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Portwood Developments Ltd
87 Rochdale Road
Design & Access Statement

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1.0

Introduction

1.1 Introduction



Purpose of the Document

This document has been prepared on behalf of Portwood Developments Ltd in support of the full planning application for the site at 87 Rochdale Road, Manchester.

It has been prepared by Jon Matthews Architects with input from the technical team.

The Brief

The client brief is to provide 237 high quality homes across the site in a range of different typologies from 1 beds to 3 beds, from apartments to duplex townhouses with garages and gardens.

The development is to meet the principles of the Victoria North development framework and provide new high quality public space that connect seamlessly into adjoining developments.

Project Description

Demolition of existing buildings and structures; development of three new buildings comprising residential apartments and duplex homes (Use Class C3), commercial unit (Use Class E), basement car parking, new landscaping and public realm, and associated engineering and infrastructure works.

The Site Context

87 Rochdale Road sits at the heart of the Victoria North Development Framework, to the north east of Manchester City Core. The regeneration of the area is a priority for Manchester City Council (MCC) over the next 15 years.

The surrounding area has already seen significant redevelopment, including the NOMA masterplan, creating of a major employment area and the ongoing redevelopment of the areas surrounding Angel Meadows as a new residential neighbourhood. The Northern Gateway SRF builds on these developments and continues them along the Rochdale Road corridor towards Queen Park in the north.

Despite the area having a rich history it has lost much of the built heritage; though the historic Marble Arch pub adjacent to the site and the flat iron building across Rochdale Road help to provide a link to the area's past.

1.2 Context Plan



Key

1. 87 Rochdale Road
2. Marble Arch Pub
3. 11 - 13 Rochdale Road
4. Skyline Central
5. Moda, Angel Gardens
6. Co-op Building
7. Plot 2 Angel Meadows
8. Plot 3 Angel Meadows
9. Plot 4 Angel Meadows
10. Plot 5 Angel Meadows
11. Royal Mail Depot
12. AC Hotel
13. Aparthotel
14. Wing Yip Superstore
15. Hampton Hotel
16. CIS Tower

2.0

The Site

2.1 Historical Maps

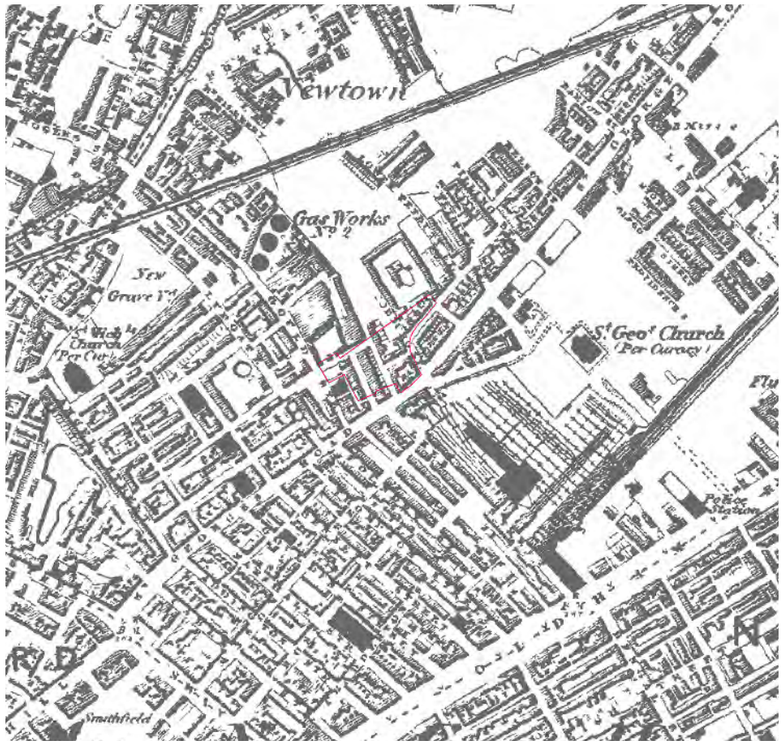
1820s

In the early 19th century the site was at the fringe of the city, however the urban form of roads and buildings had began to be established to the west of the site around Angel Meadows.



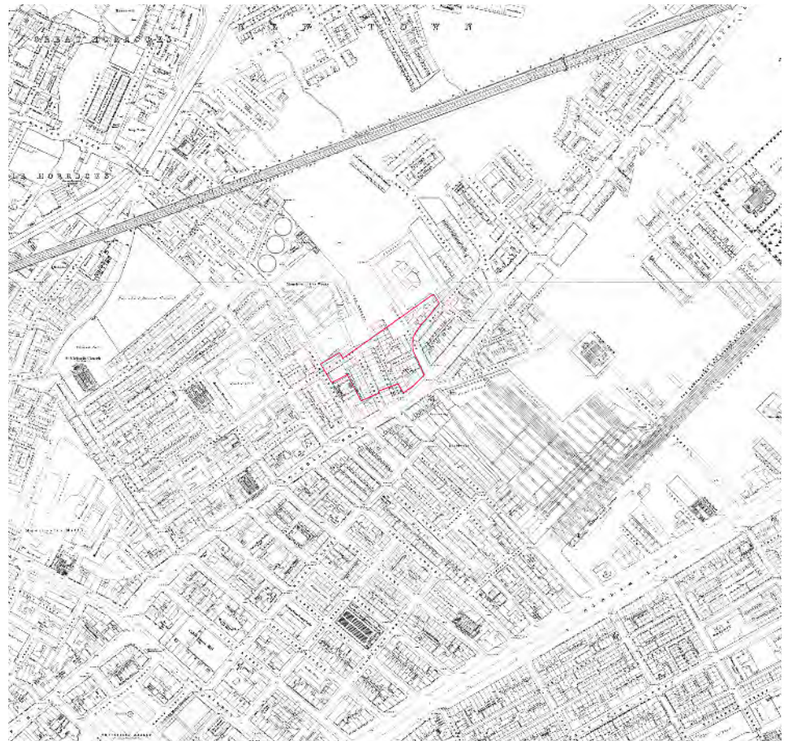
1840s

By the 1840's the site had be surrounded by the rapidly expanding city. To the north the gas works had be established with the site now forming part of the notorious Angel Meadow slum.



1860s

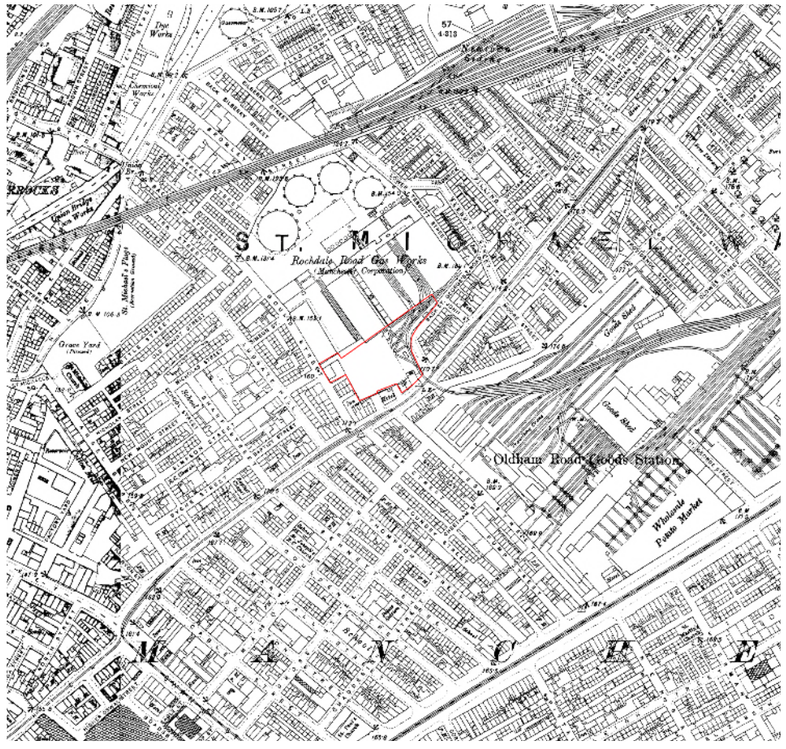
In the 1860's a school had been formed adjacent to the site which fronted Gould Street. The city continues to expand along Rochdale Road.



2.1 Historical Map

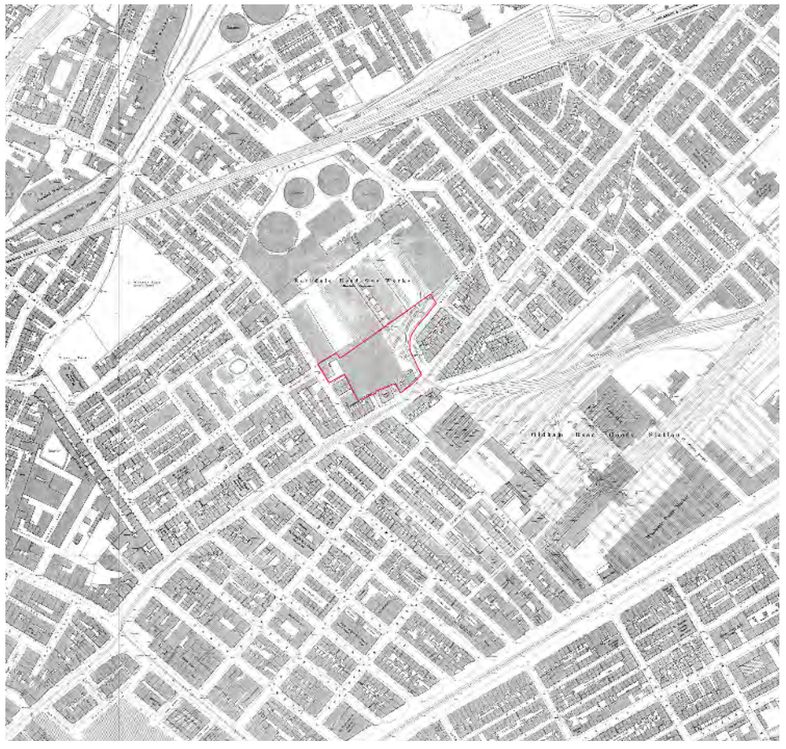
1890s

By the 1890s the site had been cleared of the residential buildings which had occupied the site earlier in the century making way for the future expansion of the gas works. The Marble Arch Pub had been built along with a hotel which today is the convenience store to the south of the site. A tram way ran along Rochdale road, with a goods railway now crossing the road and entering the eastern part of the site to serve the gas works.



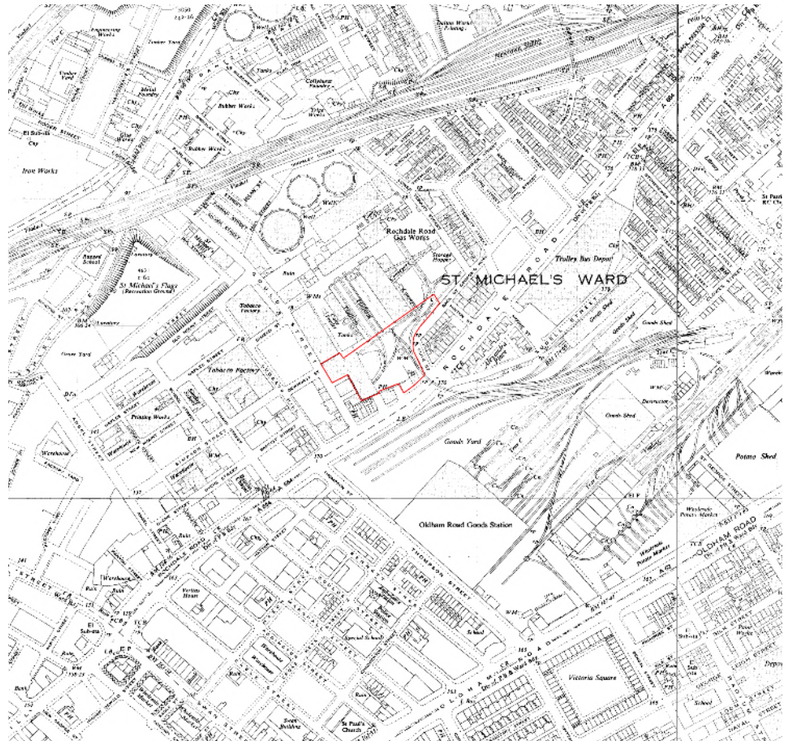
1920s

Much of the site is dominated by a large industrial build forming part of the Rochdale Gas works. At this point in history the surrounding area is at its densest, with large industrial sites being tightly surrounded by poor quality slum housing.



1950s

Post war the site is still part of the gas works, however large sections of the surrounding context are now vacant, either as a result of war time bombing, de-industrialisation or large scale slum clearance,



2.2 Historical Photos

The site sits a the heart of a once busy industrial and residential neighbourhood, which during the Victorian era was considered one of the worst slums in the world. Now only a few pieces of this history remain, amongst a sea of empty sites which await redevelopment. To the west of the site many of these once empty sites have been redeveloped providing high quality housing for a new generation.

1. An aerial photo taken in 1939, looking south over the gas works which sat partial on the site. To the right of the image Angel Meadows is visible, including the Tobacco Factory now a residential development.

2. View From Gould Street looking into the site when it was part of the Rochdale Road Gas Works

3. A view looking from within the gas works towards Gould Street illustrating the dramtic level changes. within the site.

4. A building forming part of the Rochdale Road Gas works fronting Gould St. The lower part of the building including the arches at street level is still exisitng.

5. The flat iron building on the corner of Rochdale Road and Sudell Street.

6. The Marble Arch Pub which in the 1970's when this image was taken was call the Wellington Vaults.

7. An image taken from the overgrown Angel Meadows looking east over Gould Street, towards the large gas holders of the Rochdale Road Gas Works. To the right of the image the tobacco factory is visible.

8. The large coal coveyors and industiral buildings which sat partially on the site. The railway tracks which cross Rochale Road and are still visable in part of the site are visable in the foreground.









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2.3 Site Photos

These photos demonstrate the existing condition of the site today. Much of the site is covered with various pieces of hard standing and is being utilised as a surface car park. A few small light industrial units sit along the southern site boundary and in the north east corner

Below the northern section of the site sits a series of brick arches which formed part of the previous Rochdale Road Gas Works.



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2.3 Site Photos



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Images

1. Site viewed from across Rochdale Road
2. Western portion of the site showing some of the existing industrial units
3. The existing shop which sits in front of part of the site.
4. The flat iron building, opposite the site
5. The Marble Arch Pub, adjacent to the site.
6. The arches that sit beneath the northern portion of the site.
7. The light industrial buildings which site on the eastern part of the site.
8. The view east along Rochdale Road.
9. The view north from within the site.
10. The view south from within the site.

2.4 Site Analysis

Environmental

The site fronts the busy Rochdale Road: a main atrial route into the city from the north east.

The Rochdale Road elevation will benefit from the sun morning to afternoon, but during the winter months both the Skyline and Angel Gardens towers will shade the site.

Key

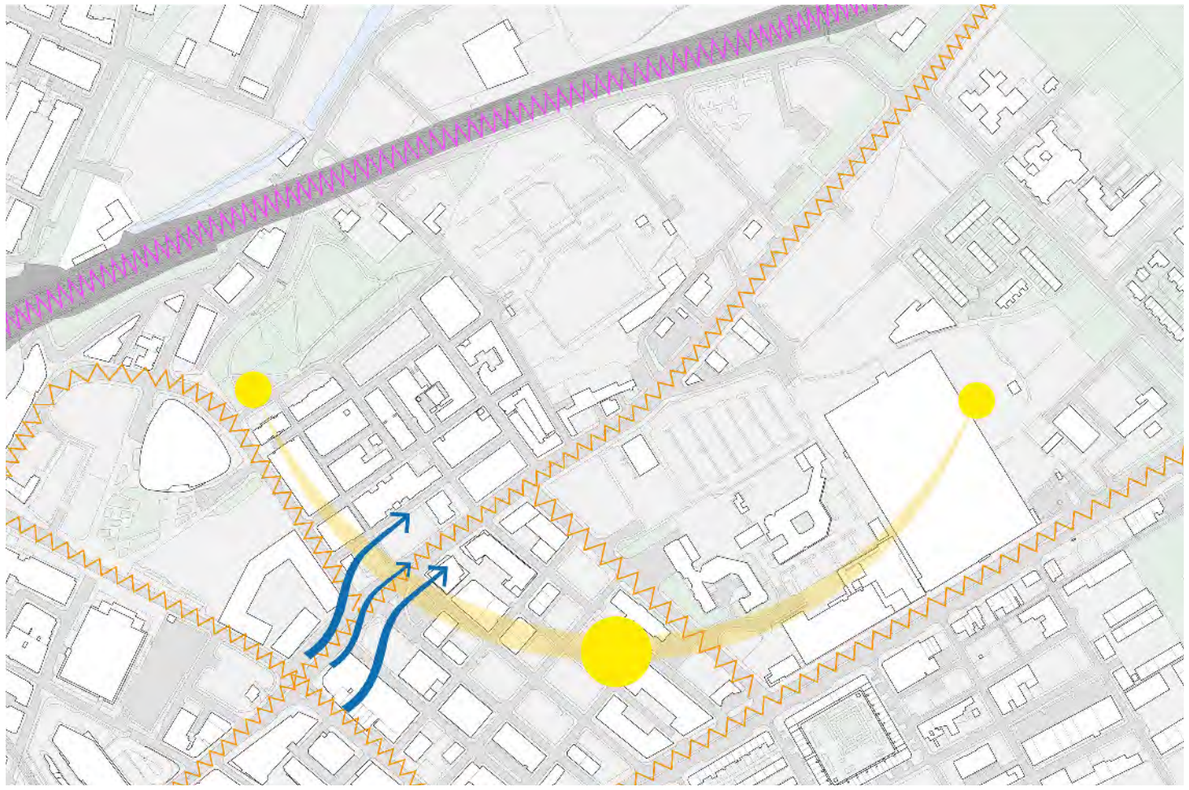
Site Boundary

Noise Source

Prevailing Wind

Railway Noise Source

Sun Path



Vehicular Movement

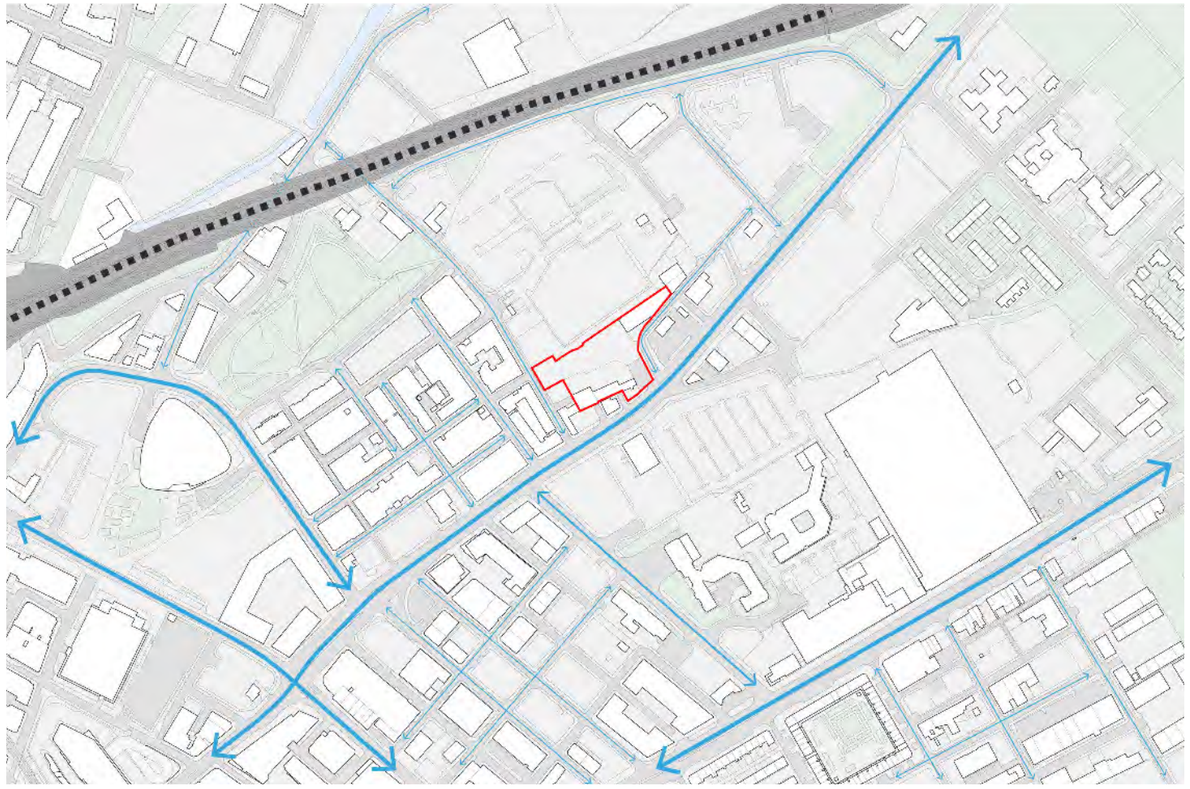
Most vehicular traffic will be along Rochdale Road, which connects to the other large arterial roads of Angel Street and the Ring Road. The other surrounding roads such as Gould Street are used predominantly for local access.

Key

Application Boundary

Vehicular Movement

Rail Movement



2.4 Site Analysis

Heritage

The site sits next to the Marble Arch Pub, a grade II listed building, The site itself was formally part of the Roachdale Gas works, which has been closed for many years.

Key

Site Boundary

Grade II Listed Building

Building Uses

The site currently contains some light industrial buildings with the neighbouring Angle Meadows mainly being made up of residential buildings. The Northern Gateway SRF invisuages the site and surrounding areas being redeveloped into a residential neighbourhood.

Key

Site Boundary

Retail

Leisure

Hotel

Residential

Student Residential

Industrial/ Warehousing

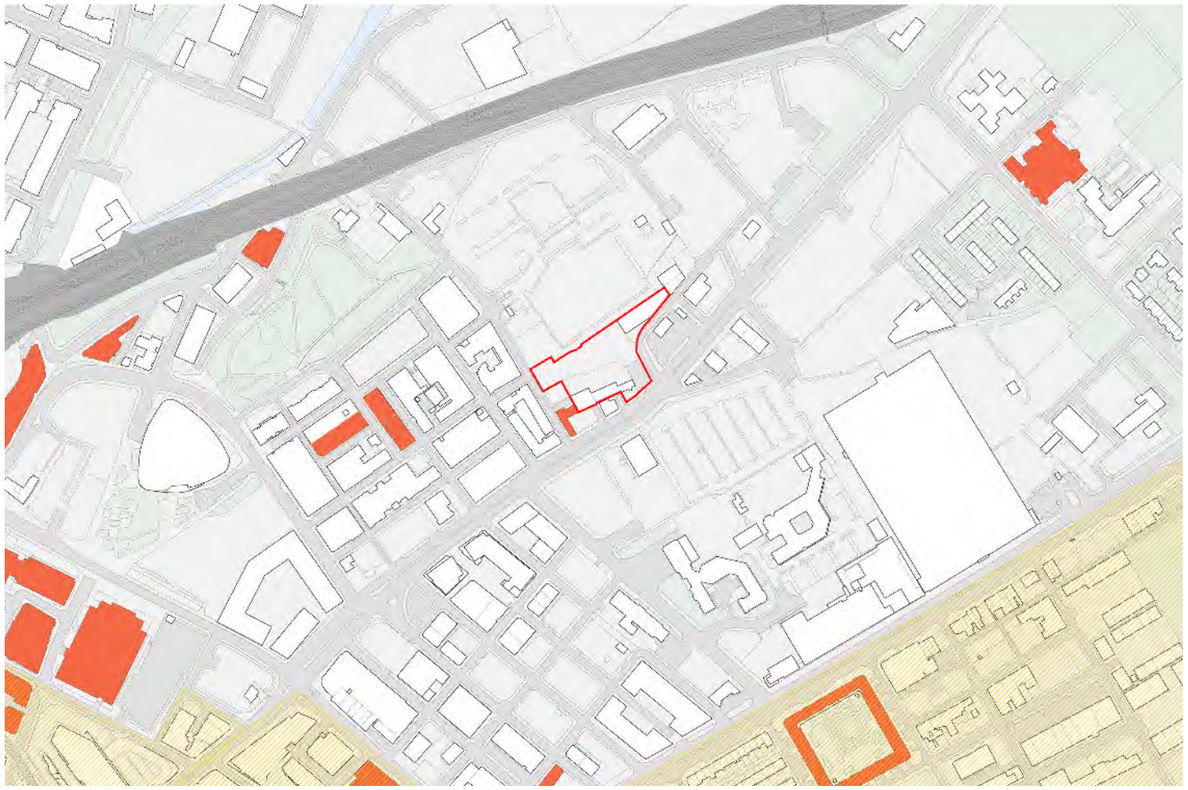
Office

Transport

Parking

Education

Cultural





2.4 Site Analysis

Active Frontages

As a result of many of the neighbouring buildings being sole residential in use, there is few active frontages. Buildings that front Rochdale Road typically have an active frontage facing this main arterial route.

Key

Site Boundary

Building Frontages



Vehicular Movement

There are a mixture of building heights in the surrounding area. The taller buildings line the main arterial routes of Rochdale Road, Angel Street and Miller Street. The tallest buildings in the area are the 20 storey Skyline Central opposite the site and the 8 to 35 storey Angel Gardens to the south west. Other modern developments such as Hampton By Hilton, AG Hotels and Stay City are mid rise, 8-9 storey buildings lining Rochdale Road and the Ring Road. Smaller buildings are typically older buildings such as the 2 storey Marble Arch Pub and the Particular Baptist Church of a similar scale. Mid rise (6-7 storeys) apartment buildings are found behind Rochdale Road. and away from the arterial routes As more developments come forward in the area it will be unsurprising to see more mid and high rise buildings.

Key

Site Boundary

<2 Storeys

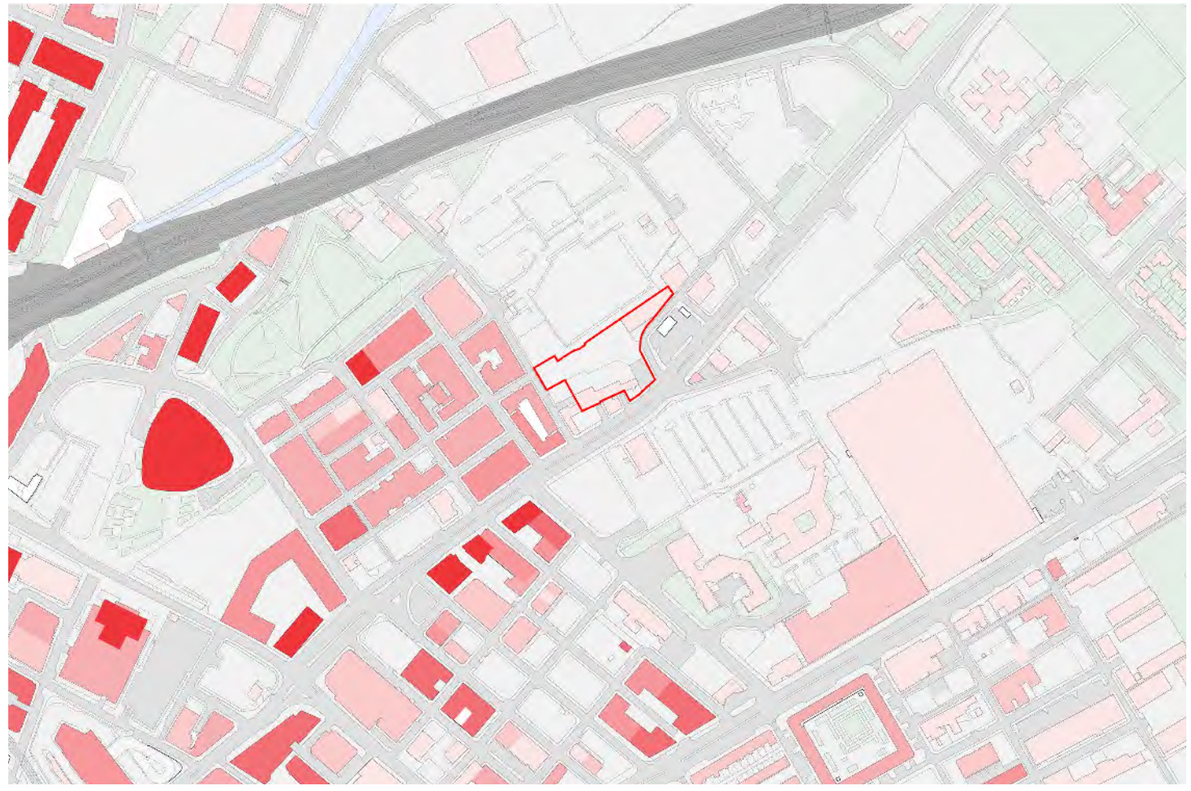
3-4 Storeys

5-6 Storeys

7-8 Storeys

9-10 Storeys

11+ Storeys



2.5 Site Opportunites and Constraints



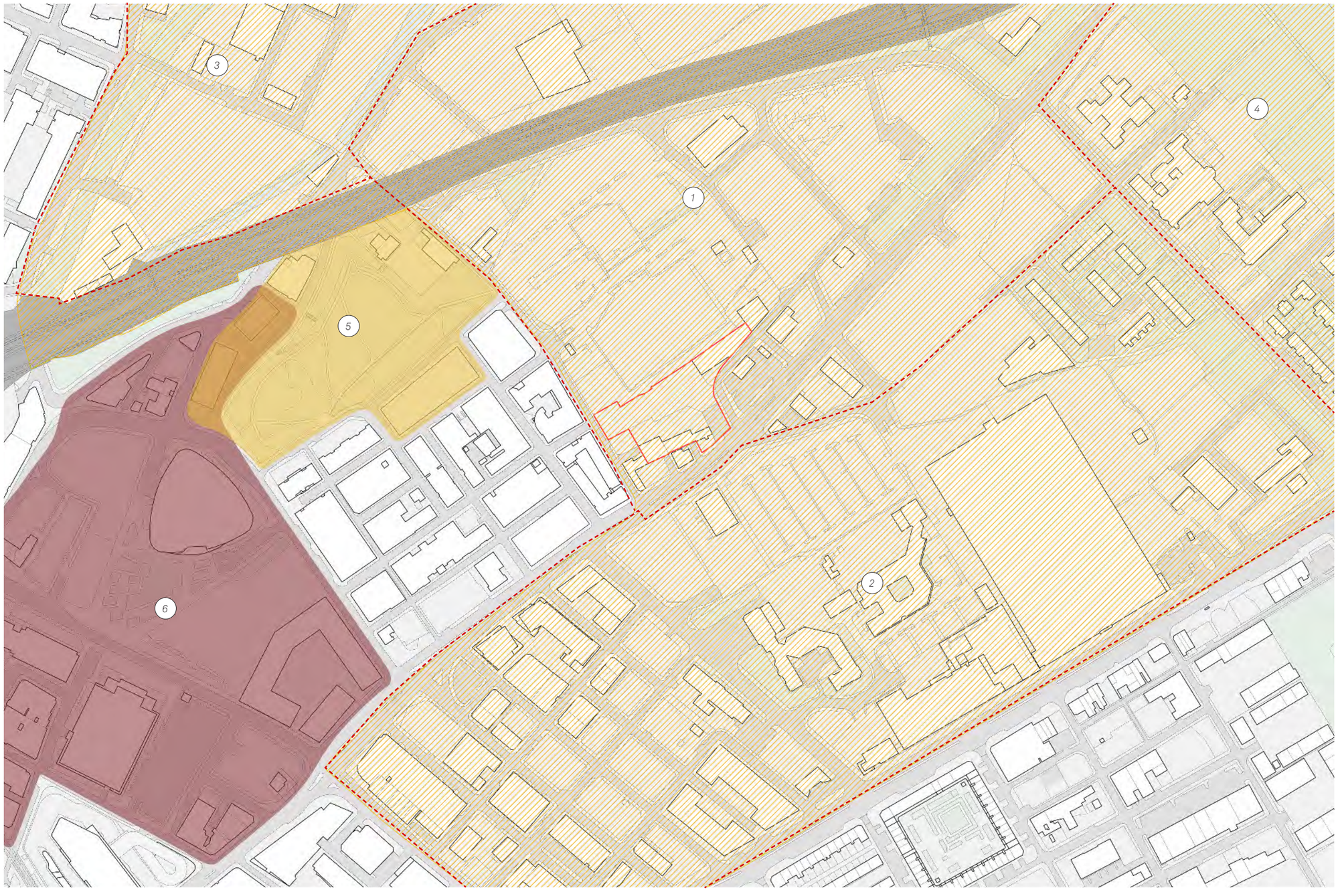
The key constraints unique to the site are summarised as follows:

- The most defining constraint of the site is the site topography
- The main source of noise is from Rochdale Road and Gould Street
- The site is not within a conservation area, however, it is neighbouring a listed building to the west

A series of opportunities unique to the site must also be considered. Key opportunities can be summarised as follows:

- 9m offset discussed with adjoining developer to achieve an 18m for daylight and privacy
- Pedestrian link to adjoining site and following SRF principles
- The site is allocated for redevelopment giving an opportunity to bring economic and social value to the area
- The site is well served in regards of transport connections with several bus routes running along Rochdale Road the close proximity of Manchester Coach Station and Victoria Station
- The site is ideally located in terms of its proximity to wider employment areas of Manchester City Centre
- Opportunity to have active frontages at ground, reinforced edges and improve the street environment

2.6 Planning Policies

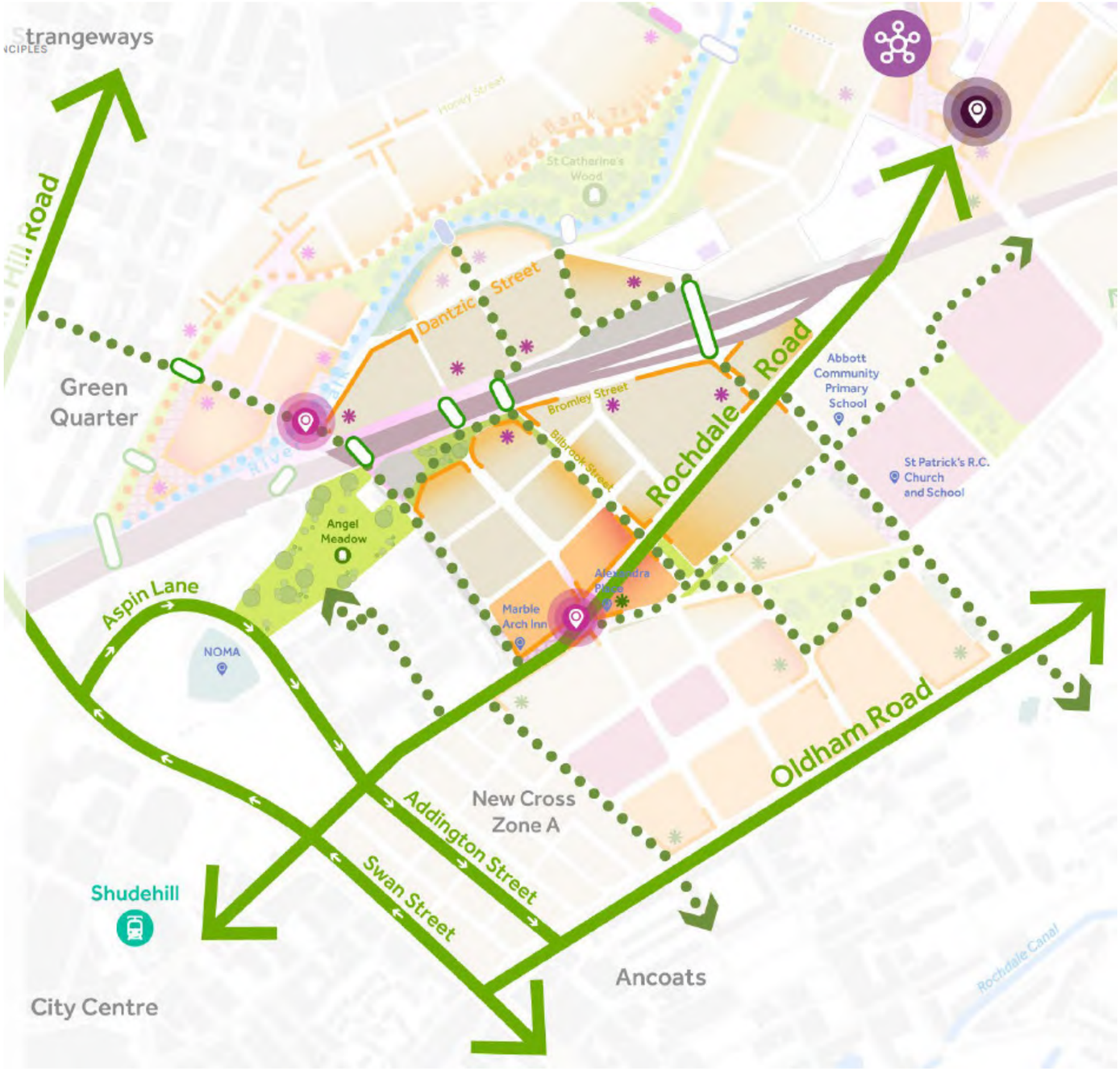


The site sits within the New Town section of the Victorian North development framework masterplan (previously the Northern Gateway). The masterplan seeks to be a catalyst for a large area of regeneration to the north east of Manchester City Centre. The site is at a key junction between the New Town and New Cross section of the masterplan and close to the NOMA SRF and Angel Meadows Masterplan.

Key

1. New Town - Victoria North
2. New Cross - Northern Gateway SRF
3. Red Bank - Northern Gateway SRF
4. South Collyhurst - Northern Gateway SRF
5. NOMA Masterplan
6. Angel Masterplan

2.7 Victoria North



Key

- Public Realm enhancements to major roads
- Green Link
- Active Frontages
- Mix of commercial and residential uses
- SRF development zones
- Green Spaces
- Enhanced Public Realm
- Secondary Retail and Service Hub

'The regeneration of the Northern Gateway offers a unique opportunity to deliver approximately 15,000 new homes over the next 15-20 years and make a significant contribution to Manchester's Residential Growth Strategy, along with the city-regional and national growth agendas.'

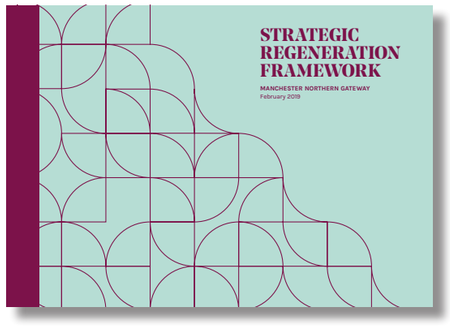
Strategic Regeneration Framework Executive Summary

The Northern Gateway SRF covers an area of 155 hectares which stretches from the north east edge of the city core to Queens Park in the north. The document aims to lay the foundations for a 'vibrant, sustainable and integrated' extension to the Manchester City centre. The document sets out 8 core objectives which are as follows.

1. A unique and high quality residential-led regeneration scheme.
2. A varied network of high quality green streets and public open spaces
3. Manchester unique city river park.
4. Build on the best of what is there.
5. Improve connectivity across the Northern Gateway and beyond
6. Create new gateways to and from the city center.
7. Promote truly sustainable places
8. Foster the emergence of local retail and service hubs.~

The SRF is split into 7 distinct areas with the site sitting on the edge of the New Town district, with the neighbouring New Cross district across Rochdale Road.

New Town will be a residential led neighbourhood, offering a range of high density housing types. The SRF sees Rochdale Road as the spine of the northern gateway , with the section immediately in front of the site being at gateway square, with high quality public realm. Gould Street will continue to act as a secondary road, with the SRF suggesting that it also becomes a green link between Rochdale Road and Angel Meadows. The SRF suggests a mixed use development for the site, with a scale up to 8 storey. There is an opportunity to increase this scale slightly in-line with the immediate context. The development should have an active frontage facing Rochdale Road.



2.8 Submitted, Consented & On Site Developments



The surrounding area is going to see a large amount of development in the coming years. This diagram show building that have been submitted for planning, have planning approval or are on site.

1. The Gasworks, New Town 1202 residential apartments with commercial space at ground floor.
2. Victoria Riverside, 634 residential apartments and town houses with commercial space at ground floor.
3. Dantzic Street, 415 residential apartments with commercial space at ground floor.
4. Addington Street, 71 residential apartments, 9 town houses
5. 25 Rochdale Road, 229 bedroom hotel with bar/restaurant at ground.
6. Goulden Street, 73 apartments with commercial space at ground.
7. Angel Meadows Plot 4, 334 apartments with commercial space at ground.
8. Bendix Street, 161 apartments with commercial space at ground.
9. Angel Meadows Plot 2 & 3, 286 apartments with commercial space at ground.
10. Angel Meadows Plot 5, 136 apartments with town houses at ground.
11. 11 - 13 Rochdale Road, 155 residential apartments with commercial space at ground.

2.8 Submitted, Consented & On Site Developments



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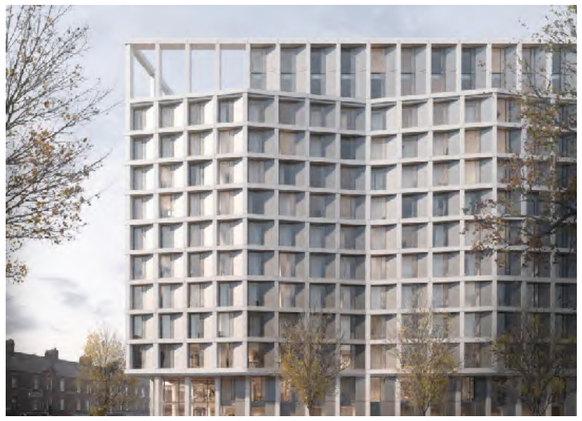


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2.9 Future Masterplan



As the core of Manchester has reached a critical mass with the success of areas such as Ancoats, New Cross, NOMA and Angel Meadows the opportunity for regeneration has arisen to focus on adjacent areas.

The diagram adjacent shows JMA's interpretation of how the framework principles could be delivered. The layouts and massing are indicative and have been included to show 87 Rochdale Road fits into the emerging scale and ambition of the development framework.

2.9 New Town Design and Development Principles







NEIGHBOURHOOD DESIGN AND DEVELOPMENT PRINCIPLES

SCALE, DENSITY AND FORM

The neighbourhood's valley floor location requires a base level of buildings of (up to) 8 to 12 storeys to provide a suitable level of general development, punctuated by taller structures to provide form and variety, as well as framing views and responding to the opportunities for height by the railway.

MASSING

» **Shape of development.** The massing of New Town will respond to the changing character either side of the railway. The railway line establishes an opportunity to locate taller elements on either side of the operational viaduct. The need to minimise potential noise disturbance caused by the railway should be carefully considered in the design and massing of buildings. Heights of (up to) 12 storeys are envisaged as a baseline, with the opportunity to bookend the row of blocks south of Dantzic Street with taller landmark buildings. Massing and height modulation should support a seamless transition between New Town and Red Bank.

South of Bromley Street, the central blocks of the neighbourhood will see a step down in height to 6 storeys and under, to establish a quiet, human-scaled and attractive urban residential environment, away from primary and secondary roads. Buildings framing the Marble Arch Inn should be no higher than 6 storeys, in order to respect and celebrate the character of the building. Heights of up to 8 and 12 storeys along Rochdale Road will support the creation of a characterful urban gateway from the city centre.

» **Landmark buildings.** The location of landmark buildings should reinforce key gateways such as the junction of Gould Street and Dantzic Street. Where pedestrian and cyclist viaduct passages are envisaged, landmark buildings should also be explored to help define the sense of arrival on each side of the viaduct. There is an opportunity to concentrate landmark buildings mainly along the railway and at strategic points along Rochdale Road and Dantzic Street, to establish the character and identity of key routes and the Bromley Street viaduct.

» **Active residential frontage.** Active residential frontages will be the key to achieving an attractive and vibrant urban streetscape, with the additional benefit of supporting natural surveillance for neighbourhood streets to feel safe and well overlooked. To achieve this, in higher density blocks, duplex maisonettes should be provided at ground levels, with townhouses provided either at the base of podiums, or as part of composite developments that blend mid-rise buildings and terraced housing.

» **Views and vistas.** Care should be given to avoid overshadowing and breaks in building massing will be required to ensure that riverside open spaces enjoy adequate levels of light. South of Bromley Street, views to open spaces and key urban landmarks will be supported.

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Figure 62 – New Town indicative massing



NEIGHBOURHOOD DESIGN AND DEVELOPMENT PRINCIPLES

LAND USE

New Town is located adjacent to the city centre and key public transport nodes, where opportunities for higher density development should be maximised. Other land uses will also be provided to create a dynamic new community, including a potential Secondary Retail and Service Hub and areas of mixed use activity within the Bromley Street railway arches. The neighbourhood will continue to provide an important function in the provision and distribution of core utilities, with potential for the upgrade and relocation of core utilities infrastructure at sites along Gould Street.

» **Residential-led development.** A new community will be established through a range of high density developments, which provide a variety of housing types and tenures. Residential developments will be predominantly apartment-led, with opportunities for townhouses and maisonettes integrated within new developments, and accommodation suitable for families.

» **Utilities infrastructure.** Development within New Town may need to integrate existing utilities infrastructure as part of a co-ordinated approach to redevelopment. This could include the potential upgrade and relocation of existing utilities assets, along with options for the delivery of sustainable and low carbon energy solutions as part of the wider development. A Pressure Reduction Station ("PRS") is currently situated where Williamson Street and Gould Street meet. Any development proposals on this, or surrounding land should investigate the potential to facilitate improved pedestrian connections and public space, and seek to achieve a satisfactory relationship, for example through appropriate landscaping, between utilities infrastructure and other uses.

» **Secondary Retail and Service Hub.** There is an opportunity for a Secondary Retail and Service Hub on Rochdale Road, centred around the Marble Arch Inn. Development along Rochdale Road offers an ideal location for social and community infrastructure uses at ground level, which will animate the public realm, invigorate the area, and create a dynamic and active route.

» **Mixed residential and commercial area.** New Town provides a mixed residential and commercial area in the south part of the neighbourhood along Rochdale Road, as part of the Secondary Retail and Service Hub. Flexible residential or commercial uses, along with active retail and commercial frontages, will capitalise on the area's central location and proximity to the city centre and strategic transport links.

» **Active frontages.** Active frontages will be provided along important routes such as Rochdale Road, Bromley Street, Bilbrook Street, Peary Street and Livesey Street, to support varied and safe streets in areas of increased footfall. To the north of the railway, active frontages could also be provided along the south-western part of Dantzic Street fronting the river.

» **Active railway arches.** The active re-use of the railway arches along Bromley Street would support the delivery of a mixed-use destination within New Town, with adjacent developments encouraged to respond to this activation. A combination of commercial, retail and community uses will build on the range of pre-existing businesses, to create a unique mixed-use offer adjacent to the city centre. Public realm connectivity will improve routes though and parallel to the arches to create a more user-friendly environment.

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Figure 60 – New Town land uses and active frontages

The site is located in the New Town area of the Victorian North Development Framework. The following excerpts describe the design and development principles for proposals on the site:

New Town will be a residential led neighbourhood...and represents an opportunity to establish a range of higher density housing types.

Residential units face green links to support a well overlooked public realm.

Rochdale Road is framed by mid rise buildings that contribute to urbanising the corridor and offer ground-level uses.

Access & Permeability

Improved cycle and pedestrian connectivity will be essential to a sustainable neighbourhood and achieve high levels of permeability.

Land Use

A new community will be established through a range of high density developments. Residential developments will be predominately apartment-led, with opportunities for townhouses and maisonettes integrated within new developments.

There is an opportunity for a secondary retail and service hub centred around the Marble Arch Inn.

Scale Density & Form

Heights of up to 8 and 12 storeys along Rochdale Road will support the creation of a characterful urban gateway from the city centre.

Public Realm and Public Spaces

There is an opportunity to create a high quality Gateway Square adjacent to the Marble Arch Inn. The Gateway Square will provide a high quality streetscape that respects the area's heritage and activation through mixed-use active frontages.

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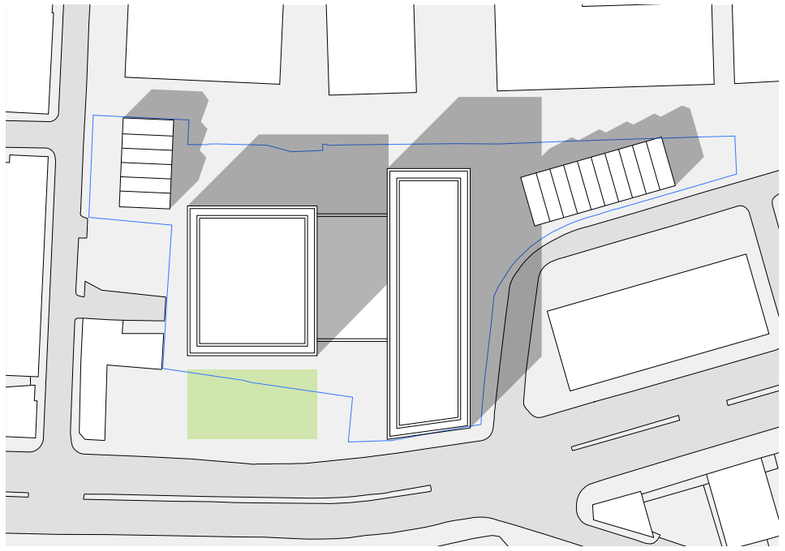
Design Development

3.1 Development Options

Masterplan Option 1

- Gateway square proposed
- Restricts development on neighbouring sites

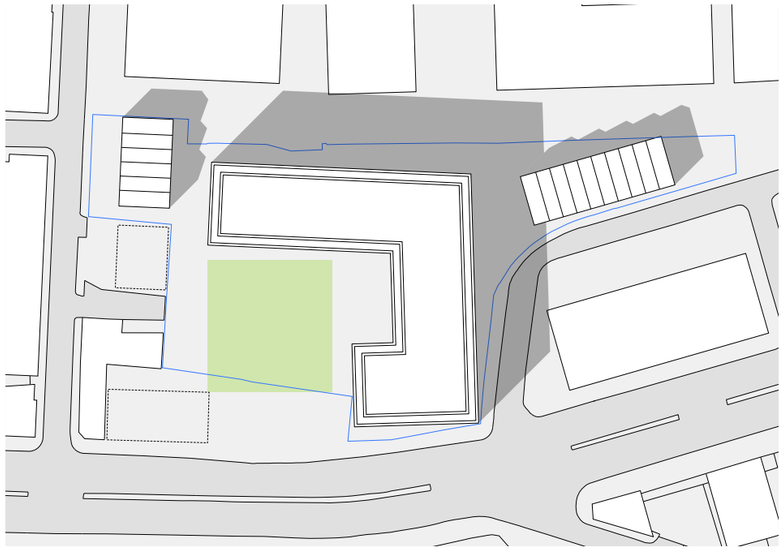
☑ Option taken forward



Masterplan Option 2

- Gateway square proposed
- Does not restrict development on neighbouring sites
- Holds site boundaries

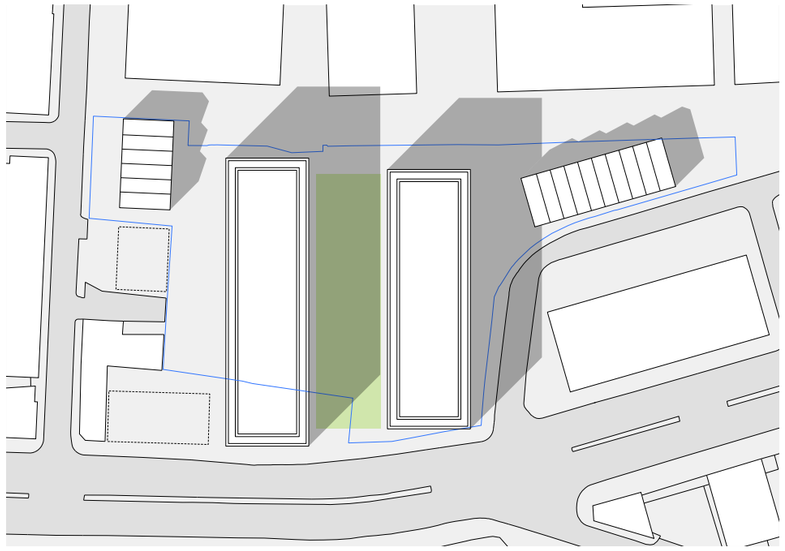
☑ Option taken forward



Masterplan Option 3

- Undeliverable
- Does not provide gateway square
- Does not hold Rochdale Road or green link to the north

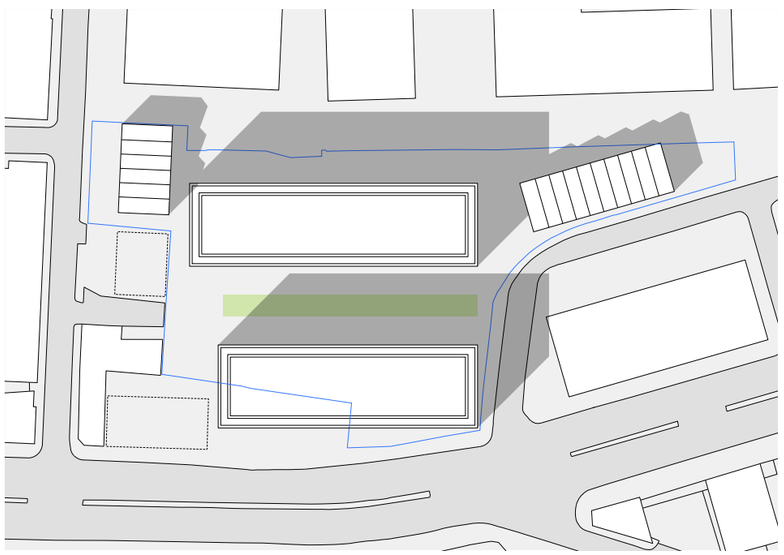
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Masterplan Option 4

- Undeliverable

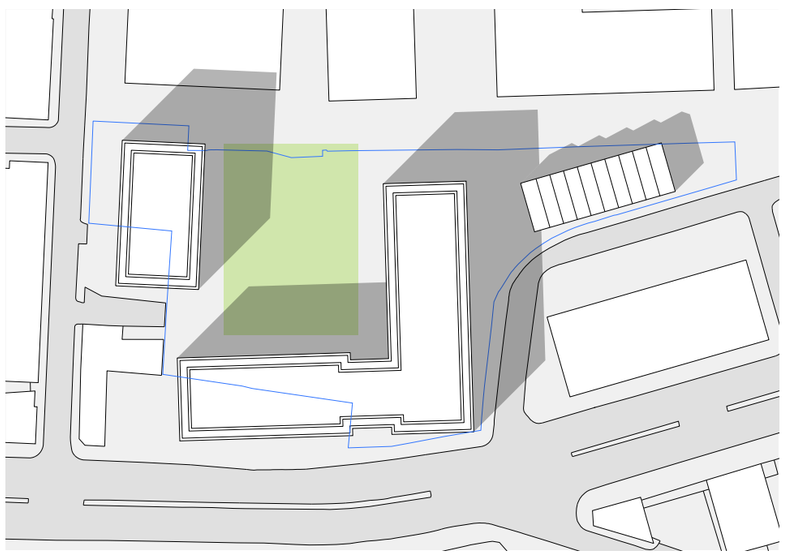
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Masterplan Option 5

- Undeliverable

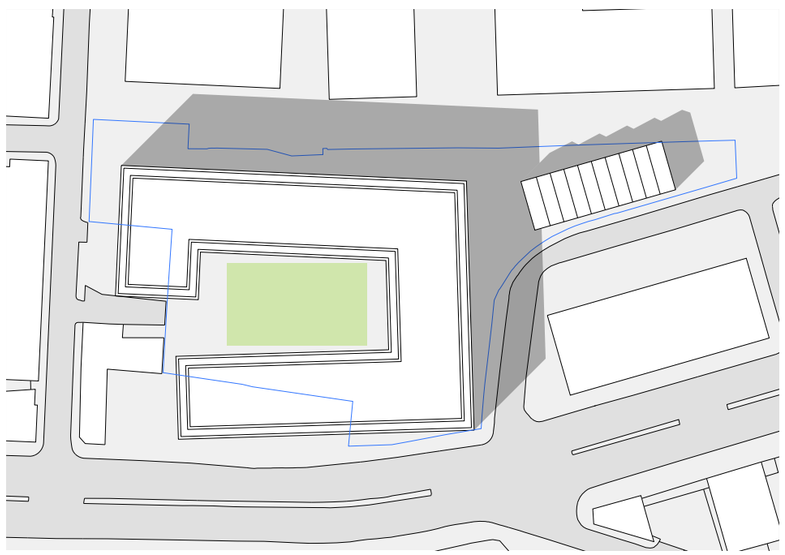
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Masterplan Option 6

- Undeliverable

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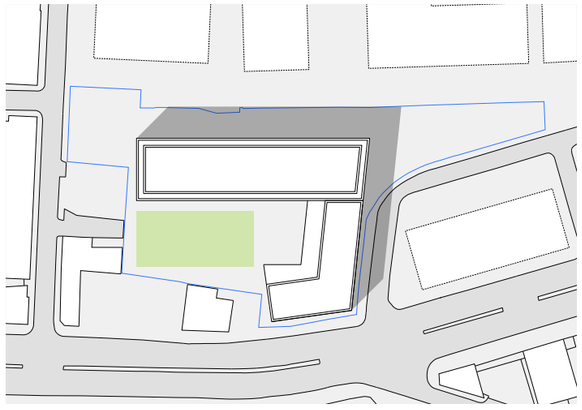


3.2 Summary of Consultation

December 2019

- Residential & Hotel Proposal
- The hotel requirement fell away

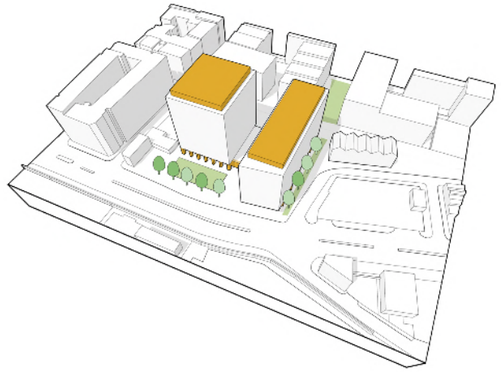
Residential & Hotel



October 2020

- Residential Proposal
- The proposal was undeliverable as the proposals restricted development on neighbouring sites

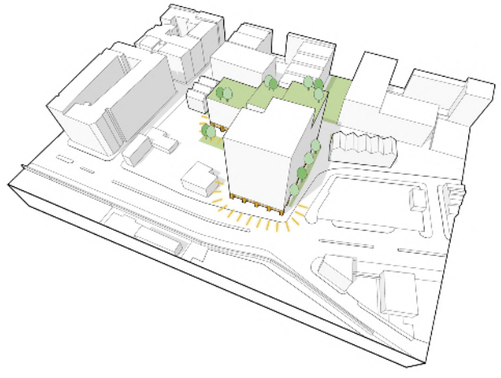
Masterplan Option 1



December 2020

- Residential Proposal
- Principle of development agreed with massing to be reviewed

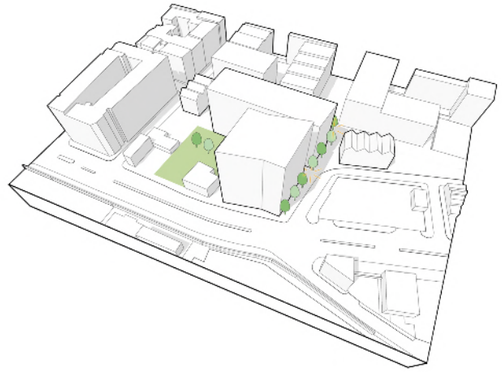
Masterplan Option 2



May 2021

- Residential Proposal
- Principle of development agreed with masterplan to be reviewed

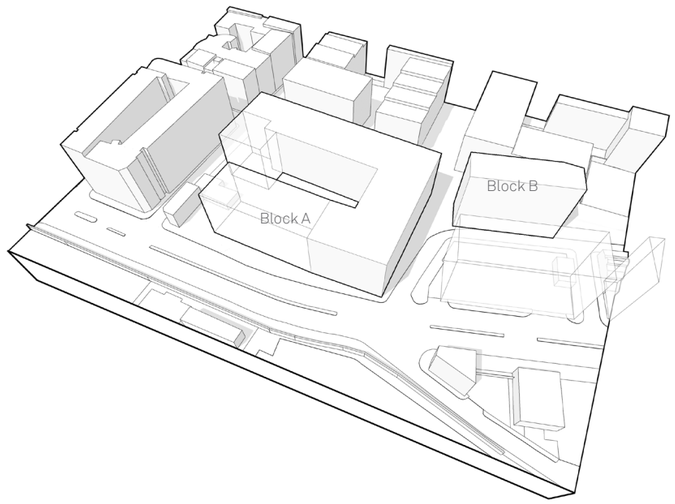
Masterplan Option 2

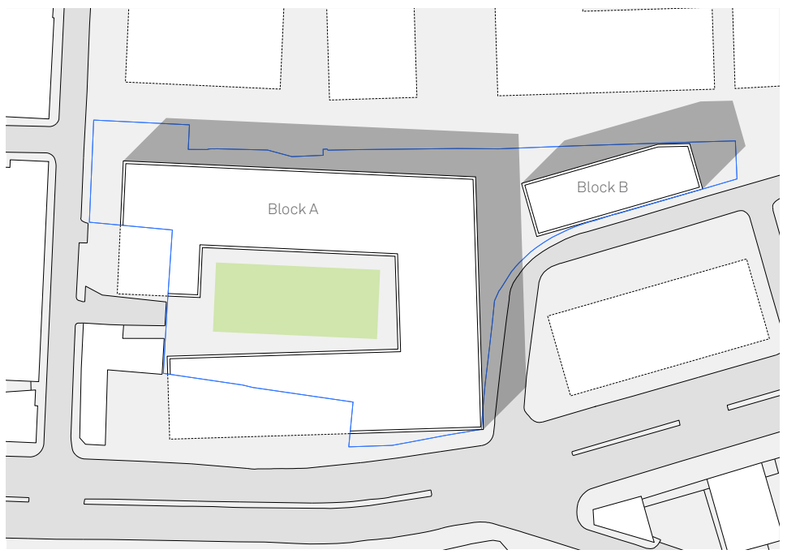


3.3 Contextual Approach

Single Height

- Block A: G+5 storeys,
- Block B; G+7 storeys
- Undeliverable in a coherent development
- Lack of modulation across the block
- Limited opportunities to respond to contex
- Less space for public realm

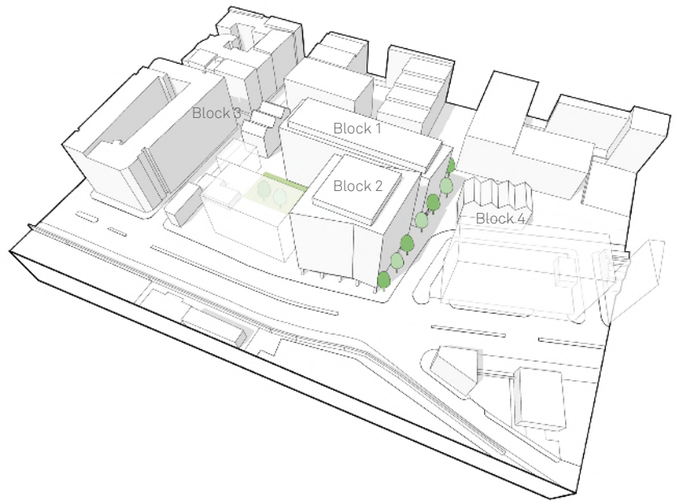


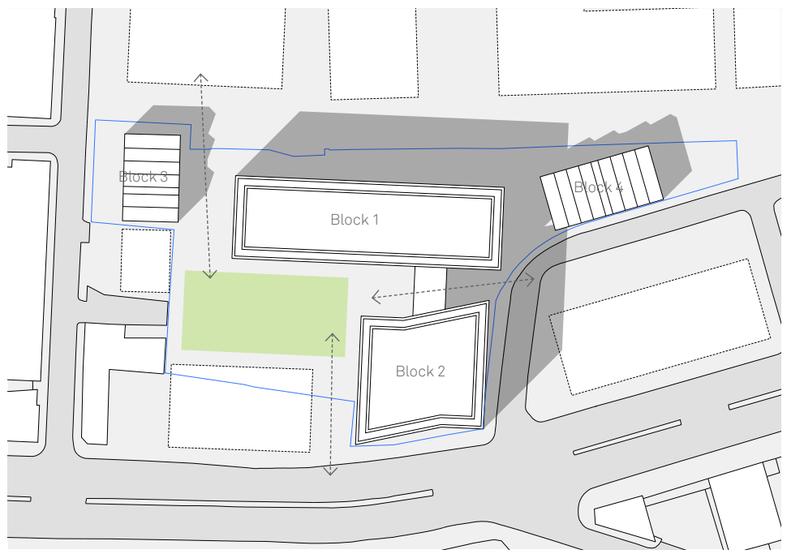


Modulated Height

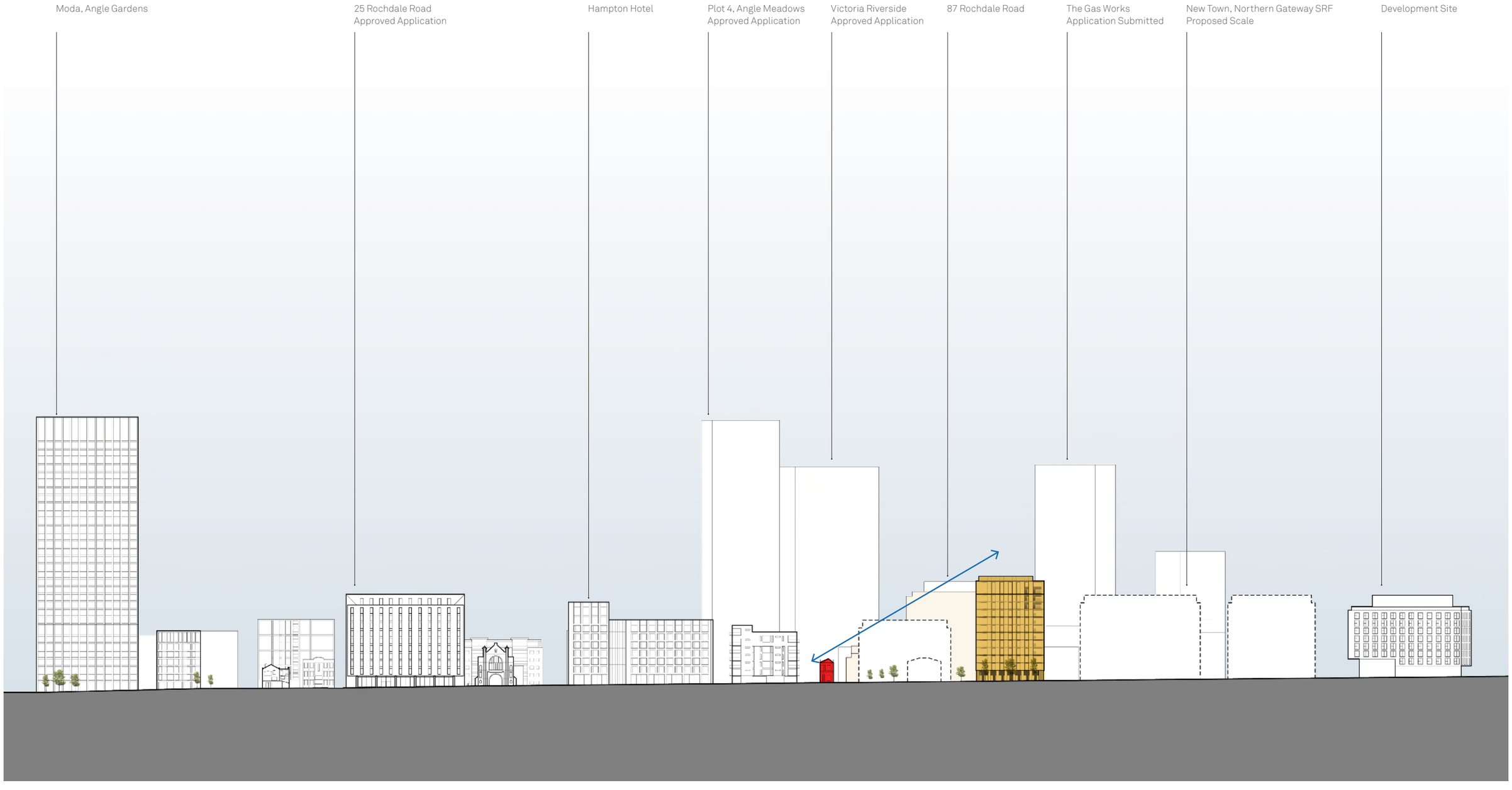
☑ Option taken forward

- Block 1: G+10 storeys (top floor inset)
- Block 2: G+12 storeys (top floor inset)
- Blocks 3 & 4: G+3 storeys
- More space for public realm
- Deliverable
- Does not restrict development on neighbouring sites
- Greater variation of apartments
- Allows views through and past, creating breathing space and visual interest
- Lower block framing Marble Arch

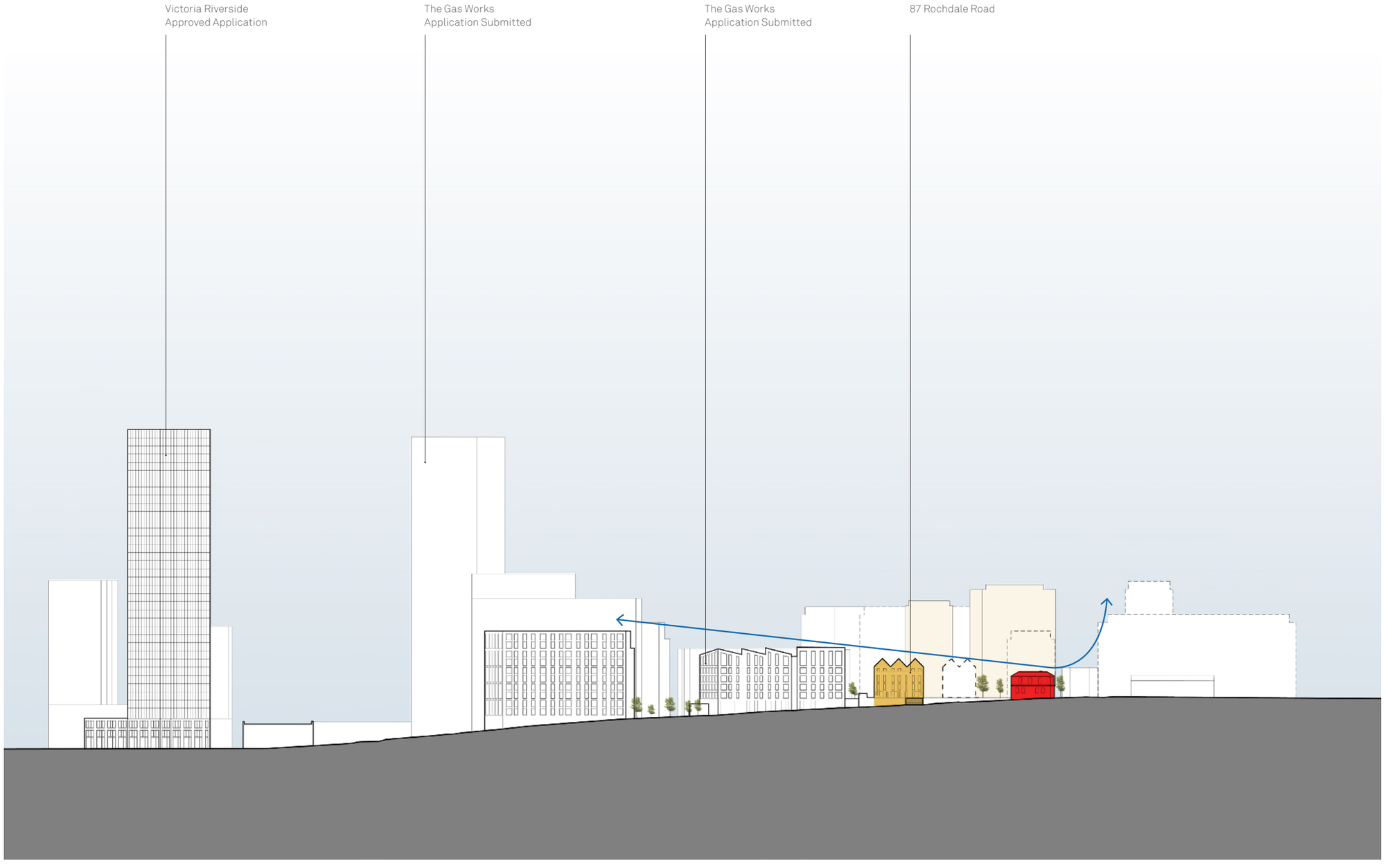




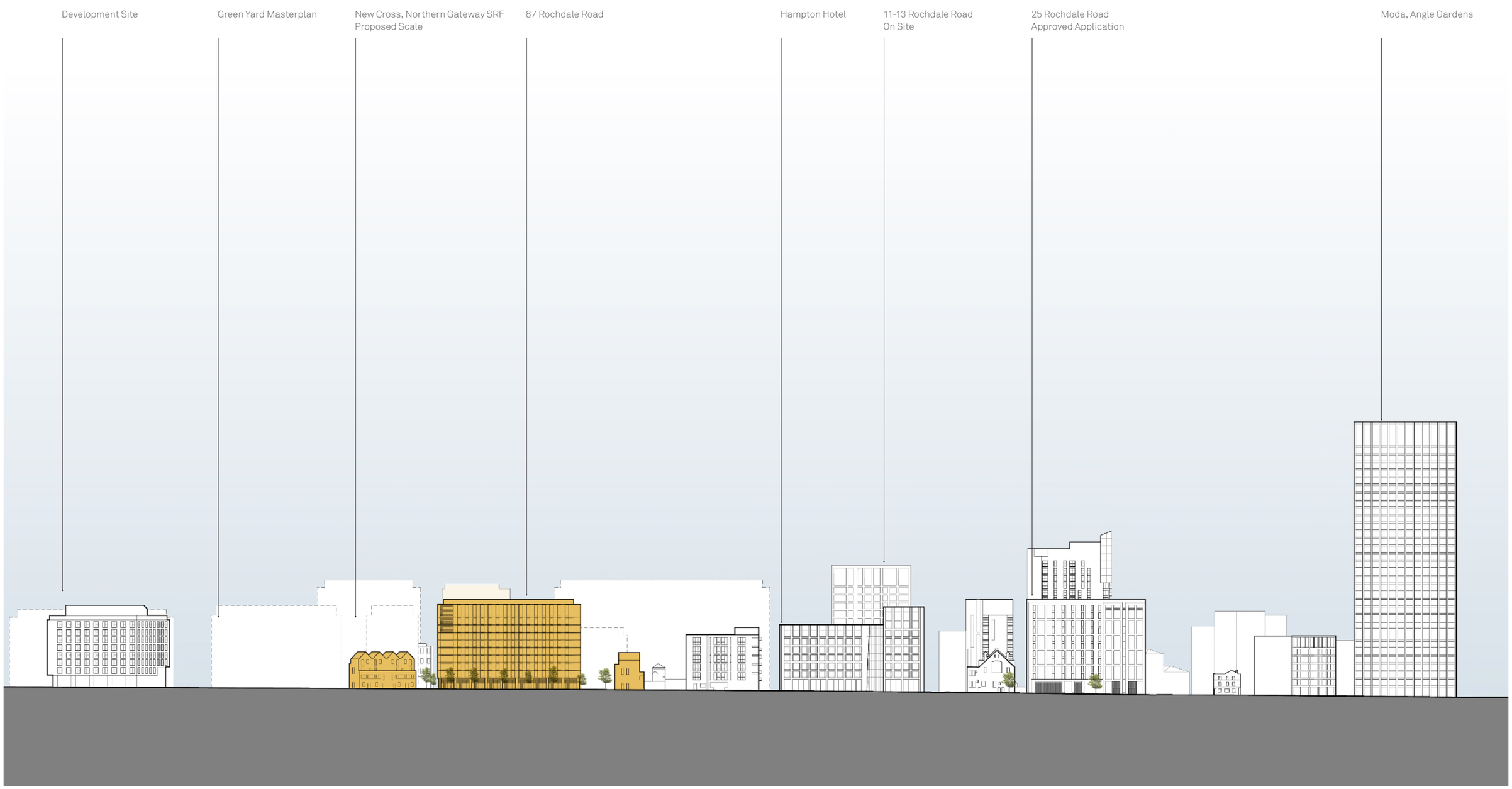
3.4 Rochdale Road Elevation



3.5 Gould Street Elevation



3.6 Northern Elevation

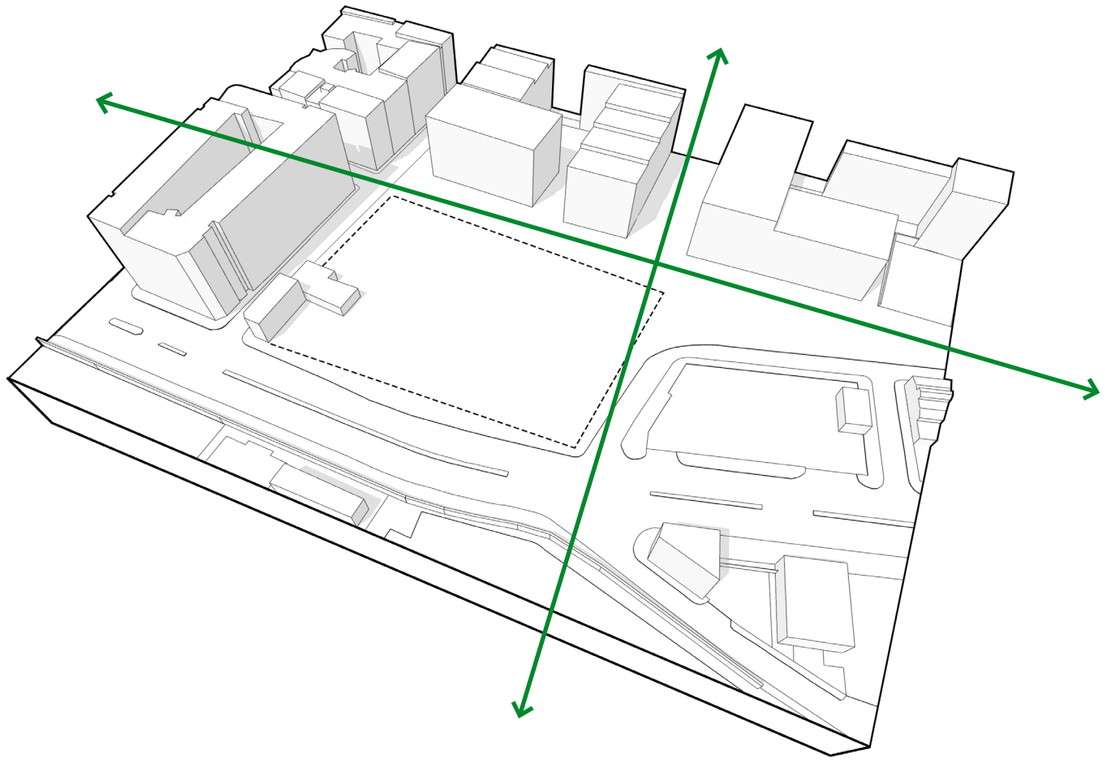


3.7 Key Urban Principles

SRF Principle 1

Improve cycle and pedestrian connectivity

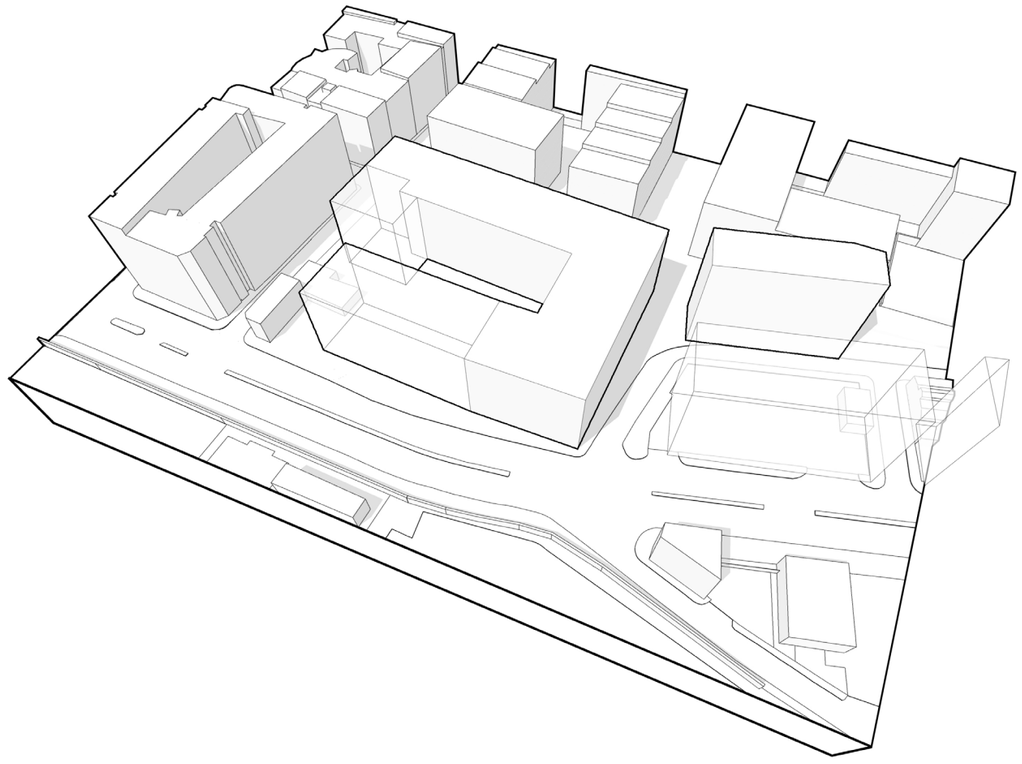
- Define the city block and identify the existing and proposed developments
- Create and enhance links through the site connecting it to the adjacent MCR developments improving the permeability



SRF Principle 2

New residential high density development

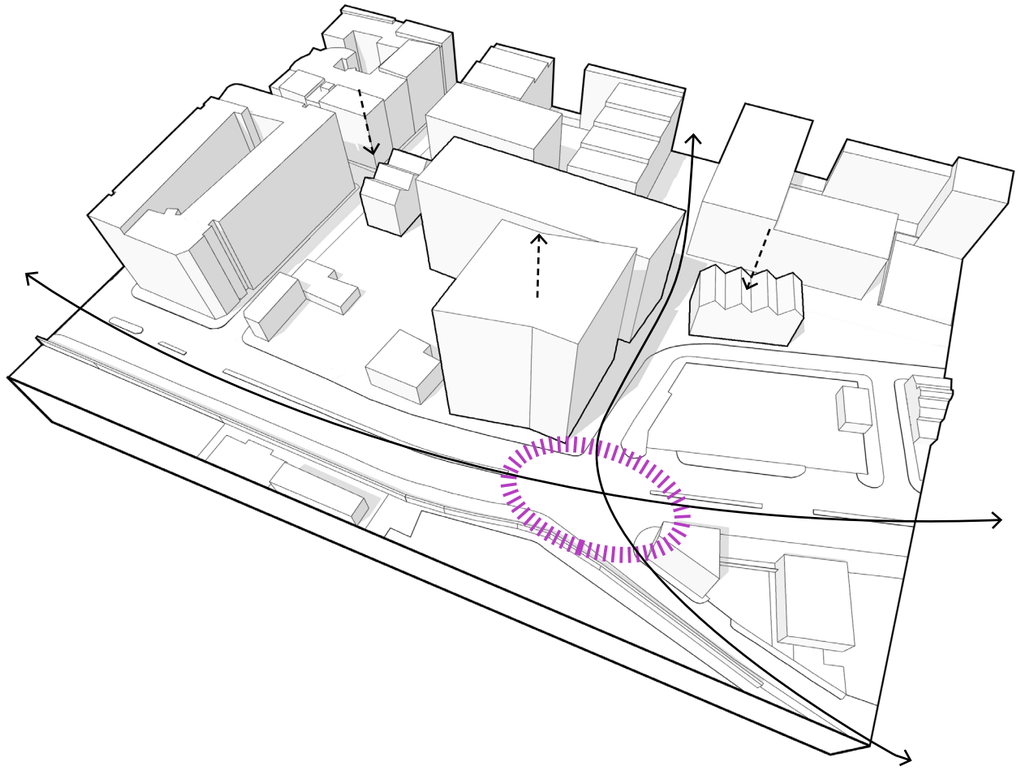
- An urban block that is aligned with development framework height



SRF Principle 3

8-12 storeys fronting Rochdale Road
Create a range of housing typologies

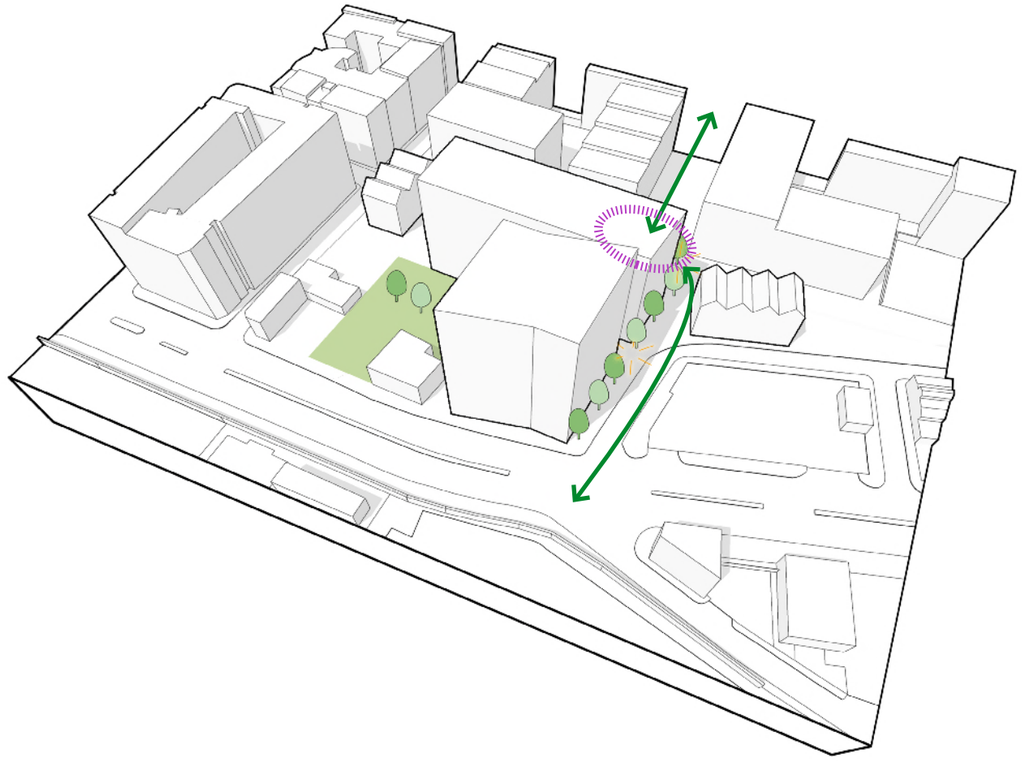
- Providing a more contextual response by brekain gthe blocks into smaller buildings and adjusting the massing
- Allowing views past and through
- Reducing massing along Gould St to frame the Marble Arch
- Creating a prominent presence onto Rochdale road with a taller corner element



SRF Principle 4

A new gateway square
Apartments overlooking green links

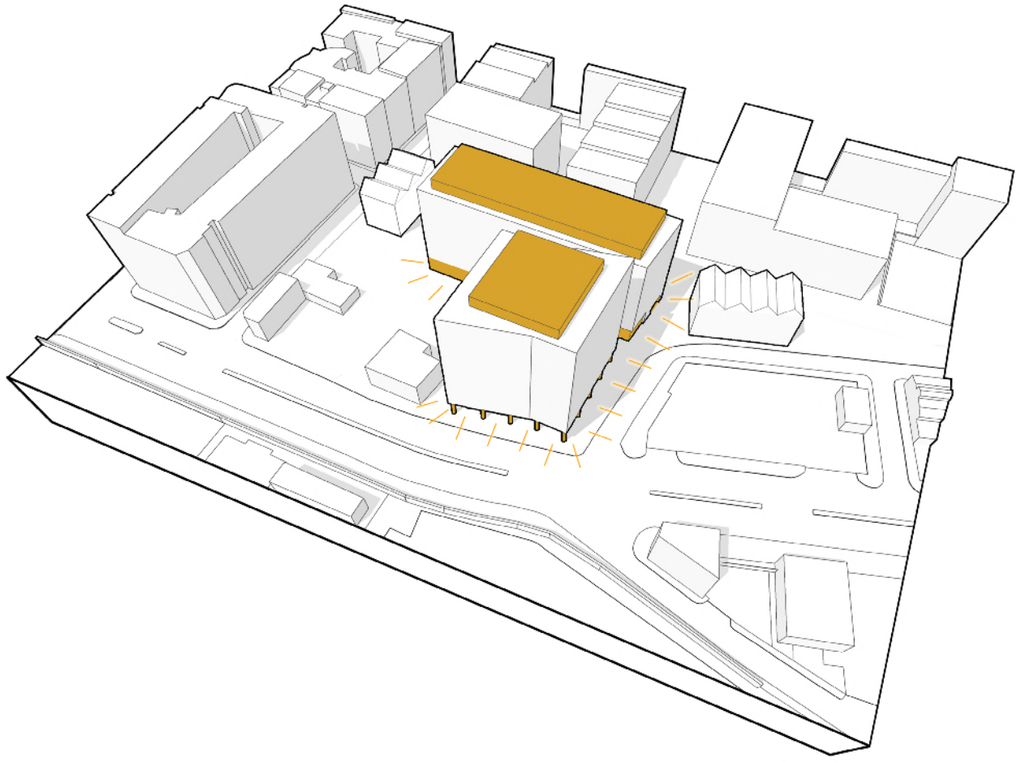
- Creating high quality public realm: a new gateway square and green links to the neighbouring development



SRF Principle 5

Commercial unit fronting Rochdale Road to provide secondary retail and service hub centred around the Marble Arch Inn.

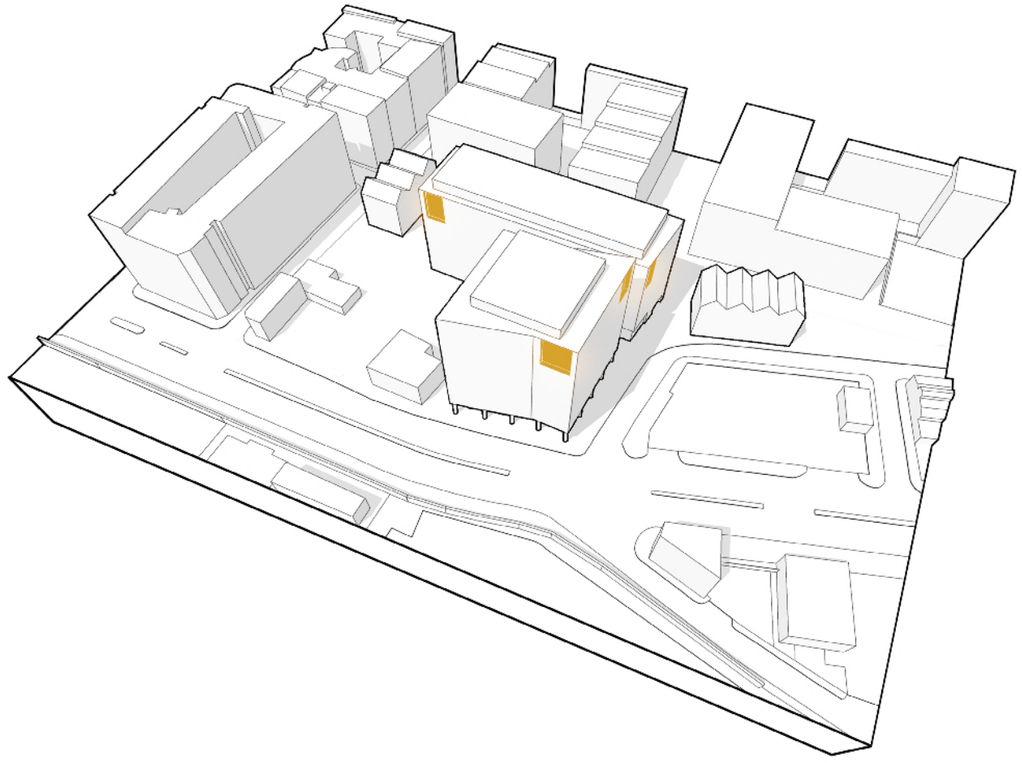
- Develop activity along Rochdale road by introducing active frontages at ground level
- Create an elegant finish to the proposed building by clearly articulating the top, middle and bottom of the proposed buildings
- Reducing the perceived height of the building by recessing the top floor



Design Principle 6

Celebrating the corners and terminating vistas

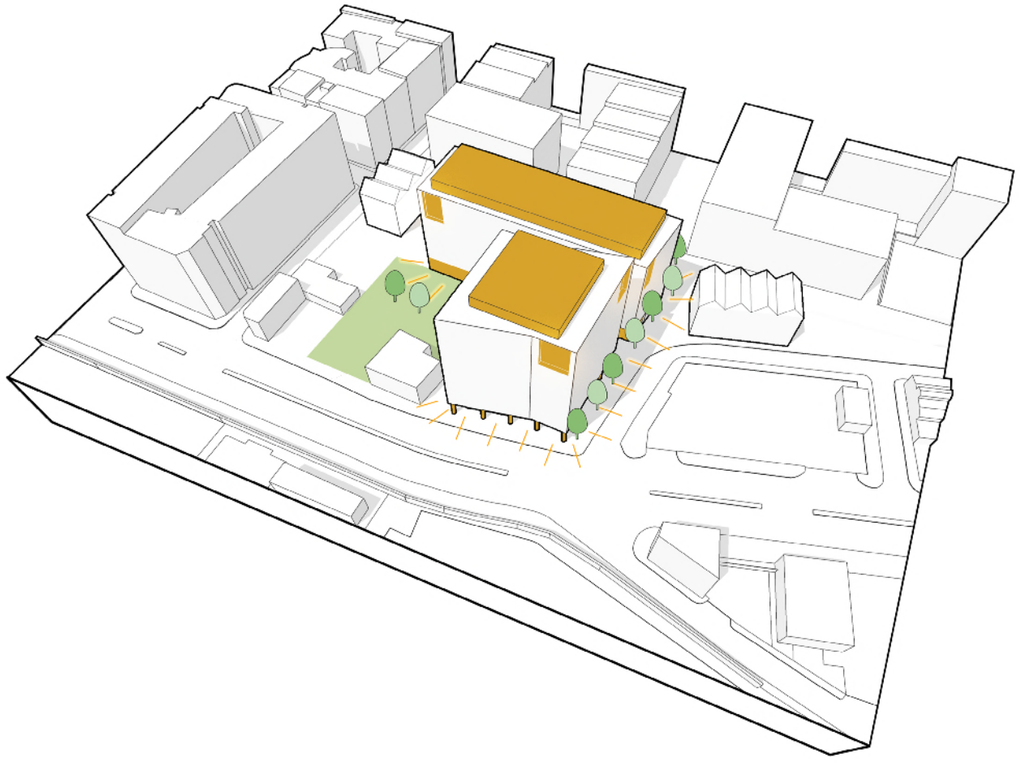
- Creating additional external amenity for apartments
- Defining the corners of the buildings and helping the buildings turn corners
- Creating moments at an intermediate scale of between the human and the city
- Interrupting the rigour order of the building



Summary 7

Together the principles produce a coherent contextual response

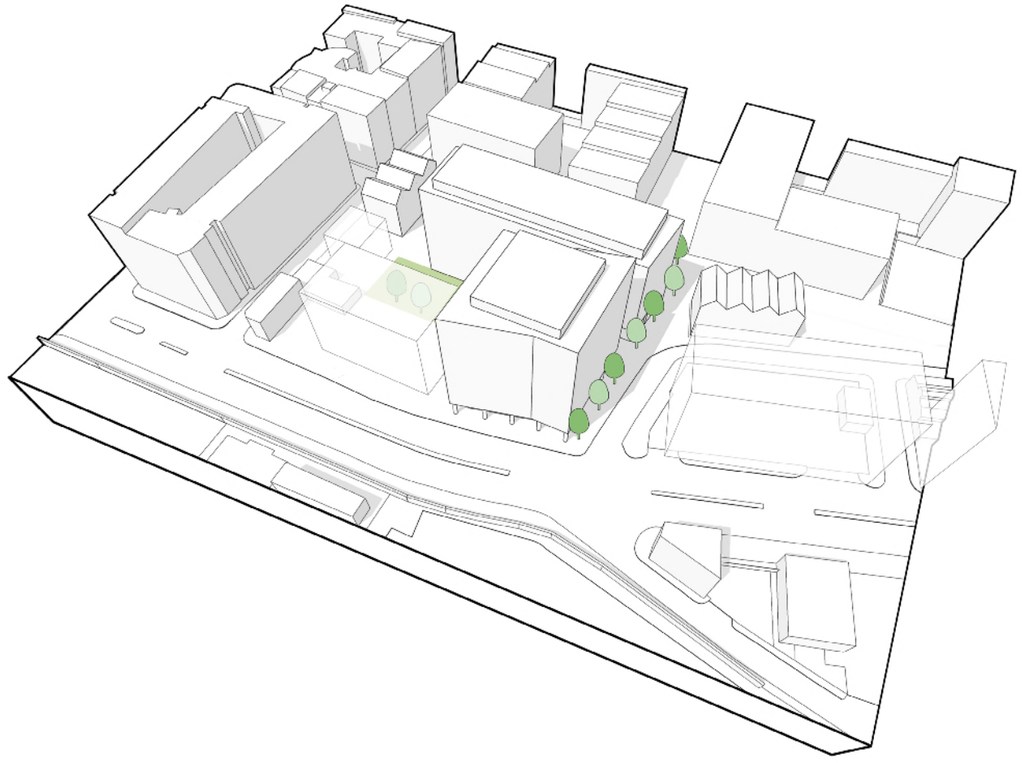
- A contextual response that uses the develops the masterplan principles to create a positive and high quality development



Summary 8

Allowing neighbouring sites to be developed

- Allowing neighbouring sites to be developed

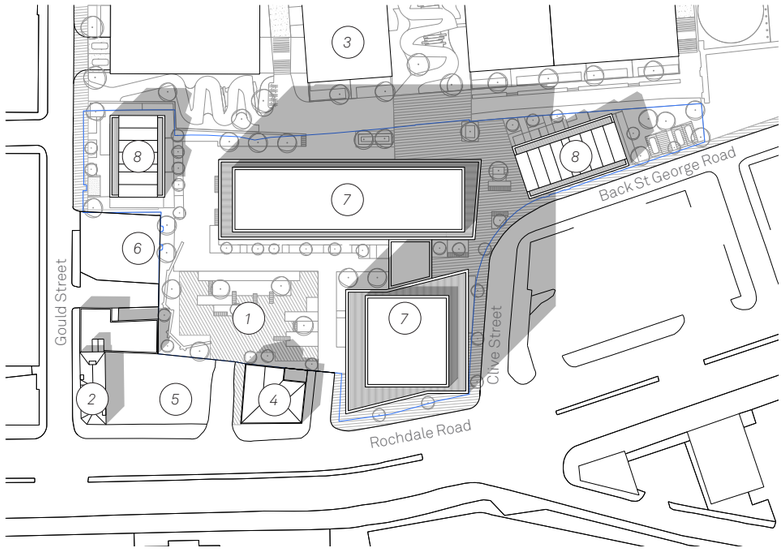


3.8 Development on Neighbouring Sites

On the following pages are indicative masterplans showing potential options for development for neighbouring sites.

The options are by no means exhaustive nor do they seek to proscribe how development should take place: this will be a matter for agreement between site owners and MCC. The diagrams are included simply to highlight that the proposed development would facilitate a range of different options for the neighbouring sites that would comply with the Victoria North masterplan. The neighbouring site would benefit from the extensive proposed public realm.

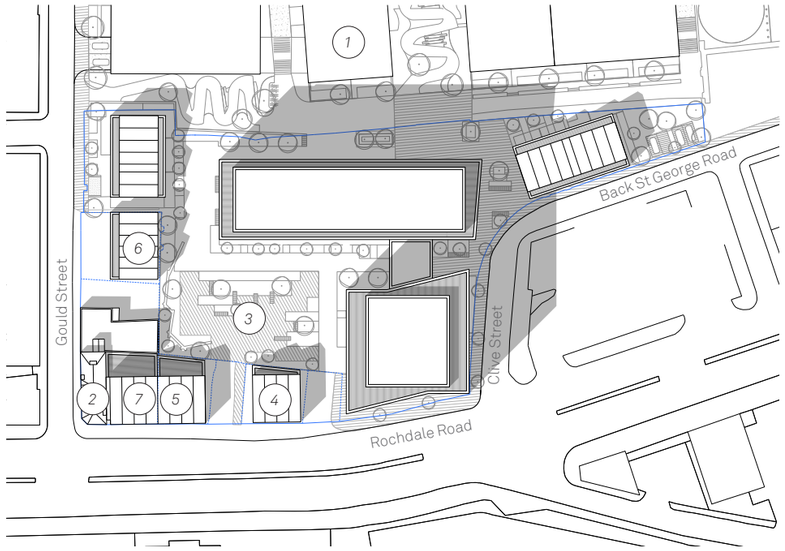
Proposed Development



1. New Public Realm - Gateway Square
2. Marble Arch Inn
3. Gasworks
4. Booze 4 U
5. Rochdale Road Parking
6. Gould Street Parking
7. Proposed apartment block
8. Proposed duplex block



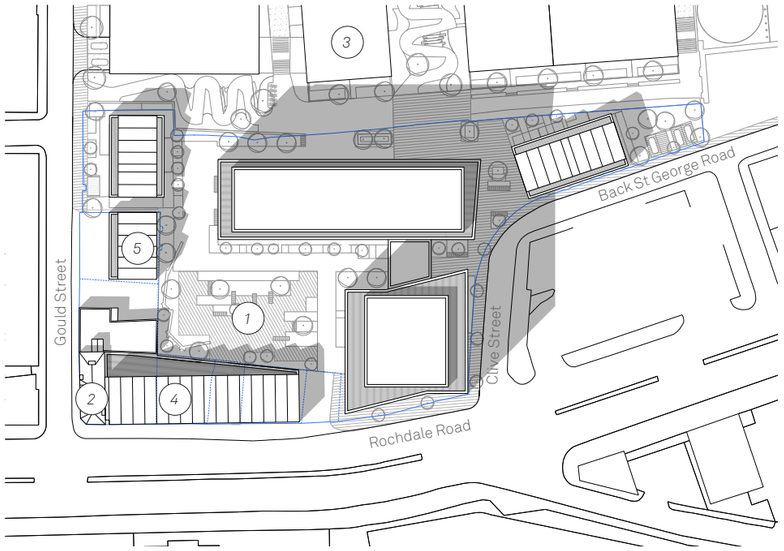
Independently Developed Sites



1. New Public Realm - Gateway Square
2. Marble Arch Inn
3. Gasworks
4. Booze 4 U Site
5. Rochdale Parking Site
6. Gould St Parking Site
7. Marble Arch Inn Site



Collaborative Development: A Parade to Rochdale Road



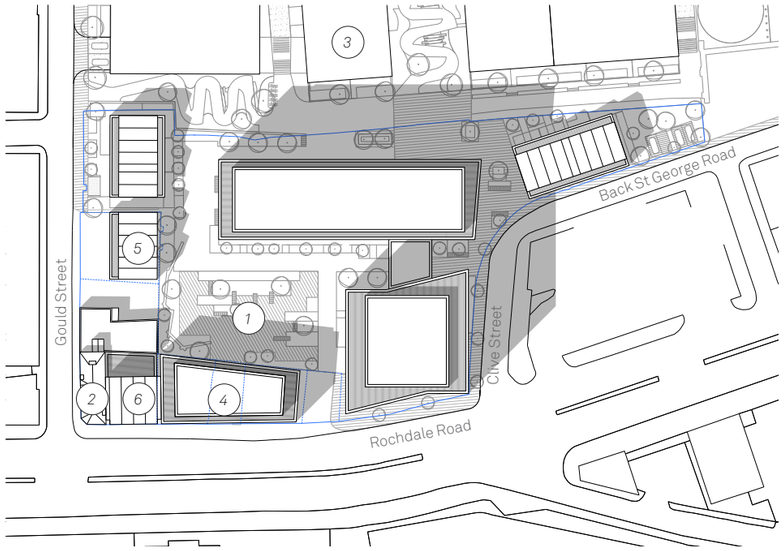
1. New Public Realm - Gateway Square
2. Marble Arch Inn
3. Gasworks
4. MCC, Booze 4 U & Rochdale Rd Parking & Marble

Arch Inn Site:

5. Gould St Parking Site



Collaborative Development: Apartment Block to Rochdale Road 1

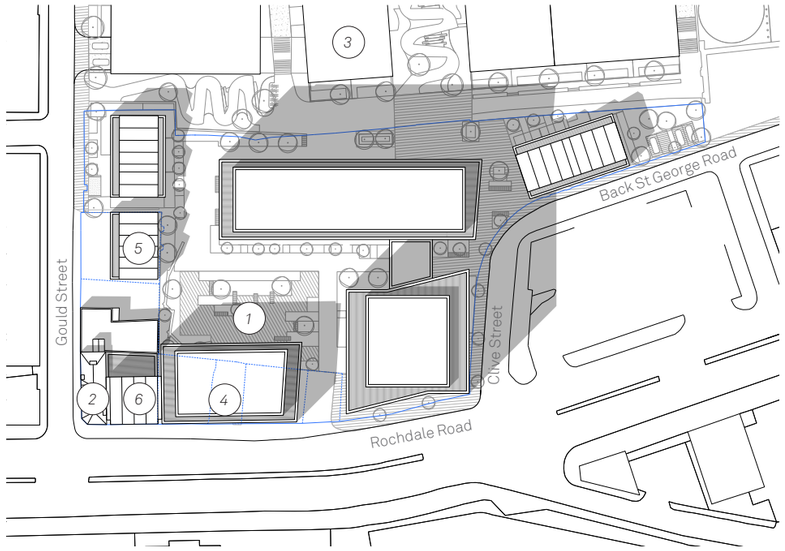


1. New Public Realm - Gateway Square
2. Marble Arch Inn
3. Gasworks
4. MCC, Booze 4 U & Rochdale Rd Parking

5. Gould St Parking Site
6. Marble Arch Inn Site



Collaborative Development: Apartment Block to Rochdale Road 2



1. New Public Realm - Gateway Square
2. Marble Arch Inn
3. Gasworks
4. Mulbury, MCC, Booze 4 U & Rochdale Rd Parking

5. Gould St Parking Site
6. Marble Arch Inn Site



4.0

Layout & Appearance

4.1 Use, Amount & Residential Standards

Block 1 & Block 4 - Apartment Block

Floor	GIA m²	GIA ft²	Residential GIA m²	Residential GIA ft²	Commercial GIA m²	Commercial GIA ft²	Efficiency %	Car Parking Spaces Nos
Basement	1,137	12,242						29
Ground	1,399	15,055	314	3,377	132	1,424	32%	
1st	1,549	16,671	1,285	13,835			83%	
2nd	1,549	16,671	1,285	13,835			83%	
3rd	1,549	16,671	1,285	13,835			83%	
4th	1,549	16,671	1,285	13,835			83%	
5th	1,549	16,671	1,285	13,835			83%	
6th	1,549	16,671	1,285	13,835			83%	
7th	1,538	16,552	1,274	13,718			83%	
8th	1,538	16,552	1,274	13,718			83%	
9th	1,532	16,495	1,269	13,654			83%	
10th	1,269	13,660	1,030	11,085			81%	
11th	626	6,736	520	5,596			83%	
12th	344	3,701	277	2,976			80%	
TOTAL	18,675	201,019	13,669	147,133	132	1,424	73%	29

Apartments	1B1P				1B2P								2B3P							2B4P													
m²	42	42	42	43	50	50	50	55	57	58	59	61	63	63	64	65	65	67	68	71	72	72	73	73	74	74	75	75	75	76	76	77	88
ft²	447	451	454	465	533	536	537	594	614	625	633	656	673	678	687	696	699	725	736	764	773	775	784	789	794	795	802	805	806	813	822	830	949
Basement																																	
Ground			2	1					1			1							1								`						
1st	3	1			2		1							2	4	1										1	1	1	2	2			
2nd	3	1			2		1							2	4	1										1	1	1	2	2			
3rd	3	1			2		1							2	4	1										1	1	1	2	2			
4th	3	1			2		1							2	4	1										1	1	1	2	2			
5th	3	1			2		1							2	4	1										1	1	1	2	2			
6th	3	1			2		1							2	4	1										1	1	1	2	2			
7th	3	1			2		1						1	2	4					1	1	1							2	2			
8th	3	1			2		1						1	2	4					1	1	1							2	2			
9th	3	1			2		1						1	2	4					1	1	1	1	2						1			
10th					2	2		1			1			2				2					1	2	1					1			1
11th					2									2									1	2						1			
12th										1							1														1	1	
TOTAL	27	9	2	1	22	2	9	1	1	1	1	1	3	22	36	6	1	2	1	3	3	3	3	6	1	6	6	6	16	19	1	1	1
	39				38								71							75													
	77												146																				
	35%												65%																				
	223																																

Block 3 & Block 4 - Duplex Block

Floor	GIA m²	GIA ft²	Residential GIA m²	Residential GIA ft²	Commercial GIA m²	Commercial GIA ft²	Efficiency %	Car Parking Spaces Nos
Basement	77	825	74					2
Ground	402	4,324	330	3,550			82%	4
1st	402	4,324	330	3,550			82%	
2nd	374	4,025	306	3,295			82%	
3rd	274	2,944	266	2,863			97%	
TOTAL	1,527	16,441	1,309	14,089	0	0	86%	6

Apartments	Duplex 2B3P	Duplex 3B4P	Duplex 3B4P	Duplex 3B5P	Duplex 3B5P (*3 storey inclusive of gargae)	Duplex 3B6P
m²	77	85	89	93	130	104
ft²	825	910	956	997	1396	1119
Basement						
Ground				4	2	1
1st						
2nd	3	3	1			
3rd						
TOTAL	3	3	1	4	2	1
	3	4		6		1
	3	11				
	21%	79%				
	14					

Development Total

Floor	GIA m²	GIA ft²	Residential GIA m²	Residential GIA ft²	Commercial GIA m²	Commercial GIA ft²	Efficiency %	Car Parking Spaces Nos
TOTAL	20,203	217,460	14,978	161,222	132	1,424	74%	35

Apartments	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	3B6P
TOTAL	39	38	74	75	4	6	1
	77		149		11		
	32%		63%		5%		
	237						

Amount

The quantity of development is detailed in the following area schedules.

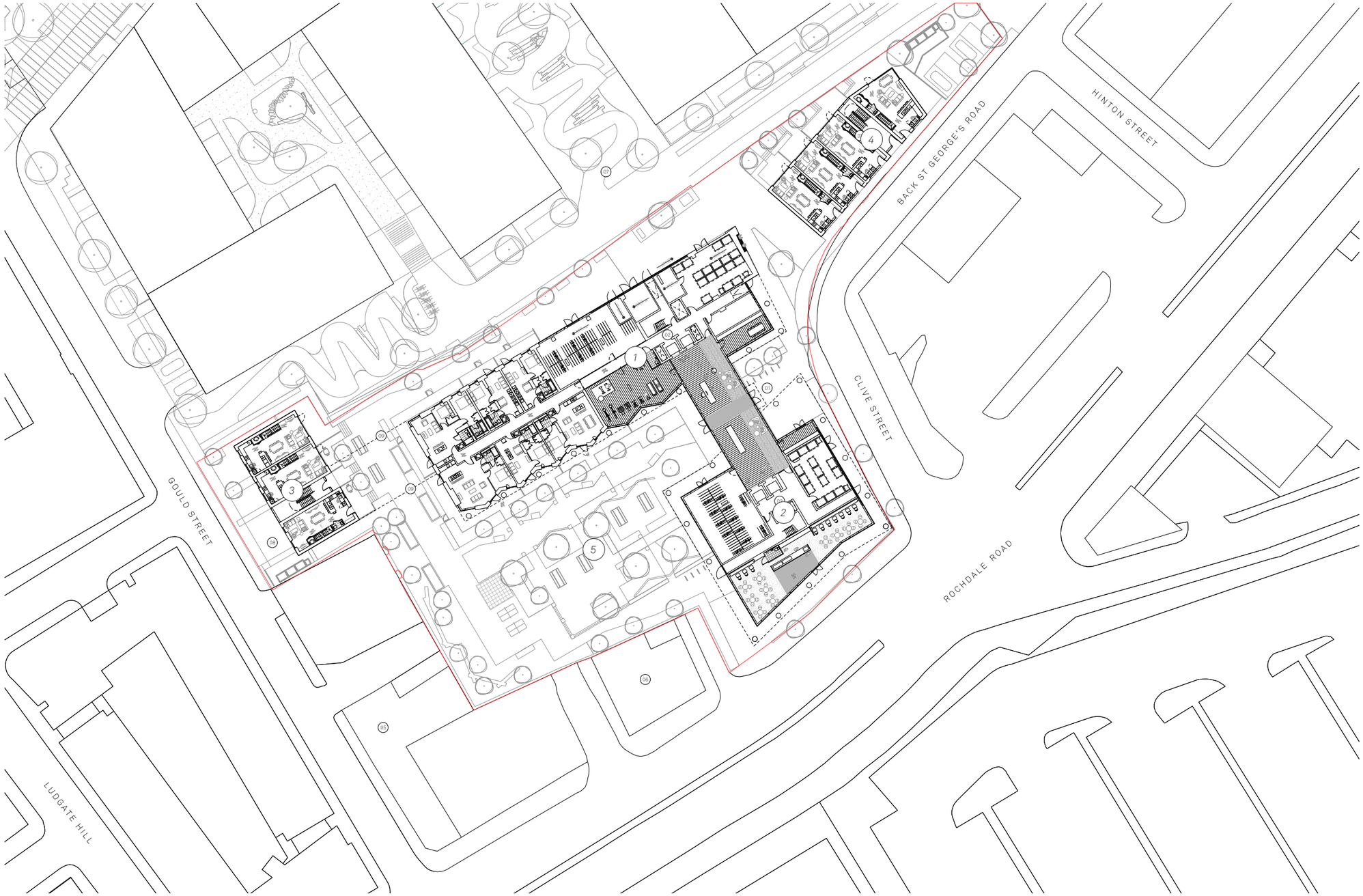
Project Description

Full planning permission is sought for the demolition of existing buildings and structures; development of three new buildings (across 4 blocks) comprising residential apartments and duplex homes (Use Class C3), commercial unit (Use Class E), basement car parking, new landscaping and public realm, and associated engineering and infrastructure works.

Residential Standards

All apartments will comply with the space standards set out in the ‘Manchester Quality Residential Guidance’ document

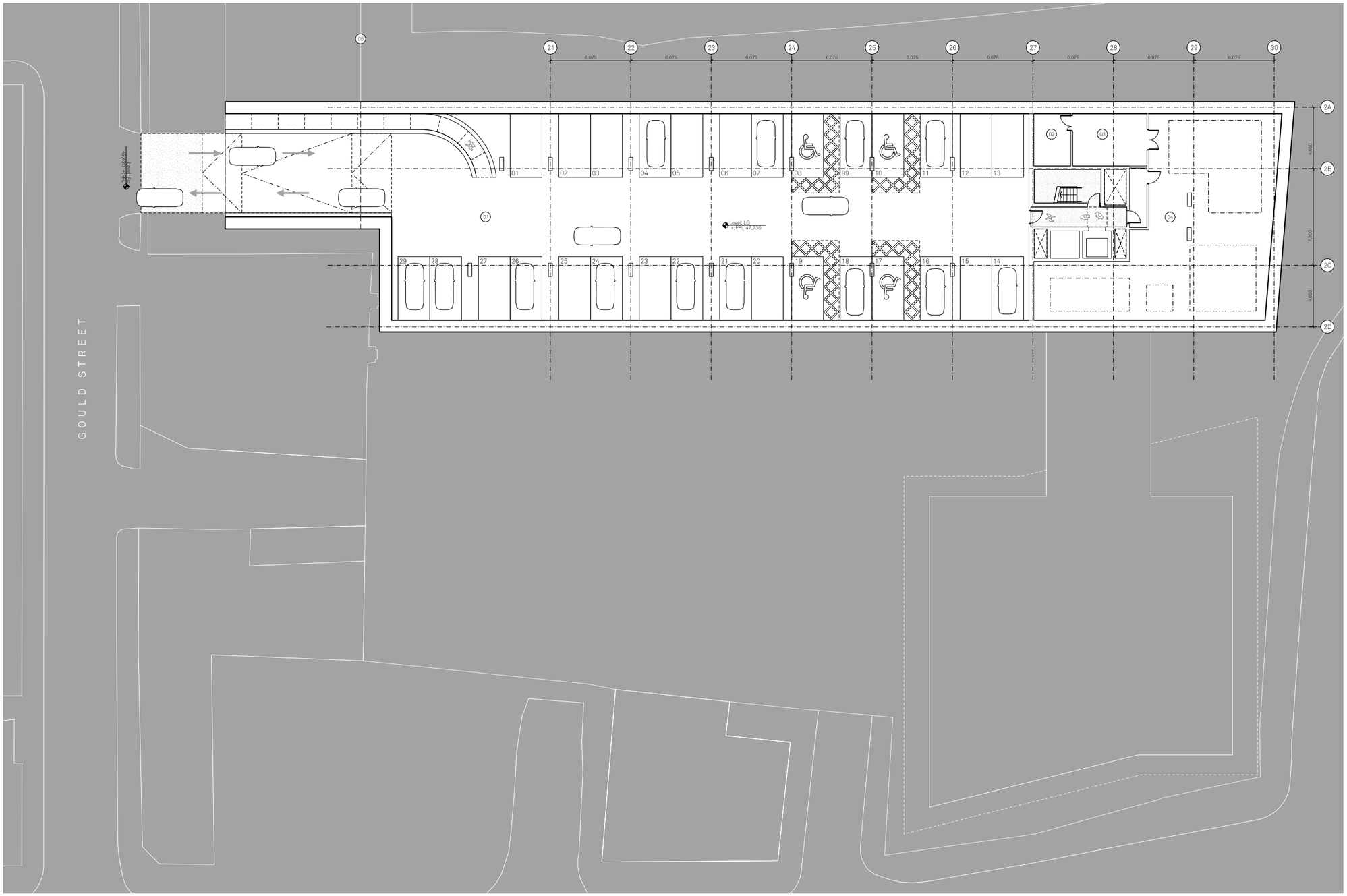
4.2 Masterplan



Key

1. Block 1
2. Block 2
3. Block 3
4. Block 4
5. Gateway Square

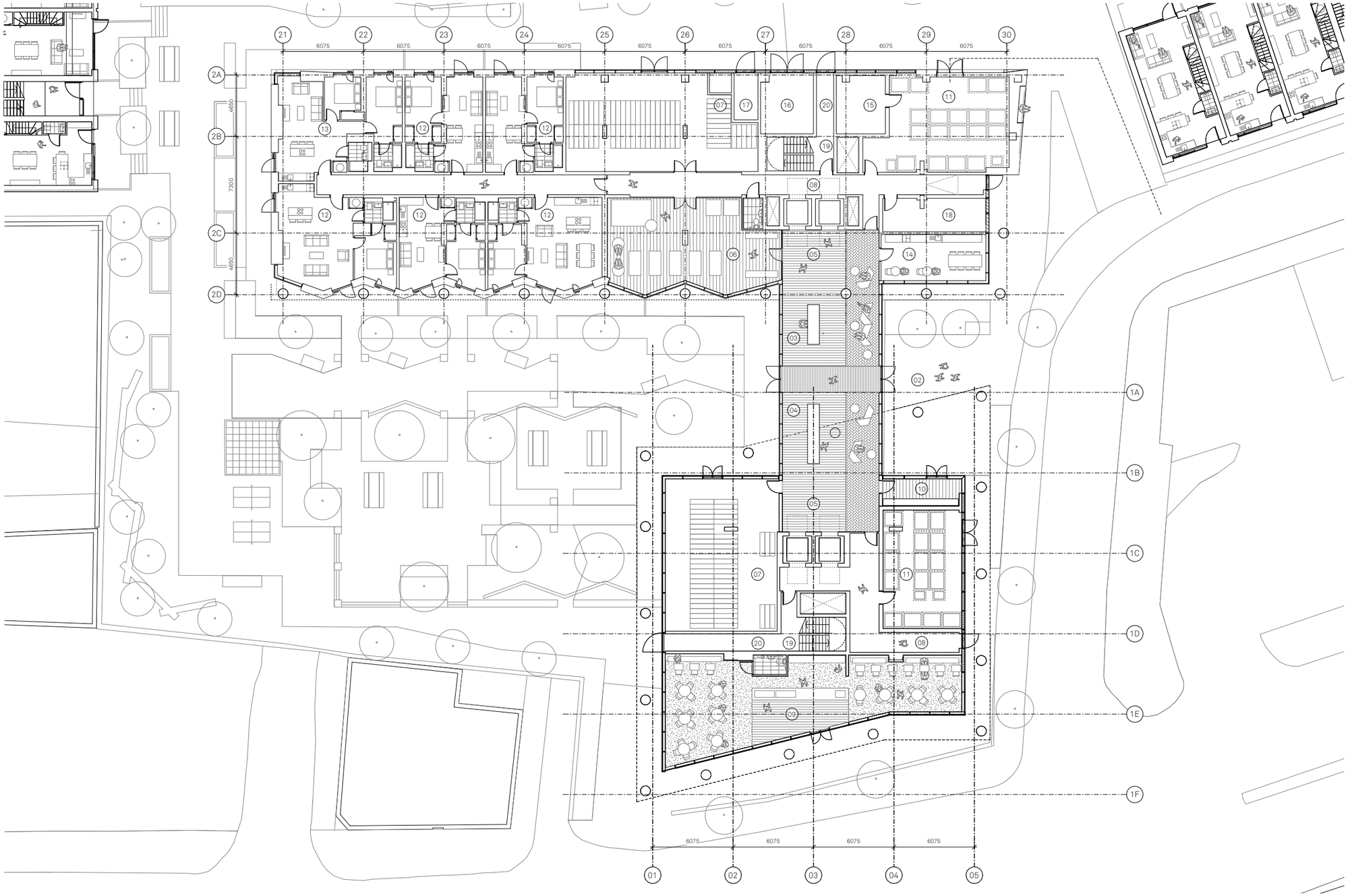
4.3 Layouts
Basement



Key

1. Car Park (22 Parking Spaces)
2. Life Safety Room
3. Switch Room
4. Tank Room
5. Coach Houses (Above)

4.3 Layouts
Ground Floor



Key

1. Public Realm
2. Residential Entrance
3. Reception
4. Residents' Lounge & Post Boxes
5. Lift Lobby
6. Residents' Gym
7. Cycle Store
8. Move In/Move Out
9. Commercial Unit
10. Parcel Store
11. Refuse Store
12. 1 Bed Apartment
13. 2 Bed Apartment
14. Building Manager's Suite
15. Comms Room
16. Substation
17. Isolation Room
18. Generator Room
19. Escape Stair
20. Fire Escape Exit

4.3 Layouts
1st - 6th Floors



Key

1. Lift Lobby
2. Escape Stair
3. 1 Bed Apartment
4. 2 Bed Apartment

4.3 Layouts
7-8th Floors



Key

1. Lift Lobby
2. Escape Stair
3. 1 Bed Apartment
4. 2 Bed Apartment

4.3 Layouts
9th Floor



Key

1. Lift Lobby
2. Escape Stair
3. 1 Bed Apartment
4. 2 Bed Apartment

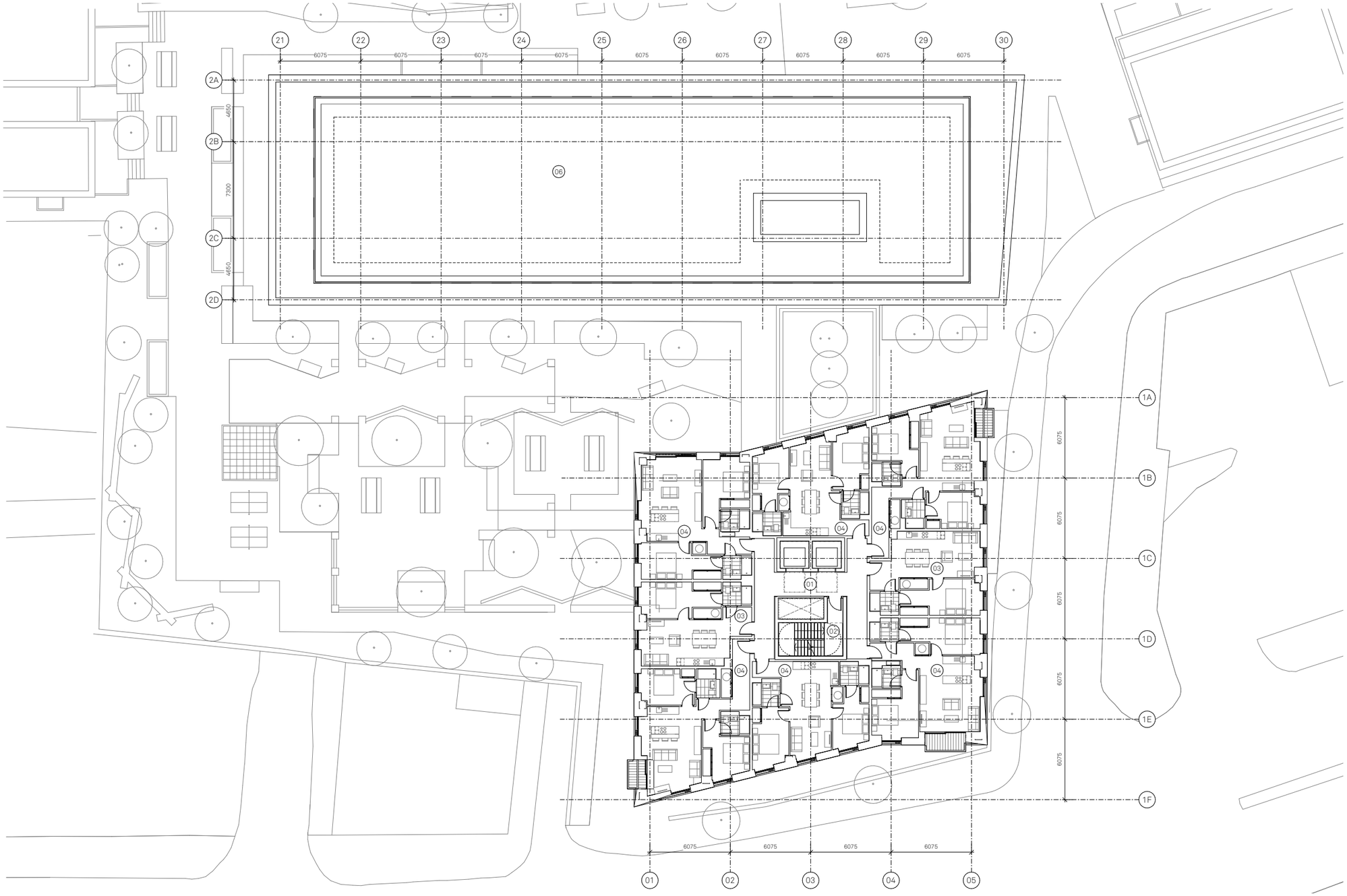
4.3 Layouts
10th Floor



Key

1. Lift Lobby
2. EscapeStair
3. 1 Bed Apartment
4. 2 Bed Apartment
5. Terrace

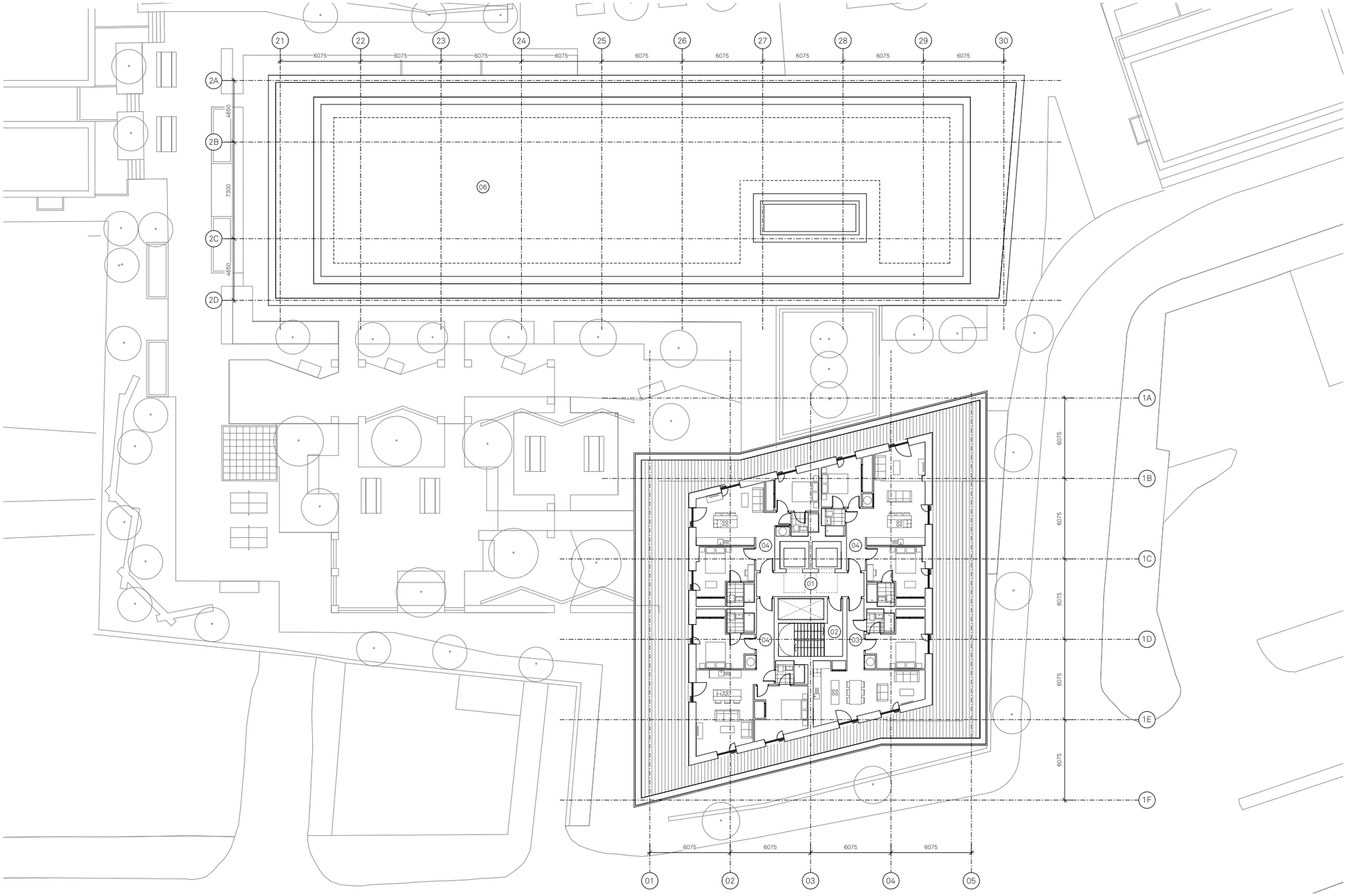
4.3 Layouts
11th Floor



Key

1. Lift Lobby
2. Escape Stair
3. 1 Bed Apartment
4. 2 Bed Apartment
5. Terrace
6. Indicative zone for PV panels

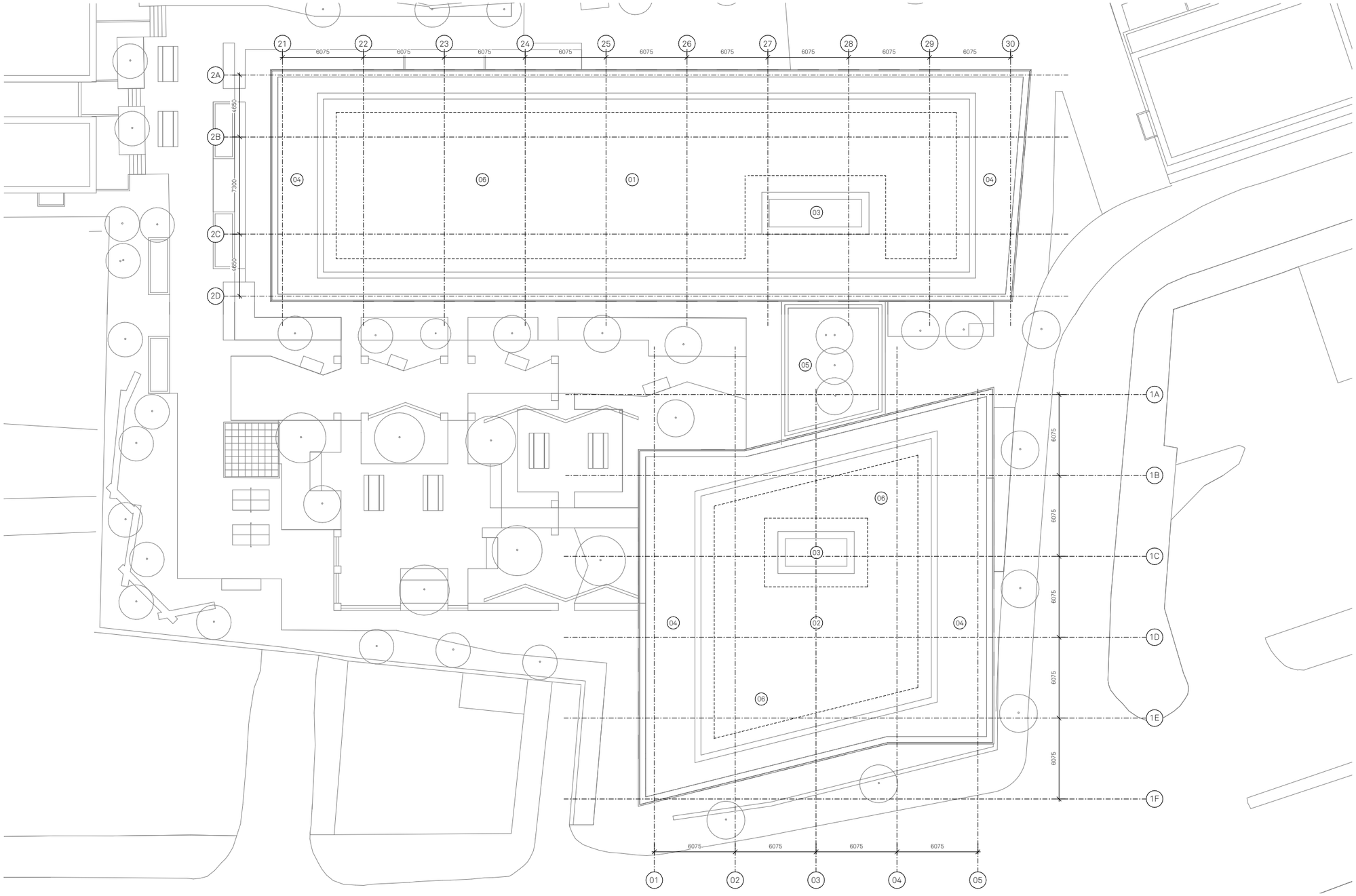
4.3 Layouts
12th Floor



Key

1. Lift Lobby
2. EscapeStair
3. 1 Bed Apartment
4. 2 Bed Apartment
5. Terrace
6. Indicative zone for PV panels

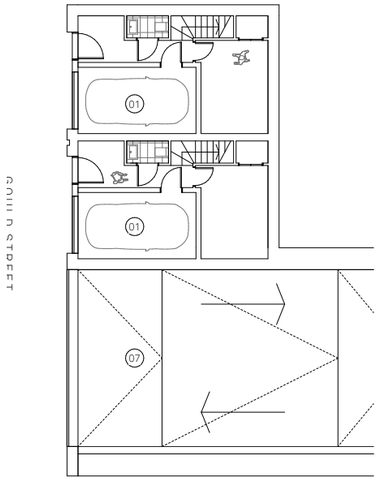
4.3 Layouts
Roof Plan



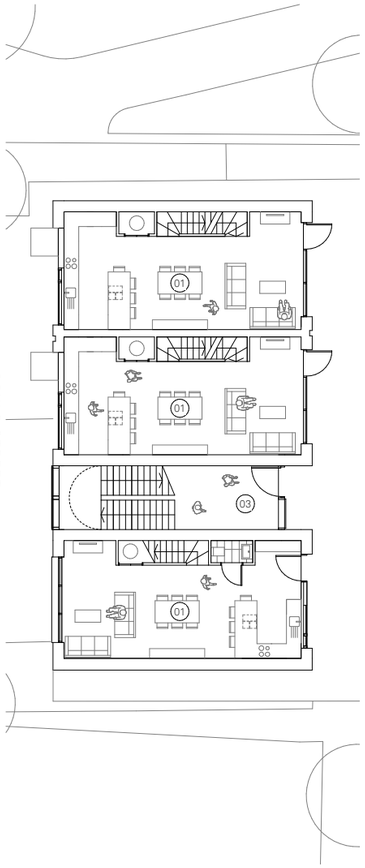
Key

1. Block 01 Roof
2. Block 02 Roof
3. Lift Overrun
4. Terrace
5. Green Roof to Link Building
6. Indicative zone for PV panels

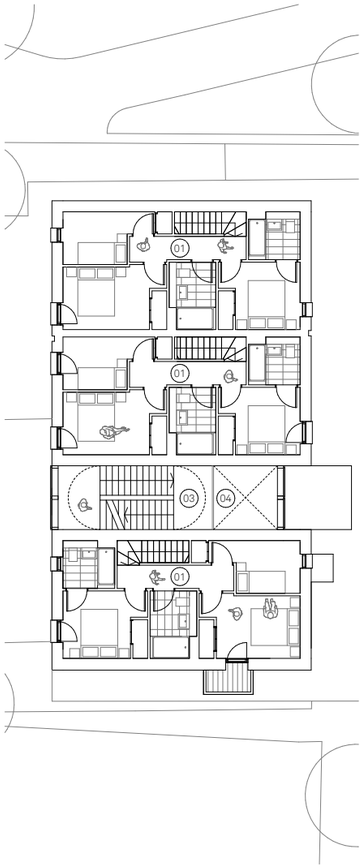
4.3 Layouts
Block 3



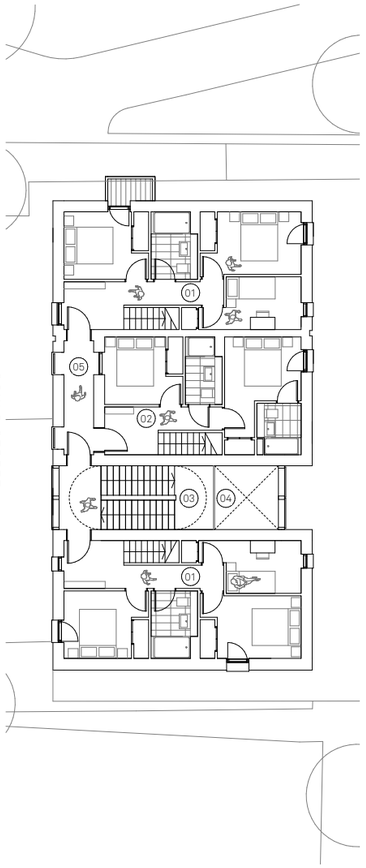
Basement Plan - Lower Duplexes



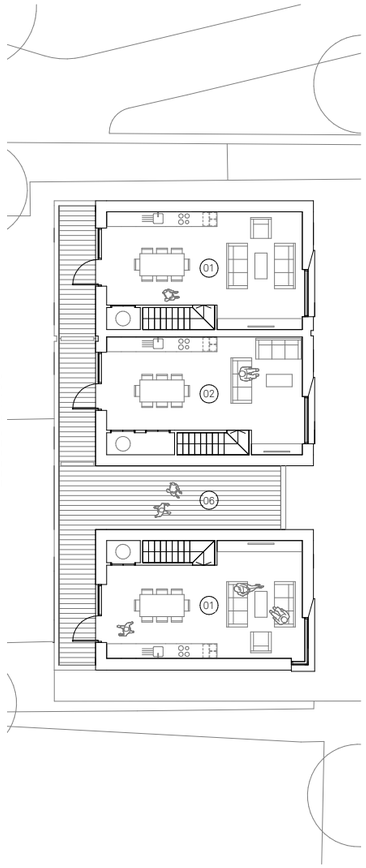
Ground Floor Plan - Lower Duplexes



First Floor Plan - Lower Duplexes



Second Floor Plan - Upper Duplexes

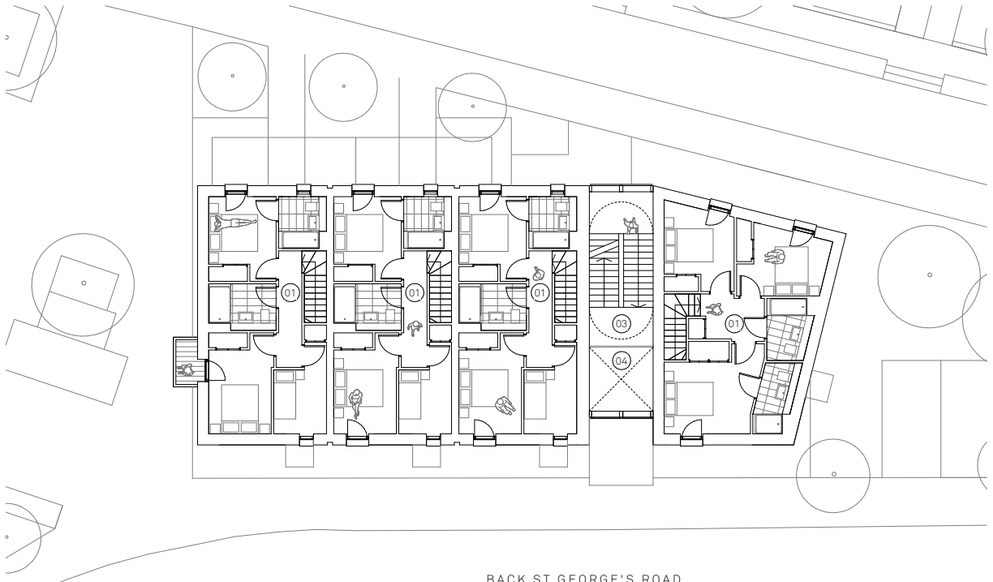


Third Floor Plan - Upper Duplexes

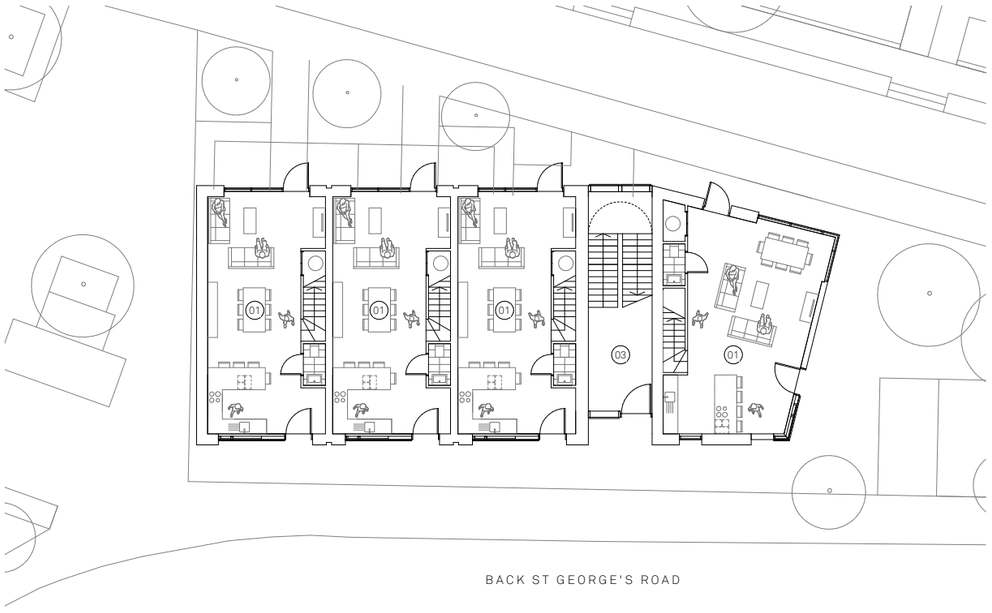
Key

1. 3 Bed Duplex
2. 2 Bed Duplex
3. Stair Core for Access to Upper Duplexes on Level 2
4. Void
5. External Corridor
6. External Terrace
7. Vehicular Access Ramp to Basement

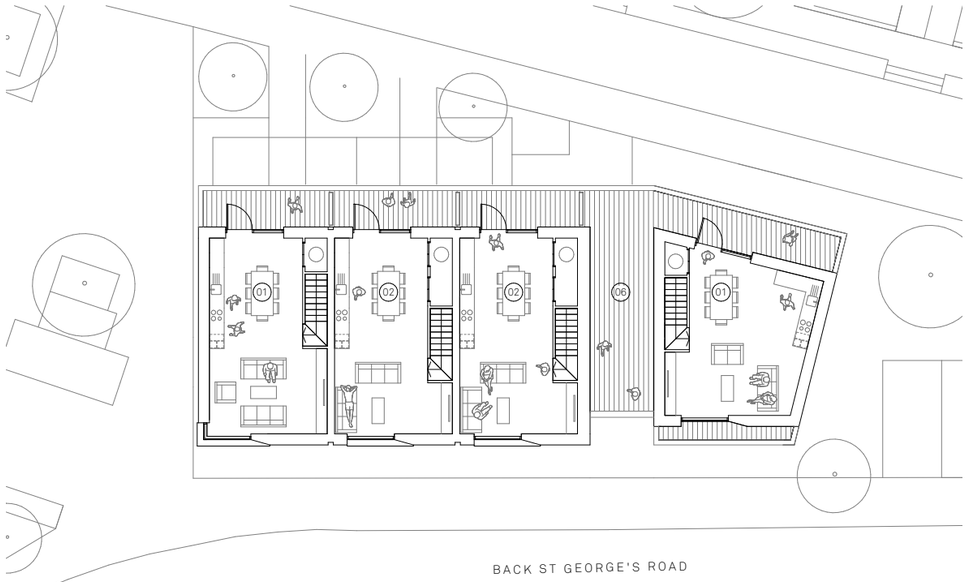
4.3 Layouts
Back St George Road Duplexes



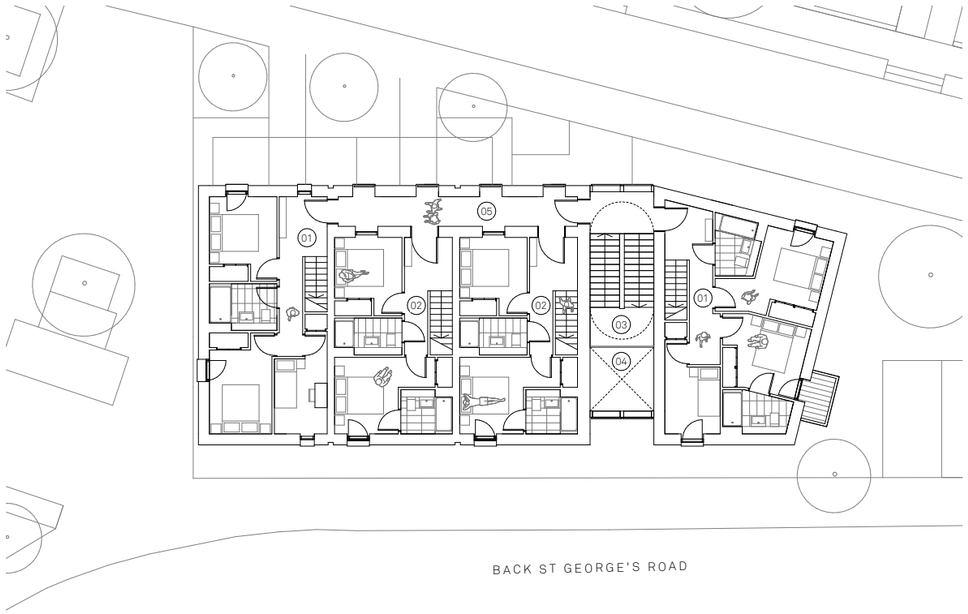
First Floor Plan - Lower Duplexes



Ground Floor Plan - Lower Duplexes



Third Floor Plan - Upper Duplexes



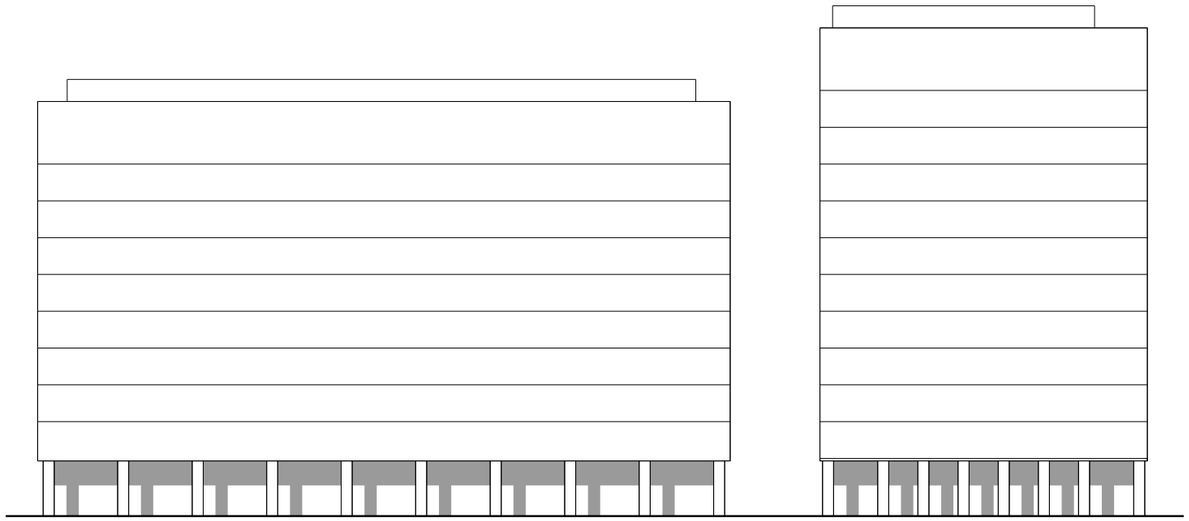
Second Floor Plan - Upper Duplexes

Key

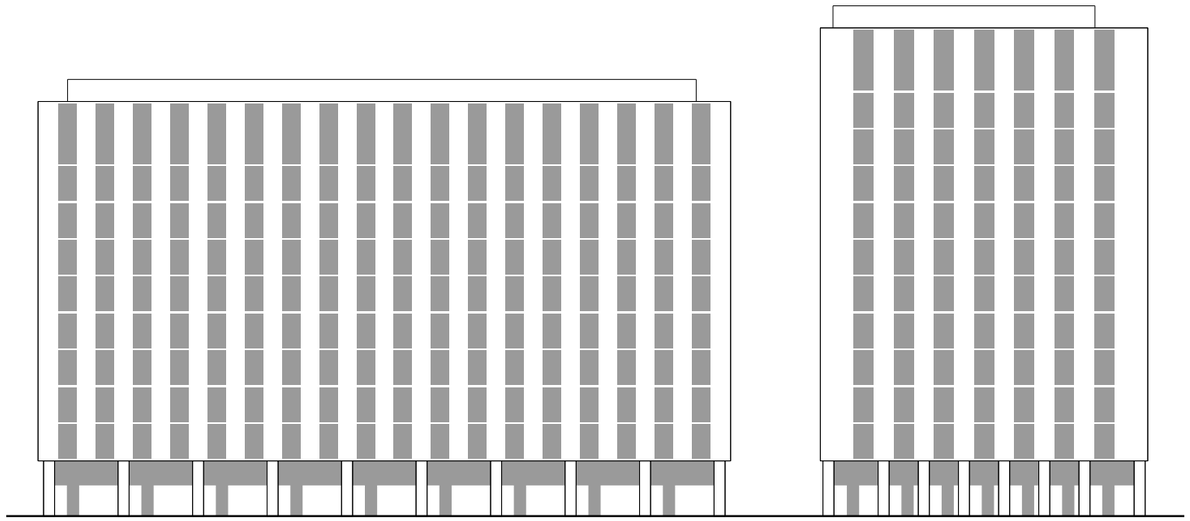
1. 3 Bed Duplex
2. 2 Bed Duplex
3. Stair Core for Access to Upper Duplexes on Level 2
4. Void
5. External Corridor
6. External Terrace

4.4 Facade Development Diagrams

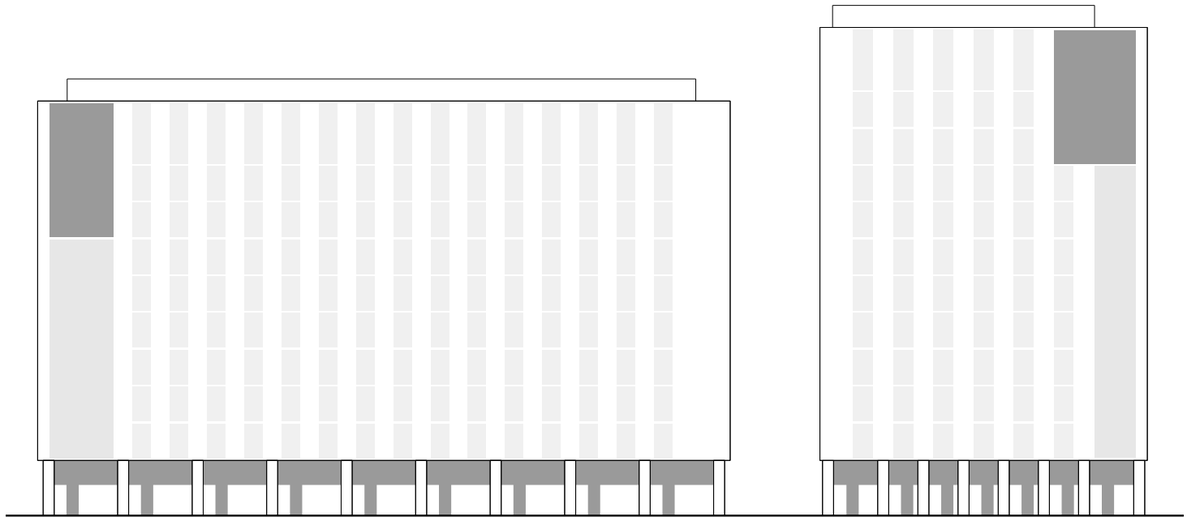
Defining the base, recessing the top, creating a primary horizontal emphasis



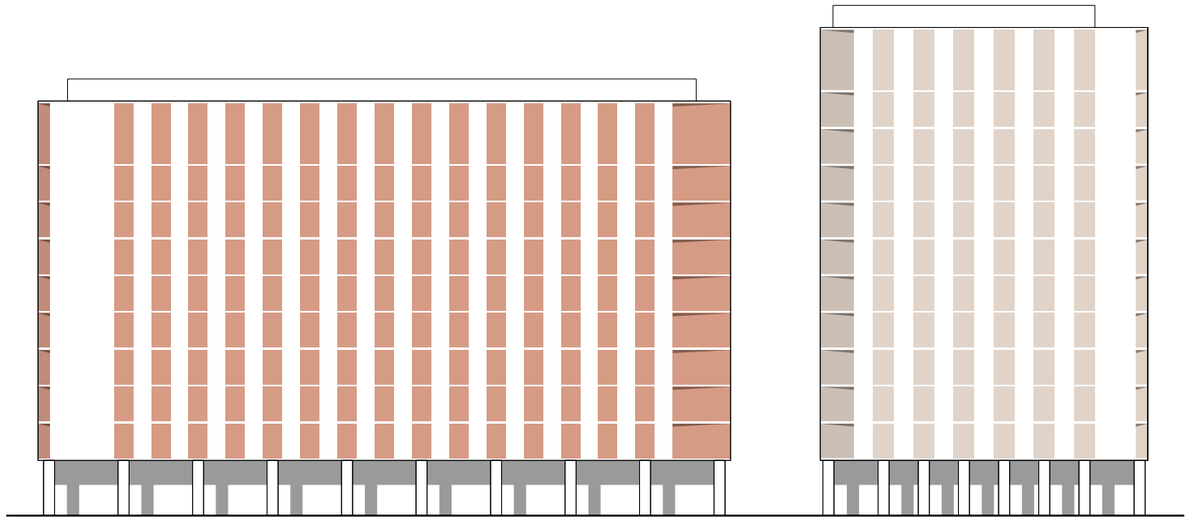
Window Order



Corners



Materiality



4.5 Materiality

The materiality is a simple palette consisting of a brick, pre cast concrete detailing and metal windows with full height fins.

The facade is set out on a regular grid with an inset at ground floor to the primary facades.

There will be a different brick for each block to give each a unique identity. The brick will have a bag rubbed finish and/or matching mortar joints to give a monolithic appearance. The finish will need to agreed with MCC via samples and mock ups.

The glazing is regular rhythm to provide an ordered composition. The windows will be a capped system made from circa 50mm PPC metal frames. The glazing line is set back a full brick face to provide depth to the facade with full height inward opening windows providing a high volume of natural ventilation. The metal fins on the outside of windows act as barrier and will be finished metallic PPC. Above the opening windows but behind the fins will be the vent for the MVHR unit.

The inset balconies on the top three floors will have brick reveals, metal soffits and metallic PPC balsutrade.

A pre cast concrete banding flush with the brick provides detail at the floor level. Block 1 has a band every floor whilst Block 2 has a band every other floor to emphasise its proportion. The exposed columns at ground will be cast using a decorative mould to provide a subtle richness and a echo of the site's industrial past.

Key

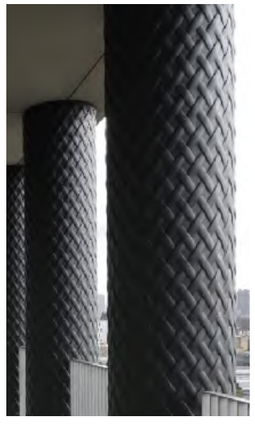
1. Rochdale Road frontage
2. Pre-cast concrete columns with floral pattern
3. Precase concrete columns with linear pattern
4. Buff coloured bag-rubbed brick
5. Red brick with matching mortar
6. Brick facade with precast concrete bands
7. Bag-rubbed brick facade - Chethams School of Music



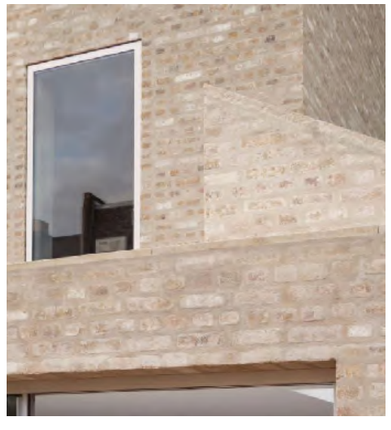
1



2



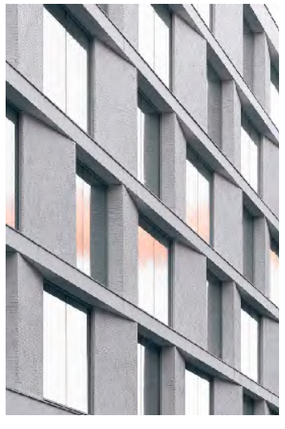
3



4



5



6



7

4.6 Elevations
Rochdale Road



Key

1. Horizontal precast concrete band. Colour to be similar tone to brickwork
2. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
3. Back painted glass spandrel panel
4. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling
5. Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed PPC or anodised aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings, a PPC metal or back painted glass panel sits above
6. PPC aluminium window system and sliding door. 50mm frames.PPC metal Juliet balcony fixed to frame. One panel to be back painted glass to corner windows with three bays on Block 01.
7. Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass
8. Aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system
9. Dark grey textured precast circular concrete columns
10. Dark grey PPC vertical metal louvre rain defence system with integrated service doors as part of system
11. Recessed stretcher bond brickwork with integrated external bench fixed to brickwork
12. Capless back painted glass solid infill / or glass frit panel as part of curtain walling system
13. Outward opening double doors at residential entrance, incorporated into curtain walling system

4.6 Elevations
Clive Street



Key

1. Horizontal precast concrete band. Colour to be similar tone to brickwork
2. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
3. Back painted glass spandrel panel
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11. Recessed stretcher bond brickwork with integrated external bench fixed to brickwork
12. Capless back painted glass solid infill / or glass frit panel as part of curtain walling system
13. Outward opening double doors at residential entrance, incorporated into curtain walling system

4.6 Elevations
North Elevation



Key

1. Horizontal precast concrete band. Colour to be similar tone to brickwork
2. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
3. Back painted glass spandrel panel
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5. Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed PPC or anodised aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings, a PPC metal or back painted glass panel sits above
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7. Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass
8. Aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system
9. Dark grey textured precast circular concrete columns
10. Dark grey PPC vertical metal louvre rain defence system with integrated service doors as part of system
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12. Capless back painted glass solid infill / or glass frit panel as part of curtain walling system
13. Outward opening double doors at residential entrance, incorporated into curtain walling system



Key

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3. Back painted glass spandrel panel
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6. PPC aluminium window system and sliding door. 50mm frames.PPC metal Juliet balcony fixed to frame. One panel to be back painted glass to corner windows with three bays on Block 01.
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11. Recessed stretcher bond brickwork with integrated external bench fixed to brickwork
12. Capless back painted glass solid infill / or glass frit panel as part of curtain walling system
13. Outward opening double doors at residential entrance, incorporated into curtain walling system

4.5 Elevations
Block 1 South



Key

1. Horizontal precast concrete band. Colour to be similar tone to brickwork
2. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
3. Back painted glass spandrel panel
4. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling
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7. Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass
8. Aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system
9. Dark grey textured precast circular concrete columns
10. Dark grey PPC vertical metal louvre rain defence system with integrated service doors as part of system
11. Recessed stretcher bond brickwork with integrated external bench fixed to brickwork
12. Capless back painted glass solid infill / or glass frit panel as part of curtain walling system
13. Outward opening double doors at residential entrance, incorporated into curtain walling system

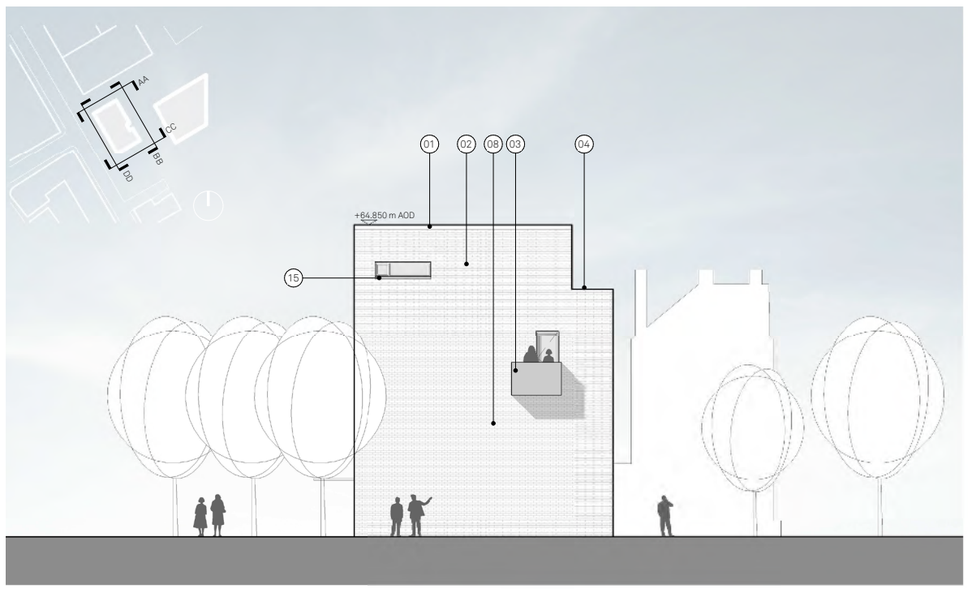
4.5 Elevations
Block 2 North



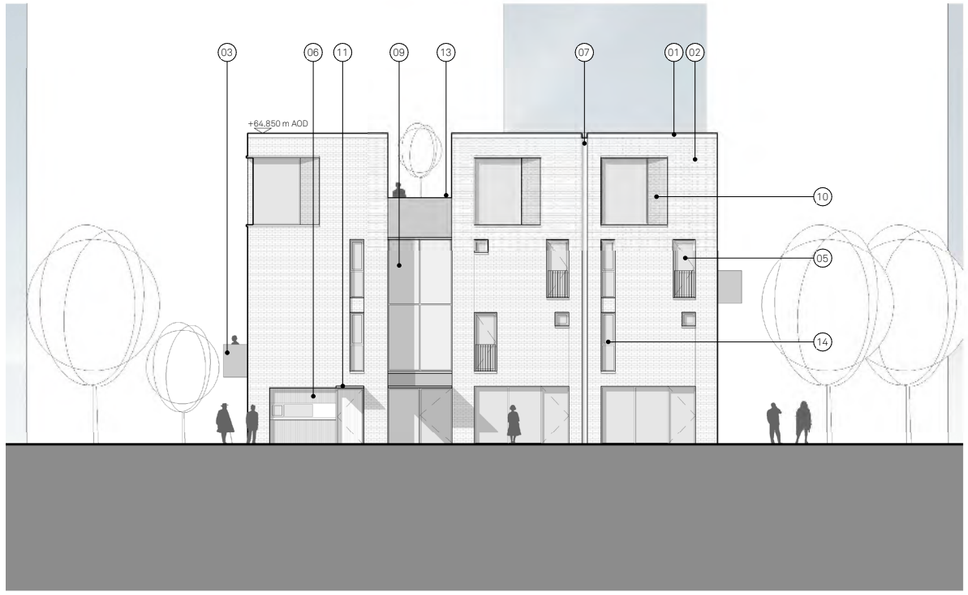
Key

1. Horizontal precast concrete band. Colour to be similar tone to brickwork
2. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
3. Back painted glass spandrel panel
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6. PPC aluminium window system and sliding door. 50mm frames.PPC metal Juliet balcony fixed to frame
7. Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass
8. Aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system
9. Dark grey textured precast circular concrete columns
10. Dark grey PPC vertical metal louvre rain defence system with integrated service doors as part of system
11. Recessed stretcher bond brickwork with integrated external bench fixed to brickwork
12. Capless back painted glass solid infill / or glass frit panel as part of curtain walling system
13. Outward opening double doors at residential entrance, incorporated into curtain walling system

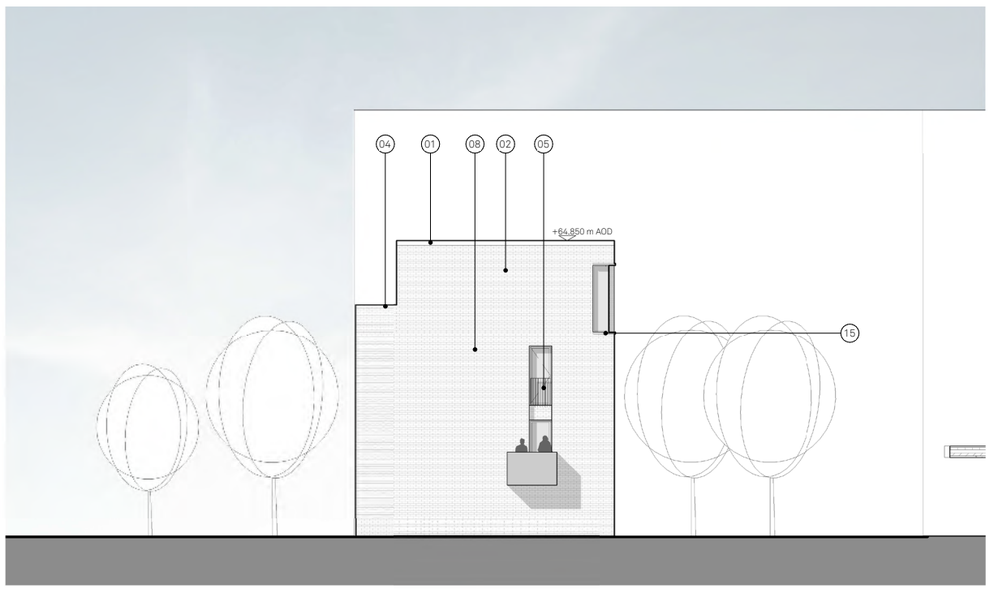
4.5 Elevations
Block 3



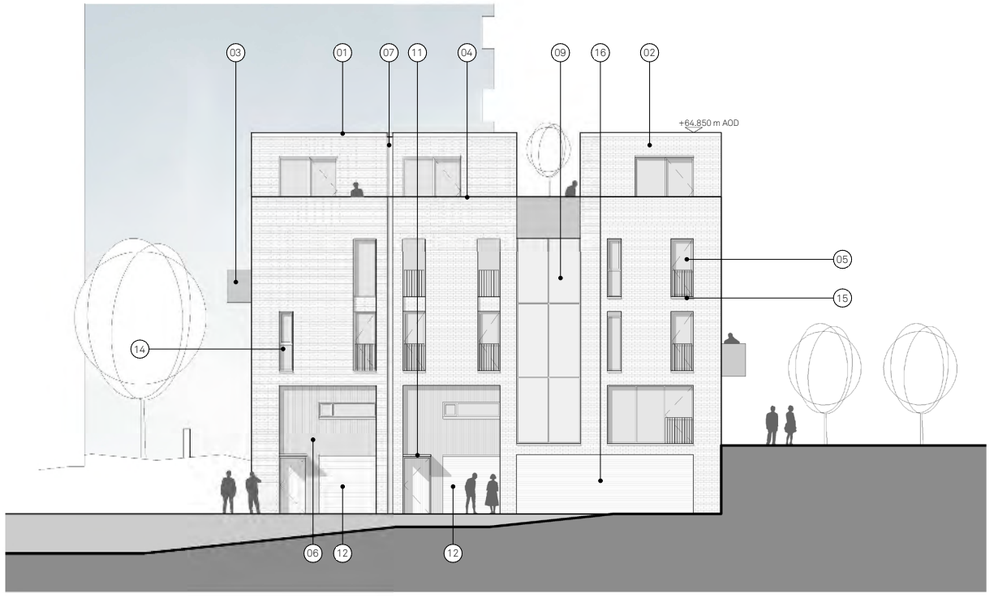
Elevation AA - North



Elevation BB - East, Site Facing



B3 Elevation CC - South



B3 Elevation DD - West, Gould Street

Key

1. Precast concrete coping. Colour to be similar tone to brickwork.
2. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling.
3. Prefabricated balcony with frameless glass / or PPC aluminium balustrade. Aluminium soffit.
4. Brickwork forming balustrade to external terrace
5. Recessed PPC aluminium inward opening door. 50mm frames. PPC metal Juliet balcony
6. Recessed brickwork or external timber panelling
7. Shadow gap recess for drainpipe
8. Indicative locations of air brick for bathroom ventilation
9. Curtain walling system, dark grey frames with clear glass
10. Chamfered stretcher bond brickwork with monolithic appearance. Recessed PPC aluminium picture frame window, 50mm frames. Glass to glass corner detail where instance of window turning corner
11. PPC Aluminium canopy over entrances
12. Garage aluminium roller shutter. Colour to be similar tone to brickwork
13. PPC aluminium balustrade to external terrace
14. Recessed full height PPC aluminium top hung openable window. 50mm frames
15. Precast concrete sills to all windows. Colour to match precast coping
16. Vehicular entrance to basement. Fob operated security roller shutter, perforated aluminium. Colour to be similar tone to brickwork

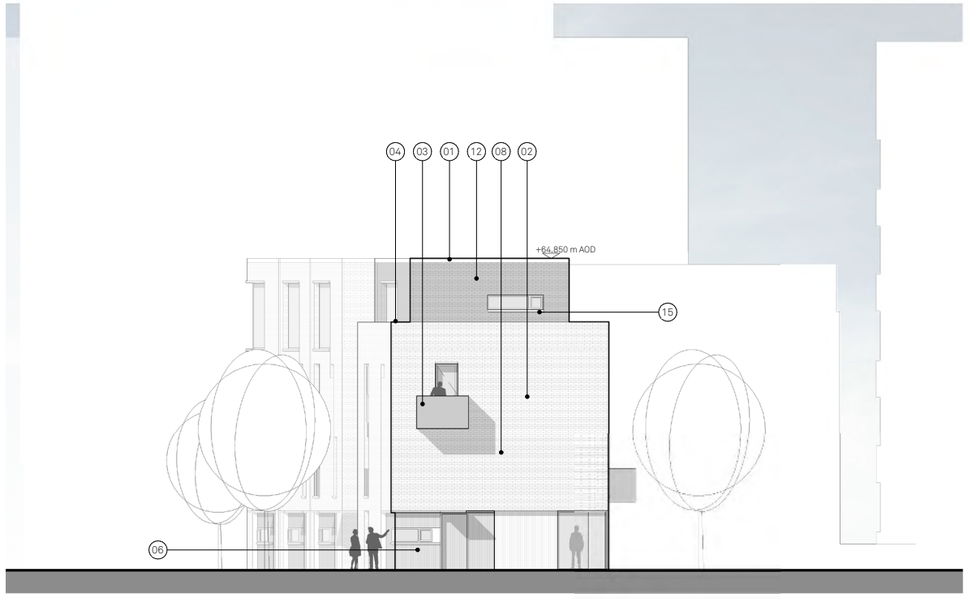
4.5 Elevations
Block 4



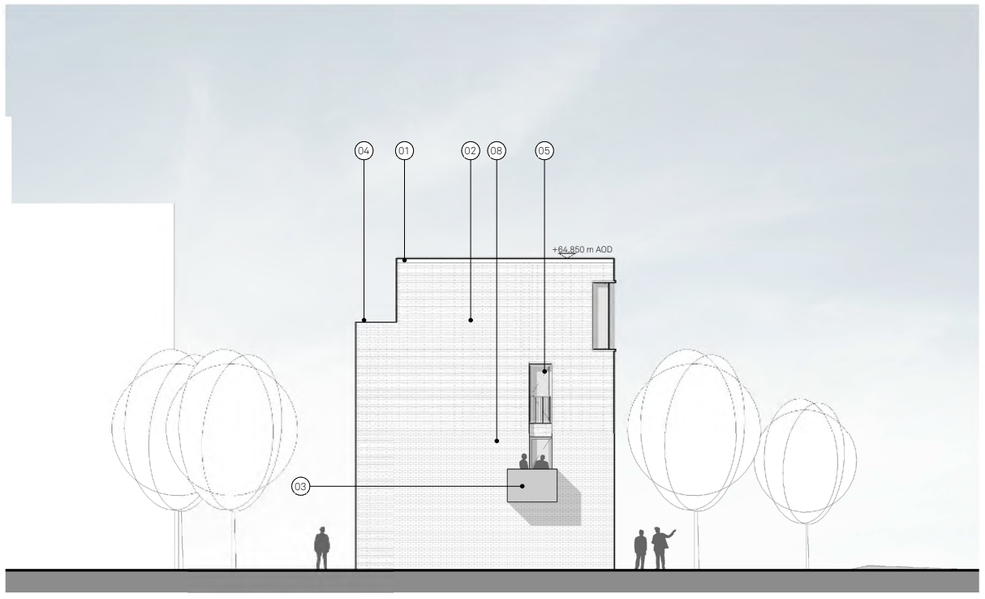
Elevation AA - Site Facing



B4 Elevation CC - Back St. George's Road



Elevation BB - East



B4 Elevation DD - West

Key

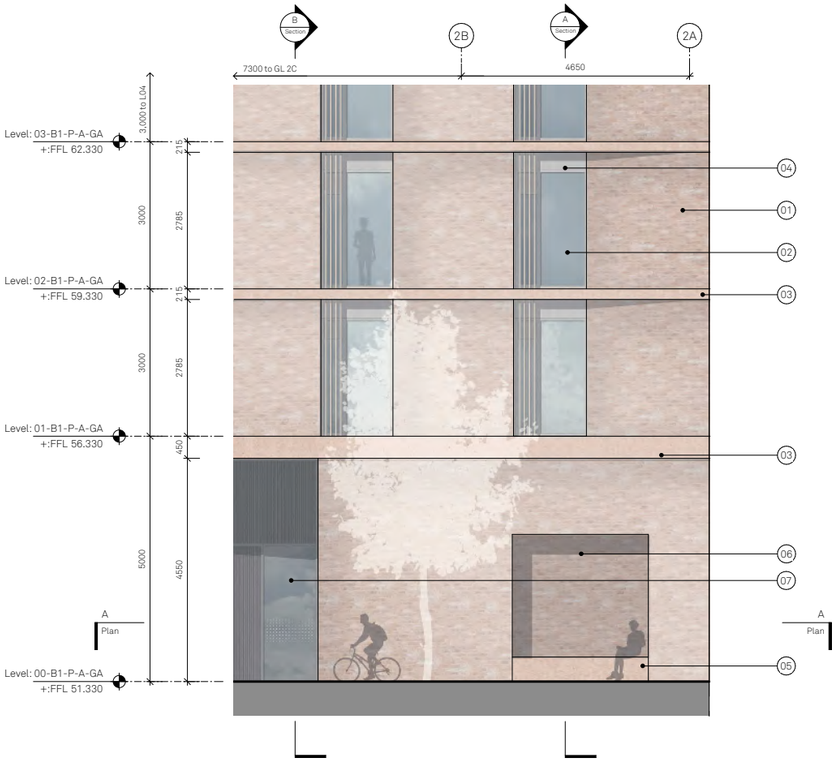
1. Precast concrete coping. Colour to be similar tone to brickwork.
2. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling.
3. Prefabricated balcony with frameless glass / or PPC aluminium balustrade. Aluminium soffit.
4. Brickwork forming balustrade to external terrace
5. Recessed PPC aluminium inward opening door. 50mm frames. PPC metal Juliet balcony
6. Recessed brickwork or external timber panelling
7. Shadow gap recess for drainpipe
8. Indicative locations of air brick for bathroom ventilation
9. Curtain walling system, dark grey frames with clear glass
10. Chamfered stretcher bond brickwork with monolithic appearance. Recessed PPC aluminium picture frame window, 50mm frames. Glass to glass corner detail where instance of window turning corner
11. PPC Aluminium canopy over entrances
12. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. Colour to be different tone from main building brickwork
13. PPC aluminium balustrade to external terrace
14. Recessed full height PPC aluminium top hung openable window. 50mm frames
15. Precast concrete sills to all windows. Colour to match precast coping

4.6 Section AA

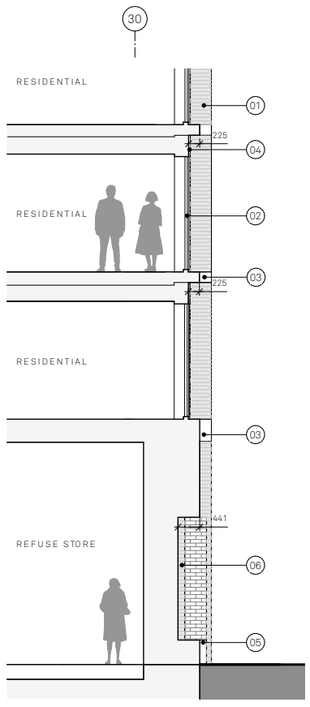


Key

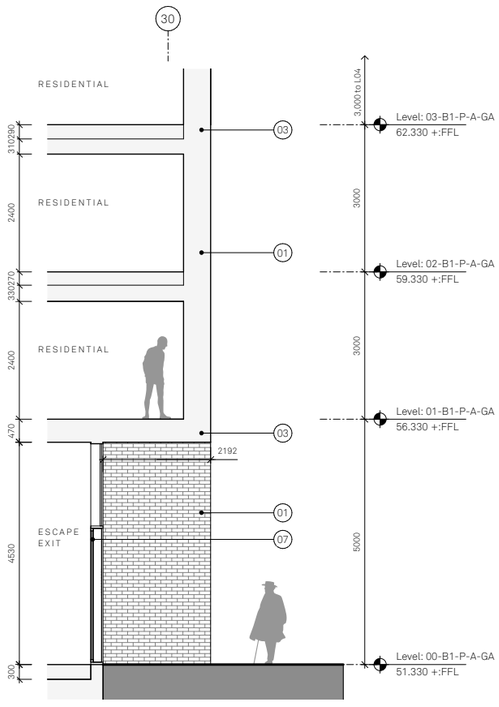
1. Apartment
2. Stairs
3. Lift Shaft
4. External Terrace
5. Lift Overrun
6. Basement Tank Room
7. Move In/Move Out
8. Reception/Link Building
9. Commercial Unit
10. Switch Room
11. Fire Escape Exit



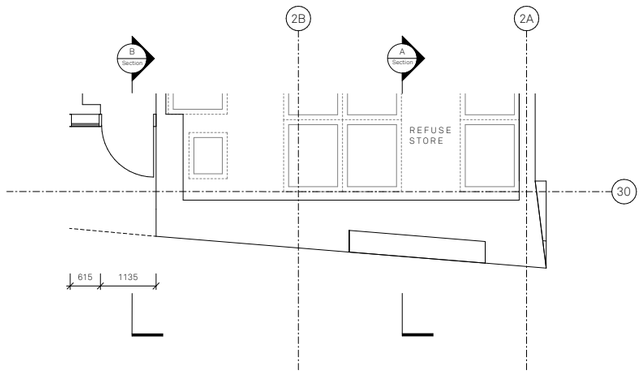
PARTIAL ELEVATION
East Elevation towards Clive Street



SECTION A
Through recessed bench



SECTION B
Through escape exit

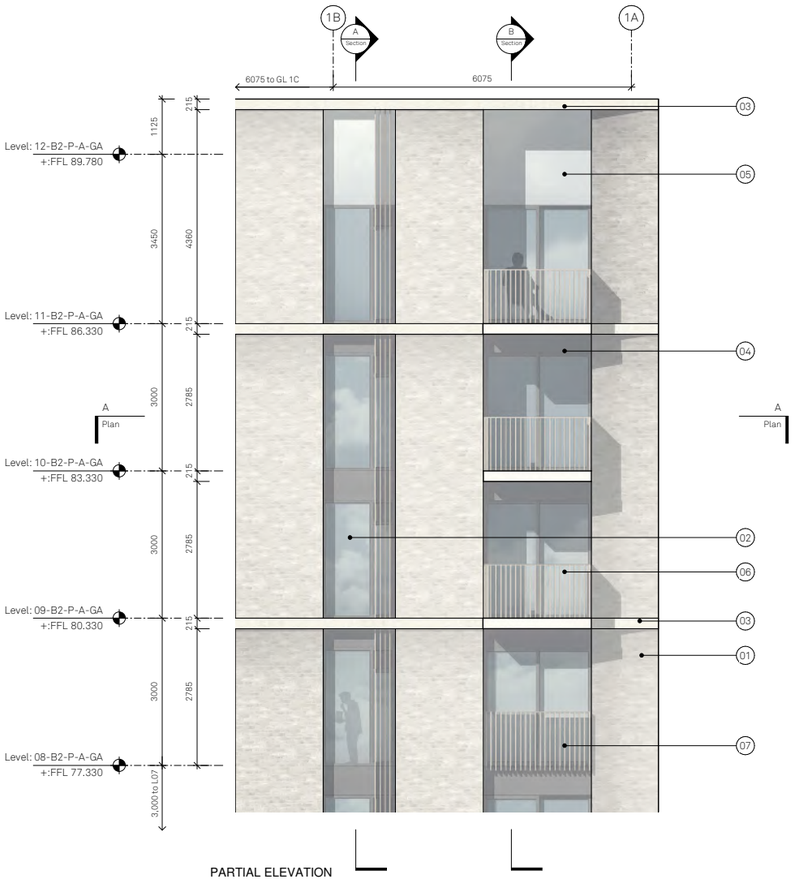


PLAN A
Refuse store onto Clive Street

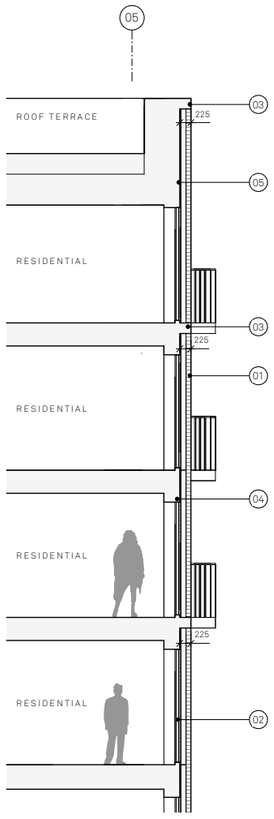


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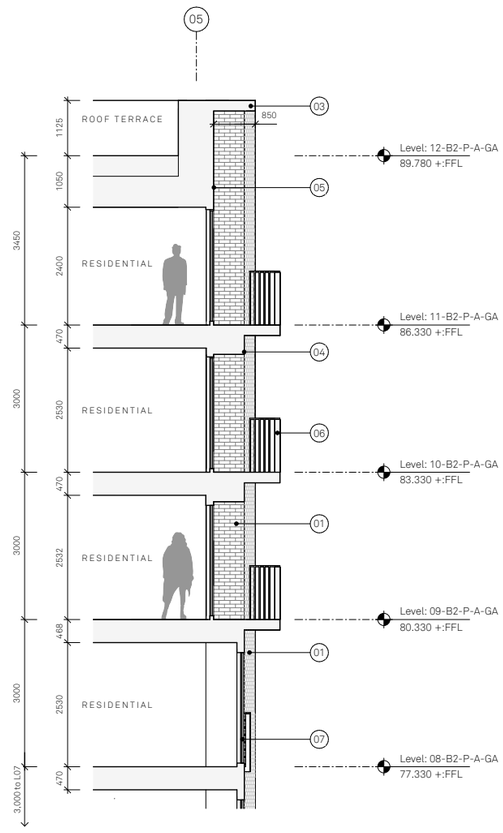
1. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling
2. Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed PPC or anodised aluminium louvres blades with a square vent panel above as part of window system
3. Horizontal precast concrete band. Colour to be similar tone to brickwork
4. PPC Aluminium spandrel panel. Colour to match window frames
5. Capless back painted glass solid infill
6. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
7. Recessed full height PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to framedoors as part of system



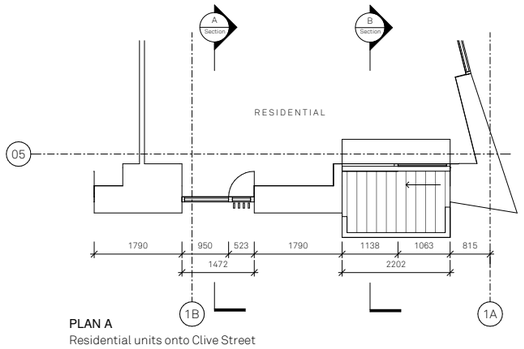
PARTIAL ELEVATION
East Elevation towards Clive Street at building crown



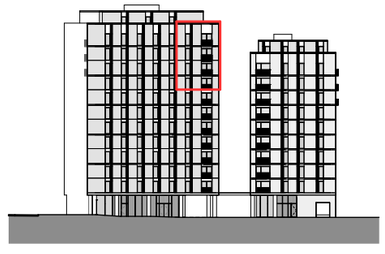
SECTION A
Through residential units



SECTION B
Through recessed balconies

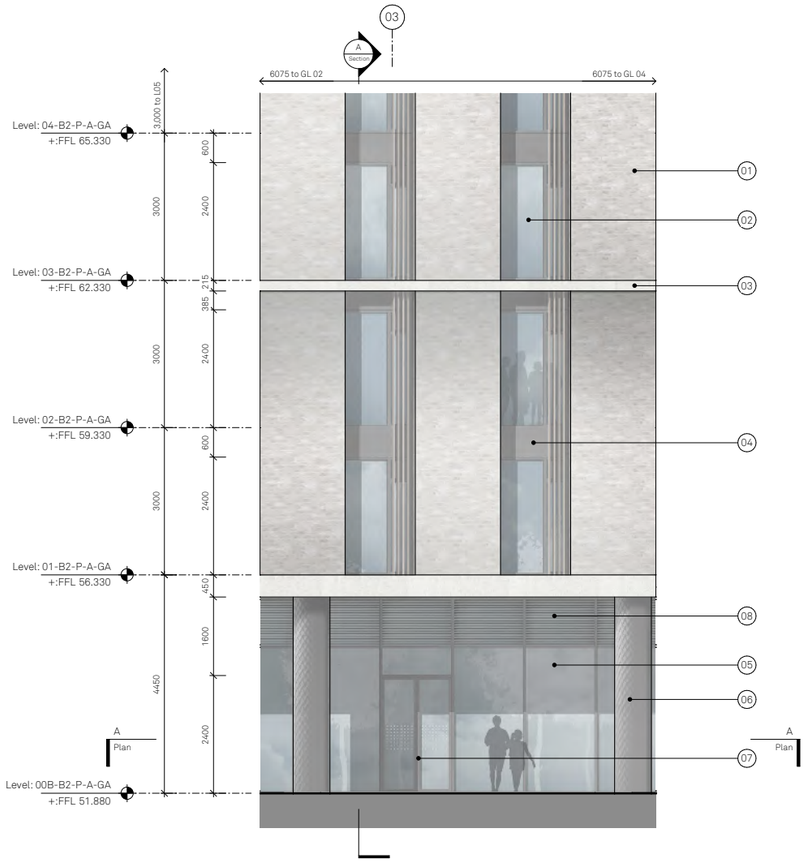


PLAN A
Residential units onto Clive Street

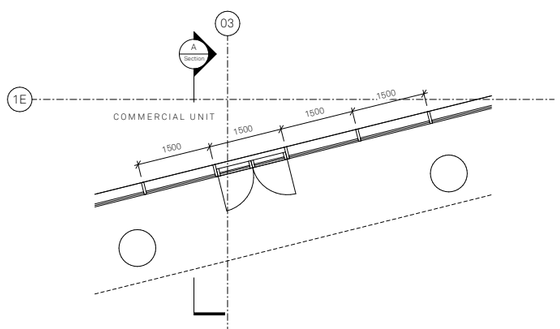


Key

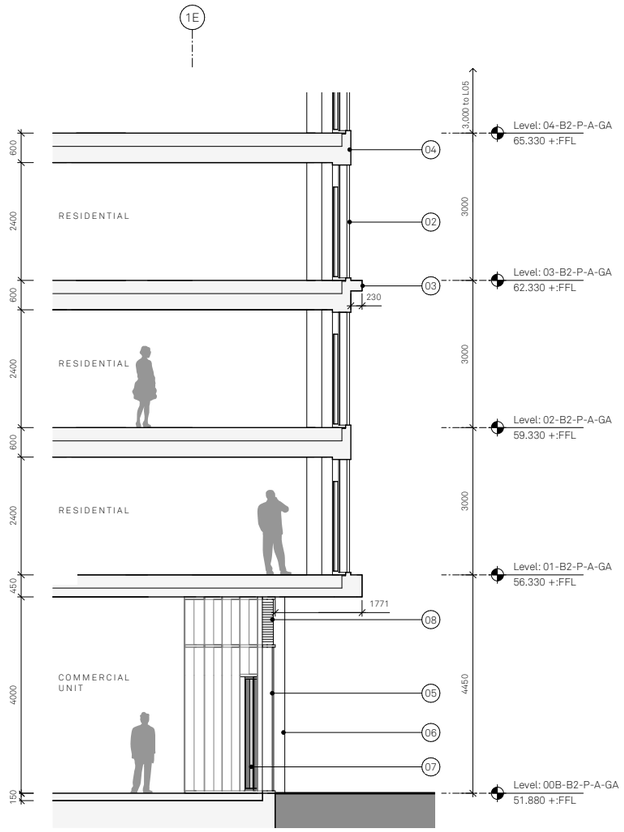
1. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling
2. Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed PPC or anodised aluminium louvres blades with a square vent panel above as part of window system
3. Horizontal precast concrete band. Colour to be similar tone to brickwork
4. PPC Aluminium spandrel panel. Colour to match window frames
5. Capless back painted glass solid infill
6. Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to frame
7. Recessed full height PPC aluminium window system and sliding door. 50mm frames. PPC metal Juliet balustrade fixed to framedoors as part of system



PARTIAL ELEVATION
South Elevation towards Rochdale Road



PLAN A
Commercial Unit onto Rochdale Road



SECTION A
Through commercial unit



Key

1. Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling
2. Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed PPC or anodised aluminium louvres blades with a square vent panel above as part of window system
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Overview

The proposals have sustainability and well being embedded into its design from first principles: It is close to major transport hubs providing good access to public transport. It has the benefit of culture, leisure and retail and workplaces all within walking distance. The site is a brownfield site with no ecological value. A large open cycle hub at the ground floor encourage the cycling and running to work. The public spaces provide high quality external amenity away from vehicles Energy efficient services and renewable technologies provide betterments over the building regulations.

The facade is brick and precast concrete elements whihc are natural materials which reduce embodied carbon in the construction process. The glazing has been limited to 40% to provide a good balance between dalylighting and overheating.

The Energy Strategy report is set out to explain the policies that affect the proposed development, reviewed the existing site and its surroundings, establishing the opportunities for energy reduction and Low and Zero Carbon technology on the site, and presented results from the SAP calculations.

The approach of thedesign for the development is to embed the low carbon design through a range of design measures based on the recognised Energy Strategy Hierarchy of 'Be Lean, Be Clean, Be Green'.

This approach is known as the fabric first approach and has driven a design intent to provide building U-values, air leakage rates that exceed the minimum requirements of Part L and therefore provide a significant reduction in the heat demand to the development.

Furthermore, the passive design, optimised use of natural ventilation where appropriate and reduced unwanted solar gain has mitigated the extent of comfort cooling to the development.

The combination of these measures has significantly reduced the initial energy demand to the development and subsequent carbon emissions.

The next stage of the design process has been to incorporate energy efficiency measures such as:

- Ventilation heat recovery
- Low energy LED lighting
- Demand operated controls
- Variable speed drives

These systems deliver the required services such as heating, ventilation and lighting in an energy efficient manner and therefore further reduce the energy use and subsequent carbon emissions.

The final aspect of the design has been to incorporate the renewable and low carbon technologies such as the Photovoltaic solar panels.

A further key element of Energy Strategy has been the consideration of the decarbonisation of the national grid.

Decarbonisation of "the Grid" is being achieved by increasing the share of low-carbon energy sources, particularly renewables, and a corresponding reduction in the use of fossil fuels. Capping greenhouse gas emissions from fossil fuel power stations by installing carbon capture and storage (CCS) technology is also expected to play an increasing role.

The gird carbon factor (GCF) of electricity has seen significant reductions in previous years and is predicted to fall further.

Decarbonising the grid would mean the carbon emissions from any systems using electricity would fall further in the future and make grid electricity supplied technology potentially more attractive and futureproof compared to fossil fuel burning technologies such as gas boilers.

In summary, the measures can be described as:-

Passive Measures – Lean

In the first instance, the team have maximised passive measures to reduce the initial energy load of the building in terms of heating and anticipated loads with the following measures:-

- U values that exceed minimum Building Regulation Standards. The proportion of glass to wall ratio is balanced to allow good natural daylight into the spaces with tall windows that promote natural daylight and reduce the reliance on artificial lighting, but do not allow excessive heat losses in winter.
- Air leakage rates that exceed minimum Building Regulations
- Improved glazing specification)that limits the amount of unwanted solar gain to avoid overheating
- The G Value of the glass will vary dependant on the orientation to promote solar gain in the NW/NE elevations to reduce heat losses in the colder months but reduce the escalation of solar gain on the SW/SE elevations to mitigate summertime overheating.

Energy Efficiency Measures - Mean

The next stage of the design development was to establish energy efficiency measures to meet the demand of the building, these being: -

- Heat recovery on the apartment and amenity mechanical ventilation systems, as shown in the image to the right.
- Low specific fan power ratings to ventilation fans
- High efficiency LED lighting throughout
- Demand operated lighting control in corridors
- Variable speed drives on central pumps
- Lot 20 compliant direct electric heating with local control and occupancy sensing and set point temperature

Renewable & Low Carbon Technologies - Green

The final aspect of the design has been to establish what renewable and low carbon technologies can be adopted. Following the appraisal of the building and site rooftop, photovoltaic panels will be provided to generate zero carbon electricity for the development as the most effective solution.

The current design will meet the requirements of Part L with a betterment of 0.6% of the sample calculations based on the current Carbon Factor of 0.519 Kg CO2 per KWhr as referred to in SAP20.

The impending changes to the SAP20 and to the new Regulations SAP10 is set to reduce the carbon factor of Electricity as referred to below:

These changes will improve as the predicted carbon emissions compartively against the current Regulations:

In terms of fabric, the performance in the DFEE / TFEE figure is a betterment of 7.75%. This demonstrates that the proposed fabric performance exceeds the targets set out in Part L1A.

Finally, the photovoltaic panels generate renewable electricity that will be utilised on the site and exported when the output exceeds demand.

The photovoltaic panels are predicted to offset circa 5-6% of the predicted carbon emissions from the development.

5.0

Landscape

The Marble Arch Square.
There is an opportunity to create a high-quality Gateway Square adjacent to the Marble Arch Inn, adding value to the heritage asset and acting as an entrance point into the Northern Gateway, along Rochdale Road from the city centre. The Grade II Listed Inn will stand as a landmark and destination point at the intersection of Rochdale Road and Gould Street, framed by the distinctive Alexandra Place building opposite. The Gateway Square will provide a high-quality streetscape that respects the area's heritage, and activation through the provision of mixed-use active frontages. have been identified as initial nodal points for gathering and gateway spaces.

Landscape design and materials.
All materials and detailing should respond to the urban location of the neighbourhood and its historic industrial character. Materials closer to the river corridor will be modern, robust and resistant to potential water level changes. A diverse mix of native species and shrubs will promote habitat and areas for biodiversity within the neighbourhood.

Manchester Northern Gateway SRF (2019)



SRF Core Principles

A Varied Network of High-Quality Green Streets and Public Open Spaces

- A continuous network of high-quality open spaces and public realm to support well-being and enhanced biodiversity
- A variety of functional open and community spaces to provide residents of all ages with a range of passive and active recreation opportunities;
- Enhanced public realm as part of well-designed neighbourhoods to support social interaction and community integration; and
- Incorporate SuDS, water features and revealed watercourses to extend the Valley setting throughout the study area and enhance residents' connection to the river.

Manchester Northern Gateway SRF (2019)

Improve Connectivity Across The Northern Gateway and Beyond

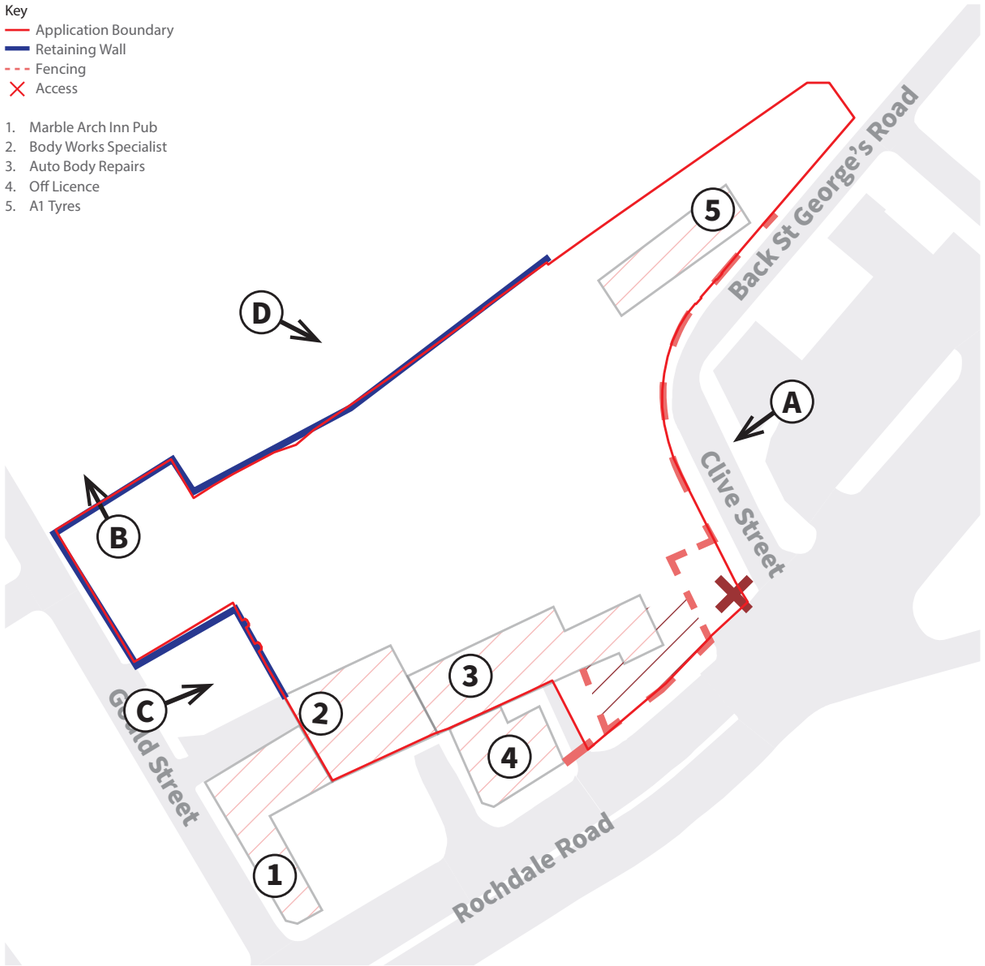
- Providing high-quality access and connectivity to link residents with key public transport provision, including bus, Metrolink and rail services;
- Opportunity to create an integrated transport hub, combining bus, cycle, pedestrian and Metrolink services, to strengthen public transport provision;
- Promoting green routes and connections that encourage active travel and more journeys to be made on foot, and by cycle;
- Enhance east-west connectivity through new pedestrian, cycle and vehicular linkages that connect the study area with surrounding areas;
- Permeability through, over, and under railway infrastructure, with the creation of a series of connections that better integrate neighbourhoods; and
- Urbanising Rochdale Road, whilst protecting its role as a main arterial route between the city centre and North Manchester, to improve the urban fabric of the Northern Gateway and address current issues of severance.

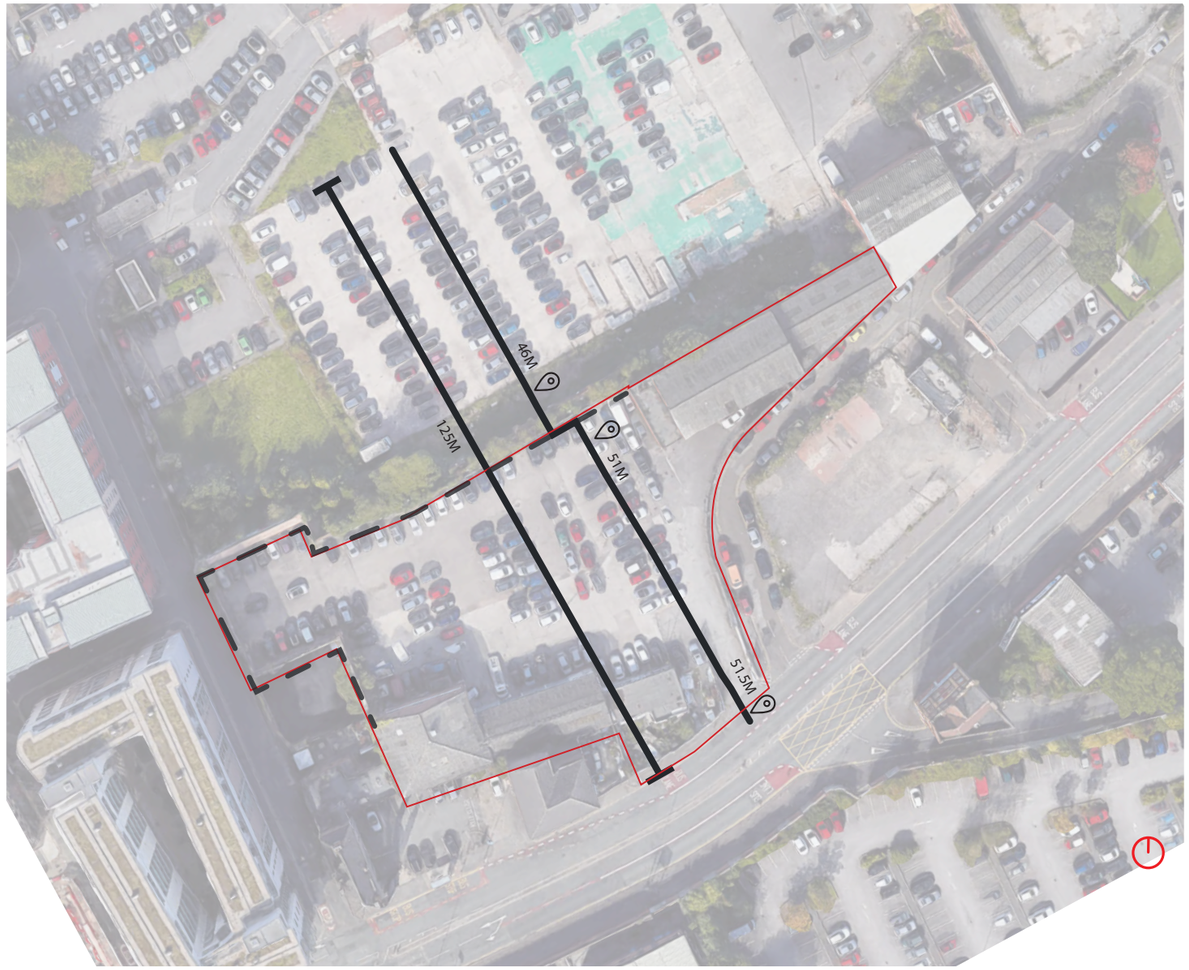
Manchester Northern Gateway SRF (2019)

Site Analysis
Existing Site

Key
- Application Boundary
- Retaining Wall
- Fencing
- Access

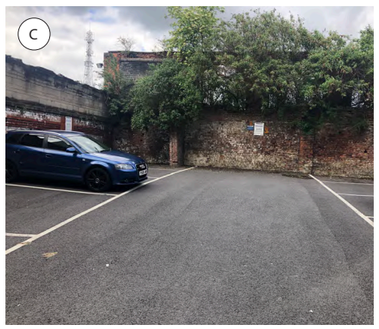
1. Marble Arch Inn Pub
2. Body Works Specialist
3. Auto Body Repairs
4. Off Licence
5. A1 Tyres













Levels and Topography

The topography of the site is relatively flat with the highest point at approximately 52m AOD 51 at its lowest. A low retaining wall to the east bounds the site approximately 0.7m above the existing footpath. The northern edge is currently bound by a retaining arch wall proximately 5m above the existing MCR site.

Site Analysis
Opportunities and Constraints



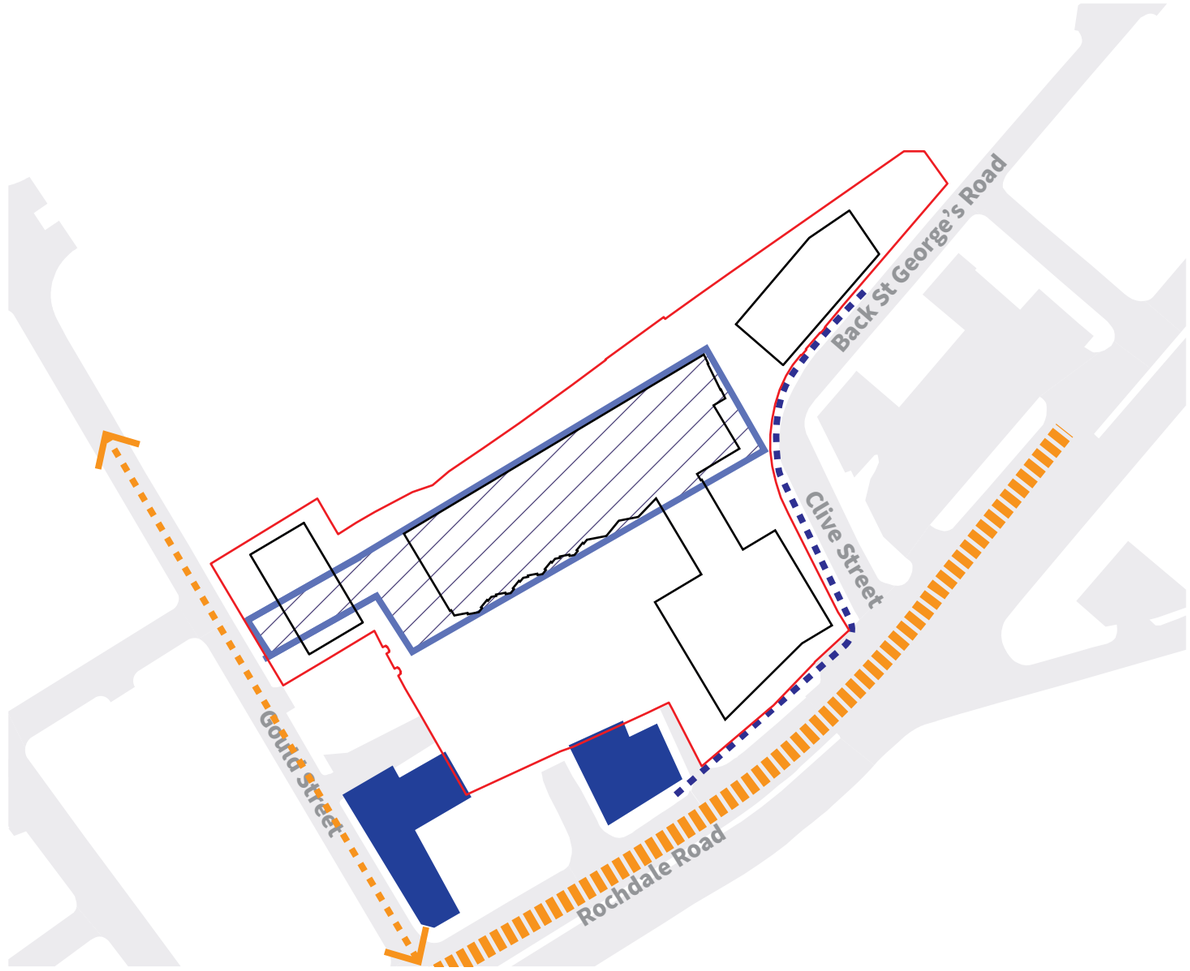
Key

- Nodal Points
- Connection to future development
- Areas of future development
- Areas for green/blue infrastructure
- Green link to green spaces and wider city

Opportunities

The sites location adjacent to the future Manchester site offers the opportunity for more connected neighbourhood with connectivity to the wider city promoting more sustainable modes of travel on via cycle and foot.

Key potential areas of interest have been identified as initial nodal points for gathering and gateway spaces.



Key

- Noise pollution from Rochdale Road
- Existing utilities
- Basement
- Booze 4 U and Marble Arch
- Steep gradient

Constraints

Key constraints which need consideration are:

- Existing below ground utility services which may require a form of easement restricting planting along Rochdale Road.
- The proposed basement will also place restriction on tree planting directly above it.
- The existing residents associated to the Marble Arch and Booze 4 U upper floor need to be considered during the design.
- Gould street is currently too steep & is not accessible to all users.

Landscape Drivers and Concepts

Celebrating the sites industrial heritage and interpreting this within the design.



Creating a network of high quality functional open and community spaces which prioritises sustainable movement and provides residents of all ages with a range of passive and active recreation opportunities.

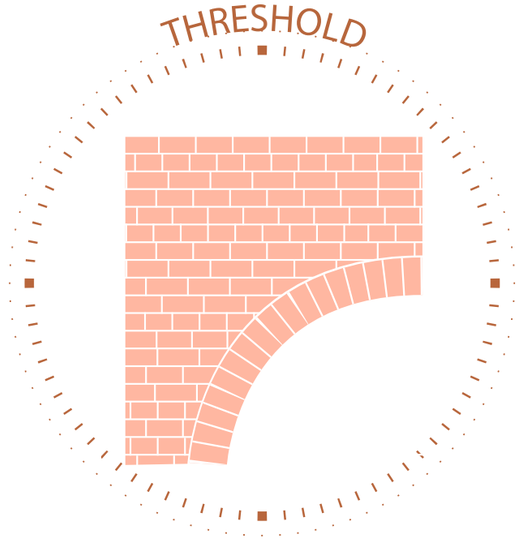


Creating a landscape which is connected and unified in character with the adjacent Manchester site coherently.





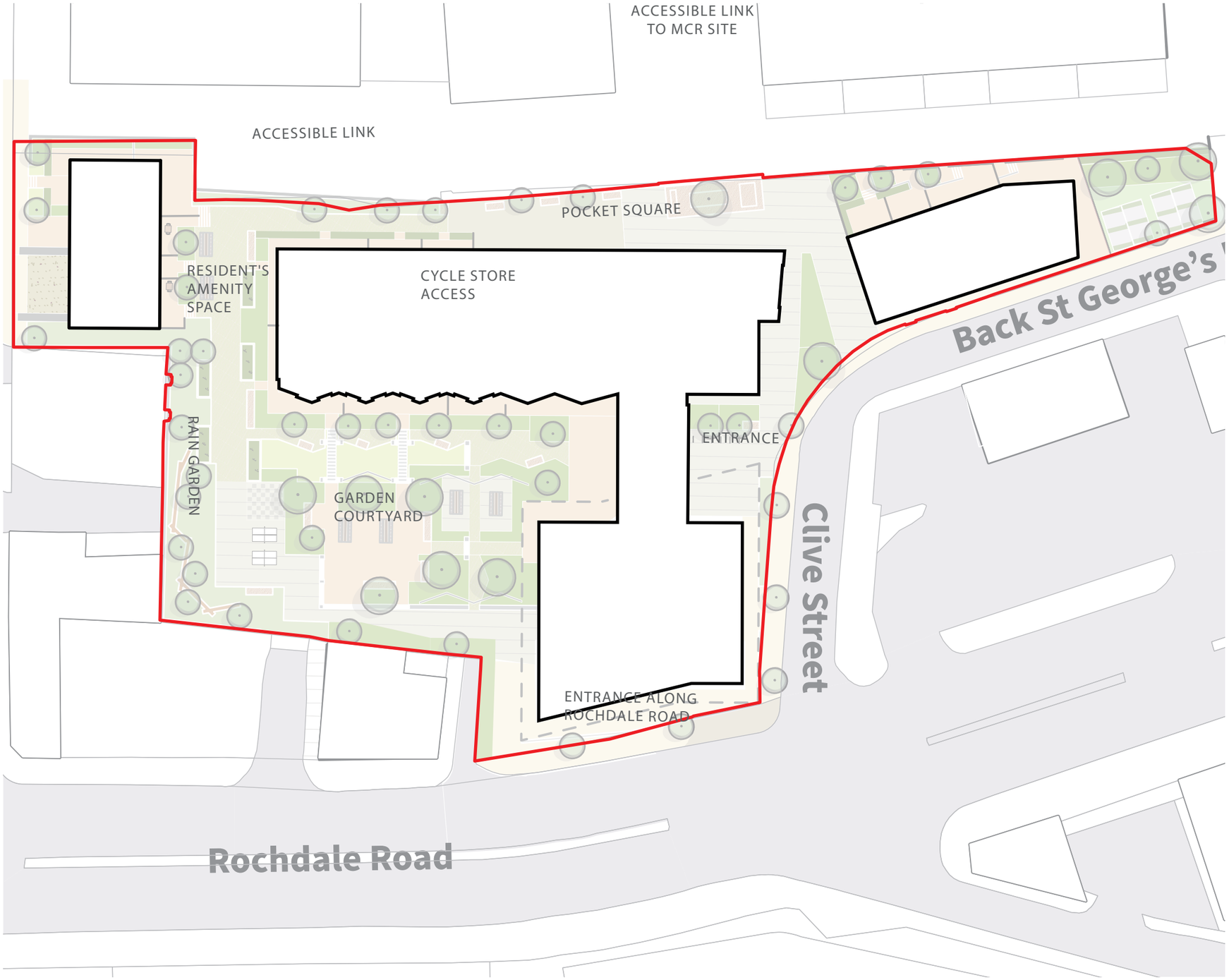
The concept of passage and transition derives from the sites historical industrial land use exploring train track patterns as a form of movement and design language .



The concept of threshold derives from the need of creating a network of high quality spaces and using landscape true to the historical context to create thresholds through different spaces.

Concept Plan
Spatial Arrangement

The initial spatial diagram begins to identify key areas for the site where unique characters can start to form and the connectivity of these key spaces. Some of these spaces are private and semi private in nature to address to foster a neighbourhood feel. Others spaces such the Pocket Square is more open in nature to emphasising the plaza-like quality which can benefit both sites in the future.



Sustainable Development Goals

Towards Net Zero Operational Carbon

Towards Net Zero Embodied Carbon

Sustainable Water Cycle

Sustainable Connectivity and Transport

Sustainable Land Use and Ecology

Good Health and Wellbeing

Sustainable Communities and Social Value

Sustainable Life Cycle Cost



The key sustainable development goals are:

- Sustainable approach to design, materiality & transport
- Climate adaptive species, responsible sourcing & water management
- Develop long term, sustainable and low level maintenance strategies
- Embrace innovative & responsible horticultural techniques

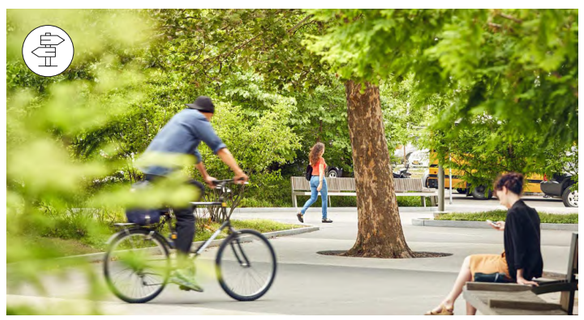












Illustrative Masterplan

The key principles for the masterplan are to:

- Create a platform for the community to interact and inhabit space
- Responsive spaces which adapt to the needs of the users and environmental pressure
- A space that celebrates the heritage of the site
- The main spaces within the masterplan comprises:
  - Shared Community Space - Garden Courtyard
  - Private Gardens
  - Pocket Square
  - Rochdale/Clive Streetscape

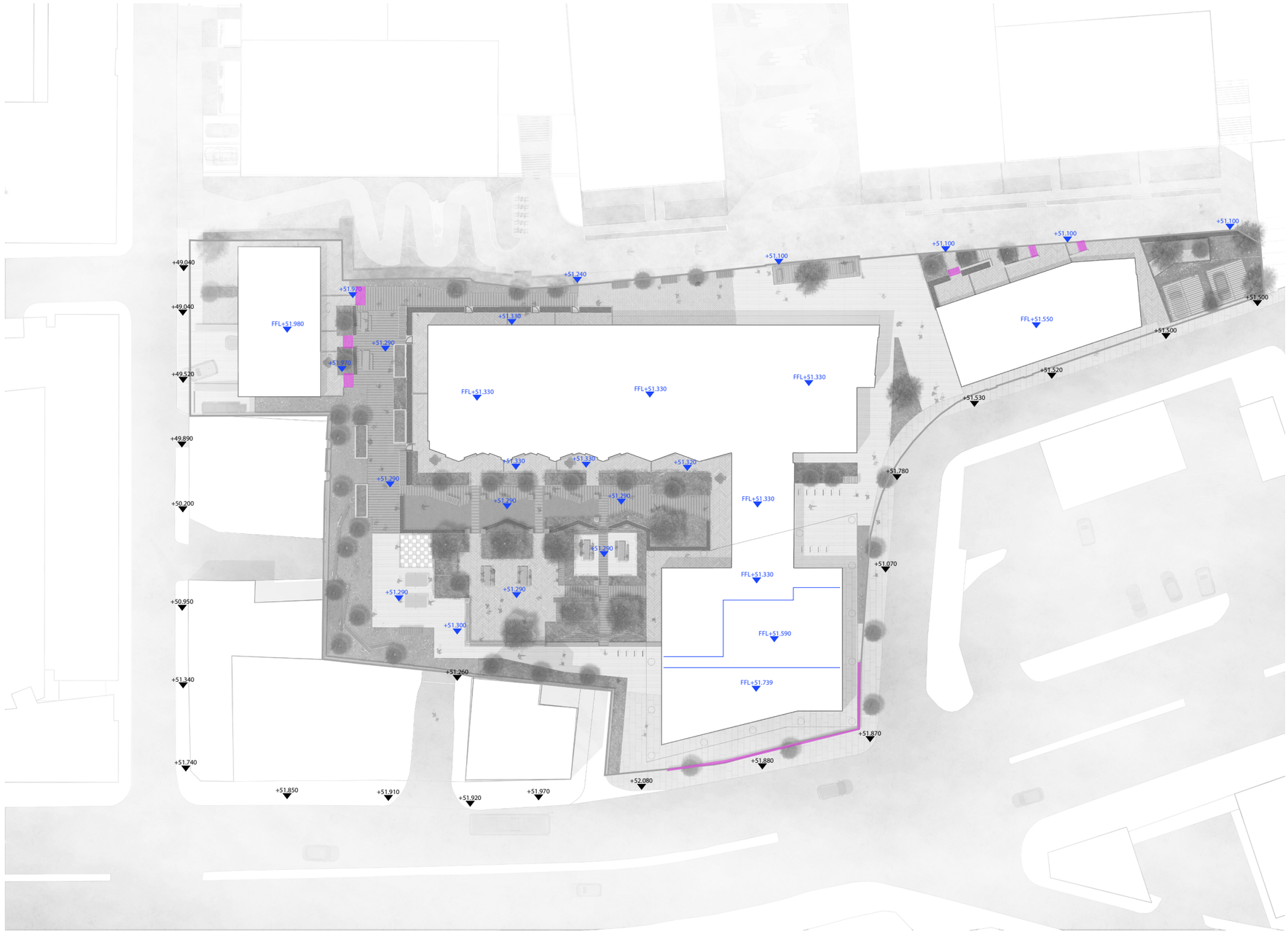
The above spaces have unique characteristics that are reflected in the design solution. Each of these space are explored in more detail in the coming pages.



Key

1. Shared Community Space
   Garden Courtyard for residents
2. Semi-private space for residents
3. Private Gardens
4. Public Realm
5. Community growing space for residents and registered members of the wider community
6. Pocket Square for public use

Proposed Levels



Key

+51.100 Proposed levels

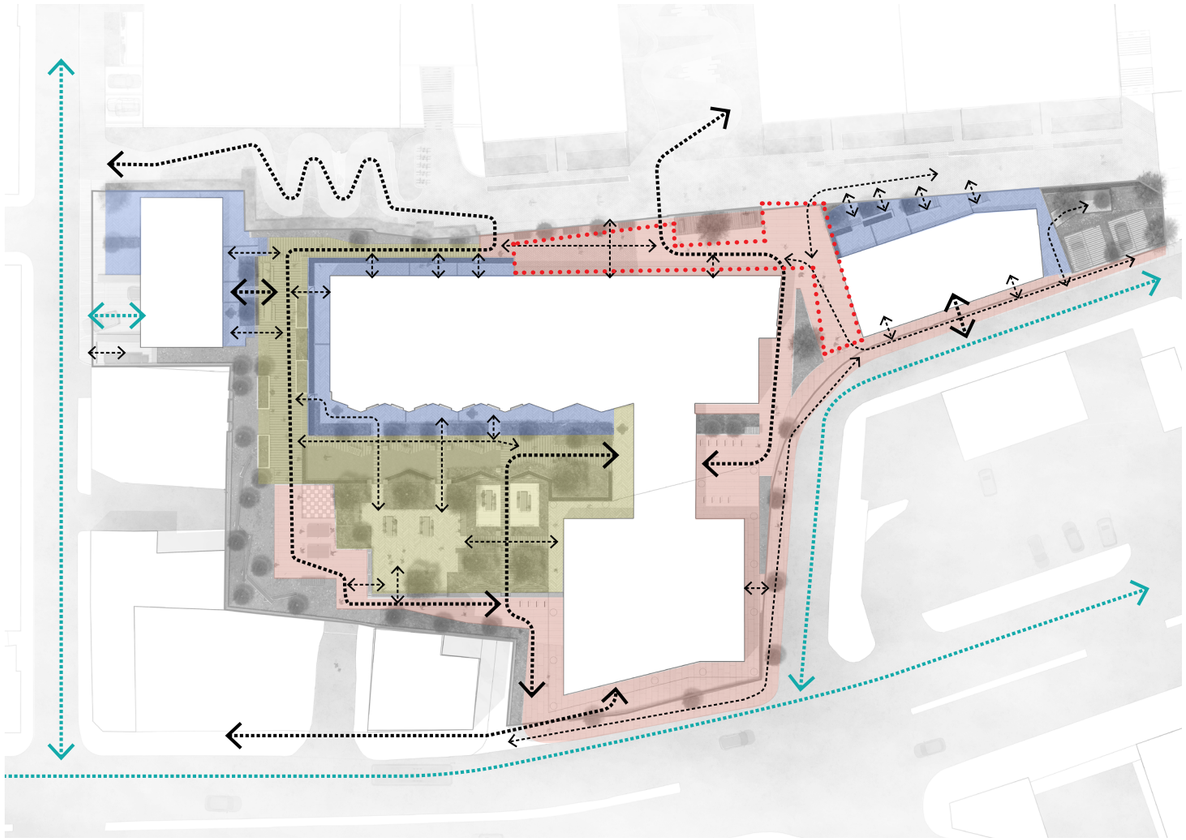
+51.850 Existing levels

Steps

The diagram to the left illustrates how the proposed building footprints and public realm routes relate to the existing levels to the perimeter of the site and then relate to the proposed adjacent Gasworks development.

Step elements are introduced to parts of the coach houses to allow for access and better connection the MCR site. The steps towards Rochdale Road acts as a retaining element capturing the level change between the existing highway and the site whilst still allowing DDA access to the commercial unit.

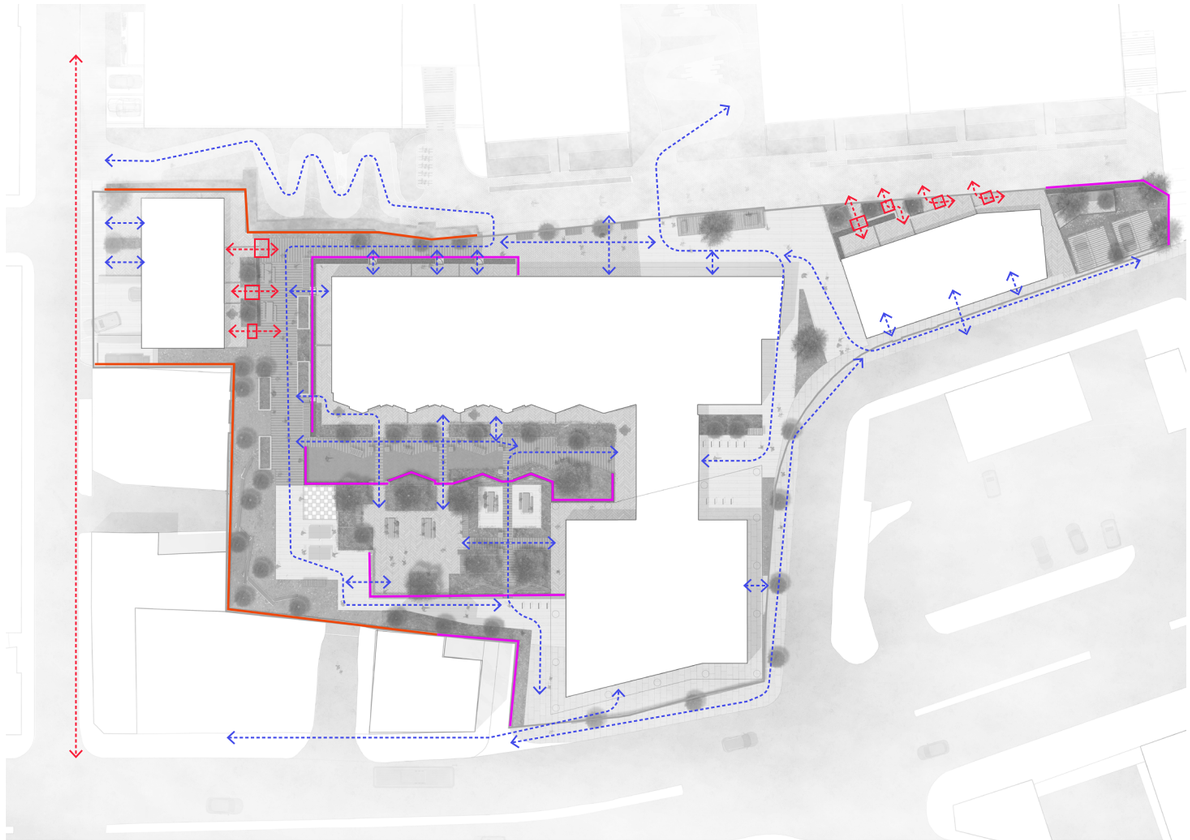
Circulation and Access



Key
- Primary pedestrian routes
- Secondary pedestrian routes
- Vehicle routes
- Private space
- Semi-private space
- Public space
- Restricted vehicle access

Circulation

The current design prioritises pedestrian movement within the site to emphasise a sense of safety for the residents transitioning from public to private spaces. Vehicle access within the site is kept a minimum and restricted for potential social events. Surface materials are used to emphasise the distinction between the degree of the privacy to the network of spaces.



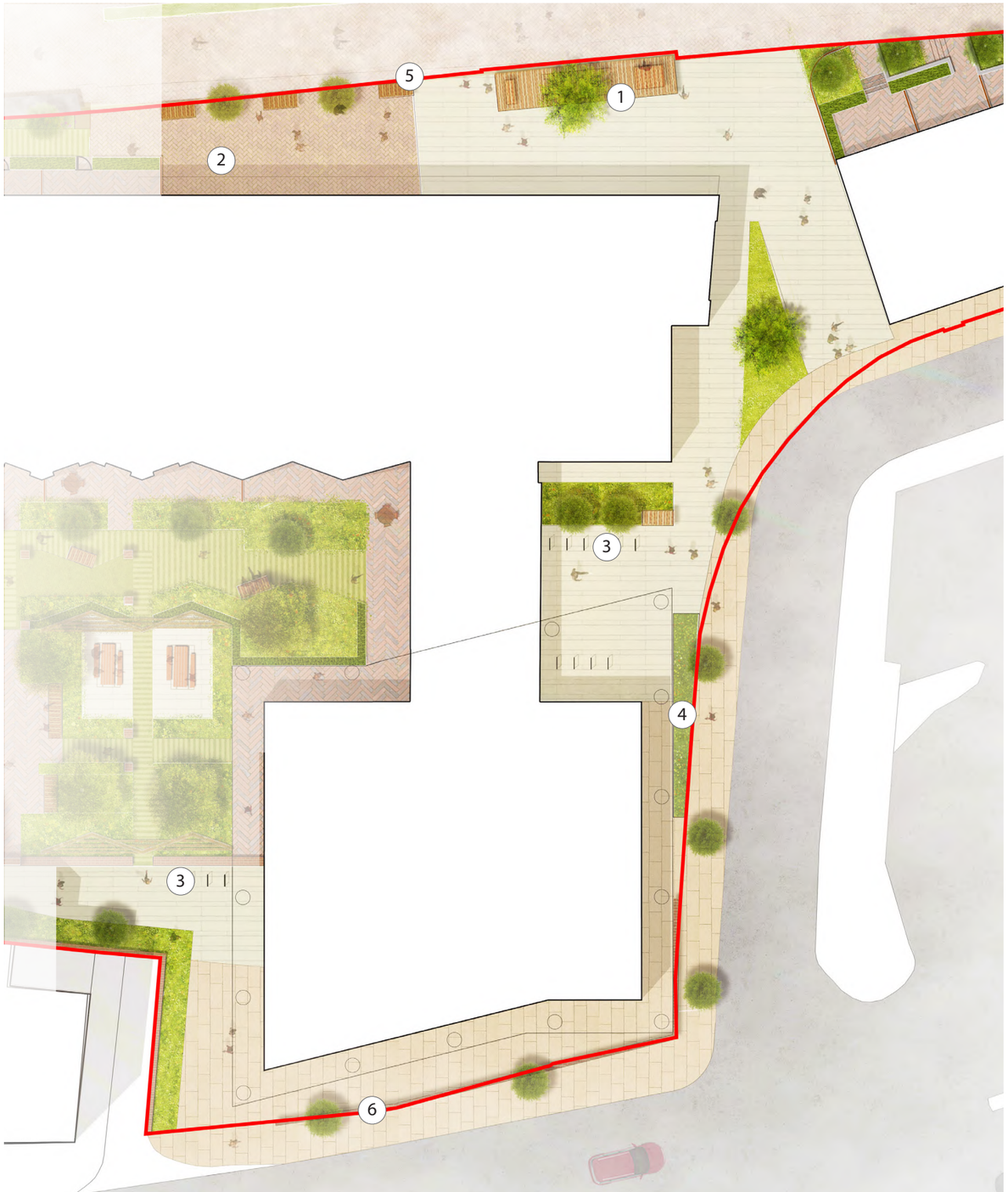
Key
- DDA accessible routes
- Non-DDA accessible routes
- Steps
- Soft & hard boundary elements
- Existing walls & retaining walls to be enhanced

Access

The current design ensures the majority of the site is accessible to all residents and visitors. Due to existing level constraints on the north western corner of the site, along Gould street, steps are necessary to allow for access to the coach houses. Towards Clive street, the ground floor front entrance is accessible however the back gardens have stepped access to meet the level difference and better connect the site with the MCR development. Soft and hard materials such as instant evergreen hedging integrated with metal post and medium height brick walls are used as a boundary element to offer security within the courtyard and some private spaces on site. Planting is used as a defensible space element to ensuring further security within the landscape.

Key Character Areas

Rochdale/Clive Streetscape and Pocket Square



The Rochdale/ Clive Streetscape provides a new urban feel to the existing streets through the improvement of high quality natural stone surfacing, street trees & rain garden planting in-line with the Manchester City Council's Northern Gateway SRF.

The Pocket Square brings a new dynamic public realm to the scheme becoming a gathering, social and meeting place for residence and visitors travelling to the wider city becoming a key route to Angel Meadows & Irk Valley. The same surface material is used to reinforce a sense of unity within the two sites. The sites open character plays a key role in forming part of wider public realm when combined with the adjacent MCR site.

Key

1. Tiered Seating platform
2. Clay paving identical to Manchester site
3. Cycle parking
4. Rain garden
5. Benches
6. Step edge

Location plan



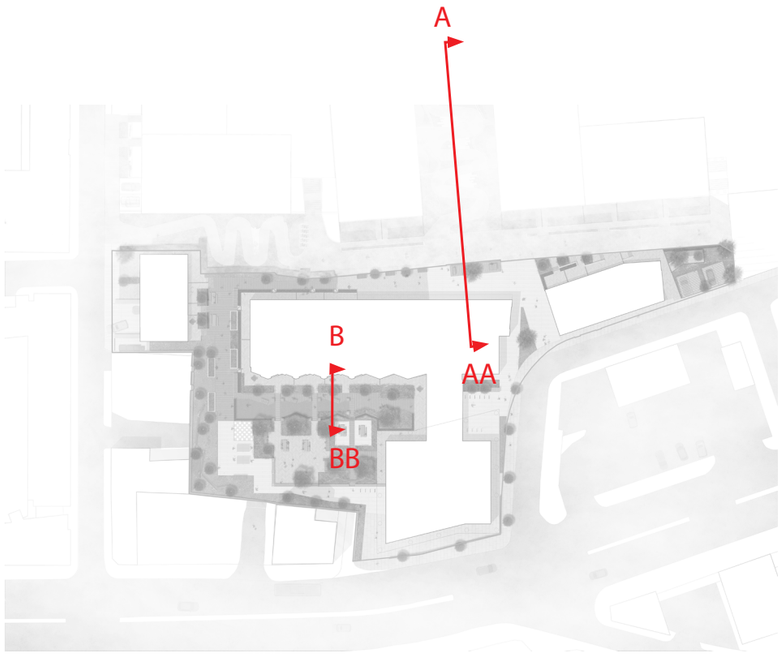


Pocket Park



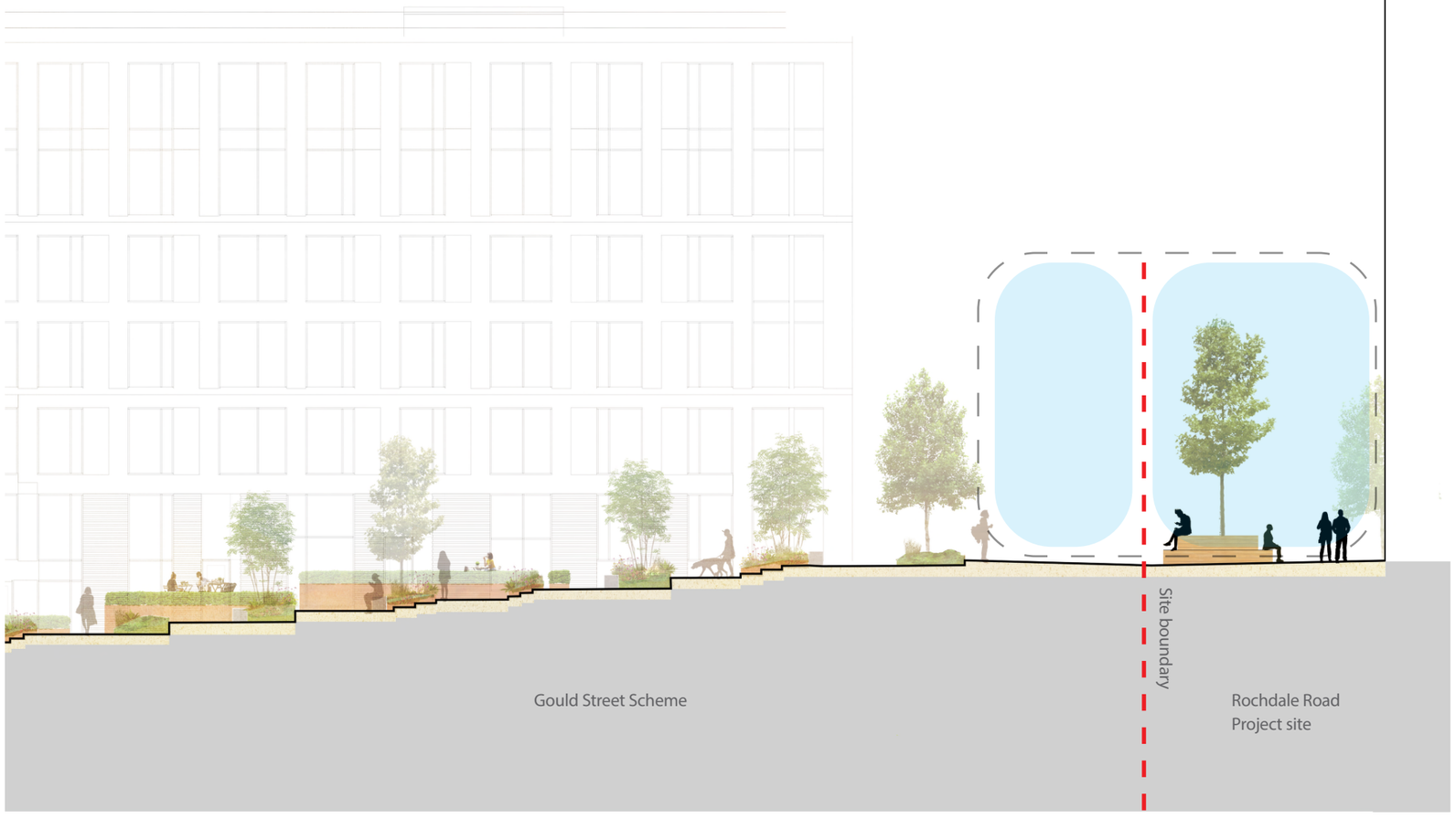
Rochdale/Clive Streetscape

Illustrative Site sections



The Section 1 illustrates the potential for Pocket park to become part of a wider public square uniting both sites as one neighbourhood. Section 2 Illustrations the typical relationship between private gardens and the semi private community space.

Section 1 A-AA



Section 2 B-BB



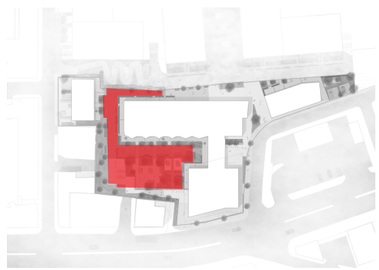
Key Character Areas
Shared Community Garden



The Shared Garden is at the heart of the scheme with a network of sub-spaces for various use. The design concept of transition, passage & thresholds is championed with linear green joint paving and stepping stones as a design interpretation to the railway historical influence of the site. The low walls, pillars green screen structures are not only used as a mediums to form space, they are influenced by historical land use and existing elements of industrial heritage to the site.

The garden offers various spaces for recreation, play relaxation and more. Growing spaces have been allowed for within the garden as tool to promote sustainable use of land, community engagement and learning.

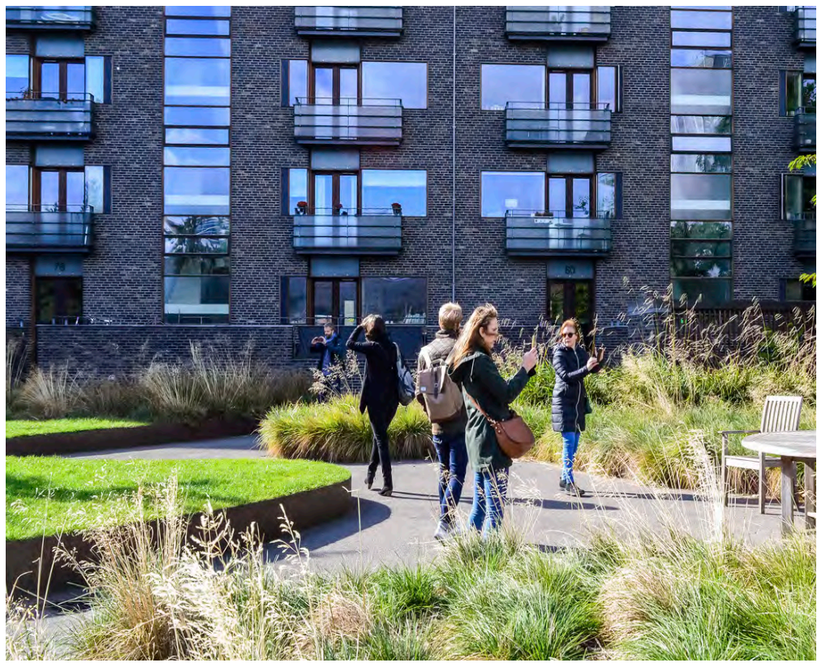
Key
1. Green gap linear paving
2. Gym spill out space
3. Lawn
4. Life size chess sett
5. Benches
6. Picnic Sett
7. Reclaimed brick wall boundary
8. Rain garden
9. Timber balance beam
10. Raised planter for
11. Green screen as threshold and gateway to garden



Key Character Areas
Shared Community Garden Precedent Images







A



B



Key Character Areas
Private Gardens

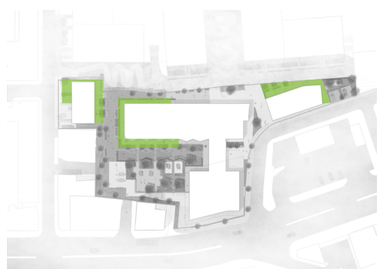


Private gardens will be an important space for residence to take full ownership of the a portion of the landscape. Planting and subtle levels are the primary elements used to create defensible spaces for residents whilst retaining visual connection to the wider neighbourhood.





Key
1. Small module permeable clay paving
2. Low and medium size
3. 1.1m steel panel garden partition
4. Stepped access
5. Hedge planting



Key
- Single stem trees
- Multi-stem trees




Acer campestre


Crataegus laevigata 'Paul's Scarlet'


Albizia julibrissin


Prunus avium 'plena'


Prunus Serrula


Paulownia tormentosa


Acer greseum


Cercis siliquastrum


Alnus glutinosa 'Laciniata'


Pyrus calleryana 'Chanticleer'


Pinus Sylvestris

The scheme in total has 54 no. trees that were chosen for their range of aesthetic and biodiversity benefits. The majority of the species are climate resilient, native and/or water tolerant.

● = Climate Resilient ● = Native ● = Water Tolerant (to some extent)

No.	Label	Species	Common Name	Specification	Girth/Spacing (cm)	Height (m)	Clear Stem Height (m)	Pot
9	AC	Acer campestre ●	Field Maple	Specimen, min 4x breaks	30-35	5-5.5	2	RB
6	AG	Acer griseum ●	Paperbark Maple	Specimen, min 4x breaks	30-35	5-5.5	2	RB
8	AL	Alnus glutinosa 'Laciniata' ●	Cut leaved common Alder	Specimen, min 4x breaks	30-35	5-5.5	2	RB
3	CS	Cercis siliquastrum	Judas Tree	Specimen, min 3x breaks (multi-stem)	16-18	4-4.5	1.7	RB
4	CLPS	Crataegus laevigata ● ●	Hawthorn 'Paul's Scarlet'	Specimen, min 4x breaks	20-25	4-4.5	2	RB
4	ALJ	Albizia julibrissin ●	Pink Silk Tree	Specimen, min 3x breaks (multi-stem)	16-18	4-4.5	1.7	RB
6	PCC	Pyrus calleryana ● ●	Flowering Pear 'Chanticleer'	Specimen, min 4x breaks	20-25	4-4.5	2	RB
4	PAP	Prunus avium 'Plena' ● ●	Wild Cherry Tree	Specimen, min 4x breaks	20-25	4-4.5	2	RB
6	PS	Prunus serrula ●	Tibetan Cherry	Specimen, min 3x breaks (multi-stem)	16-18	4-4.5	1.7	RB
3	SP	Pinus sylvestris ● ●	Scots Pine	Specimen, min 4x breaks	20-25	4-4.5	2	RB
1	PT	Paulownia tomentosa ●	Empress Tree	Specimen, min 4x breaks	30-35	6-6.5	2	RB

Planting

The images shown illustrate the diverse range of the plants that are proposed within the scheme. There will be a level of continuity throughout the planting across the development for ease of maintenance and to create a sense of unity. A mixture of native ornamental grasses and sedges and herbaceous species that will be beneficial to wildlife as well as creating year round interest.
In rain garden areas the plant species have been carefully selected that can tolerate both damp, waterlogged conditions as well as extended periods of drought.



Festuca ovina



Agrostemma githago



Centaurea cyanus



Chrysanthemum segetum



Ranunculus acris



Digitalis purpurea



Melilotus alba



Ajuga reptans 'Artropurpurea'



Alchemilla mollis



Heucherella 'Tapestry'



Liriope muscari 'Big Blue'



Sarcococca hookeriana var. humilis



Filipendula ulmaria



Iris pseudacorus



Leucanthemum vulgare



Thalictrum delvayi



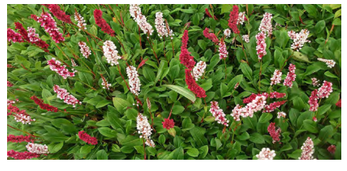
Luzula nivea



Lysimachia punctata



Lythrum salicaria



Periscaria affinis 'Dargeeling Red'



Carex divulsa



Miscanthus sinensis 'Zebrinus'



Calamagrostis x acutiflora

Drainage Strategy

Due the predominately flat character of the site, the shared community space surface will have a combination of permeable build up and to facilitate rain water runoff. Parts of the shared garden, Pocket Park & Rochdale/Clive Streetscape will have a rigid build up to accommodate various events such as food stalls any events which may be inappropriate for a permeable build up. Below ground drainage systems will direct water into the rain garden.

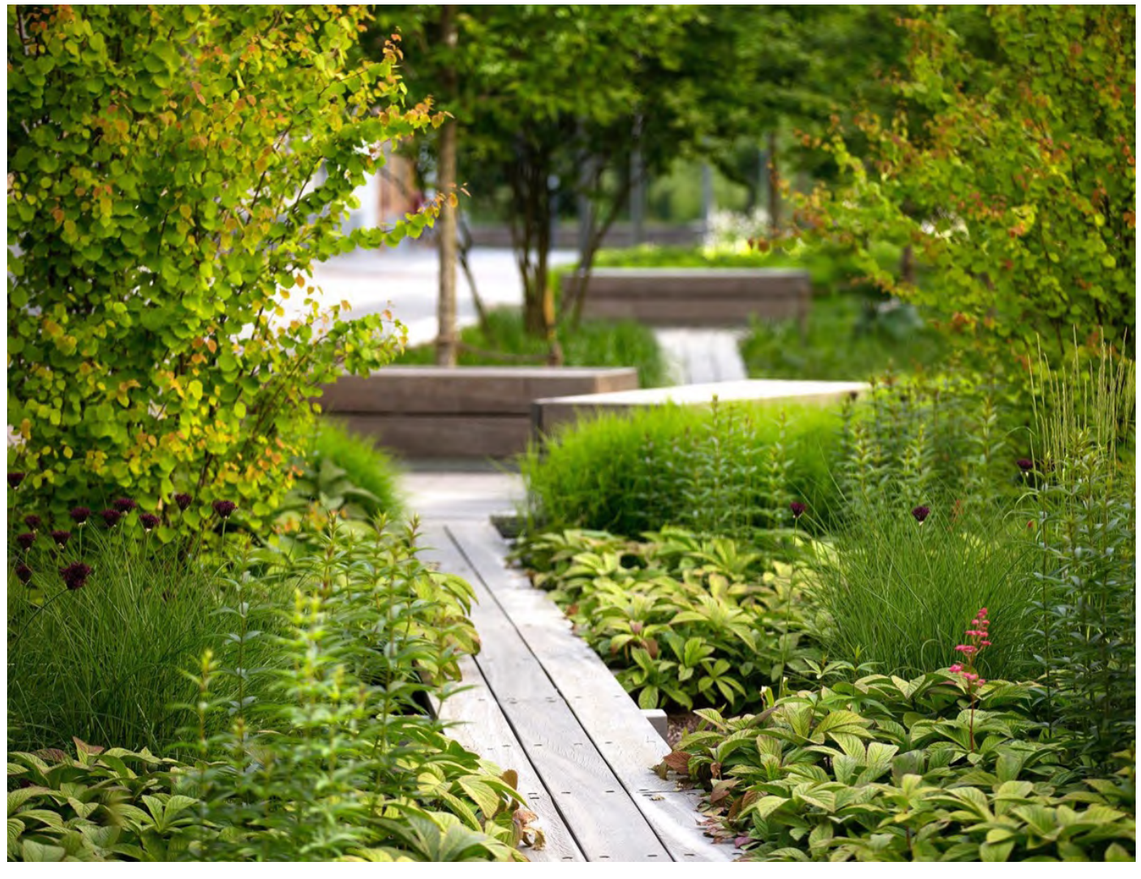
Flood tolerant trees have been used in the rain garden to for not only biodiversity purposes but as a way to creating a green buffer between the site and surrounding existing residents on Gould street and those above the Marble Arch. The combination water loving trees and plants offers the opportunity for natural play for the residence.



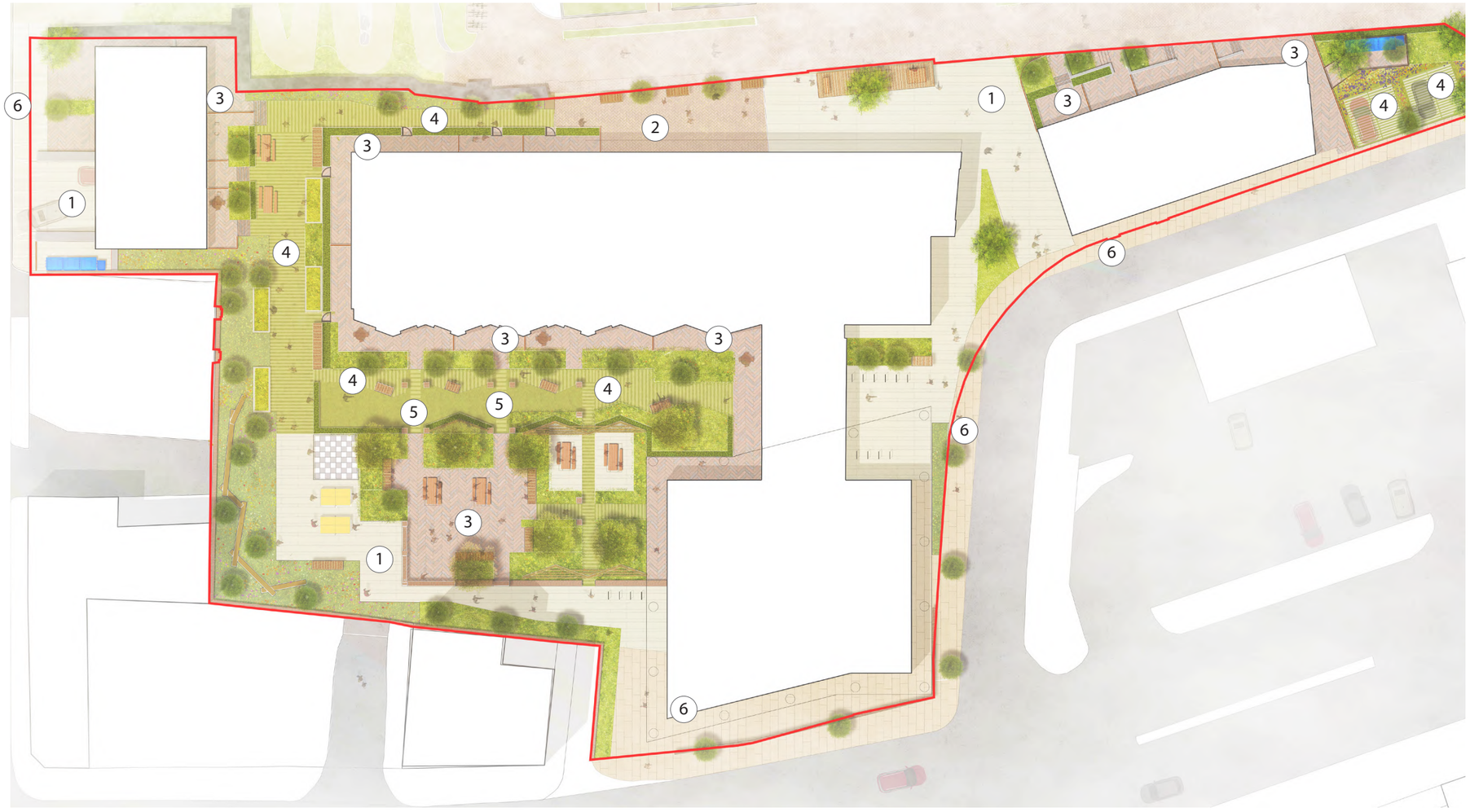
Key
- Rain garden
- Permeable-up paving
- Rigid build-up paving
- Water runoff directed to rain garden



Rain garden



Surface Strategy

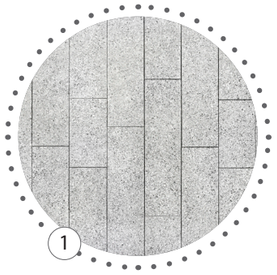


The material palette is influenced by a number of factors:

- Material such as clay paving are in keeping the industrial character the design aims carry through;
- The objective of creating unity between the scheme and the adjacent MCR site; and
- The linear paving, and planks are the result of the initial concept of railway tracks and passage.

Key

1. Granite paving mix to Pocket Park and southern section of the Community Garden
2. Clay paving mix 1 to match Manchester approved finish
3. Neland - clay paving mix 2 to private gardens & centre of community Garden
4. Concrete paving with green gaps to the Community Garden & parking bays on Clive street
5. Granite planks to to the Community Garden
6. York stone paving to MCC specification requirements



Granite Paving Mix



Clay Paving Mix 1



Clay Paving Mix 2



Green Gap
Concrete Paving



Granite Planks



York Stone Paving

Furniture Material Palette



The Selection of furniture will be carefully considered to reinforce the post industrial design language of the site. All furniture elements will be cohesive through materiality. Durability and robustness is paramount within the urban setting to withstand wear and tear. Re-used and reclaimed material will be used where possible, particularly timber topped surfaces.











0m 5 10 15 20 25

Key

Mulbury Planning Application Boundary

HARDWORKS

Natural Stone Paving Mix 1
To public realm & shared community space
Type: Portuguese granite
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

Clay Paving Mix 2
To match adjacent MCR site (H3 material) pedestrian areas throughout the site.
Type: Clay Paving
Colour: Various to complement architectural material palette
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

Clay Paving Mix 3
To private garden space
Type: Neland Clay Paving
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

Green gap concrete paving
To Residential spaces
Type: Concrete
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

Granite Planks
To Residential spaces
Type: Portuguese granite
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved

Natural Stone Paving
Type: Yorkstone
To match approved MCR site Gould street highway paving
Size, colour finish, to MCC standard detail
Note: allow for 125x255mm kerb edge

FURNITURE & STRUCTURES

Seating Edge
To Courtyards
Timber top corten frame

Picnic Table
Timber top picnic table with powdercoated galvanised frame

Tiered Seating Feature
Timber seating with integrated tree, details tbc

1.8m Rimini Galvanised Steel Fence
details tbc

Retaining Structure
Existing To Gould street & 87 Rochdale Road

1.1m Rimini Galvanised Steel Balustrade
To private spaces, details tbc

Timber play feature
To community shared spaces, details tbc

Proposed 1.1m wall with 500mm railing
Brickwork finish to match building facade

1.5m Pillar Wall
To courtyard edge
details tbc

Chess Board - Play
To courtyard edge

Table tennis
To courtyard edge

Planting Screen
2.5m high Galvanised steel planting screen to courtyard
finish: tbc

Cycle Stands
10no. Sheffield cycle stands to external spaces

Bin Store
Controlled accessed 3 No. 1100L & 1no.240L bins to town house & duplex's

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6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

NOTE:
General Arrangement drawing to be read in conjunction with drawings:
2624-PLA-XX-XX-DR-L-1001
2624-PLA-XX-XX-DR-L-1002
2624-PLA-XX-XX-DR-L-2000
2624-PLA-XX-XX-DR-L-3000

SOFTWORKS

Trees
A combination of single & multi-stem trees, Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Clipped Instant Hedge
To private garden boundaries
Size: 800mmW x 1200mmH approx.
Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Ornamental Shrub and Herbaceous Planting
Biodiversity rich planting,Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Marginal Ornamental Planting
To swales / rain gardens Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Lawn
Medallion turf
Supplier: Rolawn or similar approved

Planting Bed
450mm high timber planter. planting to residential community choice

Revision	Date	Description	Drawn	Apprvd.
S1-P04	01-09-21	Planning Issue	AS	KR
S1-P03	02-08-21	Draft Planning	AS	KR
S1-P02	20-07-21	For information	AS	KR
S1-P01	27-05-21	For coordination	AS	KR

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Client: Portwood Development Ltd

Project: 87 Rochdale Road

Drg Title: General Arrangement

Created on	Created by	Approved by
02.08.21	AS	KR

Scale	Size	Workstage
1:250	A1	RIBA Stage 2

Drg No.	Suitability	Revision
2624-PLA-XX-XX-DR-L-0002	S1	P04

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6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Mulbury Planning Application Boundary

HARDWORKS

S1 — **Natural Stone Paving Mix 1**
To public realm & shared community space
Type: Portuguese granite
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

S2 — **Clay Paving Mix 2**
To match adjacent MCR site (H3 material) pedestrian areas throughout the site.
Type: Clay Paving
Colour: Various to complement architectural material palette
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

S3 — **Clay Paving Mix 3**
To private garden space
Type: Neland Clay Paving
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

S4 — **Green gap concrete paving**
To Residential spaces
Type: Concrete
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved
Note: allow for galvanised 3x150mm excell edge

S5 — **Granite Planks**
To Residential spaces
Type: Portuguese granite
Colour: TBC
Finish: TBC
Supplier: Hardscape or similar approved

S6 — **Natural Stone Paving**
Type: Yorkstone
To match approved MCR site Gould street highway paving
Size, colour finish, to MCC standard detail
Note: allow for 125x255mm kerb edge

Revision	Date	Description	Drawn	Apprvd.
S1-P02	01-09-21	Planning Issue	AS	KR
S1-P01	02-08-21	Draft Planning Issue	AS	KR

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T: 0145 360 7080

Client: Portwood Development Ltd

Project: 87 Rochdale Road

Drg Title: Hardworks Plan

Created on	Created by	Approved by
14.06.21	AS	KR

Scale	Size	Workstage
1:250	A1	RIBA STAGE 2

Drg No.	Suitability	Revision
2624-PLA-XX-XX-DR-L-1001	S1	P02

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0m 5 10 15 20 25

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7. Order of construction and setting out to be agreed on site.

BOUNDARY TREATMENT

- Existing wall/structures associated to Marble Arch car park & Booze 4 U to be retained & enhanced to ensure safety.
- **Existing Retaining Wall** Height varies with associated parapet as required as edge protection, details tbc.
- **Proposed 1.1m wall with 500mm Railing** Brickwork finish to match building facade
- **1.8m Rimini Galvanised Steel Fence** details tbc
- **1.1m Rimini Galvanised Steel Balustrade** To private spaces, details tbc
- **1.7m Retaining Wall** details tbc
- **Proposed 1.8m wall** Brickwork finish to match building facade
- **Proposed Hedging combined with galvanised post and wire fencing**

NOTE:
Site boundary features subject to site investigation & survey.

Revision	Date	Description	Drawn	Apprvd.
S1-P02	01-09-21	Planning Issue	AS	KR
S1-P01	20-08-21	Draft Planning Issue	AS	KR

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Client: Portwood Development Ltd

Project: 87 Rochdale Road

Drg Title: Boundary Treatment Plan

Created on	Created by	Approved by
08.07.21	JN	AS

Scale	Size	Workstage
1:250	A1	RIBA Stage 2

Drg No.	Suitability	Revision
2624-PLA-XX-XX-DR-L-1002	S1	P02

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6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Mulbury Planning Application Boundary

SOFTWORKS

Trees
A combination of single & multi-stem trees, Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Clipped Instant Hedge
To private garden boundaries
Size: 800mmW x 1200mmH approx.
Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Ornamental Shrub and Herbaceous Planting
Biodiversity rich planting,Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Marginal Ornamental Planting
To swales / rain gardens Refer to drawing 2426-PLA-XX-XX-DR-L-2000 for specification.

Lawn
Medallion turf
Supplier: Rolawn or similar approved

Planting Bed
450mm high timber planter. planting to residential community choice

Planting Schedule

Species	Common name	Specification	Size: height (mm)	Density (m2)
Hedge				
Taxus baccata	Yew	instant hedge	1.2m	As shown

Species	Common name	Pot	Size: height (mm)	Density (m2)
Climbers				
Clematis armandii	Armand Clematis	10L	1.8-2m	As shown
Hedera helix 'Buttercup'	Ivy 'Buttercup'	10L	1.8-2m	As shown
Wisteria floribunda	Japanese Wisteria	10L	1.8-2m	As shown

Species	Common name	Pot	Size: height (mm)	Density (m2)
: Plants and Shrubs				
Ajuga reptans 'Atropurpurea'	Dark purple bugle	5L	Full pot	7
Alchemilla mollis	Lady's Mantle	5L	Full pot	5
Heucherella 'Tapestry'	Heucherella 'Tapestry'	5L	Full pot	7
Liriope muscari 'Big Blue'	Big Blue Lily Turf	5L	Full pot	5
Luzula nivea	Snowy Wood Rush	5L	Full pot	5
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5L	Full pot	5
Iris pseudacorus	Yellow iris	5L	Full pot	8
Persicaria affinis 'Darjeeling Red'	Knotweed 'Darjeeling Red'	5L	Full pot	5
Sarcococca hookeriana var. humilis	Dwarf sweet box	5L	Full pot	4

Rain Garden Planting				
Species	**Common name**	**Pot**	**Size: height**	**Density (m2)**
PLANTS/SHRUBS				
Filipendula ulmaria	Meadowsweet	5L	Full pot	5
Iris pseudacorus	Yellow iris	5L	Full pot	7
Leucanthemum vulgare	Ox-eye daisy	5L	Full pot	5
Thalictrum delvayi	Chinese meadow rue	5L	Full pot	5
Luzula nivea	Snowy Wood Rush	5L	200-300mm	5
Lysimachia punctata	Loosestrife	5L	300-400mm	5
Lythrum salicaria	Purple loosestrife	5L	Full pot	5
Persicaria affinis 'Darjeeling red'	Knotweed 'Darjeeling red'	5L	200-300mm	5
GRASSES				
Carex divulsa	Grassland sedge	5L	300-400mm	7
Miscanthus sinensis 'Zebrinus'	Zebra grass	5L	Full pot	5
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5L	Full pot	5

Species	Common name	Form	Density (m2)
Bulbs			
Allium caeruleum	Azure-flowered garlic	Full pot	20
Camassia leichtlinii	White-flowered quamash	Full pot	20
Colchicum autumnale	Meadow saffron	Full pot	20
Hyacinthoides non-scripta	English Bluebell	Full pot	20
Galanthus nivalis	Common Snowdrop	Full pot	20
Camassia leichtlinii 'Alba'	White Indian Lily	Full pot	20

1. **Acer campestre** — Field Maple
2. **Crataegus laevigata 'Paul's Scarlet'** — Hawthorn 'Paul's Scarlet'
3. **Albizia julibrissin** — Pink Silk Tree
4. **Prunis avium 'plena'** — Wild Cherry Tree
5. **Prunus serrula** — Tibetan Cherry
6. **Paulownia tomentosa** — Empress Tree
7. **Acer greseum** — Paperbark Maple
8. **Cercis siliquastrum** — Judas Tree
9. **Alnus glutinosa 'Laciniata'** — Cut leaved common alder
10. **Pyrus calleryana 'Chanticleer'** — Flower Pear 'Chanticleer'
11. **Pinus Sylvestris** — Scots Pine

Trees								
Abbreviations/Lable	**Species**	**Common name**	**Specification**	**Girth/Spacing(cm)**	**Height (M)**	**Clear Stem Height**	**Pot**	**Number**
AC-1	*Acer campestre*	Field Maple	Specimen, min. 4x breaks	30-35	5-5.5	2m	RB	9
AG-7	*Acer greseum*	Paperbark Maple	Specimen, min. 4x breaks	30-35	5-5.5	2m	RB	6
AL-9	*Alnus glutinosa* 'Laciniata'	Cut leaved common Aldar	Specimen, min. 4x breaks	30-35	5-5.5	2m	RB	8
CS-8	*Cercis siliquastrum*	Judas Tree	Specimen, min. 3x breaks (multi-stem)	16-18	4.5-5	1.7m	RB	3
CLPS-2	*Crataegus laevigata 'Paul's Scarlet'*	Hawthorn 'Paul's Scarlet'	Specimen, min. 4x breaks	20-25	4.5-5	2m	RB	4
ALJ-3	*Albizia julibrissin*	Pink Silk Tree	Specimen, min. 3x breaks (multi-stem)	16-18	4.5-5	1.7m	RB	4
PCC-10	*Pyrus calleryana 'Chanticleer'*	Flowering Pear 'Chanticleer'	Specimen, min. 4x breaks	20-25	4.5-5	2m	RB	6
PAP-4	*Prunus avium 'plena'*	Wild Cherry Tree	Specimen, min. 4x breaks	20-25	4.5-5	2m	RB	4
PS-5	*Prunus Serrula*	Tibetan Cherry	Specimen, min. 3x breaks (multi-stem)	16-18	4.5-5	1.7m	RB	6
SP-11	*Pinus sylvestris*	Scots Pine	Specimen, min. 4x breaks	20-25	4.5-5	2m	RB	3
PT-6	*Paulownia tomentosa*	Empress Tree	Specimen, min. 4x breaks	30-35	6-6.5	2m	RB	1
							Total no. of Trees	54

Revision	Date	Description	Drawn	Apprvd.
S1-P03	01-09-21	Planning Issue	AS	KR
S1-P02	02-08-21	Draft Planning Issue	AS	KR
S1-P01	20-07-21	For information	JN	KR

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Client: Portwood Development Ltd

Project: 87 Rochdale Road

Drg Title: Softworks Plan

Created on	Created by	Approved by
14.06.21	JN	KR

Scale	Size	Workstage
1:250	A1	RIBA STAGE 2

Drg No. 2624-PLA-XX-XX-DR-L-2000 | Suitability S1 | Revision P03

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LEVELS

61.739 **Proposed Levels**

TOK51.870 BOK51.760 **Existing Levels**

Falls

TOW (Top Of Wall)

BOW (Bottom Of Wall)

Revision	Date	Description	Drawn	Apprvd.
S1-P05	01-09-21	Planning Issue	AS	KR
S1-P04	02-08-21	Draft Planning Issue	AS	KR
S1-P03	20-07-21	For comment	AS	KR
S1-P02	24-06-21	For comment & review	AS	KR
S1-P01	15-06-21	For coordination	AS	KR

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Client: Portwood Development Ltd

Project: 87 Rochdale Road

Drg Title: Levels Plan

Created on	Created by	Approved by
14.06.21	AS	KR

Scale	Size	Workstage
1:250	A1	RIBA STAGE 2

Drg No.: 2624-PLA-XX-XX-DR-L-3000

Suitability: S1

Revision: P05

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6.0

Verified Views

6.1 Verified Views

Verified Views have been prepared for the proposals. They are fully verified to ensure that they accurately portray how the building will look in the existing surroundings.

10 views have been selected in consultation with MCC. The views proposed are proportionate to the scheme proposed and the potential impact. They take account of potential heritage and townscape impacts.

4 Views have been selected for inclusion in the Design & Access Statement. These are the closest views of the proposal where the proposals can be seen and have been rendered. The full set of verified views including the base photography and the cumulative developments along with a commentary can be found in the TVIA.

In addition to the verified views are some visualisations of the scheme.



6.2 Verified Views
Baseline Photography

View 2



View 5



View 3



View 5



6.3 Verified Views
View 2



6.4 Verified Views
View 3



6.5 Verified Views
View 4





6.7 Visualisation
View A

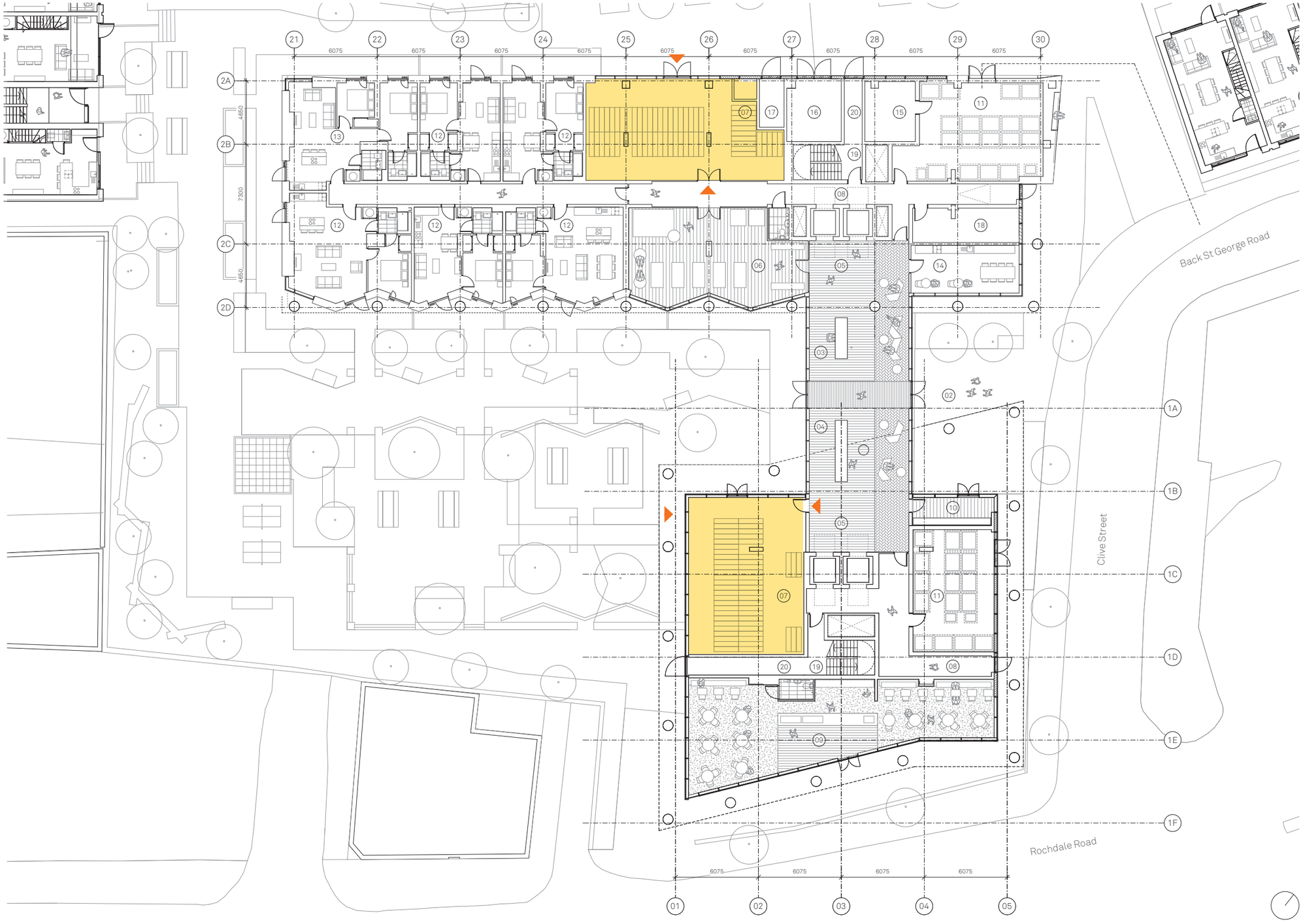


6.8 Visualisation
View B



7.0
Access

7.1 Access
Cycles

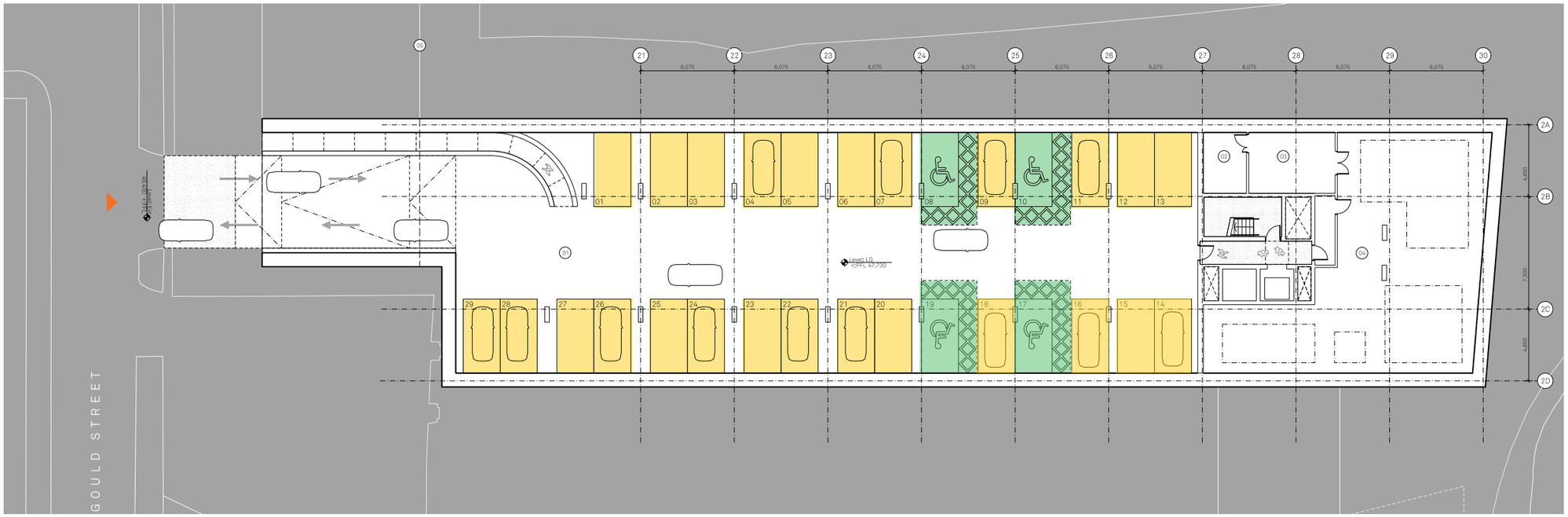


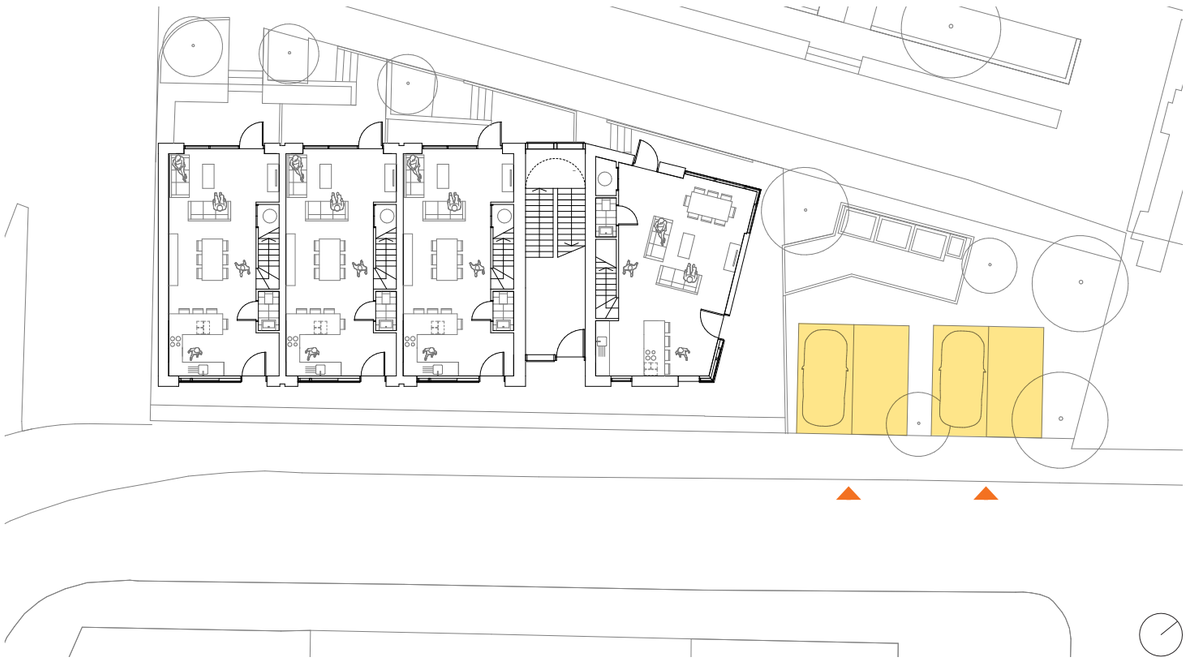
The scheme shows its commitment to sustainable transport and provides generous cycle facilities. The cycle provision is based on a 1 space per 1 apartment ratio for Block 1 & Block 2 therefore 232 spaces have been provided. There are two cycles stores: one in each block. Each store has a dedicated entrance and internal link though to the reception.

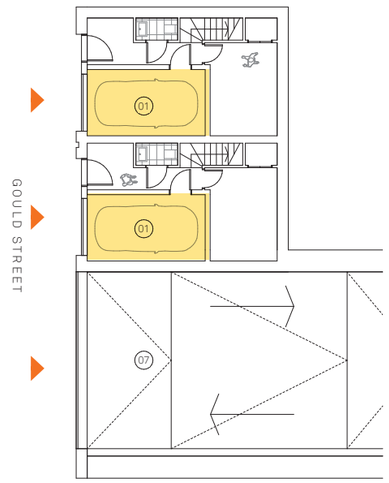
The cycle stores will be provided with double stacking racks with gas struts. They will be well lit and well designed and contribute to active frontages being fully glazed. Access to the cycle stores will be controlled and restricted to residents only with CCTV coverage.

Cycle parking for the duplexes (Block 3 & 4) will be within each home.

7.2 Access
Car Parking







The proposals provide 29 car parking spaces in a basement under Block 1, 2 car parking spaces for the duplexes on Gould Street and 4 car parking spaces for the duplexes on Back St George Street.

The access to car park is off Gould Street. The access will be restricted to residents and controlled by a roller shutter. There is dedicated for cars to pull off Gould Street before activating the roller shutter avoid waiting time on Gould Street. The ramp has been sized for two way vehicular movement and complies with the 'Design Recommendations for Multi Storey and Underground Car Parks'. A separate ramp adjacent provides a fire escape for pedestrians and is segregated using a concrete upstand and is not intended to provided day to day access. 4 accessible spaces have been provided; these have been located close to the lifts to reduce travel distance.

The car parking for Block 4 (Back St George Road) is off street and at 90 degrees to the pavement. There are two internal garages associated with the duplexes above.

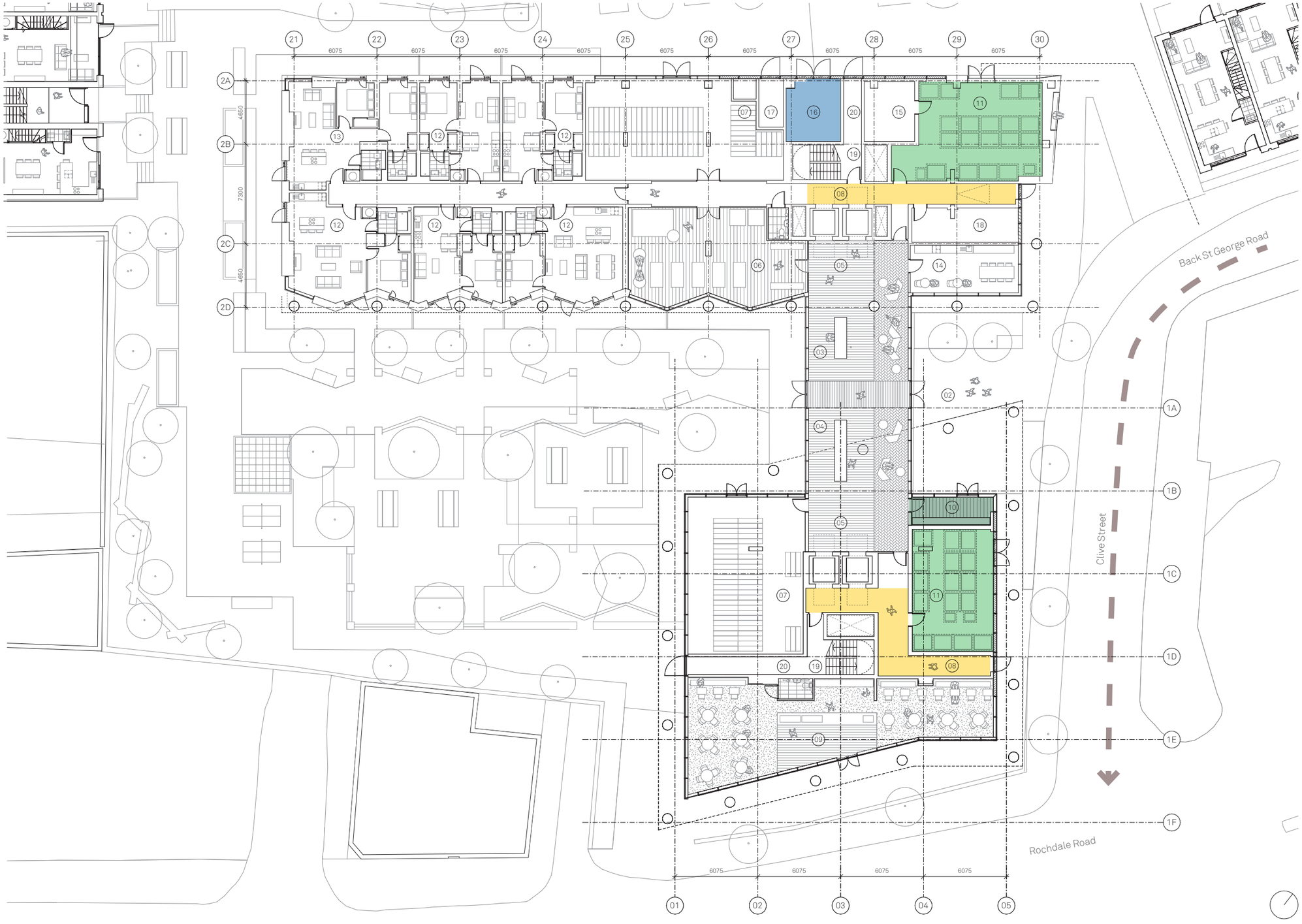
Key

Entry

Car Parking

Accessible car spaces

7.3 Access
Servicing



The apartment blocks will house a recycling and refuse store for each block at ground floor level. These have been carefully located to reduce travel distance for residents and the building managers for convenience and encourage good practice. Further information regarding recycling and refuse capacity can be found on the following page.

The parcel store will be located adjacent to the reception for visual connection and improve security. The parcel store will have a dedicated access for deliveries and a secure parcel box system.

Dedicated move in / move out spaces have been included and located as close as possible to vehicle routes to reduce loading and unloading time and to avoid conflict with fire service access.

The substation is located as close as possible to Clive Street as permanent access will be required to allow vehicle access for replacement to maximise opportunities for positive landscaping around the building,.whilst positioning it to maximise active frontages to primary elevations and linking it to the switch room in the basement.

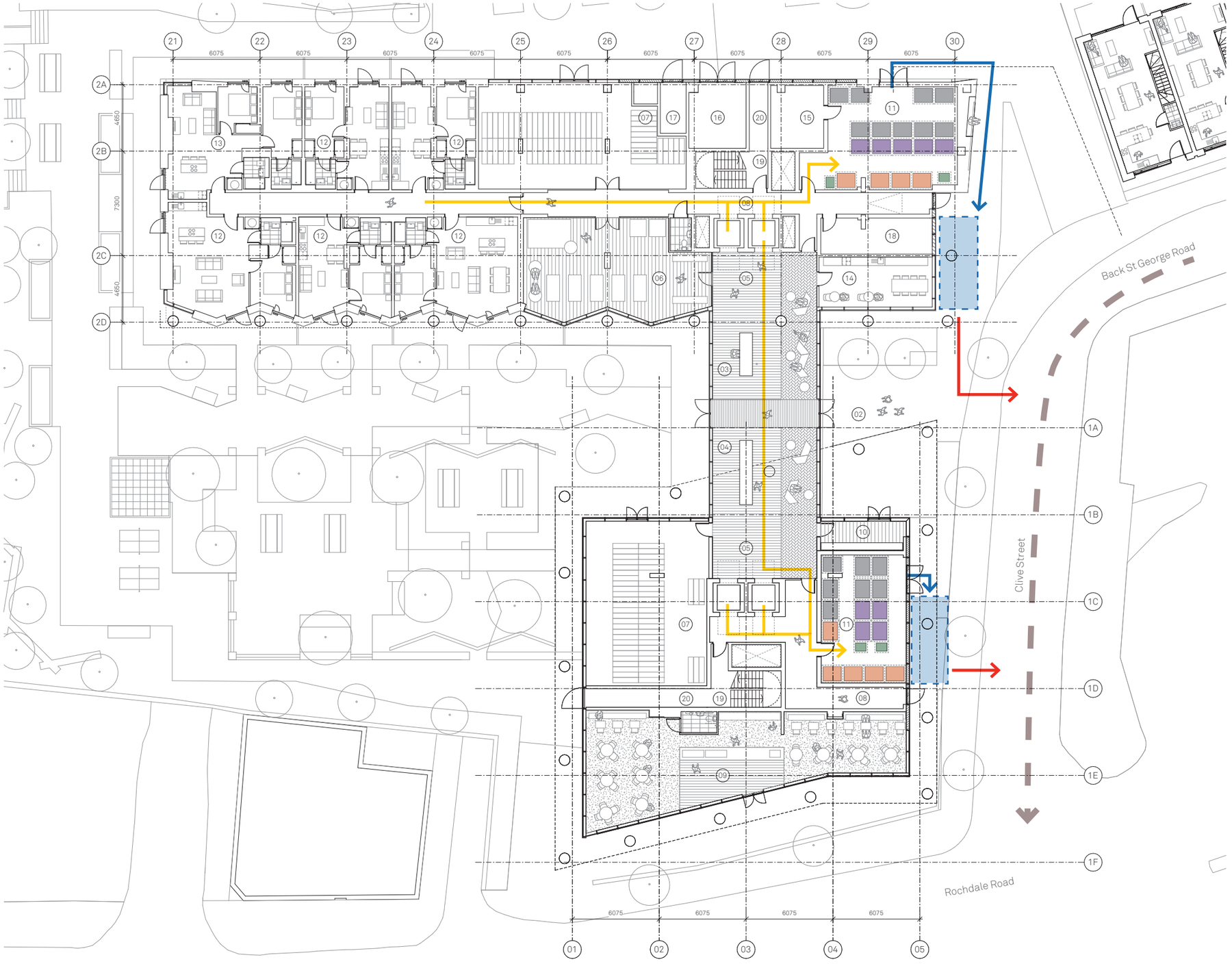
The majority of the plant space is located in the basement to maximise opportunities for active frontages at the ground floor.

The building will serviced from Clive Street and Back St George Road to avoid impacting Rochdale Road.

Key

- Refuse Store
- Parcel Store
- Substation
- Move in / move out space

7.4 Access
Waste Servicing Strategy - Apartment Blocks



The refuse stores sizes & capacity have been based upon documents MCC's GD04 and BS 5906:2005.

GD04 requires the refuse stores to be the number of apartments multiplied by 0.43m². There are 232 apartments in Block 1 & 2 which gives a required size of 100m². Block 1's refuse stores is 70.5m and Block 2's refuse store is 53.2m which is total of 123m². It is considered that the provision is suitable for the development.

Using BS5906:2005 provides the following calculation for weekly capacity: Volume for each apartment is 70L per bedroom + 30L. A one bed apartment requires 100L and a two bed apartment requires 170L of storage. There are 76no 1 beds and 147no. 2 beds in Block 1 & 2. Therefore the total capacity required is 76 x 100L + 147 x 170L = 32,590L

This total volume can be divided by percentage into the following waste streams:

- General Refuse 49% = 15,969L
- Pulpable 24.5% = 7,985L
- Co-mingled 24.5% = 7,985L
- Organic 2% = 652L

All but the organic waste is to be stored in 1100L bins which are stored in 24L bins. This provides the following number of bins:

- General Refuse = 15no. 1100L bins
- Pulpable = 8no. 1100L bins
- Co-mingled = 8no. 1100L bins
- Organic = 3no. 240L bins

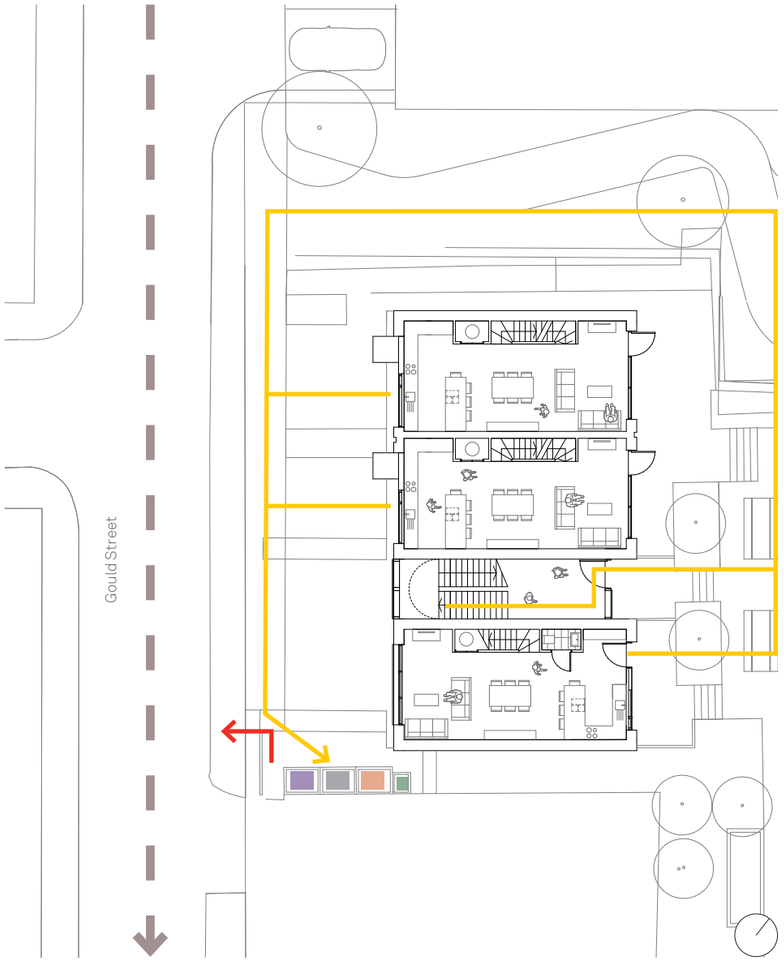
The residents access the bins store via a through lift which avoids taking bin bags across the reception. All the bins within the bin store are accessible and are not required to be block stacked.

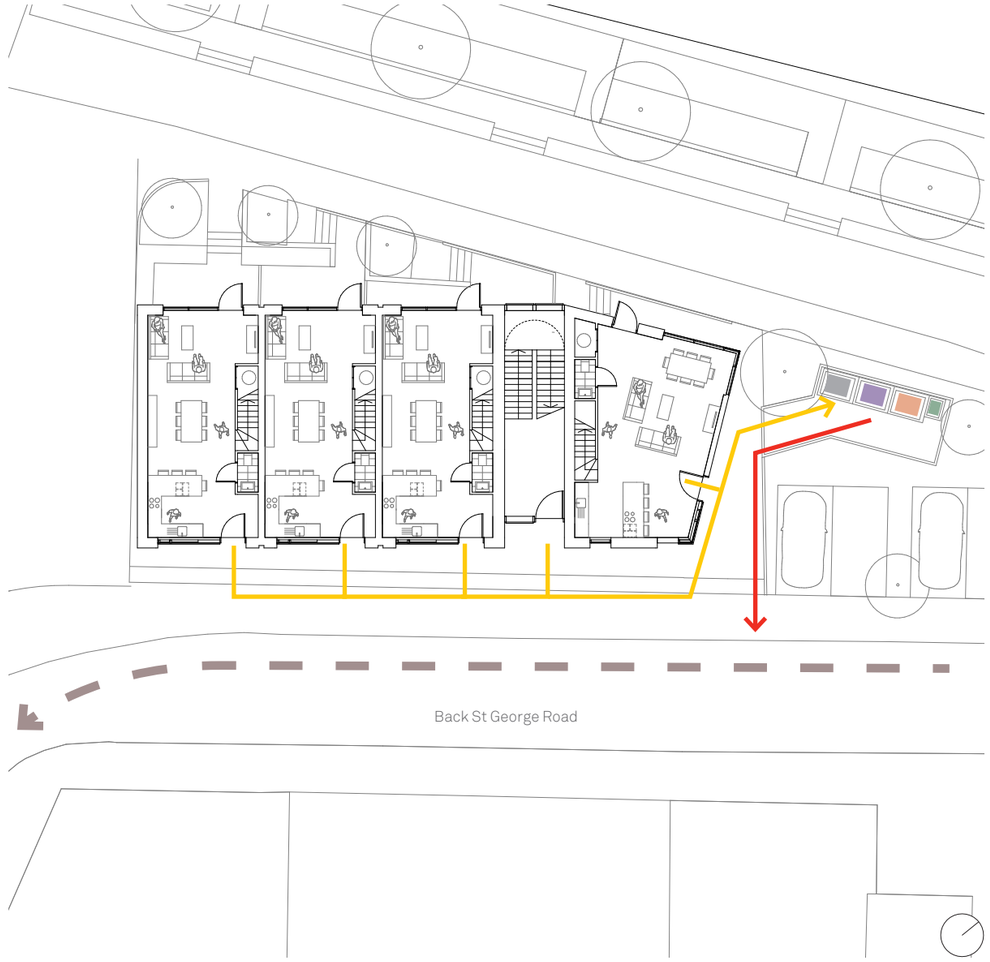
Each waste stream is collected weekly with bins manoeuvred out of the bin store by the building managers and stored within the site boundary maintaining the pavement width. Once collected the bins are returned in a timely manner to the bin store.

Key

- General Refuse Bin
- Pulpable Waste Bin
- Co-mingled Recycling Bin
- Organic Waste Bin
- Residents' Route to Bin Store
- Collection Point
- Route from Bin Store to Collection Point
- Route from Collection Point to Collection Vehicle
- Collection Vehicle Route

7.4 Access
Waste Servicing Strategy -Duplex Blocks





The refuse stores sizes & capacity have been based upon documents MCC's GD04 and BS 5906:2005.

GD04 requires the refuse stores to be the number of apartments multiplied by 0.43m². There are 7 apartments in Block 3 & 8 apartment in Block 4 which gives a required size of 3m² & 3.43m² respectively. Block 1's refuse stores is 6.2m and Block 2's refuse store is 6.2m². It is considered that the provision is suitable for the development.

Using BS5906:2005 provides the following calculation for weekly capacity: Volume for each apartment is 70L per bedroom + 30L. A two bed duplex requires 170L and a three bed duplex requires 240L of storage. There are 1no 2 beds and 5no. 3 beds in Block 3 & 2no 2 beds and 6no. 3 beds in Block 4. Therefore the total capacity required is 1 x 170L + 5 x 240L = 1,370L for Block 3 and 2 x 170L + 6 x 240L = 1,780L for Block 4.

This total volume can be divided by percentage into the following waste streams:

- General Refuse 49% = 672 L for Block 3, 873L for Block 4
- Pulpable 24.5% = 336L for Block 3, 436L for Block 4
- Co-mingled 24.5% = 336L for Block 3, 436L for Block 4
- Organic 2% = 35L for Block 3, 45L for Block 3,

All but the organic waste is to be stored in 1100L bins which are stored in 24L bins. This provides the following number of bins for each block:

- General Refuse = 1no. 1100L bins
- Pulpable = 1no. 1100L bins
- Co-mingled = 1no. 1100L bins
- Organic = 1no. 240L bins

The residents access the external bins store which are housed in covered enclosures. All the bins within the bin store are accessible and are not required to be block stacked.

Each waste stream is collected weekly with bins manoeuvred out of the bin store by the building managers and stored within the site boundary maintaining the pavement width. Once collected the bins are returned in a timely manner to the bin store.

Key

- General Refuse Bin
- Pulpable Waste Bin
- Co-mingled Recycling Bin
- Organic Waste Bin
- Residents' Route to Bin Store
- Collection Point
- Route from Bin Store to Collection Point
- Route from Collection Point to Collection Vehicle
- Collection Vehicle Route

7.5 Access
Inclusive Access

Overview

This section of the report sets out details of the measures that have been employed with regard to inclusive access within the Proposed Development as described in Core Strategy Policy CC10 and DM1 and UDP Policy DC7.1. The proposals have been through a rigorous pre application consultation process with MCC and the public.

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

1. Level access is provided at ground floor level to all entrances.
2. All cores within the apartment block include lift access to meet the requirements of Part M.

The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings.

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age or gender.

These cover the access within the new buildings and the public realm within the application site.

Access at Site Boundary

The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from step free approaches.

Circulation and Access to Primary Entrances

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

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

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

Reception Desk/Waiting Area/Entrance Lobbies

The access into the main reception is step free and level. All entrances to the duplexes accessed from street level and the communal stairs to the upper duplexes are step free.

Main reception areas and concierge facilities are located at ground floor. the ground floor has self contained unisex accesible WC facilities and all facilities have step free access.

Further detailed design will be undertaken with the end users to determine a suitable fit out and interior design for these spaces.

Reception desks will include a low level desk area for wheelchair users. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

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

Communal Stairs and Lifts including Lobbies

Access to the lifts from the reception are level access. The lifts and their controls will meet Part M and relevant British Standards.

7 duplexes (3 in Block 3 and 4 in Block 4) are accessed at the second floor from communal staircases. These staircases will be designed to meet the 'general access stair' requirements of Part K.

Width of Internal Circulation Routes

All primary circulation corridors are minimum 1500mm wide.

Internal Layout of Apartments

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

Emergency Egress

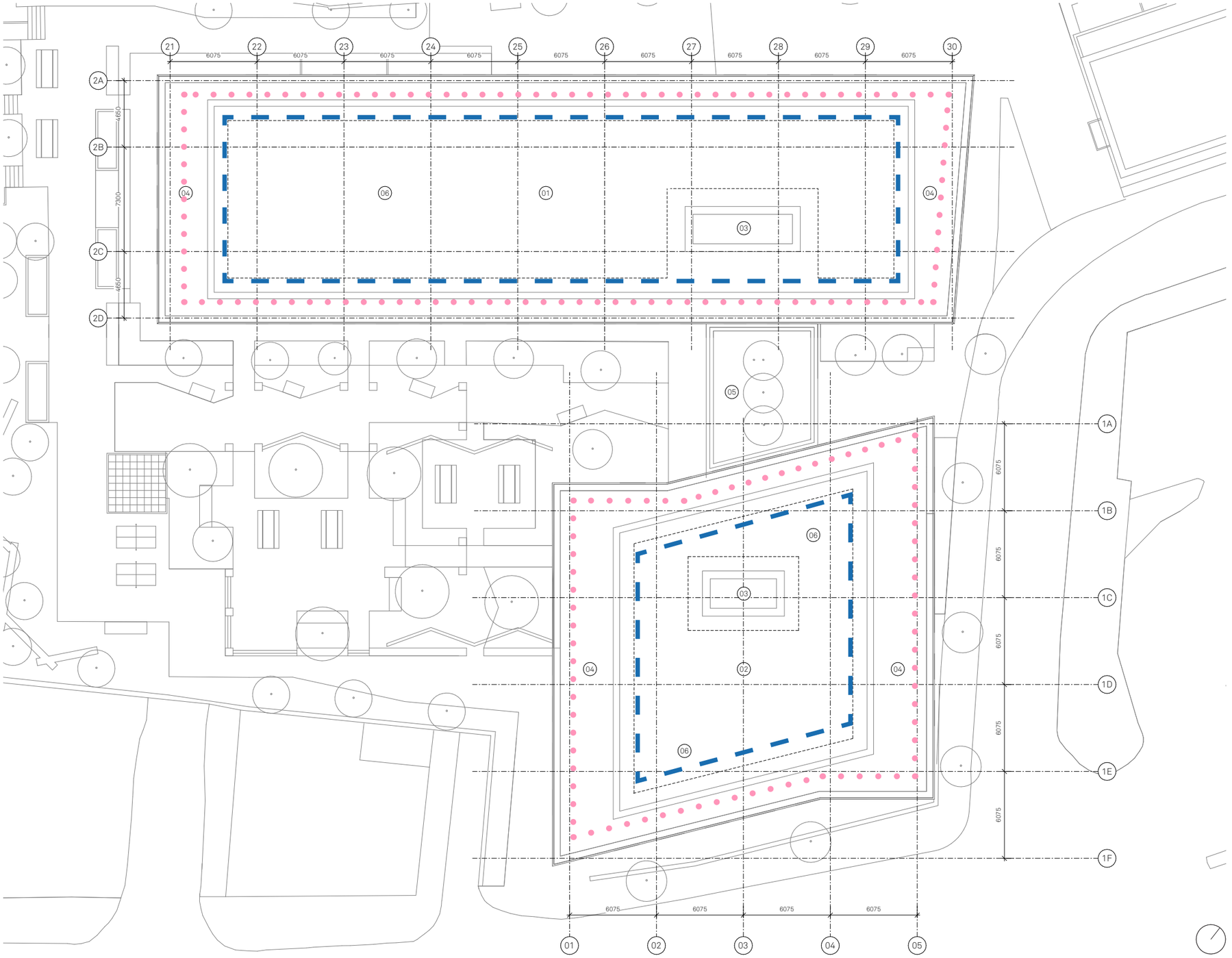
Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire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

MCC Design for Access 2

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

- All main entrances within the development fully comply with DfA2.
- For landscape design please refer to landscape section in this report.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation at the ground floor will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional.
- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are miniumum 1.5m wide.

7.6 Access
Cleaning and Maintenance



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

Reach & Wash

The lower sections of the apartment building along with the10th floor of Block 3,12th floor Block 4, the balconies and the duplex blocks will be cleaned, accessed and maintained from ground level using generic window cleaning methods. Cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

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

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

Abseiling

The upper levels of the building will be cleaned, accessed and maintained through high level access. A moveable davit arm solution is the best option. Further interrogation of the Davit arm requirements in relation to the roof structure will be required at the next design stage. Davit arms will have cast in socket which will be concealed on the terraces.

The hardstanding surrounding the building provides a safe abseil landing zone.

A safety line system will be required for areas at the top of the building without balustrade.

Glass Replacement

A number of options have been considered for glass replacement:

- Replace glass using movable working platforms from the outside;
- Use a cradle system linked to the davit arms;
- Replace the glass from inside using the lift to transport the glazing to the required level.

The glazing is likely to be internally beaded therefore the third option is preferred.

Key

Safety line system

Possible locations for Davit arms / connections

8.0

Architectural Drawings



Notes:

Site Application Boundary

Project Name: 87 Rochdale Road		Title: Existing Site Location Plan		Scale: 1:1250 @ A1	
Drawn: JBe	Checked: MH	Status: Planning	Project: 136	Drawing No: -JMA-MP-XX-P-A-001000	Rev: -
Details: - 26/08/21 Issued for Planning					

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

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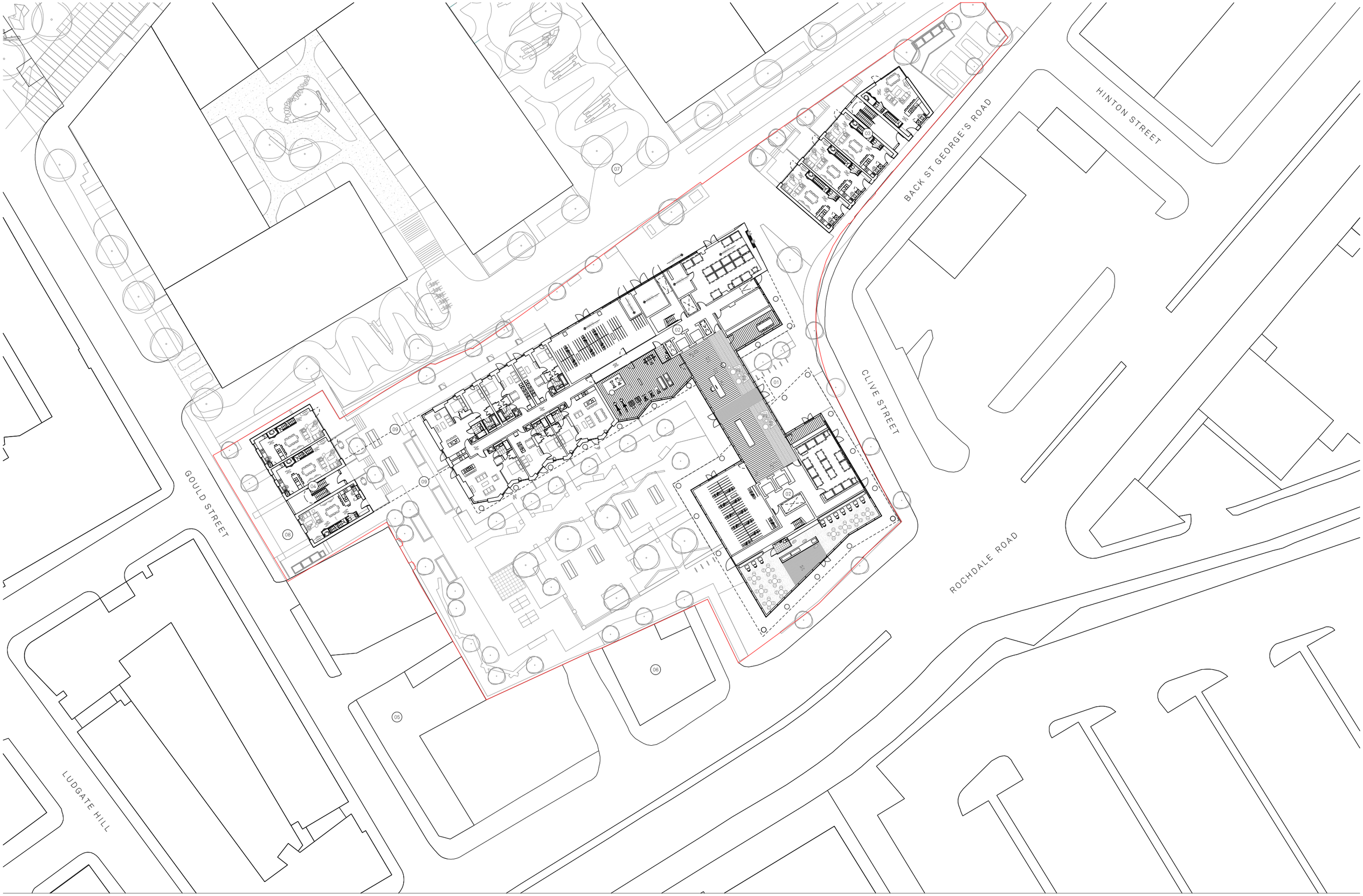
Site Application Boundary

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Drawn: JBe	Checked: MH	Status: Planning	Project: 136-JMA-MP-XX-P-A-001003	Drawing No:	Rev: -
Details: 26/08/21	Issued for Planning				

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Notes:

Site Application Boundary

KEY:

01 Entrance
02 GF of Apartment blocks
03 GF of Duplex town houses
04 GF of Duplex coach houses
05 Marble Arch Pub
06 Shop
07 MCR Site
08 Basement ramp entrance
09 Line of basement ramp below landscape

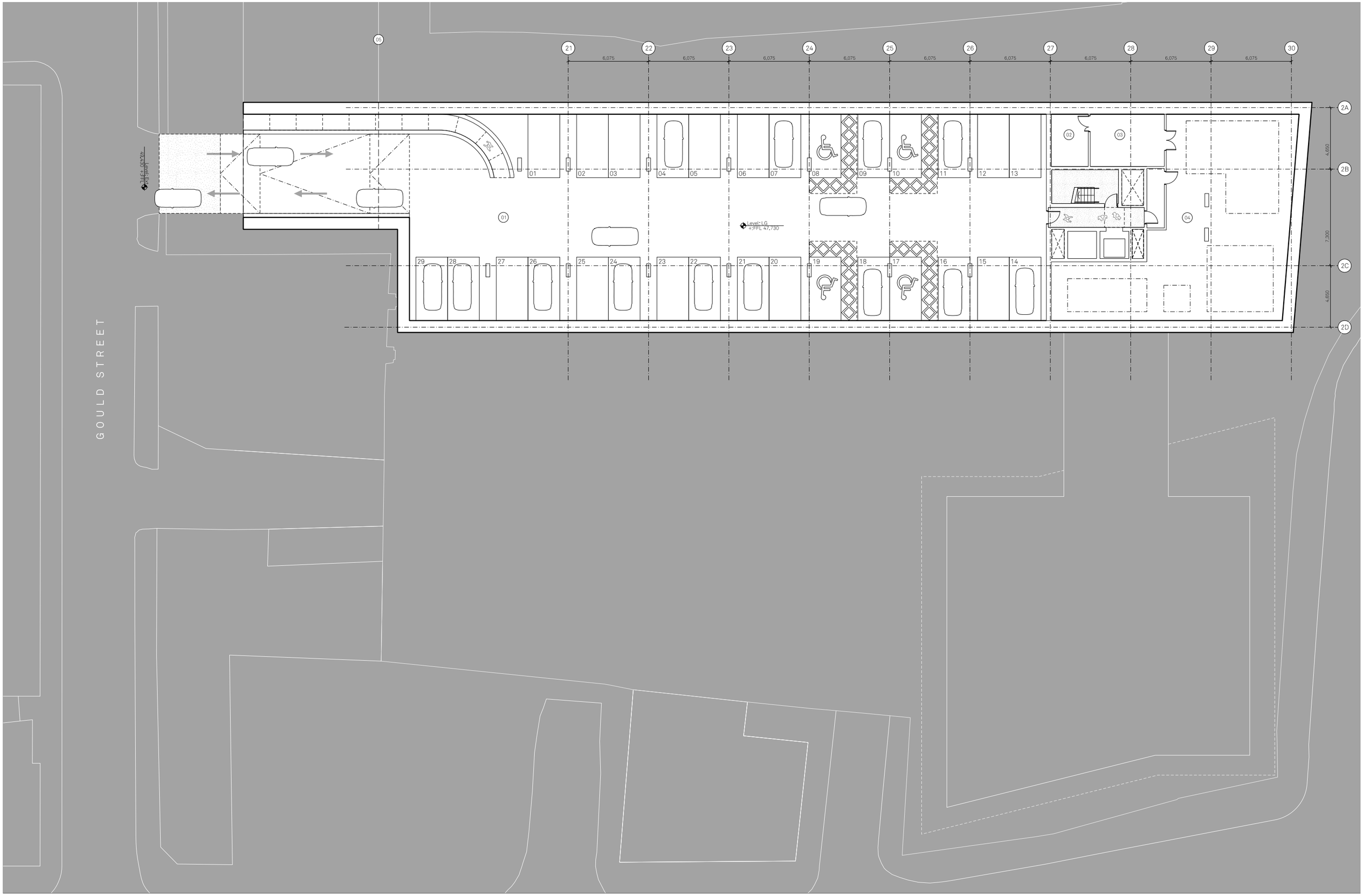
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Title: Proposed Ground Floor Site Plan
Scale: 1:250 @ A1

Drawn: JBe
Checked: MH
Status: Planning
Project: 136-JMA-MP-XX-P-A-001005
Drawing No:
Rev: -

Details:
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Notes:

PLAN KEY:

01 Car park (29 parking spcaes)
02 Life safety room
03 Switch room
04 Tank room
05 Coach houses (above)

Project Name:	Title:	Scale:
87 Rochdale Road	Basement Level General Arrangement Plan	1:125 @ A1

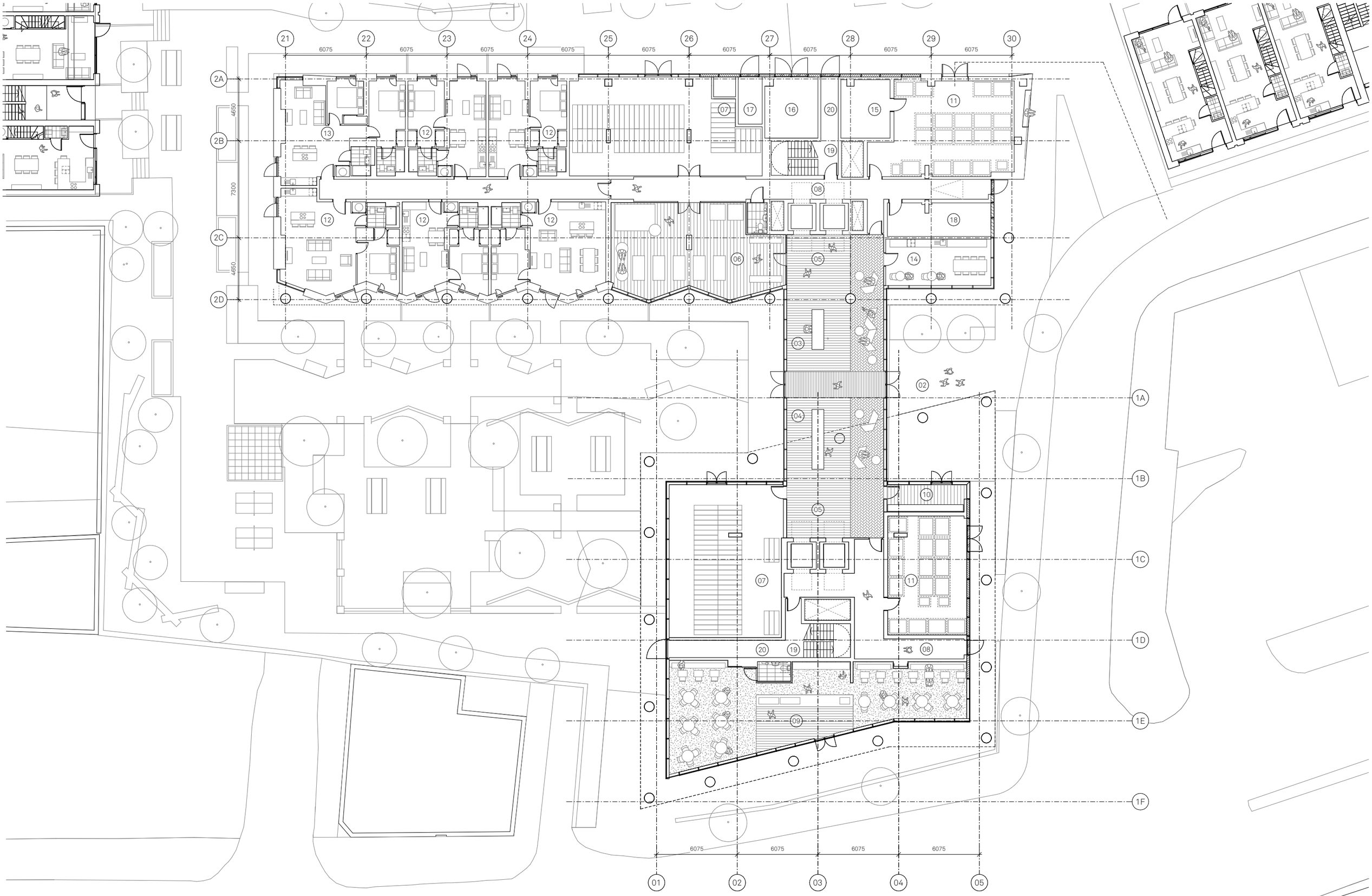
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Detail: 13/08/21 Issued for Planning

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PLAN KEY

01 Public realm	04 Resident's lounge & post boxes	07 Cycle store	10 Parcel Store	13 2 Bed apartment	16 Substation	19 Escape stair
02 Residential entrance	05 Lift lobby	08 Move in / move out	11 Refue store	14 Building manager's suite	17 Isolation room	20 Fire escape exit
03 Reception	06 Resident's gym	09 Commercial Unit	12 1Bed apartment	15 Comms room	18 Generator room	

Notes

Project: 87 Rochdale Road	Title: Ground Floor General Arrangement Plan Block 1 & Block 2			Scale: 1:125@A1
Drawn: JB	Checked: MH	Status: Planning	Drawing No: 136-JMA-MP-00-P-A-022200	Rev: -
Details: 06.09.21 Issued for Planning				

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Notes

PLAN KEY

01 Lift lobby

02 Escape stair

03 1 bed apartment

04 2 bed apartment

Project: 87 Rochdale Road	Title: 1st-6th Floor General Arrangement Plan Block 1 & Block 2			Scale: 1:125@A1
Drawn: HB	Checked: JB	Status: Planning	Drawing No: 136-JMA-MP-01-P-A-022201	Rev: -
Details: 06.09.21 Issued for Planning				

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Notes

PLAN KEY

01 Lift lobby
02 Escape stair
03 1 bed apartment
04 2 bed apartment

Project	Title:	Scale:
87 Rochdale Road	7th-8th Floor General Arrangement Plan Block 1 & Block 2	1:125@A1

Drawn	Checked:	Status:	Drawing No:	Rev:
HB	JB	Planning	136-JMA-MP-07-P-A-022207	-

Details
06.09.21 Issued for Planning

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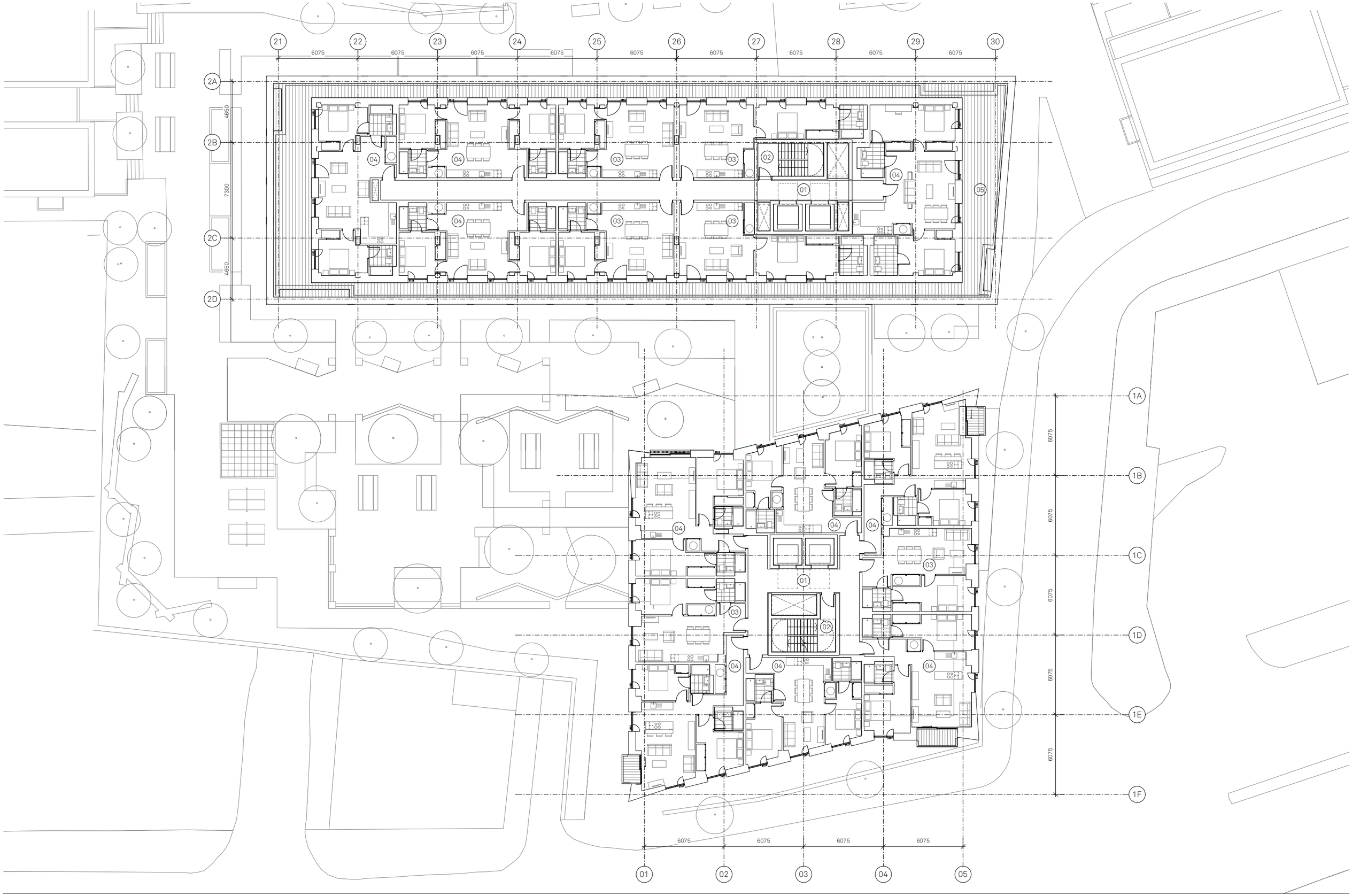
PLAN KEY

01 Lift lobby
02 Escape stair
03 1 bed apartment
04 2 bed apartment

Project: 87 Rochdale Road		Title: 9th Floor General Arrangement Plan Block 1 & Block 2		Scale: 1:125@A1
Drawn: HB	Checked: JB	Status: Planning	Drawing No: 136-JMA-MP-09-P-A-022209	Rev: -
Details: 06.09.21 Issued for Planning				

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Notes

PLAN KEY

01 Lift lobby
02 Escape stair
03 1 bed apartment
04 2 bed apartment
06 Dashed line indicates indicative zone designated for photovoltaic panels

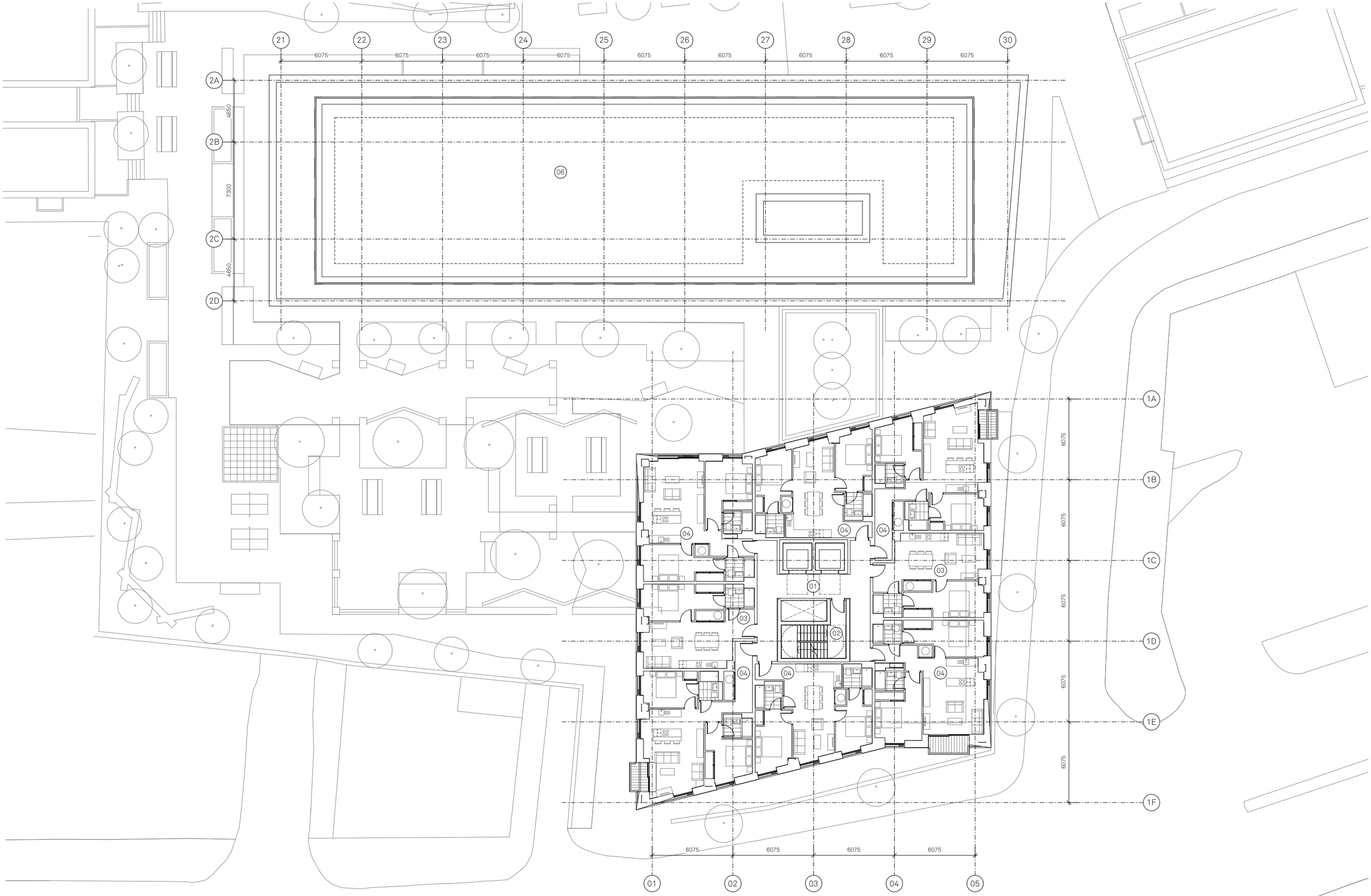
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Drawn: HB	Checked: JB	Status: Planning	Drawing No: 136-JMA-MP-10-P-A-022210	Rev: -

Details
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Notes

PLAN KEY

01 Lift lobby

02 Escape stair

03 1 bed apartment

04 2 bed apartment

06 Dashed line indicates indicative zone designated for photovoltaic panels

Project	Title:	Scale:
87 Rochdale Road	11th Floor General Arrangement Plan Block 1 & Block 2	1:125@A1

Drawn	Checked:	Status:	Drawing No:	Rev:
HB	JB	Planning	136-JMA-MP-11-P-A-022211	-

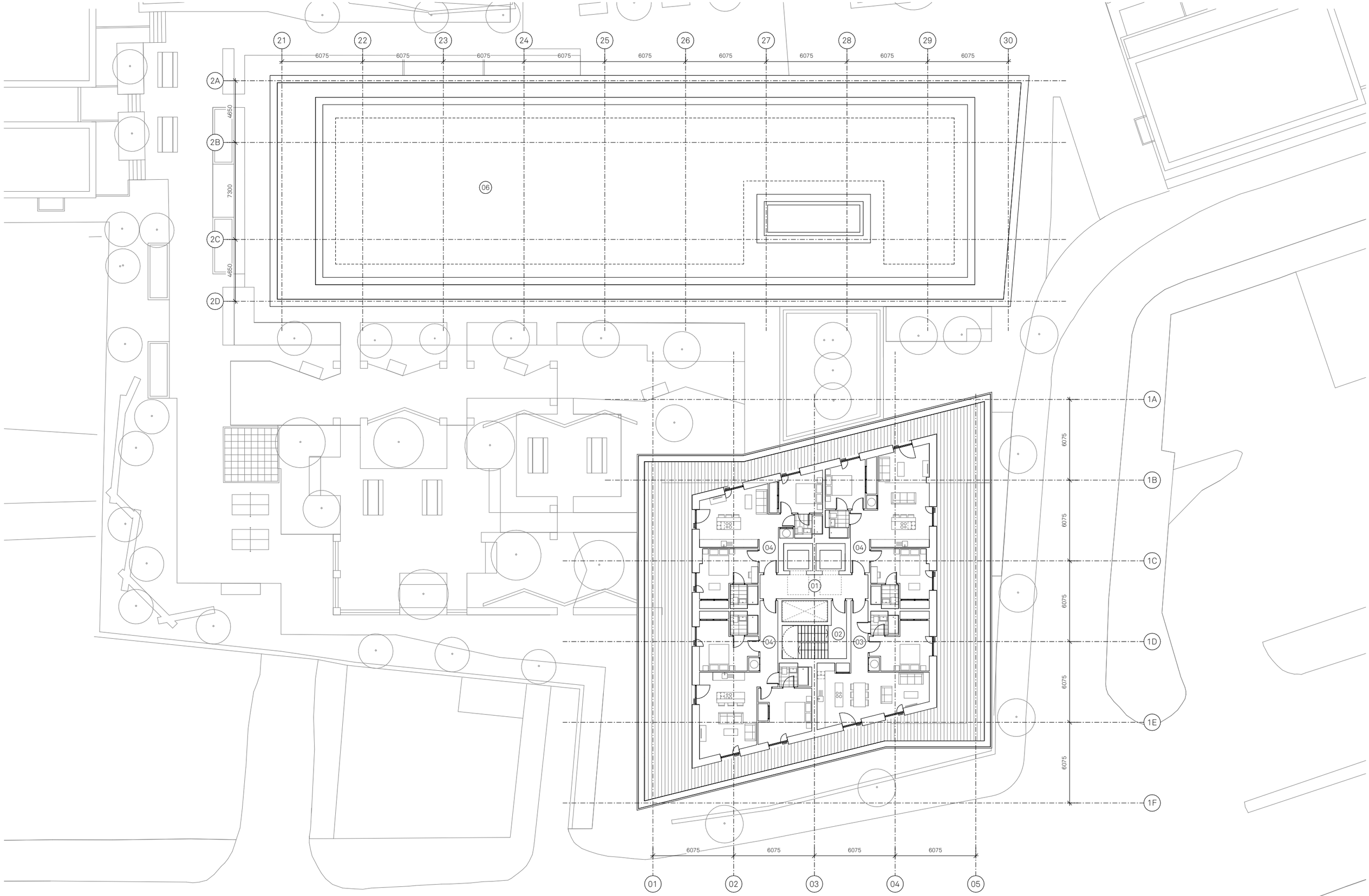
Details

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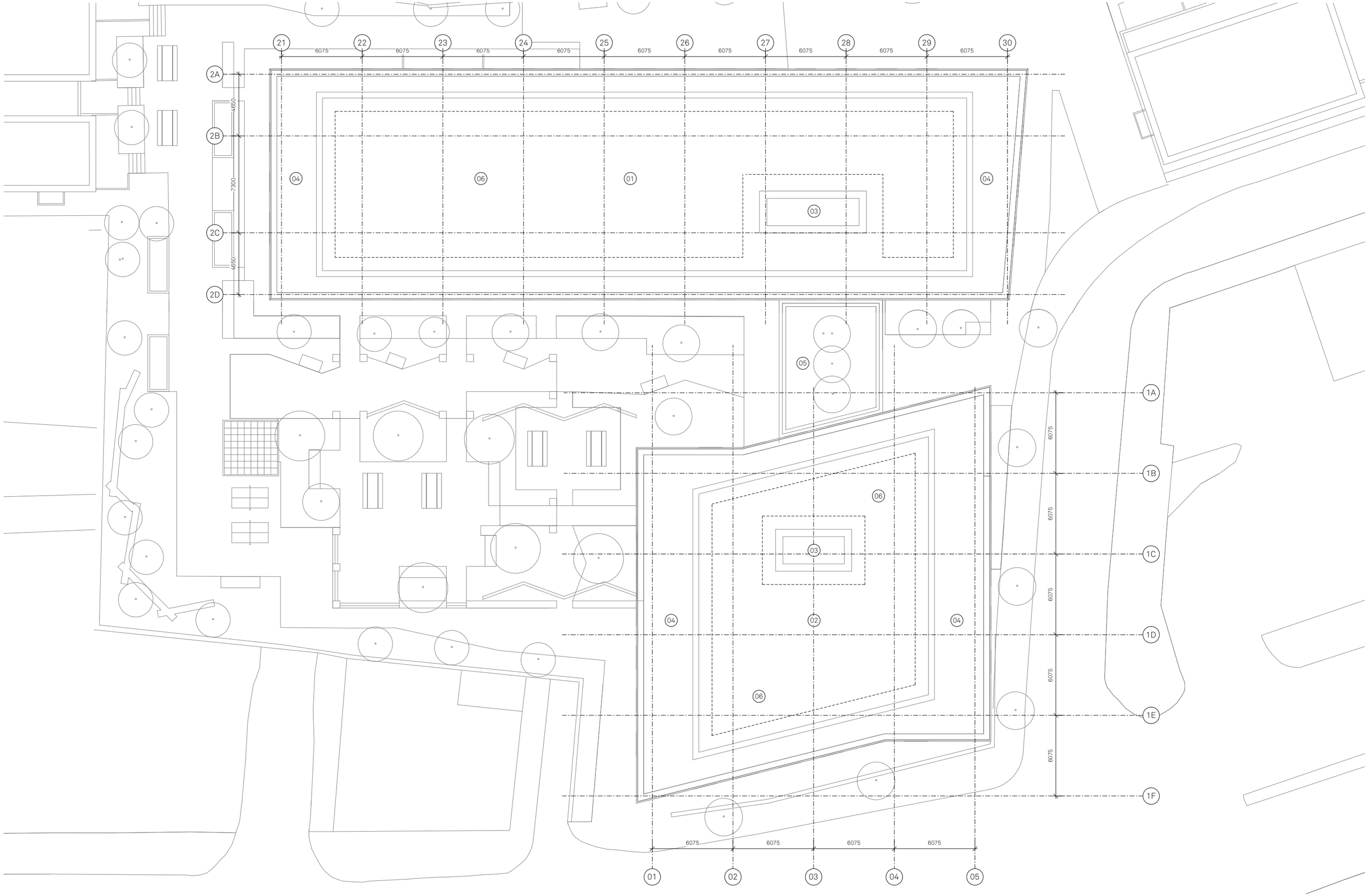
PLAN KEY

01 Lift lobby
02 Escape stair
03 1 bed apartment
04 2 bed apartment
06 Dashed line indicates indicative zone designated for photovoltaic panels

Project: 87 Rochdale Road
Title: 12th Floor General Arrangement Plan Block 1 & Block 2
Scale: 1:125@A1
Drawn: HB Checked: JB
Status: Planning
Drawing No: 136-JMA-MP-12-P-A-022212
Rev: -
Details: 06.09.21 Issued for Planning

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Notes

PLAN KEY

01	Block 1 Roof	04	Terrace
02	Block 2 Roof	05	Link Building Green Roof
03	Lift Overrun	06	Dashed line indicates indicative zone designated for photovoltaic panels

Project: 87 Rochdale Road

Title: Roof General Arrangement Plan Block 1 & Block 2

Scale: 1:125@A1

Drawn: HB Checked: JB

Status: Planning

Drawing No: 136-JMA-MP-13-P-A-022213

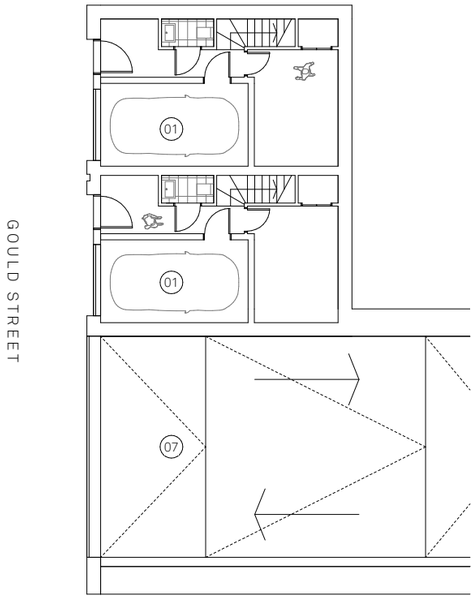
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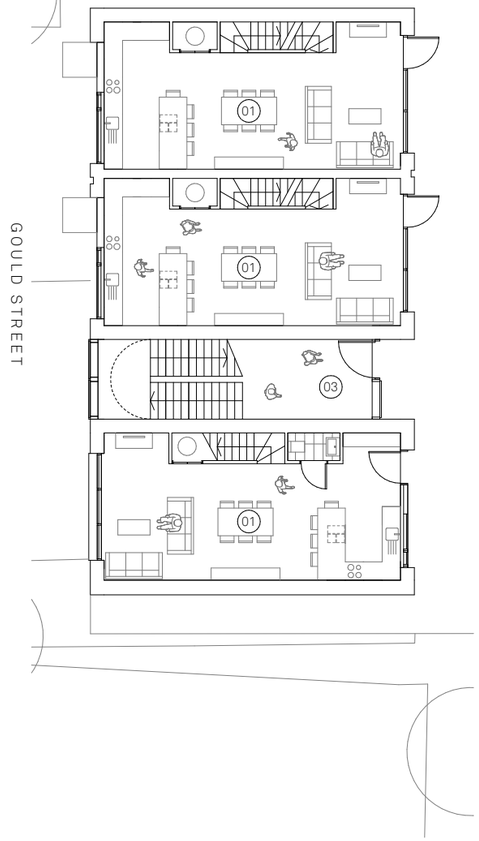
Jon Matthews Architects

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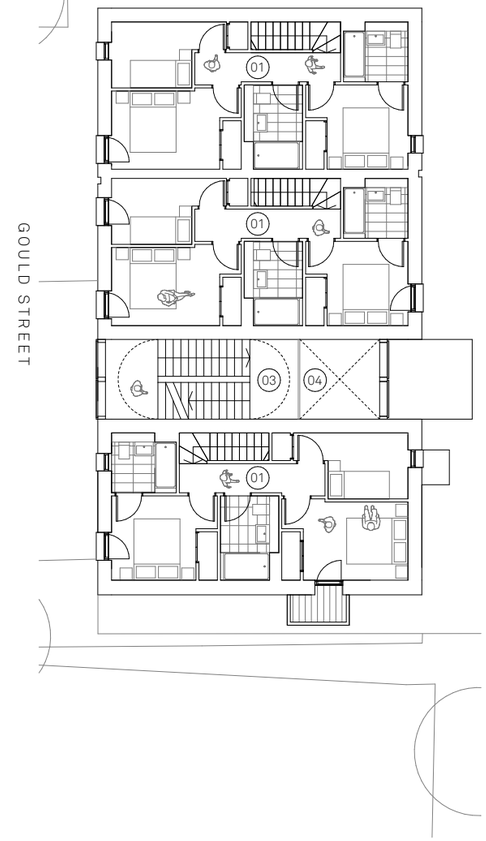
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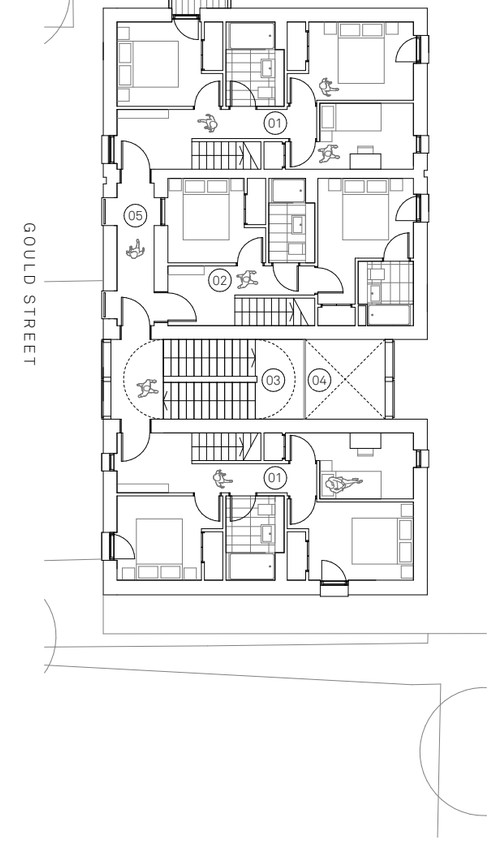
Basement Plan - Lower Duplexes



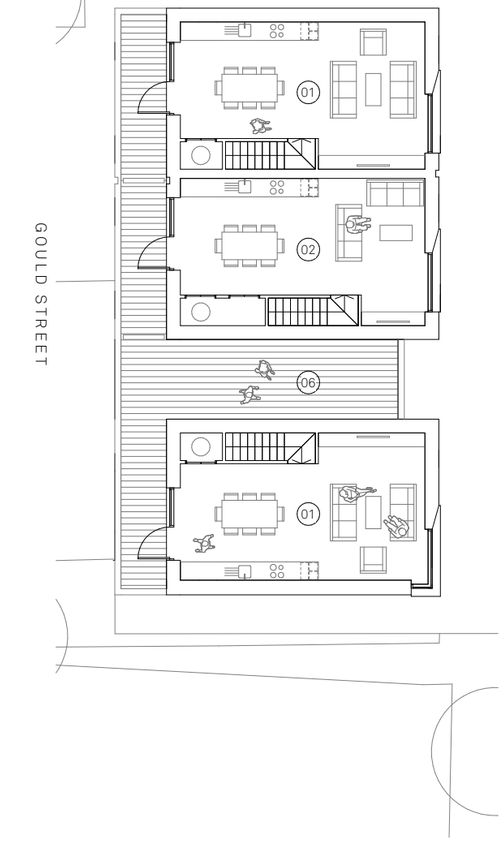
Ground Floor Plan - Lower Duplexes



First Floor Plan - Lower Duplexes



Second Floor Plan - Upper Duplexes



Third Floor Plan - Upper Duplexes

Notes

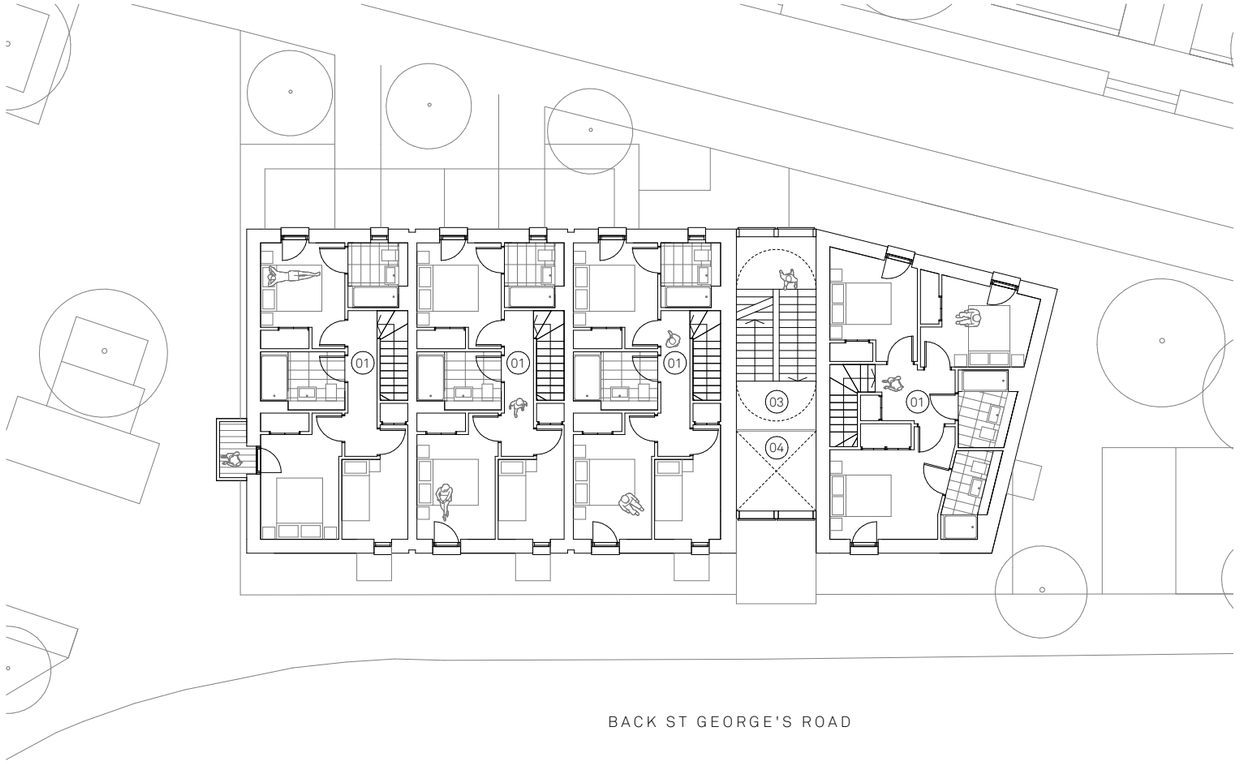
PLAN KEY

01 3 bed duplex
02 2 bed duplex
03 Stair core for access to upper duplexes on level 2
04 Void
05 External corridor
06 External terrace
07 Vehicular access ramp to basement

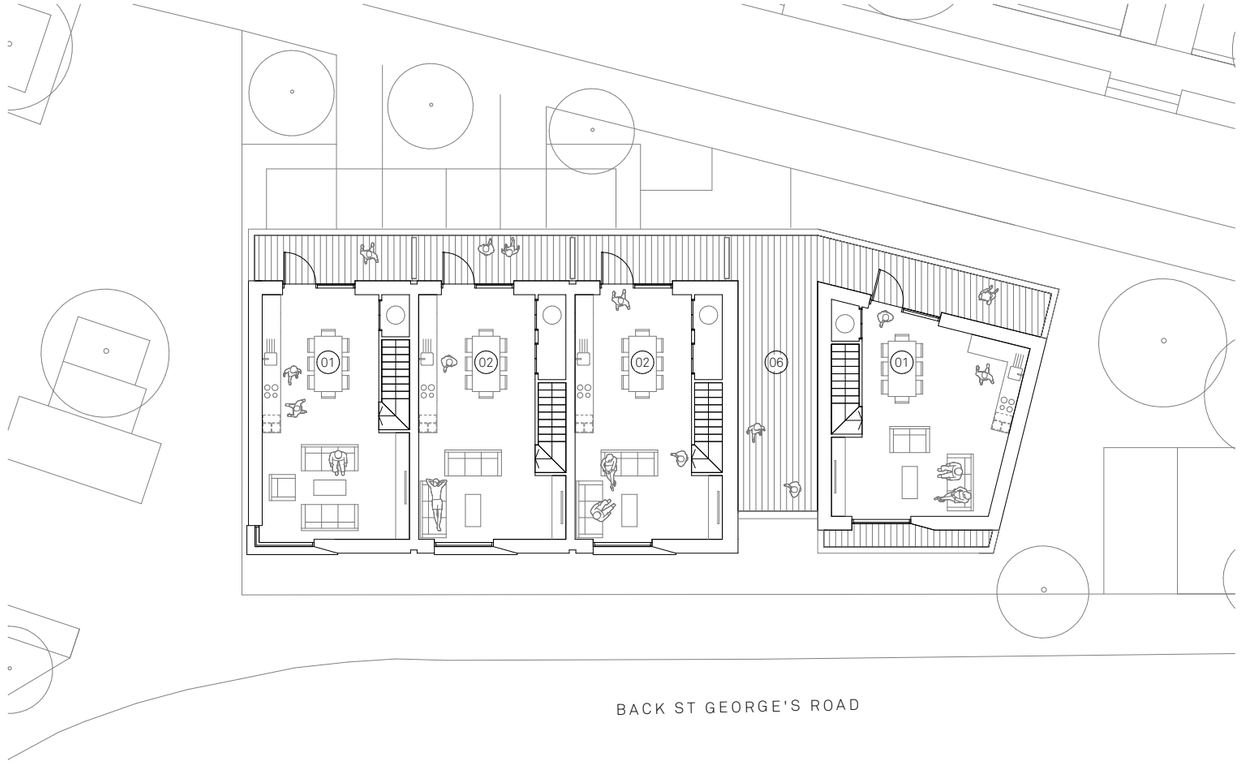
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Title: Duplex Coachhouse Floor Plans Block 03
Scale: 1:100@A1
Drawn: HM
Checked: JB
Status: Planning
Drawing No: 136-JMA-B3-00-P-A-022230
Rev: -
Details: 06.09.21 Issued for Planning

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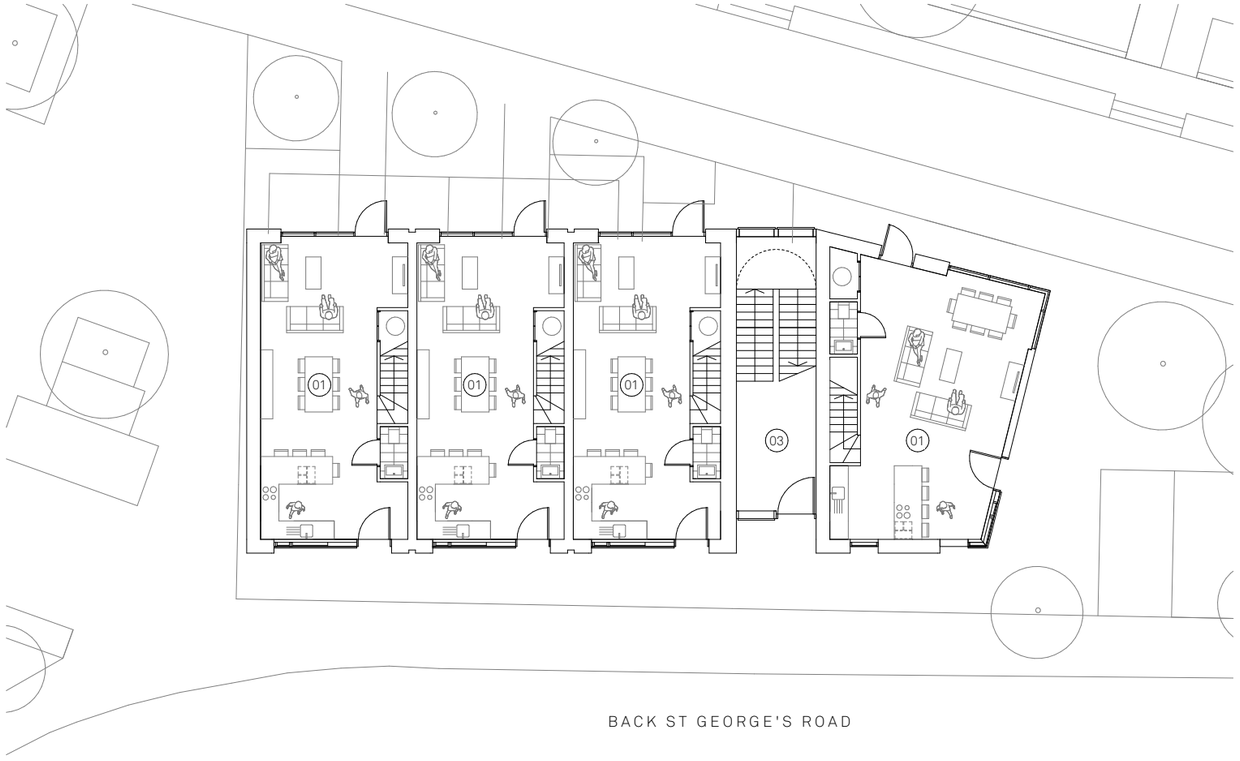
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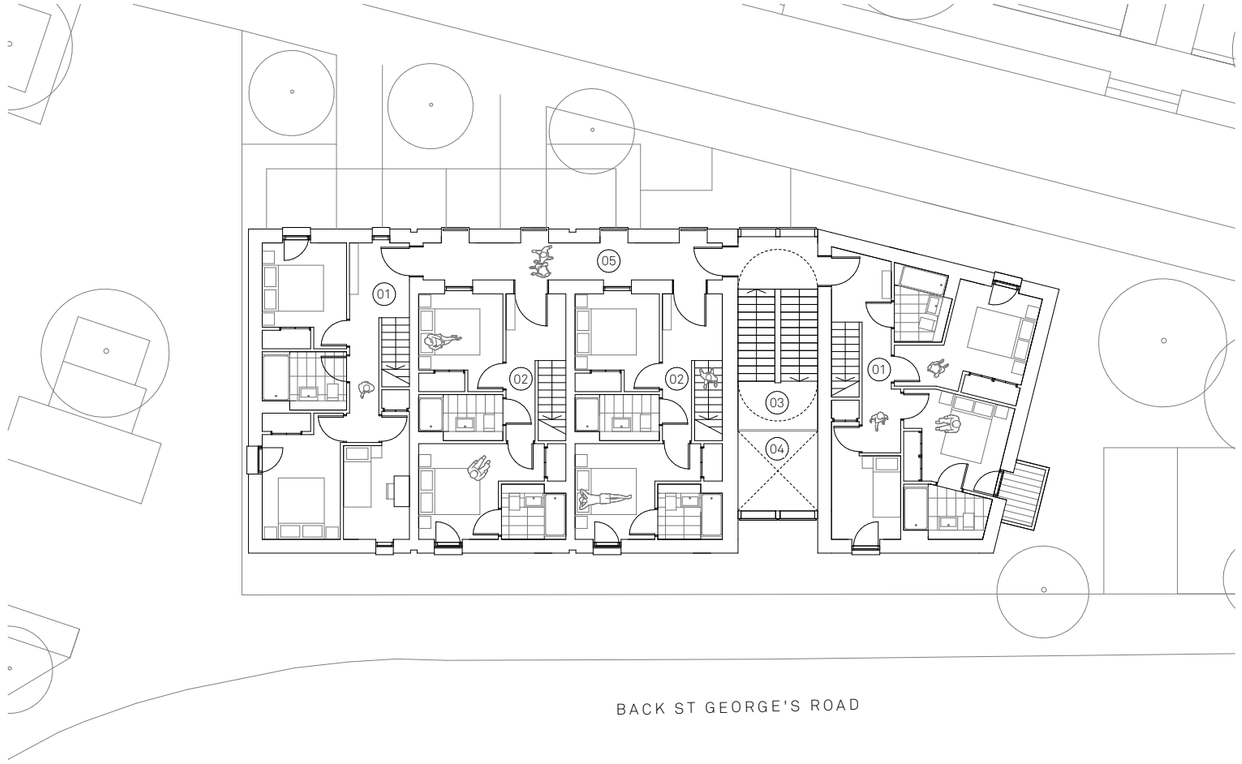
First Floor Plan - Lower Duplexes



Third Floor Plan - Upper Duplexes



Ground Floor Plan - Lower Duplexes



Second Floor Plan - Upper Duplexes

Notes

PLAN KEY

- 01 3 bed duplex
- 02 2 bed duplex
- 03 Stair core for access to upper duplexes on level 2
- 04 Void
- 05 External corridor
- 06 External terrace

Project: 87 Rochdale Road
Title: Duplex Townhouse Floor Plans Block 04
Scale: 1:100@A1
Drawn: HM Checked: JB
Status: Planning
Drawing No: 136-JMA-B4-00-P-A-022240
Rev: -
Details: 06.09.21 Issued for Planning

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Notes

ELEVATION KEY

01 Horizontal precast concrete band. Colour to be similar tone to brickwork

02 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

03 Back painted glass spandrel panel

04 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

05 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings. Metalic PPC metal or back painted glass panel sits above

06 PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balcony fixed to frame. One panel to be back painted glass to corner windows with three bays on Block 01

07 Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass

08 Metalic PPC aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system

09 Dark grey textured precast circular concrete columns

10 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service doors as part of system

11 Recessed stretcher bond brickwork with integrated external bench fixed to brickwork

12 Capless back painted PPC glass solid infill / or glass frit panel as part of curtain walling system

13 Outward opening double doors at residential entrance, incorporated into curtain walling system

14 Indicative zone for building signage

15 Metalic PPC aluminium panel above door / window

Project: 87 Rochdale Road

Title: Elevation AA, South (Rochdale Road) Block 1 & Block 2, GA Elevation

Scale: 1:100@A1

Drawn: HB Checked: JB

Status: Planning

Drawing No: 136-JMA-MP-S-E-A-042200

Rev: -

Details: 06.09.21 Issued for Planning

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Notes

ELEVATION KEY

01 Horizontal precast concrete band. Colour to be similar tone to brickwork

02 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

03 Back painted glass spandrel panel

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05 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings. Metalic PPC metal or back painted glass panel sits above

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10 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service doors as part of system

11 Recessed stretcher bond brickwork with integrated external bench fixed to brickwork

12 Capless back painted PPC glass solid infill / or glass frit panel as part of curtain walling system

13 Outward opening double doors at residential entrance, incorporated into curtain walling system

14 Indicative zone for building signage

15 Metalic PPC aluminium panel above door / window

Project: 87 Rochdale Road

Title: Elevation BB, East (Clive Street) Block 1 & Block 2, GA Elevation

Scale: 1:100@A1

Drawn: HB Checked: JB

Status: Planning

Drawing No: 136-JMA-MP-E-E-A-042201

Rev: -

Details: 06.09.21 Issued for Planning

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Notes

ELEVATION KEY

01 Horizontal precast concrete band. Colour to be similar tone to brickwork

02 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

03 Back painted glass spandrel panel

04 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

05 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings. Metalic PPC metal or back painted glass panel sits above

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09 Dark grey textured precast circular concrete columns

10 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service doors as part of system

11 Recessed stretcher bond brickwork with integrated external bench fixed to brickwork

12 Capless back painted PPC glass solid infill / or glass frit panel as part of curtain walling system

13 Outward opening double doors at residential entrance, incorporated into curtain walling system

14 Indicative zone for building signage

15 Metalic PPC aluminium panel above door / window

Project: 87 Rochdale Road

Title: Elevation CC, North
Block 1 & Block 2, GA Elevation

Scale: 1:100@A1

Drawn: HB Checked: JB

Status: Planning

Drawing No: 136-JMA-MP-N-E-A-042202

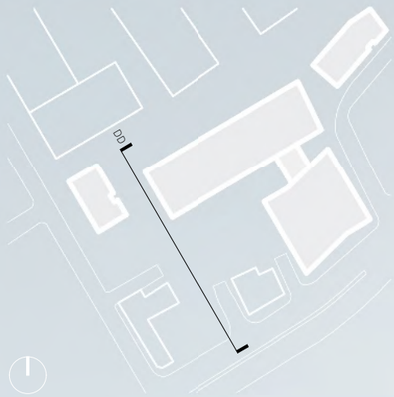
Rev: -

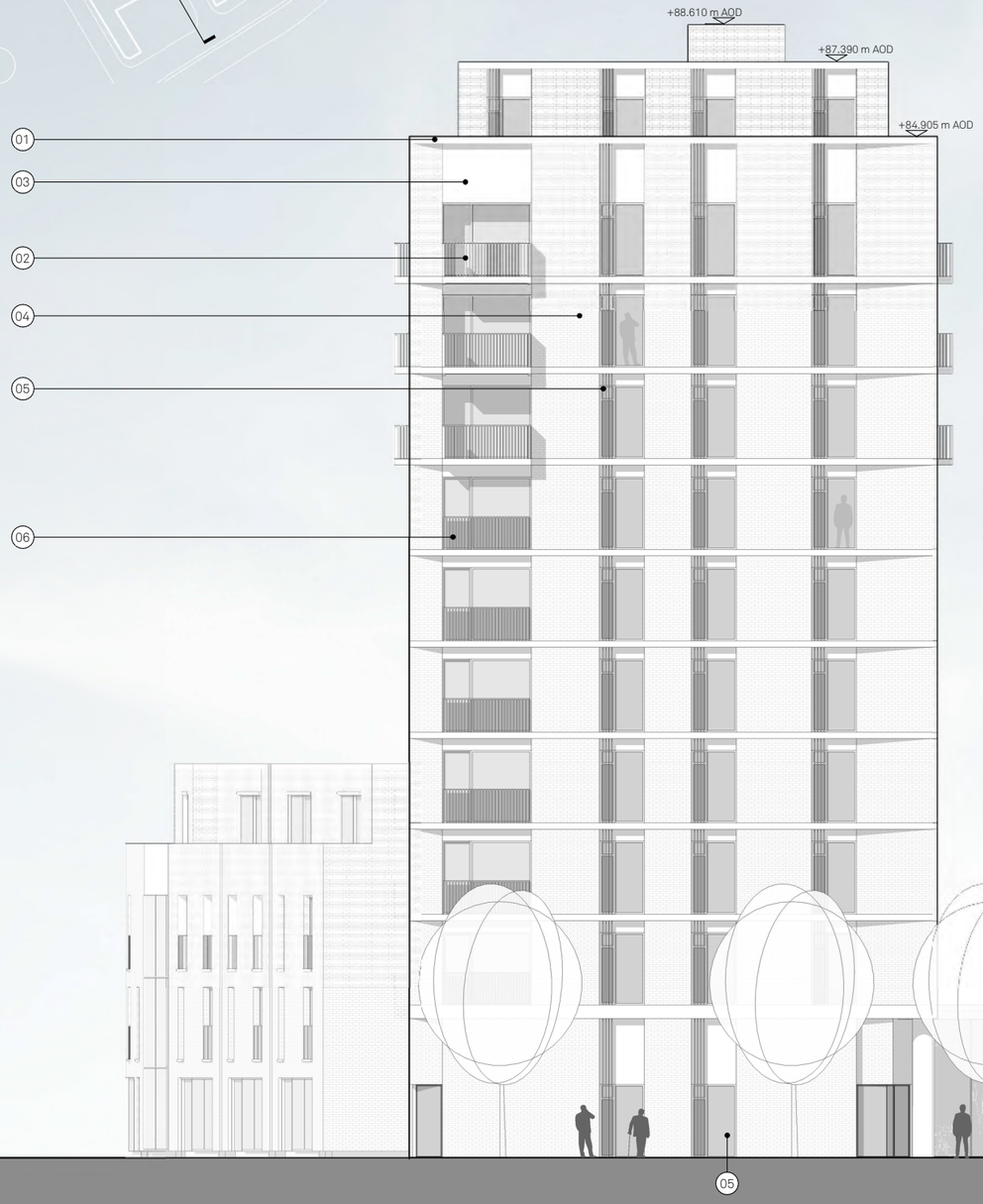
Details: 06.09.21 Issued for Planning

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Block 4 | Block 1 | Entrnace | Block 2 | Rochdale Road

Notes

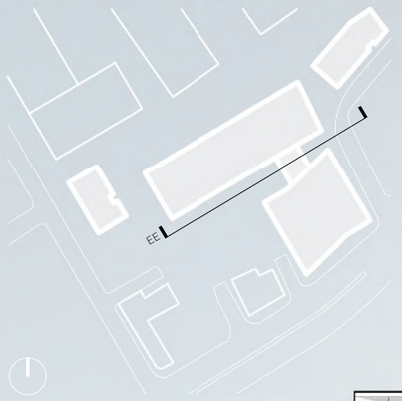
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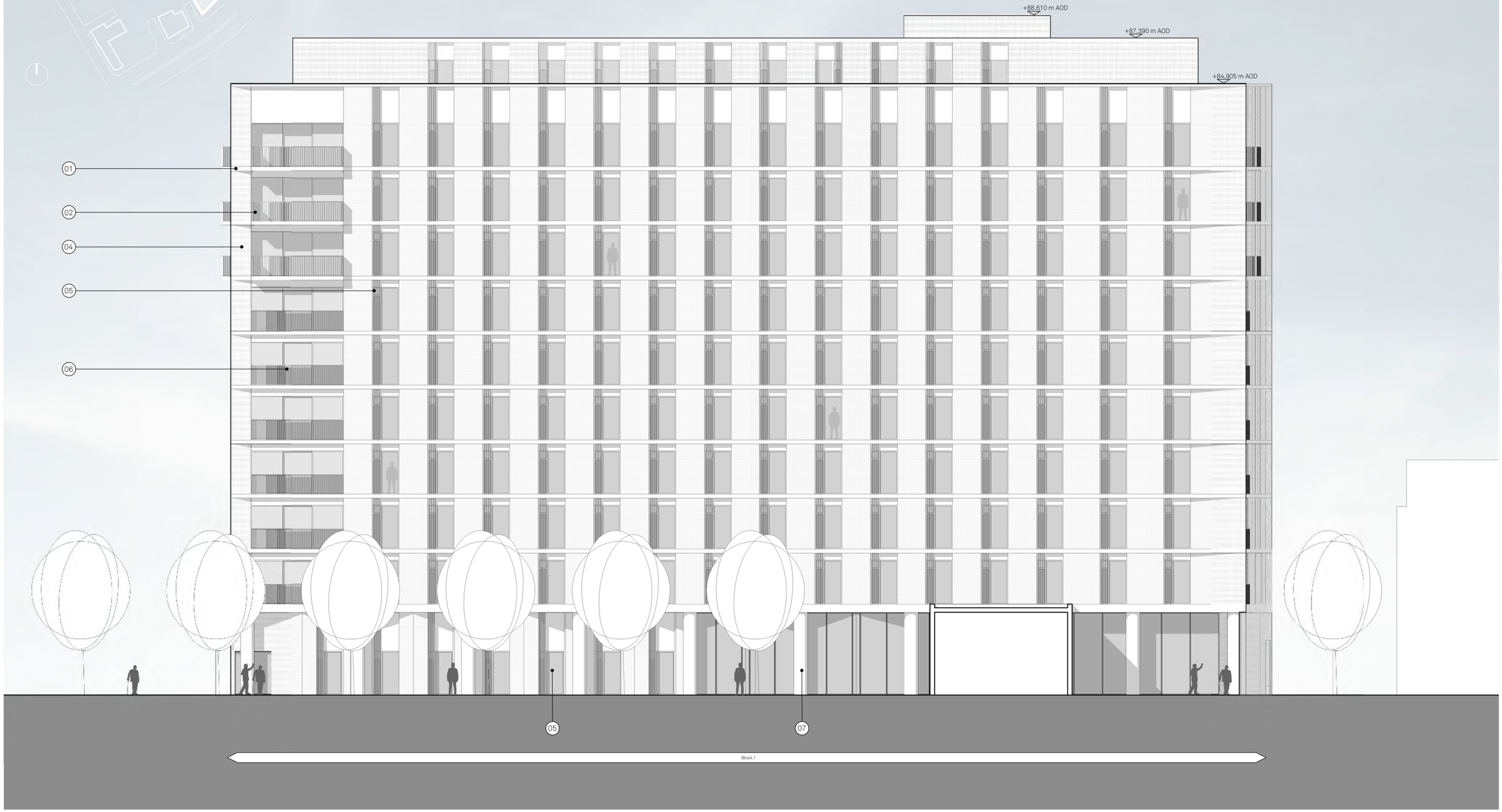
01 Horizontal precast concrete band. Colour to be similar tone to brickwork
02 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame
03 Back painted glass spandrel panel
04 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling
05 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvre blade with a square vent panel above as part of window system, At top and bottom of buildings. Metalic PPC metal or back painted glass panel sits above
06 PPC aluminium window system and sliding door. 50mm frames, Metalic PPC metal Juliet balcony fixed to frame. One panel to be back painted glass to corner windows with three bays on Block 01
07 Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass
08 Metalic PPC aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system
09 Dark grey textured precast circular concrete columns
10 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service doors as part of system
11 Recessed stretcher bond brickwork with integrated external bench fixed to brickwork
12 Capless back painted PPC glass solid infill / or glass frit panel as part of curtain walling system
13 Outward opening double doors at residential entrance, incorporated into curtain walling system
14 Indicative zone for building signage
15 Metalic PPC aluminium panel above door / window

Project: 87 Rochdale Road
Title: Elevation DD, West (Gould Street) Block 1 & Block 2, GA Elevation
Scale: 1:100@A1
Drawn: HB Checked: JB
Status: Planning
Drawing No: 136-JMA-MP-W-E-A-042203
Rev: -
Details: 06.09.21 Issued for Planning

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Notes

ELEVATION KEY

01 Horizontal precast concrete band. Colour to be similar tone to brickwork

02 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

03 Back painted glass spandrel panel

04 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

05 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings. Metalic PPC metal or back painted glass panel sits above

06 PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balcony fixed to frame. One panel to be back painted glass to corner windows with three bays on Block 01

07 Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass

08 Metalic PPC aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system

09 Dark grey textured precast circular concrete columns

10 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service doors as part of system

11 Recessed stretcher bond brickwork with integrated external bench fixed to brickwork

12 Capless back painted PPC glass solid infill / or glass frit panel as part of curtain walling system

13 Outward opening double doors at residential entrance, incorporated into curtain walling system

14 Indicative zone for building signage

15 Metalic PPC aluminium panel above door / window

Project: 87 Rochdale Road

Title: Elevation EE, South (Block 1) GA Elevation

Scale: 1:100@A1

Drawn: HM Checked: JB

Status: Planning

Drawing No: 136-JMA-MP-S-E-A-042204

Rev: -

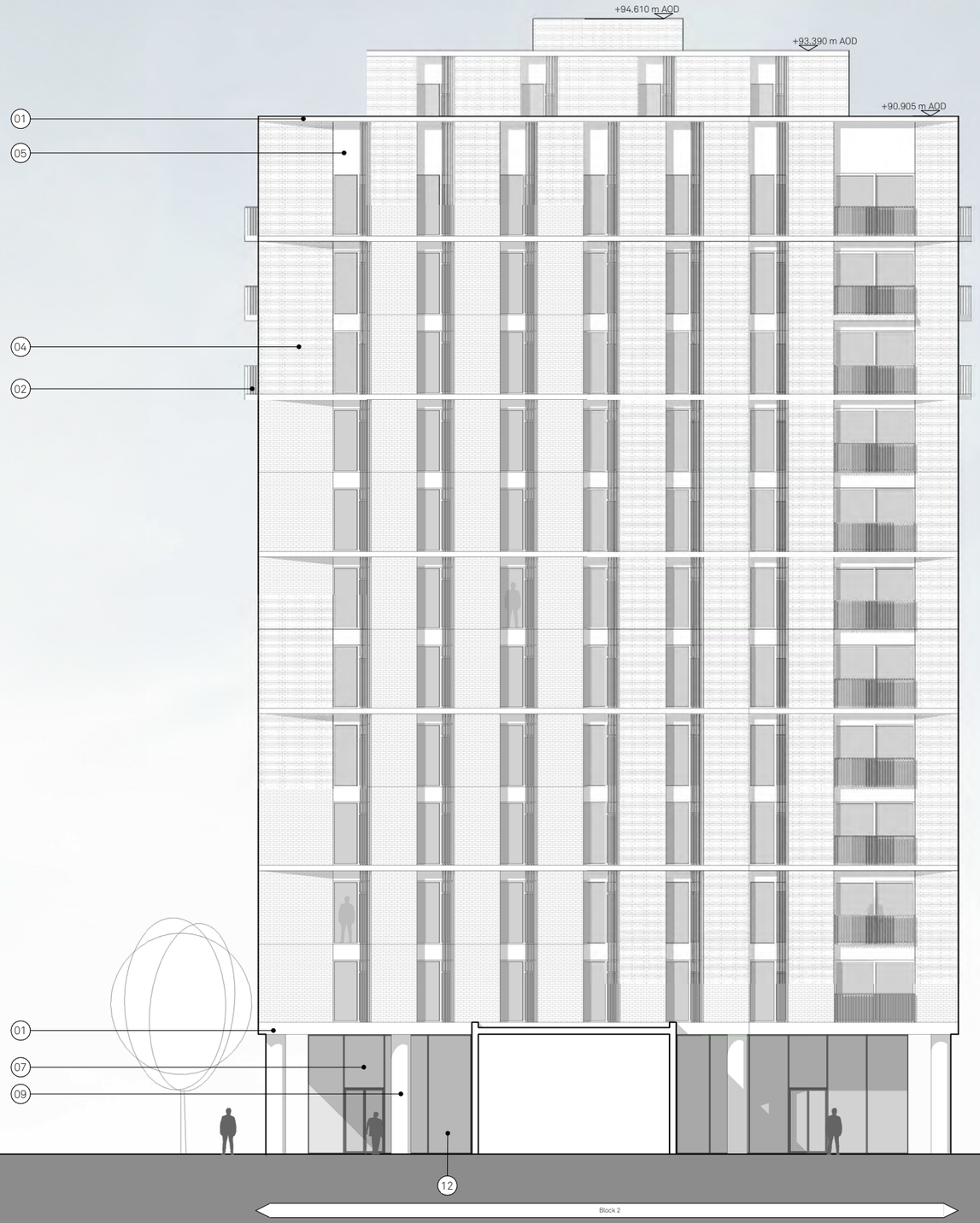
Details: 06.09.21 Issued for Planning

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Notes

ELEVATION KEY

01 Horizontal precast concrete band. Colour to be similar tone to brickwork

02 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

03 Back painted glass spandrel panel

04 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

05 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvre blade with a square vent panel above as part of window system. At top and bottom of buildings. Metalic PPC metal or back painted glass panel sits above

06 PPC aluminium window system and sliding door. 50mm frames, Metalic PPC metal Juliet balcony fixed to frame. One panel to be back painted glass to corner windows with three bays on Block 01

07 Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass

08 Metalic PPC aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system

09 Dark grey textured precast circular concrete columns

10 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service doors as part of system

11 Recessed stretcher bond brickwork with integrated external bench fixed to brickwork

12 Capless back painted PPC glass solid infill / or glass frit panel as part of curtain walling system

13 Outward opening double doors at residential entrance, incorporated into curtain walling system

14 Indicative zone for building signage

15 Metalic PPC aluminium panel above door / window

Project: 87 Rochdale Road

Title: Elevation FF, North (Block 2) GA Elevation

Scale: 1:100@A1

Drawn: HM Checked: JB

Status: Planning

Drawing No: 136-JMA-MP-N-E-A-042205

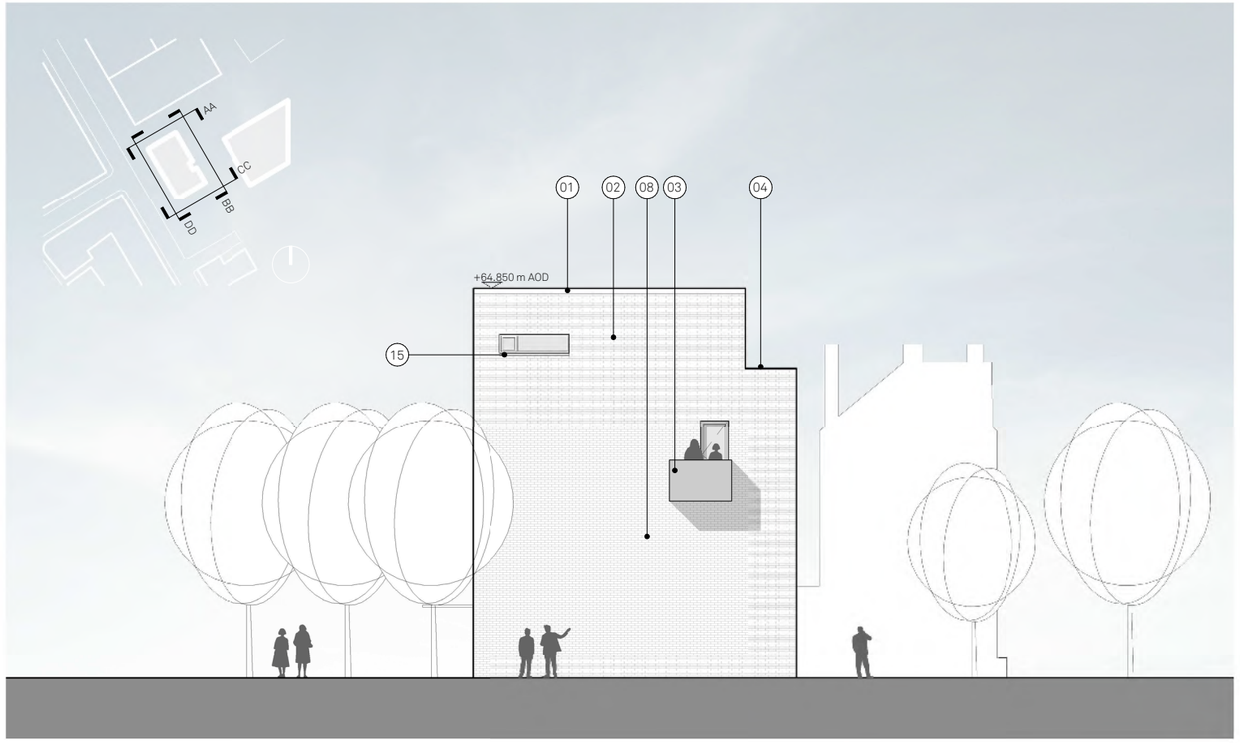
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Details: 06.09.21 Issued for Planning

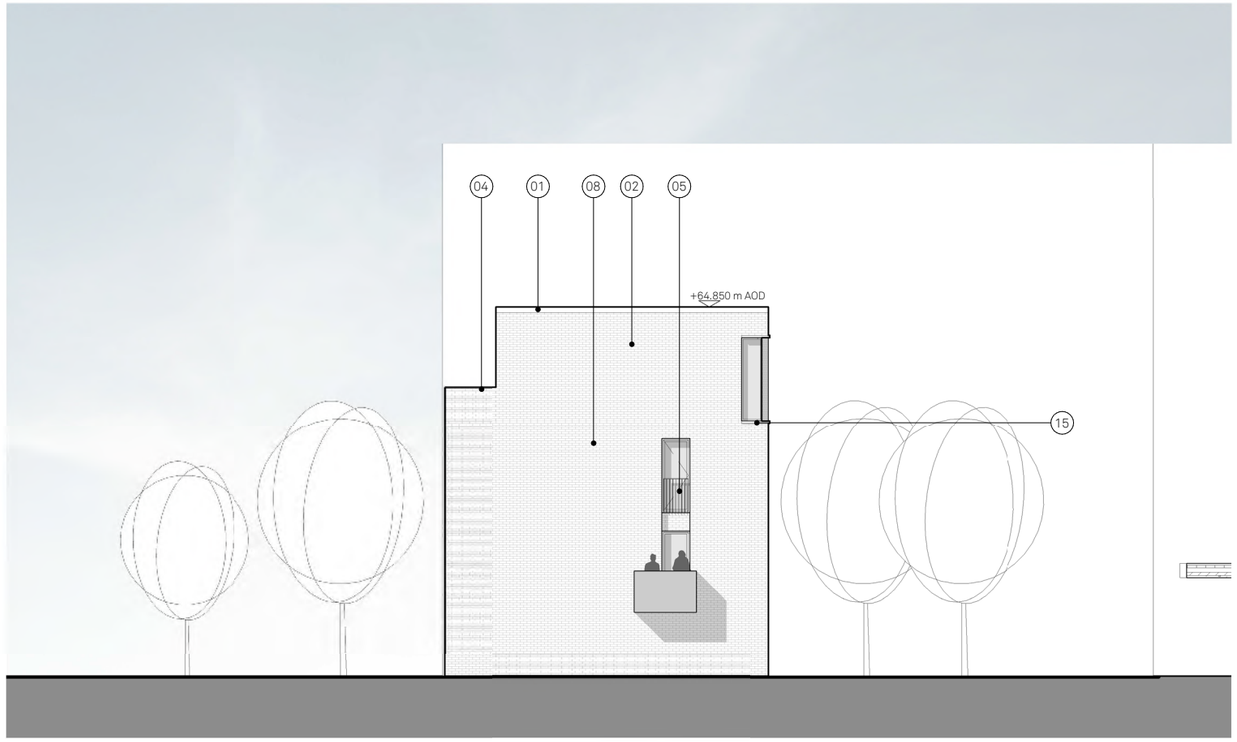
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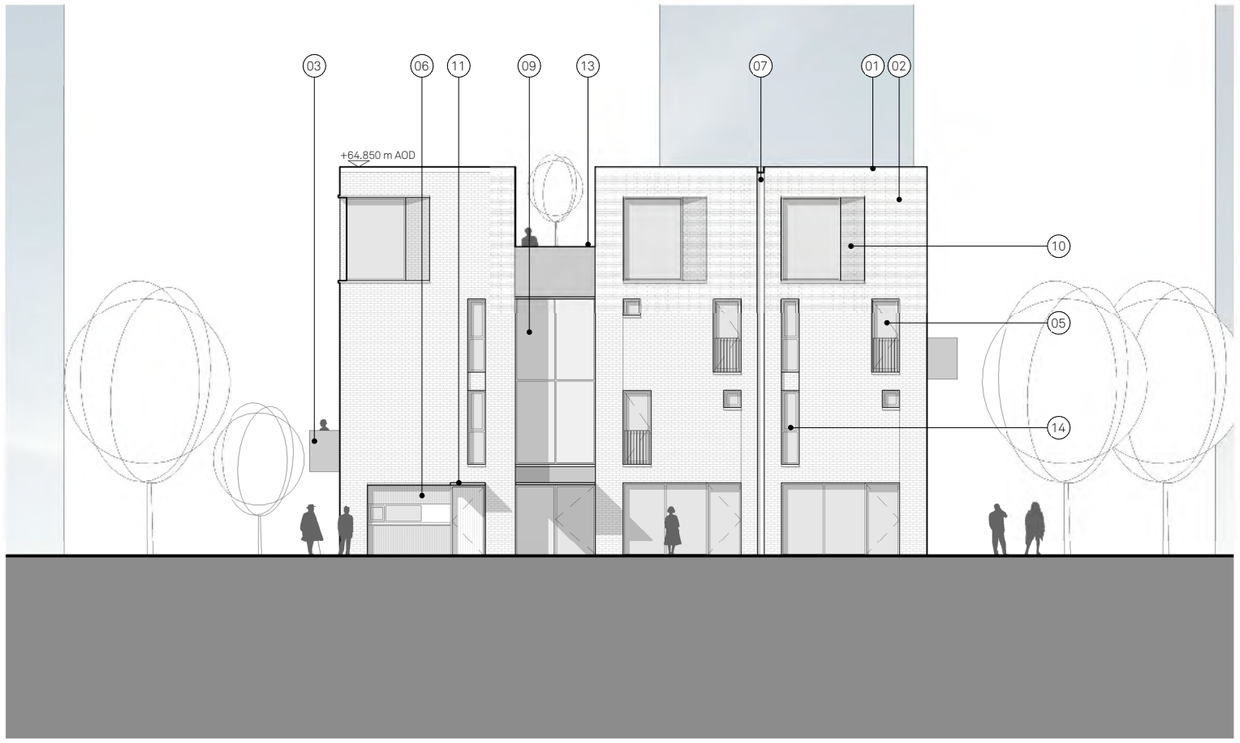
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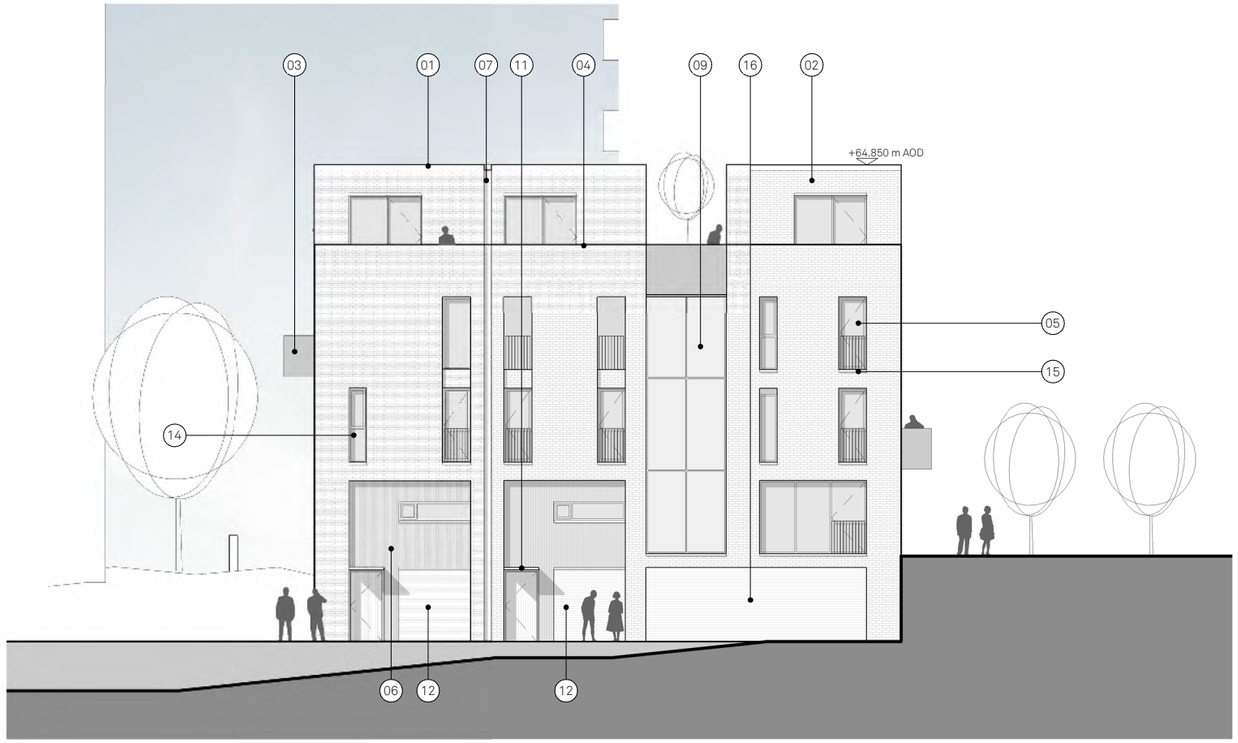
B3 Elevation AA - North



B3 Elevation CC - South



B3 Elevation BB - East, Site Facing



B3 Elevation DD - West, Gould Street

Notes

ELEVATION KEY

01 Precast concrete coping. Colour to be similar tone to brickwork.

02 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling.

03 Prefabricated balcony with PPC aluminium balustrade. Aluminium soffit.

04 Brickwork forming balustrade to external terrace

05 Recessed PPC aluminium inward opening door. 50mm frames. PPC metal Juliet balcony

06 Recessed brickwork or panelling

07 Shadow gap recess for square-shaped painted metal drainpipe

08 Indicative locations of air brick for bathroom ventilation

09 Curtain walling system, dark grey PPC frames with clear glass

10 Chamfered stretcher bond brickwork with monolithic appearance. Recessed PPC aluminium picture frame window, 50mm frames. Glass to glass corner detail where instance of window turning corner

11 PPC Aluminium canopy over entrances

12 Garage aluminium roller shutter. Colour to be similar tone to brickwork

13 PPC aluminium balustrade to external terrace

14 Recessed full height PPC aluminium top hung openable window. 50mm frames

15 Precast concrete sills to all windows. Colour to match precast coping

16 Vehicular entrance to basement. Fob operated security roller shutter, perforated aluminium. Colour to be similar tone to brickwork

Project: 87 Rochdale Road

Title: Duplex Coachhouse GA Elevations Block 03

Scale: 1:100@A1

Drawn: HM Checked: JB

Status: Planning

Drawing No: 136-JMA-B3-N-E-A-042230

Rev: -

Details: 13.08.21 Issued for Planning

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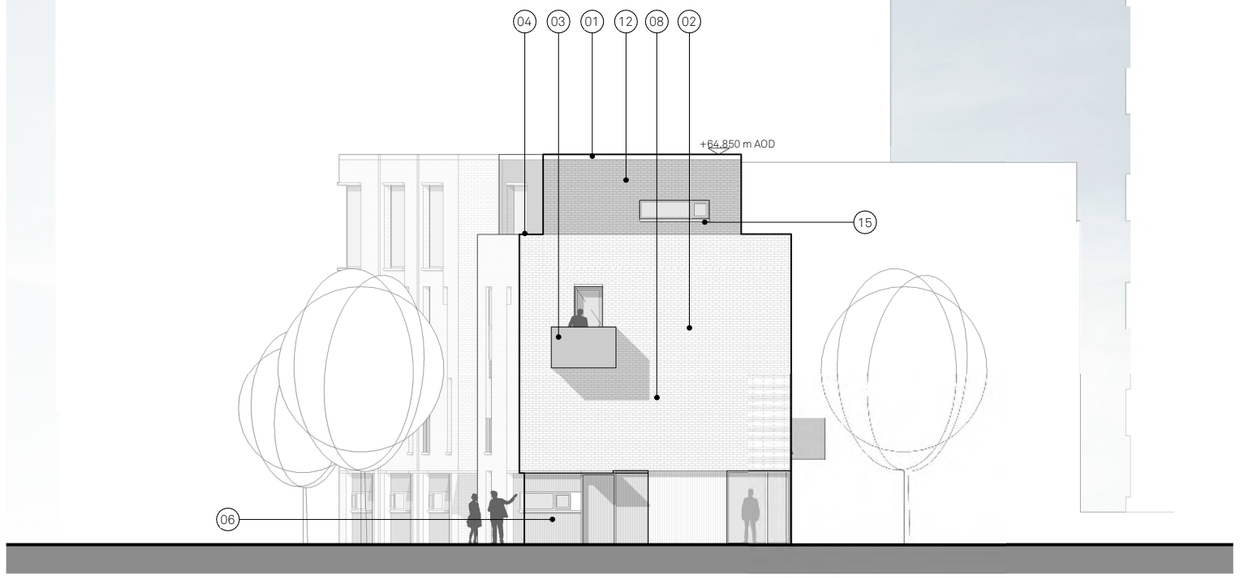
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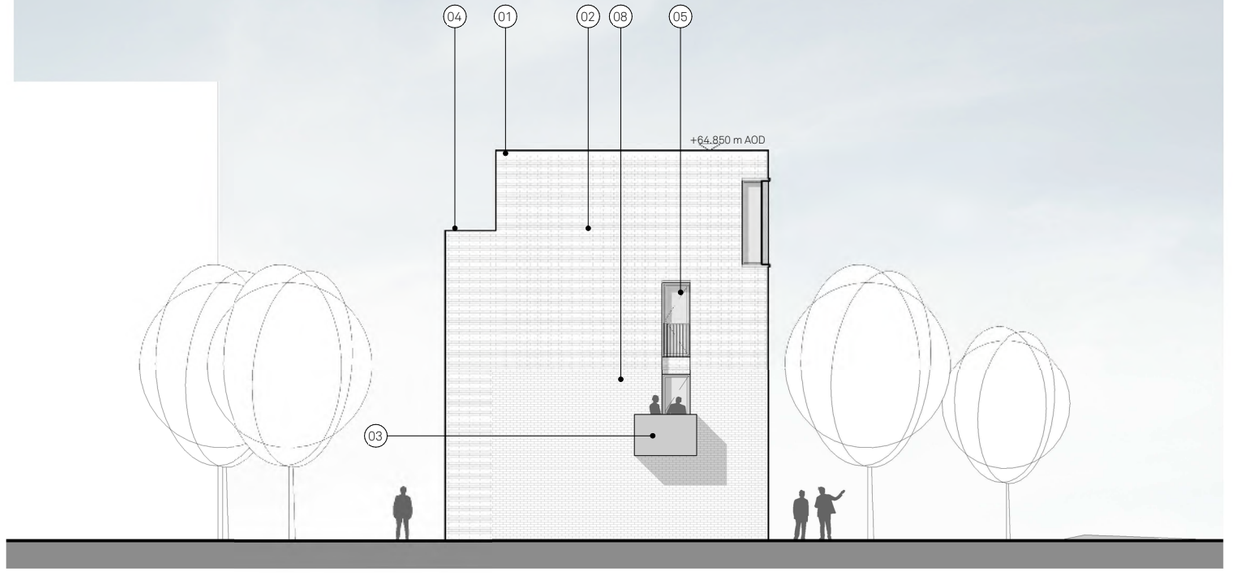
B4 Elevation AA - Site Facing



B4 Elevation CC - Back St. George's Road



B4 Elevation BB - East



B4 Elevation DD - West

Notes

ELEVATION KEY

01 Precast concrete coping. Colour to be similar tone to brickwork.

02 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling.

03 Prefabricated balcony with PPC aluminium balustrade. Aluminium soffit.

04 Brickwork forming balustrade to external terrace

05 Recessed PPC aluminium inward opening door. 50mm frames. PPC metal Juliet balcony

06 Recessed brickwork or panelling

07 Shadow gap recess for square-shaped painted metal drainpipe

08 Indicative locations of air brick for bathroom ventilation

09 Curtain walling system, dark grey PPC frames with clear glass

10 Chamfered stretcher bond brickwork with monolithic appearance. Recessed PPC aluminium picture frame window, 50mm frames. Glass to glass corner detail where instance of window turning corner

11 PPC Aluminium canopy over entrances

12 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. Colour to be different tone from main building brickwork

13 PPC aluminium balustrade to external terrace

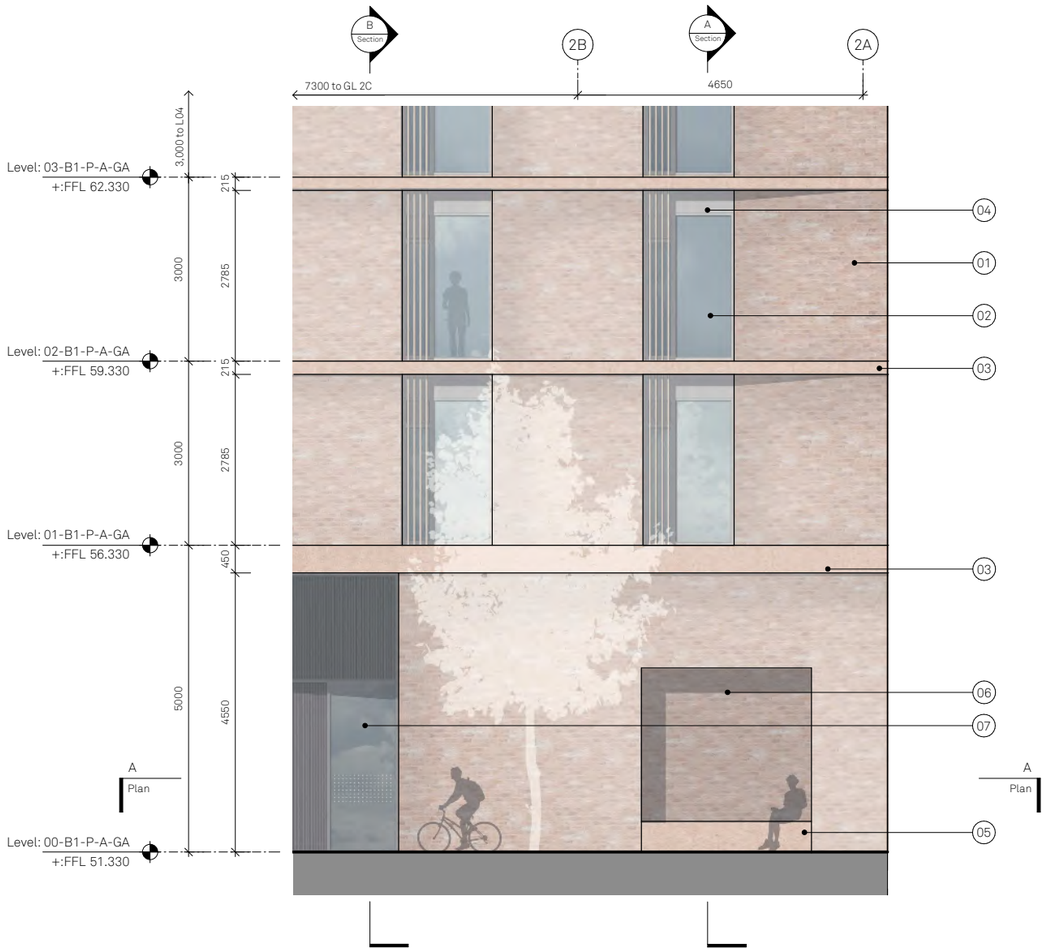
14 Recessed full height PPC aluminium top hung openable window. 50mm frames

15 Precast concrete sills to all windows. Colour to match precast coping

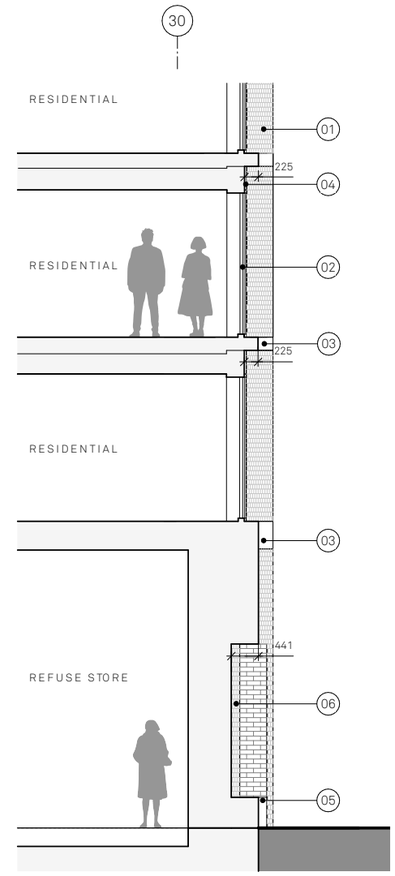
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Title: Duplex Townhouse GA Elevations Block 04
Scale: 1:100@A1
Drawn: HM Checked: JB
Status: Planning
Drawing No: 136-JMA-B4-N-E-A-042240
Rev: -
Details: 13.08.21 Issued for Planning

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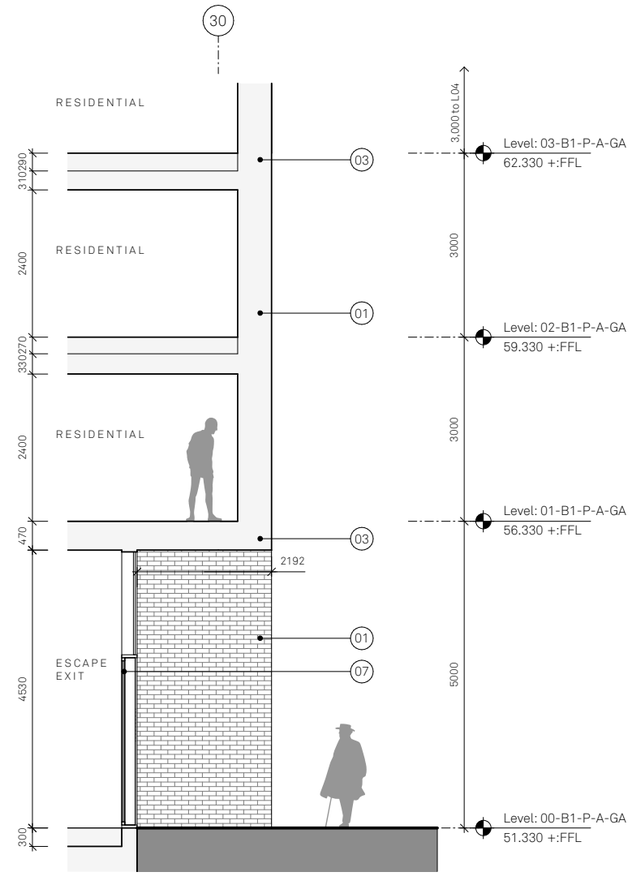
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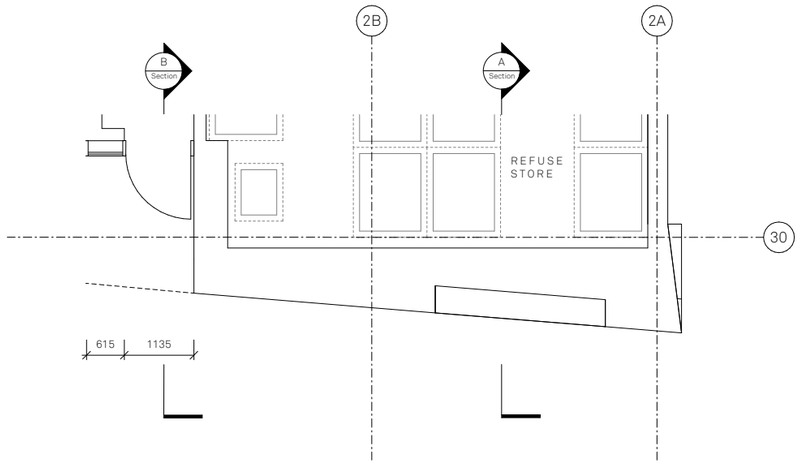
PARTIAL ELEVATION
East Elevation towards Clive Street



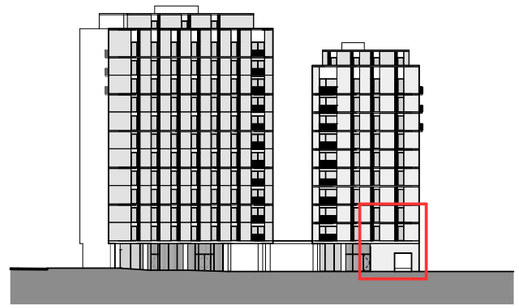
SECTION A
Through recessed bench



SECTION B
Through escape exit



PLAN A
Refuse store onto Clive Street



Notes

BAY STUDY KEY

01 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

02 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvres blades with a square vent panel above as part of window system

03 Horizontal precast concrete band. Colour to be similar tone to brickwork

04 PPC Aluminium spandrel panel. Colour to match window frames

05 Recessed external timber / concrete bench

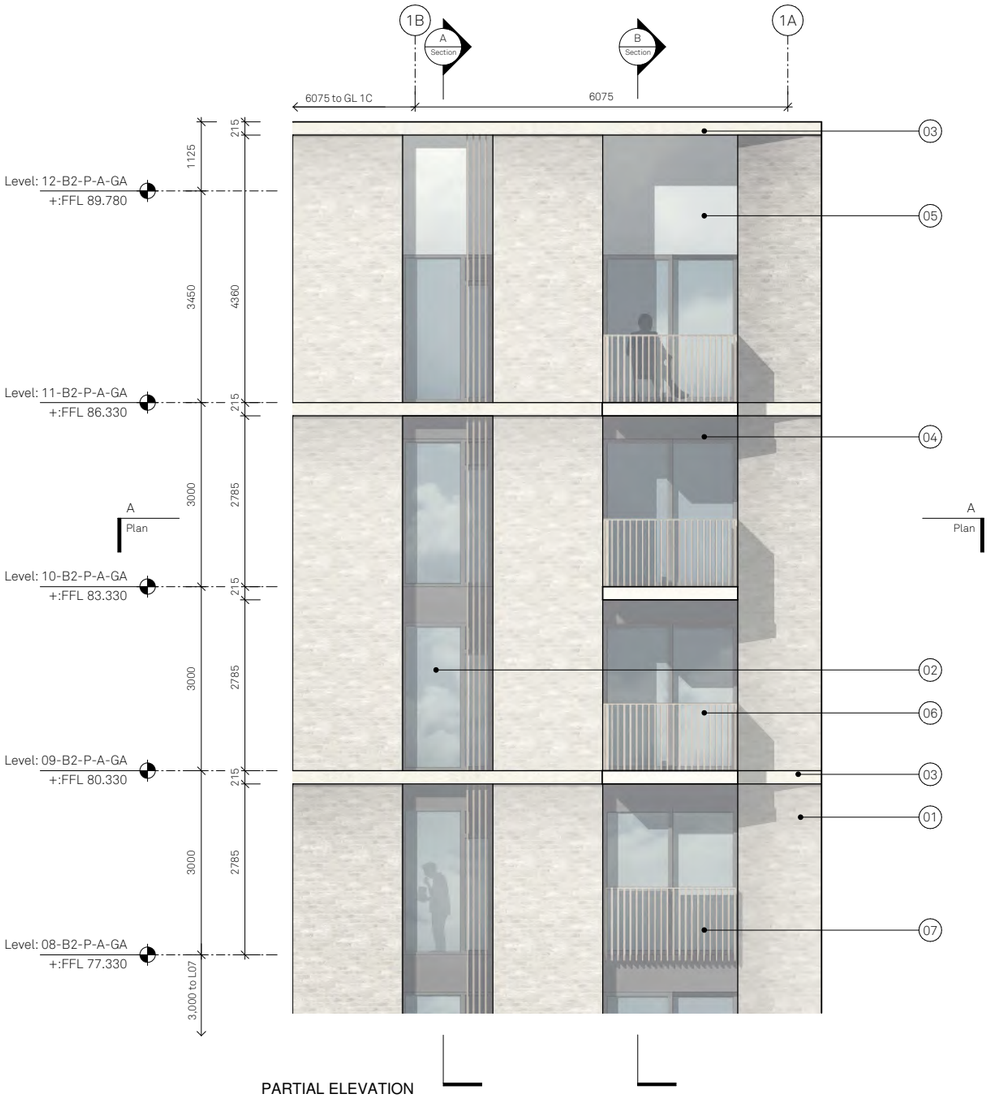
06 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. Colour to be different tone from main building brickwork.

07 Dark grey metalic PPC vertical metal louvre rain defence system with integrated service & escape exit doors as part of system

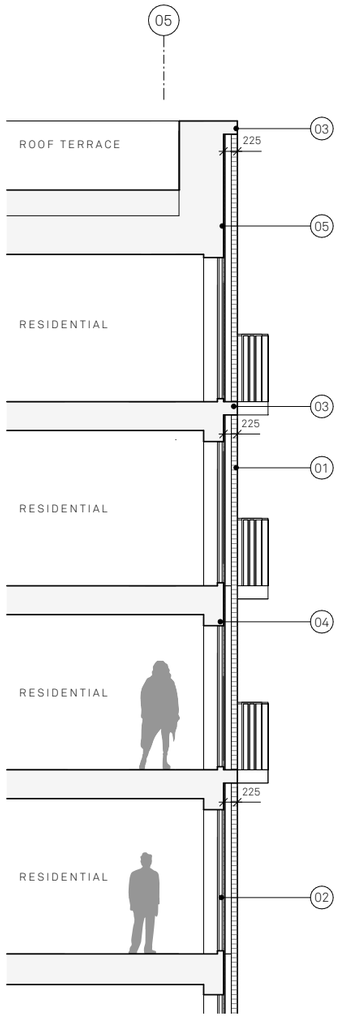
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Title: Bay Study 01 Block 01
Scale: 1:50@A1
Drawn: HM
Checked: JB
Status: Planning
Drawing No: 136-JMA-B1-00-E-A-104200
Rev: -
Details: 25.08.21 Issued for Planning

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0161 974 3690

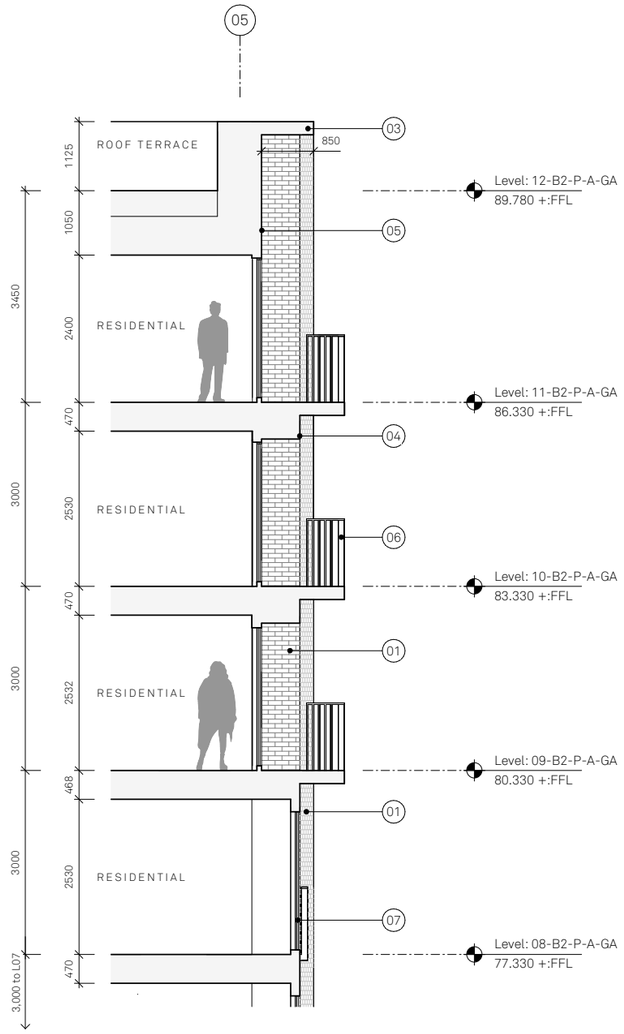
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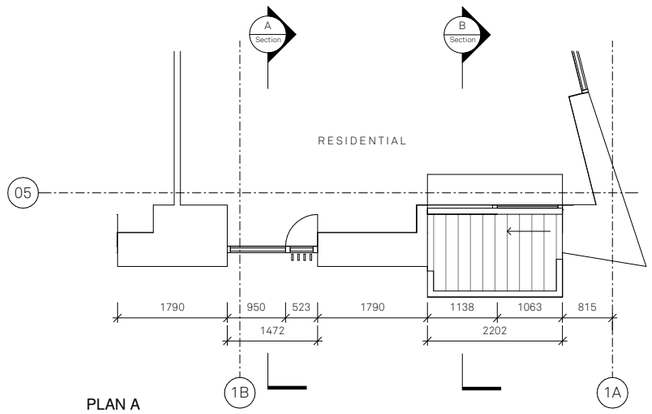
PARTIAL ELEVATION
East Elevation towards Clive Street at building crown



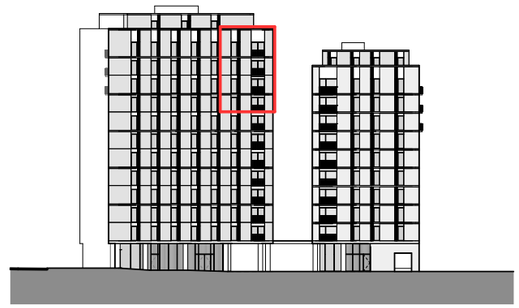
SECTION A
Through residential units



SECTION B
Through recessed balconies



PLAN A
Residential units onto Clive Street



Notes

BAY STUDY KEY

01 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

02 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvres blades with a square vent panel above as part of window system

03 Horizontal precast concrete band. Colour to be similar tone to brickwork

04 PPC Aluminium spandrel panel. Colour to match window frames

05 Capless back painted glass solid infill

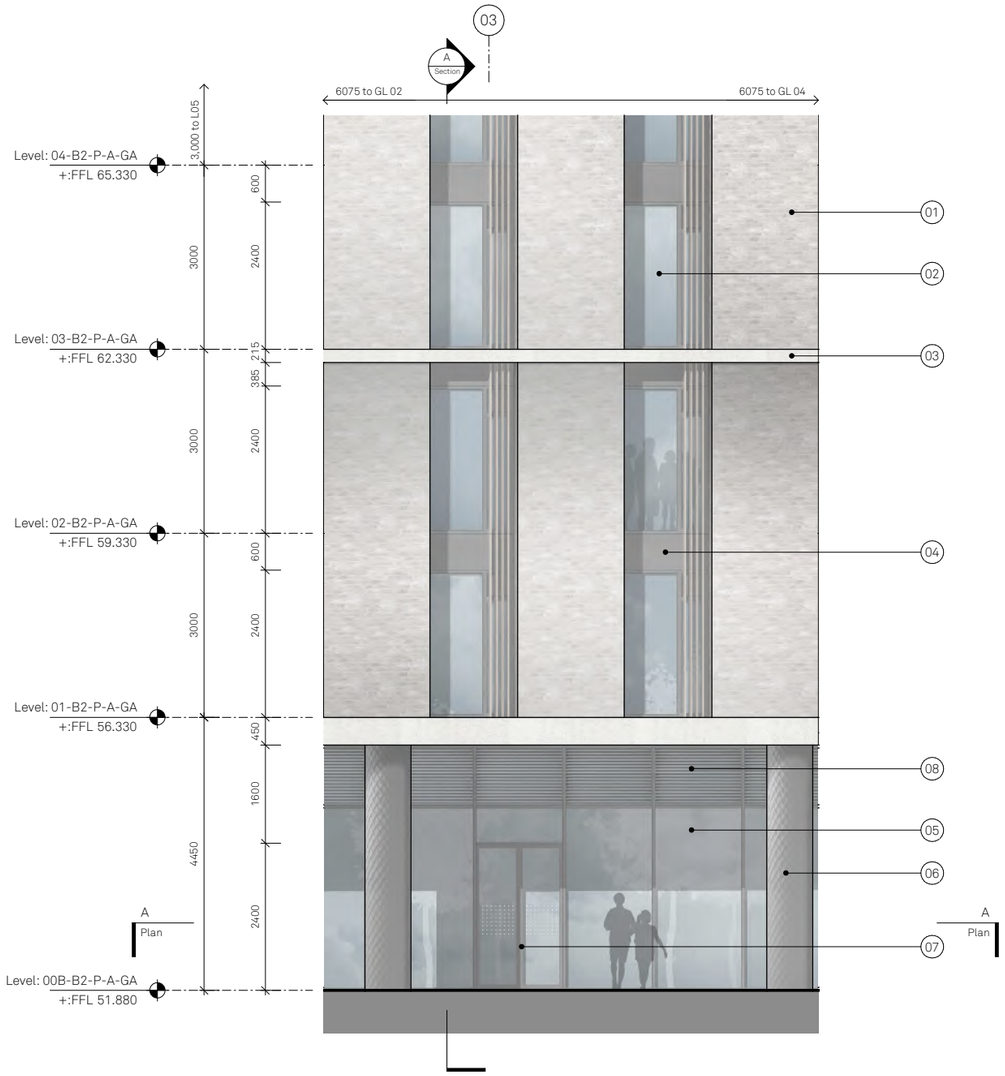
06 Projecting balcony with set-back PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

07 Recessed full height PPC aluminium window system and sliding door. 50mm frames. Metalic PPC metal Juliet balustrade fixed to frame

Project: 87 Rochdale Road		Title: Bay Study 02 Block 02		Scale: 1:50@A1
Drawn: HM	Checked: JB	Status: Planning	Drawing No: 136-JMA-B2-10-E-A-104201	Rev: -
Details: 25.08.21 Issued for Planning				

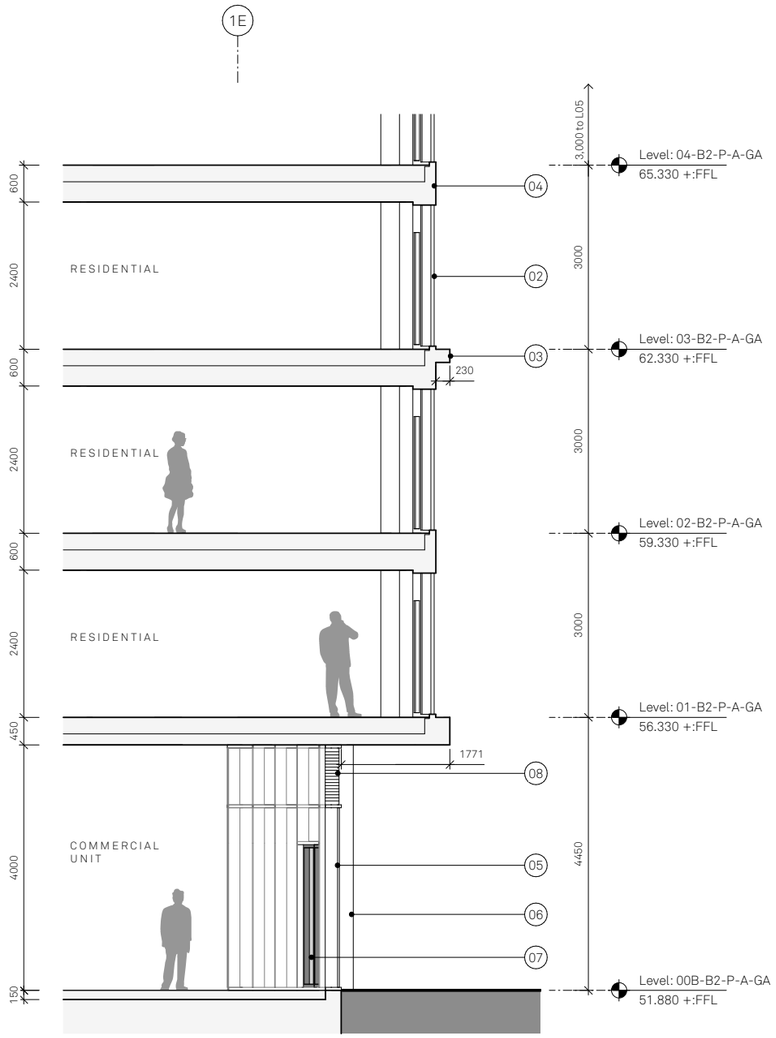
Jon Matthews Architects
22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT 0161 974 3690

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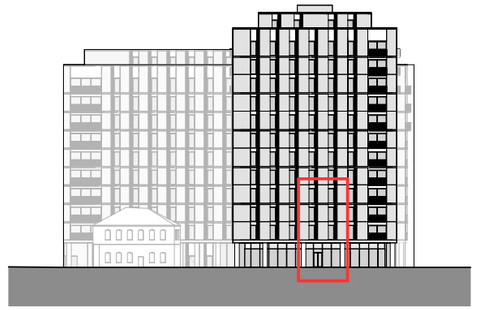


PARTIAL ELEVATION
South Elevation towards Rochdale Road

PLAN A
Commercial Unit onto Rochdale Road



SECTION A
Through commercial unit



Notes

BAY STUDY KEY

01 Stretcher bond brickwork with monolithic appearance to be achieved by bag rubbed finish or colour matched mortar joint. TBA with LPA via mock-ups and sampling

02 Recessed full height PPC aluminium window & slot openable window, 50mm frames, set behind fixed metalic PPC aluminium louvres blades with a square vent panel above as part of window system

03 Horizontal precast concrete band. Colour to be similar tone to brickwork

04 PPC Aluminium spandrel panel. Colour to match window frames

05 Capless single transom curtain walling system typically on a 1.5m module. Dark grey frames with clear glass

06 Dark grey textured circular precast concrete columns

07 Outward opening double doors incorporated into curtain walling system

08 Metlaic PPC aluminium horizontal ventilation louvres, concealed fixings and flush to curtain walling system.

Project: 87 Rochdale Road
Title: Bay Study 03 Block 02
Scale: 1:50@A1
Drawn: HM
Checked: JB
Status: Planning
Drawing No: 136-JMA-B2-00-E-A-104202
Rev: -
Details: 25.08.21 Issued for Planning

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