TODD

PBSA Development
College View, Moss Lane East, Manchester
Design and Access Statement

Design and Access Statement
PBSA Development
College View, Moss Lane East, Manchester

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On behalf of:
Cheshire Homes Group

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fig.0. Existing photo along Moss Lane East looking West

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13.0 Ecological Assessment / BNG
ERAP
Business and Technology Centre
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Euxton Ln
Chorley PR7 6TE

14.0 Crime Impact Statement
GMP
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Manchester, M40 5BP

15.0 Environmental Standards Statement
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18.0 Community Consultation
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18 Lloyd Street
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19.0 Student Need Report / Management Plan
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1 Marsden St
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20.0 Ground Contamination
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Business Park,
Warrington WA3 3PY

21.0 BREAAM
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fig.1 Photo looking west towards the existing buildings at 410-418 on Moss Lane East

1.1 Introduction

This Design and Access Statement has been prepared by TODD Architects on behalf of Cheshire Homes Group (The Applicant) in relation to their proposal for a PBSA (Purpose Built Student Accommodation) development on the site which they own at College View, Moss Lane East, Manchester ('The Site').

1.2 Purpose of this Report

This Statement, describes the nature of the site and surrounding context, before describing the proposals in support of a planning application to Manchester City Council. It includes a summary of the design evolution that occurred as a result of an iterative process with council officers and public consultation through a pre-application process.

1.3 Structure of the Design and Access Statement

This Design and Access statement describes the proposals for College View, 410-418 Moss Lane East, Manchester. The report will take the reader through the site and its surrounding context, the planning policy context, the pre-application engagement, the design development, the proposed development, the operational management, the access, the landscape proposals and finally the conclusion.



fig. 2 Create high quality student homes

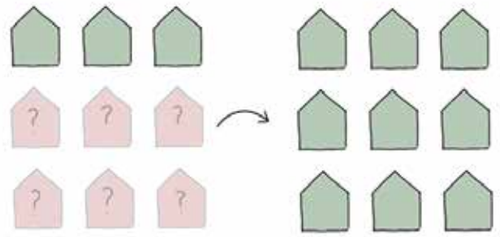


fig. 3 Contribute to local regeneration



fig. 4 Encouraging sustainable travel methods

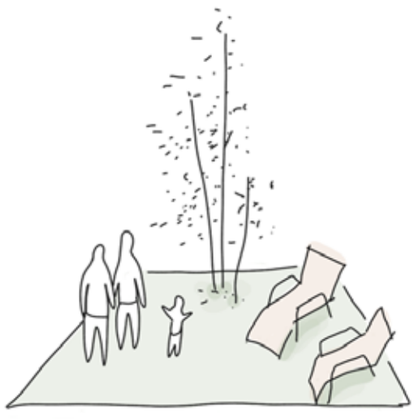


fig. 5 Providing communal open spaces

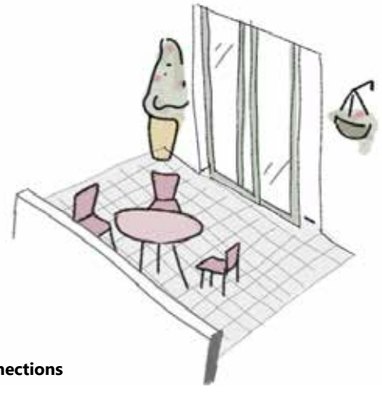


fig. 6 Outdoor connections



fig. 7 Enhance local biodiversity

1.4 Architectural Brief

- Deliver student residential accommodation of the highest quality to support the rejuvenation of buildings on Moss Lane East and the surrounding neighbourhood.

- Work with and enhance the existing architectural character on Moss Lane East

- Design to a neighbourhood scale

- Create a true sense of place and community for residents

- Encourage sustainable travel means and benefit from nearby public transport services

- Provide spaces that are connected to the outdoors and a renewed landscape within the site

- Provide a new build, purpose built managed student accommodation that is commercially viable

- Increase the density of the site in line with Policy H12, to meet the potential of the site

- A compact scheme with studios only, that suites the constraints of the site, allows for lower management complexity and enables efficient construction.

- Provide 20% affordable units

1.5 Application Overview

Full planning application

Description of development:

Demolition of the existing buildings and construction of a new PBSA development comprising:

- 132 studio rooms
- 5% accessible units
- 95m² reception and lounge
- 75m² study
- 34m² gym
- 15m² private dining
- 440m² of landscaping and communal garden
- Bike Store for 40 bikes


fig.8


fig.9


fig.10


fig.11



fig.12


fig.13

1.6 TODD Architects

Our practice was established in 1976 and over the past forty plus years we have grown to be included within the Architects Journal's list of top 100 UK practices, with studios in Belfast, London, Manchester and Dublin.

We have developed expertise in a wide spectrum of project categories, ranging from those of basic architectural requirement to complex buildings of high technological content and major developments of visual, environmental and commercial significance.

Our commission base covers public and private sectors, with specialisations developed in healthcare, education, offices, workplaces, retail, hospitality, arts, leisure, cultural and industrial facilities.

Our completed buildings have been delivered under a range of procurement routes, from a 'traditional' approach to Design & Build – where we are regularly retained by contractors In a delivery role, leading in 2019 to our establishment of a dedicated Design Delivery Unit.

In addition to our core discipline of architecture, we offer services in project management, town planning, masterplanning, urban design, workplace and interior design.

We are quality assured under an Integrated Management System (to ISO 9001,14001 and OSHAS 18001), have an office "Green Team" that researches and disseminates sustainable design guidance, and through investment in appropriate software and staff training, we can now offer a BIM modelling service on all our commissions.

Our commitment to design quality is most directly evidenced in the number of RIBA and other industry awards our completed buildings have received and, from the perspective of service quality, in the number of commissions that we secure through repeat clients.

fig.8. Pendleton House, Salford - TODD Architects
fig.9. St Peterfield, Ashton - TODD Architects
fig.10. Phoenix Village, Bradford - TODD Architects
fig.11. Brigella Mills, Bradford - TODD Architects
fig.12. The Dean, Birmingham - TODD Architects
fig.13. Advanced Robotics Training Centre, Keighley - TODD Architects

2.0 Site and its Surroundings

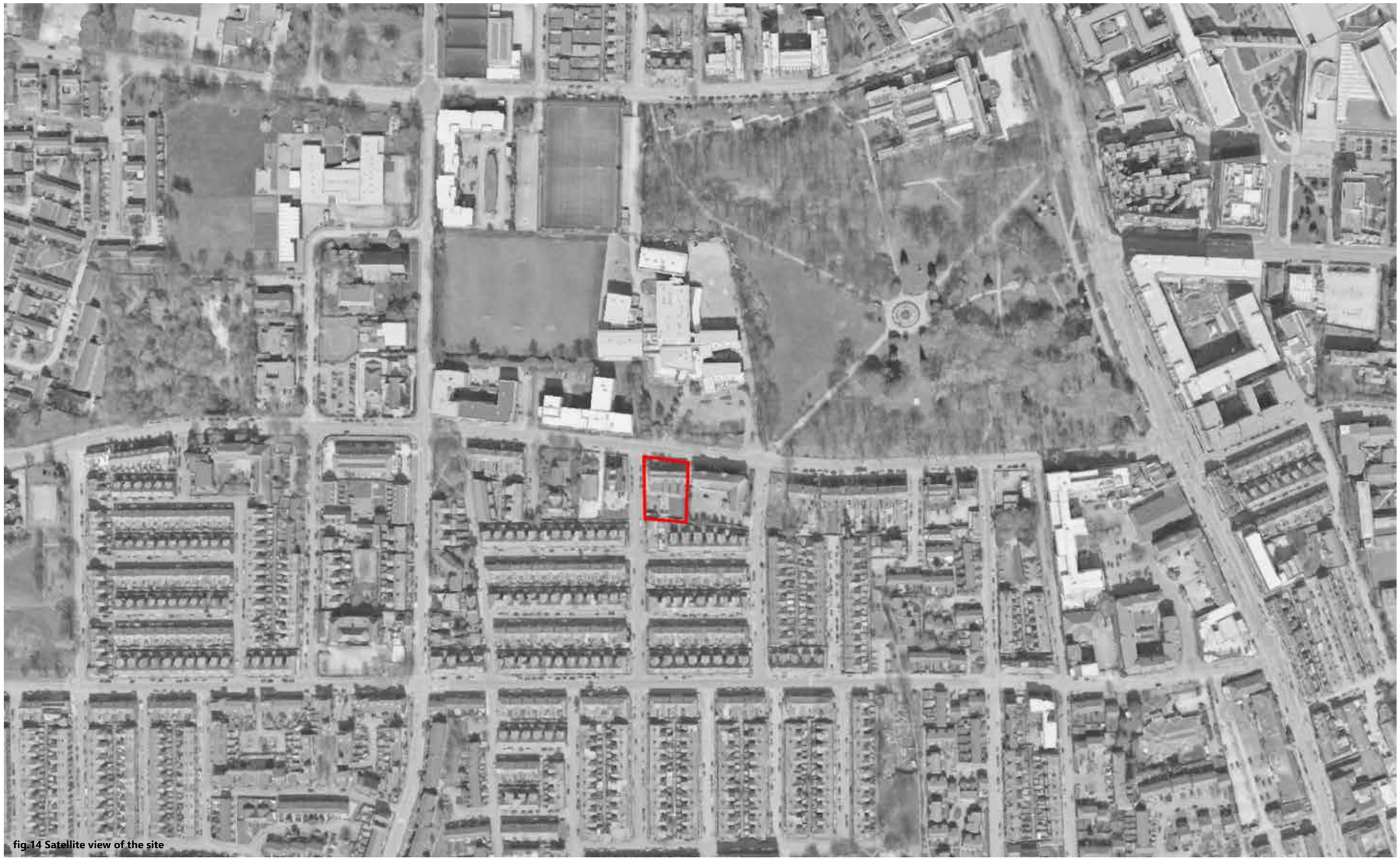


fig.14 Satellite view of the site



fig.15 Site plan

2.1 The Site

The site is located at 410-418 Moss Lane East to the northern edge of Moss Side. It has a total site area of 1575 m2 (0.1575 ha).

Its immediate context is diverse in terms of scale, height and character. The northern edge of Moss Lane East has buildings of 5 stories and greater. The southern edge is generally lower but this context is in a process of change with taller buildings emerging.

It is largely residential with private sector student housing or purpose built apartments.

Existing buildings:
Use
The existing buildings consist of x4 three storey terraces, and 19no. residential apartments.

Planning history
The site's planning history includes two applications.
F09771| Three-storey flat development for elderly persons and general use after demolition of existing houses. – Withdrawn (1979)
020704| Conversion of five dwellinghouses into 19 self-contained flats with dormer roofs to front elevation and minor extension to rear of No. 418 - Approved (1984)

Car parking
There are double yellow line controls on Moss Lane East site boundary and parking bays on the Acomb Street boundary. The parking controls on Acomb Street allow parking for residents with a permit and short-stay parking for three hours (no return within three hours).
A small site parking is area is provided off the Acomb Street access. In addition to this, street parking (Resident Parking Permit) will have been available to residents of the building.

Materiality
The existing building is constructed out of Manchester red brick, on the Moss Lane East façade the third storey is clad in timber effect horizontal cladding and the pitched rooves are covered with slate.

Streetscene
Moss lane east: The existing building is very slightly setback from the neighbouring four-storey Moss Court student accommodation. Moss Court is a modern building designed to reflect the existing buildings within the area constructed with Manchester red brick, cream rendering and slate covered pitched rooves. At three storeys tall College View is lower in height than Moss Court. On the opposite side, separated by Acomb Street, is a three-storey Victorian semi-detached house which shares the same setback from the pavement and is similar in height.
Acomb Street: The existing building is currently separated from its neighbouring buildings by a car park. 139-145 Acomb Street are two storey Victorian terraces, made of Manchester red brick with pitched slate rooves.

Existing accommodation (1-19 College View)
27x bedrooms

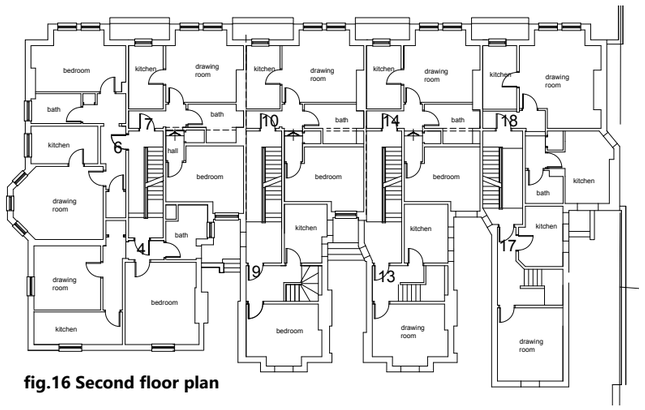


fig.16 Second floor plan

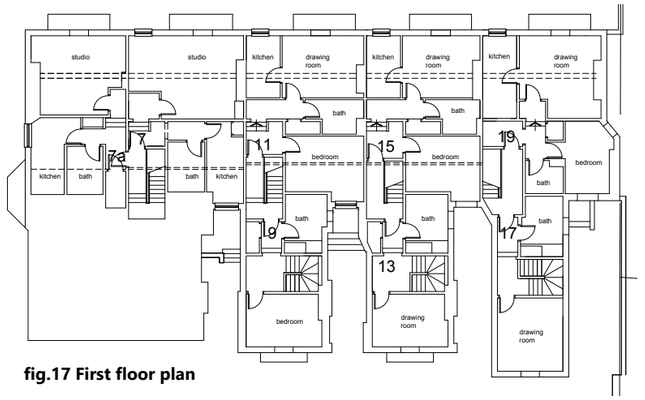


fig.17 First floor plan

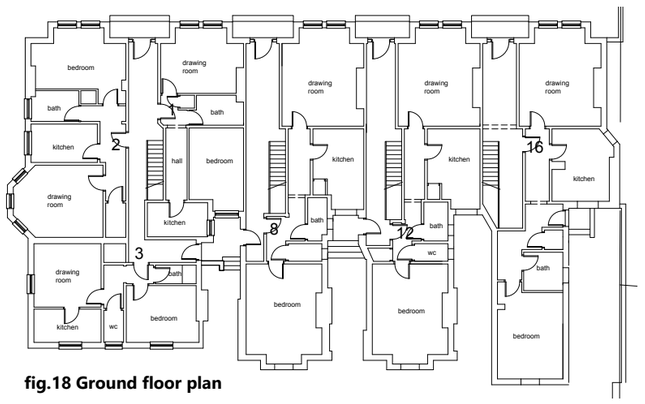


fig.18 Ground floor plan



fig.19 View from Moss Lane East



fig.20 View from Acomb Street



fig.21 View from Moss Lane East

2.2 Existing Condition

The existing building was originally constructed as a 2 storey terrace of 4 homes. Common to this typology it had rear 'outriggers' and a cellar / lower ground floor.

The terrace has been significantly modified since its construction. These include;

- A continuous brown-toned composite / timber box dormer added to the roof line on the main Moss Lane East facade

- What appear to be unoriginal square bay windows in orange engineering bricks (presumably constructed following the removal of the original canted bay windows).

- All original timber sash windows have been replaced with uPVC. Note these are not consistent in colour with some in white and others in dark grey.

- 2 of the 4 outriggers to the rear appear to have been demolished and rebuilt in orange engineering bricks.

The plot ratio is only 30% which is low in comparison to the wider context and what would be considered very low by contemporary standards of efficient land use in an urban context.



fig.22. View along Moss Lane East looking East



fig.23. View along Moss Lane East looking West



fig.24. View along Acomb Street looking South



fig.25. View along Acomb Street looking North



fig.26. View of site from Moss Lane East



fig.27. Key plan



fig.28. 1850



fig.29. 1888



fig.30. 1893

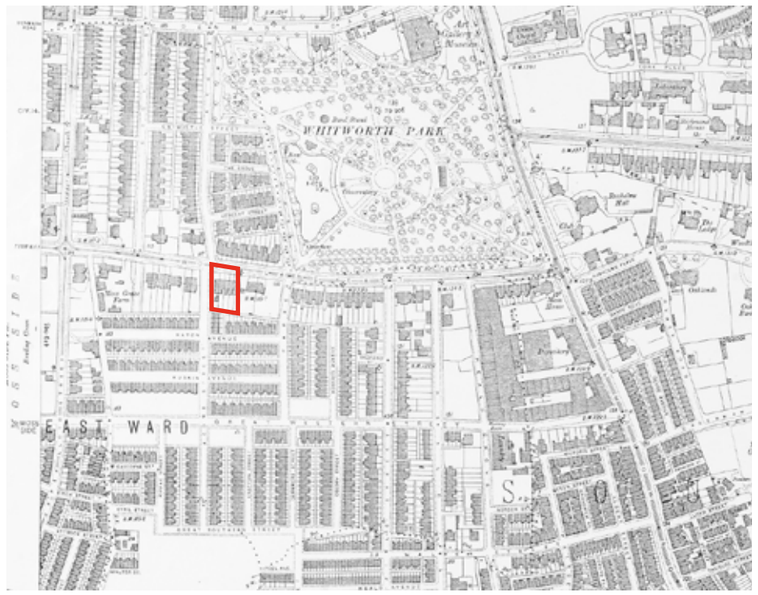


fig.31. 1908

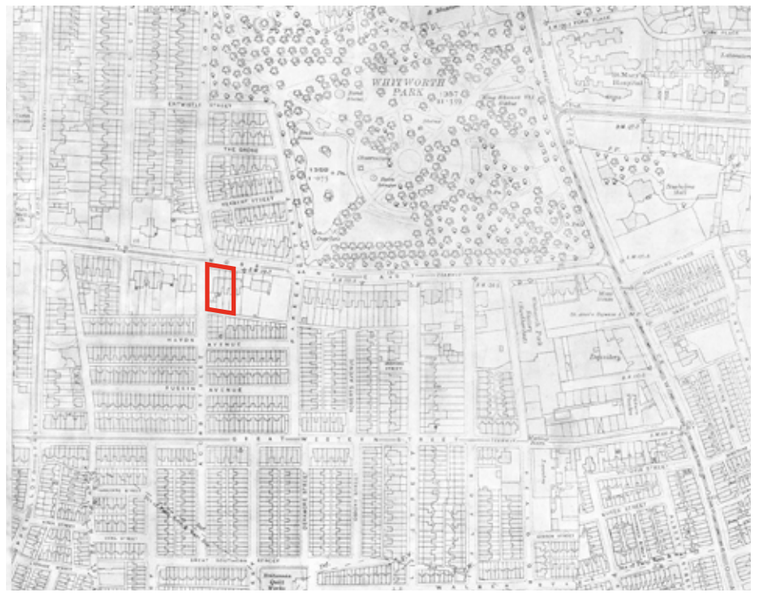


fig.32. 1922

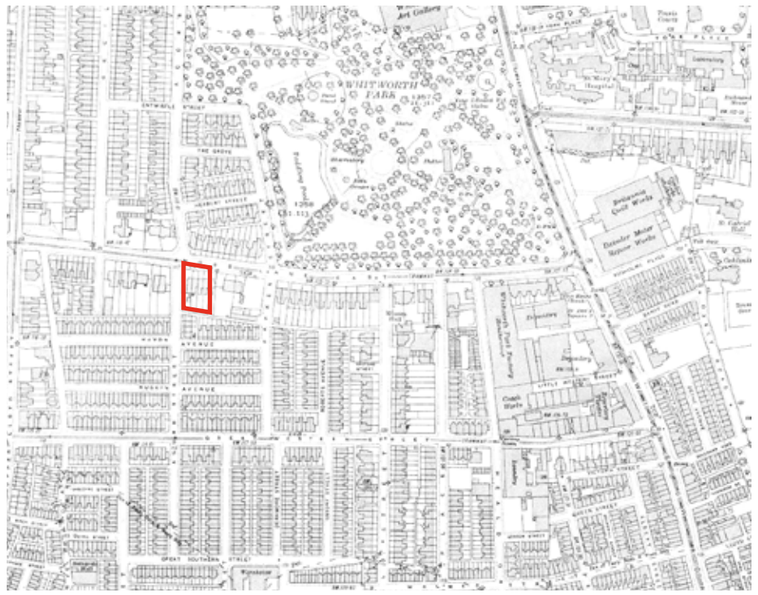


fig.33. 1935



fig.34.



fig.35.

Building Heights

Building immediate to the site have considerable variation in height.

To the south of the student, private residential housing height between approximately 5-10m (2-3 storey).

To the north and west the scale increases to above 15m in height including a number of apartment / student buildings on the northern edge of Moss Lane East.

Access and Movement

The Site benefits from very good levels of transport infrastructure.

To the east of the site is an immediate link to Manchester City Centre via Oxford Road which connects to Oxford Road Train Station.

The Oxford Road Bus runs along Moss Lane East as well as having extensive cycle structure.

The main vehicle movement on the site is along Moss Lane East, a quiet tertiary road accessed from Acomb street.

There is a bus stop directly in front of the site boundary.

- 20-30m
- 15-20m
- 10-15m
- 5-10m
- Site boundary

- Secondary road
- Tertiary road
- Bus stop
- Bee Network Cycle Hire
- Site boundary

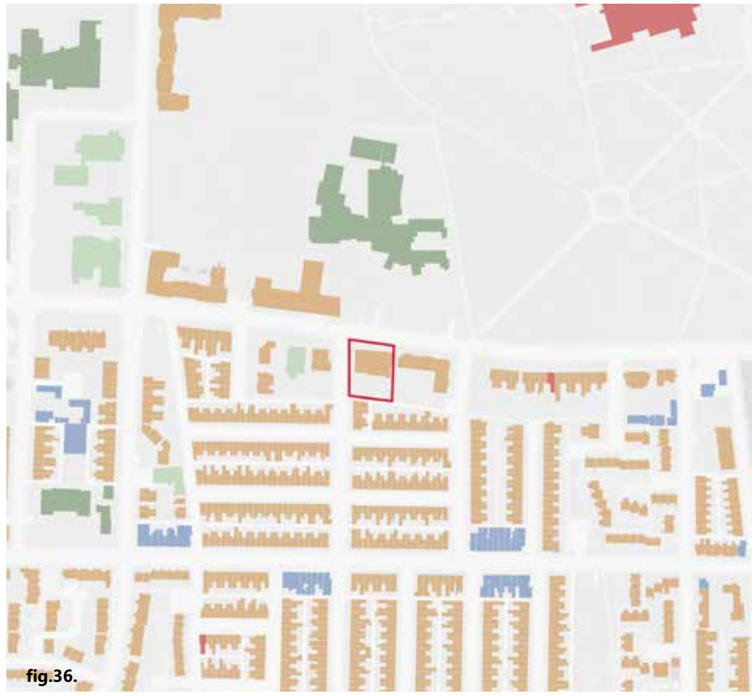


fig.36.



fig.37.

Land Usage

The immediate context of the site comprises large amount of residential, where predominantly to the south.

To the north is generally educational use associated with the university.

To the north east is Whitworth Park opposite the street.

Amenities such as retail and commercial spaces are scattered to the south.

Heritage

There are few heritage assets located within the wider vicinity of the site and none directly immediate to its boundary.

- Religious institution
- Education
- Leisure / culture
- Retail / commercial
- Residential (incl. student residential)
- Site boundary

- Grade II* Listed
- Grade II Listed
- Site boundary



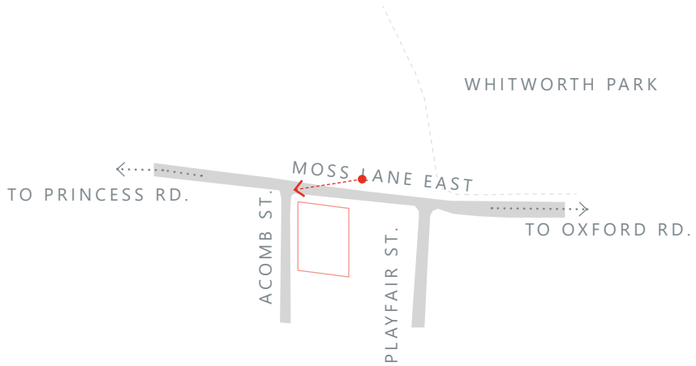
fig.38. View from Moss Lane East looking south west to Acomb Street.
1962

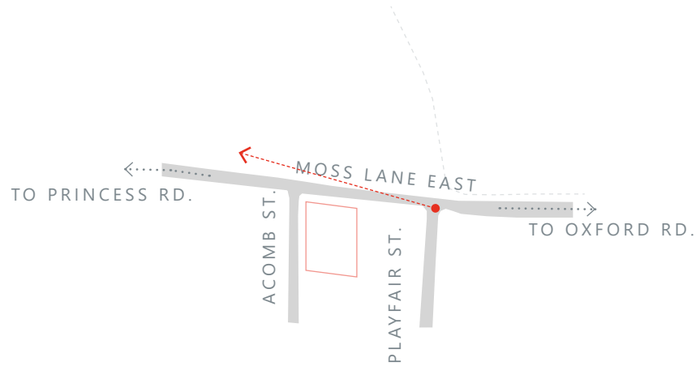


fig.39. View from Playfair Street looking west along Moss Lane East
1974



fig.40. View from Moss Lane East looking towards Whitworth Park
1962





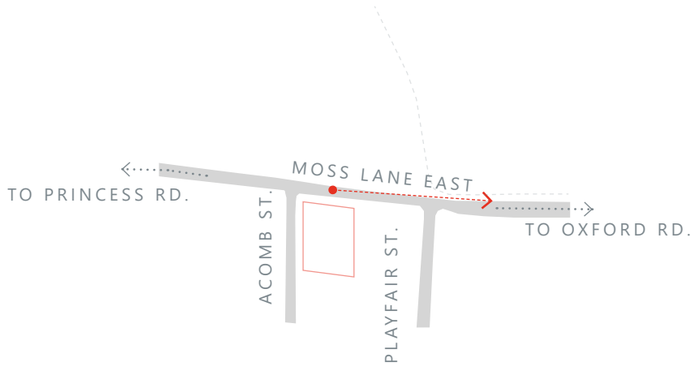



fig.41.


fig.42.


fig.43.

2.3 Site and its Surroundings

The historic terraced housing and villas, forming the back bone of Moss Lane East, were constructed predominantly throughout the Victorian period with some smaller developments into Edwardian times. There is a consistency in the architectural character of these buildings, contributing to a strong sense of place.

However, over the last 30 years, modern developments have broken from this more traditional styles of architecture, to more contemporary styles that have unarguably changed the character of the street. These new buildings are mid-rise and explicitly modern in expression with little reference to the vernacular.

Most latterly this includes a large scale development at 466-468 Moss Lane East that recently received planning consent. The proposed PBSA building is up to 9 stories tall, stepping down to 8 and 7 stories, with a top of parapet height of 26.75m making it the tallest building along this section of Moss Lane East.

fig.41. Moss Lane East student accommodation - Alumno / Cityside PBSA Scheme
fig.42. The Gallery apartments, Moss Lane East
fig.43. Ropemaker Court student accommodation, Moss Lane East

2.3 Surrounding and its Surroundings
- Existing Street Elevations

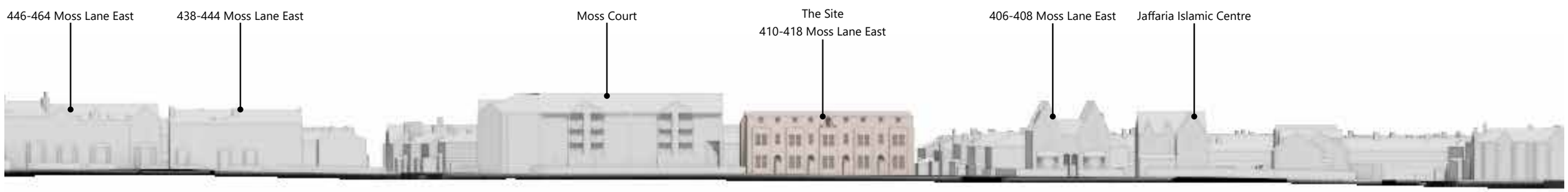


fig.44. Moss Lane East (NTS)

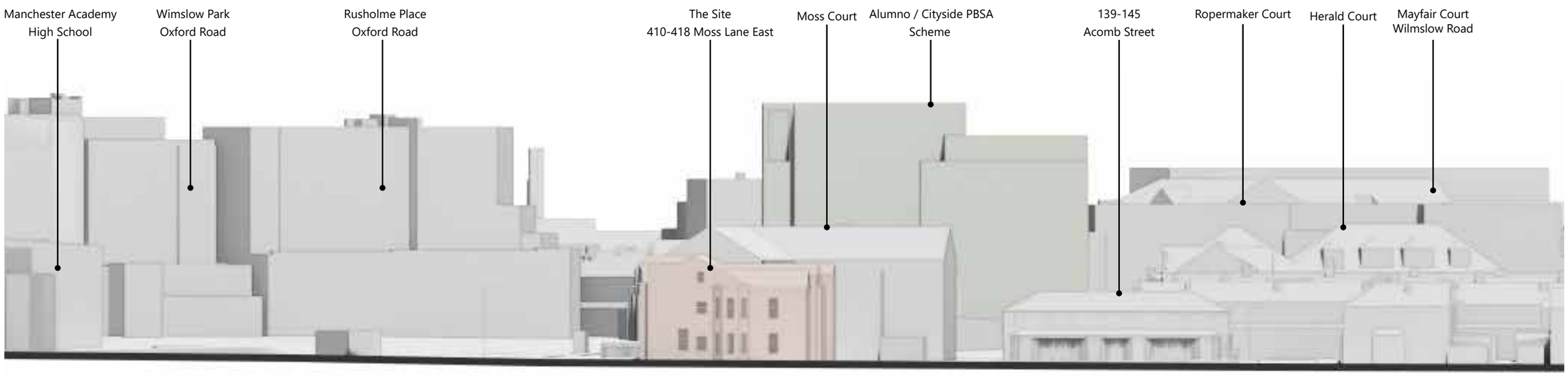


fig.45. Future Acomb Street Elevation (NTS)

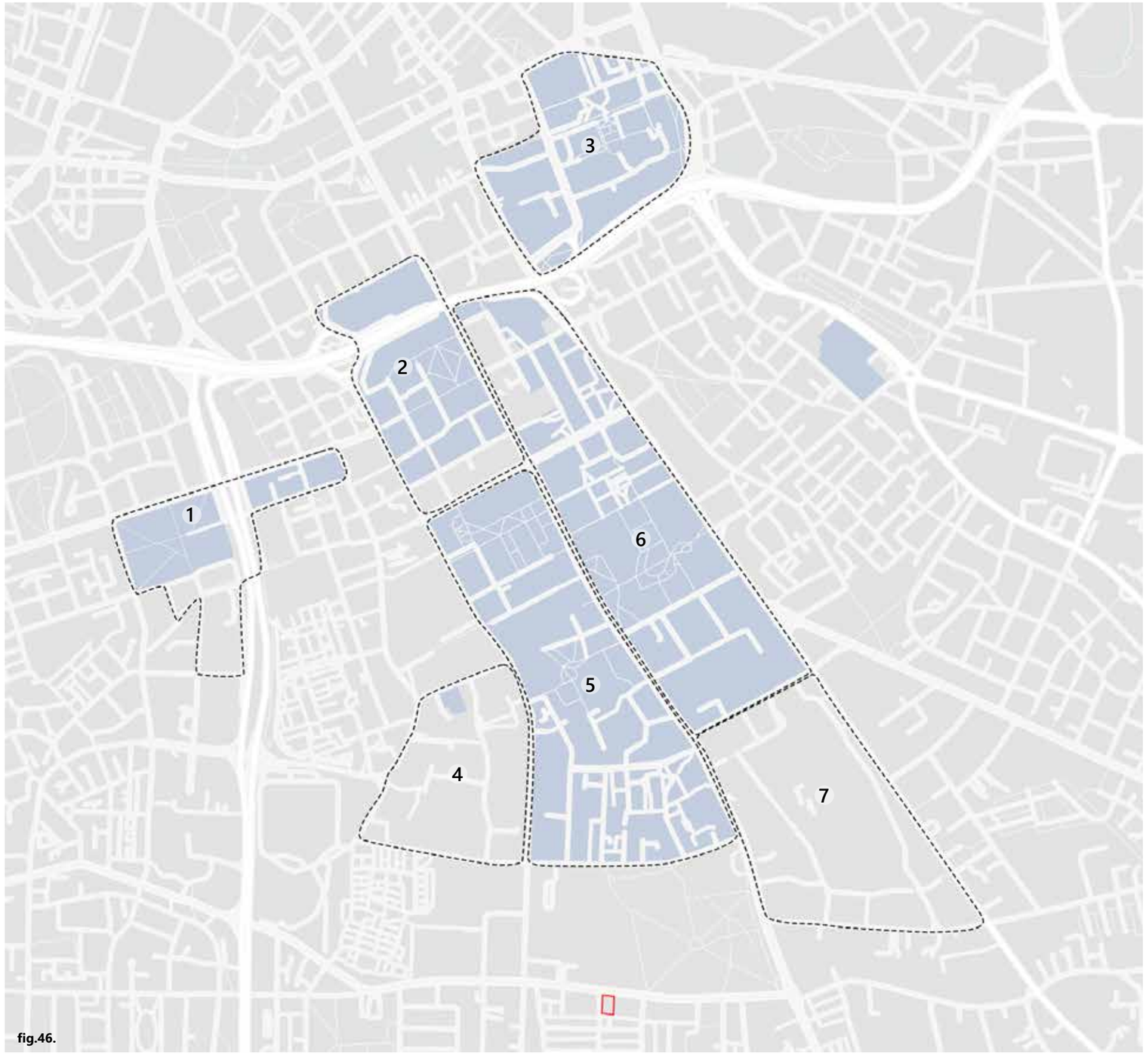


fig.46.

2.4 Contextual Analysis - Urban Context

The illustration shows the urban context of the site which is located less than 15 mins walk from two major Manchester university campuses - Manchester Metropolitan University and the University of Manchester.

Within the areas surrounding the site there are a series of campus blocks and educational support facilities. Student accommodation is located within the vicinity of the site and its surrounding areas, this includes university-owned halls of residence, private halls of residence, and student HMO.

Directly north of the site is Science Research and Innovations campus. To the north east there is the Health, Innovation and wellbeing areas, where the Manchester Royal Infirmary and Medical centres are located.

1 - Manchester Metropolitan University
2 - Manchester Metropolitan University
3 - University of Manchester (Science and Engineering)
4 - Science Research and Innovation
5 - University of Manchester (Arts and Humanities)
6 - University of Manchester (Science Research and Innovations)
7 - Health, Innovation and wellbeing

Education

Site boundary

Development Cluster Boundary



fig.47.

2.4 Contextual Analysis - Site Location and Context

The site sits at the edge of the Higher Education Corridor defined by Manchester City Council and is bounded by Moss Lane East to the north and Acomb Street to the west.

To the immediate south of the application site are various residential properties used as private sector student houses / flats.

2km to the north is the main campus of the University of Manchester and Manchester Metropolitan University Oxford Road campus.

The proposal is ideally located on central bus routes which travels directly to Manchester City Centre, meaning the site well-connected to the city.

Oxford Road train station, Cycle hire and the Bee Network are also provided within the surrounding context of the site.

The site also benefits from its close proximity to ample amounts of green space with Whitworth Park lying directly adjacent.

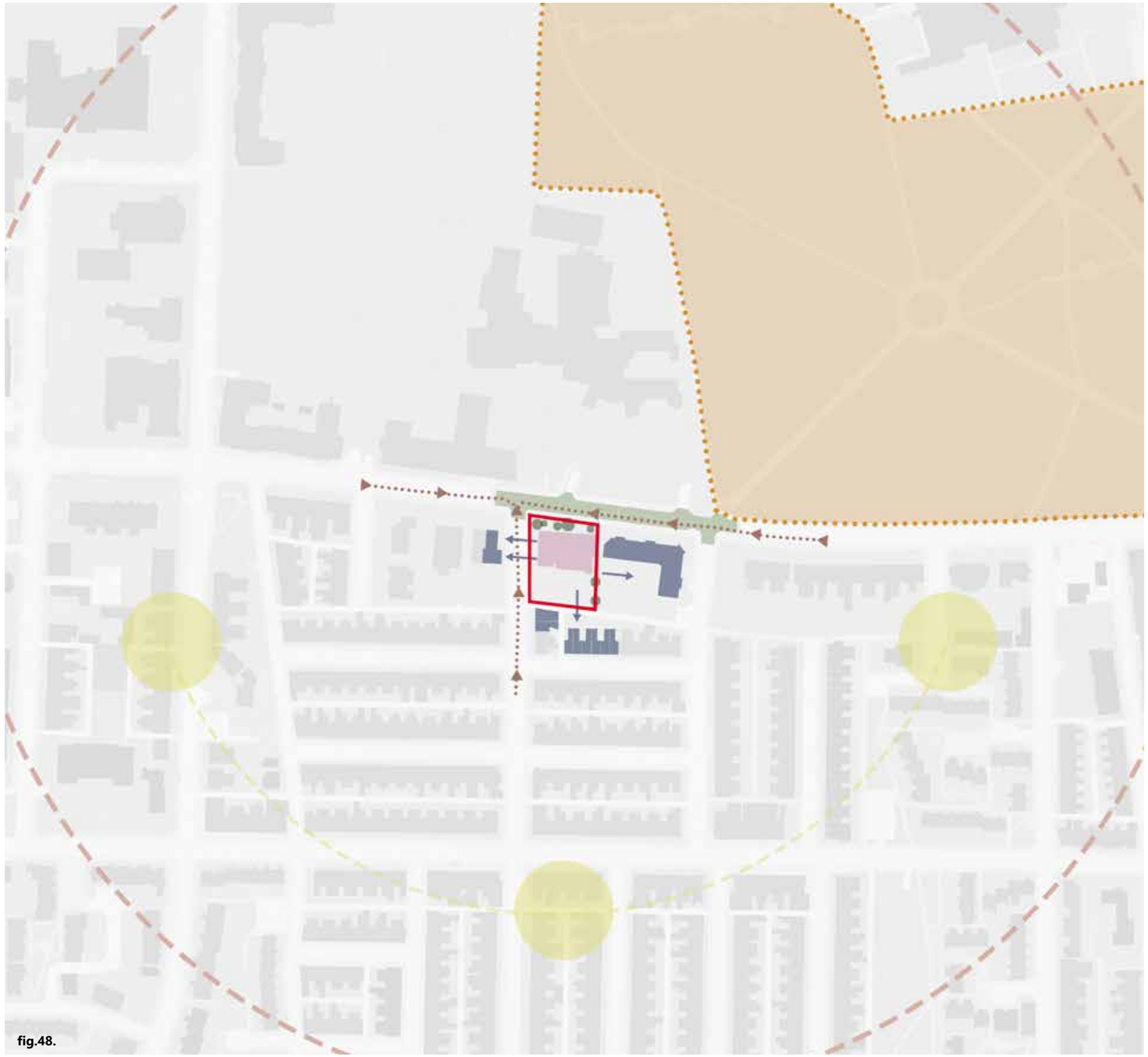


fig.48.

2.5 Constraints & Opportunities

Constraints

- Neighbourly matters surrounding facing residential properties.
- Potential of noise from primary road Moss Lane East

Opportunities

- Excellent location for student accommodation
- Large demand for new student accommodation
- Opportunity to contribute to the ongoing investment and improvement of local buildings
- Adjacent large public green space/park
- Creation of active and vibrant uses at ground floor
- Appropriate and sensitive design response to surrounding context
- Well connected through various means of buses, bikes and walking
- Opportunity for landscaping on the ground level
- Sustainable forms of energy production with air source heat pumps and solar panels
- Opportunity to local PBSA in close proximity to the university campuses

Access routes
Noise
Sun path
5 minute proximity
Site boundary
Public amenity
Trees
Demolition
Neighbourly matters

3.0 Planning Policy Context

3.1 Overview of key planning policies, Supplementary Planning Documents (SPDs) and Strategic Regeneration Frameworks (SRFs)

The Development Plan

Site Designations:
The Site is designated by MCC's Local Plan & UDP Policies Map to be within the following areas:
• 'Inner Areas' (Policy SP1)
• 'Central Manchester' (Policy EC8 & Policy H5).

Places for Everyone (March 2024)
• Policy JP-H1 (Scale, Distribution and Phasing of New Housing Development)
• Policy JP-H3 (Type, Size and Design of New Housing)
• Policy JP-H4 (Density of New Housing)
• Policy JP-C5 (Streets for All)
• Policy JP-C6 (Walking and Cycling)
• Policy JP-C8 (Transport Requirements for New Development

Manchester Core Strategy (2012)
• Policy SP1 (Spatial Principles)
• Policy DM1 (Development Management)
• Policy H12 (Purpose Built Student Accommodation)
• Policy EC8 (Central Manchester)
• Policy EN1 (Design Principles and Strategic Character Areas)

Saved Unitary Development Plan Policies

Other Material Considerations:
• National Planning Policy Framework ("NPPF")
• National Planning Practice Guidance ("NPPG")

Supplementary Planning Guidance and Documents ("SPGs" and "SPDs")
• GMCA Design Guidance for Net Zero (March 2025)
• Guide to Development in Manchester (April 2007)

Executive Papers
• MCC Executive Paper - Purpose Built Student Accommodation in Manchester (2020) and (2023)

Council Strategies
• The Manchester Strategy

Strategic Regeneration Frameworks

Oxford Road Corridor Strategic Regeneration Framework Guidance (2019)

The document highlights the need to continue to support the major institutional partners and their investment programmes. In addition, it highlights the need to support the growth of high value added and high growth companies in the private sector, which has the scope to be realised on a significant scale within the Oxford Road Corridor.

Oxford Road Corridor Strategic Spatial Framework (2018)

The Strategic Spatial Framework (SSF) has been prepared to accompany the Corridor Strategic Vision to 2025 and identify the spatial principles that should support the strategic themes and objectives set out in that document. The SSF takes into account existing policy, estates strategies and adopted development framework's for Oxford Road Corridor's strategic development sites.

It outlines how the SFF can be used to both guide decision-making on future planning applications, and provide an important point of reference in the formulation of future policy and masterplanning work within Oxford Road Corridor. The Strategic Vision highlights the need to support future investment and the future growth potential of its institutional partners in delivering research, innovation, commercialisation, skills, academic excellence and incubation facilities.

4.0 Pre-Application Engagement

4.1 Introduction

During the pre-application process there has been active engagement with local representatives, MCC, GMP, and a public consultation has been held.

4.2 Consultation with Elected Representatives

The Site is located within the Moss Side ward, but is situated very close to the boundary of Ardwick Ward. As detailed within the Statement of Community Involvement ('SCI') prepared by Counter Context, an email was issued to the Elected Members for both the Moss Side and Ardwick wards on 18th June 2024.

The email provided an introduction to the Applicant, the Site, the development proposals, and the consultation process. It also invited the Councillors to a meeting with the Applicant Team, either in-person or virtually, to discuss the plans in more detail should they wish to.

Councillor Abdullatif of Ardwick Ward accepted the invitation for a meeting and met with the Applicant's team via Microsoft Teams on Friday 5 July. During the meeting, the Applicant's team provided an overview of the scheme and then opened the floor to allow Councillor Abdullatif to ask questions and offer feedback.

The Applicant has also reached out to Moss Side Ward Councillors in relation to setting up a meeting to discuss the proposals. At the time of submission, a meeting date has not been fixed.

4.3 Public consultation

A consultation notification postcard was distributed via Royal Mail on Thursday 4 July 2024 with the view of it landing with recipients at the start of the consultation period on Monday 8 July 2024. The postcard provided an introduction to the proposals and invited recipients to engage with the consultation via the online feedback form or through email.

As detailed within the submitted SCI, the consultation postcard was distributed to 750 addresses within the consultation boundary. In addition, the following steps were taken by the Applicant:

• A press release was issued on Monday 8 July 2024 to a range of local, regional and national media publications. It provided introductory information about the proposals and details of the public consultation. Articles subsequently appeared in Manchester Evening News, Place North West, The Business Desk, Estates Gazette and Global Student Living.

• A dedicated consultation website (www.collegeview-manchester.com) went live on Monday 8 August 2024 (Appendix 2). It provided information about the proposals and included links to the online feedback form and project email address.

4.4 MCC

Manchester City Council
Between May 2024 and December 2024 the project team has actively engaged with Planning Officers at MCC in relation to the emerging scheme proposals. This has resulted in the following amendments being made:

August 2024 Proposal:
- 4 storey main volume
- 2 storey 'attic' storey with large set-back
- Floor heights reduced
- Angled expression introduced to the facade
- Attic floor geometry introducted to create visual interest to the skyline

November 2024 Proposal:

- 4 storey main volume
- 1 storey 'attic' storey with large set-back
- Floor heights reduced
- Angled expression introduced to the facade
- Attic floor geometry introducted to create visual interest to the skyline

February 2025 proposal (Current)
- 4 storey main volume
- 1 storey 'attic' storey with large set-back
- Angled expression to the facade further developed into bays
- Attic geometry devbeloped to enhance skyline

4.5 GMP

A Crime Impact Statement has been prepared as part of the Planning Application. This has concluded that the proposed development provides the opportunity to include security features built into the design and construction of the building and avoid the need for obtrusive retrofitted measures that can increase the fear of crime.

Furthermore the Student Management Plan which includes the operational statement states that the Residents' Team at the scheme will consist of a General Manager, Resident Manager, Resident Advisors, Maintenance Technicians & Housekeepers. This team will work flexibly to accommodate residents' needs. The scheme will be staffed 24/7, providing a point of contact for reporting repairs, deliveries and parcel collections, resident disputes and complaints, hosting social events, providing general local information and signposting to specialist services, and handling lettings enquiries.

It also states that during the mobilisation phase, the onsite resident team will, where possible, keep neighbours and the local community informed about the progress of the build by attending community meetings as required. Once operational Fresh is committed to proactive engagement with key stakeholders.

At a later stage of the project the operator may decide to apply for Secured by Design certification.

Relevant guidance:
Secured by Design Residential (Homes) Guide 2025

5.0 Design Development


fig.49.

College View, Moss Lane East - May 2024 proposal
- 5 storey main volume
- 1 storey 'attic' storey with minimal set-back
- 'Flat' facade order


fig.50.

College View, Moss Lane East - August 2024 proposal
- 4 storey main volume
- 2 storey 'attic' storey with large set-back
- Floor heights reduced
- Angled expression introduced to the facade
- Attic floor geometry introduced to create visual interest to the skyline


fig.51.

College View, Moss Lane East - November 2024 proposal
- 4 storey main volume
- 1 storey 'attic' storey set-back
- Angled expression to the facade developed
- Attic floor geometry to create visual interest to the skyline further developed


fig.52.

College View, Moss Lane East - February 2025 proposal (Current)
- 4 storey main volume
- 1 storey 'attic' storey with large set-back
- Angled expression to the facade further developed into bays
- Attic geometry developed to enhance skyline



fig.53. Acomb Street - May 2024 proposal
- Part 4 / part 5 storey stepped volumes down to the existing terraces
- 'Flat' facade order



fig.54. Acomb Street - August 2024 proposal
- 3 storey main volume
- 2 storey 'attic' storey with large set-back stepping up the main building volume



fig.55. Acomb Street - November 2124 proposal
- 3 storey main volume
- 1 storey 'attic' storey with large set-back
- Attic floor geometry to create visual interest to the skyline introduced



fig.56. Acomb Street elevation - February 2025 proposal (Current)
- 2 storey main volume
- 1 storey 'attic' storey with large set-back
- Angled expression to the attic further developed
- Expression as a 'terrace' developed



fig.57. Aerial view - May 2024 proposal
- Single building expression
- 6 storeys to MLE stepping down to 4 storeys on Acomb Street



fig.58. Aerial view - August 2024 proposal
- 4+2 storey massing to MLE
- 3+2 storey massing to Acomb Street



fig.59. Aerial view - November 2124 proposal
- 4+1 storey massing to MLE
- 3+1 storey massing to Acomb Street

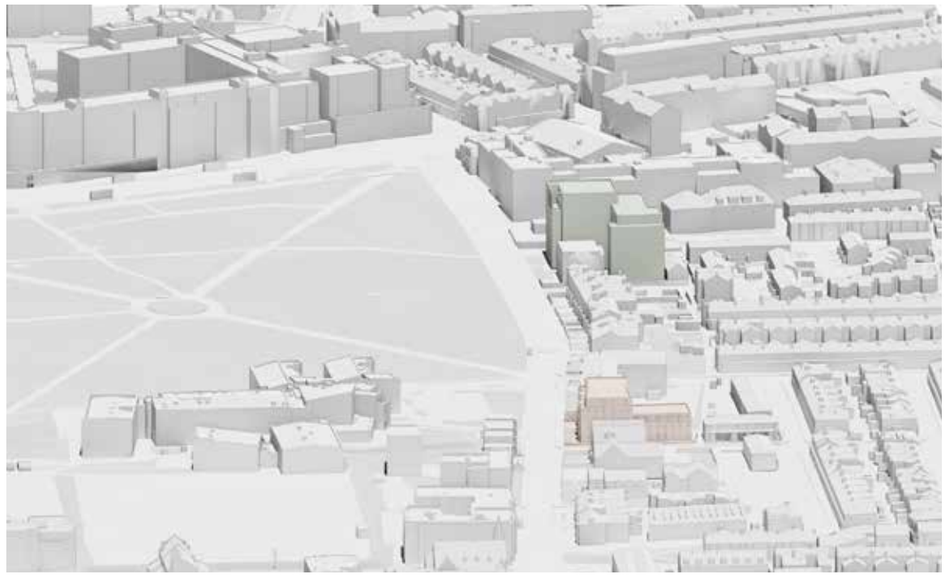


fig.60. Aerial view - February 2025 proposal (Current)
- 4+1 storey massing to MLE
- 2+1 storey massing to Acomb Street
- Articulation as 2 separate elements - the 'Villa' and the 'Terrace'.

Influence of Consultation on the Proposals

Requests for the building to be reduced in height/scale:
• The height of the building has been reduced from a 6-storey single building to a part five, part three storey building which steps down towards the Acomb Street elevation.
• This is considered to assimilate better with the surrounding context such as the 4 storey 'Homes for Students Park View' and the part 6 and 5 storey 'Ropemaker Court' which are both student accommodation.

More green spaces included in the design that is open to all
• Communal garden located to the rear of the building
• A broad range of native wildflowers and planting would be integrated across the gardens, enhancing the developments biodiversity.
• Planting would also be provided around the Site.

The proposal should follow the established footprint of Moss Lane East and Acomb Street
• The design broadly follows the same built footprint as the existing building keeping an area to the rear open in the form of a landscaped communal garden.

Soundproofing the building and rooftop garden
• The rooftop garden no longer forms part of the proposed development.

Proximity of the development to the properties along Haydn Avenue
• The proposal has been setback from the alleyway
• A storey removed from Acomb Street façade
• Top storey with a large setback

6.0 Proposed Development

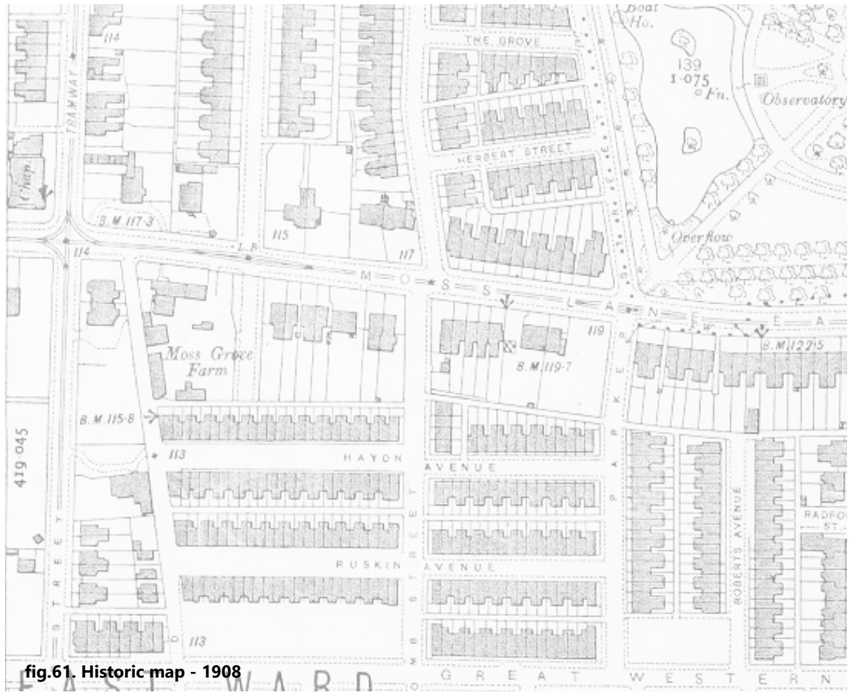


fig.61. Historic map - 1908

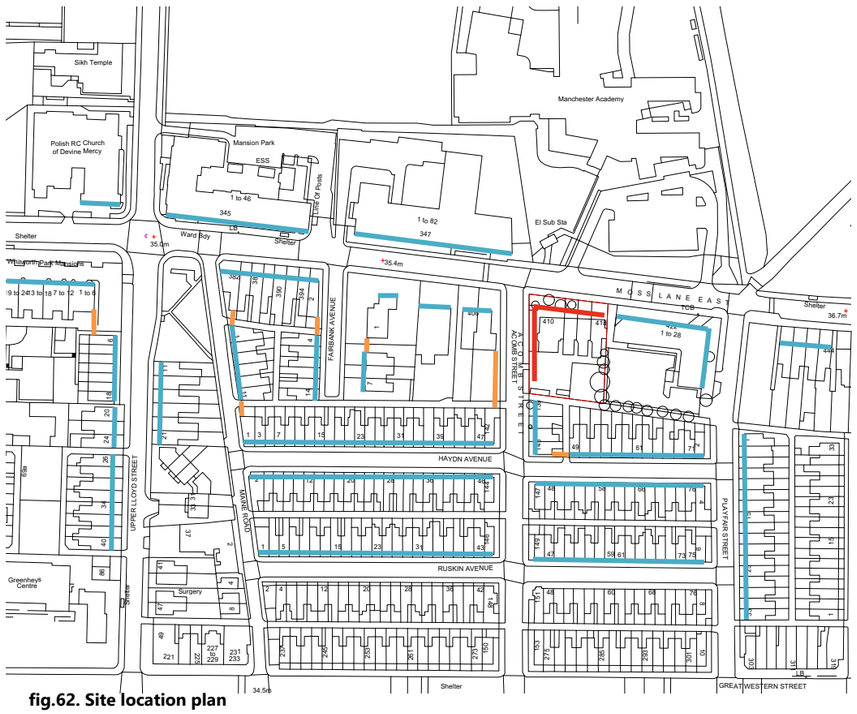


fig.62. Site location plan

6.1 Introduction

Covered in this section will be the design objectives/ the client brief, a review of the building layouts floor by floor, a review of the typical studio room types, the use of the building and the amounts, an analysis of the appearance of the building and its materiality, the proposed street elevations, an analysis of the facade ordering and detailing, and a review of the proposed landscaping.

Layout

During the pre application process it was noted that the properties fronting Moss Lane East historically had deep rear gardens unlike the much denser back-to-back terraces behind with yards and lanes.

While this is a fair observation it is also important to recognise that the terrace clearances directly to the north of our site and the subsequent construction of large contemporary buildings on both sides of the road have had a significant impact on the current character and represent a new context.

Both sides of Moss Lane only partially retain their Victorian / Edwardian identity. To the south of the road the terraces that benefit from views onto the park obviously have a higher value and remain reasonably well kept. Further to the west however the condition of urban grain is less coherent (perhaps even somewhat 'loose') and the buildings less well maintained.

We are interested in how this site offers an opportunity to partially 'repair' the urban grain and introduce more framing or edges to the street.

We propose a building line on MLE that aligns with the adjacent Moss Court and continues the common device of shallow front gardens contained by strong boundary walls and railings.

There is a short run of terraces that front onto Acomb Street, perpendicular to those on Haydn Avenue. We are proposing that this terrace is a cue to continue this in our proposal with a gap between that is equivalent to the back to gable or back to back dimension found across the neighbourhood.

These observations and analysis has informed our concept of a 'Villa' and a 'Terrace' - a single building with 2 distinct scales that respond to their setting. The 'Villa' fronting MLE is taller, more civic and more elaborate in its architectural design. The 'Terrace' fronting Acomb Street is smaller and more modest - aligned to its immediate neighbours.



fig.63. Aerial view - Proposed building

6.2 Scale and Massing

The scale and massing of the building has been designed in two distinct volumes connected in an L formation around a communal courtyard. Along Moss Lane East there is a proposed 4+1 storey volume where the neighbouring buildings are 3-4 storeys tall, stepping down to a 2+1 storey volume along Acomb Street which meets the two storey Victorian terraces.

The building is articulated as two separate elements, the 'Villa' (along Moss Lane East) and the 'Terrace' (along Acomb Street). The two volumes are separated by a shadow gap and are proposed to have different tones of brickwork to distinguish them.

The Moss Lane East facade has a top storey that has a large setback to maintain the 4-storey datum of the neighbouring Moss Court. The facade has a series of triangular and trapezoidal bays that mirror the bays of the Victorian properties in the area. Simiarly the recessed 'attic' level utilises these angular forms mirroring the angles of the pitch rooved buildings along Moss Lane East. The bays of the top level are all triangular and smaller in size, creating contrast with the larger bays of the main volume, creating an interesting rhythm that enhances the skyline.

Similarly the volume on Acomb street has a 2 storey main volume and a recessed 'attic' level with a large setback. There are triangular bays to the top level which reflect the angles of the pitched roofs of the neighbouring Victorian terrace.



fig.64. College View, Moss Lane East - Proposed building



fig.65. Acomb Street elevation - Proposed building

6.3 Use and Amount

The use is Sui Generis.

The amount of the development is appropriate to the size and location of the site and is a direct response derived from the constraints and opportunities presented by the site.

Studios	132no.
Affordable student rent	27no. (20%)
Accessible studios	6no. (5%)
Internal amenity space	237m2 (1.8m2 per studio)*
External amenity space (rear court only)	310m2 (2.3m2 per studio)
Total amenity	547m2 (4.1m2 per room)

The internal amenity includes;
- Lounge
- Study space
- Fitness suite
- Private dining room
- Laundry

Note that commercial PBSA developer guidance (Watkin Jones PBSA Guidance) is for only 1.2m2 per room for this scale of development and typically would not include a lounge, fitness suite or private dining room. The proposed higher provision represents a commitment from The Applicant to create a truly high quality development and also to attract high values from his residents.

The plot ratio (area to be built upon) at ground floor level is 54%. Note the existing buildings on the site have a plot ratio of 30%.

20% of the Studio units will be affordable rent.

Level	Unit type		Sub totals	Areas			Ancillary (Internal)					Ancillary (External)		
	Studio	Accessible studio		Proposed GEA m2	Proposed GIA m2	Proposed NLA m2	Resident amenity	Stores	Office	Toilets	Plant	Bins	Bikes	Garden / Land-
4	16	0	16	438.3	402.1	282.6	-	-	-	-	-	-	-	-
3	21	0	21	533.3	494.1	533.3	-	-	-	-	-	-	-	-
2	32	1	33	822.3	766.3	562.2	-	-	-	-	-	-	-	-
1	36	0	36	854.9	799.1	588.4	-	-	-	-	-	-	-	-
0	21	5	26	854.9	787.5	472.7	100	-	-	5.5	-	30	30	440
B1	-	-	-	341.8	311.9	-	137	6.5	6	2.5	66	-	-	-
Total	**126**	**6**	**132**	**3845.5**	**3561**	**2439.2**	**237**	**6.5**	**6**	**8**	**66**	**30**	**30**	**440**
Unit mix	**95%**	**5%**					1.8							3.3
							m2 amenity per							m2 amenity per

fig.66.


fig.67.


fig.68.


fig.69.


fig.70.

6.4 Appearance - Reference Projects

The adjacent images illustrate how the formal and material qualities of modern buildings can explicit reference historic contexts with invention and innovation.

These images have been selected to help communicate;

Facade geometry
How adjustments to the facade lines can contribute to the creation of buildings that have visual density while also helping break down scale and massing.

Roof line
A common critique of modern buildings in the context of Victorian buildings is the plainness of their roof lines and the absence of interest. These building all have flat roofs but through adjustments to the plan form the 'reading' of upper floors from street level is of gentle pitches.

Human scale
Another critique of many contemporary buildings is their failure to present a scale that most people can relate too. All of these buildings have recognisably scaled windows and other architectural elements that again break down their scale into buildings that people can relate too.

Materials
Brick is the prevalent material in the neighbourhood but also the material of the vast majority of our homes. This sense of the familiar is very important in each of these project and our proposal but we are also interested in the potential of brick to introduce texture and visual interest. Like these references we wish to create a building that has quality and interest at every scale of its experience.

fig.67. Seebach Housing, Zurich - Sergison Bates
fig.68. Hampstead Mansion Block, London - Sergison Bates
fig.69. Ryle Yard, Eddington, Cambridge - Maccreanor Lavington
fig.70. Premier Inn Hub, Camden - Morris + Company


fig.71. Lighter red brick to the 'terrace' element fronting Acomb Street


fig.74. Warm grey window tone


fig.72. Mid red brick to the 'Villa' element fronting Moss Lane East


fig.75. Pale grey cast stone


fig.73. Dark red brick to 'plinth' connection both elements of the building

6.4 Appearance - Proposed Materials

We are proposing a building made from red brick to ensure it is embedded in its context. The main volume onto Moss Lane East has a red brick that is slightly darker than the red proposed along Acomb Street. Common to both is dark red brick 'plinth'.

These subtle adjustments helps articulate each element as separate while maintaining a sense of coherency to the whole and reflecting the subtle changes in brick tone that can been across the neighbourhood - a consequence of when they were built and which brick yard they were procured from.

Windows are proposed in a warm grey toned PPC aluminium. The special PPC finish ensures that the windows have 'life' and change according to the lighting conditions. In bright sunlight they appear almost white and are redolent of the common white painted sash windows of the neighbouring context.

The entrance is articulated with pale grey cast stone applied on top of the brickwork.

The pavers to the landscaping is proposed in exposed aggregate concrete paving slabs. The texture of these is import to ensure a commonality with that of the brick work.

6.4 Appearance - Proposed Street Elevations

As illustrated below, the building's form has been established from a careful analysis of its context towards a form which is responsive and appropriate to its neighbours.

Moss Lane East street scene
- The lower parapet of the 'Villa' is aligned to the parapet of Moss Court
- The upper parapet is aligned to the ridge level of Moss Court

Acomb Street
- The lower parapet is aligned to the eaves of the adjacent terrace properties
- The upper parapet approximates the ridge of the terraces.

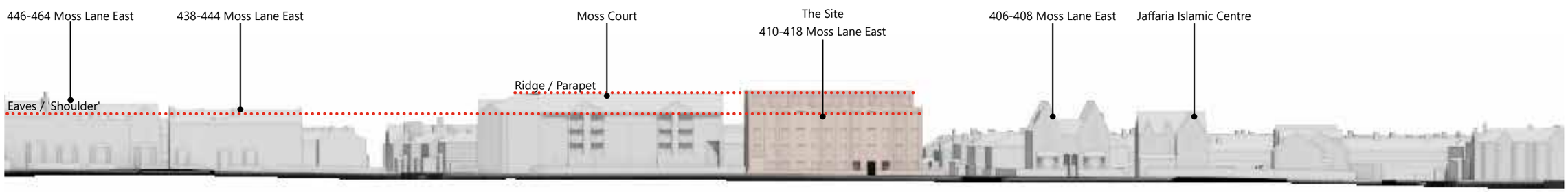


fig.76. Moss Lane East (NTS)

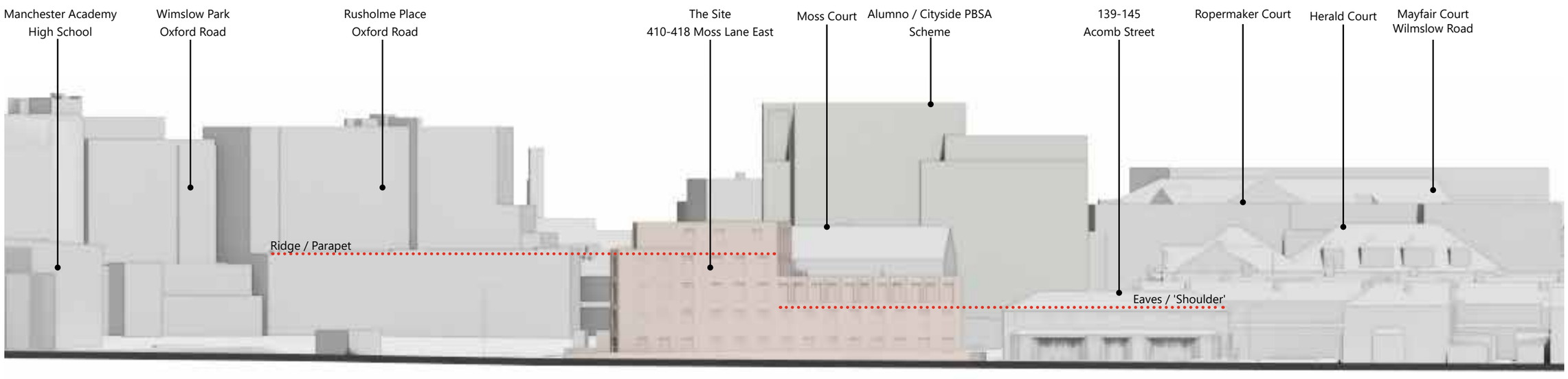


fig.45. Future Acomb Street Elevation (NTS)



fig.77. View of the proposals on Moss Lane East

6.4 Appearance - Facade Order and Detail

The facade to Moss Lane East has a 4 storey volume with a set back attic floor on top. The 4 storey volume is articulated with a series of bays in an A / B / A / B / A rhythm where 'A' is a pointed 2 sided bay and 'B' is a 3 side 'canted' bay. Over this, the attic is articulated with a repeated C / C / C rhythm os 2 sided bays. The attic is deliberately misaligned with the lower volume to reinforce their difference but also lend the composition a more organic character in reference to Victorian buildings in the neighbourhood.

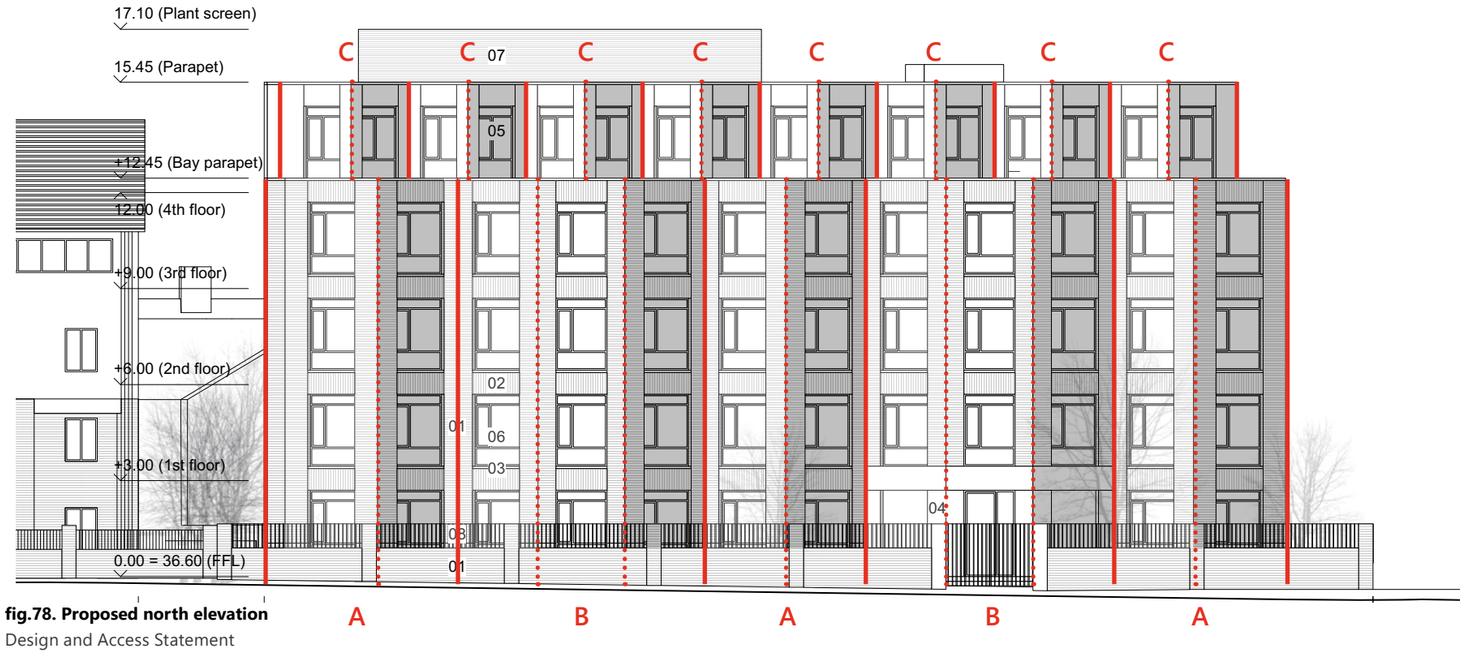


fig.78. Proposed north elevation



fig.79. Moss Lane East bay study

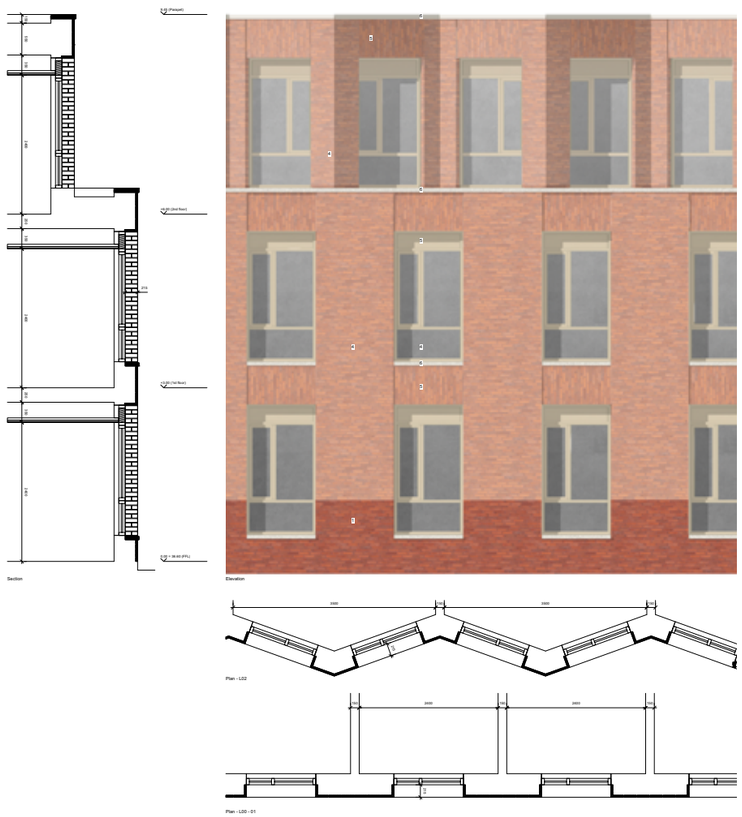


fig.80. Acomb Street bay study

6.4 Appearance - Facade Order and Detail

The images adjacent are intended to communicate the facade detail;
- All windows will have a full brick reveal
- Lintels are in soldier course brickwork set back 25mm from the brick piers
- Cast stone sills and copings to add visual interest
- The series of bays have been carefully set out to brick dimensions to minimise the number of 'specials' required.
- A continuous dark red brick plinth which wraps both elements of the project
- A mid red brick to the 'villa' element on Moss Lane East
- A lighter red brick to the 'terrace' element on Acomb Street


fig.81.


fig.82.


fig.83.


fig.84.


fig.85.


fig.86.

6.4 Appearance - Local Materials

The southern edge of Moss Lane East is comprised of red brick and painted stucco Victorian villas and terraces directly opposite Whitworth Park.

Its character then changes towards the west where modern buildings have been introduced. These are stylistically very different from the prevailing Victorian context with flatter frontages and a myriad of non-contextual materials employed to 'break up' the facades.

However, red brick and grey slates are the dominant materials and our proposal seeks to reinforce this by employing the same materials and colour tones towards creating a new building that reinforces a sense of the place.

fig.81. 406-408 Moss Lane East
fig.82. 466-468 Moss Lane East
fig.83. Moss Court, Moss Lane East
fig.84. 15-17 Upper Lloyd Street
fig.85. 458 Moss Lane East
fig.86. 390 Moss Lane East

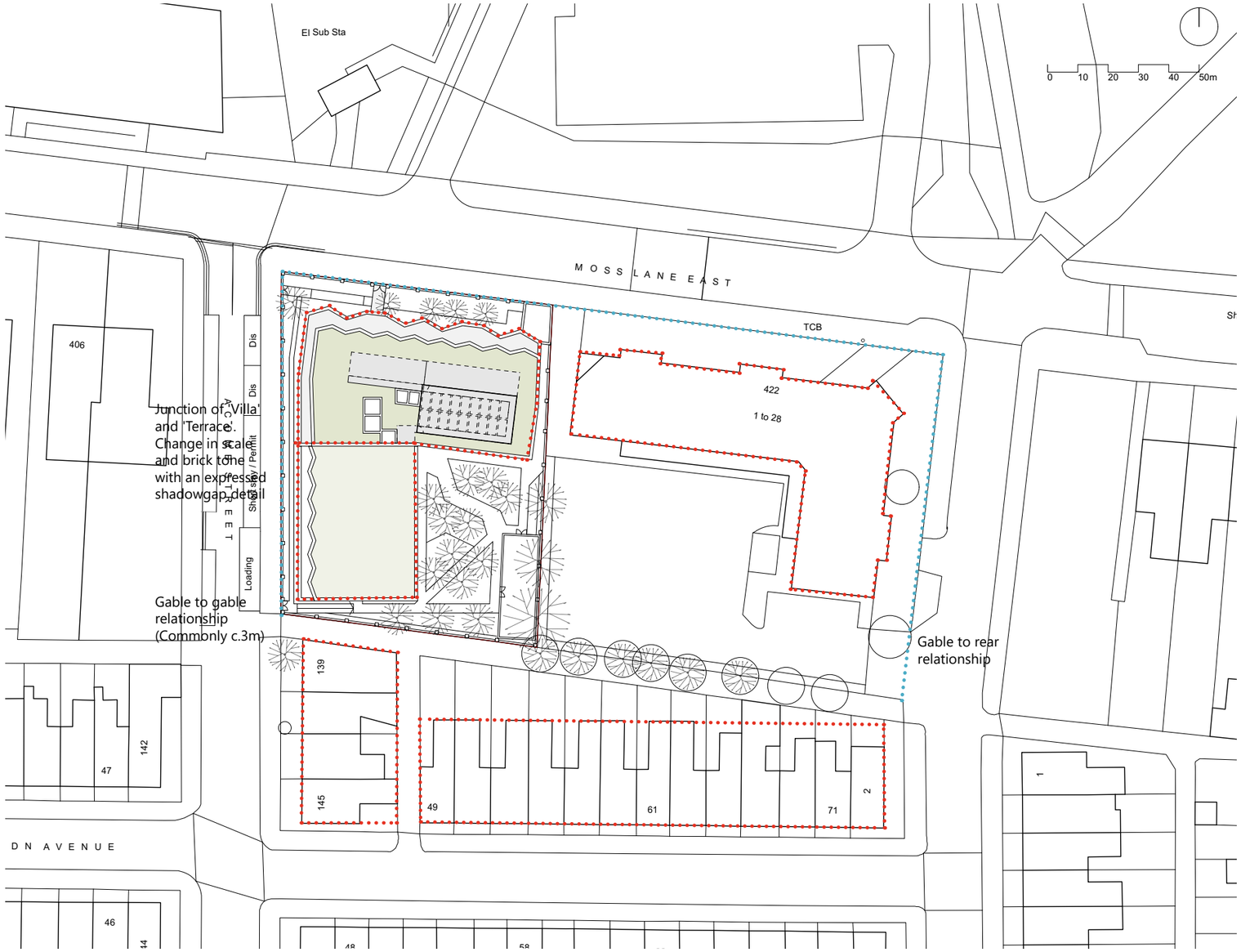


fig.87. Site plan

6.5 Layout (cont')

The proposed building is L shaped in plan and expressed as 2 separate elements that nonetheless read as a coherent whole.

The main building volume addresses Moss Lane East and is redolent of a large Victorian villa and is explicitly civic in character.

The secondary element is expressed as a residential terrace that completes the streetscape on Acomb Street.

The L shaped plan form replicates that of Moss Court, a purpose built student accommodation block directly to the east.

The layout maximises active frontage to the public realm (with obvious safety benefits) and encloses a generous, private landscaped court to the rear.

We highlight that the relationship of the proposal to the existing terrace on Acomb Street is not the same as that of Moss Court on Playfair Street to the terraces on Haydn Avenue. The former the 'gable to gable' and justifiably close to replicate similar relationships in the wider neighbourhood. Playfair Street however is a 'back to rear' and the gap therefore understandably wider.

At the urban scale, the proposal completes the 'U' form of 2 buildings that positively address the surrounding streets with private external amenity space contained within (which is also to the benefit of the terrace immediately to the south).

6.5 Layout - Lower Ground Floor Plan

The existing terrace on the site has a full basement along its length. This permits the creation of a lower ground floor for the proposals containing quiet study space, a private dining room, gym, laundry and ancillary accommodation including a plant room.

This floor is served by a stair set into a large cut in the floor slab that allows light into the main study space.

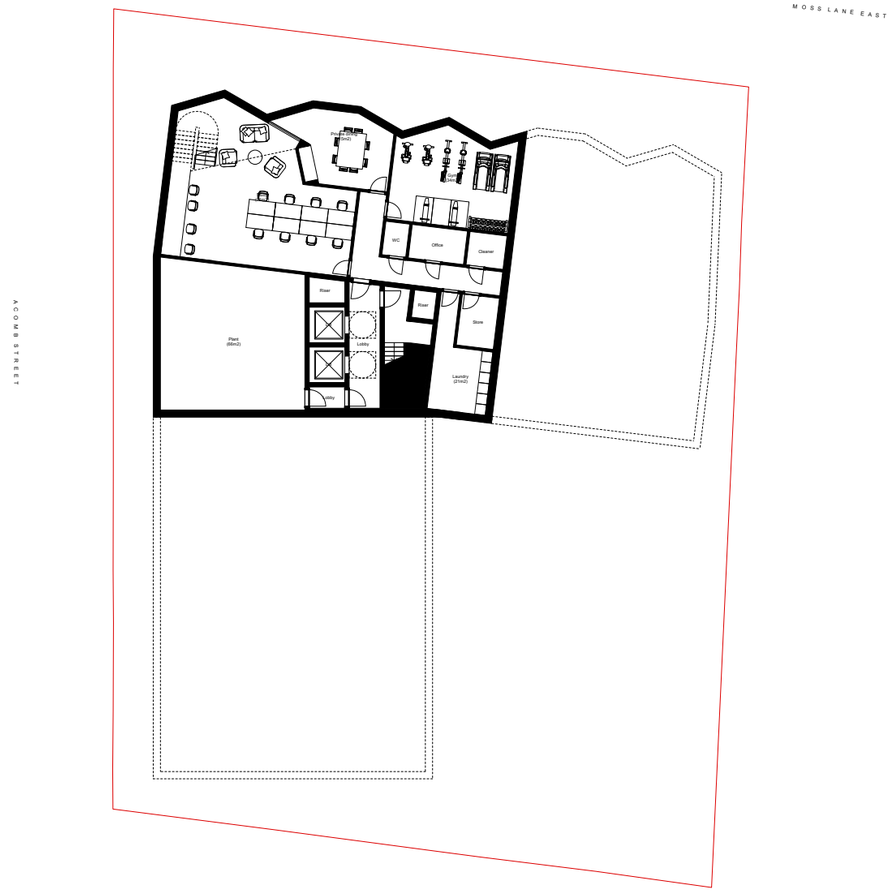


fig.88. Proposed basement level plan



fig.89. Proposed ground level plan

6.5 Layout - Ground Floor Plan

The ground floor has been configured to maximise active frontage (and therefore natural surveillance) onto both Moss Lane East and Acomb Street. 100% of the facade to each street is 'active'.

The building line on Moss Lane East is set back from the street by 3750mm at its minimum and 4850mm at its maximum. The maximum point of the set back is aligned to the bays on the adjacent Moss Court student accommodation building.

The facade to Moss Lane East incorporates a series of bay windows that references the Victorian buildings of the area and creates visual interest to the building externally and characterful rooms internally.

The main entrance to the building is located off Moss Lane East via a short path from the pavement. An external loggia provides cover to the recessed entrance door.

Residents and visitors will then enter into the generous reception / lounge from where the lower ground floor can be accessed via a stair set into a large cut in the floor (which permits light to that level).

The majority of the accessible studios are located at ground floor for ease of access from those in wheelchairs or with access issues more generally.

The vertical circulation core is located to the internal corner of the building and comprises 2no. lifts, a stair and service risers. The core also permits resident access to the rear landscaped court.

6.5 Layout - First Floor Plan

The layout of the studios on this floor includes larger rooms onto Moss Lane East which benefit from the bay windows and larger internal floor area. 'Standard' rooms are then laid out to the rear and the 'tail' of the proposal along Acomb Street.



fig.90. Proposed level 1 plan

TODD

6.5 Layout - Second Floor Plan

The layout on this floor largely replicates the floor below but includes the first of the set-backs that are a defining feature of the proposed building. This set back occurs on Acomb Street so that the scale of the building on that street is 2 storeys with a set back 'attic' floor.

The studios within the 'attic' are larger rooms circa 2m larger than the 'standard rooms' and also benefit from the bay window expression.



fig.91. Proposed level 2 plan

6.5 Layout - Third Floor Plan

At this level the leg of the building on Acomb Street becomes a roof while the volume to Moss Lane East continues upwards, with a floor plan replicating the floor below. This vertical 'stacking' of the studios is critical to an economical and efficient servicing strategy.



fig.92. Proposed level 3 plan

6.5 Layout - Fourth Floor Plan

The building form again steps back at this level to create the uppermost 'attic' on Moss Lane East (and also occurs as the building turns the corner onto Acomb Street.

The area of roof outside on the set backs are not proposed as accessible to residents. These will be accessible for regular maintenance only.



fig.93. Proposed level 4 plan

6.5 Layout - Roof Plan

The roof plan adjacent helps to communicate the complexity and richness of the building's plan form with its variety of set backs and formal moves that respond to the unique characteristics of their immediate context.

Common to most contemporary buildings an element of roof top plant is required in support of an energy efficient and sustainable project. The plant will be a minimal louvred screen in PPC aluminium.



fig.94. Proposed roof level plan

6.5 Layout - Studio Types

The rich architectural expression of the proposal, with its bay windows and set backs, results in a variety of studio types uncommon to most PBSA developments.

Each studio contain an ensuite, bed, wardrobe, study desk and kitchenette.

- 17.7m2 Studio
- 16.8m2 Studio
- 15.6m2 'Standard' studios
- 29m2 Accessible studio



fig.95. Typical studios



fig.96. Fresh - 4 Pillars of Welllbeing - Be Social



fig.97. Fresh - 4 Pillars of Welllbeing - Be Supported



fig.98. Fresh - 4 Pillars of Welllbeing - Be Connected



fig.99. Fresh - 4 Pillars of Welllbeing - Be Active

6.6 Amenity and Wellbeing

The wellbeing of students is fundamental to the building's design. Wellbeing, for students in particular, is more than bedroom or flat sizes, more than natural light, fresh air and a quiet secure private space. Of course these things underpin a persons wellbeing however we have strived to look at wellbeing in a much broader sense and to find tangible ways that our building and landscapes can actively contribute to the wellbeing of all occupants and visitors to our building and site.

Vitality important is the access to external amenity. There is ample public green space locally most notably Whitworth Park which is only 70m from the site and we have sought to maximise the potential of the proposed rear landscaped area and the space between the street and our building towards providing a variety of outdoor green spaces to look out upon, sit, relax, read, talk and eat.

Both the outdoor and indoor communal spaces are scaled appropriately to allow various activities to take place in smaller group numbers, encouraging social interaction. Internal spaces, particularly the social spaces, look out onto outdoor landscapes whenever possible. The ground and lower ground floor plans are generous, dynamic and flexible social spaces. They promote chance meetings, conversation, larger group activities as well as places for quiet study amongst peers.

At the lower ground level laundry facilities and a fitness suite are well connected to other social spaces, encouraging self-care and enhancing wellbeing, while a shared kitchen / dining facility encourages students to cook meals together.

The layout of the studio rooms are such that there is ample space for study and relaxation with the bed doubling as a deep sofa during the day. The wardrobe is pushed to the rear corner leaving a central, square living space, with a long desk along one side. This central floor area can hereby be used for stretching, yoga or light exercise. Each room is en suite, which in turn creates an entrance zone and privacy into the bedroom.

Looking outward the location of the building is exceptionally well connected. There are numerous pubic transport links within a short walk, whilst the cycle network on Oxford Road provides the potential for students to take up cycling and make use of the secure cycle parking facilities in the building.

There is a diverse array of entertainment and shopping hubs within easy walking distance of the building, promoting students to stay, shop and support locally.

In addition to the people who will live in and use our building, we have striven to improve the wellbeing of local residents and passersby wherever possible. Through careful detailing, landscaping and formal gestures on street we believe we can bring something new and of interest to this street, something beyond aspirations that its residents and neighbours can be proud of.

6.7 Energy and Sustainability

An Energy Statement has been prepared by McKee Associates and submitted with the application.

The proposals have been developed using the guiding principles of the energy hierarchy, ensuring a fabric first approach to minimize space heating demand which has resulted in dwellings that meet or are near to achieving the 'best Practice' targets for reducing energy demand. The proposed development will utilise electricity for heating and domestic hot water meaning no use of fossil fuels.

The scheme exceeds the requirement of the Current Building regulations Part L by 17.5%. Regulated operational carbon emissions have been reduced by 17.5% compared to the Part L 2021 Vol.2 Target building.

The sustainability credentials of the scheme are as follows:
• Be Lean: Building Fabric performance improved by up to 45% over building regulations limiting values. All M&E systems and lighting are the latest high efficiency systems which exceed the limiting efficiencies set out in the building regulations Part L.
• Be Clean: Space heating and DHW are provided by Air Source Heat pumps. This ensures there are no on site emissions and enables the scheme to decarbonize in line with the national grid.
• Be Green: the PV array has been maximized to utilise all available roof space. An additional solar thermal array has been included to minimise the amount of grid supplied electricity required for DHW.

Therefore, the proposed development complies Core Strategy policies EN4, EN6, EN8, PfE policies JP-S1, JP-S2, and Paragraphs 167 of the NPPF.

6.8 Secured By Design Principles

Secured by Design principles have been considered in the design of the proposals.

6.9 BNG and Trees

An assessment of Biodiversity Net Gain along with the completed Metric has been prepared by ERAP and submitted with the planning application.

The headline results of the BNG Metric are presented within Table 5.1 of the Report. The report concludes that the proposals would lead to a minimum of 10% net gain for area-based habitats and hedgerow units as demonstrated by the Metric. Therefore, the trading rules are satisfied and the proposed development is compliant with PfE Policy JP-G8 and the NPPF.

Towards the front elevation of the property adjacent to Moss Lane East there are currently 7 small Category C trees which are to be removed. Adjacent to the Site are three Category C trees and one Category B tree.

The proposed development comprises the loss of 7no. small Category C trees. None of the trees proposed for removal are considered aged or veteran and therefore the principles for refusal within the NPPF would not be considered applicable. None of these are subject to a Tree Preservation Order ("TPO").

6.10 Parking

The site car park associated with the existing C3 residential dwellings at the site will be removed as part of the proposal and replaced with built form and landscaping space.

In line with the requirements of the student residents at the development and other PBSA across the city, the development will be car-free. The appropriateness of the site for car-free living has been agreed with MCC during pre-application discussions.

The existing parking bay will be modified to provide two disabled parking bays, to retain a length of permit/short-stay parking and to provide a loading bay. The applicant will fund the modifications to the TRO as part of the Section 278 Agreement. The proposed modifications are shown on the plan in Appendix B of the Transport Assessment.

Residents will be advised that there is no car parking at the site and will be required, as part of their tenancy agreement, to commit to not bringing a car to the site. The existing TRO surrounding the site will assist in removing any overspill parking from the site and the Council could further enforce this by not allowing residents at the site, other than disabled residents, a street parking permit.

6.11 Waste Management and Servicing

The applicant will fund modifications to the TRO in the bay bounding the site on Acomb Street to allow the introduction of a loading bay. This will then be in place for use by the refuse vehicle and other day-to-day deliveries. It will provide a benefit to both the development and surrounding community. The proposed modifications to the TRO are attached as Appendix B. A swept path has been undertaken for a MCC sized refuse vehicle and is attached as Appendix D.

A Service and Delivery Management Strategy is proposed that sets out how refuse will be
collected and day-to-day deliveries to the site will be managed. A loading bay is proposed on
Acomb Street that will be used by servicing vehicles. Swept paths have been undertaken.

The applicant will fund modifications to the TRO in the bay bounding the site on Acomb Street to allow the introduction of a loading bay. This will then be in place for use by the refuse vehicle and other day-to-day deliveries. It will provide a benefit to both the development and surrounding community. The proposed modifications to the TRO are attached as Appendix B of the TA. A swept path has been undertaken for a MCC sized refuse vehicle and is attached as Appendix D of the TA.

6.12 Fire Strategy

The building proposal has been designed alongside Fire Surety (fire engineer) who has produced a fire strategy report following workshops and close liaison with TODD architects. The fire strategy produced is based on a previous iteration of the building design, but the principles of the fire strategy have been maintained.

The following documents are relevant to the application:

Approved Document B (fire safety) volume 1: Dwellings
Approved Document B (fire safety) volume 2: Buildings other than dwellings
BS 9991:2024



fig.100. View of the proposal along Moss Lane East looking East

fig.101. View of the proposal along Moss Lane East looking West



fig.102. View of the proposal along Acomb Street looking North



fig.103. View of the proposal along Acomb Street looking North



fig.104. View of the Moss Lane East entrance

7.0 Access

7.1 Introduction
This access statement provides detail on how the proposed development can be used by all people regardless of their ability.

It also indicates how the design follows good practice design guidance and meets the required technical design standards.

Our client is committed to providing an inclusive environment and adopting inclusive design principles wherever practicable to do so. This includes approach to the buildings, entry and use of the buildings and surrounding spaces.

It is customary at this stage of the design development that some of the detailed internal design may not be fully resolved, but the principles of inclusive access will remain at the forefront of all future design decisions. Issues of access will be continuously reviewed at each stage of the project as more detailed design progresses.

This statement documents the aspirations and commitment to inclusive design principles, to ensure that access for all is provided for all with particular regard to those with limited access ability.

This includes the needs of people with mobility, physical, sensory and cognitive impairments, and relates to physical features and environmental aspects, alongside the need to create an accessible environment which is managed and maintained accordingly.

An inclusive environment considers the diversity of human need and relies on the consideration of good, unsegregated access being incorporated at each stage of design development, through the construction phase and post-occupation management and maintenance.

7.2 Policy and Standards
The following documents are relevant to the application:
- The Equality Act 2010
- The Building Regulations Approved Document M: Access to and use of buildings, Volume 1: Dwellings, 2015 edition incorporating 2016 amendments.
- The Building Regulations Approved Document M: Access to and use of buildings, Volume 2: Buildings other than Dwellings, 2015 edition
- The Building Regulations Approved Document K: Protection from falling, collision and impact, 2013 edition.
- BS 8300 2009+A1:2010: Design of buildings and their approaches to meet the needs of disabled people – Code of Practice.
- BS7000-6:2005 Design management systems: Guide to managing inclusive design
- Designing for Accessibility, Centre for Accessible Environments, 2012 edition

7.3 Site Constraints
The proposed development will assist with increasing accessibility and permeability on neighbouring streets.

7.4 Access
The main entrance to the building is accessed off of Moss Lane East. An access gate is located to the rear of the site accessed off of Acomb Street, this is used for servicing, and access to the cycle and bin store.

7.5 Bicycle Parking/Waste Collection
Private, secure bicycle parking and a bin store will also be provided. This is located at the basement floor and is accessible from within the facility and from the rear courtyard.

7.6 Pedestrian Access
The entrance to the PBSA lobby is off of Moss Lane East.
All pavements serving the development will be to an agreed width and design.
The width of the main entrance pavement is 1600mm, the width of the service entrance pavement and garden space pavements is 1200mm.

7.7 Landscaping
Wherever possible gradients will not exceed 1:21 and landings will be provided every 500mm rise.

7.8 Footpaths
All pedestrian routes and footpaths will be of a suitable gradient to allow ease of access to all buildings and facilities. These will be formed from smooth, firm and slip resistant materials. Footpaths will be a minimum of 1200mm wide where they provide access to residential properties.

7.9 Horizontal Circulation
Accessible routes are provided throughout. All doors provide a minimum clear opening of 850mm, with a 300mm nib to the leading edge and a 200mm to the following edge of the door swing. Communal corridors are minimum 1200mm wide but generally 1500mm.

7.10 Vertical Circulation – Lifts
There are 2 passenger lifts serving all floors. These will meet or exceed the requirements of Part M of the Building Regulations and BS EN 8170:2003
- The lifts are a minimum of 1100mm wide x 1400mm deep
- Landings in front of lift providing a minimum 1500 x 1500mm
- A Fire fighting lift will be provided on the advise of a Fire Consultant

7.11 Vertical Circulation – Stairs
There is a protected staircase providing access to all floors. This is designed to meet the requirements of Part M and K (general access staircase) of the Building Regulations it incorporates the following features:
- Handrails at 900 – 1000mm high with a 300mm extension past the top and bottom riser.
- Maximum height riser of 170mm and minimum goings of 250mm.
- Suitable contrasting nosings
- Maximum 12 risers in a flight
- Widths of at least 1100mm

7.12 Management Issues
To ensure that access is achieved and maintained the following management issues will be incorporated;

- External routes. Ensure footpaths and access routes are kept in good order and clear of obstructions. Leave, ice and snow should be cleared
- Doors. Ironmongery should be regularly maintained and door closers checked and adjusted as necessary.
- Vertical circulation. Lifts should be regularly checked to ensure they align with finished floor levels.
- Surfaces. Should be regularly maintained to ensure there are no slip hazards, Surfaces should be replaced like with like, colour contrast should be maintained during redecoration
- Lighting. Lighting levels should be maintained across the site and bulbs replaced promptly when required.
- Security. Any security measures introduced should not conflict with accessibility requirements.



fig.105. View of the Moss Lane East entrance



fig.106. Proposed ground level plan

7.13 DDA Compliance

DDA compliance has been achieved by ensuring the building design complies with the following documents:
- The Equality Act 2010
- The Building Regulations Approved Document M: Access to and use of buildings, Volume 1: Dwellings, 2015 edition incorporating 2016 amendments.
- The Building Regulations Approved Document M: Access to and use of buildings, Volume 2: Buildings other than Dwellings, 2015 edition
- The Building Regulations Approved Document K: Protection from falling, collision and impact, 2013 edition.
- BS 8300 2009+A1:2010: Design of buildings and their approaches to meet the needs of disabled people – Code of Practice.
- BS7000-6:2005 Design management systems: Guide to managing inclusive design
- Designing for Accessibility, Centre for Accessible Environments, 2012 edition

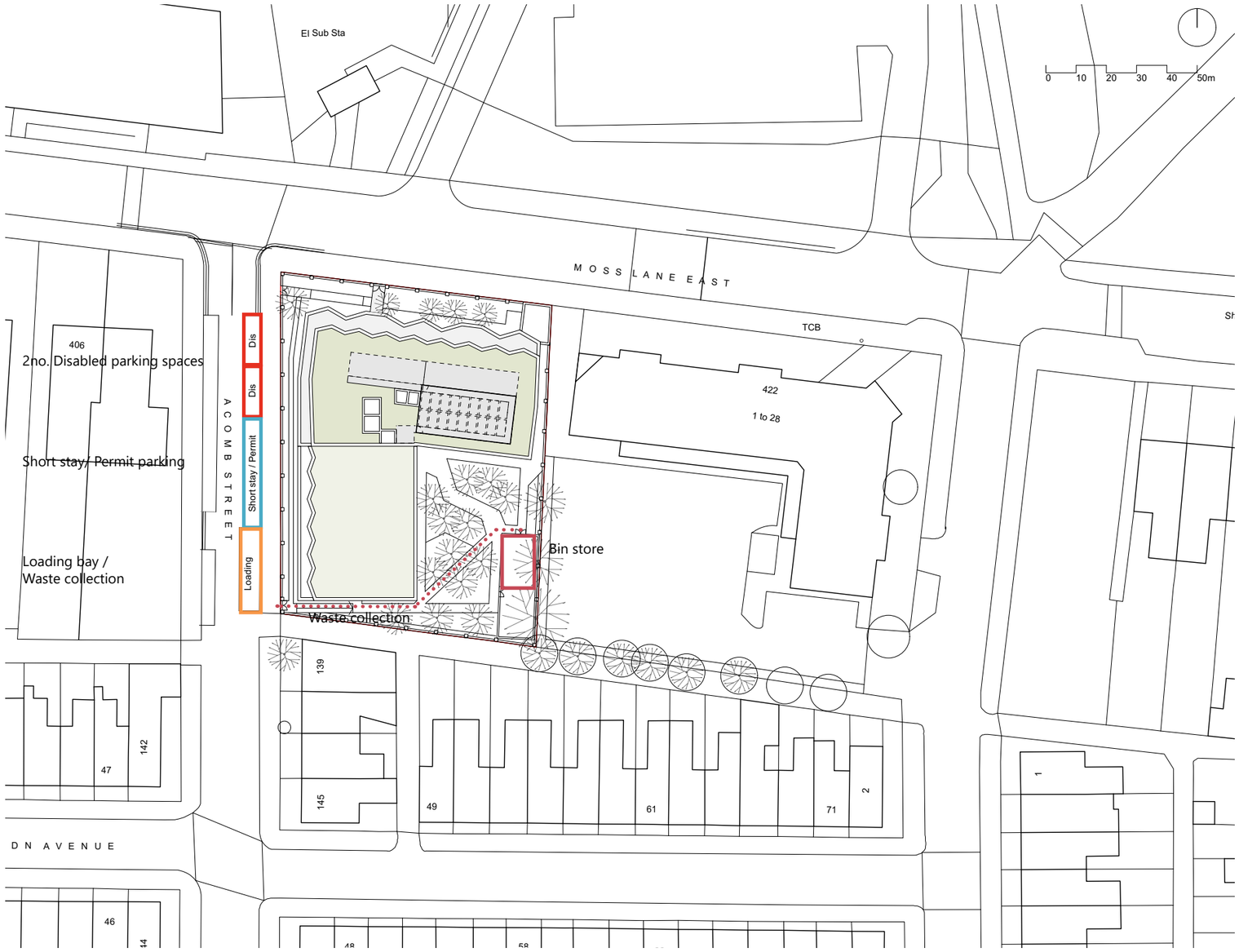


fig.107. Site plan

7.14 Parking, Refuge and Servicing

Consistent with the requirements of the PBSA typology and similar projects across the city in such sustainable locations the development will be car-free other than two disabled parking spaces that will be provided on street by modifying the existing TRO in the bay bounding the site on Acomb Street.

In addition a loading bay will also be provided along Acomb Street to facilitate resident changes at the beginning / end of term but also for deliveries to the site (eg. On-line shopping).

The applicant will fund the modifications to the TRO.

Residents will be advised that there is no car parking at the site and will be required, as part of their tenancy agreement, to commit to not bringing a car to the site.

The existing TRO surrounding the site will assist in removing any overspill parking from the site and the Council could further enforce this by not allowing residents at the site, other than disabled residents, a street parking permit.

The car parking strategy for the development will be set out in the Transport Assessment / Travel Plan submitted as part of this planning application.

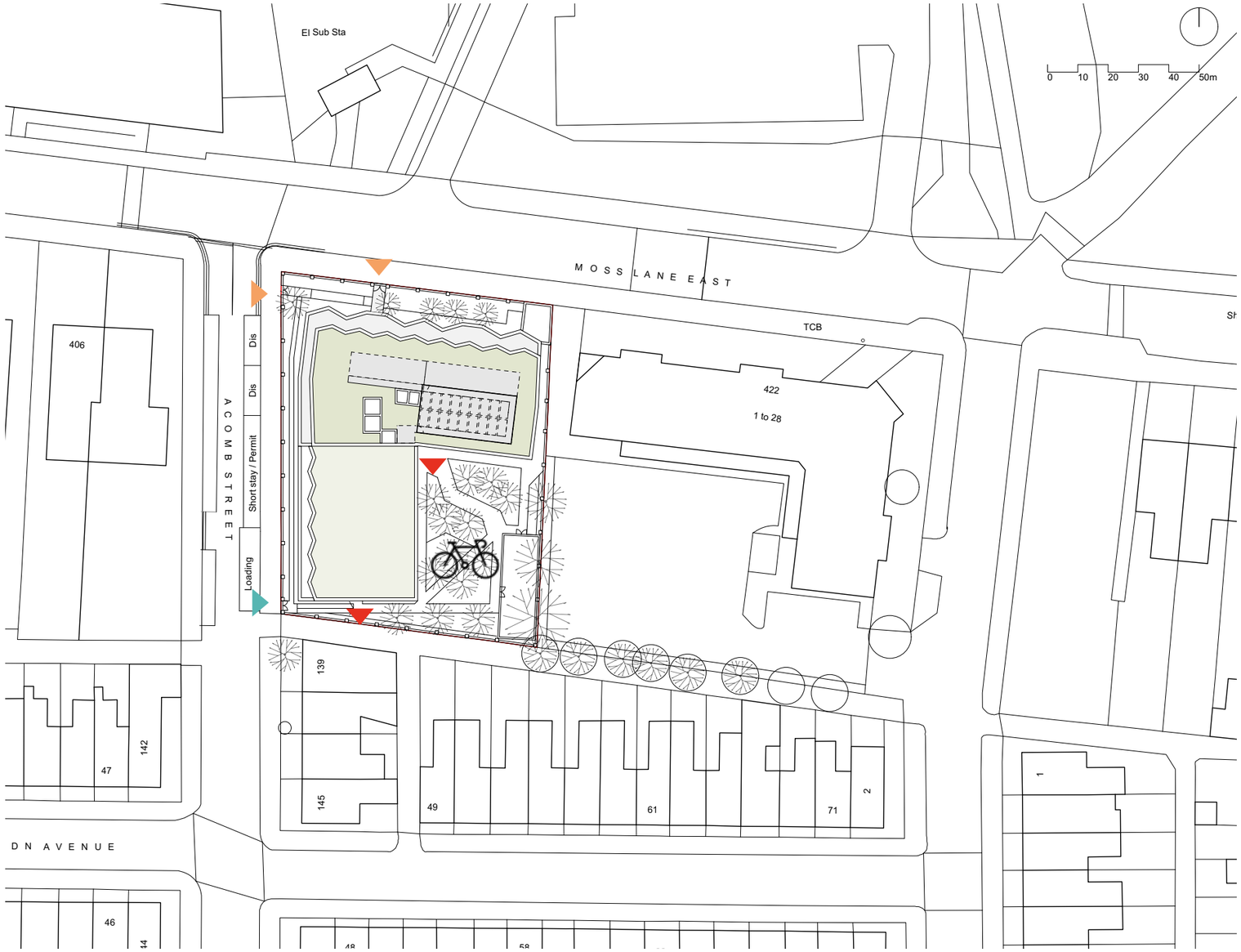


fig.108. Site plan

7.15 Designing Out Crime

Access and Entrances
Secluded access points and routes have been avoided within the proposal. The main student residential entrance is located directly off Moss Lane East with secondary key fob entry gated access through to the landscaped court and cycle store off Acomb Street. In addition the entire site will be secured by a boundary comprising a low brick wall with metal railings atop.

Quality and Sense of Ownership
The design aims to provide an environment which is well designed, attractive, clearly defined and well maintained where people will tend to feel comfortable and safe and have a sense of shared ownership and responsibility.

Natural Surveillance
Passive surveillance is an important factor of safety and feeling safe. Care has been taken to ensure all external areas on the site and the adjacent streets are well overlooked. The proposed redevelopment of the site will greatly improve natural surveillance, not least with the studios and front of house spaces looking directly onto surrounding streets.

Lighting
The proposal seeks to ensure a well lit, visually pleasing appearance. External lighting will be incorporated within the public realm areas to provide safe levels of illumination for users of the building and provide better visibility at street level for users and visitors to the building.

Cycle security
Bike crime is a major issue in the city and all steps have been taken to ensure maximum security from the street to the bike storage with limited registered and log controlled fob access to the bike store.

Ref. Appended Crime Impact Assessment

- Fire escape
- Retail entrance
- PBSA entrance
- Service entrance

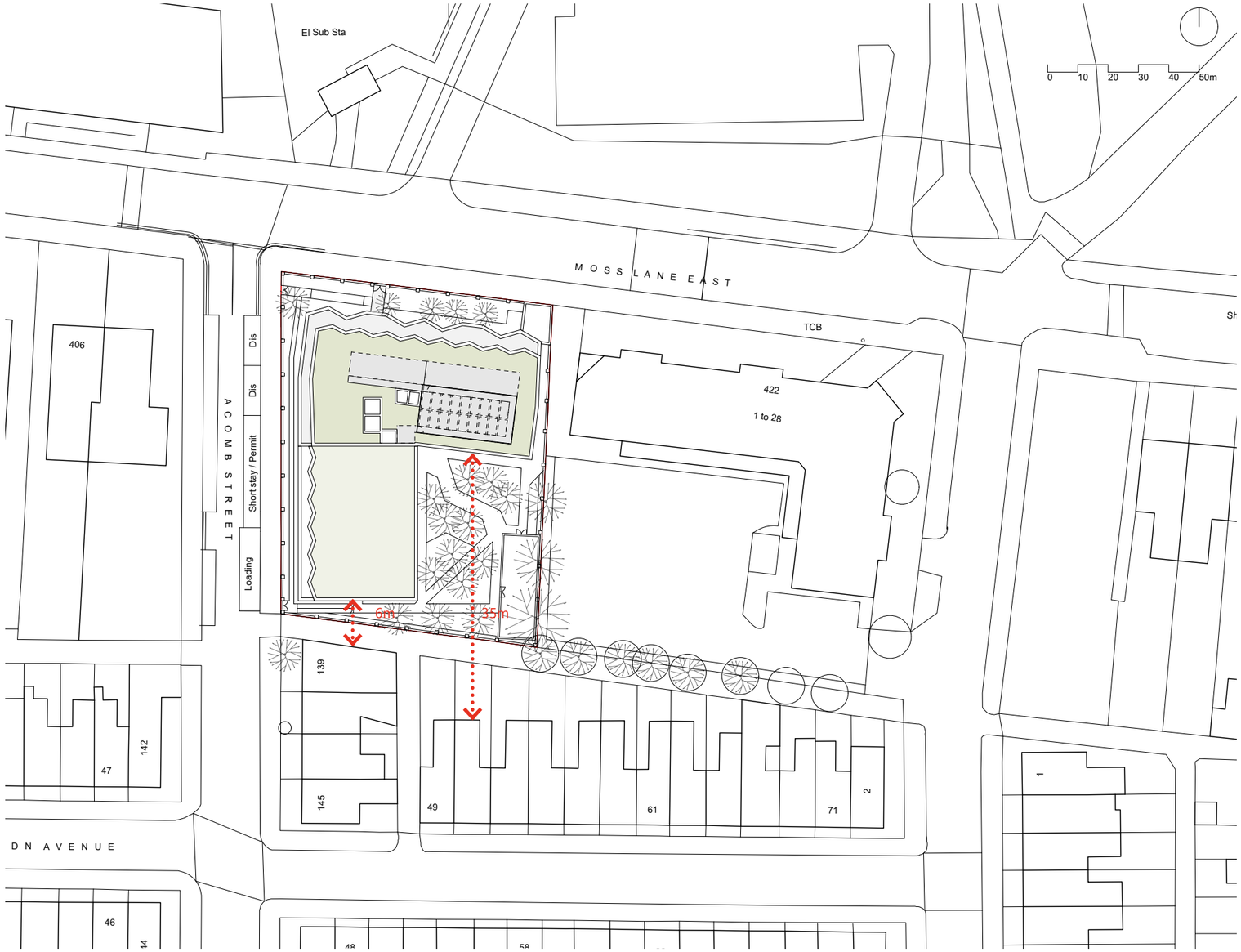


fig.109. Site plan

7.16 Privacy and Overlooking

The main area of potential for adverse overlooking is to the rear of the site. However, as described on the adjacent images the distance from the proposed building' back facade to the back wall of the outriggers to the terraces to the south is c.35m - well in excess of any statutory guidance.

Where the building meets the existing terrace on Acomb Street there is a c.6m gap. There are no windows to the terraces gable and only a single end of corridor window to our proposal.

7.17 Waste

Compliance with Manchester City Council's 'Waste Storage and Collection Guidance for New Developments' document.

The proposed development comprises 132 PBSA studios.

Each will be provided with separate containers for each waste category.

This will be decanted to the dedicated bin store by residents.

Bins will be taken to and from the store to the collection point by the Management Company.

They will also be responsible for rotation of bins within the refuse store to ensure resident access to empty bins.

Smooth, level access will be provided between the bin store and the public highway with drop kerbs provided adjacent to the loading bay.

Doorways from the refuse store onto the public highway will have a minimum clear width of 1.3m.

Appropriate access has been provided within the bin store for people with disabilities.

MCC guidance sets out the required provision of bins within the central refuse store for each waste type comprising; general waste, paper, recyclable and organic waste. The development provides the following;

General refuse (Grey)	
Volume required (per unit / bi-weekly collection)	55l
Total volume required (bi-weekly collection)	7,260l
Total volume required (Weekly collection)	3,630l
Total volume proposed (Weekly collection)	
3 x 1,100l Eurobins	3,300l
2 x 240l bins	960l
Total	**3,780l**

Pulpable recycling (Blue)	
Volume required (per unit / bi-weekly collection)	22l
Total volume required (bi-weekly collection)	2,904l
Total volume required (Weekly collection)	1,452l
Total volume proposed (Weekly collection)	
1 x 1,100l Eurobins	1,100l
2 x 240l bins	480l
Total	**1,580l**

Mixed recycling (Brown)	
Volume required (per unit / bi-weekly collection)	22l
Total volume required (bi-weekly collection)	2,904l
Total volume required (Weekly collection)	1,452l
Total volume proposed (Weekly collection)	
1 x 1,100l Eurobins	1,100l
2 x 240l bins	480l
Total	**1,580l**

Food waste (Green)	
Volume required (per unit / bi-weekly collection)	5l
Total volume required (bi-weekly collection)	660l
Total volume required (Weekly collection)	330l
Total volume proposed (Weekly collection)	
2 x 240l bins	480l
Total	**480l**

Garden waste (Green)	
Volume required (per unit / bi-weekly collection)	15l
Total volume required (bi-weekly collection)	1,980l
Total volume required (Weekly collection)	990l
Total volume proposed (Weekly collection)	
1 x 1100l Eurobin	1100l
Total	**1100l**

Note that the development will be served by a private bin operator on a weekly collection cycle.

8.0 Landscape Proposals



Legend

- Existing trees to be retained
- Existing trees to be removed
- Tree Planting
- Native Hedgerow
- Shrub Planting
- Amenity Grass
- Paved Pathways
- Bench

Notes

1. Accessible entry to buildings main entrance
2. Pedestrian entry from Moss Lane
3. 2 x bike storage loops
4. Maintenance access to building surrounds
5. Paved pedestrian access
6. Mix of shrub planting with trees
7. Bench seating within the garden
8. Lawn
9. Bike and bin storage
10. Secondary accessible entry from Acomb Street

fig.110. Proposed landscape plan

8.0 Landscape Proposals

A key aim for this proposal is to deliver a high quality lifestyle for its residents and a landscape design that compliments the surrounding context.

Several landscaped areas have been designed to fulfill this goal.

The area between the building and the pavement is proposed in functional, low maintenance dense planting that will provide security for residents but also provide screening and privacy from the street.

A secure private garden has been carefully located at the back of the site, offering a high-quality hardscape area with seating and planting for people to socialize and relax.

The apartments facing south enjoy the maximum connection to the sunlight and look directly into the garden space. Residents can enter the garden from within the main lobby space and with fob controlled access through a gate located on Acomb Street.

9.0 Conclusion



fig.111. View of the proposal along Moss Lane East looking West

10.0 Conclusion

The proposal has been carefully developed following a thorough analysis of the site and its context and an iterative process of refinement with officers from Manchester City Council planning department.

The development is an opportunity to continue the regeneration and public consultation of this part of the city. It will create jobs during its construction and operation and provide vital new homes for the city's students upon its completion, including those who may feel priced out of the prime city centre offer.

The building is of high design quality which reflects The Applicant's commitment to the area and a desire to see it continue to improve.

This Design and Access Statement should be read in conjunction with the following;

- Supporting Planning Statement	Asteer Planning
- Architectural drawings	TODD Architects
- Landscape Proposals	DEP Landscape Architecture
- Air Quality Assessment	Miller Goodall
- Archaeology Assessment	Salford Archaeology
- Broadband Connectivity Statement	GTech
- Construction Management Plan	Innov8
- Ecological Assessment including BNG	ERAP
- Crime Impact Statement	GMP
- Energy and Sustainability Statement	McKee Associates
- Environmental Standards Statement	Watt Energy
- BREEAM Pre-Assessment	Complete Sustainability Solutions
- Daylight / Sunlight Report	GIA
- Demolition Plans & Method Statement	Innov8
- Fire Statement	Surety Fire Solutions
- Flood Risk & Drainage Strategy	Brennan Consulting
- Ground Contamination Statement	Groundtech
- Heritage / Townscape Assessment	Donald Insall Associates
- Lighting Assessment	McKee Associates
- Noise Impact Assessment	Hann Tucker
- Operator Statement	Fresh
- Student Need / Management Plan	Cushman & Wakefield
- Statement of Community Involvement	Counter Context
- Transport Statement and Travel Plan	SK Transport
- TV & Radio Impact Assessment	GTech
- Tree Survey and Accompanying Plan	SEED
- Waste Management Plan	SK Transport

fig.112. View of the proposal along Moss Lane East looking West

fig.112. View of the proposal along Acomb Street looking North

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