



Paul Butler Associates
Planning, Development & Heritage Consultants

De Trafford

Phoenix Works

Tall Buildings Statement

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Contents

1. Introduction
2. Visual Appraisal
3. Tall Buildings Assessment
4. Conclusion

Appendix 1: Table of Committed Developments

1. Introduction

Purpose of this Statement

- 1.1 This Tall Buildings Statement has been prepared by Paul Butler Associates on behalf of De Trafford and is submitted in support of the application proposals for the redevelopment of the site of Phoenix House, Ellesmere Street, Hulme, known as 'Phoenix Works'. The application scheme is the latest component of the De Trafford Masterplan and comprises a residential led mixed use development within two linear residential blocks of 11 and 13 storeys in height. The tallest element is to be located on the newly formed Spinners Way frontage with the lower height fronting onto Ellesmere Street. A new public route through the Masterplan area, Spinners Way, will be formed (based on the historic Church Street) as the scheme combines with the approved De Trafford developments which adjoin on Chester Road. At the eastern end of the Spinners Way frontage a public square is proposed with extensive tree planting, the Masterplan focusses on pedestrian priority circulation within the inner streets and spaces. This is achieved by creating green buffers to the main roads and utilising a common materials palette for the hard landscaping throughout the site with subtle variety to give expression to the differing elements of the various schemes within the Masterplan whilst maintaining a sense of unity and creating a distinct sense of place.
- 1.2 The statement will examine the appropriateness of the design approach for this latest scheme within its local and city wide context and in response to the relevant adopted policy criteria and guidance.
- 1.3 The assessment should be read in conjunction with the submitted Design and Access Statement, Planning and Heritage Statement and the suite of technical reports submitted in support of the application, of particular relevance are the Wind Assessment and the Daylight and Sunlight Report.

- 1.4 A series of accurate photomontages from selected viewpoints have been produced by Infinite 3D and these are presented in Section 2 of this statement (Visual Appraisal). The accurate photomontages use “verified view” perspectives to visually appraise the impact of the proposed development. This technique utilises computer generated images (CGI’s) to allow an assessment of the viewpoint with the completed development in situ.
- 1.5 The relevant policy criteria and guidance in relation to tall buildings is contained in Policy EN2 of the Manchester City Council Core Strategy and the Guidance on Tall Buildings produced by Historic England (Historic England Advice Note 4 ‘Tall Buildings’ December 2015). These documents form the basis for assessment in this Statement.

Tall Building Design Principles

- 1.6 The site location is within the western fringe of Castlefield in the St George’s area of Hulme. This area is densely populated by high density development which is set to increase with a number of committed developments either approved or under construction.



Figure 1.1: De Trafford Developments within the De Trafford Masterplan (clockwise from top right: Roof Gardens, St George’s Gardens, City Gardens, Sky Gardens, Gallery Gardens).

- 1.7 The proposed buildings will be taller than some of the nearby buildings and have the potential to alter the skyline within the local area. Accordingly the form of the development is considered to constitute a tall building as described by section 1.2 of the Historic England (HE) guidance.
- 1.8 The scheme layout has been designed in response to the site's existing and emerging context as well as its historic past. The site is split into two linear blocks which are centred around an internal courtyard which adjoins a public square within the eastern end of the site. The site also respects and greets the newly formed Spinners Way which currently runs to the rear of Sky Gardens and City Gardens. This will be continued to the rear of the site linking Arundel Street to Hulme Hall Road. Spinners Way is a historic route which will be re-instated as part of the wider masterplan, opening up views of the Grade II* listed St George's Church to the east.
- 1.9 The northern Block is arranged in a linear manner with the development blocks positioned towards the perimeter of the site on the northern edge. On the southern side the development faces onto a central private residents' courtyard reflecting the typical courtyard layout of industrial mill complexes in the Castlefield area. The southern block responds to the emerging built form of De Trafford developments along Chester Road, creating an active frontage on the southern side towards Spinners Way whilst the northern side faces into the internal courtyard.

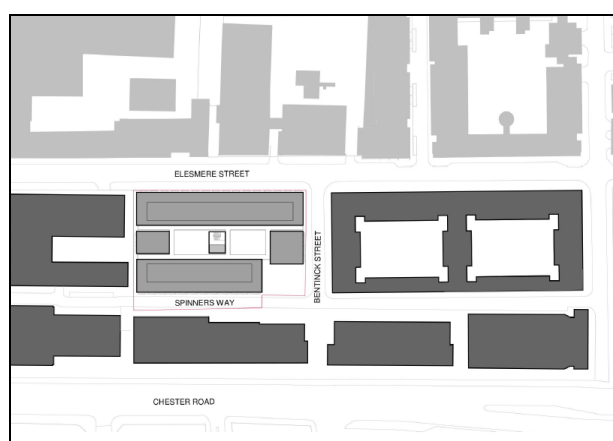


Figure 1.2: Contextual roof plan showing the two distinct development blocks.

- 1.10 The northern block facing Ellesmere Street is grounded at 11 storeys. This element of the scheme references the character of nearby historic buildings such as Albert and Britannia Mills, with deep floor plates and regular fenestration with large vertically proportioned windows. The upper two storeys of this block are set back from the frontage by 3.3 metres with individual residents' terraces in front.
- 1.11 The proposed buildings will rise from 11 storeys on Ellesmere Street, to 13 storeys where the southern linear block meets Spinners Way. The two buildings are connected by an internal courtyard with internal stair core. The built form of the southern block also incorporates a set back to the upper two levels to reduce the perceived scale and massing of the development. The proposed section below illustrates the scale and massing of the development in relation to surrounding streets and buildings.



Figure 1.3: Section illustrating the combining elements of the development

- 1.12 The external (public) façades of the northern and southern blocks propose a palette of materials that is intended to complement the character and tonality of the adjoining conservation area, this includes solid bronze cladding, perforated bronze cladding and pleated sandstone / concrete.
- 1.13 The pleated sandstone / concrete is used at the ground floor and 'grounds' the development through the use of a material which expresses a solid and structural

appearance. This is complemented through the use of the bronze cladding to the levels above with the home working bay windows punctuating the elevation and providing expression and relief adding interest to the street elevation.

1.14 On the internal side of the development, the development proposes a warmer palette of materials to promote a sense of wellbeing in the interior. This will be achieved through the use of warmer tones such as glazed terracotta, timber and anodised aluminium. This promotion of wellbeing is central to the design of the scheme with the design encouraging wellness and a sense of community. Externally, this is evident in the use of steps leading up to residential entrances. This elevates the building floor level above the streetscene creating natural surveillance over the streetscene but also clearly defining the public and private space.

1.15 Within the south east corner of the site a new public square is proposed which is central to the whole development – connecting this to the wider masterplan. The square is seen as a gathering place for the masterplan development and will include the following features:

- Naturalistic planting.
- SUDS – rainwater rills for heavy rainfall that also act as informal paths through the planting.
- Open spaces for seating for the commercial uses.
- Informal play elements.
- Open space and shared elements for outdoor markets etc.



Figure 1.4: Ellesmere Street elevation: The image illustrates the use of different materiality at ground floor, the vertical proportions at ground floor and use of steps up to the front door which all help in grounding the development and creating a sense of arrival.

2. Visual Appraisal

Introduction

- 2.1 The “verified view” photomontage perspectives provide a useful context to the Tall Buildings Assessment in section 3 of this statement. The images in this section examine the visibility of the proposed development from a range of short range viewpoints only, given the limited visual scope of the proposals beyond their immediate context. The short range photomontages provide a fully rendered CGI of the proposed development.
- 2.2 The images are also able to show the committed developments that the proposals will interact with, and this is provided within a separate image where the consented development is shown in green. Committed Developments modelled under this assessment are outlined in appendix 1. These developments are modelled in green on the ‘proposed’ viewpoints where they are visible in the proposed view.
- 2.3 Whilst the development at Gallery Gardens has a resolution to approve subject to the signing of a Section 106, this is included as a committed development to allow for a robust assessment of potential impacts. The proposed development will also sit alongside other committed De Trafford developments fronting Chester Road (see figure 1.1). These developments are nearing completion and therefore are representative of their finished state so for the purpose of this assessment it has not been necessary to show them under the ‘consented’ image.

Viewpoint Locations

- 2.4 The selected viewpoint locations are identified in figure 2.1 below, the viewpoint locations were agreed in writing with planning officers at Manchester City Council prior to the visual appraisal being undertaken.

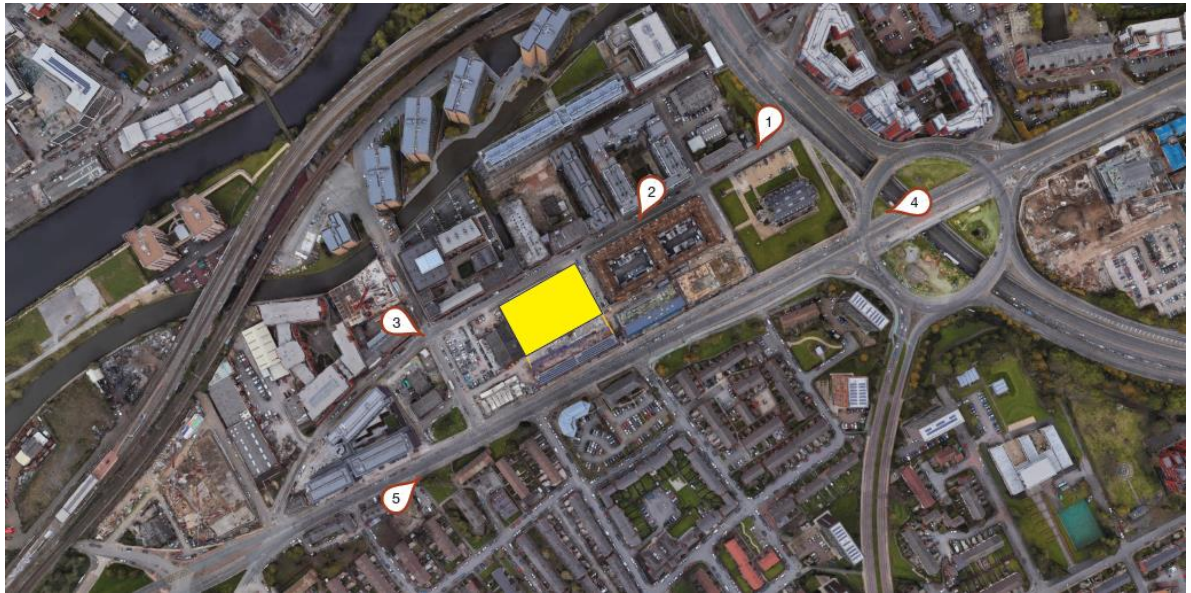


Figure 2.1: Viewpoint Locations

Viewpoint 1

Existing



This view looks south west towards the application site from the northern side of Ellesmere Street opposite St George's Church. The De Trafford St George's Gardens development which is nearing completion is visible behind the church spire. Adjacent to this is the De Trafford Roof Gardens development within the centre of the frame.

Proposed



The introduction of the development into this view addresses the existing scale and character along Ellesmere Street. The regular fenestration and gridded layout of the façade is evident complementing the street façade of the 'Roof Gardens' development. The materiality of the development also complements the Corten Steel used on 'Roof Gardens' and the red brick on 'City Gardens' and 'Sky Gardens'.

Proposed + Consented Development



The development of 'Gallery Gardens' (which has a resolution to approve) is visible above the development and the 'No. 1 Castlefield' development is shown at the far end of Ellesmere Street. Adjacent to the view location is the consented Logik development which will abut the street environment.

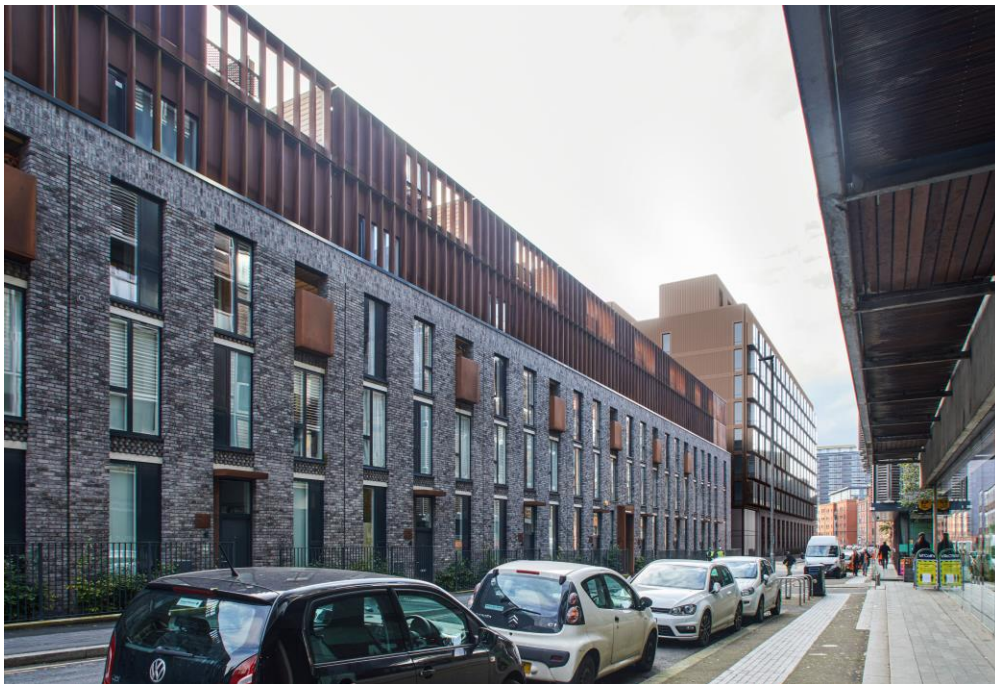
Viewpoint 2

Existing



This view is taken from outside of the Banyan Tree restaurant on Ellesmere Street. The architectural quality of the Roof Gardens development is striking and draws the eye in this view. The existing building on site appears out of character with the changing streetscene. At the end of Ellesmere Street, Mere House is visible with the new 'Cornbrook Hub' (Manchester Waters) development visible behind this.

Proposed



The gridded facade and bronze cladding of the new development introduces a transitional yet coherent form to the streetscene. The gridded layout respects the character of adjoining new developments. The double height bays at ground floor, slightly recessed below the floors above and with a subtle change in materiality allows the development to be grounded within the street environment.

Proposed + Consented Development



With the consented developments incorporated into this view, the step up in height from Roof Gardens is necessary to integrate with the Gallery Gardens and Trilogy schemes.

Viewpoint 3

Existing



This view from the corner of Ellesmere St and Hulme Hall Road, looks east down Ellesmere Street. The currently undeveloped Gallery Gardens site is visible on the corner of the two roads. On the left of the view is the converted Britannia Mill, whilst significantly taller development towards the city centre is visible in the distance.

Proposed



The regular gridded layout which ties the development with Roof gardens is again evident in this view. This is formed through the innovative homeworking bays projecting from the façade creating interest in the streetscene. The transitional scale of development to Sky Gardens to the rear is also illustrated here with the recessed rooftop accommodation reducing the overall perceived scale and massing of the development.

Proposed + Consented Development



The proposed image provides a view of the streetscale environment formed by the 'corner block' of Gallery Gardens, beyond this the complementary scale of the proposed development is visible. Once all development is built out only the frontage will be visible in this view.

Viewpoint 4

Existing



The only meaningful long range view of the site is achieved from this location on the Deansgate Interchange. The Church of St Georges is visible in the right of the frame. The other De Trafford masterplan developments of 'St George's Gardens', 'City Gardens' and 'Sky Gardens' occupy the Chester Road frontage with the Trilogy development visible beyond these.

Proposed



With the development in place, only a small element of it is visible in this view (appearing just to the right of St George's Gardens in this frame). This demonstrates that the development's impact on the wider cityscape is limited.

Proposed + Consented Development



With the addition of the consented developments to this frame, the changing nature of the local cityscape is evident in the proposed view.

Viewpoint 5

Existing



This view looks north east from the southern side of Chester Road. The Trilogy development is visible in the left of the view. Along Chester Road, the De Trafford masterplan developments dominate the street frontage. In the distance, the taller emerging developments toward the city centre are visible. The building on the application site along with the existing Gallery Gardens site and tyre centre show the contrast between the area's recent past and new future.

Proposed



This view demonstrates the transitional scale from Ellesmere street to the taller Chester Road development. Spinners Way will be formed through the centre of these developments, the regular gridded façade of the development will animate this new streetscene.

Proposed + Consented Development



With the consented development in place, this view shows that the Gallery Gardens scheme will obscure any views of the development from this perspective. This again demonstrates that the visual impact of the development is very much limited to the immediate street views along Ellesmere Street.

3. Tall Buildings Assessment

3.1 This section evaluates the proposals against the criteria contained in the Historic England Advice Note 4: Tall Buildings. This guidance was published on 10 December 2015 and replaces the previous guidance by English Heritage and CABE in 2007.

3.2 The advice note provides a checklist (section 4.3) for applicants when preparing an application. The checklist which is a mixture of statutory documents and design considerations is repeated below, with accompanying detail of how the proposed development satisfies each requirement.

a. Design and Access Statement: Refer to submitted Design and Access Statement.

b. Heritage Assessment: Refer to Planning and Heritage Statement and Archaeological Desk Based Assessment.

c. Assessment of context (local and city wide). Refer to assessment in this statement.

d. Assessment of cumulative impacts. Refer to assessment in this statement.

e. Environmental Impact Assessment. Paul Butler Associates wrote to Manchester City Council on the 08 October 2020 requesting an EIA screening opinion in accordance with Section 6 of the Town and Country Planning (Environmental Impact Assessment Regulations 2011). At the time of application submission, no written response has been received from the local planning authority.

f. Satisfaction of the following design criteria: Refer to assessment in this statement for all

- Architectural quality.

- Sustainable design and construction.
- Credibility of the design.
- Contribution to public space and facilities.
- Consideration of the impact on the local environment (and particularly at ground floor level).
- Provision of a well-designed inclusive environment.

3.3 The relevant design considerations identified in (c), (d), and (f) above are examined further below having regard to the specific considerations set out in the remainder of section 4 of the Historic England Guidance.

3.4 An assessment of the proposals in the context of Policy EN2 'Tall Buildings' of Manchester City Council's Core Strategy is also provided.

Assessment of Context

3.5 *Section 4.5 of the HE guidance discusses the elements that create local character and context, stating that a high quality scheme will have a positive relationship with: Topography; Character of Place; Heritage assets and their settings; Height and scale of development (immediate, intermediate and town-or city-wide); Urban grain and streetscape; Open spaces; Rivers and waterways; Important views including prospects and panoramas; The impact on the skyline.*

3.6 The component blocks of the proposed development have been influenced by the immediate existing and emerging context of Ellesmere Street, the emerging built form on Chester Road and also the broader context of the Castlefield / St George's neighbourhood. The northern block responds to the scale, layout and prevailing character

which fronts Ellesmere Street. The taller southern element steps up to acknowledge the taller development fronting Chester Road, whilst also addressing the new street form of Spinners Way at ground level.

- 3.7 The broader context of this part of Hulme presents an area undergoing a period of renewal capitalising on its strategic city centre location and excellent accessibility to public transport links. City centre locations such as this typically have the potential to accommodate a higher density of development. This does not pre determine that all or any high density forms are appropriate. This aspiration to achieve a higher density has to be balanced against contextual issues to avoid harming the characteristics of an area which give it prominence and desirability as a place to live. The guiding principles of the design approach has therefore been to ensure that the proposed scheme suitably relates to its context.

Surrounding Buildings, Uses and Spaces

- 3.8 The A56 (Chester Road) is a well utilised main route into the city, the street is wide and heavily trafficked. Chester Road combines with the A57 (Mancunian Way) inner ring road to the east at the Deansgate Interchange. The A57 creates a strong physical barrier which physically separates the St Georges area of the city from the wider city centre. Excellent pedestrian and cycle links exist on the public highway to allow pedestrians / cyclists to easily and successfully navigate this environment.
- 3.9 Immediately north of the site are residential units fronting Ellesmere Street within Britannia Mill, adjacent to this is Talbot Mill which is currently undergoing conversion to residential use. Further east are the purpose built residential developments of 'Moho' and 'Burton Place'. These are opposite the 'Roof Gardens' development which sits east of the proposed application site. North of the properties on the northern side of Ellesmere St is 'Timber Wharf' on Worsley Street, the St George's Island development sits north of here occupying an island site within the Bridgewater Canal network. The River Irwell and historic Bridgewater Canal intertwine in this location creating a series of distinct waterside

environments, some developed, and some earmarked for large scale future development. Land to the west of the site on the opposite side of Hulme Hall Road is occupied by an Autocare garage. Further west is 'The Trilogy' development which has been completed in the last two years, this development fronts both Chester Road and Ellesmere Street and ranges in building heights from 8 storeys on the Ellesmere Street frontage to 12 storeys on the Chester Road frontage.

- 3.10 To the south of the site, between the Gallery Gardens site eastwards up to the Church of St George, the sites are being redeveloped by De Trafford as part of a wider masterplan. The sites are identified in figure 1.1 of this statement.
- 3.11 South of Ellesmere Street, adjacent to the Mancunian Way and Deansgate Interchange is the deconsecrated St George's Church. This was built in 1826-28 and has a tower of 4 unequal stages on the western end which reaches up into the skyline.
- 3.12 Travelling due south from the St Georges Church are a series of five high rise apartment towers, 12-15 storeys in height facing Chorlton Road. These towers sit within the neighbourhood of Hulme which is predominantly characterised by low rise housing.
- 3.13 The broader context described above, shows that tall buildings are now a common feature of the local townscape as the neighbourhoods of Castlefield and Hulme have evolved and responded to a growing population within the city centre.

Contribution to local context

- 3.14 The visual appraisal in section two of this statement enables an assessment of the proposed development in relation to its local context. Since the building heights are generally commensurate with adjacent developments, there are no medium or longer range views to consider. The visual impact of the scheme is thus confined to its local context.

- 3.15 Where the development is viewed along Chester Road from each direction (viewpoints 4 and 5) the development interacts positively with its surroundings. As evidenced in the visual appraisal the building would not stand out due to its similar scale with its surroundings. In viewpoint 4 only a glimpse of the development is possible above the Roof Gardens development, with the development being experienced behind St George's Gardens which is more dominant in this view. The bronze tonality of the external facings allows the development to compliment the weathered Corten steel of the Roof Gardens development.
- 3.16 At the immediate / street level environment (viewpoints 1, 2 and 3) the development is considered to have a positive contribution to the local townscape character. The existing site, whilst currently in use as a contractor's compound was previously underutilised for a city centre location and is occupied by a low-mid rise building that exhibits a low design quality. The proposed development will bring a complimentary form of development to Ellesmere Street. Innovative and complimentary design features such as the box bay windows creates a regular grid to the façade, adding depth and quality to the development. The proposals aim to raise the standard of design in the area and contribute significantly to the creation of a sense of place.
- 3.17 As demonstrated in the earlier 'Tall Building Design Principles' section, the arrangement of building heights within the site enables a positive relationship with the streetscene to be established. The staggered height through the site allows the development to successfully transition from the scale of Ellesmere Street to the taller scale fronting Chester Road. The development also respects the height of development established along Ellesmere Street by the Gallery Gardens development (which has a resolution to approve at 8 storeys) and the Trilogy development (8 storeys). The scheme therefore successfully addresses the scale of surrounding buildings and contributes to the hierarchy of scale in the locality.

Heritage Context

- 3.18 A Planning and Heritage Statement prepared by Paul Butler Associates has been submitted in support of the application. Section 6 appraises the impact on heritage assets and their setting. These heritage assets include: the Grade II listed - Albert Mill, 215-219 Chester Road, Grade II Former Turville Public House, Railway Bridge over the Canal, Walls, Gates and Piers of the Church of St George and the Grade II* Church of St George itself, and the Castlefield Conservation Area.
- 3.19 The appraisal details how the sensitive design approach and consideration of the historic context from the outset ensures that the scheme will not have an adverse impact on nearby heritage assets but rather complement and enhance their setting.
- 3.20 The nearest listed building is Albert Mill, within the Castlefield Conservation Area boundary that is north west of the site. As mentioned in the previous section the proposed development specifically responds to the Ellesmere Street environment with the built form stepping down in scale on the northern block to create a transitional streetscale environment along Ellesmere Street. The proposed palette of materials and gridded facade, references the mill building typology of the area, and also the character of more recent additions such as 'Roof Gardens' thereby reinforcing the townscape character of the Ellesmere Street route.
- 3.21 The Grade II* listed Church of St George is located to the north of Chester Road on a key northbound approach into the city, and approximately 140m from the development site. Principal views of the Church can be seen from Deansgate Interchange, and north-eastern sections of Chester Road and Ellesmere Street that are in proximity to the Church. The Church's setting is very much limited to the grassed grounds in which it sits, as beyond this the Church is read against a context of buildings of various styles, age and scale as well as major transport infrastructure including Deansgate Interchange. As a result of the intervening built form on Chester Road, the proposed development will be largely obscured within any views of the Church. As evidenced in viewpoint 4 only partial glimpses

of the development are possible, however these views are recessive and clearly within the context of existing tall building development in the area.

- 3.22 South of the application site is 215-219 Chester Road, a terraced row of 3 Georgian townhouses. The building is separated from the application site by firstly the Sky Gardens development and then Chester Road. The building sits next to a modern office building and has little relation to its surroundings. The proposed development which seeks to assimilate with the surrounding buildings fronting Chester Road will not cause harm to the setting of this building with the two buildings not being experienced within the same view.
- 3.23 The former Turville Public House is located approximately 200m to the west of the application site located on the southern side of Ellesmere Street. The proposed development would not be read within the same context as the listed public house by virtue of the separation distance, and the intervening Trilogy development. Therefore the development will have no impact on the setting of the Former Turville Public House.
- 3.24 The high-quality design approach has therefore considered the setting of nearby listed buildings and the character and appearance of the Castlefield Conservation Area. The significant improvement in the appearance of the application site will ensure that the development will preserve and enhance the character of the area.

Assessment of Cumulative Impacts

- 3.25 In the context of other committed development in the area, any perceived impact of the proposed development will be reduced significantly. This is particularly the case with the additions of the Gallery Gardens development and the De Trafford schemes along Chester Road which are all under construction and nearing completion.
- 3.26 The Gallery Gardens development occupies the corner plot of Ellesmere Street, Hulme Hall Road and Chester Road. The development will provide residential accommodation within

three blocks between 8 to 18 storeys in height. The relationship with this development is best illustrated in views 2 and 3 of the visual appraisal.

- 3.27 The approved developments facing Chester Road will be 11-13 storeys in height and are also being brought forward by De Trafford. The commitment to high quality design evident in these schemes will allow the development within this area to be read as a coherent group with a familiarity in scale and massing evident.
- 3.28 The above assessment and table in appendix 1 signifies the amount of committed development in the area with a large number of schemes currently under construction on site. The area is likely to experience significant change in the built environment as these schemes are built out. The development under consideration here will integrate successfully with these approved developments. The cumulative effect of the development will ultimately be positive as the character and appearance of the site and immediate locality is positively transformed.

Design Criteria

Architectural Quality

- 3.29 *Section 4.8 of the HE guidance explains that delivering architectural quality involves a consideration, amongst other things, of the building's: Scale, Form and Massing; Proportion and silhouette; Facing materials; Detailed surface design; Relationship to other structures; Impact on streetscape and near views; Impact on cityscape and distant views; Impact on the skyline.*
- 3.30 The enclosed Design and Access Statement includes a comprehensive appraisal of the scale, form and massing of the proposed development. The design approach has carefully considered the position of the buildings within the site and in relation to adjacent sites as well as placing great emphasis on presenting a building of exceptional design

quality to complement and enhance the character of the area. The resulting development will function to act as an integral component of the wider masterplan.

- 3.31 From the outset, the design team considered that it should be a pre-requisite that the new building must strive for the highest quality architecture, form, detail and materials. The resulting development proposals from top to bottom respond positively to the context of the local area and character of the existing buildings within the wider vicinity of the site.

Sustainable Design and Construction

- 3.32 *The HE guidance does not provide any specific guidance in terms of this design criteria. In satisfying this criteria, the statement makes reference instead to Chapter 10 of the NPPF (Meeting the challenge of climate change, flooding and coastal change). This states that in determining planning applications, local planning authorities should expect new development to: comply with adopted local plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the application, having regard to the type of development involved and its design that this is not feasible or viable; and take account of landform, layout, building orientations, massing and landscaping to minimise energy consumption.*
- 3.33 The proposals involve the development of a site in a highly sustainable and accessible location, with these benefits contributing significantly to the viable and sustainable regeneration of the broader area.
- 3.34 The scheme as a whole, is of a high quality design which will promote vitality within the local Castlefield area, utilise energy saving design, build, and construction which will support the transition to a low carbon future and encourage the reuse of existing resources including the reuse of previously developed land. The proposals comprise a mixed-use development, meaning that multiple benefits will be gained from the reuse of the site, in a location which will enable future occupants and visitors to make the fullest possible use of public transport, walking and cycling.

- 3.35 The development includes a raft of energy saving design measures which are outlined in full in the Energy and Sustainability Statement, the result being that the development will achieve a predicted site wide reduction in CO₂ over Part L 2013 of the Building Regulations of 9.1% with SAP 10.0 carbon factors and 32.6% with SAP 10.1 carbon factors, with a renewable energy contribution of 6.0% thus complying with the CO₂ reduction target in Core Strategy policy EN6.

Credibility of the Design

- 3.36 *Section 4.9 of the HE guidance in parallel with the NPPF states that good design will take the opportunities available for improving the character and quality of an area and respond to local character and history. The HE guidance also recognises that it is important that the required high standard of architectural quality is maintained through the process of procurement, detailed design and construction, through the use of conditions and reserved matters.*
- 3.37 From the outset, the key objective has been to secure an appropriate and high quality design response for the development which capitalises on its city centre location and the opportunities this presents whilst respecting the setting of nearby listed buildings and the immediate character of the area. The ambition of this objective has remained throughout the design process and has not been diluted as the design options have been progressed. Corstophine & Wright Architects have worked closely with MCC and the local community at the pre-application stage to develop an appropriate design response for the site. Feedback from the Places Matter! Design Review Panel has also endorsed and influenced the final design proposed in the planning application.
- 3.38 In addition to the credibility of the technical design, the scheme also needs to be commercially feasible and present a viable proposition to the market. Throughout the design process, the design has been subject to commercial review to ensure the proposed scheme remains commercially viable.

Contribution to public space and facilities

- 3.39 *Section 4.10 of the HE guidance recognises that consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally and includes the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm.*
- 3.40 The provision of safe and successful, well design public realm has been central to the design approach employed on this development scheme. The proposals build upon the landscape strategy of the wider De Trafford Masterplan which re-introduces the historic route of Spinners Way with a pedestrian friendly environment that is centred on a public square within the centre of the Masterplan. This public square is provided within this application and creates 324 sq.m of public space.
- 3.41 Between the two build blocks, a private residents courtyard is proposed which encourages a sense of community through design measures such as stable doors whilst extensive residents gardens and a shared terrace are proposed at the roof level.



Figure 3.1: Ground level public realm



Figure 3.2: The communal resident gardens at roof level.

- 3.42 The eastern corner of the northern block will include commercial floorspace at the ground level. This provision will not only provide a positive street frontage but also provide services and facilities for a growing local population. The active uses are set within a triple frontage which spills out to the public space to the rear. The design intention here is to invite the pedestrian into this environment and create a communal focal point within the Spinners Way route.
- 3.43 The layout and relationship of the proposed buildings with existing and proposed public spaces, roads, footpaths and adjoining buildings has been carefully designed to assist people on foot to be able to move about, safely and easily in an attractive legible environment. The newly created public realm will benefit from natural surveillance from the new residential properties creating a sense of safety for all users. This will be reinforced through a coherent lighting strategy consisting of ground spot lighting and traditional column lighting to guide users through the development and new public areas.

- 3.44 The above factors will combine to provide an attractive environment for people to live, work and relax. This creation of a 'sense of place' with a distinct identity will be of significant social, economic and environmental benefit.

Consideration of the impact on the local environment (and particularly at ground level)

- 3.45 *Section 4.10 of the HE guidance also explains that consideration of the impact on the local environment is also important including microclimate, overshadowing, night-time appearance, vehicle movements and the environment and amenity of those in the vicinity of the building and the impact on pedestrian experience.*
- 3.46 The proposed design has carefully considered the location and amenity of those in the vicinity of the site. The principal issues to consider in this respect include the local wind environment, daylight / sunlight levels and the general amenity of surrounding buildings. Specific technical reports have been prepared to examine these issues and are submitted in support of the planning application.
- 3.47 A Daylight and Sunlight assessment (prepared by GIA) has been submitted in support of the application. This concludes with respect to daylight and sunlight that the assessment results are entirely appropriate given the city centre / high density location.
- 3.48 The Wind Report (prepared by RWDI) considers the impact of the development on the local wind environment. The assessment shows that overall the wind conditions at the proposed development would be suitable and safe for the intended use with isolated instances of windier than desired conditions which would be readily mitigated with the measures described in the report.
- 3.49 In terms of aviation safeguarding and telecommunications interference, the relevant safeguarding authorities will be consulted during the planning application. Due to the limited height of the development, no adverse impacts are anticipated.

Vehicle Movements and Transport

- 3.50 This section of the statement should be read in conjunction with the Transport Assessment and Travel Plan prepared by Axis that have been submitted in support of the application. The Transport Assessment concludes that the site is considered to be very well located, given its location on the periphery of Manchester City Centre and its potential to encourage a large number of trips by non-car modes of transport. The TA also concludes that the proposed level of parking provision will be sufficient to cater for the proposed development. This has been informed by a review of relevant policy, of the site's excellent accessibility by non-car travel modes in addition to a review of car parking provision at other nearby, approved planning applications. The development will have an imperceptible impact on the local highway network.
- 3.51 The site is considered to be in a highly sustainable and accessible location and the development will promote opportunities for greener travel through the provision of a package of sustainable measures such as the provision of public transport, walking and cycling information. Further details are provided in the Travel Plan submitted in support of the application. The site location and high level of accessibility therefore promotes opportunities for sustainable travel, representing an appropriate location for higher density.
- 3.52 The visual impact of the proposals will not raise any issues in terms of road safety.

The provision of a well-designed inclusive environment

- 3.53 *Section 4.10 states that well designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.*
- 3.54 The proposed development creates a safe and accessible environment for the user taking advantage of the opportunity to create a new safe pedestrian route through the site

linking into the wider public realm strategy. The development will facilitate a public link from Ellesmere Street to the newly formed Spinners Way, with the public realm strategy focussed around a new public square that is to be provided within the site.

- 3.55 The development has also been specifically designed to ensure that the internal and external areas are inclusive and accessible to all and consider the requirement for disabled persons.

Manchester City Council Core Strategy: Policy EN2 'Tall Buildings'

- 3.56 Policy E2 of the Core Strategy states that:

Tall Buildings are defined as buildings which are substantially taller than their neighbourhoods and / or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they

- Are of excellent design quality,*
- Are appropriately located,*
- Contribute positively to sustainability*
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the city's existing building assets and make a positive contribution to the evolution of a unique, attractive and distinct Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the city centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place making approach to a wider area. Suitable locations are likely to relate to existing district centre. The height of tall buildings in such locations should relate more to the local, rather than the City Centre urban context.

By their very size tall buildings can have a significant impact on the local environment and its microclimate. It is therefore expected that the impact can be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant / developer to demonstrate that proposals for tall buildings are viable and deliverable.

3.57 As demonstrated in this Statement, the proposals comply with the policy criteria set out in Core Strategy Policy EN2. To summarise:

- The proposals involve the development of a site in a highly sustainable and accessible location benefiting from excellent access by all non-car modes;
- The proposed development will utilise energy saving design, building and construction which will support the transition to a low carbon future and encourage the reuse of existing resources including the reuse of previously developed land;

- The development will bring significant regeneration benefits to the area, through the increased supply of housing and further choice and competition in the market. The new housing is also provided in conjunction with new commercial uses which will contribute positively to the vitality of the area;
- The building responds positively to the local context and will preserve and enhance the character of existing designated heritage assets in proximity to the site;
- The development will provide an attractive environment for people to live, work and relax. The development will also significantly enhance the urban cohesion of the area encouraging movement and permeability through the creation of new pedestrian links and public realm;
- The application is accompanied by a series of supporting technical studies which demonstrate that there will be a limited impact on the local environment; and
- A viability statement has been submitted in support of the application which demonstrates the site's commercial viability and deliverability.

4. Conclusion

- 4.1 This statement examines the policy and criteria at a local and national level relevant to the consideration of tall buildings. The statement outlines the design rationale behind the proposed tall building, providing an assessment of the scheme's performance against the relevant criteria. The statement demonstrates that the development is an appropriate response to the local context.
- 4.2 The site is located within the city centre of Manchester in the Castlefield / Hulme neighbourhood. The character of this area is defined by historic mill complexes sitting alongside more recent development such as St George's Island. The area is now experiencing a significant period of change with a number of industrial units and underutilised sites making way for higher density residential-led mixed use schemes.
- 4.3 The assessment in this statement is underpinned by a visual appraisal which uses accurate visually verified photomontages of the proposed development to examine the visual effect of the development from a range of viewpoints.
- 4.4 The visual appraisal demonstrates that within the Ellesmere Street environment, the proposed development will introduce a complementary addition to the streetscene that will not be discernible in the context of the city centre skyline and will complement the cluster of higher density development in this location. The arrangement of buildings on site also responds positively to the layout and character of the surrounding buildings and spaces thereby strengthening the streetscale environment in this location.
- 4.5 The development is considered to be a wholly appropriate response to the townscape character of the area which through its relationship and interaction with existing and new buildings in the area will contribute positively to the regeneration of this part of Manchester.

- 4.6 It is also considered that the new development will provide environmental improvements to the local environment through the removal of the existing building on site and positive re-use with buildings of exceptional design quality that provide for activity and animation at ground floor. The scheme also capitalises on the opportunities available to increase permeability and movement for pedestrians through the site combining with the wider masterplan area.

Appendix 1: Table of Committed Developments

Committed Developments

The following applications all benefit from planning approval and are located within 300 metres of the site. The developments all have the potential to interact with the development in the selected views and were modelled for every view.

Application Reference	Application Details	Approx. distance from the site
115211/FO/2017	174 dwellings, 4 commercial units, associated car parking and landscaped public square. Approved 30/05/2017 (Sky Gardens)	5 metres
114961/FO/2017	109 dwellings, with associated car parking and public realm. Approved 05/05/17 (City Gardens)	5 metres
115087/FO/2017	59 dwellings, one commercial unit, car parking and public realm. Approved 2/05/17 (St Georges Gardens)	50 metres
116881/FO/2017	79 dwellings, car parking and public realm. Approved at Committee 14/12/2017. (St Georges Gardens)	50 metres
118303/FO/2017	Erection of a three, four and six storey building to form 27 self-contained flats with associated car parking and hard and soft landscaping. Approved 12 November 2018. Former Bulls Head, Chester Road.	100 metres
117595/FO/2017 +121351/JO/2018	Conversion of the Talbot Mill complex to create 114 residential apartments (Use Class C3), including rooftop extensions to Mill 1 and 2, and rear extension to Mill 1; demolition of Buildings A, B and C; retrospective application for demolition of Building E; erection of a 9 storey building plus 1 basement level, to provide 88 residential apartments (Use Class C3); and creation of new landscaped courtyard, lighting and other associated works. Approved 22 March 2018. (Former Talbot Mill)	10 metres
118625/FO/2017	Full planning application for the erection of a part 14, part 15 storey building to form 280 residential apartments (C3a) together with ground floor commercial unit (373 sqm) (Use Classes A1, A2 or A3) with associated car parking, landscaping, public realm and other associated works following demolition of existing buildings and; Outline planning application (with all matters reserved) for the erection of part 11, part 15 building to form a 154 bed hotel and 88 bed apart-hotel building (Use Class C1) together with a single storey retail building (140 sqm) (Use Classes A1, A2, A3, A4 or A5) with associated public realm, car parking, and other associated works following demolition of existing buildings. Approved 25 July 2018. Land Bounded By Dinton Street, Cornbrook Road, Chester Road And Trentham Street. (Cornbrook Hub, Manchester Waters)	240 metres
113473/FO/2016	Demolition and redevelopment of the site to create a mixed use development comprising 419 apartments within five new residential buildings rising from 5 to 16 storeys in height together with 2,997 sq. m of commercial / leisure floorspace (A1, A2, A3, A4, B1, D2) at the lower floor levels. The development also includes associated car and cycle parking, hard and soft landscaping and ancillary works. Thorncross Close off Ellesmere Street. Approved 13 July 2018. (No 1 Castlefield)	170 metres
123261/FO/2019	Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work. Land Bounded By Arundel Street, Ellesmere Street, The A57 (M) Inner Ring Road (Mancunian Way) And Worsley Street Manchester. (Logik Developments)	115 metres
90991/FUL/17 (Trafford Council)	Demolition and redevelopment of the site to create a residential development comprising 363 residential units within five new residential buildings rising from 4 to 19 storeys in height, together with parking, landscaping, ancillary facilities and	280 metres

Application Reference	Application Details	Approx. distance from the site
	associated works. Land Bound By Bridgewater Way, Chester Road, Virgil Street And Princess Street Old Trafford. Approved 14 August 2017. Cornbrook Works.	
124302/FO/2019	The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sqm of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works. Land Bounded By Chester Road, Hulme Hall Road & Ellesmere Street. Resolution to Approve. (Gallery Gardens)	1 metre