

06

ACCESS STRATEGY

6.0 ACCESS STRATEGY

6.1 Highways Access

The following represents a summary overview of access to the site via a number of methods. For further information, please refer to the Transport Statement and Travel Plan included with this application.

Access via Public Transport

The sites relative proximity to Manchester’s City Centre means it is well connected to the existing public transport network. Multiple bus routes run North-South and East-West from the site, with the corresponding bus stops very close.

Key transport nodes at Manchester Victoria and Salford Central, reinforce this corner site as a strategic visual gateway into the city and the main retail routes and central business district.

The tram is accessible via stations along Cross Street and Manchester Victoria Train Station is a short walk for national rail services. A relatively large taxi rank is available immediately north of the site.

Vehicular access

During the consultation process, a previous iteration of the scheme was presented to the Senior Planning Officer that included a basement car park with provision for 19 cars. The response was that, going forward, the City would not support any vehicular parking on this or any other such centrally located sites.

The Design Team subsequently undertook a period of redesign to locate more of the plant within the basement and also provide enhanced cycle facilities to mitigate the loss of vehicular parking.

KEY:

SITE

BUS ROUTE

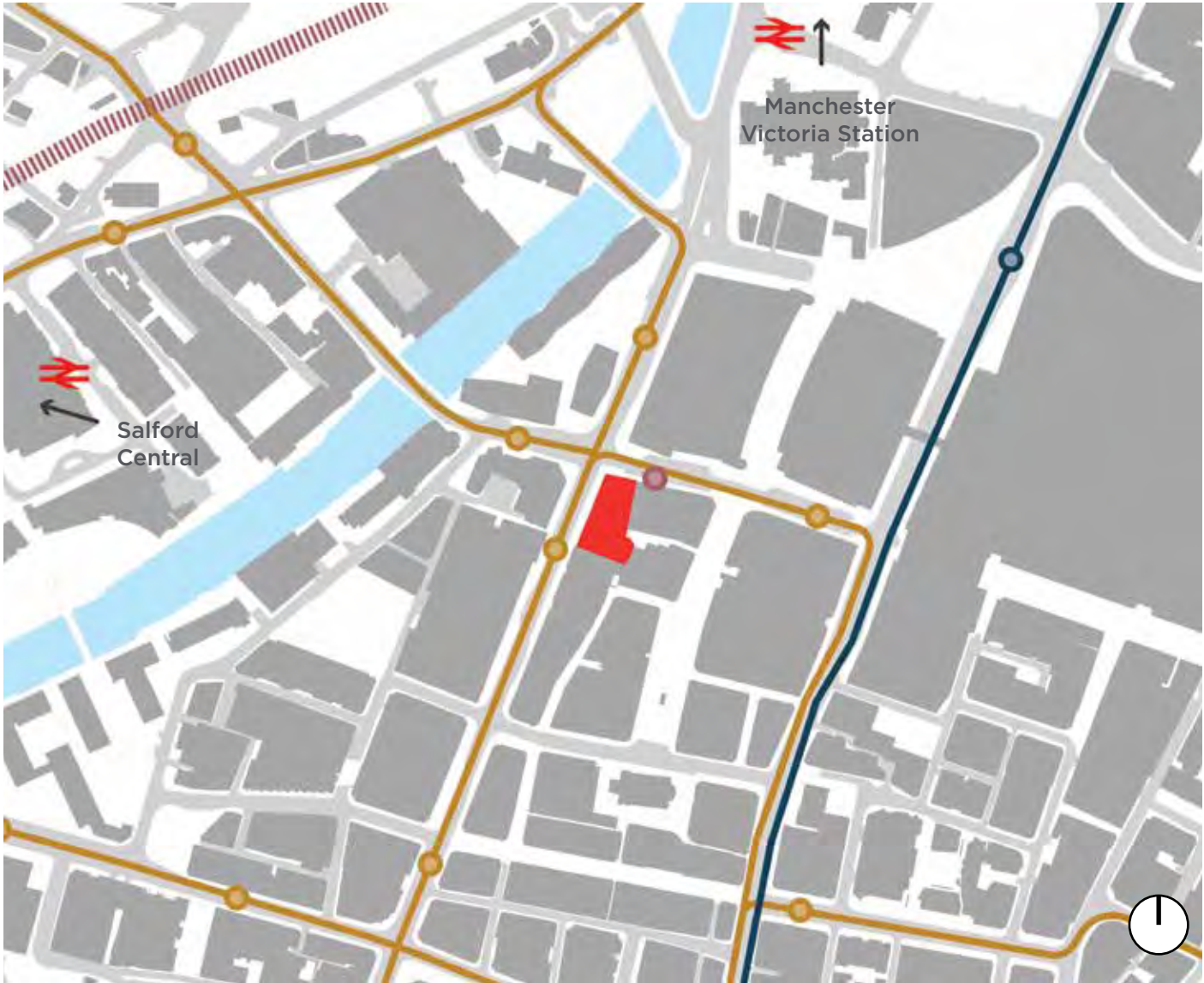
BUS STOP

METROLINK ROUTE

METROLINK STOP

TAXI RANK

RAILWAY LINES



Transport infrastructure diagram

6.0 ACCESS STRATEGY

6.2 Access into the Building

Access for office users will be via the new dedicated entrance off Deansgate and will be step-free from street level. The site as a whole is relatively flat, rising approximately 100mm from Barton Arcade to the junction between Deansgate and St Mary's Gate, resulting in a good opportunity for level access across the planned development without the need for any step changes between the office and retail entrances.

6.2.1 Inclusive Access

Inclusive access will be integrated into all aspects of the design, whether for use by building personnel or occupants, and compliance with Approved Document Part M will be essential. All parts of the building (with the exception of some plant rooms) will be accessible via step-free level access and/or lifts.

6.3 Fire Escape and Fire Service access

The main protected fire escape will lead from the firefighting stair core and discharge directly onto St Mary's Gate; notwithstanding the ability to evacuate via the main entrance and the goods entrance also.

The Fire Service will gain access via the main entrance and from there can directly access the protected firefighting core.

6.4 Safety and Security

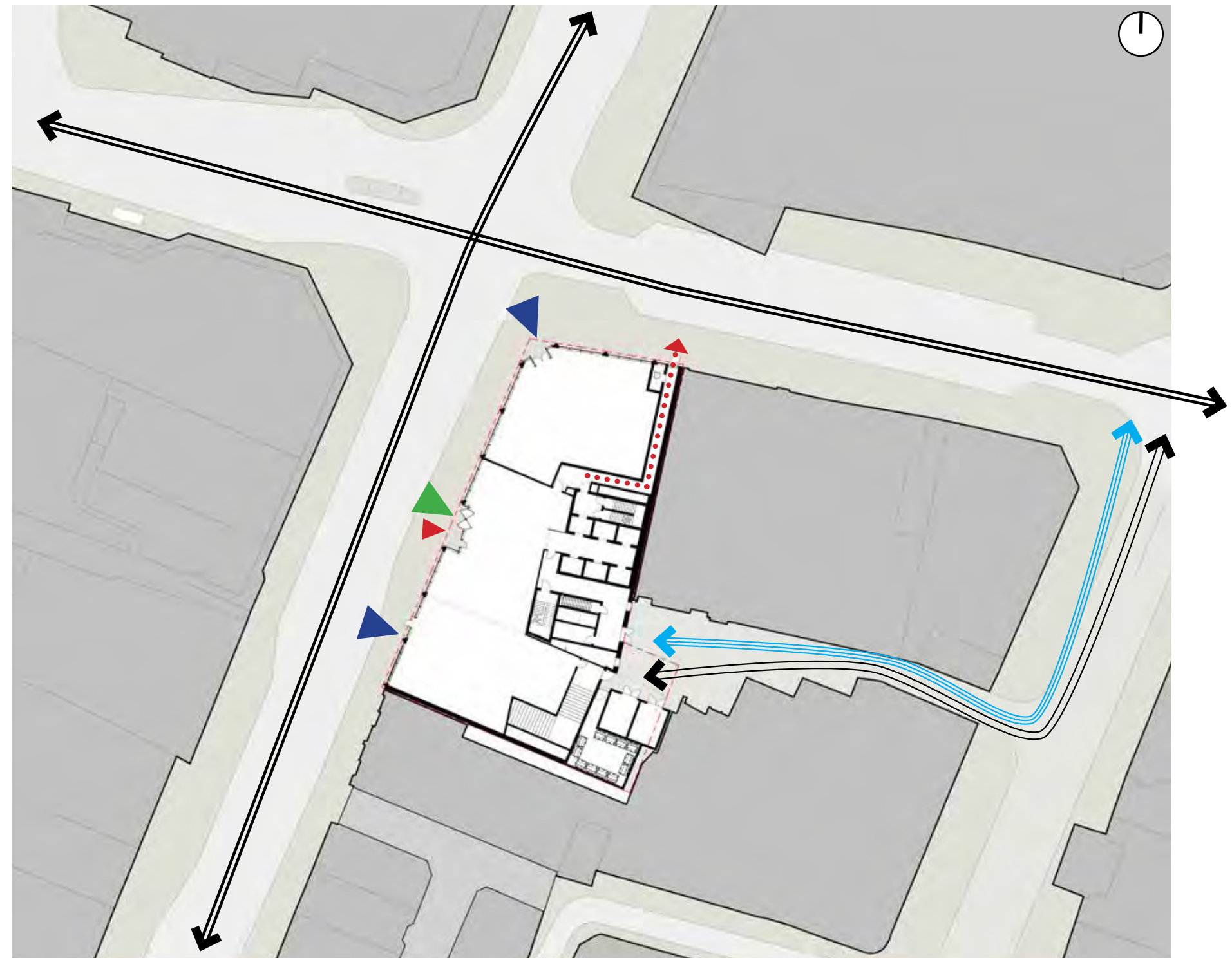
A 'Crime Impact Statement' has been produced by Greater Manchester Police which made several recommendations to be incorporated into the design such as the following:

- Robust control of access in and around the building.
- Extensive CCTV coverage of the building.
- Fob access to the cycle store to be monitored and fobs issued to genuine cyclists.

The building will be accessible during normal operating hours via the main entrance, with access to the office floors controlled by reception staff and electronic pass gates. Outside operating hours the building will be completely secured around the perimeter with no access to any parts of the building without permission.

A electronic pass gate will be provided at the entrance to the basement cycle store to control access. From within the cycle store, access to the changing facilities will be electronically secured at key locations. Access to the upper office floors will be via the main circulation core and lift lobby. It is intended at this stage that lifts will employ destination control to limit access to users own floors.

CCTV will monitor important locations such as the main building entrance, goods entrance and cycle store entrance.



Access Routes

6.0 ACCESS STRATEGY

6.5 Cycle Store & Shower Provision

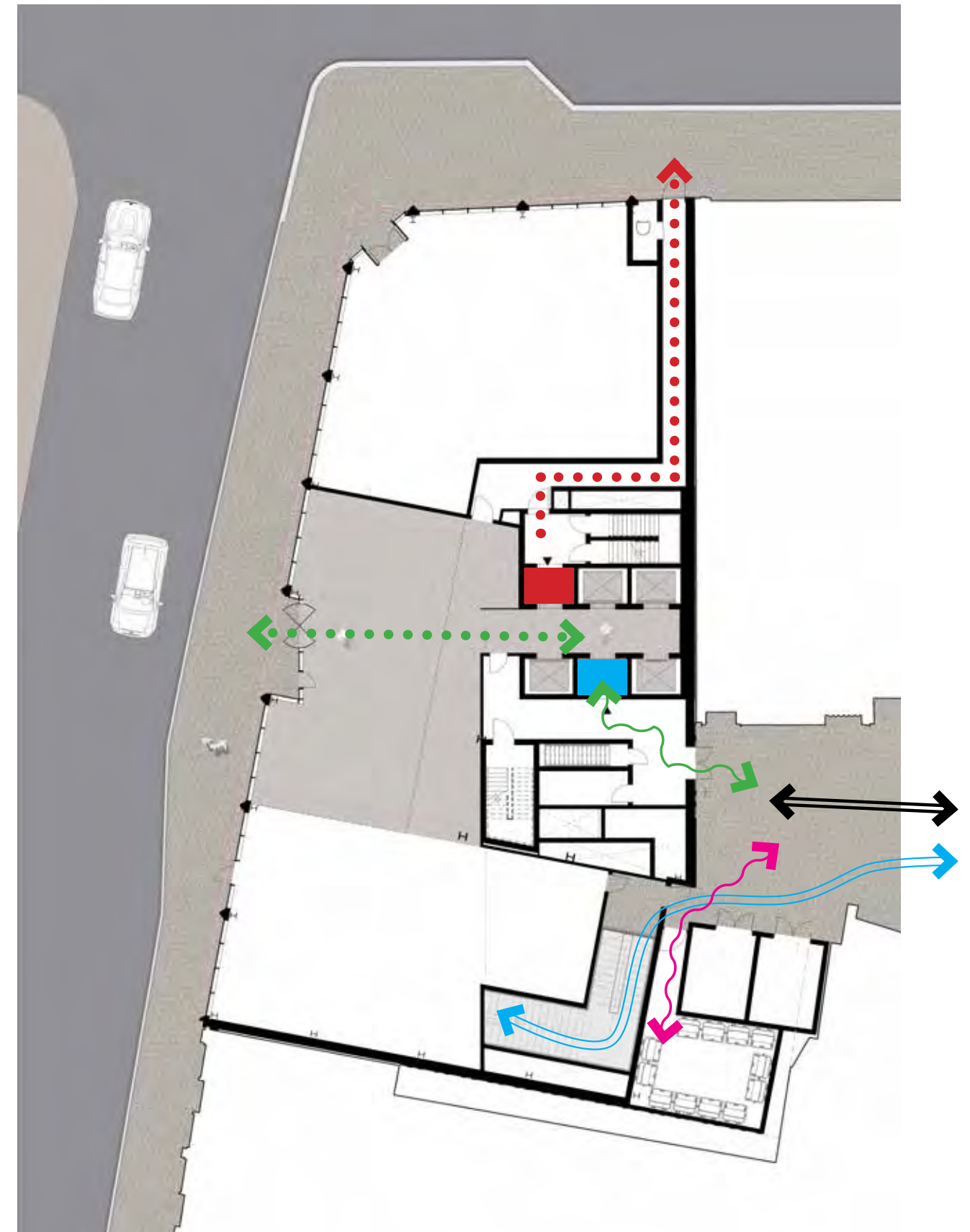
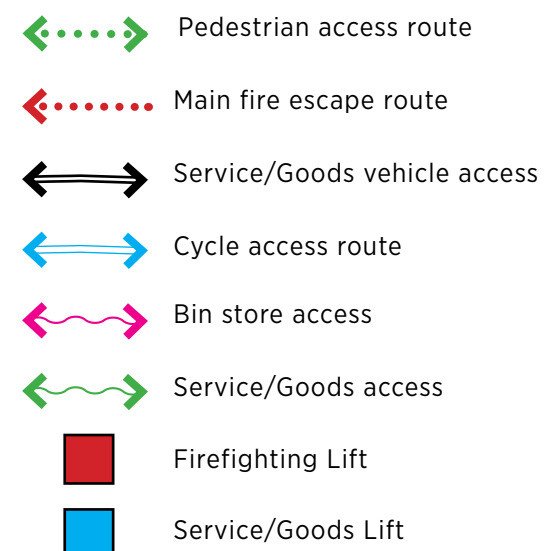
To encourage green travel and reduce the reliance on cars, a 'cycle hub' is proposed at basement level, which will contain extensive facilities for runners and cyclists. This will include:

- Secure cycle storage for 96 spaces (exceeding BREEAM and MCC requirements).
- Cycle maintenance area.
- Self-contained shower and changing cubicles, with vanity area
- Heated drying area for equipment
- Lockers for personal storage
- Accessible WC and Shower
- Direct access to the main reception lobby via the main core, offering a 'cycle in / cycle out' facility.

Access is via the service yard to the rear of the development and via a large wide shallow stair with central reservation for wheeling bikes up and down. From the cycle store, users can directly access the facilities and then the main circulation core as illustrated adjacent and below.



Basement Cycle Store & Facilities

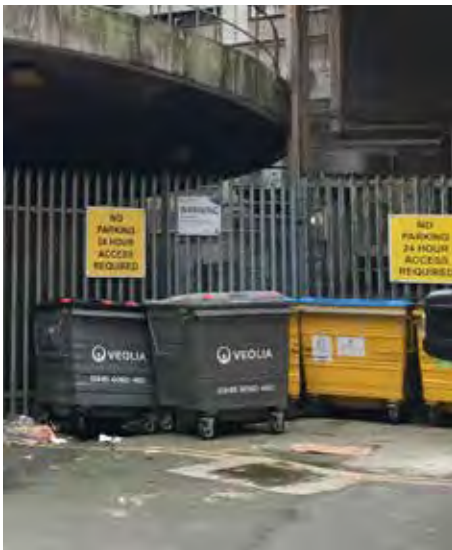


6.0 ACCESS STRATEGY



A shallow wheeling ramp installed in a recent development at Cambridge Station

- Proposed Collection Point
- Proposed Route of Collection Vehicle
- Existing Collection Point
- Existing Route of Collection Vehicle



Current Bin Storage Arrangements



Back of House Access



Current Collection Point on Exchange Street

6.6 Waste Management

Bin capacity has been calculated using MCC standards, for weekly collections. For the proposal, this equates to a requirement for 44 bins. As required for all commercial developments, the building operators will enter into a commercial waste agreement with a registered waste carrier and ensure that the number of collections is suitable for the volume of waste produced. In this case, it is proposed that the building operators will have 3 collections per week. Therefore, the number of bins required has subsequently been reduced to 12.

Given the use of the building, most of the stored waste is anticipated to be recycled paper waste. The inclusion of a small waste compactor in the bin store or basement could further reduce the number of bins required or the regularity of collections.

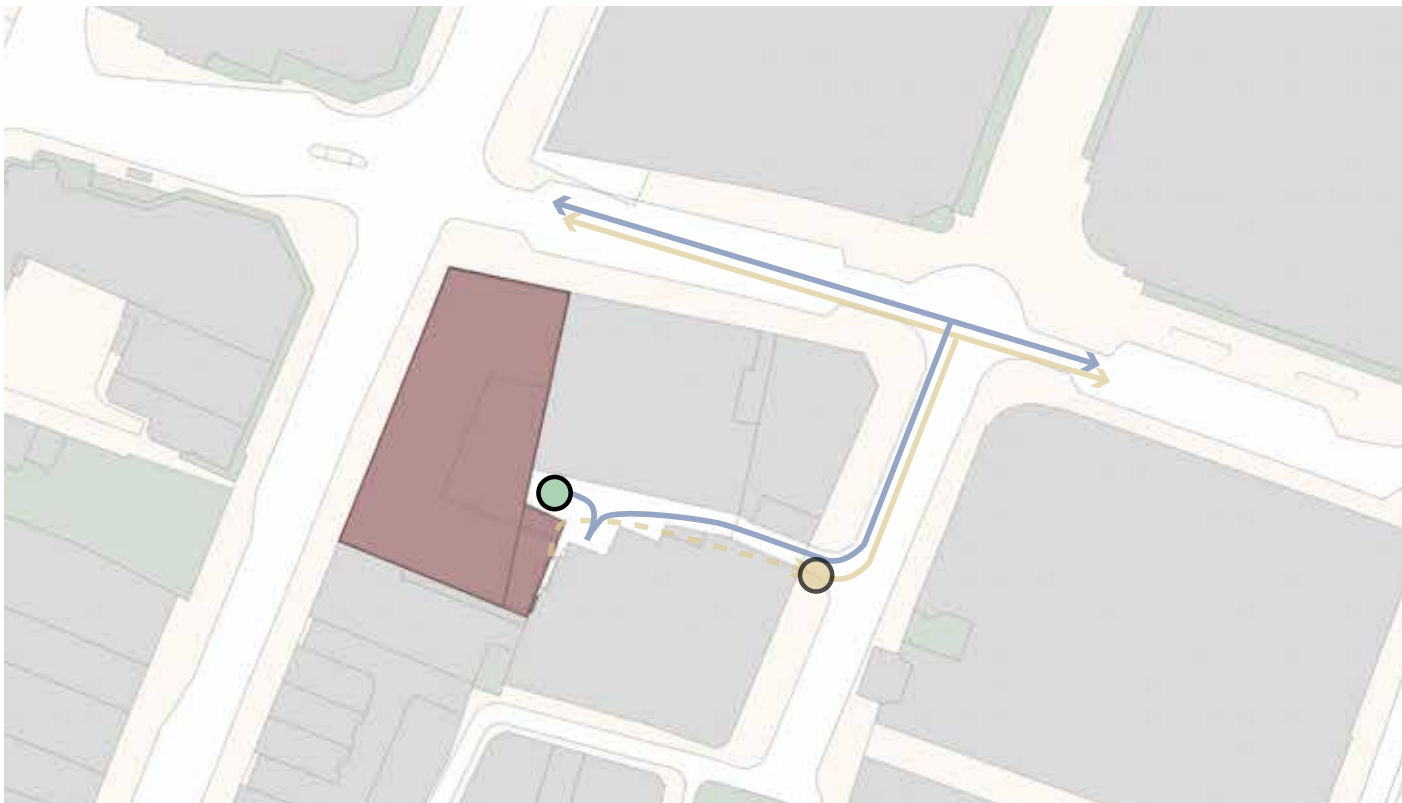
Retail Units

Each of the retail units will be required to provide their own refuse and recycling storage within their demise. The exact sizes and locations will be dependent on individual tenant requirements and anticipated volume of waste produced. Each tenant will be required to ensure that their waste storage area is monitored and maintained to keep the development clean and tidy.

Refuse Collection Point

The existing bin collection point is understood to be on Exchange Street. Bins are currently brought from the back of house area to facilitate collection on the street.

Please see the Waste Management Strategy document included within this application for further details.



Proposed Collection Arrangement

07

CONCLUSION

7.0 CONCLUSION

The proposed design is a result of a thorough contextual analysis and comprehensive design process and will be a confident, welcome addition to Deansgate. The considered proportioning, attentive detailing to the external facade, combined with the flexible office space and prime retail units will together combine to become a building of outstanding architectural value that will serve as a catalyst for the regeneration of the area and will help to reinforce the links between Deansgate, Market St, the Cathedral Quarter and wider area.



08

SCHEDULE OF APPLICATION DOCUMENTS

8.0 SCHEDULE OF TOWN PLANNING APPLICATION DOCUMENTS

Below is the list of information and drawings submitted for Planning Approval and which has been agreed with the planning case officer, Mr David Roscoe, as required to validate the Planning Application. All documents will be supplied electronically via the Planning Portal as agreed.

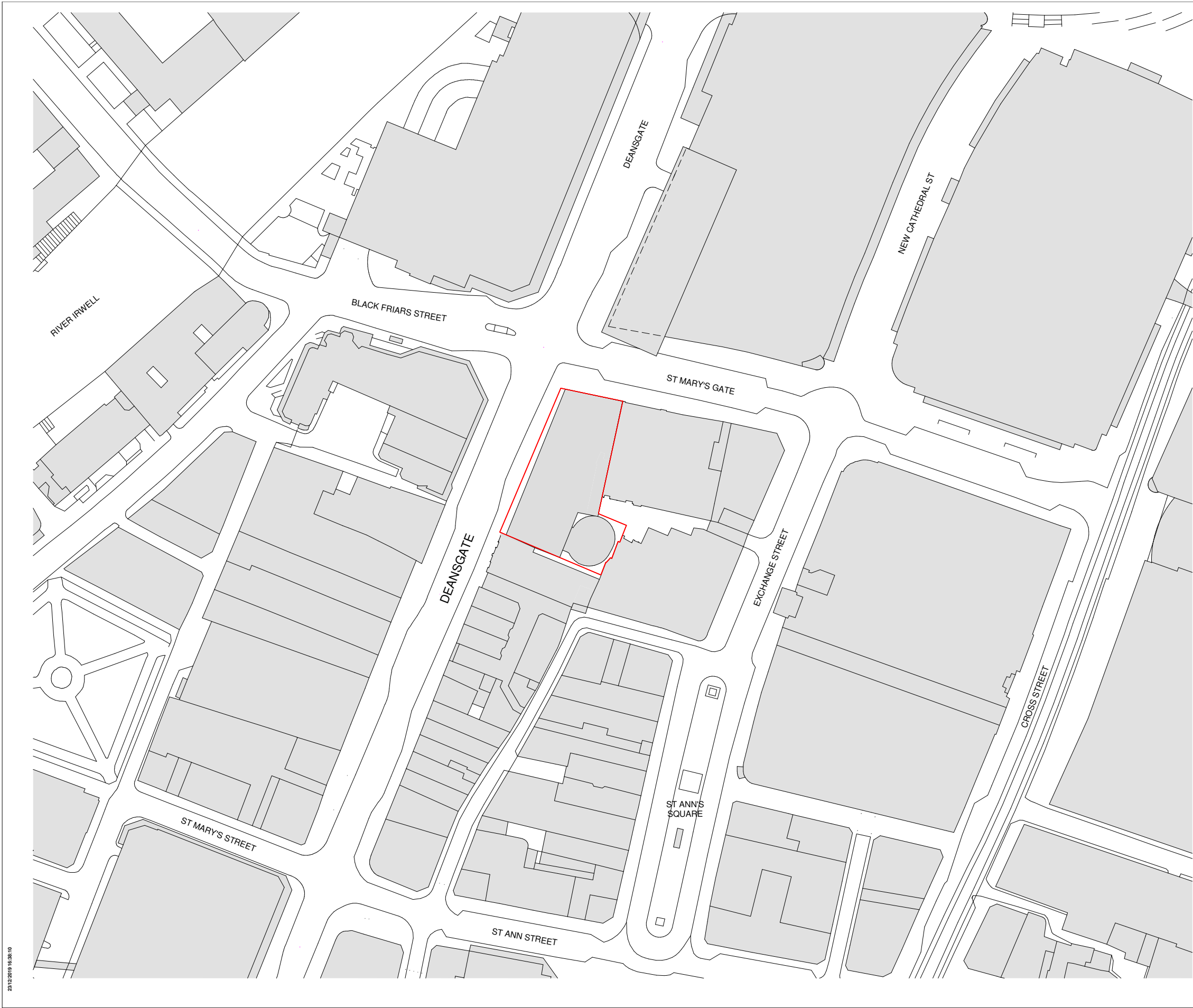
Document
Completed application form
Correct fee
Scaled location plan with site edged red and other land in the same ownership edged blue (the site edged red should include all the area to be built on and adapted i.e. include amendments to pavements etc)
Plans and elevations as existing
Plans, sections and elevations as proposed
Contextual elevations / street scene
Facade bay studies
Demolition plan

The following items of supporting documentation are also provided:

Document
Waste Management Strategy
Design and Access Statement
Archaeological Statement
Flood Risk Assessment
Crime Impact Statement
Transport Impact Statement
Acoustic Assessment
Ground Investigation Survey
Ecological Assessment
Daylight/Sunlight Impact Assessment
Topographical survey showing existing and proposed levels
Environmental Impact Assessment (screening)
Air Quality Assessment
BREEAM Pre-Assessment
Drainage Strategy
Heritage Assessment
Planning Statement
Service Management Plan
Socio-Economic Assessment
Townscape Views
Travel Plan
TV Reception
UXO Risk Assessment
Ventilation Strategy
Wind Assessment

APPENDIX

PLANNING APPLICATION DRAWINGS



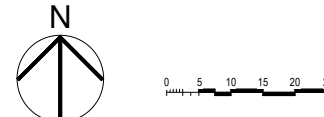
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P01	20/12/19	Planning Issue

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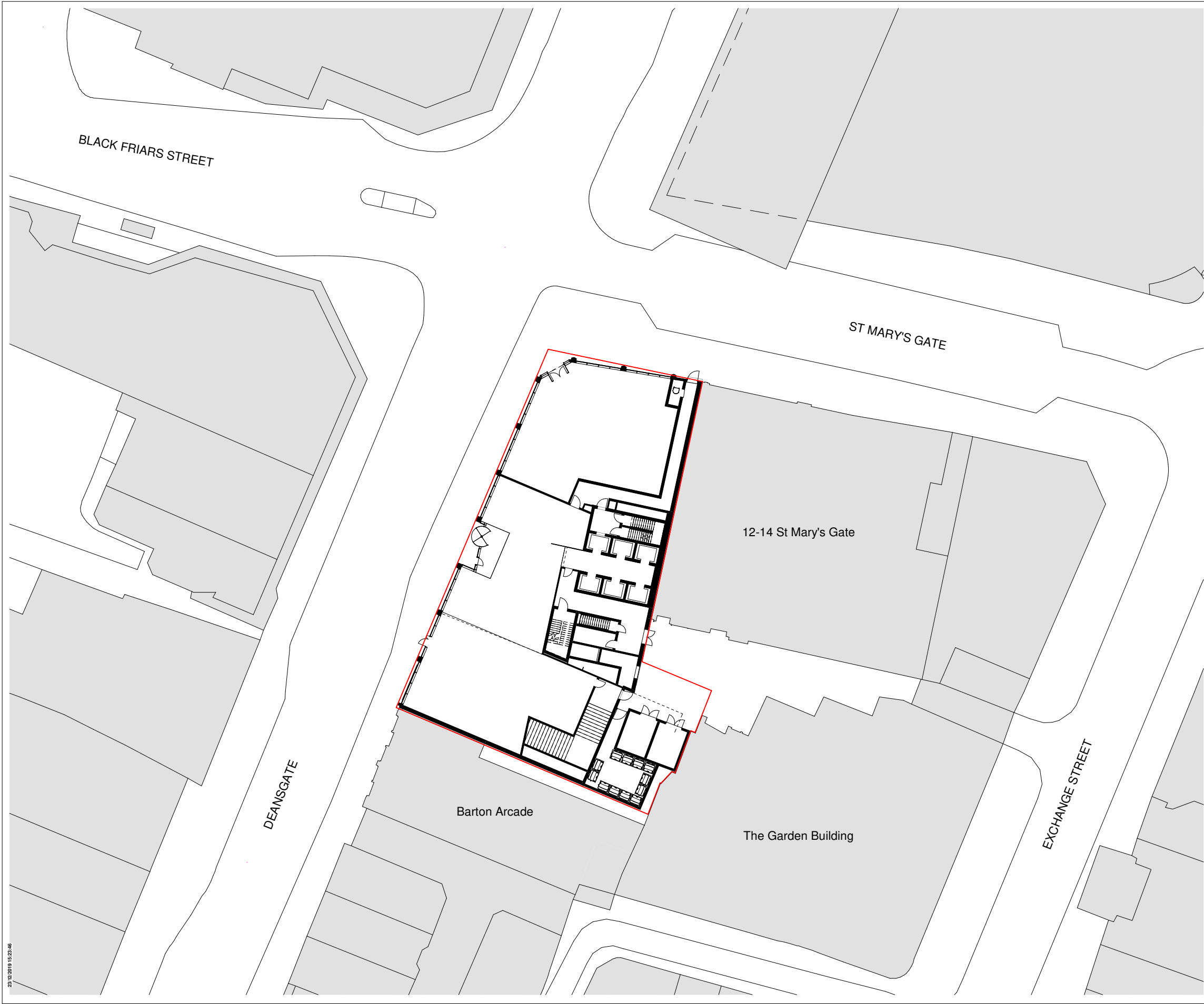
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PROJECT
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Location Plan

Stage 3		SR NO.
STATUS	PURPOSE FOR ISSUE	
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DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02101	P01	



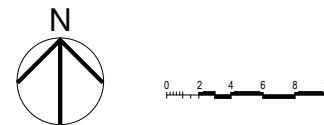
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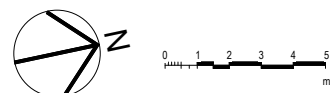
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Site Plan

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DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02001	P01	



Proposed Ground Floor Plan
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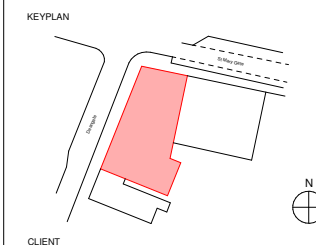
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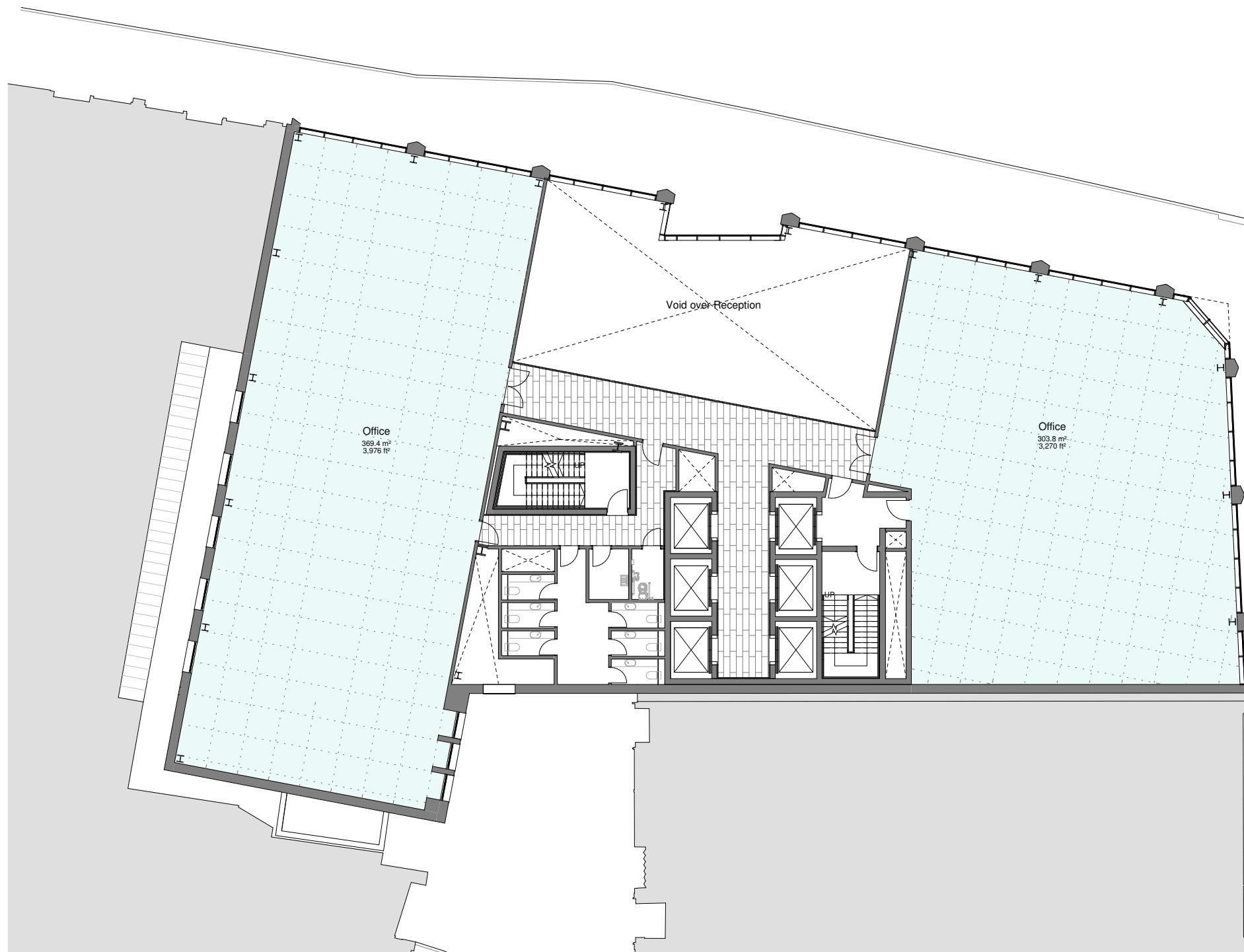
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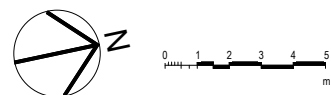
Proposed Ground Floor Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
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DRAWING NO.	REV.	
6145 - SRA-XX-00-DR-A-02110	P01	



Proposed Mezzanine Floor Plan
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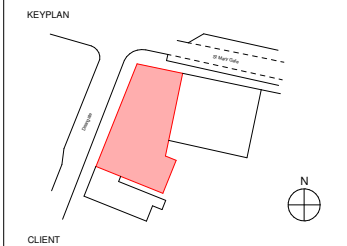
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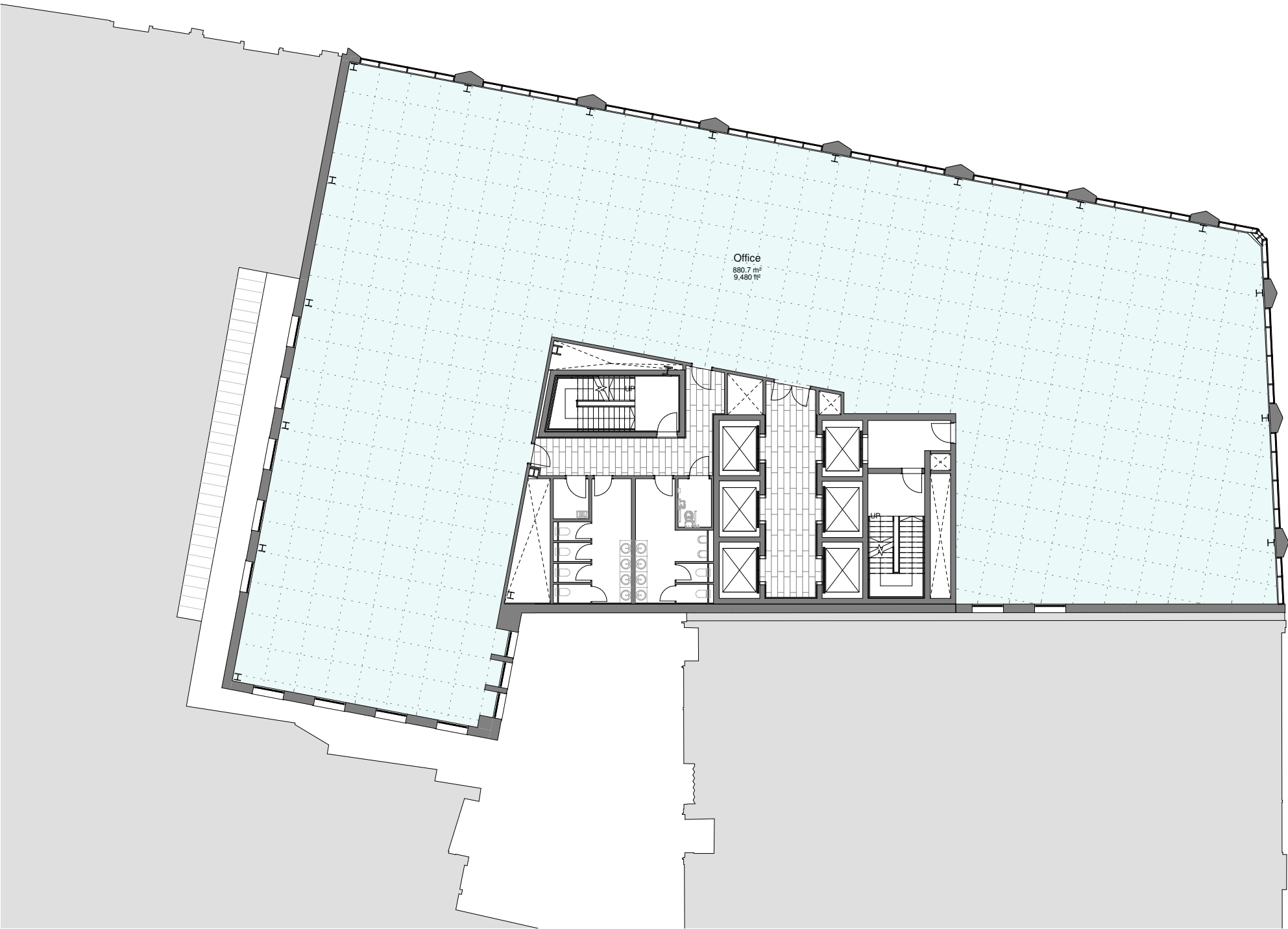
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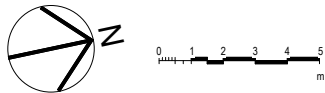
Proposed Mezzanine Floor Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
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6145 - SRA-XX-01 - DR - A - 02111	P01	



Proposed Typical Lower Floor Plan (Levels 1 & 2)
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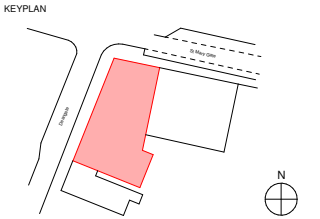
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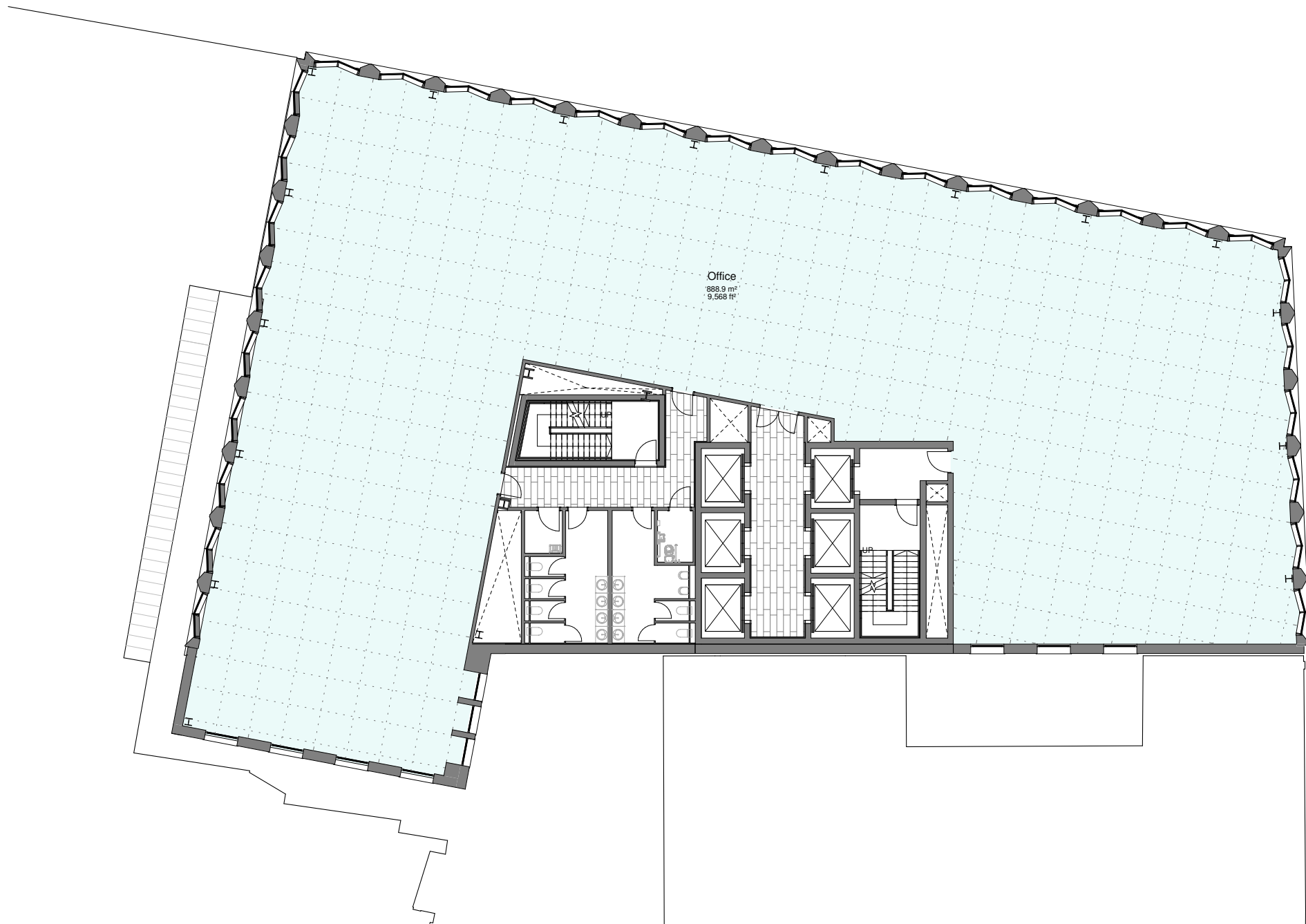
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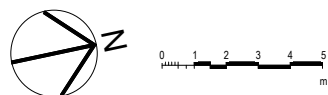
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**Proposed Typical Lower Floor Plan
(Levels 1-2)**

Stage 3		SR NO.
STATUS	PURPOSE FOR ISSUE	
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-ZZ-DR-A-02112	P01	



Proposed Level Three Floor Plan
1 : 100



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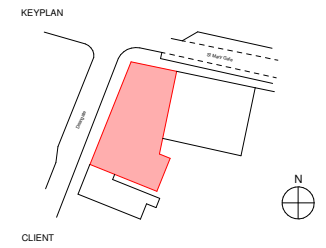
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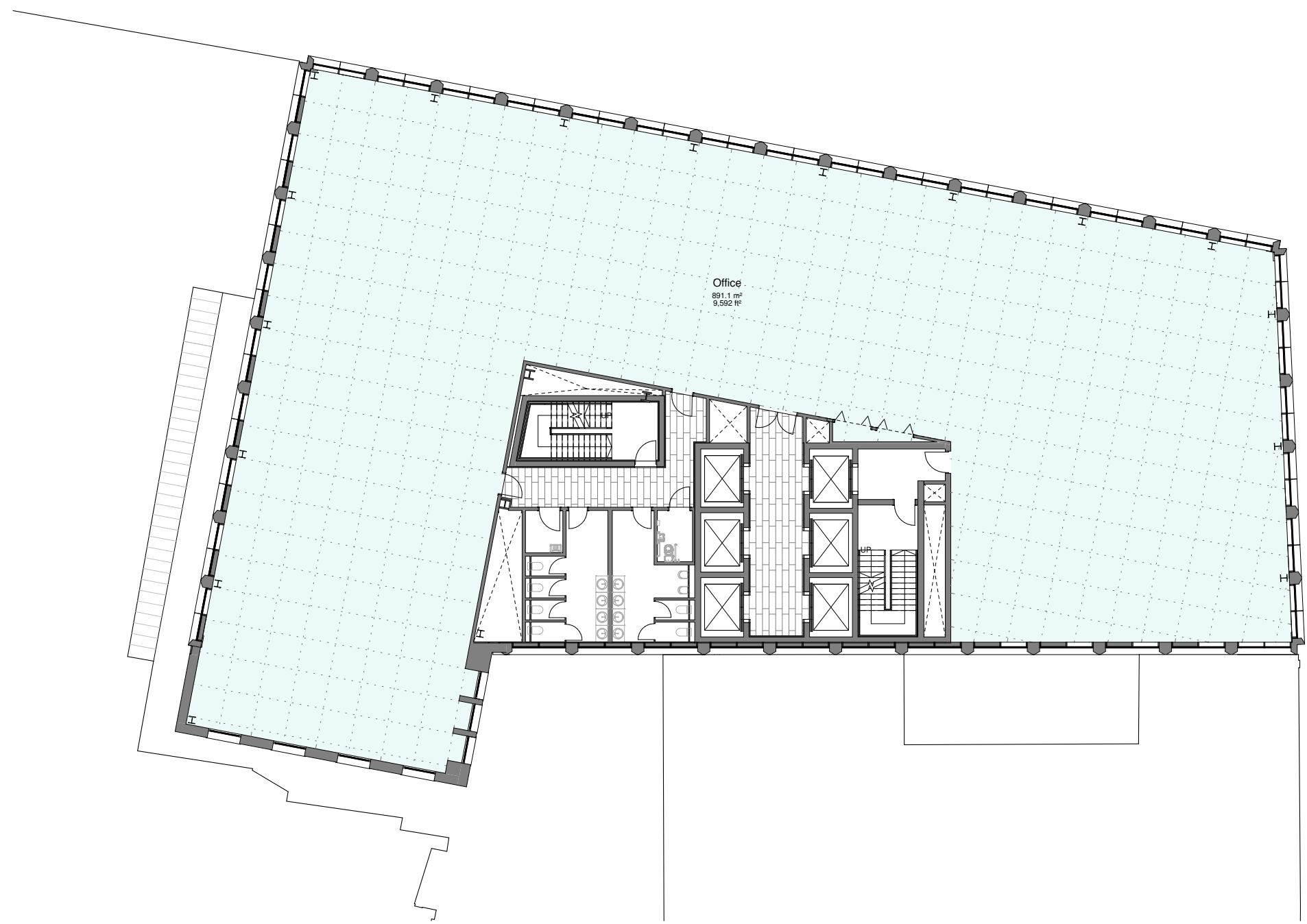
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Proposed Level Three Floor Plan

Stage 3		
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6145 - SRA-XX-03-DR-A-02113	P01	



Proposed Typical Lower Floor Plan (Levels 4-6)
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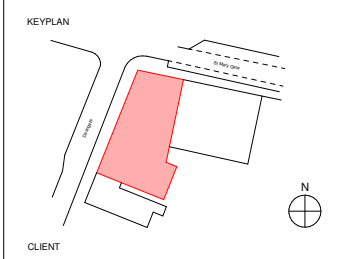
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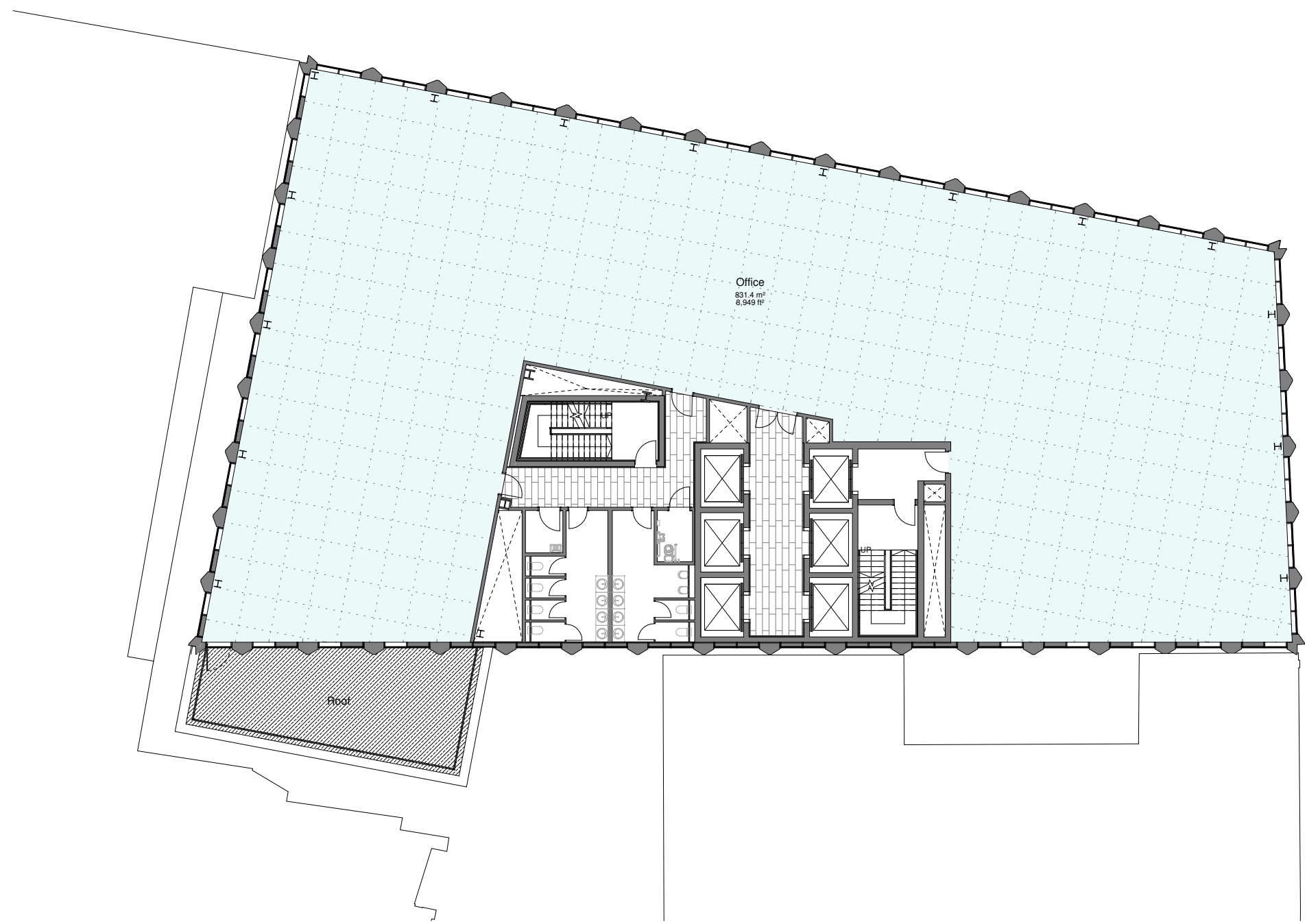
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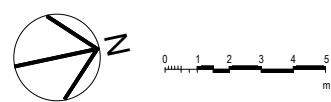
Proposed Typical Lower Floor Plan
(Levels 4-6)

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.		REV.
6145 - SRA-XX-ZZ-DR-A-02114		P01



Proposed Level Seven Floor Plan
1 : 100



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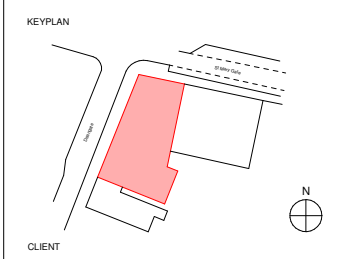
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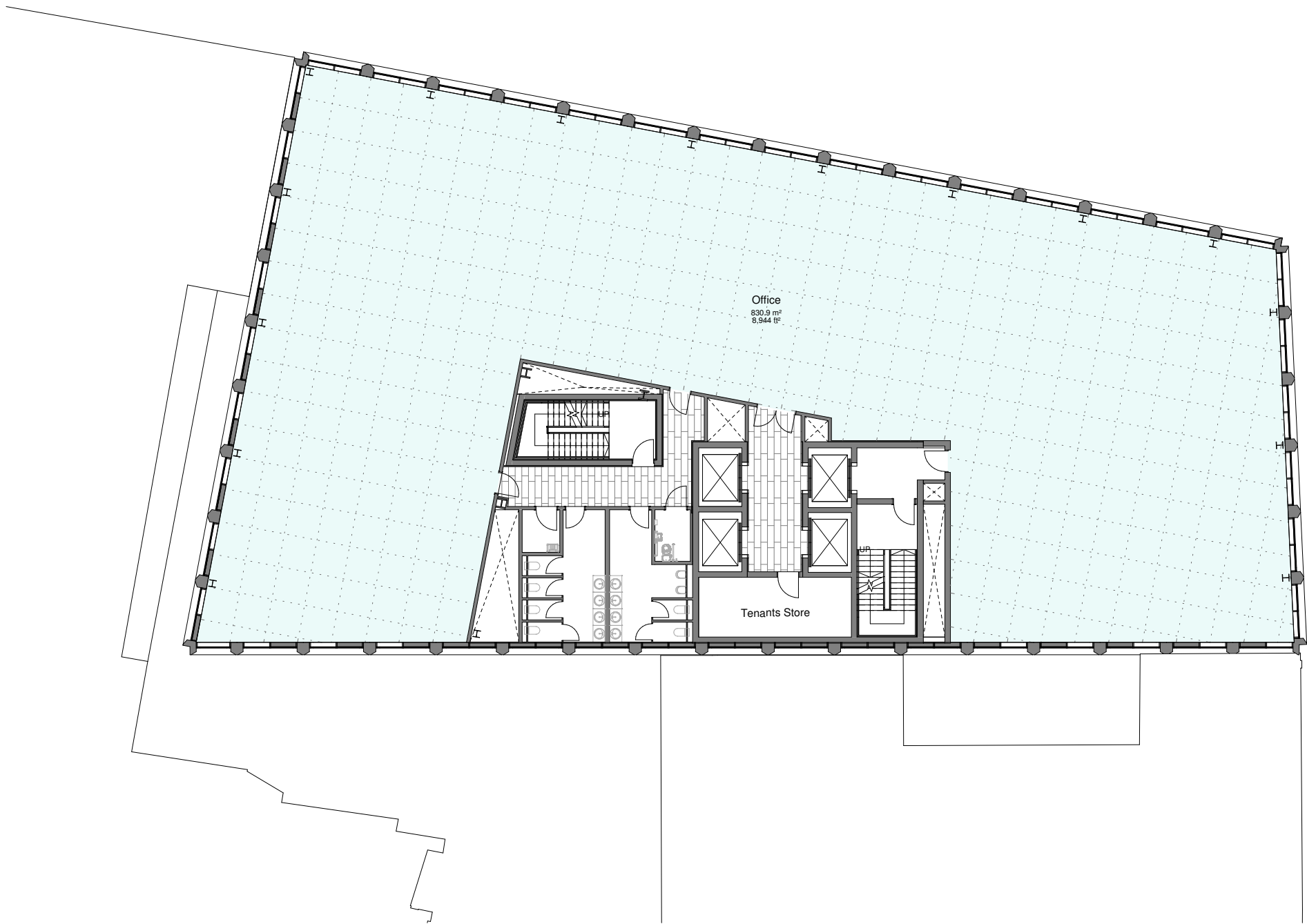
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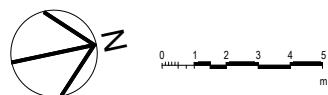
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Proposed Level Seven Floor Plan

Stage 3		SR NO.
STATUS	PURPOSE FOR ISSUE	
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 · SRA-XX-07 · DR · A · 02115	P01	



Proposed Typical Upper Floor Plan (Levels 8-14)
1 : 100



07/01/2020 10:34:03

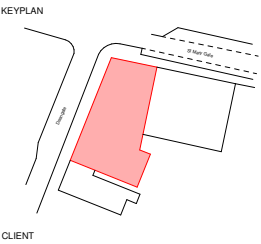
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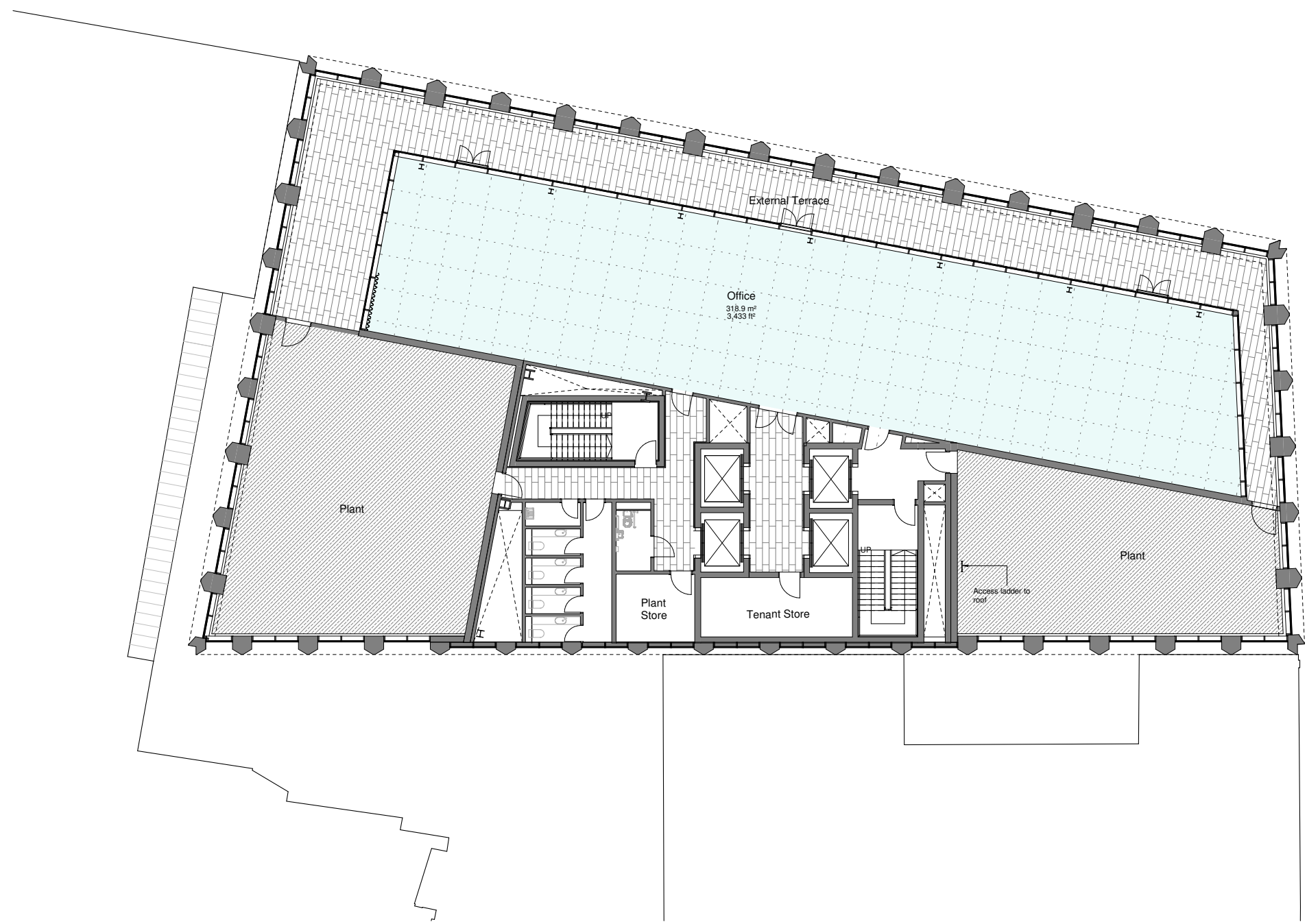
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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	DEC.19	MM	MM	TO'B

Proposed Typical Upper Floor Plan
(Levels 8-14)

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-ZZ-DR-A-02116	P01	



Proposed Level Fifteen Floor Plan
1 : 100



07/01/2020 10:36:47

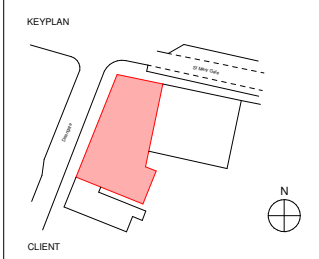
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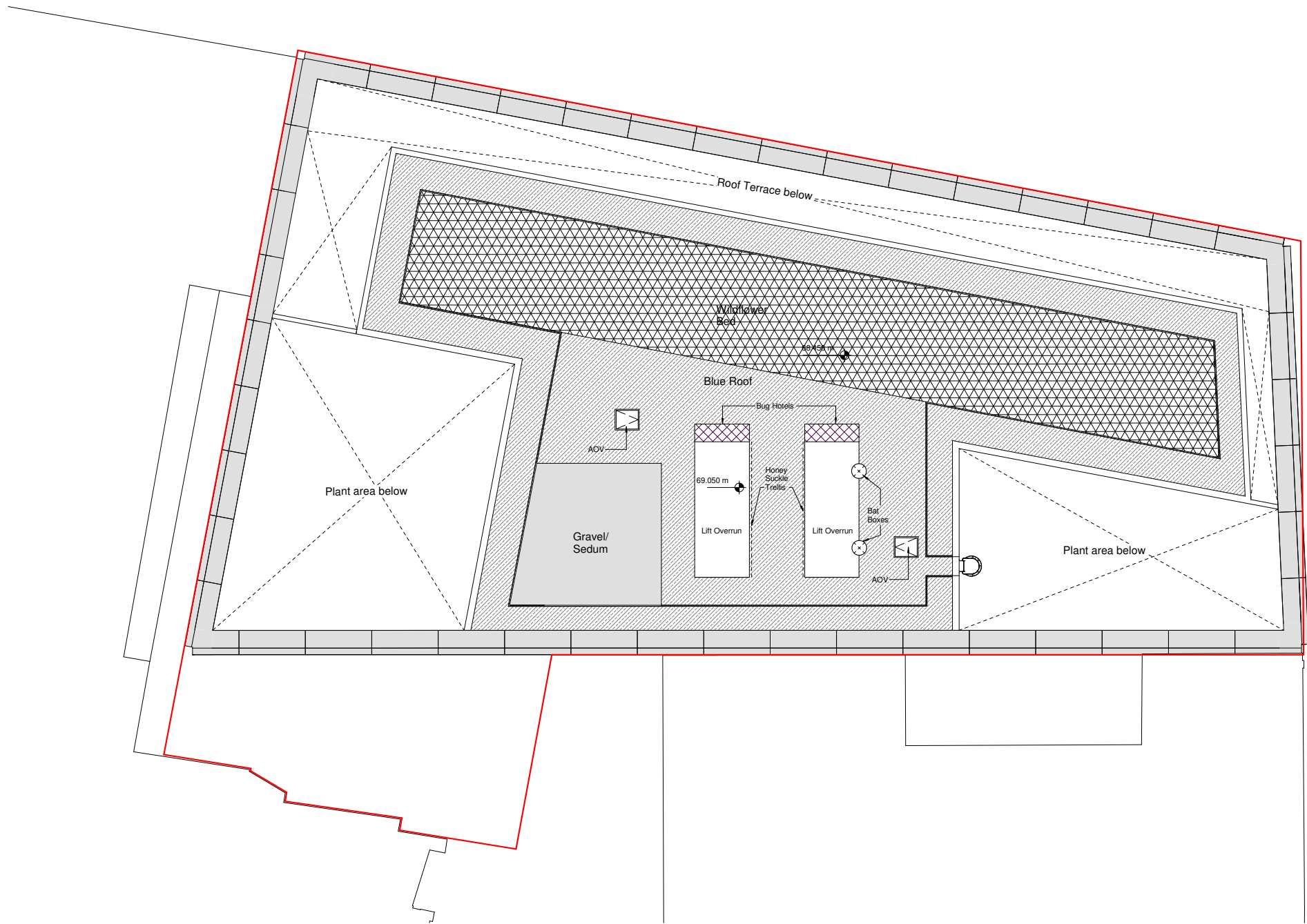
PROJECT
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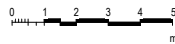
Proposed Level Fifteen Floor Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 · SRA-XX-15 · DR · A · 02117	P01	



Proposed Roof Level Plan
1 : 100



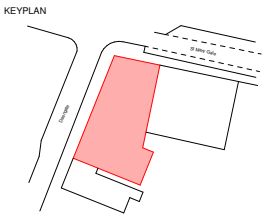
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Proposed Roof Plan

Stage 3

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S2	PLANNING	6145
DRAWING NO.	REV.	
6145 · SRA-XX-RF-DR · A · 02118	P01	



Proposed Basement Plan
1 : 100



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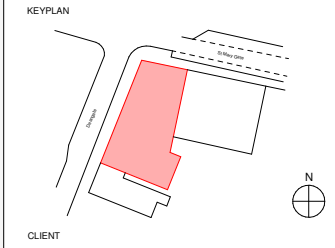
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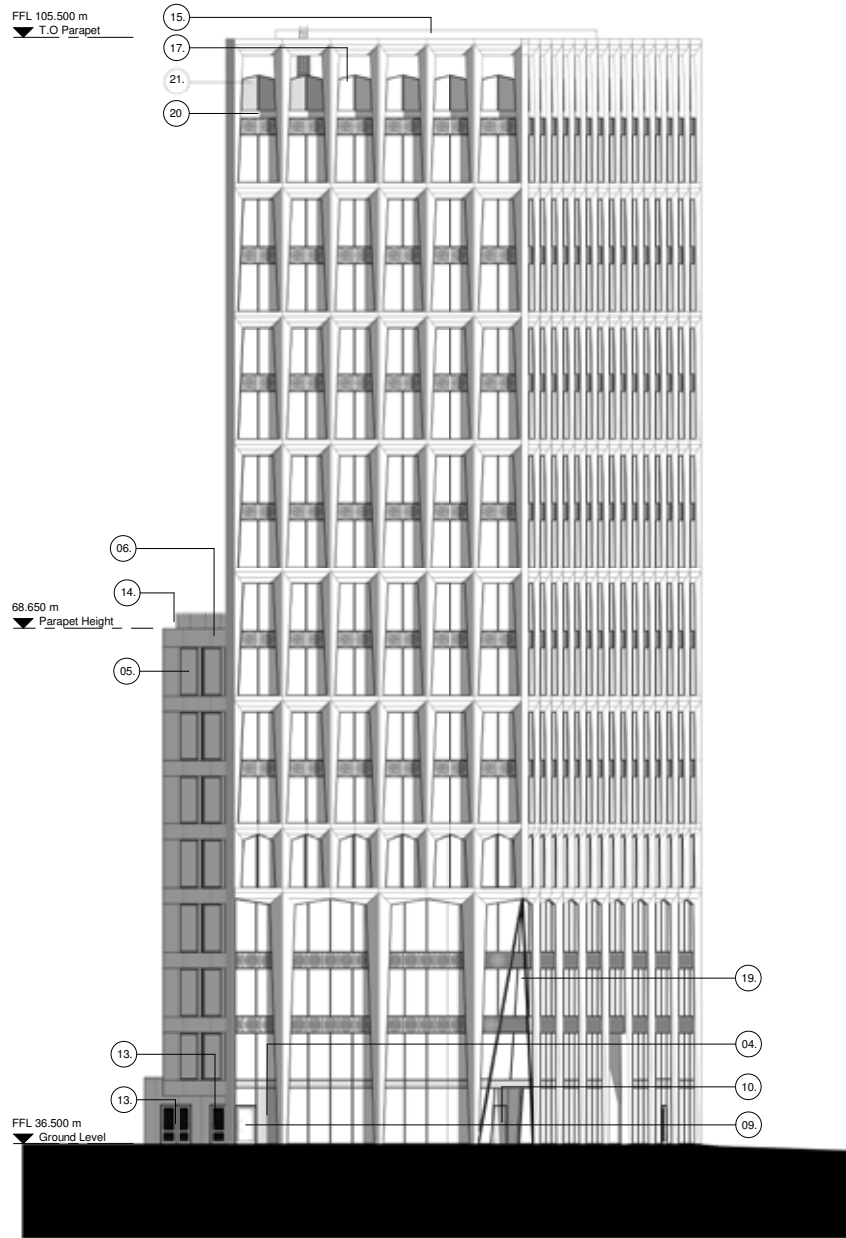
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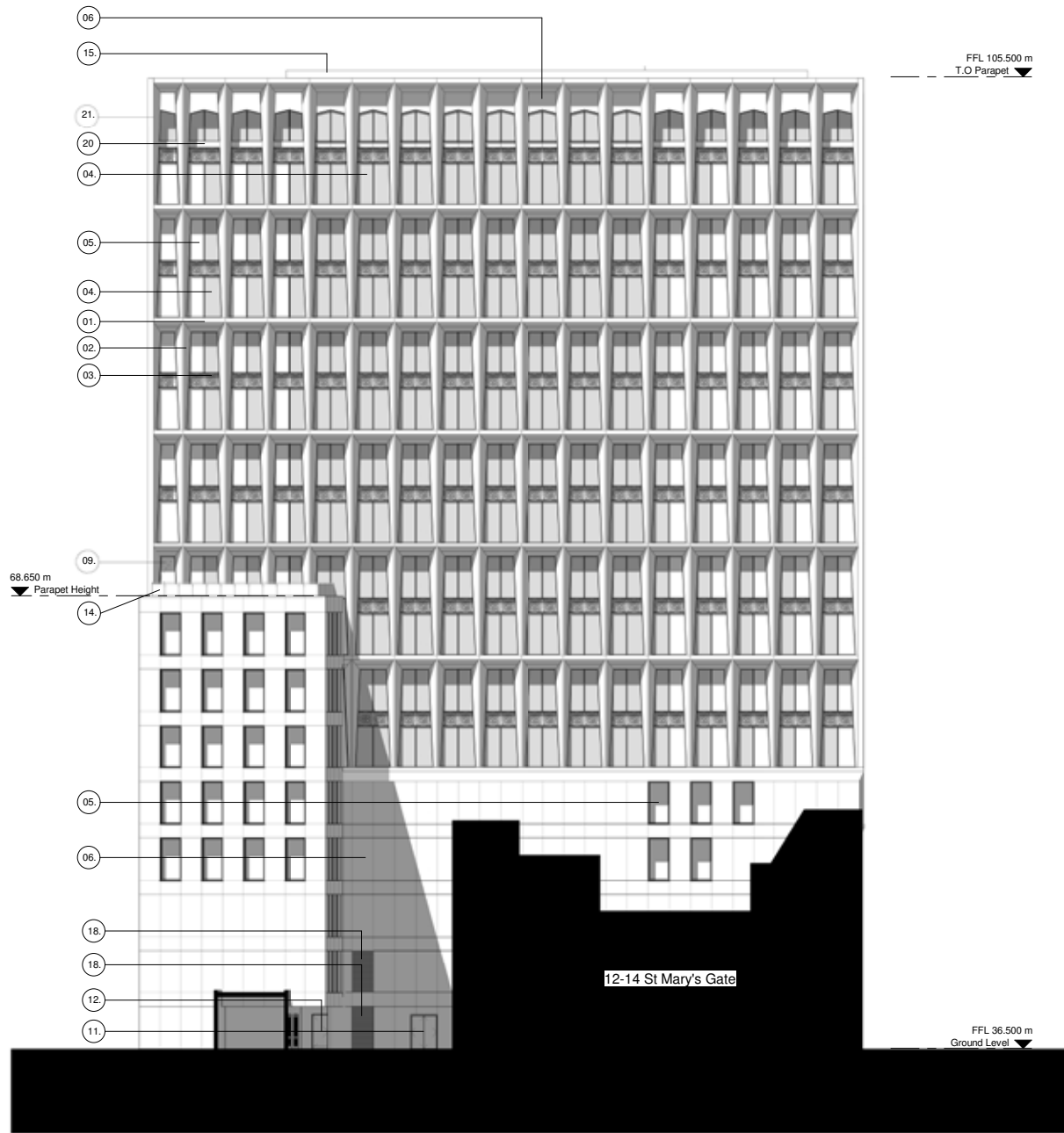
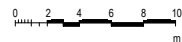
SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	DEC.19	MM	MM	TO'B

Proposed Basement Plan

Stage 3		SR NO.
STATUS	PURPOSE FOR ISSUE	
S2	PLANNING	6145
DRAWING NO.		REV.
6145 - SRA-XX-B1-DR-A-02199		P01



Proposed North Building Elevation
1 : 200



Proposed East Building Elevation
1 : 200

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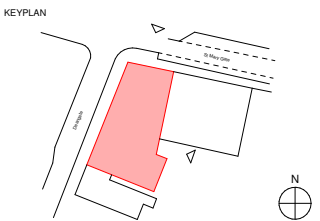
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MATERIALS KEY

01. Profiled metal banding with vent detail
02. Profiled metal pier
03. Decorative metal screen in front of glazed insulated spandrel with vent detail
04. Glazed insulated look-a-like panel with shadow box detail
05. Metal-framed clear glazing
06. Metal rainscreen panel
07. Perforated metal rainscreen panel with vent detail
08. Metal-framed glazed revolving door
09. Metal-framed glazed single-leaf door
10. Metal-framed glazed double door
11. Double door
12. Single door
13. Louvered double door
14. Balustrade
15. Glandrail
16. Metal louvered vent panel
17. Metal-framed glazed terrace screen
18. Metal vent cladding panel
19. Metal-framed chamfered glazed corner
20. Metal flashing
21. Opaque glazing to plant

REV.	DATE	AMENDMENT
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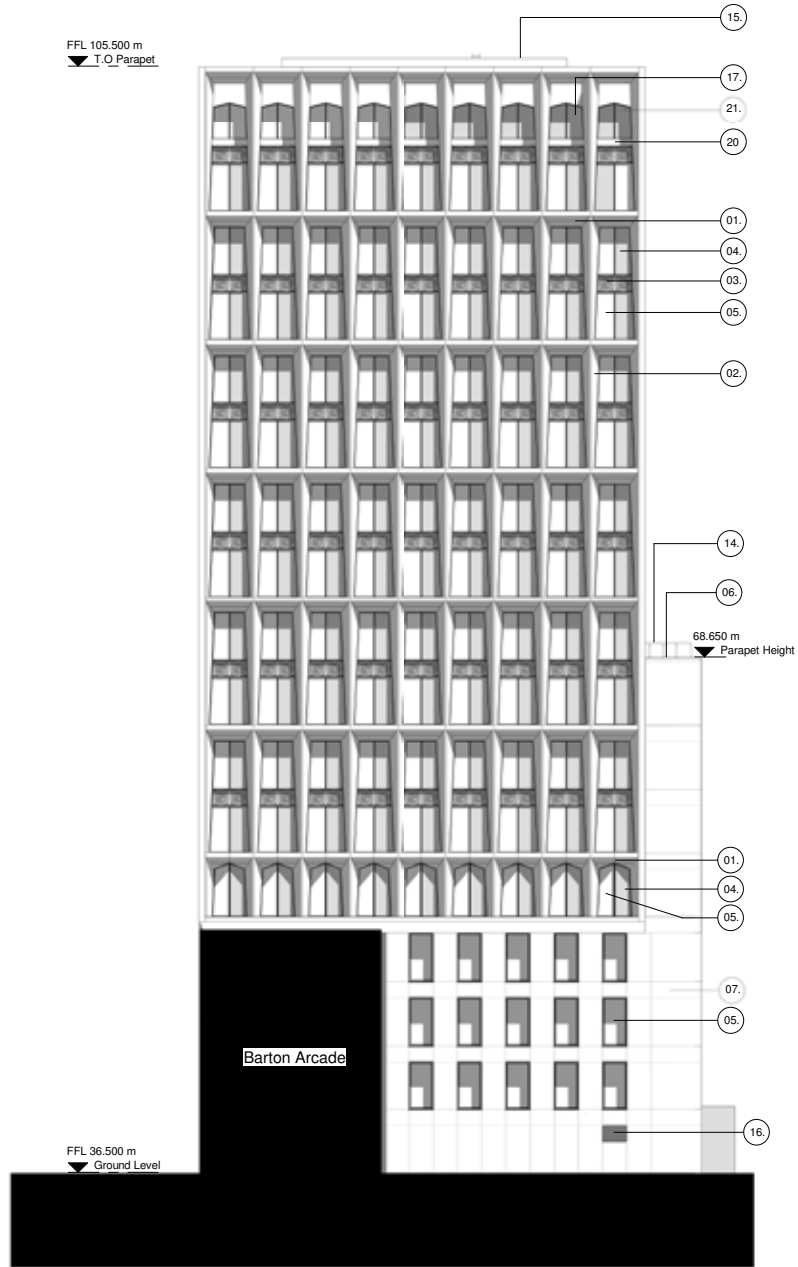
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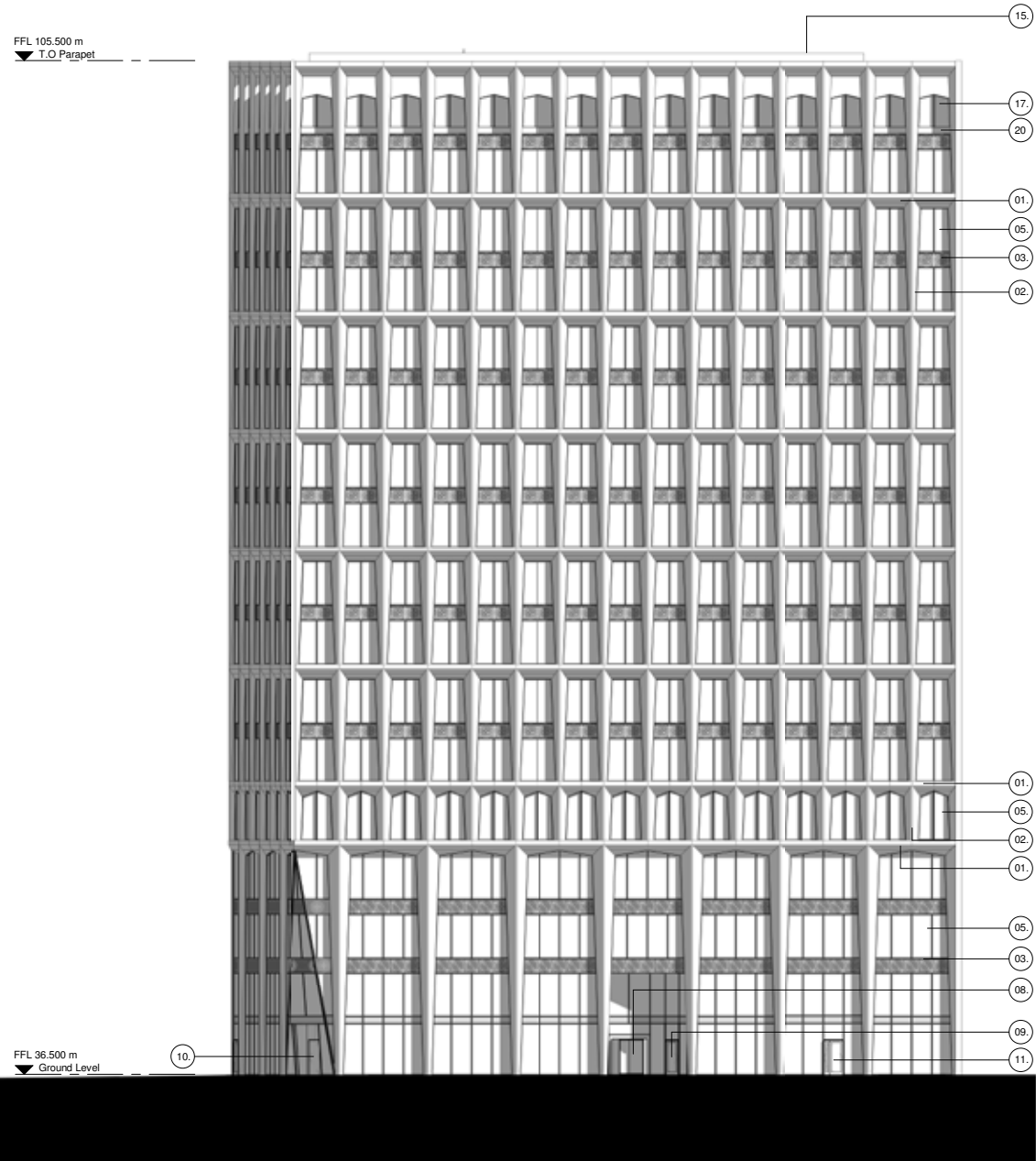
Proposed North & East Elevation

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR - A - 02151	P01	



Proposed South Building Elevation
1 : 200



Proposed West Building Elevation
1 : 200

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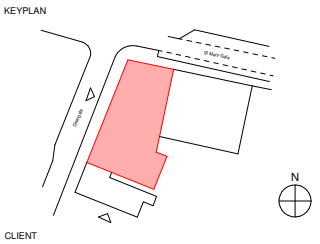
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MATERIALS KEY

- 01. Profilled metal banding with vent detail
- 02. Profilled metal pier
- 03. Decorative metal screen in front of glazed insulated spandrel with vent detail
- 04. Glazed insulated look-a-like panel with shadow box detail
- 05. Metal-framed clear glazing
- 06. Metal rainscreen panel
- 07. Perforated metal rainscreen panel with vent detail
- 08. Metal-framed glazed revolving door
- 09. Metal-framed glazed single-leaf door
- 10. Metal-framed glazed double door
- 11. Double door
- 12. Single door
- 13. Louvered double door
- 14. Balustrade
- 15. Gaurdrail
- 16. Metal louvered vent panel
- 17. Metal-framed glazed terrace screen
- 18. Metal vent cladding panel
- 19. Metal-framed chamfered glazed corner
- 20. Metal flashing
- 21. Opaque glazing to plant

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Proposed South & West Elevation

Stage 3

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02. Profiled metal pier
03. Decorative metal screen in front of glazed insulated
04. spandrel with vent detail
05. Glazed insulated lock-a-like panel with shadow box box detail
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07. Metal rainscreen panel
08. Perforated metal rainscreen panel with vent detail
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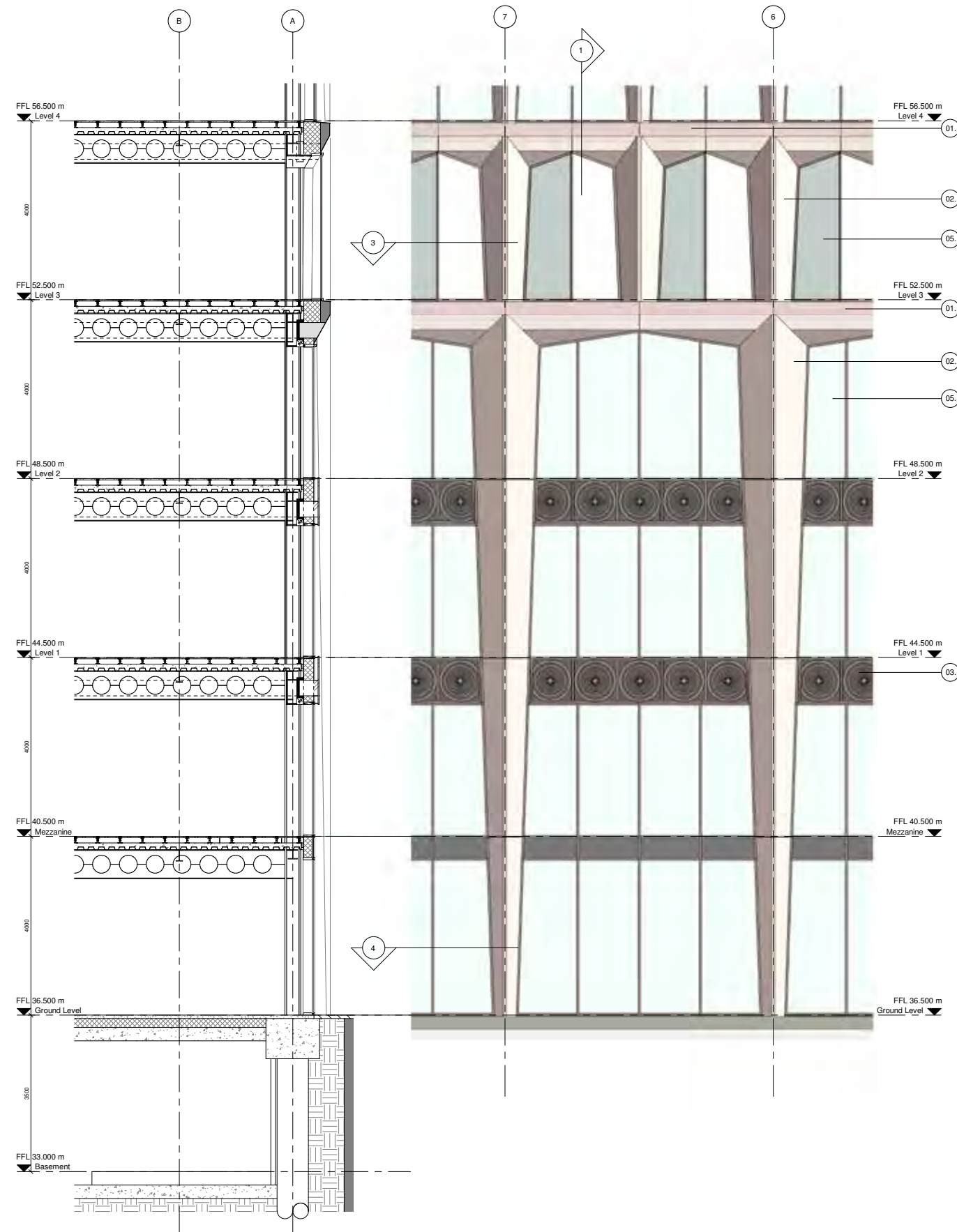
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Proposed Typical Facade Bay Study

Stage 3

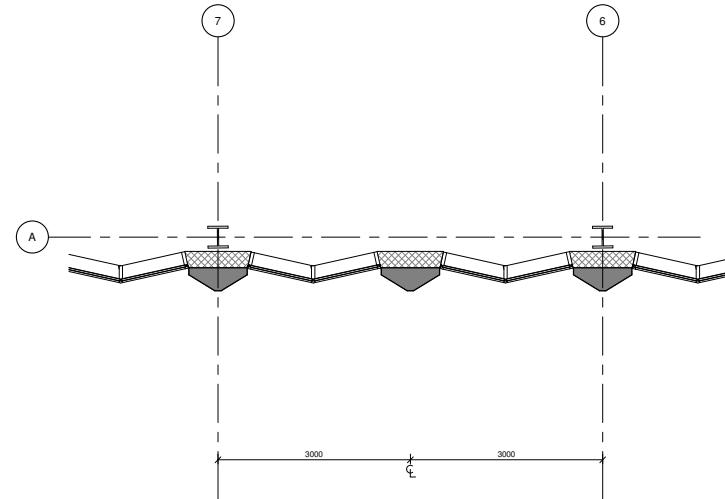
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S2	PLANNING

DRAWING NO.
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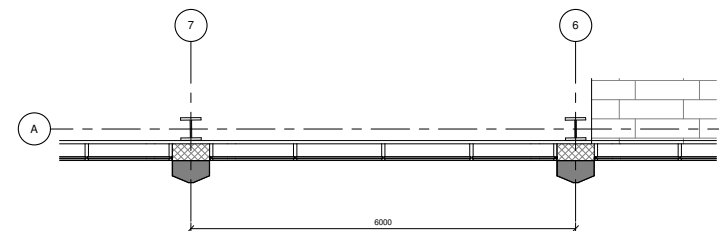


1 Retail Bay Section
1:50

2 Retail Bay Elevation
1:50



3 Level 3 Bay Plan
1:50



4 Retail Bay Plan
1:50

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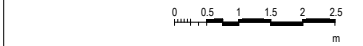
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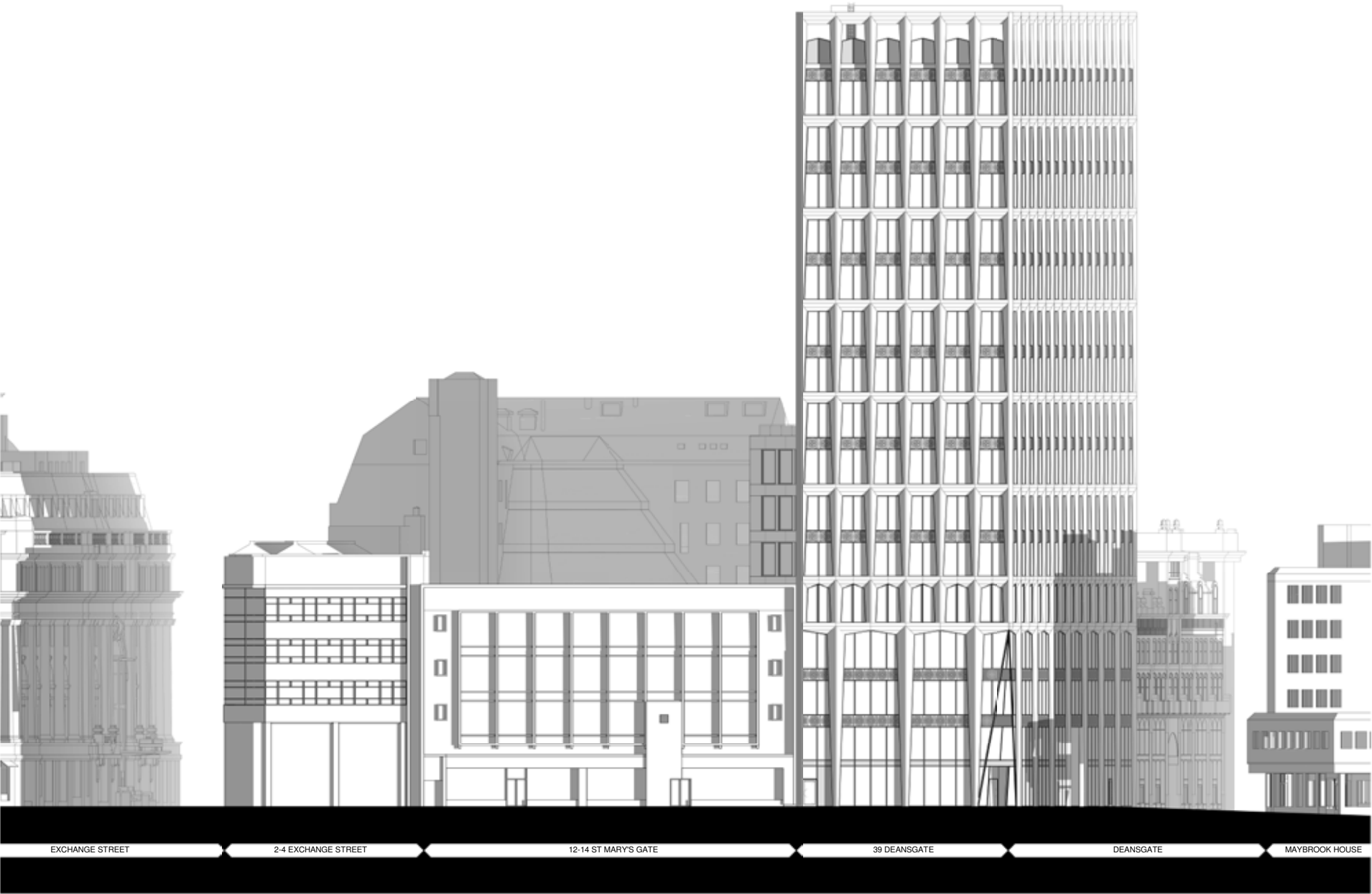
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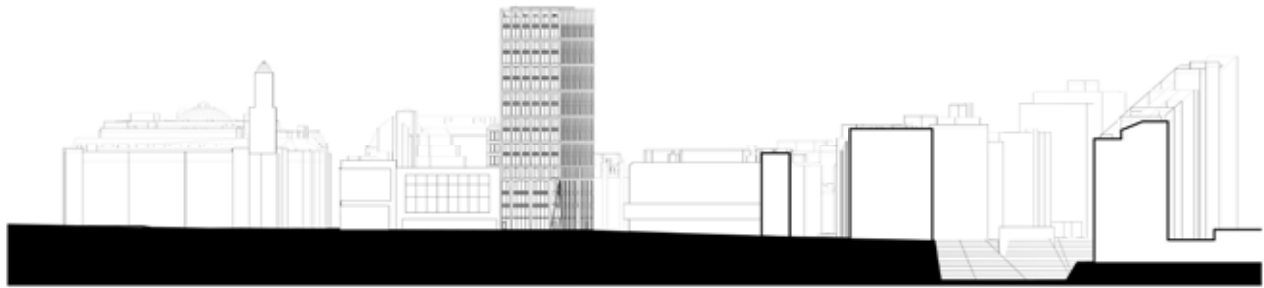
Proposed Retail Facade Bay Study

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02502	P01	



Proposed North Elevation - City Context
1 : 200



Proposed North Elevation - Street Scene
1 : 1000

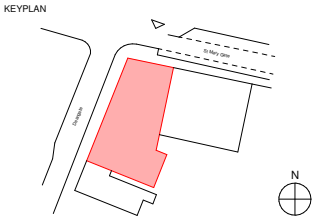
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PROJECT
39 Deansgate

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As Indicated	DEC.19	MH	MM	TOB

Proposed North Elevation
City Context and Street Scene

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR - A - 02051	P01	

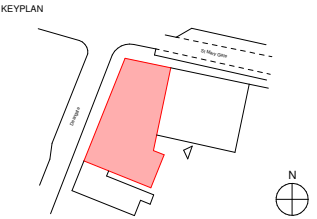
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P01	20/12/19	Planning Issue



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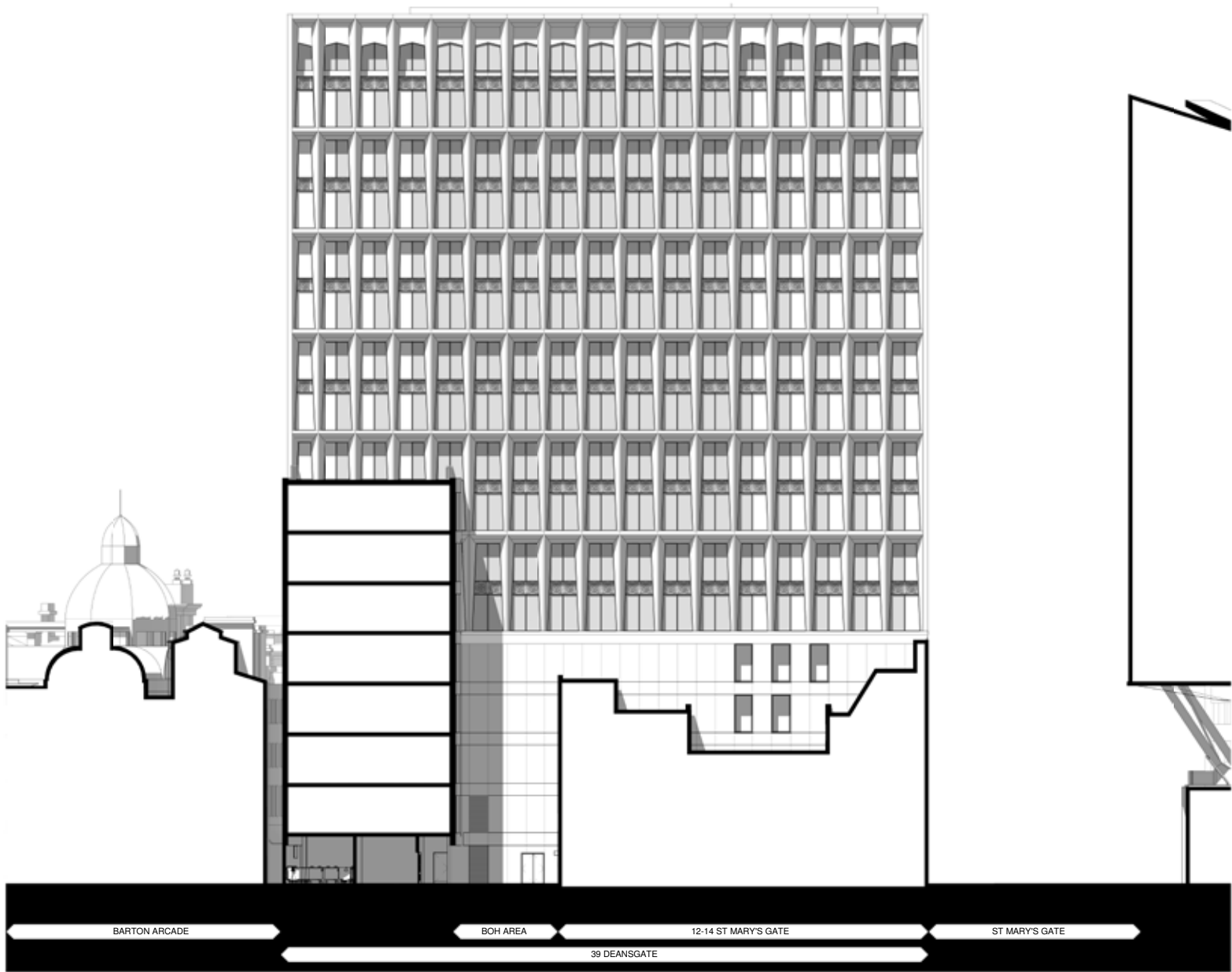
PROJECT
39 Deansgate

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As Indicated	DEC.19	MH	MM	TOB

East Elevation
City Context and Street Scene

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR - A - 02052	P01	

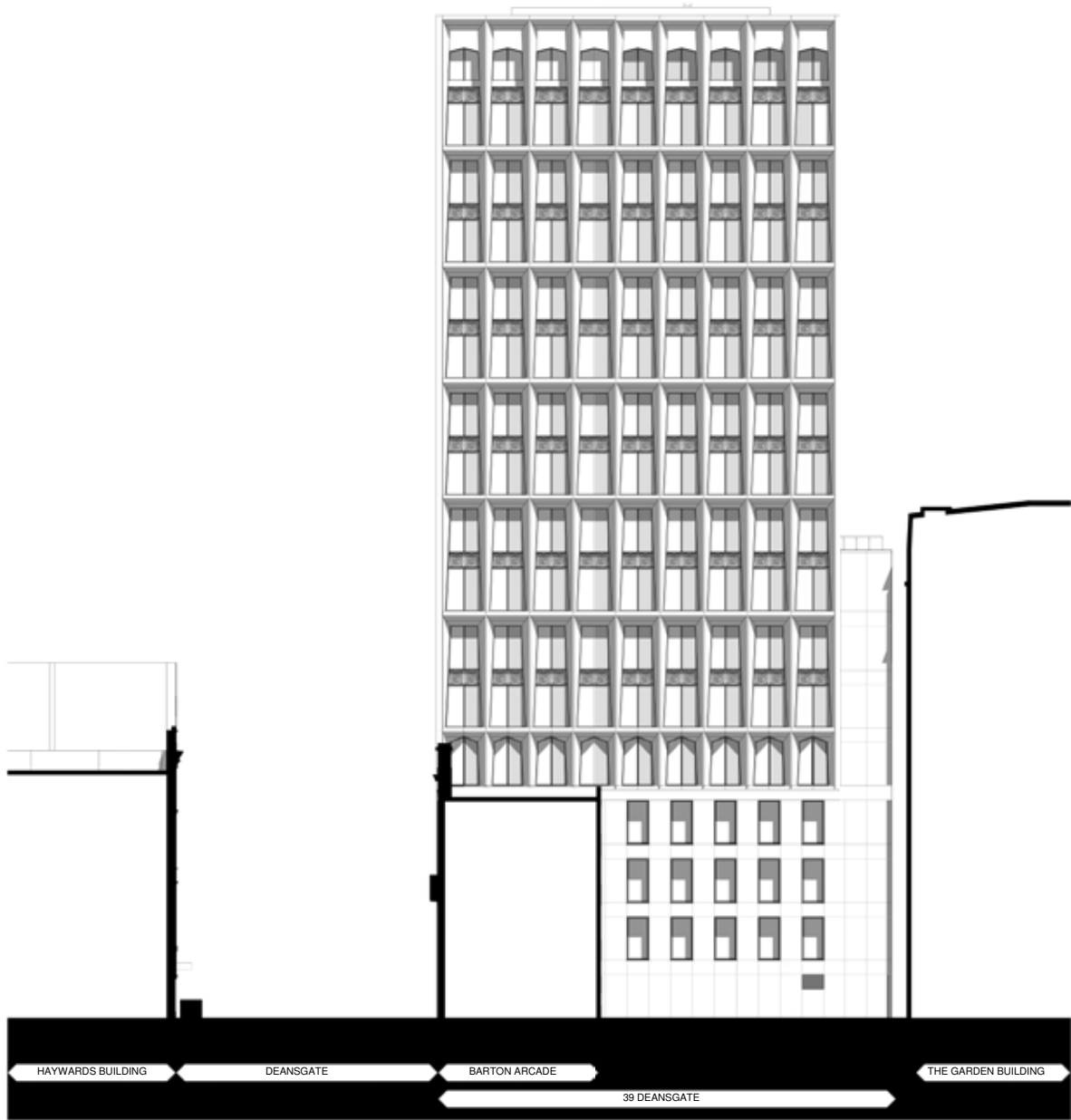


Proposed East Elevation - City Context
1 : 200

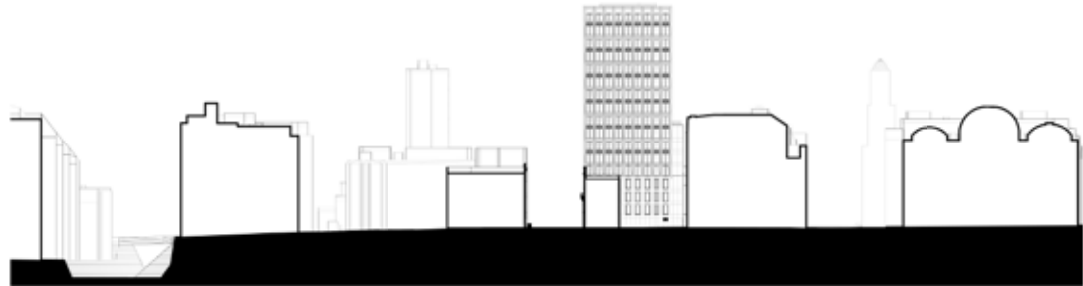


Proposed East Elevation - Street Scene
1 : 1000

20/12/2019 15:26:33



Proposed South Elevation - City Context
1 : 200



Proposed South Elevation -Street Scene
1 : 1000

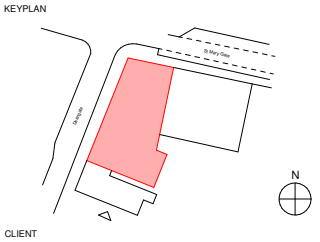
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REV.	DATE	AMENDMENT
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Proposed South Elevation
City Context and Street Scene

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR - A - 02053	P01	



Proposed West Elevation - City Context
1 : 200



Proposed West Elevation - Street Scene
1 : 1000

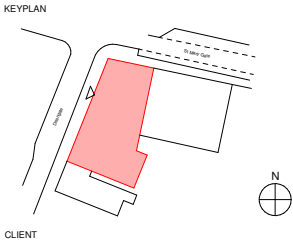
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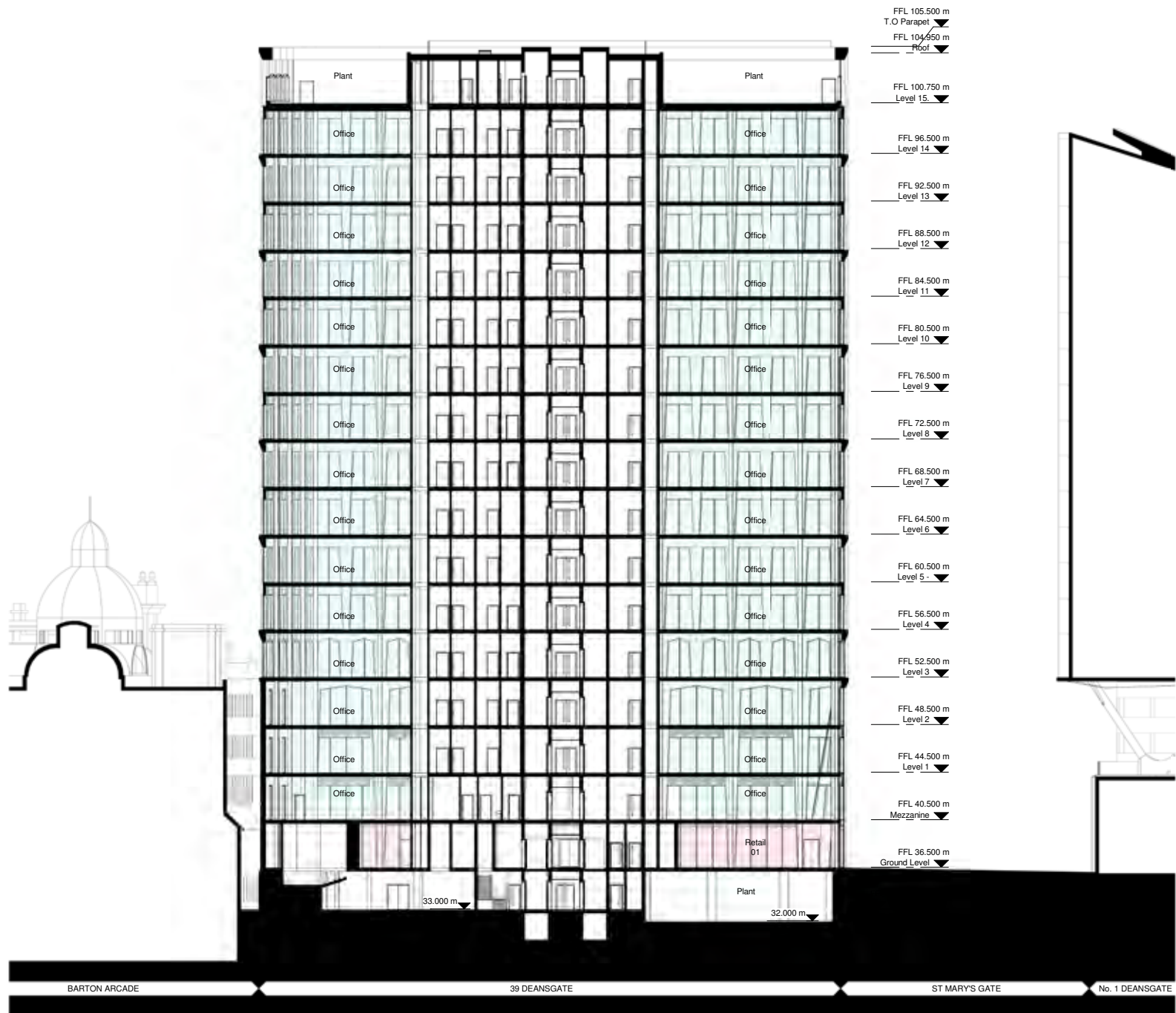
PROJECT
39 Deansgate

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As Indicated	DEC.19	MH	MM	TOB

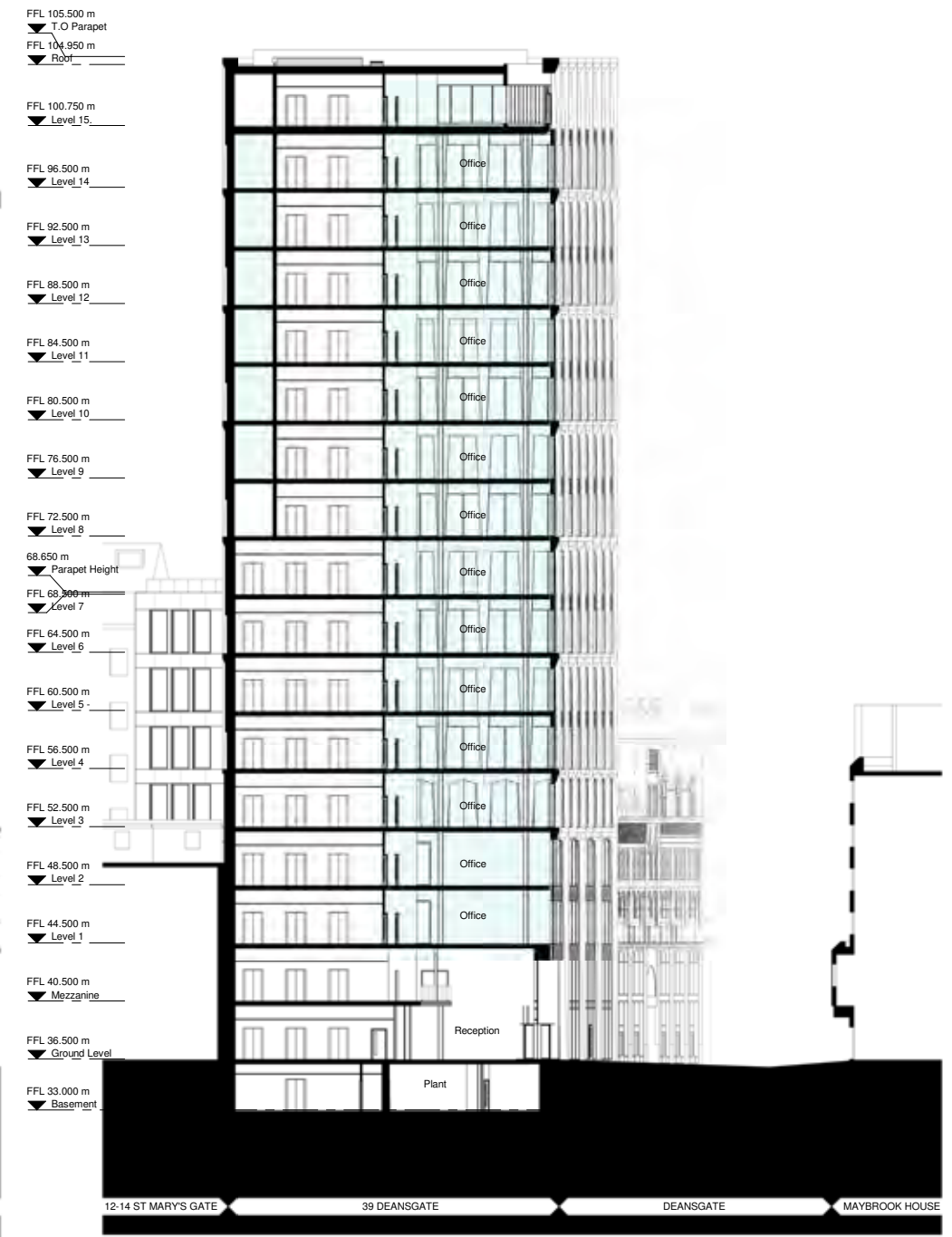
Proposed West Elevation
City Context and Street Scene

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	For Information	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02054	P01	



Section A-A Planning
1 : 200



Section B-B Planning
1 : 200

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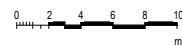
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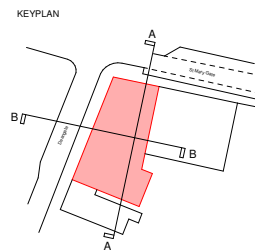
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PURPOSE FOR ISSUE
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SR NO.
6145

DRAWING NO.
6145 - SRA-XX-XX-DR - A - 02161

REV.
P01

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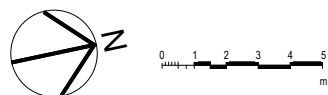
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As Indicated MH MM D TO B

39 Deansgate
Proposed Sections A-A & B-B



Existing Ground Floor Plan
1 : 100



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REV.	DATE	AMENDMENT
P01	20/12/19	Planning Issue

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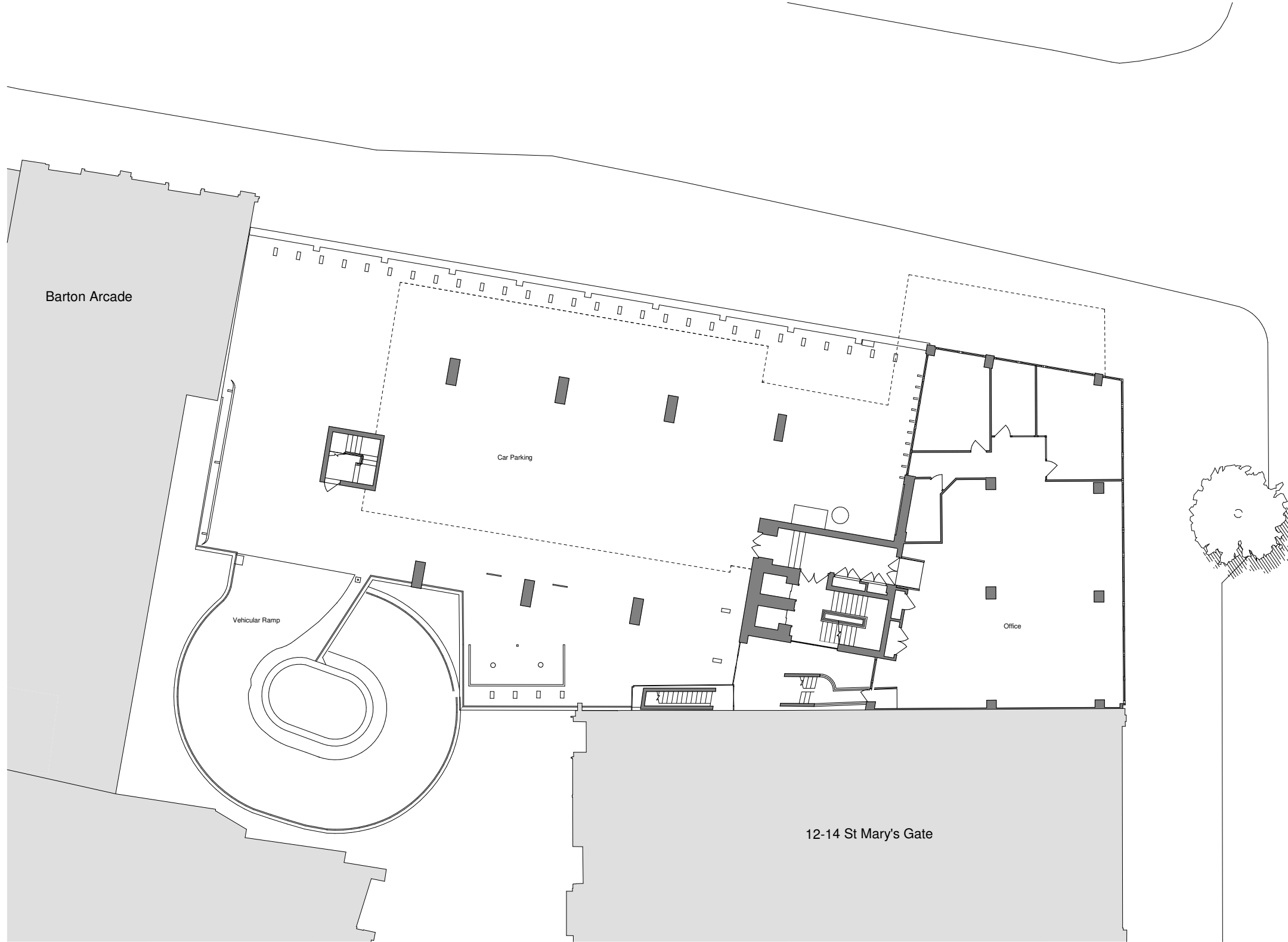
PROJECT
39 Deansgate

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	DEC.19	AT	MM	TO'B

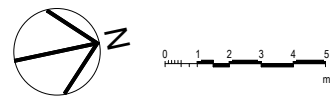
Existing Ground Floor Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-00-DR-A-02801	P01	



Existing First Floor Plan
1 : 100



25/12/2019 10:04:57

A1

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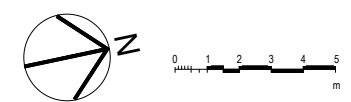
Existing First Floor Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-01 - DR - A - 02802	P01	



Existing Typical Floor Plan
1 : 100



23/12/2019 10:05:00

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1 : 100	DEC.19	AT	MM	TO'B

Existing Typical Floor Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 · SRA · XX · XX · DR · A · 02803	P01	



Existing Roof Plan
1 : 100



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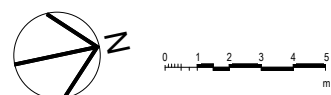
Existing Roof Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-RF-DR - A - 02804	P01	



Demolition Plan
1 : 100



07/01/2020 10:32:22

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KEY
To be demolished

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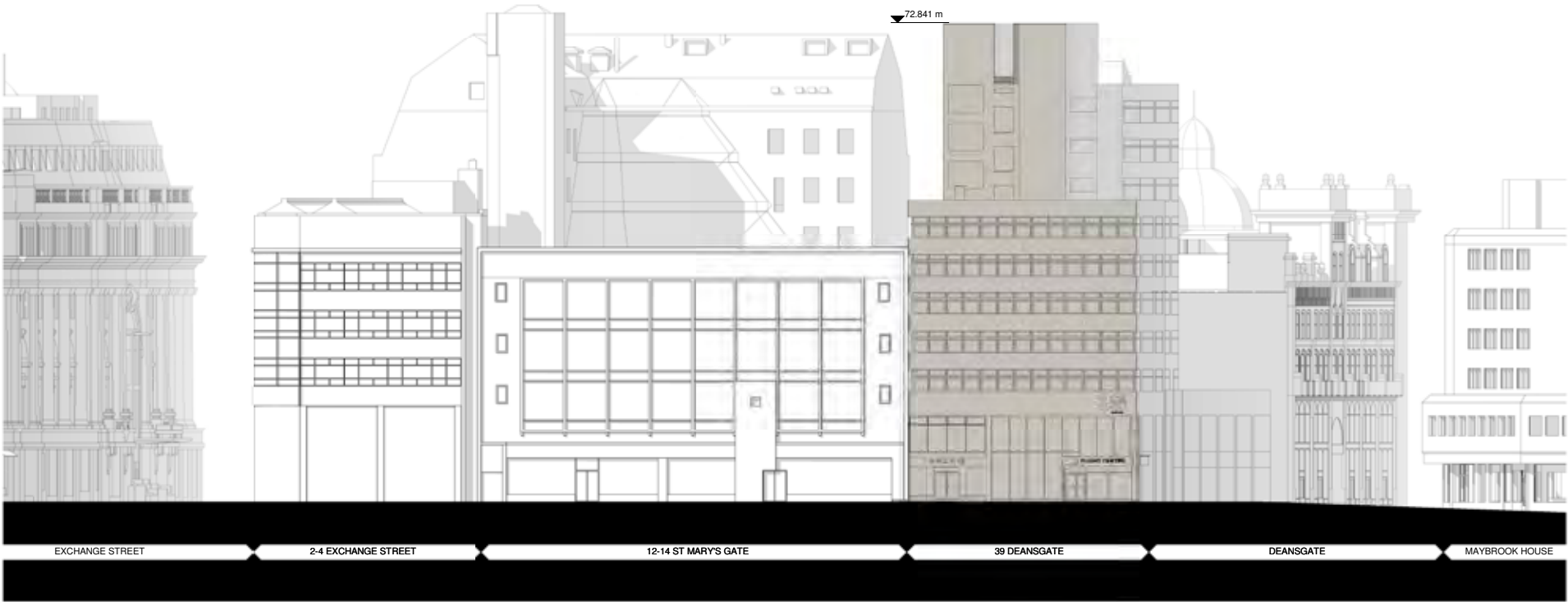
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1 : 100	DEC.19	MM	MM	TO'B

Demolition Plan

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 · SRA · XX · ZZ · DR · A · 02805	P01	

23/12/2019 15:34:20



Existing North Elevation - City Context
1:200



Existing North Elevation - Street Scene
1:1000

A1

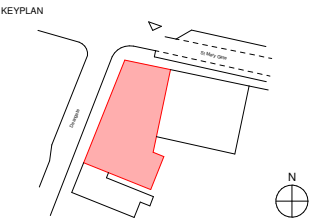
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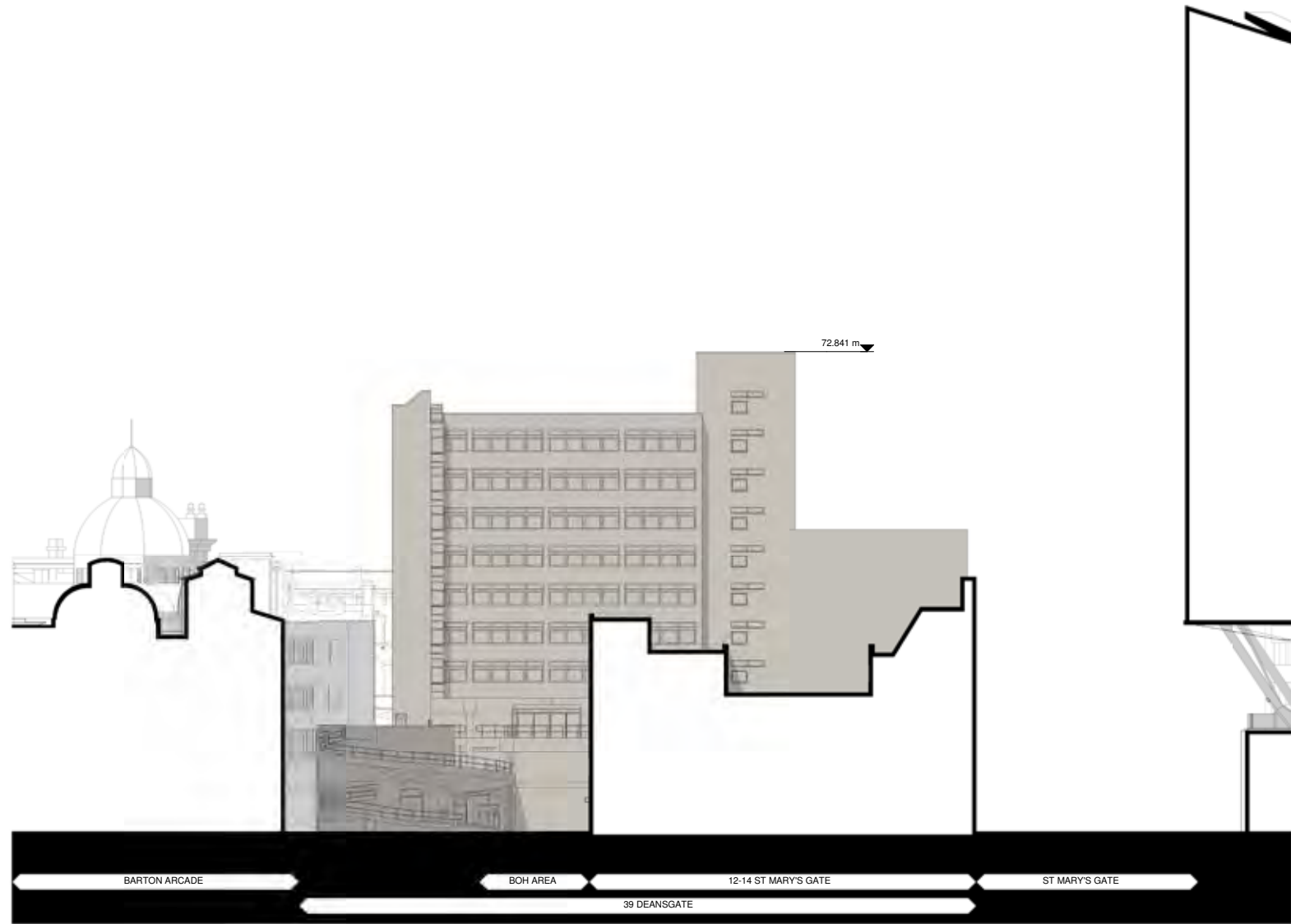
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Existing North Elevation - City Context

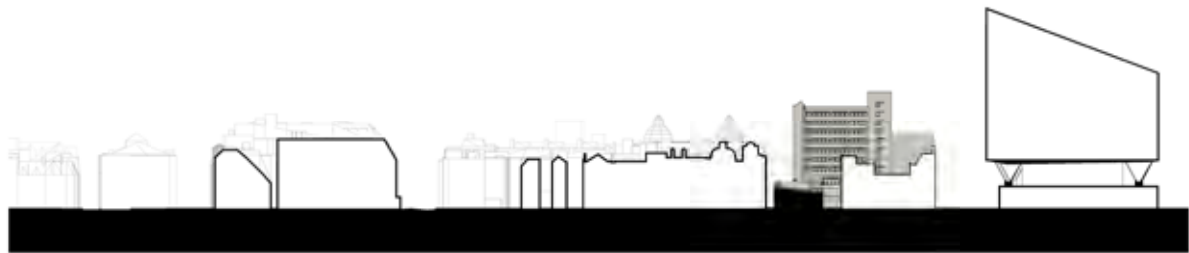
Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02851	P01	

23/12/2019 15:34:42



Existing East Elevation - City Context
1 : 200



Existing East Elevation - Street Scene
1 : 1000

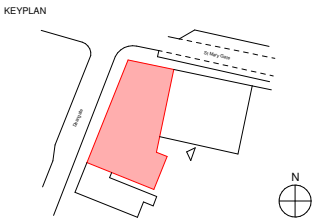
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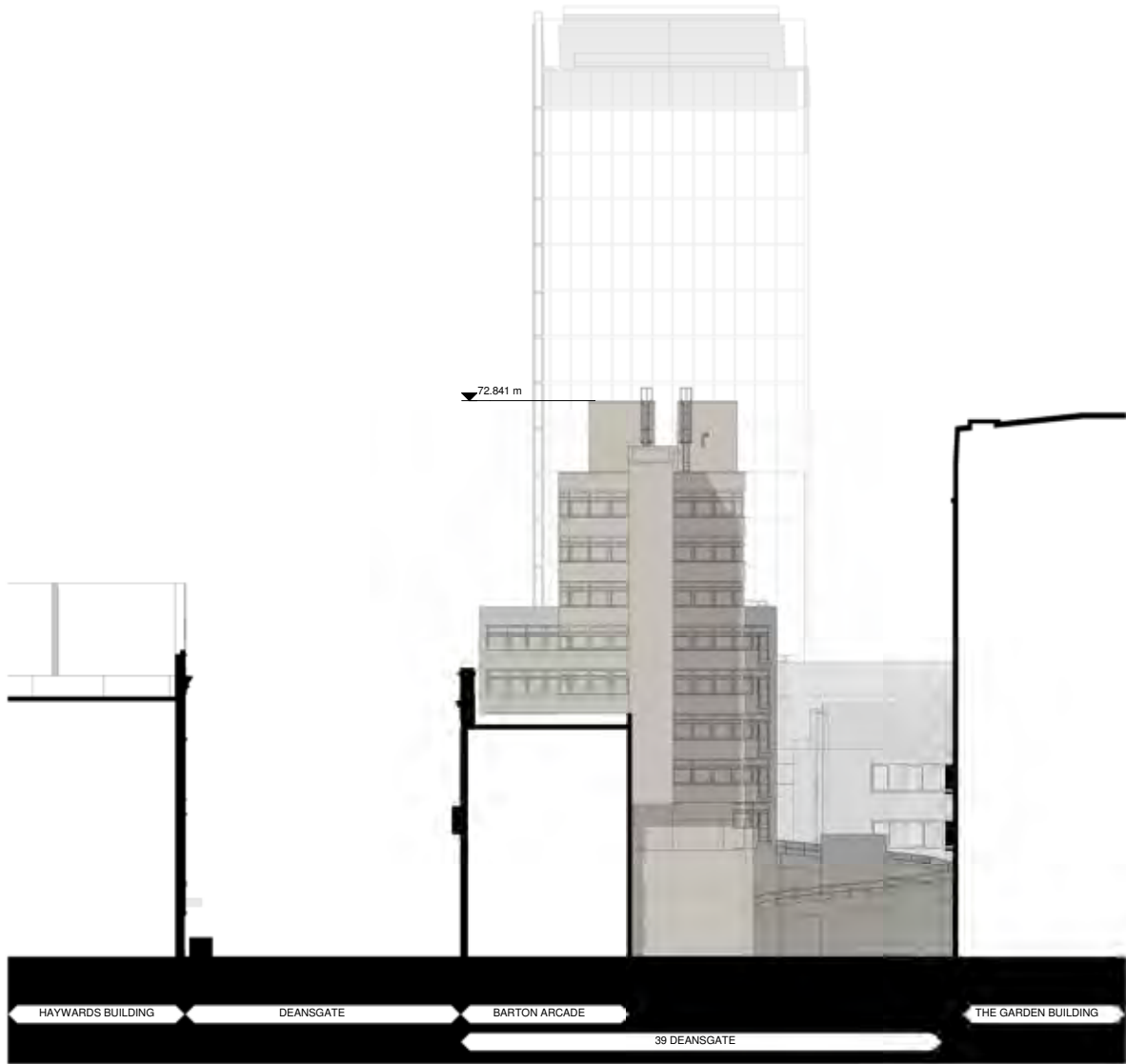
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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
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Existing East Elevation - City Context

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX- DR - A - 02852	P01	



Existing South Elevation - City Context
1 : 200

Existing South Elevation - Street Scene
1 : 1000

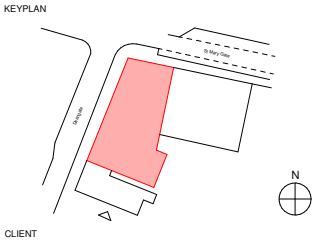
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AREA MEASUREMENT
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REV.	DATE	AMENDMENT
P01	20/12/19	Planning Issue



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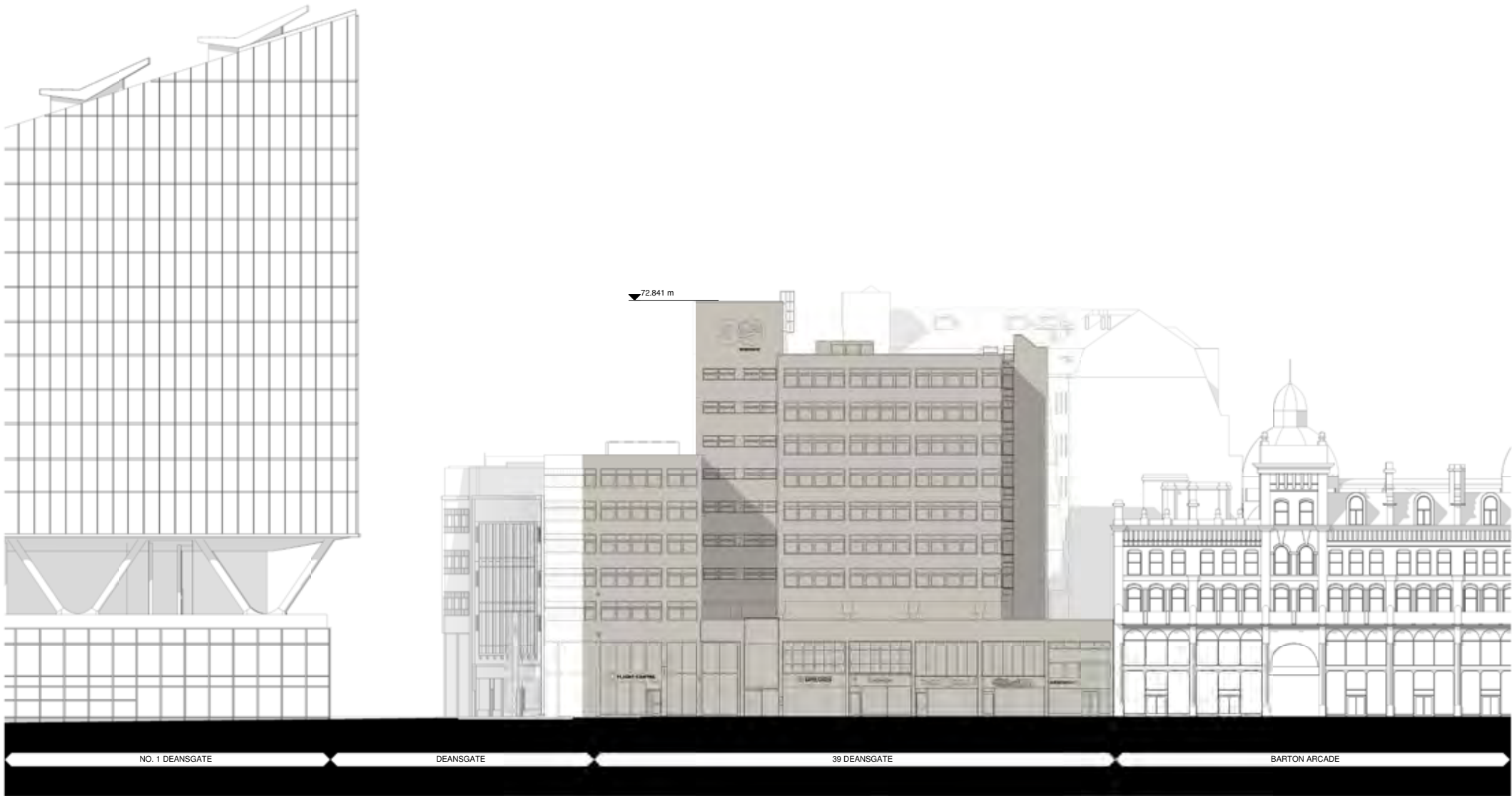
PROJECT
39 Deansgate

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As Indicated	DEC.19	MH	MM	TOB

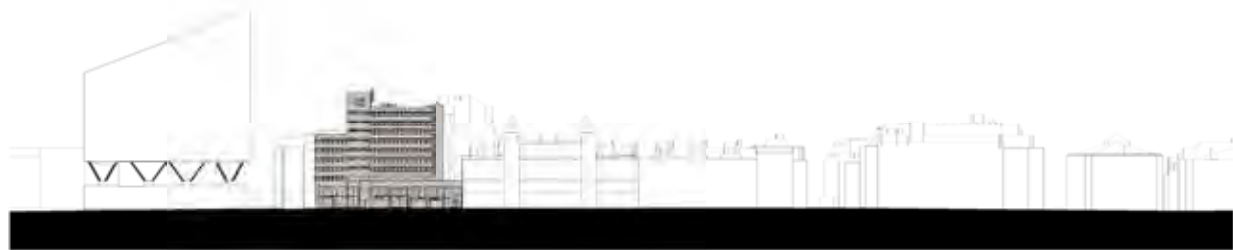
Existing South Elevation - City Context

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02853	P01	



Existing West Elevation - City Context
1 : 200



Existing West Elevation - Street Scene
1 : 1000

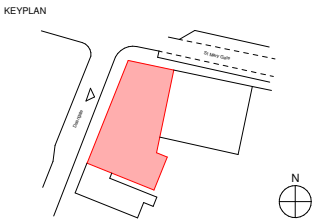
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REV.	DATE	AMENDMENT
P01	20/12/19	Planning Issue



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SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
As Indicated	DEC.19	MH	MM	TOB

Existing West Elevation - City Context

Stage 3

STATUS	PURPOSE FOR ISSUE	SR NO.
S2	PLANNING	6145
DRAWING NO.	REV.	
6145 - SRA-XX-XX-DR-A-02854	P01	

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