Eliza Yard

Design and Access Statement
May 2021

Version history

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1.0

Executive Summary

1.0 Executive Summary

1.1 Development Context

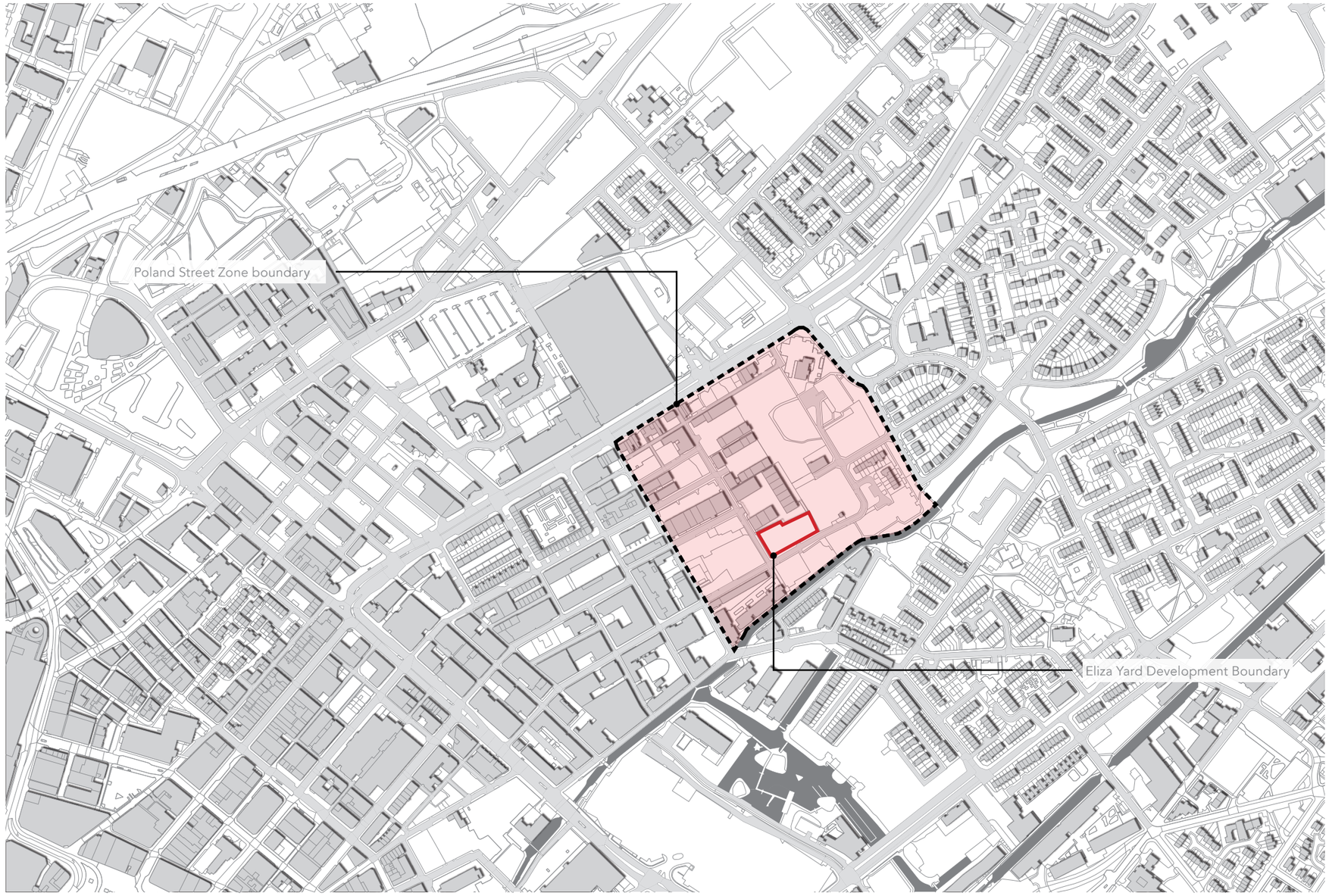
In October 2014 Manchester City Council (MCC) endorsed the production of the Ancoats and New Islington Neighbourhood Development Framework. This document set the development and urban design principles to guide the positive regeneration of the area to meet the needs of the community and the city. A subsequent update was endorsed in 2016 to incorporate principles for the second phase of major development in the neighbourhood, breaking it into 6 distinct zones across Ancoats and New Islington.

In July 2020, MCC endorsed a refreshed NDF focussed on the Poland Street Zone in Ancoats which was prepared to ensure future development preserved the character of the area whist meeting future housing, sustainability and community needs.

There is now an opportunity for a coordinated phase of development across four underused sites in the Poland Street Area of Ancoats and two sites in New Islington, to build upon the previous success and further the evolution of Ancoats into a sustainable neighbourhood that can attract aspirational young people and families

The proposals outlined in this document focus on a residential led scheme known as Eliza Yard that responds to the principles set out in the NDF. The development offers an exciting opportunity to see the Poland Street Zone begin its transformation into a distinctive new neighbourhood within Manchester.

This scheme is brought forward at the same time as the Ancoats Mobility Hub which will deliver the parking provision for the Eliza Yard Scheme.



Site Location Within Poland Street Zone

1.2 Design Brief

The original brief for the Eliza Yard site requested the provision of designs that should include;

- 1, 2 and 3 bedroom apartments to provide a mixture of typologies catering for a wide variety of residential requirements
- The creation of ground floor activities through the provision of commercial workspace and retail space
- Designs that are in line with Manchester's Residential Design Guide
- A scheme that responds to the principles set out within the NDF
- Disabled compliant parking spaces with EV charging facilities and a loading bay for residents use
- A scheme that has a minimum 31% improvement over Part L 2013







1.3 Summary of the Proposals

The proposals set out in this document create a high-quality, residential-led scheme with a distinctive sense of place. The scheme is designed to;

- Create a distinctive design that acts as a catalyst for the creation of a vibrant new neighbourhood
- Create a sympathetic scheme that responds to the NDF and its context
- Deliver a diverse range of homes that cater for the needs of families, young professionals, the elderly and empty-nester's
- Provide ground floor commercial units that creates active frontages, helping to create a sense of place and community

118
apartments

543
sqm of commercial space

545
sqm of private landscaped area

118
secure cycle storage spaces



2.0

Introduction

2.0 Introduction

2.1 Purpose of this document

This Design and Access Statement (DAS) has been prepared by Buttress in conjunction with the professional team (listed to the right) to support a full planning application for the residential led development known as Eliza Yard. The purpose of this document is to set out site analysis, the strategic requirements, design development and how it can be accessed by all prospective users.

It explains the design principles and concepts that have been applied to the proposal and demonstrates how the proposed development's context has influenced the design.

The statement explains the approach to access and how relevant Local Plan policies have been considered, any consultation undertaken in relation to design and how the outcome of these have informed the proposed development.

The site location is shown on plan ref. 9033-BA-XX-00-DR-A-(04)101

2.2 Client Team

The Manchester Life Development Company (MLDC) have commissioned a design team to deliver the regeneration of several sites within the Poland Street Zone. They have worked closely with local stakeholders to ensure a comprehensive and co-ordinated approach to these proposals in accordance with the vision set out in the Neighbourhood Development Framework (NDF).

2.3 Design Team

The following design team have been appointed to develop the proposals within this report.

Buttress
Architect and Principal Designer

Deloitte.
Planning Consultant

p·ie
Landscape Architect

BURO HAPPOLD
Mechanical, Electrical and Sustainability Consultants

mace
Project Managers

curtins
Civil and Structural Engineers

Hydrock
Transport Consultant

SANDY BROWN
Acoustic Consultant

Turner & Townsend
Cost Consultant

HOARE LEA
Fire Engineering Consultant

counter context
Consultation and Engagement

4.0

Strategic Considerations

3.0 Strategic Considerations

3.1 Planning Policy Statement

Development Plan

The Local Plan is a collection of statutory Development Plan Documents (DPDs) that together set out the vision and spatial strategy for the future development of Manchester. Within this context, the adopted Local Plan comprises:

- Manchester Core Strategy 2012 ("the Core Strategy");
- Manchester Proposals Map 2012;
- Guide to Development in Manchester Supplementary Planning Document (2007);
- Saved Policies of the Manchester Unitary Development Plan 2005 ("the UDP");
- Greater Manchester Joint Waste Development Plan Document 2012; and,
- Greater Manchester Joint Minerals Plan 2013.

The Core Strategy was adopted in 2012 and is the key overarching DPD within the Local Plan. The Core has replaced significant elements of the Borough of the UDP as the document that sets out the long term strategic policies for the Manchester's future development and forms the primary framework that planning applications will be assessed against.

Despite being largely superseded by the Core Strategy, a number of policies from the UDP have been "saved" and remain part of the adopted Local Plan.

Material Considerations

The following documents comprise further material considerations in the determination of the planning application:

National Policy and Guidance:

- National Planning Policy Framework (NPPF) (2019), which is additionally informed by National Planning Practice Guidance (NPPG)

Draft Sub-Regional Policy:

- Draft Greater Manchester Spatial Planning Framework (2019).

Manchester City Council's Supplementary Planning Guidance (SPD):

- Guide to Development in Manchester SPD (2007) and Technical Guidance (2015).
- Our Manchester Strategy – Forward to 2025.
- Ancoats and New Islington NDF.
- Manchester's Green and Blue Infrastructure Strategy.
- Climate Change Emergency and Playing Our Full Part on Climate Change (2018).
- Manchester Climate Change Framework: 2020-2025 (2020).
- City Centre Transport Strategy to 2040 (2021).
- Manchester Residential Quality Guidance (2017)
- Design for Access 2 (2003).

National Planning Policy and Guidance

National Planning Policy Framework (2019)

National planning policy is contained within the National Planning Policy Framework ('NPPF'). The document sets out the Government's planning policies for England and how these are applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. A consultation on draft revisions to the National Planning Policy Framework and a new draft National Model Design Code between 30 January 2021 and 27 March 2021.

At the heart of the NPPF is a presumption in favour of sustainable development; the golden thread running through plan-making and decision taking. The NPPF notes that there are three dimensions to sustainable development:

- Economic – the NPPF outlines the Government's commitment to building a strong, responsive and competitive economy. Significant weight should be placed on the need to support economic growth through the planning system by ensuring that suitable development is available at the right time and location and identify and co-ordinate development requirements.
- Social – the NPPF aims to support strong and healthy communities by creating a high-quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well-being
- Environmental – the NPPF outlines how the planning system will protect and enhance our natural, built and historic environment.

These dimensions are considered to be mutually dependent within the NPPF, in its entirety, defining what is understood by the term sustainable development.

Section 6 (Paragraphs 80 to 84) is titled 'Building a strong, competitive economy'. It emphasises that planning decisions should help to create the conditions in which businesses can invest, expand and adapt, and significant weight should be placed on the need to support economic growth and productivity.

Section 8 (Paragraphs 91 to 95) is titled 'Promoting healthy and safe communities. It sets out a series of aims for planning policies and decisions to encourage healthy, inclusive and safe communities, including those which:

Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong Neighbourhood Centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and,

Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Section 9 (Paragraphs 102 to 111) titled 'Promoting sustainable transport' states that transport related issues should be addressed early on in the design development process in order to ensure that:

- The potential impacts of development on transport networks can be addressed;
- Opportunities from existing and proposed transport infrastructure, and changing transport technology and usage, are realised;
- Opportunities to promote walking, cycling and public transport use are identified and pursued;
- The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and,
- Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.

Paragraph 103 goes on to note that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Within this context, Paragraph 110 states that applications for development should:

- Given priority first to pedestrian and cycle movements, and second to facilitating access to high quality public transport;
- Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- Create places that are safe, secure and attractive, which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- Allow for the efficient delivery of goods, and access by service and emergency vehicles; and,
- Be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Section 11 (Paragraphs 117 to 123) titled 'Making effective use of land' states that substantial weight should be given to the value of using suitable brownfield land. More specifically, Paragraph 121 emphasises the need for Local Planning Authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help meet identified development needs.

Section 12 (Paragraphs 124 to 132) titled 'Achieving well-designed places' sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was introduced in March 2014 and sets out advice, information and best practice on a wide range of planning issues with the overall objective of becoming a single source for planning guidance which will be maintained as a live resource. The principle behind the NPPG fits in the wider objectives of the government's attempt to make the planning system simpler, clearer and easier for people to use.

The NPPG stresses the importance of good design and that planning should drive up standards across all forms of development. As a core planning principle, plan makers and decision takers should always seek to ensure high quality design through creating places, buildings or space that work well for everyone, looks good, lasts well and will adapt to the need of future generations.

The NPPG references pre-application discussions, Design and Access Statements and Design Reviews as some of the methods that can be used to achieve good design. The NPPG also sets out processes and expectations on pre-application discussions. The NPPG sets out that pre-application engagement offers significant potential to improve both the efficiency and effectiveness of the planning system and improve the quality of planning applications and their likelihood of success. This is achieved through providing:

- An understanding of the relevant planning policies;
- Working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a Proposed Development;
- Discussion of possible mitigation methods against impacts of Proposed Development; and,
- Identifying the information required to accompany a formal planning application

The NPPF, as informed by the NPPG provides a component of the framework against which the planning assessment in Section 6 of this Statement has been undertaken, in terms of understanding whether the Proposed Development comprises sustainable development.

National Design Guide (2019)

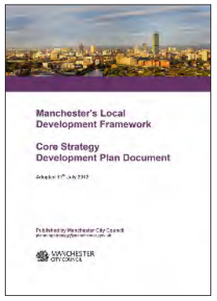
The National Design Guide was published by the Ministry of Housing, Communities and Local Government in 2019. This document forms part of the governments planning practice guidance and was created to outline key characteristics that make well-designed places.

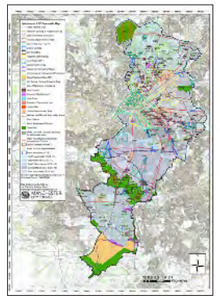
There are 10 characteristics of well-designed places within the National Design Guide and these are listed below:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Manchester Residential Quality Guide (2017)

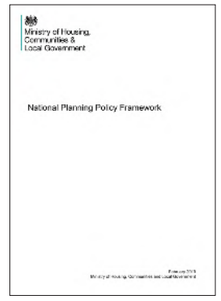
The Manchester Residential Quality Guide was published in 2017. The Guide requires proposals for residential development to demonstrate the highest quality of design in accordance with its recommended approach. If a Proposed Development does not comply with the design principles the developer is required to provide robust justification, evidence and options analysis.





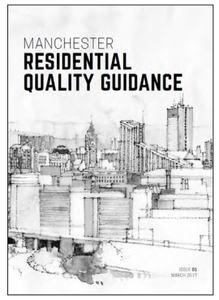






















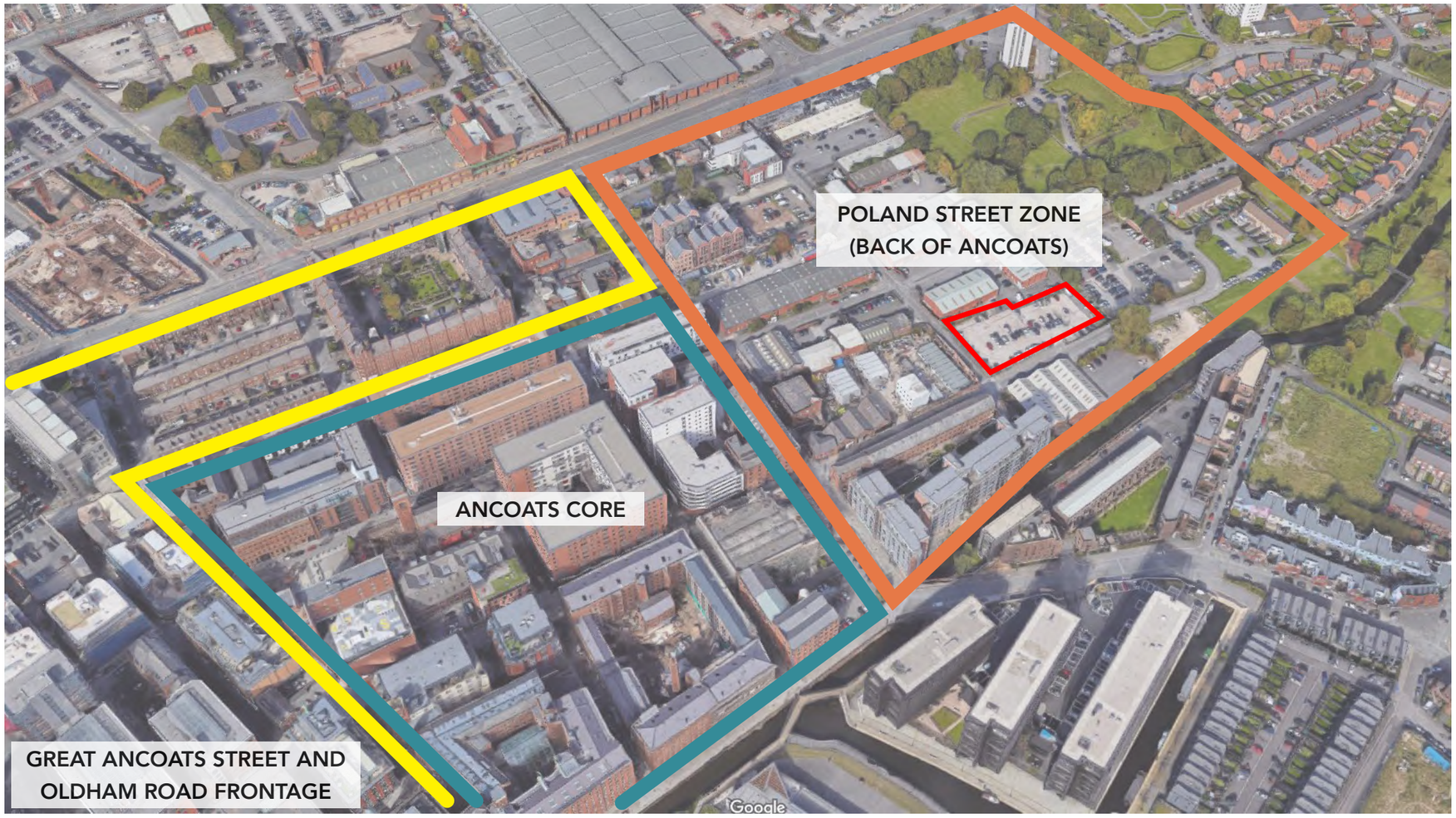
3.2 NDF Considerations

The illustrative framework contained within the updated Ancoats and New Islington Neighbourhood Development Framework identified six character areas based on contextual appraisals, site analysis and identified roles in delivering the NDF masterplan strategy and vision. These 6 character areas are:

1. Character Area 1 – Greater Ancoats Street and Oldham Road Frontage
2. Character Area 2 – The Ancoats Core
3. Character Area 3 – The Poland Street Zone (Back of Ancoats)
4. Character Area 4 – Great Ancoats Street Frontage (New Islington
5. Character Area 5– New Islington Neighbourhood
6. Character Area 6 – Ashton Canal Corridor

The Masterplan has positioned The Poland Street Zone also known as the Back of Ancoats as a 'working and living' community with exemplar development showcasing the potential for live-work communities integrating a range of accessible homes and workspaces. Better connectivity to the East of the area is critical to its success as well as helping to realise a combined neighbourhood across Ancoats and New Islington. The following key points from the Masterplan Vision are highlighted:

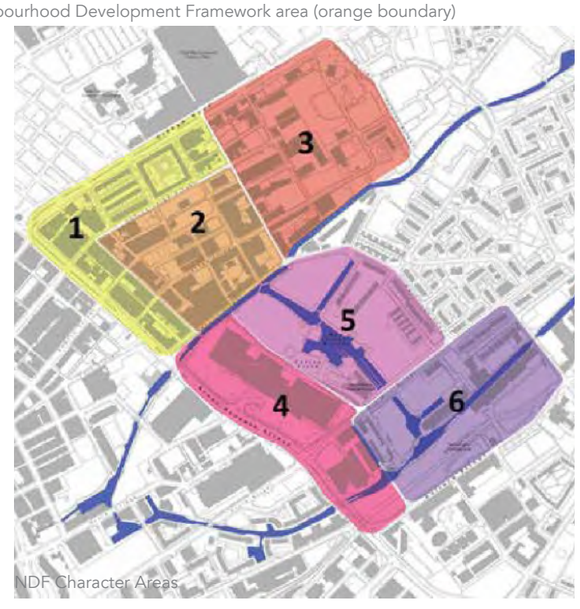
- A place where the city meets the suburbs
- Combined living and working spaces at the core - optimising residential and employment space
- Diverse & multi-generational - a broad mix including community infrastructure and range of housing formats.
- Urban & green - unreservedly urban but integrating meaningful and well-conceived open spaces
- Physical & social - an authentic evolution of Ancoats' physical and social fabric



Site location shown in red, in the context of the Poland Street Zone Neighbourhood Development Framework area (orange boundary)



Illustrative spatial framework: potential urban grain and open space network



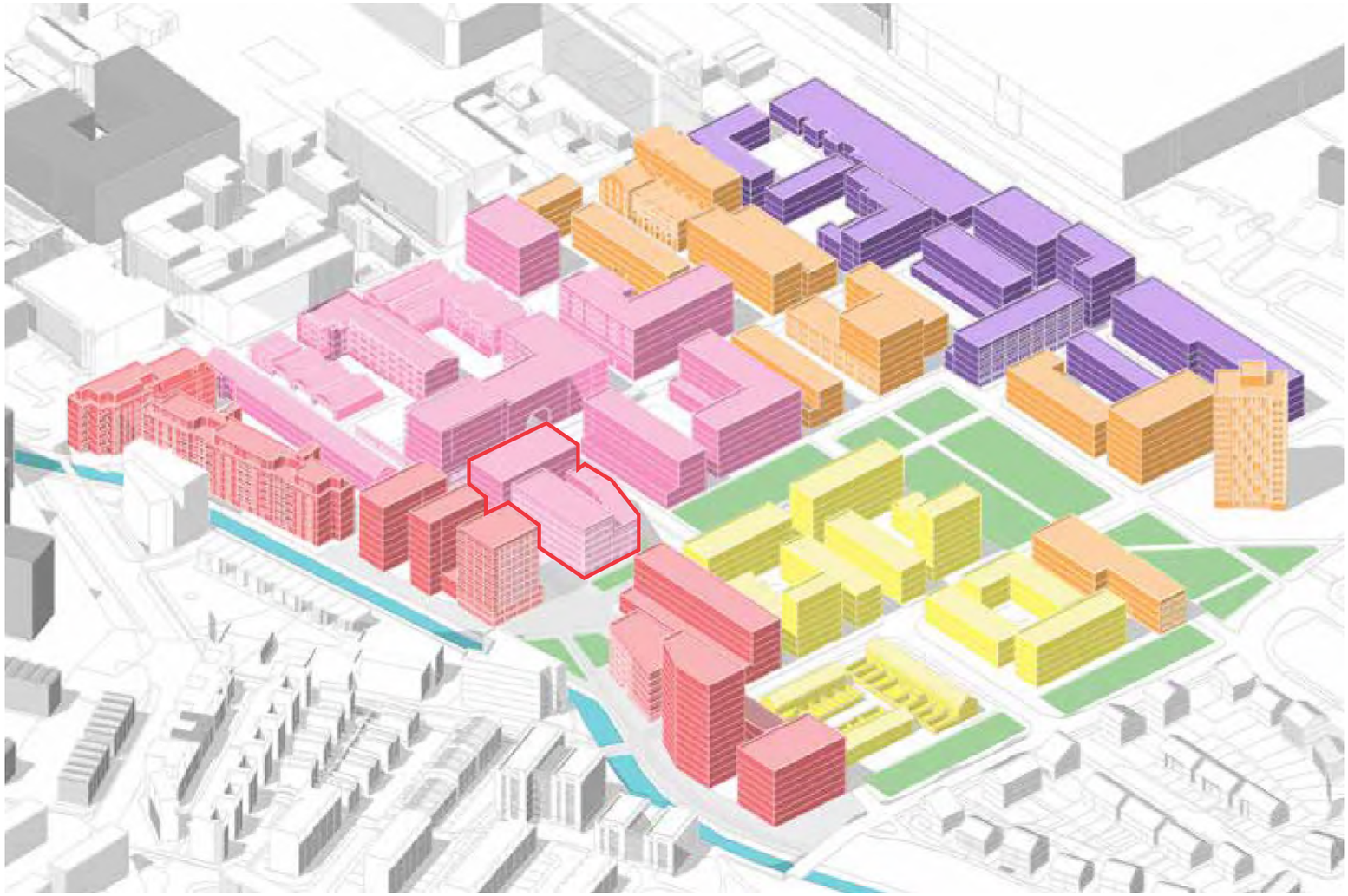
NDF Character Areas

3.3 Poland Street Zone Character Areas

Any development will need to make a contribution to the vibrant new environment represented in the illustrative spatial framework. Planning policy supports a diverse mix of buildings and spaces, with particular development opportunities and design cues apparent in different parts of the area.

These different opportunities and cues reflect the varied nature, character and relationships to adjoining areas. As such, subtly different character areas could emerge based on design policy objectives. The composed coordination of character areas is illustrated by the indicative massing model. The character areas identified could be used to inform the design of development and land use mix.

The proposed development site sits within a 'working and living' character area and supports a development up 8 stories.





1. Working - Living



2. Living - Working



3. Oldham Road



4. Wharfside Living



5. Neighbourhood Living

Potential character areas: each colour overlay represents a potential different character area

3.4 Urban Design Principles

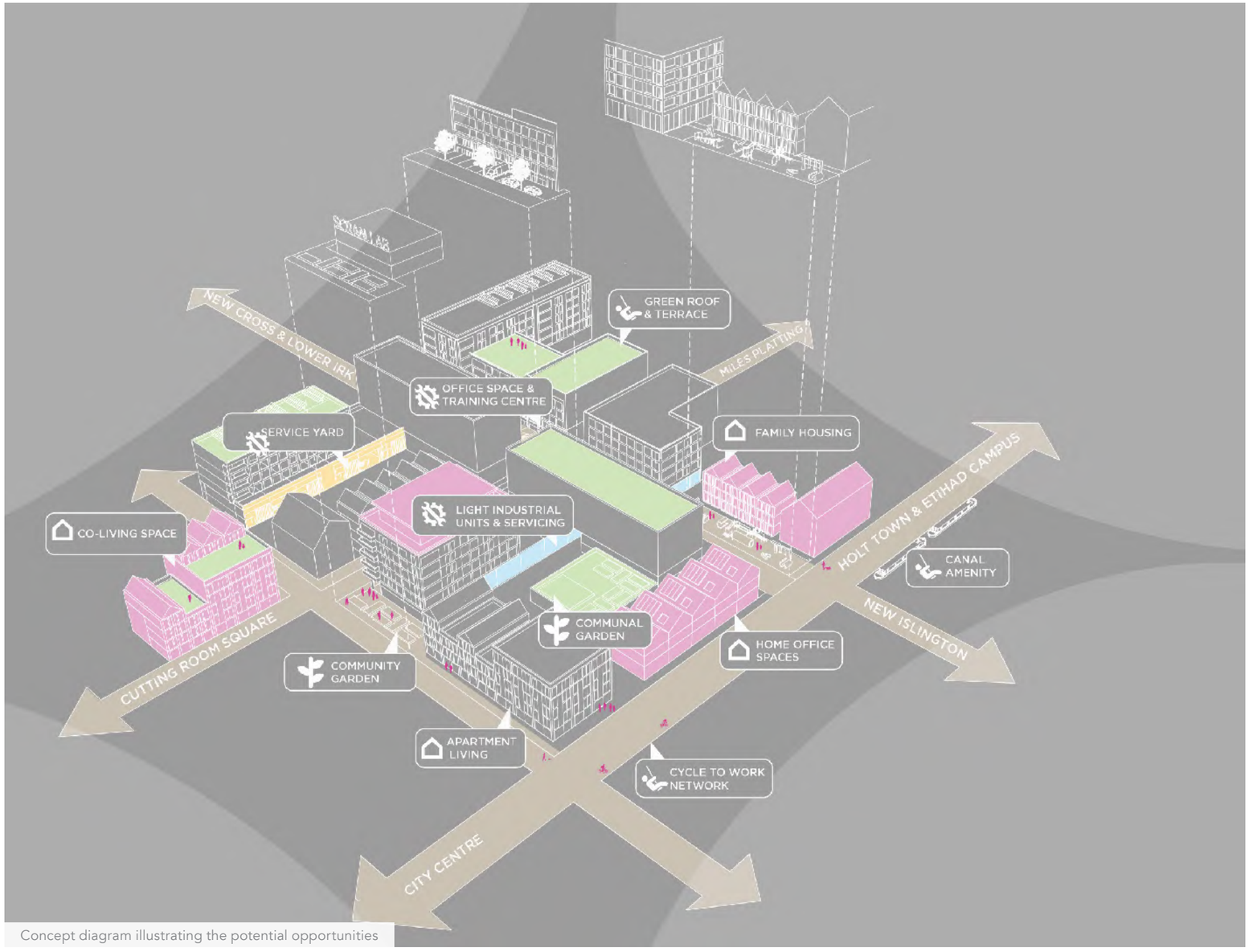
The NDF highlights key design and development principles which help deliver the environmental, social and economic uplift that developments, including Eliza Yard, should aspire towards.

The aim is to see improved social, environmental and economic outcomes from well-designed developments in the local context and a sense of place.

The overarching principles apply an understanding of the place today, its historic development, and the influence of wider regeneration including Eastlands, Northern Gateway, and the wider Ancoats and New Islington NDF Area. The following key opportunities are outlined in the NDF:

- Apartment living
- Community gardens
- Encourage cycle travel
- Family housing
- Home office spaces
- Yard spaces
- Green Streets
- Green corridors and connection to Ancoats green
- Circulation across the area

In addition, Manchester City Council are bringing forward a public realm strategy to respond to the NDF for a planning submission in 2021.



Concept diagram illustrating the potential opportunities


Yards



Green Streets


Green Corridor


Circulation

3.5 Consultation

The following meetings have been held with representatives from Manchester City Council's Planning Authority, Historic England and Greater Manchester Police where the following themes and ideas have been presented. The initial proposals were also presented to Sir Richard Lease at the beginning of December 2020.

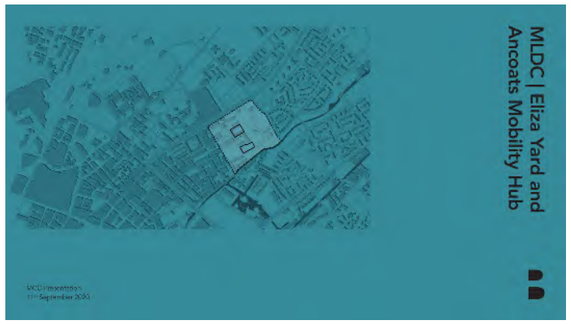
From the second meeting (09 March 21) with Richard Broadhead of Historic England (HE) a letter was received stating much had been done to address the comments raised in our first meeting.

Some issues were requested for further review which the Design Proposals respond to later in this document, namely:

- The large area of blank walling, which intrudes on the internal symmetry of the individual gable blocks. It is suggested to alter the external design whilst accepting that internal configuration of the accommodation may influence whether this is possible.
- Remaining concerns regarding the corner balconies in relation to whether they provide sufficient solidity at the corners of the building and affects the configuration of the building/apertures.

In relation to the balconies, HE recognised that effort has been made to respond to comments and, ultimately, deferred to the decision of MCC's planning department on the level of weight they place on this factor in the planning balance. HE go further to state: "*From our discussions during the meeting it is also accepted that the applicant feels that these balconies are necessary from a liveability perspective, and that they provide associated benefits. We therefore accept that this is an element which is unlikely to be removed, and would suggest that the applicant should therefore be confident that they can provide a robust justification for their inclusion to the local planning authority.*"

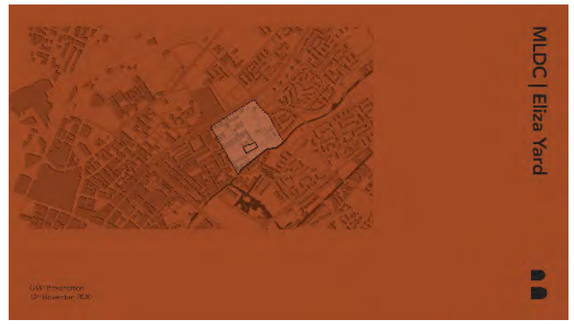
Historic England also positively commended the proposals for interpretation and the glass-making heritage in the design.



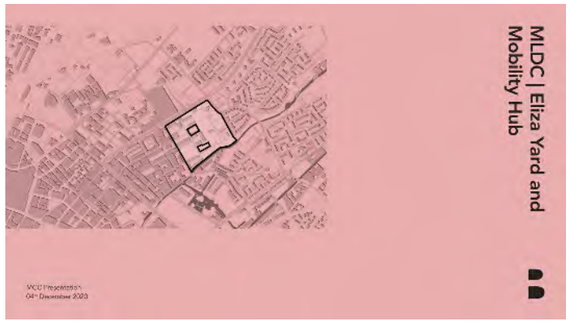
11 September 2020 - MCC Pre App
- Introduction to the Project
- Understanding the NDF
- Overview of the site
- Initial design response



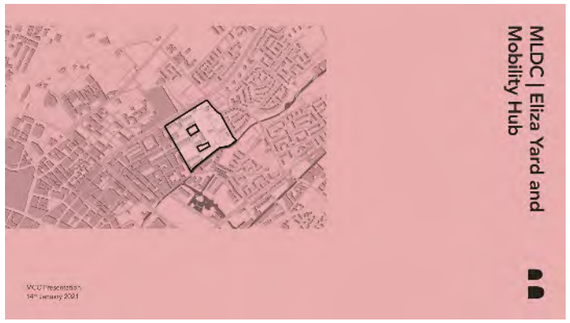
12 November 2020 - MCC Pre App
- Site Layout
- Apartment types
- Building strategies
- Massing in current and proposed context
- Materiality concept
- Facade development



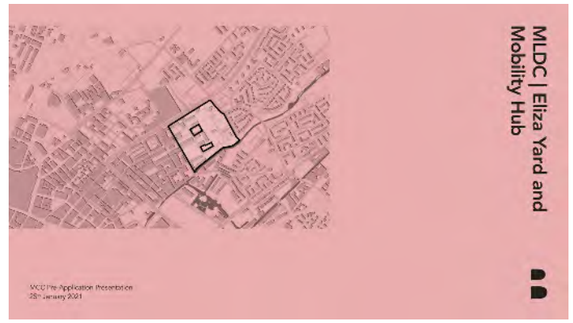
12 November 2020 - GMP Presentation
- Site overview
- Design response
- Building strategies
- Massing in current and proposed context
- Boundary treatments
- SBD principles



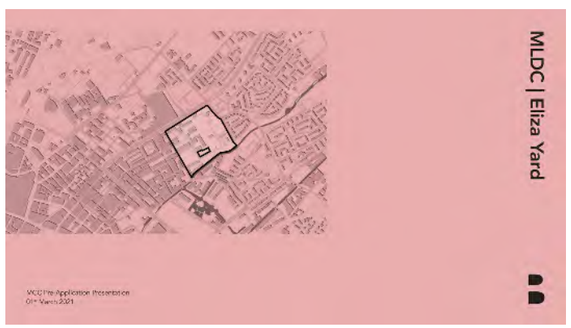
04 December 2020 - Sir Richard Leese Presentation
- Vision for area and NDF overview
- Design proposals
- Appearance



14 January 2021 - Historic England
- Vision for area and NDF overview
- Historic context
- Design proposals
- Appearance
- Material concept and its links to the history of the area
- Key heritage views



25 January 2021 - MCC Pre App
- Public consultation feedback
- Adjustments to unit mix
- Revised massing
- Facade Evolution
- Building details



01 March 2021 - MCC Pre App
- Poland St historic grain and character
- 19th century glass manufacturing
- NDF opportunities
- Rational for the building's form, mass and articulation
- Facade arrangement, materiality and details a



09 March 2021 - Historic England
- Poland St historic grain and character
- 19th century glass manufacturing
- NDF opportunities
- Rational for the building's form, mass and articulation
- Facade arrangement, materiality and details a
- Response to HE comments



18 March 2021 - Councillor Briefing
- Consultation feedback
- Key statistics
- Massing evolution
- Layout
- External appearance

3.6 Public Consultation and Engagement

Early Stage Consultation

2,007

visitors to the website during the consultation period

102

responses to the consultation

An early stage consultation ran for five weeks from 8 December 2020 to 11 January 2021- this consultation was an opportunity for members of the local community to provide their feedback to ensure local priorities and concerns were addressed as the plans developed.

- Overall, 57% of respondents said that they supported the intention to develop a high-quality residential scheme on this site.
- Many of those respondents commented that the scheme would deliver much-needed new homes in the area as demand is high.
- A smaller number of respondents did not share this view, explaining that they thought the area had seen significant recent growth and doesn't need more residents.

Planning Consultation

2047

visitors to the website during the consultation period

160

responses to the consultation

A second stage of consultation ran from 7 April 2021 - 16 April 2021, whereby queries raised by residents during the first round of consultation were addressed and developed plans for the scheme were shared. Feedback from the consultation is summarised below:

Design

- A number of comments suggesting that the building is too large/ tall and 'blocky'.
- Positive comments about the proposed materials, such as the green façade.
- Support for the inclusion of balconies.

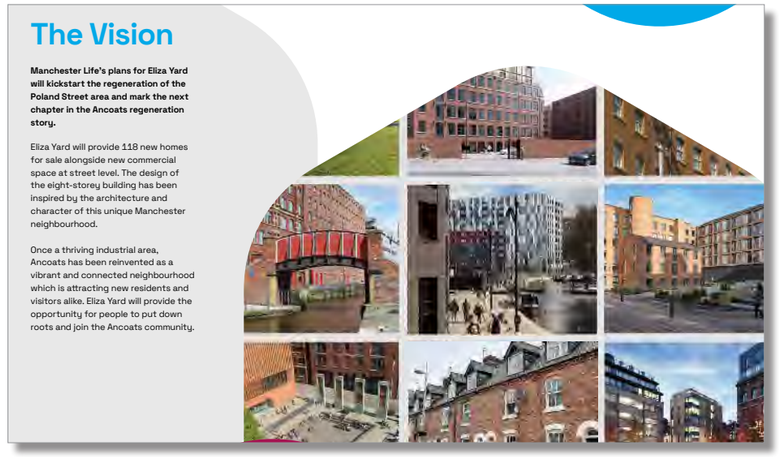
Outdoor Space

- A lot of support for the inclusion of green space within the scheme.
- Concerns about the lack of parking.
- A few comments on safety and requests for more lighting in the courtyard and on the streets.
- Suggestions for more cycle parking spaces a 1 per apartment is deemed insufficient.

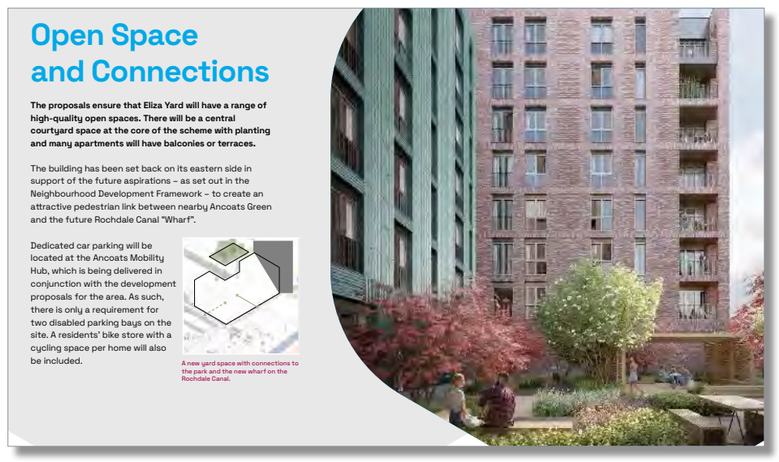
Other

- A number of comments requesting more green space/parks instead of building residential schemes.
- Some comments requesting more affordable housing.
- A few suggestions that the ground floor should include a supermarket as the area is currently lacking.

Full details can be found within the Statement of Consultation prepared by Deloitte/Counter Context and submitted as part of this application.







3.7 Renewable and Climate Change Policies and Targets

In July 2020, Manchester City Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs. This Statement seeks to demonstrate how Manchester City Council's (MCC) sustainability policies within the Core Strategy (2012) and Manchester Guide to Development (2007) have informed the Proposed Development. This Statement should be read in conjunction with a separate Sustainability Statement, which aims to address how the Proposed Development is responding to the Zero Carbon and sustainability related policies including Manchester and Greater Manchester Combined Authority.

The impact of the pending Building Regulation Part L revision released by the Ministry of Housing, Communities & Local Government in autumn 2019 has been assessed and the Proposed Development aims to future proof the residential building by achieving better carbon performance with an approximately 31% improvement over above Part L1A 2013 standard for dwellings. The update to Part L is designed to provide a stepping-stone to more stringent requirements to meet the Future Homes Standard in 2025 and focuses on a combined approach of improving fabric thermal performance and mitigating the carbon emissions from using fossil-fuel. Due to the decarbonisation of national grid, the new Part L will lead to heat electrification solutions in the UK. In summary, the development is actively targeting and achieving environmental standards in line with the planning policy and the forthcoming Building Regulation Part L 2020.

3.8 Security Requirements

A pre-application review of the scheme was held with Greater Manchester Police's Design for Security team. The feedback and advice have been incorporated into the design prior to this application.

A Crime Impact Statement (CIS) (contained separately) has been prepared alongside this planning application. The CIS identifies, predicts and evaluates the crime and disorder effects of the development proposals. The purpose of the CIS is to ensure that design decision-makers consider crime, disorder and fear of crime. The CIS includes all the requirements for Secured By Design accreditation which focuses on crime prevention at the design, layout and construction stage of homes and commercial premises and promotes the use of security standards for a wide range of application and products.

3.9 Transport Policy Overview

3.9.1 Planning Practice Guidance: Travel Plans, Transport Assessments and Statements in Decision Making

In March 2014, the Department for Communities and Local Government [DCLG] in conjunction with the Department for Transport [DfT], released advice on when transport assessments and transport statements are required and what they should contain, which is intended to assist stakeholders in determining whether an assessment may be required.

3.9.2 Manual for Streets [MfS]

Manual for Streets (March 2007 and Sept 2010) supersedes Places Streets & Movement and Design Bulletin 32. Manual for Streets should now be used where 85th percentile monitored traffic speeds are less than 37mph.

3.9.3 Guidelines for Providing Journeys on Foot

Various walking distances are quoted in the Chartered Institution of Highways and Transportation's (CIHT's) "Guidelines for Providing for Journeys on Foot".

3.9.4 Greater Manchester Local Transport Plan

The Greater Manchester Transport Strategy 2040, published in February 2017, sets out TfGM's sustainable mobility plan for the future and forms Greater Manchester's 4th Local Transport Plan (GMLTP4).

One of the priority interventions for the Manchester Regional Centre includes improvements to the Manchester and Salford Inner Relief Route Improvements at Great Ancoats Street. The scheme aims to unlock the potential regeneration and growth to the north and east of Great Ancoats Street (A665) by reducing severance and improving the public realm.

3.9.5 Manchester Core Strategy

Manchester's Core Strategy was adopted in July 2012 is the key Development Plan Document in the Local Development Framework (LDF). It sets out the long-term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

The key policies relevant to Transportation are as follows:

- Policy T1 - Sustainable Transport;
- Policy T2 - Accessible Areas of Opportunity and Need;
- Policy T3 - Strategic Integration

The overriding objective for transport is to 'Improve the physical connectivity of the City, through sustainable and accessible transport networks, to enhance its functioning and competitiveness and provide access to jobs, education, services, retail, leisure and recreation'.

3.9.6 Ancoats and New Islington Neighbourhood Development Framework

The Neighbourhood Development Framework (NDF) was adopted in October 2014 and updated in 2016. The NDF has been prepared to guide future development in Ancoats and New Islington in a form that creates attractive and successful neighbourhoods where increasing numbers of people will choose to live.

The NDF has guided development across the neighbourhoods and Ancoats has been transformed from a depopulated, declining industrial zone into one of the UK's most desirable emerging neighbourhoods.

The document details some of the principles that are required to facilitate and accommodate the predicted increase in the Ancoats and New Islington areas.

3.9.7 Manchester Residential Quality Guidance

Manchester's Residential Quality Guidance outlines the considerations, qualities and opportunities that will help deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. The Manchester Residential Quality Guidance provides clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester.

The document highlights nine 'key ingredients' for developments in Manchester. The ingredients incorporate a number of key actions relating to walking, cycling and sustainable modes which have particular relevance to the application site. A list of these key actions is presented below:

- "Facilitate and encourage walking and cycling;
- Create clear, safe and obvious connections to the public transport network; and
- Provide secure cycle parking for residents and visitors, which is safe and convenient and within the envelope of the building."

3.9.8 Manchester City Council Draft City Centre Transport Strategy (2020)

The City Centre Transport Strategy 2020 framework developed with TFGM, Salford City Council and GMCA outlines plans for future City Centre Transport. The strategy envisions a well-connected, zero-carbon centre at the heart of the North, offering residents, workers and visitors a great place to live, work and play, and getting the right balance between the different ways of travelling. The strategy is for travel in and around the centre from 2020-2040.

Manchester City Council, Salford City Council and Transport for Greater Manchester (TfGM) have several committed transport interventions for the city centre, which will be delivered in the next five years and contribute to achieving the vision.

3.9.9 Manchester City Council Parking Standards

Consistent with Policy T2 of the Core Strategy, the proposed parking provision should be sufficient to satisfy demand, while simultaneously acting as a mechanism for demand management and encouraging sustainable travel behaviour.



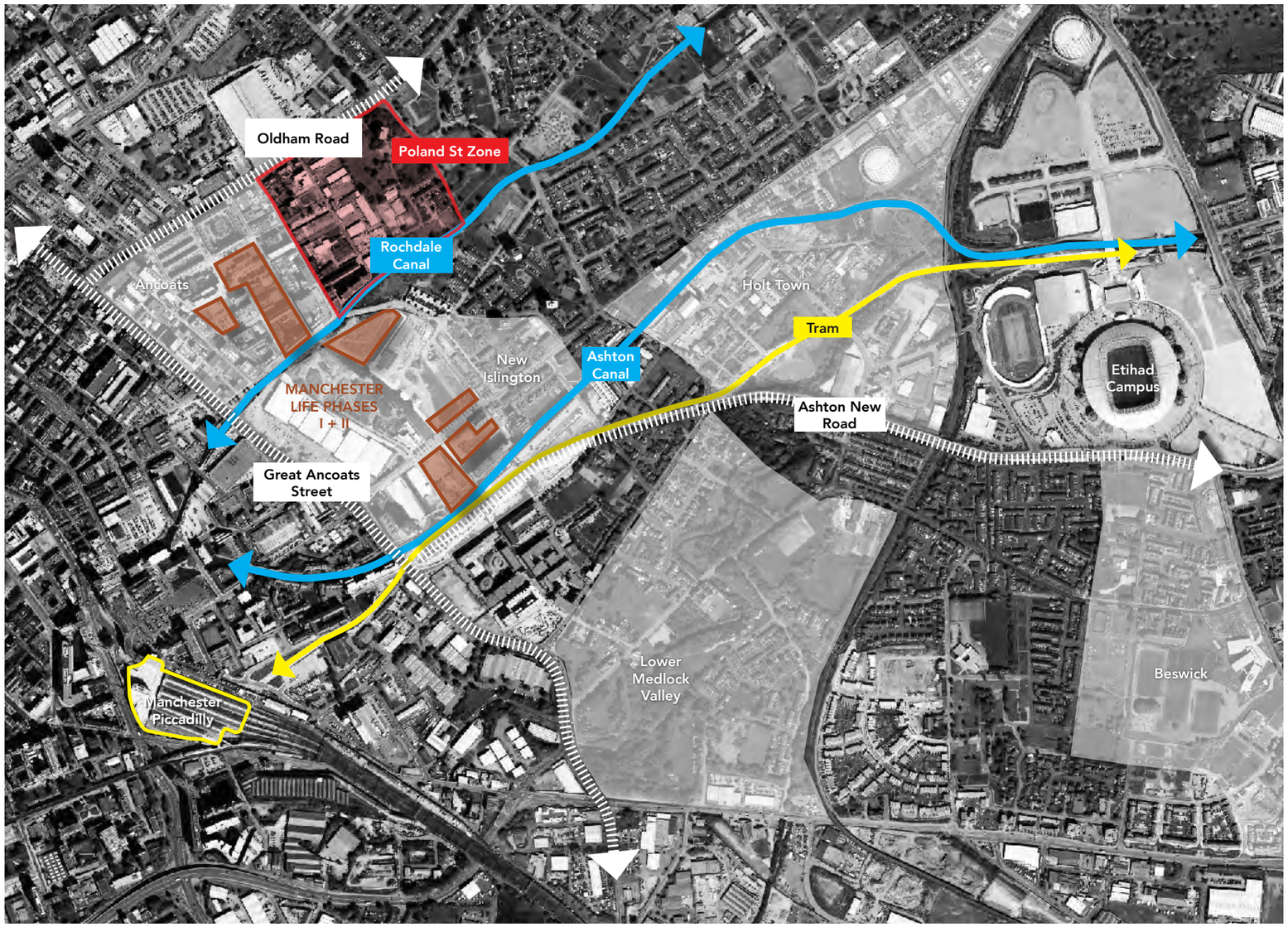
3.0

Understanding the Area

4.0 Understanding the Area

4.1 Wider Area Analysis

The regeneration journey in East Manchester has always been about making bold moves. The area is a leading example of how regeneration can spearhead economic and social change in a city, becoming a touchstone for regeneration across Europe and beyond. The Etihad Campus, New Islington and Ancoats Urban Village has sat at the forefront of this regeneration story for the past 30 years, balancing innovative architecture, sensitive heritage reuse, world leading public realm approaches and a leading public transport network. The development of the Poland Street Zone, also known as the Back of Ancoats, provides an incredible opportunity to make another bold move to deliver significant growth on several fronts which ultimately will transform the area into an internationally significant place within Manchester.



Back of Ancoats in the context of wider neighbourhoods

Key

- Poland Street Zone Boundary
- Existing MLDC developments
- Key vehicle routes
- Tram line
- Rochdale and Ashton Canal

4.2 Site Location

The site is located in Ancoats, an inner city area of Manchester close to the city centre situated between the Rochdale Canal and Oldham Road and a close neighbour of New Islington and NOMA.

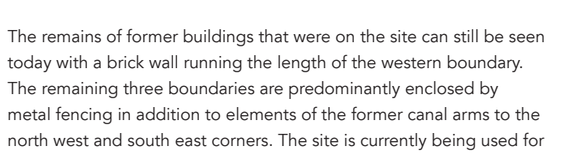
The application site is part of the wider response to the updated Ancoats and New Islington Neighbourhood Development Framework and one of the first sites to be brought forward as part of this redevelopment. The proposal will serve as a distinct marker, helping signpost visitors and residents alike to the wider city and beyond.



4.3 The Application Site

The site is bounded by Jersey Street to the South, Poland Street to the West, with commercial units to the north and a surface car park to the east. Ancoats is a designated Conservation Area which contains a number of designated assets ranging from grade II to grade I.

The remains of former buildings that were on the site can still be seen today with a brick wall running the length of the western boundary. The remaining three boundaries are predominantly enclosed by metal fencing in addition to elements of the former canal arms to the north west and south east corners. The site is currently being used for contractor parking and is dominated by hardstanding with little to no vegetation or trees.



0.24
hectares site area

33
meters East to West

76
meters North to South



4.4 Historic Context

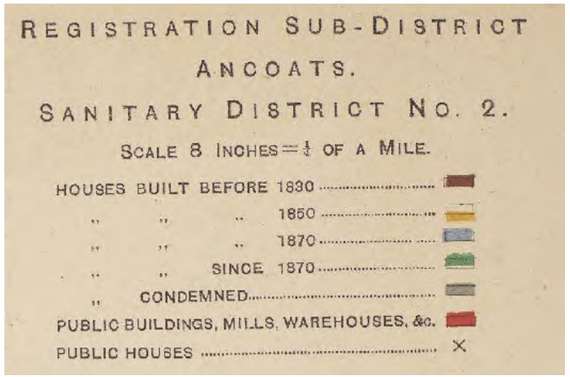
The 1851 map below shows a small collection of buildings on the corner of the Site which appears to have backed onto a Coal Wharf. The 1880 Report on the Health of the City of Manchester map, seen to the right, designates that these properties were residential dated from pre-1830.

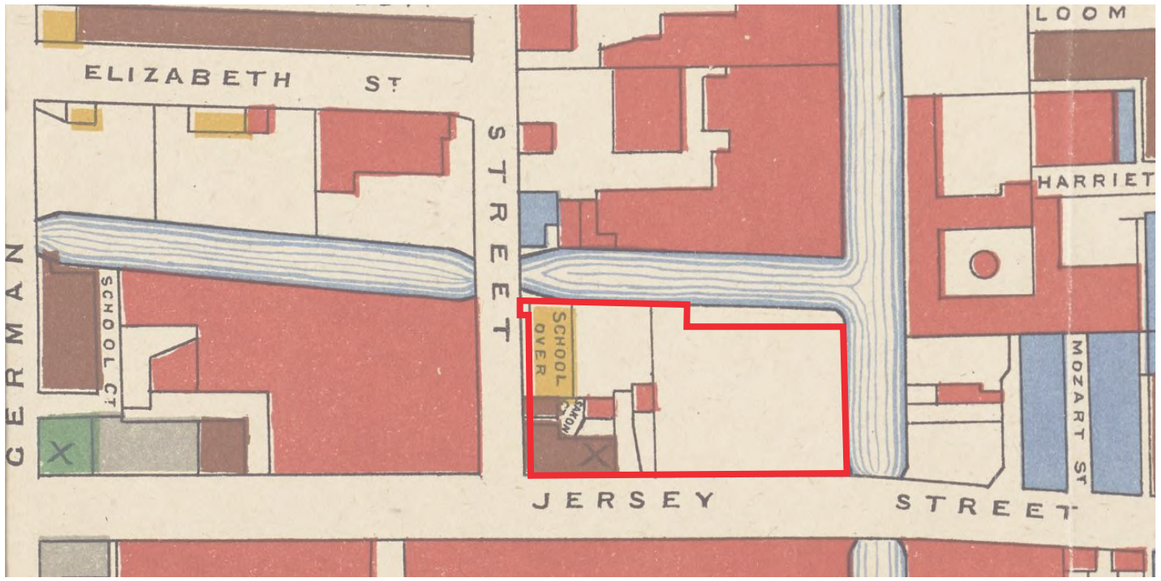
The 1880 map shows an area called Saxon Court to the rear of the pre 1830 residential properties, and a collection of public buildings. The site also appears to have been home to a public house at the time of the 1880 survey.

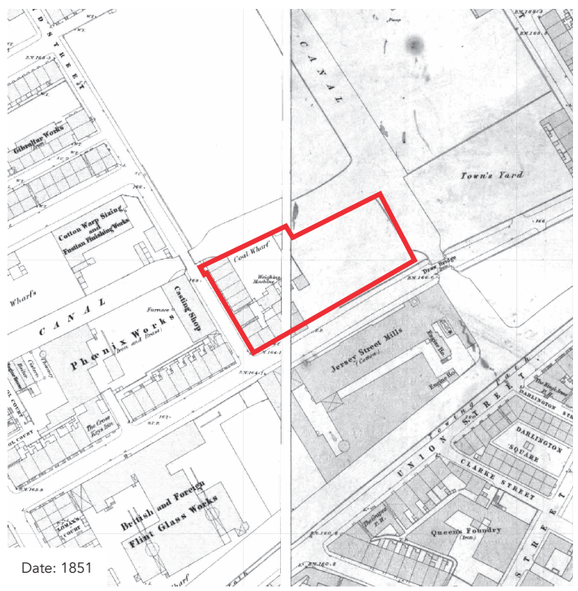
This collection of buildings remains relatively consistent, though by 1931, only the former pub building remains. 1950s mapping shows the site as being clear, with "Corporation Yard" marked to the east of the site. This could sensibly be attributed to the clearances of the post 1933 Housing Act period. In mapping from 1963 and 1965, the site is shown as a reasonably large factory with an ancillary building and Builder's Yard to the east of the site. By 1967 these have been amalgamated, and the site is noted as a Clothing Factory, concurrent with the changing and adapting industries of Ancoats at this time. From the 1980s, the Site is marked simply as "Works" until 1995. By 2003 the site was cleared.

The proposed Site sits within the Ancoats Conservation Area. There are a number of designated assets within the Conservation Area which principally sit along the north, west and south borders and proposed development Site sits towards the north east of the Conservation Area, as marked on the adjacent plan. The proposed development Site sits in an area with no designated assets, and with a diluted urban grain.

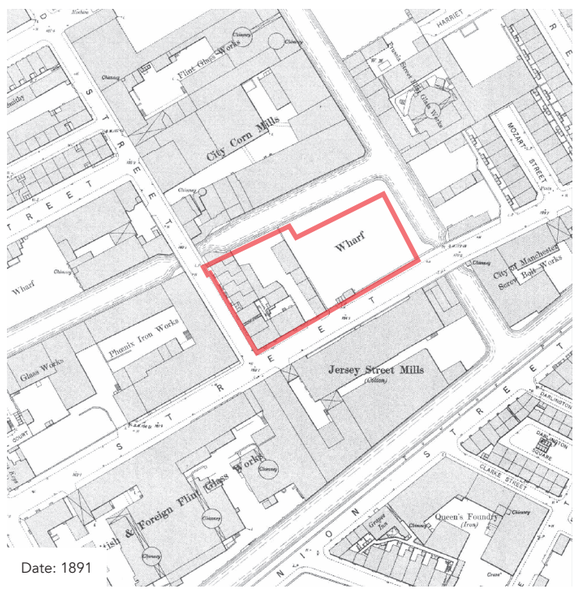
Report on the Health of the City of Manchester, 1880. Registration Sub-District. Ancoats. Sanitary District No. 2. Bastow, Richard Austin, 1839-1920



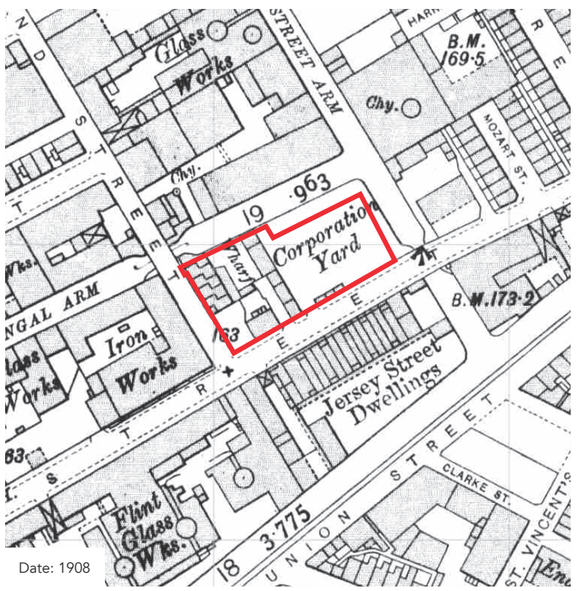




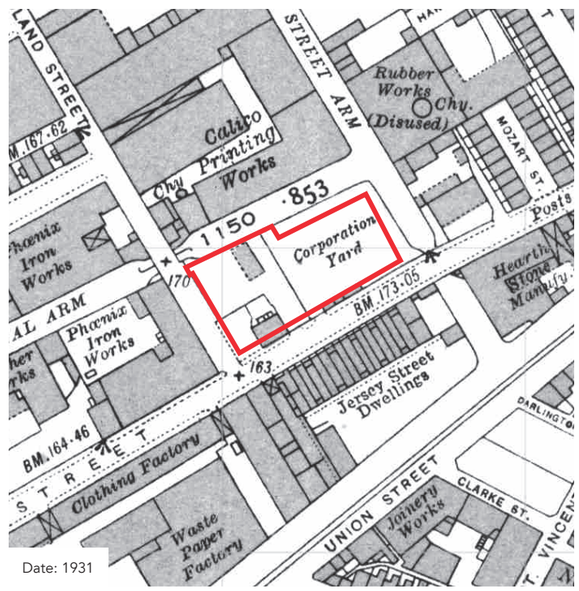
Date: 1851



Date: 1891



Date: 1908



Date: 1931



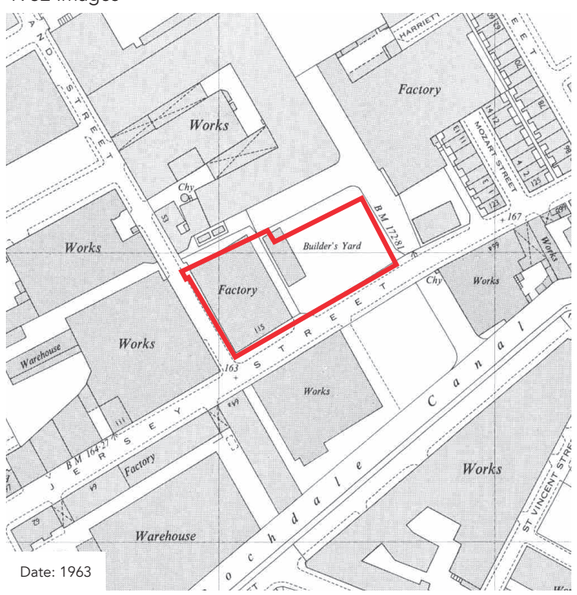




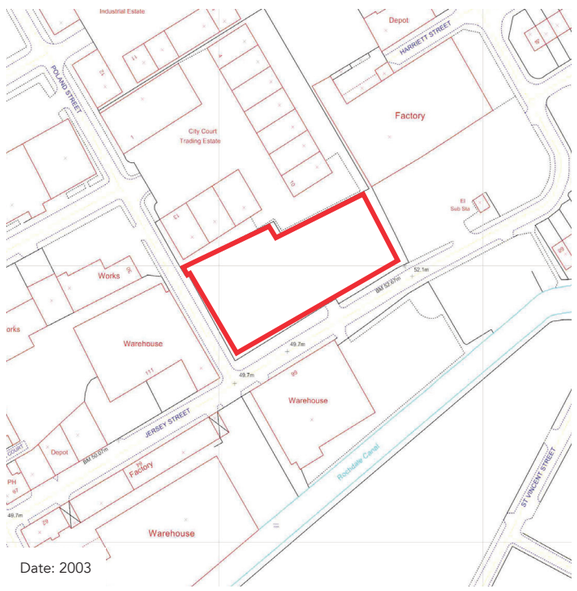




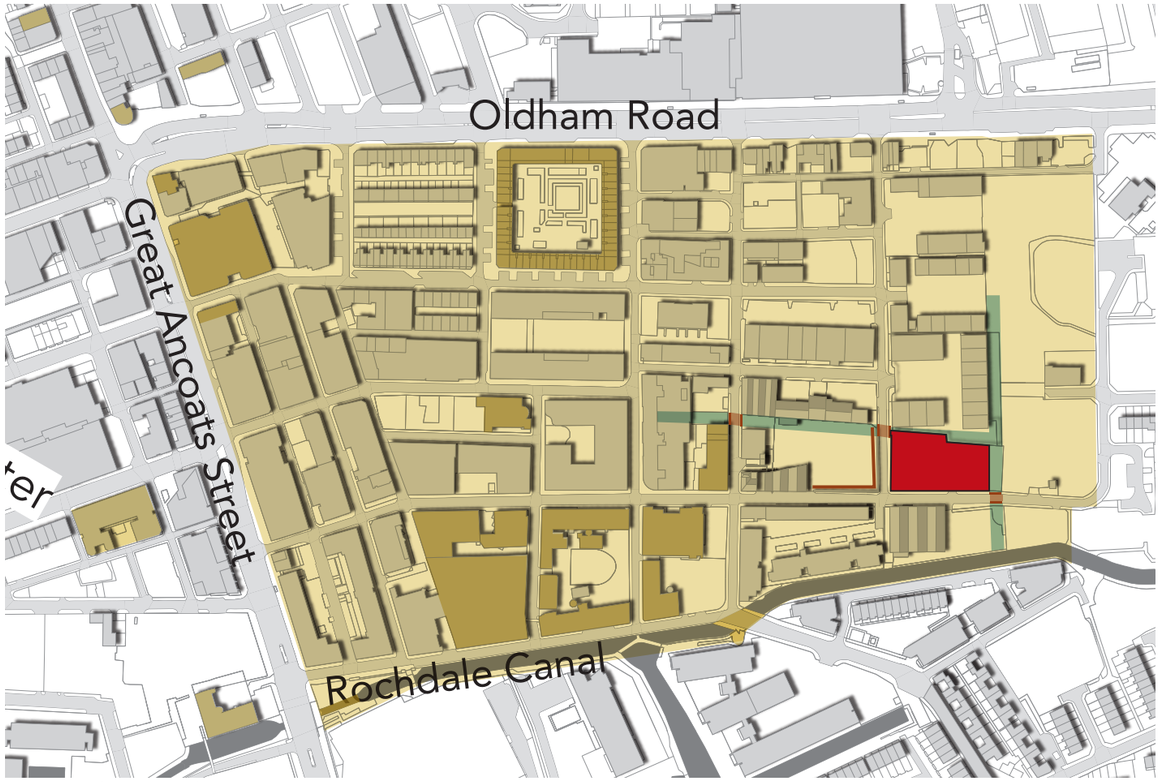
1962 Images



Date: 1963



Date: 2003



Ancoats Conservation Area

Key

- Listed Buildings / Structures
- Conservation Area
- Approximate Location of Canal
- Eliza Yard Site Location

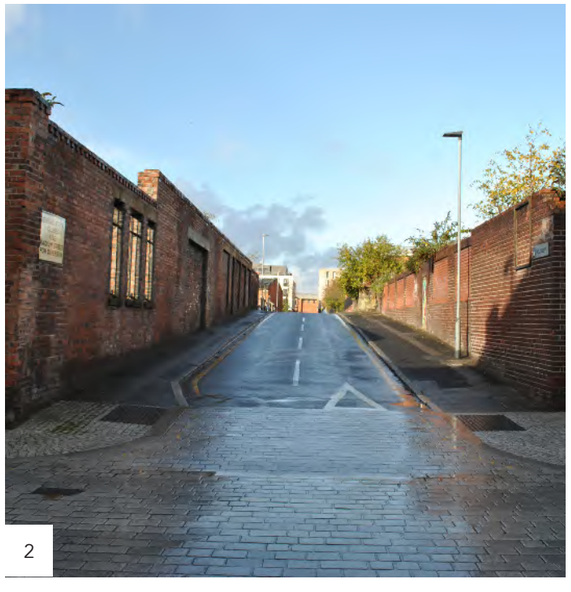
4.5 Site Today

Photographic studies of the site demonstrate how the site is currently used as a surface carpark with adjacent light industrial buildings.

1. View East along Jersey Street
2. View North along Poland Street
3. View West along Jersey Street
4. View South along Poland Street
5. North West view inside of site
6. South West view inside of site
7. South East view inside of site
8. North East view inside of site



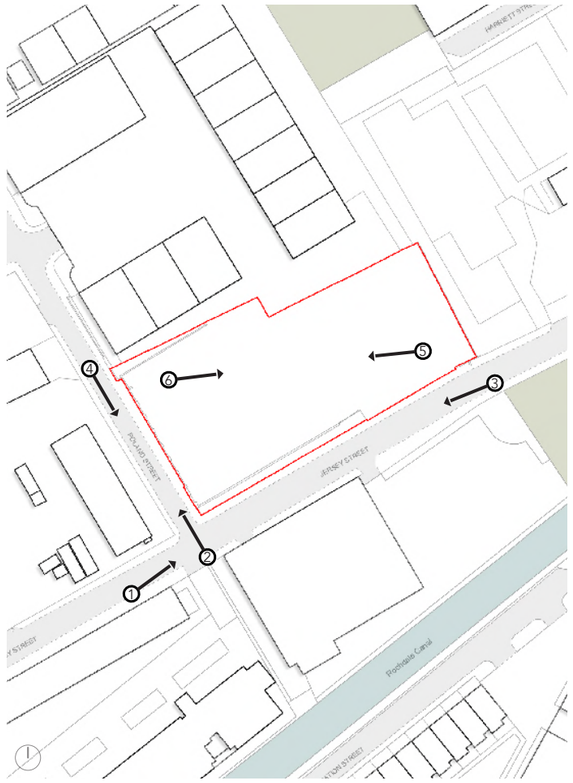
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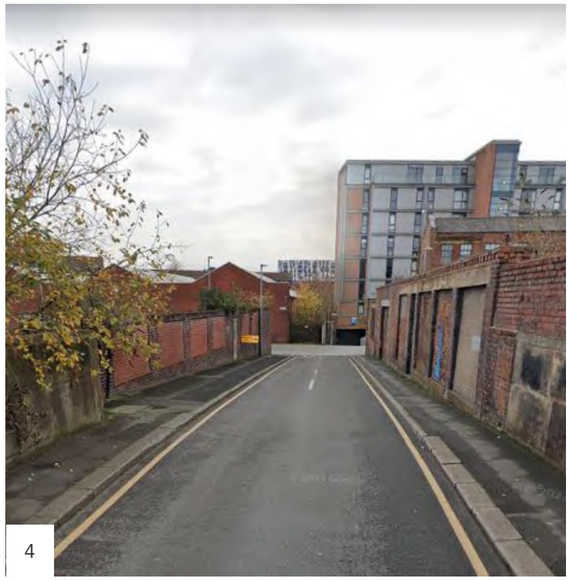


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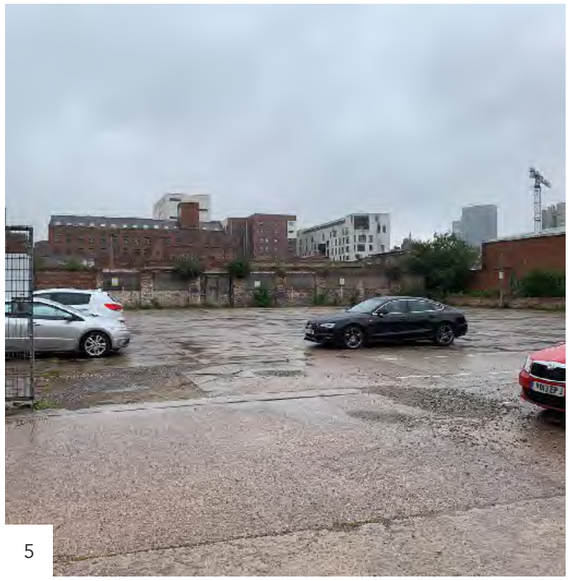


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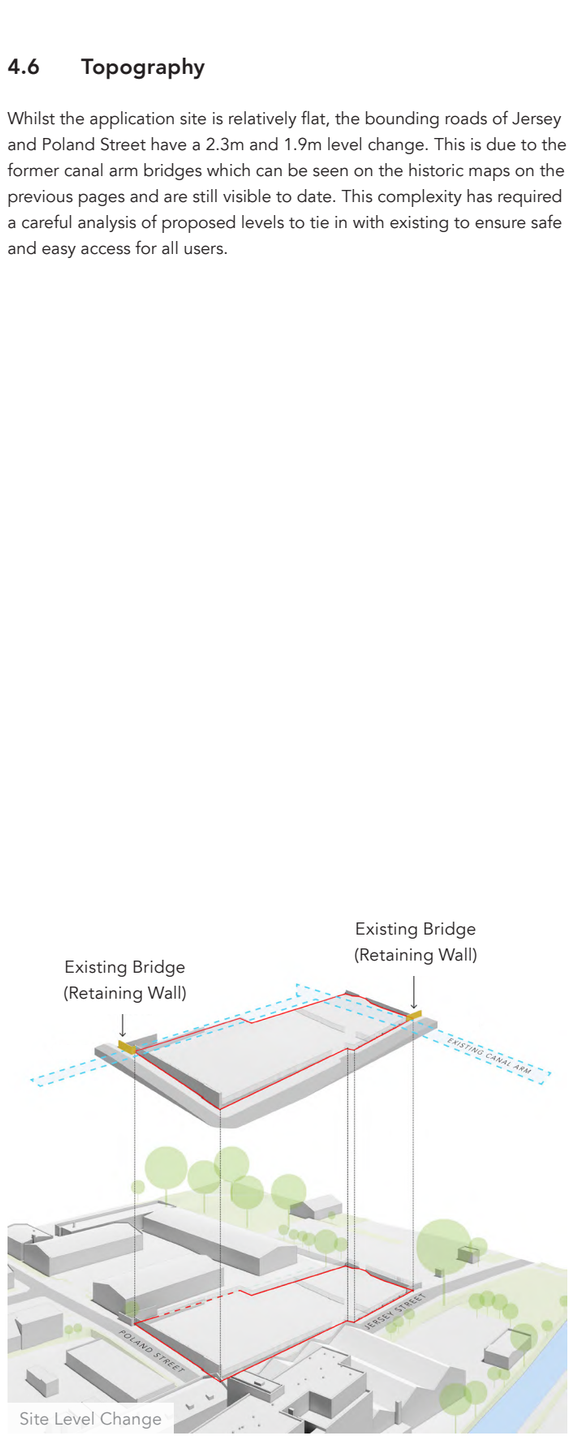
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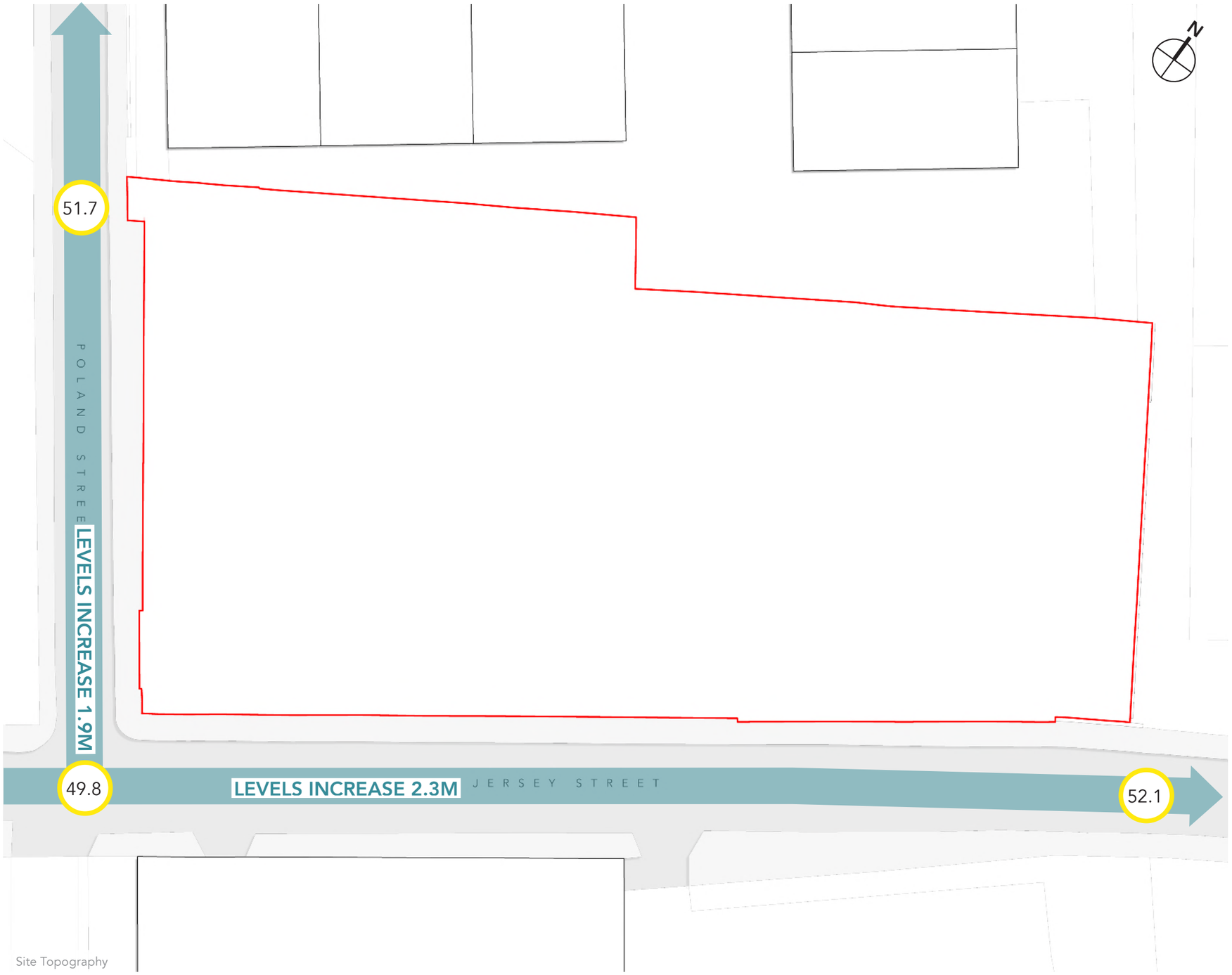
7

4.6 Topography

Whilst the application site is relatively flat, the bounding roads of Jersey and Poland Street have a 2.3m and 1.9m level change. This is due to the former canal arm bridges which can be seen on the historic maps on the previous pages and are still visible to date. This complexity has required a careful analysis of proposed levels to tie in with existing to ensure safe and easy access for all users.



Site Level Change



Site Topography

4.7 Site Opportunities and Constraints

Jersey Street is an important arterial link to Manchester city centre, presenting a key opportunity for strong architectural frontages and a dynamic streetscape. Poland Street equally provides opportunities for vehicular access to the site and frontages that will face back to the city.

The main physical and technical constraints are:

- The sloping topography Jersey Street and Poland Street
- The presence of below ground services within existing footpaths

Details of the above can be found within this report or in separate technical reports.



Opportunities and Constraints Diagram

Key

- Site
- Existing canal arm bridge
- Noise pollution
- Plant noise pollution
- Future green link to Ancoats Green
- Opportunity for height to create views to Ancoats Green
- Primary Vehicular Route
- Future Public Realm
- Key Frontages
- Buildings previously demolished

5.0

Design Proposals

5.0 Design Proposals

5.1 Key Design Themes

The key design themes illustrated on the right have informed the arrangement of the site and concepts. These strategies have been informed by the NDF and technical input from the design team, to establish a detailed and developed proposals for the site.

These have been established and project precedents have been explored to reinforce the vision to create a high-quality, residential-led development with a distinctive sense of place with a mix of apartment typologies. The proposals intend to;

- Deliver a scheme that responds to its context and surrounding area
- Create distinct, characterful building that acts as a catalyst for the creation of a vibrant, inclusive neighbourhood
- Provide active frontages through commercial space
- Deliver a diverse range of homes that cater for the needs of families, young professionals, the elderly and empty-nesters.
- Consider how the proposal will relate, both through the building and landscaping, to future connections, allow permeability through the neighbourhood when future 'green links' are delivered.



A place where people feel at home



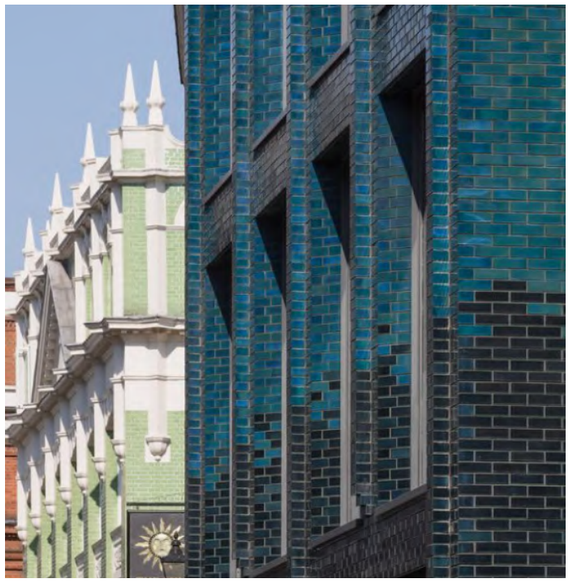
A place to enjoy and be proud of



A place which fosters a sense of belonging



A place with a choice of homes



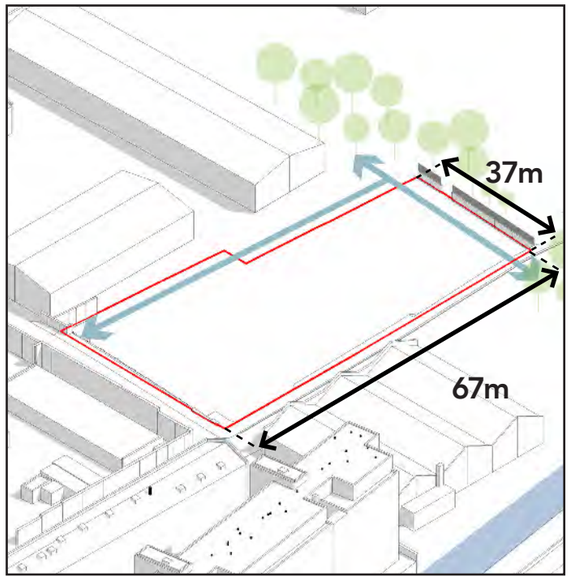
A place with unique and lasting appeal



A sustainable place for future generations

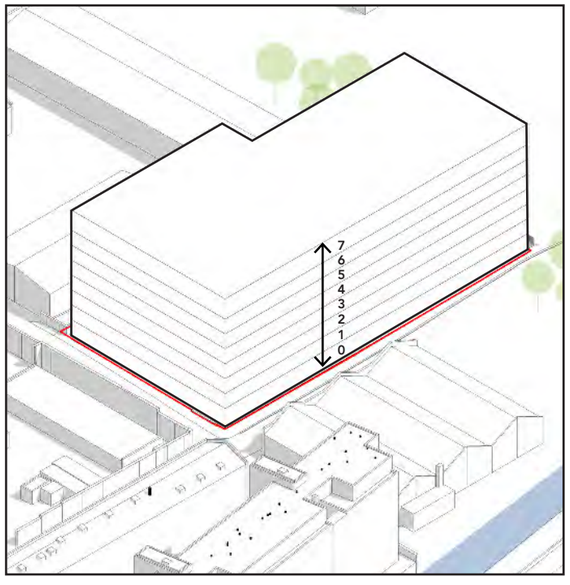
5.2 Design Principles

The following diagrams explain the approach to design development in relation to the massing requirements, setting, design features and articulation.



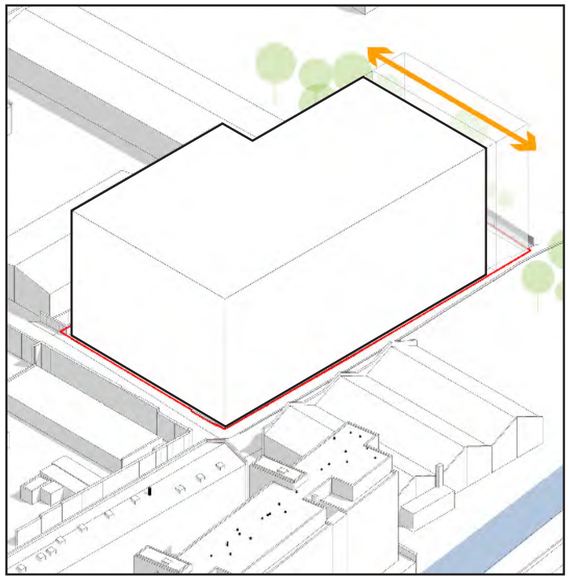
1. Existing Condition

- Vacant surface car park - 0.27 Hectares
- Land rises up to former canal arm bridges



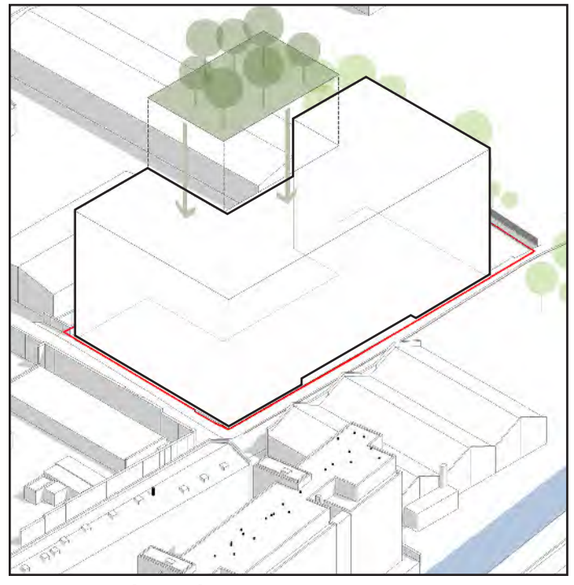
2. Massing Potential

- 8-Storey Height to respond to the NDF



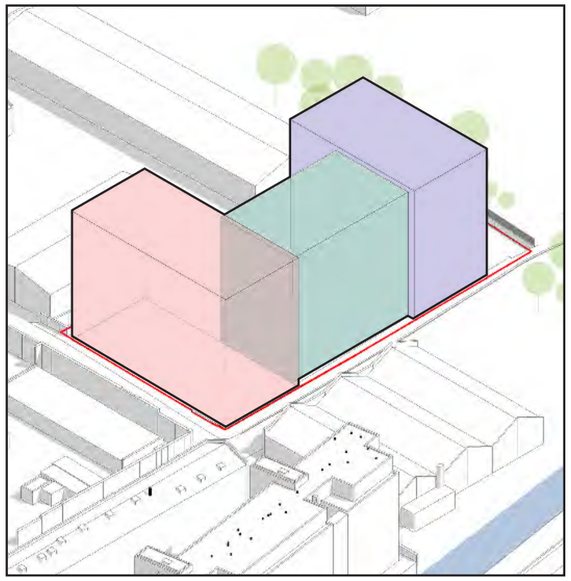
3. Space for Future Public Realm Connection

- Allowing space to connect Ancoats Green to a new wharf on the Rochdale Canal



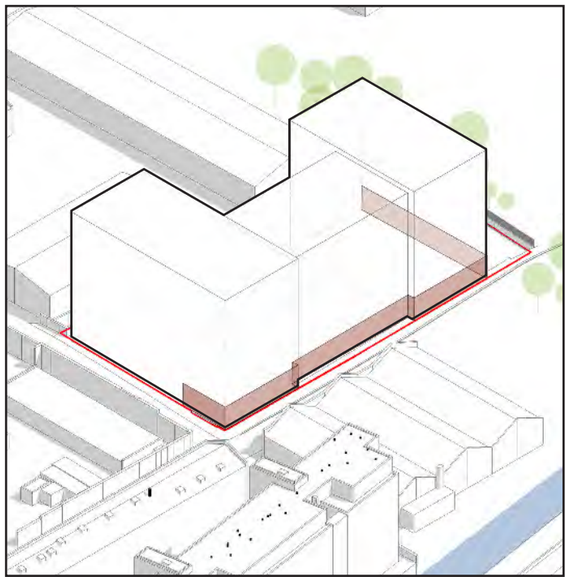
4. Inserted Landscape

- A new residents yard space



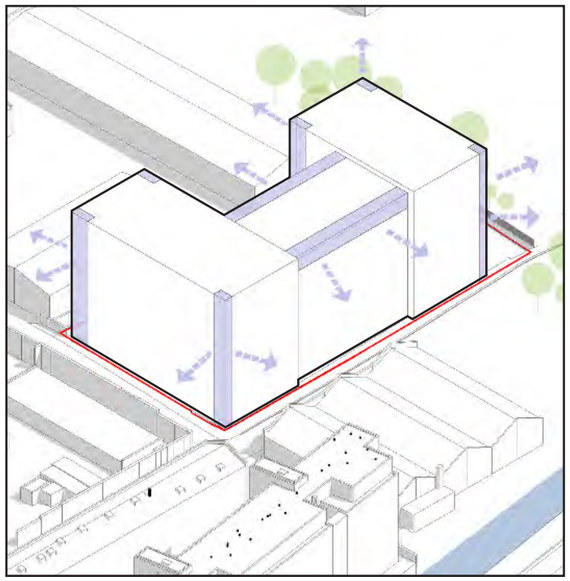
5. Definition of Architectural Elements

- A strong approach to block based urbanism, legible new structure, varying the form providing an interesting streetscape



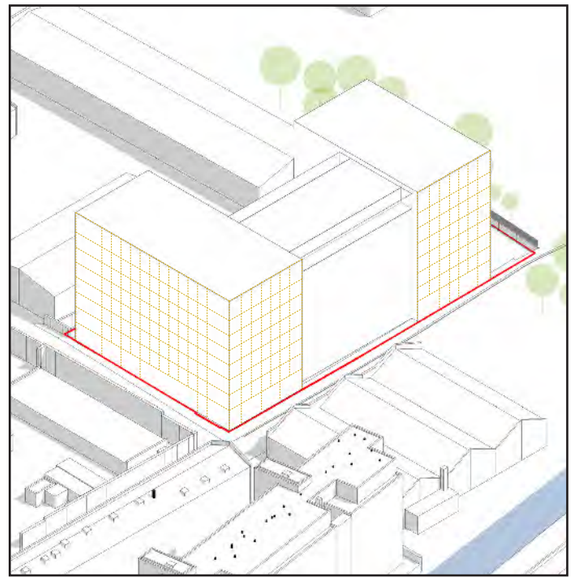
6. Active Street Frontage

- Commercial and retail spaces at ground floor
- Building amenity spaces and clear entrances



7. Opening up the Corners

- Key corners given architectural emphasis
- Opening up to views



8. Facade Order

- Rigorous facade to create ‘grid’

5.3 Approach to Scale and Massing

The Building's Mass and Form and has been informed by;

- The current context of the area
- The spatial framework described in the Poland Street NDF
- The historic urban grain and character of the Ancoats Conservation Area

This helps "Repair and Reinvent" the Urban Fabric and Street Grid. A strong approach to block based urbanism is proposed; whilst the form and scale of the building is varied to create a legible new structure. The building is therefore arranged into three legible parts, rather than one large block.

The birds eye view shown to the right explains the arrangement of the site three-dimensionally. The development displays the characteristics set out in the design themes and principles which have been adhered to through the development.

The scheme responds to the constraints set out within the NDF through the proposal on an 8-storey development.

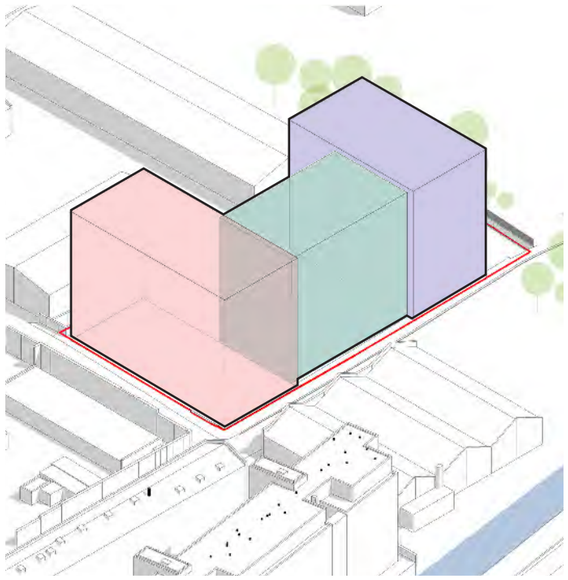
The building form and mass has been carefully considered to work both in the short and long term as more of the wider masterplan is delivered. The overall building mass has been broken down into three distinct 'blocks', with elements such as roof terraces and corner balconies being carved out to provide relief to the façade and interest to the streetscape.



Mount Yard, Manchester

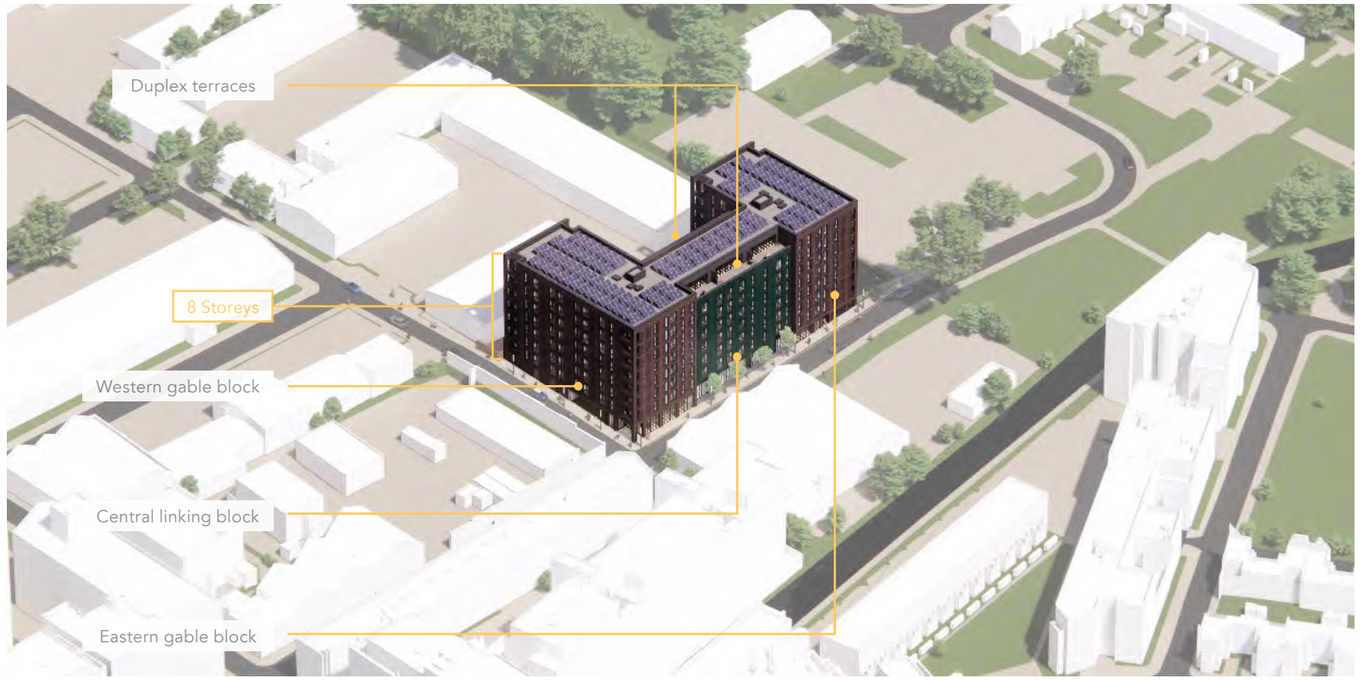


Royal Albert Wharf, London





Catford Green, London



Aerial view in current context



Aerial view in NDF context









5.4 Design Evolution

The design has evolved through a series of key moves that have been implemented to simplify the approach and create a robust architectural expression.

A number of different options for the development of the facade design have been tested during the development of the design, reviewing various terracotta profiles and colours as well as reviewing brick and mortar joints.

1. Initial Material Palette

2. Location of terracotta tiles reviewed. Tiles now cover spandrel panels and parapet to the central section. Metalwork colour has been adjusted to tie the tiles and brick together.

3. Signage/ventilation areas added to ground floor areas. Windows adjusted in the central sections to bring more order to the facade and improve internal layouts.

4. Lighter brickwork and terracotta tiling explored to bring a more contemporary feel to the proposal

5. A purple/red/blue/grey brick is explored. This creates a more striking appearance whilst also responding to the dark bricks found in nearby building. A darker, teal coloured tile is proposed similar to the tile shown on the right hand side of the photo below.

6. Metalwork colour is adjusted, bringing in blue hues to tie the brickwork and terracotta together.


1


2


3


4


5

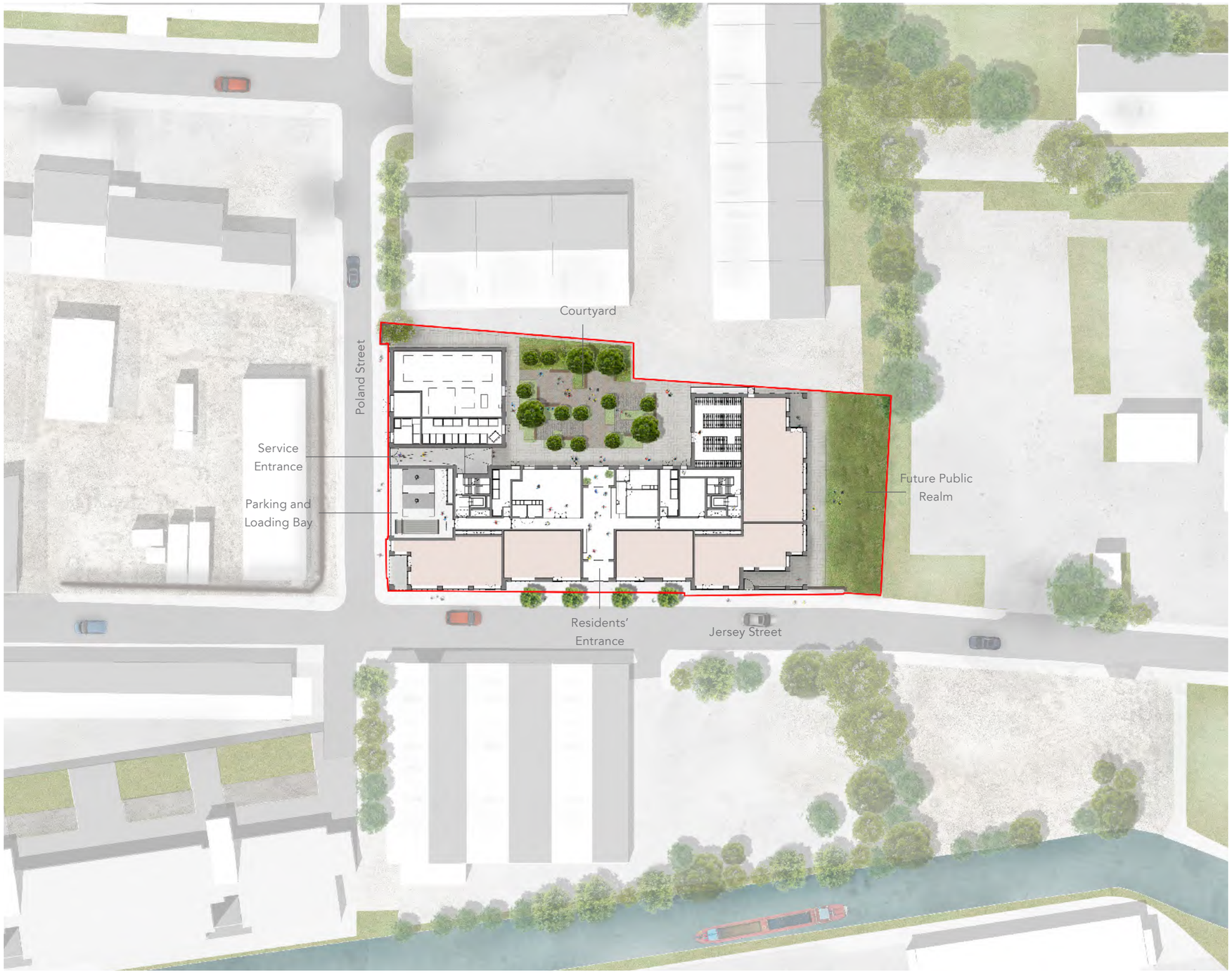

6

5.5 Site Layout

The site is simply arranged with 3 ‘blocks’ forming a U shape allowing a new residents yard to emerge to the north of the site. The building form has been developed to leave space for an area of public realm to the east of the site. This will be incorporated into the Public Realm Strategy when it comes forward and left as a soft landscaped space with managed access in the meantime.

Residents will predominantly enter the building centrally from Jersey Street into a communal entrance lobby and circulation space. From here they will be able to travel vertically to the apartments above via either of the 2 cores being provided. Ancillary spaces such as bike store, resident’s amenity space, bin stores, plant, staff areas and parking will all be accessed from the ground floor.

Five commercial units are also being offered as part of the development which will predominantly accessed from Jersey Street and one unit accessed from the east of the site via the future public realm.



5.6 Layout Plans

The following drawings represent the layouts for the proposed building. A full breakdown of the accommodation is provided in the appendix.

Ground Floor Plan

The ground floor plan provides extensive active frontage to Poland Street, Jersey Street and the future public realm area to the North. The commercial units have been maximised to allow future businesses to occupy and enhance the sense of community and place. Onto the future public realm area a new commercial frontage will be able to open out onto this space. Our proposals provide a step free access from Jersey Street into the new space to allow the existing former canal arm bridge to remain in place and play a future role in the formation of the new public realm.

The main residential entrance along with associated concierge and reception facilities is located centrally on Jersey St. A C-shaped plan arrangement wraps around a residential courtyard and is accessed via a secured, gated route from Poland Street.

- Store
- Plant
- Commercial
- Commercial Refuse
- Parcel Store
- Refuse
- Staff Welfare
- LV Switch Room
- Comms Rooms
- Amenity
- Bike Store
- WC

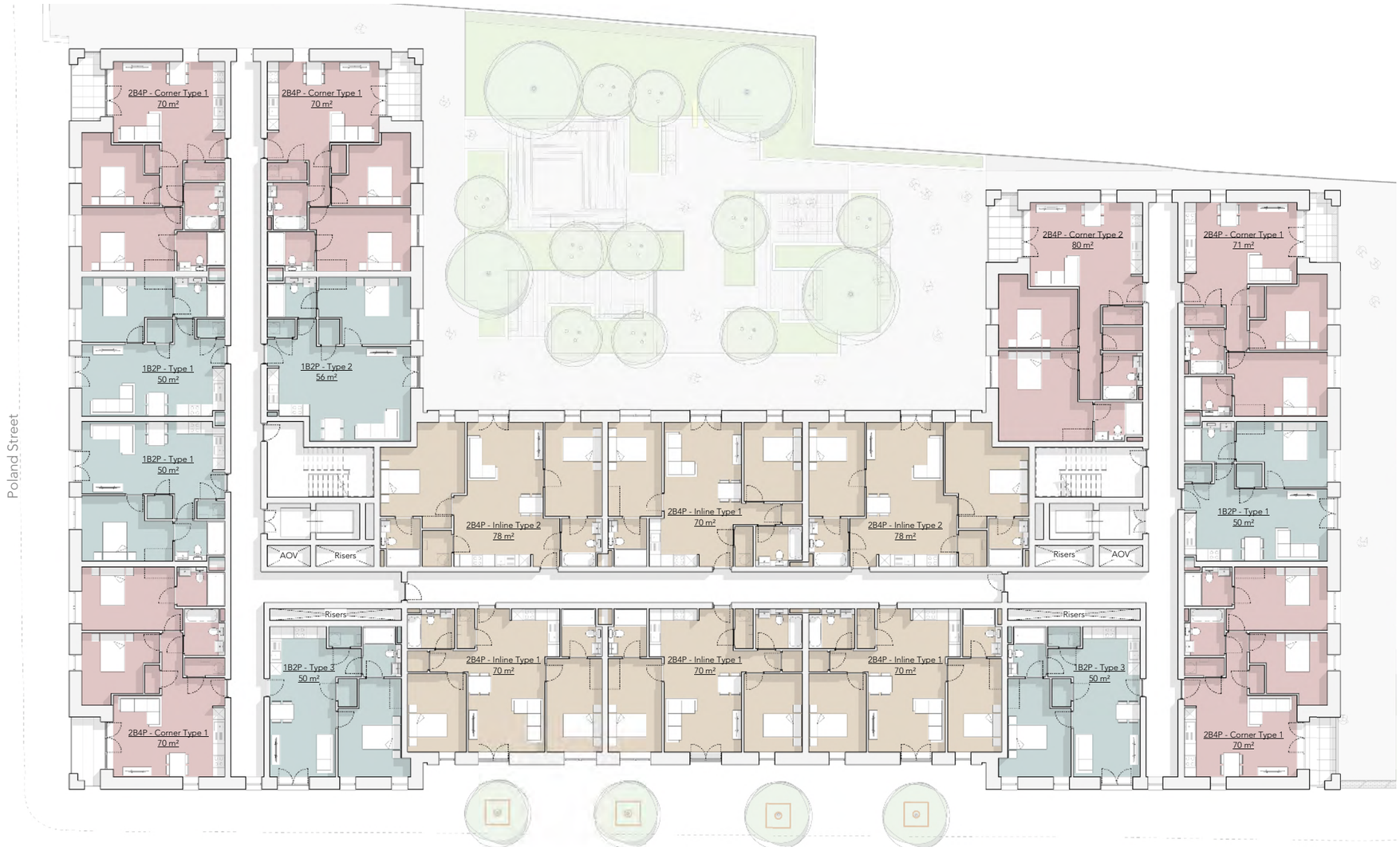


Ground Floor Plan

1st - 5th Floor Plan

The typical upper floor plan includes 18 apartments. Juliet balconies are provided to the 1-bed and 2-bed in line apartments, as well as an inset balcony to the 2-bed corner apartments. Two cores at the inside corners of the C-shaped arrangement provide a lift, staircase and smoke shafts. Corridors all have windows bringing daylight into the plan and the diagram demonstrates how the linking section of the building is set back from Jersey Street to articulate the plan. The plan describes how all balconies are positioned where the views are most advantageous; inset balconies at the corners of the plan and Juliet balconies alongside street elevations.

All apartments are provided to meet or exceed the National Described Space Standards and democratic layouts are provided within apartments with all bedrooms provided and sized for twin/double beds.



1B2P

2B4P - Inline

2B4P - Corner

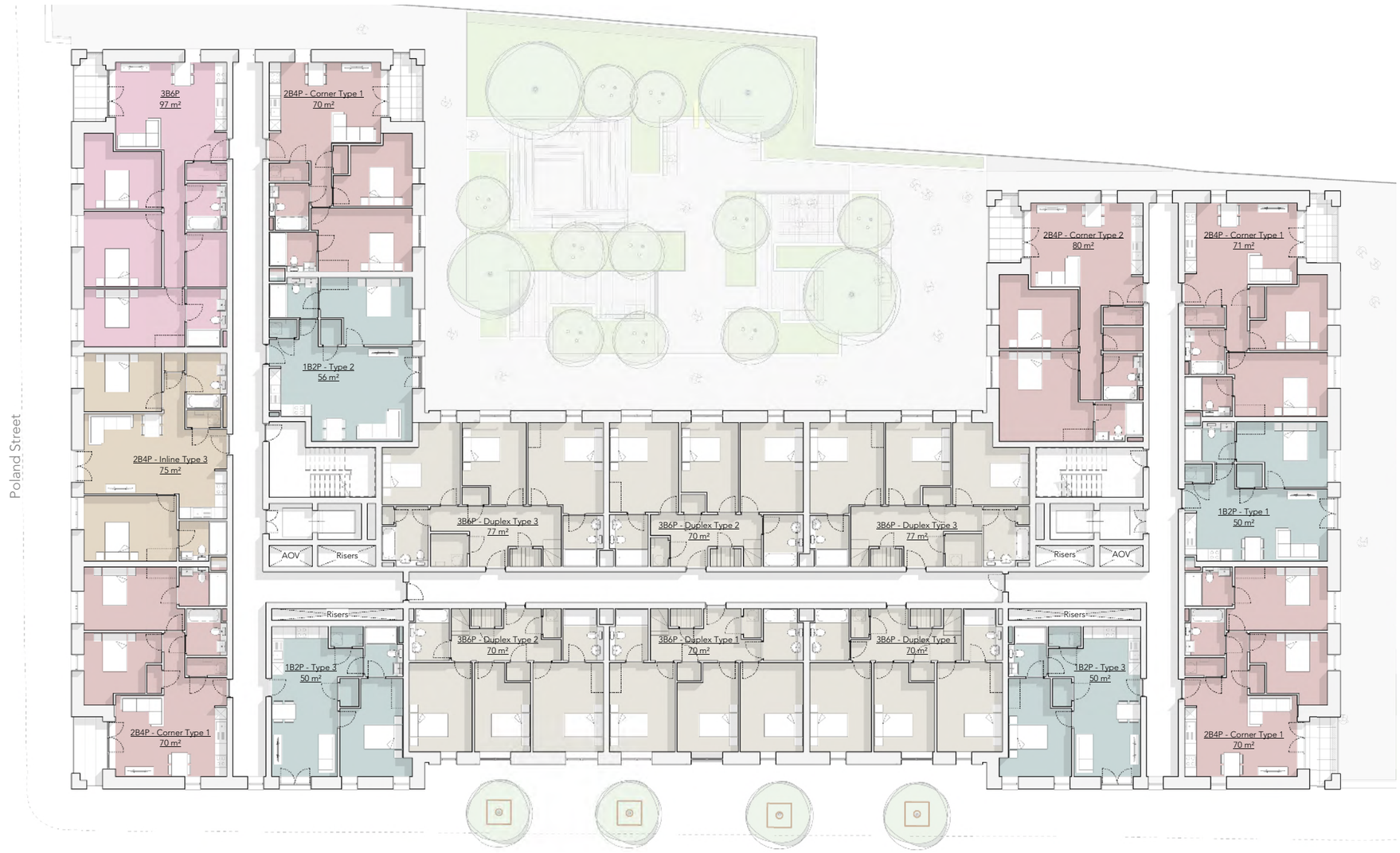
Planning Docs

SCALE: 1:100

6th Floor Plan

At the sixth floor, the six 2-bed inline apartments become six 3-bed duplex units. They are the same width of the apartments below to keep the alignment of party walls. The same window pattern is maintained at this level to ensure uniformity across the facade.

All apartments are provided to meet or exceed the National Described Space Standards and democratic layouts are provided within apartments with all bedrooms provided and sized for twin/double beds.



1B2P

2B4P - Inline

2B4P - Corner

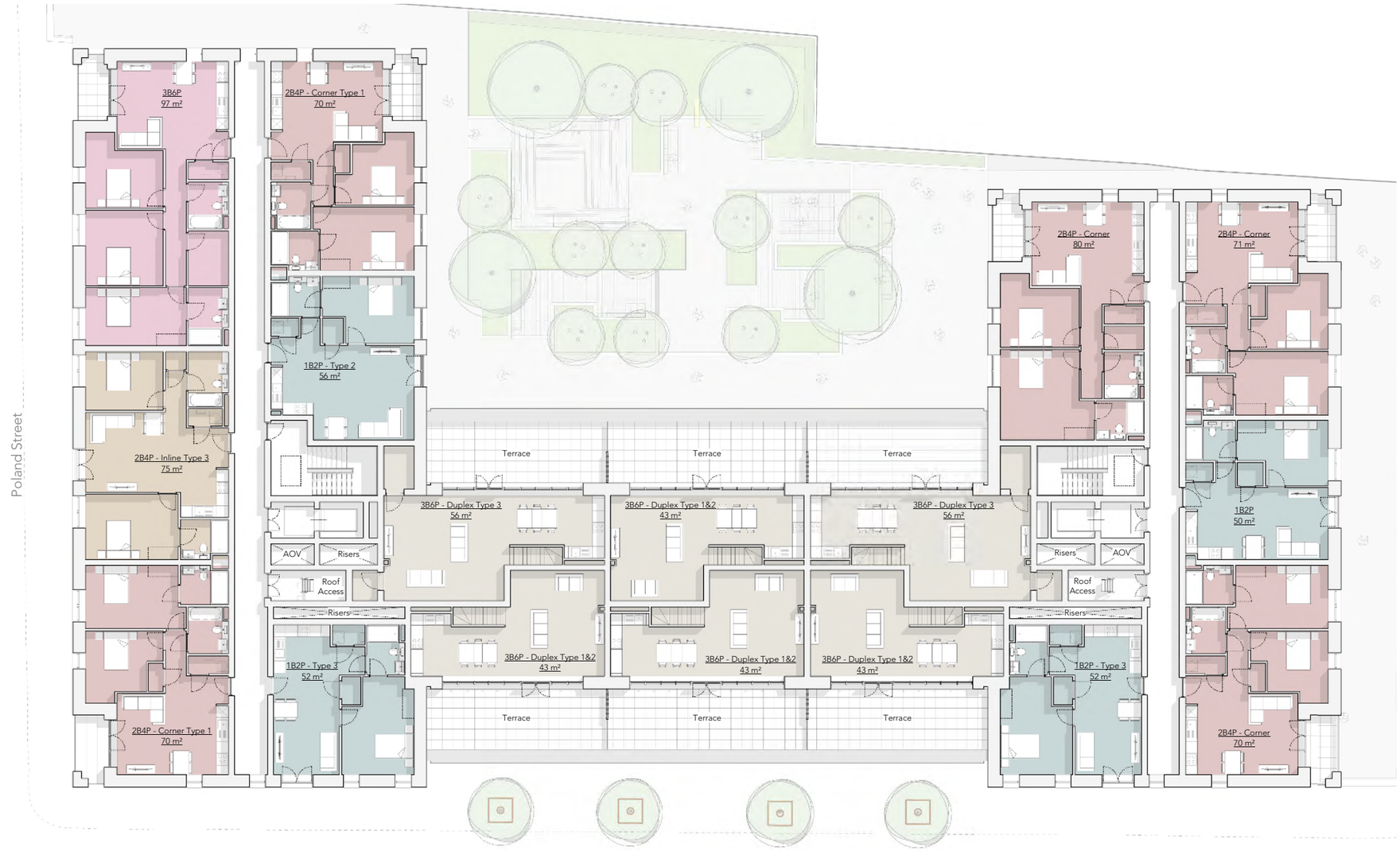
3B6P - Duplex

3B6P

7th Floor Plan

The upper floors of the duplex apartments are pulled back, to visually reduce the mass and provide further articulation to the building form. When viewed from street level, this gives the effect that the building is lower at the central section, with two gable ends either side. The reduced GIA to the duplex upper duplex floors creates a larger private terrace to each. The two cores do not connect at this level, with one core serving five apartments and the other serving six.

All apartments are provided to meet or exceed the National Described Space Standards and democratic layouts are provided within apartments with all bedrooms provided and sized for twin/double beds.



1B2P

2B4P - Inline

2B4P - Corner

3B6P - Duplex

3B6P

Planning Drwg

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5.7 Apartment Typologies

A number of different apartments types have been developed to cater for a wide variety of occupants. The plans to the right illustrate the typical 1,2,3bed and duplex apartments.

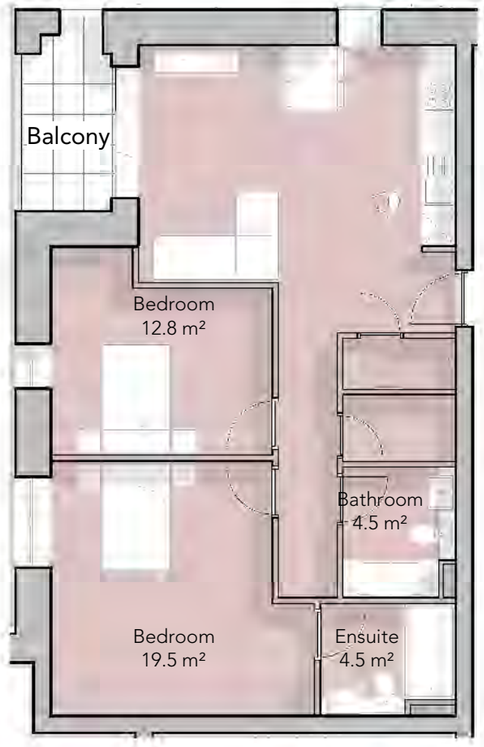
The apartments have been developed to allow sufficient space to accommodate dining room tables should residents wish to work from home. The provision of either inset balconies, Juliet balconies or terraces has also been provided to all apartments to create a connection between inside and outside, improving both the mental and physical well being of the occupier.

A summary of how the different apartment types either meet or exceed NDSS is set out below.

	NDSS (sqm)	**MLDC (sqm)**
1B2P	50	**50**
2B4P INLINE	70	**70**
2B4P CORNER	70	**70**
3B6P APARTMENT	95	**108**
3B6P DUPLEX	102	**111**



1B2P



2B4P - Corner



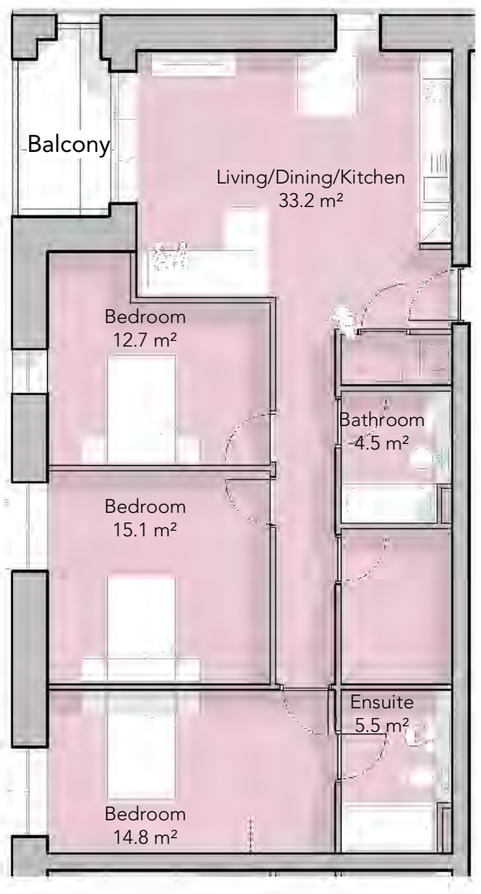
2B4P - Inline



3B6P - Duplex Lower



3B6P - Duplex Upper



3B6P - Corner

6.0

Appearance

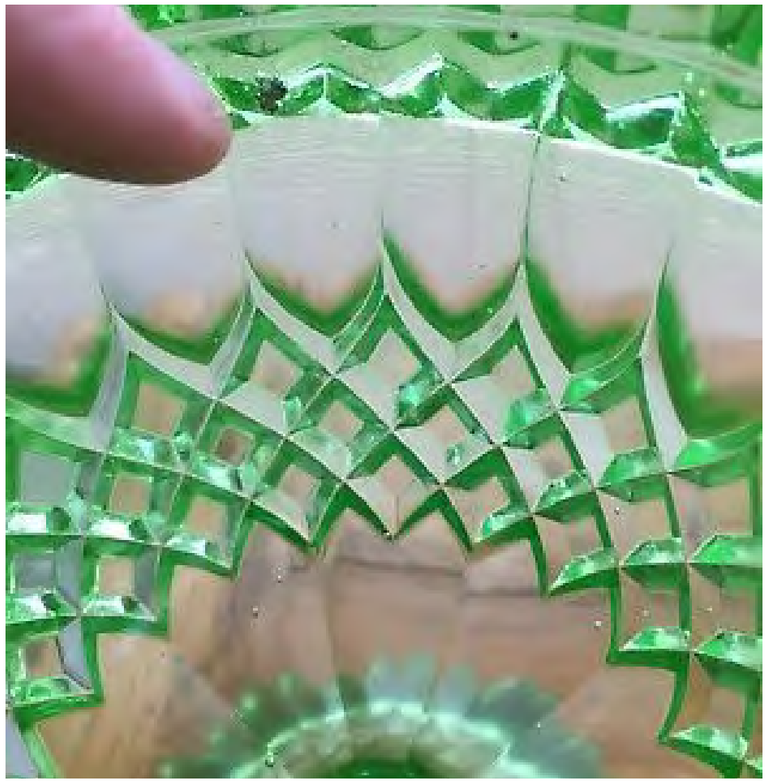
6.0 Appearance

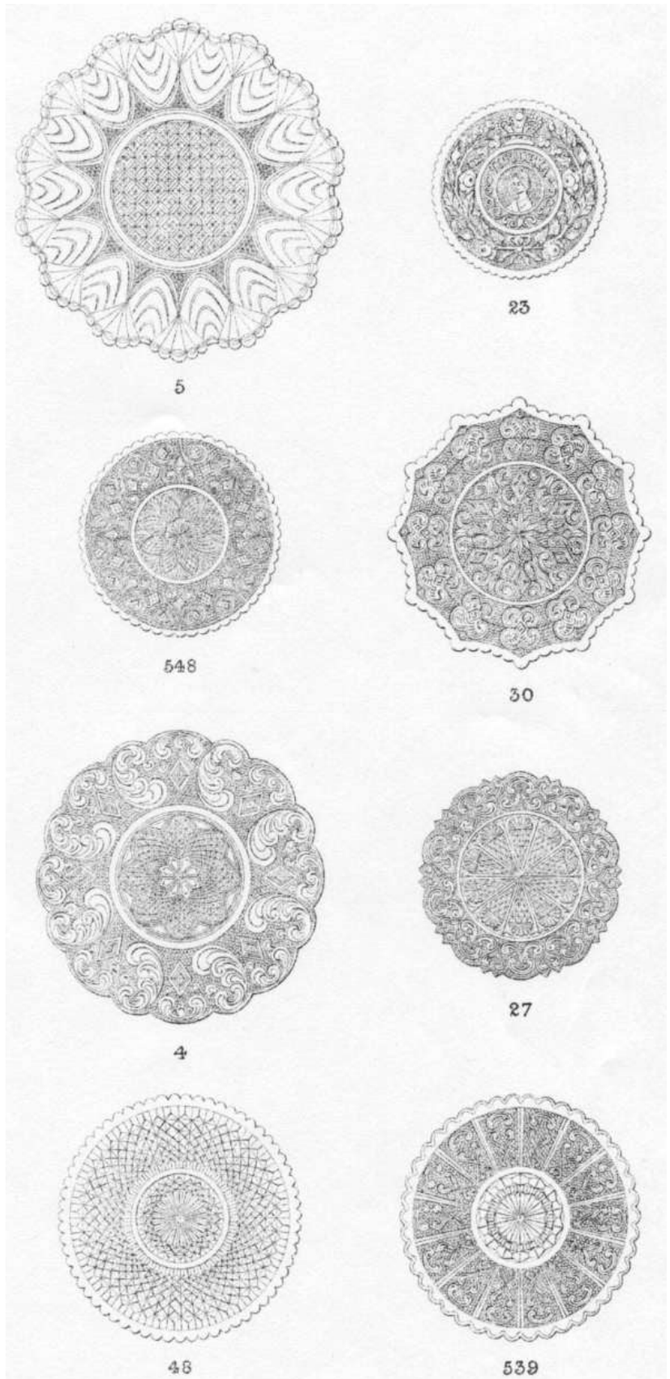
6.1 Interpretation of Local Historic Character

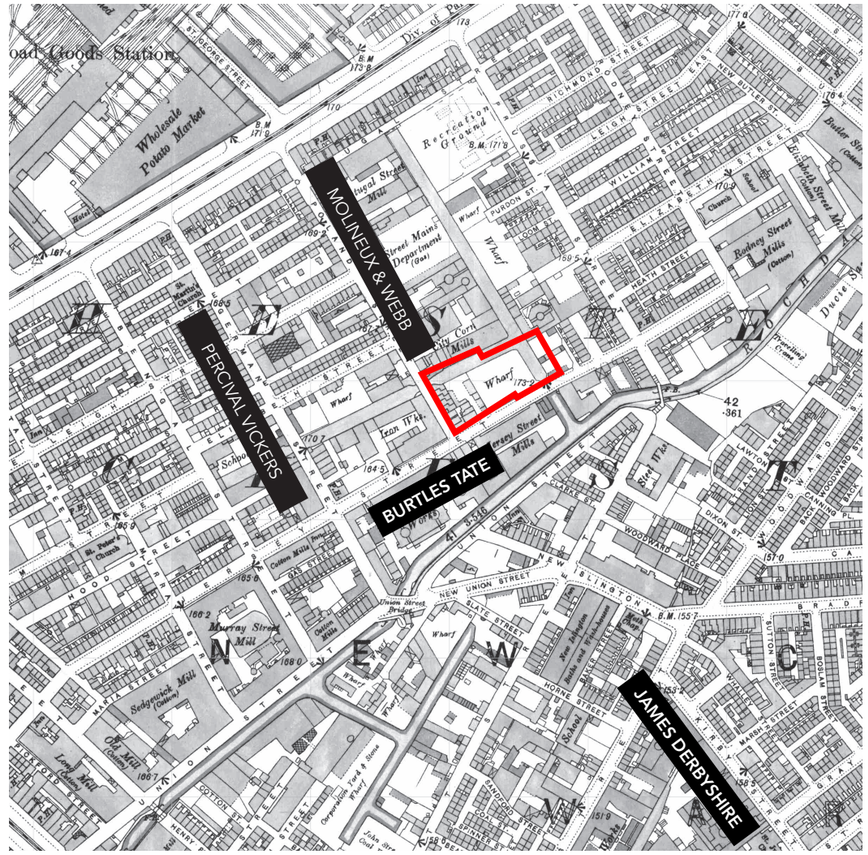
The site is located at the threshold between the Front and Back of Ancoats, an area that is synonymous with the manufacture of glass; where companies such as Molineaux Webb, Percival Vickers and Burtles Tate could once be found.

Historically, decorative flint and coloured glass was cut, moulded, and engraved to form patterned pieces of glass work as seen below.

As can be seen over the coming pages, the proposed development has sought to balance the needs of a contemporary building in a highly desirable area of the city centre with consideration for the heritage context both in terms of the material palette used and the form and articulation of the building. Interpretation of Local Historic Character has been at the heart of this approach.











6.2 Facade Arrangement

We propose using two materials to define the form and arrangement of the building - two connected brick gable blocks and a central link building. The change in material helps express this arrangement and brings a clarity and identity to the building form.

In addition to the approach to form and identity a number of architectural devices have been developed as shown in the lower diagram (across):

1. Inset Balconies at corners creating open appearance.
2. Set back to duplex apartments in link section.
3. Robust grounded corner.
4. Entrance as focal point.
5. Former canal arm bridge corner.

In relation to the corner balconies and comments provided by Historic England regarding their solidity we believe that these balconies are necessary and provide amenity whilst adding character to the building. We have ensured that the depth of brickwork is returned into these areas to help express the mass and weight of the building's form.



Jersey Street Elevation



Key Facade Features

The proposed apartment building creates a strong visual marker on the junction of Jersey Street and Poland Street. The ground floor has been designed to have a larger floor to ceiling height for the communal and commercial areas with large expanses of glazing fronting onto Jersey Street. These large apertures will help activate the ground floor and increase passive surveillance of the surrounding streets. Upper floors have been given over to apartments, again adopting a generous floor to ceiling height to give a sense of openness to the occupier.



6.3 Facade Order

The two brick gable blocks have been designed with a consistent arrangement of vertical format windows. The fenestration responds to the interior function, with larger windows for spaces that require more light and narrower windows for circulation and bedrooms.

The building is designed as a contemporary new addition to Ancoats with connected reference to the industrial heritage of the area. Repeating bays create a visual rhythm on the facade, echoing nearby industrial buildings

Some sections of the elevations consist of larger areas of brick walling. In relation to this and comments provided by Historic England we have considered alterations to the external design. However, the internal configuration of the accommodation and the rigour of providing the correct sized windows for the internal spaces they serve mean it is not possible to create a symmetrical facade. Rather we rely on the rigour of the grid pattern and the adherence of the windows into this framework to create the appearance of order across the facade.

FACADE ARRANGEMENT



CONTEXTUAL REFERENCES



VERTICAL REGULARITY WITH VARIATION IN HORIZONTAL PATTERN.



A STRONG GRID OF VERTICAL BRICK PIERS REFERENCED INTO THE FACADE.



LARGER OPENING BAYS AT GROUND LEVEL.

Our proposals establish three legible linked blocks to repair and reinvent the Urban Fabric and Street Grid. The Block based urbanism approach are built to the back of the footpath to re-establish the strong grid in this part of Ancoats.

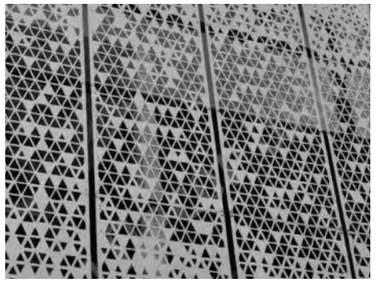


Corner of Jersey Street and Poland Street

6.4 Material Palette

The proposed materials palette for the building consists of:

- Variegated red/blue traditional brickwork for the two gable blocks. The darker bricks reflects that of the surrounding mills and former industrial buildings whilst bringing a new contemporary feel to the proposal.
- A contrasting green profiled terracotta is proposed in the central section of the building. This pays tribute to the former glass works that would have been found in the area
- Slimline, high quality aluminium windows proposed
- Grey metalwork with blue hues is proposed to help tie the colours found in the brickwork and terracotta tiles together.
- Laser cut security screen and glass manifestations are also proposed at ground floor, creating an interpretation of historic character and continuing the facade narrative where there is more visibility



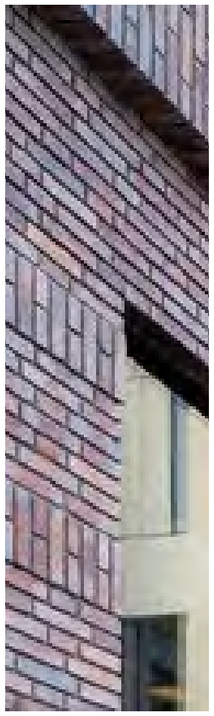
LASER CUT METAL SECURITY SCREENS

JULIET BALCONIES

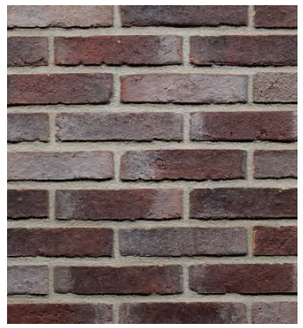


SLIMLINE ALUMINIUM GREY WINDOWS



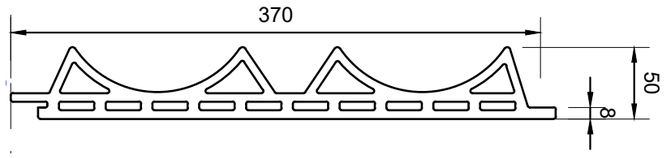


TRADITIONAL RED/PURPLE BRICKWORK



GLAZED PROFILED TERRACOTTA TILES





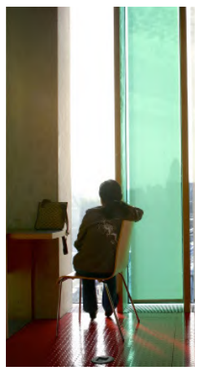






"CORDUROY" BRICK PROFILING







BRICK DEEP REVEALS

CURTAIN WALLING TO GROUND FLOOR ENTRANCES AND COMMERCIAL ELEVATIONS

6.5 Brickwork

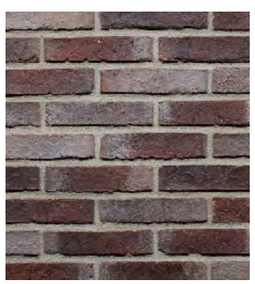
Dark variegated red/blue traditional brickwork is proposed for the main body of the building. The darker bricks reflects that of the surrounding former industrial buildings whilst bringing a new contemporary feel to the proposal.

6.6 Terracotta

To reinforce the legibility of the different parts, the central link portion is proposed with a different material. Articulated and set back from the line of the two gable blocks, glazed terracotta is proposed to visually express this central portion. The Green Glazed Terracotta Facade alludes to the former presence of glass manufacturers in the area. The profile appearance will be triangulated in reference to their cut glass patterns.

The area is synonymous with the manufacture of glass; Molineux Webb, Percival Vickers and Burtles Tate all created decorative flint and coloured glass, cut, moulded, and engraved. The Glazed terracotta to the link element of the building visually expresses the central frontage and the profiled appearance is triangulated in reference to cut glass patterns.

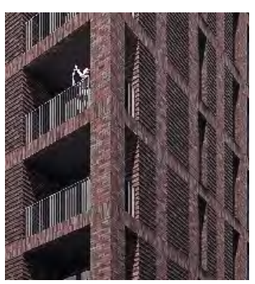
Interpretation of Historic Character continues into other areas of the design. The Facade narrative is expressed in more detail at ground level where there is more visibility through the use of fritted coloured glass panels and laser cut aluminium screens.



Texture and Bond



Colour and Variation



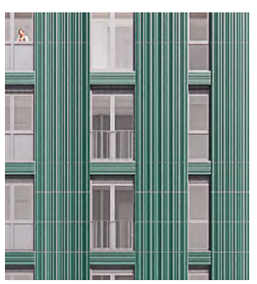
Depth and Solidity



Cut / Moulded Profile



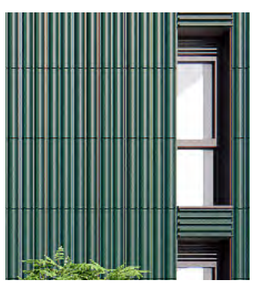
Colour and Reflection



Defined Vertical Proportions



Colour and Reflection



Pattern and Decoration



Legible Connections to the Narrative

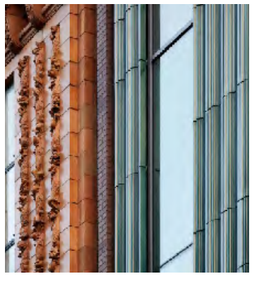




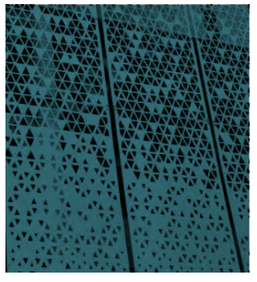








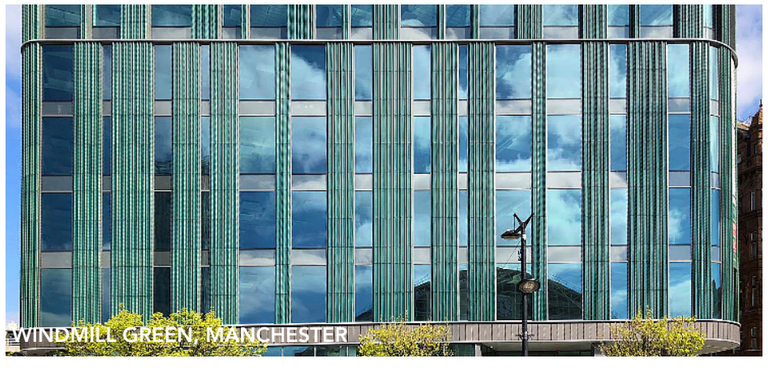








HANZE UNIVERSITY OF APPLIED SCIENCES, GRONINGEN



WINDMILL GREEN, MANCHESTER



MAPLETON CRESCENT, LONDON

The proposals have evolved through a series of rigorous design iterations to create a robust architectural expression that sits comfortably within the existing and future context of Ancoats. The following visuals and elevations show the proposed scheme in the current context, illustrating the considered, yet bold approach to materiality. The massing is broken down using three distinct blocks using a contrasting but complementary material palette to define them.



South Elevation



North Elevation

The eastern corner of the building and its proximity to the former canal arm bridge anticipates a future connection into a new public realm. On the short term this space will be screened and secured with laser cut patterned screening with a gated entrance. The brick gable block maintains the same appearance as the Jersey Street and Poland Street junction establishing a strong corner with open balconies at this key position.

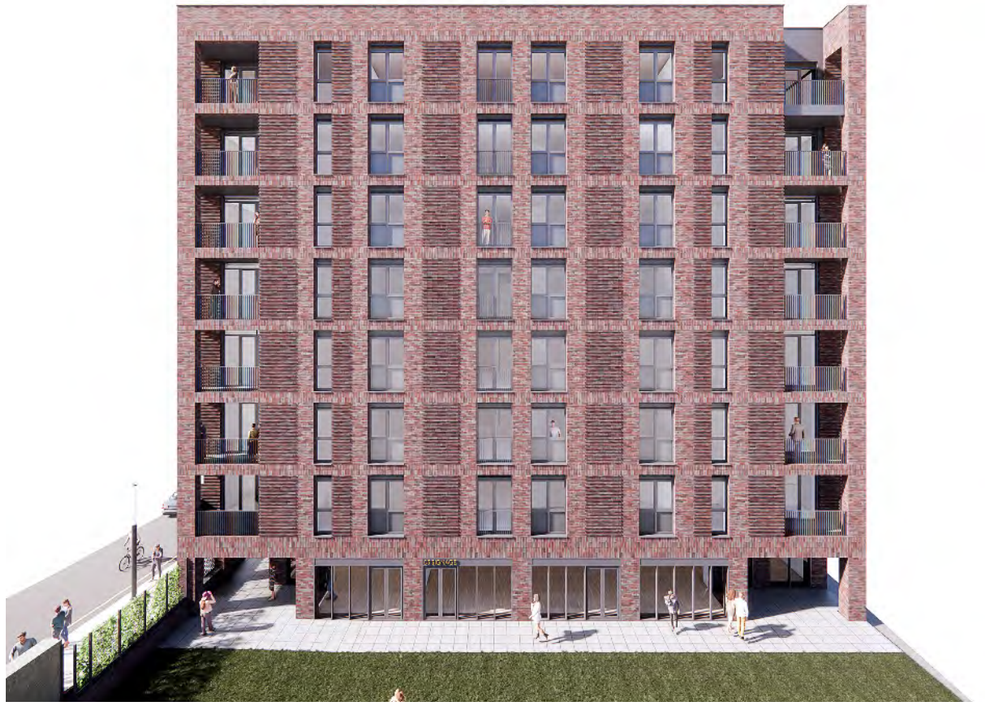


View west on Jersey Street

Strategic locations of horizontal protruding brickwork will be used to create an order to the façade, which is carried down to ground floor, the rigour of which is reminiscent of the historic industrial buildings found nearby. This will be further complimented by using large window openings with deep window reveals.



West Elevation



East Elevation

A Yard Space is created in the centre of the block adjacent to the former canal arm. The same material palette is used within the courtyard connecting both sides of the building. A full explanation of the landscape materials is presented in the next section.



Proposed Yard Space

6.7 Facade Bay Studies

Window Reveal Detailing to Brickwork Façades

Materials Key

1. Metal PPC aluminium coping (Dark Grey)
2. Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
3. Facing brickwork - variegated red/blue brick with flush and coloured mortar joint
4. A | Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs. Window sill part of window system (below).
   B | Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel and window sill part of window system (below).
5. Soldier course brickwork with flush and coloured mortar joint
6. Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building by 25-30mm with flush and coloured mortar joint.
7. Profiled Terracotta cladding with glazed Blue/Green finish. Vertical Format tile with open joints and non-visible/concealed fixings.
8. Profiled Terracotta cladding with glazed Blue/Green finish. Horizontal Format spandrel tile with open joints and non-visible/concealed fixings.
9. A | Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding. Soffit and Sills from PPC aluminium with no visible fixings to match windows.
   B | Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings.
10. Windows - Metal PPC aluminium window frames with integrated ventilation louvres at head and matching aluminium sill. Colour Dark Grey to match all other metal elements
11. Juliet balcony, RAL colour TBC - Metal PPC aluminium balcony integrated with window. Colour Dark Grey to match all other metal elements.
12. Laser cut PPC metal screening and gates
13. Curtain walling to Ground Floor Commercial Frontages and Entrances combining vertical joints with Structural Silicone Sealant and Horizontal joints with Aluminium Caps. All openings include concealed openings as sliding, top-hung, parallel or tilt and turn as described in drawings. Aluminium feature cap and all exposed aluminium in PPC Dark Grey Finish. Triple or Double glazed units with neutral appearance solar control glass. Glazed leaf swing doors, with bonded, stepped edge glazing units. Doors to be metal framed and integrated with curtain walling. Also to include integral and flush vent/louvre panels and signage zone in same finish and design.
14. Decorative Ceramic Fritted Glass to architect's design, colour and pattern.
15. Ventilated steel industrial flat panel and louvre doorsets as single, double and bi-fold leaf doorsets with overpanels and side panels. PPC Dark Grey finish to match surrounding design.
16. Roller Shutters to Car Park and Loading Entrances to be from Extruded aluminium lockdown profiles. Finish is polyester powder coated in standard RAL/BS colour to match surrounding cladding. Perforated to allow 50% Free Area.
17. Single ply membrane roof with gravel ballast finish laid to falls suitable for mounting of PV panels. Concealed rainwater goods including integral rainwater outlets.



3D view of typical window bay in brickwork walling

We are happy to continue discussing the window detailing as set out on this page with Manchester City Council through determination.



Part Elevation and Section

Window Reveal Detailing to Terracotta Rainscreen Façades

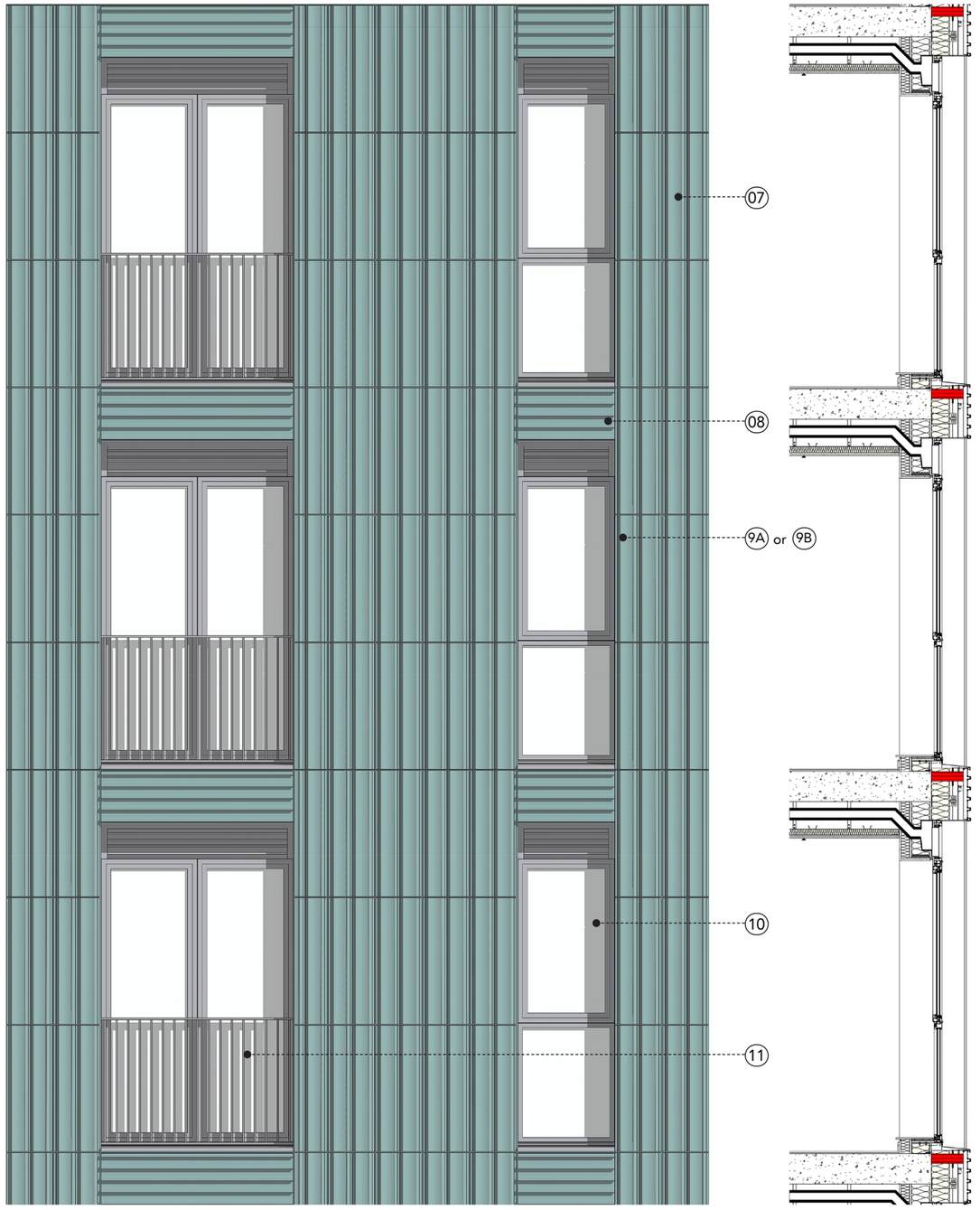
Materials Key

1. Metal PPC aluminium coping (Dark Grey)
2. Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
3. Facing brickwork - variegated red/blue brick with flush and coloured mortar joint
4. A | Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs. Window sill part of window system (below).
   B | Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel and window sill part of window system (below).
5. Soldier course brickwork with flush and coloured mortar joint
6. Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building by 25-30mm with flush and coloured mortar joint.
7. Profiled Terracotta cladding with glazed Blue/Green finish. Vertical Format tile with open joints and non-visible/concealed fixings.
8. Profiled Terracotta cladding with glazed Blue/Green finish. Horizontal Format spandrel tile with open joints and non-visible/concealed fixings.
9. A | Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding. Soffit and Sills from PPC aluminium with no visible fixings to match windows.
   B | Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings.
10. Windows - Metal PPC aluminium window frames with integrated ventilation louvres at head and matching aluminium sill. Colour Dark Grey to match all other metal elements
11. Juliet balcony, RAL colour TBC - Metal PPC aluminium balcony integrated with window. Colour Dark Grey to match all other metal elements.
12. Laser cut PPC metal screening and gates
13. Curtain walling to Ground Floor Commercial Frontages and Entrances combining vertical joints with Structural Silicone Sealant and Horizontal joints with Aluminium Caps. All openings include concealed openings as sliding, top-hung, parallel or tilt and turn as described in drawings. Aluminium feature cap and all exposed aluminium in PPC Dark Grey Finish. Triple or Double glazed units with neutral appearance solar control glass. Glazed leaf swing doors, with bonded, stepped edge glazing units. Doors to be metal framed and integrated with curtain walling. Also to include integral and flush vent/louvre panels and signage zone in same finish and design.
14. Decorative Ceramic Fritted Glass to architect's design, colour and pattern.
15. Ventilated steel industrial flat panel and louvre doorsets as single, double and bi-fold leaf doorsets with overpanels and side panels. PPC Dark Grey finish to match surrounding design.
16. Roller Shutters to Car Park and Loading Entrances to be from Extruded aluminium lockdown profiles. Finish is polyester powder coated in standard RAL/BS colour to match surrounding cladding. Perforated to allow 50% Free Area.
17. Single ply membrane roof with gravel ballast finish laid to falls suitable for mounting of PV panels. Concealed rainwater goods including integral rainwater outlets.



3D view of typical window bay in terracotta walling

We are happy to continue discussing the window detailing as set out on this page with Manchester City Council through determination.



Part Elevation and Section

6.8 Window Reveal Details

There are two variations to the standard window reveals to the upper floors which aim to provide additional value to the primary façades without losing consistency in the brickwork and terracotta detailing overall. We are happy to continue discussing the window detailing as set out on this page with Manchester City Council through determination.

Materials Key

1. Metal PPC aluminium coping (Dark Grey)
2. Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
3. Facing brickwork - variegated red/blue brick with flush and coloured mortar joint
4. A | Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs. Window sill part of window system (below).
   B | Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel and window sill part of window system (below).
5. Soldier course brickwork with flush and coloured mortar joint
6. Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building by 25-30mm with flush and coloured mortar joint.
7. Profiled Terracotta cladding with glazed Blue/Green finish. Vertical Format tile with open joints and non-visible/concealed fixings.
8. Profiled Terracotta cladding with glazed Blue/Green finish. Horizontal Format spandrel tile with open joints and non-visible/concealed fixings.
9. A | Jamb Reveals to Terracotta Cladding from matching flat Terracotta Cladding. Soffit and Sills from PPC aluminium with no visible fixings to match windows.
   B | Soffit, Jamb and Sill Reveals to Terracotta Cladding from PPC aluminium integrated into back of tiles with no visible fixings.
10. Windows - Metal PPC aluminium window frames with integrated ventilation louvres at head and matching aluminium sill. Colour Dark Grey to match all other metal elements
11. Juliet balcony, RAL colour TBC - Metal PPC aluminium balcony integrated with window. Colour Dark Grey to match all other metal elements.
12. Laser cut PPC metal screening and gates
13. Curtain walling to Ground Floor Commercial Frontages and Entrances combining vertical joints with Structural Silicone Sealant and Horizontal joints with Aluminium Caps. All openings include concealed openings as sliding, top-hung, parallel or tilt and turn as described in drawings. Aluminium feature cap and all exposed aluminium in PPC Dark Grey Finish. Triple or Double glazed units with neutral appearance solar control glass. Glazed leaf swing doors, with bonded, stepped edge glazing units. Doors to be metal framed and integrated with curtain walling. Also to include integral and flush vent/louvre panels and signage zone in same finish and design.
14. Decorative Ceramic Fritted Glass to architect's design, colour and pattern.
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16. Roller Shutters to Car Park and Loading Entrances to be from Extruded aluminium lockdown profiles. Finish is polyester powder coated in standard RAL/BS colour to match surrounding cladding. Perforated to allow 50% Free Area.
17. Single ply membrane roof with gravel ballast finish laid to falls suitable for mounting of PV panels. Concealed rainwater goods including integral rainwater outlets.



Window Reveal Details (continued)



4A | Brickwork Window Details

- 215mm brick deep reveal to the soffit and jambs to all windows in brickwork.
- PPC Aluminium Windows, Louvres and Juliet Balconies.



4B | Brickwork Window Details

- 215mm brick deep reveal to the jambs to all windows in brickwork.
- Aluminium infill to soffit.
- PPC Aluminium Windows, Louvres and Juliet Balconies.



9A | Terracotta Window Details

- 200mm deep reveal to the jambs to all windows in terracotta.
- 200mm deep reveal to soffit from aluminium.
- PPC Aluminium Windows, Louvres and Juliet Balconies.



9B | Terracotta Window Details

- 200mm deep reveal to the jambs to all windows in aluminium.
- 200mm deep reveal to soffit from aluminium.
- PPC Aluminium Windows, Louvres and Juliet Balconies.

We are happy to continue discussing the window detailing as set out on this page with Manchester City Council through determination.

Brick Gable Corners

- Brick deep window reveals
- Aluminium window profiles in dark grey to be read as deep carved recesses
- ‘Corduroy’ brick details to create ‘grid’ expression to facade
- Double order expression to building base



Materials Key

1. Metal PPC aluminium coping (Dark Grey)
2. Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
3. Facing brickwork - variegated red/blue brick with flush and coloured mortar joint
4. A | Brickwork Reveals to Window openings full brick depth (215mm) with brick soffit and jambs. Window sill part of window system (below).
   B | Brickwork Reveals to Window Jambs as full brick depth (215mm) and integrated aluminium soffit panel and window sill part of window system (below).
5. Soldier course brickwork with flush and coloured mortar joint
6. Horizontal Decorative brickwork from same variegated red/blue brick. Alternating courses stepped out from face of building by 25-30mm with flush and coloured mortar joint.
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17. Single ply membrane roof with gravel ballast finish laid to falls suitable for mounting of PV panels. Concealed rainwater goods including integral rainwater outlets.





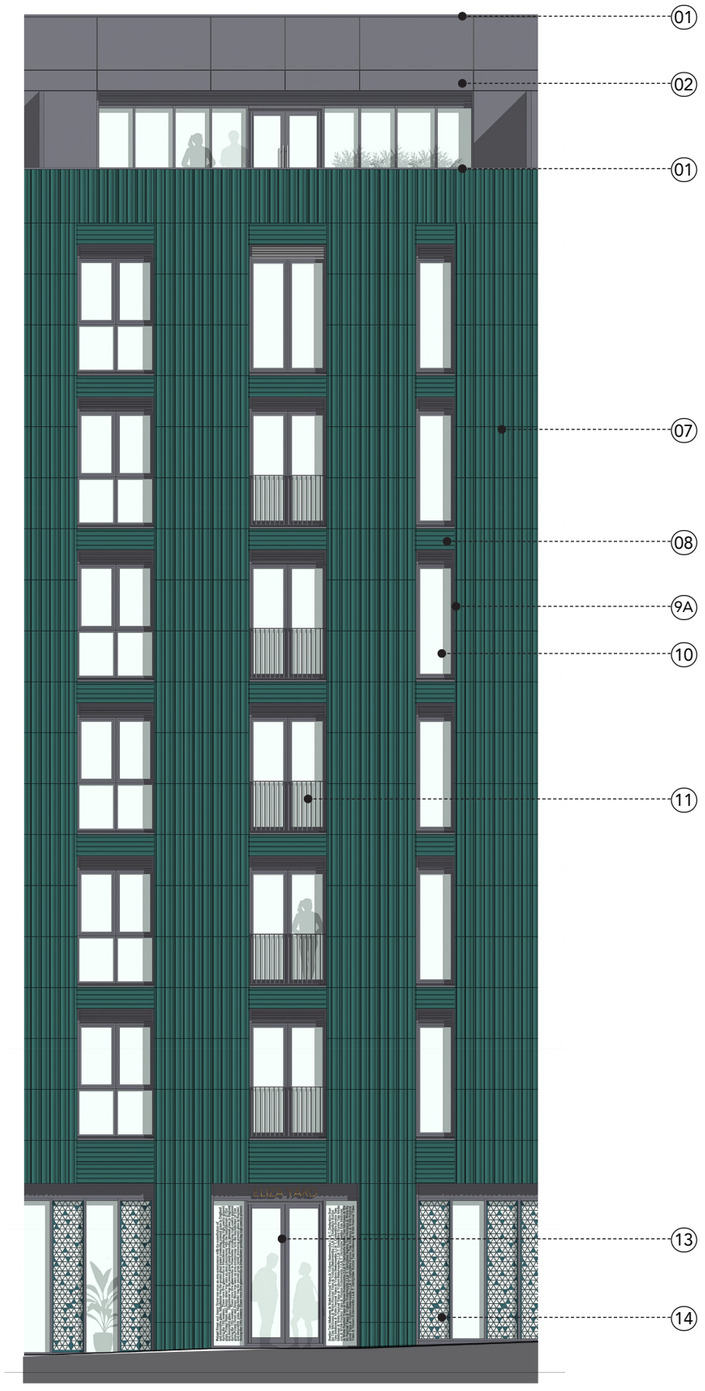
Terracotta Linking Block

- Deep Window Reveals
- Aluminium Window Profiles in Dark Grey to be read as deep carved recesses
- Profiled Glazed Terracotta Tiles



Materials Key

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17. Single ply membrane roof with gravel ballast finish laid to falls suitable for mounting of PV panels. Concealed rainwater goods including integral rainwater outlets.





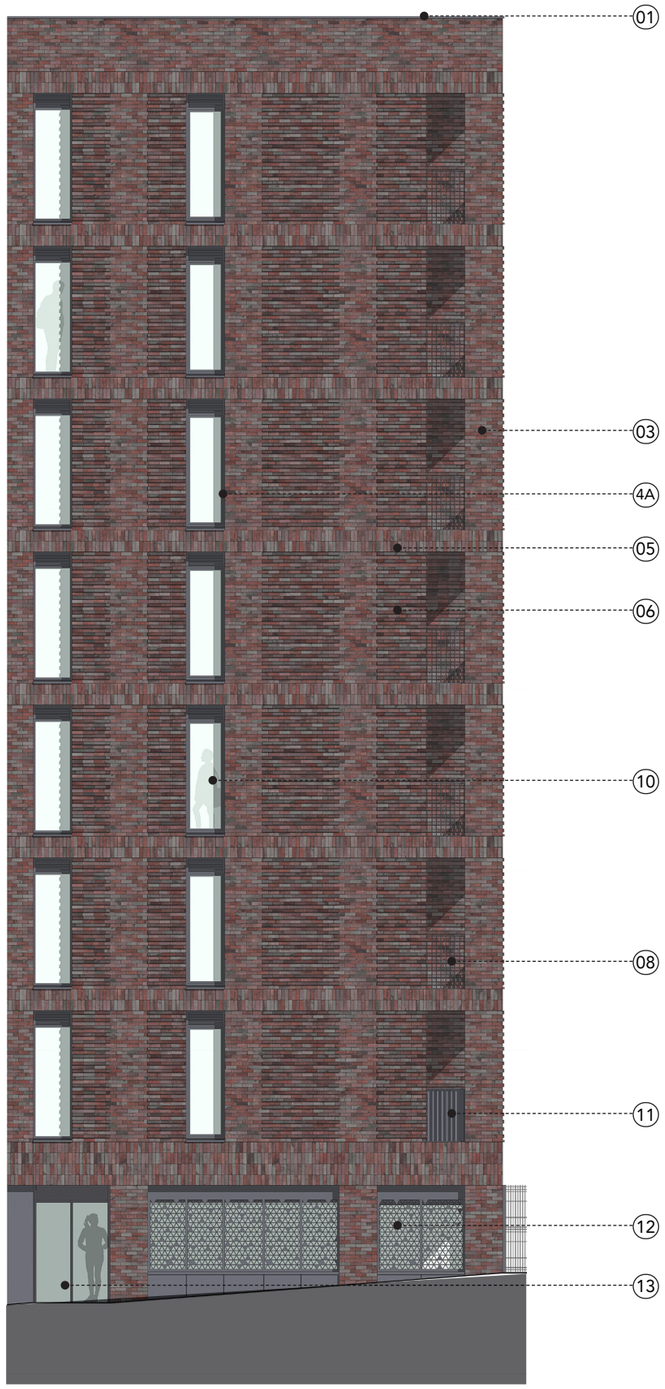
Jersey Street Corners

- Brick Deep Window Reveals
- Aluminium Window Profiles in Dark Grey to be read as deep carved recesses
- 'Corduroy' Brick details to create 'grid' expression



Materials Key

1. Metal PPC aluminium coping (Dark Grey)
2. Metal PPC aluminium cladding panels (Dark Grey) with no visible external fixings and recessed joints. In combination with any additional flashings, cappings, reveals and soffits to match.
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7.0

Landscape Proposals

7.0 Landscape Proposals

7.1 Brief

Planit- IE have been commissioned by Manchester Life Development Company Limited to formulate a landscape masterplan for the Eliza Yard development.

The proposals aims to be part of a wider public realm strategy being brought forward to regenerate the wider back of Ancoats public realm.

7.2 Site Location

The site is located in Ancoats, on the corner of Poland Street and Jersey Street, approximately 1.5km northeast of Manchester City Centre. The site is bounded by Poland Street to the west and Jersey Street to the south.

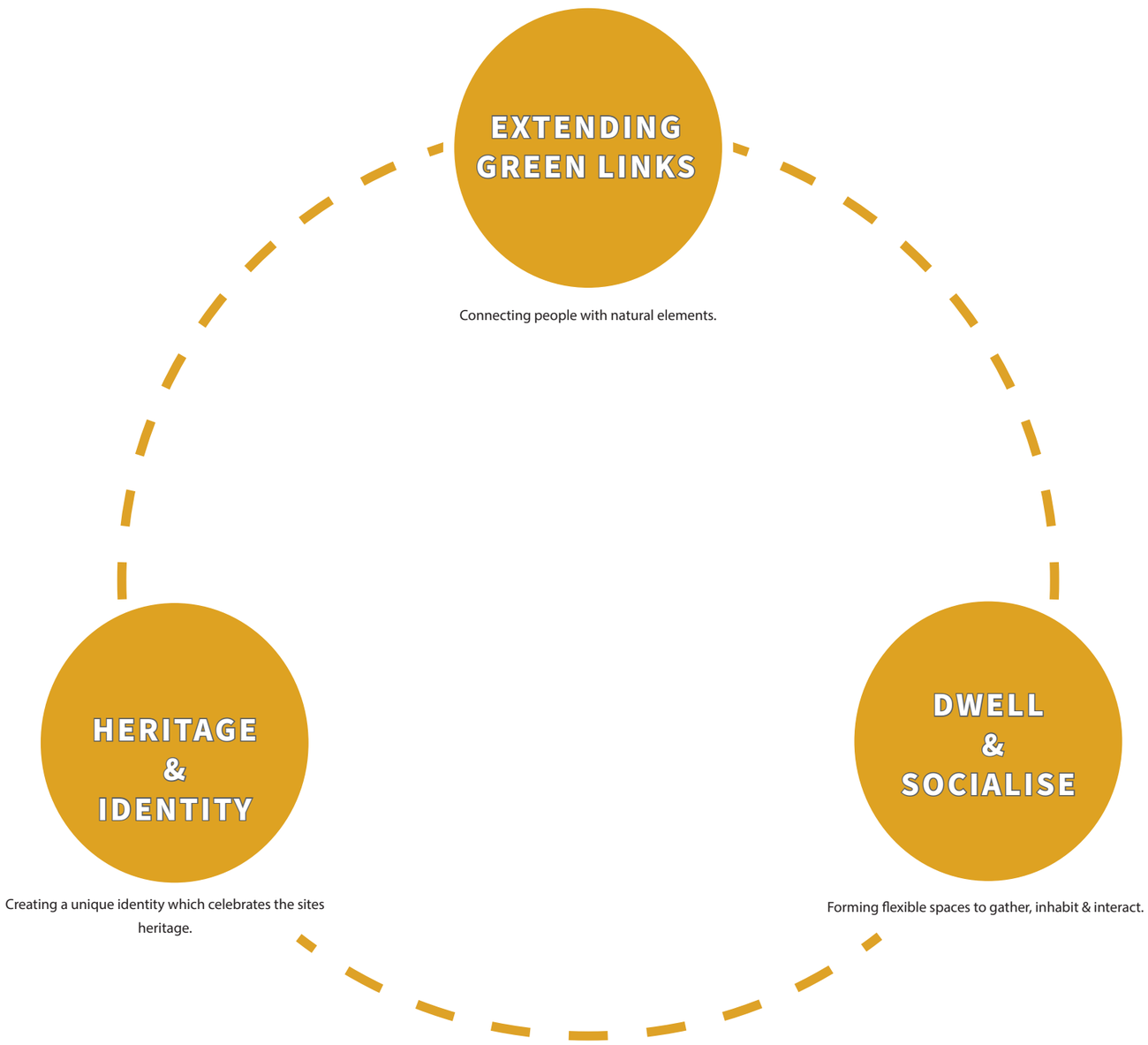


Site Location, Google Earth 2019

7.3 Landscape Drivers

The Eliza Yard will provides an opportunity to create high quality residential space at its core informed by Ancoats identity & heritage. The north and eastern boundary will be temporary in nature with the capacity to accommodate the future green link public realm and other developments adjacent to the plot.

These principle combined forming liveable gathering spaces that underpin the design narrative for Eliza Yard. The east of the site creates an interim landscape which will eventually form part of the Ancoats Green public realm strategy masterplan being delivered by MCC.



7.4 Historical influence

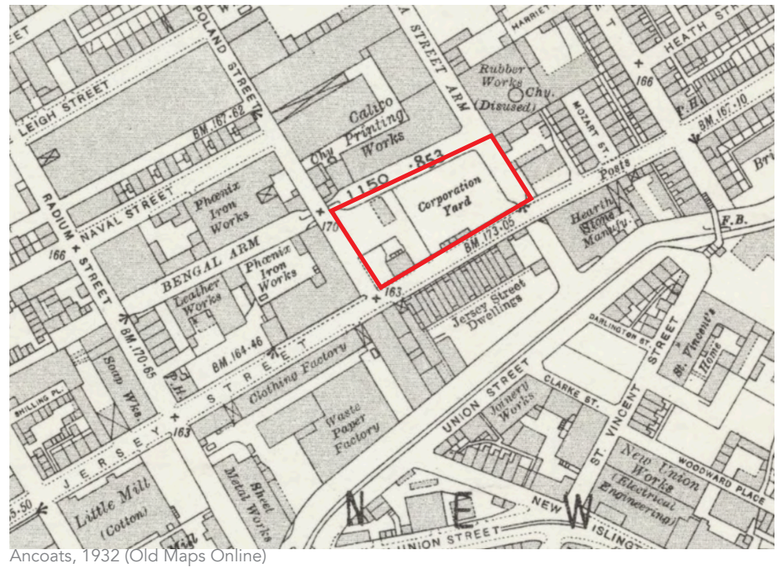
Historically, Ancoats was known as the centre of the industrial revolution period. Ancoats became a home for the first mills built in 1790 as a result of the emerging cotton trade.

- The area was branded 'the world's first industrial suburb' as a result of an increasing population who lived and worked in the area in 1815.
- The Ancoats area was well known for flint glass production.

The landscape design aims to explore and incorporate the historical flint glass use of the site into the materiality within the courtyard.



Ancoats, 1893 (Old Maps Online)



Ancoats, 1932 (Old Maps Online)


Jersey St Dwellings, Ancoats 1893


Flint Glass



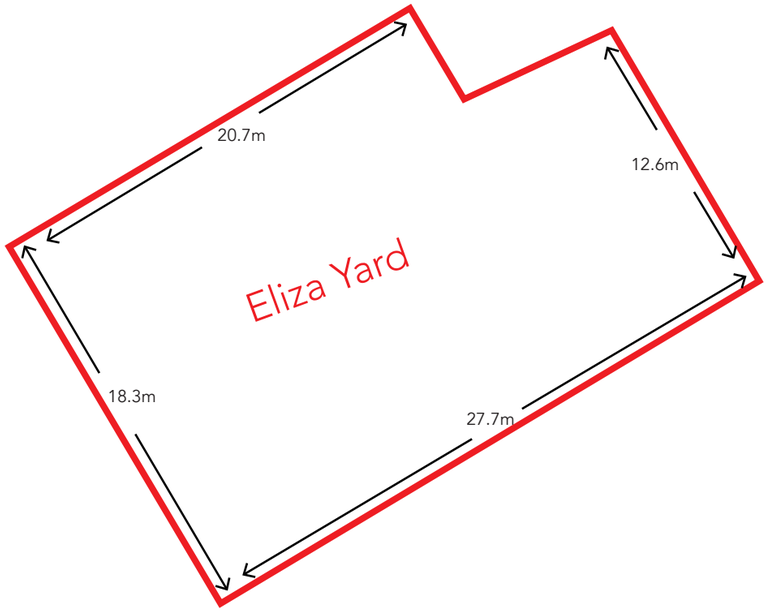
Poland St, Ancoats 1897

7.5 Site Analysis

7.5.1 Scale Comparison

The scale comparison illustrates the courtyard is approximately half the size of Green Quarter Courtyard and the nearby Cutting room Square in Ancoats.

The proposed residential courtyard is a similar size to Holland Park Villa in London which is has been a very successful residential courtyard.



Eliza Yard Courtyard dimensions



Green Quarter- Masson Place Courtyard, Manchester





Cutting Room Square, Manchester





Holland Park Villa Courtyard- London



7.5.2 Sun & Shadow

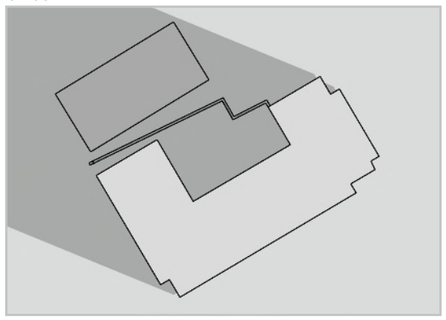
A modelling of the sun-path through the day gives an indication of how the proposed building will cast shadows in the landscape. This diagram illustrates a series of times in March, May & September.

This information has been used to inform the programming and will subsequently influence the planting selection on site.

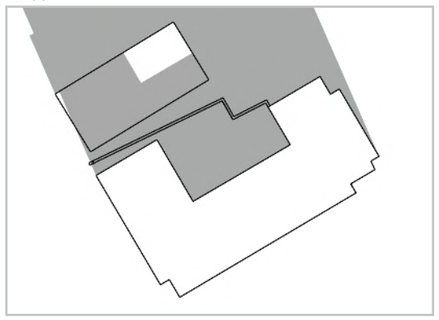
The analysis shows the courtyard is predominantly in shade apart form afternoon and evening in May.

March

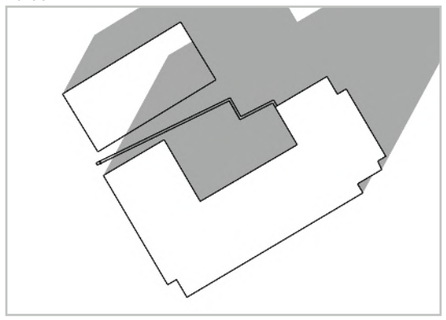
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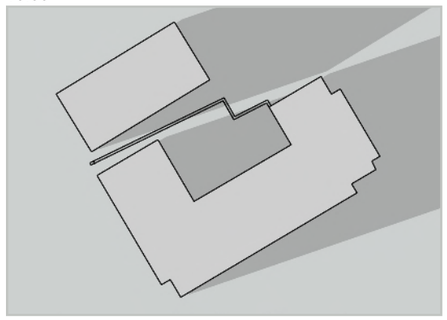
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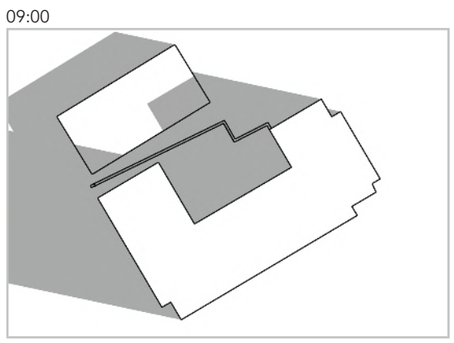


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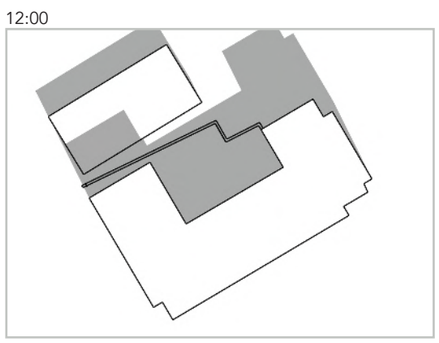


May

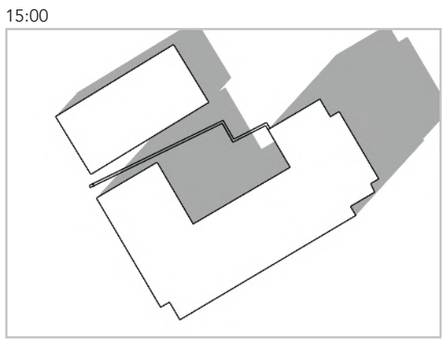
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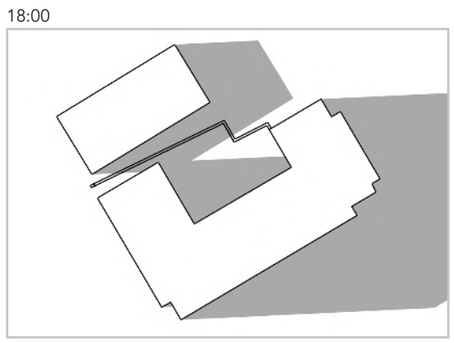
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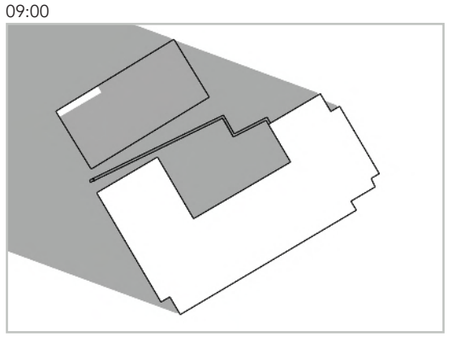


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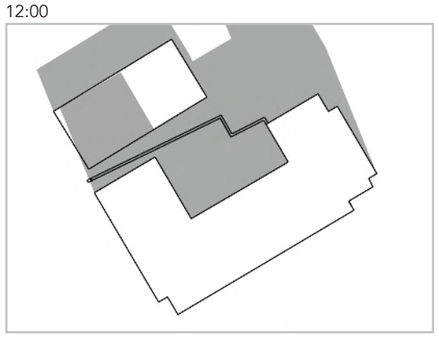


September

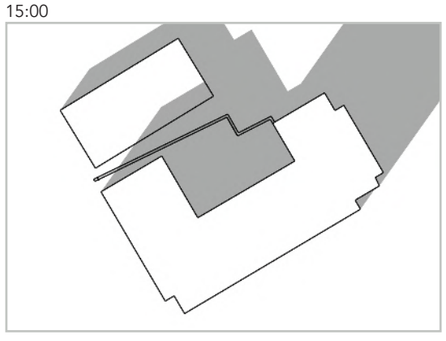
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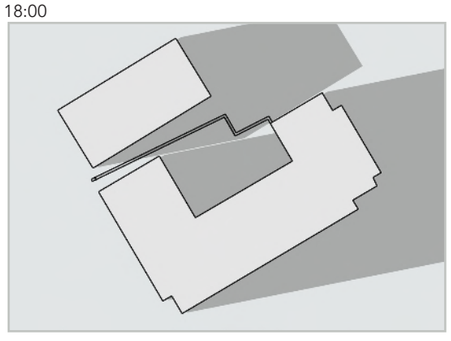
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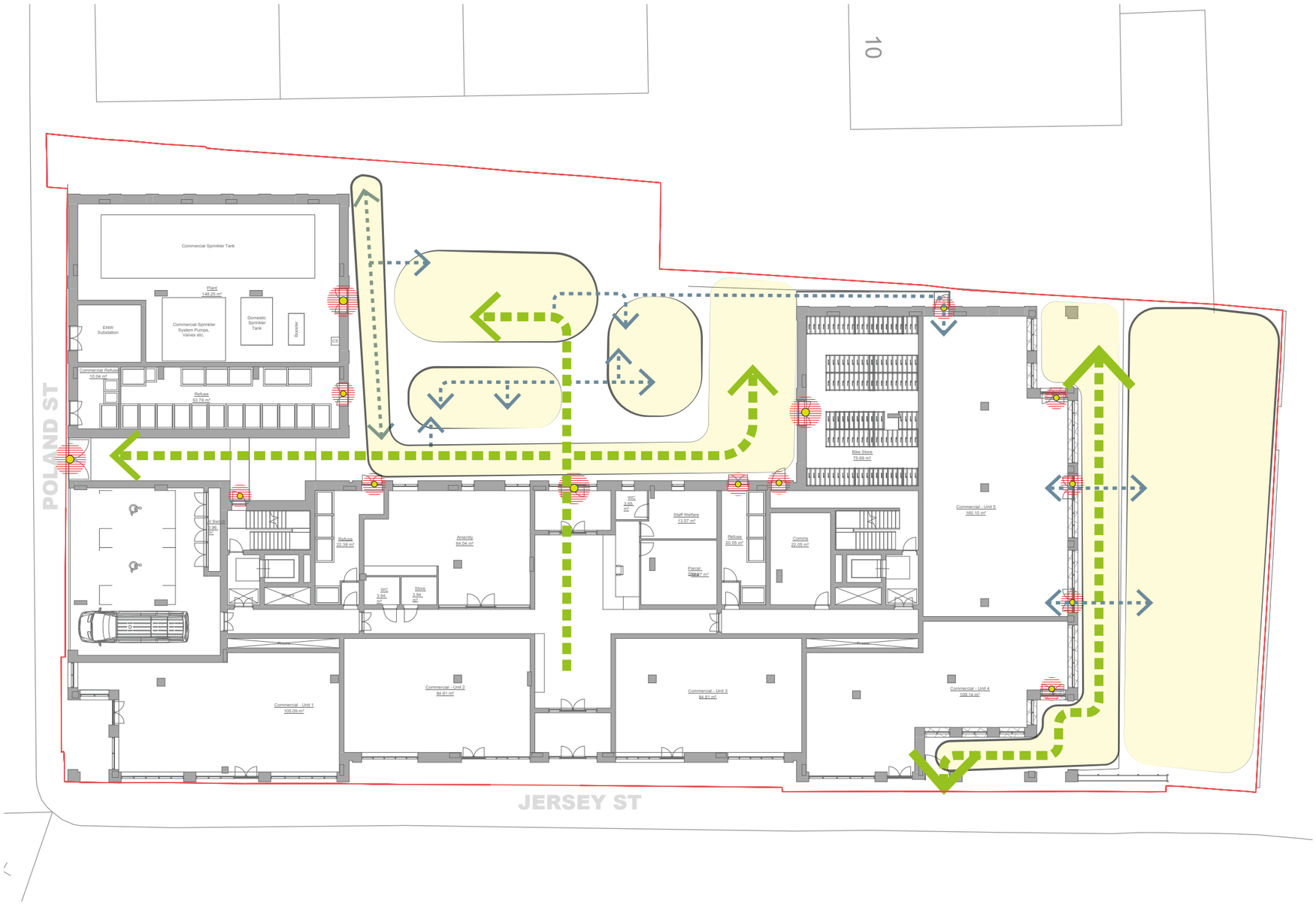


7.5.3 Movement & Access

The external space to the north eastern section of the site will be predominately associated with access to the commercial units. This will likely change as the wider public realm proposal come forward.

Within the courtyard, the movement strategy looks to encourage exploration within the courtyard through secondary routes leading to pocket spaces and the garden.

The primary route promotes legibility through clear visual links to Poland Street, the external and internal garden rooms,the community space; and through to Jersey Street.



KEY

- Planning application boundary
- Primary route
- Secondary route
- Access
- Indicative space

7.5.4 Opportunities & Constraints

The overall site location offers the opportunity to incorporate wider landscape design concept of vegetation as a driver to form spaces. The proposed tree to site offer a positive contribution compared to existing trees of low quality and value currently on site currently.

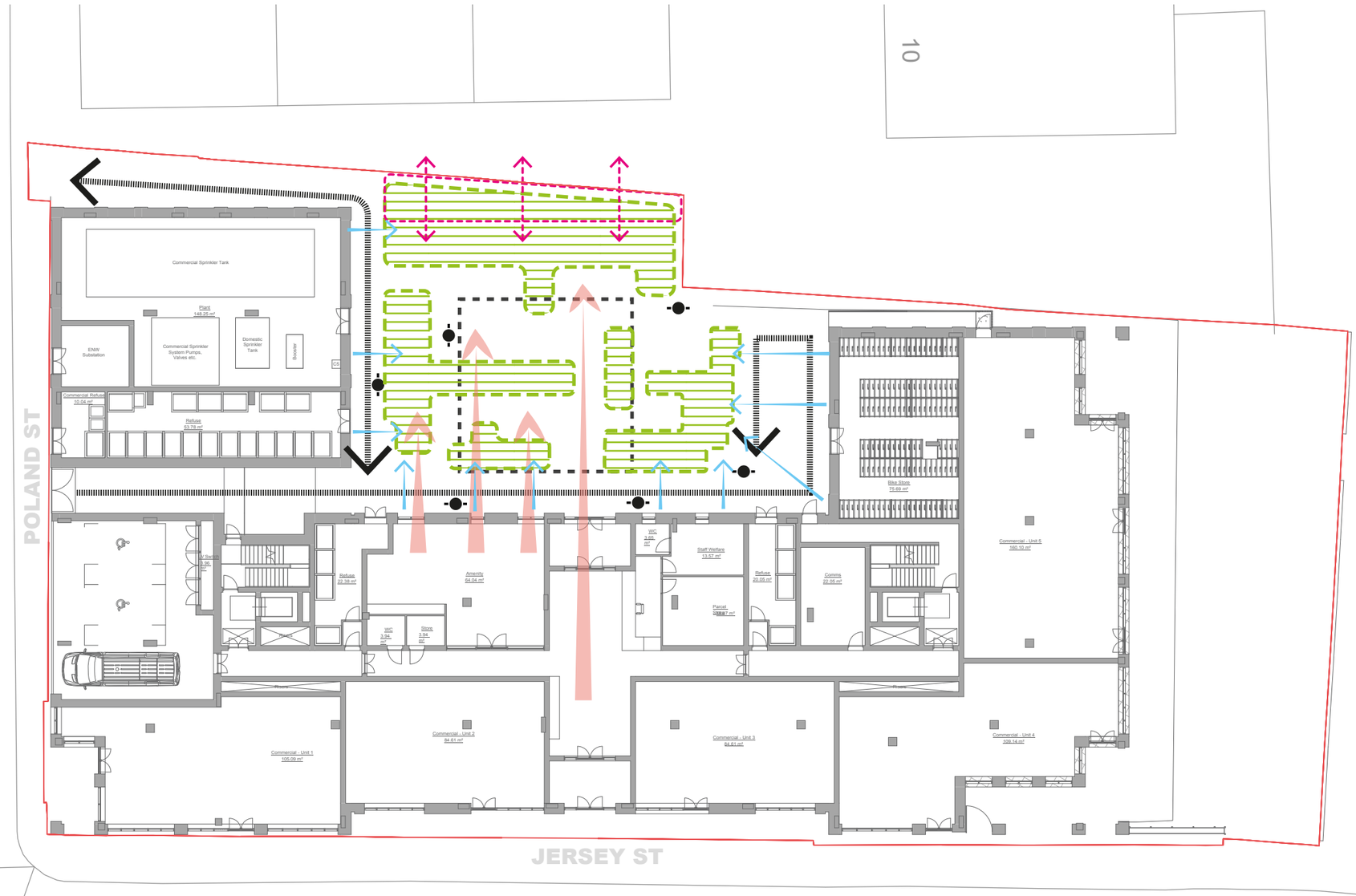
Some constraints to consider, particularly for tree planting, will be the proposed attenuation tank, the maintenance access and infrastructure associated with utilities.

Opportunities Key

- Planning application boundary
- Opportunity to integrate spaces with future adjacent plot
- Introduce green infrastructure
- Views into the courtyard form the club and garden room
- Surface water run-off
- Proposed trees
- Existing tree to be retained

Constraints Key

- Mewp access
- Servicing manhole cover
- Attenuation system
- Tree to be removed



7.5.5 Illustrative Plan

The key principles for Eliza Courtyard Yard masterplan are to:

- Connect people with natural elements
- Form flexible spaces to gather, inhabit & interact
- Create a unique Identity which celebrates the sites heritage

The main spaces within The courtyard comprises:

- Communal Space
- The Garden
- Pocket Space

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



Key

1. Communal Space & break out space for residents
2. The garden area for larger social groups
3. Pocket Space for small/medium social groups
4. Sculptural element
5. Street trees to Jersey Street
6. Commercial space spill out area
7. Temporary privately managed space with Biodiversity rich meadow grassland. Access to this space will be restricted until Ancoats green public realm space is delivered via this space. This will be carried out through a separate planning application.

7.6 Masterplan

7.6.1 Character Areas

Key

- Planning application boundary
- The Garden
- Pocket Spaces
- Communal Spaces





The garden



Pocket space



Communal Space

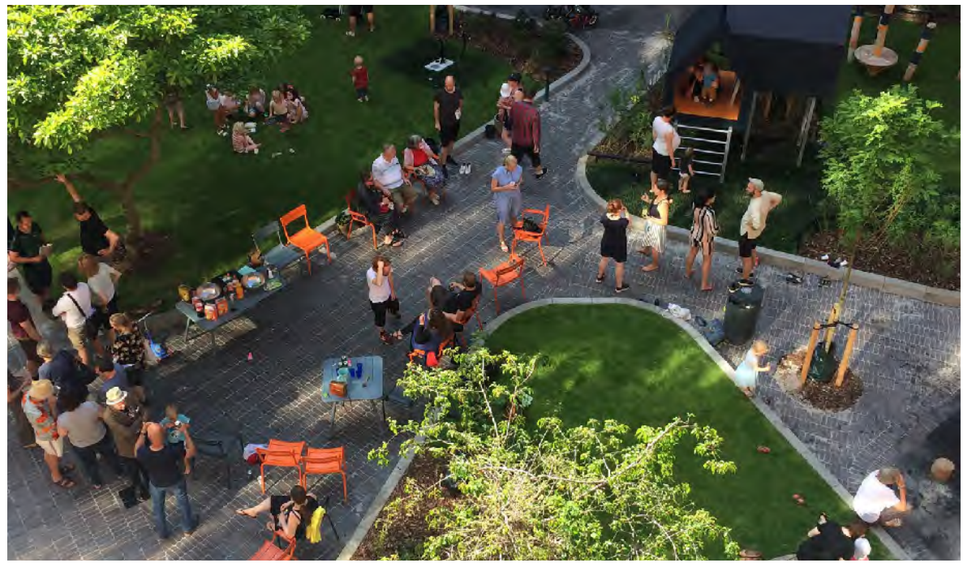


Interim area of wildflower meadows

7.6.2 Key Area - Communal Space

The proposed communal space is characterised by:

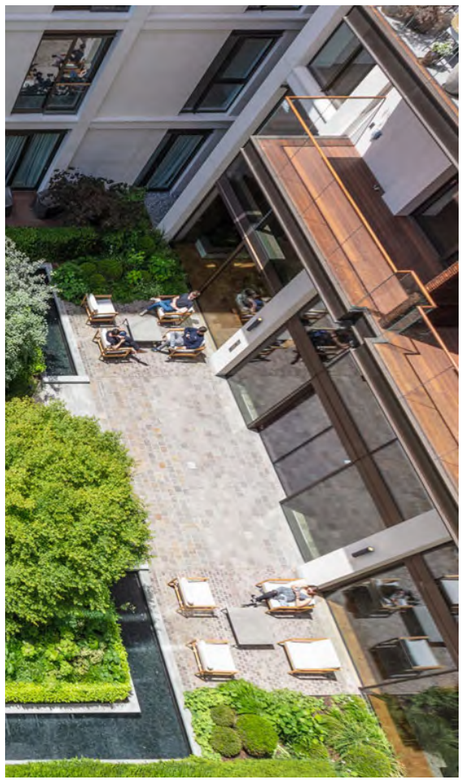
- Open and flexible space with predominately temporary elements such as loose furniture.
- Hard surfacing with the capacity for MEWP loading.
- Lush shade tolerant planing , trees & specimen plants to its north & western edge.
- Filtered views of the of the Pocket Space & Garden area



Location Plan









7.6.3 Key Area - Pocket Space

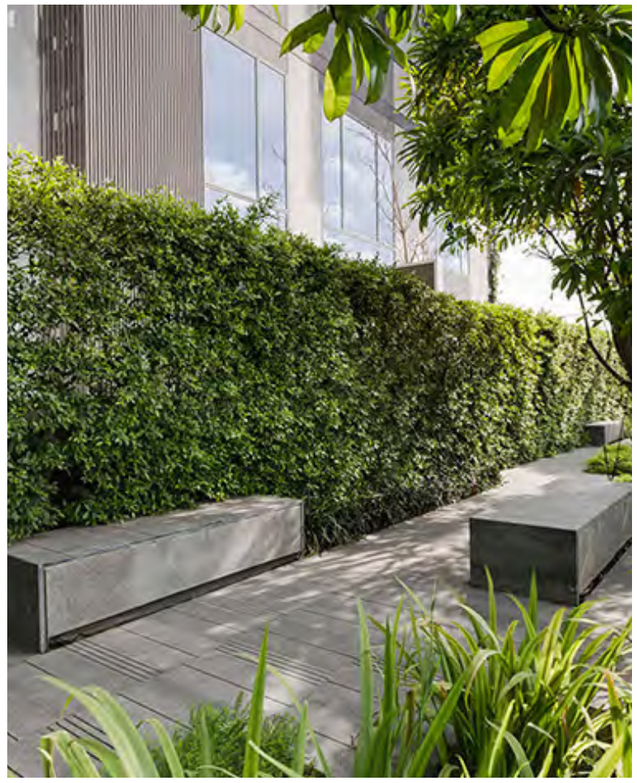
The proposed Pocket Space is characterised by:

- Small enclosed spaces with filtered views.
- Dutch clay paving or surfacing of similar characteristic.
- Seating arrangements for single and multiple users.



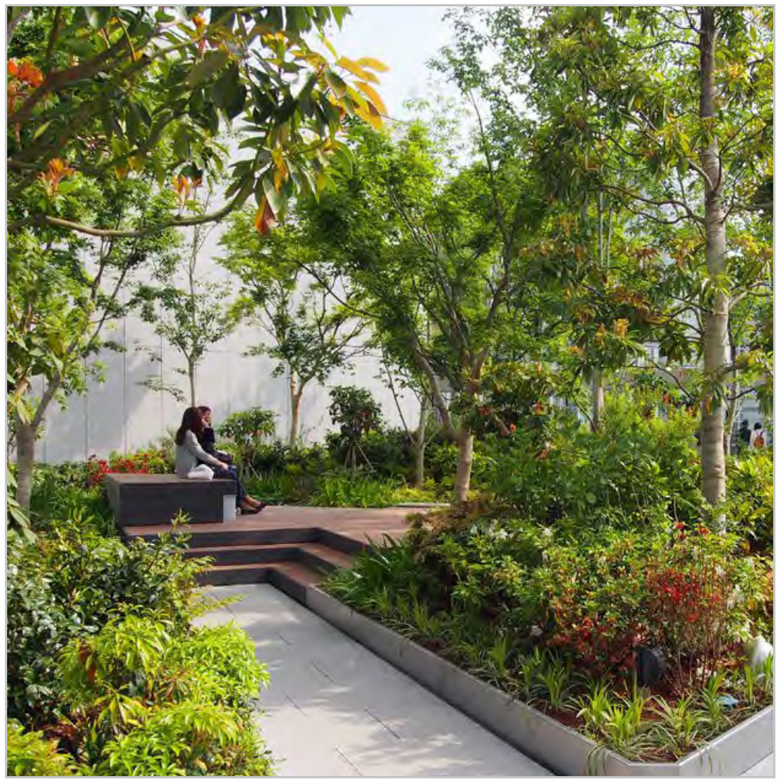
Location Plan











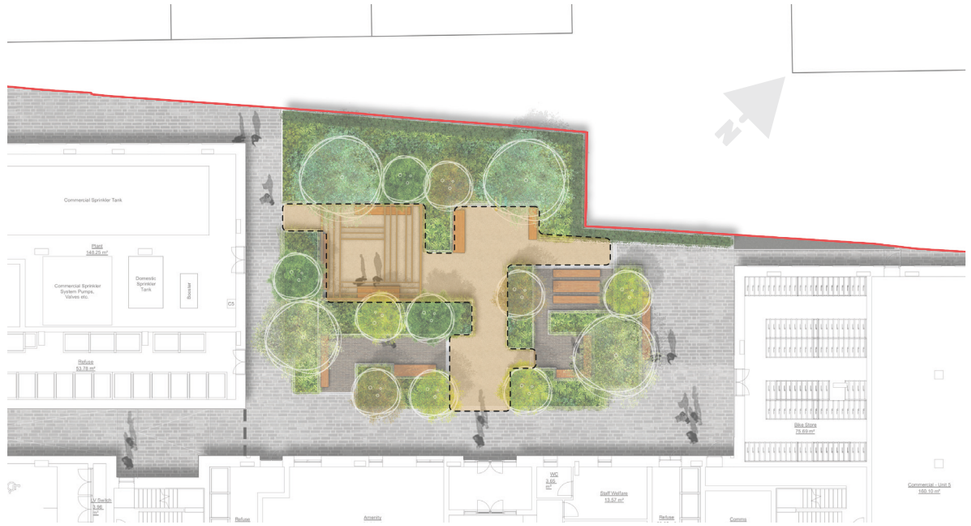
7.6.4 Key Area - The garden

The proposed Garden is characterised by:

- Multi-stem trees and lush shade tolerant understorey planting.
- Partially enclosed with filtered views of pocket and communal space.
- Resin bound gravel or similar permeable surface material.
- Iridescent sculptural lighting elements



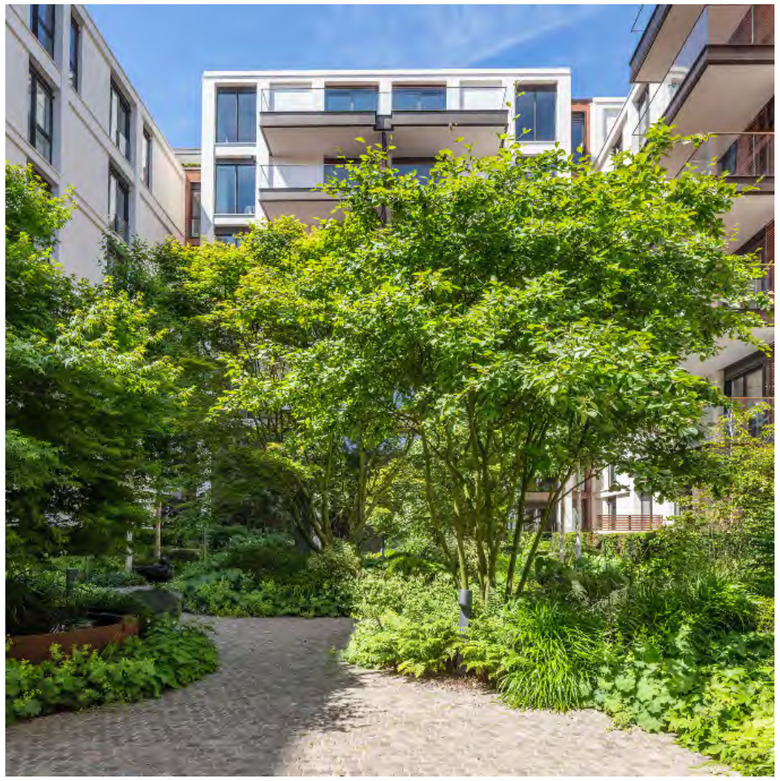
Location Plan











7.6.5 Key Area - Future Ancoats Green link

Although this area will space will become part of Ancoats Green Link in the future, the there's opportunity to create a flexible rich in biodiversity as a temporary treatment.

Location Plan



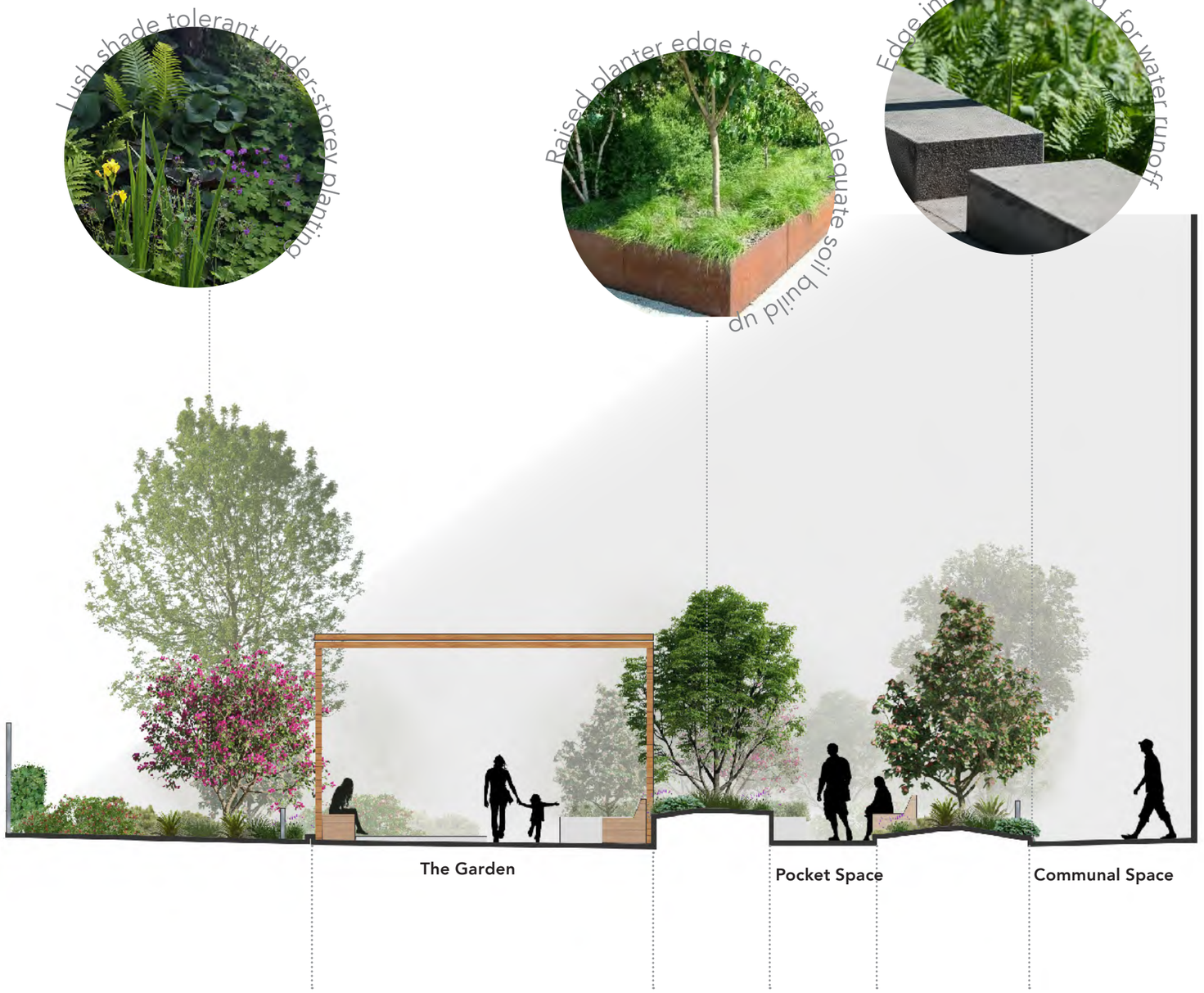






7.6.6 Illustrative Sections





7.6.7 Furniture Strategy

Fixed furniture is mainly consolidated within the garden & Pocket Space to maintain the flexibility of the communal space giving opportunity for loose furniture and temporary installations. Whilst allowing for building maintenance access.



Indicative Bench With Back Rest

Size: (L)Varies x (W)710 x (H)450mm

Material: FSC Timber, hardwood

Finish: Silver grey

Steel frame: Galvanised steel

Finish: Powder coated RAL 9005



Indicative Bench

Size: (L)Varies x (W)510 x (H)450mm

Material: FSC Timber, hardwood

Finish: Silver grey

Steel frame: Galvanised steel

Finish: Powder coated RAL 9005



Indicative Picnic Set

Bench Size: (L)2765 x (W)450 x (H)450mm

Table Size: (L)2765 x (W)700 x (H)800mm

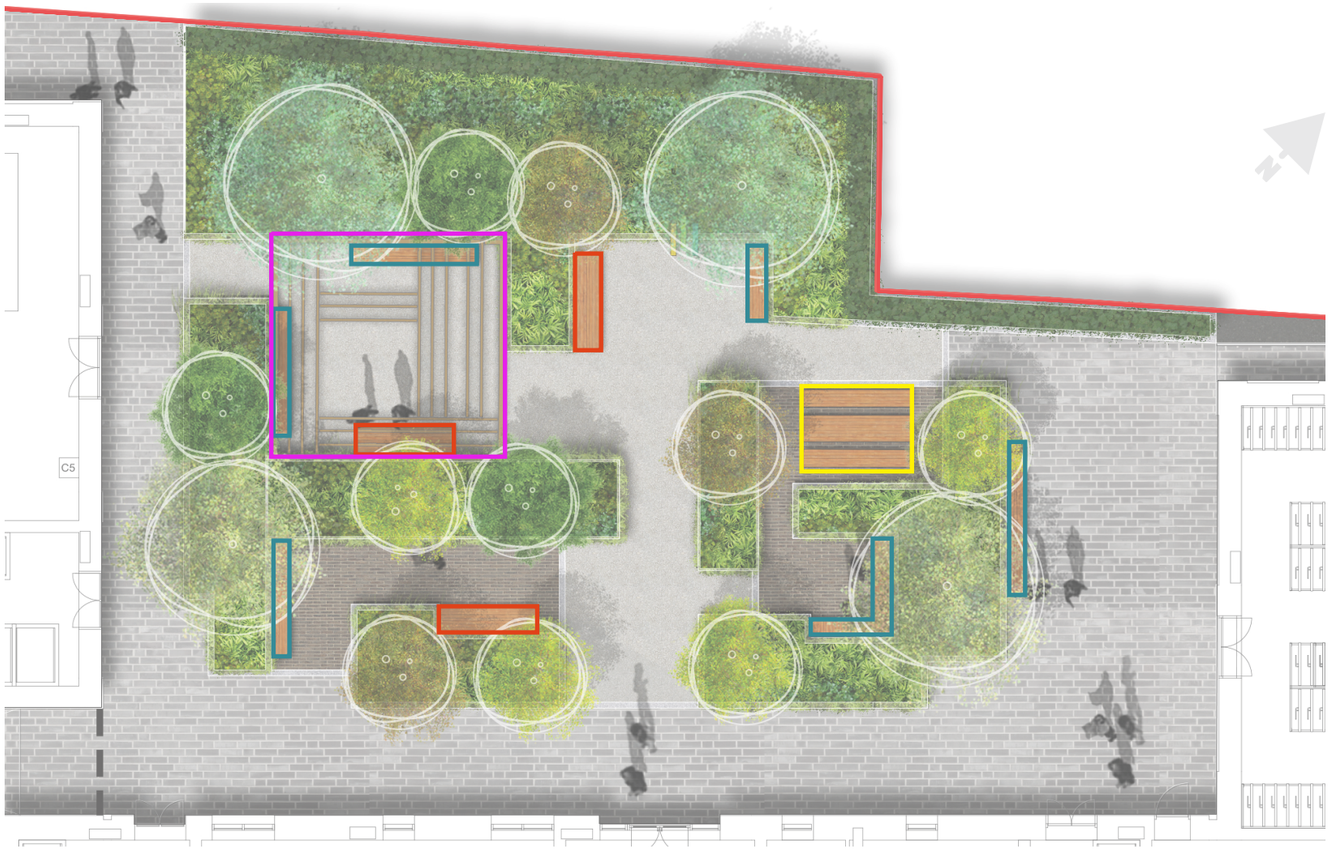
Material: FSC Timber, hardwood

Finish: Silver grey

Steel frame: Galvanised steel

Finish: Powder coated RAL 9005

Location Plan





Indicative Pergola with integrated lighting

Size: (L)5886 x (W)5617 x (H)3500mm

Material: FSC Timber, hardwood (slats, size tbc)

Finish: Silver grey or similar

Steel frame : Hot dip galvanised powder coated steel

Finish: Powder coated RAL 9005

7.6.8 Surface Strategy

The surface strategy in the courtyard functions to accommodate the use of rain garden's to collect surface water run off. The proposed levels have been manipulated to allow water runoff falling to the centre of the courtyard into planting beds and permeable resin bound surface .

Maintenance requirements require a non- permeable surface around the perimeter of the building to ensure robustness. Granite has been prosed as its typical and in character of Ancoats wider setting.

Specification of materials to Jersey & Poland street and east of the site are subject to wider public realm proposals project. A combination of tarmac as the primary surface and natural stone edging has been proposed in the interim.

Planning application boundary

Resin Bound Permeable Gravel or material of similar aesthetic and performance

Clay Paving or material of similar aesthetic and performance

Portuguese granite or material of similar aesthetic and performance

Tarmac



7.7 Tree & Specimen Strategy

The proposed tree strategy introduces 18no. trees with 1no. tree to be removed. Tree planting on the scheme is driven by an number of objectives. The desire to create a green external spaces which is more relative to human scale in the courtyard; column-like trees in the public realm which address the spatial constraints along the Jersey street footpath. Species which can tolerate future site conditions as Eliza Yard and Plot C (a future development site directly opposite Eliza Yard across Jersey Street) are constructed in the future whilst offer biodiversity benefits.

	Species	Common Name	Size
1	*Acer × freemanii* 'Armstrong'	Red Maple	35-40 cm girth
2	*Acer platanoides* 'Columnare'	Norway Maple	35-40 cm girth
3	*Acer palmatum* 'Osakazuki'	Japanese Maple	3-3.5m Multi-stem
4	*Amelanchier canadensis*	Service Berry	30-35 cm girth
5	*Cornus kousa* 'China Girl'	Chinese Dogwood	3-3.5m Multi-stem
6	*Cornus kousa* 'Satomi'	Miss Satomi	3-3.5m Multi-stem




1 *Acer × freemanii* 'Armstrong'


2 *Acer platanoides* 'Columnare'


3 *Acer palmatum* 'Osakazuki'


4 *Amelanchier canadensis*

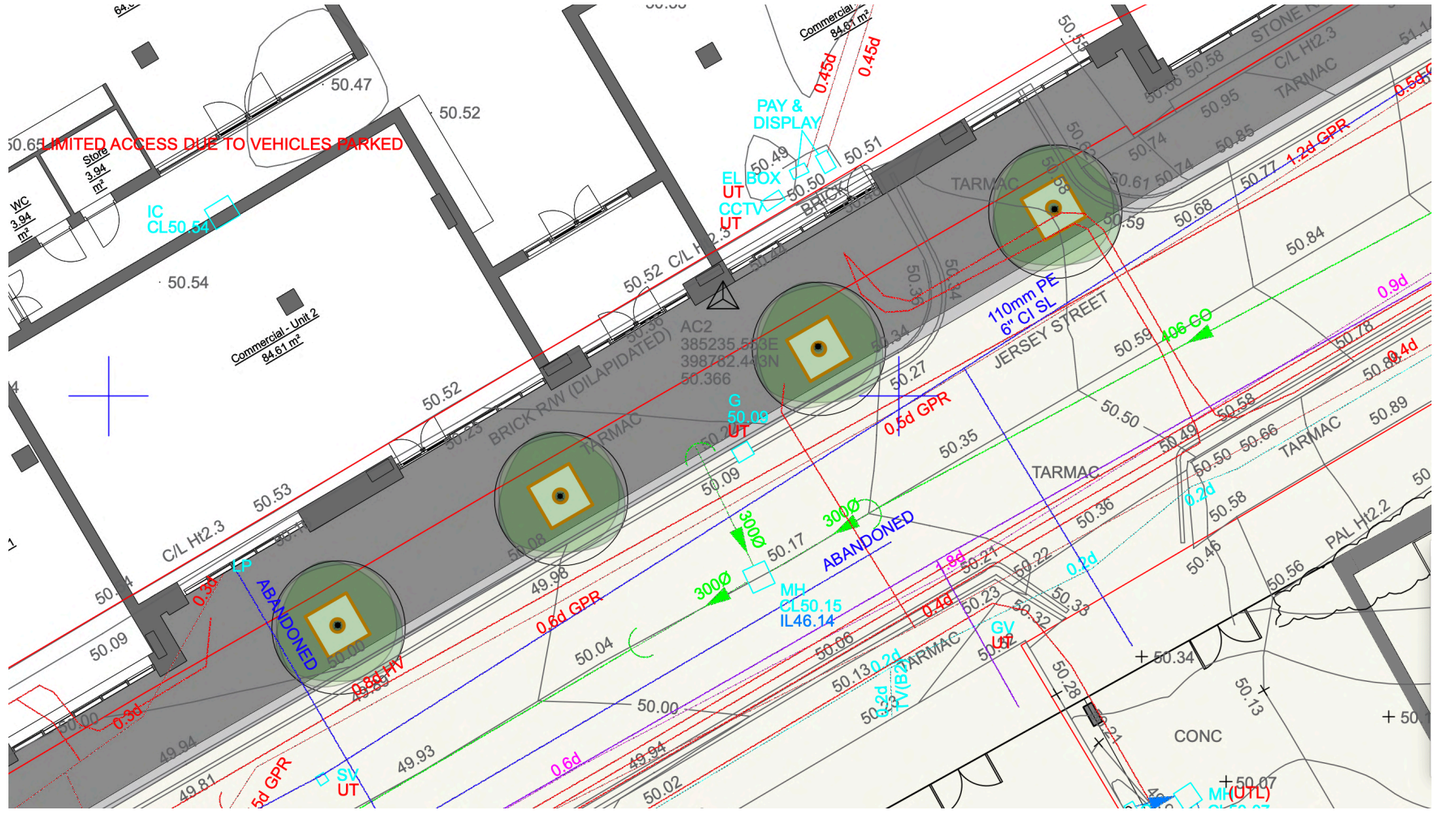

5 *Cornus kousa* 'China Girl'


6 *Cornus kousa* 'Satomi'

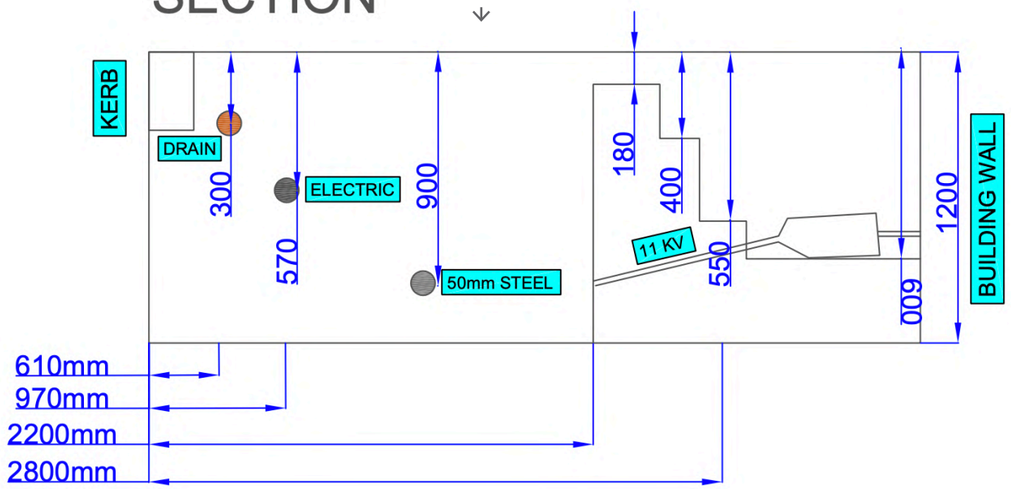
7.8 Planting Approach to Jersey Street

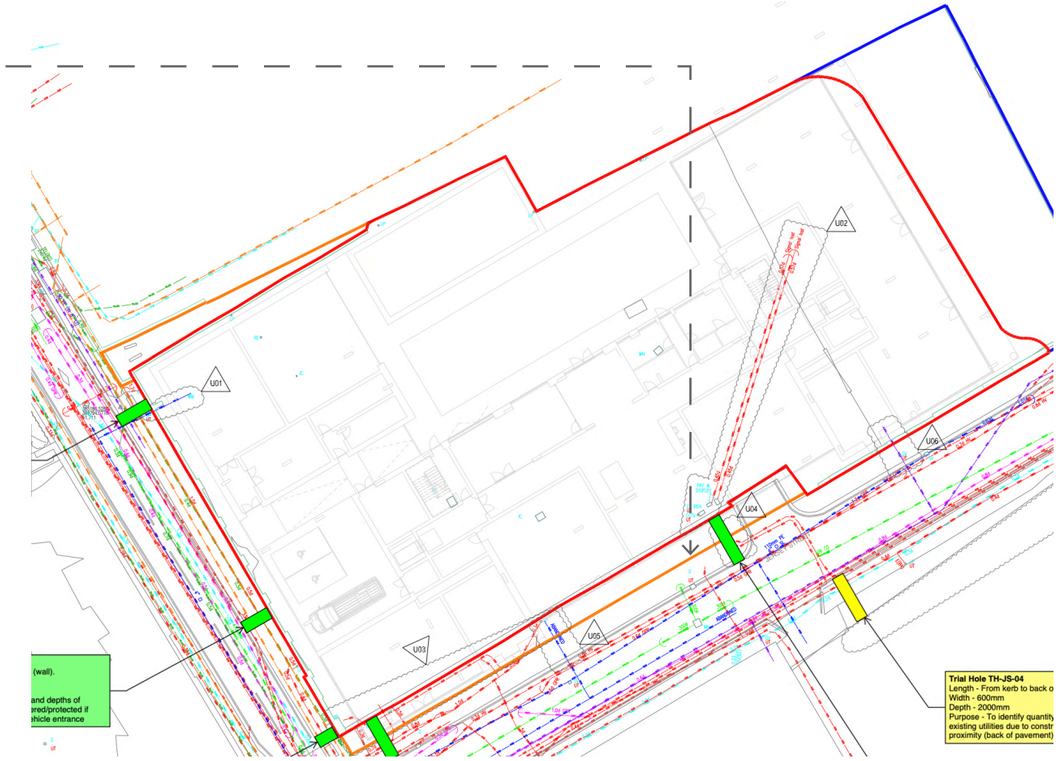
Through a combination of desk study and site investigation limited and reasonable utility diversions and abandonments have been identified to facilitate the introduction of 4no street trees.

Trial holes have been conducted in combination with GPR survey to determine the services present in the footpath. The electric cable and 50mm steel duct containing an electric cable are both thought to be dead. These will be formally proven as dead and abandoned through the construction stage. The clay drain behind the kerb houses a fibre cable of unknown origin. This will be investigated further and diverted at the construction phase.



SECTION





7.8.1 Planting Strategy

The aim of the planting to the courtyard is to create a high quality private garden for the residents with year round interest.

This can be achieved through mix of planting arrangement varying in size and an emphasis on evergreen plants which provide year round interest. The lush style planting is influenced by future site conditions.

Key Low -medium Planting 10-50cm


Asarum europaeum


Bergenia 'Abenglocken'


Geranium sanguineum 'Album'


Euphorbia amygdaloides robbiae


Liriope muscari


Astilbe 'Deutschland'

Key Medium-Heigh Planting 50-100cm


Luzula nivea


Athyrium filix-femina

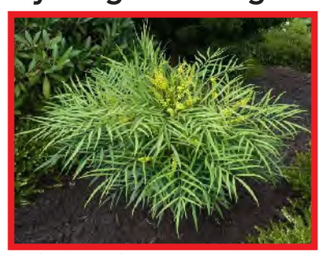

Hosta 'Frances Williams'


Matteuccia struthiopteris


Blechnum spicant

Key Heigh Planting minimum 100cm

Evergreen plants


Mahonia eurybracteata ganpinensis 'Soft Caress'


Prunus lusitanica (Hedge)


Sarcococca confusa


Anemone x hybrida 'Honorine Jobert'

Bulb Planting


Allium ursinum


Cyclamen coum


Galanthus nivalis


Ipheion uniflorum

7.9 Illustrative Lighting Plan

The lighting levels to courtyard will be achieved through bollards and ground mounted up-lighters within the soft landscape.

Key Landscape lighting elements



Indicative Illuminated bollard



Indicative Ground mounted up-lighter



8.0

Movement and Access

8.0 Movement and Access

8.1 Pedestrian Movement and Access

Accessed from Jersey Street, a main entrance lobby allows residents to pass through the building to the private courtyard at the back.

This space includes functional lobbies at the front and back for the thermal comfort of the interior. This helps to prevent heat loss and reduces air pressure being pushed through from one side of the building to the other when both doors are open. In addition, the front lobby acts as a security vestibule, accessed via a key fob. The lobby to the rear proposes a garden room, becoming a respectful transition between internal and external space.

Two corridors from the entrance lobby lead residents to the two building cores, both with a staircase and single lift.

The private courtyard can also be accessed by residents via secured gates, opened with the same key fob.



Key

- Commercial entrance
- Residential access routes
- Green corridor connection

8.2 Vehicle Access and Cycle Storage

A bike store includes space for one bike per apartment, doubled stacked. The gated route off Poland street allows residents to walk their bike through the yard and preventing the need to push bikes through the entrance lobby.

Two DDA spaces are included and a third space for vans, allowing residents to load and unload furniture. These spaces are accessed off Poland Street.



Key

Vehicular access routes

Cycle store access route

8.3 Refuse Strategy

Two small refuse stores are provided adjacent to the two building cores, allowing residents to travel downstairs and dispose of waste without leaving the building. A larger refuse store, accessed by management, will act as a holding area for empty/full bins. When bins become full within the residential refuse stores management will replace them with an empty one from the holding area.

A separate refuse store for commercial bins is also included. To access this space, employees will be required to walk around the perimeter of the building and through the entrance on Poland Street, keeping it separate from residential spaces. All refuse stores are to be mechanically ventilated. On collection days management will move the full bins to the kerb side on Poland street.

As previously described, Based on the MCC document 'GD 04 Waste Storage and Collection Guidance for New Developments Version 6' the developer needs to provide 0.43m2 of space per apartment. Eliza Yard will deliver 118 apartments and on this basis the minimum requirement for residents bins is 50.75sqm.

Residential Bin Stores planned within the building demise:

Central Residential Bin Store	=	53sqm
Ancillary Bin Store Adjacent to Core	=	22sqm
Ancillary Bin Store Adjacent to Core	=	20sqm
Total Residential Bin Stores	=	95sqm

In total there is enough space within the above stores to hold in excess of 24 x 1100l Eurobins assuming fortnightly collections.

Commercial Bin Stores planned within the building demise:

Poland Street Bin Store	=	16sqm

The Poland Street Store will contain space for 4 x 1100l Eurobins and assumes weekly collections.



Key

- Residents route
- Residential refuse management route
- Commercial refuse route
- Residential refuse collection point
- Commercial refuse collection point

8.4 Active Frontage

The site has been developed to ensure good natural surveillance across the site with large window openings/balconies to fall elevations on the upper floors.

Highly glazed commercial units front onto Poland Street and Jersey Street along with the future green link to provide activated frontages at ground floor. There is also a residents' communal space facing onto the yard, again providing natural surveillance of this area.

Street trees are also proposed in the area opposite the entrance to provide further streetscape enhancement and ecological value.



Key

- Commercial / Retail Active Frontage
- Communal Space Active Frontage

8.5 Inclusive Access

8.5.1 Level Access

Level access is covered under three headings: Public realm, building and apartments.

Public Realm

Routeways

Design for Access 2 (DFA2) has been used as a key reference document in the formation of the public realm/landscape layout.

DFA2 states that access routes should have a minimum unobstructed width of 2000mm, and 1800mm. The main access pathways and primary routes through the yard and public realm are fully compliant with the DFA2 guidance document with access pathways over 1800mm in width. The secondary routes through the yard are more incidental in nature and are provided as secondary routes and features in the landscape. They vary in width with some falling below the DFA2 standard but it is considered that they are more of an ornamental nature pathway than a primary access route.

All routes and gradients are no steeper than 1:20 with the landscape being relative flat with subtle level changes. Due to the level changes in Jersey Street and Poland Street, inclines are required to access the yard and future public realm areas. These have a gradient of 1:21 and 1:20 respectively. An additional levels challenge was posed at the threshold to the disabled bays and has been resolved through careful design and increasing the depth of the disabled bays. As a result the building is fully accessible by wheelchair users to all building entrances from the street.

Building Levels

All landscape/building levels have been designed to enable level thresholds to the buildings without the need for formalised ramps and steps inline with DFA2.

Street Furniture Position

All street furniture is positioned a minimum of 450mm away from the front face of the highway kerb line inline with DFA2.

Building

From both the front, rear and car park entrances, along with the communal areas at ground floor, step-free access is provided. Every floor can be accessed via one of the passenger lifts in each of the cores. Step free access is also provided to each of the commercial units and ancillary spaces.

Apartments

Of the 118 apartments being provided 112 of them are single storey and have step free access via the passenger lifts. The remaining 6 apartments are two storey duplexes, the entrances of which can be accessed step free via the passenger lifts. Additionally, in line with the requirements of AD M4(1) the entrance storey of each apartment will provide step free access to and use of habitable rooms and a WC . Duplex apartments have a private stair providing access from the entrance storey to the kitchen/dining/living above. The stair will be designed in accordance with AD K.



Key

- Commercial level access
- Residential level access
- Ancillary areas level access

8.5.2 Access Routes

The diagrams on the right illustrates the residential circulation and corridor arrangements within the proposal. The arrangement of the proposal in terms of key dimensions is replicated across each residential level and both cores.

Circulation Corridors

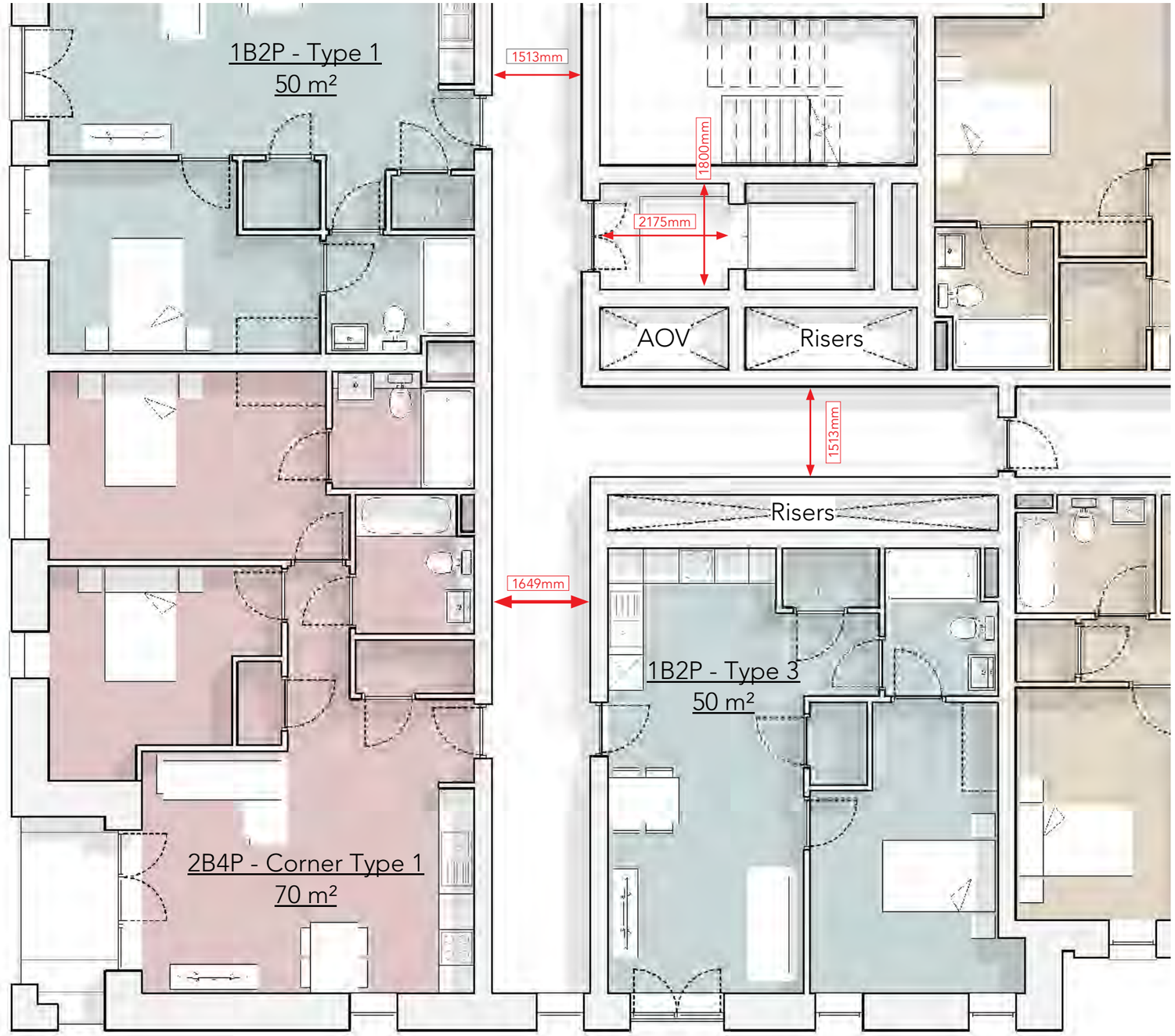
All primary circulation corridors are a minimum 1500mm wide. This is in excess of the 1200mm minimum clear width required by Approved Document M.

However, DFA2 states that corridors and internal spaces should be a minimum of 1800mm wide.

Lift Lobbies

The residential lift lobby's exceed the requirements of DFA2 and Approved Document M which require a 1800mmx1800mm and 1500x1500mm turning circle respectively.





8.5.3 Apartment Layouts

M4(1) and M4(2)

The apartment layouts have been designed to conform to the optional requirements outlined in Approved Document M4(2) Category 2: 'accessible and adaptable dwellings' (AD M4 2).

By meeting this criteria it is anticipated that it will be possible to deliver homes that allow adaptation to meet the changing needs of occupants over time, including those of some older and disabled people.

A typical two bedroom apartment has been used to test compliance against both Approved Document M4 - Category 1 and 2.

2.24c
Glazing to the principal window of the principal living area starts a maximum of 850mm above floor level.
Glazing proposed full height circa. 75mm from floor level.

2.30c
The handle to at least one window in the principal living area is located between 450mm and 1200mm above floor level.
All door/window handles to be within this zone.

2.24b
1200mm clear space in front of all kitchen units

2.22d
300mm nib to leading edge of every door in the entrance storey

2.25c
Every other double bedroom can provide a clear access zone a minimum 750mm wide to one side and the foot of the bed. *Both sides provided.*

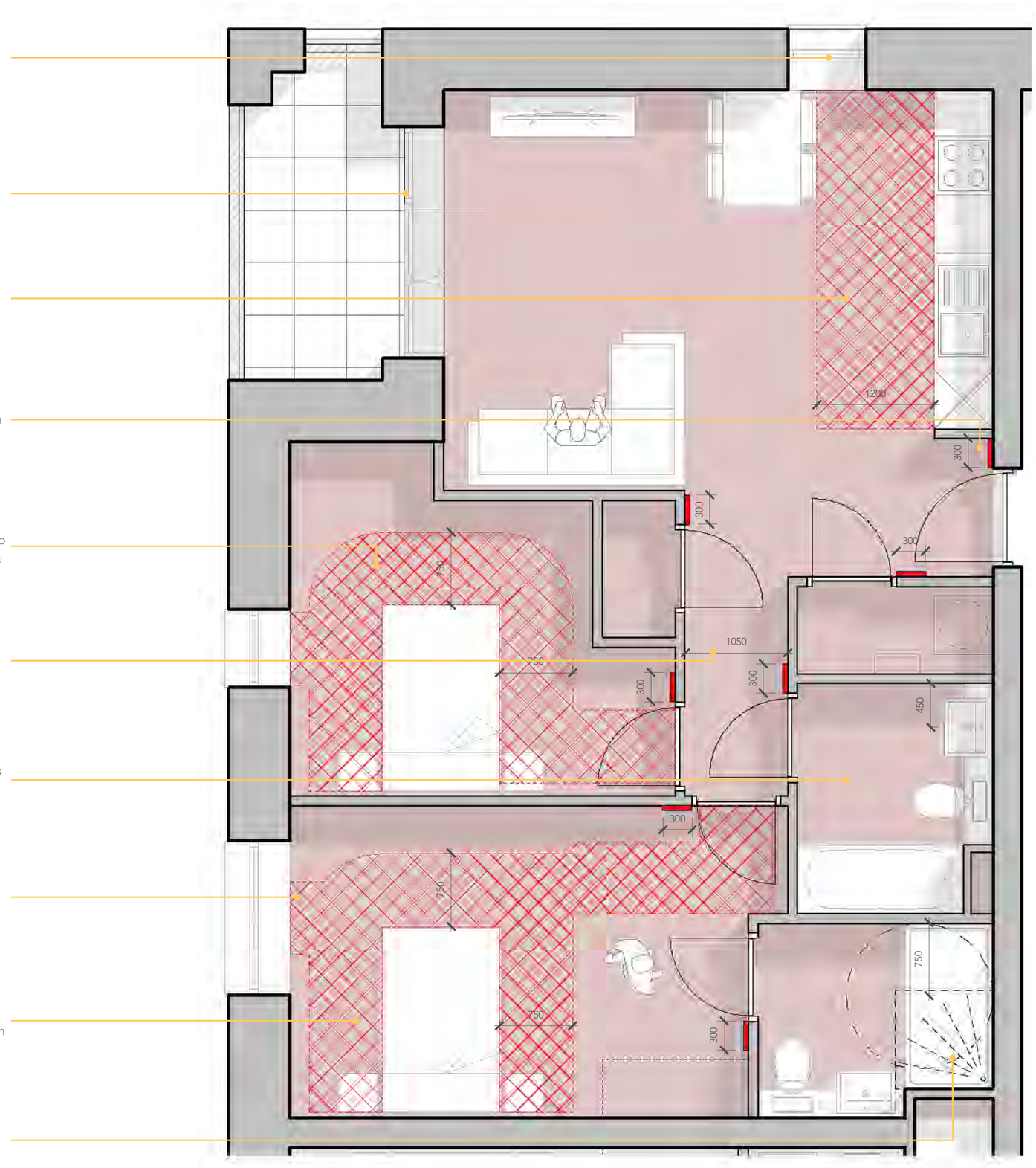
2.22a
The minimum clear width of every hall or landing is 900mm.

2.29a
Every dwelling has a bathroom that contains a WC, a basin and a bath, that is located on the same floor as the double bedroom.

2.25a
Every bedroom can provide a clear access route a minimum 750mm wide from the doorway to the window.

2.25b
The principal bedroom) can provide a clear access zone a minimum 750mm wide to both sides and the foot of the bed.

2.29c
Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.



8.5.4 Approved Document M

The table on the right illustrates compliance against key dimension criteria in the Approved Documents.

As illustrated in the adjacent table and plan drawing on the previous page, the apartment complies with AD M4(2) and can be adapted over time to meet the changing needs of occupants.

Description	M4(1)	M4(2)	Example Apartment (2B4P)
Doors			
Private external entrance clear width	775mm	850mm	910mm
Internal door clear width	750mm	750mm	810mm
Nib to leading edge of every door within the entrance storey		300mm	300mm +
Circulation			
Hall (minimum excluding projections)	900mm	900mm	1050mm
Living, kitchen and eating areas			
Clear space provided in front of and between all kitchen units and appliances.		1200mm	1200mm +
Bedrooms			
Master			
Width		2750mm	3200mm
Length		3000mm	4700mm
Clearance to foot of the bed		750mm	750mm
Clearance to both sides of the bed		750mm	750mm
Clear access route from the doorway to the window		750mm	750mm
Second			
Width		2750mm	3100mm
Clearance to foot of the bed		750mm	3100mm
Clearance to one side of the bed		750mm	750mm
Clear access route from the doorway to the window		750mm	750mm
Sanitary Facilities			
Master			
Dimensions		1950mm x 2150mm	2000mm x 2350mm
WC in entry storey			
Dimensions	850mm x 1600mm	1450mm x 1800mm	2000mm x 2400mm

8.5.5 DFA2

In addition to complying with M4(2), the apartments, wherever possible, have been designed to adhere to additional requirements within Design for Access 2 (DFA2).

The apartment layout illustrated to the right is identical to that used to review against AD M4 (2) but in this instance is appraised against the relevant criteria from Design for Access 2.

21.1.8
All dwelling that have access to an outside area, for example a garden or balcony, should provide level or ramped access.
Level access provided

21.2.9
Circulation space of minimum 1800mm x 1800mm should be available in kitchens after fitting-out

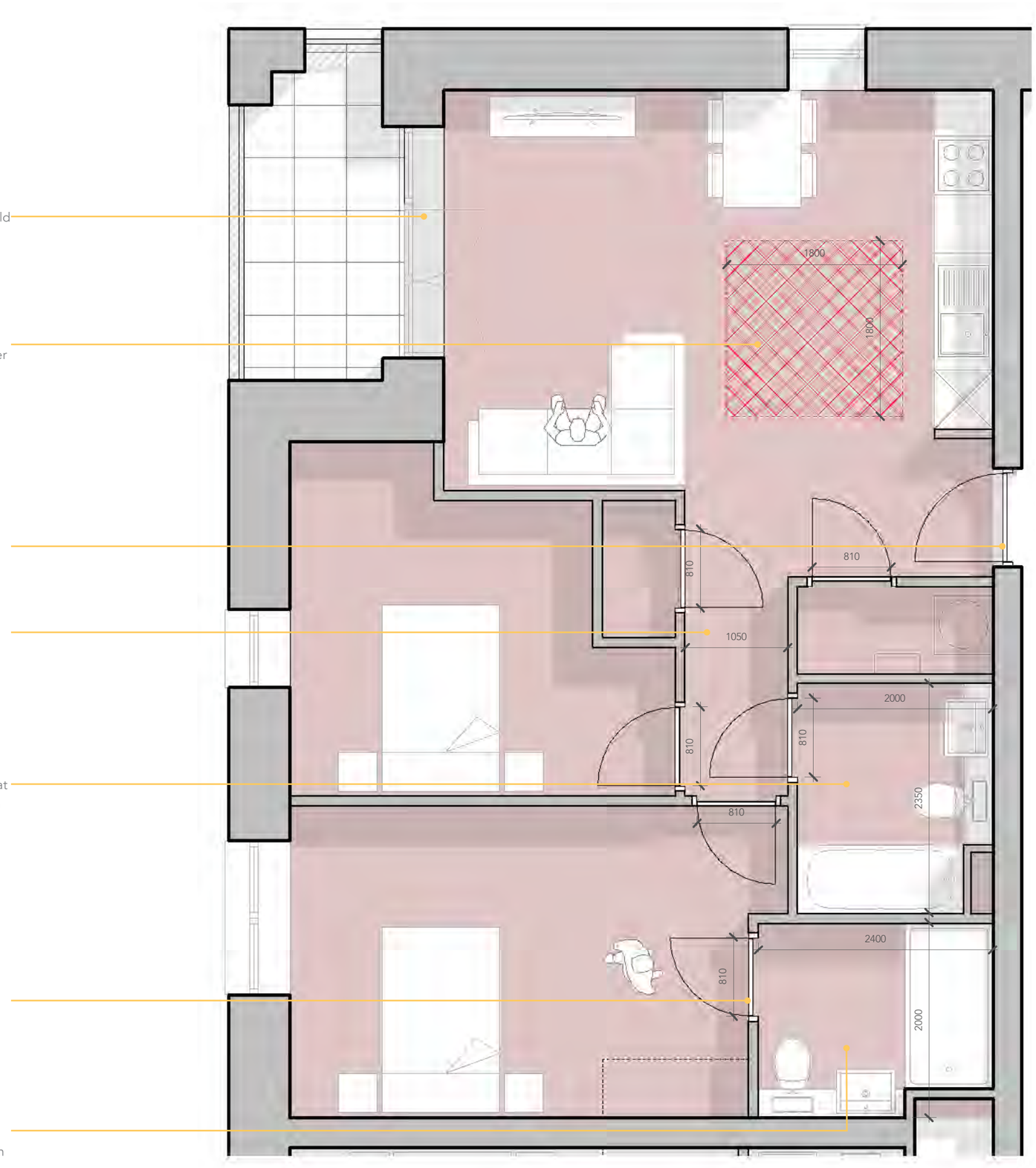
10.1.7
Thresholds should be flush.
All thresholds will be flush

21.1.10
For single family dwellings, the minimum clear width of halls and lobbies should be 1200mm, with minimum clear width to passageways 900mm.

21.1.11
An accessible WC should be each dwelling. An accessible WC should have minimum dimensions of 1500mm x 2000mm and should include a wash-hand basin installed at maximum height of 740mm, and handle at a height of 800mm on the transfer side.
Bathrooms can be adapted to meet requirements

21.2.11
Internal doors should have a minimum clear opening of 800mm. The effective clear opening should be clear of projections. Double doors may be fitted, if preferred.

21.2.5
Where possible, ensuite facilities should be provided, of minimum dimensions 2000mm x 2000mm, and should include a WC, a wash hand basin and a shower.



8.6 Parking Strategy

8.6.1 Overview

The total parking provision proposed at the Back of Ancoats, Eliza Yard development is as follows:

- 2 x disabled parking bays; and
- 2 electric car charging points at 7kW charge; and
- 40 Spaces allocated to Eliza Yard with 25% EV Enabled Spaces at the Ancoats Mobility Hub.

Both disabled parking bays have a dimension of 2.4m x 4.8m with a 1.2m safety zone to allow for wheelchair access. This meets the requirements of Manchester City Council's Design for Access 2 Guidance Document (2003).

Two electric car charging points at 7kW charge are proposed to be provided which enable all bays to be used by electric vehicles as a mechanism for future proofing the development.

8.6.2 The Ancoats Mobility Hub

It is proposed 40 'Hub' spaces will be allocated to Eliza Yard. This is based on other MLDC occupier profiles and anticipated demand for car parking spaces. Based upon previous applications and anticipated demographic the proposed allocation of circa 30% is deemed acceptable. There is a clear link between the proposed development and The Ancoats Mobility Hub development and residents of the proposed development will be encouraged to use the facilities implemented by The Hub, including the following:

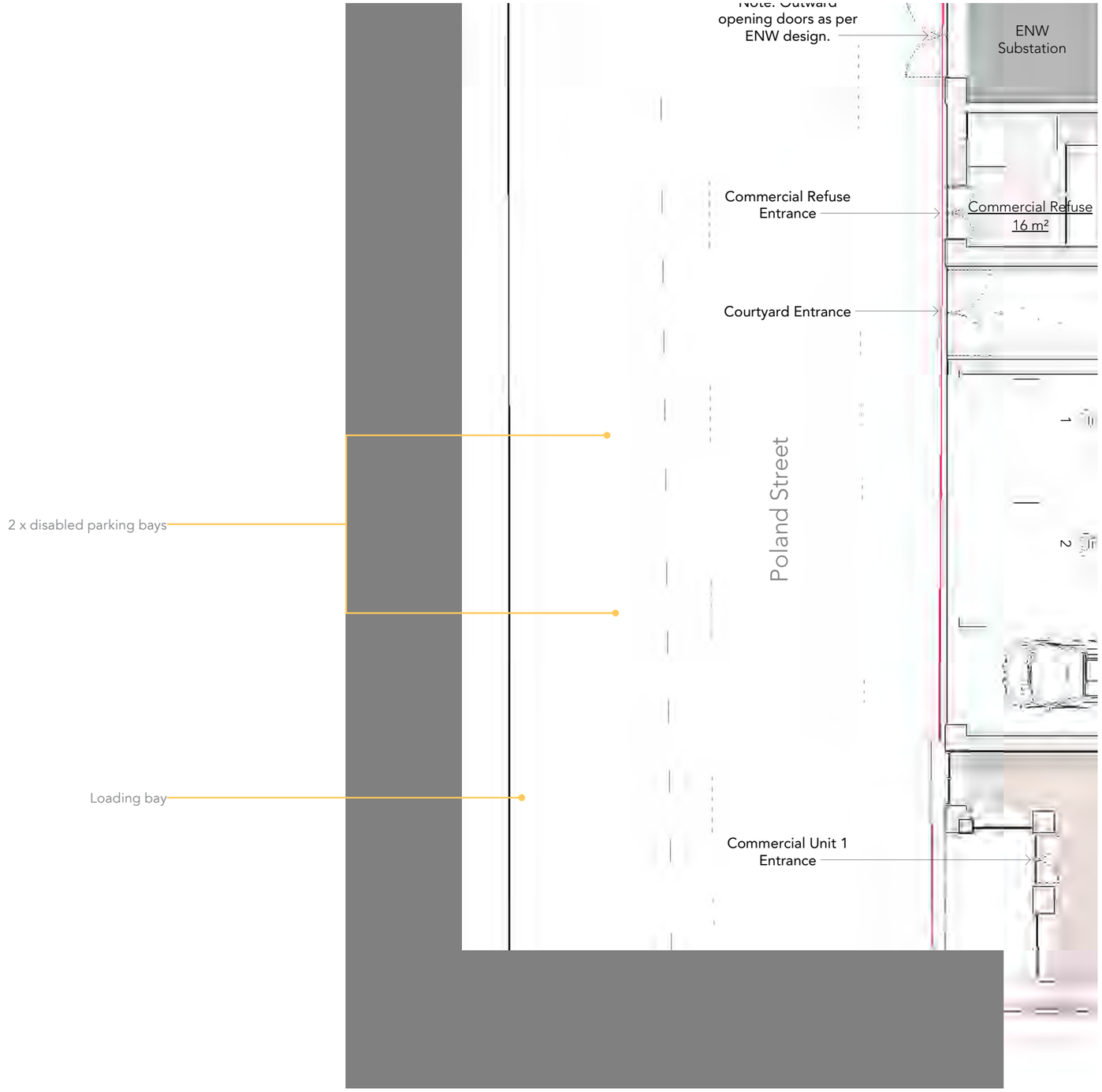
- Dedicated Car Club Facility;
- The use of 40 Car Parking Spaces;
- Bike and e-bike hire facilities from the proposed TfGM city wide cycle scheme.
- Deliveries Hub.

The sustainable travel opportunities that The Hub presents will be promoted to residents of the development from the outset and will be marketed to direct and encourage residents to use The Hub's facilities. The Hub is to be located off Poland Street and is a short walk from the Eliza Yard site.

The Hub is subject to a separate planning application by Manchester Life Strategic Development Company.

8.6.3 Cycle

Consistent with recommendations from MCC, 118 cycle parking spaces are proposed at the site representing a 1:1 cycle space to apartment ratio. These are to be located in a secure and covered cycle storage area off the courtyard on the building's ground floor and accessed via the secured pedestrian undercroft entrance off Poland Street.



8.6.4 Proximity to the Mobility Hub

The image to the right illustrates the area of influence that the Mobility Hub is understood will achieve. The following key characteristics of this area of influence have been considered:

- A 5-minute walk, also known as the "pedestrian shed" is considered to be the distance people are willing to walk before opting to drive.
- Based on the average walking speed a five-minute walk is represented by a radius measuring ¼ of a mile or about 400 meters.
- As a result, approximately 1,500 new homes proposed within the Poland Street Zone would not need to provide on-site car parking, leading to better public realm design, more active frontage, improved ground floor uses and less heritage harm.
- Aggregated deliveries can help reduce the clutter and numbers of delivery vehicles on the streets.

As a result the Mobility Hub will provide an alternate and secure option to on-street car parking helping reduce car movements. For pedestrians, the site is within a very sustainable location where a number of pedestrian facilities and links would enable good connections to existing and future local amenities within both a 400 and a 800m radius.

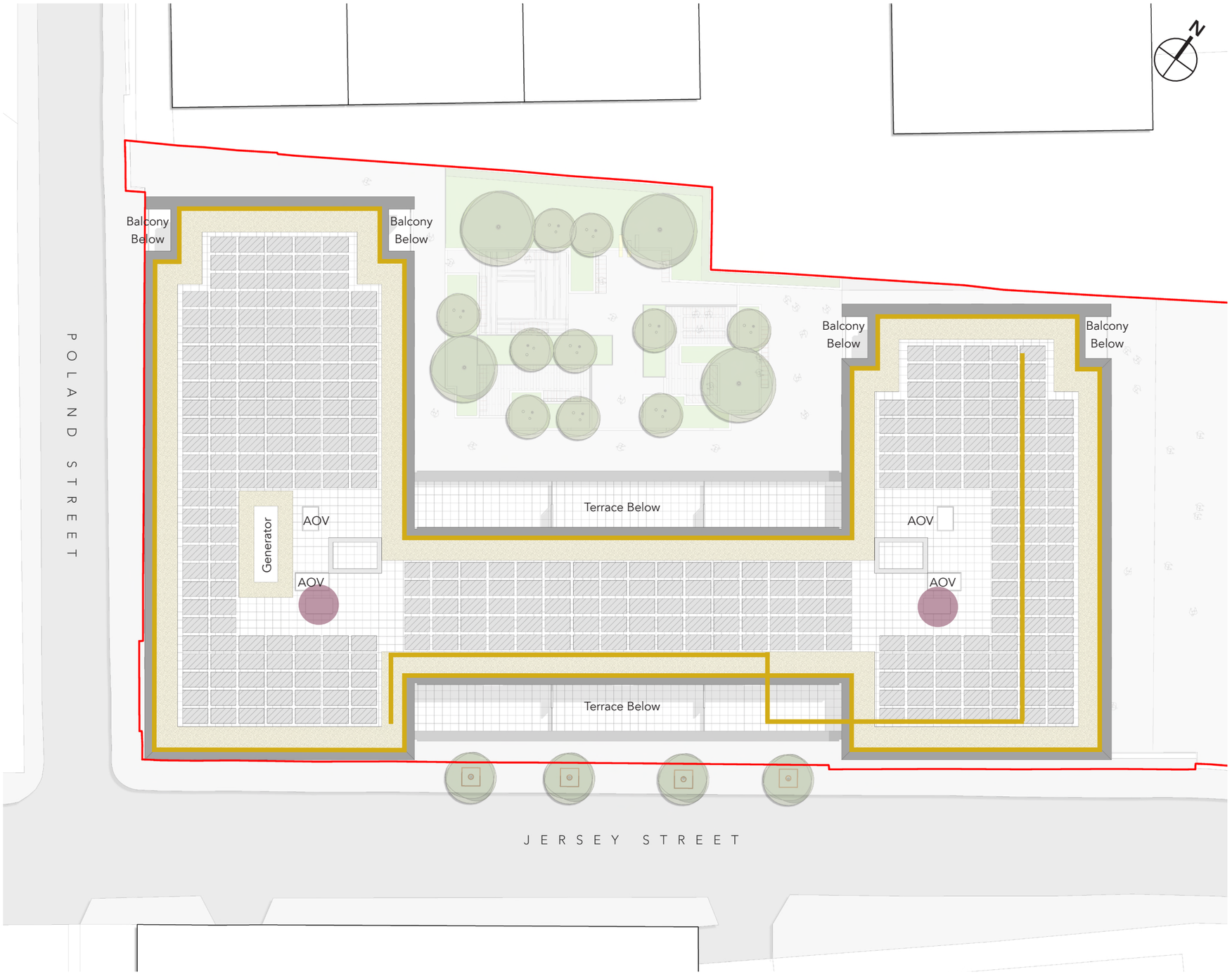
Positioned less than 100m away from the Mobility Hub, Eliza Yard will have the benefit of immediate parking for residents and the ability to easily access car clubs, the cycle hub, e-bike hire and the parcel delivery centre.



8.7 Roof Access, Maintenance and Window Cleaning

At roof level there are PV panels, the generator, SVP outlets, AOV's, lift over runs and smoke shafts. It can be accessed via two hatches in the on the seventh floor. An uninterrupted, 1m wide strip ensures a safe route for maintenance crews and window cleaners to manoeuvre around the perimeter of the roof whilst the parapet extends 1100mm high as a protective barrier from which windows can be cleaned by abseil.

Commercial glazing, as well as the resident's entrance, will be cleaned via a water fed extended pole, whilst stood on the public footpath at ground floor level.



Key

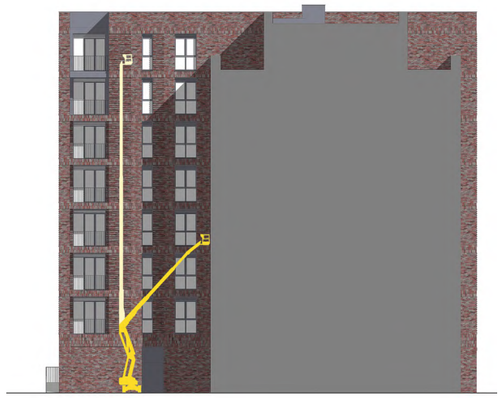
- Abseiling from roof
- Roof hatch access points
- Maintenance strip

8.8 Facade Maintenance

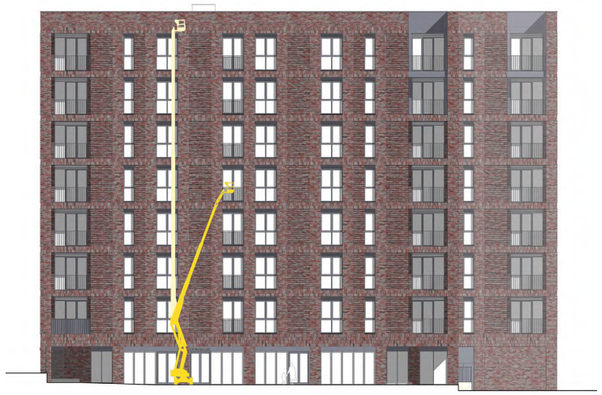
The majority of building façades will be maintained via a Hybrid Boom Lift. This ensures access all brick and terracotta areas, whilst moving around the perimeter of the building. The lift can lean forward by 6m, allowing maintenance crew to reach over the first floor terraces in order to get to the terracotta tiles along Jersey Street where the building mass steps in.

The Haulotte HR28H reaches a 28m working height, is diesel powered with four wheel rough terrain drive suitable for a wide range of projects and tasks, including property development, cladding, glazing and roofing. This boom lift offers comfortable work at height for up to two operators.

Facade maintenance to the metal clad along the Duplex and top floor northern corner apartments will require access through the apartment.



West Courtyard Elevation



East Elevation



North Elevation



East Courtyard Elevation



West Elevation



South Elevation

9.0

Justification and Compliance

9.0 Justification and Compliance

9.1 Response to NDF

When developing the design for Eliza Yard, the principles set out within the NDF have played a key role in guiding the proposal. The Eliza Yard proposals respond to these principles in the following ways:

Sense of Community
- Providing places to go, opportunities to meet people and be part of a community
- Creating an inclusive and accessible neighbourhood
- Creating a vibrant high-density neighbourhood

Connectivity
- New development to be balanced and informed by surrounding neighbourhoods
- Jersey Street has the potential to become a strong community spine
- Create a welcoming place with connections to surrounding areas and key neighbourhood assets
- Providing active and human scale streets

Local movement and accessibility
- Prioritisation of people friendly streets
- Neighbourhood with active and productive outdoor space
- Improving relationship to existing and new green spaces

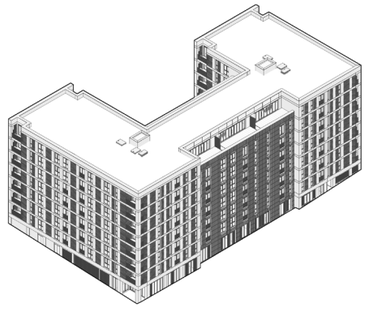
Parking
- Where parking is accommodated it should offer the ability to charge electric vehicles
- High level of cycle parking ought to be provided across the area

Form
- New development in this context to reshape the density and mix of uses through contemporary, modern, flexible buildings
- Development analysis suggests a maximum height of 8 storeys
- Outward looking built forms and strengthening urban grain
- Providing an efficient and intensive form of development

Use
- Opportunities for amenity and community infrastructure ought to be welcome where proposed to meet an identified need such as sport and leisure amenities i.e. bike hub

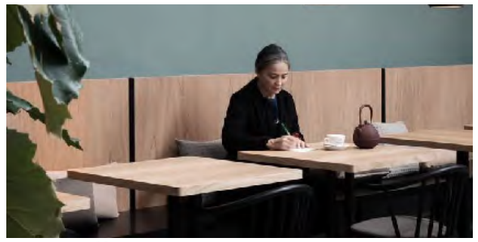
Open Space
- New spaces could range from larger open spaces through to high quality green streets

Sustainability
- Supporting the zero carbon agenda
- Making every effort to minimise and manage the use of energy, water and materials at each stage of the development cycle
- Encouraging active travel
- Encouraging people to live active, healthy lifestyles through careful design of buildings and spaces
- Green infrastructure could incorporate tree planting, sustainable drainage features and greening within a hard and urban setting.



Apartment Living

In response to the proposed character areas and massing, an 8 storey residential apartment scheme is proposed



Home Office

Further to the opportunity highlighted in the NDF to create home offices, the need for them has been exacerbated by Covid19. This has been considered through the provision of large dining areas within apartments along with a zoned communal amenity space which will be perfect for home working.



Community Garden / Yards

Secure residents courtyards and communal gardens are proposed in the NDF. The 3 block arrangement of Eliza Yard allows for a residents yard space to emerge, creating a calm oasis in the heart of the scheme.



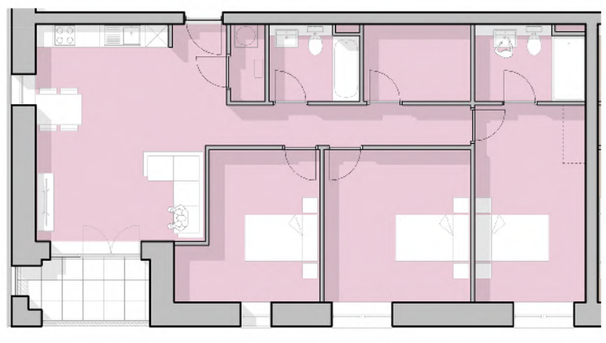
Cycle Travel

A 'cycle to work network' is proposed as part of the wider masterplan. In order to supports its use a large, 118 space, secure cycle store will be provided.



Green Streets

Street trees are proposed along Jersey Street integrating green features into the scheme.



Family Housing

In order to accommodate a wide range of potential occupants a diverse range of apartments will be on offer.

To cater for families who typically require larger spaces, generous 3B6P apartments and 3B6P duplexes will be provided.



Green Corridor

To the east of the site an area of public realm has been allocated. As more of the masterplan is delivered this will assist in the creation of a green corridor between Ancoats Green and the future canal wharf as the public realm strategy emerges.

9.2 Response to feedback from Historic England

During the design process a number of consultations were undertaken with Historic England. Following these, feedback and guidance was received and the proposal was subsequently developed to capture and take on board the comments made. The following comments and responses were given.

Comment

The applicant needs to be more explicit as to how the building relates to its context, and, in particular, how the character of the existing built form has guided and influenced the proposals. For example it was discussed during the meeting that the applicant was seeking to reference the area's history of glassmaking within the design, but it is not currently clear how this will be obviously legible or understood.

Response

The Poland St Historic Grain and Character

- Historically there were a variety of building scales, streetscape, and spaces. The area was described by buildings that formed strong street edges, simple in form and structure. Terraces and yards once sat amongst larger industrial buildings.
- Our proposals establish three legible linked blocks to "Repair and Reinvent" the Urban Fabric and Street Grid. Block based urbanism - using form and scale by building a legible new structure.
- Proposals are built to the back of the footpath to re-establish the strong grid in this part of Ancoats.
- A Yard Space is created in the centre of the block adjacent to the former canal arm.
- Simple Orthogonal forms are created to maintain the character of block based urbanism

19th Century Glass Making

- The site is located at the threshold between the Front and Back of Ancoats. It is in an area that is synonymous with the manufacture of glass; Molineaux Webb, Percival Vickers and Burtles Tate. Flint and coloured glass were manufactured into decorative cut, moulded, and engraved pieces.
- Using two materials defines each element of the building - two connected brick gable blocks and a central link building
- The alternative material helps express this arrangement and establishes an identity to the building and the place.
- A contrasting glazed green coloured, and profiled terracotta is proposed in the central section of the building to pay tribute to the former glass works. The Facade alludes to the former presence of glass manufacturers in the area. The profile appearance will be triangulated, in reference to cut glass patterns.
- The Interpretation of Historic Character continues further into other areas of the design. The Facade narrative expressed in more detail at ground level where there is more visibility. The glass at ground level will have a coordinating-coloured pattern linking it with the terracotta. This pattern is also found in the laser cut metal screens. Around the entrance there is an opportunity for a written description of the historic glassworks.

Comment

It is suggested that there are elements of the current design which, if amended, would better tie the building into its surrounding context. Most notable of these is the fenestration. In the proposed design this is relatively irregularly spaced, with comparative variation in the size of the apertures across the horizontal plain of the building.

Response

The following features have been developed:

- There is a consistent vertical format windows to all of the windows that respond to the interior function. Larger windows for spaces that require more light and narrower windows for circulation and bedrooms. The building is a contemporary form but with connected references to its Ancoats context.
- The windows sit within a series of repeating bays in the horizontal plain which have been further defined and enhanced through projecting alternate brick courses. This ordering of the facade creates a repeating visual rhythm and helps echo nearby industrial buildings.

Comment

This is in contrast to the larger historic buildings within the conservation area, where there is a relatively simple uniformity to the fenestration pattern, and where visual interest is created through the more subtle variation of elements such as sills and lintels, and window head details. In other buildings, variation is also created by the alteration in the size or number of apertures as the eye is drawn up the building, by the recession or projection of bays, or by the introduction of elements such as projecting string courses. It is therefore suggested that the applicant consider simplifying the fenestration pattern and avoiding visual monotony by instead considering more subtle variations across the elevations.

Response

Variation to this structure is created in a number of features:

- The double bay order at the base of the building with robust and grounded detailing
- Inset balconies at corners to create an open appearance and to strengthen the depth and perceived weight of the building through deeper brickwork reveals.
- Setting the elevation back at roof level to help define the central link section of the building
- A central well-defined entrance to the building within the link section.

Comment

These factors are also relevant to the proposed change in external cladding material for the central section of the building. In particular, while we would not inherently object to this change in materials, the rationale behind this architectural decision needs to be clearly justified. The architect should also clearly evidence how they have considered this as part of the whole building, in order that it would be visually harmonious.

Response

The change in material for the central section is proposed to:

- Define the form and arrangement of the overall building - two connected brick gable blocks and a central linking piece.
- This arrangement has been updated by bringing the façade down to ground and removing the ground floor brick expression.
- This simpler expression establishes clarity in reading the building's different forms as well as helping establish better overall proportions to each separate piece.
- Allowing the glazed terracotta section to arrive at ground level also helps clarify the historic narrative of glass making.
- Within both the brick and terracotta materials the same window design and depth of reveal is provided which maintains the visual rhythm and creates consistency and harmony across the clearly defined parts.

Comment

Given the fact that the building is proposed to occupy a prominent location, turning the corner between two streets, and the fact that it is rightfully intended to be a strong and solid visual presence, we would also suggest that the proposed corner balconies may require some greater consideration. In particular it is questioned whether they provide a strong enough corner feature to the building, or whether the large apertures at the corner of the building makes it appear visually weak. It is therefore suggested that consideration should be given to how the corners of the building can be made to be visually more solid and robust. It is also highlighted that this effect is not aided by the fact that the balcony apertures form one of the larger openings within the elevation. As such the impact may also be improved by better integration into a more regular ratio of apertures to solid walling across the elevation.

Response

Corner Balconies

- Designed to help express the solidity and weight of the building by returning the brickwork into the reveals
- The balconies are positioned at key corners to open the living spaces up to street views.
- Studies examining combinations of Juliet, Inset and Bolt-on balconies were explored during the early design stages
- Both Juliet and Inset balconies allow the building to get closer to the back of footpath to create strong edges without interrupting the building's overall form.
- The regular arrangement and structure of bays now formed across the elevation assists in defining these corner apertures.

Comment

Finally, it is noted that the proposals show an indicative brick blend for the building. This would appear to be a relatively light and sandy red, and doesn't replicate the pervading blend of brick which characterises Ancoats. It is therefore suggested that further consideration be given to this detail, in order to utilise a brick which is more characteristic of the area. It is also highlighted that the brick blend, along with the brick bond, is a key element of how the visual interest and variety is created across a number of the principal buildings within the conservation area. Consideration should therefore also be given to how a variety of colour, texture and brick bond can be integrated across the building.

Response

Further examination of the brickwork has been undertaken:

- Revisions to the brick choice has been made to provide additional variety of colour and texture.
- As a result, the brickwork overall will appear darker than previously shown.
- There is texture and variation in colour across each brick as well as the brickwork walling itself.
- Hints of blue/red variation in the brickwork helps integrate the green colour adjacent.

Following a second consultation with HE in which the above comments and responses were discussed the scheme was positively received. Please refer to the appendix for a copy of the final comments from HE.

9.3 NDSS Compliance

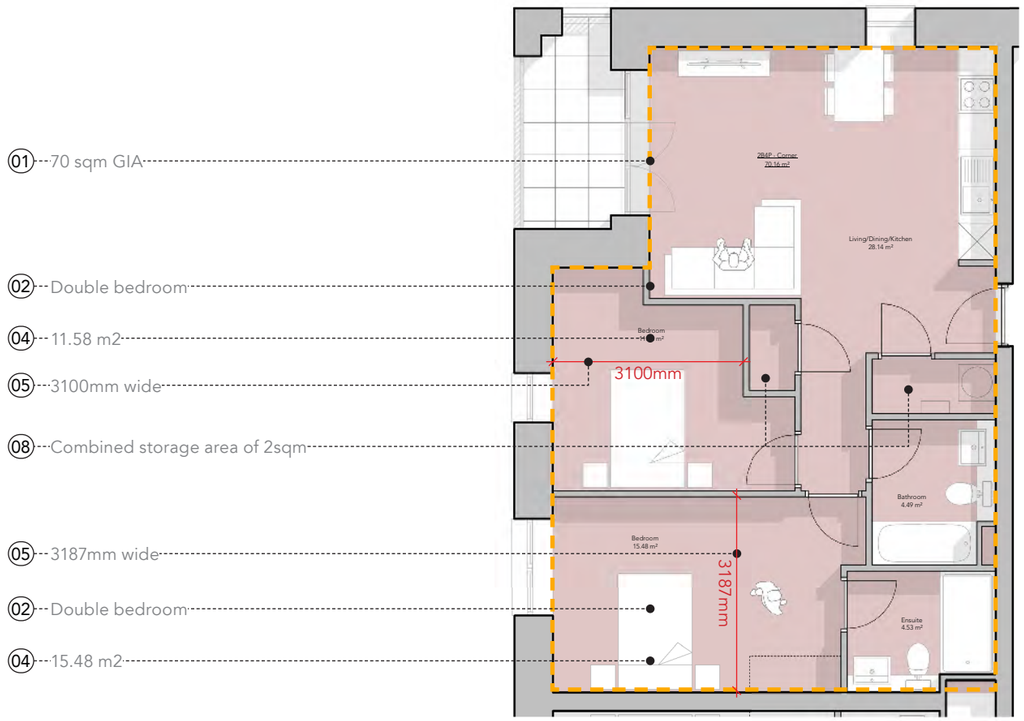
All apartments in the proposal have been designed to meet or exceed the requirements set out in the Nationally Described Space Standard (NDSS).

The standard requires that:

1. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1
2. a dwelling with two or more bed spaces has at least one double (or twin) bedroom
3. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide
4. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2
5. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
6. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area)
7. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
8. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement
9. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Notes

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



Typical apartment NDSS compliance

Note:

06/06/07/09 Floor to ceiling height 2.6m approx across apartment

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

Table 1

9.4 Manchester Residential Quality Guidance

The Manchester Residential Quality Guidance was published in draft in August 2016 and adopted by City Council Executive in December 2017. It outlines the considerations, qualities and opportunities that will help to deliver high quality residential developments to form successful and sustainable neighbourhoods across Manchester. The guidance aims to underpin the delivery of new housing which is fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the changing needs of occupants throughout their lifetime.

The document sets out nine components that, when combined will inform and help to create high quality residential developments. The following pages illustrate how the scheme responds to the guidance.

9.4.1 Make It Manchester

The scheme has been designed with full consideration and appreciation to the existing context and character. Eliza Yard has closely followed the aspirations set out in the NDF, creating an integrated residential development within the city centre of Manchester.

With a strong focus on Ancoats heritage, the site defines a strong sense of place, with a striking appearance, activation along Jersey Street and Poland Street, the new residents yard space and future public realm.

A high-quality material palette is a fundamental part of the character and identity of the scheme. The proposed variegated red/blue brickwork ties in with the nearby historical brick buildings, integrating it into the neighbourhood. The use of profiled terracotta tiles also links to the history of the site and surrounding area, paying homage to the former glass works that could be found in the area.

A continuation of this high quality approach can be seen in the architectural detailing and facade approach. Deep window reveals and corbelled brick details create a playful and ordered facade with the generous amounts of glazing allowing visual connections to the surrounding areas.

9.4.2 Make It Bring People Together

The development largely utilises the existing infrastructure of Jersey Street and Poland Street, but also looks to create new routes through the area once more of the wider masterplan is delivered. Sustainable travel modes are encouraged, with a large cycle store being incorporated into the proposal, and the introduction of a tree lined street will encourage pedestrian access and movement.

The scheme has fundamentally been designed for an inclusive and diverse community. The apartments have been developed to meet the needs of a wide range of people form older occupants or people with disabilities to young professionals and families.

Social interaction and activity has been encouraged in the development with the introduction of a residents yard and large amenity space, both of which have been designed to have areas where occupiers can meet to socialise and work.

9.4.3 Make It Animate Streets And Spaces

The enhancement of the connection between Front and Back Ancoats is a key point in the Ancoats and New Islington NDF, with Jersey Street creating a direct arterial route.

Eliza Yard will provide wayfinding and activity along this route and are enhanced by the incorporation of additional street trees. Through the clearance and surfacing of the site there has been a loss of the historic urban grain, including diluting its architectural and historic interest which the delivery of Eliza Yard will begin to repair.

New commercial units are proposed, fronting on to Jersey Street and Poland Street along with the future public realm. This provides a wealth of activity and opportunity for social interaction to support an active, attractive, and socially sustainable community. These spaces and the community areas utilise generous glazed frontages to retain a connection to the local area and create a sense of place.

Careful consideration has been given to providing a safe and active environment, with habitable rooms all elevations of the proposal to maximise natural surveillance.

A unique success of Eliza Yard is the consideration of both the short and long term development of the area. The inclusion of the landscaped area to the east of the site will offer a private/managed landscaped area for residents in the short term and a green area of public realm, creating new opportunities for play and recreation in the long term. It is envisioned that this will become a key part of a new 'green corridor', connecting Ancoats Green to a new wharfside by Rochdale Canal.

The yard and landscaped area offer a multitude of various uses for the residents and community, but also enhance the biodiversity of the local area. With both being an intrinsic part development, they are well overlooked and connected, providing a safe environment for the residents and community to enjoy.

9.4.4 Make It Easy To Get Around

Situated close to the city centre, the scheme has excellent links to local transport routes with bus, tram and train links a short walk away.

Cycling is encouraged with the provision of a secure cycle store for all residents, which will benefit the vision for the area outlined in the NDF. The Ancoats Mobility Hub will also provide additional mobility choices for residents through the provision of a cycle hub.

In line with the aspirations to provide an inclusive and diverse neighbourhood, care has been taken to ensure homes are accessible to everyone. All homes have level access to entrances designed to meet M4(2) and where possible, DFA2. This provides the adaptability and inclusivity some families require. All community spaces within the building can be access via level access at ground level and all residential floors can be accessed using the circulation cores and passenger lifts.

9.4.5 Make It Work With The Landscape

Green infrastructure plays an important role in the proposal, with a clear rationale for how the scheme sits within the landscape. One of the most visible components of this are the street trees which will line a section of Jersey Street. The building form sets back from Jersey Street in the centre of the proposal to provide space for these adjacent to the highway and introduces a clear street hierarchy and identifies the entrance to the building.

Sustainable urban drainage strategies within the context of the site constraints have also been considered in the design to have a positive impact within the wider landscape proposals, with SUDs planting to the yard space and limited areas of permeable paving. Whilst the site is relatively flat, the proposal has responded to the level changes across it to seamlessly fit into the current landscape.

9.4.6 Make It Practical

The proposals focus on providing practical and functional solutions to make resident's lives better. Appropriate solutions to car parking are proposed with a small number of spaces being provided on site, along with designated spaces in the The Mobility Hub (see parking strategy). However, alternatives such as cycling and the use of public transport is encouraged. The number of car parking spaces for the proposal has been carefully balanced to maintain a high quality external environment.

The refuse strategy has not been an afterthought of the scheme, and bin stores have been designed to integrate with the architecture, adhering to the Council's Waste Guidance. Residents can benefit from an internal managed bin store accessible from the ground floor, suitably located near each of the buildings cores.

9.4.7 Make It Future Proof

The development has been designed with a holistic low energy design concept involving a fabric first approach. The U-values, design of air permeability and ventilation targets all aspire to exceed Part L standards, along with the consideration and application of low zero carbon renewable technologies. This ensures compliance above Part L and meet the requirements of Manchester's Core Strategy Policy EN6. A robust palette of materials is proposed, with brick as a constant throughout the scheme, not solely due to Manchester's historic link, but also because of it's resilience to weather and unpredictable climates. Metalwork is designed with a PPC finish due to its durability and ease of repair where there is an increased exposure to wear and tear.

By designing the scheme to meet M4(2) requirements, it ensures that dwellings can be adapted to accommodate future changes and demographic fluctuations. The open plan arrangement between the kitchen, dining and living spaces also allow flexibility to accommodate a range of lifestyles.

9.4.8 Make It A Home

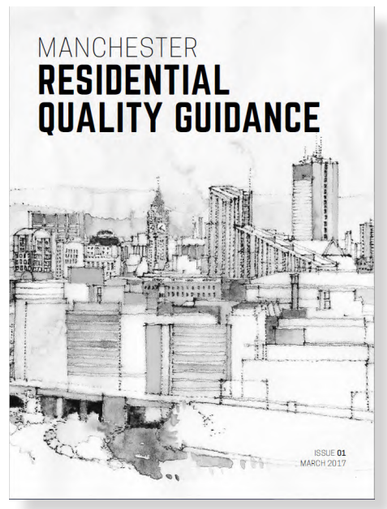
In providing a mixture of apartment, the applicant has sought to meet or exceed the Nationally Described Space Standards and Manchester's Space Standards to provide quality spaces. Rooms are suitably sized to allow users adequate space to move around with ease and organise furniture ergonomically comfortably. To allow an organised and efficient home an appropriate amount storage has been provided, and in most cases exceeding the space standard stipulations. Maximising natural daylight has been important to this goal, with large floor to ceiling windows with direct views of the surrounding area. Additionally, all apartments are provided with either an inset or Juliet balcony.

A mix apartments and duplexes are proposed, comprising of 112 apartments 6 duplexes respectively. The proportion of the size of the dwellings is as follows:

- 38no. 1-beds (32%)
- 72no. 2-beds (61%)
- 2no. 3-beds (2%)
- 6no. 3-bed Duplexes (5%)

This mix has been informed through market demand, and should enable rather than restrict choices, allowing growth, development and contribution to the community.

Circulation within the proposal has generous corridor widths with access to one of two circulation cores.



9.4.9 Make It Happen

The scheme has benefited from a dedicated and knowledgeable design team, consistent throughout the early design stages, to input key design principles that will be essential during the future construction phases.

Each facet of the design has been reviewed and discussed in order to achieve both a high level of quality assurance and a realistic construction approach. This has been achieved via the following:

- Regular and frequent design reviews discussing design development and progression.
- Early reviewing of detailing to ensure construction is achievable, rather than resort to a cost saving that will impact the appearance and durability of the scheme later on. This included engagement with specialist manufacturers and subcontractors to design a build-able and practical solution.
- Public consultation to gather vital feedback from the community about their needs and requirements
- Pre-application meetings with representatives from Manchester City Council's Planning Authority and Historic England.



9.5 National Design Guide

This section identifies how the Proposed Development has utilised the ten characteristics within the Ministry of Housing, Communities & Local Government, National Design Guide (October 2019) during the design development.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. Through utilising the National Design Guide, we have sought to produce a well-designed place, that is beautiful, enduring and successful.

REF	NDG SECTION	RESPONSE
	Context	
C1	Understand and relate well to the site, its local and wider context	This building will cause a dynamic shift in use from the existing context of surface car parks and light industrial buildings. The building will help the area to be regenerated in line with the ambitions of the NDF. The proposed development responds positively to the features of the site and the topographical challenges it presents. Whilst the site itself is relatively flat, the change in level along Poland Street and Jersey street have presented challenges during design development. These constraints were considered early in the design process and has allowed a scheme that sits comfortably and works well in the site. The form has been articulated in the facade with a choice of materials that compliments and is derived directly from its local context. To deliver a scheme that positively enhances the area, consideration of how the scheme will sit in both the short and long term has been given. The 2014 and 2016 Neighbourhood Development Framework and subsequent Poland Street Zone study have consistently been referred to during design development to ensure the proposal will work with the long-term vision for the area.
C2	Value heritage, local history and culture	The existing site lacks a sense of place and is made up of a surface car park. The NDF regeneration framework has identified the aspiration to redevelop the site. The scale of the scheme has been designed to be commensurate with NDF. The scheme is within the Ancoats Conservation Area and care has been taken to consider the impact of the building on a series of view points have been tested to assess the impact accordingly. A series of key views were studied to understand the impact on local heritage and its context as part of the Heritage Assessment. This highlighted that the implementation of a scheme on the Site has the potential to enhance the relationship between the more significant south-western area of the Ancoats Conservation Area, and the "Back of Ancoats" by providing a new context in an area that is currently empty and devoid of recognisable character.

REF	NDG SECTION	RESPONSE
	Identity	
I1	Respond to existing local character and identity	Our understanding of the history and evolution of the area has been vital in shaping the proposal's identity. The proposed development has sought to balance the needs of a contemporary building in a highly desirable area of the city centre with consideration for the heritage context. The proposed development indicates a return to active use of the site, reflecting but not copying design elements from its context. Overall, the proposed development stands to make a positive contribution to the townscape of the Back of Ancoats, and Ancoats Conservation Area and has no impact to the surrounding heritage assets. The Proposed Development looks to improve upon the immediate site context, creating a well-designed, sustainable place with a strong new identity to give users, occupiers and owners a sense of pride, helping to create and sustain new and existing communities and neighbourhoods.
I2	Well-designed, high quality and attractive places and buildings	Materials, construction details and planting have been selected with care for their context. They are suitable for their use as part of a high quality residential led proposal.
I3	Create character and identity	The proposed building seeks to provide character and identity through the use of complimentary and historic narrative led materials and detailing. Whilst the character of the Proposed Development differs from the historic and low rise collection of industrial warehouses within Ancoats it looks to create a strong and positive identity, within the emerging context. The immediate area of the site has few positive qualities, as such a new and positive character will help to enhance its identity.
	Built Form	
B1	Compact form of development	The overall quantum of accommodation contained within the development has been derived as a product of the composition and massing of the building in response to location, orientation and programme. As a result, the form of the building responds to the larger buildings of Ancoats by building to the back of footpath. The careful use of the site allows for a new residential courtyard as well as ensuring that space is maintained to allow for a future connection to Ancoats Green from Jersey Street in line with the NDF.
B2	Appropriate building types and forms	The inclusion of a distinctly new residential building should be viewed as a positive contribution to this part of the city. It is in line with the provisions of the NDF and provides a mix of uses with commercial spaces at ground floor with residential above. It will act as a new marker at an important corner of Jersey and Poland Street and provide a positive contribution to views. The impact of the buildings on local character and views has been tested as part of the application.
B3	Destinations	Along with the Ancoats Green / park at the centre of the wider development it is likely that the ground floor commercial uses will contribute to this area becoming a destination.

REF	NDG SECTION	RESPONSE
	Movement	
M1	A connected network of routes for all modes of transport	The Proposed Development includes cycle storage and will take advantage of the Ancoats Mobility Hub. The building seeks to tie into the emerging pattern of routes. It envisages a wider public realm strategy coming forward by MCC. Building entrances and commercial spaces are accessed directly from Jersey Street and Poland Street. Future Pedestrian priority pathways will be provided adjacent to the eastern elevation, distinct and separated from vehicular routes.
M2	Active travel	Vehicular access to a loading bay and two accessible parking spaces has been contained to the Poland Street Elevation. Future movements between the park and Jersey St will be kept to cyclists and pedestrians ensuring the park is for people not vehicles.
M3	"Well-considered parking, servicing and utilities infrastructure for all users"	There are only two parking spaces provided for the whole development as the scheme relies on the use of the Ancoats Mobility Hub. This Car Parking has been positioned on Jersey Street. The significant reduction in parking provision frees up large areas of the ground floor for complimentary commercial uses to help maximise the active frontage to the street elevations.
	Nature	
N1	Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play	A new courtyard at the centre of the scheme is provided for residents as well as a new public realm link as part of the future public realm scheme. The courtyard has been designed with trees, planting, rain gardens and season foliage.
N2	Improve and enhance water management	To minimise the risk and impact of localised flooding on and off-site, watercourse pollution and other environmental damage, a site-specific Flood Risk Assessment and Drainage Strategy Report has been prepared.
N3	Support rich and varied biodiversity	The Proposed Development replaces a tarmac / concrete surface car parks. The new landscape included within the development contains new tree planting in addition to a greatly enhance biodiversity in the development area.

REF	NDG SECTION	RESPONSE
	Public Spaces	
P1	Create well-located, high quality and attractive public spaces	The proposed future new eastern link to Ancoats Green will be designed to be accessible for all. The space is large enough to allow flexible use for both visitors. As a high quality public space the landscape design will be designed to ensure the space has a natural and informal feel that people feel comfortable in. The residential building contributes toward this with a new commercial unit at ground floor that opens out onto this new future space.
P2	Provide well-designed spaces that are safe	The new building is positioned to fill the entire site except for a secure residents courtyard and a future public realm space. The building provides extensive active frontage to Jersey and Poland Street with a mix of commercial uses and building entrances to ensure that different activities will occur through the day. Natural surveillance is provided from these spaces and are highly glazed.
P3	Make sure public spaces support social interaction	The informal nature of the future public realm landscape space and the adjacent commercial uses it serves is hoped to encourage social interaction. Areas for spill-out and seating in front of the unit are encouraged through the design.
	Uses	
U1	A mix of uses	The majority of the volume of the building is residential above a ground floor of central residents amenity spaces and commercial units. The ground floor will have a mix of uses provided by these spaces.
U2	A mix of home tenures, types and sizes	The building's apartments will all be for sale. There is a mix of 1, 2 and 3-Bedroom Apartments. As part of the mix duplex apartments occupy the upper floors.
U3	Socially inclusive	The building is designed to contribute and compliment the existing and emerging neighbourhood of Ancoats. The development contributes to a balanced neighbourhood, without any perceived barriers.
	Homes and Buildings	
H1	Healthy, comfortable and safe internal and external environment	In line with Manchester Residential Quality Guidance all apartments meet or exceed the Manchester's Emerging Space Standards.
H2	Well-related to external amenity and public spaces	The new building is positioned to fill the entire site except for a secure residents courtyard and a future public realm space. The building provides extensive active frontage to Jersey and Poland Street with a mix of commercial uses and building entrances to ensure that different activities will occur through the day.
H3	Attention to detail: storage, waste, servicing and utilities	All waste generated in the building will be stored out of view. The building is serviced by a clear waste management strategy to provide good access for all facilities and activities. A maintenance strategy has been developed to enable access to the façades that does not significantly impinge or close footways through the use of MEWPS and Abseil window cleaning.

REF	NDG SECTION	RESPONSE
	Resources	
R1	Follow the energy hierarchy	The Proposed development is accompanied by an Environmental Standards Statement produced by Buro Happold.
R2	Careful selection of materials and construction techniques	Selection of materials have been carefully chosen to be robust long lasting with minimal maintenance.
R3	Maximise resilience	The building is designed to be energy efficient, reducing mechanical services and providing significant PV array. A Energy and Sustainability report is provided separately.
	Lifespan	
L1	Well-managed and maintained	The building is serviced by a clear waste management strategy to provide good access for all facilities and activities. A maintenance strategy has been developed to enable access to the façades that does not significantly impinge or close footways through the use of MEWPS and Abseil window cleaning.
L2	Adaptable to changing needs and evolving technologies	Apartments have been designed in line with Approved Document M4(2) in order to facilitate access to and adaption for uses with limited mobility. Car parking has provision for electric vehicle charging bays.
L3	A sense of ownership	Public and private spaces are well-designed and clearly define the boundaries for private, shared and public spaces in order to ensure occupants will use, value and take ownership of them.

10.0

Sustainability

10.0 Sustainability

10.1 Environmental Standards and Energy Statement

BURO HAPPOLD

Back of Ancoats – Eliza Yard

Environmental Standards and Energy Statement

9033-BH-XX-XX-RP-N-(00)2001

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31 March 2021

Revision 03

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00	DRAFT - Issued for comment	TSh	19.01.21	MR
01	Revision 1	TSh	05.02.21	MR
02	Revision 2	JW	31.03.21	MR
03	Revision 3	TSh	28.04.21	MR

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Appendix A Part L Pre-assessment

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1 Executive Summary

This Environmental Standards and Energy Statement has been prepared in support of the Application for Full Planning Permission and Demolition, within a conservation area, for Back of Ancoats – Eliza Yard.

The Proposed Development is bounded by Poland Street to the west and Jersey Street to the south to deliver 118 residential units, ground floor commercial floorspace, and ancillary amenity space within an 8 storey building, cycle parking provision, hard and soft landscaping, access and servicing and other associated works.

It should be noted that the site is located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework which was originally endorsed by Manchester City Council in October 2014. In July 2020, Manchester City Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs.

This Statement seeks to demonstrate how Manchester City Council's (MCC) sustainability policies within the Core Strategy (2012) and Manchester Guide to Development (2007) have informed the Proposed Development. This Statement should be read in conjunction with a separate Sustainability Statement, which aims to address how the Proposed Development is responding to the Zero Carbon and sustainability related policies including Manchester and Greater Manchester Combined Authority.

The impact of the pending Building Regulation Part L revision released by the Ministry of Housing, Communities & Local Government in autumn 2019 has been assessed and the Proposed Development aims to future proof the residential building by achieving better carbon performance with an approximately 31% improvement over above Part L1A 2013 standard for dwellings. The update to Part L is designed to provide a stepping-stone to more stringent requirements to meet the Future Homes Standard in 2025 and focuses on a combined approach of improving fabric thermal performance and mitigating the carbon emissions from using fossil-fuel. Due to the decarbonisation of national grid, the new Part L will lead to heat electrification solutions in the UK.

In summary, the development is actively targeting and achieving the following environmental standards, in line with the planning policy and the forthcoming Building Regulation Part L 2020:

The Proposed Development can meet the EN6 planning requirement of 15% improvement on Part L 2010, which is approximately 9% over above Part L 2013.

The dwellings of the development propose to achieve an overall 31% improvement over Part L 2013, based on the Part L 2020 consultation paper (anticipated to take effect in 2021 or 2022). The Government response to the Future Homes Standard: 2019 Consultation on changes to Part L and Part F of the Building Regulations for new dwellings, issued in January 2021 confirms this target of 31% over current regulations.

The development adopts "fabric first" approach to developing an efficient, low carbon, comfortable and healthy homes, with heat loss due to building fabric and air leakage being reduced to a minimum.

- The development proposes a large amount of roof mounted PV arrays, further reducing the carbon emissions of the building.

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1.1 Scope of the Document

This Environmental Standards and Energy Statement has been prepared in support of the Application for Full Planning Permission and Demolition, within a conservation area, for Back of Ancoats – Eliza Yard.

This Statement seeks to demonstrate how Manchester City Council's (MCC) environmental sustainability policies have informed the Proposed Development.

The Statement comprises the following sections:

Planning Policy Review to set the context for the development and identify key present and potential future planning related environmental sustainability targets;

Energy Statement to summarise how the development responds to the carbon reductions, and

Environmental Standards Review to outline how the development will respond to the Environmental Standards set out in Chapter 4 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007), and relevant Core Policies (Adopted July 2012) which form part of the Manchester Local Plan.

It is recognised that sustainable development cuts across a number of issues and disciplines, reference should be made to the accompanying planning documents for further technical details. Of particular note are the following documents:

Water Management and Weather Resilience (Curtins Engineers)
Waste Management (Buttress Architects)
Construction Management (Manchester Life Development Company)
Ecological Survey (Tyler Grange)
Framework Travel Plan (Hydrock)

1.2 Description of Development

The Proposed Development involves the erection of an 8 storey building to provide 118 residential units, ground floor commercial floorspace, and ancillary amenity space, cycle parking provision, hard and soft landscaping, access and servicing and other associated works.

1.3 Site Description

The Site is bounded by Poland Street to the west and Jersey Street to the south, located within the Ancoats and New Islington area. The regeneration and development that has taken place so far has been guided by the Ancoats and New Islington Development Framework which was originally endorsed by Manchester City Council in October 2014. In July 2020, Manchester City Council endorsed a refreshed Neighbourhood Development Framework which focused on the Poland Street Zone in Ancoats and was prepared to ensure future development preserved the character of the area whilst meeting future housing, sustainability and community needs.

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Figure 1-1 Location plan

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2 Planning Policy Context

2.1 Scope of the Policy Review

To better understand the sustainability drivers for this development and set the policy context, a summary of key sustainable development policies at a national and local level has been provided. These reviews are in addition to that of the Sustainability Statement that will be included in support of the planning application, which sets out the overarching strategy and vision of Manchester Life for the Proposed Development.

2.2 National Policy

National Planning Policy Framework (Updated Feb 2019)

The National Planning Policy Framework and relevant planning practice guidance sets out the Government's planning policies for England. **The presumption in favour of sustainable development** is at the heart of the framework, cascading through to local plans and the approval process for planning applications.

Key issues addressed are summarised below:

Delivering a sufficient supply of homes	Achieving well-designed places
Building a strong, competitive economy	Protecting Green Belt land
Ensuring the vitality of town centres	Meeting the challenge of climate change, flooding and coastal change
Promoting healthy and safe communities	Conserving and enhancing the natural environment
Promoting sustainable transport	Conserving and enhancing the historic environment
Supporting high quality communications	Facilitating the sustainable use of minerals
Making effective use of land	

25 Year Environmental Plan (2018)

This plan sets out the Government's ambition to '*...champion sustainable development, lead in environmental science, innovate to achieve clean growth and increase resource efficiency to provide benefits to both our environment and economy'.*

The plan provides fresh impetus for the principles of sustainable development to be at the heart of decision-making, setting out clear objectives and common language for policy and decision makers to adopt

Policies and actions are structured around six key areas:

Chapter 1: Using and managing land sustainability
Chapter 2: recovering nature and enhancing the beauty of landscapes
Chapter 3: Connecting people with the environment to improve health & wellbeing
Chapter 4: Increasing resource efficiency and reducing pollution and waste
Chapter 5: Securing clean, healthy, productive and biologically diverse seas and oceans
Chapter 6: Protecting and improving our global environment

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Climate Change Act 2008

The Climate Change Act sets out the UK Government's pathway to reduce greenhouse gas emissions by at least 80% (relative to 1990 levels) by 2050. This includes the requirements to set legally binding carbon budgets over five-year periods to act as intermediate milestones.

On 27th June 2019, a more ambitious target of net zero carbon by 2050 was adopted by the UK Government in response to public sentiment and the release of the Intergovernmental Panel on Climate Change (IPCC) Special Report on Global Warming of 1.5ºC (October 2018).

Part L 2020 Building Regulation Consultation and Future Homes Policy (Nov 2019)

The Ministry of Housing, Communities & Local Government published the consultation paper for Part L 2020 and Future Homes Policy in autumn 2019. Following the Government response in January 2021, a series of energy and carbon targets have been set for the upcoming progressive energy improvement policies towards achieving net zero carbon standard in the future:

- A 31% reduction in carbon emissions over the current standard, achieved through a more minor increase to fabric standards, alongside low carbon heating and/or renewables e.g. PV.
- The intention for an average home built to Future Homes Standard 2025 will have 75-80% fewer carbon emissions than one built to Part L 2013.

It is expected that Part L1A 2020 will become the new legislative benchmark for all new domestic buildings when it is formally released and takes effect in 2021 or 2022 subject to the confirmation from the government.

2.3 Local Policy

Core Strategy Development Plan Document (Adopted 11th July 2012):

The Manchester Local Plan guides development within Manchester. The Core Strategy is the key document in Manchester's Local Plan, covering a period of 15 years from 2012 to 2027. It sets out the long-term strategic policies for Manchester's future development, forming the framework for planning applications.

Sustainability cuts across the objectives set out within the Core Strategy. A summary of key policies relevant to the Environmental Standards and Energy Statement are summarised below:

Policy Ref	Summary of Requirements
DM1 Development Management	• Environmental design • BREEAM certification
EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development	• Apply principles of the Energy Hierarchy • Use of building materials with low embodied carbon
EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies	• 15% CO2 emissions betterment on Part L 2010
EN 8 Adaptation to Climate Change	• Minimise flood risk • Reduction in urban heat island effect through use of Green Infrastructure • Control overheating in buildings through passive design

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	• Linked and diverse green space to assist species to adapt
EN 9 Green Infrastructure	• Maintain and enhance green infrastructure where possible • Encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaptation to climate change in heavily urbanised areas.
EN 14 Flood Risk	• Flood risk assessment in line with PPS25 • Minimise surface water run-off, through SuDS and Green Infrastructure
16 Air Quality	• Take measures to minimise and mitigate the impact of emissions from traffic and combustion plant resulting from the development
EN 17 Water Quality	• Avoid adverse impact on water quality, including during construction
EN 19 Waste	• Apply principles of the waste hierarchy (prevention, reduction, re-use, recycling/composting, energy recovery, final disposal) • Waste management plan to minimise construction and demolition waste
T1 Sustainable Transport	• Encourage modal shift away from car travel to public transport, cycling and walking

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007)

The Guide to Development in Manchester is effectively a hybrid document bringing together all the development principles that assist in creating a city which people choose to live, learn, work and relax. It does not create new planning policy but rather complements existing policies by providing additional guidance on compliance. Where policies from the former Unitary Development Plan (UDP) are referenced, these are superseded by the Core Strategy as outlined within Appendix C – Superseded UDP Policies of Manchester Core Strategy 2012-2027. Otherwise, the principles and guidance on the Environmental Standards Statement remain current and complimentary to the Local Plan.

'Section 4 Environmental Standards' sets out the Council's commitment to making Manchester "the Greenest City in Britain". An Environmental Standards Statement is required to accompany all planning applications, demonstrating the required environmental standards under the following headings have been met:

Energy Strategy
Environmental design
Water management and weather resilience
Waste management
Construction management
Biodiversity
Climate resilience

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3 Energy Strategy

3.1 Introduction

This section of the report has been written in accordance with Policy EN6 of the Manchester Core Strategy (2012-2027), which requires an Energy Statement be submitted. As such, the contents of this section adhere to the contents listed within Appendix A of the Core Strategy documentation with a focus on reporting the predicted carbon emissions and regulated energy consumption of the Proposed Development.

Project Performance Targets

A consultation paper was released by the Ministry of Housing, Communities & Local Government in autumn 2019 which proposes changes to Part L 2020 representing an approximately 31% improvement over above Part L1A 2013 standard. The consultation was concluded in February 2020, The Government response to the consultation published in January 2021 confirms the progressive energy targets for the upcoming Part L 2020 and Future Homes Standards in 2025, with the implementation of Part L 2020 likely to take effect in 2021 or 2022. This 31% improvement over above Part L1A 2013 forms the aspiration of the development's carbon targets with respect to the dwellings as a means of futureproofing the site and to demonstrate the client's commitment to low carbon design.

The commercial and amenity spaces represent a small portion of the development. The target performance for these spaces are in line with those outlined within EN6 of the Manchester Core Strategy (2012-2027):

Policy EN6

Policy EN6, Target framework for CO2 reductions from low or zero carbon energy supplies, of the Manchester Core Strategy (2012-2027) stipulates an improvement of 15% on Part L 2010. Policy EN6 supersedes E1.5 from the UDP as outlined within the SPD thereby reflecting the most current ambitions of the city. The energy statement methodology, as outlined within Appendix A, is detailed below:

A. Set out baseline information
B. Calculate the total energy demand of the completed development
C. Calculate the equivalent annual carbon emissions from the completed development
D. Apply the appropriate carbon emissions reduction target
E. Apply the energy hierarchy
F. Consider all appropriate low carbon, renewable and/or decentralised energy technologies and identify least cost technology

Each of the items above are sufficiently covered within this section of the report.

Further Information

Note that further details and information pertaining to the design processes and assumptions outlined within this section are detailed in:

- Appendix A.1 - Part L1A - SAP Calculation Compliance Summary

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- Appendix A.2 - Part L2A – Non-Dwelling Compliance Report

3.2 Baseline Information

Development Summary

The Proposed Development involves the erection of an 8-storey building to provide 118 residential units, ground floor commercial floorspace, and ancillary amenity space. The table below outlines the quantity of each dwelling type and respective area of amenity spaces, areas shown represent average for each typology as they have been modelled within SAP or Dynamic Simulation Modelling:

Typology	Quantity	Typical Modelled Area (m^2)
1 Bed Flat (Inline)	38	52.4
2 Bed Flat (Corner)	40	70.26
2 Bed Flat (Inline)	32	73.4
3 Bed Flat (Corner)	2	115.4
3 Bed Flat (Duplex)	6	108.6
Amenity Spaces	-	684.6

Table 3-1 Development Modelling Allowances

Energy Hierarchy

Ensuring optimal performance through passive design measures, commonly referred to as a 'fabric first' approach ensures efficient operation and reduced operational costs for prospective tenants. The energy hierarchy has been applied in order to identify opportunities for carbon emissions reductions:

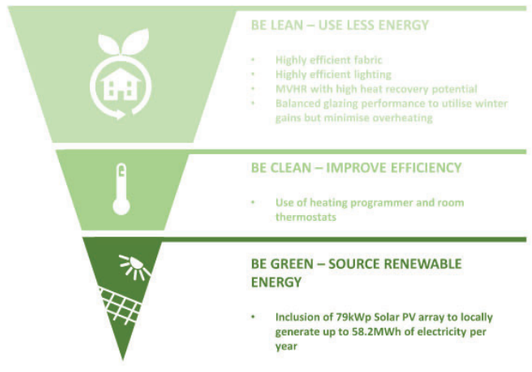


Figure 3-1 Energy Hierarchy Summary

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Proposed Specification and Servicing Strategy

This section briefly outlines the fabric and fixed services specification identified through the successful implementation of the energy hierarchy, highlighting the use of highly efficient whole house ventilation, delivered through MVHR units and highly efficient LED lighting.

The table below outlines the fabric performance specification and a high-level summary of system performance:

Construction Element	Dwelling	Non-Dwelling
Wall U-Value	0.14 W/m^2K	0.14 W/m^2K
Floor U-Value	0.1 W/m^2K	0.1 W/m^2K
Roof U-Value	0.1 W/m^2K	0.1 W/m^2K
Glazing U-Value (overall)	0.8 W/m^2K	0.8 W/m^2K
Glazing G-Value	0.48 (0.8 Frame Factor)	0.48 (0.8 Frame Factor)
Air Permeability	$2m^3/(h.m^2)$ @ 50Pa	$3m^3/(h.m^2)$ @ 50Pa
Ventilation	MVHR, Low SFP, HR 81%	MVHR, Low SFP, HR 81%
Lighting	100% Low Energy	100% Low Energy
Space Heating	Electric Panel Heaters	Electric Panel Heaters
Water Heating	Immersion hot water cylinder (electric)	Local point of use (electric)
Space Cooling	Natural ventilation supplemented by MVHR (no mechanical cooling)	MVHR and highly efficient VRF Split System where required.

Table 3-2 Proposed Specification Summary

5No. commercial facilities, that will be delivered as Shell and Core, will also form a part of this development. Whilst fixed services design will be provided by the fit-out design team and contractor they will benefit from the highly efficient fabric measures identified within this section, thereby ensuring future commercial tenants performance can be met.

3.3 Emissions Calculations

Baseline: Part L Compliance

Through the use of SAP for Dwellings and Dynamic Simulation Modelling (DSM) for Non-Dwellings the regulated carbon dioxide emissions of the respective spatial typologies can be derived in accordance with the requirements set out within Building Regulations, Part L (2013).

A baseline, or 'Target Emission Rate' (TER), performance model forms the basis of comparison for which building improvements due to fabric, fixed services and renewable technologies are measured. The table below outlines the averaged TER for the Dwelling and Non-Dwelling portions of the development:

Typology	TER ($kgCO2/m^2$/year)
Dwelling	22.01
Non-Dwelling	20.8

Table 3-3 Baseline TER

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Note that, as stipulated within Section 3.2, Shell and Core areas have not been included within compliance calculations as servicing strategies and fit-out will be further developed in the future.

Lean/Clean: Fabric and Services System

The energy hierarchy has been utilised leading to the adoption of a fabric-first design approach, supplemented by efficient system design.

Adopting a fabric-first approach results in passive reduction of energy usage associated with heating, which is pivotal in residential development design. Coupled with a highly efficient MVHR unit for mechanical ventilation and efficient LED lighting the design performance, with respect to emissions, is highlighted below:

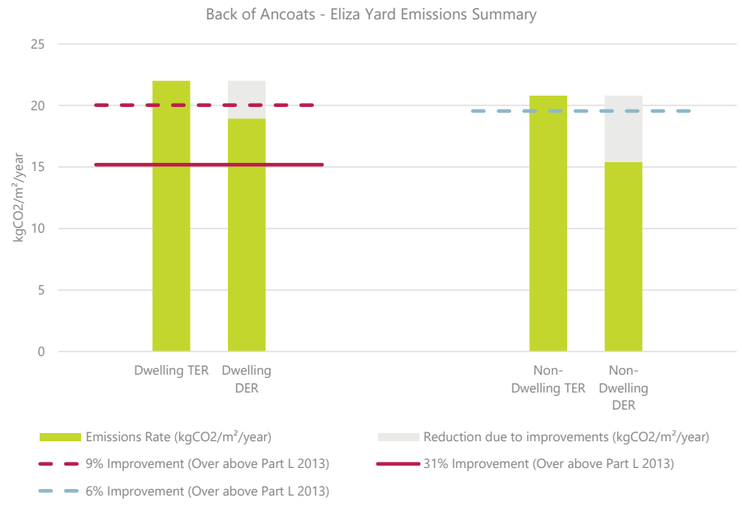


Figure 3-2 DER vs. TER

The graph above outlines an area weighted improvement of 14% for Dwellings and 25.9% for Non-dwelling spaces over above Part L 2013 standards. This represents a significantly better performance than that required by the Core Strategy, which is 9% over above Part L 2013 standard for dwellings, and 6% over above Part L 2013 for non-domestic buildings/spaces. This performance has been achieved due to the fabric first approach taken and the use of practical, but efficient services.

The graph above indicates performance targets with respect to Manchester SPD and Core Strategy requirements are met through the use of higher fabric performance and heat recovery. However, to meet the client's proposed carbon target of 31% improvement over Part L 2013 for dwellings, local generation through the implementation of renewable technology is required.

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Green: Implementation of Renewable Technologies

The ambitious performance targets set out to deliver a building that is aligned to future regulatory requirements referred to within Section 3.1 mean that the implementation of local generation through the use of solar PV is paramount.

Assessment has been undertaken to demonstrate that the use of PV, coupled with a high-performance fabric and an all-electric heating solution has proven to be the most economically effective design for this project from a capital perspective whilst ensuring energy performance targets are met.

The use of renewable technologies on-site as indicated in Figure 3-3 below has reduced the carbon emissions significantly, enabling the 31% improvement target over above Part L 2013 (following SAP 2012 as per existing regulatory requirements) to be achieved.

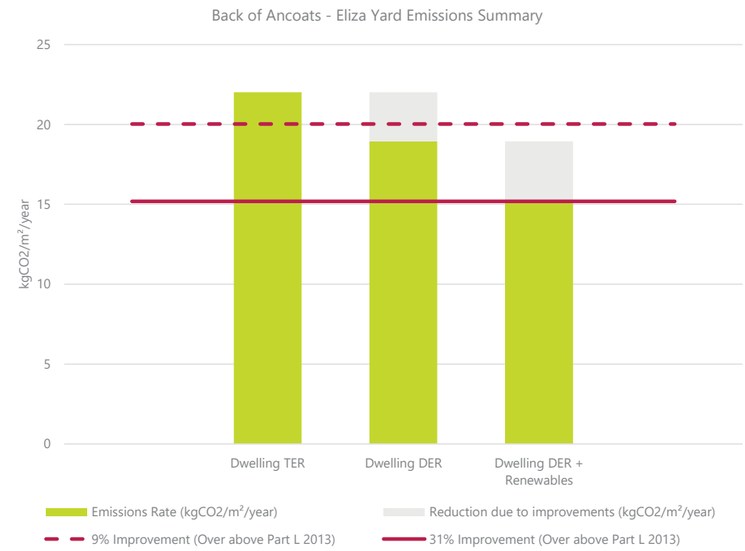


Figure 3-3 DER vs. TER vs. DER + Renewables

The graph above outlines a further area weighted improvement of 17.2% for Dwelling spaces due to the inclusion of PVs, totalling an overall improvement of 31.2%. This amounts to a 79kWp array generating 58.2MWh per year of electricity for on-site consumption or export to the grid.

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3.4 Conclusion

This energy strategy outlines the performance of the building by adoption of a fabric-first approach, combined with a highly efficient services design that is further supplemented through integrated on-site renewables to meet performance requirements set out by the Core Strategy and the client's ambitions.

Through the adoption of an all-electric strategy, aimed to future proof the development from a carbon perspective by avoiding fossil fuel use on site, using SAP 2012 carbon factors (as required by building regulations) the following planning carbon standards and the client's carbon target have been achieved:

	– 15% over above Part L (2010)	– 6%/9% over above Part L (2013)	– 31% over above Part L (2013) (Residential Only)
Relevant Document	MCC Core Strategy 2012-2027 (The two carbon standards are equivalent in practice)		The Future Homes Standard: Consultation on Changes to Part L and Part F (2021 – Government Response)
Without Onsite PV	Yes	Yes	No
With Onsite PV	Yes	Yes	Yes

Table 3-4 Summary of Carbon Performance Standards

The table below summarises the Dwellings and Non-Dwellings carbon emissions respectively, as per requirements outlined within Appendix A of the Manchester Core Strategy 2012 to 2027 which supersedes UDP policy E1.5 referenced within the SPD:

Typology	Carbon Emissions (kgCO2/m²/year)	Regulated Energy Consumption (kWh/m²/year)
Dwellings	15.15	29.19
Non-Dwellings	15.4	29.69

Table 3-5 Regulated Energy Consumption and Emissions Summary

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4 Environmental Standards Review

4.1 Overview

This section summarises how the Proposed Development has, as a minimum, responded to Section 4 Environmental Standards of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted April 2007) and environmental sustainability policies set out in the Core Strategy (2012).

As environmental sustainability cuts across a number of issues and disciplines, references have been made to accompanying planning submission documents for technical details. Summaries of these documents against the policies set out in the Core Strategy are provided below, organised under the Section 4 Environmental Standards headings within the Guide to Development in Manchester.

4.2 Energy Efficiency and Renewable Energy

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Energy Strategy in Section 3 has set out the route to compliance with current Building Regulations Part L (2013), the Core Strategy (superseding E1.5 from the UDP) and the future Part L 2020 standard. The design of building adopts the "fabric first" approach with key proposals summarised as follows:

Improving the envelope thermal performance

Building envelope and glazing enhanced for thermal insulation, acoustics & air permeability

Optimise the façade form to reduce unwanted solar gain whilst maximising the potential for daylight

Efficient heat recovery and fan within the dwelling Mechanical Ventilation Heat Recovery (MVHR) units

Use of low energy lighting fittings and intelligent lighting controls

Metering and monitoring provisions for all systems

Roof mounted PV to generate electricity for use in the building

Policy EN 6 Target Framework for CO_2 reductions from low or zero carbon energy supplies

Applications for residential developments are expected to meet the targets set out in Policy EN6 as a minimum, note that EN6 from the Manchester Core Strategy supersedes E1.5 as outlined within the UDP and referenced within the SPD:

Domestic

Target 1 (Network Development Area): CHP/district heating anchor or connection or where not feasible, a 15% increase on Part L 2010

Target 2 (Electricity Intense Buildings): 15% improvement on Part L 2010

Target 3 (Micro Generation Area): 15% improvement on Part L 2010

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Through adopting the 'fabric first' approach summarised above, using SAP 2012, the Proposed Development has the potential to deliver up to 31% CO2 reductions against Part L 2013 compliance, driven by the client aspiration for a future proof building, well above the Core Strategy requirement of 15% improvement on Part L 2010, which is approximately 9% reduction against Part L 2013 for dwellings.

This section should be read in conjunction with Section 3 as well as the documents outlined below which outline both the Part L1A and Part L2A performance:

- Appendix A.1 - Part L1A - SAP Block Compliance Summary
- Appendix A.2 - Part L2A – Non-Dwelling Compliance Report

4.3 Environmental Design

This section aims to summarise key headlines on how the Proposed Development has addressed Core Policy DM 1 Development Management which supersedes those outlined within the UDP.

Sustainable and Efficient use of Materials

Reducing the environmental and social impact of the material used for the development has been considered by the design team and been informed by the early engagement and consultation with contractors. This is further discussed in the waste section. This has included undertaking:

With regards to material efficiencies, the design has been developed using an efficient grid with columns running generally full height through the floors, avoiding the need for transfer structure at the lower levels. In terms of end of life / recycling opportunities, whist the frame cannot be deconstructed and re-used elsewhere, the reinforcement can be recycled and the concrete can be crushed and re-used as an aggregate for future mixes.

To minimise the frequency of replacement and maximise material optimisation, the durability and resilience of key finishes and components has been considered from the early stages of the project. Consideration has been given to the longevity, and therefore sustainability, of materials and is reflected within the outline specification.

As the project progresses, the proposal will continually be reviewed to identify any areas vulnerable to damage both internally and externally and where possible the risk will be removed. During the concept design and spatial coordination stages of the project, the external envelope was developed to utilise robust, long lasting, and sustainable materials through the incorporation of brick and terracotta. Aluminium windows have been proposed with long warranties and lifespans to support the energy model with good air tightness and thermal qualities.

Internal areas which will see high levels of pedestrian traffic such as main entrances, public areas and circulation routes will be well detailed to ensure durability. In these zones hard-wearing and easily maintainable finishes will be specified

The structure design has maximised the opportunities for functional adaptability to keep the commercial units in use throughout its useful design life.

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In addition to the above, sustainable procurement and responsible sourcing will be considered at detailed design and during construction.

Reference should be made to the following documents for further details:

Design and Access Statement (Buttress Architects)

Policy EN 16 Air Quality

An Air Quality Assessment has been undertaken for the Proposed Development by Hoare Lea. This concludes:

- The results of the Air Quality Assessment show no significant impacts associated with the construction and operational phase of the Proposed Development; and
- The impacts of construction work have been assessed and appropriate mitigation measures have been identified.

The Proposed Development will take measures to minimise the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself:

Traffic – There will be no on-site parking provision for residents and the Proposed Development will not generate significant vehicle trips, therefore there is not expected to be any impacts to local air quality and no mitigation measures are required.

Building Services - The proposed energy strategy is for an all-electric approach with no combustion systems on-site therefore, there is not expected to be any impacts to local air quality and no mitigation measures are required.

The results of the site suitability assessment indicate pollutant concentrations are below the relevant objectives at the Application Site, therefore no mitigation measures are required.

For further information please refer to:

Air Quality Assessment (Hoare Lea)

Framework Travel Plan (Hydrock)

Ventilation Statement (Buro Happold).

Policy T1 Sustainable Transport

Policy T1 from the Core Strategy supersedes a series of sustainability related guidance from the UDP policy as referenced within the SPD.

The Proposed Development benefits from excellent existing sustainable transport options and local amenities, notably:

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The site is located within short walking distance of public transport facilities and numerous local amenities, including a, supermarket, doctors' surgery, public houses, several places of worship, numerous primary schools and other educational institutions, cafes, restaurants, shops, leisure centres and places of recreational activity such as Ancoats Green and the Islington Marina.

Existing high quality pedestrian facilities, including footways, street lighting and signalised crossing points linking the Proposed Development to the surrounding area and beyond to key pedestrian routes.

118 cycle parking spaces have been provided on site. These are to be located in a secure and covered cycle storage area on the building's ground floor accessed off Poland Street and the building's internal circulation. The site is within an accessible 5km cycle route to a number of local areas including the whole of Manchester city centre, Hulme, Rusholme, Cheetham Hill and Longsight.

The site is located within an approximately 1.2km walking distance of Manchester Piccadilly Rail Station and Victoria Station which provide frequent regular trains for both regional commuting and access to the national rail network, as well as acting as transport interchanges for local rail services and Metrolink services across Greater Manchester. The stations are easily accessible through pedestrian friendly walking and cycling routes in the city centre and free Metroshuttle buses connecting all parts of the city centre.

The site benefits from a high number of bus stops located within 800m, with the closest pair located on the A62 Oldham Street, approximately 250m north of the site, accessed via Poland Street. The proximity of the site to the local bus network provides opportunities to travel further afield using linked trips. This enables access to be gained to a variety of local destinations.

As part of the Proposed Development, further initiatives to support and encourage sustainable modes of travel are outlined in the Travel Plan, notably:

The development is being brought forward in conjunction with the Ancoats Mobility Hub. The Hub will contain alternative mobility options including car clubs and car sharing options. Membership of these facilities will be advertised to new residents and Manchester Life will liaise with the Mobility Hub operator to establish promotional discounted rates designed to encourage car club and car sharing uptake.

The Mobility Hub is being brought forward with a dedicated digital platform which allows services to be accessible to residents from their smart phones.

From the outset, sustainable travel will be promoted to residents of the development. The Travel Plan will be launched as soon as possible following 40% occupation and will be continually marketed through the provision and updating of travel information, leaflets and communication sessions.

All residents will also be issued with travel 'Welcome Packs' promoting the alternative transport available from the hub and local area, including details of the public transport, walking and cycling routes between their homes, workplace and surrounding amenities. Details of the Mobility Hubs digital platform will also be included in the welcome pack.

The 2no parking bays are to be provided with 7kW electric vehicle chargers to promote the usage of electric vehicles.

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In order to integrate the Travel Plan with the wider sustainable travel agenda, the Welcome Pack may be used to promote national and international initiatives such as 'Bike Week', 'Catch the Bus Week', 'European Mobility Week' and 'Walk to Work Week'.

For further information please refer to:

Framework Travel Plan (Hydrock)

4.4 Water Management and Weather Resilience

Policy EN14 Flood Risk

A Flood Risk Assessment (FRA) has been undertaken as part of the planning application in line with national and local policy. This concludes the proposed development is at low risk of flooding from all sources and represents no risk of flooding to adjacent areas. Notably:

The site is located entirely within Flood Zone 1, according to the national flood map produced by the Environment Agency (EA), which is classified as having a low risk of fluvial flooding.

The drainage strategy has been designed for a 1 in 100 year storm with 40% increase for climate change.

The development is proposing potential options to include areas of permeable paving within the courtyard, alongside tree pit systems. Areas of hardstanding have been minimized with the introduction of soft landscaped areas to the north of the courtyard and the proposed planting beds. The strategy proposes onsite below ground attenuation of surface water run-off to achieve a restricted maximum flow discharge rate of 5 l/s for storm events. With the proposed strategy in place, the overall surface water flood risk at the site is considered low.

Nature-base sustainable drainage features are not feasible. Systems such as infiltration trenches and soakaways were considered as part of the surface water management strategy however, the ground conditions and the results of the falling head permeability testing indicate limiting permeability of the underlying clay. Therefore, infiltration systems are not considered suitable for the site. In addition, the site is tight therefore above ground storage, such as swales and attenuation ponds, are not practical. Green/Blue roofs were considered for the site however, found not viable due to all available roof area being utilised for Photovoltaic (PV) panels.

For further information please refer to:

Flood Risk Assessment and Drainage Strategy Report (Curtins)

Policy EN 17 Water Quality

The development recognises the importance of mitigating against any adverse impact on water quality, in line with Policy EN 17. Since there are only 2 onsite disabled parking spaces and one loading bay and is no other significant sources of potential water pollution, such as chemical stores, no measures to minimise pollution are considered necessary.

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Construction site impacts will be managed for the Contractor to provide copies of their pollution prevention policies and demonstrate how these are implemented on site, for example through site specific procedures, tool box talks and site noticeboards. This will be managed through a conditioned Construction Management Plan.

4.5 Waste Management

Policy EN 19 Waste

A Waste Management Strategy has been prepared by Buttress for the development, demonstrating compliance with local and national policy. Waste streams and quantities have been estimated to ensure sufficient space has been allocated for storage and collection, as well as opportunities to minimise waste and facilitate high recycling rates. Key waste proposals from the Waste Management Strategy are summarised below:

Residential refuse provision will be met with a combination of 24x1100l Eurobin located in a dedicated waste storage area. Two small refuse stores are provided within the two building cores, allowing residents to travel downstairs and dispose of waste without leaving the building. A larger refuse store, accessed by management, will act as a holding area for empty/full bins. When bins become full within the residential refuse stores management will replace them with an empty one from the holding area.

A separate refuse store for commercial bins is included. A combination of 4x1100l will be provided for the commercial refuse use based on the 543 sqm of commercial space of Eliza Yard.

50% of the bins in the store will be dedicated to recycling, with flexibility to increase this as recycling rates increase.

The above is based on an estimated fortnightly waste collection.

Policy EN19 supersedes E1.2 which is outlined within the UDP and referenced within the SPD.

Construction waste

The development will seek to minimise the use of primary resources and materials and to minimise the generation of waste during construction works. Where feasible, the contractor will incorporate secondary and recycled materials with low embodied impacts.

Production of a Resource Management Plan (formerly known as the Site Waste Management Plan) to set out the strategy for achieving the targets, including procedures to minimise waste to landfill through procurement and site waste segregation and monitoring on site or through a licensed external waste contractor. The RMP is an important tool to improve the environmental performance of a project. It will be used throughout the design process, to promote 'designing out waste'. It will also be used to monitor waste arisings and optimise waste strategy during construction.

For further information please refer to:

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Waste Management Strategy (Buttress)

4.6 Construction Management

Construction impacts will be minimised through Contractor's Construction Management Plan. Such a Construction Management Plan will be prepared prior to the commencement of development that will specify the best practice measures, which will be implemented to minimise potential impacts.

This is likely to include:

Adopt responsible construction management practices, including registration with the Considerate Constructor Scheme and implementation of the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.
Monitoring of construction site energy and water consumption
During construction, best practice measures will be implemented to minimise potential impacts to sensitive local receptors resulting from emissions to air and water, noise and vibration and from site lighting.
Recording of CO_2 emissions associated with construction site vehicles (deliveries and waste removal)

Contractual targets will be set to minimise the generation of construction waste, and a Resource Management Plan required before commencement on site to set out how any waste produced will be diverted from landfill through consideration of re-use and recycling opportunities.

4.7 Biodiversity

Core Policy EN15 Biodiversity and Geological Conservation requires the protection and enhancement of sites of biodiversity value in line with Manchester's Biodiversity Strategy.

Tyler Grange have been appointed as the Ecologists for the Proposed Development. An extended Phase 1 habitat survey, preliminary roost assessment (PRA) and subsequent nocturnal bat survey of an area of land and associated buildings of the site were undertaken in August 2020 to identify any potential ecological constraints, remit of mitigation required and opportunities to include biodiversity enhancements through the Proposed Development.

A summary of the ecological value of the existing site and recommendation for enhancement are as follows:

No direct impacts are expected to Rochdale Canal, north east of the proposed development. However a Construction Environmental Management Plan (CEMP) should be put in place to prevent dust pollution into the canal which may lead to incidental hydrological impacts to the Rochdale Canal SAC, Rochdale Canal: Stott's Lane – Ducie Street Basin SBI and Ashton Canal (West) SBI.

Though the site falls within the Sites of Special Scientific Interest (SSSI) risk zone for Rochdale Canal SSSI, Hollinwood Branch Canal and Huddersfield Narrow Canal – the proposed development does not trigger the need for further action for any of these sites.

The site has negligible ecological value or importance. The development proposals would not result in any net loss in biodiversity.

The extended habitat survey including nocturnal surveys confirmed the absence of protected and priority species. No further ecological surveys are recommended to accompany the planning application.

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Habitat loss due to potential for birds to nest within the tree present on the site will be compensated through the provision of new nest box features and sensitive landscaping scheme all site clearance works preceded.

There is opportunity to enhance the site by aiming to implement tree planting in the landscape proposals.

With the implementation of appropriate mitigation and compensation, it is expected that the development proposals within the site would be in conformance with Local and National Planning Policy in relation to protected/notable species, habitats and sites.

For further information please refer to:

Ecological Survey and Assessment (Tyler Grange)

4.8 Adaptation to Climate Change

Policy EN 8 Adaptation to Climate Change

The design team acknowledge that climate change presents one of the biggest global challenges of our time and welcome the leadership demonstrated by the Council by encouraging local solutions through Core Strategy Policy EN 8 Adaptation to Climate Change.

Steps taken to increase climate resilience of this development include:

- The drainage strategy has been designed for a 1 in 100 year storm with 40% increase for climate change.

The building is mechanically ventilated using heat recovery for providing background ventilation. Natural ventilation is also provided for each dwelling via openable windows. The systems are inherently resilient to cope with rising external temperatures due to climate change. Provision has been made for the ground floor commercial units to install cooling units when needed.

The building's adaptation to climate change will be further enhanced by the future landscaped green corridor and the green park nearby as part of Neighbourhood Development Framework. The proximity to the green infrastructure would benefit the proposed development with biodiversity and water management.

For further information please refer to:

Drainage Strategy (Curtins)
Ventilation Statement (BuroHappold Engineering)

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Appendix A Part L Pre-assessment

A.1 Part L1A - SAP Block Compliance Summary

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Block Compliance WorkSheet: 1 Bedroom Apartment Summary

User Details

Assessor Name: **Stroma Number:**
Software Name: Stroma FSAP **Software Version:** Version: 1.0.5.12

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
1 bed inline NE 5004	15.84	23.06	18.1	26.3	50.04
1 bed inline SW 5004	16.32	23.74	20	28.9	50.04
1 bed inline NE 5004 ext roof	18.37	26.71	33.4	38.9	50.04
1 bed inline SW 5004 ext roof	18.92	27.51	35.6	41.7	50.04
1 bed inline NE 5723	14.98	21.76	17.8	25.6	57.23
1 bed inline SW 5723	15.4	22.39	19.5	27.9	57.23
1 bed inline NE 5723 ext roof	17.6	25.5	33.3	38.3	57.23
1 bed inline SW 5723 ext roof	18.05	26.22	35.2	40.8	57.23

Calculation Summary

Total Floor Area	429.08
Average TER	24.57
Average DER	16.91
Average DFEE	26.60
Average TFEE	33.52
Compliance	Pass
% Improvement DER|TER	31.18
% Improvement DFEE|TFEE	20.64

Block Compliance WorkSheet: 2 Bedroom Apartment Summary

User Details

Assessor Name: **Stroma Number:**
Software Name: Stroma FSAP **Software Version:** Version: 1.0.5.12

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
2 bed corner NE	15.17	22.03	23.9	32.9	70.26
2 bed corner SW	15.17	22.03	23.9	32.9	70.26
2 bed corner NE ext roof	17.34	25.42	38.2	44.2	70.26
2 bed corner SW ext roof	18.71	27.16	42.7	50.1	70.26
2 bed inline NW 7013	14.35	20.84	19.6	27.9	70.13
2 bed inline SE 7013	14.33	20.82	19.5	27.9	70.13
2 bed inline SE 7995	13.5	19.6	18.7	26.7	79.95

Calculation Summary

Total Floor Area	501.25
Average TER	22.50
Average DER	15.47
Average DFEE	26.49
Average TFEE	34.51
Compliance	Pass
% Improvement DER|TER	31.24
% Improvement DFEE|TFEE	23.24

A.2 **Part L2A – Non-Dwelling Compliance Report**

Block Compliance WorkSheet: 3 Bedroom Apartment Summary

User Details

Assessor Name: **Stroma Number:**
Software Name: Stroma FSAP **Software Version:** Version: 1.0.5.12

Calculation Details

Dwelling	DER	TER	DFEE	TFEE	TFA
3 bed duplex SE 6995	15.27	22.16	33.9	45.7	112.17
3 bed duplex NW 6995	13.47	19.56	27.7	37.1	112.17
3 bed duplex SE 7947	14.55	21.11	32.9	43.6	121.99
3 bed corner SE	17.55	25.44	45.7	56.8	108.6

Calculation Summary

Total Floor Area	454.93
Average TER	22.02
Average DER	15.18
Average DFEE	34.92
Average TFEE	45.67
Compliance	Pass
% Improvement DER|TER	31.06
% Improvement DFEE|TFEE	23.54

Stroma FSAP 2012 Version: 1.0.5.12 (SAP 9.92) - http://www.stroma.com Page 1 of 1

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Design Note

Project Plot B – Eliza Yard
Subject Appendix A.2 – Stage 3 Non-Residential Part L Compliance Assessment
Project no 0047020
Date 18 January 2020

Revision	Description	Issued by	Date	Approved (signature)
00	Stage 3 Part L Compliance	TSh	20/01/21	MR

1 Introduction

This report details the compliance of Eliza Yards non-dwelling areas with the 2013 edition of the Building Regulations Part L. Compliance with Part L has been assessed using the Approved Document L2A.

1.1 Objective

The aim of this assessment is to assess design compliance with the Building Regulations Part L (2013) based on the stage 3 design proposals. The following targets have been set for the building:

- Policy EN6, Target framework for CO2 reductions from low or zero carbon energy supplies, of the Manchester Core Strategy (2012-2027) stipulates an improvement of 15% on Part L 2010 (6% improvement on Part L 2013).

This preliminary assessment should be used to ensure best practice design across later design stages and identify key areas for improvement or where performance should be maintained.

1.2 Responsibilities

The design team should ensure that going forward their design and specifications aim to meet or exceed the standards set out in this compliance report, so that their designs do not compromise the overall compliance with Part L:

- Building fabric design and specification – Architect
- Mechanical services design and specification – Mechanical Services Designer
- Lighting and power design and specification – Electrical Services Designer

Compliance with the Building Regulations Part L is only achieved upon completion of the building. It is therefore necessary to address the following items during further detailed design stages, construction, and commissioning of the building:

- Achieve the minimum mechanical and electrical systems standards set out in the Non-Domestic Building Services Compliance Guide (2013). **It will be the responsibility of the mechanical and electrical services designers to specify that equipment meets these minimum standards and the mechanical and electrical services contractors to ensure that the equipment supplied and installed meets these standards.**

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- Achieve the set building fabric insulation standards and ensure continuity of insulation in the constructed building. **It will ultimately be the responsibility of the contractor to achieve this and provide calculations of the constructed fabric U-values of each element.**
- Commission the building services in accordance with the design intent. **The mechanical and electrical services contractor will be responsible for achieving this and providing enough information for the calculation of ventilation systems specific fan power.**
- Limit building air permeability by maintaining construction quality and reducing unwanted air leakage. **Achievement of this will be the responsibility of the contractor and will be influenced by the architectural detailing.**
- Completion of the building logbook that describes in simple terms how the user can operate the building in an energy efficient manner. This includes the predicted building energy consumption and how the user can measure the building energy consumption. **Achievement of this will be the responsibility of the contractor, with significant input from the design team.**

It is the design and build contractor's responsibility to employ a registered Low Carbon Energy Assessor to complete final design and construction BRUKL and EPC calculations and documentation.

This report has been produced in order to demonstrate Building Regulation Part L compliance for the proposed ground floor residential amenity spaces as part of the RIBA Stage 3 deliverables. Figure 1-1 shows the 3D representation of the Part L model. Following the assessment methodology, any spaces that are open to the outside, or not heated or mechanically ventilated are not considered within the calculation.

Figure 1-1 - Model Geometry

1.3 Summary

To comply with the Building Regulations Part L, the new building must achieve a BER that is less than the TER. An improvement of 25.9% has been identified at Stage 3 based on a simplified model with the assumptions detailed within this report. Further geometric, system efficiency and thermal line clarifications will be made at later stages which may result in a reduction (or improvement) in output.

The current design shows a reduction in CO_2 emissions from the notional building Part L Assumptions in accordance with MCC requirement of 15% improvement over Part L 2010 (6% Improvement over Part L 2013).

Building Geometry

Table 1-1 - Building Geometry

Model Origin	Date of submission	Model description
Buttress Architects	18/12/20	Stage 3

Building Fabric Standards

The tables below summarise the minimum building fabric standards that has resulted in a building regulations Part L.

Table 1-2 - Building Fabric

Building Fabric	Units	U-Value	Notes
External Wall	W/m^2K	0.14	Including all walls adjacent to untreated, naturally ventilated spaces. Thermal line strategy to be developed further at Stage 4.
Ground Floor and Exposed Floor	W/m^2K	0.1	
Roof	W/m^2K	0.1	
General Glazing/ Curtain Walling	W/m^2K	0.8	Including Frames

Table 1-3 - Daylight Factors

Orientation	Light Transmission	G Value
General	0.7	0.48

Table 1-4 - Permeability Factors

Air Permeability and thermal bridging			Notes
Air Permeability	$m^3/(hr.m^2)$@50Pa	2	
Thermal Bridging		10% of the overall building fabric U-value	Default value as not specifically calculated

Room Activity Definition

Room activities have been set based on the planning class, these are set as:

- Others: Miscellaneous 24hr Activities for Comms Rooms, reception and circulation areas
- B1 Offices and Workshop Businesses for ground floor resident lounge and office areas

Please note that the residential corridors above GF are not intended to be heated and are therefore exempt from inclusion with Part L2A modelling.

Please note that it is currently assumed that plant facilities with fixed louvred panels sit outside of the buildings thermal line and that the walls between habitable spaces and plant rooms are insulated to the standards outlined under 'external wall'.

HVAC standards

HVAC standards that have been applied can vary greatly depending on location within the building and adjacent spaces. As such, whilst this section outlines a condensed list of assumptions derived from design team information, further sources of information regarding design strategies adhered to within the compliance model will be referenced within this section:

Table 1-5 - HVAC Systems – Heating and Cooling

Heating and Cooling	Units	Office/Wellbeing	Amenity	Reception
NCM System		Split/Multi Split System		
System		VRF System		
Heating Seasonal Eff		SEER – 3, EER – 3		
Cooling Seasonal Efficiency		SEER – 3, EER – 3		
Emitter		Air Supply Grilles		
Fuel		Electricity		
Generator		Outdoor Condensing Unit		
Emitter		Indoor Unit/Cassette		
Terminal Unit SFP	W/l/s	N/A		

Table 1-6 – HVAC Systems – No Cooling

Heating and Cooling	Units	Toilets	Circulation	Plant Areas
NCM System		Other local room heater: unfanned	Other local room heater: unfanned	Other local room heater: unfanned
System		Electricity		
Seasonal Eff		1.00		
Emitter		Panel Radiator		

Table 1-7 - DHW System

The table below outlines the DHW systems:

DHW	Units	
Fuel		Electric
Generator		Local Electric Heater
Main System Efficiency		1
Storage Capacity	Litres	0
Storage Loss Factor	kWh/l/day	0
Secondary Circulation Pipe Losses	W/m	0
Secondary Circulation Pipe Length	m	0

Table 1-8 - Ventilation System Efficiencies and Control

Ventilation	Units	Amenity Space/ Office/ Staff Welfare/ Main Reception	WCs / Heated Plant Areas	Light Plant Rooms	Circulation spaces (Corridors)
AHU SFP	W/l/s	MVHR – 1.2	MEV - 0.6	Outside of assumed thermal line (to be developed at Stage 3)	N/A – Naturally Ventilated
Extract air volume	ACH	NA	10 WCs 2 - Plant Areas		N/A
Local Extract SFP	W/l/s	NA	0.6		NA
Heat Recovery Efficiency	%	81	NA		NA
Ductwork leakage		Class A	Class A		NA
AHU CEN Classification		Class L2	Class L2		NA
Ventilation control		Demand Control Variable Speed	No Demand Control		No Demand

Electrical Services

With regards to lighting at Stage 3 an efficacy of 100W/lm with a LOR of 1.00 has been used, this will be developed further at Stage 4.

Metering

Table 1-9 - Sub-Metering Allowances

Sub-meter	Provision	Comments
Sub-Metering	Automatic monitoring and targeting software with alarms for out of range values to include a complete installation that measures, records, transmits, analyses, reports, and communicates meaningful energy management information from all building energy meters and sub-meters to enable the building operator to manage the energy the building uses.	Building Energy Monitoring and Targeting Software must be installed
Heating	Heat meter all heating	
DHW	Meter cold water feed to major DHW supplies	
HVAC	Meter all MCC Panels	
Cooling	Meter electrical supply to refrigerant based cooling units and air-cooled chillers	
Lighting	Metering on a distribution board by distribution board basis	
Small Power	Metering on a distribution board by distribution board basis	
Power Factor Correction	Above 0.90	Power factor monitoring equipment must be installed. Should the stated power factor not be achieved power factor equipment must be installed.

2 Part L Results

2.1 Achieving the energy and emissions targets set for the building

Building Regulations Part L

To comply with the Building Regulations Part L, the new building must achieve a BER that is less than the TER. Current calculations as indicated in Figure 2—1 below. An improvement of 25.9% has been identified.

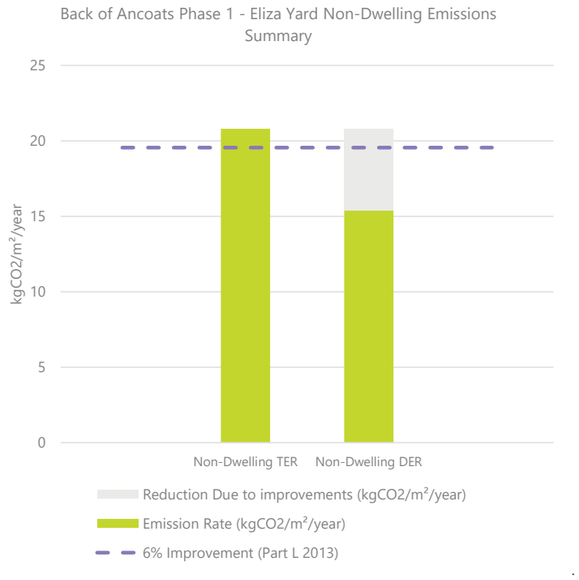


Figure 2—1 Building Emission Rate

Energy contribution from on-site renewables

At this stage, no PV has been allowed for at Stage 3, owing to the more onerous energy requirements for Dwellings the sits PV installation will be allocated to them.

Key Risks

The following risks to achieving compliance have been identified by this assessment:

- Compromising achieving the efficient lighting design, daylight, and occupancy sensing controls.
- Compromised specific fan power and heat recovery for ventilation systems
- Compromised fabric efficiency and air permeability

Appendix 1 – BRUKL Output Stage 3

BRUKL Output Document

HM Government

Compliance with England Building Regulations Part L 2013

Project name

Eliza Yard Plot B - Non-Dwellings As designed

Date: Wed Jan 20 12:23:05 2021

Administrative information

Building Details

Address: Address 1, Manchester, Postcode

Certification tool

Calculation engine: Apache

Calculation engine version: 7.0.13

Interface to calculation engine: IES Virtual Environment

Interface to calculation engine version: 7.0.13

BRUKL compliance check version: v5.6.b.0

Certifier details

Name: Name

Telephone number: Phone

Address: Street Address, City, Postcode

Criterion 1: The calculated CO_2 emission rate for the building must not exceed the target

CO_2 emission rate from the notional building, $kgCO_2/m^2.annum$	20.8
Target CO_2 emission rate (TER), $kgCO_2/m^2.annum$	20.8
Building CO_2 emission rate (BER), $kgCO_2/m^2.annum$	15.4
Are emissions from the building less than or equal to the target?	BER =< TER
Are as built details the same as used in the BER calculations?	Separate submission

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Area [m²]	684.6	684.6
External area [m²]	1738.4	1567.2
Weather	MAN	MAN
Infiltration [m³/hm²@ 50Pa]	2	3
Average conductance [W/K]	368.46	479.98
Average U-value [W/m²K]	0.21	0.31
Alpha value* [%]	7.87	10

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area	Building Type
	A1/A2 Retail/Financial and Professional services
	A3/A4/A5 Restaurants and Cafes/Drinking Est./Takeaways
60	**B1 Offices and Workshop businesses**
	B2 to B7 General Industrial and Special Industrial Groups
	B8 Storage or Distribution
	C1 Hotels
	C2 Residential Institutions: Hospitals and Care Homes
	C2 Residential Institutions: Residential schools
	C2 Residential Institutions: Universities and colleges
	C2A Secure Residential Institutions
	Residential spaces
	D1 Non-residential Institutions: Community/Day Centre
	D1 Non-residential Institutions: Libraries, Museums, and Galleries
	D1 Non-residential Institutions: Education
	D1 Non-residential Institutions: Primary Health Care Building
	D1 Non-residential Institutions: Crown and County Courts
	D2 General Assembly and Leisure, Night Clubs, and Theatres
	Others: Passenger terminals
	Others: Emergency services
40	**Others: Miscellaneous 24hr activities**
	Others: Car Parks 24 hrs
	Others: Stand alone utility block

Energy Consumption by End Use [kWh/m²]

	Actual	Notional
Heating	13.05	30.85
Cooling	2.48	0.44
Auxiliary	2.76	1.88
Lighting	10.95	18.31
Hot water	0.45	0.47
Equipment*	74.7	74.7
TOTAL**	**29.69**	**51.95**

* Energy used by equipment does not count towards the total for consumption or calculating emissions.
** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m²]

	Actual	Notional
Photovoltaic systems	0	0
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0

Energy & CO_2 Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m²]	59.64	113.84
Primary energy* [kWh/m²]	91.16	99.92
Total emissions [kg/m²]	15.4	20.8

* Primary energy is net of any electrical energy displaced by CHP generators, if applicable.

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11.0

Amount and Use

10.2 Summary Schedule of Accommodation

The following summary of areas explains the size, number and location of each property within the development. Every dwelling has been designed to either meet or exceed Manchester's Space Standards.

❶ Apartments

Dwelling Type

- 1B2P 38(32%)
- 2B4P - Corner 40(34%)
- 2B4P - Inline 32(27%)
- 3B6P 2(2%)
- 3B6P - Duplex 6(5%)



118
Apartments

❷ Communal Space

Description

- Private residents yard space provides 425sqm of external landscaping
- A 64sqm residents amenity space will be provided at ground floor



425 & 64
sqm of yard and amenity space

❸ Commercial Space

Description

- 5 commercial units of varying sizes provided at ground floor
- Commercial uses A1, A2, & B1



583
sqm of commercial space (GIA)

❹ Parking

Description

- 2 DDA compliant parking spaces
- 1 loading bay
- EVC provided to DDA spaces
- 30% car parking allowance will be provided at the Ancoats Mobility Hub.

* Please refer to transport document for full overview of the parking strategy



2
parking spaces in the development

❺ Cycle Storage

Description

- All apartments have access to the secure cycle store and 1 cycle space
- 1:1 cycle storage provision



118
cycle spaces

11.0 Amount and Use

11.1 Schedule of Accommodation

Apartment Area Schedule

Level	Unit Type	Area
01 First Floor	2B4P - Inline Type 2	78 m²
01 First Floor	2B4P - Inline Type 1	70 m²
01 First Floor	1B2P - Type 3	50 m²
01 First Floor	2B4P - Corner Type 1	70 m²
01 First Floor	1B2P - Type 1	50 m²
01 First Floor	1B2P - Type 1	50 m²
01 First Floor	1B2P - Type 2	56 m²
01 First Floor	2B4P - Corner Type 1	70 m²
01 First Floor	2B4P - Corner Type 1	70 m²
01 First Floor	2B4P - Inline Type 2	78 m²
01 First Floor	2B4P - Inline Type 1	70 m²
01 First Floor	2B4P - Inline Type 1	70 m²
01 First Floor	1B2P - Type 3	50 m²
01 First Floor	2B4P - Corner Type 1	70 m²
01 First Floor	1B2P - Type 1	50 m²
01 First Floor	2B4P - Corner Type 1	71 m²
01 First Floor	2B4P - Corner Type 2	80 m²
02 Second Floor	2B4P - Inline Type 2	78 m²
02 Second Floor	2B4P - Inline Type 1	70 m²
02 Second Floor	1B2P - Type 3	50 m²
02 Second Floor	2B4P - Corner	70 m²
02 Second Floor	1B2P - Type 1	50 m²
02 Second Floor	1B2P	50 m²
02 Second Floor	1B2P - Type 2	56 m²
02 Second Floor	2B4P - Corner	70 m²
02 Second Floor	2B4P - Corner	70 m²
02 Second Floor	2B4P - Inline Type 2	78 m²
02 Second Floor	2B4P - Inline Type 1	70 m²
02 Second Floor	2B4P - Inline Type 1	70 m²
02 Second Floor	2B4P - Inline Type 1	70 m²
02 Second Floor	1B2P - Type 3	50 m²
02 Second Floor	2B4P - Corner	70 m²
02 Second Floor	1B2P	50 m²
02 Second Floor	2B4P - Corner	71 m²
02 Second Floor	2B4P - Corner	80 m²
03 Third Floor	2B4P - Inline Type 2	78 m²
03 Third Floor	2B4P - Inline Type 1	70 m²
03 Third Floor	1B2P - Type 2	50 m²
03 Third Floor	2B4P - Corner	70 m²
03 Third Floor	1B2P	50 m²
03 Third Floor	1B2P	50 m²
03 Third Floor	1B2P	56 m²
03 Third Floor	2B4P - Corner	70 m²
03 Third Floor	2B4P - Corner	70 m²
03 Third Floor	2B4P - Inline Type 2	78 m²
03 Third Floor	2B4P - Inline Type 1	70 m²
03 Third Floor	2B4P - Inline Type 1	70 m²
03 Third Floor	2B4P - Inline Type 1	70 m²
03 Third Floor	1B2P - Type 2	50 m²
03 Third Floor	2B4P - Corner	70 m²
03 Third Floor	1B2P	50 m²
03 Third Floor	2B4P - Corner	71 m²
03 Third Floor	2B4P - Corner	80 m²
04 Fourth Floor	2B4P - Inline Type 2	78 m²
04 Fourth Floor	2B4P - Inline Type 1	70 m²
04 Fourth Floor	1B2P - Type 2	50 m²
04 Fourth Floor	2B4P - Corner	70 m²
04 Fourth Floor	1B2P	50 m²
04 Fourth Floor	1B2P	50 m²
04 Fourth Floor	1B2P	56 m²
04 Fourth Floor	2B4P - Corner	70 m²
04 Fourth Floor	2B4P - Corner	70 m²
04 Fourth Floor	2B4P - Inline Type 2	78 m²
04 Fourth Floor	2B4P - Corner	70 m²
04 Fourth Floor	2B4P - Inline Type 2	78 m²
04 Fourth Floor	2B4P - Inline Type 1	70 m²
04 Fourth Floor	2B4P - Inline Type 1	70 m²
04 Fourth Floor	1B2P - Type 2	50 m²
04 Fourth Floor	2B4P - Corner	70 m²
04 Fourth Floor	1B2P	50 m²
04 Fourth Floor	2B4P - Corner	71 m²
04 Fourth Floor	2B4P - Corner	80 m²
05 Fifth Floor	2B4P - Inline Type 2	78 m²
05 Fifth Floor	2B4P - Inline Type 1	70 m²
05 Fifth Floor	1B2P - Type 2	50 m²
05 Fifth Floor	2B4P - Corner	70 m²
05 Fifth Floor	1B2P	50 m²
05 Fifth Floor	1B2P	50 m²
05 Fifth Floor	1B2P	56 m²
05 Fifth Floor	2B4P - Corner	70 m²
05 Fifth Floor	2B4P - Corner	70 m²
05 Fifth Floor	2B4P - Inline Type 2	78 m²
05 Fifth Floor	2B4P - Inline Type 1	70 m²
05 Fifth Floor	2B4P - Inline Type 1	70 m²
05 Fifth Floor	2B4P - Inline Type 1	70 m²
05 Fifth Floor	1B2P - Type 2	50 m²
05 Fifth Floor	2B4P - Corner	70 m²
05 Fifth Floor	1B2P	50 m²
05 Fifth Floor	2B4P - Corner	71 m²
05 Fifth Floor	2B4P - Corner	80 m²
06 Sixth Floor	3B6P - Duplex Type 3	77 m²
06 Sixth Floor	3B6P - Duplex Type 2	70 m²
06 Sixth Floor	3B6P - Duplex Type 3	77 m²
06 Sixth Floor	3B6P - Duplex Type 1	70 m²
06 Sixth Floor	3B6P - Duplex Type 1	70 m²
06 Sixth Floor	3B6P - Duplex Type 2	70 m²
06 Sixth Floor	1B2P - Type 2	56 m²
06 Sixth Floor	1B2P - Type 3	50 m²
06 Sixth Floor	1B2P - Type 3	50 m²
06 Sixth Floor	2B4P - Corner Type 1	70 m²
06 Sixth Floor	2B4P - Inline Type 3	75 m²
06 Sixth Floor	3B6P	97 m²
06 Sixth Floor	2B4P - Corner Type 1	70 m²
06 Sixth Floor	2B4P - Corner Type 2	80 m²
06 Sixth Floor	2B4P - Corner Type 1	70 m²
06 Sixth Floor	1B2P - Type 1	50 m²
06 Sixth Floor	2B4P - Corner Type 1	71 m²
07 Seventh Floor	3B6P - Duplex Type 3	56 m²
07 Seventh Floor	3B6P - Duplex Type 1&2	43 m²
07 Seventh Floor	3B6P - Duplex Type 3	56 m²
07 Seventh Floor	3B6P - Duplex Type 1&2	43 m²
07 Seventh Floor	3B6P - Duplex Type 1&2	43 m²
07 Seventh Floor	3B6P - Duplex Type 1&2	43 m²
07 Seventh Floor	1B2P - Type 3	52 m²
07 Seventh Floor	1B2P - Type 2	56 m²
07 Seventh Floor	1B2P - Type 3	52 m²
07 Seventh Floor	2B4P - Corner Type 1	70 m²
07 Seventh Floor	2B4P - Inline Type 3	75 m²
07 Seventh Floor	3B6P	97 m²
07 Seventh Floor	2B4P - Corner Type 1	70 m²
07 Seventh Floor	2B4P - Corner	70 m²
07 Seventh Floor	1B2P	50 m²
07 Seventh Floor	2B4P - Corner	71 m²
07 Seventh Floor	2B4P - Corner	80 m²
Total:	118	8077 m²

Apartment Count

Unit Type	Count
1B2P	38
2B4P	72
3B6P	2
3B6P - Duplex	6
Total	118

Gross Internal Area

Level	Area
00 Ground Floor	1321 m²
01 First Floor	1521 m²
02 Second Floor	1521 m²
03 Third Floor	1521 m²
04 Fourth Floor	1521 m²
05 Fifth Floor	1521 m²
06 Sixth Floor	1521 m²
07 Seventh Floor	1301 m²
Total	11749 m²

Ground Floor Area Schedule

Level	Use	Area
00 Ground Floor	Amenity	64 m²
00 Ground Floor	Bike Store	76 m²
00 Ground Floor	Commercial - Unit 1	105 m²
00 Ground Floor	Commercial - Unit 2	85 m²
00 Ground Floor	Commercial - Unit 3	85 m²
00 Ground Floor	Commercial - Unit 4	109 m²
00 Ground Floor	Commercial - Unit 5	160 m²
00 Ground Floor	Commercial Refuse	16 m²
00 Ground Floor	Comms	22 m²
00 Ground Floor	LV Switch	4 m²
00 Ground Floor	Parcel Store	19 m²
00 Ground Floor	Plant	14 m²
00 Ground Floor	Plant	148 m²
00 Ground Floor	Refuse	48 m²
00 Ground Floor	Refuse	22 m²
00 Ground Floor	Refuse	20 m²
00 Ground Floor	Staff Welfare	14 m²
00 Ground Floor	Store	4 m²
00 Ground Floor	WC	4 m²
00 Ground Floor	WC	4 m²
Total		1022 m²

11.2 Planning Drawing Register

Planning Drawing Register

Sheet Name	Drawing Number	Revision	Revision Date	Drawing Status	Scale	Size	Drawing Type
Existing Plans							
Topographical Survey - Existing	9033-BA-XX-00-DR-A-(01)000	P0	07/05/2021	Planning	1:500	A3	Plan
Site Location Plan - Existing	9033-BA-XX-00-DR-A-(01)001	P0	07/05/2021	Planning	1:1250	A3	Plan
Demolition Plan	9033-BA-XX-00-DR-A-(01)003	P0	07/05/2021	Planning	1:200	A1	Plan
Proposed Plans							
Ground Floor - Proposed	9033-BA-XX-00-DR-A-(04)000	P0	07/05/2021	Planning	1:100	A1	Plan
1st - 5th Floor - Proposed	9033-BA-XX-XX-DR-A-(04)001	P0	07/05/2021	Planning	1:100	A1	Plan
6th Floor - Proposed	9033-BA-XX-06-DR-A-(04)006	P0	07/05/2021	Planning	1:100	A1	Plan
7th Floor - Proposed	9033-BA-XX-07-DR-A-(04)007	P0	07/05/2021	Planning	1:100	A1	Plan
Roof Plan - Proposed	9033-BA-XX-08-DR-A-(04)008	P0	07/05/2021	Planning	1:100	A1	Plan
Site Location Plan - Proposed	9033-BA-XX-00-DR-A-(04)101	P0	07/05/2021	Planning	1:1250	A3	Plan
Site Plan - Proposed	9033-BA-XX-00-DR-A-(04)102	P0	07/05/2021	Planning	1:100	A0	Plan
Apartment Types	9033-BA-XX-XX-DR-A-(04)103	P0	07/05/2021	Planning	1:100	A1	Plan
Proposed Elevations							
North and South Elevation - Proposed	9033-BA-XX-XX-DR-A-(05)001	P0	07/05/2021	Planning	1:100	A0	Elevation
East, West and Courtyard Elevations - Proposed	9033-BA-XX-XX-DR-A-(05)002	P0	07/05/2021	Planning	1:100	A0	Elevation
Street Elevations	9033-BA-XX-XX-DR-A-(05)003	P0	07/05/2021	Planning	1:500	A1	Elevation
Bay Studies - Jersey Street	9033-BA-XX-XX-DR-A-(05)010	P0	07/05/2021	Planning	1:50	A0	Elevation
Bay Studies - Poland Street	9033-BA-XX-XX-DR-A-(05)011	P0	07/05/2021	Planning	1:50	A0	Elevation
Bay Elevation and Section - Brick	9033-BA-XX-XX-DR-A-(05)012	P0	07/05/2021	Planning	1:20	A1	Elevation/Section
Bay Elevation and Section - Terracotta	9033-BA-XX-XX-DR-A-(05)013	P0	07/05/2021	Planning	1:20	A1	Elevation/Section
Proposed Sections							
Site Sections	9033-BA-XX-XX-DR-A-(06)001	P0	07/05/2021	Planning	1:100	A0	Section
CGIs							
Jersey Street-Canal Arm Corner	9033-BA-XX-XX-DR-A-(07)001	P0	05/05/2021	Planning	-	A3	CGI
Jersey Street-Poland Street Corner	9033-BA-XX-XX-DR-A-(07)002	P0	05/05/2021	Planning	-	A3	CGI
Jersey Street Elevation	9033-BA-XX-XX-DR-A-(07)003	P0	05/05/2021	Planning	-	A3	CGI
Yard	9033-BA-XX-XX-DR-A-(07)004	P0	05/05/2021	Planning	-	A3	CGI
Schedule							
Apartment Schedule	9033-BA-XX-XX-SH-A-(09)001	P0	05/05/2021	Planning	-	A3	Schedule

Buttress

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