



Union T2, St. John's, Manchester
Statement of Consultation

March 2020

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1 Introduction

1.1 This Statement of Consultation has been prepared by Deloitte LLP. The Applicant is Union Living Ltd ("the Applicant"), a wholly owned subsidiary of Vita Group.

1.2 It accompanies an application for Planning Permission for:

"Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works."

1.3 This Statement provides information with regard to the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the application proposals where appropriate.

Application Site

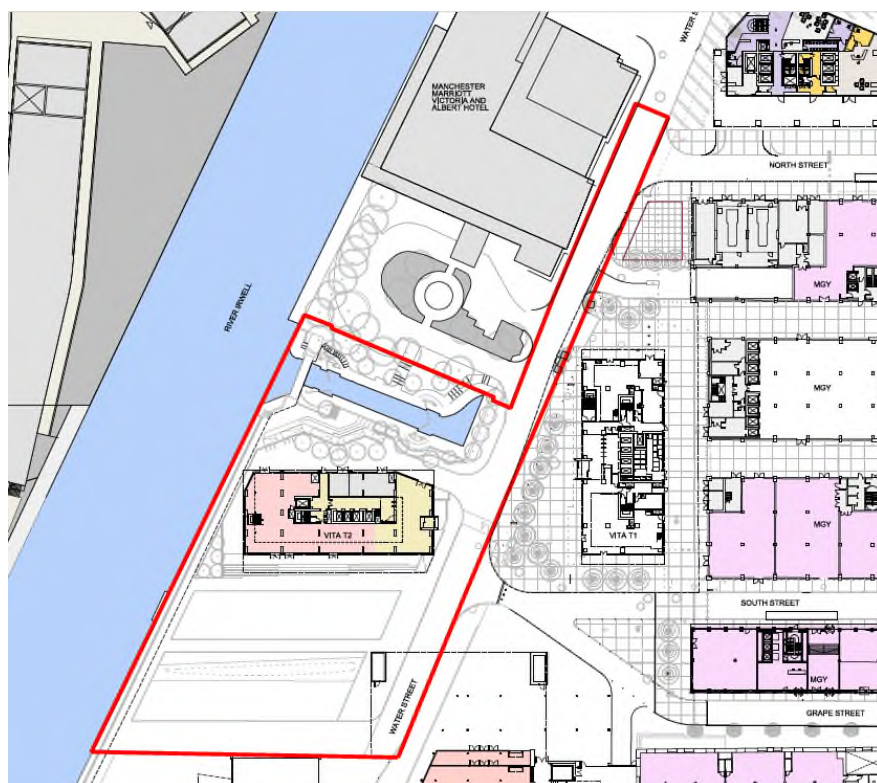
1.4 The Site extends to 0.67 ha and is located within the St. John's Masterplan. It is bound Manchester Goods Yard (as approved under PP.: 121511/FO/2018) and Tower 1 (as approved under PP.: 121511/FO/2018) to the east, Factory (as approved under PP.: 119890/VO/2018) to the south, and the Victoria and Albert Hotel located to the north. The Site is currently accessed from Water Street.

1.5 The Site is accessed from Water Street. It currently comprises a construction site, associated with the delivery of adjacent development plots within St John's.

1.6 No buildings, structures or trees currently exist on Site and the Proposed Development will take place on a fully enabled Site.

1.7 The Proposed Development will supersede the existing Planning Permission for the Site (Application Reference: 114723/FO/2016).

Figure 1.1 Site Plan



Site Context

- 1.8 To the north, the Victoria and Albert Hotel provides four star hotel accommodation under the Marriott brand, on the River Irwell.
- 1.9 To the south, a construction compound serves the development relating to the construction of Factory, a new world class cultural space that will become the home of Manchester's International Festival.
- 1.10 To the east is the under construction Manchester Goods Yard and Tower 1 scheme.
- 1.11 The wider St John's masterplan is an area of regeneration that has been subject to great change over the past 5 years. There are several schemes already delivered, such as Bonded Warehouse, and ABC Buildings, both office led schemes providing c.20,000 sq m of office space.
- 1.12 Further to the north, Spinningfields provides a high grade business and commercial district with high profile tenants consisting of several banks and other high profile national and international occupiers, as well as residential properties in Leftbank.
- 1.13 The area surrounding Salford Central to the west of the Site and River Irwell is supported by other commercial uses, including tenants such as HMRC and WHIreland. Some more recent residential development has been brought forward on the opposite side of the Irwell, including Slate Yard Wharf.
- 1.14 Residential properties are located in Bauhaus on Atherton Street adjacent to the Great John Street Hotel with St. John's Gardens and adjoining residential area beyond, located to the east of the St. John's masterplan.
- 1.15 To the south of the Site, beyond the Factory development, there are leisure uses associated with the Science and Museum Industry, warehousing and self-storage and other single storey warehousing units that have been converted into football pitches.

Proposals

- 1.16 The Proposed Development will deliver a basement plus 36-storey building, including co-living accommodation, co-work space, flexible commercial / amenity space and landscaping.

Pre-application Consultation

- 1.17 This document explains in details the programme of consultation that the scheme has been through in order to ensure that issues could be considered and addressed as the proposals came forward. The scheme has been developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers. As part of the process, the following stakeholders have been engaged:
- Manchester City Council
 - Historic England
 - Greater Manchester Police
 - Manchester City Council Highways
 - Transport for Greater Manchester
 - Local Ward Councillors
 - Castlefield Forum
 - Manchester Airport Group
 - Other local stakeholders, including surrounding landowners
 - Local Residents and Businesses, including V&A Hotel

- 1.18 Engagement with these stakeholders will continue throughout the determination process and post-determination subject to planning approval.

Report Structure

- 1.19 The remainder of this Statement is structured as follows:
- Section 2 – sets out the relevant planning policy and requirements.
 - Section 3 – provides details of the consultation undertaken and summarises the feedback received.
 - Section 4 – summarises the key conclusions

2 Policy Context

- 3.1 Guidance with regard to consultation is set out at both the national and local level. These requirements are summarised below.

National

Localism Act

- 3.2 The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").

- 3.3 The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

- 3.4 Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

- 3.5 Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

(1) Where—

a person proposes to make an application for planning permission for the development of any land in England, and

the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

- 3.6 Subsections (2) and (3) state:

(2) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

(3) The person must consult each specified person about the proposed application.

- 3.7 Subsection (4) outlines the requirements in regards to publicity of applications:

4) Publicity under subsection (2) must—

set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

- 3.8 The Act also sets out a duty to take account of responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 3.9 Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework

- 3.10 The National Planning Policy Framework (NPPF) (adopted in February 2019) sets out the Government's planning policies for England, including guidance in relation to the undertaking of public engagement and consultation on proposed developments. The policies of the NPPF replace the guidance within Planning Policy Statement 1: Delivering Sustainable Development.
- 3.11 Paragraph 39 sets out that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It notes that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 3.12 Paragraphs 40-46 relate to pre-application engagement. Paragraph 40 in particular states that Local Planning Authorities should encourage applicants to engage with the local community as well as, where they are not already required to do so by law, with statutory and non-statutory consultees before submitting their applications where they think this would be beneficial.
- 3.13 The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Policy Guidance

- 3.14 In March 2014, the Government issued a new National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and useable way. This Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 3.15 In particular, Paragraphs 008 and 009 of the 'Consultation and pre-decision matters' section identify that:

In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,

Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

- 3.16 In terms of Design the NPPG sets out in Paragraph 30, 33 and 35 of the 'Design' section set out methods which can be adopted to promote good design at all stages of the planning process. These include pre application discussions and design and access statements. Paragraph 33 sets out that pre-application discussions are an opportunity to discuss the design policies, requirements and parameters that will be applied to a site. The local authority can explain the design issues they feel are most important and the developer can explain their own objectives and aspirations. Being able to inform and influence the design of a proposed development early in the design process is more

efficient than trying to implement suggested revisions at a later stage – particularly if this relates to a major proposal.

Local

- 3.17 Manchester City Council (MCC) adopted a Statement of Community Involvement (SCI) on 31 January 2007.
- 3.18 The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 3.19 Chapter 11 of the SCI provides guidance on involving the community in planning applications. It identifies that pre-application consultation is beneficial to both the community and the developer, as it allows the developer to design a proposal that takes on board the opinions of the community.
- 3.20 Developers are encouraged to liaise with the MCC development control officers to determine the nature and scale of consultation that will be appropriate for the proposals.
- 3.21 Developers are encouraged to submit a record of the consultation that took place with their planning submission.

Summary

- 3.22 This Statement sets out the consultation process which has been undertaken and complies with the guidance and requirements set out above.

4 Consultation Strategy and Responses

- 4.1 This Section describes the pre-application consultation that has been undertaken by the Applicant over a substantial period of time. It describes the approach to consultation and the outcome of the consultation process.

Consultation on the St John's Strategic Regeneration Framework and Masterplan

- 4.2 The long-term plan for regeneration of St John's is underpinned by the St John's Masterplan and Strategic Regeneration Framework ("The Framework"), which was developed through a series of public engagement events and briefing sessions undertaken by Manchester Quays Limited, as well as a formal consultation process managed by Manchester City Council.
- 4.3 The principle of the Proposed Development was agreed through the process of preparation and adoption of the Framework. Details of the comments raised and how these were addressed are fully set out within the Report to Executive Committee dated 13 February 2015, which is available on Manchester City Council's website.
- 4.4 An update of the adopted St. John's Masterplan and Strategic Regeneration Framework (SRF) was presented to and approved by Manchester City Council's Executive Committee for further public consultation on 27 July 2016.

Pre-Application Consultation

- 4.5 Pre-application consultation for Union has been focused upon engaging key stakeholders during the design evolution of the proposals as well as explaining how the proposals have responded to the site's historic, economic, planning and regeneration context.
- 4.6 In summary, the following consultation has taken place to date:
- Regular dialogue has taken place with Senior Planning officers at Manchester City Council throughout the design development process in order to ensure their support in principle.
 - Historic England was informed of the proposals and concluded that they would not need a pre-application meeting as the Proposed Development will have a similar impact on the significance of the heritage assets affected as the previous scheme.
 - Local residents, residents' groups and businesses within the vicinity of the site were invited to a public exhibition to find out more about the proposals. However, due to the onset of Covid-19 this event was cancelled following government guidance and instead a virtual consultation held.
 - Local Ward Councillors and key stakeholders including Castlefield Forum were also invited to the virtual public exhibition.
 - Local Ward Councillors asked whether they would like a separate briefing of the proposals.
 - Greater Manchester Police (Secure by Design Team) has been consulted, and their advice in terms of safety and security has been addressed in the application proposals.
 - Manchester City Council Highways and Transport for Greater Manchester have been consulted through on-going dialogue.
 - Manchester Airport Group were asked whether they would like to review the proposals, they advised they would consider any application once submitted during the formal consultation period.

- 4.7 Further discussion and consultation will take place as required throughout the period of formal consultation on the applications following their submission.
- 4.8 The sections below further describe the consultation activity undertaken in relation to each stakeholder and provide a summary of the feedback received and how this has been addressed.

Local Planning Authority

- 4.9 The design process has been informed by feedback from consultation with Senior Planning Officers at Manchester City Council. Pre-application meetings took place on 15 November 2019 and 27 February 2020.
- 4.10 Feedback and discussion focused on the characteristics of the use proposed and the potential contribution that the proposals will make to the regeneration objectives of the St John's masterplan.
- 4.11 The proposed palette and materiality of the building was identified as an important issue for officers at the meeting on 27 February, particularly how the building would relate to the historic context of the city centre, the emerging St Johns masterplan, including the Factory, and the proposed Union T1 development.
- 4.12 In addition, the technical team have liaised with relevant Council departments in the preparation of their reports.
- 4.13 These matters, plus other points raised during pre-application consultation, have been addressed as part of the planning submission.

Local Ward Councillors

- 4.14 The Site is located within the Deansgate Ward. Local Ward Councillors were first contacted to outline the proposals and gauge their views on whether a public exhibition was necessary via email on 19 February 2020. This was in light of the existing planning permission for the Site and that the Proposed Development was very similar to what had been approved previously. Councillors were also asked whether they would like a briefing.
- 4.15 On 26 February, a Councillor responded to note that they believed a public exhibition would be appropriate. However, there was no request for a separate briefing session for Councillors on this occasion.
- 4.16 Councillors were updated and informed about the change to online consultation and were asked whether they would like to discuss the proposals in more detail. Councillors did not request a briefing.

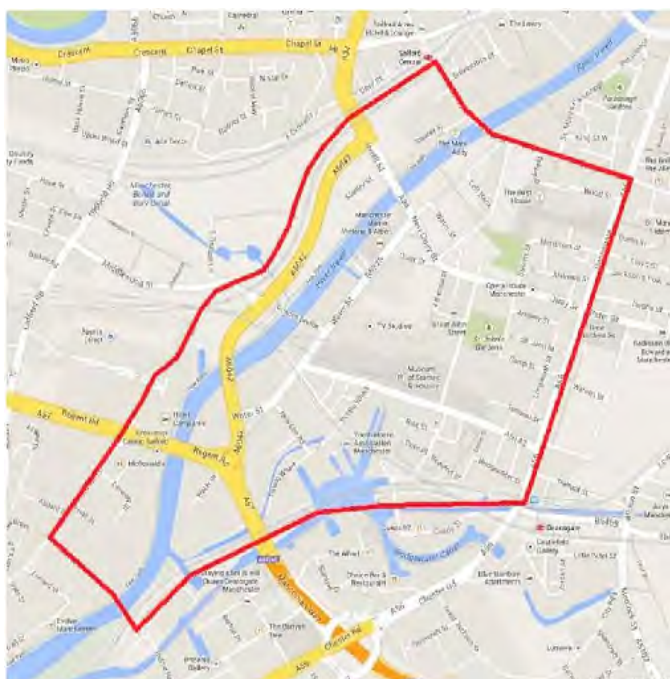
Historic England

- 4.17 As part of the pre-application consultation process for Union T2, Historic England was contacted via email correspondence in order to present the emerging proposals to them; this was a follow-up to earlier discussions with regard to the Masterplan, which identified that Historic England were supportive in principle of the inclusion of a tall building on the site.
- 4.18 While Historic England has been involved in the wider area of St John's and its regeneration, a Historic Buildings and Areas Inspector confirmed that "it is fair to assume that if the scheme can be shown to have a similar impact on the significance of the heritage assets affected as the previous schemes, then it is likely that our conclusions would not be materially different. On that basis, I don't think that a meeting will be necessary".

Local Residents and Businesses

- 4.19 A public exhibition was originally organised for 19 March 2020 between 1500 and 1900. This was advertised through the issuing of leaflets to residents and businesses within the consultation boundary presented in Figure 2 which reflects the boundary for all previous consultations at St John's.

Figure 2: Consultation Boundary



- 4.20 Local Stakeholders who are particularly affected by the development or have expressed interest in previous consultations were sent invitations to the public exhibition via email. These included:
- Castlefield Forum
 - Marriott Victoria & Albert Hotel
 - Museum of Science and Industry
 - St John's Gardens Residents Association
- 4.21 A copy of the invitation leaflet is provided at Appendix 1.
- 4.22 However, in light the emerging threat posed to public health presented by Covid-19 and the latest government advice it was decided that the event should be cancelled.
- 4.23 Instead, a virtual consultation event was organised with the presentation boards uploaded to the Applicant's website which provided the opportunity for members of the public to view these and provide comments. The boards were available from 1000 on 19 March to 1600 on 25 March 2020.
- 4.24 Despite best efforts, it was not possible to find a leaflet distributor to undertake a subsequent leaflet drop to advertise this due to restrictions placed on them by Covid-19. In order to explain this change, the following actions were taken:
- A notice informing the public that the consultation event had been cancelled was printed and left at the Marriott Victoria & Albert Hotel where the event was due to take place.
 - An electronic version of a leaflet advising the event had been cancelled was shared with the Castlefield Forum and St John's Gardens Residents Association for onward issue to their members. This was also shared with Ward Councillors for onward issue.

- The Applicant's website was updated to reflect that the consultation event had been cancelled.

4.25 In total, the virtual public exhibition website where the boards were hosted registered 891 unique page views. A total of six comments were received through the website and a further seven by email.

4.26 Table 1 sets out a summary of the key issues and comments regarding the proposal raised within the comments cards returned.

Table 1 – Summary of consultation comments and the design response

Issue/Comment	Project Team Response
Positive comments about the Proposed Development ▪ "It looks like a great concept, the overall vibe of the plans seem to give off a very modern place that would well suit young professionals wanting a place to live in town." ▪ Looks like a great addition to the Manchester skyline, providing what is desperately needed - entry level apartments	The Applicant welcomes positive responses about the Proposed Development which it believes complements Manchester's existing residential offer and will especially benefit young professionals seeking to get a foothold within the City Centre. The co-work space will equally complement the city's drive towards providing space for young businesses and entrepreneurs in the heart of Enterprise City.
Comments about the internal design of the units ▪ If the rooms are small the ceilings should be tall and the room bright with natural light ▪ Space saving should be looked into; for example how doors open into a room etc	The rooms are not small. As detailed in the Design and Access Statement and Planning and Tall Building Statement, the rooms meet Nationally Described Space Standards (NDSS) and Manchester Space Standards when single occupancy is taken into account. The design of the rooms have been carefully considered with highly efficient layouts, product design and innovative approaches to storage solutions included to help maximise usable space. The Proposed Development has been developed over a number of years to refine the finished product. This has included substantial work on the internal design of the units and has led to an ecosystem of residential within the scheme. The units themselves all benefit from floor to ceiling heights of 2.5 in-keeping with the Manchester Residential Quality Guidance. Furthermore, each unit has a generously sized window which allows natural light into them. In addition, the individual units themselves benefit from intelligent layouts and contemporary design quality. This includes maximising space through paying attention to detail

Issue/Comment	Project Team Response
	in terms of layouts, storage, interior design, and the careful selection of furniture.
Comments about amenity space - Is there a 'residents only' space within the development? - A large roof top social space would be a great feature within the building, especially with shops and restaurants as seen on the union concept.	The Proposed Development includes flexible commercial / amenity facilities on the ground floor and Mezzanine providing a range of food and beverage options, both for purchase and consumption, and breakout spaces providing areas to sit and meet with neighbours. In addition, the first floor includes amenity space for residents and co-workers, this floor will not be available to the general public. The amenity space for resident use extends to some 1,402 sq m, c.1.8 sq m per bedspace for residents to use. The Applicant has considered whether rooftop amenity facilities were possible however this is not seen to be practical. This is partly due to a need to accommodate plant in this location. In addition, there would be concerns over management and access arrangements for the space.
Comments about management - To make the shared living spaces as effective as possible it may be worth carrying out surveys with new residents, assessing the levels of social community they are looking for in order to avoid noise complaints/ disputes as much as possible. - It may work best to have some louder/ more sociable floors and some quieter floors. - Would like to see how the building could include everyday activities like encouraging stair use and walking routes.	As discussed above, the Proposed Development has been developed over a number of years to refine the final product. The Proposed Development will be managed by Vita Events and social gatherings for all residents will be organised by an on-site events manager who will be responsible for managing any noise complaints. This has included a wide range of measures to curate a community within the building. This includes a wide range of residential amenity facilities for residents to use and co-working space to allow for further networking and collaboration. Typically, house sharing relationships are frequently the result of online advertising without any consideration of compatibility. However, the Applicant will implement a technology-led approach to selecting flat-mates to maximise the chance of finding like-minded neighbours. Union has pioneered technology to match residents within similar interests, applying an algorithm to the selection of sharers to ensure compatibility. The Applicant seeks to deliver an adaptable, professional and dynamic approach to management founded on a single, long-term ownership model as a long-term investment. This will be demonstrated through their commitment to the long-term ownership, operation and management of Union. The Applicant will remain directly responsible and accountable for the effective management and performance of Union in the long term. A Framework Travel Plan is submitted as part of the planning application which sets out how efforts to maximise travel by sustainable methods could be organised. It is likely that a condition requiring a full Travel Plan to be prepared later in the development process.

Greater Manchester Police

- 4.27 The project team met with Greater Manchester Police to run through the proposals. The officer was comfortable with the basis of the scheme, having been involved on Union T1. The team have applied the same safety and security measures to the Proposed Development as previously discussed with GMP, including:
- Ensuring there are no recesses in the building
 - Robust management system with regards to taking deliveries and post
 - Controlling access to certain areas of the building for only those who should be there, for example residents or workers.
- 4.28 A full Crime Impact Assessment has not yet been completed due to timing issues, however, GMP have provided the team with a letter of comfort that this is being prepared. This is provided in support of the application.

5 Summary and Conclusions

- 5.1 Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement.
- 5.2 The proposals form part of the St John's Masterplan, which is supported by an adopted Masterplan and SRF. As part of the adoption process for the SRF, a comprehensive and wide ranging consultation has been undertaken with local stakeholders on the vision for St John's.
- 5.3 The proposals have been the subject of a significant amount of pre-application consultation. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local residents and businesses, Ward Councillors, Greater Manchester Police and Statutory Consultees including Historic England, to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 5.4 Pre-application consultation with the Local Planning Authority, Greater Manchester Police and other Statutory Consultees has been focused on meetings and briefings.
- 5.5 Pre-application engagement with local residents and business was principally focused on a virtual public exhibition in light of the original physical public exhibition being cancelled as a result of government guidance on Covid-19. This involved the public exhibition boards being hosted on the Applicant's website where comments could be left by viewers.
- 5.6 This alternative means of consultation was very successful.
- The virtual public exhibition was well advertised to the public and the website where the boards were hosted received 891 unique page views. A total of 13 responses were received either through the website or by email. These were generally positive and attendees welcomed the proposals to comprehensively regenerate the wider site and transform the area with the introduction of a variety of uses.
- 5.7 Local Ward Members have been notified and engaged via email prior to the planned event, including agreeing all consultation activities undertaken. Members did not request a specific briefing on the proposals.
- 5.8 The consultation undertaken and feedback received has informed the detailed design of the proposals. The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix 1 – Invitation Leaflet



PUBLIC CONSULTATION

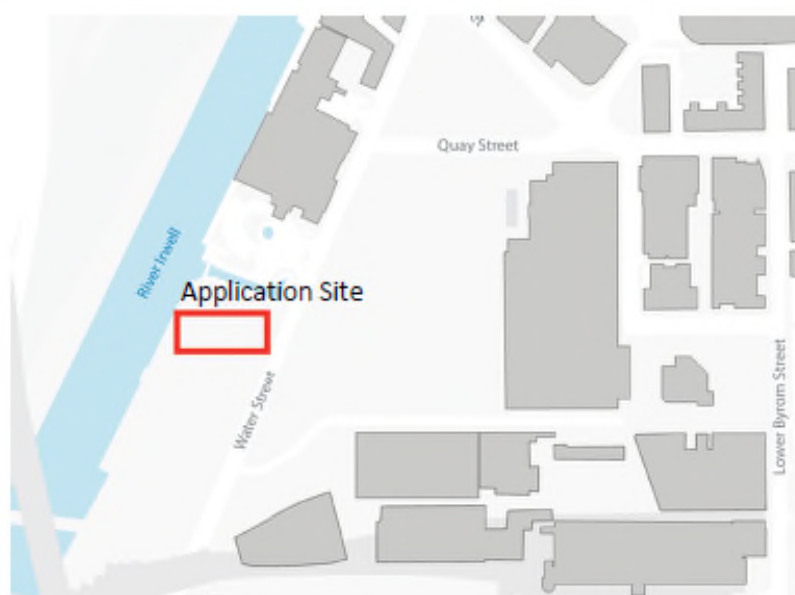
Thursday 19th March 3pm – 7pm

Vita Group would like to invite you to a public exhibition of their plans for an exciting new development to form part of the emerging St John's neighbourhood.

The proposals comprise the second phase of Vita's plans to bring new high-quality, innovative, sustainable and accessible accommodation to the St John's area. They will complement and enhance the recently submitted Union product across Water Street, which we consulted on in October 2019.

The proposals are designed to match Manchester City Council's objectives for St John's and Enterprise City and can make a significant contribution to the success of this key regeneration project by bringing a mix of new complementary uses into the area including vibrant new facilities for use by the wider community.

The site for development currently forms part of the construction compound for the new Manchester Goods Yard office development on Water Street, in the heart of the St John's area. The proposals will replace a previous planning permission on the site for a 36-storey residential apartment tower with a building of the same height and largely the same footprint.



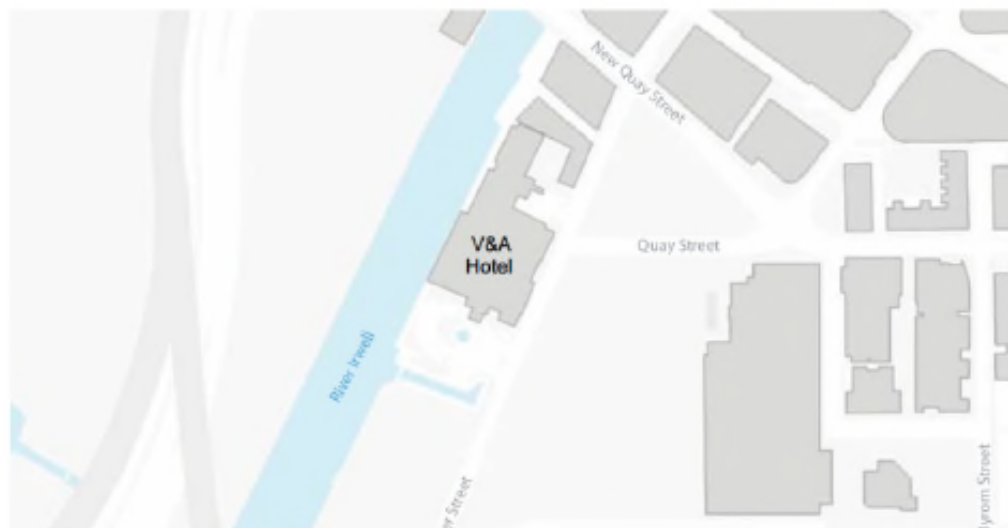


Want to share your ideas?

The proposals will be the subject of a planning application to be submitted later this spring and we are keen to get your feedback to inform our design process.

The consultation will be attended by Vita and their design team, who can explain the plans, respond to any queries, and take on board your comments.

The event will take place between 3pm and 7pm on Thursday 19th March at the **Marriott Victoria and Albert Hotel, Water Street, Manchester M3 4JQ**. Signage will be provided on the day.



There will be an opportunity to submit comments on the exhibition, or following the event by email.

For further information, please email consultation@deloitte.co.uk

Appendix 2 – Consultation Boards

Welcome

Introduction

Welcome to our consultation on the proposals for Union, an exciting new co-living development that Vita Group is seeking to bring to the St John's Regeneration Area.

Union will apply the customer-focused and community-led approach that underpins the success of Vita's other residential brands to bring new high-quality, innovative, sustainable and accessible accommodation to St John's in Manchester City Centre.

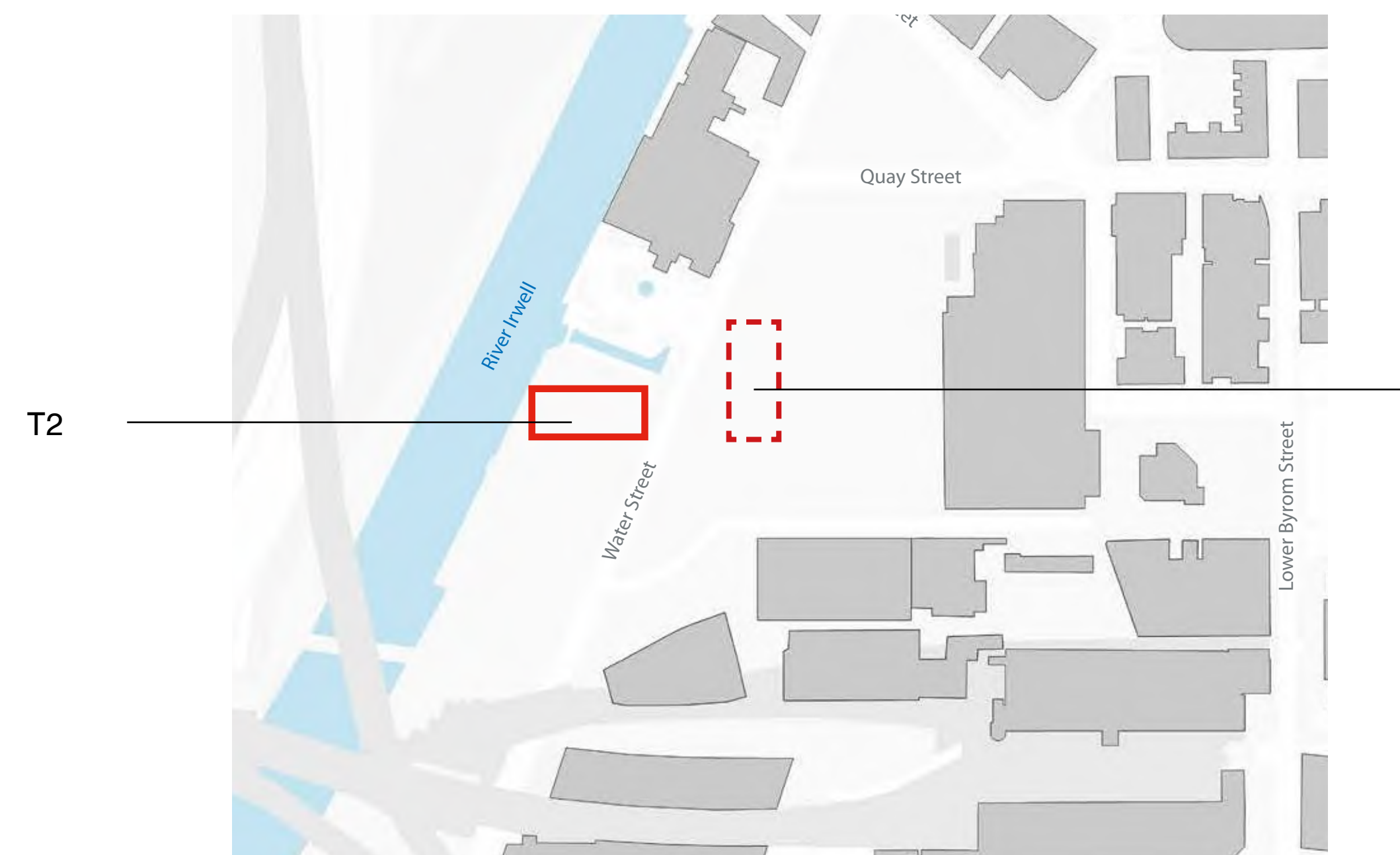
Union's offer is perfectly matched to Manchester City Council's objectives for St John's and Enterprise City and can make a significant contribution to the success of this key regeneration project, supporting and accelerating its next phases of regeneration.

Vita Group

Vita Group is a best-in-class residential developer and operator who has pioneered a range of award-winning living products in Manchester and across the UK. The ethos of the Vita Group is formed around a customer-focused approach whose central aim is forming sustainable, diverse and vibrant communities in and around its properties.

The Site

The site is located on Water Street, within the heart of the St John's masterplan between the The Factory development, to the south, and the Victoria and Albert Hotel to the north. To the east is the forthcoming Manchester Goods Yard and the Union Tower 1 proposals. Planning Permission exists on the site for a 36-storey residential tower, approved by Manchester City Council in 2017 (Planning Permission is 114723/FO/2016).



T1
Public consultation was held on Vita's first Union proposal at plot T1 in October 2019, which has since been submitted to Manchester City Council for approval.



St John's & Enterprise City

The St John's Strategic Regeneration Framework (SRF) was originally endorsed by Manchester City Council in 2015 and was updated in November 2016 to incorporate the emerging Factory proposals.

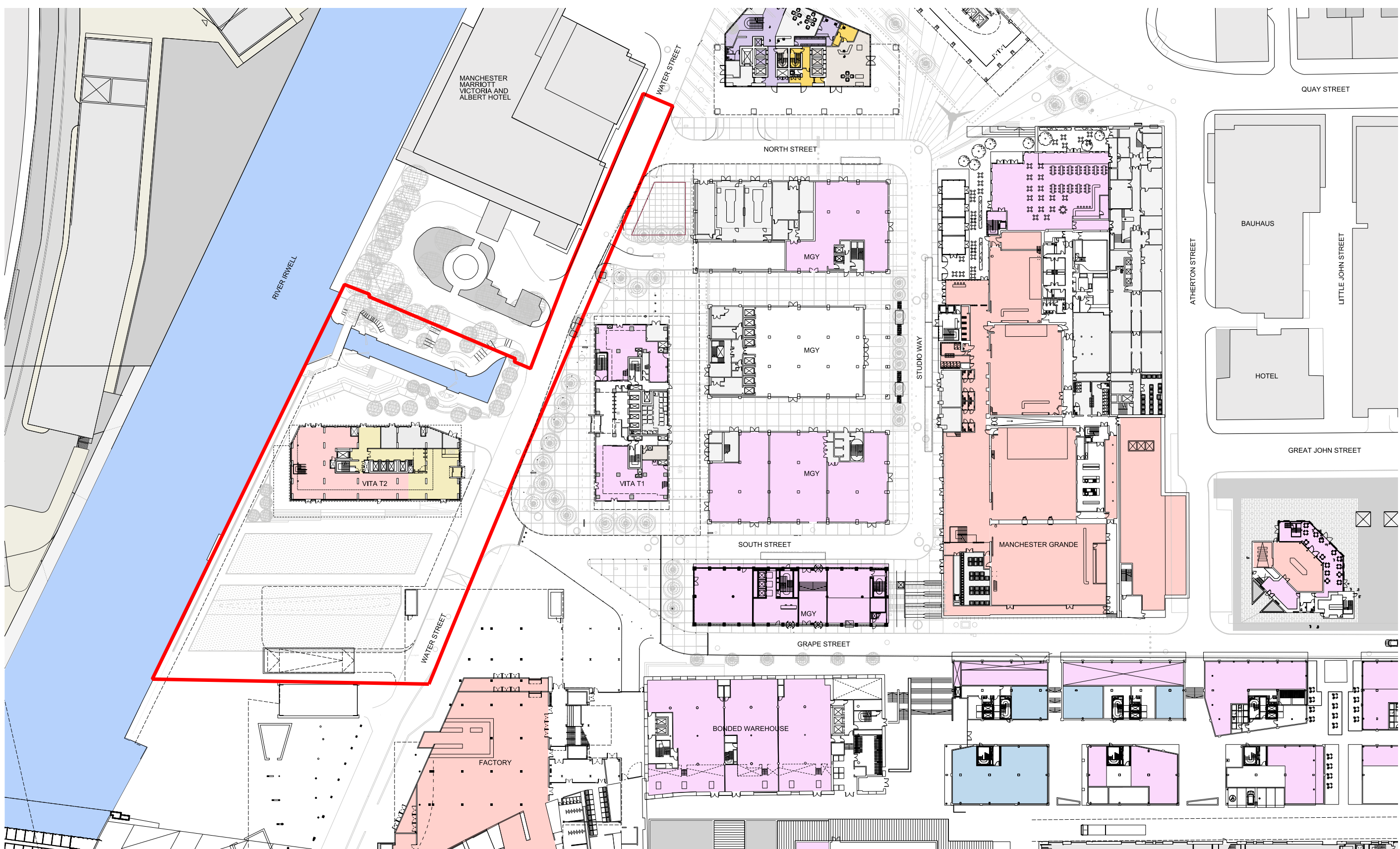
The SRF vision for St John's is to *deliver a 'best-in-class' city centre neighbourhood; a place to live, work and play; a place for enterprise and innovation; for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer cities.*

The Enterprise City concept has been developed as a long-term partnership between Aviva and Allied London to establish a media and tech creative hub within St John's.

Enterprise City will comprise a unique offering of multi-studios for TV, film and music recording/production, entertainment, places to start a retail brand, a restaurant or a café, all anchored on 21st Century workspace infrastructure.

The neighbourhood will revolve around three core thematic pillars; 'living', 'culture' and 'enterprise'. The intention is to create a 'sustainable ecosystem', comprising a vibrant mix of digital, technology and creative industries, rather than just a 'place of work'.

This vision is now being realised, with a string of exciting developments and occupiers announced, together with The Factory, which will open next year.



THE FACTORY



OLD GRANADA STUDIOS



BONDED WAREHOUSE



MANCHESTER GOODS YARD

Union Concept

A sustainable mix of residential accommodation is required to support the range of key skilled workers, graduates, apprentices and those on temporary or fixed contracts in the city, together with the broader range of workers that contribute to the ecosystem and wider Manchester economy.

Union will deliver accommodation for a living and working community that has been specifically curated for this demographic and Enterprise City. The standard of accommodation, its operational platform, and its facilities will set a new quality benchmark for city centre living.

This will be delivered through:

- Intelligent layouts and contemporary design quality - where space is maximised through attention to detail in terms of layouts, storage, interior design and careful selection of furniture.
- An ecosystem of residential accommodation comprising predominantly of 'Quad' and 'Trio' apartments to deliver a shared living experience, together with studios available on shorter-term lets.
- An 'open to all' co-working space to provide an affordable entry level space for start-ups, small enterprises and young professionals who want vibrant workspace without hefty overheads or long-term commitments adjacent to like-minded individuals.
- An activated destination for both residents and the wider community, which promotes collaboration and networking, social inclusion, capacity building and social mobility, health and wellbeing and interaction with the local communities.
- An adaptable, professional and dynamic approach to management founded on a single, long term ownership model, as is the case of all Vita Group's products.



COMMUNAL AMENITY WITHIN SHARED APARTMENTS



EN-SUITE ROOM



CURATED RETAIL



CO-WORKING

Floorplans & Accommodation

The building will provide a mix of uses, including commercial space, private residents' amenity space, co-working levels and innovative new co-living accommodation.

All residents at Union will benefit from the generous, curated amenity space across three floors of the building. The commercial space on the Ground and Mezzanine levels will be open to the general public, whilst Level 1 will provide a dedicated amenity space to residents and co-working staff only.

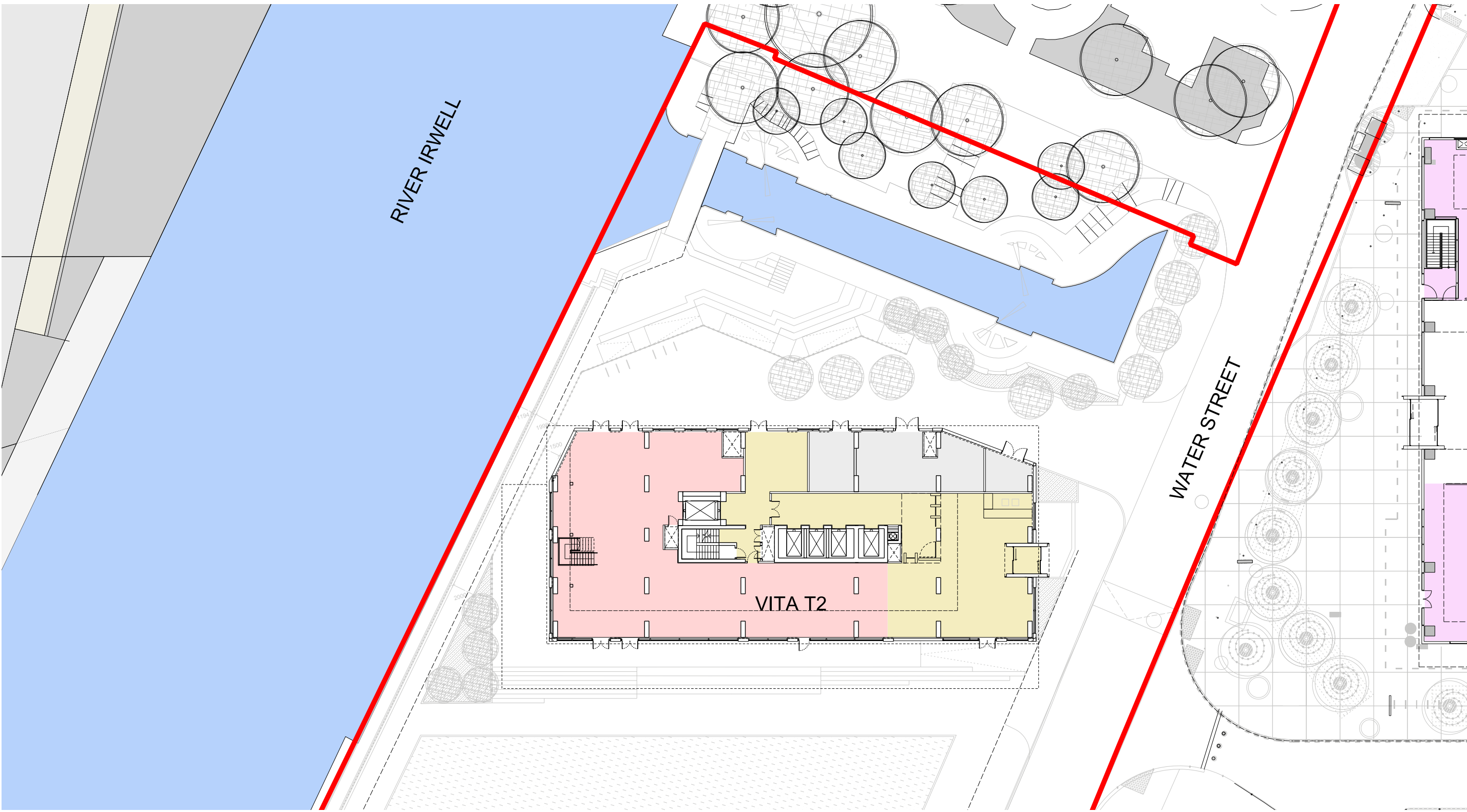
The co-working space will host a variety of individual and multi-occupant offices, hot desks and meeting rooms for people to creatively team work and collaborate.

A range of apartment-types will be provided:

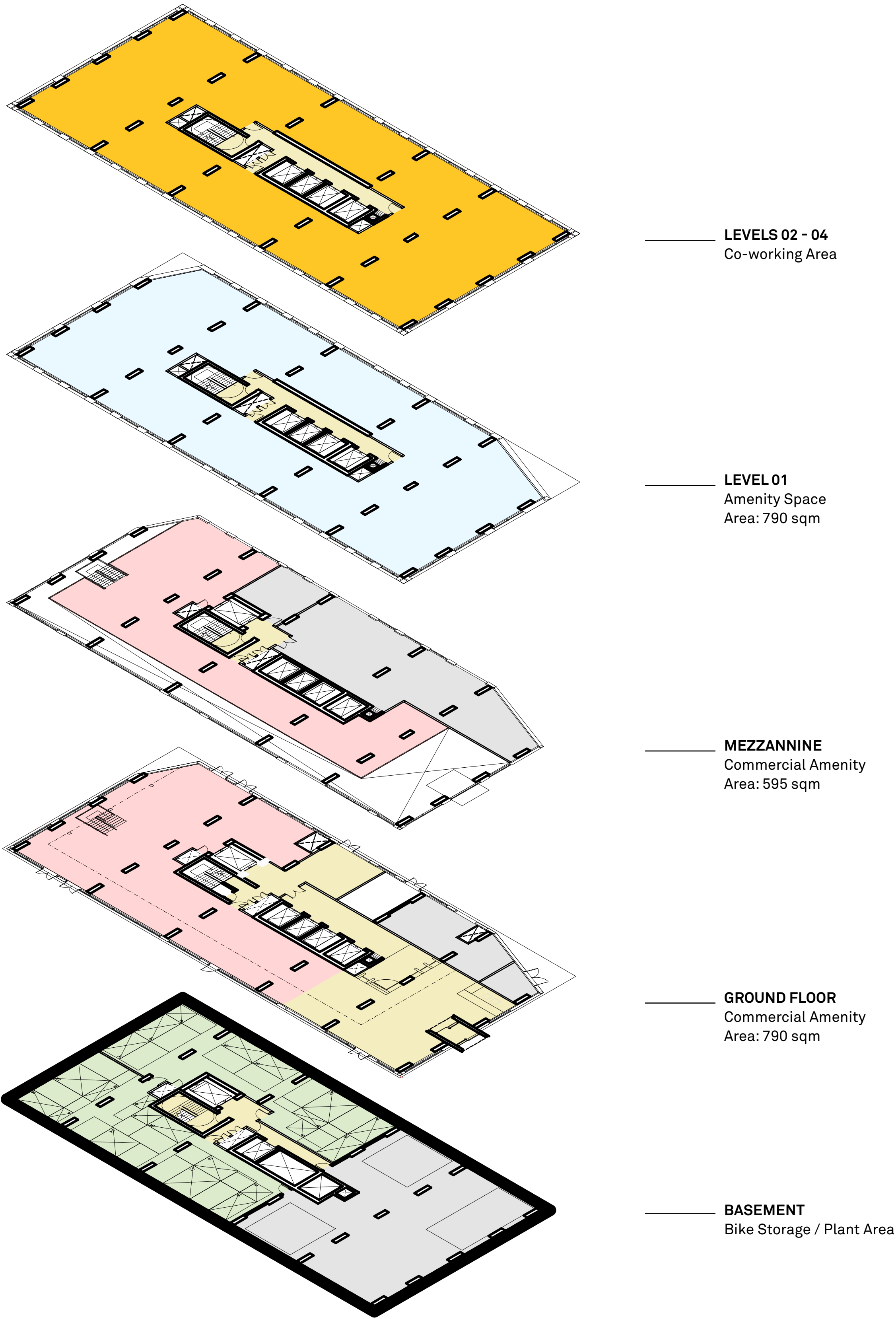
- 62x 4-bed "Quad" apartments;
- 124x 3-bed "Trio" apartments;
- 186x Studio / Studio +

The development is car free and generous cycle parking will be provided in the basement and the public realm around the building.

Union has been designed to be accessible to a range of incomes, including to those earning below Manchester's average salary.

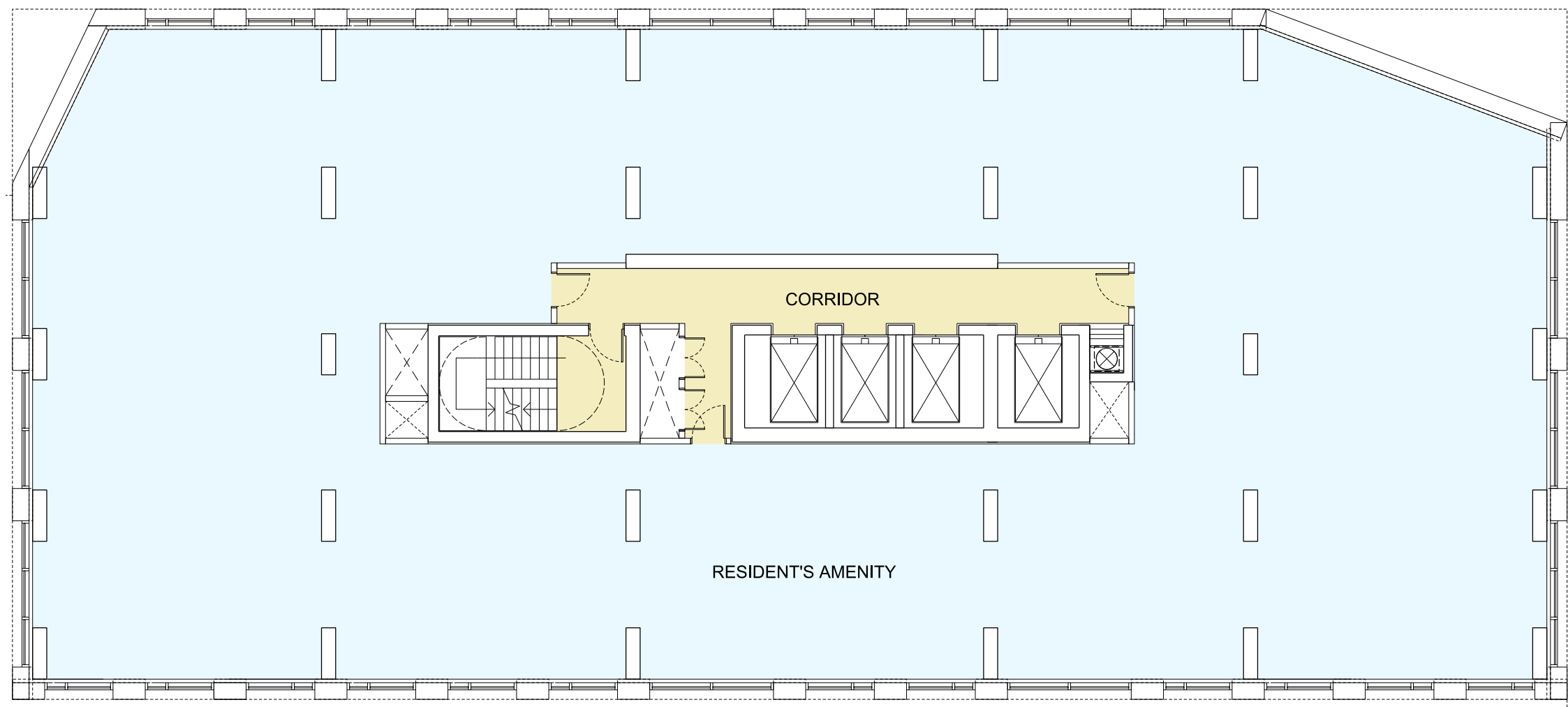


GROUND FLOOR - PUBLIC REALM SHOWN INDICATIVELY

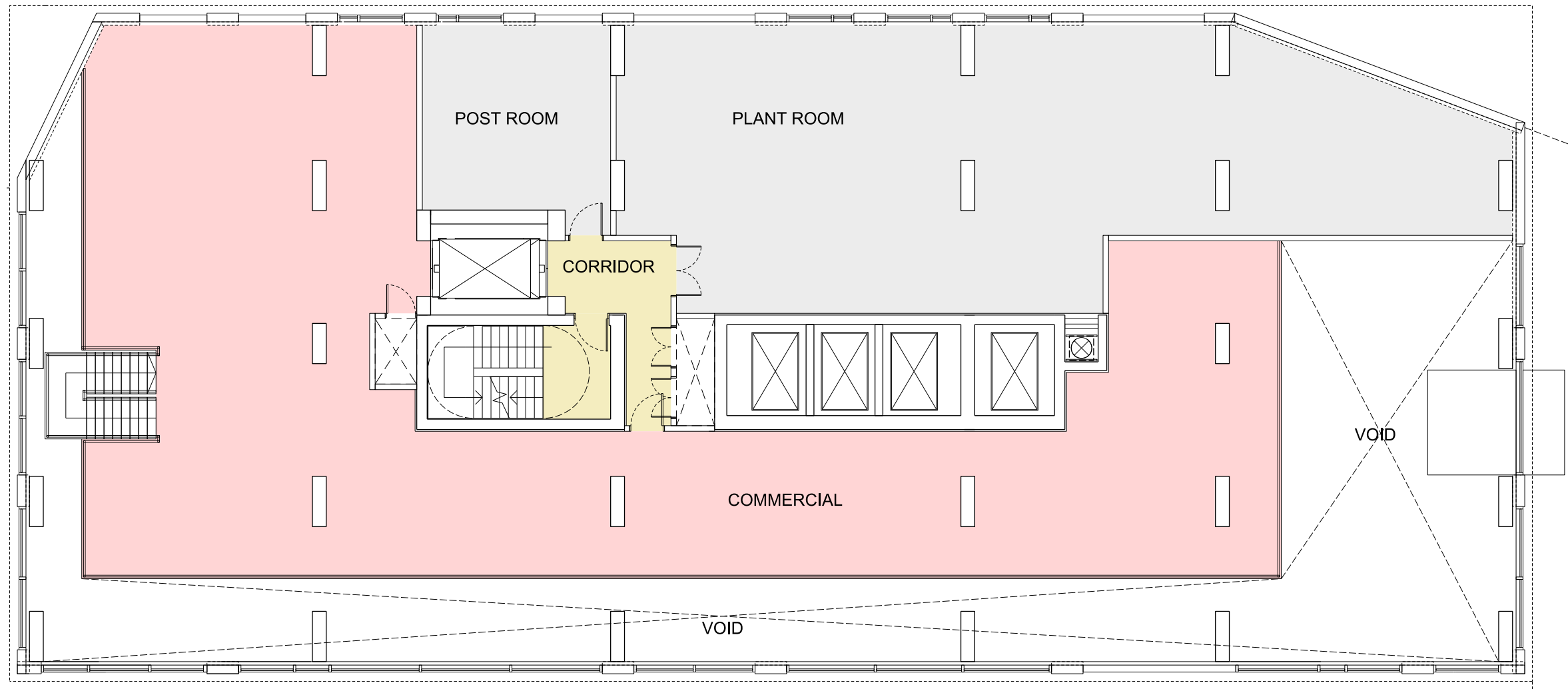


AMENITY + CO-WORKING AREAS

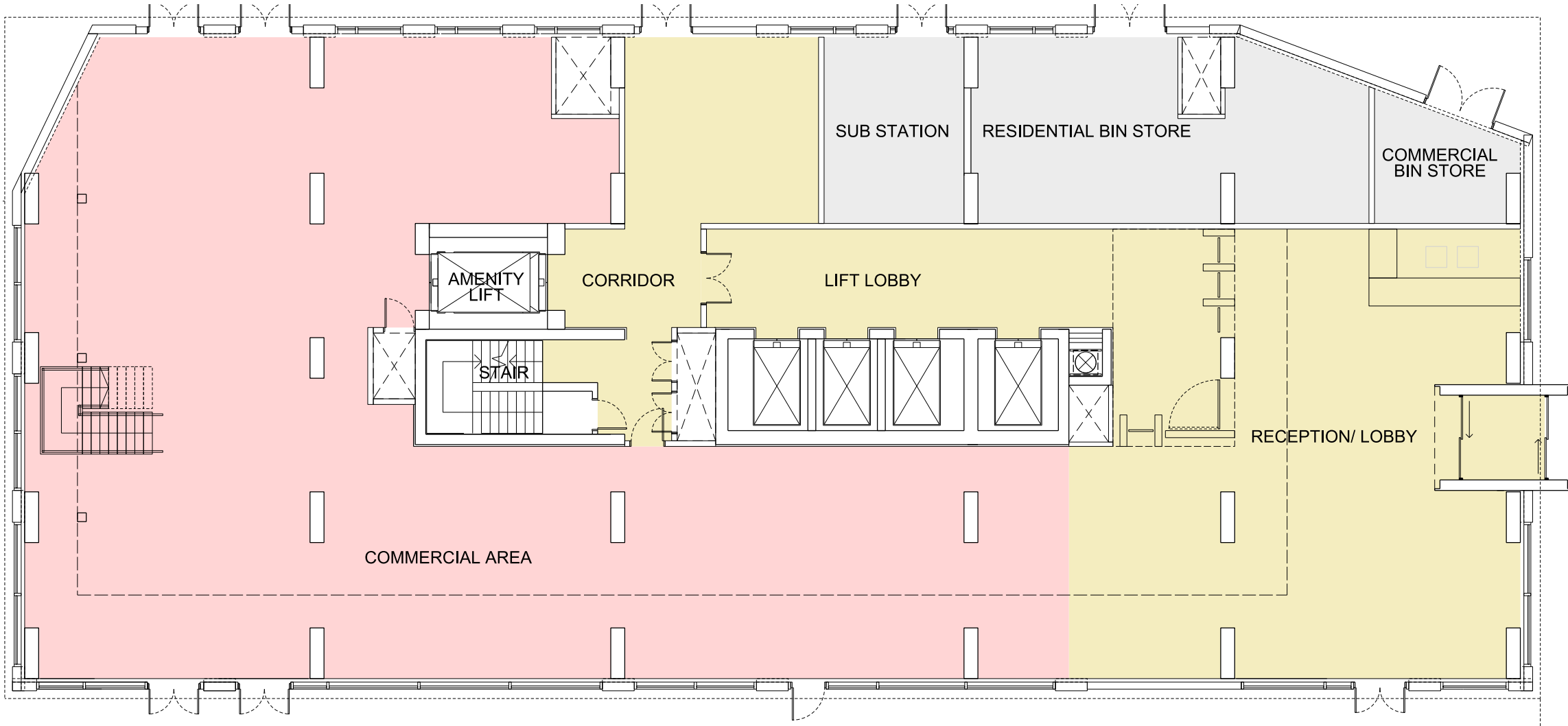
Floorplans & Accommodation - Amenity Spaces



FIRST FLOOR PLAN



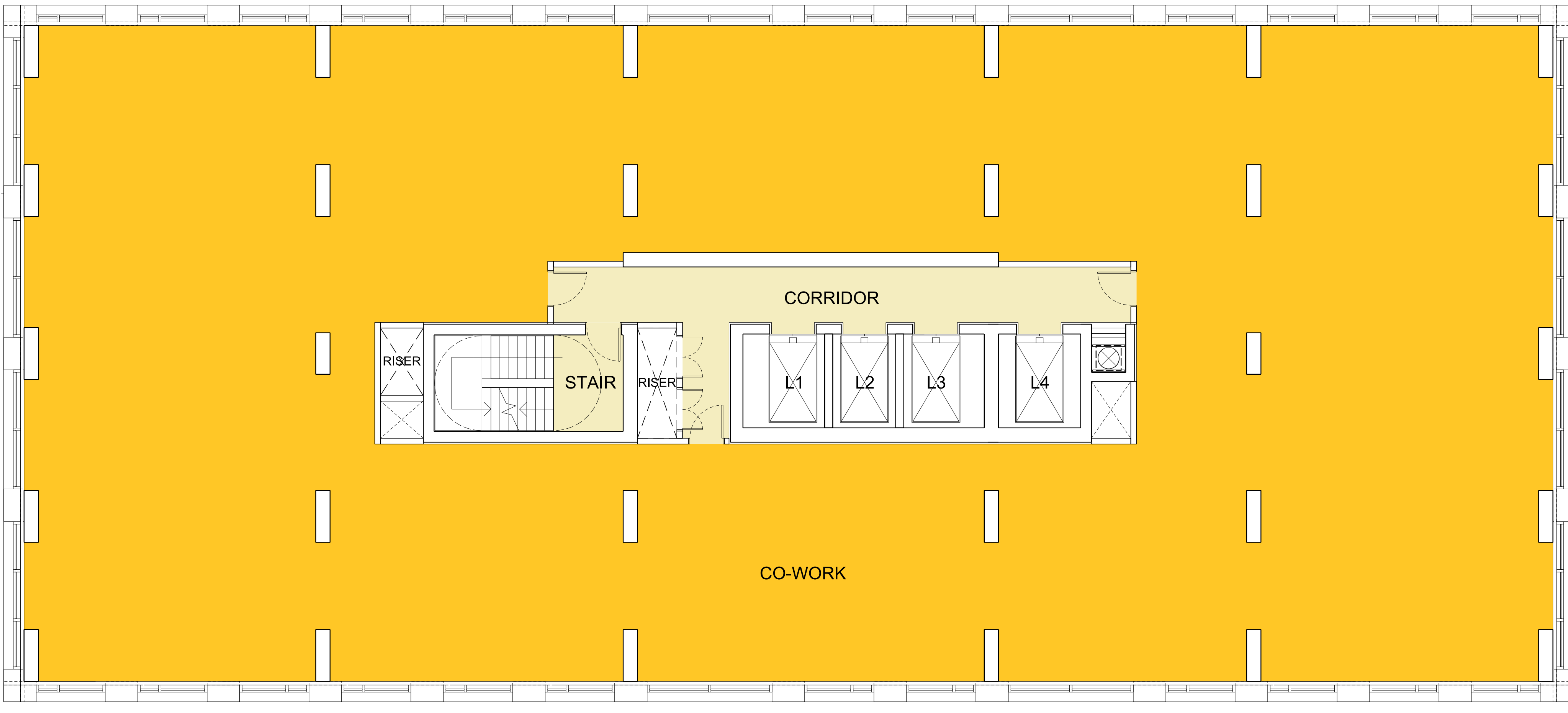
MEZZANINE PLAN



GROUND FLOOR PLAN



Floorplans & Accommodation - Union Co-working



Floorplans & Accommodation - Union Co-Living



TYPICAL FLOOR PLAN



Form & Architecture

Design Ethos

The proposed new Vita Union ‘T2’ is one of a pair of buildings alongside the proposed Vita Union ‘T1’. Together they become a key residential component within the principles of the St. John’s Masterplan and Strategic Regeneration Framework.

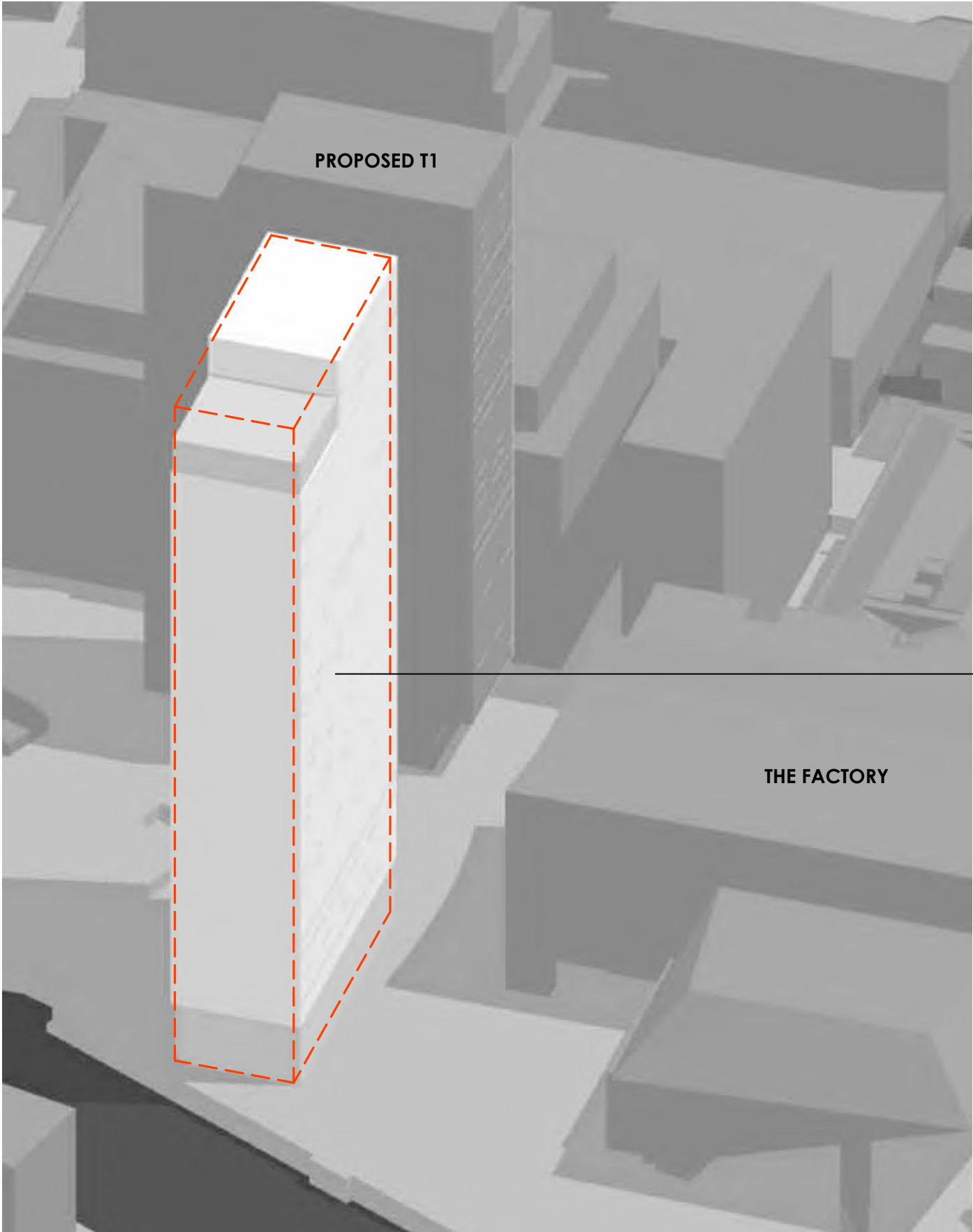
The buildings are visually connected and offer a substantial architectural presence in the heart of this new urban quarter. The external expression of both ‘T1’ and ‘T2’ incorporates repetitive grid bays and window framing that is reminiscent of the industrial typology in Manchester around the turn of the last century and which are overarching characteristics of many of the existing and new Approved buildings on St. John’s.

The designs also adopt the Manchester tradition of tri-partite sub-divisions of the elevations containing a ‘base’, ‘middle’ and ‘top’. The typical two-storey high grid is elongated to three and four stories at strategic locations on the elevations to accentuate these sub-divisions and enhance the vertical expression of the buildings.

The frame for ‘T2’ is silver-grey in colour to visually connect with the proposed surrounding buildings, in particular Factory; Manchester Goods Yard and Globe and Simpson. The black ‘infill’ also creates strong links with the architectural intent of these buildings as well as reflecting the overall look and feel of Union ‘T1’

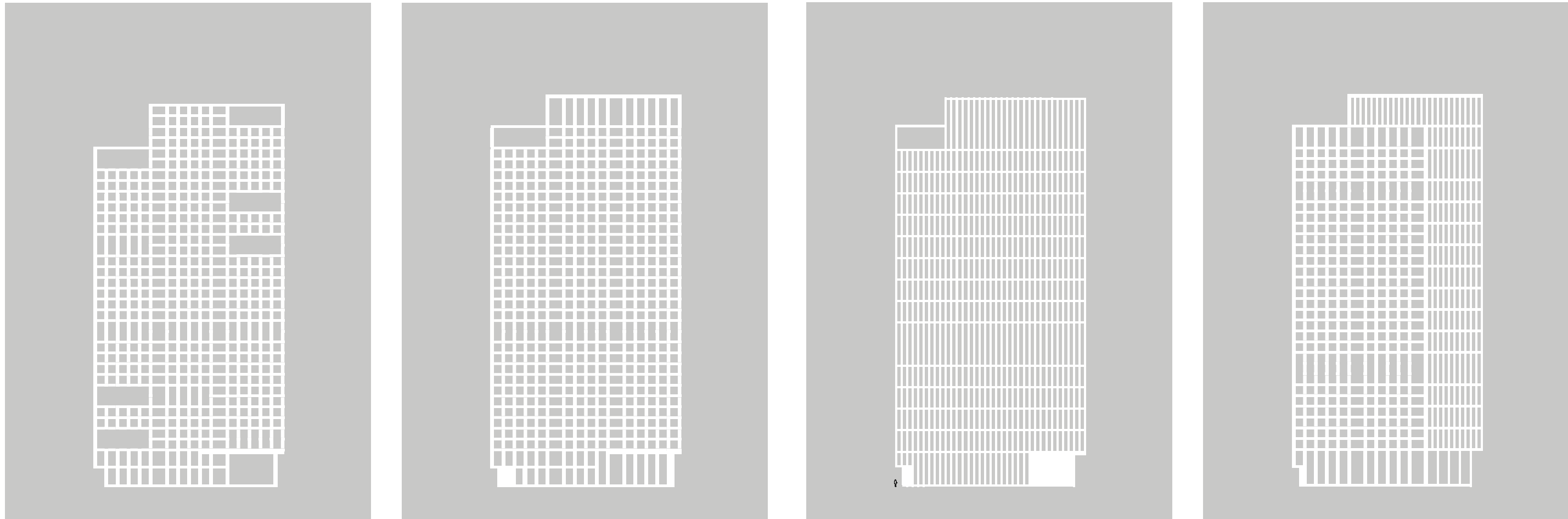
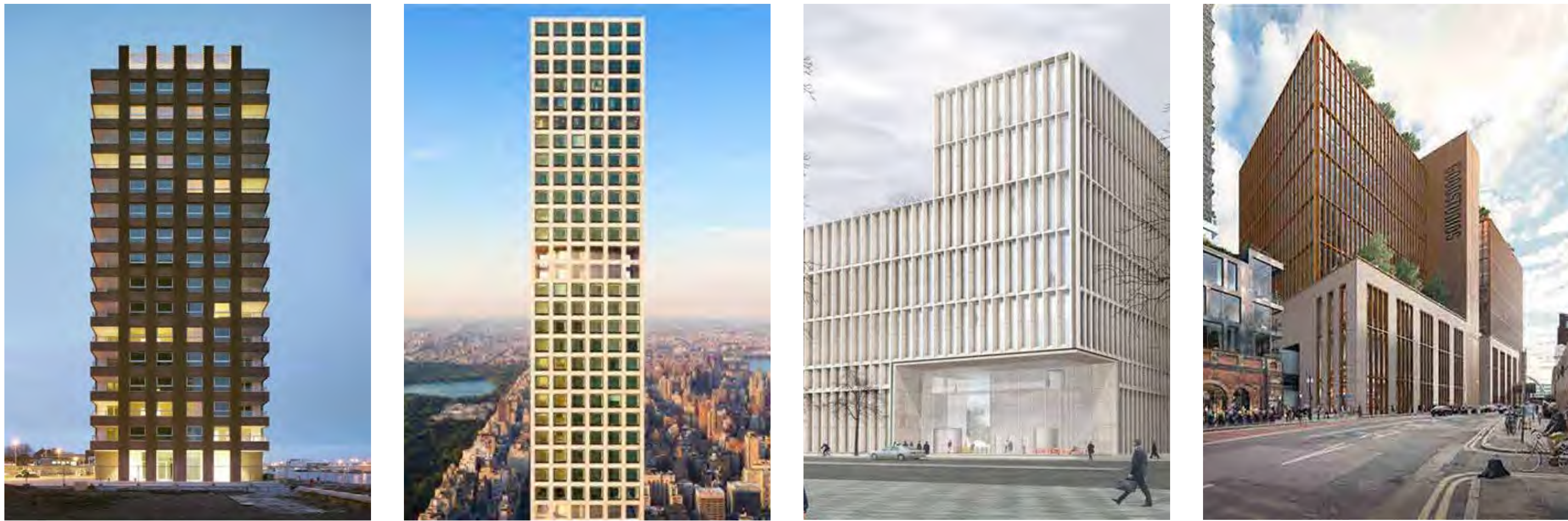
The proposed building will be on the same footprint and slightly lower in height than the approved building on-site.

The building is designed by Denton Corker Marshall, architects of the previously approved tower on the site. Other key buildings they have designed in the city includes the Manchester Civil Justice Centre and No.1 New York Street.



— — Approved T2 Massing

— Proposed Vita T2 Massing



ARCHITECTURAL PRECEDENT IMAGES AND CONCEPT DEVELOPMENT DIAGRAMS

Form & Architecture



INDICATIVE STUDY OF TYPICAL BAY ELEVATION

'T2' AS SEEN FROM ACROSS THE RIVER IRWELL



Form & Architecture - Union Buildings



VITA 'T1' IMAGE FROM PUBLIC CONSULTATION



VITA 'T1' AND 'T2'

Form & Architecture - Landscape



Vita engagement

Reflection on Co-living

Vita has listened to young people's views and wants to continue to engage, co-design and develop solutions with young people in order to create a co-living solution for the city of Manchester that fosters city centre communities whilst catering for an increasingly mobile workforce by supporting more self-employed, GIG economy workers and start-ups.

Having done extensive engagement, consultation and focus groups with young people in Manchester, Vita understands that demand for co-living is driven by people's desire for housing choice, quality and affordability of accommodation, and to be social and part of a community. Our Union brand has been developed based on the needs, priorities and rental challenges of young people, and feedback from the focus groups has contributed to the design evolution of our buildings.

*"I really like that the concept takes into account that I am a young professional, it's not just a family home set up for a couple or a family, there is much **more space for a young professional to socialise and work**. I work from home a lot and having an actual office space, as opposed to working out of my dining room, is really beneficial to be able to keep home and work separate."*

*"It's **social**, it's **secure**, it's **central**, it's **flexible** and it's also an opportunity. The facilities sound incredible and for the price discussed it sounds like a great deal."*

*"Social element is really important for me, moving from a different city it's quite difficult to meet people when you don't know where you are or where you should be going, so it's really important to have somewhere **you can meet like-minded people**."*



Next Steps



When will a planning application be submitted to the Council?

Subject to the outcome of consultations including today's event, we intend to submit the planning application in April 2020.

How do I send my comments on the proposals to the Council?

As part of this planning application, the Council will notify surrounding residents and businesses once the application has been validated. This will include details of how to send your comments on the proposals to the Council.

When will the works start?

If a planning application is approved, it is expected that works will commence in early 2021 and complete in summer 2024.

All works will be managed by a strictly adhered to construction management plan which will ensure that impacts on local residents and businesses are kept to a minimum and there are open communication channels throughout the build.

Have your say

- Fill in one of our comments cards today.
- Email us at consultation@deloitte.co.uk
- Write to us at Planning Team, Deloitte Real Estate, 2 Hardman Street, Manchester M3 3HF

The information you provide will be used only for the purpose of keeping you informed about and for understanding public opinion on the project. It will be stored securely until completion of the project, after which this information will be deleted. Your information will only be shared with third parties for the express purpose of keeping you informed of the proposals and with Vita and Manchester City Council, where there is a legal obligation to do so. It will not be forwarded to any other third parties. You can contact us at any time to request the deletion of your information.

Please contact us at consultation@deloitte.co.uk



Deloitte.

Real Estate

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