

Ancoats Dispensary



Great Places | Ancoats Dispensary
Design & Accesss Statement
May 2021
Buttress



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1.0

Executive Summary

1.0 Executive Summary

1.1 Key Information

Location	Old Mill St, Ancoats
Size of Scheme	39 Residential Apartments
Use	Residential
Planning application	REF
Agent	Deloitte
Client	Great Places
Project team	Buttress Architects (Architect);
	Turner & Townsend (Cost Consultant);
	Ridge (Strucutral and Civil Engineers);
	Ridge (Mechanical and Electrical Engineers);
	KM Heritage (Heritage Consultant);
	Hoare Lea (Fire Safety Consultant).
	DBX Acoustics (Acoustic Engineers)

1.2 Purpose of the Document

This document has been prepared in accordance with the requirements of Circular 01/06 and the CABE Guidance “Design and Access Statements – How to Read, Write and Use Them”.

It explains the design principles and concepts that have been applied to the amount, layout, scale and appearance of the proposal. It seeks to demonstrate how the proposal has been designed to take account of the relationship of the proposed development to its context. The statement also explains the proposed access arrangements.

The proposed development site is located at the Junction of Old Mill Street and Lampwick Lane in Ancoats. The Ancoats Dispensary is a Grade II Listed building. It does not sit within an existing conservation area. A Heritage Appraisal by KM Heritage has informed the design concept.

The remainder of the Design and Access Statement is structured as follows:

Section 2 sets out the background to the project including the location and project brief.

Section 3 describes the context to the project including the site analysis and heritage appraisal.

Section 4 explains the design principles.

Section 5 explains the access and parking principles.

2.0

Project Background

2.0 Project Background

2.1 Introduction

The project is being brought forward alongside five other sites which together comprise the next phase of development at Ancoats and New Islington. This includes the following: Downley Drive affordable housing Great Places; Manchester Life Development Company (MLDC) Mobility Hub; MLDC Eliza Yard; and Manchester City Council (MCC) affordable housing sites. The proposals for Ancoats Dispensary seek to bring a currently vacant and derelict building into active use as affordable housing to secure the long term conservation of the Grade II Listed Building. We have considered several design options that investigates an appropriate building form in terms of functionality, commercial delivery, community transformation and enhancement of place.

Our approach to this Concept Design report is to collaboratively develop a response to the brief that delivers 39 new dwellings through a mix of 1 and 2-bedroom apartments.

We have considered several design options that investigates an appropriate building form in terms of functionality, commercial delivery, community transformation and enhancement of place.

Key

- Great Places Ancoats Dispensary
- MLDC | Back of Ancoats Eliza Yard
- MLDC | Ancoats Hub
- Great Places Downley Drive
- Manchester City Council Affordable Housing
- MLDC Previous Developments



2.2 Project Brief

The outline brief for Ancoats Dispensary is as follows:

- Preserve, restore, and enhance the Grade II Listed Building as far as possible whilst securing its long term use and conservation
- Save a building that would otherwise continue in managed decline.
- Restore the original central tower structure.
- The scheme requires a mix of 1 and 2 Bedroom apartments.
- Project viability requires a minimum of 39 apartments.
- There will be no parking requirement, but consideration will need to be made for deliveries and disabled visitors.
- A bike store will be required for the building's residents.

2.3 Consultation

Pre-application Consultation

An extensive process of pre-application engagement has been undertaken by the project team to ensure that the approach to the scheme’s design development has been properly communicated and discussed and, where possible, points raised during these discussions have been taken into account.

Further information is provided within the Statement of Consultation submitted in support of the planning application and is summarised below.

Public Consultation Phase 1: Ancoats and New Islington Next Phase of Development

The application relates to a Site known as Ancoats Dispensary and is one of six sites which has been identified for the next phase of development in the Ancoats and New Islington neighbourhood. Applications for planning permission, and where necessary, listed building consent, are being submitted concurrently for Eliza Yard, the Mobility Hub, Downley Drive and Ancoats Dispensary. With the other two sites being submitted at a later date.

Each application is to be considered on its own merits in terms of the planning considerations, however, they will collectively represent the next stage of development at Ancoats and New Islington.

As the next step towards regeneration in the neighbourhood, Great Places worked alongside Manchester Life Development Company (MLDC) to prepare a public consultation on the early stage plans for the developments across the six sites.

Due to the impact of COVID-19, opportunities for face to face engagement have been significantly impacted, with the majority of consultation being undertaken online. The objectives for pre-application engagement for the next phase of development at Ancoats and New Islington were to:

- Communicate the vision for the next phase of development at Ancoats and New Islington and generate support for each of the new developments being proposed;
- Present design proposals for the sites at Eliza Yard, Mobility Hub, Downley Drive, and Ancoats Dispensary and to secure feedback from members of the public and key stakeholder and interest groups in order to positively update and amend the Proposed Developments;
- Gather feedback on the key issues and addressing any potential concerns that relate to the Proposed Developments; and
- Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.

The following activities have been undertaken with the public to support this overall ambition for the consultation process:

- **November 2020:** approximately 4,600 leaflets were delivered to the local businesses and residential community to notify them of the intention to

redevelop the 6 sites and directing recipients to the website.

- **December 2020 – January 2021:** the consultation ran for five weeks between 8 December 2020 and 11 January 2021. Over the 5-week consultation period the website received 2,007 visitors and 102 responses were submitted. 91% of the respondents were local residents.
- **February 2021:** following the completion of the consultation on 11 January the website was updated to include a summary of the consultation comments that were received and an explanation of how the proposals will evolve in response to the comments.

Public Consultation Phase 2: Detailed Application Specific (Ancoats and New Islington Next Phase of Development)

Following the first phase of stakeholder and public consultation process, formal feedback was collected and was used to amend the design proposals in light of the comments received from respondents for each of the sites coming forward at Ancoats and New Islington. The second phase of consultation was subject to the impacts of COVID-19 and was therefore also undertaken online. The objectives for the second phase of consultation were to:

- Continue to communicate the next phase of development at Ancoats and New Islington and generate support for each of the new developments being proposed;
- Present updated design proposals for the sites at Eliza Yard, Mobility Hub, Downley Drive, and Ancoats Dispensary, illustrating how the feedback received from the first phase of consultation was taken into consideration to secure continued feedback from members of the public and key stakeholder and interest groups in order to positively update and amend the Proposed Developments toward their final stages.
- Continue to gather feedback on the key issues and addressing any potential concerns that relate to the Proposed Developments; and
- Continue to make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.

The following summary is provided of the consultation process:

- A leaflet drop took place in April 2021 to the same 4,600 local businesses and residents that were invited to the first phase of consultation. The dedicated website was updated to include further details on the four schemes.
 - A total of 2,129 visits were made to the consultation website during the consultation period with 1,905 unique visits. A total of 117 responses were received via the website alongside four additional emails sent direct to the organisers.
- Statutory and Non-Statutory Consultee Engagement Pre-application consultation with Statutory and Non-Statutory Consultees has been focused upon providing an explanation of the Proposed

Development, including the way in which the detailed design of the proposals have responded to the site conditions, surrounding area, relevant Frameworks and the Site’s economic, planning and regeneration context.

This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:

- Extensive dialogue with senior planning officers at Manchester City Council, including four pre-application meetings at different phases of the design process in order to seek their support in principle;
- Two meetings will local elected members to outline the proposals and gain valuable feedback. The members were also notified of the online consultation process and encouraged to disseminate information;
- Two meetings with Historic England to discuss the proposals and the significance of the Grade II Listed Ancoats Dispensary Building - their advice has been addressed within these applications;
- Continued engagement with the Ancoats Dispensary Trust during three meetings at different phases of the design process in order to obtain their knowledge and gain valuable feedback;
- A formal Request for an EIA Screening Opinion was submitted to MCC on 31 March 2021 and a formal response was received from MCC on 20 April 2021. The key considerations for the Proposed Development were set out in the Screening Opinion from Manchester City Council, which also confirmed the application did not need to be supported by an EIA.
- Greater Manchester Police (via the Design by Security team) has been consulted during a pre-application meeting, and their advice in terms of security has been addressed in the application proposals;
- A Briefing Letter was issued to the Victorian Society to inform them of the proposals and to provide the offer of a briefing meeting. A response was recieved 04.05.21, stating “at this late stage I don’t think we can really offer any helpful pre-application advice. We accept that there’s not much of significance left apart from the external walls, and in principle we’re supportive of the approach that will be taken to the surviving fabric.” Details of the plans were requested.
- Various meetings with other technical statutory consultees, including MCC Highways, MCC Flood Risk Department; and United Utilities.

2.4 Planning Policy

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 TechnicalGuidance (2015).Our Manchester Strategy – Forward to 2025.
-Ancoats and New Islington Neighbourhood Development Framework.
-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).
-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.

Paragraph 8 of the NPPF notes that one of the key dimensions to sustainable development is protecting and enhancing our historic environment.

Paragraph 11 further clarifies that for decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Section 5 (59 – 79) deals with delivering a sufficient supply of homes and recognises the importance that delivering housing, in particular for groups with specific housing requirements.

Paragraphs 62 – 64 recognise the importance of delivering affordable housing outlining the requirement for developers to provide affordable housing for major developments.

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.

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 brown-field 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.

Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a. the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b. local market conditions and viability;
- c. the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d. the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e. the importance of securing well-designed, attractive and healthy places.

Paragraph 123 further states that where there is an existing or anticipated

shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

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.

Section 16 (paragraphs 184 to 202) is titled ‘Conserving and enhancing the historic environment’.

Paragraph 184 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. When determining a planning application, the local planning authority should take account of the desirability of sustaining and enhancing the significance of heritage assets and consider if a new development makes a positive contribution to the local character and distinctiveness.

A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets identified by the local planning authority (including local listing). A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, listed building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Paragraph 189 states that when submitting a planning application an application should describe the significance of any heritage asset affected, including any contribution made by their setting. It goes on to state that the level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on the asset’s significance.

The NPPF defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting” (NPPF, Annex 2).

Paragraph 190 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

In determining planning applications, Paragraph 192 of the NPPF requires local authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraphs 193-196 place great weight on the conservation of designated heritage assets, emphasising the need to avoid “substantial harm” in terms of demolition, significant alteration, or the compromise of setting unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm.

Paragraph 194 states that: “any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building...should be exceptional.”

Paragraph 196 states that: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including, where appropriate, securing its optimum viable use”.

Paragraph 195 states that:

“Where a proposed developed will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, OR all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.”

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.

The NPPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that ‘Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals’.

The NPPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

The NPPG outlines that where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development

Providing a definition of public benefits, the NPPG states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

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

An assessment of how the Proposed Development responds to the characteristics has been presented within this Design and Access Statement.

3.0

Context

3.0 Context

3.1 Site Location

The Site comprises of 0.1 ha. and is located to the south of Old Mill Street, adjacent to Lampwick Lane in New Islington in Manchester (“the Site”). The Site is located within the City Centre Fringe, to the east of Manchester City Centre.

Old Mill Street provides an important route from Great Ancoats Street through New Islington, connecting the neighbourhood with Manchester City Centre and the surrounding neighbourhood of Miles Platting, which mostly comprises of two storey residential terraces.

Immediately to the south of the Site is the site of the former Ancoats Hospital, which was demolished in the mid-2000s. Construction has now commenced on this site for the Manchester Life Lampwick development, which comprises of ten-storey, five-storey and six-storey buildings, set around a central courtyard. The development will provide 209 apartments and four duplex homes, along with four commercial units at ground floor level. The homes are proposed to be for private rent.

To the south of the Lampwick site is the CHIPs iconic building providing numerous residential apartments for sale and for rent, and the Ashton Canal is located adjacent to this. The Ashton Canal Towpath provides a key pedestrian and cyclist link into Manchester City Centre and also through to the Etihad Campus and onto Ashton-under-Lyne.

Circa 40 metres to the east of the Ancoats Dispensary is Stubbs Mill, a former textile machinery mill, which now provides 27,500 sq ft of workspace which has been fully let to global sports brand Fanatics. The vacant site to the east of Lampwick Lane received planning permission in 2016 for Yo! Homes’ 6 storey building to form 24 no. unique residential apartments. This permission has since expired.

To the north of Old Mill Street and the Site is the Weavers Quay development, which completed construction in July 2019 and comprises of 201, one, two and three bedroom apartments for rent. The development sits beside the New Islington Marina which, alongside Cotton Field Park which completed construction in 2010, provides an important area of green and blue space for the local community and Manchester as a whole.

Adjacent to the New Islington Marina and Weavers Quay is the under construction Urban Splash development: Mansion House. This development comprises of 34 three-storey Town Houses and two Mansion House apartment blocks – which will together hold 60 apartments plus a commercial element at ground floor. Further ground floor commercial uses face onto the Marina, circa 250 metres from the Ancoats Dispensary Site.

Bordering Cotton Field Park to the north is the New Islington Free School located at the heart of New Islington, and to the south is the

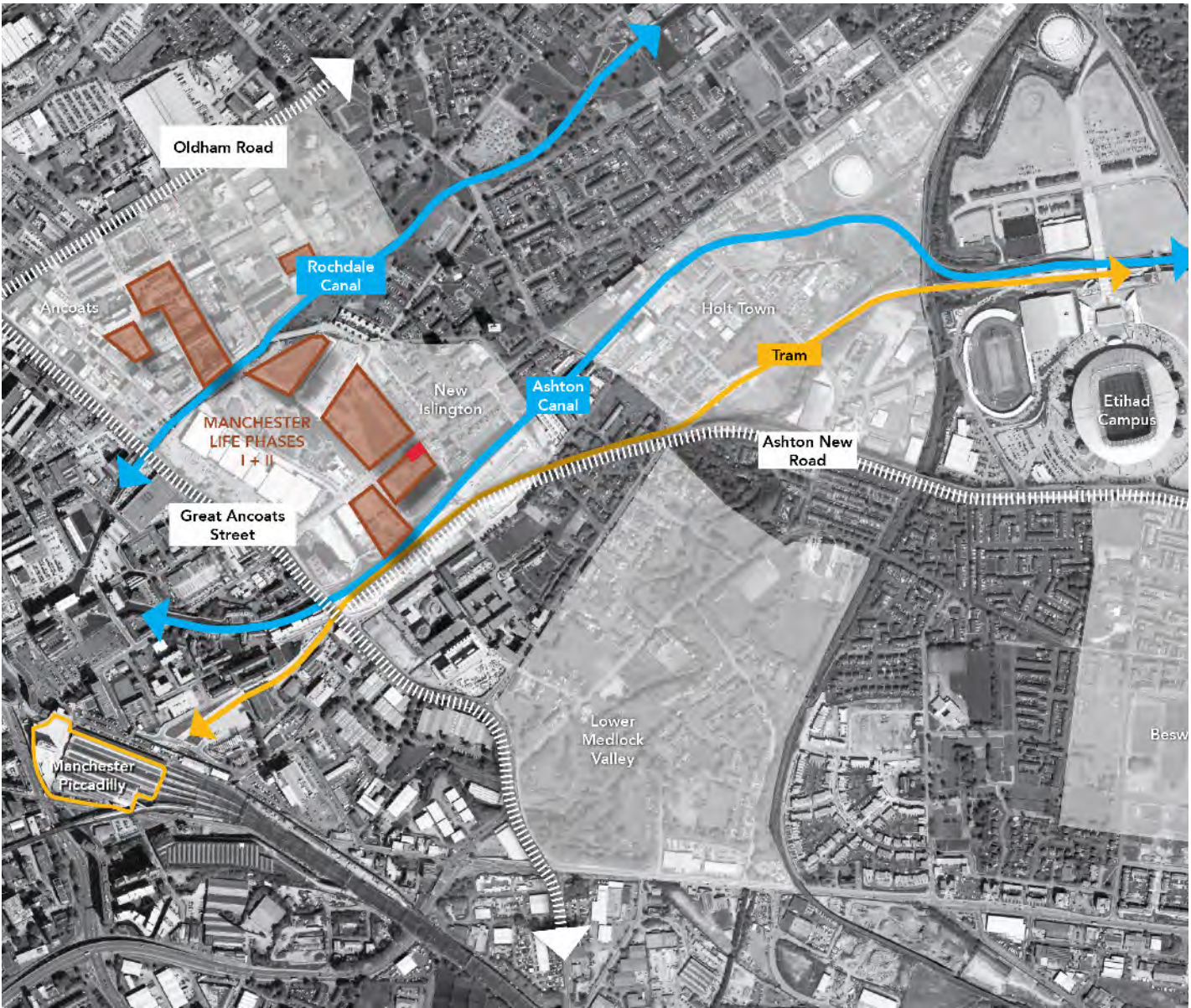
New Islington Medical Practice. West of Cotton Field Park is the site of the former Central Retail Park, which is now cleared of buildings and is a key ‘gateway’ site between Ancoats, New Islington, the Northern Quarter and Piccadilly; there are plans to turn it into a vibrant new neighbourhood with a mix of commercial, hotel and residential uses.

The Site is located within New Islington, which is a regeneration priority for MCC and has been subject to significant investment to facilitate the delivery of residential development and community infrastructure over the years.

The Site is also located within the Regional Centre and East Manchester in particular, which remains a major economic driver and centre of employment for the City and the conurbation. East Manchester, and Ancoats and New Islington in particular, is also a focus for high density residential development. The Site is also within the City Centre Fringe as defined by the Manchester Core Strategy.

Furthermore, the Site is strategically located near to Manchester Piccadilly Station, where proposed plans for HS2 will also place a new Manchester terminus on the doorstep of Ancoats and New Islington. A new neighbourhood is also being delivered next door to Piccadilly at Mayfield; comprising of new residential and commercial space, with a new 6.5 acre park at its heart.

Ancoats and New Islington is well connected to the internationally significant sports and leisure destination at the Etihad Campus and just over 1km from the NOMA regeneration project near Victoria Station, which is an office-led mixed use masterplan comprising the former Co-operative Group listed estate and new build development plots.



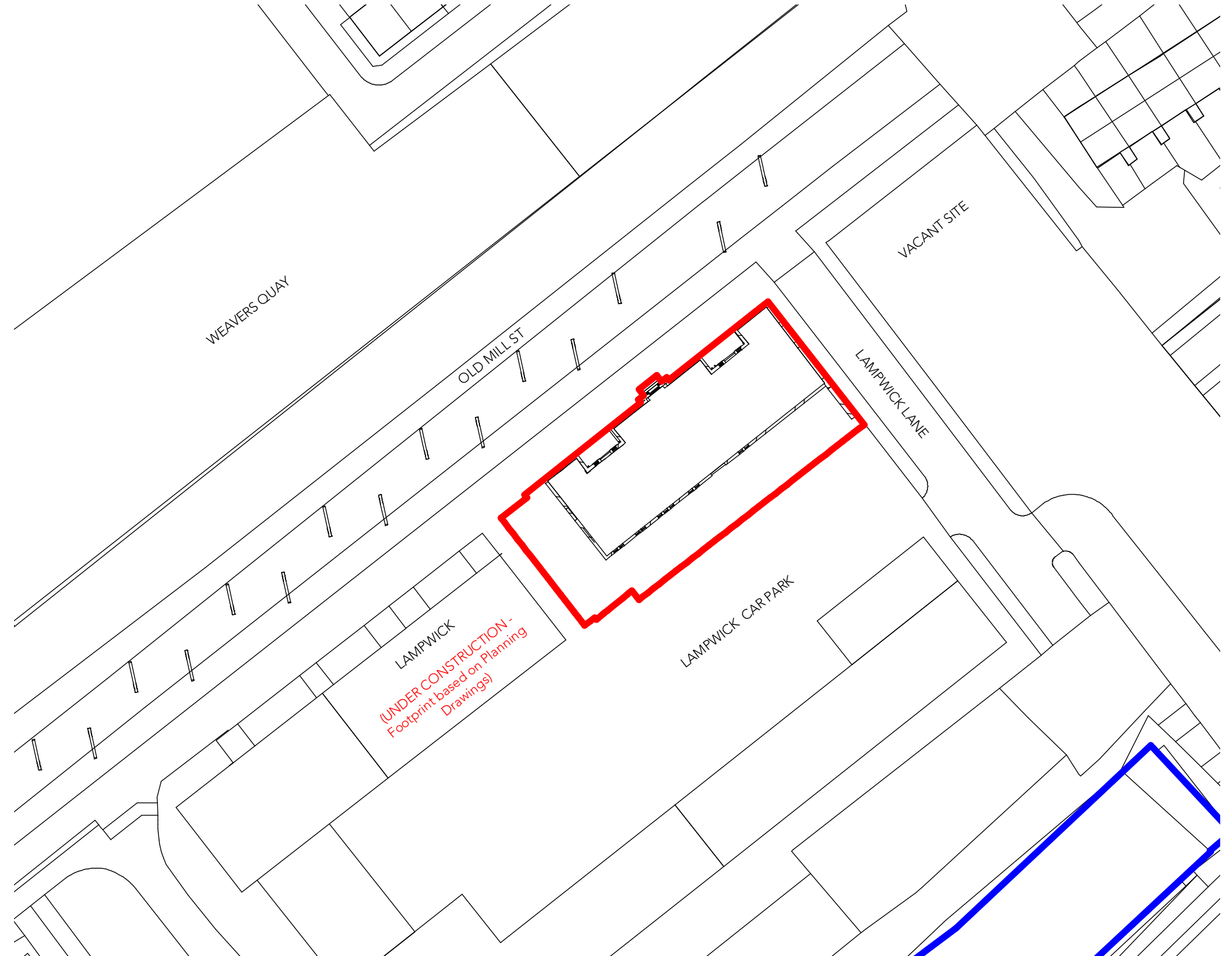
3.2 Site Description

The Site comprises of the three storey (with basement) gothic style Grade II Listed Building, known as Ancoats Dispensary, which is located south of Old Mill Street in New Islington, Manchester.

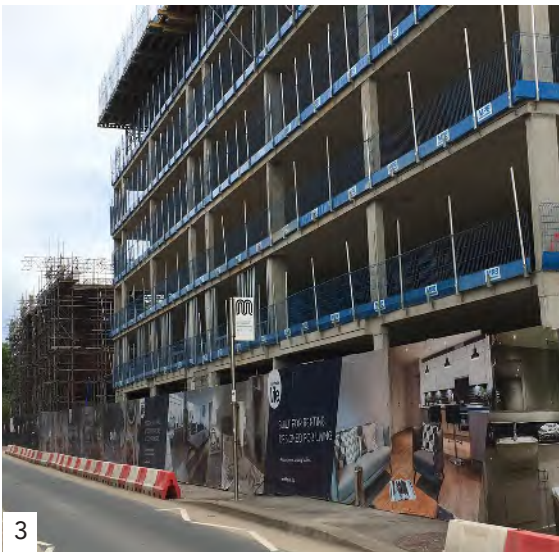
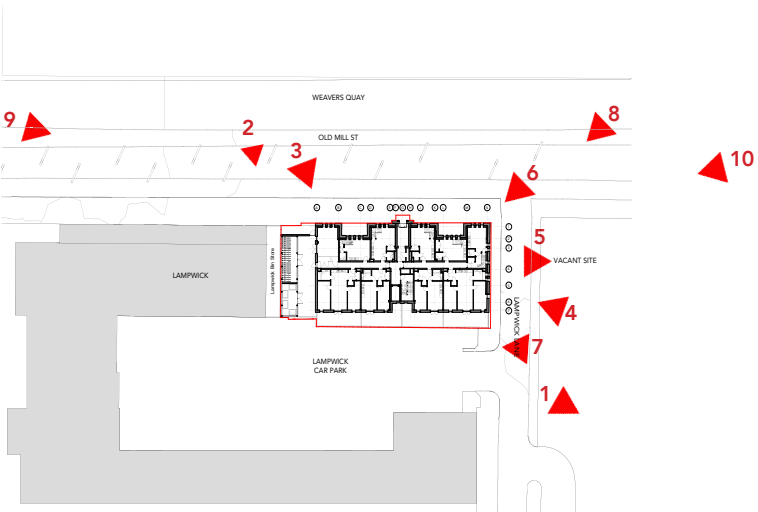
The Site comprises mostly of the footprint of the Ancoats Dispensary as shown in the Existing Site Location Plan in Appendix A. The redline boundary fits against the east façade along Lampwick Lane and there are small areas of hardstanding in front of the north elevation on Old Mill Street, to the west of the western façade and to the south of southern façade. These areas are mostly occupied by the large and complex scaffolding structure which is supporting the remaining structure of the Ancoats Dispensary from further collapse.

The building is currently derelict and the upstanding remains comprise principally of the internal and external load bearing walls. The building has been partially demolished which has included the removal of the roof and the internal floors have n collapsed. All structures on this Site and the wider site of the Ancoats Hospital which are not listed, including the nurses' home, ward blocks and various other ancillary buildings have been demolished. The first and second floors have collapsed and walls considered to be at risk of collapse have been reduced in height. All roof structures and coverings have been removed from the building in addition to much of the central tower.

The remains of the building are therefore open to elements and the structure is therefore considered to be currently incapable of being actively used due to its condition.

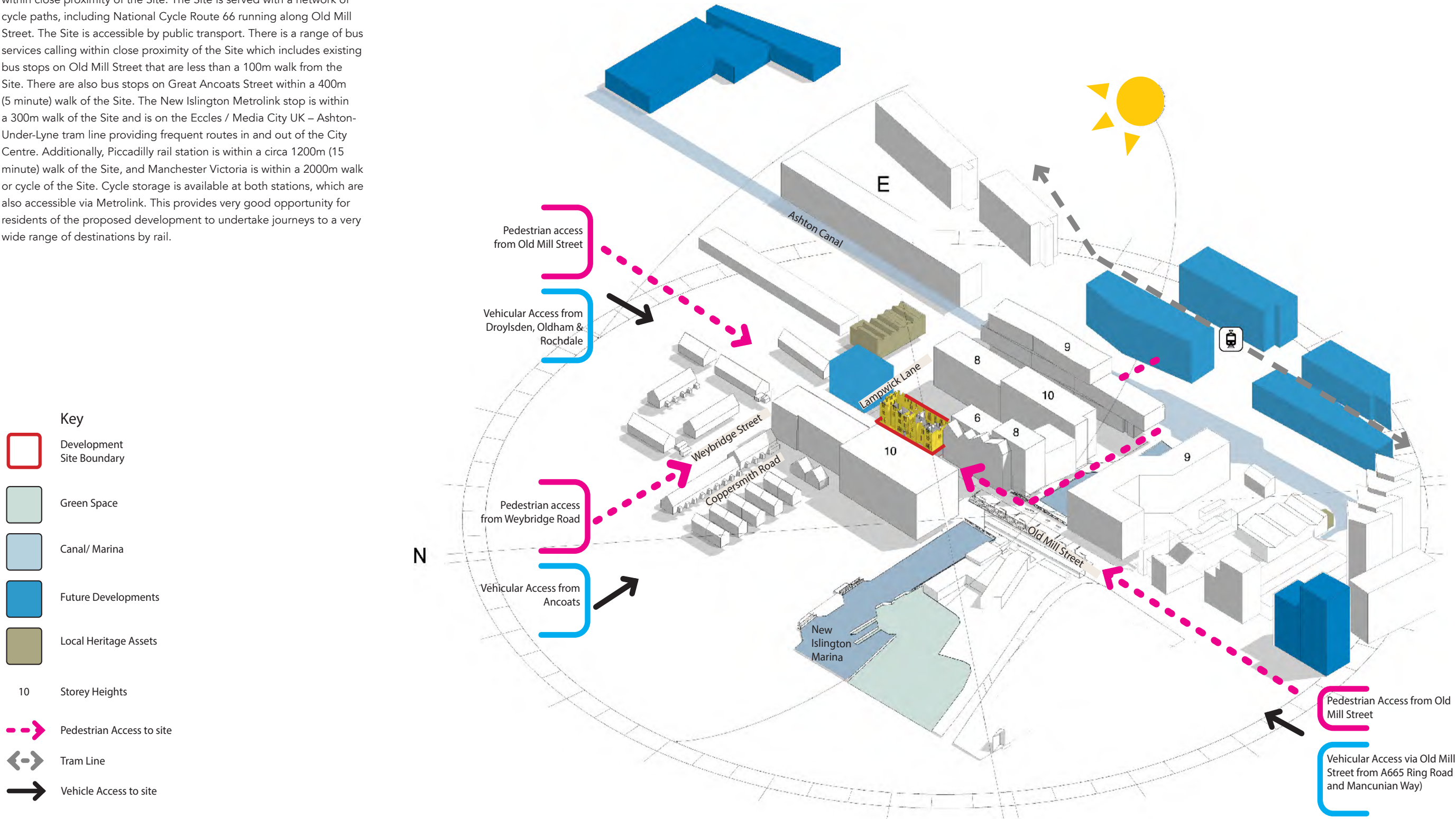


3.3 Site Photography



3.4 Connections

The Site is within a walkable neighbourhood within Ancoats and New Islington, with a wide range of amenities and employment opportunities within close proximity of the Site. The Site is served with a network of cycle paths, including National Cycle Route 66 running along Old Mill Street. The Site is accessible by public transport. There is a range of bus services calling within close proximity of the Site which includes existing bus stops on Old Mill Street that are less than a 100m walk from the Site. There are also bus stops on Great Ancoats Street within a 400m (5 minute) walk of the Site. The New Islington Metrolink stop is within a 300m walk of the Site and is on the Eccles / Media City UK – Ashton-Under-Lyne tram line providing frequent routes in and out of the City Centre. Additionally, Piccadilly rail station is within a circa 1200m (15 minute) walk of the Site, and Manchester Victoria is within a 2000m walk or cycle of the Site. Cycle storage is available at both stations, which are also accessible via Metrolink. This provides very good opportunity for residents of the proposed development to undertake journeys to a very wide range of destinations by rail.



3.5 Site History

Ancoats became the heart of the Industrial Revolution and was branded ‘the world’s first industrial suburb’. When the cotton trade emerged as a leading industrial force for Greater Manchester in the 18th century, Ancoats became the home for the first mills built in 1790.. As a result of the growing work force needed, Ancoats became a densely populated area, and by 1815 was the most overcrowded district in Manchester.

The Ardwick and Ancoats Dispensary was initially established in 1828 at 181 Great Ancoats Street, providing a basic level of healthcare and complementing the work of the Manchester Infirmary. In 1850 the dispensary moved to 270 Great Ancoats Street but by 1866 the site had been sold to the Midland Railway Company and a new site identified on Mill Street. It occupied temporary premises there whilst funds were raised for a new, purpose-built building. The foundation stone was laid in 1872. and the Ardwick and Ancoats Dispensary was formally opened in January 1874.

When the Ancoats Dispensary was opened the area was predominantly industrial including Chemical, Engineering works and Mills. Following the slump in the cotton industry in the 1930s the prosperity of the area steadily declined.

By the 1970s, the nature of the surrounding area had changed drastically. The mills and associated industry had been running down for decades post-war, crippled by cheaper imports and new ways of manufacturing which the Victorian-era buildings could not accommodate. The inner-city population too began to decline but despite this, the hospital continued to treat large numbers of patients and continued to plan for the expansion of its services making alterations and extensions within its existing boundaries. The main building was listed grade II in 1974.

The conservation area is circa 350m away to the north west and north of the Rochdale canal. Local heritage assets are canal features including the lockkeepers cottages (no 3.)

Since then the scheme has had a complex planning history and ownership. The building was owned by the NHS until it closed in 1989. Since the hospital closed in 1989 the Dispensary building has remained vacant and derelict for 12 years. The site was purchased for redevelopment by Urban Splash in 2001.

Urban Splash submitted a series of applications for demolition and temporary hoardings. In 2005 a mixed use application for 12 residential units, together with commercial units was approved. In 2011 an application to demolish the Dispensary was recommended for approval, but later withdrawn given action from the Ancoats Dispensary Trust. In 2015 ownership transferred to the trust, and an application to develop the building for community use and managed office space was approved in 2017 the application was never determined as the funding it relied on was not awarded, and was finally disposed of in 2018. In 2018 Manchester City Council took over ownership and in 2019 Great Places became their delivery partner.



Ancoats Hospital, 1885



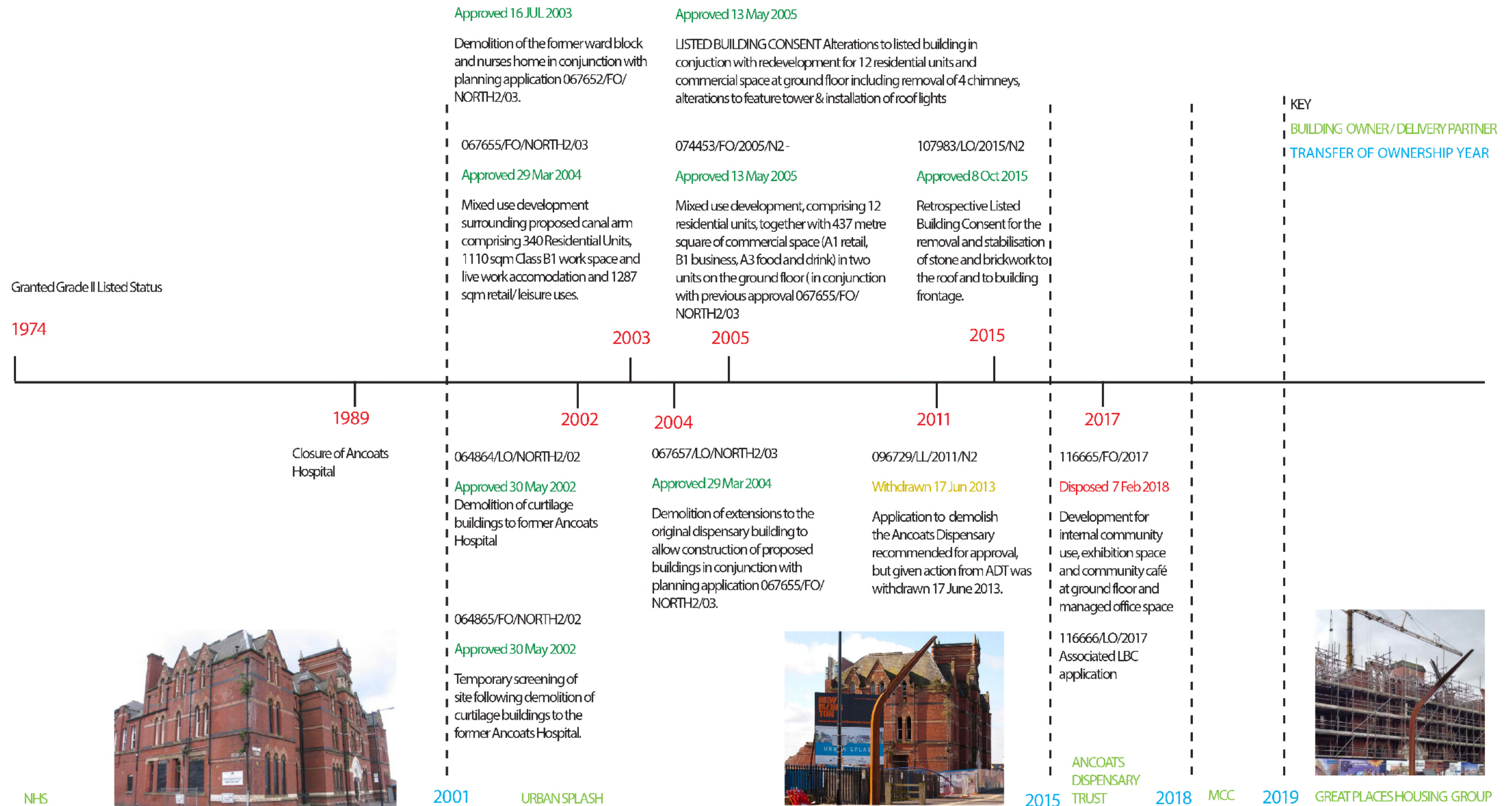
Ancoats Dispensary in 1975



Original ground floor plan c.1873



3.6 Planning History



3.7 Building Condition

Following the collapse of the roof and floors the condition of the walls has deteriorated drastically. Elements of the building have been removed due to structural and safety concerns. However, the building is not safe to access internally due to rotten and partially collapsed floors. The primary issue of concern for the existing building is the stability of the masonry walls. These have been secured around the perimeter by scaffold but internally the walls have loose bricks and vegetation growth that would provide a danger to anyone accessing the building.

The primary structure of the building is currently kept stable and in place by the perimeter façade retention scheme which runs up to the site boundary and onto adjacent highway in places. Should this be removed, without further structural intervention, the building will be at risk from collapse. Collapsed brickwork has filled the basement and now presents a serious hazard.

- For further details refer to Buttress Summary Condition Report 31 January 2020 & Scott Hughes Condition Report 27 January 2020

The tower was dismantled, due to structural and safety concerns and placed in storage. It is housed on over 40 pallets with an assortment of bricks, tiles, stone features and other salvaged elements. Whilst all pallets are neatly stored, they have been in a damp environment and as a result their condition has declined.

Without the redevelopment of the building it would fall into a state of further disrepair and would require the retention of the scaffolding structure, which is ultimately preventing the Grade II Listed Building from being fully seen.



Photographs of the existing building

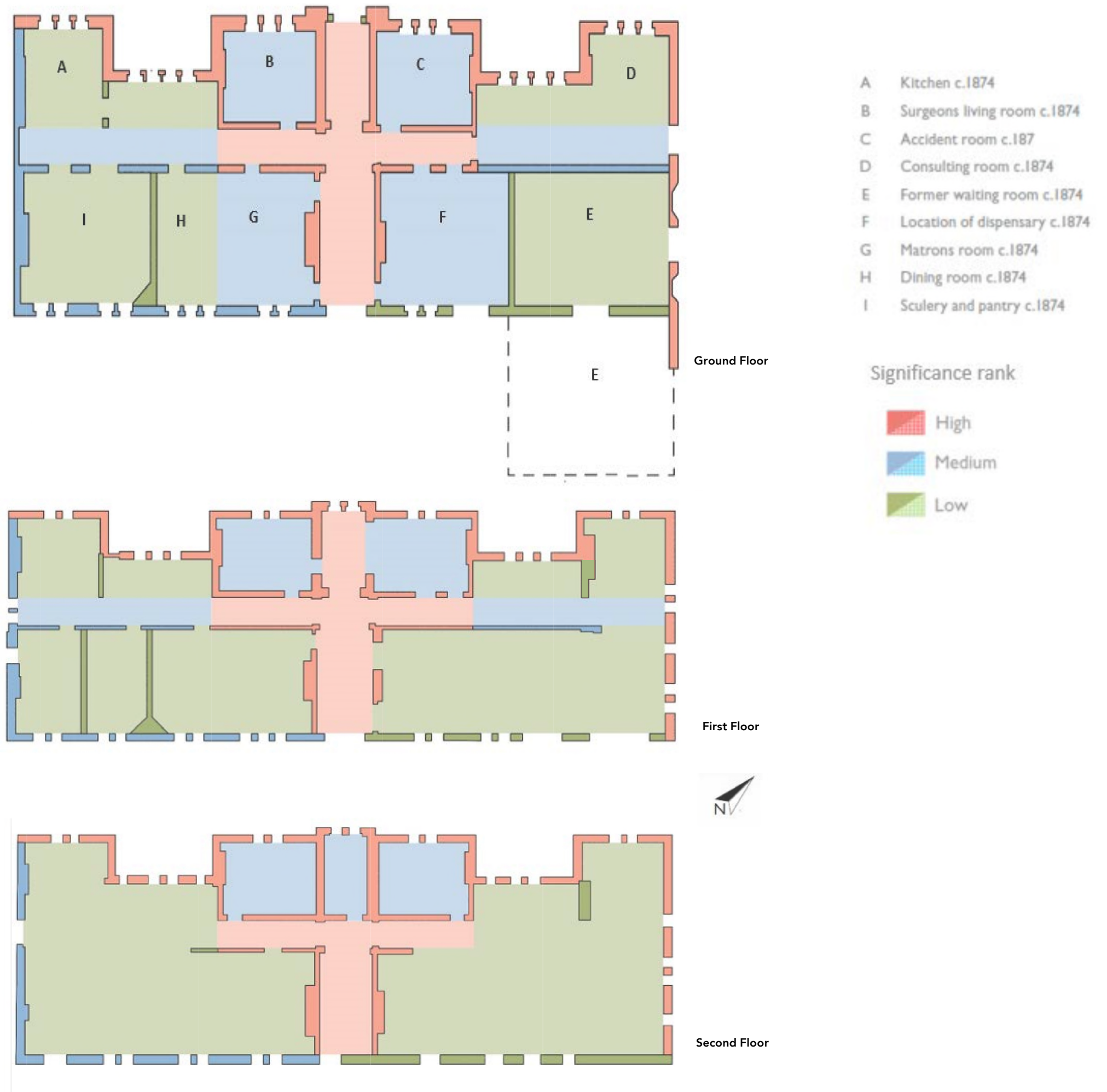
3.8 Significance

The signigicance has been assessed by KM Heritage. The following is an extract from the Heritage Initial Appraisal:

The Ancoats Dispensary is of national significance, as recognised by its inclusion in the National Heritage List for England at Grade II. Its significance is principally related to its origins as an example of a Victorian dispensary and hospital for the urban working classes and is important for its association with medical innovations and its history of public use.

The heritage significance of the internal spaces is almost entirely related to their historical and communal significance based upon their assumed uses taken from the floorplan of 1873. There is little by way of surviving architectural form or detail in these spaces, save for the partially intact spine walls and chimney flues which help demarcate plan form and the location of fireplaces, and a very small amount of decorative plasterwork.

For each floor, the cruciform central circulation space is judged to be of High significance and the radial corridors of Medium significance reflecting their roles of the former being fundamental to the design concept and the latter an essential part of that concept. The form of the central four rooms at ground floor level area is discernible and these



The heritage significance of the building's elevations varies on a scale of High-Medium-Low.

The front, main, elevation of the Dispensary building has High significance based upon its architectural treatment as well as its communal and historical interest as part of the life of the local community. The loss of the central tower has somewhat lessened but not wholly removed the building's ability to convey its original impact.

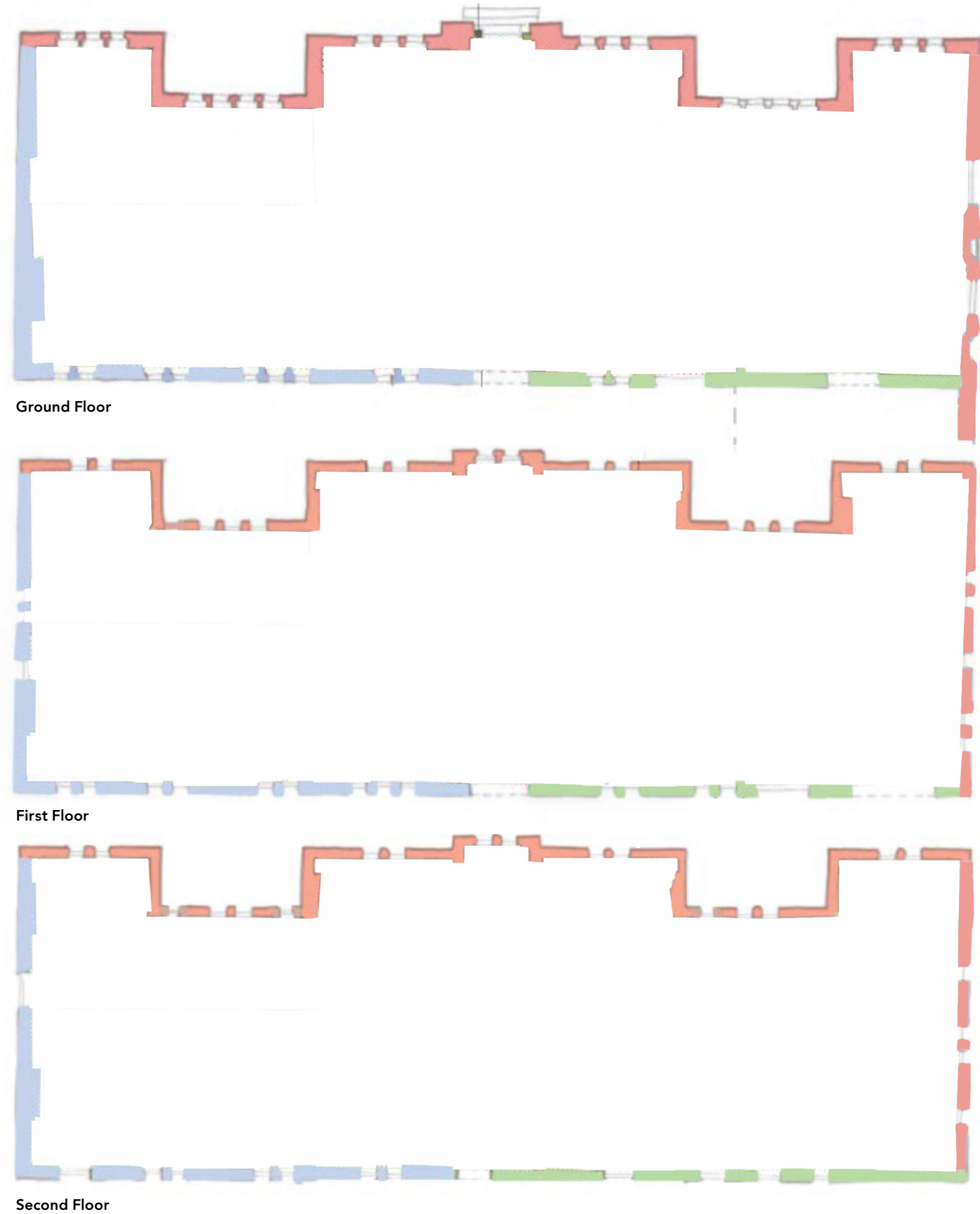
The eastern elevation retains much of its original architectural detailing. It announces the building on a key approach, complementing the main elevation and demarcating the corner to Lampwick Lane. It has been accorded a level of High significance.

The western elevation was never treated in the same way as the others in terms of architectural detailing and although it is important in demarcating the original western extent of the Dispensary, recent redevelopment up to its curtilage has resulted in it being to a large part, hidden from the public realm. It has been accorded a level of Medium significance.

The Southern elevation was most affected by extension works over the years; its eastern side being broken through within 15 years of the Dispensary opening. With the final removal of the hospital's later extensions, the extent of scarring and disruption to the original balanced fenestration design is clear. The elevation has therefore been divided into two clear halves: the largely intact western half being accorded Medium significance and the heavily disrupted eastern side being Low.

Significance rank

- High
- Medium
- Low



Roofscape before 2010



Rear elevation 2009



North East corner 2004



North East corner 2021

4.0

Viability & Feasibility

4.0 Viability & Feasibility

4.1 Introduction

The Project Team has undertaken a detailed analysis of the building to explore how the Ancoats Dispensary can be refurbished to achieve its optimum viable use. This has been informed by viability appraisals undertaken by OBI / Lambert Smith Hampton

The following baseline design principles have guided the design of the Proposed Development:

- Preservation and restoration of as much of the historic fabric as possible, with the focus on the retention of the areas of highest significance.
- Seek to reinstate the central tower, a key feature of historic and architectural significance.
- Construction methodology requires the removal of the west elevation to facilitate safe access.
- Strike a careful balance between the need to deliver high quality architecture, with the conservation deficit challenges presented due to the nature of the Site and the condition of the Dispensary to deliver a viable and visually attractive scheme.
- Limited scope for provision of car parking.
- An extension of maximun 4m to the rear and 1.5 storeys was also assumed for each option due to the immediate clear conservation deficit and need to create a viable footprint for development within the constrained site boundary. Each option was therefore assessed assuming the same baseline principles.

A series of options have been considered by the Project Team:

- Affordable Residential
- Hotel
- Office
- Market Facing Residential Scheme (Apartments)
- Market Facing Residential Scheme (Town Houses)
- Community Leisure

4.2 Viability

HOTEL

46 Guest Rooms Gross Area 2752.87sqm

HERITAGE

Positives

- Allows original cruciform plan arrangement to be retained
- Reuse of a Grade II Listed Building

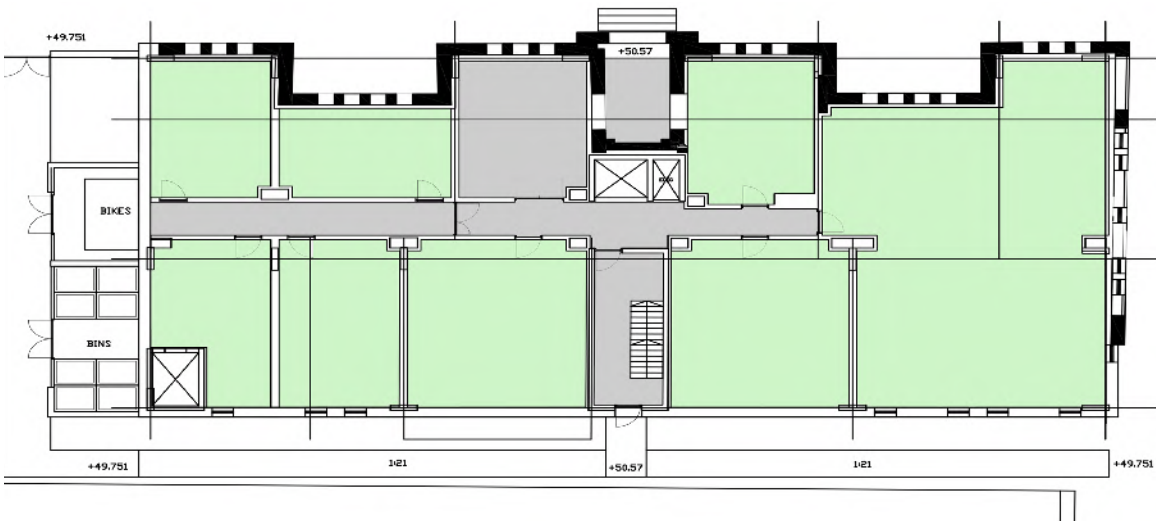
ARCHITECTURE

Positives

- Bedrooms suited to small original rooms
- Ground floor becomes grand function space for hotel
- Activates building by bringing people in to the building
- Mixed use ground floor

COMMERCIAL CONTEXT & VIABILITY

- Residual value appraisal likely to demonstrate that this option is not viable. NB. Residual appraisal to be undertaken to confirm
- Regardless of the value, hotel unlikely feasible option at this time as it is one of the worst hit sectors during Covid-19; and this would be a difficult location due to it being on the edge of the city centre.
- ‘Heritage Works’ formerly contacted hotel operators like Malmaison, Eclectic Hotels and serviced apartment firm Staying Cool, in connection with potential uses for the building, but this process previously found that costs are too prohibitive. The estimated bill to turn the building into a hotel was reported to more than £10m (as reported in Manchester Confidential 27th July 2011). Funding market largely on-pause’



Negatives

- Major interventions to the historic building fabric and spatial qualities required
- High number of vertical risers required to service each room

Negatives

- Multiple interventions in the form of hotel room walls
- Dual lifts required
- Inefficient floor plates presents hotel operational issues
- Hotel has too few rooms to be a chain hotel (min 100 rooms).
- High servicing requirement to house air conditioning and larger sprinkler tanks, which would need a large amount of plant equipment. All of the ground floor would be needed for all the primary hotel spaces (eg reception, bar, dining) and therefore plant would need to be provided in the basement, which would require excavation and waterproofing
- No car parking other than single disable car parking space

OFFICE

Gross Area 2414.43sqm

HERITAGE

Positives

- Reuse of a Grade II Listed Building

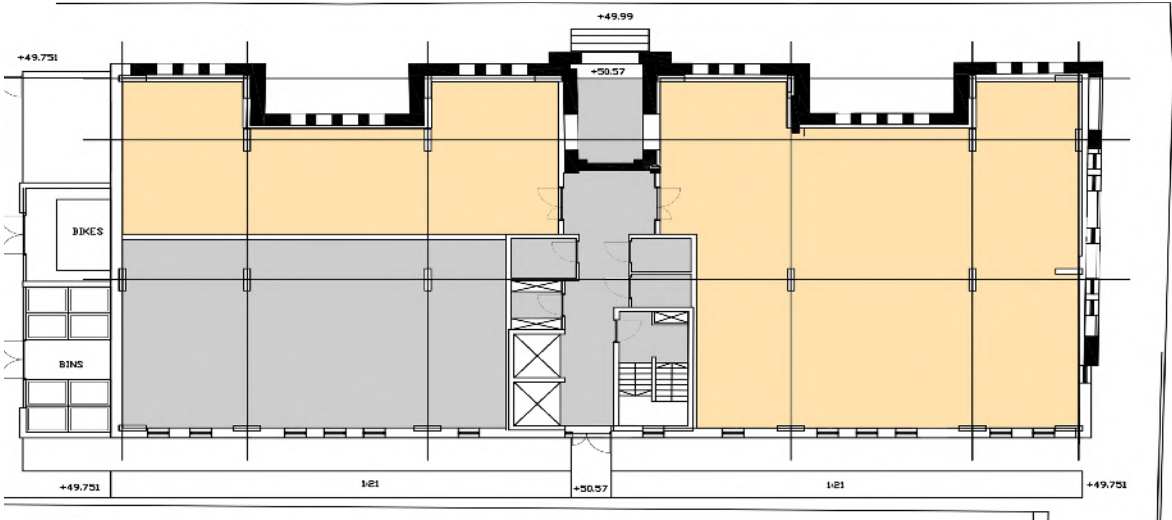
ARCHITECTURE

Positives

- Service intervention concentrated around core
- Activates building by bringing people in to the building
- Mixed use ground floor

COMMERCIAL CONTEXT & VIABILITY

- Office space is supported in this location in the Regional Centre and East Manchester
- Size & location of office space would likely accommodate - SME's with lower rental yield
- Potential for floors being vacant for long periods of time
- Residual value appraisal demonstrates that this option is not viable.



Negatives

- Major interventions to the historic building fabric and spatial qualities required
- Large vertical core required
- Cruciform plan arrangement would not be retained
- Highly significant areas would also be removed, collectively resulting in a high level of harm

Negatives

- Increased floor to floor requirements reduce potential number of storeys
- High servicing requirement to accommodate air conditioning and larger commercial sprinkler tanks, which would need large amount of ground floor to be given over to plant.
- No car parking other than single disable car parking space

MARKET RESIDENTIAL- APARTMENT SCHEME

39 units (25 1bed 2p, 14 2bed 4p)
Gross Area 2876.86sqm

HERITAGE

Positives

- Allows original cruciform plan arrangement to be retained
- Platform lift not required to Old Mill Street -alternative access provided to the less significant rear facade
- Reuse of a Grade II Listed Building

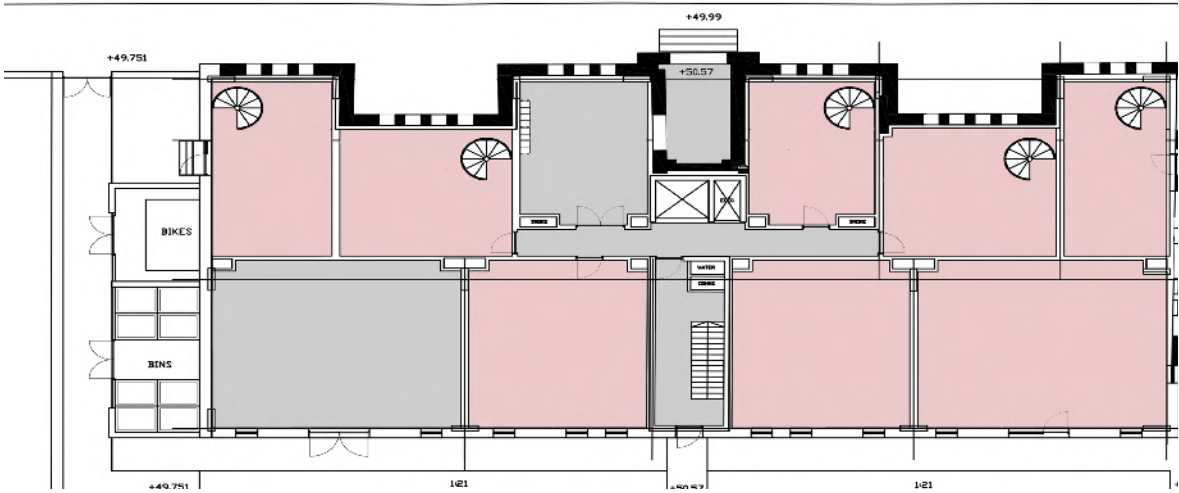
ARCHITECTURE

Positives

- Apartments suited to existing small rooms
- Low communal servicing requirement has minimal impact on ground floor.

COMMERCIAL CONTEXT & VIABILITY

- Higher density residential development supported in this location in the regional centre and east Manchester
- For a standard value offer, the residual appraisal demonstrates that this option is not viable. This means that the cost of undertaking the works is higher than the value that would be generated.
- Funding market for residential development is limited



Negatives

- Major interventions to historic fabric required

Negatives

- Quantity of small apartments created
- Minimal amenity space such as communal green space
- No car parking other than single disable car parking space

MARKET RESIDENTIAL- TOWNHOUSE SCHEME

6 units (4 4bed 8p, 2 3bed 6p)
Gross Area 853.22 sq m

HERITAGE

Positives

- Platform lift not required to Old Mill Street -alternative access provided to the less significant rear facade
- Reuse of a Grade II Listed Building

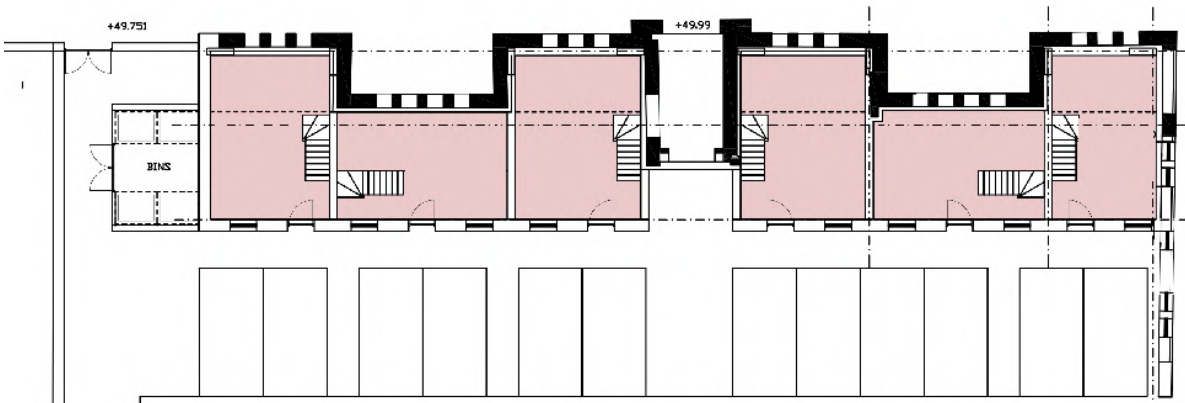
ARCHITECTURE

Positives

- Layout suited to existing small rooms
- Low communal servicing requirement has minimal impact on ground floor.
- 2 car parking spaces per dwelling

COMMERCIAL CONTEXT & VIABILITY

- Higher density residential development supported in this location in the regional centre and east Manchester
- For a high value residential offer, which is for a 6-unit townhouses scheme, the residual appraisal demonstrates that this option is not viable. End users would also require car parking for these high value residential dwellings, which cannot be provided on-site.”
- Funding market for residential development is limited



Negatives

- Major interventions to historic fabric required

Negatives

- Quantity of small units created
- Minimal amenity space such as communal green space

COMMUNITY / LEISURE

Based on the proposals brought forward by the Ancoats Dispensary Trust
Planning Ref : 116665/FO/2017
Development for internal community use, exhibition space and community café at ground floor and managed office space on 1st and 2nd floors.
Gross Area 1688sqm

HERITAGE

Positives

- Allows original cruciform plan arrangement to be retained
- Reuse of a Grade II Listed Building

ARCHITECTURE

Positives

- Service intervention concentrated around core
- Activates building by bringing people in to the building
- Mixed use ground floor

COMMERCIAL CONTEXT & VIABILITY

- Residual value appraisal demonstrates that this option is not viable, as demonstrated by the Ancoats Dispensary Trust bid to the HLF
- Potential for floors being vacant for long periods of time
- The sales price/rent should reflect rates generally paid by community / leisure groups or voluntary organisations, which would generate no to low rental return.
- Would not benefit from the funding options available for the development of affordable residential.
- Option for commercial / leisure use was tested by the Ancoats Dispensary Trust who unfortunately did not gain the funding needed to proceed from the Heritage Lottery Fund.



Negatives

- Major interventions to the historic building fabric and spatial qualities required
- Highly significant areas would also be removed, collectively resulting in a high level of harm
- Platform lift would be required to Old Mill Street causing harm to a significant facade

Negatives

- Increased floor to floor requirements reduce potential number of storeys
- Interventions to ground floor to facilitate active uses would be restricted to retain significance of facades
- High servicing requirement would need large amount of ground floor to be given over to plant

AFFORDABLE RESIDENTIAL

39 units (25 1bed 1p, 14 2bed 3p)
Gross Area 2662 sqm

HERITAGE

Positives

- Allows original cruciform plan arrangement to be retained
- Reuse of a Grade II Listed Building

ARCHITECTURE

Positives

- Apartments suited to existing small rooms
- Minimal impact on ground floor as a result of the small plant equipment required.

COMMERCIAL CONTEXT & VIABILITY

- Higher density residential development supported in this location in the regional centre and east Manchester.
- Provision of affordable housing is a national and local strategic priority in order to meet the growing demand.
- Funding resources available for affordable housing provision through the Greater Manchester Combined Authority and Manchester City Council
- Viability is still a challenge, but this is the most feasible option of all uses.



Negatives

Negatives

- Minimal amenity space such as communal green space
- Minimal parking space

4.3 Summary

The table summarises the options which have been considered by the Project Team. Each option has been appraised for its Heritage, Architecture and Commercial Context merits. From this appraisal it is clear that the only option which has positive outcomes for each consideration is affordable residential, establishing the optimum viable use for the building. A detailed Valuation Report prepared by OBI is submitted as part of the application which further demonstrates the viability considerations undertaken.

	Hotel	Office	Market Residential	Community /Leisure	Affordable Residential
Heritage					
Key internal historic layout can be retained.	X	X	✓	✓	✓
Reuse of Grade II Listed Building	✓	✓	✓	✓	✓
Architecture					
Minimal service intervention	X	X	✓	✓	✓
Suited to small existing rooms	✓	X	✓	X	✓
Potential for active ground floor uses	✓	✓	X	✓	X
Commercial Context and Viability					
Good market conditions	X	X	✓	X	✓
Grant funding available	X	X	X	X	✓

5.0

Design

5.0 Design

5.1 Key Themes

The design concept for the Dispensary starts with Significance. Protecting and enhancing what is significant about the building has provided the foundation from which the design concept has been developed. However, this must be balanced with the need to provide accommodation that will allow the building to be financially sustainable. Resolving a viable proposal for the site presents the opportunity to bring a currently vacant and derelict building into active use to secure the long term conservation of the Grade II Listed Building.

The overarching observation from our site analysis study is the juxtaposition between old and new, not just in terms of the architecture but also in the community.

-When the Dispensary was opened in 1874 the area was predominantly industrial including Chemical, Engineering works and Mills. It is now predominantly residential.

-The area developed organically; and consisted of small brick structures on piecemeal sites. The Victorian terraces were replaced by the Cardroom Estate and in recent years the A&NI Neighbourhood Development Framework has guided development within the NDF area, principally delivering residential developments; which have ultimately transformed the Cardroom Estate to a vibrant neighbourhood.

-The tower used to preside over the low-level surrounding buildings. It would now be dwarfed.

-The Dispensary has a very strong identity and is symbolic reminder of Ancoats history.

It is important that this story is legible in the architecture.



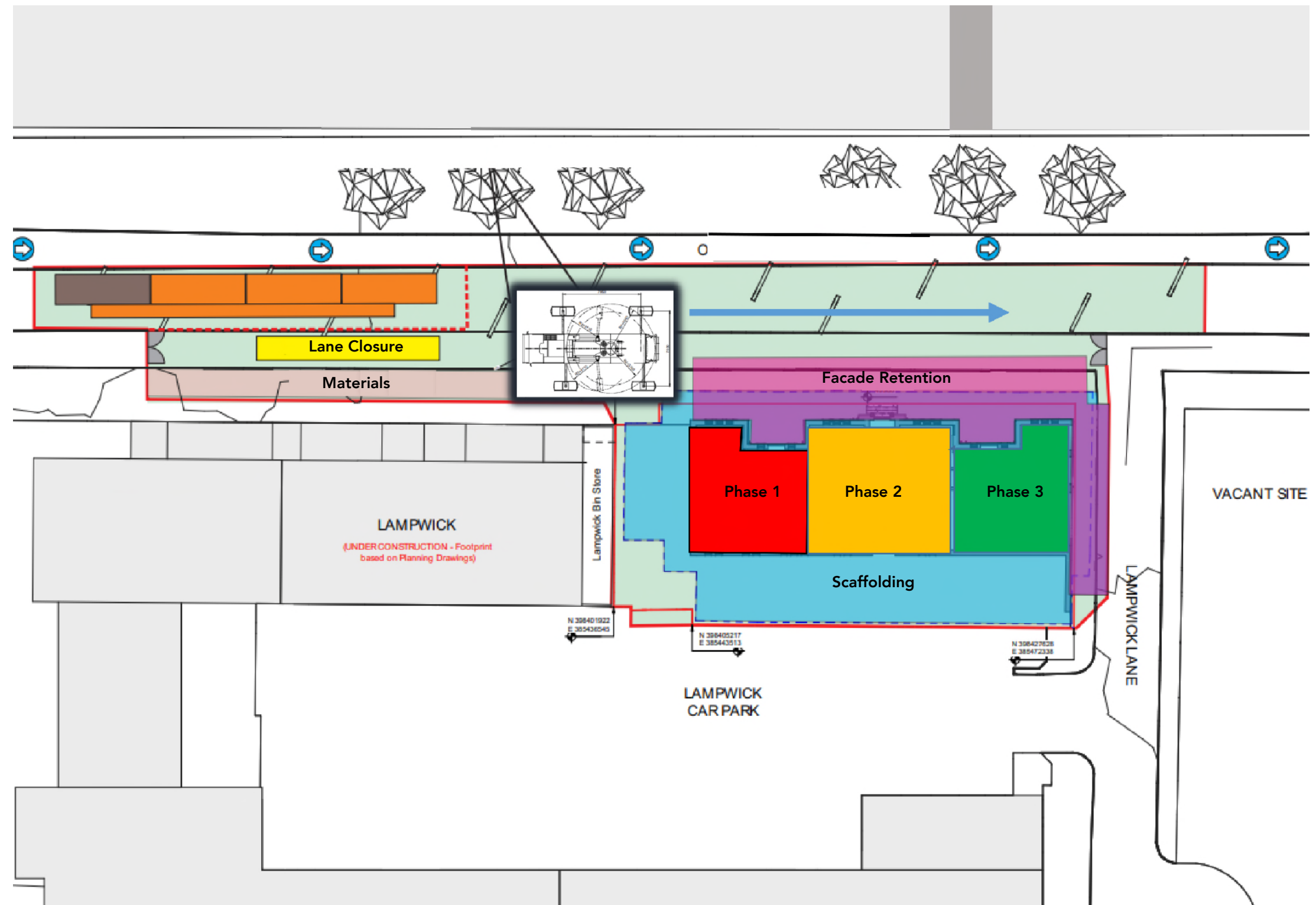
5.2 Construction Challenges

The following construction challenges exist:

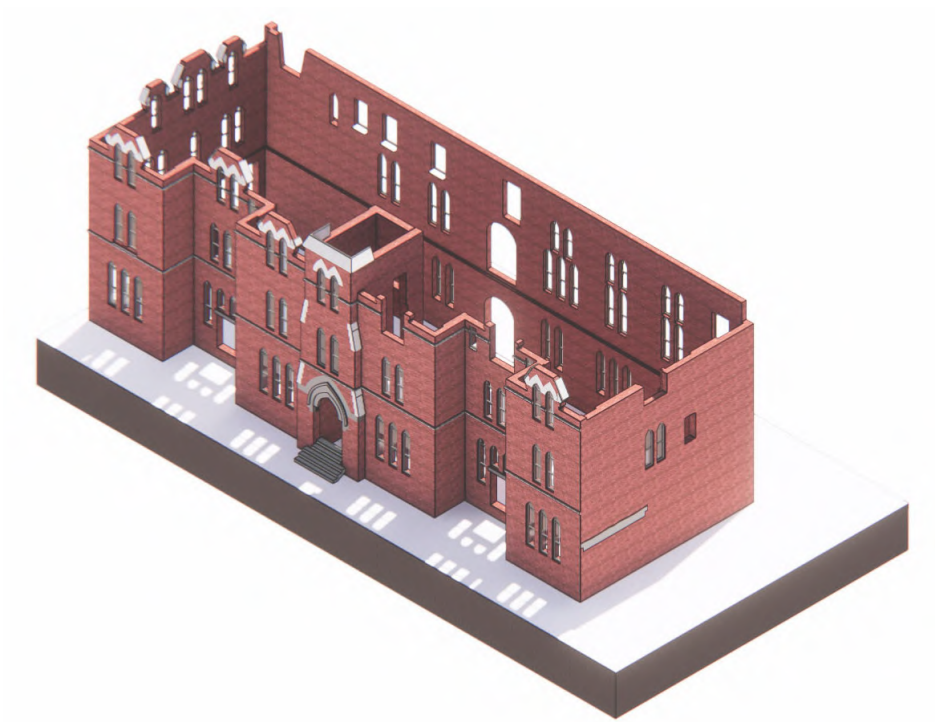
- External masonry walls have been secured around the perimeter by scaffold these extend to the site boundary
- The basement is filled with loose masonry. It is likely to have voids and therefore has the potential to collapse
- Walls previously restrained by floors have a very slender ratio and are partially supported at the base by collapsed brickwork. If this was to be removed the slenderness ratio would increase as would the chance of collapse.
- No machinery can access the building interior from ground level without removal of a section of wall
- There is no space on the site to locate a crane

We have worked closely with Eric Wright to provide a viable construction solution:

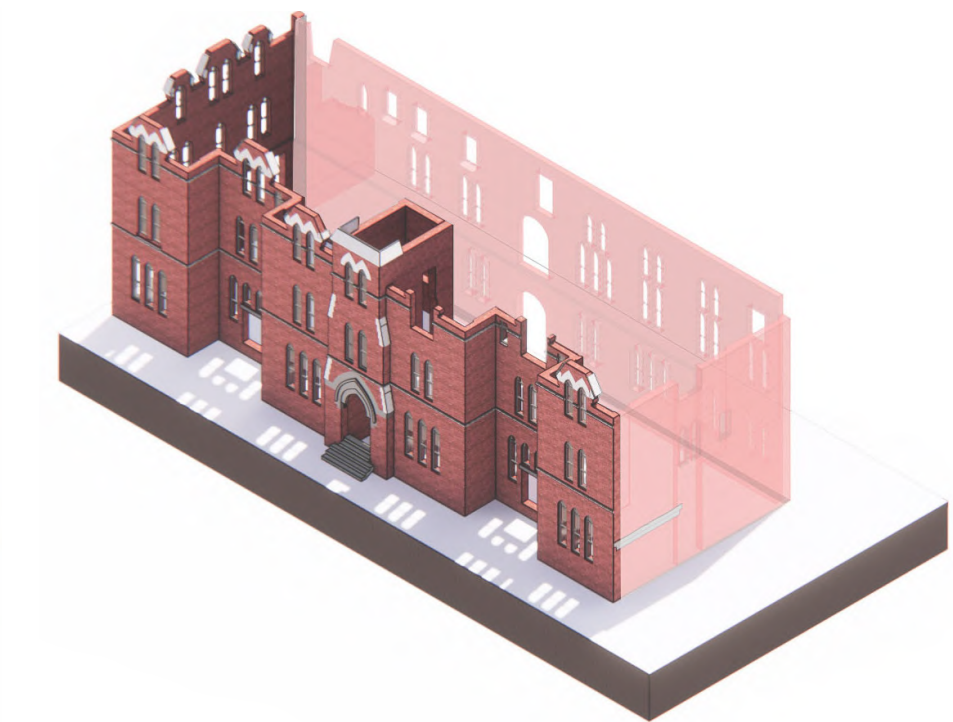
- Construction will require a lane closure on Old Mill Street and use of the central reservation for Site cabins, material storage and crane location.
- Access to the site will be adjacent to Lampwick.
- In order to provide sufficient space for the machinery required to demolish the rear facade, install piles and erect the steel frame, the South West gable will need to be removed.



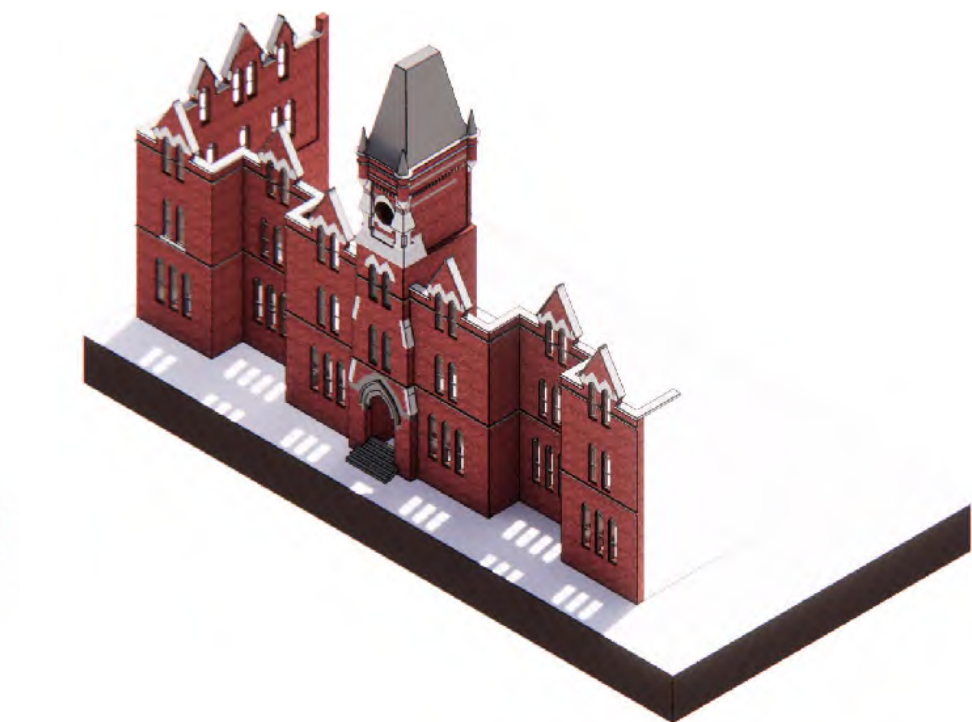
The following diagrams explain the key design drivers for our emerging proposals.



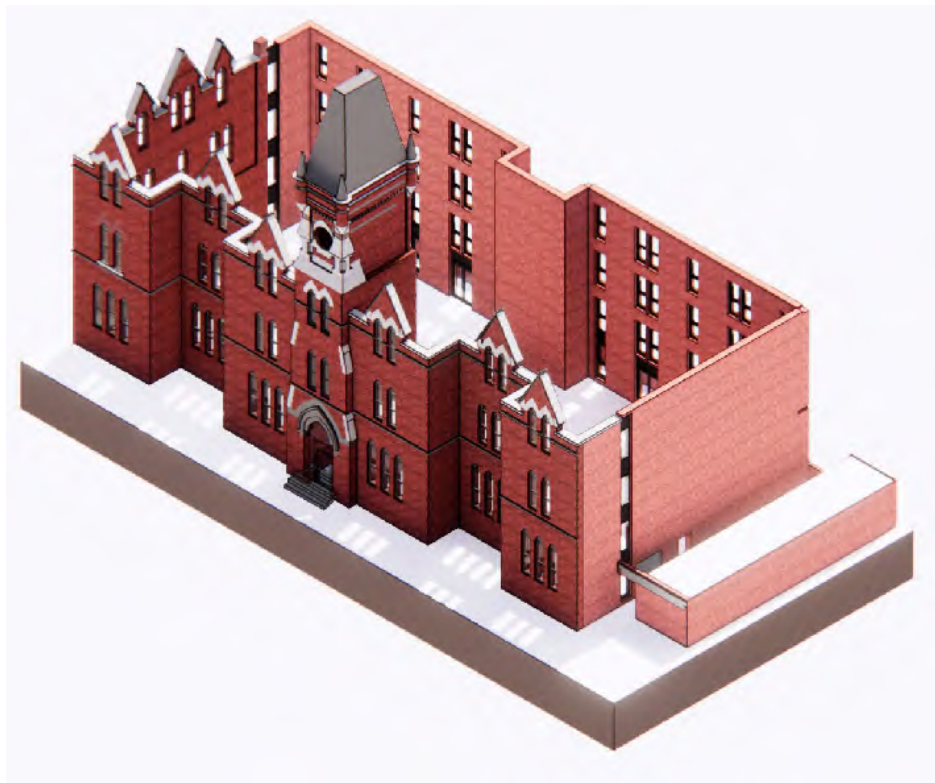
Existing Structure



Demolish rear and Side Elevation to Allow for Construcion & Required No. of units with limited Height Increase



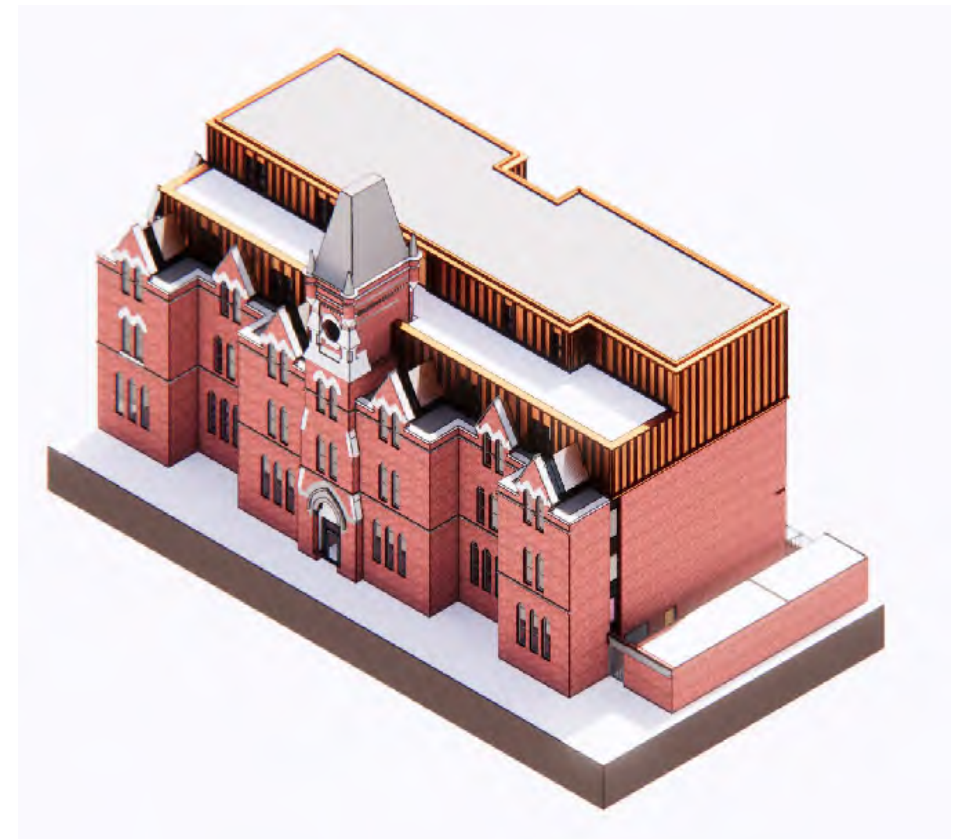
Repair Retained Elevations & Reconstruct Tower



New Rear and Side Elevations



Provide new apartments



Roof set back to be subservient to tower

5.3 Design Development

Initial Massing options were prepared to test the viability of the scheme in relation to the red-line boundary and emerging understanding of the site.

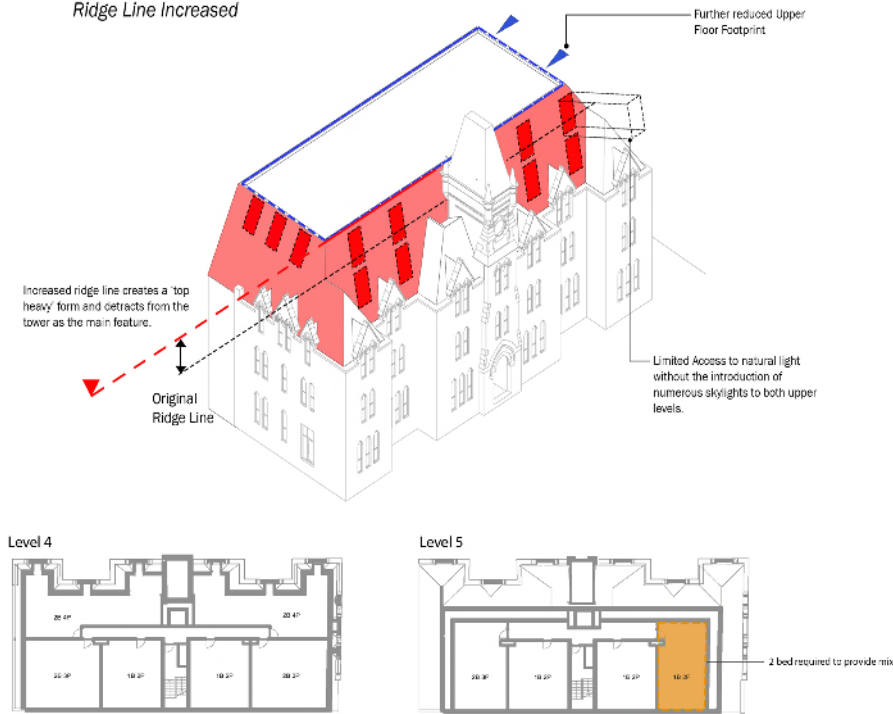
A primary focus being the relationship between the new and existing elements and the roof form.

We started by looking to replicate the original roof pitch and form. However, in order to accomodate 39 units the roof needed to extend above the existing ridge line and the prominence of the tower was lost. To retain the existing windows to the front without the use of blanking panels, we have utilised the area behind the gables as a double height space for the floor below. Windows to the new accommodation would need to be located between the gables thus restricting daylighting and meaning they would be visible from the street. MEP venting would also be visible. Internal space is required for plant therefore the scheme only provides 38 units. The resultant roof due to it complex geometry would be difficult to construct.

The second scheme replicated the original roof pitch and form up to the former ridge line. New accommodation is set back from the façade to retain the prominence of the tower. Again, windows to the new accommodation would need to be located between the gables thus restricting daylighting and meaning they would be visible from the street. Internal space is reduced due to the set-back therefore the scheme only provides 38 units. The resultant roof would also be complex to construct.

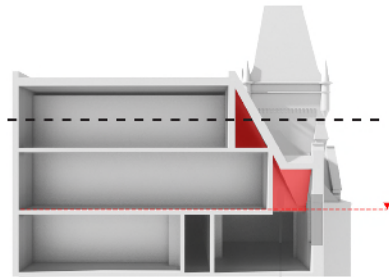
Roof Option 1

Ridge Line Increased



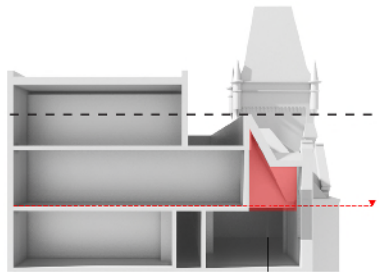
DESIGN CONSIDERATION ANALYSIS

Roof form subservient to the tower	✗
Number of Apartments	✗ 38
Impact on Natural Light Provision	✗
Integration of MEP Space	✗
Complexity of Construction	✗



DESIGN CONSIDERATION ANALYSIS

Roof form subservient to the tower	✓
Number of Apartments	✗ 38
Impact on Natural Light Provision	✗
Integration of MEP Space	✓
Complexity of Construction	✗



Roof Option 2

Original Ridge Line Maintained

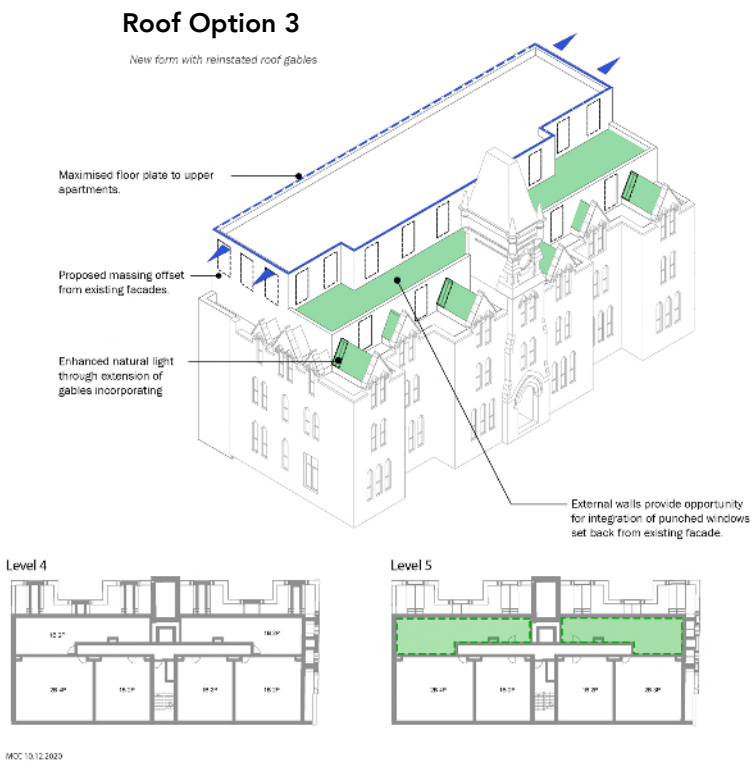


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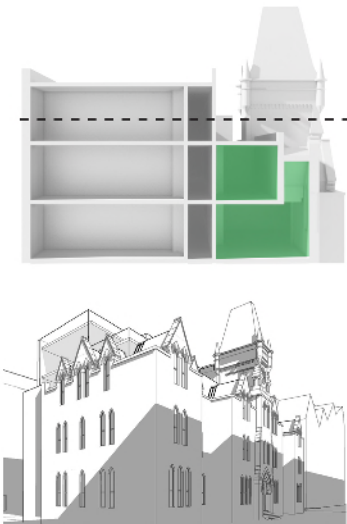
A contemporary two tiered roof form was agreed as the preferred arrangement. The scheme replicates the gables to give the retained façade an apparent depth and ensures the full height of the windows on the retained elevations is maintained. Roof lights provide visual separation between the old and new. The new accommodation is set back from the façade to retain the prominence of the tower. Window placement is less restricted and the scheme provides 39 units.

Flat roofs provide maintainance access and space for the provision of PVs. The roof geometry is the least complex thus facilitating construction.



DESIGN CONSIDERATION ANALYSIS

Roof form subservient to the tower	✓
Number of Apartments	✓39
Impact on Natural Light Provision	✓
Integration of MEP Space	✓
Complexity of Construction	✓



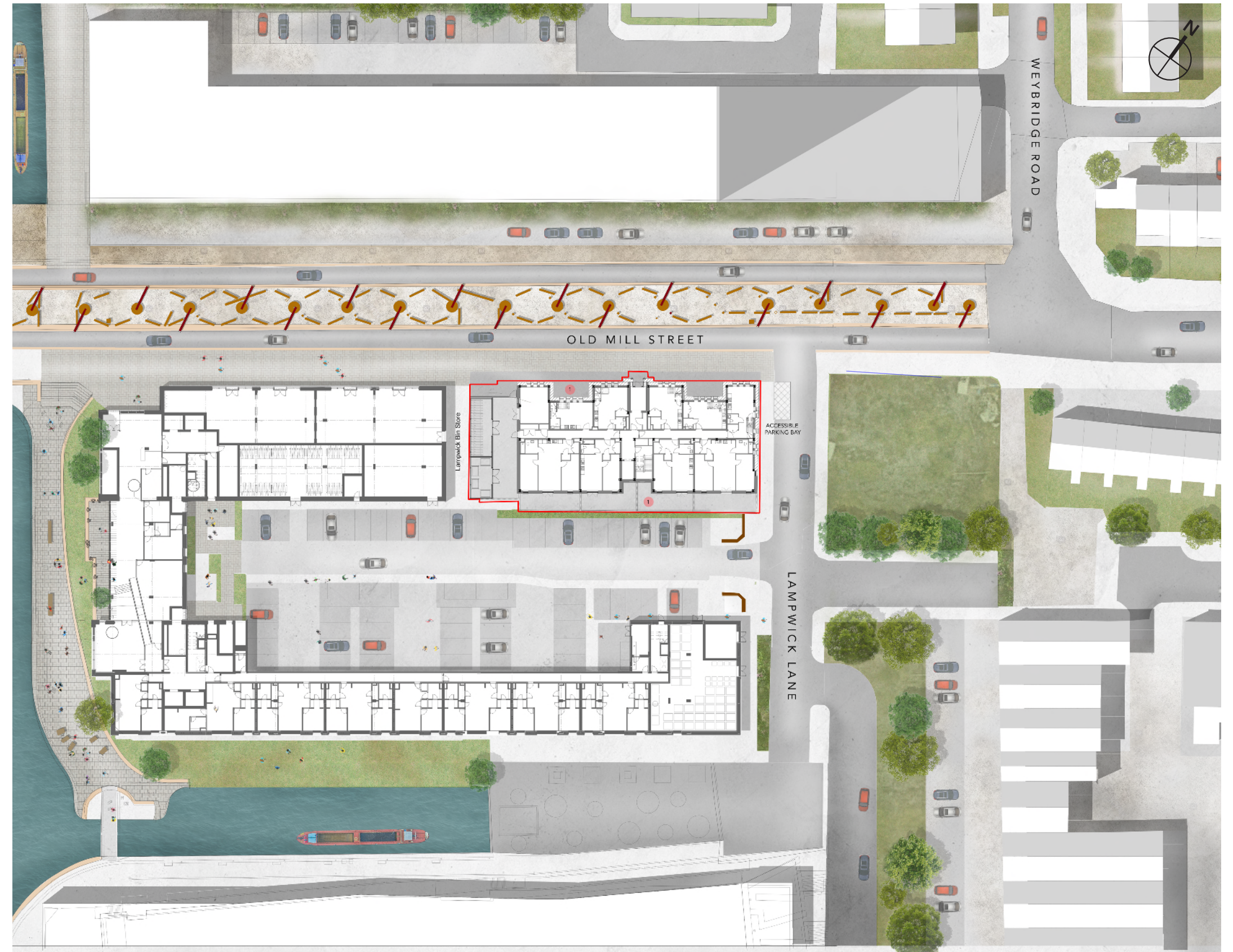
5.4 Layout

Our starting point was retention of the full façade.

However, in its current condition the building can only be accessed from above as the primary structure is kept stable and in place by the perimeter façade retention scheme. The existing building form runs tight to Old Mill Street.

To provide 39 units in the existing building footprint an additional 7 floors would be required on top of the 5 proposed (assuming the additional floors replicate the 5th to be set back from the tower).

Therefore in order to facilitate construction and provide the necessary accommodation, within a reasonable height, the rear walls have been removed.



5.4.1 Ground Floor Plan

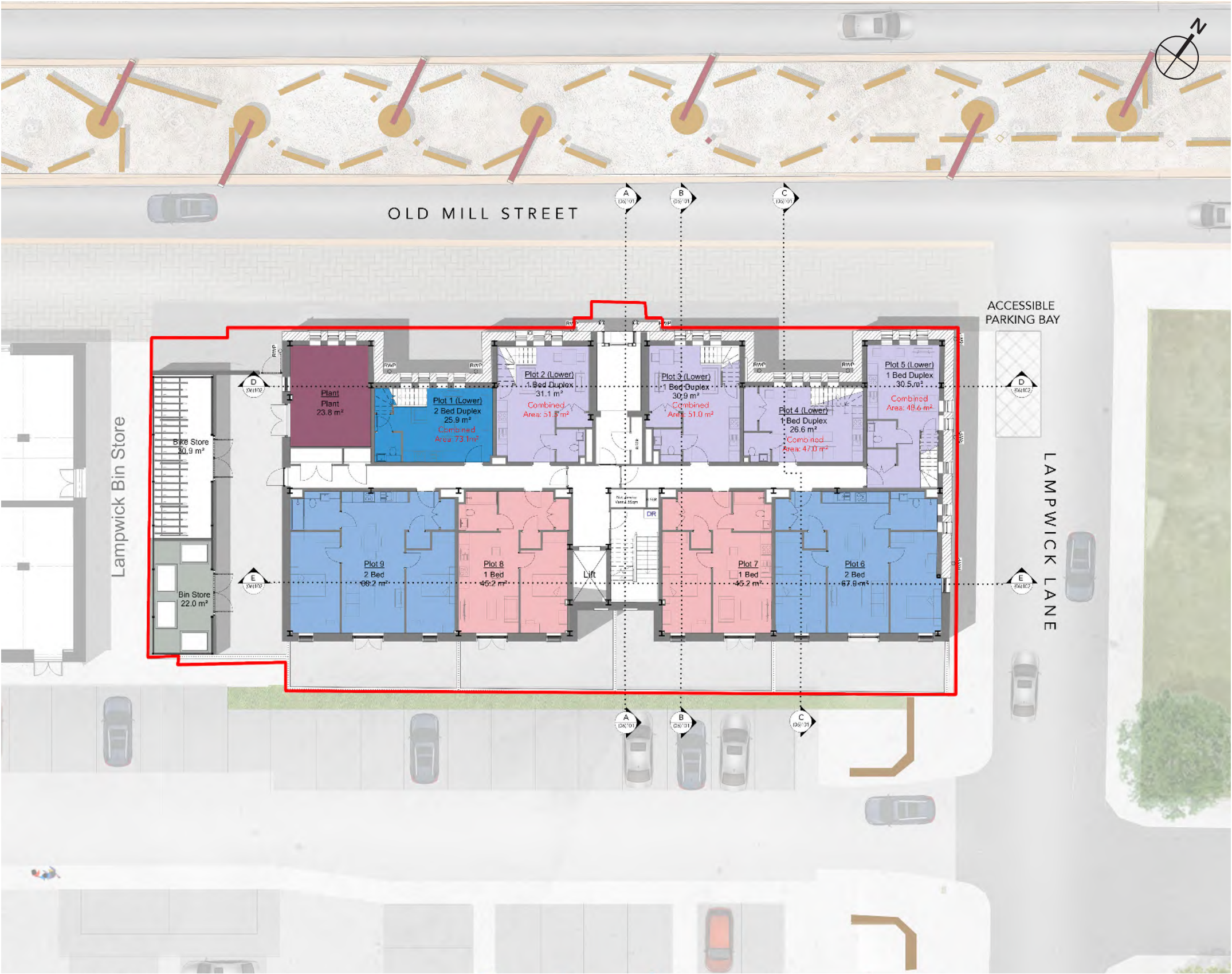
The existing building is raised 600mm above the external ground level. To restrict the building height and facilitate level access we have lowered the proposed ground floor.

The accommodation to the front of the ground floor is formed from duplexes to retain the double height windows, apartments are located to the rear. A centrally placed lift and staircase gain access to the upper levels

To the South West we are proposing a very simple steel structure to house bins and bikes. Following advice from GMP the cycle store will be provided with security gates.

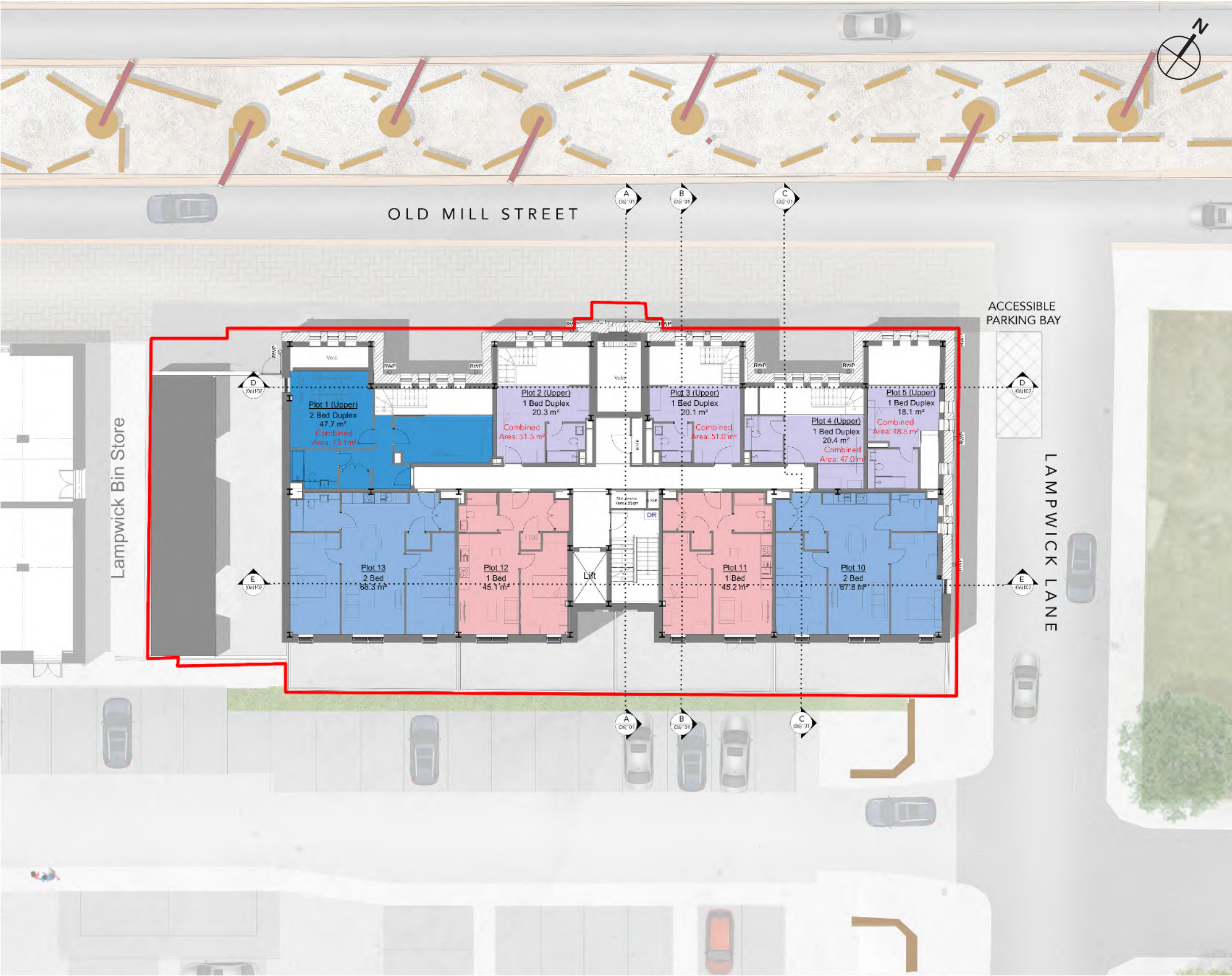
Key

- 1 Bed Duplex
- 1 Bed Apartment
- 2 bed Duplex
- 2 Bed Apartment
- Plant



5.4.2 First Floor Plan

Comprises the upper levels of the duplex apartments. The circulation and rear apartments are duplicated.

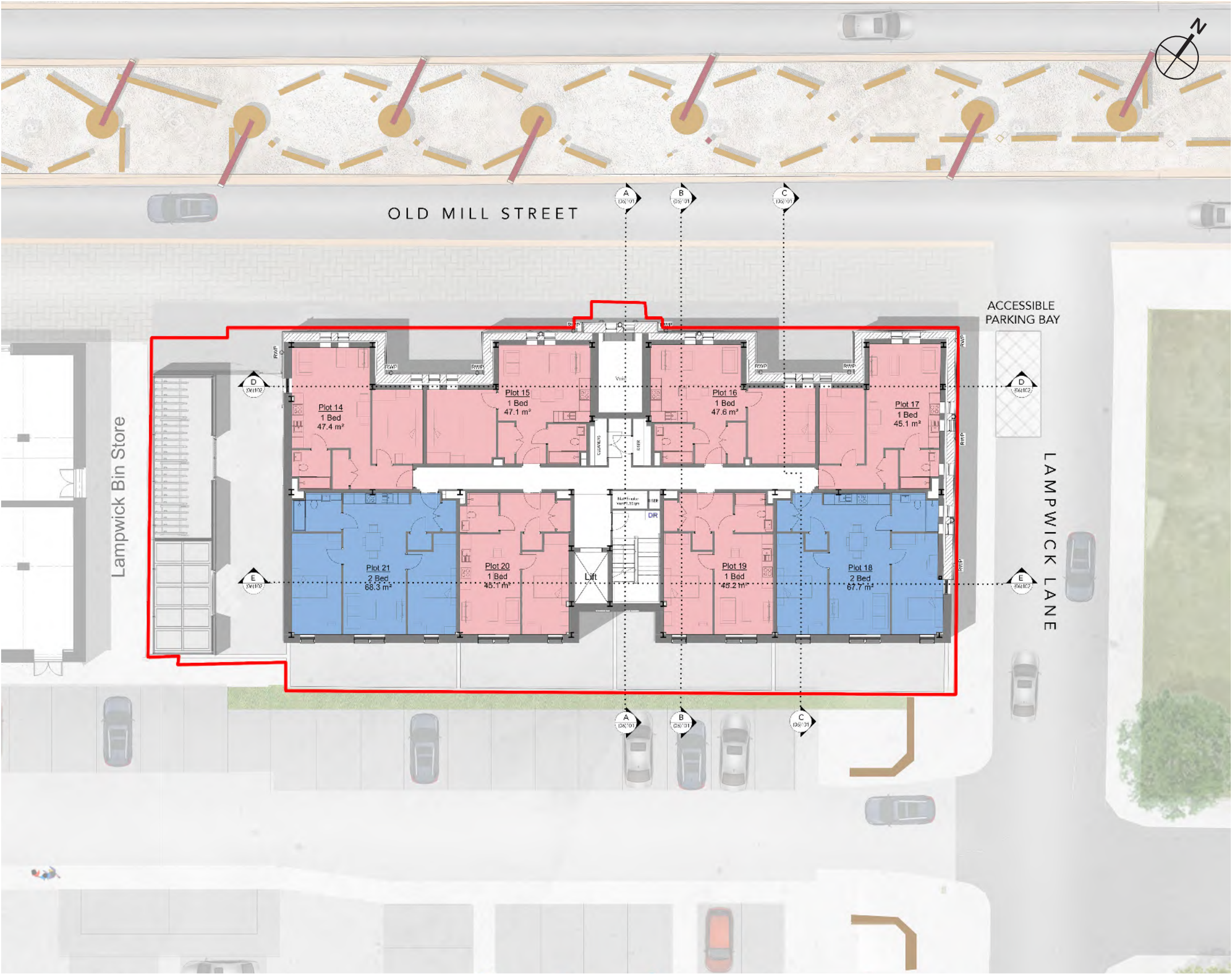


5.4.3 Second & Third Floor Plan

The circulation and rear apartments are duplicated. One bed, single storey apartments are located behind the existing retained facade.

Key

- 1 Bed Duplex
- 1 Bed Apartment
- 2 bed Duplex
- 2 Bed Apartment
- Plant

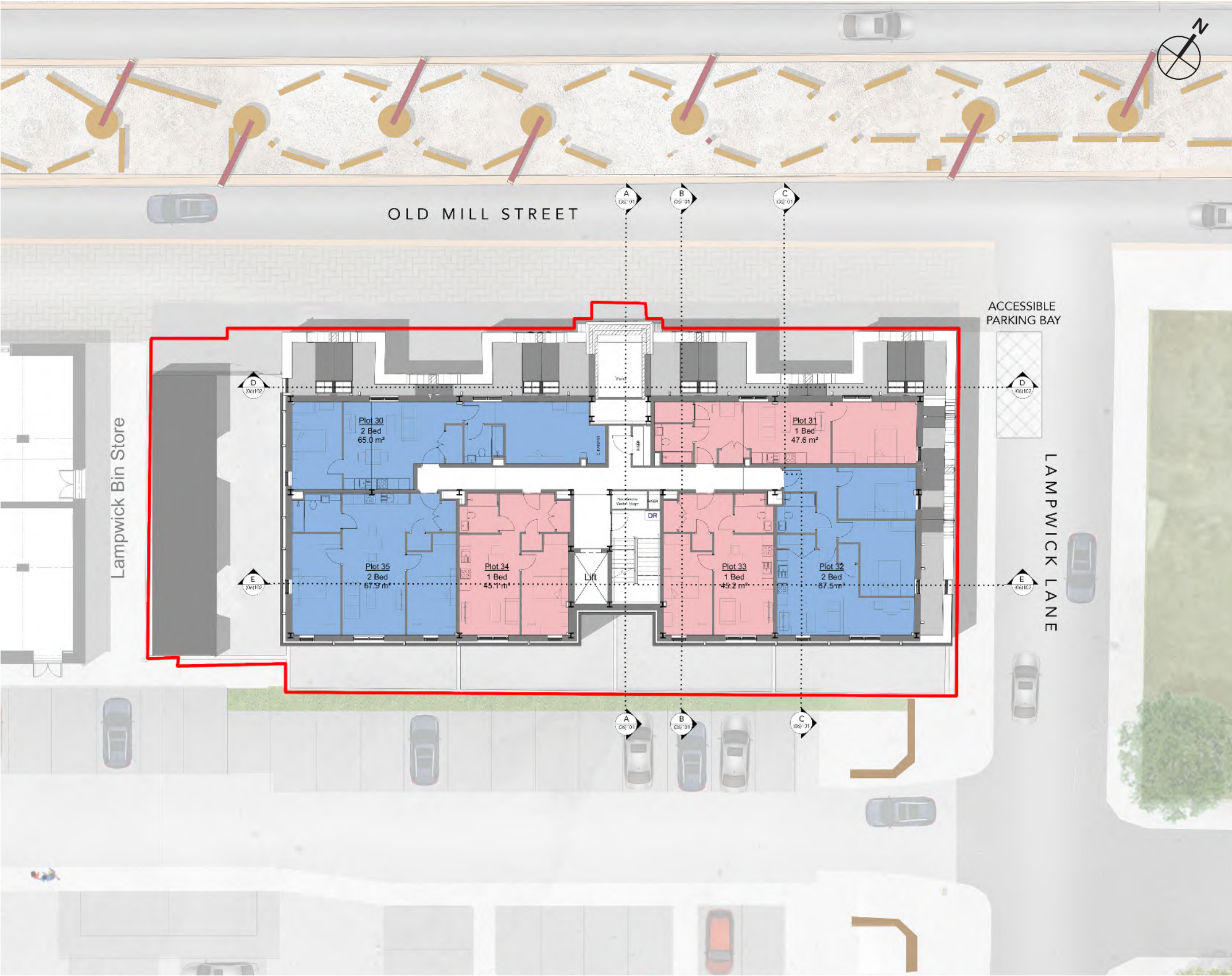


5.4.4 Fourth Floor Plan

This floor projects above the existing parapet line and is therefore stepped back from the façade to retain the prominence of the tower to minimize visual impact from street level.

Key

- 1 Bed Duplex
- 1 Bed Apartment
- 2 bed Duplex
- 2 Bed Apartment
- Plant



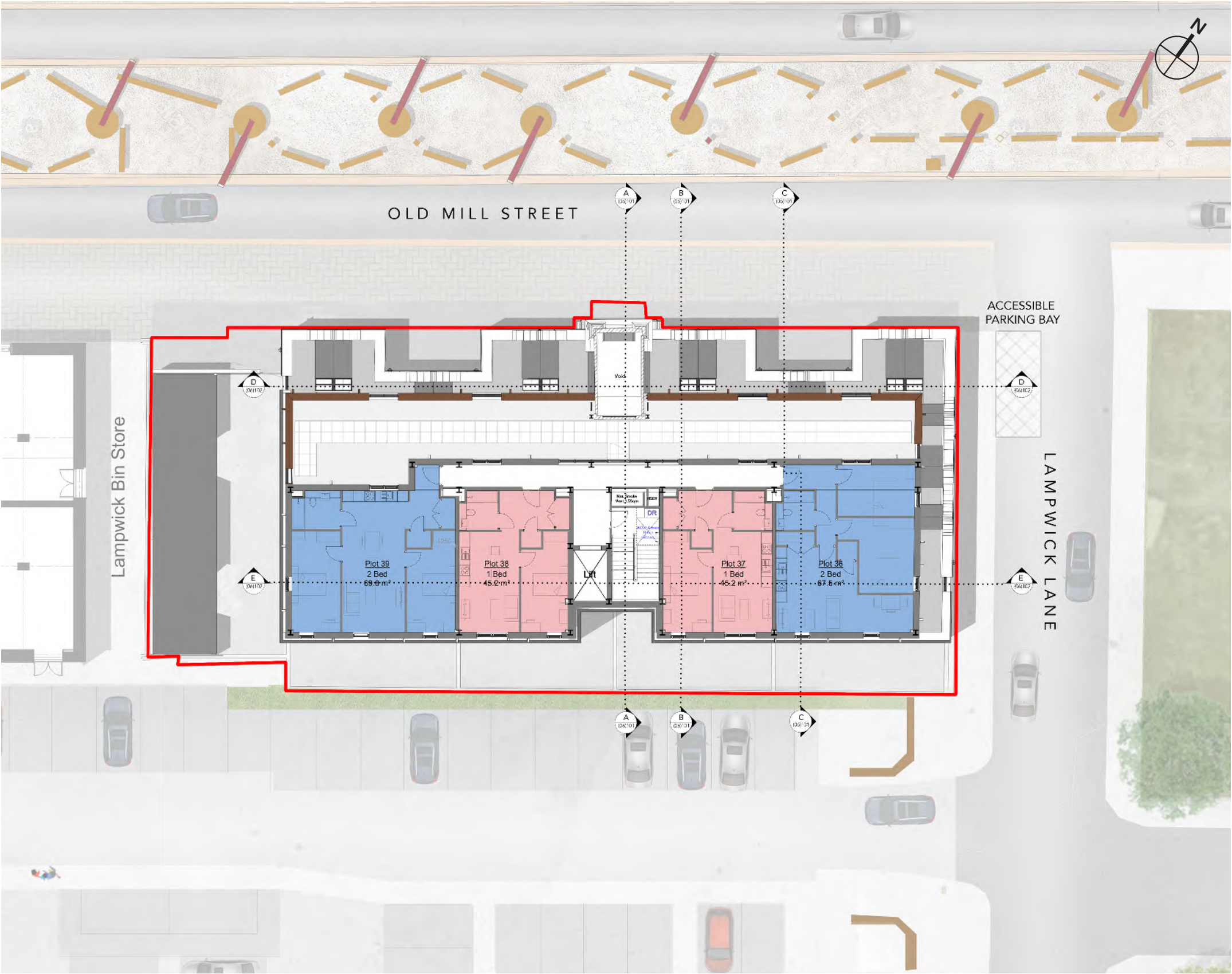
5.4.5 Fifth Floor Plan

This floor is stepped back again and four apartments are entered from a single sided corridor.

The roof will be for maintenance access only. It will be finished with decorative chippings.

Key

- 1 Bed Duplex
- 1 Bed Apartment
- 2 bed Duplex
- 2 Bed Apartment
- Plant



5.5 Apartment Types & Design for Access

All apartments have an open plan living area. Kitchens incorporate a free standing fridge-freezer. A washing machine is located within utility.

The apartments are designed to achieve Part M4(1) Visitable Dwellings.

In accordance with the Building Regulations requirements for accessibility should be balanced against preserving historic buildings or environments.

Optional requirements M4(2) Accessible and adaptable dwellings & M4(3) Wheelchair User Dwelling both require the principal entrance to have a covered external landing. This would require intervention on the Listed façade.

Retention of the existing façade has imposed challenges on the internal space planning. M4(2) & M4(3) dwellings impose larger space requirements. For example 300mm leading edge to entrance doors and increased circulation zones. These could not be incorporated without reducing the number of dwellings and thus adversely impacting viability.

A Part M4(3) dwelling would ideally be provided with a dedicated parking space within close proximity. Due to site restrictions, there is space to provide only one off-site disabled bay, which would prevent disabled visitors accessing the scheme.



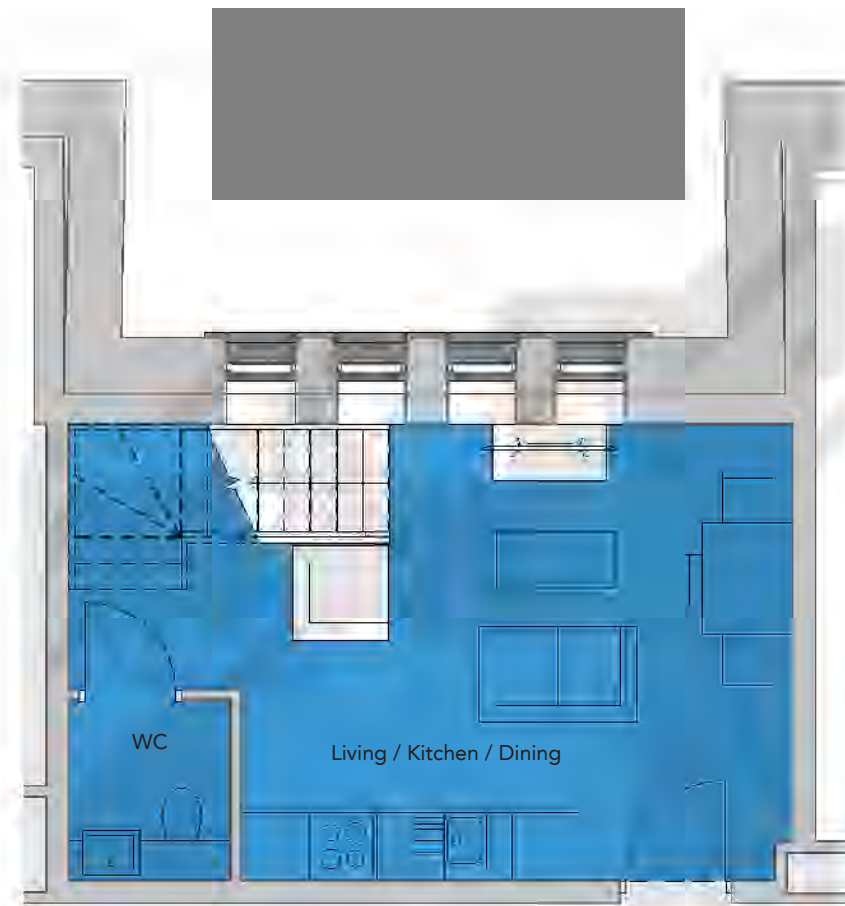
1B - One bed apartment



2B - Two bed apartment

5.6 Duplexes

Five duplexes are included in the scheme and accessed from the ground floor. Over two floors, each duplex includes an open plan living area and kitchen, an individual staircase and one or two double bedrooms.



2B - Duplex



1B- Duplex

5.7 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.

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

5.8 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.

5.8.1 Make It Manchester

The scheme has been designed with full consideration and appreciation to the existing context and character. The project seeks to breathe life back into one of Manchester's heritage assets. Manchester is a city which has a long history of embracing reinvention. The architecture respects the significance of the existing building, but reflects the time in which it was built. The site defines a strong sense of place, with a striking appearance, activation along Old Mill Street and Lampwick Lane.

A high-quality material palette is a fundamental part of the character and identity of the scheme. The proposed brickwork ties in with the historical buildings, integrating it into the neighbourhood. The use of powder coated aluminium links to the that could be found in the area. A continuation of this high quality approach can be seen in the architectural detailing and facade approach. Fenestration and fin details create a playful and ordered facade with the generous amounts of glazing allowing visual connections to the surrounding areas.

5.8.2 Make It Bring People Together

The development largely utilises the existing infrastructure of Old Mill Street and Lampwick Lane. Sustainable travel modes are encouraged, with a large cycle store being incorporated into the proposal.

Significant artefacts from the existing building such as the foundation stone and name plaque will be re-housed in prominent locations. These will act as a talking point and hopefully unite residents with a sense of pride in the building.

5.8.3 Make It Animate Streets And Spaces

The Dispensary is a very prominent and memorable building and will provide wayfinding to visitors to the area.

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

5.8.4 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.

In line with the aspirations to provide an inclusive and diverse neighbourhood, care has been taken to ensure homes are accessible as possible within the confines of a Listed Building. All homes and 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.

5.8.5 Make It Work With The Landscape

Due to its restrictive site, the scheme has limited external space. Private and public spaces have been clearly defined and will be easy to maintain.

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. Whilst the site is relatively flat, the proposal has responded to the level changes across it to seamlessly fit into the current landscape.

5.8.6 Make It Practical

The proposals focus on providing practical and functional solutions to make resident's lives better. Spaces for loading and a disabled visitor ar provided on Lampwick Street. Cycling and the use of public transport is encouraged.

The refuse strategy has not been carefully considered, and adhere to the Council's Waste Guidance.

5.8.7 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. 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.

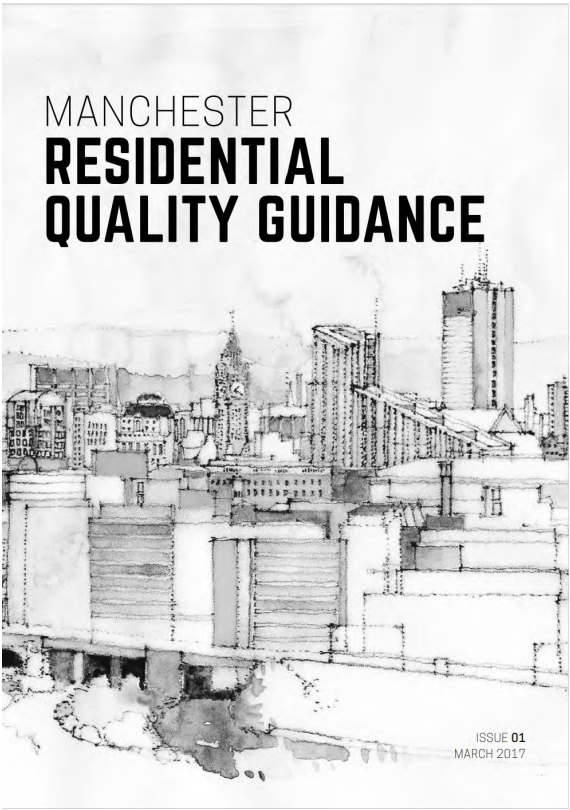
5.8.8 Make It A Home

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.

5.8.9 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 buildable 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.



5.9 Use

The accommodation will be for Affordable Rent.

5.10 Amount

The scheme delivers:

- 39 units over 6 floors
- 87% Apartments, 13% Duplex
- 36% 2 bed apartments
- 64% 1 bed apartments

A detailed accomodation schedule is included in the Appendix.

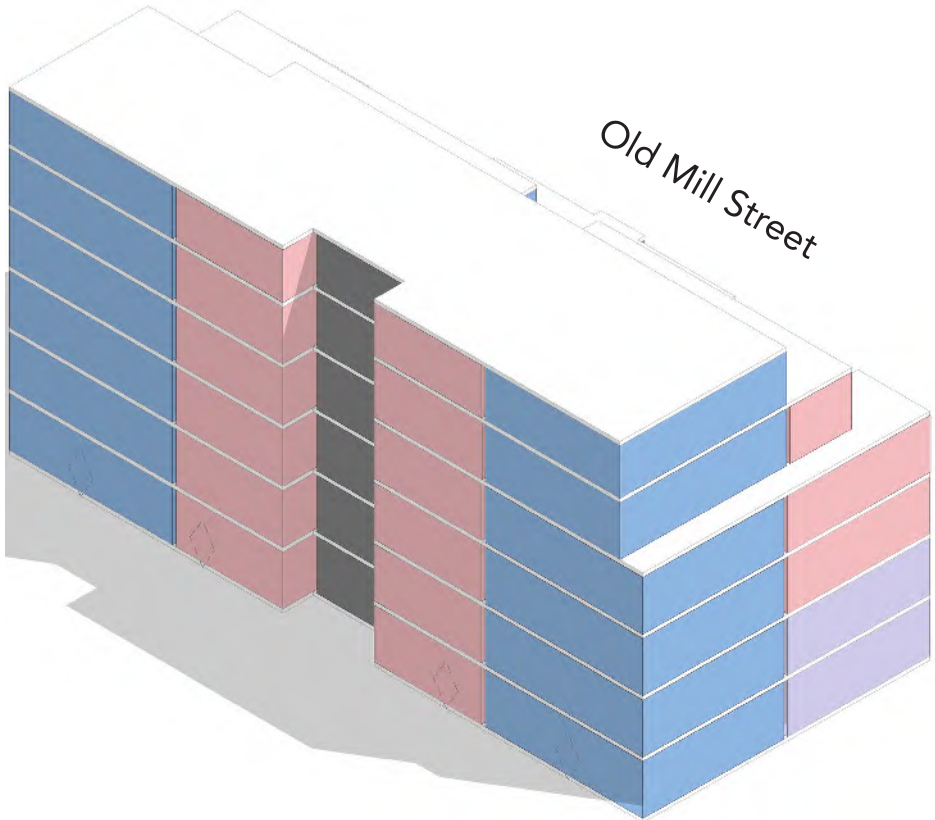
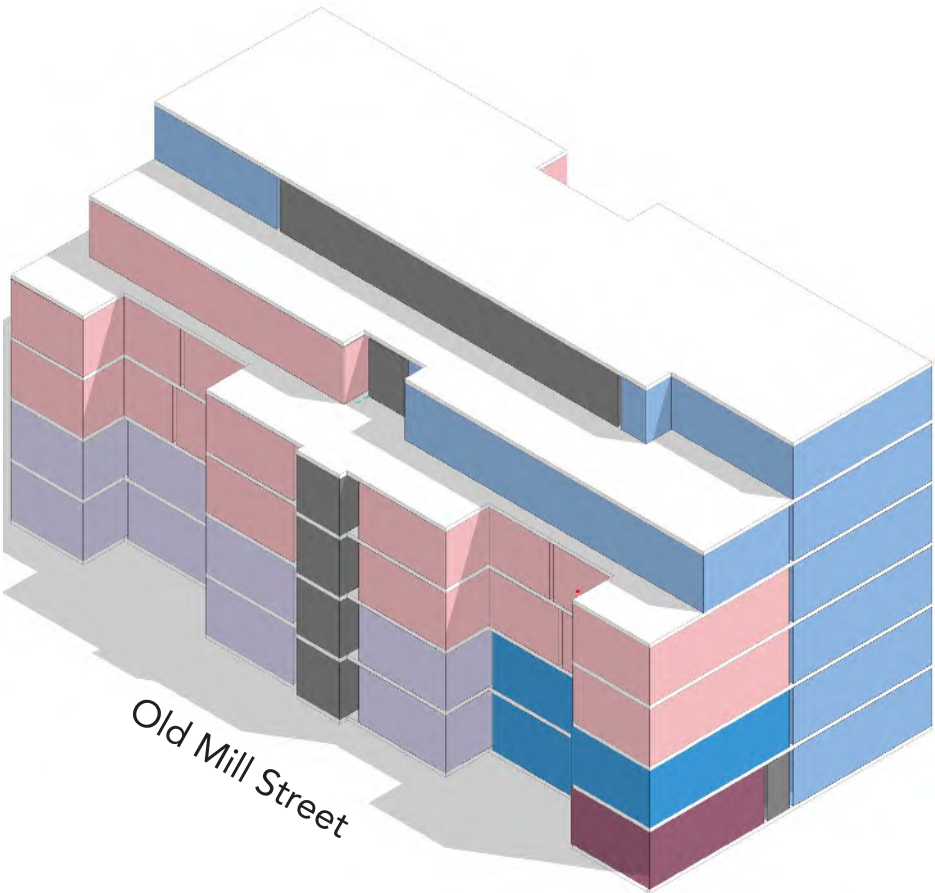


4	1B Duplex
21	1B Apartments
13	2B Apartments
1	2B Duplex

TOTAL: 39

Key

	1 Bed Duplex
	1 Bed Apartment
	2 bed Duplex
	2 Bed Apartment
	Plant



5.11 Massing & Scale

The existing building currently extends to 14m above ground level. Originally it had three stories (nb these floors have either collapsed or been removed for safety reasons), the proposed has six. In order to minimise the impact of this (and facilitate disabled access) we have lowered the existing ground floor by 600mm. Floor to floor heights have also been minimised. The parapet height of the new build will be c.14.6m to the front and 18.1m. The tower when reconstructed will be over 24m so will still maintain its prominence.

The following images demonstrate the massing of the proposed building against the retained Grade II Listed facades and the central tower and against the adjacent developments.



Front facade looking down Old Mill Street back to City



North East Aerial View



North West Aerial View

Rear View from Lampwick Lane



South East Aerial View



South West Aerial View



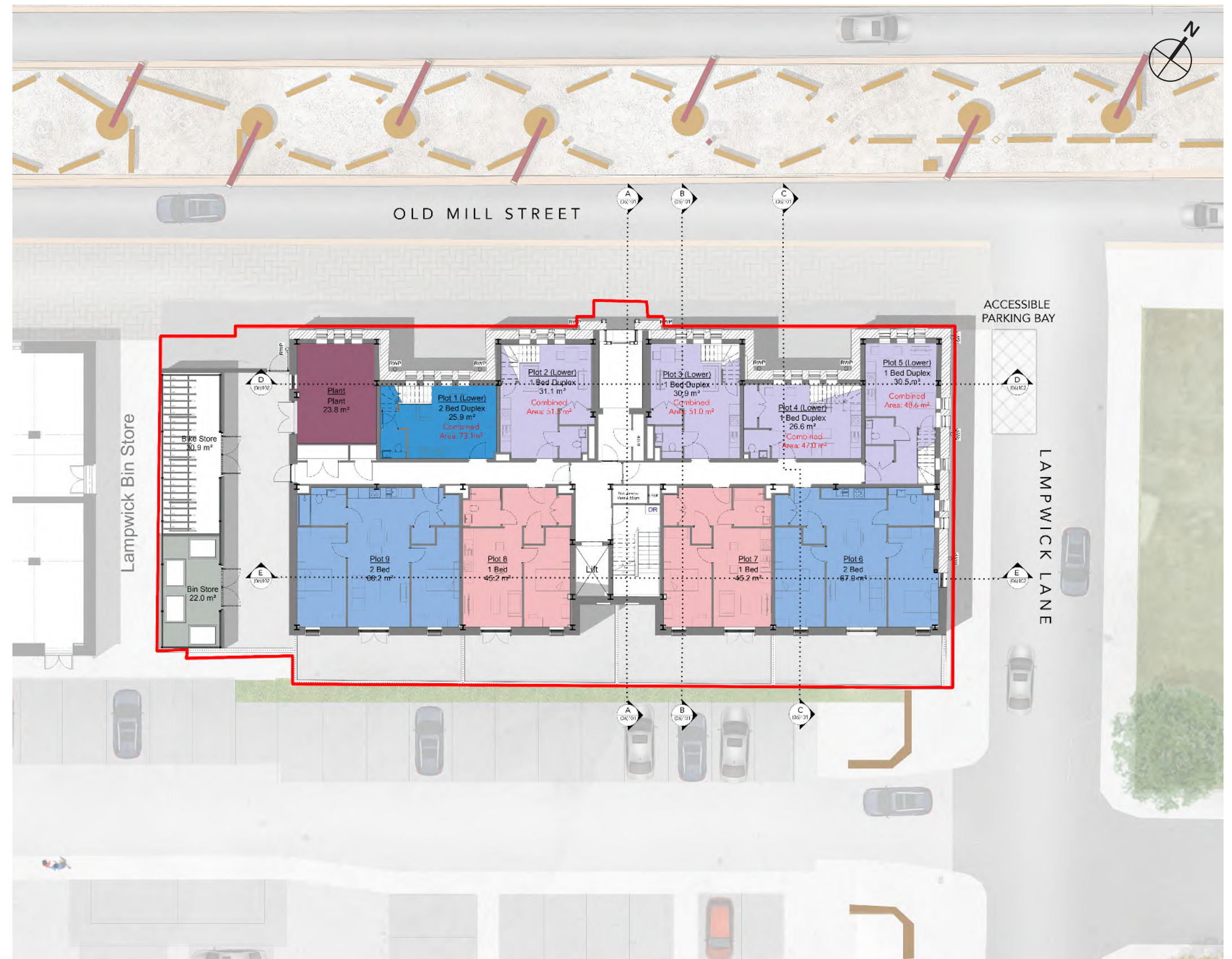
5.12 Public Realm & Landscape Strategy

Due to its restrictive site, the scheme has limited external space. Private and public spaces have been clearly defined and will be easy to maintain.

Old Mill Street is a busy street. However, it's design means cars do not dominate and a 20mph designation is in place. It already has places to sit, and is tree lined. It has pelican crossing at regular intervals and has level kerbs to facilitate crossing at intermediate points. Sculptured lampposts give the street a distinctive character to the area.

In order to reduce capital costs (to fund the rebuild of the historic tower) and on going maintance costs the public realm will be hard lanscaped. It will include the repair reinstatement of tarmac to the front of the building. The surface to the court and rear gardens will be tarmac.

Waste storage is discretely and conveniently located. Services and meter boxes have been carefully integrated so that their impact is reduced.



5.13 Street Views

View looking at North West Elevation from Old Mill Street

View looking North East from Old Mill Street



View looking at South West Elevation from Old Mill Street



View looking at North East Elevation from Old Mill Street



View looking at South East Elevation from Lampwick Lane



5.14 Façade Strategy

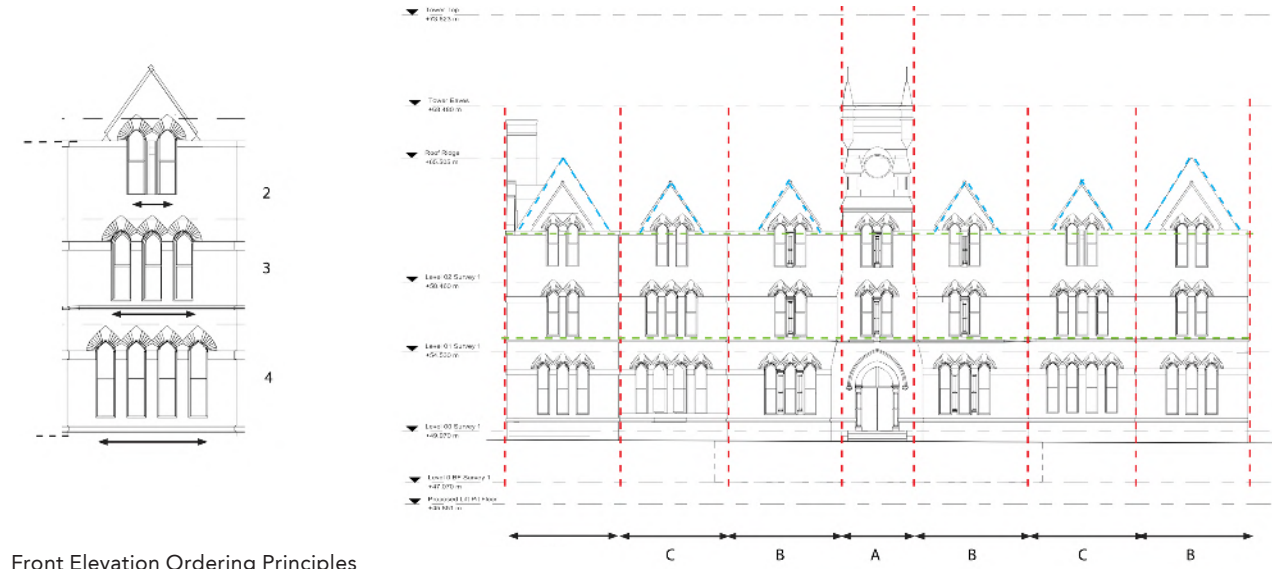
Our starting point was retention of the full façade. However, in its current condition the building can only be accessed from above as the primary structure is kept stable and in place by the perimeter façade retention scheme. To provide 39 units in the existing building footprint an additional 7 floors would be required on top of the 5 proposed (assuming the additional floors replicate the 5th to be set back from the tower). Therefore, in order to facilitate construction and provide the necessary accommodation, within a reasonable height, the rear walls have been removed. Our intention is to repair the retained elevations and re-instate the tower.

The building is of the Gothic style. It consists of a series of symmetrical bays with a 3-bay centre and the ends projecting. The centre bay, treated as a 4-stage tower, breaks forwards slightly and has a 2-centred arched doorway, it used to have an elaborate turret with an oculus and tall oversailing parapet with corner tourelles (and formerly a saddle-back roof). The bays, towers and gable windows provide the building with a vertical emphasis, banding and string coursing mark the horizontal. All the windows have narrow arched lights and are grouped: The ground floor has mostly 3 windows, the 1st & 2nd 2. The recessed bays have 4, 3 & 2.

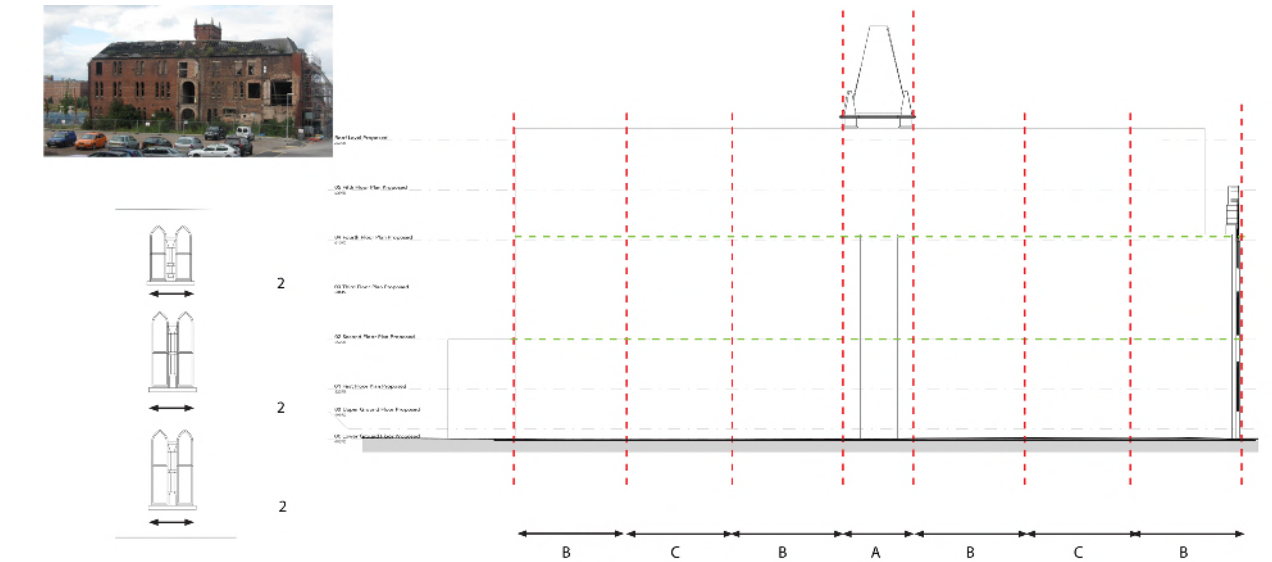
The existing rear elevation can only be viewed due to the demolition of the east wing. We have therefore looked to the front elevation to establish what ordering principles (for example symmetry) that would have been used if the elevation had originally been intended to be viewed in its entirety.

The existing rear elevation also had no decoration, again we have looked to the front to see features which could potentially be reflected in the new.

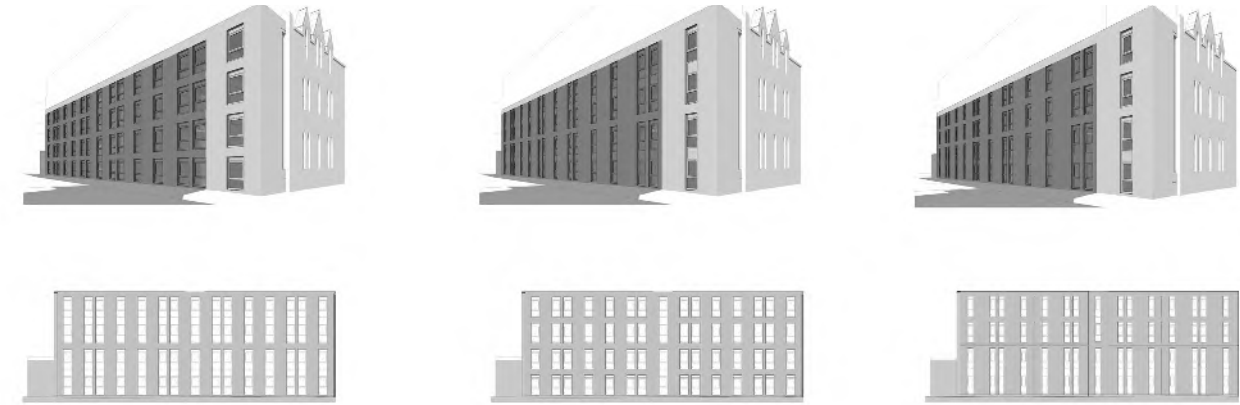
We also carefully considered the window proportions. The optimum glazing provision for daylighting in apartments (see bottom left) did not reflect the vertical proportions of the existing windows. Therefore, we restricted the width and looked to introduce spandrel panels to emphasize the verticality. The third option (see bottom right) shows a combination of window and curtain walling to closely match the existing window heights.



Front Elevation Ordering Principles



Rear Elevation Ordering Principles



Rear Elevation Window Study

5.15 Materiality

To reinforce our initial design approach, we feel it is very important to distinguish the old and new. We have provided a clear separation between the two where they meet by using curtain walling or roof lights.

The existing facade will be cleaned and restored. The brick to infill the existing facade will be 73mm. colour and mortar will match the existing. Slate roof tiles to the gables. On Lampwick Street new arched lintels will match existing.

The window configuration will match the existing. Venting is though the wall via terracotta air bricks which will be incorporated into the decorative frieze. In order to address the funding shortfall, we have had to utilise Powder Coated Aluminium, which will help to fund the reconstruction of the tower.

The proposed tower will be reconstructed to match the original front and side. The rear (which will only be seen from the fifth floor) will be recreated in brick with no decoration.

In contrast the highly decorative front elevation the rear is very restrained. Masonry aligns with the existing parapet height and a brick recess marks the horizontal string course. Windows reflect the vertical proportions of the existing and are similarly grouped. The aluminium roof cladding further emphasises the verticality.

A country red brick has been selected to match the tone of the side elevation, window frames and roof cladding will be powder coated in bronze, to provide a warm tone. In regards to the final colour option for this cladding, we intend to work closely with MCC to establish the correct tone through a set of sample testing on site.

To the rear venting is taken through the window opening. The simple vertical window appearance will be retained by using a bronze powder coated aluminium frame. On the larger windows, this gives appearance of two windows. The actual window behind will be in black to recede with a perforated metal vent to the head.

On Levels 4 & 5 Dark grey PPC aluminium curtain walling with glazed spandrel panels break the strong horizontal ridge line and provide a greater vertical emphasis. PPC aluminium flat panels of varying sizes create dynamism. We will work with the council to determine the appropriate colour for the rooftop extension. 200mm deep fins on the 2-storey section add depth and relief to the façade.

Collapsible roof edge protection will be provided to the 5th floor.



The Corten House, Konitech, Belgium



Chichester Theatre



Kendall Antwerp



Image showing recessed brickwork



New Little Mill, Ancoats

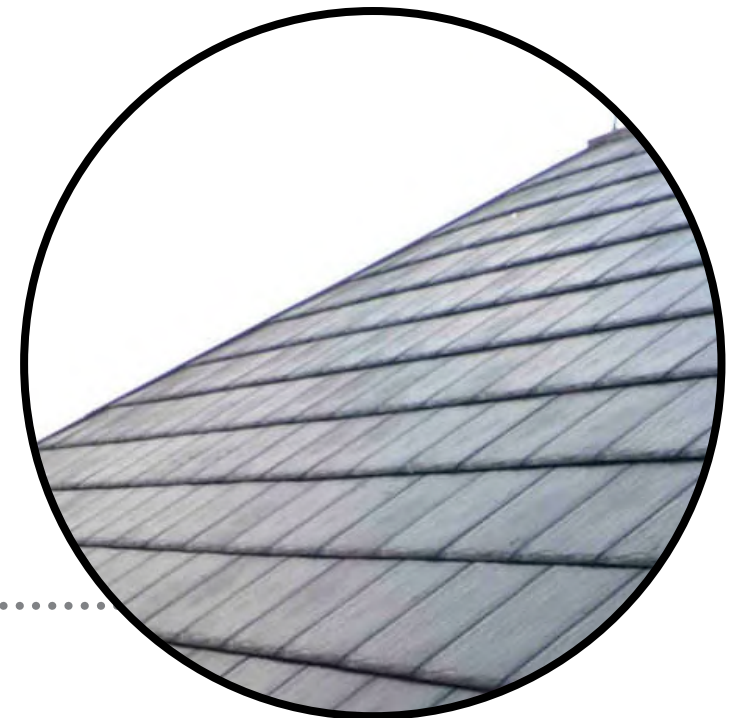


Brighton College

Arched Lintels to match existing



Slate Roof Tiles



Powder Coated Aluminium Windows



Terracotta air vents shape and colour to match frieze



Brick - Michelmarsh Hadley Red Smooth



Powder coated aluminium



Powder coated aluminium window frame



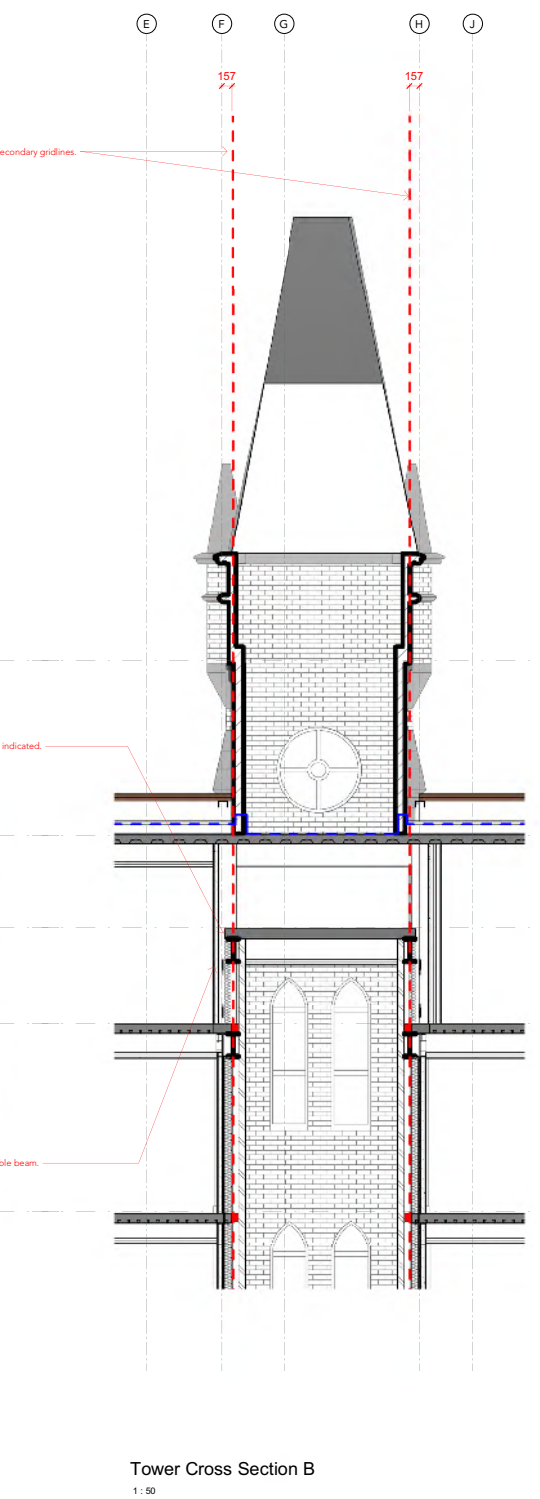
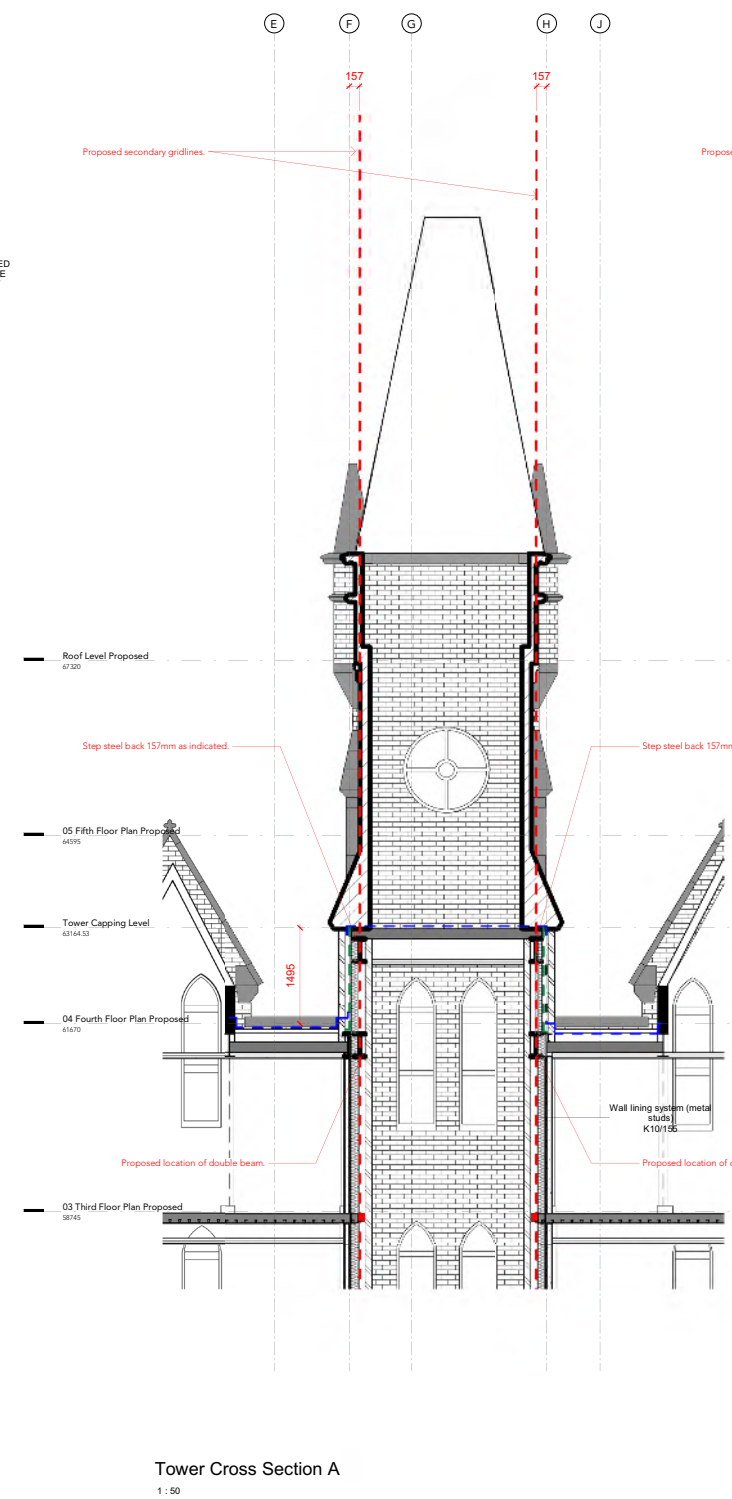
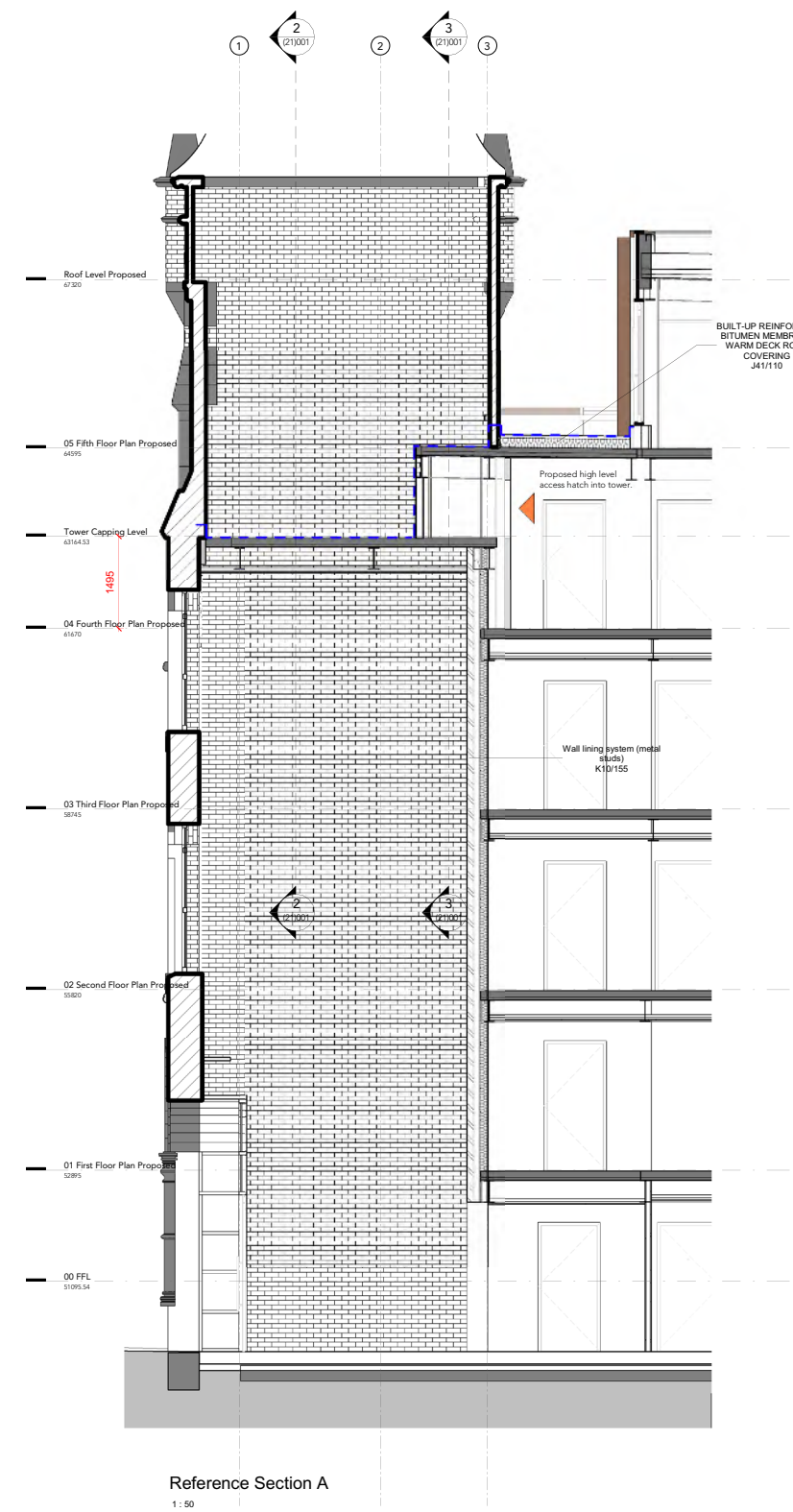
Powder coated aluminium windows



5.16 Tower Re-instatement

To facilitate construction and ensure structural stability, the existing tower will be carefully dismantled and then rebuilt. The front and sides will include decorative stone work as existing. The rear (which will only be seen from the fifth floor) will be recreated in brick with no decoration.

A method statement is included in the submission.



Front View-brick & detailing to be replaced / matched



Rear -brick to match no detailing



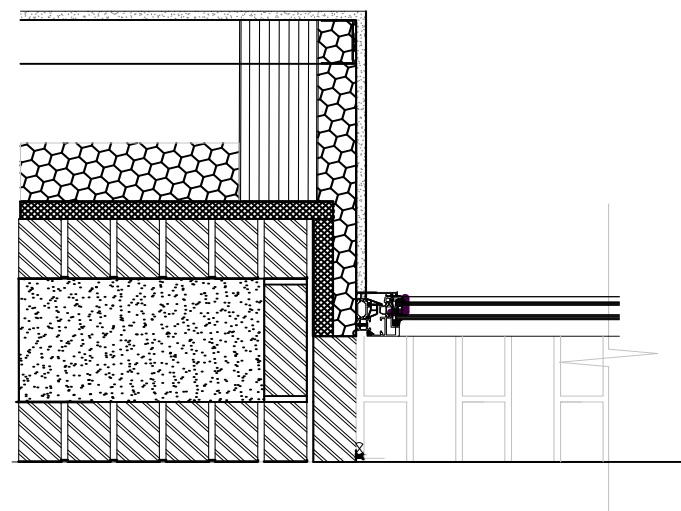
5.17 Windows

To the front of the building the window configuration will reflect the existing as closely as possible. Venting is though the wall to achieve this. In order to address the funding shortfall we have had to utilise Powder Coated Aluminium, instead of tmber (refer to cost difference below) to fund the reconstruction of the tower. As the floors do not align with the existing, all the windows cannot be opened manually due to the relative height of the proposed slab level to the cill/ opening light. Due to this constraint we have had to include actuators, and therefore the windows have had to be top hung rather than sash. In addition to this Great Places also have a policy of not installing sash windows due to Health & Safety Concerns.

To the rear venting is taken through the window opening. The simple vertical window appearance will be retained by the use of a stone coloured powder coated aluminium frame. On the larger windows, this gives appearance of two windows. The actual window behind will be in black to recede with a perforated metal vent to the head.

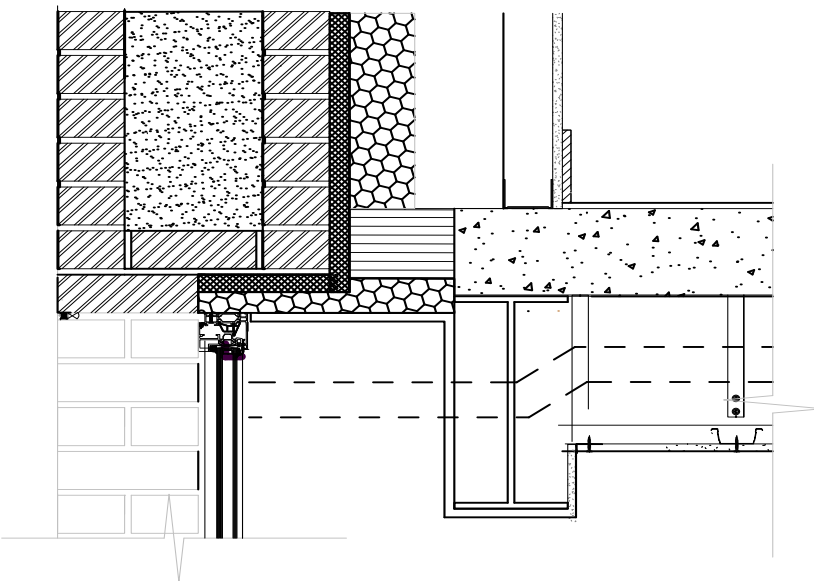
Indicative Existing Powder Coated Aluminium Windows -Plan Detail

This detail illustrates the relationship between the existing window reveal and proposed window. The existing reveal will be insulated to prevent cold bridging with the slim aluminium profile framing visible externally to mimic the original as closely as possible.



Indicative Existing Powder Coated Aluminium Windows -Section Detail

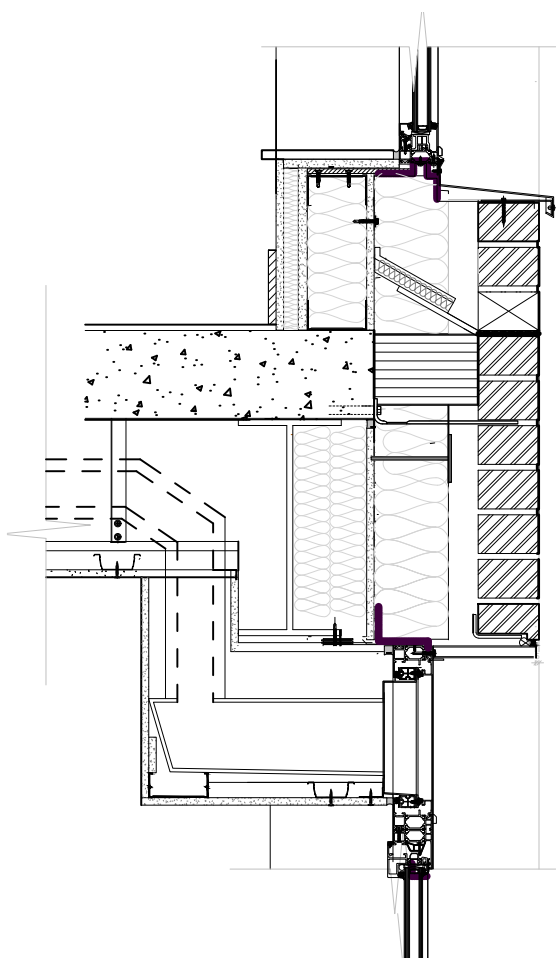
This detail illustrates the relationship between the existing window and floor slab at second floor level. A bulkhead is formed around the perimeter beam and stepped back from the existing facade in order to optimise the existing opening in which the window sits within.



Indicative New Build Powder Coated Aluminium Windows -Plan Detail

This detail illustrates a typical 1700mm wide windows within the proposed facade which utilises an expressed central mullion giving the appearance of two windows. The secondary framing and mullion will be PPC aluminium with a stone colour RAL TBC.

Indicative New Build Powder Coated Aluminium Windows -Section Detail

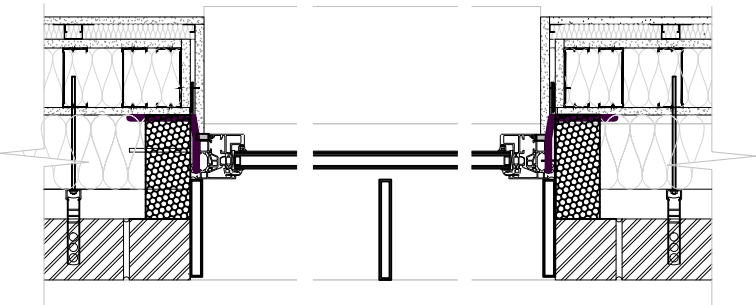


Great Places Housing Group
Ancoats Dispensary

Replace existing windows - Timber Vs Aluminium

Element	Timber	Aluminium	Delta	Comments
Windows	259,568	130,000	-129,568	
Sub Total: Supplier Cost	259,568	130,000	-129,568	

Basis
Aluminium Vs Timber option for existing windows only
Main Contractor's on-cost excluded
VAT excluded
Number of windows pro rata rates
Aluminium supply and install quote by LDG Contracts - Jan 2021
Timber supply only quote by Winston Joinery Ltd - Jan 2021
Timber supply only quote by R J Parry - Jan 2021
Number of windows pro rata rates



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White Powder Coated Aluminium Windows

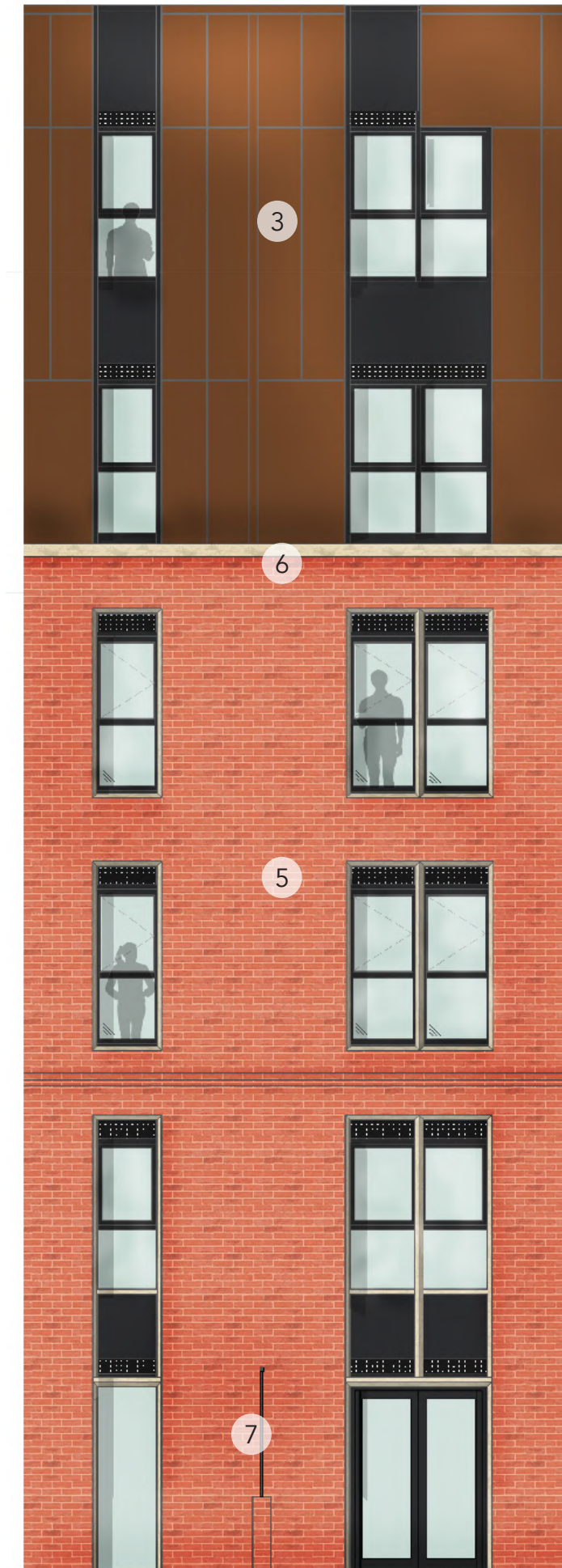
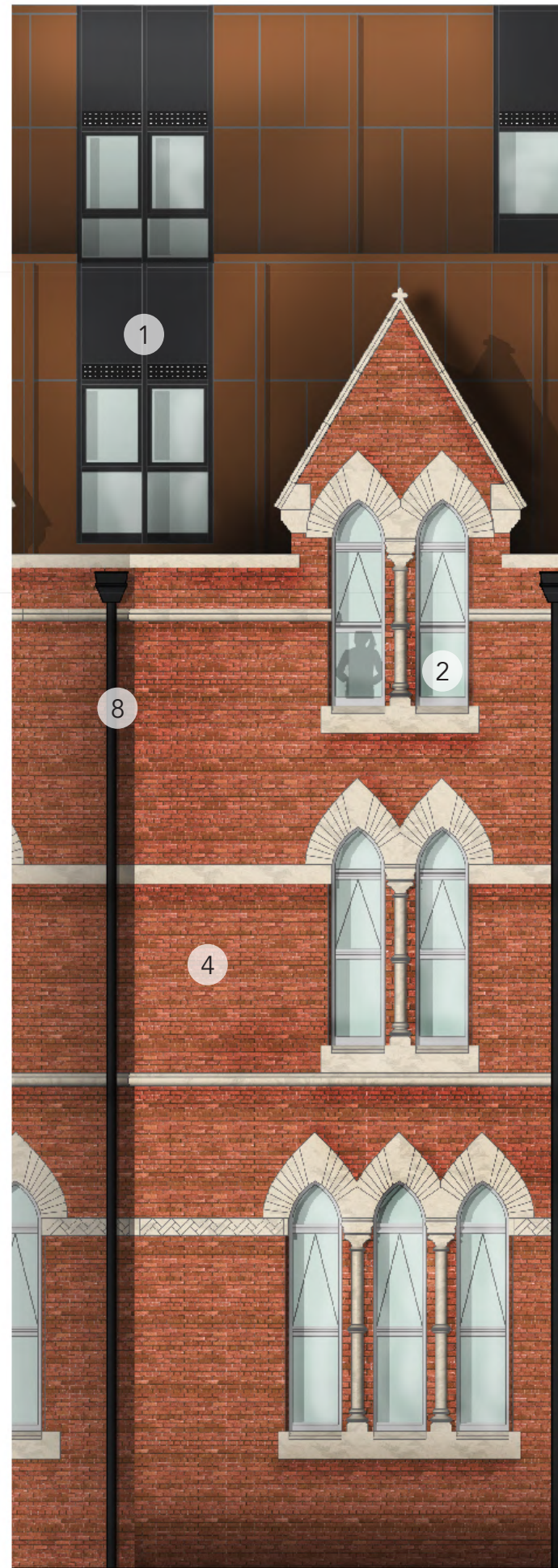


Powder Coated Aluminium Windows (black) & picture frame (stone coloured)



5.18 Bay Studies

1. Polyester powder coated aluminium frame windows with spandrel above (RAL 9004).
2. White polyester powder coated framed windows to existing openings (RAL 9010).
3. PPC Aluminium 'Genius' prime facade system with integrated 'feature fins' (RAL TBC).
4. 73mm Furness Natural Brick for patch repairs to existing facade.
5. 65mm Michelmerssh Hadley smooth red brick.
6. PPC aluminium profiled coping (RAL TBC).
7. Polyester powder coated vertical infill bar railing (RAL 9004).
8. Cast Iron Rain water pipes and hoppers (RAL 9004).



5.19 Sustainability

The aim is to create a sustainable building and community. The following measures have been adopted to do so. More detail is provided in the sustainability statement.

Consideration will be given to minimising the embodied carbon of new materials used within the scheme, including potentially the use of Ground Granulated Blast-furnace Slab (GGBS) cement replacement.

Eric Wright will seek to manage and reduce carbon emissions associated with the construction of the development wherever possible. For example, through monitoring and setting targets to minimise CO2 emissions from site energy and transport and the use of locally sourced materials wherever possible.



Health and happiness

- 1. Buildings made from healthy materials
- 2. Multi-generational living
- 3. Place making
- 4. Technology for mind and body.

Equity and local economy

- 1. Affordable Homes.
- 2. Energy efficient to reduce fuel poverty and provide health spaces.

Culture and community

- 1. Affordable Homes
- 2. Energy efficient to reduce fuel poverty and provide health spaces.
- 3. Design to space standards.

Land and nature

- 1. Encourage biodiversity- (bird boxes)

Sustainable water

- 1. Suds systems
- 2. Rainwater management

Local and sustainable food

- 1. Proximity to Co-Op cafés, foodhall , community set up facilities.

Travel and transport

- 1. Cycling storage.
- 2. Location is sustainable with tram and bus routes within walking distance.
- 3. Challenge parking ratios.

Materials and products

- 1. Sustainably sourced materials (eg FSC timber)
- 2. Materials locally sourced where possible.
- 3. Understand embodied energy.
- 4. Consider construction methods in design.

Zero waste

- 1. Minimimise construction waste.
- 2. Recycle materials in homes.

Zero carbon energy

- 1. The development proposes the re-use of an existing building, and therefore will save a significant amount of embodied carbon, compared to a new-build scheme
- 2. Rooftop photovoltaic panels will be provided on level 6 to generate zero carbon electricity
- 3. MVHR.
- 4. U-values and air leakage rates exceed Building Regulations Standards

6.0

Access

6.0 Access

6.1 Movement and Access

The primary residential entrance is from Old Mill Street and is central to the plan. The existing building is raised 600mm above the external ground level. In order to restrict the height, and facilitate level access we have lowered the new build accommodation. This has required the removal of the main entrance steps. The pillars either side will be supported with brick piers

A two stage access control system will be employed either side of the lobby.

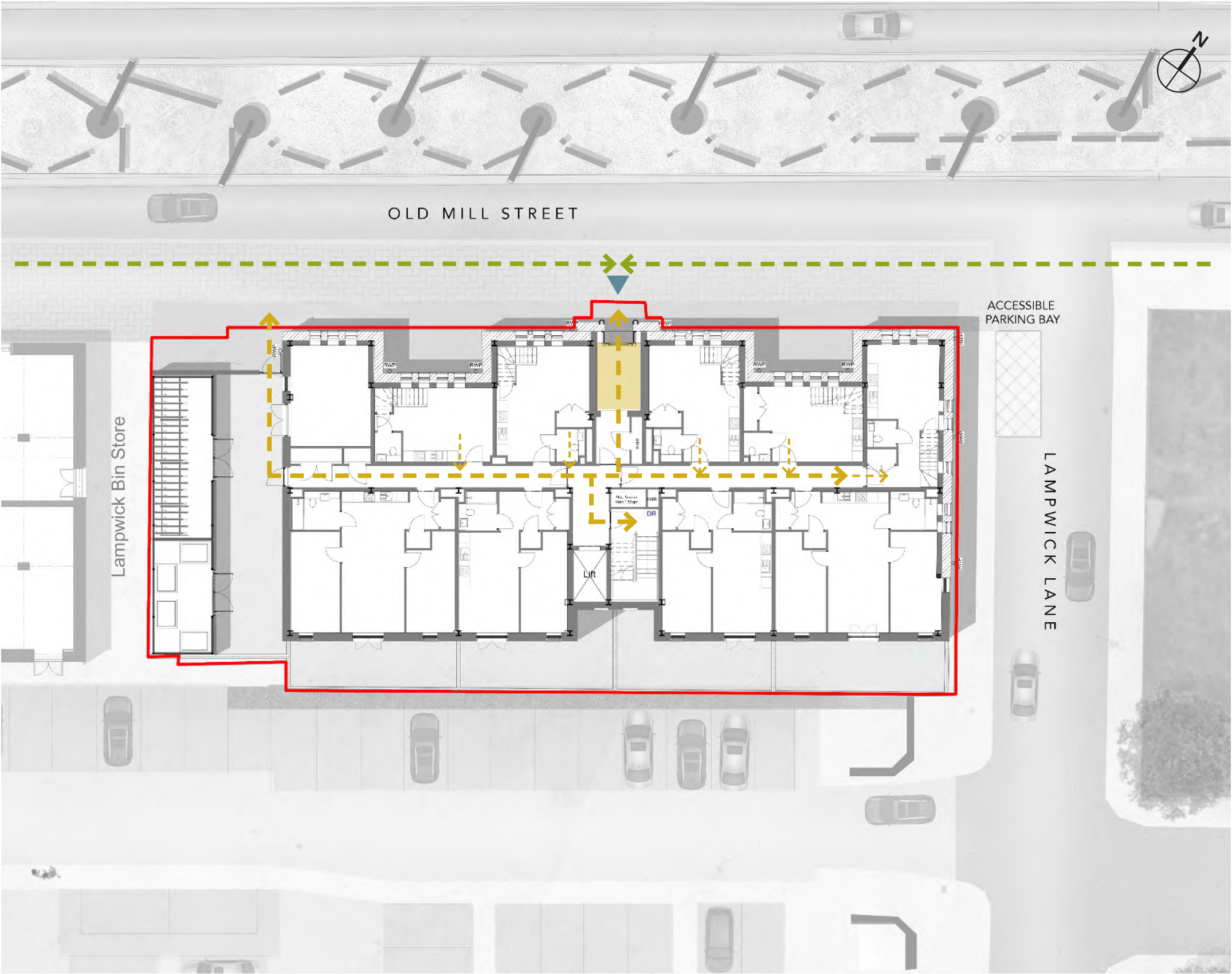
A single corridor leads from the entrance lobby to the residential units and to the building core, which has a staircase and single lift.

There is also a secondary means of access and escape to the East. This area is also accessed via secured gates and opened with a residential key fob.



Key

- Primary entrance
- Ground floor circulation space
- Internal residential access routes
- External access routes



6.2 Security

To achieve a safe and secure development, key factors have been considered as an integral part of the overall design concept:

- Natural surveillance/street ownership
- Community
- Quality of design and materials
- Coherent well Lit public realm

Movement and surveillance across the site is vital in promoting activity and life within the development. Careful street design and lighting to the approach of the building and the avoidance of concealed areas will promote a thriving community that feels free to enjoy the public and private domain safely.

A meeting was held with Greater Manchester Police, 01/04/2021. The following items were raised as matters of concern:

- *Cycle store should be enclosed so only cyclists should have access to that. Currently there is only one line of defence with the access gate to Old Mill Street, which isnt considered sufficiently secure. - Gates have now been added.*
- *Raised concerns with a low level boundary treatment to this area as people can easily tailgate into the Lampwick car park and jump over the wall to gain access into the apartments. Suggested increasing the height of the railings to the south elevation and the eastern end of this southern site boundary. - Boundaries have been increased to 2400mm*
- *There are a few deep recesses to the elevation along Old Mill Street where people may be able to loiter and hide. Suggested the inclusion of deterrents such as low railing, deterrent paving / shrub planting within these areas. -Angled paving can be a health and safety risk. Railings have not been incorporated as they would detract from the heritage assest, deterrent paving could cause health and safety concerns surface planting could not be incorporated due to underground services, facade access requirements and would require regular maintenance.*
- *Should include a video intercom system near to the entrance. This is recommended for properties of over 12 units. -Now included*
- *CCTV at entrances and exits and the external areas such as the cycle store is advisable. This doesn't need to be monitored CCTV and can be recorded. -Not included Old Mill Street already has coverage & cameras can not be located on a listed heritage.*

A Crime Impact Assessment has been completed to support the application. Secured by Design principles will be followed.



SECURED BY DESIGN HOMES 2019

Version 2, March 2019

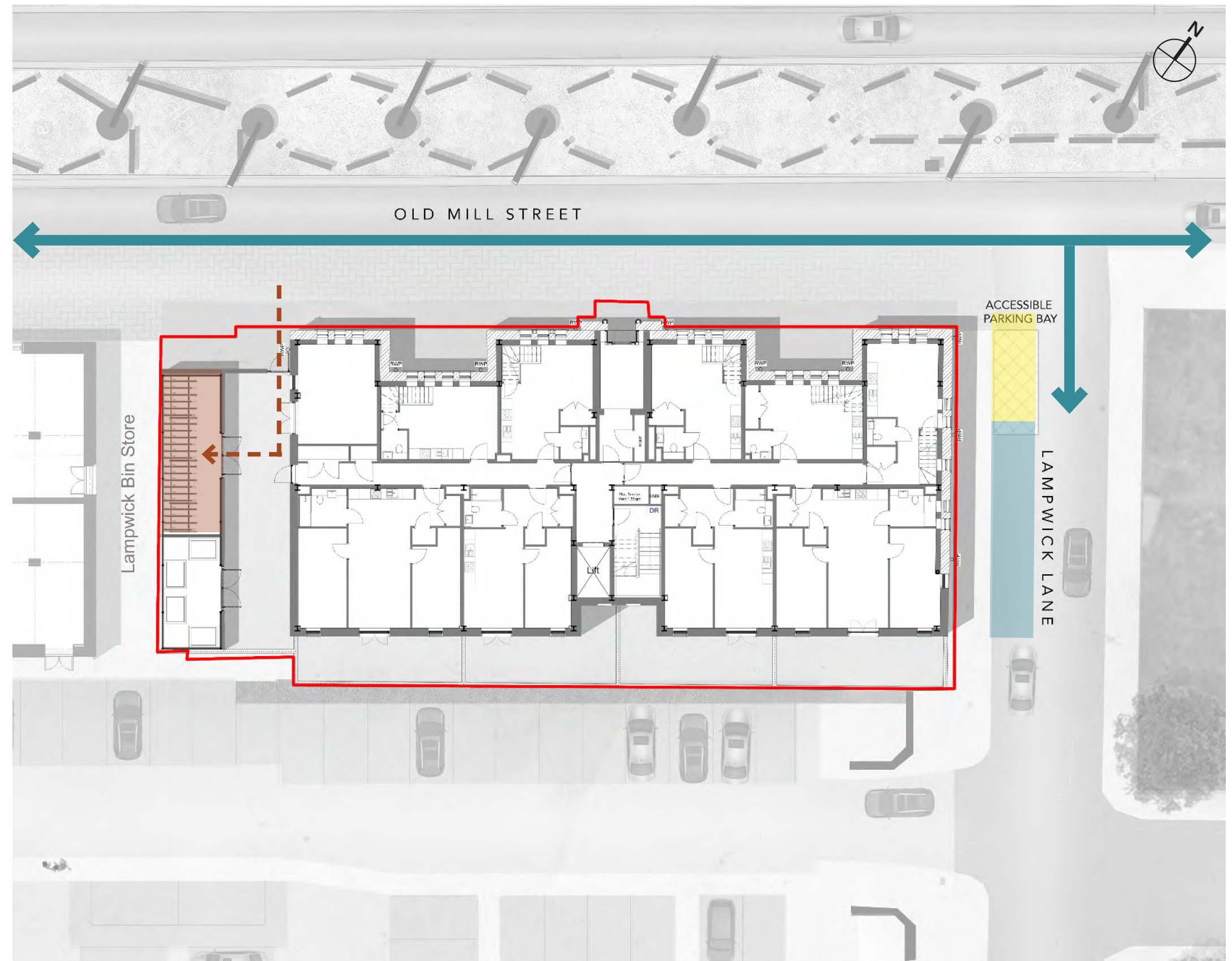


6.3 Vehicular Access and Cycle Storage

A bike store includes spaces for one bike per apartment, doubled stacked. The gated route off Old Mill Street allows residents to walk their bike through to yard/store access and preventing the need to push bikes through the entrance lobby.

Gates have been provided to the front of the cycle storage in response to GMP's security concerns.

The scheme will have no on-site parking provision. A DDA space and a space for delivery vans, will be provided on Lampwick Lane.



Key

- Cycle store
- Loading
- Disabled visitor parking
- ←→ Vehicular access routes
- ←→ Cycle store access route

6.4 Waste management

A refuse store for bins is located in the external yard, to the South West of the building. A secondary access door is provided to this area.

Management will transfer the bins to the collection point on collection day.



Key

- Residential refuse store
- Residential refuse management route
- Residential refuse collection point

7.0

Conclusion

7.0 Conclusion

7.1 Conclusion

The proposals:

- Accord with planning guidance as detailed in the Planning Statement
- Preserve, restore and enhance elements of a Grade II Building
- Save a building that would otherwise continue in managed decline.
- Restore the original central tower structure.
- Enhance the character of New Islington through refurbishing one of the few remaining heritage assets in the area.
- Consolidate the heritage in this area with Stubbs Mill & the canal.
- Improve placemaking at this key Site in New Islington located prominently along Old Mill Street.
- Provide much needed affordable housing

8.0

Appendices

Apartment Area Schedule (Rev P2) 21-04-2021			
Level	Name	Apartment Type	Area
00 Lower Ground Floor Proposed	Plot 1	2 Bed Duplex	73.8 m ²
00 Lower Ground Floor Proposed	Plot 2	1 Bed Duplex	51.4 m ²
00 Lower Ground Floor Proposed	Plot 3	1 Bed Duplex	51.0m ²
00 Lower Ground Floor Proposed	Plot 4	1 Bed Duplex	47.0 m ²
00 Lower Ground Floor Proposed	Plot 5	1 Bed Duplex	48.6 m ²
00 Lower Ground Floor Proposed	Plot 6	2 Bed	67.9 m ²
00 Lower Ground Floor Proposed	Plot 7	1 Bed	45.2 m ²
00 Lower Ground Floor Proposed	Plot 8	1 Bed	45.2 m ²
00 Lower Ground Floor Proposed	Plot 9	2 Bed	68.2 m ²
01 First Floor Plan Proposed	Plot 10	2 Bed	67.8 m ²
01 First Floor Plan Proposed	Plot 11	1 Bed	45.2 m ²
01 First Floor Plan Proposed	Plot 12	1 Bed	45.1 m ²
01 First Floor Plan Proposed	Plot 13	2 Bed	68.3 m ²
02 Second Floor Plan Proposed	Plot 14	1 Bed	47.4 m ²
02 Second Floor Plan Proposed	Plot 15	1 Bed	47.1 m ²
02 Second Floor Plan Proposed	Plot 16	1 Bed	47.6 m ²
02 Second Floor Plan Proposed	Plot 17	1 Bed	45.1 m ²
02 Second Floor Plan Proposed	Plot 18	2 Bed	67.7 m ²
02 Second Floor Plan Proposed	Plot 19	1 Bed	45.2 m ²
02 Second Floor Plan Proposed	Plot 20	1 Bed	45.1 m ²
02 Second Floor Plan Proposed	Plot 21	2 Bed	68.3 m ²
03 Third Floor Plan Proposed	Plot 22	1 Bed	49.4 m ²
03 Third Floor Plan Proposed	Plot 23	1 Bed	45 m ²
03 Third Floor Plan Proposed	Plot 24	1 Bed	45.7 m ²
03 Third Floor Plan Proposed	Plot 25	1 Bed	47.5 m ²
03 Third Floor Plan Proposed	Plot 26	2 Bed	67.9 m ²
03 Third Floor Plan Proposed	Plot 27	1 Bed	45.2 m ²
03 Third Floor Plan Proposed	Plot 28	1 Bed	45.1 m ²
03 Third Floor Plan Proposed	Plot 29	2 Bed	68.3 m ²
04 Fourth Floor Plan Proposed	Plot 30	2 Bed	65 m ²
04 Fourth Floor Plan Proposed	Plot 31	1 Bed	47.6 m ²
04 Fourth Floor Plan Proposed	Plot 32	2 Bed	67.5 m ²
04 Fourth Floor Plan Proposed	Plot 33	1 Bed	45.2 m ²
04 Fourth Floor Plan Proposed	Plot 34	1 Bed	45.1 m ²
04 Fourth Floor Plan Proposed	Plot 35	2 Bed	67.9 m ²
05 Fifth Floor Plan Proposed	Plot 36	2 Bed	67.5 m ²
05 Fifth Floor Plan Proposed	Plot 37	1 Bed	45.2 m ²
05 Fifth Floor Plan Proposed	Plot 38	1 Bed	45.2 m ²
05 Fifth Floor Plan Proposed	Plot 39	2 Bed	69.8 m ²
		Total	2,118m²

Ground Floor Amenity Space		
Level	Name	Area
00 Lower Ground Floor Proposed	Bike Store	31 m ²
00 Lower Ground Floor Proposed	Plant	23.8 m ²
00 Lower Ground Floor Proposed	Bin Store	22 m ²
00 Lower Ground Floor Proposed	Entrance Lobby	8.6 m ²
	Total	85.4m²

Gross Internal Area (Per Floor)	
Level	Area
00 Lower Ground Floor Proposed	508.19 m ²
01 First Floor Plan Proposed	440.08 m ²
02 Second Floor Plan Proposed	497.69 m ²
03 Third Floor Plan Proposed	497.89 m ²
04 Fourth Floor Plan Proposed	430.47 m ²
05 Fifth Floor Plan Proposed	290.76 m ²
Total	2,662m²

Buttress

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