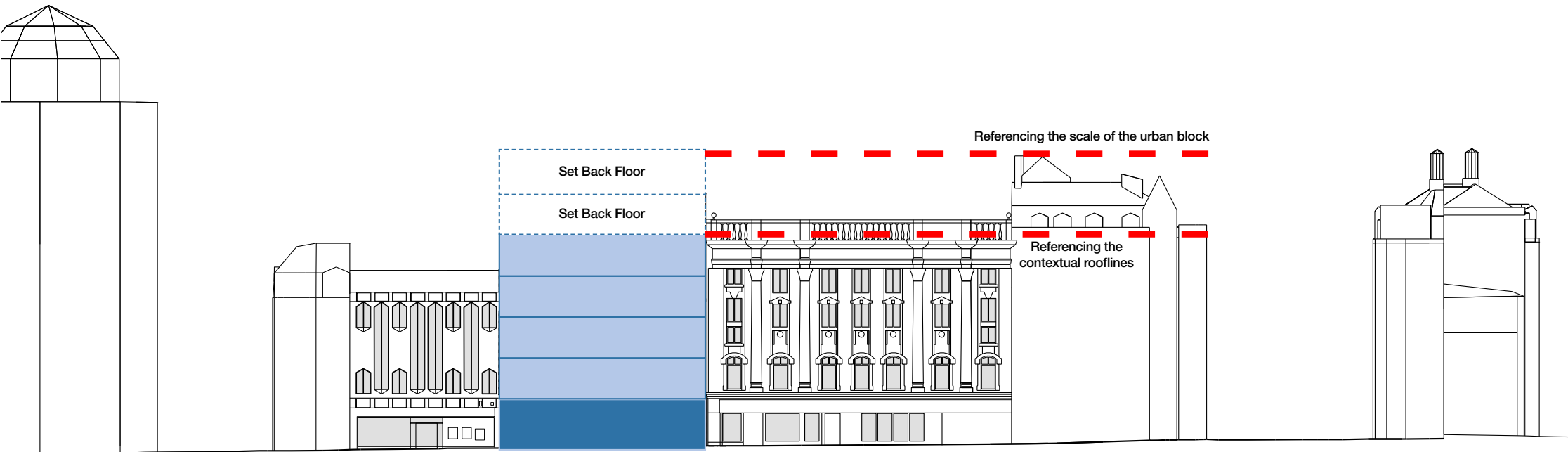
This analysis has determined a townscape massing approach for the development from the outset, utilising a differentiated ground, middle and top to subtly reference the surrounding buildings.

Tri-partite Structure

Top
Set-back floors providing additional office space and external amenity area. Set-back volume respects the existing massing of the block.

Middle
Upper floors to provide office space.

Ground
Retail opening out onto Piccadilly Gardens. Higher floor to floor to reflect this use class and reaffirm the street interface.



Townscape Massing Diagram

3.2 Massing Evolution

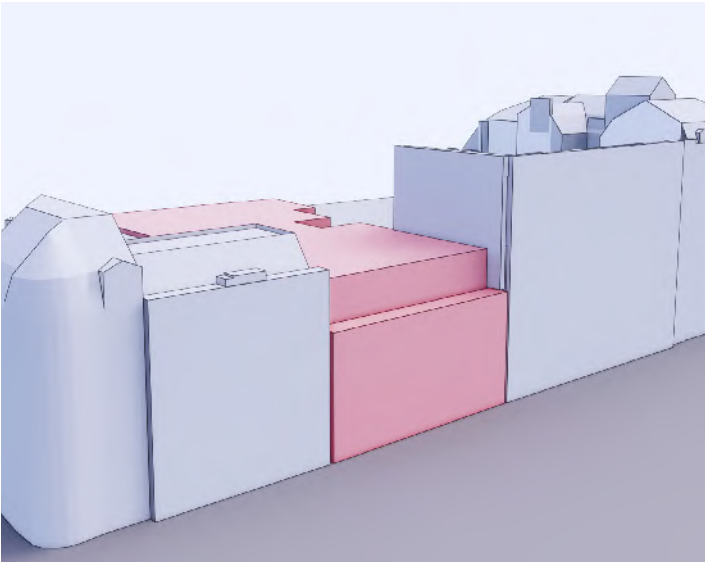
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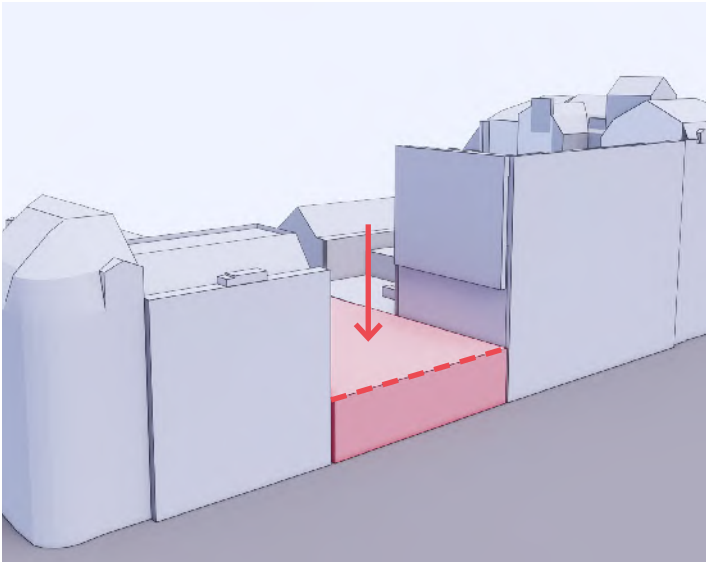
Existing

Currently, the site is occupied by a two storey building, with retail to the ground floor and storage above. In the context of the urban block, 7-9 Piccadilly is smaller than the historic buildings surrounding it.



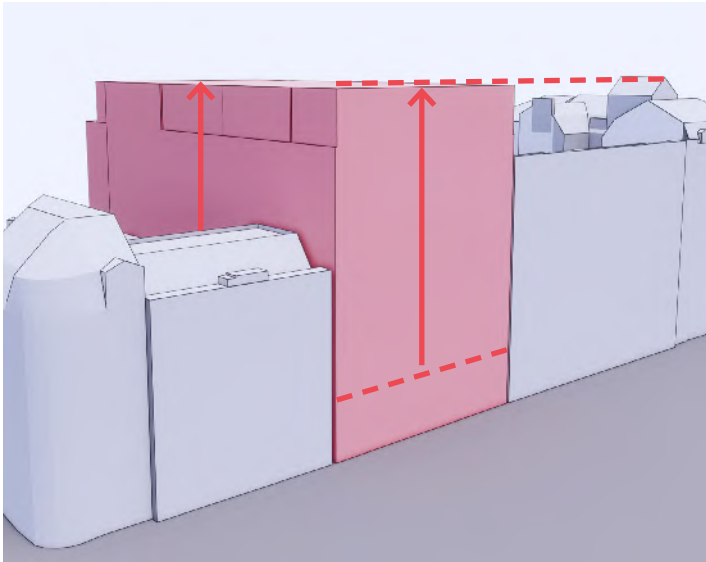
Demolition

Firstly, the building is stripped back, with the ground floor and basement retained. Recladding the ground floor but retaining the structural frame presents an opportunity for a contemporary new design, whilst being mindful of minimising the embodied carbon of the project.



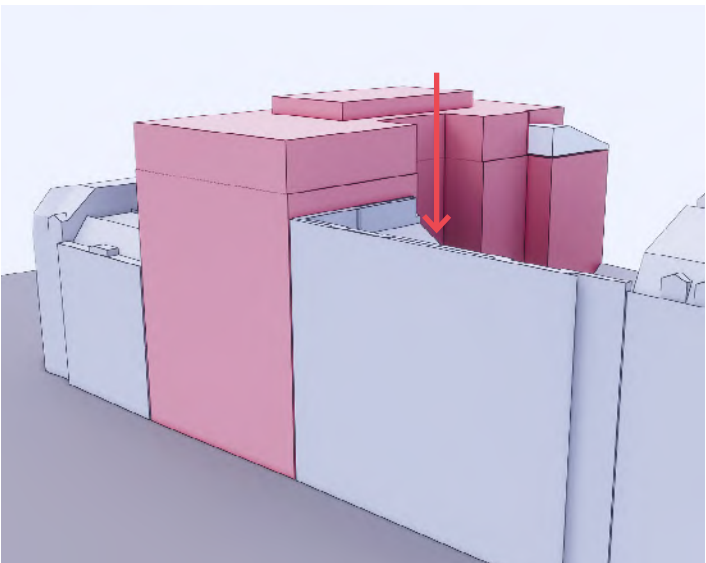
Extrude to height of block

Responding to the scale of the historic buildings of Piccadilly Gardens and the development brief, the mass is extruded to infill the site and complete the urban block.



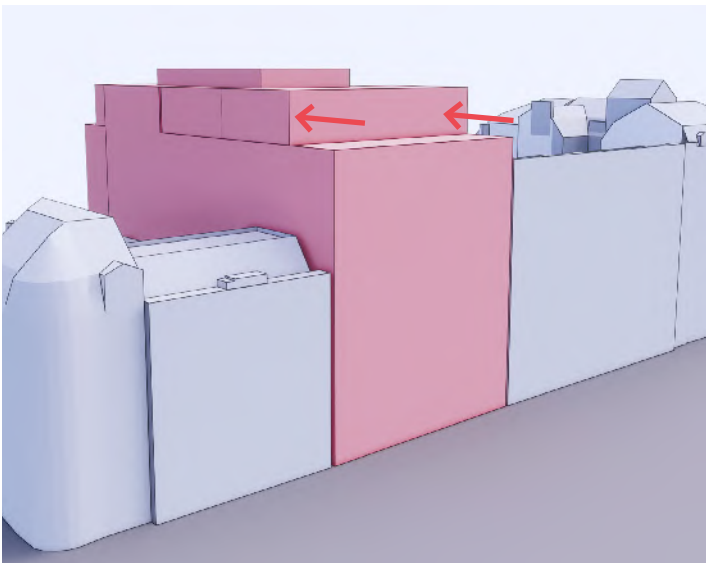
Carve Out Lightwell & Add Plant

The deep plan presented a challenge for natural light, which was overcome by the introduction of a lightwell. This brings daylight into the deepest area of the plan, providing a healthy, happy working environment.



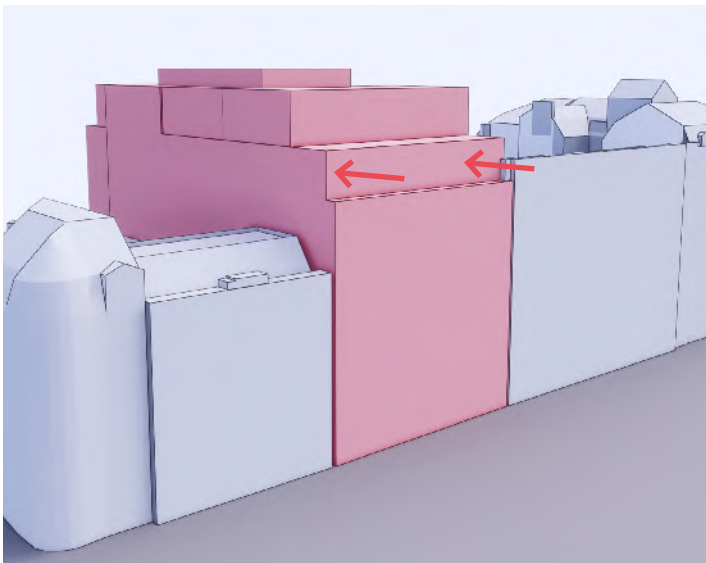
Set Back 6th Floor

Responding to the massing of the surrounding roofscape, comprising of mansard and pitched roofs, the 6th floor setback reduces the massing and provides an opportunity for an external terrace area.



Step Back 5th Floor

The 5th floor setback references the parapet lines of the immediately adjacent buildings, further reducing the mass and defining a clear base, middle and top to the tri-partite structure.



3.3 Plan Development

Basement & Ground Floor

The massing was developed in conjunction with the plans, to deliver a holistic design approach.

The ground floor responded to the needs to retain the retail frontage to Piccadilly Gardens, with minimal disruption to the existing retail demises. A generous office entrance is required off Back Piccadilly, with this facade also being retained for emergency escape and good access for all tenants.

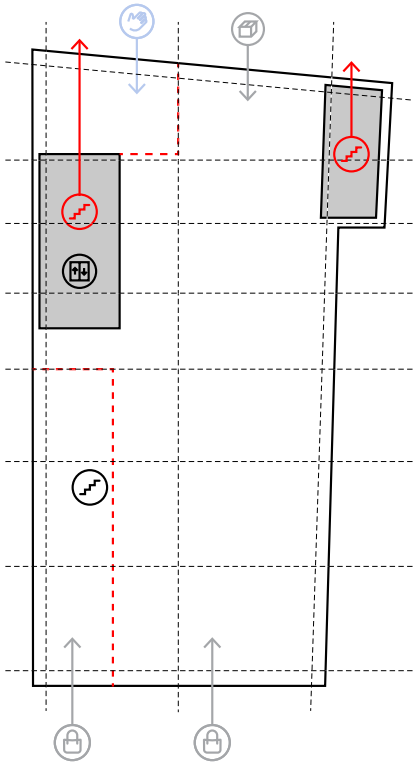
Below ground, the existing basement space is to be developed into combined retail storage and amenity space for office users. Initial studies reviewed opportunities for cycle storage and changing / drying spaces, with later iterations also including more extensive gym and shower facilities.

Ground Floor

Initial Concept Plan
exploring the existing circulation, entrance and servicing requirements and how they may be retained in the proposed scheme.

Key

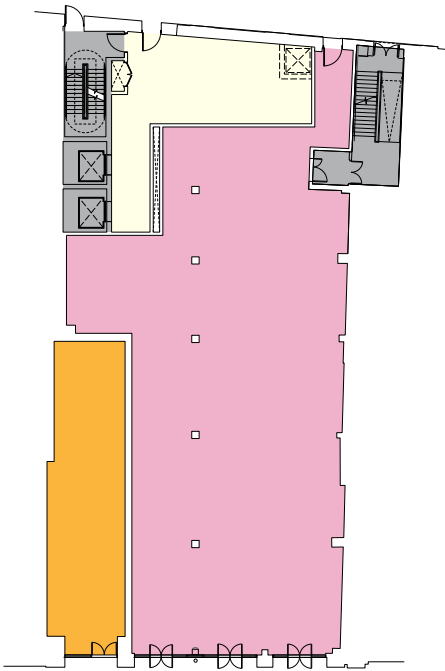
- Office Reception
- Goods Entrance
- Retail Entrance
- Stair
- Lifts



Demise Sketch Plan
reviewing how the office entrance from Back Piccadilly could work without disrupting the existing retail demise.

Key

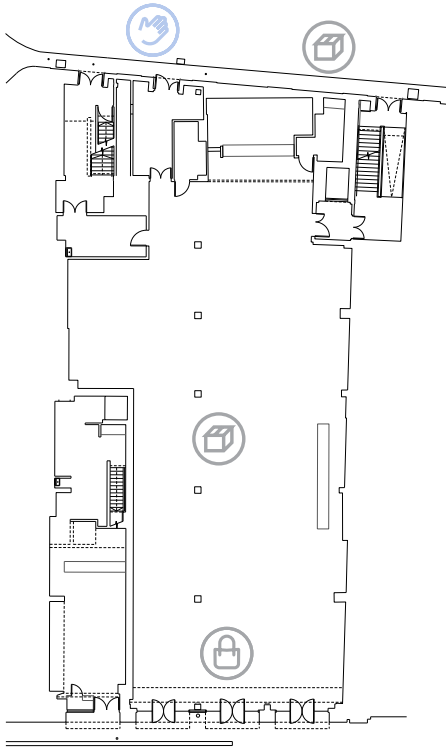
- Office Entrance
- Superdrug Retail Demise
- Greggs Retail Demise



Developing the Plan
following the concept and demise plan, this early iteration of the plan developed the circulation strategy and entrance experience for the office.

Key

- Office Reception
- Goods Entrance
- Retail Entrance

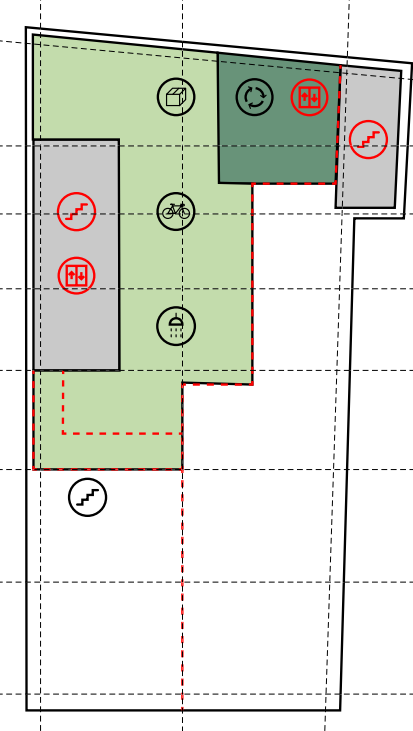


Basement

Initial Concept Plan
reviewing the opportunities to add value and amenity to the basement, including opportunities for recycling, storage, cycles and shower / change facilities.

Key

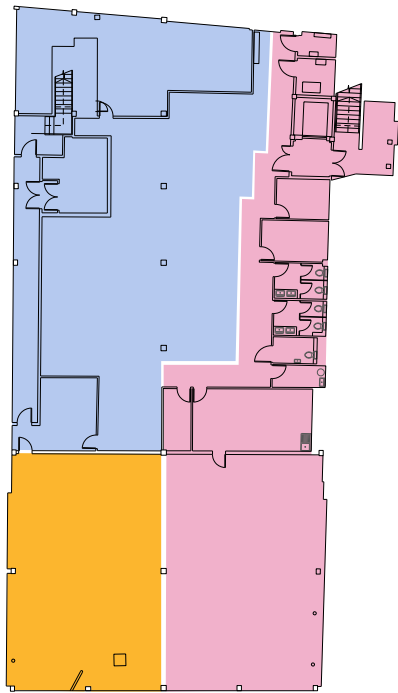
- Storage
- Waste / Recycling
- Cycles
- Stair
- Showers
- Lifts



Demise Sketch Plan
retaining critical aspects of the retail demise, including storage and staff facilities whilst unlocking the goods lift to allow refuse and cycle access to the basement.

Key

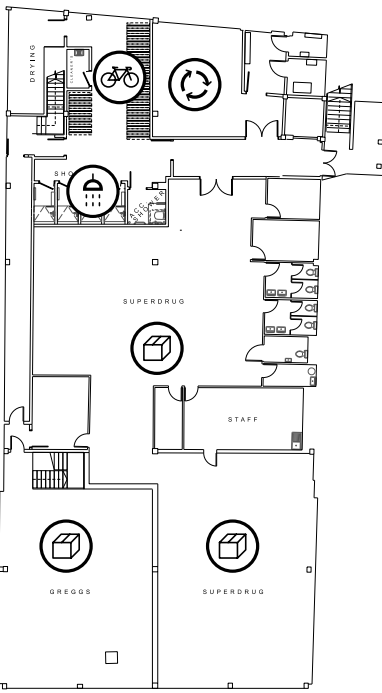
- Office Demise
- Superdrug Retail Demise
- Greggs Retail Demise



Developing the Plan
an initial approach to the amenity spaces, including showering facilities, cycle storage and drying rooms for office users.

Key

- Storage
- Waste / Recycling
- Cycles
- Showers



3.4 Plan Development

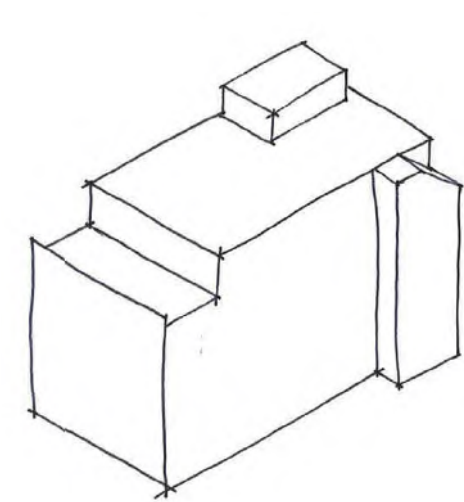
Typical Floor

Developing a typical office floor plate which considered healthy working environments, spatial efficiency and the constraints of the existing building.

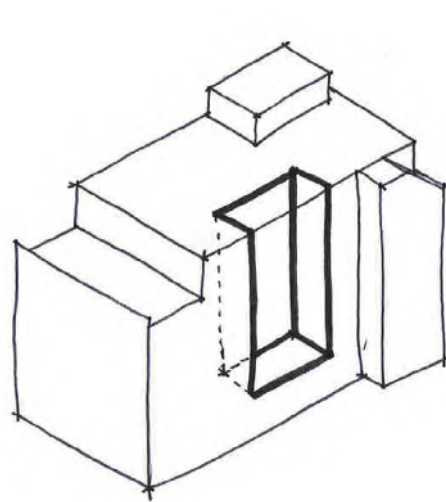
Due to the depth of the plan, proposals for a lightwell were developed early in the design to maximise natural light to the workspaces. A series of test sketches and modelling exercise s were undertaken to balance the efficiency of the floorplate, the extents of natural light gain and the visual impact from street level.

Similarly, the core has undergone a number of design studies, centred on delivering an efficient, practical space for each floor.

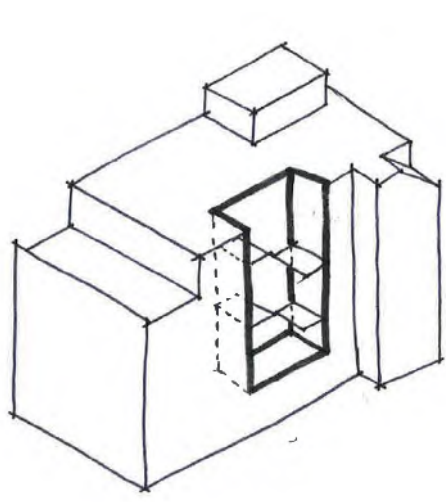
Lightwell Development Sketches
based on earlier massing iteration



01 | Building Massing



02 | Void cut out



03 | Internal glazing opportunity



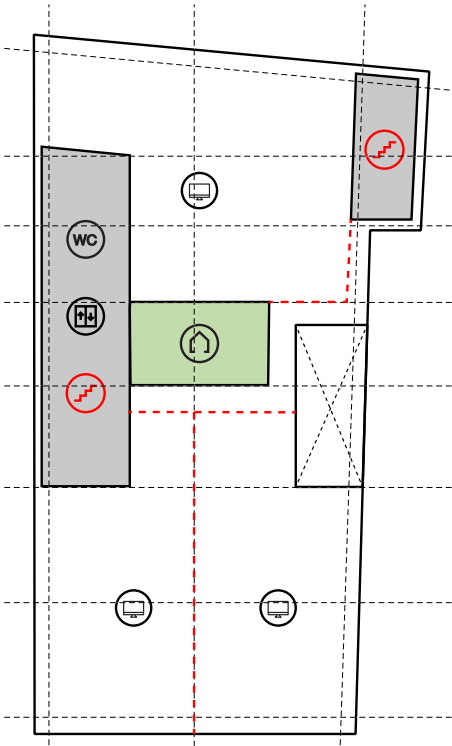
Massing model sectional study

Typical Floor Plan Development

Initial Concept Plan
assessing options for the location of the core, as well as iterations of the lightwell. The secondary escape stair is proposed to the Back Piccadilly elevation.

Key

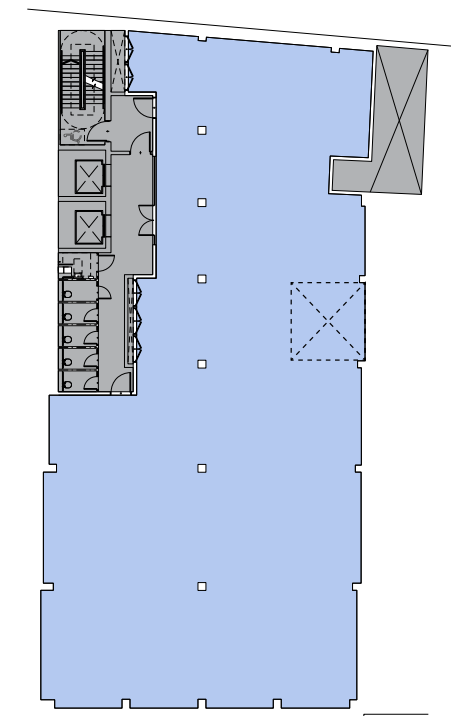
- Workspace
- Office Entrance
- Potential Subdivision



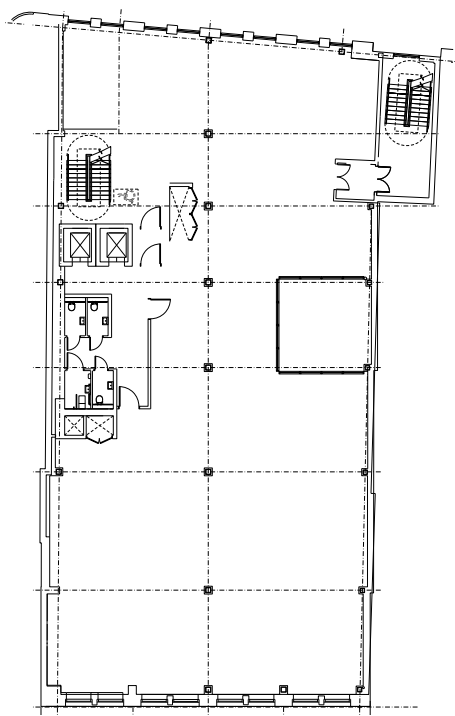
Demise Sketch Plan
developing the core design following the lift and WC provision calculations. The core plan minimises the encroachment into the office space, and seeks to set back from the facade as much as possible.

Key

- Office Demise
- Core / Circulation



Developing the Plan
a later iteration of the core design proposed rotating the lifts and moving the stair sown the plan to provide more office space. This did, however provide less functional space in the centre of the plan, so was developed further during the design process.



3.5 Design Concept

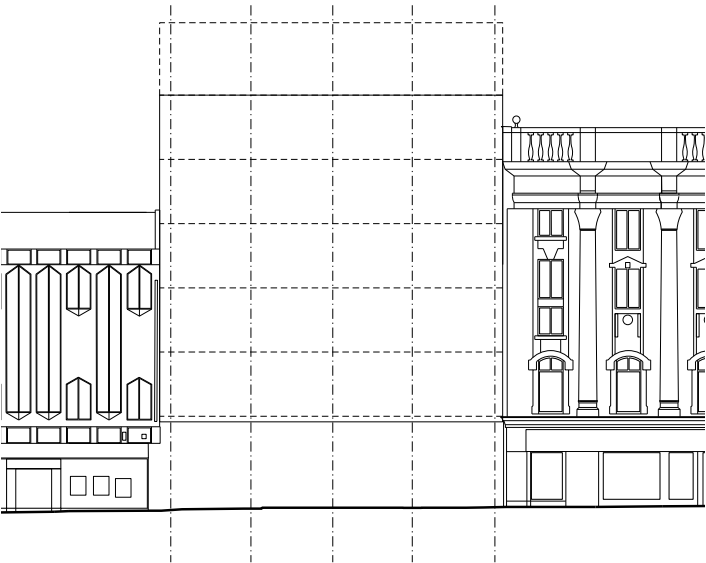
Facade Development

Referencing our streetscape analysis in section 1.6, we have explore the language of the facade in a series of steps.

The Structural Grid

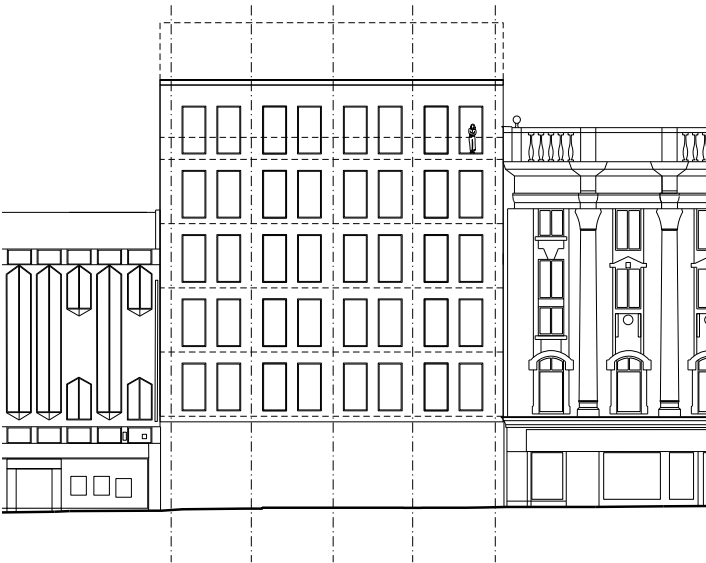
Using the existing structural frame and column lines to basement and ground floors. Three column lines are established.

Floor to floor levels are proposed to be consistent with the scale of the existing tri-partite structures within the locality.



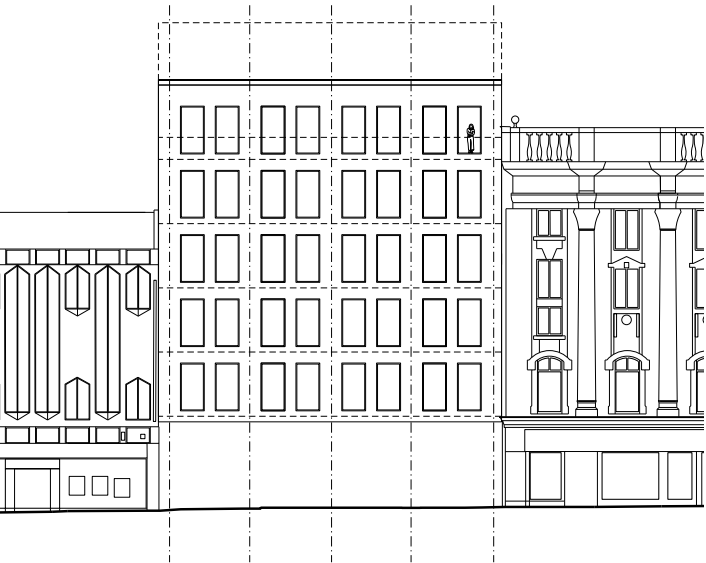
Solid and Void

The solid/void analysis undertaken on nearby buildings is used as a reference point for the development of contextual response on the facade.



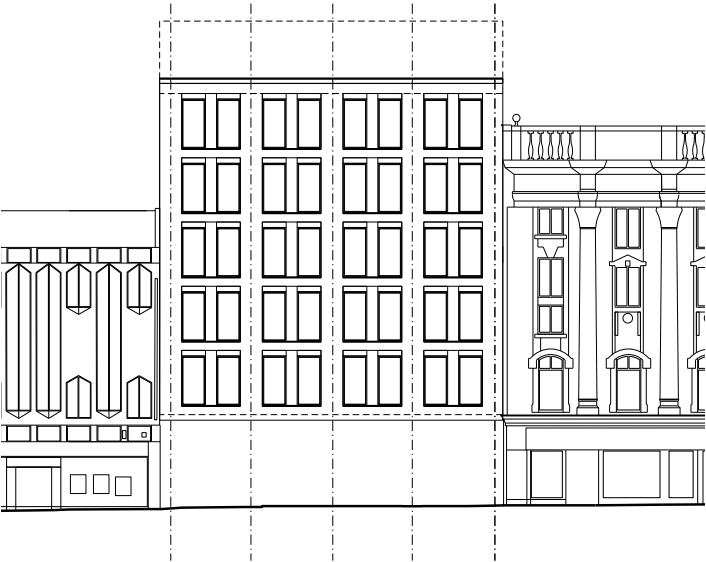
Articulated Openings

Developing the solid / void of the facade into practical window openings, maximising natural light for the office space.



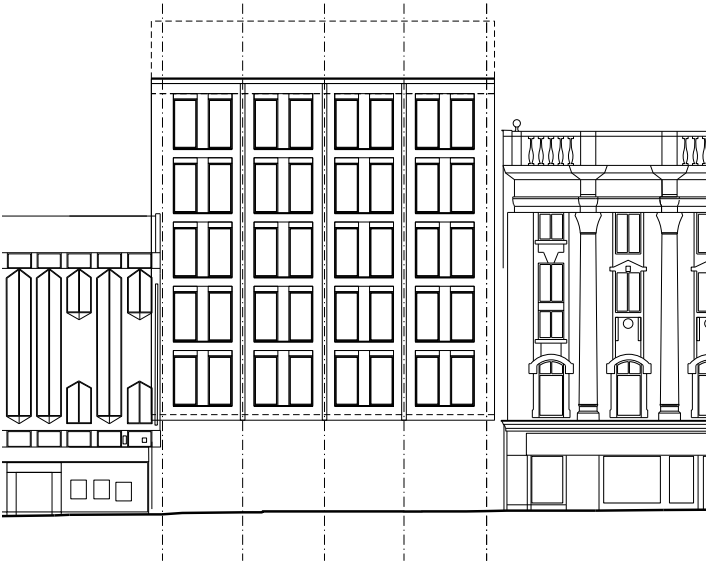
Developing the Openings

Uniting the window openings to increase the perceived size of the void. Adding variation, light and shadow to the facade by recessing the lintel and mullions.



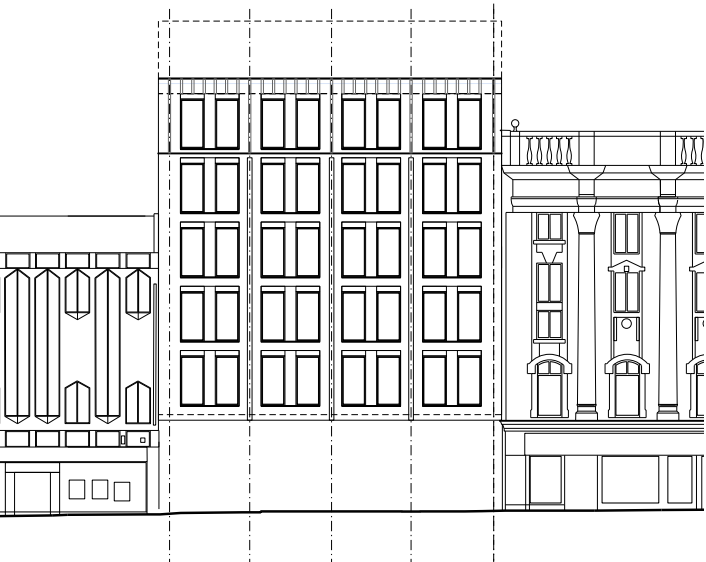
Adding Detail

Using recessed channels to subtly reference the grid and add depth to the facade. Bringing metalwork onto the main facade allows different materials to be united across the elevation.



Articulating the Upper Floors

Respecting the historic building line and the tripartite structure of the block, the treatment to the "crown" references the intricate parapets of the adjacent building.



3.6 Sunlight / Daylight Analysis Proposed Scheme

Sunlight and daylight analysis has been undertaken based on the proposed massing. A full report detailing the findings accompanies the planning application.

The assessment has been carried out on all relevant neighbouring residential properties adjacent to the site.

Daylight Assessment

This has been reviewed against two primary assessment criteria - the Vertical Sky Component (VSC) and No Sky Line (NSL).

The VSC is an assessment of the potential to receive light on the external face of the window wall whereas the NSL is an assessment of the distribution of light around the room.

Overall, the results demonstrate 100% compliance with the primary VSC assessment criteria and 100% compliance with the secondary NSL assessment criteria.

Sunlight Assessment

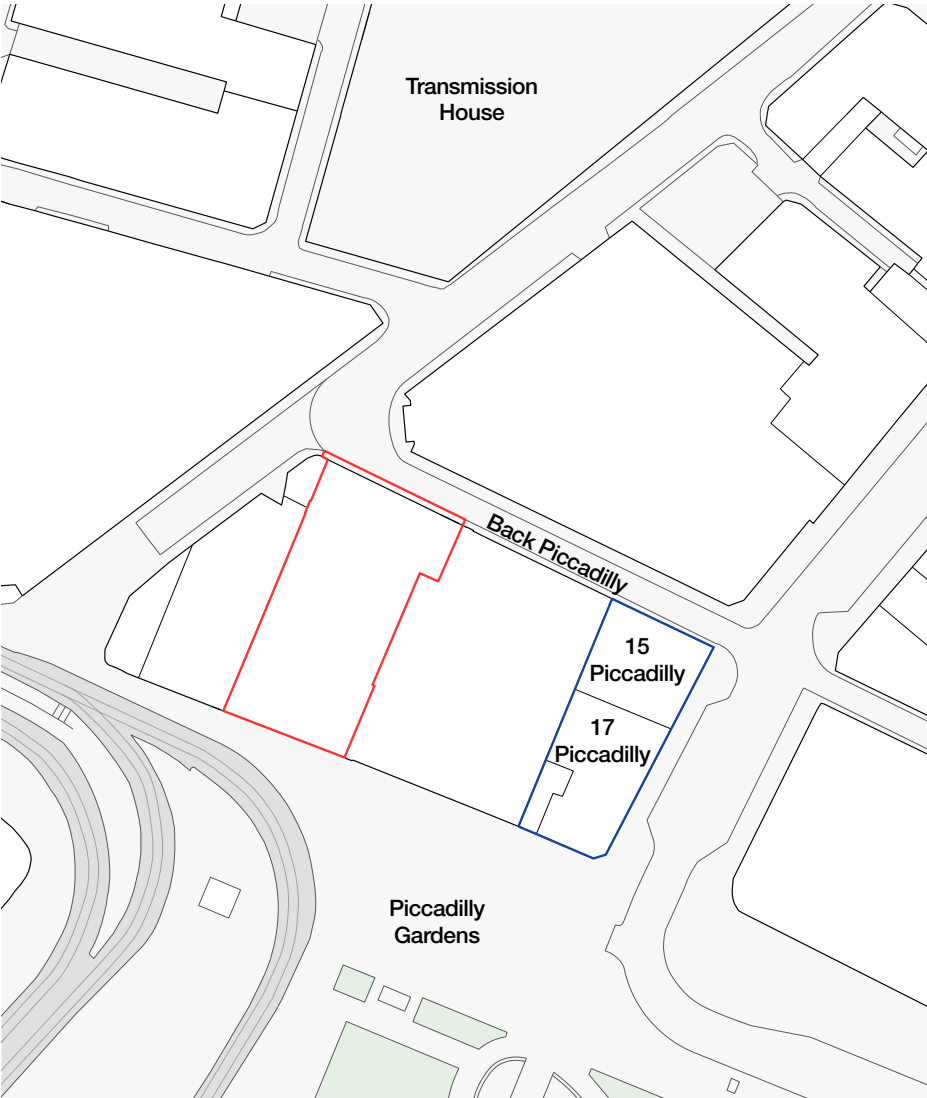
In sunlight terms the primary assessment is the Annual Probable Sunlight Hours (APSH) with a secondary figure taken for winter (WPSH) hours only.

Sunlight assessments need only be considered to those relevant neighbouring windows that face within 90 degrees of due south, in this case 11 Tib Street and 17 Piccadilly.

The results demonstrate 100% compliance with both APSH and WPSH assessment criteria.

Summary

The assessment confirms that the proposal does not result in losses of light to neighbouring properties.



Site location plan showing buildings tested

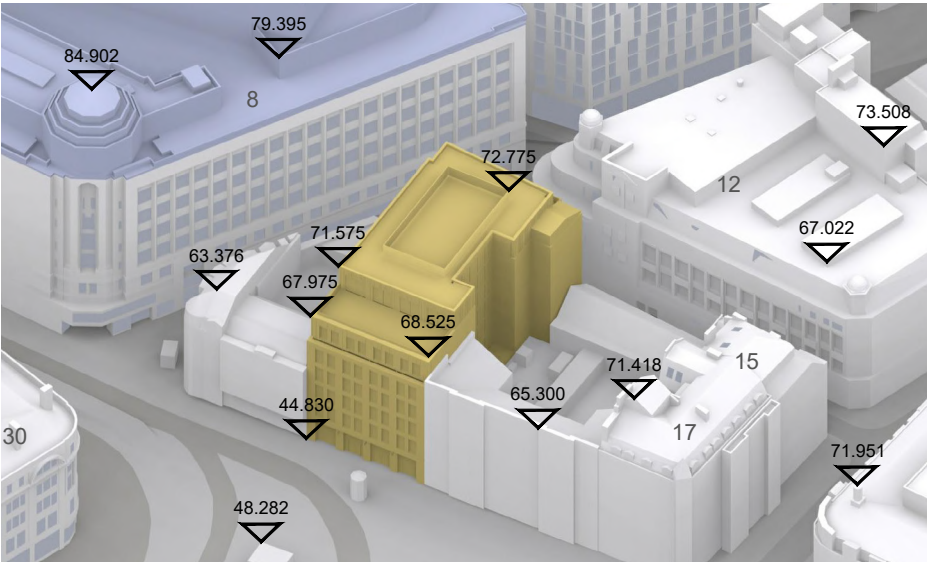


Image of the sunlight / daylight assessment model

Summary of Analysis of Proposed Scheme

Daylight Summary - Vertical Sky Component (VSC)

Property Address	No. of windows tested	Windows inside VSC Guidelines	Windows outside VSC Guidelines		
			Low Reduction	Medium Reduction	High Reduction
Transmission House	186	186	-	-	-
15 Piccadilly	12	12	-	-	-
17 Piccadilly	13	13	-	-	-
Total	211	211	0	0	0

Daylight Summary - No Sky Line (NSL)

Property Address	No. of rooms tested	Rooms inside NSL Guidelines	Rooms outside NSL Guidelines		
			Low Reduction	Medium Reduction	High Reduction
Transmission House	144	144	-	-	-
15 Piccadilly	6	6	-	-	-
17 Piccadilly	8	8	-	-	-
Total	158	158	0	0	0

Annual Probable Sunlight Hours (APSH) - Annual

Property Address	No. of rooms tested	Rooms inside APSH Guidelines	Rooms outside APSH Guidelines		
			Low Reduction	Medium Reduction	High Reduction
Transmission House	56	56	-	-	-
15 Piccadilly			-	-	-
17 Piccadilly	4	4	-	-	-
Total	60	60	0	0	0

Annual Probable Sunlight Hours (APSH) - Winter

Property Address	No. of rooms tested	Rooms inside APSH Guidelines	Rooms outside APSH Guidelines		
			Low Reduction	Medium Reduction	High Reduction
Transmission House	56	56	-	-	-
15 Piccadilly			-	-	-
17 Piccadilly	4	4	-	-	-
Total	60	60	0	0	0

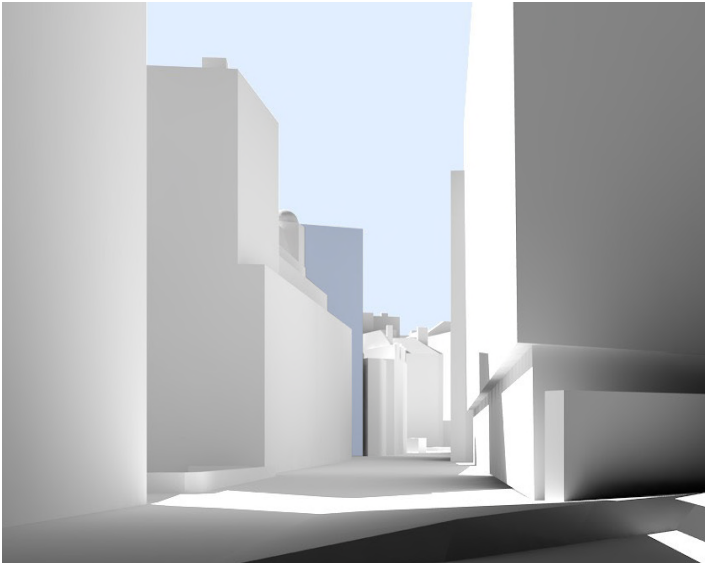
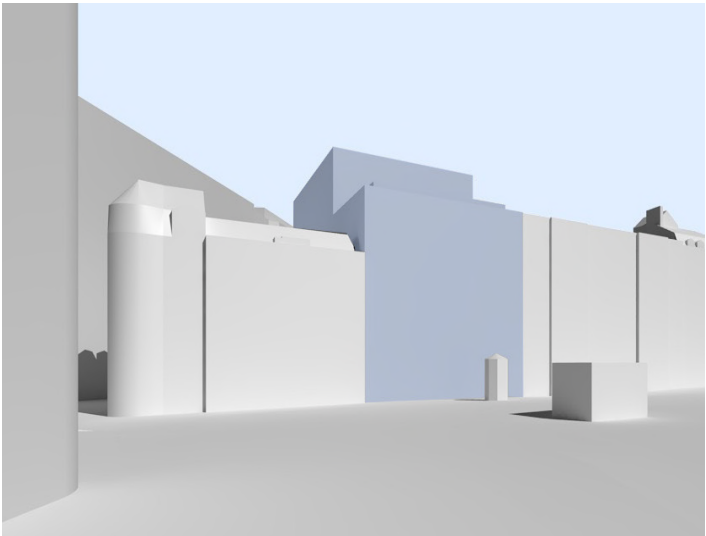
4.0 Pre-App Development

4.1 Pre-Application Development Summary

Several massing options have been explored during the development of the design in response to client feedback and dialogue with Manchester City Council through Pre-Application meetings.

Pre-Application Meeting 01
12.05.21

Initial proposals were reviewed during the first Pre-application meeting, with the conversation focussing on the building's height and the expression of any set back floors above the main mass of the building.



Massing visual of the scheme 12/05/21

Pre-Application Meeting 02
12.07.21

The facade design had progressed for the second Pre-App meeting, allowing 5plus to explain the ongoing design process behind an ordered approach to the window arrangement.

Two setback stories were discussed and reviewed using visuals taken from Piccadilly Gardens and the surrounding streets to determine the impact of the proposed amendments. The conclusion was that an appropriate material and massing approach to the 6th floor would be an acceptable way to develop the design.



Massing visual of the scheme 12/07/21

Pre-Application Meeting 03
12.11.21

The final Pre-Application meeting before the planning submission focussed on demonstrating the proposed materiality, and more detailed facade design.

In addition, the inclusion of a rooftop plant screen was reviewed in both elevation and CGI views to determine the minimal visual impact to the streetscape.

Following feedback from the Planning Officers, dialogue continued to develop the scheme. As a result, the massing of the 6th floor was amended to reduce the visual impact from Market Street. The facade design was also developed to forge a better relationship between the different proposed materials.



Massing visual of the scheme 12/11/21

4.2 Public Consultation

A public consultation strategy was implemented, encouraging awareness of the proposals and encouraging feedback on the designs.

Recognising National Planning Practice Guidance and Manchester Statement of Community Involvement, the approach engaged with the following parties:

- Statutory and non-statutory consultees;
- Elected members
- Local people.

This engagement was carried out through the following methods:

- Leaflets sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views.
- A website set up by the developer which tells the public about what is happening and gives them an opportunity to make comments.
- Social media used by the developer to advertise the development and associated consultation events

Feedback

A full summary of the public consultation engagement process and feedback accompanies this submission, however the design-related points have been highlighted below:

- Generally, the Back Piccadilly elevation received extremely positive feedback, as an exciting new addition to the Northern Quarter.
- The Piccadilly Gardens elevation received positive feedback.

Taking this into account, the design team took this opportunity to address the comments, and reviewed all facades holistically to further develop the Piccadilly Gardens and gable elevations.

The resultant design development is outlined on the following pages.

Extracts from the Public Consultation Leaflet

A New Beginning for
7-9 PICCADILLY

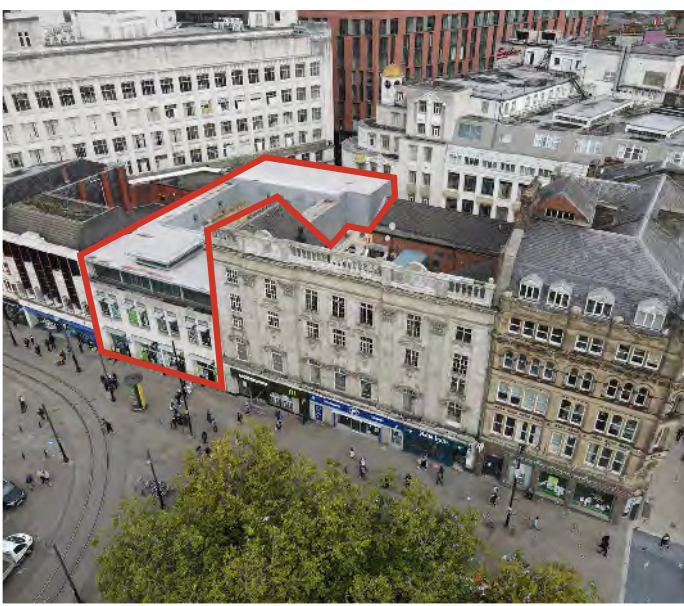


COMING SOON

Transformational office-led development at 7-9 Piccadilly and Back Piccadilly.

Thackeray Investments is excited by the opportunity to reshape and revive 7-9 Piccadilly through the delivery of a high quality and sustainable commercial development. Piccadilly is a strategically important area of the city centre and the proposals have been prepared to align with the work that is ongoing to transform Piccadilly Gardens.





7-9 Piccadilly occupies a prominent position on Piccadilly Gardens with the rear of the building fronting onto to Back Piccadilly. However, it currently falls short of delivering the sense of place that this important area of the city warrants.

The vision is to transform 7-9 Piccadilly into a sustainable landmark building that aligns with the City's ambition to reshape Piccadilly Gardens.

A new beginning for 7-9 Piccadilly

- High quality, Grade A office accommodation overlooking Piccadilly Gardens
- Retained commercial at ground floor
- Respectful design approach and material pallet applied to enhance the facade to Piccadilly Gardens
- Repurposing of an underutilised existing building, having regard to the circular economy
- Rooftop terrace providing panoramic views over Piccadilly Gardens

Embracing the responsibility to design a sustainable building at 7-9 Piccadilly , which addresses Piccadilly Gardens and the Northern Quarter as well as providing happy, healthy, people focused workspace.

**Grade A office space**
providing 3,955sqm flexible office accommodation over six floors.

**An economic boost, with approximately 270 jobs**
created for the city, as well as more opportunities for local businesses and services during the construction stage of the development.

**A completely car free scheme**
utilising the highly sustainable and accessible nature of the site, maximising opportunities for walking, cycling and public transport, with on-site cycle parking facilities provided.

**An energy efficient and sustainable design**
with a BREEAM rating of 'Very Good', optimising the circular economy of the building.

**Rejuvenate**
Maintaining the ground floor retail onto Piccadilly Maintaining the ground floor retail onto Piccadilly and making provision for an office entrance at Back Piccadilly, ensuring the building benefits from two active entrances.

**Considered Design**
Respecting what has gone before and marrying this with the future of Manchester. New high quality office building addressing Piccadilly Gardens whilst taking the opportunity to create activity on Back Piccadilly.

**A sensitively designed upward extension**
respecting the designated heritage assets in the vicinity through respectful design and material pallet.

**Innovative and Responsive**
The world is constantly changing and we look to innovate and respond to the new needs of our communities and future tenants. This high quality development will create boutique office space in an unloved and underutilised building.

**An improved landscape setting**
including a vision to bring greenery to Back Piccadilly alongside enhancements to the public areas and paving around the site.

**Repurposing**
of existing commercial units onto Piccadilly Gardens.

HOW TO GET IN TOUCH

Have your say

The consultation is open until **10th December** and we welcome any comments that you have in relation to our emerging plans for 7-9 Piccadilly.

Your comments and feedback helps us to continually improve our developments and keep you informed about our progress.

Further information on the proposed development, as well as your comments can be provided via the following website: www.7-9piccadillymanchester.co.uk

Comments can also be made via email to: manchester@bartonwillmore.co.uk

NEXT STEPS

The project team preparing the final proposals will review all the feedback and comments received during the consultation period.

Thackeray Investments is aiming to submit this planning application to Manchester City Council (MCC) later this year.

**5plus**



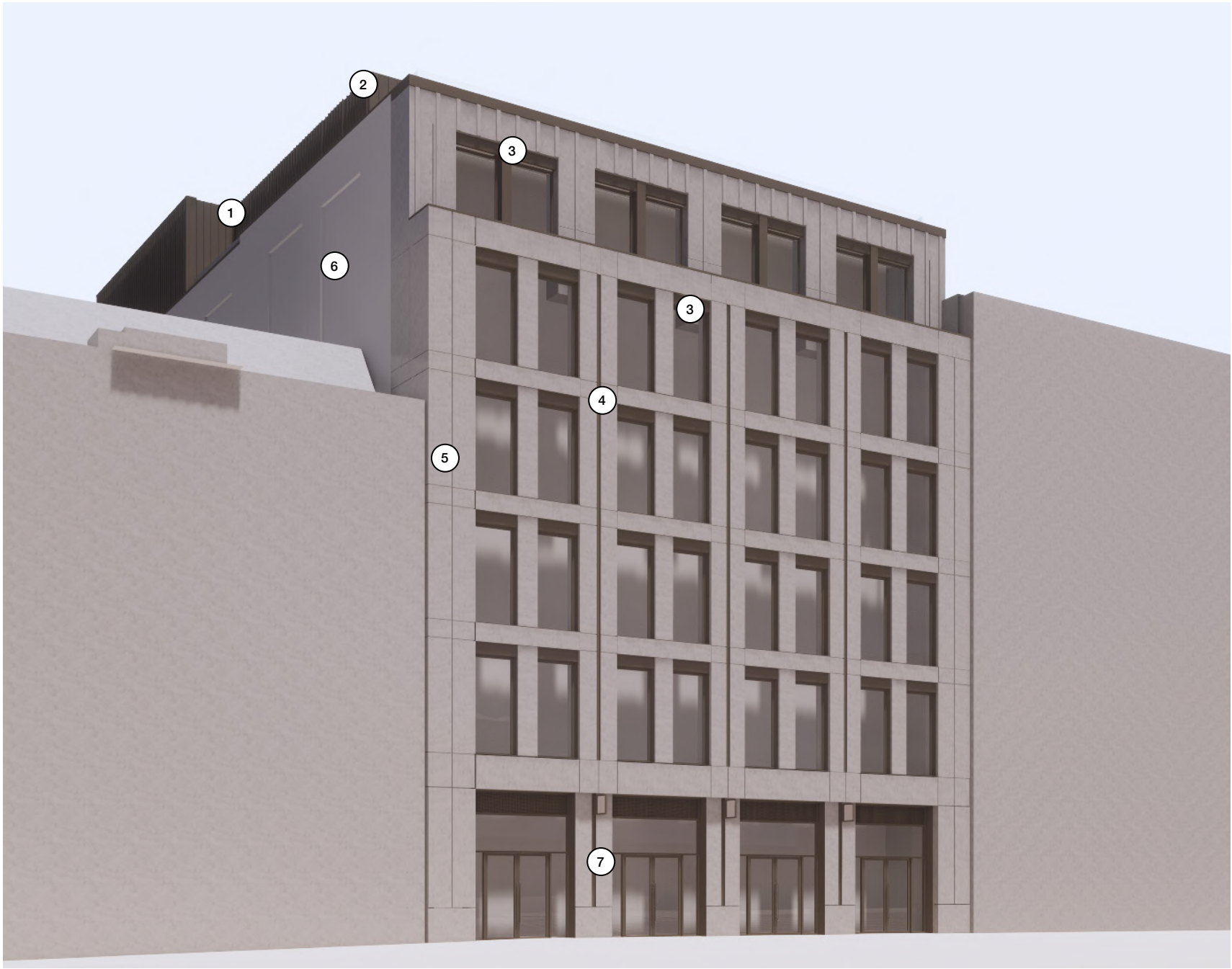
4.3 Pre-Application Development Design Response

Comments received from Manchester City Council following the Pre-Application meeting 12/11/21. We have also reflected on the public consultation feedback, which

- Develop the relationship between the metalwork to the 6th floor and the lower floors of the building, particularly on the Piccadilly Gardens Elevation.
- Develop the detail and materiality of the cladding to the Piccadilly Gardens elevation
- Address the blankness of the gable elevations, and provide more information on the proposed materials.
- Develop the detail of the brickwork to the Back Piccadilly elevation to further articulate it and bring more visual interest.

Summary of Design Development
Piccadilly Gardens Elevation

1. Massing change, with top floor gable wall set back to reduce the visual appearance of the upper floor when viewed from Market Street.
2. Metalwork tone amended to a deeper bronze colour
3. Metalwork carried through window apertures, linking 6th floor materiality with the lower floors.
4. Recessed bronze channel accentuates verticality, and connects the bronze details of the ground floor through to the main body of the building
5. Reconstituted stone panelling indicatively set out, reflecting achievable panel sizes and desired panel joint locations.
6. Recessed panels in the gable blockwork to mimic the rhythm of the windows
7. Reconstituted stone cladding brought to ground, uniting the base and the upper floors.



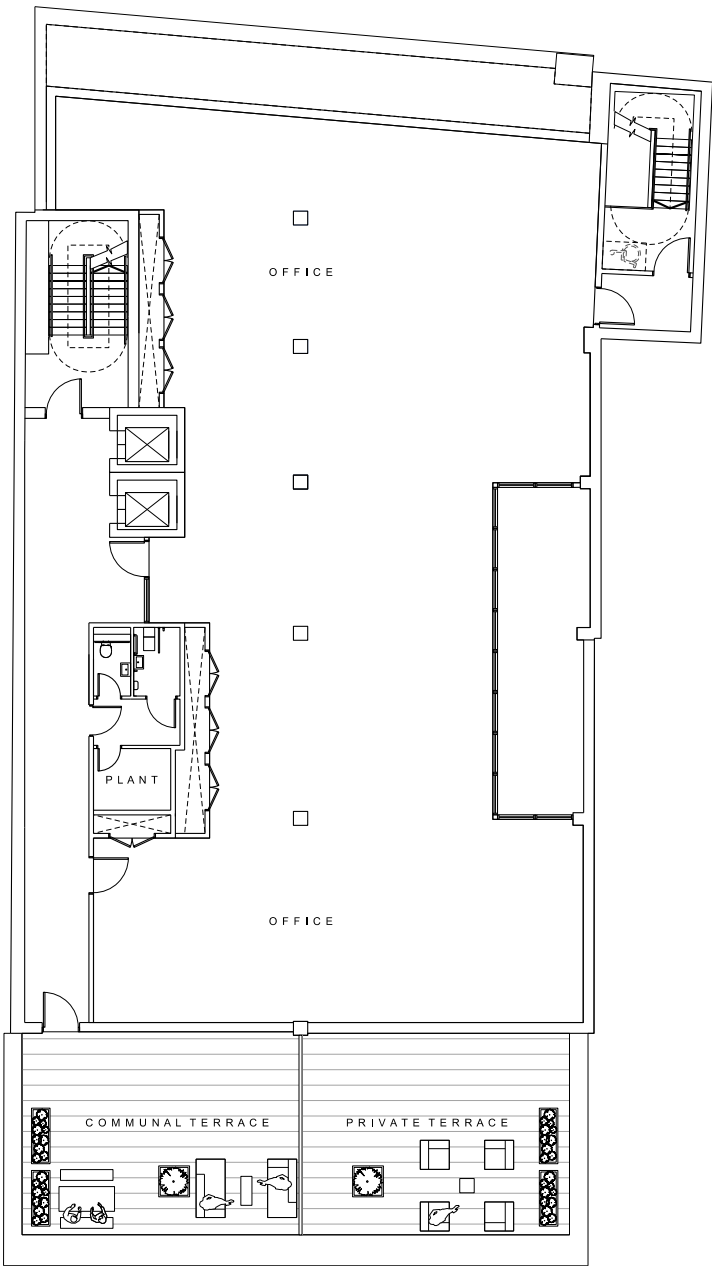
4.3 Pre-Application Development Design Response

The massing has been reduced to address the visual prominence of the 6th floor, particularly from the Market Street approach.

Indicative Wireframe Views

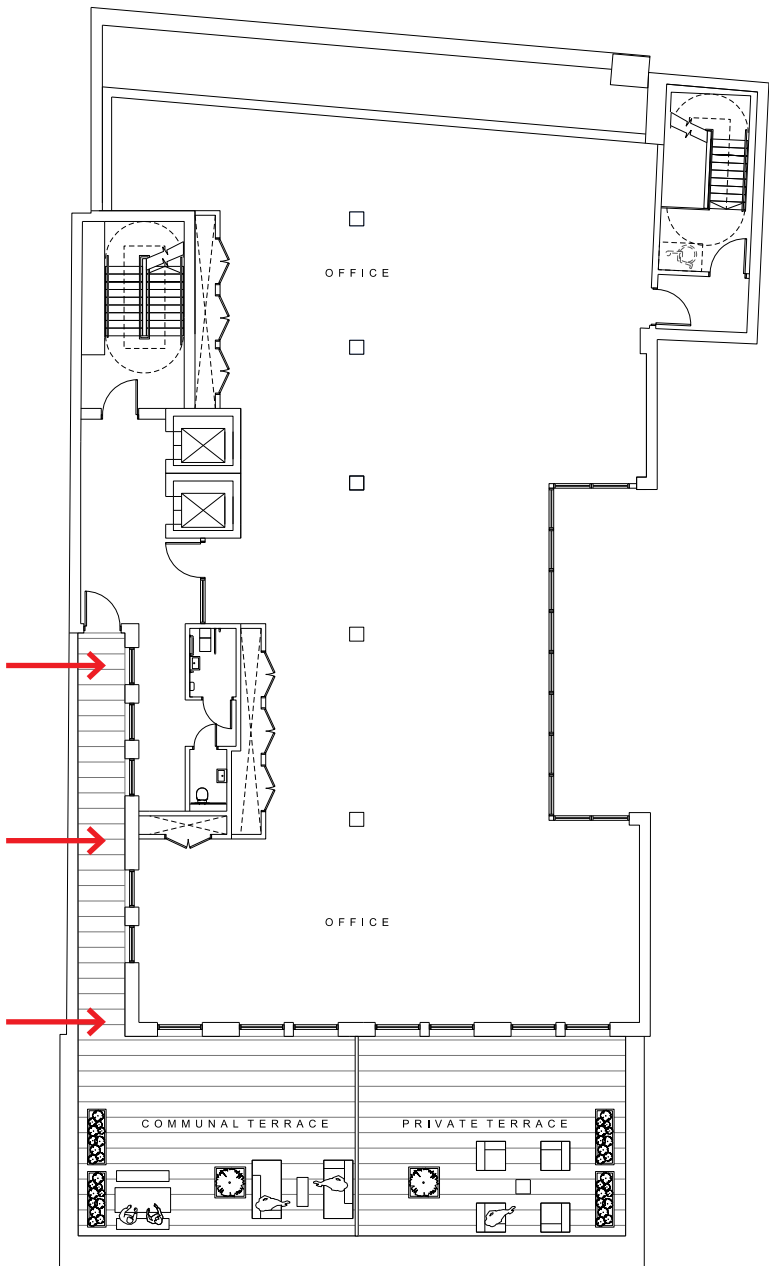


Previous 6th Floor



Piccadilly Gardens

Amended 6th Floor



Building line pushed inwards to reduce visual prominence of upper floor

Piccadilly Gardens

4.3 Pre-Application Development Design Response

Summary of Design Development

Back Piccadilly Elevation

- 1. Extent of brickwork around gable return increased, adding more activation to the gable
- 2. Vertical recesses add depth and detail to the brickwork
- 3. Soldier courses added above windows and above entrance portal to add variation and detail to brickwork
- 4. Recessed panels in the gable blockwork to mimic the rhythm of the windows



4.4 Proposed Materiality

Piccadilly Gardens

Located amongst several historic buildings, and affronting one of the city centre’s busiest public spaces, the Piccadilly Gardens elevation requires a sensitive, robust approach to materiality.

The process was initiated with a contextual study to understand the palette and finishes of materials within the locality. The predominance of detailed stone façades influenced an investigation into contemporary materials which could offer a similar look, feel and robustness, whilst being mindful of the constraints of the weight of new cladding on the retained existing steel frame.

During the pre-application discussions, the materiality was developed, with the Planning Officers expressing the need for a high-quality material reflective of the surrounding historic Portland stone façades. Reconstituted stone rainscreen systems were explored, giving the high quality finish and textured tones of natural stone without exceeding the weight limitations of the existing steel frame.

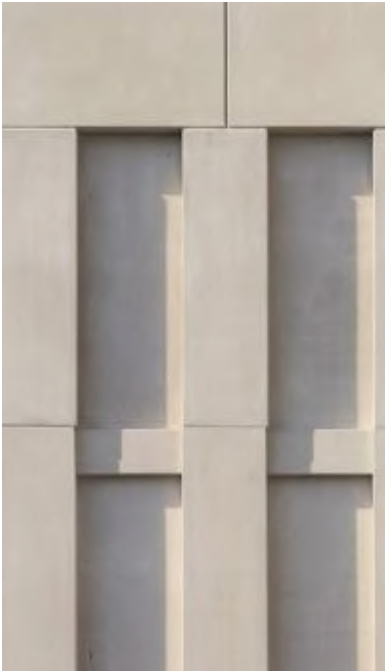
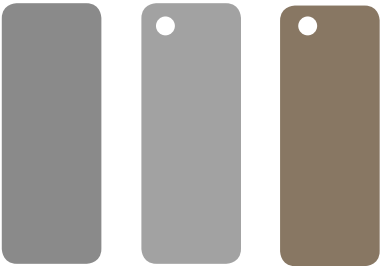
The gable elevations required a different approach, in order to mitigate the risks and complexities of building in such close proximity to the neighbouring buildings. Referencing the masonry blocks of buildings in the locality, a contemporary fair-faced block has been proposed, replicating the texture and finish of the reconstituted stone cladding, and addressing the challenge of constructing the gable elevations.

Contextual Study

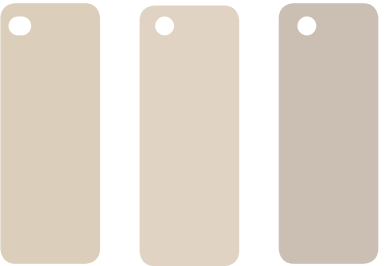
Pale natural stone colours occur on most of the facades around Piccadilly Gardens, often grounded with a darker stone base.



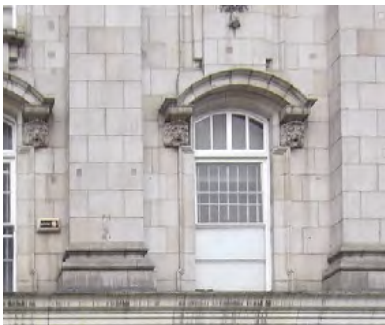
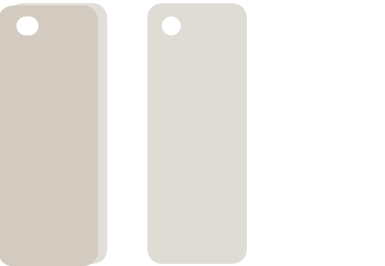
Textured Stone



Light Coloured Stone



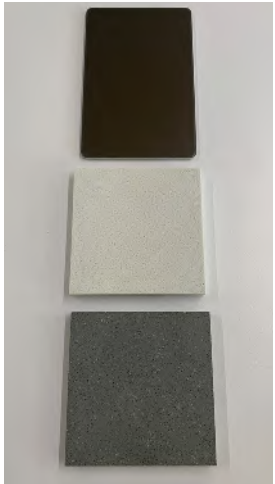
Architectural Masonry Blocks



Sample Review

With the materiality and weight constraints in consideration, a reconstituted stone rain screen system was proposed. The system provides a high-quality, robust finish which references the historic surrounding buildings.

Several samples were reviewed for their sustainability both in terms of the existing surroundings, and for their use on the contemporary new facade.



4.4 Proposed Materiality

Back Piccadilly

Affronting the southern edge of the Northern Quarter, the Back Piccadilly elevation sits amongst numerous Victorian industrial warehouses, with predominantly brick facades.

Reviewing the materiality of the area, the contrast between Piccadilly Gardens and the Northern Quarter became apparent, as did the need for the building to mediate between both areas of the city. The historic brickwork has been repurposed and referenced in several contemporary buildings within the Northern Quarter, and enhancements through urban artwork and urban greening add further interest and character throughout the area.

The design intent throughout the pre-application discussions has been for a red-pink toned brick, with natural variation to reference the historic brick buildings of the Smithfield Conservation Area and wider Northern Quarter.

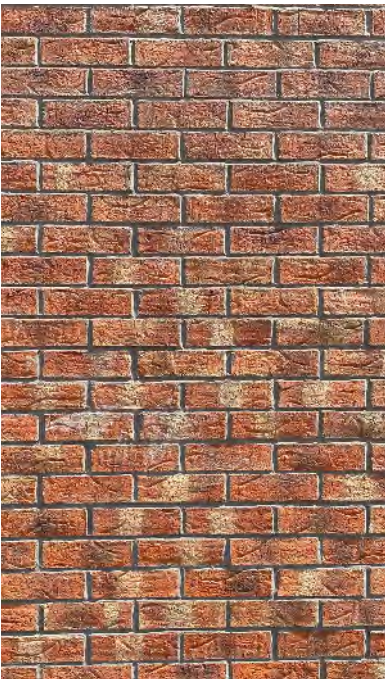
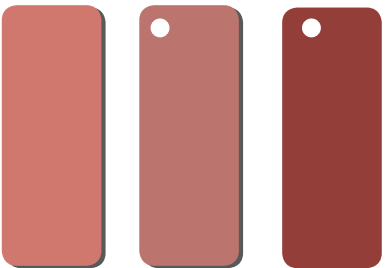
Complementing both the brick and the rainscreen cladding, the metalwork proposed for the 6th floor and window frames has evolved from a light champagne colour to a darker bronze tone, based on feedback during the pre-application process. The current tone has been selected to complement both the brickwork and reconstituted stone rainscreen, uniting both facades for a coherent design which responds to the context of Piccadilly Gardens and Back Piccadilly.

Contextual Study

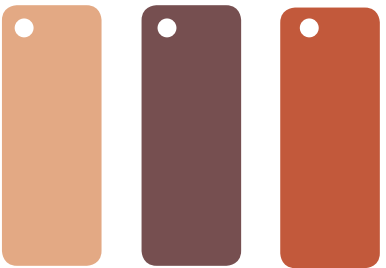
The common theme is a predominance of warm colours, ranging from warm grey to orange/red tones, mostly through the red brick facades.



Red / Pink Toned Brick

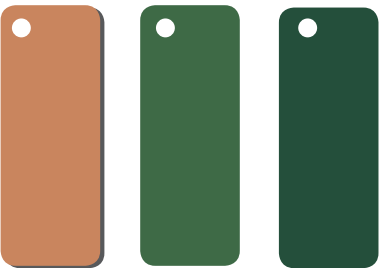


Aged Red Brick



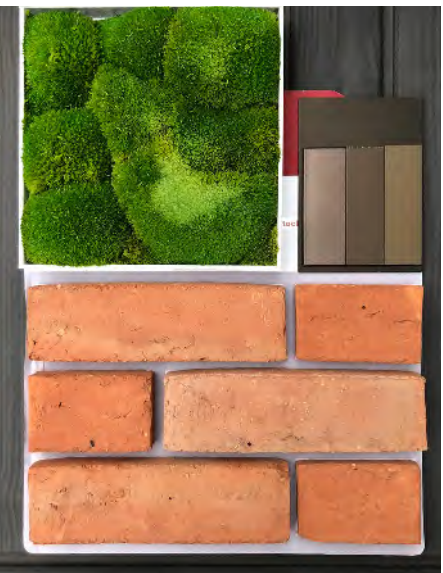
Urban Artwork

Urban Greening



Sample Review

Several brickwork samples were reflecting the aged red brick and more contemporary red / pink tones. After reflection and review of both the samples and the precedent images, the bricks below were selected as preferred options.



5.0 Proposal

5.1 Summary of Proposals

The proposals retain the existing steel frame structure and slabs from basement to first floor, with a new steel frame proposed above. A replacement facade to both elevations will ensure a seamless transition between the existing and new structural elements.

Both retail units and associated storage and preparation areas are to be retained in the basement and ground floor, with some area reduction to accommodate new entrance, plant and amenity facilities for the office.

The office entrance is to be taken off Back Piccadilly which is currently lacking overlooking and is generally of poor quality. The delivery and escape doors from the building are located at Back Piccadilly and are proposed to be retained in this location.

A key part of the design is the introduction of as much passive surveillance as possible from the new office entrance onto Back Piccadilly to provide a better ‘front door’ and attractive offer for office tenants.

Upper office floors suit a single occupier or split tenancy, with the core located to suit subdivision if needed. A lightwell provides additional natural light and visual amenity to the deepest areas of the plan.



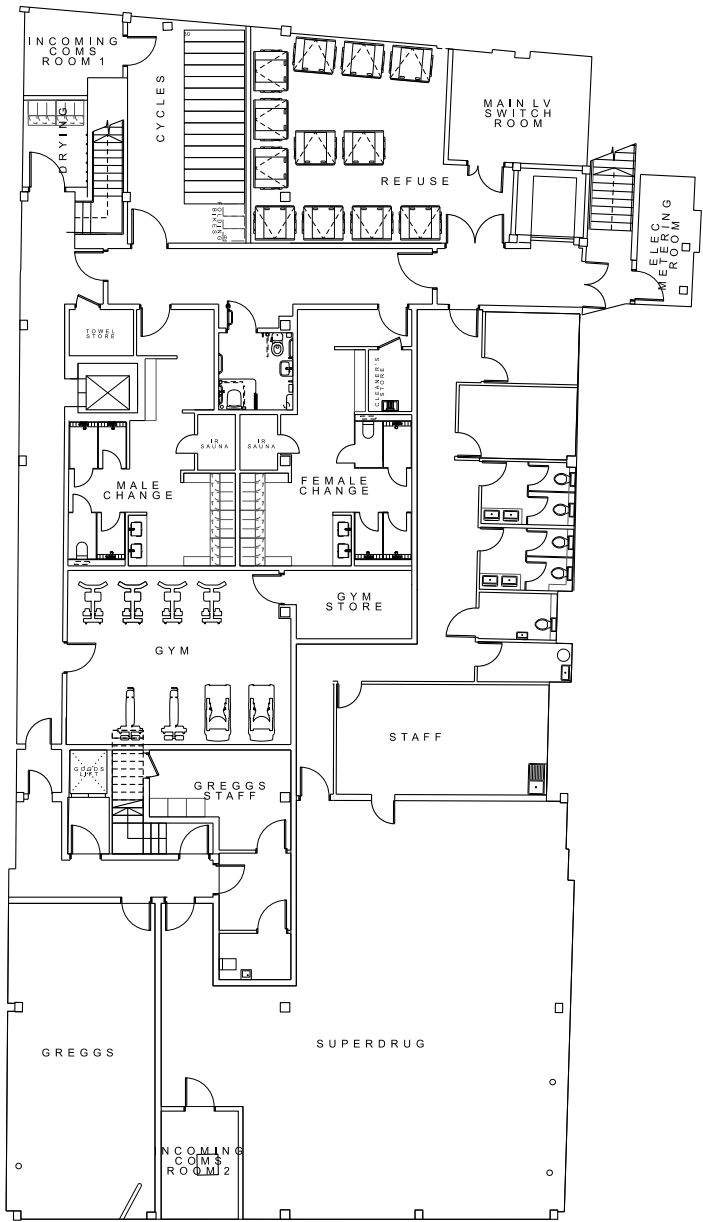
5.2 Contextual Elevations
Proposed Scheme



5.3 Floor Plans
Proposals

Proposed Basement

Amenity provision for office occupants, including gym, change, shower and cycle storage. Refuse storage for office and retail space, as well as existing storage for retail units.

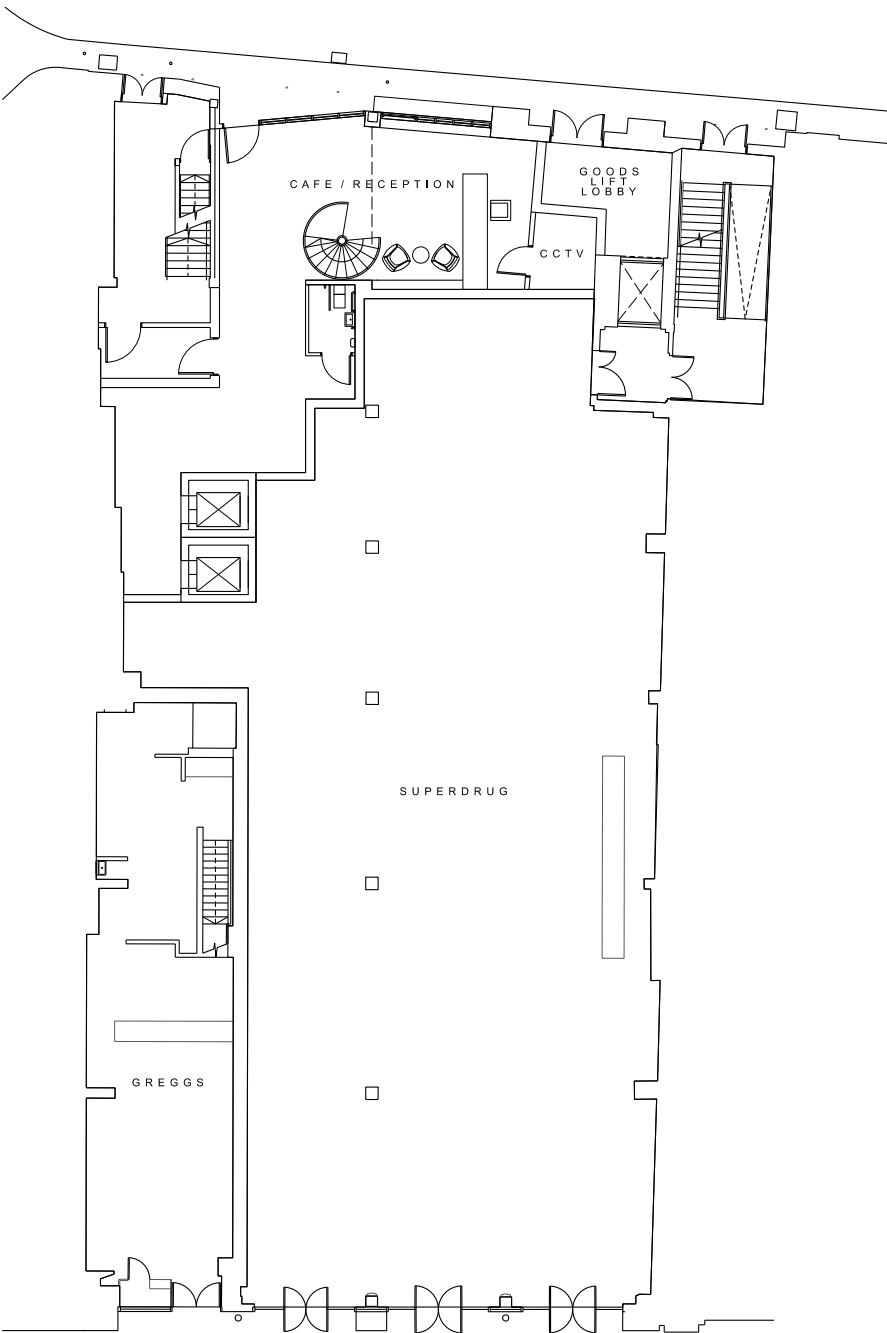


Piccadilly Gardens

Proposed Ground Floor

Primary retail entrance maintained at the front with office entrance and secondary retail access to the rear.

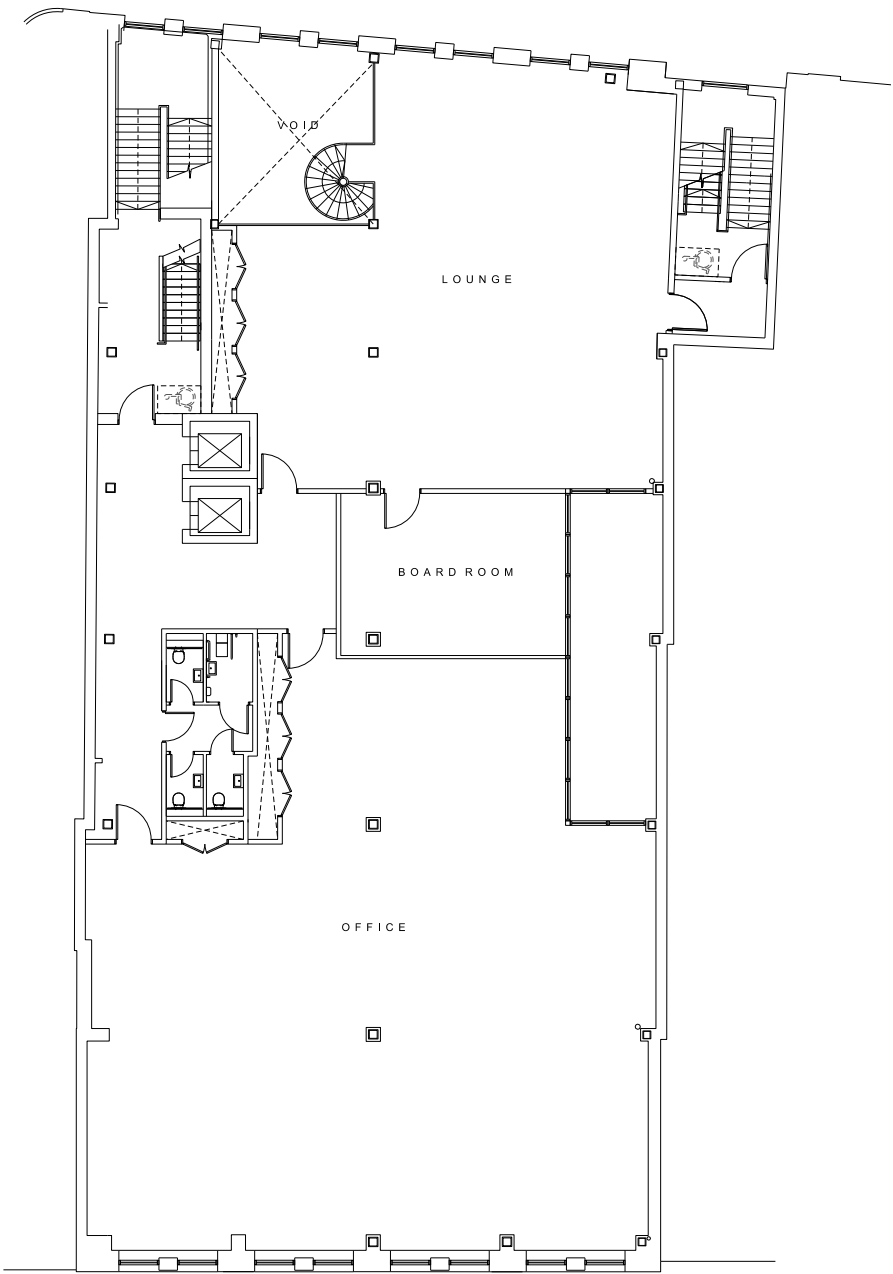
Refuse and cycle store provision to be housed in the Basement with access from Ground floor via a platform lift.



Piccadilly Gardens

Proposed 1st Floor

Shared lounge space and boardroom suite for flexible use by office occupants.

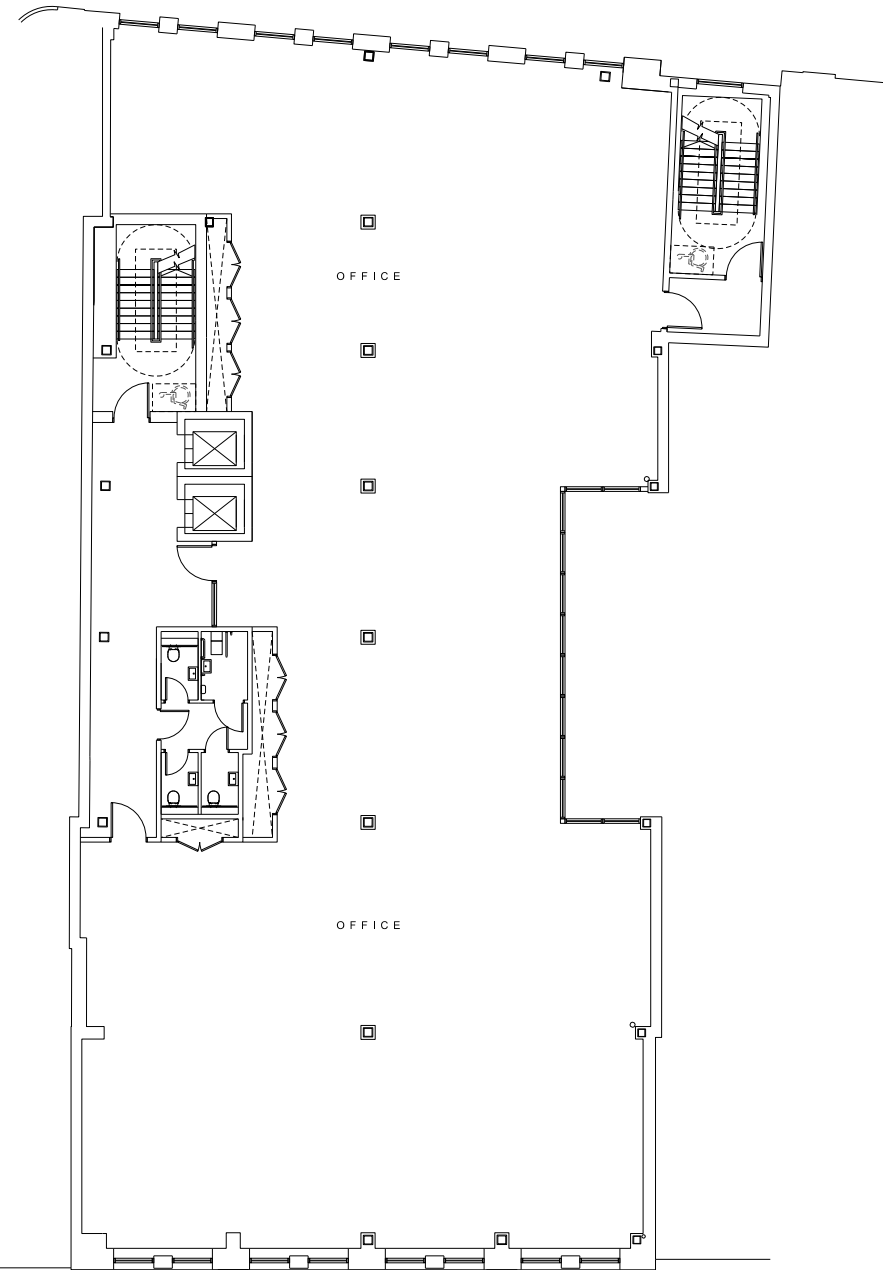


Piccadilly Gardens

5.4 Floor Plans
Proposals

Proposed Typical Floor

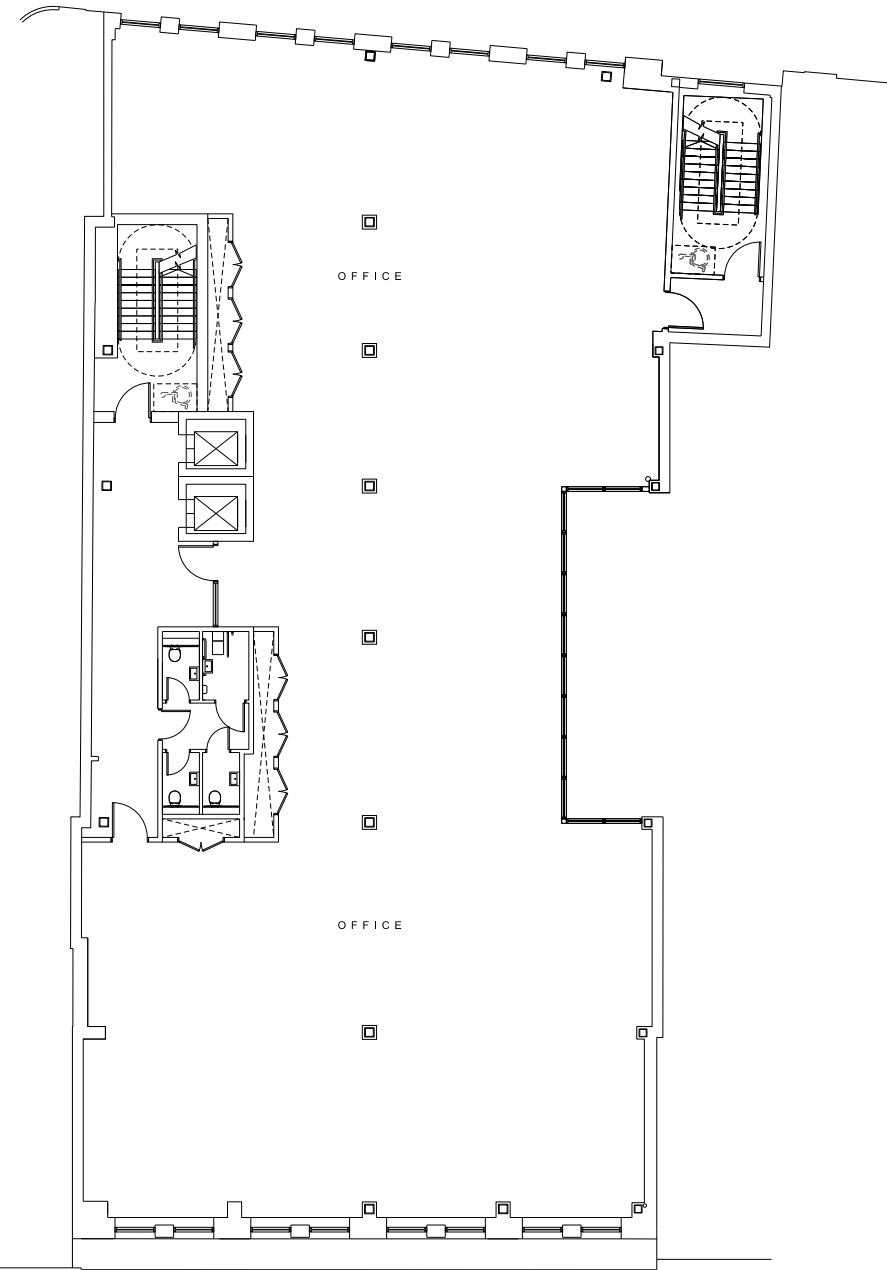
The typical office floor plate measures 567m² Net Internal Area.



Piccadilly Gardens

Proposed 5th Floor

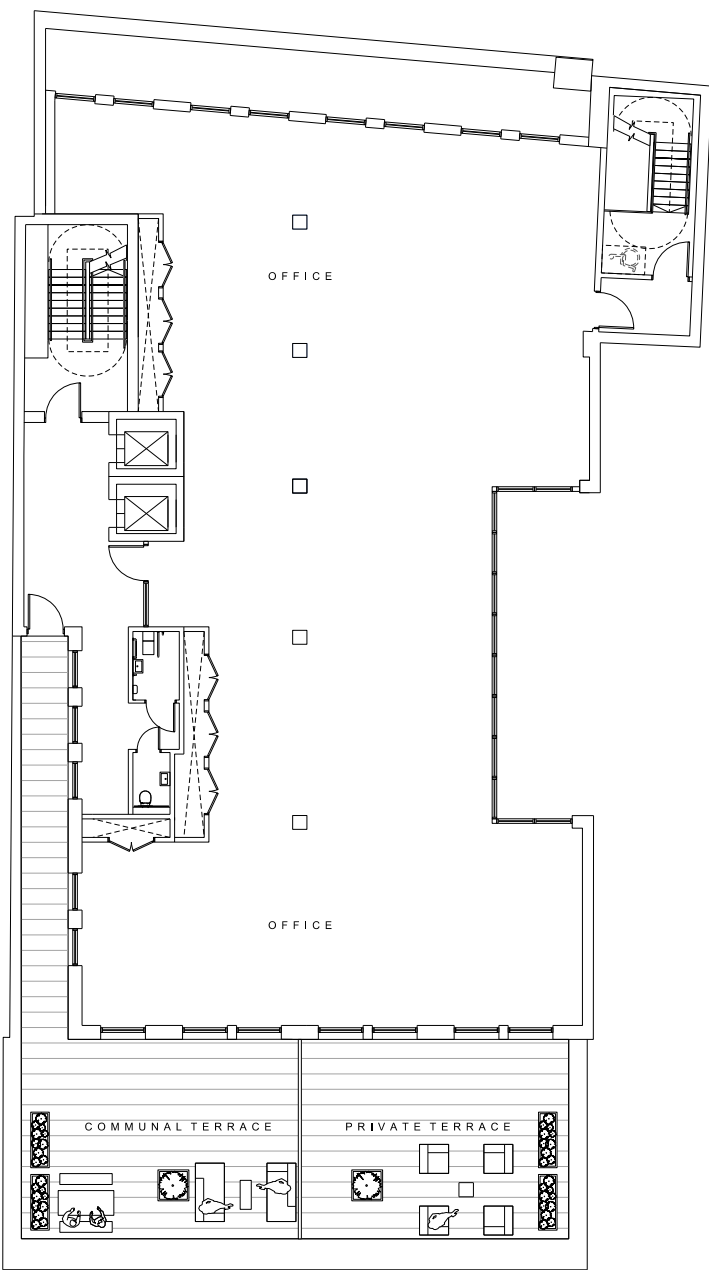
Level 05 is set back from Piccadilly to reduce the appearance of the massing and reference the detail and scale of the surrounding urban block.



Piccadilly Gardens

Proposed 6th Floor

The Level 06 setback provides a generous external amenity space.



Piccadilly Gardens

5.5 Area Schedule

This area schedule shows the existing and proposed upper floors of the building which will provide the office areas for the scheme.

These areas are approximate. They relate to the likely areas of the building at the current state of the design.

	Existing: Areas					Proposed: Areas				
Level	GIA		NIA		Ratio	GIA		NIA		Ratio
	<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>		<i>m²</i>	<i>ft²</i>	<i>m²</i>	<i>ft²</i>	
Sixth						536.7	5,777.0	383.0	4,122.6	71%
Fifth						668.8	7,199.0	551.0	5,931.0	82%
Fourth						687.0	7,394.9	567.0	6,103.2	83%
Third						687.0	7,394.9	567.0	6,103.2	83%
Second	467.0	5,026.8	178.8	1,924.6	38%	687.0	7,394.9	567.0	6,103.2	83%
First	747.7	8,048.2	635.3	6,838.4	85%	689.1	7,417.5	297.0	3,196.9	43%
Total	2,642	28,435	2,145	23,090		5,377	57,880	2,932	31,560	

6.0 Appearance

6.1 Piccadilly Gardens Elevation

Materiality

01 Reconstituted Stone Rainscreen Cladding

Pale cream - grey tone, with some natural variation. Panels to be set out, with minimal joints to accentuate verticality and detail to facade.

02 Rainscreen Cladding Detailing

Extruded sections to add variation, depth and shadow to the upper floors.

03 PPC Aluminium Window / Doors

Aluminium window frames set back with stone reveals and aluminium soffit above, featuring concealed micro-louvre ventilation grill. Bronze-look finish.

04 Recessed Metal Channel

Recessed channel, colourmatched to bronze of cladding and window frames, to form shadow gap on facade and accentuate the verticality and detailing of the Piccadilly Gardens elevation.

05 PPC Metal Cladding with Raised Joints

Metal cladding, colourmatched to the bronze of the window frames, with standing seam effect joint, adding shadow and depth to the upper floors.



Materiality precedent



6.1 Piccadilly Gardens Bay Studies

Materiality

01 Reconstituted Stone Rainscreen Cladding

Pale cream - grey tone, with some natural variation. Panels to be set out, with minimal joints to accentuate verticality and detail to facade.

02 PPC Aluminium Window / Doors

Aluminium window frames set back with stone reveals and aluminium soffit above, featuring concealed micro-louvre ventilation grill. Bronze-look finish.

03 Recessed Metal Channel

Recessed channel, colourmatched to bronze of cladding and window frames, to form shadow gap on facade and accentuate the verticality and detailing of the Piccadilly Gardens elevation.

04 Retail Signage

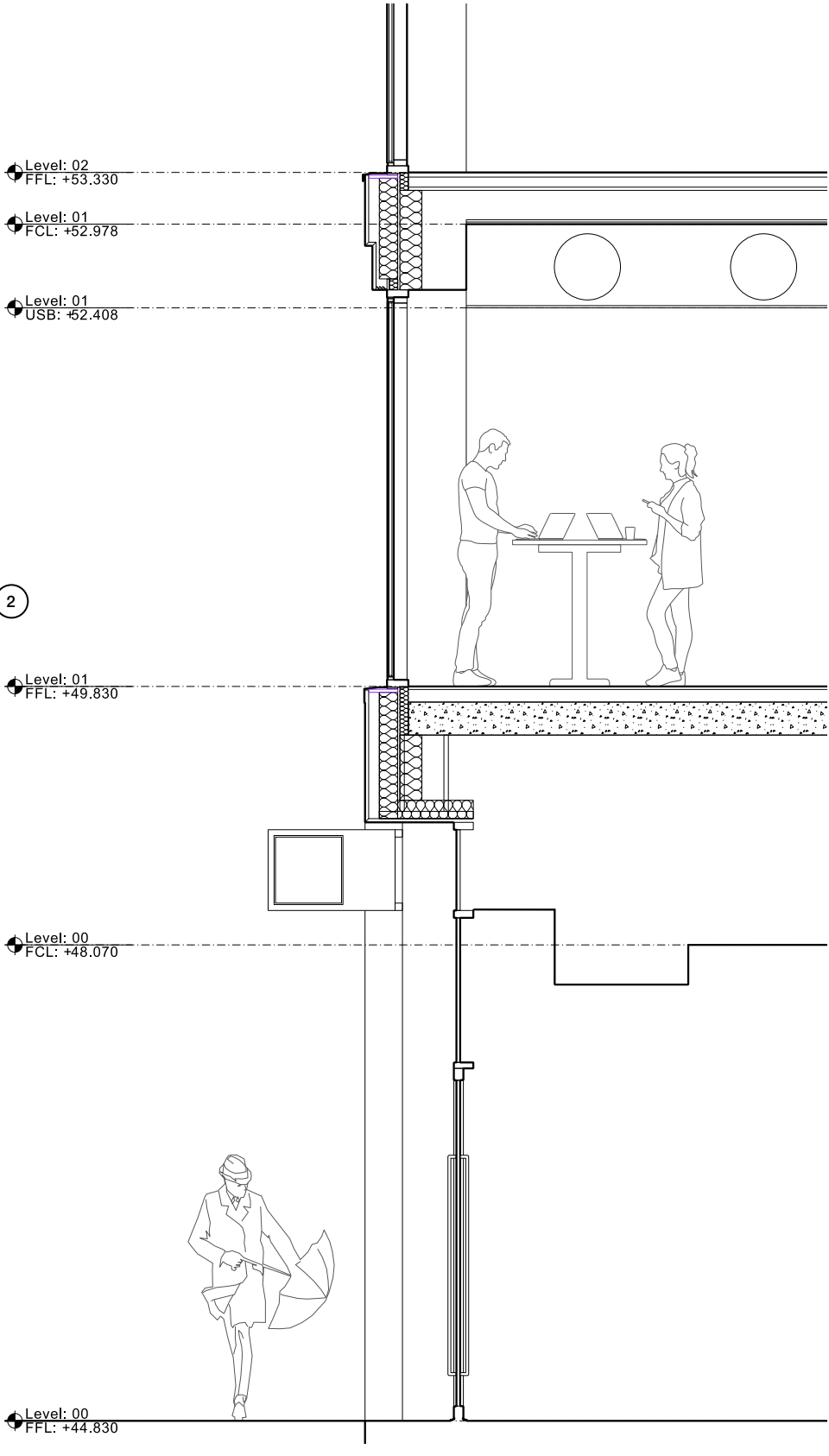
Bronze colourmatched extruded flag sign, centred on recessed bronze channel.



Materiality precedent



Bay Study



Detail Section

6.1 Piccadilly Gardens Bay Studies

Materiality

01 Reconstituted Stone Rainscreen Cladding
Detail

Pale cream - grey tone, with some natural variation. Panels to be set out, with minimal joints to accentuate verticality and detail to facade. Extruded sections to add variation, depth and shadow to the upper floors.

02 PPC Aluminium Window / Doors

Aluminium window frames set back with stone reveals and aluminium soffit above, featuring concealed micro-louvre ventilation grill. Bronze-look finish.

03 Colourmatched PPC Metal Flashing

Flashings colourmatched to window frame and upper floor cladding bronze.

04 PPC Metal Cladding with Raised Joints

Metal cladding, colourmatched to the bronze of the window frames, with standing seam effect joint, adding shadow and depth to the upper floors.

05 Glazed Balustrade

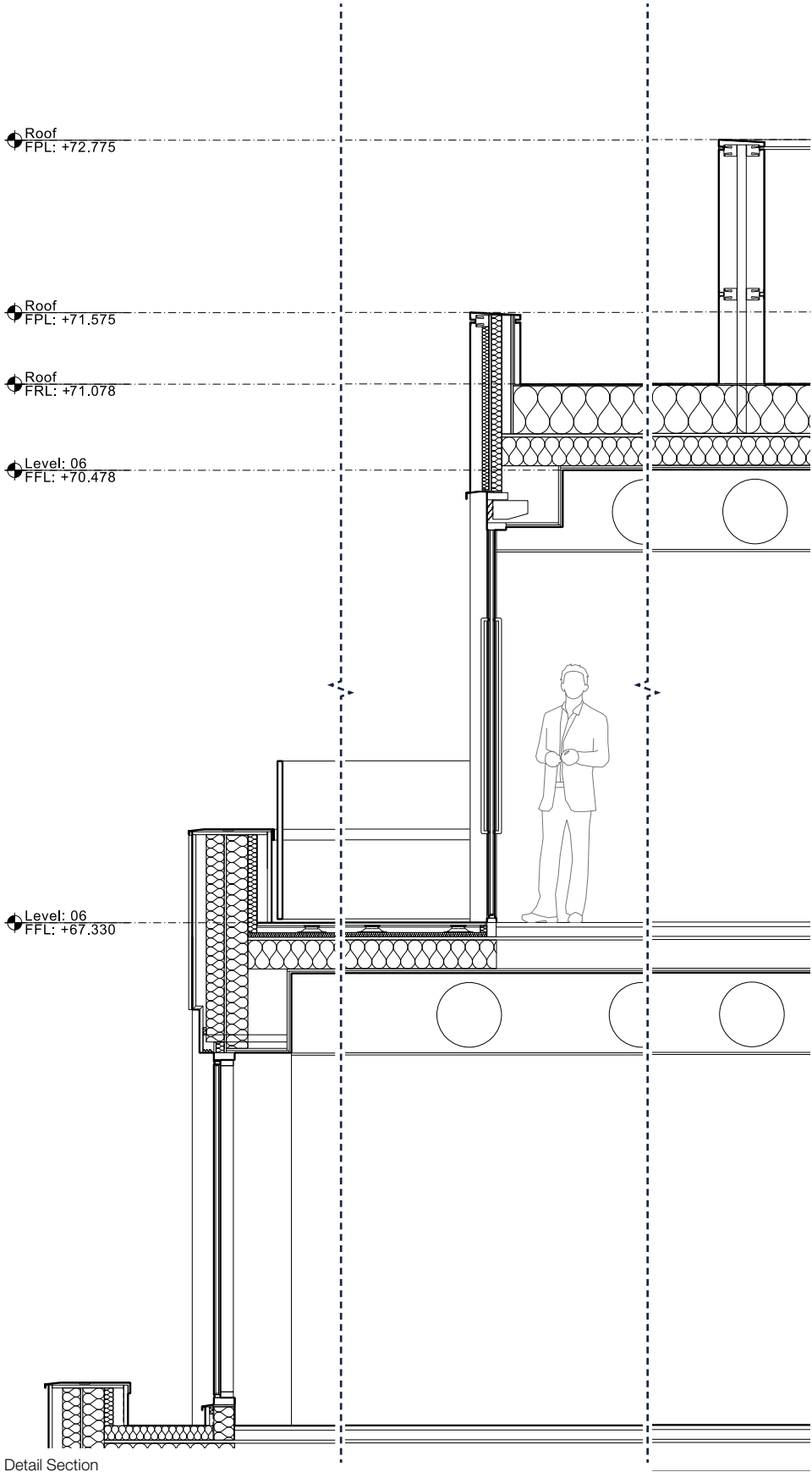
Partly concealed behind brick parapet.



Materiality precedent



Bay Study



Detail Section

6.2 Gable Elevations

Materiality

On the lower levels, both gables are largely concealed by the adjacent buildings. Despite this, the upper levels of each gable are visible from the street level, with the eastern gable viewed from Market Street and the western gable somewhat visible across Piccadilly Gardens.

Addressing the materiality of these elevations required the same level of sensitivity to the historical context, whilst being mindful of the constraints of building against the red line boundary on both sides.

To mitigate the complexity of constructing, maintaining and replacing the reconstituted stone rainscreen cladding, a visually similar material with a less challenging construction process was required.

The result is the proposed fair-faced blockwork, in a similar tone to the proposed rainscreen cladding to the Piccadilly Gardens elevation.

Materiality

01 Fair Faced Blockwork

Pale cream - grey tone, to match reconstituted stone rainscreen cladding. Recessed areas to western gable elevation to add depth and shadow, mimicking window openings.

02 PPC Aluminium Window

Aluminium window frames with aluminium soffit above, featuring concealed micro-louvre ventilation grill. Bronze-look finish.

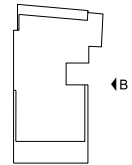
03 PPC Metal Cladding with Raised Joints

Metal cladding, colourmatched to the bronze of the window frames, with standing seam effect joint, adding shadow and depth to the upper floors.

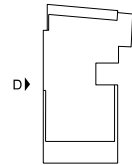
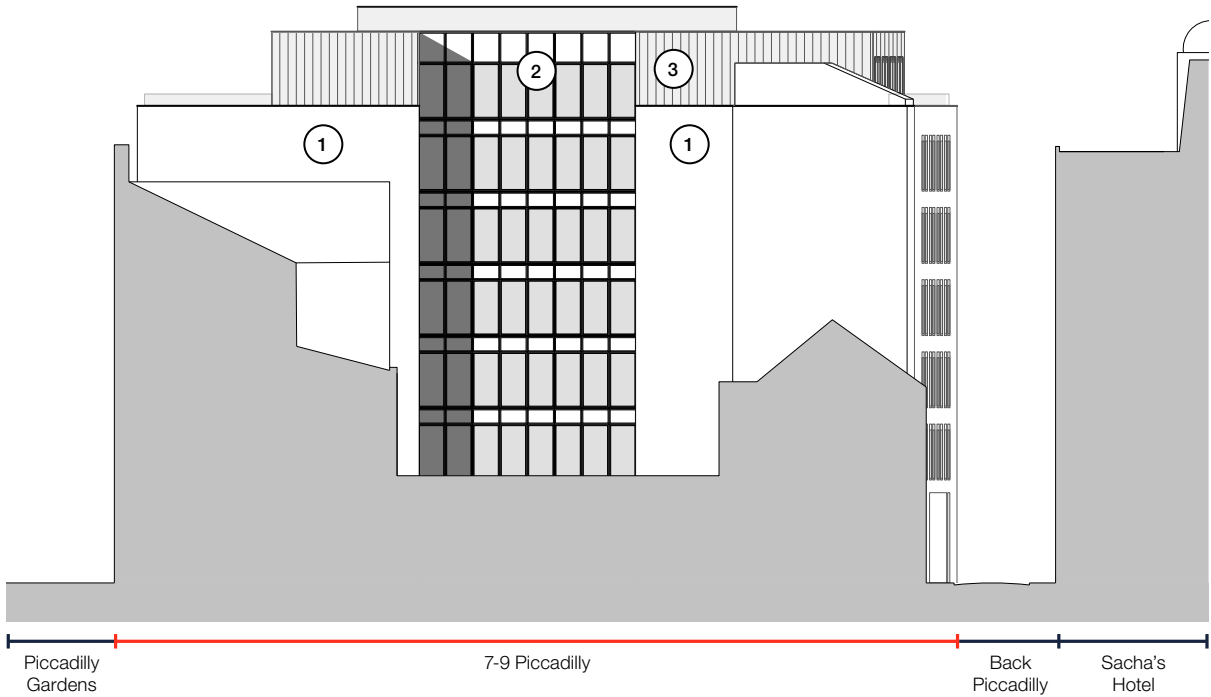
01 Fair Faced Blockwork Material Swatch



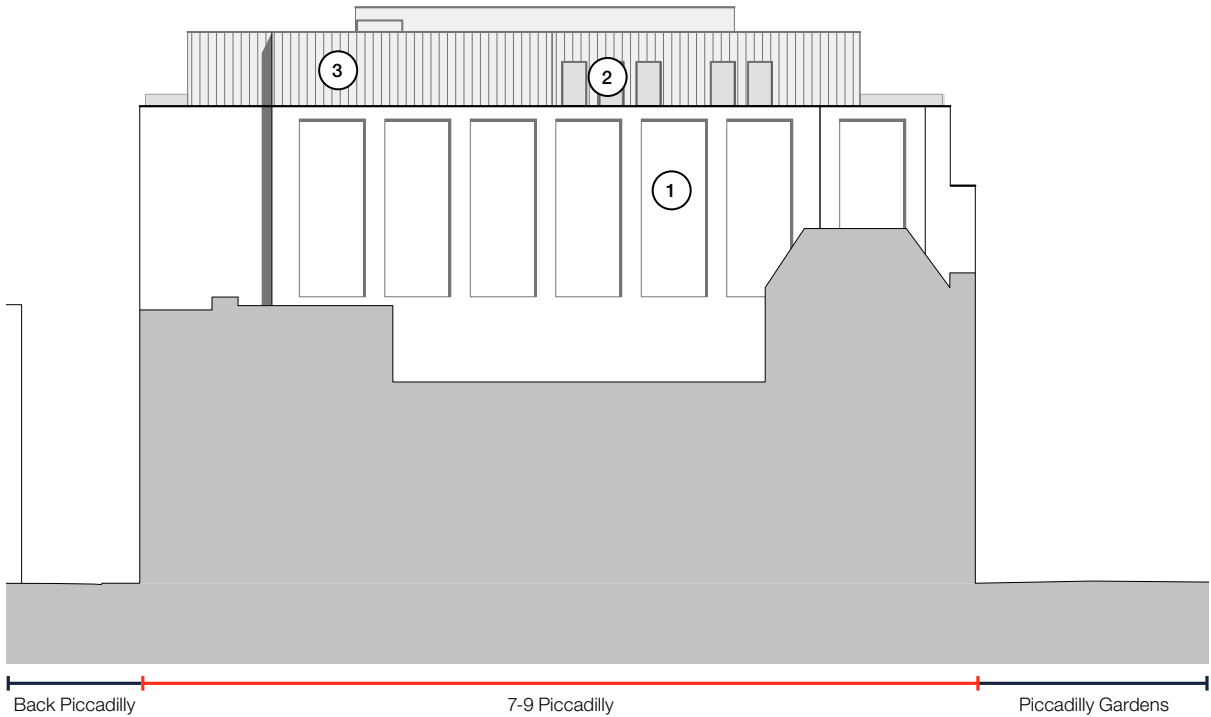
01 Fair Faced Blockwork Precedent Image



Eastern Gable Elevation



Western Gable Elevation



6.2 Gable Elevations

Bay Studies

Materiality

01 Fair Faced Blockwork

Pale cream - grey tone, to match reconstituted stone rainscreen cladding. Recessed areas to western gable elevation to add depth and shadow, mimicking window openings.

02 PPC Aluminium Curtain Wall System with Colour Matched Spandrel Panels

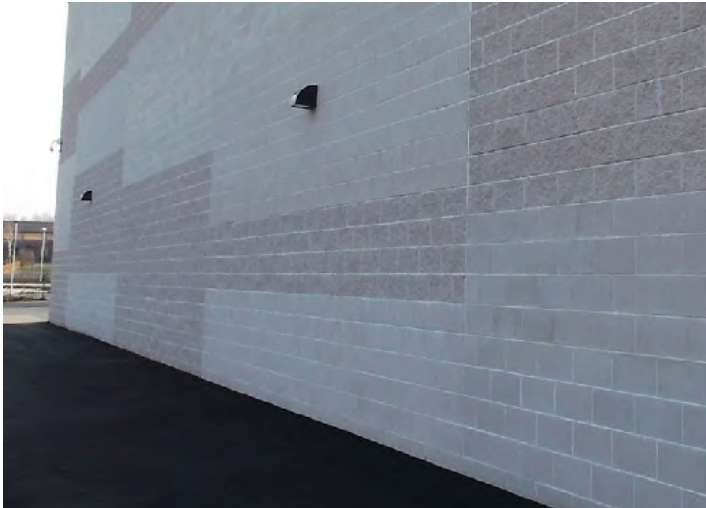
Aluminium window curtain walling system, in bronze-look finish with colour matched PPC metal spandrel panels.

03 PPC Metal Cladding with Raised Joints

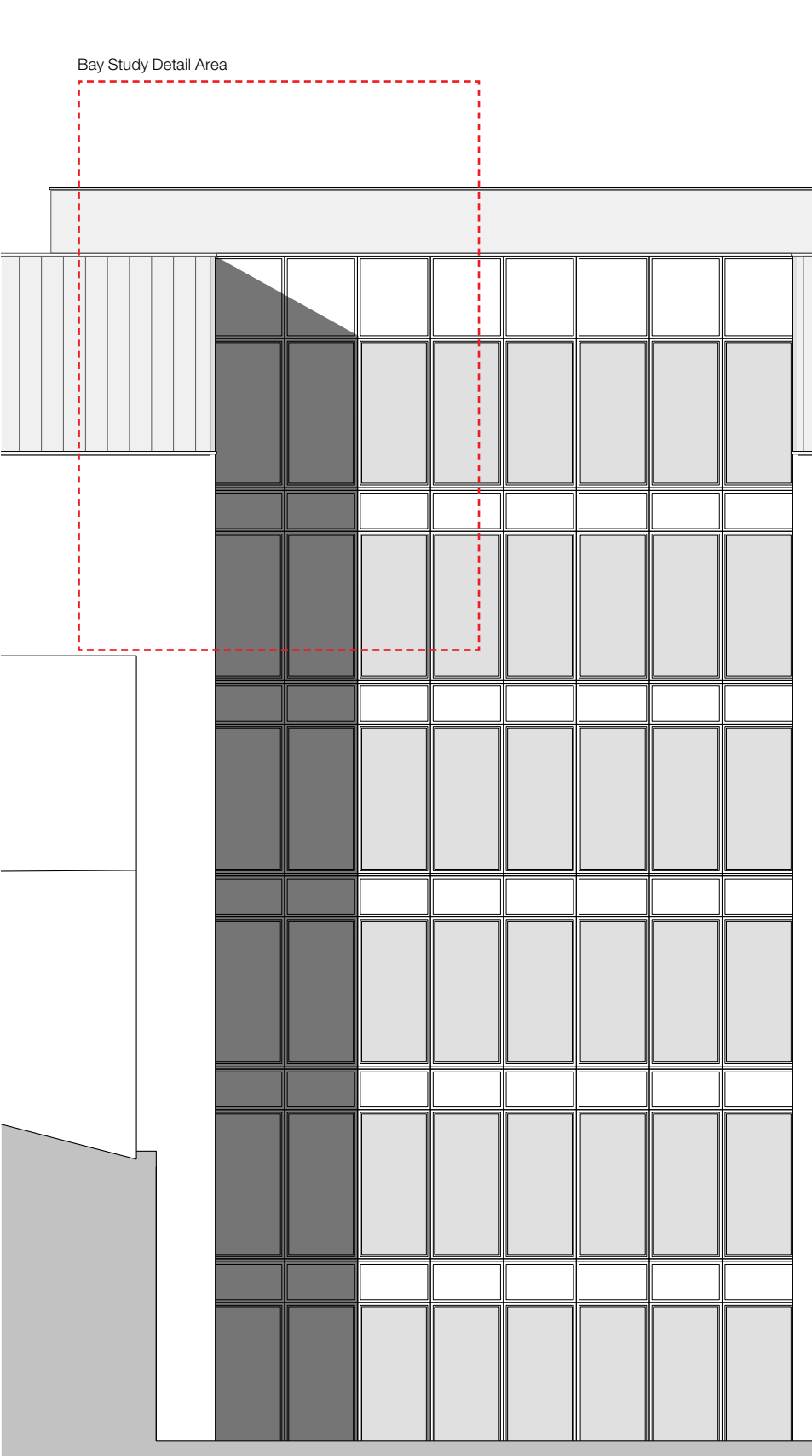
Metal cladding, colourmatched to the bronze of the window frames, with standing seam effect joint, adding shadow and depth to the upper floors.

04 Colourmatched PPC Metal Flashing

Flashings colourmatched to window frame and upper floor cladding bronze.



Materiality precedent



Elevation Detail



Bay Study

6.3 Back Piccadilly Elevation

Materiality

01 Masonry
Red, hand-cut, clay facing brick with a variation of tone consisting of red-pink colours. Stretcher bond laid with flush mortar joints.

02 Brick Detailing
Red, hand-cut, clay facing brick with a variation of tone consisting of red-pink colours. Stretcher bond laid with flush mortar joints. Soldier course laid above window openings.

03 PPC Aluminium Window / Doors
Aluminium window frames set back 215mm into brick reveals and with brick soffit above. Window system includes concealed micro-louvre ventilation grill, all in bronze-look finish.

04 PPC Aluminium Curtain Wall System with Colour Matched Spandrel Panels
Aluminium window curtain walling system, in bronze-look finish with colour matched PPC metal spandrel panels.

05 Recessed Metal Channel
Recessed channel, colourmatched to bronze of cladding and window frames, to form shadow gap on facade and accentuate the verticality and detailing of the Piccadilly Gardens elevation.

06 PPC Metal Cladding with Raised Joints
Metal cladding, colourmatched to the bronze of the window frames, with standing seam effect joint, adding shadow and depth to the upper floors.

07 PPC Metal Cladding
Metal cladding, colourmatched to the bronze of the window frames with a flush finish.

08 Green Wall
Living wall panel planted with mixed grasses and ivies. To include irrigation system to ensure healthy plant growth.

09 GRP Trough Planter
Bespoke trough planter featuring a mixture of exterior feature plants. Planter colour matched to bronze metalwork to facade and window systems.



6.3 Back Piccadilly Bay Study

Materiality

01 Masonry
Red, hand-cut, clay facing brick with a variation of tone consisting of red-pink colours. Stretcher bond laid with flush mortar joints.

02 Brick Detailing
Red, hand-cut, clay facing brick with a variation of tone consisting of red-pink colours. Stretcher bond laid with flush mortar joints. Soldier course laid above window openings.

03 PPC Aluminium Window
Aluminium window frames set back 215mm into brick reveals and with brick soffit above. Window system includes concealed micro-louvre ventilation grill, all in bronze-look finish.

04 PPC Aluminium Curtain Wall System with Colour Matched Spandrel Panels
Aluminium window curtain walling system, in bronze-look finish with colour matched PPC metal spandrel panels.

05 Recessed Metal Channel
Recessed channel, colourmatched to bronze of cladding and window frames, to form shadow gap on facade and accentuate the verticality and detailing of the Piccadilly Gardens elevation.

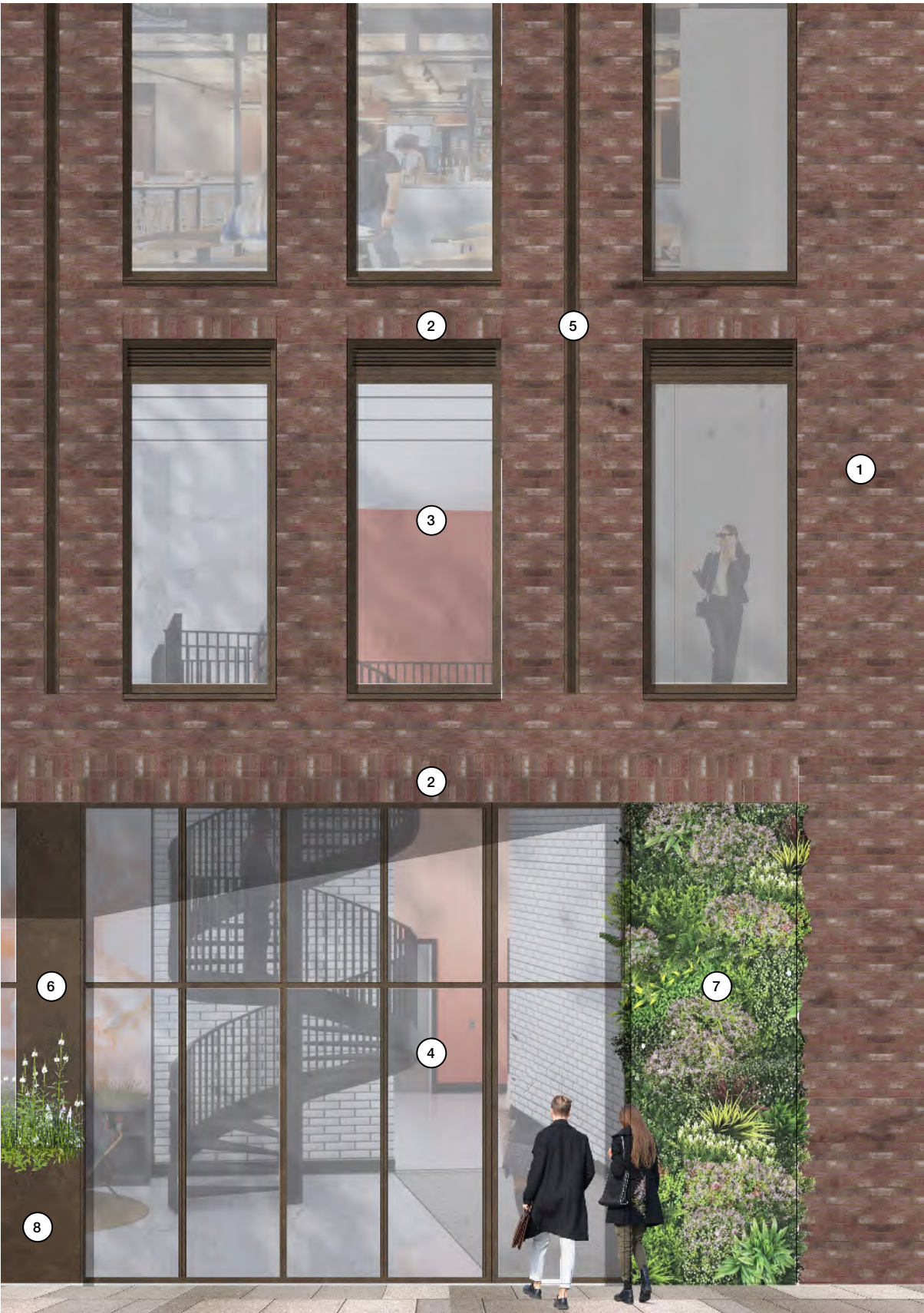
06 PPC Metal Cladding
Metal cladding, colourmatched to the bronze of the window frames with a flush finish.

07 Green Wall
Living wall panel planted with mixed grasses and ivies. To include irrigation system to ensure healthy plant growth.

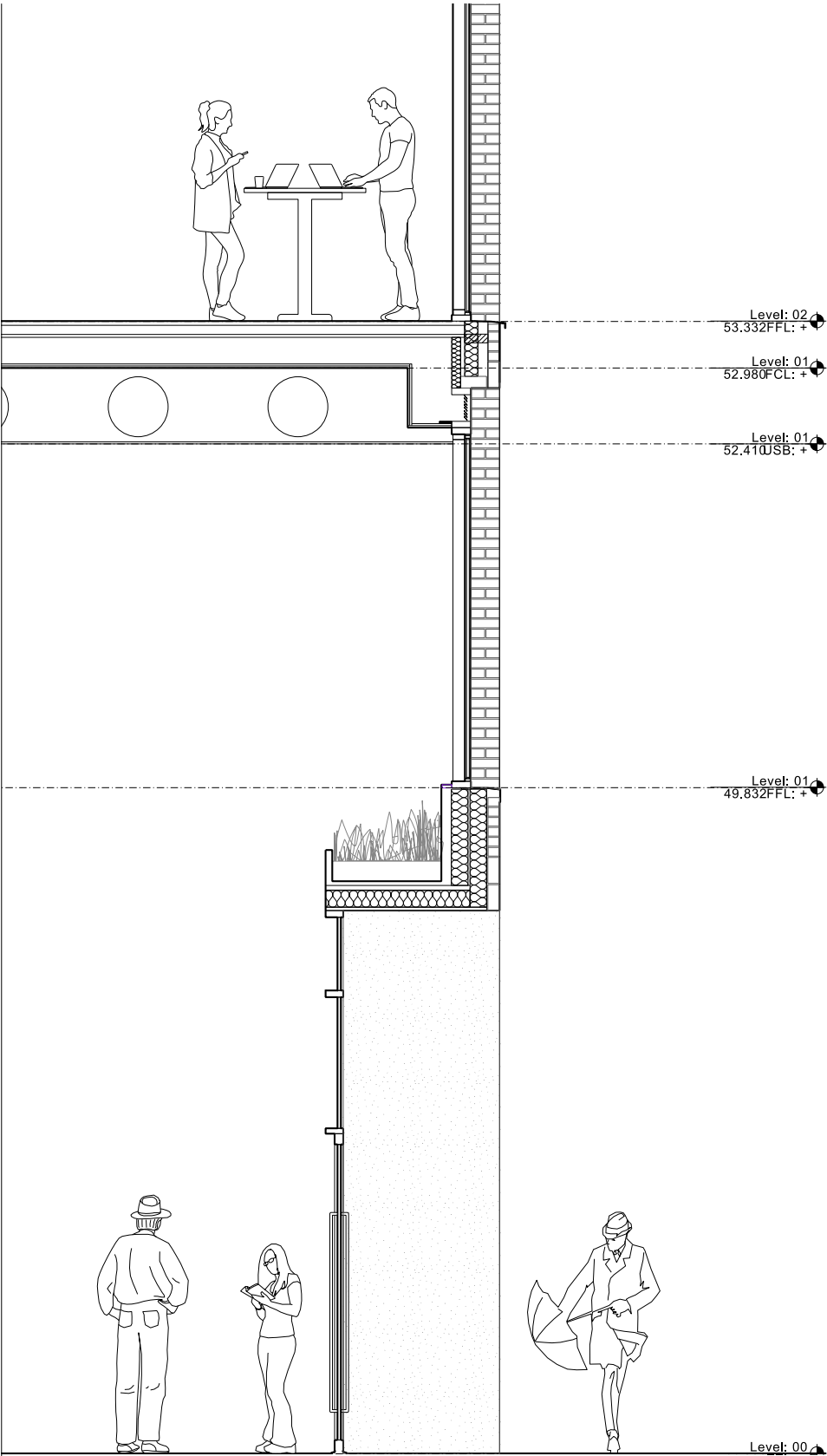
08 GRP Trough Planter
Bespoke trough planter featuring a mixture of exterior feature plants. Planter colour matched to bronze metalwork to facade and window systems.



Materiality precedent



Bay Study



Detail Section

6.3 Back Piccadilly Bay Study

Materiality

01 Masonry

Red, hand-cut, clay facing brick with a variation of tone consisting of red-pink colours. Stretcher bond laid with flush mortar joints.

02 Brick Detailing

Red, hand-cut, clay facing brick with a variation of tone consisting of red-pink colours. Stretcher bond laid with flush mortar joints. Soldier course laid above window openings.

03 PPC Aluminium Window / Doors

Aluminium window frames set back 215mm into brick reveals and with brick soffit above. Window system includes concealed micro-louvre ventilation grill, all in bronze-look finish.

04 Recessed Metal Channel

Recessed channel, colourmatched to bronze of cladding and window frames, to form shadow gap on facade and accentuate the verticality and detailing of the Piccadilly Gardens elevation.

05 PPC Metal Cladding with Raised Joints

Metal cladding, colourmatched to the bronze of the window frames, with standing seam effect joint, adding shadow and depth to the upper floors.

06 Glazed Balustrade

Partly concealed behind brick parapet.

07 PPC Metal Guarding

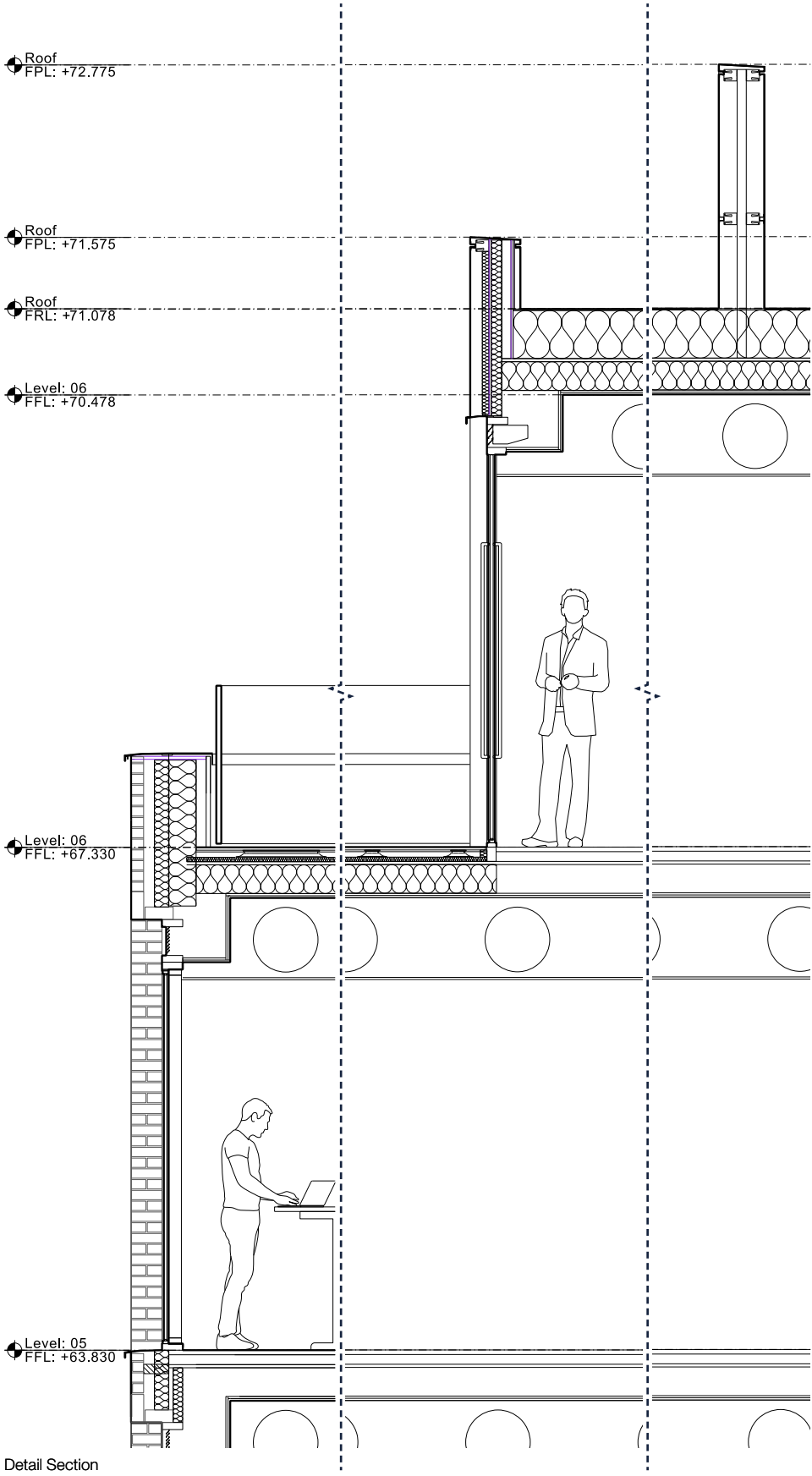
Balustrade colour matched to metal bronze cladding, surrounding roof hatch.



Materiality precedent



Bay Study



Detail Section

4 x CGIs to be added

6.4 Visuals

Piccadilly Gardens



6.4 Visuals

Market Street



6.4 Visuals

Moseley Street



6.4 Visuals

Back Piccadilly



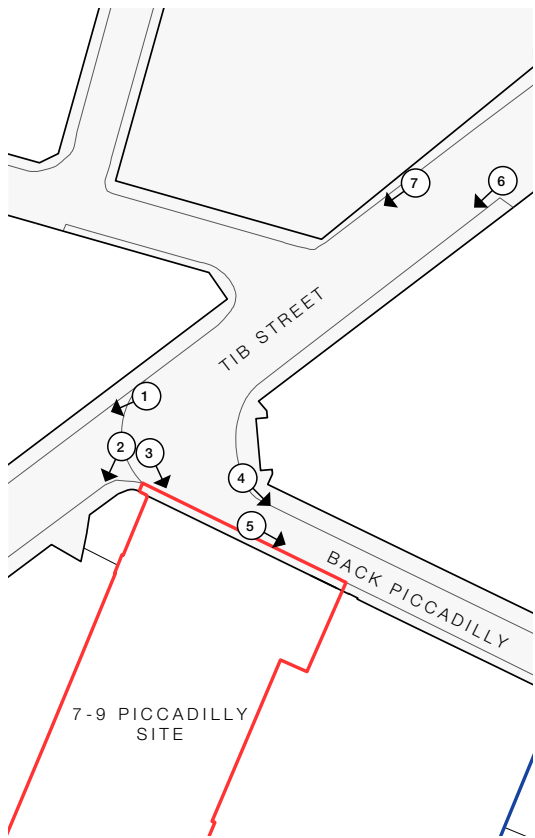
7.0 Landscape & External Areas

7.1 Paving Analysis

Existing Materiality

The existing paving around Back Piccadilly comprises of several different materials.

The images overleaf detail the extents of the variation across the area, and highlight the lack of clarity and hierarchy regarding the surface treatment.



Key Plan



01 - Tib Street



02 - Tib Street



03 - Back Piccadilly



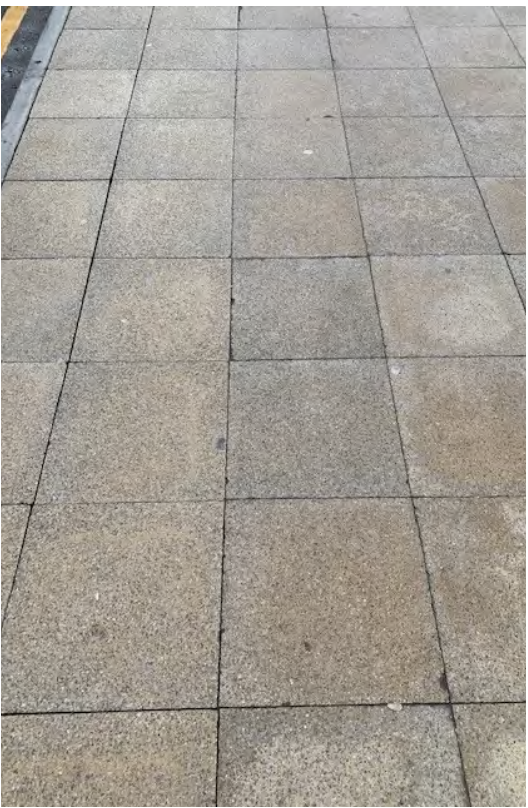
04 - Back Piccadilly



05 - Back Piccadilly



06 - Tib Street

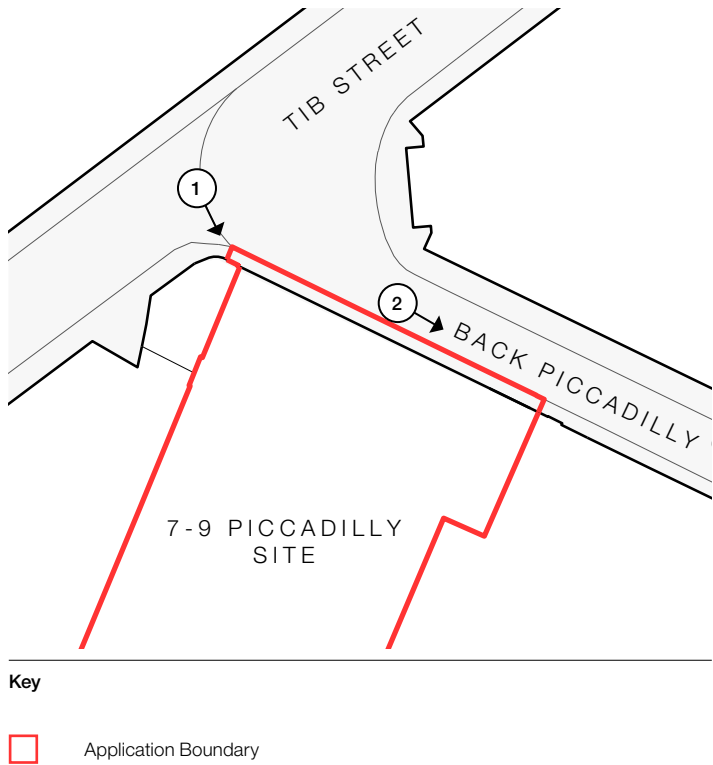


07 - Tib Street

7.2 Paving Proposal Extents

Included in the proposals, the area within the application boundary is proposed to be resurfaced with quality paving to enhance the streetscape and arrival experience for 7-9 Piccadilly.

The new treatment will add clarity and order to 7-9 Piccadilly's frontage, as well as setting a precedent for the approach that subsequent developments on Back Piccadilly should take.



01 - Proposed extents of paving at Back Piccadilly / Tib Street Corner



02 - Back Piccadilly showing proposed extents of paving



Proposed surfacing and greening plan

7.3 Planting Proposal

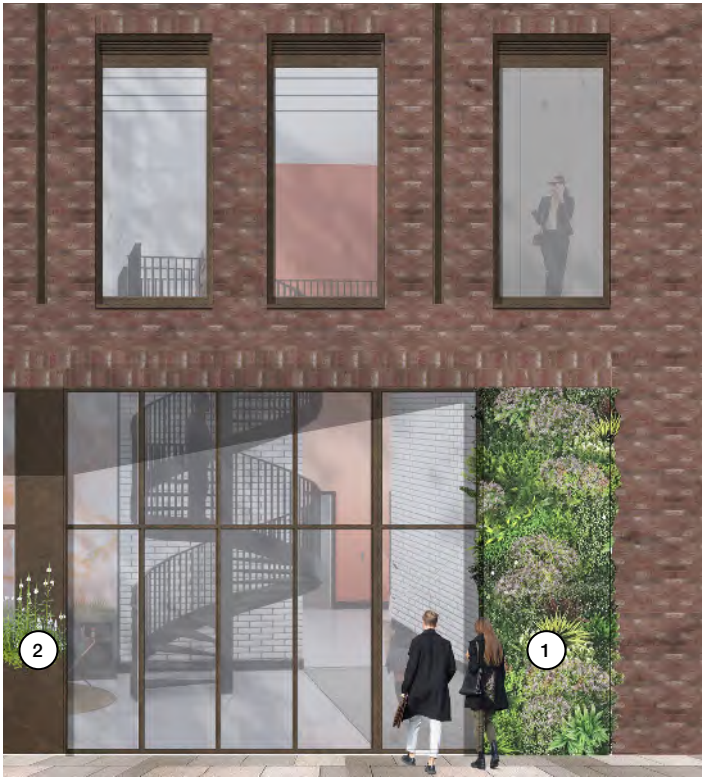
Within the constraints of the site boundary, planting has been proposed to contribute to an activated, greened Back Piccadilly.

- 01 Green Wall**
Living wall panel planted with mixed grasses and ivies. To include irrigation system to ensure healthy plant growth.
- 02 GRP Trough Planter**
Bespoke trough planter featuring a mixture of exterior feature plants. Planter colour matched to bronze metalwork to facade and window systems.

01 Green Wall Precedents



02 GRP Trough Planter Precedents



Proposed greening to Back Piccadilly

8.0 Access & Maintenance

8.1 Access, Maintenance and Waste Methodologies

5plus have worked with Mode Transport to develop the Access, Maintenance and Waste Strategy within this section. More detail can also be found within Mode Transport's Transport Statement which accompanies this application.

Cleaning, Access and Maintenance

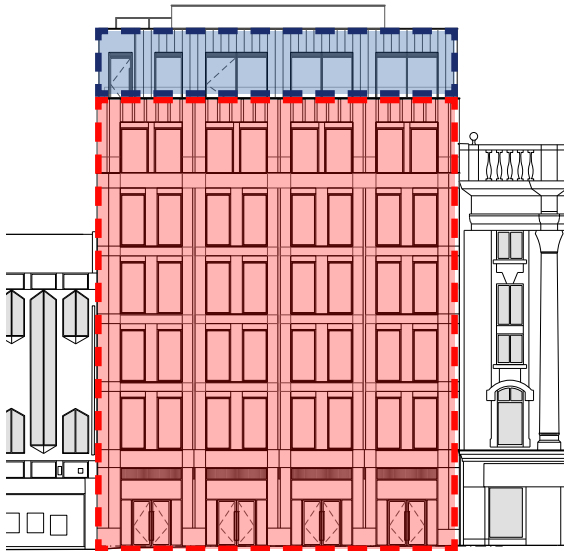
A comprehensive cleaning, access and maintenance strategy will be written for the development, suggesting that windows are cleaned using a water fed pole system.

The water fed pole system can be used for windows up to 21m from ground level, and would therefore be suitable for the majority of the facade, up to level 05 as indicated below. This would require some localised temporary closure of the footpaths to Back Piccadilly and Piccadilly Gardens to allow a safe space for the operatives to work. This would be managed and safely designated for minimal disruption and inconvenience.

Windows above 21m will be cleaned by operatives using the external terraces, accessed from the office spaces. A managed approach will be developed to allow operatives to enter these spaces as required.

The roof of the building will be accessed via a stair and access hatch from the 6th floor core.

Elevation A - Piccadilly Gardens



Elevation C - Back Piccadilly



- Key**
-  Windows cleaned by water-fed pole system
 -  Windows cleaned from external terraces

Security

Greater Manchester Police have produced a Crime Impact Statement based on the proposals, which has been included within this Planning Application.

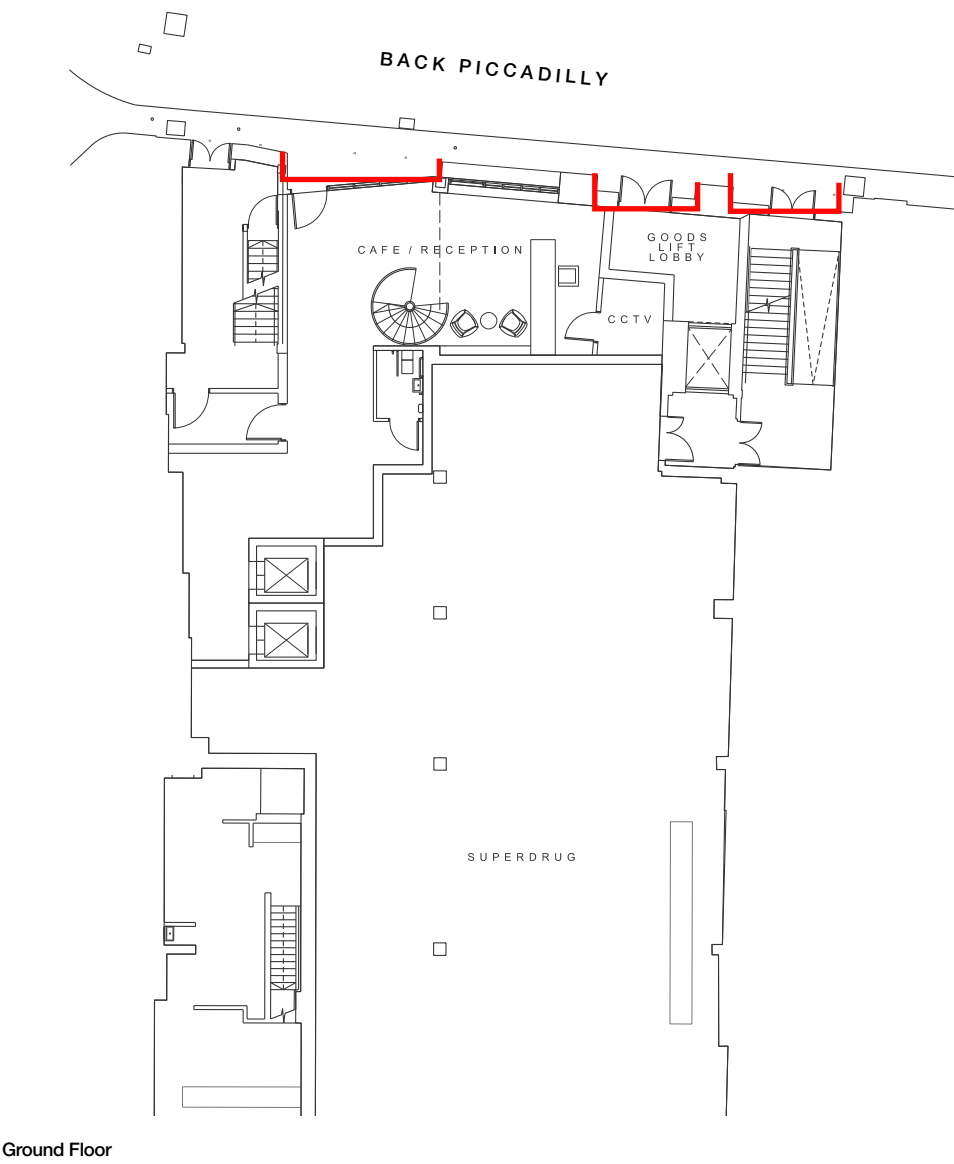
In summary, the scheme was considered acceptable, on the provision that the following two points are addressed:

01 | The control of access into and around the building is paramount to the security of the scheme.

02| Where possible, any new emergency egress service doors should be brought forward to the building line to avoid sheltered recesses to Back Piccadilly.

The control of access is to be developed as the design progresses, with a detailed access control schedule to be developed in conjunction with the client, building management company, contractor and door / window system supplier. This will address how the building is accessed and secured at all times.

Emergency egress doors (highlighted red) have remained recessed to prevent door swings fouling the pavement in the event of an emergency. In response to the Design for Security Consultant's comments, a strategy to mitigate the impacts of the recessed areas is to be developed, as part of a managed approach. This may include security lighting, surveillance and patrols by the building management company.



Ground Floor

8.1 Access, Maintenance and Waste Methodologies

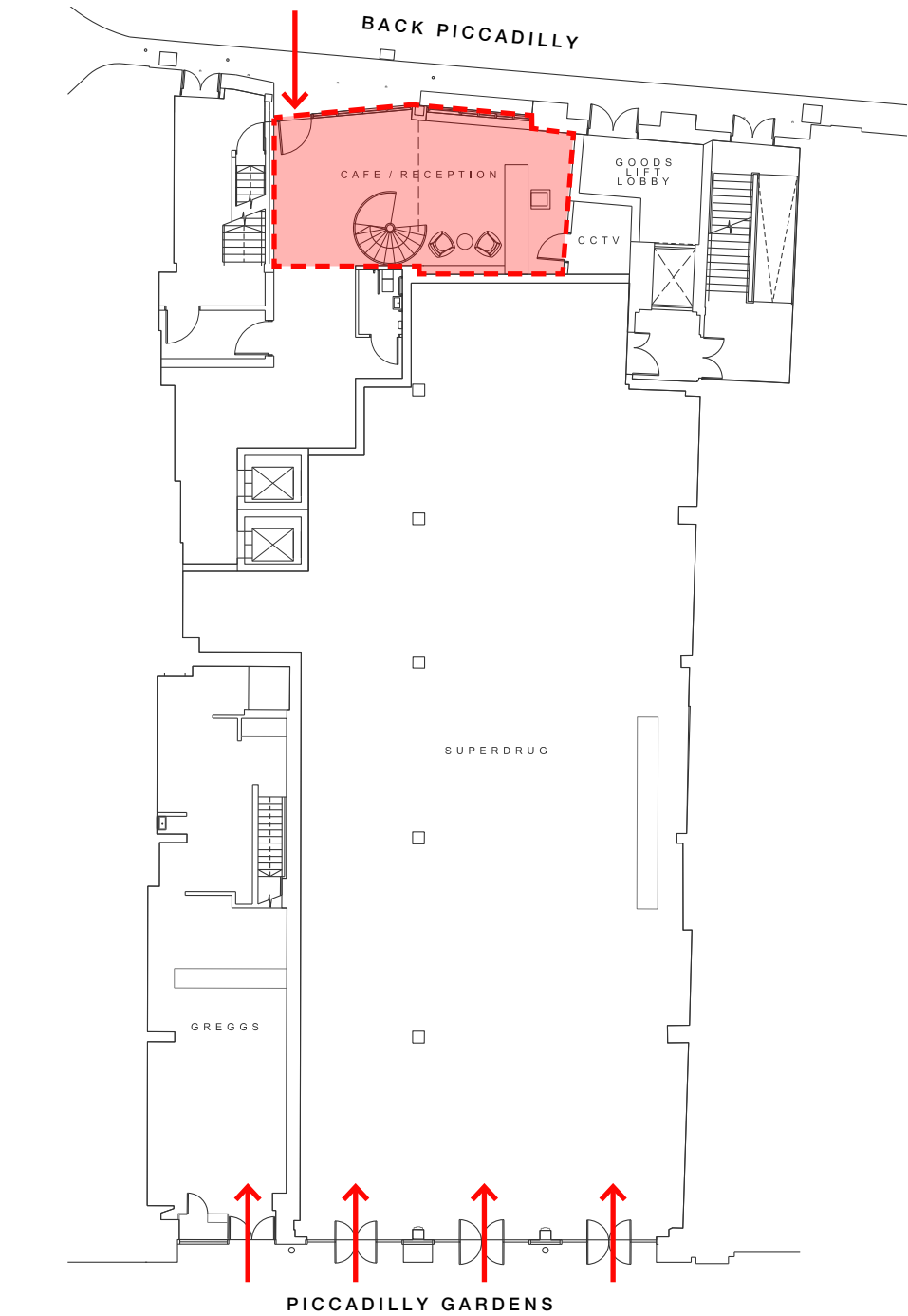
Access to the Development

A transport statement has been prepared and submitted following consultation with highways.

The office entrance is located on Back Piccadilly, featuring recessed glazing to be clearly articulated and visible on approach. From here, users can access the primary stair and lifts. Access controls will be within reach to all users.

Retail space access remains from Piccadilly Gardens, maintaining the existing active frontage, with goods access from Back Piccadilly retained for the retail and office space.

The proposals have been developed to allow easy, safe and inclusive access is provided for all users.

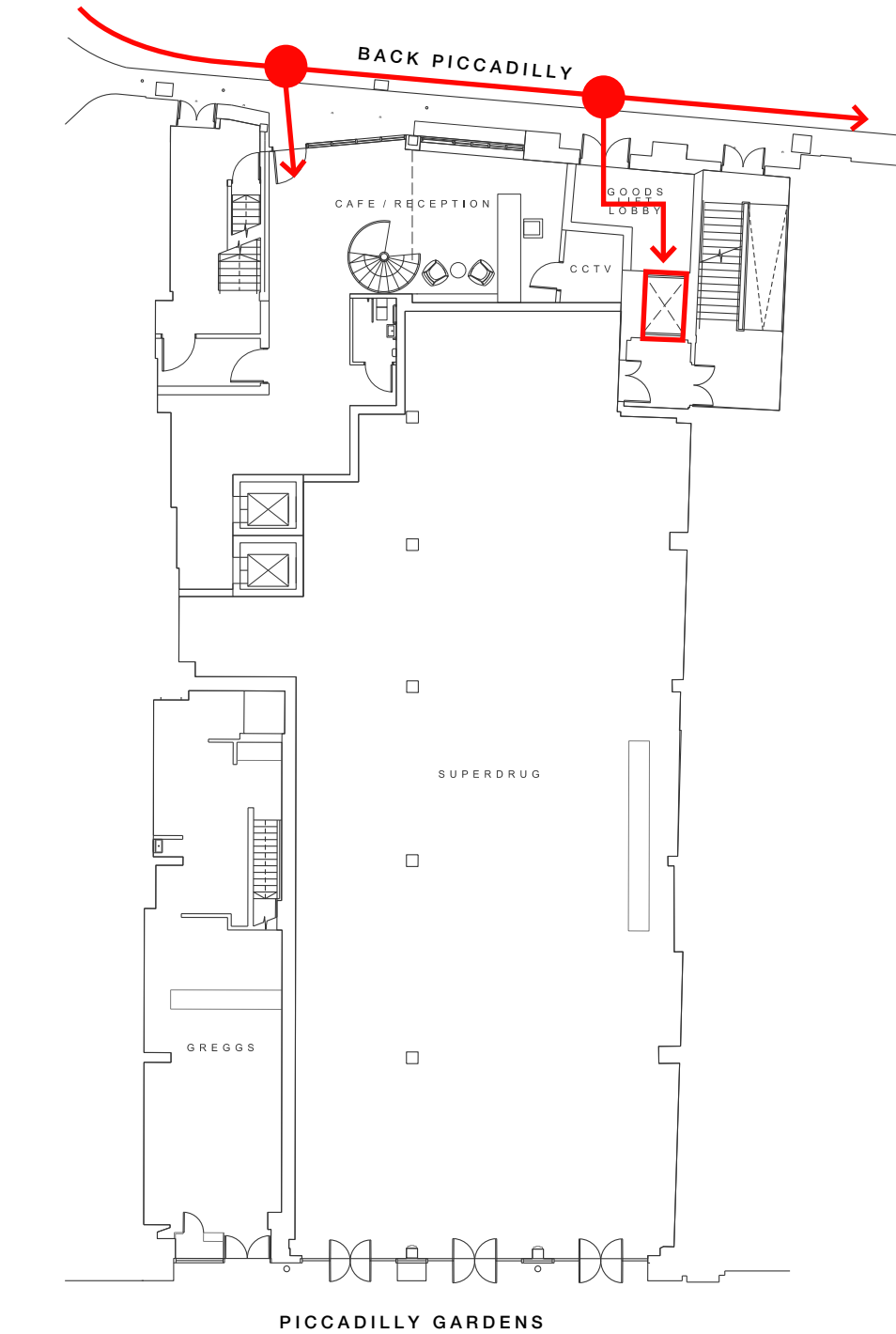


Ground Floor

Vehicle Access

In keeping with the existing building and recognising the strong public transport links within the city centre, car parking is not proposed on site. Several car parks exist within a short walk from the site for users who choose to travel by car.

Taxis, drop off and deliveries are all facilitated from Back Piccadilly,



City Centre Car Parking

Mode Transport have identified the following existing car parks within close proximity to the 7-9 Piccadilly Site.



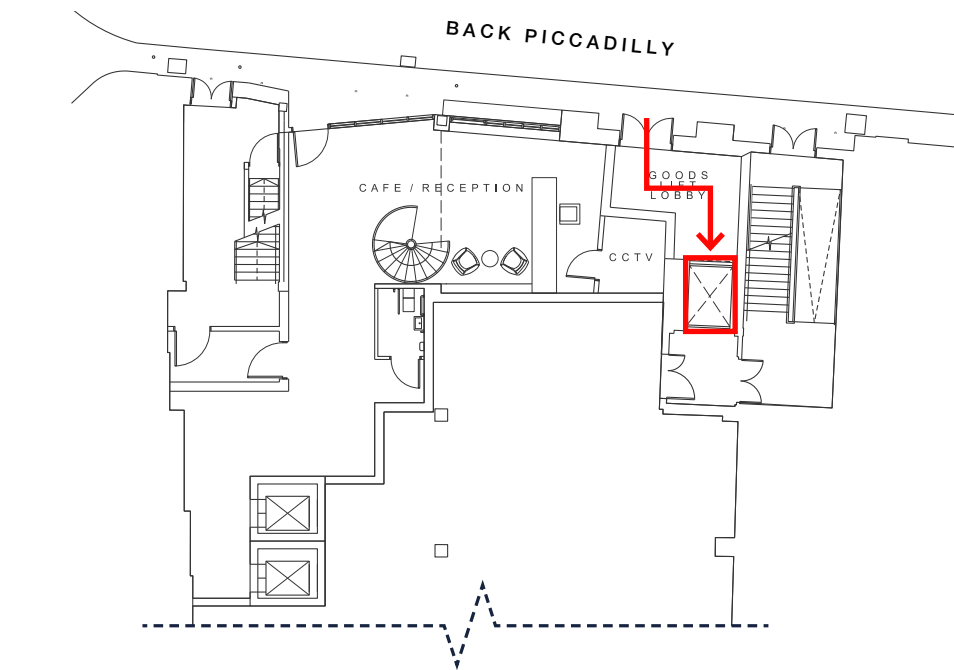
8.1 Access, Maintenance and Waste Methodologies

Cycle Access

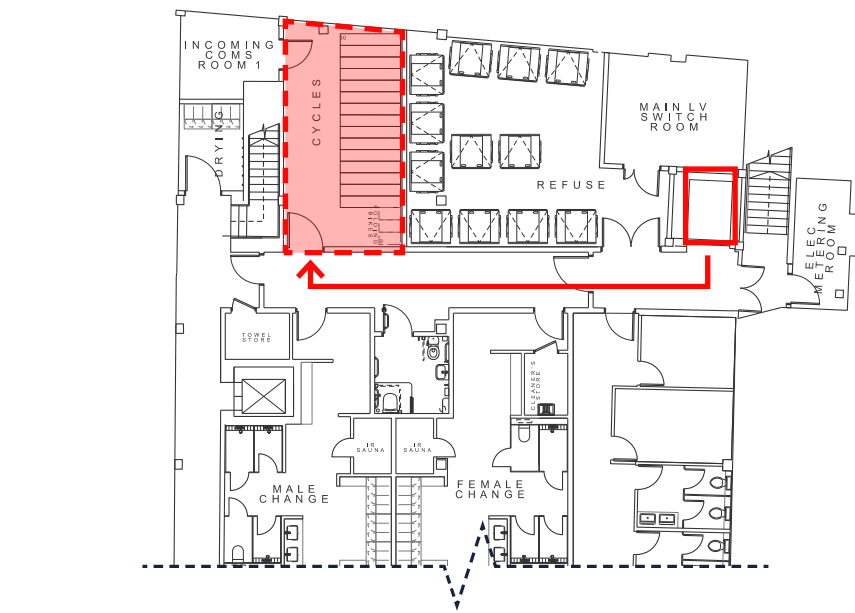
The site benefits from good cycle links within the city centre and beyond. As a result, cycle transportation is encouraged.

pedestrians and negating the need for cyclists to carry their bikes down stairs.

An internal, fully secure cycle store is provided in the basement with space for 40 cycles. Access to the cycle store is provided from back Piccadilly via the goods lift, avoiding clashes with



Ground Floor



Basement

Waste Management Strategy

Refuse is stored within the basement bin store, with access from the communal corridor for all tenants. On collection day, the management company will collect the bins and bring them, via the goods lift, to the kerbside on Back Piccadilly for collection. Management will then return the bins to the bin store.

Refuse provision is based on Manchester City Council GD04 Waste Storage and Collection Guidance for New Developments (v6), which recommends the following capacities:

C1 Offices
2,600 litres per 1,000m² GIA
50% of which is retained for recycling

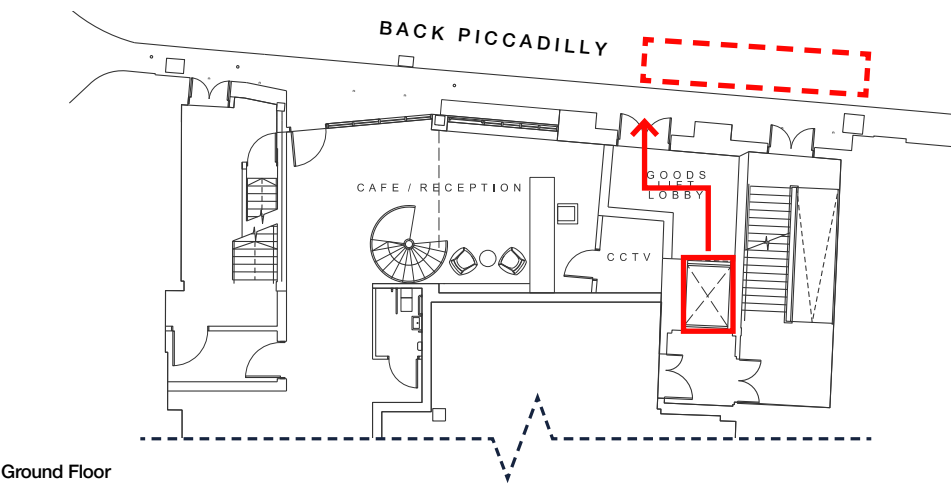
C2 Retail
5,000 litres per 1,000m² GIA
50% of which is retained for recycling

As this is a mixed use development, with areas for entrances, circulation and plant in excess of those in a typical single use office or retail building, NIA has been used to give a more accurate representation of the refuse requirements.

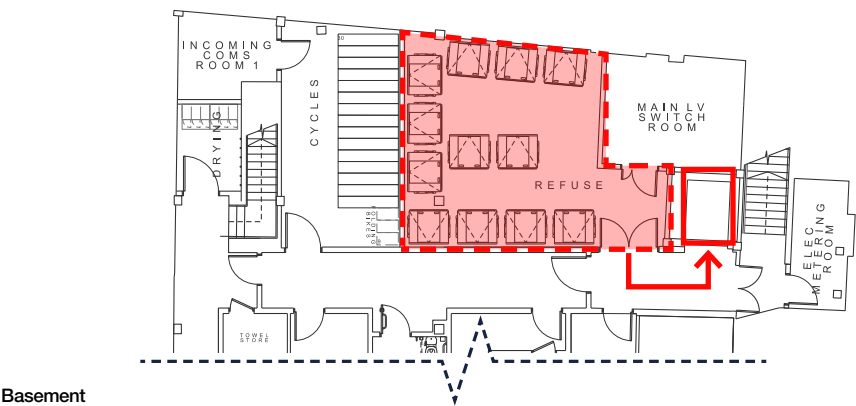
C1 Offices
Total Area: 3,127m²
Refuse Requirement: 8,130 litres
1100 litre Bins Required: 7.3 Bins

C2 Retail
Total Area: 945m²
Refuse Requirement: 4,725 litres
1100 litre Bins Required: 4.2 Bins

Therefore, rounding up the number of bins required (11.5), the total refuse requirements can be accommodated in 12 No. 1100 litre bins, as indicated below. 50% of this provision would be for recycling.



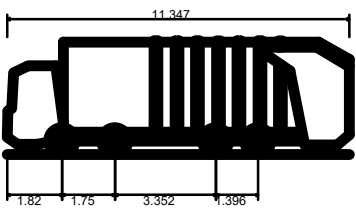
Ground Floor



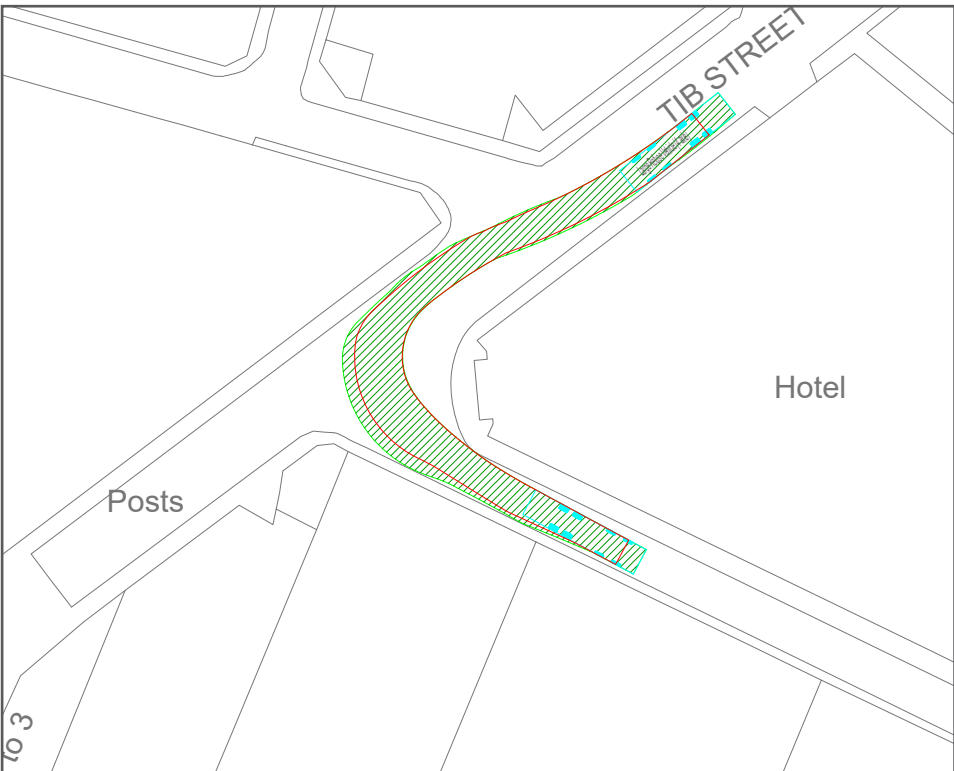
Basement

Refuse Vehicle Access

Swept path analysis by Mode Transport indicates that a large waste collection vehicle can safely access Back Piccadilly without the wheels or body encroaching on the footway, as shown on the diagram below:



Large Refuse Vehicle (4 axle)
Overall Length 11.347m
Overall Width 2.500m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 6.00s
Wall to Wall Turning Radius 11.330m



Refuse Vehicle Swept Path Analysis provided by Mode Transport

9.0 Engineering

9.1 Engineering Executive Summaries

These executive summaries have been provided by the consulting engineers and outline the design principles for the structural frame and MEP services.

Structural Engineering

The existing main super structure consists of a steel frame supporting a 140mm thick composite concrete metal deck. The column spacings are typically on an 8.0m x 6.0m grid and these are supporting primary and secondary steel beams. The composite decking is typically spanning 2.0m between the secondary steel beams. These secondary beams appear are defined as 457x152x60UB. Given that the comflor deck is laid on top of the top flange of the steel beams, that it has been designed as a composite deck solution with metal shear studs.

The main central columns consist 305UC97 columns to the basement and ground floor level, while these reduce to 254UC107 above first floor level. The perimeter steel columns typically consist of 254UC107 to the basement and ground floor level, and reduces to 203UC86 above firs floor levels. These columns are joined at first floor with a full moment splice connection.

Further to this, the roof and plant area is also formed from a steel frame structure and follows the same structural layout as retail spaces below (although the UB beams appear to be spaced closer together below the plant space). The plant rooms are encased in a lightweight roof panel and vertical cladding system which supported by cold rolled metal purlins at approximately 2.5 meter centres.

The existing basement contains the back of shop storage space, which is all contained within the basement area. The basement is formed in in-situ reinforced concrete which is likely to be a ground bearing slab supported off a compacted hardcore. The column spacing within the basement is typically the same column spacing as the superstructure above. Based on this, it means that there is no transfer structure contained within the building floor plates. This allows a direct load transfer through the columns into the foundations.

The new vertical extension will consist of a lightweight Metsec structural framing system supported off a hot rolled steel beam that will be constructed off the existing steelwork column grid at second floor slab. The new steel columns will need to be fixed directly to the existing steelwork columns to ensure that there is a direct load transfer through the proposed and existing structure.

Mechanical and Electrical Services

Energy Strategy

A fabric first energy approach has been applied to the development of 7-9 Piccadilly. This approach aims to minimise energy consumption from the outset using low energy, passive measures and efficient systems before the deployment of low and technologies.

Passive design

- Enhanced thermal insulation that exceeds the minimum requirements of the Building Regulations,
- Targeting low air infiltration rates to reduce heat losses and the overall energy consumption.
- Use of high-performance glazing to minimise both heat loses and gains, whilst permitting good daylight
- Opening windows to minimise reliance of mechanical ventilation
- Introduce of a lightwell in the heart of the building to maximise daylight within the accommodation
- Energy efficiency features
- Mixed mode ventilation strategy to the office accommodation, so reducing the demand for mechanical cooling
- Demand controlled mechanical ventilation operating on CO2 levels within the offices
- High efficiency LED lighting with automatic controls wherever appropriate
- Extensive sub-metering to assist with energy monitoring and improvements

Low carbon technologies

Several low and zero carbon technologies have been considered. Due the nature of the building and the context of the site, air source heat pumps are the preferred low carbon technology. Air source heat pumps themselves are classed as a zero-emission, renewable technology as they generate heat from external air using grid electricity without combusting fuel on site. The development will be an all-electric design, so avoiding the use of natural gas fossil fuel within the building. This will enable the development to make use of the rapidly decarbonising national grid electricity and so progress towards net zero carbon in operation in-line with the decarbonising national grid.

Carbon Dioxide Reductions

In line with Policy EN 6 Target framework for CO₂ reductions from low or zero carbon energy supplies, the Energy Strategy demonstrates that the proposed development will aim to exceed the requirements of Building Regulations Part L (2013) by 8.2%, equivalent to Part L (2010) by 12.2% by reducing the need for energy through passive fabric improvements, high efficiency building services and the application of low carbon technologies.

Mechanical Services

The development is being designed to provide sustainable, high quality office space. To achieve this, a mixed mode ventilation system is being proposed that offers the ability for occupants to either open windows for natural ventilation or rely on mechanical ventilation system when the windows are closed. This blended approach will help reduce energy consumption, carbon emissions and better connect the offices occupants to outside.

The opening windows will be manually operated, whilst the mechanical ventilation will be delivered by heat recovery units (MVHRU), located within the ceiling voids of the office accommodation. The MVHRU's will duct fresh and exhaust air to and from the office. The fresh air will be distributed around each floor plate by ductwork mounted at high level, which will be circulated via fan coil units, all mounted within the ceiling zone. Ventilation louvres will be located at high level over the windows in the façade, providing the route for fresh and exhaust air to the MVHRU's.

The flow of fresh air to the offices will be 'demand controlled', using feedback from carbon dioxide sensors located within each space. When rooms are at a lower occupancy for a period, a drop in CO₂ levels will be detected and variable air volume control (VAV) will reduce the volume of air supplied. Similarly, a high occupancy will result in higher CO₂ levels and therefore an increased volume flow rate. This approach will ensure sufficient fresh air is provided to all spaces whilst also contributing to energy efficiency.

A VRF system, served from a series of outdoor units installed at roof level, will provide heating and cooling internally via room fan coil units (FCU). The FCU's will control the internal space temperatures to maintain a comfortable thermal environment for the occupants.

The ground level retail units are currently occupied by a baker (Gregs) and a health and beauty retailer (Superdrug). It is anticipated that these tenants will continue to occupy these units after the development is complete, although provision has also been made within the design for these to change use to a food or beverage outlet with a moderate catering capacity. The retail units will be served by mechanical ventilation heat recovery units (MVHRU). These will efficiently duct fresh and exhaust air around the retail unit. Ventilation louvres will be located within the façade facing onto Back Piccadilly. These louvres will provide an air path for supply and exhaust air to the retail units ventilation system.

It is proposed that the retail units heating, and cooling systems will be all-electric. A VRF system, served from a series of outdoor units, located at roof level, will provide heating and cooling via fan coil units or cassette units to the retail accommodation. These will ensure the retail space temperatures are moderated to achieve a comfortable thermal environment.

The basement will potentially contain a mixture of space types. Much of the basement accommodation will be ventilated by a centralised air handling unit, located within the roof level compound. Fresh air will be distributed to each space by ductwork mounted within the ceiling zone. The showers and lockers will be provided with an elevated air change rate of 6 ACH, in accordance with CIBSE guidelines. A separate 'dirty extract' system will be provided to toilets, the drying room, cycle store and refuse store.

The gym, changing rooms and drying room will be heated (and cooled in the case of the gym), with a VRF system. The VRF room units will be served from a series of outdoor units located in the external roof compound. Heating and cooling will be provided via ceiling mounted cassette units, which will ensure that air circulated in these spaces is moderated to achieve a comfortable thermal environment for the occupants. Areas of the building requiring heat, but without fan coil units, such as toilets and stair cores with external walls, will be provided with electric panel radiators.

Electrical Services

LV Distribution

A new floor standing main LV panel will be provided within the basement LV switch room to provide power to both the landlords and tenant loads excluding the retail units. From the new main LV panel, submain distribution cables will supply distribution boards, lifts, smoke clearance system (if required) and HVAC equipment panel boards. Bus bars will serve the tenant distribution boards on each floor that provide the lighting and small power final circuits on the tenant floor plates. Landlord distribution boards for the common spaces will be provided in a riser centrally located in the core, accessed from the landlord space.

Lighting

General and emergency lighting will be provided in both landlord areas and tenant office spaces. A new LED building mounted external feature lighting scheme will be provided to enhance the aesthetics of the new façade during the hours of darkness. The main driver for the external lighting will be to make a feature of the new façade. External lighting energy efficiency will meet the requirements of BREEAM Ene 03 criteria. External lighting will be switched by time clock and photocell.

A self-contained emergency lighting system will be provided for emergency illumination in accordance with BS 5266 utilising LED technology with anti-panic and escape route optics provided as required.

Small Power

Small power circuits for landlord's area will be provided from the landlord distribution boards. All socket outlets and all other accessories will be flush mounted except in Back of house areas such as plant room, bin store, bike store and risers, where they will be surface mounted using steel conduits. Communications

Space to terminate external grade incoming fibre optic communications utility cables will be provided within the two separate basement incoming communications rooms. Containment will be provided for tenant fibre optic cables horizontally from the two communication intake rooms to the two tenant electrical risers.

Security

Access Control

A new online central access control system will be provided by within the landlord areas. The access control system will be monitored from the main reception desk by the building concierge. Access control tokens will be provided to the tenants by the landlord for occupiers and visitors.

CCTV

A new landlord CCTV system will be provided. The CCTV system will be Power Over Ethernet (POE) and comprise both internal and externally rated fixed position dome type cameras.

Safety Systems

Fire alarm system

A new landlord analogue addressable fire alarm system will be provided complete with new cabling, accessories, and control panel. The main fire alarm control panel will be located within the main entrance at ground floor. A fire alarm detection loop will be provided for the ground floor and basement area, with input/output interfaces provided for the commercial units. A landlord loop will be provided within the core for the circulation and WC's, the loop will also include input/output interfaces for the tenant areas. The tenant interfaces will facilitate the use of a conventional detector zone and sounder driver.

Disabled refuge call system

An emergency refuge call system will be provided with the main panel at the ground floor entrance, and outstations at each of the disabled refuge locations. The siting of the fire alarm sounders will be sympathetic to ensure that two-way conversation can be heard at both the outstations and the main panel.

Disabled WC alarm

A central disable WC alarm system will be provided. Each Disabled WC will have activation pull cords, reset buttons and a local indication device. All the WC alarms will then link to an indication alarm located behind the ground floor main reception desk.

9.1 Engineering Sustainability

Sustainability consultants Buro Happold have provided the following overview of the sustainability strategy for 7-9 Piccadilly.

Energy & Sustainability

The development employs best practice environmental design strategies, minimising building's vulnerability to climate change impacts and contributing to the Council's 'net zero' carbon commitments. The environmental standards set for this development respond to the environmental policies set out in:

- Section 4 Environmental Standards of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007)
- Manchester's Core Strategy Development Plan Document (Adopted 11th July 2012)
- Manchester Climate Change Framework 2020-25 (2020)
- Energy Efficiency and Renewable Energy

The Energy Strategy entails reducing the need for energy through passive fabric improvements, followed by highly efficient building services and then the application of low carbon technologies. The passive design strategies include enhanced thermal insulation and low air permeability of the façade, the use of openable windows and high-performance opaque elements. The building's energy demand and impact on the environment is further reduced through energy efficient features such demand controlled ventilation, high efficiency LED lighting, and use of air source heat pumps for energy supply.

Environmental Design

BREEAM Very Good is being targeted for the new build part of the development (i.e., the office). Subsequently, 7-9 Piccadilly Gardens will encourage the selection of products that involve lower levels of negative environmental, economic, and social impact. Furthermore, construction dust mitigation measures will be adopted during construction stage minimising dust soiling effects on people and property. Overall, 7-9 Piccadilly Gardens benefits from accessibility to a range of sustainable modes of travel, including walking routes, cycle routes and public transport services. This will be supplemented by provision of bicycle storage and shower facilities, all collectively promoting sustainable travel by non-car modes.

Water Management and Weather Resilience

The introduction of a blue roof is being proposed reducing the risk of flooding within the local area. Water efficiency within the building will be driven by industry best practice – 7-9 Piccadilly Gardens will seek to reduce potable water demand by 40% against a baseline building through specification of water efficient sanitaryware, flow control devices, and water metering in-house

Waste Management

Resource Management Plan will be developed defining target benchmarks for resource efficiency, procedures and commitments for minimising hazardous and non-hazardous waste, and monitoring. All development waste will be managed in line with the waste hierarchy prioritising waste prevention and reuse, followed by recycling, then energy recovery, and last of all disposal (e.g., landfill). The proposal retains elements of the structure and circulation on the basement, ground and first floors. Where items are to be replaced, such as the façade, low-impact materials have been specified. At operational stage, 50% of bin provision will be dedicated to recycling.

Construction Management

The contractor will be required to adopt responsible construction management practices, including registration with the Considerate Constructor Scheme and implementation of pollution prevention policies. Environmental impacts associated with site energy, water consumption and transport will be monitored. Contractual targets will be set to minimise the generation of construction waste.

Biodiversity

7-9 Piccadilly Gardens will provide two bat boxes and two bird boxes as part of the design, contributing to the enhancement of the site ecology. Similarly, additional planting will be proposed where practicable, with a living green wall and planter proposed to the Back Piccadilly elevation.

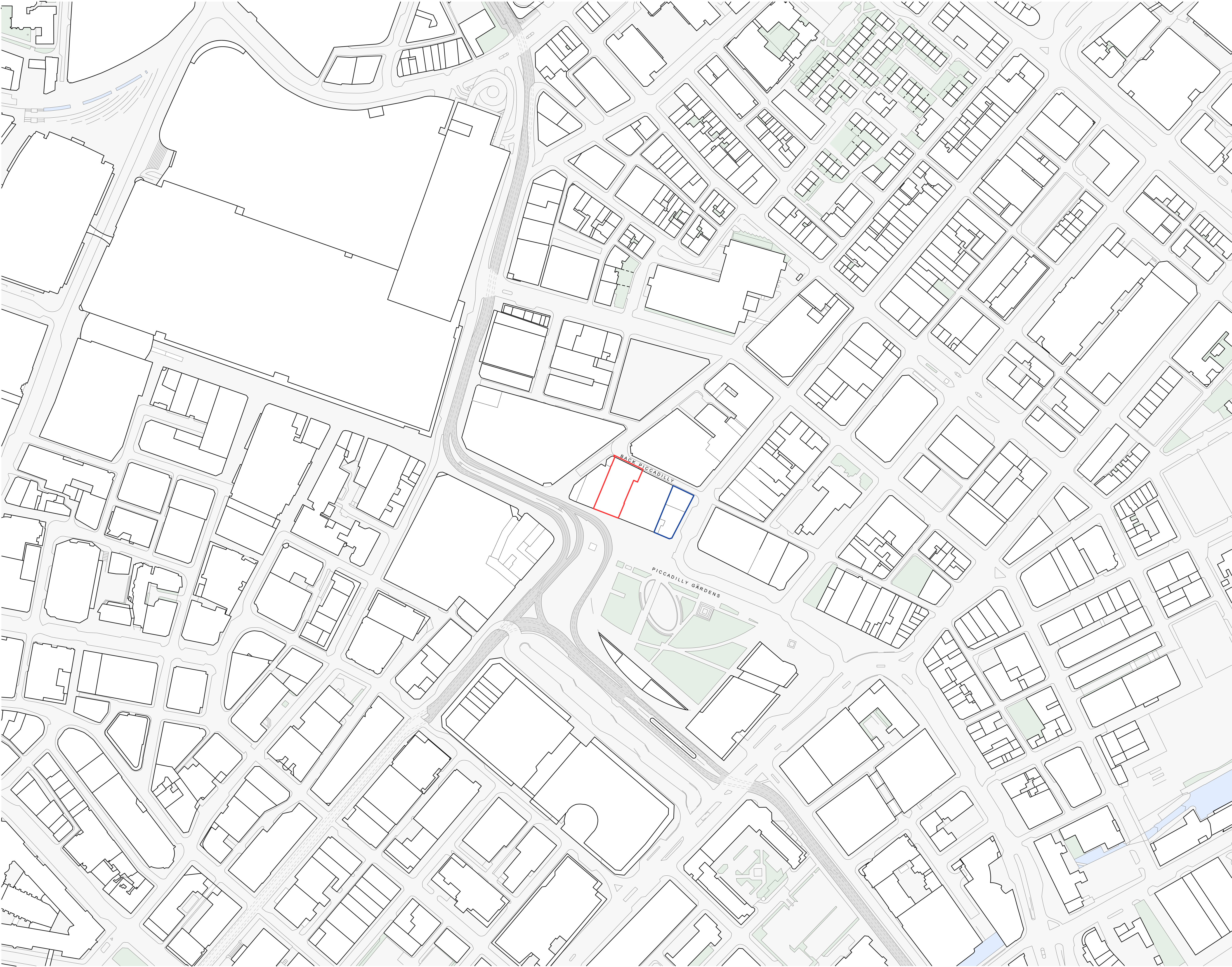
Adaptation to Climate Change

The design strategies taken to increase climate resilience of 7-9 Piccadilly Gardens include the utilisation of passive design strategies for heating and cooling, energy efficient features, passive solar shading, openable windows, airtight façade, air source heat pumps, blue roof.

Appendix A - Architectural Drawings

Submitted Drawings

Drawing Number	Title	Scale
05936_MP_00_0000	Existing Site Plan - Red Line Boundary	1:1250@A1
05936_MP_00_0001	Existing Site Plan - Red Line Boundary	1:500@A1
05936_B1_P_02_1999	Existing Plan - Basement	1:100@A1
05936_B1_P_02_2000	Existing Plan - Ground	1:100@A1
05936_B1_P_02_2001	Existing Plan - First	1:100@A1
05936_B1_P_02_2002	Existing Plan - Second	1:100@A1
05936_B1_P_02_2099	Demolition Plan - Basement	1:100@A1
05936_B1_P_02_2100	Demolition Plan - Ground	1:100@A1
05936_B1_P_02_2101	Demolition Plan - First	1:100@A1
05936_B1_P_02_2102	Demolition Plan - Second	1:100@A1
05936_B1_P_02_2199	Proposed Basement Arrangement Plan	1:100@A1
05936_B1_P_02_2200	Proposed Ground Floor Arrangement Plan	1:100@A1
05936_B1_P_02_2201	Proposed First - Fourth Floor Arrangement Plan	1:100@A1
05936_B1_P_02_2205	Proposed Fifth - Sixth Floor Arrangement Plan	1:100@A1
05936_B1_P_02_2207	Proposed Fifth - Roof Arrangement Plan	1:100@A1
05919_B1_E_04_2200	Existing Elevation A	1:100@A1
05919_B1_E_04_2201	Existing Elevation B	1:100@A1
05919_B1_E_04_2202	Existing Elevation C	1:100@A1
05919_B1_E_04_2203	Existing Elevation D	1:100@A1
05919_B1_E_04_2100	Demolition Elevation A	1:100@A1
05919_B1_E_04_2102	Demolition Elevation C	1:100@A1
05919_B1_E_04_2200	Proposed Elevation A	1:100@A1
05919_B1_E_04_2201	Proposed Elevation B	1:100@A1
05919_B1_E_04_2202	Proposed Elevation C	1:100@A1
05919_B1_E_04_2203	Proposed Elevation D	1:100@A1
05919_B1_E_05_2200	Existing Section AA	1:100@A1
05919_B1_E_05_2201	Proposed Section AA	1:100@A1



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A506

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KEY PLAN:

Application Boundary

Land within the applicant's ownership
which is not included in this Planning Application

A 22/12/21 Boundaries updated. Issued for planning.

REV	DATE	DETAILS
-----	------	---------

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PROJECT:
7-9 Piccadilly
Manchester

TITLE:
Existing Site Plan
Red Line Boundary

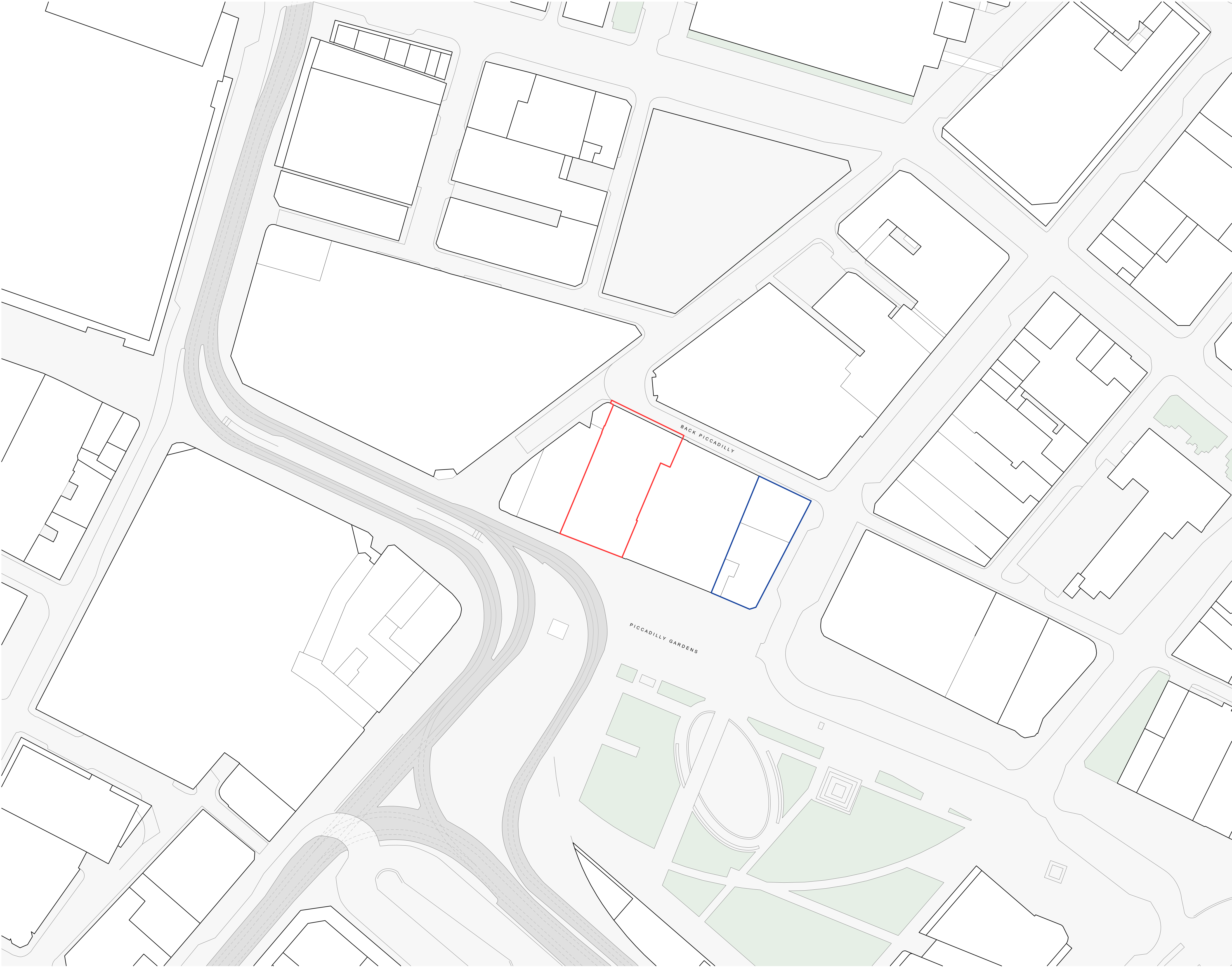
SCALE: 1:1250@ A1 ORIGIN DATE: 06/07/21 DRAWN: MS CHECKED: EMcA

STATUS:
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KEY PLAN:

- Application Boundary
- Land within the applicant's ownership which is not included in this Planning Application

A 22/12/21 Boundaries updated. Issued for planning.

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TITLE:
Existing Site Plan
Red Line Boundary

SCALE: 1:500@ A1 ORIGIN DATE: 06/07/21 DRAWN: MS CHECKED: EMcA

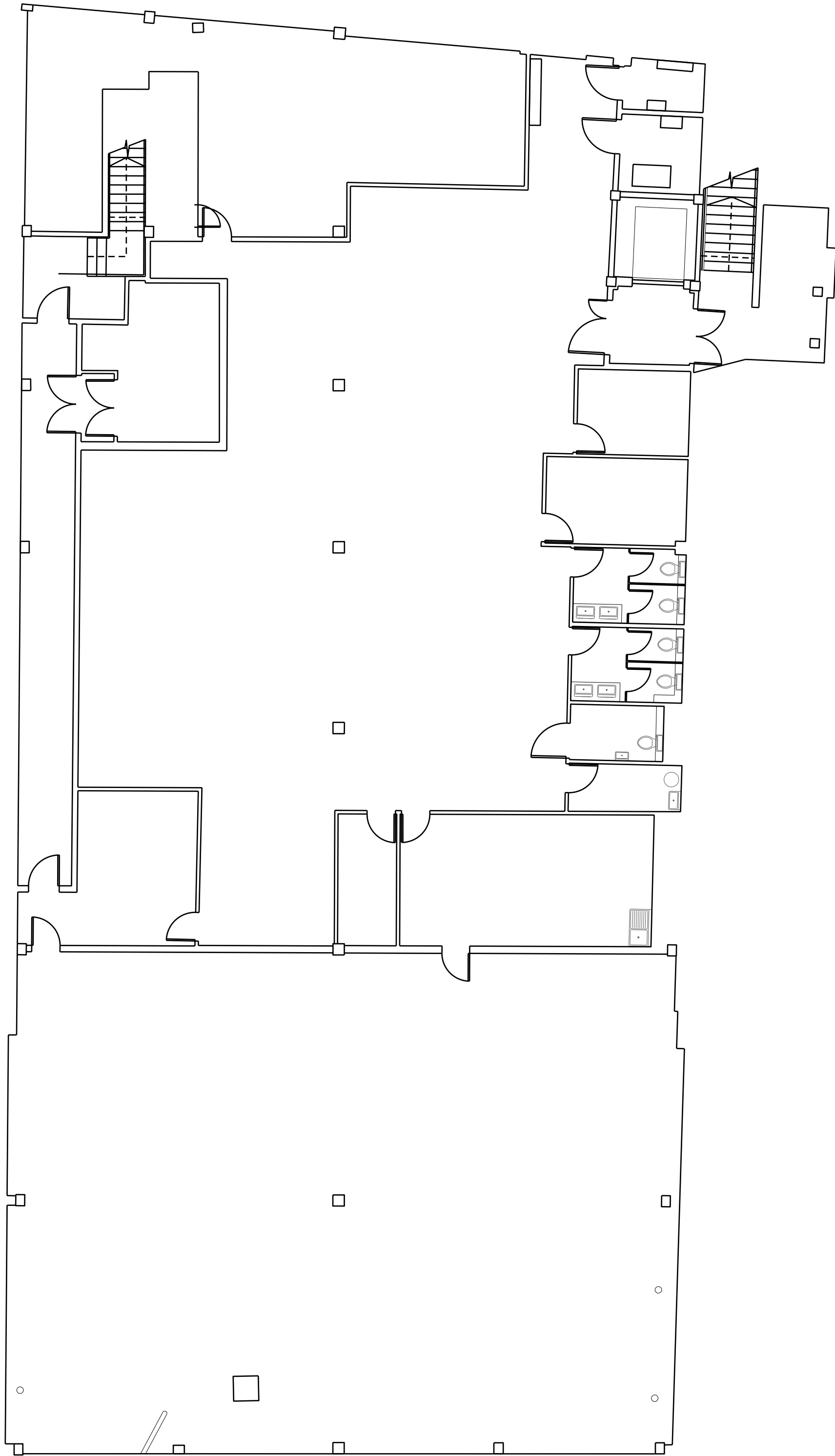
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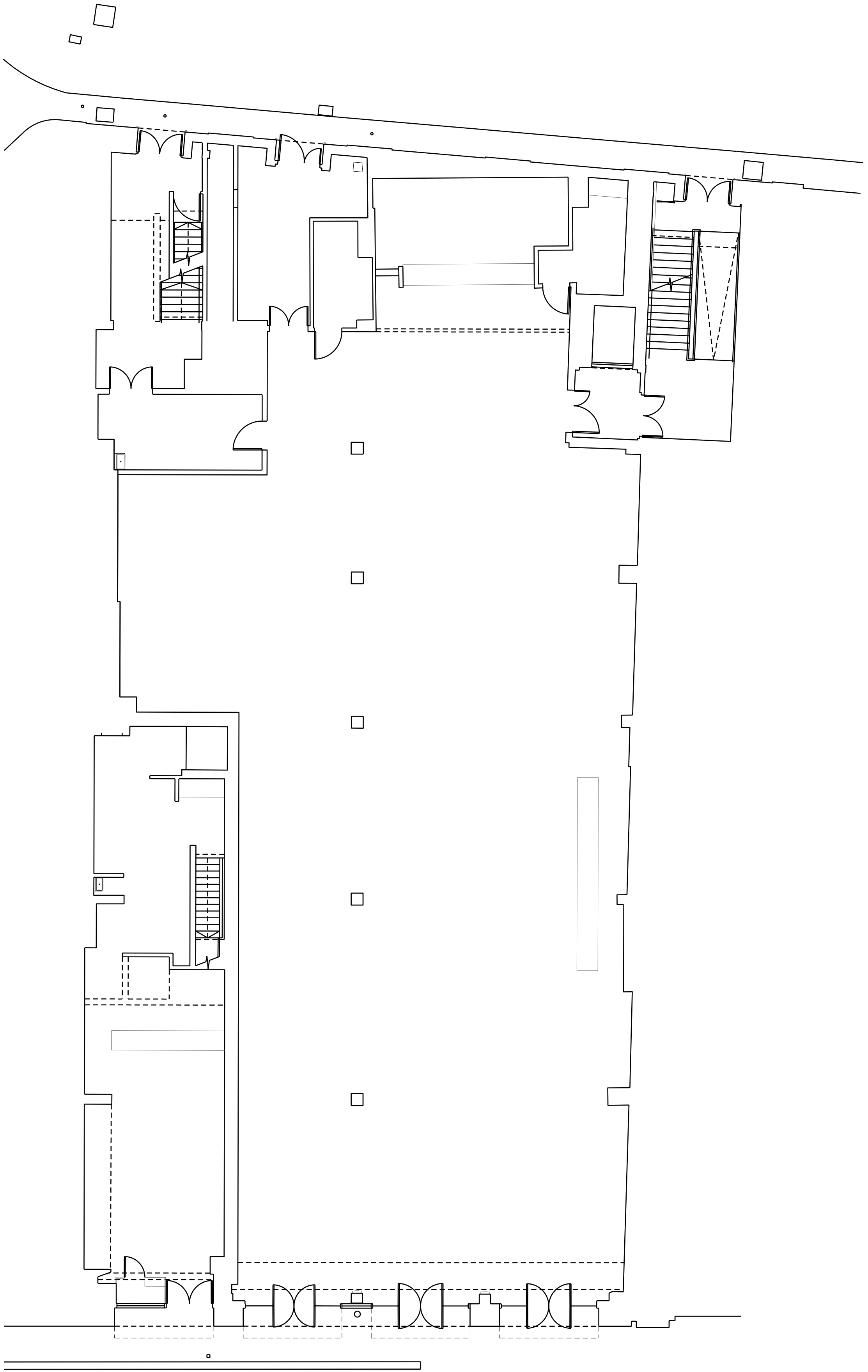
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Existing GA Plan

SCALE: 1:100@ A1 ORIGIN DATE: 21/06/2021 DRAWN: EMcA CHECKED: -

STATUS: Planning

PROJECT: 05936 DRAWING NO: _B1_02_1999 REV: 0

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PROJECT:
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TITLE:
Ground Level
Existing GA Plan

SCALE: 1:100@ A1 ORIGIN DATE: 21/06/2021 DRAWN: EMcA CHECKED: -

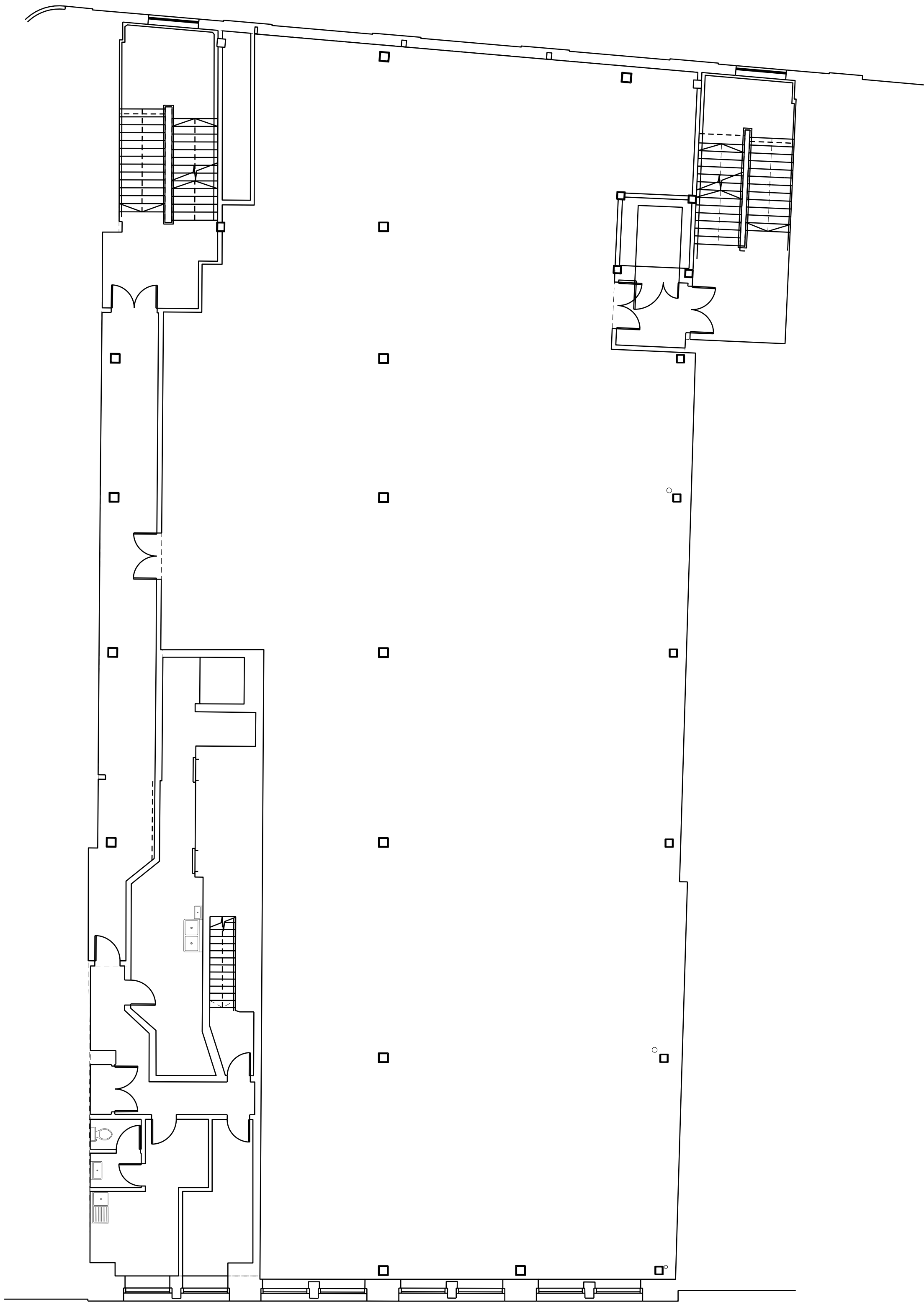
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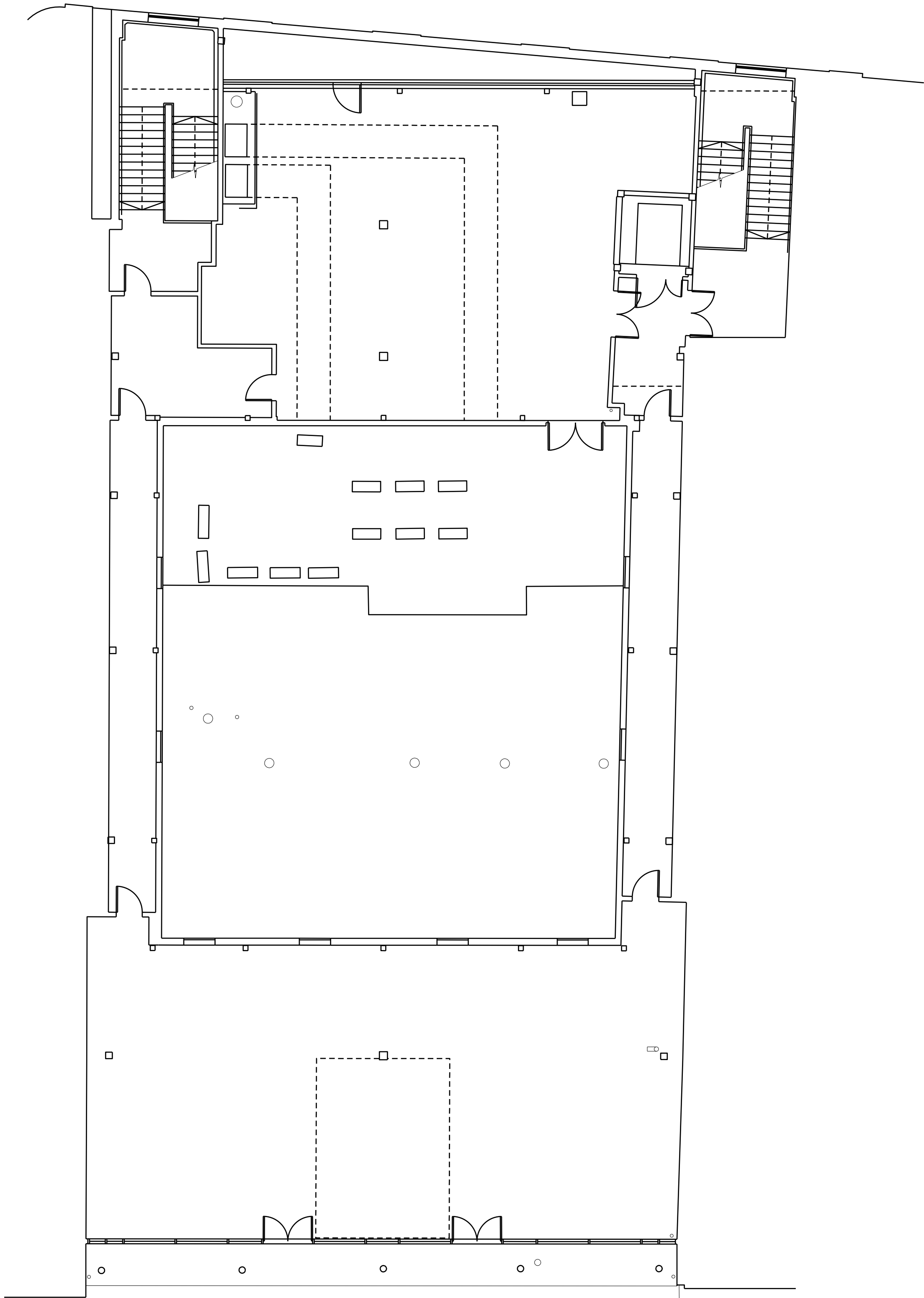
TITLE: Level 01
Existing GA Plan

SCALE: 1:100@ A1 ORIGIN DATE: 23/06/2021 DRAWN: EMcA CHECKED: -

STATUS: Planning

PROJECT: 05936 DRAWING NO: _B1_02_2000 REV: 0

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TITLE:
Level 02
Existing GA Plan

SCALE: 1:100@ A1 ORIGIN DATE: 23/06/2021 DRAWN: EMcA CHECKED: -

STATUS:
Planning

PROJECT 05936 DRAWING NO: _B1_02_2002 REV: 0

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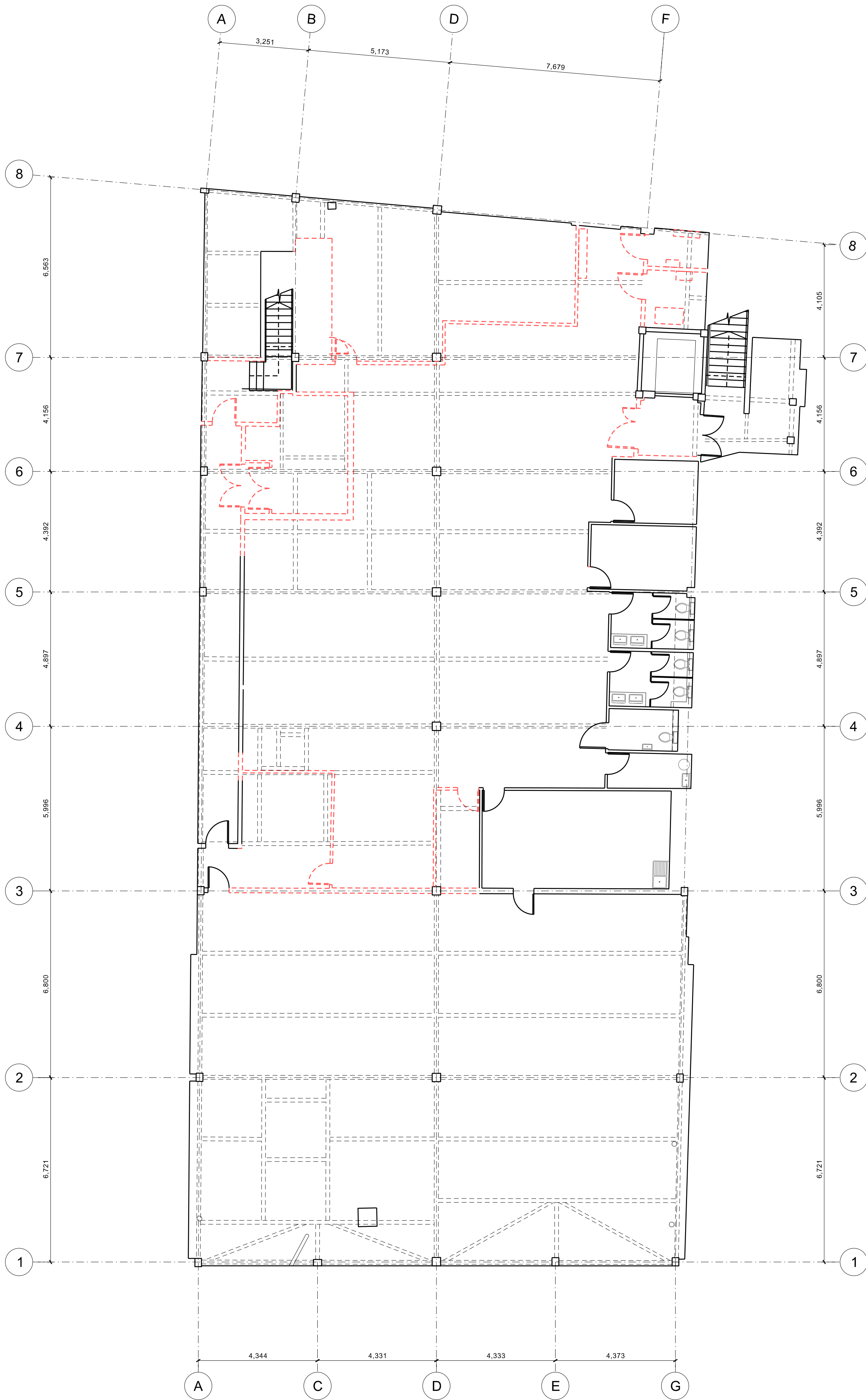
KEY PLAN:

Note:

Information based on topographical and building survey received
29/03/21 conducted by Malcolm Hughes Chartered Land Surveyors.

Drawings to be read in conjunction with Architectural, Structural and
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- Application Boundary
- Structure above
- To be removed



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PROJECT:
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TITLE:
Basement
Demolition Plan

SCALE: 1:100@ A1 ORIGIN DATE: 15/07/21 DRAWN: MS CHECKED: EMcA

STATUS:
Planning

PROJECT DRAWING NO: 05936 DRAWING NO: _B1_02_2099 REV: 0

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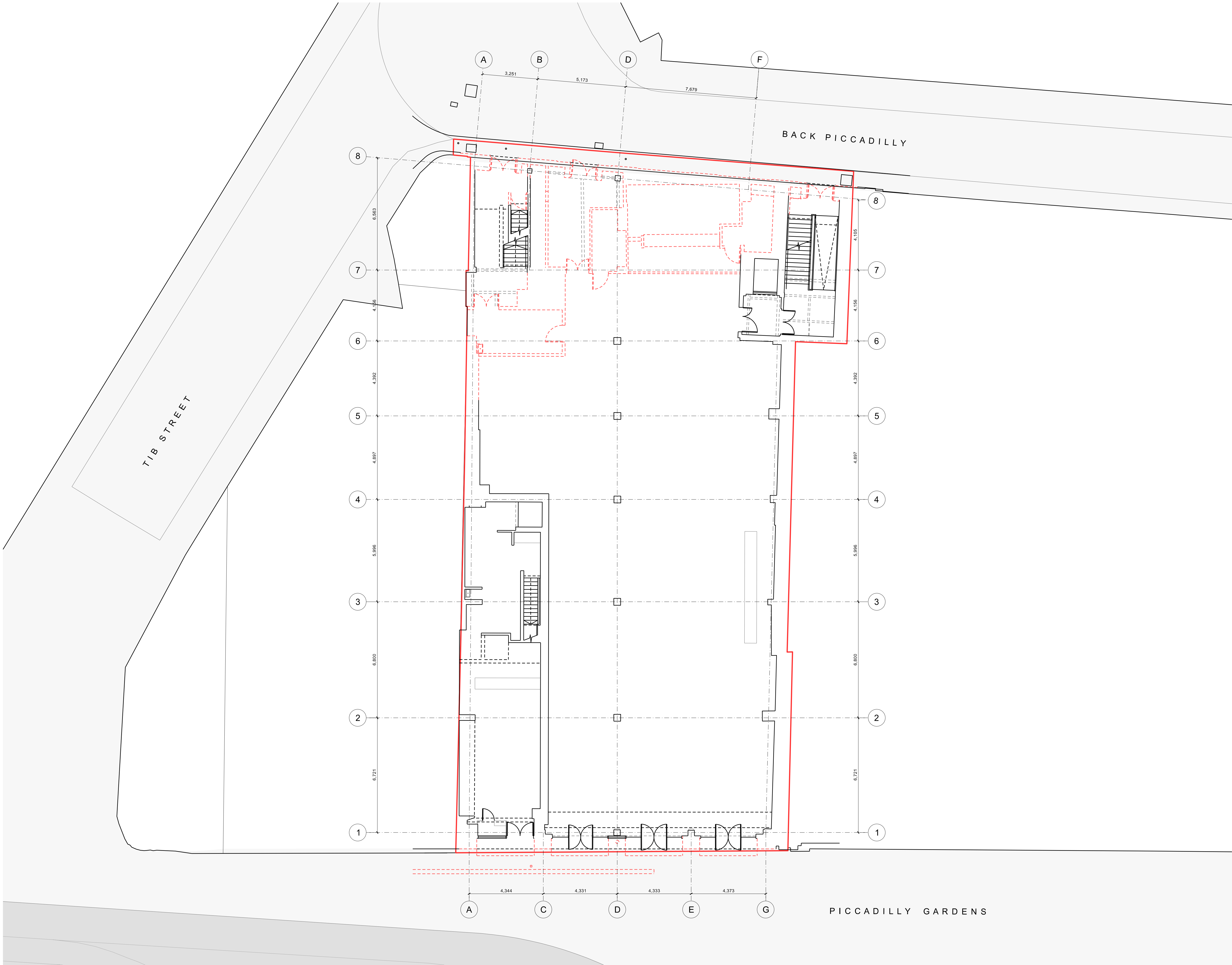
Note:

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NOTE: Site boundary line to be verified upon
receipt of survey co-ordinates information.



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0 1 2 3 4 5 6 7.5m

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PROJECT:
7-9 Piccadilly
Manchester

TITLE:
Ground Floor
Demolition Plan

SCALE:
1:100@ A1

ORIGIN DATE:
15/07/21

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STATUS:

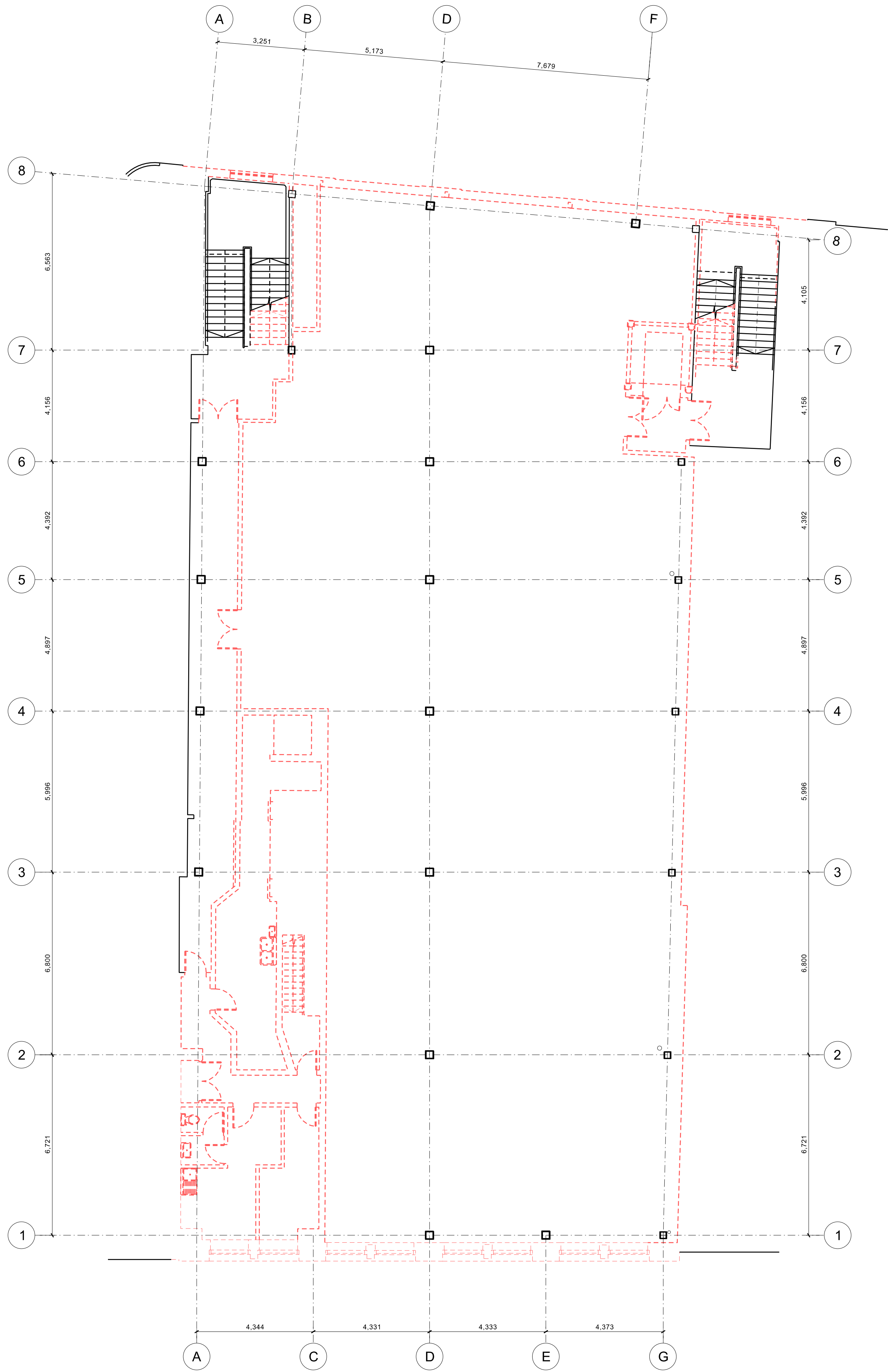
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PROJECT
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REV:
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KEY PLAN:

Note:

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- Application Boundary
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PROJECT:
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TITLE:
First Floor
Demolition Plan

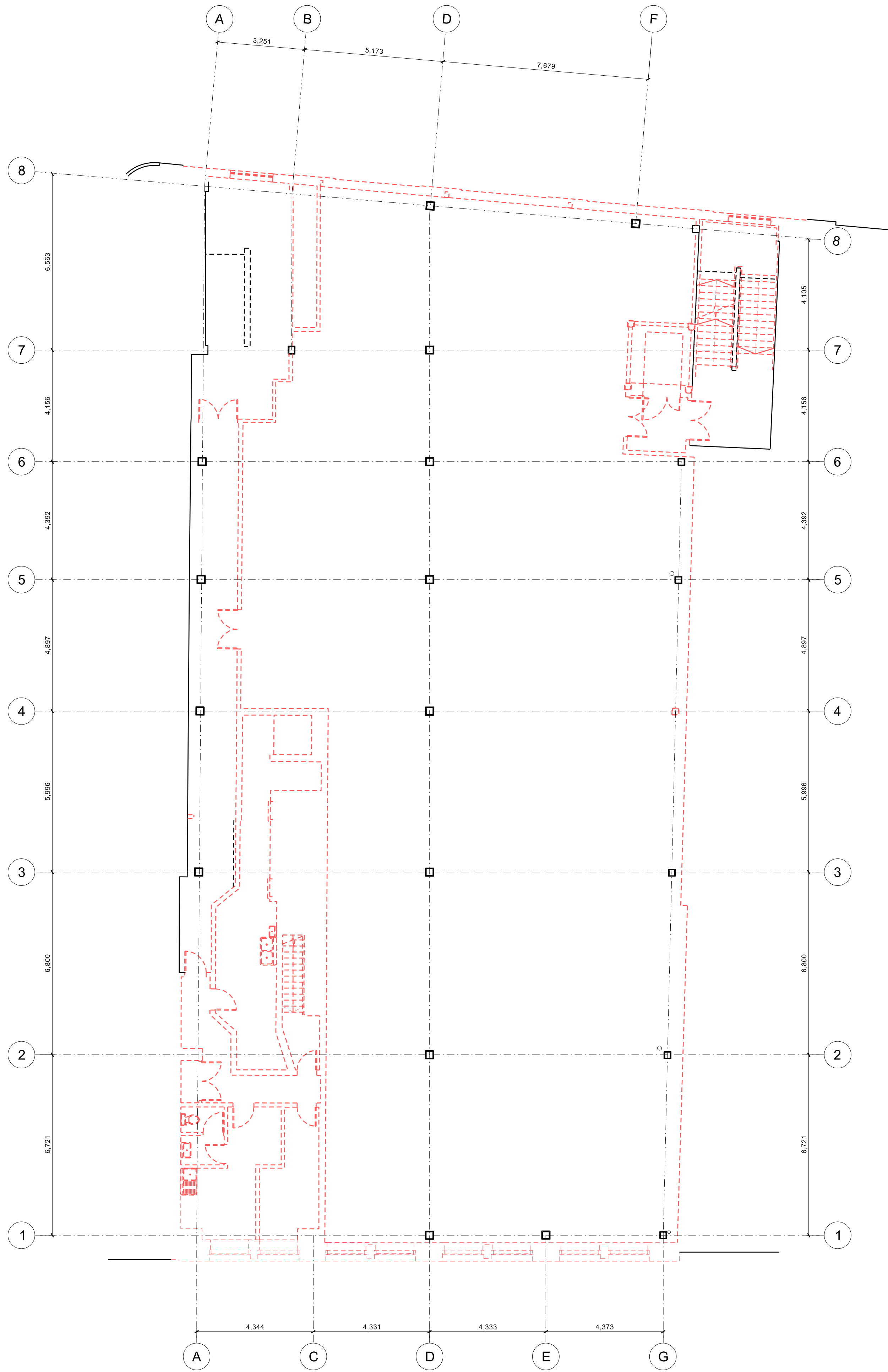
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STATUS:

Planning

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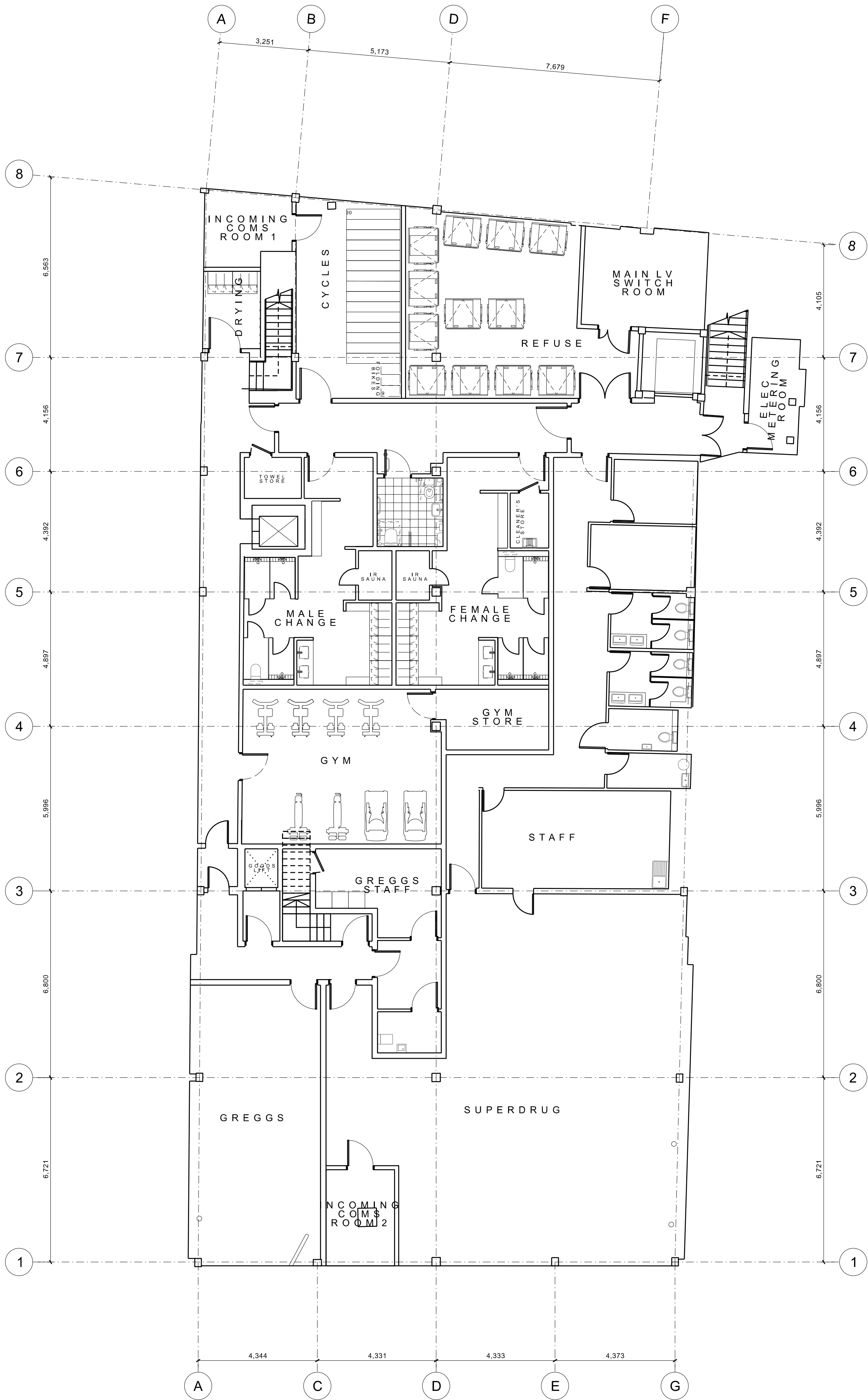
TITLE: Second Floor
Demolition Plan

SCALE: 1:100@ A1 ORIGIN DATE: 15/07/21 DRAWN: MS CHECKED: EMcA

STATUS: Planning

PROJECT: 05936 DRAWING NO: _B1_02_2101 REV: 0

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PROJECT:
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TITLE:
Basement Level
Proposed GA Plan

SCALE: 1:100@ A1 ORIGIN DATE: 03/06/2021 MS DRAWN: CHECKED: EMcA

STATUS:
Planning

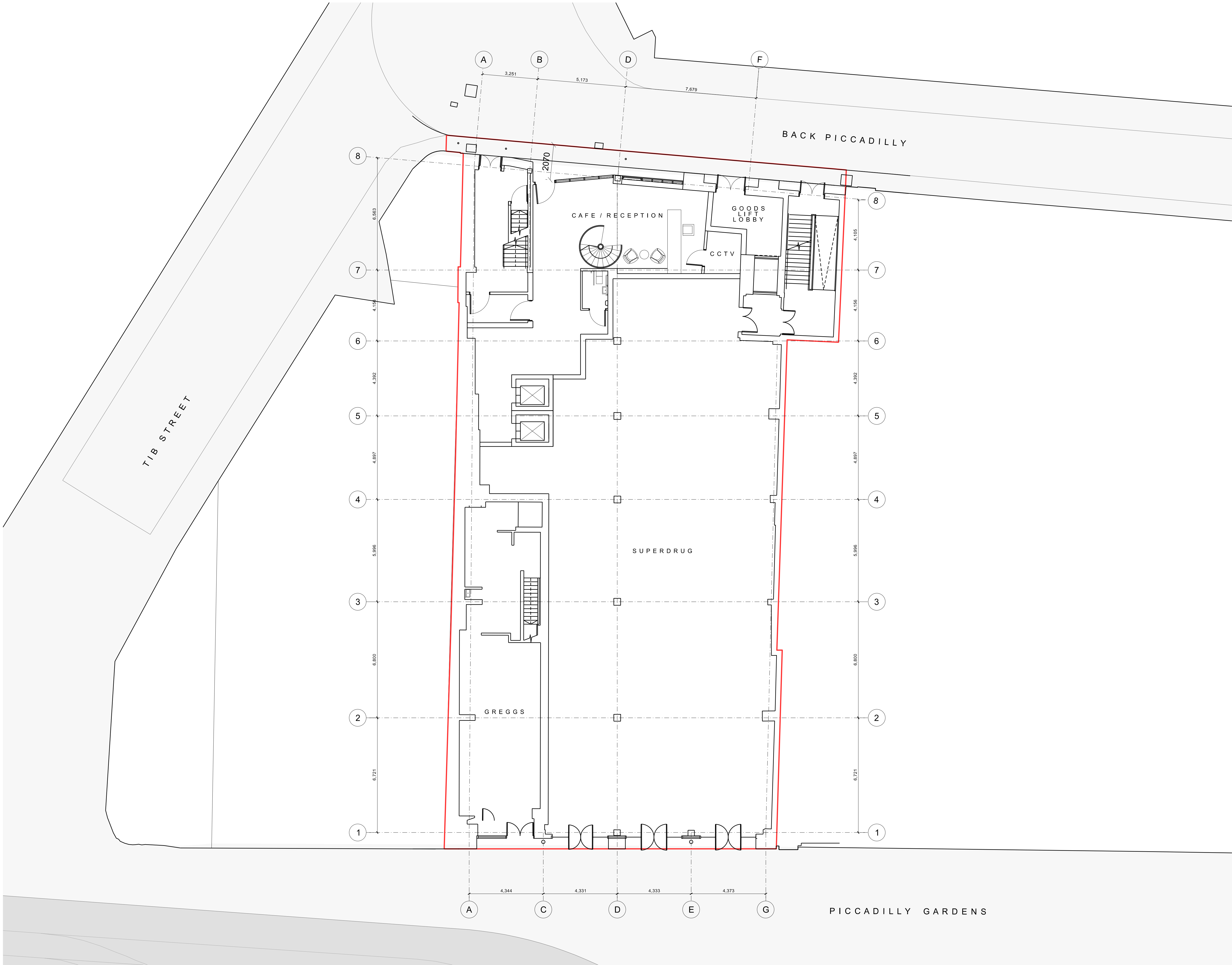
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KEY PLAN:
 Application Boundary



REV: | DATE: | DETAILS:



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PROJECT:
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Manchester

TITLE:
Ground Level
Proposed GA Plan

SCALE:
1:100@ A1

ORIGIN DATE:
03/06/2021

DRAWN:
MS

CHECKED:
EMcA

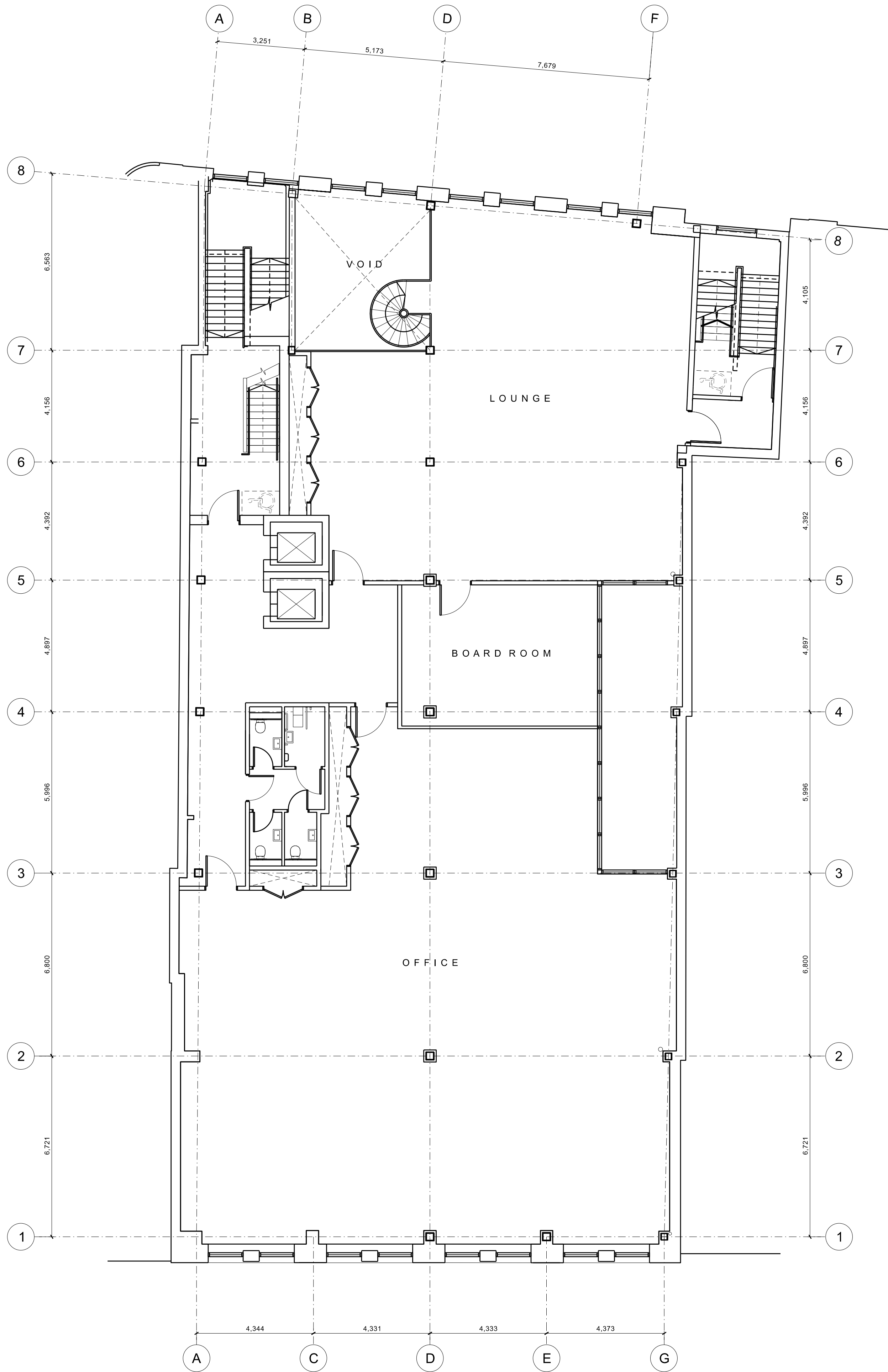
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PROJECT
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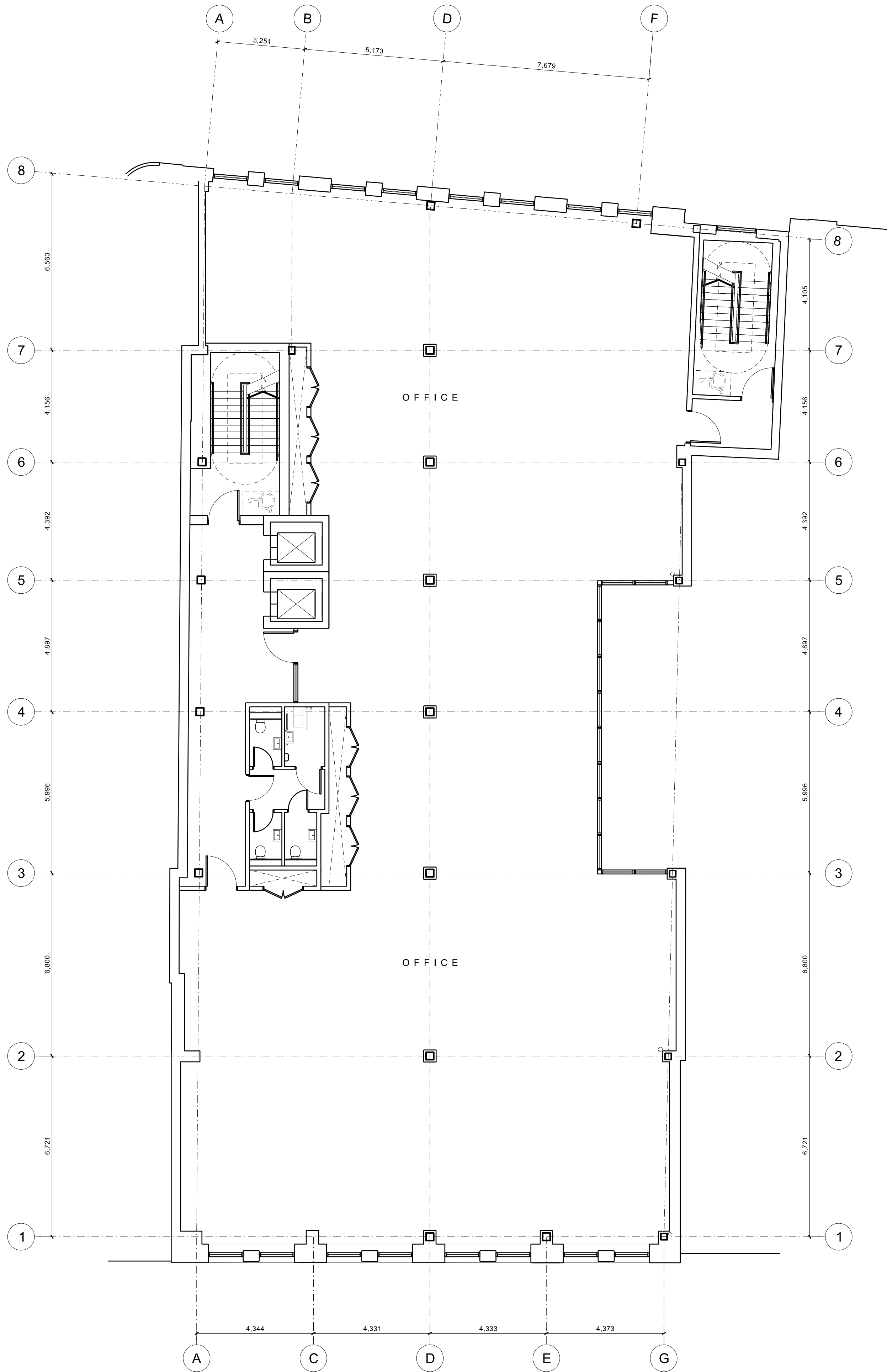
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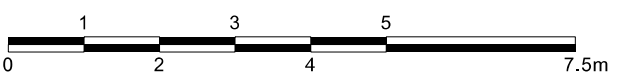


LEVEL 01



LEVEL 02-04

REV: DATE: DETAILS:



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PROJECT: 7-9 Piccadilly

MANCHESTER

TITLE: Level 01-04

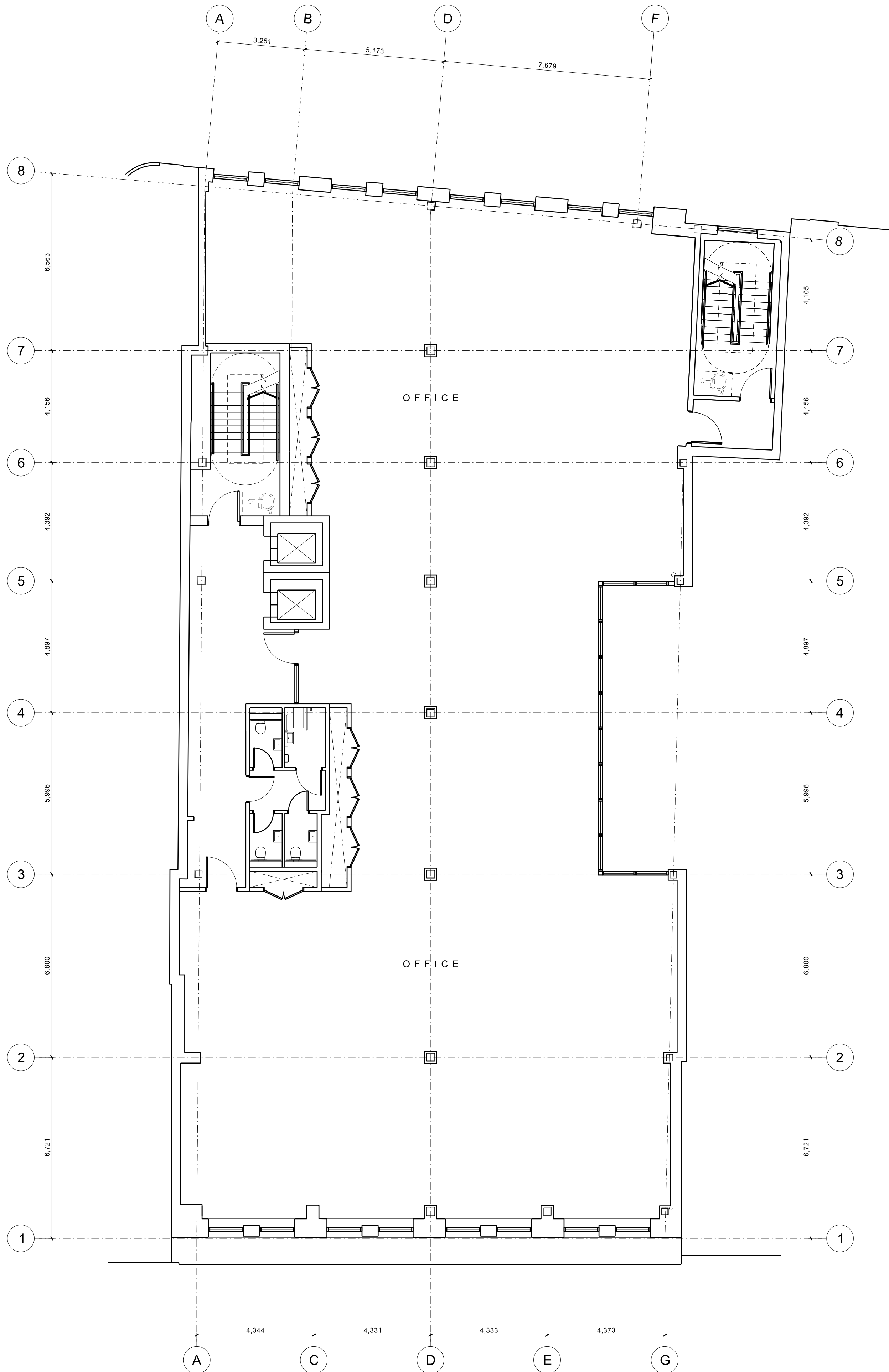
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SCALE: 1:100@ A1 ORIGIN DATE: 03/06/2021 MS DRAWN: EMcA

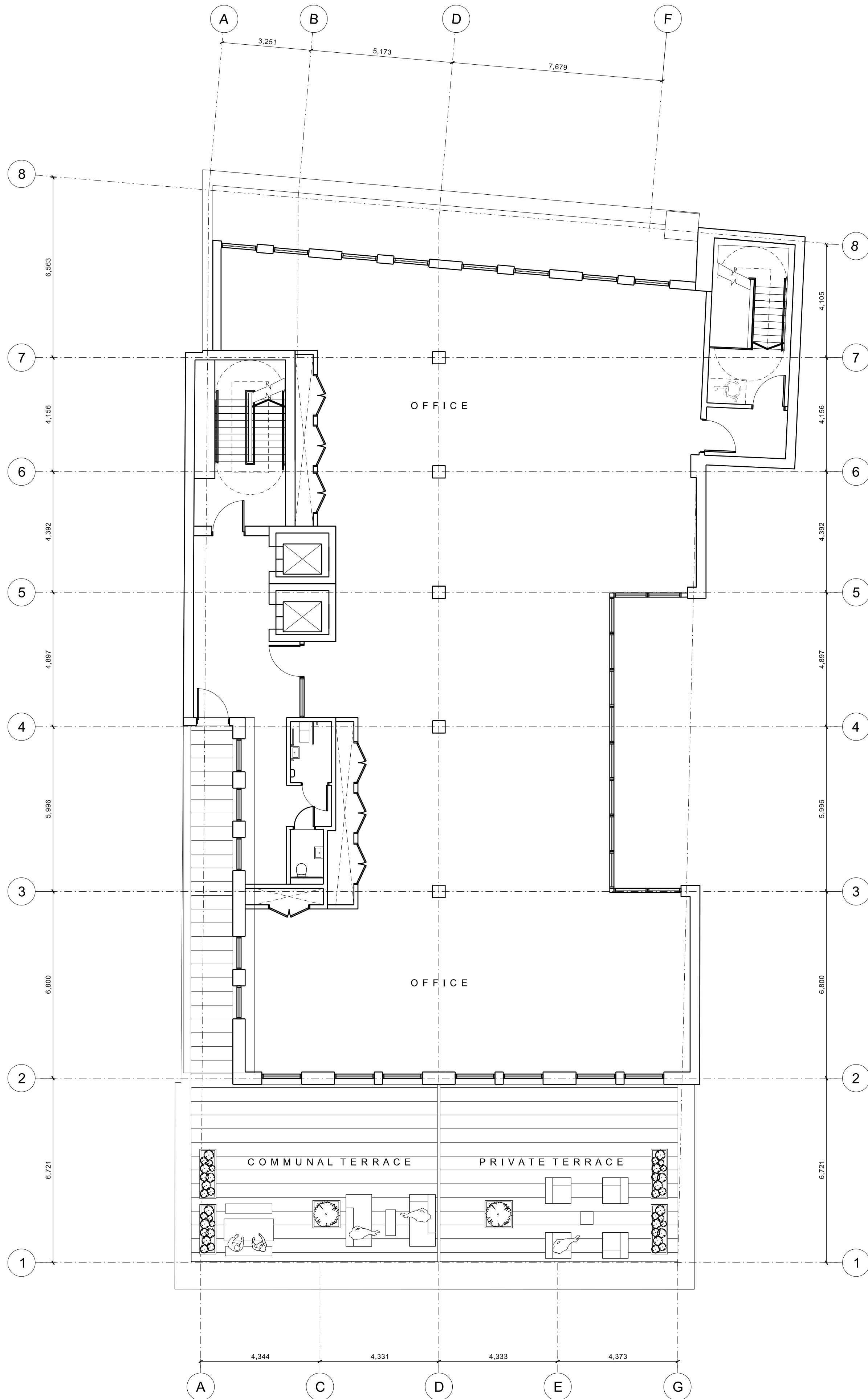
STATUS: Planning

PROJECT: 05936 DRAWING NO: B1_02_2201 REV: 0

Architecture | Masterplanning | Interiors | Graphics | Branding

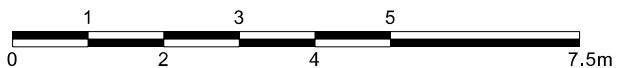


LEVEL 05



LEVEL 06

REV: DATE: DETAILS:



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PROJECT:
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TITLE:
Level 05 & 06
Proposed GA Plan

SCALE: 1:100@ A1 ORIGIN DATE: 03/06/2021 DRAWN: EMcA CHECKED: -

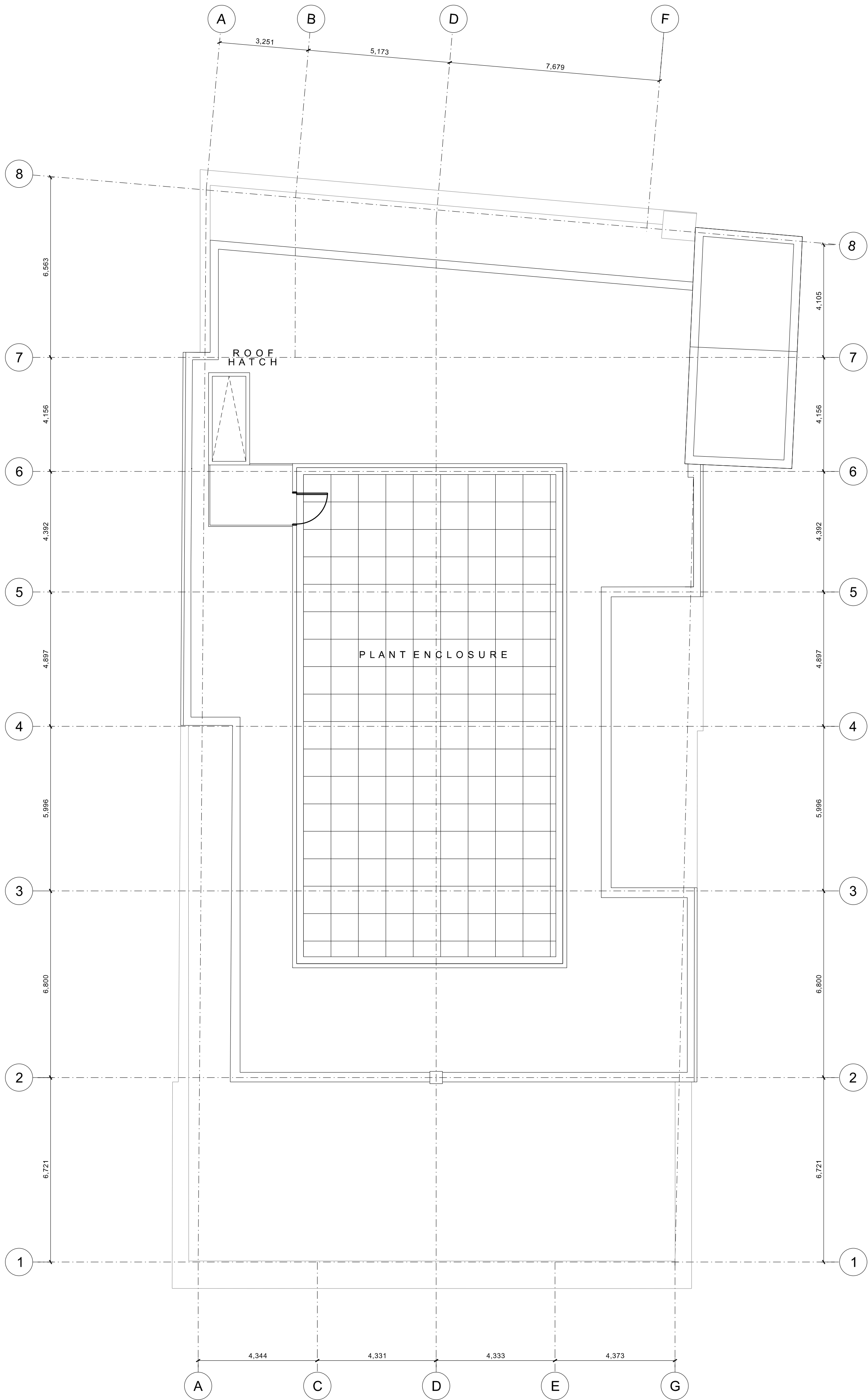
STATUS:
Planning

PROJECT: 05936 DRAWING NO: B1_02_2205 REV: 0

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KEY PLAN:



ROOF PLAN

REV: DATE: DETAILS:



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PROJECT: 7-9 Piccadilly
Manchester

TITLE: Level 07
Proposed Roof Plan

SCALE: 1:100@ A1 ORIGIN DATE: 13/10/2021 DRAWN: SS CHECKED: MS

STATUS: Planning

PROJECT: 05936 DRAWING NO: _B1_02_2207 REV: 0

Architecture | Masterplanning | Interiors | Graphics | Branding

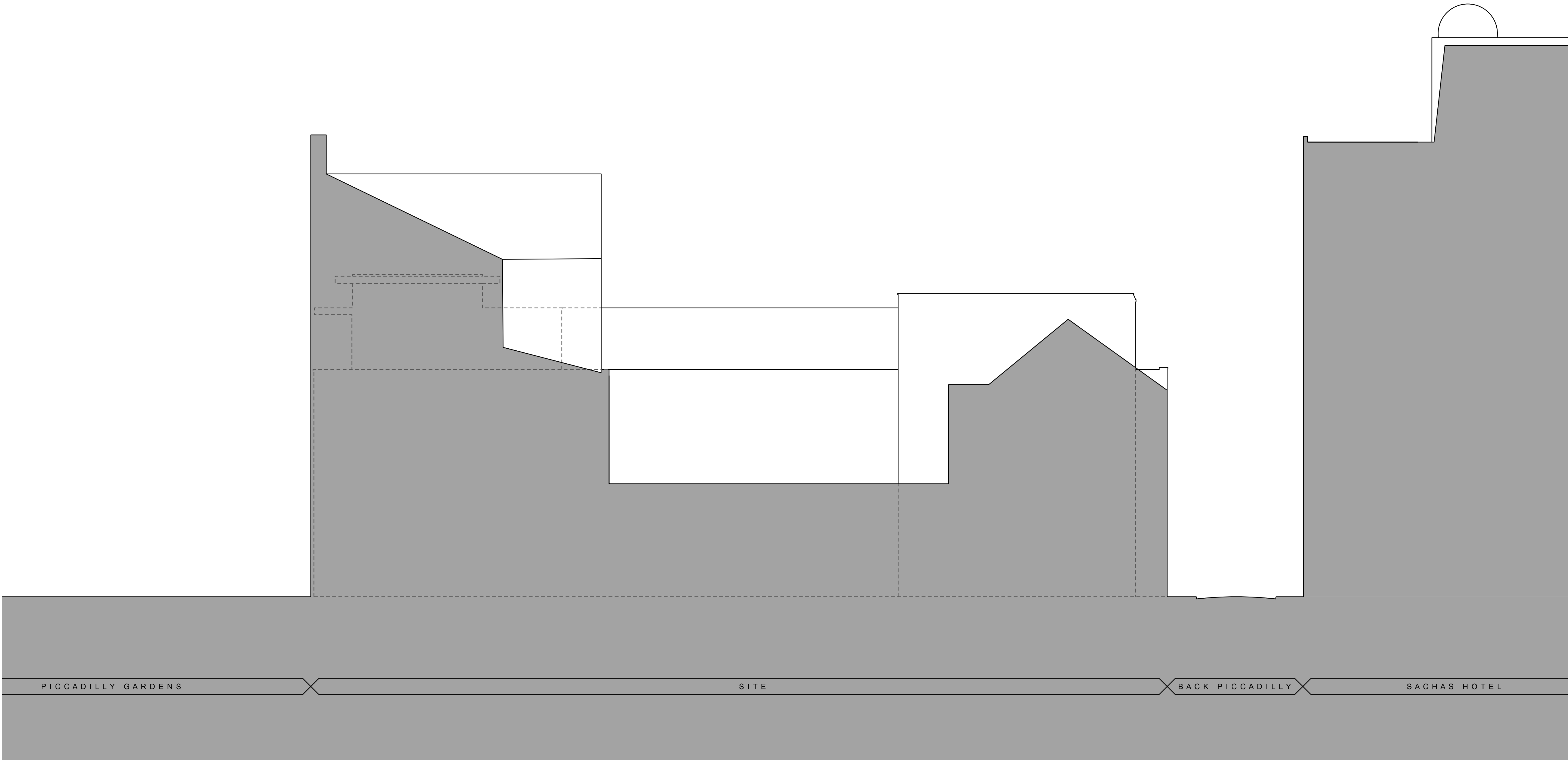


REV: | DATE: | DETAILS:

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47 Lever Street
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PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Existing Elevation
Elevation A
SCALE: 1:100@ A1
ORIGIN DATE: 29/06/21
DRAWN: MS
CHECKED: EMcA
STATUS:
Planning
PROJECT DRAWING NO: 05936 _B1_04_2000
REV: 0
Architecture | Masterplanning | Interiors | Graphics | Branding



REV.	DATE	DETAILS
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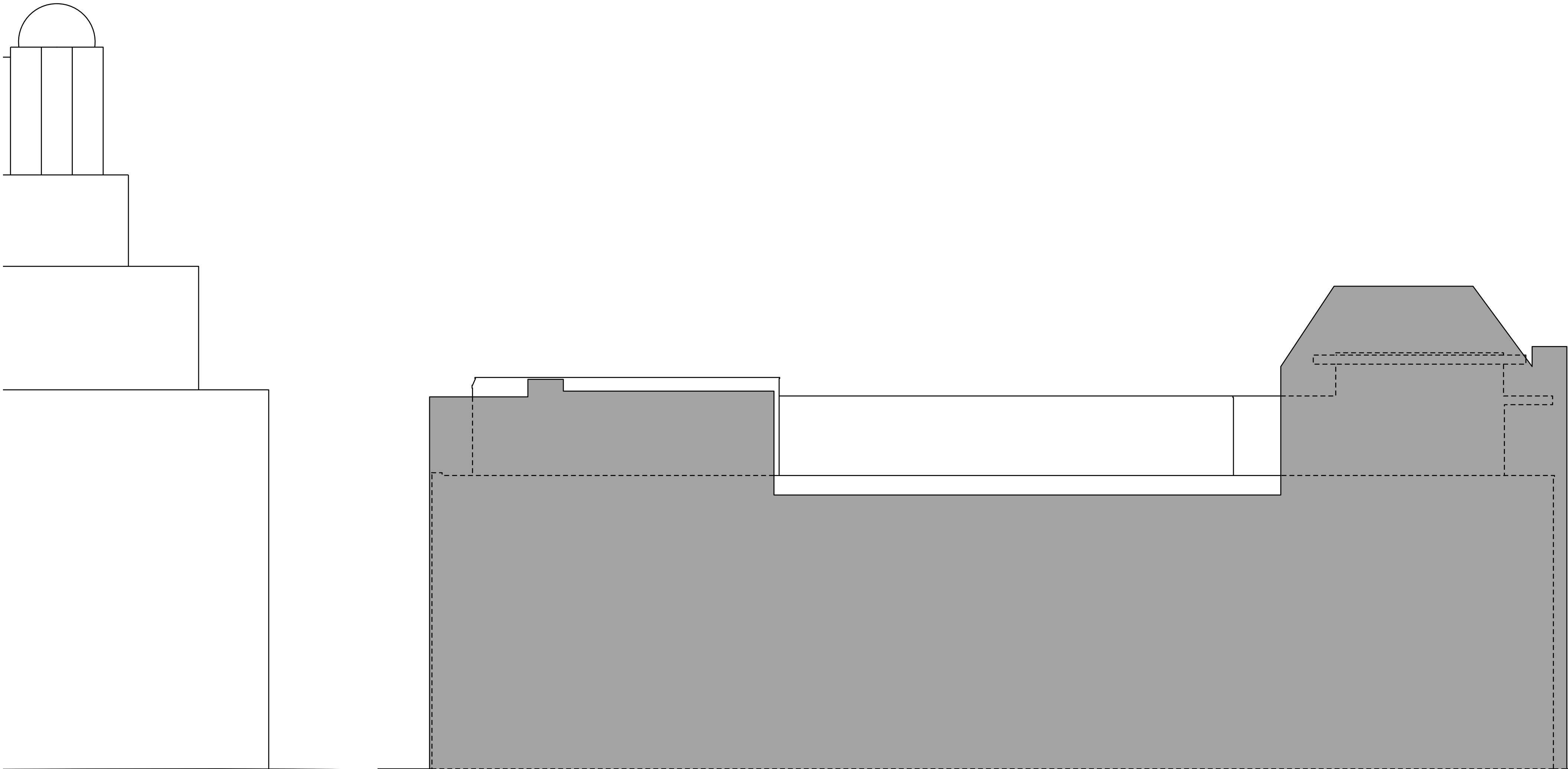
5plus architects

PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Existing Elevation
Elevation B
SCALE:
1:100@ A1
ORIGIN DATE:
29/06/21
DRAWN:
MS
CHECKED:
EMcA
STATUS:
Planning
PROJECT
05936
DRAWING NO:
_B1_04_2001
REV:
0
Architecture | Masterplanning | Interiors | Graphics | Branding



REV: | DATE: | DETAILS:

5plus architects
PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Existing Elevation
Elevation C
SCALE:
1:100@ A1
ORIGIN DATE:
29/06/21
DRAWN:
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CHECKED:
EMcA
STATUS:
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PROJECT
05936
DRAWING NO:
_B1_04_2002
REV:
0
Architecture | Masterplanning | Interiors | Graphics | Branding



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PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Existing Elevation
Elevation D
SCALE: 1:100@ A1 ORIGIN DATE: 29/06/21 DRAWN: MS CHECKED: EMcA
STATUS:
Planning
PROJECT DRAWING NO: 05936 _B1_04_2003 REV: 0
Architecture | Masterplanning | Interiors | Graphics | Branding

SACHAS HOTEL

BACK PICCADILLY

SITE

PICCADILLY GARDENS



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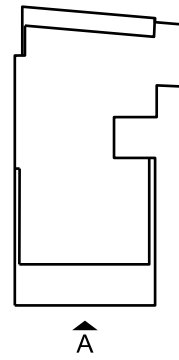
5plus architects

PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Demolition Elevation
Elevation A
SCALE:
1:100@ A1
ORIGIN DATE:
29/06/21
DRAWN:
MS
CHECKED:
EMcA
STATUS:
Planning
PROJECT
05936
DRAWING NO:
_B1_04_2100
REV:
0
Architecture | Masterplanning | Interiors | Graphics | Branding



REV: | DATE: | DETAILS:

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PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Demolition Elevation
Elevation C
SCALE:
1:100@ A1
ORIGIN DATE:
29/06/21
DRAWN:
MS
CHECKED:
EMcA
STATUS:
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PROJECT
05936
DRAWING NO:
_B1_04_2102
REV:
0
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◆Level: FPL
FPL: +72.775

◆Level: FRL
FRL: +71.575

◆Level: 06
FPL: +67.330

◆Level: 05
FPL: +63.830

◆Level: 04
FPL: +60.330

◆Level: 03
FPL: +56.830

◆Level: 02
FPL: +53.330

◆Level: 01
FPL: +49.830

◆Level: 00
FPL: +44.830

◆Level: -1
FPL: +41.770



C 21/12/21 Issued for Planning.
B 21/10/21 Issued for Information.
A 14/07/21 Storey height amended. Issued for information.

REV: DATE: DETAILS:

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PROJECT:
7-9 Piccadilly
Manchester

TITLE:
Proposed General Arrangement Elevations
Elevation A

SCALE: 1:100@ A1 ORIGIN DATE: 05/07/21 DRAWN: MS CHECKED: EMcA

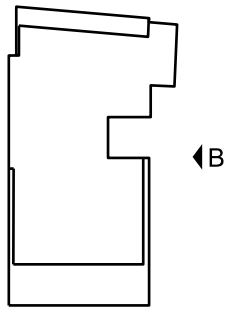
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PROJECT 05936 DRAWING NO: _B1_04_2200

REV: C
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Notes and checks are to be taken of any variation between drawings and site conditions.
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KEY PLAN:



- ◆Level: FPL
FPL: +72.775
- ◆Level: FRL
FRL: +71.075
- ◆Level: FPL
FPL: +71.575
- ◆Level: 06
FPL: +67.330
- ◆Level: 05
FPL: +63.830
- ◆Level: 04
FPL: +60.330
- ◆Level: 03
FPL: +56.830
- ◆Level: 02
FPL: +53.330
- ◆Level: 01
FPL: +49.830
- ◆Level: 00
FPL: +44.830
- ◆Level: -1
FPL: +41.770

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PROJECT:
7-9 Piccadilly
Manchester

TITLE:
Proposed General Arrangement Elevations
Elevation B

SCALE: 1:100@ A1 ORIGIN DATE: 21/10/21 DRAWN: MS CHECKED: EMcA

STATUS:

Planning

PROJECT DRAWING NO:
05936 _B1_04_2201

REV:
0

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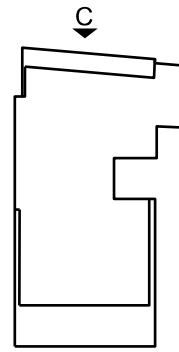
PICCADILLY GARDENS

SITE

BACK PICCADILLY

SACHAS HOTEL

KEY PLAN:



C	21/12/21	Issued for Planning.
B	21/10/21	Issued for Information.
A	14/07/21	Storey height amended. Issued for information.
REV:	DATE:	DETAILS:

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PROJECT:
7-9 Piccadilly
Manchester

TITLE:
Proposed General Arrangement Elevations
Elevation C

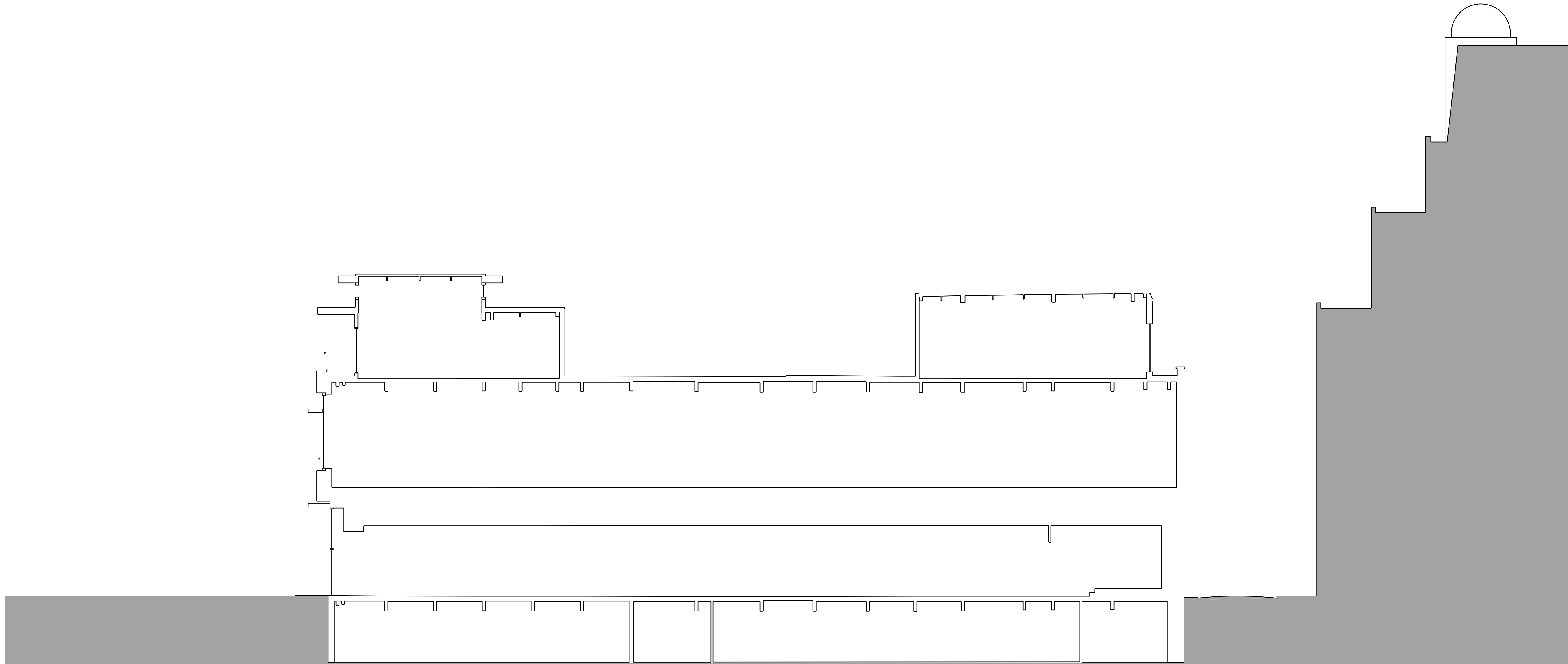
SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:100@ A1	05/07/21	MS	EMcA

STATUS:
Planning

PROJECT	DRAWING NO:	REV:
05936	_B1_04_2202	C

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KEY PLAN:



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PROJECT:
7-9 Piccadilly
Manchester
TITLE:
Existing Section
Section AA

SCALE: 1:100@ A1 ORIGIN DATE: 06/07/21 DRAWN: MS CHECKED: EMcA

STATUS: Planning

PROJECT DRAWING NO: 05936 _B1_05_2000 REV: 0

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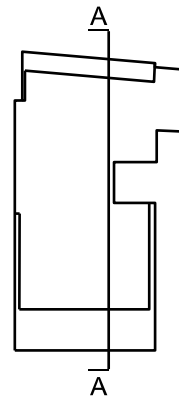
PICCADILLY GARDENS

SITE

BACK PICCADILLY

SACHAS HOTEL

KEY PLAN:



Level: FPL
FFL: +72.775

Level: FPL
FFL: +71.075

Level: FPL
FFL: +71.575

Level: 06
FFL: +67.330

Level: 05
FFL: +63.330

Level: 04
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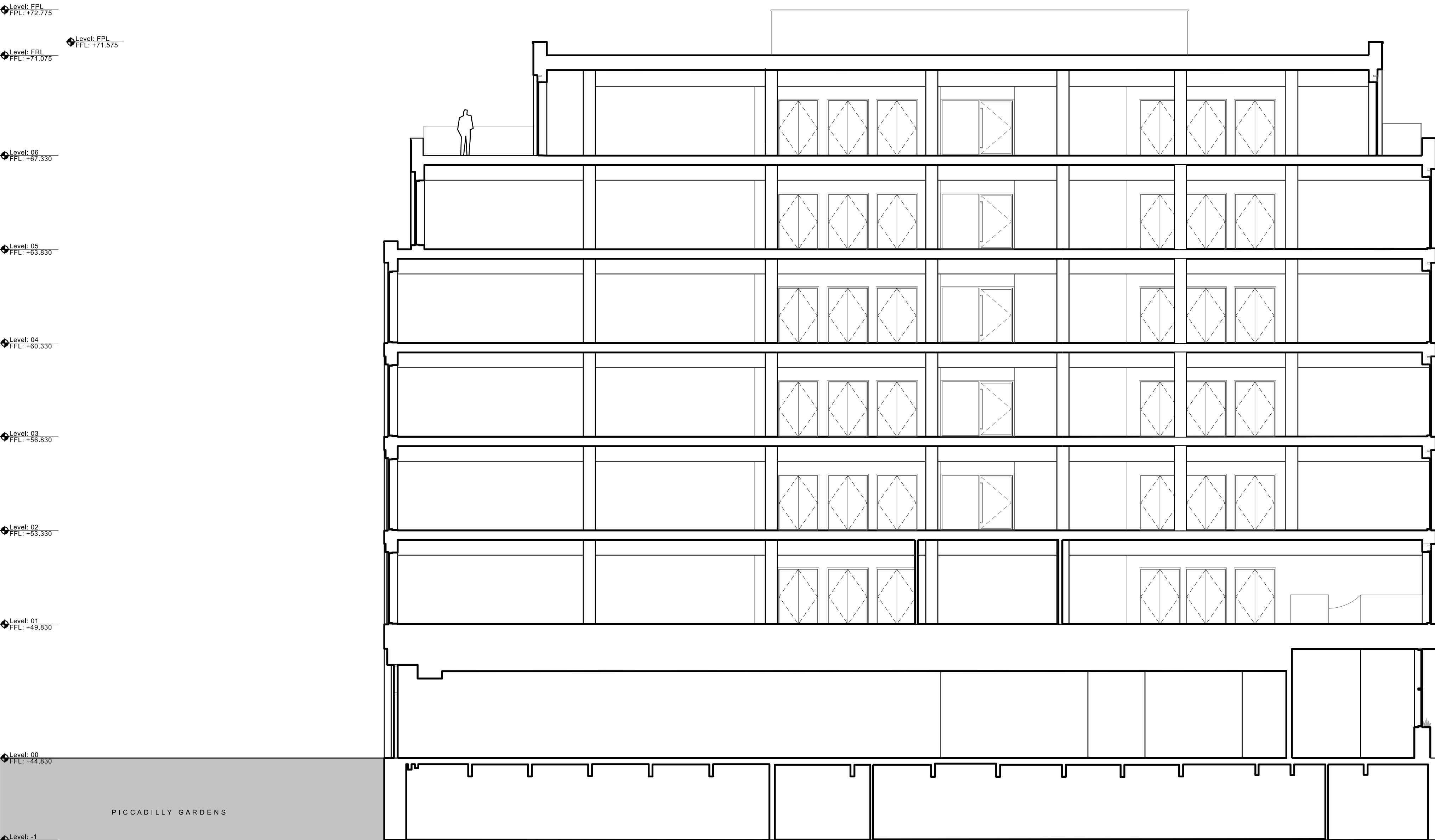
Level: 03
FFL: +56.830

Level: 02
FFL: +53.330

Level: 01
FFL: +49.830

Level: 00
FFL: +44.830

Level: -1
FFL: +41.770



PICCADILLY GARDENS

PICCADILLY GARDENS

SITE

BACK PICCADILLY

SACHAS HOTEL

B 21/12/21 Window heights amended. Issued for Planning.
A 04/11/21 Levels amended. Issued for information.

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PROJECT:
7-9 Piccadilly
Manchester

TITLE:
Proposed Section
Section AA

SCALE:
1:100@ A1

ORIGIN DATE:
14/07/21

DRAWN:
MS

CHECKED:
EMcA

STATUS:

Planning

PROJECT DRAWING NO:
05936 _B1_05_2000

REV:
B

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We listen
We question
We think
We design
We deliver

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