

SHEPPARD ROBSON

September 2025  
Design & Access Statement  
Citylabs 4.0 - External Gas Stores





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10205-SRA-ZZ-XX-RP-A-00010

Project Number: 10205

Project Title: Citylabs 4.0 - External Gas Store

Status: S2

Purpose for Issue: Issued for Planning

Filing Ref.: 10205.Project Outputs.01.08

| Rev | Date     | Status | Issue Purpose | Originator | Authorised |
|-----|----------|--------|---------------|------------|------------|
| P01 | 10/09/25 | S2     | Planning      | LM         | NS         |
|     |          |        |               |            |            |
|     |          |        |               |            |            |

## 1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Bruntwood SciTech. Additional input has been provided by Arup, Curtins, Hilson Moran, Gardiner & Theobald and Deloitte . It accompanies and supports the planning application for new External Gas Stores, as part of the Citylabs 4.0 Development. The statement explains how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

This document is intended to supplement the information required by Manchester City Council by summarising the functional requirements of the brief, together with the architect's interpretation of the site context and the response to it.

Section 42 of 2004 Town and Country Planning Act substituted the Section 62 of the 1990 Act so as to provide a statement covering design concepts, principle and access issues submitted with an application for planning permission. It states that one statement should cover both design and access, allowing applicants to demonstrate an integrated design approach that would deliver inclusive design and address a full range of access requirements throughout the design process.

A key purpose of the Design and Access Statement is to achieve good design, supporting the role in the delivery of sustainable development through the planning system. This is a fundamental objective of the Planning Policy and as such is reflected in the National Planning Policy Framework.

This document should be read in conjunction with the supporting documents listed in Section 5 and located in Appendix A, found at the end of this document.



2.0 DEVELOPMENT BRIEF

The proposal is for a series of new gas bottle stores within the Citylabs 4.0 site. A prospective tenant for the recently completed building requires specific gases for their operation within the building.

The primary objective is to adapt the existing Citylabs 4.0 development to incorporate secure gas storage areas within the established site boundary. The stores will accommodate several piped gases and liquid gases contained within cylinders and tanks where applicable.

The proposed locations, adjacent the existing building facade, have been selected following a rigorous assessment of industry guidance.

2.1 Location

The site sits within the Citylabs 4.0 boundary which itself is located to the South of the main Central Manchester Hospital Campus.

The site also sits on the northern border of the Victoria Park conservation area.

2.2 Stakeholders

Bruntwood SciTech and the prospective tenant are the key stakeholders for this project.

2.3 Client/ Project Aspirations

This project presents a valuable opportunity to enhance the functionality of Citylabs 4.0, enabling the prospective tenant to effectively utilise the space.

- Key
- 01

Whitworth Art gallery

02

Citylabs 1.0

03

Manchester University NHS Foundation Trust

04

Old St Mary's Hospital

05

Royal Manchester Children's Hospital

06

Citylabs 2.0

07

Ronald McDonald House

08

IQ Student Accommodation

09

Citylabs 4.0 site

10

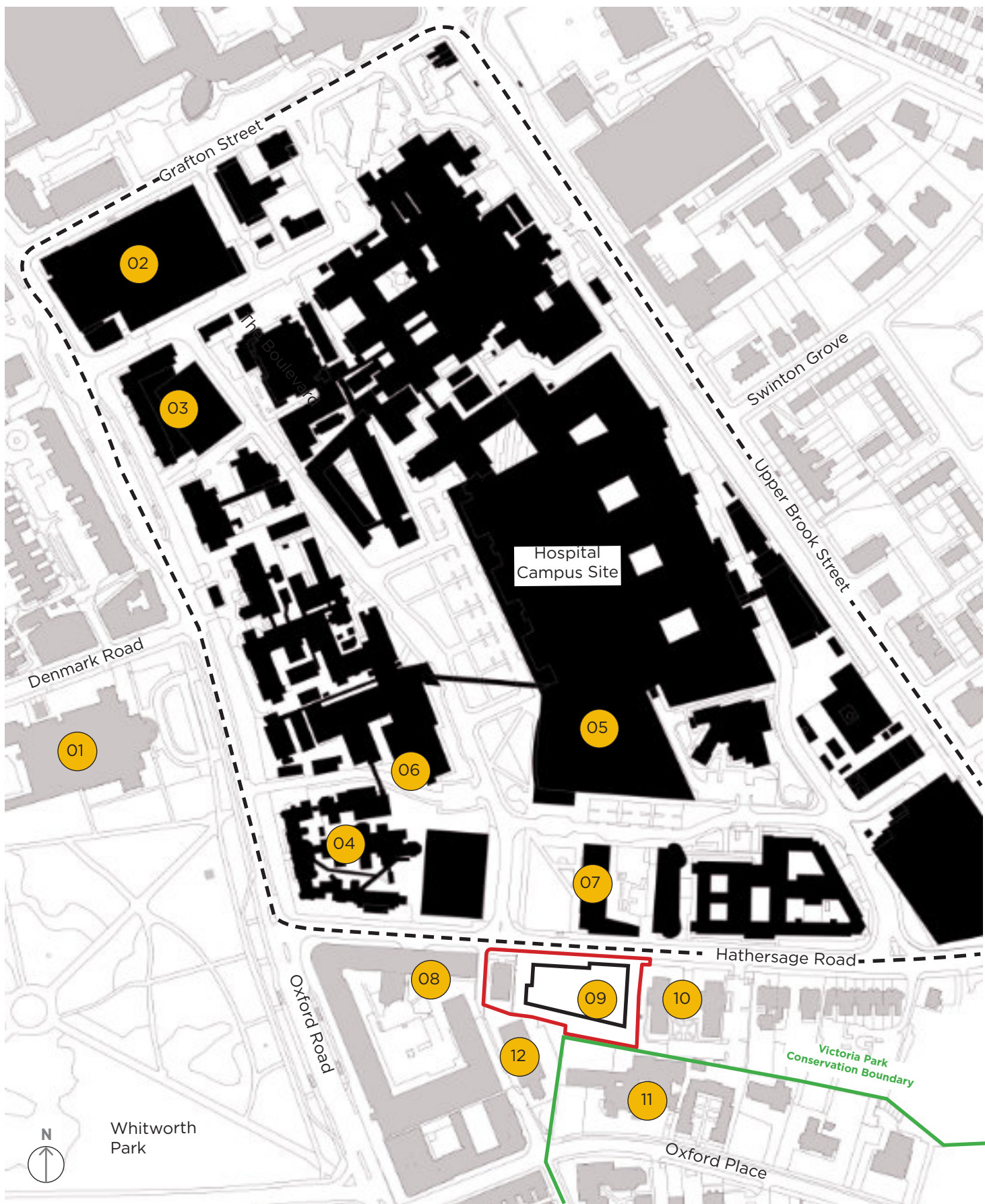
Melrose Apartments

11

St Gabriels Hall

12

Devell House





### 3.0 SITE ANALYSIS AND CONTEXT APPRAISAL

#### 3.1 Site, Immediate Surroundings & Constraints

The key site constraints are as follows:

- Existing c. 2m high brick wall binding the South edge of the site.
- Although in a discreet location away from passing traffic, there are direct views from Melrose Apartments, St. Gabriels Hall and from Hathersage Road.
- Located on the edge of the Victoria Park Conservation Area.
- Existing disabled parking bays to be retained.
- Minimum Site Boundary offsets for gas storage.

#### 3.2 Site Opportunities

The key site Opportunities to locate the gas stores are as follows:

- Situate in a discreet location away from the street and foot traffic.
- Not to effect the existing service vehicle access established through service road.
- Minimise visual impact to the Conservation area.
- Locate within the Citylabs 4.0 secure line, reconfigure if required.

KEY

Vehicular Route

Victoria Park Conservation Area

Existing Brick Wall

Citylabs 4.0 Boundary

Secure Line

Existing Accessible Parking

Existing Soft Landscape

6

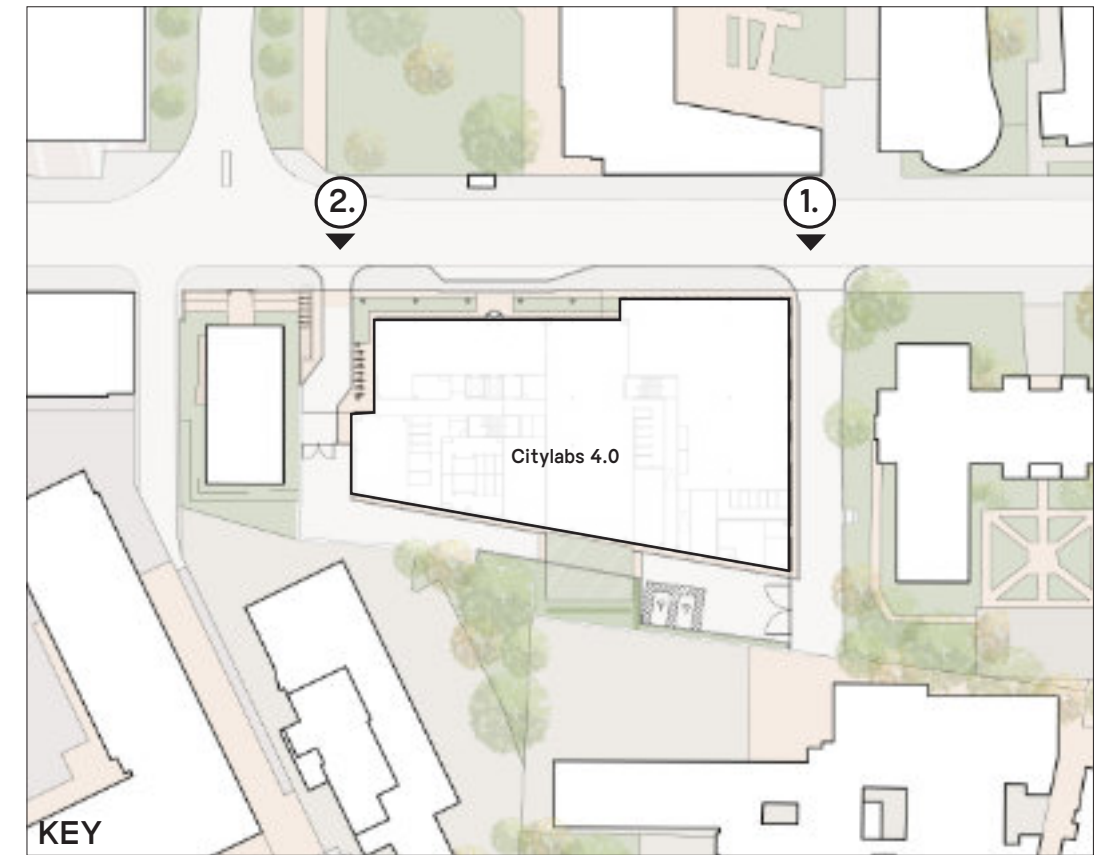
Planning Document – Design and Access Statement Citylabs 4.0 External Gas Stores Sheppard Robson



### 3.3 Existing Site

Refer to site images adjacent.

1. View of vehicular entrance to site from Hathersage Road
2. View of site exit from Hathersage road



# 4.0 DESIGN STATEMENT

## 4.1 Design Principles & Function Requirements

The proposed arrangement includes a series of cages which will securely store several gases, as defined by the specialist gas design:

### Gases

- Methane
- Anaerobic
- Hydrogen
- Hydrogen Sulphide
- Nitrogen
- Helium
- Carbon Dioxide

### Liquefied Gases

- Liquid stores
- Liquid Carbon Dioxide

### Design Parameters

The proposed gas store locations have been developed to meet the operational requirements of a prospective tenant of Citylabs 4.0. The nature of the gases to be stored—many of which have stringent handling and separation criteria—has directly influenced the design strategy and location of the stores. The stores have also been sized to accommodate future expansion of cylinder numbers.

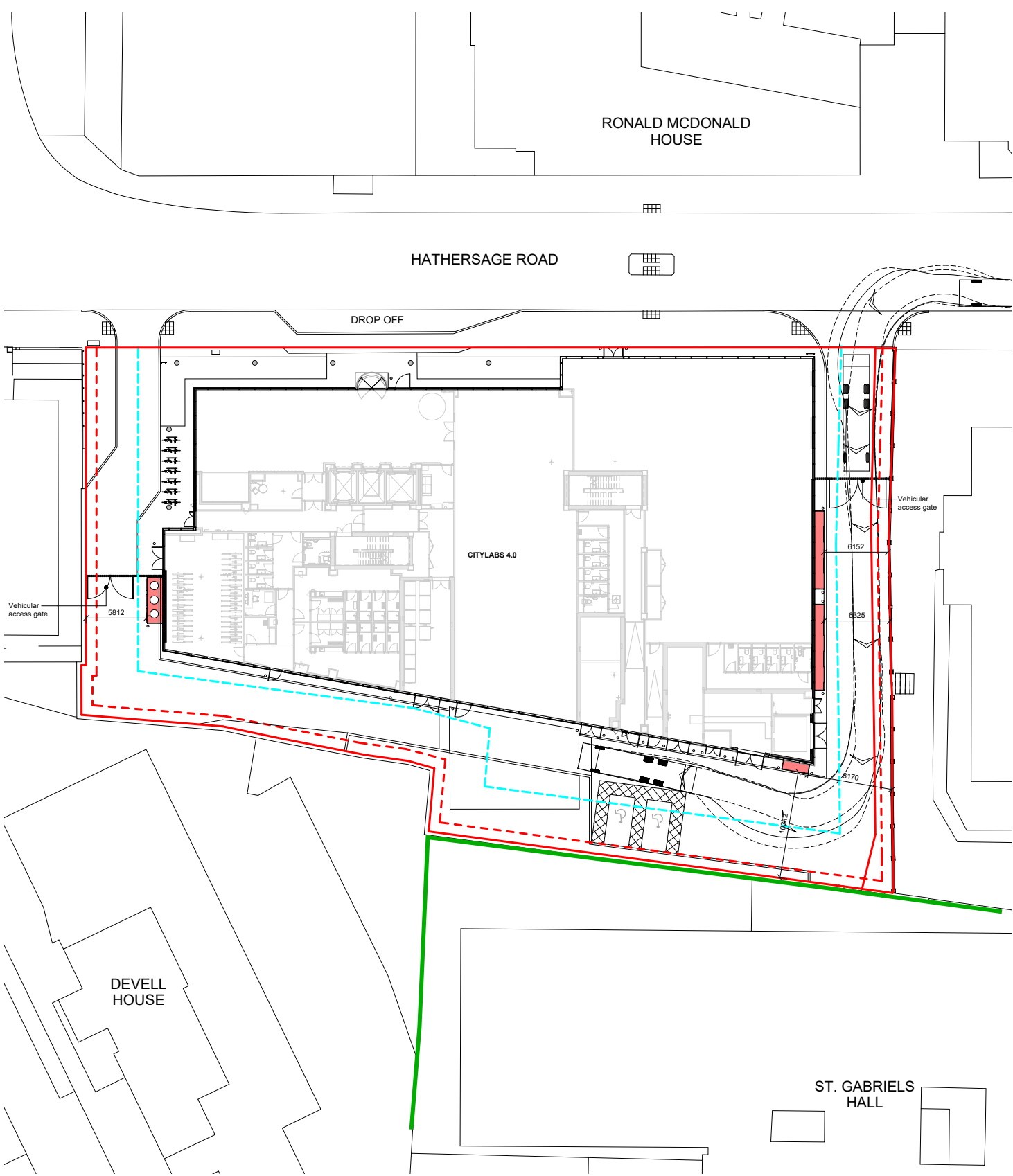
The site presents several contextual constraints that have been carefully considered in the design, resulting in a limited band of possible locations. In line with specialist recommendations, inert gases are to be positioned no less than 1 metre, and flammable gases 5 metres from the site boundary, existing perimeter walls or accessible parking bays. Flammable gases have been separated from inert gases.

The vehicular entry gate requires relocation to locate the gas stores are behind the secure line. The relocation of the gate also allows a vehicle to enter the access road and not obstruct the existing pavement crossing. The existing vehicular access route remains unchanged.

Limited internal modifications are required to accommodate the flammable gas store location. These consist of an internal blockwork wall and fire rated internal glazing.

### KEY

- Site Boundary
- Victoria Park Conservation Area
- Gas Storage Zones
- - - 1m minimum gas storage boundary
- - - 5m minimum flammable gas storage boundary





4.2 Site Plan and Layout

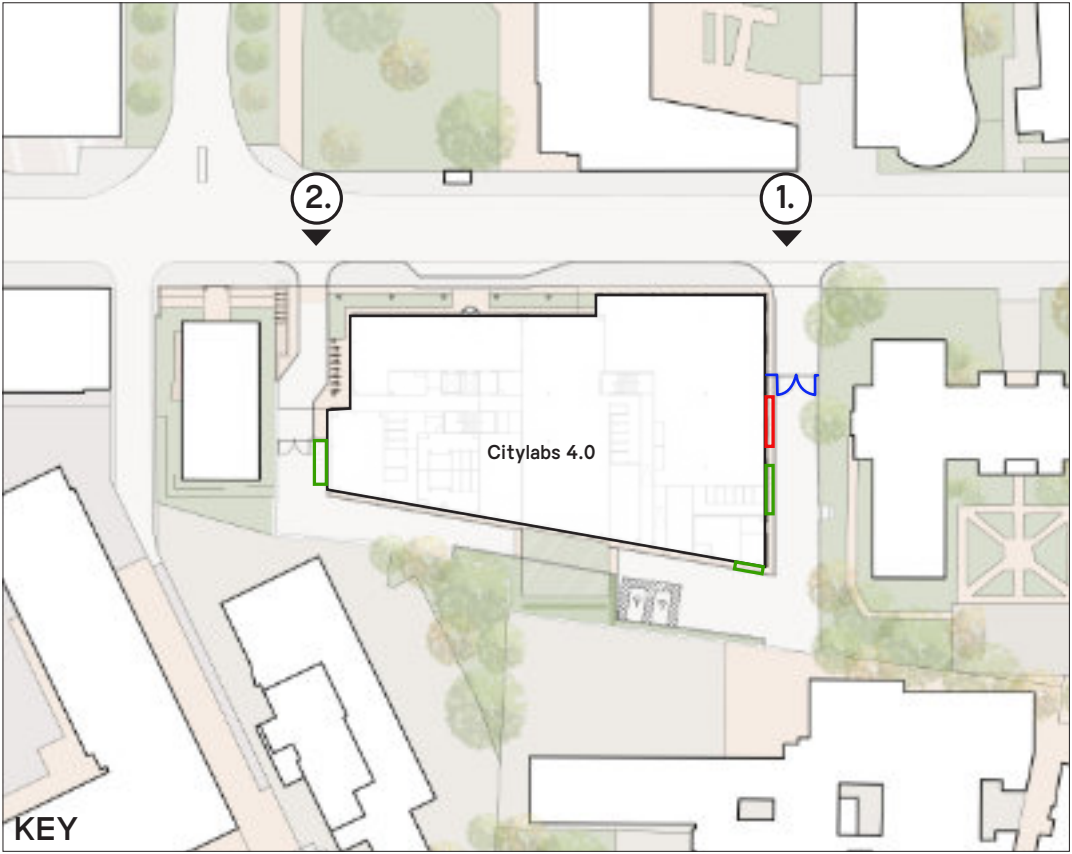
- Proposed Gas Store Locations
- Proposed Flammable Gas Store Location
- Relocated Vehicular Gate



4.3 Proposed Site

Refer to site images adjacent.

- 1. View of relocated vehicular entrance (blue) to site from Hathersage Road. Gas store (red) obscured behind the gate.
- 2. View of site exit from Hathersage road. Gas store (green) obscured behind the gate.







Progressive view of East Elevation along Hathersage Road



Progressive view of West Elevation along Hathersage Road

#### 4.4 Scale and Massing

The proposed gas stores sit at ground surface level and are approx. 2m tall, approximately the same height as the vehicular barrier that will act as additional screening.

#### 4.5 Servicing Strategy

The gas stores will be serviced via the existing one way vehicular route. A vehicle will enter the site and approach the gate to access the electronic communication call button. The gate is positioned to allow the vehicle to be within the site and not obstruct the pavement crossing. The vehicle will proceed along the existing route, filling or replacing the gases as required, and exit the site via the existing security gate.

In general the stores sit on the existing perimeter hard landscaping. To enable access and filling, dropped kerbs will be introduced where required. Vehicular collision bollards will also be provided to each store location.

#### 4.6 Lighting

The gas stores require localised lighting to be activated via a local switch.

#### 4.7 Ventilation Strategy

The gas stores are constructed of a steel frame with wide mesh panels for ventilation. All four sides and the top are used for ventilation. To address the visual nature of these stores, the outward facing elevation with access doors will receive an additional treatment of an expanded mesh cladding to reference the upper level cladding of the existing building.

#### 4.8 Fire Safety Strategy

In general the gas stores do not require additional fire protection to the building. The flammable gas store requires a 30minute 'out-to-in' fire rated wall to the East elevation. This has been discussed with the Fire Engineer and it is proposed to be an internal blockwork wall & fire rated internal glazing to minimise the impact on the facade as noted in the next section.

The Fire Engineer has prepared a statement regarding the fire safety of neighbouring residents and can be found as a separate submission.

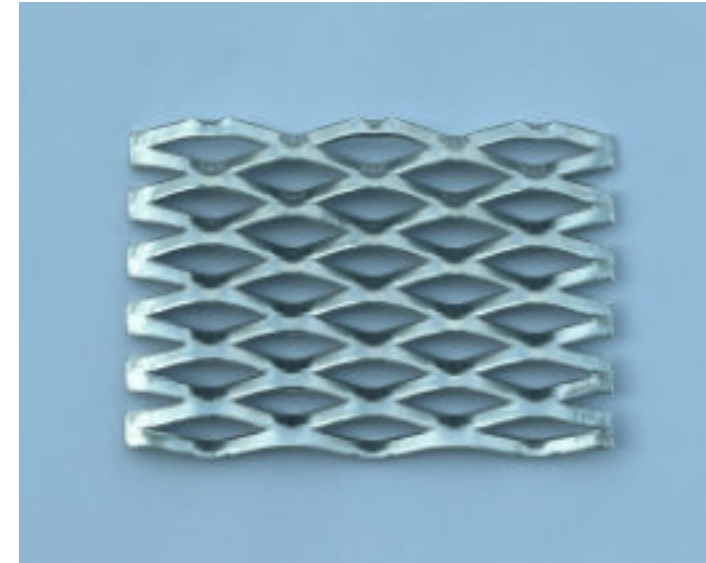


## 4.9 Materials & Proposed Façade Approach

In general the proposed interventions are of standard components.

The proposed gas stores are approx. 2m in height which is a similar height to the perimeter walls and security gates, this will reduce their visual impact from the adjoining properties and the Victoria Park Conservation Area. The stores will also be obscured from view from Hathersage Road by being behind the relocated vehicular entrance gate and the existing retained vehicular exit gate.

- To the rear of the proposed gas stores, the existing glass opaque panels will be replaced with dark grey PPC metal opaque panels to reduce the risk of damage requiring replacement and to allow penetrations & service fixings.
- At second floor a small section of glass opaque panel is required to obscure the low level internal blockwork as part of the associated fire safety strategy. It is not proposed to introduce a horizontal curtain wall mullion here that would break the glass line and interrupt the smooth effect the existing complete glass panels achieve. When viewed from Hathersage Road, it is intended that the new small opaque sections would not be visible under normal circumstances, as when viewed obliquely the existing retained opaque panels are not readily distinguishable from the existing retained vision glazing.
- A horizontal services run is required above the existing service doors to connect the gas stores. This services run will be clad in dark grey PPC cladding to match the existing doors and the proposed replacement metal panels.
- The gas stores are proposed to be a proprietary steel frame, with a dark grey PPC finish, the finish is to match the proposed metal panels. The proprietary mesh will also be a dark grey PPC finish.
- The front of the gas stores, including the access doors, will be overclad with expanded mesh panels in a dark grey PPC finish. The profile of the expanded mesh will closely match that of the mesh to the existing building above.
- The relocated vehicular entrance gate will be of the same style and finish as the existing retained vehicular exit gate.



Example of mesh profile.

## 5.0 ACCESS STRATEGY

In general there are no proposed alterations to the existing Citylabs 4.0 building, other than the proposed relocation of an existing vehicular access gate and the introduction of an internal wall to the East elevation. Public access, site maintenance provision and WC accommodation remain as the existing building.



## 6.0 SCHEDULE OF TOWN PLANNING APPLICATION DOCUMENTS

Below is the list of information and drawings submitted for Planning Approval as required to validate the Planning Application. Reproductions can be found in Appendix B.

| Document Number            | Document Name                            | Revision |
|----------------------------|------------------------------------------|----------|
| 10205-SRA-ZZ-00-DR-A-02099 | Planning - Existing Site Plan            | P01      |
| 10205-SRA-ZZ-XX-DR-A-02111 | Planning - Existing North Elevation      | P01      |
| 10205-SRA-ZZ-XX-DR-A-02112 | Planning - Existing East Elevation       | P01      |
| 10205-SRA-ZZ-XX-DR-A-02113 | Planning - Existing South Elevation      | P01      |
| 10205-SRA-ZZ-XX-DR-A-02114 | Planning - Existing West Elevation       | P01      |
| 10205-SRA-ZZ-00-DR-A-02199 | Planning - Proposed Site Plan            | P01      |
| 10205-SRA-ZZ-XX-DR-A-02211 | Planning - Proposed North Elevation      | P01      |
| 10205-SRA-ZZ-XX-DR-A-02212 | Planning - Proposed East Elevation       | P01      |
| 10205-SRA-ZZ-XX-DR-A-02213 | Planning - Proposed South Elevation      | P01      |
| 10205-SRA-ZZ-XX-DR-A-02214 | Planning - Proposed West Elevation       | P01      |
| 10205-SRA-ZZ-XX-DR-A-02501 | Planning - Typical Gas Store Arrangement | P01      |





CITY  
LABS  
2.0

THE BOULEVARD

RONALD MCDONALD  
HOUSE

HATHERSAGE ROAD

DROP OFF

IQ  
STUDENT  
HOUSING

QPARK ENTRANCE

WINNICOTT  
CENTRE

Vehicular access gate

CITYLABS 4.0

MELROSE  
APARTMENTS

WIMSLow  
PARK HOUSE

DEVELL  
HOUSE

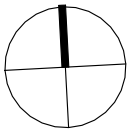
Vehicular access gate

ST. GABRIELS  
HALL

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**NOTES:**  
Site Boundary

**NOTES:**  
Site boundary taken from title deeds.  
GM 77840 – Winnicott Centre, 195 Hathersage Road, Manchester, M13 0JE.  
GM 864109 – 195 Hathersage Road, Manchester, M13 0JE.  
Ownership is the same identity being Manchester university NHS Foundation Trust.

| REV. | DATE       | AMENDMENT           |
|------|------------|---------------------|
| P01  | 10/09/2025 | ISSUED FOR PLANNING |

KEYPLAN

CLIENT

**Bruntwood SciTech**

**SHEPPARD ROBSON**

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT  
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT  
**City Labs 4.0 - External Gas Store**

|                          |                    |                  |               |                  |
|--------------------------|--------------------|------------------|---------------|------------------|
| SCALE@A1<br>As indicated | DATE<br>28/08/2025 | ORIGINATOR<br>LM | CHECKED<br>NS | AUTHORISED<br>NS |
|--------------------------|--------------------|------------------|---------------|------------------|

**Planning  
Existing Site Plan**

**Stage 2**

| STATUS                  | PURPOSE FOR ISSUE     | SR NO.       |
|-------------------------|-----------------------|--------------|
| <b>S2</b>               | <b>Planning</b>       | <b>10205</b> |
| DRAWING NO.             | REV.                  |              |
| <b>10205-SRA-ZZ- 00</b> | <b>DR · A · 02099</b> | <b>P01</b>   |



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KEY

- 1

Existing back painted glazing
- 2

Existing vision glazed panel
- 3

Proposed dark grey metal curtain wall panel
- 4

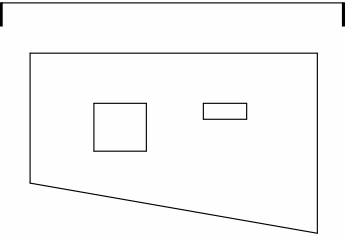
Proposed proprietary gas enclosure with dark grey expanded mesh cladding to front face
- 5

Proposed Gas enclosure door with dark grey expanded mesh cladding
- 6

Proposed back painted glazing section to match existing back painted glazing

| REV. | DATE       | AMENDMENT           |
|------|------------|---------------------|
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CLIENT

Bruntwood SciTech

SHEPPARD ROBSON

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T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT  
**City Labs 4.0 - External Gas Store**

|          |            |            |         |            |
|----------|------------|------------|---------|------------|
| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | MAC     | TO         |

Planning  
Existing North Elevation

Stage 2

| STATUS                     | PURPOSE FOR ISSUE | SR NO. |
|----------------------------|-------------------|--------|
| S2                         | Planning          | 10205  |
| DRAWING NO.                |                   | REV.   |
| 10205-SRA-ZZ-XX-DR-A-02111 |                   | P01    |



North Elevation - Existing  
1 : 100

Vehicular access gate



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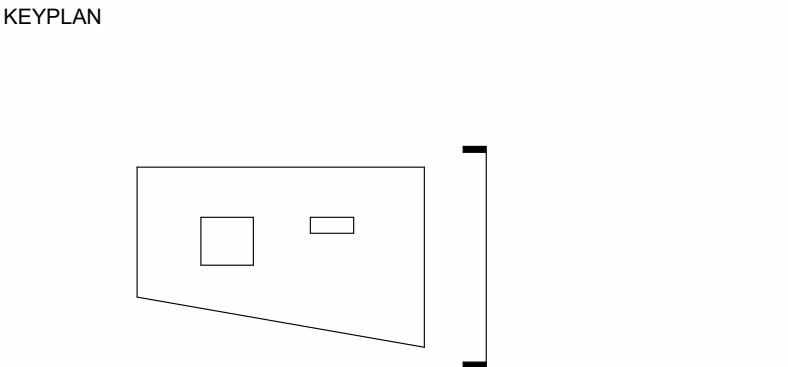
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**Bruntwood SciTech**

## SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M14 4BT  
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT  
**City Labs 4.0 - External Gas Store**

|          |            |            |         |            |
|----------|------------|------------|---------|------------|
| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | NS      | NS         |

**Planning**  
**Existing East Elevation**

**Stage 2**

|           |                   |              |
|-----------|-------------------|--------------|
| STATUS    | PURPOSE FOR ISSUE | SR NO.       |
| <b>S2</b> | <b>Planning</b>   | <b>10205</b> |

DRAWING NO. 10205-SRA-ZZ-XX-DR-A-02112 P01



**East Elevation - Existing**  
1 : 100



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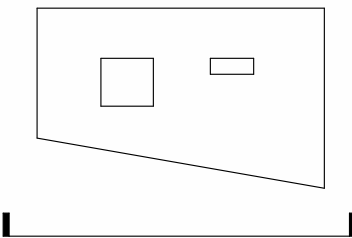
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|          |            |            |         |            |
|----------|------------|------------|---------|------------|
| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | NS      | NS         |

Planning  
Existing South Elevation

Stage 2

|                            |                   |        |
|----------------------------|-------------------|--------|
| STATUS                     | PURPOSE FOR ISSUE | SR NO. |
| S2                         | Planning          | 10205  |
| DRAWING NO.                | REV.              |        |
| 10205-SRA-ZZ-XX-DR-A-02113 | P01               |        |



South Elevation - Existing  
1 : 100



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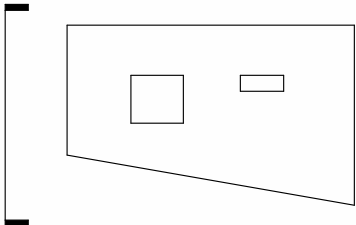
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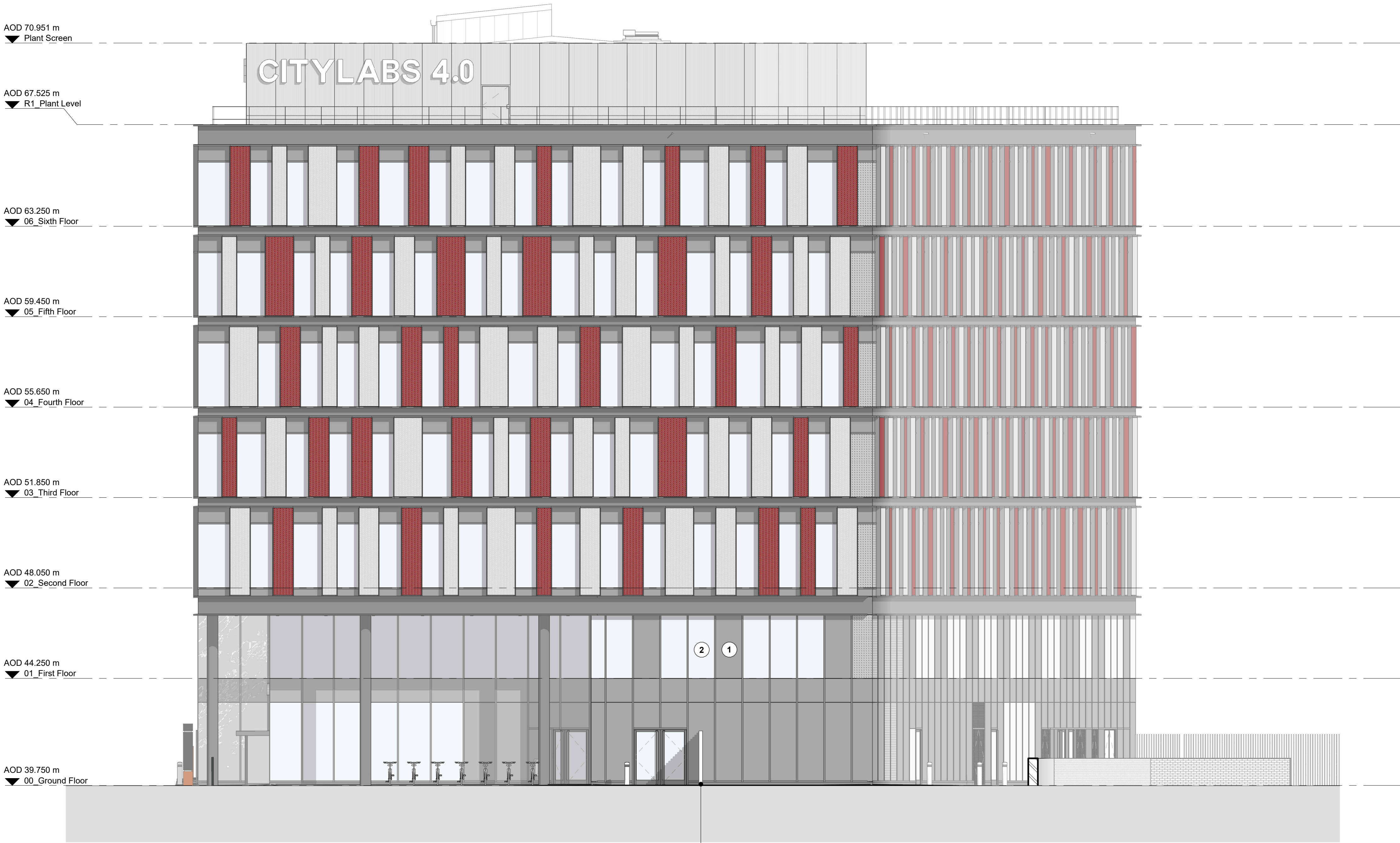
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|----------|------------|------------|---------|------------|
| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | NS      | NS         |

Planning  
Existing West Elevation

Stage 2

| STATUS                     | PURPOSE FOR ISSUE | SR NO. |
|----------------------------|-------------------|--------|
| S2                         | Planning          | 10205  |
| DRAWING NO.                |                   | REV.   |
| 10205-SRA-ZZ-XX-DR-A-02114 |                   | P01    |



West Elevation - Existing  
1 : 100

Vehicular access gate



CITY  
LABS  
2.0

THE BOULEVARD

RONALD MCDONALD  
HOUSE

HATHERSAGE ROAD

DROP OFF

IQ  
STUDENT  
HOUSING

QPARK ENTRANCE

WINNICOTT  
CENTRE

Vehicular  
access gate

DEVELL  
HOUSE

CITYLABS 4.0

MELROSE  
APARTMENTS

Vehicular  
access gate

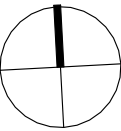
ST. GABRIELS  
HALL

WIMSLow  
PARK HOUSE

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Site Boundary

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GM 864109 – 195 Hathersage Road, Manchester, M13 0JE.  
Ownership is the same identity being Manchester university NHS Foundation Trust.

LEGEND

1m Minimum gas storage boundary

5m Minimum flammable gas storage boundary

Proposed gas store location

| REV. | DATE       | AMENDMENT           |
|------|------------|---------------------|
| P01  | 10/09/2025 | ISSUED FOR PLANNING |

KEYPLAN

CLIENT

Bruntwood SciTech

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City Labs 4.0 - External Gas Store

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|--------------|------------|------------|---------|------------|
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| As indicated | 28/08/2025 | LM         | NS      | NS         |

Planning  
Proposed Site Plan

Stage 2

STATUS PURPOSE FOR ISSUE  
S2 Planning

DRAWING NO. SR NO. REV.  
10205-SRA-ZZ- 00 · DR · A · 02199 P01

08/09/2025 12:35:31  
Proposed Site Plan  
1 : 200





North Elevation - Proposed  
1 : 100

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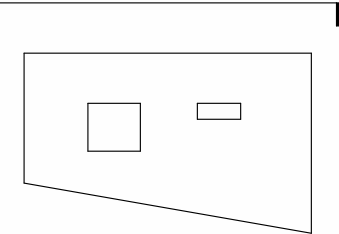
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KEY

- 1 Existing back painted glazing
- 2 Existing vision glazed panel
- 3 Proposed dark grey metal curtain wall panel
- 4 Proposed proprietary gas enclosure with dark grey expanded mesh cladding to front face
- 5 Proposed Gas enclosure door with dark grey expanded mesh cladding
- 6 Proposed back painted glazing section to match existing back painted glazing

| REV. | DATE       | AMENDMENT           |
|------|------------|---------------------|
| P01  | 10/09/2025 | ISSUED FOR PLANNING |

KEYPLAN



CLIENT

Bruntwood SciTech

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT  
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT  
**City Labs 4.0 - External Gas Store**

|          |            |            |         |            |
|----------|------------|------------|---------|------------|
| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | MAC     | TO         |

Planning  
Proposed North Elevation

Stage 2

| STATUS                     | PURPOSE FOR ISSUE | SR NO. |
|----------------------------|-------------------|--------|
| S2                         | Planning          | 10205  |
| DRAWING NO.                | REV.              |        |
| 10205-SRA-ZZ-XX-DR-A-02211 | P01               |        |



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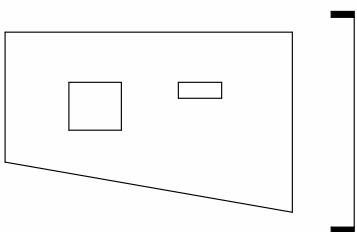
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PROJECT  
**City Labs 4.0 - External Gas Store**

| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
|----------|------------|------------|---------|------------|
| 1 : 100  | 28/08/2025 | LM         | NS      | NS         |

**Planning**  
**Proposed East Elevation**

| Stage 2                    |                   |  |  | SR NO. |
|----------------------------|-------------------|--|--|--------|
| STATUS                     | PURPOSE FOR ISSUE |  |  |        |
| S2                         | Planning          |  |  | 10205  |
| DRAWING NO.                |                   |  |  | REV.   |
| 10205-SRA-ZZ-XX-DR-A-02212 |                   |  |  | P01    |



East Elevation - Proposed  
1 : 100



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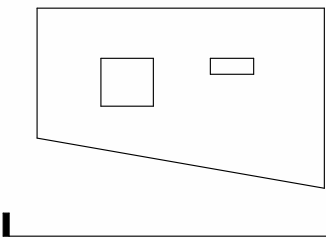
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PROJECT  
**City Labs 4.0 - External Gas Store**

|          |            |            |         |            |
|----------|------------|------------|---------|------------|
| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | NS      | NS         |

Planning  
Proposed South Elevation

Stage 2

| STATUS                     | PURPOSE FOR ISSUE | SR NO. |
|----------------------------|-------------------|--------|
| S2                         | Planning          | 10205  |
| DRAWING NO.                |                   | REV.   |
| 10205-SRA-ZZ-XX-DR-A-02213 |                   | P01    |



South Elevation - Proposed  
1 : 100



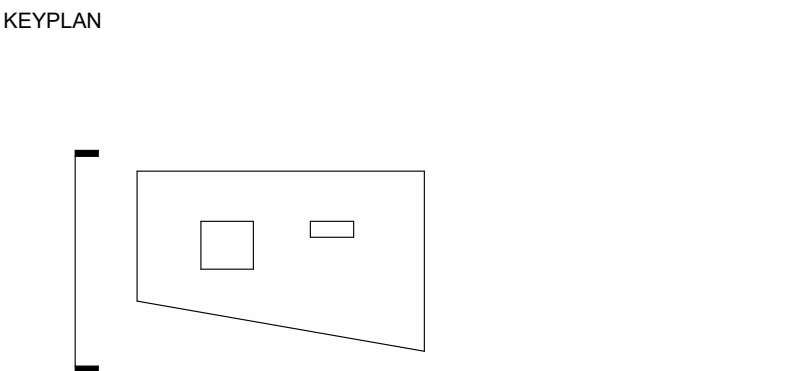
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PROJECT  
**City Labs 4.0 - External Gas Store**

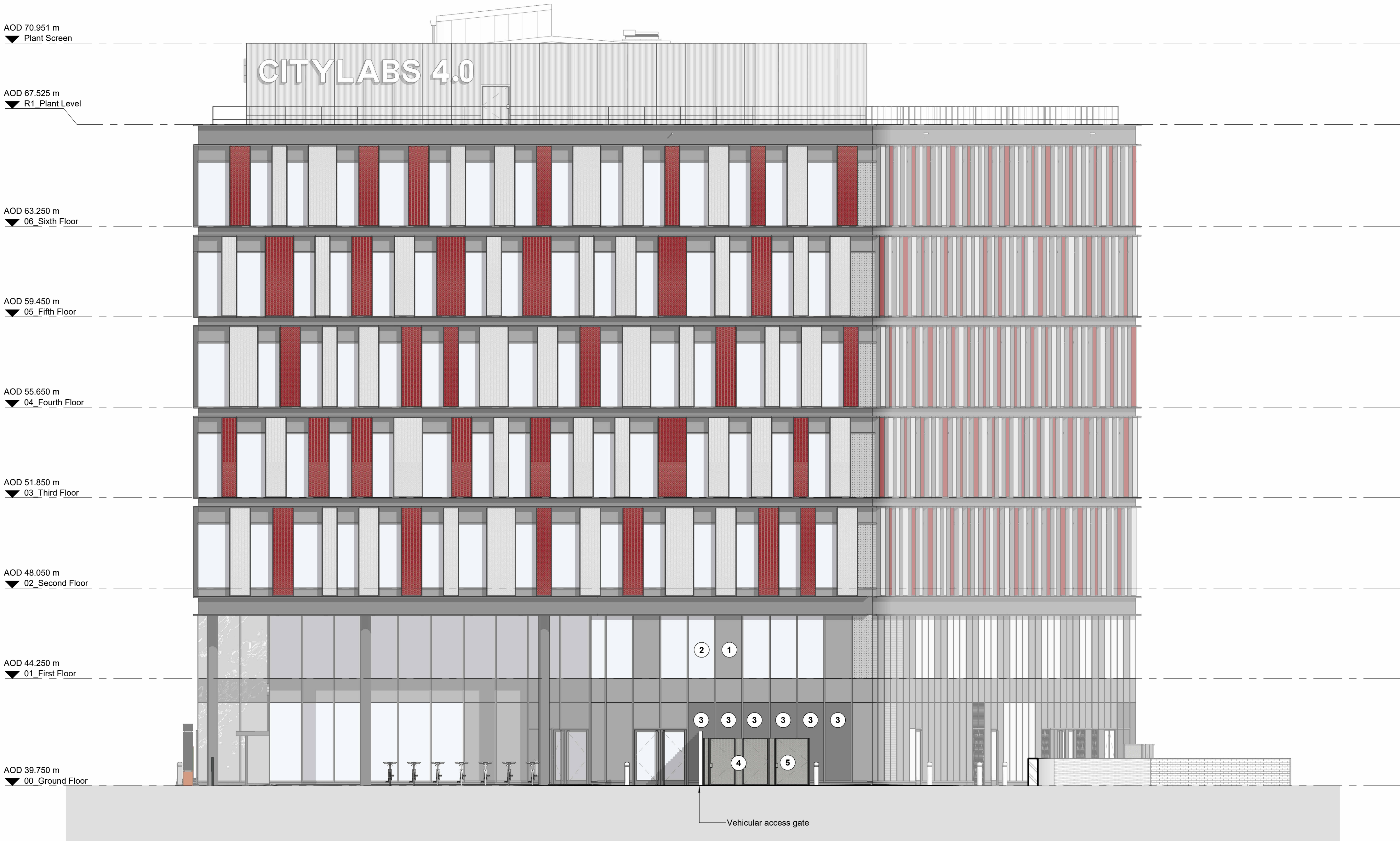
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| SCALE@A1 | DATE       | ORIGINATOR | CHECKED | AUTHORISED |
| 1 : 100  | 28/08/2025 | LM         | NS      | NS         |

**Planning**  
**Proposed West Elevation**

**Stage 2**

|           |                   |              |
|-----------|-------------------|--------------|
| STATUS    | PURPOSE FOR ISSUE | SR NO.       |
| <b>S2</b> | <b>Planning</b>   | <b>10205</b> |

DRAWING NO. **10205-SRA-ZZ-XX-DR-A-02214** REV. **P01**



**West Elevation - Proposed**  
1 : 100



- KEY
- 1

Existing back painted glazing
- 2

Existing vision glazed panel
- 3

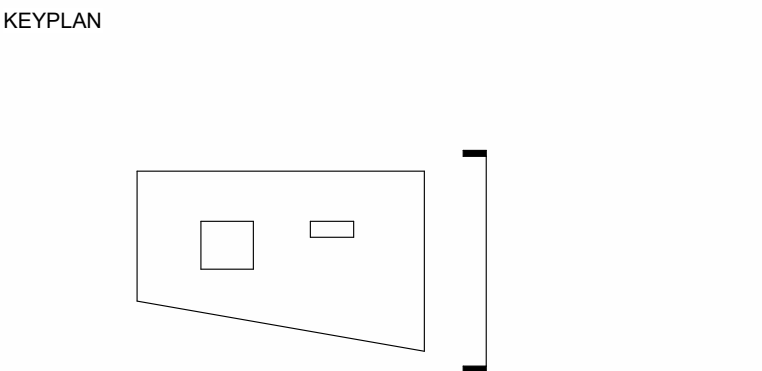
Proposed dark grey metal curtain wall panel
- 4

Proposed proprietary gas enclosure with dark grey expanded mesh cladding to front face
- 5

Proposed Gas enclosure door with dark grey expanded mesh cladding
- 6

Proposed back painted glazing section to match existing back painted glazing

| REV. | DATE       | AMENDMENT           |
|------|------------|---------------------|
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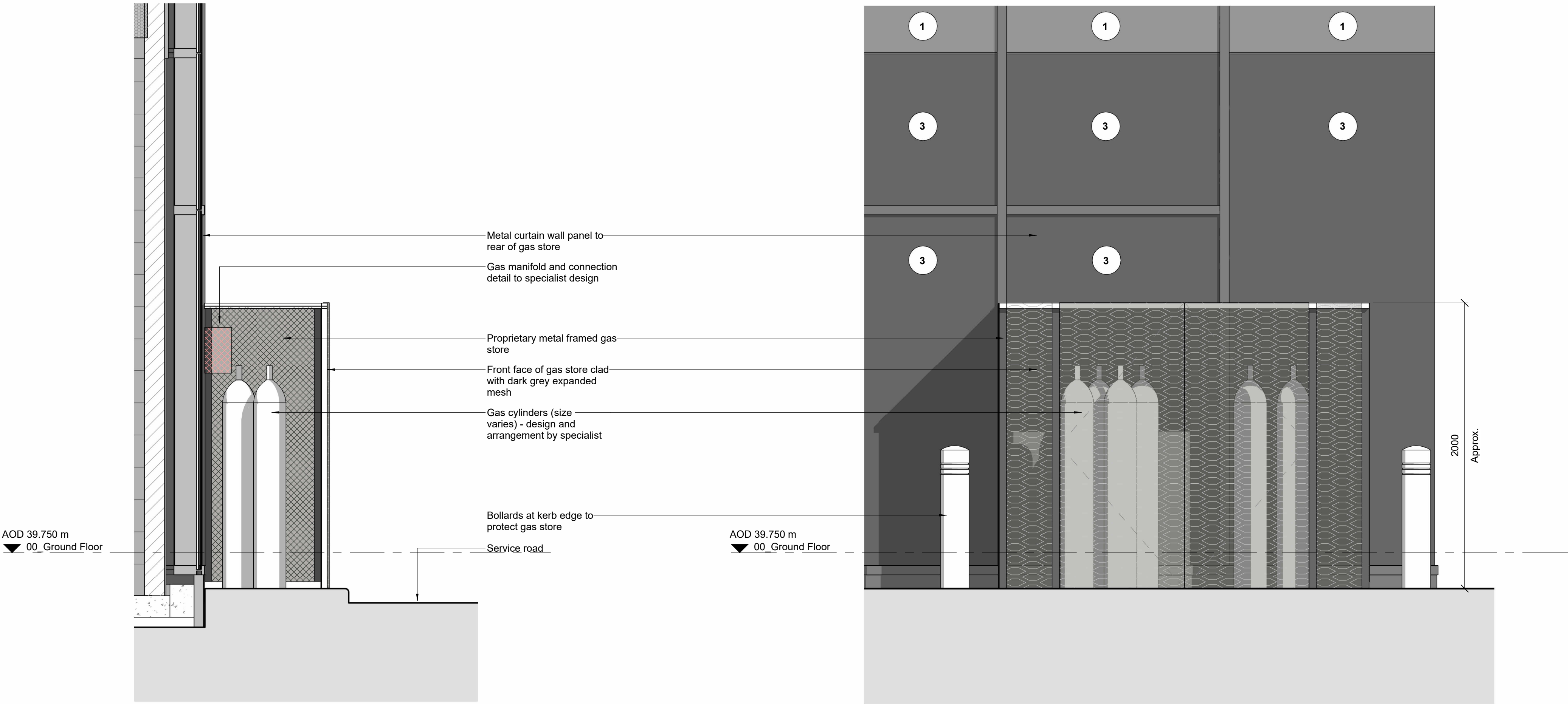
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PROJECT  
City Labs 4.0 - External Gas Store

SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED  
As indicated 28/08/2025 LM NS NS

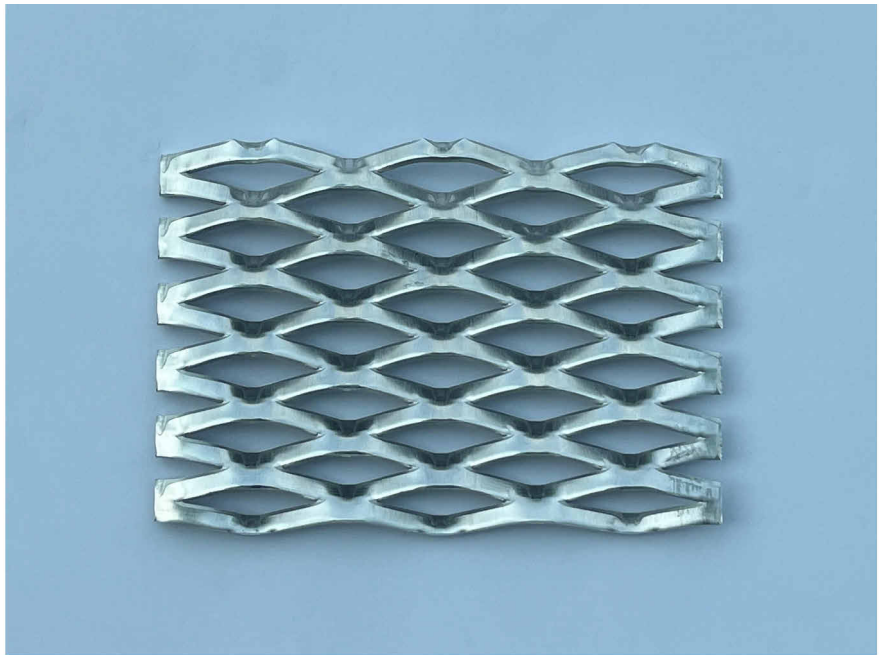
Planning  
Typical Gas Store Arrangement

| Stage 2                    |                   | SR NO. |
|----------------------------|-------------------|--------|
| STATUS                     | PURPOSE FOR ISSUE |        |
| S2                         | Planning          | 10205  |
| DRAWING NO.                |                   | REV.   |
| 10205-SRA-ZZ-XX-DR-A-02501 |                   | P01    |

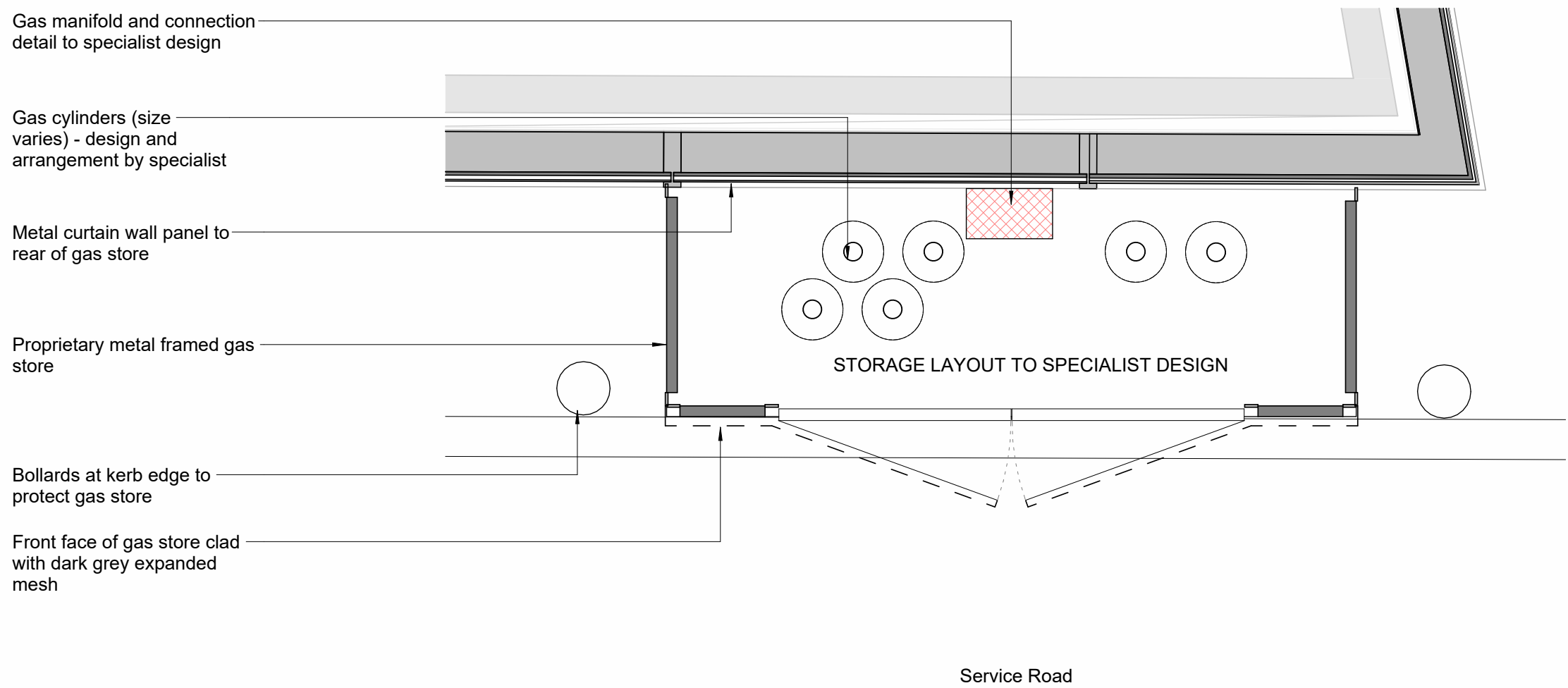


Typical Gas Store Section  
1 : 20

Typical Gas Store Elevation  
1 : 20



Example of expanded mesh to match Citylabs 4.0 facade aesthetic



Typical Gas Store Plan  
1 : 20



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