CORSTORPHINE +WRIGHT ARCHITECTS

DEANSGATE SOUTH, MANCHESTER
DESIGN & ACCESS STATEMENT

20269 - 8003-01 | DECEMBER 2020



FUSION STUDENTS

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CORSTORPHINE +WRIGHT ARCHITECTS



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1.0 INTRODUCTION

CORSTORPHINE +WRIGHT ARCHITECTS

This Design and Access Statement has been prepared by Corstorphine + Wright Architects on behalf of Fusion Students to support a full planning application for the proposed redevelopment of a site at the junction of Deansgate South and Chester Road in Manchester.

The proposed scheme comprises 534 student bedrooms, with associated amenity/ancillary spaces, including 3 external landscaped terraces. The building would promote active street frontages to Deansgate South and along the Bridgewater Viaduct, regenerating a prominent site which has been vacant for a decade.

In preparing the planning application, the Design Team have endeavoured to engage with Manchester City Council Planning Officers and held extensive discussions with key stakeholders and local residents. At each step of the development and consultation process, the Design Team have sought to address feedback from Consultees, to ensure that the resulting design is of the highest standard.

Additional Information:

This Design and Access Statement should be read in conjunction with the following reports and supplementary information:

- Environmental Statement
  - Noise and Vibration,
  - Air Quality
  - Townscape and Visual Impact
  - Daylight, Sunlight and Overshadowing Assessment,
  - Built Heritage
  - Demographics, Socio-Economics and Health,
  - Wind Micro-Climate
  - Construction Methodology and Programme
- Archaeological Report
- Blue and Green Infrastructure Statement
- Broadband Connectivity Assessment
- Television and Radio Reception Impact Assessment,
- Airport Safety Assessment
- Crime Impact Statement
- Coal Mining Risk Assessment
- Environmental Standards Statement
- Flood Risk Assessment and Drainage Strategy
- Heritage Statement
- Land Contamination
- Local Labour Agreement
- Building Management Strategy
- Preliminary Ecological Appraisal
- Statement of Community Involvement
- Substation Technical Details
- Transport Statement and Framework Travel Plan
- Ventilation and Extraction Details



1.1 Summary of Brief

The Fusion Student brief for the site was to explore the potential for high-quality student accommodation that could revitalise a vacant, under-used site, and create a positive addition to the local community.

The proposed design seeks to:

- Regenerate a prominent city plot, optimising its development potential
- Provide a provision for Student Accommodation and both internal and external amenity spaces
- Introduce a scheme which benefits the surrounding areas and supports existing employment and amenities
- Improve the approach and experience of a key gateway site into Manchester City centre.
- Develop a strong focus on sustainability at all scales of the scheme, in line with Manchester's zero carbon targets, and BREEAM 'Excellent' guidance.
- Provide a proposal that is deliverable and responds to the site constraints
- Demonstrate a high-quality of design throughout all elements and scales of the scheme
- Take a considered approach to access and inclusively, including consideration of connectivity to surrounding areas.
- Provide a positive contribution to the streetscape, activating the frontages to Deansgate South and the Bridgewater Viaduct, including improvements to the adjacent Public Realm

Key Considerations:

The key considerations addressed and explored throughout the design process:

- Provide a design that addresses relevant National, Regional and Local planning policies
- Develop a building design that addresses the interests of Local Stakeholders, reflecting the aspirations of both Fusion Students and the City of Manchester
- Minimise operational/running costs through good, sustainable design in line with BREEAM Excellent
- Provide a high-quality provision of amenity space, including external landscaped areas.
- A strong focus on creating spaces and places that contribute to the wider community.



Proposed View looking South along Bridgewater Viaduct

1.2 Design Team

DEVELOPER & OPERATOR

ARCHITECT

PROJECT MANAGER

PLANNING CONSULTANT

Corstorphine + Wright's award-winning ethos is to create high quality architectural solutions that blend a strategic, design-led approach with an integral commercial awareness.

As placemakers we know that architecture is about more than an individual building and we work corroboratively with our clients to understand and develop the spaces around and between structures.

With a broad portfolio of work across the UK, we marry 40 years of professional experience with cutting edge technologies, producing design solutions that enhance the built environment.

Rhomco was founded in 2007 and has since grown and strengthened its market share in the various commercial property sectors within which we operate. We have a strong client base and are extremely proud that a healthy proportion of our instructions come from repeat business.

We aim to offer an enthusiastic and practical commercial property solution tailored to suit the individual needs and aspirations of our clients. We offer bespoke solutions that always deliver

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value by putting ideas into action for real estate occupiers and owners.

Our town planning skill line provides comprehensive advice on all aspects of the development-planning lifecycle and are trusted advisors to a range of clients, delivering advantage and value across portfolios, strategic assets and transformational projects in both the private and public sectors.

CONSULTANT TEAM

Heritage Consultant: Bidwells
Landscape Architect: FIRA
Acoustic Engineer: Apex Acoustics

BREEAM Consultant: Impact Sustainability
Structural Engineer: Shear Design
Fire Engineer: Helios Fire & Construction Consultancy
PR & Communications: BECG

Environmental Consultant: Wardell Armstrong
MEPH & Energy Consultant: Ridge and Partners
Daylight/Sunlight Assessor: GIA UK

1.3 Fusion Students

HIGH QUALITY STUDENT COMMUNITIES

Fusion Students deliver a purpose built solution for students offering unparalleled design and specification. Fusion Students have a track record for delivering high quality student accommodation across the UK and challenge the usual conventions for how students live and use space as part of their studies.

Their high quality of development mean Fusion Students appeal to a wide spectrum of students from all ages, nationalities and academic stages. Facilities are specifically designed around students' needs with access to interior designed common areas, sports and health suites, cinemas, a selection of social and study spaces, free bike rentals and high speed Wi-Fi

Recent Developments:

Zenith in Cardiff offers 675 rooms over 26 storeys and includes a wide variety of internal and external amenity spaces, including cinema and karaoke suites and sky lounge.

Status: Completed

Alexandra Road in Swansea offers 780 rooms over 16 storeys, providing a landmark building adjacent to the city's train station, framing views along the River Tawe.

Status: Under Construction (*Due for completion 2021*)

Fitzwilliam Street in Sheffield offers 858 rooms over 17 storeys in the heart of the city centre. The scheme will offer a unique blend of social spaces, including state-of-the-art sports facilities and spacious external courtyards.

Status: Under Construction (*Due for completion 2021*)



Fitzwilliam Street - Sheffield



Alexandra Road - Swansea



Zenith - Cardiff



External Courtyard - Fitzwilliam Street, Sheffield



Social Space - Alexandra Road, Swansea



Kitchen / Living Space - Zenith, Cardiff

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1.3 Fusion Students

PRIOR EXPERIENCE

Fusion Students have established a strong reputation as an operator/developer, having delivered all schemes that have achieved a successful Planning Consent.

By building strong relationships based on the successful delivery of high-quality and innovative schemes, Fusion have consistently delivered on a series of prominent and large-scale developments in recent years.

Schemes are developed in close collaboration with the relevant local authorities and involved in-depth discussions with local residents and interest groups, in addition to offering improved public realm spaces and art installations.

Case Study: Nova

Located on Talbot Street, Nova provides 437 high-quality student beds within Nottingham City Centre. The site is located less than 5 minutes walk from Nottingham Trent's city centre campus and has quickly become one of the most sought after student residences in the area.

The scheme was developed by Fusion and Corstorphine + Wright, achieving a Planning Consent in 2014. Since opening its doors in 2017 Nova has boasted a consistent 100% occupancy, in addition to being nominated for a number of awards.

Key Facts & Features:

- Nominated for 'Best Student Accommodation' at UK Student Awards in 2018
- Waiting list for available units every year since opening
- 36% UK based student occupancy
- Competitively priced rooms for all budgets
- Voted 3rd 'Most Instagrammable' student residence in the UK



Nova, Nottingham







Social Space



Resident's Gym



Chill-out Space

ASSESSMENT

2.0

2.0 ASSESSMENT

2.1 Site Location

The proposed site is approximately 0.06ha and sits at the junction of Deansgate South, Bridgewater Viaduct (A56) and Chester Road.

Key Attributes:

- Site is currently vacant and being temporarily employed as a works area for the adjacent Deansgate Square development
- Surrounding area is primarily made up of residential and commercial buildings, notably the Deansgate Square development, which is currently under construction.
- Site sits less than mile from Manchester Metropolitan University's main campus and 1.2 miles from University of Manchester.
- Surrounding area a prominent location for students, with a number of student residential buildings of varying scale and size, highlighting a strong precedent for developments of this nature.
- Current Planning Policies highlight the area as somewhere where residential-focused development is to be encouraged.



2.2 Site in Context

CONSERVATION AREAS

The site sits adjacent to the Castlefield Conservation Area, which derives its name from the Roman Fort that sits within the Urban Heritage Park to the North-West. The area consists of a rich variety of architectural styles and building typologies dating from the Mid-17th Century to Early 20th Century. This has made for the development of an eclectic and diverse urban grain, with a broad selection of discernible styles, including Victorian warehouses, Neo-Gothic Churches and remnants of the Civil War era old town .

The Deansgate and St John Street Conservation Areas to the North comprise the majority of the Victorian and Georgian buildings within the City Centre. Further examples of Victorian architecture can be found in the St Peters Square Conservation Area, which makes up the Civic Centre of the city, with notable buildings such as the Neo-Gothic City Council building and Neoclassical Central Library that formed the historic skyline of the city.

The more immediate surroundings to the site are home to a cluster of late-Victorian buildings, a number of which are now listed. The warehouses which sit along the canal basin have clearly defined proportions and simplistic elegance, along with prominent usage of brickwork, which offers some suggestion as to how the character of the surrounding areas to the West have developed.

The buildings which sit immediately adjacent to the Deansgate Junction are predominantly of a contemporary styling, which provide a stronger character, with bold usage of glass and metallic facade cladding. This juxtaposition is a key attribute of Manchester's modern skyline. However, due to the volume of recent developments in the area, many of the existing vistas which lead West towards the primary sites within the Castlefield Conservation Area are becoming constrained and/or disappearing due to the increasing scale of the area, with more recent developments such as the Beetham Tower becoming more dominant.



Conservation Areas in surrounding context

KEY

Site Location

Conservation Area

River / Canal

Listed Buildings

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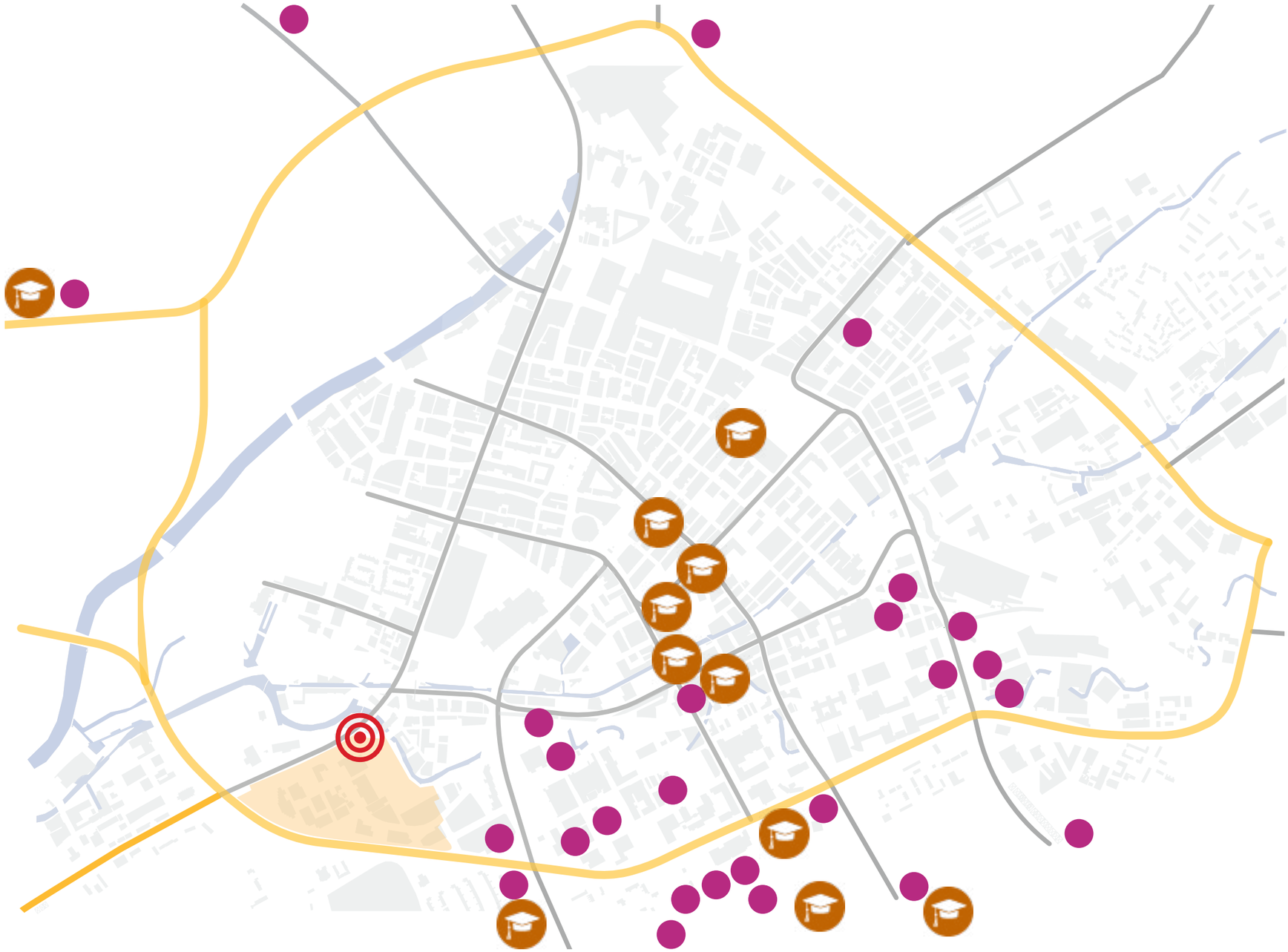
2.2 Site in Context

A LEADING UNIVERSITY CITY

The site also has strong links to the various academic instructions and campuses which are spread across the city, most notably Manchester Metropolitan, The University of Manchester, Edge Hill, Arden University and the Manchester School of Architecture.

This has made the surrounding area extremely popular with students, leading to a growing number of student-focused residential developments across the Southern part of the City Centre, linking the Manchester Metropolitan campus to the primary retail and leisure areas of the city. At time of writing, there are estimated to be approximately 15 buildings within the area that are either dedicated Student Residential or offer some degree of Student Residential provision.

The City's Great Jackson Street Development Framework (2018) notes that the area is a key focus for further investment and development, with a focus on providing an increased level of residential provision and 'high-density' schemes.



KEY

- Site Location
- University Campus
- Great Jackson Street Development Area
- Student Residential Provision

Diagram depicting Student Residential development within local area.

2.3 Site Connectivity

The site is well placed within the city's existing transport network with a number of direct routes to the City Centre and Academic Institutions. There are also clear connections to the wider area, via Manchester Oxford Road and Piccadilly Train Stations. This is in line with the Manchester City Council December Executive Report on PBSA, which notes that developments will be encouraged in areas which are within close proximity to high frequency public transport routes.

The location of the site also places it at the edge of a key inner gateway to the city. Each of the key gateways has its origins in the Victorian history of the city and have long served as key nodes to orientate the city and guide its development. This is evident in the configuration of Mancunian Way which built upon these gateways to widened the extents of the City Centre.

The key arterial routes which serve these gateways converge to form a series of axis through the City Centre, providing relief to the pedestrian-centric civic areas. The gateway to each of these axial routes therefore offer opportunities to serve as landmarks for the city, providing orientation markers and framing of key views. At present Deansgate serves as the key route along the Northern axis of the city, with the Beetham Tower dominating the skyline, however the growth of the Great Jackson Street Development Area will split this focus between Deansgate and the Castlefield Corridor, whilst re-establishing historic vistas across to Oxford Road and Piccadilly.

The Greater Manchester Transport Strategy Plan 2040 will also serve to reconfigure this Inner Gateway, with developments to the 'Castlefield Corridor' increasing the prominence of Whitworth Street West and the Deansgate South junction to the East of the site. This will extend the Southern Inner Gateway to encompass the proposed site, with the Deasgate South and Great Jackson Street junctions becoming key relief links to the city's main arterial network.

The existing buildings to the North of the site offer little to address this junction - the unique position of the site offers a considerable opportunity to enhance the Inner Gateway into the city whilst further framing strong vistas into the City Centre and the emerging Castlefield Corridor.

KEY

- Site Location
- Key Gateway / Intersection
- Core of City Centre
- Arterial Road/Route
- Bus Route
- Cycle Route
- Castlefield Corridor
- Local Link Station
- National Link Station

LINKS

Train
- London Euston in 2 hours
- Liverpool in 1 hour
- Leeds in 1 hour

Bus
- Manchester Victoria in 13 min
- Manchester Piccadilly in 15 min

Bike
- University of Salford in 11 min
- Metropolitan University in 5 min

Walk
- Manchester Piccadilly in 20 min
- Metropolitan University in 11 min



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2.3 Site Connectivity

SOCIOECONOMIC CONNECTIVITY

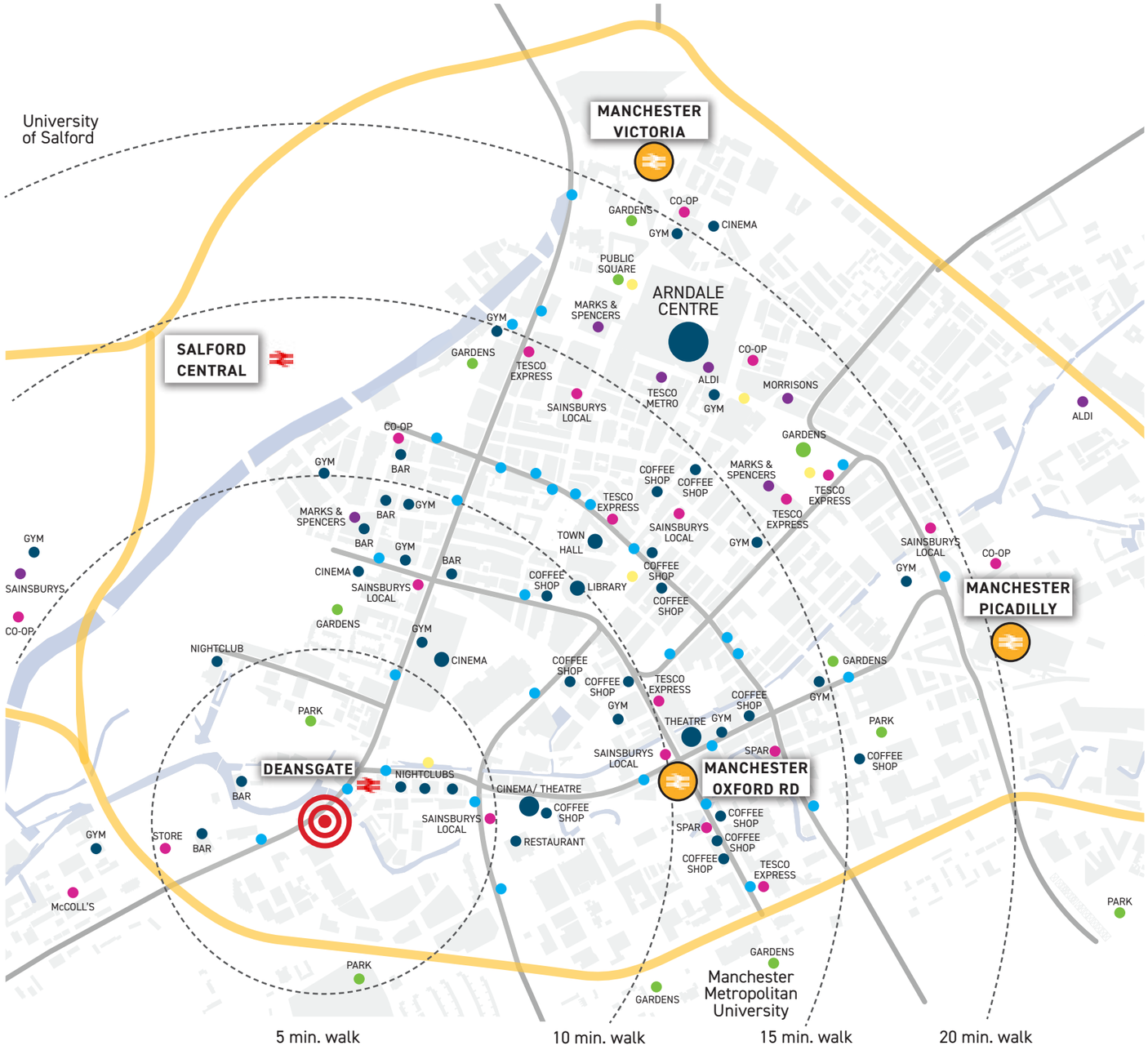
The strong transport network adjacent to the site provides links to a wide variety of socioeconomic locations throughout the city centre, many of which would receive a strong boost from an increased provision of student residents.

The proximity of the site to a number of the key retail areas within the Southern part of city also offers a considerable economic connection for the site, providing links to essential and secondary services required for residential developments.

There are a diverse selection of convenience and food stores, health and leisure venues, and public spaces within a 10 minute walk of the site; all of which are key to the establishment of a pleasant and sustainable area for living.

The area to the East of the site is also home to a number of the city's key late-night venues, with 15 nightclubs within a 15 minute walk and a large number of bar and pubs. The frequency of these venues have continued to increase as the student area of the city has expanded.

A new high quality Student Residential development will bring considerable economic benefit and spend to the local area, providing the opportunity to stimulate further investment in amenities that will serve the wider residential community, whilst transforming a key city site that has lay in a state of dereliction for almost a decade.



KEY

- Site Location
- National Rail Connections
- Internal Rail Connections
- Tram Stops
- Bus Stops
- Leisure
- Covenience Stores
- Food Stores
- Public Spaces

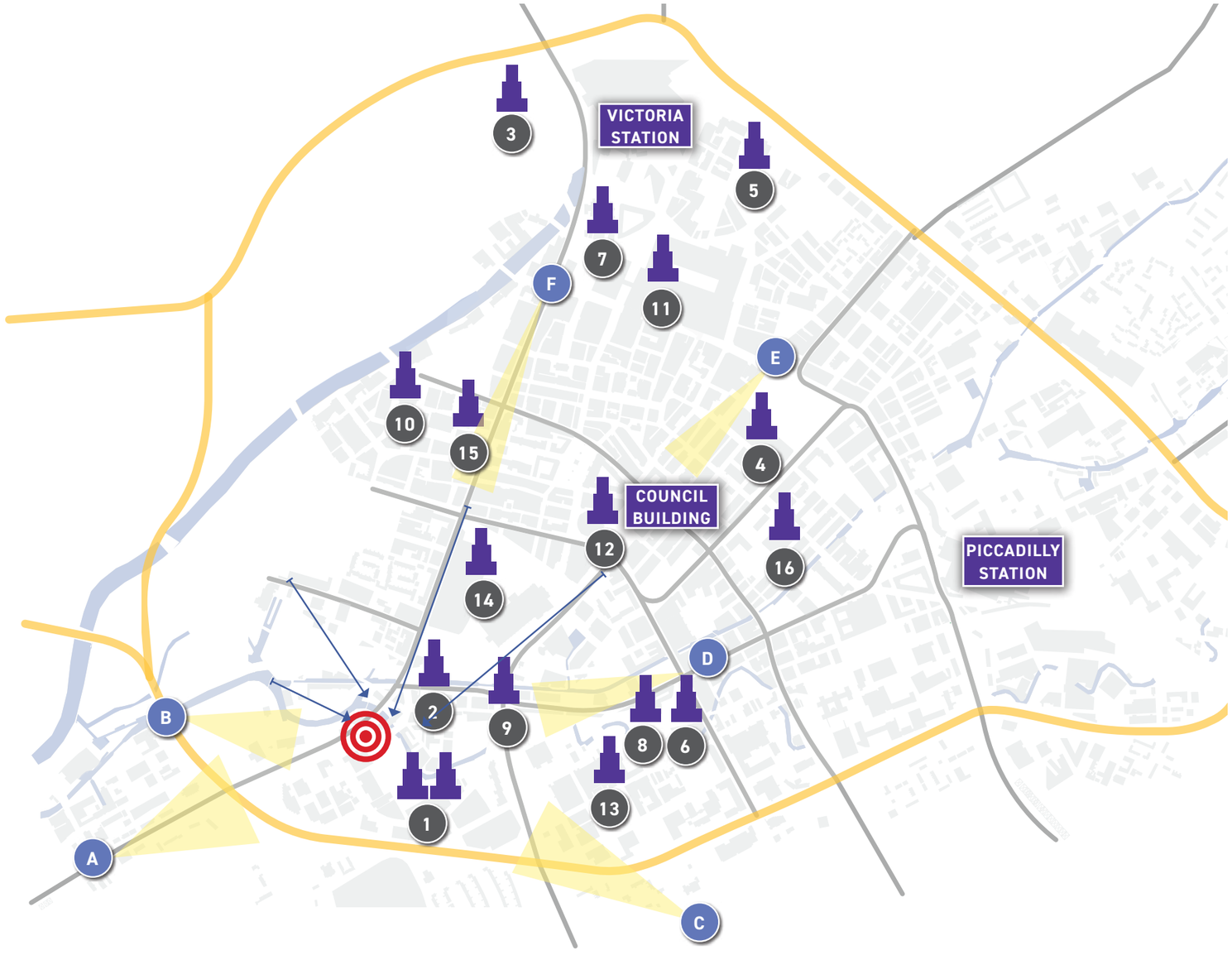
2.3 Site Connectivity

LANDMARKS & VISUAL CONNECTIVITY

Manchester's rich industrial heritage has developed much of the city around the canal and rail networks, with key arterial routes converging at the Bridgewater Canal Basin to the West of the site. This history is still very much visible through a cluster of key landmark buildings situated throughout the city centre which support the primary gateways into the centre.

In addition to the notable historic and listed buildings, there are also a series of more modern landmarks which help to form the gateway at the South of the site and form the local character of the area. The most prominent of these is the Beetham Tower to the North which, until recently, was the most dominant building on the skyline. The Deansgate Square development to the East of the site has since established a much larger urban scale to the core of the city centre, rising to 64 storeys and creating a strong development corridor along Chester Road.

The historic route from Chester Road to Deansgate frames a series of key vistas along the city and has become second only to St Peters Square and Oxford Road in terms of its prominence. The site occupies a key position at the Southern Gateway of the Deansgate axis vista, offering a unique opportunity to create a more appropriate landmark to fame views into the City Centre and serve as a connection between the more modern developments and Conservation Areas..



1 Deansgate Square Towers
2 Beetham Tower
3 Anaconda Cut
4 City Tower
5 CIS Tower
6 17 New Wakefield Street
7 Urbis
8 Artisan Heights
9 Axis Tower
10 1 Spinningfields
11 Arndale House
12 Manchester Town Hall Clock Tower
13 Cambridge Street Block A
14 Great Northern Tower
15 Civil Justice Centre
16 Manchester One

KEY

Site Location

Landmark

Local View

KEY VISTAS

A View from Chester Road
B View from Mancunian Way (West)
C View from Mancunian Way (East)
D View from Oxford Road
E View from Smithsonian Street
F View from Deansgate

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2.4 Urban Scale

EXISTING SCALE

The predominant character of buildings in the area immediately surrounding the site ranges from six to eight storeys. This is consistent along the Bridgewater Viaduct and Canalside. Due to the adjacent roadways, the main streets typically have a 1:4 enclosure ratio, meaning that the predominant building height is four times the width of the street

In the main development areas to the West of the site there is noticeably less consistency with a significant numbers of taller buildings that dominate the character of the city. The tallest of these are: Beetham Tower (47 floors) and Deansgate Square South Tower (64 floors).

The Southern perimeter of the city centre has gradually become the predominant area for taller buildings, with a number of larger developments emerging within the last 10-15 years.

The proposed site sits at the Western edge of two clusters of tall developments, all of which rise above the predominant city scale. This has created a uniquely localised urban scale for the city block that the site sits within. The site has become a linkage between the taller, modern urban scale and the Conservation Areas, offering little value to the city or Chester Road Gateway.



Deansgate Square (64 storeys)



Beetham Tower (47 storeys)



Axis Tower (27 storeys)



Parkway Gate (15 storeys)



Cambridge St - Block A



17 New Wakefield St.



Artisian Heights



One Regent



No.1 Spinningfields



Great Northern Tower



City Council Building



Tower of Light (40 metres)



2.4 Urban Scale

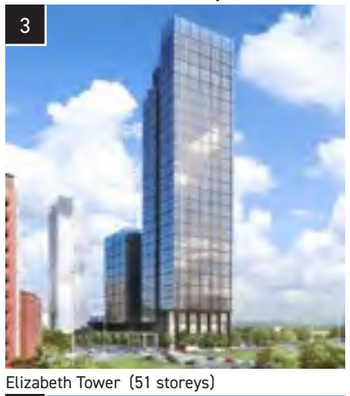
EMERGING CONTEXT



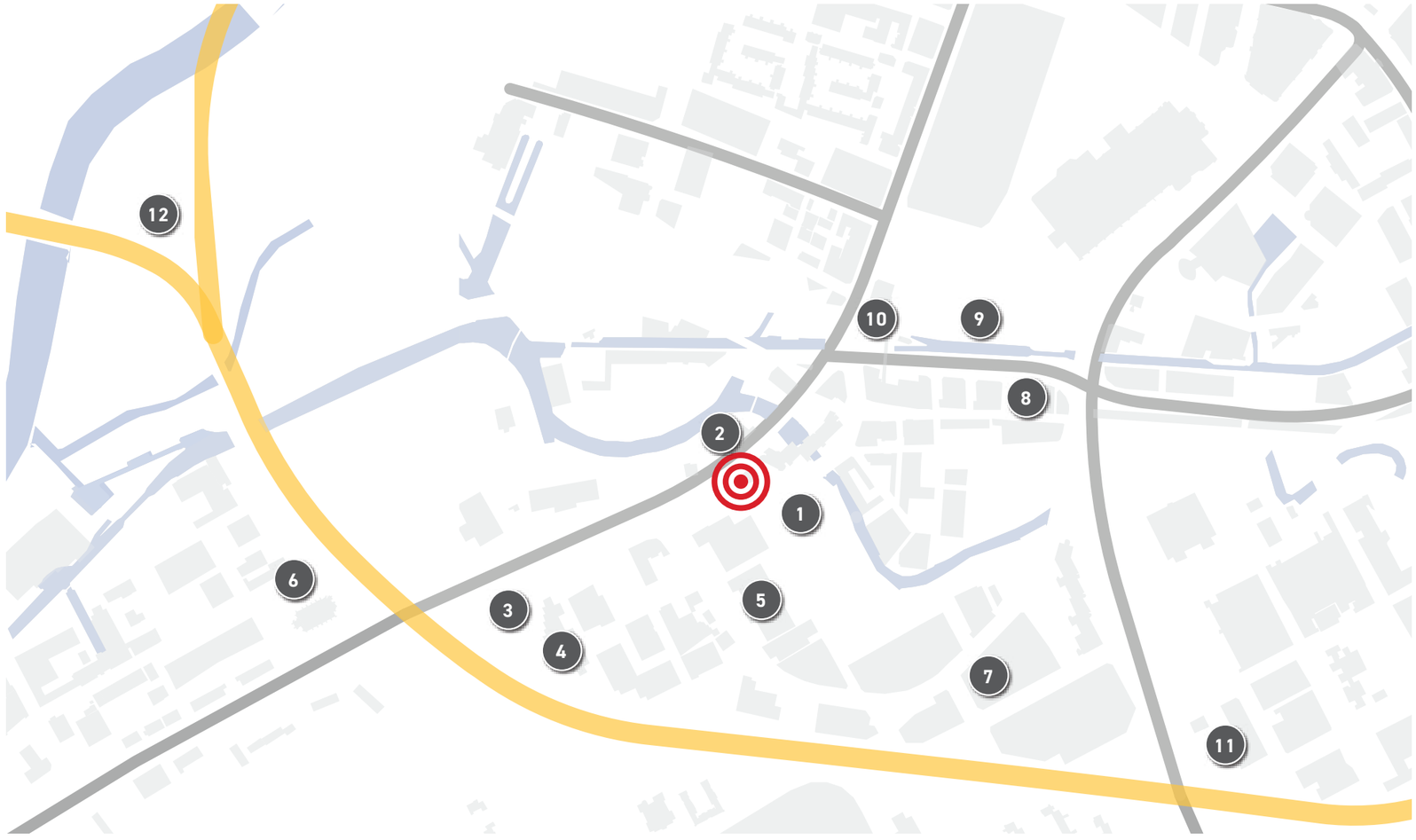
Deansgate Square (64 storeys)



2 - 4 Chester Street (21 storeys)



Elizabeth Tower (51 storeys)





Trinity Islands (44 storeys)



First Street South (45 storeys)



325 - 327 Deansgate (22 storeys)



The Blade & The Circle (51 storeys)



Transition, Jackson Street (32 storeys)



Arundel Street (23 storeys)



River Street Tower (32 storeys)



10-12 Whitworth Street West (35 storeys)



Viadux (40 storeys)

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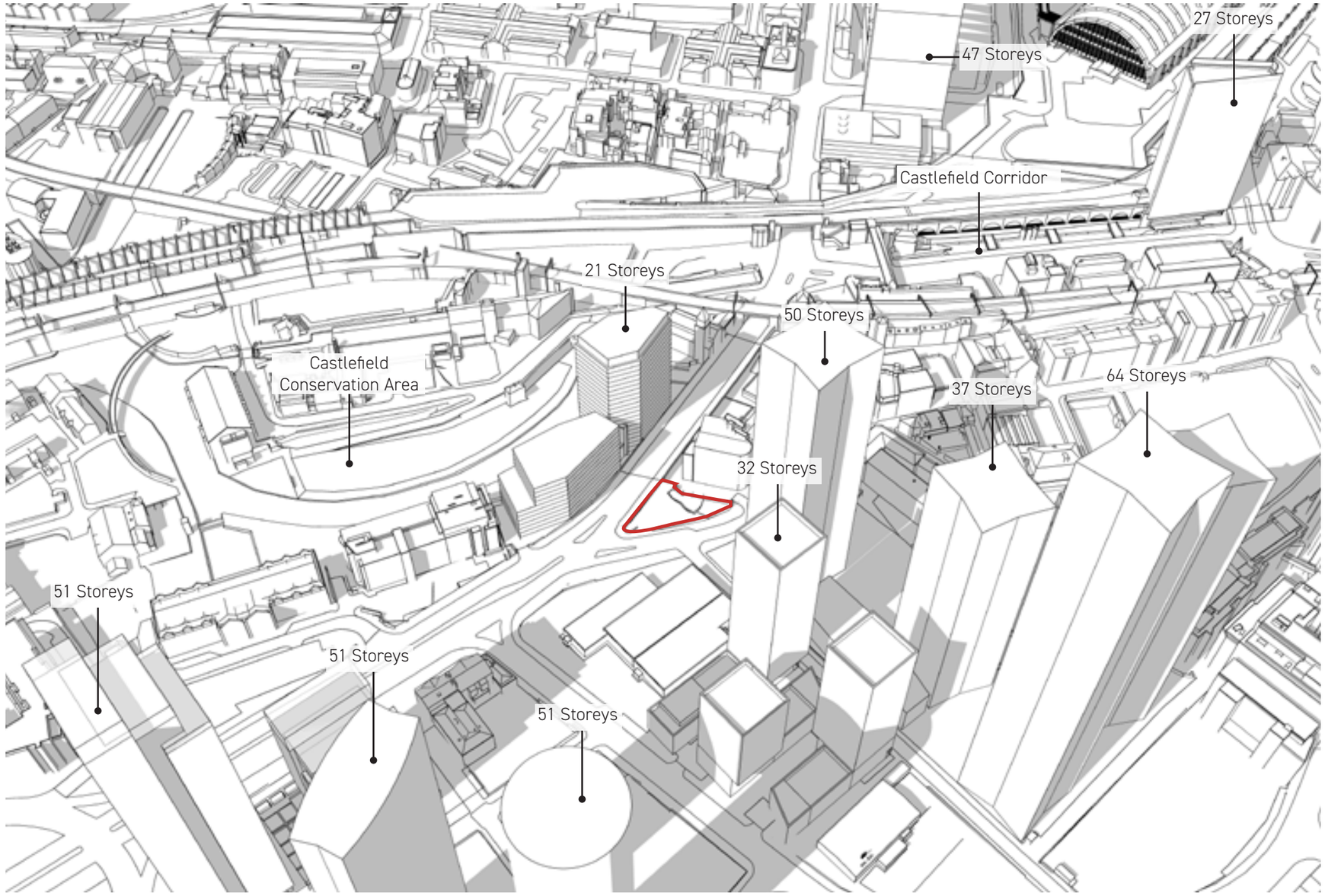
2.4 Urban Scale

AN EVOLVING LOCAL SCALE

The scale and massing of the surrounding area has increased dramatically in recent years with both constructed and consented schemes defining a new urban scale for the area.

Key characteristics:

- Predominant scale of Primary sklyine is circa 50 storeys defined by a series of buildings along the Southern approach to the site.
- Secondary skyline buildings sit at circa 35 storeys, specifically within the Great Jackson Street area of which the site forms a part.
- Massing steps down from 50 storeys to 21 storeys at the Bridgewater Viaduct, which created a fragmentation of the streetscape. The site sits within this, offering an opportunity to provide a scale that could serve as a link between the two areas.



KEY

Proposed Site

2.5 Local Context & Character

The site sits at the junction of Deansgate South, Bridgewater Viaduct (A56) and Chester Road. It is currently vacant and being temporarily employed as a works area for the adjacent Deansgate Square development

The surrounding area primarily consists of residential and office developments, with a number additional high-profile residential schemes due to complete within the next 12-24 months, notably the Deansgate Square development to the South, Castle Wharf to the North and Elizabeth Tower to the West. Other prominent buildings within the immediate surroundings include the Castlefield Congregational Chapel and Beetham Tower to the North.

Current Planning Policies highlight the area as somewhere where residential-focused development is to be encouraged. The site also sits within the Great Jackson Street Development Area, which promotes the establishment of a number of tall building developments on and around the site with heights ranging from 30 - 60 storeys throughout..



Aerial View of Existing Site

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2.5 Local Context & Character

SURROUNDING LAND USAGE

An analysis of the surrounding area was also undertaken to assess the existing local land uses within a 500m radius.

The diagrams opposite illustrate the uses around the site at both ground floor and above. The area around the site is predominately residential in character, with commercial units at lower levels. Active ground floor uses are also prevalent along Deansgate, offering a mix of retail and commercial tenants; further information on these can be found in the socioeconomic connectivity section.

Larger scale commercial developments are focussed around the edge of the ring road, main of which are in the process of being redeveloped into high-rise residential buildings. There is a finer, more historic urban grain to the West towards Castlegate, consisting of lower riser warehouse buildings which have since been converted into commercial and residential usage.

Through mapping the land usage we can see that the area is predominantly employed for residential purposes with active frontages being key to establishing the streetscape. This demonstrates that the proposal and hierarchy of spaces are an appropriate strategy for redeveloping the site.



Ground Floor Usage



Upper Floor Usage

KEY

- Site Location
- Residential
- Commercial
- Retail
- Leisure

2.5 Local Context & Character

LISTED BUILDINGS

The sites location adjacent to the Castlefield Conservation Area offers an eclectic and diverse urban grain, without any discernibly dominant language.

Whilst the site itself sits outside of the main Conservation Areas, there are a number of listed buildings within the vicinity. These include:

- Middle Warehouse, Grade II
- Former Congregational Chapel, Grade II
- Merchants, Grade II

The warehouses which sit along the canal basin have clearly defined proportions and simplistic elegance, along with prominent usage of brickwork, which offers some suggestion as to how the character of the surrounding areas to the West have developed.

The buildings which sit immediately adjacent to the Deansgate Junction are predominantly of a contemporary styling, which provide a stronger character, with bold usage of glass and metallic facade cladding. This juxtaposition is a key attribute of Manchester's modern skyline.



KEY

Site Location

Listed Buildings

Conservation Area



1. St George's Church



2. Former Canal Flour Mills



3. Middle Warehouse (Grade 2)



4. Merchants Warehouse (Grade 2)



5. Former Congregational Chapel (Grade 2)



6. Bridgewater Canal Offices (Grade 2)



7. Former Market Hall (including Lower Hall)



8. Power Hall of Museum of Science



9. Old Warehouse



10. Former LIverpool Rd Railway St Masters House



11. Albert Warehouse



12. Great John Street Schoolhouse

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2.5 Local Context & Character

MATERIALITY & CHARACTER



Knott Mill Chapel



Bridgewater Rail Bridge



Deansgate Quay



West Tower, Deansgate Square



Castle Quay



Castle Street Mill



361 Deansgate



Deansgate Station

2.6 Site History

The earliest consistent record of development on the site appears on the 1807 'Roper Map'. This shows a small building of unknown usage positioned adjacent to Knot Mill roadway, now know as Deansgate. The building forms part of a larger cluster/complex positioned around the Castle Quay Warehouse, located on the North-East border of the site.

In 1841 the construction of the Bridgewater Viaduct redirected the main access route to the Northern boundary of the site, defining it's current form and shifting its position to site outside the main Castlefield area. The construction of the Vladuct also established much of the current retaining structure to the North and East of the site which create the existing levels.

Throughout the early 1900's the area surrounding the site developed rapidly as the city's industrial areas expanded. The small clusters of warehouses and dwelling were replaced by several larger workhouses which lined the canal, vastly increasing the local scale of the area.

The bombing raids in Manchester between August and December of 1940 destroyed large areas of the city, with many of the warehouses to the North and East of the site being significantly damaged. Over the following decade, many of these were gradually demolished, reducing the urban scale and creating large open and/or unused sites.

The site was redeveloped in the early 1950's, when the Rootes' petrol station being constructed. The location was specifically chosen due to its landmark position, with Chester Road becoming a key arterial route into the city. The petrol station remained a recognisable landmark for a number of years, serving as a key gateway to the South entrance into the City Centre.

In recent years the site has remained vacant and/or empty, offering little to the surrounding area.



Map of Area (Dated circa 1807)



Destruction of adjacent warehouses during Second World War bombing raids (Circa 1941)



Map of Area (Dated circa 1950)



Rootes' Petrol Station as seen from Castle Quay (***Courtesy of Manchester Canal River Trust***)

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2.6 Site History

A RICH HERITAGE OF METALWORKING

The sites position between the Castlefield Canal Basin and Knott Mill area, places it amongst a wealth of industrial heritage, notably the W & J Galloway Iron Works.

Knott Mill Iron Works:

- William and John Galloway build foundry in Knot Mill, adjacent to Chester Road, in 1811.
- Company became well known throughout the country for building hugely successful boilers and steam engines.
- Iron Works on site was responsible for a number a key advances in metallurgy during the early 19th Century.
- Galloway Iron Works is said to be the site where first ingots of Bessemer steel were ever made. Company then became first to license the revolutionary process.



Map of Area from 1841 showing Galloway Iron and Boiler Works in Knott Mill

KEY

Site Location

Knot Mill Iron & Boiler Works



Etch depicting interior of Galloway Boiler Works (1891)



Photograph of Galloway Boilers in Knot Mill rail loading bay (1893)



Aerial Photograph from 1934 showing remaining Iron Works buildings

2.7 Existing Site Condition

The existing site is currently vacant and overgrown, offering little to the surrounding streets. The protective hoardings and vegetation have created an undesirable frontage, which lack any activity and appear oppressive.

The newer developments along Deansgate which push the urban scale to 8+ storeys have caused the existing site to appear out of context, no longer addressing the surrounding urban blocks and appearing disproportionate to the adjacent Victorian warehouse buildings to the West.

The addition of increased scale developments within the core of the City Centre and adjacent Deansgate Square, severely subdues the effectiveness of the site to serve as a key connection between the Conservation Area. The site instead appears sanitised of any character, having a detrimental impact on Chester Road due to the lack of activity. The City Centre policy and Great Jackson Street Development Framework highlights this area as a prominent route in need of active frontages in keeping with such a key route/gateway.

A reconfigured massing and scale, more appropriate to the current urban grain, would greatly improve the links to the city whilst framing areas of visual interest, to provide a building more suited to the landmark location of the site.



View from junction of Deansgate and Chester Road (Looking North-East)



View from Chester Road(Looking East)



View from Bridgewater Viaduct (Looking South-East)



View from Deansgate (Looking West)

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2.8 Site Constraints

The site is situated on the man-made plateau of a slope, with a 2.5m level changes along Deansgate and a 0.5m level change along the Bridgewater Viaduct. This change in levels restricts the available areas for access and egress points, which would be consistent both internally and externally.

The step in levels to the North of the site are mitigated through the usage of a retaining wall which forms the car parking for the adjacent site. Whilst this creates a natural degree of development relief, it also impact the scale of the streetscene along Deansgate, driving the focus towards the corner at Chester Road.

The site benefits from a live Planning Consent, which proposes that a massing of circa 16 storeys would be appropriate for the area, however the adjacent sites have developed considerably beyond this datum point in the time since the planning consent was granted.

The Great Jackson Street Development Framework notes that an increased residential provision for the area will be encouraged and that 'tall buildings that provide a strong visual profile and a dynamic marker from key viewing corridors from the South' would be welcomed in the area.



KEY

- Site Boundary
- Rise in Site Levels
- Key Interface with Adjacent Building
- Retaining Wall

PLANNING POLICY

3.0

3.0 PLANNING POLICY

3.1 Planning Policy Review

LOCAL POLICY

City Centre Policy CC6 High Density Development

- City Centre development will generally be high-density to maximise efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City.

City Centre Policy CC8 (Change and Renewal)

- Redevelopment proposals will be expected to be prepared within an approved development framework, fully exploiting opportunities to contribute to improving the City Centres character and function

City Centre Policy CC9 Design & Heritage

- Development in Manchester City Centre should preserve or enhance heritage assets, including listed buildings, conservation areas and scheduled ancient monuments.

EN1 - Design Principles - City Centre

- Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

EN2 - Tall Buildings

- Proposals for tall buildings will demonstrate and excellent design quality; be appropriately located and contribute positively to place making within the city.

EN3 - Heritage

- Developments must preserve or enhance the historic environment of areas of acknowledged importance

H12 - Purpose Built Student Accommodation

- Priority will be given to schemes which are being progressed in partnership with universities,
- High density developments should be sited in locations where this is compatible and where retail facilities are within walking distance.

GREAT JACKSON STREET FRAMEWORK

The key principles of the framework include:

- Creating a series of tall buildings located around the perimeter of the site to provide a dynamic marker from the City Centre and approaches from the South.
- Create a sustainable mixed community environment provides a range of accommodation sizes and typologies.
- Cater for the needs of an increasingly diverse population within the City Centre
- Create accessible public and private spaces, creating a mix of building typologies that can provide high-quality amenity spaces:
- New developments should create an environment where the amenity of residents and requirements is robustly reviewed and tested.
- The palette of materials should be complementary whilst providing the required diversity for each plot to stand out in their own right.

The proposed site is identified as Plot H within the development area and serves as a link between the core plots and the Castlefield Conservation Area. It is denoted as sitting at one of the key gateways of the development, linking Great Jackson Street to Deansgate and the City Centre.



Excerpt from Great Jackson Street Development Framework Document showing site allocation as 'Plot H'



Indicative massing for potential development plots within Jackson Street Regeneration Area *(Produced by Simpson Haugh Architects)*

3.2 Student Accommodation Need

A DESTINATION STUDENT CITY

Manchester is regularly voted as one of the top University Cities in UK and boasts a position within the top 5 choices for Higher Education applicants in 2019.

The University of Manchester is the largest single higher education institution in the UK with over 36,000 full time students for the 2018-19 academic year. Student numbers have grown relatively modestly over the last five years, increasing by 8%, although given the overall size of the institution this still equates to a 2,810 increase in students. The postgraduate population is sizeable and has grown by a quarter in five years to nearly 10,000 full time students. The demand for PBSA from the University of Manchester alone is massive, with nearly 18,000 18-20 year olds and 15,000 first year students on average.

Manchester Metropolitan University is also one of the largest universities in the UK, at 28,000 students for the 2018-19 academic year. Student numbers have grown by 4% in the last five years, with all growth seen at postgraduate level. Undergraduate numbers fell by 140 over this period, whilst postgraduate numbers have increased by 1,140 students between 2013-14 and 2018-19.

EU student numbers at The University of Manchester have increased by twice the UK average rate, growing by 36,775 students) between 2013-14 and 2018-19. Non-UK student numbers at Manchester Metropolitan University also sit at the highest level since 2009-10 and since 2013-14 have increased by 21% above the national average rate.

Of the students living in Manchester, between 54% and 59% currently live in private rented accommodation, providing a demand for dedicated student beds within the city. As the city progresses towards meeting this demand, the local housing market is seeing a number of changes, notably a reduction in the quality of HMO lettings and an increase in 'student friendly' private landlords, offering individual rooms/properties without the appropriate licensing and regulatory control. The City Council notes that in 2020 £17m was foregone in Council Tax revenue, a situation that could be improved by directing students into PBSA accommodation.

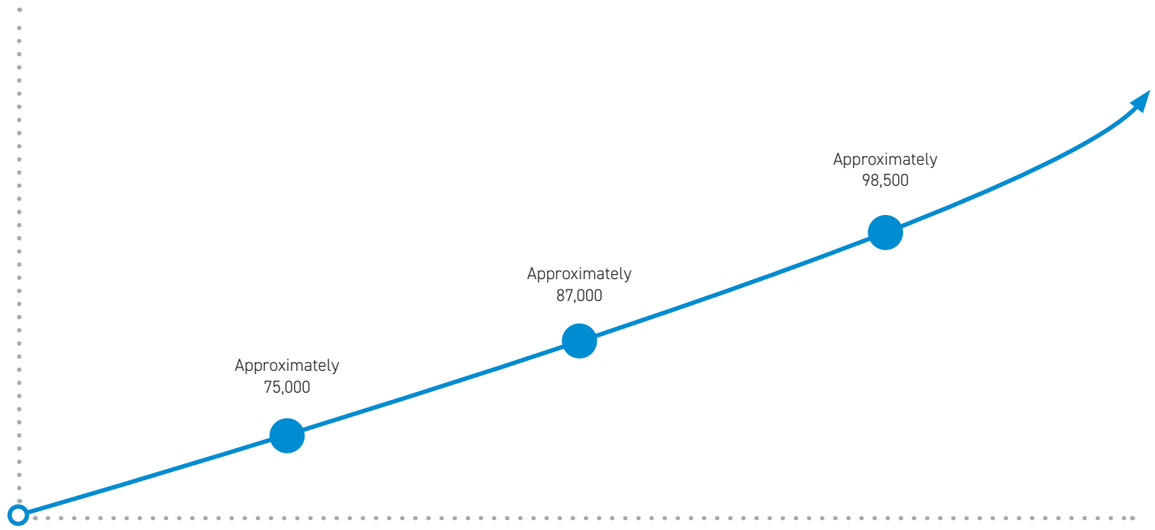
Manchester is one of the largest PBSA markets in the UK with 26,547 beds available for the 2020-21 academic year. The direct let market in Manchester now makes up over half the beds in the market, due to university portfolios typically remaining at similar levels and most recent development coming through the private sector.

The development of new student beds in Manchester since 2013 has been the lowest of any major comparable market in the UK, at only 5,513 beds. Development in the market has undoubtedly been impacted by Policy H12 and it can be argued that the lack of development means that Manchester has fallen behind comparable markets in terms of quality over recent years. This is potentially damaging the student experience and leading to students seeking out other forms of rented accommodation if their needs cannot be met through the PBSA sector

The Manchester PBSA market is also mainly made up of cluster accommodation, with non-en-suite and en-suite stock making up nearly 90% of the total beds provided Whilst en suite accommodation makes up over 50% of the total bed supply in the city. This is low in national terms due to the prevalence of typically inferior quality non-en suite accommodation, due to a lack of recent development. Cushman & Wakefield's Student Accommodation Survey for 2020/21 found that Manchester consistently scored the lowest in terms of the quality of PBSA facilities compared to the other major student cities analysed

The proposed Deansgate South development will meet an identified need for additional PBSA development in Manchester, as well as helping to raise the overall quality of stock in the City, which lags behind key competitors. The development of the scheme will help to address identified issues with the quality of stock in Manchester and recent levels of rental growth. Fusion Students is an experienced and high quality developer/operator of PBSA, and the development would aid the welfare and wellbeing of students in the City, as well as playing a role in freeing up City Centre apartments for local residents. Stock would be amongst the highest in Manchester, whilst delivering rents at lower levels than current comparable schemes.

Further details can be found in the Evidence of Student Need Report that accompanies this application



Growth of students in leading Manchester Universities



Bedroom - Zenith, Cardiff



Bedroom - Zenith, Cardiff

CORSTORPHINE +WRIGHT ARCHITECTS

3.3 Site Planning History

CURRENT & HISTORIC CONSENTS

2001 - 2007:

- Several consents achieved for site, all of which lapse due to unspecified reasons.

2016:

- Consent achieved for 13-storey residential building (*Application Number* 110730/FO/2015/C1)

2017:

- Variation to previous consent submitted, to create 13-storey residential building with 53 residential apartments and commercial unit at Ground Floor.
- Variation submitted as original consent had been deemed undeliverable due to existing ground conditions.

2018:

- Pre-Application consultation undertaken for a 16-storey building comprising 84 residential apartments with flexible A1 - A3 retail space at Ground Floor.
- Application not progressed

Current 2017 consent is due to lapse at the end of April 2021.



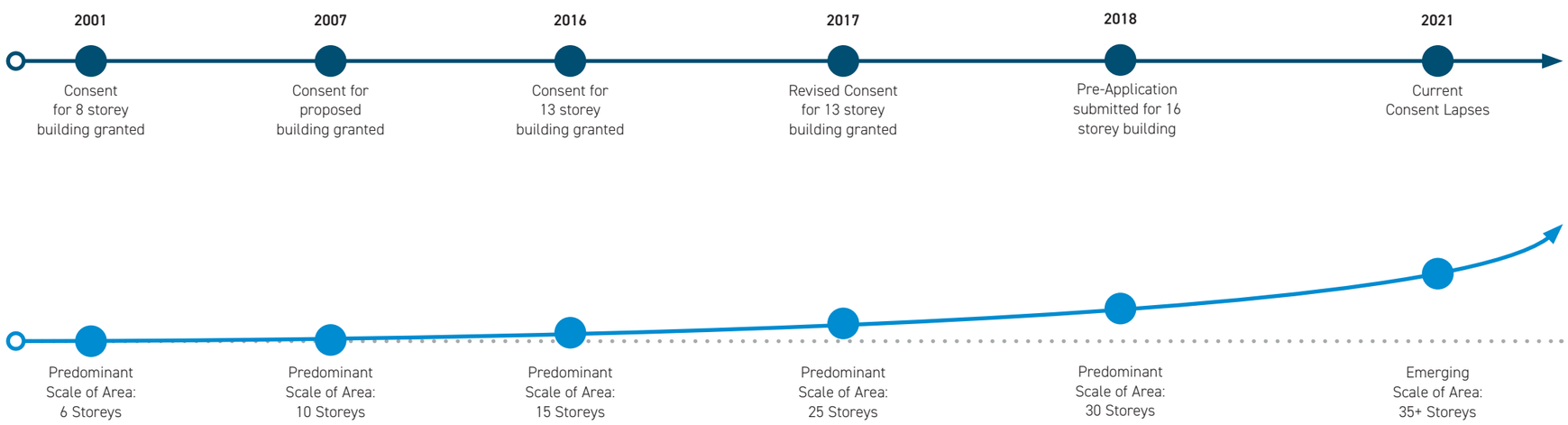
Consented proposal for site (2015)



Consented proposal for site (2017)



Pre-Application Proposal for site (2018)



3.4 Involvement

CONSULTATION & ENGAGEMENT

In line with National and Local requirements, a pre-application consultation for the proposed scheme was undertaken in November 2020.

The Design Team engaged with stakeholders, interest groups and the local community to gather feedback and, where relevant, addressed any comments prior to the submission of the Planning Application.

Community Consultation:

A public consultation event was considered the most appropriate way in which members of the community could obtain further information regarding the proposals and provide comments. Due to Government restrictions in place at the time, the decision as taken to hold the event online, with virtual exhibition panels and feedback forms being hosted at:

https://fusionstudents.consultationonline.co.uk

To raise awareness of the event and to maximise potential interaction, leaflets were posted to businesses and households in the vicinity of the site, provided details of the public consultation and a summary of the proposals. Advertisements and media releases were also undertaken, both online and in local newspapers, to further broaden the area and audience reached.

Key Comments/Outcomes:

The key comments from the Public Consultation were:

- Local Residents felt that the area should have more diversity in its residents, being aimed more towards younger people and professionals.
- Residents in the immediate vicinity sought comfort that a student development of the nature proposed would be well managed.
- A number of positive responses were received from both current and prospective students, indicating that they would support the application and be interested in living within the development.

Further engagement information can be founding within the Community Engagement Statement.

















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3.5 Pre-Application Discussions

Throughout the pre-application process there have been a number of meetings with Key Stakeholders and interested parties, to try and ensure that the design was developed in a collaborative manner where possible. A selection of the key meetings and discussions are summarised below:

Places Matter

Held September 2020

During the development of the design, the Design Team's initial proposals were issued to both Manchester City Council and Places Matter to seek independent feedback. On 16th September a Places Matter Design Review Panel was held to review the scheme.

- The panel supported the height of the scheme and felt that it could be higher.
- The appearance and material palette of the building were supported and the team were encouraged to make this as sculptural as possible.
- Further consideration is to be given to potential solar overheating at the corners of the building were there are large portions of glazing.
- The provision of external terraces were fully supported, but it asked if additional terraces could be provided.
- Consideration to be given for animal and insect habitats throughout the terraces and surrounding public realm, where possible.
- The panel asked that a robust response to the means of escape at lower floors would be required, given that the building is served by a single stair.
- To support the siting of the building, the team were encouraged to further map local amenities and site connections, including pedestrian and cycle routes and access to local public spaces.

Formalised feedback from the Design Review Panel was also issued to Manchester City Council for their reference.

Manchester City Council's response to the Design Team's initial proposals, which were submitted as a comprehensive pre-application pack, has been limited, advising the applicant that a PBSA proposal is not considered to be consistent with Policy H12 and is not consistent with the Great Jackson Street framework and therefore they would not support it.

Manchester Metropolitan University Student Union

Held November 2020

As part of the Team's ongoing engagement with Key Stakeholders, a meeting was held with MMU Student's Union, to review the scheme and discuss further ways that the design could be improved to create the best possible living environment for students.

- Full support was offered to the scheme, citing specific appreciation for the quality of design and internal spaces that were proposed.
- The considered approach to student wellbeing throughout the building and externals spaces was praised, with comments made about a lack of such spaces in nearby schemes.
- The sustainable aspirations of the scheme were supported, with this being cited as a key interest and consideration for the current student population.
- The proposed management methodologies employed by Fusion were supported and seen as a welcome addition to the development.

Deansgate Quay Residents Association

Held November 2020

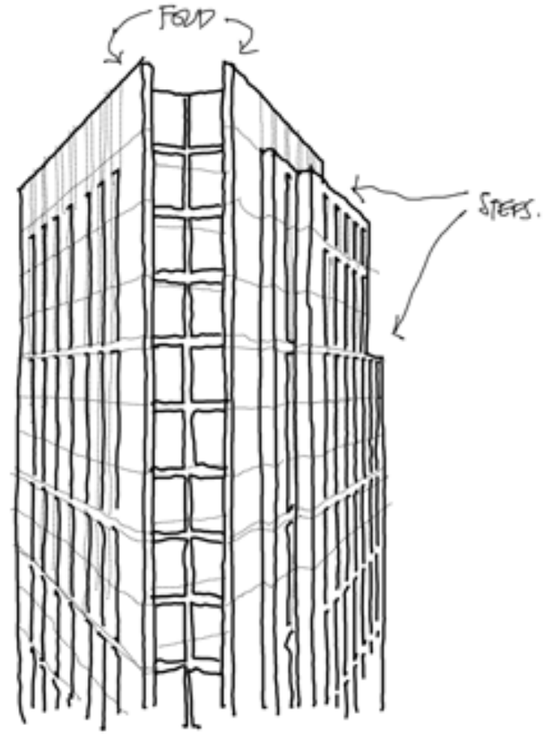
As the proposed site sits adjacent to the Deansgate Quay residential building, it was of specific importance that residents were consulted in the process and given the opportunity to engage with the design process.

- Clarity was requested regarding how Fusion manage their buildings, with a focus on car parking/servicing.
- Residents sought comfort that bins and waste storage would be managed internally and not left at the entrance to their Car Park or on the street.
- Clarification was offered as to how the proposed footprint addresses the relationship between the building and the South-Western facade of Deansgate Quay, in addition to active windows being removed from Ground Floor social spaces to avoid overlooking.

Design Team Response

In response to the feedback received from all parties and stakeholders, the following amendments to the design have been made:

- **Further study of surrounding areas, including access to amenities and public spaces.**
- **Form of building amended to be more sculptural and celebrate 'flat iron' form of site.**
- **External terraces increased in size to allow for a more diverse use of spaces and landscaping.**
- **Provisions made for animal and insect habitats throughout external terraces and at lower levels.**
- **Additional staircase provided between Ground and Mezzanine level to provide alternative means of escape.**
- **30% reduction of glazing to corners of building to reduce risk of solar overheating.**
- **Northern elevation redesigned at lower levels to provide more interest when viewed from adjacent Deansgate Quay, without impacting overlooking.**
- **Additional sustainability measures employed, including Photovoltaic Array with potential for green roof beneath.**
- **Production of Building Management Plan for inclusion within application to fully outline how Operator would managed scheme, including engagement with surrounding residents.**



EVALUATION

4.0

4.0 EVALUATION

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SITE OPPORTUNITIES

The proposed site offers a considerable opportunity to create a landmark building that would reinforce and improve the key arterial route into the South of the city, creating a gateway development of prominence and quality in keeping with the Great Jackson Street Development Framework.

By serving as a link between the historic urban scale to the West of the site, and the emerging scale of the Great Jackson Street Development Area to the East, the proposal stitches together the fractured urban scales whilst protecting key routes through to core of the City Centre.

The forthcoming adoption of the Knott Mill and First Street Strategic Development Frameworks, coupled with expansion of the Castlefield Corridor, will increase the prominence of Whitworth Street West, forming a new arterial route to further frame the Southern edge of the Inner City Centre.

The sites position at the intersection where these two arterial routes converge could provide a catalyst for further sustainable urban integration, crafting new links throughout the city, whilst preserving the historic vistas and identity of the neighbouring areas.

By adapting the principles of the Manchester Residential Quality Guide and Great Jackson Street Development Framework, and focusing these at the junction of Deansgate and Chester Road, the site presents a unique opportunity for development that could play an essential role in the evolution of the city plan, whilst bringing additional socioeconomic benefit to the area, further strengthening the city's status as one of the top five university cities within the UK.



DESIGN

5.0

5.0 DESIGN

5.1 Design Ethos

Design Value 1:
Distil & Amplify a Sense of Place

Our design response is urban design led. Starting with an analysis of the sites relationship to the wider city context, and the historical development of the surrounding urban grain. The aim is to distil out what the essence of the place is, in order that our design solution amplifies that sense of place.

Design Value 2:
Generate a Convincing Narrative

The design we develop is then a rigorous response to both the analysis of the place's underlying character and the urban design opportunities we have identified at the outset. By responding to the underlying character of the area we create a design with an underlying form and meaning rooted in the essence of the place in which it sits.

Design Value 3:
People, Place and Purpose

People are the common denominator for all the places we design. We ensure that all the places and buildings we design are legible, respond to purpose and add meaning to the activities they contain, creating positive relations to public realm and acknowledge a human scale.

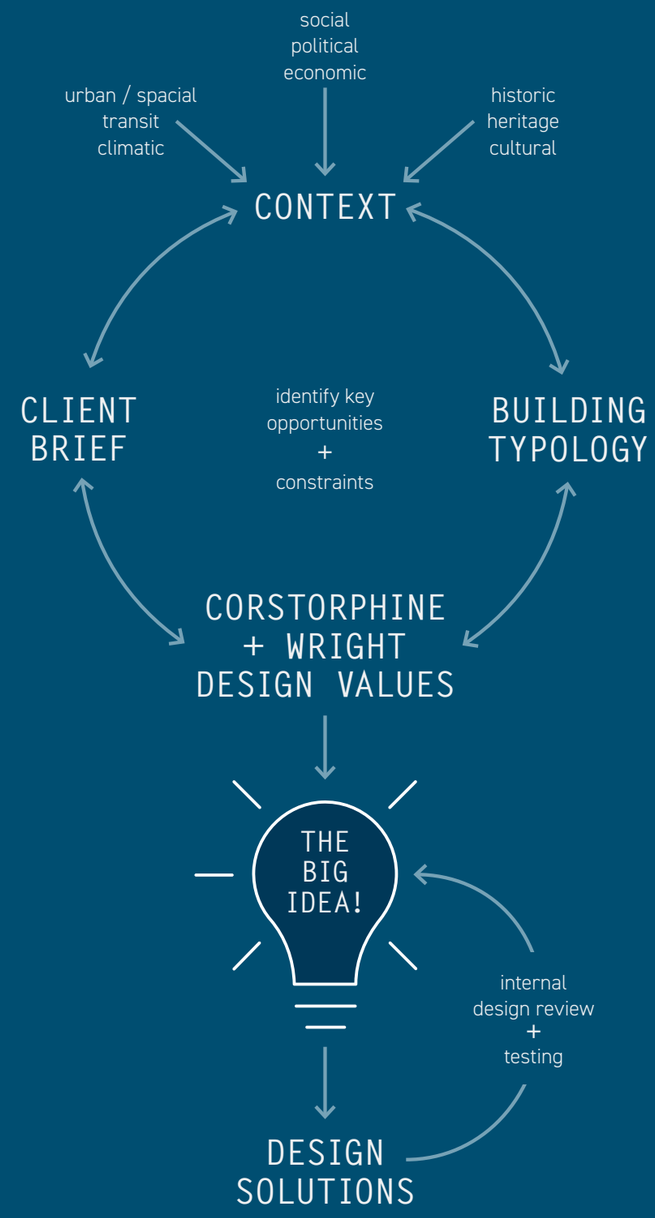
Design Value 4:
Keep it Simple + Efficient + Sustainable

Simple elegant buildings are more memorable helping to create a strong sense of place. Well designed and proportioned repetition combined with a limited palette of material helps create visual consistency, improves construction efficiency and helps create sustainable building envelopes and systems.

Design Value 5:
All Scales Informed by the Big Idea

All down stream design and detail decisions should reinforce a projects Big Idea, ensuring that the Big Idea is clearly legible in the finished product.

Great design and placemaking starts with a careful understanding of the brief, context and typology which is then distilled into an underlying 'Big Idea', an all - encompassing generator from which the rest of the design stems. This 'Big Idea' provides a compelling narrative which runs through all stages of the design. This approach combined with our 5 design values ensures we deliver robust schemes imbued with a must-have quality.



5.2 The Big Idea

A CELEBRATION OF SITE AND CITY



Celebrate Location and Form of Site

+



Maximise Amenity Value of Roofscape

+



Embrace Industrial Heritage of Area

CORSTORPHINE +WRIGHT ARCHITECTS

5.3 Design Principles

CELEBRATING THE SITE AND SURROUNDINGS

At the core of the proposal are the following key Design Drivers:

1. Celebrate Location & Form of Site
2. Maximise Amenity Value of Roofscape
3. Embrace Industrial Heritage of Area

The sites position at the intersection of three key areas of the city offers a considerable opportunity to establish a catalyst for further urban regeneration, enhancing the urban interface between the City Centre, Castlefield, and the forthcoming Great Jackson Street area. The 'flat iron' form of the site reflects this hierarchy of junctions, serving to frame the Southern Gateway to the city. A considered development that harnesses and celebrates these aspects could serve to craft new visual and stylistic links to the surrounding city, whilst preserving the historic qualities and identity of the neighbouring streets. It will also provide a positive re-use of existing urban land, increasing the density within the city centre.

As the density of the City Centre increases, the availability of external amenity space becomes ever more important, ensuring people have access to landscaped areas that can contribute to a healthy living environment. The proposal seeks to maximise the available roof space to create unique terraced gardens that offer functional external amenity with a focus on wellbeing.

One of the key aspects of the site is also its position between the largest development area in the city and one of the largest Conservation Areas. By drawing directly on the history and heritage of the surrounding area, notably the Knott Mill iron and boiler works, whilst employing the principles of the development area, the design will provide a modern and striking addition to the skyline that directly reflects and references its historic importance.

By strengthening the Southern Gateway into the City Centre and repairing the dislocated scale of the surrounding urban blocks, there is an opportunity to create a Landmark Building of quality, which could serve as a benchmark for future development of constrained brown field sites within the city.



Design Driver 1: Celebrate Location & Form of Site

Embracing the unique position and footprint of the site to create a building tailored to its surroundings and prominence at the Southern Gateway to the City centre

Design Driver 2: Maximise Amenity Value of Roofscape

Providing high-quality external amenity space that places a focus on wellbeing, ensuring that residents have access to both private and social landscaped areas, often neglected within city living developments,

Design Driver 3: Embrace Industrial Heritage of Area

Creating a strong design rationale and material palette that reference the rich history of the Knott Mill and the Castlefield Canal Basin to provide a fitting addition to the City's burgeoning skyline.

5.3 Design Principles

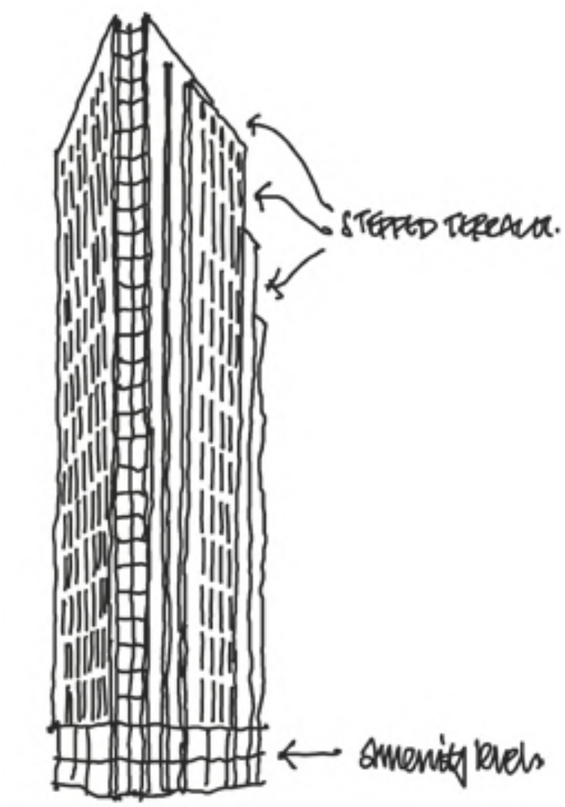
CELEBRATING THE FORM OF THE SITE

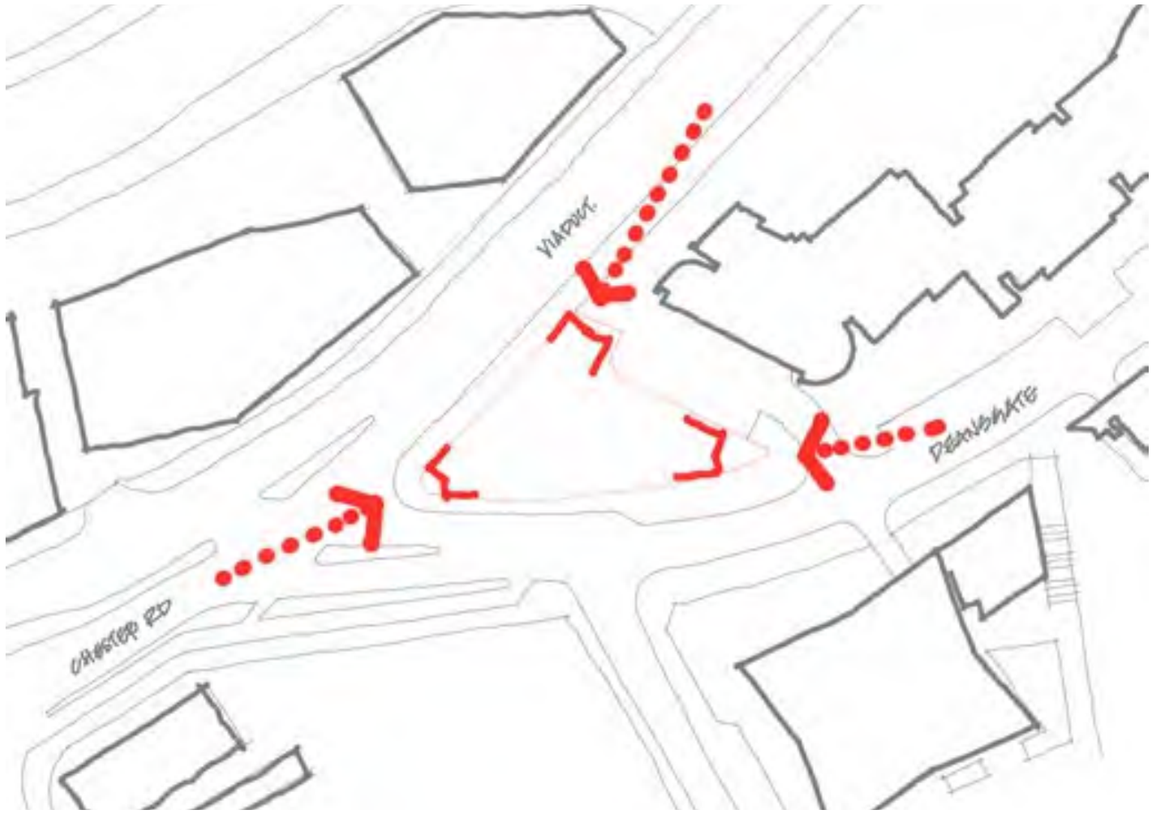
The building form is designed to address the three key approaches to the site, from Chester Road, Bridgewater Viaduct and the forthcoming Castlefield corridor, providing active elevations to all sides.

The unique footprint directly draws upon the hierarchy of edges that define site, framing key views and routes into the city whilst ensuring that existing landmarks and orientation points remain fully visible and retain prominence. The need to provide adequate visibility, activity and access points to all adjacent streets were a key driver for the design, crafting clear sightlines and supporting existing city markers.

At street level, the double height Ground Floor will activate the pedestrian footways, whilst providing a feature entrance of suitable scale to address the adjacent junctions. The primary entrance would be located at the junction of Deansgate South and Chester Road, with secondary and servicing access to the East, adjacent to the Deansgate Quay car park access road.

Clean geometric forms and a clear palette of quality materials will emphasise form of building, providing a recognisable and elegant orientation marker for the city.







01: Approach from Chester Road



02: Approach from Bridgewater Viaduct



03: Approach from Deansagte South

CORSTORPHINE +WRIGHT ARCHITECTS

5.3 Design Principles

EVOLUTION OF BUILDING FORM



01: Previous Planning Consent for site (2017)

- Scheme successfully addresses key approach from Chester Road, but neglects route from Deansgate South creating sterilised area to rear of site.
- Provides activity to Ground Floor with some degree of pedestrian interaction, however little activity to main junction and Deansgate South.
- Provides no relationship or reference to Great Jackson Street Regeneration Area.



02: Scheme offered for Planning Consultation (2018)

- Scheme turns its back to the Southern Approach, placing main entrance at Northern corner, adjacent to Viaduct.
- Sterilises junction and offers little interaction with Great Jackson Street Regeneration Area.
- Provides little/no activity at Ground Floor, deactivating streetscene



03: Current Proposal

- Addresses all corners of site with active elevations and articulation of massing.
- Provides feature entrance to address junction and activate Ground Floor elevations on all sides.
- Creates a unique and engaging building that repairs the fragmented urban fabric between Castlefield and the Great Jackson Street Regeneration Area.

5.3 Design Principles

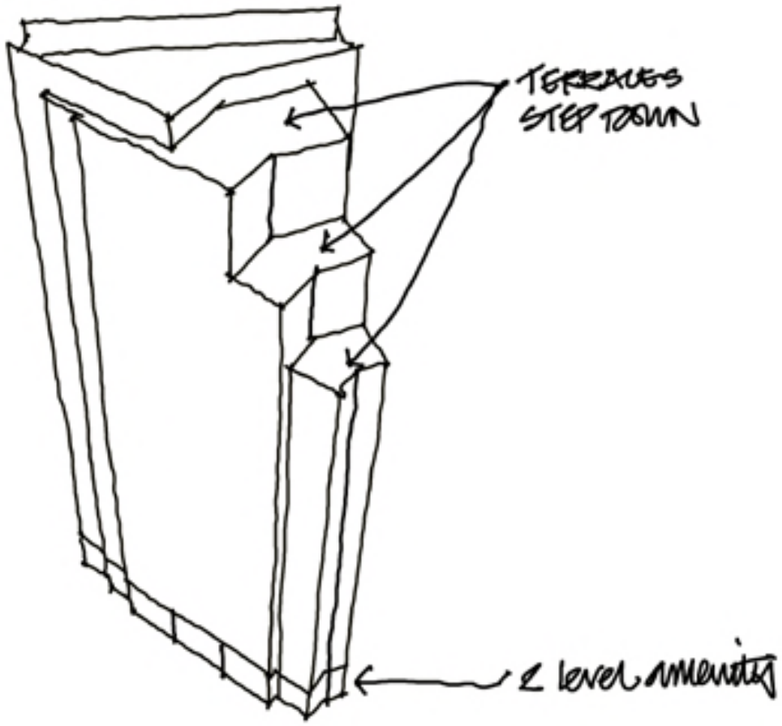
MAXIMISING AMENITY VALUE OF ROOFTOP

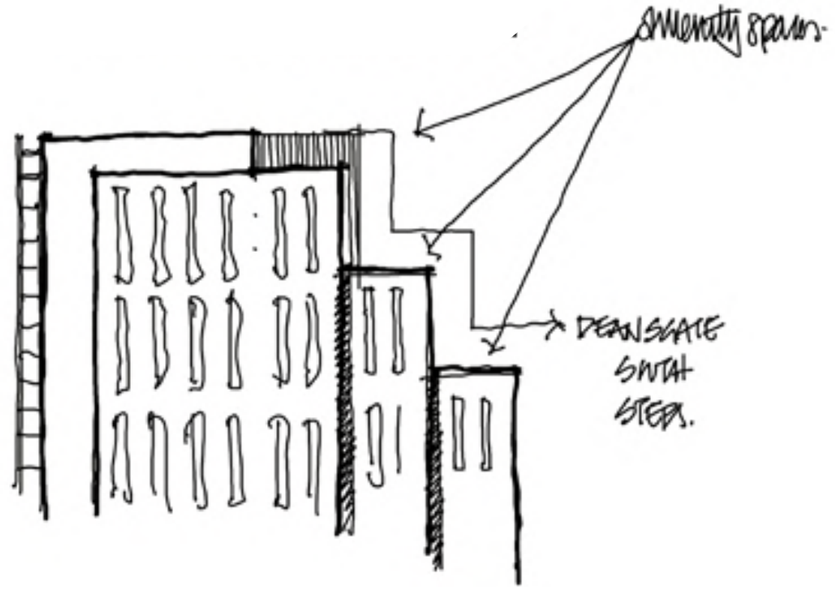
The proposal employs a strong design rational which acknowledges and celebrates the existing skyline, stepping down to the Castlefield Conservation Area and ensuring that the key Landmarks such as the Beetham Tower and Deansgate Square retain prominence.

The form places an emphasis on verticality creating a pinnacle point at the Chester Road and Deansgate South junction to create an orientation marker for the Southern Gateway of the city.

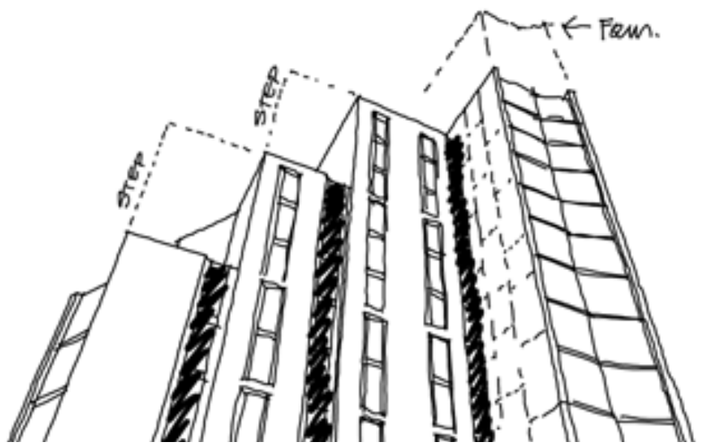
Stepped terraces to the North of the building create unique and elegant landscaped amenity spaces for residents, whilst stepping the building down towards Deansgate Quay and the more subdued massing of the railway station. Multiple terraces enable flexibility and variety with both public and private spaces, along with vibrant activity areas and considered relaxation spaces. The position of these at high-level mitigates acoustic overspill into the surrounding residential buildings, whilst also reducing noise from the roads below.

The roof and parapet would help to define the top of the stepped massing, providing a large provision of open area. A key attribute to the is area would be the addition of sustainable technologies, such as photovoltaic panels and green roofing to support the BREEAM Excellent target for the scheme.









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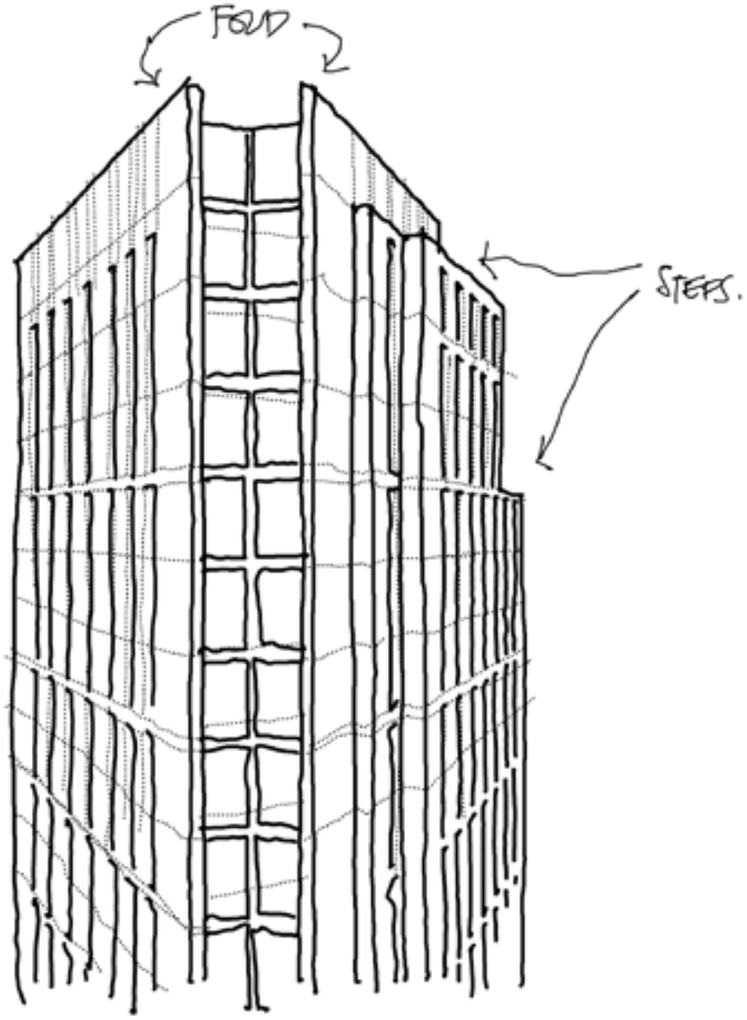
5.3 Design Principles

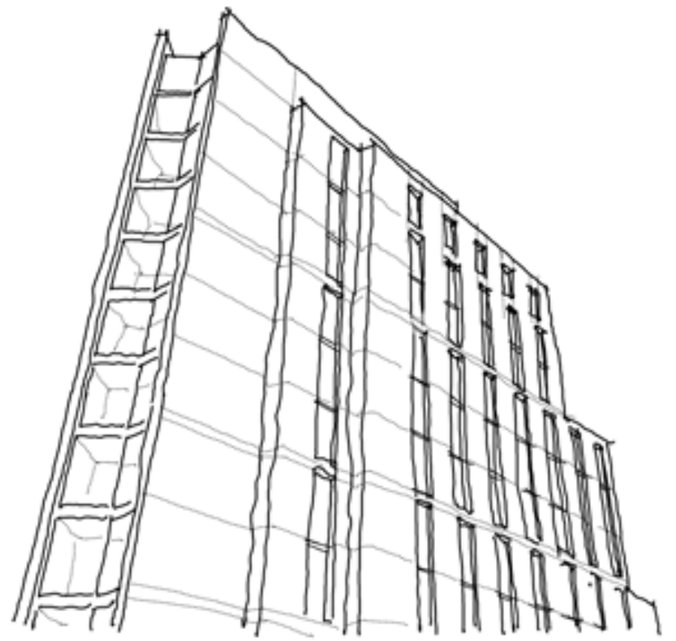
A STRONG FOCUS ON QUALITY

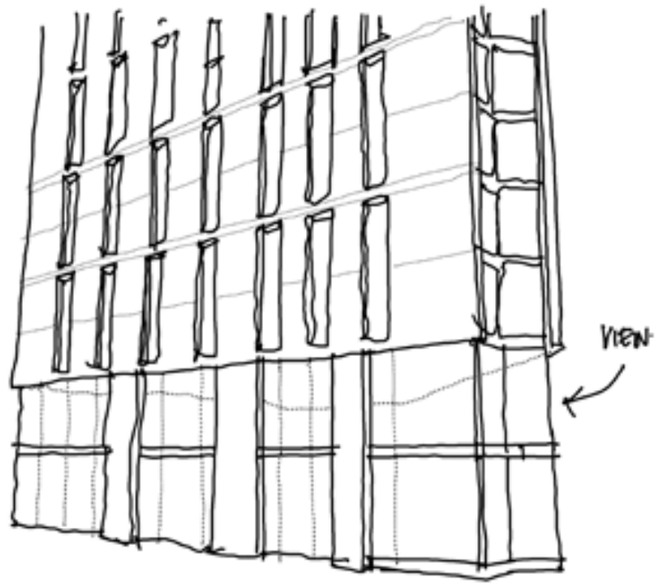
The proposal places an emphasis on quality, both internally and externally, with a strong focus on clarity of materiality and detailing, to ensure a simple, yet timeless design.

Bold vertical lines celebrate the axis of the site and provide a strong marker in-keeping with the prominence of the junction. Feature double height Ground Floor spaces with a large expanse of glazing provide activity to streetscape and vastly improve pedestrian experience and passive security.

The considered corner interfaces ensure that the building addresses all key approaches, creating clear sight lines to building access points. Articulation to the facade emphasises the buildings relationship with the adjacent developments to either side, creating clear visibility and sightlines through the junctions and towards other local landmarks.







5.4 Building Form

The building form is designed to address the three key approaches to the site from Deansgate, Chester Road, and the forthcoming Castlefield corridor, providing active elevations to all sides, repairing the current fragmented streetscape. Given the prominence of the site, and it's location between a number of key intersections, the need to provide adequate visibility, activity and access points were all key drivers for the design. The footprint of the building also frames key views and routes into the city, ensuring that existing landmarks and orientation points remain fully visible

By serving as a conduit between the historic Castlefield Conservation Areas to the East, and Deansgate Square, the site could help to provide a visual transition to the existing urban scale, whilst protecting the key vistas into the city, which are currently being overpowered by the developments along Owen Street.

The Ground Floor areas will also provide welcome activation to the adjacent streets, with vibrant amenity and commercial spaces providing a considerable improvement in appearance and pedestrian experience.



KEY

- Views
- Proposed Building Footprint
- Access/Egress Points
- Key Elevation/Frontage



Approach from Bridgewater Viaduct



Approach from from Chester Road



Approach from from Deansgate South

CORSTORPHINE +WRIGHT ARCHITECTS

5.5 Building Scale

CRAFTING A CONTEXTUAL SCALE

In order to evaluate the most suitable height for the building, a series of sample massing models were created, testing various scales in relation to both the local and wider city context.

Key Observations:

16 Storeys

- Starting height datum taken from previously pre-application scheme for site.
- Due to the increase in localised scale since original consent was achieved, the scale offers little to hold the view and serve as marker for Southern approach.

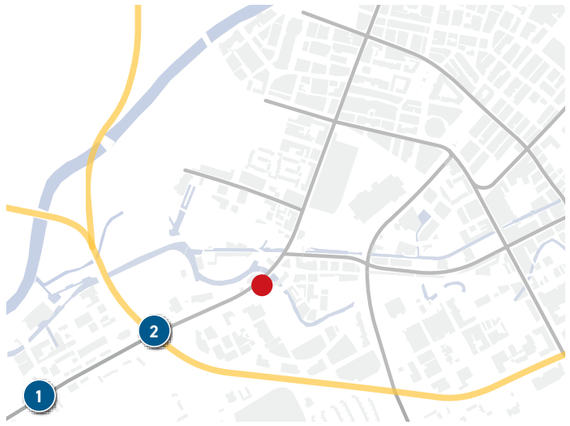
22 Storeys

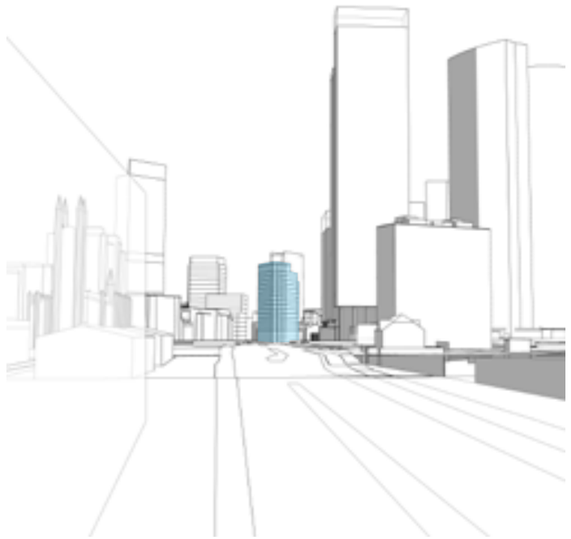
- Building provides some interest to skyline, but is unable to fully relate to the scale of the adjacent West Tower and rest of Deansgate Square site.

28 Storeys

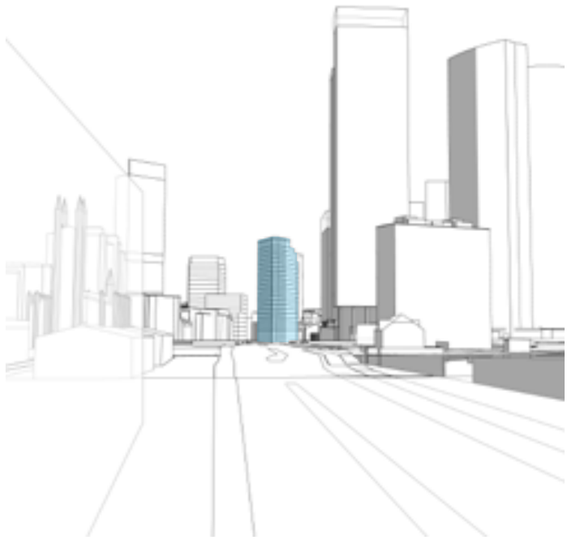
- Building compliments surrounding developments creating considered progression of scale down towards the Castlefield Conservation Area.

KEY PLAN

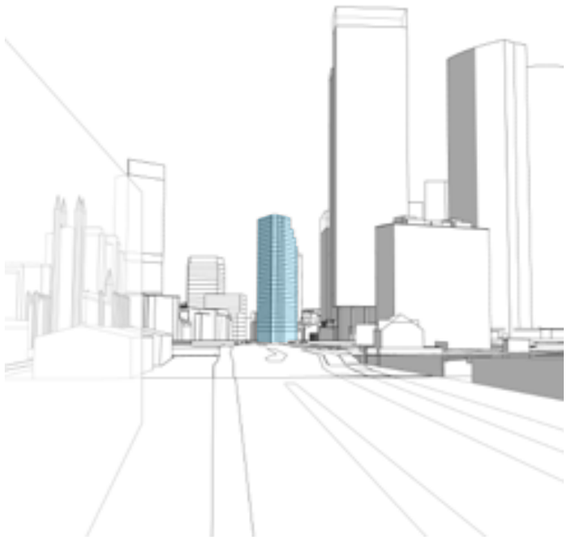




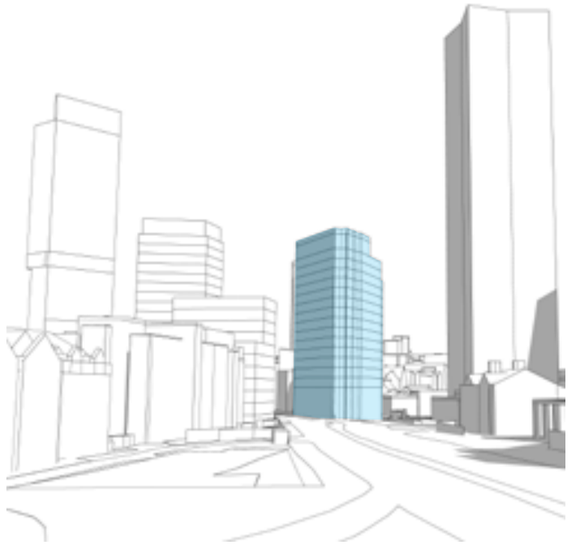
01A - 16 Storeys



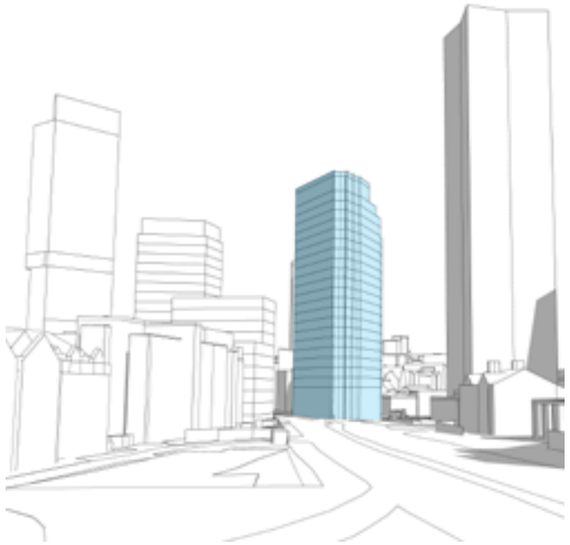
01B - 22 Storeys



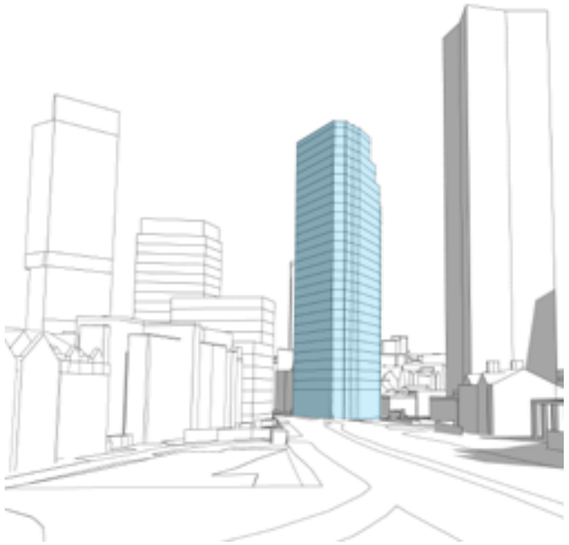
01C - 28 Storeys



02A - 16 Storeys



02B - 22 Storeys



02C - 28 Storeys

5.5 Building Scale

CRAFTING A CONTEXTUAL SCALE

Whilst the focal point of the building as a city orientation marker would be along the Southern approach, the arterial route along Deansgate forms one of the key axis for the city and therefore it was essential to also test the massing from this Northern viewpoint.

Key Observations:

16 Storeys

- Building appears sterilised at centre of larger developments, offering little to surrounding area.

22 Storeys

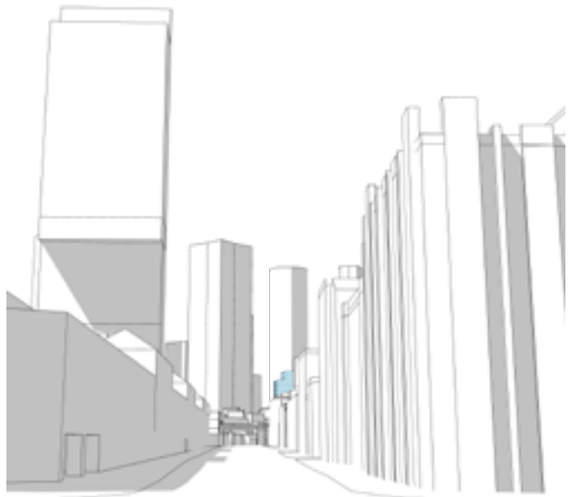
- Massing appears seemingly obstructive on approach from Deansgate, offering little to reference stepping in scale towards Castlefield and Canal Basin.

28 Storeys

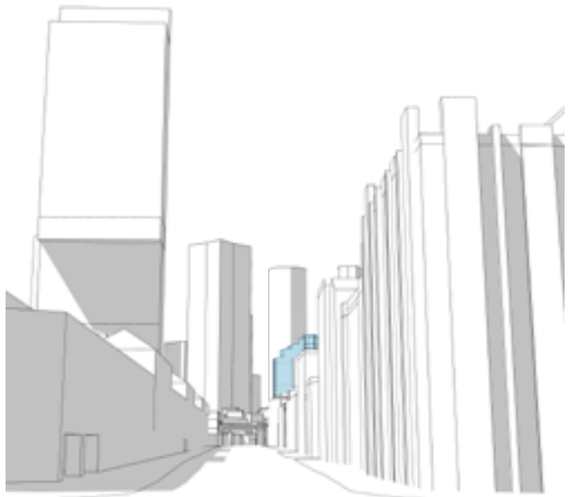
- Building creates a fitting city marker along North/ South axis, enhancing pinnacle point of West Tower and stepping of scale down to Castlefield.
- Height protects prominence of developments along Mancunian Way, mimicking stepped massing of Elizabeth Tower

KEY PLAN

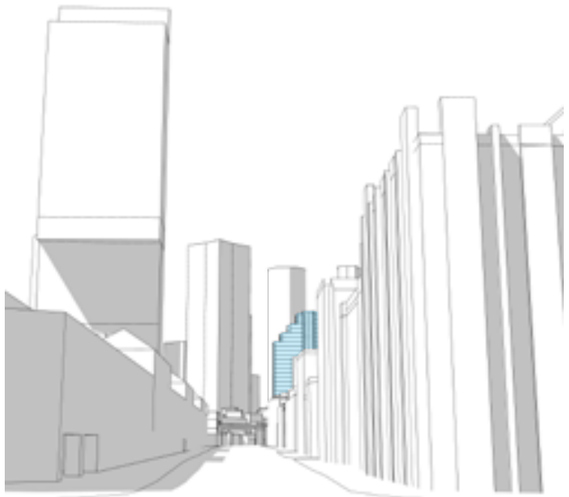




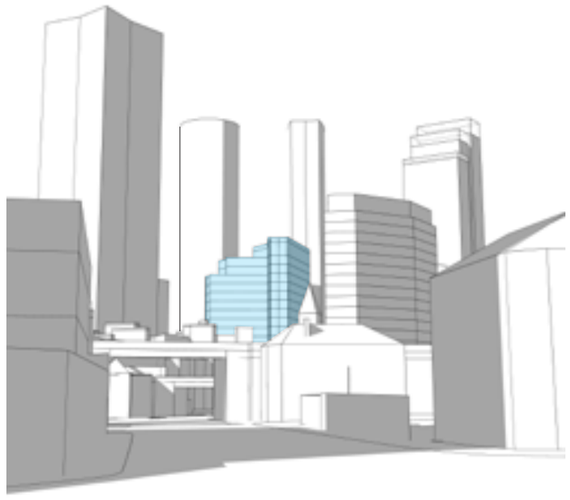
01A - 16 Storeys



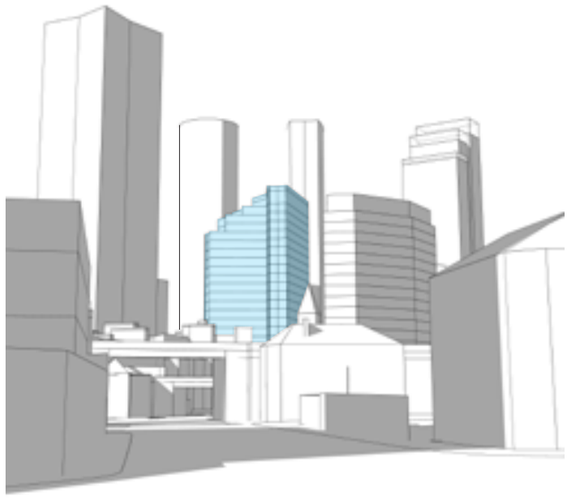
01B - 22 Storeys



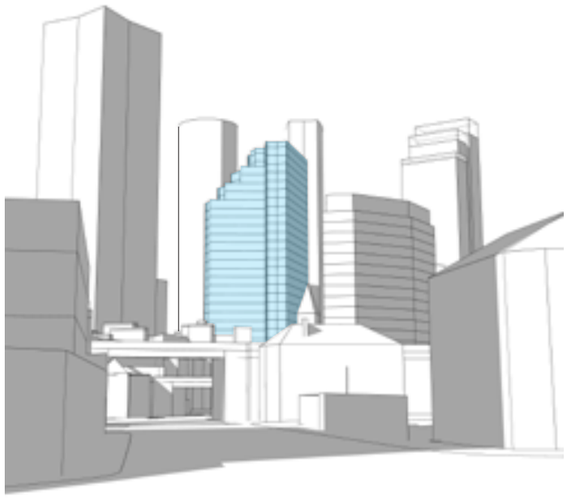
01C - 28 Storeys



02A - 16 Storeys



02B - 22 Storeys



02C - 28 Storeys

CORSTORPHINE +WRIGHT ARCHITECTS

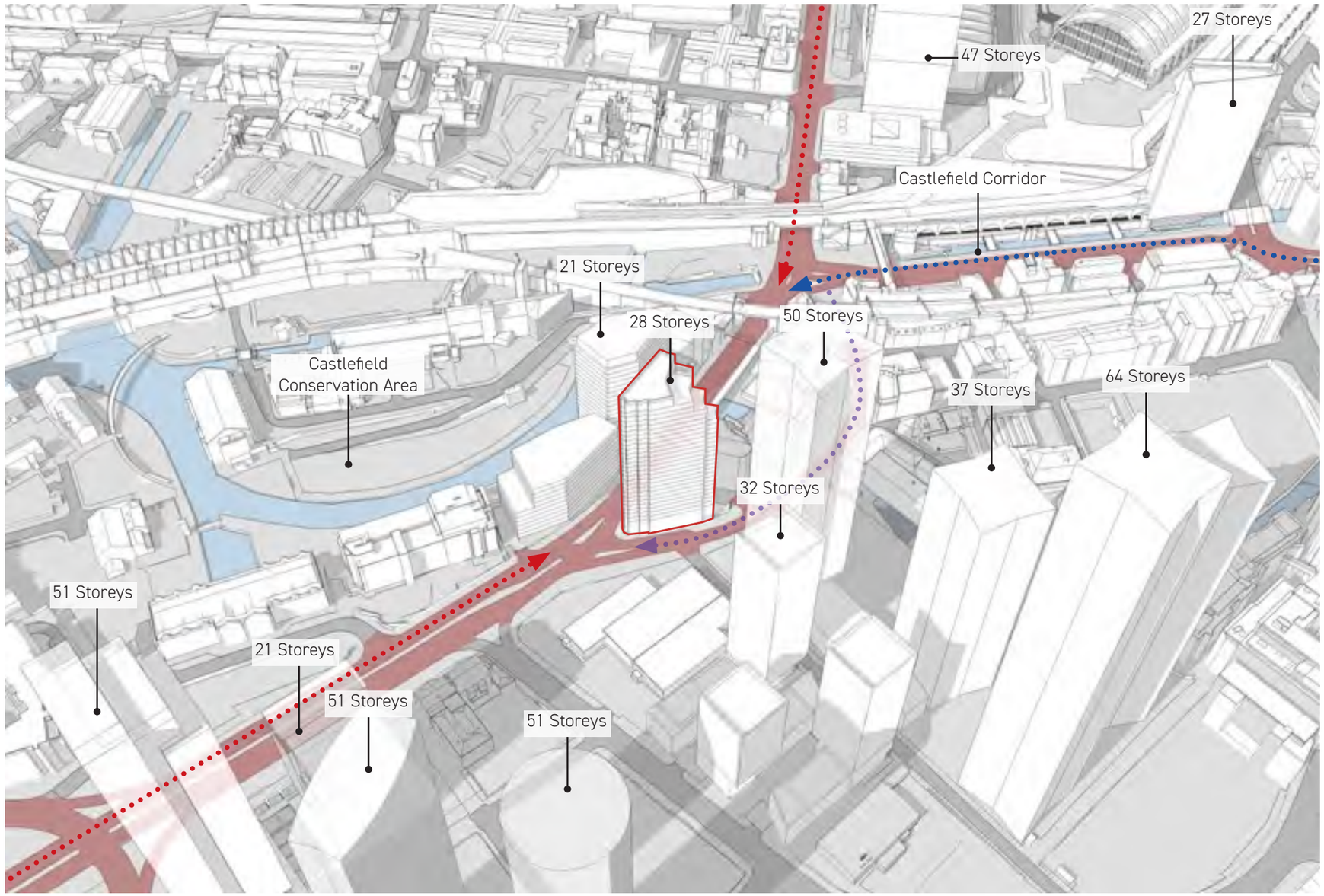
5.6 Massing Overview

A LANDMARK LINKAGE TO CASTLEFIELD

The scale and massing of the proposal has been developed in direct response to the surroundings, with reference to both the existing and emerging urban scale.

The height of the building serves as a visual link between the emerging scale of the Great Jackson Street Development Area and lower, historic scale of Castlefield, sitting on the 'Secondary Skyline' along with buildings such as the Axis Tower, which serve as key bridging points between historic and modern areas of the city. This preserves the prominence of Deansgate Square, Beetham Tower and the soon to be completed Elizabeth Tower, as the primary landmarks for the city.

The massing steps down along Deansgate South, providing development relief to the adjacent buildings, whilst also protecting key distant views into, and out of the city. This also provides a more slender form to the upper levels, creating a strong, yet slender visual form, well suited to the position and orientation of the site.



KEY

Existing Arterial Route

Forthcoming Arterial Route

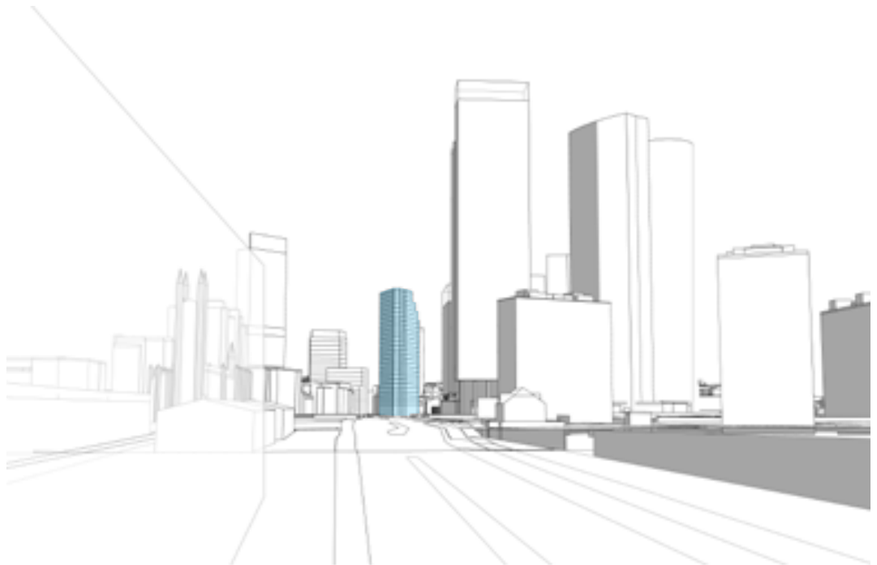
Key Secondary Connection

5.7 Massing Studies

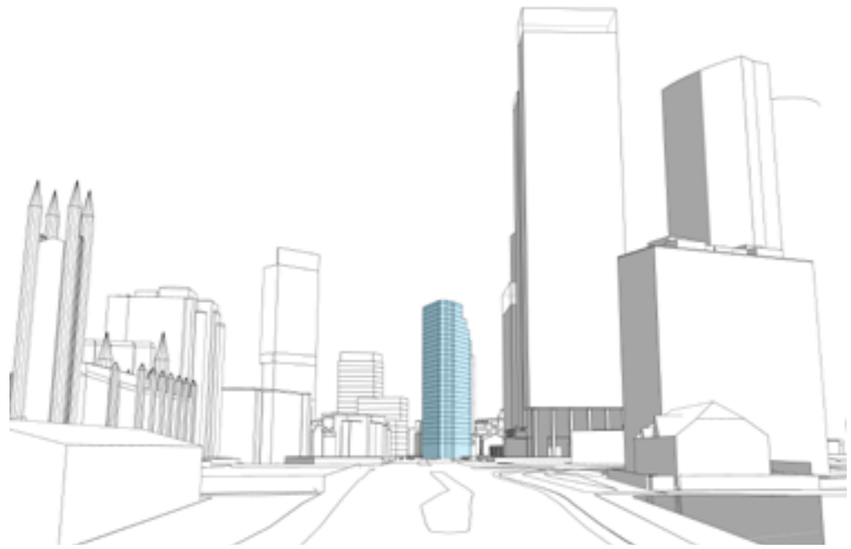
CREATING A MARKER FOR THE SOUTHERN GATEWAY

One of the key design drivers for the building was to create a clear orientation marker for the Southern Gateway to the city, reinstating and repairing the vistas into, and out of the city. At present the subdued scale in the vicinity of the site creates a cavernous light well at the heart of the street with no clear line of site to highlight or announce the entrance into the City Centre.

The form and footprint of the building respond to the intersection at the Southern corner of the site to create an engaging focal point when approached from along Chester Road. The stepped massing to the upper floors of the building serves to further express the form of the building, leading the eye along Deansgate and Deansgate South, whilst also creating a dialogue with the adjacent buildings on the localised skyline which also employ similar articulated reliefs.

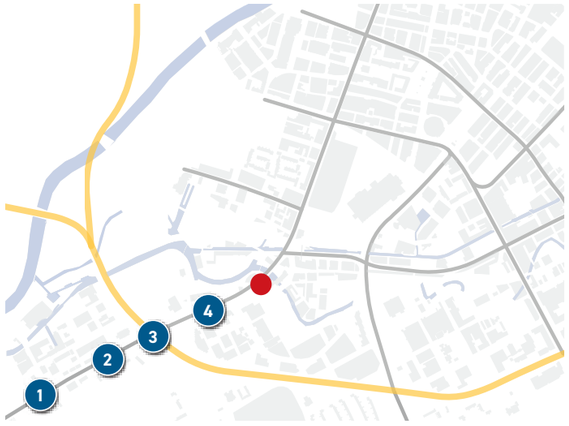


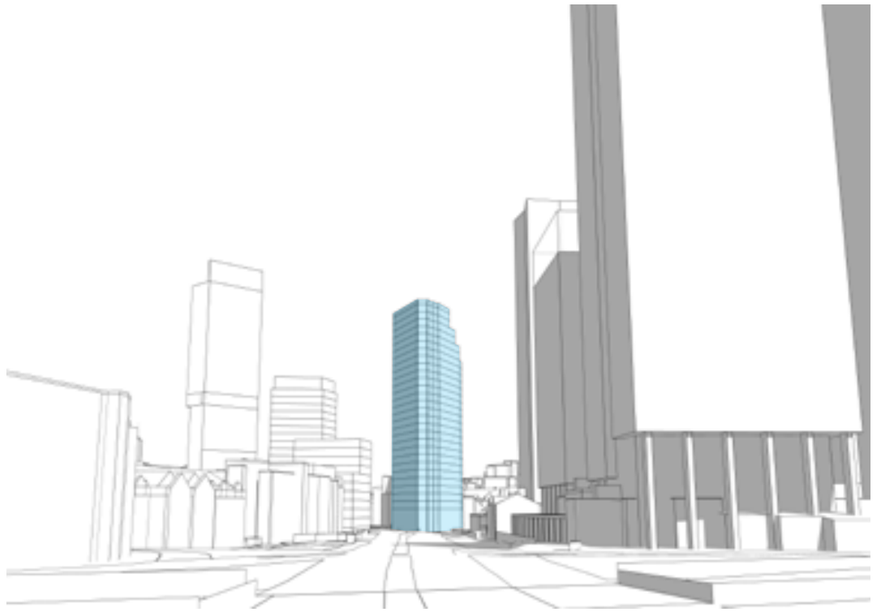
01 - View along Chester Road (Lower Moss Lane junction)



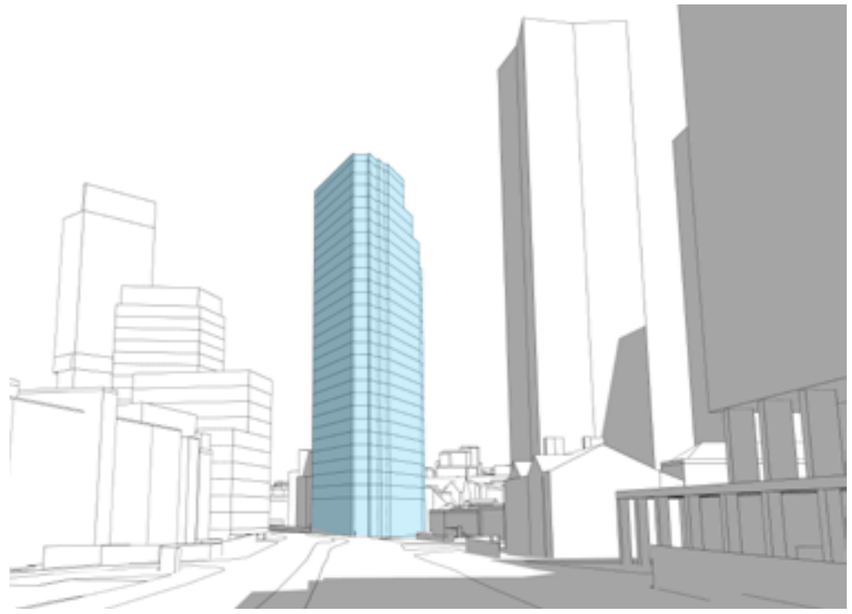
02 - View along Chester Road (Old Arundel Street junction)

KEY PLAN





03 - View along Chester Road (Mancunian Way Roundabout)



04 - View along Chester Road (Castle Quay access road junction)

CORSTORPHINE +WRIGHT ARCHITECTS

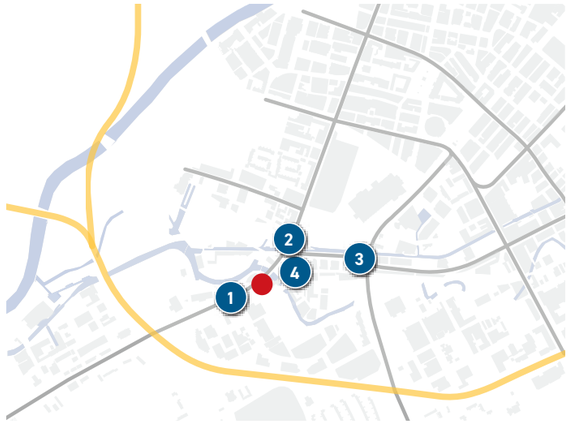
5.7 Massing Studies

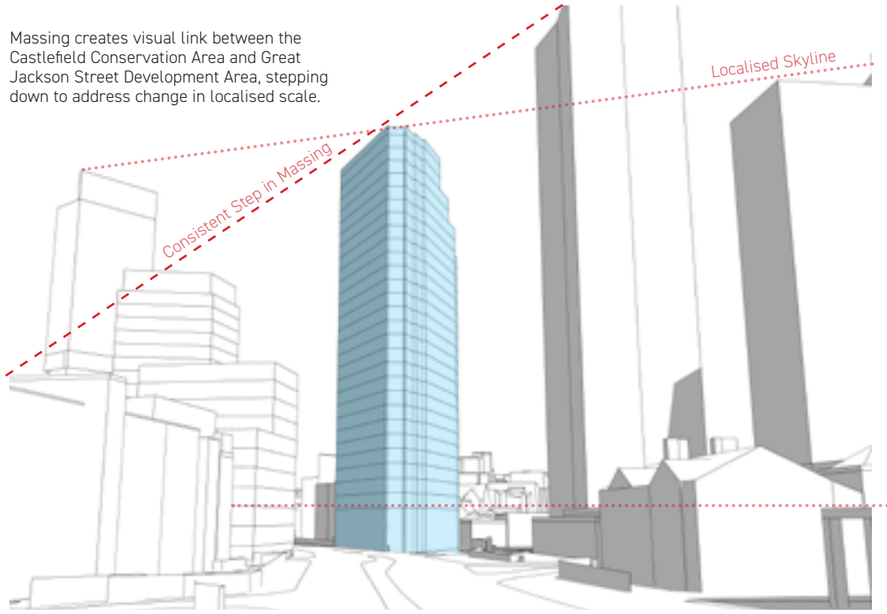
KEY VIEWS & VISTAS

The height of the building serves as a visual link between the emerging scale of the Great Jackson Street Development Area and lower Castle Wharf development to the West, which steps down to the more historic scape of Castelfeld.

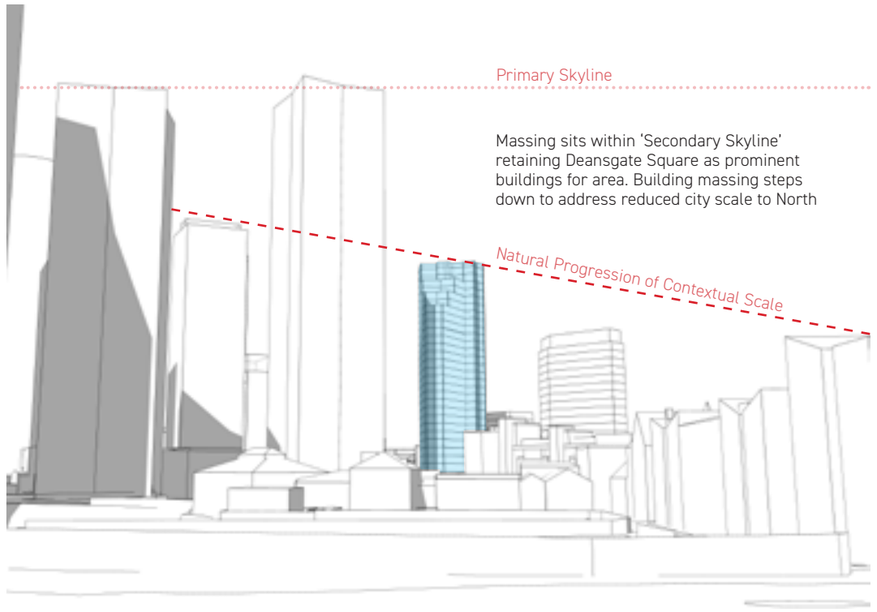
By positioning the building at 28 storeys, this provides a gradual progression of height from the Canal Basin, through Castle Wharf at 21 storeys, up to the proposed building and then on to Deansgate Square West Tower at 50 storeys. In this way the building supports the ongoing development of the city's skyline, whilst retaining a key link to its existing and historic areas.

KEY PLAN

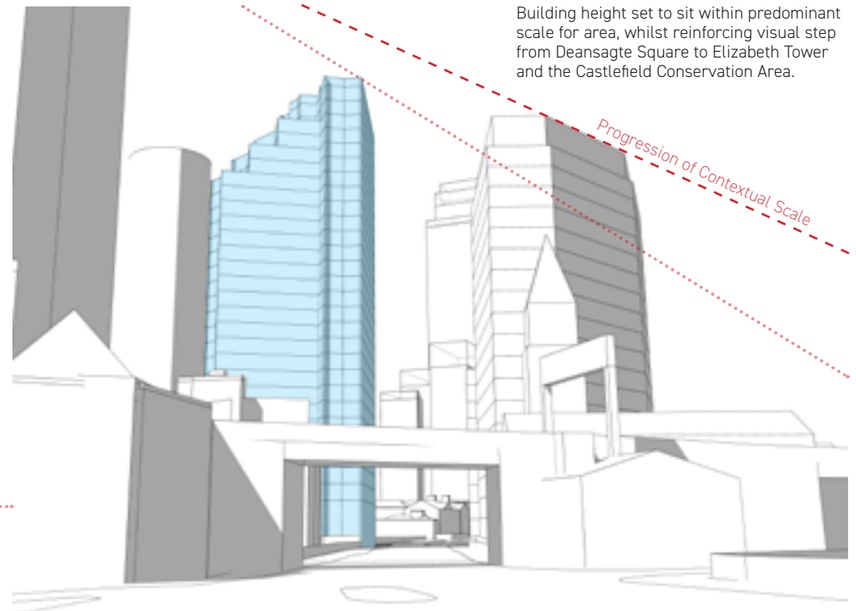




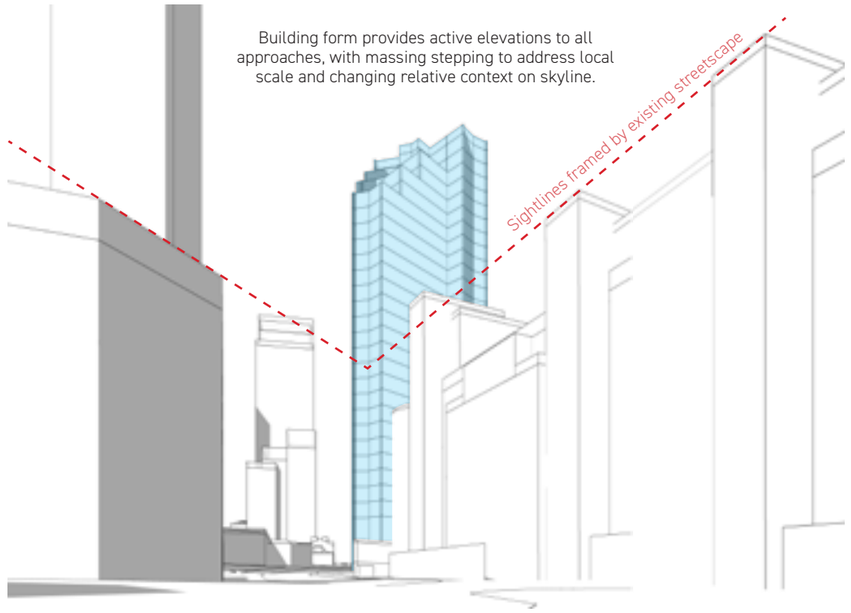
01 - View along Chester Road (Looking North-East)



03 - View from Whitworth Street (Looking South towards Deansgate Station)



02 - View along Deansgate (Looking South-West)



04 - View from junction of Deansgate and Hewitt Street (Looking South-West)

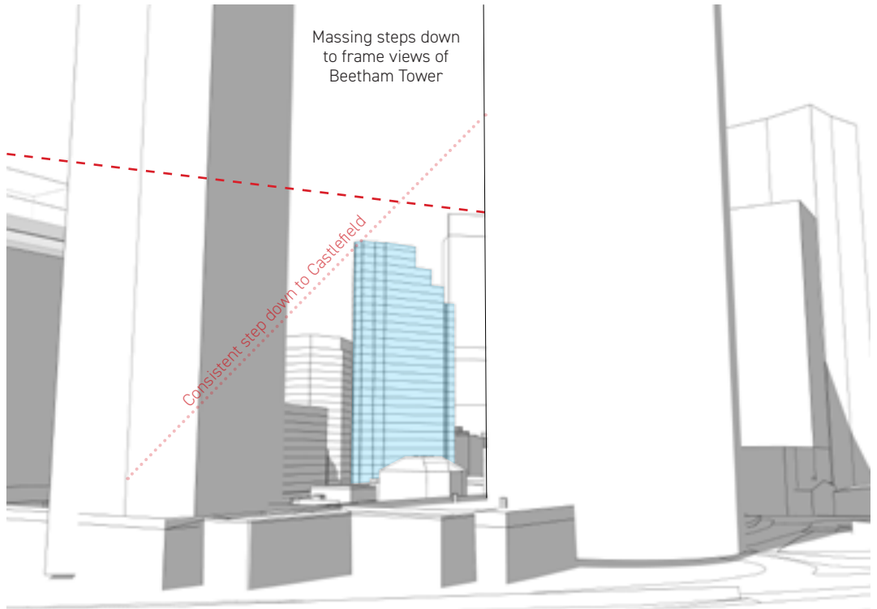
5.7 Massing Studies

DISTANT VIEWS

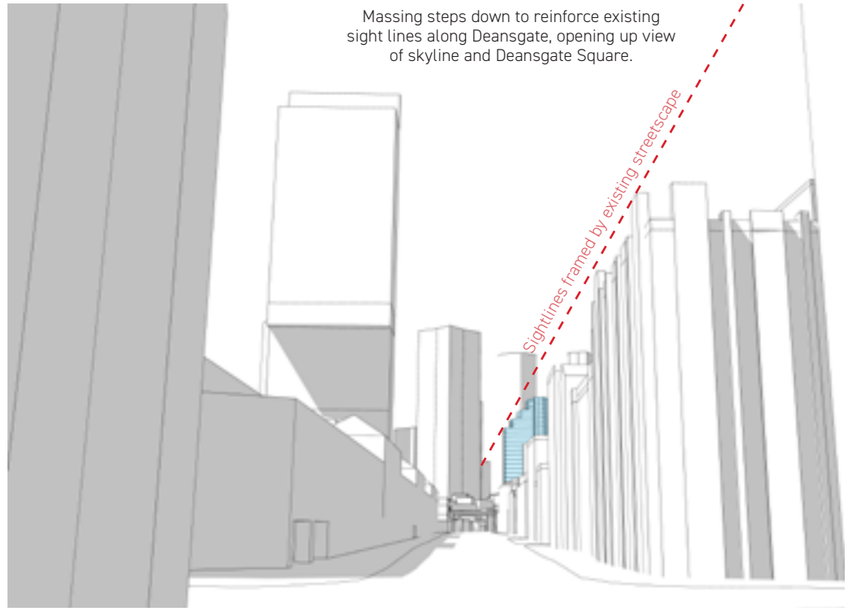
The Manchester Core Strategy highlights the importance of Landmark and Tall Buildings in supporting and framing key vistas across the city, in addition to protecting each of the individual zones of character.

A key component of this in any city is creating prominent and recognisable gateways into the City Centre. These serve to assist in orientating key routes through the city, in addition to defining the quality, character and scale of the area. The proposed massing provides a clear link between the existing Landmarks of City Centre and emerging Landmarks along Mancunain Way, strengthening the city's North/South axis.

The buildings sits comfortably within the city's 'Secondary Skyline' skyline, protecting existing views whilst creating a key orientation marker for the Southern approach to the city.

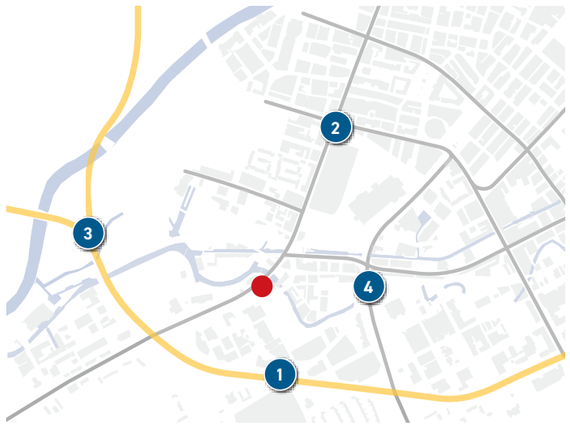


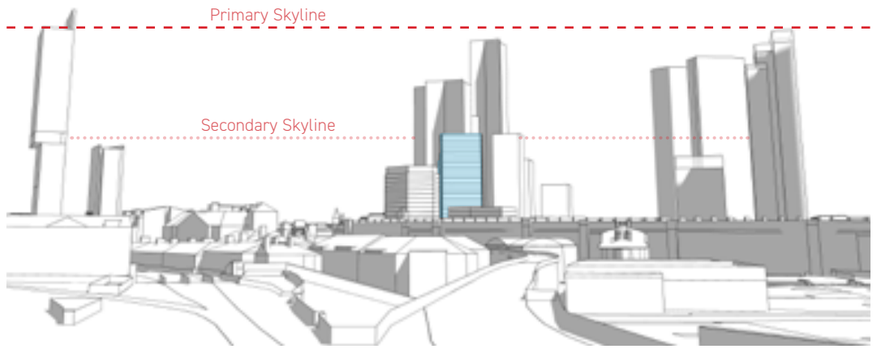
01 - View from Mancunian Way (Looking North)



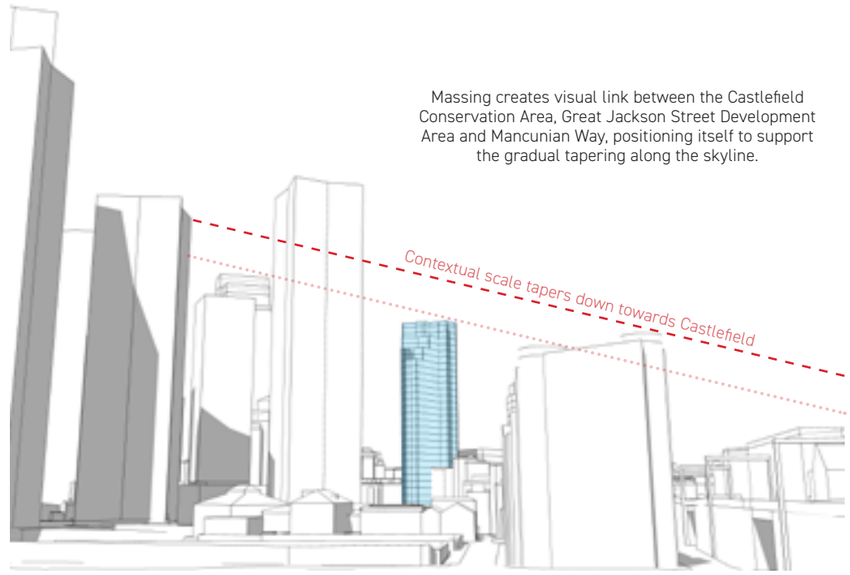
02 - View along Deansgate (Looking South)

KEY PLAN





03 - View from Regent Road (Looking East)



04 - View from First Street Square (Looking West)

CORSTORPHINE +WRIGHT ARCHITECTS

5.8 Previous Consent Comparison

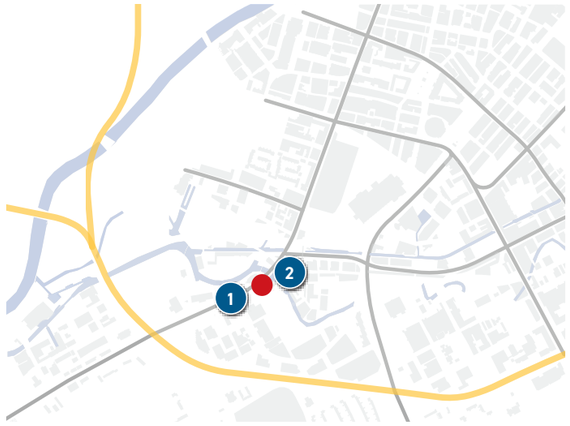
RESPONDING TO THE EMERGING CITY SCALE

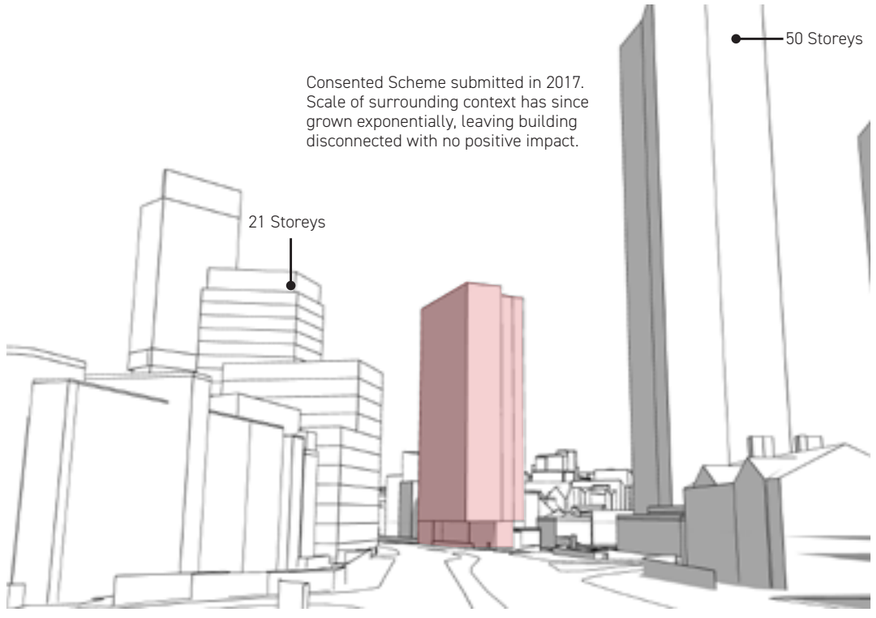
As part of the assessment of the proposed scheme, and its suitability, a comparison was drawn between the previously consented Planning Application for the site, which was granted in 2017. This comprised a 13 storey residential development positioned primarily to the Western edge of the site, with a main entrance to the North along the Bridgewater Viaduct.

Since the consent was granted, the localised scale of the area has increased dramatically, with a number of tall buildings emerging on all sides of the site, notably the West Tower of Deansgate Square and Castfield Wharf, which are 51 storeys and 21 storeys respectively. The height of these developments would be dominant when compared to a building of the previously consented scale, sterilising the site and Southern Gateway.

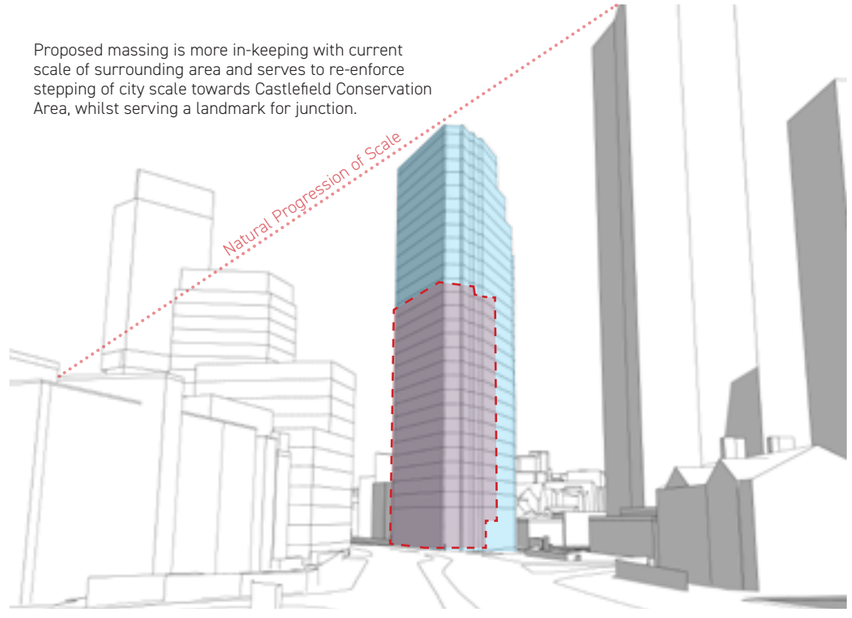
The currently proposed building height responds directly to the emerging scale for area, serving as an interface between the larger, emerging skyline and the lower, historic areas, reinforcing the progressive reduction in scale towards Castlefield and the Conservation Areas.

KEY PLAN

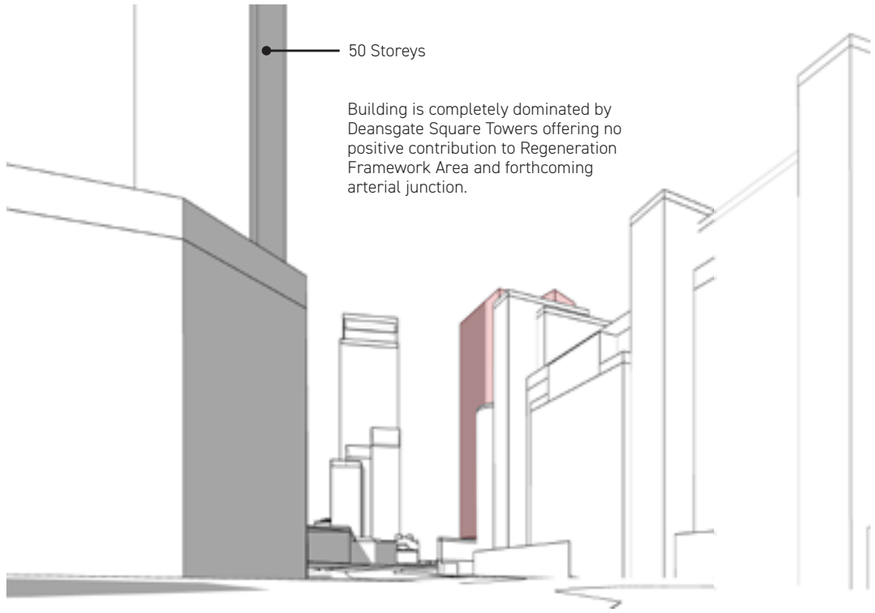




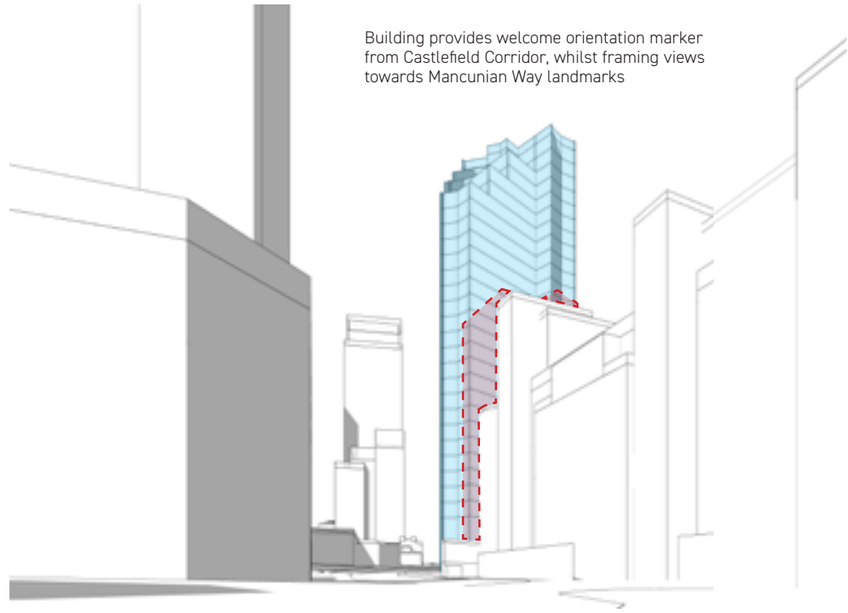
01A - Previously Consented Application - View along Chester Road (Looking North-East)



01B - Current Proposal - View along Chester Road (Looking North-East)



02A - Previously Consented Application - View from junction of Deansgate and Hewitt Street (Looking South-West)



02B - Current Proposal - View from junction of Deansgate and Hewitt Street (Looking South-West)

5.8 Previous Consent Comparison

SHADOW CAST ANALYSIS

Further analysis was also undertaken to assess how an increase in scale, over and above the existing consent, could alter the interplay of massing across the site and surrounding area.

As part of this, a shadow cast study was undertaken, reviewing how the site condition may have changed since the previous consent was granted. The adjacent images reflect 3 site conditions, including the existing vacant site, the consented planning application massing and the proposed building. Across a series of times taken, the selected images show 2 key times of day within June, when the interplay of shadows between sites is of specific relevance.

Key Observations:

Vacant Site

- 11:00 - The throw of the shadow cast by the West Tower of Deansgate has a clear impact on the existing site and adjacent Deansgate Quay building.
- 16:00 - The shadow cast by the lower block of Castfield Wharf creates considerable shading to the proposed site and key elevations of Deansgate Quay.

Previous Consent

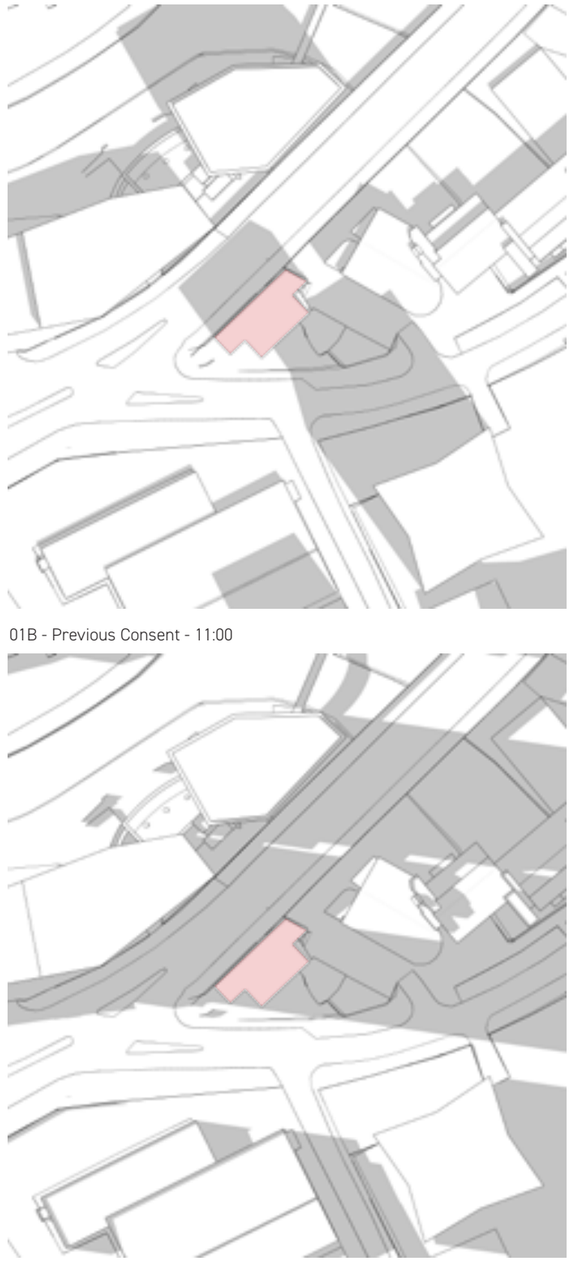
- 11:00 - The building appears to have negligible impact on the surrounding area.
- 16:00 - The shadow cast by the building would appear to impact the Southern elevation of Deansgate Quay, with additional coverage of the upper floors.

Current Proposal:

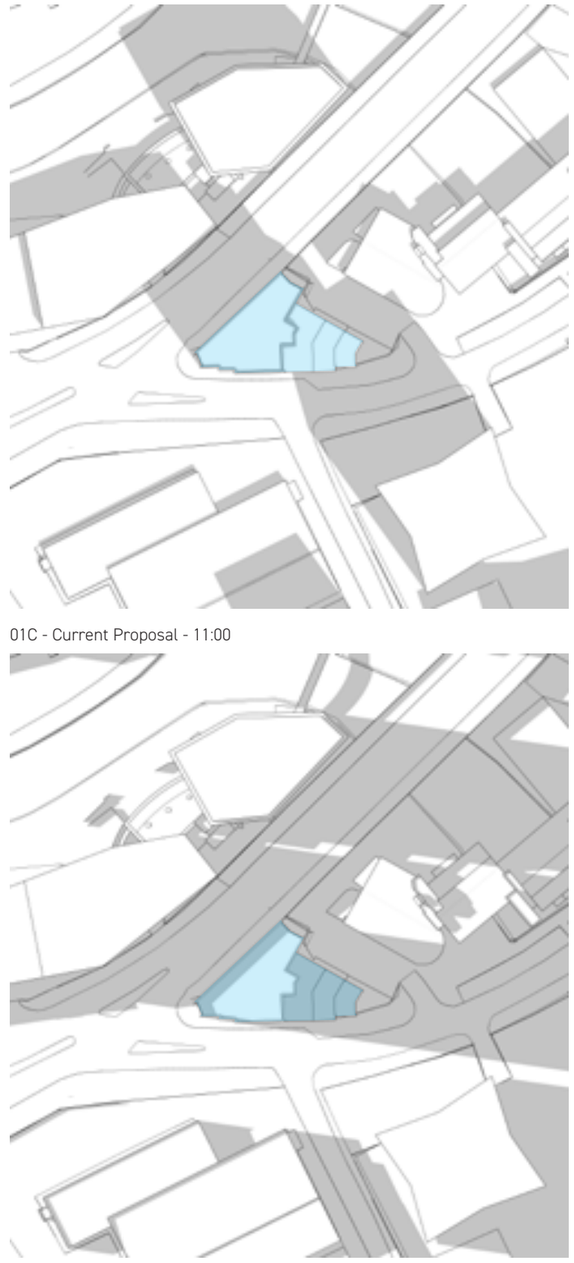
- 11:00 The building casts a somewhat longer shadow than the previous consent, but this is insufficient to impact Castlefield Wharf or the adjacent sites.
- 16:00 - The shadow cast by the building would appear akin to that of the previous consent, with no additional impact to Deansagte Quay or surrounding developments.



01A - Existing Vacant Site - 11:00



01B - Previous Consent - 11:00



01C - Current Proposal - 11:00

02A - Existing Vacant Site - 16:00

02B - Previous Consent - 16:00

02C - Current Proposal - 16:00

CORSTORPHINE +WRIGHT ARCHITECTS

5.9 Use and Amount

The site is well placed to serve the student population from Manchester Metropolitan University, The University of Manchester and The University of Salford. Proximity to the city centre also adds to the sustainability of the site providing a wealth of amenity and services for residents.

The Ground Floor of the building is seen as an opportunity to showcase the social constituent of student living, providing much-need activation to the street. The significance of the Chester Road/Deansgate South junction is emphasised by the main entrance position, located at the pinnacle point of the building footprint. The reception area would be placed immediately beyond the entrance doors, ensuring students and visitors are able to navigate the building and security is adequately dealt with.

The student social space sits at the heart of the building providing clear views to and from the street. The space is designed as a generous open plan area for students to study and socialise on a long and short-term basis. Other ground floor/mezzanine functions include a student gym, dinner party rooms, games area and laundry.

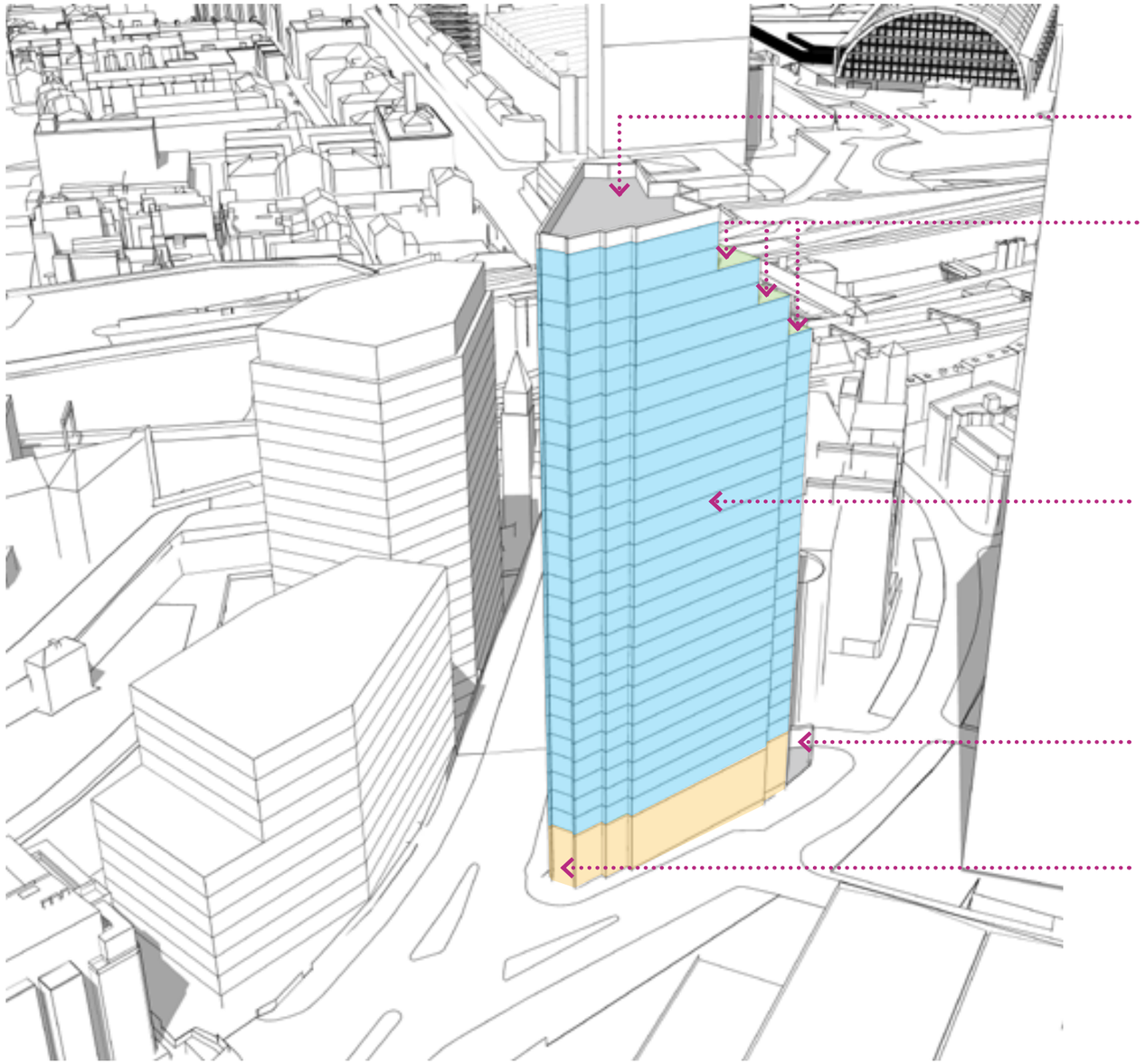
The total internal amenity space provided for residents is 639 sqm, equating to 1.2 sqm per student.

The development is served by a central core, with access control to ensure residents only are permitted. This core provides lift provisions to ensure accessibility for all. Once students have entered the circulation core, residential accommodation follows a legible pattern for the upper floors, ensuring easy navigation for residents and efficiency in terms of energy use. Between Ground and Mezzanine Floors an additional stair and lift core has been provided, ensuring that there is ample access and egress points when the space is at maximum occupancy.

The specific type of accommodation provided varies from single studios of differing sizes, to cluster apartments for groups of students wanting communal living.

The total number of student beds provided is 534 comprising:

- 163 studio apartments
- 371 cluster apartment rooms.



Rooftop Plant Deck

Including Ventilation Plant & PV Array

External Amenity Areas

Split over 3 Landscaped Roof Terraces

- Level 22: 38 sqm
- Level 24: 60 sqm
- Level 26: 95 sqm

Residential Floors

534 Beds over 27 Floors

- Typical 21 Beds per Floor

Lower Ground Floor Plant Area

Comprising Main Plant Room, Bin Store & Cycle Store (92 Spaces)

Amenity Areas

Ground Floor and Mezzanine Social Spaces

- Ground Floor: 386 sqm
- Mezzanine: 253 sqm

5.10 Site Plan

GROUND FLOOR PLAN IN CONTEXT

The form of the building responds to the footprint of the site and its relationship to the surrounding area. The 3 corners of the site area each addressed with active elevations, providing clear sight lines from all sides.

To the North of the site, the massing has been stepped to provide development relief to the adjacent Deansgate Quay building, lining the glazed end elevation through with its buffer zone between the Bridgewater Viaduct, protecting the quality of views from existing balconies.

To the East, the massing has been pulled away from the site boundary, maintaining the existing streetscape line and providing development relief to the South-Western elevation of Deansgate Quay.

Upgrade works are proposed to the existing planting along the Northern and Southern edges of the site, which are currently neglected and unsightly. To the South, this involves the removal of one existing planter position, to improve sight lines in the Deansgate Quay car park, and the addition of two new positions that will better frame the public footway, as well as reflecting the pattern of planting to the opposite side of the street.

The additional trees to the North serve to both improve the quality of the footway and also to slow wind speeds across Chester Road, which are focused by the channel between buildings within the Castle Wharf development, retaining a comfortable and pleasant pedestrian experience.



CORSTORPHINE +WRIGHT ARCHITECTS

5.11 Floor Plans

LOWER GROUND FLOOR

Access to the Lower Ground Floor is from Deansgate South, with a ramped entrance positioned adjacent to the Deansgate Quay car park. The gradient of levels in this area are the shallowest across the site and provide the most accessible point for the all users.

The floor comprises of the Main Plant Room, Cycle Store and Refuse Store, as well as providing through access up into the building. The Sub-Station for the building would be accessed from Deansgate South with vehicles accessing the ramp as required, mitigating the need for roadside parking

Waste collection will be from the existing lay-by to the South of the site, with bins moved in phases to minimise any disruption to the adjacent footpath and highways during pick-ups.

Entry into the building would be secured via an access control system, employing magnetic locks to ensure a high level of security. The area is also overlooked by the Ground Floor social space above, providing visibility and passive security at all times.



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

5.11 Floor Plans

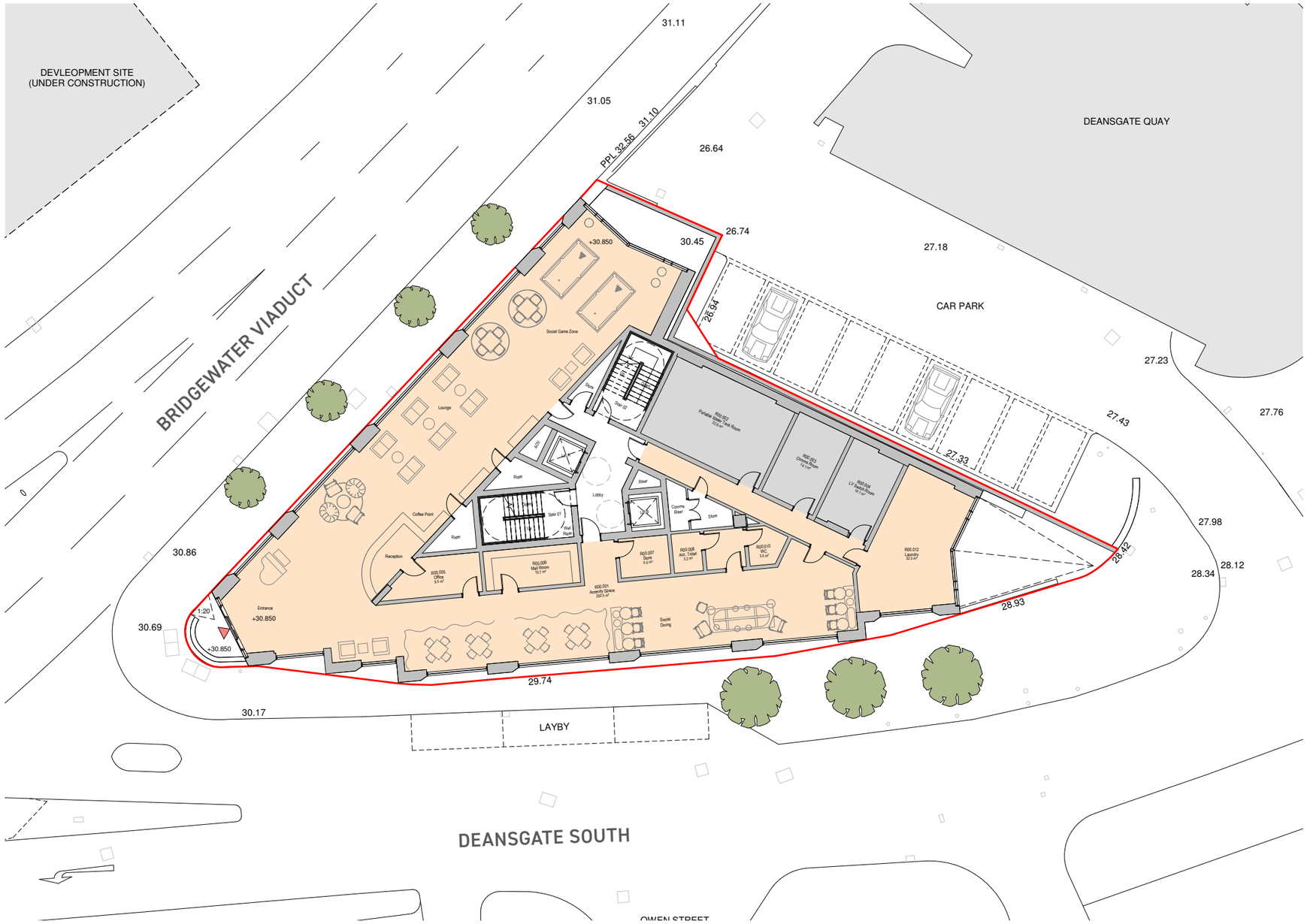
GROUND FLOOR

The main entrance of the building is located at the corner of Deasngate South; this position acknowledges the prominence of the junction with Chester Road and the Bridgewater Viaduct, as well as the primary vehicular and pedestrian routes for the area. The entrance leads directly to a feature double height space which houses the main social and amenity spaces for the building.

The building reception will be located immediately beyond the entrance, providing 24hr manned security for occupants and local residents. Amenity and social space runs along the Viaduct and Deasngate South elevations to provide optimum active frontage. These spaces are seen as an important element of supporting student life.

Facilities will be multifaceted, providing everything from private and shared study spaces, gym and wellness suites, social dining, a basketball court, and essential amenities such as a laundry, postal store and coffee shop.

Entry into the building would be secured via a dedicated access control system, providing independent access to residents only.



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

CORSTORPHINE +WRIGHT ARCHITECTS

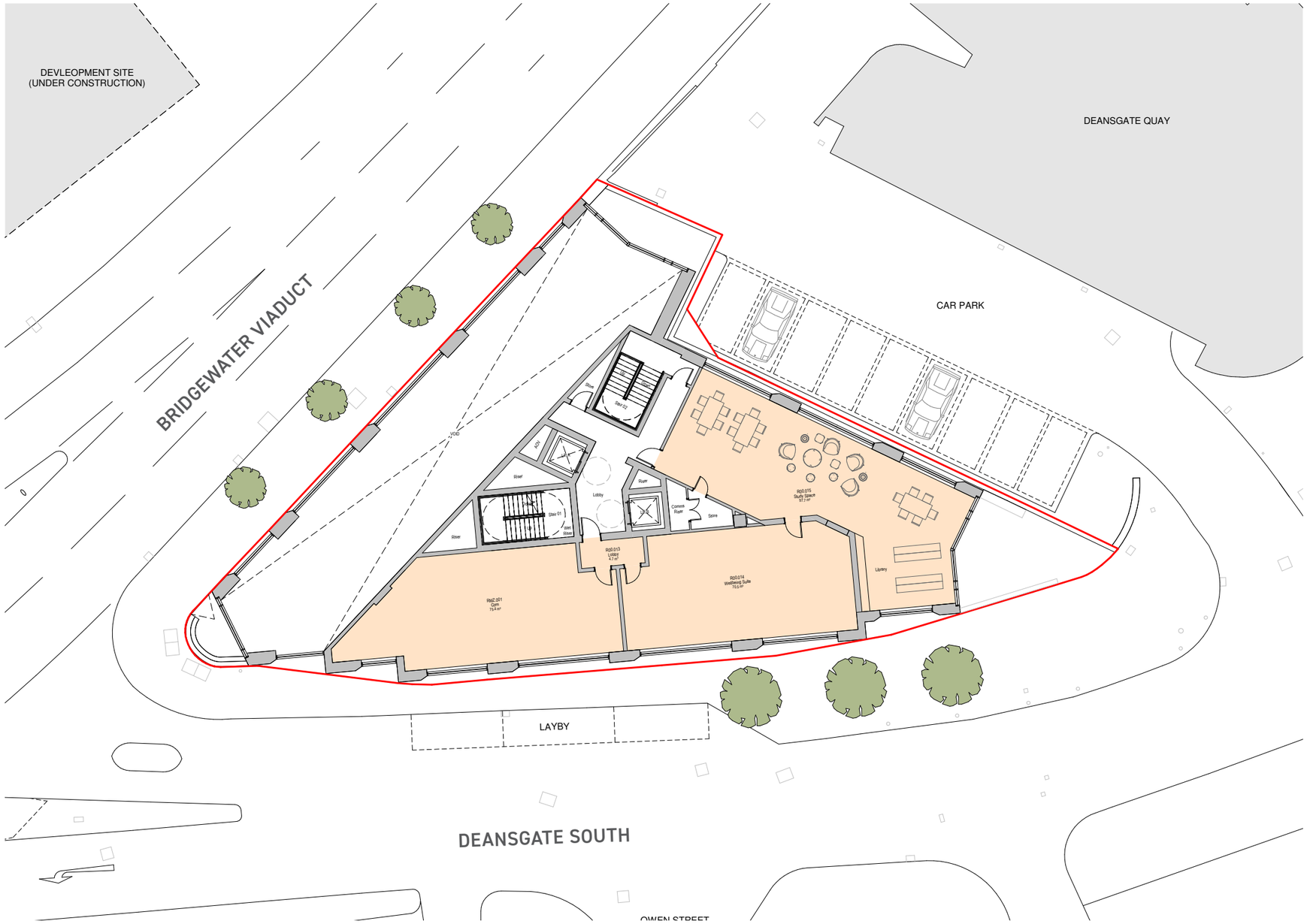
5.11 Floor Plans

MEZZANINE LEVEL

The Mezzanine floor houses additional amenity and wellbeing areas, offering a more private series of spaces. This area will also be home to the on-site health studio, where residents can attend regular clinics with local GP's, as well as health workshops and seminars.

A secondary stair serves the Ground and Mezzanine spaces, providing more flexibility and relieving the volume of traffic on the stair cases when the areas are at capacity.

The central core serves all floors of the building and includes 2 lifts, in line with the Manchester Residential Quality Guide.



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

5.11 Floor Plans

TYPICAL LEVEL 01 - 21

Residential floors are configured to offer a balanced mix of room options, from private studios to social apartments comprising 3 - 6 individual bedrooms. All apartments have shared kitchen spaces with large windows to provide a wealth of natural light.

Key spaces such as kitchen are positioned at the corners of the building, maximising the fully glazed elevation to make for bright and light spaces that offer views across the city. Careful consideration has been given to overheating in these spaces, with large perforated shading panel and internal opening windows to provide rapid ventilation if required.

Corridor lengths are kept short to provide efficient escape routes, served by naturally ventilated smoke extraction systems, ensuring safety at all times. All corridor have a minimum 1200mm clear width, in line with the Manchester Residential Quality Guidance



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

CORSTORPHINE +WRIGHT ARCHITECTS

5.11 Floor Plans

TYPICAL LEVEL 22 & 23

Level 22 is home to the first external terrace, providing a shared landscape space accessible to all occupants. This specific terrace offers both private and public seating spaces with an emphasis of providing an area for relaxation and recuperation. Access to the terrace is via a lobbied corridor to minimise acoustic travel within the internal spaces, as well as protecting again adverse weather conditions.

Providing a high-quality provision of safe, well-landscaped external amenity space was a key design driver for the scheme, ensuring that all residents had access to well-located outdoor space, in line with Manchester's Residential Quality Guidance.

The upper floors also provide an increased mix of private studio rooms, such as 'Twodios' which comprise a unique mix of 2 en-suite rooms centred around a shared kitchen

Accessible rooms are located in close proximity to the lift core, proving two corridor routes for access/egress and 1500mm turning circles adjacent to their entrances.



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

5.11 Floor Plans

TYPICAL LEVEL 24 & 25

Level 24 houses the second landscaped terrace, providing 60 sqm of flexible external space. This area is an essential part of wellness facilities offered to occupants, and would host exercise and yoga classes, stress management workshops and smaller-scale social events. Fixed seating to the perimeter of the space would also provide a more relaxing and inviting place to rest, with luscious planting suited to all seasons.

Two access points are provided to the terrace, preventing bottle-necking in the event in an emergency, as well as enabling the space to be sub-divided for separate uses.



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

CORSTORPHINE +WRIGHT ARCHITECTS

5.11 Floor Plans

TYPICAL LEVEL 26 & 27

The 26th Floor is home to largest roof terrace, offering 95 sqm of external space. This terrace will be the primary external social space for the building, hosting medium-scale events and seminars, adapting to suit a variety of uses throughout the year.

A lobby at the entrance to the space avoids people congregating within the corridors, as well as providing direct access into the main lift and stair core.

All terraces will employ 1500mm high parapet guardings, as well as additional safety features to preserve the safety of residents and those on the streets below. The areas would also be monitored by 24hr CCTV and managed by on site Fusion staff to ensure that they are used responsibly and respectfully.

A Secondary Plant Room is located on Southern elevation of the 27th Floor, making use of sustainable technologies in line with BREEAM Excellent requirements.



KEY

- ONE BED 22 SQM
- STUDIO 18 SQM
- SOCIAL STUDIO 15 SQM
- EN-SUITE 12.5 SQM
- TWODIO 31 SQM
- SOCIAL SPACE
- PLANT / CYCLES / BINS

5.11 Floor Plans

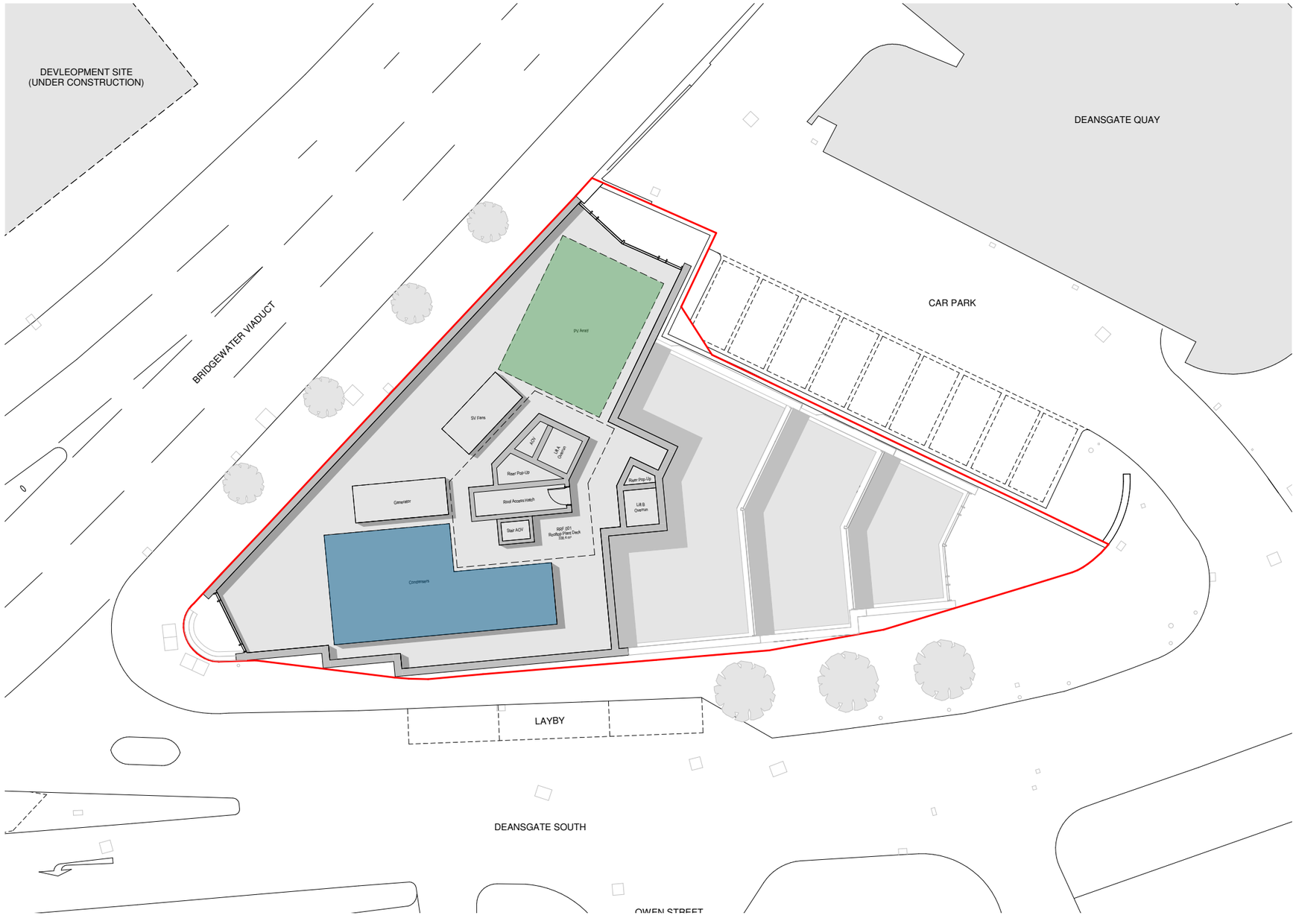
ROOF PLAN

A key attribute of the project brief was to provide a strong focus on sustainability at all scales of the building, in the spirit of Manchester City's zero carbon targets. The design has been developed towards BREEAM's Excellent rating, employing a range of low energy and recovery systems to reduce the buildings reliance on the power grid, in addition to maintenance and running costs.

The roof will house a Photovoltaic Array to the Northern corner, with panels angle towards the South, providing an efficient position to capture the full path of the sun throughout the day. This will provide a portion of the electricity required to power the buildings heating system which will be distributed within rooms via energy efficient electric panel heating units. The area beneath the PV Array would also be laid as a green roof with the option to add blue roof detention cells.

The condenser compound to the Southern part of the roof forms part of the Air Source Heat Pump system for the building, which would power the hot water heating throughout the building. The usage of ASHP's provides an extremely high operational efficiency, whilst also removing the need for fossil fuel systems such as gas, in line with both Manchester City and the Government's energy targets.

Access to the roof would be via the central stair core, with an enclosed landing to enable safe and easy entry. Parapet heights are set at 1500mm, mitigating wind impact and removing the need for barrier protection or additional mansafe systems, enabling maintenance staff to have full access to all roof areas.



KEY

- GREEN ROOF
- ASHP CONDENSERS

CORSTORPHINE +WRIGHT ARCHITECTS

5.12 Accommodation Schedule

Level	**En-suite** @ 12.5 sqm		**Twodio**	**Social Studio** @ 15 sqm	**Studio**	**One Bed**		**Area**	**Amenity**	**Terraces**
	4 bed	3 bed	2 bed	6 bed	18 sqm	24 sqm		sqm	sqm	sqm
STUDENT										
LG	PLANT, REFUSE & CYCLE STORAGE						0	355		
00	SOCIAL SPACE						0	536	386	
Mezz	SOCIAL SPACE						0	350	253	
01	1	1	1	1	5	1	21	536		
02	1	1	1	1	5	1	21	536		
03	1	1	1	1	5	1	21	536		
04	1	1	1	1	5	1	21	536		
05	1	1	1	1	5	1	21	536		
06	1	1	1	1	5	1	21	536		
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10	1	1	1	1	4	1	20	536		
11	1	1	1	1	5	1	21	536		
12	1	1	1	1	5	1	21	536		
13	1	1	1	1	5	1	21	536		
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19	1	1	1	1	5	1	21	536		
20	1	1	1	1	5	1	21	536		
21	1	1	1	1	5	1	21	536		
22	0	1	4	0	5	3	19	495		38
23	0	1	5	0	5	2	20	495		
24	0	1	4	0	5	1	17	432		60
25	0	1	4	0	5	1	17	432		
26	0	1	2	0	4	1	12	330		95
27	0	1	0	0	5	1	9	330		
Units	21	27	40	21	133	30	272	**15,011**	639	193
Beds	84	81	80	126	133	30	**534**	28.11	1.20	0.36
Mix	16%	15%	15%	24%	25%	6%		sqm/bed	sqm/bed	sqm/bed
Total Building GIA								**15,011 sqm**		







5.13 Internal Spaces

TYPICAL BEDROOM LAYOUTS

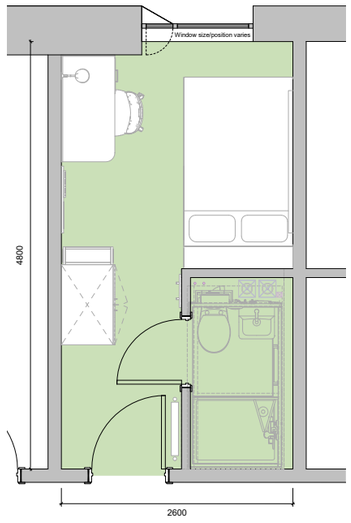
Living spaces are designed to provide healthy and high quality environments for relaxation, study and socialising during a resident's time within the building.

Rooms are designed to provide a wealth of daylight, with floor-to-ceiling windows, and both natural and mechanical ventilation, to give residents control over their own spaces. Ceilings are set to 2275mm with no steps/bulkheads and light fittings recessed, to maximise the usable height. This is slightly below the 2400mm target set within Manchester's Residential Quality Guidance (MRQG), but due to the flush detailing and recessed fittings, would provide a comparable clear height throughout.

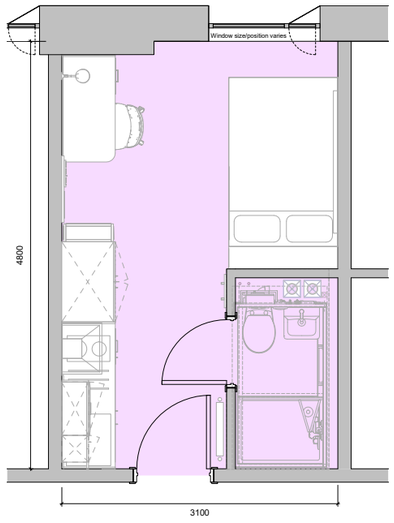
Bedrooms are fully fitted with a generous compliment of high-quality purpose-built furniture, including ample open and enclosed storage, in excess of the MRQG requirements. Each room also contains a study desk, television, bedhead with socket and USB charging facilities, seating, and a selection of bespoke shelving, display/notice board and mirror units.

Accessible units are designed in full compliance with Building Regulations Part M, providing clear circulation and fully accessible furniture with dropped counters and knee spaces for wheelchair users. Wet rooms are also provided in lieu of shower pods, with full 'Doc M' furniture. All 'One-Bed' rooms within the scheme are also designed to be fully adaptable into accessible rooms, should a further provision be required during the life of the building.

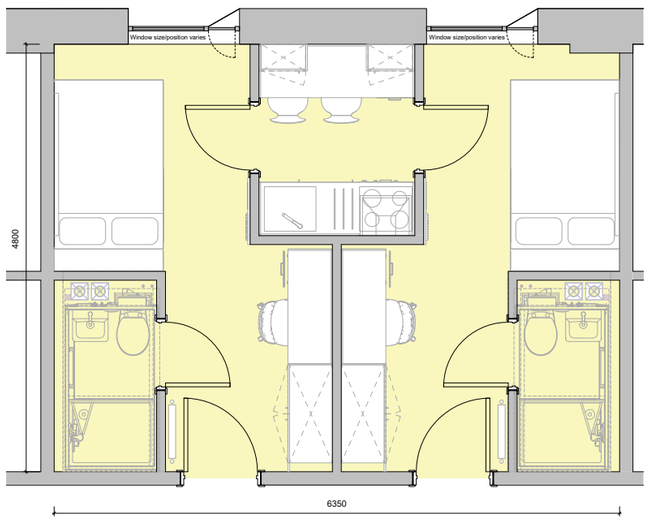
Where accessible rooms are located, clear 1500mm turning circles are provide at the entrances, with clear lines of sight to lift cores and short travel distances. General corridors throughout the scheme are provided with a minimum 1200mm clear width, in line with MRQG standards, and clear wayfinding. Wall and floor finishes provide a clear contrast without complex patterns, providing comfort and accessibility throughout.



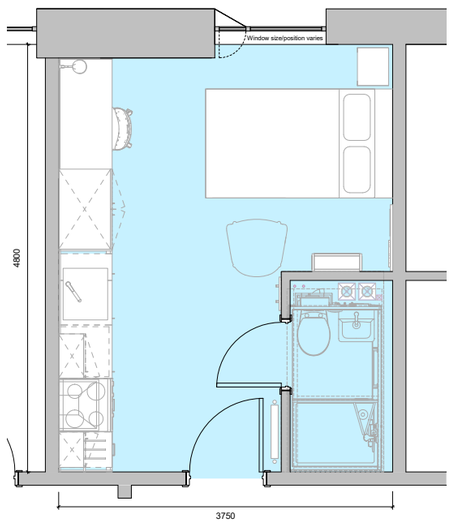
Typical En-Suite Room (12.5 sqm)



Typical Social Studio (15 sqm)



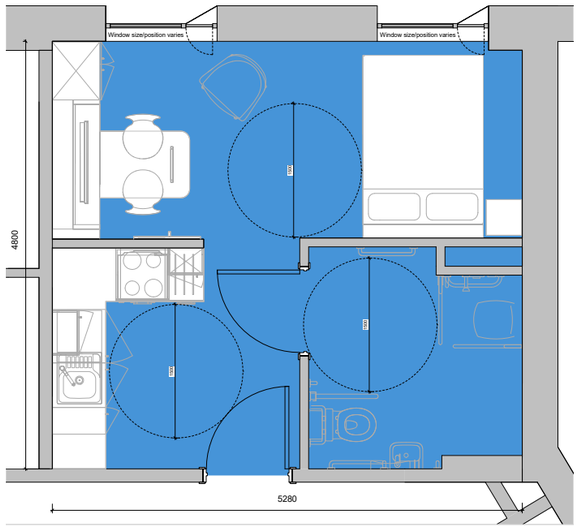
Typical Twodio Room (30 sqm)



Typical Studio (18 sqm)



Typical One-Bed Room (22 sqm)



Typical Accessible Room (22 sqm)

CORSTORPHINE +WRIGHT ARCHITECTS

5.13 Internal Spaces

TYPICAL BEDROOM LAYOUTS

All bedrooms are designed with a provision on private amenity space, which increases within self-contained rooms such as Studios and One-Bed rooms. Smaller apartment rooms such as En-Suite and Social Studios also have access to a communal kitchen space, which provides generous cooking, dining and lounge areas for all residents within the apartment to enjoy together.

Each resident also has access to a plethora of social and amenity spaces throughout the building, far in excess of what would typically be provided within a residential development. These spaces are designed as a direct extension of each resident's amenity requirement, where they would spend large periods of time studying, exercising and socialising, enabling bedrooms to serve as a more private space.

Manchester's Residential Quality Guidance advises that a target of 5 sqm private amenity should be provided for one bedroom dwellings, on the basis that such units would be self-contained with few additional on site amenities. Fusion's approach of creating a community for their residents, ensures that the shared amenities within the building serve as a considerable alternative and improvement this and other traditional residential developments.

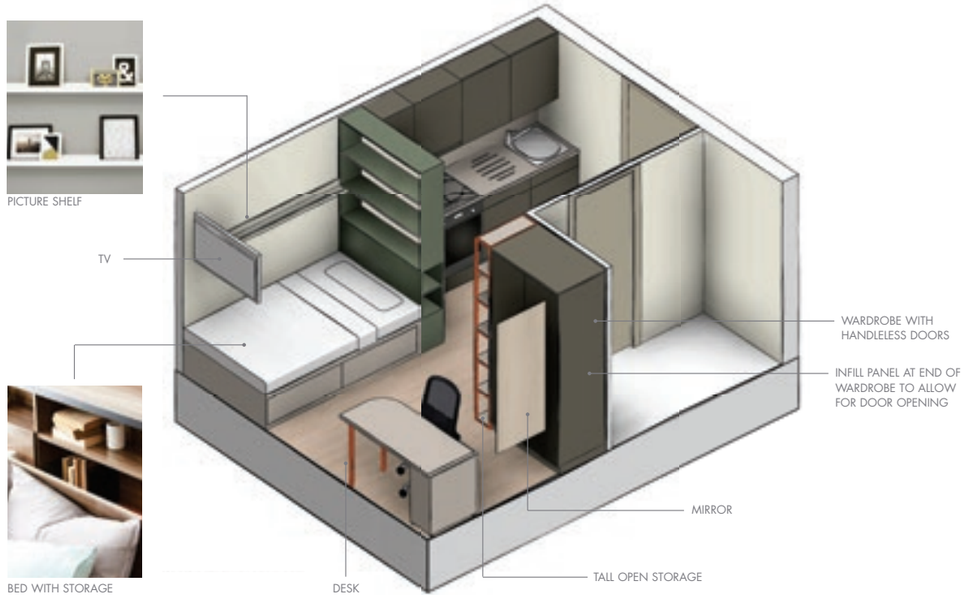
Typical apartment rooms within the scheme would provide the following internal amenity space for each resident:

- 2 sqm Private amenity space within each bedroom
- 4.5 sqm of shared kitchen amenity space per bedroom (e.g. 18 sqm for 4 Bed Apartment)
- 1.2 sqm allowance of shared social space per bedroom

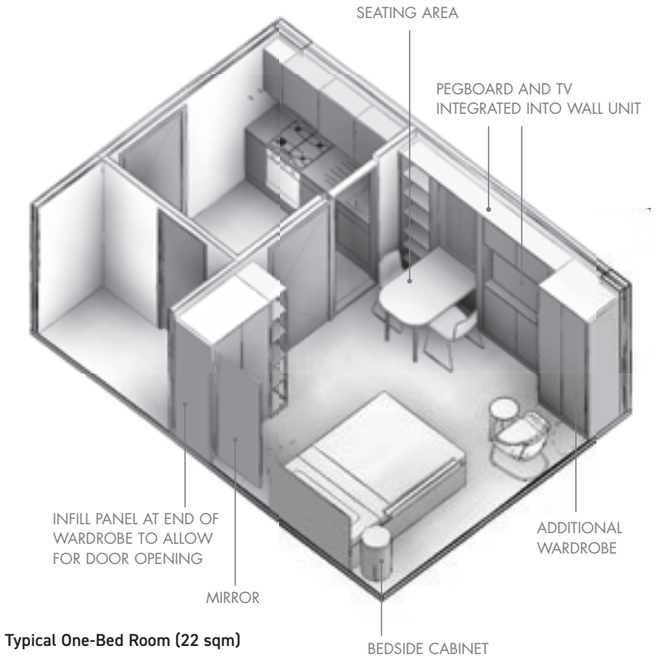
  (e.g. 638 sqm for 534 bedrooms)

The cumulative social space for these areas would be equivalent to 7.7 sqm per bedroom, exceeding the Manchester Residential Quality Guidance standards.

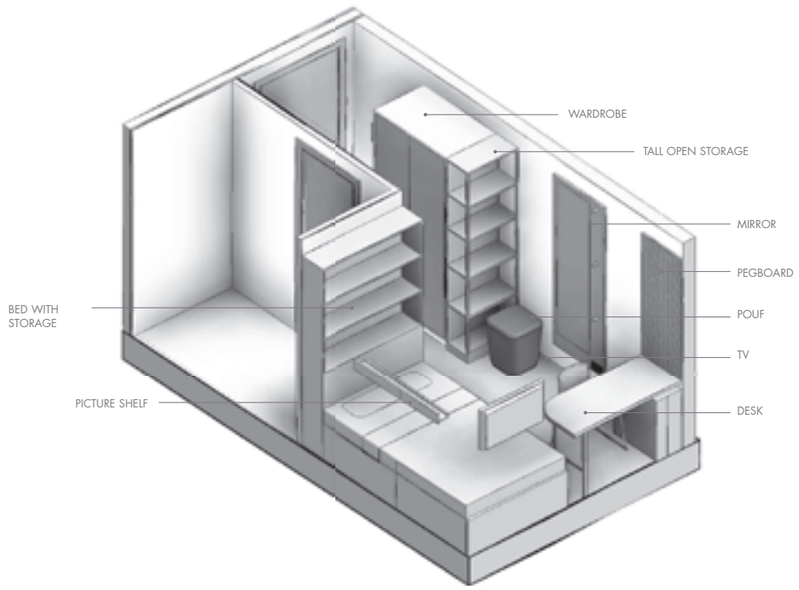
The nature of PBSA developments also means that residents are often living in a new city and/or on their own, making social amenity spaces, and the interaction such spaces encourage, incredibly important to maintaining healthy mental health and wellbeing.



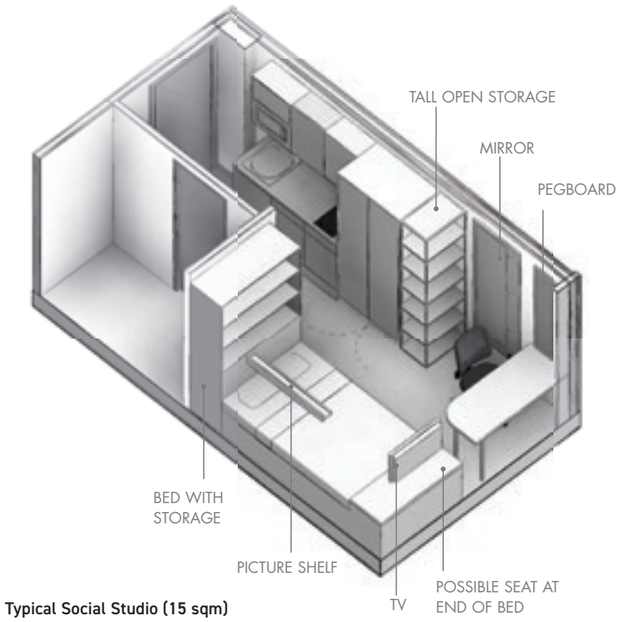
Typical Studio (18 sqm)



Typical One-Bed Room (22 sqm)



Typical En-Suite Room (12.5 sqm)



Typical Social Studio (15 sqm)

5.13 Internal Spaces

AMENITY & SOCIAL SPACES

Fusion Students pride themselves on the high quality of spaces provided within their buildings. A large part of this is creating spaces that enhance health and educational development for all of their occupants.

The importance of wellbeing and community experience is central to the design of all Fusion buildings, with a focus on the providing the best possible Amenity Spaces, ensuring that these can support each occupant in their health (both physical and mental), their studies and their social experiences.

The Ground Floor and Mezzanine spaces will include:

- 24 Hour Reception
- Private and Social study spaces
- On-site Library
- State-of-the-art gym
- Wellness studio and health centre, served by local GP's
- Lounge and Games Area
- Communal Dining Area
- Cinema and Karaoke room
- Laundry
- Coffee Station
- Secure Post and Parcel storage room

All buildings also place a strong focus on security, employing 24 hour concierge and Building Management teams, contact details for which can be shared with neighbours to maintain productive and open relationships with all local residents.



Basketball Court - Zenith, Cardiff



Fitness Studio - Fusion Tower, Bristol



Communal Dining Space - Zenith, Cardiff



Social Space - Zenith, Cardiff

CORSTORPHINE +WRIGHT ARCHITECTS

5.14 Typical Sections

EAST/WEST SECTION

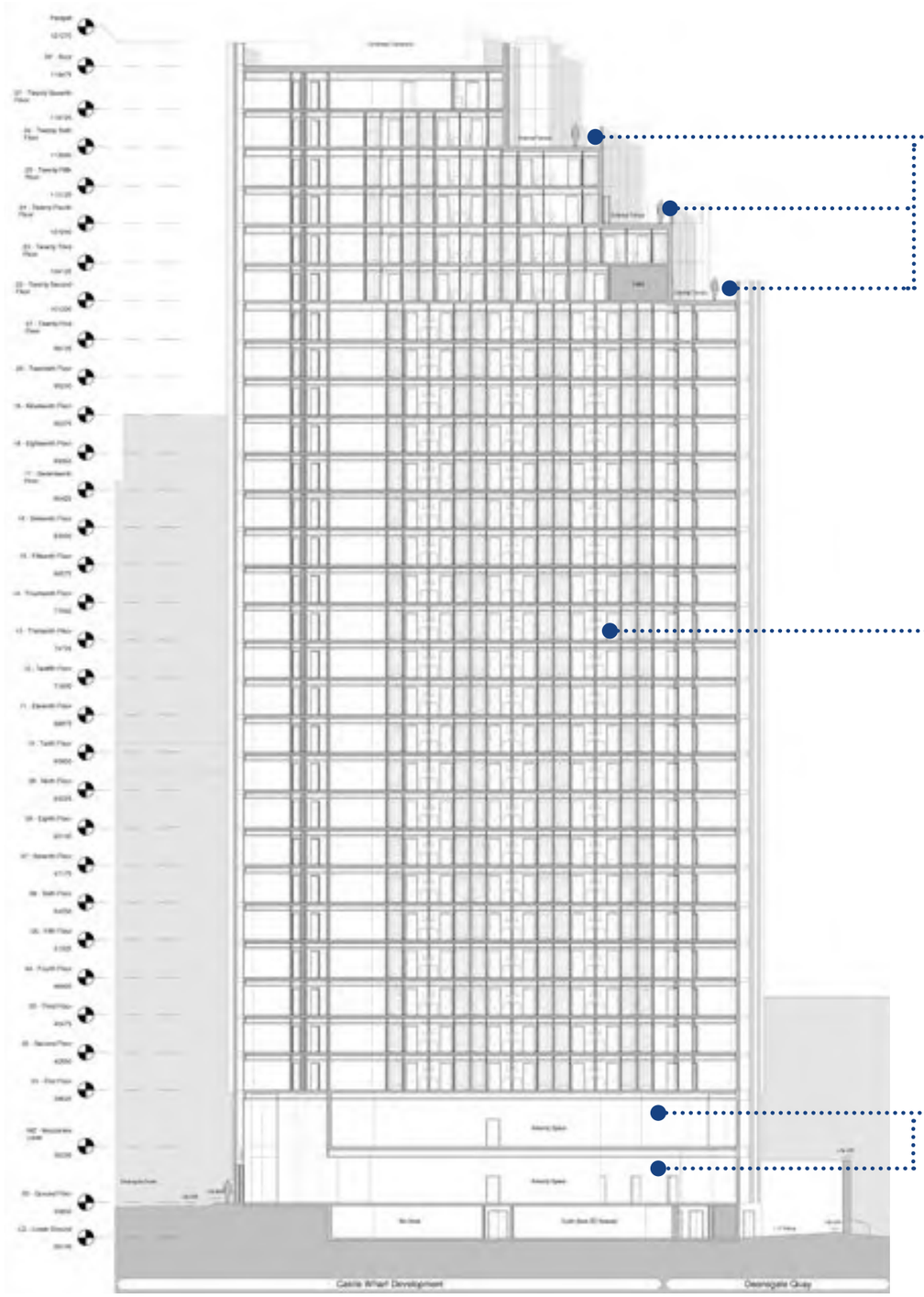
The proposed building consists of 28 floors, excluding Mezzanine Level. The Ground Floor would be the heart of the resident's community with the Chester Road/Deansgate South entrance leading directly into the main social and amenity spaces, which would occupy a generous double height space. This would then lead up to the Mezzanine Level, where further social and wellbeing spaces would be located.

The Lower Ground Floor is primarily occupied by ancillary services, such as the main Plant Room, Refuse and Cycle Stores. This area can be accessed from both the central core and secondary entrance point on Deansgate South, facilitating easy servicing from the adjacent street. Entry will be via an access control system, allowing occupants to have direct and secure routes from the Cycle Store up to the Amenity Areas and their respective room.

Residential Floor Layouts have been configured in a modular manner, allowing for a variety of room typologies and configurations to be employed whilst retaining the purity and proportions of the massing/facade. Levels 01-21 employ a larger provision of apartment rooms, maximising the larger floor plate and employing the feature glazed spaces at the three corners of the building to create high-quality social kitchens. Positioning the kitchens in these locations also mitigates potential overlooking into adjacent properties, directing sight lines away from any habitable rooms or external amenity areas.

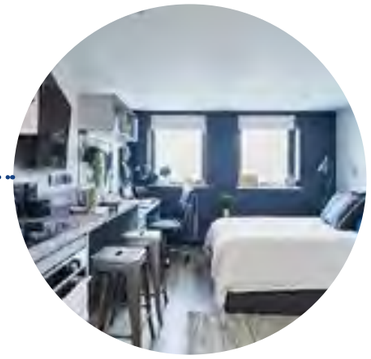
KEY PLAN







Landscapes Spaces



Living Spaces



Amenity Spaces

5.14 Typical Sections

Levels 22-27 are predominantly made up of smaller apartment typologies and self-contained studio rooms. This configuration was employed to ensure that a level of shared corridor space could still be retained as the floorplates step back to accommodate the external roof terraces. This corridor space ensures that floor layouts still feel comfortable and spacious for residents.

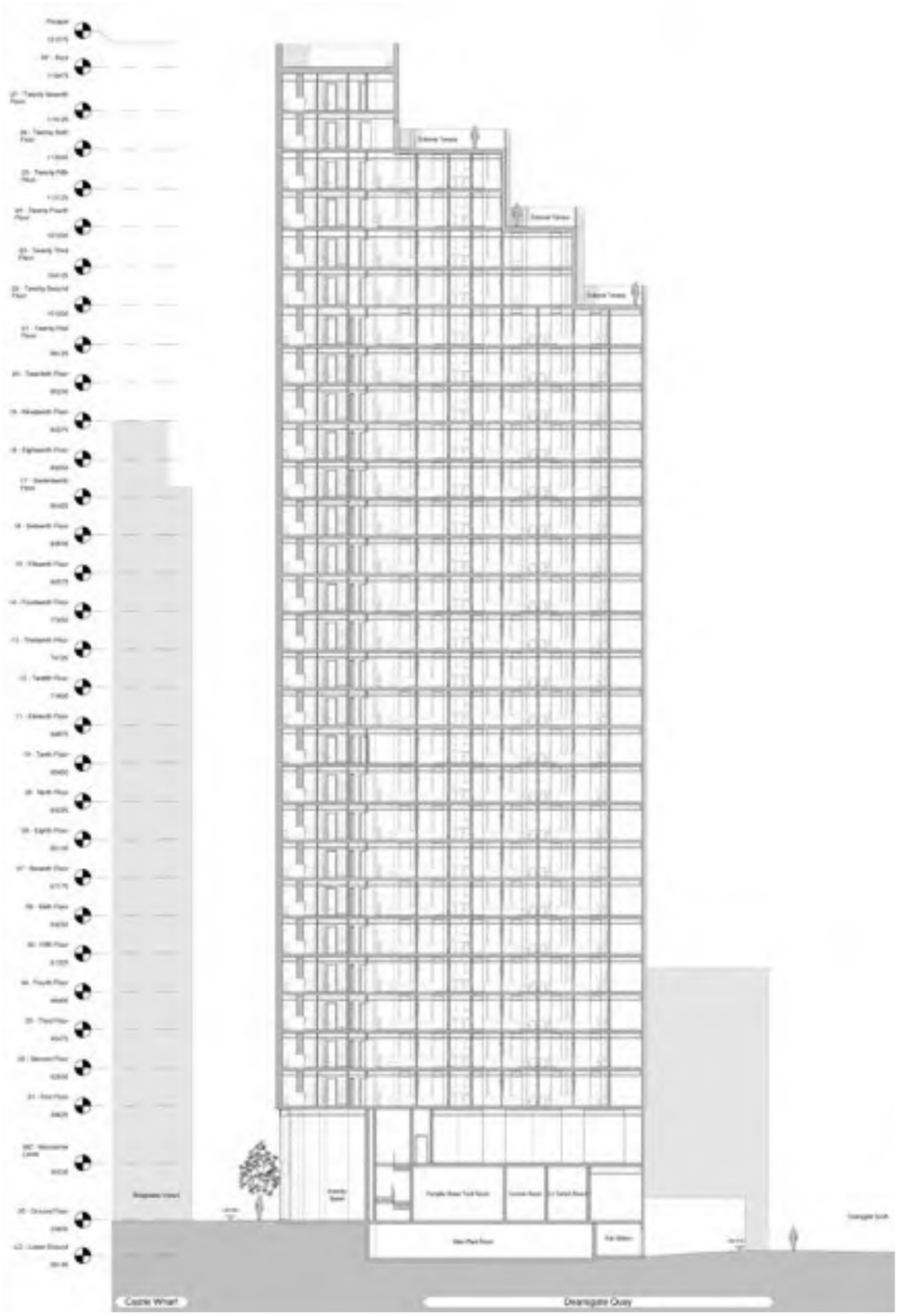
The design of these floors has been developed in direct response to the floors below, retaining a flexible modular approach allowing various room types to 'stack' on top of each other, supporting the usage of more efficient and sustainable systems for ventilation, water supply and drainage, in line with the BREEAM 'Excellent' target for the building.

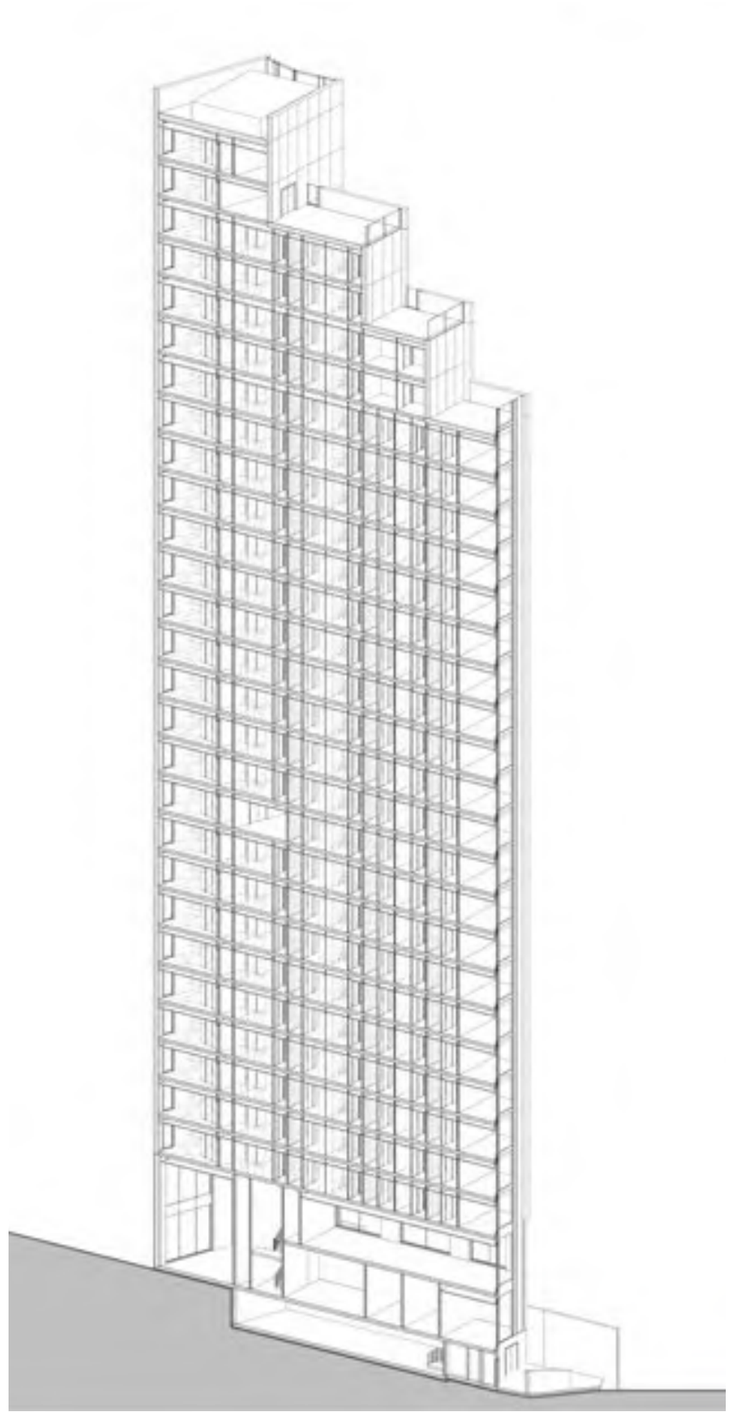
22nd, 24th and 26th Floors would also be home to the shared Landscape Terraces, which serve as key social and wellbeing spaces, offering a unique place to relax, study and share the company of friends. Structural slabs are stepped under the terraces to ensure that level access can be provided, making the spaces usable by all. 1.5m parapets have also been employed, providing a safe and secure enclosure whilst retaining stunning views of the city.

The section shown on this page captures the clear rationale of the internal spaces and how these inform the gradual stepping of the massing which creates the building unique form and proportions.

KEY PLAN







CORSTORPHINE +WRIGHT ARCHITECTS

5.15 Boundary Relationships

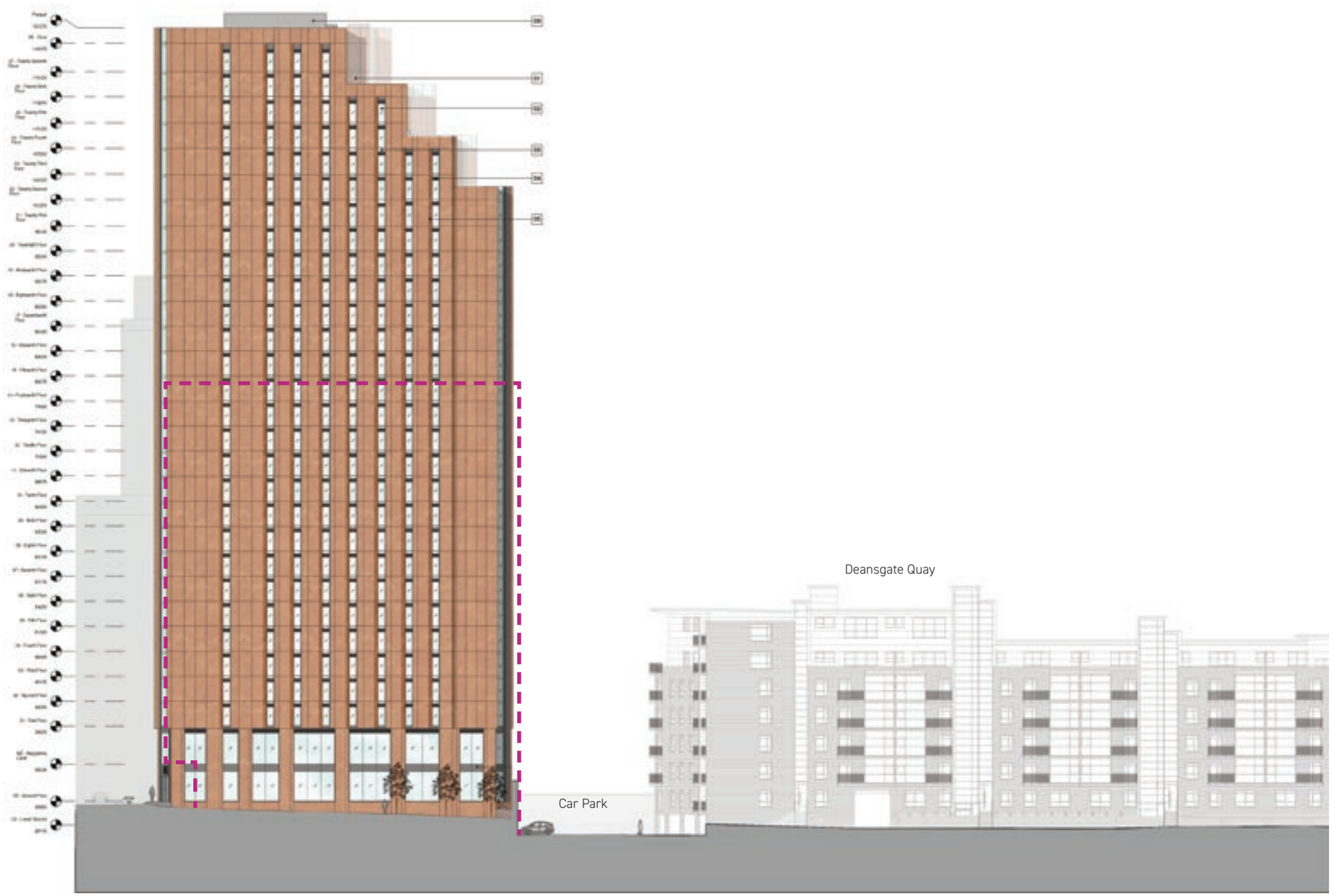
RESPONDING TO THE IMMEDIATE CONTEXT

The nearest existing development to the site is the adjacent Deansgate Quay residential building, which sits to the North. The scale of this building is somewhat lower than the emerging scale for the area and relates more directly to the heights found around Deansgate Train Station and Castlefield.

The previous Planning Consent for the site proposed a 13 storey block, which sat primarily along the Western edge of the boundary, adjacent to the Bridgewater Viaduct. The established datum set by this scheme was used as a starting point to analyse how an increased height scheme could maintain, or improve, the sites relationship with the adjacent building.

A key component in ensuring the design could have a dialogue with the reduced scale of its surroundings was to emphasise the stepped massing, which tapers down towards the heel of the building. This leads the eye down to both Deansgate Quay and the soon to be completed Castlefield Wharf development opposite, whilst also serving as a buffer between the considerable scale of Deansgate Square.

The positioning of the external terraces at high-level mitigate any potential impact or overlooking, creating functional space that would not impose on existing residents. The entrance to the building is also positioned to the Southern edge of the site, deviating from previous Consented schemes which sought to have this adjacent to the viaduct. By moving the main entrance to the opposite end of the site, potential unwanted activity or acoustic impact on the adjacent amenity balconies would no longer be a consideration.



Hybrid Section along Deasnsgate South depicting proposed buildings relationship with adjacent Deansgate Quay building

KEY

Scale of Existing Planning Consent for site

5.15 Boundary Relationships

RELATIONSHIP WITH ADJACENT BUILDINGS

The direct relationship between the Northern Elevation of the building and Deansgate Quay was also carefully considered to ensure that this could maintain privacy, security and spatial quality for residents of both buildings. As part of this, the proposal pulls the building line away from the existing line of the car park retaining wall, improving on the level of development relief achieved in the previously consented scheme and exceeding required space standards.

This area of the building at Lower Ground and Ground Floors has also been used to house ancillary spaces, which do not require the need for windows, mitigating overlooking and retaining privacy for residents of Deasngate Quay. To ensure that interest can still be provided to the facade in this area, patterned perforated cladding panels will be employed, avoiding the sterilised, monolithic elevation proposed in the previously Consented scheme.

Active spaces, such as kitchen have also been located at the 3 corners of the building, directing views away from the adjacent buildings, and mitigating potential light overspill. These areas would instead provide welcome passive surveillance to the adjacent streets.

Rear access to the proposed building sits at the base of the access ramp, behind the car park retaining wall, screening this area from overlooking windows to ensure that the primary view remains that elegant Eastern Elevation.

KEY

- Active Frontage
- Active Residential Windows
- Recessed/Screened Windows

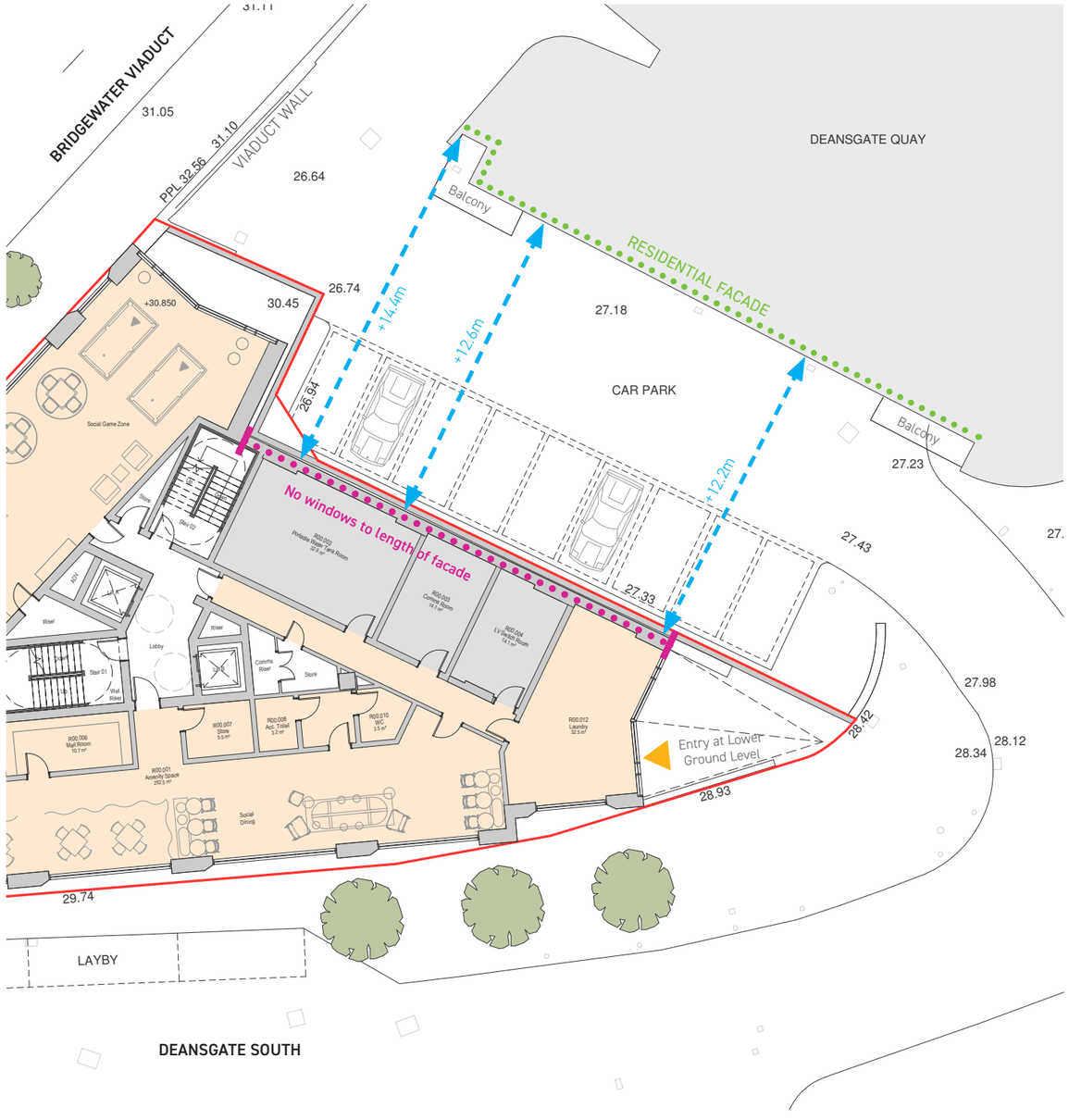


Diagram depicting buildings relationship with existing Deansgate Quay building to North



Aerial View of Site
View depicts site boundary relationship with Southern Elevation of Deansgate Quay building. Active elevation highlighted in Green.



Aerial View of Site
View depicts active windows along Southern Elevation of Deansgate Quay

CORSTORPHINE +WRIGHT ARCHITECTS

5.16 Appearance

ELEVATION PRINCIPLES

The design principles for the elevations draw on the characteristics of the existing cityscape to develop an understated, legible appearance for the which both acknowledges and dovetails into the urban grain, whilst still providing a contemporary and quality addition to the site and surrounding area; contributing to both the existing and forthcoming aspects of the city skyline. Central to this is the considered nature of elevation treatment, opting for a simplicity of proportion and materiality; allowing the elegance of the building massing and form to retain prominence.

The design drivers that constitute the buildings 'Big 'Idea' are carried through at all scales, creating a consistent narrative that binds and informs each aspect of the scheme. In much the same manner that the 3 junctions/ corners of the site were employed to generate the form of the building, this hierarchy of 3 follows through to inform the 3 stepped external terraces, the division of bays within the elevation and number of primary materials employed. Each strengthening and clarifying the core idea further.

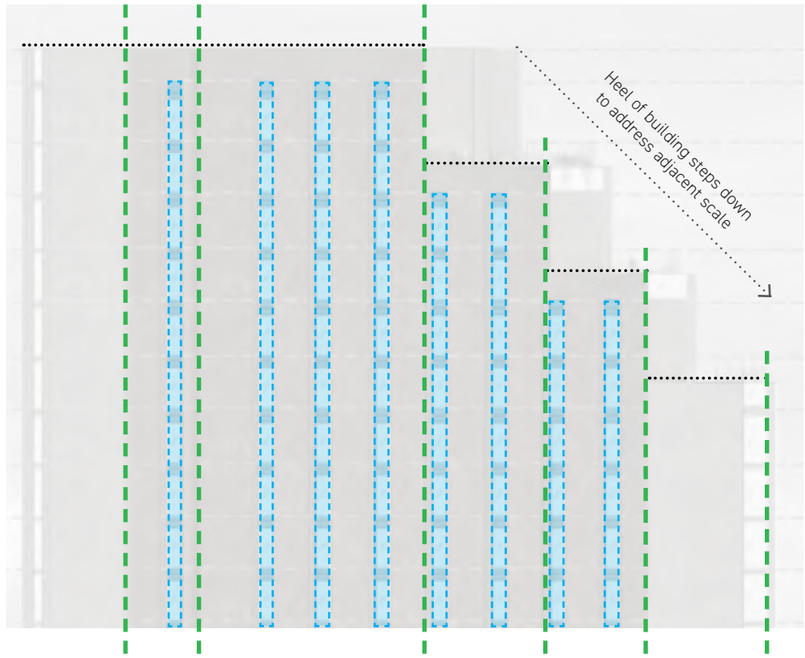
In the case of the building elevations, these are subdivided into 3 component parts;

1. Structural Columns: Which define each elevation bay and taper at the ends to articulate the window reveals.
2. Residential Windows: Glazed 'bands' that emphasise the verticality of the building and its slender form.
3. Feature Windows: Located at the junctions between each elevation and where the building meets the Ground, celebrating these intersections and leading the eye to the key internal spaces within.

The spacing and proportions of each elevation bay generate a consistent and elegant linear form, creating a clear delineation between each step of the massing.

As the building approaches the junction with Chester Road and Deansgate South, the bays reduce in width, complimenting the tapering of the footprint, and emphasising the rising of the buildings height. To the centre of the site, where the building widens, so to do the bays, employing a more generous proportion and additional window banding, creating a more grounded and regular form.





KEY

- Structural Column
- Residential Window
- Feature Window
- Step In Massing
- Step In Level

Articulating Form

A key defining component in the buildings design is the distinction created between the gradual stepping of the upper floors, which rise to create a focal point onto Mancunian Way.

The width of each bay, in addition to the number of glazed bands employed, serve to emphasise the dramatic crescendo of the building's height and form, with the 'heel' of the building tapering as it steps down towards Deansgate Quay.

The end bays of the building have no glazed banding, instead employing fully glazed feature windows at the corners, focusing the eye on the intersections between each elevation and celebrating the form of the site and building alike.

5.16 Appearance

SOUTH-WEST ELEVATION

The South-Western elevation is where the building presents itself to the Southern Gateway of the City, primarily visible along the approach from Chester Road and Mancunian Way. The key North and South elevations converge at this point to create a bold and engaging landmark frontage onto the highway junction. Full-height glazed bays at the corners of the building highlight the dynamic geometry of this interface, whilst emphasising the verticality of the building.

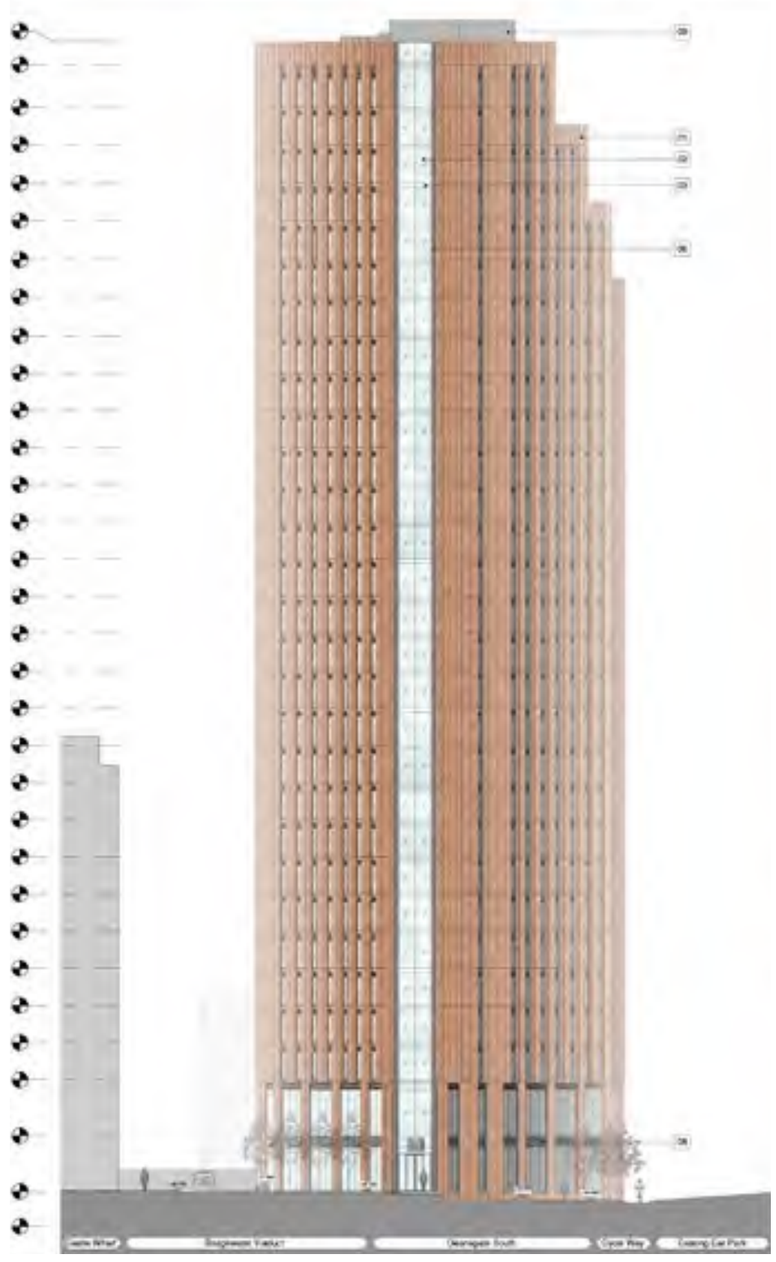
The clean and crisp connection between the weathered cladding panels and double height glazing at Ground Floor serve to frame the key sightlines out of the junction, leading the eye towards the city centre and beyond. The proportioning of the elevation is supported by the trapezoidal profile columns which continue to street level, grounding the building and providing a rhythm and order to the glazed bays.

The character of the elevation is informed by the undulating and folding of the facade, articulated through the weathered metal cladding. This pays homage to the history of the Knott Mill and Castlefield areas, creating a contemporary visual link to the rich heritage of the site and surrounding area. Frameless curtain wall glazing provide a contrast to the weathered variation within the cladding panels, celebrating the unique nature of the material. Dark Grey perimeter mullions accentuate the interface between the materials, highlighting the contrast further.

This key elevation and material interface embodies the 'Hierarchy of 3' that forms the 'Big Idea' for the scheme, celebrating the junctions and intersections that make the site so unique. The employment of 3 primary materials and the celebration of the junction between these directly relates to the key junctions of the site itself, carrying the core ideas through every scale of the building.



View from South-Western approach along Chester Road



Western Elevation

CORSTORPHINE +WRIGHT ARCHITECTS

5.16 Appearance

EAST ELEVATION

The Eastern elevation forms the primary view of the building when approached from Deansgate. The Northern leg of the building projects forward, directly addressing the street and creating a slender glazed form that serves as a visual link to the adjacent Deansgate Square West Tower. In doing so, the building leads the eye down and creating an interface between the taller scale of Deansgate Square and the reduced scale of Castle Wharf on the opposite side of the highway.

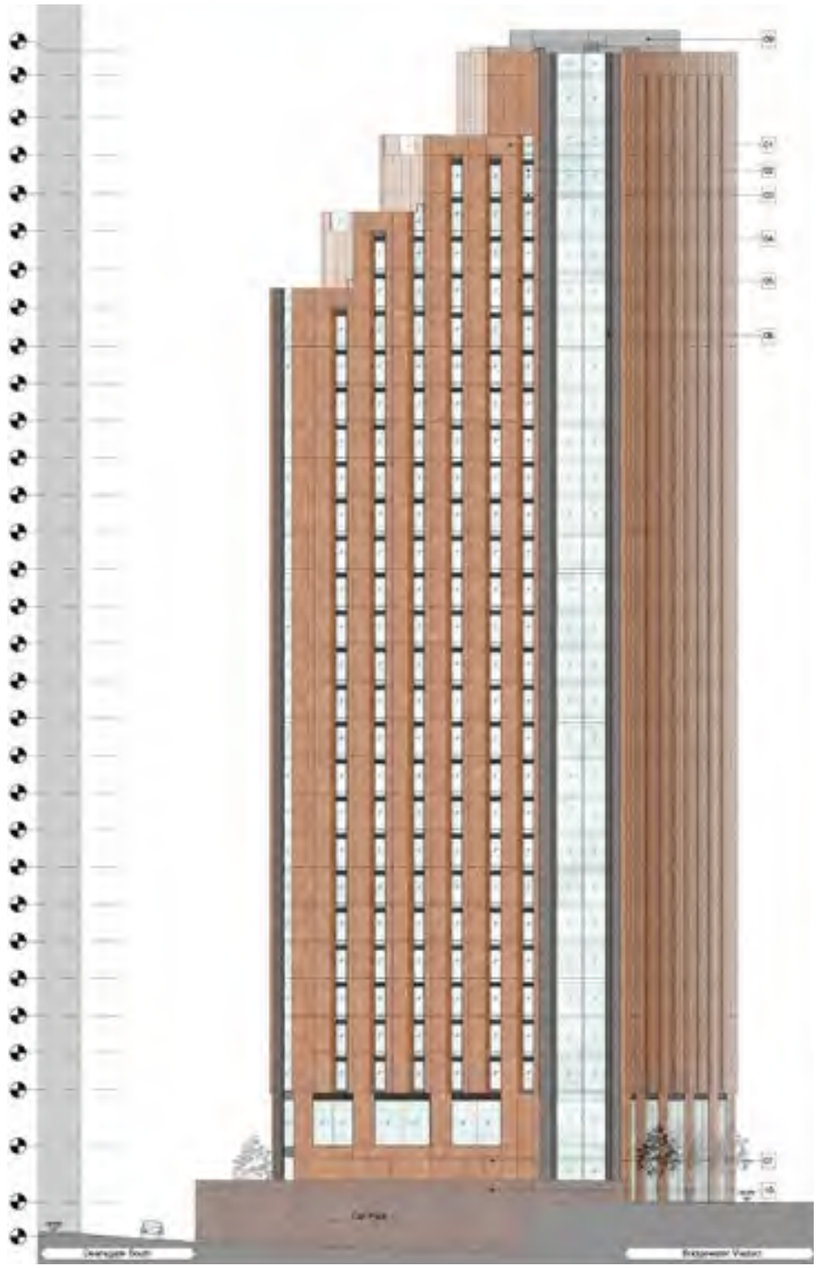
The weathered corten steel-look cladding and dark grey curtain walling frames take direct influence from the brickwork and metal tones of Deansgate Quay and the surrounding streets, creating an organic visual extension to the street that rises to meet the emerging scale of the area. This is reinforced by the gradual stepping of the building massing, which mimics the proportions of the buildings below.

Junctions between each step in the massing are articulated by extending the curtain walling to the full height of the parapet, creating a clear delineation between each bay. In doing so the verticality of the building is fully expressed and the proportions of the elevation become clear. The employment of frameless glazing to the bedroom windows also accentuate the slender form of the elevation, whilst leading the eye down to the buildings below and strengthening the link to Deansgate Quay below.

At the top of the building, structural glass is employed to form the parapet at the Eastern end of the roof, creating a visual break between the East and North elevations, as well as accentuated the folded projecting reveals of the cladding that create the key corner interfaces for the building.



View from North-Eastern approach along Bridgewater Viaduct



Eastern Elevation

5.16 Appearance

APPROACH FROM DEANSGATE SOUTH

When approaching the building from Deansgate South, the Western elevation slowly reveals itself from behind Deansgate Quay, leading the eye towards the North-Eastern corner of the site. The proportioning of the facade and relationship between the two glazed corners of the building form a relationship between the building and its surroundings, drawing a visual reference to both the glazed cores of Deansgate Quay and the linear glass elevation of Deansgate Squares West Tower.

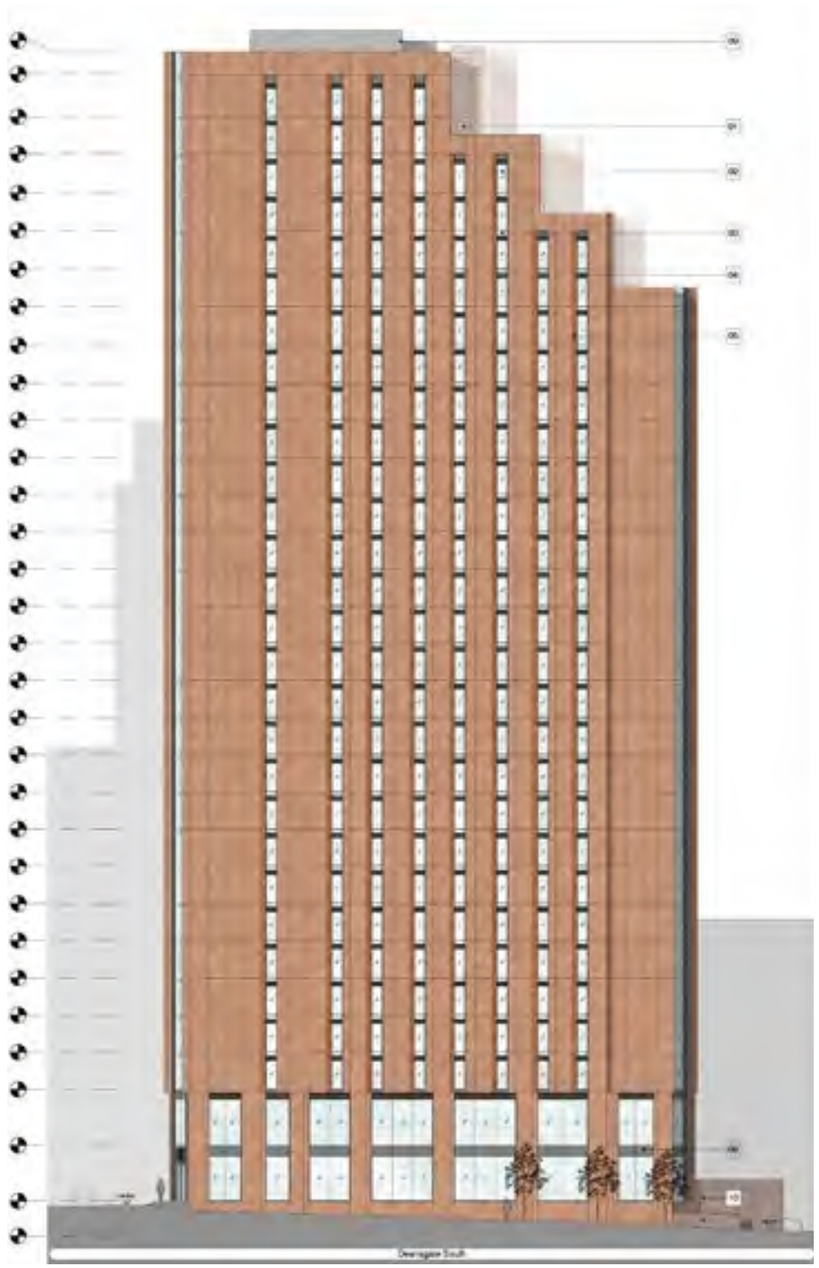
The stepping of the massing aligns with the stepping of facades along the street below, employing similar proportions, colour tones and visual language to dovetail the building into its surroundings. This stepping of the elevation when viewed from this approach also crafts sightlines towards the forthcoming Elizabeth Tower and Victoria Residence buildings, linking the site to the wider landmarks along Chester Road and Mancunian Way.

Drawing closer towards the end of Deansagte South the Southern elevation of the building becomes visible, offering generous views into the buildings amenity spaces, providing welcome dialogue with the street; something that has not been achievable on the site for almost a decade. The double height glazed bays connect directly with the windows above, leading the eye towards the top of the building and accentuating the trapezoidal forms of the structural columns. Perforated PPC panels are employed at Ground Floor to screen ventilation louvres, maintaining the purity of the elevation and referencing the perforated panels employed within the window reveals of the floors above.

The nose of the building steps towards the fronts of the elevation, pulling the facade away from the site boundary and leading the eye around the corner of the street to the main entrance of the building and the junction with Chester Road.



View from North-Eastern approach along Deansgate South and Little Peter Street



Southern Elevation

CORSTORPHINE +WRIGHT ARCHITECTS

5.16 Appearance

VIEW FROM CHESTER ROAD JUNCTION

Careful consideration has been given the main entrance of the building and how this would be viewed when approached by both vehicular and pedestrian traffic. The proportions of the elevation give the Ground Floor a strong visible presence, leading the eye towards the main entrance.

The height is sufficient to be clearly visible on the highway approaches from both Chester Road and Deansgate, without overpowering the adjacent pedestrian footways. The generous amounts of glazing also provide a depth from the street enhancing pedestrian experience and the quality of the surrounding public realm.

The columns serve to provide an elegant rhythm to the facade whilst grounding the massing of the tower above, as well as providing a continuity of materiality with the Bridgewater Viaduct that abuts the site. The forms of the columns provide deep recesses into the window bays that lead up to the bedroom floors above, framing the vertical curtian walling bands that continue up the building.

The weathered cladding to the elevations project beyond the external wall line creating folded reveals into the glazed corners of the building, that accentuation the key orientation and sight lines of the junction.



5.16 Appearance

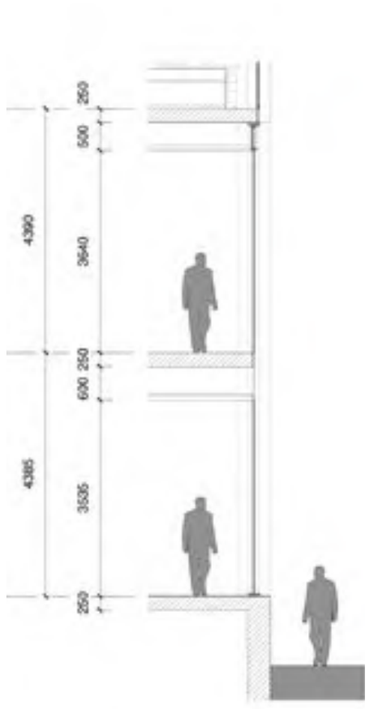
TYPICAL GROUND FLOOR ELEVATION BAY

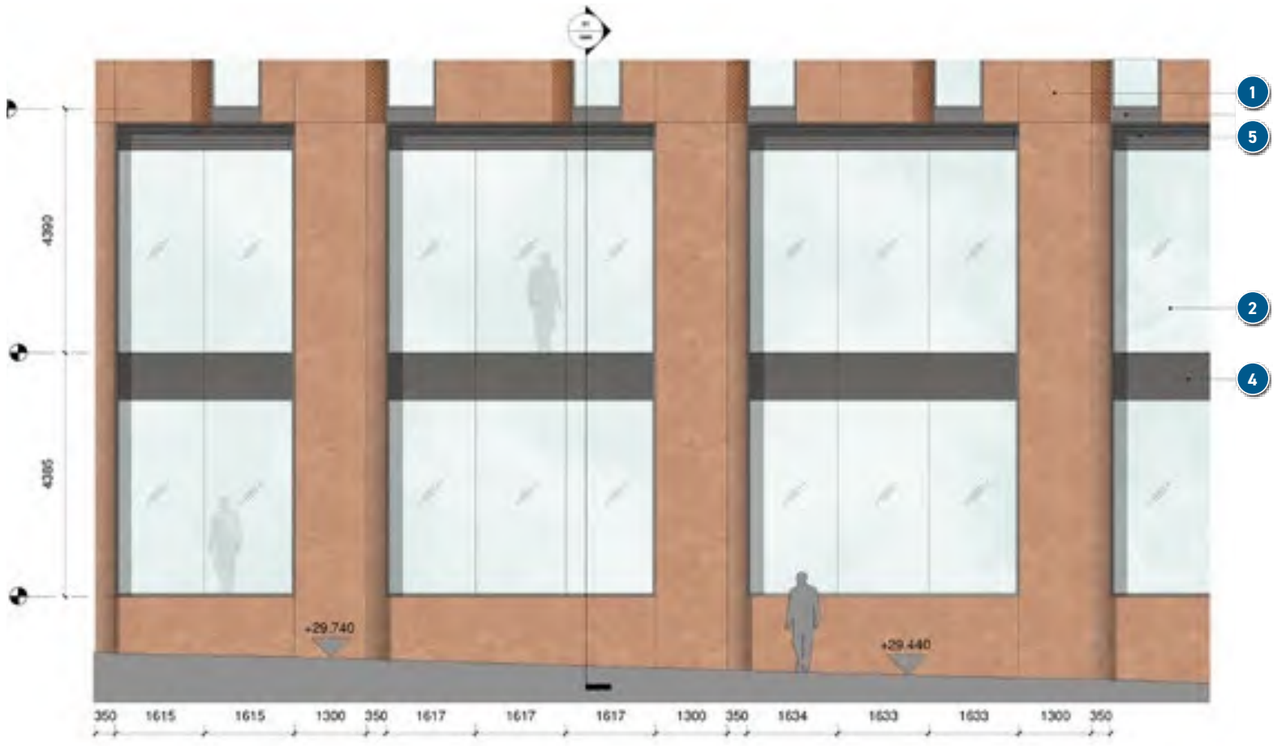
The Ground Floor entrance to the building is a double height space that provides high-quality feature reception and amenity area. The height of the space serves to ground the building, providing a light and open 'plinth' for the floors above, whilst creating a direct dialogue with the adjacent streets.

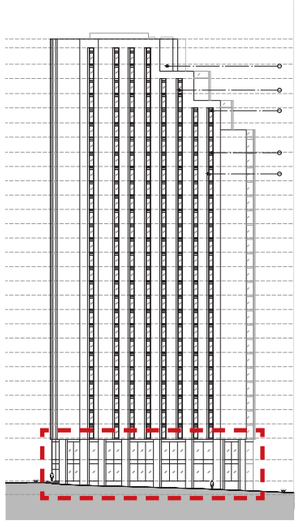
The double height glazed bays and feature entrance, also providing clear sight lines towards the primary entry point for the building, eliminating the need for wayfinding, as well as providing passive security and surveillance.

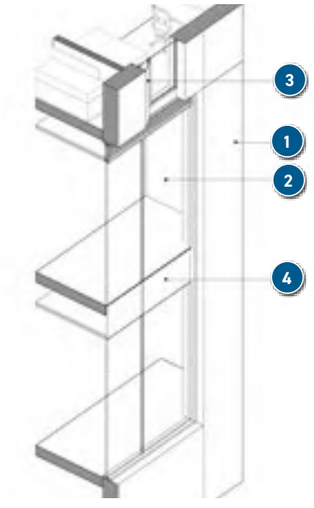
Along the North and East elevations, this space also houses the Mezzanine Level, which is occupied by more secluded amenity areas, such as study spaces and wellness suites. These are located on the quieter side of the building, ensuring a degree of privacy, away from the noise of the main highway. These spaces also overlook the rear access to the building, again providing passive surveillance.

Full height frameless glazing will maintain the clean and crisp geometry of the building, to create an elegant frontage onto the street.









KEY

1. Corten Steel look PPC Aluminium Cladding Panels
2. PPC Aluminium Curtain Walling with clear glazed panels
   Mullion Colour: Dark Grey
3. Perforated Corten Steel-look PPC aluminium panel with inward opening window behind
4. Perforated PPC aluminium panel with ventilation louvre behind
   Colour: Dark Grey
5. PPC Louvered Vent Panel
   Colour: Dark Grey

Notable Details

Perforated PPC Panels are employed at Ground Floor ceiling level to cloak the edge of the Mezzanine slab and high-level ventilation louvres, maintaining a sleek and elegant double-height elevation.

The tapered reveals to the trapezoidal profile columns form the window reveals to the upper floors, retaining a purity of form and verticality.

CORSTORPHINE +WRIGHT ARCHITECTS

5.16 Appearance

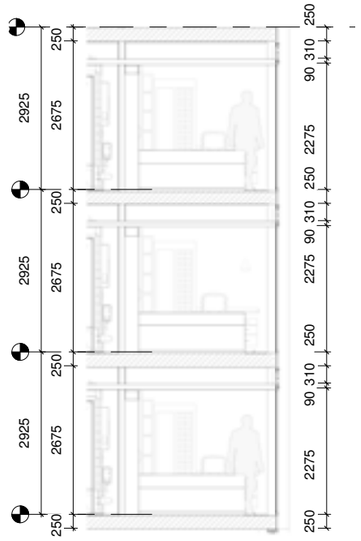
TYPICAL UPPER FLOOR ELEVATION BAY

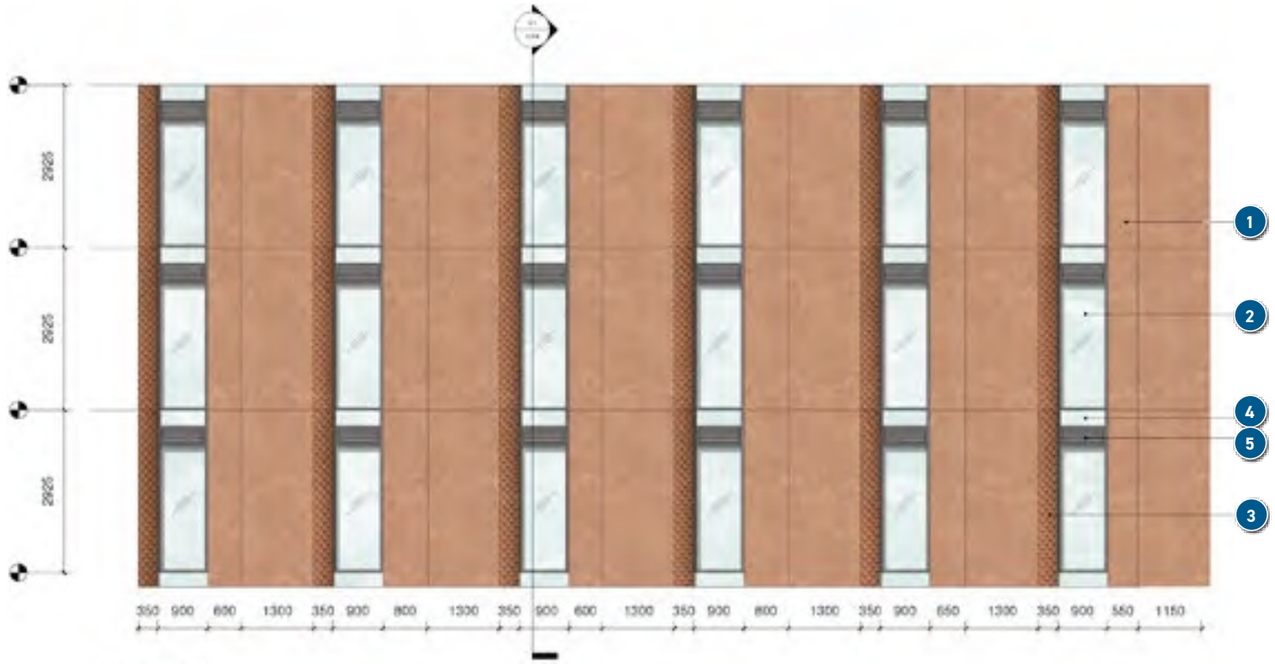
The upper floors of the building primarily consist of residential bedrooms, employing a minimalist approach to the facade that retains the clean and slender massing lines.

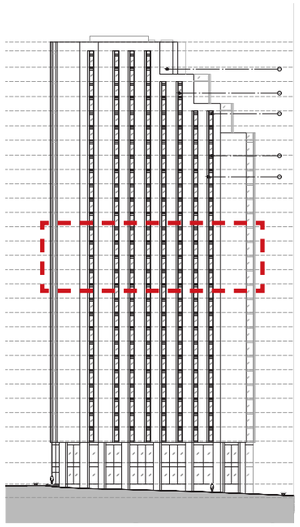
Tapered window reveals elegantly articulate the glazing bays, continuing the chamfered trapezoidal footprint of the columns at Ground Floor and emphasising the verticality of the building. The tapered reveals are clad in perforated panels, creating interest, whilst also serving as ventilation grilles for the inward opening windows behind.

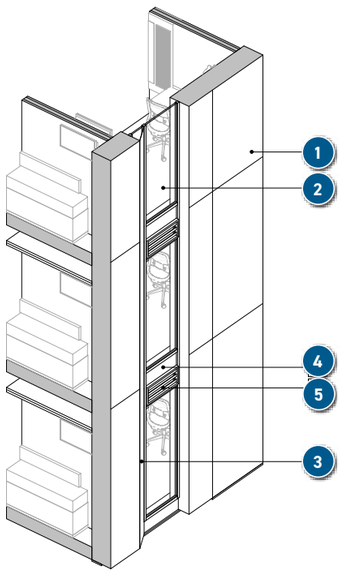
Screening the windows with perforated panels enables rooms to be primarily naturally ventilated, avoiding the need for fully mechanical solutions that have high energy consumptions. The panels also serve as a protective barrier against items passing in to, or out of the windows themselves, ensuring a high level of safety and security.

Louvred panels at the head of the windows serve as extract for the internal kitchen and WC facilities in each room, providing a gradual low volume circulation of air to these spaces. This enables the rooms to have primarily natural purge ventilation, minimising visible grilles to the facade.









KEY

1. Corten Steel look PPC Aluminium Cladding Panels
2. PPC Aluminium Curtain Walling with clear glazed panels
   Mullion Colour: Dark Grey
3. Perforated Corten Steel-look PPC aluminium panel with inward opening window behind
4. PPC Aluminium Curtain Walling with ceramic backed glass-look spandrel panel
5. PPC Louvered Vent Panel
   Colour: Dark Grey

Notable Details

Panel joints have been carefully considered to accentuate the slender verticality of the curtain walling bays, creating a regularised pattern that compliments the overall form of the elevations and allows the articulation of the massing to be more clearly perceived.

Glass-look ceramic-backed spandrel panels with capless transom details enhance the vertical appearance of the windows, reading a singular bays from floor to ceiling.

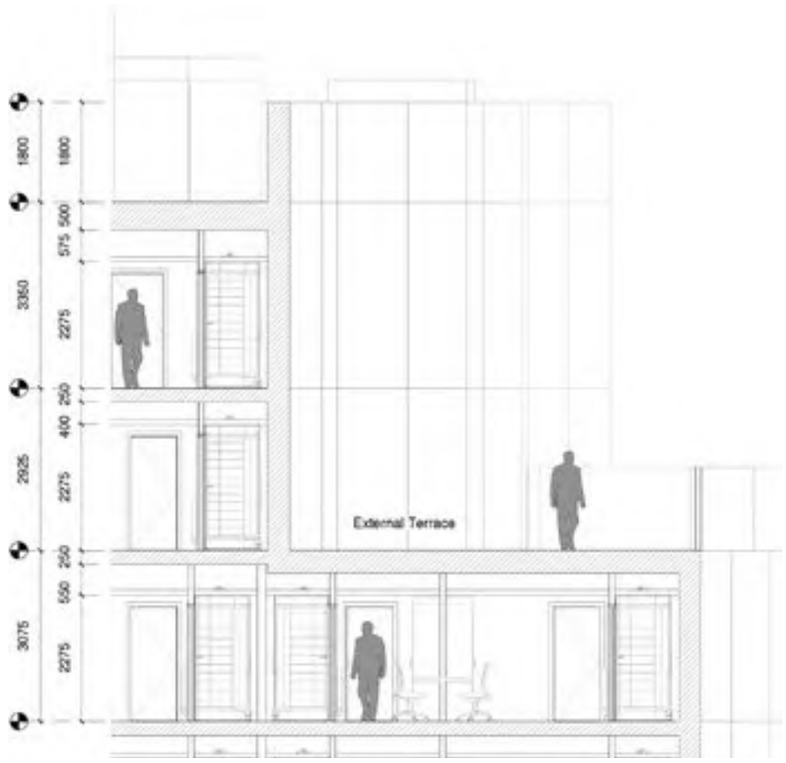
5.16 Appearance

TYPICAL TERRACE ELEVATION BAY

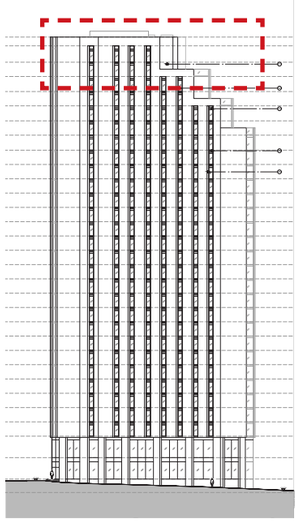
The landscaped terraces at Levels 22, 24 and 26, serve as essential components within the amenity and wellbeing strategy for the building, creating unique and functional external spaces for all residents to share.

The location and shape of the terraces also help to articulate the form of the building massing, creating a consistent stepped rise towards the key site intersection at the junction of Chester Road, Deansgate South and the Bridgewater Viaduct. To enunciate the stepped form further, the end walls of the terraces are lined through with the window reveals below, creating a slender and elegant series of bays that slowly increase in width as the building increases in height.

The parapets of the terraces are glazed at the 3 corners of the building, retaining the verticality of the feature glazing that runs up from Ground Floor, creating an eye-catching relationship with the street below. Parapets to the side elevations will be retained in weathered corten-look cladding, framing the head of the glazed curtain walling bands, and creating a consistent head detail to the building.









KEY

1. Corten Steel look PPC Aluminium Cladding Panels
2. PPC Aluminium Curtain Walling with clear glazed panels
   Mullion Colour: Dark Grey
3. Perforated Corten Steel-look PPC aluminium panel with inward opening window behind
4. PPC Aluminium Curtain Walling with ceramic backed glass-look spandrel panel
5. PPC Louvered Vent Panel
   Colour: Dark Grey
6. Acoustic Louvre Cladding to Plant Compound

Notable Details

The stepping of the terraces is based on a cental line of symmetry that follows the key sight line from Mancunian Way and Chester Road, ensuring that the rear of the building steps down on a manner that supports the form and proportion of the 3 key approaches to the building.

The heads of the glazed bays employ a dark grey PPC metal panel at the head, emphasising the window recess and exaggerating the verticality of the elevation to create a slender and elegant proportion.

CORSTORPHINE +WRIGHT ARCHITECTS

5.16 Appearance

CELEBRATING KNOTT MILL'S HERITAGE

The choice of materiality for the building provides an acknowledgement to the rich history of Manchester and the surrounding area, whilst creating a high-quality addition to the city's skyline.

The employment of weathered corten steel look panelling to the buildings facade makes a considered reference to the industrial heritage of the area, notably its foundries and metalworking yards.

Castlefield to the West of the site was home to a number of engineering and machining shops, notably the Castlefield Ironworks which was run by Crighton and Sons from 1814 to 1895. This history is still very much visible throughout the area, notably in the wealth of wrought iron viaducts which adorn the Bridgewater Canal.

The metalworking and engineering heritage of Manchester was also a key component of the railway and transport industries, with the Great Northern Warehouse serving as an essential hub for the cities bustling railway stations, canal network and developing roadways. Each of the elements converge at the North-Western boundary of the site, offering an apt historical precedent to the new three point interchange emerging from the Castlefield Corridor expansion.

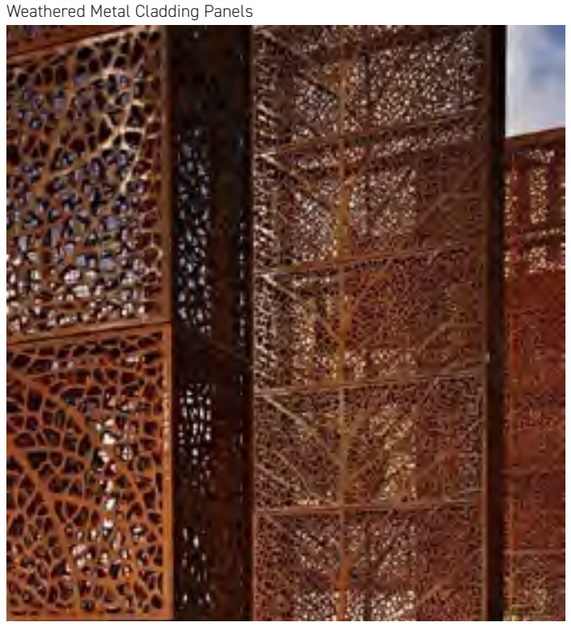
By referencing this rich history, the building will provide a timely, yet contemporary, visual link between Manchester's Conservation Areas, celebrating it's heritage whilst offering a unique landmark building that leads the eye towards its newly emerging skyline.



Weathered Metal Cladding Panels



Duke Street Railway Bridge (located to West of site)



Weathered, perforated stell panels



Castlefield 1849 Viaduct (located to West of site)

5.16 Appearance

MATERIAL PALETTE

In keeping with the 'Hierarchy of 3' which has informed the design, the building employs 3 primary materials:

1. Corten-look Weathered Metal Cladding Panels:

The weathered cladding panels form the primary component of the facade, retaining a simplicity to the form and allowing the articulation and stepping of the elevations to be clearly legible and prominent.

As the facade tapers in to form the angled window reveals, perforated panels are employed, serving to enhance the depth of the reveal, in addition to performing as a functional ventilation grille for inward opening windows behind.

2. Clear Curtain Wall Glazing

Bands of clear cap-less curtain walling are employed to sub-divide the facade and emphasise the verticality of the elevations. By limiting the number of visible mullions, a purity of form will be retained, leading the eye upwards.

Back-painted glass-look panels will be used at each floor where the curtain walling passes over slab edges, to retain continuity and constancy.

At the perimeter and head of the glazed bands, where frames will be required, these will be polyester powder-coated in an anthracite grey, to provide a clear and pronounced change in material, as well as emphasising the break between cladding and glazed bays.

3. Anthracite Grey PPC Metal Cladding Panels

Grey cladding panels will be employed at the key junctions of the facade, serving to further emphases changes in form and materiality.

At the 3 corners of the building where the elevations intersect, vertical bands of cladding will be employed, enabling the glazed end bays to read fluidly and clearly.

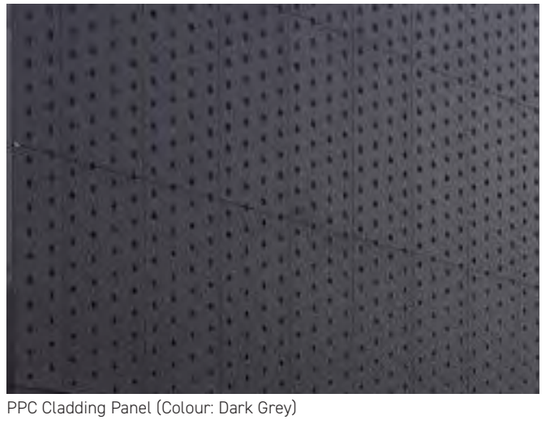
Where the building junctions with the ground, cladding panels will again be employed to provide a horizontal band between the corten-look panels and glazing; framing the amenity spaces and creating a clear dialogue with the street.



Weathered Corten Steel look metal cladding



Perforated Weathered Corten-look Panel



PPC Cladding Panel (Colour: Dark Grey)

PRECEDENT IMAGES









VERIFIED VIEWS

6.0

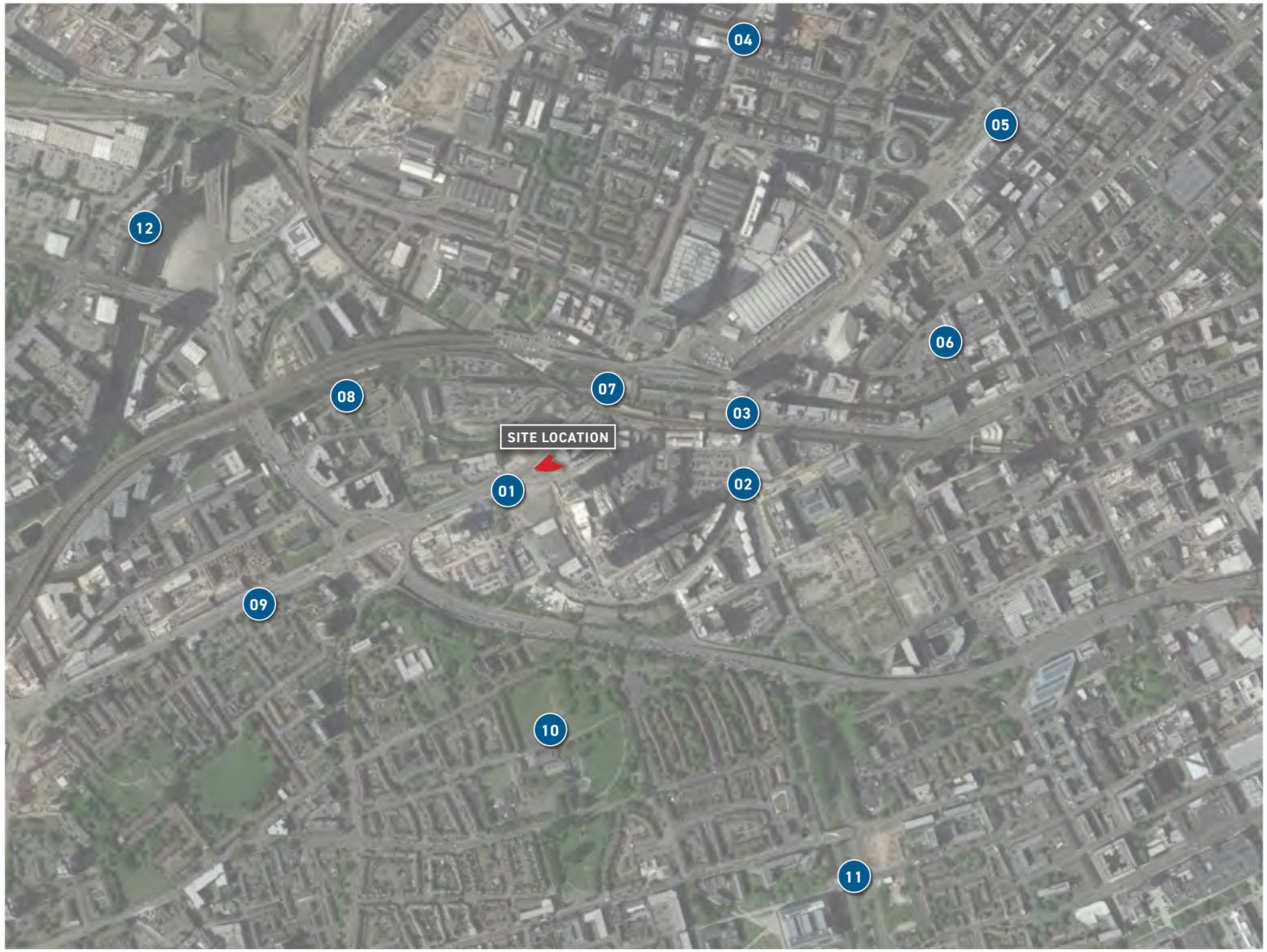
6.0 VERIFIED VIEWS

INTRODUCTION

As part of the application, a Town and Visual Impact Assessment has been undertaken, to provide key representative views of the prospective building in context with the existing heritage assets, so that any potential can adequately assessed.

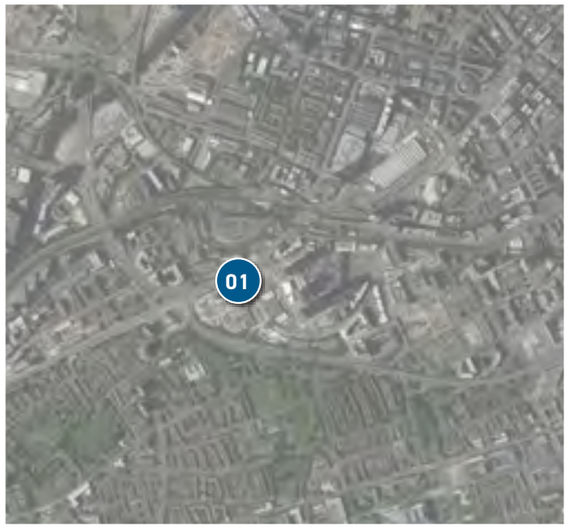
The form of the building responds to the footprint of the site, whilst taking reference from the scale of surrounding developments to create a controlled and well-proportioned addition to the area. As such, it is felt that there is no detrimental impact on the surroundings, and the proposals benefit the visual setting of the heritage sites and local surroundings by improving the exterior, activating the street frontage and adding a sense of quality to the site.

The views show that the proposal sits comfortably within the immediate context, and the impact from the more distant views is minimal. These views demonstrate beneficial effects to visual, townscape and heritage views, without commanding attention away from the key heritage assets, providing a suitable and modern setting, while also responding to the user's needs.



CORSTORPHINE +WRIGHT ARCHITECTS

6.1 View Point 01



View Location

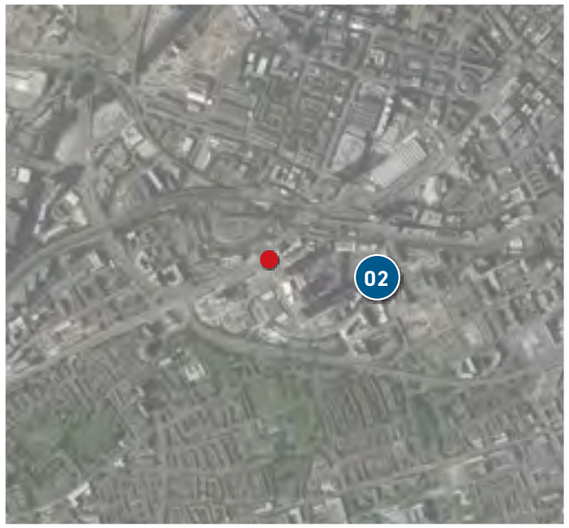


Existing View



View from Chester Road Junction (Looking North-East)

6.2 View Point 02



View Location



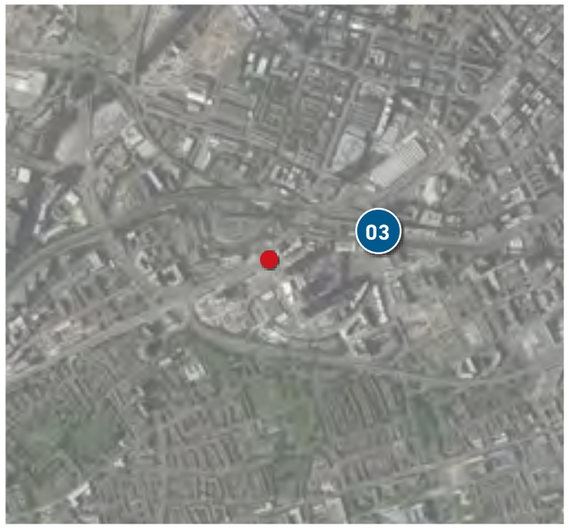
Existing View



View from Albion Street (Looking West)

CORSTORPHINE +WRIGHT ARCHITECTS

6.3 View Point 03



View Location

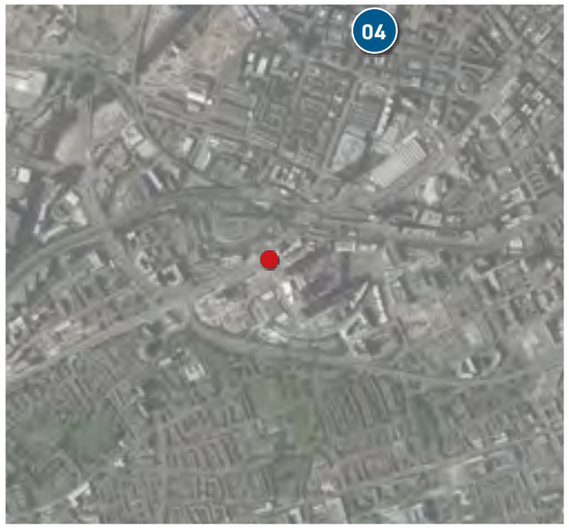


Existing View



View from the Medlock Valley Way recreational route (Looking South-West)

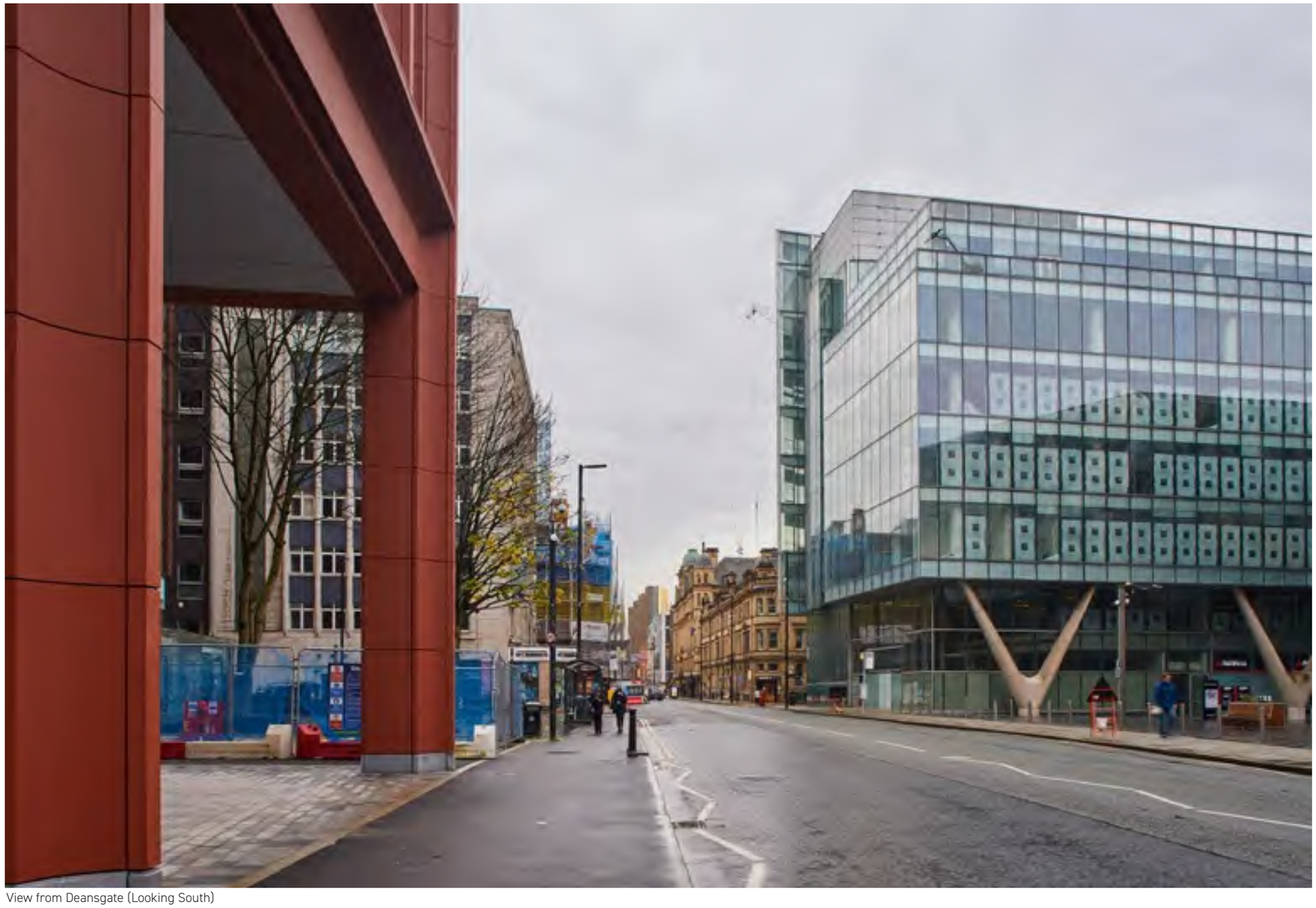
6.4 View Point 04



View Location



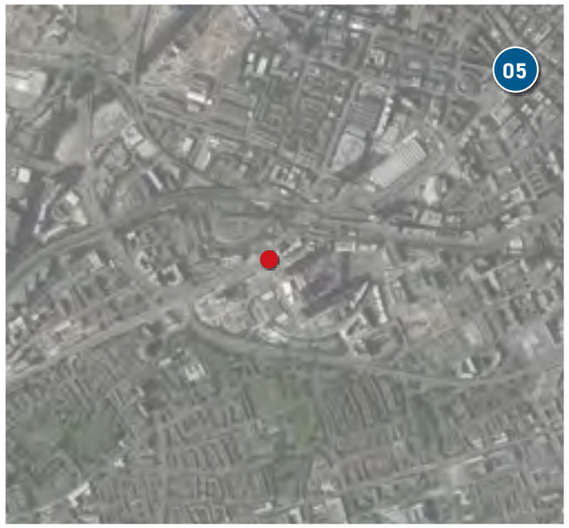
Existing View



View from Deansgate (Looking South)

CORSTORPHINE +WRIGHT ARCHITECTS

6.5 View Point 05



View Location

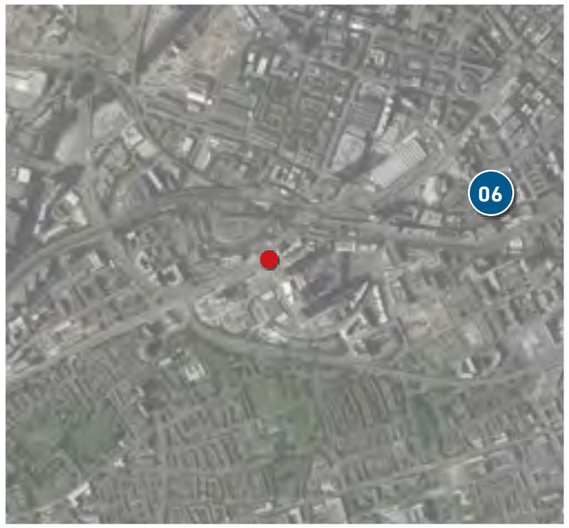


Existing View



View from Peace Gardens (Looking South-West)

6.6 View Point 06



View Location



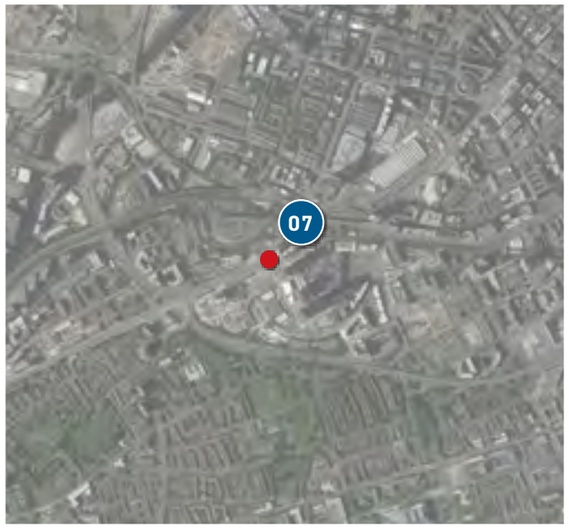
Existing View



View from Great Bridgewater Street (Looking South-West)

CORSTORPHINE +WRIGHT ARCHITECTS

6.7 View Point 07



View Location

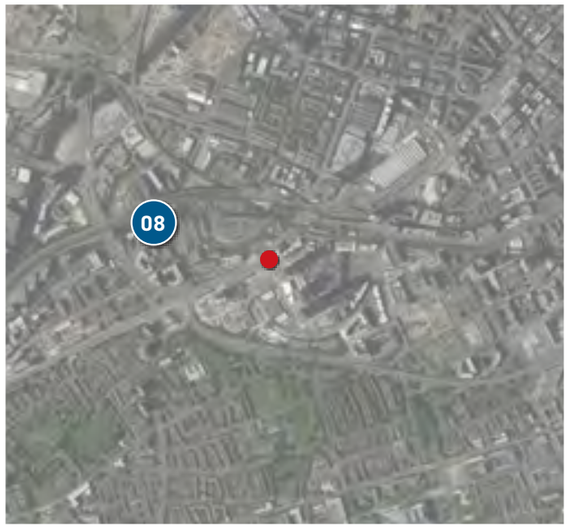


View from the Rochdale Canal Tow path (Looking South)



Existing View

6.8 View Point 08



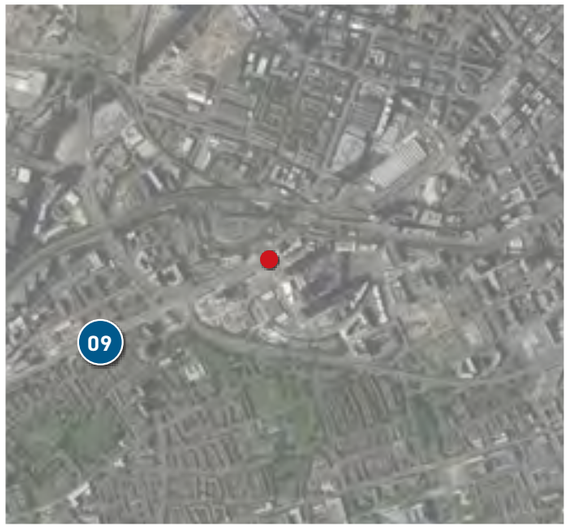
View Location


Existing View


View from the Cheshire Ring Canal Walk (Looking South-East)

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6.9 View Point 09



View Location



View from Chester Road (Looking North-East)



Existing View

6.10 View Point 10



View Location



Existing View



View from Hulme Park (Looking North)

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6.11 View Point 11



View Location

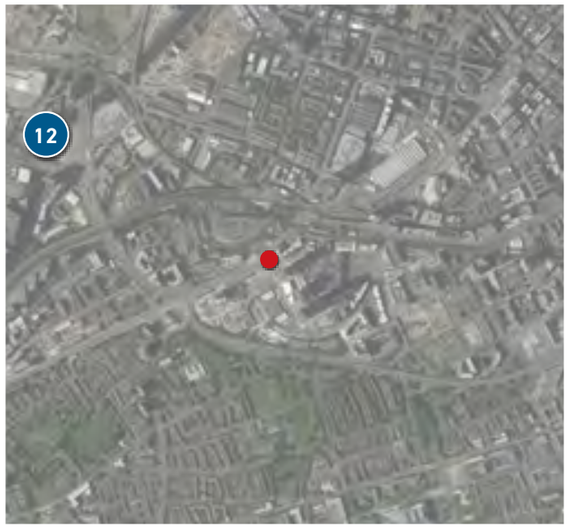


Existing View



View from Bonsall Street (Looking North-West)

6.12 View Point 12



View Location



Existing View



View from the Salford Trail (Looking South-East)

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ACCESS & MAINTENANCE

7.0

7.0 ACCESS & MAINTENANCE

7.1 Access Statement

AN INCLUSIVE APPROACH TO DESIGN

A key component in developing an inclusive approach to design is seeking to change the built environment so that it responds to the needs of all users; removing any barriers to full participation and ensuring all spaces can be used safely, easily and with dignity by all. Developments should be convenient to use and welcoming without disabling barriers, so everyone can use them independently without the need for special requirements, treatment or excessive effort.

The proposed development has employed an inclusive design approach from the outside, aspiring to be:

- Welcoming with no disabling barriers that might exclude people
- Inclusive so everyone can use it safely and easily
- Legible to ensure ease of movement and wayfinding
- Convenient; so everyone can use it without too much effort or separation
- Adaptable to respond to changing needs and flexible so different people can use it in different ways.

In the development of the design, the following legislation, standards and guidance have been draw upon:

- National Planning Policy Framework Approved Document Part M
- British Standard 8300
- Code of Practice for Design of Buildings and their Approaches to meet the needs of Disabled People
- British Standard 9999; Code of practice for fire safety in the design, management and use of buildings
- Department for Transport (DfT) (2005), Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure
- Inclusive Streets: Design principles for blind and partially sighted people; and Street Character toolkit, Royal National Institute of Blind People (RNIB)

Where it has been reasonable and necessary to do so we have adhered to these standards which are regarded as a minimum standard, whilst where appropriate, opportunities to exceed have been explored.

Summary of Access Provisions

Below is a summary of access provisions and considerations included within the scheme:

- Transport: Scheme in close proximity to public transport with easy and accessible links.
- Cycle Facilities: Secure internal storage is provided.
- Entrances: Main entrance relates to surrounding context and is clearly visible from street, as identified in building design.
- Circulation: Vertical circulation provided in all cores. Step free routes at each level from Ground Floor to bedrooms and external areas.
- Means of Escape: Internal escape routes suitable for independent escape by all users
- Social Spaces: Designed to be fully compliant with Approved Document Part M with all acreas easily accessible to users without the need for support.

Public Realm

Given the gradient of the existing site and adjacent roads, the main entrance has been located at an easily accessible point at the corner of Chester Road with gradients that for the most part are shallower than the 1:12 classification for ramps.

Entrances and Receptions

The Main Entrance and Reception Spaces have been design in line with Part M to include:

- Manifestation to glazed screens and doors
- Entrance doors with minimum clear opening of 1m
- Out of hours intercom set at wheelchair height
- External and internal lighting will offer transition between spaces to avoid disparity in visibility
- Internal finishes will avoid highly reflective surfaces and provide appropriate slip resistance
- Reception desk will have dropped section for wheelchair users and be in full view of the entrance doors, to ensure visitors are easily visible and staff can provide assistance as required

Ground Floor Social Space

Located beside the main reception is the large open plan social space, designed to be accessible to all. Lift access is provided up to the additional amenity areas at Mezzanine level via the central core. All furnishings and fittings throughout the spaces shall be Part M compliant.

Vertical Circulation

The configuration of lifts and staircases provides a consistent layout at all levels, including Ground Floor. This will ensure residents and visitors can navigate the building successfully and simply. The main core has two lifts with one serving as a fire fighting lift. All lifts will comply with Part M with suitable dimensions and facilities for those with sensory disabilities. Entrance thresholds to all lift and stair cores are designed as level access without the need for steps or ramps.

Horizontal Circulation

The buildings floor levels are logically arranged, with short corridors to provide easy visibility of circulation cores. Natural light and ventilation also contribute to an environment that shall be easily understood and pleasant to navigate.

All Lobbies provide turning circles of 1500mm wide, with any doors opening onto corridors being recessed. All additional circulation areas shall be Part M compliant.

Décor will ensure walls, floors and doors are easily distinguished and highly reflective surfaces will be avoided to provide clear and comfortable wayfinding.

Accessible Room Provision

All residential units have been designed to comply with Part M requirements, with 5% (27 bedrooms) of the total provision being designated as fully accessible in line with Part M4, however only a small number will be installed at construction phase. The remaining units, and all 'One-Bed' rooms, have been designed in a manner that would allow easy adaptation into a Part M compliant accessible room should a further provision be required in the future

Cycle Parking

Secure internal secure storage for bicycles has been designed in line with the Cambridge Cycle Parking Guide, providing an allocation of 92 spaces. These are with accessed from the building entrance at Lower Ground Floor which will be fitted access control systems to ensure entry by residents only.

Fusion Students also offer a bike rental scheme, enabling residents to have accessed to full maintained and serviced bikes throughout the year. All users will be inducted and trained ahead of usage.

Emergency Escape

The fire strategy for the building is developed to ensure the safe escape of people, including those with disabilities. Vertical escape will be by either the fire fighting lift or stairs. A full Fire Strategy and plan will be prepared by a specialist consultant, as well as further consideration being given to the following:

- An escape procedure that includes the best practice in respect of evacuating disabled people
- Safe areas of refuge to be provided at all levels accessible by wheelchair users, with communication facilities to enable contact with the fire controlling authority in line with BS9991.
- Management strategy to include training of staff to assist in the safe evacuation of disabled people

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7.2 Pedestrian & Public Transport

The site is extremely well positioned within the city's existing transport network with a number of key links accessible on foot in under 5 minutes, well within the requirements of Manchester's Residential Quality Guidance and the December Executive Report on PBSA.

Pedestrian & Cycle Routes

The application site is surrounded by a well-developed pedestrian and cycle network with the main high street foot fall coming from Deansgate Station to the North, along Deansgate South and the Bridgewater Viaduct. The City Centre can be reached on foot in 10 minutes via Deansgate, with the Civic Centre accessible via Whitworth Street in under 15 minutes.

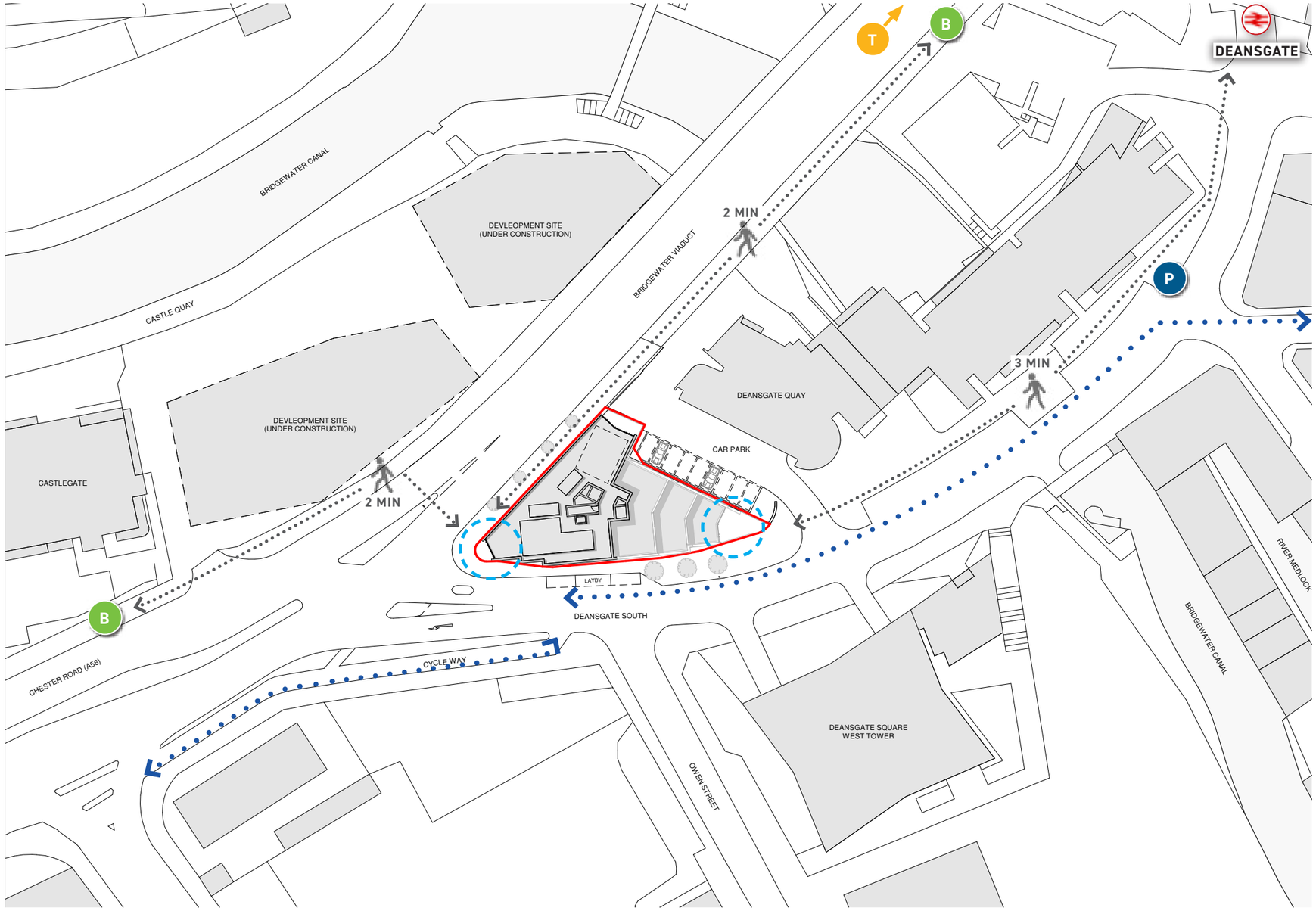
There is an established cycle lane provision along Deansgate South, consisting of both road and dedicated routes, linking through to Manchester Metropolitan University, via Little Peter Street, in under 5 minutes and The University of Manchester in under 10 minutes. In addition, there is also a City cycle parking point adjacent to Deansgate Quay for local residents and commuters.

There are 2 secure entrances into the site. The primary pedestrian access is from the Southern corner of the site, adjacent tot Chester Road. Secondary access/egress and entry to the cycle store is from the East of the site via Deansgate South.

Public Transport

The site is well served by a number of Public Transport links. There are 2 bus stops within the immediate vicinity of the site, accessible on foot in 2-3 minutes. These provide access both into the City Centre and towards Hulme to the South.

Deansgate Train Station can be reached on foot in 3 minutes, providing Rail links throughout the city and to major cross country stations. The Deansgate-Castlefield Tram stop is also within the same walking distance and serves as one of the main hubs for the 7 primary metrolink lines, linking throughout the city and wider areas. Salford University is reachable by rail in 15 minutes from Deansgate Station and 30 minutes via metro.



7.3 Servicing & Waste Strategy

Fusion Students recognises the social and economic importance of protecting the environment and is commited to ensuring all activities within the building will seek to promote a considered attitude to the environment. The proposed development will provide safe and convenient facilities for recycling and waste disposal, encouraging residents to dispose of their refuse responsibly and to recycle as much of their household waste as possible.

The Refuse Store will have notices/signage to give guidance on recycling procedure, and residents will be briefed as part of their induction with regard to waste management and the correct protocols. The space is designed to be secure and constructed of robust materials with suitable drainage and taps to allow regular wash downs and cleaning of bins.

Refuse and recycling will be collected from the residential accommodation by the Building Management team where it will be brought to the dedicated Refuse Store room at Lower Ground Floor. This space has been designed to accommodate an adequate number of 1100 litre Eurobin storage containers for the proposed number of rooms/residents.

Servicing and refuse collections will be made from the South of the building, with bins taken out via the Western access point of the Lower Ground Floor. Refuse vehicles will use the existing lay-by on Deansgate South, with bins moved out to the street in a phased manner to maintain constant thoroughfare along the pedestrian footpath

The provision of waste storage for the scheme has been calculated in accordance with BS5906:2005:

Total Number of Bedrooms: 534

Waste provision per Bedroom: 70 Litres

Total Waste Storage Requirement: 37,380 Litres

Total Number of 1100 Litre Eurobins required: 34

Current Scheme Provision: 20No. 1100 Litre Eurobins, based on 2No. refuse collections per week with approximately 15% additional capacity.



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7.4 Management & Maintenance

BUILDING MANAGEMENT

Fusion Students take pride in being a Developer/Operator and aspire to create communities that can provide the best experience for all of their occupants.

As part of this they develop a building management strategy for each scheme, which include the following:

- Buildings are managed by in-house specialist management teams based on site 24 hours a day and can be contacted at all times.
- Contact details for the management team are also made available to local residents to ensure that there is open communication if/where needed.
- Schemes are designed to be car free and students agree to help maintain this as part of their lease.
- Access into the building is monitored by the access control system, which records the unique electronic fob of each occupant when used.
- Shared Amenity Spaces are be managed by the management team, who will supervise the use of facilities and ensure the appropriate professional is attained to manage the landscaped amenities within an arranged management programme.
- Postal deliveries are managed in accordance with Secured by Design principles. Post is collected at the main reception and stored in a secure room accessed by staff and agreed operatives only.

The safety of the residents is of the utmost importance and has been considered as part of the design process. The scheme has been developed in accordance with Secured by Design principles.

The following key issues have been considered:

- The Ground Floor layout has been designed to offer a good level of passive surveillance and a high level of active frontage to overlook the street.
- Access control systems will be provided to communal entrances, lobbies, lifts and into vertical circulation cores
- CCTV will be provided at critical entry points and shared amenity spaces.

Further information can be found in the Building Management Strategy that accompanies this application

BUILDING MAINTENANCE

A detailed Maintenance and Access Strategy will be developed during the detailed design phase of the project and will provide access strategies for the following activities:

- Cleaning of Facade and Cladding
- Cleaning of Curtain Walling & Windows
- Replacement of Glazing and Cladding
- Inspection and Certification facade and access equipment

Maintenance Activities

A direct access strategy has also been employed for all plant and roof areas, ensuring that these can be reached from within the building, to allow for inspection without the need acquire additional access machinery.

Material Selection

The main material utilised across the façades is an A1 rated metal panel cladding system. This will need to be inspected and cleaned once a year.

Windows will be cleaned every three to six months at a suitable time of day and with prior warning to residents.

Access At Height

Abseiling access will be provided for façade maintenance and will be developed in conjunction with the appointed Principal Designer and relevant safety consultants and industry specialists.

Times of Access

In developing the access strategy, consideration shall be given to the impact of maintenance activities on residents. In particular, access requirements to residential accommodation and transport of glass if internally replaced. Where possible building maintenance will be undertaken during off-peak times of the academic timetable in order to reduce any negative impact on the student experience.



7.5 Maintaining a Healthy Living Environment

A FOCUS ON WELLBEING

Moving to a new city, making new friends, and starting a new journey of education can all be daunting experiences; Fusion Students recognises this and understands that Students can often be vulnerable.

This is in part due to the age group which the majority of students fall into and in part because many of them will never have lived away from home before and had to manage their time and finances independently. For many international students it may be their first time in a foreign country and their understanding of the language and culture may be difficult for them to settle into. Whilst most will not have issues with these things, some students unfortunately will.

The staff in all of Fusion Student's developments are trained to recognise when members of their buildings community may be struggling, and if they suspect that a tenant may be finding it hard to adjust, they strive to work closely with the University student services to ensure that the correct support can be provided.

In addition, Fusion buildings provide a great wellbeing network along with tools to support the tenants with their wellbeing and mental health. All of our staff are trained on Mental health awareness and have procedures for guidance on recognising struggling Students.

Some examples of current initiatives are:

- Mental Health Portal: This portal has a progressive base of in-app conversations covering thoughts, feelings, bodily effects and behaviours. It can create new tailored conversations based on specific challenges for example Recreational use of substances, authority complexes or resident confirmability on-site
- On Site Doctors Service: Buildings have a dedicated Doctors treatment room on site and work with a local doctor surgery to have provide consultancy service for our students in the building.
- Wellbeing Blogs: Fusion offer virtual blogs and Tips on Mind and Health

COMMUNITY INITIATIVES

A key part of the Fusion Students approach is to ensure that every one of their residents feels like part of a community, both within the building, and throughout the surrounding area.

A number of initiatives are held across each scheme to improve social interaction and also to help integrate residents into the City they live in.

These include:

- In-House Social Events: Fusion create specific events and activities as part of their ongoing community program, including cooking and art classes, motivational speakers, money management classes.
- Grab & Go Breakfast: Offering free Grab & Go Breakfast on weekdays.
- Complimentary Services: Providing free hair cuts, beauty services and other amenities to raise awareness of local trades and businesses.
- Working with Community Group: Fusion have existing relationships with a number of community groups, sports teams and initiatives, who enable the residents to give back to their surrounding community.
- Bike Hire: Providing free Bike hire to all residents. This is based on a 5% Bicycle / Tenant ratio to start, however the quantity of Bikes that held on site will be increased depending on the uptake by Students. Safety and Maintenance Checks are conducted before and after each bike is used and all Bikes are serviced professionally on a regular basis.
- Sustainability Awareness: Promoting recycling and re-use thought all aspects of the building, including talks, seminars, information about the facilities on offer within the building and how to reduce your carbon footprint.



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LANDSCAPE & PUBLIC REALM

8.0

8.0 LANDSCAPING & PUBLIC REALM

8.1 The Vision

A PLACE TO LIVE

Promote a safe, friendly, and accessible environment. An active and vibrant place, whether it's studying outdoors in the sunshine, enjoying events in the communal spaces or taking a break to gather your thoughts. A place to call home.

A PLACE TO SOCIALISE

An array of multifunctional spaces to support residents health and wellbeing. Spaces to meet and gather, whether it's to discuss your seminar notes, meet up before heading off to sport clubs or social events, or have an outdoor event.

A PLACE TO RECHARGE

Incorporate biophilic design, to provide spaces for relaxation and recovery. Opportunities for residents to connect with nature, whether it's in the outdoor fitness area, socialising on the garden terrace, or simply sitting down and relaxing in the mindfulness space.

Biophilic design/wellbeing

Biophilia is the innate human attraction to nature and natural processes, increasing rates of urbanisation are leading to a disconnection with the natural world. Carefully integration of biophilic design into the fabric of the building recognises our need to connect with nature but also boosts productivity, efficiency, morale and social interaction.

Sustainability/grey to green

Threading green spaces through our cities offers multiple benefits and is as vital for sustainability as it is for our health and wellbeing. Intelligent use of the landscape can help mitigate the effects of external heating and cooling of a building. Thoughtful seasonal planting schemes that incorporate different planting types including species that provide habitat and food for insects and birds will enhance biodiversity.











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8.2 Site Analysis

EXISTING STREETSCAPE

The development sits at the junction of Deansgate South, Bridgewater Viaduct and Chester Road in Manchester.

It is located on a key inner gateway to the city centre but would currently be perceived as a poorly maintained and relatively hostile environment for pedestrians. The existing pavements are low quality, house a selection of poor quality street trees and are overshadowed by a vacant derelict plot in need of routine maintenance.

This general streetscape is characterised by the broad, open nature of the area which lacks suitable massing to define the surrounding public spaces, provide scale and direct movement.

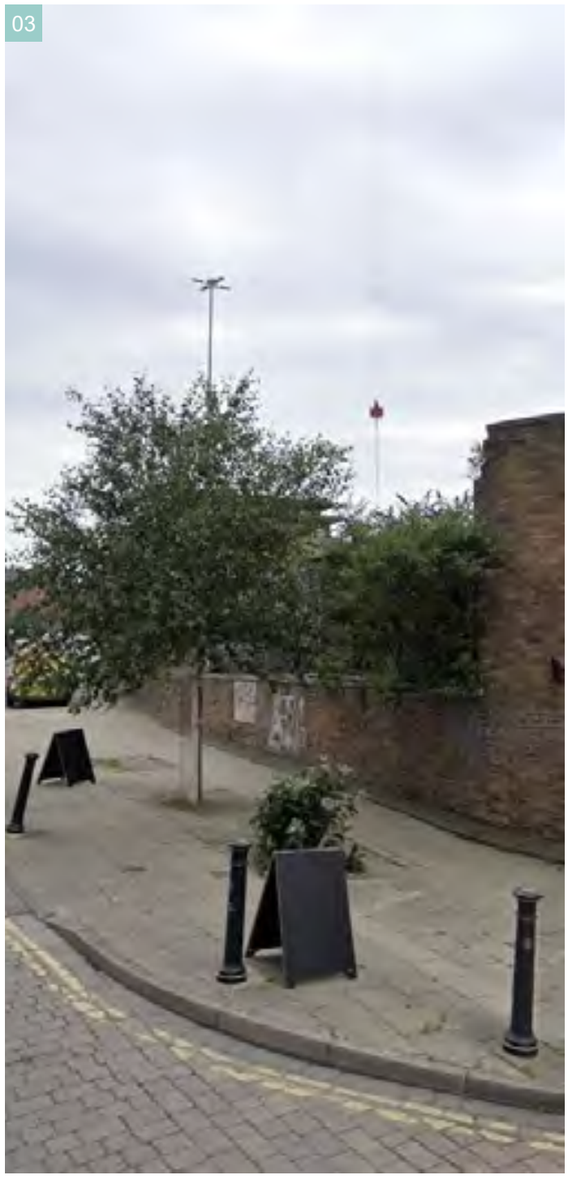
Although the adjacent Deansgate Square development has introduced a marked improvement to the public space within the area, this has further exposed the poor quality of adjacent streets which are now also in need of reactivation.

The development site provides an opportunity to connect the already implemented improvements of Deansgate South and extend these on to the main road where they will be more visible.

More details on the proposed streetscape improvements are covered later in the chapter.

01.


02.


03.


01. *View of development site from Deansgate South/Chester Road junction looking north east*

02. *View of development site from Chester Road looking east*

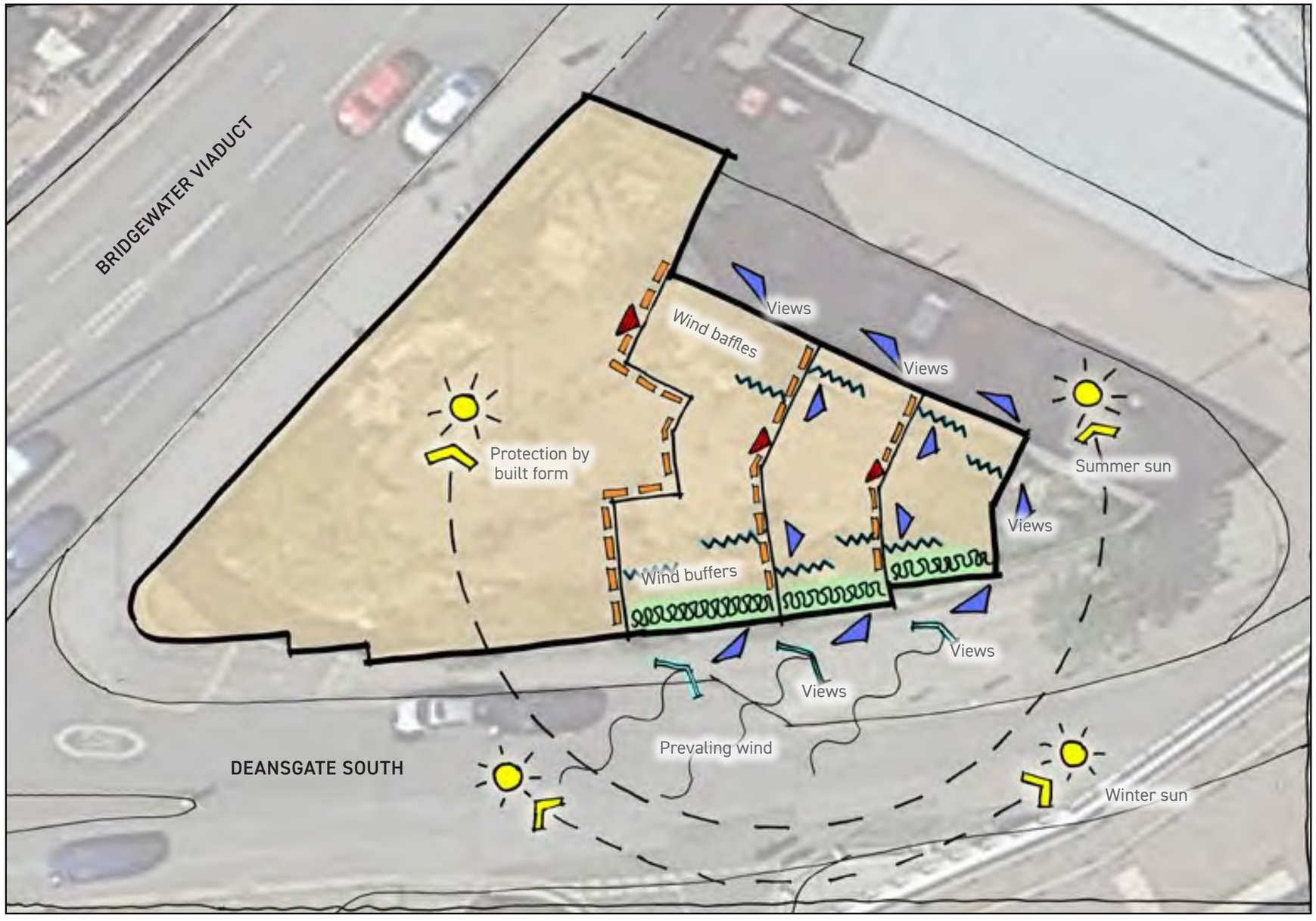
03. *Damaged and missing street trees and degraded public realm.*

8.2 Site Analysis

MICROCLIMATE

The diagram opposite illustrates a basic analysis of the site conditions in relation to landscape uses. This demonstrates that the external spaces will benefit from long hours of daylight throughout the year and are afforded a degree of protection from the prevailing winds by the upper floors of the building. The proposed roof terraces provide wide-ranging views around the city, providing a unique setting for spaces focussed on supporting physical and mental well-being.

The proposed scheme contributes positively to the surrounding at ground level through the provision of active commercial and amenity frontages. The considered design of the building has also provided a great opportunity to create a diverse range of roof-top wellness spaces at different levels, each catering for a variety of social interaction, exercise and relaxation activities. By maximising the amenity value of the site's footprint, the amount of functional outdoor space is increased greatly, with the added benefit that the roof terraces also enjoy expansive views towards the city centre.



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8.3 Landscape Concept

SPIRIT

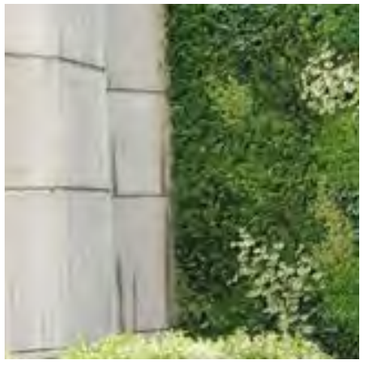






BODY




MIND

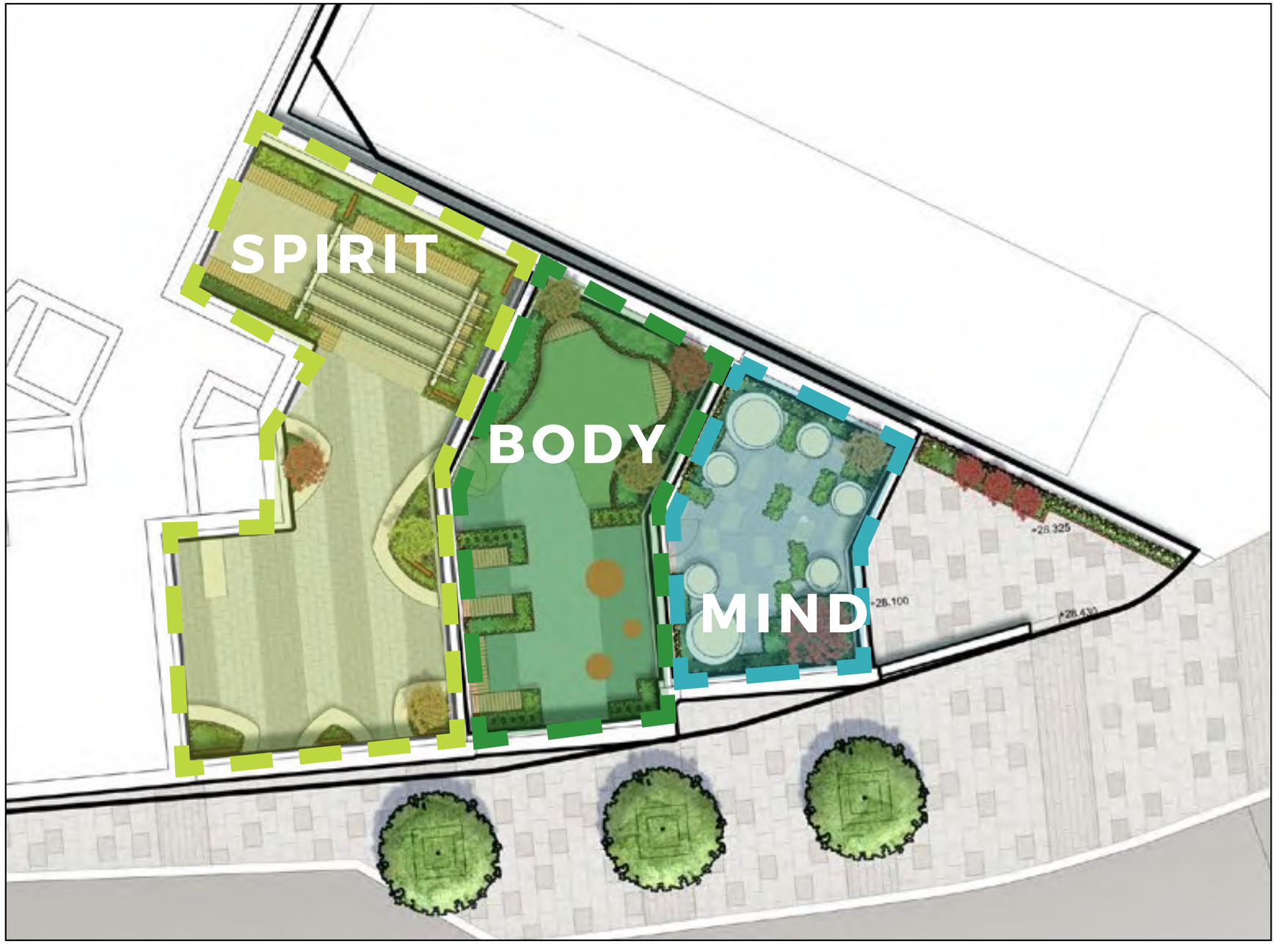






8.3 Landscaped Terraces Concept

The landscaped terraces will span over three floors and will focus on providing a suite of spaces encouraging all round well-being. Each terrace will be tailored to encourage a healthy lifestyle in each of well-being's main components



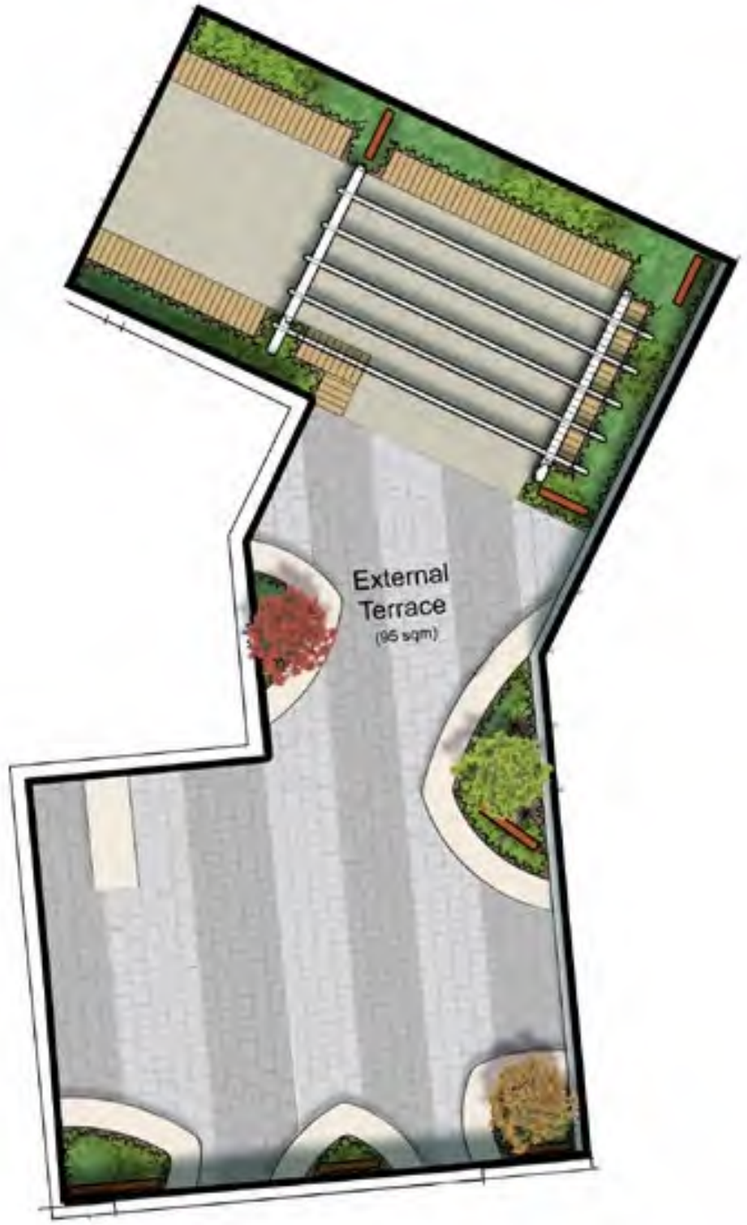
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8.4 Level 26 - Spirit Roof Terrace - Layout & Materials

LANDSCAPE CONCEPT

SPIRIT

This social space will have two distinct but linked areas that will use co-ordinating but contrasting robust slab paving, the north side will have raised weathering steel planters to the perimeter with weathering steel screens to provide a buffer but still allow views out across the city. The planters will be filled with robust, drought tolerant shrub and perennial species that will soften the environment, improve biodiversity and provide immediate contact with the natural world, the planters will also incorporate timber seating. Further protection will be provided by a narrow profile pergola structure, this will be set back from the parapet and at a minimum 3.5 metres in height. The south section of the terrace will incorporate wide topped seating edge planter islands with a central space large enough for group gathering/outdoor cinema and an area suitable for a food cart.



Proposed Terrace Layout













01. *Variety of porcelain tile paving*
02. *Planters with integrated timber seating*
03. *Perforated metal screening for separation*
04. *Slim pergola structure*
05. *Raised planter seating spaces*
06. *Variety of shrubs, perennial and grasses*

8.5 Level 26 - Spirit Roof Terrace - Visualisation

SPIRIT



A flexible social space with plenty of seating for large and small groups. Can accommodate different activities, with space for food cart and outdoor cinema. Raised seating planters add colour and variety.

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8.6 Level 24 - ‘Body’ Roof Terrace - Layout & Materials

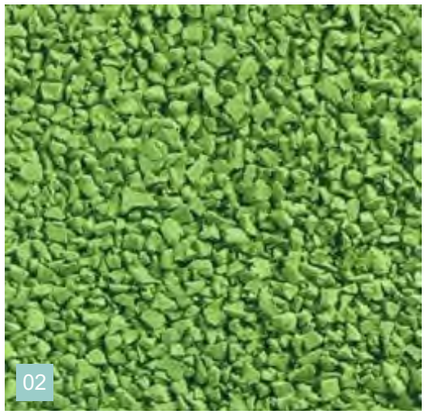
BODY

This area will be designed to promote activity, with an area of artificial grass for individual or small group activities such as yoga or Tai Chi, a perimeter planter using raised weathering steel with a mix of perennials, gasses and feature shrubs will create a soft buffer, this will also provide some seating. Higher impact activities like HITT or Bootcamp can be undertaken on the adjacent safety surface area, this area is further divided by raised planters with slim fin screening to create booth seating for rest, study, eat or to play games.



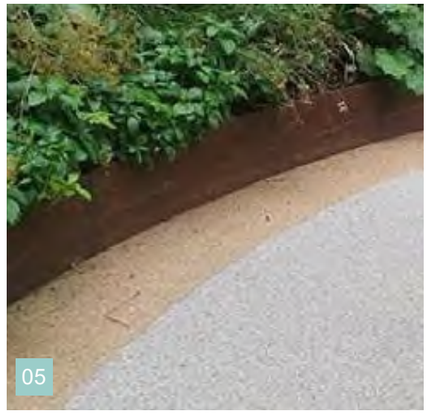
Proposed Terrace Layout













01. *Artificial turf for exercise*
02. *Rubber crumb safety surface*
03. *Slim fin screening for separation*
04. *A variety of seating areas*
05. *Curved raised planters to exercise spaces*
06. *Specimen shrubs*

8.7 Level 24 - ‘Body’ Roof Terrace - Visualisation

BODY



Two areas for active use, with additional seating spaces. An astro turf surface for Yoga with benches for social groups and study, next to a vibrant wet-pour area for higher intensity activities like HITT/Bootcamp, with sheltered seating booths. Both softened with perimeter planting, that reflects the seasons and increases biodiversity.

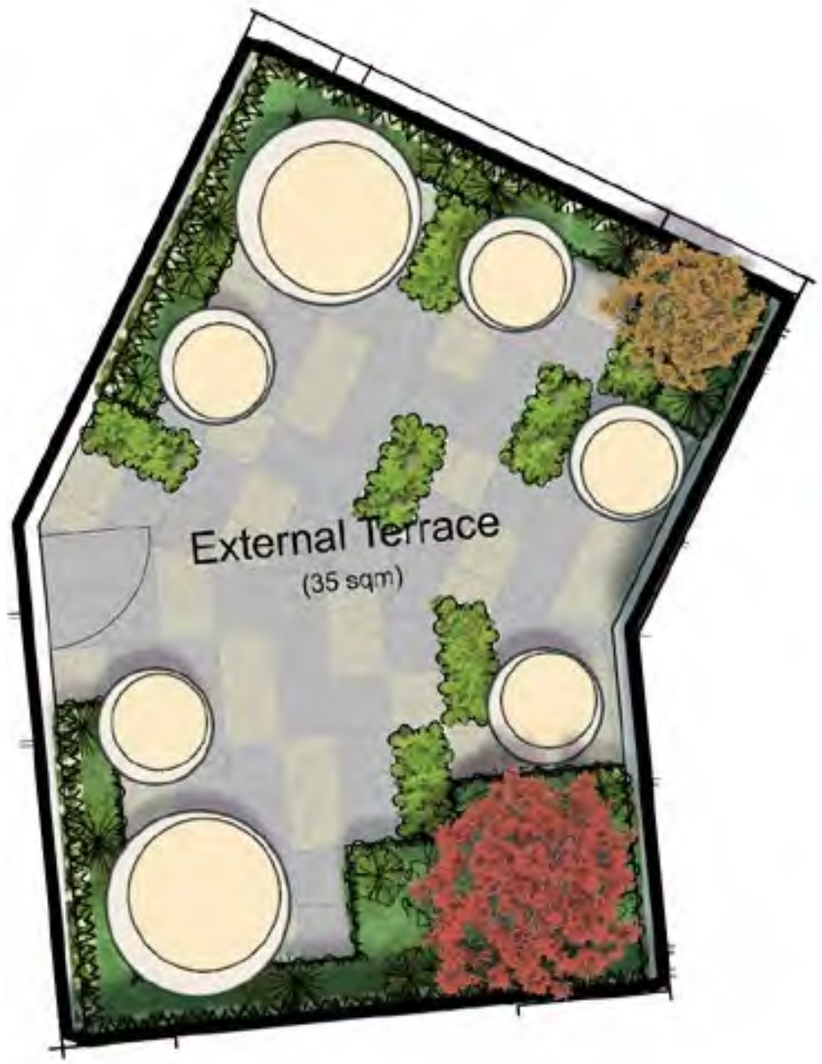
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8.8 Level 22 - 'Mind' Roof Terrace - Layout & Materials

LANDSCAPE CONCEPT

MIND

This will be a peaceful space surrounded by natural materials and planting. Stainless steel wire supports will be used to allow planting to grow vertically to cloth the walls, porcelain paving will be used with areas of stepping stones interspersed with sedum matt planting, a low raised edge will allow grasses and perennial planting to be included with feature specimen shrubs in individual planters.



Proposed Terrace Layout













01. *Porcelain tile paving*
02. *Sedum groundcover within paved areas*
03. *Grasses & perennial planting*
04. *Stainless steel wire supports for climbing plants*
05. *Example of 'pod' seating*
06. *Low planters & specimen tree planting*

8.9 Level 22 - ‘Mind’ Roof Terrace - Visualisations

MIND



A quiet reflective area, with ‘pod’ seating, incorporating natural materials and surrounded by planting that filters noise, soothes and calms.

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8.10 Streetscape - Layout & Materials

PROPOSED IMPROVEMENTS

Whilst the surrounding areas of landscape do not form part of the Spirit-Body-Mind concept, they are key to defining the development's relationship with its surroundings. It is through experiencing these areas of public realm that the majority of people will engage with the site.

Unlike the controlled roof terrace environments, the streetscape will be directly influenced by the adjacent land-uses and must therefore be designed with a robustness and character which is appropriate for its context. The public realm will therefore be designed to relate well to the emerging context, recent developments such as Deansgate Square, Castle Wharf, and also to local historic sites such as the Castlefield Canal Basin.

The area of public realm is limited and therefore the proposals will focus on providing a simple, robust and high quality solution. The introduction of street trees will be undertaken with careful consideration within this historically urban area. Trees will be placed to add to the activation of the street frontages and to improve street level microclimate, including mitigating wind speeds to the Northern boundary of the site to ensure these remain within suitable comfort levels for pedestrians.

Proposed trees will be Quercus robur 'Koster', planted in RootSpace pavement support units, with suitable cubic meter of root volume allowed to ensure they are capable of withstanding the necessary wind speeds. Tree canopies of matured trees will sit above 2.4m to retain highways sight lines and clear access to the pedestrian footway

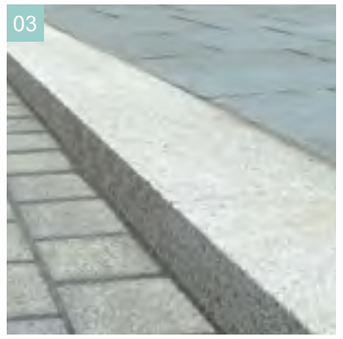


8.10 Streetscape - Layout & Materials

PROPOSED IMPROVEMENTS



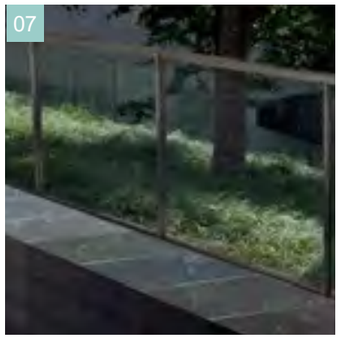
















01. *Natural yorkstone flag paving*
02. *Granite sett banding*
03. *Granite road kerbs*

04. *Bespoke corten steel tree grilles*
05. *Example of bespoke tree grille*
06. *Corten steel planters to base of existing wall*

07. *Stainless steel and glass balustrade*
08. *Low granite retaining wall to entrance area*
09. *Stainless steel tensioned wire for climbers*

Entrances

High quality materials define these spaces, highlighting the entrances to the building and improving the adjacent public realm. New street tree planting will be included together with planting and climbers the existing south facing wall to soften this area whilst adding to the biodiversity of the site and providing locations for invertebrate and bird habitat boxes to be included.

Hard Landscape

The development is adjacent to the Bridgewater canal and viaducts within an area of Manchester historically associated with ironworks and manufacturing. Hard landscape elements have been selected with the previous historical industrial use of this area in mind but also to ensure they create a strong sense of place and reflect the vibrant contemporary feel that the area has now.

A hierarchy of paving materials have been selected from a small palette to ensure a co-ordinated appearance across the development. All materials will be robust and durable to provide accessible but appealing spaces.

High quality Yorkstone flag paving will be used to highlight and define public realm and entrance spaces, with sett banding and granite kerbs providing contrast and definition.

Further details of street trees and an indicative shrub species list are included in the Soft Landscape Materials Palette section.

CORSTORPHINE +WRIGHT ARCHITECTS

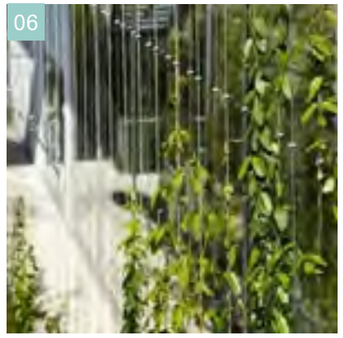
8.11 Materials Palette - Soft Landscape





















01. *Quercus robur 'Fastigiata Koster' - street trees*

02. *Hydrangea petiolaris to boundary wall*

03. *Robust foliage planting to entrance area planters*

04. *Sedum groundcover to 'Mind' Terrace*

05. *Grasses used to create noise & movement*

06. *Climbing plants to building facade*

07. *Plants selected for bees and insects*

08. *Sensory planting*

09. *Small trees & specimen shrubs to planters*

10. *More delicate, seasonal planting to roof terraces*

Public Realm - Street Trees

Improving the public realm is an important aspect of this scheme and the street trees will be integral to delivering this. A fastigiate variety of Oak is proposed for it compact and uniform crown, tolerance of paved, urban conditions and to reflect the form of the existing tree planting to Deansgate Square's frontage,.

Public Realm - Soft Landscape

The planting palette will be restrained to reflect the urban setting. A robust mix of ferns and shade tolerant understory planting will be selected to enhance the entrance space, combined with climbers to the existing wall.

Roof Terraces

Each terrace will have a distinct approach to planting style to reinforce the activities proposed within that area. E.g. The planting scheme within the 'Mind' terrace may focus more on fragrant and tactile species which can stimulate the senses.

For this reason, planting to roof terraces will be much more varied and diverse, including a mix of colourful but hardy perennials for seasonal interest together with evergreen and deciduous varieties to give rhythm and structure. All species will be selected to improve the biodiversity of the site and will include species selected from the RHS pollinators list.

Robust drought resistant species will be used for the raised planters to the external roof terrace areas.

Climbers and sedum matting will be used sparingly within specific areas in-line with each of the spaces' individual character.

8.12 Technical Detailing of Roof Terraces

ROOF TERRACE DESIGN

The considered design of the building has utilised the roofscape to create a number roof gardens at different levels. These will provide a variety of spaces for social, fitness and study purposes in addition to creating a range of planting opportunities. They will give the residents direct access to the wellbeing benefits gained through close contact with the natural environment.

Technical Detailing

The roof garden spaces require careful design and detailing to ensure that they provide robust, safe and pleasant amenity spaces that add to the biodiversity and sustainability of the scheme whilst supporting a variety of uses.

Paving to the terraces will be cleat fixed to a metal raft joist system to give a secure and stable surface. This creates a slim paving build-up sitting above the waterproofing and insulation layers but allows unimpeded drainage and flexible design, using a variety of finishes.

The planting to the gardens will be contained within proprietary raised metal planters, these will be formed from weathering steel facings fixed to a steel framework and tied back to the roof system, they will include protection and filtration layers at the base together with a drainage layer, which will assist in attenuating rainwater run-off. The planter depths will vary according to planting type, larger specimen shrubs will be contained in planters within planters. All planters will use a lightweight growing medium and each will contain an appropriately sized drip-line water tank, filled as necessary.

Sedum mat planting will comprise individual self contained trays which slot into the paving system.

Wind mitigation measures such as perforated metal screens and vertical fin posts will be incorporated into the planter framework. The lightweight fin pergola will be mounted well back from the parapet and set at a height to deter climbing. Timber seating is also integral to the planters to minimise the need for additional fixing points.

01



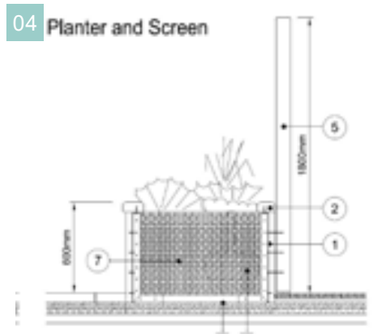
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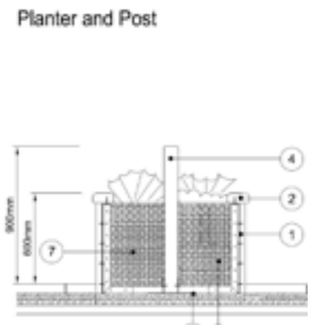
03



04 Planter and Screen



Planter and Post



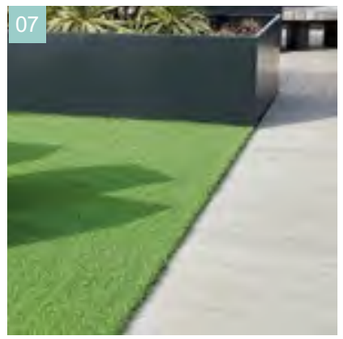
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01. *Example of metal joist raft system*
02. *Typical section showing raised planters*
03. *Example of lightweight pergola*

04. *Typical detail, screen and post fixing to planter*
05. *Example of sedum mat tray system*
06. *Example of planters with integrated seating*

07. *Example of variety of surface finishes*
08. *Example of raised planter construction*
09. *Planters at a variety of heights*

CORSTORPHINE +WRIGHT ARCHITECTS

8.13 Biodiversity

BIODIVERSITY AND SUSTAINABILITY

By creating a number of differing green spaces on and around the building a variety of biodiversity and sustainability interventions can be achieved

Perfect for Pollinators

Planting to the roof garden spaces will consist of a mix of shrubs, perennials, grasses and sedums, these will include species which appear on the RHS Perfect for Pollinators list to ensure that a wide variety of nectar producing plants are available during the year..

Water attenuation/Temperature regulation.

The soft landscape areas within the roof gardens will retain and attenuate some of the rainfall. Planting will absorb heat helping to keep the building cooler during summer and add to the insulation during the winter.

Habitat creation

There will be a variety of measures within the scheme to provide opportunities to increase habitat for invertebrates, birds and bats.

Simple interventions such as the inclusion of a variety of invertebrate houses for hibernating species will be included for all gardens.

The Greater Manchester Biodiversity Action Plan (GMBAP) aims to increase the population of Black Redstarts, one of the rarest breeding birds in the UK. Bird boxes that are suitable for Black Redstarts can be included in suitable locations under ecological guidance.

Several species of bat are noted in the GMBAP and the rebuilding of the boundary brick retaining wall will provide sites for bat boxes to be mounted with both open and vegetated situations, guidance will be sort on suitable locations..

01



02



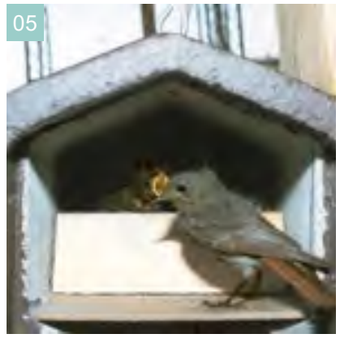
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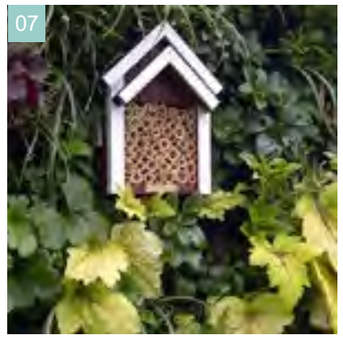
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01. *Example of pollinator friendly planting*
02. *Example of mixed planting variety*
03. *Typical green roof water attenuation*

04. *Example of vertical planting bird boxes*
05. *Black Redstart*
06. *Example of suitable nesting box*

07. *Example of invertebrate house*
08. *Example of wall mounted bat boxes*
09. *Example of green wall system with bat boxes*

CONCLUSION

9.0

9.0 CONCLUSION

CORSTORPHINE +WRIGHT ARCHITECTS

A CELEBRATION OF SITE AND CITY

The proposed redevelopment of the Deansgate South site represents a significant regeneration opportunity and financial investment into Manchester, which will form a key component in the ongoing development of the Jackson Street Development Framework, providing a Landmark Building for the Southern Gateway, whilst reinforcing and improving the key arterial route into the city.

Support from interest groups, such as Places Matter, have reinforced the proposed principles of height, materiality and design quality, whilst directly informing the development of the scheme to produce a carefully considered and robust proposal.

The outlined design and associated reports/proposals culminate in a high-quality, viable addition to the city, providing in a refined and considered development that would sit comfortably within its surroundings, whilst making a positive and purposeful contribution to the local area.

Bringing forward development on the site, which has remained derelict for over a decade, presents a unique opportunity that could play an pivotal role in the evolution of the city plans, whilst bringing considerable socioeconomic benefit to the area, further strengthening the city's status as one of the top five university cities within the UK.

Core Attributes of Proposal

- High-quality design and materiality proposals.
- BREEAM Excellent design target, employing numerous sustainable approaches and technologies.
- Location well served by existing transport links, with immediate access to public and pedestrian transport infrastructure.
- High quality internal spaces, with excellent management strategy employing secure by design principles throughout.
- Innovative external amenity space, with a focus on wellbeing and occupant experience.

Key Benefits

- Redeveloping a long unused brown field site, optimising its potential and enhancing the appearance and visual connectivity with the wider context.
- Powering the City's economic recovery by providing a welcome socioeconomic boost for the area, with the introduction of over 500 new residents, who will bring welcome revenue for local amenities and services.
- Creation of jobs throughout the construction period, in addition to long-term employment opportunities within the completed development.
- Reinforcing legibility of a key city centre gateway with a distinctive and identifiable landmark building to define the Southern entrance to the city.
- Improving and enhancing the appearance of the site, whilst acknowledging the rich history of the area.
- Provision of active ground floor uses, repairing and enhancing the current streetscape condition.
- Delivery of a high-quality, viable architectural proposition that responds to the emerging need of the area and wider city.



APPENDIX

APPENDIX

CORSTORPHINE +WRIGHT ARCHITECTS

MANCHESTER CITY COUNCIL WASTE PROFORMA

Within the new accommodation there will be a Waste, Refuse and Recycling Store, located at Lower Ground Floor. The Building Management and Maintenance team will be responsible for the transportation of waste to the store and sorting it in line with the buildings Refuse and Recycling Plan.

The Waste Store can be accessed externally from Deansgate South. Bins will be taken from this point to the road and existing lay-by for collection.

For additional details please refer to the Waste Management Strategy Proforma below:

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	The waste storage provision has been designed in accordance with British Standard BS5906:20054 for Waste Storage. In line with this, the following allowances have been made: Total number of bedrooms: 534. Allowance for 70 litres storage per bedroom = 37,380 Litres Refuse store requirements: 34No. 1100 litre bins Current provision provided for 20No. 1100 litre bins,based on 2No. collections per week with 15% additional capacity This is equal to 1No. additional collection per week.

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Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste - 17No. 1100L Bins
Pulpable Recycling - 2No. 1100L Bins
Mixed Recycling - 1No. 1100L Bins, 2No. 24L Bins and Allocated Bulky Goods area
Food Waste - 5No. 240L Bins
Industrial Waste - None

Has / will a contract be obtained with a licenced waste carrier?	☑

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

A number of 1100L and 240L bins within the refuse store as well as a 20 sqm provision for bulky waste and recycling, in line with BREEAM guidance.

The refuse store will have notices/ signage to give gudiance on recycling procedure, and residents will be briefed as part of their induction with regard to waste management and the correct protocols.

Please refer to Servicing and Waste Strategy within the Design & Access Statement and drawing '20269-0310- Proposed - Plan - Lower Ground Floor' for further details

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The Waste Store has been designed with access control facilities, to ensure only the appropriate residents and personal are permitted entry.
The space would be constructed of robust materials and fitted with suitable water supply and drainage to allow for regular wash downs and cleaning of bins.

Please refer to drawing '20269-0310- Proposed - Plan - Lower Ground Floor' for details

Ensure all bins in the store are accessible	☑
Ensure recycling facilities are as easy to access as general refuse	☑

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Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - The refuse store will be fully mechanically ventilated to ensure the space remains sanitary and to prevent the spread of odour.

Hygiene - All materials will be finished and coated to enable regular wash downs and sterilisation. A water supply and drainage gullies will also ensure bins can be cleaned regularly or as required.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The building management is responsible for placing the bins at the collection point and returning them to the store once refuse is collected. This will ensure waste is collected in a safe and efficient manner.

Please ensure that you have attached:

Detailed plans of waste stores	☑
Location plans showing stores	☑
Location plans showing the proposed collection point and the route the collection vehicle will take	☑

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

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