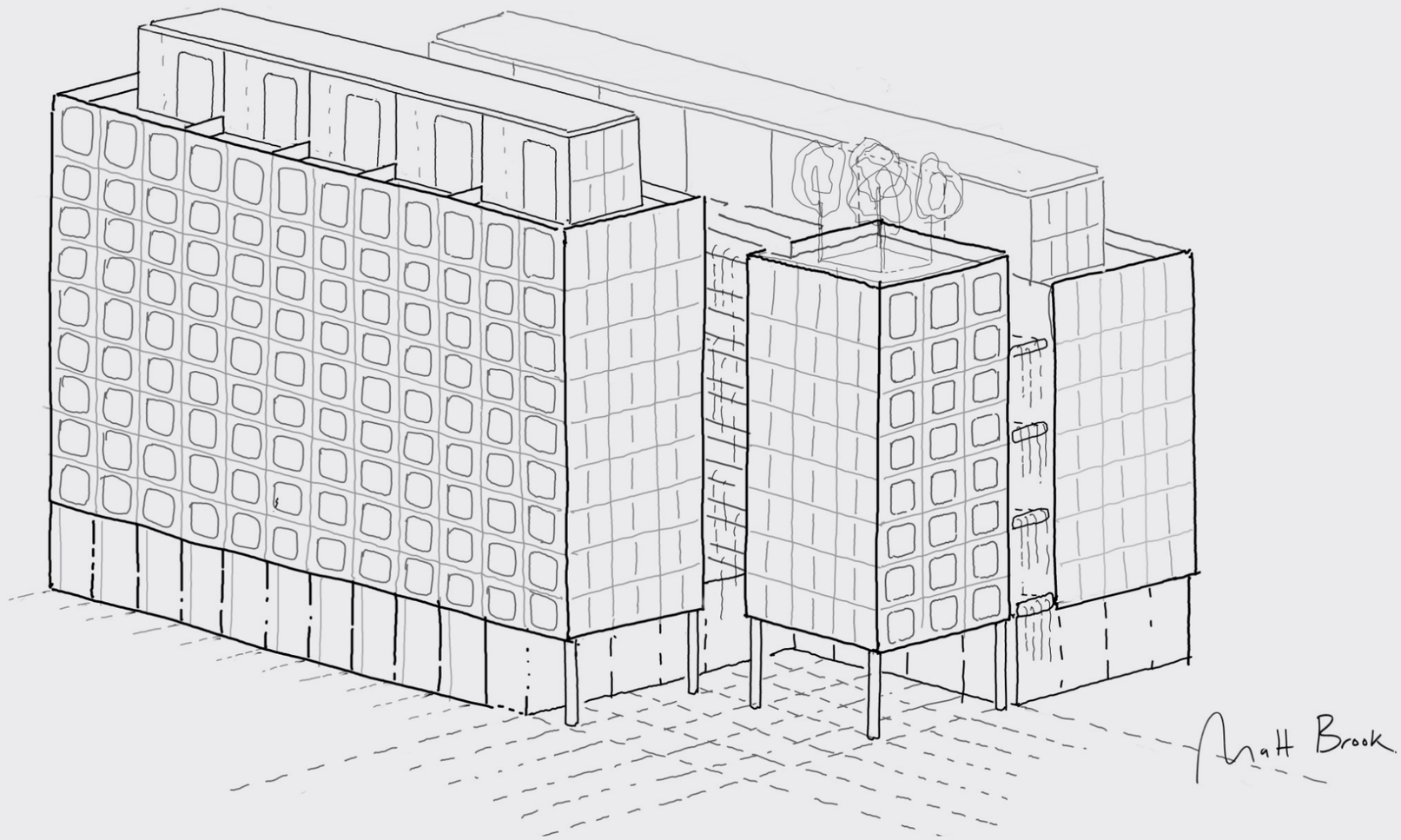
Phoenix Works, Manchester
Design & Access Statement

November 2020



MattBrookArchitects

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00	23.11.2020	First Issue
01	02.12.2020	Graphical Updates
02	10.12.2020	Graphical Updates
03	07.06.2020	Graphical Updates

Contents

1.0 Introduction 5
1.1 Introduction 5
1.2 DeTrafford 6
1.3 Matt Brook Architects 7
1.4 Project Principles 9

2.0 Assessment 11
2.1 Location 11
2.2 History 13
2.3 Heritage Context 17
2.4 Existing Site 19
2.5 Immediate Site Context 20
2.6 Wider Site Context 21
2.7 Development Context 24

3.0 Evaluation 26
3.1 Constraints and Opportunities 26
3.2 Brief 28
3.3 Concept Design 29

4.0 Involvement 33
4.1 Consultation 33
4.2 Places Matter 34
4.3 Public Consultation 39
4.4 Ward Councillors 40
4.5 Greater Manchester Police 41

5.0 Design 43
5.1 Project Principles 43
5.2 Wellbeing 44
5.3 Community 47
5.4 Working from Home 55
5.5 Use 60
5.6 Amount 61
5.7 Layout 62
5.8 Manchester Residential Quality Guidance 86
5.9 Scale 92
5.10 Appearance 105
5.11 Townscape Impact 126
5.12 Landscaping* 132

6.0 Access 145
6.1 Vehicular and Transport Links 145
6.2 Inclusive Access 146
6.3 Security & Management 147
6.4 Servicing 148

*as prepared with DEP Landscape

1.0 Introduction

1.0 Introduction

1.1 Introduction

COVID-19 and national lockdowns have resulted in an unprecedented shift in peoples values and lifestyles. The pandemic has brought about a renewed focus on wellbeing and the importance of community along with what is likely to be a permanent shift towards home working. Phoenix Works has been designed to be the first of a new form of post-pandemic city centre living projects designed to embrace these societal shifts in values and lifestyles. Extensive naturalistic planting, growing spaces, open balcony walkways and dual aspect apartments are designed to enhance wellbeing. Balconies outside front doors create stops with built-in seating, which combined with kitchen gardens and stable doors create a strong relationship between apartments and communal areas, creating a convivial environment which encourages neighbourliness and social interaction. Whilst home working bays create dedicated workspaces with good views, natural daylight and the ability to physically separate work and home life.

Purpose of the Document

This Design and Access Statement has been prepared by Matt Brook Architects, with input from others, on behalf of The DeTrafford Group (The Applicant). This document accompanies an application for detailed planning permission at a site known as Phoenix House, Manchester. The application site is located within the Castlefield area of Hulme, within an emerging neighbourhood, adjacent to the City Centre.

This statement explains the design development process and resulting proposals and should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

Project Description

The demolition of the existing building on site and the erection of a residential-led mixed use development within a part 11, part 13 storey building. The development consists of 237 residential units (C3); 338sq.m of commercial floorspace (Use Class E); associated car and cycle parking at ground floor; extensive public realm and landscaping; access and servicing arrangements and other associated works.

Process

The proposals have been developed by Matt Brook Architects in conjunction with a comprehensive team of experienced and specialist consultants. The intention is to deliver dwellings, commercial space and associated private and public realm proposals that are an exemplar response to the post-pandemic environment, providing a new form of city centre living that has wellbeing at its very core.

The proposals have been subject to pre-application consultation with Manchester City Council, Places Matter, RIBA's independent Design Review service for clients in the North-West, local Ward Councillors and the public. These consultations have informed the design development of proposals with the advice and recommendations provided by these parties being fully considered during the pre-application process. A supporting Statement of Community Engagement has also been submitted as part of this application.

Document Structure

This statement has been prepared in accordance with the guidance document 'Design and access statements: How to write, read and use them' (2006) as produced by the Commission for Architecture and the Built Environment.

In doing so, this statement provides information to demonstrate how the physical characteristics of the design proposals have been informed by a rigorous process, which is presented under the following headings:

- **Assessment**
- **Involvement**
- **Evaluation**
- **Design.**

In respect of the proposals, this statement provides information relating to:

- **Use** – What the proposed building will be used for.
- **Amount** – How much will be built on site.
- **Layout** – How the proposed building and public and private spaces will be arranged on site, and the relationship between them and the buildings and spaces around the site.
- **Scale** – How big the building will be.
- **Landscaping** – How open spaces will be treated to enhance and protect the character of the locale and the wider Castlefield area.
- **Appearance** – What the proposed building and spaces will look like.

Information is also provided in relation to access, demonstrating how both vehicular traffic and pedestrian footfall have been considered together during the development of proposals. This includes information relating to:

- **Vehicular and transport links**
- I**nclusive access**.

1.2 DeTrafford

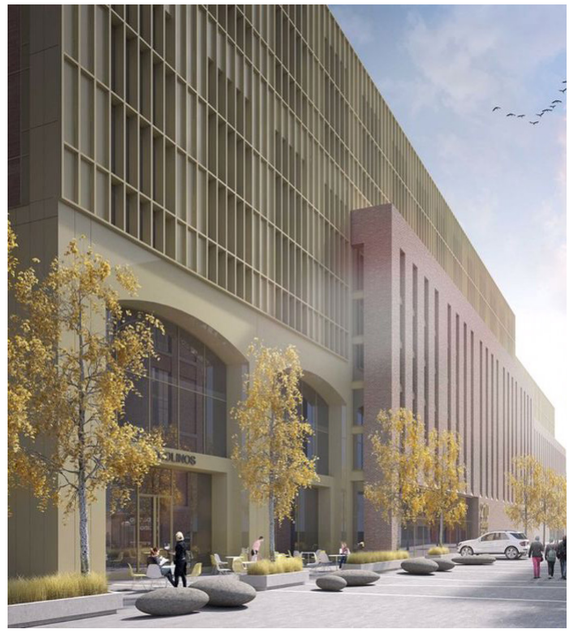
DeTrafford Estates Group is owned and driven by Mancunian property developer Gary Jackson. Gary has over twenty-five years of experience in building and developing diverse sites across the UK and founded DeTrafford Estates Group in 2008, to create pioneering concepts for functional and flexible living.

DeTrafford are dedicated to embedding innovative designs within the everyday necessities of the home. The inspiration drawn from Victorian manor houses, New York's rooftop living, the townhouses of London, Amsterdam and beyond, is reflected in the uniqueness of their properties. They are equally skilled in providing alternative commercial and entrepreneurial concepts.

Since the Group's foundation, they have secured a number of sites across the UK, with the potential to develop in excess of 2,000 homes. They are also in the process of acquiring a series of sites across London, the North West and exploring projects across Europe. All acquisitions have been achieved without third party funding.

Phoenix Works is the final development which will complete a masterplan area which DeTrafford have developed in its entirety which, alongside significant environmental improvements, is delivering more than 1,000 homes in the Roof Gardens, Sky Gardens, City Gardens, St George's Gardens, Gallery Gardens and Phoenix Works developments, alongside the nearby No.1 Castlefield development which will deliver more than 400 further homes in the local area.

Roof Gardens



Sky Gardens

St George's Gardens

Gallery Gardens

City Gardens

No.1 Castlefield

1.3 Matt Brook Architects

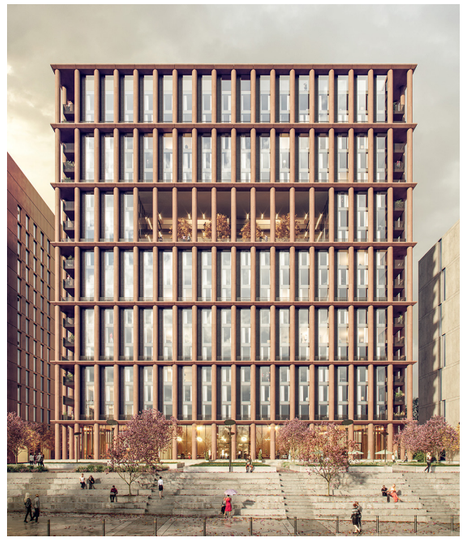
Matt Brook Architects is led by Matt Brook, an architect who embeds a rigorous design approach and narrative in projects that brings innovation which adds value – both to clients and communities.

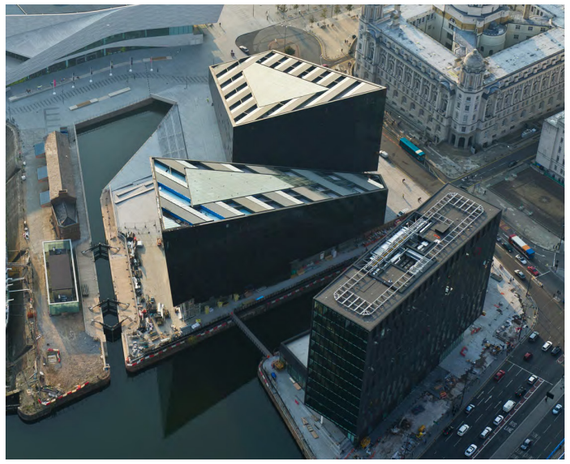
In 2005 Matt designed and secured planning consent for Mann Island in Liverpool, a site Historic England considered to be the most important undeveloped site in Western Europe. He subsequently went on to open Broadway Malyan's design studio in 2007 and led the delivery of Mann Island, which received an RIBA Award in 2015 for design innovation and excellence.

The project has been widely published in the UK in the RIBA Journal, and in several international journals and periodicals, with Historic England citing Mann Island as an exemplar contemporary project and approach to designing within a heritage context. The success of Mann Island culminated in the building been selected to house the Royal Institute of British Architects new national gallery, RIBA North, which Matt also designed and delivered, opening in 2017. In 2015 Matt was appointed to the executive board of Broadway Malyan where he was Global Head of Design for the practice.

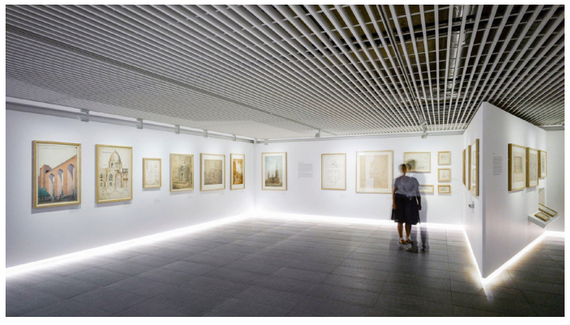
Matt has also designed many other high-profile and award-winning schemes in the North West, across a wide variety of sectors, including Islington Wharf in Manchester and the widely acclaimed landmark store for Waitrose in Chester.

In addition to leading Matt Brook Architects, Matt is also Chair of Places Matter, RIBA's independent Design Review service for clients in the North-West. Matt has also acted as chair of RIBA NW, served on the RIBA National Council and has been a long-time advocate for the positive impact that great design can have on people and places.

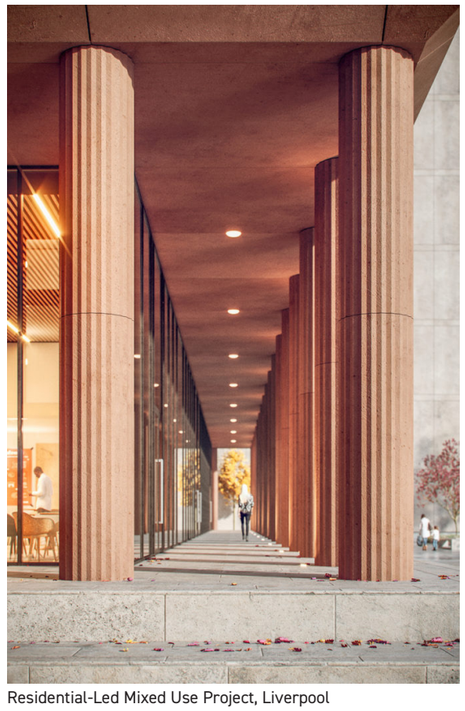




Mann Island, Liverpool



RIBA North



Residential-Led Mixed Use Project, Liverpool

Waitrose, Chester

Matt Brook leads a placemaking-led, people-focused design approach. A careful understanding of the brief, typology and context for all projects is distilled into ***a clear set of Project Principles****. These clear principles drive strong project narratives, which are translated into tangible design responses. This creates places with a clear sense of local identity, that are memorable and that prioritise people. This approach instils strong emotional connections that underpin long-term value and are key to user and wider community wellbeing.*

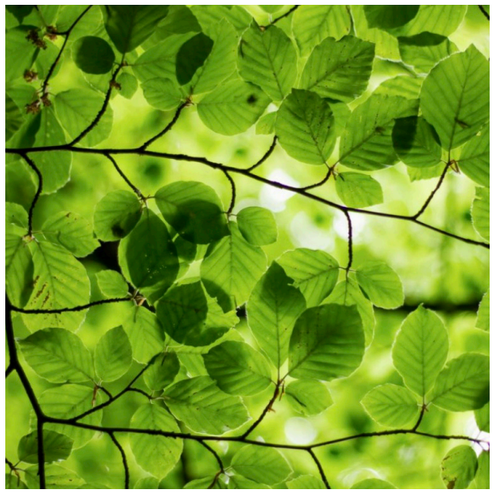
1.4 Project Principles

Matt Brook Architects follow a placemaking-led, people-focused design approach. A careful understanding of the brief, typology and context for all projects is distilled into a clear set of Project Principles.

At Phoenix Works, these Project Principles are focused around providing three key qualities within proposals as part of an exemplar design response for city centre living to a post-pandemic environment. These qualities are:

1. **Enhancing a sense of Wellbeing**
2. **Instilling a sense of Community**
3. **Facilitate Home Working**

Further details of how these Project Principles have manifested in tangible design responses can be found within section 5.1 of this statement.



Enhancing a sense of Wellbeing

+

Instilling a sense of Community

+

Facilitate Home Working

2.0 Assessment

2.0 Assessment

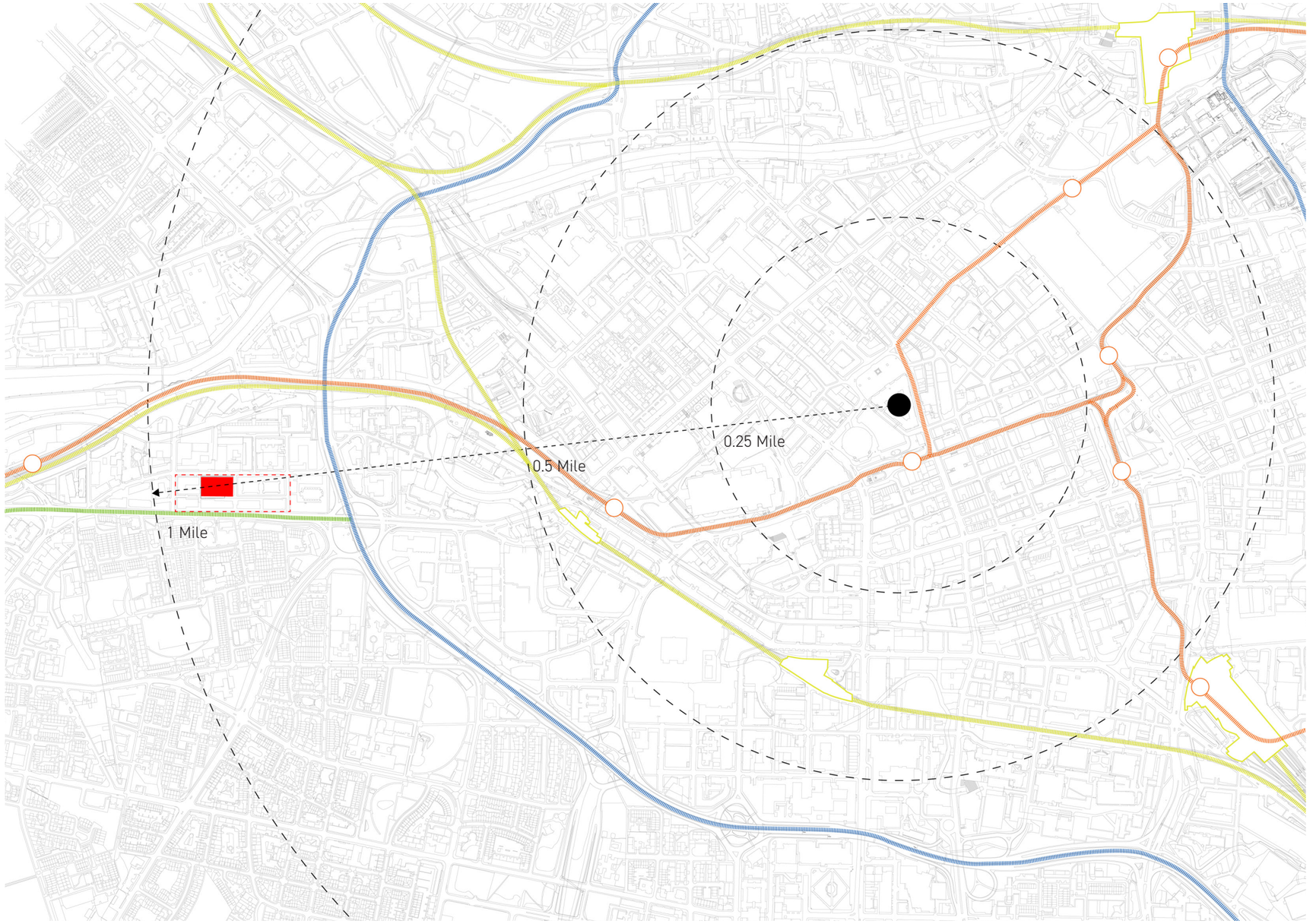
2.1 Location

Site Location

The site is located on the fringe of the city centre, as defined by the Inner Ring Road, within the Castlefield area of Manchester. Although the site is part of Hulme rather than the city centre, the area in and around it has seen much recent development which has effectively expanded the city centre to make the Castlefield area feel part of it.

The site is within 1 mile of Manchester Town Hall, the very centre of Manchester, and is close to Cornbrook Metrolink stop that offers regular services to both Manchester City Centre, Salford Quays and destinations beyond.

The site is also located close to the A-Class Chester Road and the Mancunian Way motorway offering a choice of transportation options to and from the site.



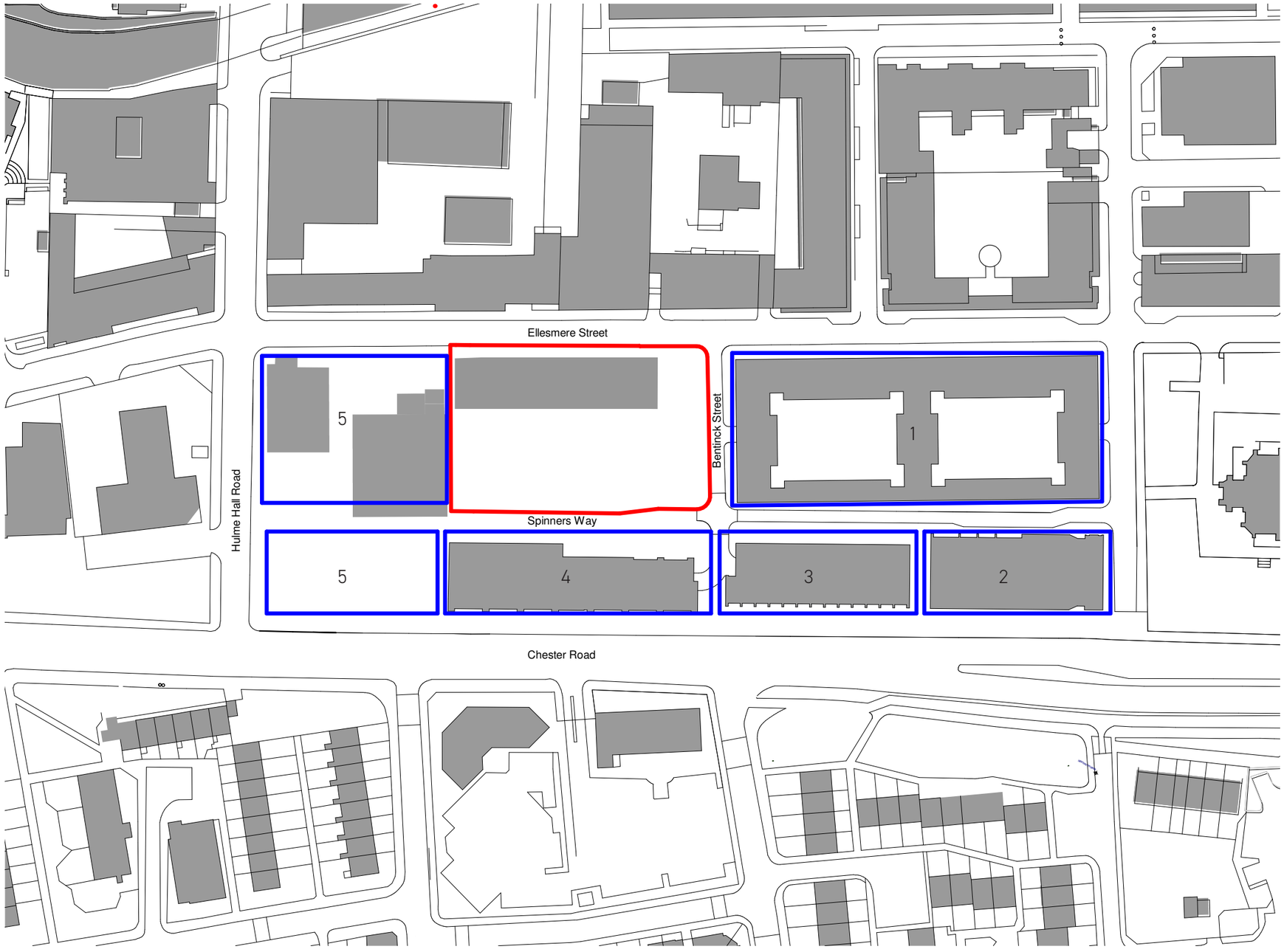
- PHOENIX WORKS SITE
- MASTERPLAN AREA
- TRAIN LINE
- TRAIN STATION
- TRAM LINE
- TRAM STOP
- CHESTER ROAD
- INNER RING ROAD/ MANCUNIAN WAY
- MANCHESTER TOWN HALL

2.1 Location

Site Location

The application site is bounded by Bentinck Street to the north, Spinners Way to the south-east and Ellesmere Street to the north-west. Currently, the application site is split in two by Cawdor Street.

To the north of the application site is Roof Gardens, to the east Sky Gardens alongside both City Gardens and St George's Gardens all of which have been brought forward by the applicant, the De Trafford Group, and have either been completed or are under construction. To the south of the application site is the 'Gallery Gardens' site for which the applicant has achieved approval for a residential-led mixed-use development.



1. Roof Gardens
2. St George's Gardens
3. City Gardens
4. Sky Gardens
5. Gallery Gardens site

Application Site

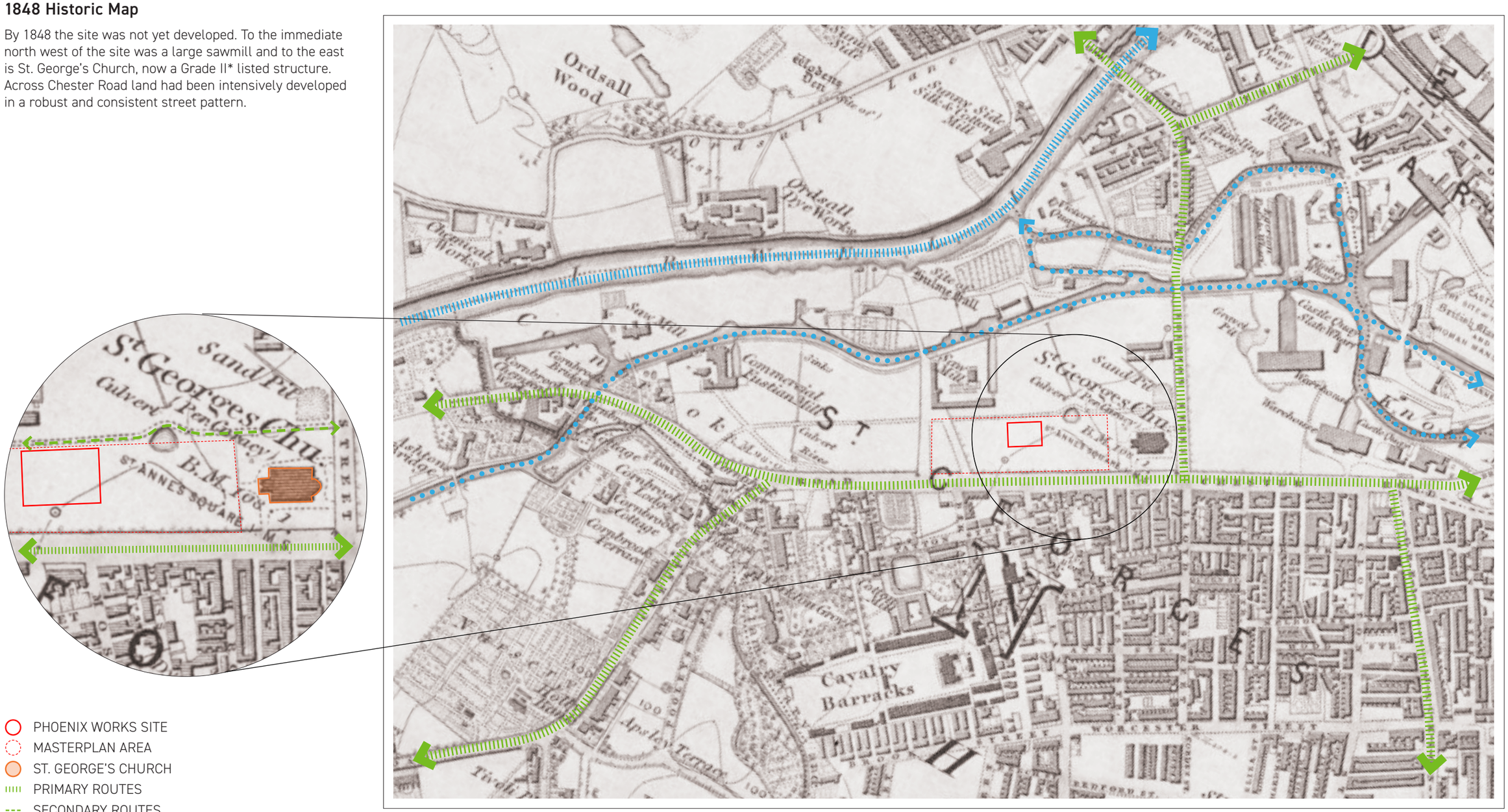
Land within ownership/ control of the Applicant

0 25 50m

2.2 History

1848 Historic Map

By 1848 the site was not yet developed. To the immediate north west of the site was a large sawmill and to the east is St. George's Church, now a Grade II* listed structure. Across Chester Road land had been intensively developed in a robust and consistent street pattern.

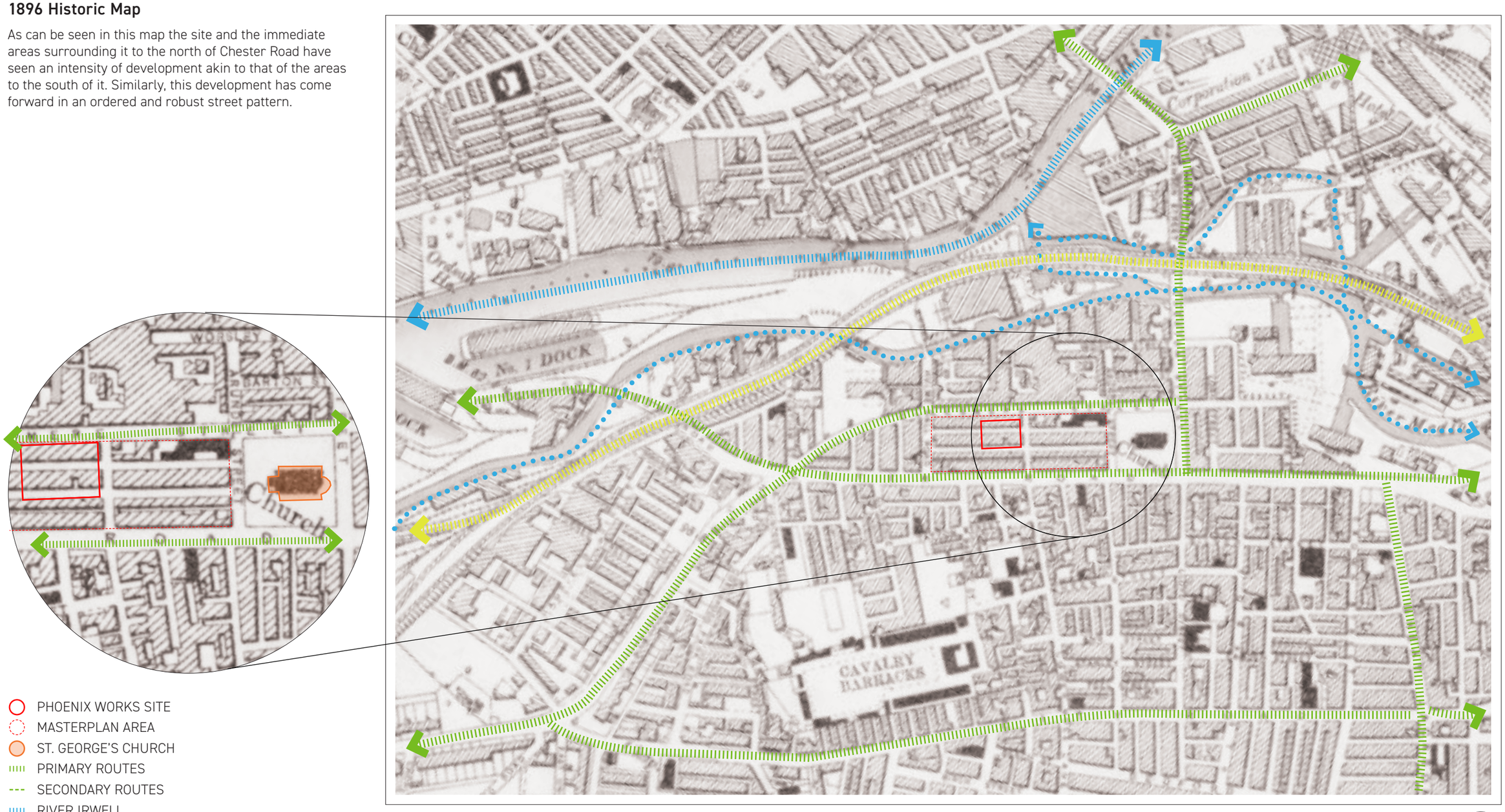


- PHOENIX WORKS SITE
- MASTERPLAN AREA
- ST. GEORGE'S CHURCH
- PRIMARY ROUTES
- SECONDARY ROUTES
- RIVER IRWELL
- CANAL

2.2 History

1896 Historic Map

As can be seen in this map the site and the immediate areas surrounding it to the north of Chester Road have seen an intensity of development akin to that of the areas to the south of it. Similarly, this development has come forward in an ordered and robust street pattern.



- PHOENIX WORKS SITE
- MASTERPLAN AREA
- ST. GEORGE'S CHURCH
- PRIMARY ROUTES
- SECONDARY ROUTES
- RIVER IRWELL
- CANAL
- RAILWAY LINES

2.2 History

1932 Historic Map

To the south of Ellesmere Street and north of Chester Road the streets are formed of terraced row housing in the majority. Exceptions include St George's Church to the north-east as well as a school.

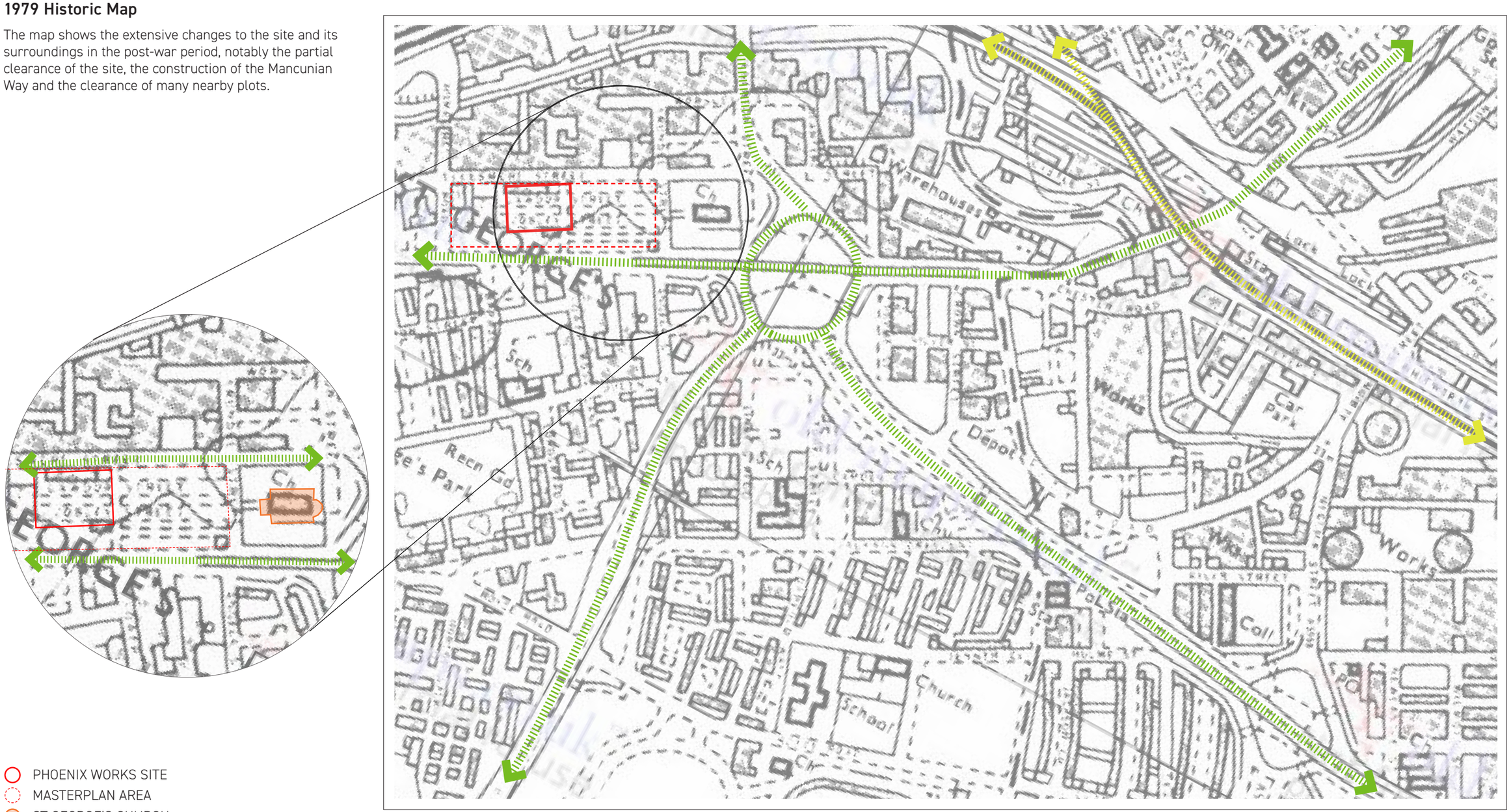
To the north of Ellesmere Street are a number of commercial premises, including Britannia Mills and Talbot Mills immediately across from the site, which still exist today.

PHOENIX WORKS SITE
MASTERPLAN AREA
PRIMARY ROUTES

2.2 History

1979 Historic Map

The map shows the extensive changes to the site and its surroundings in the post-war period, notably the partial clearance of the site, the construction of the Mancunian Way and the clearance of many nearby plots.



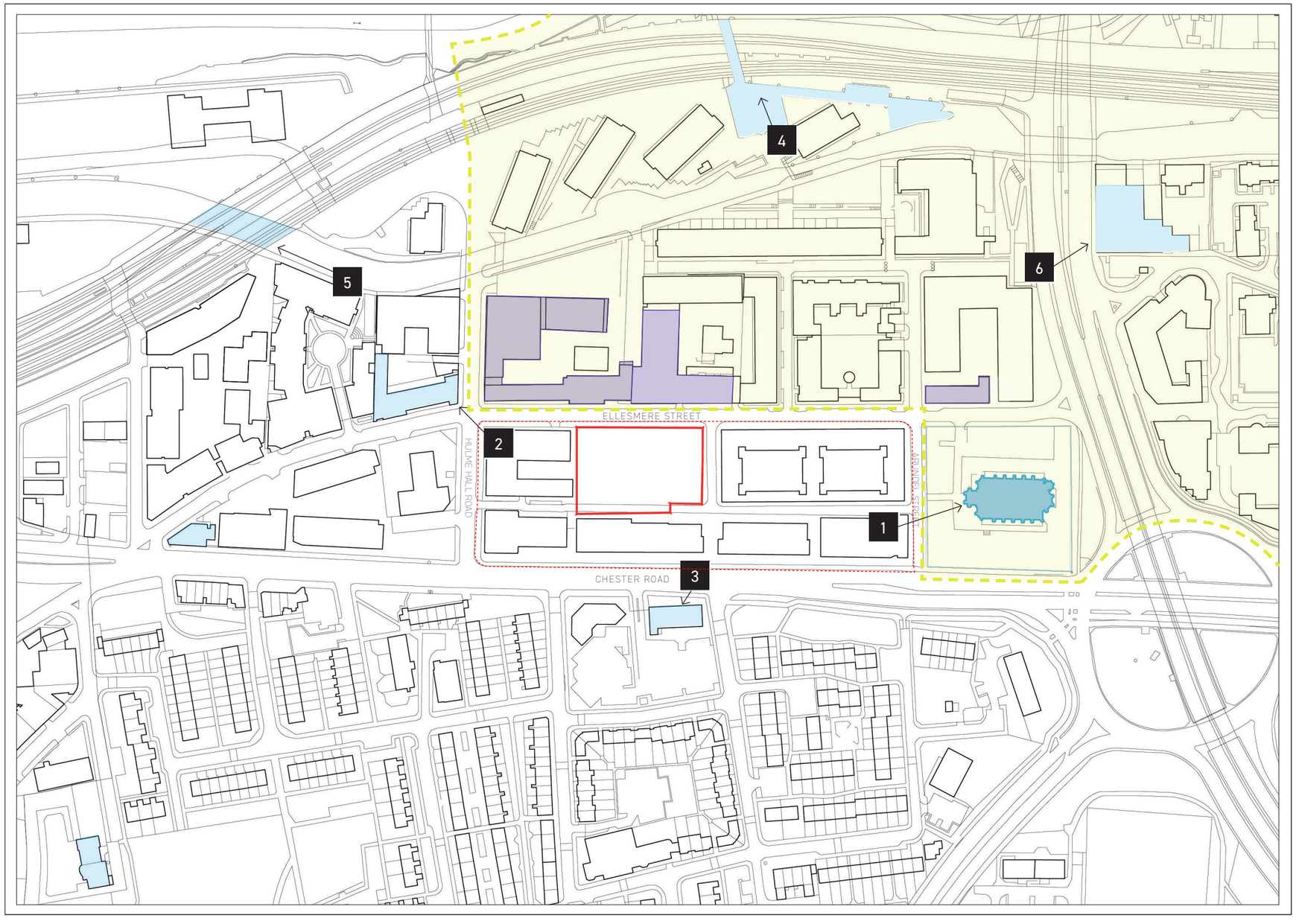
- PHOENIX WORKS SITE
- MASTERPLAN AREA
- ST GEORGE'S CHURCH
- PRIMARY ROUTES
- RAILWAY LINES

2.3 Heritage Context

Conservation & Architectural Heritage

The application site sits outside of, but immediately adjacent to, the Castlefield Conservation Area. The nearest listed buildings are the Grade II listed Albert Mill building to the south on Ellesmere Street, 215-219 Chester Road and the Garde II* (converted) St George's Church.

In addition, along Ellesmere Street there are also historic buildings that include Britannia Mills, Talbot Mills and the DOT Motorcycles Building.

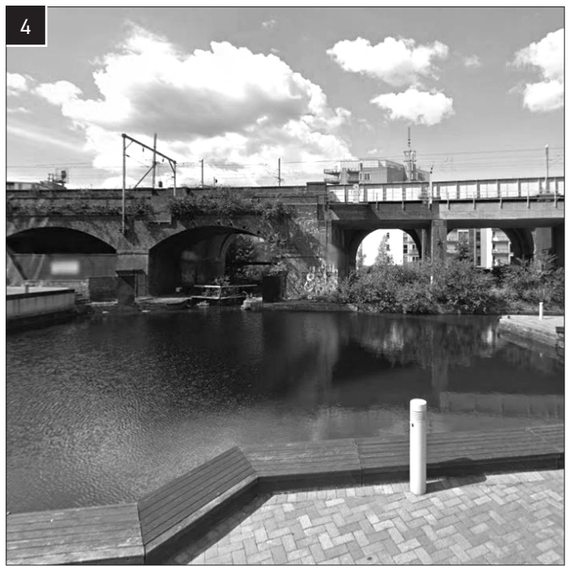


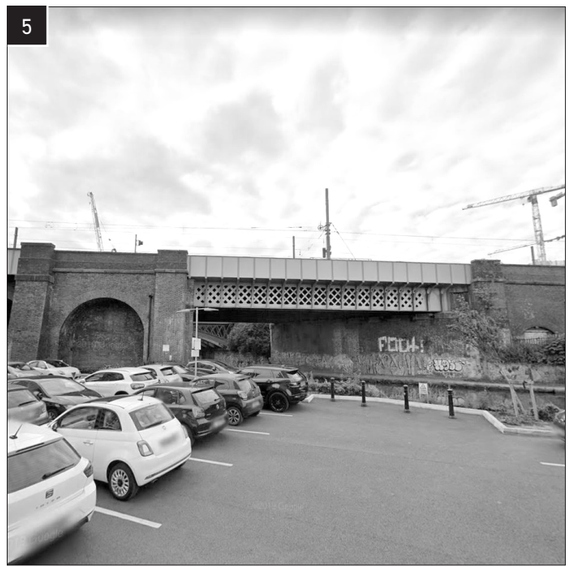
- PHOENIX WORKS SITE
- MASTERPLAN AREA
- CASTLEFIELD CONSERVATION AREA
- GRADE II LISTED BUILDINGS/MONUMENTS
- GRADE II* LISTED BUILDINGS/MONUMENTS
- NEARBY HISTORIC BUILDINGS

2.3 Heritage Context

Conservation & Architectural Heritage

1. St. Georges Church (Grade II*) &
   Perimeter Churchwalls, Gate Piers & Gates (Grade II)
2. Former Albert Mill (Grade II)
3. 215-219 Chester Road (Grade II)
4. Hulme Lock Branch Canal (Grade II)
5. Railway Bridge (Grade II)
6. Former Canal Flour Mills (Grade II)





2.4 Existing Site

Site Plan

Location

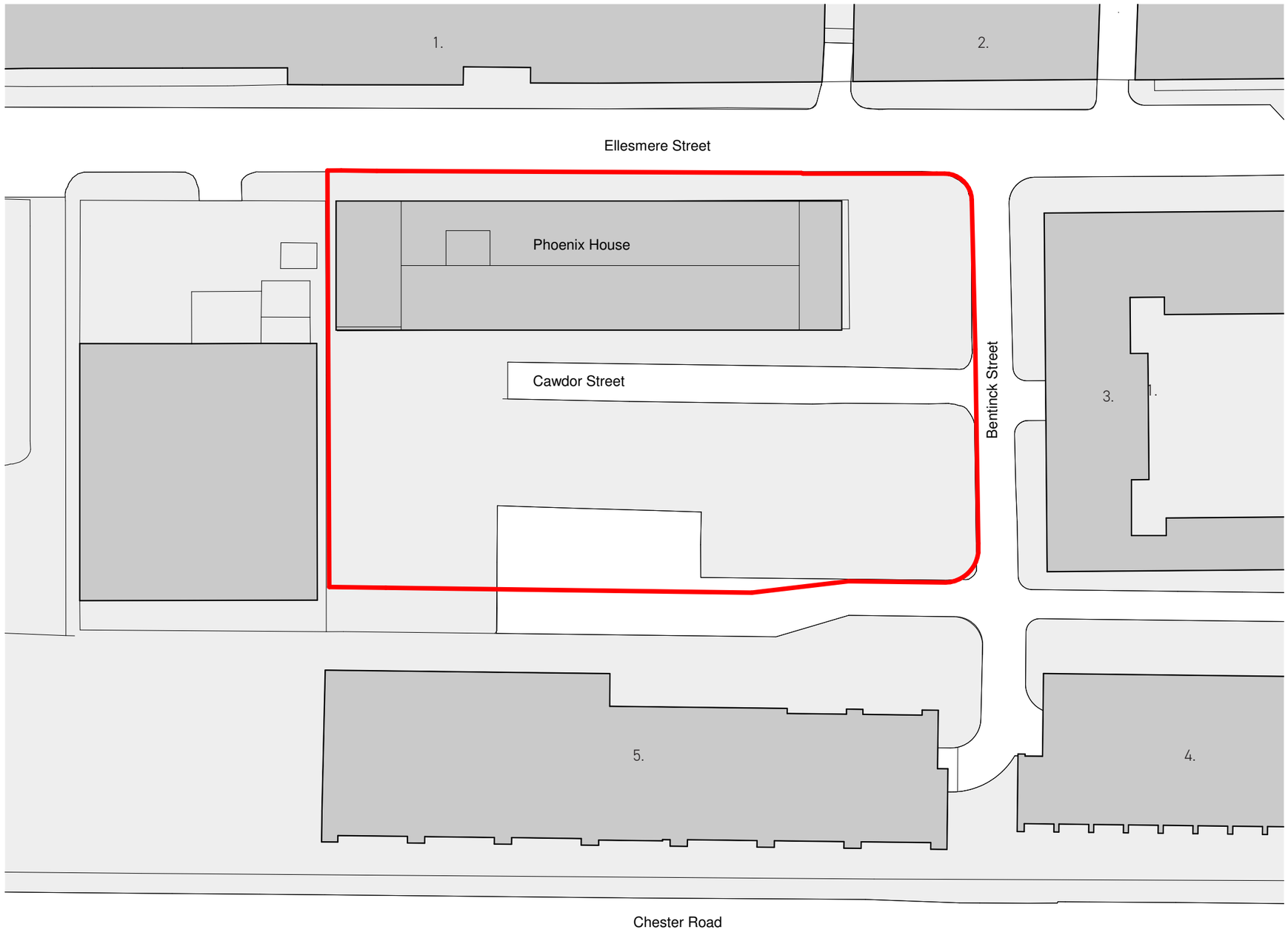
The site is located within the Castlefield neighbourhood, a part of the Hulme ward of Manchester. The site is bounded by Ellesmere Street to the north-west, Bentinck Street to the north and Spinners Way to the south-east.

The site as existing is divided by Cawdor Street with the three storey Phoenix House commercial building occupying the north-western portion of the site and facing onto Ellesmere Street. The remainder of the site is comprised of hard standing and is currently being utilised by the applicant alongside Phoenix House to enable the construction of adjacent developments being brought forward by them.

Surrounding Buildings

Across Ellesmere Street from the application site is Britannia Mills, an historic mill building that has been subject to a residential conversion, Talbot Mill is also across from Ellesmere Street and is an historic building which has a planning approval that includes the extension and conversion of the existing building to residential dwellings.

To the north of the site, across Bentinck Street, is the Roof Gardens residential development, developed and completed by the applicant. To south-east is City Gardens and Sky Gardens both of which are currently under construction after being successfully brought forward by the applicant previously.

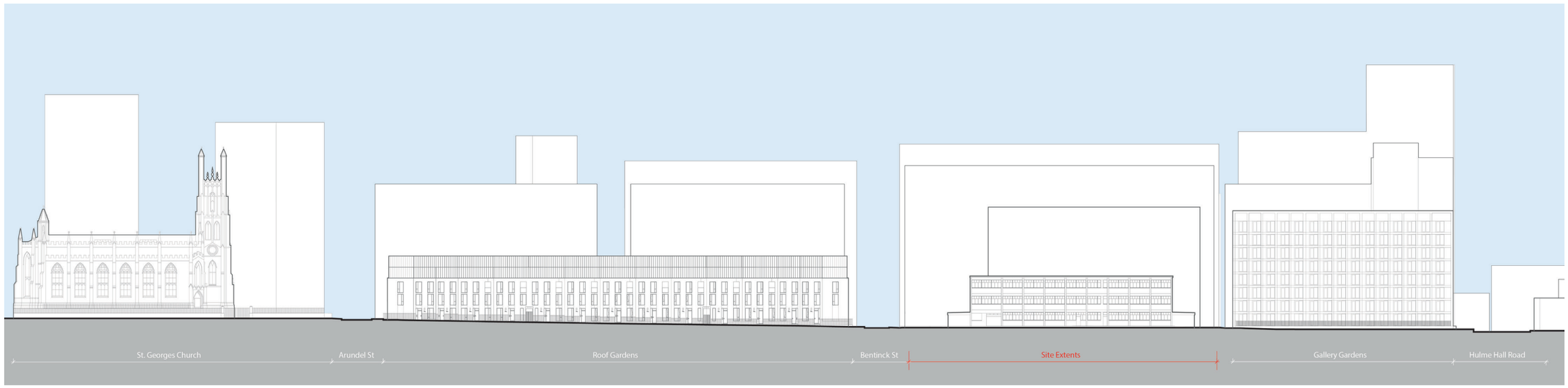


1. Britannia Mills
2. Talbot Mill
3. Roof Gardens
4. City Gardens
5. Sky Gardens

0 12.5 25m

2.5 Immediate Site Context

Existing Ellesmere Street Elevation



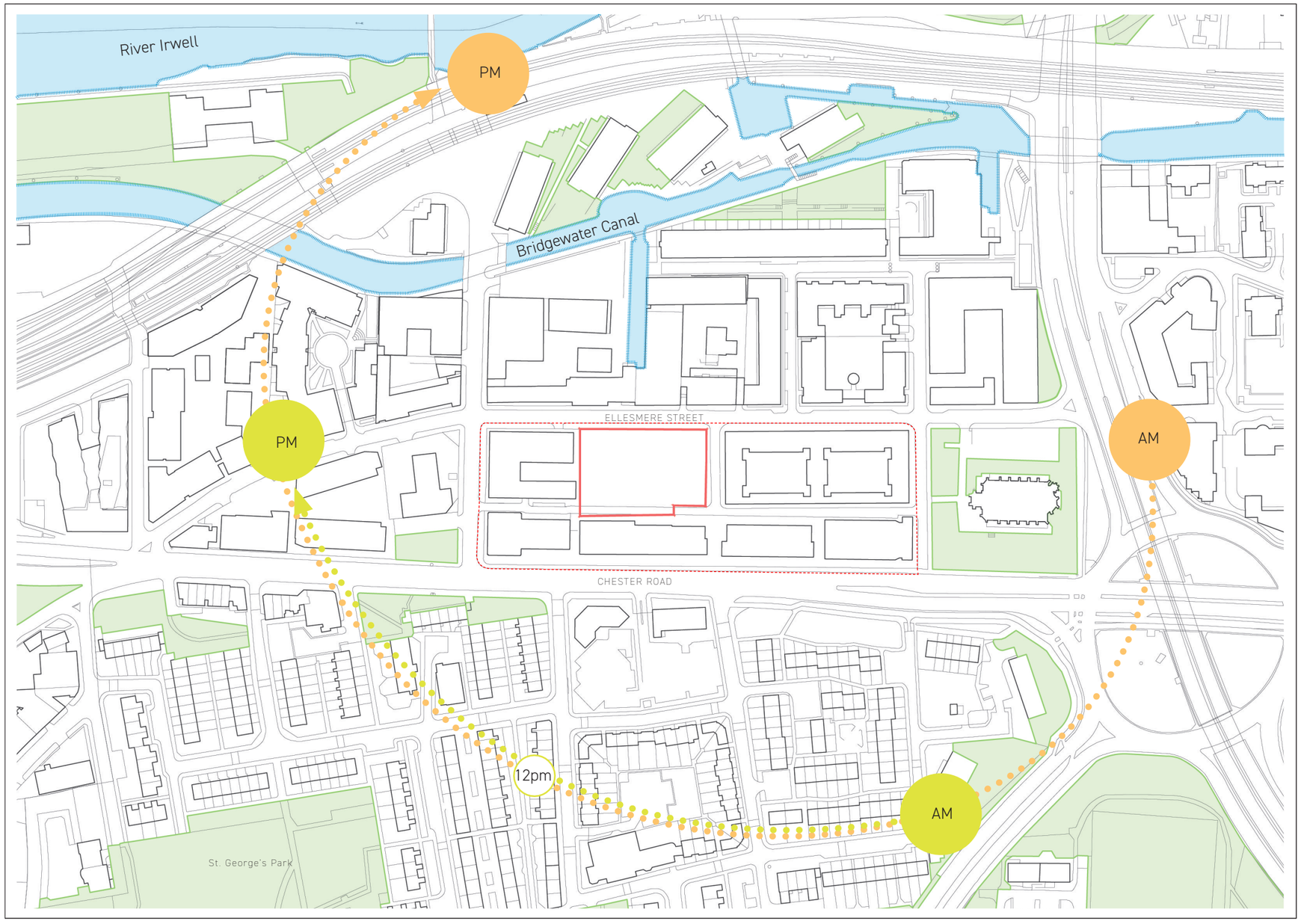
Existing Spinner's Way Elevation

2.6 Wider Site Context

Green and Blue Infrastructure

The site is within walking distance of both the River Irwell and Bridgewater Canal. The canal includes a tow path alongside it which not only allows for people to enjoy the canal as an amenity but also acts as a well-used pedestrian route into the city centre.

Although there are a number of green spaces within walking distance of the site; they are often either private or small informal spaces. In addition, and in walking distance, is St George's Park and Hulme Park to the south of Chester Road.

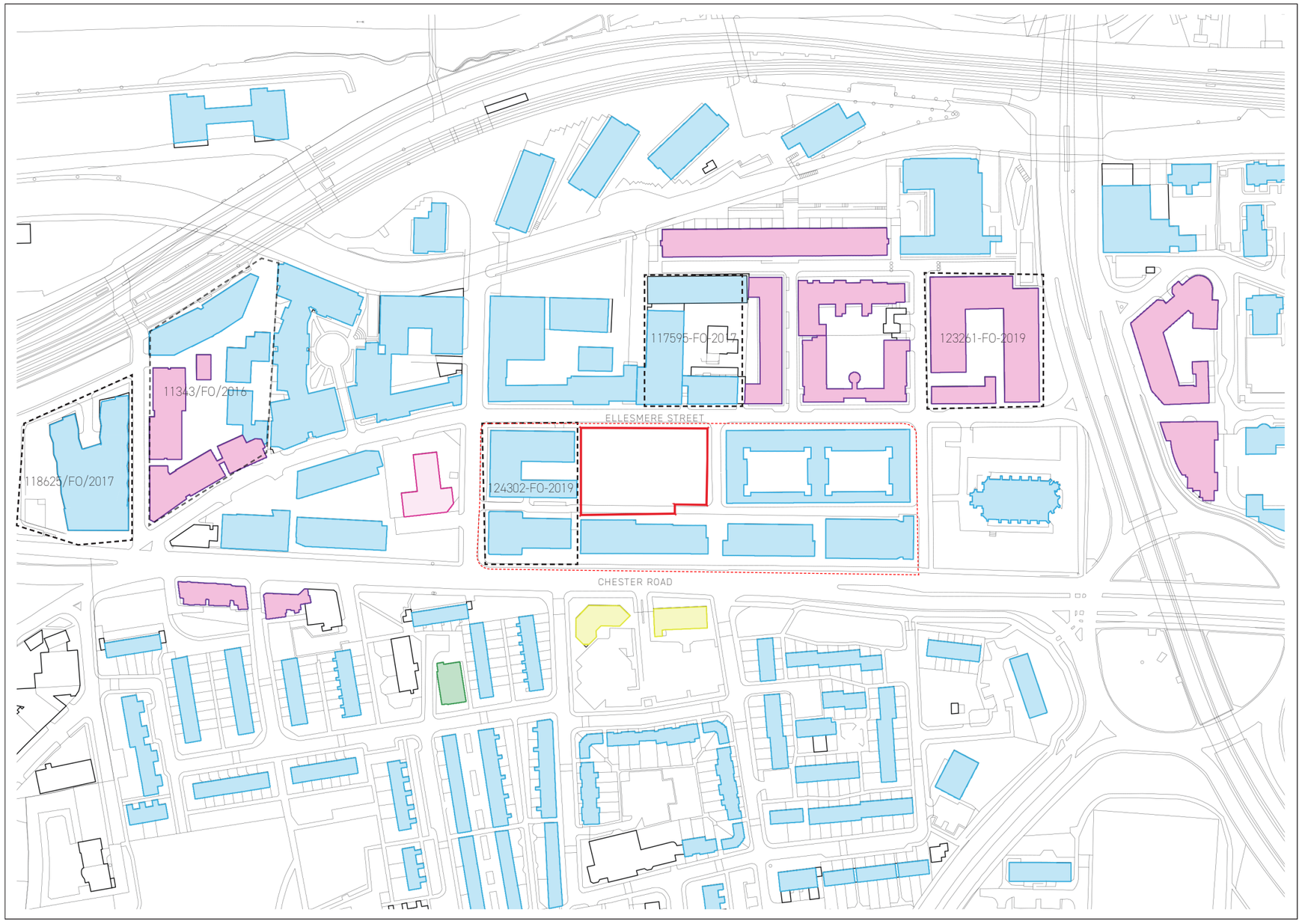


- PHOENIX WORKS SITE
- MASTERPLAN AREA
- EXISTING GREENSPACES
- SUMMER SUN PATH
- WINTER SUN PATH
- RIVER/ CANAL

2.6 Wider Site Context

Building Uses

The local area is predominantly residential, including developments that are residential accommodation located above commercial uses at ground floor. These residential developments include those that have been developed recently by DeTrafford immediately adjacent to the application site as well as other approvals for significant residential developments.



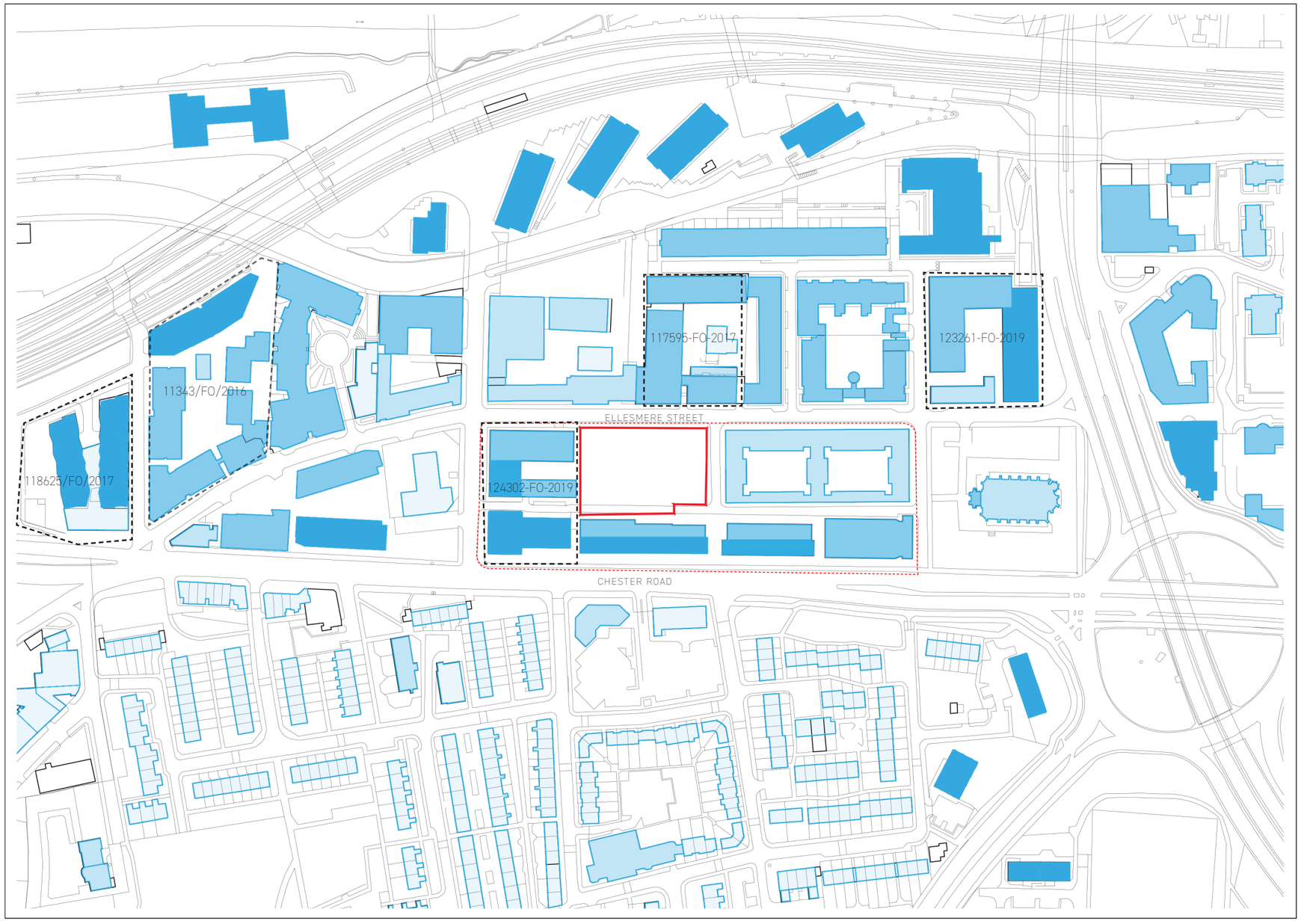
- PHOENIX WORKS SITE
- MASTERPLAN AREA
- APPROVED DEVELOPMENT
- OFFICES
- PLACE OF WORSHIP
- RESIDENTIAL
- RESIDENTIAL ABOVE COMMERCIAL
- RETAIL

2.6 Wider Site Context

Existing Building Massings

There is a range of building heights across the locality of the site. These can be generally classified as very low in height to the south of Chester Road, except for residential tower blocks gathered around the junction of the inner ring road.

North of Chester Road the massing increases in height where newer residential developments have taken their cue from historic buildings along Ellesmere Street. Within the masterplan area, the first development, Roof Gardens, was realised at a relatively low height, with the rest of the masterplan being approved and developed out at a greater height.



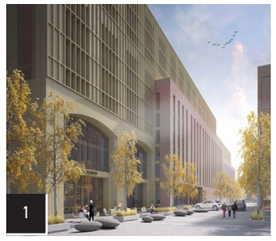
- PHOENIX WORKS SITE
- MASTERPLAN AREA
- APPROVED DEVELOPMENT
- 1-2 STOREYS STRUCTURES
- 3-5 STOREYS STRUCTURES
- 6-10 STOREYS STRUCTURES
- 11+ STOREYS STRUCTURES

2.7 Development Context

Emerging Context

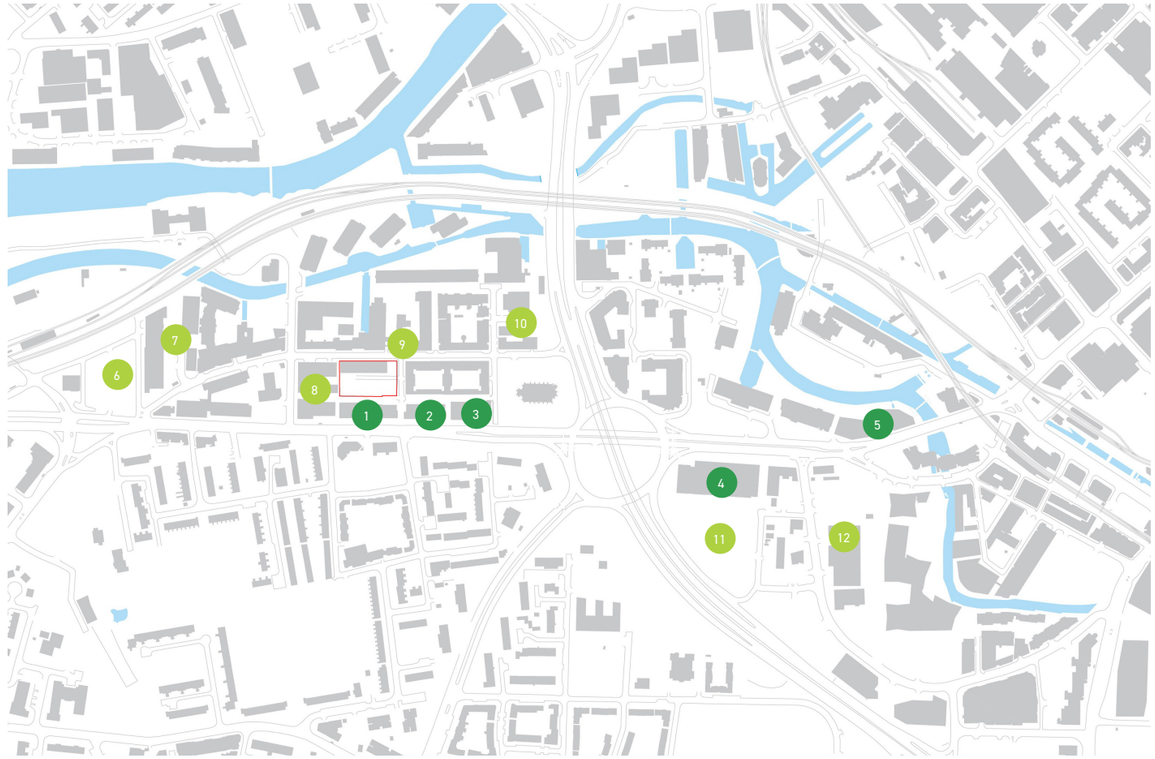
There are a number of large residential developments that will have a significant impact upon the immediate and local context of the site, introducing thousands of new residents to the area and further extending the city centre residential population towards the Castlefield area.

1. Sky Gardens
2. City Gardens
3. St George's Gardens
4. Crown Street - Phase 1
5. Castle Wharf
6. Cornbrook Hub
7. One Castlefield
8. Gallery Gardens
9. Talbot Mill
10. Arundel Street
11. Crown Street - Phase 2
12. Transition



00 Emerging Context - Under Construction

00 Emerging Context - Planning Approved



3.0 Evaluation

3.0 Evaluation

3.1 Constraints and Opportunities

Constraints

Analysis of the existing site has provided a number of constraints which the application team have reviewed and responded to in the development of design proposals.

Poor Street Presence

The current building, Phoenix House, presents a poor street presence to Ellesmere Street. The nature of Ellesmere Street is changing with recent and proposed developments with the introduction of much more street level activity in the form of street level dwellings and commercial properties. As an application team we recognise the importance of positive street-level frontages to not only Ellesmere Street but also to Bentinck Street and Spinners Way.

Cawdor Street

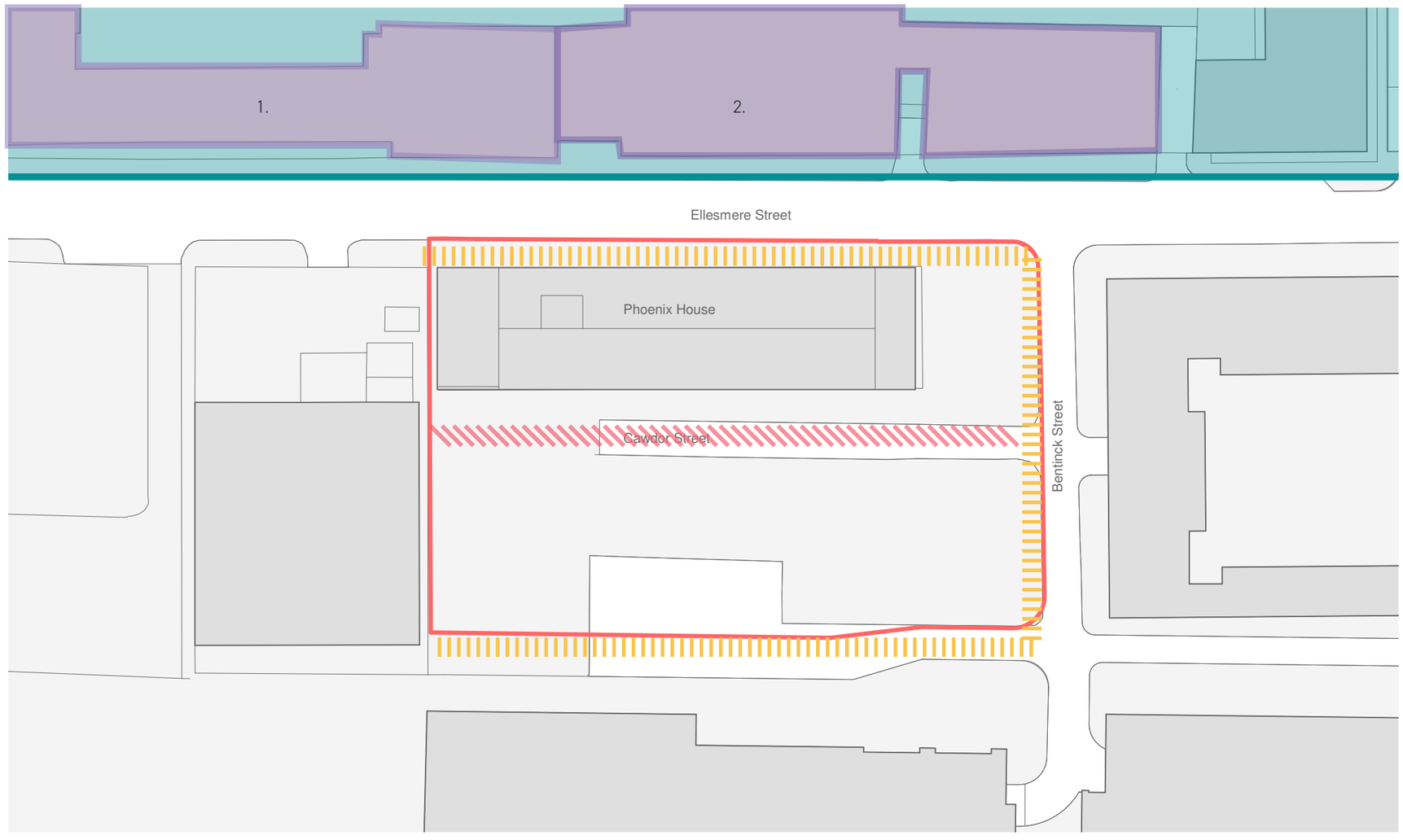
The site, as existing, is split by Cawdor Street and it is necessary to permanently close it to consolidate the ownership of the existing site to make it viable for future development.

Conservation Area

Although not within a Conservation Area the site is adjacent to the Castlefield Conservation Area and its history and character have informed the design process for Phoenix Works.

Historic/ Listed Buildings

There are two historic buildings adjacent to the site, Britannia Mills and Talbot Mill, the latter of which has approval for a new build extension to it. In addition, there is the Grade II-listed former Albert Mill building to the south of the site on Ellesmere Street.



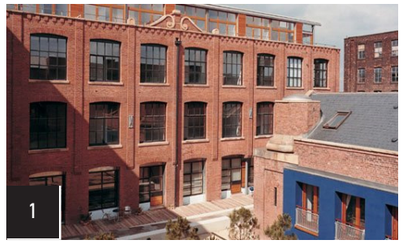
Castlefield Conservation Area

Historic Buildings

Poor Street Presence

Cawdor Street preventing viable developable footprint

1. Britannia Mills
2. Talbot Mill



3.1 Constraints and Opportunites

Opportunities

Exemplar Post-COVID 19 Residential Development

The COVID 19 pandemic has seen societal shifts in values and lifestyles. This offers the opportunity to provide an exemplar response to this ennvironment with a new form of residential development that delivers tangible wellbeing benefits, instils a sense of community between residents and facilitates working from home.

Completing the Masterplan

Phoenix Works is the last undeveloped site of a wider masterplan area that the applicant has developed in recent years. The development of the design proposals has not only included review and response to the buildings that have come forward from them but also the associated landscape masterplan across the area which links the separate developments. This includes the delivery of a new public square at the junction of Spinners Way and Bentinck Street.

Responding Appropriately to the History of the Site

Historically, the site formed part of a wider area with a well-defined and consistent urban grain. This is reflected in the footprint of the proposals providing consistent and positive frontages to Ellesmere Street, Bentinck Street and Spinners Way, a street in the approximate location of what was Church Street.

This part of Manchester accommodated both residential and industrial uses cheek by jowl with mills, engineering works and a brass foundry adjacent to the site. Alongside the re-instatement of residential accommodation on site in a consistent and ordered fashion, the proposals also make reference to an historic brass foundry that was adjacent to the site through the use of bronze within the façade, which like brass, is a copper alloy.

Delivering an Appropriate Quantum of Development to Create a Sense of Community.

The site offers an opportunity to develop a quantum of residential dwellings that will be of an amount to create a sense of community within the development and deliver high levels of positive activity on site and within the local area.

Regeneration that will Deliver Economic Benefits to the Local Area and Beyond.

The regeneration of the site provides the opportunity to deliver economic benefit to the local area as well as contribute to the ongoing regeneration of Manchester City Centre and its surrounding neighbourhoods.

Green and Blue Infrastructural Improvements

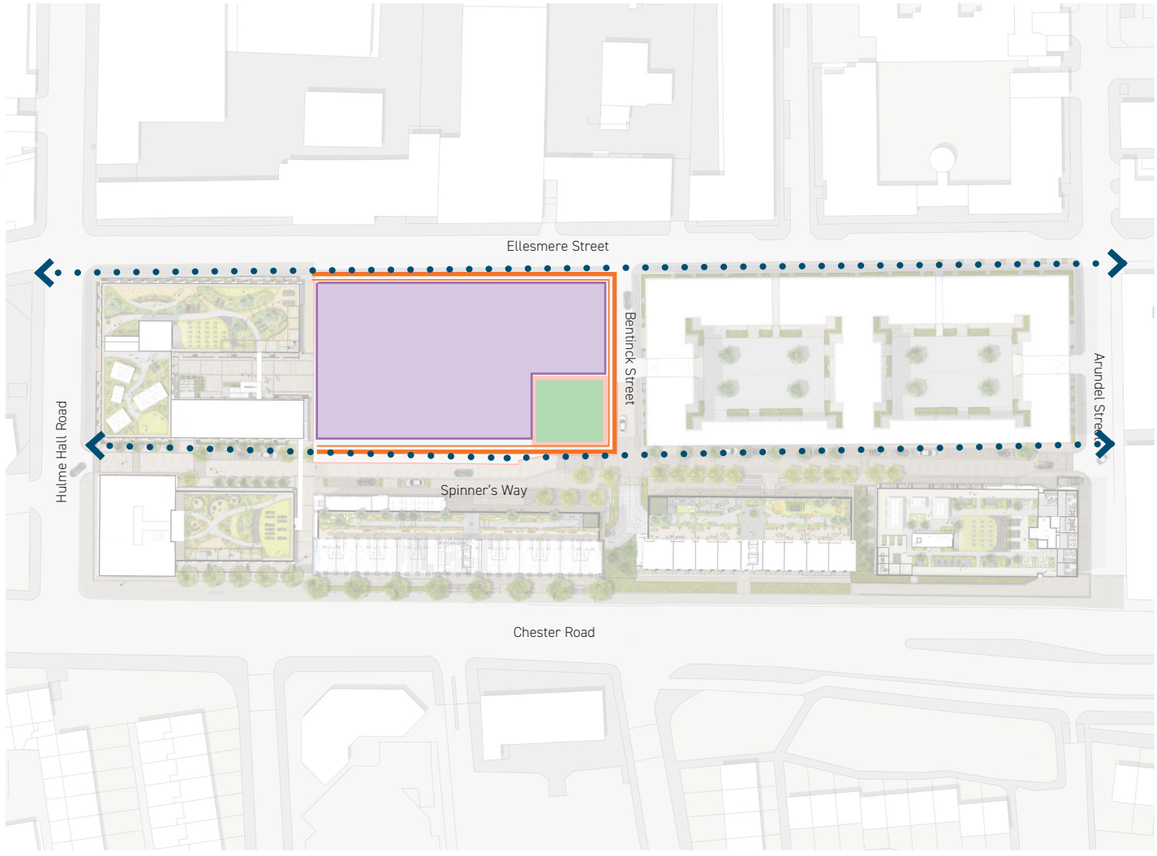
There is the opportunity to improve upon the green and blue infrastructure of the local area which will include a new, high-quality public square at the junction of Spinners Way and Bentinck Street and the incorporation of visible sustainable urban drainage.

Improving the Street Scene of Ellesmere Street, Bentinck Street and Spinners Way

The proposals have the opportunity to build upon the environmental improvements already made by the applicant in the local area and provide important positive relationships between the proposed development and Ellesmere Street, Bentinck Street and Spinners Way.

Connectivity

There is potential to improve pedestrian connections, primarily along Ellesmere Street and Spinners Way that will assist in delivering strategically important connections between the city centre, the masterplan area, Hulme and the Pomona area/ Trafford beyond.

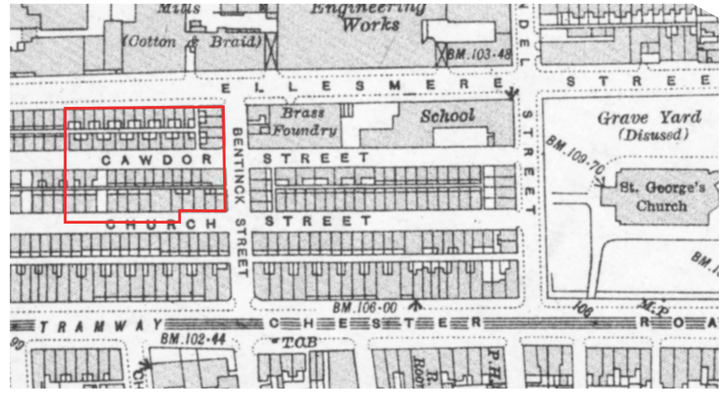


Provide a viable residential building footprint that reinstates the rigour of the historic urban grain.

Improve the street with a positive building frontage.

Improve connectivity along key pedestrian routes.

Deliver a new, high-quality public square



3.2 Brief

The brief for Phoenix Works is one that had a starting point from the applicant's experience of delivering high-quality residential developments both across the north-west region but also in and around the site within their local masterplan area.

Briefing, and the ongoing review of it, is an integral part of the analysis that Matt Brook Architects undertake as part of our design approach which alongside a rigorous review of context and building typology is then distilled into a clear set of Project Principles, as detailed within section 1.4 of this document.

Project Principles

At Phoenix Works, The Project Principles are focused around providing three key qualities within proposals as part of an exemplar design response for city centre living to a post-pandemic environment. These qualities are:

1. Enhancing a sense of Wellbeing
2. Instilling a sense of Community
3. Facilitate Home Working

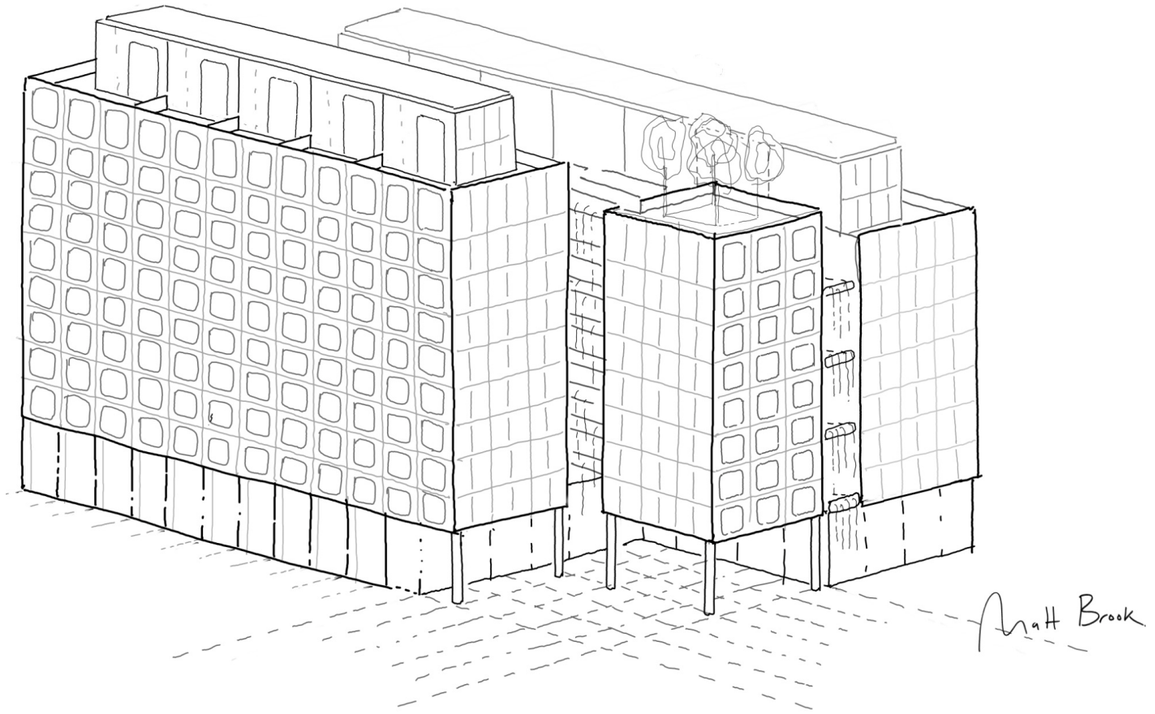
Further details of how these Project Principles have been manifested in tangible design responses can be found within sections 5.2 - 5.4 of this statement.

Context

- Complete the local masterplan area brought forward by the applicant in recent years.
- Contribute to the environmental improvements of the local area delivered by the applicant with the inclusion of a new public square within the proposals.
- Review and respond to the history of the site and immediate locale alongside the existing nearby historic building fabric.
- Respond to the recent and emerging proposals for the masterplan area being delivered by the applicant.

Proposed Building

- Quantum of apartments that is the result of a carefully considered scale and massing of building that responds to existing and emerging context.
- Limited number of apartment types that are well-designed, dual aspect and have liveability at their core.
- Inclusion of extensive, naturalistic planting throughout the building to provide wellbeing benefits to residents.
- Provision of amenity spaces to further enhance resident wellbeing and compliment the existing amenity facilities provided by the applicant for their residents in neighbouring developments.
- Maximise the amount of active street level frontage to animate and complement the existing and proposed active frontages provided by the applicant in the locale.
- Provide ground floor commercial accommodation to further provide positive street level activity adjacent to the proposed new public square
- Accommodate 1:1 cycle parking to encourage sustainable travel choices by residents



3.3 Concept Design

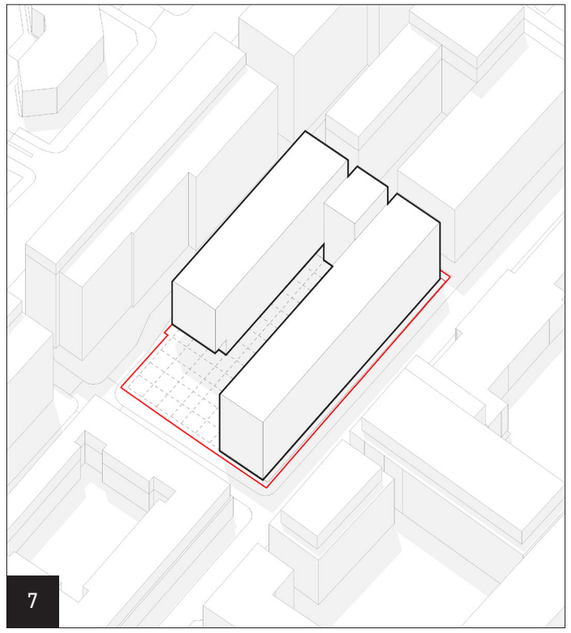
The design of Phoenix Works has stemmed from the 'Project Principles' which have been borne out of careful analysis undertaken by Matt Brook Architects. This section provides a step-by-step rationalisation of this process to assist in illustrating how this analysis and resulting Project Principles have manifested in a tangible design response.

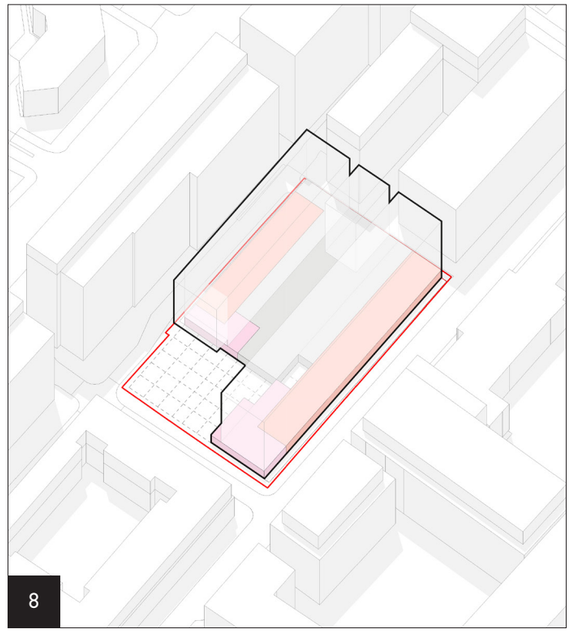
1. Demolish existing building and consolidate the site through the stopping up of Cawdor Street to provide a viable site footprint for a high-quality residential development.
2. Provide a footprint of building that will re-instate the rigor and order of the historic street pattern of the area which also provides positive frontages to Ellesmere Street, Spinners Way and Bentinck Street.
3. Apply a consistent grid to facilitate the rational planning of the building.
4. Establish a depth of building footprint to enable the provision of dual-aspect apartments, gathered around a courtyard.
5. Remove a portion of the footprint to facilitate the delivery of a new public square at the junction of Spinners Way and Bentinck Street.
6. Set back the footprint from Ellesmere Street and Spinners Way to enable the provision of active street frontage in the form of residential townhouses with defensible space in front.

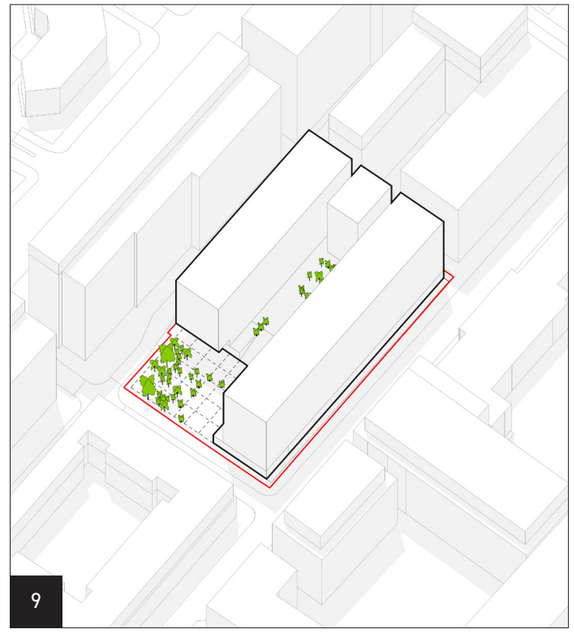
continued overleaf.

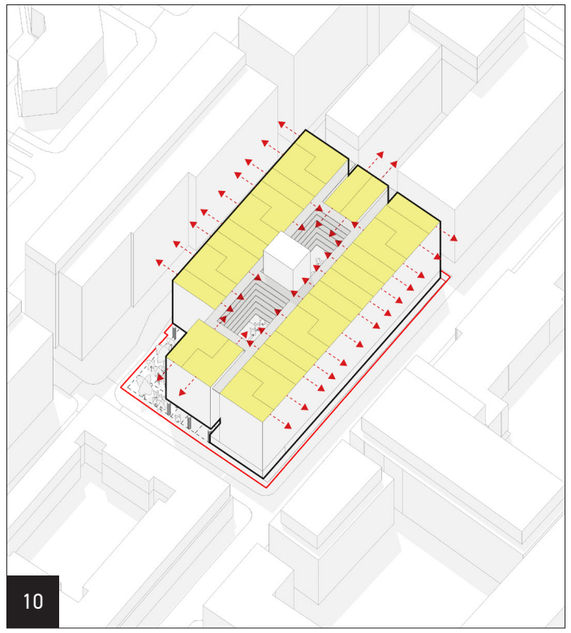
3.3 Concept Design

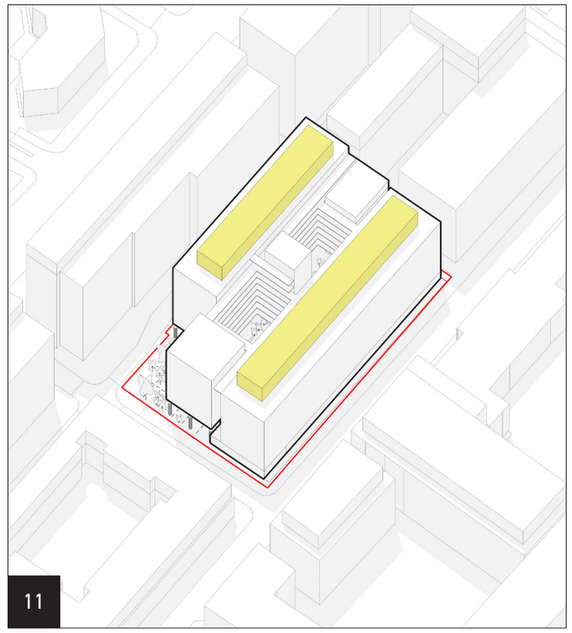
7. Extrude the footprint to a height that responds to the existing and emerging context.
8. Maximise active street frontage by wrapping parking and other back of house/ servicing areas with townhouses alongside commercial units that front the new public square.
9. Create an attractive and inviting landscaped entrance sequence from the new public square to courtyard above the parking and servicing areas at ground level.
10. Arrange the dual-aspect apartments around walkways that are served by a centrally located vertical circulation core.
11. Articulate the upper storeys of the proposals to tie-in with the adjacent Gallery Gardens scale and massing with the provision of dual-aspect, duplex penthouses that benefit from private, external amenity terraces.
12. Provide additional shared residential amenity spaces at floor 10.

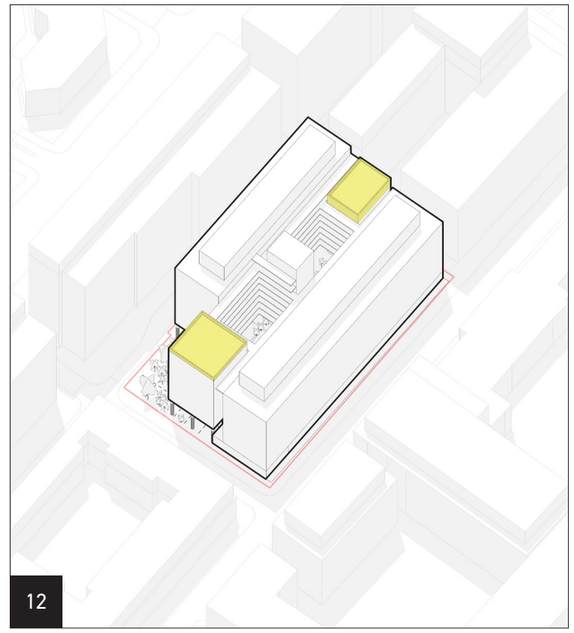








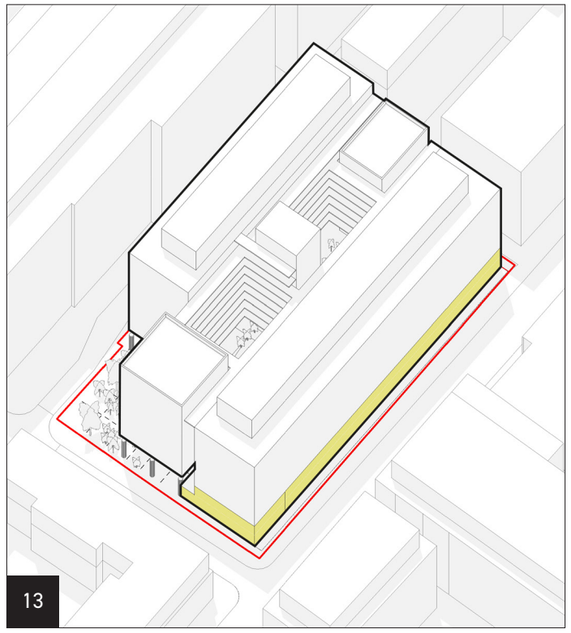


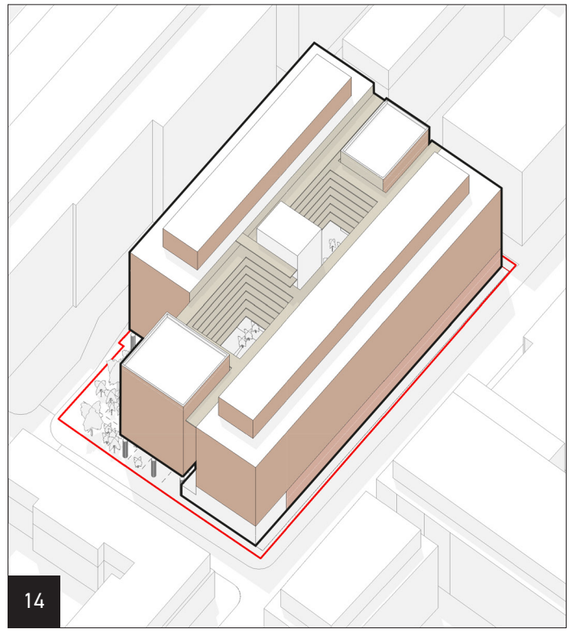


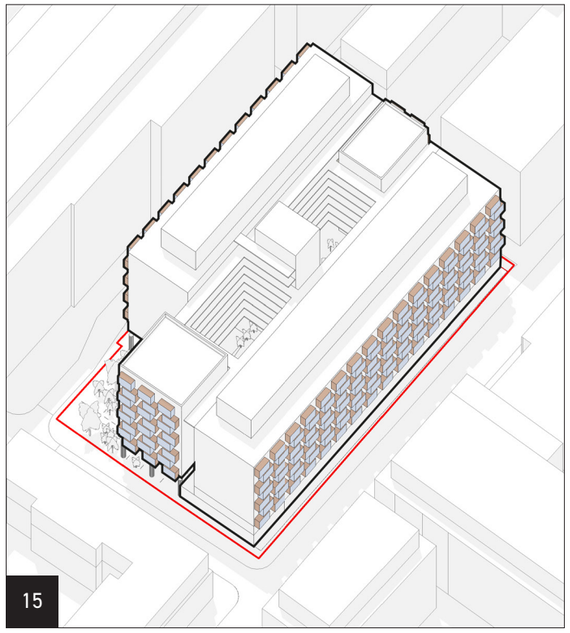
continued overleaf.

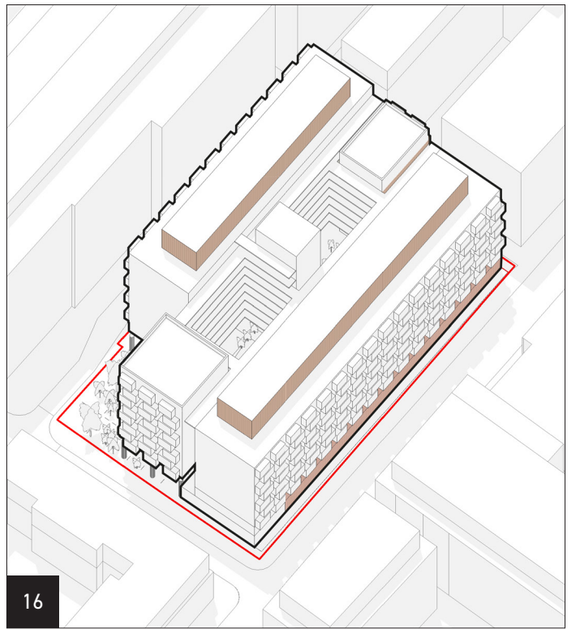
3.3 Concept Design

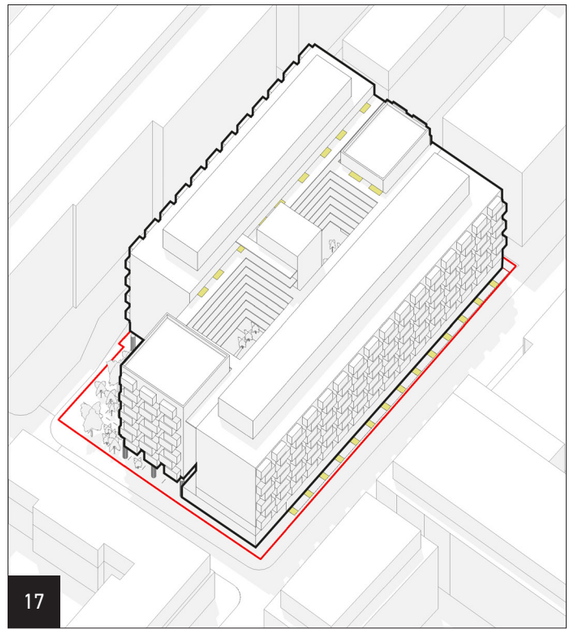
13. Articulate the commercial units and townhouses at street level with a change in façade, creating a top, middle and bottom arrangement to the form of the building.
14. Outward facing elevations are comprised of high-quality materials that tonally match the neighbouring conservation area. Inward facing elevations contain a warm material palette to promote a sense of wellbeing.
15. Typical level apartments include a projecting, bronze window module that incorporates a working from home bay. Modules include full-height wrap-around glazing. These modules are handed as you move through floors facilitating natural surveillance in both directions along streets.
16. Townhouses and penthouses are further articulated with a pleating of the façade profile. Townhouses are red sandstone coloured concrete and penthouses are bronze. All elements of the façade are arranged as divisibles of the grid. In combination with a limited material palette this combination delivers a calm and harmonious external appearance.
17. All apartment entrances include an entrance 'stoop' to encourage neighbourly social interactions, including at street level in front of the townhouse dwellings.
18. Provide extensive, naturalistic planting across the proposals to enhance wellbeing.

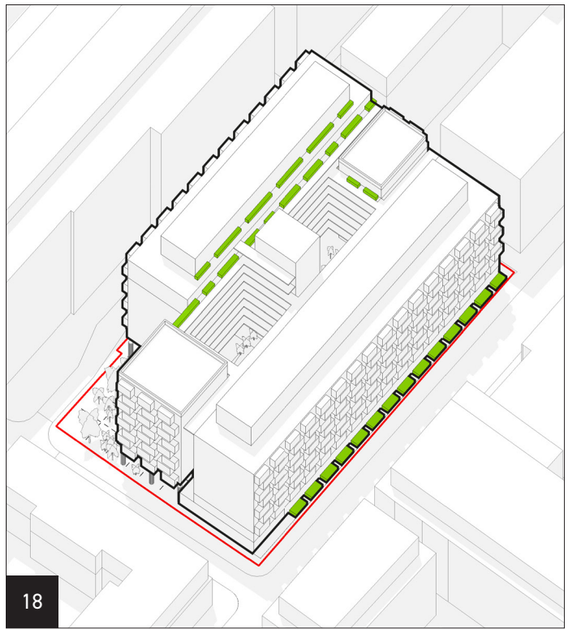












4.0 Involvement

4.0 Involvement

4.1 Consultation

During the development of proposals the following parties have been consulted:

- Manchester City Council
- Local Ward Councillors
- Places Matter design review panel
- Local businesses and residents
- Greater Manchester Police

The application team understand the importance of consultation to the design development process and the value that it can bring and have subsequently committed to a positive and collobarative approach to consultation responding to feedback in an appropriate and tangible manner.

Manchester City Council

The application team met twice with Manchester City Council's planning and development teams during the pre-application process.

During these meetings the application team presented the design proposals, engaging with the feedback provided by Manchester City Council officers. This feedback included the importance of consultation with the following parties:

- Ward Councillors
- Local residents and businesses
- The Places Matter design review panel.

All of these consultees were engaged with in a positive manner by the application team in advance of submission. These consultations are detailed within this section.

4.2 Places Matter

Panel Findings

Design proposals were presented to Places Matter on the 19th August 2020, purposefully early enough in the design development process to enable the panel's guidance to be properly considered and incorporated into proposals.

The panel were extremely positive regarding the proposals, highlighting that it is the first scheme that they had reviewed

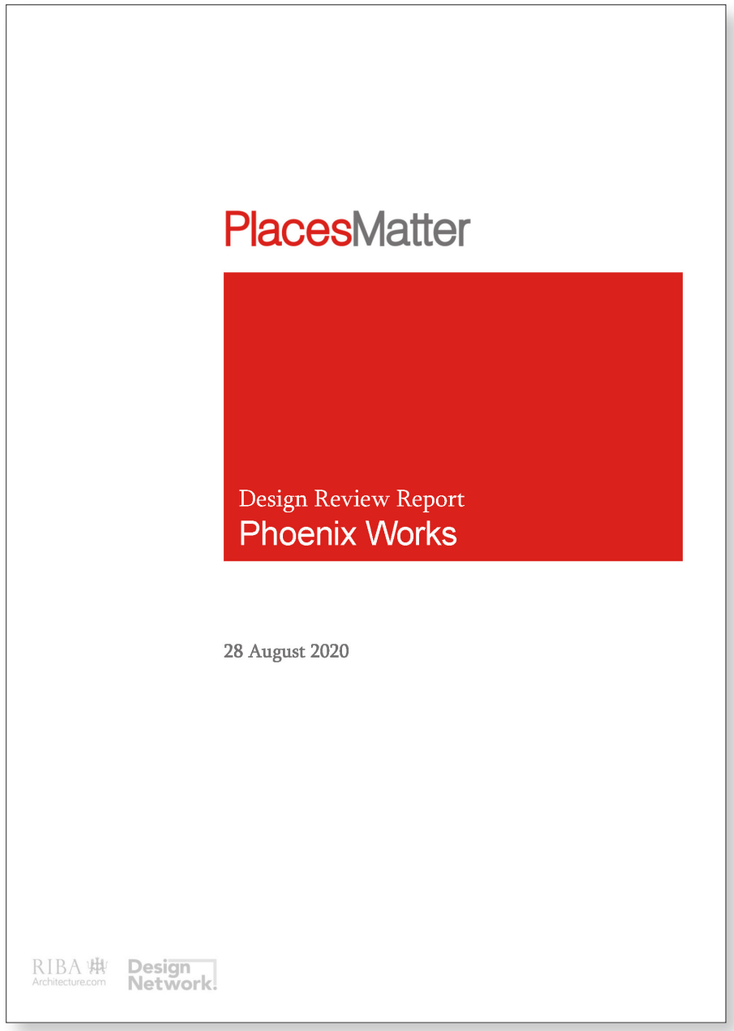
"...which is explicitly trying to address the issues relevant to a post-Covid 19 world",

also noting that Phoenix Works is a

"...hugely exciting scheme".

Key feedback is provided within this section alongside the project team's responses to the points raised by the panel.

"The combination of the calm and timeless architecture, with the rich and ethereal landscape creates the potential for a very beautiful scheme."

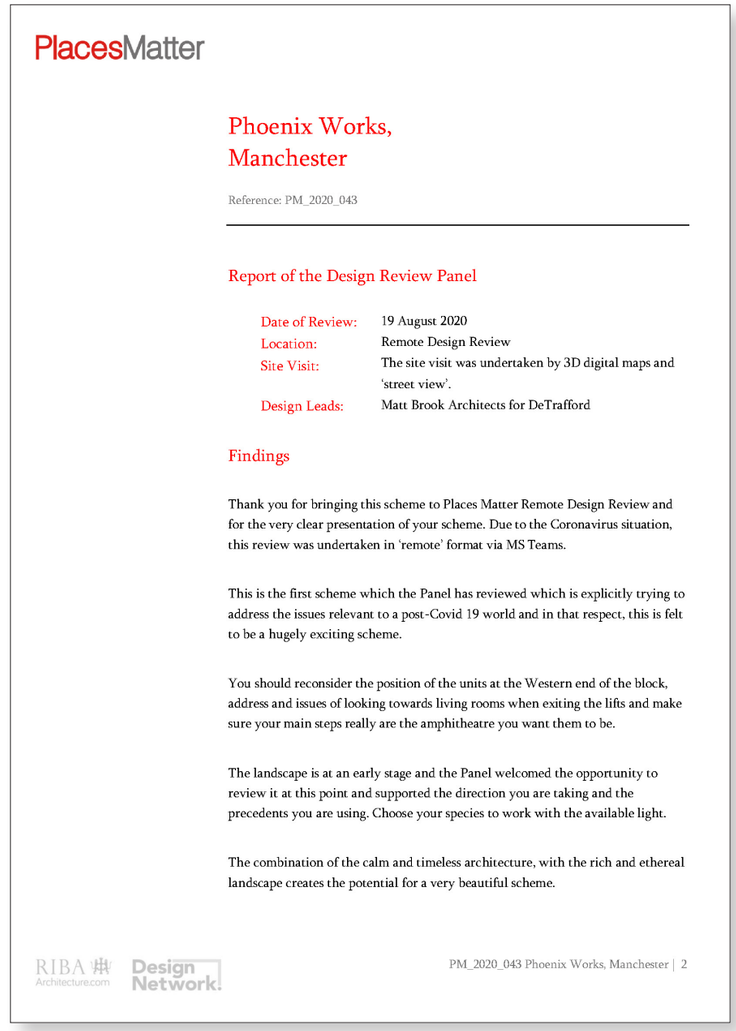


PlacesMatter

Design Review Report
Phoenix Works

28 August 2020

RIBA Architecture.com Design Network!



PlacesMatter

Phoenix Works,
Manchester

Reference: PM_2020_043

Report of the Design Review Panel

Date of Review: 19 August 2020
Location: Remote Design Review
Site Visit: The site visit was undertaken by 3D digital maps and 'street view'.
Design Leads: Matt Brook Architects for DeTrafford

Findings

Thank you for bringing this scheme to Places Matter Remote Design Review and for the very clear presentation of your scheme. Due to the Coronavirus situation, this review was undertaken in 'remote' format via MS Teams.

This is the first scheme which the Panel has reviewed which is explicitly trying to address the issues relevant to a post-Covid 19 world and in that respect, this is felt to be a hugely exciting scheme.

You should reconsider the position of the units at the Western end of the block, address and issues of looking towards living rooms when exiting the lifts and make sure your main steps really are the amphitheatre you want them to be.

The landscape is at an early stage and the Panel welcomed the opportunity to review it at this point and supported the direction you are taking and the precedents you are using. Choose your species to work with the available light.

The combination of the calm and timeless architecture, with the rich and ethereal landscape creates the potential for a very beautiful scheme.

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PM_2020_043 Phoenix Works, Manchester | 2

Copy of feedback received from Places Matter design review panel. (continued overleaf)

4.2 Places Matter

PlacesMatter

Background

The site forms the last element of the Manchester Gardens Masterplan, the whole of which is bounded by Chester Road, Arundel Street, Ellesmere Street and Hulme Hall Road.

The proposal seeks to create 236 apartments, in blocks ranging from 11 to 13 storeys and a new public square on the corner of Spinners Way / Bentick Street.

Design Review

The Panel thanked you for a comprehensive presentation of your proposals, with your clear urban design and historic analysis. This is the first scheme which the Panel has reviewed which is explicitly trying to address the issues relevant to a post-Covid 19 world in terms of putting into practice what the design team has learned from working from home and you were applauded for that. In that respect, this is felt to be a hugely exciting scheme.

You have outlined three conceptual 'big ideas' and responded to all of these in your proposals, creating a quiet, refined and subdued approach which will help in this very urban environment.

This is a very dense area of development, due to the medium rise of this and the adjacent developments, so there is a risk of there being little breathing space, so your bespoke typology, with its open atrium, meeting 'stoops' and internal planting, as well as the new public square is to welcomed in principle.

You have presented a scheme with all apartments having dual aspect, on to the street and in to the open atrium, an approach which is fully supported by the Panel. But, the pairs of apartments running East-West at the Western end of the block are compromising the aspect of those running North-south and you were asked to take these out or to create a further typology that would open up the space and improve the living room outlook, which currently has its due aspect compromised.

The planted walkways and meeting 'stoops', overlooked by the bespoke homeworking bays, is an enticing approach. There are some minor concerns about the level of daylight though and the limited species of dark coloured plants which might be able to thrive on the walkways. The lightness of the proposed materials for the internal atrium though is encouraging.

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PM_2020_043 Phoenix Works, Manchester | 3

PlacesMatter

You were encouraged to do a sun path study for the atrium, study the daylight for the apartments and really push your liveability strategy as the Panel felt it was falling short of the stated ambition.

The position of the internal lifts was debated with you and it was suggested that you might consider moving these back between the grid lines H & M. You should avoid the bridges from the lifts emerging directly in front of the living rooms and in discussion you proposed and drew an amendment to resolve this, which was supported by the Panel. The lounge/kitchen/dining space appears to be the same size in both the 1-bed and 2-bed apartments.

You were asked to make this more generous in the 2-bed apartments, perhaps by taking some space from the very large main bedroom.
Your landscape precedent form Neo Bankside, Southwark by Gillespies, supports the greenness which you are promoting for your new ground floor square. The Panel did not feel that there was a need for such a dominant diagonal path across this though and in discussion you agreed to review that and make it more contemplative, an even greener place to pause.

You are seeking an amphitheatre feel for your main flight of stair to the first floor and this would be a compelling element for the scheme. The images that were presented though, and the shape of steps, are not presenting this and so you need to work harder on this to meet your own high aspirations.

A high level of workmanship and attention to detail will be crucial to seeing this scheme through and you need to be rigorous about any future design development. You should take it as compliment that the panel finished early.

The Panel thanked you for bringing this scheme to Places Matter Design Review and for your constructive response to participating in the 'remote' format. We have the option for Desk Review once you have refined your proposition and the discussions with the Planning Authority are concluded on this current proposal.

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PM_2020_043 Phoenix Works, Manchester | 4

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PM_2020_043 Phoenix Works, Manchester | 5

Copy of feedback received from Places Matter design review panel.

4.2 Places Matter

Design Review Feedback

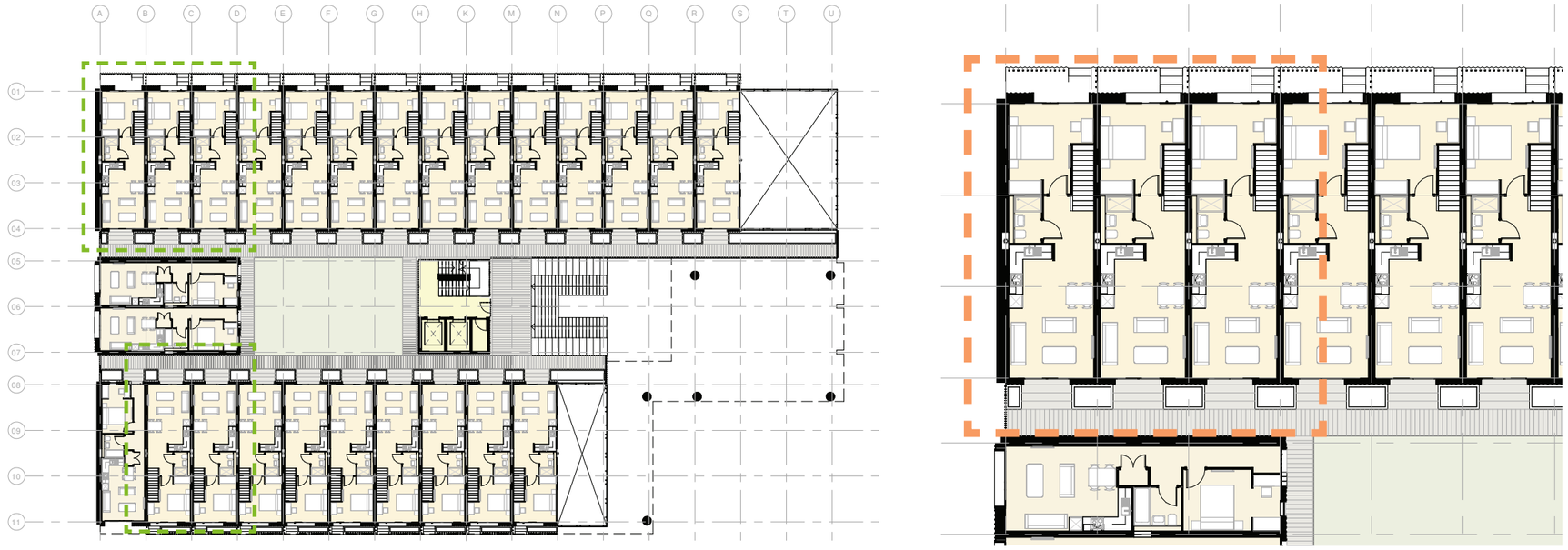
"The Panel thanked you for a comprehensive presentation of your proposals, with your clear urban design and historic analysis. This is the first scheme which the Panel has reviewed which is explicitly trying to address the issues relevant to a post-Covid 19 world in terms of putting into practice what the design team has learned from working from home and you were applauded for that. In that respect, this is felt to be a hugely exciting scheme."

"You have outlined three conceptual 'big ideas' and responded to all of these in your proposals, creating a quiet, refined and subdued approach which will help in this very urban environment."

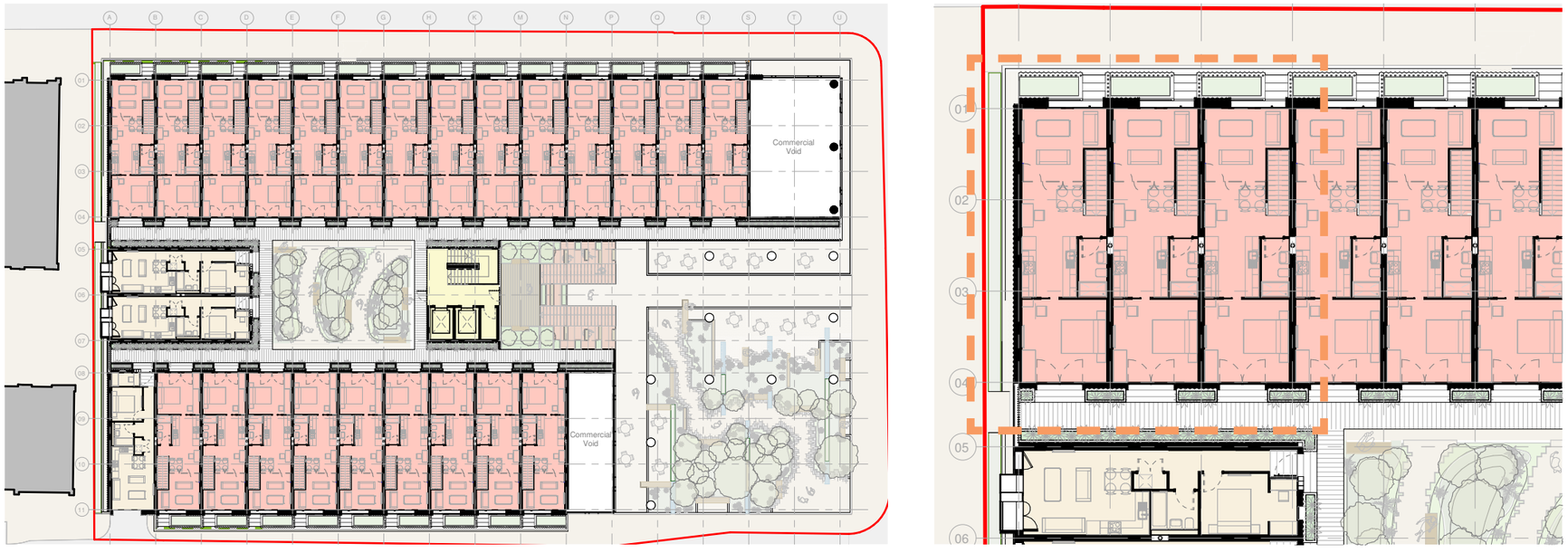
"This is a very dense area of development, due to the medium rise of this and the adjacent developments, so there is a risk of there being little breathing space, so your bespoke typology, with its open atrium, meeting 'stoops' and internal planting, as well as the new public square is to be welcomed in principle."

"You have presented a scheme with all apartments having dual aspect, on to the street and in to the open atrium, an approach which is fully supported by the Panel. But, the pairs of apartments running East-West at the Western end of the block are compromising the aspect of those running North-south and you were asked to take these out or to create a further typology that would open up the space and improve the living room outlook, which currently has its due aspect compromised."

It is only a very limited number of townhouse apartments (5 of 237 dwellings) that include living rooms with outlook as described above. However, in response, we have taken the opportunity to provide an alternative layout for these apartments which places the living space facing out to the street, maximising natural daylighting to the living space and liveability of the dwellings.



The first floor plan of Phoenix Works as presented to the panel with the four duplex townhouse dwellings highlighted that are subject to this feedback.



The first floor plan of Phoenix Works as proposed showing the updated townhouse dwellings.

4.2 Places Matter

Design Review Feedback (Continued)

"The planted walkways and meeting 'stoops', overlooked by the bespoke homeworking bays, is an enticing approach. There are some minor concerns about the level of daylight though and the limited species of dark coloured plants which might be able to thrive on the walkways. The lightness of the proposed materials for the internal atrium though is encouraging."

The specification of the planting within these locations has been carefully considered. Currently, the following species, which do not represent an exhaustive list of proposed species, are proposed as they are largely evergreen and are considered well-suited to the planters in their proposed locations:

- Skimmia japonica
- Fatsia japonica
- Alchemilla mollis
- Geranium nodosum
- Asplenium scolopendrium
- Polystichum aculeatum
- Luzula nivea
- Vinca minor 'Atropurpurea'
- Brunnera macrophylla 'Jack Frost'

Consideration is also being given as to what herbs/ edible plants could be utilised as part of a 'kitchen planter' with mint, lemon balm, nasturtiums, sweet violets and chives to be reviewed for appropriateness.

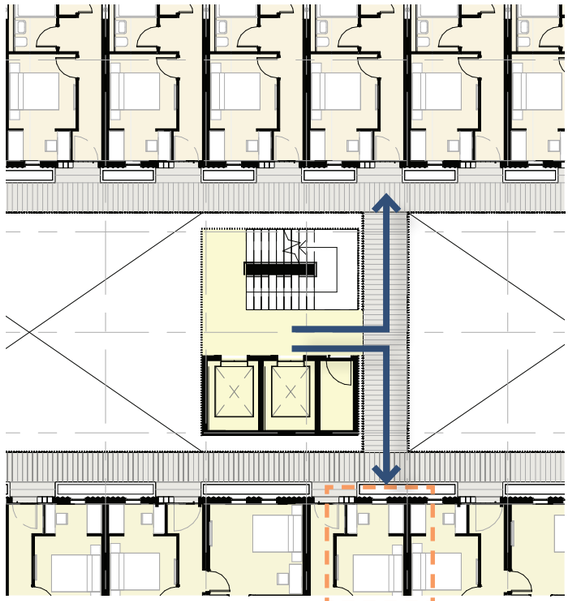
In addition to these considerations, the applicant DeTrafford is committing to a rigorous management regime to ensure that the planting will thrive throughout the year and provide the associated wellbeing benefit to residents of Phoenix Works.

A visualisation of the planted walkways and meeting 'stoops'

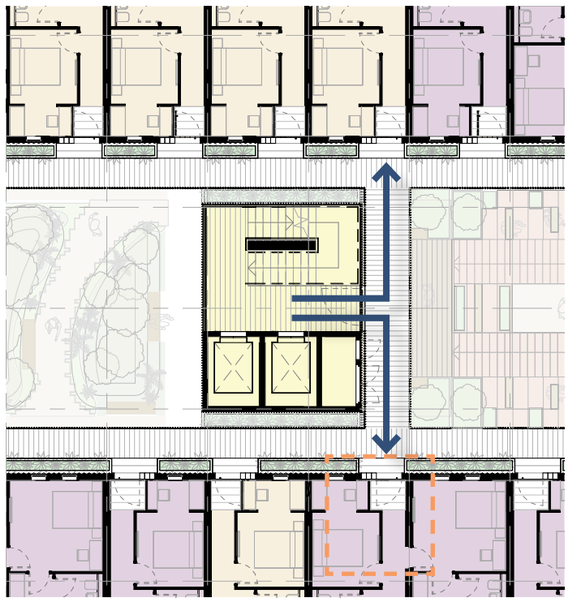
"The position of the internal lifts was debated with you and it was suggested that you might consider moving these back between the grid lines H & M. You should avoid the bridges from the lifts emerging directly in front of the living rooms and in discussion you proposed and drew an amendment to resolve this, which was supported by the Panel. The lounge/kitchen/dining space appears to be the same size in both the 1-bed and 2-bed apartments. You were asked to make this more generous in the 2-bed apartments, perhaps by taking some space from the very large main bedroom."

To avoid the bridges that connect the centrally located core to the walkways discharging onto the walkways in front of bedroom windows (noting that all living spaces on upper floors where walkways are present do not face into courtyard) the arrangement of apartments has been rationalised so that walkways do not discharge directly in front of bedrooms without the need for the core to move position.

The arrangement of the 2-bed apartment was discussed with the applicant. These discussions highlighted the importance of maintaining the arrangement as presented to the panel as the current arrangement allows for flexibility of tenures to be accommodated, including to potential renters where a balance of bedroom size to living spaces is important.



Plan view with the bedroom facing the bridge , as presented .



Updated arrangement, as proposed, with front doors facing the bridge.

4.2 Places Matter

"Your landscape precedent form Neo Bankside, Southwark by Gillespies, supports the greenness which you are promoting for your new ground floor square. The Panel did not feel that there was a need for such a dominant diagonal path across this though and in discussion you agreed to review that and make it more contemplative, an even greener place to pause."

The arrangement of the landscaping for the new public square has been amended with the geometry of the diagonal route amended to make it a place to amble, pause and contemplate rather than being a direct route across it. This further reinforces the project team's desire to create a development with wellbeing at it's very centre.

"You are seeking an amphitheatre feel for your main flight of stair to the first floor and this would be a compelling element for the scheme. The images that were presented though, and the shape of steps, are not presenting this and so you need to work harder on this to meet your own high aspirations."

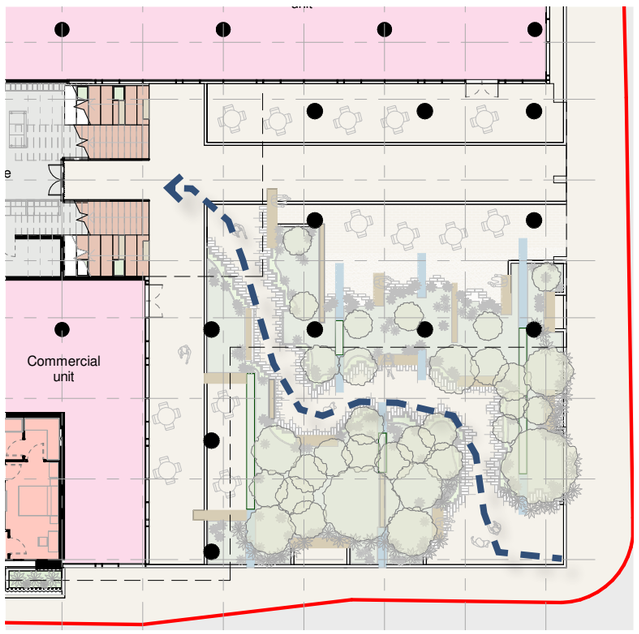
The arrangement of the steps now offer the opportunity for sitting as people traverse them, as people do on the Spanish Steps within the city of Rome. These areas to sit are also directly adjacent to areas of planting that in combination with the extensive, naturalistically planted public square which the steps face onto will make it a pleasant place to sit, contemplate and benefit from a wellbeing perspective.

"A high level of workmanship and attention to detail will be crucial to seeing this scheme through and you need to be rigorous about any future design development. You should take it as compliment that the panel finished early."

We concur with the panel of how imperative it is for the standard of workmanship and attention to detail to be realised on this project moving forward. Led by Matt Brook, the project team has included certain measures from the inception of the design of these proposals to facilitate this. These include working to a module, the repetition of building elements and the limiting of material palettes. Furthermore, we have advanced the design development of proposals where necessary to ensure that a robust design proposal is submitted as part of this application. It is also the applicant's intention to retain Matt Brook Architects on this project post-planning and we will continue to work with DeTrafford, their contracting arm and supply chain to ensure that this project is executed to the highest possible standard of finish and detail.

Above: Axonometric view of the new landscaped public square which shows the arrangement of Spanish Steps where people can site alongside natural planting with views towards the extensively, naturalistically planted new public square as part of a highly attractive environment.

Right: Plan view of the proposed new public square with the meandering, rather than direct route highlighted, which includes changes in width of route to encourage a slow and contemplative journey through it.



4.3 Public Consultation

A consultation event was hosted by DeTrafford on Wednesday 14th October 2020 between 18:30 and 20:00. Due to restrictions associated with the COVID-19 pandemic the event was hosted virtually with circa. 1,300 invitations issued to local residents and businesses.

The event involved a presentation of the proposals by Matt Brook Architects Director and Project Lead Matt Brook as well as a question and answer session. The event was also attended by members of the application team as well as the applicant, DeTrafford. A portion of the slides presented during this consultation event are provided on this page.

Following the event the applicant has retained the presentation on their website for local residents and businesses to view in advance of the application.

The site forms part of the local masterplan area being brought forward by the applicant and they are well known in the area for the positive regeneration that they have delivered to date and are continuing to do so.

The following questions came out of the public consultation event. The application team's responses are provided alongside them.

"How high is the development in storeys / metres on Ellesmere Street?"

Directly on to Ellesmere Street the building is 9 storeys (reflecting that of the neighbouring Gallery Gardens) and approx. 25m in height. An additional 2 storeys on the Ellesmere Street block are set back.

"I live in Roof Gardens and my house is on the corner of Ellesmere Street / Bentinck Street, is there also a setback of the upper storeys from Bentinck Street?"

Yes, there is a setback from Bentinck Street.

"When I bought my property, green open space was identified on the site facing my apartment."

This will have been indicative as De Trafford did not own the site at that time. As part of these proposals the green open space has been located to provide a larger amenity space within the centre of the Masterplan area.

"Are the internal walkways open to the general public?"

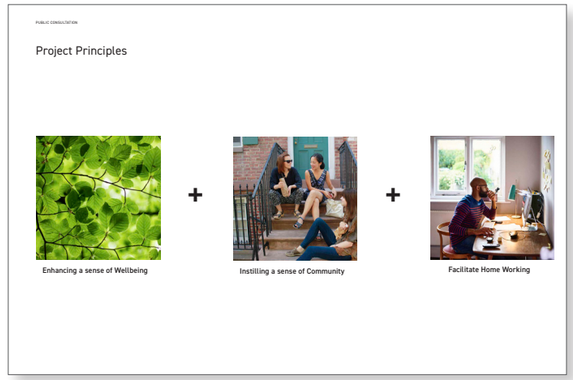
They are not open to the public as this would raise security issues within the development. However, the public will have access to the steps which provide access into the development and to the adjacent amenity space.

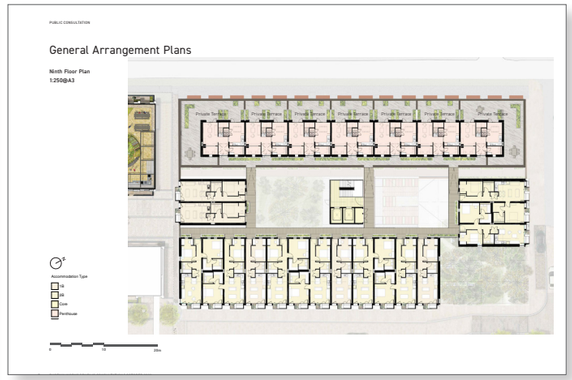
"I live on Ellesmere Street and I think this development will be a good addition to the area. I also like the landscaping proposals for a mature urban forest, although De Trafford have committed to other green infrastructure through their developments which has not been delivered. How can we be certain these landscaping proposals will be delivered?"

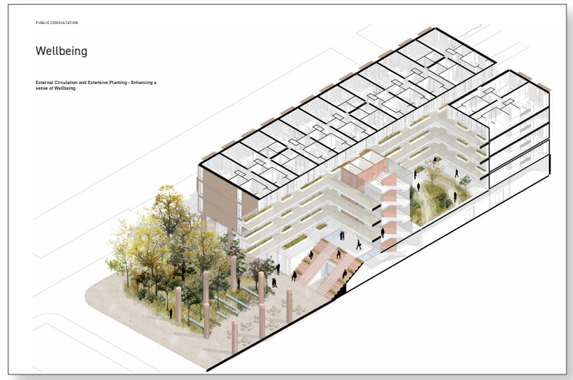
The only area of green infrastructure that De Trafford have not been able to deliver is the street tree planting that formed part of the Roof Gardens scheme. This was not possible due to the significant services that exist beneath the footpaths on Ellesmere Street / Bentinck Street /Arundel Street. With all De Trafford's other schemes – including this one – the tree planting is proposed within their sites. Furthermore, conditions are attached to the various permissions confirming that the landscaping should be implemented in accordance with approved plans. This latest scheme goes above and beyond previously approved schemes in terms of incorporating green infrastructure, to enhance the associated wellbeing benefits and in response to the current pandemic.

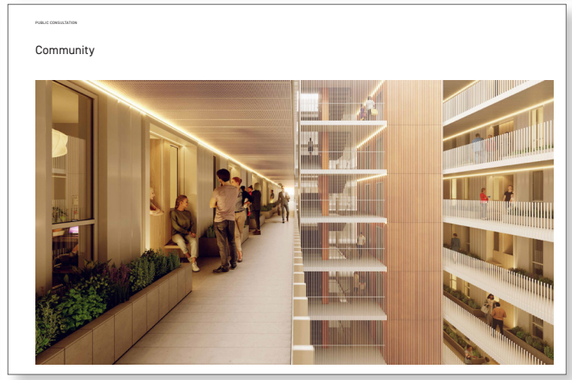
"What level of car parking is proposed? & "I'm concerned with the low level of car parking provision and impact on the wider area."

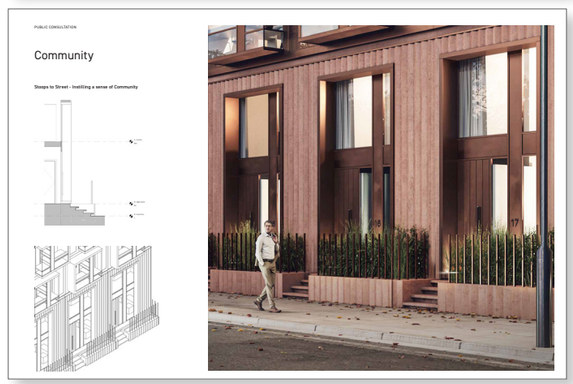
The number of car parking spaces provided is 11 and this is sensitively located in the centre of the site and accessed from Spinners Way to minimise its impact. The level proposed is based on the demand for car parking in some of De Trafford's other apartment developments, whilst it also reflects the highly accessible / sustainable nature of the site. The proposed level of car parking will also help the City in realising its carbon neutral aspirations and improving air quality. The scheme will provide 100% cycle parking provision to encourage travel by green modes of transport.

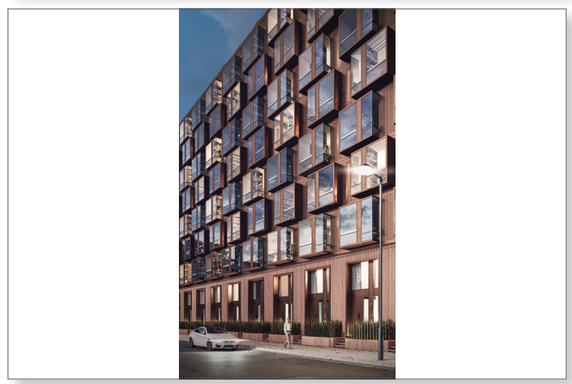












4.4 Ward Councillors

During the development of proposals the application team met with Local Ward Councillors to present and discuss the developing proposals. Discussions included how the design proposals respond to the immediate, local context and the other schemes brought forward by the applicant in the ward. In addition, the proposals were discussed in the context of how they respond to the current pandemic through the inclusion of innovatively designed homeworking areas within each dwelling and plentiful amenity space for both residents of the scheme and the local community.

Discussions were also focused on how proposals respond positively to comments previously raised by the local community in response to other developments brought forward by the applicant in the local area, namely:

- Provision of front doors onto Ellesmere Street to provide activity and life to a main thoroughfare that will minimise anti-social behaviour.
- Defensible space to townhouses which includes soft landscaping, providing wellbeing benefits to residents as well as softening the nature of both Ellesmere Street and Spinner's Way.
- A new public square that will include extensive, naturalistic planting and trees for the use of residents and the local community. This square is one part of the applicant's enhancement of the local area.
- Inclusion of commercial units within the ground floor of the proposals, providing activity adjacent to the new public square and offering new amenities to the local community.

Ward Councillors noted the need to improve the quality of residential accommodation in the ward to improve people's health and wellbeing. The councillors and the application team agreed that the Phoenix Works proposals address this need with the inclusion of the following provisions within the proposals:

- Plentiful amenity space in the form of private gardens, terraces and communal roof terraces
- Internal spaces which encourage neighbourliness and social interactions to prevent isolation
- Large glazing to maximise natural lighting within dwellings
- All dwellings arranged as dual aspect, allowing for natural ventilation
- Use of natural materials to provide a calm, relaxed environment.

Councillors also raised the following points which the application team have included within the proposals:

- Provision of planting areas outside front doors to allow residents to grow plants / herbs, and within the working from home bays
- For the landscaping to be more natural than formal through appropriate planting, a 'blurring' between the soft and hard landscaping, alongside the inclusion of water.

Working from home bays that include the ability to grow plants and herbs supported with full height glazing to maximise natural lighting within dwellings.

Planting areas outside of front doors as well as a new public square which forms part of the landscaping strategy for providing extensive, naturalistic planting, blurring between soft and hard landaping alongside the inclusion of water within the proposals in the form of visible sustainable urban drainage.

4.5 Greater Manchester Police

Acceptable in Principle

In advance of the submission of proposals, Greater Manchester Police were consulted and provided feedback within a Crime Impact Statement. The proposals were assessed using the principles of 'Crime Prevention Through Environmental Design' with proposals found to be **'acceptable in principle'**.

Greater Manchester Police highlighted the following positive aspects of the proposals:

- The footprint of the building containing few recesses that could be exploited by potential offenders.
- The defensible space to the townhouses separating them from the public footway.
- The layout of the courtyard walkways and spaces generally being free of projections or recesses that could impede sight lines.
- Individual apartment entrances being flush with walls along the walkways.
- A dedicated room for cycle parking.
- The separation of commercial and residential functions.
- The design as proposed offering the opportunity to include security features that are built into the design and construction of dwellings.

As an application team we would also highlight:

Excellent natural surveillance along Ellesmere Street and Spinners Way from the projecting window modules.

The benefit of the uniquely designed working from home bay window modules that project along both Ellesmere Street and Spinners Way is that they will encourage excellent natural surveillance along both streets. This is by providing activity within a zone that has direct, uninterrupted sightlines to the street through the inclusion of full height-glazing that wraps around the return of the projecting bay.

Furthermore, the bays are handed as they move up through the building meaning that these direct, uninterrupted sightlines are provided in both directions along both streets.

Maximised street level active frontage and a high quality external, public square.

The proposals also include ground floor commercial units that mean that the site benefits from maximised street level active frontage and the associated security benefits.

In addition, a new public square at the corner of Spinners Way and Bentinck Street comprised of high-quality landscape proposals, framed by the two commercial units, will create the best possible entry sequence into the development from arrival, encouraging positive activity that will be a security benefit to the site and its neighbours.

In addition, the application team were asked by Greater Manchester Police to consider the following 'minor aspects' of the design proposals:

- Access Control Arrangements
- Communal Entrance Lobby
- Car Parking Provision

Access Control Arrangements

As requested, we have considered the scenario in which an intruder has gained access to one of the townhouse dwellings, subsequently gaining access to the first-floor courtyard space. Greater Manchester Police have stated that accessing this communal amenity space creates a weakness in the security of the block as the potential intruder can then reach all internal areas.

This is not the case as if the intruder had gained access to the communal amenity space this is as far as they could go. All dwellings off this space would include doors and windows that meet an appropriate security specification preventing access into them. Furthermore, the vertical circulation core is also secure through the provision of appropriately specified access doors into it, separating it from the rest of the courtyard space and preventing access into other parts of the development.

Communal Entrance Lobby

The operation of the communal space, including the role of the concierge is currently under review including whether Greater Manchester Police's feedback can be accommodated. In line with the feedback we have introcuded a parcel room, adjacent to the concierge desk to prevent those making deliveries to residents having to travel further than this lobby.

Car Parking Provision

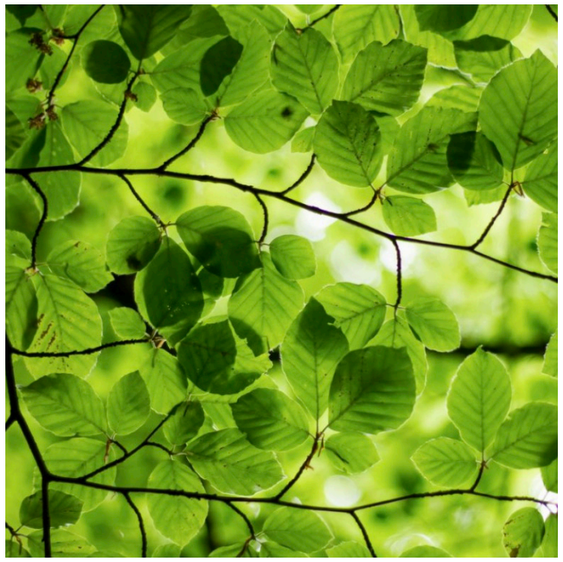
We confirm that the resident's car park will be secured in line with the outer face of the building and as proposed it provides no shelter or cover that could be exploited by an offender. We can also confirm that the shutters will be appropriately specified.

We have considered how a separate entrance for cyclists/ pedestrians can access the parking area without the use of the vehicle gate to reduce tailgating opportunities. The application team will review options for accommodating a door within the shutter for cyclists entering the parking area.

5.0 Design

5.0 Design

5.1 Project Principles



Enhancing a sense of Wellbeing

External Circulation and
Extensive Planting

+

Instilling a sense of Community

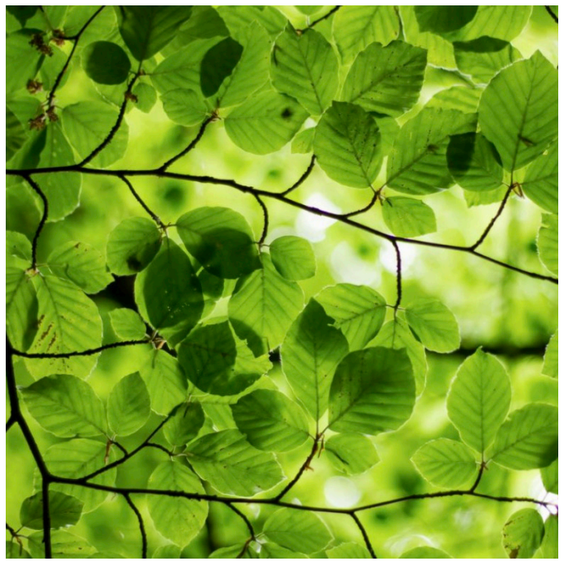
Stoops

+

Facilitate Home Working

Home Working Bay

5.2 Wellbeing



Enhancing a sense of Wellbeing

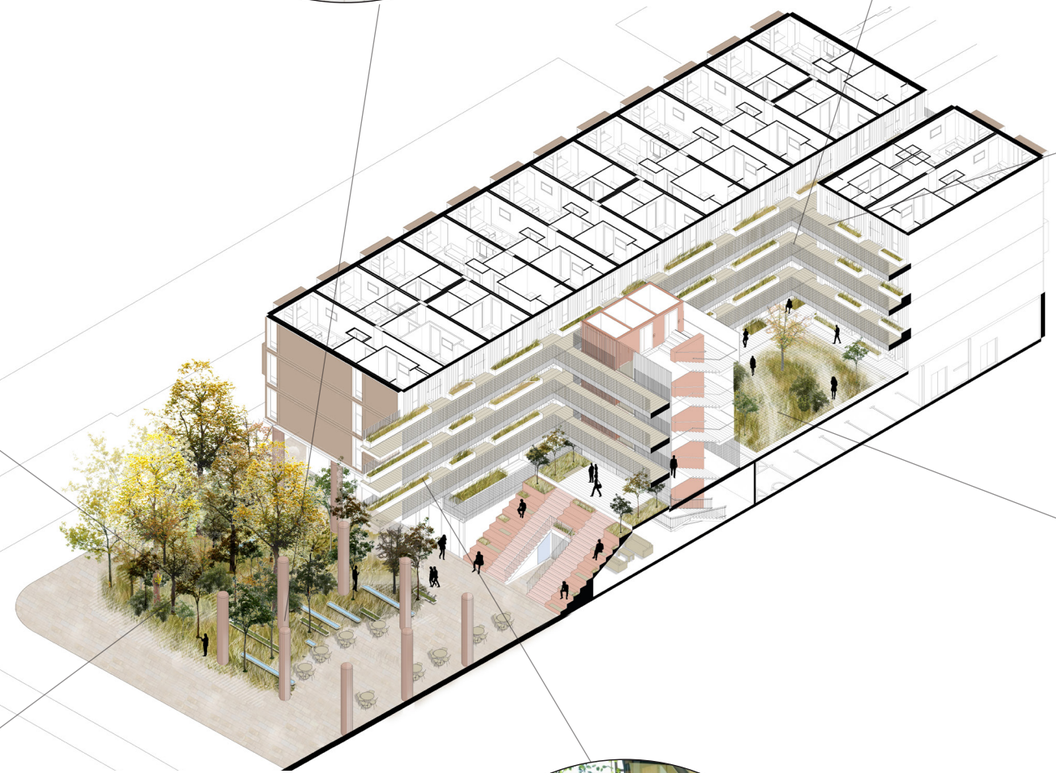
- *Extensive naturalistic planting, including an urban forest provides contact with nature.*
- *Rain gardens provide contact with moving water.*
- *Growing areas for herbs and plants to every apartment off garden walkways.*
- *All circulation via external spaces.*
- *All apartments get sunlight.*
- *All apartments are dual-aspect with views to courtyard and street.*
- *All apartments can be naturally cross-ventilated.*
- *Communal courtyard design creates a calm, convivial environment.*
- *Working from home bays and front doors to street level townhouses maximise passive observation, ensuring streets feel safe.*

5.2 Wellbeing

External Circulation and Extensive Planting - Enhancing a sense of Wellbeing

5.2 Wellbeing

Extensive Planting - Enhancing a sense of Wellbeing



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5.3 Community

Instilling a sense of Community

- *Central Courtyard and vertical circulation provides focus for all residents.*
- *Stoops and seating areas off the garden walkways and courtyard walkways encourage neighbourliness and interaction between residents.*
- *Stable doors to apartments create strong connection between apartments and communal courtyard.*
- *Working from home spaces overlooking courtyard increases social visibility.*
- *Communal terraces create further opportunities to meet neighbours.*

5.3 Community

Stoops - Instilling a Sense of Community

Careful consideration has been given as to how to instil a sense of community between the residents of Phoenix Works through tangible design features.

This has included a focus around the entrance of dwellings and making it more than simply just a space through which residents enter their homes.

Outside of each door a defensible space is defined by planting creating a zone for social interactions to take place. This is supported through the use of an integrated bench seat adjacent to the front door as well as a stable-style front door.

Further details of these design features and their functionality are included within this section.

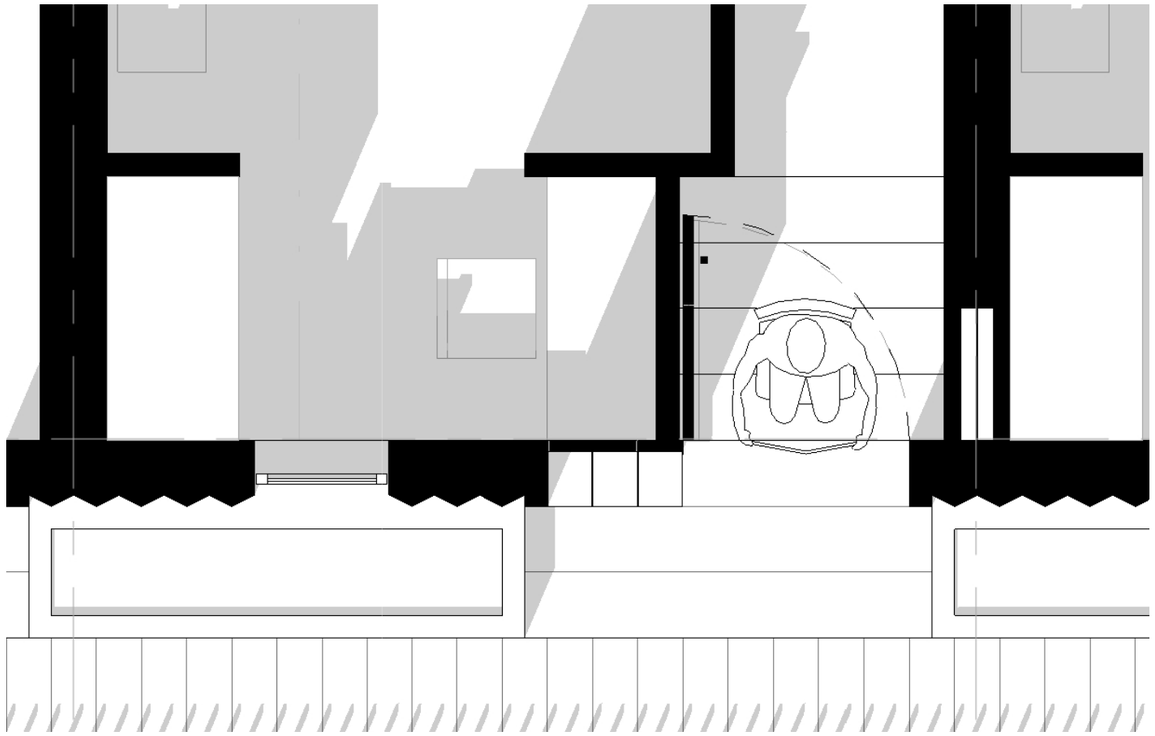
5.3 Community

Stable Door - Blurring the threshold

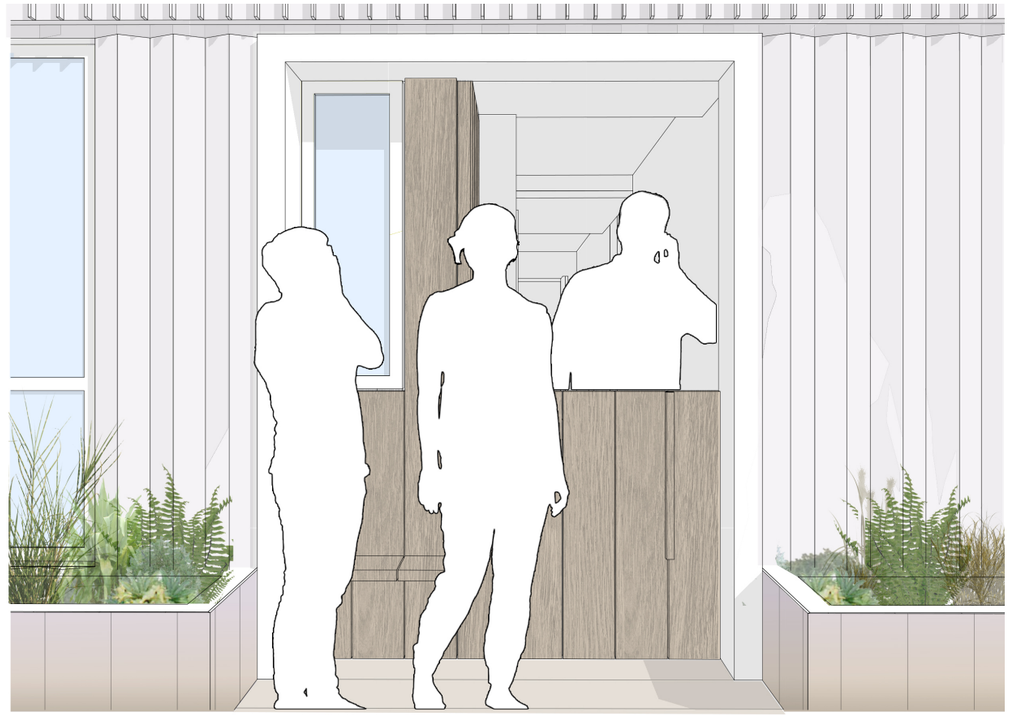
A stable door and bench seat are provided at the entrance point of each apartment to encourage neighbourly interactions.

These interactions will take place both outside of the apartment, within the defensible space between the planters as well as across the stable door when partially open and when fully open.

To encourage these interactions the floor tiles utilised on the walkway continue into the hallway of the apartments, blurring the threshold between inside and out.



Plan view of an apartment entrance with a resident enjoying the 'Stoop' area with the door fully open.



View towards apartment entrance door demonstrating how a social interaction between residents is facilitated by the stable door.

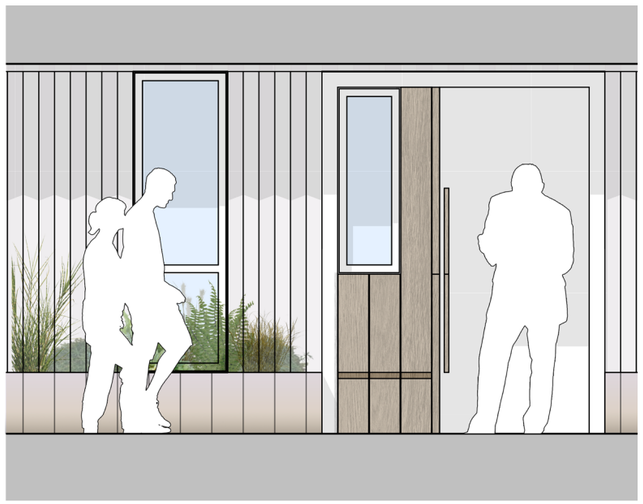
5.3 Community

Stable Door | Closed

Social interactions can occur in the 'stoop' area outside of the stable door in a space that has been defined by kitchen garden planters either side.

Stable Door | Partially Open

Stable door partially open enables interactions from inside and outside of the apartments whilst maintaining a defensible threshold. In addition, the door being open enables natural cross ventilation of the apartment whilst keeping children and pets safe and secure.



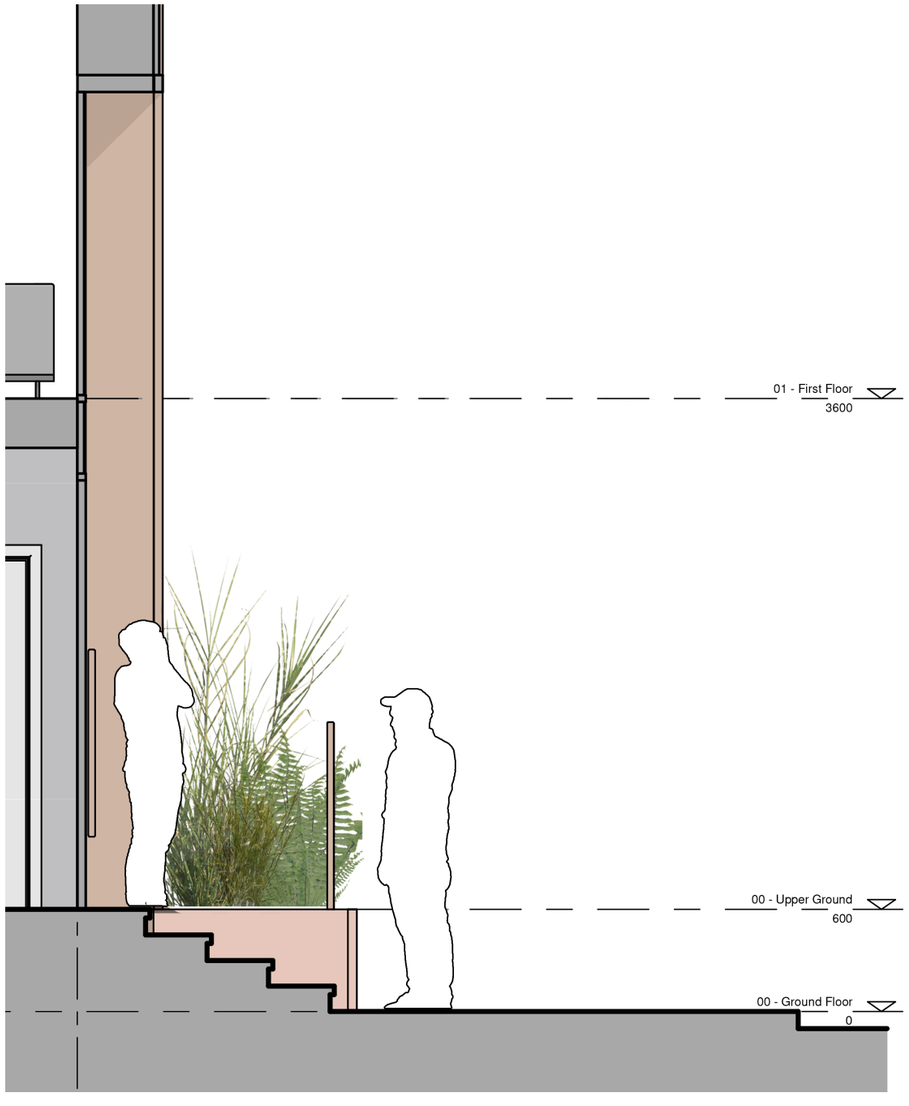
Stable Door | Fully Open

With the door fully open residents can enjoy the interior space of the apartment alongside the kitchen garden and stoop area of the apartment on the courtyard walkway.

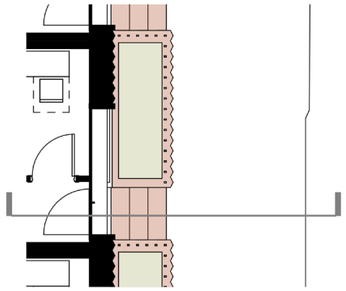
5.3 Community

5.3 Community

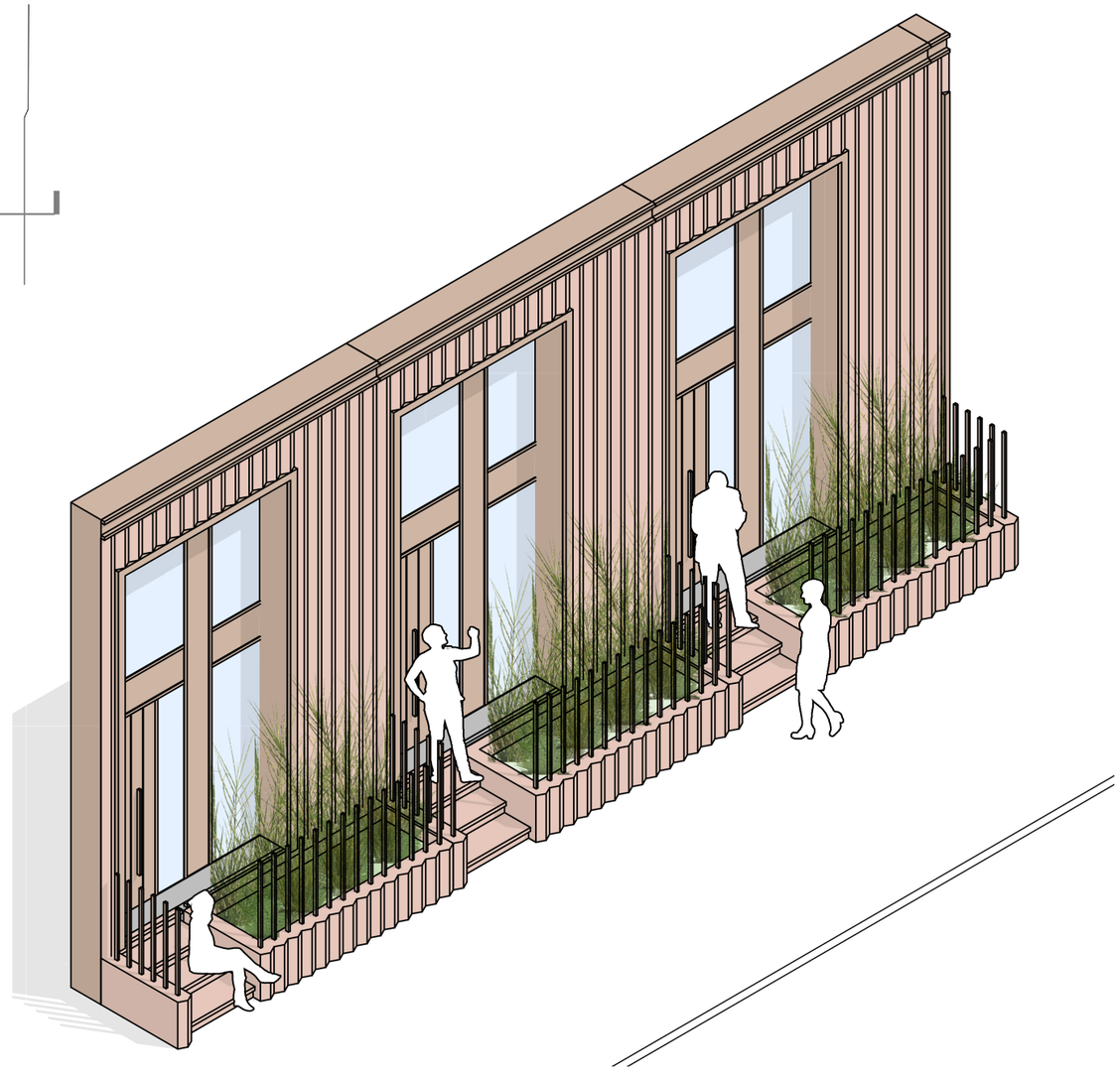
Stoops to Street - Instilling a sense of Community



Section through 'Stoop' of the Ground Floor Townhouses



Key Plan



Axonometric View of Stoops to front of terraces that provide opportunities for social interactions

5.3 Community

Street scene to Ellesmere Street showing stoops

Defensible spaces, 'Stoops' to the front of the townhouses encourage social interactions, introduce naturalistic planting and encourage natural surveillance along Ellesmere Street and Spinners Way.

5.4 Working from Home

Facilitate Home Working

- *Working from home bays provide dedicated work spaces within each apartment.*
- *Working areas can be closed off at night to provide home/work separation.*
- *Working areas have good access to natural light.*
- *Good views from working areas help reduce eye fatigue by providing long distance focus.*

5.4 Working from Home

Facilitate Home Working for all Residents

Matt Brook has developed a unique proposition for enabling working from home for the residents of Phoenix Works that has livability and the promotion of wellbeing in a post-COVID world as its focus.

Every dwelling within Phoenix Works has the ability to accommodate working from home with it delivered in the majority of apartments as a functional projecting window module as detailed on this and the following pages.

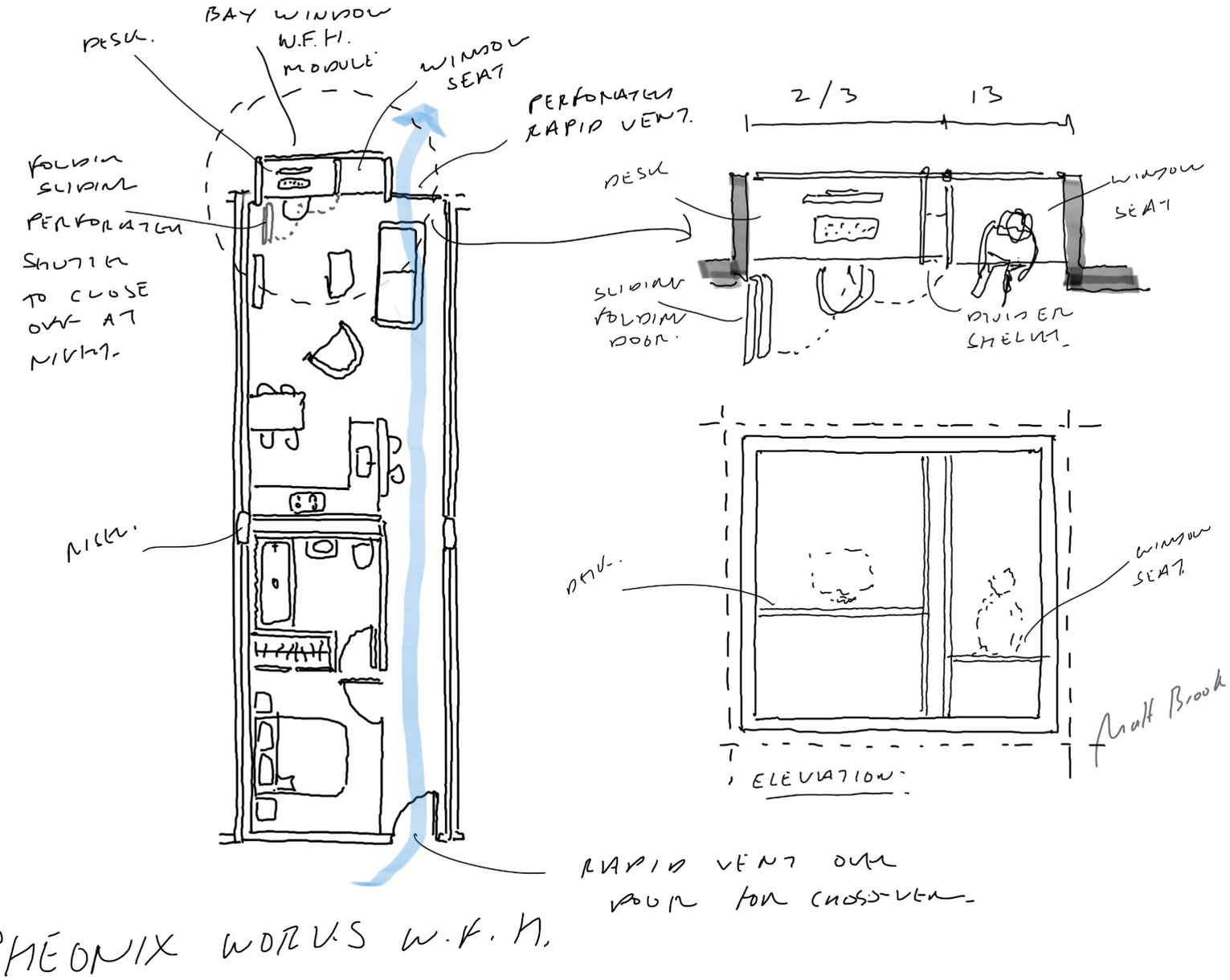
The module is comprised of two parts, a work from home area that includes a desk, as well as a window seat area, with these separated by shelving, all of which have been carefully considered and integrated into the design of the proposed window module.

The desk area includes a perforated sliding door that allows for this work area to be closed when not in use, providing important separation between home and work life for those working from home whilst still enabling the penetration of natural light into the apartment through the full-height glazing of the module.

The window seat area is fully glazed and does not include a closing door, assisting in delivering maximum natural daylight penetration into the dwelling.

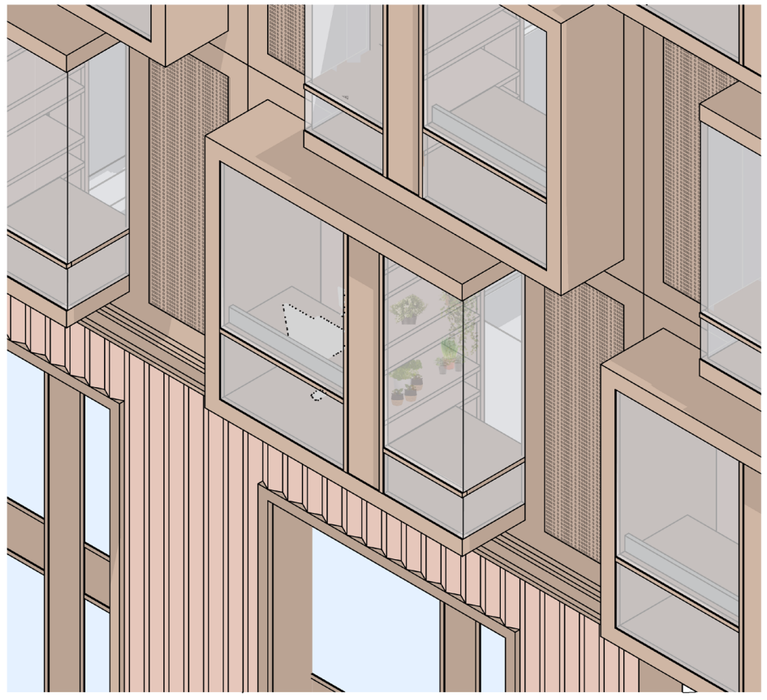
The shelving between these areas is purposefully open to not only allow for residents to store books, plants and other items but to also leave shelves unoccupied and further enable increased daylight penetration.

The window module also includes a perforated panel to the side of the projecting module. This panel enables natural cross-ventilation of the apartment, exploiting the dual-aspect nature of its design.

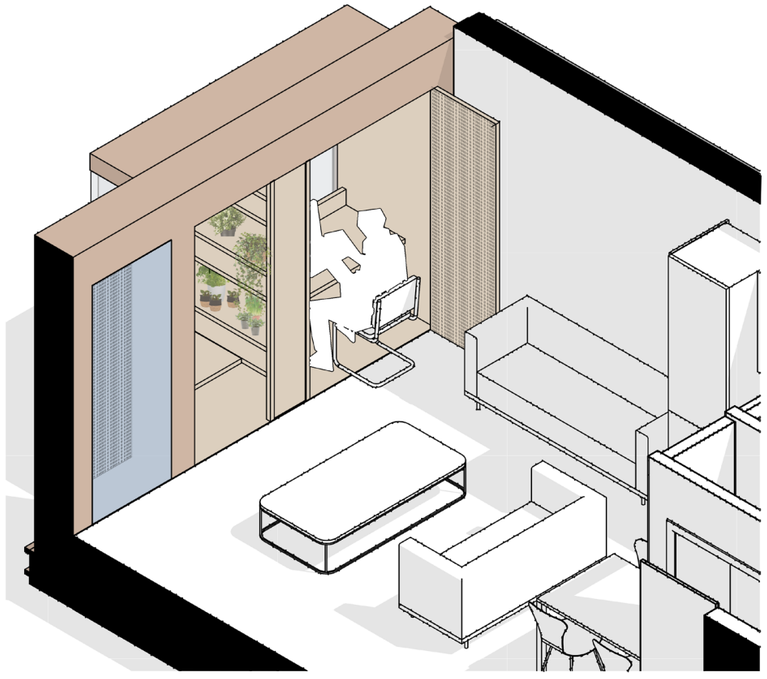


5.4 Working from Home

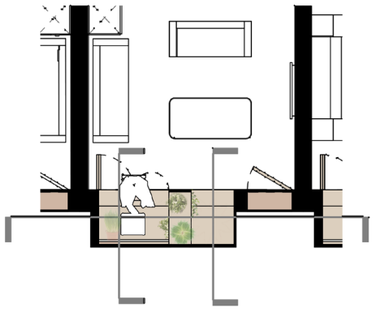
Working from Home Window Module - 'Working'



Axonometric View - External

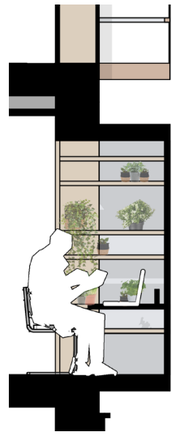


Axonometric View - Internal

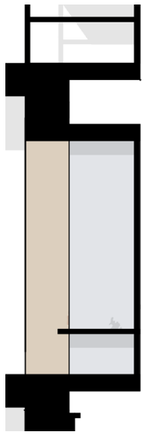


Key Plan

Long Section through Window Module



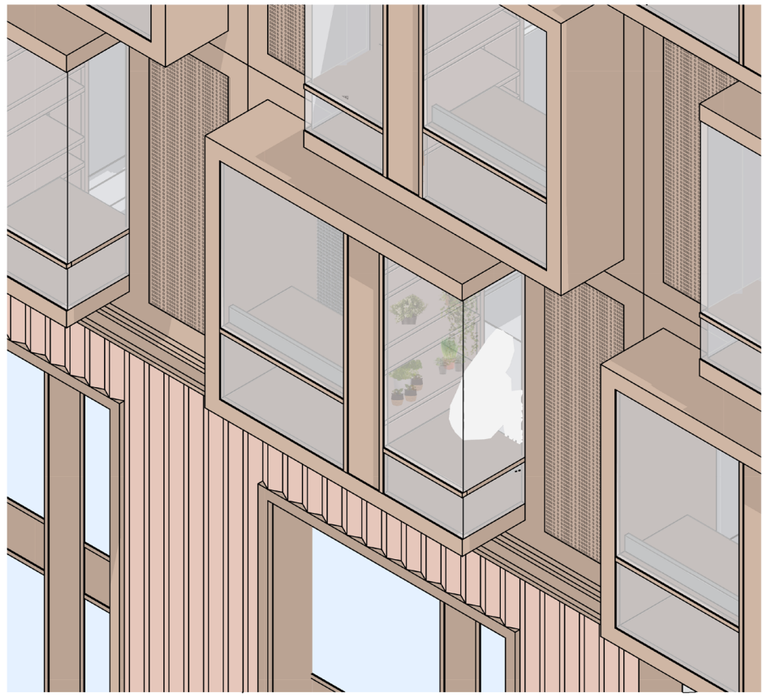
Section through Desk



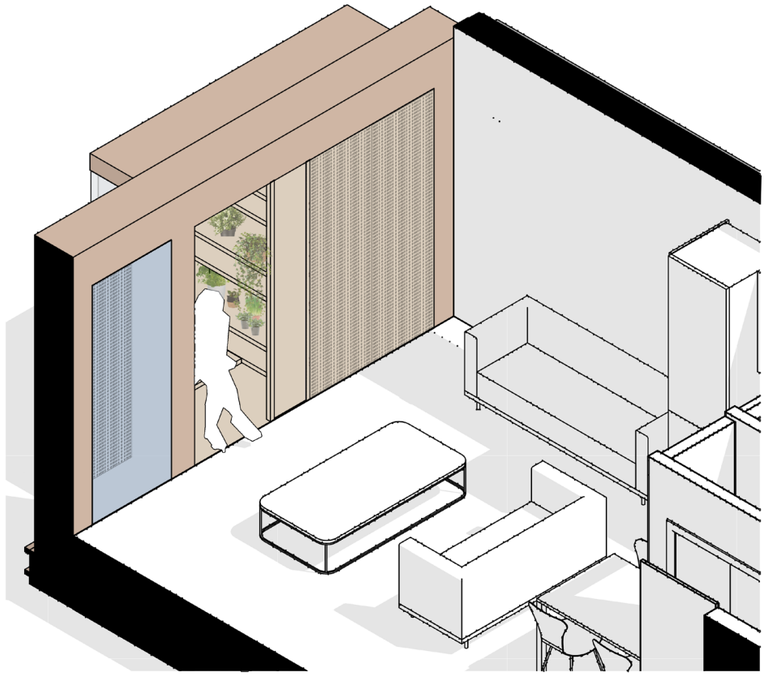
Section through Window Seat

5.4 Working from Home

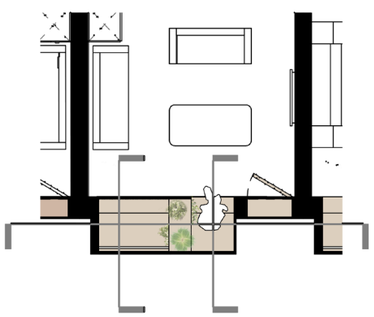
Working from Home Window Module - 'Relaxing'



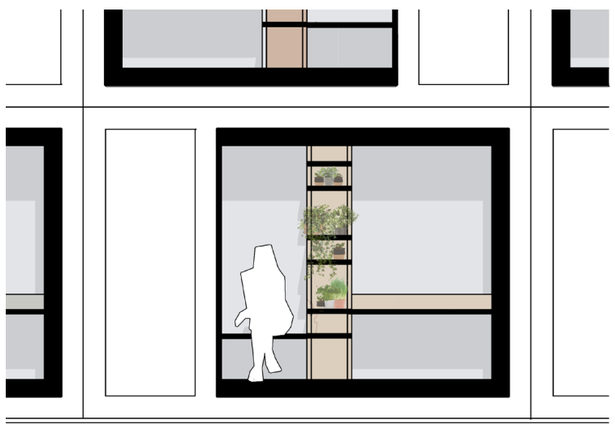
Axonometric View - External



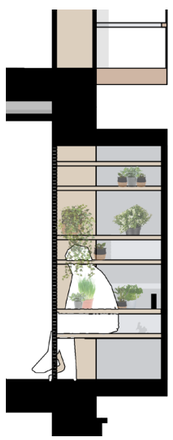
Axonometric View - Internal



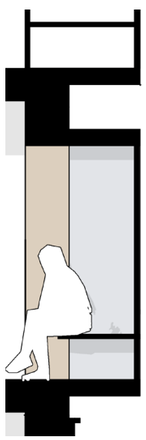
Key Plan



Long Section through Window Module



Section through Desk



Section through Window Seat

5.5 Use

Residential

Phoenix Works is focused around providing its residents with an enhanced sense of wellbeing and instilling a sense of community between them. Design measures to facilitate both qualities include:

- Extensive naturalistic planting, growing spaces, open balcony walkways and dual aspect apartments designed to enhance wellbeing.
- Balconies outside front doors create stoops with built-in seating, which combined with kitchen gardens and stable doors create a strong relationship between apartments and communal areas, creating a convivial environment which encourages neighbourliness and social interaction.
- Phoenix Works also provides home working bays within every dwelling, creating dedicated workspaces with good views, natural daylight and the ability to physically separate work and home life.
- Dwellings are provided as townhouses at ground floor along both Ellesmere Street and Spinners Way, maximising active frontage on these important thoroughfares. Apartments are provided above with their projecting window modules enabling passive surveillance in both directions, further adding to the activity and life on these streets.
- A new public square, filled with extensive, naturalistic planting and a mini 'urban forest' of trees is provided as well a private area of planting and trees for residents. In addition, two additional amenity areas are provided at level 10, one internalised and one as an external terraced area.

Commercial

Two commercial units are included at Ground level. Both units are located adjacent to the new proposed public square. Locating the units as such provides activity to the new square and also provides a pleasant environment for the units to spill out onto.

Alongside the townhouse dwellings these units also provide active frontages to both Spinners Way and Ellesmere Street and encourage footfall to the development and new public square.

5.6 Amount

The overall quantum of accommodation is the result of a building arrangement that has been borne out of a careful and rigorous process of analysis of brief, context and typology.

Quantum

Total Accommodation (Gross Area)	22,180sqm/ 238,746sqft
Total Residential (Net Area)	17,601sqm/ 189,459sqft
Total Commercial (Gross Internal Area)	338sqm/ 3,633sqft

Residential Mix

Total Dwellings	237
1 Bed Apartments	80
2 Bed Apartments	122
2 Bed Townhouse Duplex Apartment	23
2 Bed Penthouse Duplex Apartment	12
1 Bed Total	80 (33.8%)
2 Bed Total	157 (66.2%)

Car Parking

Total Private Parking for Residents	11
Accessible Spaces	1

Cycle Parking

Internal, Secure Cycle Spaces	237 (1:1)

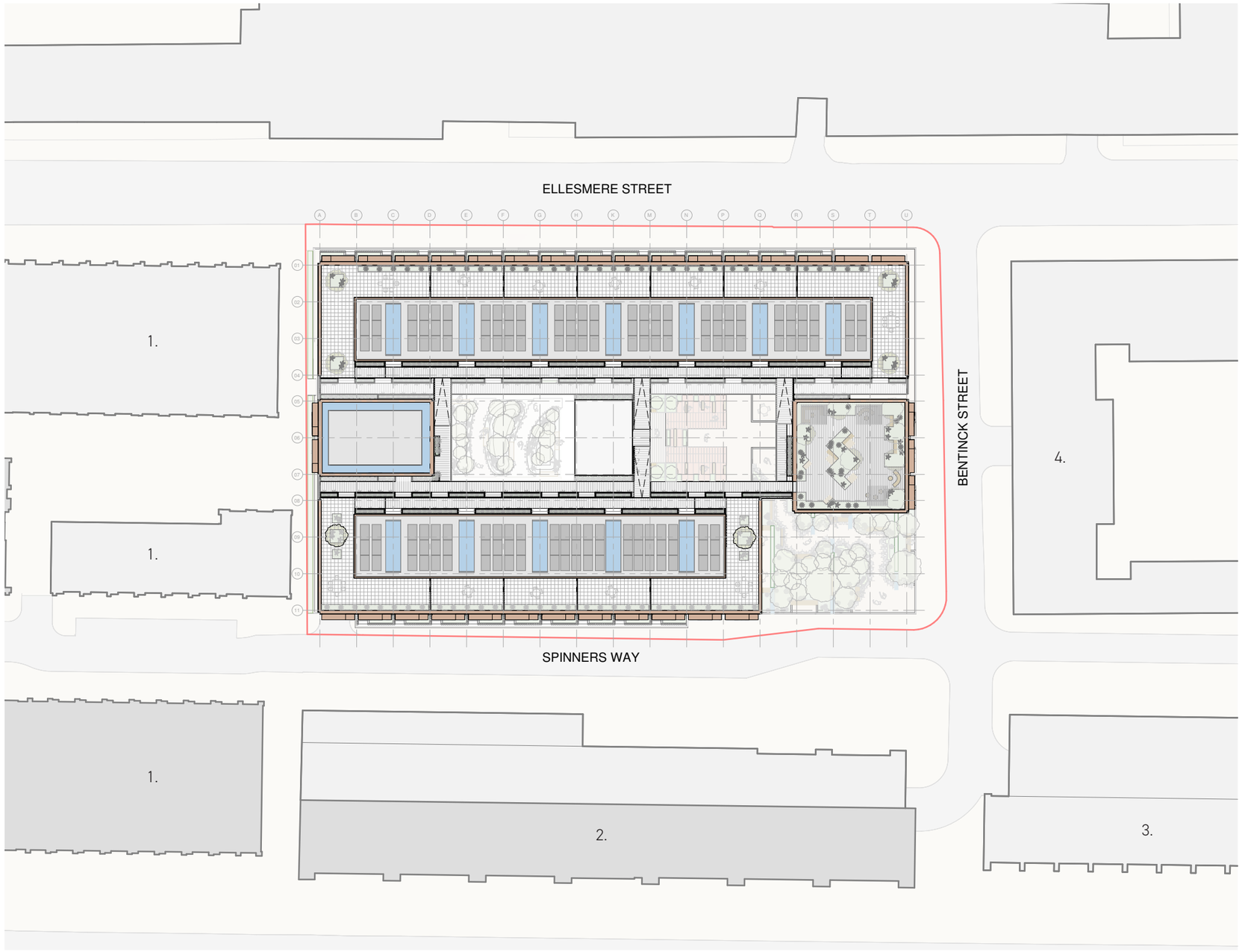
5.7 Layout

Site

The building is comprised of two primary blocks of accommodation that positively address Ellesmere Street to the north-west and Spinners Way to the south-east. Two smaller blocks address Bentinck Street to the north and the Gallery Gardens site to the south.

The four blocks of accommodation are arranged around a central, open courtyard that facilitates all dwellings being dual aspect. At the corner of Bentinck Street and Spinners Way the building mass is set back to enable the provision of a new public square.

The entrance to the development is located off the public square. The building is serviced from a single vertical core that is located at the centre of the open courtyard with open, external walkways connecting the core to the dwellings. There are two commercial units located at ground floor framing the new public square.



1. Gallery Gardens
2. Sky Gardens
3. City Gardens
4. Roof Gardens

5.7 Layout

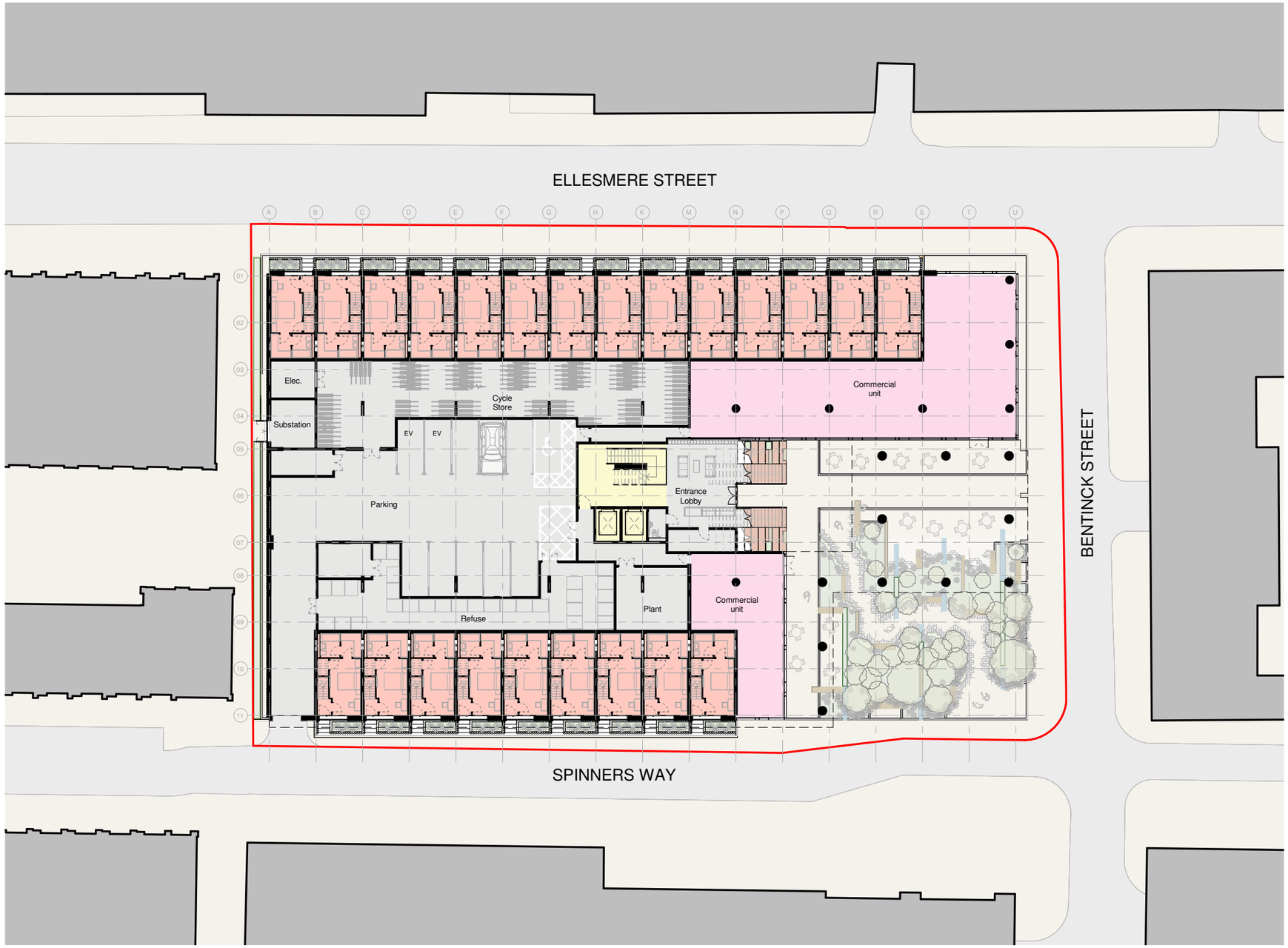
00 - Ground Floor

The accommodation at ground floor is arranged to maximise active street frontage. This is achieved through the provision of townhouse dwellings along Ellesmere Street and Spinners Way that include planted defensible space between the front door and the street. This arrangement promotes a positive relationship between building and street, encouraging social interactions and offering wellbeing benefits with the inclusion of planting softening the street scene. The townhouses are provided as duplex dwellings with a bedroom, including a work from home area, at this lower level.

Two commercial units further extend active frontage along both Ellesmere Street and Spinners Way as well as providing active frontage to Bentinck Street and the newly created public square at the junction of Bentinck Street and Spinners Way. This new public square includes extensive, naturalistic planting and dense tree planting with a variety of species to create a mini 'urban-forest'

The entrance into the development for the residents is via a 'Spanish Steps' style staircase to a raised, central, open courtyard. Level access is through double doors embedded within the staircase, opening into a reception area that contains a concierge, post boxes and lifts and staircase beyond.

The townhouses at this level envelope a centrally located private residents car park, alongside cycle internal, secure cycle storage as well as plant and refuse storage. The car park is accessed off Spinners Way at the southern end of the street, adjacent to Gallery Gardens.



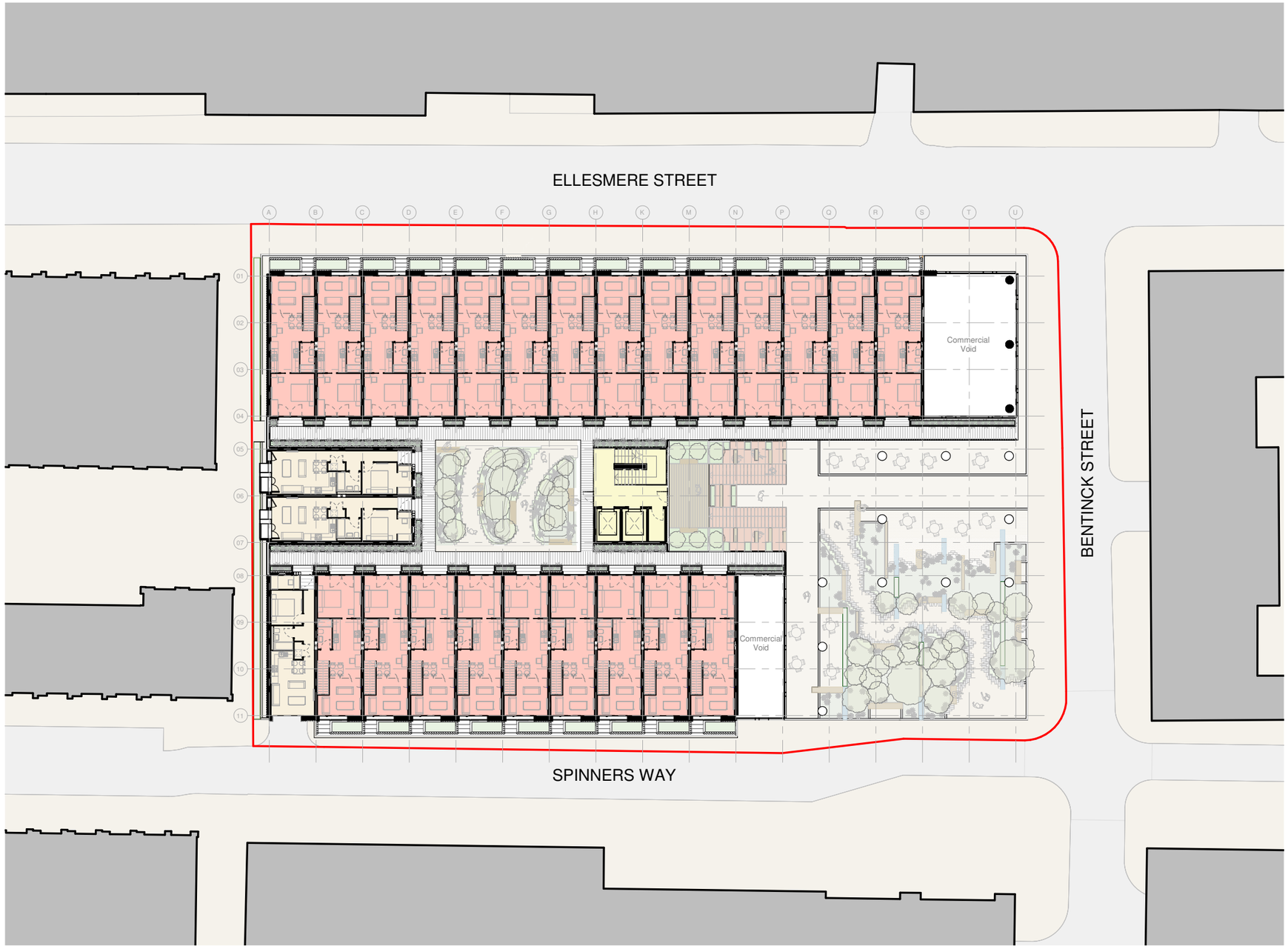
5.7 Layout

01 - First Floor

Along Ellesmere Street and Spinners Way the upper level of the duplex townhouses include a bedroom and work from home area facing out onto the streets with the living space facing out onto a central, open courtyard. This area, for the use of residents, has been carefully arranged to encourage neighbourliness and social interactions that foster a sense of community for residents. Outside of each of the homes facing onto this courtyard a threshold area is defined through the use of fixed, low level planters and a subtle change in rotation of floor covering. This creates an area of defensible space for the dwellings making interactions between residents more likely to occur.

In addition to the townhouses, there are three one-bedroom, single level, dual aspect dwellings that are provided. One is above the vehicular entrance at ground level on the southern end of the row of townhouses fronting Spinners Way. Two more are provided at the southern end of the courtyard with these dual aspect dwellings enjoying views into the externally landscaped courtyard area of Gallery Gardens and the courtyard of Phoenix Works. Like the townhouses, these apartment dwellings have the benefit of a defensible space within the open courtyard to encourage social interactions.

The Spanish Steps that commence at ground level within the new public square terminate near to the centrally located vertical circulation core. This core is comprised of two lifts and a staircase that is partially enclosed with glazing to provide a circulation experience for residents that is open and flooded with natural daylight. All dwellings above this level are accessed via this circulation core.



Dwelling - 2 Bed Duplex Townhouse

Dwelling - 1 Bed Apartment

Residential Core

0 10 20m

5.7 Layout

02 - Second Floor

The second floor is the first typical floorplate arrangement of single-level, dual-aspect dwellings arranged around a central, open courtyard that are accessed via walkways from the centrally located vertical circulation core. As per the first floor, every dwelling has a space in front of its entrance to encourage social interactions between residents. As detailed later within this section this space is defined by a low-level planter, integrated into the walkway and a subtle change in flooring finish, a split, stable-style entrance door and integrated bench seat.

This floor contains 12no. one-bedroom apartments and 14no. two-bedroom apartments. All dwellings are dual aspect with living spaces looking out from the site footprint and bedrooms facing into the courtyard. The one-bedroom apartments have a width of one structural bay and three bays depth, whilst the two-bedroom apartments interlock which creates two types that span three structural bays width and like the one-bedroom apartments are also three bays deep.

5.7 Layout

03 - Third Floor

The third floor is arranged as per the second floor, with 12no. one-bedroom apartments and 14no. two-bedroom apartments arranged around the courtyard which is accessed from the centrally located vertical circulation core via the walkways. This plan is provided as the projecting window modules that feature on the outward facing elevations are arranged in a stepping fashion as they move up the building leading to a variant of floor plan from second floor.

Dwelling - 1 Bed Apartment

Dwelling - 2 Bed Apartment

Residential Core

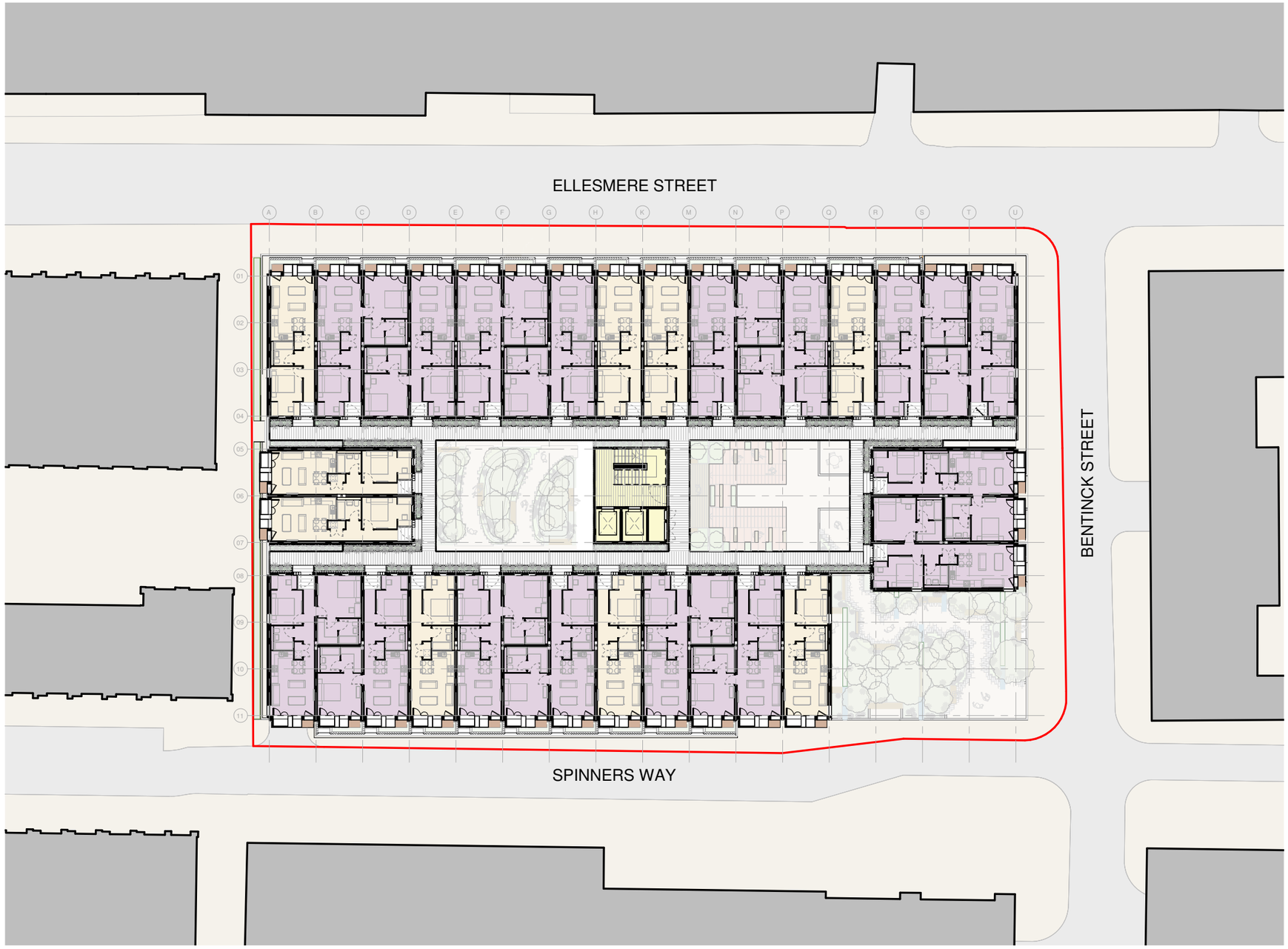
0 10 20m

N

5.7 Layout

04, 06 & 08 - Fourth, Sixth & Eighth Floors

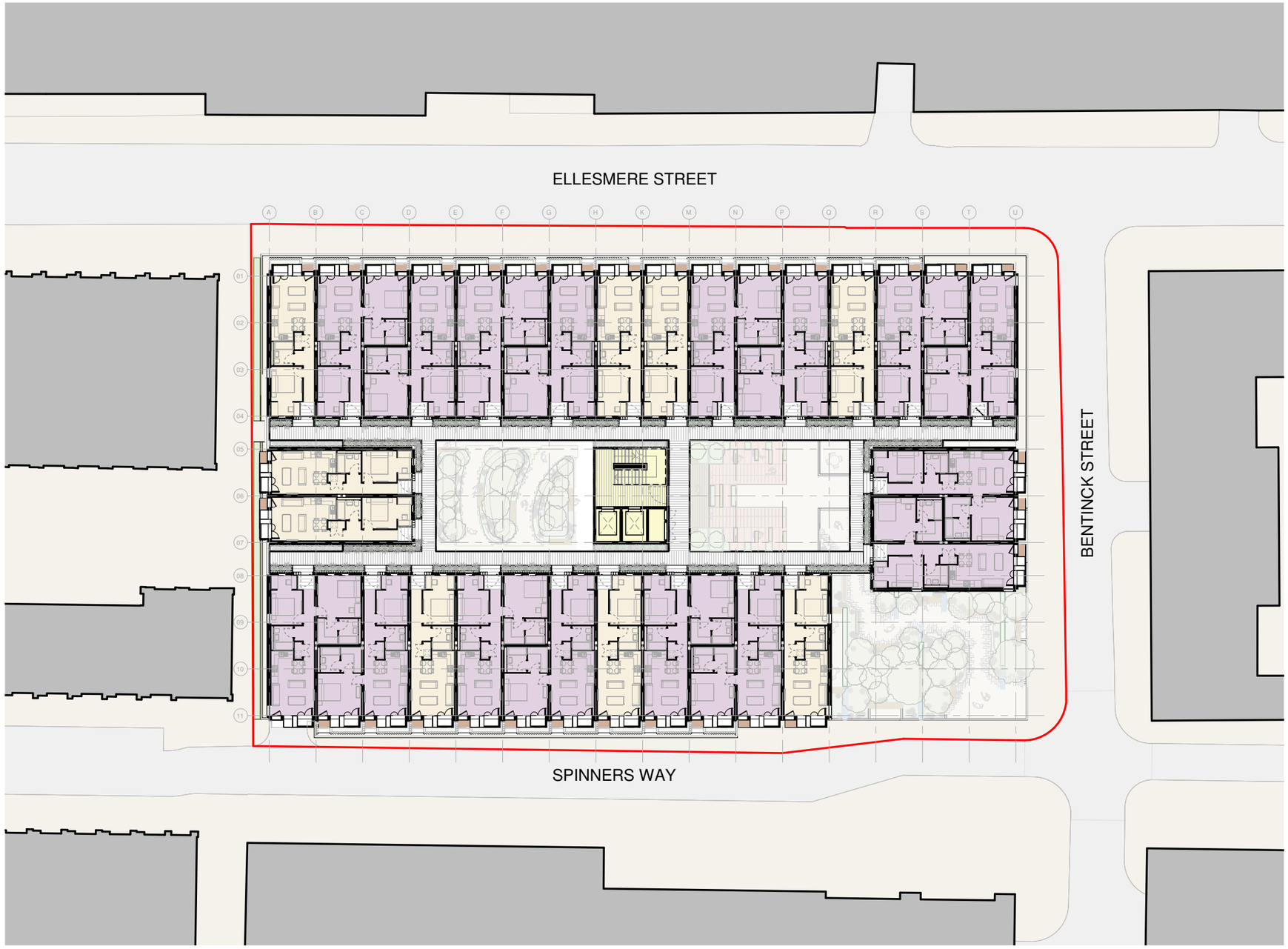
The fourth, sixth and eighth floors provide 9no. one-bedroom apartments and 16 no. two-bedroom apartments. As with the other typical floors these are the same dual-aspect apartments that are arranged around a courtyard that are accessed via walkways after residents have exited from the central vertical circulation core.



5.7 Layout

05 & 07 - Fifth & Seventh Floors

The fifth and seventh floors provide the same arrangement and number of apartments as floors four, six and eight with the floor plan provided as the work from home projecting module is positioned in an alternative position to these floors to provide the stepping arrangement of the modules as you move up the building.



5.7 Layout

09 - Ninth Floor

The ninth floor sees a continuation of the arrangement of 5no. one-bedroom apartments and 8no. two-bedroom apartments facing onto Spinners Way to the south-east as well to Bentinck Street to the north and Gallery Gardens to the south.

To the north-west, facing Ellesmere Street are 7no. two-bedroom duplex, penthouse dwellings. These penthouses are also accessed via the centrally located vertical circulation core and then across one of three walkways that bridge onto an elevated street in front of the penthouses, formed from the roof to the dwellings below.

This street is provided with the same, fixed, low-level planters that form a defensible space at the threshold to the penthouse dwellings. Like the other apartments within Phoenix Works the penthouses benefit from an entrance that encourages social interactions between residents alongside enjoying the wellbeing benefit of the kitchen garden planting included within the planters. In addition, each of these penthouses enjoys a generous, external, private terrace.

The lower level of the penthouse includes a living space and kitchen/ dining area that opens out onto the private terrace which faces west, benefitting from afternoon and evening sunlight. Once outside residents enjoy views along Ellesmere Street, including views to the historic former St George's Church and the city centre beyond.

The dwelling also includes a work from home area to the to the south-east of apartment. This area not only enjoys views into the courtyard and obliquely out from Phoenix Works to both Gallery Gardens and Roof Gardens but has views across the kitchen garden planter bringing wellbeing benefits. The dual aspect nature of the apartment delivers not only a variety of views but also an abundance of natural light through full height glazing throughout the day as well as natural cross-ventilation.

5.7 Layout

10 - Tenth Floor

The tenth floor delivers 3no. one-bedroom and 6no. two-bedroom apartments facing Spinners Way as per floors 02-09 below. At this level there are also two resident's amenity areas. To the south is an internal room and to the north is an external terrace. This external terrace is landscaped and benefits from the space created by the new public square at the corner of Spinners Way and Bentinck Street. This space enables views across the wider local area, including to the historic St George's Church and Manchester City Centre beyond as well as benefitting from sunlight penetration throughout the day. There is also a raised, glazed parapet which assists in sheltering the space from the wind whilst maximising views out, including to the adjacent new public square and the tree canopy of it, all of which contributes to this space being highly usable and an attractive place for residents to enjoy.

To the west of the upper levels of the penthouse dwellings facing Ellesmere Street are provided. On the upper storey of these duplex dwellings are two master bedrooms that include ensuite facilities.

Dwelling - 1 Bed Apartment

Dwelling - 2 Bed Apartment

Dwelling - 2 Bed Duplex Penthouse

Residential Core

0 10 20m

N

5.7 Layout

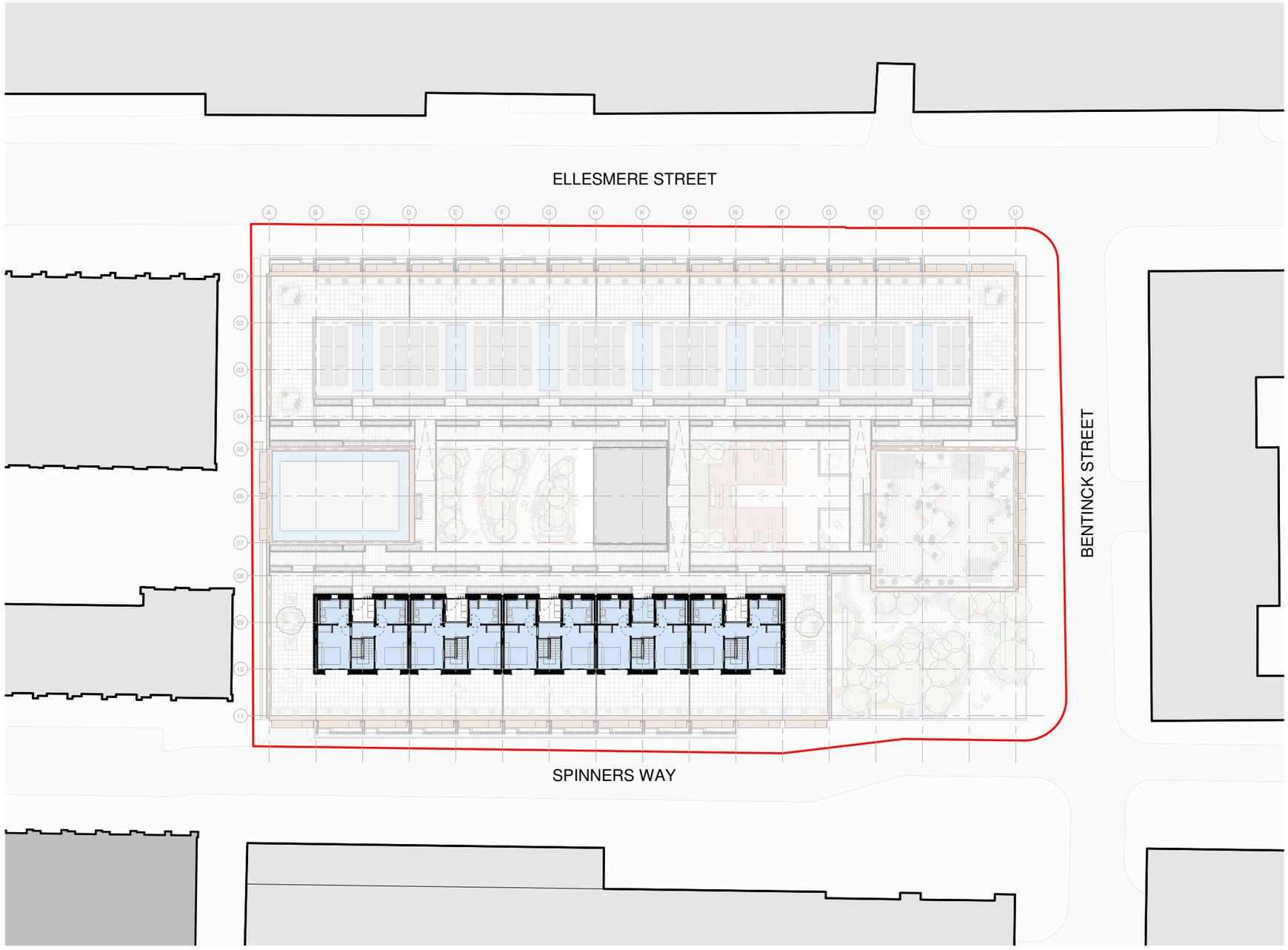
11 - Eleventh Floor

Floor eleven is the last floor which the vertical circulation core serves, with a walkway bridging across to 5no. two-bedroom, duplex, penthouses facing onto Spinners Way. These penthouse dwellings are the same type that are located across floors nine and ten facing onto Ellesmere Street. These penthouses have living, dining/ kitchen and work from home spaces at this level and benefit from the large private, external terraces and the entrance thresholds that enourage neighbourliness through social interactions between residents.

5.7 Layout

12 - Twelfth Floor

This is the highest occupiable level of Phoenix Works. It contains the upper level of the 5no. penthouse, duplex dwellings. This storey contains ensuite master bedrooms that face out over the dwellings' private external terraces onto Spinner's Way to the east.



Dwelling - 2 Bed Duplex Penthouse

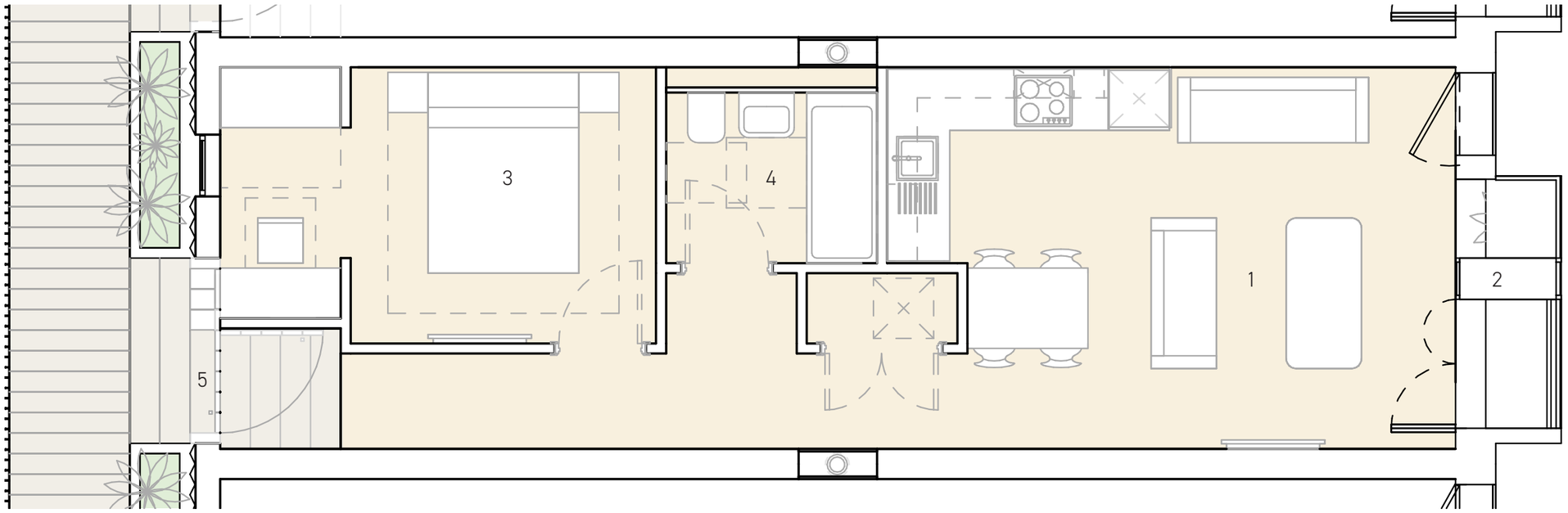
0 10 20m

5.7 Layout

1 Bed
(49.2sqm/ 530 sqft)

Plan

1. Living/ Kitchen
2. Multi-function bay window
3. Bedroom
4. Bathroom
5. Entrance Stoop

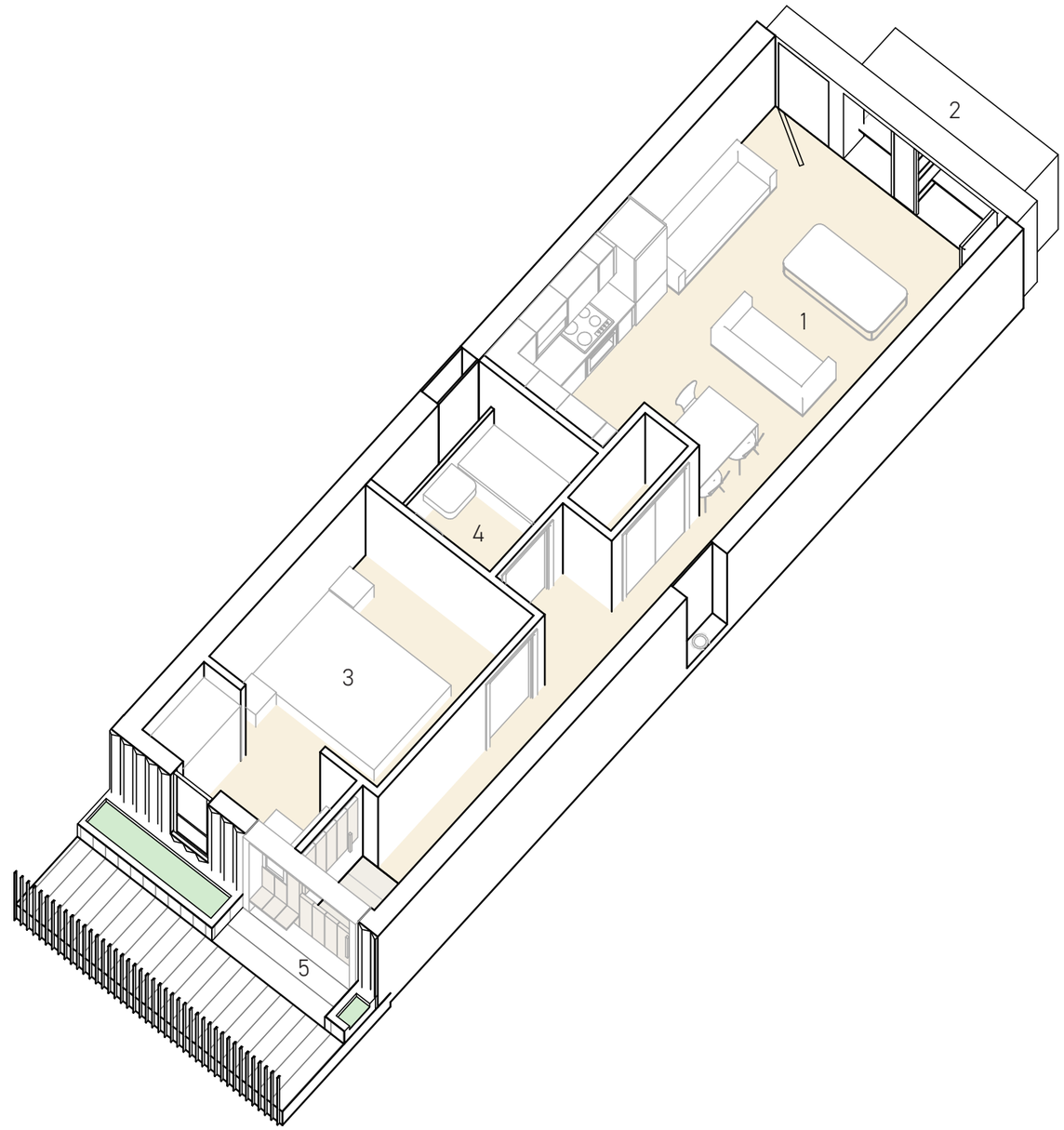


5.7 Layout

1 Bed
(49.2sqm/ 530 sqft)

Axonometric View

1. Living/ Kitchen
2. Multi-function bay window
3. Bedroom
4. Bathroom
5. Entrance Stoop

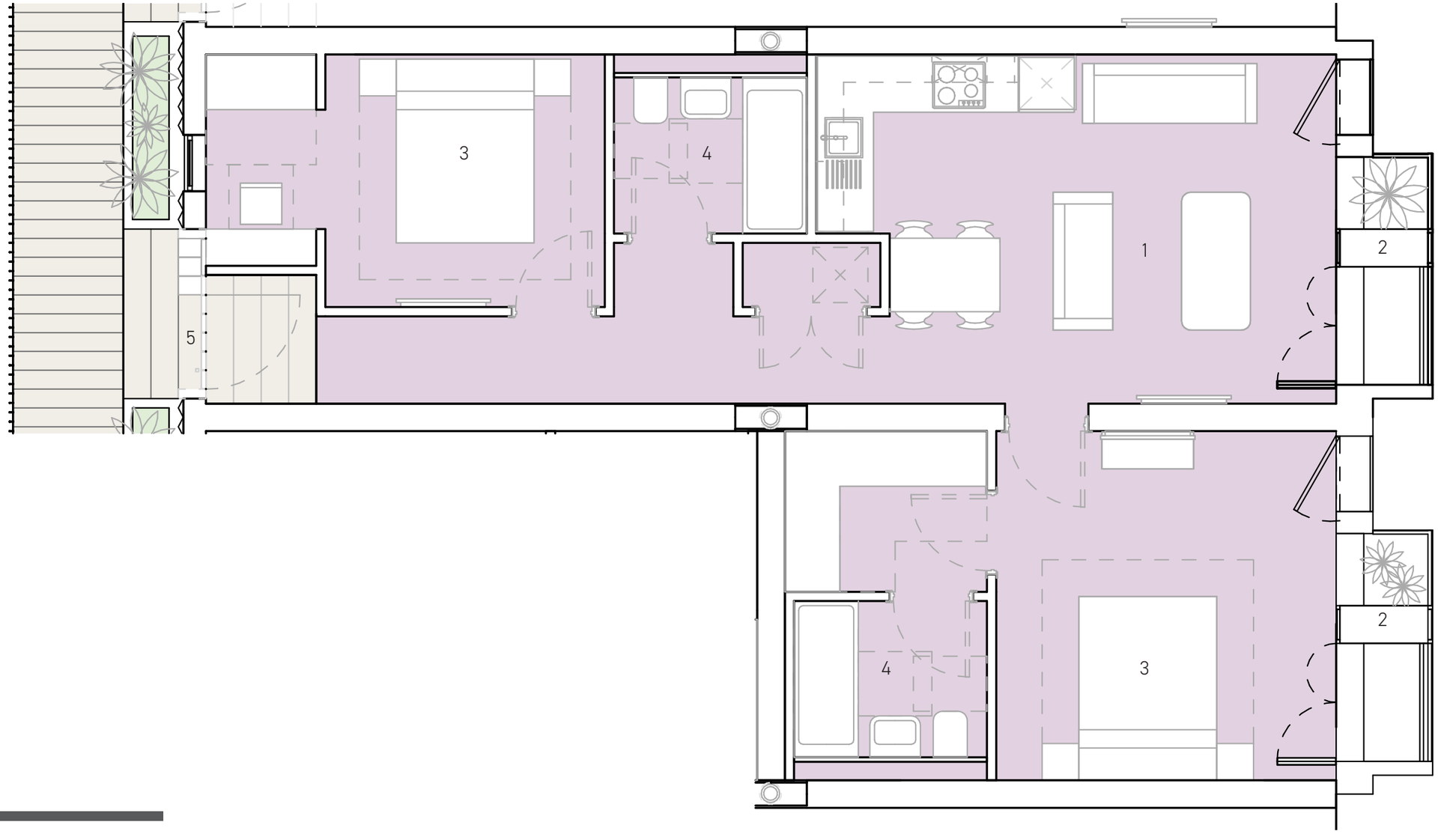


5.7 Layout

2 Bed - Type 1
(71.3sqm/ 768 sqft)

Plan

1. Living/ Kitchen
2. Multi-function bay window
3. Bedroom
4. Bathroom
5. Entrance Stoop



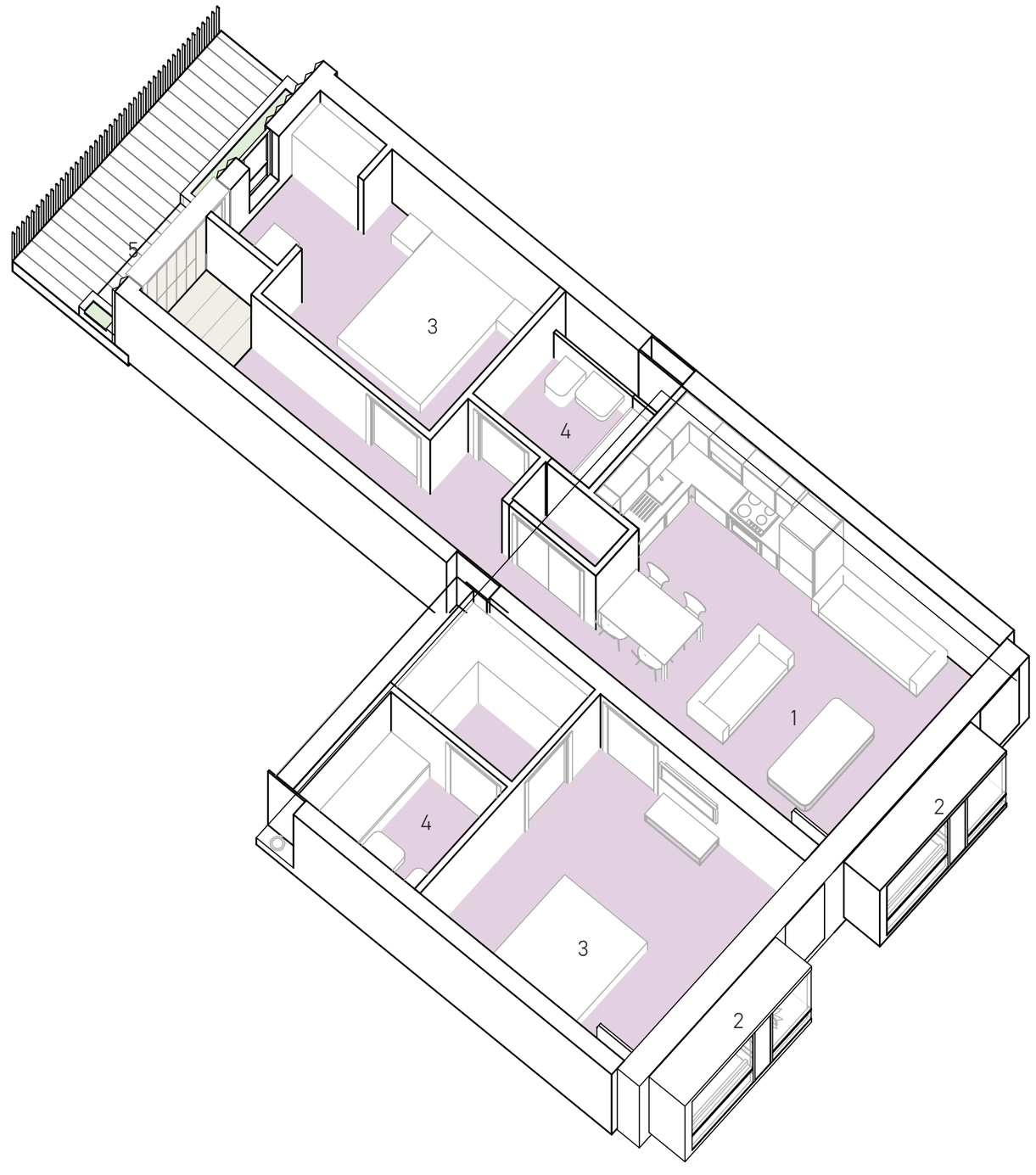
0 2.5 5m

5.7 Layout

2 Bed - Type 1
(71.3sqm/ 768 sqft)

Axonometric View

1. Living/ Kitchen
2. Multi-function bay window
3. Bedroom
4. Bathroom
5. Entrance Stoop

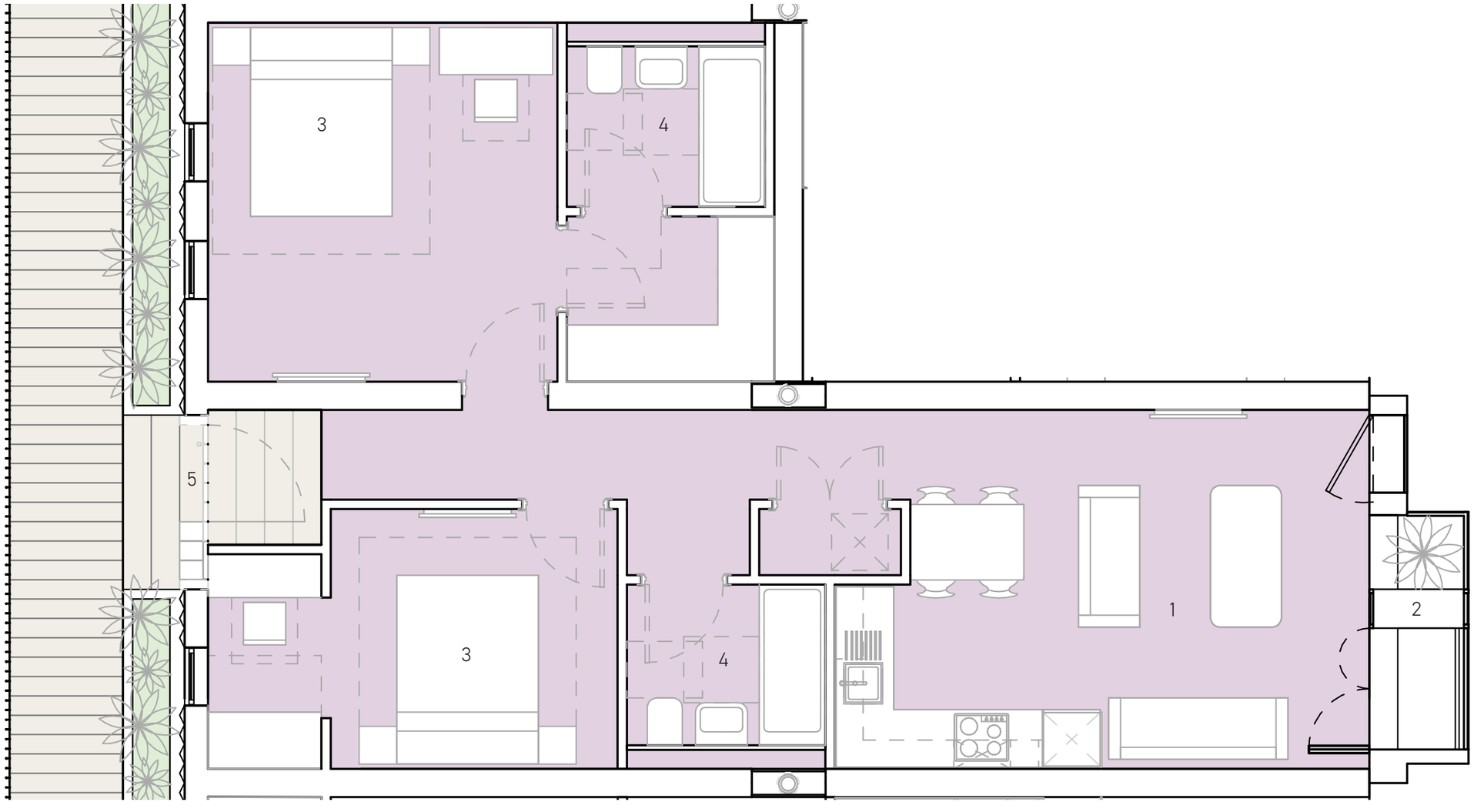


5.7 Layout

2 Bed - Type 2
(71.3sqm/ 768 sqft)

Plan

1. Living/ Kitchen
2. Multi-function bay window
3. Bedroom
4. Bathroom
5. Entrance Stoop



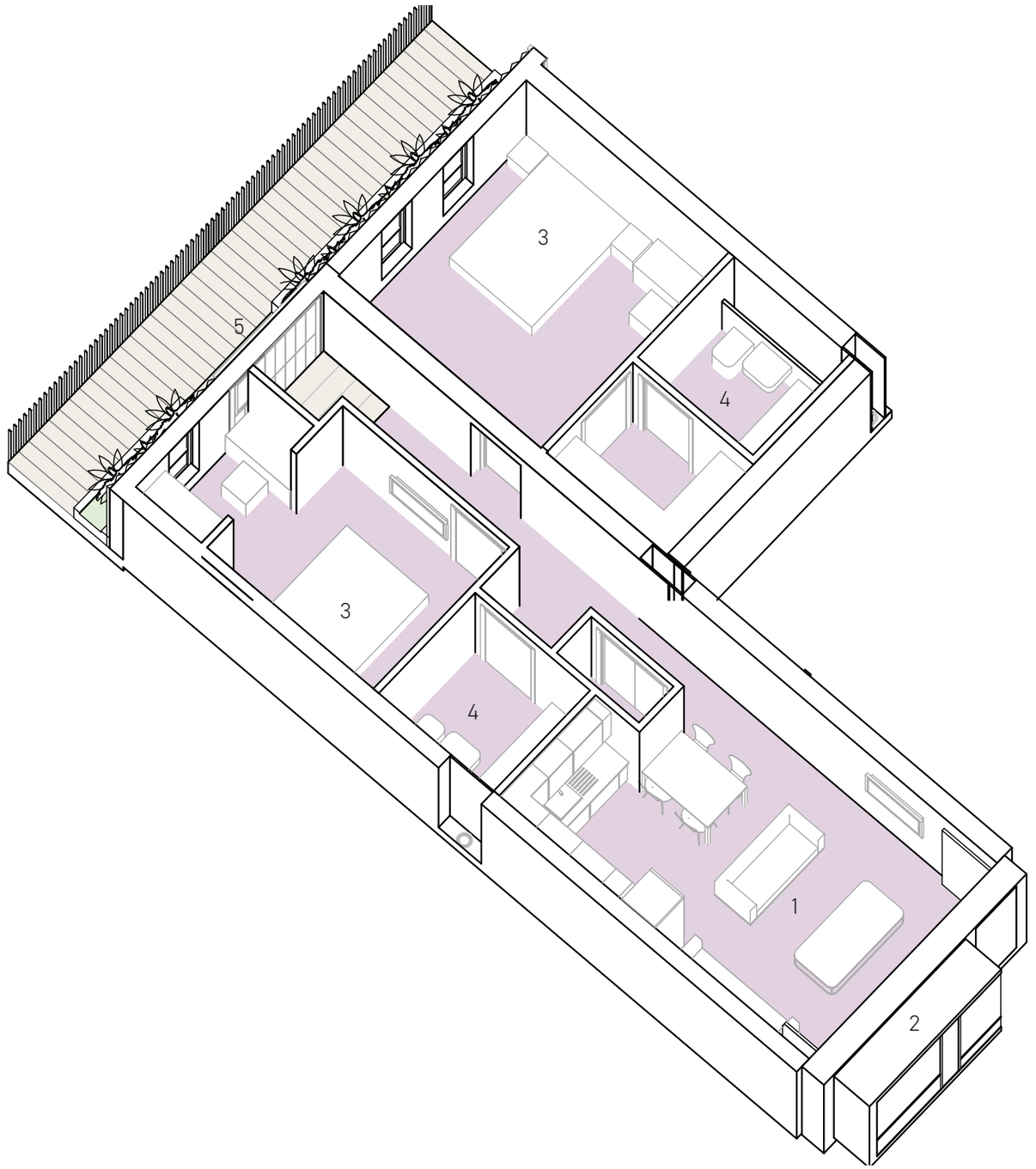
0 2.5 5m

5.7 Layout

2 Bed - Type 2
(71.3sqm/ 768 sqft)

Axonometric View

1. Living/ Kitchen
2. Multi-function bay window
3. Bedroom
4. Bathroom
5. Entrance Stoop

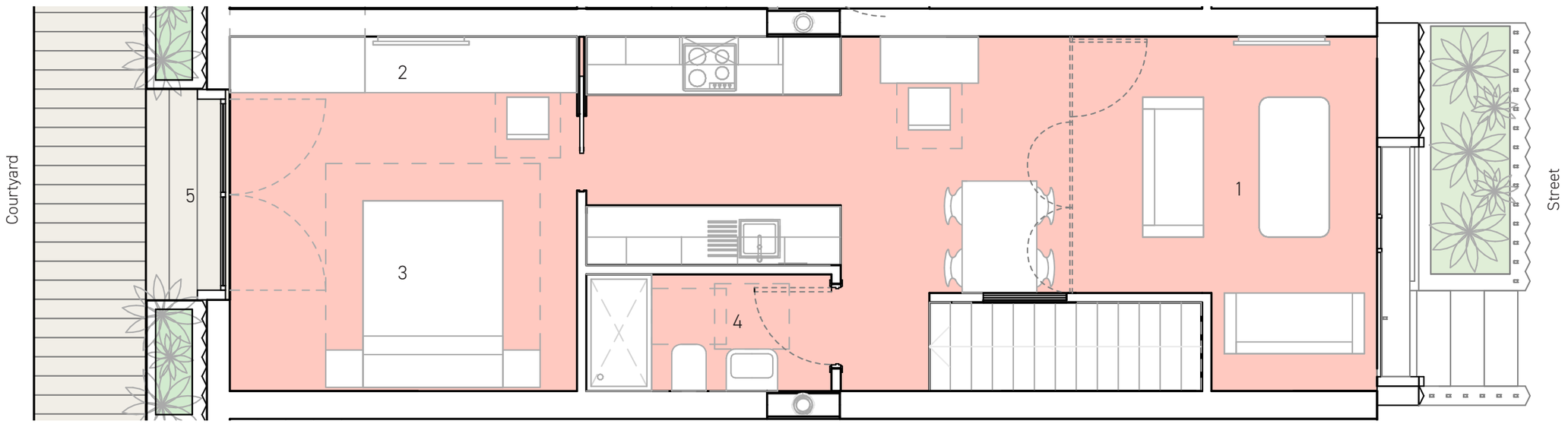


5.7 Layout

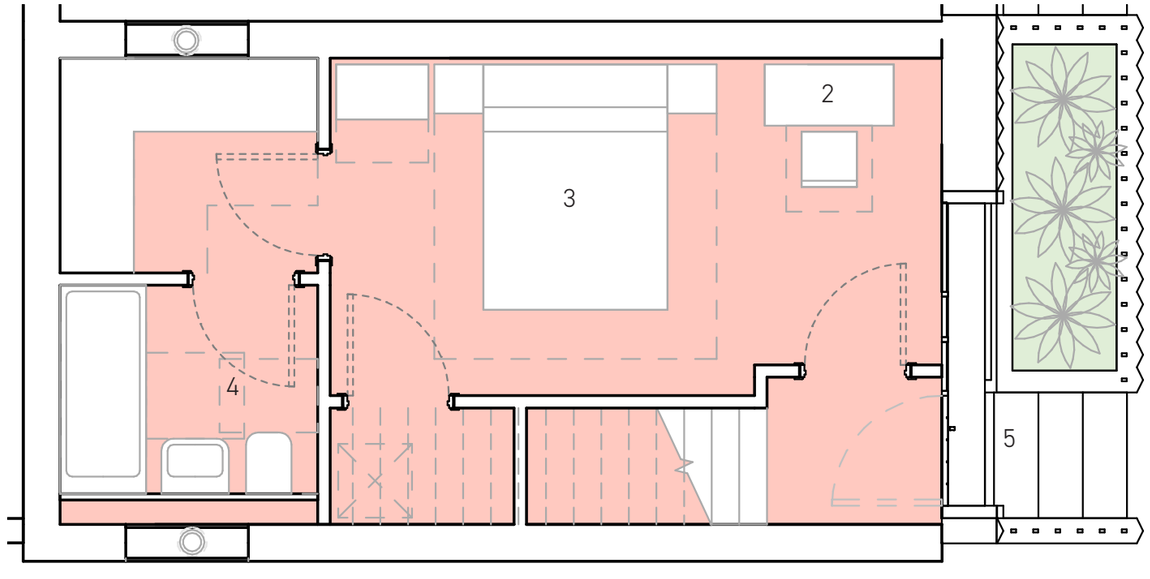
2 Bed - Duplex Townhouse
(74.0sqm/ 797 sqft)

Plan

1. Living/ Kitchen
2. Work from Home
3. Bedroom
4. Bathroom
5. Entrance Stoop



Upper Level - Flexible Layout - Living Facing onto Street



Lower Level

The Townhouse layout has been carefully planned to facilitate residents having a choice of layout at the upper level - either with a living space to the street or to the courtyard.

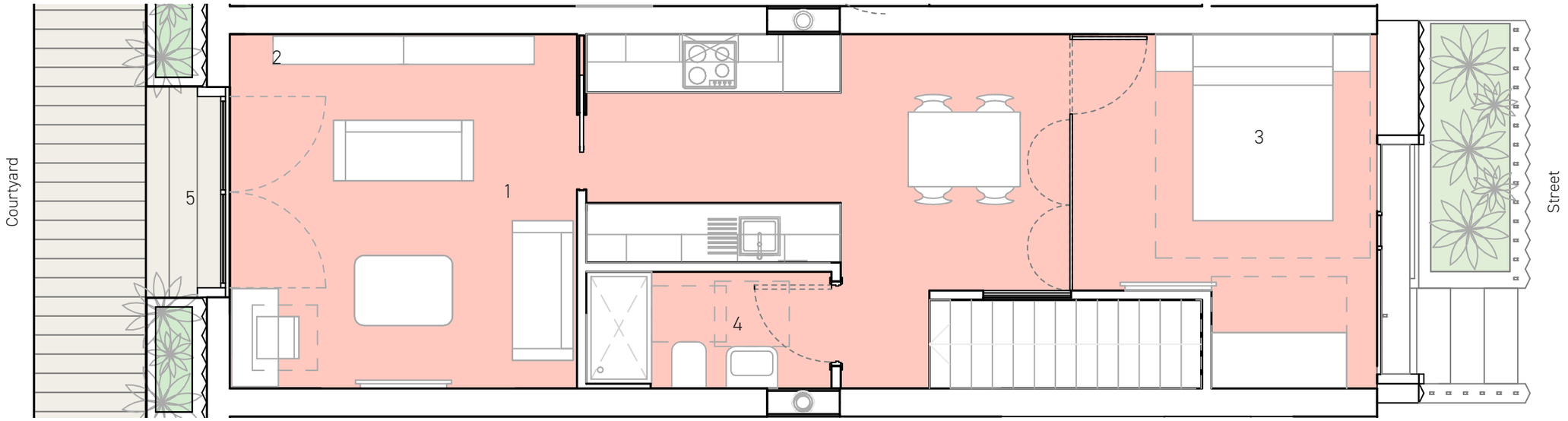
In this arrangement the living space is shown looking to the street. This is enabled by a folding wall which retracts into the depth of the wall to facilitate an open plan living/ kitchen arrangement. Alongside this a pocket door enables the bedroom to be closed off from the rest of the apartment at this level.

5.7 Layout

2 Bed - Duplex Townhouse
(74.0sqm/ 797 sqft)

Plan

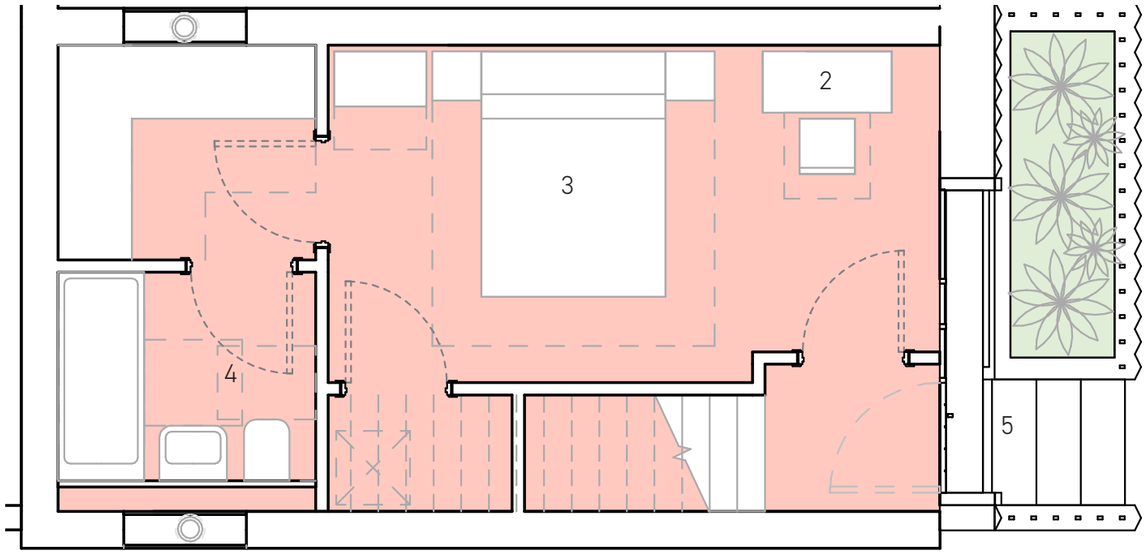
1. Living/ Kitchen
2. Work from Home
3. Bedroom
4. Bathroom
5. Entrance Stoop



Upper Level - Flexible Layout - Living Facing onto Courtyard

The Townhouse layout has been carefully planned to facilitate residents having a choice of layout at the upper level - either with a living space to the street or to the courtyard.

In this arrangement the living space is shown looking to the courtyard. This is enabled by a pocket door which retracts into the depth of the wall to facilitate an open plan living/ kitchen arrangement. Alongside this a folding wall is moved into its closed postion, enabling the bedroom to be closed off from the rest of the apartment at this level.



Lower Level

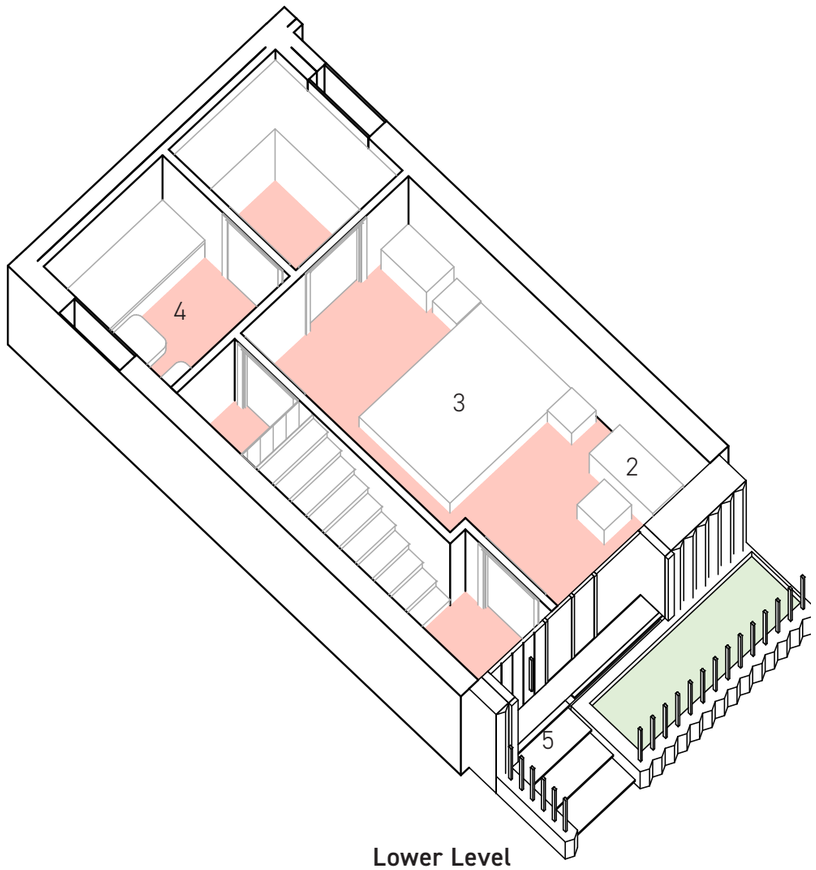
0 2.5 5m

5.7 Layout

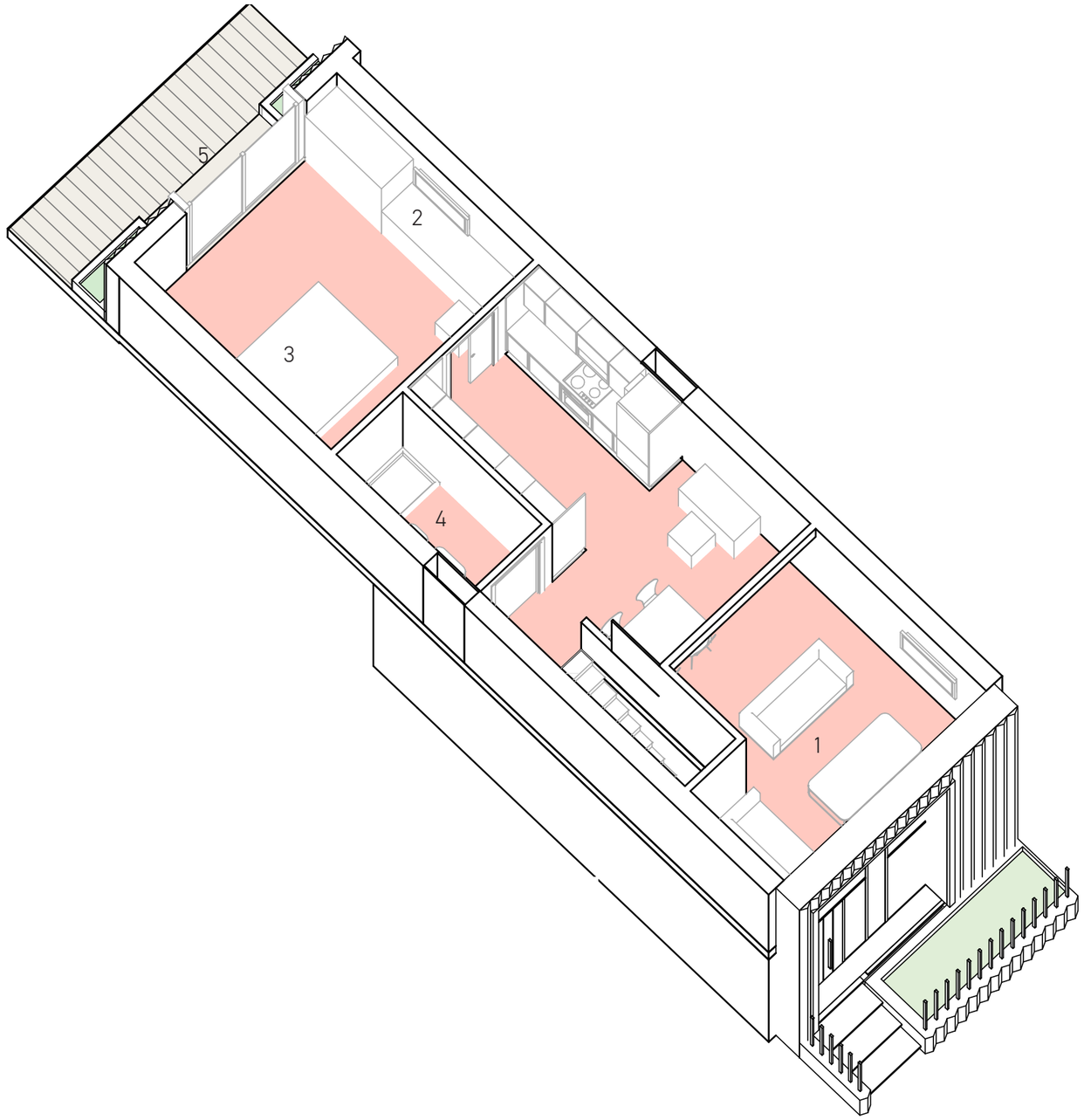
2 Bed - Duplex Townhouse
(74.0sqm/ 797 sqft)

Axonometric View

1. Living/ Kitchen
2. Work from Home
3. Bedroom
4. Bathroom
5. Entrance Stoop



Lower Level



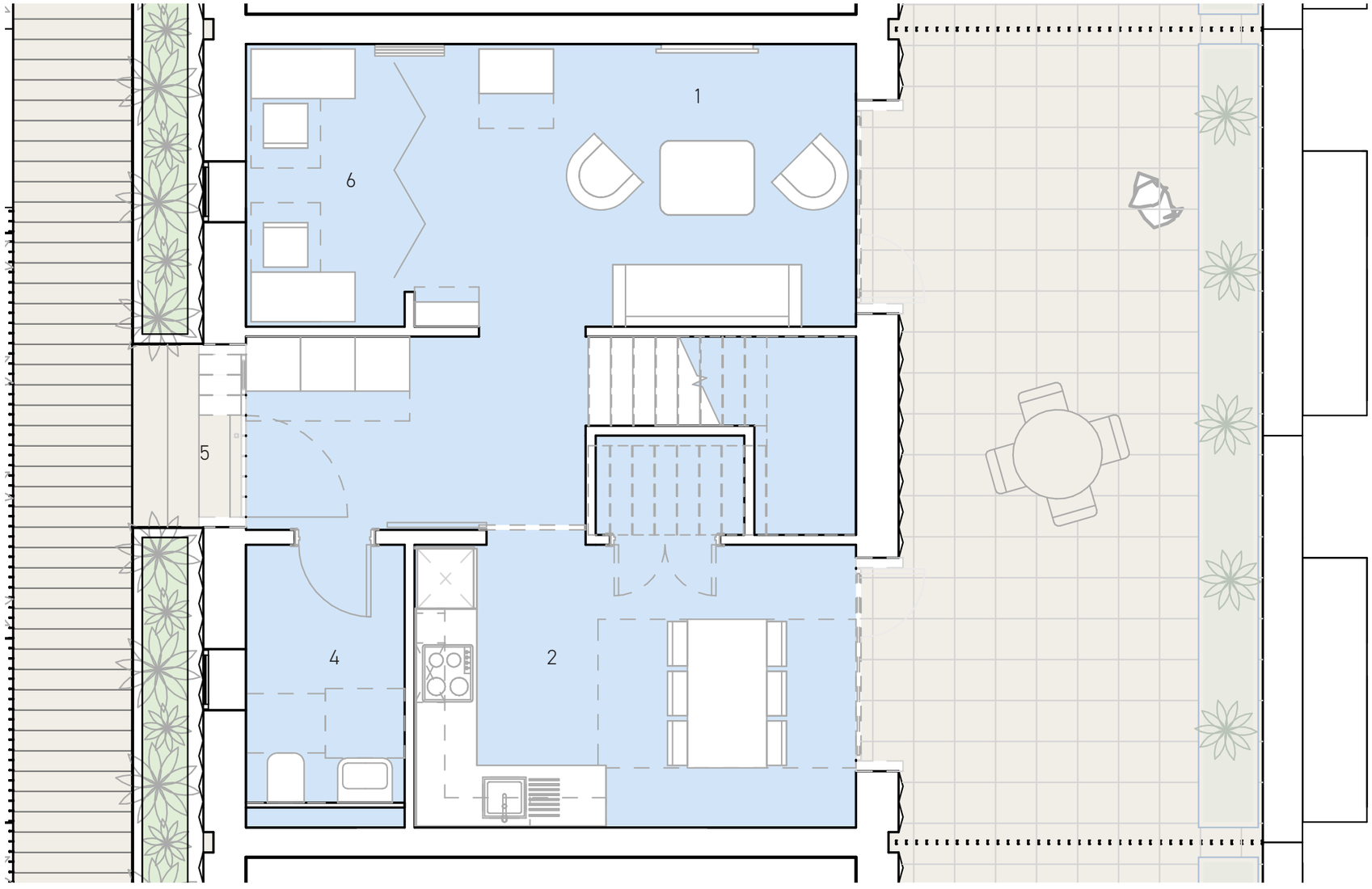
Upper Level - Flexible Layout - Living Facing onto Street

5.7 Layout

2 Bed - Penthouse
(97.2sqm/ 1,046 sqft)

Plan

1. Living
2. Kitchen/ Dining
3. Bedroom
4. Bathroom
5. Entrance Stoop
6. Work from Home



Lower Level

5.7 Layout

2 Bed - Penthouse
(97.2sqm/ 1,046 sqft)

Plan

1. Living
2. Kitchen/ Dining
3. Bedroom
4. Bathroom
5. Entrance Stoop
6. Work from Home

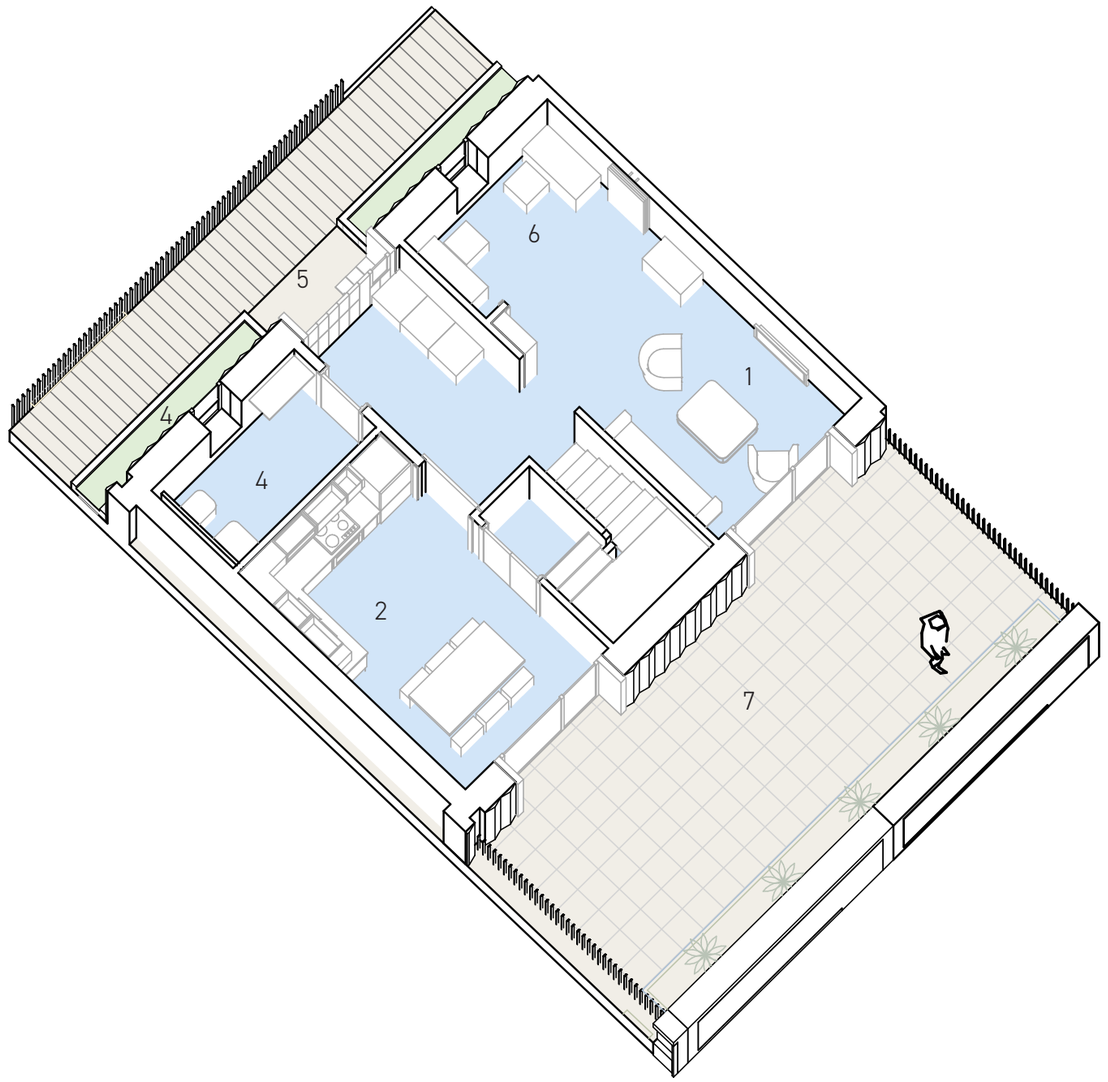
Upper Level

5.7 Layout

2 Bed - Penthouse
(97.2sqm/ 1,046 sqft)

Axonometric View

1. Living
2. Kitchen/ Dining
3. Bedroom
4. Bathroom
5. Entrance Stoop
6. Work from Home
7. Private Terrace

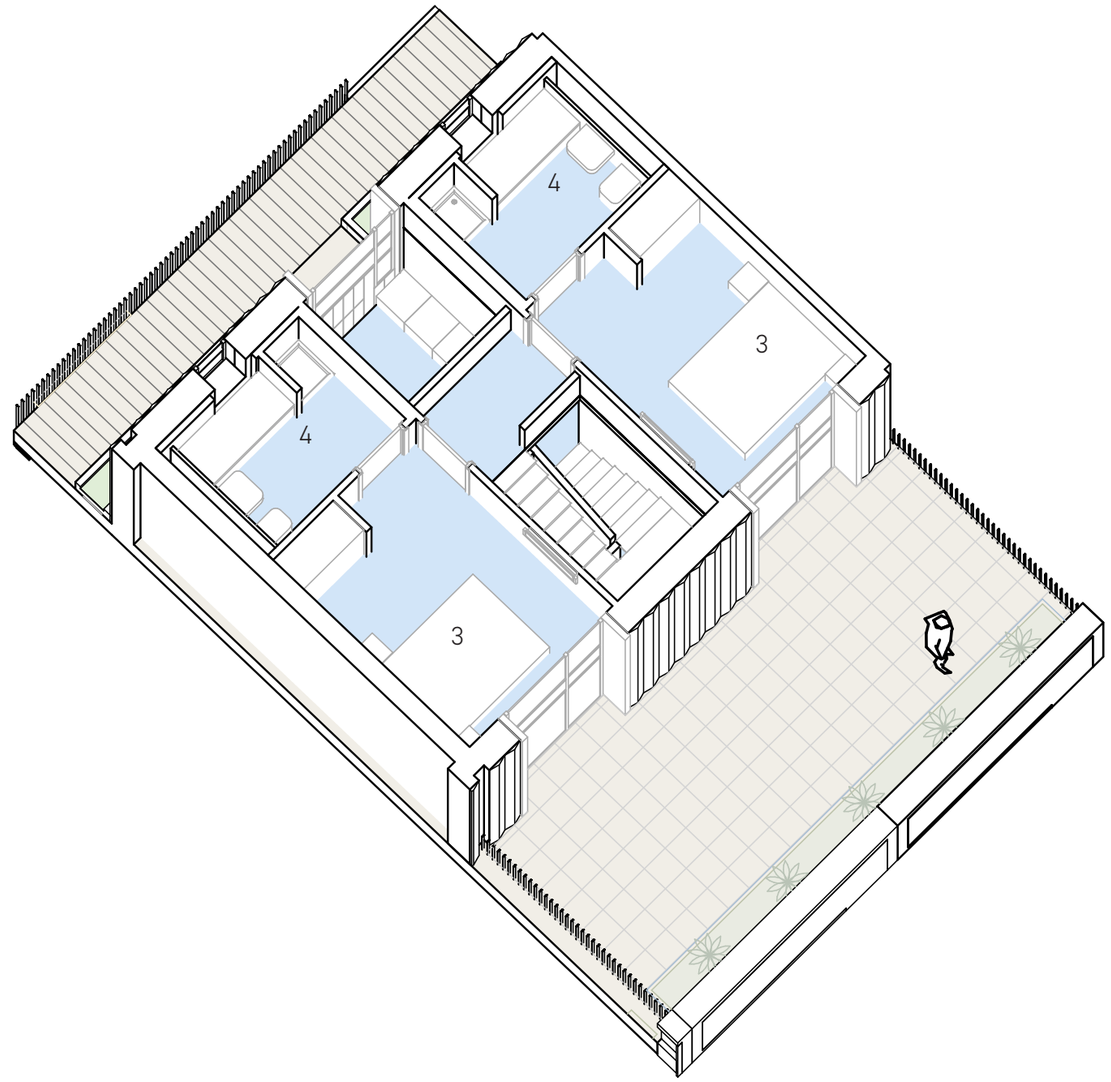


5.7 Layout

2 Bed - Penthouse
(97.2sqm/ 1,046 sqft)

Axonometric View

1. Living
2. Kitchen/ Dining
3. Bedroom
4. Bathroom
5. Entrance Stoop
6. Work from Home
7. Private Terrace



5.8 Manchester Residential Quality Guidance

Summary

Matt Brook Architects (MBA) recognise the importance of the Manchester Residential Quality Guidance (MRQG) provided by Manchester City Council. Indeed, Matt Brook, Director of MBA and Project Lead for Phoenix Works has served two terms on the RIBA National Council, played a leading role in the establishment of RIBA North and continues to be a prominent advocate for high quality design and the impact that it has on people's lives, especially in their homes.

Contained within this section we have set out how we feel our proposals for Phoenix Works positively embraces and responds to the MRQG. As a project team we are aiming to make Phoenix Works an exemplar response to the guidance within a post-pandemic context. To qualify this within this section are our responses to the nine sub-chapters of the 'A Place for Everyone to Live' chapter of the document. These responses are under the following headings:

Make it Manchester

- Castlefield Conservation Area
- Bronze Cladding – A nod to the historic industry of the area
- Completing the emerging neighbourhood

Make it Bring People Together

- 'Stoops' – Instilling a sense of community
- Apartments with wide appeal
- Adding to the local amenity offer

Make it Animate Streets and Spaces

- Stoops – Well defined entrance thresholds
- Projecting façade bays – Increasing natural surveillance to the streets below
- Lighting – Extending the usage of the external spaces

Make it Easy to get Around

- A safe, secure and pleasurable place to walk
- One to one cycle parking within a covered and secure area
- Completing an area with a clear, legible and robust street pattern

Make it Work with the Landscape

- Instilling wellbeing through extensive soft landscaping

Make it Practical

- A comprehensive transport assessment to ensure an appropriate solution to car parking
- An appropriate allowance for waste and recycling facilities

Make it Future Proof

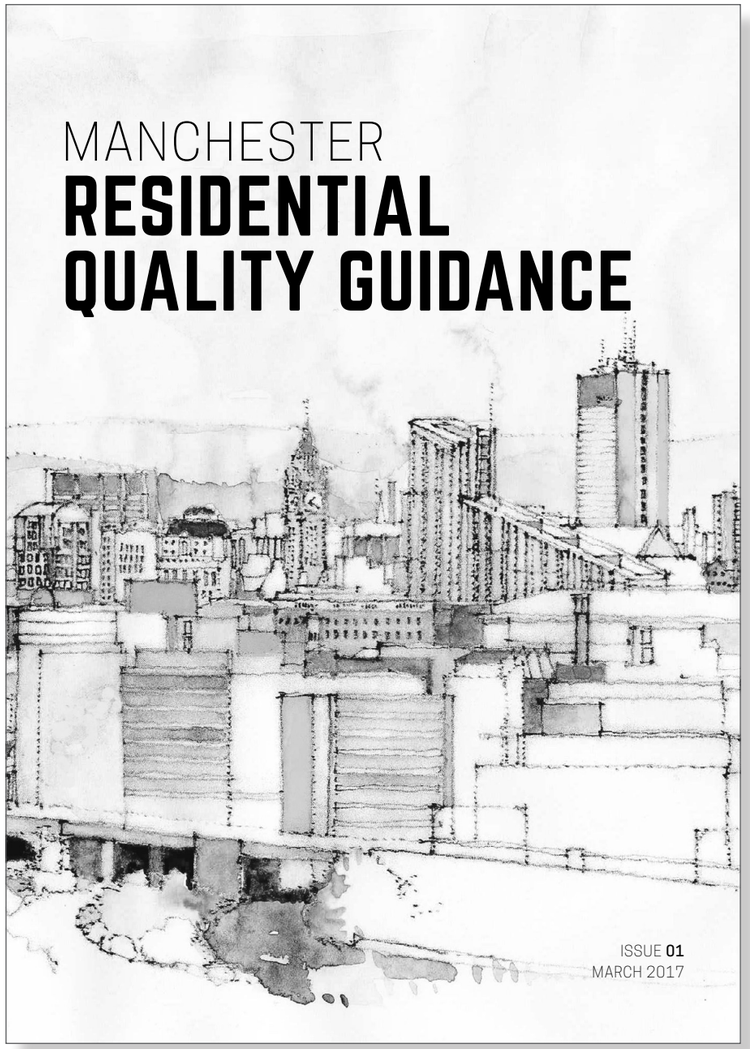
- Reducing water and energy consumption
- Exploring construction methods to reduce carbon and energy consumption
- Adapt to demographic changes – a limited number of apartment types, designed well.
- Accounting for future weather conditions

Make it a Home

- Getting Apartments Right First Time
- The Stoop
- Carefully Considered Apartment Layouts

Make it Happen

- Matt Brook – Chair of PlacesMatter, Design Director and Project Lead
- A Consistent Team from Inception to Completion



5.8 Manchester Residential Quality Guidance

Make it Manchester

Key Actions

- Make the most of Manchester's Heritage
- Protect and Frame Views
- Appreciate Scale
- Consider Materials and Details
- Embrace and Encourage New Design Approached

Castlefield Conservation Area

The project is located within the Castlefield area of Manchester, immediately adjacent to the Castlefield Conservation Area and within close proximity of a number of statutory listed buildings and heritage assets, including the Grade II church of St George.*

Bronze Cladding – A nod to the historic industry of the area

Matt Brook Architects have undertaken a careful and thorough analysis of the historic context of the locale of the site in advance of preparing design proposals to inform our design response. This process includes historic map regression which identified an historic brass foundry near to the site, in response the primary external façade material is bronze, which like brass is a copper alloy.

The arrangement and form of the façade is also highly articulated, almost machined, in a nod to the historic industrial function of the site.

Completing the emerging neighbourhood

The site is the one of the final plots of a wider, masterplan area defined by Chester Road, Arundel Street and Ellesmere Street, which has been developed by the applicant. The form and position of the building has been carefully considered so that it fits seamlessly into this collection of new buildings as well as sitting comfortably with existing and historic buildings immediately nearby.

This arrangement and positioning of the building includes providing strong street frontages to Ellesmere Street and what will become Spinner's Way as well as delivering a new public square at the junction of Spinner's Way and Bentinck Street. This robust street frontage assists in the framing of the views to the Grade II listed St George's Church along both Spinner's Way and Ellesmere Street with the square providing a space for people to enjoy at the heart of this new urban neighbourhood.*

This new urban neighbourhood, extending the homes delivered at Timber Wharf, Britannia Mills and Burton Place is delivering new, high-quality buildings, each of which have their own distinct design characteristics whilst complementing each other. In our proposals we have sought to provide an exemplar residential development underpinned by a distinct Project Principle.

Make it Bring People Together

Key Actions

- Ensure Connections to a Destination
- Meet the Neighbours
- Housing for All
- Design to Encourage Activity

'Stoops' – Instilling a sense of community

Our proposals seek to create an exemplar residential development with one of our fundamental Project Principles for the project being instilling a sense of community within the development. This is encouraged through the provision of semi-private 'stoop' spaces outside of the front door of dwellings. These stoops not only provide some semi-private defensible space to dwellings but act as spaces to generate interactions between neighbours to engender a sense of community within the development.

Apartments with wide appeal

The design of this development is not being targeted at a single demographic with early consideration given to DFA2 guidance to ensure that proposals can appeal to as a wide a range of ages and needs as possible.

All of the apartments are dual aspect onto an open courtyard provided for the benefit of all residents. Featuring extensive planting and intentionally clad almost entirely in white materials it will be flooded with natural light that will create animation and interest within the space throughout the day and across the year.

Adding to the local amenity offer

Phoenix Works is located immediately adjacent to an existing community, which includes local shops, restaurants and amenities with these facilities increasing further with the development of Gallery Gardens, Sky Gardens and St George's Gardens immediately nearby; all by the applicant, the Detrafford Group. An important part of what Phoenix Works will deliver in this area is a new public square, fronted by two commercial units to provide activity and life to the square.

5.8 Manchester Residential Quality Guidance

Manchester Residential Quality Guidance

Make it Animate Streets and Spaces

Key Actions

- Understand the ground floor and the street
- Orientate entrances towards the street
- Consider the threshold
- Increase visibility
- Use Lighting effectively

Stoops – Well defined entrance thresholds

Our proposals include townhouses to Ellesmere Street and Spinners Way as well as two commercial units off a new proposed public square to purposefully animate these streets as much as possible. Furthermore, the townhouses include a defensible, planted 'stoop', the intention of which is to encourage on-street interactions between neighbours.

At the same time, these stoops, which are also included within the internal courtyard have been designed to provide a well-defined threshold to set a welcoming tone for residents returning home to a carefully considered and well-designed home.

Projecting façade bays – Increasing natural surveillance to the streets below

Our façade proposals include a projecting bay window, which itself has been carefully designed to accommodate functions such as home-working, reading and relaxing. This bay includes a fully glazed side profile which allows residents increased visibility along the street offering excellent natural surveillance from above.

These bays are handed as you move from floor to floor. This handing offers two tangible benefits: the first of which is that one bay does not look straight into its immediate neighbour on the same floor whilst allowing views up and down both directions of the street as you move from floor to floor.

Make it Easy to get Around

Key Actions

- Enhance walkability
- Promote Cycling
- Deliver a clear street hierarchy
- Provide easy access to public network
- Create a navigable place

Lighting – Extending the usage of the external spaces

External spaces play a very important and active role in Phoenix Works. The Stoops, open courtyard and new public square will be lit carefully to ensure that they have a role to play both during the day and the evening.

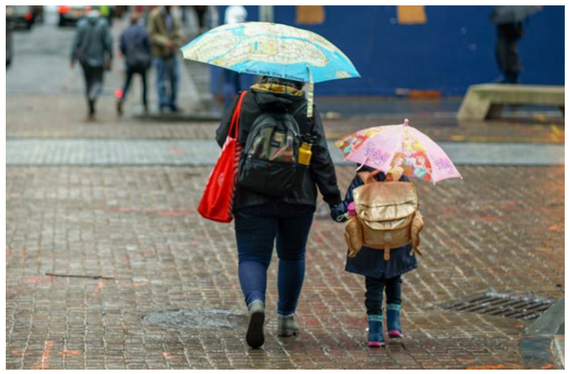
A safe, secure and pleasurable place to walk

Phoenix works will be embedded with a neighbourhood of buildings that will be served with local amenities that will be easy for residents to walk to. Phoenix Works will complete a well-defined network of streets and routes within the area that are being designed and delivered by a single landscape architect ensuring a cohesive approach to the external landscaping of the area.

Phoenix Works, with its highly active ground floor frontage and excellent natural surveillance from the projecting bays of the apartments above will ensure that this area is a safe, secure and pleasurable place to walk.

One to one cycle parking within a covered and secure area

The health and wellbeing of future residents is a paramount consideration for DeTrafford and the project team when developing proposals and the ability to cycle for residents has an important role to play. With this in mind, proposals provide one cycle space for every apartment. This cycle parking will be provided within a covered, secure area within the building curtilage.



Completing an area with a clear, legible and robust street pattern

Phoenix Works is one of the last buildings within the emerging neighbourhood that DeTrafford is delivering. This neighbourhood delivers buildings with a clear, legible and robust street pattern that not only makes it easily navigable but also provides clear site lines to nearby public transport infrastructure and the city centre to the north.

5.8 Manchester Residential Quality Guidance

Manchester Residential Quality Guidance

Make it Work with the Landscape

Key Actions

- Incorporate landscape
- Interact with the city's waterways
- Protect and enhance biodiversity
- Introduce street trees
- Appreciate the microclimate
- Incorporate sustainable urban drainage

Instilling wellbeing through extensive soft landscaping

A fundamental Project Principle of Phoenix Works is instilling wellbeing through extensive soft landscaping within the building within planters outside of every dwelling, within a shared area of landscaping at the lowest floor of the courtyard and as part of a new public square at the entrance of the scheme.

This landscaping, which has been developed by a landscape architect, will provide a range of plants and grasses that will protect and enhance biodiversity. Below the public square an attenuation tank is provided which is located to deliver the sustainable urban drainage strategy for the new developments of the local area.

Make it Practical

Key Actions

- Offer appropriate solutions to car parking
- Provide cycle parking and storage
- Accommodate temporary stopping and emergency access
- Design for Waste

A comprehensive transport assessment to ensure an appropriate solution to car parking

As part of the submission for full planning approval a comprehensive transport assessment has been provided demonstrating an appropriate approach to car parking for Phoenix Works not only as a standalone development but as part of the emerging neighbourhood being delivered by DeTrafford. This assessment includes consideration and incorporation of temporary stopping for deliveries and services close to the building entrance as well access for emergency services.

Phoenix Works will include one cycle space for every apartment within the development, provided within a covered, secure location within the building curtilage.

An appropriate allowance for waste and recycling facilities

Manchester City Council document 'GD04 – Waste Storage and Collection Guidance for New Developments' has been reviewed to understand what storage capacity will be required for the development.

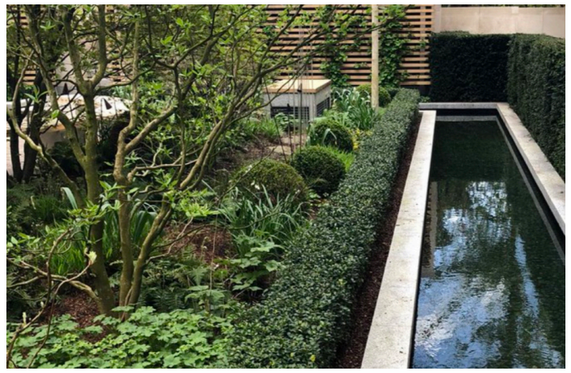
5.8 Manchester Residential Quality Guidance

Manchester Residential Quality Guidance

Make it Future Proof

Key Actions

- Incorporate sustainable design approaches
- Embrace new ideas
- Adapt to demographics
- Anticipate extreme weather conditions
- Think retrofit and reuse first



Make it a Home

Key Actions

- Consider space and daylight
- Get the internal circulation right
- Provide appropriate and sufficient storage
- Ensure visual and acoustic privacy
- Deliver private external amenity space

Reducing water and energy consumption

As required, Phoenix Works will seek to exceed the Building Regulations requirements for reduced energy and water consumption. New technologies, such as smart technology to assist residents in reducing their resources consumption, will be considered and embraced where appropriate.

Exploring construction methods to reduce carbon and energy consumption

In addition, the project team is reviewing options for construction methodology, including the possibility of off-site construction, and within this review how the amount of embodied carbon and energy that goes into the manufacturing/ construction process will be a key consideration.

Adapt to demographic changes – a limited number of apartment types, designed well.

There are five standard apartment types that have been provided within the proposals. This number, one that is typically much less than of a typical new build residential development has been done with purpose to facilitate a focus on the quality of the apartment design and their future delivery.

Accounting for future weather conditions

A full flood risk assessment supports this application that includes accounting for future climate scenarios. Design measures in response include attentuation tanks and visibile Sustainable Urban Drainage within the extensive, naturalistic landscaping proposals.

Getting Apartments Right First Time

Phoenix Works contains only five apartment types which is a purposeful design decision to drive quality into design and finish of the apartments. Limiting the number of apartment types and avoiding unnecessary variants means that a range of homes can be offered whilst a focus can be retained on getting them right first time.

The Stoop

Every apartment enjoys a 'Stoop', an entrance which is much more than a threshold and is a place to encourage neighbourly interactions and offering a semi-private external amenity space. These stoops either front onto external streets to provide animation or onto walkways within an open private courtyard. Furthermore, some units located on the upper levels of the building enjoy large private terraces. In addition, there is an external terrace which will be available to any resident of the development.

Carefully Considered Apartment Layouts

All apartments are dual aspect and will benefit from full height glazing to fill them with natural light. The apartments are well planned with circulation routes minimised in order to maximise living spaces with living/ kitchen areas generously proportioned. All bedrooms are sized to accommodate a double bed with built in storage also included in the room. All 2 bedroom apartments include a master bedroom with ensuite.

All apartments have been designed to accommodate home-working spaces. In the majority of apartments this is within an innovative Work-from-home bay window which includes a desk space and bookshelf which can closed away at the end of the workday. This bay includes a bookshelf and a window seat to relax in.

Providing a projecting bay with dedicated functions will also mean that the bays will encourage plenty of natural surveillance out and to the street below as well as creating real animation when looking up from street level.

The bays are designed so that they have one projecting glazed return and one solid return. This means that privacy is maintained between adjacent properties on the same level. As you move from floor to floor the bay windows are handed which means that natural surveillance is possible in both directions along a street.

5.8 Manchester Residential Quality Guidance

Manchester Residential Quality Guidance

Make it Happen

Key Actions

- **Encourage peer review**
- **Submit bay studies**
- **Submit quality method statement**
- **Design team retention**
- **Ensure good workmanship**

Matt Brook – Chair of PlacesMatter, Design Director and Project Lead

Matt Brook, who is a Director of Matt Brook Architects and Project lead for Phoenix Works, has been on the panel of PlacesMatter since its inception for more than 10 years, and has chaired the Design Review Panel for more than 7 years of that decade. As such, the project team for Phoenix Works that he leads fully supports the value of peer review both externally and internally within the project team and engaged early on in the design process with Places Matter, responding positively and pro-actively to their feedback.

A Consistent Team from Inception to Completion

DeTrafford have a proven track record of delivering high quality residential developments, including using their own construction arm. Subsequently, Matt Brook Architects have been able to engage directly with DeTrafford and engage with them on potential future construction methodologies to provide a foundation for the execution of design proposals on site with good workmanship. This application also involves the submission of bay studies.

It is also the intention of DeTrafford to retain the services of Matt Brook Architects meaning that there will be a consistent team from inception to completion for the project.

5.9 Scale

The scale of Phoenix Works has been carefully considered to respond appropriately to the existing building context, alongside that of the emerging and approved buildings of the surrounding masterplan area that is being developed by the applicant. This has included looking at how Phoenix Works responds to its immediate neighbours, the wider masterplan area and the context beyond, including the Castlefield Conservation Area which the site is directly adjacent to.

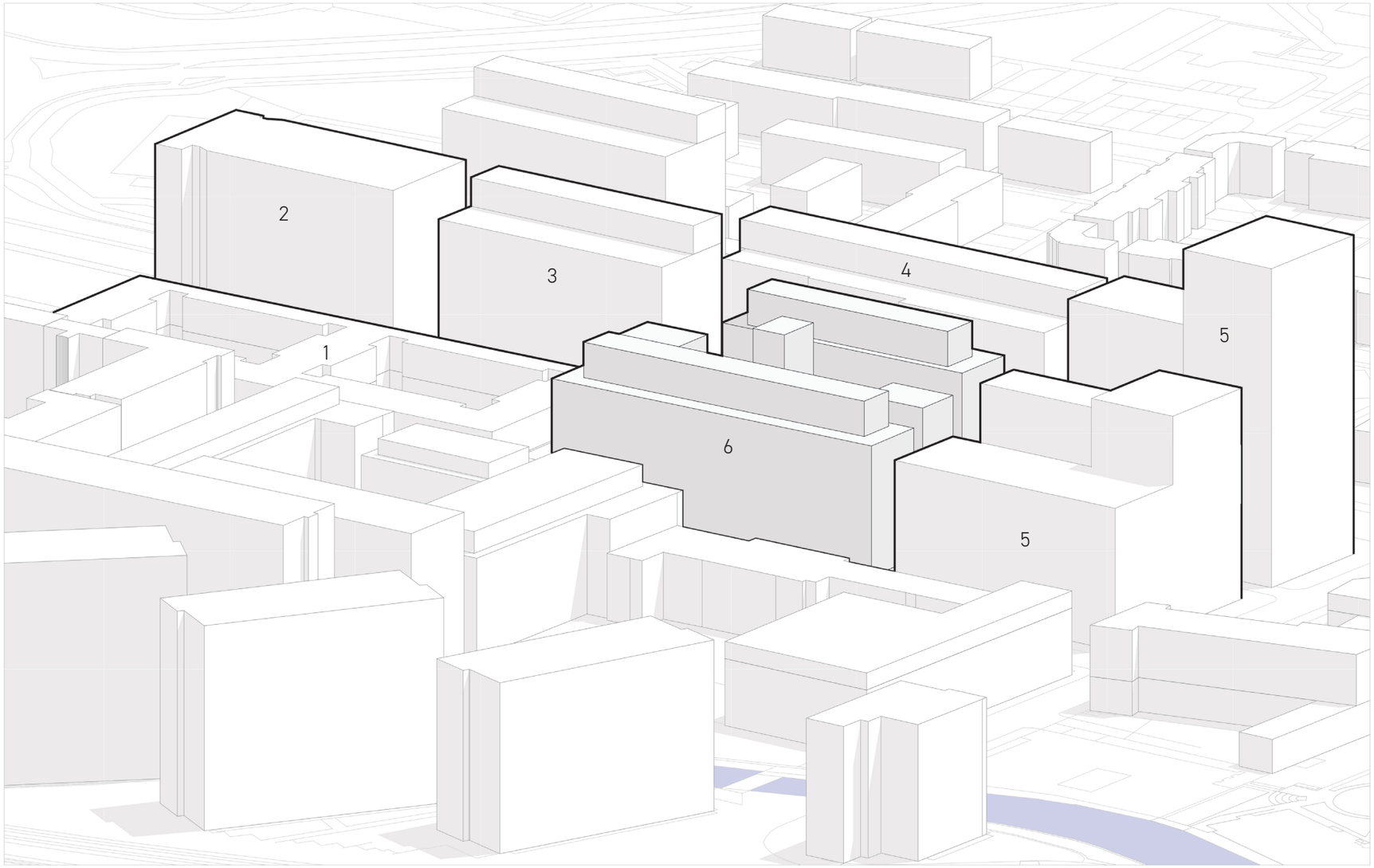
Building Heights

The proposals comprise four blocks of accommodation arranged around a central courtyard. Facing north west onto Ellesmere Street, the block is 11 storeys. Facing south east onto Spinners Way the block is 13 storeys.

Masterplan Area/ Emerging Context

The scale of the proposals make direct reference to the buildings in immediate context to them to deliver a building massing that is comfortable in its setting. Along Ellesmere Street the street frontage ties in closely with that of Gallery Gardens, as it does along Spinners Way, facilitated by the stepping back of the upper two storeys of each block.

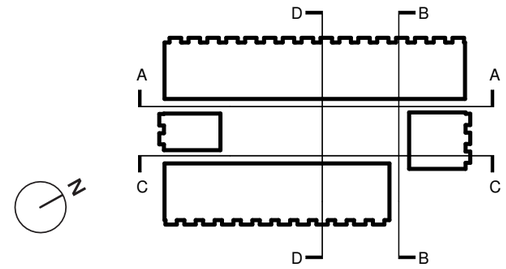
The proposals also mediate the change in scale between that of the buildings along Ellesemere Street, to the north-west and the buildings along Spinners Way/ Chester Road to the south-east.



DeTrafford Developments

1. Roof Gardens
2. St George's Gardens
3. City Gardens
4. Sky Gardens
5. Gallery Gardens
6. Phoenix Works

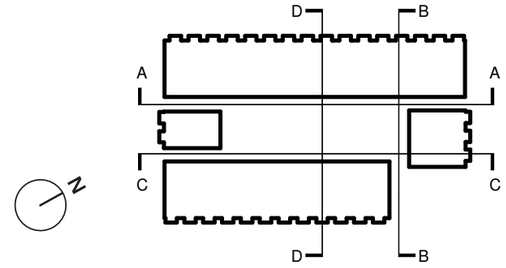
5.9 Scale



Section AA

Please note that material keys can be found within 'Appearance' alongside detailed elevational studies.

5.9 Scale



Section BB

Please note that material keys can be found within 'Appearance' alongside detailed elevational studies.

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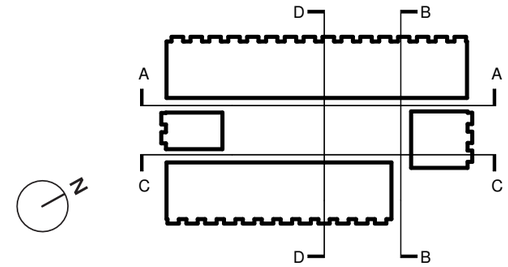
5.9 Scale



Section CC

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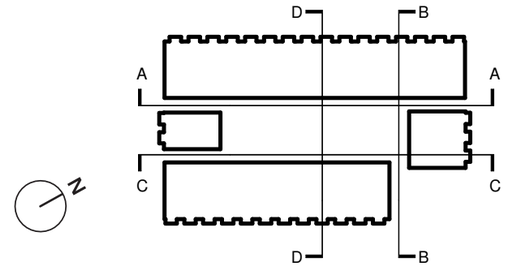

Section DD

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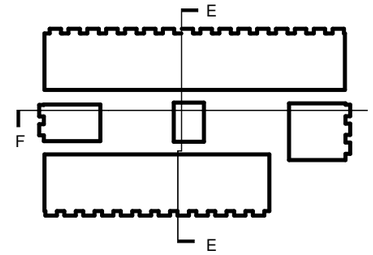

Section EE

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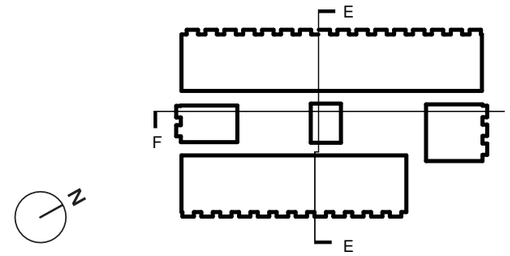
5.9 Scale

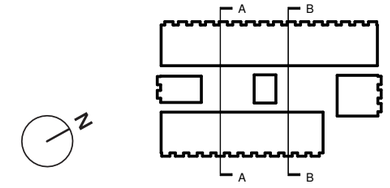
Section FF

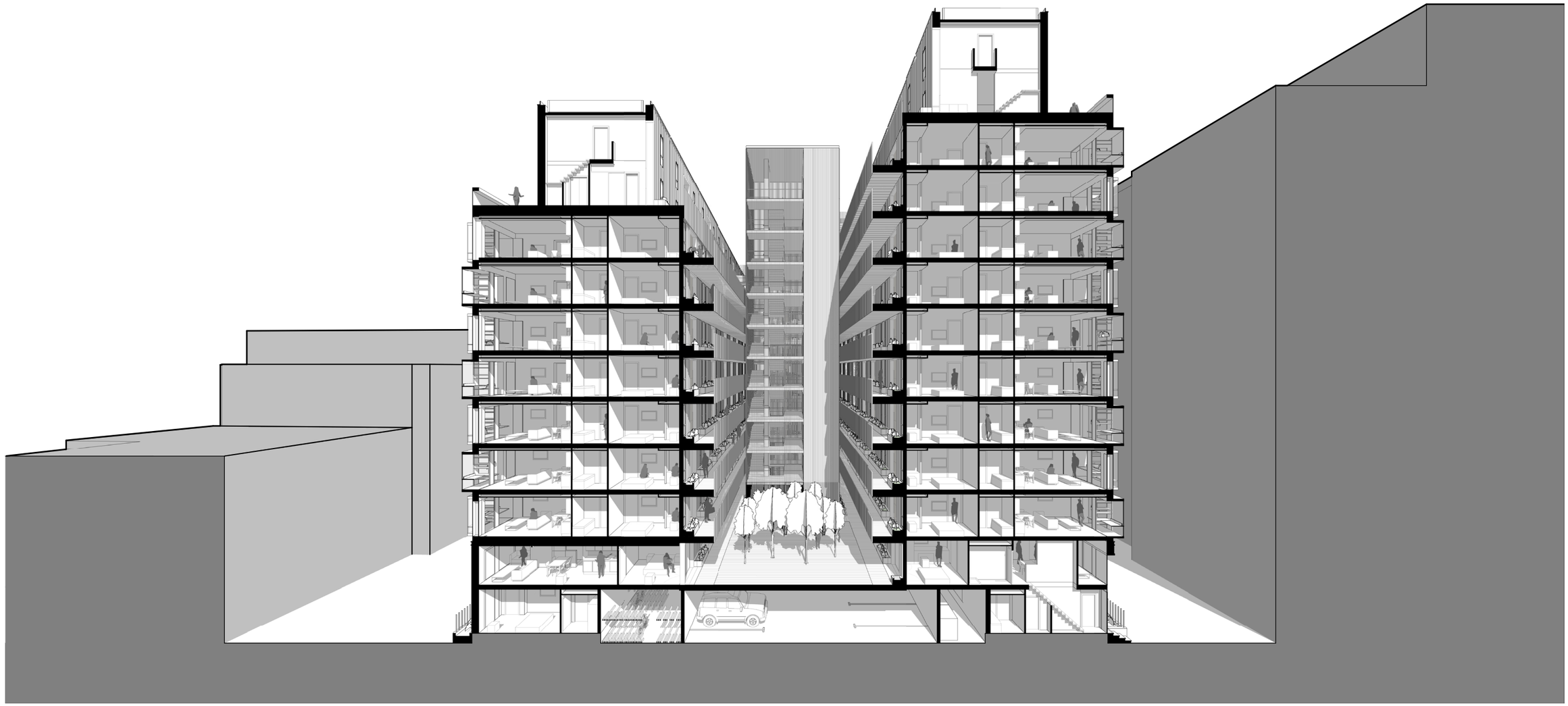


Please note that material keys can be found within 'Appearance' alongside detailed elevational studies.

5.9 Scale

Sectional Perspective AA





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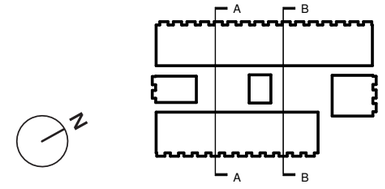
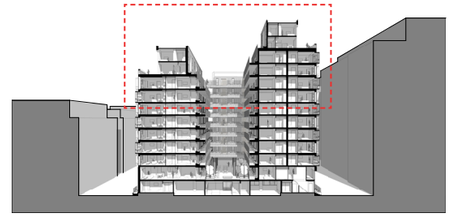
Sectional Perspective BB



5.9 Scale

Sectional Perspective BB - Crop View 1



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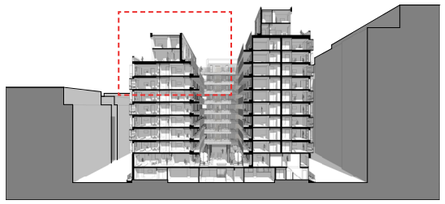
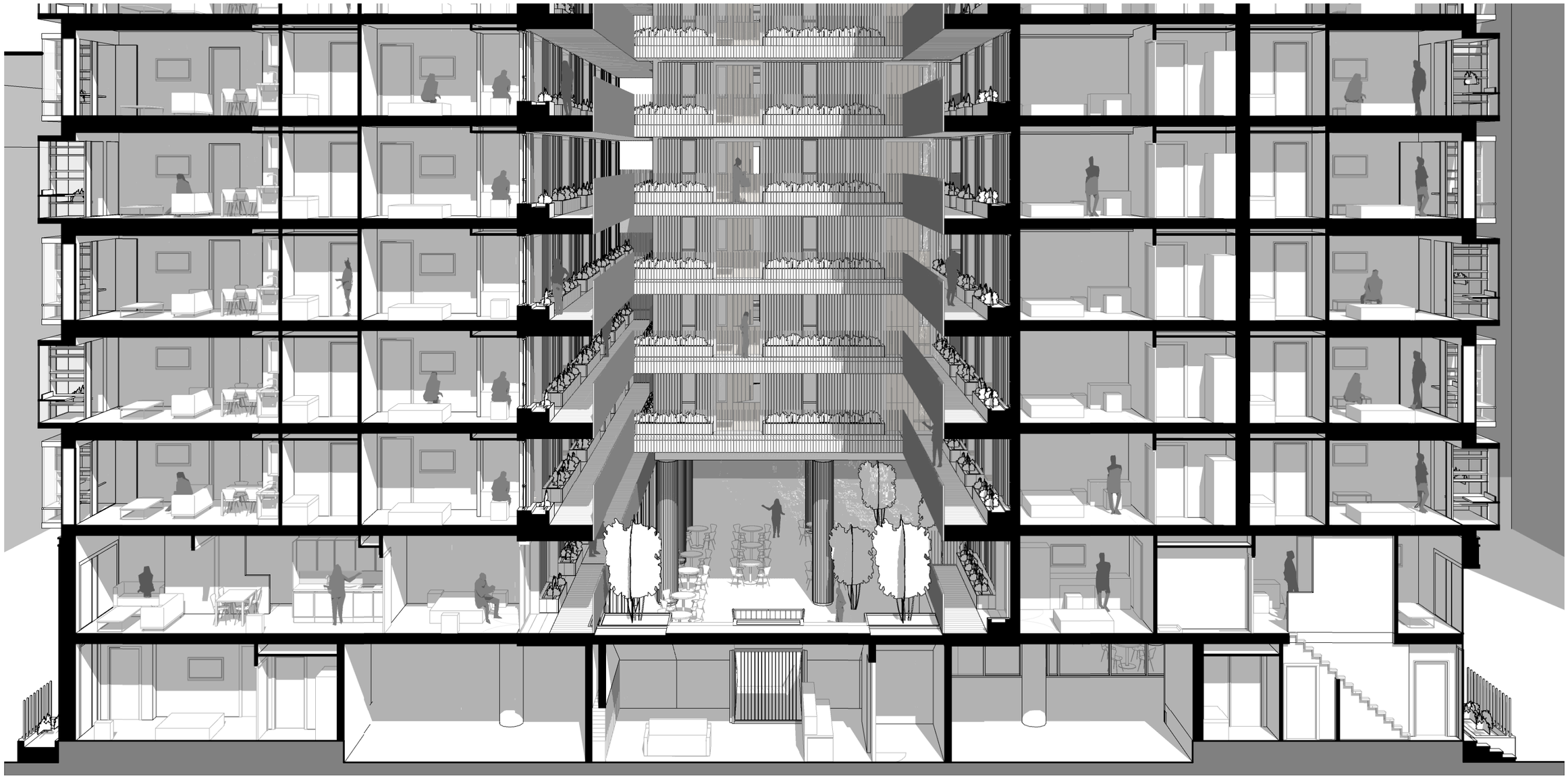


5.9 Scale

Sectional Perspective BB - Crop View 3

5.9 Scale

Sectional Perspective BB - Crop View 4



5.10 Appearance

The appearance of the proposals has been given careful consideration by the application team and has been subject to constant review during the design development process. The proposed appearance of the building is a result of consideration of multiple factors that are detailed below.

Existing and Masterplan Area Context

The existing local context surrounding the site is comprised of historic buildings, including Talbot Mill, Britannia Mills and the former Albert Mill that are across Ellesmere Street from the application site, as well as more recent additions such as Moho and Burton Place, which are also in close proximity of the site.

The area in and around the site is also undergoing significant change, and will continue to do so, as the applicant continues to deliver the environmental improvements and developments of their masterplan area that includes Roof Gardens to the north of the site, Gallery Gardens to the south of the site, and Sky Gardens to the south-east of the site.

Our analysis of this existing context highlights qualities such as:

- The use of red tones of brick and metals within the historic buildings and conservation area.
- Repetitive and well-proportioned fenestration.
- Ordered and considered elevational arrangements which includes buildings that have a 'top, middle and bottom'.

In addition, our analysis of the history of the site also found that historically, amongst the industrial uses located around the site a Brass Foundry was present. In a nod to this history, Phoenix Works includes Bronze coloured cladding as a primary external material – both Brass and Bronze are copper alloys.

Initial key responses to this context include:

- Establishing a 'top, middle and bottom' as part of an overall considered rationale to the form of the building, as explained within 'Concept Design' that relates to the function of the building.
- Establishing an overarching materiality strategy that includes the provision of high-quality materials that match the neighbouring conservation area for outward facing elevations.

The result of these considerations and their application to the appearance of Phoenix Works is the introduction of a new building that is in visual harmony with the existing and emerging context of its site.

Direct Functional Response

The appearance of the building is also a direct functional response to the programme of accommodation within it. The appearance is bound within the conceptual design rationale noted within this document.

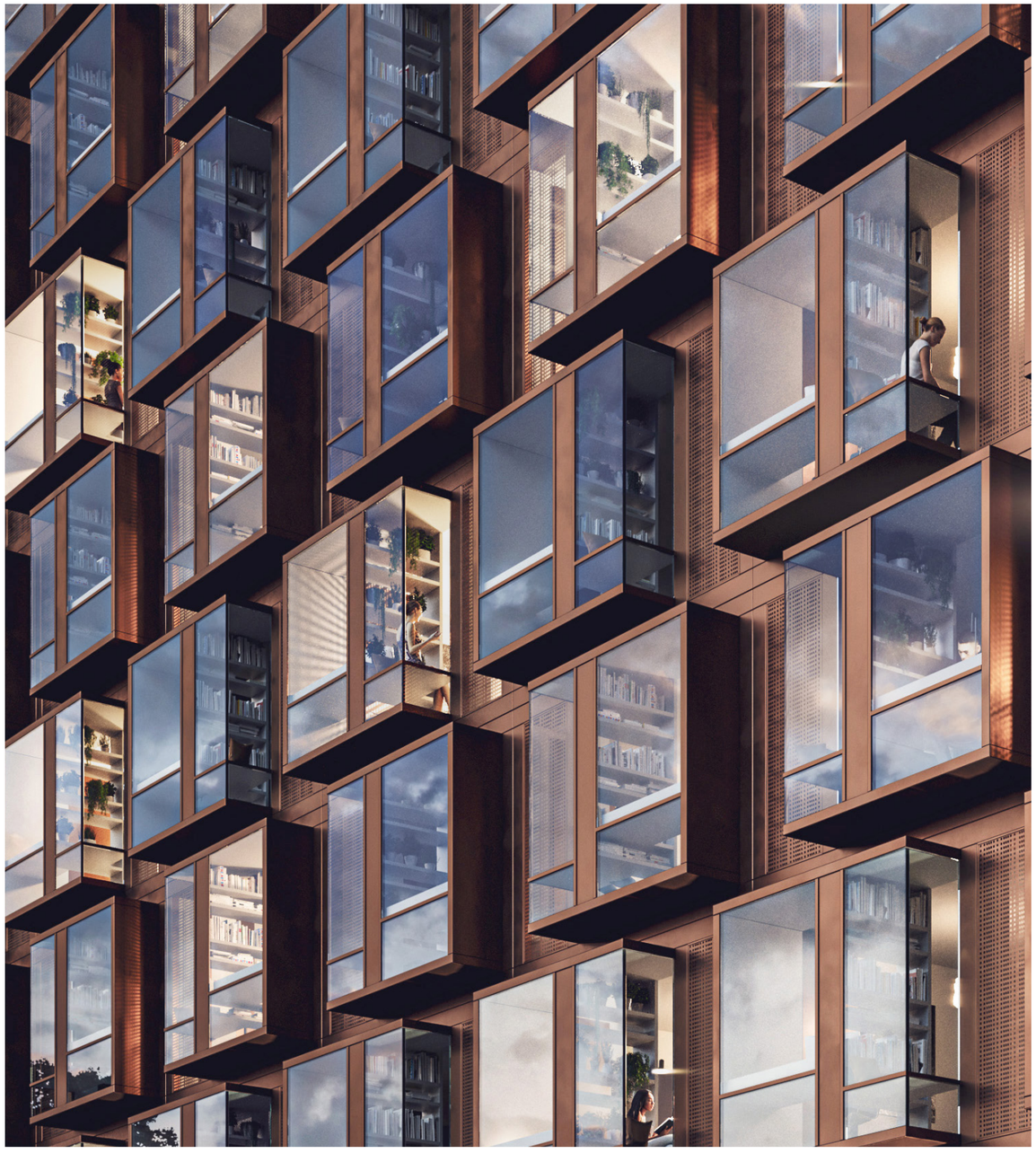
This includes the provision of projecting window modules that accommodate a working from home area for residents. This module is bronze coloured with full height glazing incorporated as part of it. Modules are arranged in an ordered manner, carefully proportioned and set-out in relation to the unifying grid of the project. The projecting modules contribute to the three-dimensional quality of Phoenix Works, offering a changing quality to the appearance of the building as you move around it. This changing quality is often found in historic buildings and is further reinforced by the changing light and shadows across the building as the sun moves throughout the day.

A Unifying Grid

Phoenix Works is planned around a functional grid with apartment layouts arranged to it. The appearance of Phoenix Works also relates to this grid. The window module is one grid wide and other components are set out to modules of the grid, such as the width of pleating to the townhouses, penthouses and courtyard facing facades, balustrades, walkways and soffits. Horizontal lines also line through as much as possible.

The overall effect of working to this unifying grid in conjunction with the careful consideration of proportion and the use of a limited, high quality material palette is an appearance for Phoenix Works that is both calming and timeless.

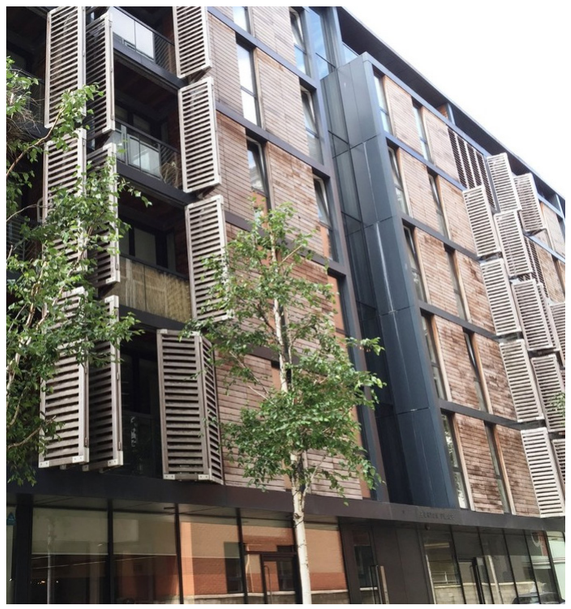
Detailed drawing information and CGI visualisations are provided within this section to assist in understanding the proposed appearance of Phoenix Works. This includes detailed bay elevations to convey how all parts of the buildings will appear.



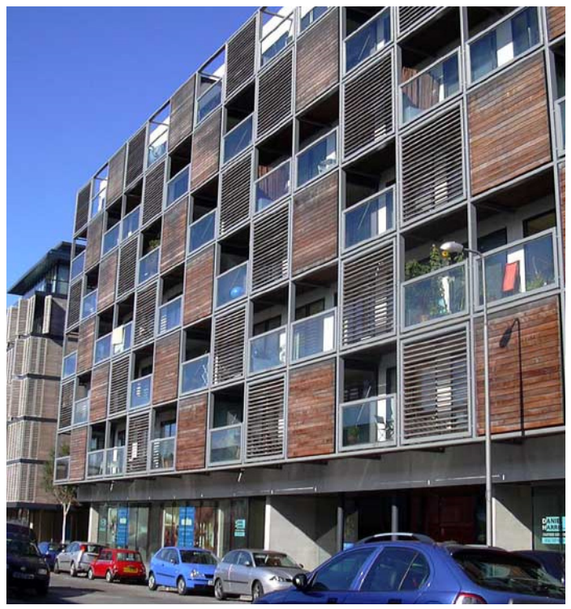
CGI Visualisation of the proposed facade which includes bronze, protruding window bays that accommodate a working from home area for residents.

5.10 Appearance

Existing Context



Burton Place



Moho

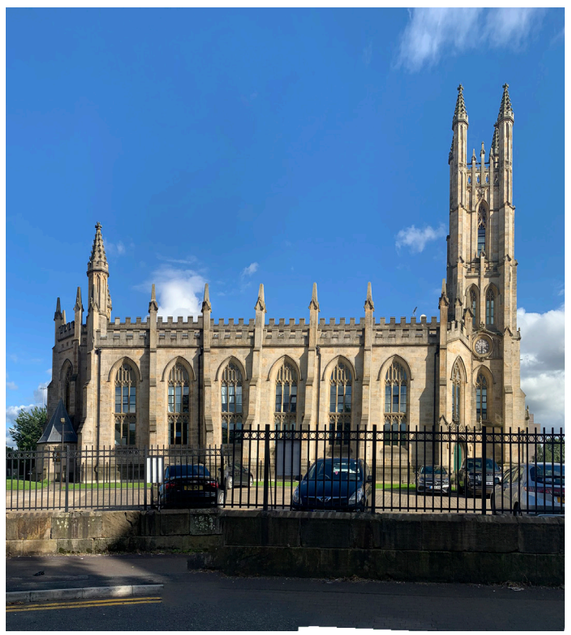
Dot Motor Cycles

Albert Mills

Britannia Mills

Talbot Mills

Railway Bridge



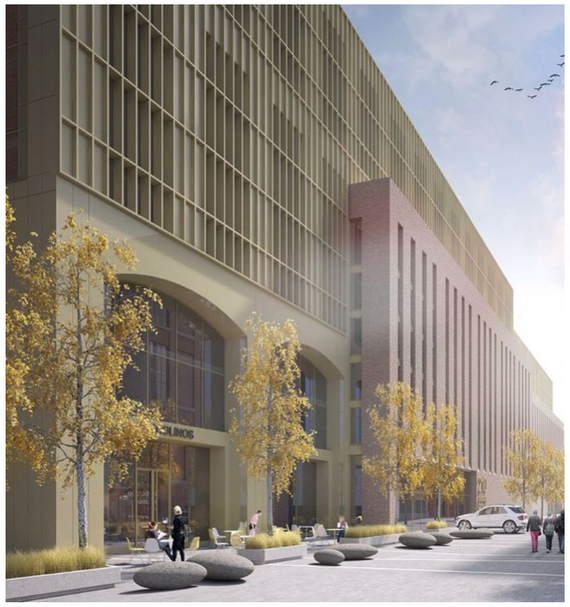
St George's Church

5.10 Appearance

Masterplan Area Context

Roof Gardens

Roof Gardens



Sky Gardens

St George's Gardens

Gallery Gardens

City Gardens

City Gardens

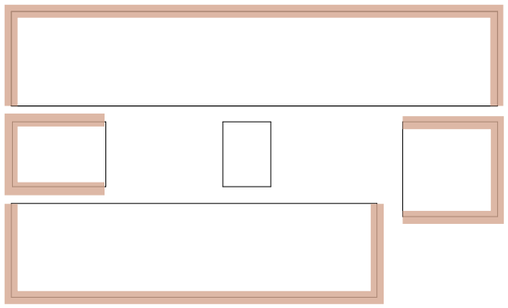
St George's Gardens

5.10 Appearance

Historic Brass Foundry (1932)

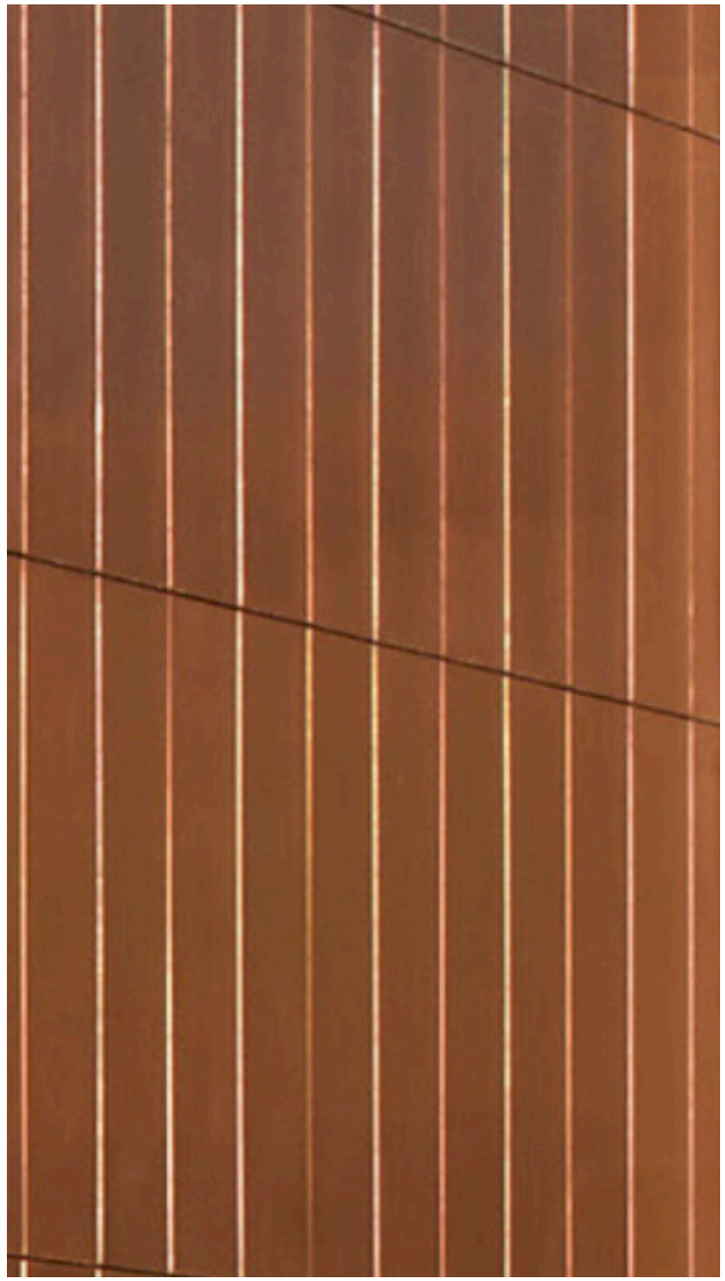
5.10 Appearance

Materiality - Outward Facing

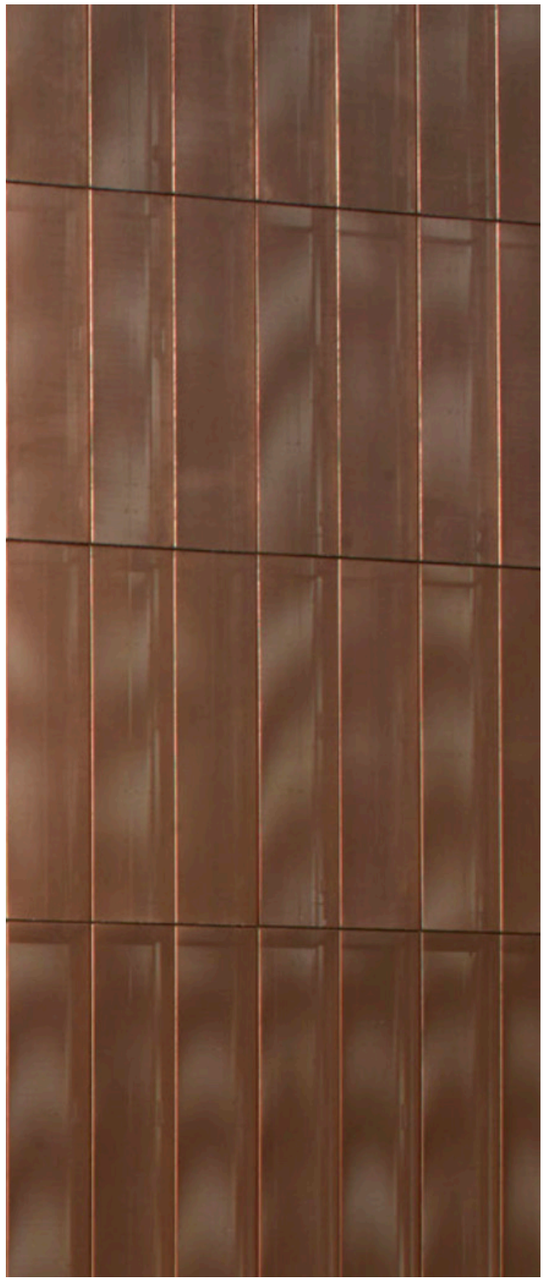


High quality materials that tonally match the neighbouring conservation area.

Solid Bronze Cladding



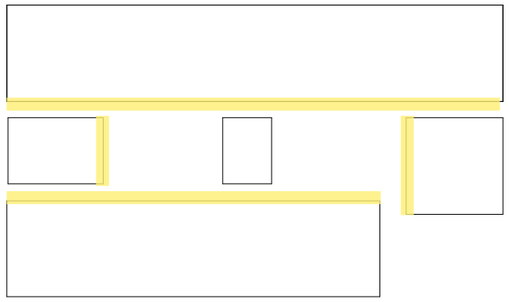
Perforated Bronze Cladding



Pleated Sandstone/ Concrete

5.10 Appearance

Materiality - Inward Facing

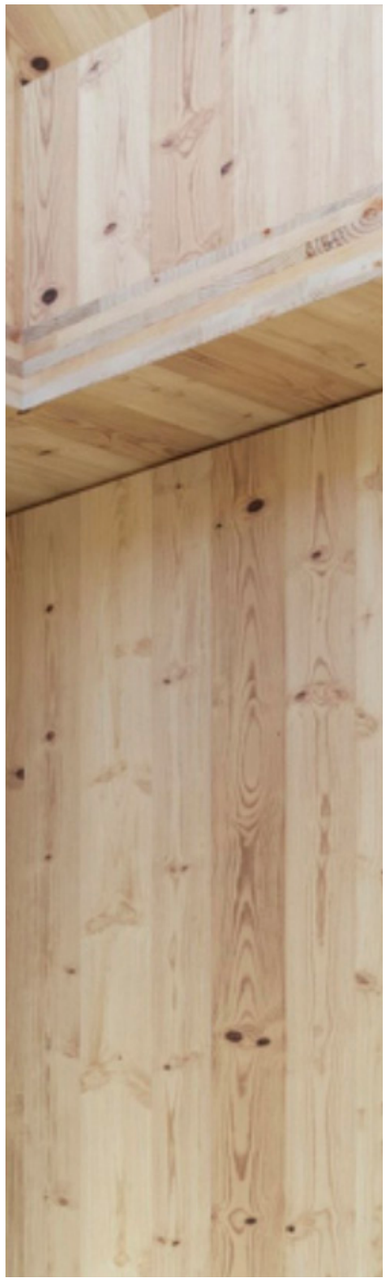


A warm material palette to promote sense of wellbeing in the interior

Glazed Terracotta

Coloured Metal

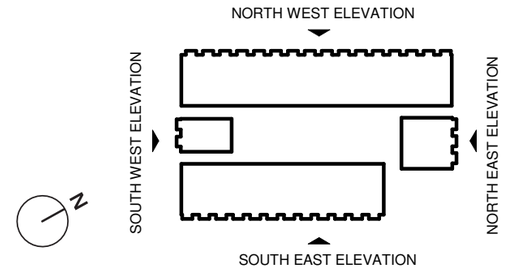
Timber



5.10 Appearance

South-East (Spinners Way) Elevation

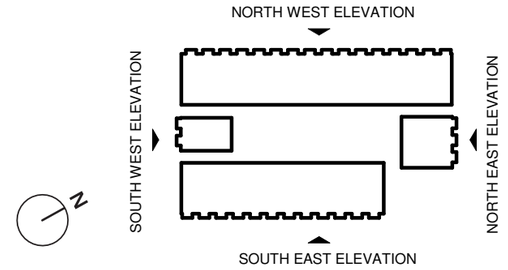
Please note that material keys can be found within this section alongside detailed elevational studies.



5.10 Appearance

North-West (Ellesmere Street) Elevation

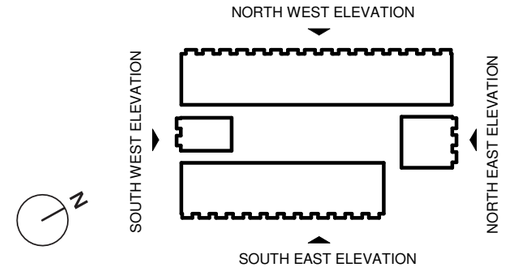
Please note that material keys can be found within this section alongside detailed elevational studies.



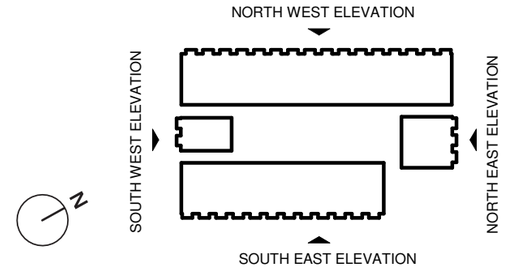
5.10 Appearance

North-East (Bentinck Street) Elevation

Please note that material keys can be found within this section alongside detailed elevational studies.



5.10 Appearance

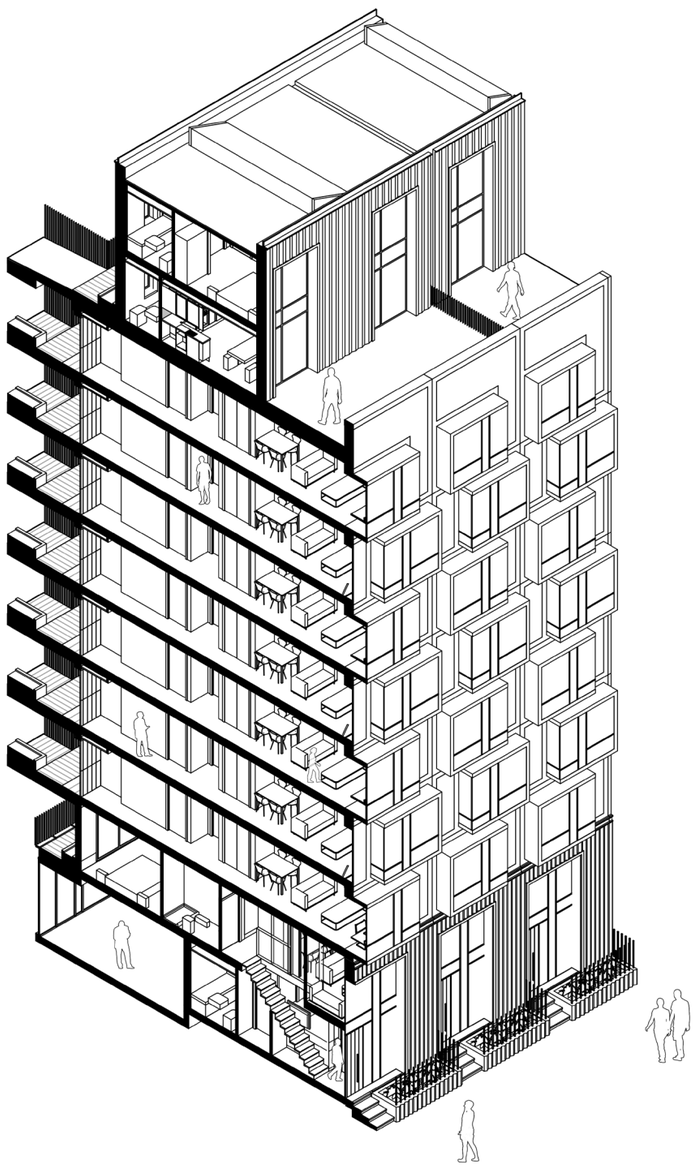


South-West (Gallery Gardens) Elevation

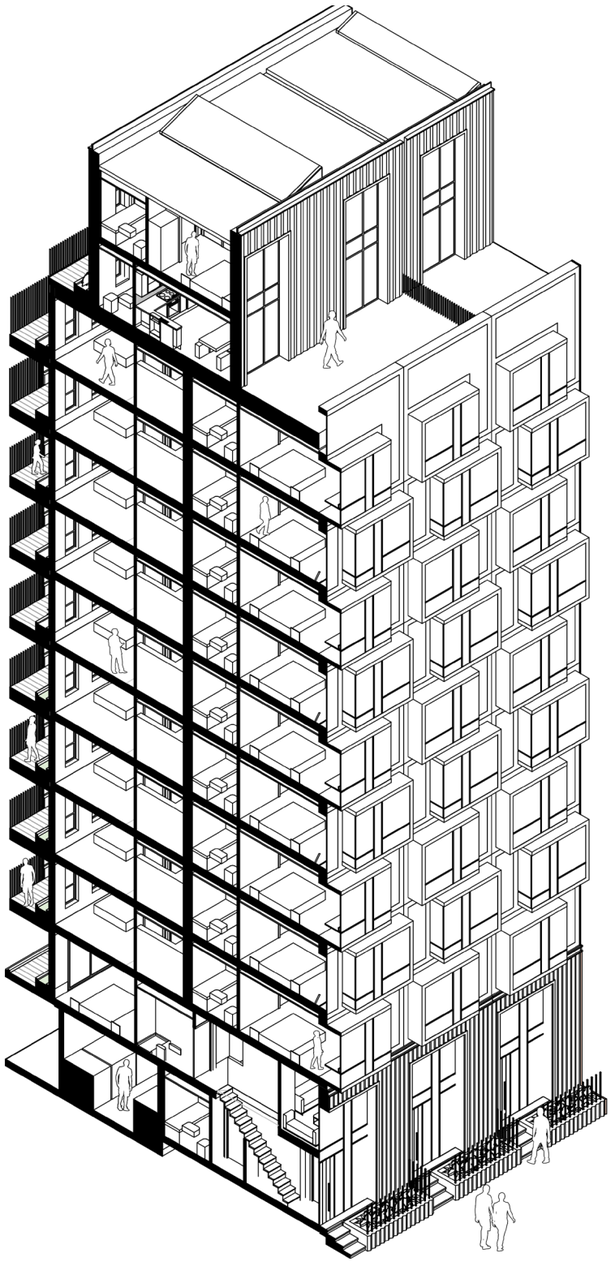
Please note that material keys can be found within this section alongside detailed elevational studies.

5.10 Appearance

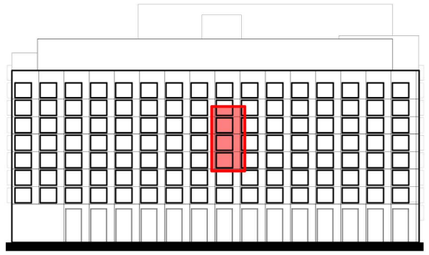
Ellesmere Street



Spinners Way



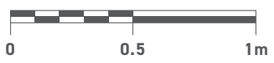
5.10 Appearance

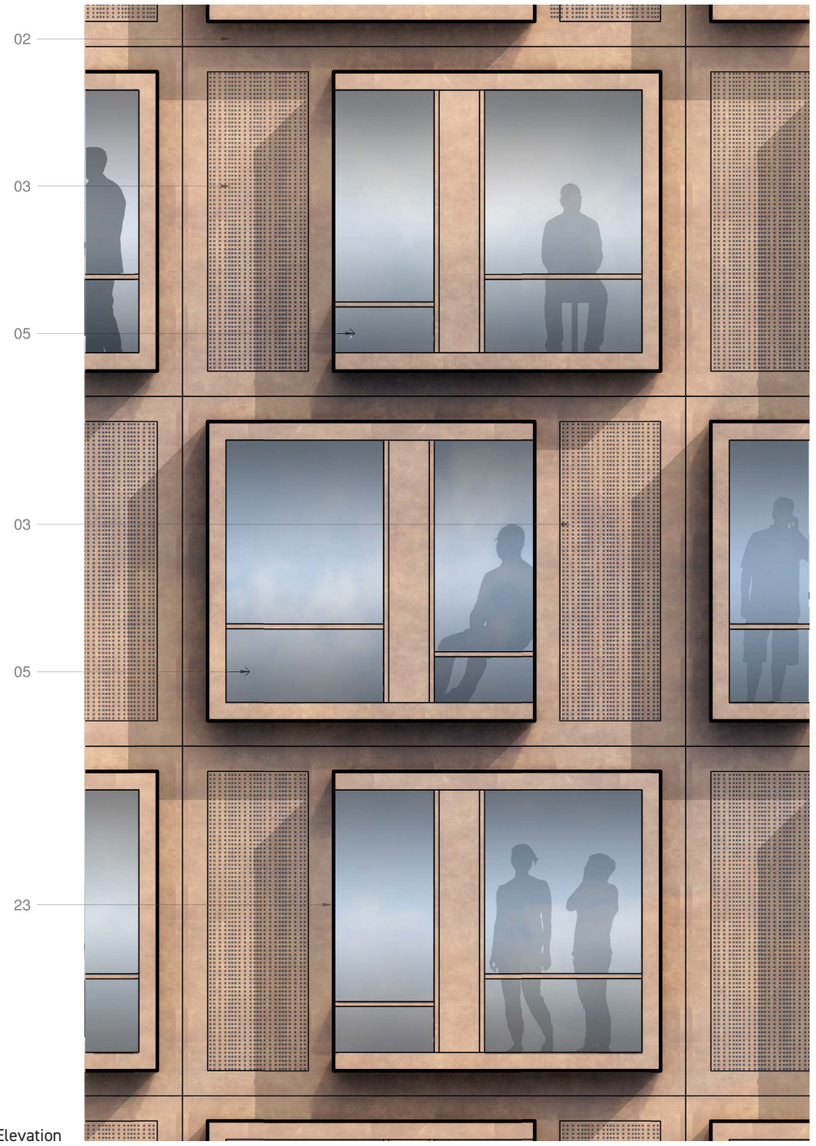


Key Elevation

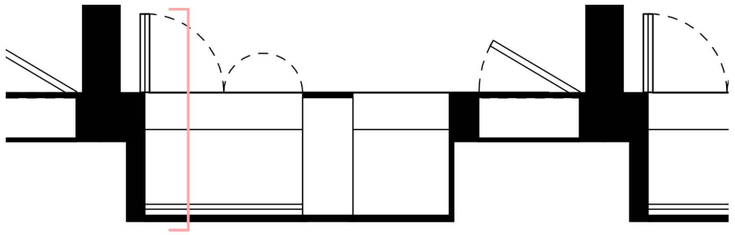
Materials

1. Pleated concrete cladding, colour: red sandstone.
2. Bronze coloured cladding.
3. Bronze coloured cladding: perforated.
4. Pleated bronze coloured cladding: perforated.
5. Projecting working from home bay window module, mullions and transoms: bronze coloured.
6. Pleated terracotta cladding, colour: white.
7. Metal balustrade, colour: white.
8. Metal fins, colour: white.
9. Vertical Circulation core. Concrete, colour: red sandstone.
10. Entrance steps. Concrete, colour: red sandstone.
11. Planter. Ceramic tile clad, colour: buff.
12. Walkway. Ceramic floor tile, colour: buff.
13. Apartment entrance door. Timber, stable door. Terracotta frame, colour: white. Metal handle, colour white. Integrated timber 'Stoop' seat.
14. Apartment entrance door. Metal, colour: bronze.
15. Soffit above walkways. Perforated metal, colour: buff.
16. Windows, metal frames, colour: white.
17. Curtain wall glazing, transom and mullions colour: bronze. Mullions deeper than transoms.
18. Balustrade, colour: Bronze.
19. Window module, mullions and transoms: bronze coloured.
20. Metal fins, colour: Bronze.
21. Vertical Circulation core. Vertical metal fins, colour: white.
22. Commercial Signage to appear behind the glazing line, internally within the unit.
23. Glass to glass, frameless return.
24. Pre-cast pleated concrete columns, colour: red sandstone.
25. Pleated concrete, colour: red sandstone, incorporating red sandstone through-coloured concrete steps.
26. Expressed portal frame to townhouse entrances, colour: Bronze.
27. Metal threshold channel between pleated concrete and window modules, colour: bronze.

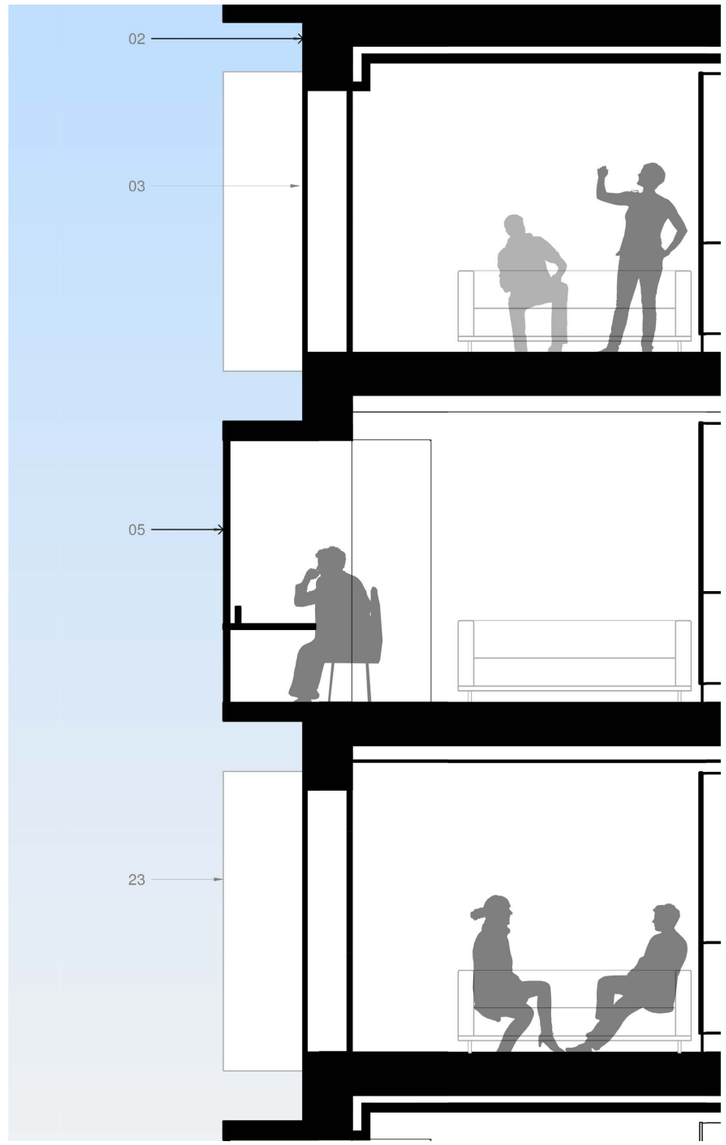




Elevation



Plan



Section

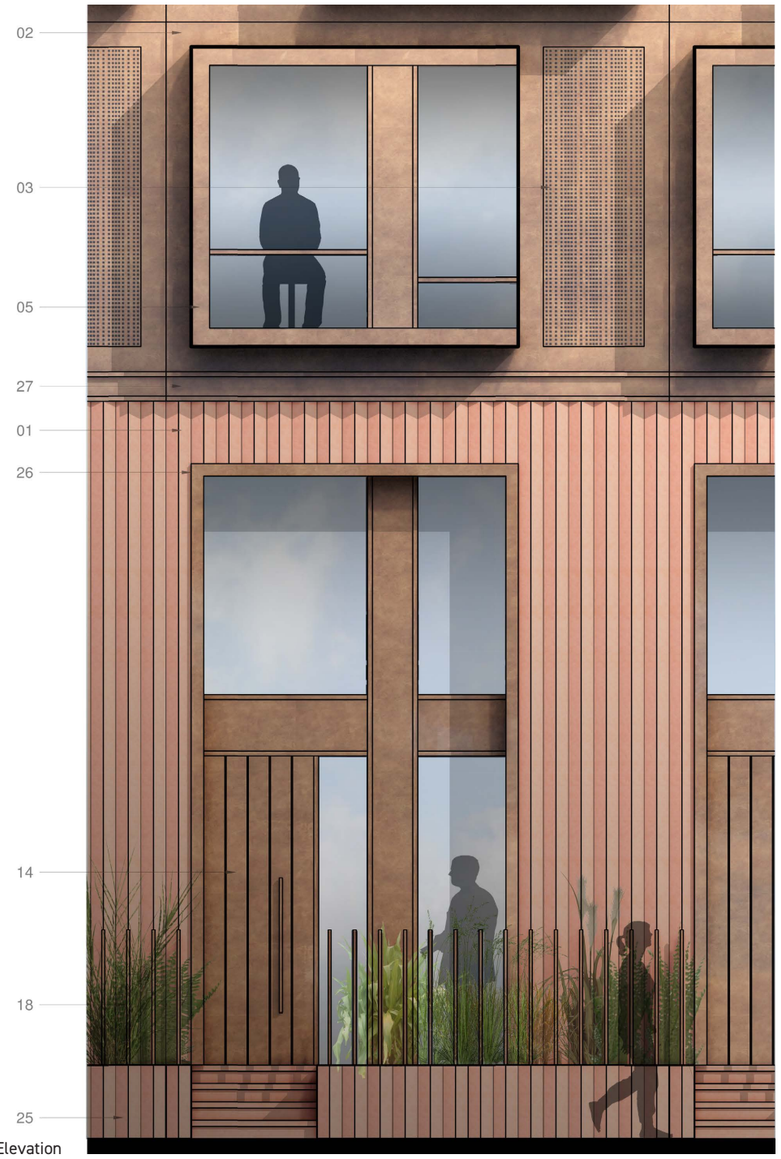
5.10 Appearance

Key Elevation

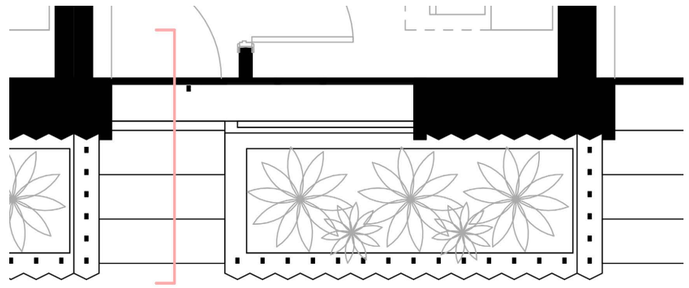
Materials

1. Pleated concrete cladding, colour: red sandstone.
2. Bronze coloured cladding.
3. Bronze coloured cladding: perforated.
4. Pleated bronze coloured cladding: perforated.
5. Projecting working from home bay window module, mullions and transoms: bronze coloured.
6. Pleated terracotta cladding, colour: white.
7. Metal balustrade, colour: white.
8. Metal fins, colour: white.
9. Vertical Circulation core. Concrete, colour: red sandstone.
10. Entrance steps. Concrete, colour: red sandstone.
11. Planter. Ceramic tile clad, colour: buff.
12. Walkway. Ceramic floor tile, colour: buff.
13. Apartment entrance door. Timber, stable door. Terracotta frame, colour: white. Metal handle, colour white. Integrated timber 'Stoop' seat.
14. Apartment entrance door. Metal, colour: bronze.
15. Soffit above walkways. Perforated metal, colour: buff.
16. Windows, metal frames, colour: white.
17. Curtain wall glazing, transom and mullions colour: bronze. Mullions deeper than transoms.
18. Balustrade, colour: Bronze.
19. Window module, mullions and transoms: bronze coloured.
20. Metal frame to penthouse curtain wall glazing, colour: bronze.
21. Vertical Circulation core. Vertical metal fins, colour: white.
22. Commercial Signage to appear behind the glazing line, internally within the unit.
23. Glass to glass, frameless return.
24. Pre-cast pleated concrete columns, colour: red sandstone.
25. Pleated concrete, colour: red sandstone, incorporating red sandstone through-coloured concrete steps.
26. Expressed portal frame to townhouse entrances, colour: Bronze.
27. Metal threshold channel between pleated concrete and window modules, colour: bronze.

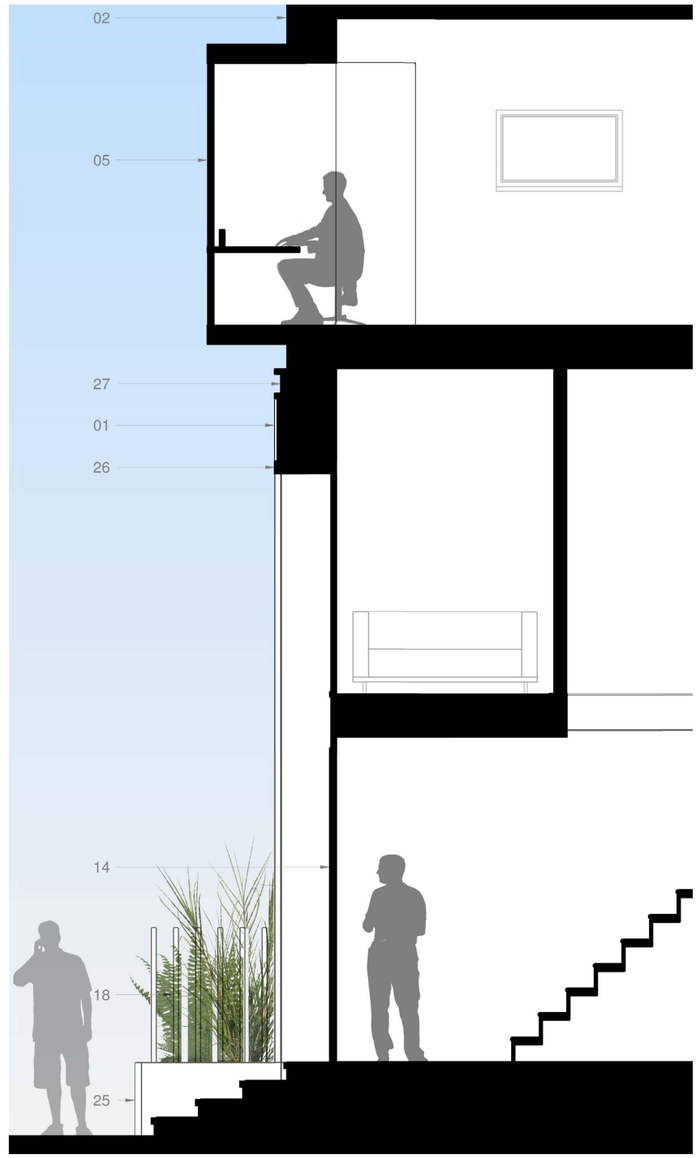
0 0.5 1m



Elevation



Plan



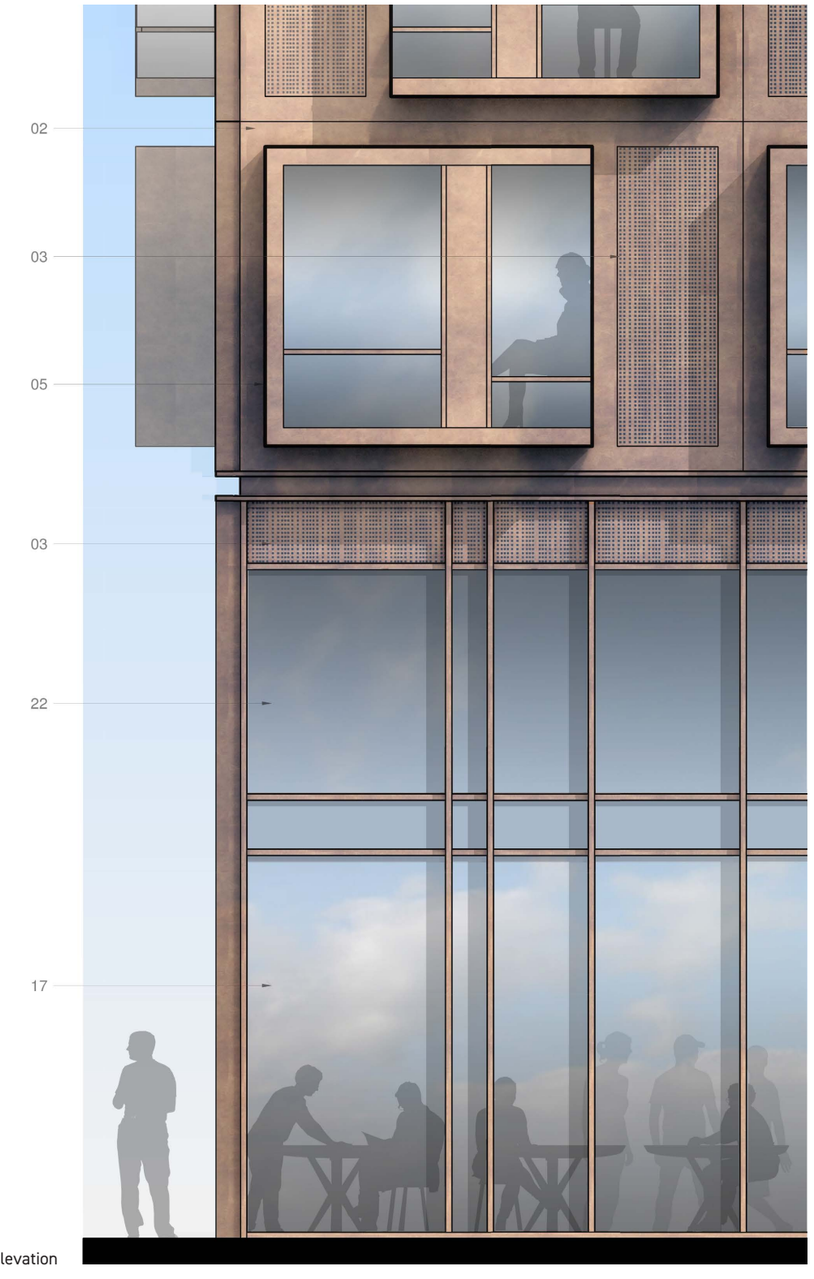
Section

5.10 Appearance

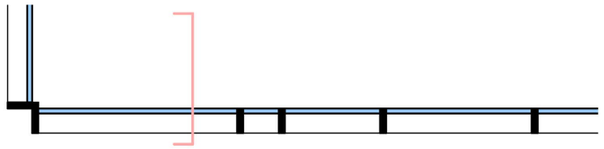
Key Elevation

Materials

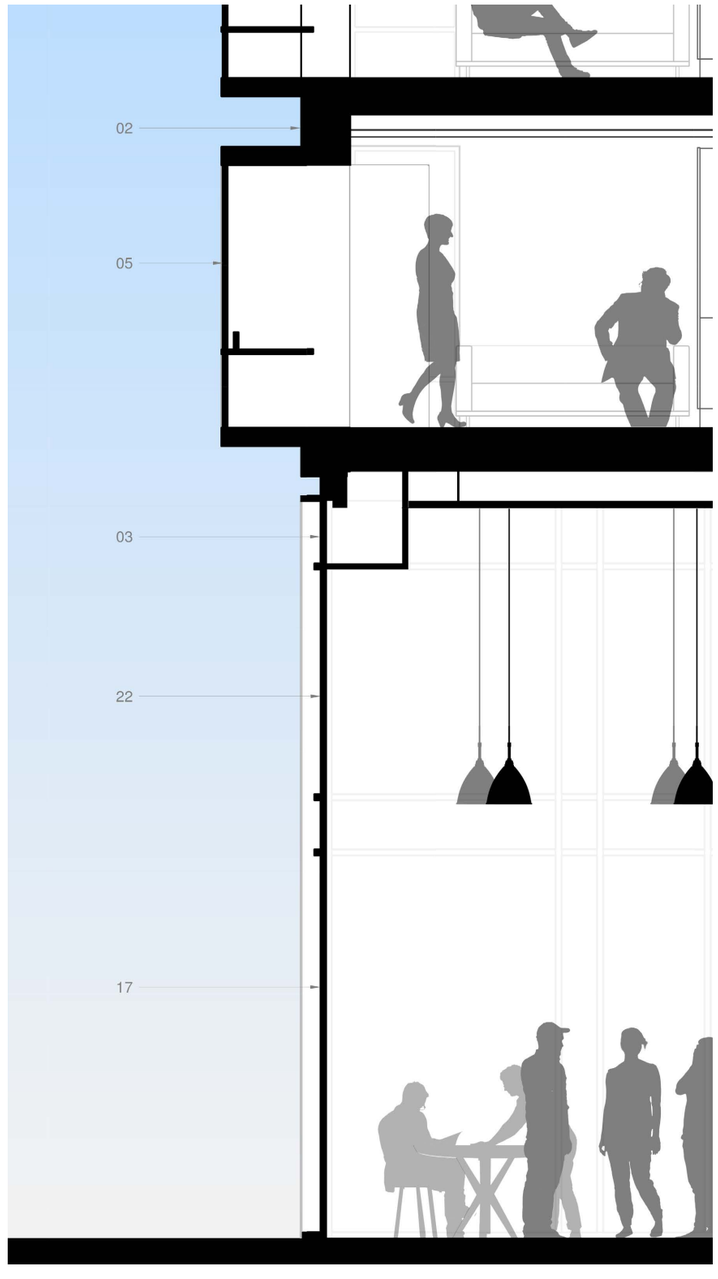
1. Pleated concrete cladding, colour: red sandstone.
2. Bronze coloured cladding.
3. Bronze coloured cladding: perforated.
4. Pleated bronze coloured cladding: perforated.
5. Projecting working from home bay window module, mullions and transoms: bronze coloured.
6. Pleated terracotta cladding, colour: white.
7. Metal balustrade, colour: white.
8. Metal fins, colour: white.
9. Vertical Circulation core. Concrete, colour: red sandstone.
10. Entrance steps. Concrete, colour: red sandstone.
11. Planter. Ceramic tile clad, colour: buff.
12. Walkway. Ceramic floor tile, colour: buff.
13. Apartment entrance door. Timber, stable door. Terracotta frame, colour: white. Metal handle, colour white. Integrated timber 'Stoop' seat.
14. Apartment entrance door. Metal, colour: bronze.
15. Soffit above walkways. Perforated metal, colour: buff.
16. Windows, metal frames, colour: white.
17. Curtain wall glazing, transom and mullions colour: bronze. Mullions deeper than transoms.
18. Balustrade, colour: Bronze.
19. Window module, mullions and transoms: bronze coloured.
20. Metal frame to penthouse curtain wall glazing, colour: bronze.
21. Vertical Circulation core. Vertical metal fins, colour: white.
22. Commercial Signage to appear behind the glazing line, internally within the unit.
23. Glass to glass, frameless return.
24. Pre-cast pleated concrete columns, colour: red sandstone.
25. Pleated concrete, colour: red sandstone, incorporating red sandstone through-coloured concrete steps.
26. Expressed portal frame to townhouse entrances, colour: Bronze.
27. Metal threshold channel between pleated concrete and window modules, colour: bronze.



Elevation

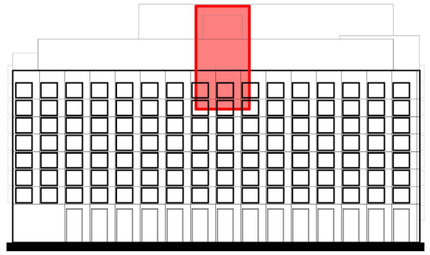


Plan



Section

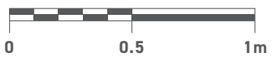
5.10 Appearance



Key Elevation

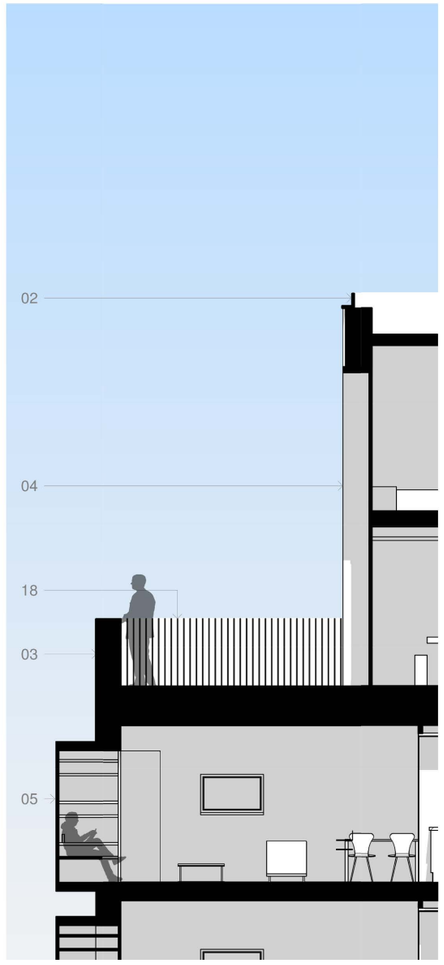
Materials

1. Pleated concrete cladding, colour: red sandstone.
2. Bronze coloured cladding.
3. Bronze coloured cladding: perforated.
4. Pleated bronze coloured cladding: perforated.
5. Projecting working from home bay window module, mullions and transoms: bronze coloured.
6. Pleated terracotta cladding, colour: white.
7. Metal balustrade, colour: white.
8. Metal fins, colour: white.
9. Vertical Circulation core. Concrete, colour: red sandstone.
10. Entrance steps. Concrete, colour: red sandstone.
11. Planter. Ceramic tile clad, colour: buff.
12. Walkway. Ceramic floor tile, colour: buff.
13. Apartment entrance door. Timber, stable door. Terracotta frame, colour: white. Metal handle, colour white. Integrated timber 'Stoop' seat.
14. Apartment entrance door. Metal, colour: bronze.
15. Soffit above walkways. Perforated metal, colour: buff.
16. Windows, metal frames, colour: white.
17. Curtain wall glazing, transom and mullions colour: bronze. Mullions deeper than transoms.
18. Balustrade, colour: Bronze.
19. Window module, mullions and transoms: bronze coloured.
20. Metal frame to penthouse curtain wall glazing, colour: bronze.
21. Vertical Circulation core. Vertical metal fins, colour: white.
22. Commercial Signage to appear behind the glazing line, internally within the unit.
23. Glass to glass, frameless return.
24. Pre-cast pleated concrete columns, colour: red sandstone.
25. Pleated concrete, colour: red sandstone, incorporating red sandstone through-coloured concrete steps.
26. Expressed portal frame to townhouse entrances, colour: Bronze.
27. Metal threshold channel between pleated concrete and window modules, colour: bronze.

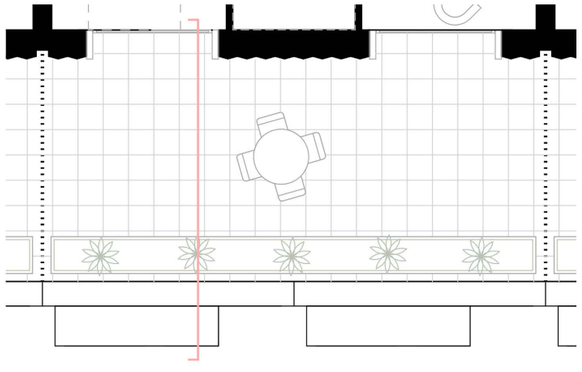


Elevation

Elevation/ Section



Section



Plan

5.10 Appearance

Inward (Courtyard) Facing

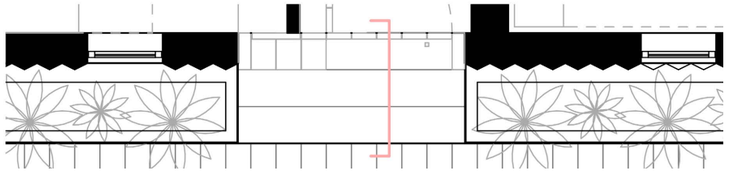
Key Elevation

Materials

1. Pleated concrete cladding, colour: red sandstone.
2. Bronze coloured cladding.
3. Bronze coloured cladding: perforated.
4. Pleated bronze coloured cladding: perforated.
5. Projecting working from home bay window module, mullions and transoms: bronze coloured.
6. Pleated terracotta cladding, colour: white.
7. Metal balustrade, colour: white.
8. Metal fins, colour: white.
9. Vertical Circulation core. Concrete, colour: red sandstone.
10. Entrance steps. Concrete, colour: red sandstone.
11. Planter. Ceramic tile clad, colour: buff.
12. Walkway. Ceramic floor tile, colour: buff.
13. Apartment entrance door. Timber, stable door. Terracotta frame, colour: white. Metal handle, colour white. Integrated timber 'Stoop' seat.
14. Apartment entrance door. Metal, colour: bronze.
15. Soffit above walkways. Perforated metal, colour: buff.
16. Windows, metal frames, colour: white.
17. Curtain wall glazing, transom and mullions colour: bronze. Mullions deeper than transoms.
18. Balustrade, colour: Bronze.
19. Window module, mullions and transoms: bronze coloured.
20. Metal frame to penthouse curtain wall glazing, colour: bronze.
21. Vertical Circulation core. Vertical metal fins, colour: white.
22. Commercial Signage to appear behind the glazing line, internally within the unit.
23. Glass to glass, frameless return.
24. Pre-cast pleated concrete columns, colour: red sandstone.
25. Pleated concrete, colour: red sandstone, incorporating red sandstone through-coloured concrete steps.
26. Expressed portal frame to townhouse entrances, colour: Bronze.
27. Metal threshold channel between pleated concrete and window modules, colour: bronze.

0 0.5 1m

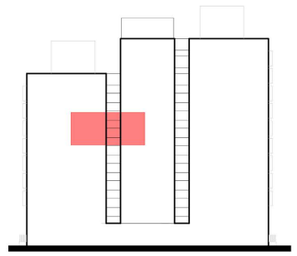
Elevation



Plan

Section

5.10 Appearance



Key Elevation

Materials

1. Pleated concrete cladding, colour: red sandstone.
2. Bronze coloured cladding.
3. Bronze coloured cladding: perforated.
4. Pleated bronze coloured cladding: perforated.
5. Projecting working from home bay window module, mullions and transoms: bronze coloured.
6. Pleated terracotta cladding, colour: white.
7. Metal balustrade, colour: white.
8. Metal fins, colour: white.
9. Vertical Circulation core. Concrete, colour: red sandstone.
10. Entrance steps. Concrete, colour: red sandstone.
11. Planter. Ceramic tile clad, colour: buff.
12. Walkway. Ceramic floor tile, colour: buff.
13. Apartment entrance door. Timber, stable door. Terracotta frame, colour: white. Metal handle, colour white. Integrated timber 'Stoop' seat.
14. Apartment entrance door. Metal, colour: bronze.
15. Soffit above walkways. Perforated metal, colour: buff.
16. Windows, metal frames, colour: white.
17. Curtain wall glazing, transom and mullions colour: bronze. Mullions deeper than transoms.
18. Balustrade, colour: Bronze.
19. Window module, mullions and transoms: bronze coloured.
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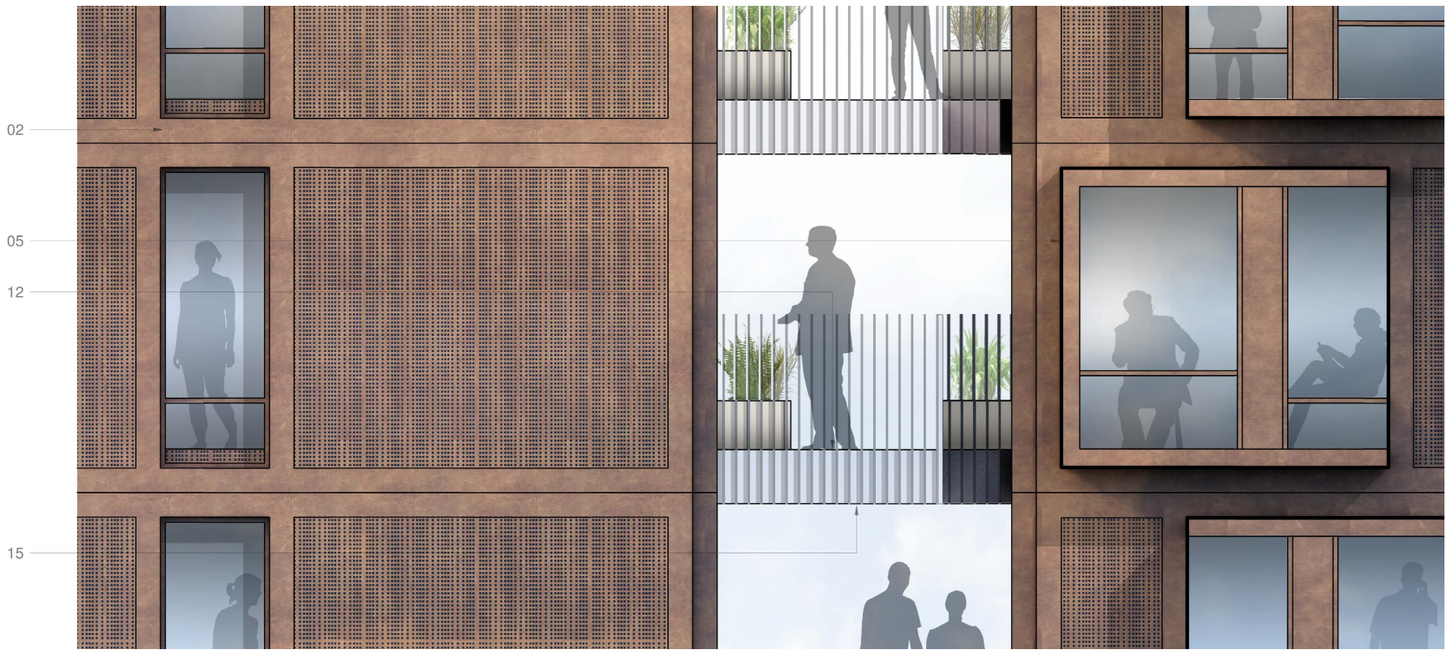
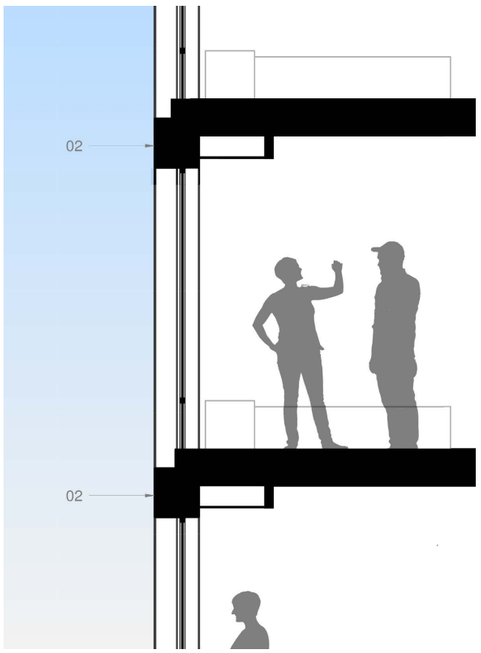
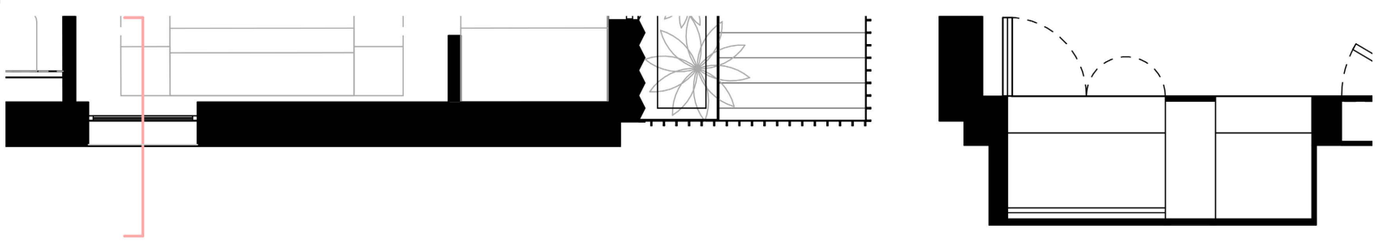
25. Pleated concrete, colour: red sandstone, incorporating red sandstone through-coloured concrete steps.
26. Expressed portal frame to townhouse entrances, colour: Bronze.
27. Metal threshold channel between pleated concrete and window modules, colour: bronze.



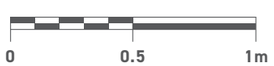
Elevation



Section



Plan



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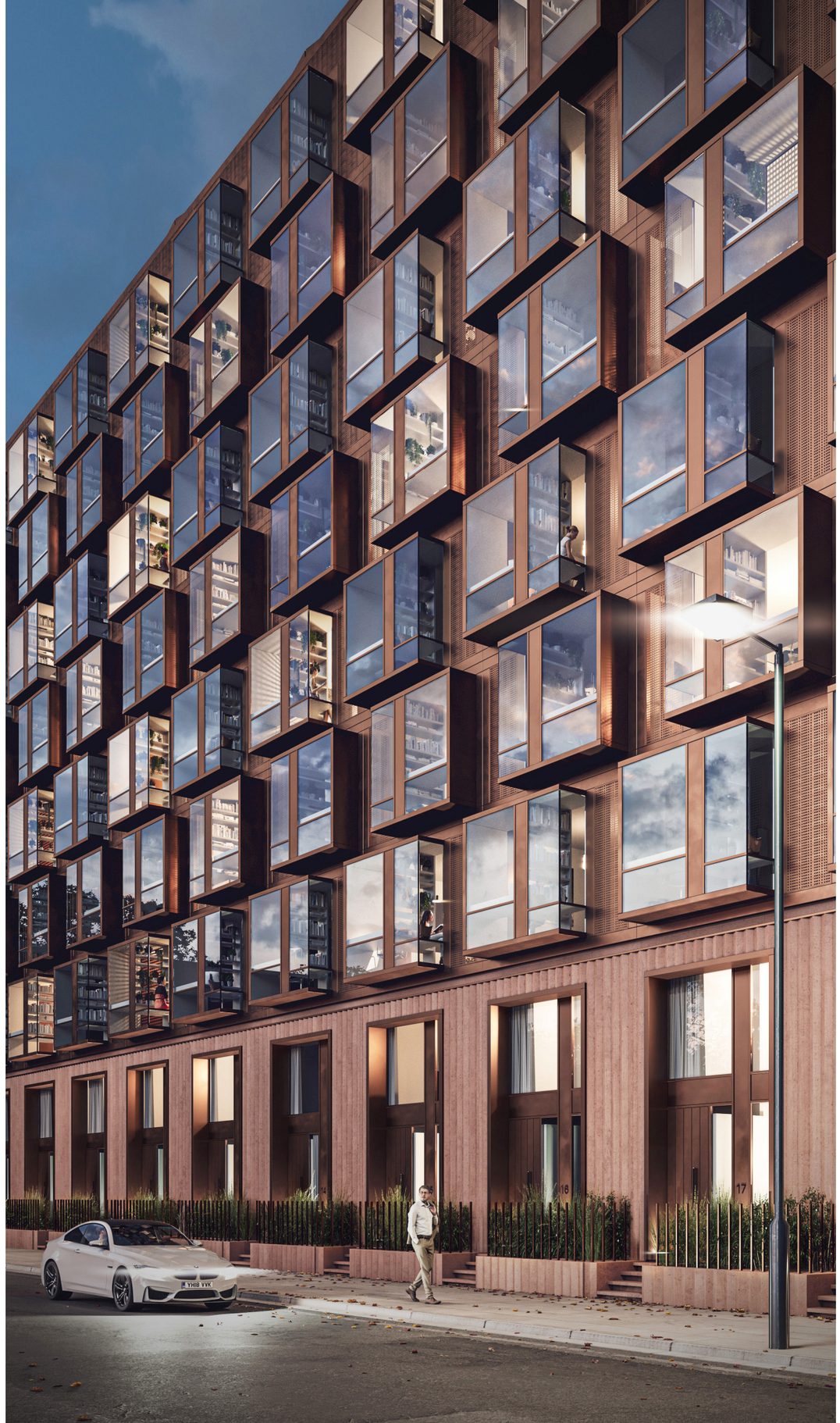
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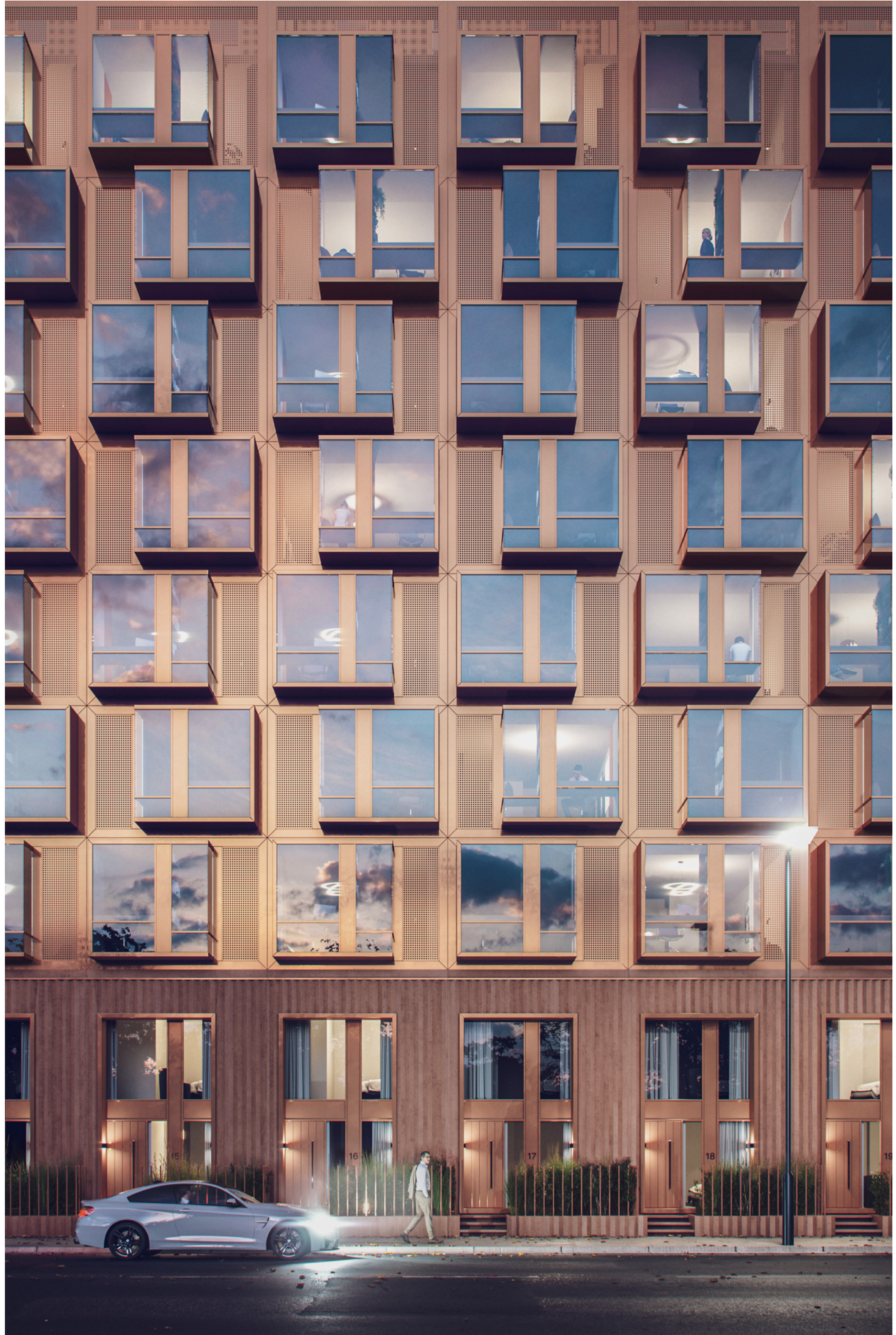
YH18 VYK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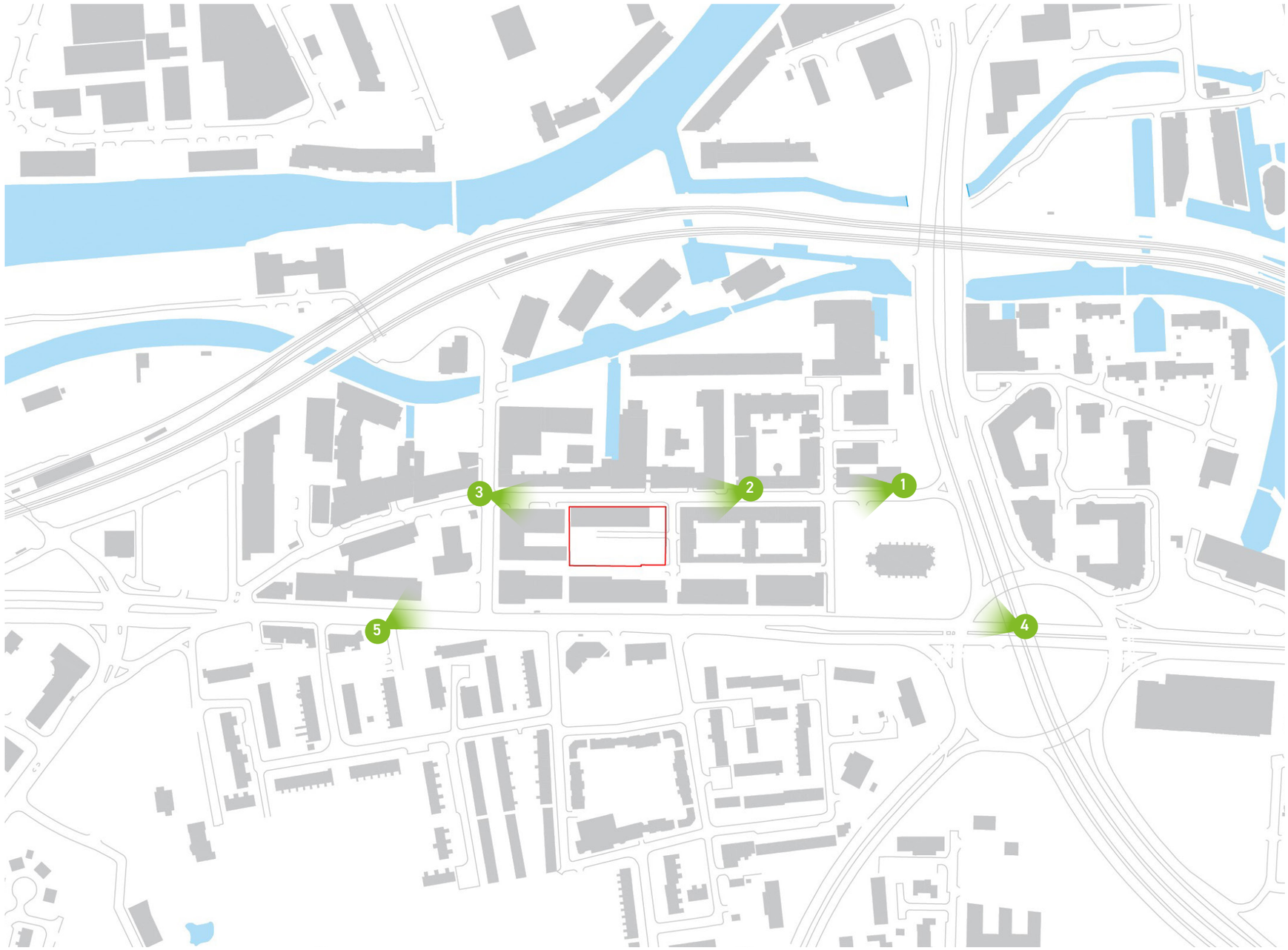
5.11 Townscape Impact

A Tall Buildings Statement has been prepared and submitted in support of this application. The layout, scale and appearance of the Phoenix Works proposals have been carefully considered and developed from an analysis of the existing local and wider context. The verified views included within this section are also included within the Tall Buildings Statement and show the relationship of the proposals to the existing context in addition to consented developments.



Verified Viewpoint Location

5.11 Townscape Impact

Viewpoint 01

Ellesmere Street, looking south.

Existing View

Proposed View

5.11 Townscape Impact

Viewpoint 02

Ellesmere Street, looking south.

Existing View

Proposed View

5.11 Townscape Impact

Viewpoint 03

Ellesmere Street, looking north.

Existing View

Proposed View

5.11 Townscape Impact

Viewpoint 04

Chester Road, looking south.

Existing View

Proposed View

5.11 Townscape Impact

Viewpoint 05

Chester Road, looking north.

Existing View

Proposed View

5.12 Landscaping*

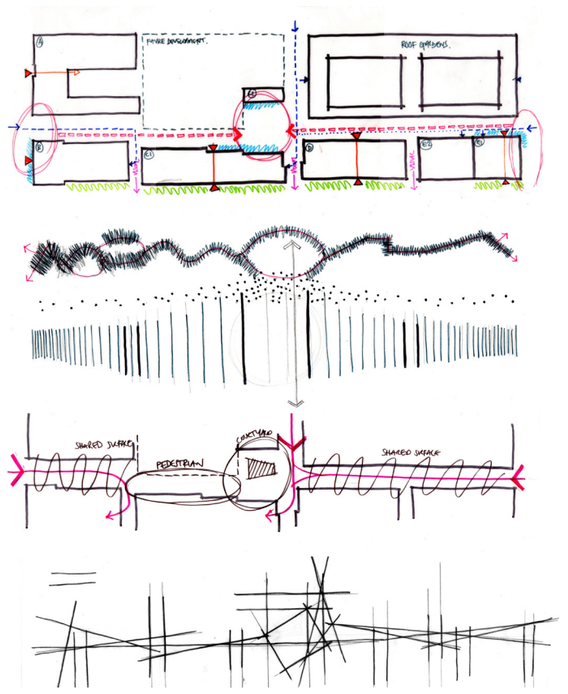
*as prepared with DEP Landscape

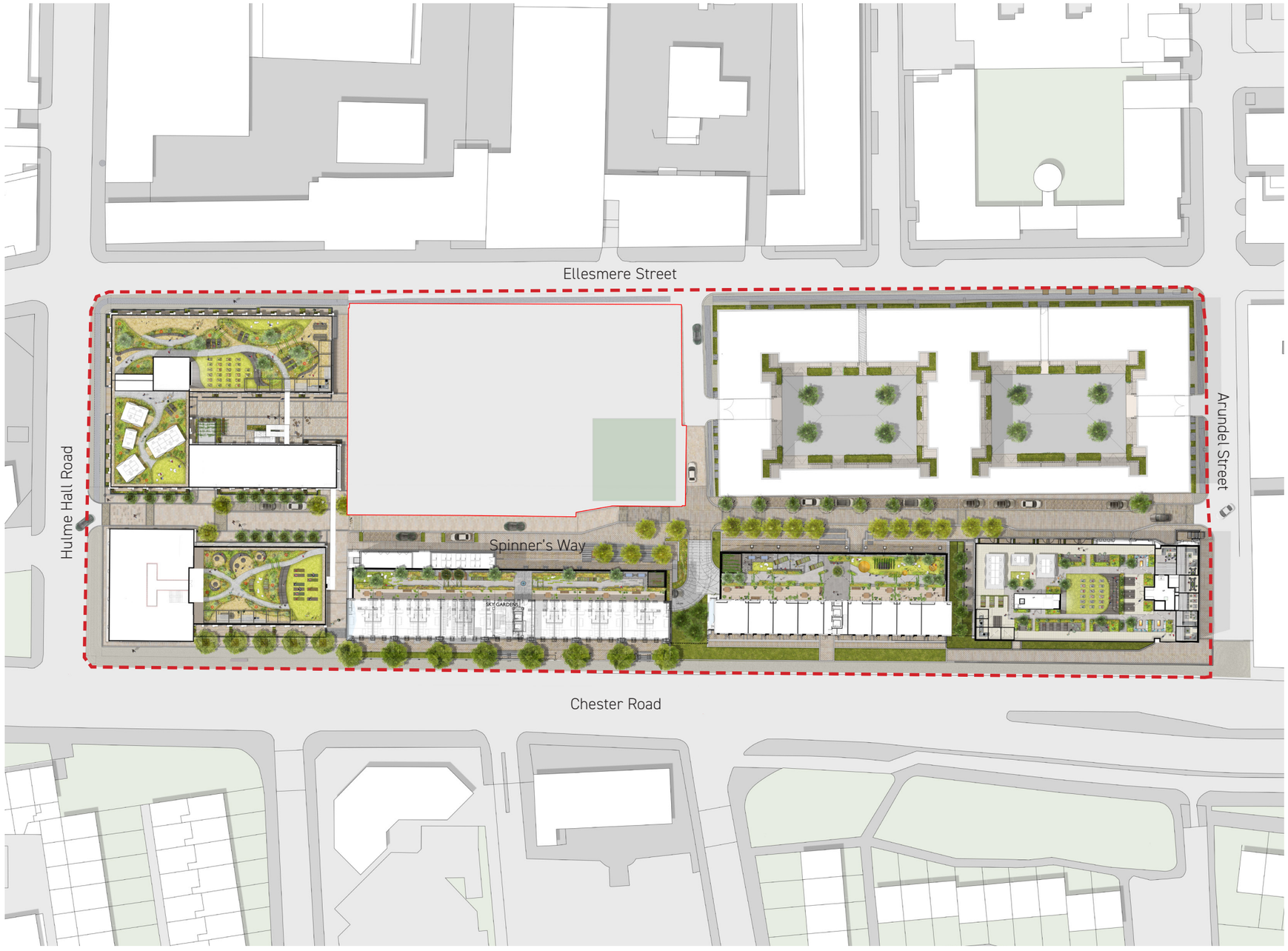
A Landscape Design Strategy Document and accompanying drawings have been submitted in support of this application. The following section includes extracts from this information.

Masterplan Area

The landscape masterplan looks to unify the separate developments, giving a cohesive design language on a horizontal and vertical basis.

The scheme when completed will focus on pedestrian-priority circulation within the inner streets, and green buffers to the main road. A common materials palette threading throughout the site, with varying accents of different elements to different parts of the scheme, create a sense of identity and place. This is done through elements such as different paving unit sizes and tree species.



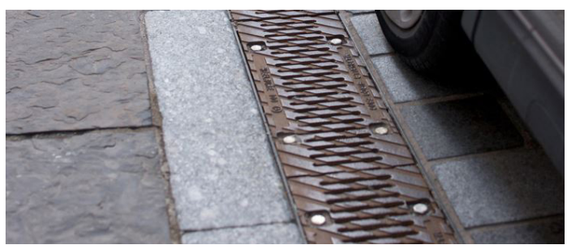


PHOENIX WORKS SITE
MASTERPLAN AREA

5.12 Landscaping*

*as prepared with DEP Landscape

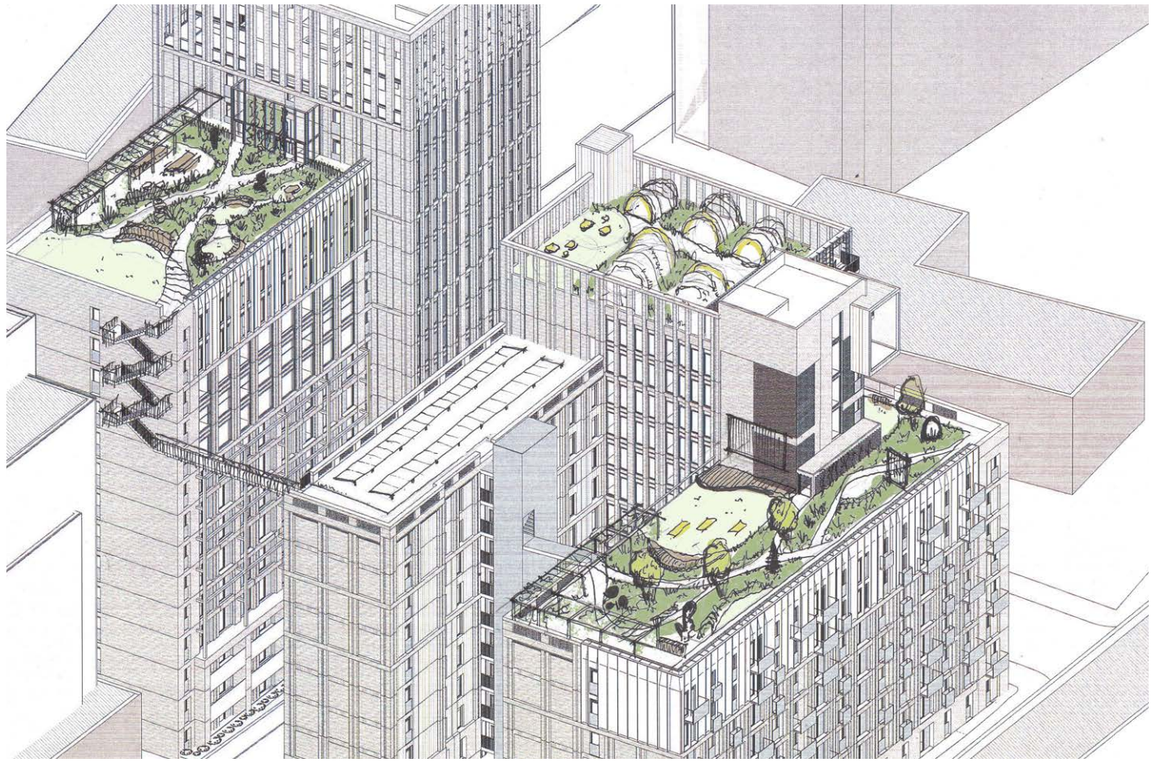
Masterplan Area: Visuals & Materials

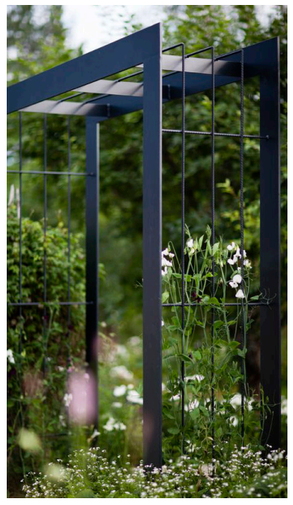


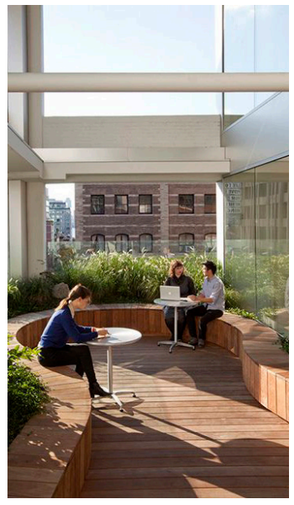
5.12 Landscaping*

*as prepared with DEP Landscape

Masterplan Area: Roof Gardens Visuals & Materials







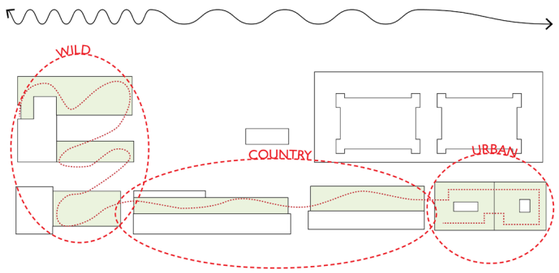
5.12 Landscaping*

*as prepared with DEP Landscape

Masterplan Area: Roof Gardens Visuals & Materials

The roof terraces offer a refuge away from urban life for shared and communal activities, utilising a planting palette that reflects the surrounding Peak District, countryside and inner urban areas.

These different planting styles connect the roofs whilst offering them each a unique character. The different roof spaces offer facilities including a bar, outdoor cinema, play and growing facilities.



PHOENIX WORKS SITE
MASTERPLAN AREA

5.12 Landscaping*

*as prepared with DEP Landscape

Phoenix Works - Landscape Strategy

At ground and first floor / podium levels, the landscape will create a public square and focal point that connects with the wider masterplan. It must also work to define the spaces between public and private realms and offer a central shared courtyard space for residents. Key areas will be:

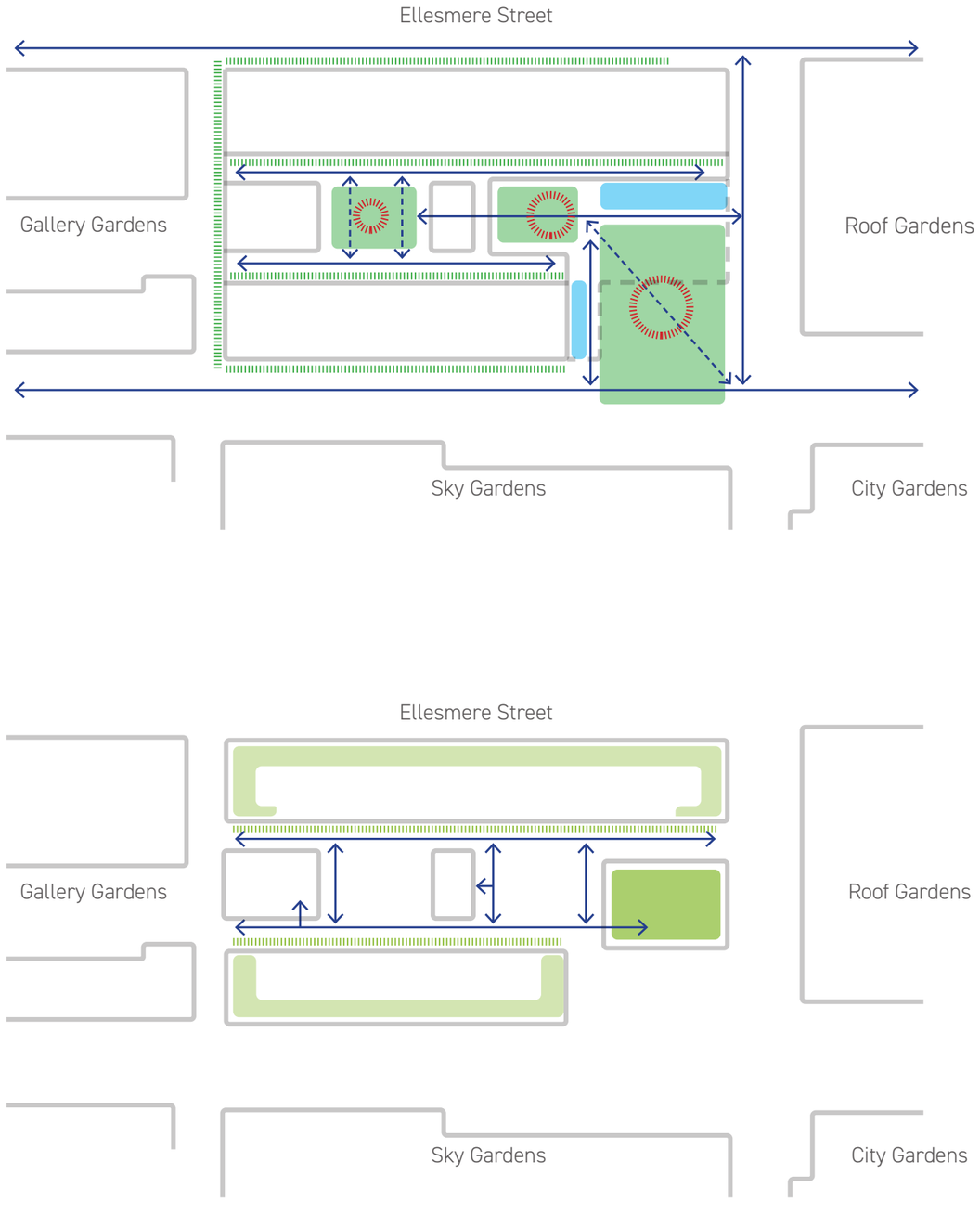
- Central Square
- Cafe spill-out spaces
- Communal routes into the development
- Private entrances to units
- Shared inner courtyard

Green space
Cafe spill-out
Focal points
Buffer planting/ stoops
Primary pedestrian circulation
Secondary pedestrian circulation

At roof terrace and balcony levels the landscape will define entrances to units and offer private green spaces for residents away from the streets below, along with a shared terrace on the 10th storey. Key areas will be:

- "Stoops" to the private entrances
- Private roof terrace spaces
- The shared roof terrace

Shared green space
Private green space
Buffer planting/ stoops
Pedestrian circulation



5.12 Landscaping*

*as prepared with DEP Landscape

Phoenix Works - Ground Floor & Podium

The final piece in the Masterplan puzzle, this site has at its heart the public square - a green oasis within the surrounding developments which connects through to cafe spaces, stepped seating areas and the main residential entrance to Phoenix Works. Street-facing units have greater privacy through entrances being raised and screened with planting.

Once inside residents enjoy the inner courtyard shared space at podium level, individual stoops to unit entrances, private and shared terraces.

Elements within the landscape will include:

- Dense tree, shrub and groundcover planting within the cenral courtyard
- Water features and SUDS
- Seating and cafe spaces
- Stepped terrace space defining a common threshold between the public and residential areas
- An inner courtyard space
- Stoops to individual unit entrances

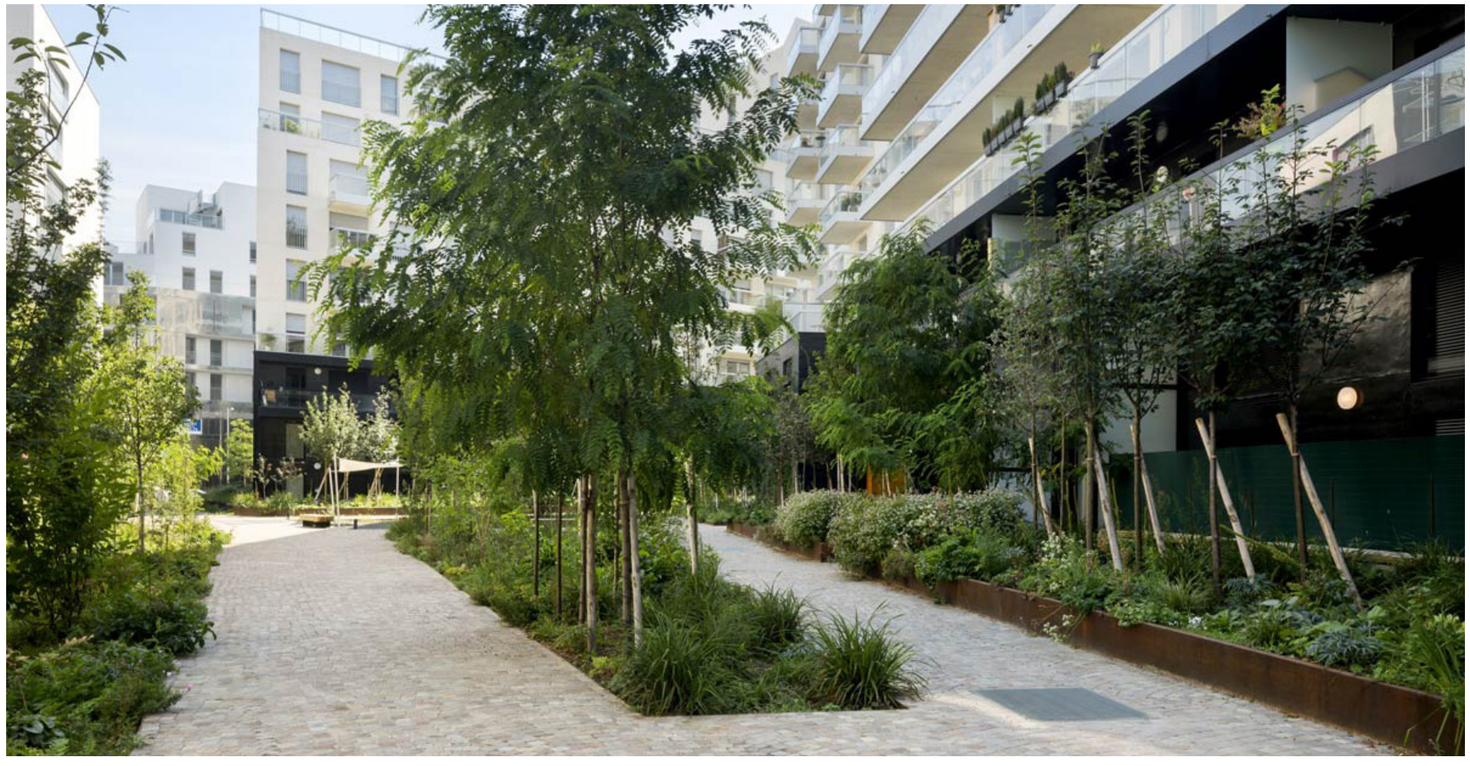
5.12 Landscaping*

*as prepared with DEP Landscape

Phoenix Works - Public Square

This is the centre for the whole development - connecting the proposed site with the wider masterplan. Its role may then be seen as a gathering place, and a reflection of the aspirations of the site through it's use of contained, naturalistic planting - "Messy ecosystems, orderly frames" and materials already used throughout the site to sew it into the wider scheme. With this in mind it can look to be a balance between pocket park and urban oasis, utilising:

- Naturalistic planting
- SUDS - rills for heavy rainfall events that also act as informal paths through the planting
- Open spaces for seating for the cafés
- Informal Play elements (boulders, routes to explore within the trees etc.)
- Open space and shared surfaces for outdoor market



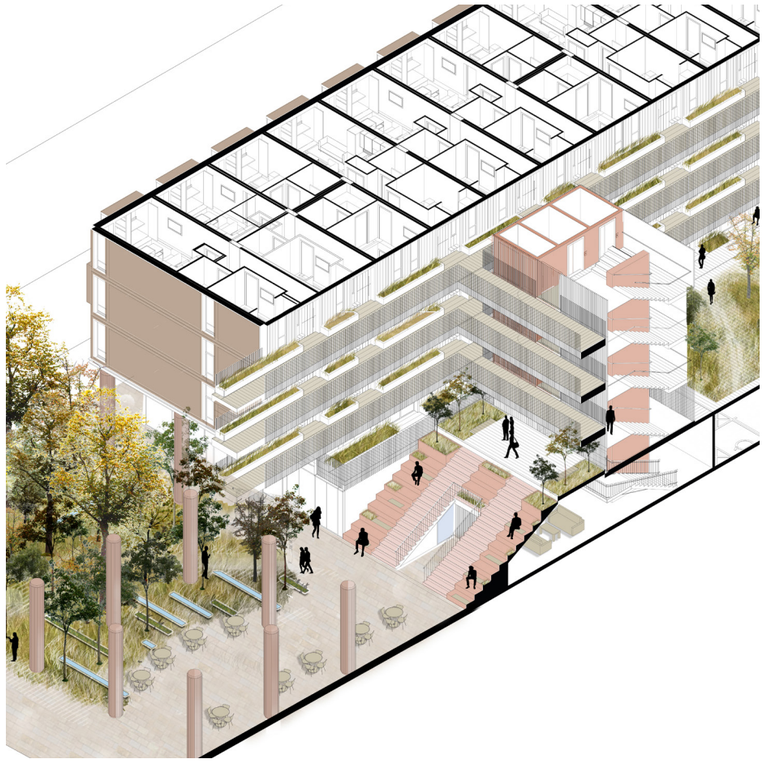
5.12 Landscaping*

*as prepared with DEP Landscape

Phoenix Works - Stepped Terraces

As an access space to the residential block, the steps have a chance to form a boundary between the public space and the courtyard, utilising the steps as an informal barrier which also allow for people to sit out and enjoy the landscaping within them and from the residential.

- Terraces and planting act as a physical definition between the fully public and shared private spaces.
- Lower levels are more open and link to the public space
- Higher levels are more heavily planted and offer less chances for seating, to avoid loitering around the entrance to the residential garden
- A green gateway for residents in to the development.



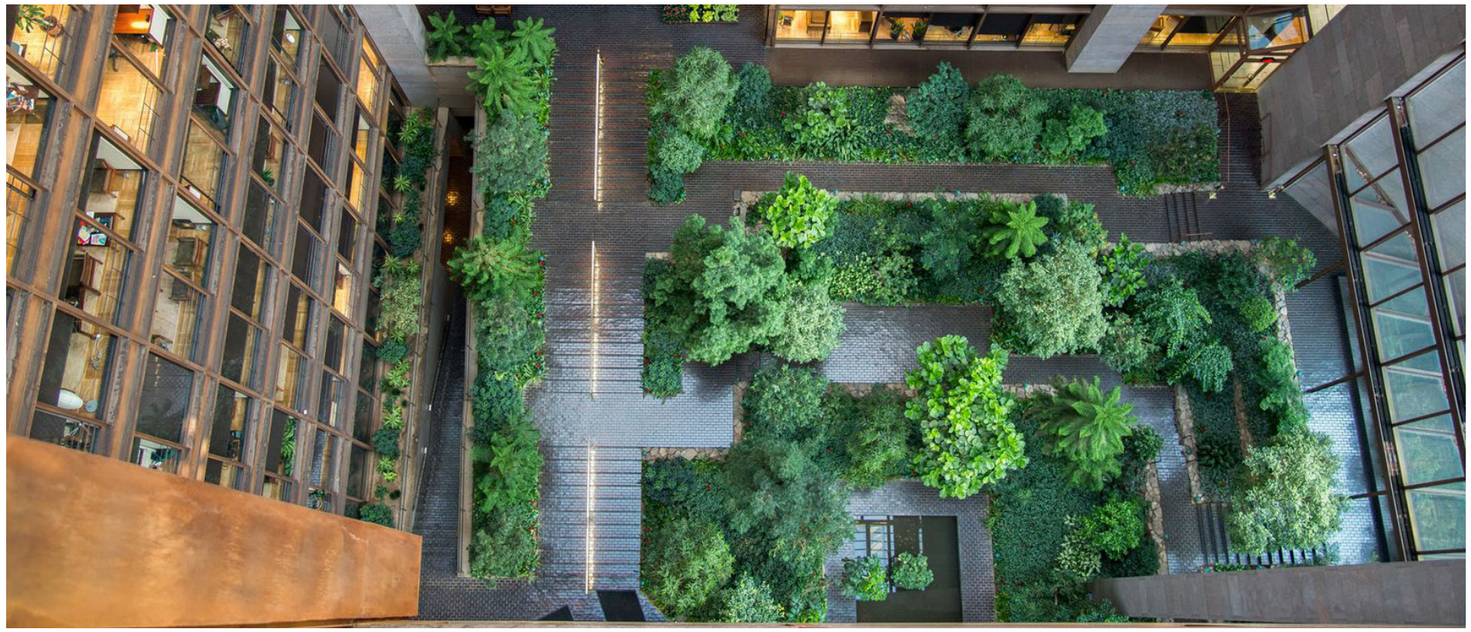
5.12 Landscaping*

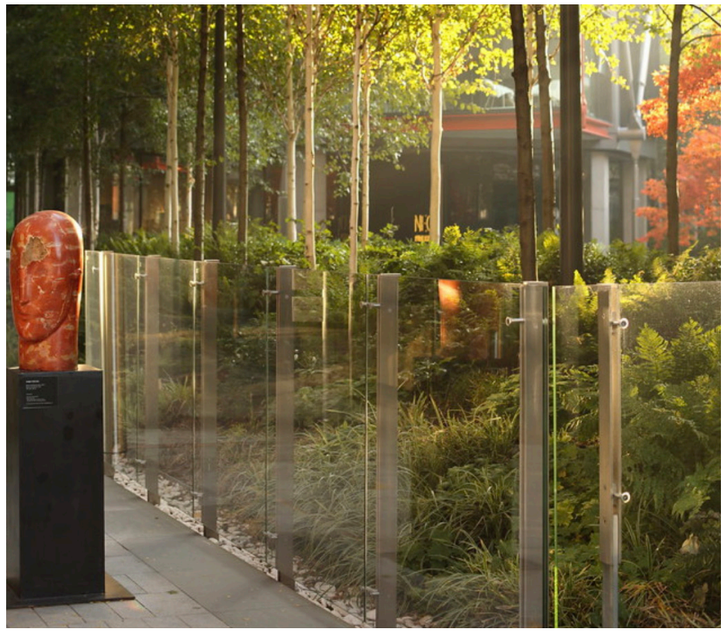
*as prepared with DEP Landscape

Phoenix Works - Courtyard

As a space for the residents to enjoy, both actively and as a view from apartments, this courtyard can combine a naturalistic, lush and deep-shade-tolerant planting within undulating forms of landscape, creating small pockets of space to relax in and meander through. Key features will include:

- Planting suitable for shade - focusing on evergreen species that create year-round interest
- Raised and undulating beds to allow for larger shrub and tree planting
- Pockets of space for resting and socialising in.





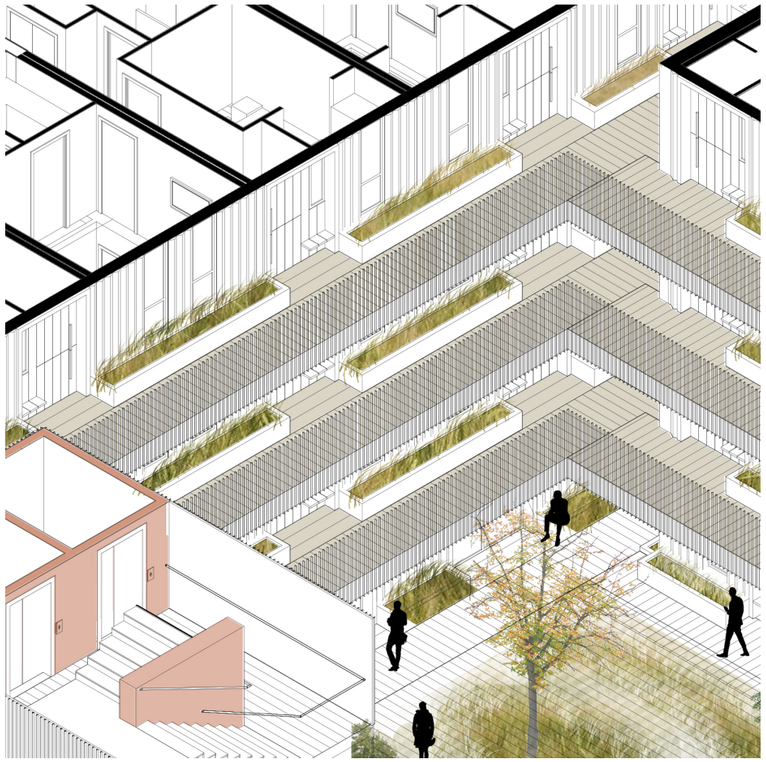
5.12 Landscaping*

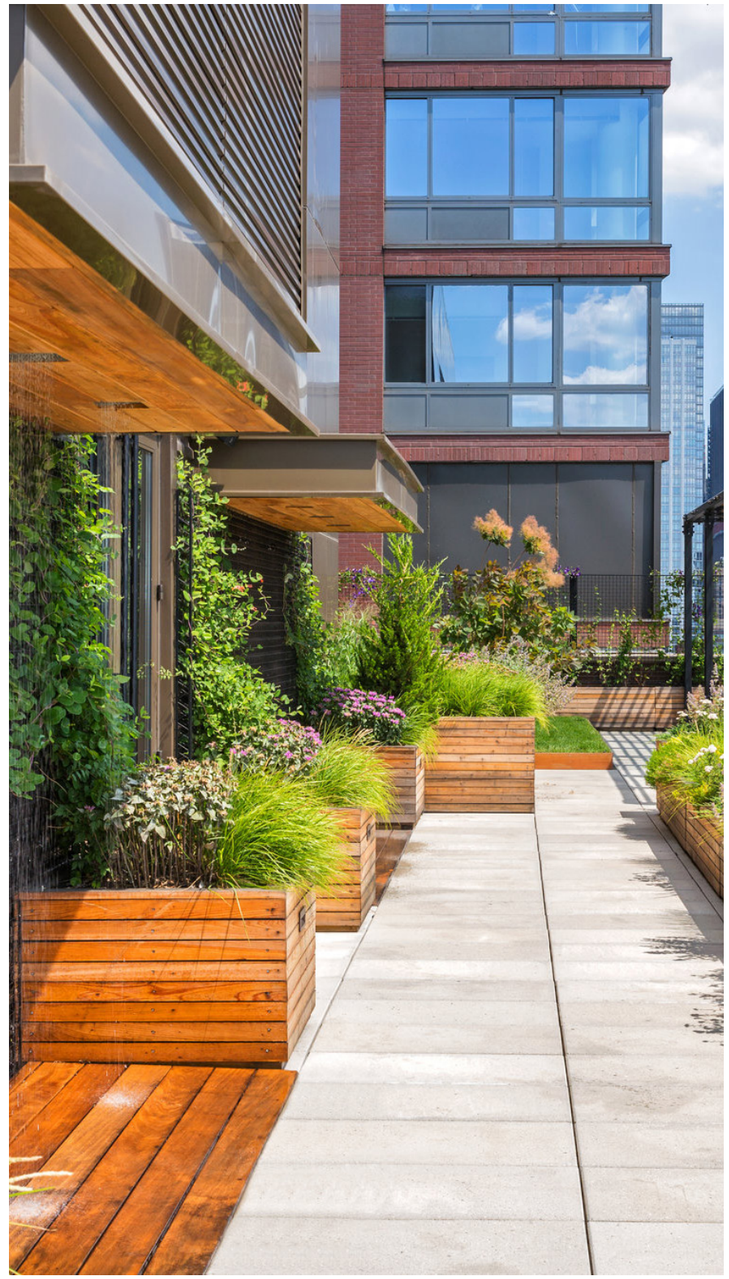
*as prepared with DEP Landscape

Phoenix Works - Stoops

The stoops and balconies will each contribute to the greening of the building façade, defining the individual demises to apartments whilst contributing to the overall character of the site. The private terraces will top-off the scheme with planters and flexible, open space for individual units to put their own stamp on. Key features will include:

- Climbers / grasses
- Year-round interest
- Suitable for shade and drought
- Herbs / edible





5.12 Landscaping*

*as prepared with DEP Landscape

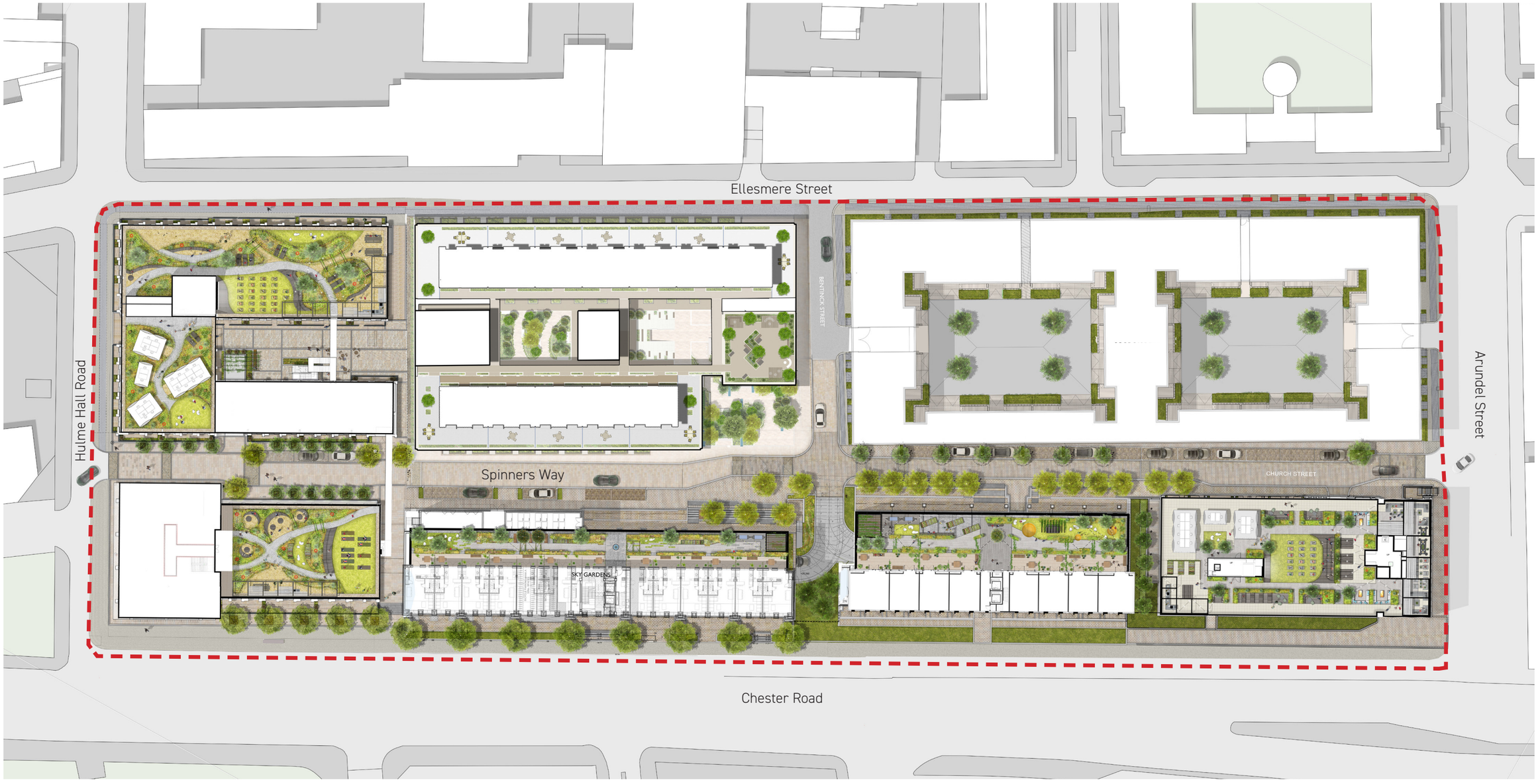
Phoenix Works - Roof Terraces

At roof terrace levels the landscape will define entrances to units and offer private green spaces for residents away from the streets below, along with a shared terrace at the 10th storey. Key areas will be:

- "Stoops" to the private entrances to each unit on every storey - planters will help form a buffer between the shared walkways and private units, whilst defining the doorways
- The shared roof terrace will be a flexible space with seating and planting allowing for a variety of uses. The design will allow for a central planted hub with electric power points where individuals can work at a safe distance from one another. Communal seating areas immersed in planting with pergolas for shelter will allow residents to relax and socialise.
- Private roof terrace spaces will have some planters to help define edges and green the space, but will be left open for residents to use as they wish.

5.12 Landscaping*

*as prepared with DEP Landscape



6.0 Access

6.0 Access

6.1 Vehicular and Transport Links

The site is extremely well connected to provide residents of Phoenix Works and visitors to the development with multiple sustainable travel options. As an alternative to private vehicular travel residents will have a choice of:

- Car Club use, with rental vehicles less than 100m from the site.
- Extensive local, regional, and national rail coverage accessed via Deansgate Railway Station only 11 minutes walk away in the closest instance.
- Utilising the Metrolink light rail network with Cornbrook station only 6 minutes away by foot.
- By bus, with the nearest stop around 250m away on Chester Road, and,
- By cycle with the whole of the city centre and a number of surrounding areas within reasonable cycling distance (5km) of the site.

A transport statement accompanies this application with further details of the transport options provided in this section.

Private Vehicular

The application site is well connected for those travelling by private vehicle. The site is very close to both the A56 Chester Road which provides quick access to Manchester City Centre and Trafford as well as the A57(M) Mancunian Way Inner Ring Road motorway that leads to Salford and connects into the wider local, regional and national road network.

Car Club

Enterprise Car Club offers memberships for residents of Manchester with a large choice of vehicles parked at designated bays at numerous locations across the city centre. The nearest car club location to the application site, with two designated cars, is on Ellesmere Street less than 100m from the application site. Furthermore, there are two additional car club bays that are being delivered as part of the Sky Gardens development, by the applicant, immediately adjacent to the site on Bentinck Street.

Public Transport

The application site is within walking distance of numerous railway stations, metrolink stops and bus stops.

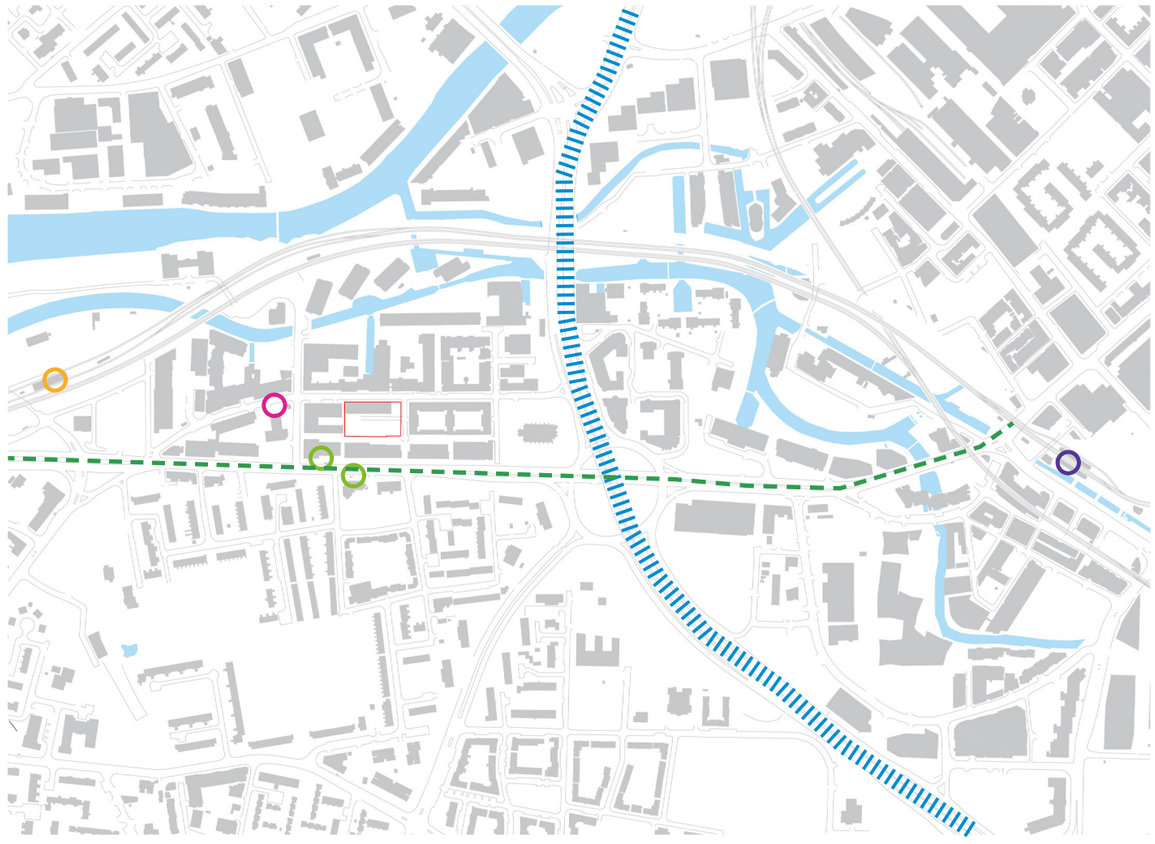
These include Deansgate Railway Station, which is an 11-minute walk away, which connects into the regional and national rail services via Manchester Piccadilly and Victoria Stations.

Cornbrook is the closest Metrolink station, which is serviced by more lines than any other station on the network, being only 6 minutes walk from the application site.

The nearest bus stops to the site is located to the immediate south of the site on Chester Road and are circa. 250m from the site. These stops are serviced by the 255 and X50 services which provide links between Manchester City Centre and Partington as well as an express service between Manchester City Centre and the Trafford Centre.

Cycle

The whole of Manchester City Centre as well as well as the surrounding areas of Higher Broughton, Cheetham Hill, Fallowfield, Chorlton-cum-Hardy, Trafford Park and Salford can be accessed within a reasonable distance by bicycle (5km). This area includes Greater Manchester's 'Beeway' Network which is a comprehensively connected network of cycle routes across the Greater Manchester which the site has easy access to.



6.2 Inclusive Access

From the inception of the design development process the application team have considered how Phoenix Works may be accessed and used by all people with key documentation referenced being Approved Document M and Manchester City Council's Design for Access 2 to ensure that proposals avoid discrimination regardless of age, gender or disability.

External Access

The proposals work with the existing pavement levels to provide level access to the entrance lobby, located off the new public square. Beyond the entrance lobby, and continuing at grade, are two lifts that provide access to all floors above. Entrances to the commercial units are located off the public square and access to the parking, refuse and cycle areas are all accessible with level access.

Access to Primary Entrances

All dwellings can be accessed from the entrance lobby, with level access which includes 12no. penthouse duplex dwellings that include a route which involves a short length ramp of less than 1:20 gradient at levels 09 and 11.

Townhouse, duplex dwellings are provided with frontage at street level but with an entrance that is set back and above a defensible space. Level access to these dwellings is provided via entering the entrance lobby, proceeding to the lifts, discharging at first floor level and by entering off the shared courtyard space at the upper storey of the townhouse, at which level there is both the living space and WC facilities.

Outside of every dwelling an 1800mm x 1800mm unobstructed space is provided. Entrances to apartments also feature a fixed bench seat offering frequent resting places along the walkways for those who require them. Entrances to apartments include a level threshold with weather protection offered from the walkway of the level above.

Access to Residential Amenity Facilities and Landscaped Areas

Two residential amenity spaces are provided at Level 10. Both facilities are accessible via level access utilising the central lift core. The internal amenity space includes an 1800mm x 1800mm unobstructed space outside of its entrance door also. Residents have access to the landscaped areas at first floor and ground floor as well as to the planters located outside of every apartment entrance area offering all residents wellbeing benefits.

Entrance Lobby

The entrance lobby includes a reception desk and concierge facilities, alongside postboxes and a parcel room for the receipt of deliveries for residents. The reception desk will include a low-level desk area for wheelchair users. The arrangement of the entrance lobby also ensures suitable clear circulation routes and passing points for those using the facilities within it.

Apartments

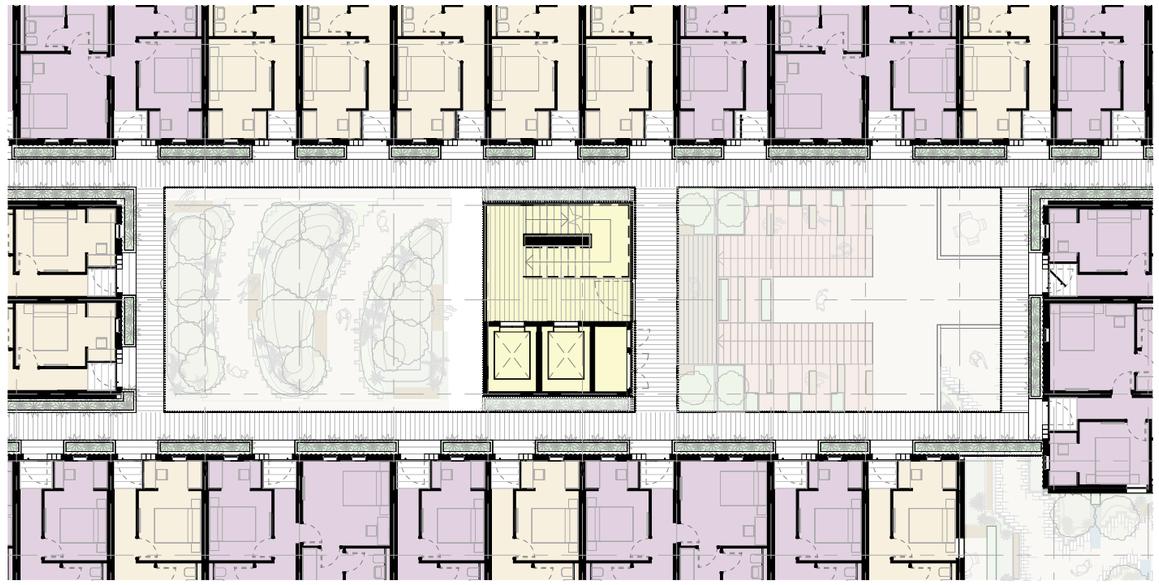
Dwellings are being designed in compliance with the Building Regulations, including Approved Document M. This includes the provision of WCs and living spaces which can be accessed by visitors at the level they enter the property.

Full height glazing is included within dwellings, in more than one aspect alongside an opening vent that enables natural cross ventilation of the apartments which will be easy to operate. Switches, sockets and controls will be fitted at a height which is usable by all.

Parking

Due to the availability of numerous sustainable travel options a limited number of parking spaces are provided for the use of residents, 10 vehicle spaces plus one that is is accessible and located close to the entrance lobby.

The ground floor of parking area which includes an accessible parking space adjacent to the vertical circulation core and entrance lobby.



Typical upper level walkways which include 1,800m x 1,800mm zones in front of dwelling entrances.

6.3 Security & Management

Secured by Design

Greater Manchester Police (GMP) were consulted by the application team in advance of the submission of information. This consultation is detailed within section 4.5 of this statement. The design proposals are deemed to be 'Acceptable in Principle' by GMP with them highlighting the following positive aspects of the Phoenix Works proposals:

- The footprint of the building containing few recesses that could be exploited by potential offenders.
- The defensible space to the townhouses separating them from the public footway.
- The layout of the courtyard walkways and spaces generally being free of projections or recesses that could impede sight lines.
- Individual apartment entrances being flush with walls along the walkways.
- A dedicated room for cycle parking.
- The separation of commercial and residential functions.
- The design as proposed offering the opportunity to include security features that are built into the design and construction of dwellings.

In addition, the application team have also detailed the following positive design features:

- Excellent natural surveillance along Ellesmere Street and Spinners Way from the projecting window modules.
- Maximised street level active frontage and a high quality external, public square.

GMP also asked the application team to consider the following 'minor aspects' of the design.

- Access Control Arrangements
- Communal Entrance Lobby
- Car Parking Provision

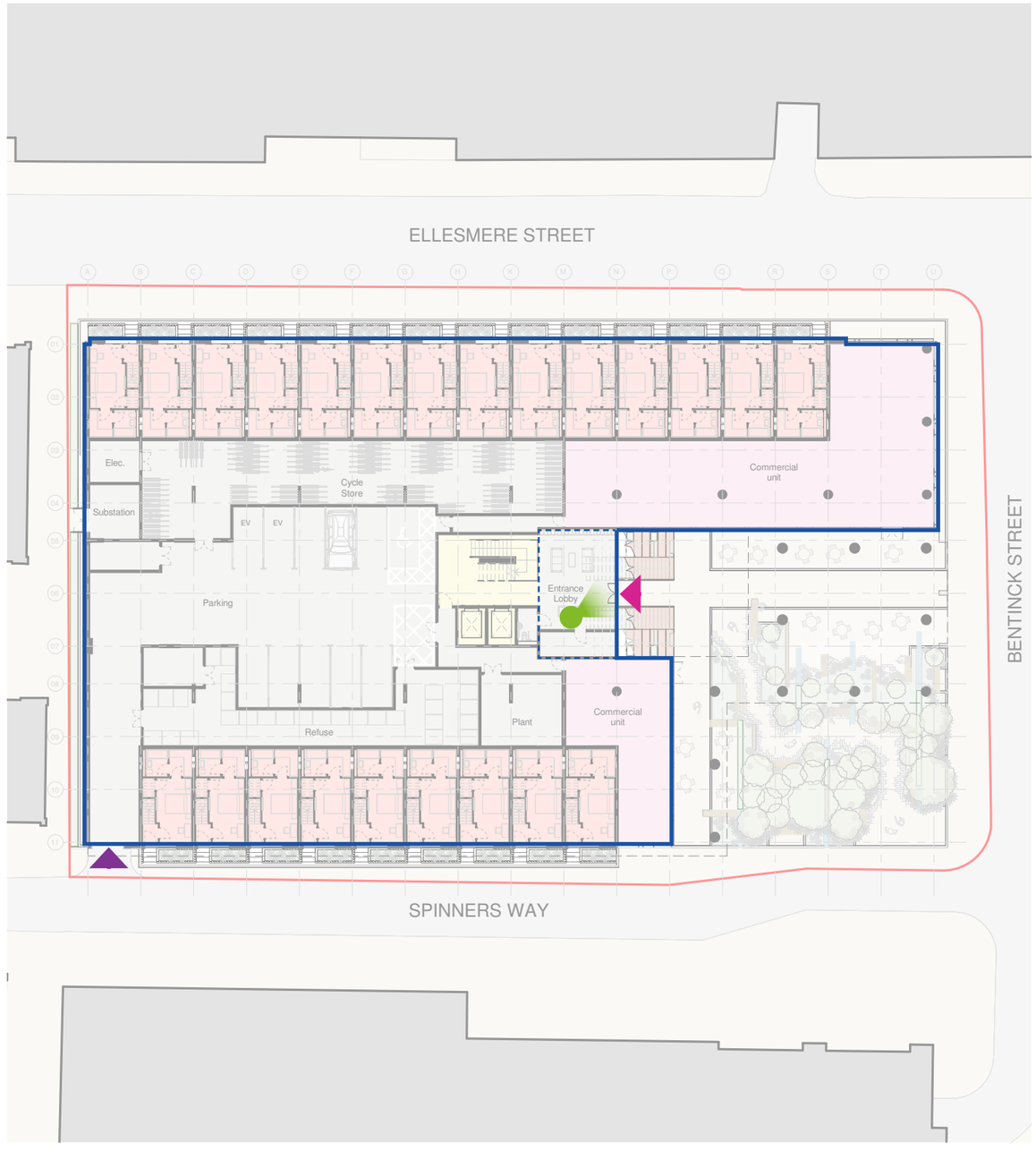
The application team have done this in a positive manner and will continue to review as appropriate moving forward through the continuing design and delivery stages of the project.

Management

The majority of apartments are accessed off the public square with level access into a secure entrance lobby. There are 23 townhouses within the proposals that are not served off this lobby which instead have their own individual front doors off either Ellesmere Street or Spinners Way set back behind a planted defensible space.

The entrance lobby includes a concierge who will assist in managing deliveries to residents with a parcel room and residents post boxes included within the space, negating the need for those delivering items to go beyond this lobby.

Like the other developments brought forward by the applicant a robust management strategy will be in place to ensure the appropriate operation of the development following completion. This will include staffing of the entrance lobby as well as a rigorous maintenance regime for the upkeep of the extensive naturalistic landscaping incorporated into the proposals.



6.4 Servicing

Pedestrian Access

The site is within 2km walking distance of a large part of Manchester City Centre as well into other surrounding areas such as Hulme, Old Trafford and parts of Salford. This makes the site within walking distance of numerous public transport facilities.

In addition, the area surrounding the site benefits from good pedestrian infrastructure that includes wide footways and street lighting. Natural surveillance is provided by surrounding developments and this surveillance will be bolstered following the completion of Phoenix Works which includes maximised active street frontage and projecting, occupied, window modules which offer excellent surveillance in two directions along both Ellesmere Street and Spinners Way.

Further details relating to pedestrian accessibility for Phoenix Works can be found within the Transport Statement supporting this submission.

Vehicle Access and Parking

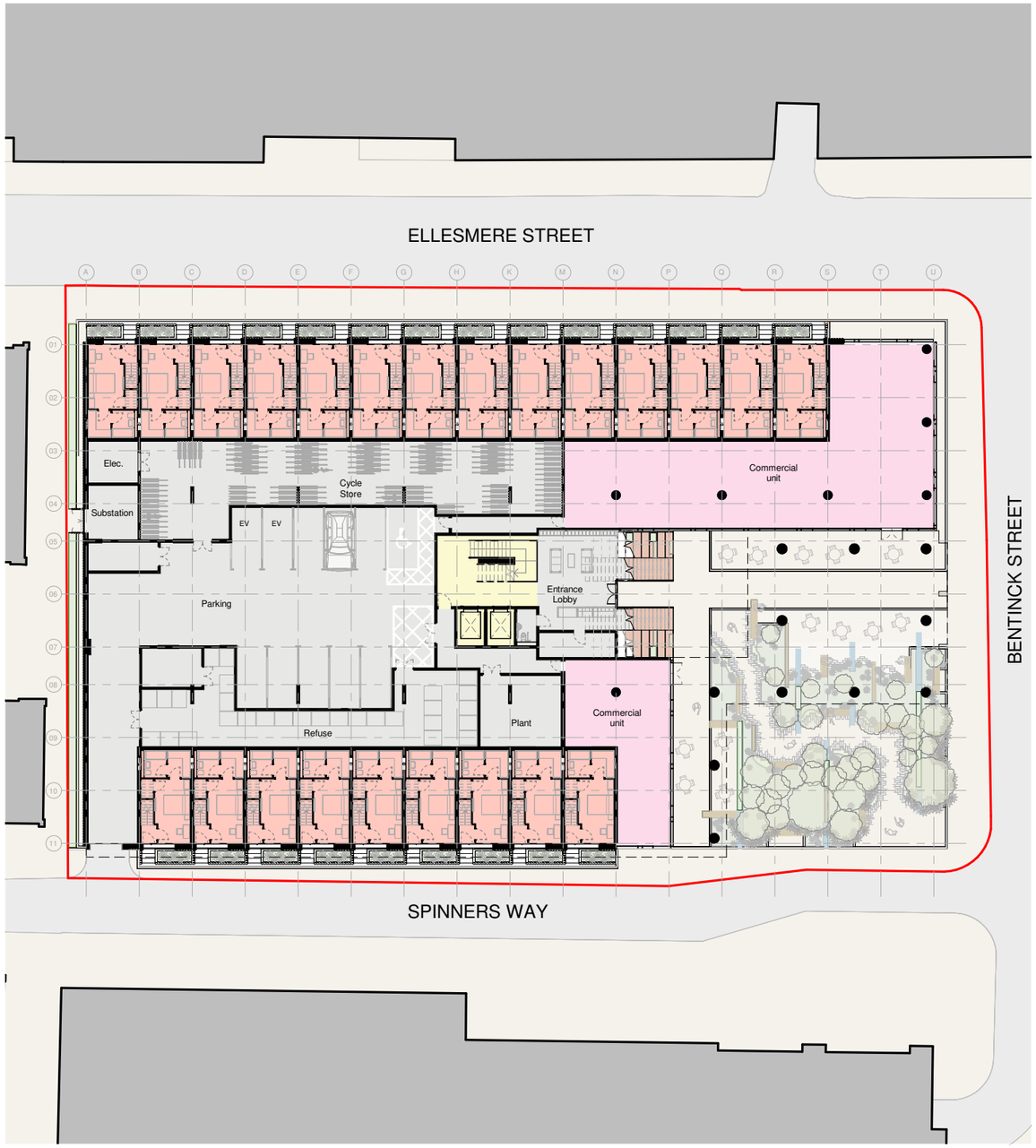
The vehicular access into the building is off Spinners Way, with the entrance shutters provided at the southern end of the building. In line with the numerous sustainable travel options available to residents, as detailed within section 6.1 of this statement, a limited number of parking spaces (11) are provided. These spaces include 1no. accessible space and 2no. with electric vehicle charging capabilities.

Cycle Access and Storage

Phoenix Works includes storage for up to 237 cycle spaces, offering 1 cycle space for every 1 dwelling provided within the development to encourage residents of Phoenix Works to choose sustainable travel options. Storage is adjacent to the vehicle parking within a secured area and is accessed via the shutter doors provided for vehicles entering the development. As recommended by Greater Manchester Police in their review of the scheme the application team is reviewing how a door may be incorporated within the design of the shutters to minimise tailgating into the parking areas.

Refuse

The refuse provision for Phoenix Works, contained within the building curtilage at ground floor level within the wider servicing area, has been calculated using guidance document GD04, provided by Manchester City Council. This includes provision for both the residential and commercial uses. The bins for use by the commercial uses will be designated for exclusive use for them. The Management Strategy for Phoenix Works will include moving the bins outside of the building curtilage on collection day.



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