

4 Angel Square M4 4FW

Design and Access Statement

U8881RE0200T2

tp bennett > **BNY**

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REVISION	NOTES	DATE	AUTHOR	REVIEW
T1	PLANNING SUBMISSION ISSUE	24/06/25	MZA	LWO
T2	PLANNING SUBMISSION ISSUE	27/06/25	NGR	LWO

Section 1.

Introduction

I.01 Scheme Outline



Executive Summary

Angel Square: The New Northern Hub

BNY Angel Square is set to replace the bank's existing Manchester office location at One Piccadilly and Hardman Street into its single prominent office hub in the North of England. This transformative project aims to establish a cutting-edge, efficient, and thoughtfully designed space that reflects BNY's forward-thinking vision.

The building was granted planning permission on 26th July 2019 and permitted the following development: "Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works." The 11 storey building comprising 200,000sqft of floorspace has been fully constructed with all necessary pre-commencement conditions discharged. The Bank has signed a long-term lease to occupy the entire building. Architects TP Bennett, alongside CBRE project management and an appointed technical team are working towards RIBA Stage 3 for the internal fit-out of the office space prior to the Bank's intended occupation date of September 2026. The amendments to the permission proposed under this S73 application are required to facilitate the fit-out and the bank's proposed occupation of the building. Whilst the building has already been completed, BNY has taken a long lease on the entire premises and has exciting and aspirational plans for the building fit-out. As a result of these plans, certain amendments are required to the existing planning permission. It has been agreed with the local planning authority that a Section 73 application would be progressed in order to secure consent for these amendments. This DAS Addendum outlines the proposed scheme changes and is submitted in support of the application.

The design team has been tasked with creating an impactful and carefully considered 10-storey scheme. Their responsibilities include conducting due diligence and developing an innovative design framework. Regular workshops and meetings throughout all stages of the project ensure seamless coordination across critical elements such as AV, IT, catering, lighting, sustainability, acoustics, and MEP systems.

High-level engagement with key departments has already informed the initial space plans, influencing both the layout and the stacking strategy for the building. Amenities and support services are being strategically placed to balance accessibility, foot fall, and privacy, in alignment with the latest BNY guidelines. This ensures client expectations and aspirations are not only met but exceeded.

I.02 Project Team

The following professional team has been appointed to develop this high-quality office redesign at 4 Angel Square.

Developer	N/A
Project Manager	CBRE
Architecture & Interiors	tp bennett
Engineering – Structural	Buro Happold
Engineering – M&E	Buro Happold
Engineering – Fire	Buro Happold
Principal Designer - CDM	KOK Surverys
Planning Consultant	Avison Young
Sustainability Consultant	Buro Happold

Section 2.

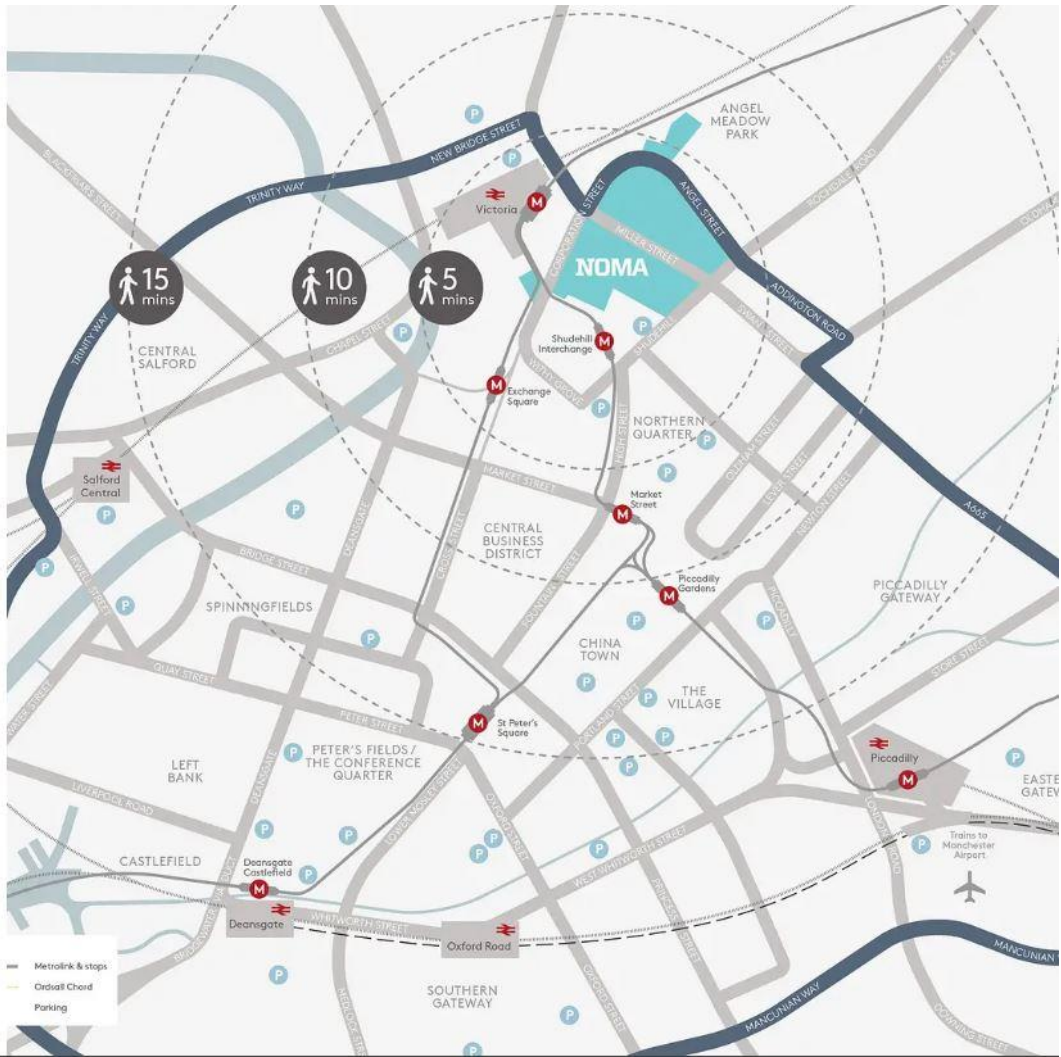
Site context

2.01 Site context | Location Plan

Angel Square is within the NOMA development in Manchester city centre, specifically in the Angel Meadows area. It's a landmark building, known for its sustainability and striking architectural design. It's situated between Manchester Victoria railway station, the city center's main shopping and leisure destinations, and major transport hubs



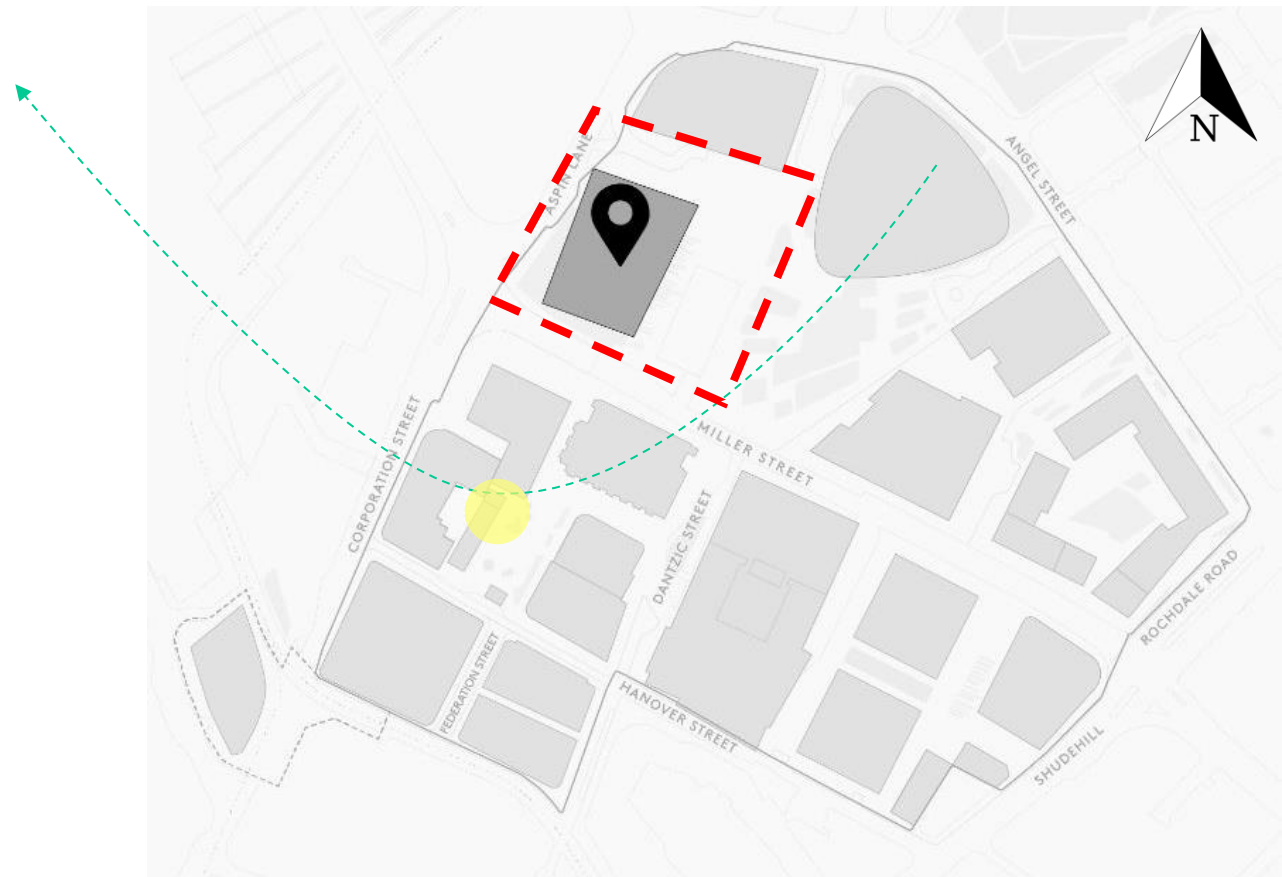
NOMA (North Manchester)



4 Angel Square

2.02 Site context | Site Location

4 Angel Square, 30 Miller St, Manchester M4 4FW



The NOMA neighbourhood offers outstanding connectivity, embraces its rich **heritage** and keeps people and **community** firmly at its heart.

The 20-acre masterplan is creating new homes, offices, hotels, shops, restaurants and bars around **vibrant** urban spaces and public realm. This is underpinned by a **forward-thinking**, neighbourhood-led approach to placemaking that champions the idea that places are better when people are involved in making them.

Rich in heritage, NOMA is a place of endeavour, enterprise and cooperation. Spanning 20 acres of Manchester city centre, it's where stunning listed architecture meets industry-leading **sustainable** modern buildings. Look out for beautifully gardened public realm and an ever-evolving offer of things to do, underpinned by a forward-thinking, neighbourhood-led approach to development.



The Neighbourhood:

Adanola – Clothing
Allpress Espresso – Coffee
Altogether Otherwise – Community Space
Amazon - Office
Arcadis – Office
Banh Pan Asia – Restaurant
Cloudwater – Bar
dBs institute – Educational Campus
Material Source – Designers material lab
MEPC – Office
Ministry of justice - Office

Moda – Living
New Century – Music events & food
Plant at Noma – Gardening
Pot Kettle Black- Café
Pulp Coffee
Sadlers Cat – Pub
Skof – Restaurant
Spice Yard – Restaurant
Tallow – Restaurant
Co-op Group - Office
Ply – Food
Zeno Health Club – Leisure Fitness

2.03 Façade & Entrance

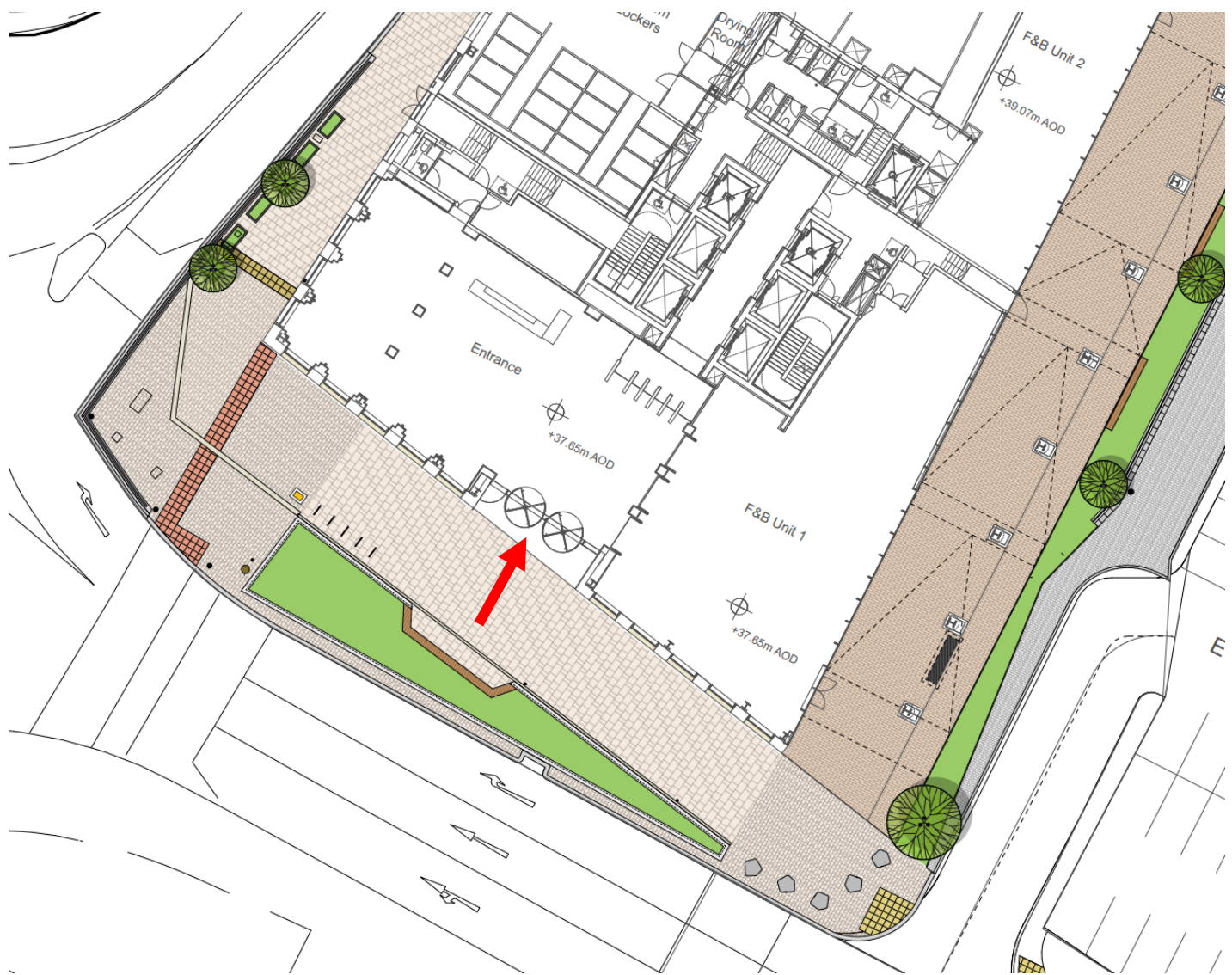


Existing Photos

4 Angel Square is a 11-story, 200,000 sq ft, Grade A office building located in the NOMA neighbourhood of Manchester. It is a highly sustainable building known for its net-zero operational status and innovative design features, including an energy-efficient heating system using air source heat pumps and rooftop photovoltaic panels. The building also prioritizes health and wellbeing, offering features like a hotel-style lobby, business lounge, wellness suite, and a 10th-floor roof terrace

Net zero in operation, 4 Angel Square is the newest addition to the NOMA neighbourhood. This 200,000 sq ft office building is leading the way in creating sustainable, health and wellbeing focussed workplaces for the city, and for the future.

A rich, deep green concrete facade clads the steel frame office block with imposing two-storey facade modules featuring a discreet transom.



Plan Extract Showing Existing Entrance

2.04 Main Entrance



Existing Photos

Section 3.

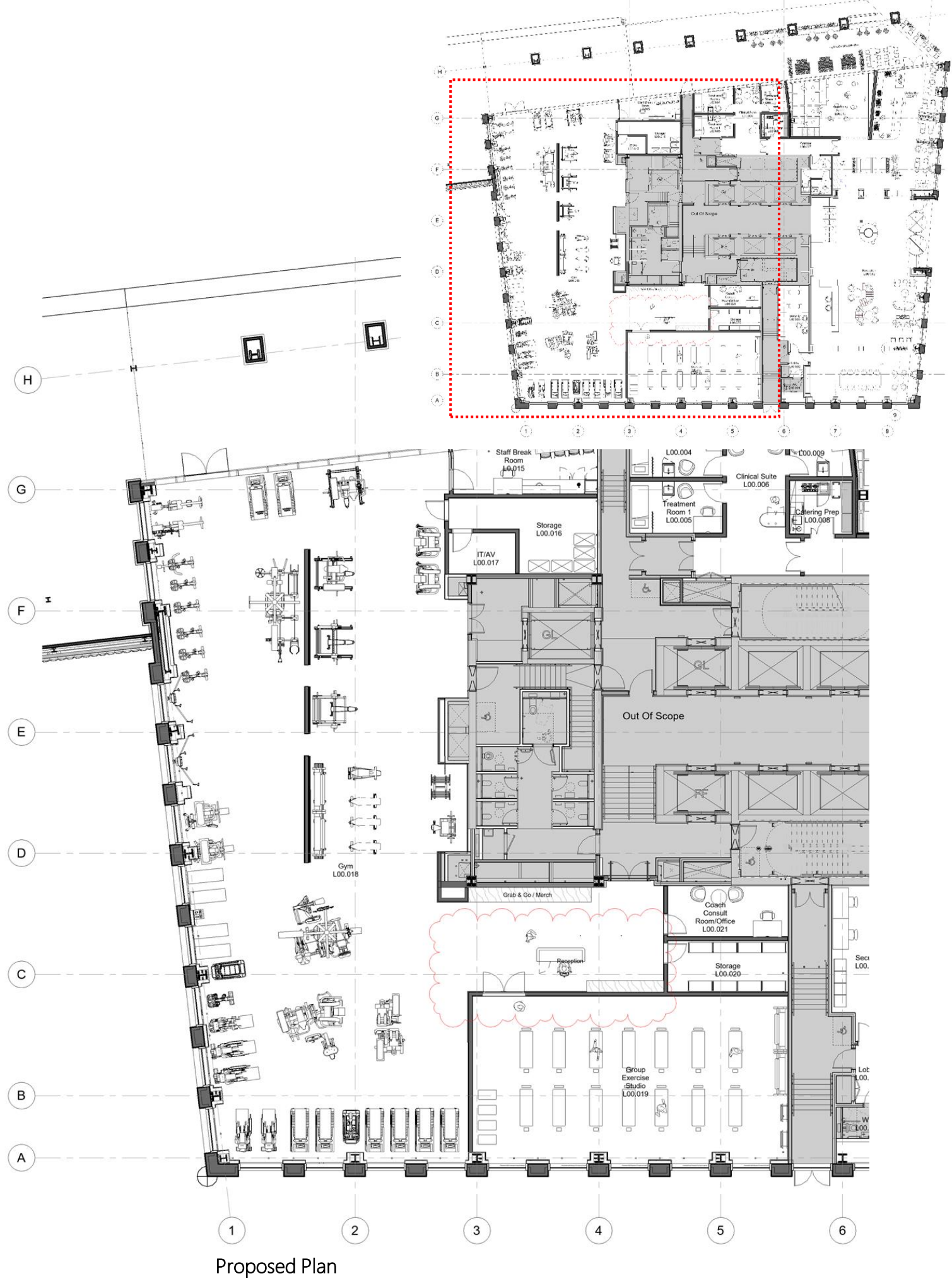
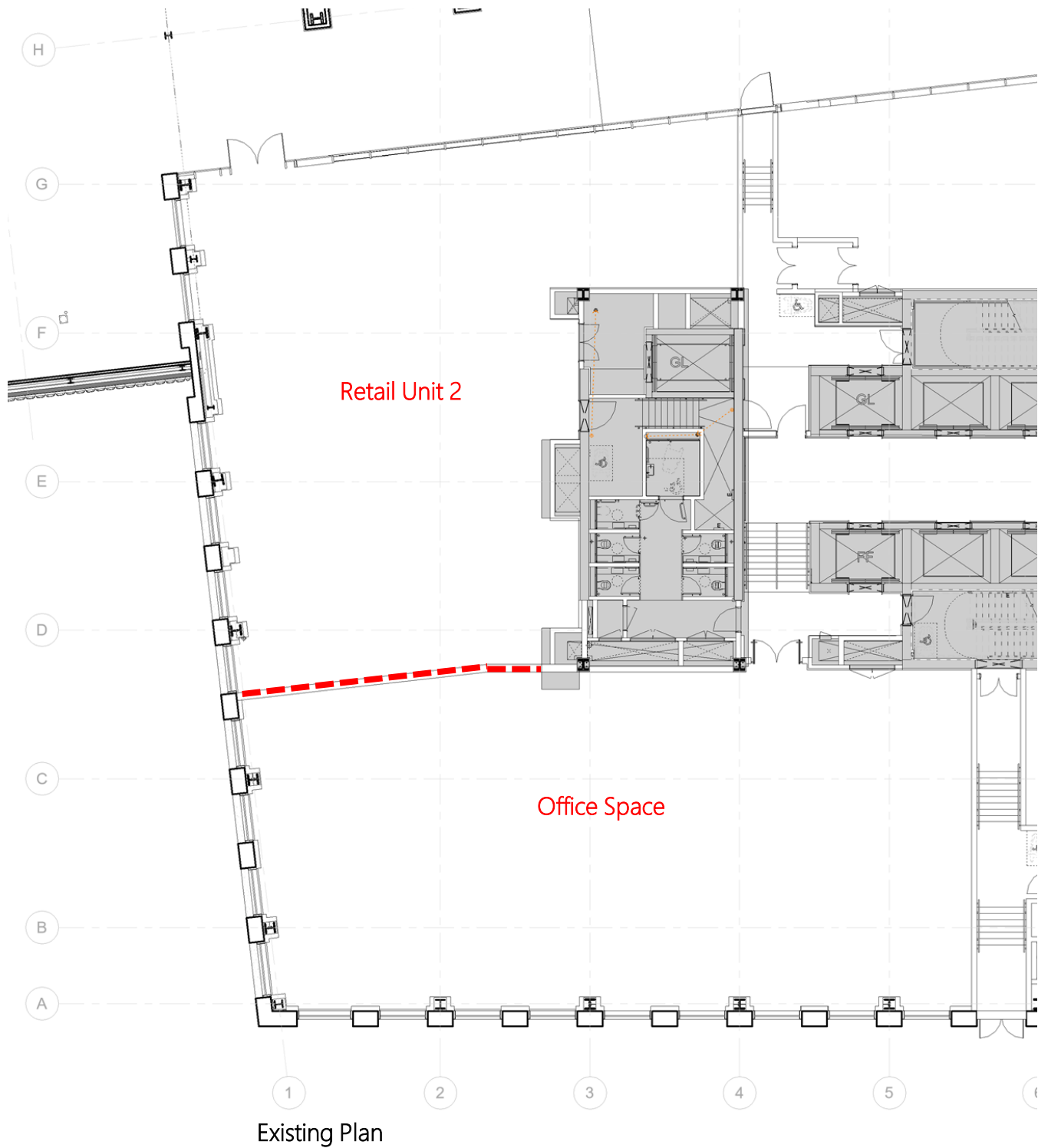
Section 73, Design Proposal

3.1 Reconfiguration of Ground Floor Retail Unit 2 and Office space to provide fitness centre

3.1 Ground Floor Retail Unit 2

As Bank of New York are to occupy the whole building, they propose to provide in-house gym/ fitness centre space as part of their health and well-being offer to employees, in partnership with Team Exos. As part of BNY's global standardised services, they seek to offer convenient and affordable access to health and fitness programs for all employees with specific focus across strategic global locations, including Manchester.

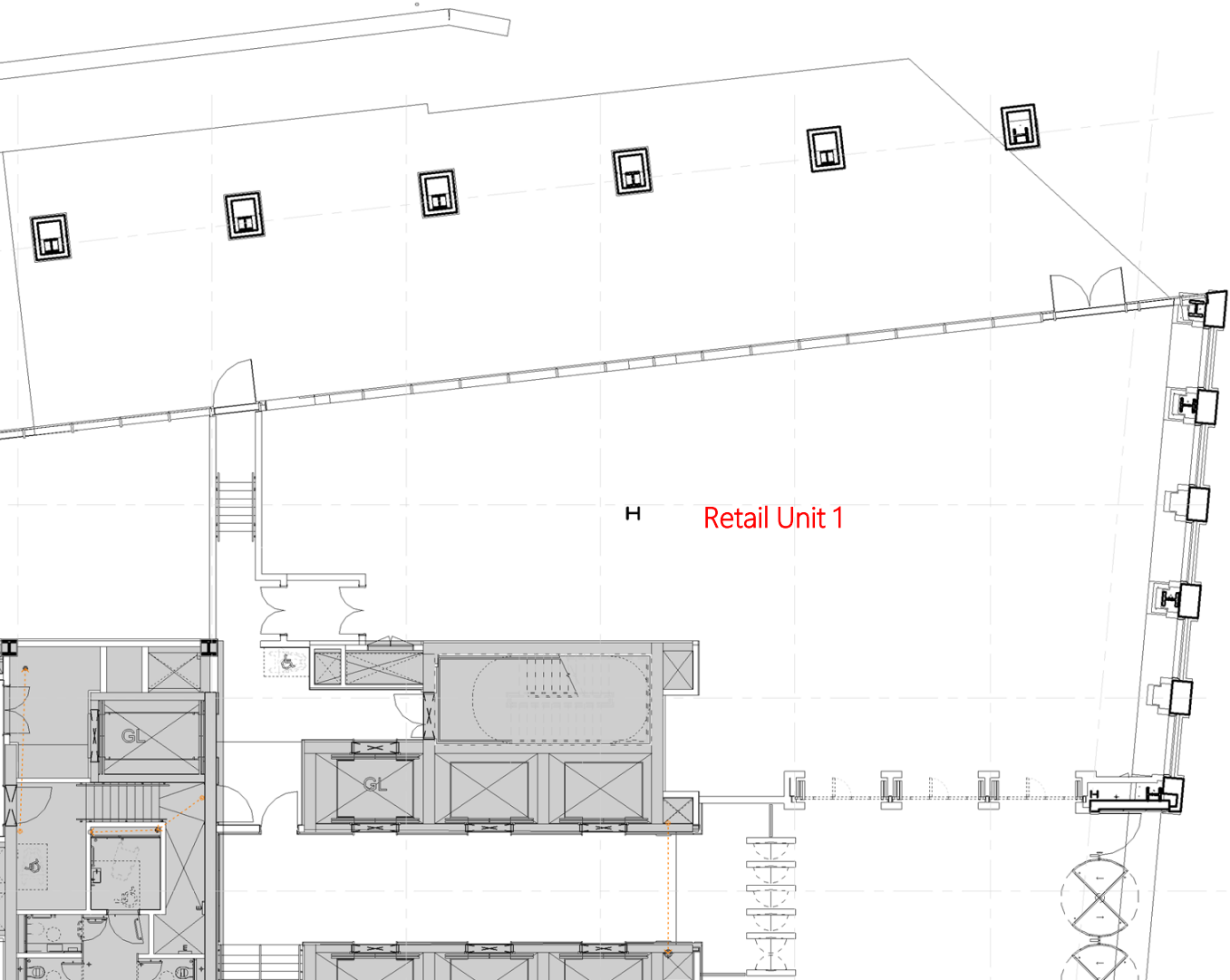
The new office in Manchester, will support over 2,500 employees and is planned to house a fully serviced, thoughtfully designed, and programmed fitness centre that will enhance colleagues' in-office experience. By providing excellent amenities, BNY aims to create an inviting office space that fosters productivity and wellbeing for their staff.



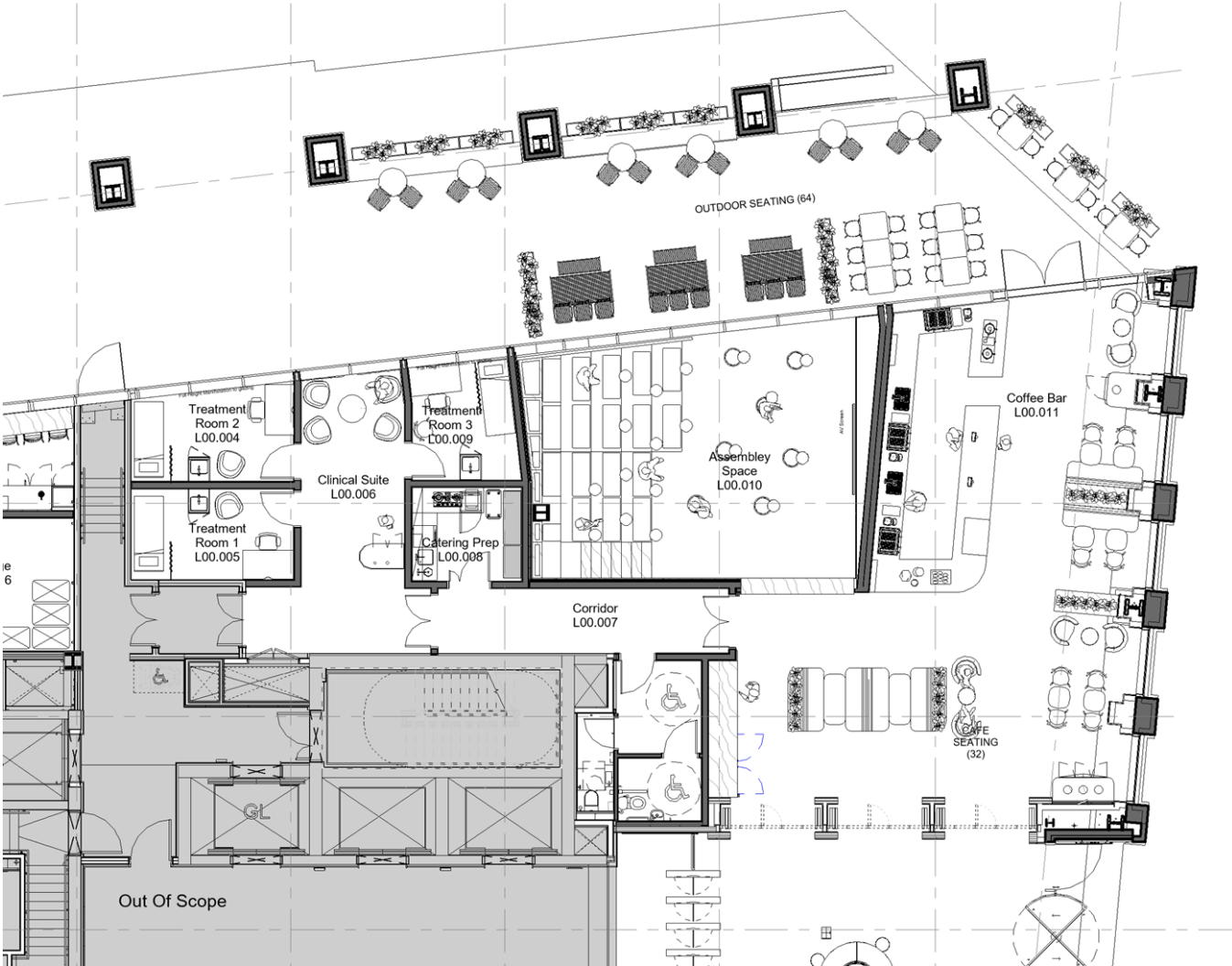
3.2 Replacement of Ground Floor Commercial Unit 1 with Café and Assembly space

3.2 Ground Floor Retail Unit I

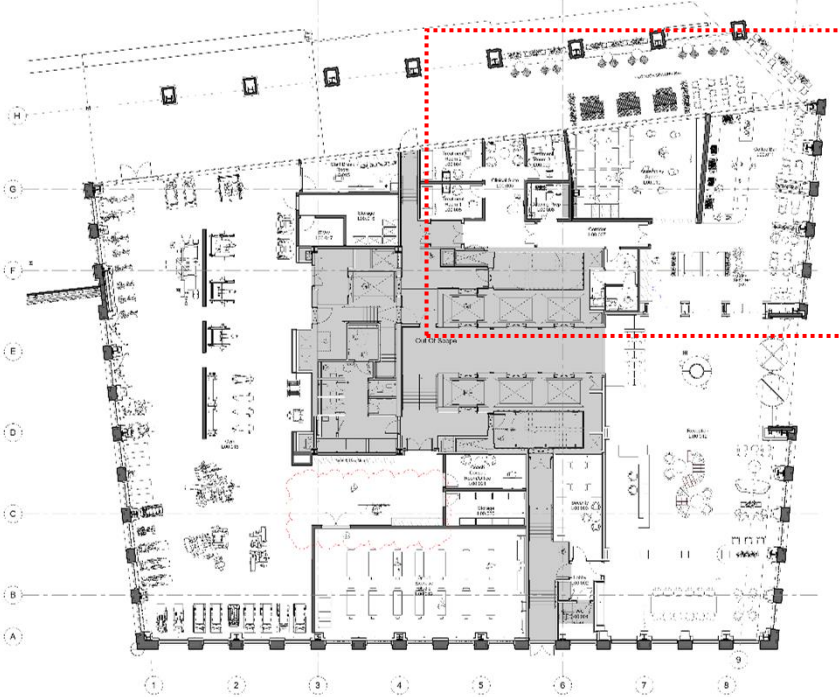
It is proposed to replace Commercial Unit 1 on the ground floor with a café for use by employees and visitors to the building, as well as an assembly space and clinical suite for use by occupants.



Existing Plan



Proposed Plan



3.3 Ground Floor Window Treatment

3.03.1 Ground Floor External Elevations

To facilitate the gym use on the ground floor, it is proposed to apply vinyl to certain windows at ground level of the east elevation which faces towards the public realm. This corresponds where internally the treatment and clinical rooms are required to ensure the gym users' privacy. All other windows including the remainder on the east elevation and all those on the north, south and west elevation at ground floor level will remain clear glazed.



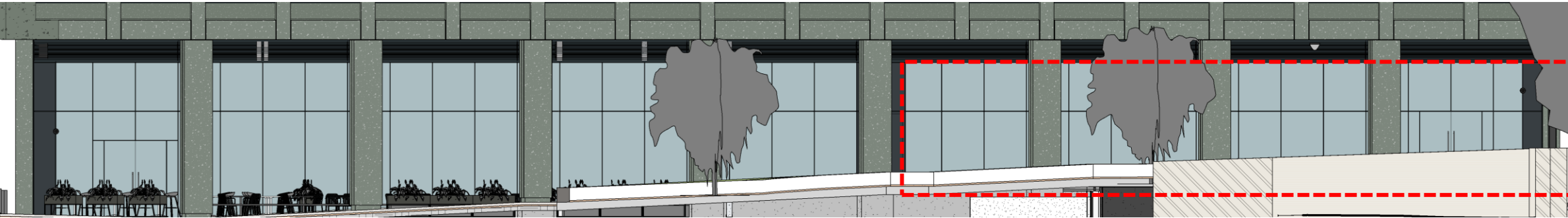
Elevation A - South



Elevation B - West



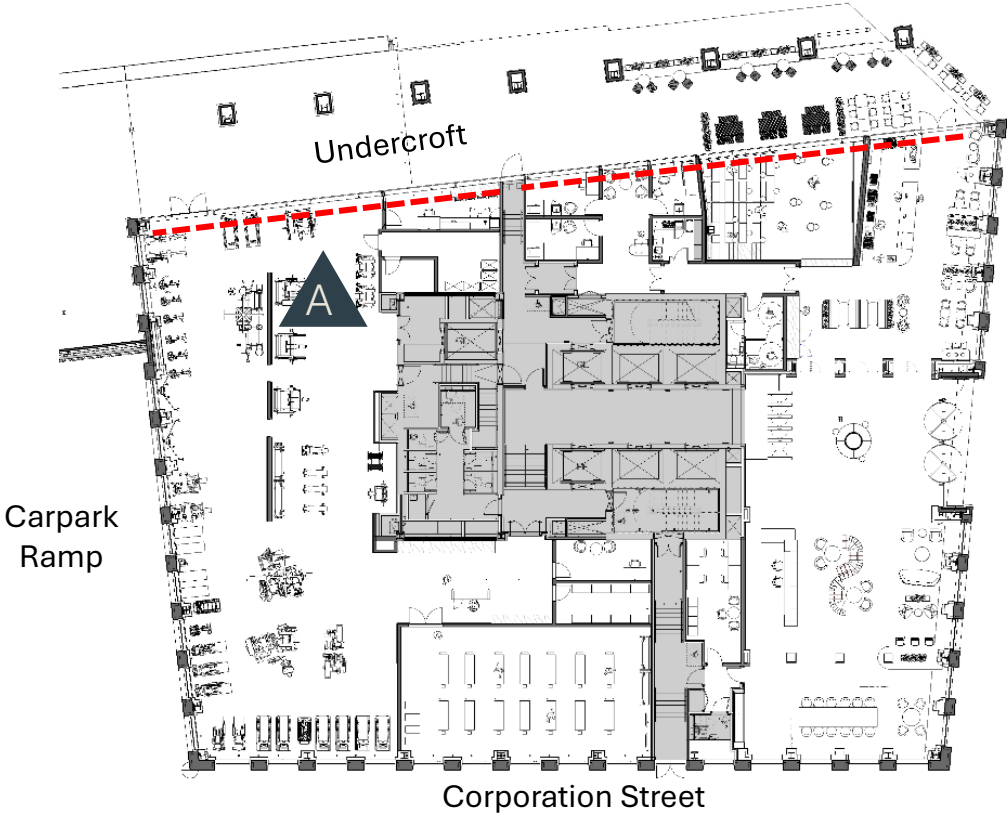
Elevation C - North



Elevation D - East

Manifestation to this elevation see next slide for proposed design

3.03.2 Gym Internal Elevation



Elevation A

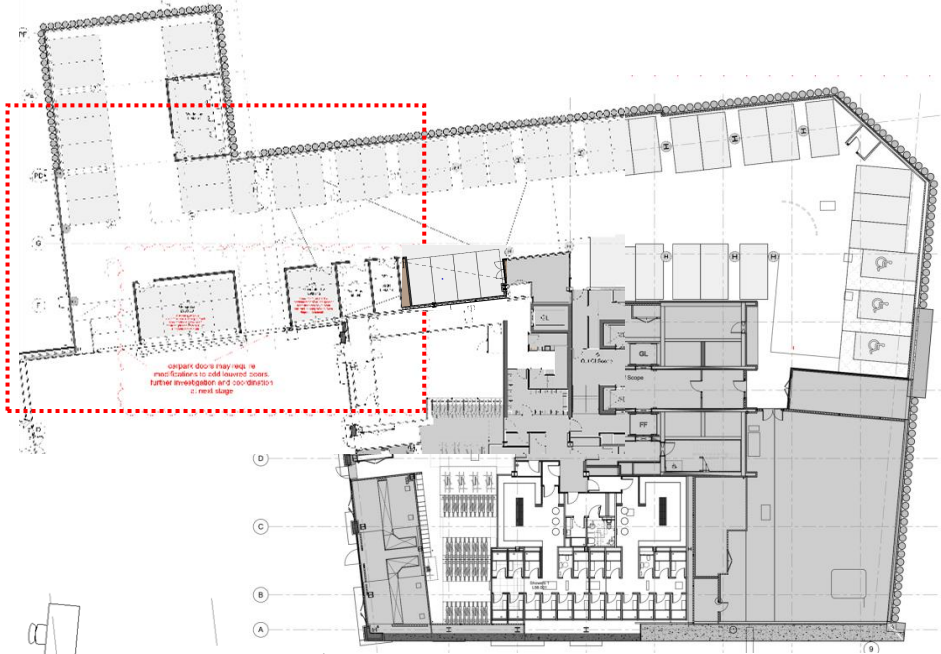
3.4 Proposed Basement Design

3.4 Basement Zone 2 - Car Park

An additional workshop (L098.051) room has been proposed in Basement Zone 2 to house four desk. The proposed room is in place of three car park spaces.

A Generator (L098.050) room has been proposed close to the entrance and exit of the carpark, this room take the place of four car park spaces

A second Generator LV (L098.042), fuel store (L098.043), and SCR (L098.044), which will result in the loss of 4 further spaces



Existing Plan



Proposed Plan

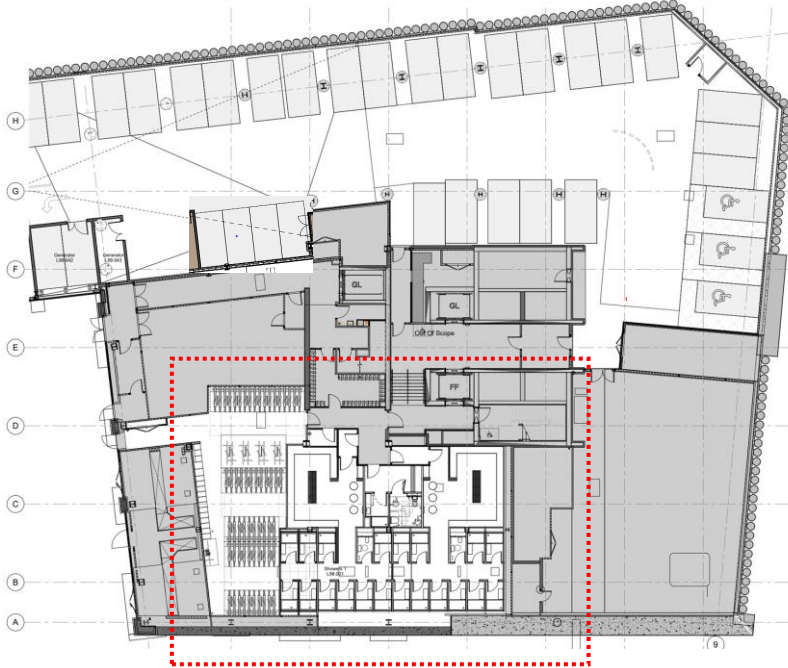
3.5 Reconfiguration of Basement Shower & Changing Area

3.5 Basement Zone I - Shower & Changing

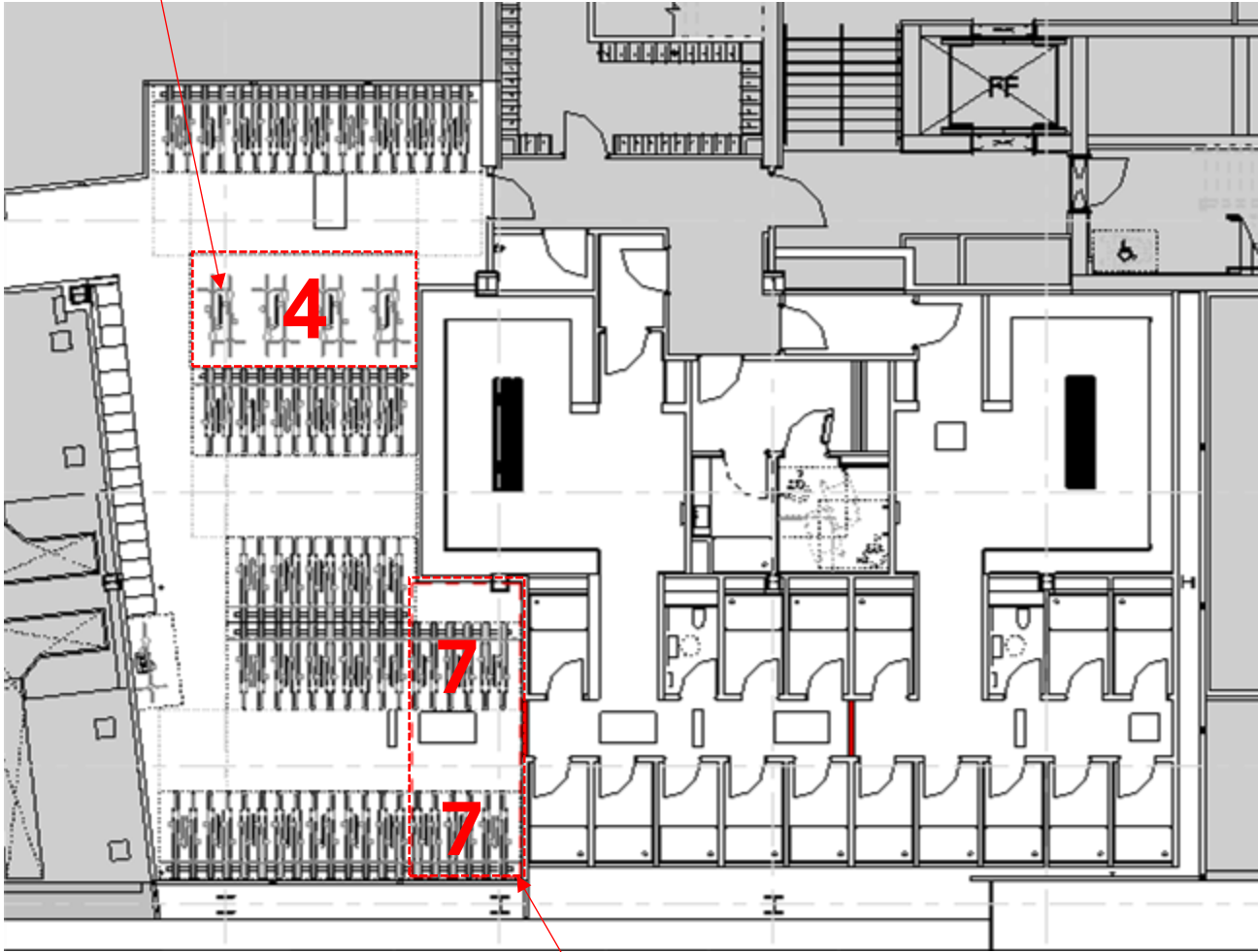


Site Photo: Existing Electric Bike Charge Zone

With the building’s tenant now known, it has become apparent that the existing locker/ shower area in the basement is not large enough. This is based on the Bank’s up to date staff travel surveys which indicates accurate numbers of those who positively choose active travel. As such the proposals are to increase the locker space and shower provision, with 24 showers now proposed rather than 20. This has resulted in a change to the cycle storage. Existing bike racks will be moved to replace the electric bike charging zone, with a resultant loss of 6 spaces. There will still be ample provision for cycle spaces and an additional 4 shower spaces.



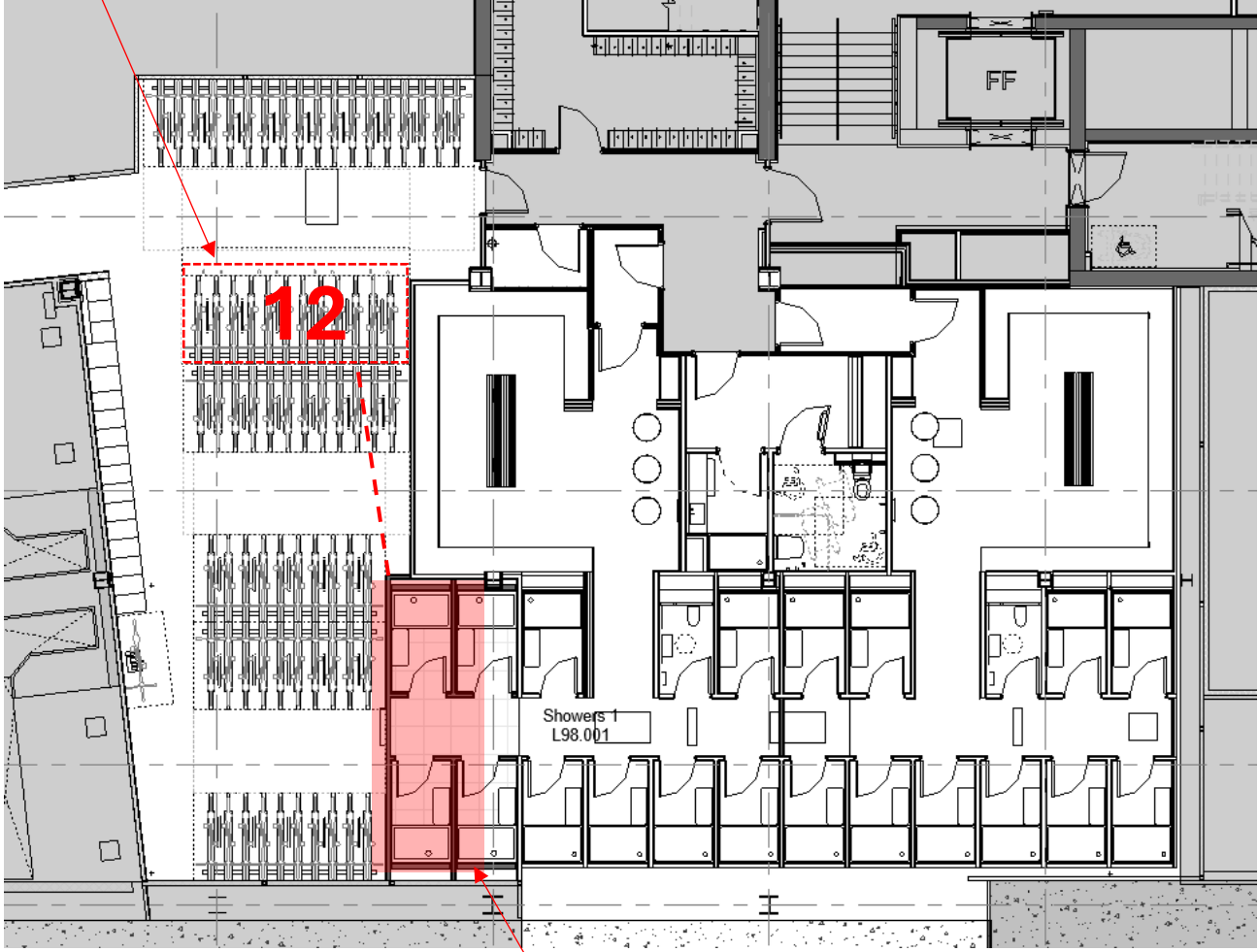
Strip out existing electric bike charging zone



Existing / Strip Out Layout:
Basement Level, Shower & Cycle Store

Strip out existing Bike racks for new shower positions

bike racks to be relocated to this location



Proposed Layout:
Basement Level, Shower & Cycle Store

2 No. New Shower & changing added

Section 4.

Conclusion

4.01 Conclusion

To conclude, the proposal aims to deliver meaningful upgrades to the ground floor and basement levels of 4 Angel Square, aligning the building with the broader aspirations of the BNY scheme. Enhancements to the gym and clinical suite at ground level—such as privacy-focused manifestation—will improve usability without compromising the building’s exterior aesthetics. Additionally, refurbishing the basement changing facilities will significantly enhance the overall gym experience for staff.



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Thank You.

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