DENTON
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Union 'T2' - Enterprise City

DESIGN & ACCESS STATEMENT

VITA GROUP

March 2020

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1.0 INTRODUCTION

1.0 INTRODUCTION



1.1 Purpose

This Design and Access Statement has been prepared by Denton Corker Marshall with input from specialist consultants, on behalf of Union Living Limited, a wholly owned subsidiary of Vita Group. It accompanies an application for detailed planning permission at a site known as *"T2"*, which benefits from an extant Planning Permission (Ref. 114723/FO/2016) and forms part of St John's Strategic Regeneration Framework [adopted February 2015 and updated July 2016]. The revised proposals are being brought forward under Vita's "Union" brand for co-living.

This document describes the design development process and proposals for the development of the site and should be read in conjunction with the associated application drawings and all other information submitted in support of the planning application.

1.2 Project

Union Living Limited, propose to develop the site and seeks Full Planning Permission for the following:

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

1.3 Process

In developing the proposals the Applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature.

The designs have been developed with the intention of delivering a new and affordable living accommodation for young professionals and city workers looking for an affordable city centre single occupancy residential product and co-work space.

The proposed development has been subject to extensive pre-application consultation with the Local Planning Authority and statutory consultees in order to deliver a scheme that works best with the city's growing requirement for high quality, affordable housing opportunities within easy reach of the thriving business centre.

2.0 SITE & CONTEXT



Aerial View of Manchester City Centre



Aerial View of St. John's Masterplan Area

2.1 LOCATION

2.1.1 Area

The application site covers an area of 0.67 ha and forms part of the St John's Strategic Regeneration Framework [SRF] area in Manchester City Centre.

A previous planning application which included the site (Tower II4723/FO/2016) was granted in March 2017, which comprised 305 residential units in a 36 storey tower.

2.1.2 Masterplan

The St John's Masterplan area is a unique development site which is strategically located adjacent to Castlefield and Spinningfields but due to its former use, has been generally closed to the public for the past fifty years. St John's Masterplan and vision sets out a comprehensive strategy to unlock the site, bringing it back into short-term vibrant use for cultural events and to create a long term new mixed-use, residential-led city centre neighbourhood for Manchester over the next 5 years. This has generated significant momentum over the last 12 months, with three major development sites commencing construction.

2.1.3 Vision

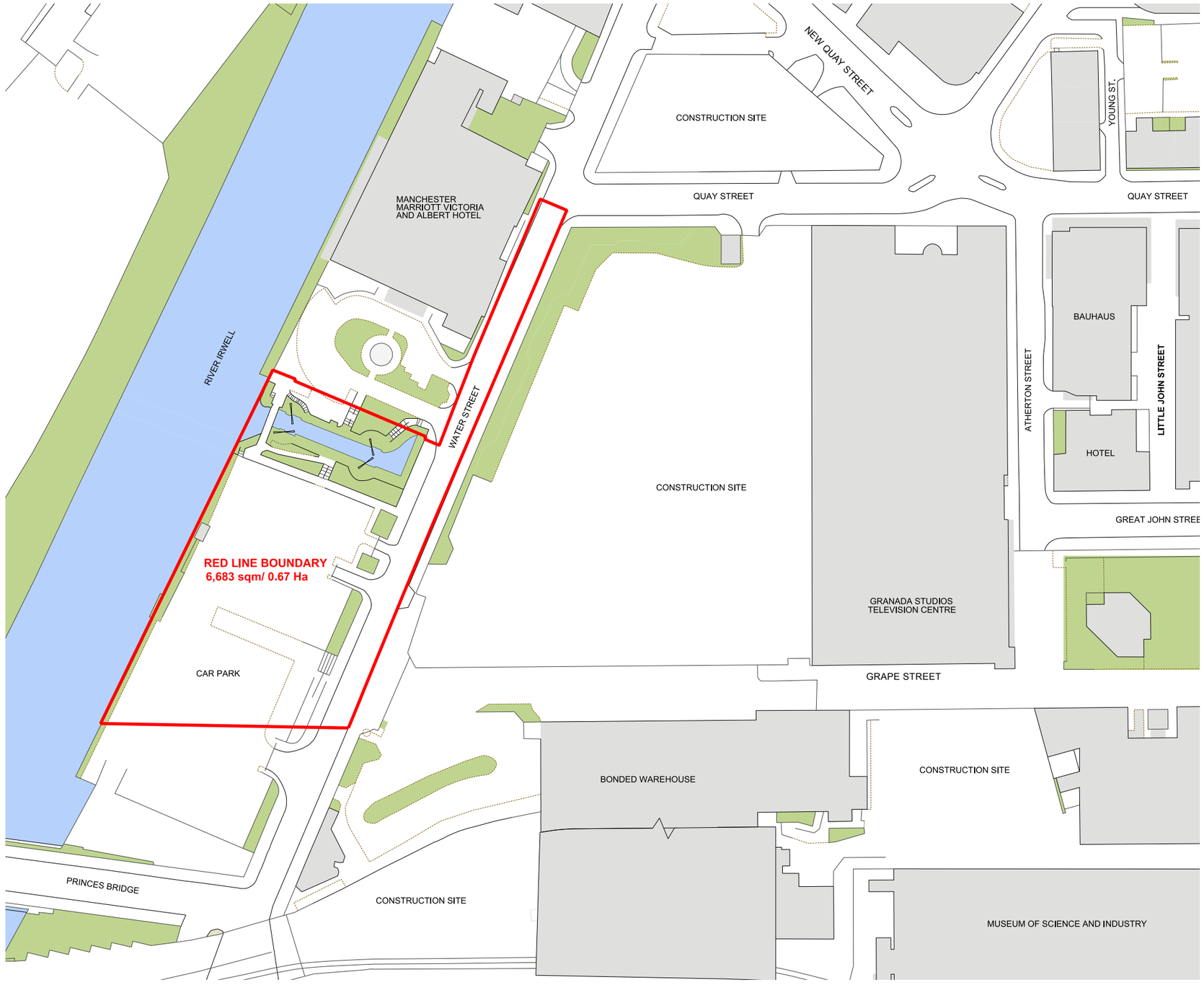
The vision for St John's is to create a best-in-class City Centre neighbourhood; a place to live, work and play, a place for enterprise and innovation, for culture, entertainment and leisure; a unique proposition for Manchester that will raise its international profile and set it apart from its peer 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. It is a key anchor for St. John's and will influence all that happens on the estate. 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.(Refer to the Planning Statement for the strategic context).

2.1.4 Boundaries

The Site to which this Application relates comprises up to 0.67 ha and is on land bound by 'T1' site and MGY to the east, under construction Factory (as approved by PP 119890/VO/2018) to the south, and the Victoria and Albert Hotel located to the north (The 'Site').

2.2 EXISTING SITE



Existing site plan with application red line boundary

2.2.1 Topography

There is a general slope across the Masterplan site from Little John Street westwards towards the River Irwell.

The site slopes by approx. 1.0m from Water Street westwards to the raised edge of above the river footpath. It was previously used a surface car-park accessed from Water Street.

The railway viaducts to the south, which will from part of the Factory development, create a physical barrier impeding connections to the surface car-park to the southern side of the railway.

2.2.2 Arrangement

The application site to the east is bounded by an adopted road, Water Street [the B5225] which heads south from New Quay Street, through the railway viaducts, towards Liverpool Road.

2.2.3 Other Infrastructure

The canal [between Water Street and Atherton Street] was infilled by Granada. The lock at the junction with the River Irwell and to the west of Water Street remains. This application seeks to provide maintenance and enhance the inlet. The application boundary does go over the listed canal's arms, but no below ground works are proposed. The subterranean canal tunnel remains in situ to the east of the Headquarters building and is not affected by the application site.

To the south west of the site and beyond the Factory application site, the Princes Street Bridge across the River Irwell previously provided a vehicular route from Water Street into Salford. This connection was broken when the inner ring road was constructed at a lower level on the eastern side of the River Irwell and the bridge has now been demolished. The bridge has now been replaced by a pedestrian bridge as part of the Ordsall Chord works which are proposed by Network Rail.

2.3 EXISTING BUILDINGS



Aerial View of ‘T2’ site.



View from ‘T2’ site to Water Street

2.3.1 ‘T2’ Application Site

The Application site is a cleared area that is currently being used as a site compound for the contractors building out Manchester Goods Yard and the Masterplan basement. It was previously used as a surface car-park on made-up ground

2.3.2 Granada Studios Buildings

The central part of the Masterplan site previously accommodated buildings and workshops associated with ITV’s former studio operations, some of which are now demolished as part of the Manchester Grande proposals which received planning approval in October 2015. These include the Administration Block, Security Lodge, Workshop and Staff Welfare Building. Studio 8 and M1 Arcade are being retained.

2.3.3 Entrance to Granada Studios Tour and Perimeter Wall

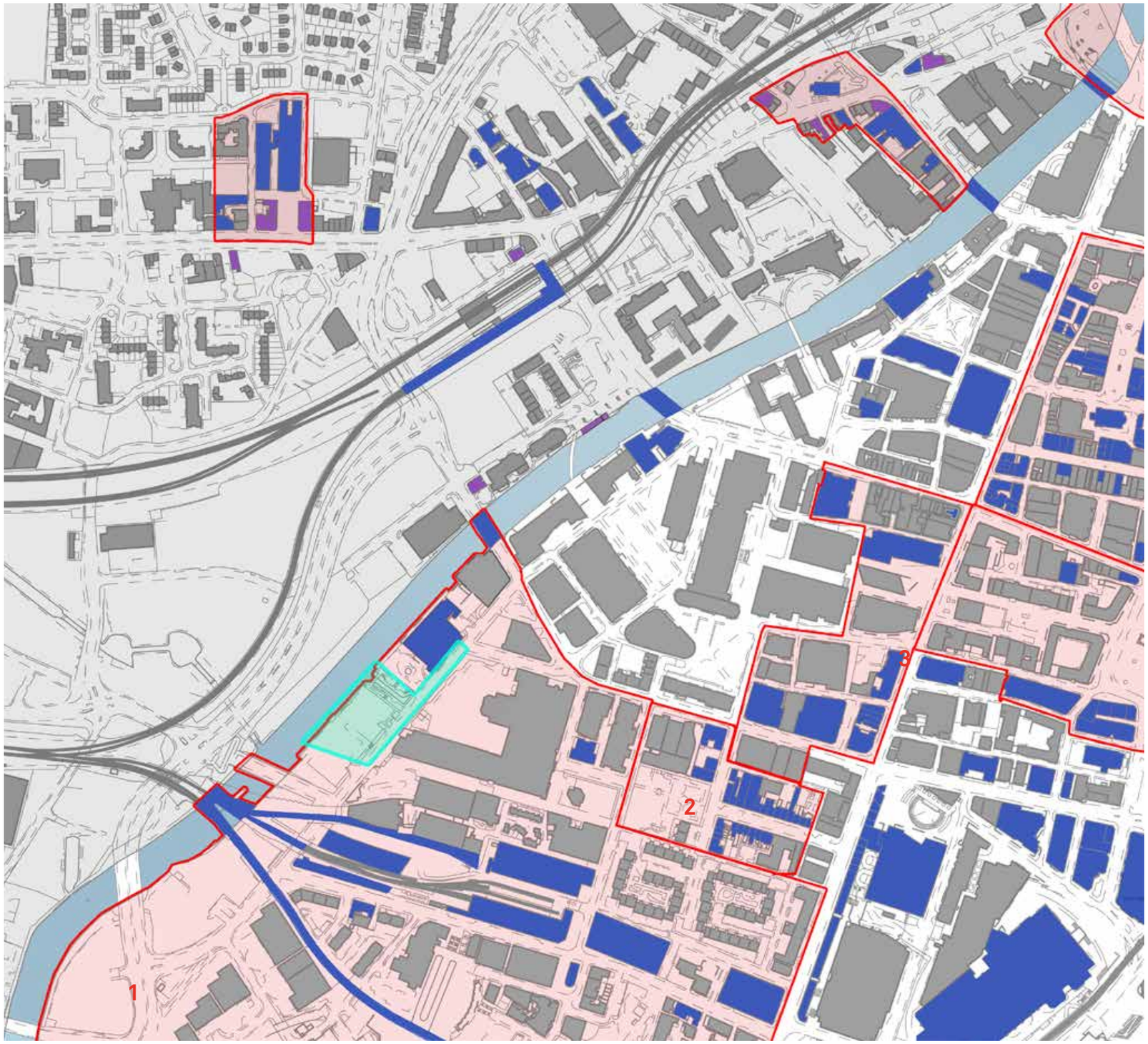
The 1980s Granada Studios Tour entrance Pavilion, which is considered to be of no heritage value [refer SLHA Central Village Heritage Statement], has been demolished. The perimeter wall which sits at the back of footpath along Water Street and Quay Street and encloses the surface car park, has also been demolished.

2.3.4 Railway Arches [Bonded Stores]

The railway arches which lie beyond the southern boundary of the site and open onto the space to the east of Bonded Warehouse, are not physically impacted by this application however they will form part of the Factory application site. These arches are attached to the Grade II listed colonnaded railway viaduct within the Museum of Science and Industry [MOSI] and reference should be made to the Factory application for further detailed proposals, including the opening up and re-utilisation of the arches and viaduct providing a future connection to MOSI.

2.3.5 Railway Arches [Zig-Zag Arches] and Princes Bridge

Although outside the application site, these Grade II listed arches sit to the south west of the site and adjacent the Factory application site. These arches have been demolished by Network Rail in order to provide support to the new rail bridge which is constructed across the River Irwell as part of the Ordsall Chord.



KEY:

- Nationally Listed Building/Structure
- Locally Listed Heritage Asset (Salford)
- Proposed Union *'T2'* Building
- Conservation Areas
  - **1** Castlefield Conservation Area
  - **2** St John Street Conservation Area
  - **3** Peter Street Conservation Area

Historic context.

2.4 PLANNING CONTEXT

2.4.1 Strategic Regeneration Framework [SRF] and Masterplan

As a precursor to the submission of planning applications for individual phases of St John's, a Strategic Regeneration Framework [SRF] was prepared for the whole St John's area and was adopted by Manchester City Council's Executive Committee in February 2015. In July 2016, an update to the SRF was presented to the MCC Executive Committee.

The Strategic Regeneration Framework establishes the development principles for the site as a whole and lays the foundations for progressing this application. It is a material planning consideration in the determination of future applications.

The SRF identifies that the site represents a remarkable and immediate opportunity to lead the next phases of regeneration of Manchester City Centre and deliver 'best in class' residential-led mixed use development. The SRF site covers approximately 13 acres and is vested in the ownership of Manchester Quays Limited [MQL], it presents a critical mass of land, readily available to deliver comprehensive redevelopment.

The SRF strategy provides a positive and appropriate response to its context. It sets out a vision for the regeneration of the site, together with a series of development principles, which are sufficiently flexible to be able to respond to opportunities in the market place as they arise. The SRF principles upon which the application proposals have been founded provide the basis for delivering a new residential-led mixed-use, sustainable City Centre neighbourhood which is accessible, has a distinctive sense of place and offers life and vitality at all times through the year, day and night.

2.4.2 Conservation Area

The site is located within the Castlefield Conservation Area and is adjacent to the St John Street Conservation Area to the east.

2.4.3 Listed Buildings

The SRF area contains the Grade II Listed Manchester and Salford Junction Canal Tunnel and the Grade II Listed Colonnaded Railway Viaduct, although the later sits outside of the site boundary for this application. The Listed canal inlet is included within the application red-line but no below ground works are proposed.

The application site lies in close proximity to a number of listed structures and non-designated heritage assets, including the Grade I Listed Liverpool road Station and Goods Warehouse, along with the non-designated Bonded Warehouse to the south, Grade II Listed Zig Zag Viaduct to the south-west and Grade II Listed Victoria and Alert Hotel to the north-west.

2.4.4 Manchester Residential Quality Guidance

The Manchester Residential Quality Guidance, Issue 01 March 2017, has been referred to as a guide to bring forward these proposals. It has offered the design team clarity in identifying and articulating the contribution that the proposed development must have on the evolving St. John's neighbourhood as well as the buildings immediate surroundings.

2.4.5 National Planning Policy Framework 2019

The proposals for the site are part of a larger Masterplan for the area which focuses on providing a sustainable use for this site [including its built and natural assets] and therefore aims to demonstrate that it accords with the definition of sustainable development.

2.4.6 Manchester City Council Core Strategy 2012

The adopted Manchester Core Strategy sets out the City Council's Vision for Manchester to 2026, along with the planning policies that provide the framework for delivering that Vision. It provides a spatial strategy for growth, identifying that Manchester will be the driver of the City Region economy due to the location of key assets in Manchester City Centre and the Regional Centre. The Vision is for a flourishing knowledge-based economy, based on the strength of the Regional Centre and Manchester Airport. Economic growth will continue to be driven by knowledge based industries including digital and creative sectors, financial and business services, biotechnology, engineering and environmental technologies. Manchester will be a City with neighbourhoods where people choose to live all their lives because they offer a wide range of quality housing and an attractive environment.

As a truly mixed-use neighbourhood, St John's will contribute strongly to a wide range of Manchester's strategic policy objectives as summarised below:

Policy SP1 Spatial Principles: Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living.

Policy EC3 The Regional Centre: Employment generating uses will be promoted within the Regional Centre, taking advantage of the commercial assets of the core of the conurbation and the opportunities to provide accessible employment to Manchester residents. New housing to complement the development of mixed use employment areas will be supported.

Policy CC1 Primary Economic Focus: City Centre and Fringe: The City Centre is the strategic economic location and focus of employment growth in the City and City Region. Within the City Centre a variety of high quality accommodation types, sizes and foot-plates will be encouraged to boost investment.

Policy CC2 Retail: The Council will promote the growth and improvement of retail provision in the City Centre. Across the City Centre, retail will be supported where it would serve a local community or contribute to the area's character. The Council is particularly supportive of the independent retail sector.

Policy CC3 Housing: A minimum of 16,500 new units will be provided from 2010-2027. The Council will encourage accommodation of a high standard, which offers units large enough to suit a range of occupants in terms of both the number of rooms and their size.

Policy CC4 Tourism, Culture and Leisure: The City Centre will be the focus for culture and leisure in the City Region. Development in the City Centre that improves facilities for visitors, including Manchester residents, will be promoted. New hotel development that contributes towards the quality of the City Centre will be supported.

Policy CC6 City Centre High Density Development: City Centre development will generally be high-density as it is a location where land should be used to maximise its efficiency. The scale, massing and height of the development in the City Centre will significantly exceed what is appropriate elsewhere in the City.

Policy CC7 Mixed Use Development: The City Centre presents the most viable opportunities for mixed-use development, where land can be used as efficiently as possible. Residential development will be supported as part of schemes that include employment. Active ground floor uses will be appropriate in locations with an established public function or as part of a development that will create such an environment.

Policy CC8 Change and Renewal: Developments that make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported.

Policy CC10 A Place for Everyone: The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development should increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity and promote high standards of accessibility.

Policy H1 Overall Housing Provision: New residential development should take account of the need to contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing population. The design of a scheme should contribute to the character of the local area – the City Centre will be an appropriate location for high density development within mixed-use schemes.

Policy EN1 Design Principles and Strategic Character Areas: The site forms part of the City Centre Character Area, which contains a rich legacy that reflects its urban evolution to current day. In this area developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area. While there will be opportunities to create landmark buildings, development should also contribute positively to the experience of all at street level. Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space. The maintenance and improvement of the City's permeability should be considered in all proposals.

Policy EN2 Tall Buildings: Proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, are appropriately located, contribute positively towards sustainability and place-making and will bring significant regeneration benefits. Sites within the City Centre will be encouraged for tall buildings.

Policy EN3 Heritage: The Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods.



Original proposal for Union ‘T1’ and Consented ‘T2’



Consented ‘T1’ and ‘T2’schemes



Revised proposal for Union ‘T1’ and revised cladding colour proposed for Consented ‘T2’



Proposed black coloured Union ‘T1’ and Union ‘T2’buildings

2.5 PRE-APPLICATION PROCESS

Pre-Application Meeting – 28th February 2020

A meeting was held on 28th February 2020 at Manchester City Council’s offices with Dave Roscoe, Planning Development Manager, and Dave Brettell, Case officer.

The proposals for the new development on the previously approved St John’s ‘T2’ site were presented by Vita. It was advised that the proposed ‘T2’ building will be a second development of their ‘Union’ concept and will sit alongside their first development, the ‘T1’ Union building.

‘T2’ will similarly incorporate affordable ‘co-living’ residential units made up of 4 Bed, 3 Bed, Studio Plus and Studio apartments. The key variation of ‘T2’ from ‘T1’ is that there are three full floors of ‘Co-working’ space on the lower levels. These will be available to the co-working members as well as the building’s residents.

Residents’ Amenity and Commercial spaces are located on the Ground Floor, Mezzanine level and Level One. These areas include various functions such as private dining rooms, laundry, event/lounge spaces, café and retail facilities.

The overall scale and massing of the proposed scheme is generally in line with the Approved ‘T2’ design.

The architectural look and design intent has evolved over a number of iterations that were outlined during the discussions. The development of ‘T2’ followed on from the design works carried-out on Union ‘T1’ (subject to a separate application and Pre-Application process). ‘T1’ originally incorporated a silver-grey ‘grid’ laid on top of a black inner ‘box’. This responded to the consented ‘T2’ scheme that included a prominent metallic silver-grey ‘wrap’ around an inner glass block. A development of the ‘T1’ design proposal was to change the silver-grey grid to a black grid with the intention that the consented ‘T2’ would now incorporate the metallic copper ‘wrap’ that had been proposed for the originally consented ‘T1’ building.

The architectural expression of the proposed ‘T2’ building was described as a black ‘grid’ overlaid on to a black inner ‘box’. This co-ordinates with the proposed ‘T1’ development and visually connects them as a pair of towers.

MCC advised that the prominent black colour, particularly as expressed on both buildings, was not visually acceptable to them and would not be viewed favourably. Vita and the Design team agreed to review the proposed colour and tone of the buildings.

2.5 PRE-APPLICATION PROCESS

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.



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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

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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.

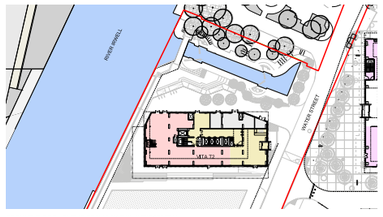
The co-working space will host a variety of individual and multi-occupant offices, hot desks and meeting rooms for people to creatively team work and collaborate.

A range of apartment-types will be provided:

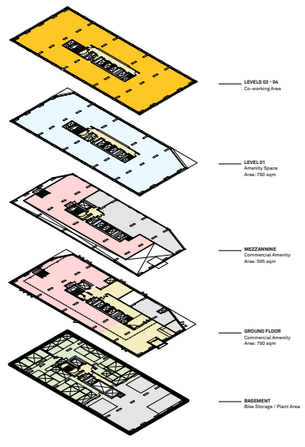
- 62x 4-bed "Quad" apartments;
- 124x 3-bed "Trio" apartments;
- 186x Studio / Studio +

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

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Form & Architecture



INDICATIVE STUDY OF TYPICAL BAY ELEVATION



'T2' AS SEEN FROM ACROSS THE RIVER IRWELL

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Public Consultation – 19th March 2020

Pre-application consultation with the Local Planning Authority, Greater Manchester Police and other Statutory Consultees has been focused on meetings and briefings.

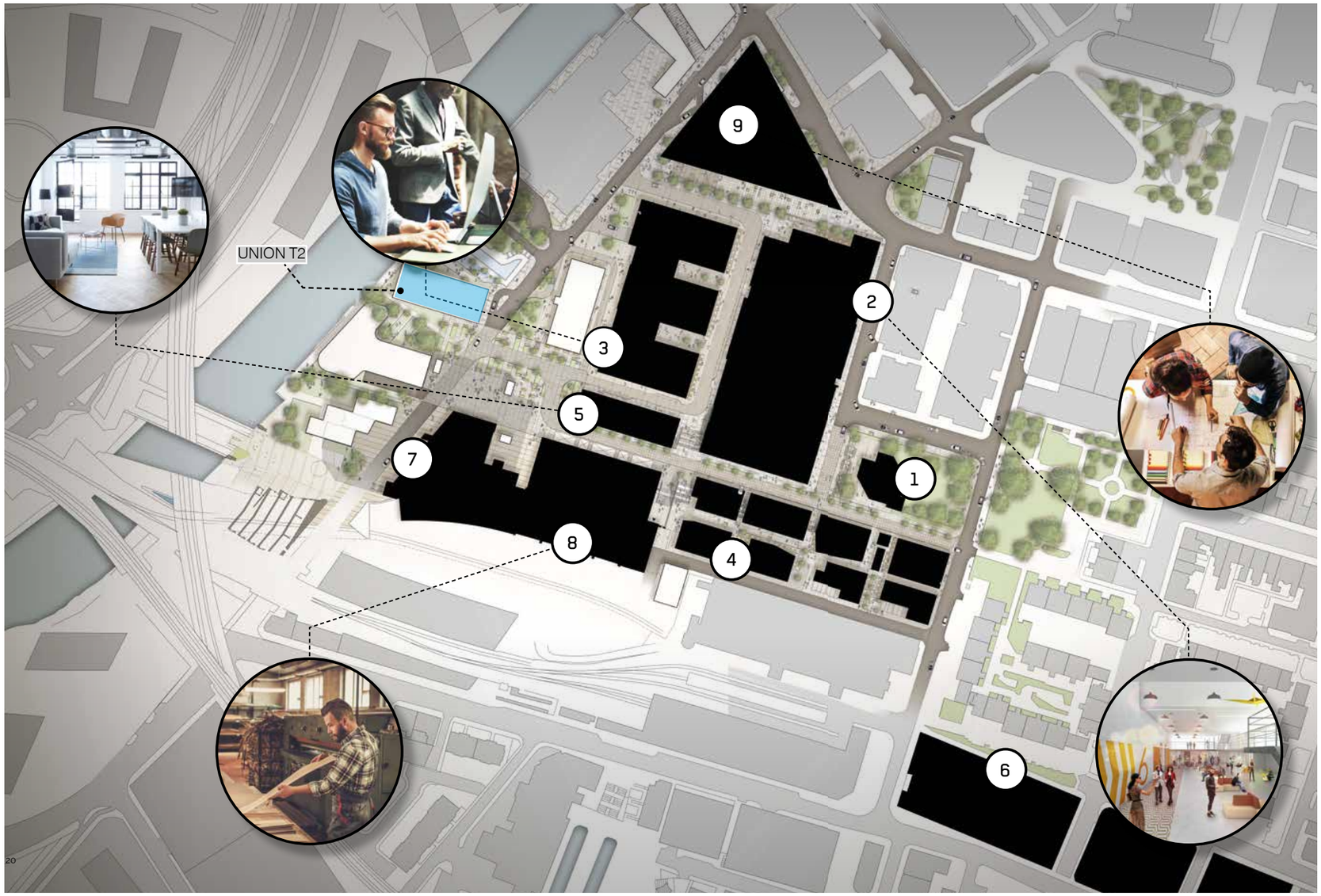
Pre-application engagement with local residents and business was principally focused on a virtual public exhibition in light of the original physical public exhibition being cancelled as a result of government guidance on Covid-19. This involved the public exhibition boards being hosted on the Applicant's website where comments could be left by viewers. The boards were available on the website between 19th and 25th March 2020. A briefing email was sent to Local Ward Members in advance of the public exhibition.

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 was 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.

Some of the Boards presented in the Public Consultation

3.0 MASTERPLAN CONTEXT

3.1 WIDER MASTERPLAN CONTEXT



1. BREEZE STUDIOS
2. OLD GRANADA STUDIOS
3. MANCHESTER GOODS YARD
4. SOUTH VILLAGE
5. NO.1 GRAPE STREET
6. CAMPFIELD
7. FACTORY
8. BONDED WAREHOUSE
9. ST. JOHN'S PLACE

3.1.1 Wider Masterplan Context

Location

The St John's Masterplan covers a site bounded by the River Irwell to the west, the Museum of Science and Industry to the south, Quay Street to the north and the wider St John's area leading to Deansgate to the east.

Connections

The opening up of the site unlocks an important area of the City and presents opportunities to make connections and new routes not only south-north from Castlefield to Spinningfields but also east-west from the City Centre to the river edge and beyond to Central Salford.

Neighbourhood

The Strategic Regeneration Framework provides a basis for a plan to be delivered over the next ten years and the creation of a new mixed-use, City Centre neighbourhood for Manchester. The site is already being brought back into short-term vibrant use and the long term strategy is to develop a best-in-class city centre community; a place to live, work and play, a place for enterprise and innovation, for culture, arts, entertainment and leisure.

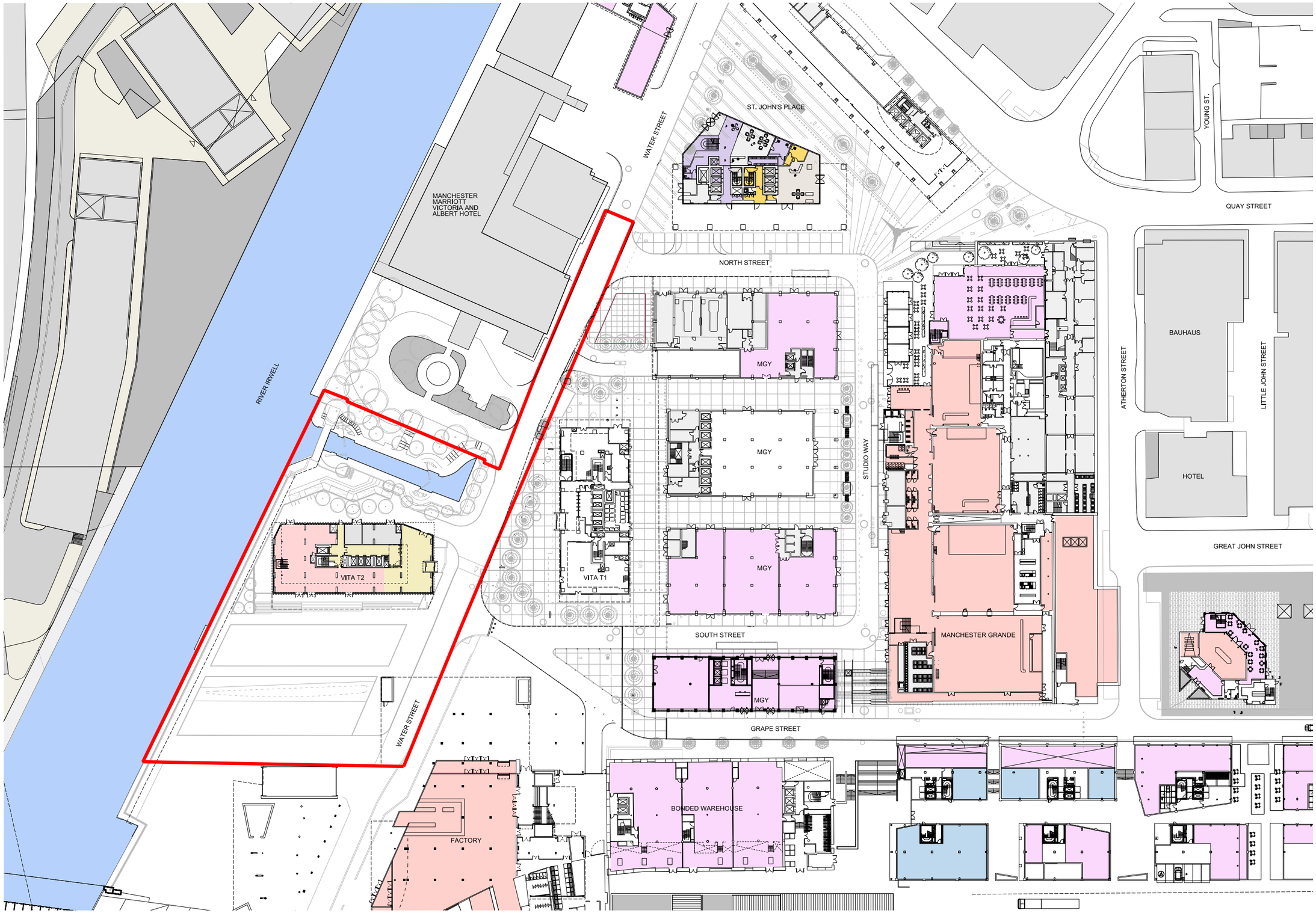
Making the Place: St John's, Enterprise City

St John's is not just a collection of buildings but a place with atmosphere and a story. There are key factors which have helped to inform the development of the area and the spaces which populate it, these include:

Enterprise City will be a key anchor for St. John's and will underpin all that happens on the estate. It 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 eco-system', comprising a vibrant mix of digital, technology and creative industries, rather than just a 'place of work'. Each building will be unique, whether it is a 'start-up' or a multinational corporation, and every business will find a space that is crafted and curated to fit its specific industry requirements.

3.0 Masterplan Context



St John's masterplan with proposed red line application boundary



Manchester Goods Yard to the east of Union



OGS



The Factory and Factory place



Globe & Simpson



Bonded Warehouse

3.2 IMMEDIATE MASTERPLAN

This section describes the proposed developments around the site.

3.2.1 Manchester Goods Yard

A £100M investment in a new tech campus will see Booking.com become the anchor tenant at Enterprise City development. Booking.com has signed a 12-year lease for 222,000 sq.ft. of office space which will be a tech campus for over 1,500 employees at Manchester Goods Yard. The company plans to recruit hundreds of additional staff in the next year. The campus will open in 2021.

3.2.2 The Factory

The Factory is a new kind of large scale venue that captures the extraordinary creative vision and depth of Manchester's cultural and creative ecosystem. The Factory will promote cultural innovation, growth, skills development and talent retention across the Northern Powerhouse, and present a genuine cultural counterweight to London. It will open in 2020.

3.2.3 Factory Square

Factory Square will complement the Factory with an extensive public realm that will be open out towards the union building and the river Irwell.

3.2.4 Globe & Simpson

A nine storey, 80,000 sq.ft. commercial building due to be occupied by advertising agency WPP over a 15 year period. The building façade incorporates a repetitive grid reminiscent of the local industrial architecture and reflects the Manchester tradition of a tri-partite sub-division of 'base'; 'middle' and 'top'.



Union ‘T1’

3.2.5 Union ‘T1’

‘T1’ is a 32 storey Co-living tower that is being developed by Vita as the first ‘Union’ branded building. It will incorporate 388 Co-living units with 5 floors of Resident’s Amenity and publicly accessible commercial space.

Union is a dynamic destination for young professional and city workers to live, work and play. It is innovative co-living with apartments that people are proud to call home. The building rent will be accessible to average and below average city earners which, in turn, will promote social mobility.

The building is divided vertically into 3 main zones:

1. Basement levels: Gym, Cycle Store; Residents Storage and Plant Space.

2. Ground Floor, Mezzanine and Level 01: Residents Amenity areas and Commercial Space

3. Level 02 – Level 31 : Co-living Levels

4.0 COMPARISON WITH PREVIOUSLY APPROVED ‘T2’ SCHEME

4.1 APPROVED / PROPOSED SCHEME COMPARISON

The site benefits from an implemented Planning permission. The Approved ‘T2’ scheme (Ref: 114723/FO/2016) comprised of a 36 storey residential building with residents amenity facilities and retail use on the lower floors.

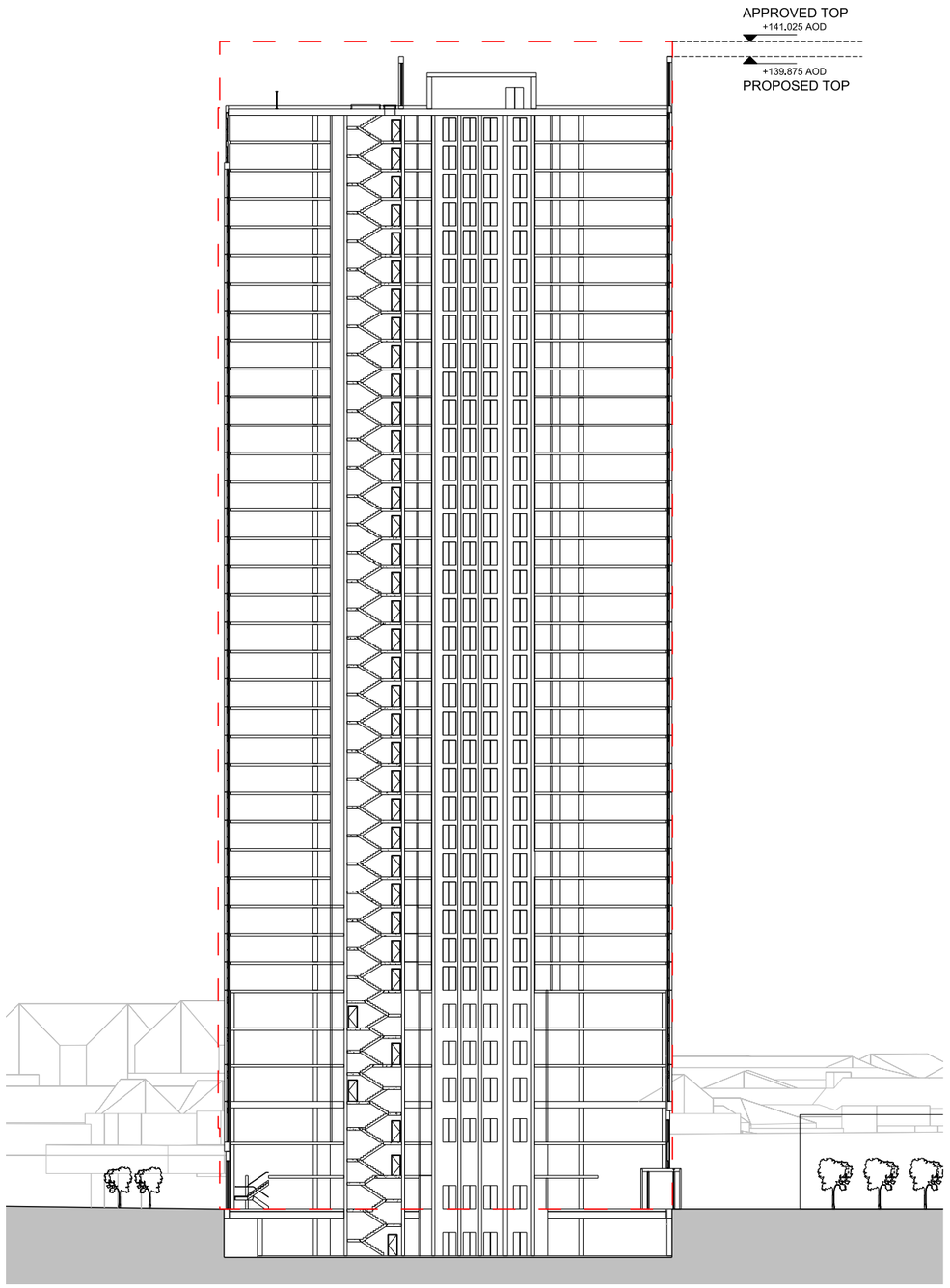
The form of the building was derived from the typical apartment level floor plan which consisted of apartments on either side of a common corridor. This simple rectangular plan from was extruded through the full height of the building to create a tall, well proportioned tower.

The siting of the building responded specifically to the parameters set-out in the adopted Strategic Regeneration Framework. It was positioned on the site to align with the adjacent ‘T1’ residential building with the intention that the two developments would read as a pair of towers within the St. John’s Masterplan.

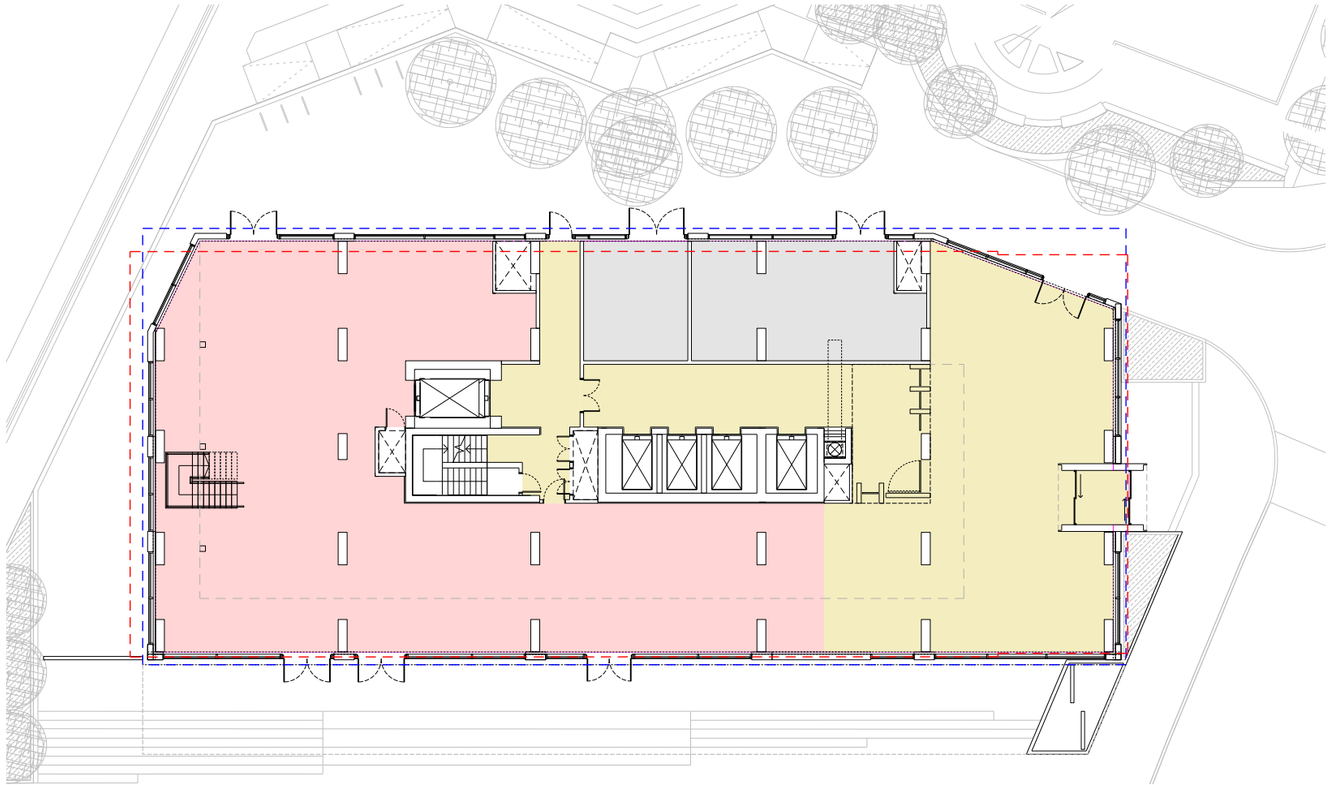
The design for the proposed Union ‘T2’ development has taken into consideration the extant principles of the approved scheme with the scale, massing, footprint and siting closely following these established principles.

The new Union ‘T2’ tower is 36 storeys are approximately the same height as the approved ‘T2’. The typical floor is made up of apartments an studios arranged around a central corridor. This plan form then extrudes through the height of the building to create a tower form similar in scale and massing to the approved scheme.

The building has residential amenity and commercial/retail on the lower floors but also incorporates three levels of Co-working space.



Long Section



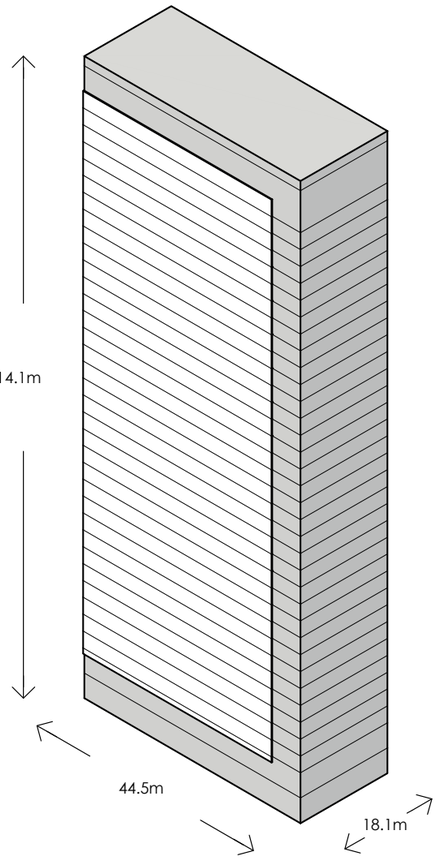
Ground Floor Plan

Approved ‘T2’ Outline

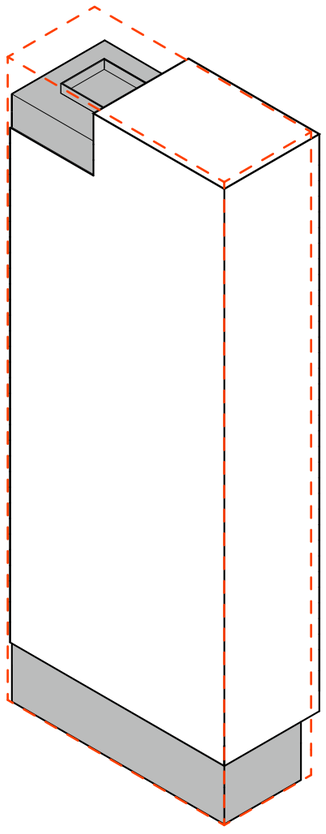
Approved ‘T2’ Footprint

Line of Building Over

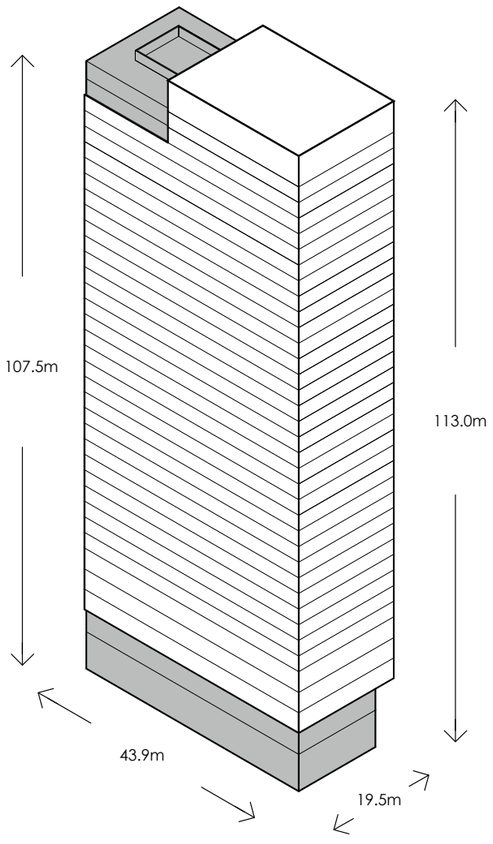
4.2 3D MASSING COMPARISON



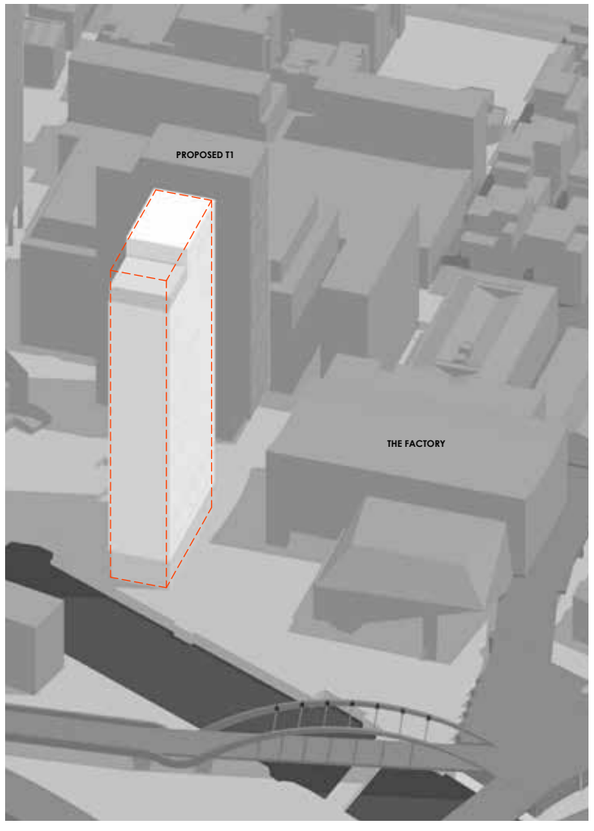
Approved ‘T2’



Proposed + Approved Comparison



Proposed Union ‘T2’

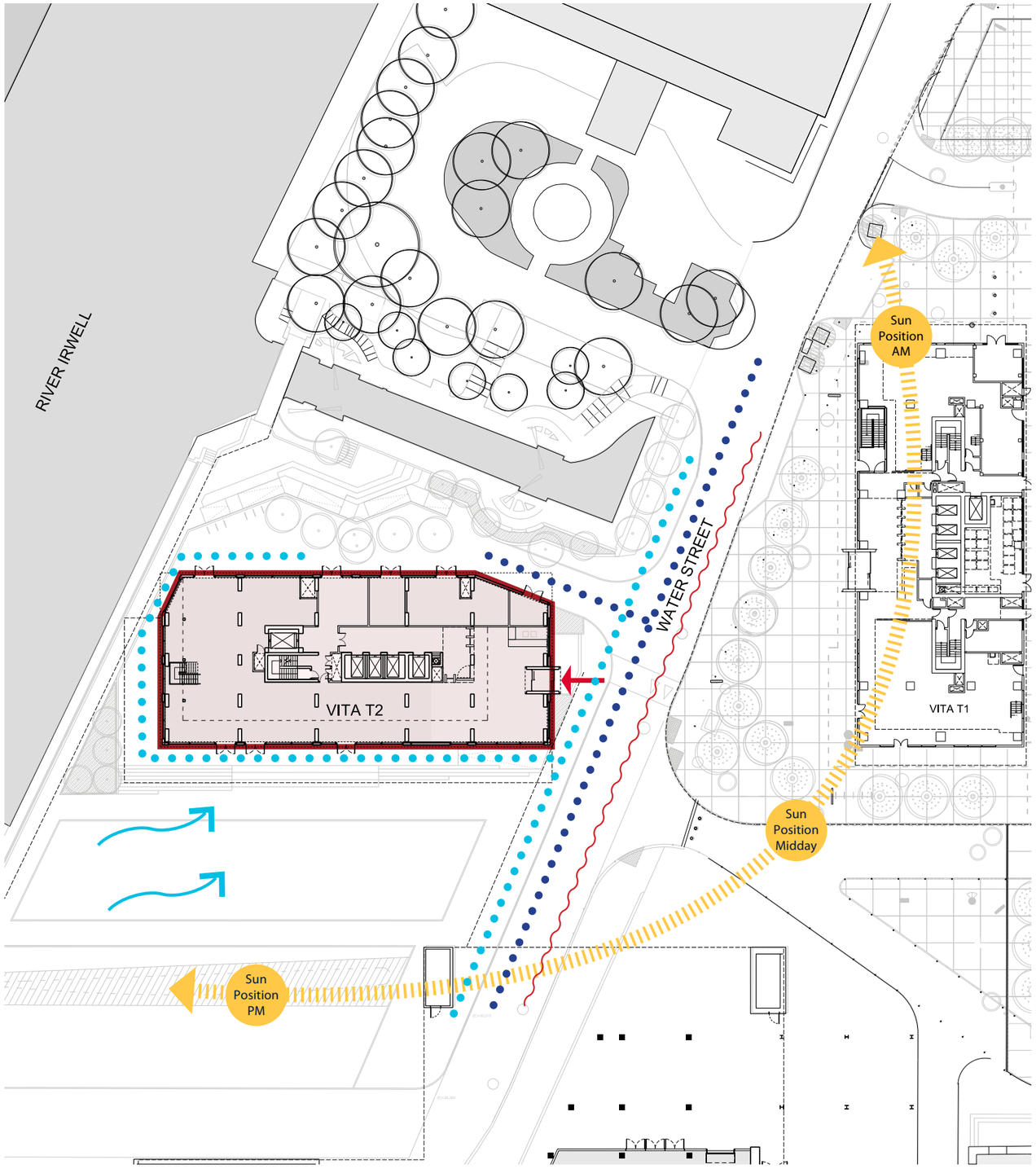


Approved ‘T2’ Massing

Proposed Union ‘T2’ Massing

Aerial View Looking East

5.0 DESIGN - UNION BUILDING



Site Analysis Plan

5.1 OVERVIEW & APPROACH

5.1.1 Objectives

The development aims to respond to the specific constraints and opportunities associated with the site and to deliver a scheme of the highest quality which is fully integrated into the surrounding context.

The building will be managed under the Union brand, as part of the VITA group; it is responding to a strong demand for a Co-living product and aims to be the best in class.

A series of key objectives have informed the design throughout the development and consultation process, including:

- Integration into a site and surrounding context with sensitive heritage assets.
- Achieving the aspirations set out in the St John's Masterplan and Strategic Regeneration Framework.
- Establishing a sense of place and a distinctive destination to enhance the wider masterplan.
- Delivering a quantum and mix of accommodation to secure viable redevelopment of the site.
- Establishing appropriate relationships with the surrounding and neighbouring buildings of St John's.
- Ensuring that the development makes a valuable contribution to the area.

5.1.2 The Sky

The design proposal described in the application can be characterised as comprising part of the distinct 'Sky' component of the Masterplan.

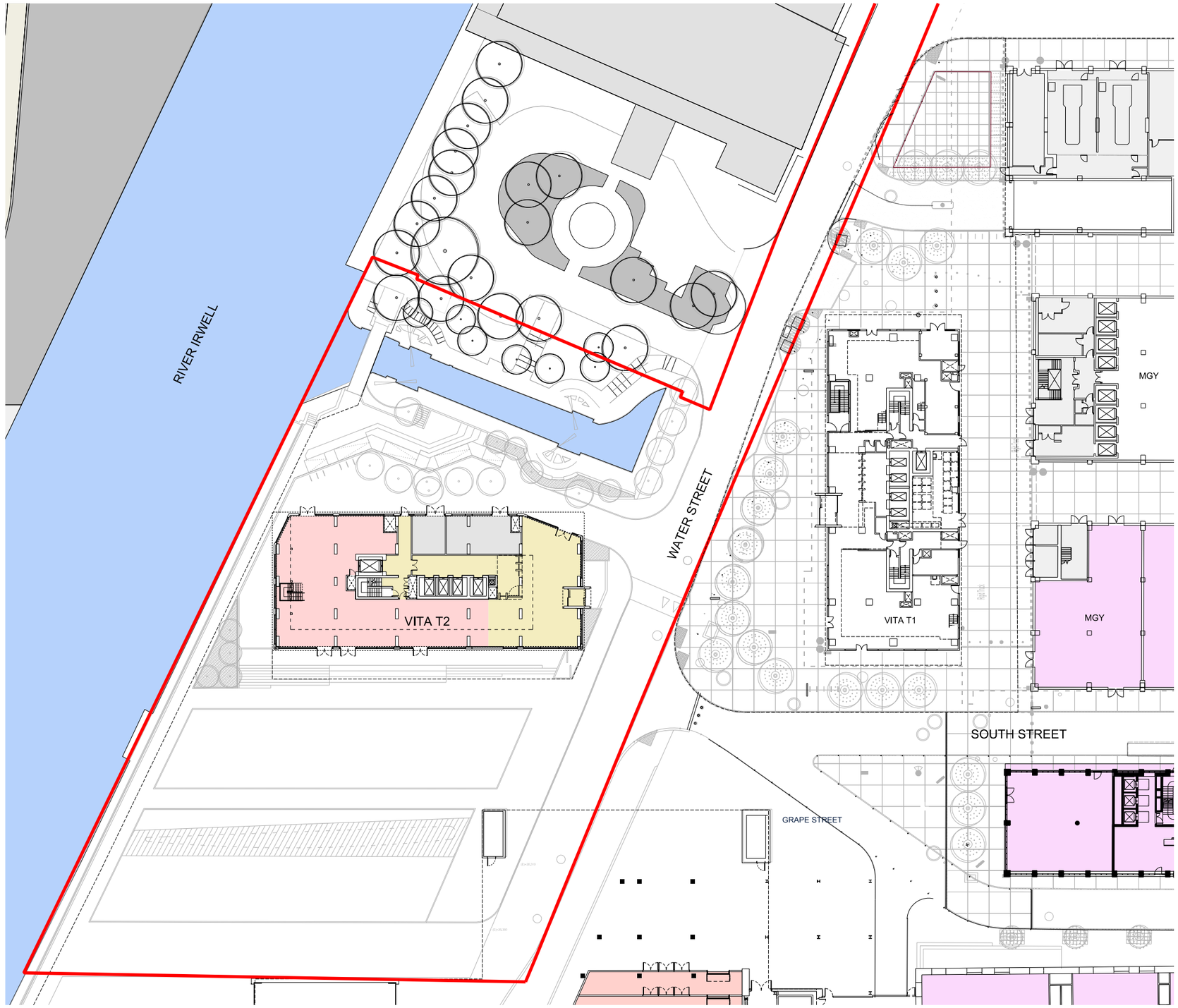
Located along the Water Street axis, it has been established through the adoption of a Strategic Regeneration Framework that there is scope to accommodate buildings of height. The Co-living building complements the larger buildings along the River Irwell and reflects the site's nature as a key gateway into the City.

5.1.3 Location

Union is located along the Water Street axis, as described in the SRF, and provides elevated co-living rooms and studios with views across the city and river.

The siting of the building responds to the orthogonal grid set-up by the formal relationship between 'T1'; Manchester Goods Yard; the Factory and Grape Street which characterises this part of the Conservation areaThe grid informs the layout and the positioning of the proposed buildings in this city grain.

5.2 LAYOUT & USE TYPES



'T2' site plan with approved red line application boundary

5.2.1 Response

'T2' is located along the Water Street axis and is a tall slender residential co-living and co-working building 36 storeys in height. It is bounded to the east by Water Street and Union 'T1' building and to the west by the River Irwell

The tower is designed specifically for "co-living", This follows discussions, review and market research by Vita on the need for good quality affordable living for young professionals and city workers.

The architectural approach incorporates design principles specific to high-rise city centre living. The tower will deliver unrivalled city views, a variety of apartment layouts to suit a wide range of people working in the city centre and amenity spaces.

To the south the building relates to the proposed Factory development and opens up at ground level to an open landscaped area between the two developments.

The tower has been oriented to preserve, as far as possible, sunlight/ daylight at street level. The orientation also aims to maximise uninterrupted views from the upper apartment levels.

The main residential entrance is located facing Water Street with direct access from this prime pedestrain route.

5.2.2 Function

The residential tower contains a mixture of Studios, 3 and 4 bedroom apartments which have been carefully designed to appeal to the affordable private rental market. This includes efficient use of space, open plan living areas in the apartments and large windows to maximise daylight and views.

Dedicated amenity spaces for dining, entertaining, meeting and leisure have been provided for resident use and are located on the Ground, Mezzanine and First Floor.

There are inter-connected co-working spaces on levels 02 – 04. These will host a variety of individual, duo and multi-occupancy offices and large meeting spaces for creative team work.

Commercial spaces are located on the Ground Floor with extensive glazed frontages, creating highly activated facades. The commercial zone extends into the public realm, providing opportunities for external seating and dining and enlivening the public space around the building.

Other facilities include the resident's Bike Parking and Parcel Room on the Basement Level and Refuse Store and sub-station on Ground Level.

5.2 LAYOUT & USE TYPES









5.2.3 Union 'T2' Living

Vita Group have developed Union to create places that encourage community living. Denton Corker Marshall have designed highly attractive resident areas with social spaces and live work lounges that become the focal point of the developments community. These vibrant spaces will activate and interact with the surrounding Enterprise City enhancing the overall sense of place making.

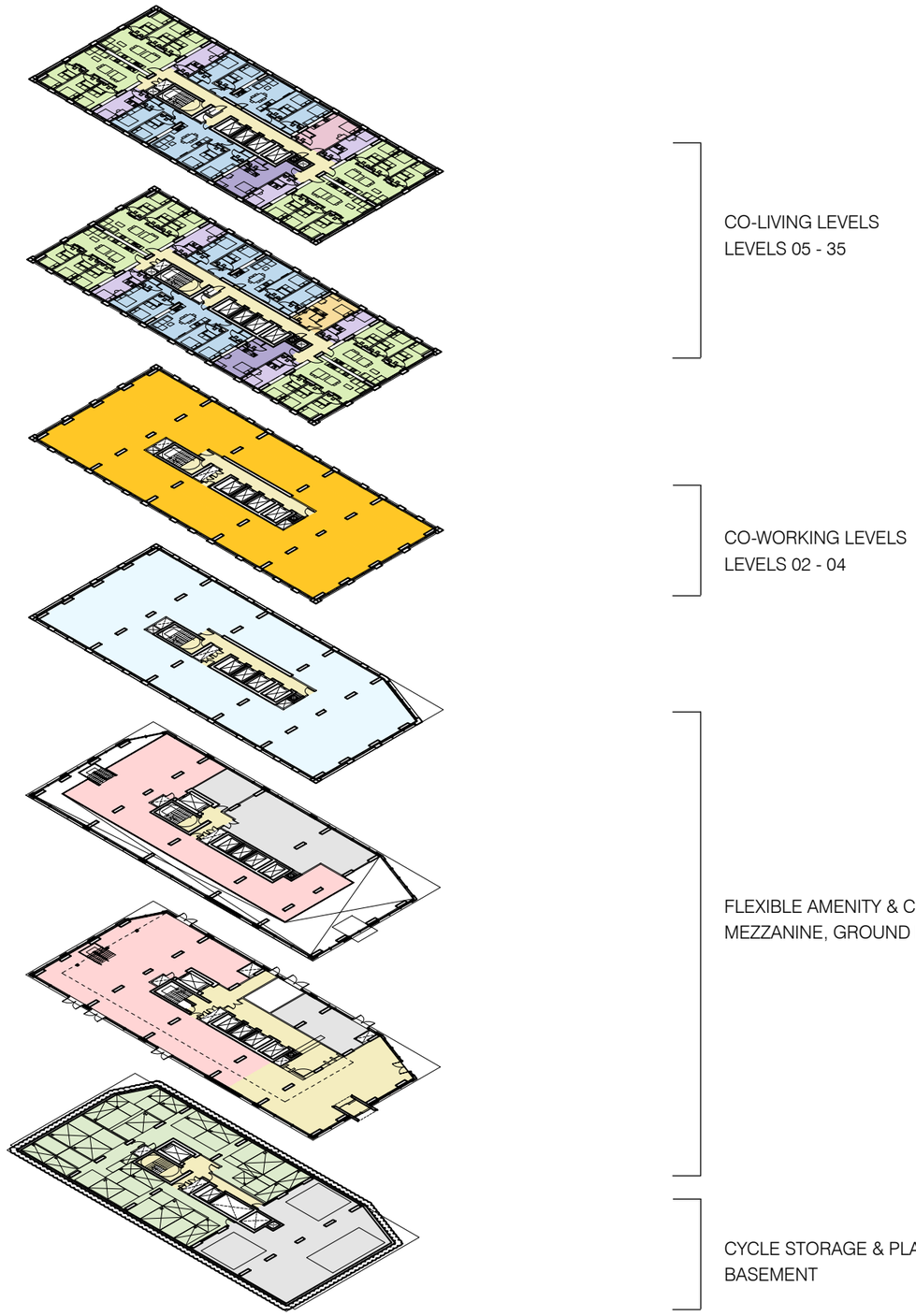
Union 'T2' is a dynamic destination for young professionals and city workers to live, work and play It is innovative co-living apartments that people are proud to call home. The building rent will be accessible to average and below average city earners which will promote social mobility.

Clear double height shop front glazing surrounds the Ground Floor and Mezzanine areas, maximising the amount of active facades facing on to the public realm and creating a dynamic interplay between the resident's internal amenity areas and the exciting urban street life.

The evolving lifestyle concept behind St. John's is a key part of the offer and something that is going to be unique and very special to this development through its combination of uses and place making.

Precedent images of Resident's Amenity Areas and Living Spaces.

5.2 LAYOUT & USE TYPES

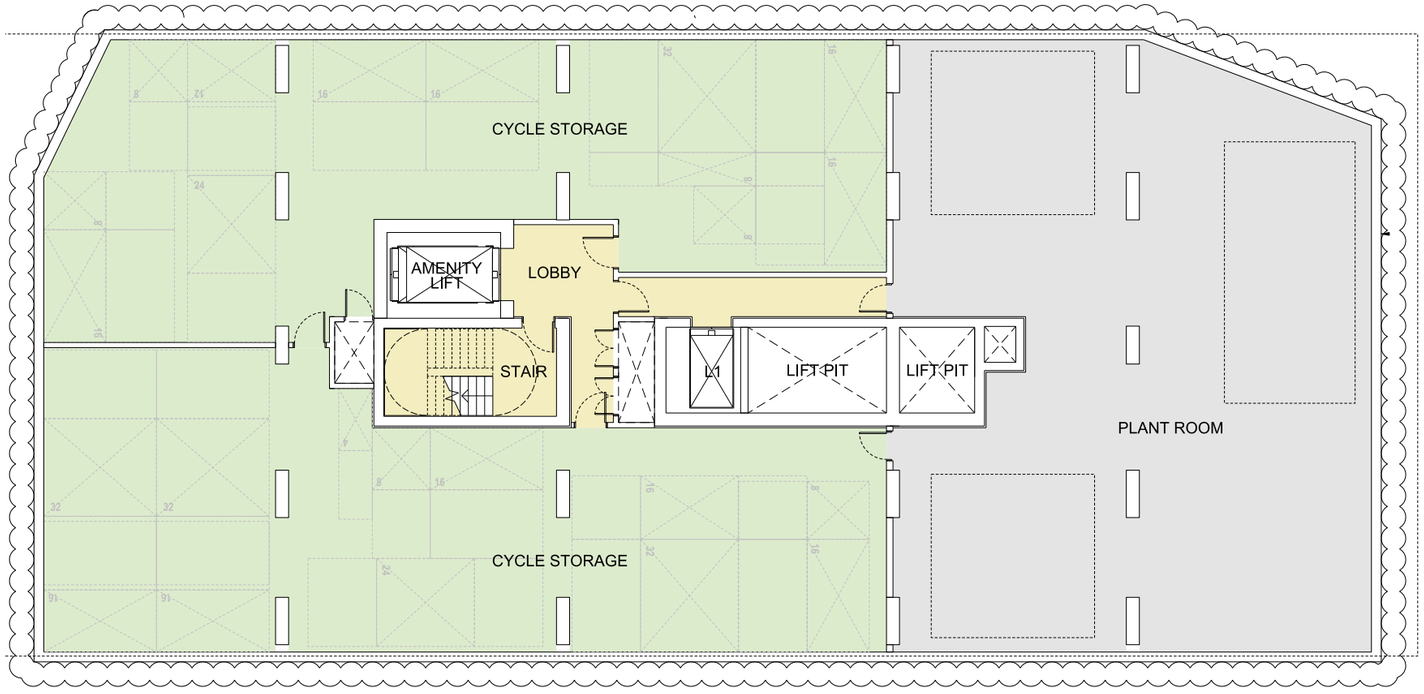


The building's four main zones.

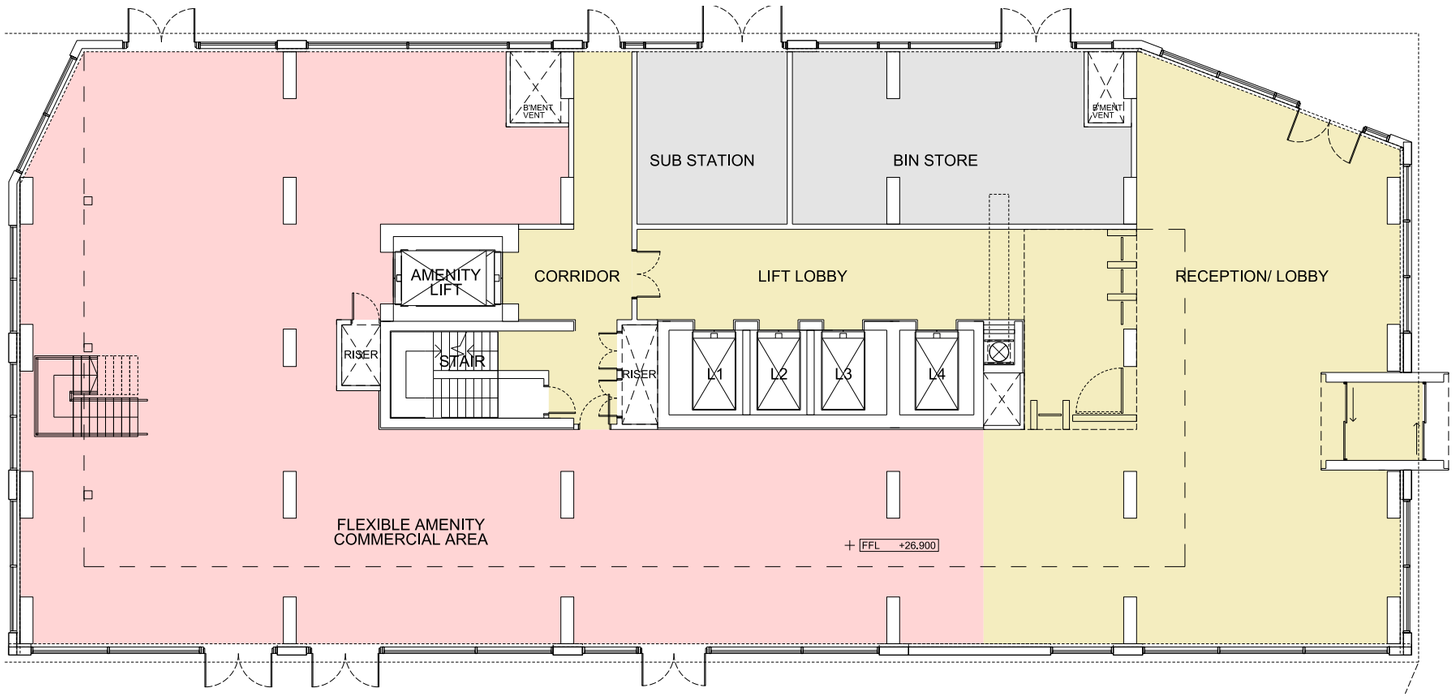
5.2.4 Arrangement

The building is divided vertically into 4 main zones:

- Basement Level – Cycle storage and Plant area.
- Ground Floor, Mezzanine and Level 01 – Flexible Amenity and Commercial Space
- Levels 02 to 04 - Co-working levels.
- Levels 05 to 35 - Co-living levels.



Basement Level



Ground Floor

5.2 LAYOUT & USE TYPES

5.2.5 Basement Level

The building has one level of basement which incorporates Residents and Co-work Cycle Storage and Plant–rooms. There is space for 412 bikes and it is accessed by either the Amenity lift from the Ground Floor back lobby area or the connecting stair.

5.2.6 Ground Floor Level

The Ground Floor consists primarily of a flexible amenity / commercial area that extends the length of the floor-plate, from the main building entrance on Water Street to the western façade that overlooks the River Irwell.

There is a reception area for residents and co-workers adjacent to the main building entrance with secure access to the lift lobby. A separate entrance on the north elevation provides access to the Amenity Lift that connects to the Mezzanine and Basement.

Four passenger lifts serve all of the upper floors and are shared between the Co-living residents on Levels 05 to 35 and the Co-workers on Levels 02 to 04.

The flexible amenity / commercial space will be open plan and free flowing. It will provide opportunities for independent food and beverage operators to locate there - providing space for people to relax, socialise and work. It has full height glazed frontages overlooking the public realm between ‘T2’ and the Factory to the south and the River Irwell and historic canal basin on the north and west.

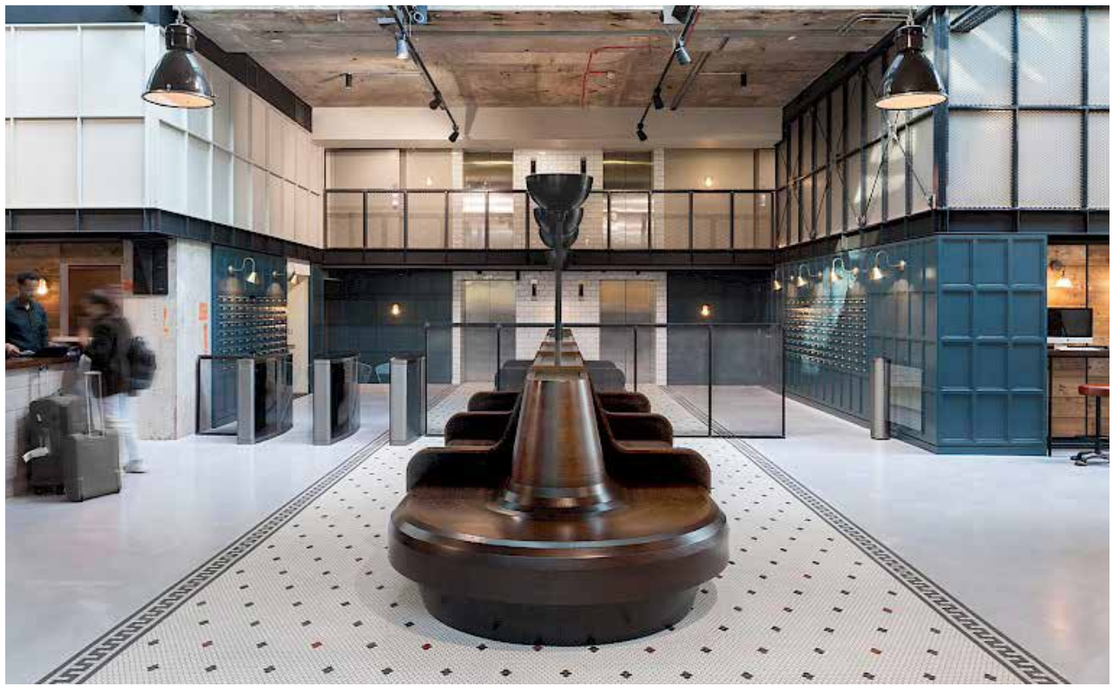
There are a number of doors positioned around the commercial/ amenity area that lead to the outdoor amenity spaces and seating areas that are located around all three sides of the building.

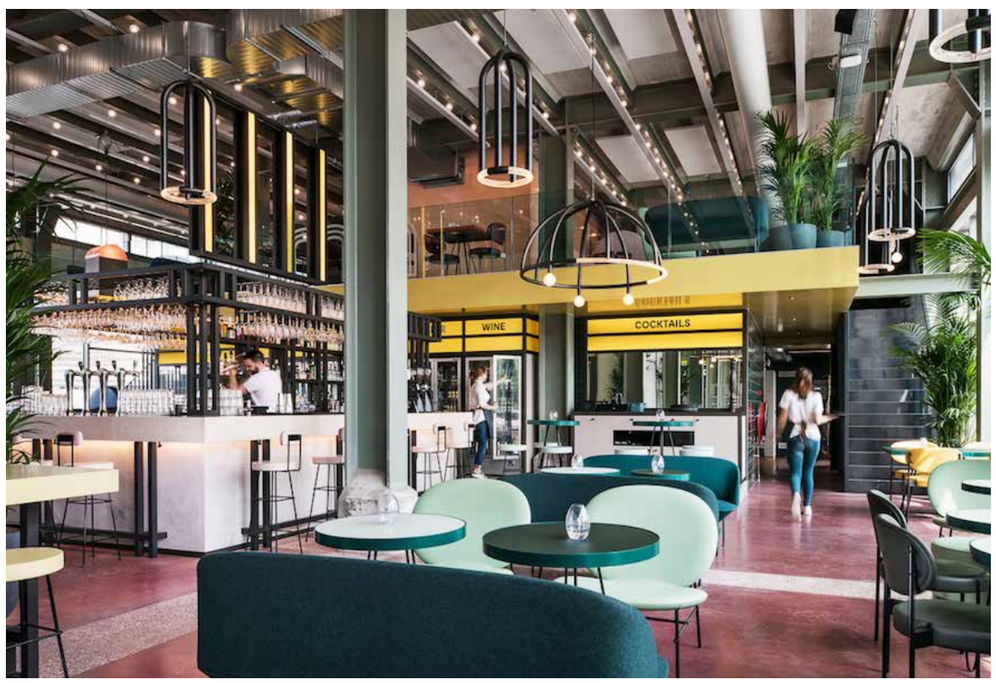
A feature stair on the western end of the floor connects the Ground Floor with the Mezzanine commercial/amenity area.

Residents and commercial bin-stores are positioned close to Water Street for ease of access for collections.

5.0 Design - Union Building



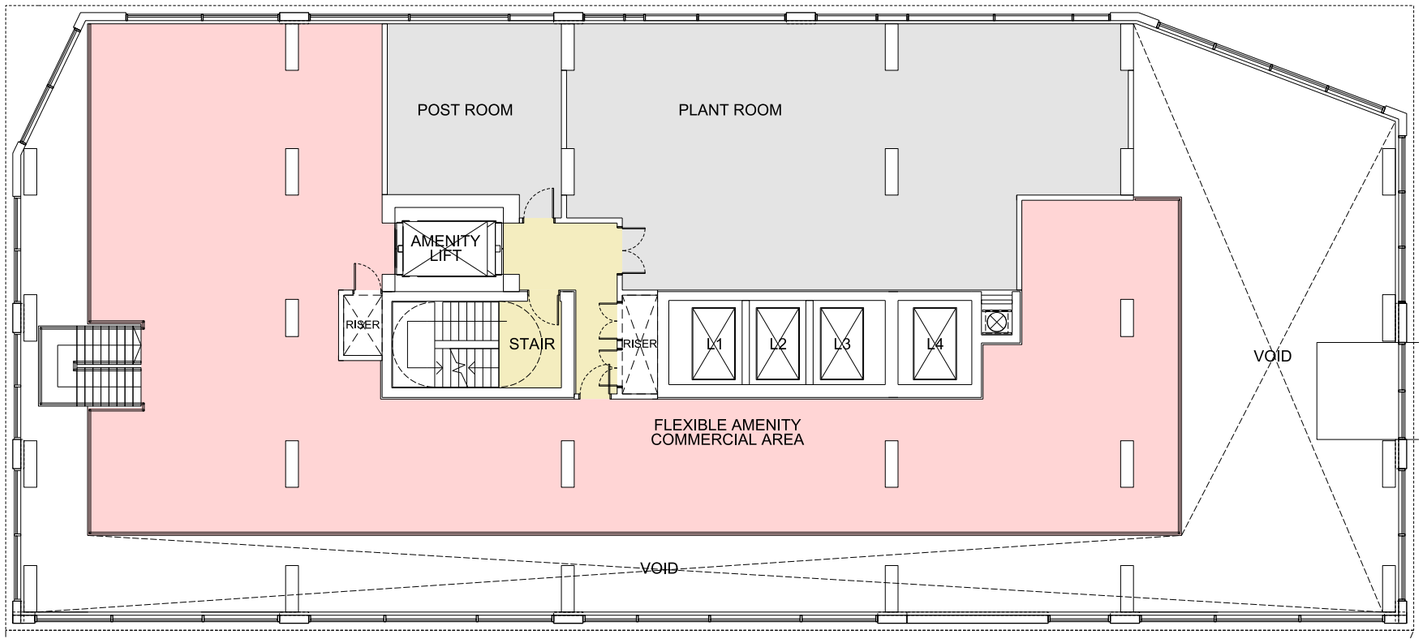




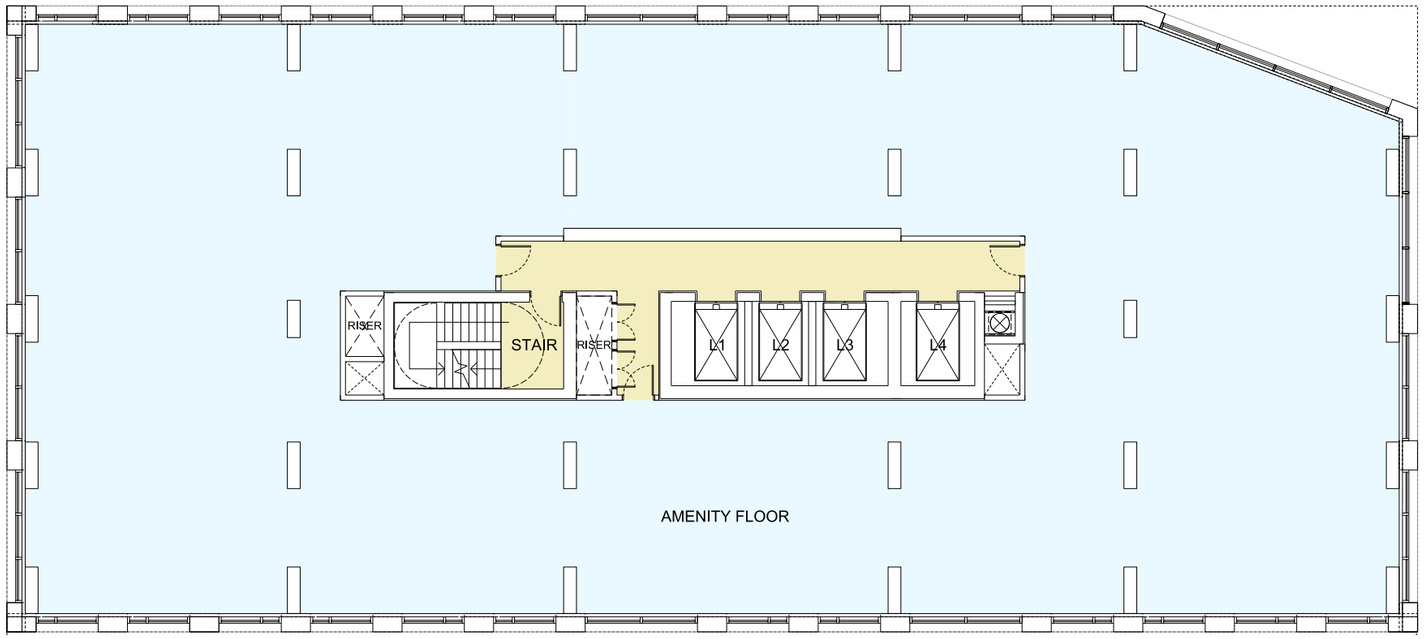


Precedent images of Reception, Commercial Amenity and Bike Storage.

5.2 LAYOUT & USE TYPES



Mezzanine



Level 01

5.2.7 Mezzanine Level

A Mezzanine level is located between the Ground Floor and Level One. It is a publicly accessible area that is set-back from the Ground to Level One double-height façade. It is open on all four sides to the Ground Floor commercial/amenity areas offering a strong visual connection between these two key levels.

Additional plant rooms are positioned along the north elevation to service all of the lower levels.

5.2.8 Level 01

Level 01 is designated as a Residents and Co-working Amenity space. It is a designed to provide a welcoming and social environment and is planned to accommodate a variety of activities across the floor-plate. These include informal co-working in an open lounge; quiet zone/library space; private dining rooms; flexible event areas and an open combined gaming and laundry room. They will be delivered by Vita who have a proven track-record in curating high quality offerings for residents as demonstrated by their successful Vita Student developments across the country. This Amenity floor will be directly linked to the Co-working levels on the floors above and will offer an easy and immediate access to the facilities across the day and night.

5.0 Design - Union Building







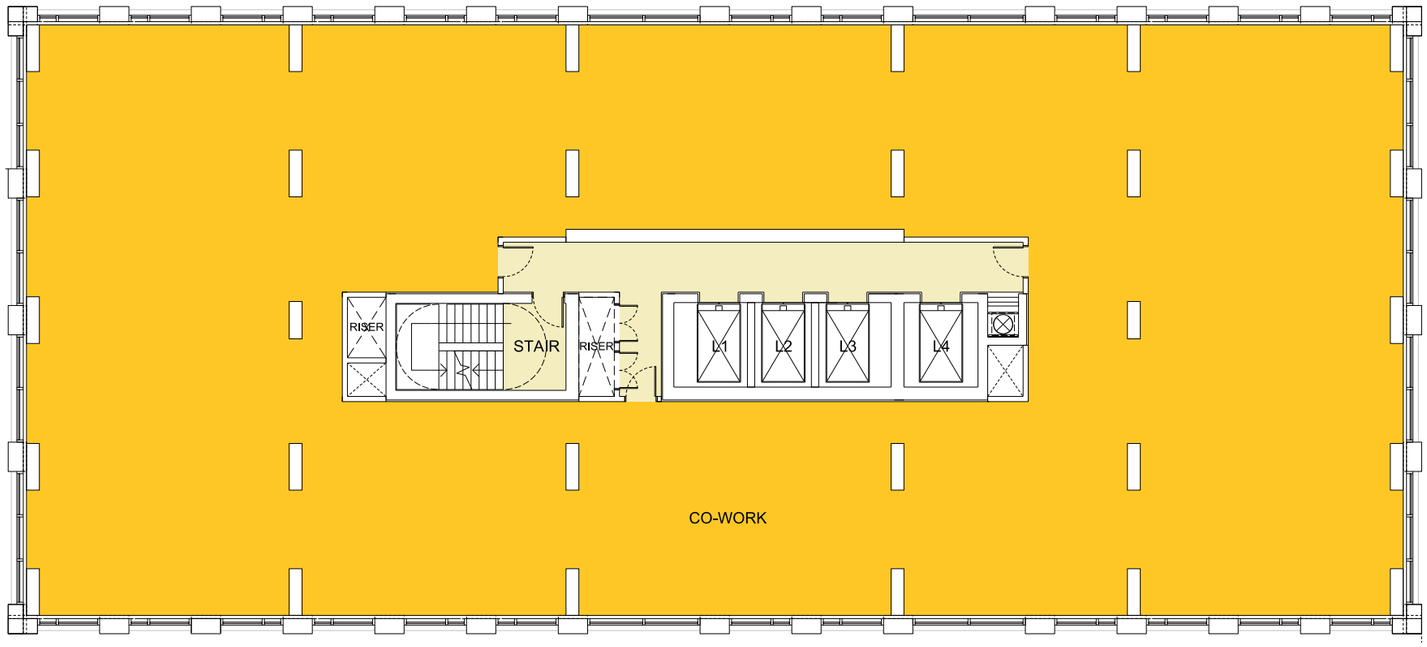






Precedent images of resident's amenity areas and living spaces.

5.2 LAYOUT & USE TYPES



Levels 02-04: Co-Working Spaces

5.2.7 Co-Working

Union is offering 1995sqm / 21,466 sq. ft. of co-work space over three floors in 'T2' for their residents and the wider business community to use with an 'open to all' co-work offer for the wider Enterprise zone.

The co-workspace will have access to a coffee shop, welcome reception, the option of a registered address with mail service, super-fast connectivity, toilets, printing services, bike storage, inclusive cleaning and maintenance and flexible layouts to accommodate informal hot-desking to more formal board meetings. Residents will be able to access hot-desks with a simple tenancy menu for the co-work spaces.

In line with Union's ethos of being accessible and inclusive, the 'open to all' co-work solution is designed to be an affordable entry level for start-ups, small enterprises and young professionals who want great, work space without hefty overheads or long-term commitments; adjacent to like-minded individuals in the heart of the Enterprise Zone.

The co-work layout will be designed to enable flexibility and provide a service where you can drop in for a coffee in-between meetings and hot desk, host a meet-up or workshop, or base yourself and your staff full-time as you grow and work from the space all week allowing you to put your logo on the door.

5.0 Design - Union Building













Precedent images of Co-Working spaces



Typical Apartment Floor Plan

The typical floor plan consists of 2 no. “Quad” (4 bedroom) apartment units, 4 no. “Trio” (3 bedroom) apartment units and 6 no. Studios. There are two types of Studios which range from 17.0 sqm nett area to 27.0 sqm nett area for the largest Studio plus and DDA Studio.

The overall layout is efficiently planned to incorporate a number or each of the unit types. This ensures that there is the full mix of resident types on any individual floor.

Each of the units are directly accessed from a central corridor off the residents lift lobby. Four residents lifts are incorporated into the main core and a refuse chute is accessed from the main corridor.

The living/ dining rooms in each of the apartments have full height windows to maximise daylight and views-out for these important communal spaces.

Each of the bedrooms in the apartments and all of the Studios have en-suite bathrooms.

KEY

- STUDIO
- STUDIO PLUS 1
- STUDIO PLUS 2
- STUDIO - ACCESSIBLE
- 3 BED
- 4 BED
- BACK OF HOUSE
- CIRCULATION

Typical Apartment Floor

5.0 Design - Union Building

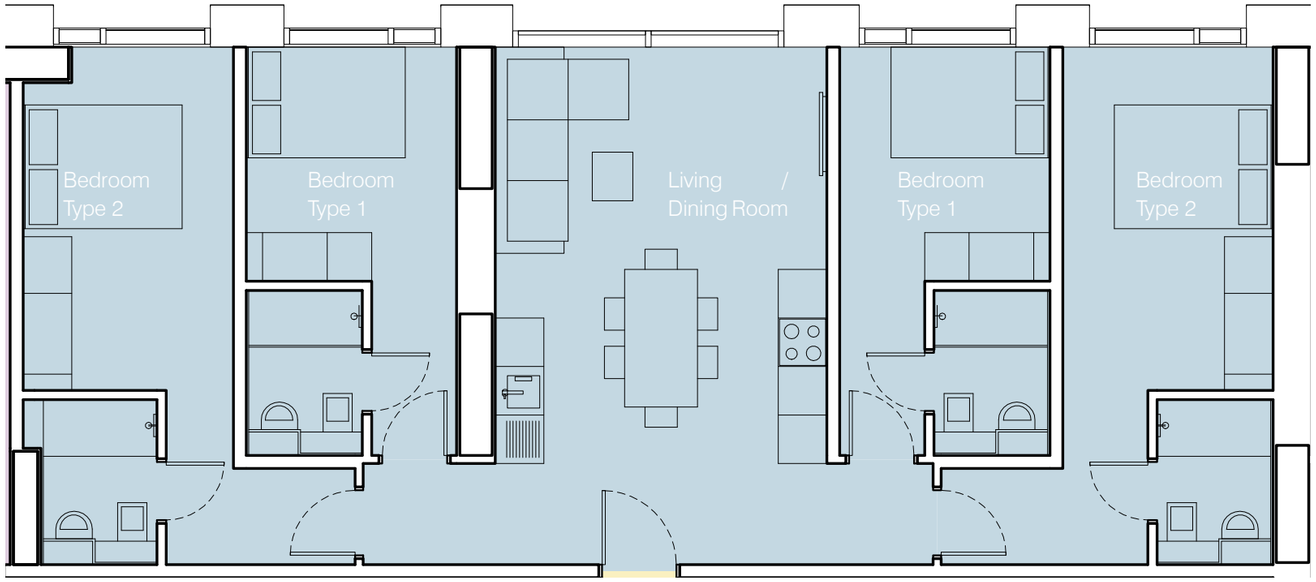








Visualisations of the Shared Apartments' Interiors





[All plans not to scale]

Quad Apartment

- Attractive to new city residents who want to build a friendship and professional network so prefer co-living
- Attractive to larger group of friends who want to move in as a collective
- Attractive to City corporates who want to house graduate scheme staff in the same location

Trio Apartment

- Attractive to city workers earning more who want to share with slightly less people within Union
- Residents may have met friends living in a Quad Apartment or the wider building and decided to move to a Trio together
- Attractive to City corporates who want to house graduate scheme staff in the same location

Shared Apartments

The shared apartments will typically form a primary residence and will only be available on tenancies from 6-months upwards in length. They will be attractive to new city residents who want to build a friendship and professional network, so prefer co-living; to larger groups of friends who want to move in as a collective; and city corporates who want to house graduate scheme staff in the same location.

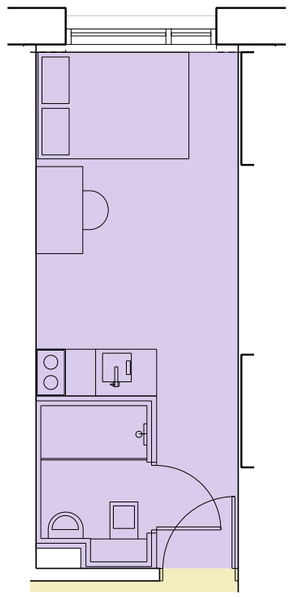
The general arrangement of each of these shared units demonstrates the wide range of proposed accommodation.

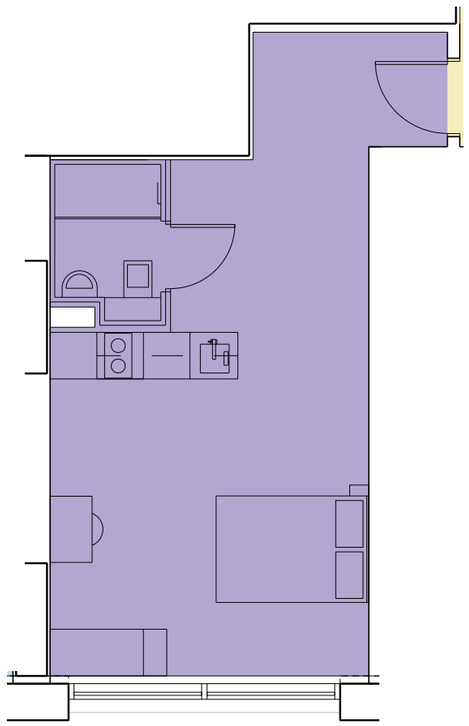
The units are generous in size and overall area for the number of residents in each type.

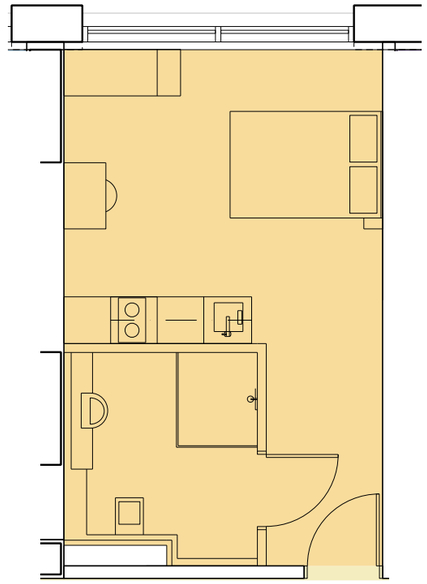
Union also proposes to offer corporate bookings for staff of Enterprise City employers and nearby City businesses.

Shared Apartments

5.0 Design - Union Building







[All plans not to scale]

Studio Apartment

- Attractive to city workers who want private space but want to be part of the wider Union community
- Attractive to fixed-term and visiting project workers (e.g. travelling, lecturers, film crews, etc)

Studio Plus Apartment

- Same audience as Studio but primarily targeted at couples/ dual occupants who want more space for longer-term occupation

DDA Studio Apartment

- 4 DDA Studio apartments have been provided within the development and are at 27sqm.

Self-contained Units

The Studios are expected to attract more short-term demand and will be available on tenancies up to 6 months. These will be targeted at businesses and institutions looking to house employees and contractors who may only be in Manchester for a short period of time and want a more social experience than a hotel or aparthotel; project workers on fixed-term contracts (particularly characteristic of the creative industries), travelling lecturers and academics and city workers who want private space but want to be part of the wider Union community.

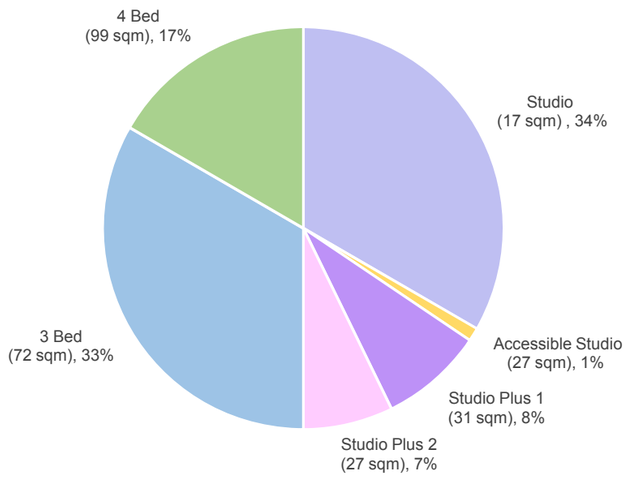
All of the Studio Units are designed to the highest standards and provide efficiently planned living and bedroom spaces. They maximise the use of space with practical storage solutions, generous sleeping areas and multi-function ways to use the furniture.

Self-contained Units

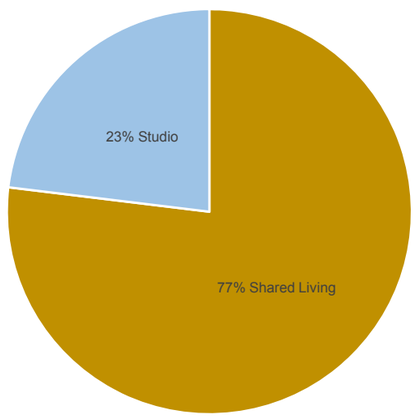
	GEA		GIA		NIA														
Level	sqm	sqft	sqm	sqft	Studio (17 sqm)	Accessible Studio (27 sqm)	Studio Plus 1 (31 sqm)	Studio Plus 2 (27 sqm)	3 Bed (72 sqm)	4 Bed (99 sqm)	Cleaners Store/ BOH/ plant (sqm)	Lobby/ Reception (sqm)	Flexible Amenity & Commerical (sqm)	Amenity (sqm)	Co-Work (sqm)	Postal (sqm)	Refuse (sqm)	Cycle Storage (sqm)	Plant (sqm)
Basement	873	9395	748	8053														383	250
Ground	813	8746	769	8277								166	341				51		25
Mezzanine	809	8709	559	6016									274			30			129
Level 01	842	9061	772	8312										654					
Level 02	855	9207	784	8443											665				
Level 03	855	9207	784	8443											665				
Level 04	855	9207	784	8443											665				
Level 05	855	9207	784	8443	4	1	1	-	4	2	4								
Level 06	855	9207	784	8443	4	1	1	-	4	2	4								
Level 07	855	9207	784	8443	4	1	1	-	4	2	4								
Level 08	855	9207	784	8443	4	1	1	-	4	2	4								
Level 09	855	9207	784	8443	4	-	1	1	4	2	4								
Level 10	855	9207	784	8443	4	-	1	1	4	2	4								
Level 11	855	9207	784	8443	4	-	1	1	4	2	4								
Level 12	855	9207	784	8443	4	-	1	1	4	2	4								
Level 13	855	9207	784	8443	4	-	1	1	4	2	4								
Level 14	855	9207	784	8443	4	-	1	1	4	2	4								
Level 15	855	9207	784	8443	4	-	1	1	4	2	4								
Level 16	855	9207	784	8443	4	-	1	1	4	2	4								
Level 17	855	9207	784	8443	4	-	1	1	4	2	4								
Level 18	855	9207	784	8443	4	-	1	1	4	2	4								
Level 19	855	9207	784	8443	4	-	1	1	4	2	4								
Level 20	855	9207	784	8443	4	-	1	1	4	2	4								
Level 21	855	9207	784	8443	4	-	1	1	4	2	4								
Level 22	855	9207	784	8443	4	-	1	1	4	2	4								
Level 23	855	9207	784	8443	4	-	1	1	4	2	4								
Level 24	855	9207	784	8443	4	-	1	1	4	2	4								
Level 25	855	9207	784	8443	4	-	1	1	4	2	4								
Level 26	855	9207	784	8443	4	-	1	1	4	2	4								
Level 27	855	9207	784	8443	4	-	1	1	4	2	4								
Level 28	855	9207	784	8443	4	-	1	1	4	2	4								
Level 29	855	9207	784	8443	4	-	1	1	4	2	4								
Level 30	855	9207	784	8443	4	-	1	1	4	2	4								
Level 31	855	9207	784	8443	4	-	1	1	4	2	4								
Level 32	855	9207	784	8443	4	-	1	1	4	2	4								
Level 33	855	9207	784	8443	4	-	1	1	4	2	4								
Level 34	855	9207	784	8443	4	-	1	1	4	2	4								
Level 35	855	9207	784	8443	4	-	1	1	4	2	4								
Total	32420	348964	29518	317727	124	4	31	27	124	62	124	166	616	654	1995	30	51	383	403

Total NIA (Net Internal Area)	
sqm	sqft
633	6808
583	6277
433	4658
654	7036
665	7158
665	7158
665	7158
614	6604
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Apartment Type	Units	Beds
4 Bed	62	248
3 Bed	124	372
Studio Plus 1	31	31
Studio Plus 2	27	27
Accessible Studio	4	4
Studio	124	124
TOTAL	372	806



Apartment Types



Mix of Accommodation (based on bedrooms)

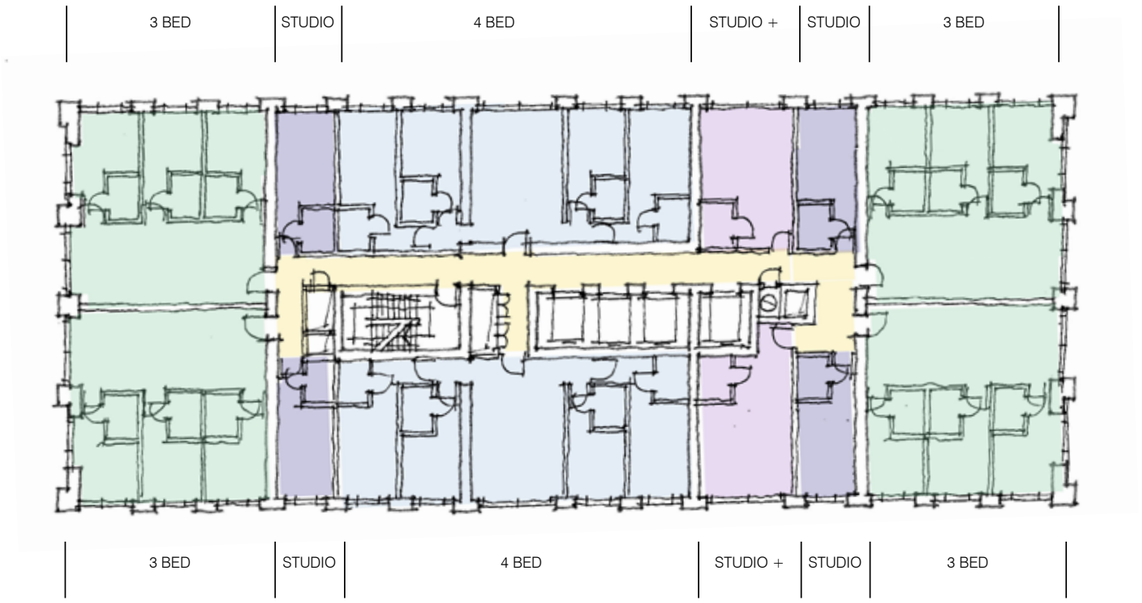
Area and Accomodation Schedule

5.3 FUTURE ADAPTABILITY

To future-proof the building and help to achieve a sustainable development, the typical co-living floor plate can be retro-fitted to become a standard apartment layout.

No structural alterations are necessary and there is minimal impact on service risers. With minor modifications to the proposed internal wall arrangements, a typical floor can be adapted to become 6 no. 2 bed apartments and 4 no. 1 bed apartments.

Being able to change the building's use in such a way has considerable environmental and economic benefits, not just for Union but also for the future of the St. John's neighbourhood.



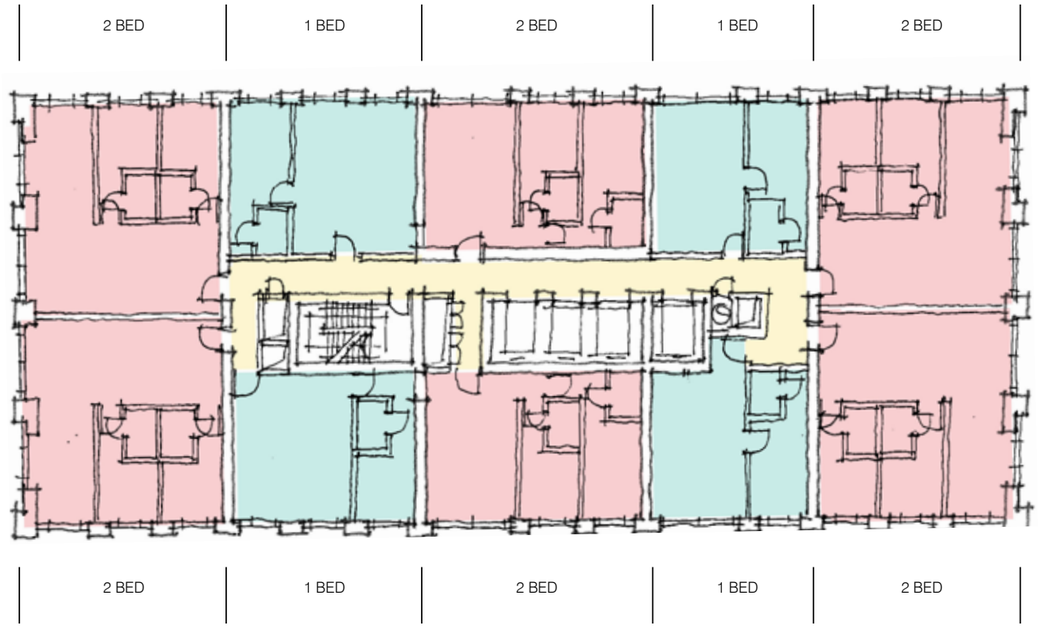
Proposed 'Union' 'T2' Scheme - Typical Floor Plan

SCHEDULE:

2 nº 4 Bed Units
4 nº 3 Bed Units
4 nº Studio Units
2 nº Studio + Units

12 nº Apts / Studios per Floor

372 Units Total



Apartment Conversion Scheme - Typical Floor Plan

SCHEDULE:

6 nº 2 Bed Units
4 nº 1 Bed Units

10 nº Apts / Studios per Floor

310 Units Total

5.4 BUILDING APPEARANCE













5.4.1 Precedents

There are two main design approaches to developing an architecture for tall residential buildings. One is to create a simple sculptural form and identify the building as a single “object”. The other is to amplify the cellular nature of the building by wrapping its mass with an expressed grid.

We considered that the grid approach was the most appropriate design response for this development, not only because it reflected Vita’s innovative approach to this new residential model but also because the building would visually integrate with other new and existing buildings on the St John’s Masterplan and help to characterize this evolving new neighbourhood in Manchester.

We have studied the impact of various grid scales, from using the floor to floor heights which creates a relatively rigorous cellular look and then pulling this apart over, say, two floors for a more elongated vertical expression. By exploring a number of combinations we arrived at a primary two storey height grid with the addition of four storey bays situated at key points over the extent of the elevation.

The grid is stretched further at the top of the building to visually “crown” the architecture. At the lower levels, it stops short before arriving at the ground level, leaving the black inner “box” to reveal itself to the public realm and street activity.

This reflects the classic “tri-partite” language apparent on many Manchester buildings of having an individually expressed base, middle and top.

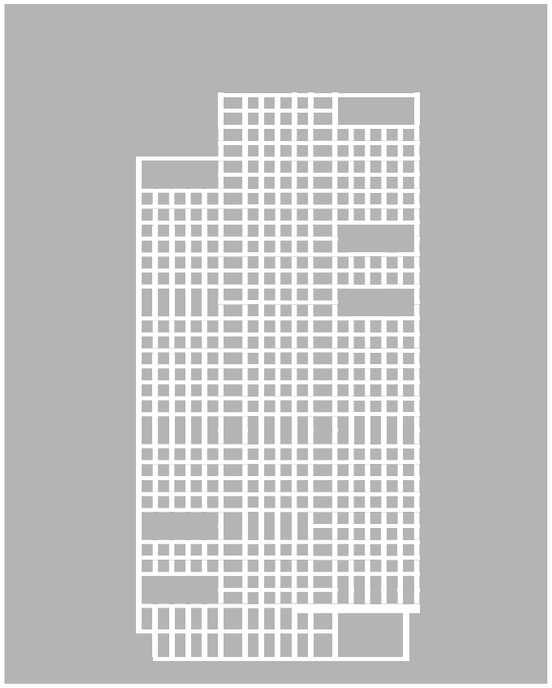
5.0 Design - Union Building

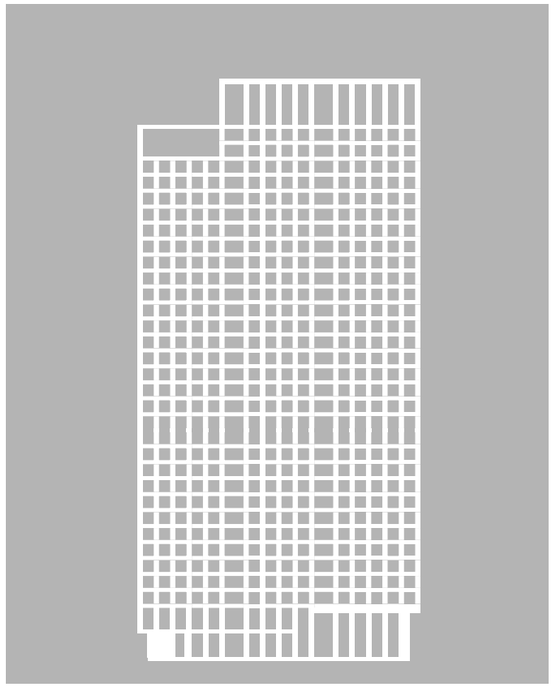


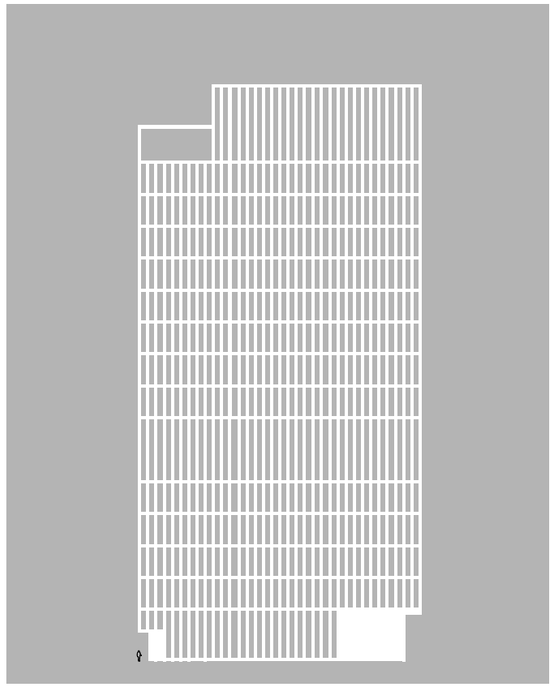


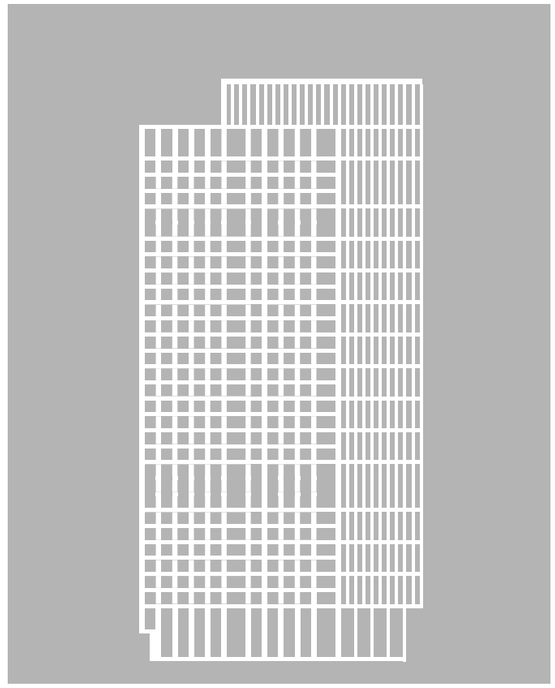






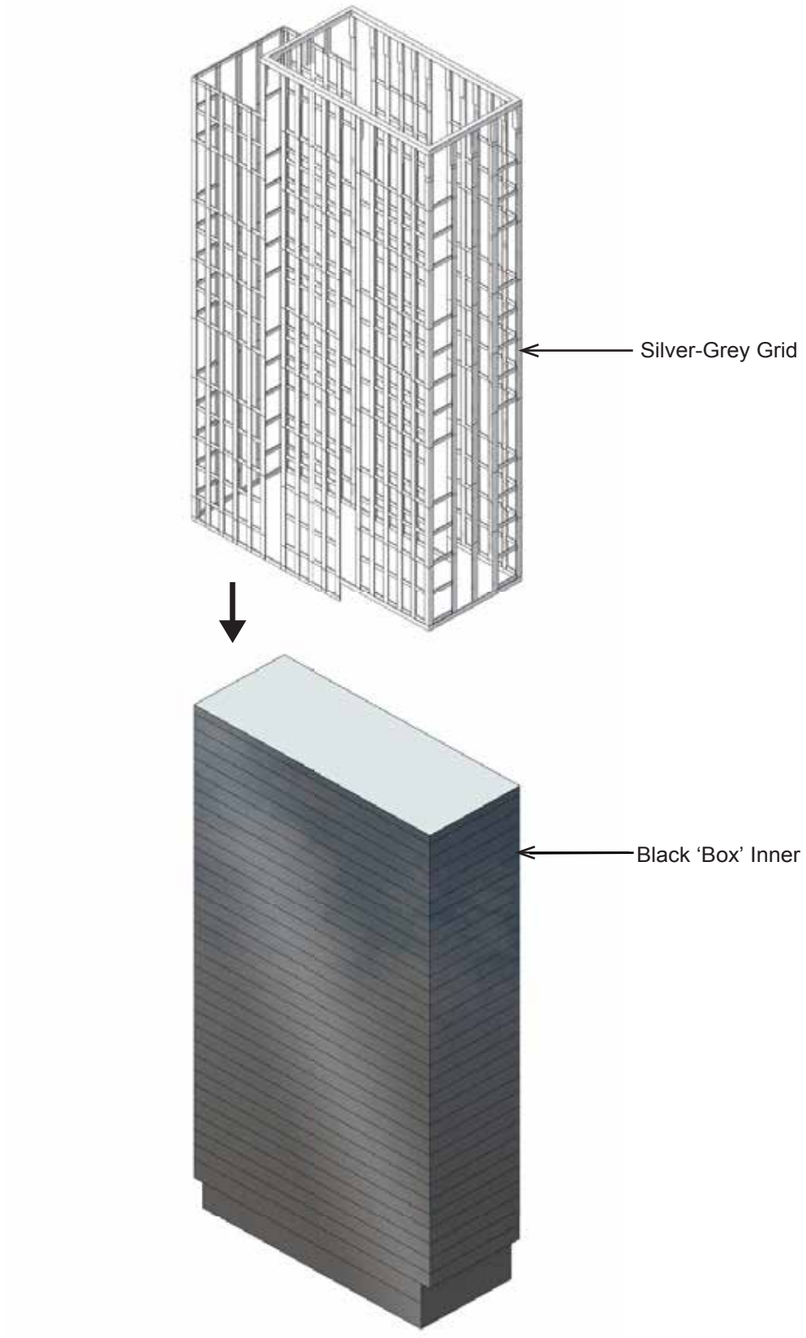






Grid development.




Silver-Grey Grid
Black ‘Box’ Inner

5.4 BUILDING APPEARANCE



5.4.2 The Grid Expression

The Strategic Regeneration Framework establishes the design principles for the site. The previously approved 'T2' scheme comprised of a 36 storey residential tower which was a positive and appropriate response to its context within the St John's neighbourhood.

The overall architectural look and design intent for the proposed 'T2' has been arrived at following a series of development iterations and discussions with MCC. The proposed scheme incorporates a light coloured 'grid' as a key feature. This is in response to the new, proposed and existing buildings located around St John's and reinforces it's unique sense of place within Manchester's city centre.

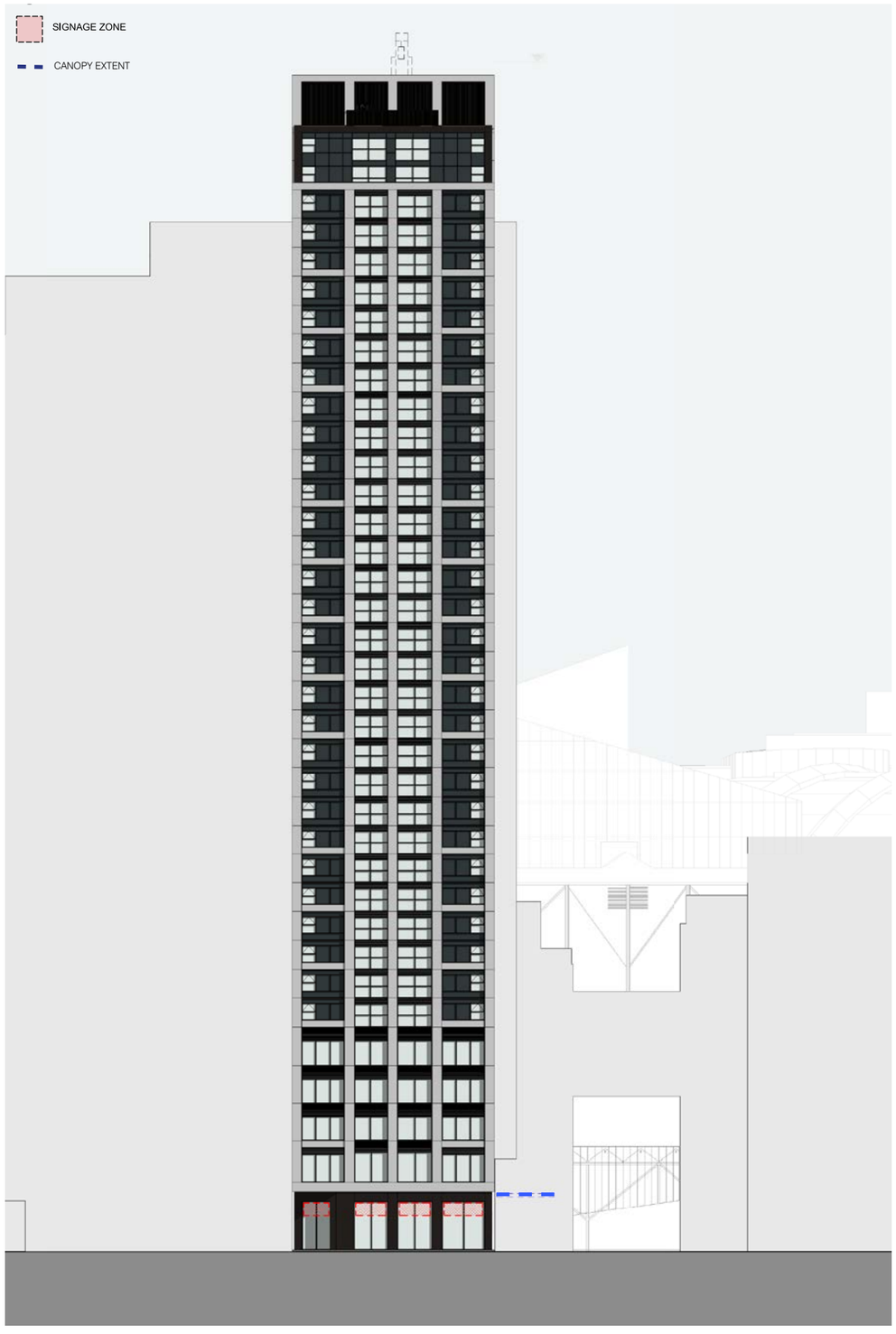
The building 'grid' is visually expressed as a separate component laid over the inner solid black 'box'. The 'grid' is a silver/grey colour and the black "box" is a combination of back-painted glass spandrel panels, solid matt black painted aluminium panels, matt black painted aluminium louvres and clear glazing to the rooms.

The grid is set forward of the face of the black 'box' with the columns extending out further than the spandrels to emphasis the verticality of the building. The grid is stopped at Level 01 and Level 02 with the black 'box' revealed, creating a more human-scale interface with the public realm.

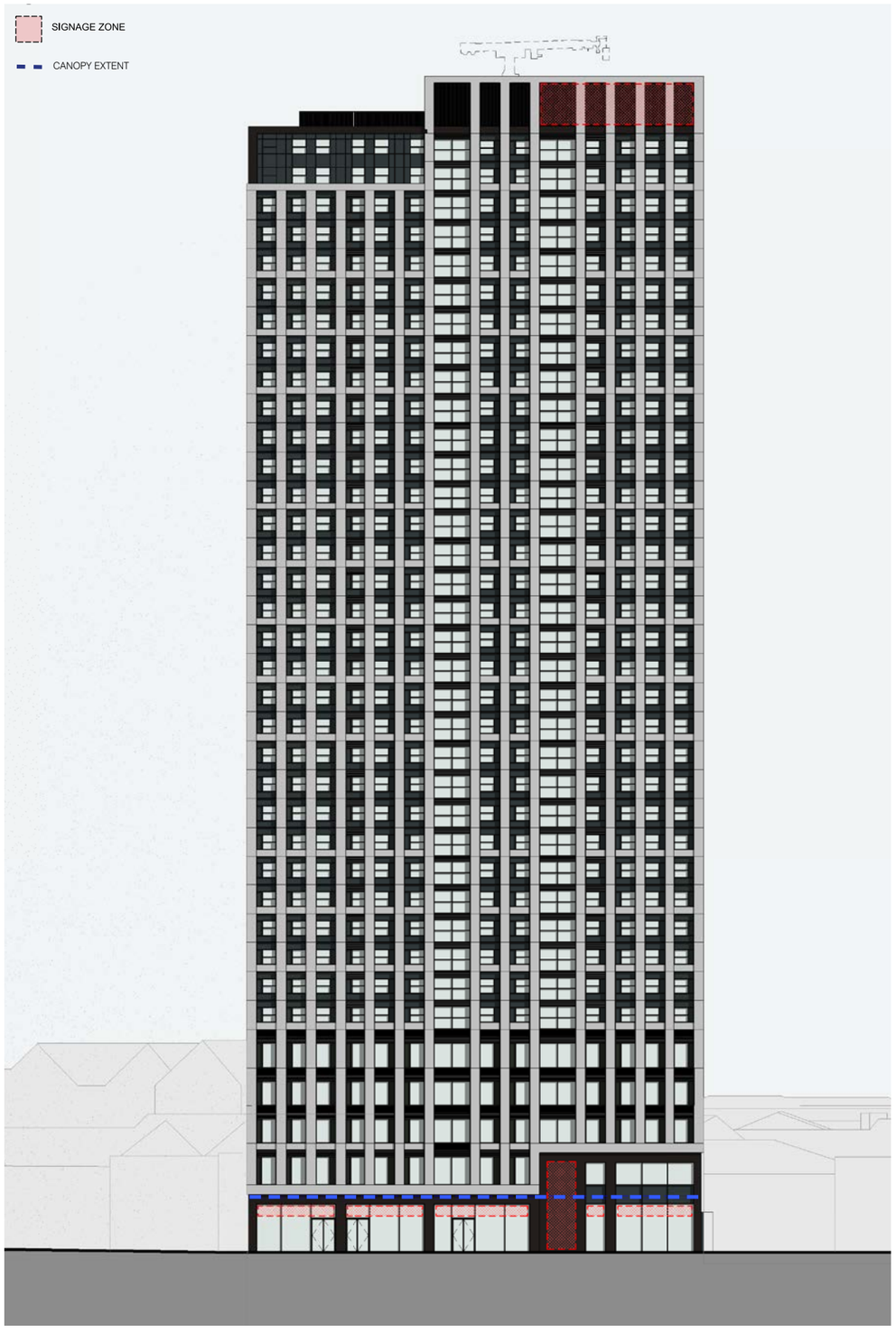
The top of the grid is extended above the roof line with vertical 'blades' infilling between the "columns" for additional expression of the 'crown'.

A block of the black 'box' is exposed at the top of the west side of the building to balance the architectural language with the exposed ground and first floor "box" on the east side.

The black 'box' is exposed over the Ground and first floors at the east- end of the building that looks out on to Festival Square, giving it an appropriate visual prominence.



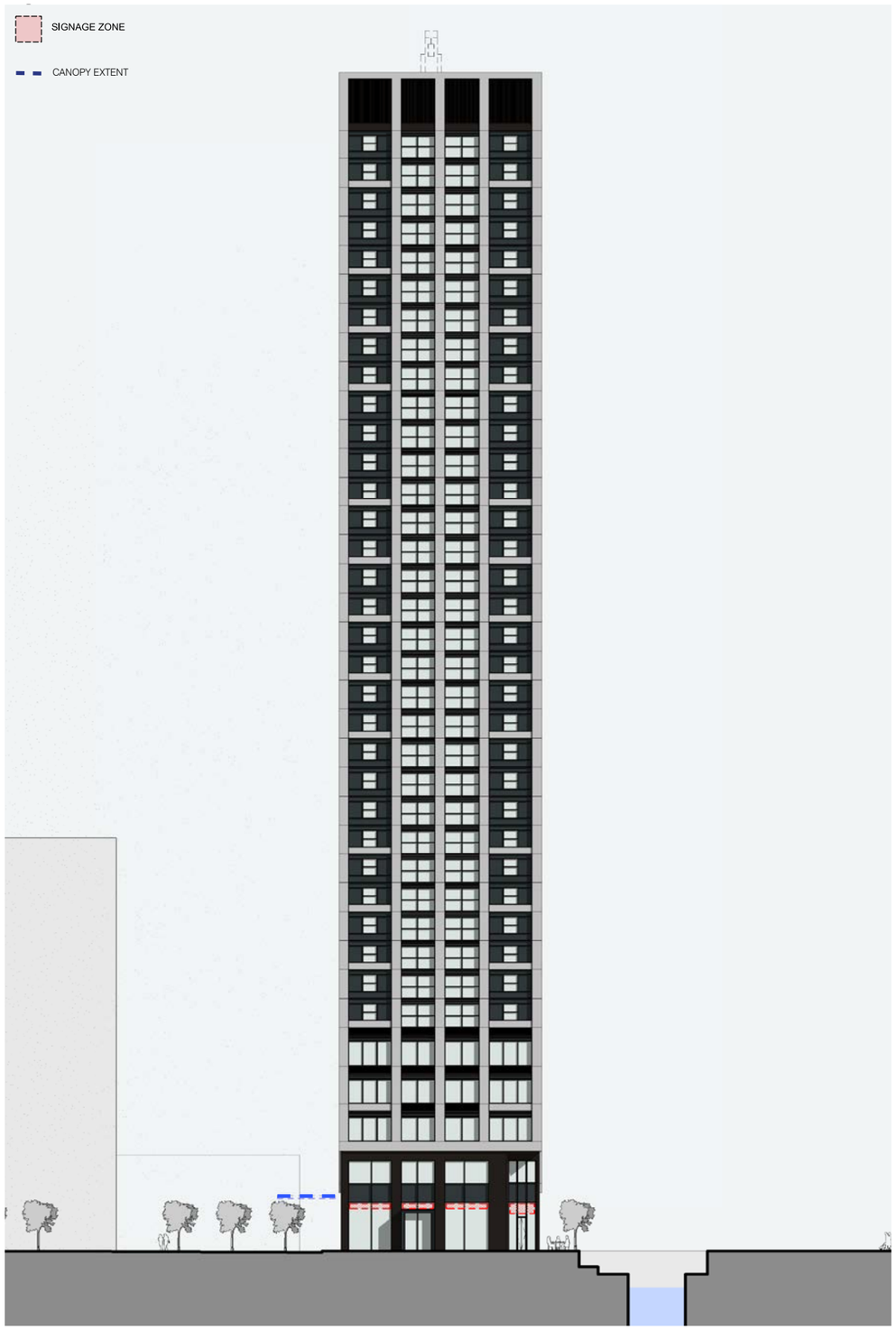
WEST



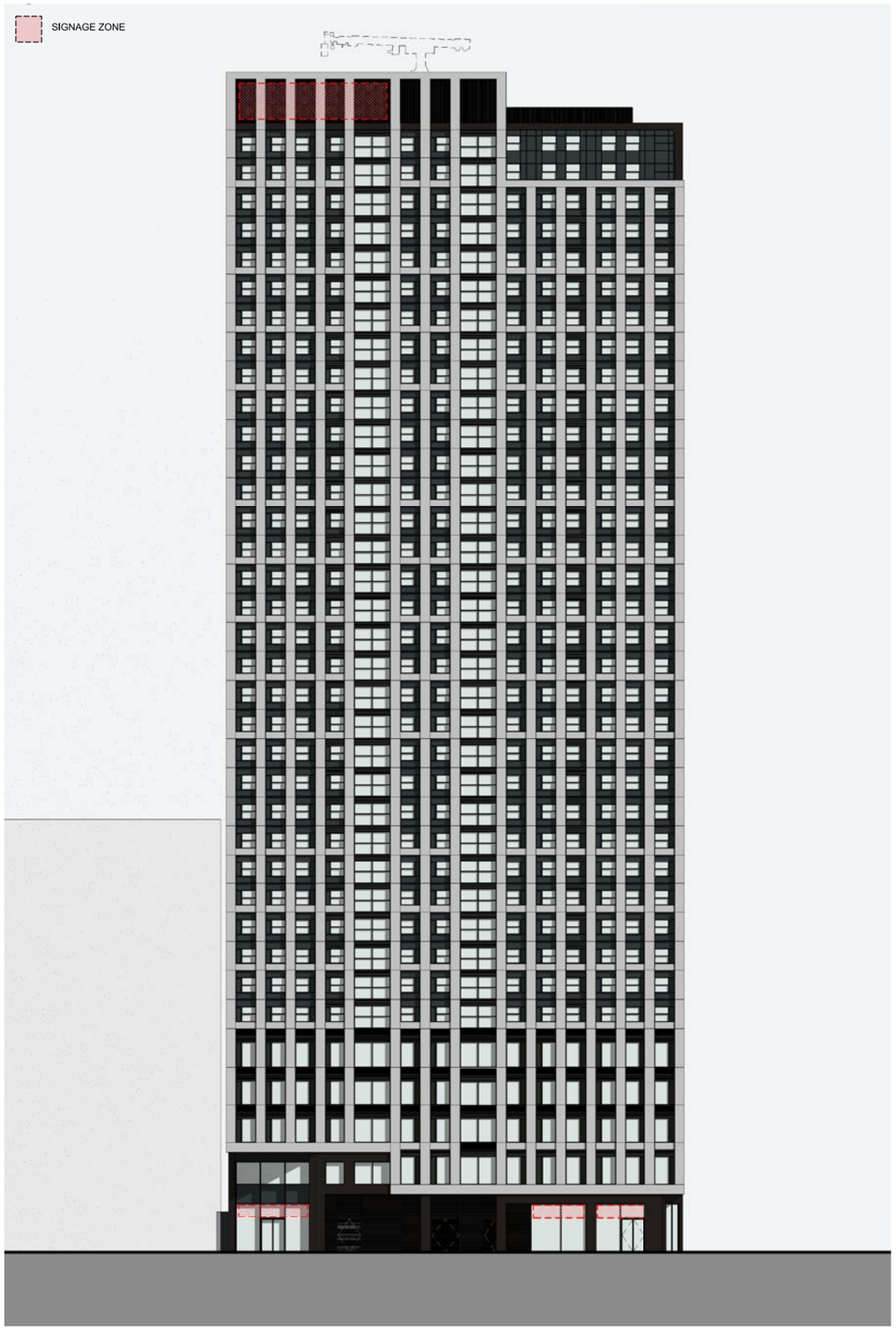
SOUTH

Elevations

5.0 Design - Union Building



EAST



NORTH

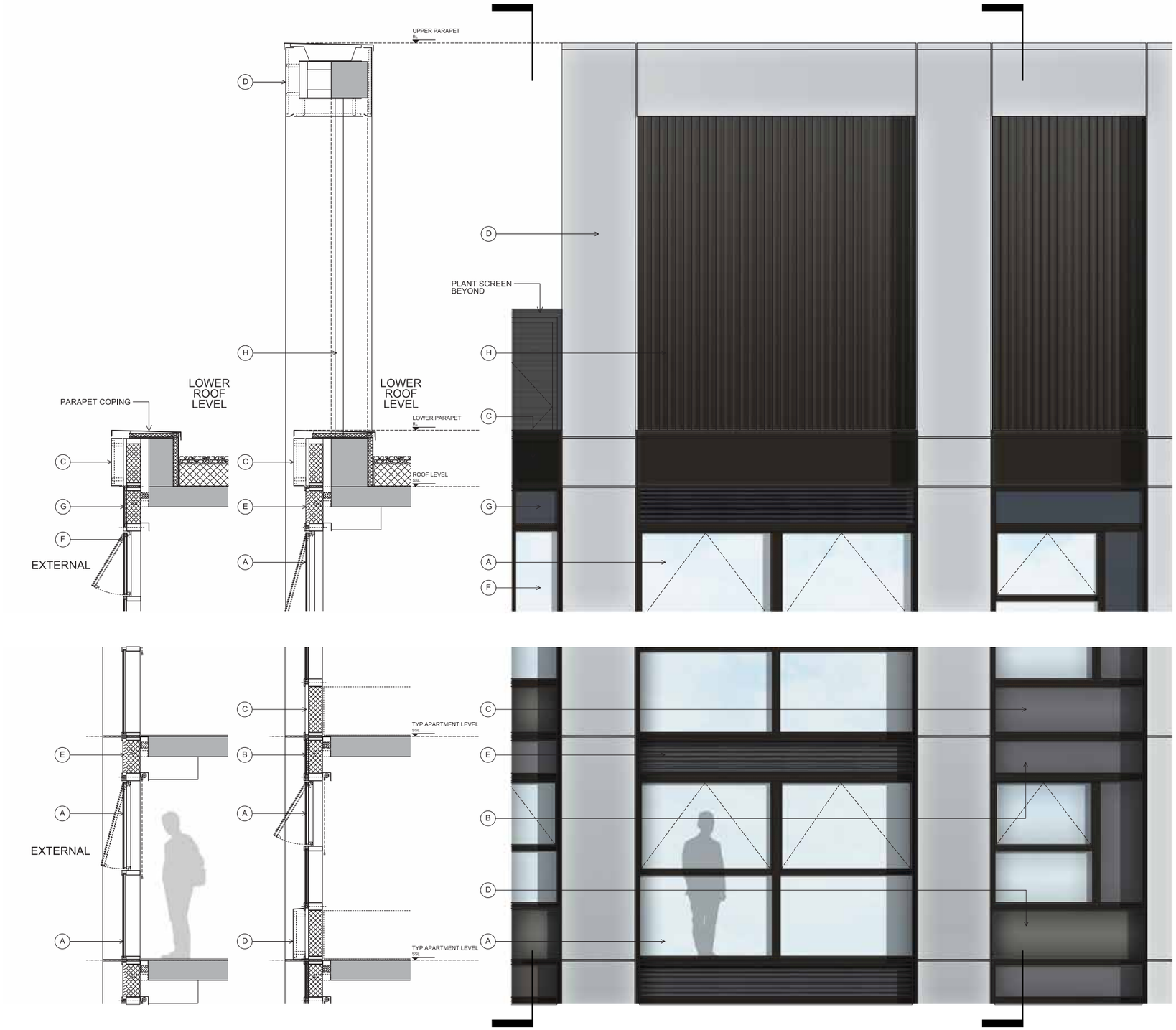
Elevations

A Aluminium window frames with clear vision glazing - Black coloured frames
B Black coloured back painted glass spandrel with insulation behind to typical apartment levels
C Aluminium spandrel cladding panel - Black colour finish
D Aluminium cladding panel - Silver grey colour finish
E Aluminium louvre glazed into window system - colour and finish to match black colour cladding panel
F Aluminium window frames with clear vision glazing - expressed mullions and SSG transom joints - Black coloured frames
G Aluminium window frames with black coloured back painted glass spandrel with insulation behind - expressed mullions and SSG transom joints - Black coloured frames
H Vertical feature blades - black colour finish
I Louvre panel cladding - black colour finish
J Aluminium cladding to Ground and Level 01 - Black colour finish
K Curtain wall glazing to Ground and Level 01 - Black coloured frames
L Black coloured back painted glass spandrel, glazed into curtain wall to Ground and Level 01



Ground Floor, Level 01 and Level 02 Elevation

5.0 Design - Union Building



Typical Levels and Roof Elevation



Typical Residential Floors Visual

5.0 Design - Union Building

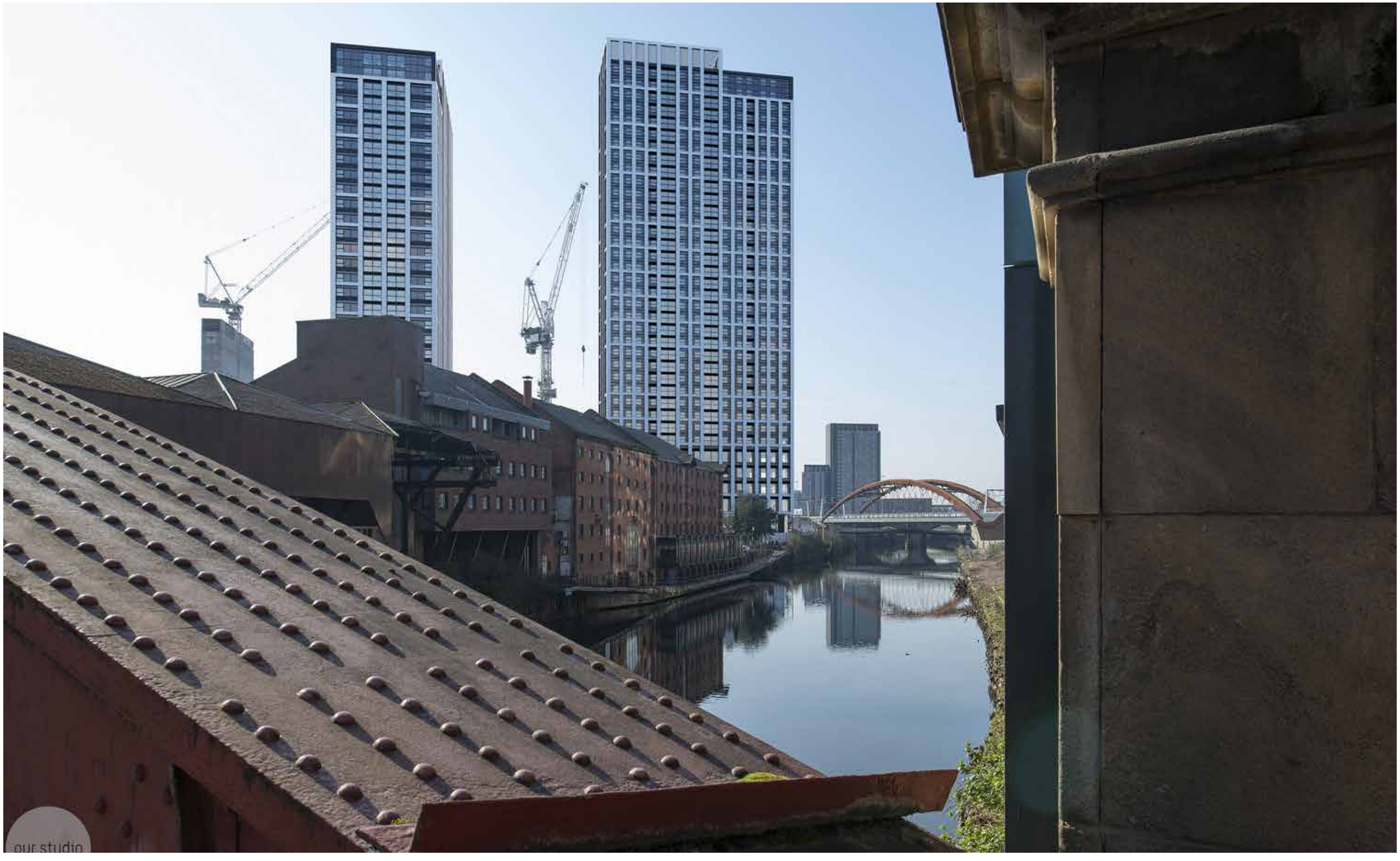


Typical Residential Floors - Facade Materials and Details



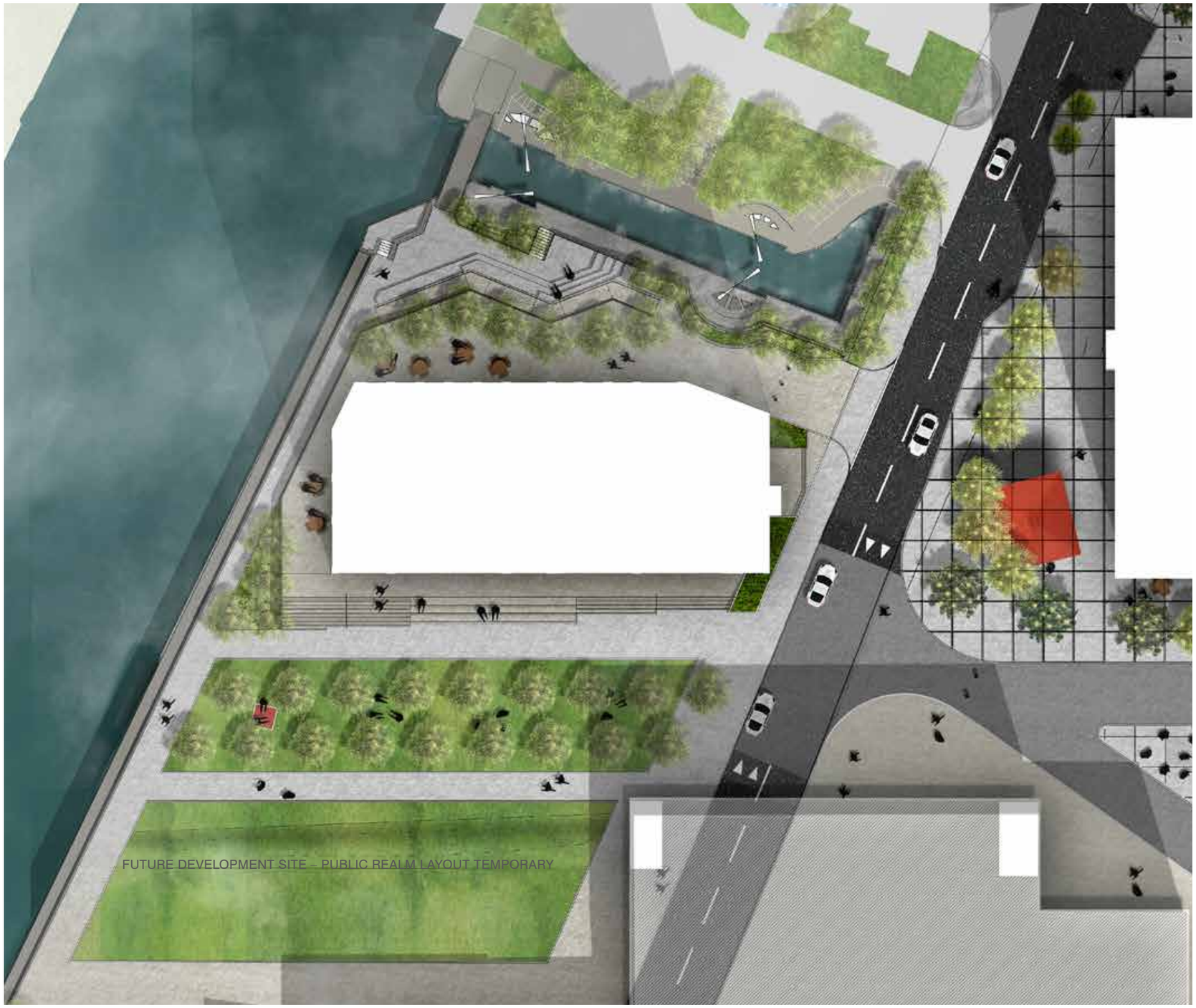
Verified Views

5.0 Design - Union Building



Verified Views

6.0 DESIGN - PUBLIC REALM & LANDSCAPING



Illustrative Landscape Plan

6.1 OVERVIEW & APPROACH

The public realm associated with the T2 application sits within the wider St Johns public realm masterplan area. The three primary principles for the wider public realm masterplan underpin all decisions and have guided the creation of the detailed proposals for the T2 public realm. These principles are:

- Create a platform for activation;
- Define a new quarter for Manchester;
- Use high quality, robust materials.

The T2 public realm aims to be bold and brave without interrupting possibilities for activity. It will be both starkly modern and reminiscent of the industrial heritage of the site. The public realm takes inspiration from diverse sources including Stortorget, Kalmar, Sweden and New York's Meatpacking district.

The site-specific design proposals consider the existing change in level between Water Street and the River Irwell and the need to maintain a consistent building ground floor level in order to mitigate potential flooding. This results in a plinth to the south and west elevation of the building which forms an external terrace to the ground floor units. The southern plinth steps down towards and area of temporary landscape associated with the T3 development plot and includes a grove of new trees set within an area of soft landscape. The western plinth forms the edge of the new riverside footpath which extends from Factory Square along this section of the river. Public realm proposals to the existing canal basin include works to overcome existing changes in level and create an accessible ramp leading from the development to the lower area of the canal basin. Also included in this area are a series of steps and terraces that front the lower section of the canal basis.

Significant new tree planting is proposed as part of the development to enhance the local setting and improve pedestrian comfort. There is a total of 40 new tree proposed as part of the public realm proposals which are mainly concentrated to the southern and northern areas of public realm relative to the proposed building.

The hard materials palette acts as the stage for the stalls, modern and distinctive whist eluding to the history of the site, providing flexibility but also definition. The surface treatment proposals for the T2 area are a continuation of those used in the wider St Johns public realm reinforcing the creation of a monolithic, patterned carpet formed of cast in-situ concrete. A grid will be established through the formation of the surfacing that will provide consistency on top of which everything else can be introduced.

6.0 Design - Public Realm & Landscaping











7.0 ACCESS

7.1 TRANSPORT STRATEGY



St John's (Core Site) including Union, Highway Access Layout

Union is located in a highly accessible location for rail, tram, bus, cycling and walking. No car parking will be provided within the Site.

It is considered that the occupiers staying there will not expect to have a car parking space and will therefore choose to live in this location with the expectation of using sustainable modes of travel rather than a private car. Providing a zero-car development for these tenure types is therefore considered appropriate for this location.

This car-free strategy accords with Policy T2 of the Manchester City Council Core Strategy, which states that new development within the city centre, should provide 'a level of car parking which reflects the highly accessible nature of the location, as well as the realistic requirements of the users of the development.'

If needed, public parking is available within a short walk of the Site offering the chance for occupants to lease a long-term parking space, or if short term access to a car is required, a number of Enterprise Car Club cars are located within an easy walk of the Site.

The St John's Masterplan will deliver a quality pedestrian environment. Priority will be given to pedestrians through the provision of shared streets. There will be pedestrian alleyways and courtyards which will provide access without restricting movement. A permeable street pattern will aid pedestrian movement and promote meandering. There will be pedestrian linkages to connect to the wider area and also the waterfront areas.

In the vicinity of the Site, there will be significant enhancements to pedestrian accessibility including:

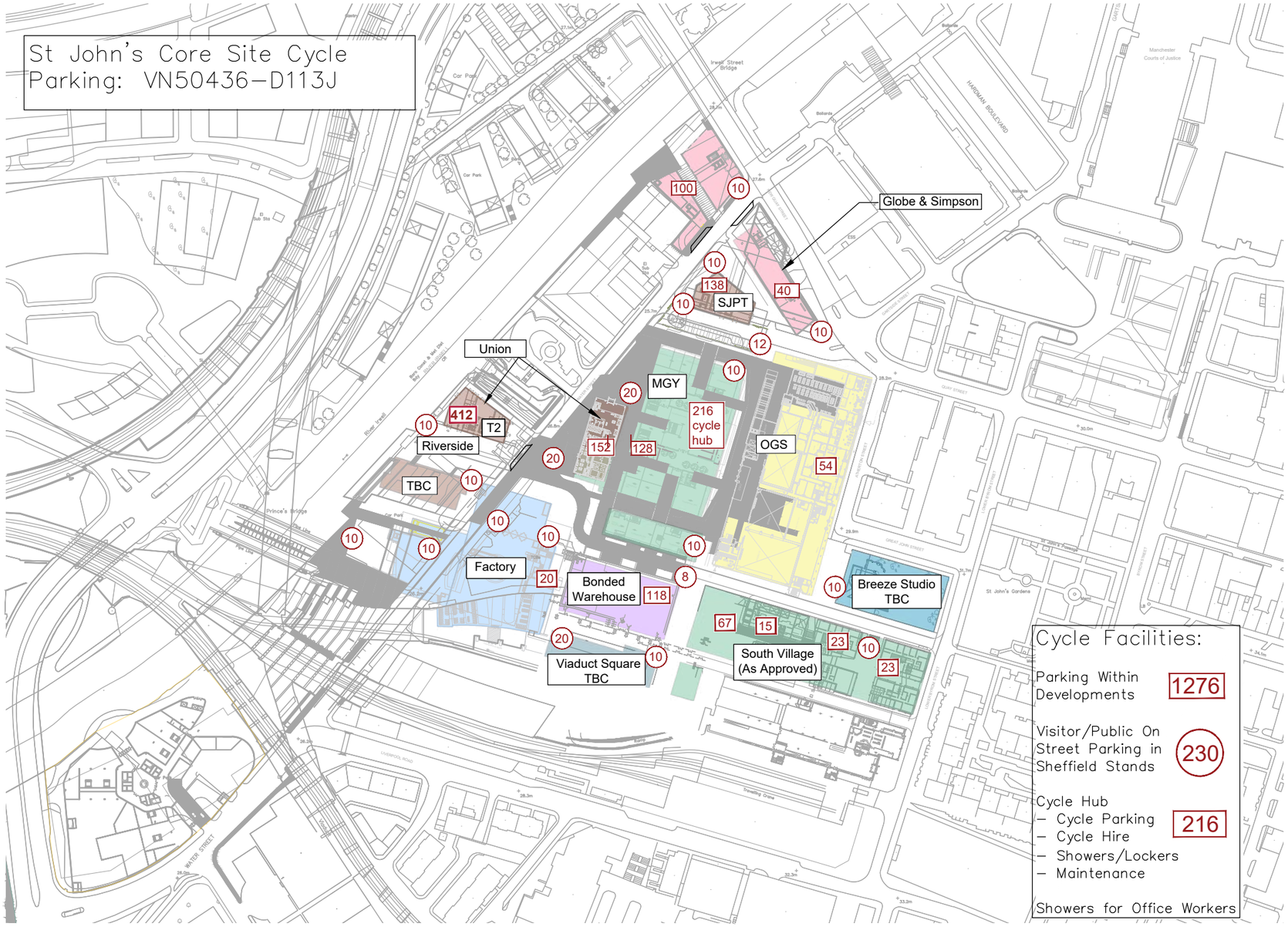
- A new raised table crossing facility on Water Street at the south-eastern corner of the Site;
- Two new public Squares (Factory Square and Festival Square will be provided to the south of the site; and
- Landscaping and street lighting to create safe and pleasant pedestrian spaces.

Within the wider St John's area, improvements to the pedestrian environment will include increased permeability of the area through new traffic-calmed routes and public spaces, enhanced crossing facilities at the New Quay Street / Gartside Street junction and prohibition of traffic order on Water Street.

A Framework Travel Plan will support the Union planning application and sets out a long-term strategy for ensuring the sustainable travel patterns for occupiers is maintained. This will be done by:

- Informing residents and staff of the travel options available via Unions website;
- To increase the awareness of the advantages and potential for travel by more environmentally friendly modes;
- To introduce a package of management measures that will facilitate travel by modes of transport other than the private car;
- To encourage residents and staff to use the most sustainable travel option.

7.2 PARKING AND ACCESS



St John's Cycle Parking (Core Site) including Union

7.2.1 Cycle parking

Cycle parking demand generated by the proposed development is expected to be lower than a typical residential development due to the shorter term of tenancies. Notwithstanding this, the proposed development will provide 412 secure cycle parking spaces for use by occupants. The cycle parking spaces will be located within the basement of the building and will comprise of a two-tier rack system to maximise the provision within the available space. 402 Cycle spaces will be allocated for residential occupiers and 10 Spaces for the Co-Work occupiers. This split will be kept under review via the Travel Plan as there will be overlap between the Residential and Co-Work occupiers.

The cycle parking spaces will be located within the basement of the building and will comprise of a two-tier rack system to maximise the provision within the available space.

Access to the basement cycle parking will be available via the Amenity Llift, which is large enough to accommodate cycles. Occupants can simply go to their apartment to access shower and changing facilities, therefore no separate changing / shower provision is required for residents. Shower and changing facilities will be provided for the occupiers of the Co-Work Space..

In addition to the proposed basement cycle parking provision, Tower 2 will offer 12 cycle parking spaces in the public realm, proposed to be of the Sheffield Stand type with a tapping rail.

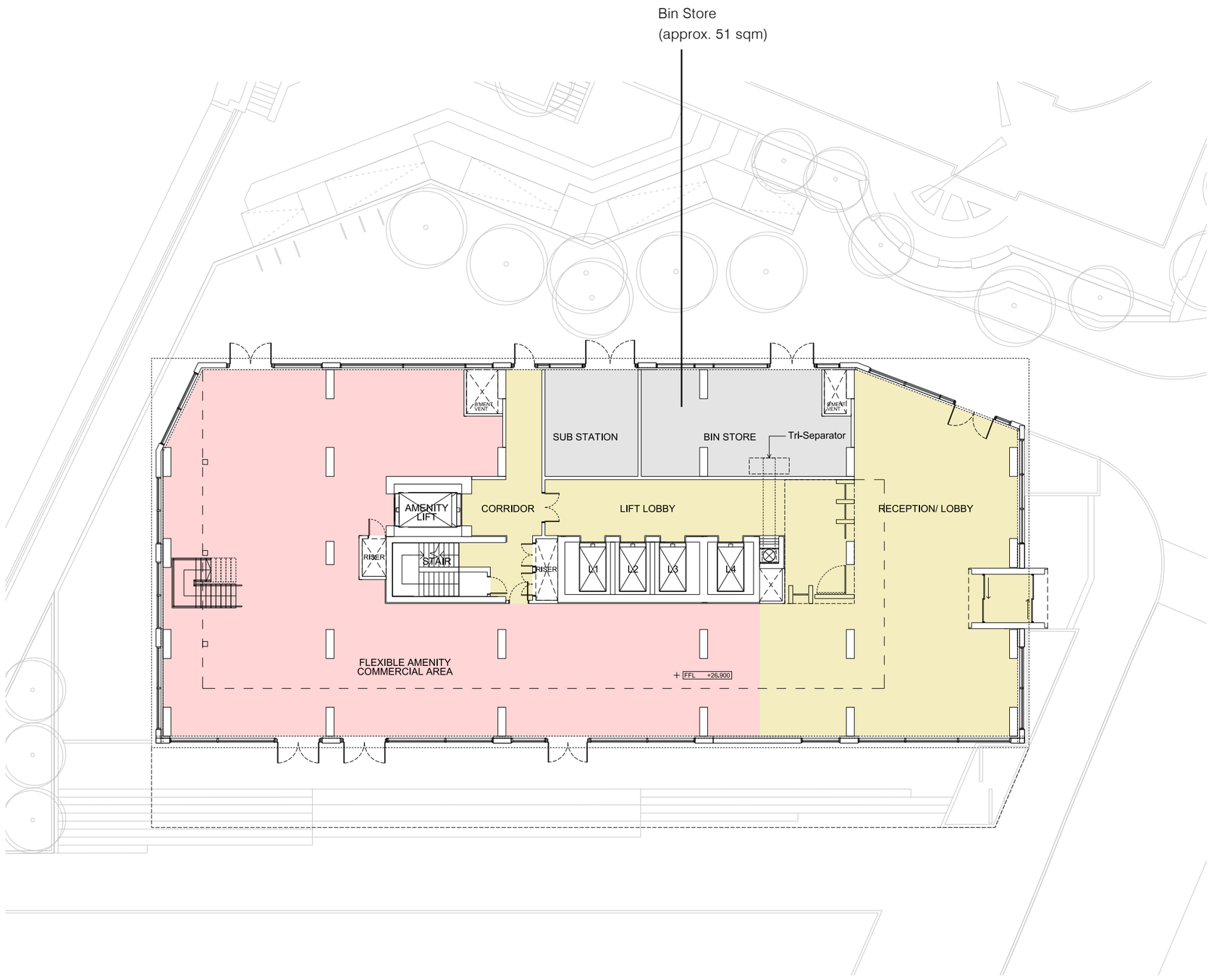
7.2.2 Access on Foot

It is expected that most occupiers would access work, leisure and retail opportunities within the city and therefore can generally do so on foot or by public transport.

7.2.3 Parking

Union will not provide parking for its occupiers. Some occupiers may arrive by car such as to drop off and if this is the case then there are over 3300 parking spaces within a 10 minute walk of the site.

If short term access to a car is required, then there a number of Enterprise Car Club cars located in the area with the nearest being two cars located 600m away on Duke Street.



Ground Floor Plan

7.3 REFUSE & RE-CYCLING

7.3.1 Servicing

To the north of Union Tower 2 is a service area which delivery and refuse vehicles can reverse into. Access into this service route will be controlled by automatic bollards to prevent fly parking with CCTV and a comms unit and regular vehicles benefitting from Automatic Number Plate Recognition.

There is scope for smaller vans to reverse into the area before the bollards and service from there.

The service area will be shared with pedestrians and cyclists so any vehicles reversing will need to be mindful of this. There is scope for access by regular large service vehicles to be timed so that vehicle arrivals are staggered.

7.3.2 Waste Strategy

The waste collection would be overseen by the management company for Union and they would appoint a licenced waste carrier to remove the waste. This arrangement with a private waste management company will be maintained in perpetuity at the sole cost of the owner. The Union management company would have responsibility to ensure the internal and external areas are kept clean and to move the bins in coordination with the occupiers. Refuse store areas would also be subject to appropriate ventilation.

Union is not a standard residential or aparthotel development and this may influence the volume of waste generated. To provide a robust assessment, the standard residential waste forecasts of 110 litres of waste per week per apartment has been used. This equates to the following waste generation: 40,920 litres of waste per week for 372 units or 5845 litres (6 Eurobins) per day

The Co-Living units would benefit from a Waste Chute with a Tri-Separator to divide the waste into General Refuse, Pulpable and Mixed Recyclables (Plastic/Metal/Glass).

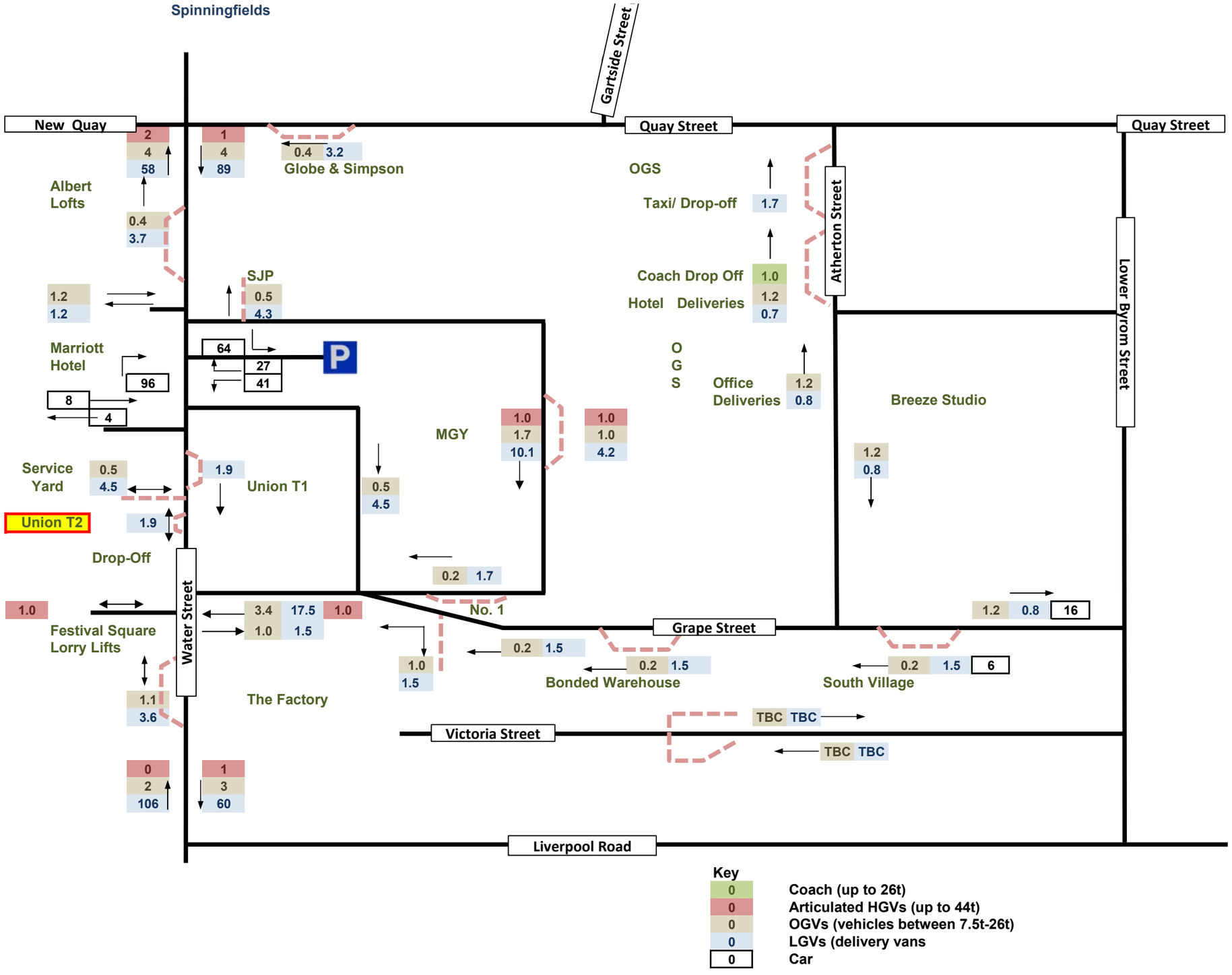
In addition, there is waste generated by the Co-Work units. While this is accommodate 130 persons on floors 2-4 in practice we expect to be around 80% full or 312 persons. This will generate around 3120 litres (3 Eurobins) of waste per day.

The main Bin Store provides 51sqm of usable area for both Co-Living and Co-Working use.

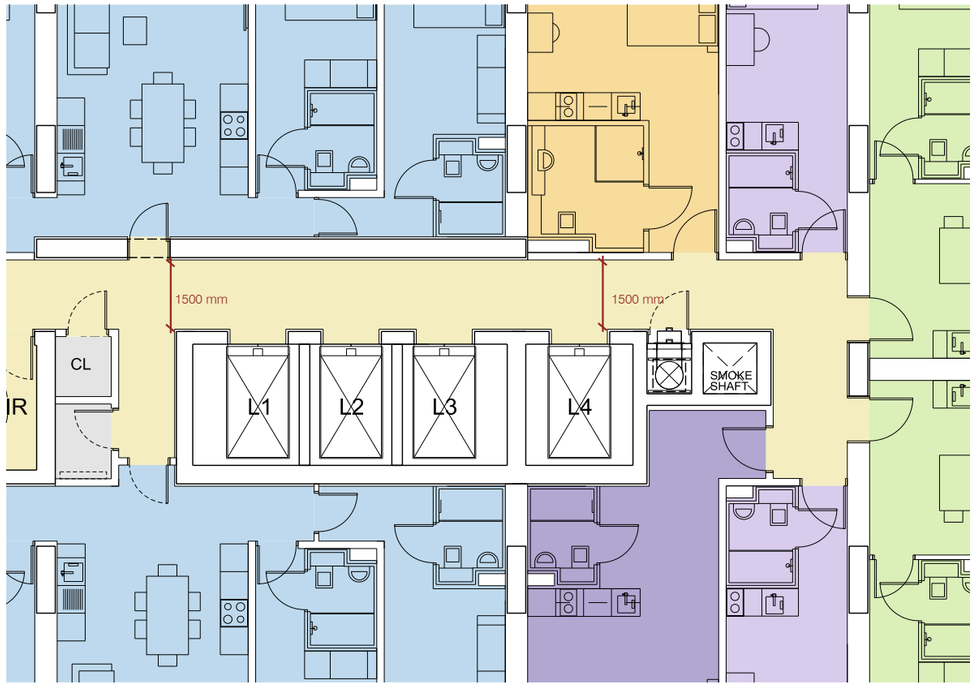
The ground floor retail /restaurant unit is assumed to store waste within its own demise.

It is expected that waste will be collected every other day from the service area to the rear by private collection in perpetuity, secured by legal agreement. The Waste Strategy is based on good recycling principles and the occupiers would be encouraged to separate their waste at source.

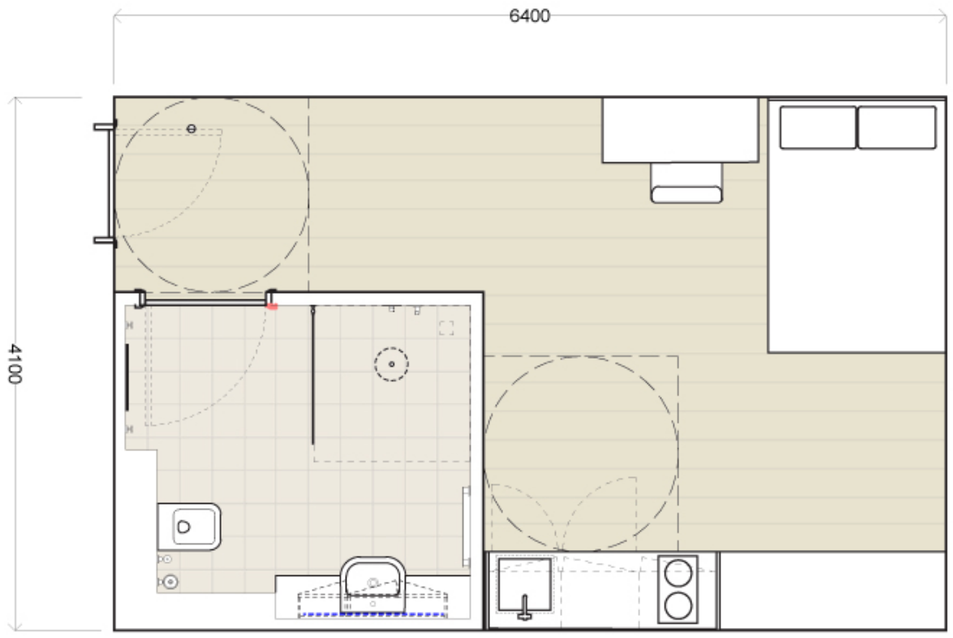
7.3 REFUSE & RE-CYCLING



St John's Traffic Flows (Core Site) Including Union



Typical Floor-Corridor Width



Plan of Accessible Studio

7.4 INCLUSIVE ACCESS

7.4.1 Overview

This section of the report outlines the approach to inclusive design and how it has been designed to meet the relevant standards and regulations. Reference has been made to the Manchester City Council's Design for Access 2 documentation, as well as the Manchester Residential Quality Guidance.

7.4.2 Objectives

To ensure that the buildings are fully accessible to all:

- Potential users and visitors, regardless of age, gender or any disabilities are able to access and navigate unimpeded through all appropriate areas of each building and surrounding public realm.
- The external building environment, including location and orientation of entrances, will be legible and not act as an impediment to any potential users.
- The internal building environment can be successfully and safely used by all of the potential users of the building.
- Every opportunity will be taken to utilise colour, textures, materials and treatment of space to assist with the overall legibility and aesthetic value of the building.

The design has been developed in full consideration of national legislation. This includes the provisions of BS 8300:2001 and The Building Regulations Part M [2015 Edition].

7.4.3 Access at Site Boundary

The setting out of the building levels has been dictated by the existing pavement levels of Water Street and proposed levels of Studio Way in order to ensure that all primary entrances [either to commercial units or residential entrance lobbies] can be accessed from flat and level approaches with inclines of 1 in 40 or less.

7.4.4 Circulation and Access to Primary Entrances

The clear width of all access routes from pavement to main entrances are at least 1500mm wide and comply with statutory guidance. Similarly the gradient of access routes are either flat or are set at no more than 1 in 40. All access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following:

- High contrast hardscape to clearly define the pedestrian route to the main entrance.
- High visibility signs to identify building and entrances.

7.4 INCLUSIVE ACCESS

7.4.5 Reception Desk / Waiting Area and Entrance Lobbies

Main reception areas and Concierge facilities are located at ground floor within the buildings. Further detailed design will be undertaken with the end users to determine a suitable fit out and interior design for the spaces. The reception desks will include a low level area for wheelchair users and a hearing loop for the cognitively impaired. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include the following:

- Material selected to reduce surface glare.
- Upon entrance the interior layout will be clearly signposted.
- The entrances to the main cores or video entry controls will be provided at a height between 750mm and 1000mm above finished floor level.
- The use of lighting and clear high contrast signage to aid way finding.
- Tactile and visual surface guides to denote path from entrances to lifts.
- Solid floor surfaces to facilitate ease of wheelchair movement.

7.4.6 Communal Amenity

All communal amenity space, (including bookable spaces such as private dining rooms, study areas and event spaces) on the lower levels of the building will be fully accessible and include lift access, level thresholds and adequate space to include turning circles for wheelchairs. There will also be adequate disabled WC provision.

7.4.7 Communal Stairs and Lifts [including lobbies]

Communal stairs to all cores have been designed to comply with all appropriate Building Regulations. All cores contain lifts which meet minimum accessible standards with communal stairs and lobbies including the following:

- Doors with a minimum clear opening width of 900mm.
- Doors fitted with vision panels.
- Doors fitted with lever type handles or ‘D’ pull handles at a user height of 1000mm above finished floor level.
- Doors with a weight suitable to be used by people with limited strength or reduced mobility.
- User friendly handrails to all stairs and landings, tactile count downs on underside of handrails to indicate changes in direction and presence of landings.
- High contrast step nosings as per BS 8300.

7.4.8 Width of Internal Circulation Routes

All primary circulation corridors are a minimum of 1500mm wide. This will also provide an area for a 1500mm diameter turning circle. In addition internal circulation routes will include the following:

- Sufficient clear widths to enable convenient movement through circulation routes and doorways for the widest range of people including those with pushchairs, those carrying children or objects and those using wheelchairs or other mobility aids such as walking frames.

7.4.9 Accessible Studios

There are 4 wheelchair accessible studio apartments located on the lowest residential floors in the buiilding. In each of the studios there is sufficient space for turning circles adjacent to the beds, furniture and fittings in the living area and bathroom, in accordance with all Part M requirements. The overall accessible room size is 27sqm.

In addition to the 4 DDA compliant Studios, a further 27 (8.0%) are capable of being converted to acccessible.

Residents book their Union accommodation at least 4 weeks in advance, allowing Vita to make all the necessary and practicable adjustments in good time for arrival. Vita also provides 24-hour on-site management presence throughout the year and their staff are trained and dedicated to providing the best possible service to all residents.

Accessible Shower Rooms

Each 27sqm unit incorporating an accessible shower room will be configured and installed to suit the requirements of Approved Document Part M.

It is proposed that the internal walls of each shower room are designed to allow the installation of grab-rails retrospectively. This allows flexibility during the letting process to allow the unit to be offered to an able-bodied resident should the demand for accessible units not be met. The majority of the units are booked well in advance allowing adequate time for any amendments or additions to be made.

The proposed dimensions for shower rooms will be a minimum of 2400mm x 2600mm as per Approved Document Part M.

Accessible Kitchens

Each 27sqm unit incorporating an accessible shower room will be provided with services installations to accommodate a fully accessible kitchen, configured and installed to suit the requirements of Approved Document Part M. Fully accessible kitchens will be fitted on a demand basis.

Any partitions will be adjusted to accommodate accessibility throughout the room.

7.4.10 Emergency Egress

Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire strategy report will be prepared to include egress of people with disabilities, children and elderly people. Alarm systems will provide visual as well as audible signals in an emergency. In addition emergency Egress provision will include the following:

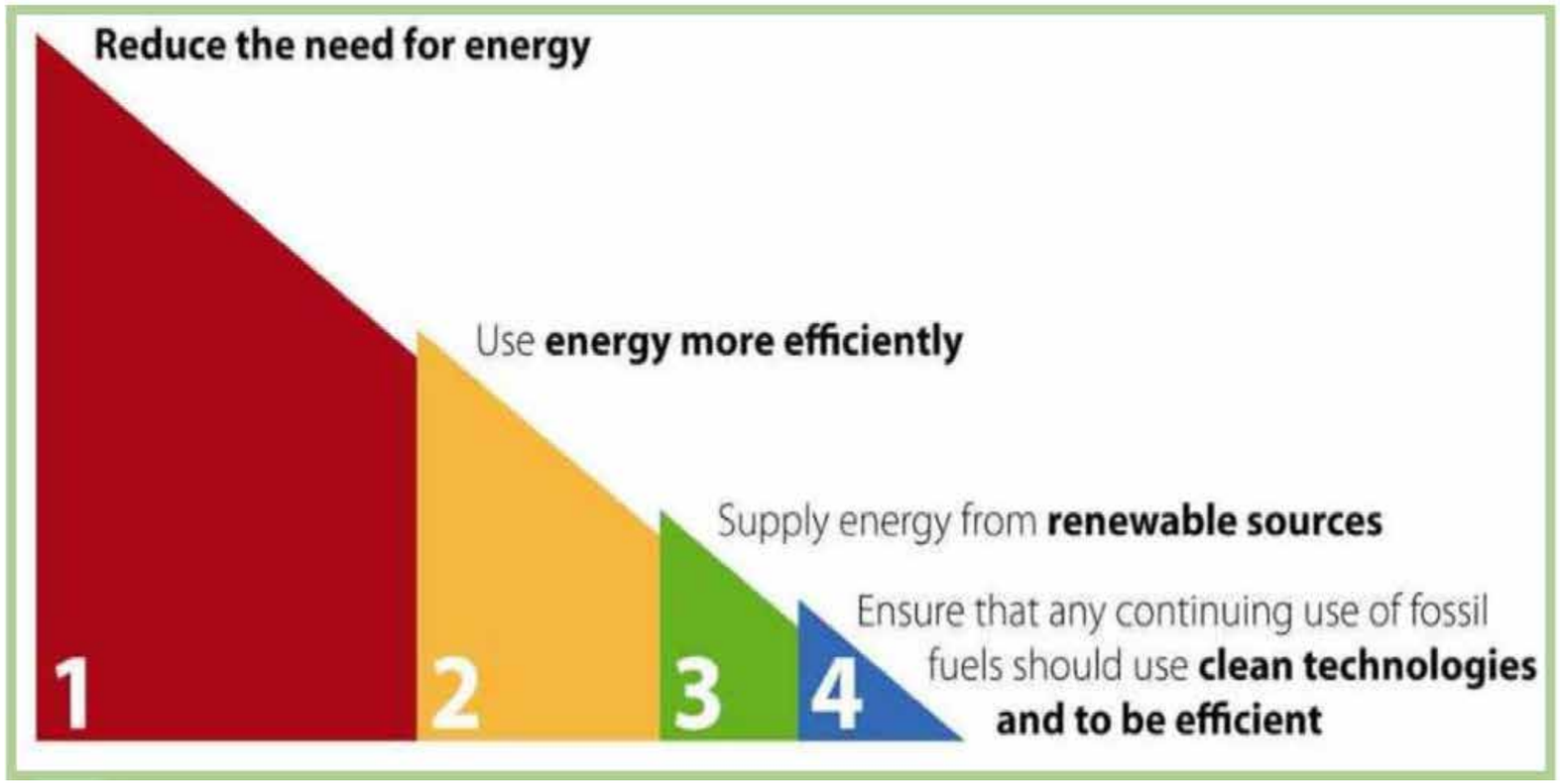
- Visual fire alarms especially where people may be alone.
- Improvements in legibility of evacuation procedure signs.
- Direction and location signs to circulation cores.

7.4.11 Lighting Strategy

Throughout the scheme lighting is integral to the overall way finding and accessibility strategy with the potential for:

- Entry floor guide path lighting.
- Visual fire alarms.
- Reflected and diffused light to escape stairs.
- Lighting defining lift landings and doors.
- Highlighting for columns.
- Lighting to wash walls.

8.0 ENERGY & SUSTAINABILITY



Energy Hierarchy Approach

8.1 ENERGY STRATEGY

The scheme accords with the adopted Core Strategy Policy EN 4, EN6 and the Supplementary Planning Document (SPD) criteria while taking into account Manchester's declaration of a Climate Emergency.

Minimising the impacts of climate change is a key element of the proposed design with significant design iterations and energy demand calculations having been undertaken to ensure the proposed energy strategy will incorporate an enhanced 'fabric led' material specification, along with high quality design and construction standards to improve the energy efficiency of the building.

This enhanced material specification and design will deliver the following benefits:

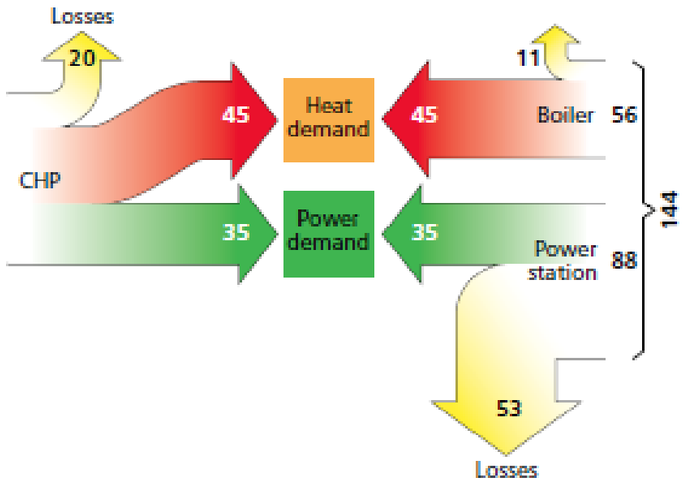
- High performance thermal insulation throughout the building.
- Connection to a Combined Heat and Power system, a highly efficient and low carbon measure for hot water and electricity demands.
- Good natural daylighting will reduce energy consumption combined with 100% low energy and LED lighting provisions.
- Heat recovery systems will further reduce heat losses.

A commitment is made to achieving at least 9% dwelling emission rate reduction relative to the current Part L1A (2013) compliance standard, and at least 6% emission rate reduction relative to the current Part L2A (2013) compliance standards for the commercial use areas.

In response to Manchester City Council's declaration of a Climate Emergency, the following measures will form part of the specification of this development:

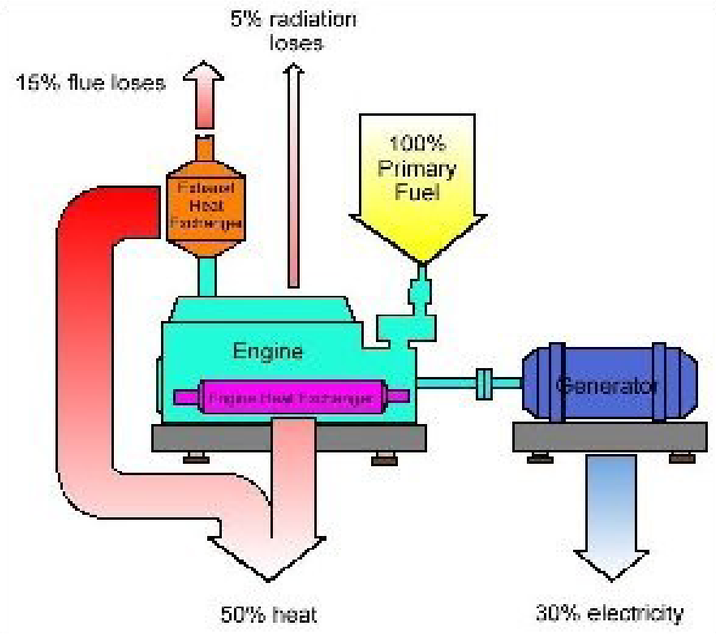
- An energy strategy that delivers the current Core Strategy carbon dioxide emission reduction and renewable energy generation targets;
- The option for residents to utilise various sustainable modes of transport with additional home working options;
- A+ energy rate white goods to limit unregulated energy demand;
- Passive building specification, intended to avoid cooling requirement;
- Energy reducing features such as daylighting sensors; and,
- Water efficiency measures to reduce water heating energy loads and also cut the process energy required to supply clean drinking water.

8.2 SUSTAINABILITY STRATEGY









The key specifications, site characteristics and design measures of the proposed development will mitigate the environmental impact of the scheme throughout both the construction stage and the future occupation of the development.

Examples of the measures taken as part of the Environmental Standards in accordance with the requirements of Manchester City Council Core Strategy 2012 are as follows:

- Provision of A and A+ rated white goods;
- 100% low energy and/or LED internal lighting;
- Dedicated energy efficient fittings and controls;
- Exceeding the requirements of building regulations for new buildings in terms of energy performance;
- Specification of water efficient devices and equipment;
- Precipitation irrigated landscape areas;
- No increase in impermeable area as a result of development;
- Adoption of a site waste management plan;
- Segregated waste storage;
- Best-practice resource monitoring and environmental protection on site;
- Ecological enhancement and the introduction of new species;
- Responsible sourcing of materials with low environmental impact;
- Local public transport provision and amenities;
- Transport and travel planning;
- Car fee design; and,
- Cycle storage provisions.

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