44-48 BRIDGE STREET

DESIGN & ACCESS STATEMENT

MCR-AHR-2011-00700-000-A3-001 REV A



Preface

Design & Access Statement
This Design and Access Statement has been prepared by AHR Architects Limited on behalf of Vision Developments Ltd.

This statement should be read in conjunction with the detailed planning application documentation and relates to the proposed nine storey grade A office development on the vacant site, 44-48 Bridge Street, next to the Freemasons Hall.



Proposed building view along Bridge Street.

CONTENTS

1.0 Introduction

1.1 Professional Team

1.2 Introduction

2.0 Contextual Analysis

2.1 Location

2.2 Existing Site

2.3 Planning Policy

2.4 Historical Context

2.5 Local Heritage

2.6 Urban Context

2.7 Scale and Character

2.8 Appearance: Detail & Materials

2.9 Existing Landscape & Public Realm

2.10 Transport & Movement

2.11 Design Legibility

2.12 Summary

3.0 Contextual Design Brief

3.1 Heritage Assessment

3.2 Contextual Design Brief

3.3 Key Views

4.0 Design Proposals

4.1 Design Options

4.2 Response to Contextual Design Briet

4.3 Description of Proposed Development

4.4 Consultation

4.5 Access, Maintenance and Waste Strategy

4.6 Proposed Lighting & Public Realm

5.0 Key Views

6.0 Application Drawings

1.0 INTRODUCTION

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1.2 Introduction

Design & Access Statement

This Design Statement forms part of a planning application for a new high quality commercial development on the site of the current surface car park at 44 – 48 Bridge Street in central Manchester. The site is bounded by Bridge Street to the north, Wood Street to the south and Freemasons Hall to the west.

The new building will provide a total of 5,299 m2 gross internal area over nine floors. The building will provide 3,654 m2 of office accommodation over seven floors above ground floor retail and restaurant space of 279m2, basement car parking and cycle spaces.

The information contained within this Design Statement includes a description of the site, its relationship with the surrounding environment, the scheme concept, details of the proposal, including drawings which illustrate the scheme. It also includes sections describing the functioning of the new building including the Access Statement. This document should be read in conjunction with the separate Planning Statement, incorporating various technical reports.

The scheme has been developed in the context of national, regional and local planning policy, including the Guide to Development in Manchester 2007, as well as best practice guidance and particularly the adopted Unitary Development Plan and emerging Local Development Framework. The proposed scheme delivers the national, strategic and local policy aims and objectives set out in these documents and in doing so:



Proposed building view from St Mary's Parsonage

2.0 CONTEXTUAL ANALYSIS

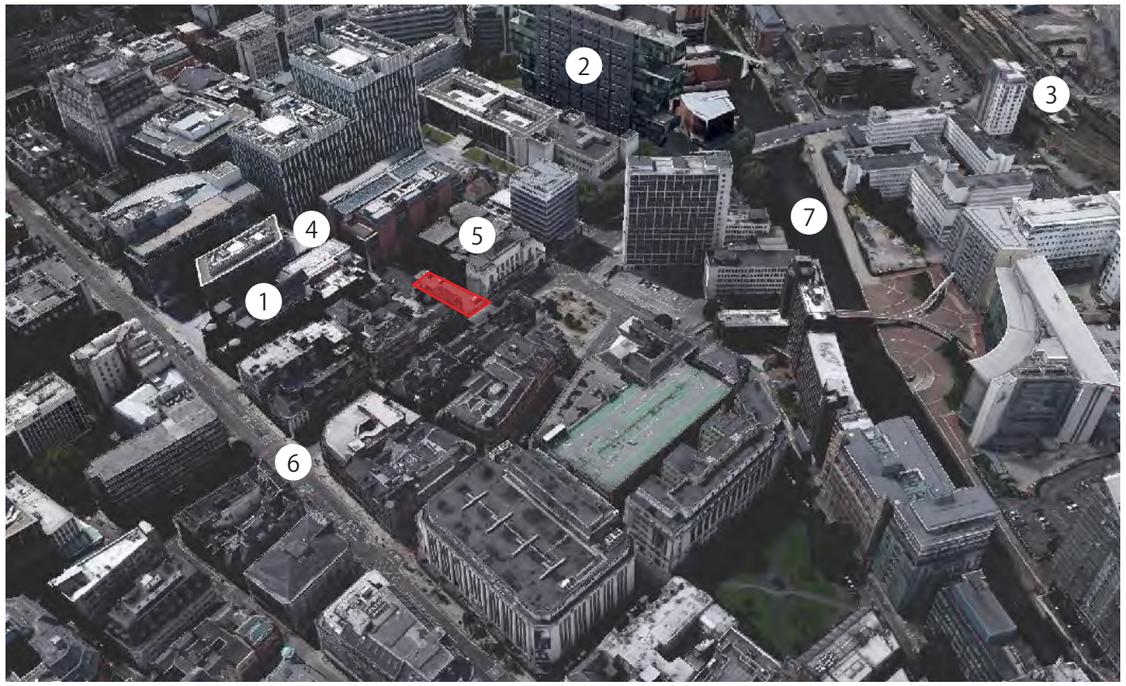
Site Ownership

The Freehold of the site is owned by Vision Developments Ltd.

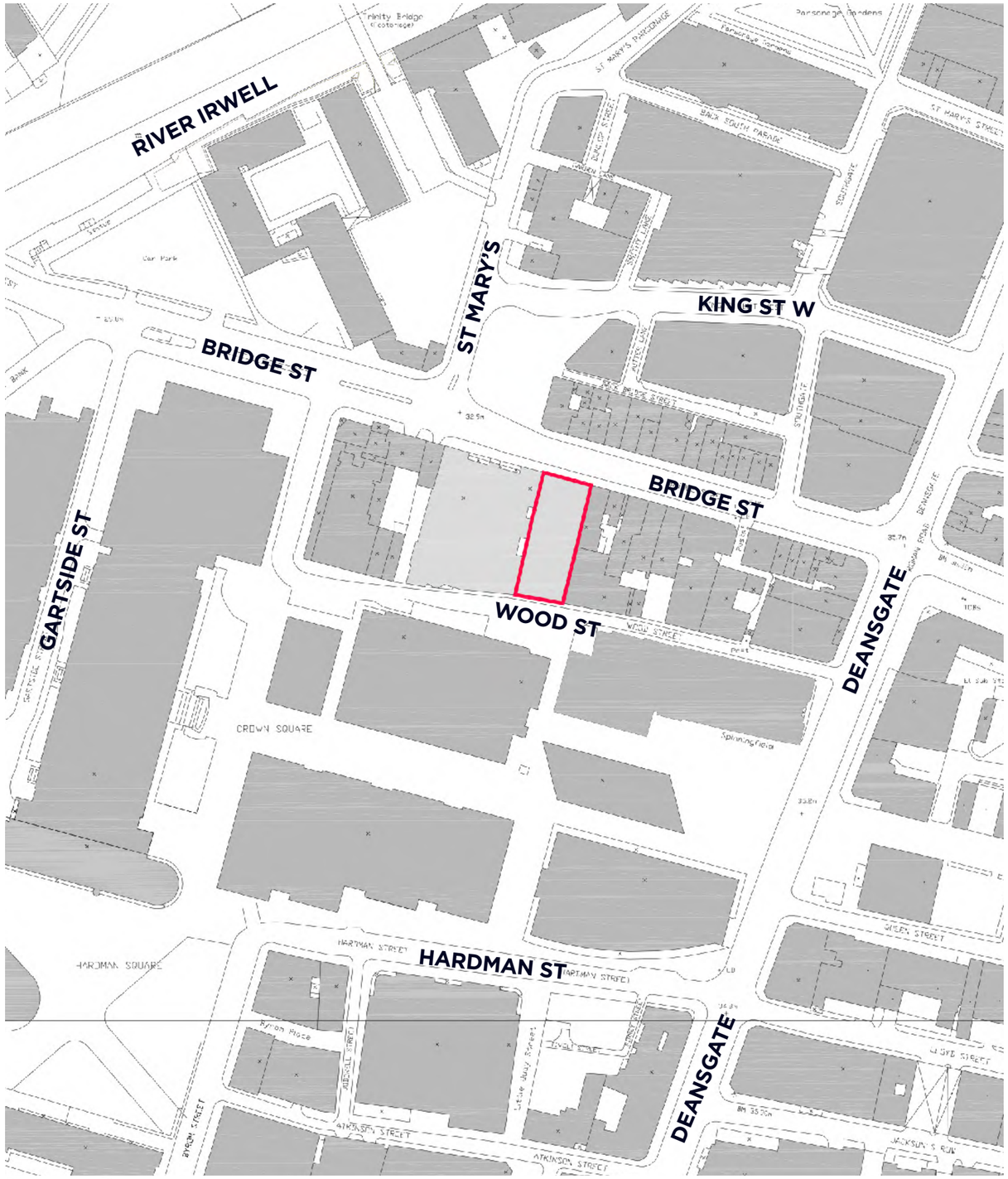
2.1 Location

The site is located on Bridge Street just to the west of Deansgate. The site is bounded by Bridge Street to the North and Wood Street to the South. The site forms part of a city block with the Grade II Listed Freemasons Hall to the west and the Salford Children's Mission to the east.

1. John Rylands Library
2. Manchester Civic Justice Centre
3. Salford Central Station
4. Spinningfields
5. Freemasons Hall
6. Deansgate
7. River Irwell



Aerial View of Site Location



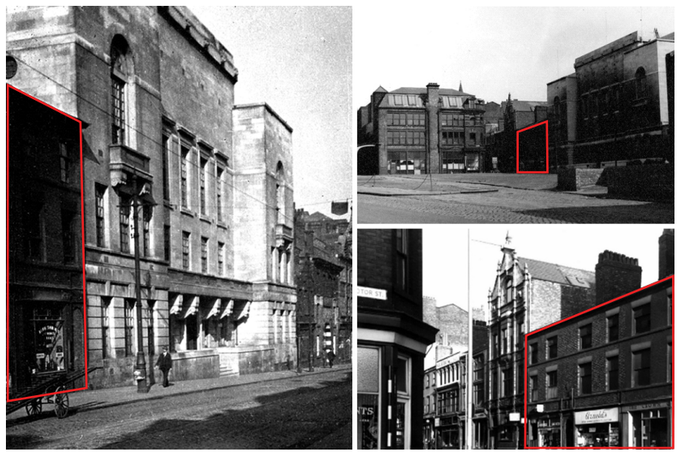
Site Location Plan

2.2 Existing Site

The site measures approximately 41.2m x 15.8m and has a site area of 682 m2. There is a slight downward slope across the site from east to west of approximately 1.1m with the gradient from north to south being relatively flat.

2.3 Planning Policy

A full review of the relevant planning policy context including those policies and documents with relevant design objectives is set out in full in the Planning Statement accompanying this application.



Historic photographs of proposed site on Bridge Street - 1930 / 1937 / 1959.
The site has been vacant from at least 1968 (over 48 years).



Existing site context looking from Bridge Street towards Deansgate.



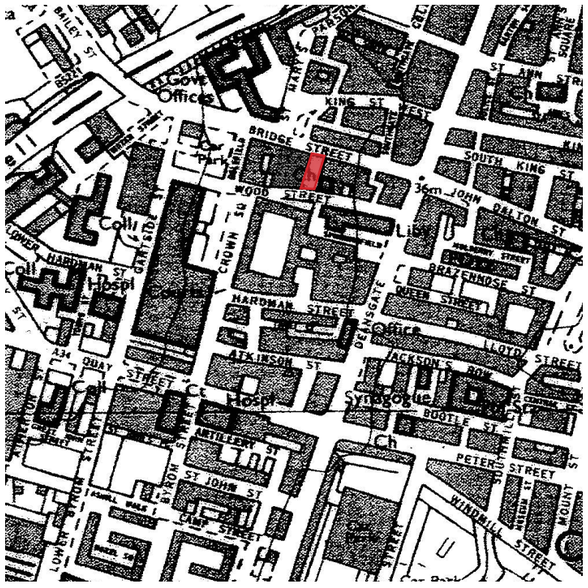
Map of site in 1938



Map of site in 1956



Map of site in 1972



Map of site in 1985

2.4 Historical Context

1929

Designed by Percy Scott Worthington in 1929, the Masonic Hall has been built on Bridge Street, located adjacent to the site. The Masonic Hall scheme evolved between 1913 and 1929 and the finished building was larger than initially envisaged.

1938

By 1938 Hardman Street and Cumberland Street had been extended to enhance the link with the river. This grid created long thin blocks with small footprints between Deansgate and Water Street. Buildings now occupied the whole stretch of river between Albert Bridge to the north and New Quay Street to the south. John Rylands Library sits off Deansgate between Spinningfields and Wood Street and the Freemasons Hall is adjacent the site on Bridge Street.

1956

The map of 1956 indicates a significant change in the history of Spinningfields. A number of open spaces and vacant sites are evident as a result of bombing during World War II.

1972

In 1960 the Crown Courts were built along with Crown Square on a vacant site between Hardman Street, Gartside Street and Wood Street. Remaining buildings towards the river were demolished to make way for Saint John's College. By 1972 the grid east of Dolefield had altered considerably with large office buildings now occupying sites facing Deansgate.

1985

The map of 1985 indicates further redevelopment of the courts across Hardman Street blocking the last remaining link through the area between the river and Deansgate.

2.5 Local Heritage

The site is located within the Deansgate Conservation Area and is adjacent to the Parsonage Road Conservation Area.

There are a number of significant listed buildings within the immediate proximity of the as follows.

- Freemasons Hall, Early c.19 (Grade II)

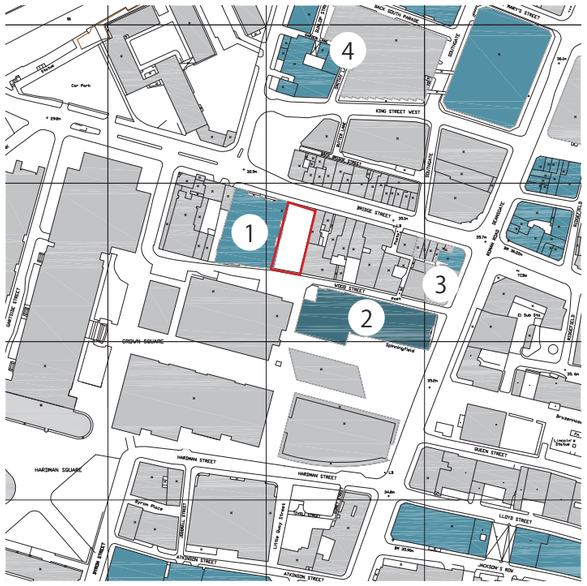
- John Rylands Library, 1890 - 1899 by Basil Champneys (Grade I)

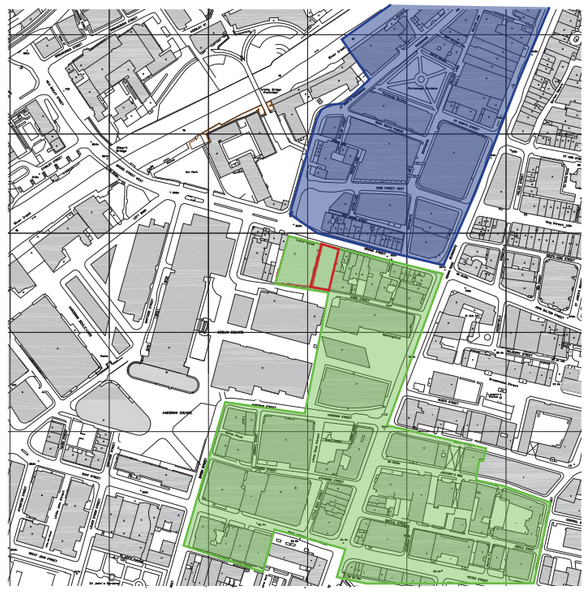
- Sawyers Arms Public House, Late c.19 (Grade II)

- 31 - 33 King Street West, mid c.19 (Grade II)

Key

1. Freemasons Hall
2. John Rylands Library
3. Sawyers Arms Public House
4. King Street West



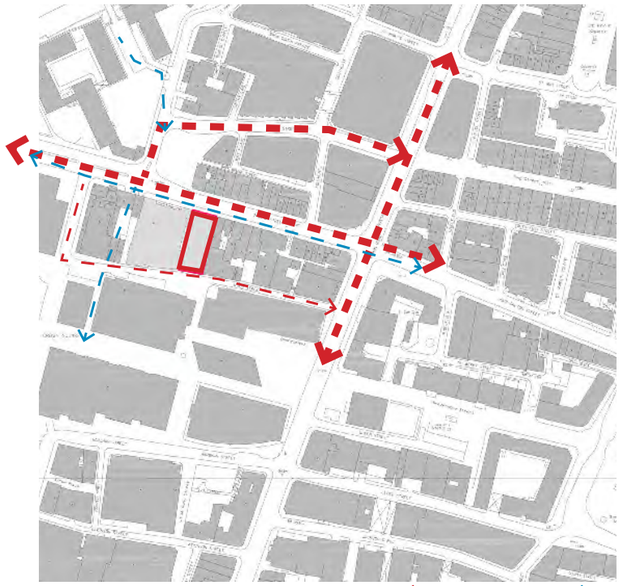




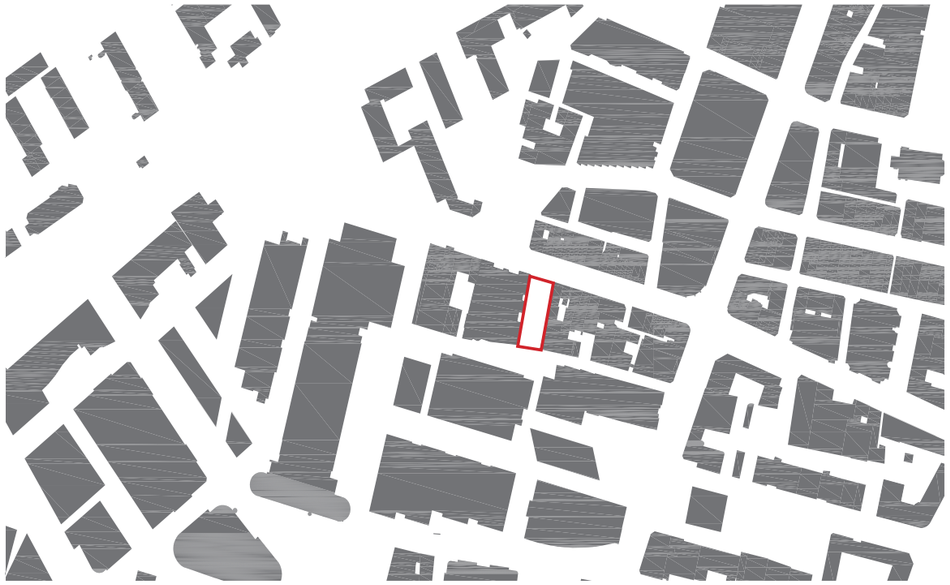
Freemasons Hall



John Rylands Library



Principle and secondary routes Vehicles Pedestrians



Urban Grain Diagram



View along Bridge Street from the East

2.6 Urban Context

The street structure around the site is fairly consistent in layout but with a loss of the historic grain in Spinningfields following the bombings of WWII. The character of the streets around the site varies considerably. To the north, Bridge Street forms a busy vehicular and pedestrian route whilst Wood Street to the south is a quieter back street used mainly for vehicular access and servicing of a number of buildings.

Bridge Street was laid out in the second half of the 18th Century. It became important after 1785 when the first bridge over the River Irwell was constructed.

Bridge Street formed the main link road from the bridge to Deansgate and by the mid 19th century the street was densely populated with properties.

Bridge Street today still forms a key access route from the centre of Manchester to Salford and the arterial routes to the North.

Wood Street was laid out in the 18th century as a speculative development and is shown on the 1746 Casson & Berry map lined with houses. By the late 19 century these had been replaced by a dense mix of larger buildings. In the 1890's, John Rylands Library was built on the southern edge. Later additions include the Manchester Magistrates Court to the rear of the site, completed in 2004.

Wood Street is a narrow road with a large mix of building styles and scales, resulting in a low quality character streetscape. The road is mostly used by vehicles servicing the various buildings including access to the Magistrates Court.

A new pedestrian link under Manchester House, links Bridge Street with Wood Street and the new Spinningfields development beyond.

The urban grain is relatively inconsistent with smaller 3-5 storey buildings along Bridge Street giving way to newer high rise buildings to the West and Spinningfields to the South.

2.7 Scale and Character

The scale of the surrounding area varies considerably, ranging from 3 storeys on Bridge Street up to 19 storeys of the Inland Revenue Office and the 17 storey Manchester Civil Justice Centre.

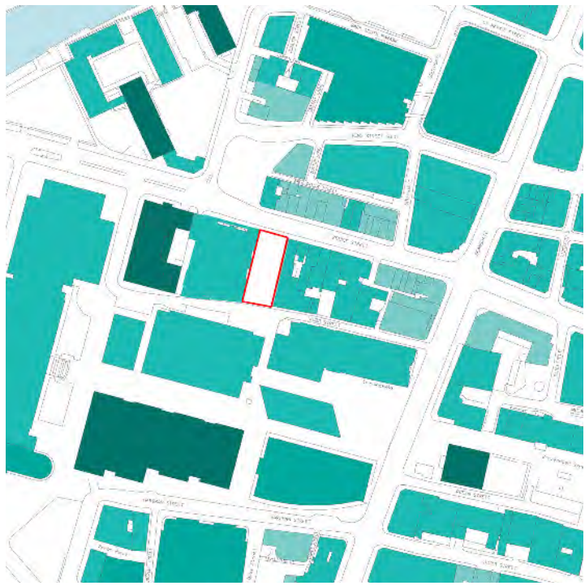
Most of the buildings along Bridge Street are between 3 and 5 storeys with a mix of styles.

There are a number of taller buildings in the surrounding area which increase the scale of the built environment. Manchester House is the neighbouring building to the west of the site and is a dominant feature within the context at 11 storeys. The Inland Revenue Office (19 storeys) takes a prominent position in the context. Further to the west of the site is the Manchester Civil Justice Centre (17 storeys) which has an immediate impact on the scale of the built environment. To the south of the site, the Spinningfields development has some tall buildings that effect the scale of the built environment, in particular 3 Hardman Street which is 16 storeys high and is clearly visible from Bridge Street.

The general character of the area is mixed, with east Bridge Street housing retail units, bars and restaurants occupying the ground floors and small office units above. As you approach the western end of Bridge Street and to the south, the character moves to larger scale office developments. The lively active ground floor uses are lost as you travel further west along Bridge Street .

John Rylands Library is located diagonally opposite the site on the eastern end of Wood Street. The late Victorian neo Gothic building is surrounded by newer developments of varying scales. In 2007 the Library completed a full refurbishment including a modern extension.

John Rylands library does not however contribute to the character of the site's immediate context as it is only viewed from Deansgate along the narrow Wood street.







Mixed character surrounding the site



Mixed character along Bridge Street



Smaller scale buildings along Bridge Street

There is no consistent architectural character around the site. The 3 - 5 storey buildings along Bridge Street vary greatly in style and quality creating a diverse character. The character is further diluted as the urban grain dissipates to the south and west introducing a mix of styles from the 1950's through to new buildings. Various uses from the ground floor commercial to the office buildings and courts provided a variety of character to the area.

The building is diagonally opposite a small public space which has low quality landscaping and street furniture and lacks a focus.



Large scale buildings adjacent to the site



Modern development in the context



John Rylands Library



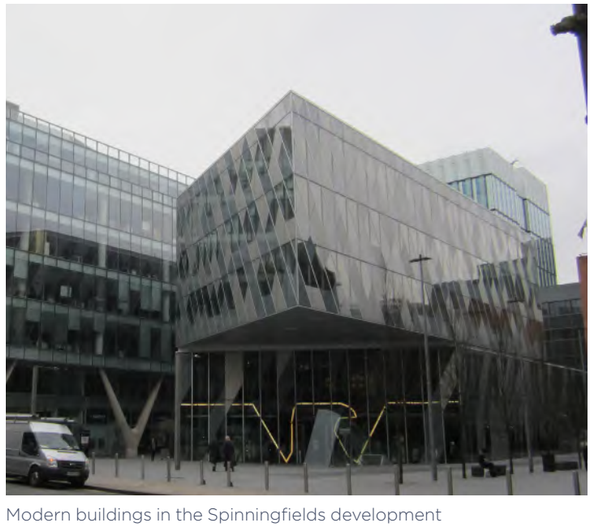
Kenworthys Buildings, Bridge Street



Mixed styles along Bridge Street



Modern buildings in the immediate context



Modern buildings in the Spinningfields development

2.8 Appearance: Detail and Materials

The varying development of the context around the site has produced an inconsistency in appearance of surrounding buildings.

There are a number of Victorian buildings along Bridge Street that have a high level of intricate detailing and use red brick and sandstone. This forms a dominant style along the eastern end of Bridge Street. Good examples of these are 64 Bridge Street and Kenworthys Buildings.

Similar in style and detailing are the Listed Sawyers Arms Public House on the corner of Bridge Street and Deansgate and the Manchester and Salford Children's Mission adjacent to the site.

There is a large number of later additions to the street scape that vary in scale, material and detail - few of which are of note.

The environment also contains several late 20th century buildings comprising unitised systems of glazing and cladding. Newer buildings in the area use a wide variety of materials including metal cladding, glazed curtain wall systems and sandstone.



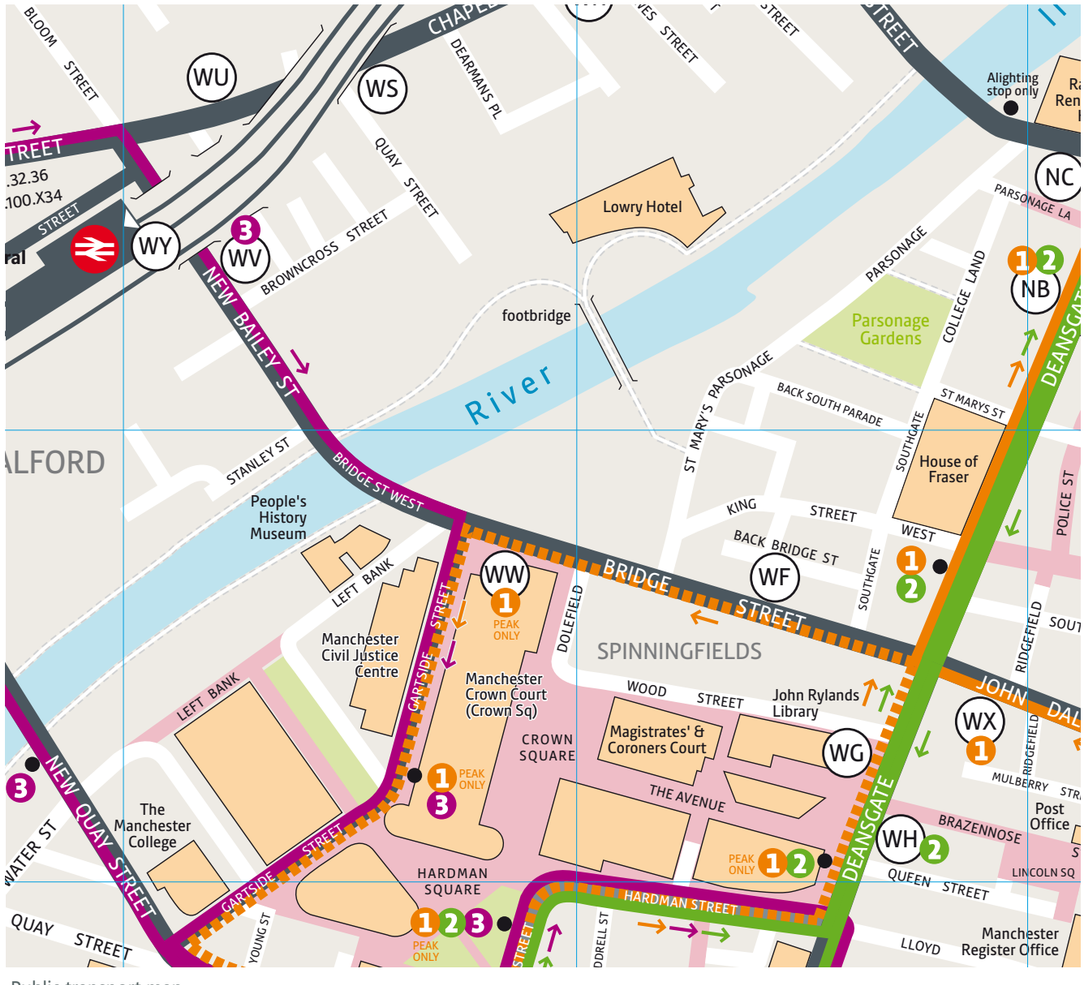
Low quality Public space in front of the Bridge Street site.

2.9 Existing Landscape and Public Realm

The site's immediate surroundings comprise of roads and dense urban development. The density dissipates as you travel further west along Bridge Street and to the south into Spinningfields.

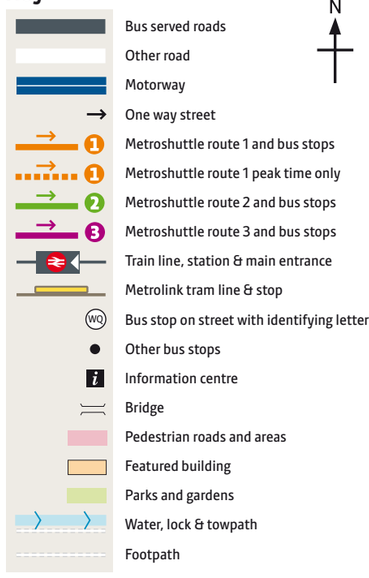
The site is diagonally opposite a small public space which is of low quality landscaping. A new pedestrian link under Manchester House links Bridge Street with the Spinningfields development where several open spaces and pedestrian streets have been formed.

No significant public realm works have been undertaken recently and improvements would assist the area greatly. The pavements are generally in good condition but littered with poorly placed street furniture and signage.



Public transport map

Key



2.10 Transport and Movement

The site is provided with excellent transport connections to other parts of the city and the rest of the UK.

Public Transport

Bridge Street is served by the Metroshuttle at peak times and is in close proximity to other Metroshuttle stops on Deansgate.

There are several bus stops on Bridge Street and further bus stops along Deansgate.

Salford Central Station is 350m to the west and Victoria Station is approximately 950m to the North.

The nearest Metro Station is at St Peter's Square, approximately 850m away.

Vehicular movement

Bridge Street has a relatively heavy traffic load as it is one of the key links from Deansgate to Salford and the wider links beyond. Wood Street to the rear of the site has relatively low vehicular use and is used primarily for service access to the rear of properties along Bridge Street and ser vices the Magistrates Court.

The site is currently used by the Freemasons as a temporary parking area.

When approaching from the south, cars cannot turn right onto John Dalton Street so generally, the traffic turns left down Bridge Street, looping back onto Deansgate via St Mary's Parsonage and King Street West. This system brings an increased traffic flow past the site.





The new pedestrian link from Bridge Street into Spinningfields

Pedestrian Movement

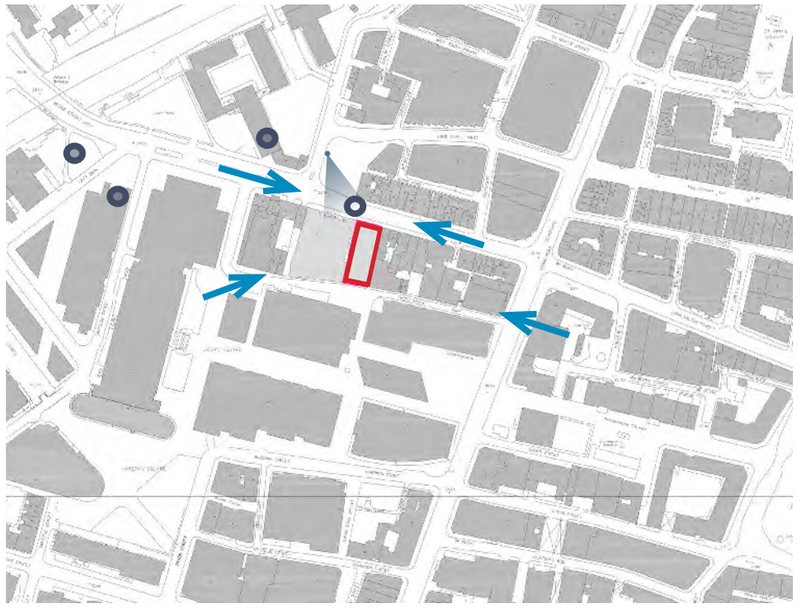
Pedestrian movement in the area is predominantly focused on Bridge Street and King Street West. These two roads link Deansgate with Salford Central Station, Trinity Bridge and with the improved pedestrian link through to Spinningfields. The routes offer a link between the city centre and a large number of office and employment uses in the area.

Footways in the vicinity are generally in reasonable condition. The square in front of the site could be improved to offer an amenity to the large number of pedestrians that move through the site.

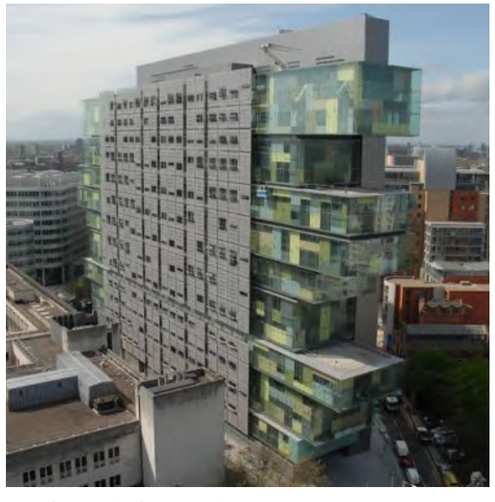
The improved footpath along the River Irwell links the site to further amenities.

Cycle movement in the area is reasonable but there is a lack of dedicated cycle ways along Bridge Street.

Please refer to supporting transport statement for further information on transport.



Key Views, Gateways and Landmarks Landmark Gateway Oblique Views Primary View



Manchester Civil Justice Centre



People's History Museum Extension



Primary view of the Freemasons Hall

2.11 Design Legibility

Views of the site

The site is generally viewed from an oblique angle along Bridge Street to the east and the west.

The predominant view of the site is gained from St Mary's Parsonage. From this approach, there is a key view of the site facing Bridge Street.

Due to the narrow and densely developed environment along Wood Street, the site is again only viewed obliquely. A wider aspect view of the rear elevation is gained from Crown Square to the rear of the Oast House bar.

Aspect

The primary frontage of the site is diagonally opposite the small square bounded by Bridge Street, St Mary's Parsonage and King Street West. The site is bounded by the Freemasons Hall to the West and the Salford Children's Mission to the east. The rear of the site faces onto the Magistrates Court Building.

Legibility and Landmarks

The Freemasons Hall forms a key historic landmark within the city. With the change in urban grain, the setting of the hall could be considered as a gateway into the city centre.

The Civil Justice Centre and the new extension to the People's History Museum form new landmarks within the city reinforcing the sense of arrival into the city.



2.12 Summary

The site sits in a prominent position at the edge of the city centre.

The site forms part of the historic city block along Bridge Street

The approach to the site forms a key entry point into the city centre for both pedestrians and vehicles.

The site has excellent accessibility both by car and foot and has good access to public transport links.

There is a mix of land uses, predominantly office use with ground floor commercial uses as well as the legal courts in the area.

The architectural style, appearance and height of the surrounding buildings is mixed with no dominant style.

The urban structure is varied, moving from the dense historic grain of the city centre in the east to a more open structure to the west.

The most significant historic building within the surrounding area is the Grade I listed John Rylands Library, but this does not have prominent impact on the building or its setting.

3.0 CONTEXTUAL DESIGN BRIEF

Heritage Impact Statement

Development adjacent to Manchester Hall, 44-48 Bridge Street, Manchester



AHP Architectural History Practice

January 2017

3.0 Heritage Assessment

The Architectural history Practice (AHP) prepared the Heritage Assessment which considered the development potential of the site adjacent to Freemasons Hall on Bridge Street.

The key findings and recommendations of this report were distilled into a contextual design brief, the key elements of which are summarised on the following pages of this document.

3.2 Contextual Design Brief

Suggested key design criteria for developing the site:

1. Reinstating the historic building line along Bridge Street and Wood Street will repair the urban form provide coherence to the streetscape and enhance the conservation area. Alignment of the front and rear elevations of the building should be to the back of the pavements.
2. New development should remain within the site footprint.
3. New development should respect and relate positively to the height of the adjacent buildings, especially the adjacent Grade II Freemasons Hall, the Grade I Rylands Library and the streetscape of Bridge Street to the east of the site. There is scope for a building that is taller than the Freemasons, but its overall height and scale should not dominate either this building or the Rylands Library.
4. The new development should provide active frontages at street level enlivening the public realm and creating interest along Bridge Street.
5. Servicing from Wood Street would be consistent with adjoining buildings.
6. The new development should take account of the following:

- Balance between vertical and horizontal proportion.
- Differentiate between the ground floor, middle and top of the building in order to provide a coherent, legible building.
- Vertically proportioned windows will be consistent with adjoining historic architecture, but a contemporary approach to fenestration could be taken.
- Well-articulated, legible entrances are important for the ground floor;
- **Detailed design and materials: the design, fenestration, finishes and materials should be in harmony with the existing architectural character of the area, and avoid visual conflicts.**
- The development should not dominate designated heritage assets in the area, particularly the Grade I listed Rylands Library and the Grade II Freemasons Hall. To achieve this, a new building should be no more than seven storeys high (ground plus six).
- The aim should be to create high quality contemporary architecture for the site, and pastiche architecture should be avoided;
- As materials in the locality are varied, there is a wide choice of potential materials and finishes. Natural facing materials such as stone would be consistent with adjoining historic buildings, but other good quality traditional or new materials could be considered. **The colour of proposed materials should avoid conflict with other nearby buildings.**
- The design should take account of the urban design context of Bridge Street and Wood Street, in order to preserve and enhance the character of the conservation area and the settings of listed buildings. This can include reference to 20th century architecture west and south of the Freemasons Hall, outside the conservation area.
- The aim should be to create a building that responds to the varied architecture of the locality and is distinctive to this part of Manchester.
- Building services and signage should be integrated into the overall design so that locations and design parameters for these functional elements are taken into account at an early stage and not added as an after-thought.



View of site from St Mary's Parsonage



View looking East along Bridge Street towards Deansgate

3.3 Key Views

To demonstrate that the proposal will fit well into the surrounding townscape and cause no harm to the setting of heritage assets (listed buildings and the conservation area), the new building should be illustrated in key views of the site. It is suggested that these should include the following:

- From the west side of Deansgate, looking across Spinningfields on south side of Rylands Library
- From St Mary's Parsonage, just south of the junction with King Street West, close to the Tax Office
- From the west side of Deansgate, looking west along the north side of Bridge Street;
- From Wood Street, looking east from opposite the rear of the Freemasons' Hall
- From the north side of Bridge Street, looking east from west of the Tax Office..



View looking West along Bridge Street



View looking East along Wood Street



View looking West along Wood Street

4.0 DESIGN PROPOSALS


















4.1 Design Options

As part of the design development process a number of scheme proposals were presented to the key project stakeholders of Manchester City Council and English Heritage (Historic England).

Through this process the proposed building massing was agreed in principle with Manchester City Council and English Heritage following detailed analysis of the impact of the design proposals from each of the identified key views allowing the key stakeholders to assess the impact on the conservation area and key heritage assets in the immediate vicinity of the site.

Alongside the overall building scale and massing, alternative architectural approaches were presented and considered exploring the proposed building materiality and fenestration approach for appropriateness in the context.

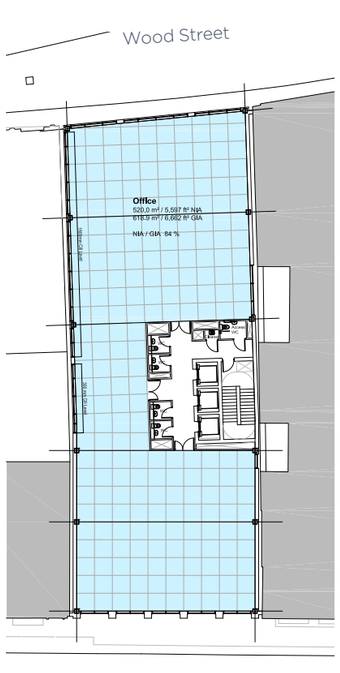
A selection of the design iterations that were considered are illustrated across to demonstrate the design process that has been followed in developing the final proposals contained within this planning application.



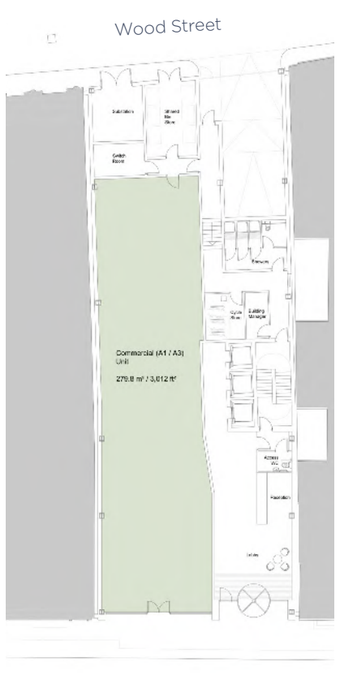
Map of 1848 layout illustrating historic building line along Bridge Street



Existing image of 'gap' in building frontage along Bridge Street



Floor plan illustrating the proposals within site boundary.



Ground floor plan illustrating servicing arrangements onto Wood Street



Visualisation of proposed office entrance and commercial unit.

4.2 Response to the Contextual Design Brief

1. Reinstating the historic building line along Bridge Street and Wood Street will repair the urban form, provide coherence to the streetscape and enhance the conservation area. Alignment of the front and rear elevations of the building should be to the back of the pavements.

The new building is designed to recreate the original building line at back of pavement, thus repairing the urban form on Bridge Street and Wood Street and enhancing the Conservation Area.

2. The new development should remain within the site footprint.

The plan opposite illustrates how the proposed building sits within the extents of the site footprint.

4. The new development should provide active frontages at street level enlivening the public realm and creating interest along Bridge Street.

The proposals include a new A1 / A3 unit at ground floor offering an active use that will contribute to the streetscape and provide interest. In addition, the office entrance and reception will also be off Bridge Street providing further activity.

5. Servicing from Wood Street will be consistent with adjoining buildings.

Servicing for the proposed development will be off Wood Street. From the rear of the building there will be access to the substation and switch room, the commercial unit, a shared bin store and direct access to the main office core. Vehicular access down to the basement car park will also be off Wood Street.



Original Planning Application for Car Park (2000). Ground plus 6 Storeys



Massing of Hotel scheme presented in March 2013. Ground plus 11 Storeys



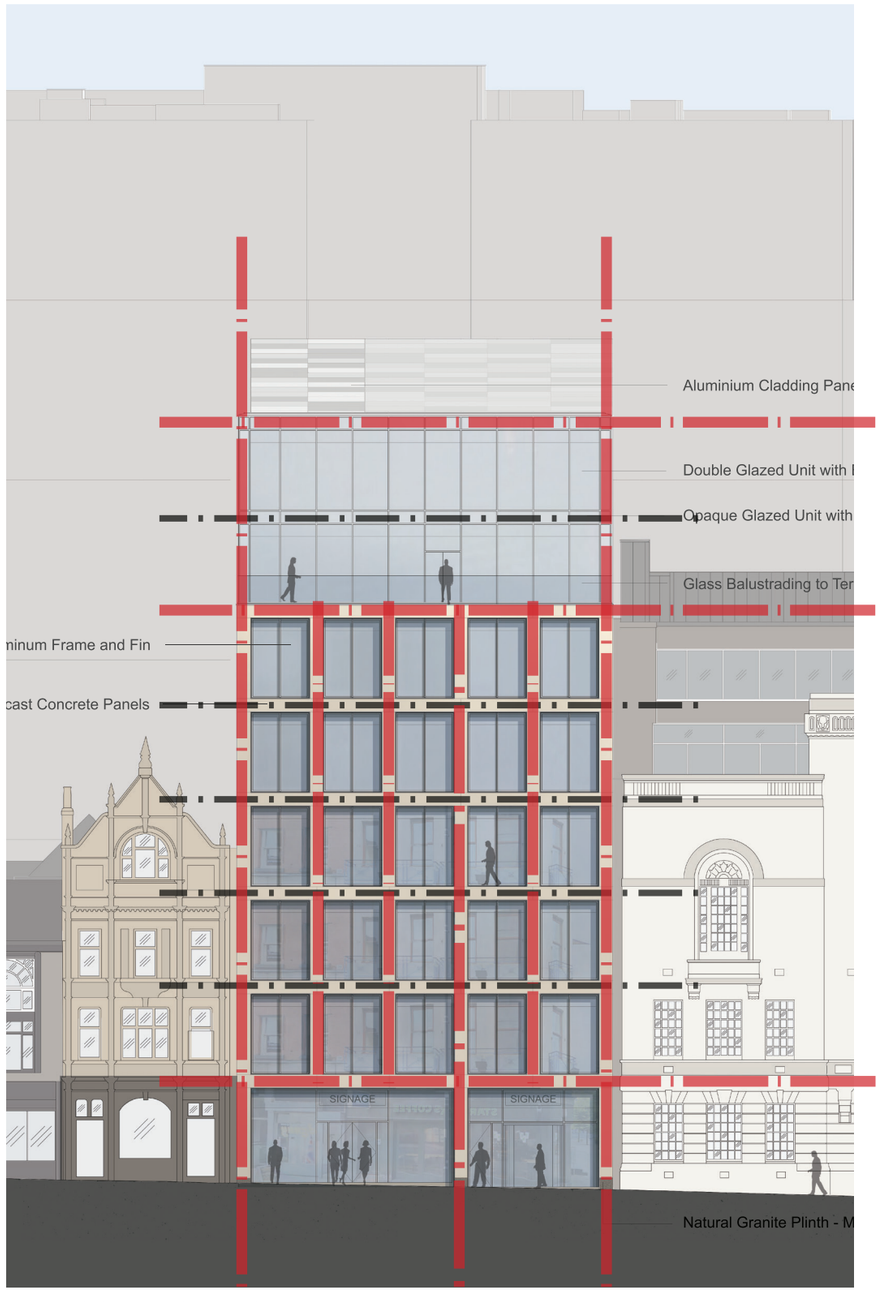
Initial Feasibility study of alternate office scheme. Ground plus 8 Storeys.



Current scheme massing. Ground plus 7 Storeys.

3. New development should respect and relate positively to the height of the adjacent buildings, especially the adjacent Grade II Freemasons Hall, the Grade I Rylands Library and the streetscape of Bridge Street to the east of the site. There is scope for a building that is taller than the Freemasons, but its overall height and scale should not dominate either this building or the Rylands Library.

The design of the building developed to create a six storey block on the back of pavement line on Bridge Street reflecting the scale of Freemasons Hall with a further two upper storeys set back considerably from the face of the lower block to minimise the visual impact of upper levels of the building. On top of the two floor set back is located the plant room which is further set back again to minimise the scale of the overall developmnt in the context of the conservation area and listed Freemasons Hall.



Proposed elevation along Bridge Street

Top 2 floors are fully glazed and set back reducing the prominence to the street frontage.

TOP

Smaller openings in a regular pattern define the middle of the building whilst the horizontal elements with active uses create clear ground floor make reference to the existing historic building lines. Regular mullions in each bay create a vertical element.

The creation of 5 vertical bays creates a strong reference to the historic building plots.

MIDDLE

Larger openings with active uses create clear ground floor

BOTTOM

6. The new development should take account of the following:

- **Balance between vertical and horizontal proportion.**
- **Differentiate between the ground floor, middle and top of the building in order to provide a coherent, legible building.**
- **Vertically proportioned windows will be consistent with adjoining historic architecture, but a contemporary approach to fenestration could be taken.**
- The building has been designed with a predominant vertical emphasis and horizontal emphasis that relates to the adjacent buildings.
- The building has been separated into a clear tripartite arrangement with a distinct top, middle and bottom which reflects the predominant character of a number of buildings within the conservation area.
- The window module has been developed to reflect the planning grid for the office space at 1.5m centres. The glazing module is arranged to provide a vertical proportion which is entirely consistent with the adjoining historic architecture albeit in a contemporary style.



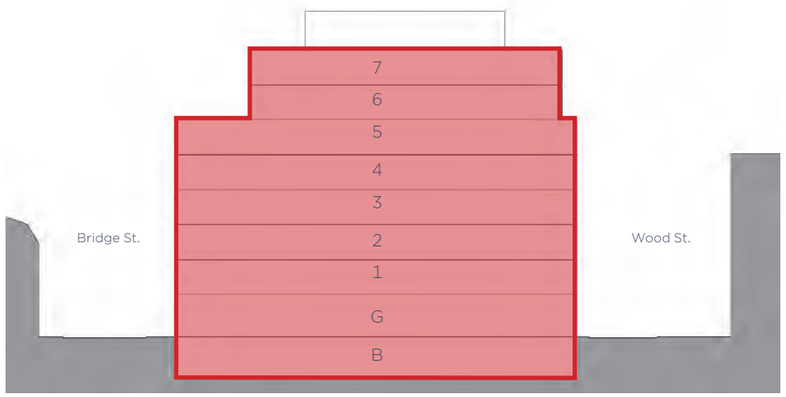
Diagram to illustrate usage of proposed design

6. The new development should take account of the following:

- **Well-articulated, legible entrances are important for the ground floor.**

The main entrance to the office accommodation is located on Bridge Street adjacent to Freemasons Hall in the form of a deep recess to provide greater articulation of the main entrance.

The entrance to the retail / leisure unit is also loacted on Bridge Street providing an open active frontage to the unit.





Concept image showing Bridge Street elevation in context

6. The new development should take account of the following:

- **Detailed design and materials: the design, fenestration, finishes and materials should be in harmony with the existing architectural character of the area, and avoid visual conflicts.**
- **The aim should be to create high quality contemporary architecture for the site, and pastiche architecture should be avoided;**
- **As materials in the locality are varied, there is a wide choice of potential materials and finishes. Natural facing materials such as stone would be consistent with adjoining historic buildings, but other good quality traditional or new materials could be considered. The colour of proposed materials should avoid conflict with other nearby buildings.**
- **The design should take account of the urban design context of Bridge Street and Wood Street, in order to preserve and enhance the character of the conservation area and the settings of listed buildings. This can include reference to 20th century architecture west and south of the Freemasons Hall, outside the conservation area.**
- **The aim should be to create a building that responds to the varied architecture of the locality and is distinctive to this part of Manchester.**
- **The development should not dominate designated heritage assets in the area, particularly the Grade I listed Rylands Library and the Grade II Freemasons Hall.**

Design Response

- The building has been designed to produce a contemporary style building utilising traditional style materials reflecting the materiality of the buildings in the conservation area.
- These traditional materials are contrasted at the upper levels with more contemporary lightweight curtain walling glazing providing a lighter contrasting element to the more solid lower block with punched openings.
- The scale and massing of the building has been developed to esnure it does not dominate the designated heritage assets in the area, namely the Freemasons Hall and Rylands Library.
- The design of the building has considered a number of approaches to the materiality in response to the recommendations of the contextual design brief.
- The final material choice has selected portland stone toned acid etched pre cast concrete in order to avoid conflict with nearby buildings, namely Freemasons Hall,
- The facade has developed to propose deep recessed openings reflecting the character of the adjacent buildings in the conservation area including deeper recesses at ground floor to further articulate the facade of the building.



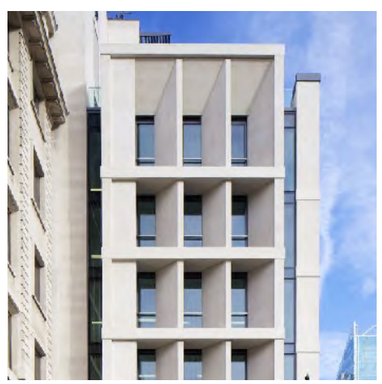
High quality ground floor façades offer a vibrant active frontage whilst clearly defining the separate uses.



A high quality finish will be achieved using a simple palette of materials to create a strong building form that creates its own character and avoids visual conflicts with the surrounding buildings.



11 Baker St, Squire & Partners



Finsbury Square, Orms



Wigmore Street, Orms



Hilton Liverpool, Squire & Partners / AHR

Materials and Appearance

The facade concept is based on simplicity and creating a consistent language and rhythm. Predominantly the facade is divided into square bays which reflect the internal structural grid and a single storey proportion formed from a precast concrete frame. The use of a high quality concrete frame coloured to replicate Portland stone gives a solidity to the facade whilst referencing the use of Portland stone found on several historic buildings within the immediate context. The uniform pattern creates a consistency and uniformity that responds to the treatment of the buildings within the area and creates an elegant addition to the townscape.

Each bay is then subdivided into a capped curtain wall system that reflects the internal 1500mm planning grid. Vertical bronze fins are placed on each mullion line within the bay to create an additional layer of detail and provide solar control, reinforcing the vertical rhythm along the facade.

The upper levels of the building are formed from lightweight glazed curtain walling in contrast to the more solid lower elements of the building to minimise the visual impact of the upper storeys of the building to ensure the new proposal does not dominate the existing heritage assets in the conservation area.

A consistent approach to the facade treatment paired with a simple but rich palette of materials creates an elegant legible building. The key elevational design principles are applied to the whole building with some variations within this standard treatment.



Pre Cast Concrete - Portland Stone Option



Pre Cast Concrete - Sandstone Option



Brickwork Option



Terracotta Option

Materials and Appearance

Within the following pages we present a number of alternative approaches to the facade materiality as requested by Manchester City Council Planning Team.

Within the immediate context of the site there are a wide range of materials employed on the buildings in the vicinity. These materials range from portland stone to brickwork with natural stone dressings to glazed terracotta. As such we have explored the following four options for consideration.

1. Acid etched pre cast concrete - with Portland Stone tones.

2. Acid etched pre cast concrete - with Natural Sandstone tones.

3. Traditional Brickwork.

4. Terracotta Rainscreen cladding.

All of the above materials can be found in the immediate context of the site and have also been used on a number of new buildings in Manchester. We have included within each option a number of precedent images for the proposed material, again referencing buildings in Manchester as well as national examples.

The example buildings within Manchester for each option are as follows,

1. One St.Peter's Square, Two St.Peter's Square and XYZ in Spinningfields.

2. Belvedere House, Manchester

3. One Piccadilly Gardens, Manchester

4. Number One First Street, Manchester

Our preferred material choice selected portland stone toned acid etched pre cast concrete in order to avoid conflict with nearby buildings, namely Freemasons Hall, as we feel the portland stone option blends into the street scene the most sensitively leaving the Freemasons Hall to be the most dominant building on the Street.





4.3 Description of Proposed Development

Use and Amount

The proposed Development is predominantly high quality office accommodation with retail / restaurant uses at ground floor. A full area schedule is included within this document with the key areas summarised below:

Office 3,374 m2 NIA
Retail / Restaurant 280 m2 NIA

TOTAL (including basement) 5,299 m2 GIA

Scale

The proposed development has a recessed ground floor, with 5 typical floors above. The 6th and 7th floor set back on Bridge Street and Wood Street forming terraces at 6th Floor. The roof level above has a 3.5 m high plant screen set back from the roof perimeter.

Plan and Layout

The building is designed to achieve optimum efficiency in terms of height, proportion and floor plate by engineering its structure, services and fire design.

The building plan is based around the concept of maximising the clear floor plate on a typical upper floor by locating the core centrally within the building with structural elements wherever possible incorporated into the core or into the external façade.

All office floors have been designed to meet or exceed the British Council for Offices (BCO) Best Practice requirements.

Provision has been made for various tenant riser requirements at either end of the main core, ensuring that the office space will be extremely functional, flexible and sub-divisible.

The upper two floors are recessed back on Bridge Street and Wood Street creating a series of outside terrace spaces at the sixth floor. These spaces will be a valued amenity for the building users enjoying views towards St.Mary's Parsonage and Spinnigfields.

The ground floor is slightly recessed along Bridge Street to signify the base element of the façade. The reception frontage will be fully glazed and incorporate a full height revolving door and frameless glass pass doors.

To the rear of the building at ground floor there is the refuse storage area, plant areas and service access to the core.

There is a single basement floor which will incorporate car parking and plant areas. Cycle storage and male and female shower/changing facilities are located at upper ground floor level.

The roof level of the building has the lift overruns, risers and stairs extended from the upper floor giving access to the internal and external plant enclosures. A continuous screen around the external plant area will conceal all plant on the roof.

There are extensive areas set aside for tenant plant.

Flexibility and Adaptability

The layout of the typical office floor plate and the position of the core offers a high degree of flexibility and adaptability, including the option to split floors into two standalone suites.

Materials and Appearance

The facade concept is based on simplicity and creating a consistent language and rhythm. Predominantly the facade is divided into square bays which reflect the internal structural grid and a single storey proportion formed from a precast concrete frame. The use of a high quality concrete frame coloured to replicate Portland stone gives a solidity to the facade whilst referencing the use of Portland stone found on several historic buildings within the immediate context. The uniform pattern creates a consistency and uniformity that responds to the treatment of the buildings within the area and creates an elegant addition to the townscape.

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A consistent approach to the facade treatment paired with a simple but rich palette of materials creates an elegant legible building. The key elevational design principles are applied to the whole building with some variations within this standard treatment.



4.4 Consultations

As part of the design development process a number of scheme proposals were presented to the key project stakeholders of Manchester City Council and English Heritage (Historic England).

The consultation process took place during a series of meetings and presentations between the 21st May 2013 and the 23rd October 2013.

Through this process the proposed building massing was agreed in principle with Manchester City Council and English Heritage following detailed analysis of the impact of the design proposals from each of the identified key views allowing the key stakeholders to assess the impact on the conservation area and key heritage assets in the immediate vicinity of the site.

An additional meeting was held with Manchester City Council in December 2016 to re-introduce the scheme. Further discussion was had with regards to the justification of the elevational material choice.

4.5 Access, Maintenance & waste strategy and Security

Access Statement

Introduction

This Access Statement has been prepared in support of the Planning application, on behalf of Vision Developments Ltd for the redevelopment of 44-48 Bridge Street, Manchester.

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

The scheme provides a safe, legible, high quality environment that will be easily used by as wide a range of people as possible without undue effort, special treatment or separation.

The site will benefit from simple access to the mainline rail station at Salford Central, and Metrolink line on St.Peter's Square, and a significant number of local bus routes around the site. Collectively, these modes provide the site with a large public transport catchment area which benefits from excellent accessibility. The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance and the City of Manchester's UDP. Guidance and Reference Material

The following documents have been referred to in the development of the scheme:

British Standard 8300:2009 Design of buildings and their approaches to meet the needs of disabled people

Approved Document Part M of the Building Regulations (2004)
Manchester Core Strategy
Saved Development Management Policies of the Unitary Development Plan

Site Access

The surrounding mainline and metro stations have been built or modernised in the last twenty years to meet the disabled building standards of the time.

Super low floor buses are operated on all routes serving the site, facilitating access by the mobility impaired.

Parking

There is a single level of basement providing 18 parking spaces including 1 disabled access spaces, for sole use of the building tenants.

Disabled parking has been provided in line with guidance. These are within easy distance to the lift core for convenience.

20 cycle spaces have been provided.

Disabled shower and changing facilities are also provided within the building at upper ground floor level for convenience.

Once parked, staff are able to access directly to all floors

Vehicular access to the basement car parks is via a ramp off Wood Street.

Access into the Building

Access from Bridge Street is level with the public landscaped areas.

Surfacing will be robust, suitably non-slip stone pavers.

All routes are minimum 1200 mm wide.

Dropped kerbs will be provided as appropriate.

Access to the reception lobby is flush with external pedestrian routes.

An appropriate level of external lighting will be provided in these spaces. This will be addressed further during Detail Design.

Access within the Building

All main routes and service corridors are minimum 1200 mm clear width.

Level access is provided throughout the new building on the office floors. There are ramps in the service areas at ground floor.

The external terrace area at 5th floor will have level thresholds.

Communications and Controls

This will be fully addressed in detail design.

Generally, signage will be clear, legible, and consistent throughout the building. Consideration will be given to providing auditory signals for the visually impaired and visual signals for the auditory impaired, for example lift signals.

All fire alarms to be both visual and auditory, to be addressed during detail design.

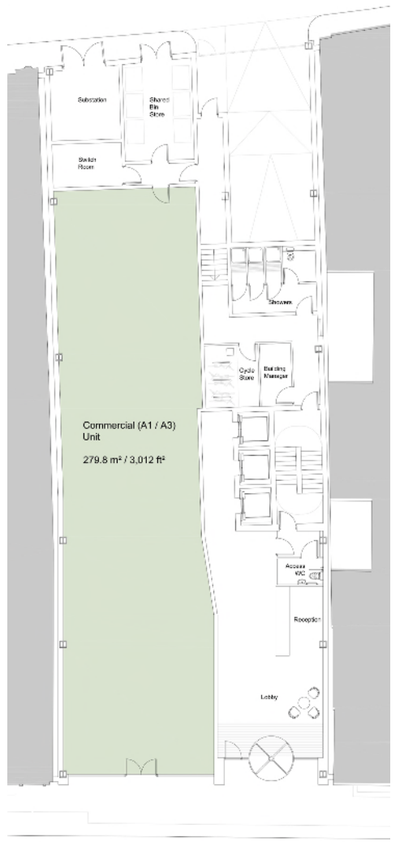
Evacuation and Means of Escape

In the event of emergency, evacuation of the buildings is by stairwell exiting onto Wood Street.

Fire fighting shaft and integral refuge areas will be provided in accordance with British Standards and Building Regulations.

Security

The building will address the recommendations of the Crime and Impact Statement from GMP dated 28th Nov 2016. These relate to the carpark roller shutter, internal security, external doors and glazing, access control and CCTV.



Proposed Ground Floor Plan

Building Maintenance

The development will be maintained by a company appointed by the developer. This will apply to internal and external areas.

It is proposed that all facades are maintained from ground level using mobile elevating work platforms (MEWP) / cherry pickers.

The roof area will be designed to minimise maintenance and therefore access. All elements that require regular maintenance will be located within the external plant enclosure. Long term roof maintenance will be done using temporary edge protection when required. Access to the rest of the roof will be provided via doors within the plant screen.

A method statement for the maintenance strategy of the pre-cast concrete frame will be prepared and submitted to illustrate this aspect will be managed at all stages contractors quality control.

Building Facilities

Disabled WC facilities will be located on every floor within the main core. The detail design of disabled WC cubicles will be addressed at the detail design stage. All will be designed to meet current standards.

Surface Materials

If smooth materials are used internally and externally, adequate slip resistance will be incorporated. Colour contrast and tactile finishes will be used to help define routes and warn people with visual impairments of possible dangers or hazards such as changes in level.

Summary

In summary, the proposed redevelopment of 44-48 Bridge Street will provide an inclusive, legible and attractive environment for all. Whilst this access statement has been formulated at an early stage of the project in order to support a detailed planning application for the site, all the relevant access standards and legislation will be met through detail design of the development.

Waste Management Strategy

Proposed Arrangement:

The proposed waste management strategy will utilise a number of Eurobins within a dedicated waste storage area accessed from Wood Street. The quantity of bins is subject to review and has been calculated to meet requirements based on Manchester City Council Guidance (GD04 - Waste Storage and Collection Guidance for New Developments).

Number of Bins:

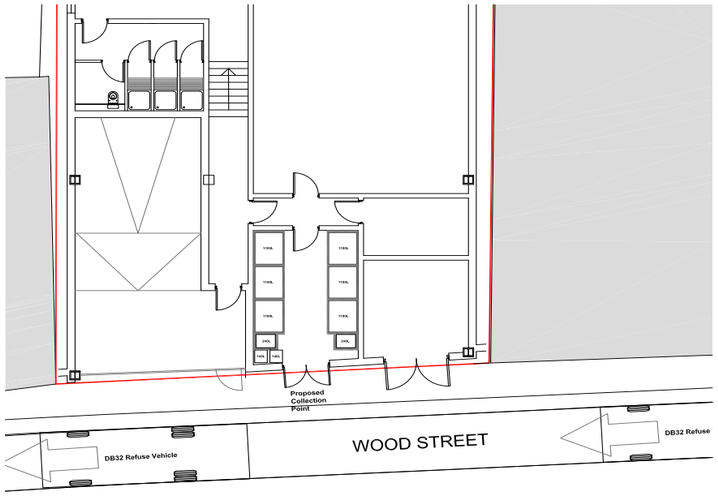
The number of bins required will be dependent on the needs of the various tenants.

As an indicative strategy, we have allocated 5no. 1100l eurobins for the office usage to be emptied twice a week and 1no. 1100l eurobin for the restaurant/ retail space presuming a worst case scenario of food use with a capacity of 84 covers, the eurobin would be collected once a day. This strategy will be revised when the requirements of the usage/ tenants is known.

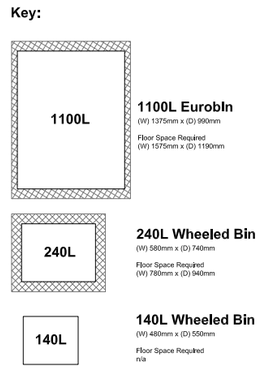
Based on Manchester City Council Waste Management Stretegy and BS5906:2006		
Office		
Area	4056.0	
Amount required	2600l / 1000sqm	10545.6
Number of 1100l Eurobins (Weekly)		10
Number of 1100l Eurobins (Daily)		2
Restaurant Usage		
Covers (based on 218 restaurant, 54 bar)	84	
Amount Required	1500l / 20 covers	6300
Number of 1100l Eurobins (Weekly)		6
Number of 1100l Eurobins (Daily)		1

Access:

The bin store is accessed directly at street level from the rear of the development, off Wood Street. The retail unit will have direct access into the waste storage area. The bins will be arranged into groups to correspond with the various building users and waste types. Some additional capacity is available as shown.



Refuse collection from Wood Street



4.6 Proposed lighting & public realm

External Lighting

External lighting will focus on the building and incorporate cut-off shades to reduce light pollution. There will be low level lighting to the new public realm areas, creating an enjoyable and safe environment. Low level lighting at ground level will be installed either side of the columns to produce a dramatic approach, as well as increase security. There will be low level lighting around the entrance and wherever there are recesses to avoid these areas being used at night by the homeless.

Public Realm

The proposals focus on improving the environment immediately surrounding the site. Such work will include the replacement of pavements and street furniture, plus the installation of dropped kerbs where required.

The landscaping around all sides of the site is designed to integrate and harmonise with the building itself and the public realm.

Reinstating the Building Line

The design brings the Bridge Street and Wood Street facades to the back of footpath lines reinstating the historic building line. This will improve the streetscape by creating a greater sense of enclosure and removing the existing space which lacks function and focus. The incorporation of new active uses at ground floor will enhance the streetscape further adding a vitality to that is currently lacking.



5.0 KEY VIEWS



Existing view along Bridge Street looking east



Proposed view along Bridge Street looking east



Existing view along Bridge Street looking West



Proposed view along Bridge Street looking west



Existing view along Wood Street looking east



Proposed view along Wood Street looking east



Existing view along Wood Street looking west



Proposed view along Wood Street looking west



Existing view from St Mary's Parsonage



Proposed view from St Mary's Parsonage at dusk.

6.0 APPLICATION DRAWINGS



Ground Floor Plan

rev	description	date	dr by	ap by
original by TL		19/10/2016		DM

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project
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Manchester

drawing
Proposed Plans
Ground Floor

project number	scale	
2011.00700.002	1:100	@A1
drawing number PL(00)004	rev - A	issue status Planning

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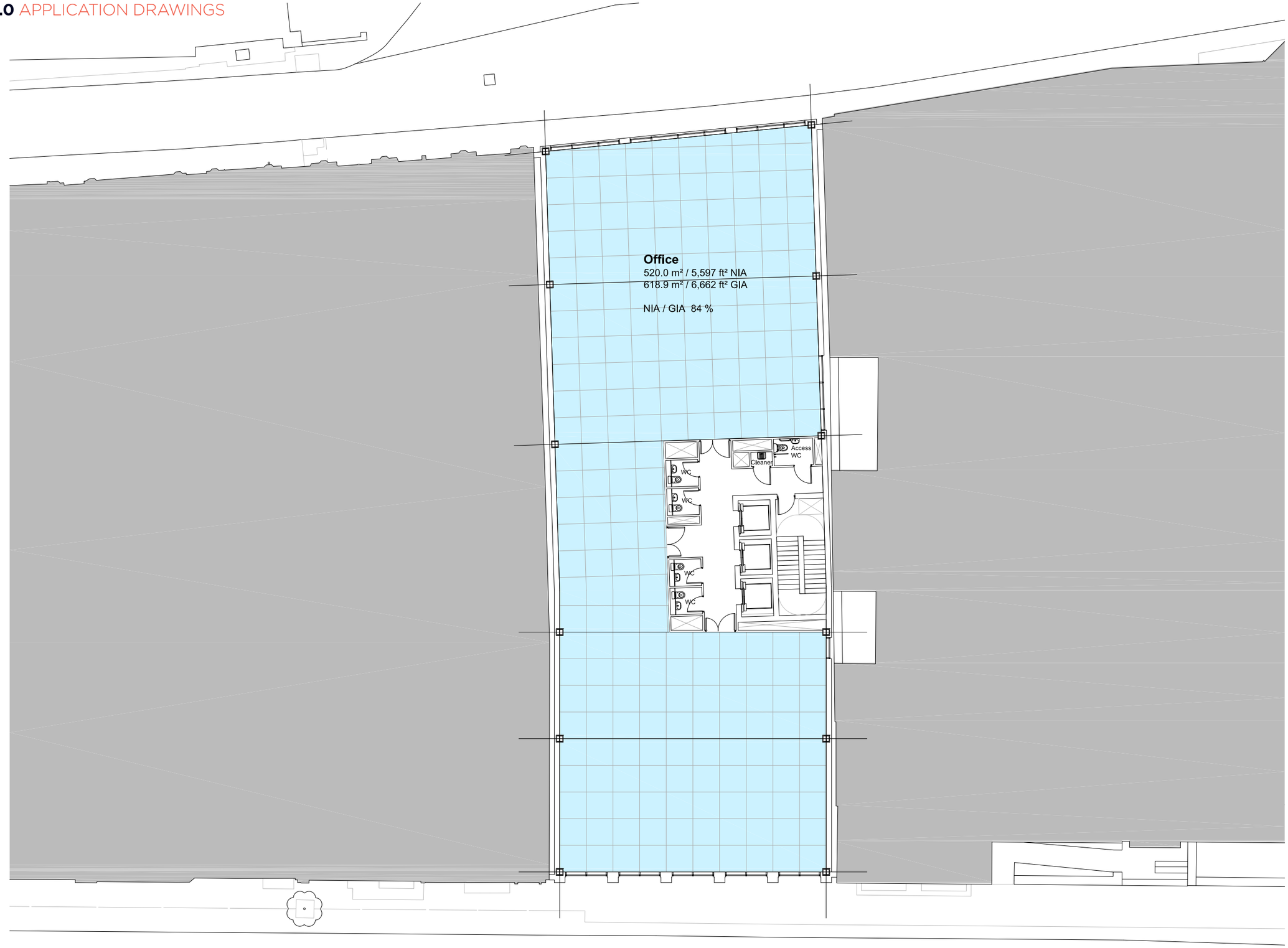

1st Floor Plan

N

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orfginall by				
TL		19/10/2016		DM

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project
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drawing
Proposed Plans
First Floor

project number	scale	
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drawing number	rev	issue status
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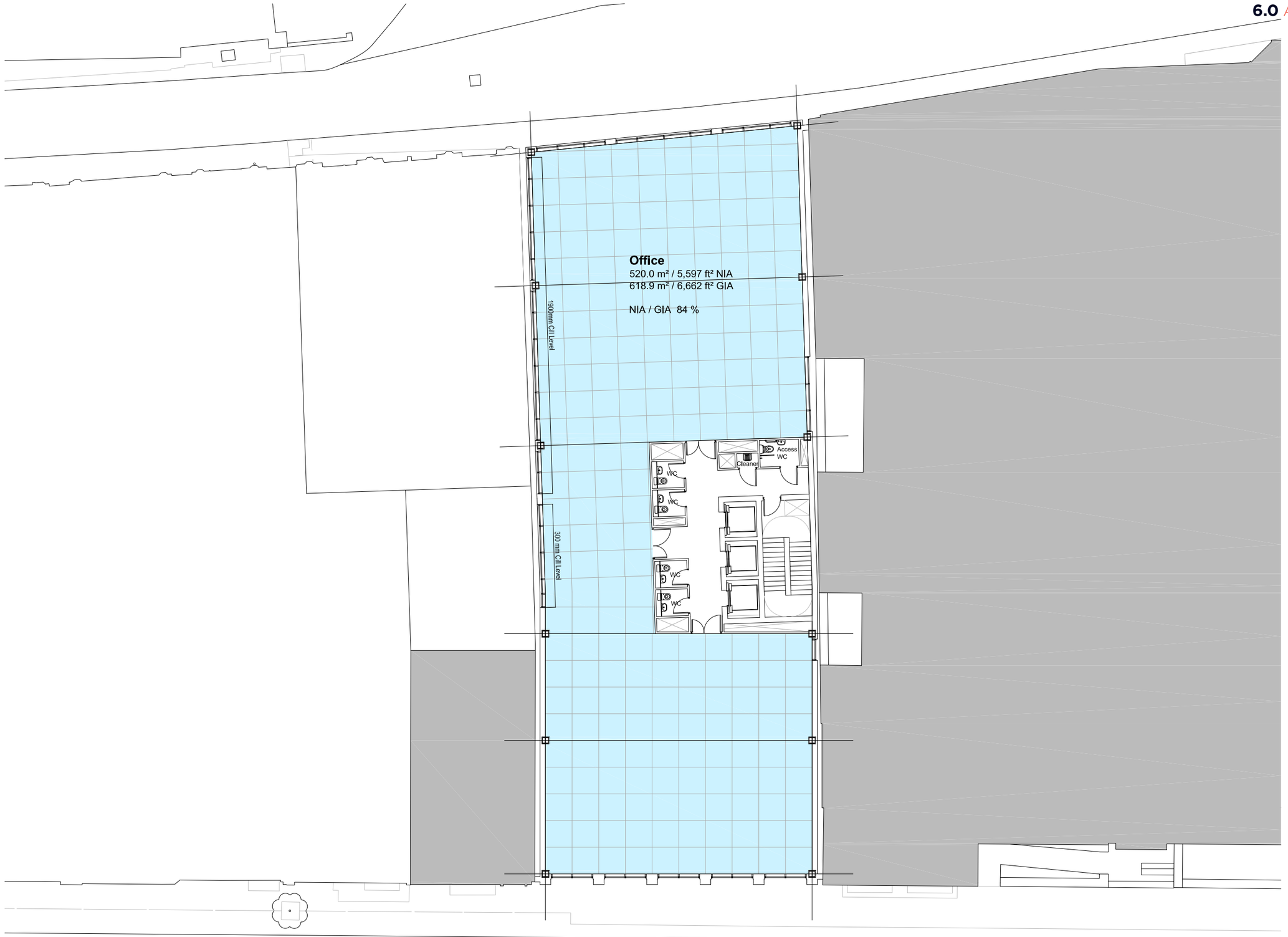

2nd Floor Plan

N

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drawing
Proposed Plans
Second Floor

project number	scale	
2011.00700.002	**1:100**	**@A1**
drawing number **PL(00)006**	rev **-**	issue status **Planning**

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3rd Floor Plan

N

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project
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Manchester

drawing
Proposed Plans
Third Floor

project number	scale	
2011.00700.002	**1:100**	@A1
drawing number	rev	issue status
PL(00)007	**-**	**Planning**

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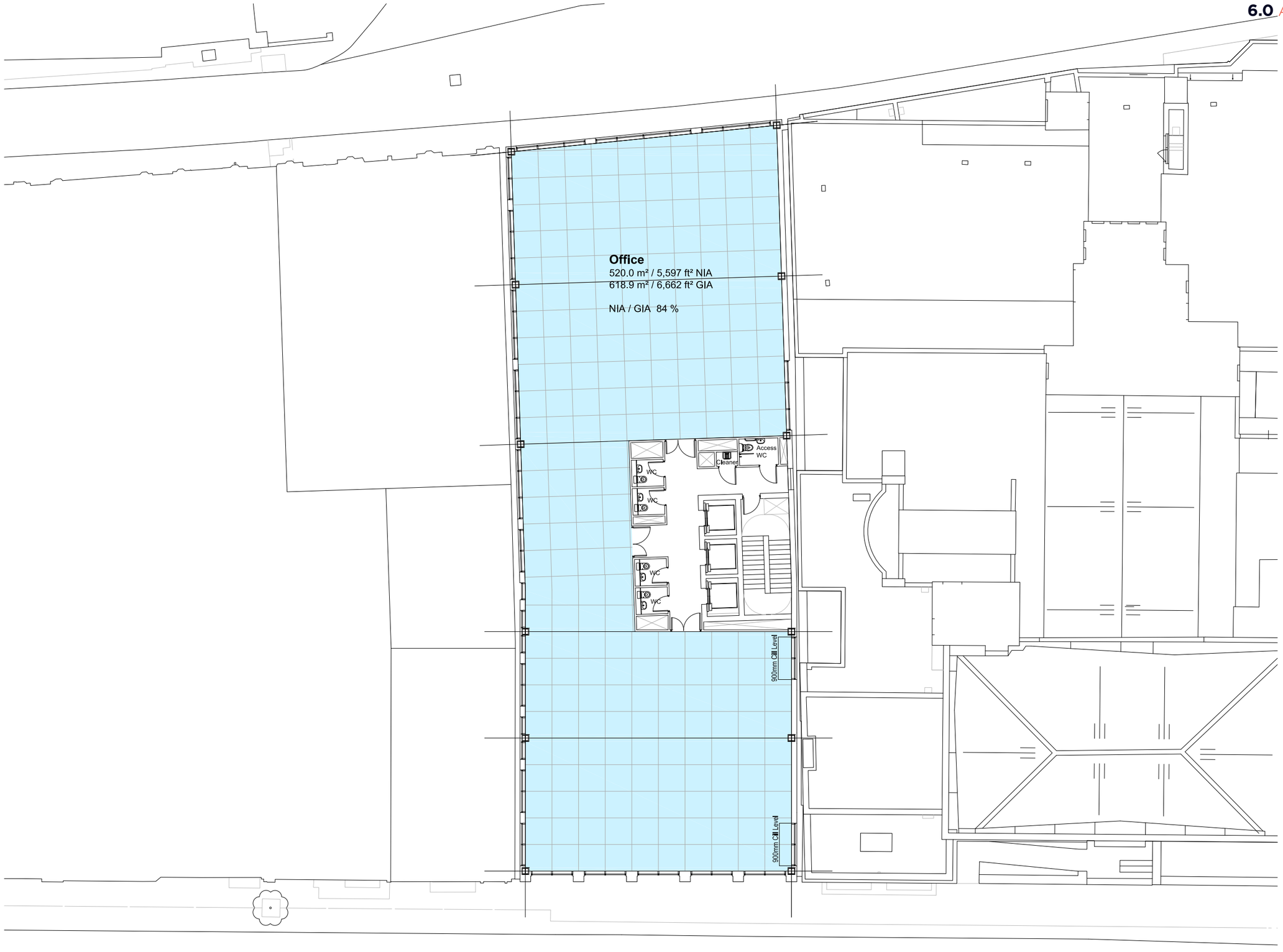

4th Floor Plan

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original by TL		04/11/2013		DM

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project
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Manchester

drawing
Proposed Plans
Fourth Floor

project number	scale	
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drawing number	rev	issue status
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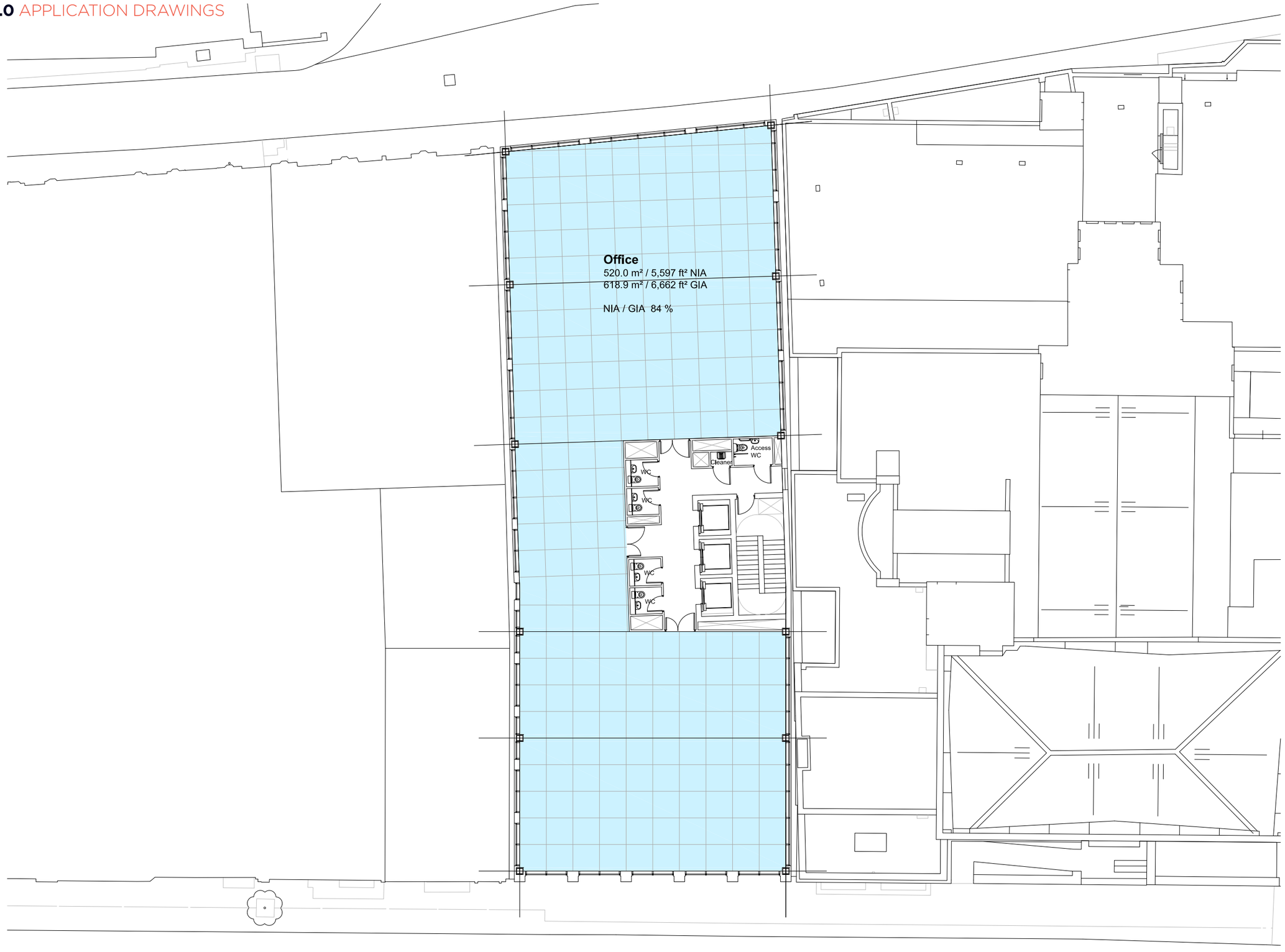

5th Floor Plan

rev	description	date	dr by	ap by
original by TL		19/10/2016		DM

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client
Vision Developments

project
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Manchester

drawing
Proposed Plans
Fifth Floor

project number	scale	
2011.00700.002	1:100	@A1
drawing number	rev	issue status
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6th - 7th Floor Plan

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client
Vision Developments

project
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Manchester

drawing
Proposed Plans
6th - 7th Floor

project number	scale	
2011.00700.002	1:100	@A1
drawing number	rev	issue status
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Roof Plan

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client
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project
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Manchester

drawing
Proposed Plans
Roof Plan

project number	scale	
2011.00700.002	**1:100**	**@A1**
drawing number **PL(00)011**	rev **-**	issue status **Planning**

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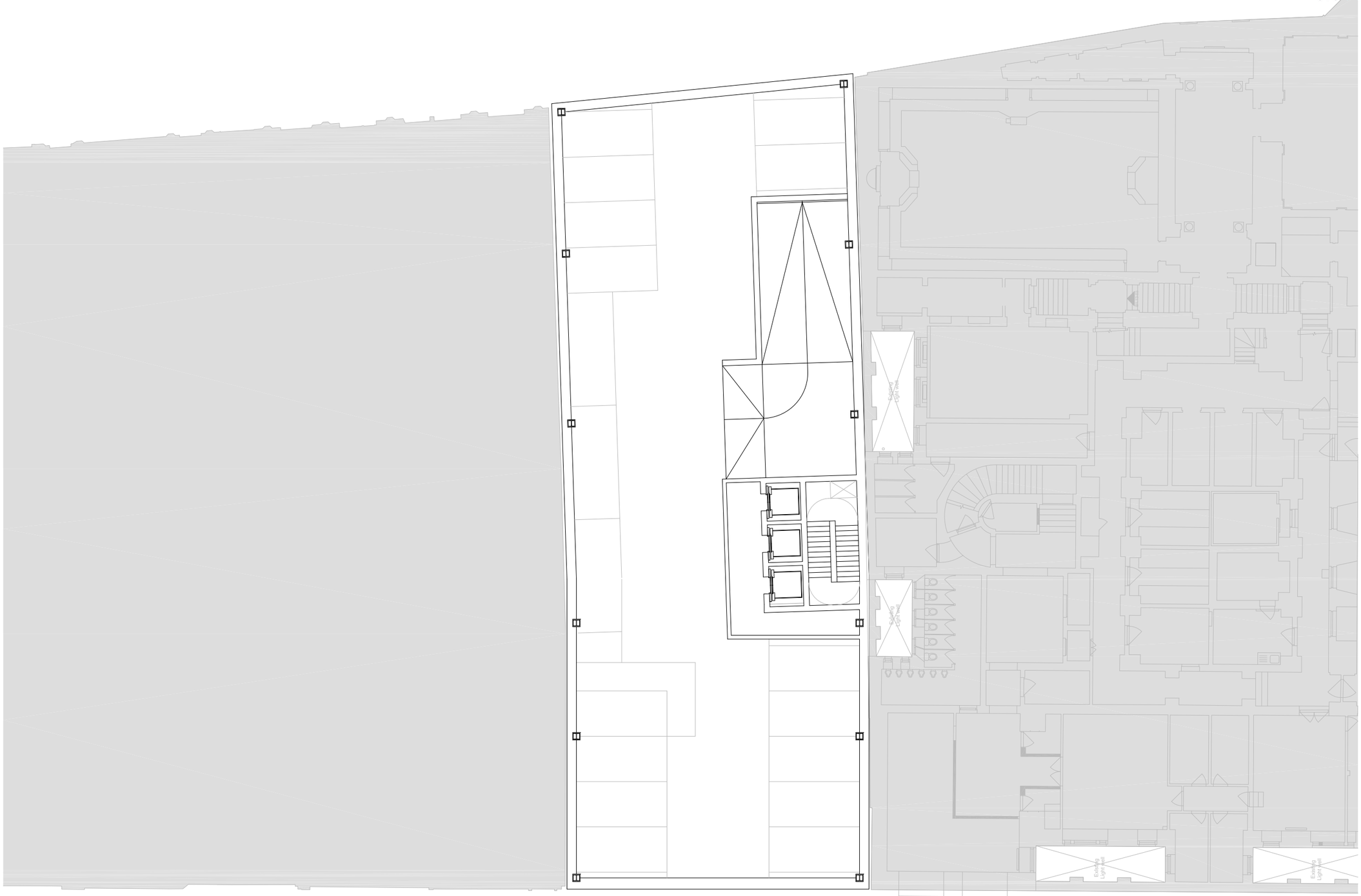

Basement Plan

rev	description	date	dr by	ap by
original by				
TL		19/10/2016		DM

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client
Vision Developments

project
44 -48 Bridge Street
Manchester

drawing
Proposed Plans
Basement Plan

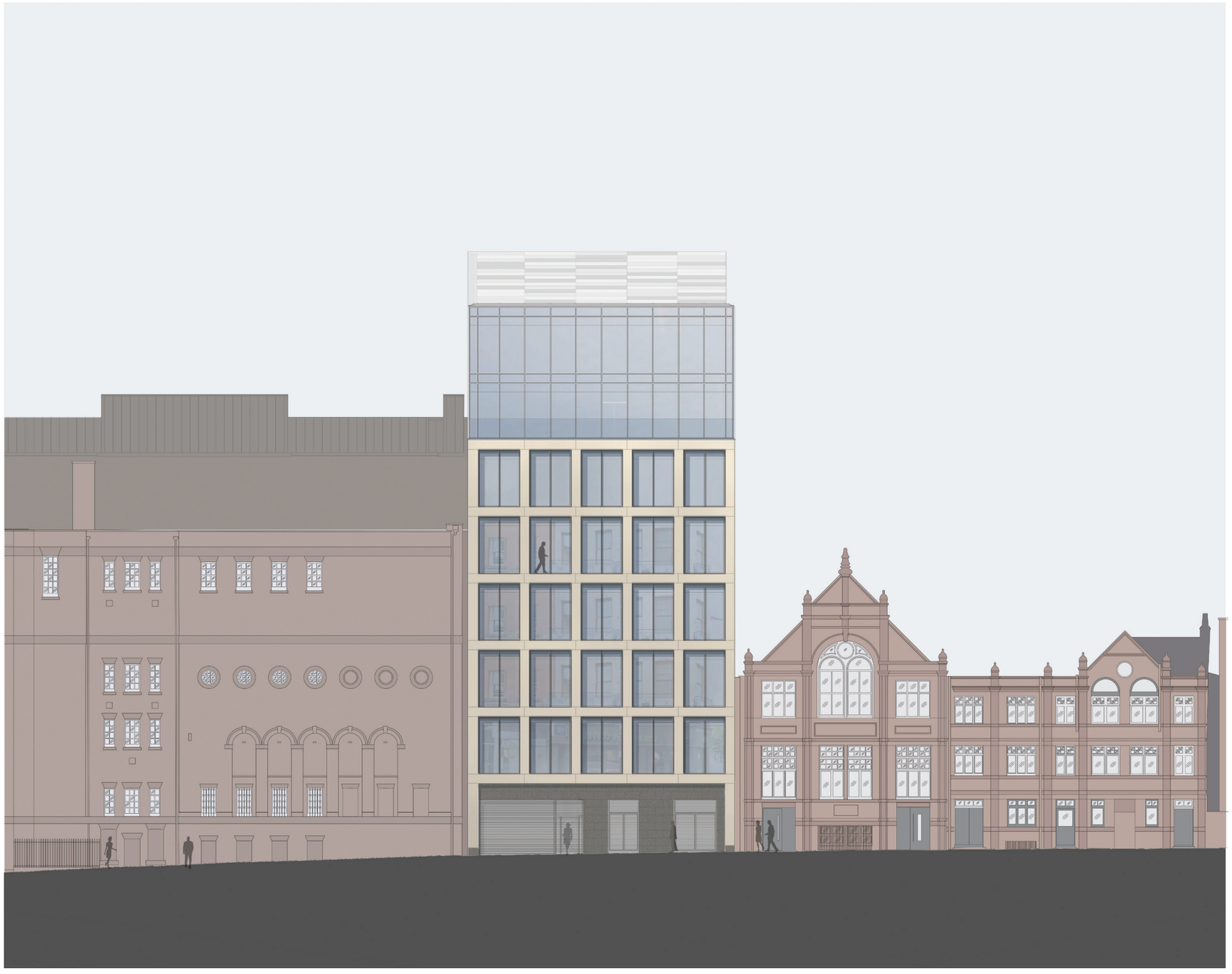
project number	scale	
2011 . 00700 . 002	1:100	@A1
drawing number	rev	issue status
PL(00)003	-	Planning

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of Aedas.

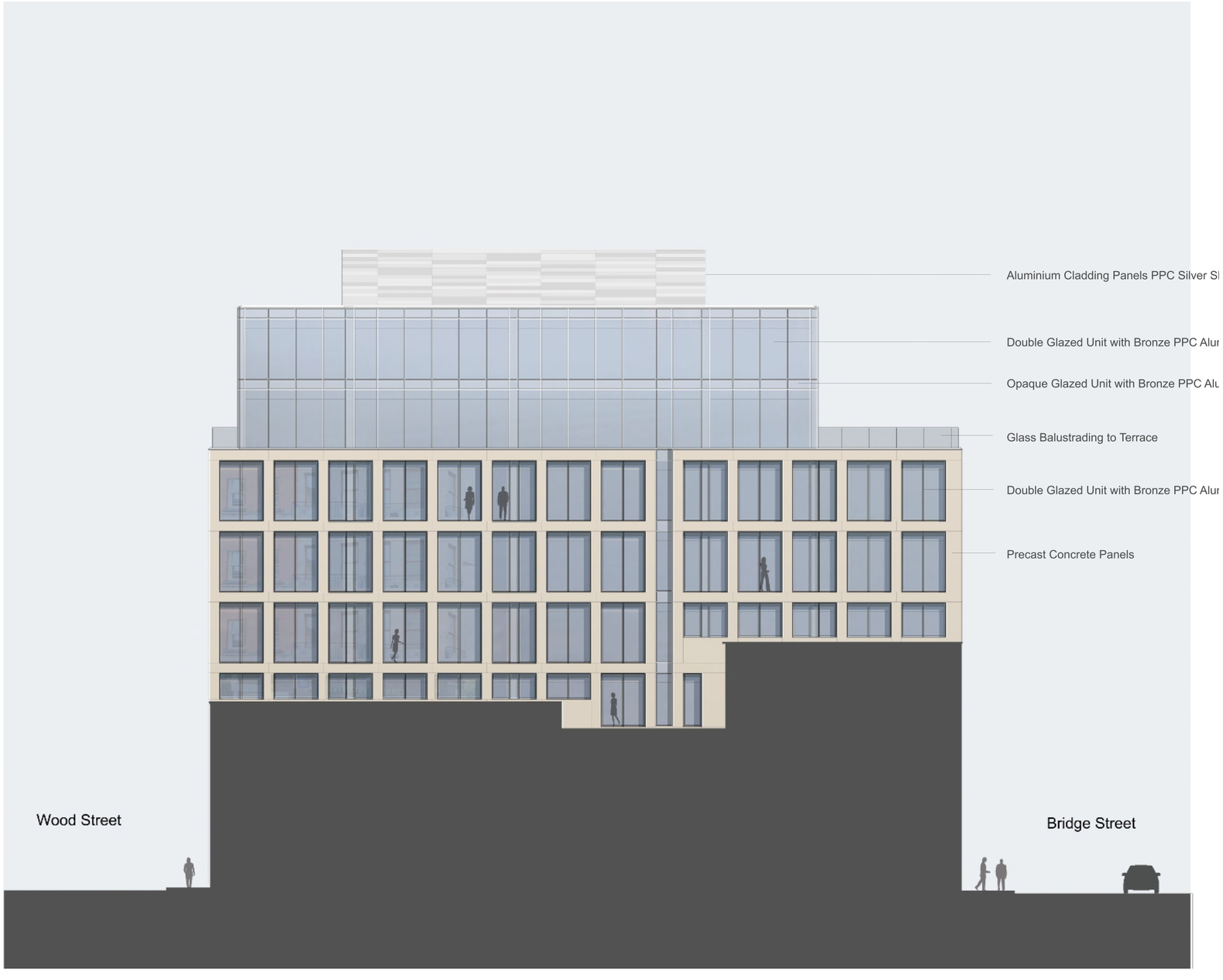
N



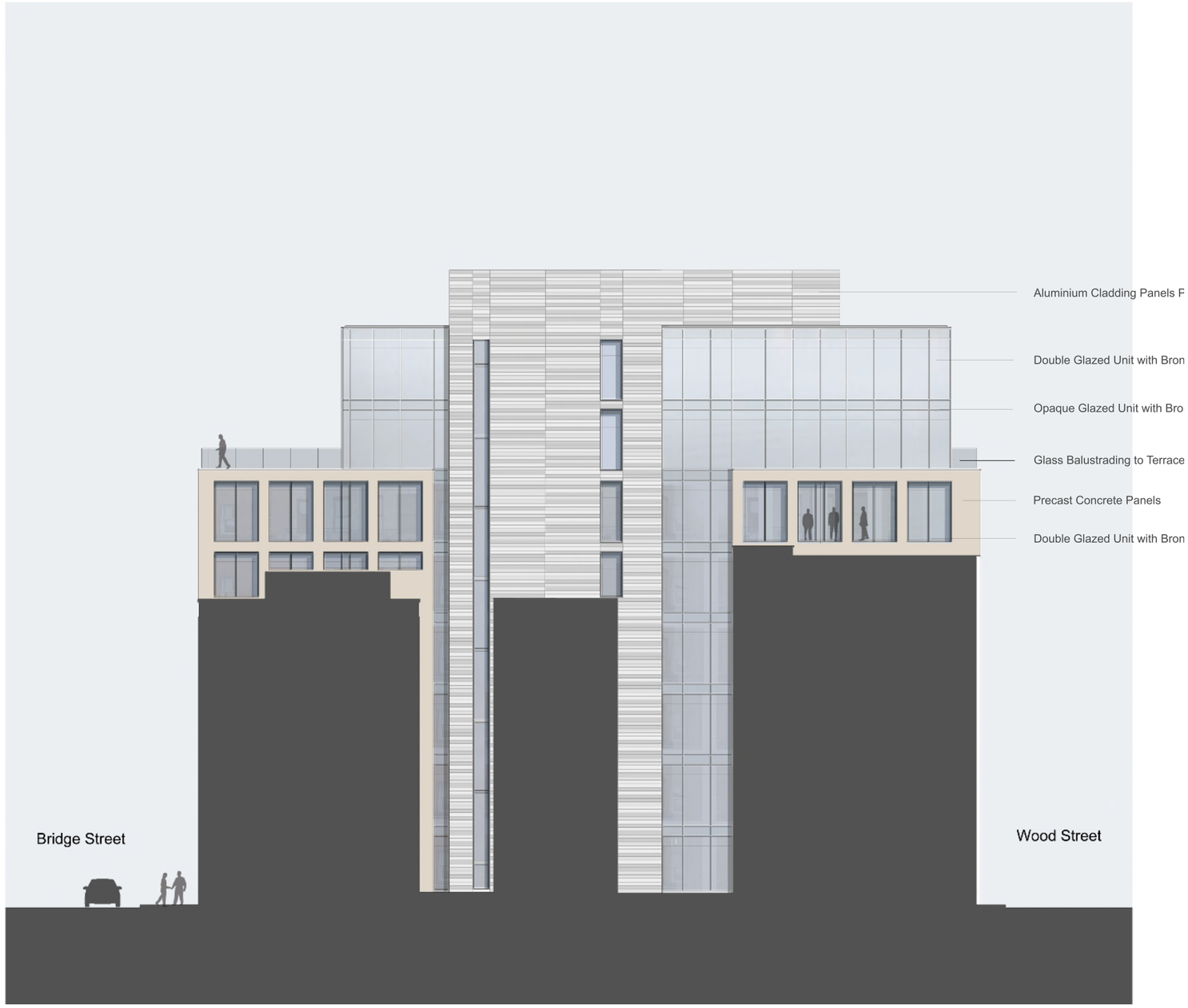
North - Elevation Bridge Street



South - Wood Street Elevation

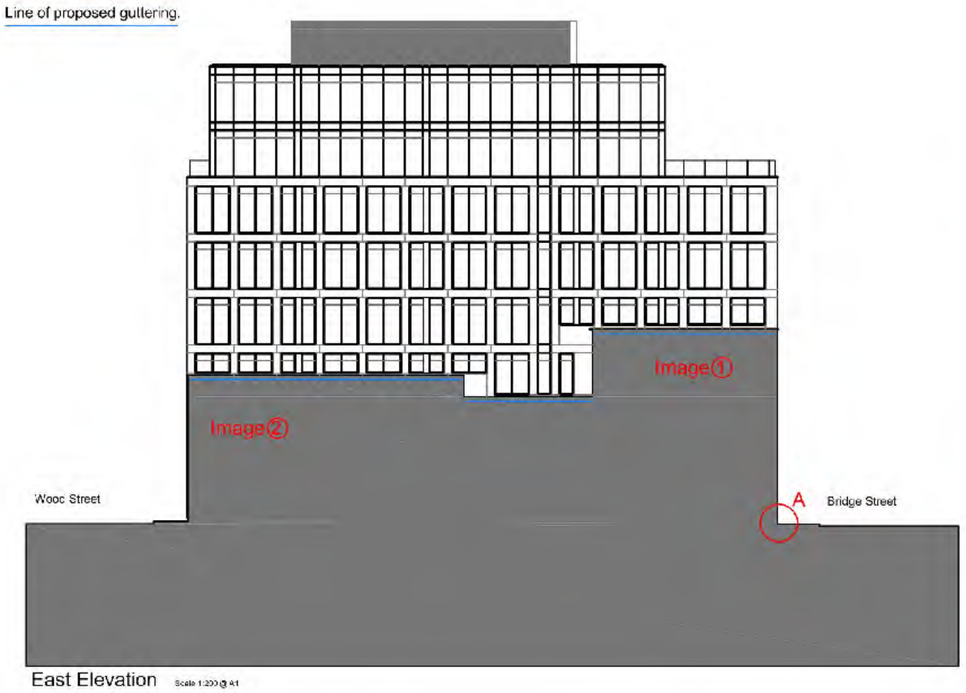


East - Elevation



West - Elevation

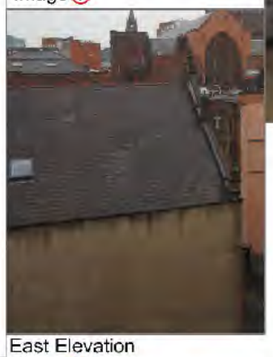
6.0 BUILDING ABUTMENT DETAILS



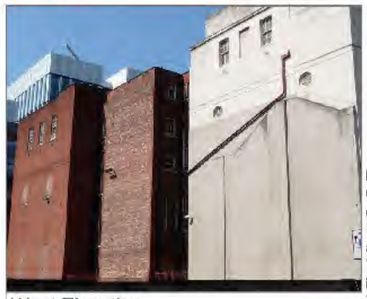
East Elevation Scale 1:200@ A1



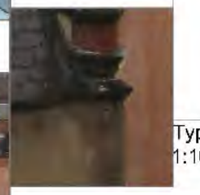
East Elevation
Image①

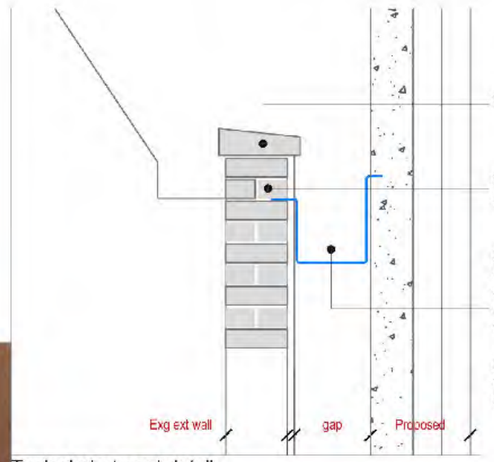


East Elevation
Image②

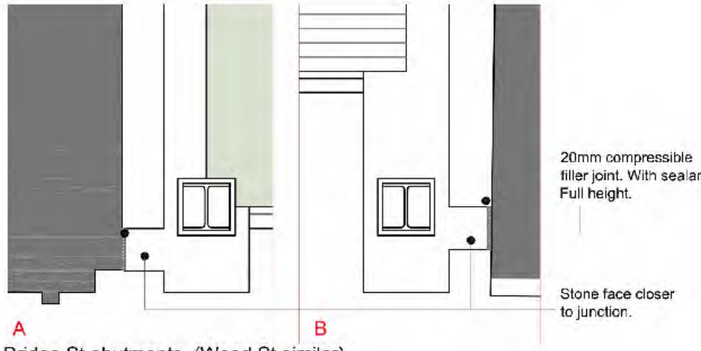


West Elevation
Image③



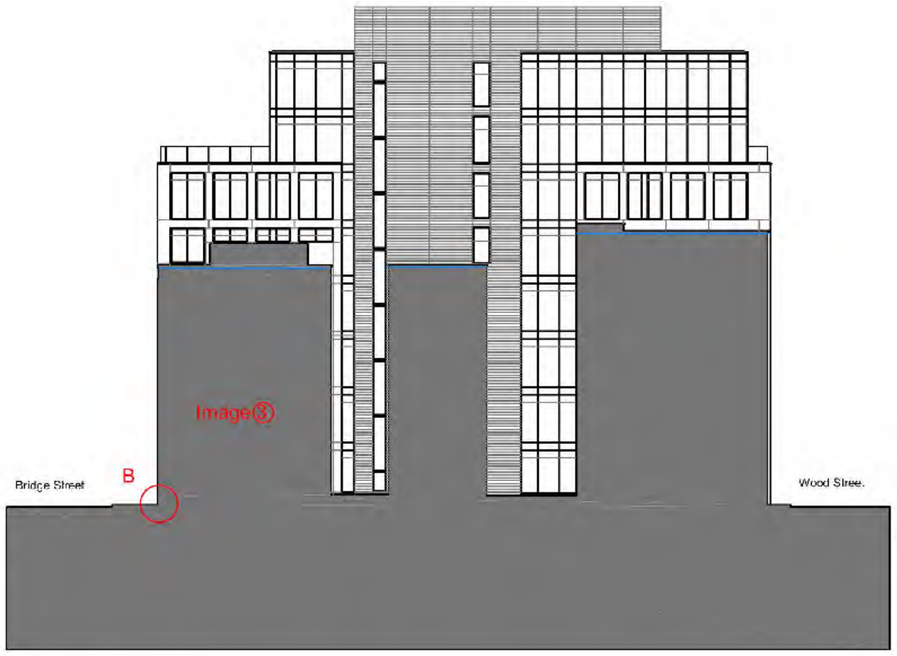


Typical abutment detail.
1:10

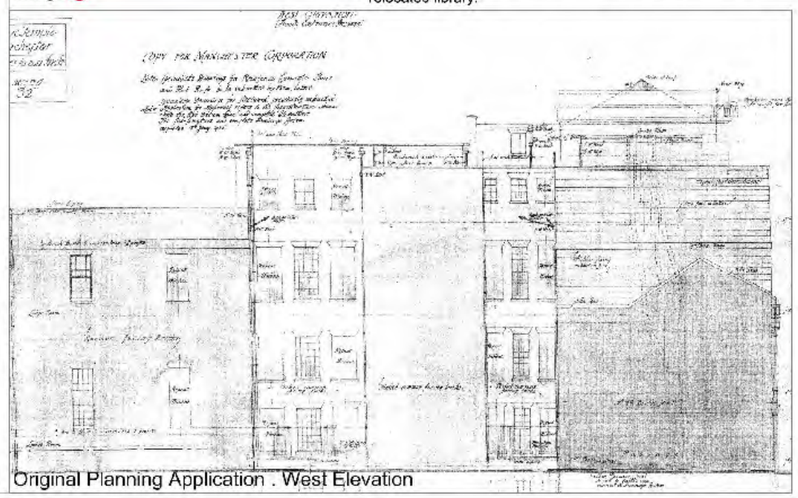


Bridge St abutments. (Wood St similar)
Base level. Plan Details. 1:20

Note.
Current gable end windows are not shown on original drawings.
The rear (Wood St) windows are a later extension and open into office spaces.
The front (Bridge St) circular windows are boarded on the inside (Library).
The 2 No rectangular windows above are open and into a temporary (not original) lodge room, which is to become the relocated library.



West Elevation Scale 1:200@ A1



Original Planning Application . West Elevation

originated by		date	chk'd by
ME		16.01.17	DM

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client
Vision Developments

project
44 - 48 Bridge Street
Manchester

drawing
Proposed Party wall junctions.
East / West Elevations

project number	scale	
2011.00700 . 002	as noted	@A1
drawing number	rev	issue status
PL(00)100	-	Planning

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AREA SCHEDULE

project :
location :
project number :
date:
schedule no.

44 - 48 Bridge Street
Manchester
2011.00700.000
06.11.16
1

Revision	floor level	description	use	G.I.A. sq.m	G.I.A. sq.ft	N.I.A. sq.m	N.I.A. sq.ft	notes
	-1	Basement	parking	625.0	6728	0	0	**18 Parking Spaces** **12 Cycle Spaces**
	0	Ground	total	612.9	6597			
			retail 1			279.8	3012	
	1	First	offices	618.9	6662	520.0	5597	
	2	Second	offices	618.9	6662	520.0	5597	
	3	Third	offices	618.9	6662	520.0	5597	
	4	Fourth	offices	618.9	6662	520.0	5597	
	5	Fifth	offices	618.9	6662	520.0	5597	
	6	Sixth	offices	483.1	5200	387.1	4167	
	7	Seventh	offices	483.1	5200	387.1	4167	
	9	Plant	plant	TBC	TBC			
	Total			**5299**	**57034**	**3654**	**39332**	
	Total Office					**3374**	**36320**	
	Total Retail					**280**	**3012**	

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BUILDING CONSULTANCY
/ URBAN DESIGN &
MASTERPLANNING
/ ADVANCED DESIGN /
LANDSCAPE / INTERIORS
/ IMAGING