# 5plus Back Turner Street Apart-Hotel

**Site Visit Presentation**
14 December 2017

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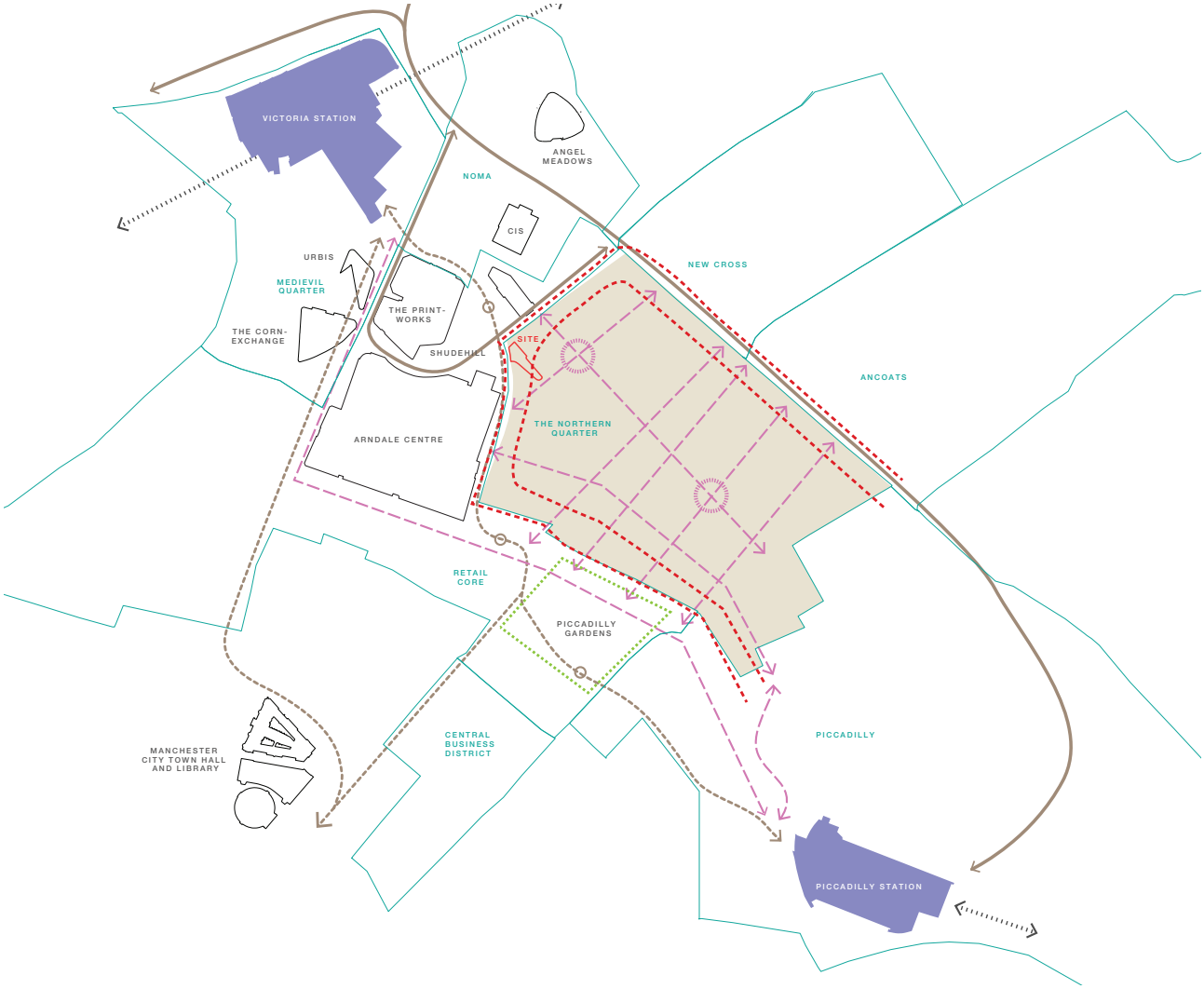
**Phil Doyle**
Director
pdoyle@5plusarchitects.com

**Ian Burnett**
Architect
iburnett@5plusarchitects.com

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# City Context

## North Manchester Connectivity Diagram



## North Manchester Site Model

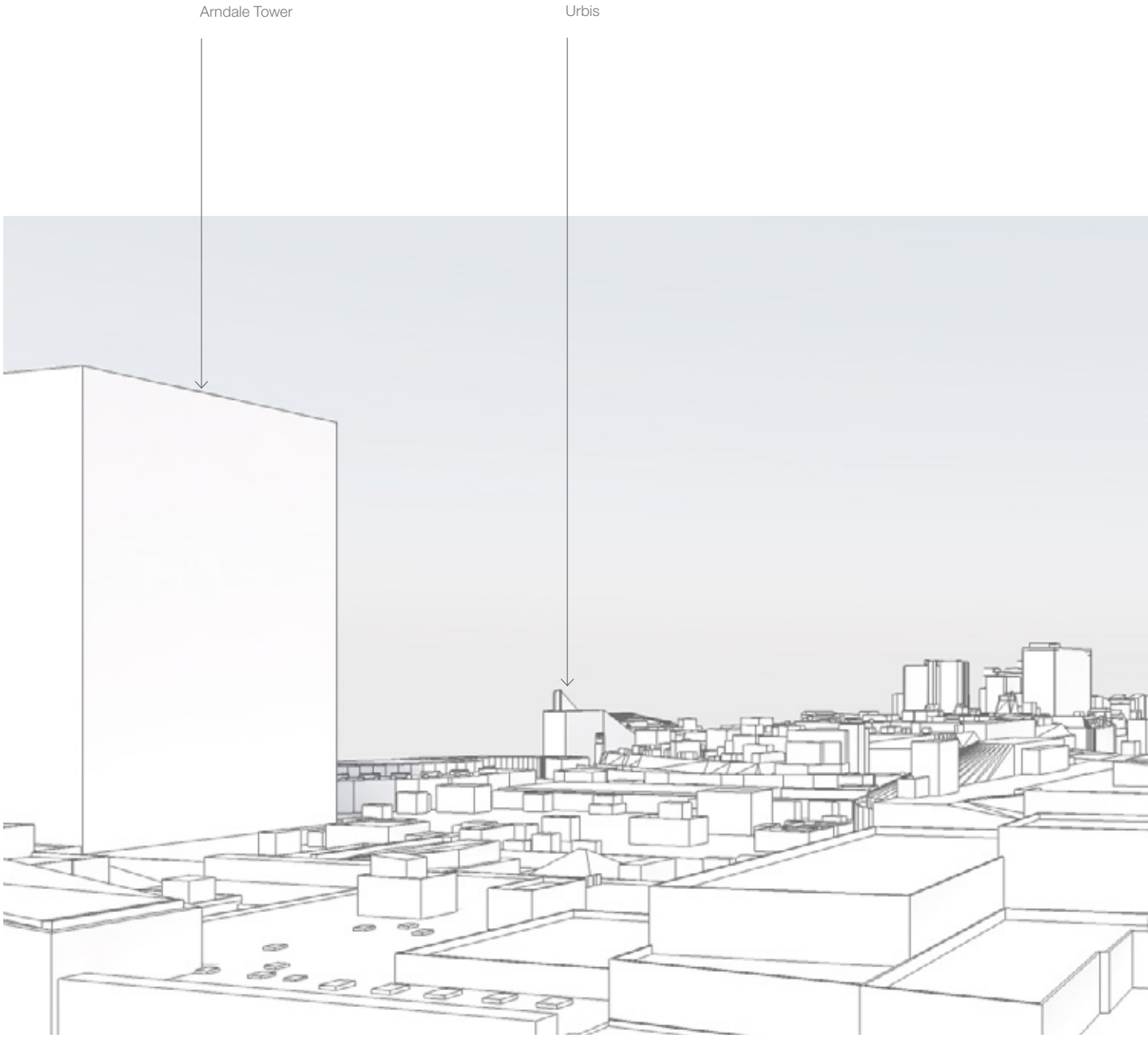
Key

Planning consented scheme (uncompleted)



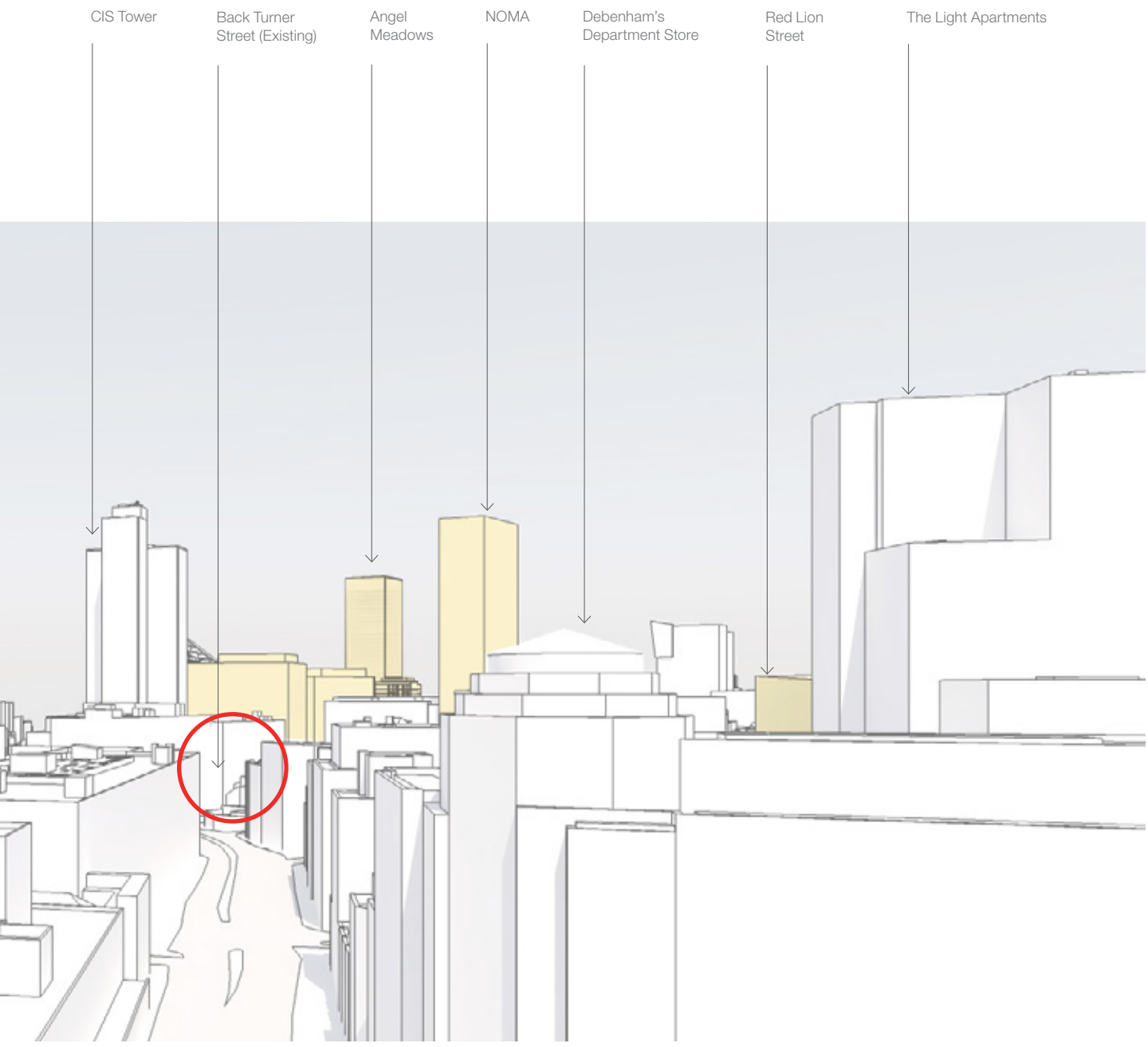
# City Views

View North West
(towards NOMA from Market Street)



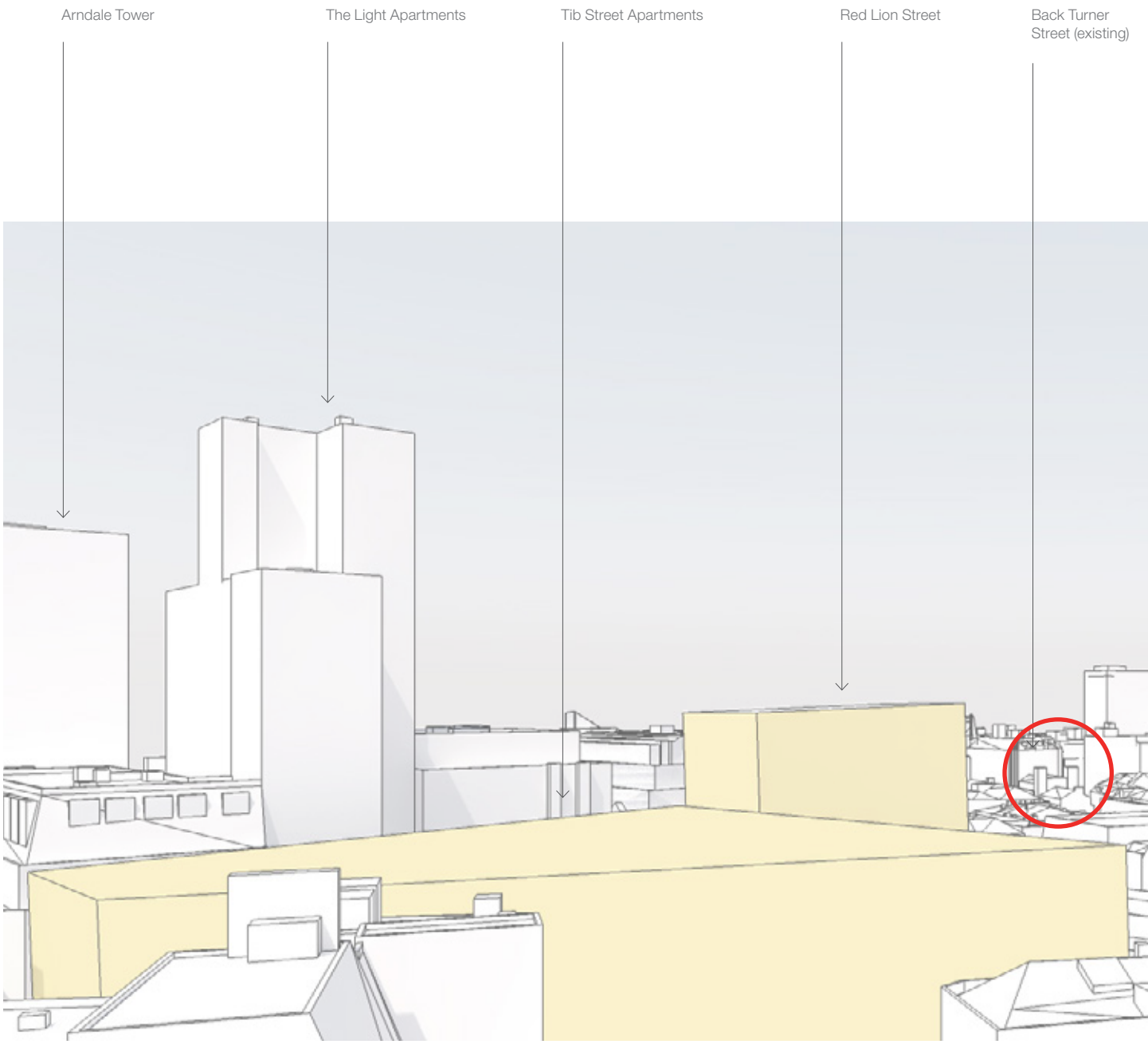
Key

Planning consented scheme (uncompleted)



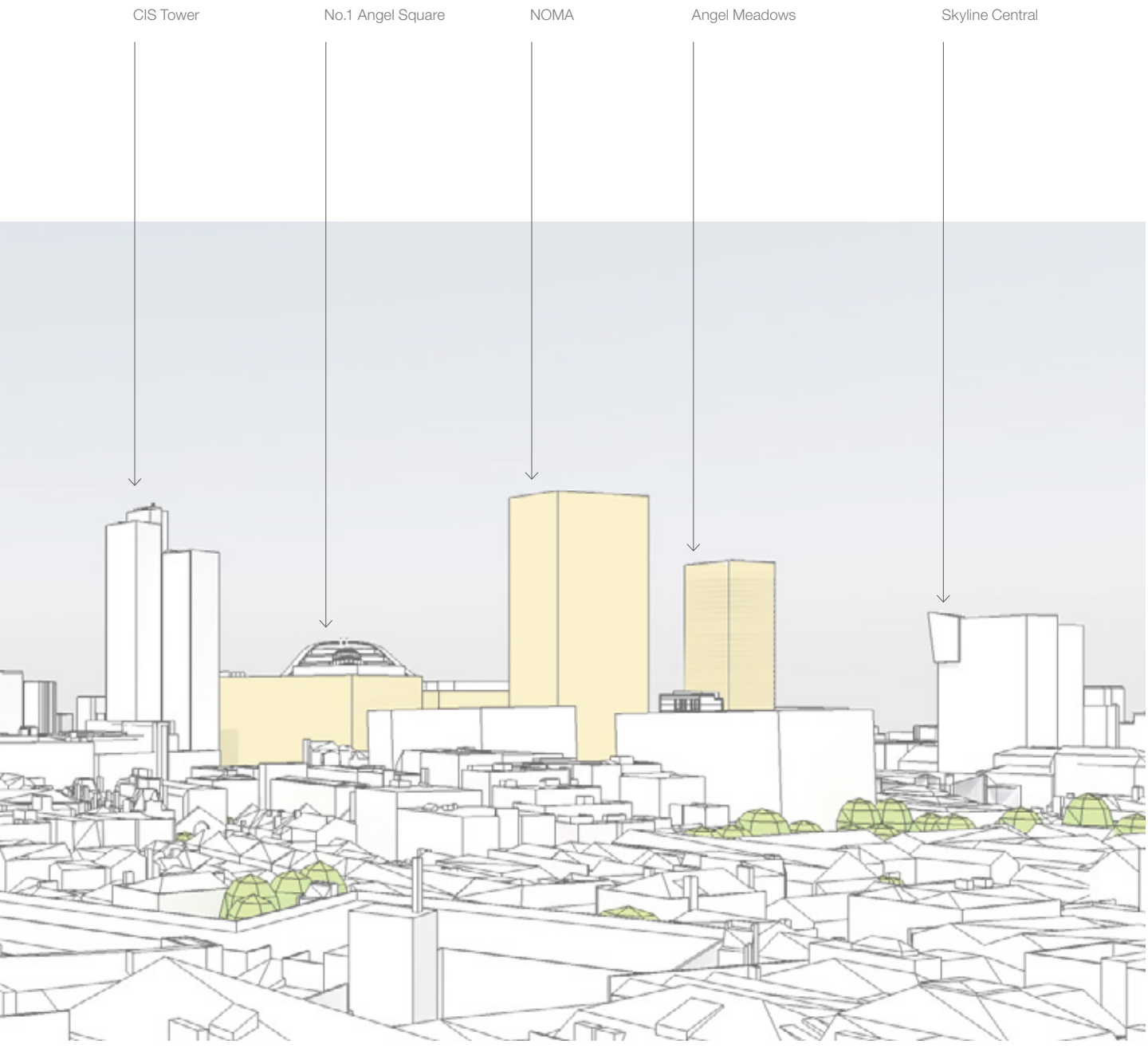
# City Views

## View North West
## (Towards NOMA from Piccadilly Gardens)



Key

Planning consented scheme (uncompleted)



Back Turner Street

# 1937

## Historical Character

Originally the site was occupied by a series of buildings all ranging from 4 to 6 storeys.

Over the years, a number of the original buildings upon the site have been damaged/demolished to leave both key book-ends of the site in a fragmented state. Most notably the High Street corner of the site has been flattened to grade level where it has remained in this state for over 20 years.



## Building A

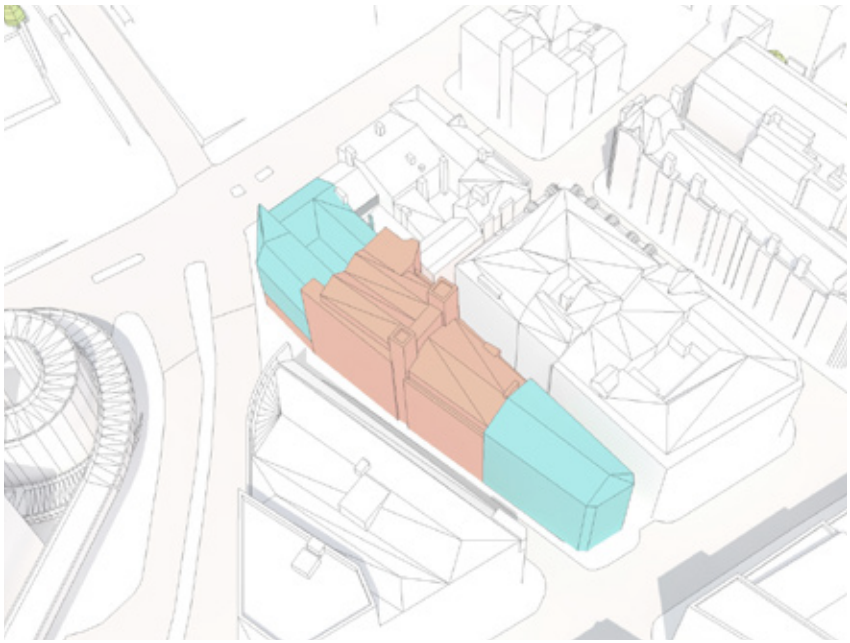
The building was originally constructed in the early-19th century as a warehouse. It was later demolished/ reduced by 3 floors.

## Building B

This former five-storied boot and shoe warehouse was constructed in the early 1920s as an extension to the adjoining J. & E. Smith boot and shoe manufacturers - Building C.

## Building C

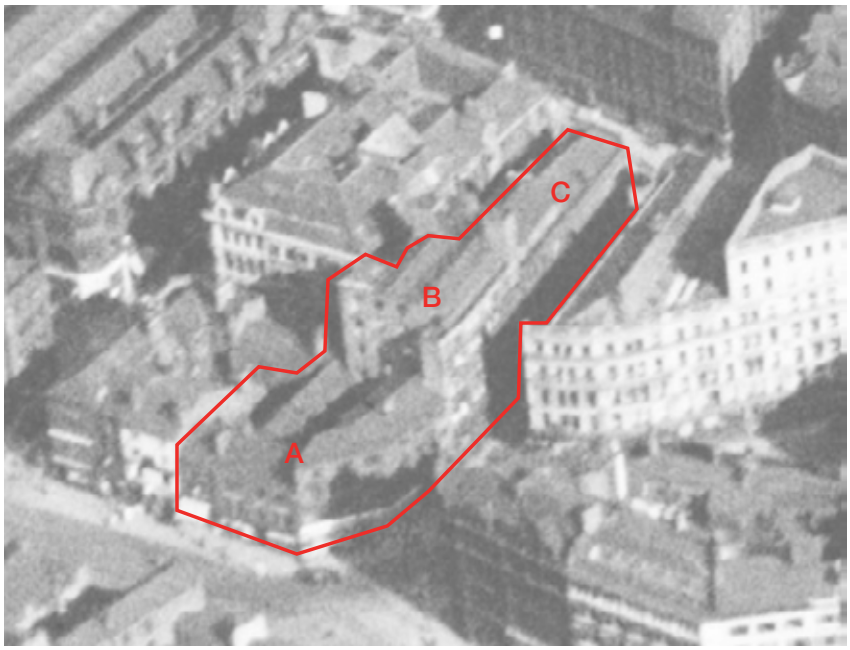
This is the earliest surviving building on the site, and dates to 1873. The buildings were first used as boot and shoe warehouses by J. & E. Smith.



Key

Historical building outline (circa 1937)

Current existing building outline (2017 - proposed to be demolished)








# 2017

### May/September 2017

Heritage appraisals have been undertaken by Stephen Levrant Heritage Architecture advised:

+ The buildings within the Subject Site are not statutorily listed.
+ None of the buildings are of architectural or historic interest.
+ Site is negative on the character/ appearance of the Smithfield Conservation Area.



### September 2017

Renaissance completed a structural survey. All 3 buildings on the site are in a poor state of repair:

### Building A

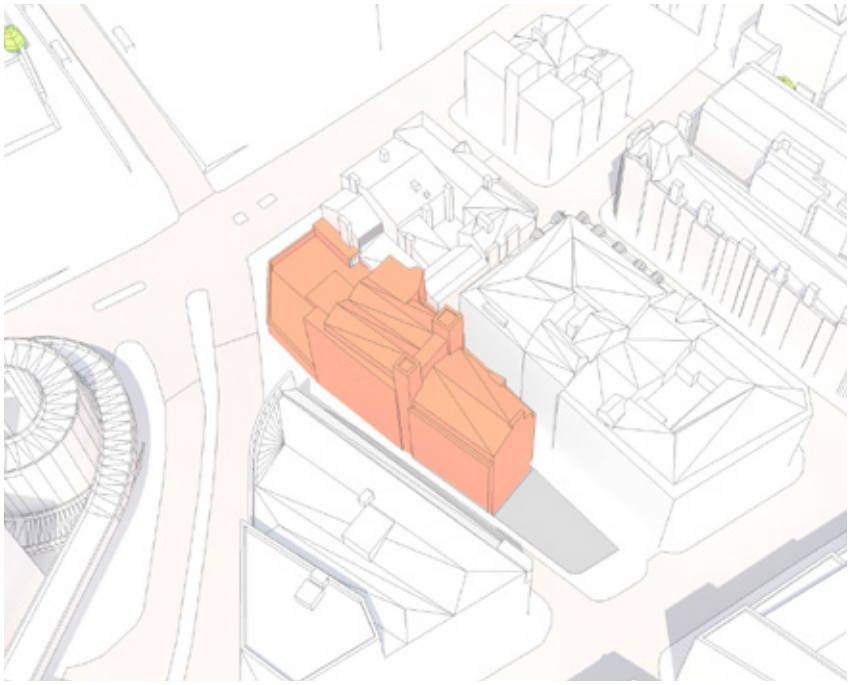
Collapsed/unstable roofing should be made safe with either demolition or temporary works. Use of areas within occupied units adjacent to the collapsed/ unstable roof should be restricted until the making safe works have been implemented.

### Building B

To prevent further deterioration and avoid short and medium term structural stability issues emergency works should be undertaken.

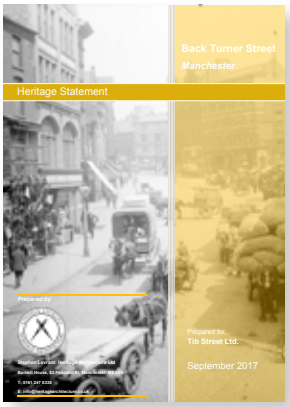
### Building C

Without emergency works is at risk of further localised collapse of the floors, which could result in sections of façade becoming unstable and progressive collapse.



Key

Current existing building outline (2017 - proposed to be demolished)

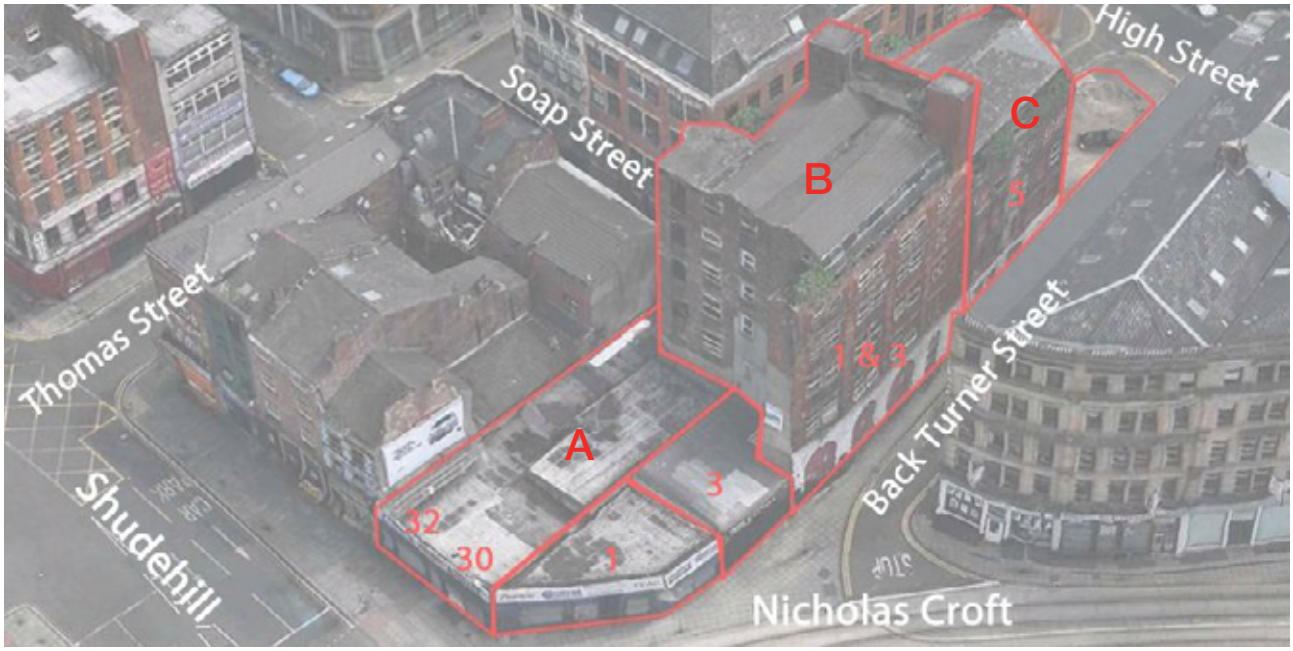












# Existing Building Condition














DR JOHN
COOPER CLARKE
& MIKIN CORNWELL





# Split Character



















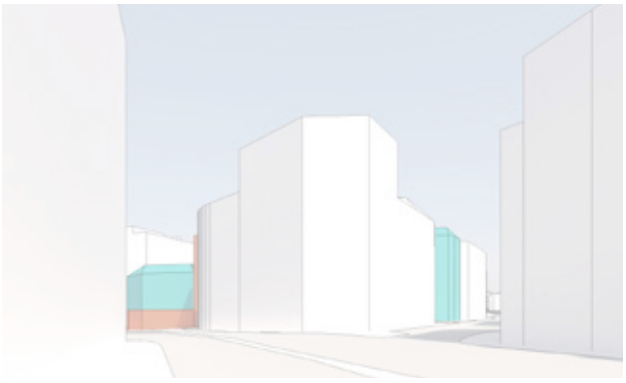


# Response

Photograph North from the High Street



High Street (Circa 1937)

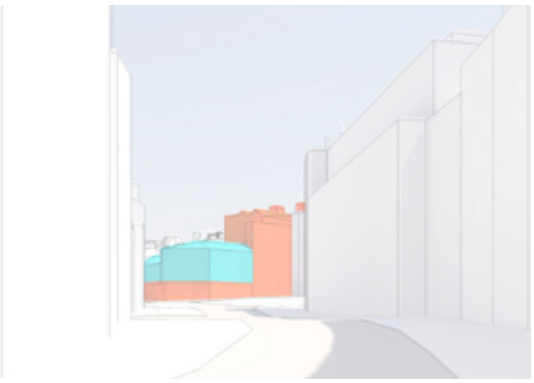




Photograph East from Withy Grove



Withy Grove (Circa 1937)

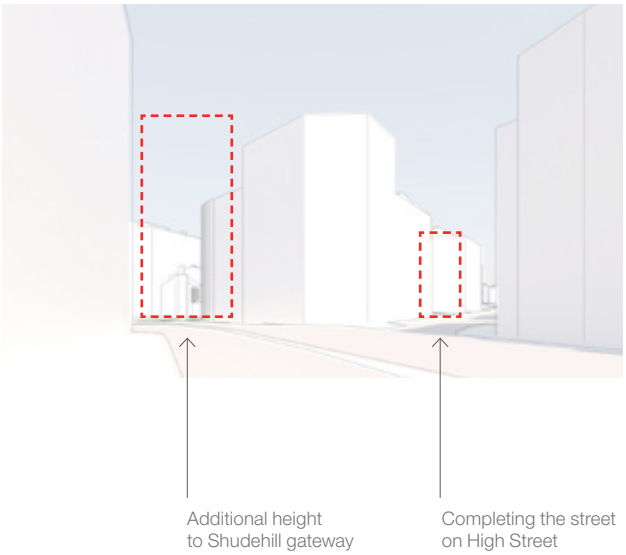


The 5plus proposal aims to complete the High Street as per the original historical building. The proposals also seek to introduce additional height to address the Shudehill gateway, the 21st Century context, and the long range views it commands.

High Street (2017)



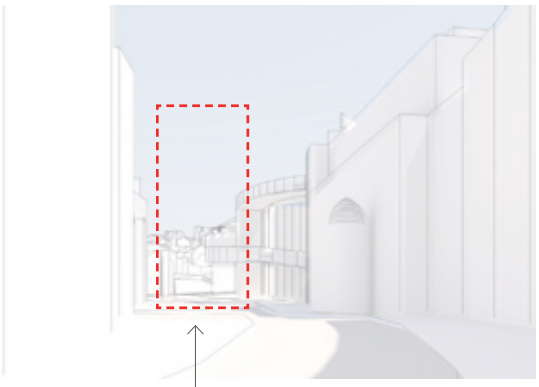
High Street Response



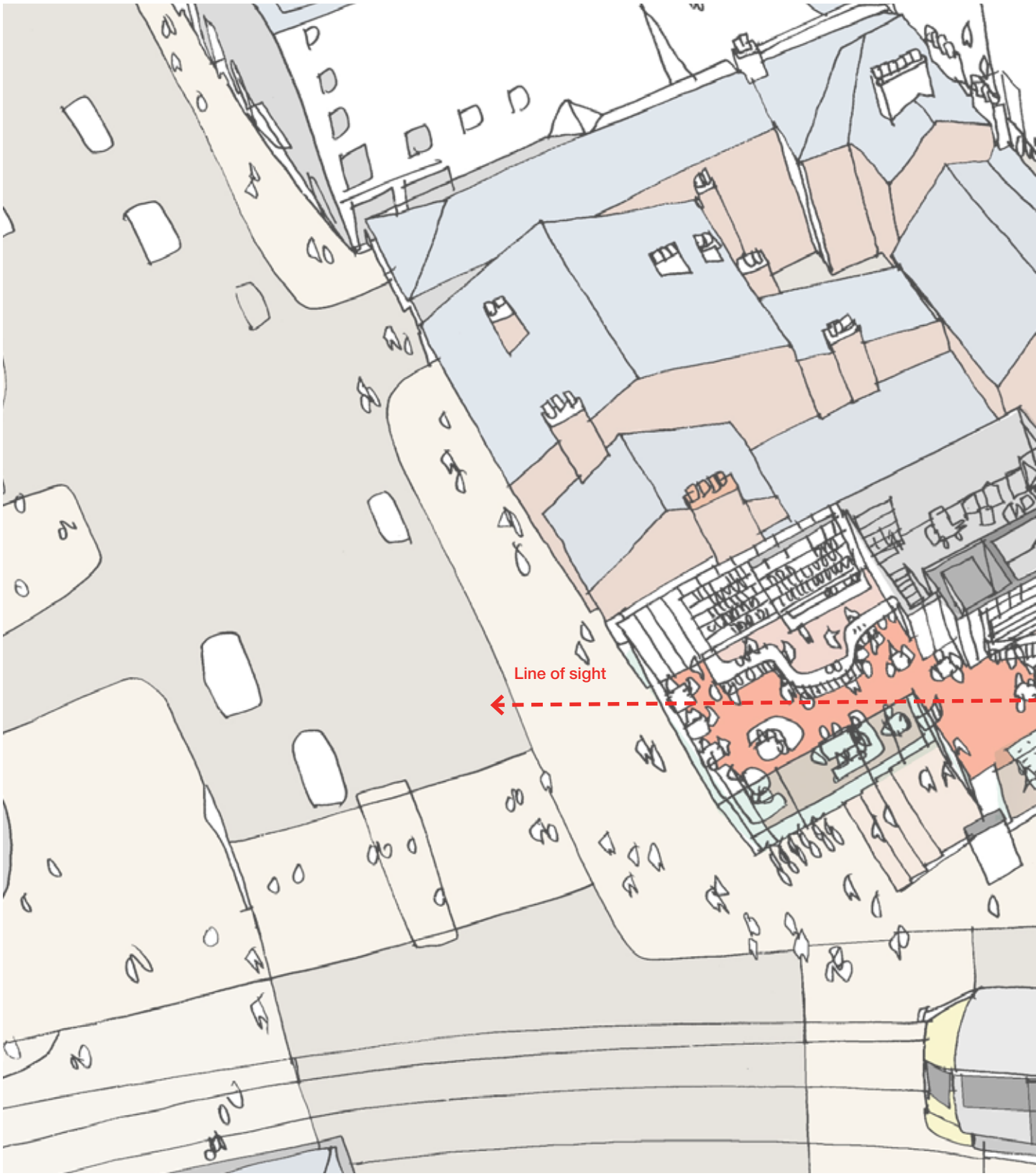

Withy Grove (2017)

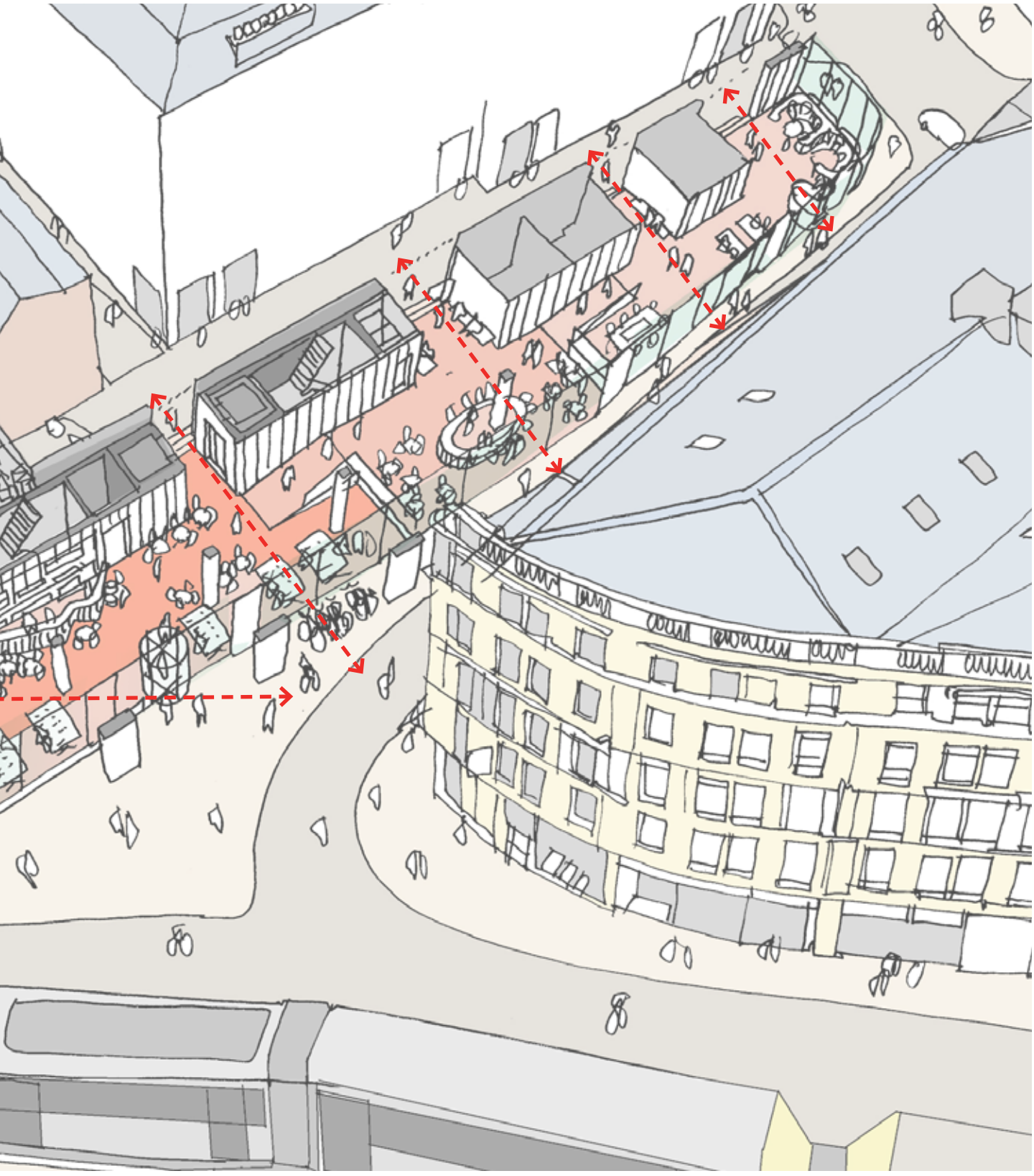


Withy Grove Response

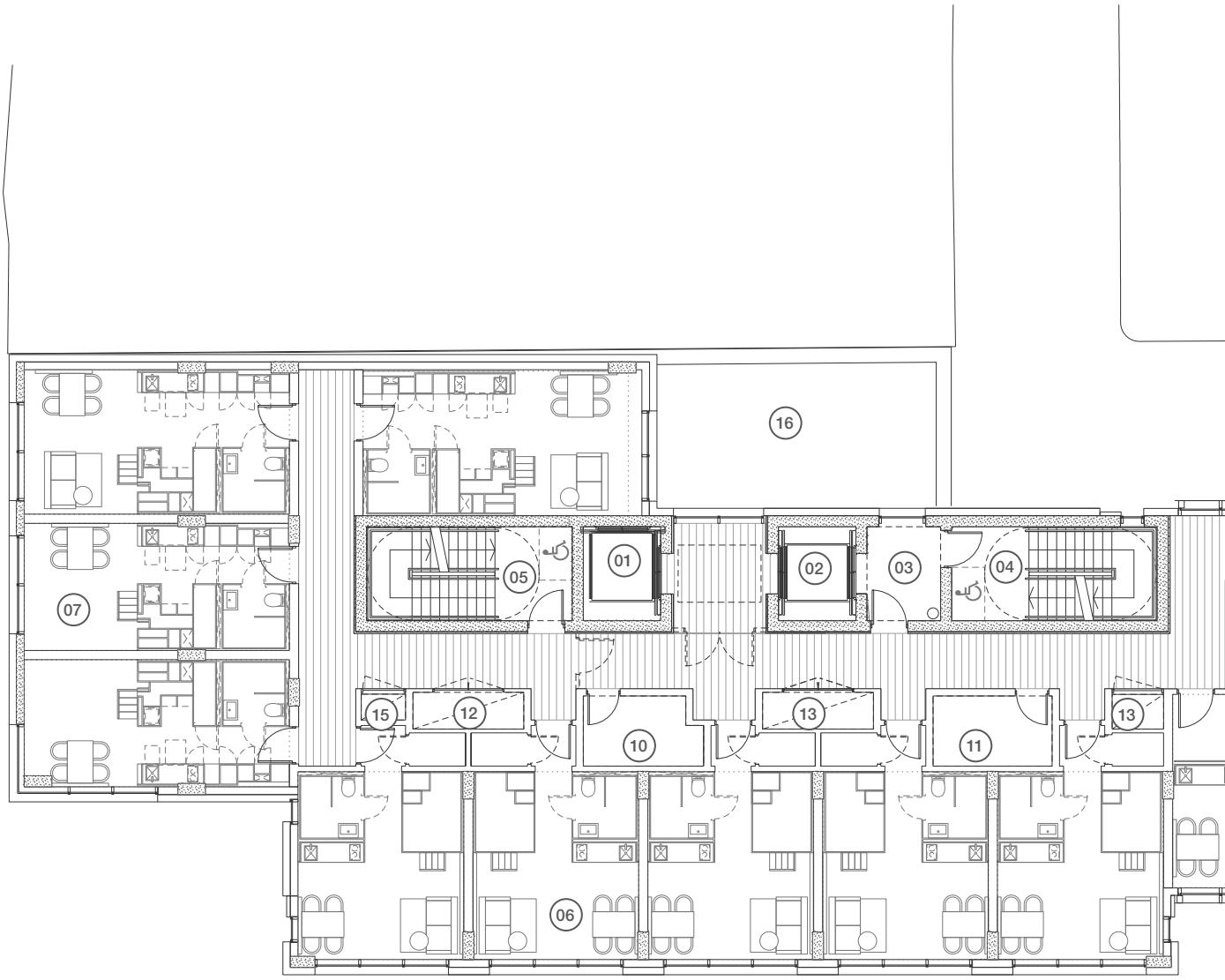


# Active Ground Floor



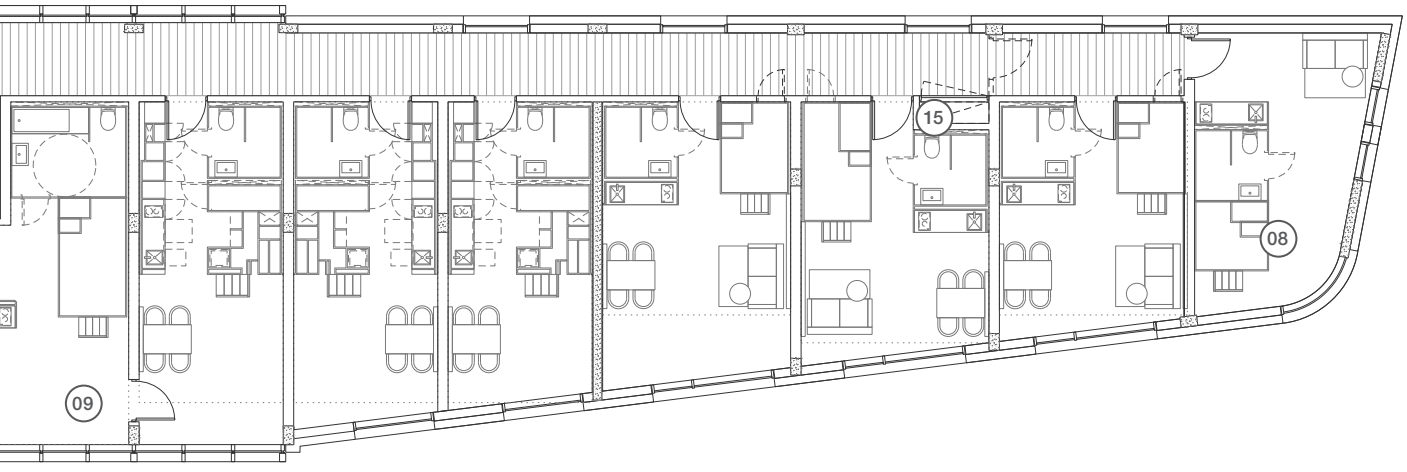


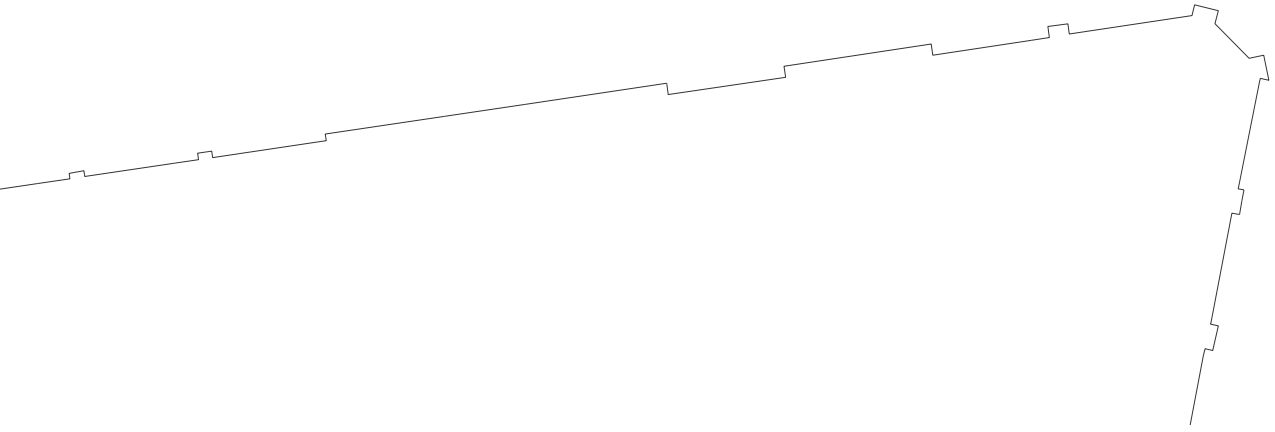
# Typical Floor Plan



**Key**

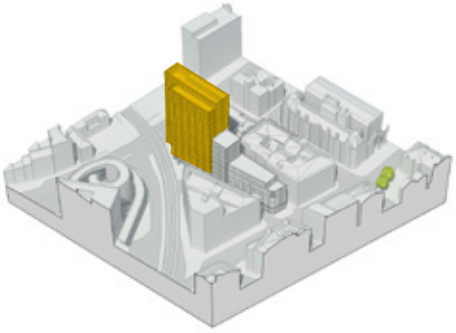
1. Lift 01
2. Lift 02
3. FF Lobby
4. Stair 1
5. Stair 2
6. Zoku Loft Type 1
7. Zoku Lotf Type 2
8. Zoku Loft Type ‘Special’
9. Zoku Accessible Loft
10. Staff Pantry
11. Guest Pantry
12. Riser 1
13. Riser 2
14. Electrical Riser
15. Smoke Shaft
16. Roof Below

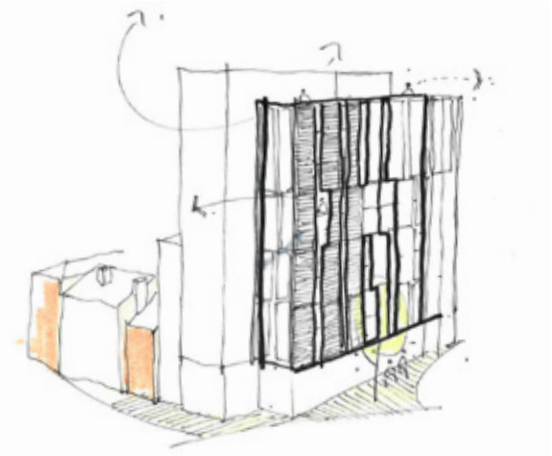


# Design Concept

Shudehill

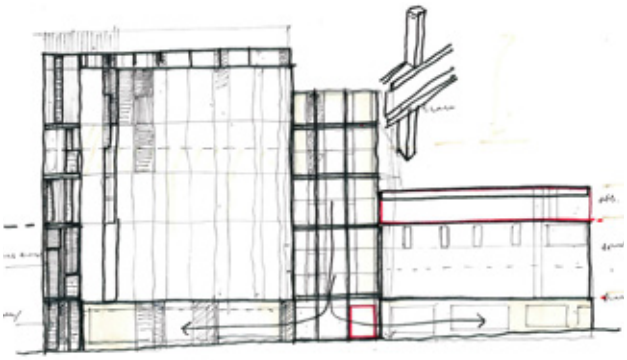






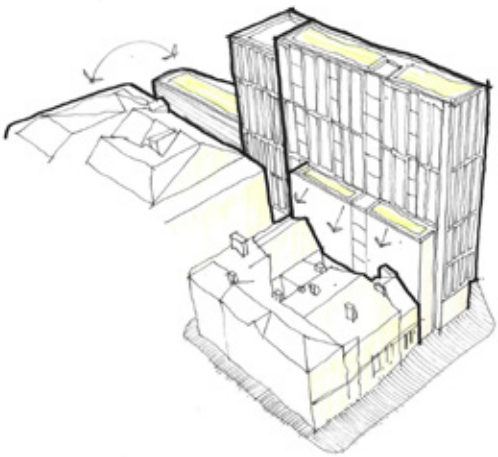
Moderator





High Street

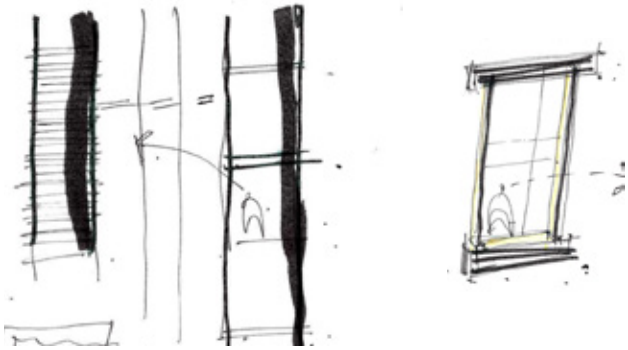


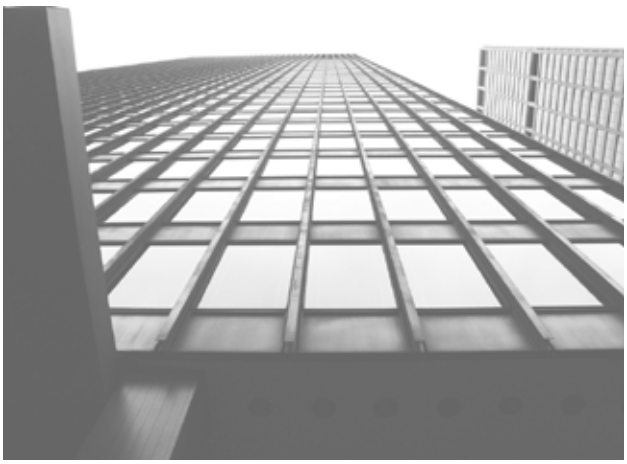


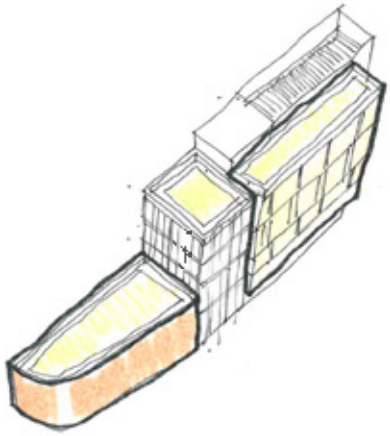














# Consultation

## Who have we consulted?

+ Pre-application meetings with Manchester County Council

+ 02.03.17
Historic England
(declined to comment)

+ 14.03.17
Places Matter! Presentation



+ 23.03.17
Public Consultation Event

+ 13.06.17
Conservation Panel
(no formal response received)

+ 16.09.17
Peer Review

+ Post-application meetings with Manchester Council and Highways

## Places Matter! Feedback Letter



PlacesMatter!

Places Matter!
RIBA North
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Liverpool Waterfront
Liverpool L3 1BP

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info@placesmatter.co.uk
www.placesmatter.co.uk

Chris Bowman,
Tibst Limited,
The Spectrum,
Benson Road,
Birchwood,
Warrington,
WA3 7PQ

28 March 2017

Dear Chris,

**Land bounded by Back Turner Street / Soap Street / High Street, Shudehill, Manchester**

Thank you for bringing this scheme to Places Matter! Design Review and for giving a detailed presentation of the proposals. The site is formed by the land and remaining buildings bounded by Back Turner Street, Soap Street, High Street and Shudehill on the fringes of the Conservation Area, at the transition point from the Northern Quarter to the Arndale / Printworks district.

The proposal is a for a new building in three distinct sections, varying in heights from ground plus 6 storeys to ground plus 16 storeys. The end use would create 125 serviced apartments with significant shared retail and service spaces at ground floor and a roof garden adjacent to the Turks Head Public house, with a meeting lounge set back from the front elevation on a south west facing terrace. The changes in level across the site and the existing wide road junction allow for new landscape elements to be incorporated within the proposal.

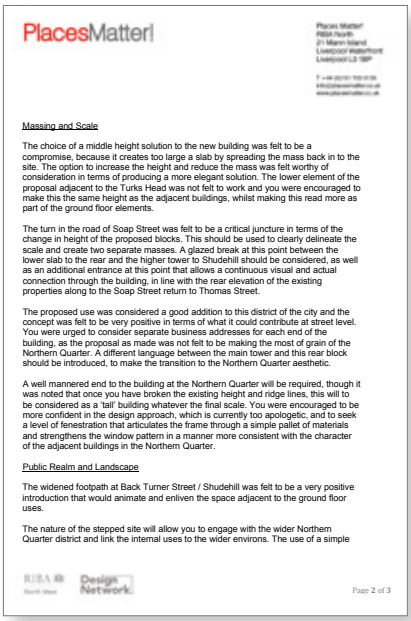
Heritage

The panel expressed its surprise that Historic England had chosen not to review the scheme. Whilst the existing building does appear to be in a poor state of repair the side elevations of the property show some quality and you were encouraged to consider a more honest approach where there is remaining value.

You were encouraged to draw out the conservation analysis in the context of the varying characters and different faces of the current buildings and their surroundings. The Listed Building to Soap Street was considered an important part of the overall setting and this view captures the local character of the area.

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Massing and Scale

The choice of a middle height solution to the new building was felt to be a compromise, because it creates too large a slab by spreading the mass back in to the site. The option to increase the height and reduce the mass was felt worthy of consideration in terms of producing a more elegant solution. The lower element of the proposal adjacent to the Turks Head was not felt to work and you were encouraged to make this the same height as the adjacent buildings, whilst making this read more as part of the ground floor elements.

The turn in the road of Soap Street was felt to be a critical juncture in terms of the change in height of the proposed blocks. This should be used to clearly delineate the scale and create two separate masses. A glazed break at this point between the lower slab to the rear and the higher tower to Shudehill should be considered, as well as an additional entrance at this point that allows a continuous visual and actual connection through the building, in line with the rear elevation of the existing properties along to the Soap Street return to Thomas Street.

The proposed use was considered a good addition to this district of the city and the concept was felt to be very positive in terms of what it could contribute at street level. You were urged to consider separate business addresses for each end of the building, as the proposal as made was not felt to be making the most of grain of the Northern Quarter. A different language between the main tower and this rear block should be introduced, to make the transition to the Northern Quarter aesthetic.

A well mannered end to the building at the Northern Quarter will be required, though it was noted that once you have broken the existing height and ridge lines, this will to be considered as a 'tall' building whatever the final scale. You were encouraged to be more confident in the design approach, which is currently too apologetic, and to seek a level of fenestration that articulates the frame through a simple pallet of materials and strengthens the window pattern in a manner more consistent with the character of the adjacent buildings in the Northern Quarter.

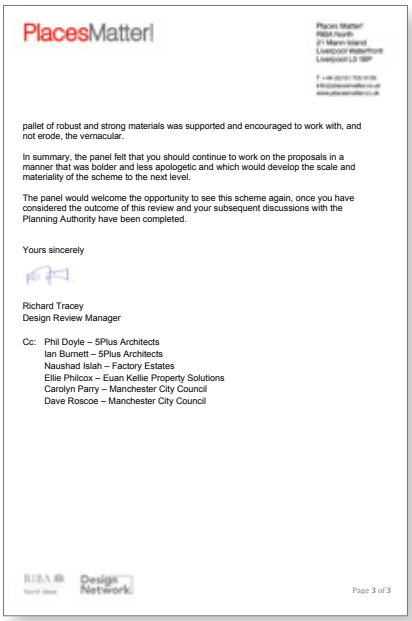
Public Realm and Landscape

The widened footpath at Back Turner Street / Shudehill was felt to be a very positive introduction that would animate and enliven the space adjacent to the ground floor uses.

The nature of the stepped site will allow you to engage with the wider Northern Quarter district and link the internal uses to the wider environs. The use of a simple

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pallet of robust and strong materials was supported and encouraged to work with, and not erode, the vernacular.

In summary, the panel felt that you should continue to work on the proposals in a manner that was bolder and less apologetic and which would develop the scale and materiality of the scheme to the next level.

The panel would welcome the opportunity to see this scheme again, once you have considered the outcome of this review and your subsequent discussions with the Planning Authority have been completed.

Yours sincerely

Richard Tracey
Design Review Manager

Cc: Phil Doyle – 5Plus Architects
Ian Burnett – 5Plus Architects
Naushad Islah – Factory Estates
Ellie Philcox – Euan Kellie Property Solutions
Carolyn Parry – Manchester City Council
Dave Roscoe – Manchester City Council

RIBA Design Network

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## Heritage England Feedback Letter



Historic England

NORTH WEST OFFICE

Ms Kirsten McKnight
Stephen Levrant Heritage Architecture Ltd
53 Barnett House
Fountain Street
Manchester
M2 2AN

Direct Dial: 01612421421

Our ref: PA00475648

2 March 2017

Dear Ms McKnight

**Request for Pre-application Advice**

**LAND BOUND BY BACK TURNER STREET, SHUDEHILL, HIGH STREET AND SOAP STREET, MANCHESTER**

Thank you for contacting us on 2nd March 2017 seeking our pre-application advice on proposals for the above site.

On the basis of the information provided, the proposal would not lead to an application for which Historic England would be a statutory consultee therefore it is not necessary for us to engage in pre-application discussions in this instance. You do not need to consult us again on this proposal unless any material changes are made that would bring it within our remit for consultation. Our criteria for consultation can be found at www.HistoricEngland.org.uk/services-skills/our-planning-services/charter/when-we-are-consulted/proposals-for-development-management

It may be appropriate to seek the advice of the local planning authority and/or the relevant amenity societies on your proposals.

If you have questions regarding any of the above, please do contact me.

Yours sincerely

Gillian Laybourn
Business Officer
E-mail: gillian.laybourn@HistoricEngland.org.uk

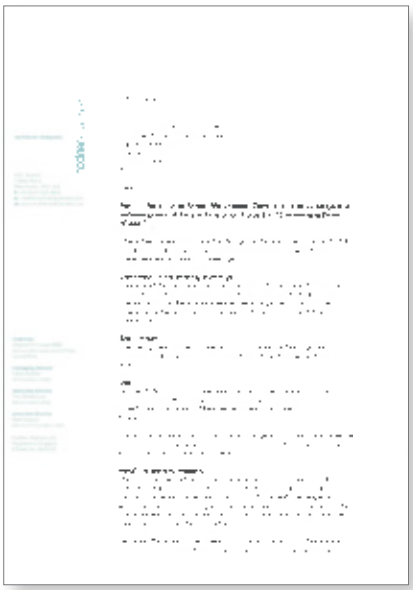
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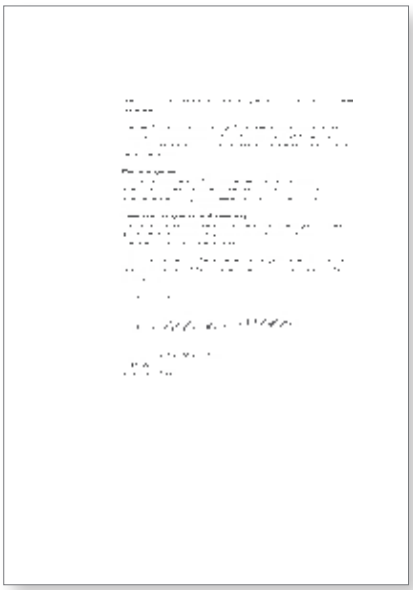
SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
*Telephone 0161 242 1416*
*HistoricEngland.org.uk*

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## Hodder + Partners Feedback Letter





# Design Refinement

5plus have been investigating ways to further reduce the overall height of the building, in particular the tower element addressing Shudehill. As a result, the latest proposals present a scheme which is reduced in height by a total of 5m, through the removal of one storey and a re-evaluation of the floor to floor heights.

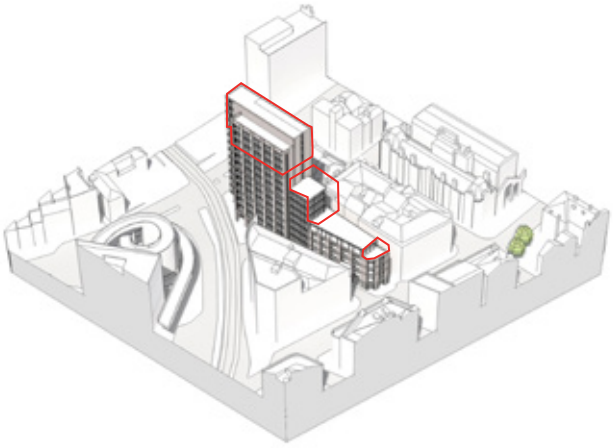
## Proposed Scheme Submitted for Planning – May 2017

14 Storeys
(Highest point at Shudehill)

8 Storeys
(Central element)

4 Storeys
(Lowest point on the High Street)

3.3m floor to floor

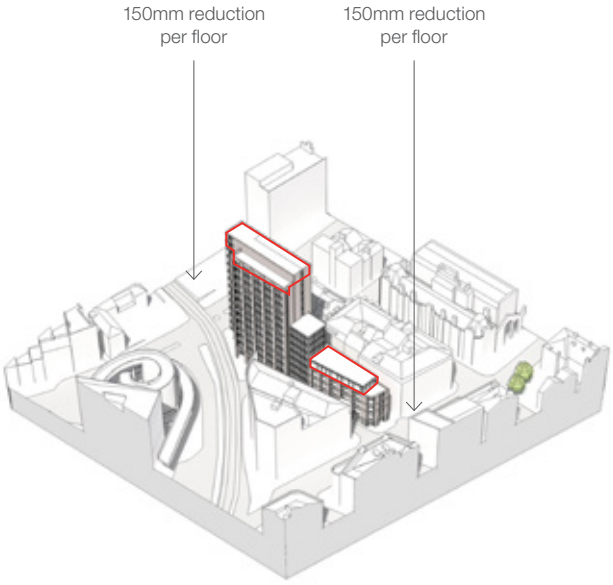


## Updated Scheme September 2017

1No floor total removed from the highest tower element addressing Shudehill.

Floor to floor heights reduced by 150mm on each floor resulting in a proposed 3.15m floor to floor. 300mm structural and finishes zone, 2.85m clear internal head height at the highest point.

Review of Fifth Floor penthouse fenestration addressing the High Street, Soap Street and Back Turner Street. Redesigned to match central moderator element.



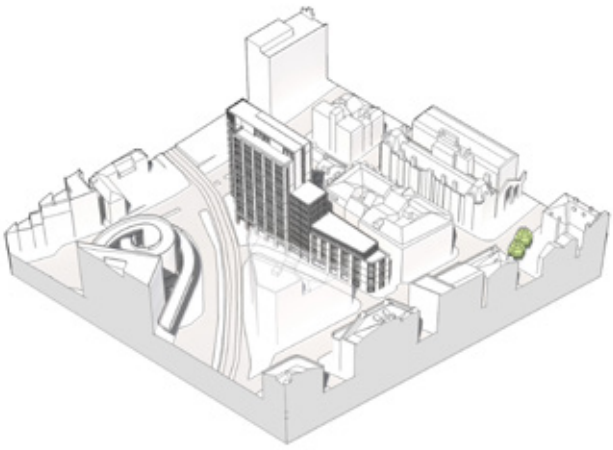

## Updated Scheme September 2017

13 Storeys
(Highest point at Shudehill)

8 Storeys
(Central element)

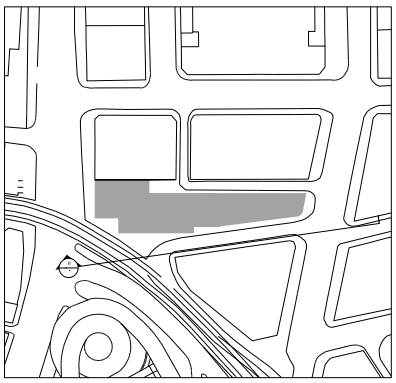
4 Storeys
(Lowest point on the High Street)

3.15m floor to floor



# Proposed South Elevation





Key

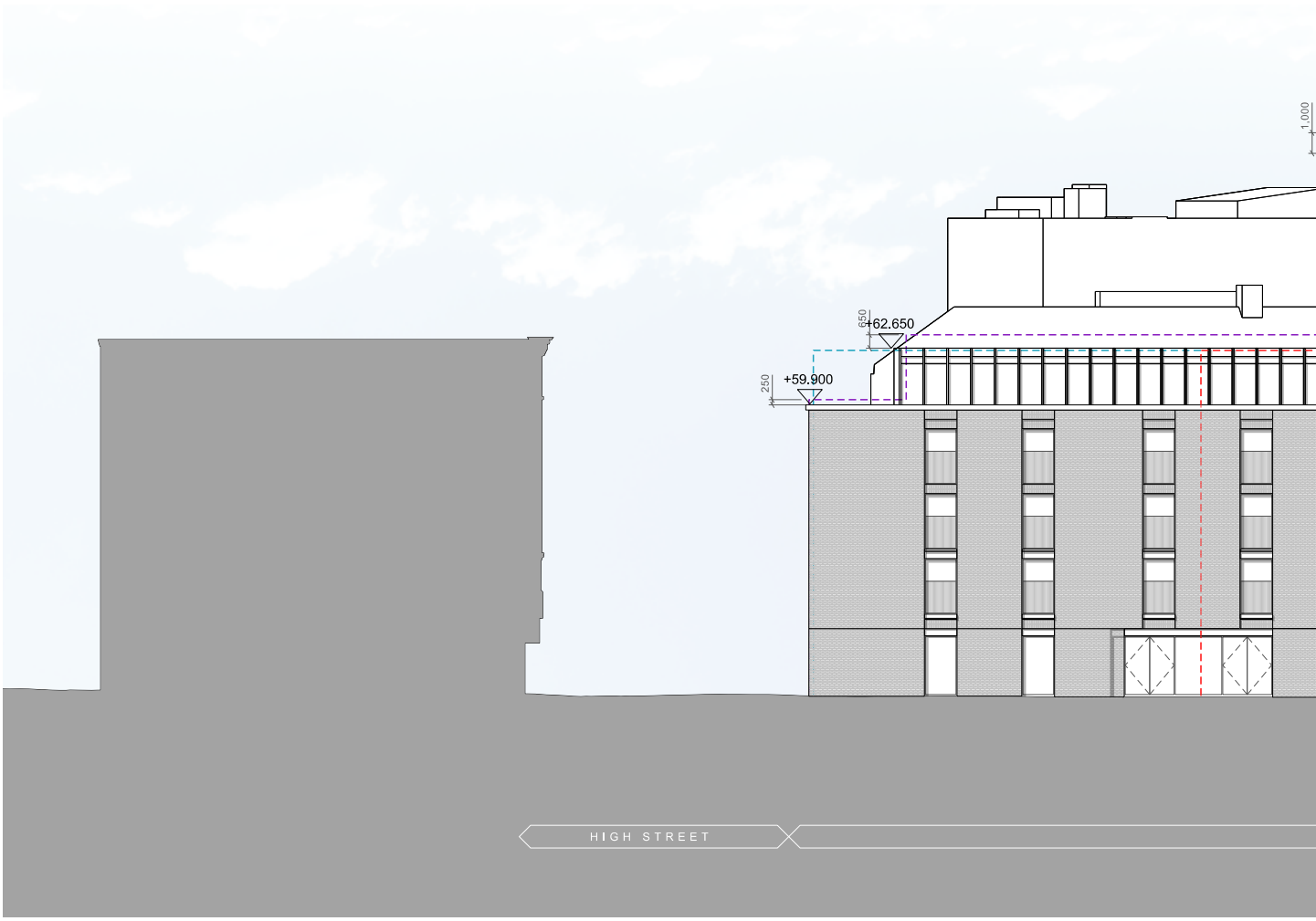
- Current existing building outline (2017 - proposed to be demolished)
- Historical building outline (circa 1937)
- Outline of proposed scheme submitted for planning in May 2017

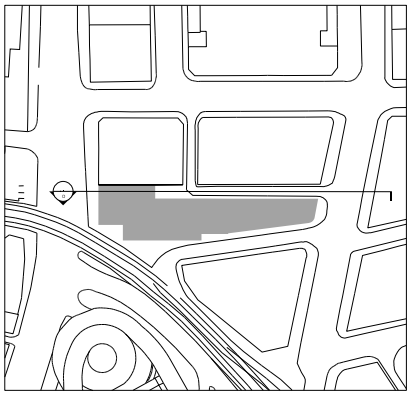




# Proposed North Elevation

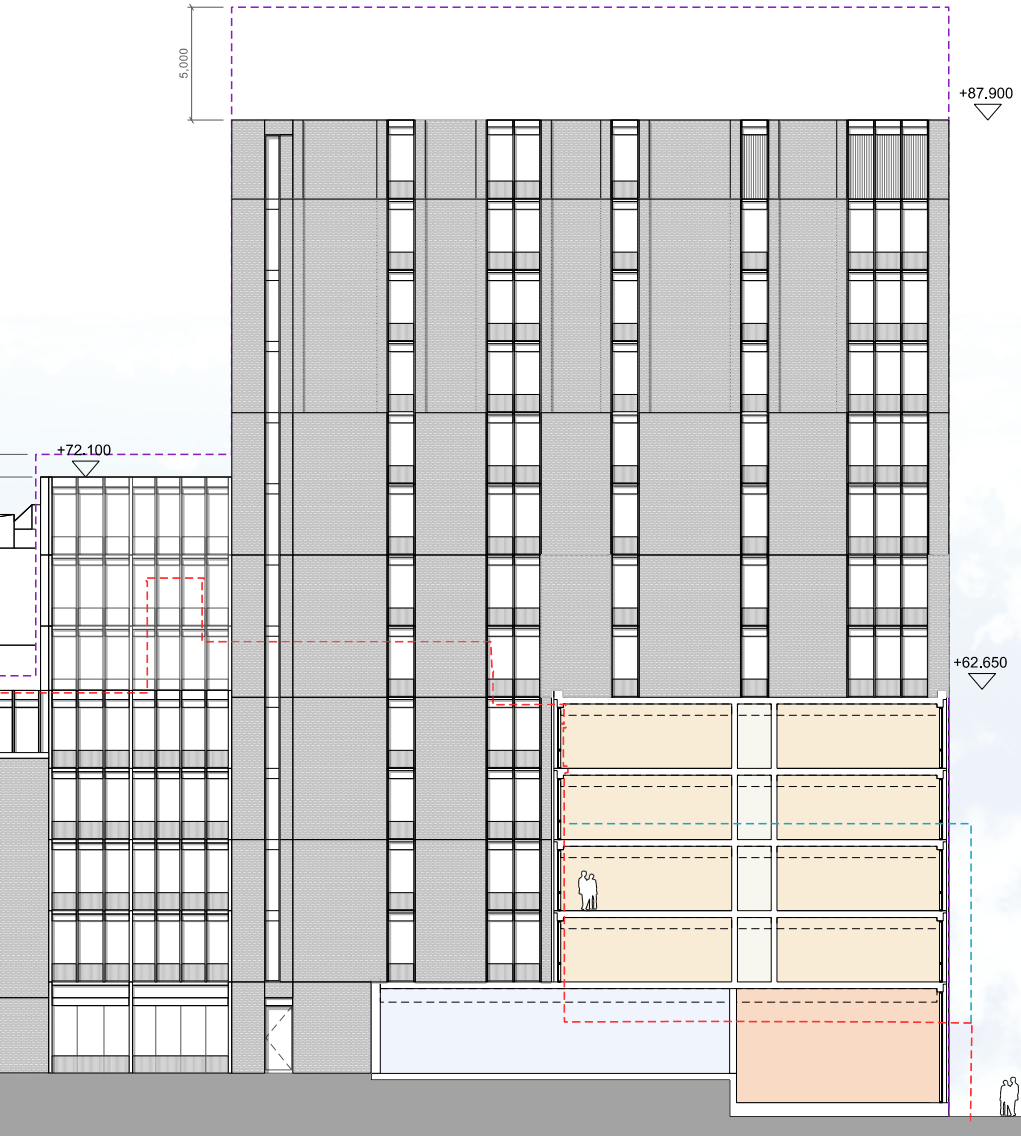






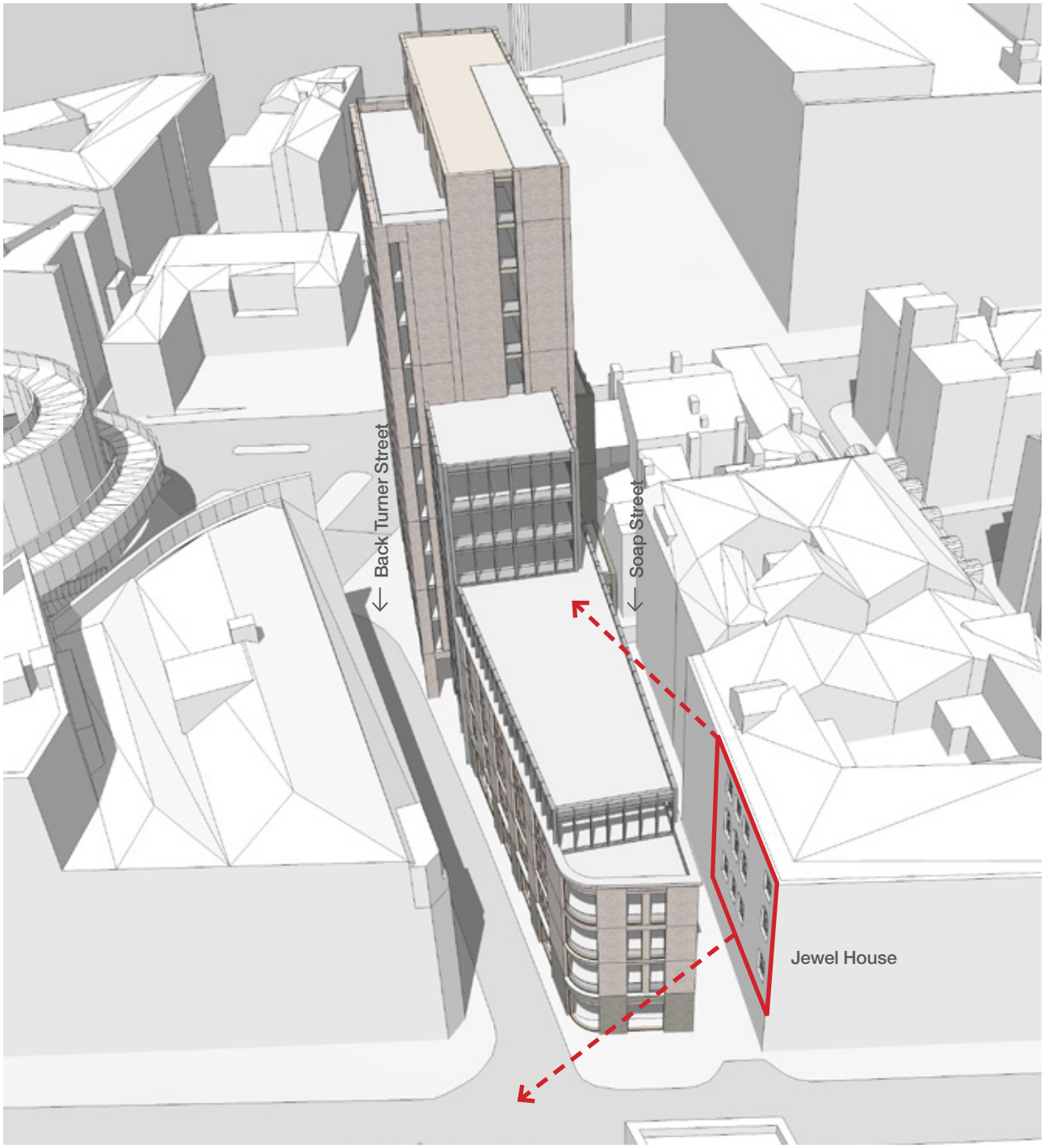
Key

- Current existing building outline (2017 - proposed to be demolished)
- Historical building outline (circa 1937)
- Outline of proposed scheme submitted for planning in May 2017

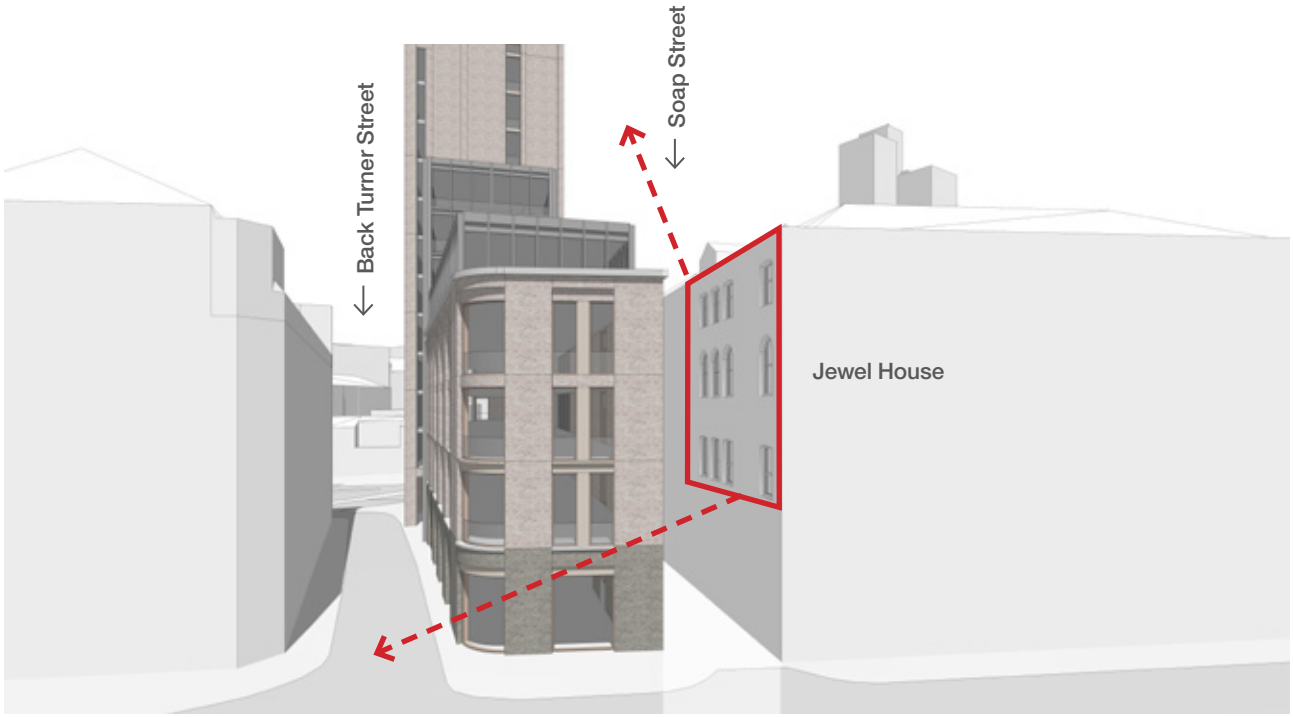


# Consultation

**Back Turner Street Proposal**
Jewel House Outlook



**Back Turner Street Proposal**
Proximity to Jewel House






**Back Turner Street Proposal**
View from High Street



# Jewel House
## Internal Room Views

**Back Turner Street Proposal**
Jewel House Outlook



Third Floor Stairwell




Third Floor Apartment






Second Floor Stairwell




Second Floor Apartment




First Floor Stairwell




First Floor Apartment



# Proposed Views





# Proposed Views





Back Turner Street

# Proposed Views

**Original Proposal**
May 2017



**Revised Proposal**
November 2017



# Model











5plus architects

# Architecture
# Masterplanning
# Interiors
# Graphics
# Branding

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