



NEW BRUNSWICK APARTMENTS
BRUNSWICK STREET

Design & Access Statement
June 2021

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1.0 INTRODUCTION

THE APPLICATION

THE APPLICATION

This Design and Access Statement has been prepared by Create It Studio Architects on behalf of our client **Brunswick Living Ltd** to support a full planning application for a vacant plot north east of the Vallance Centre, **Brunswick Street, Manchester, M13 9XF**.

Grid Reference: SJ 85243 97078

The proposal aims to provide high-quality living facilities for young professionals and people working in Central Manchester. The site's prominent location and proximity to the city centre and excellent public transport links make it an ideal location for residential use.

This proposal seeks to attain full planning consent for the development of a new 6-storey residential development consisting of 16 No. 1-2 bed apartments on a brownfield site.

This report is to be read in conjunction with all submitted reports and architects drawings that accompany this planning application.



THE SITE



THE SITE

The site is approximately 345 square metres of currently unoccupied brownfield land within Ardwick. The site is vacant with secure fencing marking the site boundary at the back of the pavement and tight to the boundary with surrounding properties.

The site is located very close to a large roundabout where a number of major arterial routes converge.

The surrounding area is mixed in use class and sits at the end of what can be described as a local centre which contains a number of amenities. There is a Tesco express, Esso Petrol Station, the Vallance Health Centre, Medlock Primary School and the Brunswick Parish Church.

The South of the site is dominated by residential developments consisting of a mix of terraced housing and maisonettes along with some high rise apartment blocks, which are all part of a large redevelopment scheme - Brunswick PFI Regeneration.

To the North there is a large park, Ardwick Green Around which there are various land uses such as offices, leisure, industry and education. One notable example is The Apollo Theatre within a hundred metres of the site.

This plot of land fronts onto Brunswick Street with Tesco Express to the North and The Vallance Centre NHS building to the South. Located adjacent to a busy intersection formed by the crossing of Brunswick St, Ardwick Green South, Higher Ardwick, Hyde Road and Stockport Road.

The existing site is situated within Manchester City Council and within the Ardwick Ward. One mile South East of Manchester City Centre.

The site falls within Ardwick Green Neighbourhood Development Framework Plans and is currently vacant.

PLANNING HISTORY & BACKGROUND

PLANNING HISTORY & BACKGROUND

The following is an outline of the planning history of the site that are relevant to this application. Please refer to the planning statement by Paul Butler Associates for further details in relation to the planning policies and planning history.

115475/FO/2017

Erection of five-storey apartment building with a basement comprising 16 no. residential dwellings with new front boundary treatment and associated works

Approved in 2017

117726/JO/2017

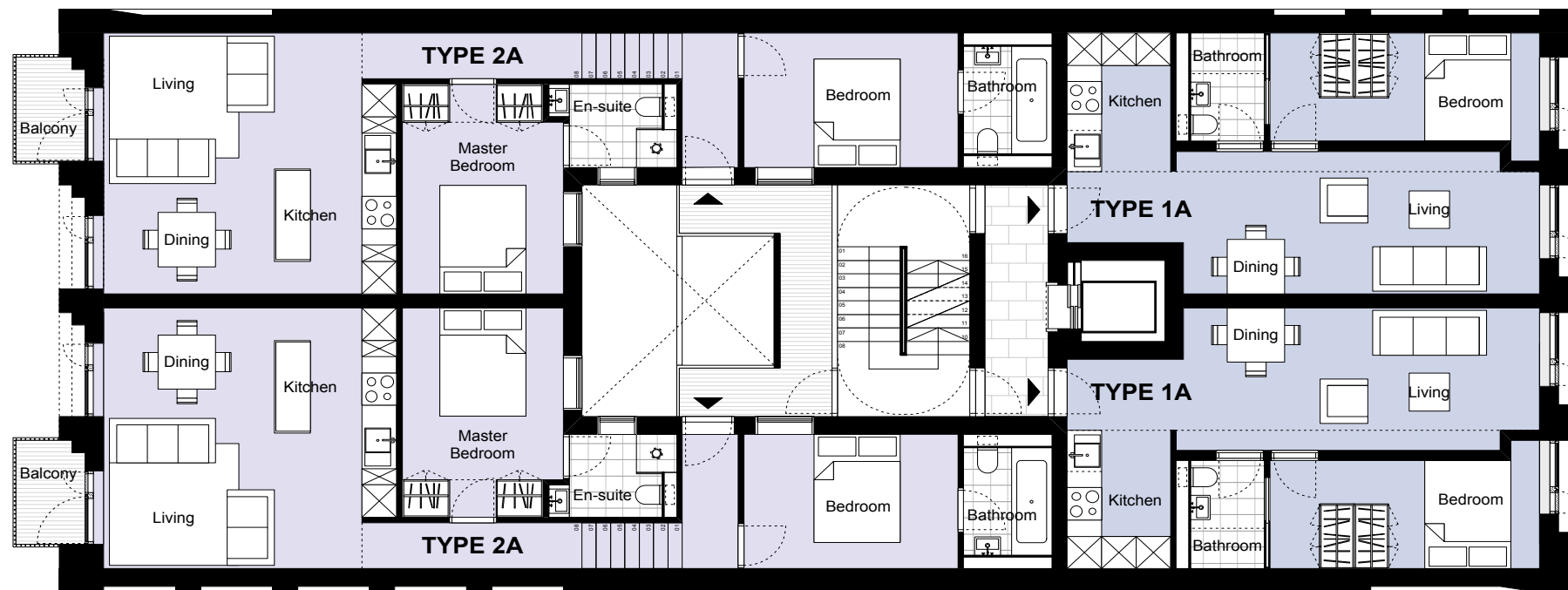
Variation of condition 2 (Approved drawings) of planning permission: 115475/FO/2017 to allow revisions to the internal layout and elevations of a 5-storey residential block comprising 16 apartments.

Approved in 2018

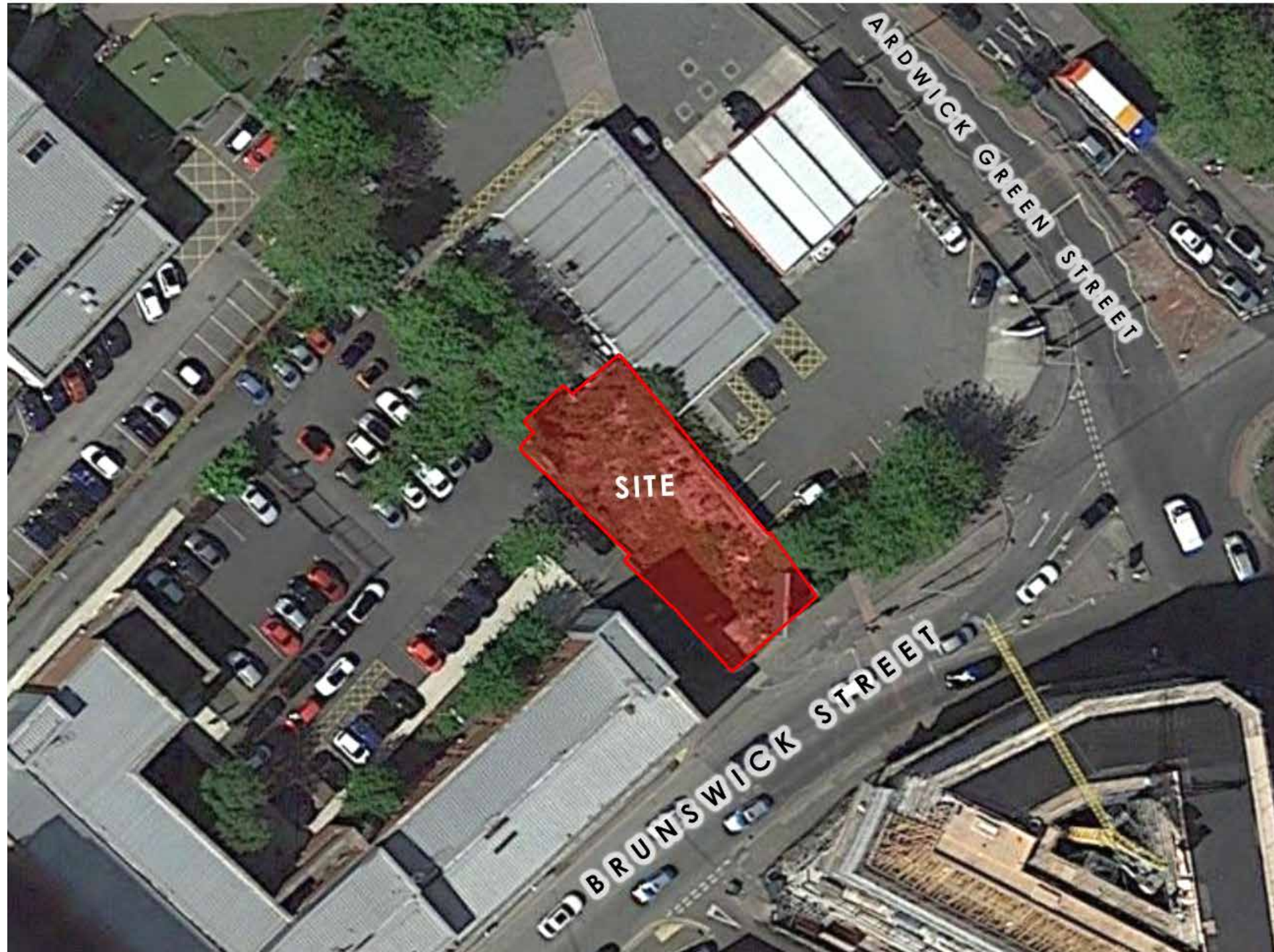
Although no pre-application consultation has taken place with regards to this planning application. The consented approved scheme (115475/FO/2017) provides the foundation for this proposal, which we intend to improve upon.

The two most recent planning applications and approvals for the site were also submitted by the current applicants, Brunswick Living Limited. The most recently approved scheme represented what was agreed to be an appropriate development solution to the site at the time of submission.

The applicants have sought to deliver that particular scheme, undertaking site clearance as well as ground and drainage works. However, challenges with getting the permissions required from neighbours to construct the building, have resulted in the applicant exploring an alternative development solution for the site, which is the basis of the current application. This exploration of an alternative has resulted in an improved scheme which better relates to the current context.



A REVISED & IMPROVED SCHEME



A REVISED & IMPROVED SCHEME

This scheme is a revision of an earlier scheme by **Brunswick Living Ltd** which has previously been approved by Manchester City Council. There have been two main drivers behind the revised design and layout of the scheme: **buildability**; and the **impact of Covid-19**.

The approved scheme proposed a building which went right up to the site boundary on both sides. The challenges this presented in relation to construction and permissions from neighbouring owners have meant over 2 years being spent trying to resolve them. This new scheme has moved the side walls in from the site boundary edge, enabling us to construct it from within our site. With this reduction in the building footprint, we have increased the building height by a single storey to provide the same number of flats (16) as the approved scheme and also to respond to the changing planning context of the Ardwick Green Neighbourhood Development Framework.

This change has given us the opportunity to look again at the whole design and in particular to review it in the light of the impact that Covid-19 and the associated restrictions and lockdowns have had on the way people live. This revised scheme therefore has significantly more communal and private outdoor space than the approved scheme, with the provision of a large roof garden as well as large full-width balconies now included to the rear and Juliet balconies to the front. It has also significantly increased the amount of communal indoor space available to the residents, in particular to support home working and to come up with better solutions to accommodate increasing requirements for parcel deliveries. Moving the side walls in from the boundary also provides a better to solution than the previous internal lightwell, with angled windows now giving increased natural light to the bedrooms.

It has also given us the opportunity to revisit the building materials and elevational design in the context of the recent developments that have taken place nearby including those that form part of the Brunswick neighbourhood regeneration and those along Brunswick Street towards the University. Further explanation and context to those changes are given in the Design Approach section later in this statement.

2.0 SITE ANALYSIS

UNDERSTANDING THE CONTEXT



UNDERSTANDING THE CONTEXT

The Design and Access Statement produced by Brunswick Living Ltd for the previous approved application included a detailed analysis of the site and scheme context. As the current application essentially has much of the same context and builds upon the previous approved scheme, which emerged from that analysis, that same analysis work is not repeated here. Instead that previous analysis is appended, its findings summarised and it has been updated where required.

The context analysis is attached in the following pages. It covers the following:

1. Site location
2. Regional identity
3. Local character
4. Historical development pattern
5. Ensuring feasibility and strengthening local communities
6. Proposed Brunswick Neighbourhood Plan
7. Local links
8. Layout and form of buildings
9. Land uses
10. Planning considerations
11. Natural features

Key findings from that site appraisal included:

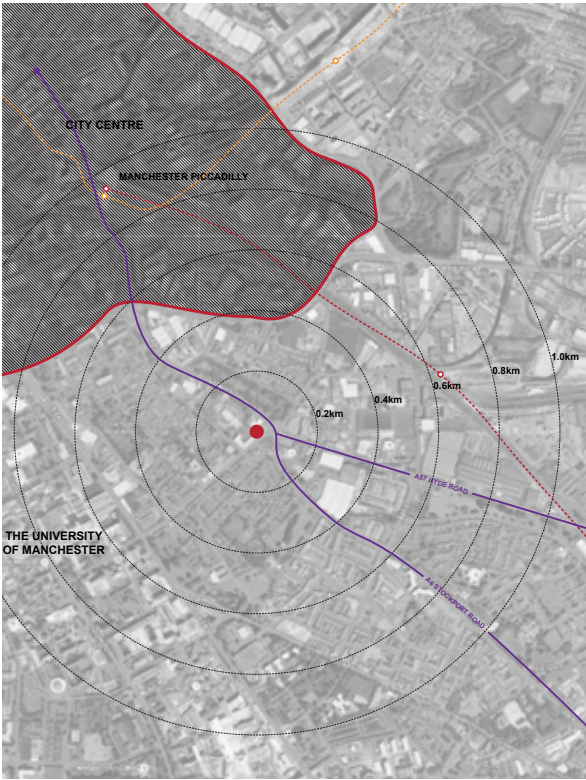
- The site is sandwiched between the Vallance Centre and the Tesco Express, close to a busy traffic intersection. Its main frontage is to Brunswick Street.
- The site is constrained and awkward to develop.
- Its historical context is adjacent to the old theatre district of Ardsley in an area that also included factories and mills, as well as residential – with the grander houses located around Ardsley Green.
- Current uses are quite mixed, with the site siting at the edge of what can be described as a local centre. Uses to the south and west are predominantly residential with many employment uses to the east and a school as well as Ardsley Green to the north and north east.
- There are a small number of listed buildings nearby, most notable of which is the Apollo.
- Much of the residential stock nearby is 2 storey, but in recent years the height and density of residential development in the area has increased as a result of the major redevelopment being brought forward in the area.
- Many of the existing commercial and leisure buildings are up to 6 storeys in height or the equivalent.
- The majority of buildings in the area are of brick construction of varying tones and quality. Predominantly they are of red brick with a number of new buildings in the area coming forward in black brick.

UNDERSTANDING THE CONTEXT

UNDERSTANDING THE CONTEXT

SITE LOCATION

- CITY CENTRE
- A56
- METROLINK LINE
- TRAIN LINE
- THE SITE



1

UNDERSTANDING THE CONTEXT

REGIONAL IDENTITY

ARDWICK IS A DISTRICT WITHIN THE CITY OF MANCHESTER, LOCATED APPROXIMATELY 1 MILE SOUTH-EAST OF MANCHESTER CITY CENTRE. ARDWICK IS BOUNDED BY THE RIVER MEDLOCK TO THE NORTH, AND CORNBROOK IN THE SOUTH.

THE NAME OF ARDWICK IS THOUGHT TO HAVE BEEN DERIVED FROM 2 WORDS - 'ARD' AND 'WIC', AND WAS THE ABBREVIATED FORM OF KING AETHELRED AND WIC WAS A WORD FOR A FARM OR SMALL HAMLET. THEREFORE, ARDWICK WAS, IN OLD SAXON AT LEAST, THE FARM OR HAMLET OF AETHELRED.

THE VILLAGE OF ARDWICK CAN BE TRACED BACK TO 1282, WHEN IT WAS KNOWN AS AETHERWIC. AN OLD ROMAN ROAD RAN THROUGH THE SETTLEMENT, PROVIDING A LINK BETWEEN MANCHESTER AND STOCKPORT. FROM MEDIAEVAL TIMES ARDWICK WAS AN INDEPENDENT TOWNSHIP IN THE ANCIENT PARISH OF MANCHESTER. PRIOR TO THE INDUSTRIAL REVOLUTION, ARDWICK REMAINED A SMALL VILLAGE IN OPEN COUNTRYSIDE.

GRAND TERRACES OF REGENCY HOUSES (SOME OF WHICH STILL SURVIVE) WERE FRONTED BY ARDWICK GREEN, A PRIVATE PARK FOR THE RESIDENTS, CONTAINING A POND. SIMILAR HOUSING DEVELOPMENTS TO THOSE AROUND THE GREEN TOOK PLACE ALONG HIGHER ARDWICK AND THE AREA KNOWN AS THE POLYGON.

BY THE EARLY 19TH CENTURY ARDWICK HAD GROWN FROM BEING A VILLAGE INTO A PLEASANT AND WEALTHY SUBURB OF MANCHESTER. HOWEVER BY THE END OF THE CENTURY IT HAD BECOME HEAVILY INDUSTRIALISED AND WAS CHARACTERISED BY FACTORIES, RAILWAYS AND ROWS OF BACK-TO-BACK TERRACED HOUSES.

WHEN ITS INDUSTRIES LATER FELL INTO DECLINE THEN SO DID ARDWICK ITSELF, BECOMING ONE OF THE CITY'S MOST DEPRIVED AREAS. SUBSTANTIAL DEVELOPMENT HAS TAKEN PLACE MORE RECENTLY IN ARDWICK TO REVERSE THIS DECLINE.



UNDERSTANDING THE CONTEXT

LOCAL CHARACTER

ANY NEW DEVELOPMENT SHOULD RECOGNISE LOCAL DISTINCTIVENESS. THIS IS HOW WE CAN GIVE AN AREA A SENSE OF PLACE. DEVELOPMENTS THAT HAVE NO RELATIONSHIP TO THEIR SURROUNDINGS CAN OFTEN FEEL LIKE THEY COULD BE ANYWHERE AND AS A RESULT ARE LESS SUCCESSFUL.



3

UNDERSTANDING THE CONTEXT

HISTORICAL DEVELOPMENT PATTERN

PRIOR TO THE INDUSTRIAL REVOLUTION, ARDWICK WAS A SMALL VILLAGE SITUATED JUST OUTSIDE MANCHESTER IN OPEN COUNTRYSIDE.

BY THE EARLY 19TH CENTURY ARDWICK WAS A PLEASANT AND ELEGANT SUBURB OF MANCHESTER AND ARDWICK GREEN WAS IT IS CLEAR THAT HISTORICALLY THE AREA WAS DOMINATED BY A POPULAR AND SOUGHT-AFTER NEIGHBOURHOOD IN WHICH TO LIVE. LOCAL RESIDENTS INCLUDED JAMES POTTER (GREAT GRANDFATHER OF WRITER BEATRIX POTTER), THE FAMILY OF SIR ROBERT PEELE AND JOHN RYLANDS. DURING THIS TIME ARDWICK HAD MANY PLACES OF ENTERTAINMENT INCLUDING PICTURE THEATRES, BILLIARDS HALLS, THE EMPIRE THEATRE AND MANCHESTER APOLLO.

BY THE LATE 19TH CENTURY ARDWICK WAS HEAVILY INDUSTRIALISED, WITH MILLS IN UNION STREET, LUMBERWORKS ALONGSIDE THE MEDLOCK, IRONWORKS, BOILERWORKS, A SAWMILL, CHEMICAL WORKS, BRICKWORKS AND SPINDLEWORKS. EFFLUENTS FROM THE BRICKWORKS AND CHEMICAL WORKS EMPTIED FREELY INTO THE RIVER CORNBROOK AND IT WAS SO HEAVILY AND DANGEROUSLY POLLUTED THAT THE LOCALS REFERRED TO IT AS THE 'BLACK BROOK'. JERRY-BUILT BACK-TO-BACK HOUSES CRAMMED IN AMONGST THE FACTORIES AND MILLS.

NOWADAYS, ARDWICK GREEN IS A BUSY TRAFFIC INTERSECTION WHERE HYDE ROAD AND STOCKPORT ROAD CONVERGE TO MEET THE CITY OF MANCHESTER. IN VICTORIAN TIMES IT HAD BEEN PLEASANT GARDENS WITH AN ORNAMENTAL POND.

TERRACED HOUSES THAT MAXIMISED THEIR PLOT WITH FRONT FACADES TO THE PAVEMENT.



4

UNDERSTANDING THE CONTEXT

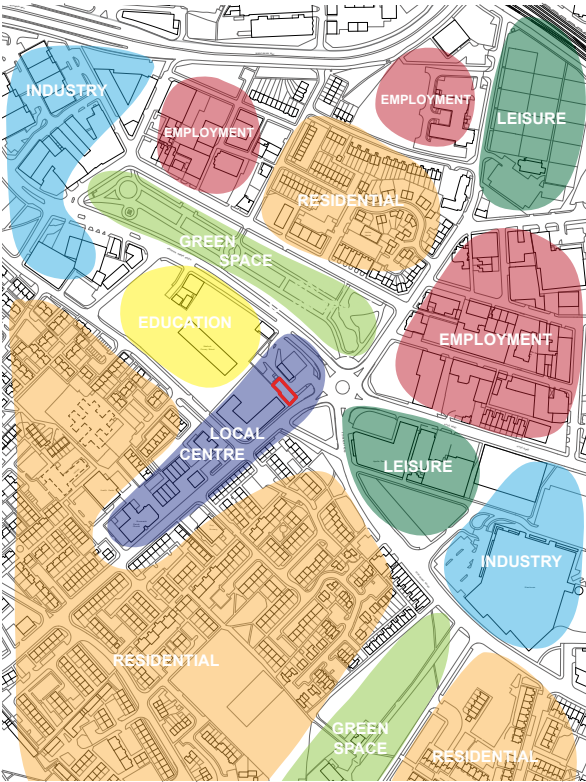
UNDERSTANDING THE CONTEXT

ENSURING FEASIBILITY & STRENGTHENING LOCAL COMMUNITIES

THE CONTEXT IS THE CHARACTER AND SETTING OF THE AREA WITHIN WHICH THE SCHEME WILL SIT. IT IS ITS NATURAL AS WELL AS HUMAN HISTORY, THE FORMS OF THE SETTLEMENTS, BUILDINGS AND SPACES, ITS ECOLOGY AND ARCHAEOLOGY, ITS LOCATION, AND THE ROUTES THAT PASS THROUGH IT. CONTEXT ALSO INCLUDES PEOPLE, THE INDIVIDUALS LIVING IN OR NEAR AN AREA AND HOW COMMUNITIES ARE ORGANISED SO THAT CITIZENS BECOME REAL PARTICIPANTS IN THE POTENTIAL DEVELOPMENT.

THE FEASIBILITY OF A PROJECT, BOTH IN ECONOMIC AND PRACTICAL TERMS REQUIRES AN ASSESSMENT OF BOTH COMMUNITY NEED AND MARKET SUPPLY & DEMAND.

WE MUST ENSURE THAT THE PROPOSED DEVELOPMENT REINFORCES RATHER THAN UNDERMINES LOCAL COMMUNITIES. DUE TO REQUIREMENTS OF CONFIDENTIALITY WE HAVE NOT BEEN ABLE TO MAKE CONTACT WITH COMMUNITY GROUPS TO CONDUCT CONSULTATION PROCESSES BUT SEE THIS AS A KEY CONSIDERATION TO SUCCESSFULLY DEFINING COMPATIBLE USES TO ADJACENT EXISTING FUNCTIONS AND ENSURING THE CORRECT TYPE AND AMOUNT OF ANY PROPOSED USE YIELDS A POSITIVE OUTCOME.



5

UNDERSTANDING THE CONTEXT

PROPOSED BRUNSWICK NEIGHBOURHOOD PLAN

THE DEVELOPMENT OF THE BRUNSWICK NEIGHBOURHOOD IS QUITE EXTENSIVE THROUGH A MIXTURE OF DEMOLITION OF EXISTING BUILDINGS, NEW BUILD RESIDENTIAL, RETAIL AND COMMUNITY DEVELOPMENT AND REFURBISHMENT AND REVERSAL OF EXISTING HOUSING STOCK.

CLOSE TO THE SITE FOR THIS PROPOSAL IS A THREE STOREY BUILDING FRONTING POLYGON STREET. IT WILL CONTAIN A MIXTURE OF RETAIL, OFFICE AND RESIDENTIAL.



6

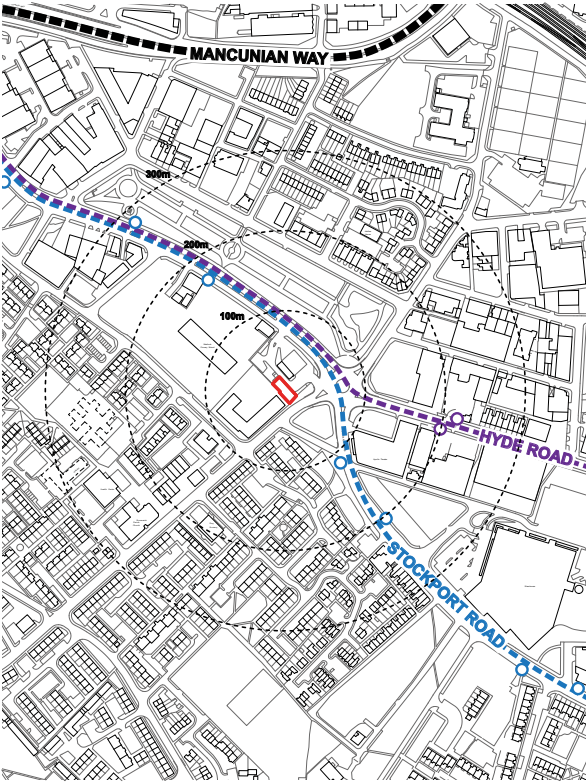
UNDERSTANDING THE CONTEXT

LOCAL LINKS
LINKAGES TO SURROUNDINGS/
MOVEMENT PATTERN

DESIGN FOR EASE OF WALKING
CONNECT WITH THE EXISTING STREET NETWORK
BREAK BOUNDARIES

WE AIM TO INTEGRATE THE EXISTING BUILT ENVIRONMENT BY USING THE RIGHT MATERIALS, FORMS AND LANDSCAPE ELEMENTS FOR THE LOCALITY, RESPECTING EXISTING FOOTPATHS AND STREETS AND RELATING TO THE EXISTING URBAN STRUCTURES.

SUCCESSFUL DEVELOPMENT RELIES ON GOOD ACCESS AND CONNECTIONS. THE CONNECTIONS BETWEEN A SITE AND ITS SURROUNDINGS ARE IMPORTANT.

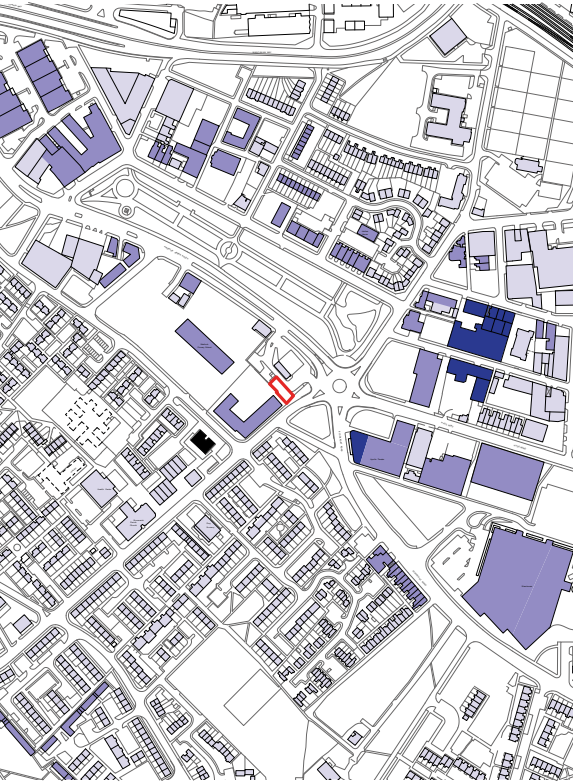


7

UNDERSTANDING THE CONTEXT

LAYOUT & FORM OF BUILDINGS

- BUILDING HEIGHTS
- 1-2 STOREY
 - 3-5 STOREY
 - 6-10 STOREY
 - 11+ STOREYS



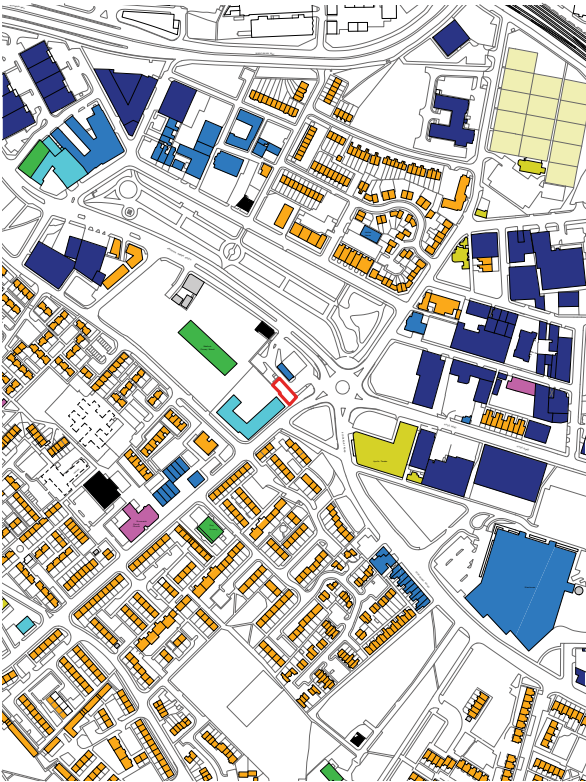
8

UNDERSTANDING THE CONTEXT

UNDERSTANDING
THE CONTEXT

LAND USES

- RESIDENTIAL
- DISUSED
- COMMERCIAL
- EDUCATIONAL
- RELIGIOUS
- CIVIC/COMMUNITY/HEALTH
- LEISURE
- LEISURE-OPEN SPACE
- ANCILLARY

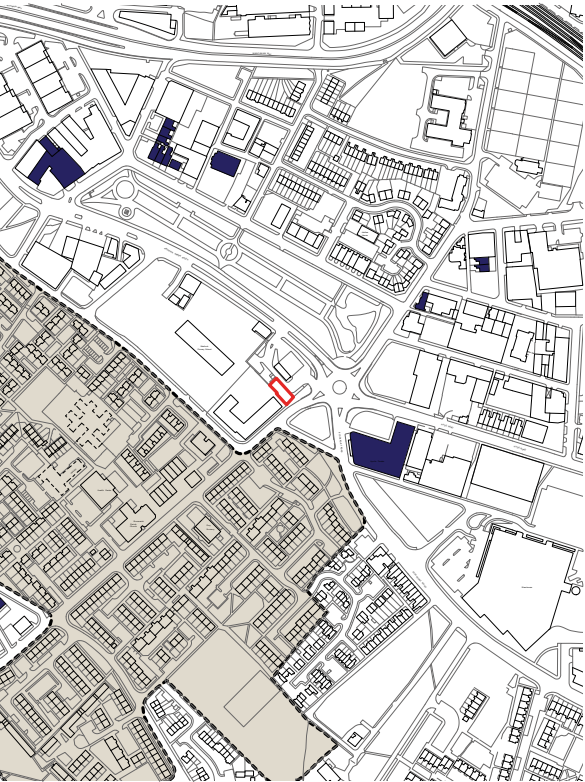


9

UNDERSTANDING
THE CONTEXT

PLANNING CONSIDERATIONS

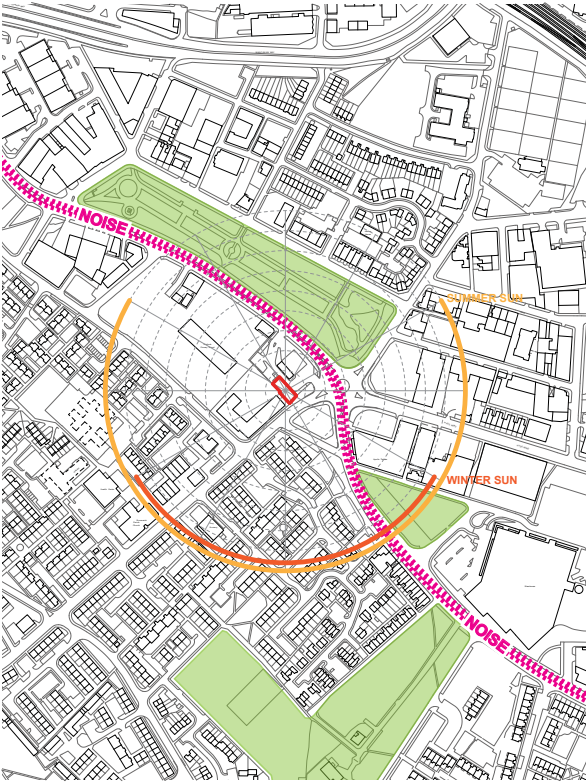
- GRADE II LISTED BUILDING
- PROPOSED BRUNSWICK NEIGHBOURHOOD PLAN



10

UNDERSTANDING
THE CONTEXT

NATURAL FEATURES



11

AN EVOLVING CONTEXT

AN EVOLVING CONTEXT

Whilst the earlier context analysis is still largely relevant there have been a few significant changes in the interim, which have influenced the revisions in the current scheme.

The site now sits within the Ardwick Green Neighbourhood Development Framework area. The Framework was recently approved by the Council in March 2021 to guide and co-ordinate the future development in the area. The vision includes; enhancing community infrastructure; seeking to increase the overall amount and quality of greenspace, ecology and biodiversity; 'appropriately

Ardwick' development; enhancing existing heritage assets; and creating a mixed use neighbourhood. The site is in a Character area defined as the 'Community & Cultural hub'. The Framework sets out a range design and development objectives such as restoring the urban grain and sensitively increasing the density. Where possible we have sought to respond to those in the current design. In the Implementation and Delivery section the indicative block plans show a building of significant scale and massing on this site – in terms of height it is higher than most of the existing buildings in the area and steps up significantly from the 2/3 commercial storey Vallance centre next door.

The site is in an area that is currently undergoing significant physical change. Since the last planning application a substantial amount of new development has taken place in the locality immediately surrounding the site. Much of this new development has been part of the Brunswick Regeneration PFI. Brunswick which is undergoing a £106m regeneration programme seeing the remodelling of the neighbourhood with over 650 homes refurbished and over 500 new homes developed, including a 60 place extra care unit; new parks; a new retail hub and neighbourhood office. It had only really just started when the previous application was submitted, but has now been underway for over 5 years. Just down Brunswick Street, the 60 unit Brunswick Village Extra Care scheme has just recently completed with residents due to move in this month. The new S4B Housing Office which also houses a number of commercial/retail units was completed in late 2018 and is diagonally across Brunswick Street from the site. In addition the development of Polygon Building opposite has moved on with a 6 storey building now across the road. Also the Schuster Building Annexe at the opposite end of Brunswick Street was completed just over 3 years ago.

Since March 2020 and the nationwide lockdown in response to the Covid-19 pandemic, the way people have lived their lives has undergone a massive change. Whilst many aspects of our lives will probably return to how they were over the coming months and years, it is likely that some of those changes are here to stay. For example an increased desire for people to be able to work more flexibly, resulting in more home working, as well as a wish for more and better quality outdoor living spaces.



3.0 DESIGN APPROACH

AN UPDATED APPROACH

AN UPDATED APPROACH

In updating our approach to the site we went through the following process:

- Review of the original design and analysis
- Review of changes to context since original scheme
- Working with contractor and sub-contractors on buildability
- Re-working the internal and external layouts to respond to Covid challenges

This proposal builds on the previously approved scheme providing improved design updates, whilst retaining the original language and architectural style.

Updating the building design not only enables the buildability issues to be addressed, but also offers an opportunity for the design to address those changes in context and those brought about by Covid-19, as well as to look at producing general improvements to the scheme.

ADDRESSING BUILDABILITY

As the original design intent was to build to the site boundary on both sides in order to maximise internal footprint, this created party wall constraints, which for the past 2 years have limited progress on site.

The new proposal moves the external walls away from the adjoining boundaries allowing construction to be fully implemented from within our site, including the erection of scaffolding, mitigating the need for any party wall negotiations with the neighbouring owners.

As a consequence, this approach reduces the overall footprint on each floor. By increasing the height of the building an additional storey to respond to the changing context, the approved total number of 16 apartments has been retained.

The approved scheme proposed internal lightwells. This solution was designed to mitigate for the lack of windows on the side elevations as they were built right up to the boundary.

This design approach resulted in several negative impacts on the proposal including the following.

- Loss of internal floor space
- Blank elevation treatment to the side elevation with no fenestration
- Construction complexity

Moving the sides of the building in from the boundary has enabled us to eliminate the lightwells completely from the scheme. This will provide better use of the internal floor space and allow for the use of fenestration details to the side elevations.

In order to achieve this and avoid overlooking of the neighbouring sites, we have designed projecting 'wedge' shaped window details that are clad with solid panels to the sides and glazed in the North and South direction. This allows natural light and views to each room without creating overlooking issues.

DESIGN RESPONSE



Schuster Annexe building on Upper Brook Street

DESIGN RESPONSE TO THE EVOLVING CONTEXT

The proposal is for a new 6-storey residential development of 16no. apartments. This is split into five 1-Bed apartments and eleven 2-Bed apartments. The height of the building has increased by a single storey from the approved scheme. While there is some variation in the height and density of the development surrounding the site, in the last few years as part of the Brunswick Regeneration and other individual new developments, heights and densities in the area have increased.

The proportions and scale of the elevations reference the local character, with adjacent buildings being between 3-6 storeys in height. For instance, the Polygon Building located opposite and under construction is 6-storeys in height. The height and scale also reflects the recently approved Ardwick Green NDF block plan which shows an increase in massing to this site.

The majority of the building in the area are of brick construction in varying tones and quality. We propose materials that reflect the local style, character and detail of the key established and recent development in the area. The external elevations will be faced in Staffordshire Blue brickwork with sections of bricks orientated on end. This together with grey window frames and extensive floor to ceiling glazing reflects a palate of materials prominent in the local area in particular on the recently constructed buildings including the Schuster Annexe building on Upper Brook St, the S4B building located opposite the site and the Brunswick Village Extra Care Scheme located further down Brunswick Street. Similar to the Schuster Annexe building, sections of the elevation will have a textured appearance by laying bricks on it's side to create relief to the elevation design.



S4B building located opposite the site on Brunswick Street

OPPORTUNITY TO IMPROVE DESIGN AND ADDRESS COVID-19 ISSUES

In the originally approved scheme, private amenity space was provided to the rear of the site and on the roof in the form of a roof terrace. In the subsequent planning application, the roof garden was omitted. Due to changes in living and working patterns brought about by COVID-19, this proposal aims to maximise the amount of both private and shared amenity space provided.

The roof terrace has been added back into the scheme. This will be accessible by all residents including wheelchair users as the lift shaft extends to the roof level. This space provides external amenity space and has the potential to accommodate solar panels for the generation of off-grid electricity.

The ground floor apartment will enjoy its own private garden. Every other apartment will have a balcony. Apartments facing Brunswick Street will have Juliet type balconies, while apartments to the rear will each have a larger full-width balcony terrace area to ensure each apartment has some private amenity space.

On the ground floor, a large DDA complaint 2-bed apartment will now be provided.

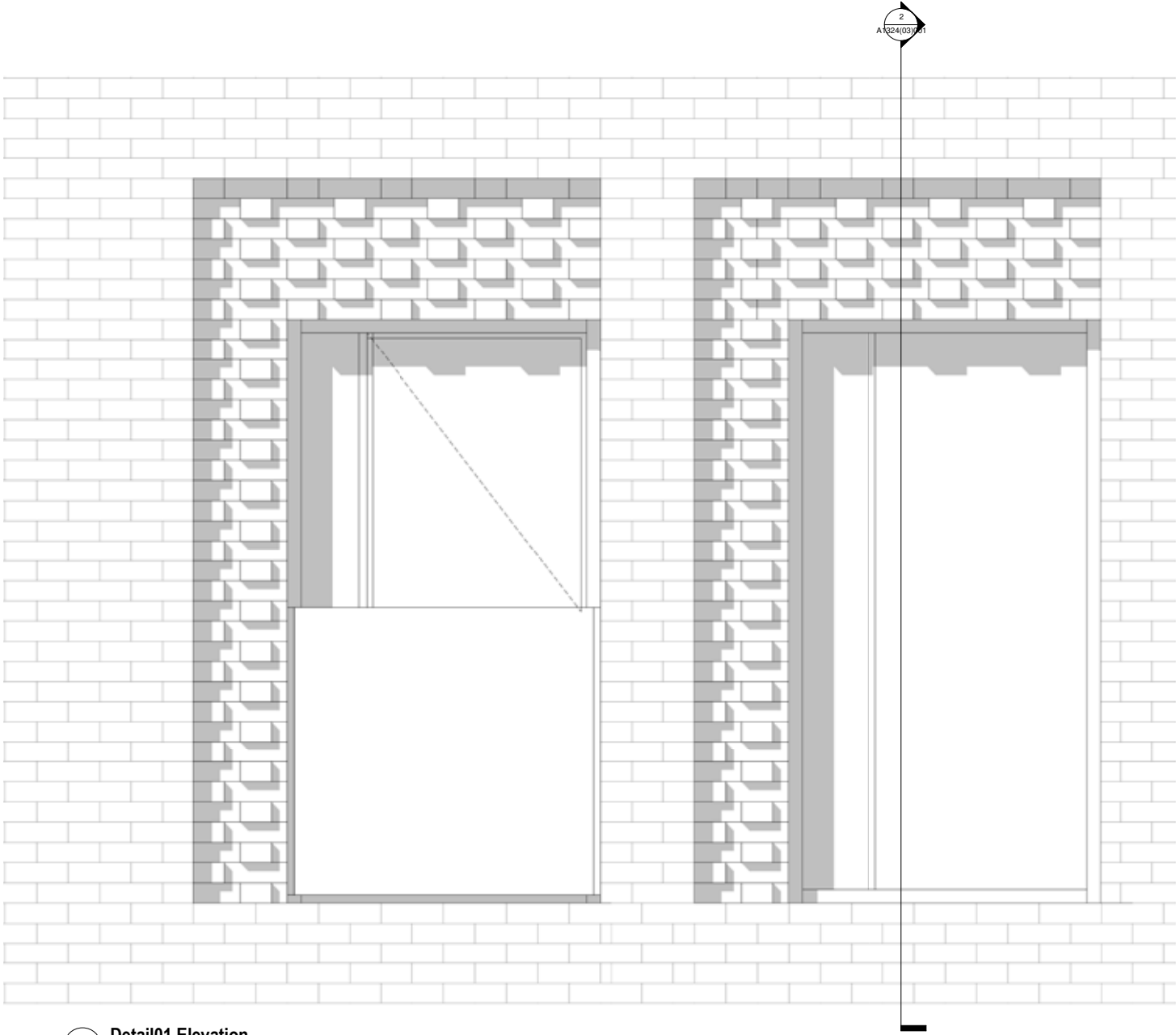
Additionally, ancillary spaces have been reconfigured on the ground floor including a bicycle store, bin store, plant room and an enlarged residents lounge now provides an increased animated frontage along Brunswick Street. This communal residential lounge on the ground floor significantly increases in size to span the full width of the building supporting the ability to work from home. The bike, bins and services rooms can be accessed directly from the internal corridors or external passageway, providing easy access for residents and maintenance.

The main facade is the front elevation facing Brunswick Street. This facade now has a distinct bottom plinth with the upper levels treated differently with regards to fenestration. The main building entrance is located on Brunswick Street and all the apartments are accessible from this entrance.

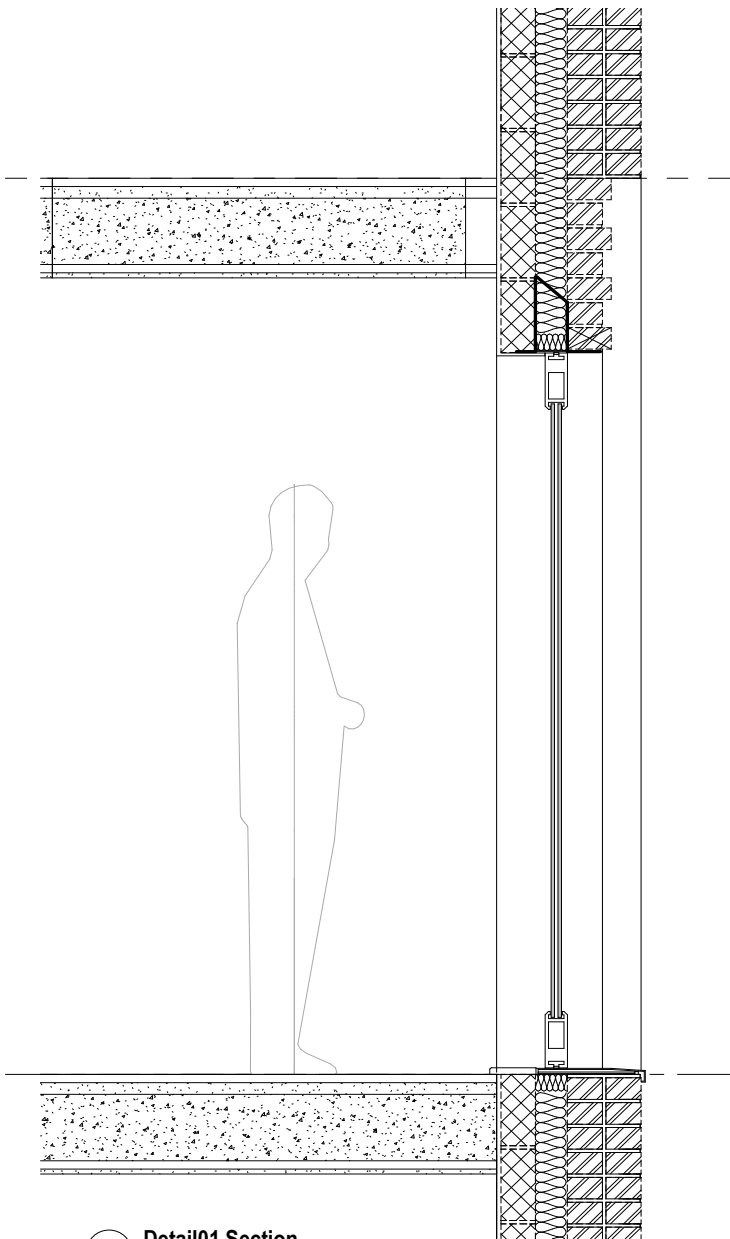
These updates we believe improve the already approved scheme.

The following section illustrates some of these key improvements in more detail.

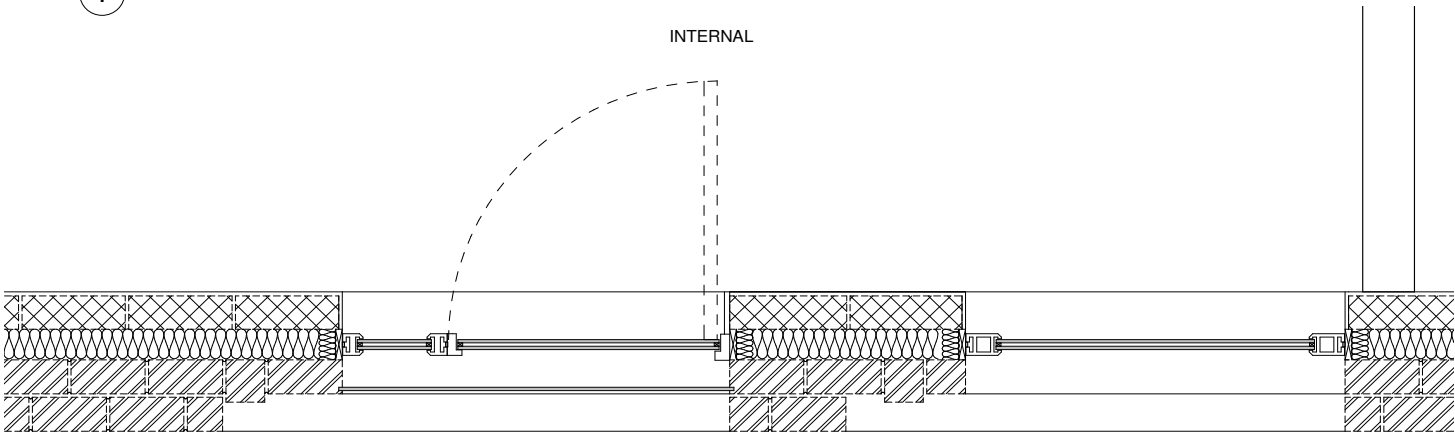
KEY IMPROVEMENTS
ELEVATIONAL DESIGN



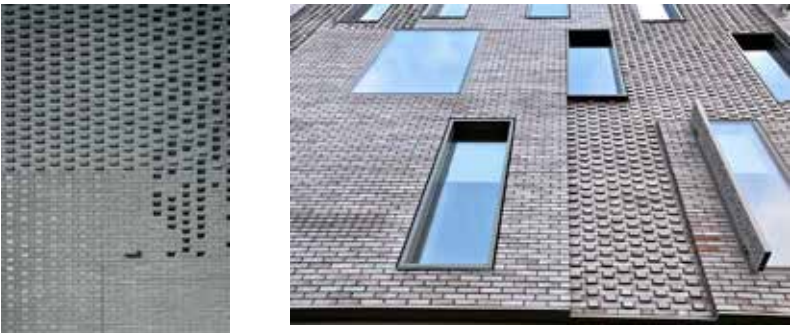
1 Detail01 Elevation



2 Detail01 Section



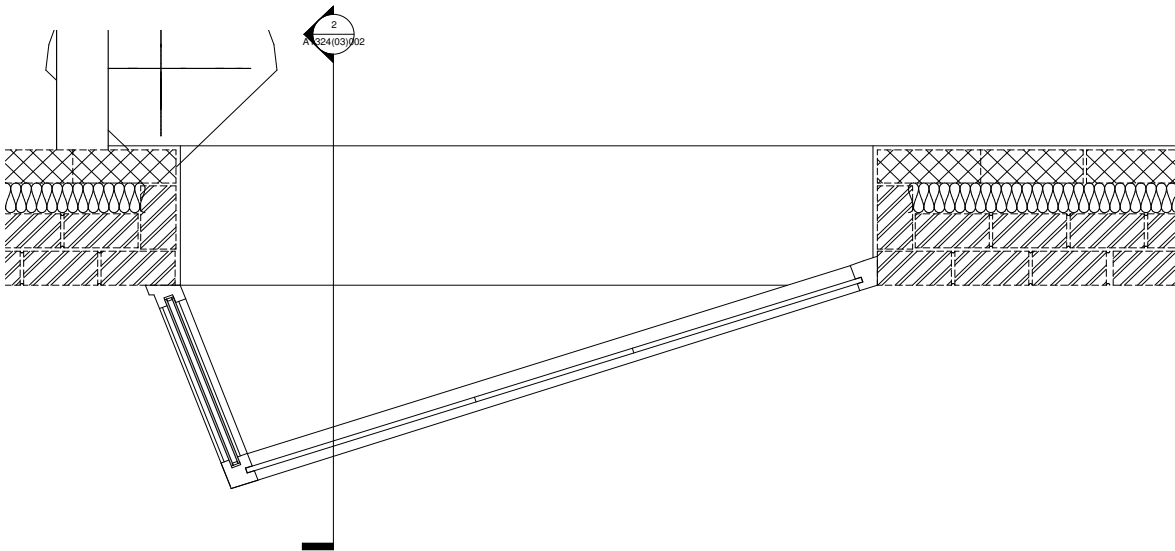
3 Detail01 Plan



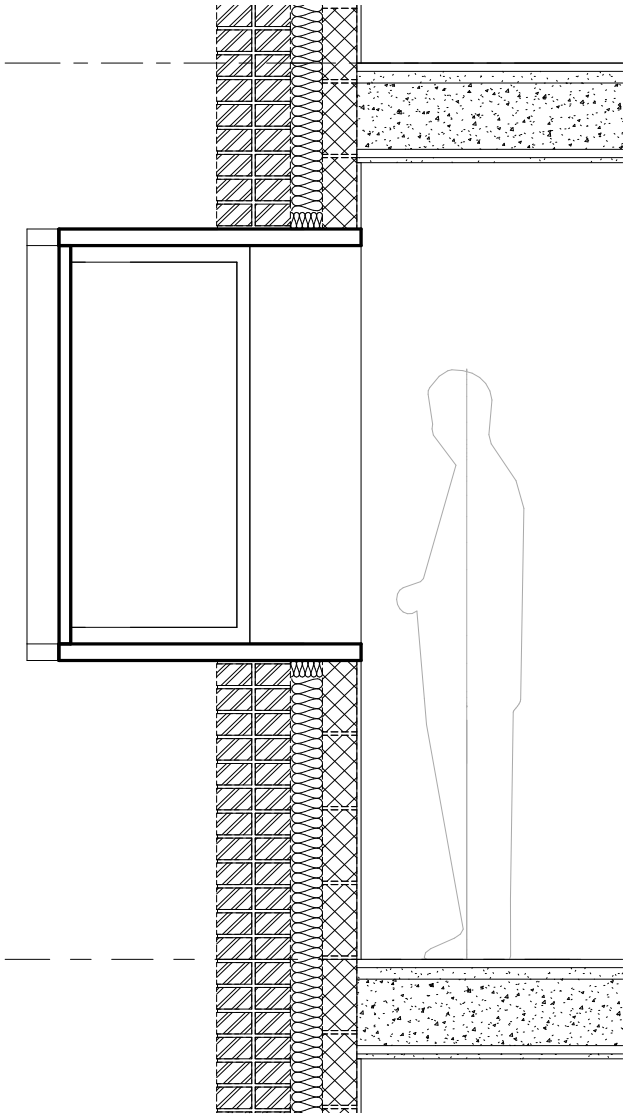
4 Detail01 Precedent

KEY IMPROVEMENTS

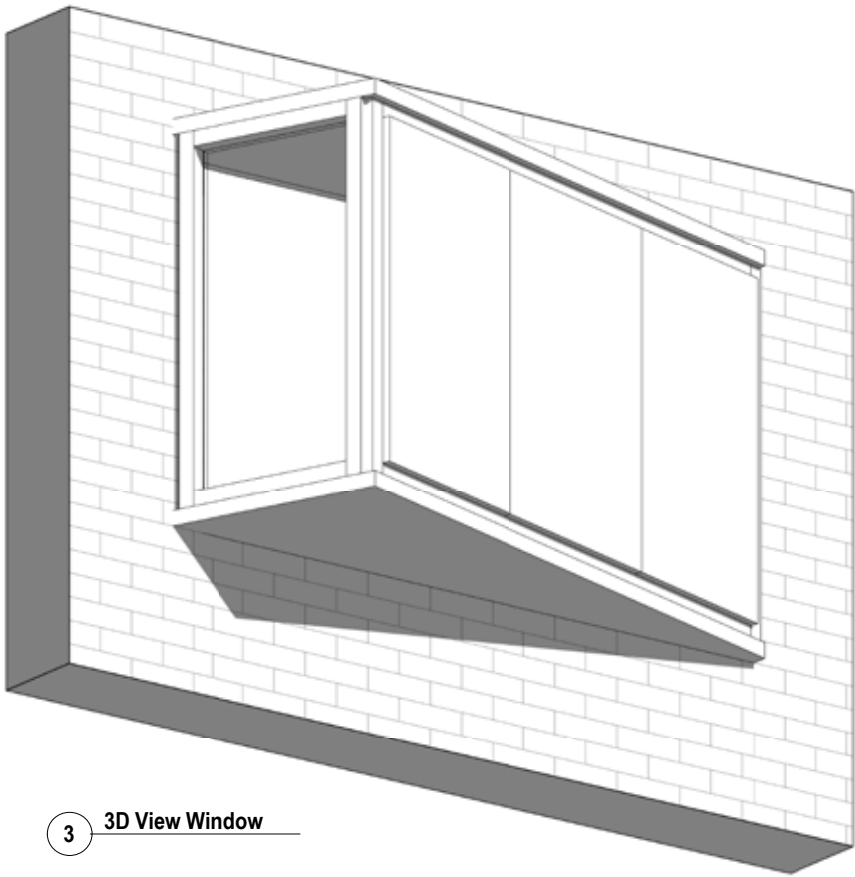
SIDE PROJECTING WINDOWS



1 Detail02 Plan



2 Detail02 Section

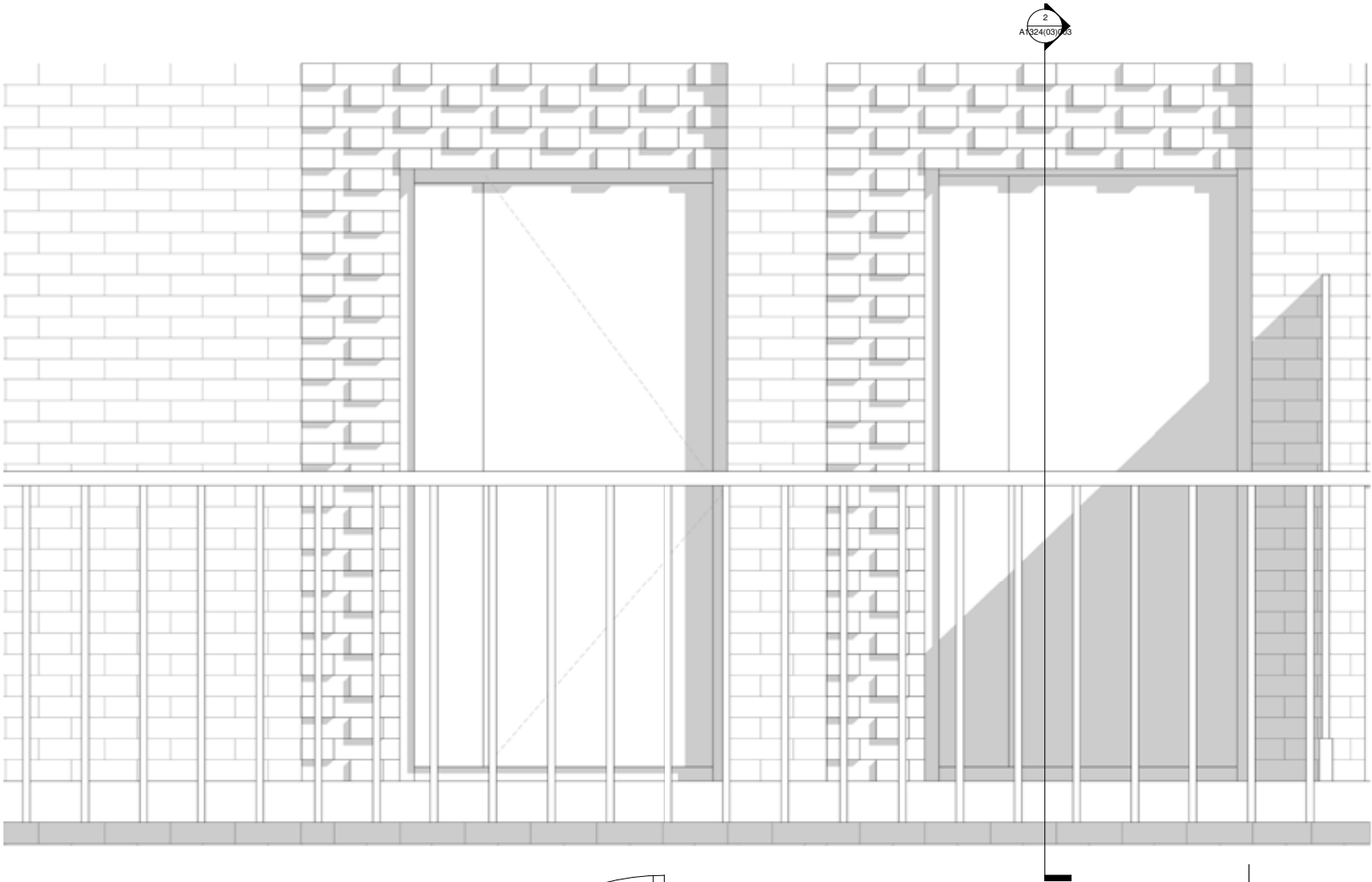


3 3D View Window

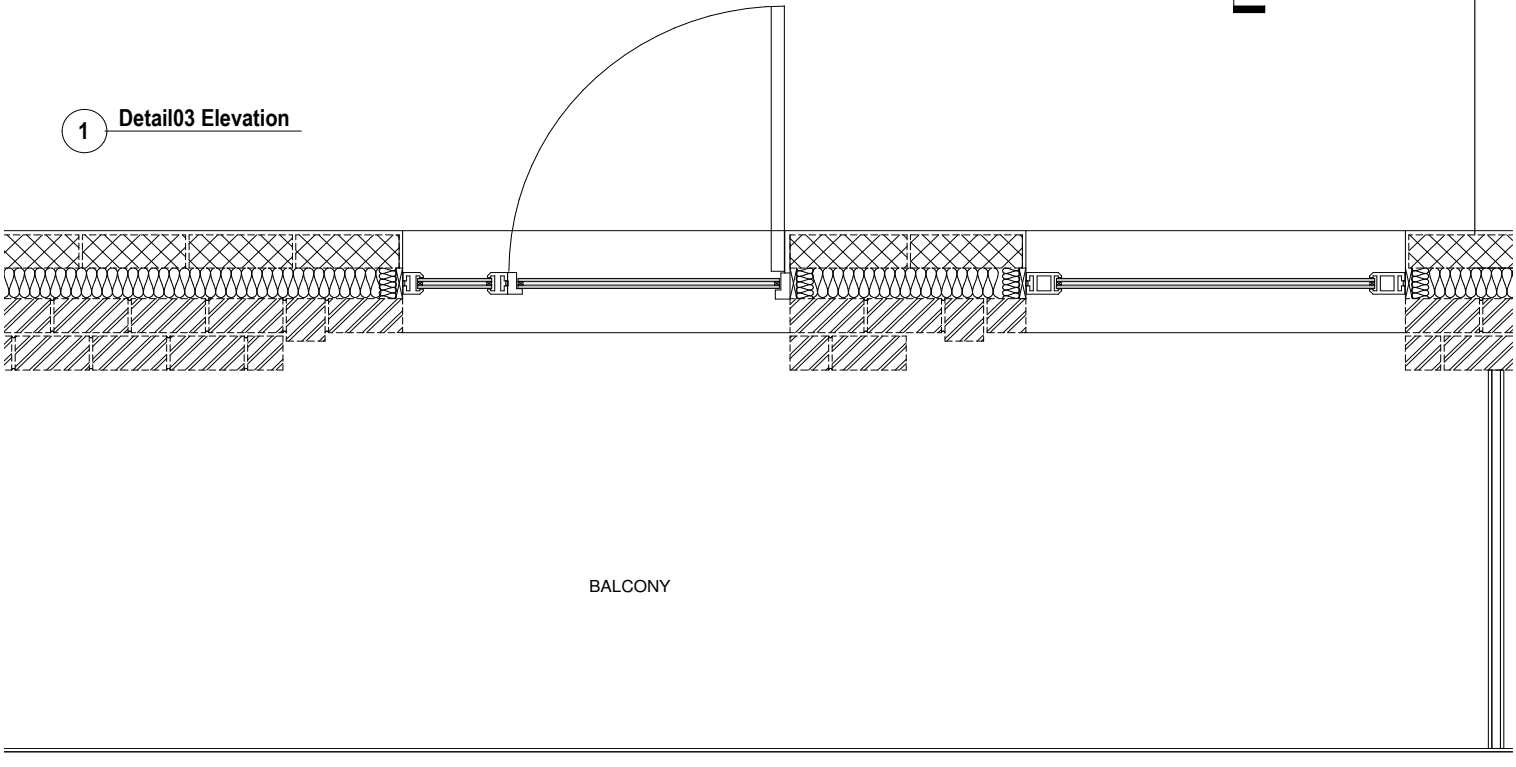


4 Detail02 Precedent

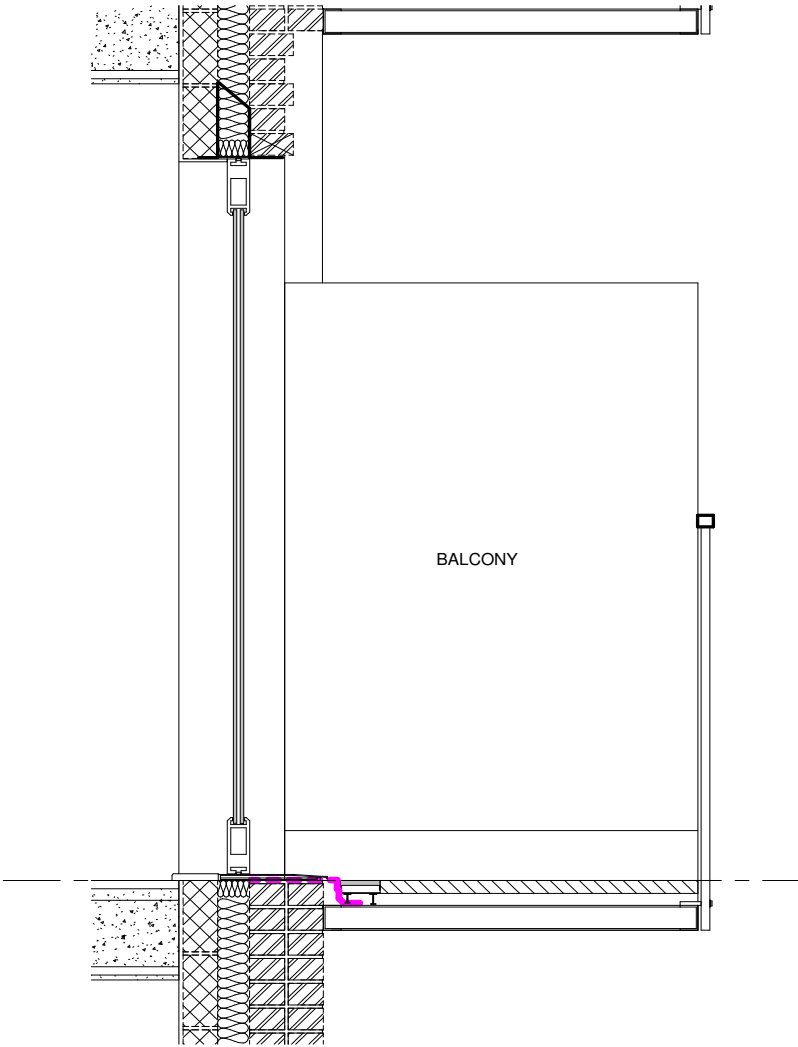
KEY IMPROVEMENTS
REAR BALCONIES



1 Detail03 Elevation



3 Detail03 Plan



2 Detail03 Section

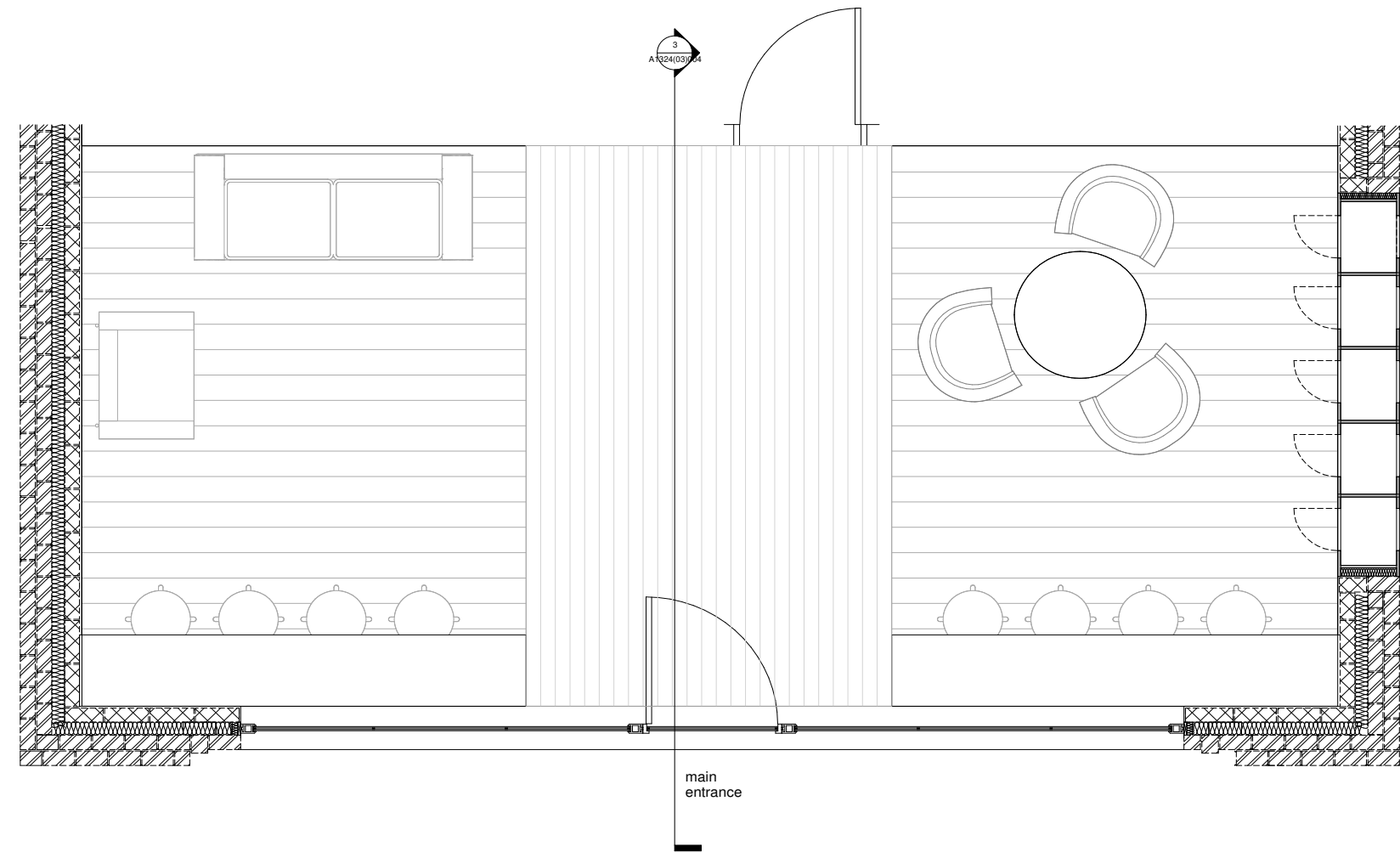


4 Detail03 Precedent



KEY IMPROVEMENTS

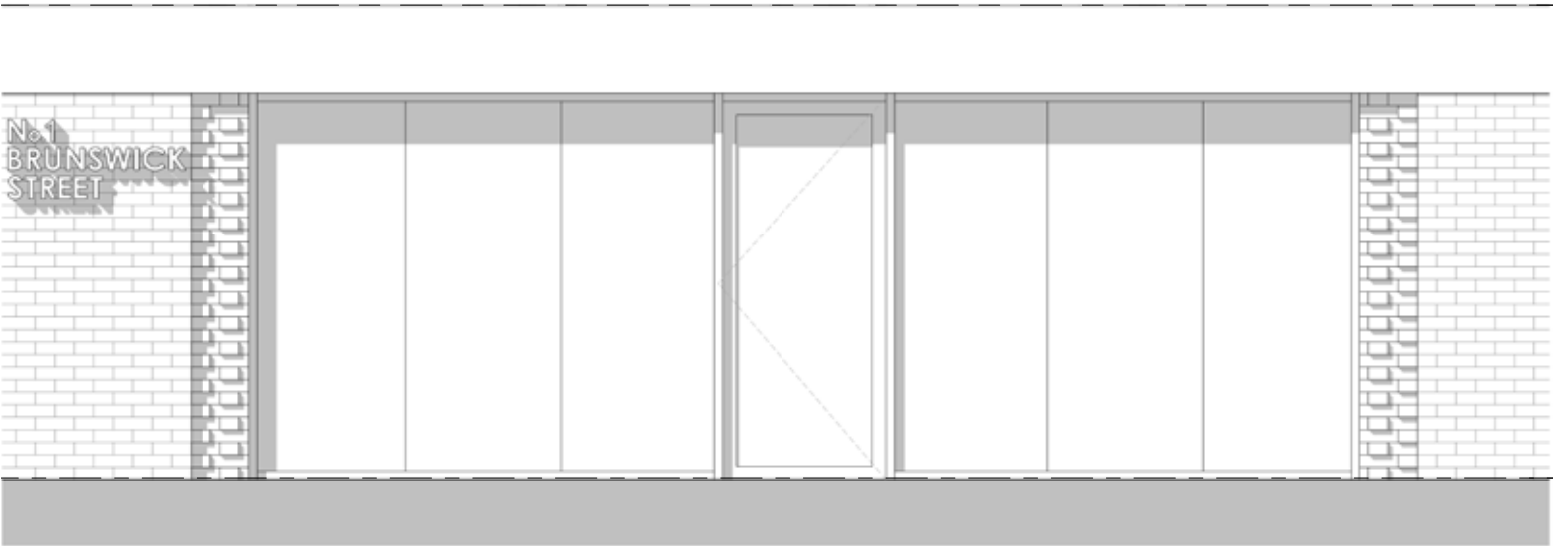
RESIDENTIAL LOUNGE



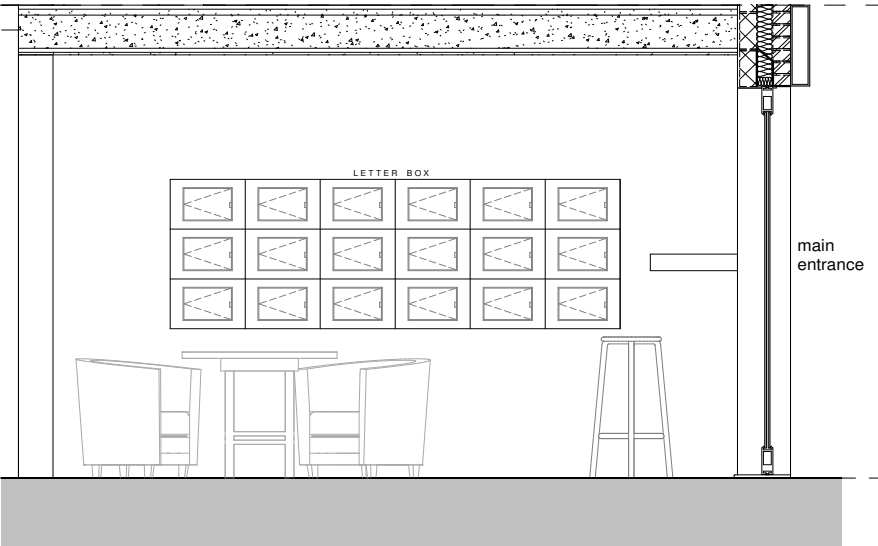
1 Detail04 Plan



4 Detail04 Precedent



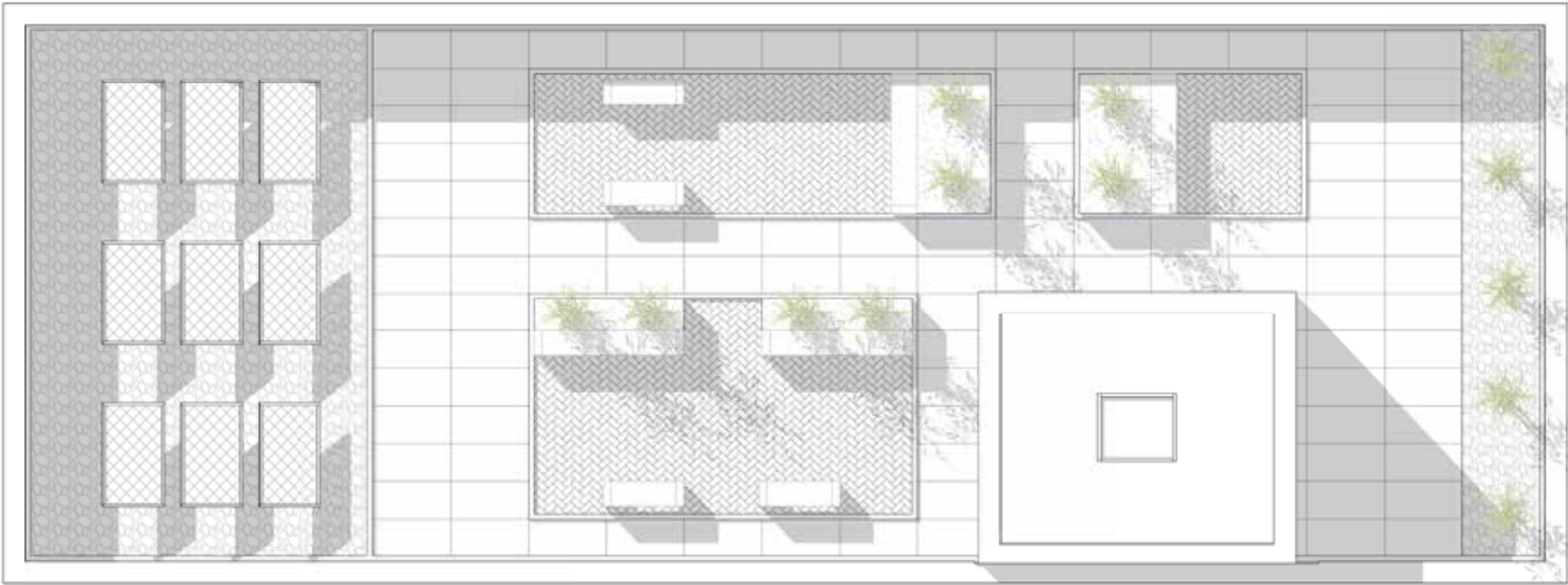
2 Detail04 Elevation



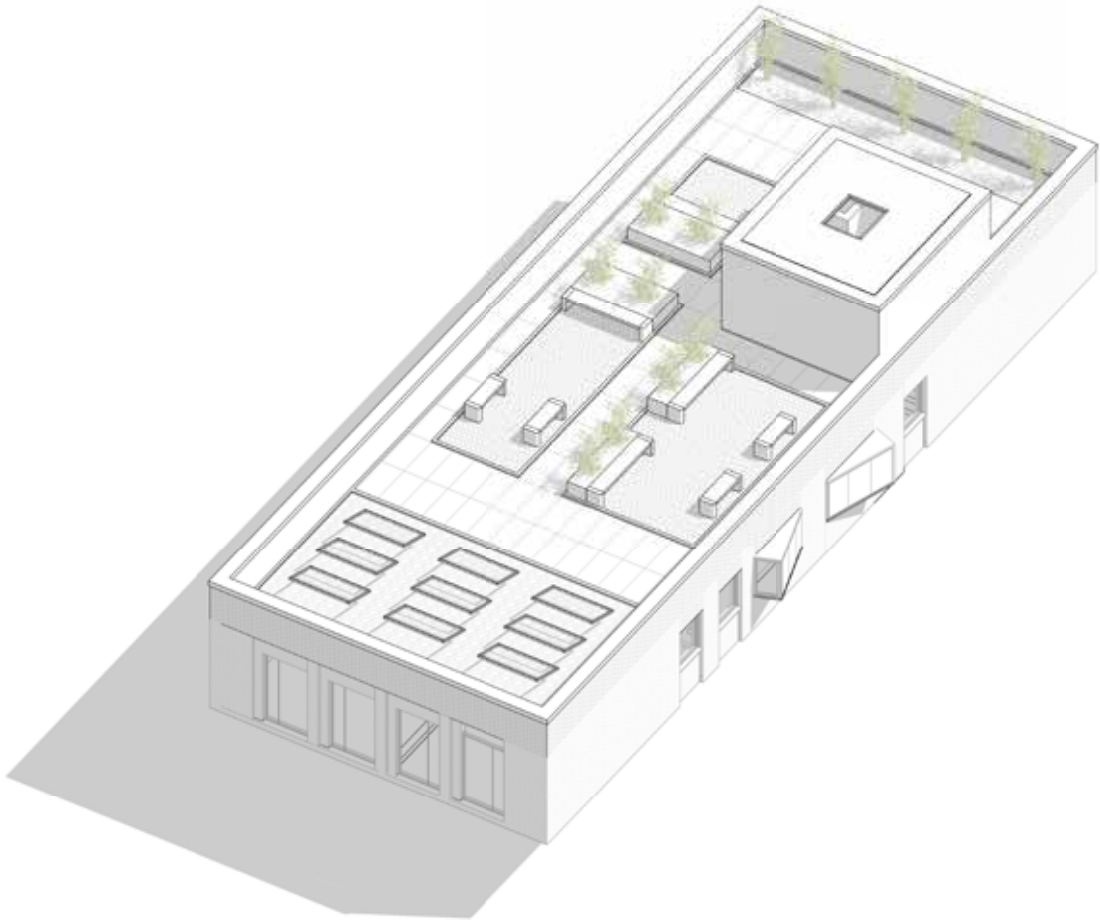
3 Detail04 Section

KEY IMPROVEMENTS

ROOF TERRACE



1 Detail05 Plan



2 Detail05 3D View



3 Detail05 Precedent

4.0 PROPOSED DESIGN

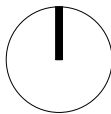
EXISTING LOCATION PLAN

1:1250



LEGEND

— Site Boundary

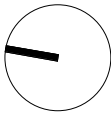
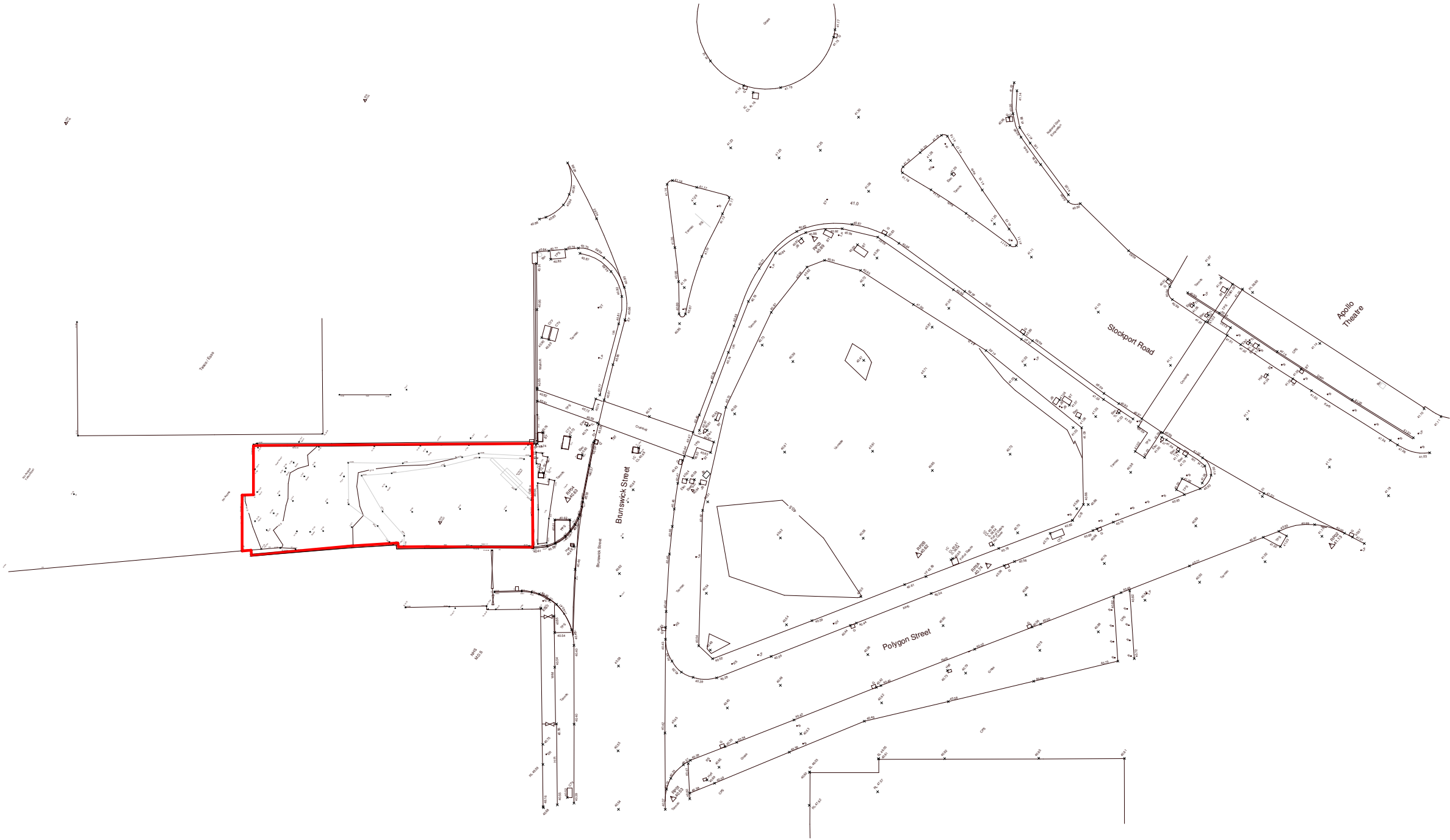


EXISTING SITE TOPO PLAN

1:500

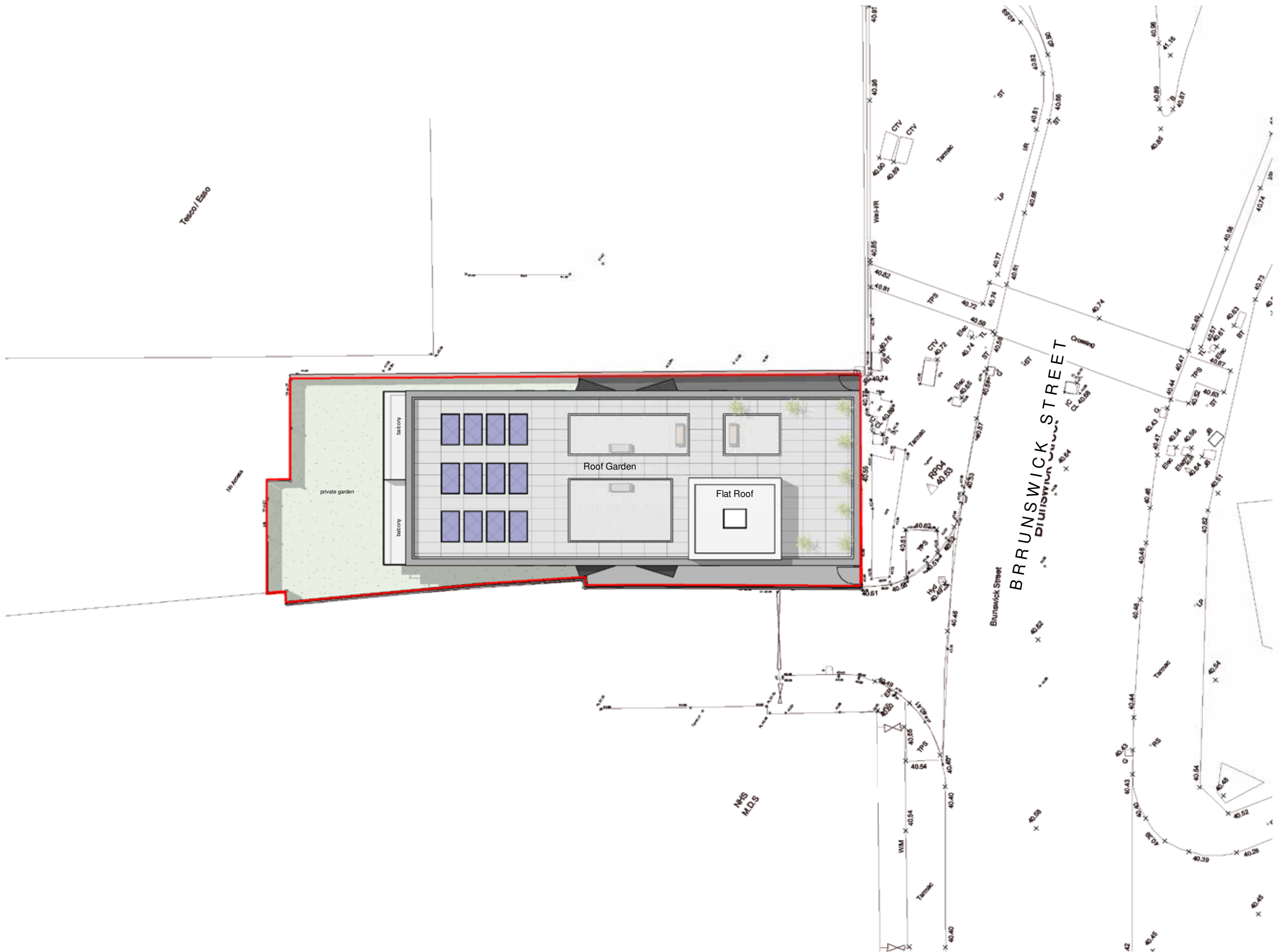
LEGEND

— Site Boundary



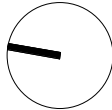
PROPOSED SITE PLAN

1:200



LEGEND

— Site Boundary



PROPOSED GROUND FLOOR PLAN

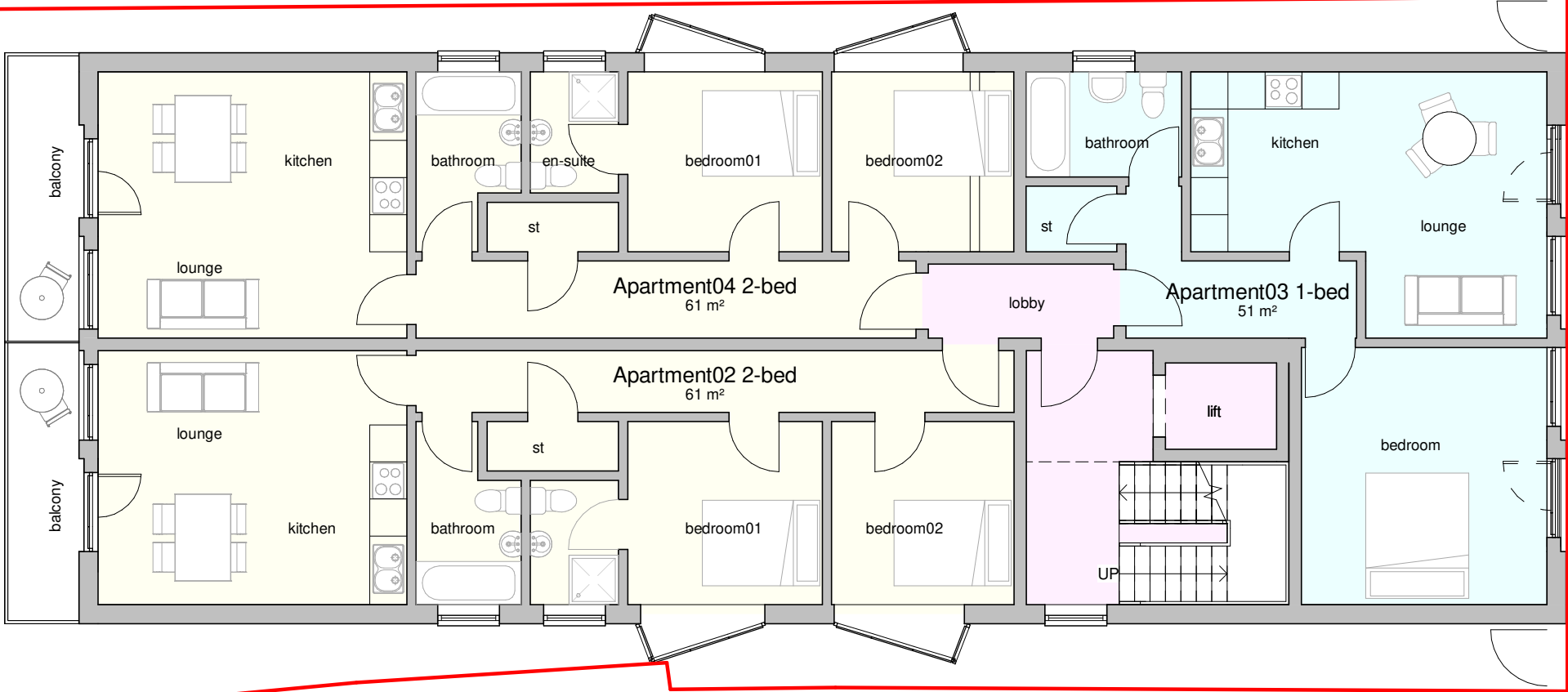
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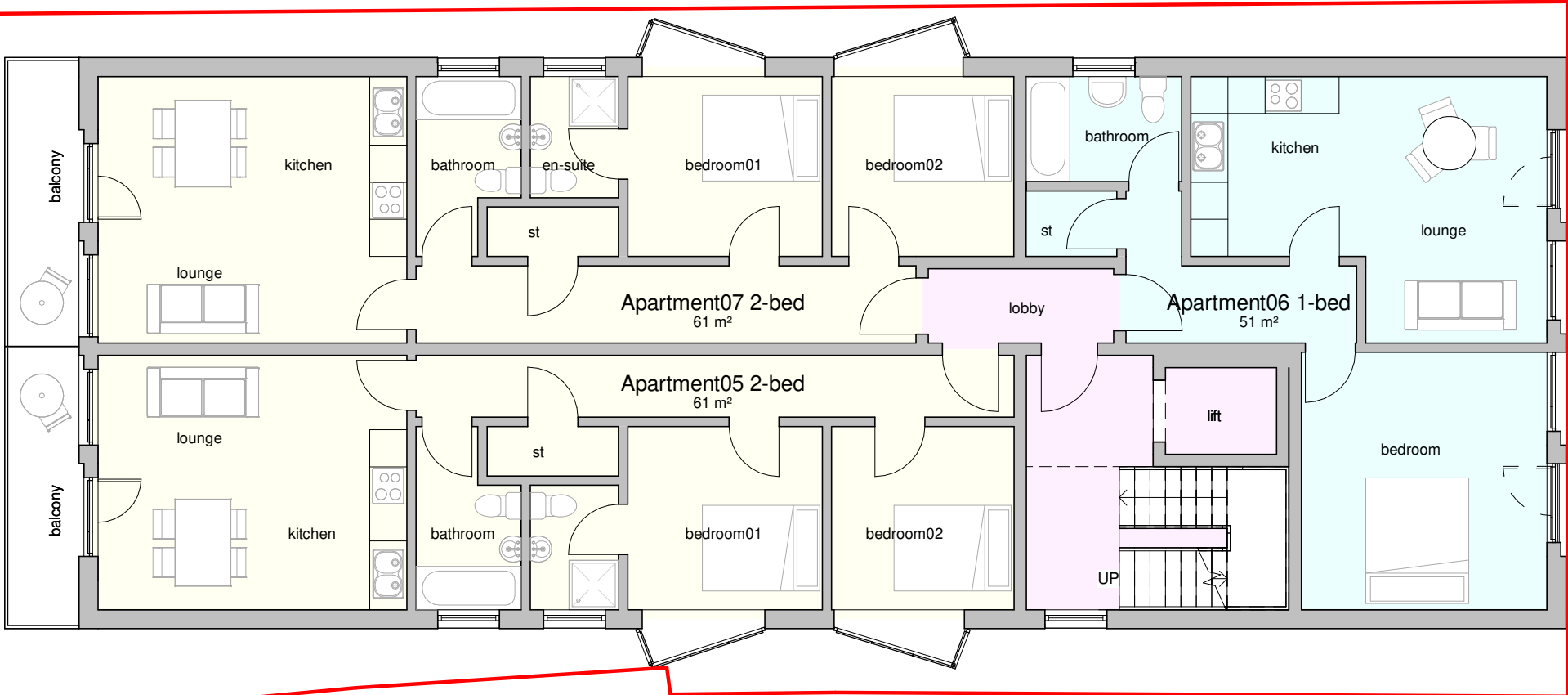
PROPOSED FIRST & SECOND FLOOR PLANS

1:100

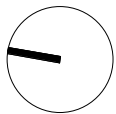
- LEGEND
- Site Boundary
 - 1-bed Apartment
 - 2-bed Apartment
 - Circulation



Proposed First Floor Plan

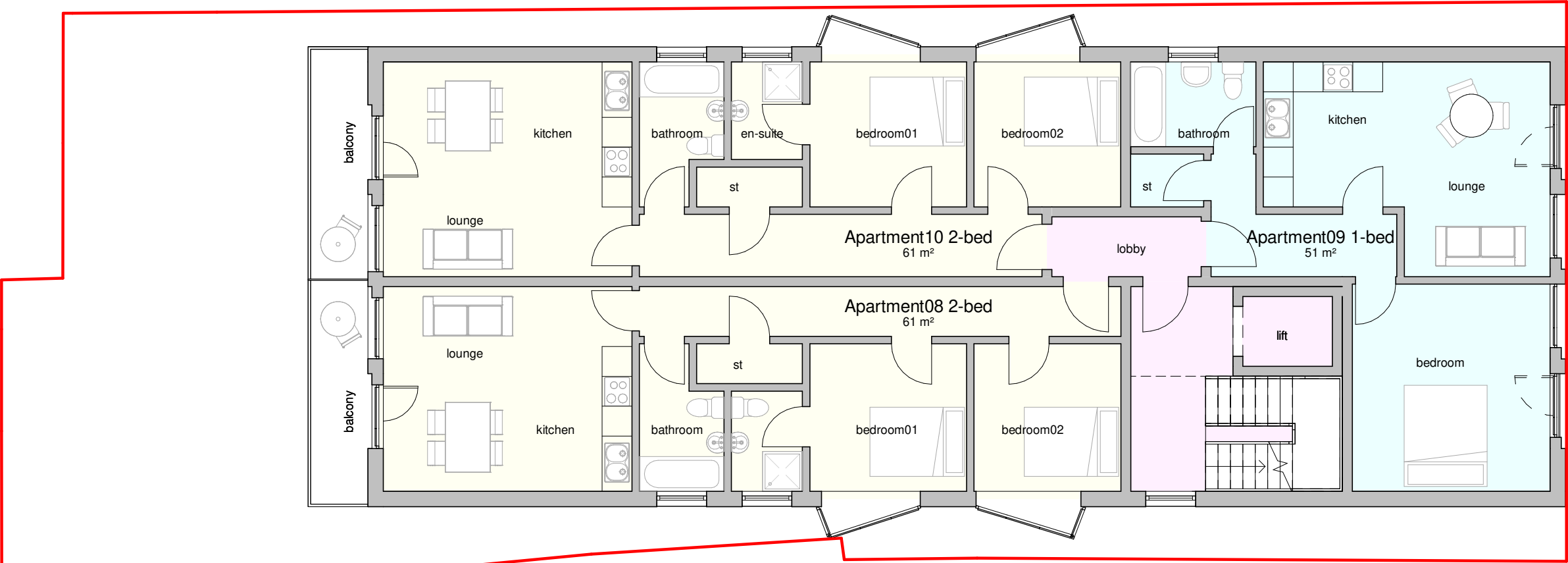


Proposed Second Floor Plan



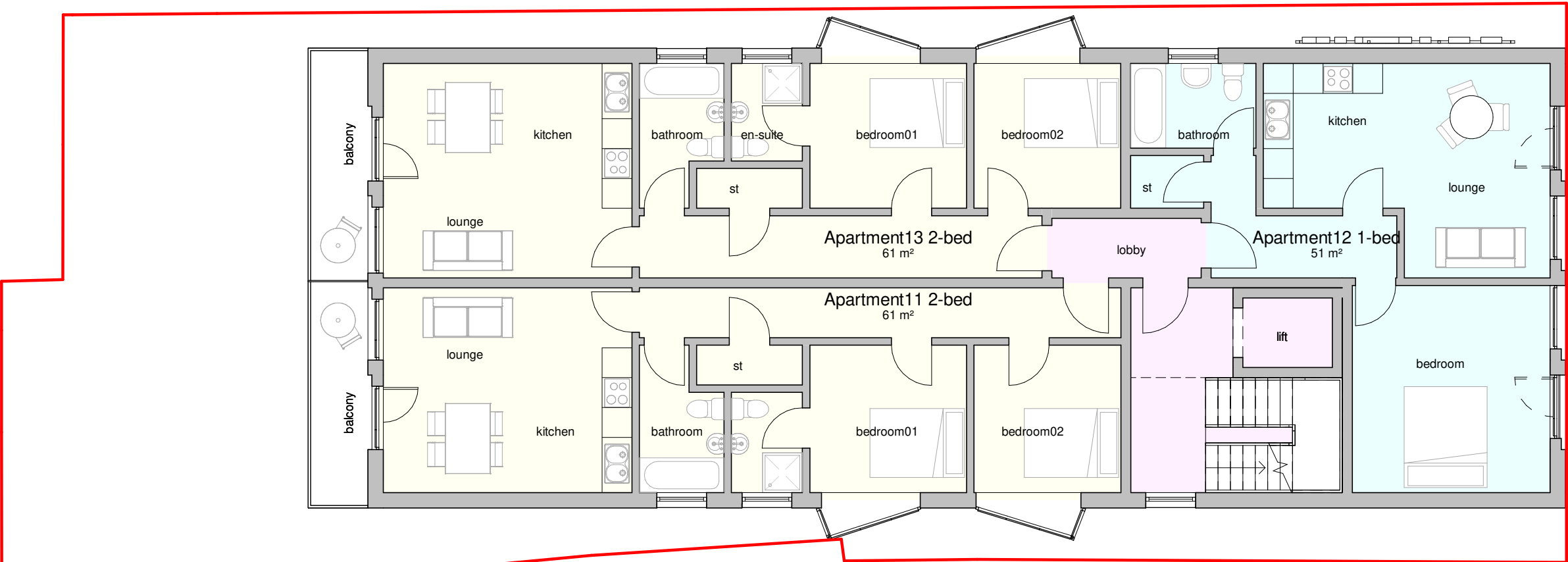
PROPOSED THIRD & FLOURTH FLOOR PLAN

1:100

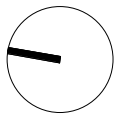


- LEGEND
- Site Boundary
 - 1-bed Apartment
 - 2-bed Apartment
 - Circulation

Proposed Third Floor Plan



Proposed Fourth Floor Plan

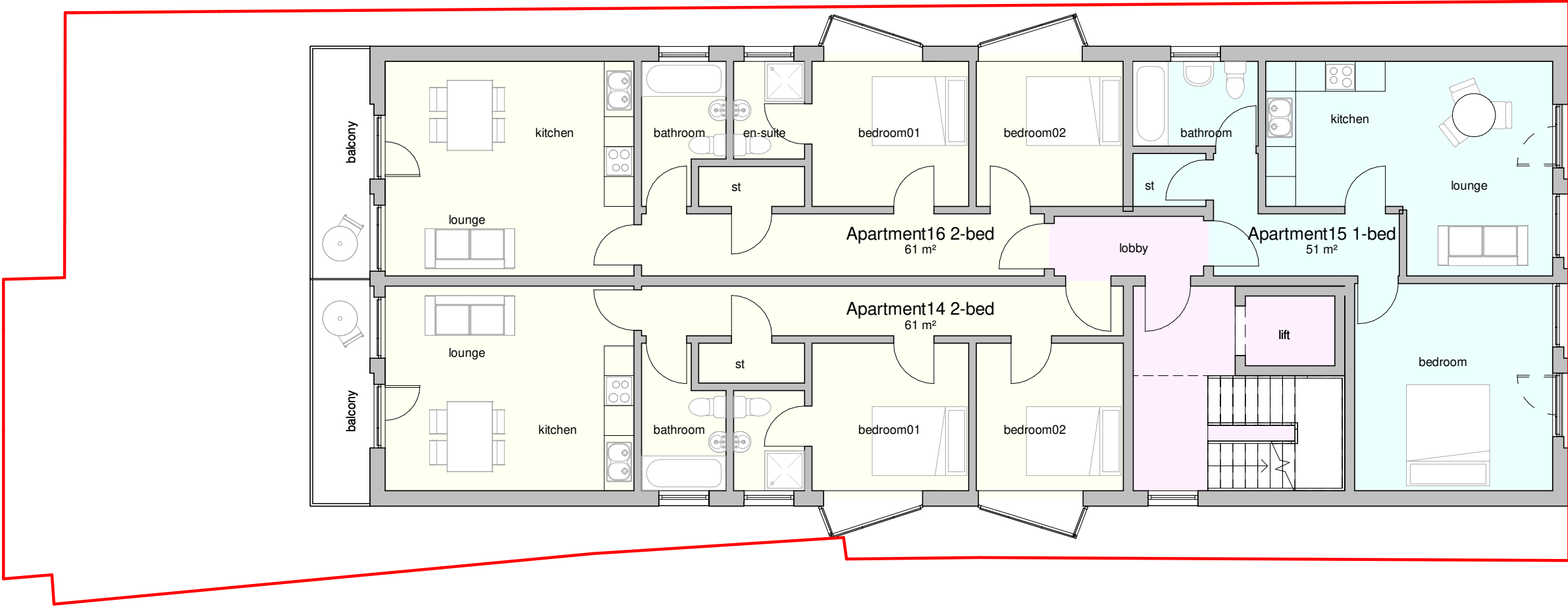


PROPOSED FIFTH FLOOR PLAN

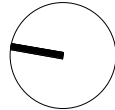
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LEGEND

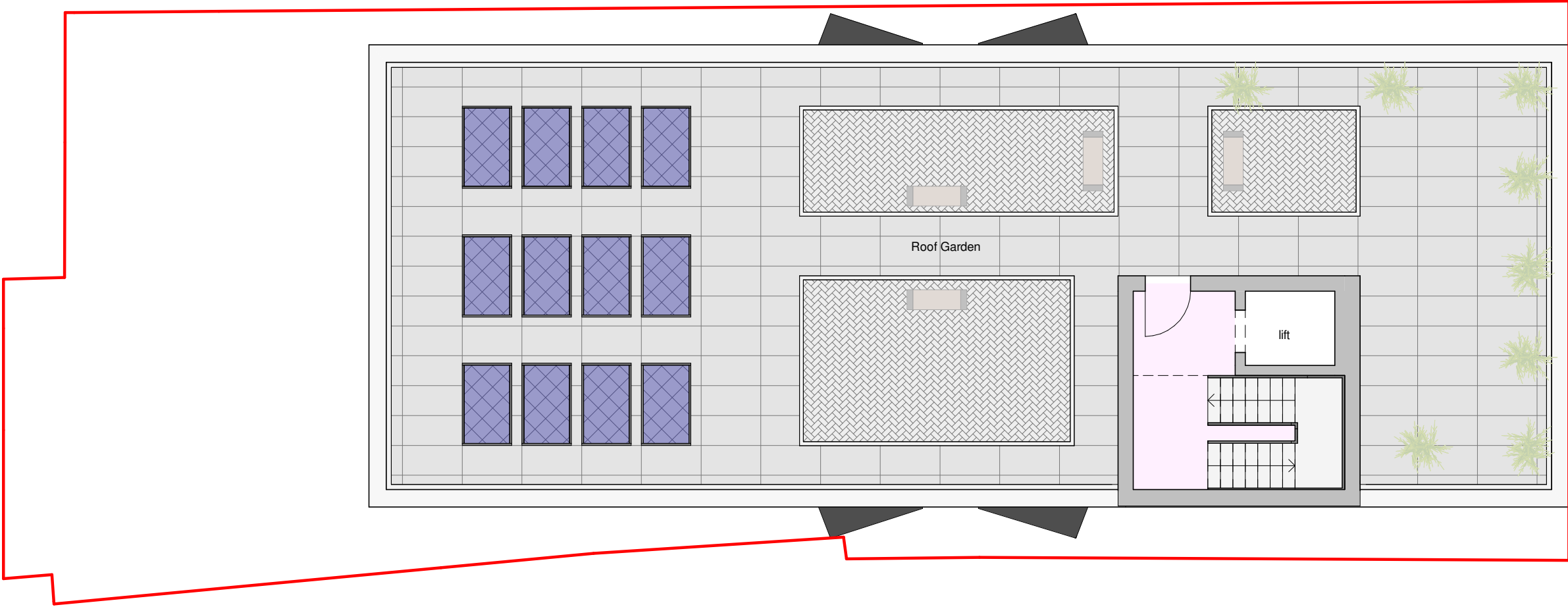
- Site Boundary
- 1-bed Apartment
- 2-bed Apartment
- Circulation



Proposed Fifth Floor Plan

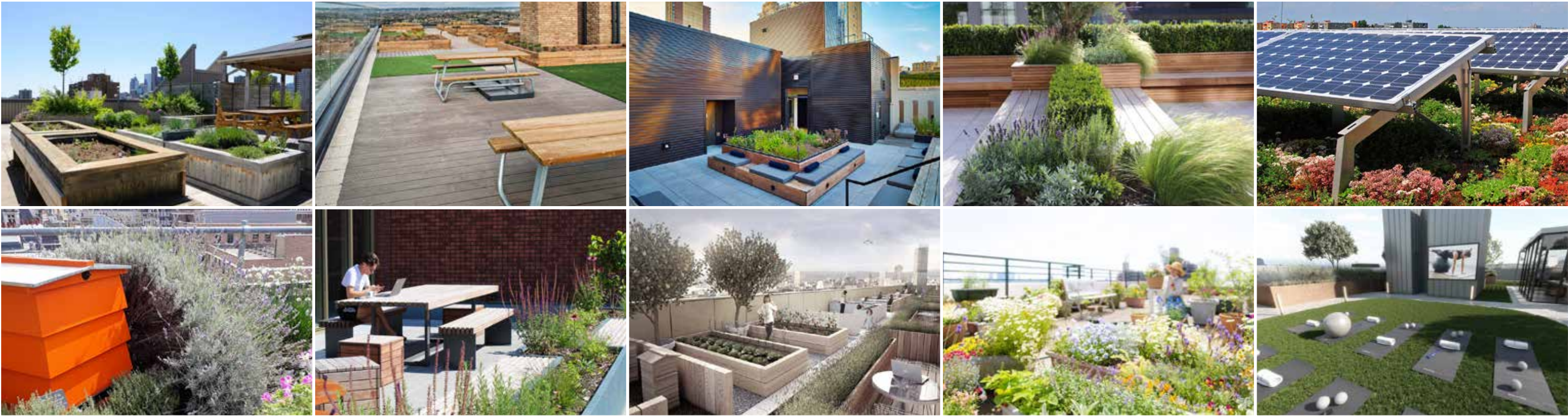


PROPOSED ROOF PLAN
1:100



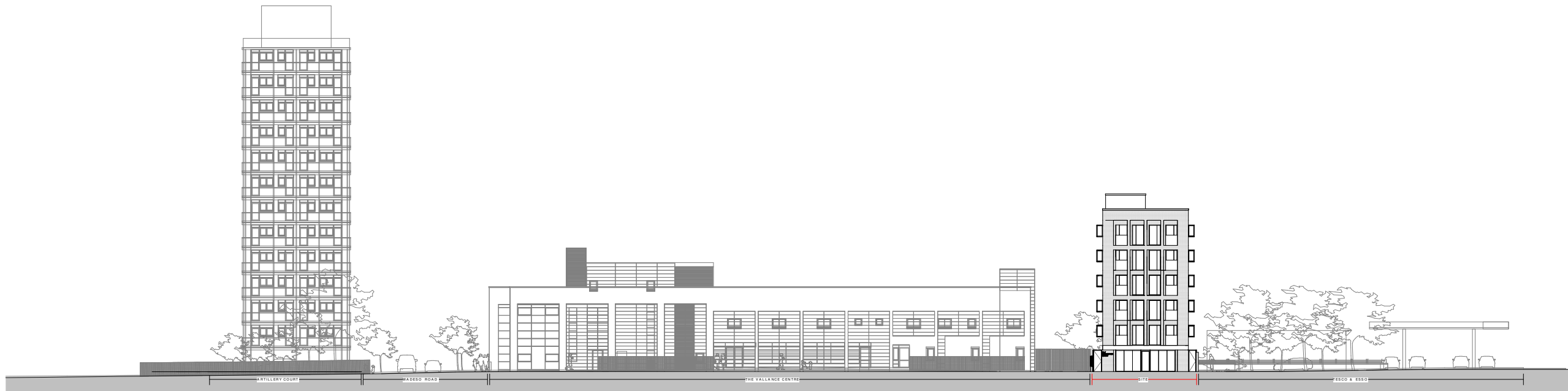
Proposed Roof Plan

PRECEDENT IMAGES

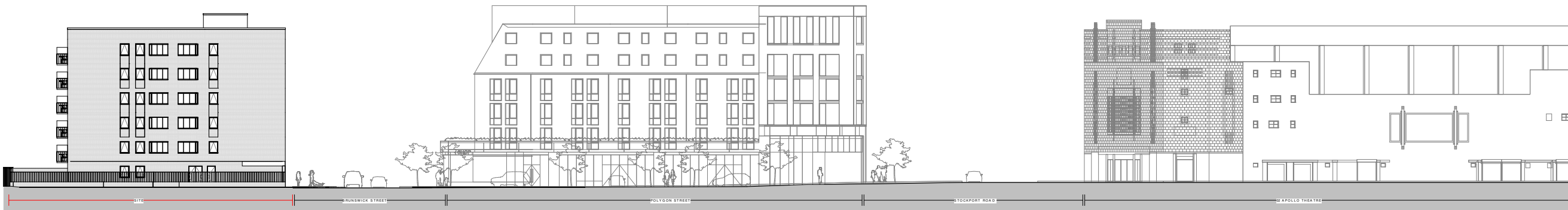


PROPOSED STREET ELEVATIONS

1:500



Proposed Brunswick Street



Proposed Polygon Street

PROPOSED SOUTH ELEVATION

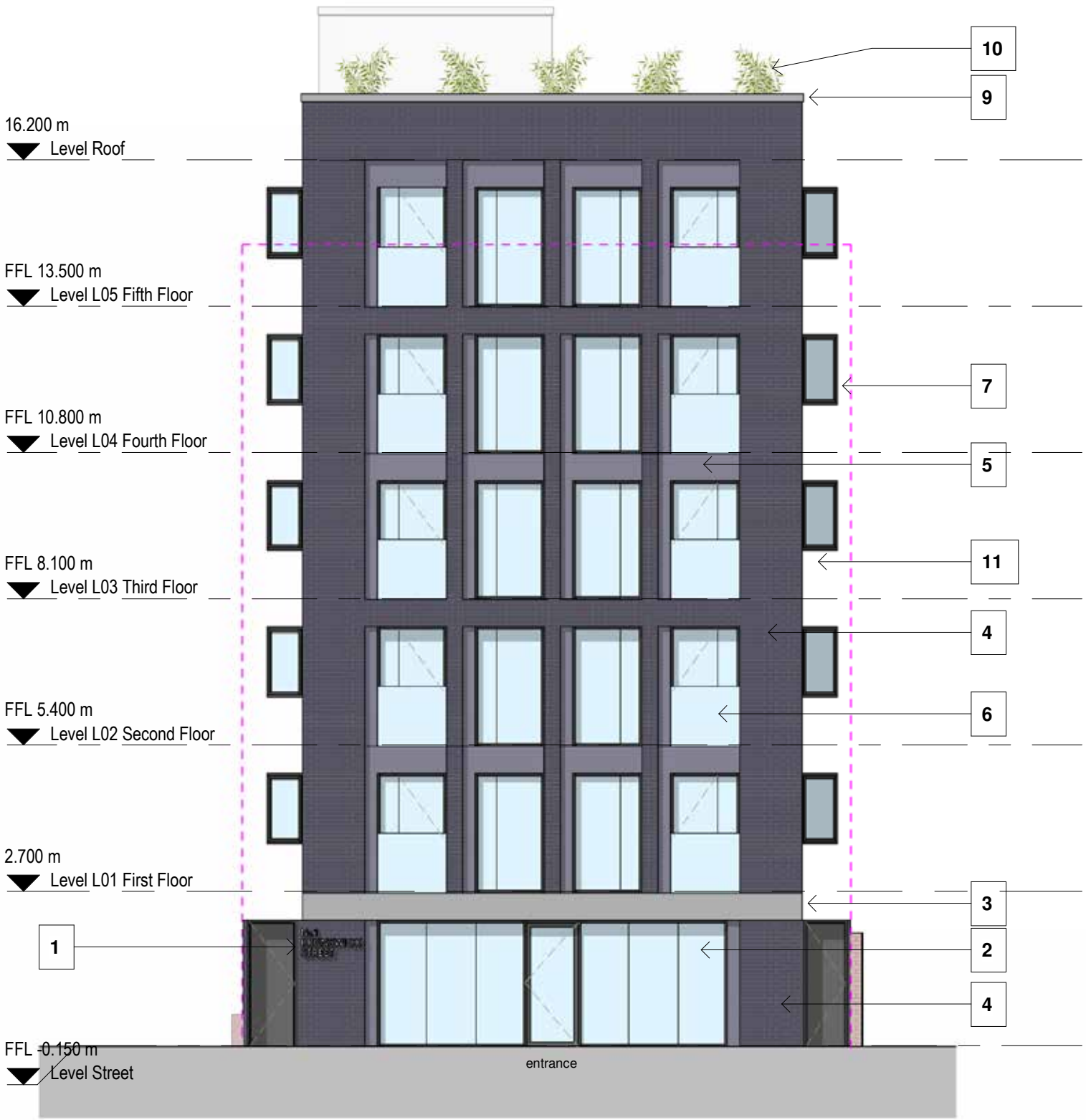
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LEGEND

----- Approved Scheme
No. 115475/FO/2017

External Materials

- 1 - Signage
- 2 - Shopfront Glazing
- 3 - Aluminium Cladding
- 4 - Staffordshire Blue Brickwork
- 5 - Staffordshire Blue Brick on end
- 6 - Glazed Juliet Balcony
- 7 - Projecting Windows Laminated Grey Panels
- 8 - Metal Railing to Balcony
- 9 - Aluminium Coping
- 10 - Planting to Rooftop



PROPOSED EAST ELEVATION

1:100



LEGEND

----- Approved Scheme
No. 115475/FO/2017

External Materials

- 1 - Signage
- 2 - Shopfront Glazing
- 3 - Aluminium Cladding
- 4 - Staffordshire Blue Brickwork
- 5 - Staffordshire Blue Brick on end
- 6 - Glazed Juliet Balcony
- 7 - Projecting Windows Laminated Grey Panels
- 8 - Metal Railing to Balcony
- 9 - Aluminium Coping
- 10 - Planting to Rooftop

PROPOSED WEST ELEVATION

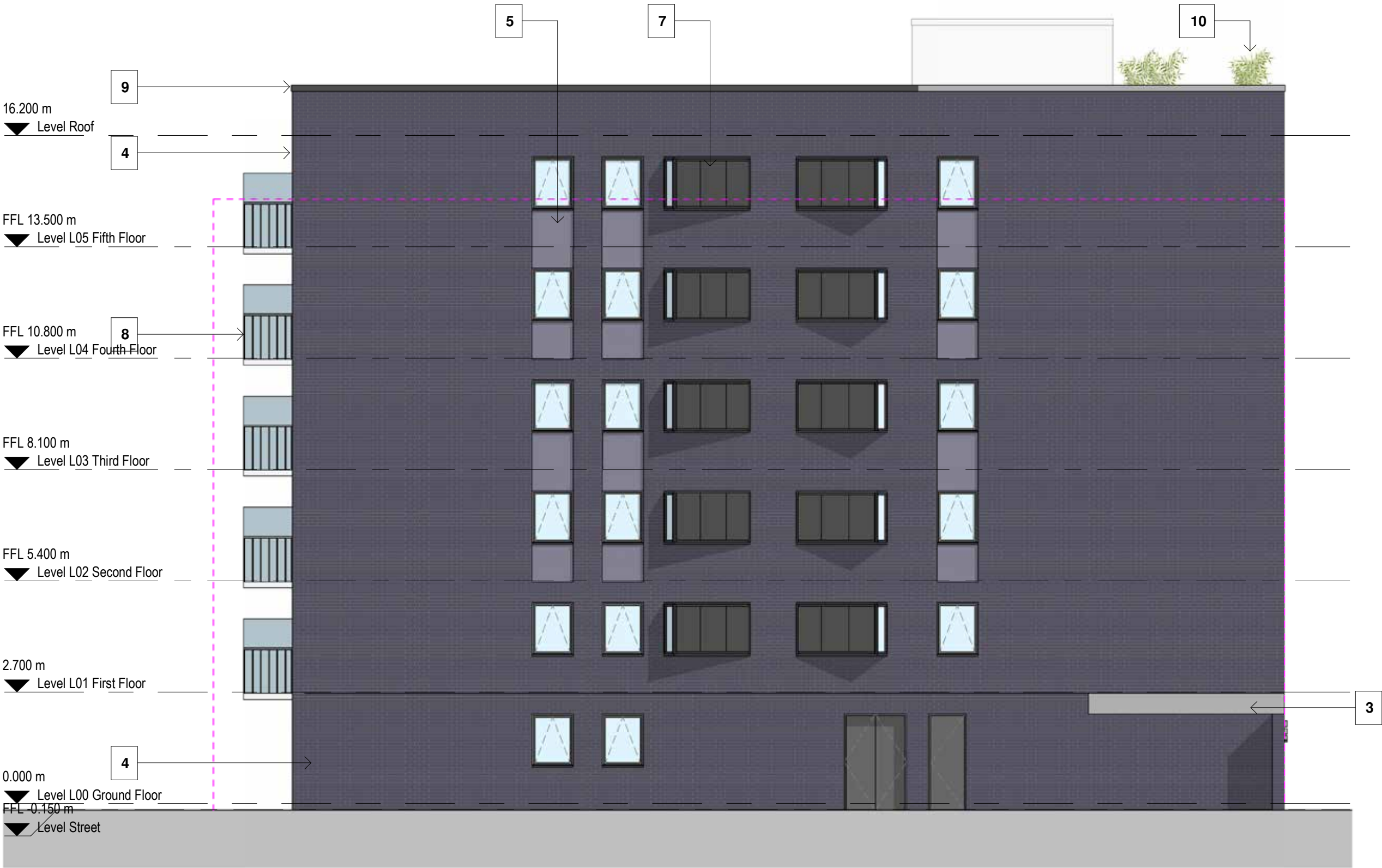
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LEGEND

----- Approved Scheme
No. 115475/FO/2017

External Materials

- 1 - Signage
- 2 - Shopfront Glazing
- 3 - Aluminium Cladding
- 4 - Staffordshire Blue Brickwork
- 5 - Staffordshire Blue Brick on end
- 6 - Glazed Juliet Balcony
- 7 - Projecting Windows Laminated Grey Panels
- 8 - Metal Railing to Balcony
- 9 - Aluminium Coping
- 10 - Planting to Rooftop



PROPOSED NORTH ELEVATION

1:100

LEGEND

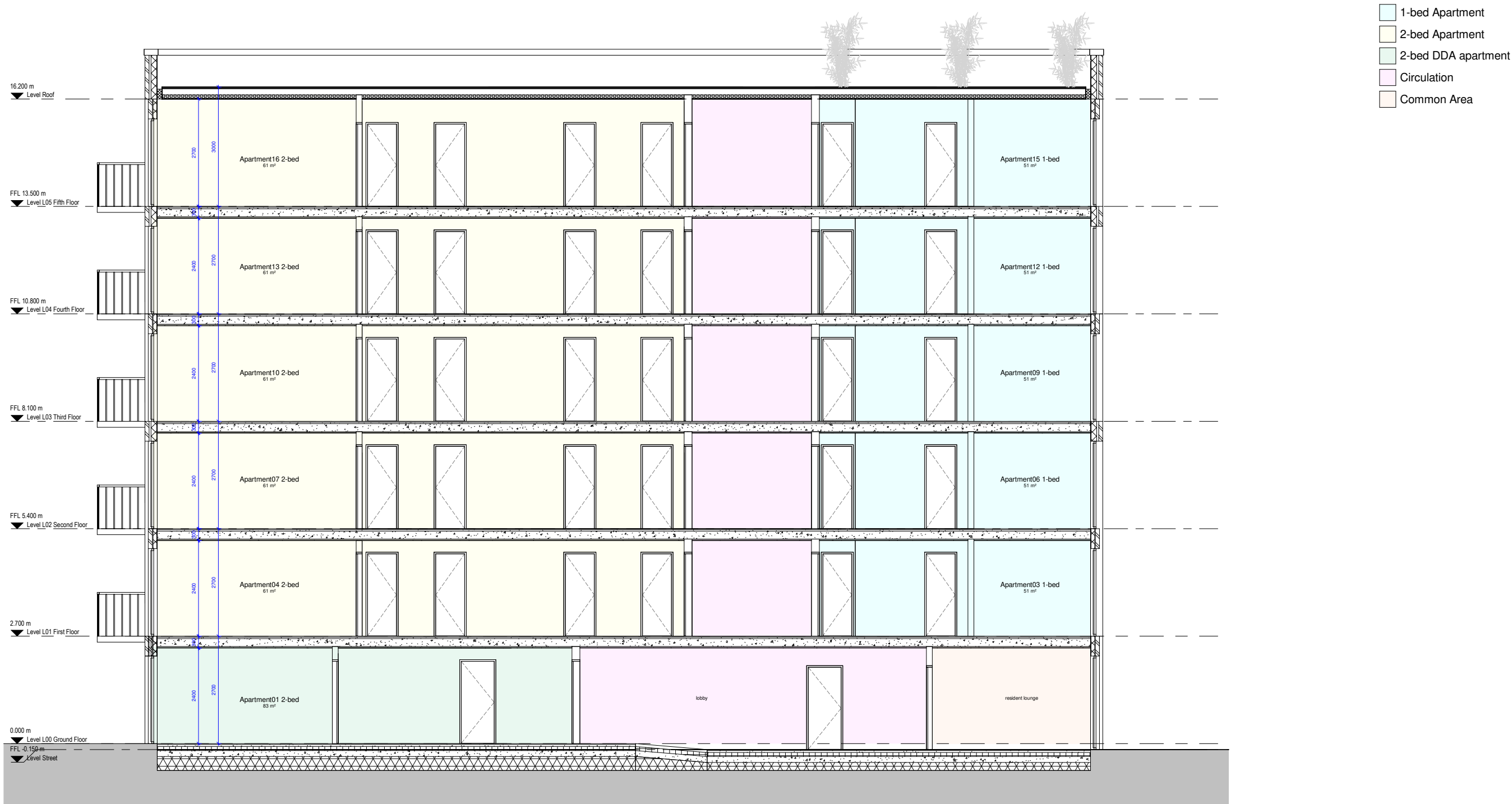
----- Approved Scheme
No. 115475/FO/2017

External Materials

- 1 - Signage
- 2 - Shopfront Glazing
- 3 - Aluminium Cladding
- 4 - Staffordshire Blue Brickwork
- 5 - Staffordshire Blue Brick on end
- 6 - Glazed Juliet Balcony
- 7 - Projecting Windows Laminated Grey Panels
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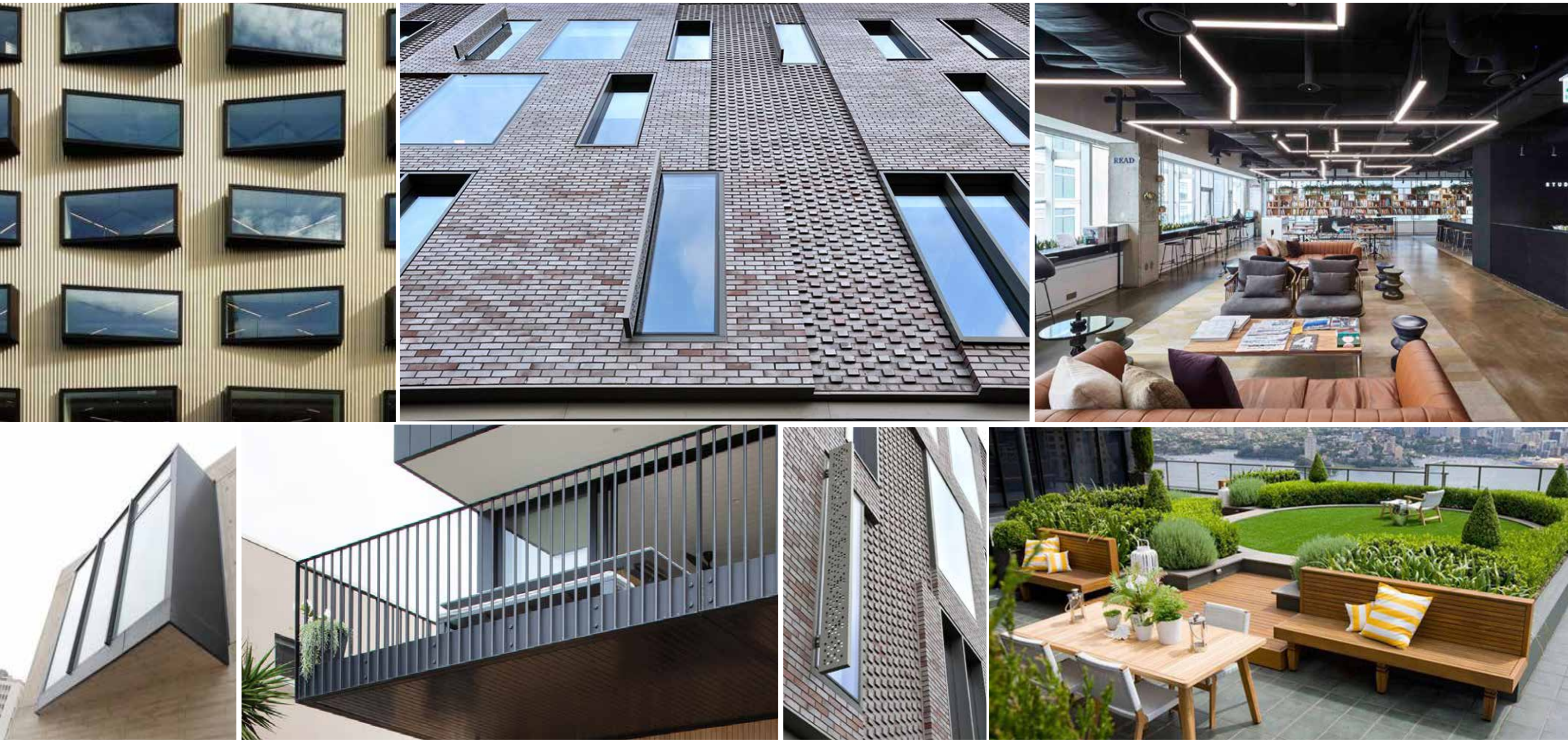
PROPOSED SECTION



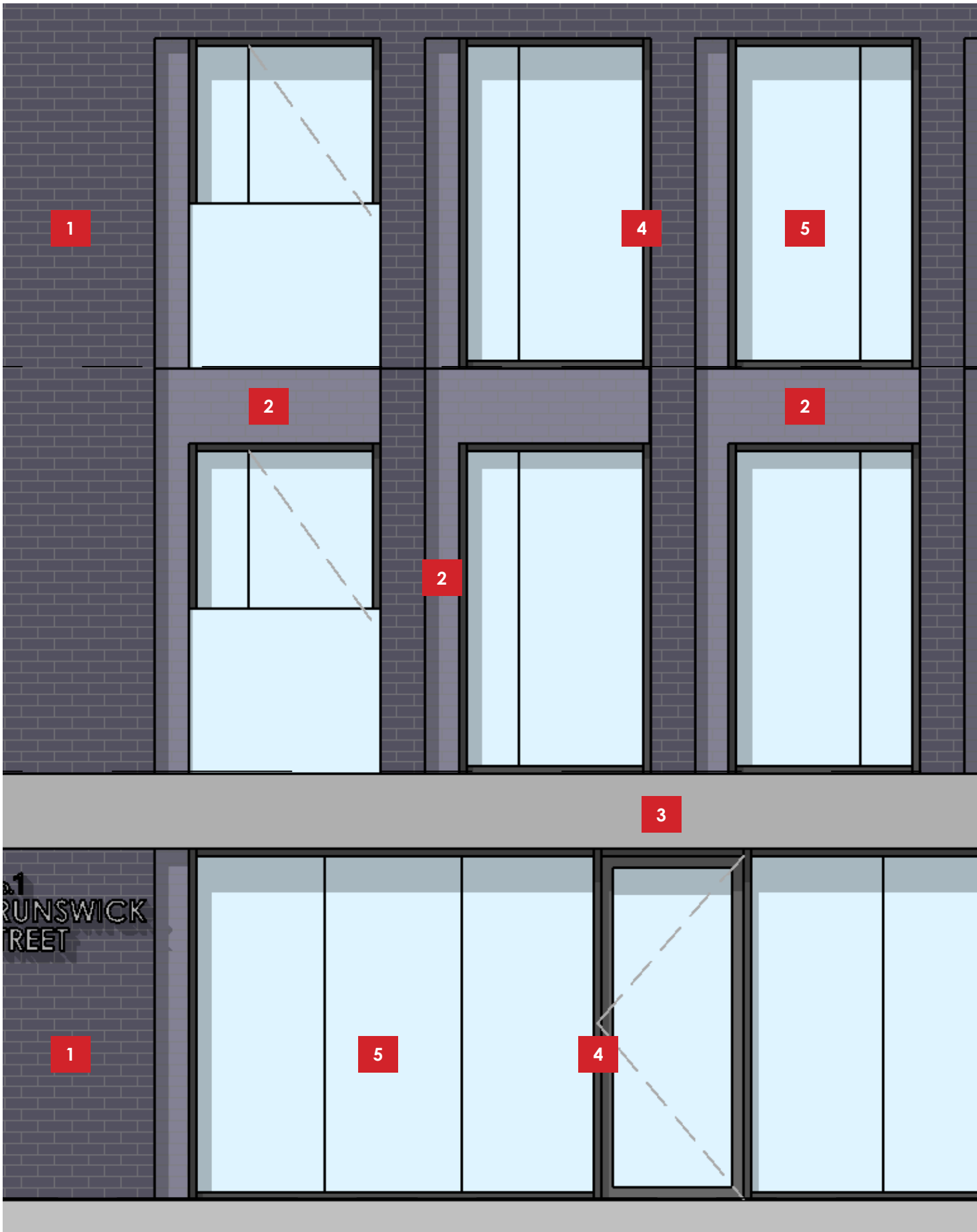
CGI - BRUNSWICK STREET VIEW



PRECEDENTS

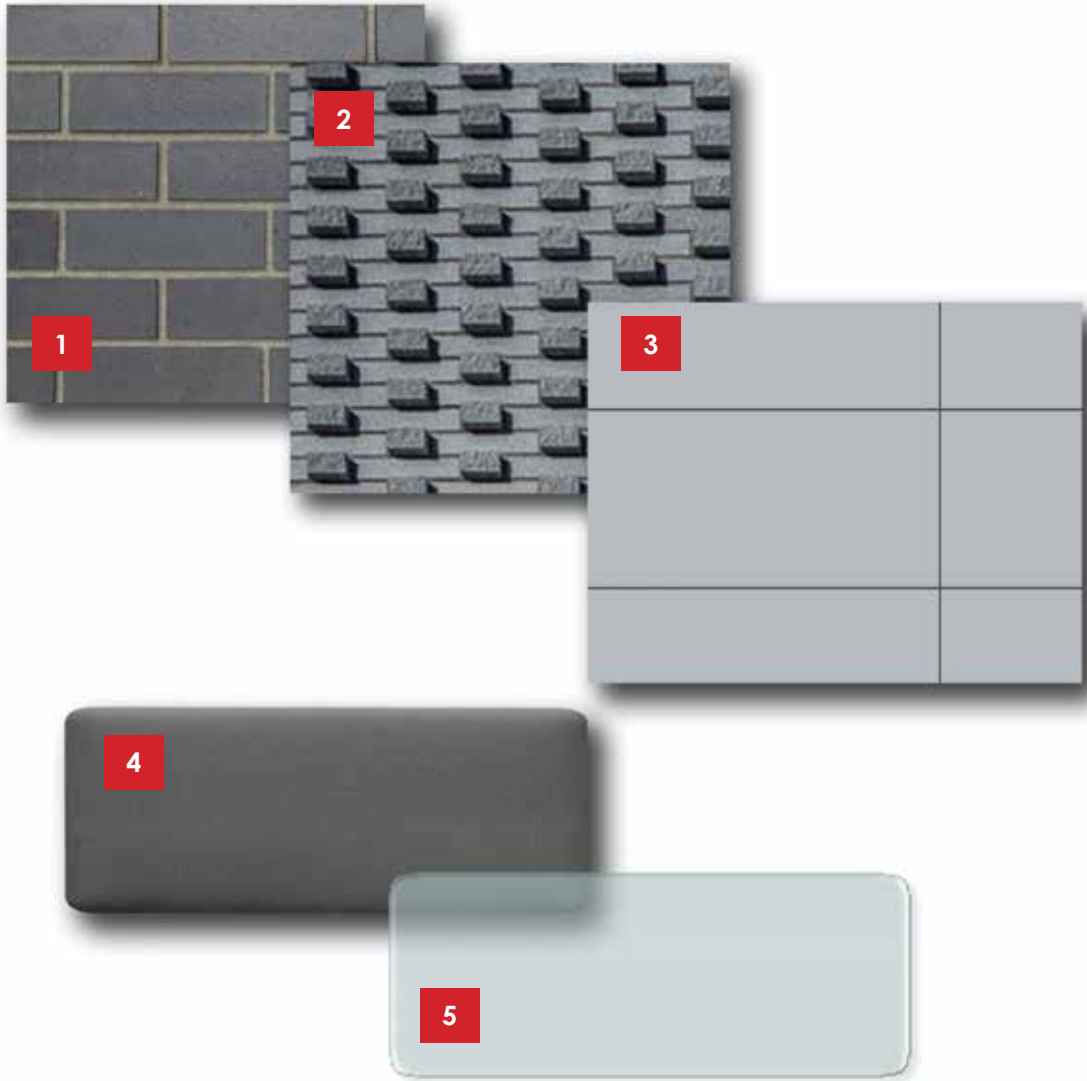


MATERIALS & FINISHES



LEGEND

- 1. Staffordshire Blue Brickwork
- 2. Staffordshire Blue Brickwork on end
- 3. Aluminium mind-grey cladding
- 4. Dark grey aluminium/uPVC window and door frames
- 5. Full height glazing system



SPACE STANDARDS

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Notes (added 19 May 2016):

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

ACCOMODATION SCHEDULE			
FLOOR	APARTMENT	AREA(sqm)	AREA(sqft)
Ground Floor	Apartment 01_2-bed	82sqm	882.6sqft
First Floor	Apartment 02_2-bed	61sqm	656.6sqft
First Floor	Apartment 03_1-bed	51sqm	548.9sqft
First Floor	Apartment 04_2-bed	61sqm	656.6sqft
Second Floor	Apartment 05_2-bed	61sqm	656.6sqft
Second Floor	Apartment 06_1-bed	51sqm	548.9sqft
Second Floor	Apartment 07_2-bed	61sqm	656.6sqft
Third Floor	Apartment 08_2-bed	61sqm	656.6sqft
Third Floor	Apartment 09_1-bed	51sqm	548.9sqft
Third Floor	Apartment 10_2-bed	61sqm	656.6sqft
Fourth Floor	Apartment 11_2-bed	61sqm	656.6sqft
Fourth Floor	Apartment 12_1-bed	51sqm	548.9sqft
Fourth Floor	Apartment 13_2-bed	61sqm	656.6sqft
Fifth Floor	Apartment 14_2-bed	61sqm	656.6sqft
Fifth Floor	Apartment 15_1-bed	51sqm	548.9sqft
Fifth Floor	Apartment 16_2-bed	61sqm	656.6sqft
TOTAL	1-bed_ 5No. Apartment	255sqm	2744.8sqft
	2-bed_ 11No. Apartment	692sqm	7448.6sqft
	16No. APARTMENT	947sqm	10193.4sqft

Proposed Accommodation Schedule

TOTAL GROSS INTERNAL AREA		
FLOOR	AREA(sqm)	AREA(sqft)
Ground Floor	203sqm	2185.07sqft
First Floor	203sqm	2185.07sqft
Second Floor	203sqm	2185.07sqft
Third Floor	203sqm	2185.07sqft
Fourth Floor	203sqm	2185.07sqft
Fifth Floor	203sqm	2185.07sqft
TOTAL	1218sqm	13110.44sqft

DDA INCLUSIVE DESIGN

1:100

DDA INCLUSIVE DESIGN

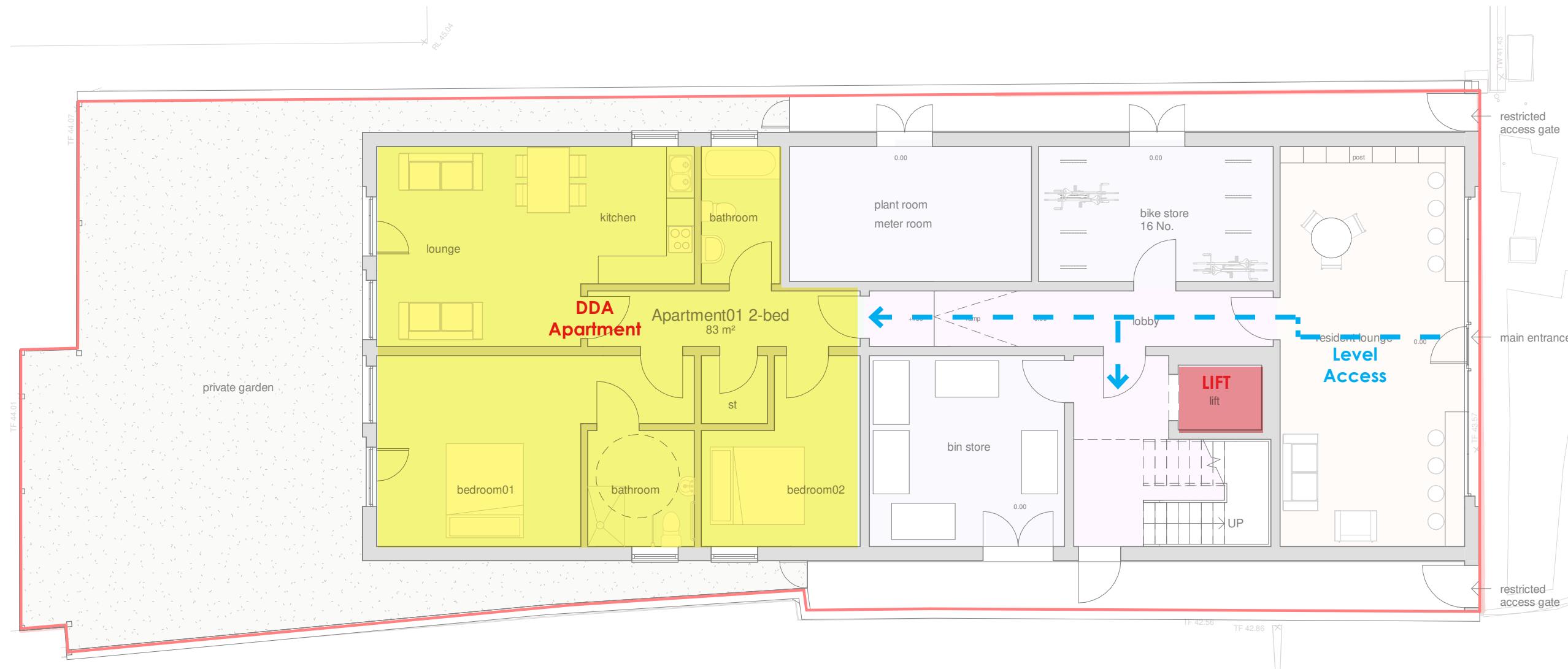
The proposed development will be compliant with DDA inclusive design requirements and will be designed to maximise accessibility.

Level threshold will be provided to the front main entrance. The internal ramp will be DDA compliant. Lift access will be provided on all levels including the roof terrace area.

One large DDA compliant 2-bed apartment will be provided with larger circulation areas, larger door openings and suitably large bedrooms and bathrooms to allow 1500mm wheelchair turning circle. This apartment will include its very own private garden space to the rear of the site at ground floor level.

The ground floor residents lounge will provide extra space and will be accessible by all users.

- DDA apartment provided at ground level
- Part M compliant internal ramp
- Level threshold access provided
- Lift provided to all levels
- 1200mm corridor width
- All external doors to be level access with min of 1000mm clear opening
- Stairs to be Part M compliant



WASTE MANAGEMENT STRATEGY

WASTE MANAGEMENT STRATEGY

Each apartment will be provided with separate recycling bins in order to segregate general waste, paper, mixed and food waste.

A communal bin storage area will be provided on the ground floor adjacent to the lift and with easy access to the outside. Residents will be responsible to bring their waste bins to the allocated bin storage area. Waste will be kept in the bin store until the day of collection.

The bin storage area will be made from robust finishes to allow for easy cleaning and wash down. Discrete wall mounted grills will provide continuous air flow and natural ventilation in the bin store.

The bin store will have double swing doors with level threshold to allow the bins to be easily moved in and out of the bin store area.

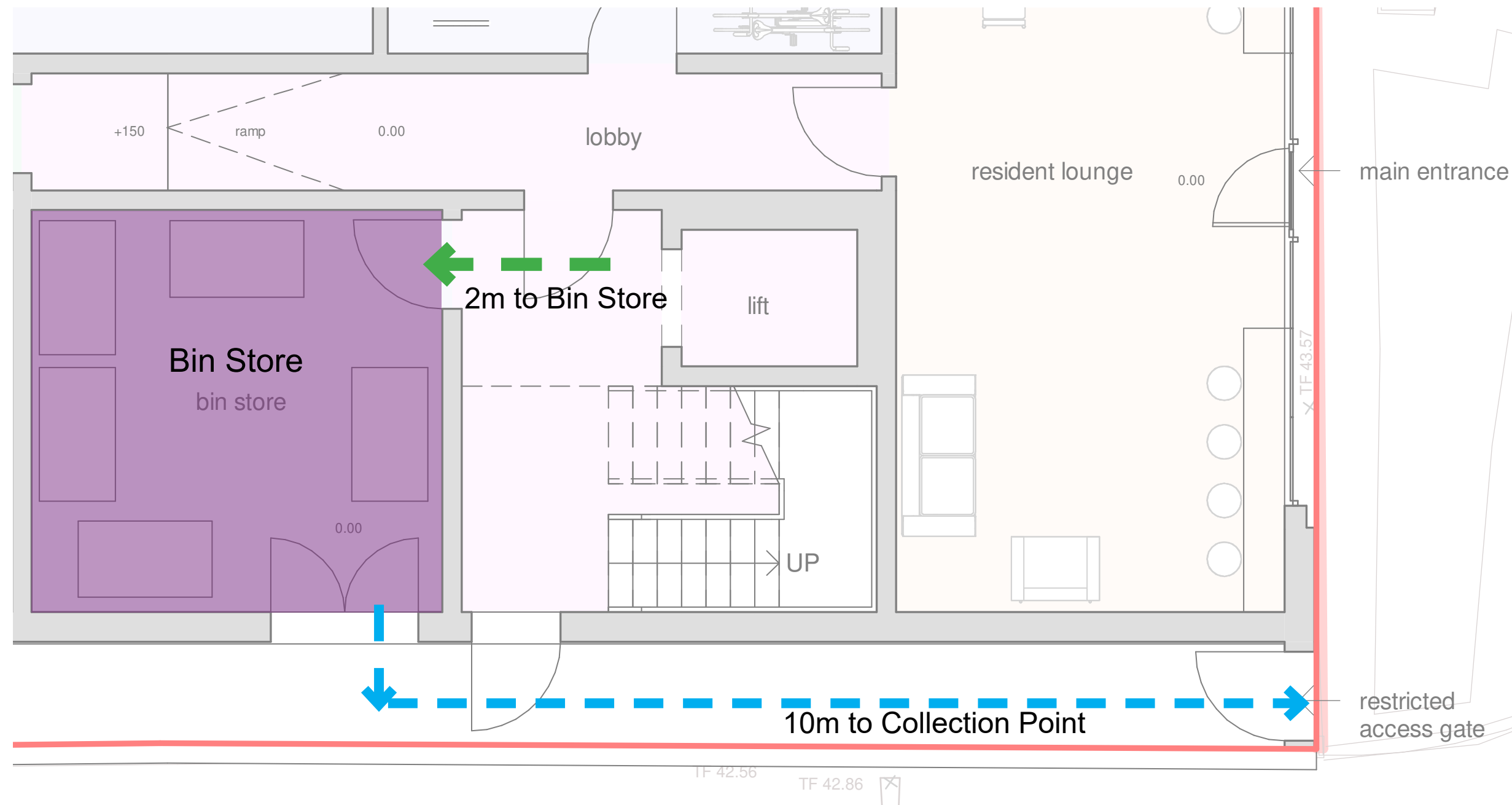
On collection day, management will be responsible for moving the bins to kerbside where they will be collected on Brunswick Street.

The proposed 660 liter wheeled bins will allow the bins to be taken directly outside without the need to maneuvering through the building. As a result we are able to keep the bins behind secure gates until they are collected to avoid bins being displayed on the street frontage.

BIN PROVISIONS

2no. 660 liter	General Waste
1no. 660 liter	Paper Waste
1no. 660 liter	Mixed Waste
1no. 660 liter	Food Waste

*Calculation in accordance with Manchester City Council **GD04 Waste Storage & Collection Guidance for New Developments.***



Architecture | Planning | Visualisation



Graphics | Branding | Websites

Author	Checked	Revision	Date
SA	SH	-	02/04/2021
SA	SH	A	21/04/2021
SA	SH	B	25/04/2021
SA	SH	C	28/04/2021
SA	SH	D	05/05/2021
SA	SH	E	15/06/2021

Create It Studio Architects

Universal Square | Devonshire Street North | Manchester | M12 6JH
0161 974 6165

www.createitstudios.co.uk
info@createitstudios.co.uk