

39 Deansgate

Planning Document – Design and Access Statement

JULY 2021

6145-SRA-XX-XX-RP-A-02003 P04 S2



SHEPPARD ROBSON
with



P01	07.01.20	First Issue
P02	16.01.20	Updated following Design Team comment
P03	27.01.20	Updated following further consultation
P04	23.07.21	Planning Issue

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1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Kames Property Income Fund and CBRE, acting as the Client's Agent and Planning Consultant.

It accompanies and supports the planning application for 39 Deansgate, Manchester. The statement explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

It is intended to supplement the information required by Manchester City Council (MCC) Local Authority by summarising the functional requirements of the brief, together with the architect's interpretation of the site context and the response to it.

Section 42 of 2004 Town and Country Planning Act substituted Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver exclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework (NPPF).

This document should be read in conjunction with the minutes of the meetings with the Local Authority in Section 07, and the supporting documents and drawings listed in Section 08 and the Appendix, both found at the end of this document.



2.0 DEVELOPMENT BRIEF

2.1 About Kames Property Income Fund

Kames Capital which manages the Kames Property Income Fund is a UK based investment management business that manages funds on behalf of domestic and international clients across the UK. Kames Capital is part of Aegon Asset Management, an international group of investment management businesses owned by Aegon NV, one of the world's leading providers of financial services. Kames Capital take a long-term approach to managing assets and promote best-practice in environmental, social and governance (ESG) matters.

Kames embraces sustainability as a corporate objective and it is central to its strategy and culture. Kames aligns its commercial objectives with positive sustainability outcomes by:

- Ensuring compliance with all relevant legislation and codes of practice.
- Promoting a culture of sustainability within Kames Capital and across all stakeholders.
- Seeking continuous improvement in the responsible management of resources, including energy, materials, waste and arising greenhouse gas emissions.
- Regularly reviewing, assessing and communicating sustainability objectives.
- Setting annual targets for sustainability and reporting on these to clients and other stakeholder.

Kames Capital have collected a string of awards across their fixed income, equities, ethical, property and multi-asset capabilities. In the 2017 Investment Week Sustainable Awards, Kames Capital was awarded as the winner in the Best Ethical Investment Fund Management Group category having previously won the same category in 2015.

Additionally, three property funds managed by Kames Capital have achieved Green Star Awards from the Global Real Estate Sustainability Benchmark (GRESB), the property industry's leading benchmarking and assessment body. RESB evaluates the environmental, social and governance credentials of real estate and infrastructure funds. In their 2016 benchmarking exercise, published in August, GRESB awarded the coveted Green Star to the Kames UK Active Value Property Unit Trust, the Kames Property Income Fund and the AEGON UK Property Fund.

2.2 Client Brief

The Brief calls for the demolition of the existing 39 Deansgate known as Speakers House, to be replaced with a single building which would provide in excess of 130,000 sq ft of 'Grade A' office space and 5,000 sq ft of flexible retail space at Ground Floor.

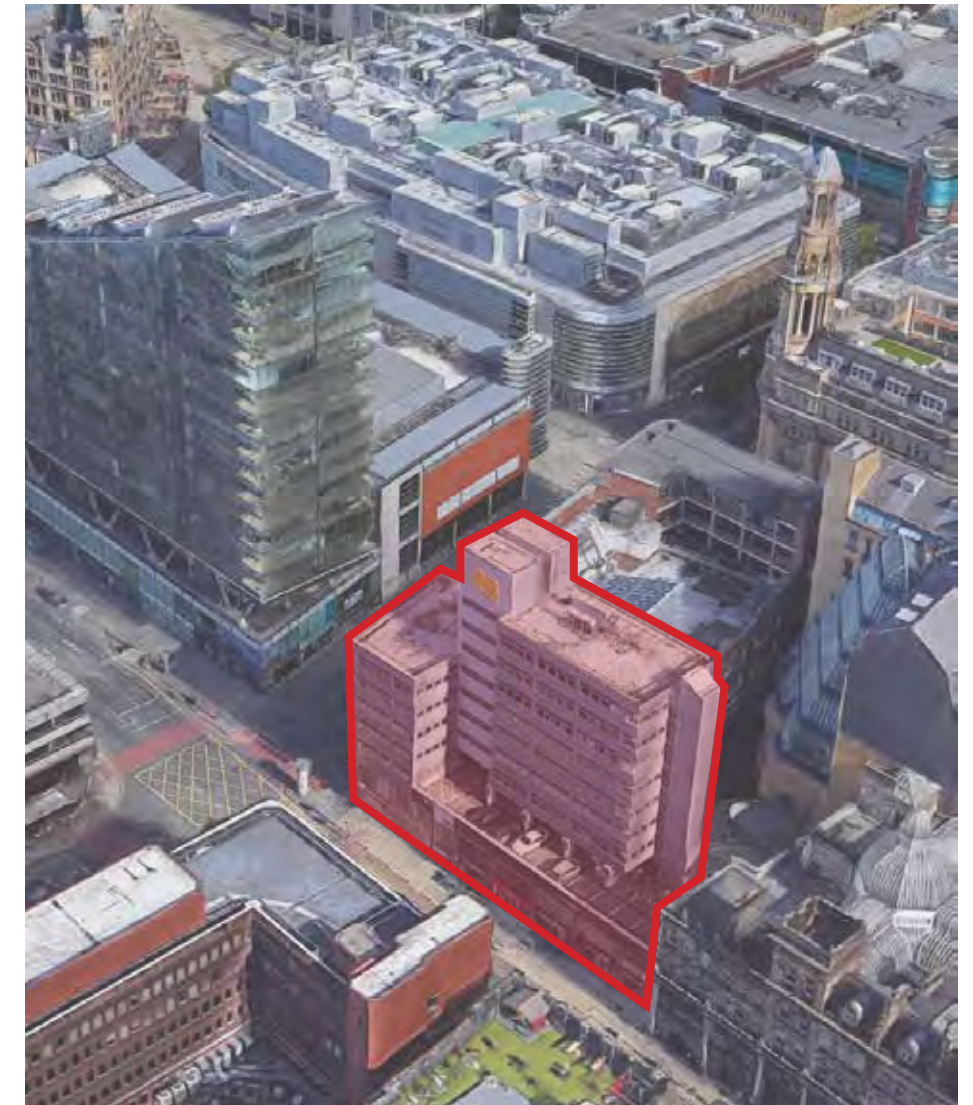
The building needs to meet the demands of the target occupiers whilst respecting and complimenting the immediate historic context through its massing, the use of high quality materials and attention to detailing.

The site is a prime location and marks an key intersection on Deansgate and St Mary's Gate forming a gateway into the city's retail core. As such, it should reinforce and enhance the local street scene through active frontages and complementary retail uses.

Naturally, the building should maximise its potential and value architecturally and for the owner / occupiers.

Key items of the Client Brief included:

- British Council for Office (BCO) compliance for all core elements
- BREEAM Excellent target (office space only)
- Flexible and sub-divisible office space
- Maximum floorplate efficiency
- Extensive cyclist facilities
- Facilitate and respond to the aspirations set out in the Strategic Regeneration Framework known as the "Ramada Complex".



03

SITE ANALYSIS AND CONTEXT APPRAISAL

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.1 Site Location

The site is located at a prominent intersection within Manchester City Centre at the junction of Deansgate and St Mary's Gate.

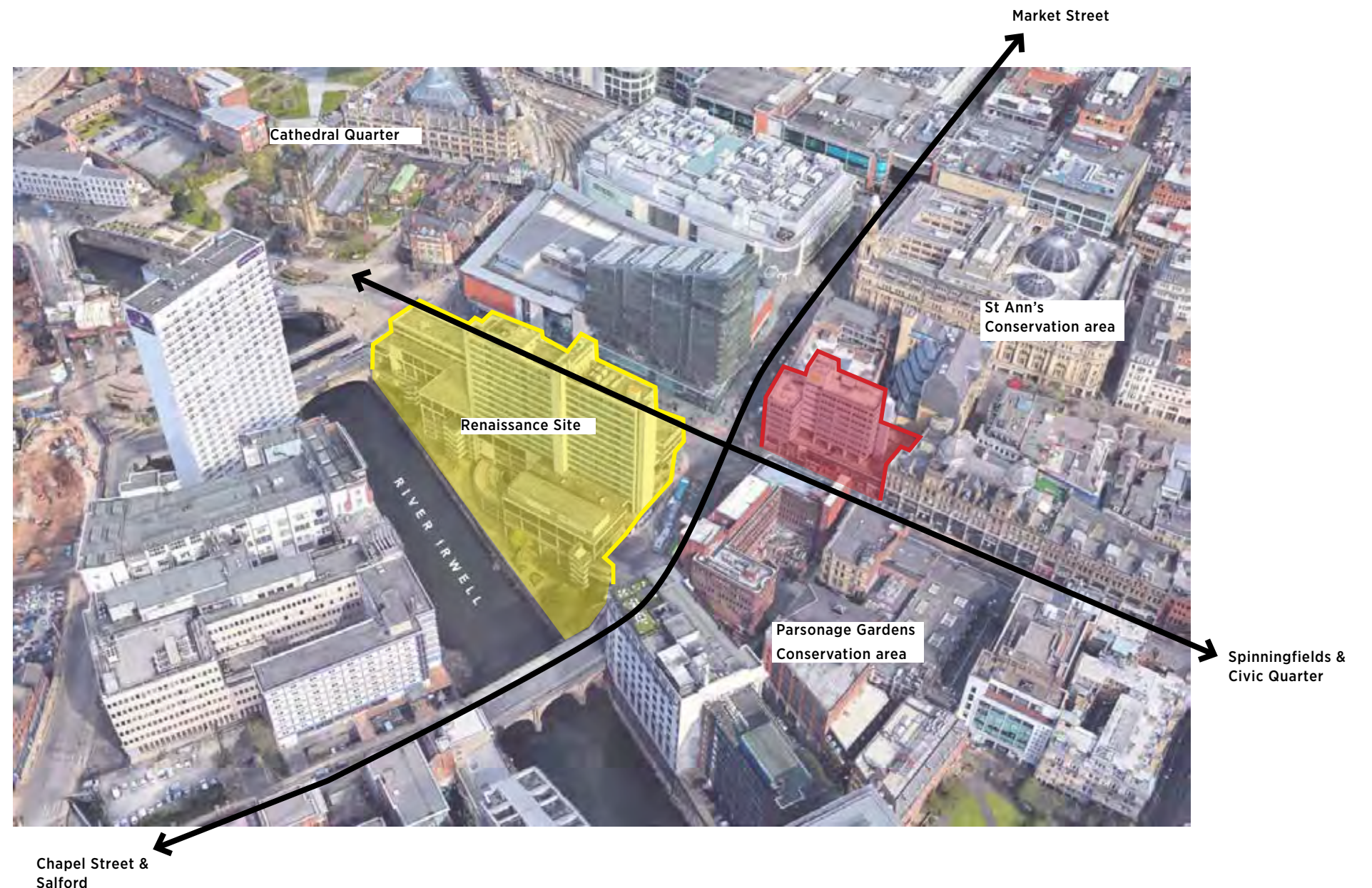
It forms a strong axis that links the lively commercial activity of Deansgate with the popular retail shopping area of Market Street to the East.

The immediate area comprises a historic network of streets, offering a dynamic mix of retail, commercial leisure and cultural activities.

The site sits on the North-West boundary of the St Ann's Square Conservation Area and is directly adjacent to the Parsonage Gardens Conservation Area. The Cathedral Quarter is located directly to the North and the River Irwell with the Burgeoning development along Chapel Street to the West.

A short walk to the South is the city's Civic Quarter, one of the UK's finest collection of historic and modern civic, cultural and commercial buildings, including Manchester Town Hall and Central Library.

Also within a short walking distance is Spinningfields which has become Manchester's principal financial and professional services district, with its vibrant mix of commercial space, fine restaurants, independent bars, and residential uses combined with some of the best public spaces in the City.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.2 Site Regeneration Context

Ramada Complex Strategic Regeneration Framework

In November 2018, Manchester City Council Executive endorsed a Strategic Regeneration Framework for the “Ramada Complex” on the site currently occupied by the Renaissance Hotel, and including 39 Deansgate. This area represents the last parcel to be regenerated, completing the post- 1999 vision for the City Centre Renewal Area Masterplan.

The SRF sets out the following development parameters for 39 Deansgate:

- Mix of Uses - Preference for mix of commercial and retail uses given its location in City Centre commercial core.
- Height - To be determined through contextual appraisals and townscape analysis of the site.
- Consultation - Requirement for consultation to be undertaken with the Local Planning Authority and other key stakeholders (i.e. Historic England).

Since the original application for 39 Deansgate was submitted and the ensuing global covid crisis, implementation of the Ramada SRF has stalled with alternative schemes now proposed that reflect a much reduced overhaul of the site including refurbishing the existing Renaissance hotel as illustrated overleaf.



Images and plan taken from SRF document revision 03 by Urban & Civic

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.2.1 The former Renaissance Hotel

The design of the Renaissance Hotel site with its substantial podium deck and tiered car park has long been a barrier to development at this end of Deansgate and which led to the ambitious plans in the SRF.

The proposed design looks to address many of the issues inherent with the existing site in particular, activating the negative spaces created in and around the podium deck. It also provides more activity to Deansgate in the form of new commercial units.

The 'treehouse' is pitched as a destination hotel founded on sustainable initiatives with a 'fun and witty' focussed hospitality experience. It will be only the second site in the UK for the global brand and will re-use much of the existing Renaissance Hotel and surrounding podium structures as illustrated in the images below.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.2.2 Pedestrianisation of Deansgate

Although not formally agreed, plans for pedestrianising Deansgate are afoot and promise to improve the user experience significantly.

Proposals under consideration include fully pedestrianising Deansgate to the North of Speakers House, tying in with the Cathedral Quarter Public Realm.

The zone directly adjacent to Speaker's House will be rebalanced with a much wider pedestrian pavement and cycle lane, reducing the road down to a single lane dedicated to public transport.



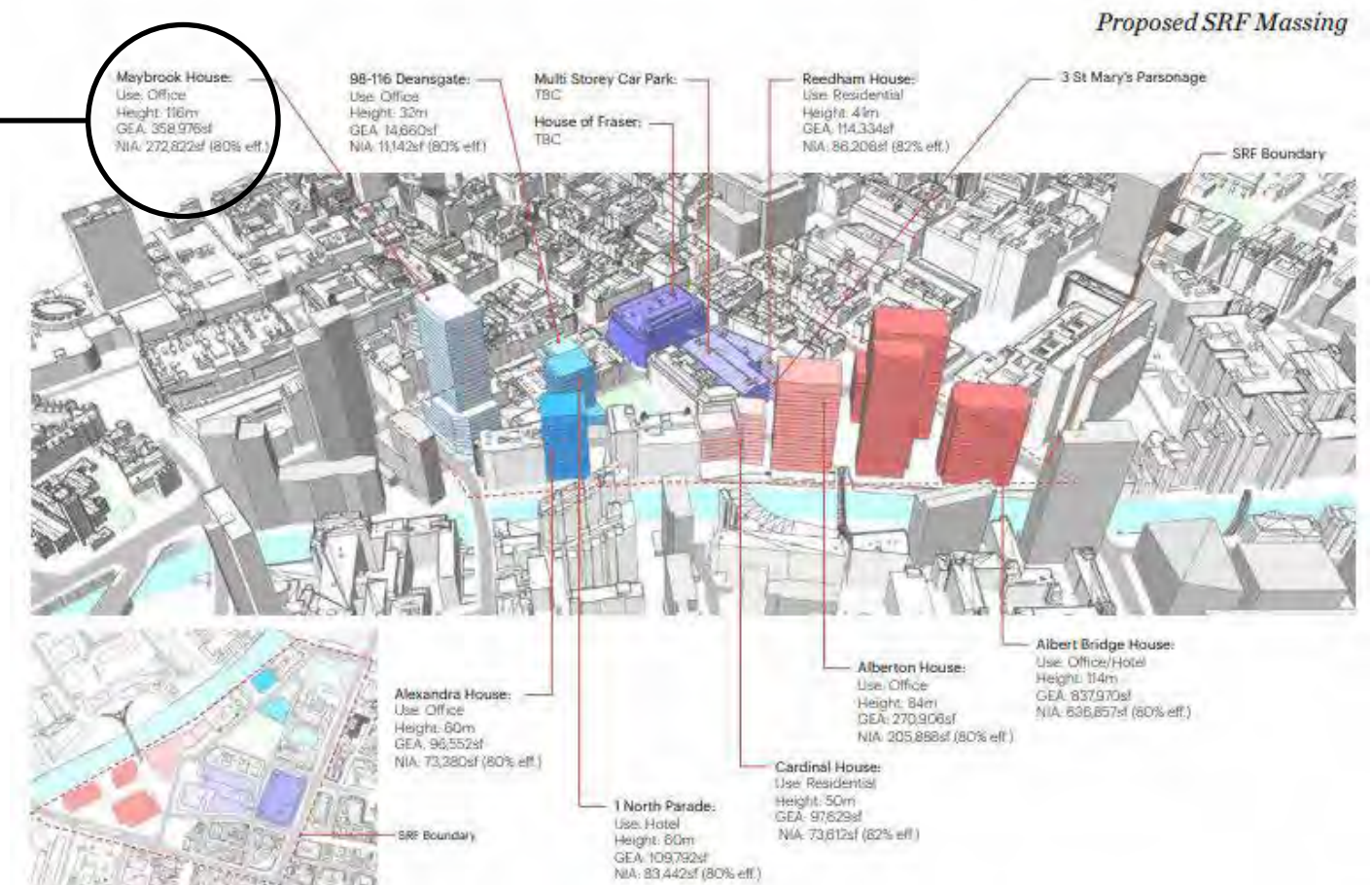
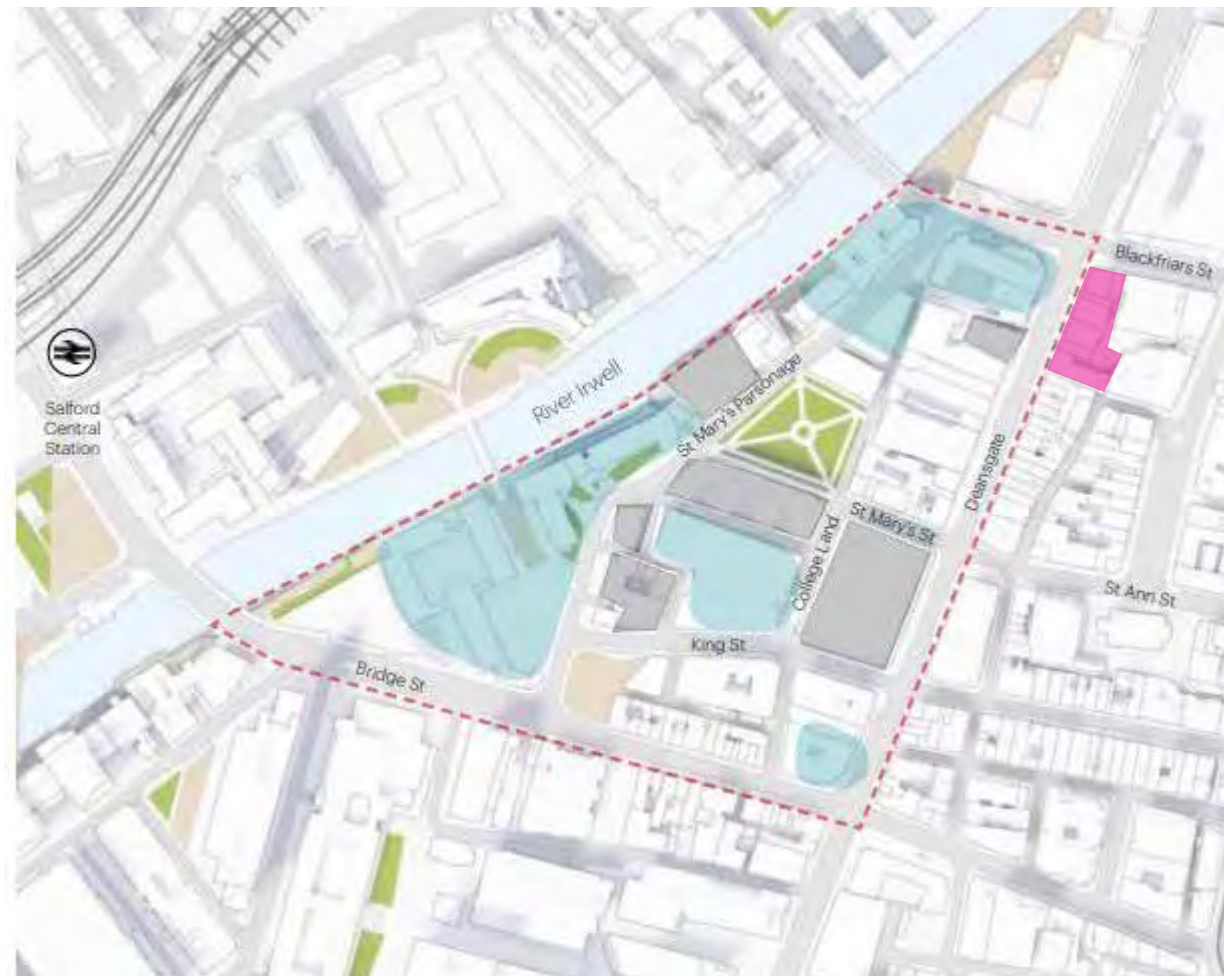
Supplementary CGI view of Proposed scheme along viewed along Deansgate

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

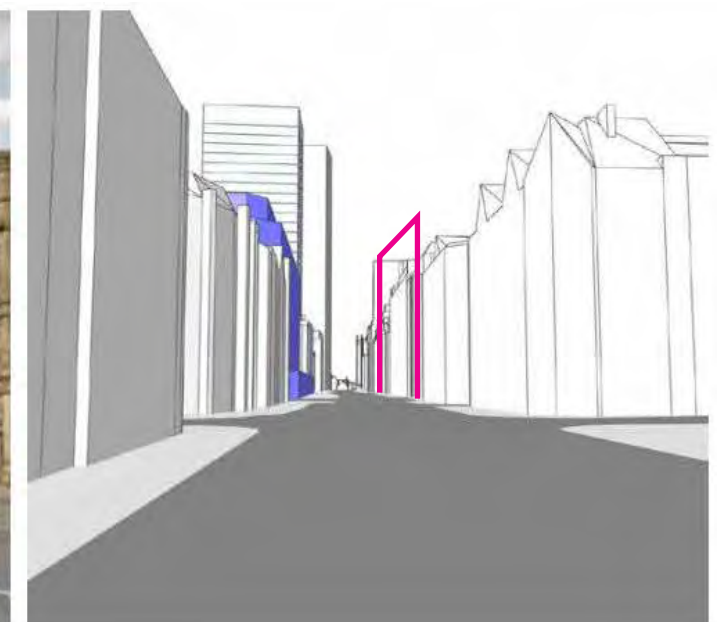
3.2.3 St Mary's Parsonage SRF

Within the immediate context of 39 Deansgate, the St Mary's Parsonage Strategic Framework is being implemented. Similar to the Ramada SRF, it sets a series of parameters for redeveloping an area along deansgate, facilitating a significant uplift in development quantum in terms of new taller buildings set within a conservation context.

Maybrook House
Use: Office
Height: 116m
GEA: 358, 976sf
NIA: 272,822sf
(80% eff.)



Existing view looking towards Maybrook House and 39 Deansgate



Townscape overlay showing proposed massing for Maybrook House

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.2.3.1 MayBrook House

Perhaps most significant to the development of 39 Deansgate, are the parameters recommended for the site directly adjacent- Maybrook House.

Mirroring many of the same observations in this report, the site is identified as a key axial gateway into the central business district befitting a building of height.

Benefiting from a larger footprint however, Maybrook House provides an opportunity for significantly more area and a taller building generally.



Maybrook house as it stands today

Other developments underway include proposals for the Former Kendals department store (below left), recently gaining planning approval to convert to offices as well as an extensive new build element on the land to the rear.

Proposals for 1 North Parade (below right) are also in the public domain prior to submitting for planning. This would further bolster the area as an emerging new commercial core in the city.



Redevelopment proposals for Kendals



Proposals for 1 North Parade

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.3 The Site as Existing

The Site comprises an area of around 0.12 hectares and fronts onto Deansgate to the West and St Mary's Gate to the North. It is bound by the Grade II* listed Barton Arcade to the South and by 12-14 St Mary's Gate to the East.

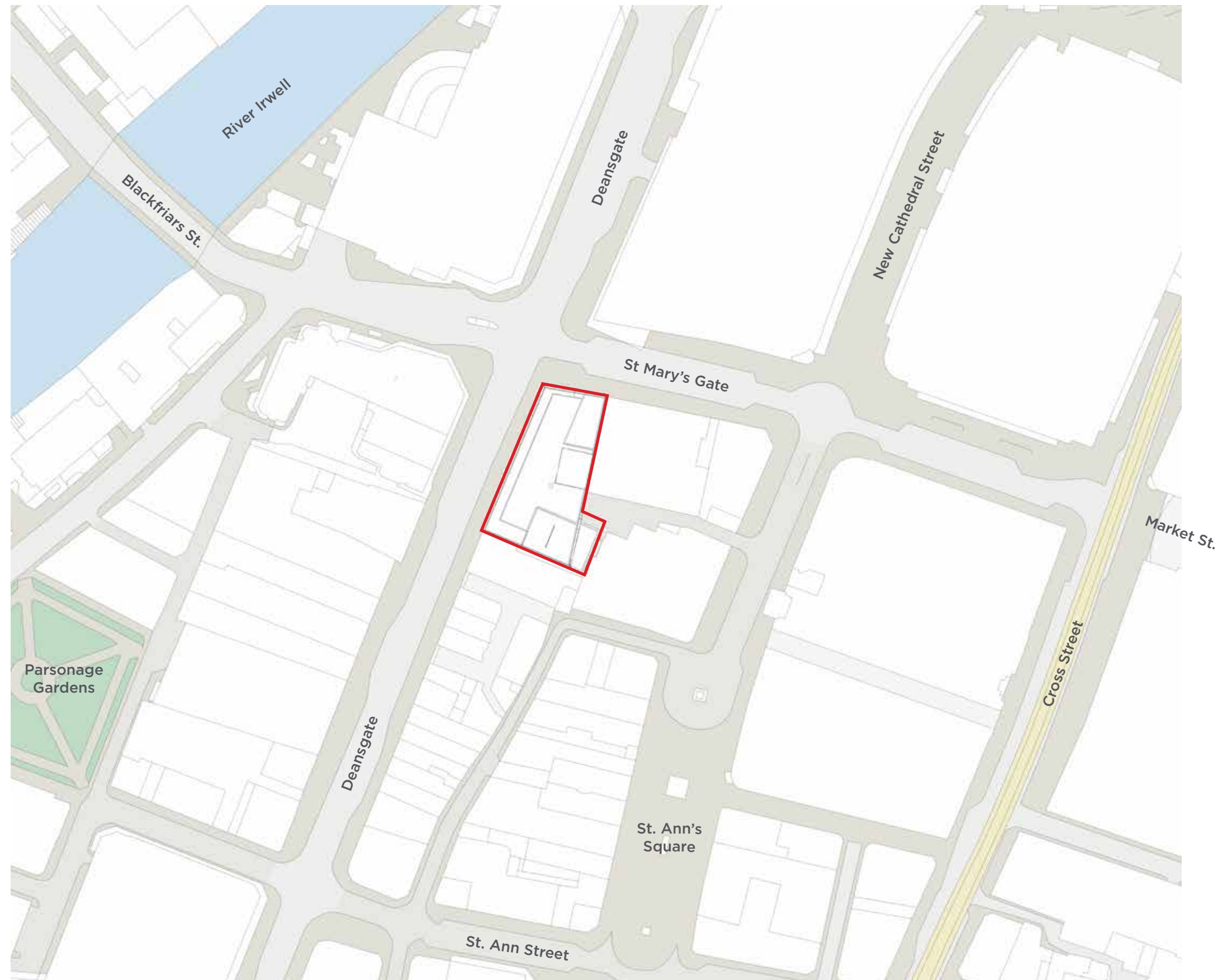
39 Deansgate is currently occupied by a 9-storey mixed-use building known as 'Speakers' House', built in 1963 and designed by the architectural practice of Douglas Stephen & Partners. It has been refurbished numerous times over the years, most recently in 2013 when new cladding was added to the main shop front façades.

The existing building has a Net area in the region of 3,754 sq. m (40,408 sq.ft) with accommodation arranged over ground, mezzanine, and eight upper floors.

The ground floor, circa 1116 sq.m (12,013 sq.ft) is fully occupied by retail tenants including the Flight Centre, Spar and Gregg's.

The upper floors are currently used as offices, with an area in excess of 2,638 sq. m (28,395 sq.ft). The offices are partially occupied and generally characterised by short term leases.

It is currently serviced by an alley leading to a yard accessed via St. Ann's Square also to the East.



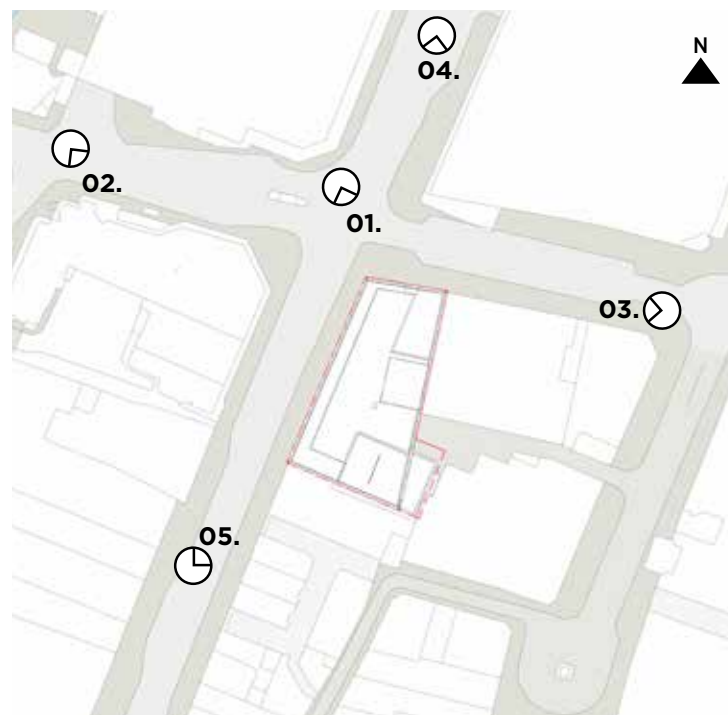
3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.3.1 Front of House

The existing 39 Deansgate is described as a “concrete framed building of seven-storeys over a two-storey coarse aggregate and brick podium”. The brick podium has since been re-clad but, it remains an unashamedly modernist building which displays many of the deferential architectural characteristics of the time, but does little to ‘fit-in’ contextually to the surrounding area.

For example, it is thought the reason the building steps back along Deansgate is to reveal views of the grand glazed dome of neighbouring Barton Arcade, as illustrated in the adjacent Image 1. It was a view never visible nor intended during the Victorian period when an Arcade of similar scale sat alongside Barton Arcade. Furthermore, it forms an uncomfortable juxtaposition that does not tie-in nor reinforce the strong prevalent urban grain of Deansgate.

Another strange quirk of the original design is a podium level parking deck which separates the tower element. The resulting gap in the building reveals the blank gable to Barton Arcade. This exacerbates the incongruity and with only the limited benefit of oblique views to the glass dome which is far better observed from within Barton Arcade itself.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

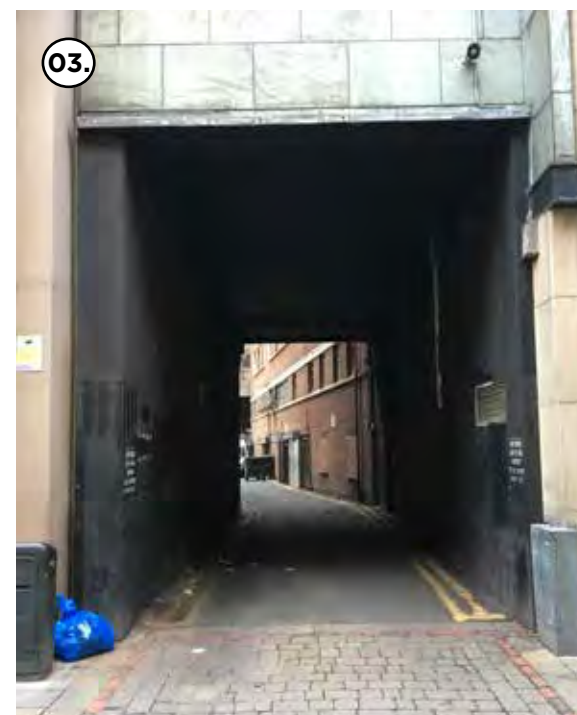
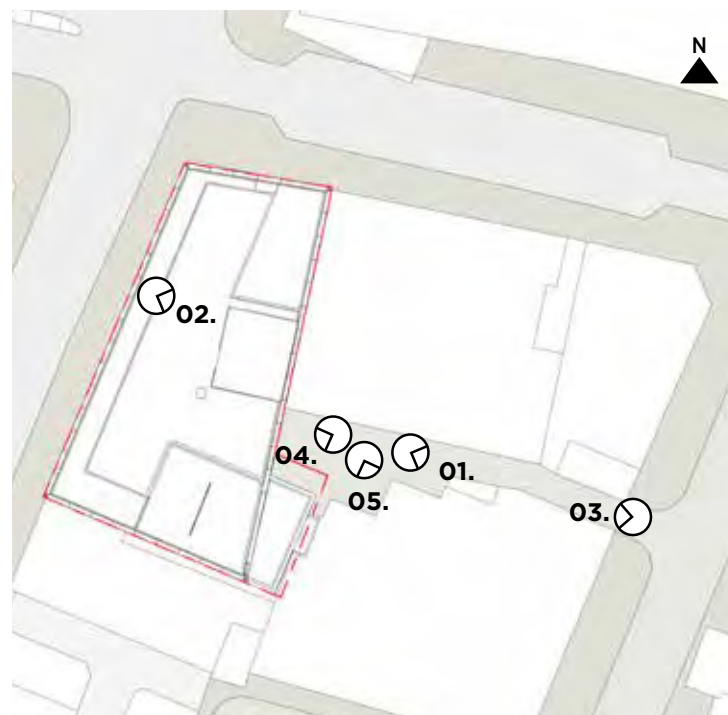
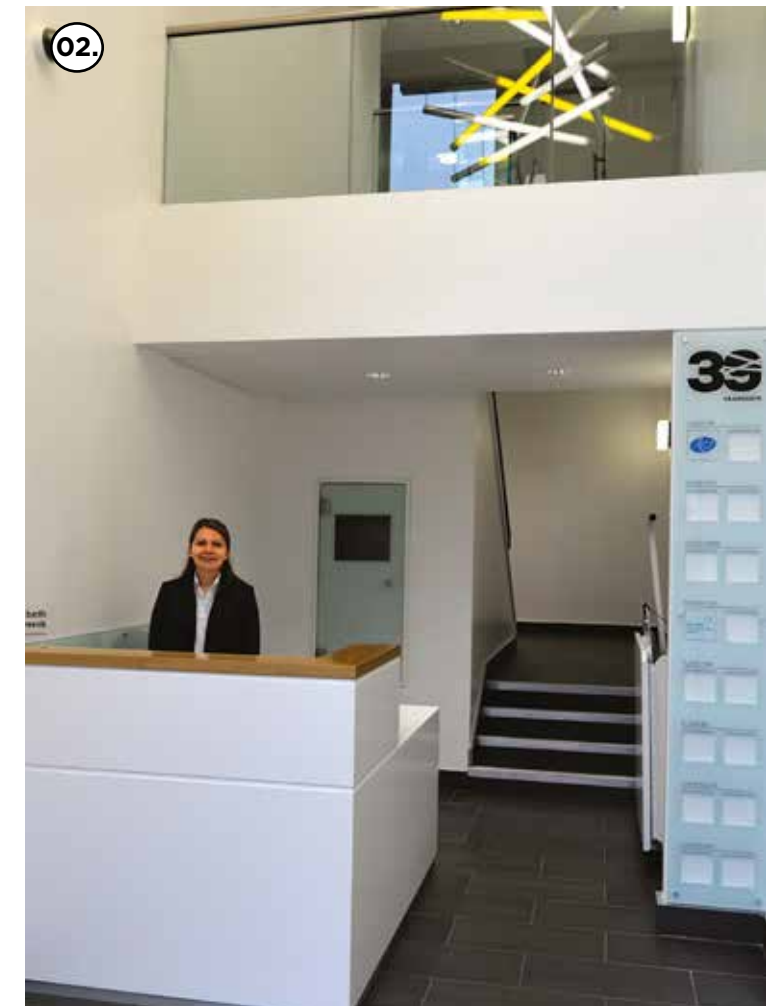
3.3.2 Back of House

The site is accessed and serviced from the rear and, given the primary frontage of Deansgate, it is proposed to remain so in the new development. Notwithstanding, access arrangements are currently restricted and via part of the pedestrianised route leading to St Ann's Sq.

The rear of the site also currently provides access to a car deck for 39 Deansgate which currently has a capacity for around 13 vehicles. There is also a Network Substation within the building's property which will be upgraded as part of the proposed works.

The access route is shared with adjacent properties and is peppered with service entrances, escape doors and refuse areas. More information can be found on future access and waste strategies in the Access Statement section of this document.

The existing building is considered to be at the end of its economic life. It is inefficient and failing to optimise the use of the plot on such a prominent corner in Manchester's City Centre. Many of the novel design features have become a maintenance burden over the years, during which time, this end of Deansgate has transformed significantly. On this basis, the site justifies significant redevelopment in order to reflect the aspirations and ambitions of the modern City.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.4 Heritage Analysis

The site sits at the North-Western boundary of the St Ann's Square Conservation Area and also on the edge of the adjoining Parsonage Road Conservation Area. Furthermore, it adjoins the Grade II* listed Barton Arcade, one of the finest examples of Victorian arcades in the country.

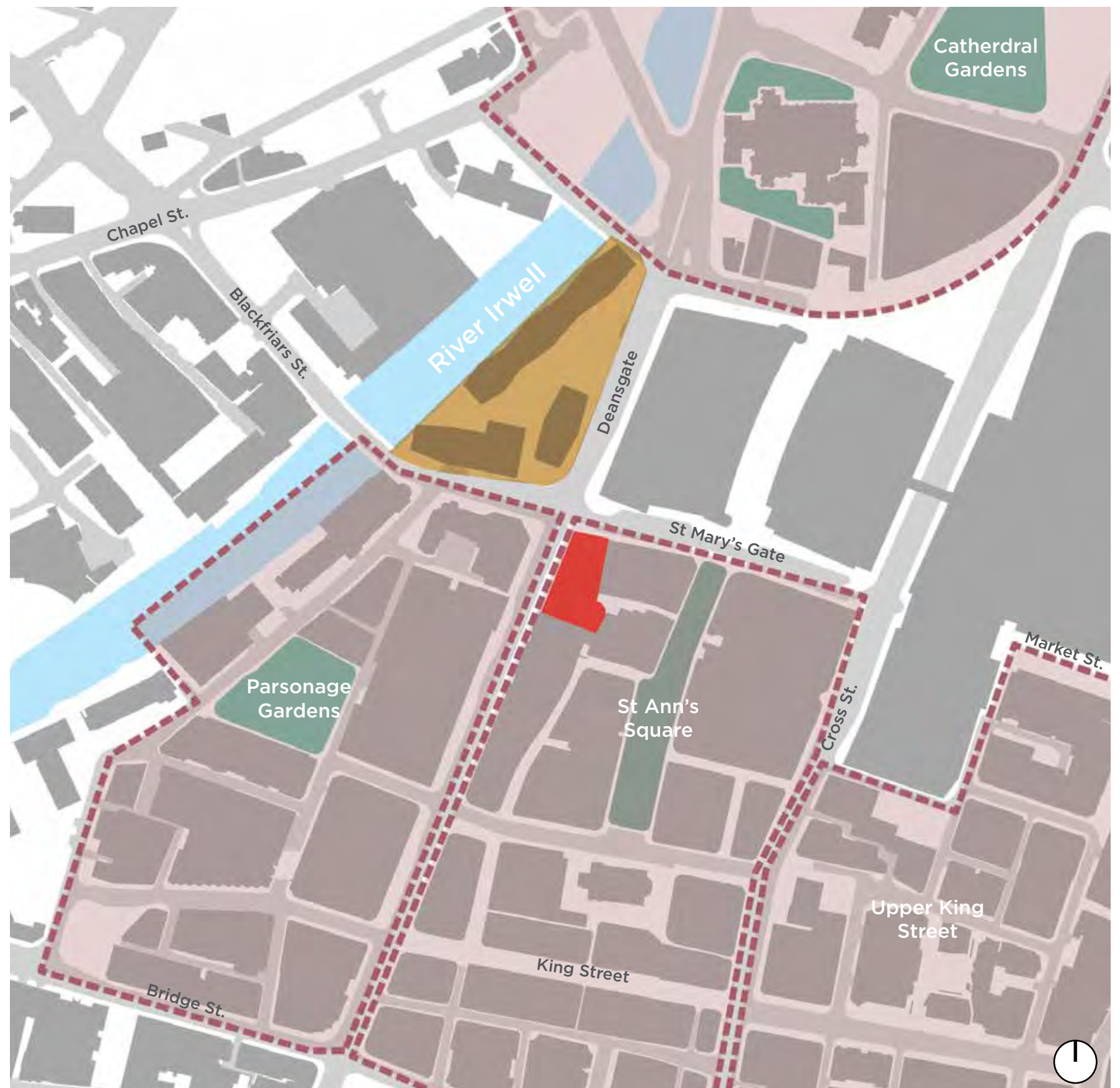
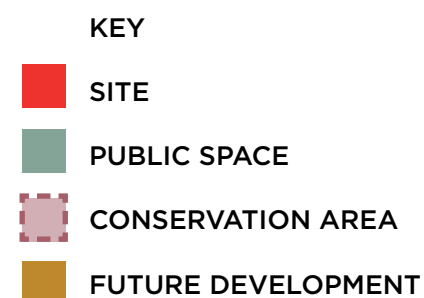
Consequently, the site is of considerable importance when considering matters of Heritage. A full Heritage Assessment has been prepared by Stephen Levrant as part of this Application to help inform proposals and to evaluate and determine the Heritage Impact of the proposals.

The design process has also been informed by Manchester City Council's online conservation area appraisal. In particular, the guidance highlights the 'rich tapestry' of buildings that have been constructed at different times and in varied styles with regard and respect for the existing context.

From a development perspective, Manchester City Council promotes high quality modern design, taking cues from the remaining historic buildings rather than pastiche solutions. This provides the opportunity to propose a unique and appropriate building, taking subtle references from the rich surroundings, whilst making a dynamic new addition.

Architecturally, the area is characterised by a number of unifying features, which will be referenced in the proposal moving forward:

- Active retail frontages at ground floor level
- A tripartite subdivision of elevations
- Vertical window proportions and deep reveals
- Articulated chamfered corner conditions that alleviate pressure at busy junctions and frame entrances.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

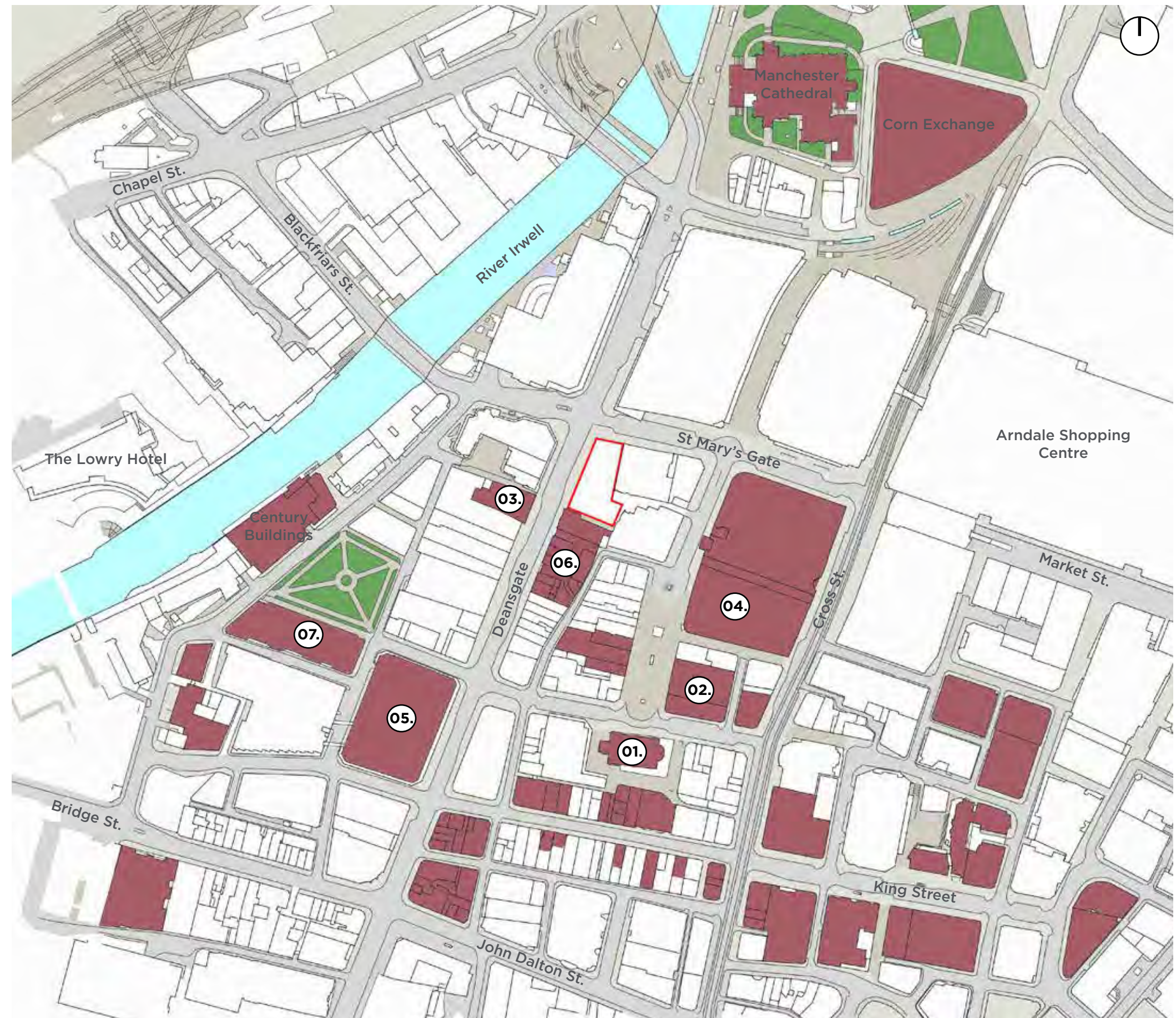
3.4.1 Listed and Notable Buildings

There are 19 identified listed buildings within a 250m radius of the site, all of which have the potential to be affected in terms of their setting by the proposed development.

The area is characterised by a number of landmark buildings including the Grade II listed Royal Exchange, which dominates the North-Eastern boundary of the conservation area. Also, situated in the heart of the designated area is the Grade I listed Church of St. Ann.

The Council's policy does not define any specifically protected views of particular building groups and, although there are many other fine individual buildings, it is their relationship to each other as components in a coherent streetscape that defines the conservation area.

Further detail of Barton Arcade can be found in the following section as it has influenced the concept design. Likewise, the other neighbouring building, 12-14 St. Mary's Gate, otherwise known as the 'Woolworth's' building in reference to its original occupier, has formed a reference point. It was built in 1950 and is of an early modernist style that has remained largely unchanged over the years. Whilst not listed, it is considered to have architectural merit and is, as such, subject to local interest.



KEY:

- SITE
- LISTED BUILDING
- NOTABLE BUILDING

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.5 Historical Character and Materials



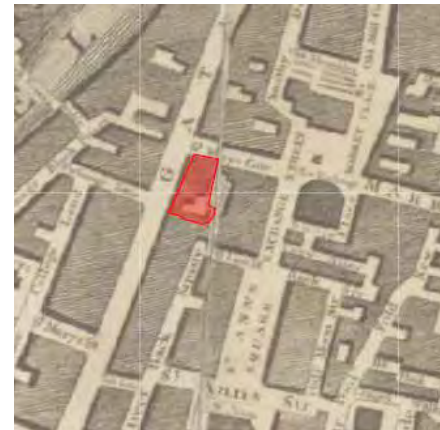
- 01. Church of St. Ann (Grade I)
- 02. Mansfield Chambers (Grade II)
- 03. Haywards Building (Grade II)
- 04. Royal Exchange (Grade II)
- 05. Kendals (Grade II)
- 06. Barton Arcade (Grade II*)
- 07. Arkwright House (Grade II)

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.6 Site History



1750



1813



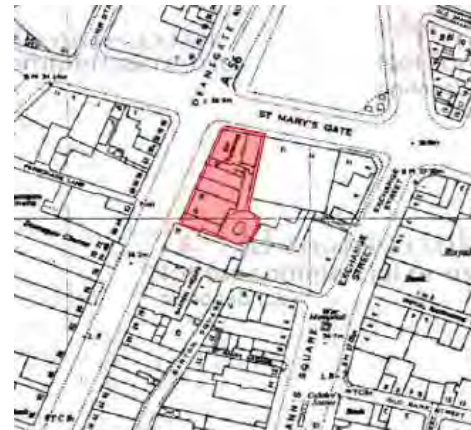
1850



1922



1941



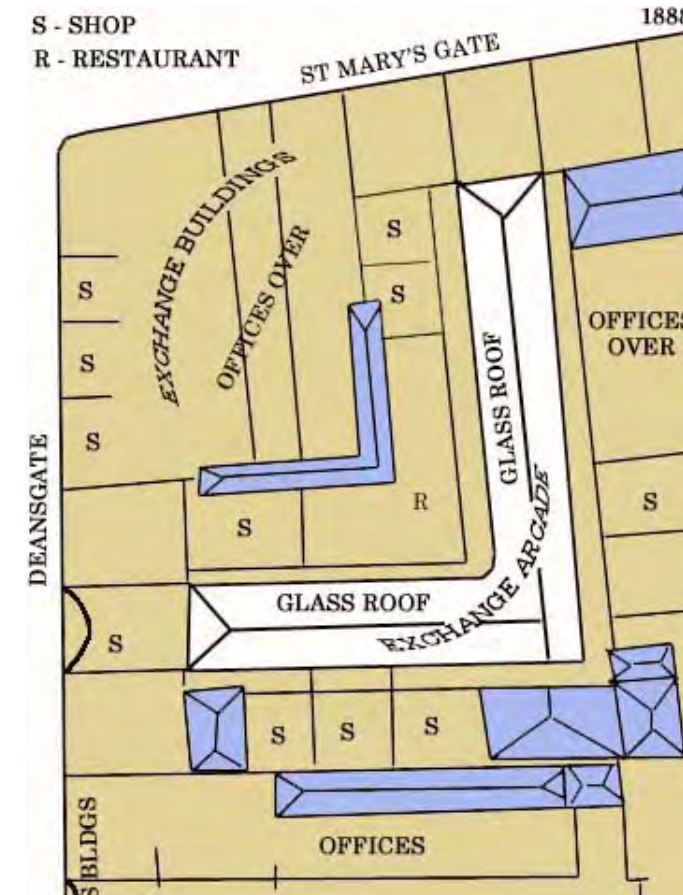
1969

The plan above from 1750 depicts the city's early street pattern. Key routes such as Deansgate and St. Mary's Gate are shown to have been laid out by the mid-18th century, forming the distinctive corner on which the Site would later come to occupy. St. Ann's Square is also evident, characterised by neat rows of houses fronting onto the street. By 1813, being located close to the river front, the area quickly developed, exemplifying an eclectic mix of industrial, residential and commercial buildings.

In 1850 the Site was occupied by a number of stock and share businesses centred around 'Riding's Court'. The map illustrates the area was heavily built up, forming a tight urban grain intercepted by small alleyways and internal courtyards.

The area was heavily redeveloped mid 19th C, with the introduction of a number of Victorian shopping arcades around Deansgate. The Exchange Building was built in 1876 and comprised a brick building of four storeys with an additional attic storey replete with dormer windows and slate clad turrets. The building was characterised by a grand arched entrance which can be seen on the image adjacent and led to an 'L' shaped central arcade covered by a glazed, pitched roof as illustrated on the plan above. A number of shops and showrooms occupied the ground floors, with the upper storeys being used for office space.

The intricate Royal Exchange Building that dominates the Eastern end of St. Mary's Gate was completed in 1922, forming a landmark structure in this part of the city.



Exchange Building Plan



Exchange Building

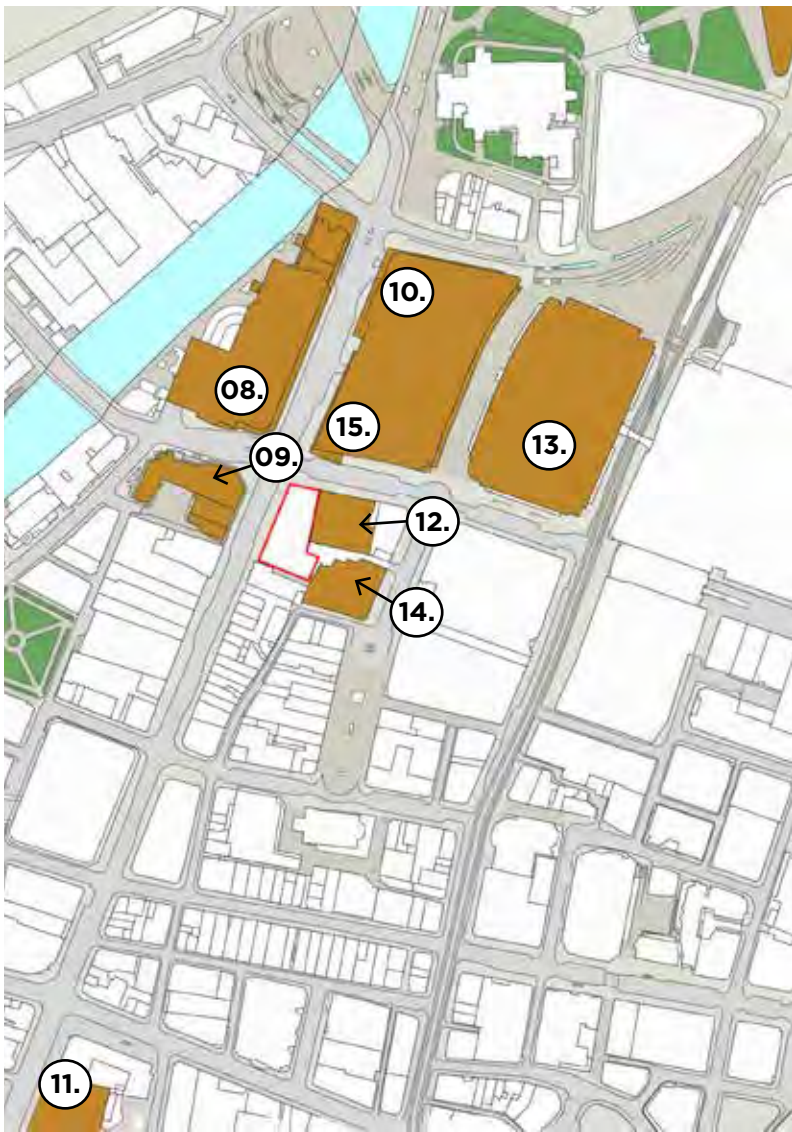
During the Manchester Christmas Blitz, the Site at the corner of St. Mary's Gate and Deansgate was obliterated. Buildings shaded red were demolished as the 1941 map illustrates. Following WWII the site sat vacant for a number of years and the open space became Manchester's version of "Speakers Corner". Hence, when it was redeveloped in the 1960s it was named "Speaker's House". The photographs below show the cleared site following the war.

The Ordnance Survey map from 1969 is the first to show the footprint of the present day Site at 39 Deansgate. The introduction of a new car ramp creates the distinctive round corner to the South-East.



Images of Cleared Site

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL



3.7 Recent Character and Materials

The more recent context of the local area is considered eclectic with a wide variety of architectural styles and typologies.

To the Northern extent of Deansgate there are a number of large monolithic buildings such as Marks & Spence, Harvey Nichols and the ultra modern tower of No. 1 Deansgate. This is characteristic of the redevelopment of the retail core in recent years. However, the form and scale generally breaks down closer to St Ann's square in the form of the Post Modern Garden Building.

- | | |
|-----------------------|---------------------------|
| 08. Renaissance Hotel | 12. 12-14 St. Mary's Gate |
| 09. Maybrook House | 13. Marks & Spencer |
| 10. Harvey Nichols | 14. The Garden Building |
| 11. 123 Deansgate | 15. No.1 Deansgate |

3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.8 Context of Scale

The majority of the surrounding area is characterised by 4-5 storey buildings with the occasional 10+ storey property representing a variety of typologies. The adjacent No. 1 Deansgate sits at 17-storeys at the highest point of its raking roof profile.

The adjoining properties; 12-14 St Mary’s Gate and Barton Arcade are 4-storeys in scale, which creates a strong reference line following the corner junction of the site.

The existing building has a podium height lower than the surrounding context and a cut-back tower element of 8-storeys extending higher.

It is recognised as an inefficient use of the site and potential to increase its density and massing through new build development can in part be justified by the evolving landscape of Manchester City Centre and the considerable regeneration opportunities in the area.

Notably, the Strategic Regeneration Framework (SRF) which makes provision for residential towers up to 35-storeys and would suggest an opportunity to increase the scale of the proposed in excess of the current site massing.

Furthermore, the site’s corner typology allows for a larger built form to address the junction and give prominence in relation to the proposed development.

The 11-storey development at 123 Deansgate by Glenn Howells Architects is also a useful benchmark for the kind of development recently approved by MCC on Deansgate.

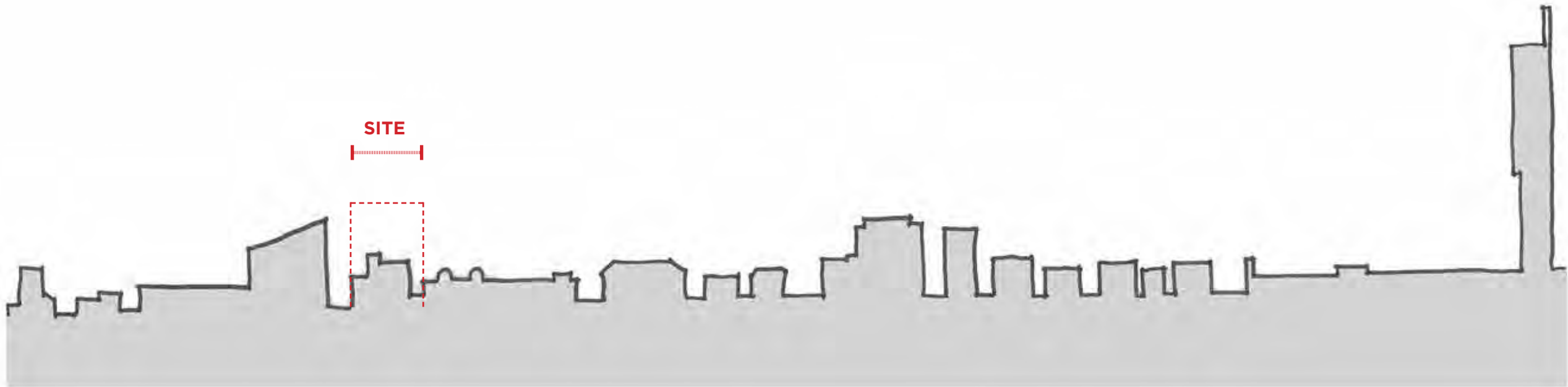
The proposal has given due consideration to the National Design Guide, Oct 2019, with particular emphasis on Paragraph 70, which provides guidance on tall buildings. As such, the proposal has been carefully considered in terms of its relationship to context and local character, alongside any potential environmental impacts.



3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

3.8.1 Site Sections

The scale of buildings along Deansgate is fairly consistent low-mid rise, with No.1 Deansgate and Beetham Tower providing bookends at its North and Southern ends. The site is located to the Northern end of Deansgate, next to No.1 Deansgate which is of a similar height. The proposals for the Ramada SFS solidify the idea of a node of tall buildings bookending Deansgate.



A: SECTION LOOKING EAST



B: SECTION LOOKING WEST

3.9 Planning Context

The formal description of development is as follows:

“Erection of a 17 storey building comprising office use (Use Class B1) and flexible ground floor commercial units (Use Class A1, A2, A3 and A4), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building”

The proposals are fully compliant with national and local planning policy.

The Council's current Development Plan Document is the Core Strategy which was adopted in July 2012. The Core Strategy sets the overall strategic direction for planning for Manchester over the Plan period from 2012 to 2027 and is in line with national policies. The policies of the Core Strategy establish where major development and other forms of investment should be located in order to be sustainable, meet local needs and take full advantage of opportunities. The proposals adhere to a wide range of policies prescribed in the Core Strategy.

Emphasis throughout the Core Strategy document is placed on the value of Manchester City Centre to the City and the City Region, primarily as an economic driver. This is reflected in Policy CC1 (Primary Economic Development Focus: City Centre and Fringe), which states that the focus for employment growth will be in high density offices and the Council will give particular encouragement and support for such development within areas including the City Centre and Fringe area. Deansgate is specifically identified as a City Centre focus area for the development of high density offices. Development for offices within this area will be encouraged by the Council.

The development proposal which forms the basis of the planning application will provide new Grade A office space capable of meeting the requirements of the next generation of office occupiers and help strengthen the commercial offering at Deansgate, in accordance with the City Council's objectives.

In addition, Policy CC9 also states that development in Manchester City Centre should preserve or enhance identified heritage assets, including listed buildings, conservation areas and scheduled ancient monuments. Given the site's sensitive location, directly adjacent to Barton Arcade and within the St Ann's Conservation Area, the application submission includes a Heritage Appraisal, Visual Impact Assessment and NPPF Justification Statement, which demonstrates that the proposed development will preserve the character and significance of these Conservation Areas and will have a beneficial impact on the visual appearance of the surrounding area, thus ensuring compliance with this policy. The Heritage Appraisal, Visual Impact Assessment and NPPF Justification Statement demonstrate that the proposals will not result in any significant harm to the setting of surrounding listed buildings.

The application red-line boundary does not include the areas of public realm around the building. Notwithstanding, local improvements will be necessitated by the impact of the new development and, the design, extent and time-frame for delivery of these public realm improvements are subject to agreements with Manchester City Council. Consequently, details of the landscaping will be determined following determination of this application and it is expected will be controlled by planning condition.

Detailed consideration of the Planning Policy Context is included in the Planning and Regeneration Statement, prepared by CBRE and submitted within this application.

3.10 Consultation

The proposals have been developed in consultation with Manchester City Council and Historic England. The Design Team met with a Senior Officer at Manchester City Council on three occasions and the detailed design proposals have been directly influenced by the feedback received at these meetings.

The following pre-planning consultation meetings have taken place:

- Pre-App 01. Held on: 30.04.2019
- Pre-App 02. Held on: 16.10.2019
- Historic England Consultation. Held on: 30.10.2019
- Pre-App 03. Held on: 07.01.2020

The first Pre-application consultation was a general introduction to the scheme. During the meeting, recommendations were made to engage with Historic England early in the process and to commission a Heritage Statement to inform proposals and serve as a basis by which to assess the full impact of the proposed development within its heritage setting.

The Design Team met with Historic England on 30.10.2019 and presented the scheme to date. They understandably withheld judgement on the scale of the development pending a full review of the Townscape Analysis. They were however generally supportive of the approach taken and were also in favour of using metal over stone as a facing material. The choice of material is discussed further in Section 4.18.

During the follow-up Pre-application consultation, it was advised that MCC would not support any car parking on the site and the Design Team subsequently embarked on a period of redesign to remove parking from the scheme. This involved providing enhanced cycle facilities which can be seen later in this report. More plant was also moved to the basement, which freed up space above ground for net gain which went some way to offset the revenue lost by the car park.

Peer review was discussed during this meeting and the Design Team suggested its willingness to consult with “Places Matter”. A number of comments were made regarding the massing of the scheme and it is demonstrated in this document, that extensive consideration was given during the early stages before ultimately deciding on an appropriate form. Furthermore, the panel appeared to give precedence to the current building occupying the site; a point the Design Team disagreed with in favour of deferring back to the more historic grain and character of the area, as is illustrated throughout this document.

A Public Consultation was held in November 2019 where members of the public and local residents were invited to see the scheme to date and to comment accordingly, including raising any concerns they might have.

A number of residents from adjacent No.1 Deansgate raised concerns over the proximity of the proposed scheme. A full Daylight and Sunlight report detailing the impact on neighbouring properties has been submitted in support of this application. It concluded that the impact of the proposed development is acceptable. The offset distance from the oversailing upper storeys of No.1 Deansgate is illustrated in the diagram below.

The Applicant has had regard to comments raised in respect of the proposed scale, design, townscape and impact on amenity. Whilst it is appreciated that the proposed scheme will invariably have an impact on the surrounding area, including on the amenity of apartments within No.1 Deansgate, it is considered that the significant regeneration benefits that would be secured by the proposed development would weigh substantially in favour of the scheme. This is explored more fully in the accompanying Planning Statement and supporting technical assessments.

Following public consultation on the emerging proposals, which closed on 10th December 2019, the project team took the comments received into consideration. The final pre-application meeting was held on 7th January 2020 where the outcome of the consultation was discussed with Officers and the final proposals were presented. The Council continued to be supportive of the high quality ‘crafted’ approach subject to the submission of a comprehensive planning application that addresses issues of heritage, amenity of local residents, and public benefits

The Applicant’s Design Team has also engaged the appropriate statutory and non-statutory consultees in preparing the technical reports supporting this application.

A Statement of Consultation is included with this application, which provides detailed commentary on the consultations undertaken prior to submitting this application.

3.11 Evaluation

There is no doubt that this site requires a building of outstanding architecture to mark this key intersection along Deansgate, notwithstanding its adjacent context, the Grade II* listed Barton Arcade. This will need to be achieved whilst meeting the client brief and commercial aspirations for a Grade ‘A’ office space in the heart of the City.

Through the discussions with key stakeholders, it is clear that there is a desire for a building of significant mass to present a confident frontage onto Deansgate. The analysis of the local context clearly justifies a taller building is appropriate, as a smaller building would not be confident enough in the streetscape, and would not present a significant driver for regeneration in the area.

Materiality and detailing will be critical to the success of this building given its sensitive location and prominence on Deansgate, and the design will need to demonstrate a high level of consideration from large to small scale. The next section will explain the design development in response to the analysis which has been undertaken.



Offset distance from No.1 Deansgate



04

DESIGN STATEMENT

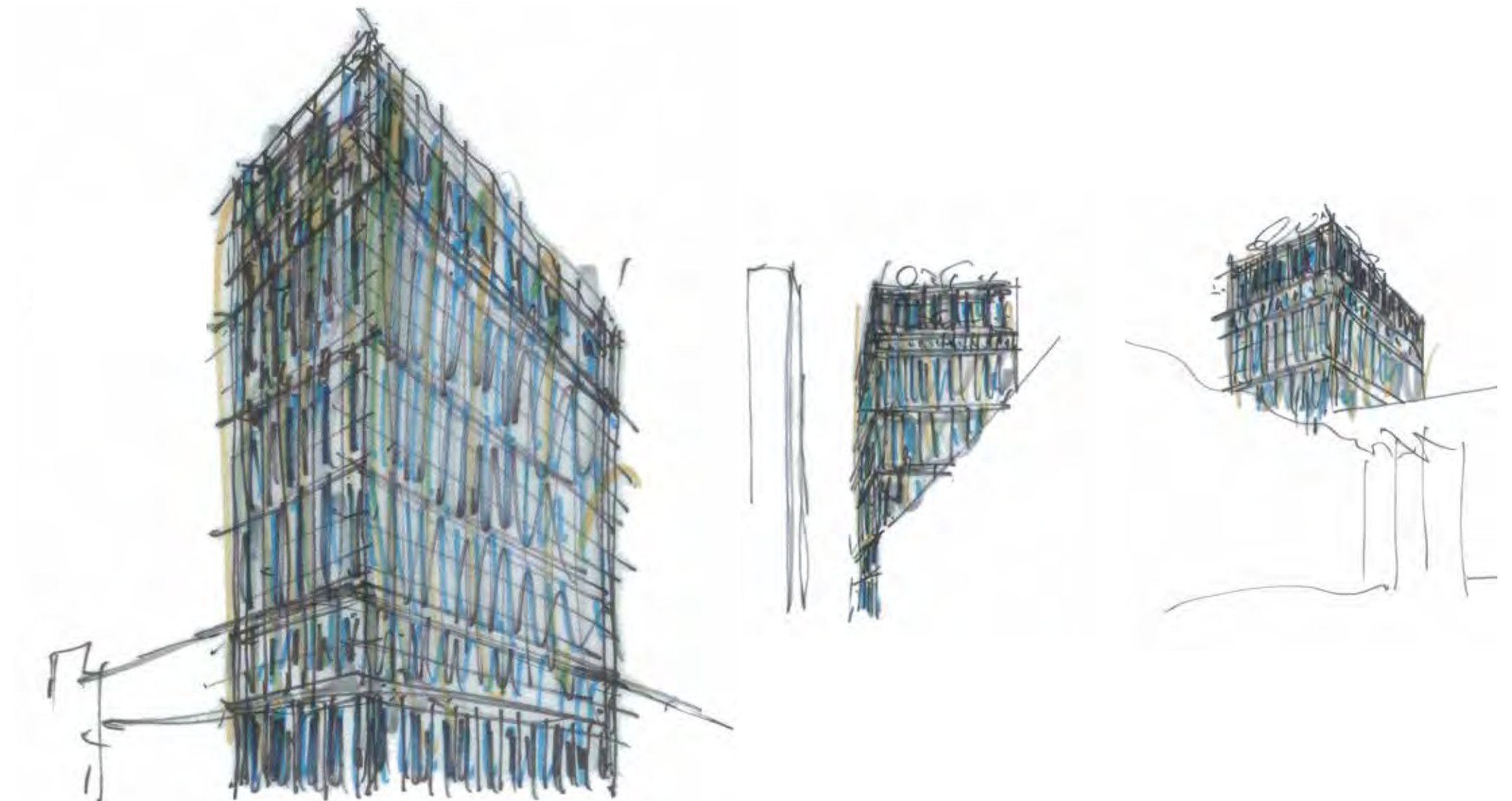
4.0 DESIGN STATEMENT

4.1 Concept

The overall vision for the redevelopment of 39 Deansgate is to provide a high quality, exemplar Grade A office space which will provide a desirable and sought after location on this prominent corner along Deansgate.

At street level, the building will provide high end retail and commercial space which will enliven both Deansgate and St Mary's Gate.

The new 39 Deansgate will be a striking, contemporary addition to the Manchester skyline, creating a significantly improved approach both to commercial office development and buildings within conservation areas. Its sympathetic architectural language aims to strengthen the heritage setting and sit confidently within its historic context.



4.0 DESIGN STATEMENT

4.2 Proposed Use

Detailed analysis was undertaken early in the scheme's development to test the viability of the site for a range alternative uses. Ultimately, an Office use was chosen, supported by a robust business case, agency advice and, by the constraints of the site, such as the high levels of servicing required for Hotels.

The adjacent diagrams show the test floor plates for the alternative Residential and Hotel uses:

The residential configuration could provide circa 10 units across a double banked central corridor. A similar arrangement occurs to the hotel option however, in this instance the two wings of 3* accommodation provide approximately 20 rooms per floor.

Initial massing was worked up based on a 20 storey tower with a rational double banked floorplate which angled away from Deansgate, as illustrated on the images overleaf.



Baseline Proposal - Test Fit Residential

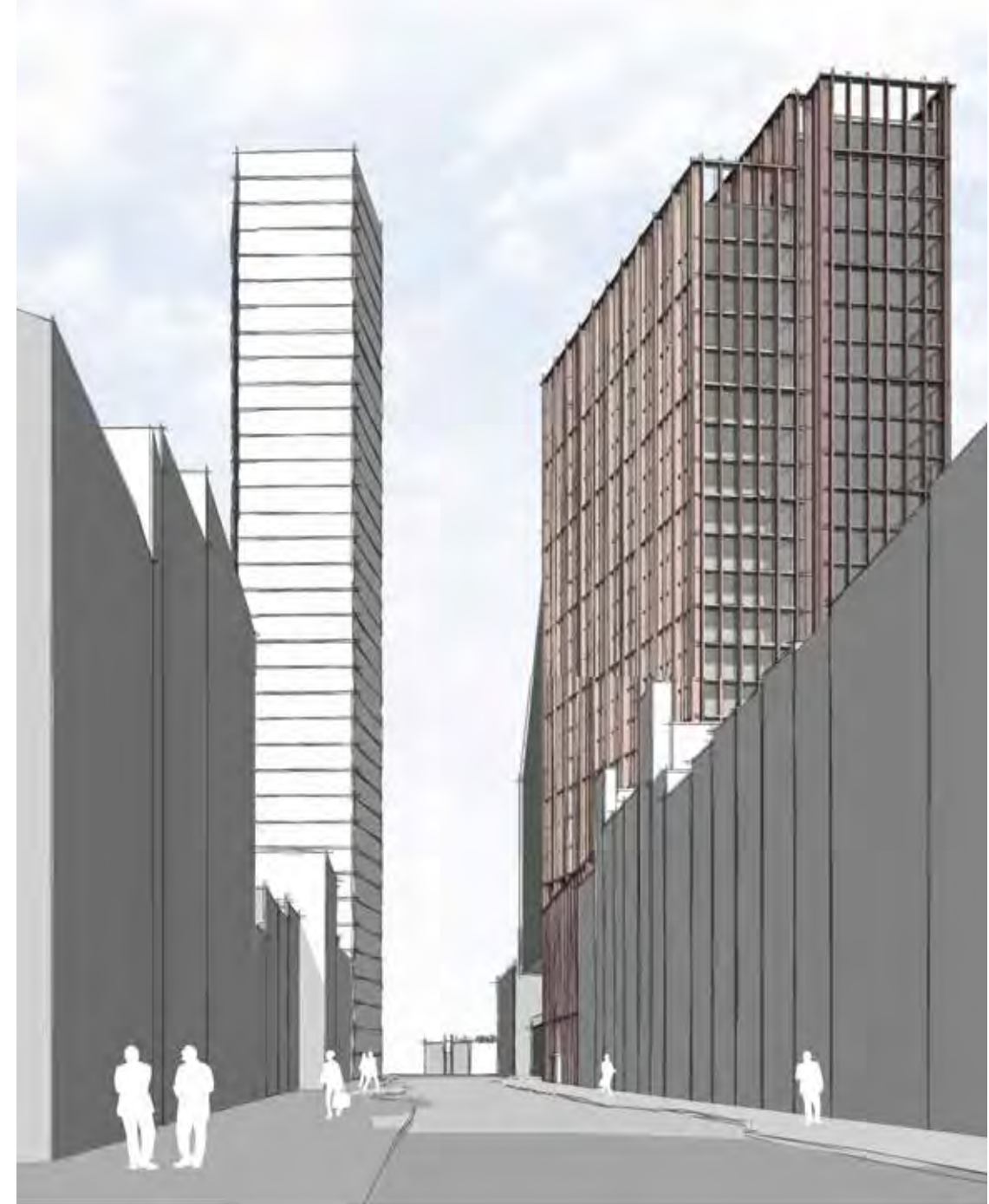


Baseline Proposal - Test Fit Hotel

4.0 DESIGN STATEMENT



Views of 20 storey scheme in a Resi/Hotel configuration



4.0 DESIGN STATEMENT

4.3 Proposed Massing

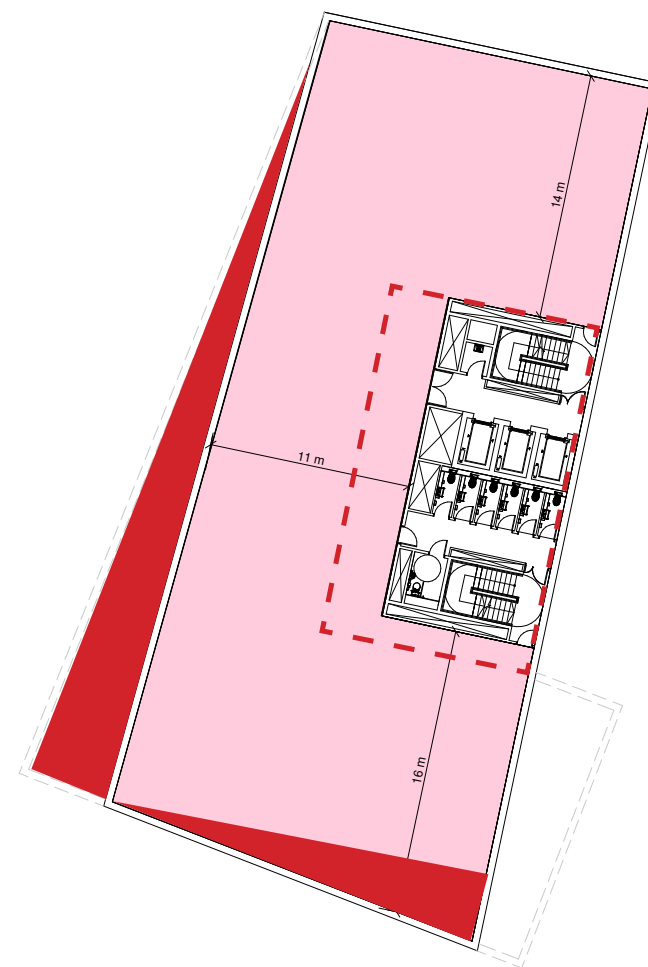
Once the decision had been made to proceed as office use, it was clear that an orthogonal plan configuration would not achieve the areas required to make the floorplates viable.

The Design Team set about exploring and appraising various options that sought to increase the area whilst mitigating any impact of the massing. Some examples of which can be seen on the adjacent page.

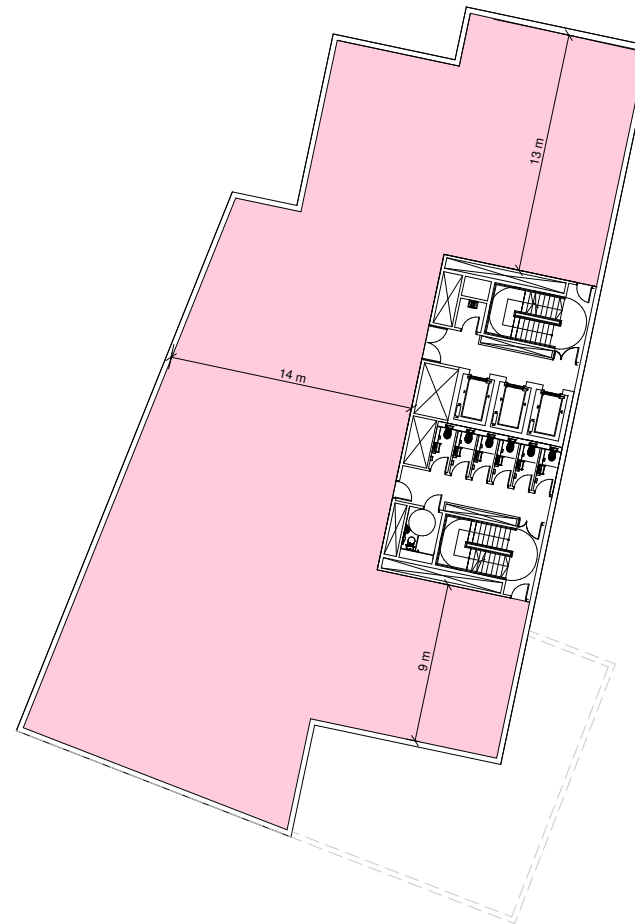
A matrix was compiled to assess each of the options against basic criteria:

- Area
- Buildability/Complexity
- Plannable as an office
- Technical consideration

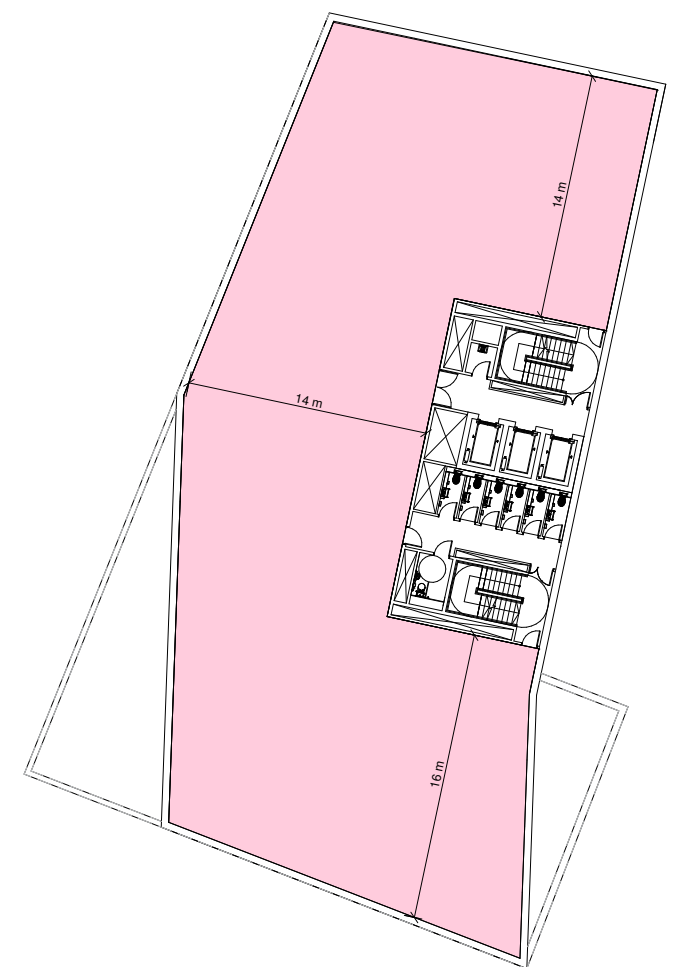
The matrix can be seen overleaf and ultimately informed the decision to proceed with a simple, efficient floorplate extrusion. This was mitigated by reducing the overall height of the proposed development from 20 to 15 storeys. This approach, in turn, also heavily influenced the development of the façades, which is explained later in this section.



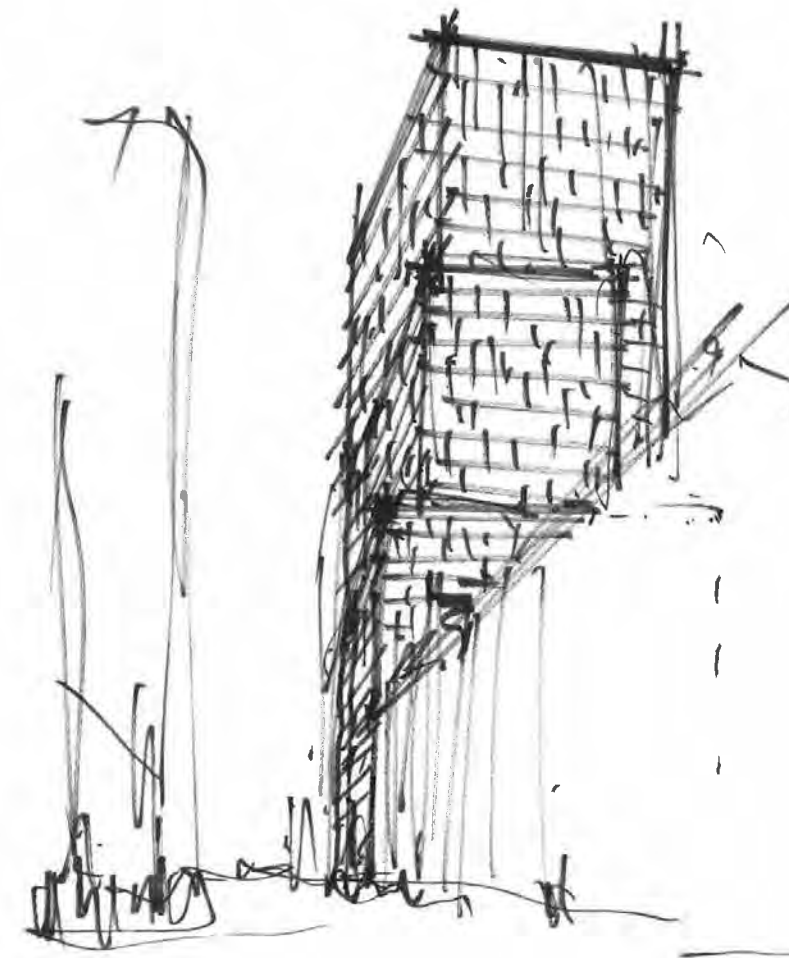
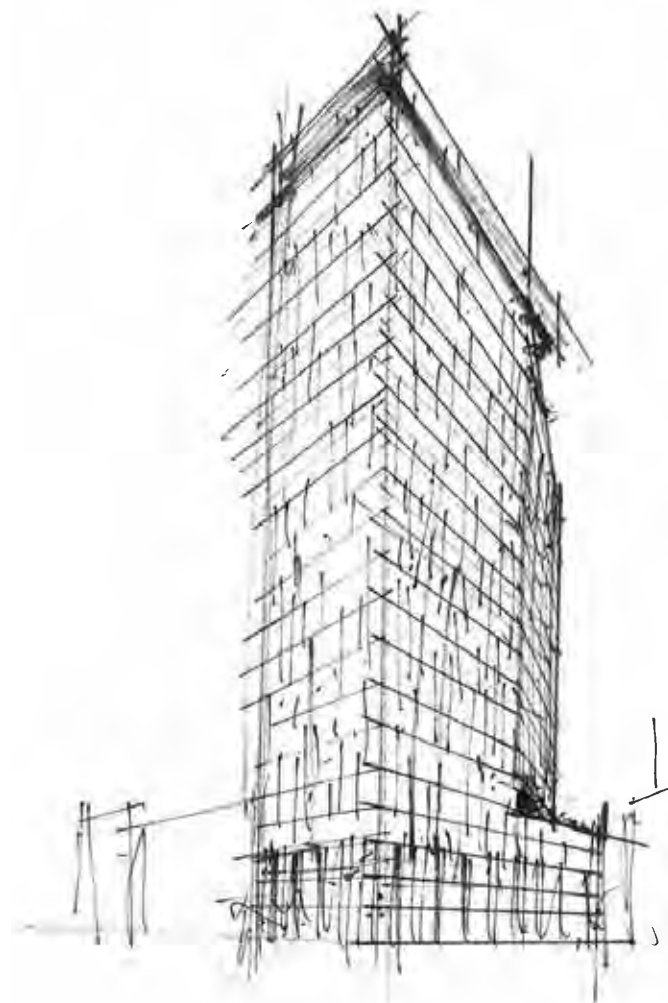
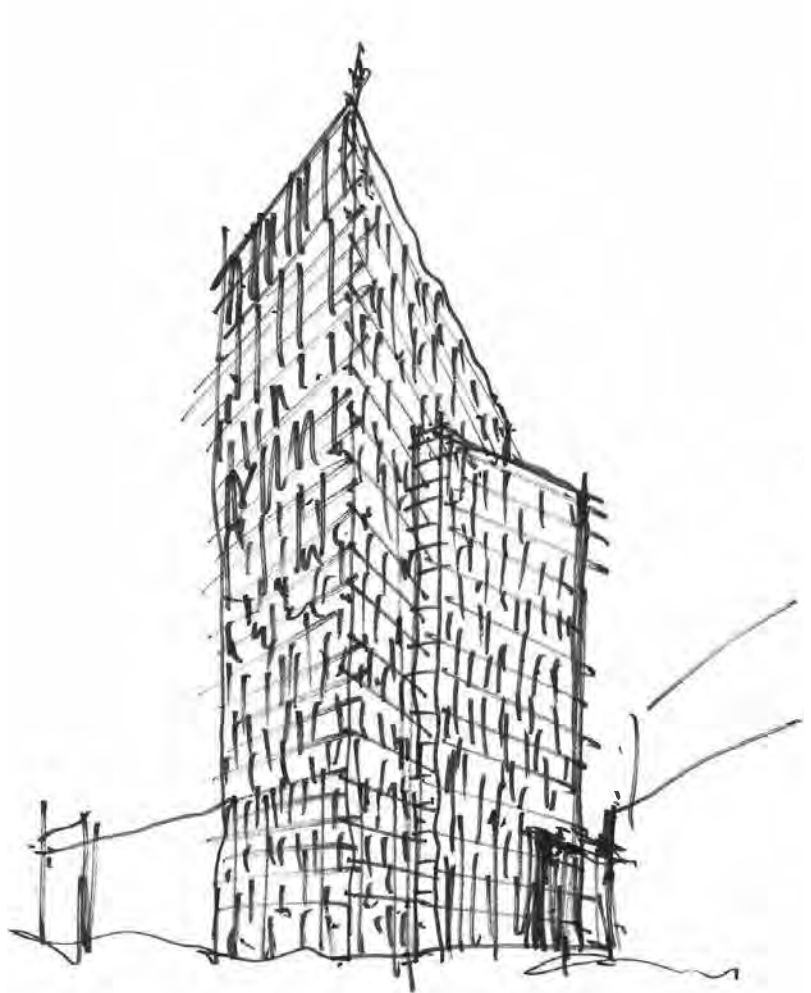
01. Illustration of area lost by creating a parallel plan form



02. Alternative plot configurations shown massed up on adjacent page



4.0 DESIGN STATEMENT

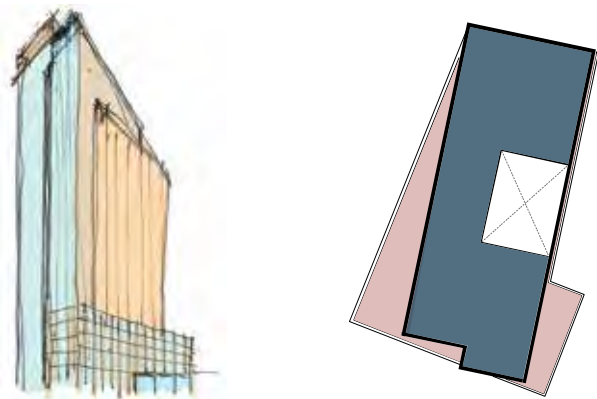


4.0 DESIGN STATEMENT

4.3.1 Design Option Matrix

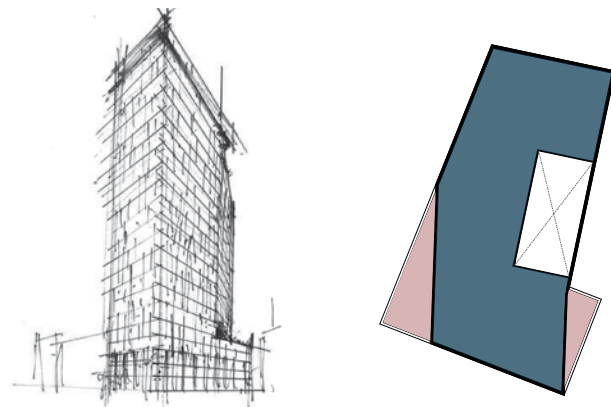
- BASELINE
- X

 - Rotated tower addresses Deansgate
 - Typical floor low on NIA
 - Core sized for Resi/Hotel layout



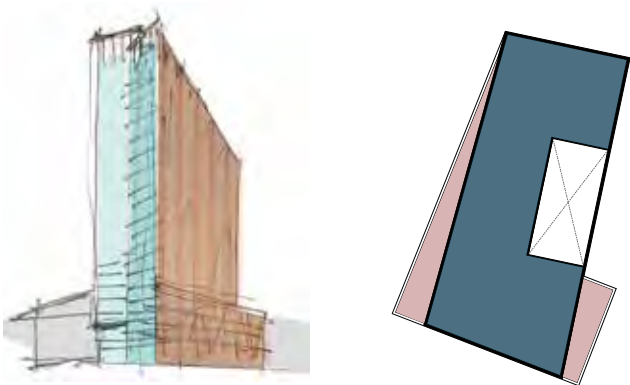
- OPTION 3
- X

 - Strong tower geometry
 - Terrace maintained at podium level
 - Potential inefficient internal space planning
 - Awkward shape doesn't plan well for offices



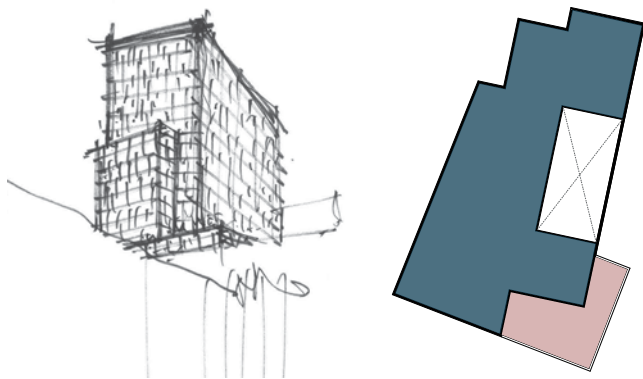
- OPTION 1
- X

 - Rotated tower element retained
 - Terrace at podium level could be restaurant or bar
 - Strong datum maintained with adjoining buildings
 - Typical NIA too low for office floorplate



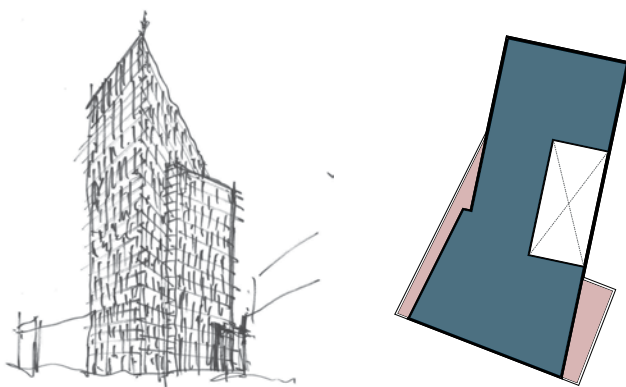
- OPTION 4
- X

 - Dynamic building form created from multiple tiers
 - Complex facade geometry on every floor could difficult to let space
 - Stepping floor plates may be expensive construction cost



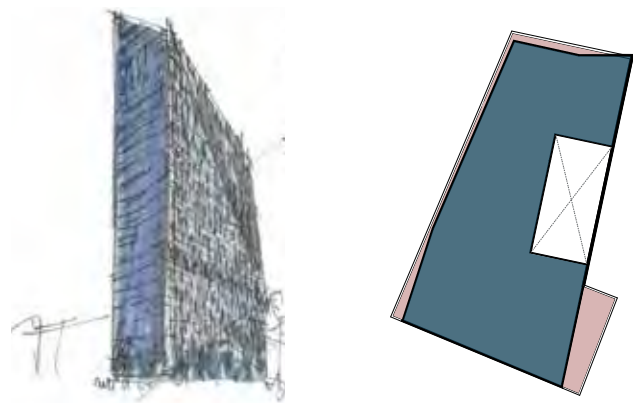
- OPTION 2
- X

 - Tower form addresses corner of plot
 - Stepping geometry breaks down scale of building
 - Multiple typical floor plans for each set-back
 - Buildability issues



- OPTION 5
- X

 - Unique crystalline building created
 - Floors reduce in area and are unique and they ascend
 - Potential inefficiency from unique levels
 - High construction cost,
 - Too many bespoke elements to be efficient for an office building



4.0 DESIGN STATEMENT

4.4 Plot Configuration

Diagram 01 adjacent shows the figure ground plan for the existing building with car park ramp to the rear. Notably, the side facing Deansgate next to Barton Arcade is stepped back from the predominant building line along Deansgate.

Diagram 02 shows the proposed plot configuration as a rational extrusion aligning with the two adjacent buildings. It also shows a chamfered North-West corner to ease pedestrian movement at the intersection.

OPTION 6



- Strong tower geometry
- Efficient internal space planning and potential for future adaptability
- Responds to and strengthens the existing street line
- Potential for easily constructible repetitive facade design

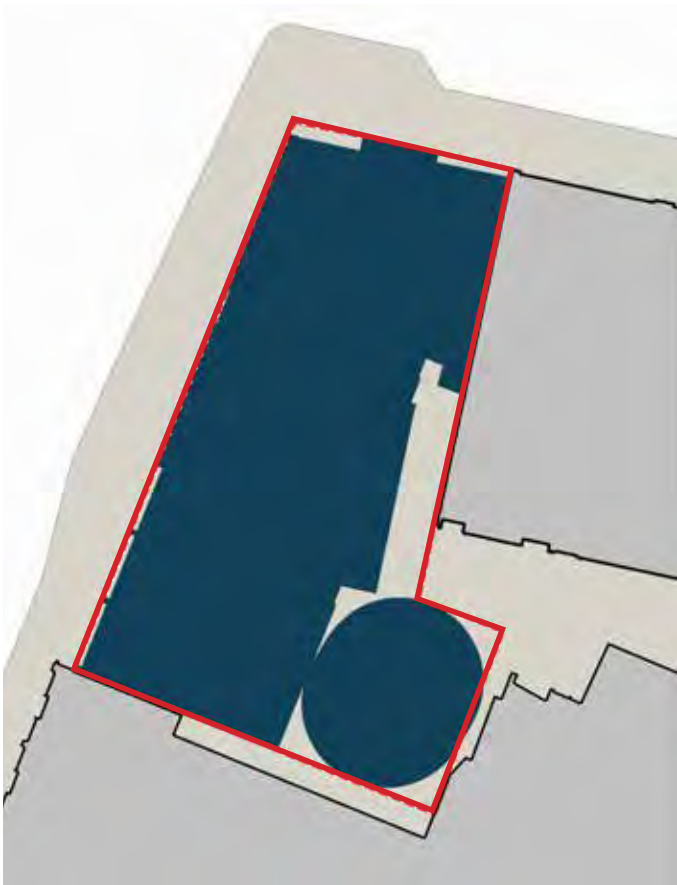


Fig 01.

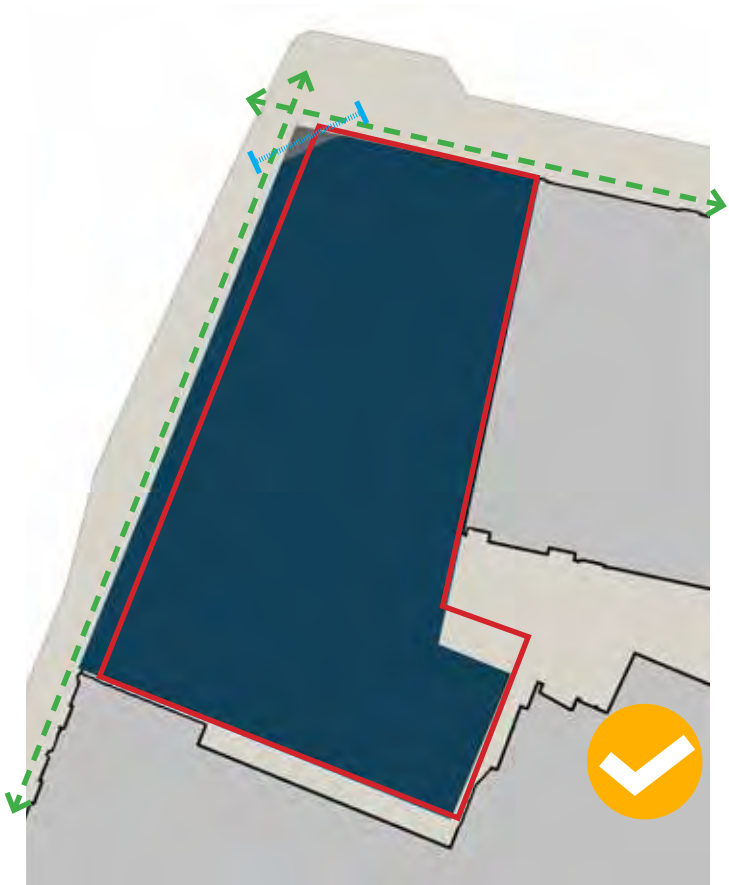


Fig 02.

4.0 DESIGN STATEMENT

4.5 Site Layout

The new building comprises a flexible arrangement of lettable spaces around a central core with associated back of house (BOH) spaces kept to a minimum and pushed to the rear of the building, so as to maximise front of house (FOH) space and active frontages along Deansgate and St Mary's Gate.

Retail

In line with the SRF and wider city strategy, the proposal has two retail units at ground floor level, maintaining and enhancing the existing character of the area.

Reception

The upper office areas are accessed via a prominent main entrance centrally located fronting onto Deansgate. The entrance leads directly to a reception area and then on to a lift lobby via the secure line of the building, likely in the form of a manned reception desk and speedgates.

The reception lobby will have associated breakout seating and internal access to Retail Unit 2, which is envisaged as a co-located food and beverage outlet that can open out into the reception.

Core

The core has 6 passenger lifts with one doubling as a Firefighting lift and another doubling as a Goods lift. There are also 2 main staircases, one being a Firefighting stair. The upper levels include tenants WC facilities and some floors also have tenant stores. The core has been designed in coordination to maximise efficiency and lettable area on the office levels.

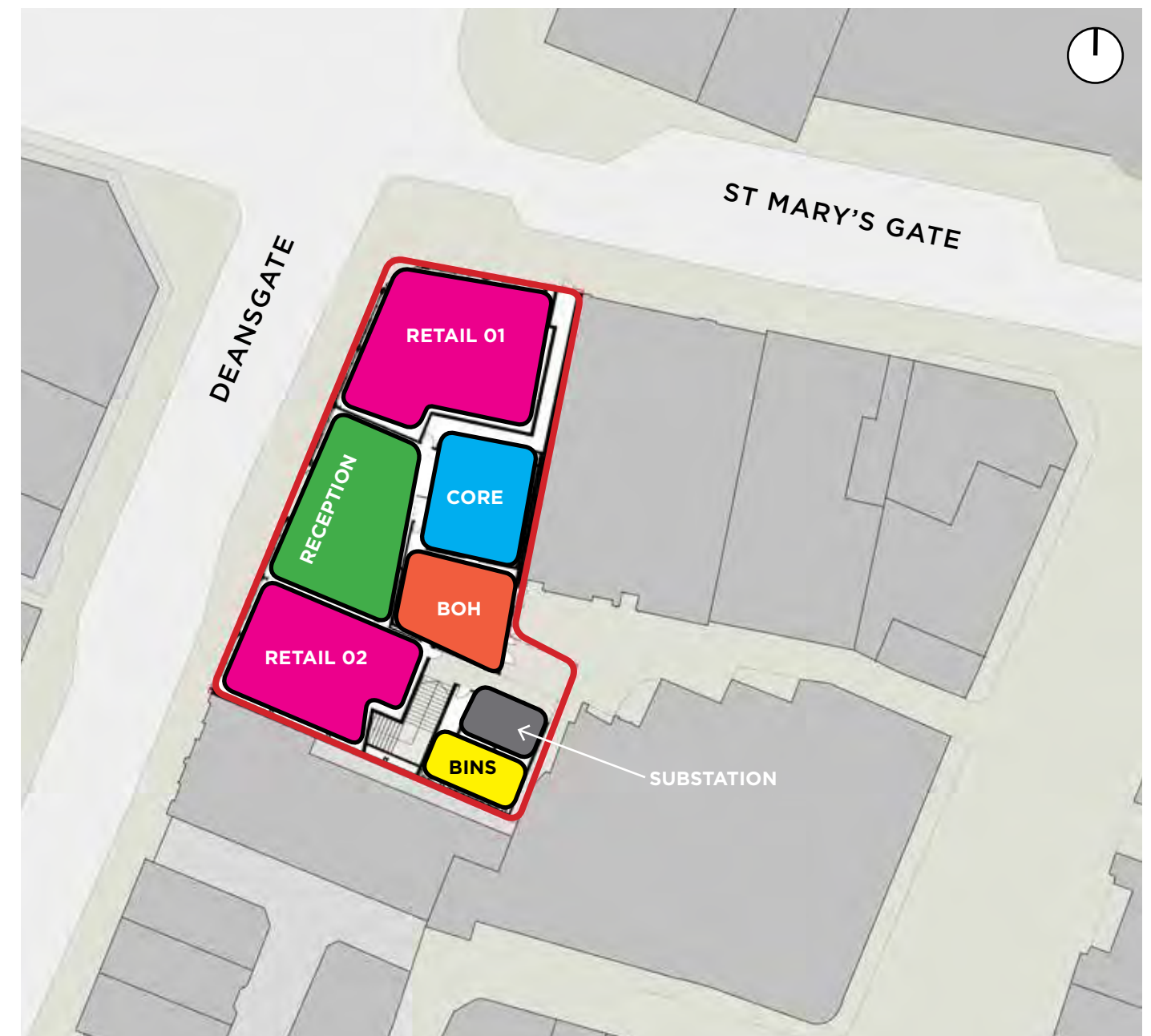
Back of House

The building will be serviced from the existing BOH access road leading from Exchange Street. Direct access to a goods lift is available via the rear entrance without the need for maintenance personnel to circulate through FOH/BOH areas. A bin store is located to the rear of the ground floor BOH area.

A Cycle store with associated shower and changing facilities is located at basement level and is accessed via a secure gate to the rear of the building at ground level which leads to a wide, shallow stepped stair with a central reservation for wheeling bikes up and down. Both the refuse and cycle strategies have been considered further in the Access Statement.

Public Realm

There is no landscaping anticipated with the proposed scheme. It is envisaged that the reinstatement of the footway adjoining the site will be conditioned as part of any future planning approval.



Ground organisation diagram

4.0 DESIGN STATEMENT



Ground Floor Plan

4.0 DESIGN STATEMENT



Mezzanine Floor Plan

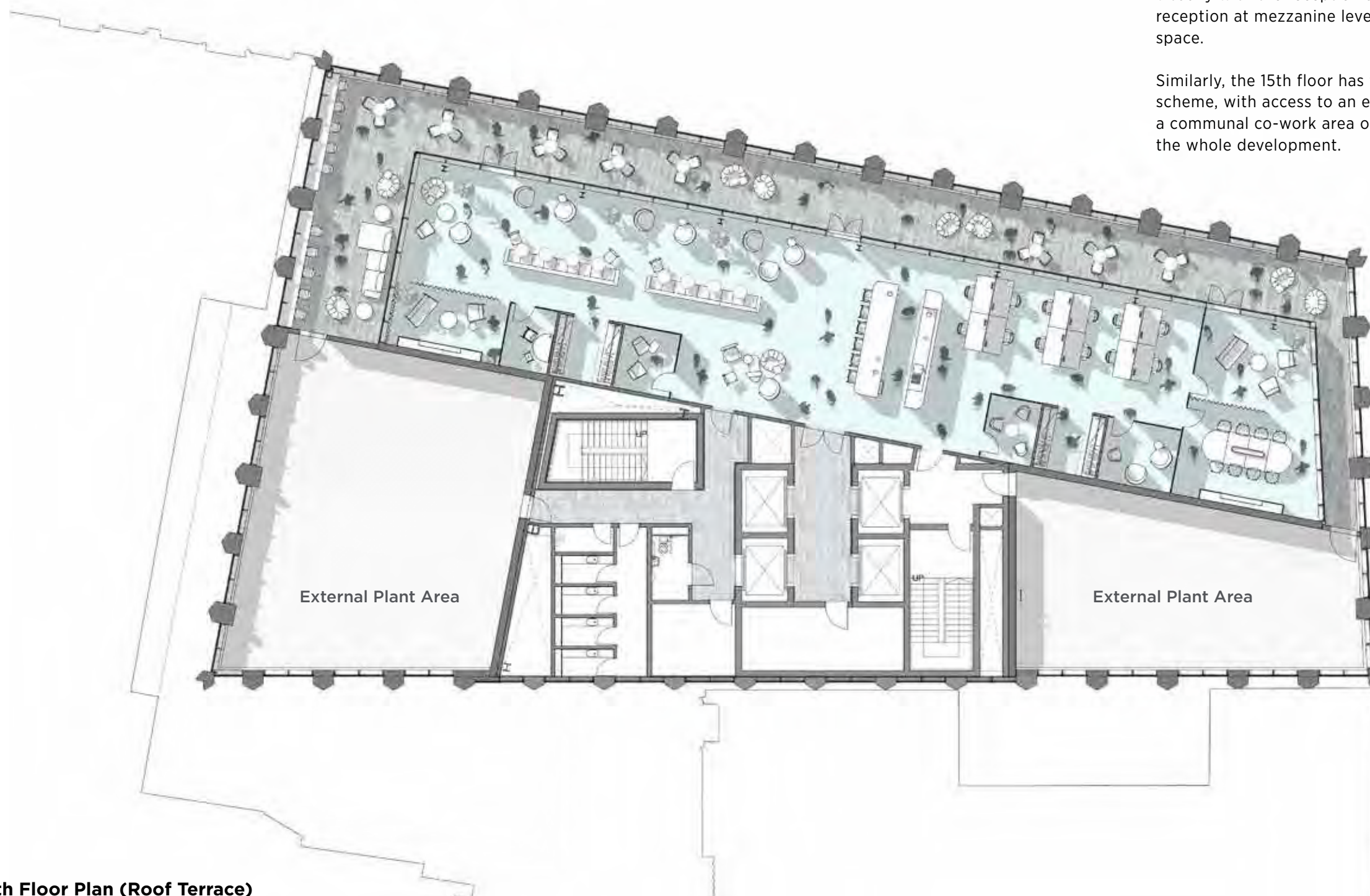
4.0 DESIGN STATEMENT

Co-working Space

The inherent flexibility of the plan means there is scope for some space to be reclaimed by the landlord and used as 'co-working areas' such is the current trend and popularity in office schemes throughout the city.

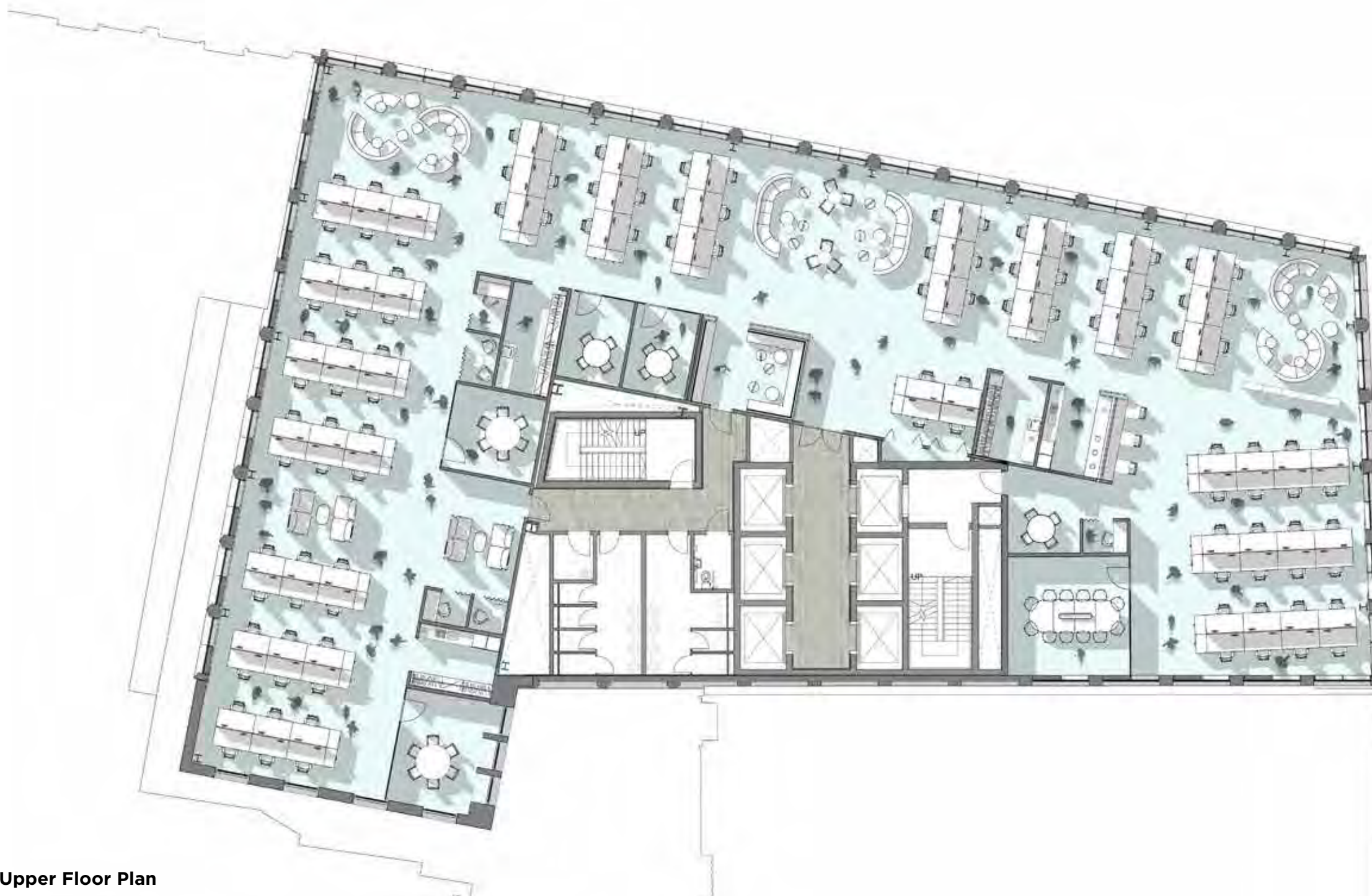
There is a large void over the main reception area that creates a double height entrance space. This also serves to connect the mezzanine level visually with the reception area. The lettable area either side of the reception at mezzanine level could, therefore, make ideal co-working space.

Similarly, the 15th floor has the potential to be a key feature of the scheme, with access to an external terrace. It could work well as either a communal co-work area or business lounge, serving as an amenity for the whole development.



Fifteenth Floor Plan (Roof Terrace)

4.0 DESIGN STATEMENT



Typical Upper Floor Plan



4.0 DESIGN STATEMENT

4.6 Typical Office Floor

The project is currently being delivered on a Shell & Core basis with CAT-A fit-out to office floor plates. Future tenants will be responsible for the CAT B fit-out of individual demises. A 1.5m space planning grid has been utilised as is standard across most corporate office fit-outs. The space planning grid is critical in all elements of the core building design, from the structural grid to the facade design.

The adjacent diagrams show how a typical floor could be planned effectively to work well as office space in order to suit a number of speculative tenants and would generally include the following principles:

- Workstations organised within an open plan layout, to a workplace density of between 6m² per person (call centre) to 10m² per person (high quality executive office)
- Maximum use of natural lighting to the perimeter edge
- Cellular space concentrated around the core, where natural light is lower
- Breakout spaces were required for use as informal meeting spaces
- Kitchenettes / Print hubs near the core

4.6.1 Column-free Floorplate

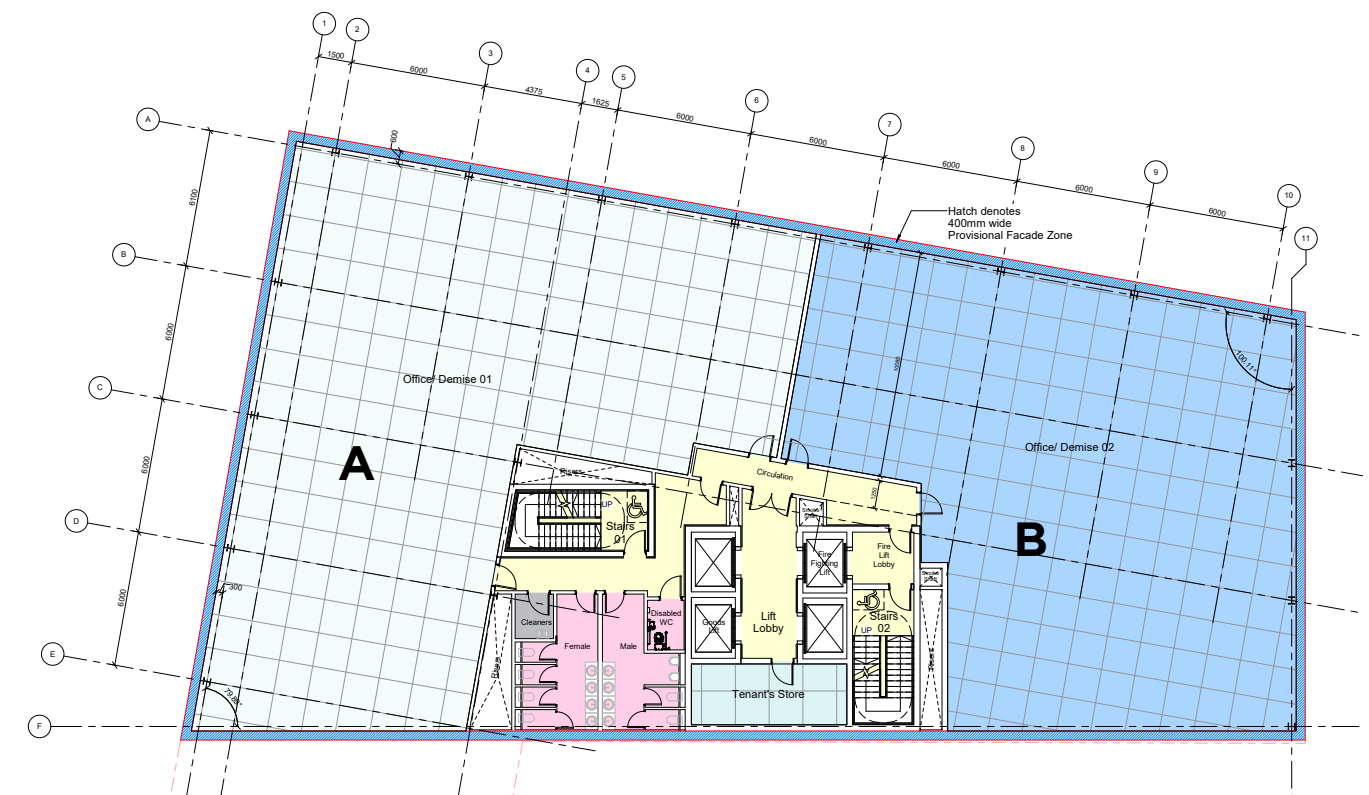
The Design Team tested a number of options for the structural frame and has progressed on the basis of providing a column free internal office space. Keeping columns to the perimeter of the building on a 6 metre structural grid, and utilising long spanning deep castellated beams, provides optimal flexibility for future tenants.

4.6.2 Planning for Multiple Tenancies

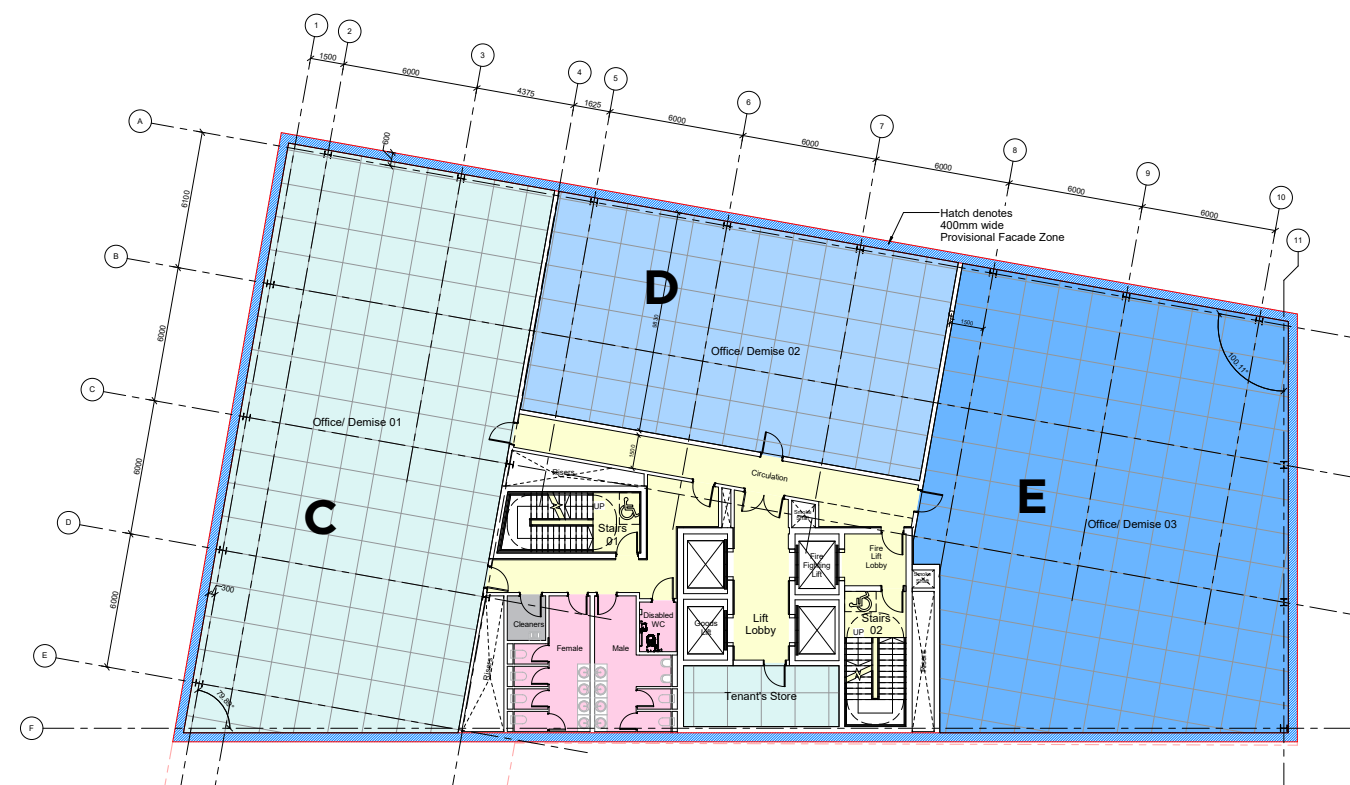
Consistent with the speculative nature of the development, the office floorplates must be flexible and adaptable to the myriad requirements of future tenants. This includes the potential for smaller tenancies and subdivided floor plates.

The adjacent diagrams illustrate how a typical floor plate can be split in a number of ways and tailored to individual requirements. Notional areas for the sub-divided tenancies are as follows:

- A = 433sqm
- B = 374sqm
- C = 306sqm
- D = 177sqm
- E = 306sqm



01. Tenancy split diagram: 2 demises



02. Tenancy split diagram: 3 demises

4.0 DESIGN STATEMENT

4.7 Proposed Scale



01. 20 Storeys [view from Deansgate looking North]

Having established that the building footprint needs to maximise the site in order to achieve the floorspace required, the first step was to extrude this footprint to the appropriate height.

A number of massing tests were carried out early on to get feedback from MCC and, subsequently, Historic England. Given the site's pivotal location on Deansgate and the opportunity it presents to act as an important catalyst for the regeneration of the area, the proposed scale needs to strike a balance that both sets a new precedent for the area whilst sitting comfortably within the local context and, more importantly, does not adversely affect the conservation setting.

This was coupled with the ongoing viability analysis of the scheme and the supporting business case for development. A low-rise building, put simply, would not give the return required to facilitate redevelopment. In this regard, testing was about mitigating the scale against what could be considered appropriate.



02. 15 Storeys [view from Deansgate looking North]

The original baseline scheme was set at 20 storeys but, this was seen as too high in terms of the buildings impact, particularly when viewed from St Anne's Square. A reduced scheme of 15 storeys was, therefore, considered the optimal height going forward for the following reasons:

- As illustrated in Figure 02, 15 storeys generally follows an upward curve based on the similar height of neighbouring No.1 Deansgate
- As illustrated in Figure 06, the proposed massing of the Ramada complex is just visible above the 15 storey datum. As such, a 15 storey massing was deemed appropriate within Manchester's emerging skyline, having a comparable impact on the townscape views from St Anne's Square as the MCC endorsed Ramada complex.



03. 15 Storeys with rationalised upper floor plan [view from Deansgate looking North]



04. 15 Storeys proposed [view from Deansgate looking North]

4.0 DESIGN STATEMENT



05. 20 Storeys [view from St Anne's Square]



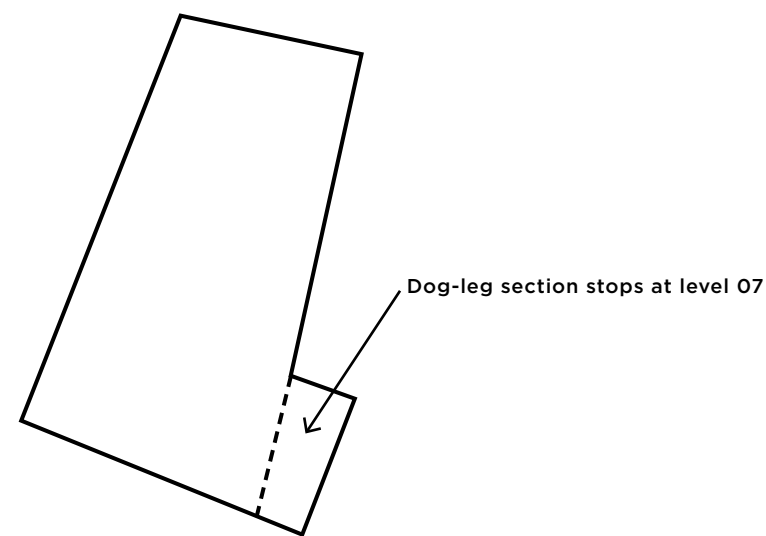
06. 15 Storeys [view from St Anne's Square]



07. 15 Storeys with rationalised upper floor plan [view from St Anne's Square]

Other steps were taken to mitigate the massing including stopping the dog-leg section at Level 07 so that it does not appear on any sight lines. The result is a rationalised rhomboid shape with a more elegant proportion and slender Southern elevation, as can be seen in Figures 03 and 07.

Ultimately, proposals for 39 Deansgate alongside No.1 Deansgate and the Ramada Complex, notwithstanding the redevelopment potential of Maybrook House opposite, will create a node of taller buildings around the key axis between St Mary's Gate, Deansgate and Blackfriars Street.



08. 15 Storeys proposed [view from St Anne's Square]

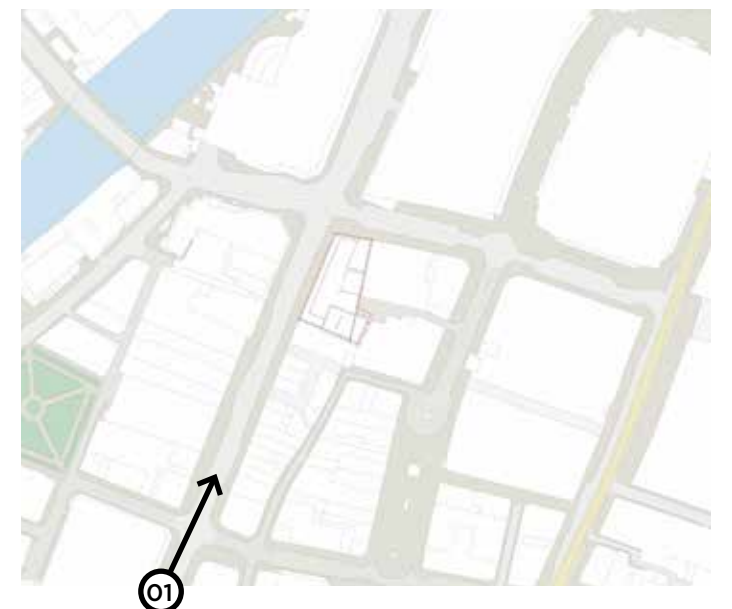
4.0 DESIGN STATEMENT



4.7.1 Verified Views

The following selective views are from the Townscape Visual Impact Assessment undertaken by Planit in support of the application. They show how the proposed massing will be viewed from a number of key locations and vistas within the immediate area and wider context, with particular focus on views that have the potential to impact on the heritage setting of the surrounding Conservation Areas.

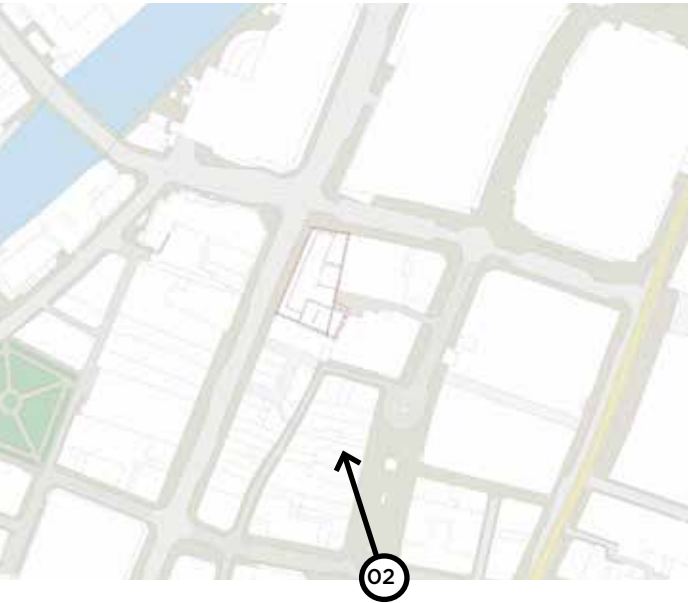
4.7.2 Verified Viewpoint 01: From Deansgate adjacent to Kendals facing North



4.0 DESIGN STATEMENT



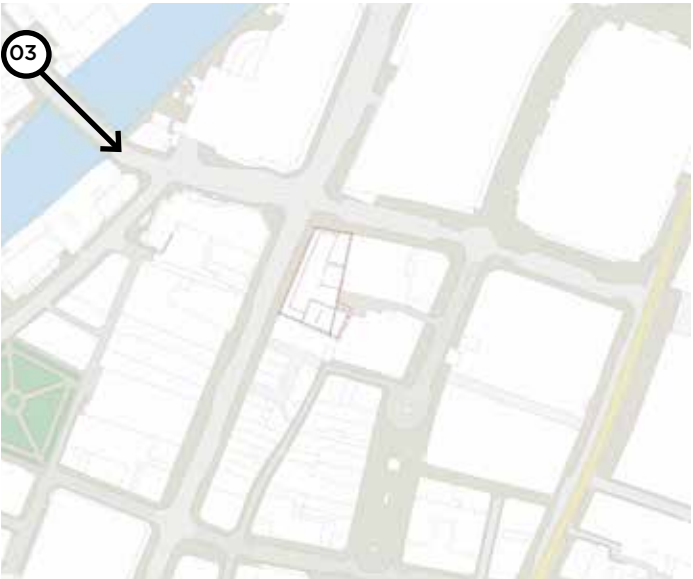
4.7.3 Verified Viewpoint 02:
From the South-Eastern corner of St
Anne’s Square facing North-West



4.0 DESIGN STATEMENT



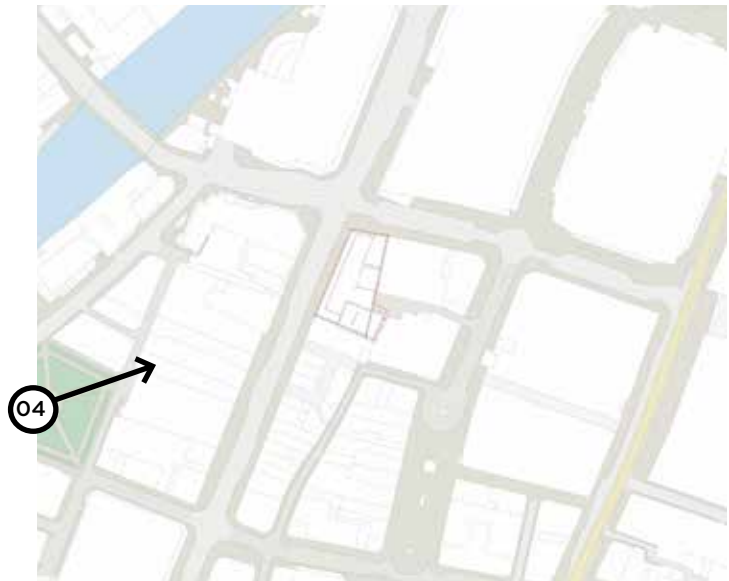
4.7.4 Verified Viewpoint 03:
From Blackfriars Street bridge facing
East



4.0 DESIGN STATEMENT



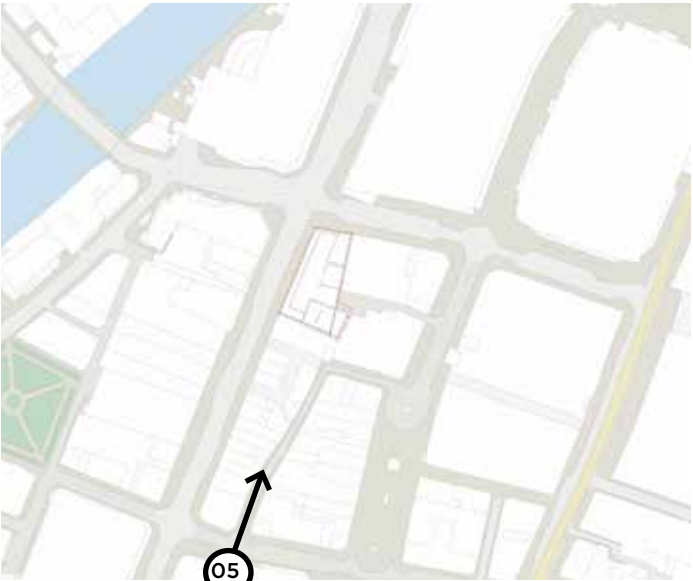
4.7.5 Verified Viewpoint 04:
From the South-Western corner of
Parsonage Gardens facing North-East



4.0 DESIGN STATEMENT



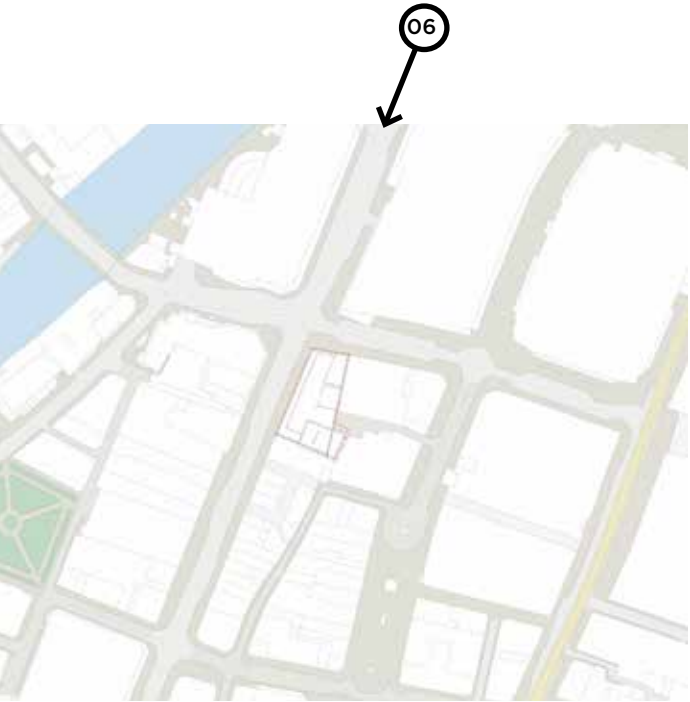
4.7.6 Verified Viewpoint 05:
From King Street facing North along
Police Street



4.0 DESIGN STATEMENT



4.7.7 Verified Viewpoint 06:
From Victoria Street facing South
Deansgate

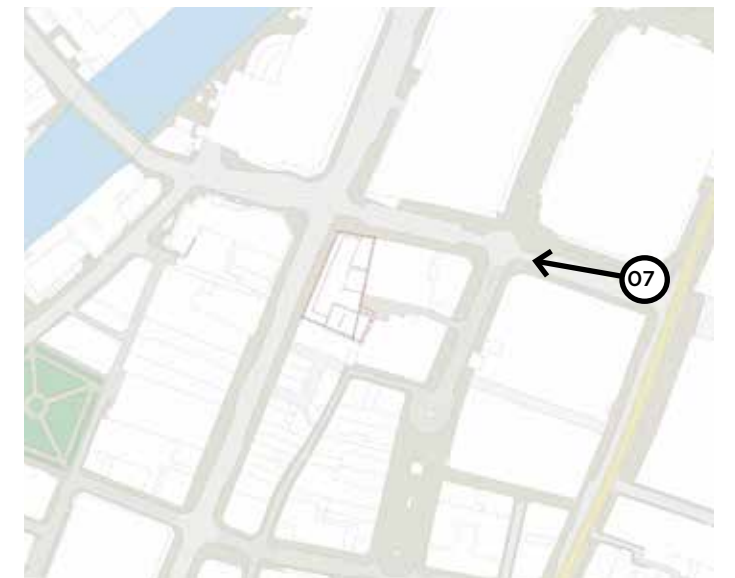


4.0 DESIGN STATEMENT



4.7.8 Verified Viewpoint 07: From St Mary's Gate facing West

This supplementary view considers proposals potential impact in the context of the Exchange Buildings prominent tower. More information can be found in the Heritage Statement.

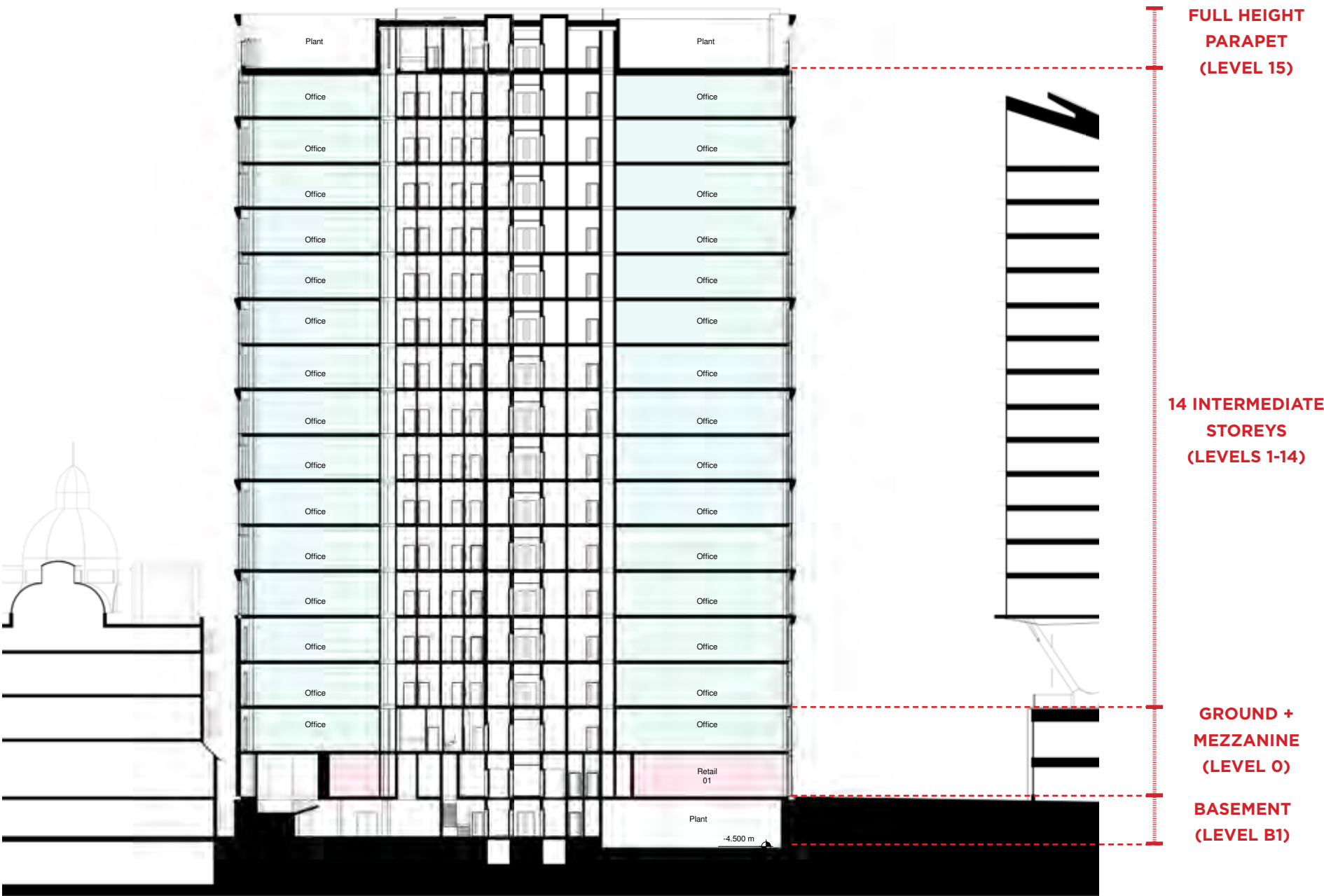
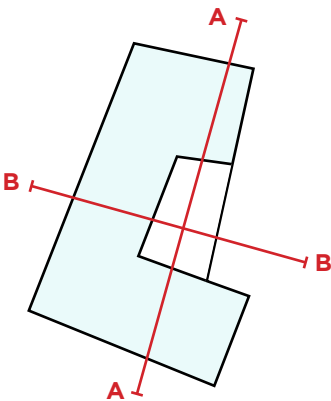


4.0 DESIGN STATEMENT

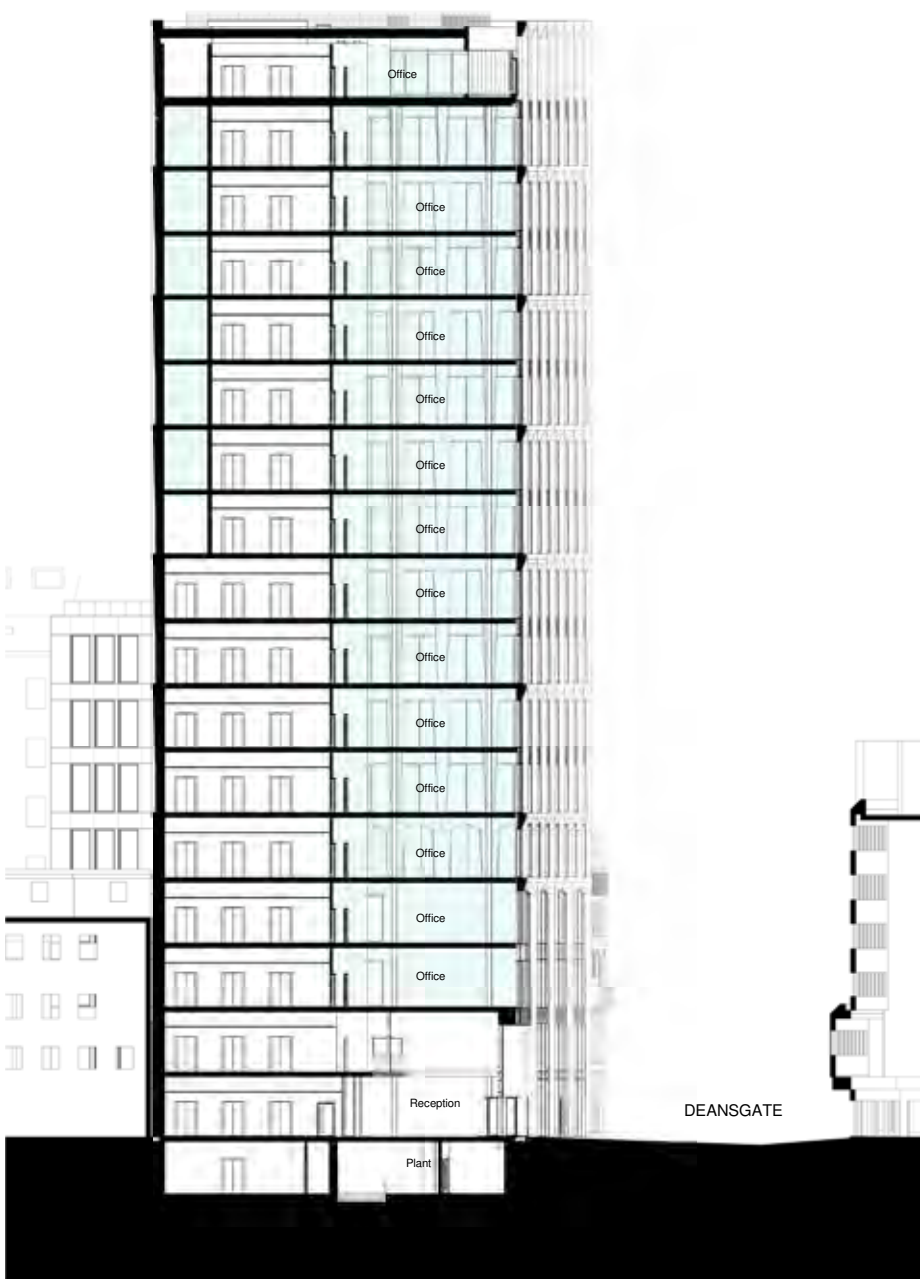
4.8 Proposed Building Sections

Whilst the massing has remained the same, the internal configuration has continued to evolve:

- Firstly, the mezzanine level became a fully serviceable space, making the proposal more flexible.
- Secondly, a move to a decentralised ventilation system freed the roof from large Air Handling Units; the full height parapet was already a design feature and, therefore, it was logical to introduce further lettable space at this level.



Section AA



Section BB

4.0 DESIGN STATEMENT

4.9 Use & Amount

The development will consist of flexible retail uses (A1, A2, A3 & A4) at ground floor with office accommodation above. The total target areas are shown in the table opposite.

The total height will be ground plus 15 storeys, with additional internal area provided at roof level, alongside an external terrace and plant provision.

At ground floor, the largest retail unit on the corner of Deansgate and St Mary’s Gate will have the potential to be double-height internally with the option of a mezzanine level. This will subtract from the overall office area, however.

At basement level, there will be cycle storage with associated facilities and further plant rooms.

Note.

Areas reflect stage of development and subject to change.

Totals include fractional rounded up decimals not shown

	gross internal		Offices		Retail		Plant		Other	
	m²	ft²	nett internal	ft²	nett internal	ft²	m²	ft²	m²	ft²
Roof									Roof Terrace ↓	
Fifteenth floor	549	5,912	319	3,434			291	3,134	180	1,936
Fourteenth floor	1,033	11,120	804	8,657				0	19	200
Thirteenth floor	1,033	11,120	804	8,657				0	19	200
Twelfth floor	1,033	11,120	804	8,657				0	19	200
Eleventh floor	1,033	11,120	804	8,657				0	19	200
Tenth floor	1,033	11,120	804	8,657				0	19	200
Ninth floor	1,033	11,120	804	8,657				0	19	200
Eighth floor	1,033	11,120	804	8,657				0	Tenants Store ↑	
Seventh floor	1,033	11,120	804	8,657				0		0
Sixth floor	1,094	11,777	865	9,311				0		0
Fifth floor	1,094	11,777	865	9,311				0		0
Fourth floor	1,094	11,777	865	9,311				0		0
Third floor	1,098	11,821	869	9,352				0		0
Second floor	1,092	11,758	863	9,287				0		0
First floor	1,092	11,758	863	9,287				0		0
Mezzanine	936	10,073	661	7,118				0	Reception ↓	
Ground floor	1,073	11,552		0	454	4,886		0	222	2,386
Basement	895	9,629		0		0	458	4,932	214	2,299
Lower Basement	0	0		0		0		0	Cycle Facilities ↑	
Total	18,283	196,795	12,604	135,672	454	4,886	749	8,067	727	7,823

4.0 DESIGN STATEMENT

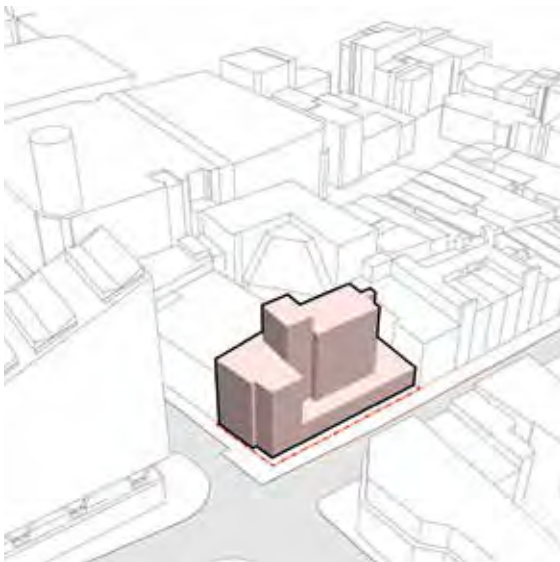
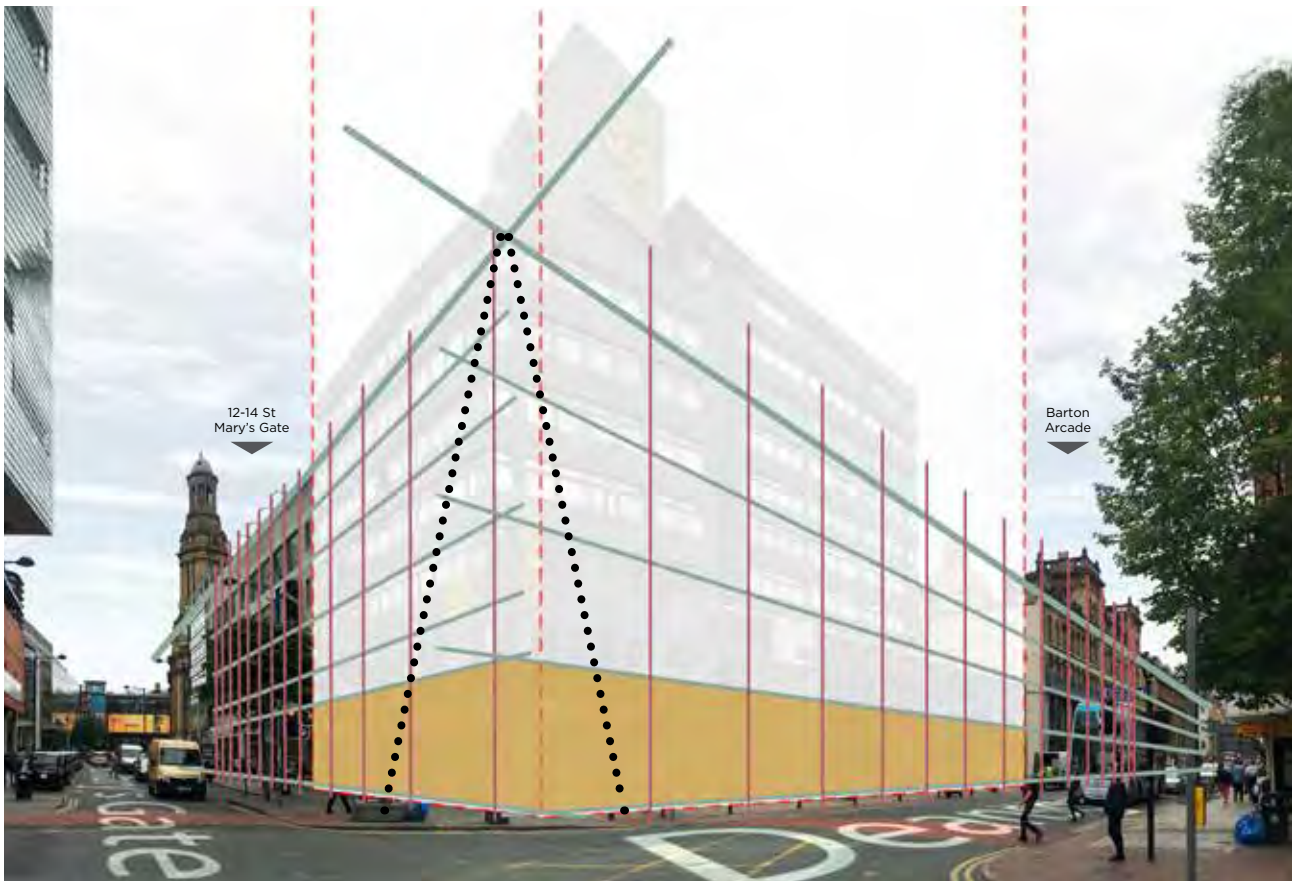
4.10 Facade Design Concept

The proposal completes the urban block and creates a hard edge and confident form which will hold the corner of this important intersection. In order to break up the massing and create visual interest to the skyline and facade, a number of interventions were explored within the massing of the block.

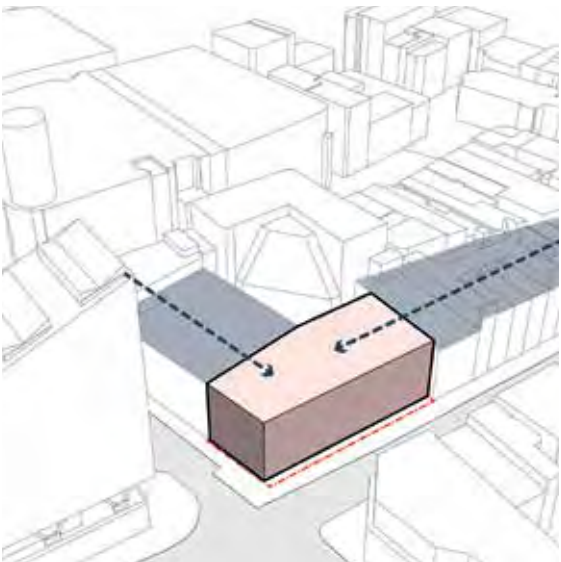
The base proportion responds to the pre-dominant four-five storey eaves datum in order to tie into the existing street scene. The proposed plan also steps out beyond the existing building line on Speaker's House in order to re-establish the continuous frontage along Deansgate. This re-emphasises the strong urban grain which is characteristic of the area.

At street level, chamfering the corner of the Northern retail unit will alleviate any potential bottle necking to the intersection of Deansgate and St Mary's Gate. This is a common device utilised by many historic buildings throughout the city but, treated in a contemporary way, it also adds a dynamic articulation to the building which will act as a defining feature of the proposed.

The final step was to develop a facade approach and test options for the elevational treatment, which is described throughout this section.



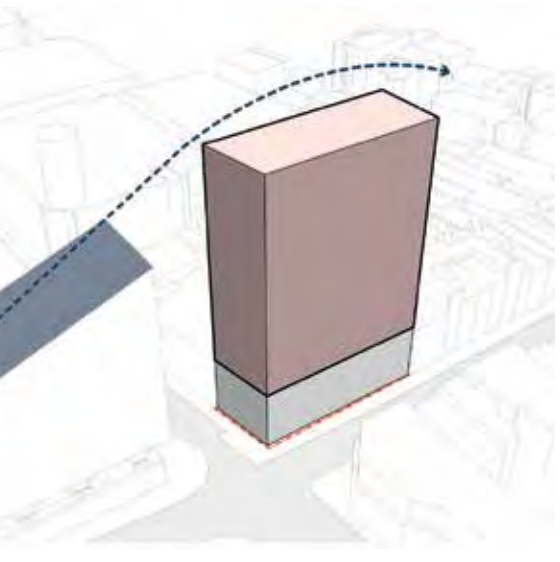
01: Existing property to be demolished



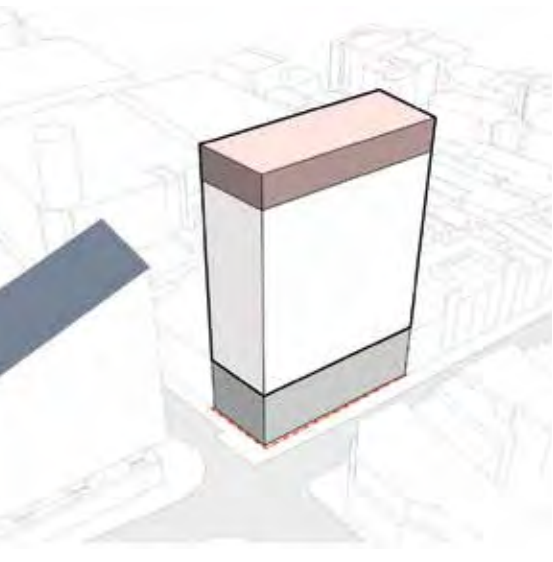
02: Infill of base to match surrounding properties



03: Base line adjusted to follow Deansgate building frontages



04: Tower massing to complement surrounding scale



05: Expressing a tripartite building proportion scale

4.0 DESIGN STATEMENT

4.11 Contextual Analysis

The strength of the local area comes from the rich and varied mix of development, which has evolved steadily over time. The most successful new buildings are designed with consideration for and reference to their neighbours, whilst remaining reflective of contemporary design.

The intention is to compose the facade of crafted components, clearly reflective of the intended high-level of build quality. Furthermore, it should convey a sense of robustness and solidity typical of the historical context although, this should balance the need to maximise daylight within a modern Grade A office space.

Concept development for the facade, therefore, aims to subtly interpret the surrounding Victorian context, notably Barton Arcade as illustrated overleaf.

The Grade II* listed Barton Arcade was designed by Corbett Raby and Sawyer in 1871. With ironwork from the Saracen Foundry in Glasgow and two glass domes, the result is described in the Pevsner Architectural Guide as “gorgeous”.and is considered one of the finest examples of Victorian arcades in the country.



4.0 DESIGN STATEMENT

Contextual Analysis Continued



01. Slender, Well Proportioned Bays

Barton Arcade features double-height shop-fronts broken down into three slim bays. This is reflective of openings more generally within the St Ann's Square Conservation Area, which tend to be taller than they are wide.

02. Hierarchy & Layering

Primary, secondary and tertiary elements are used to compose a rich elevation with a clear hierarchy and balance of textures. The figure ground diagrams overleaf describe how this has been applied to the grid of the proposed scheme.

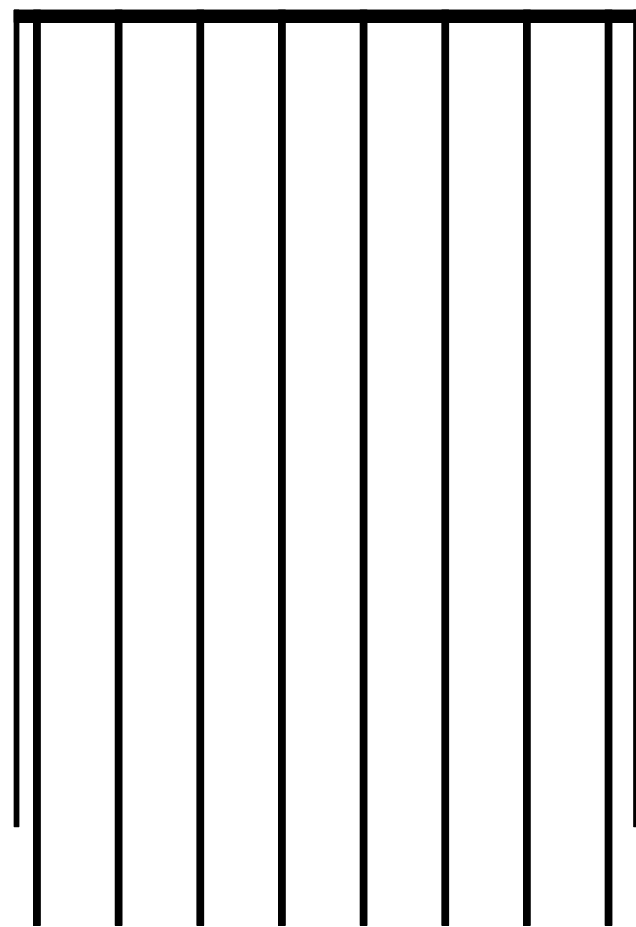
03. Profiled Piers

Profiled piers feature across the front Deansgate elevation of Barton Arcade and give the impression that they appear slimmer than they are and thus, help to express the intended modernity of the original architecture.

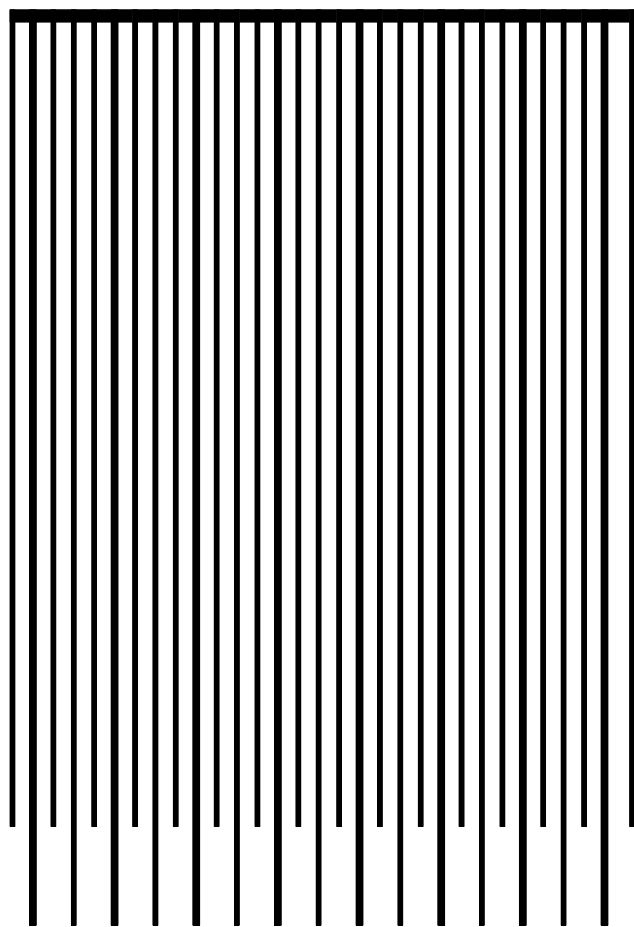
04. Delicate Ironwork

Intricate ironwork is a predominant feature of Barton Arcade, giving a sense of layering and producing beautiful reflections where it sits forward of glazing.

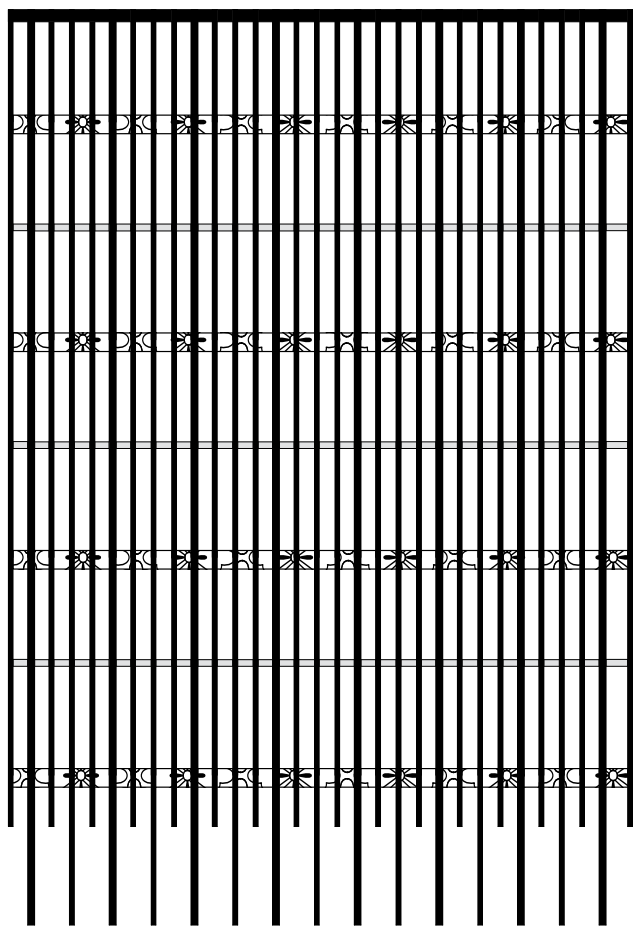
4.0 DESIGN STATEMENT



01. Primary Hierarchy Structural Grid



02. Secondary Fenestration Detail

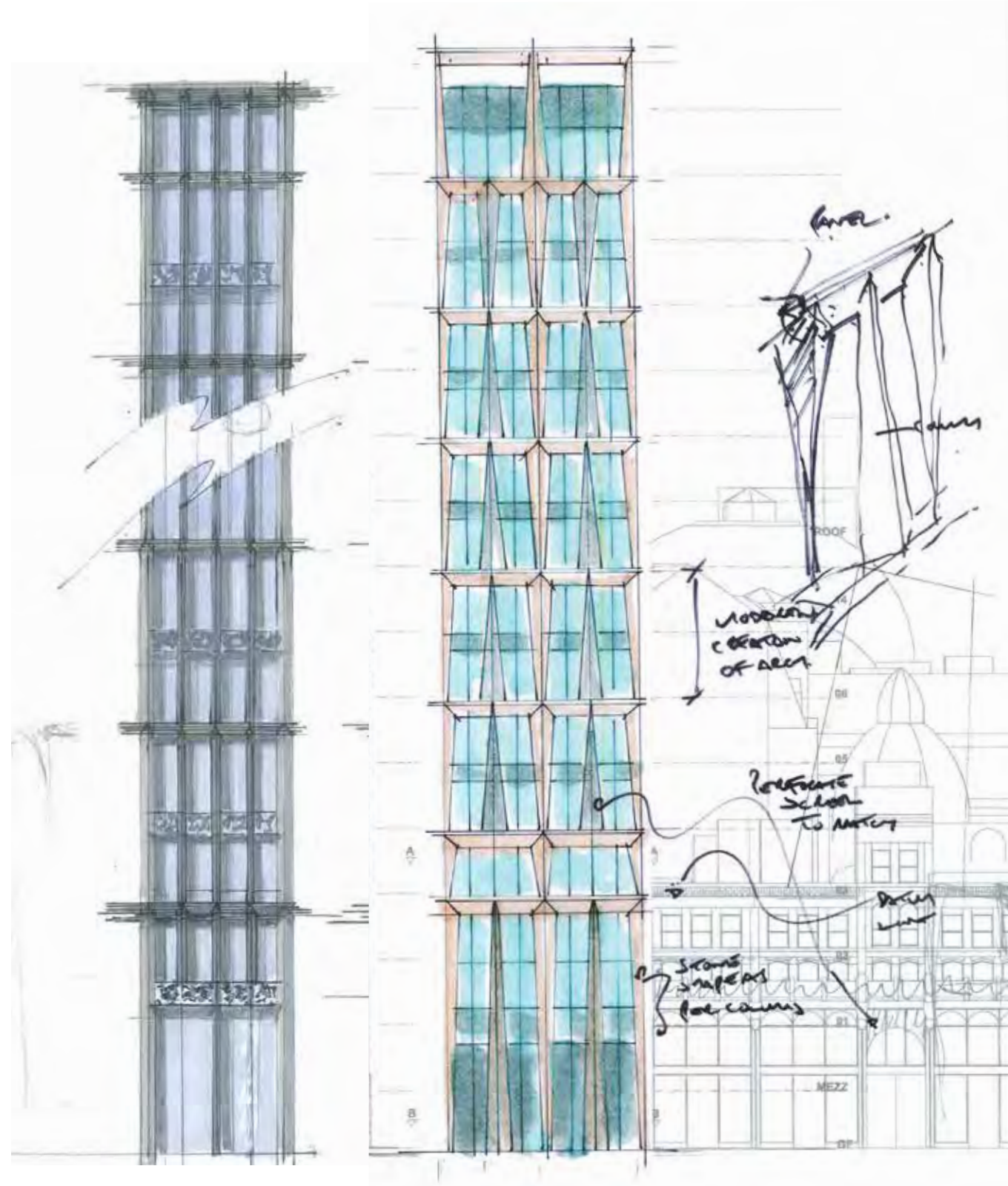
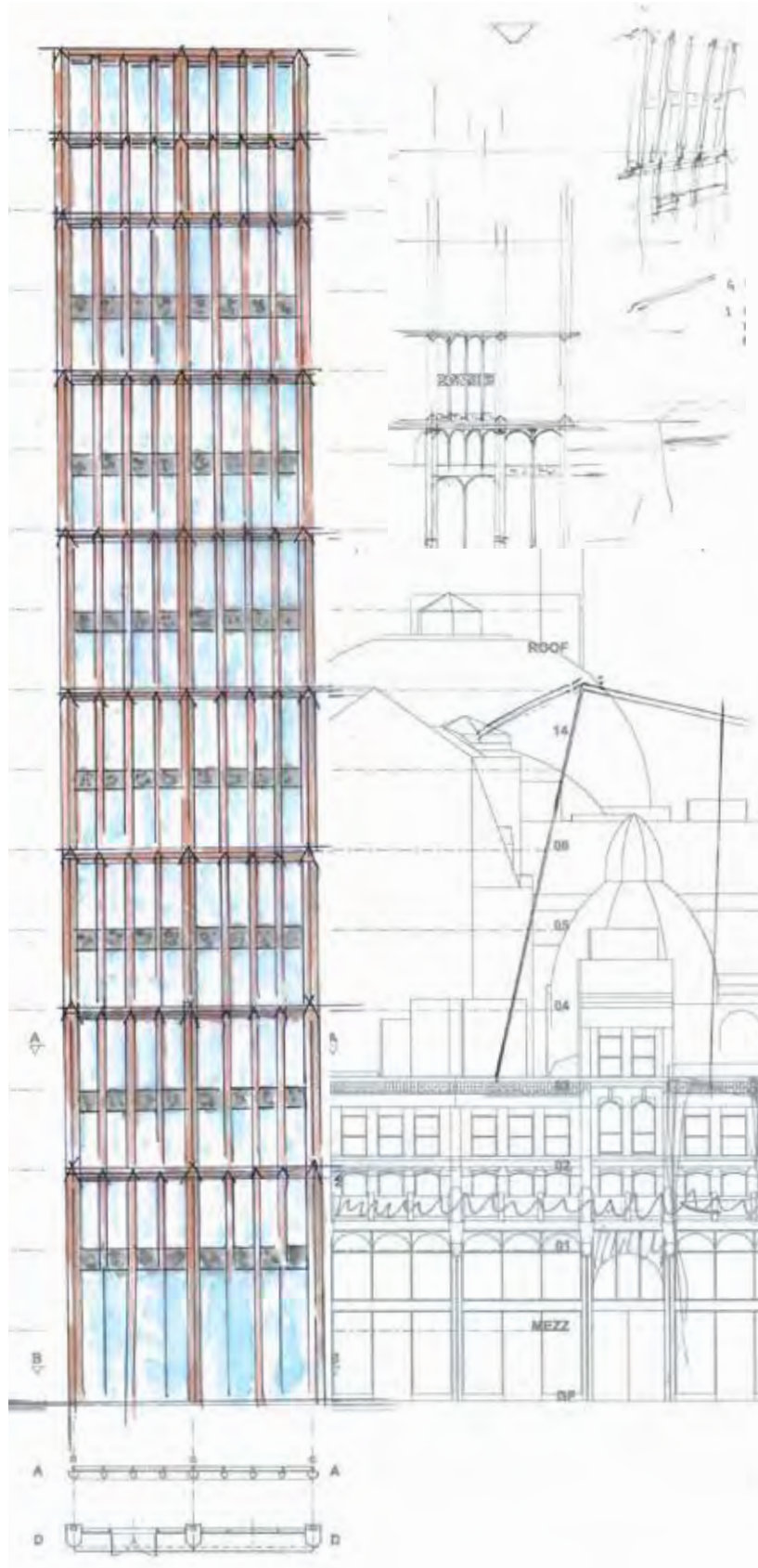


03. Tertiary Horizontal Elements

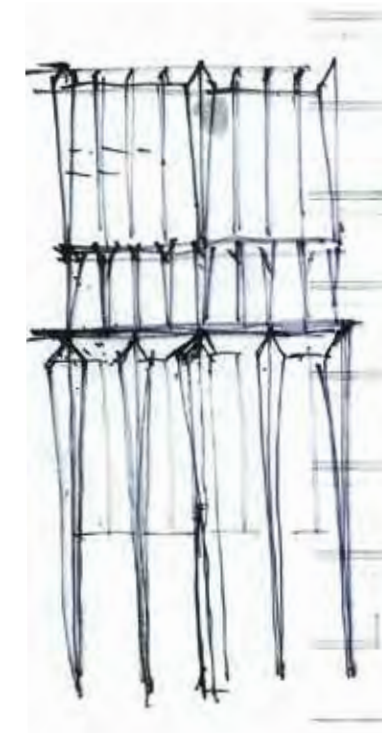
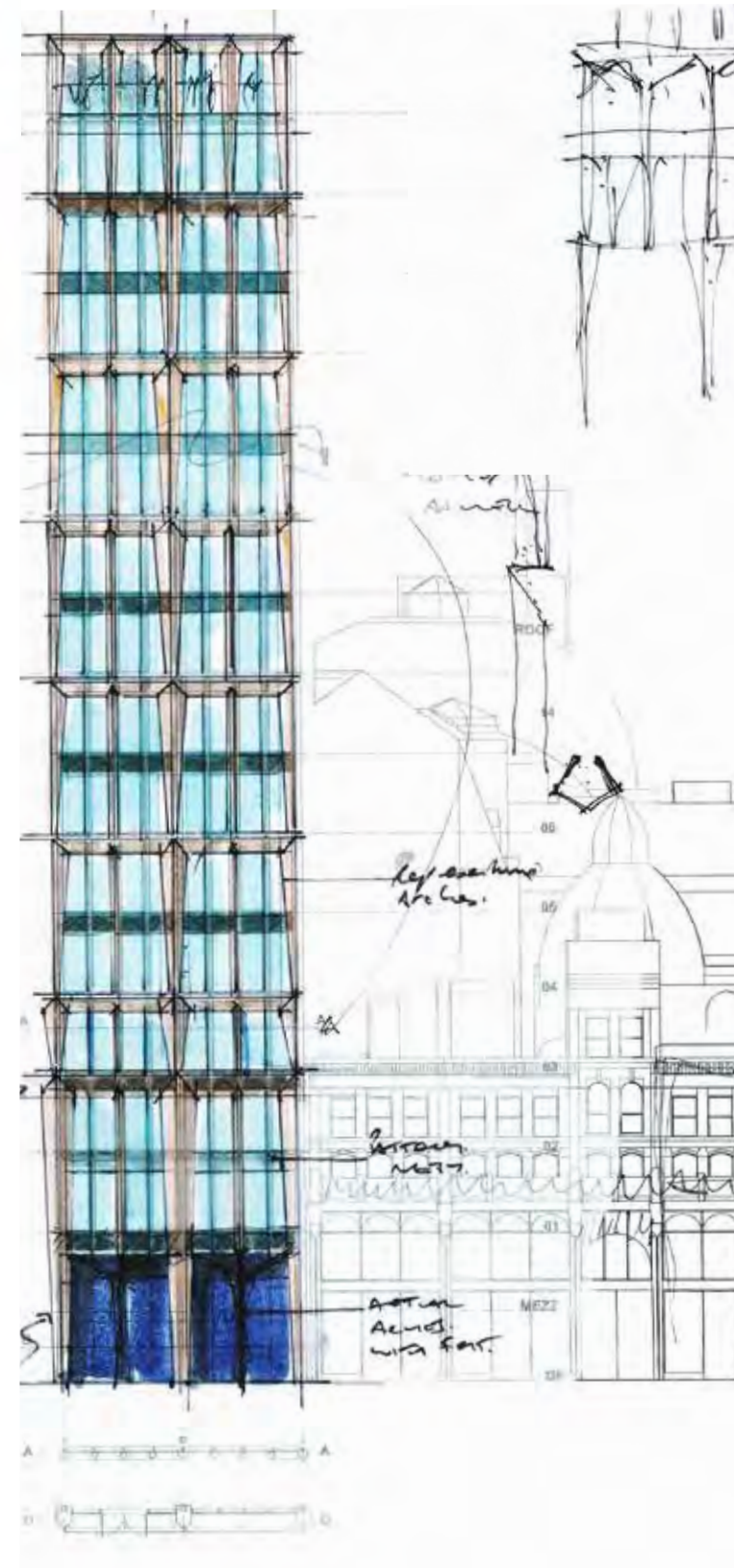
4.11.1 Figure Ground Studies

The building elevations can be split into bays that also work with the 6m structural grid. Proportion and hierarchy can then be explored as illustrated by the adjacent figure ground studies. These proportions and hierarchies are represented by solid and glass, by vertical columns and horizontal banding and, by subtle fins or reveals and expressed framing.

4.0 DESIGN STATEMENT



4.0 DESIGN STATEMENT



4.12 Concept Development

Following initial analysis and a series of sketch studies, facade concept options were explored iteratively and figuratively to represent opposing ends of a scale, varying from simple, rational approaches to more abstract interpretations.

These options were presented during the second Pre-Application Consultation during which, a 'favoured' approach was discussed and an appropriate way forward was chosen to develop further.

This scale can be seen overleaf.

4.0 DESIGN STATEMENT



OPTION 01



OPTION 02



OPTION 03



OPTION 04



OPTION 05



OPTION 06

FAVoured APPROACH

4.0 DESIGN STATEMENT

4.12.1 Tripartite Proportion

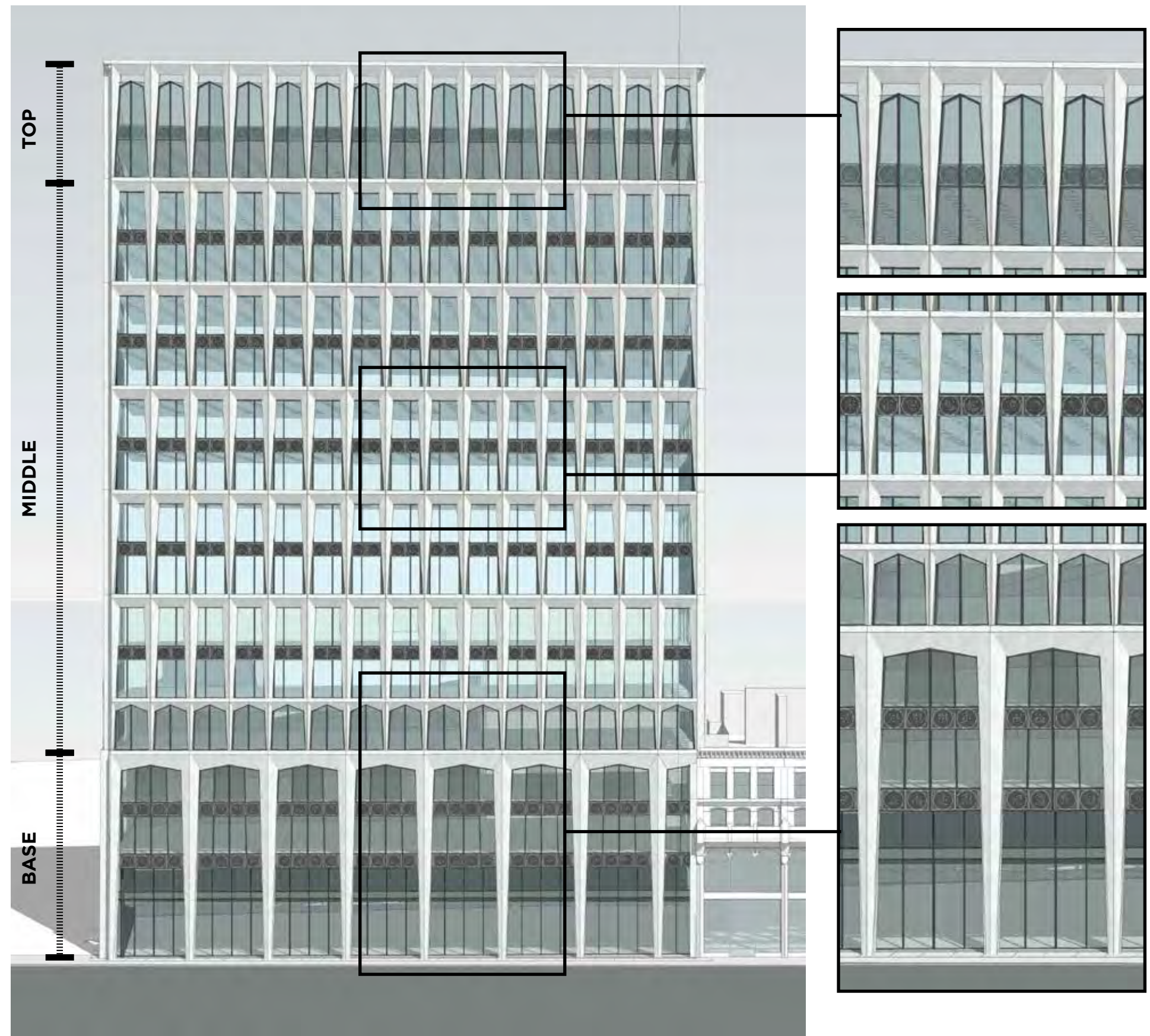
A 'tripartite order' or, subdivision of elevations is referred to in the Heritage Statement and creates and commonality between many of the surrounding buildings. Distinctive features of this order include:

- A larger ground floor with civic proportions, chamfered corners and framed entrances.
- A unified and repetitive mid-section of regularly proportioned windows within bays that establish hierarchical elements to tie the sections together.
- An articulated top-section that adds visual interest and animates the skyline.

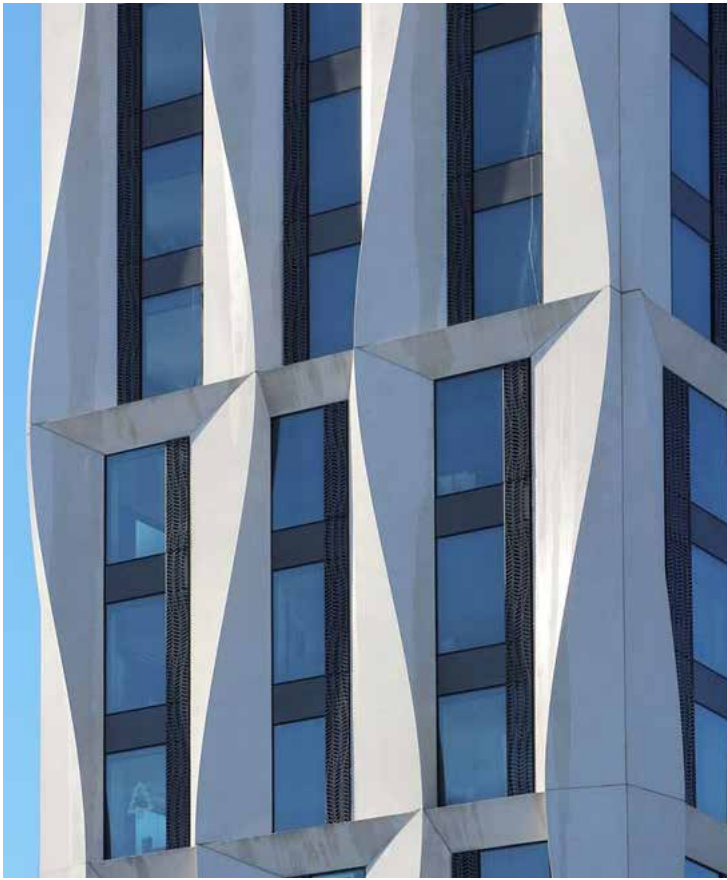
From the earliest stages of development, this classical approach has been used so that the building fits within the streetscape alongside its historic counterparts.

Although of a different nature and scale, this approach is just as appropriate today to provide an active, vibrant street level and an interesting skyline which breaks up the massing.

Prioritising a high-quality, crafted facade is particularly pertinent as the proposal has a simple extruded floorplate, targeting maximum efficiency. Articulation and character are achieved through facade proportion and careful detailing.



4.0 DESIGN STATEMENT



4.13 Precedent Images

As with all projects, design development employs the use of appropriate precedent studies that help demonstrate how the proposals can work aesthetically and look material wise and, perhaps more importantly, are constructed.



4.0 DESIGN STATEMENT



4.0 DESIGN STATEMENT



Option 01



Option 02



Option 03



Option 04

4.14 Bay Studies - Upper

With the building footprint and basic massing established, a series of bay studies were developed to analyse the repetitive components of the facade in more detail. This included:

- Testing a variety of profile shapes for the vertical piers and horizontal banding.
- Creating profiles and depths across the facade to create a richness and interplay of light and shade
- Response to the local context, subtly referencing and reinterpreting details on neighbouring buildings
- Predominant vertical emphasis with secondary and tertiary horizontal banding
- Expressed window framing to make the building look 'crafted' and not monolithic as curtain walling can sometimes be.
- Performance of the building envelope with consideration for the construction techniques and window detailing

Testing was based on a 6 metre structural grid and options were subdivided in a number of ways to coordinate with the 1.5m space planning grid. Optimum levels of light and solid were also tested to ensure balanced levels of natural light.

After testing the profiles through models and CGIs, a 'tapering' profile (Option 4) was chosen. This profile references the piers of neighbouring Barton Arcade and offers a subtle change in light and shade as it falls across the 'folded' face, whilst not being overly ornate or decorative.

4.0 DESIGN STATEMENT

4.15 Bay Studies - Base

Both 3 and 6 metre spacing was tested for the Base condition and, it was concluded that a larger proportion at ground level was more appropriate in order to reflect a more civic appearance and to balance with the commercial demands of retail tenants, who require maximum visibility and glazing to their shop fronts.

The incorporation of a splayed corner to St Mary's Gate and Deansgate can be seen overleaf and is intended to benefit the public realm by alleviating any potential bottleneck and congestion around the intersection. It will also encourage footfall and improve the visual connection between the two streets.



Option 01

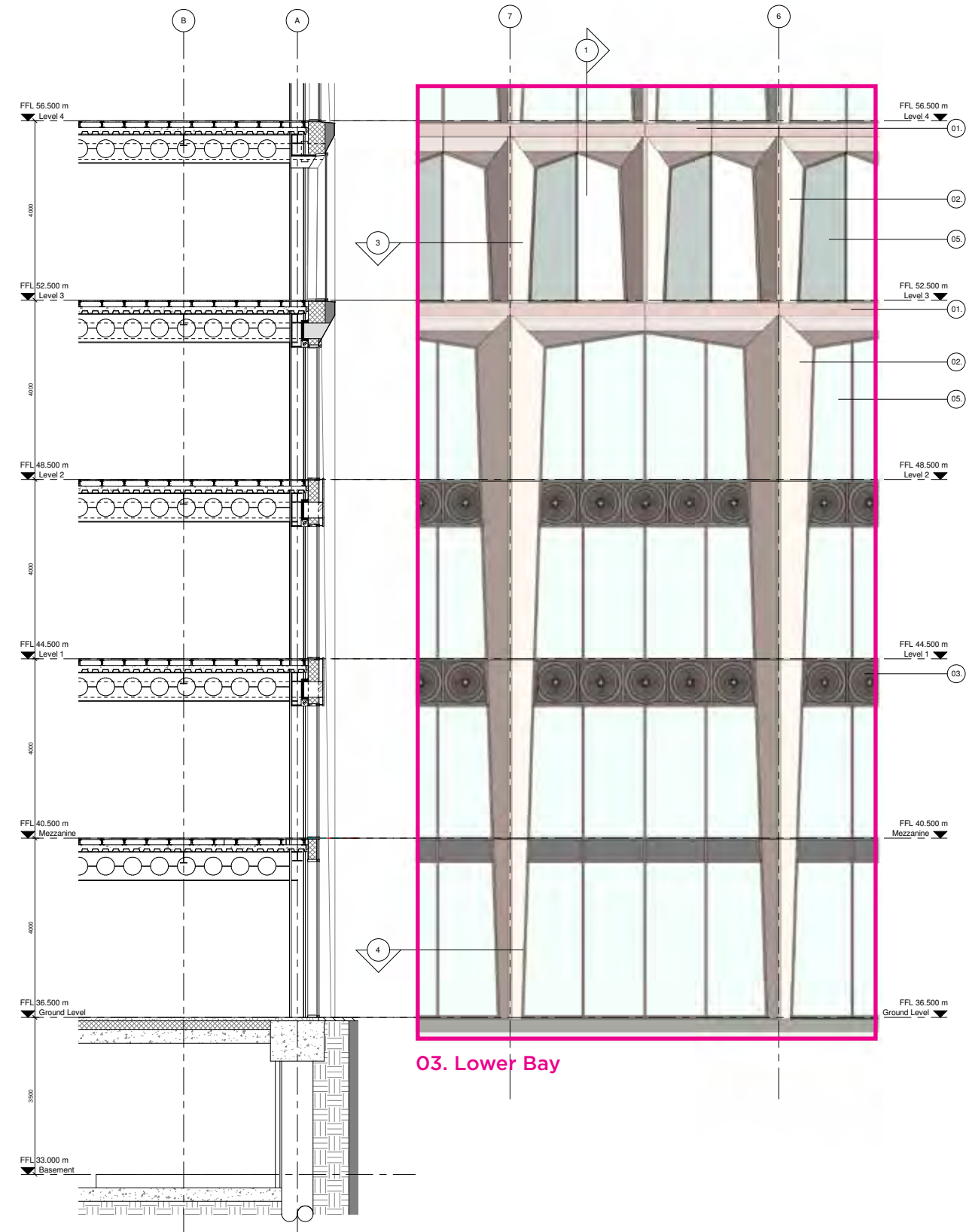
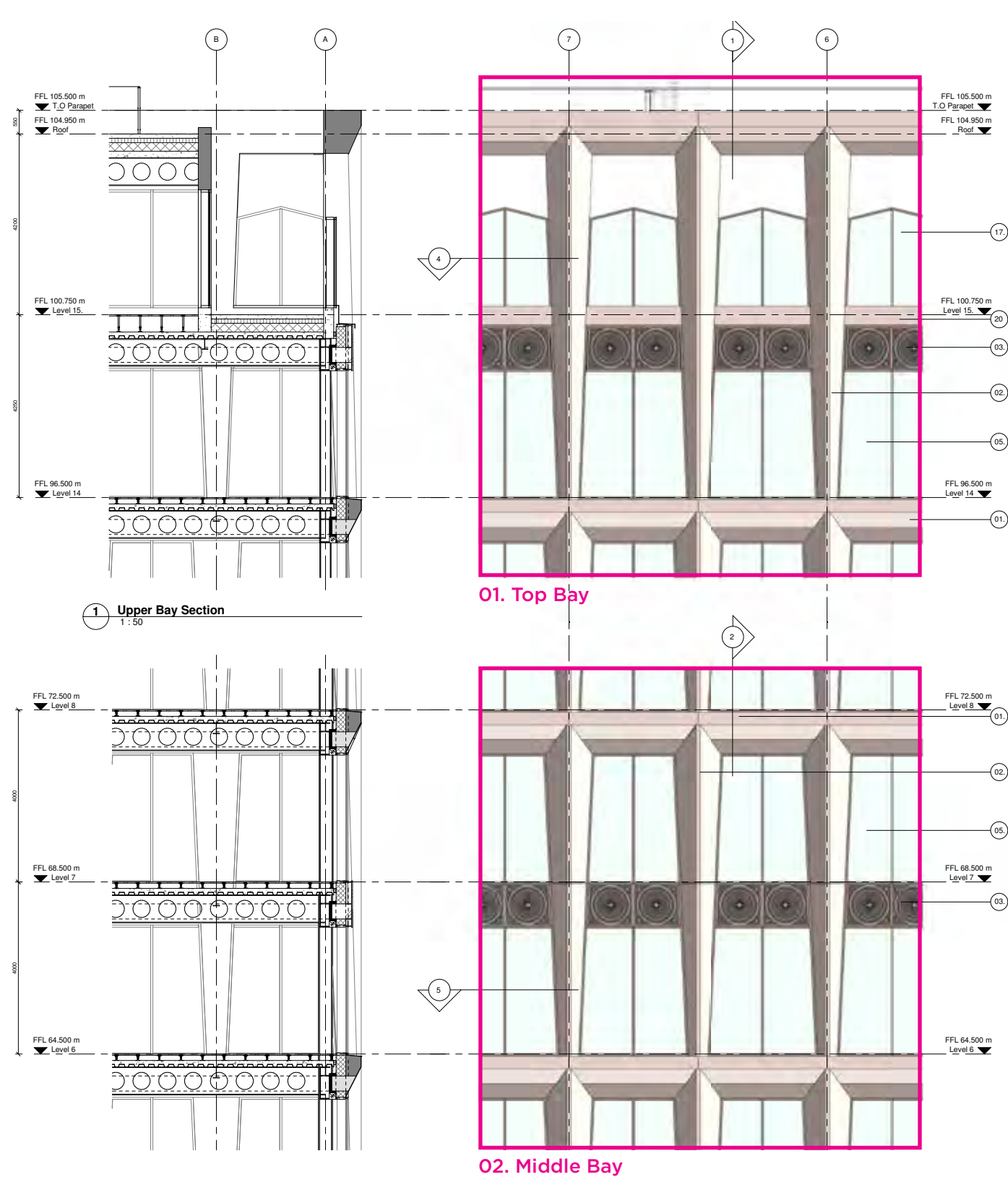


Option 02



Option 03

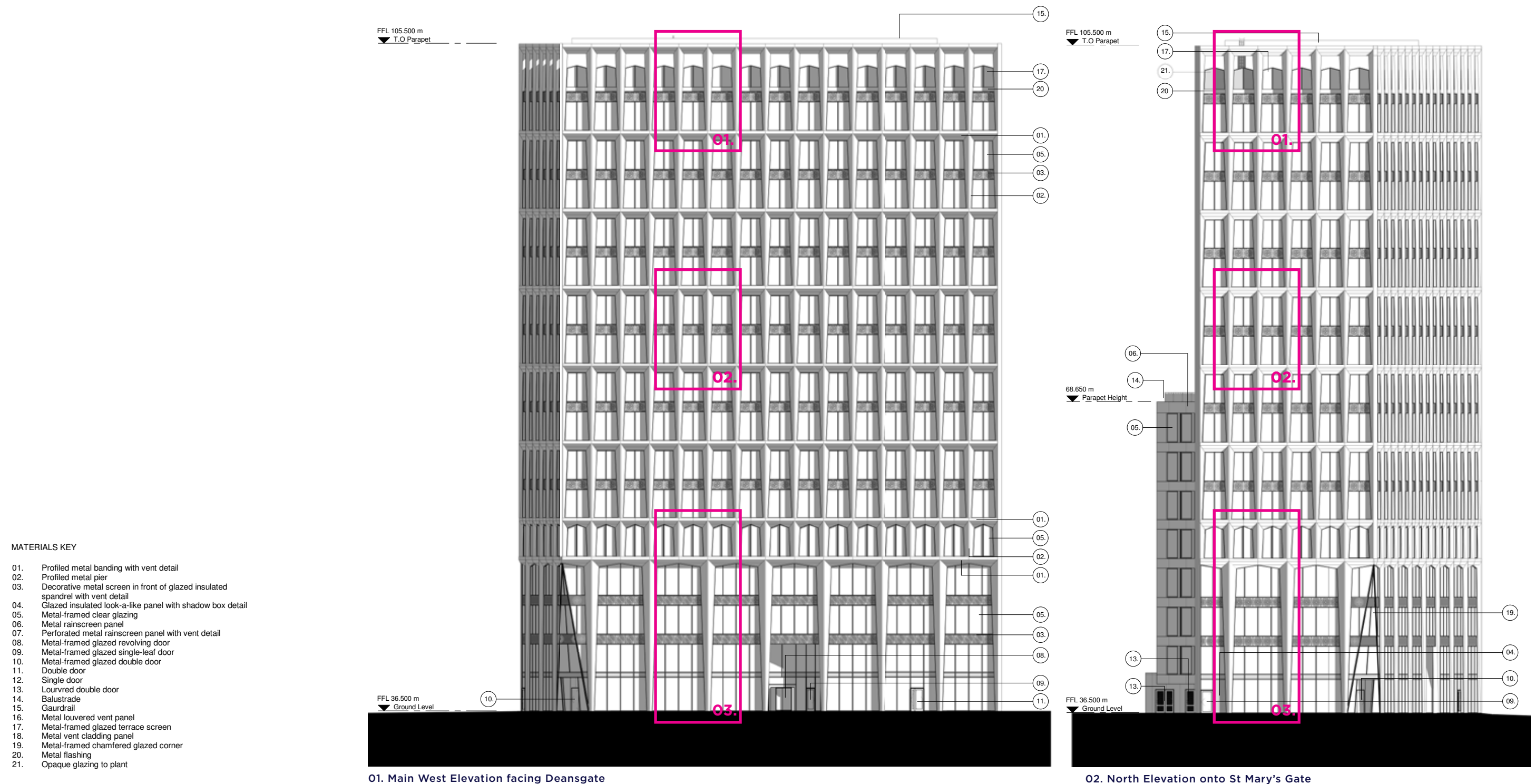
4.0 DESIGN STATEMENT



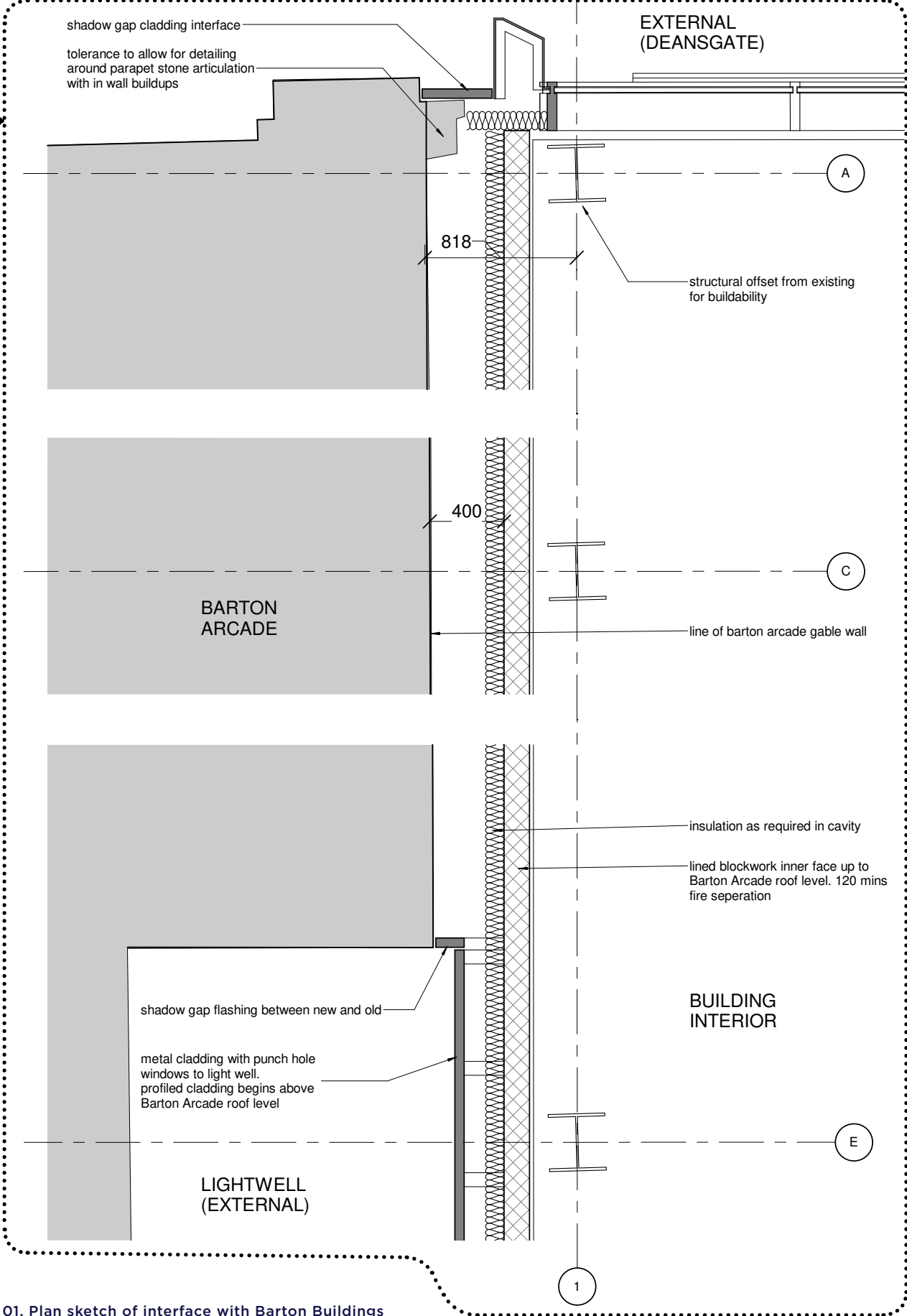
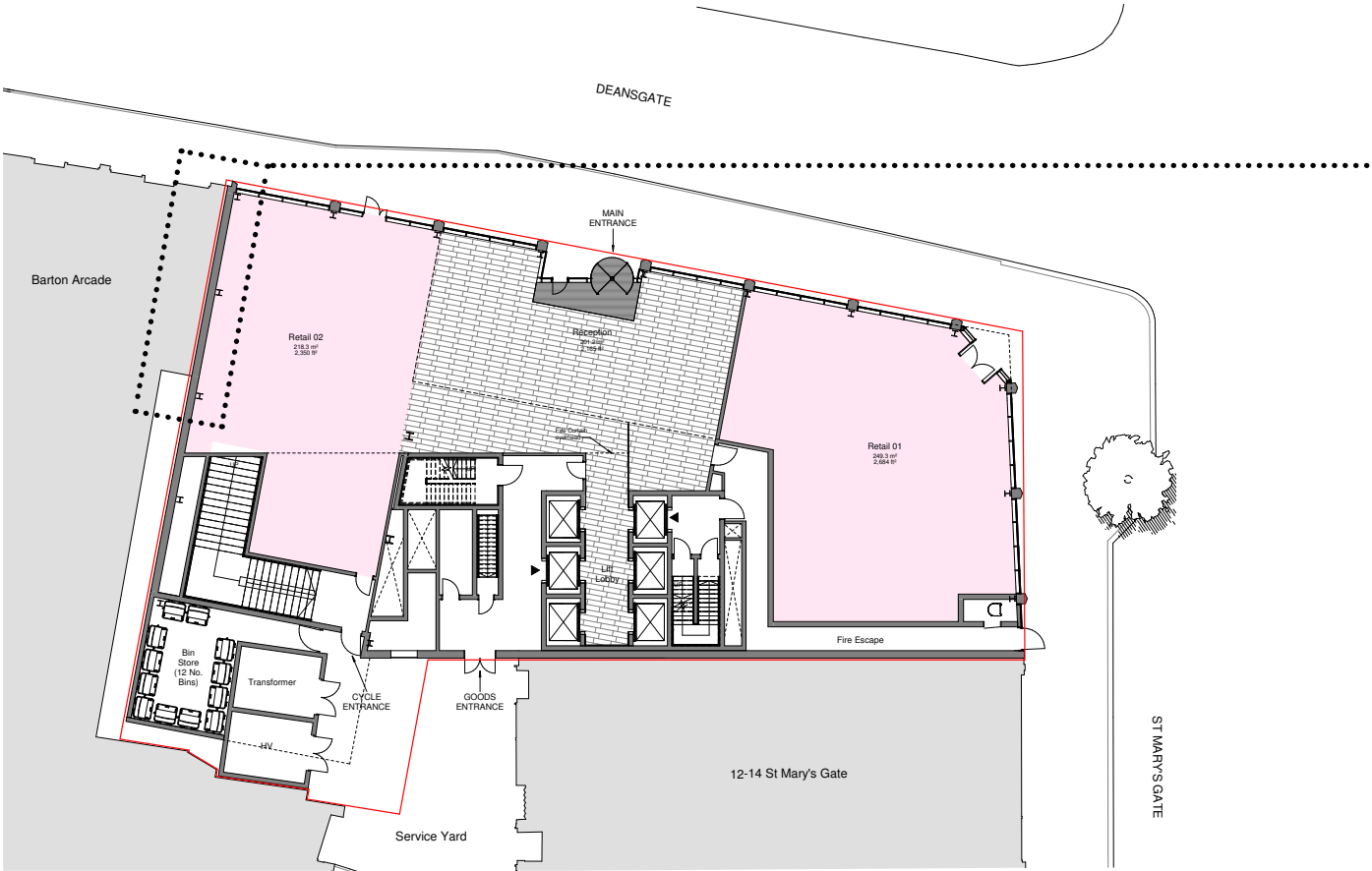
4.0 DESIGN STATEMENT

4.16 Proposed Elevations

Bay studies were used to develop the technical detail behind the facade as can be seen on the previous page. This, in turn, developed the technical Bay Elevations, which ultimately helped to compose the main facades of the building shown adjacent.



4.0 DESIGN STATEMENT



01. Plan sketch of interface with Barton Buildings

4.0 DESIGN STATEMENT

4.17 Adjoining Building Interface

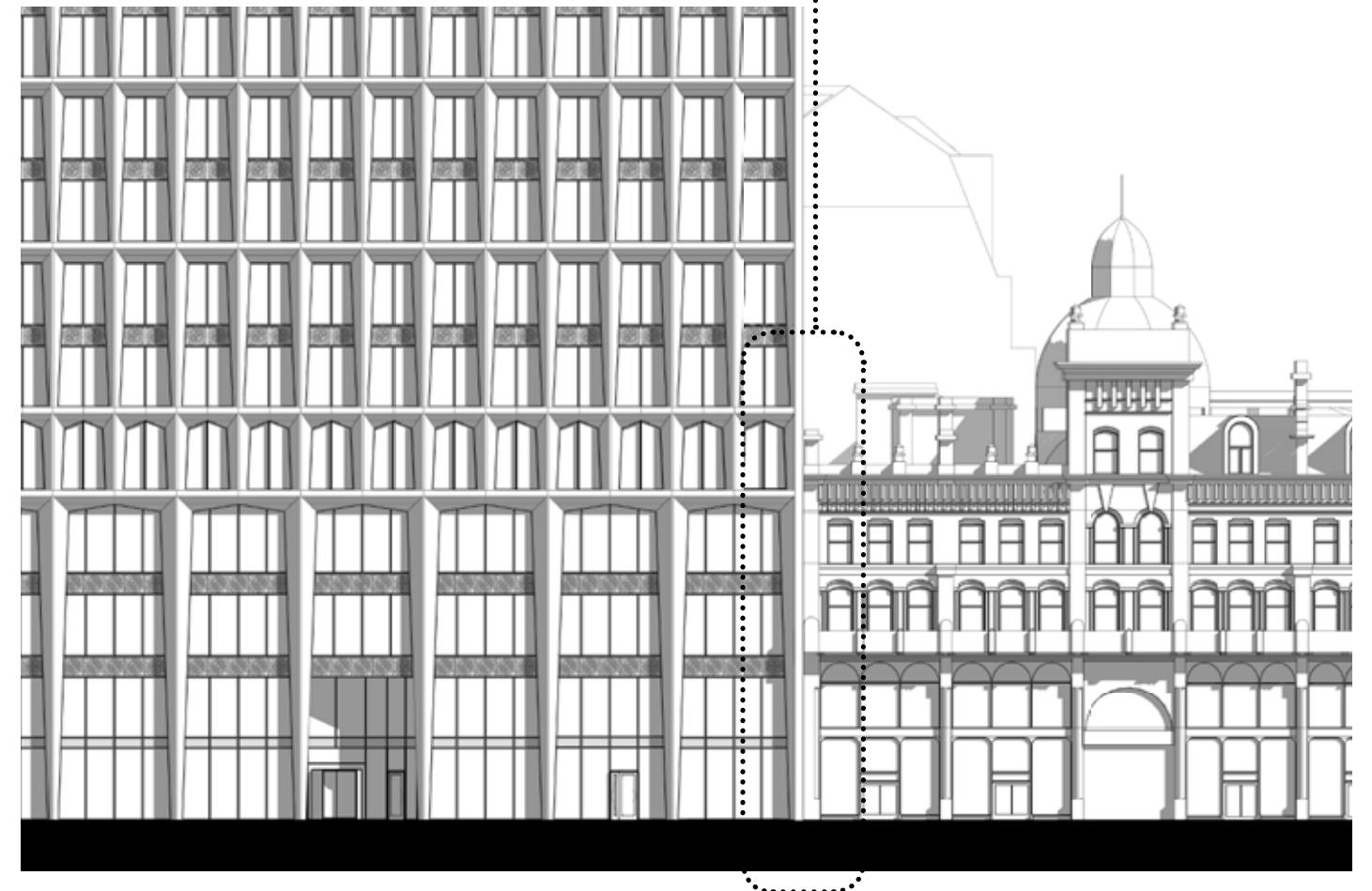
The Grade II* Listed Bartons Building is situated directly to the south and adjoins 39 Deansgate.

As can be seen in the photos on the previous page, much of the Barton Buildings gable wall is exposed due to the recessed retail podium of the existing building.

The proposed scheme seeks to reconcile this by building back up to the same line as Barton Buildings reinforcing the urban grain which is explored further later on in this document.

This will no doubt represent challenges that will need to be addressed through a Part Wall Agreement post planning stage. However, some thought has been given to how the interfaces with Barton Buildings will be addressed as illustrated on the sketch plan detail adjacent.

Principally, primary structure is offset to allow tolerance and build zones. Beyond this, nominal wall build-ups also allow for a healthy tolerance zone during which any protrusions and capping around the parapet of Barton Buildings can be accommodated.



4.0 DESIGN STATEMENT

4.18 Proposed

The adjacent images show the final proposals including the articulated corner to the junction of Deansgate and St Mary's Gate.

Though the main facade is primarily composed of slender, repeating elements, the base condition breaks this rhythm with the horizontal members subtly referencing the arch form common to Barton Arcade.

At third floor level, angled glazing picks-up on the character of the surrounding roofscape.



4.0 DESIGN STATEMENT



4.0 DESIGN STATEMENT

4.19 Materials and Finishes

Material choice is one of the most important elements and, with Manchester's rich masonry and terracotta history, the use of stone would directly reflect the materiality of local landmarks like Barton Arcade and the Royal Exchange. Furthermore, it is important that the facade responds to the surrounding heritage, but also, that it is interpreted in a modern contemporary way so as to avoid the pastiche.

The intention to use historic and contextual references in the facade design, therefore, facilitates a modern and contemporary interpretation of materiality. It should be noted that Barton Arcade itself was considered modern and, very much at the forefront of advanced construction methods at the time of its construction.

For this reason, a tonal aluminium would give a crisp, clean finish, reflective of contemporary construction techniques and modernity. It would also give a sharp contrast in light and shade across the subtly folded profiled piers and banding.

Anodised aluminium is not considered appropriate in this application due to the angles and folds in the facade elements, however, there are many anodised effect PPC metals that provide a distinctive sheen and depth, whilst giving a more consistent surface finish.

Two benchmark studies of recently completed Sheppard Robson projects can be seen adjacent. Both show a metallic finish but are constructed in different ways.

01. Hounslow Civic Centre | Sheppard Robson

Hounslow Civic Centre was completed in 2019. The distinctive civic building was completed using punch hole windows and a cladding system. The crisp finish is created through this use of aluminium rainscreen panels.

02. Hammersmith Road | Sheppard Robson

A similar effect is created on the Hammersmith Road project (Right). Completed in 2019, the project also uses angled aluminium panels however, this project is constructed using a unitized curtain walling system.



01. Hounslow Civic Centre



02. Hammersmith Road



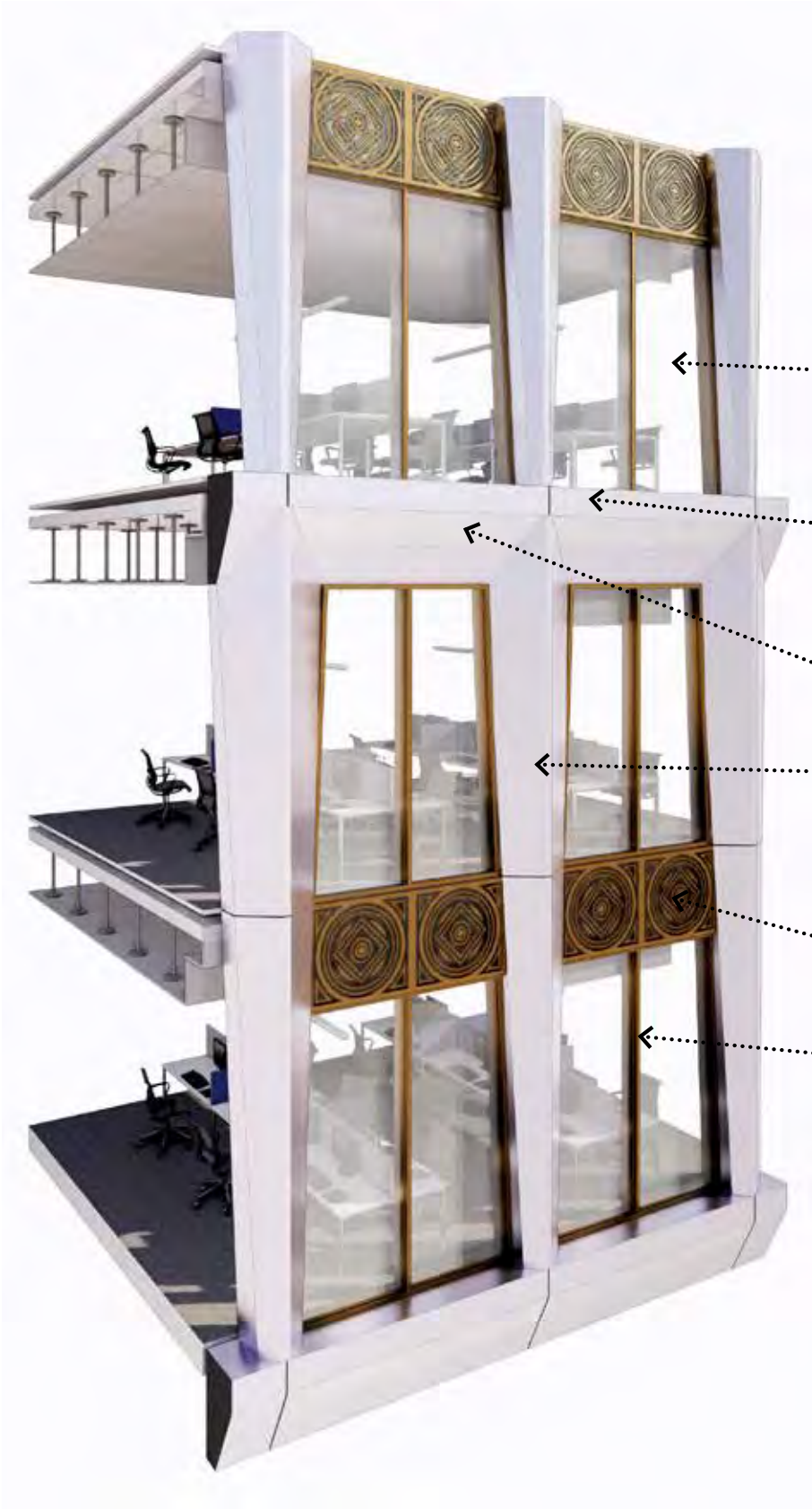
4.0 DESIGN STATEMENT

...Materiality Continued

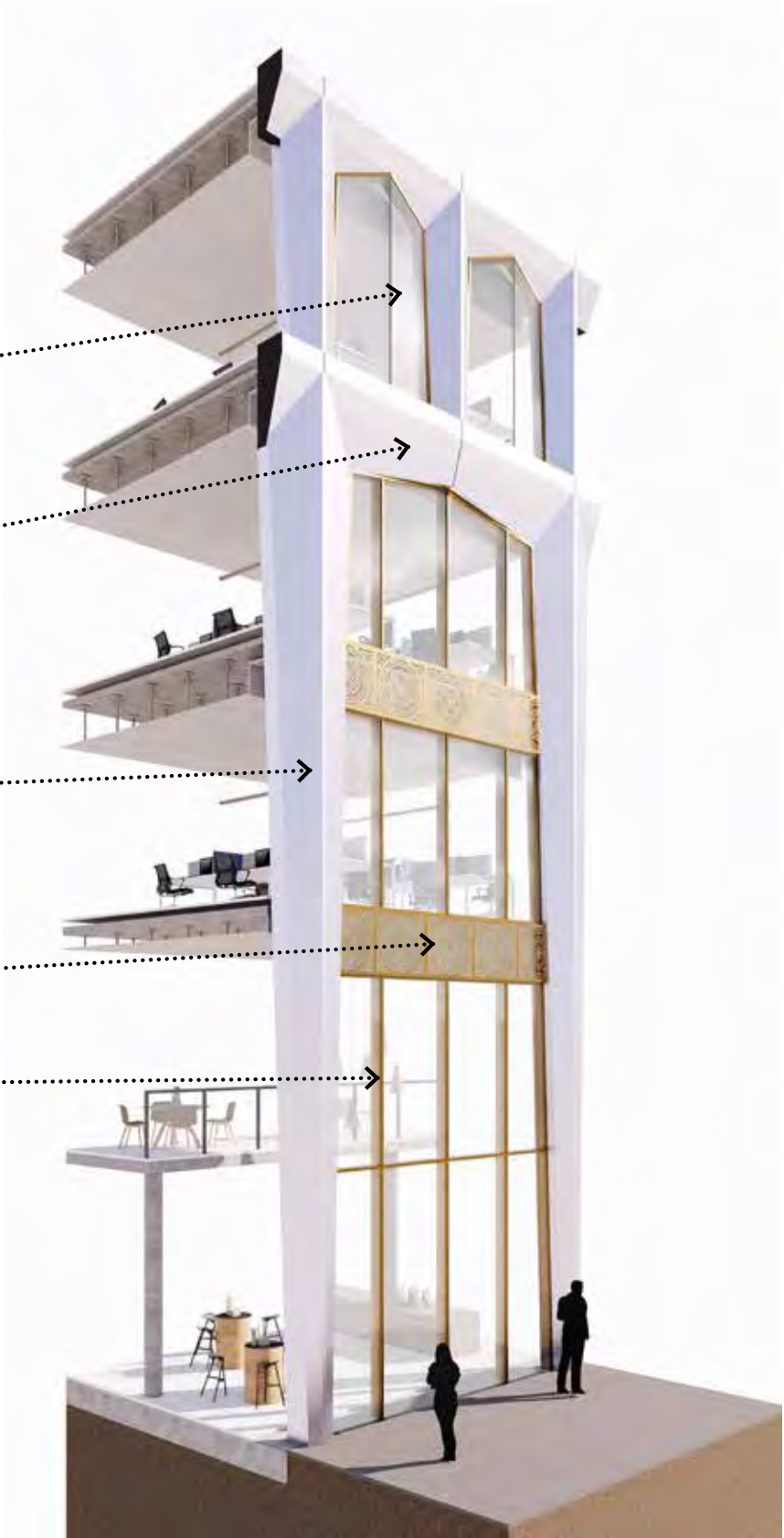
As part of the decentralised ventilation strategy, ‘look-a-like’ insulated spandrel panels with concealed vents at intermediate floor junctions will be overlaid with decorative metal screens. They are envisaged to reflect the layering effect of the delicate ironwork on Barton Arcade.

A final pattern is yet to be determined and as such, is expected to be conditioned in any subsequent approval.

A perforated metal vent panel will also need to be incorporated within the profiled metal banding as illustrated in the adjacent images.



Typical upper floor bay study



Typical Lower Floor Bay Study

05

SUSTAINABILITY STATEMENT

5.0 SUSTAINABILITY STATEMENT

5.1 Sustainable Features Incorporated in the Design

Proposals have been developed with sustainable design and innovation as a key priority, from controlling solar gain through passive measures, through to incorporating low and zero carbon technologies to reduce day to day emissions.

This is demonstrated through a commitment to a BREEAM 'Excellent' rating for the office space, which is an improvement of MCC's 'Very Good' minimum rating.

The project prioritises a "Fabric First" approach to sustainability which reduces the energy required to heat and cool the building and negates the need for Photovoltaic's to generate energy. As such, target U-Values for the building envelope are a 28.9% improvement over the current Part L2A building regulations.

The development, in acknowledgement of MCC's desire to reduce vehicles in the city centre, has no vehicular parking provision and instead provides enhanced cycle parking facilities over and above the levels prescribed by both MCC and BREEAM.

As part of the sustainable drainage strategy, the scheme has a 'blue roof' for rainwater attenuation to reduce the impact of urban runoff. Innovatively, the rainwater is subsequently harvested for toilet flushing.

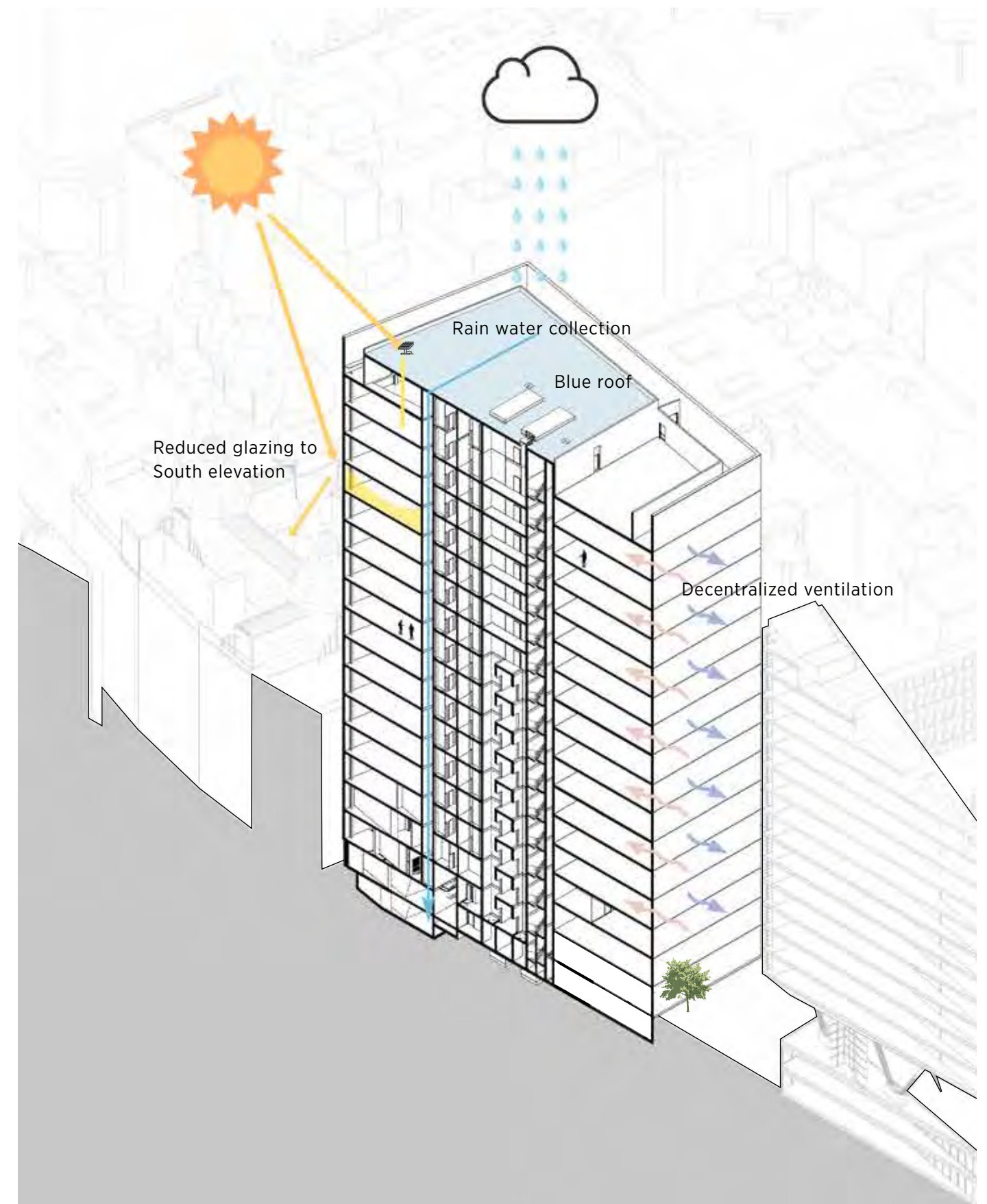
The scheme also includes biodiversity features, such as bat boxes, bug hotels and a roof level wild-flower bed.

Some of these key features can be seen illustrated on the adjacent diagram. For full details please refer to the 'Environmental Standards Statement', 'Energy Statement' & 'BREEAM Pre-assessment' submitted with this application.

5.2 Heating and Cooling Strategy

The external envelope of the building will be sealed to minimise air leakage, therefore windows will not be openable. Fresh air will be provided by mechanical means on a decentralised floor by floor basis which gives tenants not only increased flexibility but also increased control with a view to saving energy.

In addition to external shading provided by the deep facade profiles and high performance glazing, there is reduced glazing generally on the South facade in the form of insulated look-a-like panels to help reduce overheating. Furthermore, internal blinds will be used to provide another layer of solar control and prevent glare for occupants, reducing the loading on the mechanical systems.



5.0 SUSTAINABILITY STATEMENT

5.3 Solar Control & Daylighting

From the outset of the design process, the team have worked together to mitigate overheating whilst maximising the glazing to improve the quality of daylighting within the office space.

The proposal is generally orientated East/West and will receive good sunlight throughout the day. No. 1 Deansgate and the proposed Ramada Complex are to the North of the site, so will not overshadow the proposal. As mentioned latterly, solar gain is considered a potential issue on the South elevation, which will receive direct sunlight through most of the day from mid-morning until late afternoon.

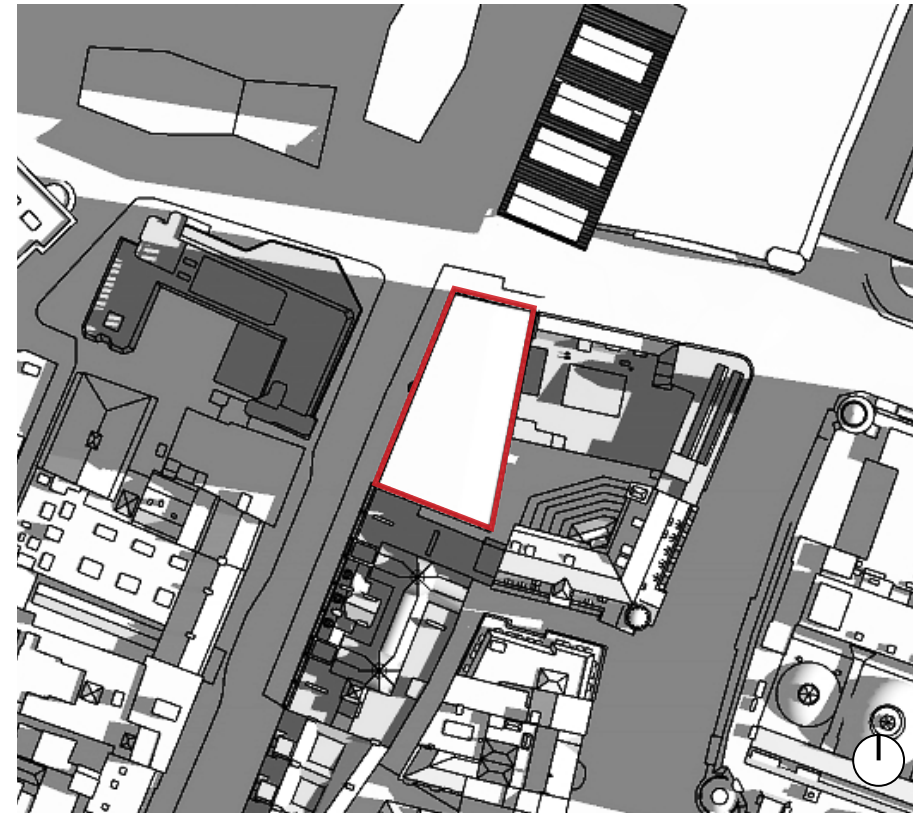
As shown on the sun path studies adjacent, the development will result in some overshadowing of the neighbouring properties.

Further assessment of the impact of the proposal on existing properties can be found in the Daylight and Sunlight Report submitted as part of this application.

5.4 Wind Assessment

A wind micro-climate analysis has been carried out and is included as part of the supporting information for this application. Following the analysis, the Design Team incorporated a recessed entrance at the North West corner serving Retail Unit 01 to mitigate against potential adverse wind conditions. The main office entrance is also recessed to provide additional protection.

Overall, though the development does make the corner of Deansgate and St Mary's Gate windier, the levels remain acceptable for the intended use.



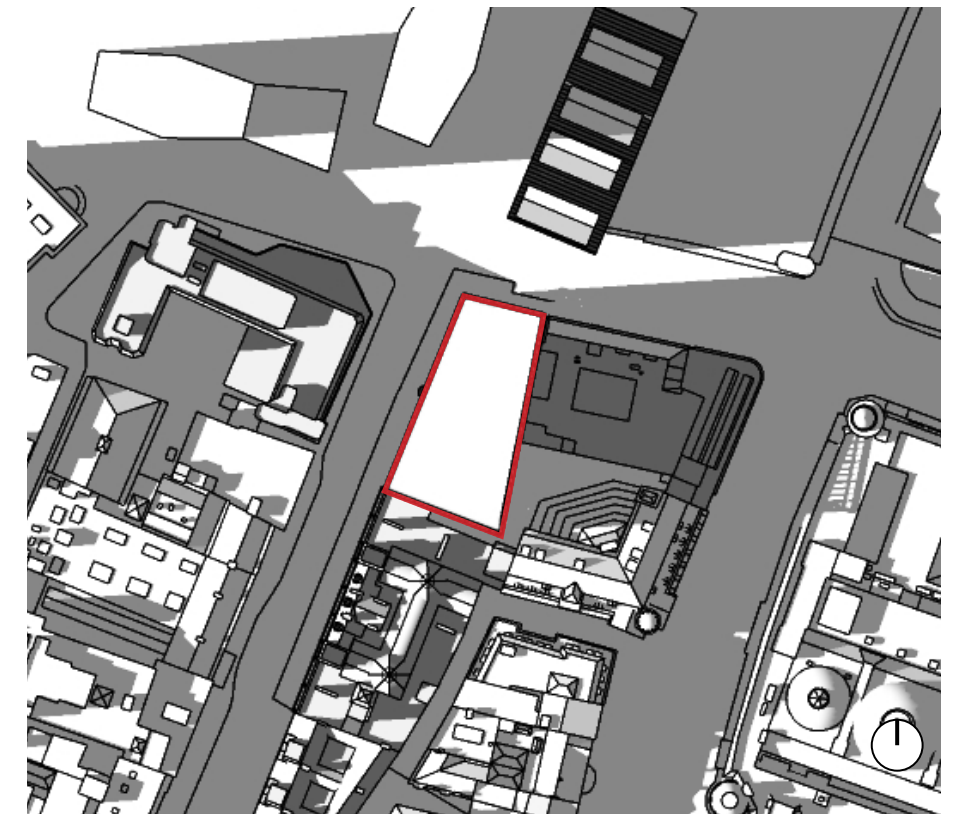
07.00



10.00



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14.00