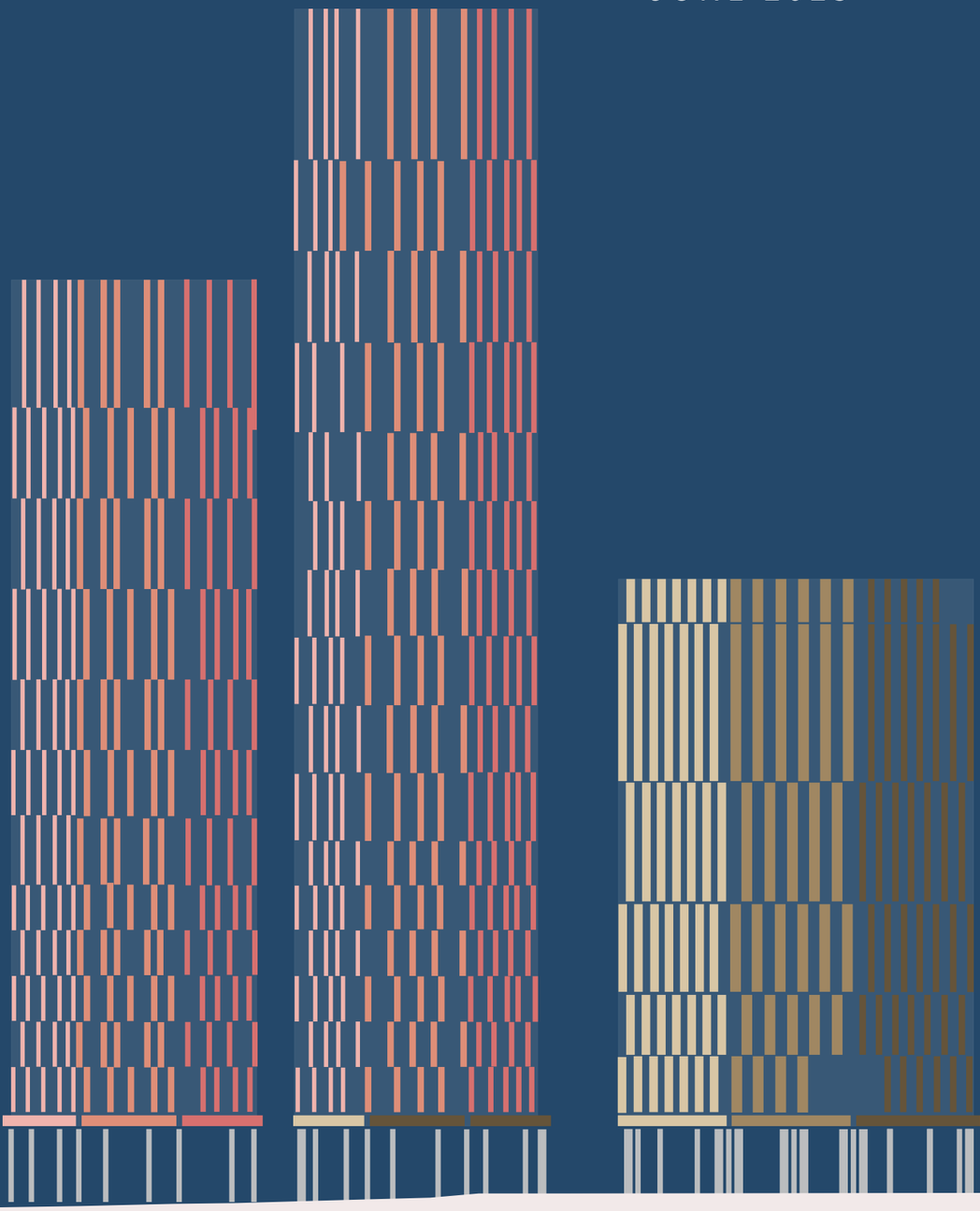
Studio Egret West

DESIGN & ACCESS STATEMENT

JUNE 2025

ALBERT BRIDGE HOUSE



ALBERT BRIDGE HOUSE

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DOCUMENT CONTROL	
JOB TITLE	Albert Bridge House
JOB NUMBER	0476
PRESENTATION TITLE	Design and Access Statement
REVISION	P1
DATE OF ISSUE	03.06.2025
PURPOSE OF ISSUE	Planning Issue
COMPILED BY	SEW
REVIEWED BY	EB
DATE REVIEWED	29.05.2025
FILE LOCATION	Z:\0476_Albert_Bridge_House\0476_03_PRESENTATION\07_REPORTS

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1.0

Introduction

Executive Summary

Oval's vision for Albert Bridge House is to deliver an ambitious scheme that will help to transform the Site of Albert Bridge House, Albert Bridge Gardens and Bridge Street Car Park within central Manchester. The Site is currently dominated by surface level car parking and is impermeable to public access. New public pedestrian entry points will be provided from all approaches to the Site, along with a revitalised ecological corridor along the River Irwell. The proposals for Albert Bridge House will deliver much needed housing within central Manchester along with a large-scale office to bolster the City of Manchester's already thriving economy and street scene within the local context and wider city.

This area of Manchester was the subject of the St Mary's Parsonage Strategic Regeneration Framework (SRF) study, which was endorsed in 2020, and which identified opportunity for large scale commercial. The SRF also outlines a need for public realm improvements and high quality landscape to improve local biodiversity, in addition to outlining the opportunity for new landmark height on the Site.

The proposals contained within this report meet Manchester's ambitions towards becoming a thriving, net zero carbon, climate resilient city. Through the provision of two residential towers, commercial offices, and ground level activated uses, the proposals contribute to Manchester's burgeoning city centre development ambitions, while aligning with the city's aspirational targets to achieving Net Zero through high quality, thermally efficient, low energy building designs, and through promoting sustainable transport and provision of new public realm to complement existing retained trees and riverside ecology.



Fig 01 Concept sketch of the Albert Bridge House Scheme (2024)

The Project Team

Client - Oval Properties 1801 Ltd

Architecture - Studio Egret West

Landscape Architecture - Studio Egret West

Planning Consultant - Deloitte

Quantity Surveyor - Gardiner & Theobold

Principal Designer - Studio Egret West

Structural Engineer - AKTII

Wind Engineer - AKTII

Civil / Drainage Engineer - AKTII

Façade Engineer - AKTII

Access & Maintenance Consultant - Hilson Moran

M&E Engineer - Hoare Lea

Project Manager - Savills

Sustainability Consultant - Hoare Lea

Acoustic Engineer - Hoare Lea

Public Health - Hoare Lea

Telecoms - Pager Power

Engagement - Counter Context

Fire Engineer - Cundalls

Daylight Sunlight / ROL Consultant - DPR

Transport Consultant - Curtins

Waste Management - Curtins

Environmental Impact - Turley

Computer Generated Images - NBV

Oval Properties 1801 Ltd

Oval Properties 1801 Ltd was established in July 2013 as an asset manager of commercial real estate throughout the UK and has grown to a team of over 70 employees operating out of offices in both London and Birmingham.



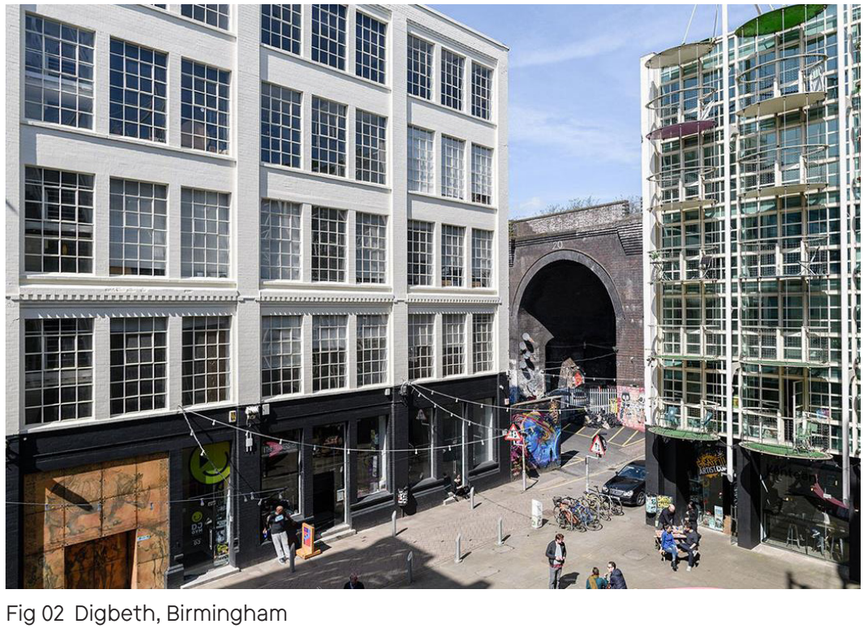


Fig 02 Digbeth, Birmingham





Fig 03 Wild Works, Birmingham



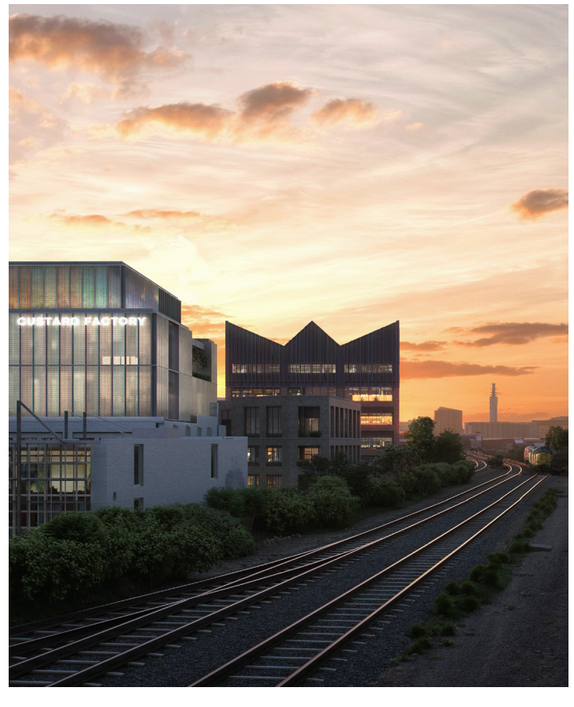




Fig 04 R+, Reading



Fig 05 Ealing Cross, London



Fig 06 Fairfax, Bristol

Studio Egret West

Studio Egret West was established in 2004 and for the past 21 years have delivered some of the UK's most exciting, high quality place-making projects through the symbiosis of memorable architecture, strategic urban design and ecology-driven landscape.



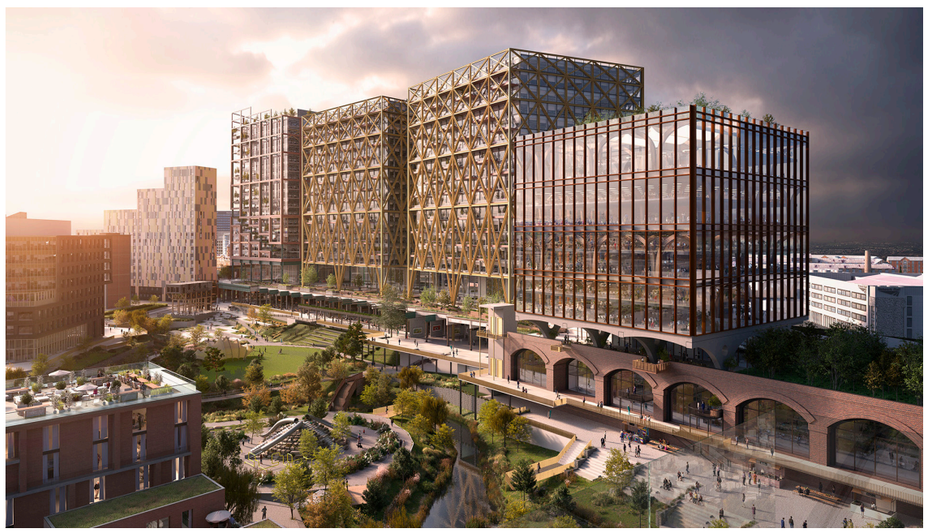


Fig 07 Mayfield, Manchester





Fig 08 Plus X, Brighton















Fig 09 Cotton Quay, Salford Quays



Fig 10 Brent Cross, London



Fig 11 Empress Place, Earls Court

Studio Egret West

2.0 Context

Wider Context

The Albert Bridge House Site is located in a prime location of Manchester City Centre, ideally positioned at a gateway between Manchester and Salford, where Bridge Street crosses the River Irwell at the Albert Bridge. Located at the north-west of the city centre the Site sits at the termination of King Street West, so sits in close proximity to local amenities in the form of retail, cafés, bars and restaurants,, civic and cultural uses as well as open green space. The triangular shaped Site is bound to the south by Bridge Street, to the North by the River Irwell, and to the east by St. Mary's Parsonage and Trinity Bridge landing.

The Site is in a strategic transport location, within a short walk from Manchester Victoria Station and Salford Central Station, as well as Manchester Piccadilly Station to the south. Due to its location next to the River Irwell, bordering the City of Salford, the Site offers great views across Manchester to the south and east, and Salford to the north and west. The Site orientation, and riverside adjacency provides view corridors along the River Irwell, Bridge Street, King Street West, the Left Bank, Gartside and St Mary's Parsonage, to create a panoramic interaction with the local urban context.

Within the immediate surroundings, multiple urban regeneration proposals have come forward within recent years and will continue to emerge, transforming and revitalising the local urban fabric. This includes Spinningfields to the south, the emerging Deansgate and Kendals transformation proposals to the east, and New Bailey and Greengate developments to the west. Immediately, adjacent to the Site, The Alberton and Reedham House schemes were granted consent in 2023.

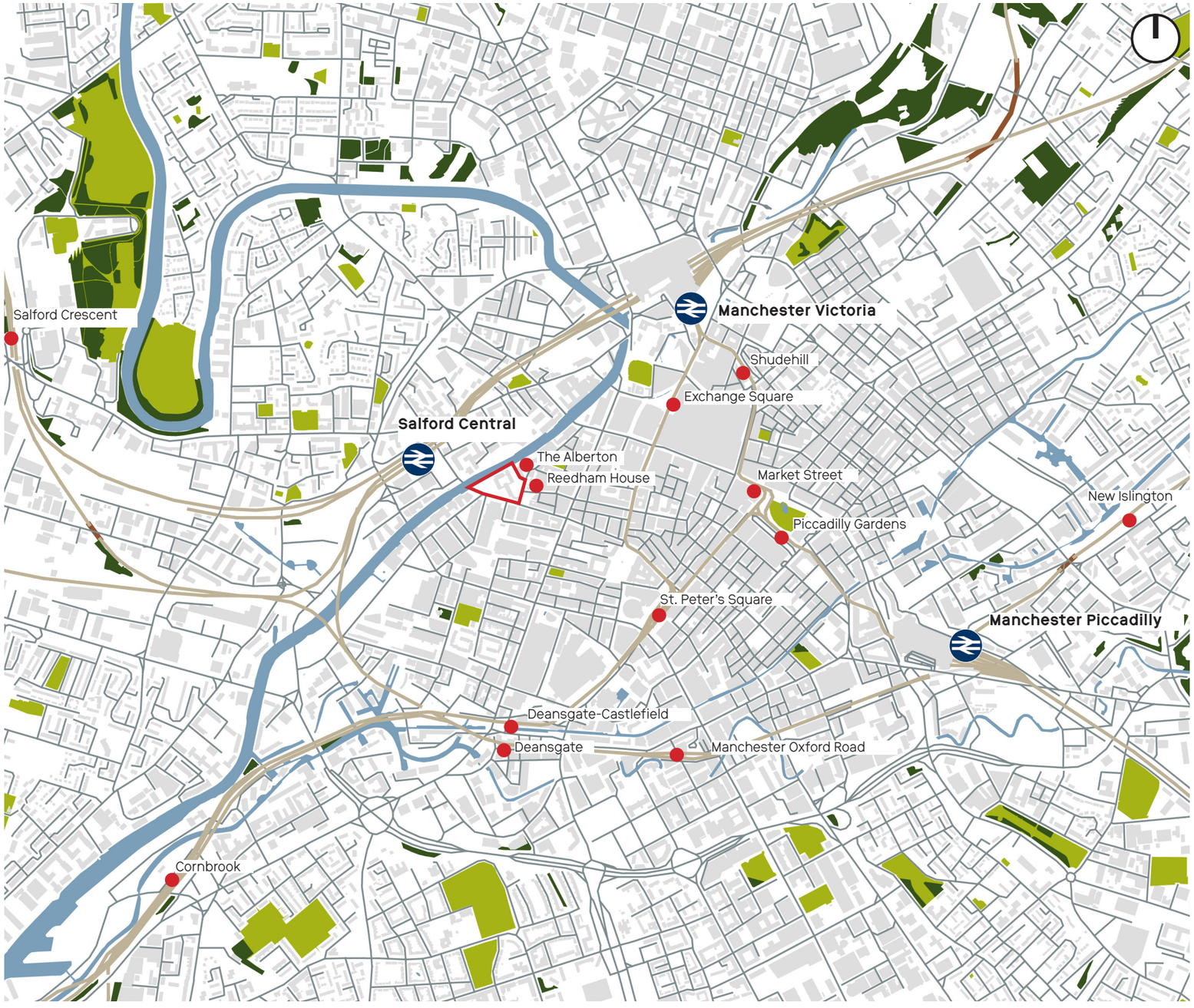


Fig 12 The Site and its wider context



Fig 13 Aerial view of the Site and neighbouring context

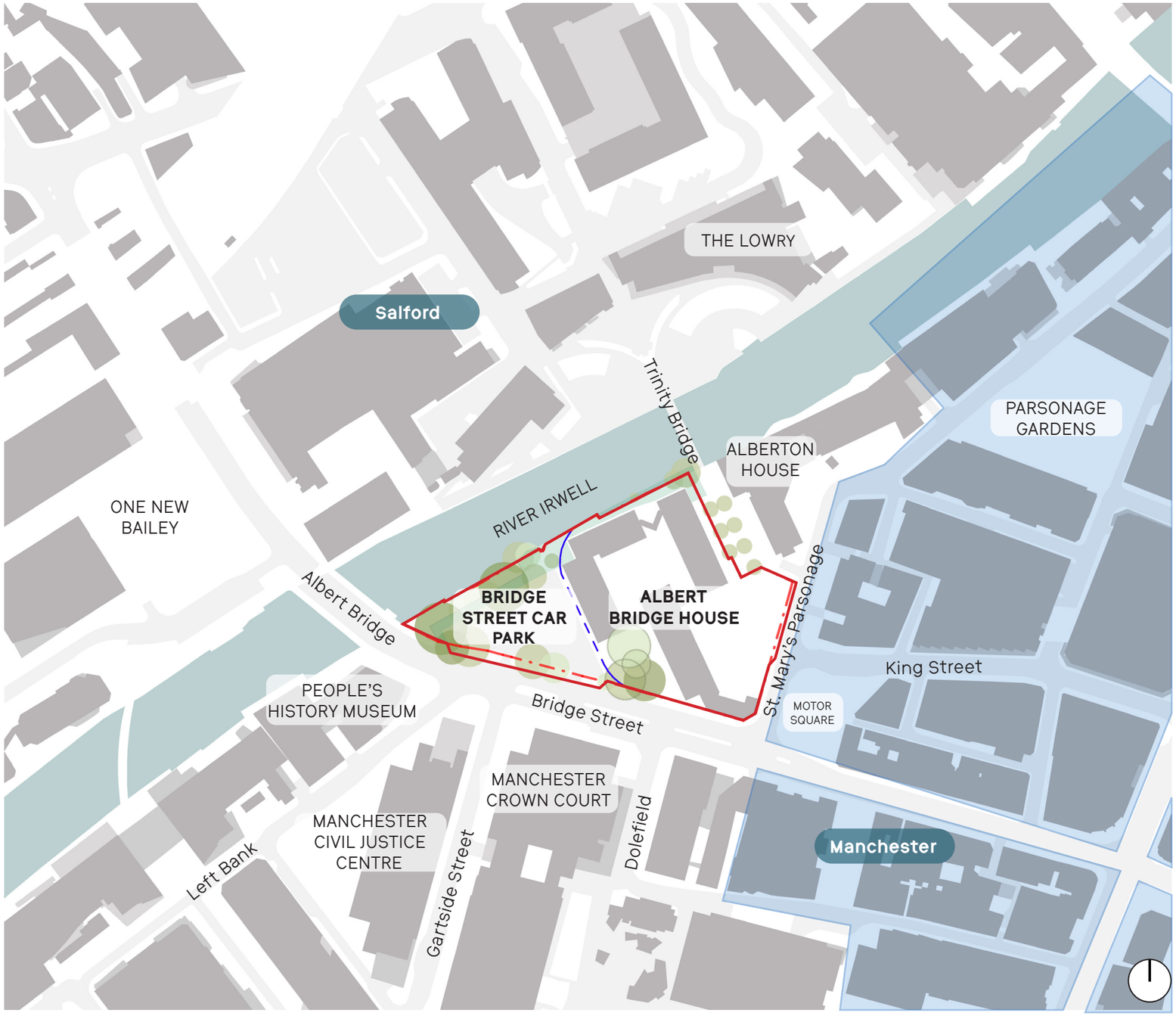
Site Location

The Site is located in the centre of Manchester on Bridge Street, M3 3DS. The roughly triangular Site is located at the border with the City of Salford, with which the Site is connected by two bridges across the River Irwell; Albert Bridge (catering for both vehicular, cyclist and pedestrian movement) and Trinity Bridge (pedestrian and cyclist only).

The existing Albert Bridge House is currently occupied by 4no. vacated commercial buildings, under the name of Albert Bridge House, which includes ground level car parking.

The Site adjoins or is in proximity to Conservation Areas to the south and east, the Deansgate Conservation Area and the Parsonage Gardens Conservation Area, respectively, with the St. Ann's Square Conservation Area, and the Albert Square Conservation Area also in close proximity.

The Site occupies 0.89 ha, and is located at national grid reference 383420 (E), 398370 (N).



Planning Application Boundary	
Boundary between land owned by Oval and land owned by The Council of the City of Manchester	
Site Boundary	
Conservation Area	

Fig 14 Site location diagram

Site Description

The Planning Application boundary includes 2 areas; to the west the land is currently owned by Manchester City Council occupied by the Bridge Street 'pay and display' car park and Albert Bridge Gardens facing the River Irwell. The land occupied by Albert Bridge House is a complex of 4no. vacant commercial buildings, owned by Oval Properties 1801 Ltd. To the east of, and outside of the application boundary lies a strip of land at the termination of Trinity Bridge, which facilitates public pedestrian and cycle access, and which connects Salford and Manchester via the Trinity Bridge. The Site extents is 0.89 ha, and are within the application boundary is 0.93ha in area.

The Site presents a level difference with the River Irwell (circa 8m) along the north boundary edge. The riverside bank is planted with shrubs, trees and bushes that rise up to and above the accessible ground level. Retention of the riverside bank is provided via a series of brickwork retaining walls. The vegetation along the river bank is impenetrable and dense in spots, requiring upkeep to promote a healthy ecological habitat. The triangular Site can be broadly subdivided into 3 areas:

- Zone 1: is occupied by the Albert Bridge Gardens and the Bridge Street car park, providing circa 60 car parking spaces and accessed from Bridge Street. Albert Bridge Gardens contains benches and a viewing platform accessed via a set of descending stairs from Bridge Street. The Gardens are currently a problem spot for anti-social behaviour due to a lack of passive surveillance, and lack of through access. To the westernmost part of the Site a series of mature trees are visible from the River Irwell, the Albert Bridge and the Salford Bank.

- Zone 2: the central area of the Site is occupied by 4 mid-Century commercial buildings. The tallest building on the Site reaches 18 storeys, followed by a 6 storey, a 3 storey and a single storey block. Three of the buildings are parallel to each other and perpendicular to the River Irwell. At main entrance is from Bridge Street, where 3 existing trees are protected by a Tree Preservation Order. The southernmost corner of the Site facing Motor Square hosts an existing network substation. Along the St. Mary's Parsonage pedestrian pavement there is a fenced edge, as the existing street car park is at a lower level by circa 500/1000mm.

- Zone 3: the easternmost area of the Site is the Trinity Bridge landing, the pedestrian and cyclist connection between Manchester and The Lowry Hotel in Salford. The area includes 2 lines of trees and provides public access to Trinity Bridge.

	Zone 01 - Existing Street Car Park and Albert Bridge Gardens
	Zone 02 - Albert Bridge House Buildings
	Zone 03 - Public Access to Trinity Bridge
	Existing Buildings on Site
	Existing substation on Site
	Existing trees subject to TPO

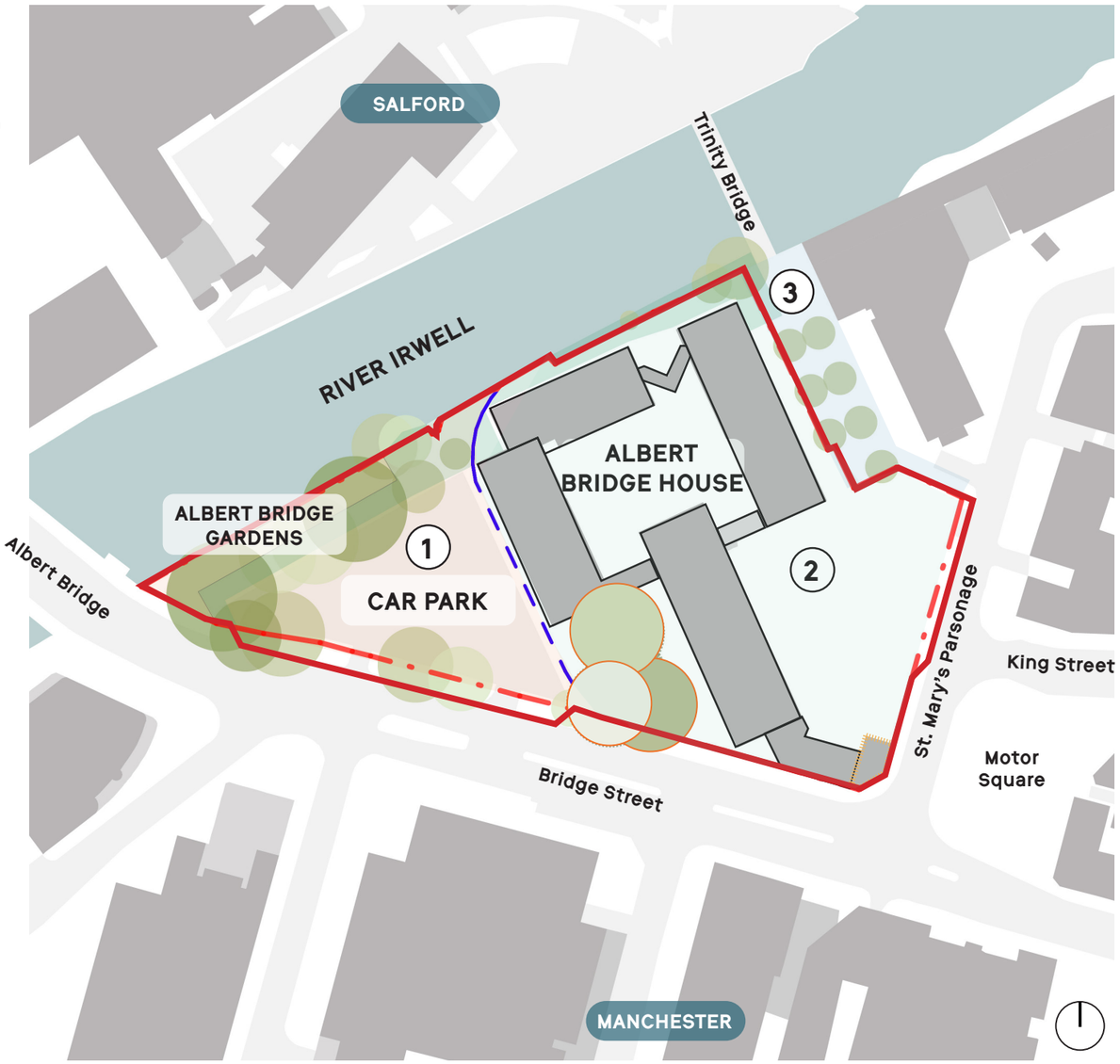
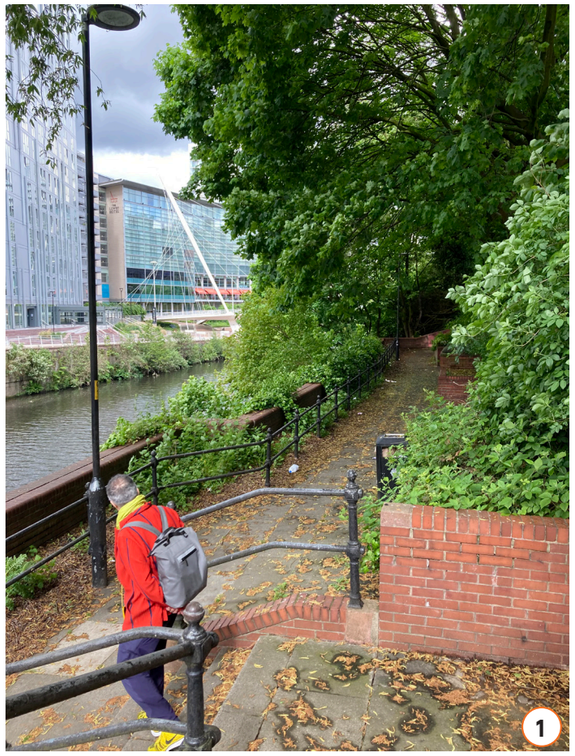


Fig 15 Existing buildings and trees diagram

	Planning Application Boundary
	Boundary between land owned by Oval and land owned by The Council of the City of Manchester
	Site Boundary

Zone 1 - Bridge St. Car Park











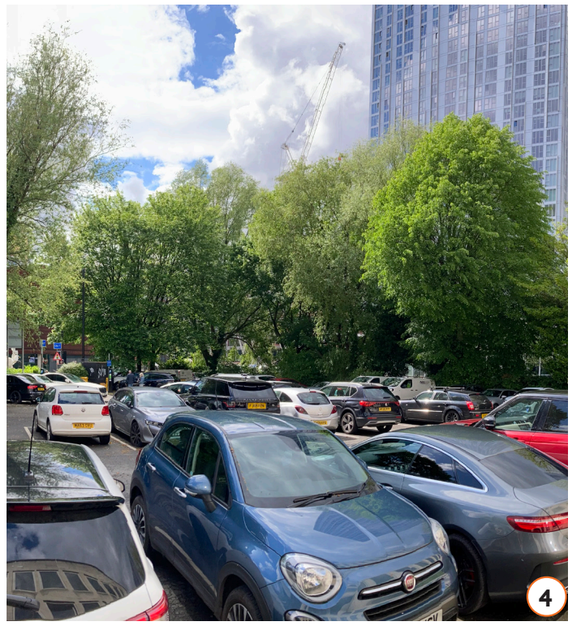




Fig 16 Site photos



Fig 17 Camera points diagram

Zone 2 - Albert Bridge House Site















Fig 18 Site photos



Fig 19 Camera points diagram

Zone 3 - Trinity Bridge & Salford Link











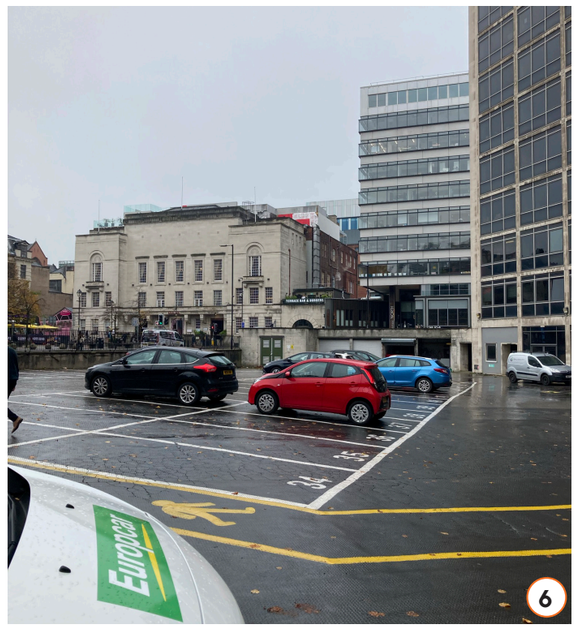


Fig 20 Site photos



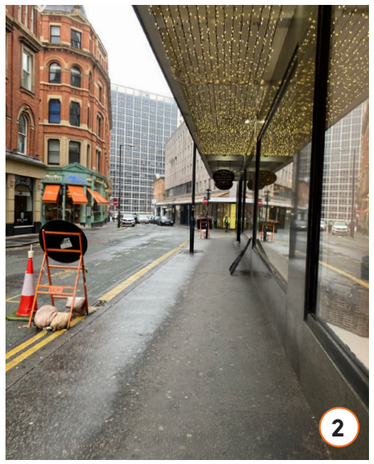
Fig 21 Camera points diagram

Wider Context - Approach to the Site



1


2


2


2


3


4


5


6



Fig 22 Photos towards the Site from local approaches

Fig 23 Camera points diagram

Approach to the Site



Fig 24 View of the Site from the Lowry, Salford



Fig 25 View of Trinity Bridge and the Site from Albert Bridge, Salford



Fig 26 View of the Site from New Bailey, Salford

Local Architecture: Materials & Colour

Within the Site and surroundings an eclectic mix of building types and architecture can be found, with a wide array of materials, colour and tones. The variety of architectural styles in the immediate locality contributes to a rich tapestry of urban expression, offering a wide range of references from which to draw inspiration.

The Existing Site
Within the Site the existing Albert Bridge House is clad in pale grey/ beige Portland Stone, consistent with commercial buildings of its era, and a commonly used material throughout Manchester, and which can also be found along the western edge of Parsonage Gardens, and on the Kendals building, King St West.

Bridge Street
Opposite the Site, to the south of Bridge Street, are some examples of contemporary architecture connecting into the Spinningfields area. This includes the Manchester Civil Justice Centre which is clad in grey aluminium cladding, and distinctive projecting glazed boxes containing internal blue and yellow shading elements.

King Street West
From the south of the Site, King Street West runs southward, providing a lower scale 4-5 storey datum of Georgian architecture, and picture windows for local businesses along its street frontage. The architecture of King St West is predominantly red brick with sandstone and Portland Stone features.

St Mary's Parsonage & Parsonage Gardens
Along St Mary's Parsonage at No.3, to the south-east of the Site, sits a Venetian Gothic warehouse, with façade comprised of red brickwork, ornate detailing and sandstone feature. To the north of Parsonage Gardens, there are further examples of historic architecture in the form of the Baroque-style Century Buildings , clad in red brick and pink terracotta. A modern extension in 2004 added a composition of glass and metalwork cladding.

River Irwell
Along the River Irwell, a number of contemporary buildings can be found of varying periods and styles, including warehouse conversions and contemporary new build architecture. The corten volume of the People's History Museum provides a distinctive architectural focus adjacent the Albert Bridge, on the Left Bank.

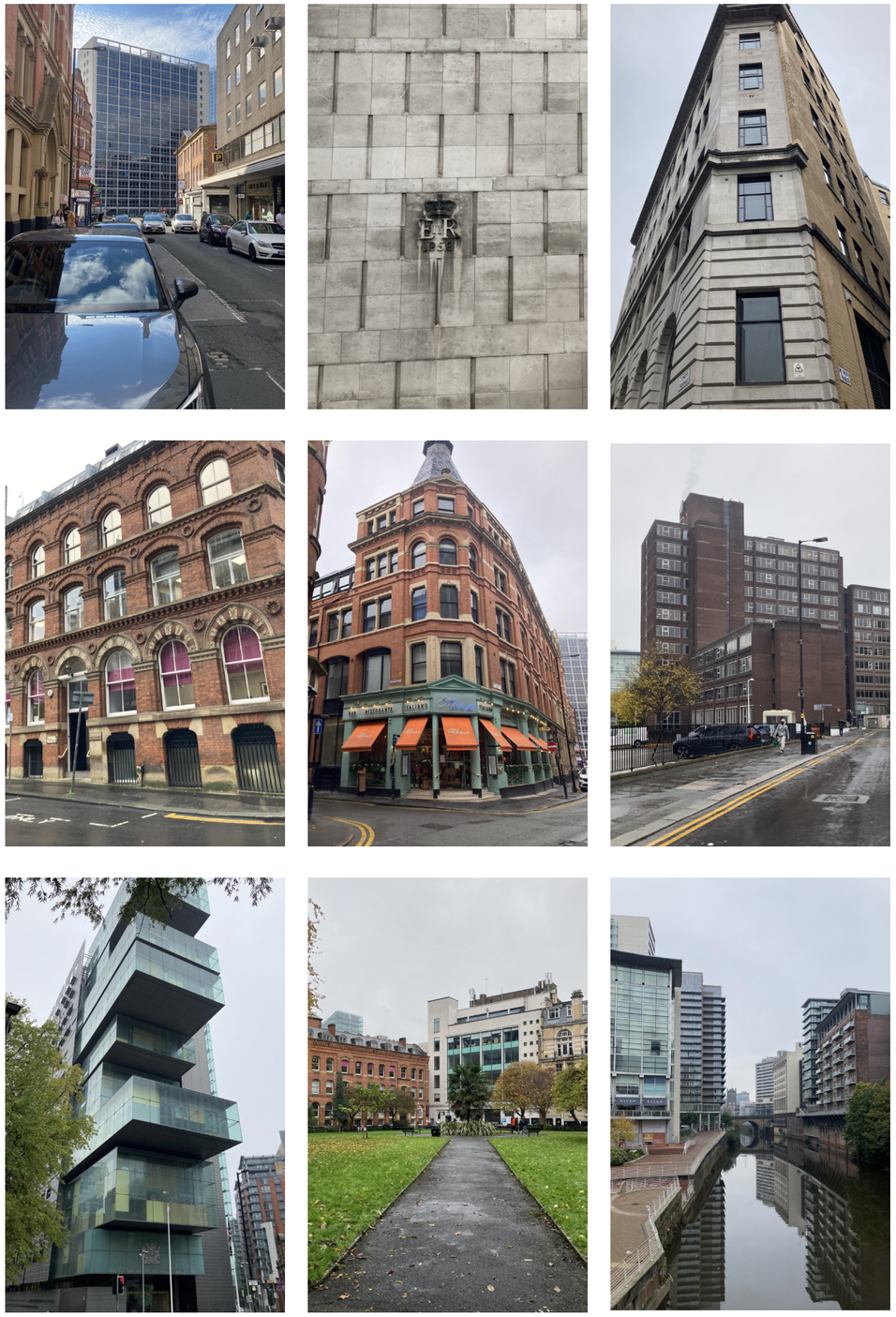


Fig 27 Context photos

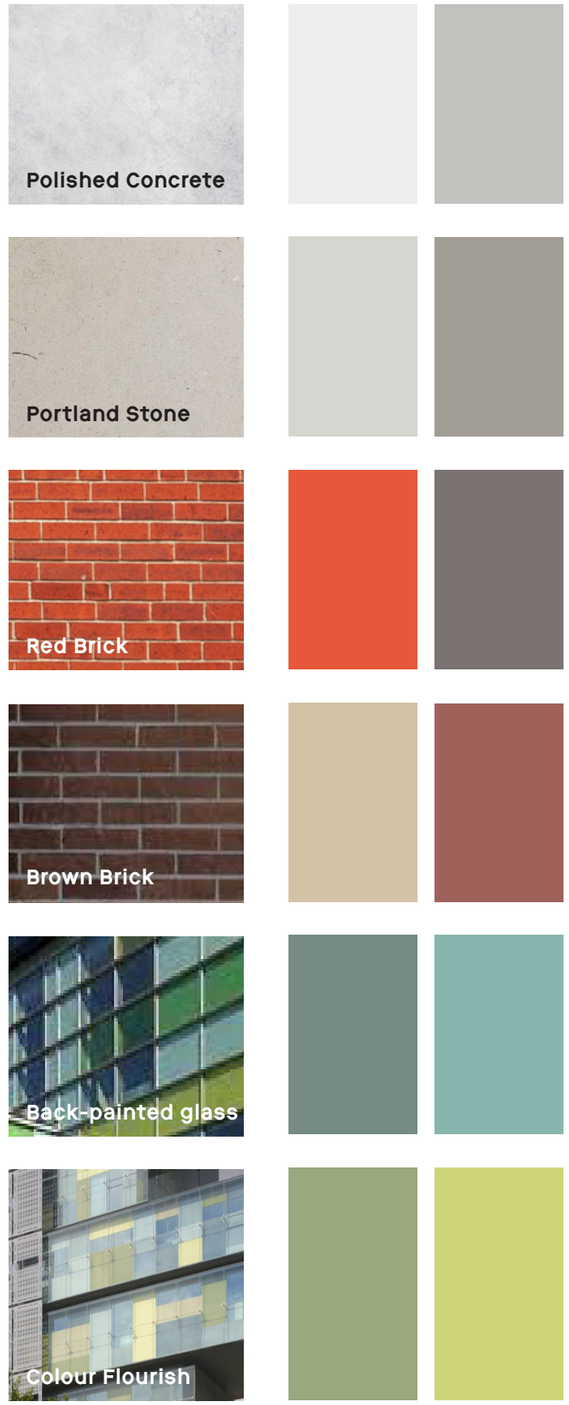


Fig 28 Materials

Fig 29 Colours & Hues

Existing Context: Land & Building Use

Land use in the surrounding context

Surrounding the Site of Albert Bridge House are a variety of complementary business, retail, and leisure uses.

The immediate context of the Site contains commercial office to the south and east, civic and community uses to the south-west and along the River Irwell, with the Manchester Civil Justice Centre and Manchester Crown Courts sitting opposite the Site to the south, connecting with Spinningfields further afield.

To the north of the River Irwell, there sits the Lowry Hotel, alongside some civic and commercial use and with a larger concentration of residential use further north. Along the River Irwell to the north-east and south-west are residential buildings.

Retail, food and beverage amenities abound at ground level, throughout the south and south-east. The existing Albert Bridge House, former home to HMRC, currently provides no access to the public at ground level.

Green spaces are sporadic in this area of Manchester, with the most significant Parsonage Gardens, to the north-east along St Mary's Parsonage, and smaller urban square within the forecourt of the Manchester Crown Courts.



- Office/Commercial
- Residential
- Leisure / Hotel / Culture
- Retail / Food and Beverage
- Civic / Community
- Car Park

Fig 30 Existing land and building use diagram

Existing Site Conditions

The Site presents a series of physical conditions and constraints that vary in nature, and which have informed the development of the proposal.

01 Physical

- The orientation of the Site provides good exposure to the sun at varying times of day. The Site boundary with Bridge Street faces south. The buildings on the opposite side of Bridge Street vary in height, however allow high levels of sunlight to the Site throughout the day and seasons.
- The northern edge of the Site is bound by the River Irwell. The Site slopes significantly down to the river. The level difference between the walkable parts of the Site (occupied by the buildings and car park) and the river is circa 8-9 m. This level transition consists of a lush embankment and series of retaining walls down to river level.
- The Site presents a circa 3m level difference from the highest point (+32.84m AOD at the easternmost corner of the Site) to the lowest point (+29.70m AOD to the north-west corner at the junction with Albert Bridge).
- Three of the trees in front of Albert Bridge House entrance are protected under a Tree Preservation Order.

02 Connections

- The Site presents frontage to St Mary's Parsonage and Bridge Street to the east and south
- The Site is linked via two bridges to Salford: Albert Bridge (vehicular, pedestrian and cycle route) and Trinity Bridge (pedestrian and cycle).
- There is currently no public access to the Site, other than at Albert Bridge Gardens

03 Buildings

- There are 4no. existing buildings on Site, the tallest at 18 storeys with a basement at +29.280 AOD
- An existing substation sits at the southernmost corner



Fig 31 Existing Site conditions diagram

+ xx.xx AOD	Site level AOD
	Existing car park
	Existing Basement Extents

	Public open space
	Existing Pedestrian and Cycle Route
	Vehicular Route

	Potential Access to the River
	Sun path
	Existing trees subject to TPO

Site History

The existing Albert Bridge House was completed in 1959. Historic maps reveal to us that the buildings, which have occupied the Site since the 1700s, have all been demolished or destroyed. The table below summarises the Site usage throughout recent history, and to the present day:

- **18th Century**
  Archive illustrations appear to show buildings on the Site.
- **Mid 19th Century**
  In 1844 Albert Bridge is constructed. The Site is partly occupied by 'Manchester Gas Works' along with a number of mills and living accommodation along the River Irwell.
- **Late 19th Century**
  A series of tram routes pass through the Site and along Bridge Street. A number of mills continue to occupy the Site, along with gun makers and a number of hotels. The gas works no longer exists on the Site.
- **1930s**
  Tram routes are still present along 'Albert Place', 'Bridge Street' and 'King Street West'. A police station is located to the east of the Site, appearing on maps dated 1932-33.
- **Late 1930-early 1940s**
  The Site was heavily bombed during WWII with the majority of the Site recorded on the historical maps dated 1948-49 as 'ruins'.
- **1950s**
  Following WWII the Site was cleared and existing roads and thoroughfares remodelled to the present day arrangement.
- **1959**
  Albert Bridge House (originally 'The New Crown Buildings') were completed in 1959, commissioned by the Government and designed by E. H. Banks for the Ministry of Works. All other buildings on the Site were removed at this time.
- **1995**
  The Trinity Footbridge is constructed to the north of the Site, designed by Santiago Calatrava.
- **Present Day**
  Albert Bridge House has been occupied by HMRC, who have now vacated the premises, providing the opportunity for revitalisation of the Site to weave this, and the Bridge Street Car Park, into the surrounding cityscape.



Fig 32 Artists impression of the area dated 1854 with Albert Bridge in the centre



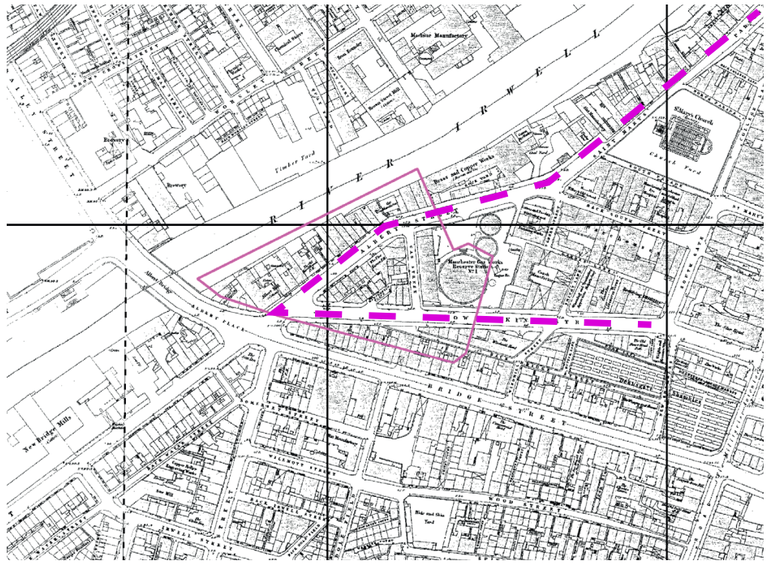
Fig 33 View of the Site and the Manchester bank of the Irwell with Albert Bridge on the right hand side



Fig 34 River Irwell from St. Mary's Parsonage (1954). Albert Street on the left no longer exists. Albert St. ran through where the Site now sits

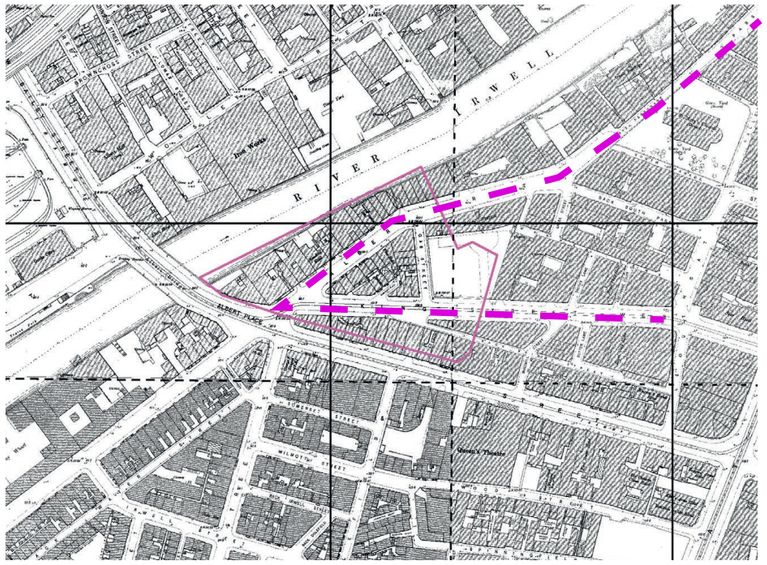


Fig 35 Albert Bridge House on the right of the river prior to construction with Site hoarding (1957)



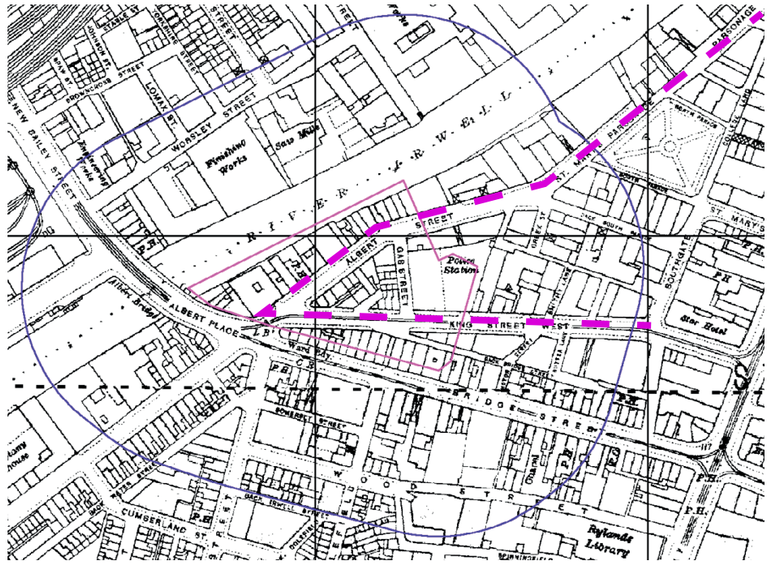
1850-1851

Fig 36 A densely developed area can be seen. From the west the Site area can be entered via Albert Bridge as it is today. Five principal routes are in existence including Gartside St., Bridge Street, Lower King Street (now King St. West), Albert St. and Water St. (both no longer in existence). The ‘Manchester Gas Works’ occupies the eastern part of the Site.



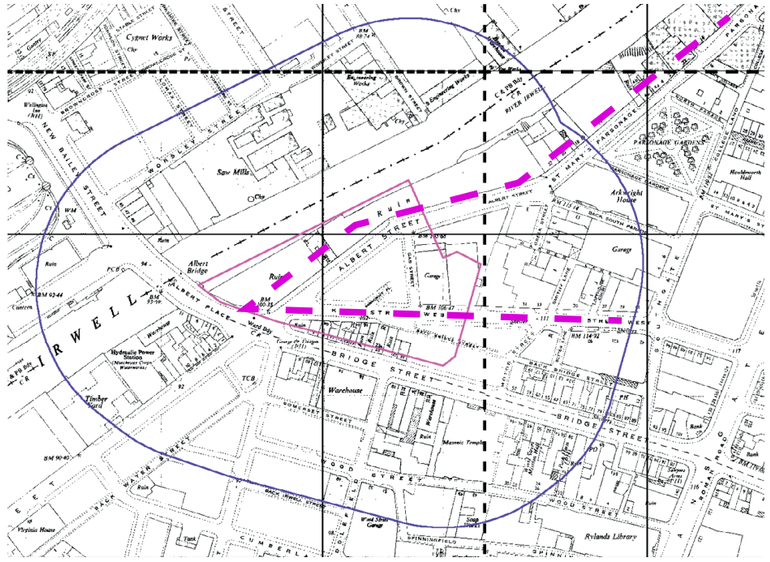
1891

Fig 37 The gas works have been demolished. A tramway route runs through the Site along King Street West. The increasing densification of the area shows compact yet permeable urban blocks. Albert St. and Water St. connect to the Albert Bridge, St. Mary’s Parsonage and King Street W.



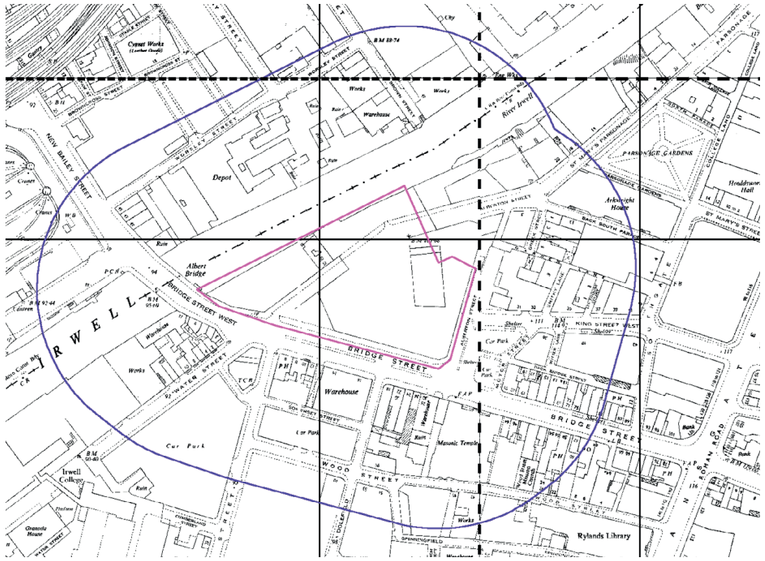
1932-1933

Fig 38 A police station occupies the old gas works to the east of the Site. Albert St. and Water St. connect to the Albert Bridge, St. Mary’s Parsonage and King Street .



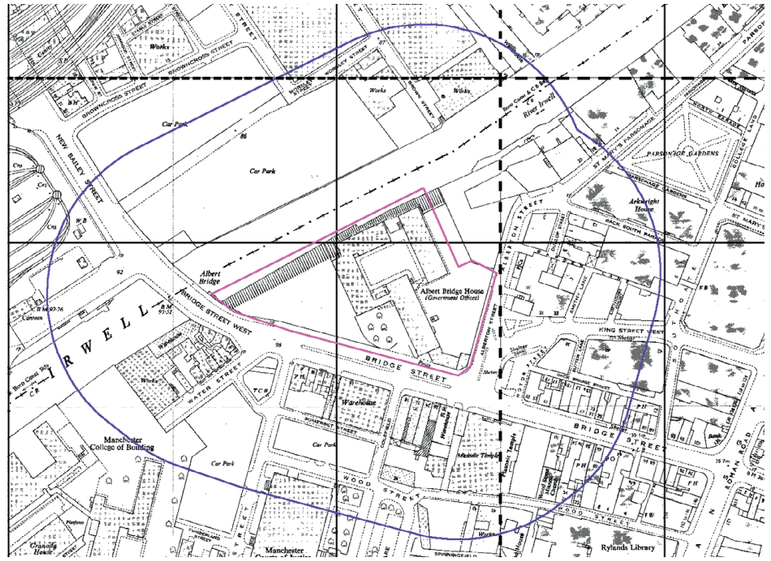
1948-1949

Fig 39 The majority of the Site is labelled as ‘ruins’ after heavy bombing during WWII. Albert St. and Water St. connect Albert Bridge to St. Mary’s Parsonage and King Street W.



1954-1957

Fig 40 The Site has been cleared of the ‘ruins’ and the road network remodelled to the present day arrangement, with a section of King Street West and Albert Street removed.



1962-1970

Fig 41 The Albert Bridge House development which currently occupies the Site was completed in 1959.

Albert Bridge House

The Albert Bridge House works were carried out between 1957 and 1959, following extensive bombing of the Site during WWII, which left a series of ‘ruins’ of what had previously occupied the Site. Albert Bridge House was erected as a purpose-built tax office.

Most prominent of the four structures on the Site is the concrete frame 18-storey block featuring a regular, repeating modernist grid language, clad in Portland Stone. The lower 3-storey building facing the river was designed with a distinctive curving sinusoidal roof canopy. The use of Portland Stone was widespread for civic buildings of the era, and the use of the cladding on the Site strikes a relationship with the neighbouring Manchester Hall and Manchester Crown Court, built earlier in 20th Century.

The internal configuration and low floor to floor heights are reflective of office design of its time, appropriate for the demands of the market in the early 1960s. The internal office spaces lack character with low suspended ceilings and now dated finishes throughout. The narrow form of the building creates an inherently inefficient and long floorplan, which fails to meet the requirements of today’s large scale occupiers in an increasingly competitive commercial market. The building is also environmentally inefficient, resulting in substantial operational costs for occupiers.

Albert Bridge House is poorly arranged spatially at ground level. The organisation of the 3 main blocks perpendicular to the river erased historic connections between King Street W. and Albert Bridge, and between Parsonage Gardens and Bridge Street. The fourth single storey block along the river bank does not allow any pedestrian level connection between the River’s edge and adjacent pedestrian footways. The current configuration does not create any quality public space at ground. The previous occupation of the Site as home to HMRC, and the council owned Bridge St. car park, has resulted in a Site that is opaque to movement and connection at ground level.

At 18 storeys, Albert Bridge House is the tallest building along the St Mary’s Parsonage. The building therefore creates a visual landmark along the Manchester skyline. In this regard, the existing building sets a strong precedent for landmark height to be provided on the Albert Bridge House Site.



Fig 43 View east from the Salford side of the River Irwell with the low rise building along the Irwell still under construction. ca. 1959



Fig 42 Construction of Albert Bridge House underway facing east (1958)



Fig 44 View west along St. Mary’s Parsonage with the Albert Bridge House development recently constructed (1959)



Fig 45 Alberton Bridge House



Fig 46 Stonework Pattern



Fig 47 Original Festival of Britain font

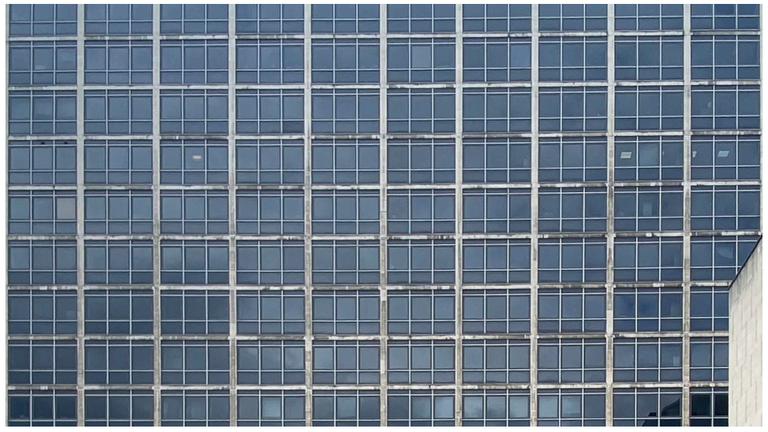


Fig 48 Grid pattern



Fig 49 Frame within the Frame



Fig 50 Soft Curves

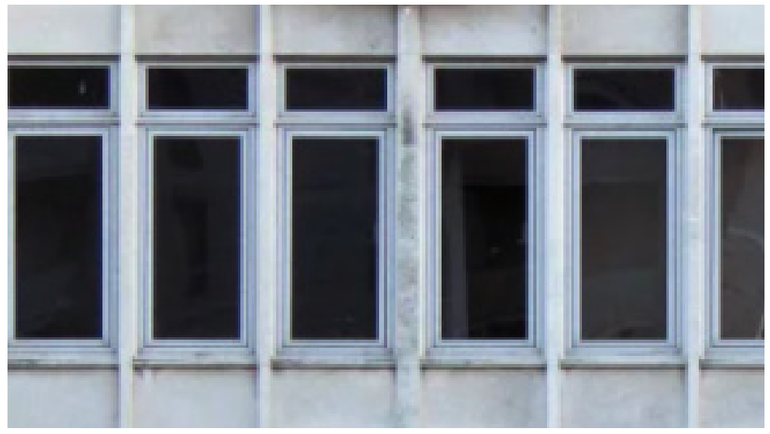


Fig 51 Vertical Proportions

Site Constraints

An in depth analysis of the Site and its environment and surroundings has formed an integral part of the design development process.

The design evolution of the scheme has taken into consideration physical and environmental constraints that occur specifically within and near to the application Site. Specialist environmental assessment and coordination was sought at the earliest stages of the design process to inform the design approach, and to shape the proposal, ensuring relevant regulations, standards and guidelines have been met.

Subsequently, the design of the proposed development is the product of a collaborative effort with the technical consulting team to identify environmental impacts and how they could be mitigated through the design development process.

In summary, the following is a list of key Site constraints, which were taken into consideration during the development of the design:

- The existing Albert Bridge House building creates a visual and physical severing of the Site, blocking access to the River Irwell. Its orientation on the Site erases the historic connections to Albert Bridge from the south and east.
- The existing substation at the southern corner of the Site requires retention within the emerging proposal.
- Steep level differences across the Site requires consideration, in particular with a steep grade down to the River Irwell.
- Albert Bridge Gardens is a dead-end publicly accessible space along the river. Its isolated location has no passive surveillance. Antisocial behaviour has become an issue.
- Existing trees on the Site (including TPO trees) influence the extent of the developable plot area, prioritising tree retention.
- Proximity to the local historic fabric and Conservation Areas has necessitated careful consideration.
- Bridge Street is a high traffic road, with elevated noise levels.
- Vegetation on the river bank is lush, which creates a physical and visual barrier during summer months.
- Existing sewer outflow in the north-west corner of the Site, is to be avoided or requires diversion.
- Soil composition and bedrock level places a limit on the depth at which it is viable to excavate.



Fig 52 Albert Bridge House - visual and physical barrier for Site accessibility

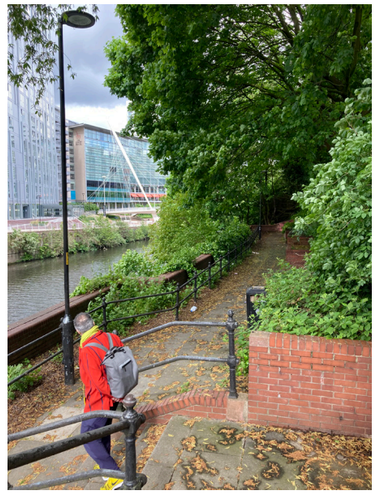


Fig 53 Albert Bridge Gardens



Fig 54 Albert Bridge Gardens



Fig 55 Level difference



Fig 56 TPO Trees along Bridge St.



Fig 57 Green barrier on river Irwell



Fig 58 Existing substation

KEY

- Site Boundary
- Planning Application Boundary
- MCC Car Park Boundary
- Existing buildings - Albert Bridge House
- Existing substation
- River Irwell
- Existing trees
- Existing trees subject to TPO
- +XX.XX Existing AOD level
- Green bank at lower level
- Albert Bridge Gardens at lower level
- Conservation Areas
- High Traffic Road - Heightened noise
- Barrier to river access (vegetation and existing buildings)
- Visual and physical Site severance
- Existing sewer outflow

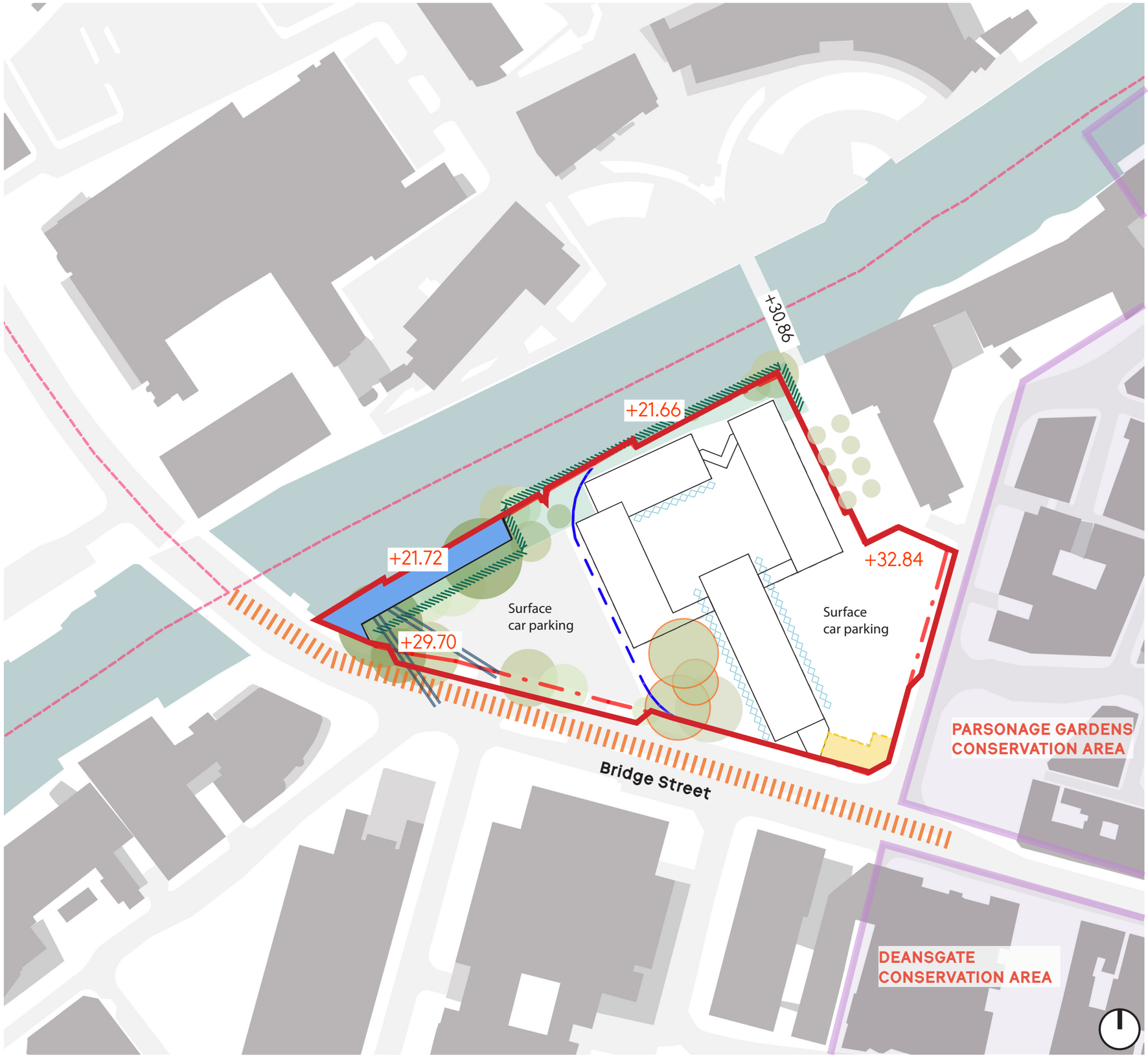


Fig 59 Site constraints diagram

Site Opportunities

In addition to Site constraints, a number of key opportunities also exist, to inform the development of high-quality scheme proposals. The following is a list of key opportunities at the ABH Site:

- Existing trees on Site, including trees subject to TPOs offer habitat for biodiversity and ecology with the natural Site features providing extensive benefits to users for health and wellbeing.
- Proximity to the River Irwell provides opportunities for view corridors, and riverside destination for the people of Manchester.
- The variety of buildings in the immediate surroundings creates a rich tapestry of uses and characters within the local urban grain. This includes a blend of historic and contemporary buildings within the local context.
- High quality contemporary architecture in the immediate surrounding including the Manchester Civil Justice Centre, People's History Museum, Spinningfields and recent schemes within Salford (e.g. New Bailey). The opportunity for the Site has the potential to extend and augment the quality of new buildings within this area of Manchester City Centre.
- Scale of the buildings along the river and in the surrounding context. The Strategic Regeneration Framework (SRF), Trinity Riverview apartments in Salford opposite the River Irwell, alongside emerging tall buildings to the east and west along the river sets precedent for buildings of height within the proposals.
- Central city location, at the termination of King Street West and at the gateway with Salford offers local amenity, street parking, restaurants, shops and bars. Extending the activation into the Site can extend the local economy and attract footfall and movement within the area.
- Proximity to existing transport links, including bus routes, Manchester cycle network, Manchester Victoria and Piccadilly train stations, as well as Salford Central promotes the use of sustainable transport methods and car-free development to come forward.
- Heights of existing buildings to the south and west, including the Manchester Crown Court and King Street West Conservation Area enables ample daylight levels, and direct sunlight into the centre of the site, and between buildings.



Fig 60 Manchester Civil Justice Centre and People's History Museum



Fig 61 Trees subject to TPO



Fig 64 Existing mature trees on Site



Fig 62 Manchester Crown Courts



Fig 63 Existing mature trees on Site



Fig 65 Trinity Riverview - high rise opposite the River Irwell in Salford

KEY

- Site Boundary
- Planning Application Boundary
- MCC Car Park Boundary
- Existing buildings - Albert Bridge House
- Existing trees
- Existing trees subject to TPO
- River Irwell
- Sun path
- Green bank at lower level
- High Rise Residential
- Manchester Civil Justice Centre
- Manchester Crown Courts
- Conservation Areas
- Frontage to Motor Square
- Connectivity

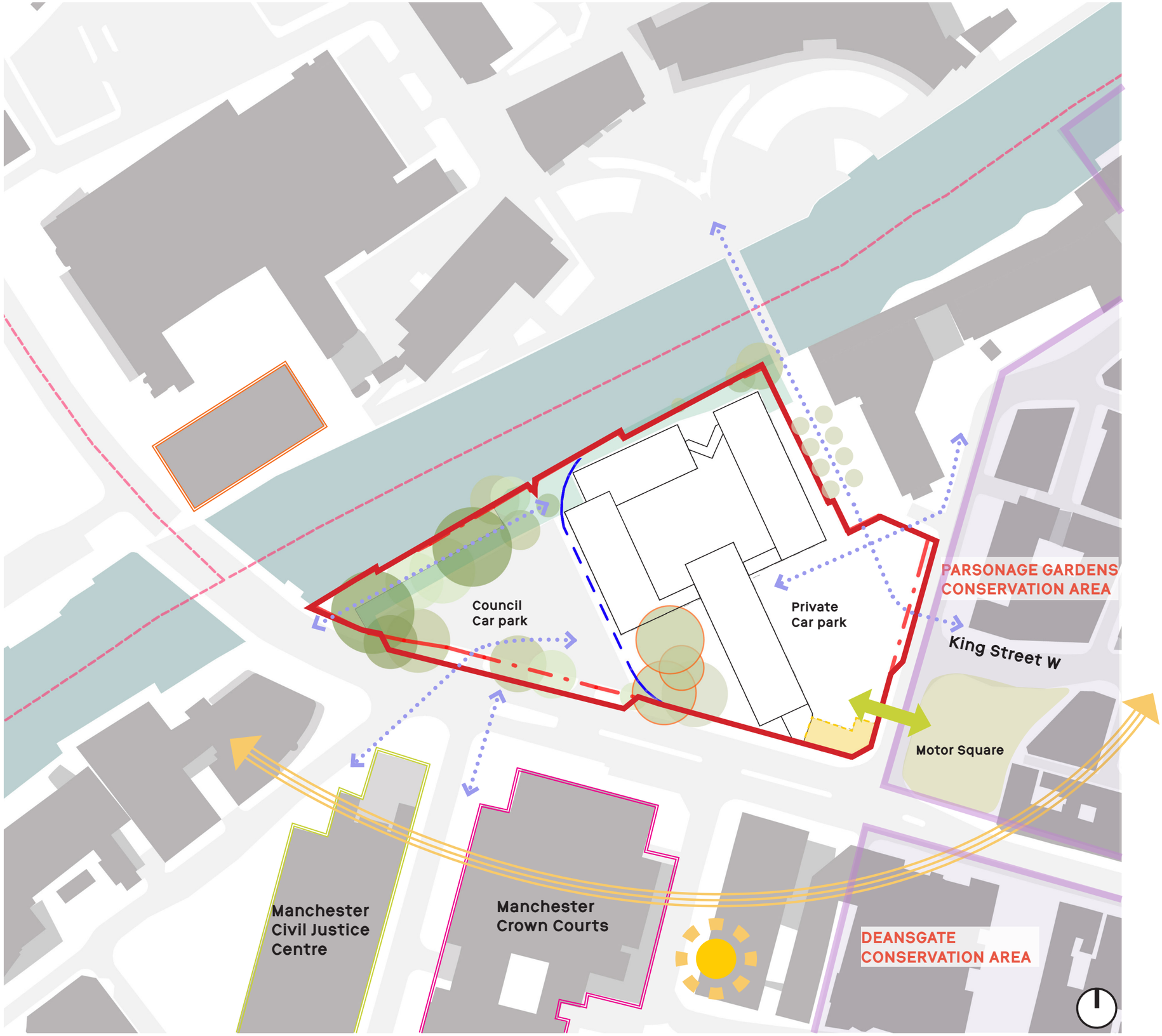


Fig 66 Site opportunities diagram

Public Transport Links

The Site benefits from excellent transport links owing to its city centre location, with a multitude of options for public transport in close proximity. The existing local infrastructure makes the area a strategic transport location.

Train

Within 20 minutes walk, 5 major national rail stations can be reached on foot: Manchester Victoria, Manchester Piccadilly, Salford Central, Deansgate and Manchester Oxford Road stations.

Tram

Several Metrolink tram interchange stations are within 15 minutes walking distance from the Site.

Bus

The main bus stations, Shudehill Interchange and Piccadilly Gardens, also lie within a 15 minute walk. The Central Coach station is also approximately 15 minute walk from the Site.

KEY

- Site
- National Rail Station
- National Rail and Metrolink Station
- Metrolink and Bus Station
- Metrolink Station
- Coach Station
- Walking radius

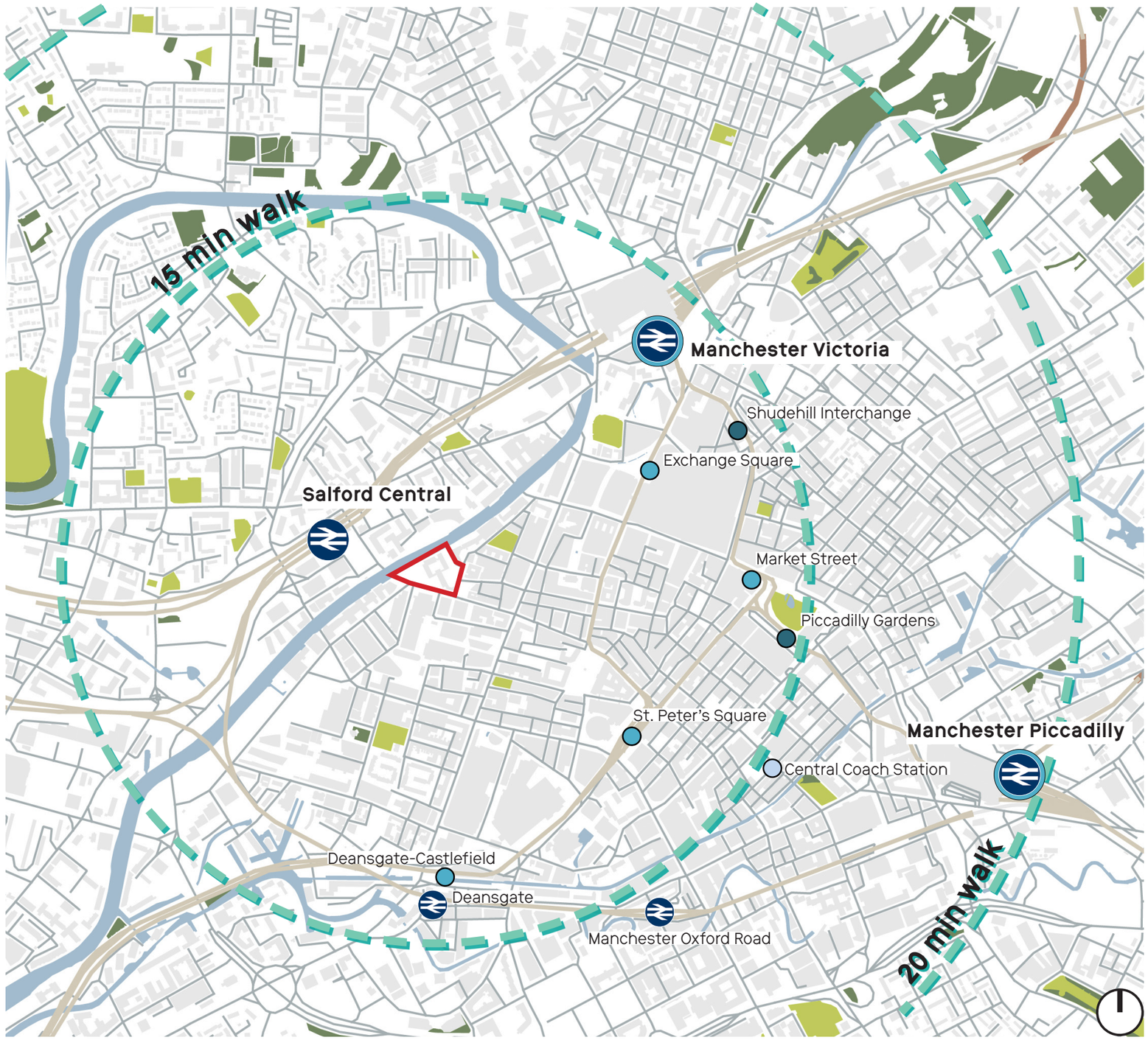


Fig 67 Local public transport nodes

Existing Bus Stops in proximity to the Site

Adjacent to the Site, along Bridge Street are city centre bus routes which contribute to a high level of connectivity, via public transport routes, both locally and nationally, running in the westerly and easterly directions, as follows:

Bridge Street (Stop WW) (Westbound):

8	35	36	37	38	50
51	67	67A	100	V1	V2
V4					

St Mary's Parsonage (Stop WF) (Eastbound)

1 Free Bus	35	36	37	38
50	V1	V2	V4	X39

KEY

- Site
- Bus Stop
- Taxi Ranks
- High Intensity Bus Route
- Bus Route



Fig 68 Local City bus stops

Pedestrian, Cycle and Vehicular Movement

Pedestrian movement

The Site is well connected with key pedestrian routes radiating to the east along St Mary's Parsonage and King St. W, the north and west across the Trinity and Albert Bridges respectively, and the south towards Spinningfields via Gartside St. and Dolefield. These existing primary, secondary and tertiary routes make the Site extremely well connected within Manchester City Centre. Across the Trinity Bridge the pathway along the River Irwell connects pedestrians to wider areas within Salford. A generous pavement available along Bridge Street further amplifies the pedestrian focus, which the proposal seeks to augment, amplify, and extend.

Cycle movement

The Manchester City Cycle Network follows the Left Bank to the west of the Site, crossing The Albert Bridge, and following the River Irwell along its north bank, crossing the Trinity Bridge and proceeding along St Mary's Parsonage. As such, the cycle network runs along the Site at its north-east and west boundaries, helping to connect the Site to the wider city via bike, helping to promote sustainable transport methods.

Vehicular movement

Primary vehicular routes connecting the Site with the wider highways and vehicular transport network are via Bridge St. and St Mary's Parsonage, along the south and east Site boundaries.

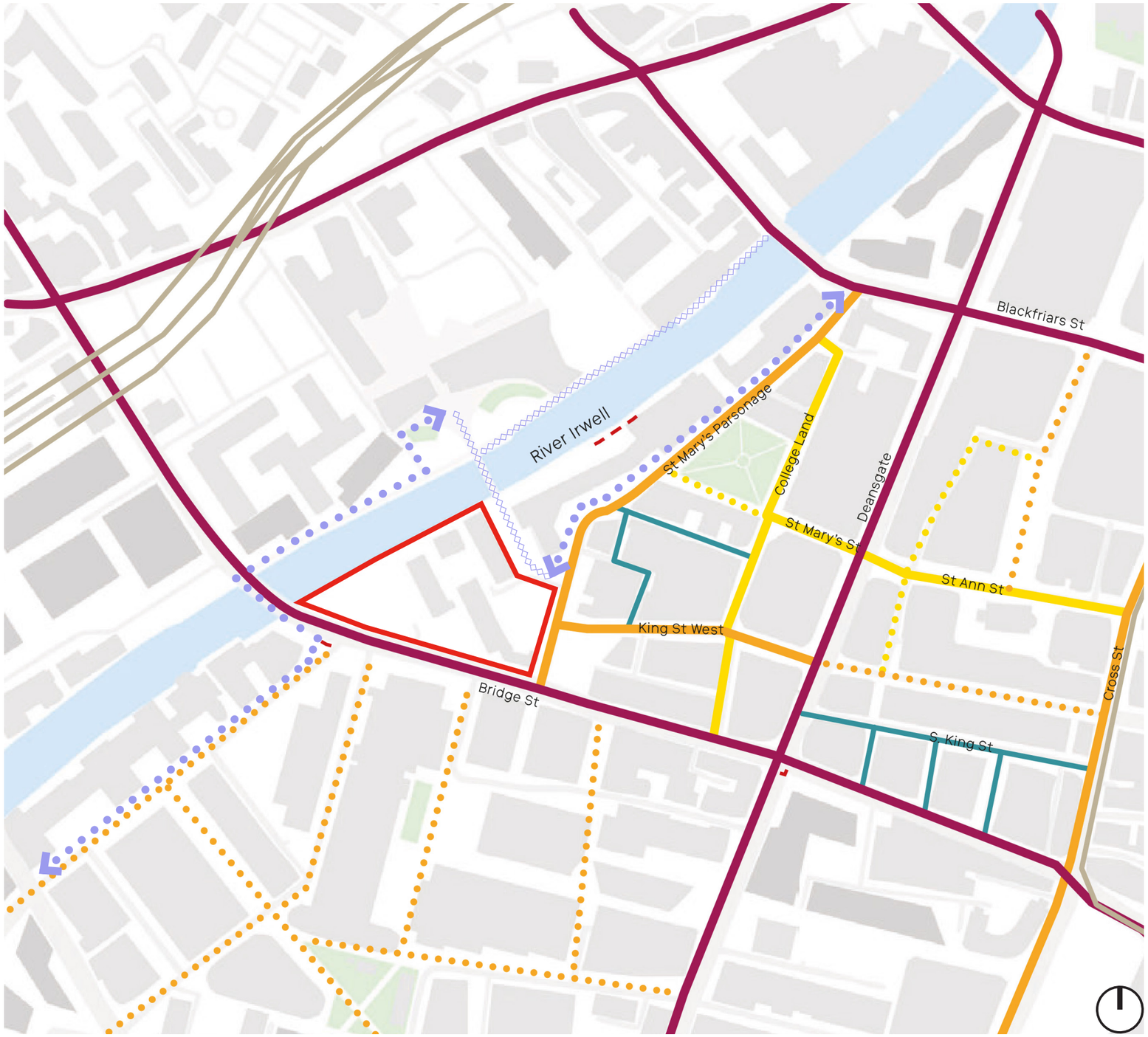


Fig 69 Movement diagram

KEY

- Site
- Vehicle Primary Routes
- Vehicle Secondary Routes
- Secondary Pedestrian Only Routes
- Tertiary Pedestrian Routes
- Tertiary Pedestrian Only Routes
- Fourth Pedestrian Routes
- Primary Cycle Route
- Secondary Cycle Route

Townscape and Heritage Context

Although the Site does not fall within a Conservation Area, it is within close proximity to sensitive locations and views from within nearby Conservation Areas. Observing these local assets have influenced the design development proposal.

The Conservation Areas in proximity to the Site include the Parsonage Gardens Conservation area directly to the south-east and east along St Mary's Parsonage, Deansgate and Albert Square Conservation Areas are south of the Site across Bridge Street. From various spots within these Conservation Areas, views are available towards the Site.

From the Site of Albert Bridge House, there is a visibility towards the development along King St W from St Ann's Square and Upper King Street Conservation Areas.



Image of Listed Building 4:
3 St. Mary's Parsonage
Grade II. 06/06/1994



Image of Listed Building 1:
Haywards Buildings
Grade II. 25/09/1973



Image of Listed Building 5:
Arkwright House
Grade II. 09/03/1982



Image of Listed Building 6:
Century Buildings
Grade II. 06/06/1994

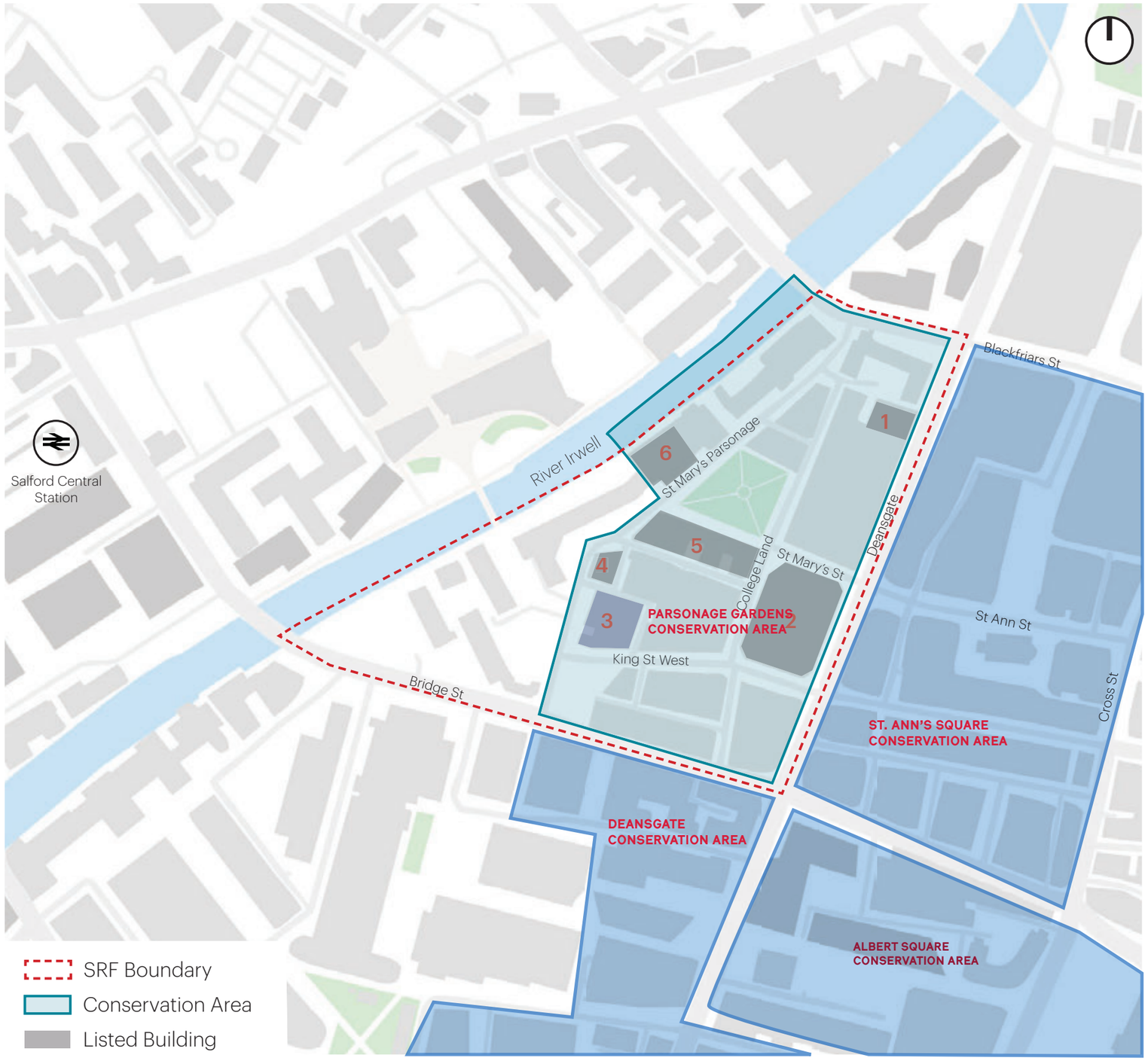


Fig 70 Townscape and heritage context diagram

Emerging Development Context

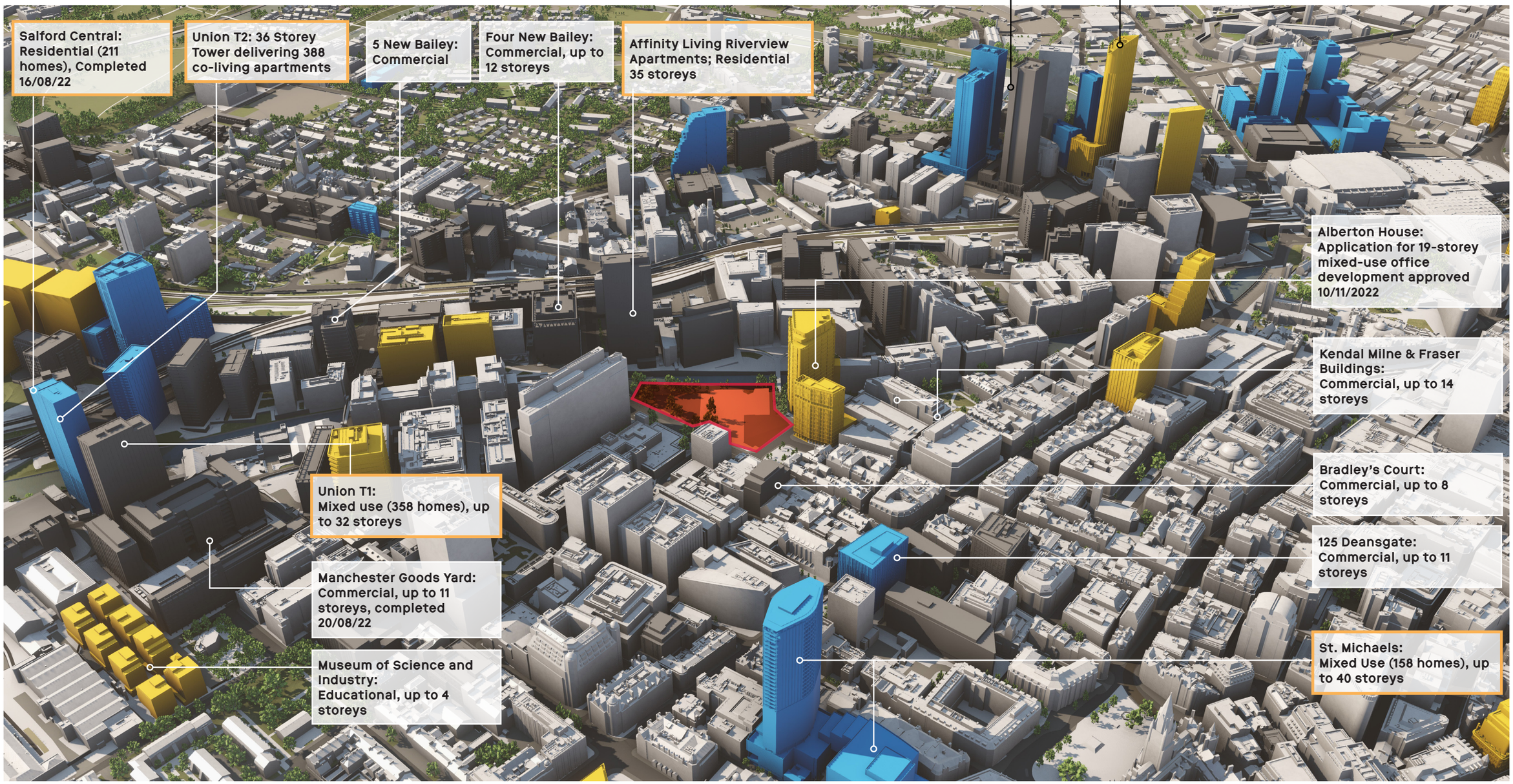


Fig 71 Emerging development in Manchester and Salford - Information from VU.City, Manchester City, and Salford City Planning Portals.



Fig 72 Information from VU.City and Manchester City Planning portal



Fig 73 Land Identified for housing developments



Fig 74 Land Identified for office developments

Under Construction

Consented

Albert Bridge House Site

Strategic Regeneration Framework

The St Mary's Parsonage Strategic Regeneration Framework (SRF) was prepared in August of 2020, and endorsed by the Executive Committee in the same year. The document focuses on the area of St. Mary's Parsonage that includes The Alberton, Reedham House, Albert Bridge House Site and Parsonage Gardens.

Areas of guidance contained within the SRF include:

- Highways and traffic management
- Public realm and streetscape
- Architecture, development heights and density
- Water management
- Waste management and street cleaning
- Development uses
- Sustainability
- The SRF itself and the consultation arrangements

Four key principles were identified in the Strategic Regeneration Framework, to form a strong strategy for the Site.

These are:

01 Zero Carbon Developments by 2038 - 5 year plan for greater Manchester

02 To create a mixed-use place 'of Manchester character', improving vitality of City Centre

03 A place of 'best in class' employment, leisure and a landmark building.

04 Celebrate special qualities and existing assets



Fig 75 Strategic Regeneration Framework diagram

Summary of the Strategic Regeneration Framework

The conclusions of the Strategic Regeneration Framework (SRF) identified opportunities for Albert Bridge House Site, as likely to be some of the most significant within the area assessed.

One significant opportunity identified was the delivery of substantial and comprehensive public benefits by introducing high quality public spaces and improving existing pedestrian connectivity. Key pedestrian connections are currently provided between the Site and the City Centre, as well as to Salford along the existing Albert Bridge and Trinity Bridge, which cross the River Irwell. These existing routes have been integrated into the design rationale of the proposal in order to further improve permeability and natural way-finding within the Site.

In addition, the Albert Bridge House Site was recognised within the SRF as well-suited for a large floorplate office building, in order to attract larger scale occupiers. Its location adjacent to the river also creates river views, that are seen as desirable for occupants, therefore creating the opportunity for a landmark building to be provided on Site.

The prominence of proposals within this area will require the very best architectural quality, as it will serve as a flagship for the regeneration of the wider SRF. In this respect, it is essential for key heritage views to be assessed. Although the Albert Bridge House Site does not fall within a conservation area, it is visible from multiple heritage assets.

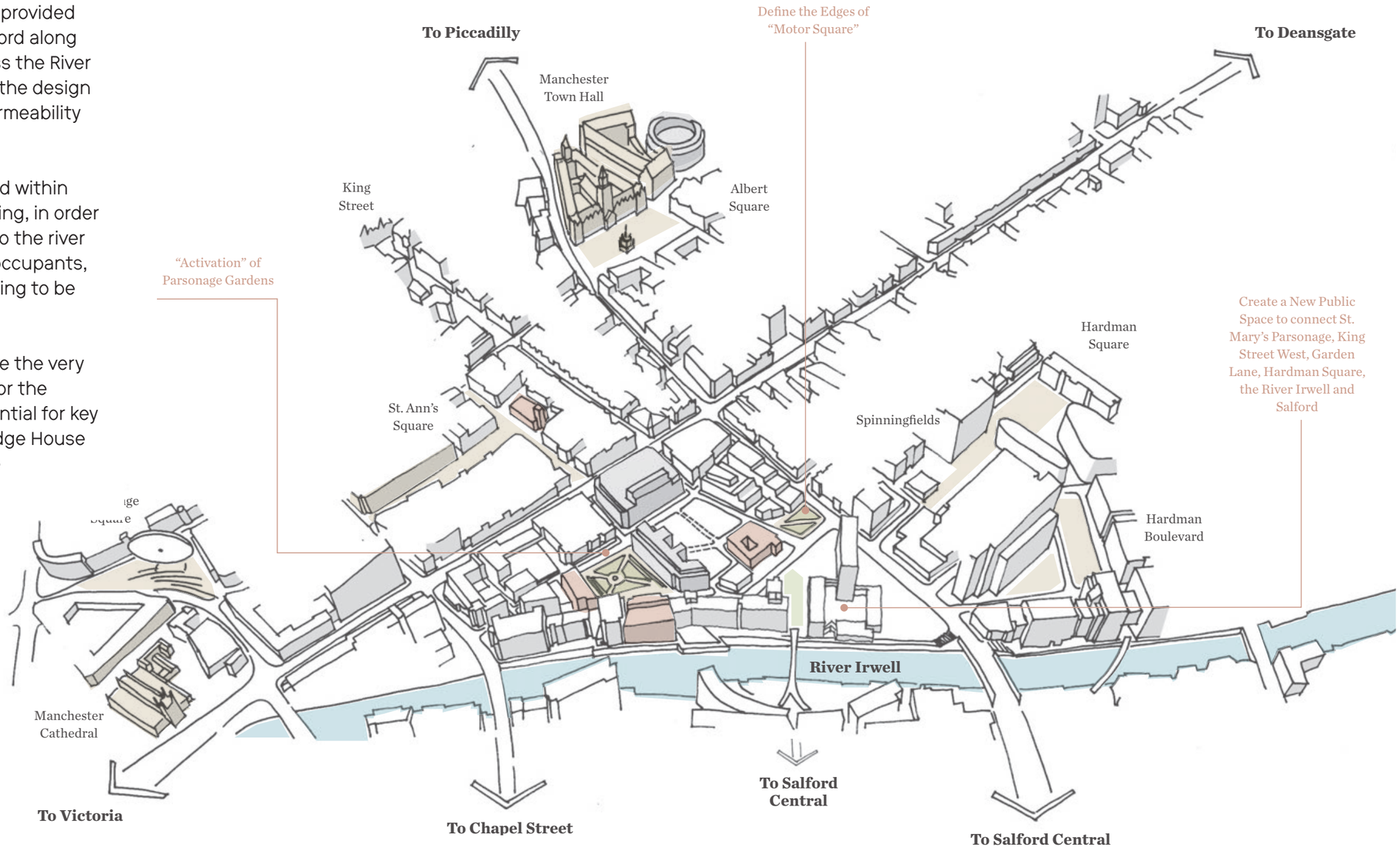


Fig 76 Strategic Regeneration Framework diagram

Policy Context

Key Development Policy and Guidance Documents

01 Greater Manchester Places For Everyone Joint Development Plan (2024 - GMPfE")

02 Manchester City Council Core Strategy (2012), and 2024 Addendum ("the Core Strategy"); and Manchester Proposals Map (2012);

03 Saved Policies of the Manchester Unitary Development Plan 2005 ("the UDP");

04 Greater Manchester Joint Waste Development Plan Document (2012);

05 Greater Manchester Joint Minerals Plan (2013).

06 National Planning Policy Framework (NPPF) (2024);

07 National Planning Policy Guidance (NPPG) (2024)

08 St Mary's Parsonage Strategic Regeneration Framework (2020);

09 Guide to Development in Manchester - (SPD) (2007);

10 Our Manchester Strategy 2025-2035;

11 Design for Access 2 (2003);

12 Stronger Together: Greater Manchester Strategy (2013);

13 Manchester Residential Quality Design Guidance SPD (2017);

14 Manchester City Centre Strategic Plan (2015-2018);

15 Climate Change Action Plan (2020-2025);

16 The Manchester Climate Change Partnership Framework 2022 Update (2020-25);

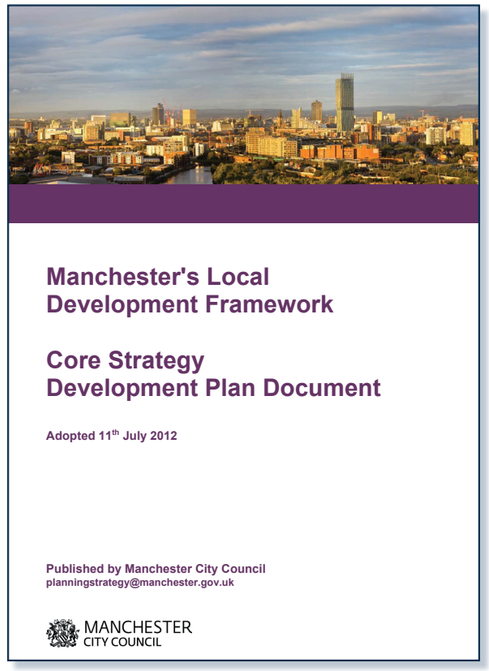
17 Greater Manchester's Five-year Environment Plan (2019);

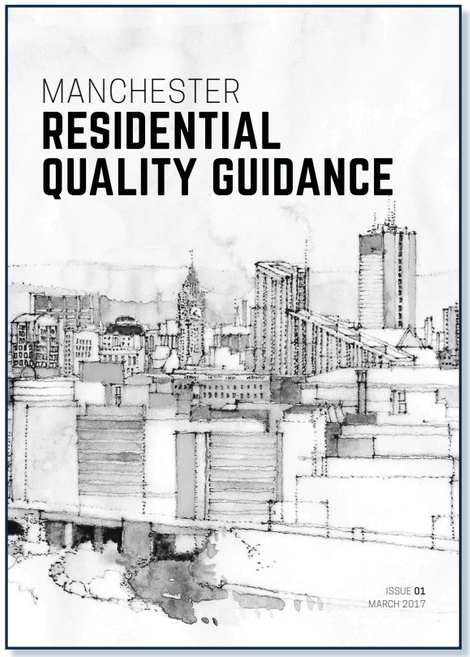
18 City Centre Transport Strategy (2021);

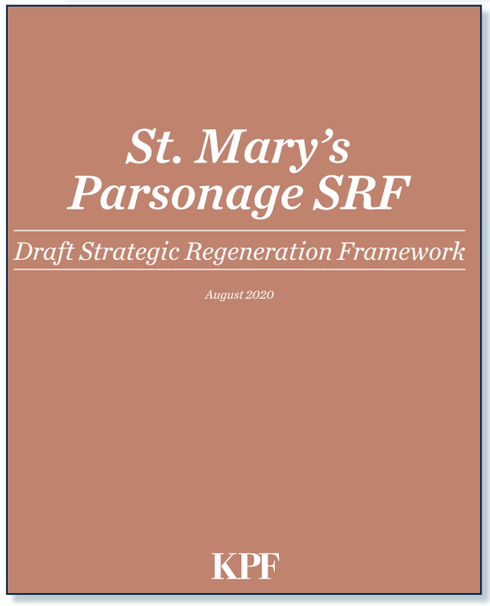
19 Manchester's Green and Blue Infrastructure Strategy (2015, refreshed in 2022);

20 Provision for Housing Choice (2008);

21 Net Zero Design Guidance - Greater Manchester Combined Authority (2025).









Manchester City Council have produced a comprehensive set of Development Policy, Planning Policy and Strategic Guidance documents which have informed the development of the proposal for the Albert Bridge House Site.

Sustainability Context

Sustainability Policy Context

In additional to Core Planning Policy and Strategic Context Publications, Manchester City Council have also set out ambitious targets for addressing the Emergency of Climate and Biodiversity Breakdown.

Greater Manchester launched its pioneering Manchester Climate Change Strategy in 2016, setting out how it will build a greener, more sustainable region.

The plan outlines four headline visions for Greater Manchester by 2020:

01 A rapid transition to a low carbon economy;

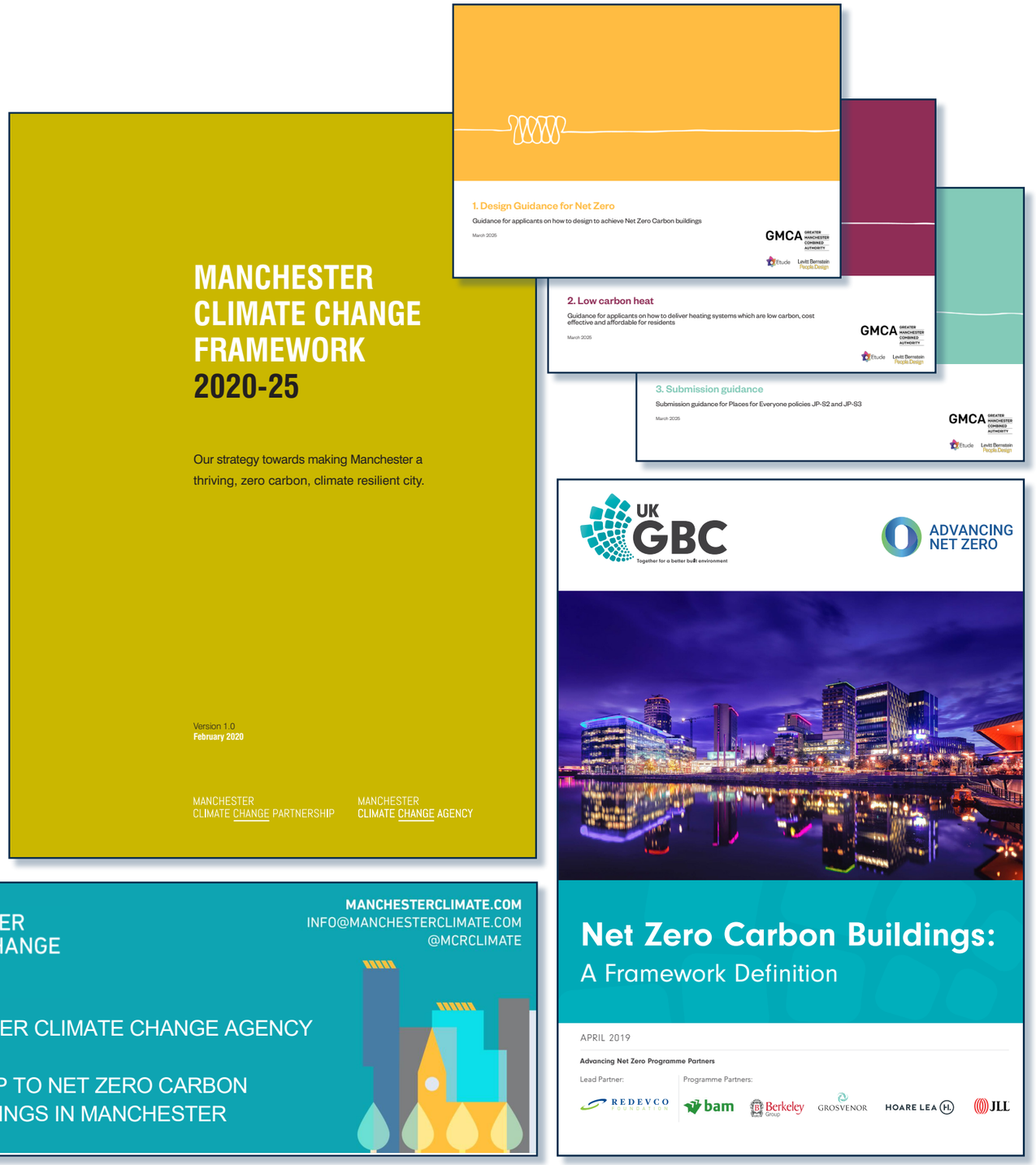
02 Collective carbon emissions reduced by 48%;

03 Be prepared for and actively adapting to a rapidly changing climate; and

04 'Carbon literacy' will have become embedded into the culture of organisations, lifestyles and behaviours

Sustainability Guidance Context

The proposals for Albert Bridge House have been developed with further reference paid to the industry adopted sustainability framework definition, championed by the UK Green Building Council (UKGBC) which has informed the development of the designs, along with baseline, and targets for carbon reduction across the lifetime of the proposal.



Studio Egret West

3.0

Design Evolution

2023 Resolution to Grant

The Albert Bridge House (2022 application) scheme previously received a Resolution to Grant consent in 2023. The following sets out a summary of the 2023 scheme proposal.

2023 Resolution to Grant Scheme Project Summary

The Albert Bridge House scheme proposed a new standard for original, distinctive design in Manchester City Centre, contributing to the exciting evolution of the St Mary's Parsonage neighbourhood. The Site, at a gateway between Manchester and Salford, is the location of the vacated Albert Bridge House (an 18-storey office building and former home for HMRC), Albert Bridge Gardens, and the Council-owned Bridge Street car park.

The proposal offered a new large-scale sustainable office building providing c.365,000 sqft. of high-quality, flexible workspace, designed to meet the needs of a range of occupiers and bolster the Manchester economy. At its highest, the office building design proposal rose to 19 storeys, employing a radical stepping form, with a cascade of accessible green terraces and rooftop spaces to create a unique tessellated form and façade.

Providing 367 new Build-to-Rent homes, the hexagonally designed residential tower stepped up from 34 to 45 storeys in height to present a new landmark on the Manchester skyline. Helping to meet the continued high demand for city centre living, the apartments were designed with a focus on quality, with spacious floorplans, plentiful natural light and internal winter garden amenity, combined with shared amenity spaces to help foster a sense of community and support wellbeing (including plans for a gym, bouldering wall, rooftop gardens, cinema room and private dining facilities).

Surrounding the buildings a new public realm was proposed for the City of Manchester, with publicly accessible open space, walkable and cyclable routes, and a new River's edge walkway alongside the re-wilded rivers' edge, to promote accessibility and movement both within and through the Site.



Fig 77 2022 Concept Sketch of Albert Bridge House, viewed from Bridge Street, crossing the Albert Bridge



Fig 78 Aerial view looking down at Albert Bridge House Site (2023 Resolution to Grant Scheme)



Fig 79 View from Salford (2023 Resolution to Grant Scheme)



Fig 80 St Mary's Parsonage view (2023 Resolution to Grant Scheme)



Fig 81 Bridge Street view (2023 Resolution to Grant Scheme)



Fig 82 View of public realm and ground uses (2023 Resolution to Grant Scheme)

2023 Resolution to Grant

Following the resolution to grant in 2023, the scheme proposal was re-evaluated in light of the changing economic climate. Due to increased interest rates, construction costs, together with investors' changing appetite towards large-scale commercial in favour of more modest, and more efficient schemes resulted in challenges in securing financial backing for office space of the size previously proposed.

It therefore became clear that the 2023 Resolution to Grant scheme in its previous form could not be delivered. This necessitated a revised approach from Oval Properties, and an engagement process recommenced with Manchester City Council, starting in 2024.



Fig 84 Site plan (2023 Resolution to Grant Scheme)

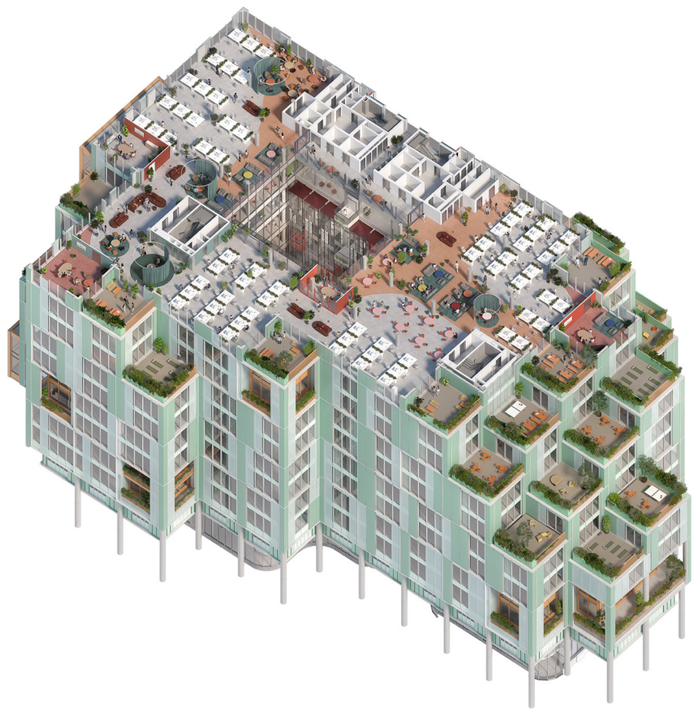


Fig 83 CGI axonometric of commercial (2023 Resolution to Grant Scheme)



Fig 85 Artist renderings of residential internal spaces and entrance lobby (2023 Resolution to Grant Scheme)



Fig 86 View of the internal office atrium space (2023 Resolution to Grant Scheme)



Fig 87 View of the main entrance to the office (2023 Resolution to Grant Scheme)



Fig 88 View of the typical office floor (2023 Resolution to Grant Scheme)

Existing Albert Bridge House Retention Studies

Initial design investigations considered retaining the existing 18-storey Albert Bridge House tower. While early studies explored both commercial refurbishment and residential conversion, significant limitations in the building's structure and layout became clear which prevent its suitability for refurbishment, therefore the conclusion was reached for demolition of the existing buildings on the Site - a conclusion supported by Manchester City Council through the 2023 Resolution to Grant.

The existing building has a 7.5m structural grid which is well suited to refurbishment potential, however overall the building, at a width of circa 15m presents a skinny floorplate, limiting fit-out flexibility or the ability to meet the needs of many modern tenancies. In terms of vertical setting out, the existing ABH floor to floor is just over 3m, with floor to ceiling at 2.7m. These existing storey heights are below British Council of Offices (BCO) best practice guidance, therefore falling well short of modern standards, and preventing the ability to meet adequate ventilation designs, internal daylighting quality, servicing, and spatial flexibility - making refurbishment for the delivery of high-quality commercial spaces impractical and unviable.

The existing Albert Bridge House was completed in 1959, at over 65 years the building has now passed its design life, therefore significant intervention would be required in the form of wholesale replacement of external wall cladding, roofing and windows would be required to bring the building back into a functional state. In its current form and orientation on the Site, the retention of ABH would significantly limit the redevelopment potential of the Site.

In 2019, ABH was nominated for a local listing, however in their determination to deny the listing, Historic England identified that the criteria for building listing was not met, stating the design of the building is typical of a building of that age lacking sophistication of layout and planning, or any innovative technology or quality artwork.

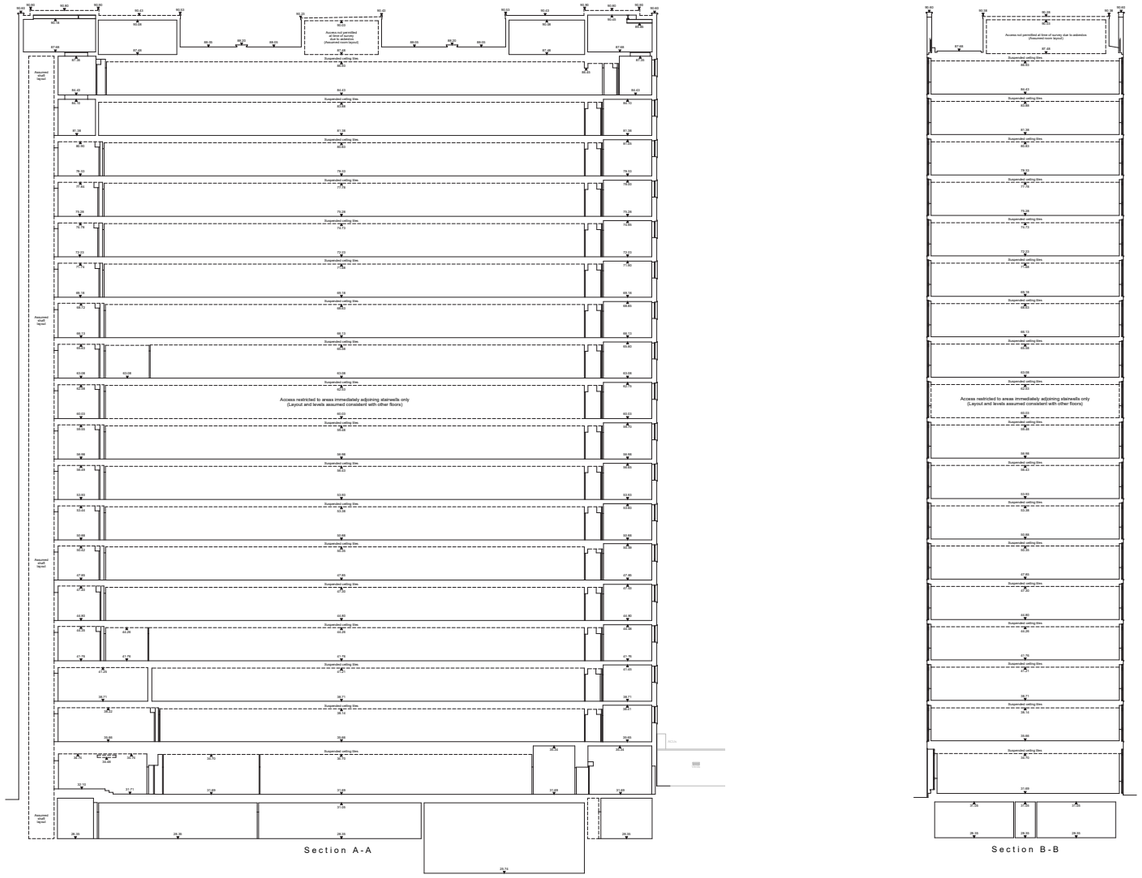


Fig 90 Existing Albert Bridge House, 18 storey building, section cuts AA and BB

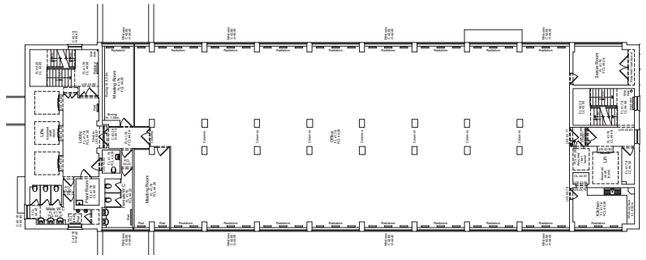


Fig 89 Existing Albert Bridge House, typical floorplan

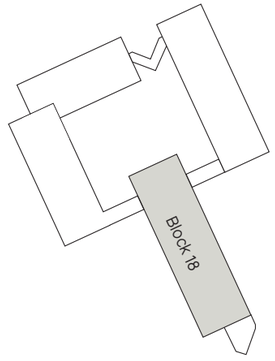


Fig 91 Existing Buildings

Given these constraints, the building no longer presents a viable long-term option for reuse. Therefore, the principle of demolishing the building has been established through the previous Resolution to Grant. Its removal unlocks a rare opportunity to reshape this key city centre Site. Comprehensive redevelopment enables the creation of a rich and generous public realm, reconnecting Manchester with the River Irwell and stitching together key routes across the city. It also allows for the delivery of next-generation commercial workspaces, designed with sustainability, flexibility, and well-being at their core.

The redevelopment of Albert Bridge House and adjacent car park therefore provides the opportunity to realise the full potential of the Site – as set out within the St Mary's Parsonage SRF which assumed all existing buildings on the Site would be demolished to deliver the wider regeneration benefits.



Fig 92 Concept sketches demonstrating exploration of existing ABH building retention

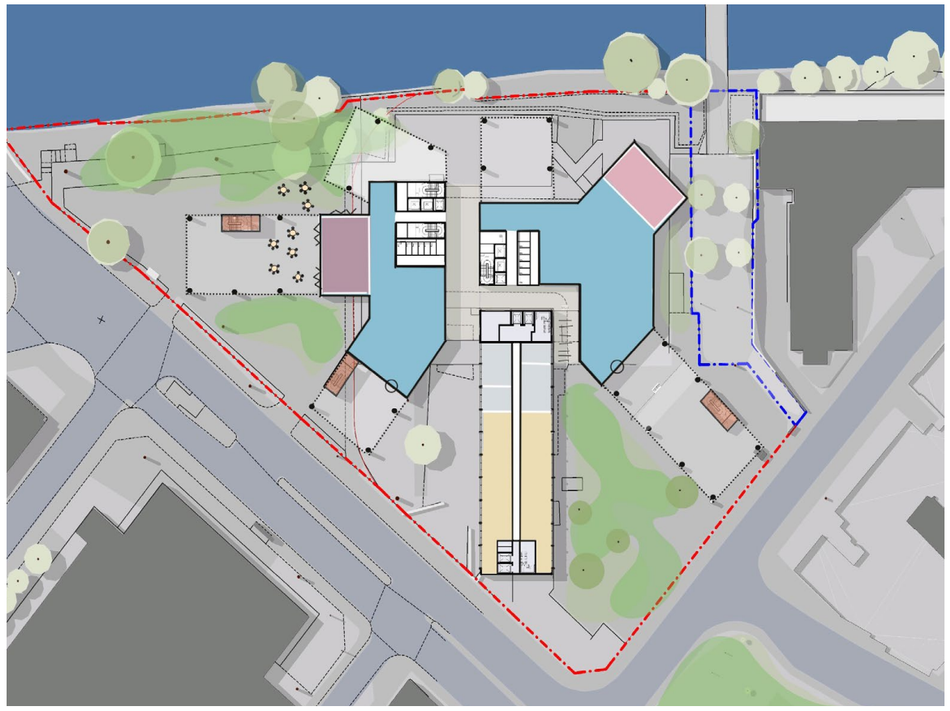


Fig 94 'Star option' site plan exploring retention of Albert Bridge House

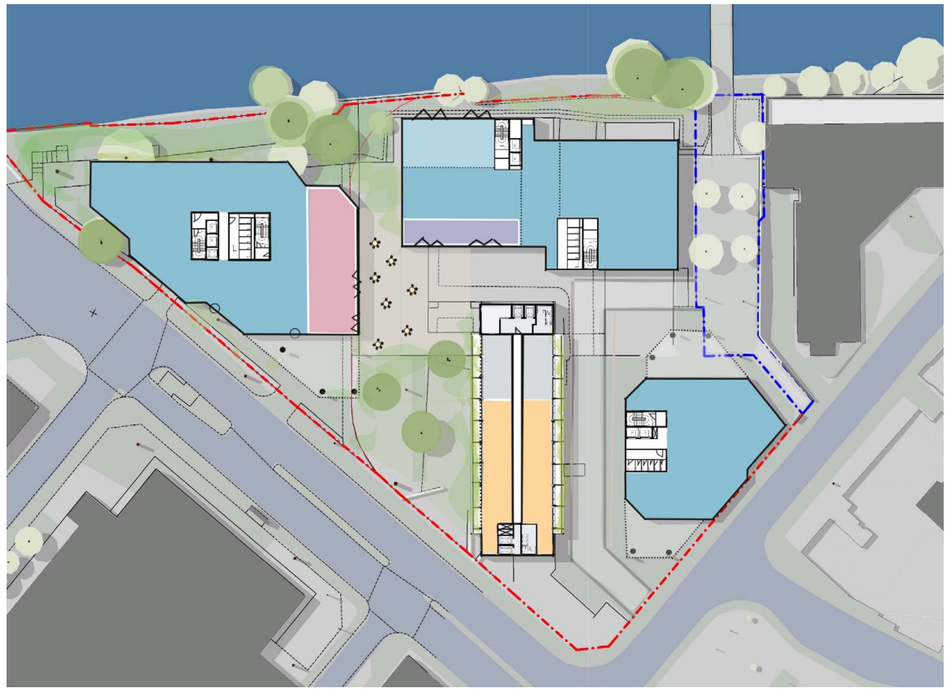


Fig 93 'Campus option' site plan exploring retention of Albert Bridge House

Refining the Brief

The refinement of the brief for Albert Bridge House has been centred around the creation of a large office building with ground level activation in the form of shops and cafés, alongside new homes for the city, all framing an enlarged and inviting new public realm.

An overarching target was established at early stages of the design to retain the qualitative and sustainability aims that had been integral to the 2023 scheme. The triangular shape of the site, and its orientation resulted in a diagram for an open accessible public space at the centre of the Site, with three buildings placed around it. Each building adopts a repeating floorplate and rhythmic façade, designed for both efficiency and visual coherence.

Key design drivers established at the outset of the scheme testing and design development:

- Maximising public realm at ground, and creating walkable and cyclable routes through the scheme.
- Delivering a ‘best in class’ new office within for Manchester
- Permeability and accessibility into and across the Site.
- Opening up access to the river as a new destination.
- Retention, repair and augmentation of the existing ecological assets on the Site.
- Activation at ground to extend nearby business amenities and the local economy, into the Site.
- Massing and height that sit within the context of the River Irwell ‘corridor’, and the Albert Bridge as a gateway to the CIty of Manchester, offering the opportunity for landmark height.

The open space diagram adopted creates a generous open space fronting Bridge Street, where sunlight is strongest throughout the day. To the west, a tall marker building holds the corner at Albert Bridge. A mid-rise building sits to the south on Trinity Square, as an ideal location for a prominent commercial address at the junction of Bridge Street and St Mary’s Parsonage. Finally to the north, a smaller footprint building, supporting residential use, aligns with the pedestrian and cycle route at Trinity Bridge, connecting Manchester and Salford and forming a height landmark prominently visible along the River Irwell.

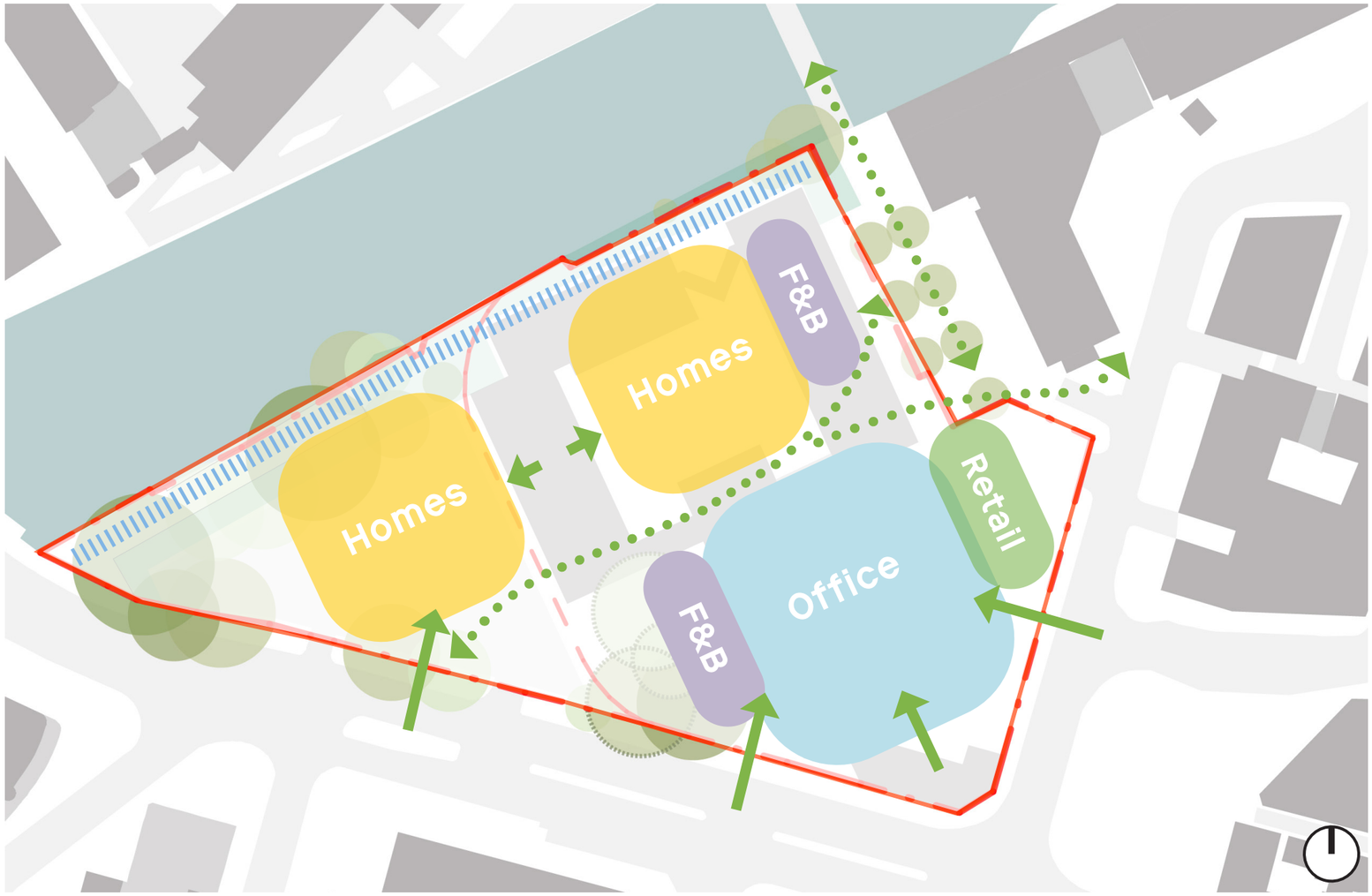
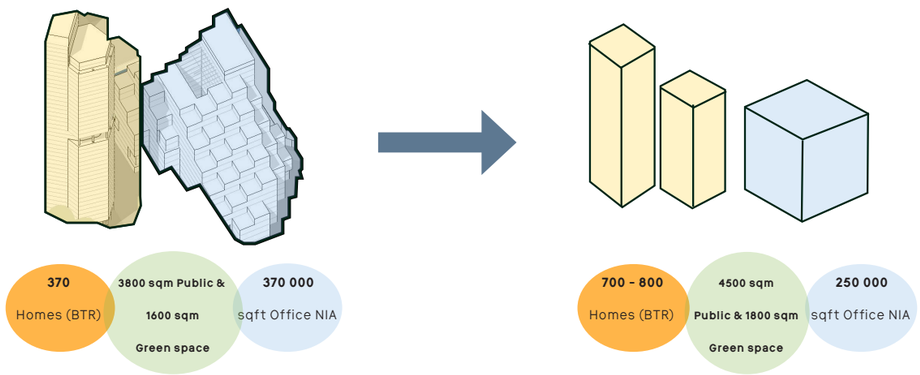
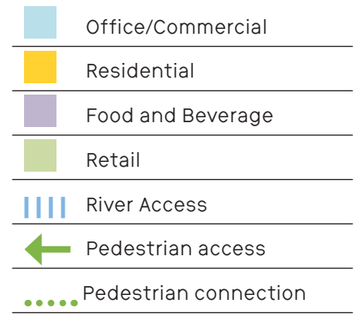


Fig 95 Developing the brief diagram





Key market requirements for the ‘best in class’ office building:

Design team has held consultations with leading office agents in the city to further define what constitutes a ‘best in class’ office brief.

Key takeaways were:

01 Flexible floorplates at around 15 000 sqft NIA

02 Overall rentable area to be 200,000 - 250,000 sqft NIA

03 Large publicly accessible combined entrance lobby & cafe offer

04 Minimum provision of 3000 sqft for super lobby

05 Provide rentable meeting rooms/ board rooms for wider market

06 Provide an open, well proportioned terrace and board room at the roof level (14 people minimum)

07 Consider wellness offer: Gym, Sauna and Ice bath facilities

08 Separate Male and female shower and changing facilities preferable

Key market requirements for leading BTR Homes:

Design team has visited successful BTR offers in Manchester together with residential agents team.

Key inputs for residential brief were:

01 700+ homes target

02 33% 1 Bed homes, 57% 2 Bed homes and 10% 3 Bed, family homes

03 Average communal amenity provision to be 2-2.5 sqm per home

04 Provide some shared external amenity

05 Provide generous entrance lobby, ideally a double height space

06 Consider semi-private zone to entrances

Scheme Update
The Design Approach

The design approach for the proposal for Albert Bridge House has followed similar principles to the 2023 Resolution to Grant scheme, with renewed focus on response to surroundings and building efficiencies, along with observation of regulatory updates - in particular the Building Safety Act 2022. The current proposals aim to balance local character, planning guidance, and high quality place-making, to create a scheme that will make a strong and lasting contribution to the City of Manchester.

The design approach taken for the Albert Bridge House proposal is summarised by the following steps:

01 Establish a strong understanding of local context with reference to policy and strategic guidance

02 Review the constraints and opportunities of the Site, including the feel of the local area, its street life and local character through Site visits

03 Establish a set of principles upon which designs will be based, and successful outcomes measured, targeting key criteria set out within framework and policy documentation.

04 Develop a series of exploratory investigations to test the opportunities of the Site, including a test of uses and typologies relating to viability review exercises.

05 Assess baseline targets for environmental performance and sustainability accreditations, which meet the aspirations of Manchester City Council, as well as UK Net Zero targets.

06 Seek to retain and augment existing landscape features, including existing trees and ecology, to optimise biodiversity on the Site, while complementing the building proposals.

07 Assess microclimate and key constraints pertaining to acoustics, wind, daylighting, air quality and local climate.

08 Develop designs based on the above principles, constraints, opportunities, policy, and aspirational sustainability targets, while balancing aesthetic and place-making principles.

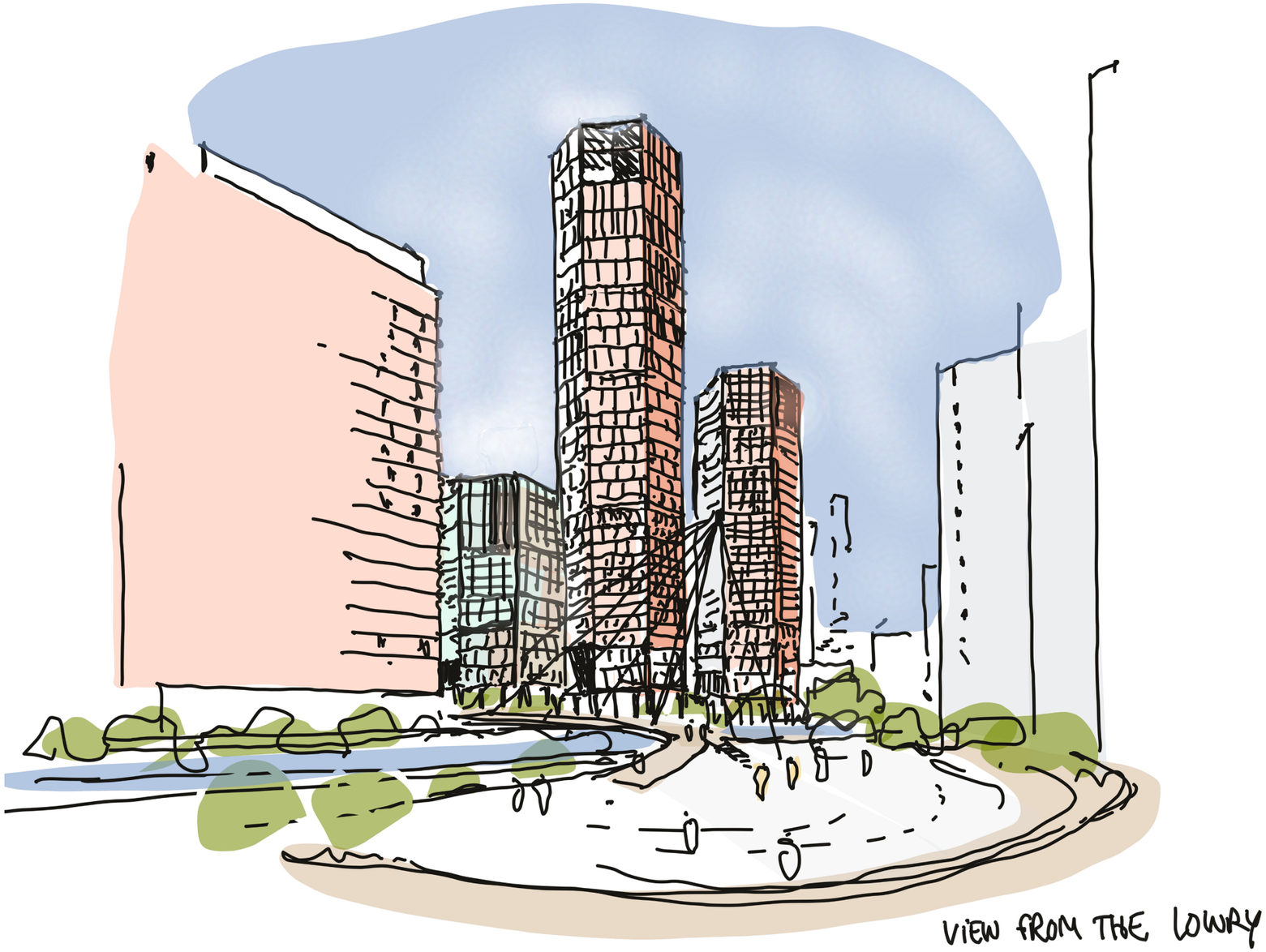


Fig 96 Concept sketch (2024)

Strategic Regeneration Framework: Lessons Learned



Fig 97 Addressing the historic urban grain

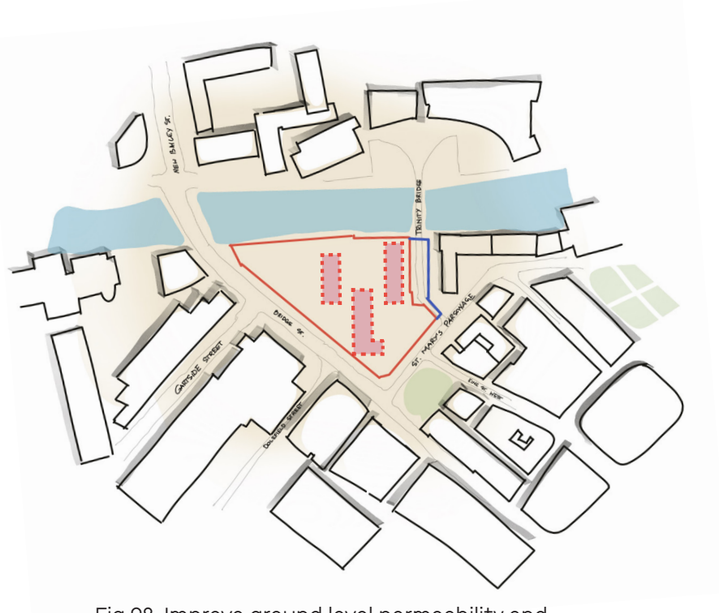


Fig 98 Improve ground level permeability and pedestrian connections by demolishing Albert Bridge House, a building at the end of its designed lifespan, and no longer fit for purpose with poorly configured orientation.

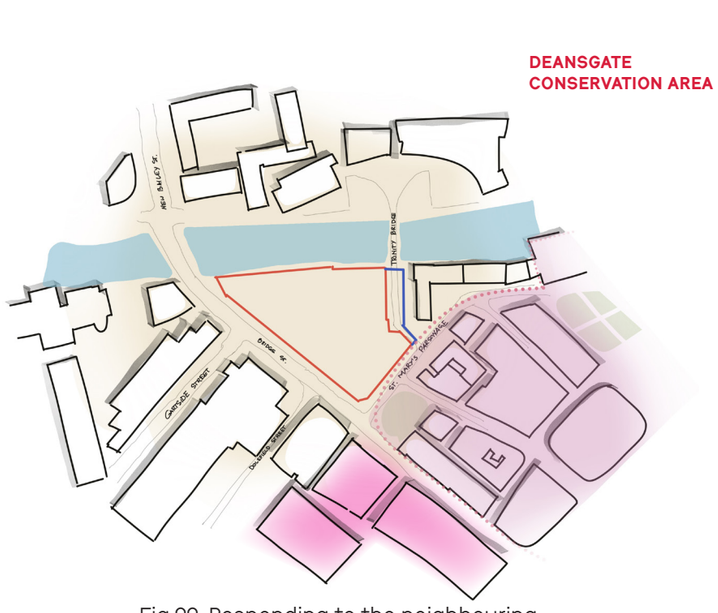


Fig 99 Responding to the neighbouring streetscape and conservation area

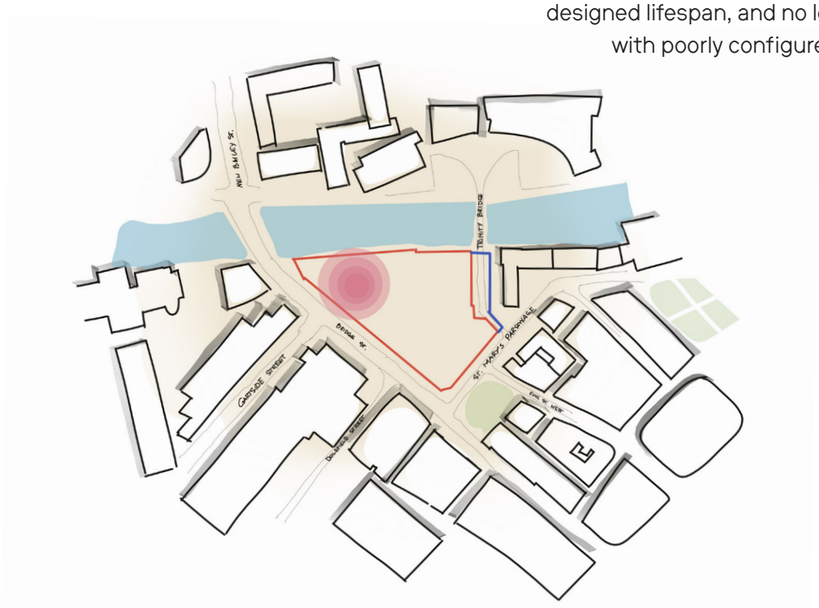


Fig 100 Opportunity to rise at the western edge of the Site, where a tall building can act as landmark and contribute to legibility

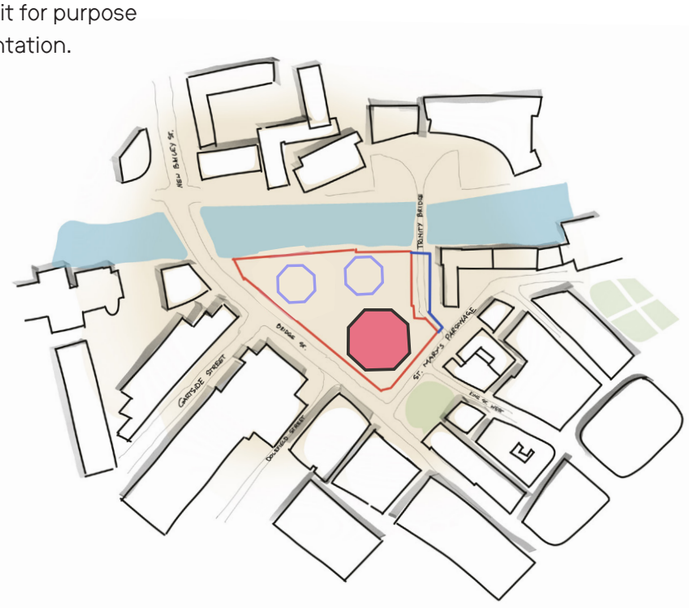


Fig 101 Location recognised as suited for large commercial floorplates in order to attract larger scale occupiers

Planning Boundary

Adjoining strip of land

Massing Concept

The massing strategy for Albert Bridge House is defined by three octagonal buildings, each playing a distinct role in shaping the architectural composition.

A landmark residential tower rises prominently at the northern edge to establish a striking presence along the River Irwell. This tallest element serves as a beacon at the Trinity Bridge, marking a pedestrian gateway between Manchester and Salford while responding to the Strategic Regeneration Framework's vision for a landmark on the Site. Positioned to maximise visibility from key vantage points along the river and city streets.

A second, shorter octagonal building acts as a marker building along Bridge St. at the Albert Bridge. Its placement responds to view corridors from the west, south-east, and north-east, to form a transition between the taller tower and the surrounding urban grain. The variation in height across the two residential towers forms a dynamic skyline, contributing to the rhythmic interplay of building forms along the river front, and complementing the adjacent Manchester Civil Justice Centre designed by Denton Corker Marshall. This careful calibration of heights ensures the proposal integrates seamlessly into Manchester's evolving cityscape while establishing a distinctive identity.

The third octagonal volume forms the anchor to the overall composition, through a larger but lower height commercial building, Positioned at the junction of Bridge Street and St Mary's Parsonage, its massing steps down towards the south from the taller residential buildings behind, Through the lowering of height from north to south, the massing strategy moderates height with the lower scale 3 to 7-storey context within the neighbouring Conservation Areas. By reducing height at the southern end of the Site the commercial building softens the transition between the contemporary and the historic context, respecting the existing townscape while forming a strong architectural presence.

In its overall composition, the massing strategy balances prominence and sensitivity to context. The interplay of height variation, octagonal geometries, and carefully framed sight lines ensures a cohesive response to Manchester's contemporary regeneration.



Fig 102 Massing concept sketch

Massing Evolution

The evolution of the massing has been driven by a number of reviews to test outcomes against strategic design principles, design team coordination and viability reviews.

A series of physical models were produced to assess scale, adjacency and urban relationships, in order to establish an optimised proposal underpinned by microclimate impacts, in particular wind, daylighting and overshadowing to key areas of public realm, both within and outside the red line boundary.

Initial testing focused on rectilinear approaches, with articulated office massing that stepped to address key height relationships within the local context. Following reviews of sight lines from the local streetscape, and key desire lines within the public realm, it was found that rectangular and square typologies adversely presented ‘walls’ of development, restricting both visual and physical movement between and around the buildings. This proved contrary to the key principle of promoting invitation within the centre of the scheme proposal, and permeability for pedestrians and cyclists to wander through and around buildings from any angle of approach.

Further testing led to the adoption of sculpted, octagonal forms, which ultimately satisfy a number of key aims for the proposal, including:

- Faces of buildings softened when presenting to the wider city
- Octagonal forms enable views and sight lines to be optimised.
- Higher proportions of dual aspect homes within the residential typologies.
- Improved wind conditions when compared with rectilinear typologies of similar height.
- Improved daylighting at ground, and reduced overshadowing to areas of public realm within and outside the red line.
- Efficiency of material and floorplate to improve viability and deliverability.

The height relationships within the local context encouraged height to be placed towards Trinity Bridge to create a balanced townscape approach, along the River Irwell.



Fig 103 Massing Test 1
Rectangular forms and height along the river



Fig 104 Massing Test 2
Rectangular forms with height along Bridge Street



Fig 105 Massing Test 3
Rectangular residential towers with sculpted office building



Fig 106 Massing Test 4
Octagonal forms with height along the street edges



Fig 107 Massing Test 5
Octagonal forms with height landmark at Albert Bridge



Fig 108 Massing Test 6 (adopted)
Octagonal forms with height landmark at Trinity Bridge

Planning Engagement

Engagement with Manchester City Council and other key stakeholders has been instrumental in leading to the scheme proposal. The below planning time line itemises the meetings attended throughout the design development process.

Each one of these meetings defined a change in the design of the buildings which has helped shape the scheme proposal.

For each of the key meetings we have provided a brief overview of the designs presented, and feedback received which informed the next steps in design evolution.

Consultation Meetings Timeline

2024	AUG	02/08/24	MCC Initial Thoughts Presentation Pre-Planning meeting
	SEP	19/09/24	Pre-application meeting with MCC n.01
	NOV	28/11/24	Consultation with MCC Highways n.01
	DEC	11/12/24	Pre-application meeting with MCC n.02
2025	FEB	05/02/25	Pre-application meeting with MCC n.03
		17/02/25	Consultation with MCC Highways n.02
	MAR	03/03/25	Public consultation opens
		11/03/25	Public consultation in person event
		23/03/25	Public consultation closes
	MAY	13/05/25	Pre-application meeting with MCC n.04
		21/05/25	Presentation to Councillor Anthony McCaul Deputy Executive Member for Clean Air, Environment and Transport & Ward Councillor for Deansgate




CYCLES

Engagement Meeting with Manchester City Council

August 2024

In August of 2024 a meeting was held with the Oval Properties and Manchester City Council to review scheme viability following the Resolution to Grant for Albert Bridge House in 2023.

Discussions at the meeting focused on deliverability and viability, informed by the post-pandemic market, in particular relating to the delivery of large-scale offices.

The tested Site options presented included an increase of residential with proportional decrease in office provision, to deliver a more modest, but still sizable commercial proposal on the Site. As evidenced through early testing, the commercial offer targeted up to 250,000 sqft of net office provision, which aligns with some of the larger office schemes to be delivered in Manchester in recent years, therefore remaining the centre-piece within the proposal and aligned with Manchester's broader aim of providing 'best in class' office space within the city centre.

A result of the changes to building footprint, from 2 buildings to 3 buildings on the scheme, when compared with the 2023 Resolution to Grant consent, presented significant opportunities to be explored further at the next stage of design, including potential to increase the public realm area at ground, while promoting improvements to microclimate impacts, which had previously been assessed as comfortable, but stood to be improved through the evolving scheme design.

Key feedback from MCC centred around ensuring that qualitative aims that had informed the previous designs would be maintained, while ensuring that scheme viability was tested through all stages, so that the deliverability of the revised scheme would be prioritised.

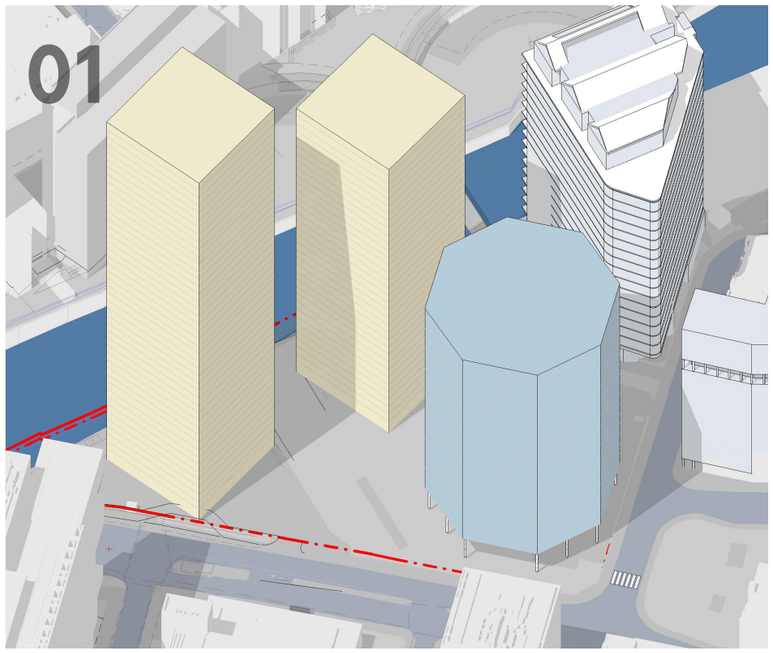


Fig 109 Option 1 - Axonometric

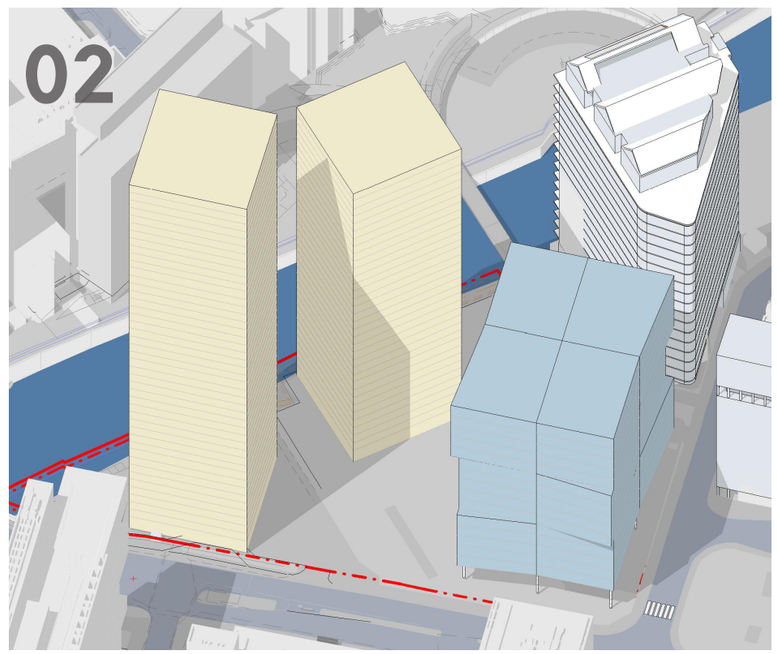


Fig 110 Option 2 - Axonometric

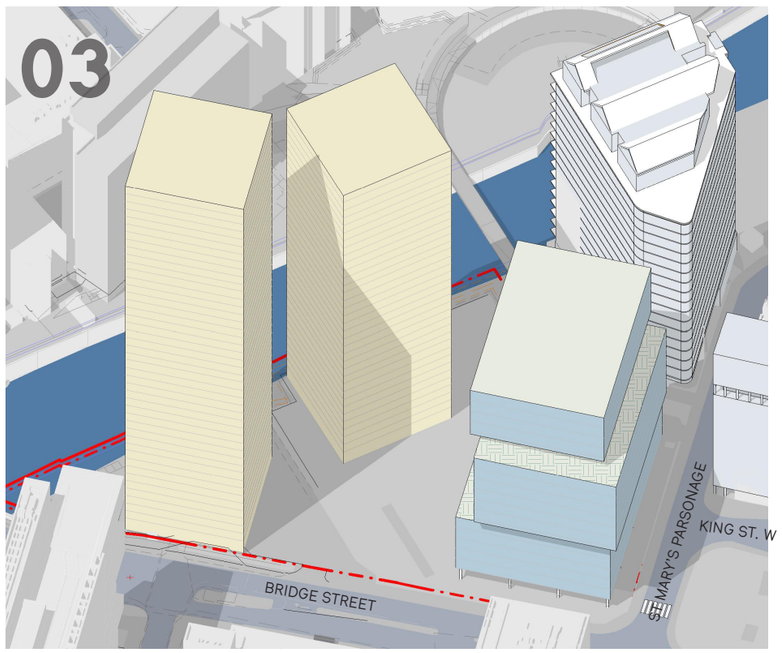


Fig 111 Option 3 - Axonometric

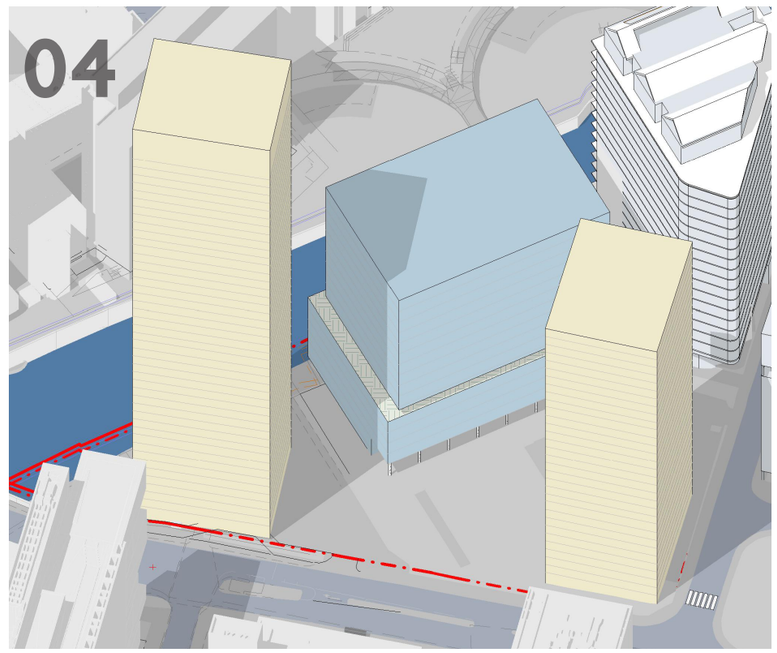


Fig 112 Option 4 - Axonometric

Initial scheme concepts were presented, which tested rectilinear forms on the Site, to create formal frontage along St Mary's Parsonage and Bridge Street, with a pair of residential towers aligning to the River Irwell. This created a townscape composition along the river, aligning with the adjacent urban grain and tall buildings coming forward within both Manchester and Salford.

Ground level movement and connections were reviewed at this very early stage, with key movement desire lines establishing the principles for designs to evolve moving forward.



Fig 113 Sketch Site layout

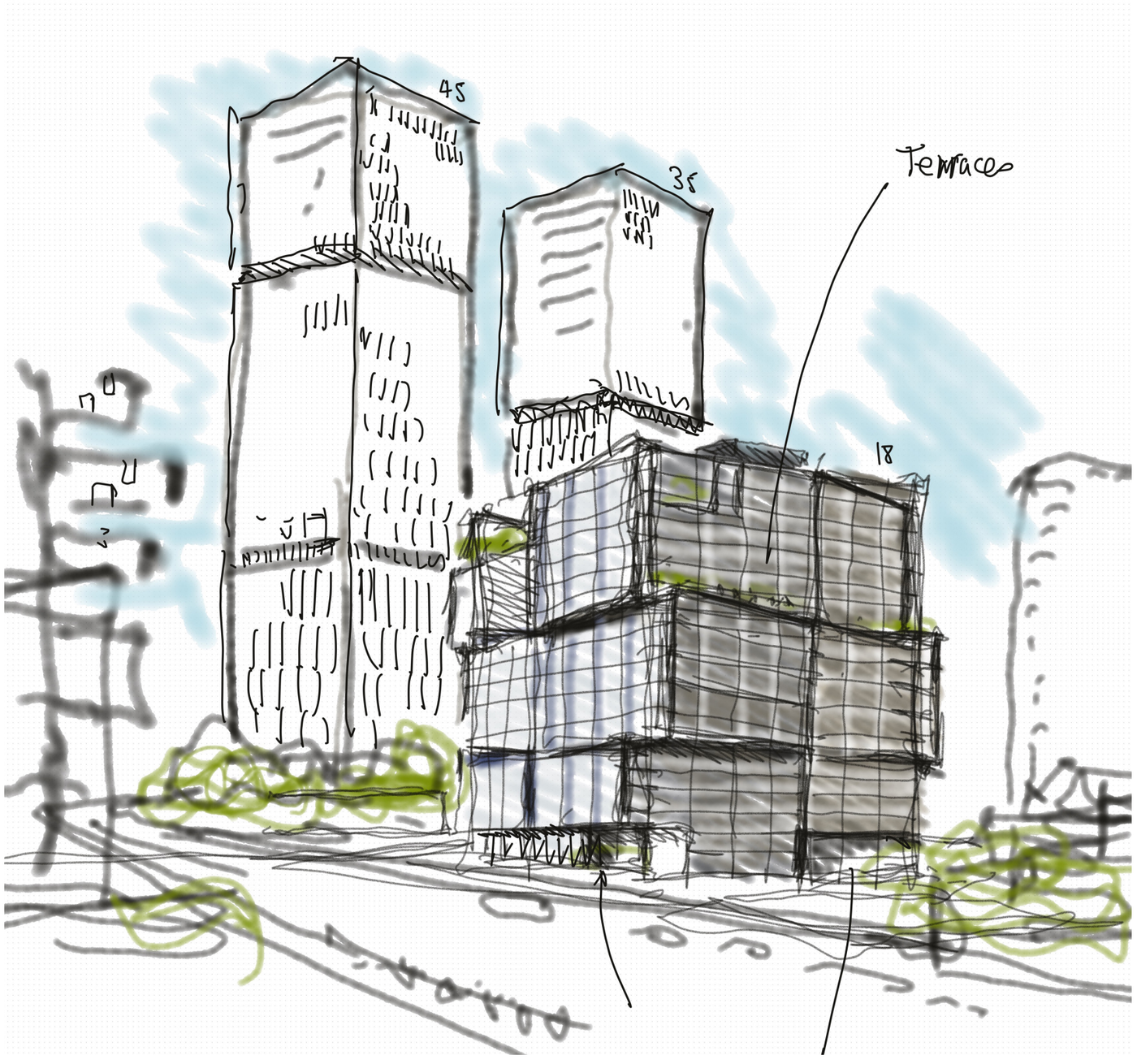


Fig 114 Exploratory sketch from Bridge Street of initial massing tests

Pre Application Meeting 01

September 19 2024

In September of 2024 Oval Properties, Studio Egret West and Savills held the first formal pre-application meeting with Manchester City Council. The meeting focused on the redefined Brief for Albert Bridge House, along with illustrative sketch design testing, developed from the preferred option presented at the briefing in August of 2024.

At the meeting the following was presented:

- Confirmation of the change of brief to inform the next steps of design.
- Presentation of the architectural design and public realm proposals, with public open space design communicated as a priority within the narrative.
- Development of the office building massing, as a rationalised extrusion, avoiding stepping and sculpted massing articulation, to ensure that scheme viability, form factor, and embodied carbon metrics would be prioritised, underpinned by a striking and memorable building form.
- The setting out of ambitions to achieve an office for the future, and ‘best in class’ within Manchester, extolling the virtues of flexible working patterns, sustainable transport, health and wellbeing.
- Design development for the residential buildings, with form simplicity again taking priority, and an octagonal shape that weds the residential and commercial uses into a holistic scheme proposal.
- Initial concept sketches for look and feel of the architecture of both buildings in context.
- Setting out the timeline and the next steps.

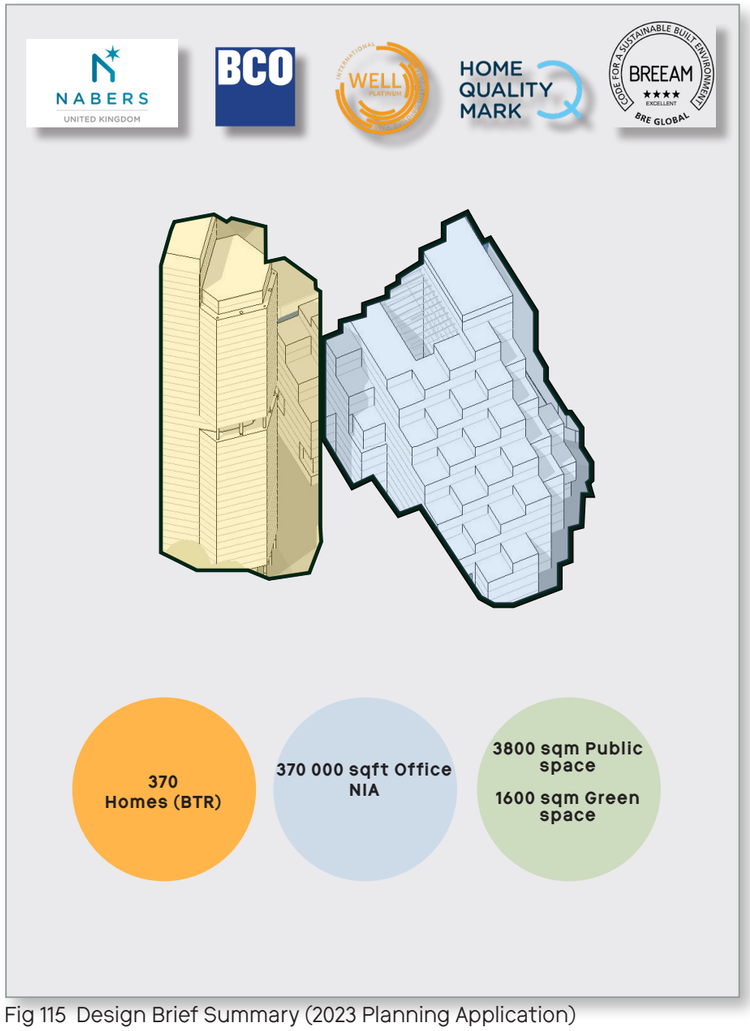


Fig 115 Design Brief Summary (2023 Planning Application)

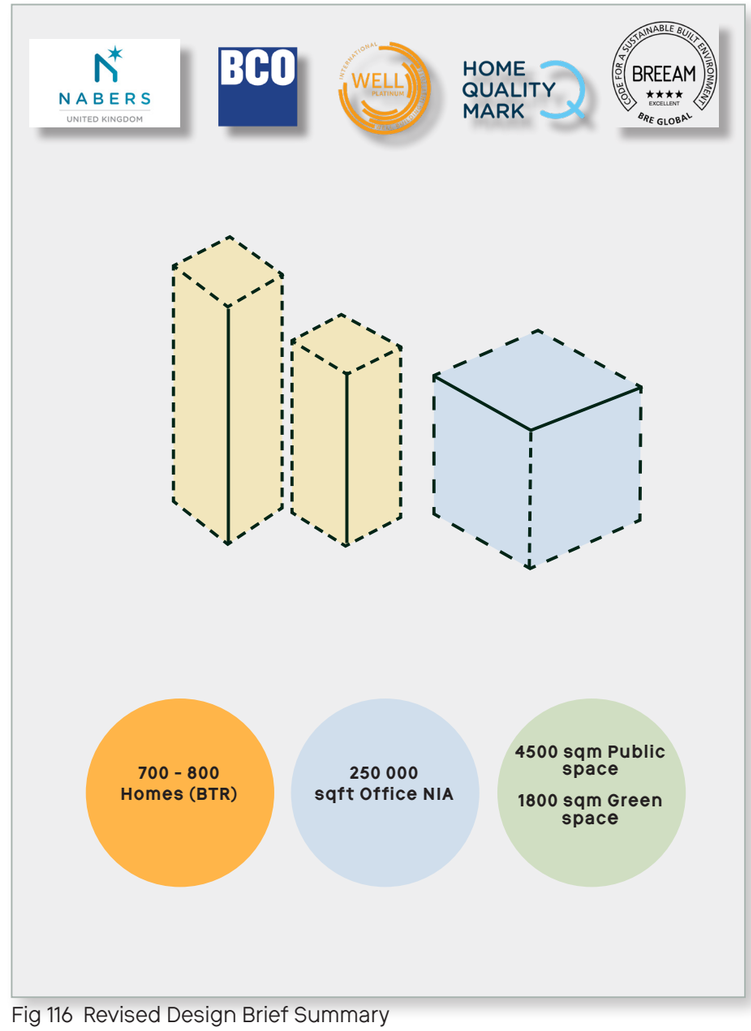


Fig 116 Revised Design Brief Summary



Fig 117 Concept sketch focusing on residential tower

Residential Typologies

The residential towers were designed as pure octagonal forms - a typology chosen for its clarity, efficiency, and spatial quality. This geometry allows the buildings to open out in multiple directions, creating a distinctive presence on the Manchester skyline while maximising the potential for dual-aspect apartments. The building shapes within the overall Site provide floor plans that offer improved daylighting, ventilation, and views, and ensure high-quality living spaces with a strong connection to the surrounding city and river.

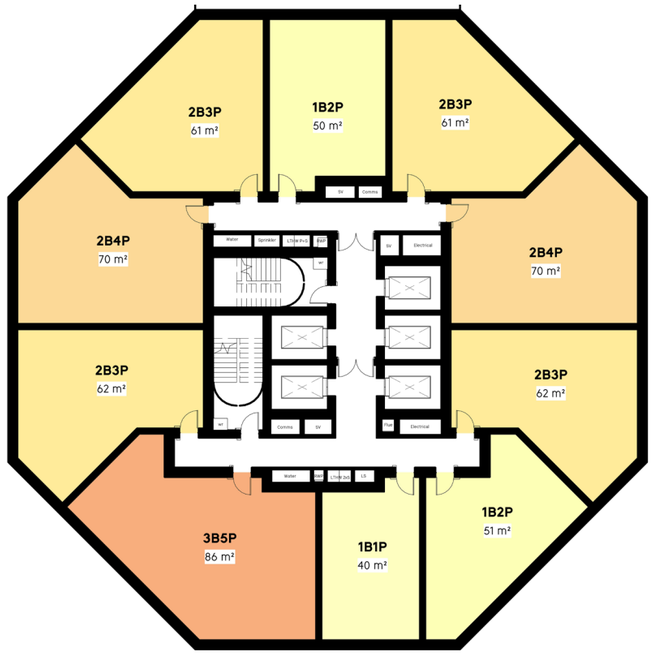
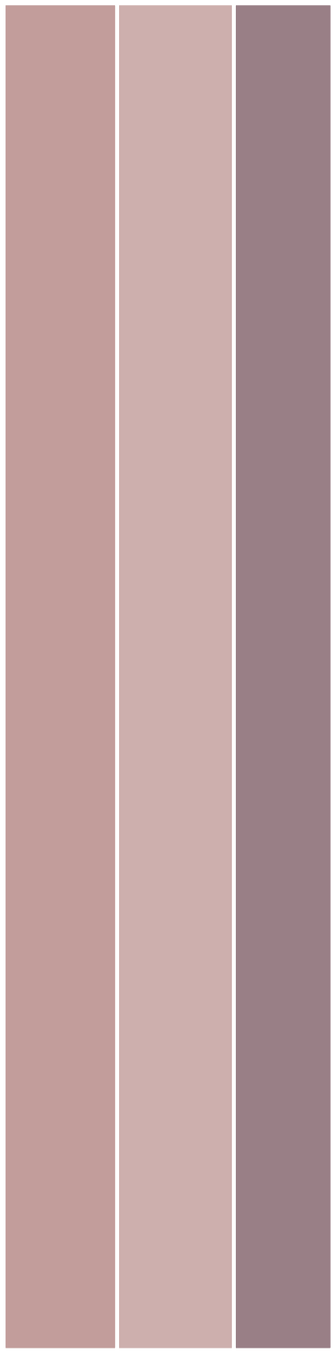


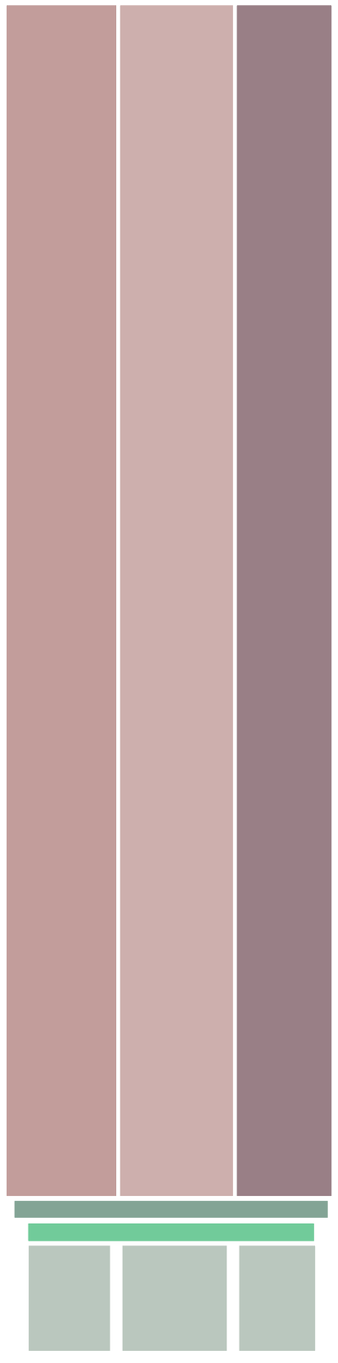
Fig 119 Early iteration of octagonal tower typical floor plan



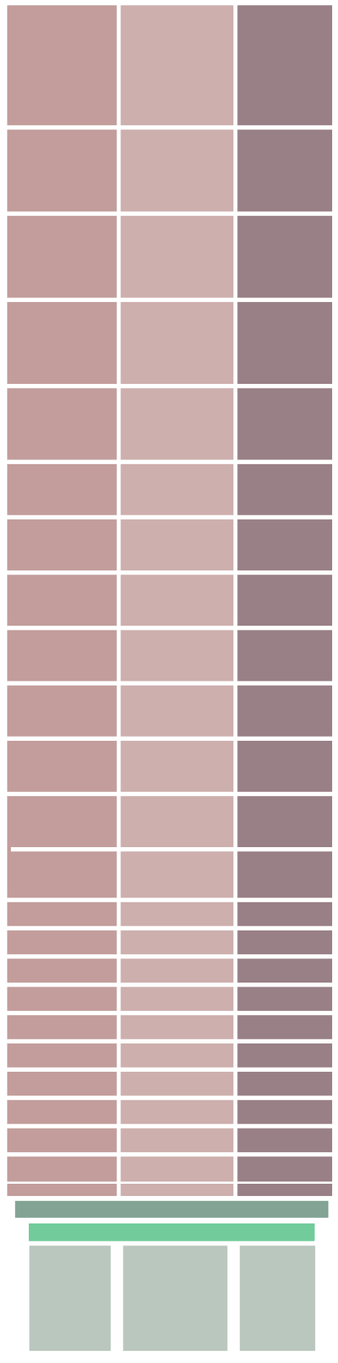
Fig 118 Sketch exploration of design articulation for the residential towers



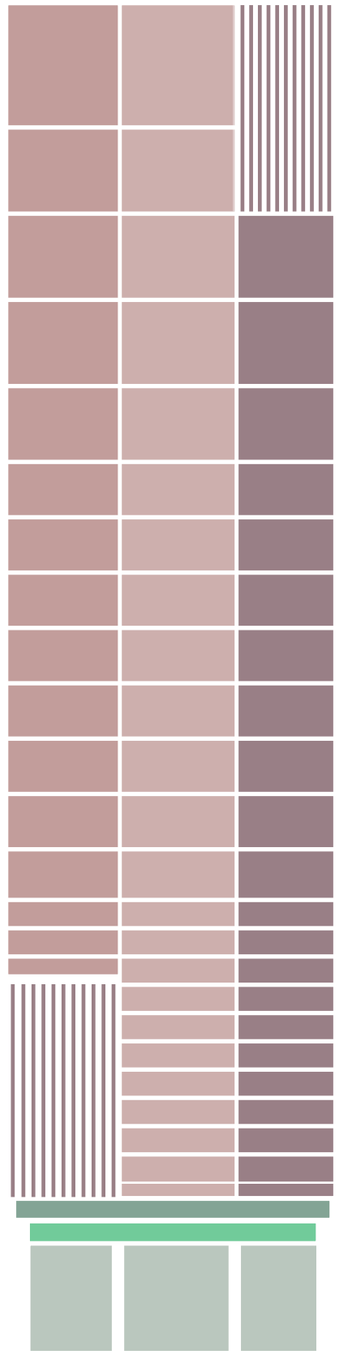
Octagonal Mass



Amenity Levels at the base



Exploring rhythm by grouping the floors



Exploring directionality of the towers

Fig 120 Concept diagrams illustrating the façade language, and concept of diffusion

Commercial Typology

The commercial building sits along the prominent interface of Bridge Street and St Mary's Parsonage, fronting Motor Square, to sit within an important urban context. The commercial building completes the composition of octagonal forms, when read alongside the residential towers. The commercial building is a lower height, but broader in width, to further moderate heights between the taller towers and lower scale context to the south. The approach to articulation employs horizontal 'strata' to define a rhythm up the façade through elongation with height up the building. These strata start as a three-storey expression, then to four-storeys, and five-storeys as the crowning piece to the façade.

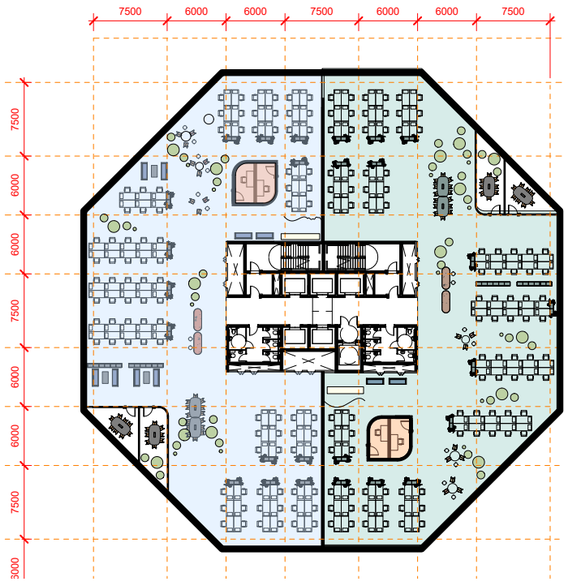


Fig 122 Early iteration of typical floor fit-out

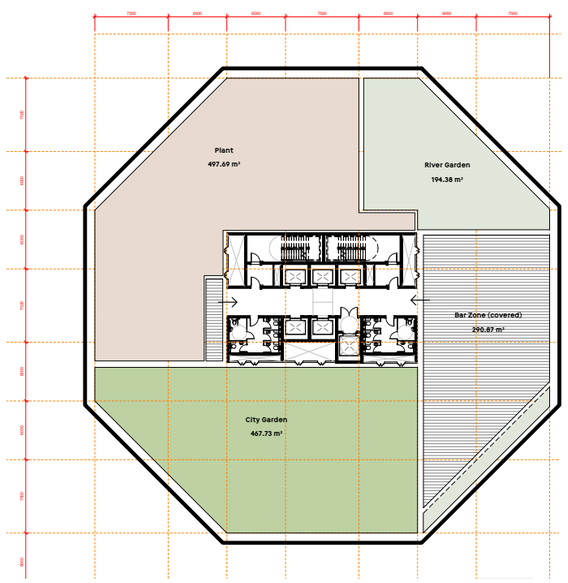


Fig 123 Early iteration of roof terrace spatial concept



Fig 121 Sketch exploration of design articulation for the commercial building



Fig 124 Bridge street entrance sketch

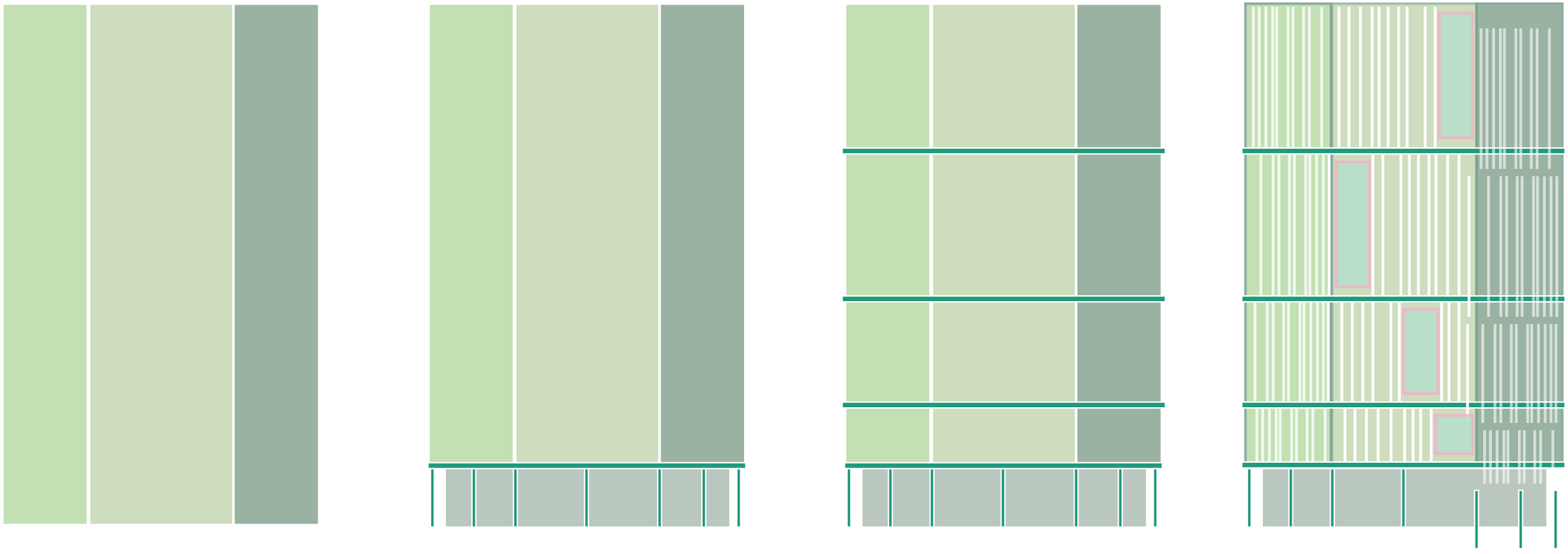


Fig 125 Concept diagrams illustrating the façade language, and horizontal rhythm defined by horizontal strata of elongating heights

Pre Application Meeting 02

December 11 2024

At the second pre-application meeting, in December of 2024, the designs presented focused a lens on the public realm, and open space permeating between the built forms and promoting inclusion, activation, porosity and creating a new destination within Manchester City Centre. A study of historic mapping identified the streets and walkable routes which ran across the Site prior to WWII.

By locating the commercial building within the southern corner, a prominent address is provided, creating a new large office for the City of Manchester. The taller residential towers escalate in height from the western corner of the Site at Albert Bridge to the northern corner of the Site at Trinity Bridge. Together the striking octagonal forms sit as part of a legible cluster of volumes, each forming height relationships to local and wider context, while offering space between for views and sunlight to permeate. Key routes at ground are extended through the proposal, allowing the public to access all parts of the open space on the Site, whether by cycle or on foot, or to enjoy as visual amenity in the case of the riverside riparian ecological edge, which banks steeply down to the river, and is therefore inaccessible to pedestrians.

The landscape and open space are framed by the three octagonal buildings, with each building design 'lifting' at its base to create a visual hierarchy and improve wayfinding, while recessed façades and colonnades provide shelter for spill out and setting for the activated ground uses, which speak to the landscape and vice versa.



Fig 127 Diagram to illustrate permeability across the Site



Fig 128 Site plan illustrating the balance of greening across the Site



Fig 126 Sketch to illustrate the public green space of the Bridge Street

Façade Performance

The articulation of the commercial façade was developed in close collaboration with the façade consultant (AKT2) and environmental consultant (Hoare Lea) to assess each constituent element and its relationship with spatial overheating, solar shading, thermal performance, buildability, cost and overall predicted energy use for the building. Through interrogation of the environmental factors on the Site, a façade strategy emerged for an environmentally responsive approach to each elevation.

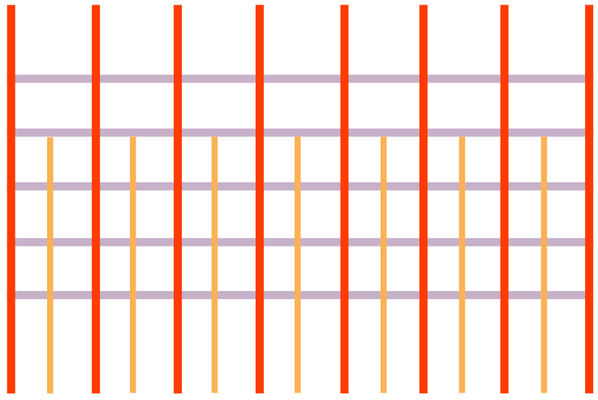


Fig 129 Commercial façade rhythm concept

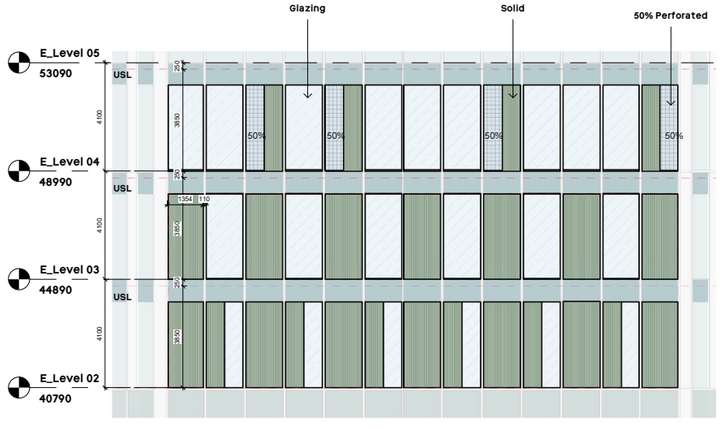


Fig 130 Commercial façade glazing ratio study



Fig 131 Computer generated Image of the work in progress designs in December 2024

Diffusion Concept

The residential façade concept is based on ‘diffusion’, whereby the horizontal rhythm lifts and elongates with height up the building, while the density of vertical lines stretches and separates to give an overall impression of lightening and elevating as the buildings meet the sky.

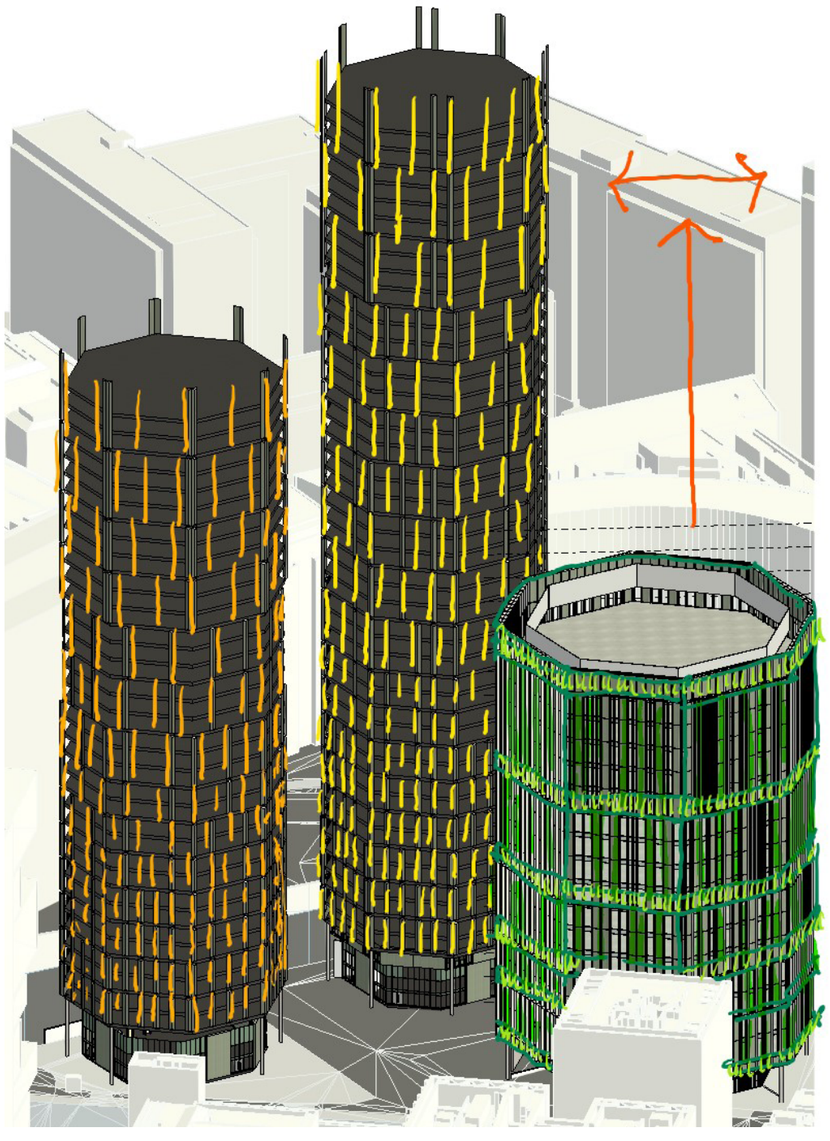


Fig 132 Residential Façades Concept Sketch

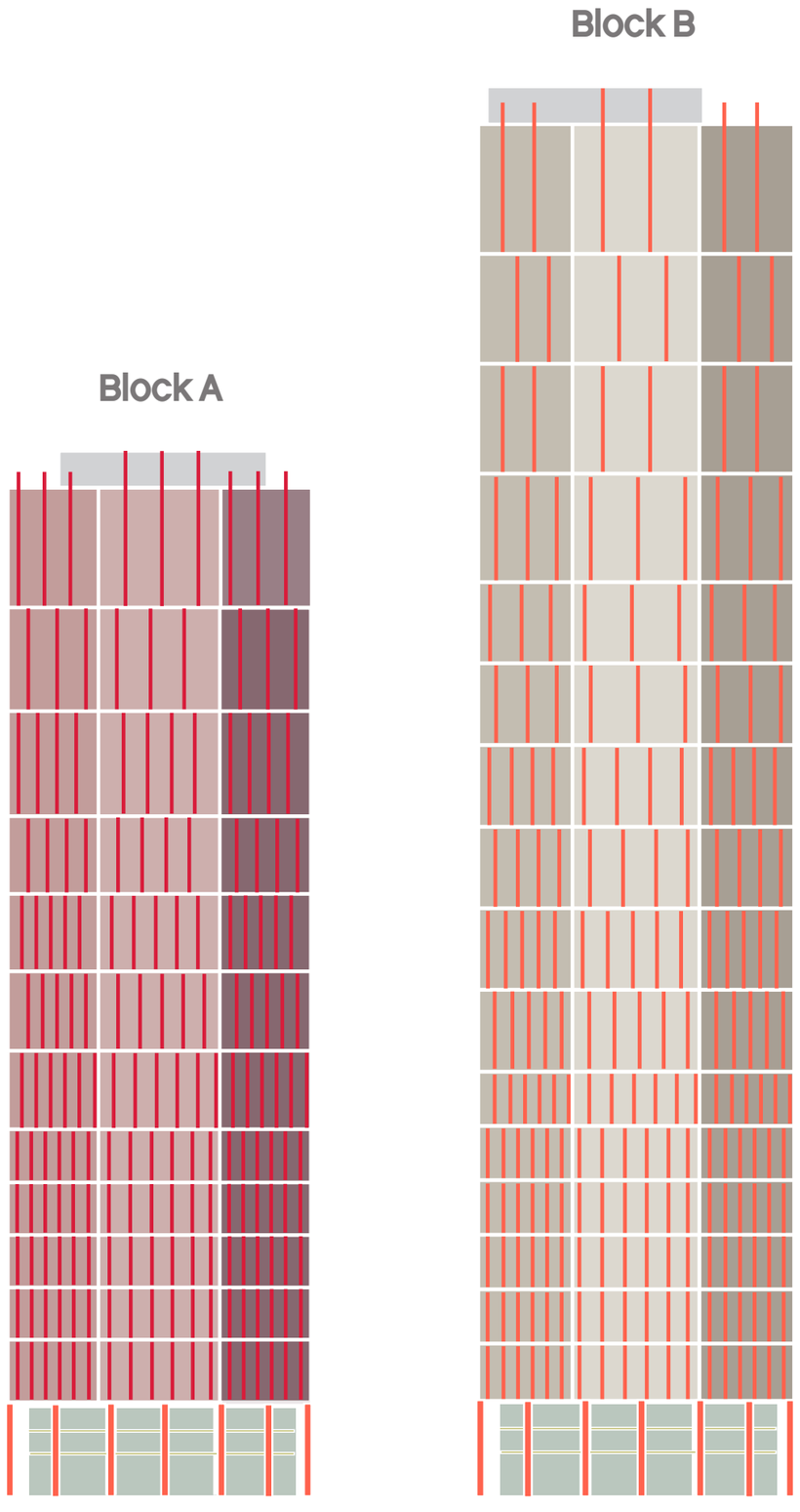
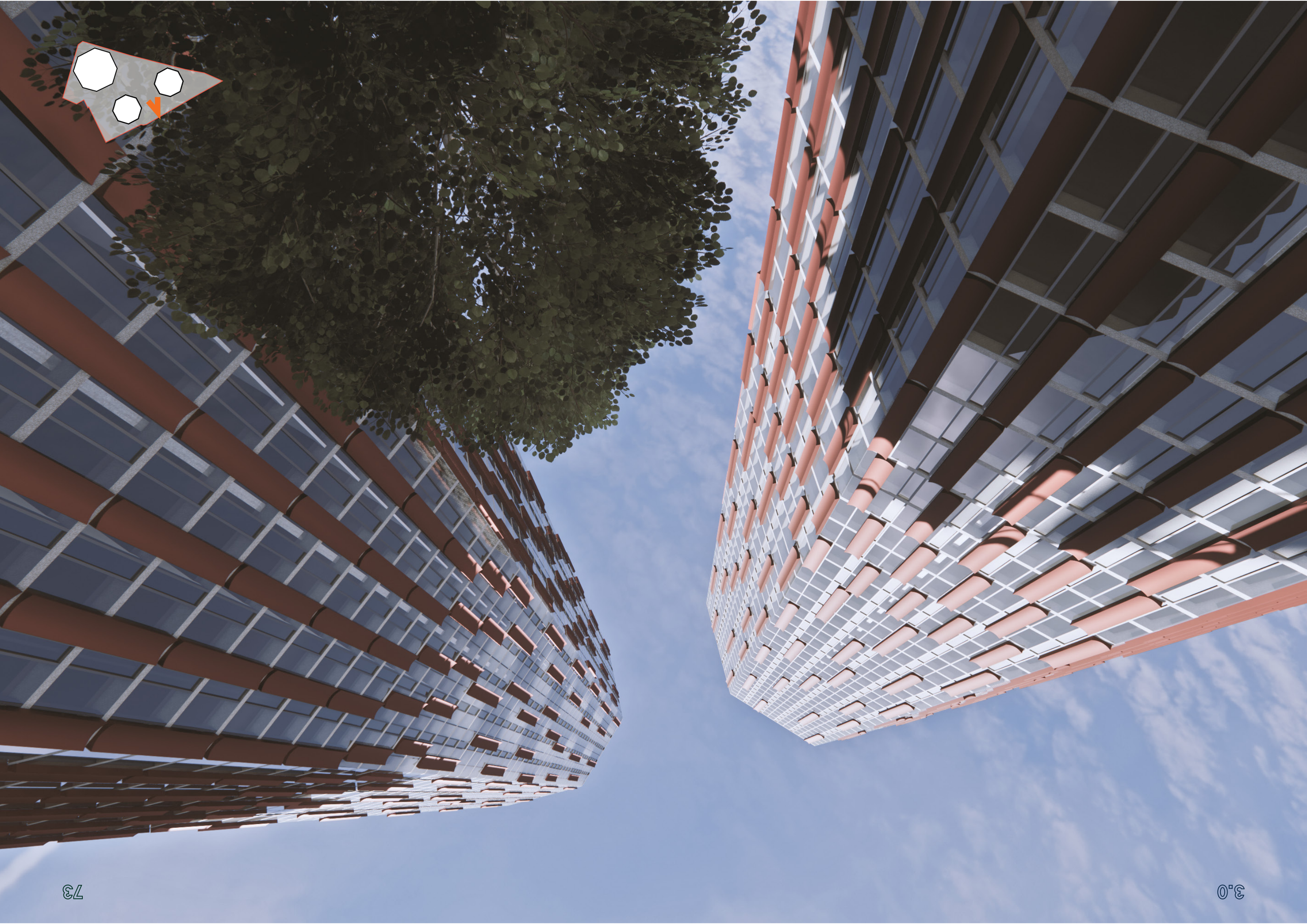


Fig 133 Residential Façade - Diffusion diagram

Fig 134 Computer Generated Image



Pre Application Meeting 03

February 5, 2025

At the third pre-application meeting, the team presented further thoughts and development of the public realm proposals, in response to feedback received, aimed at reconnecting Manchester with the River Irwell to create a new waterside destination for Manchester.

The scheme proposals are centred on improving accessibility, reintroducing lost pedestrian routes, and creating a vibrant public realm that blends the city's history with modern urban living. The designs presented emphasized the pedestrian connectivity, and integration of multi-generational play space, combined with green areas. Key development also included a test for a reimagined Motor Square, as a potential extension of the proposed network of pathways within the Albert Bridge House Site, to seamlessly connect the Northern Quarter to the riverfront.

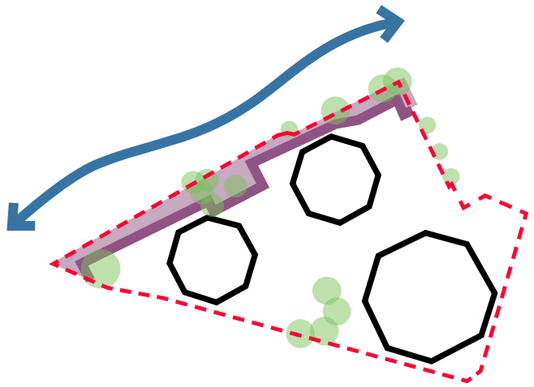
Architecturally, the proposals presented a cohesive family of buildings that respond to the surrounding context. The designs incorporated a range of tonality and material, including anodised aluminium, concrete, and perforate metal, to reflect the area's industrial heritage. The development features distinct façades with staggered visual elements in elevation to enhance visual appeal. The updated design optimises space, providing generous communal areas, rooftop terraces, and co-working spaces. The façade strategy enhances depth and articulation through modular panel systems inspired by local architectural details. The layout prioritises daylight, and minimises overshadowing, to maintaining strong connections to surrounding amenities.



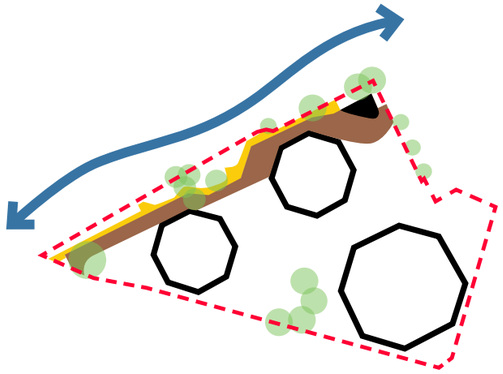
Fig 135 Computer generated image illustrating the concept of a new riverside destination



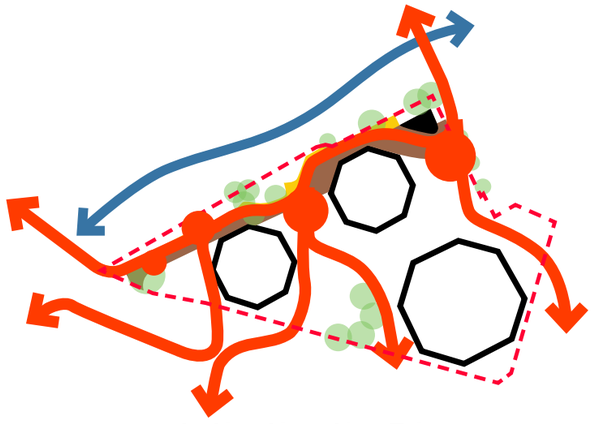
Fig 136 Public realm precedents



Embankment Line



Extending the embankment



Activating the Edge



Fig 137 Sitewide ground level landscape plan

Commercial Building

The commercial building emphasises sustainability and flexibility, with thermally dynamic façades design, and smart climate controls to enhance environmental performance and user experience. A strong technical coordination approach underpins the development, ensuring microclimate considerations, wind mitigation strategies, and sustainable building practices.

The project incorporates lessons learned from precedent studies into Angel Gardens and Colliers Yard, integrating best practices in the Build To Rent (BTR) sector. Public consultation and environmental impact assessments played a key role in refining the final design, ensuring alignment with community needs and urban development objectives. The proposal envisions Albert Bridge House as a new landmark that balances heritage, sustainability, and modern living in Manchester.



Fig 139 Street Level CGI - Commercial façade



Fig 140 Street Level CGI - Commercial façade base

Residential Buildings

The evolving design of the residential towers prioritises high-quality, multi-aspect homes, and a coherent façade language that draws from the local geometry and warm, contextual colour palette.

A system of repeating façade modules ensures design efficiency and viability, while subtle tonal variations distinguish the two towers. The articulation of the façade is designed to visually break down and elongate the massing, encouraging the eye to travel upward, enhancing the towers' presence on the skyline.

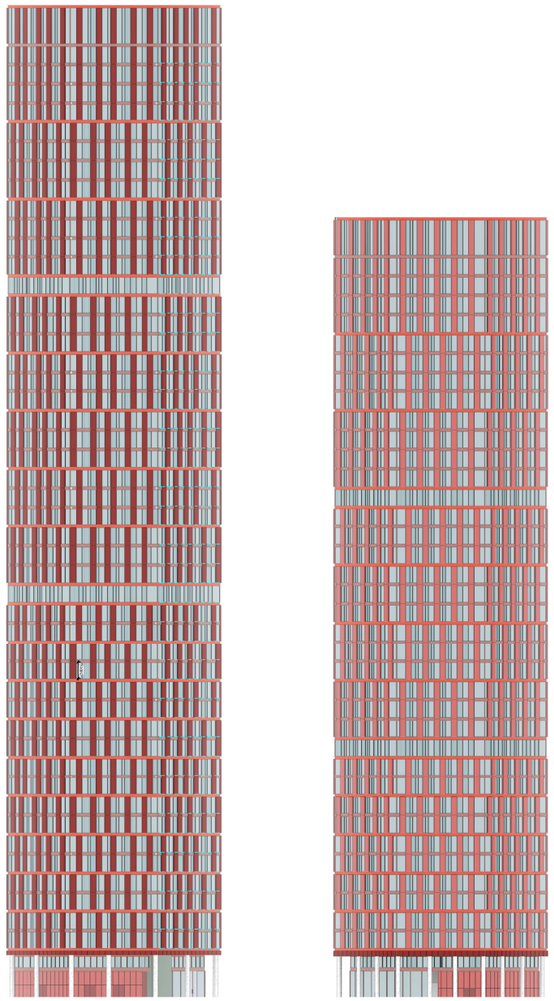


Fig 141 Residential Façade Test

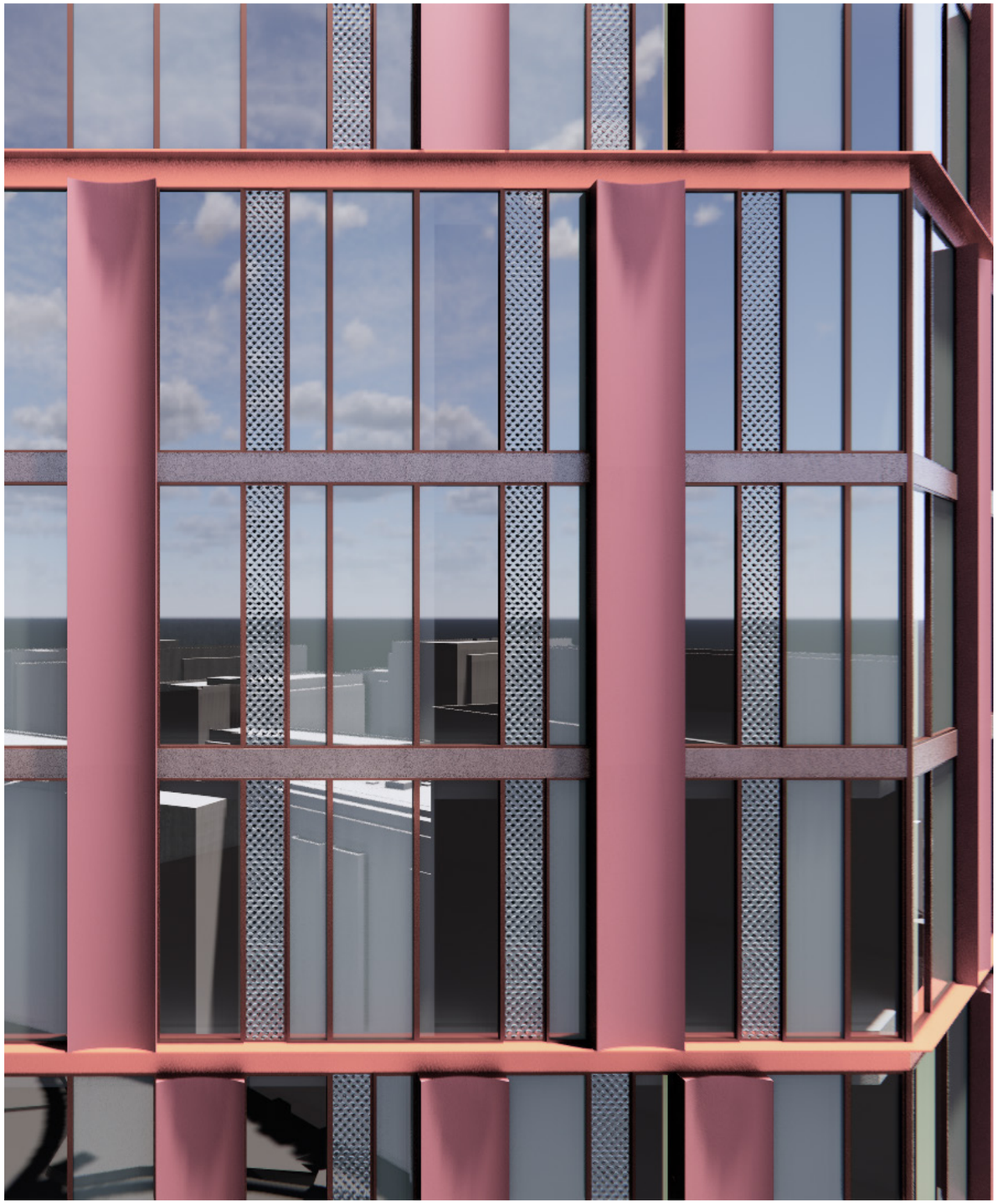


Fig 142 Residential Façade Bay Study

Pre Application Meeting 04

May 13th, 2025

The fourth pre-application meeting focussed on sharing the additional detail developed since the previous meeting. Within the landscape proposals had reached a resolution incorporating updates to meet National Planning Policy target for 10% biodiversity net gain. In addition, the play strategy was developed to include a nature-based strategy incorporating climbable features adjacent to the walkable routes on the Site. In terms of architectural development, the designs for the bases of both the residential and commercial designs had been developed since the previous pre-application meeting.

Development of the residential buildings base designs with the addition of cementitious materials exudes strength and weight at the base of the towers, in response to MCC feedback, which helps ground the tall buildings with solidity, simplicity and calmness to interact with the generously green and verdant landscape proposals.

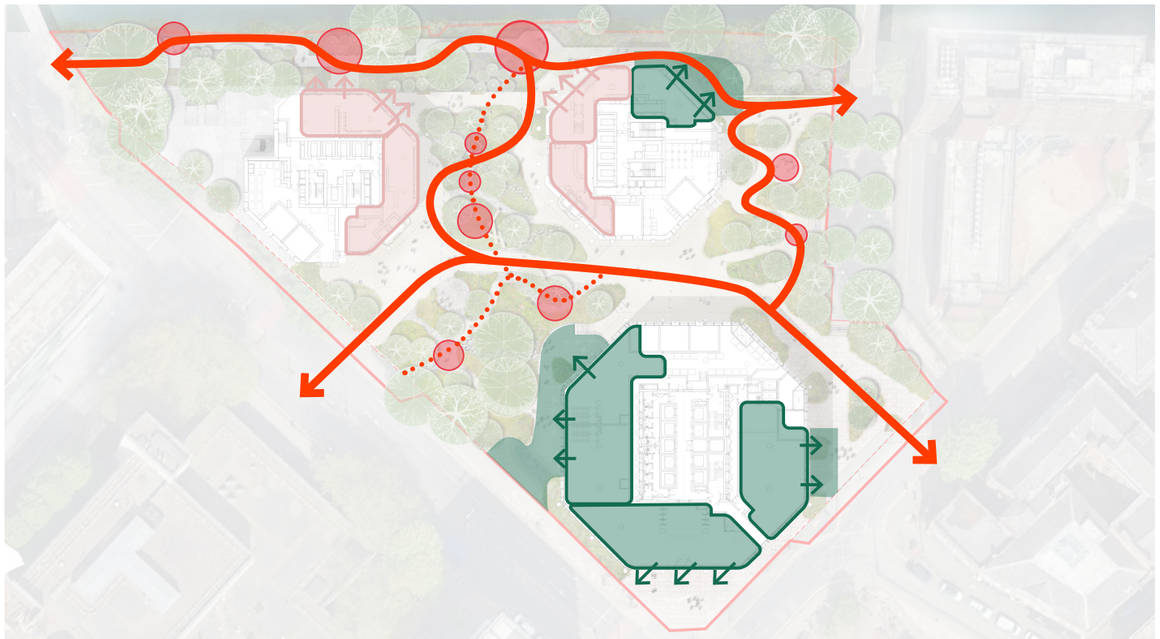


Fig 145 Ground level activation and play loop







Fig 143 Precedent imagery of integrated play and platform elements within public realm projects



Fig 144 Design development of the residential buildings' bases

Development of the commercial designs focused on the façade strategy, expressing double-height picture windows, shifting vertical elements, deep horizontal profiles and intermediate fins at higher levels. At the base, the vertical elements incorporate an angle to define ground level which incorporates the entrance, amenity and retail / restaurant spaces.

The character of the roof terrace and event space on the commercial building was also explored in greater detail to communicate the design intent for high-quality meeting rooms, lounge space and generous external provision to provide garden terrace viewing platforms facing both the river and the city.

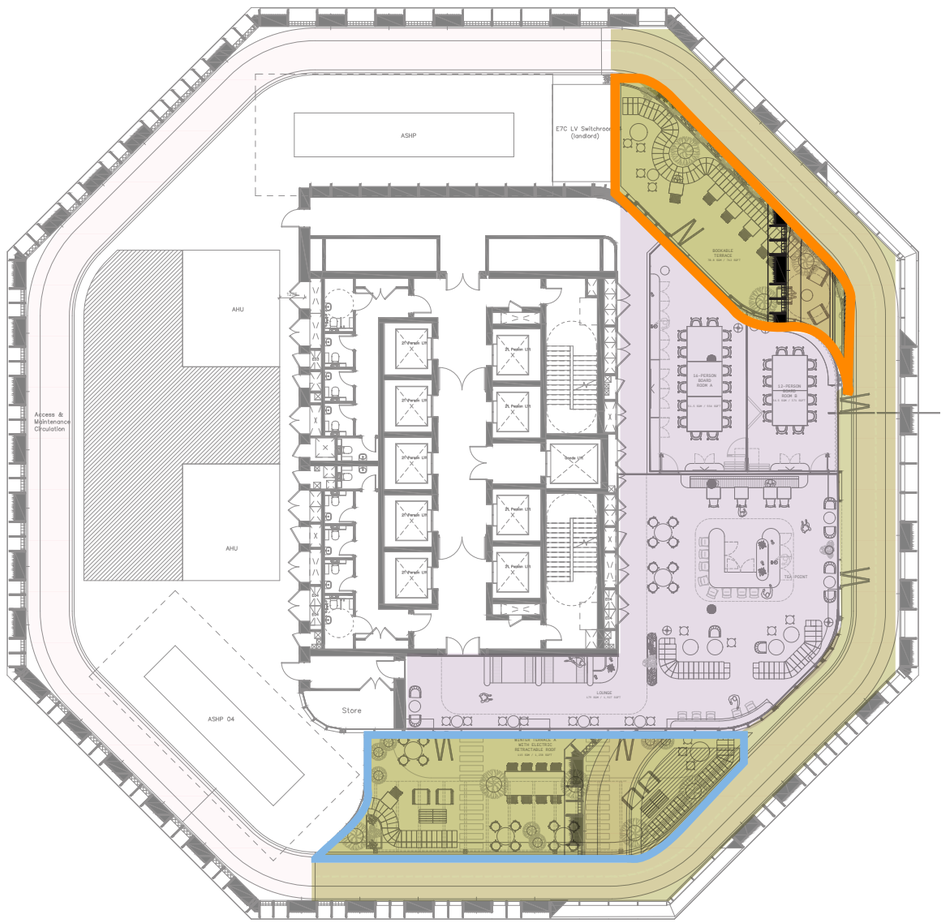


Fig 146 Plan illustrating roof terrace and event space

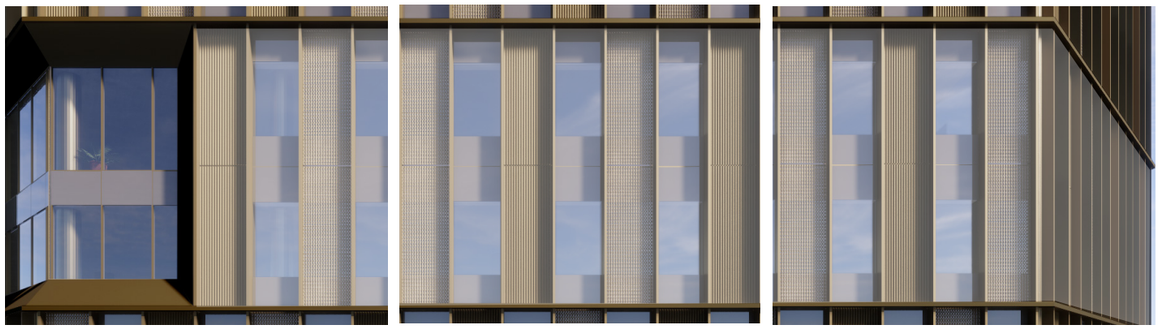


Fig 148 Bay studies of the façade



Fig 147 Façade development of the base

Consultation Sketches

Design Development Sketch Series

A series of sketches were produced for the public consultation which illustrated the design intent of the development, including both residential buildings, the commercial building and the public realm. The sketch series explored the use of the complementary palettes of rich reds, copper and bronzes colours and tones, façade language that promotes the concept of diffusion and relationship to urban context. The sketches also tested ideas relating to the use of public realm, and relationship between areas of soft and hard landscape, to invite public response to influence the scheme design.

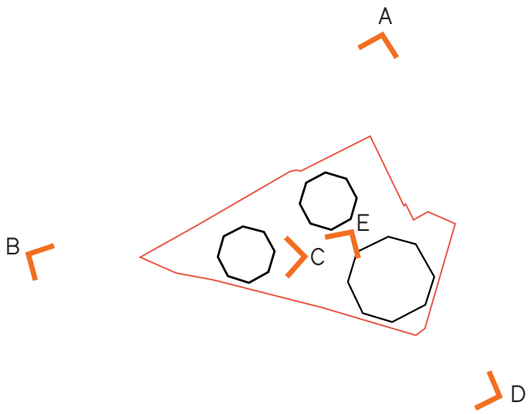




Fig 150 Sketch of the public realm between the commercial and residential buildings



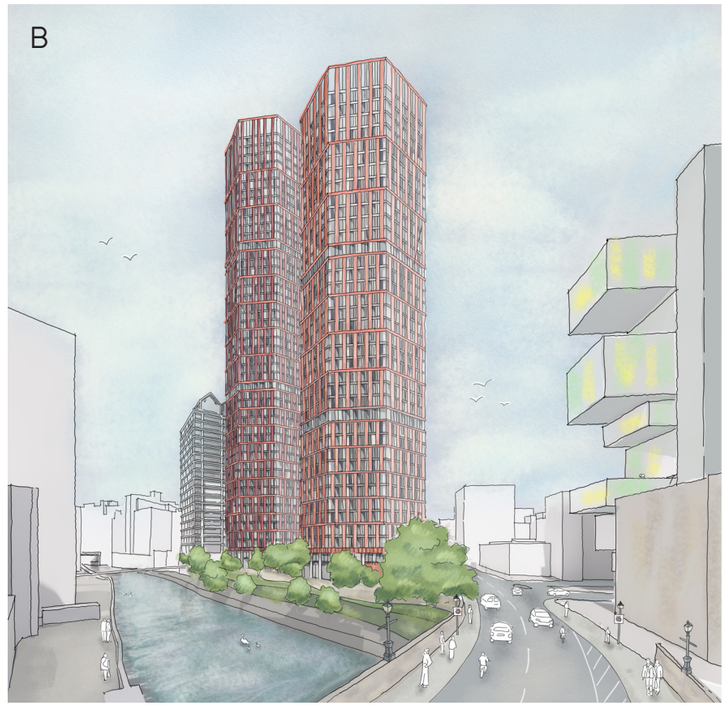






Fig 149 Series of sketches taken from varying viewpoints surrounding and within the proposed Site



Public Consultation

The public consultation for the Albert Bridge House scheme was held between 3 March to 23 March 2025, running for three weeks, inviting comment from members of the public to influence the designs moving forward.

An ‘in person’ consultation was held on Tuesday 11th of March, to invite the public into a physical space, with key members of the design team talking through the emerging scheme design with local residents, the public, Councillors, neighbouring businesses or other key stakeholders, with design features presented on a series of boards alongside a physical scale model.

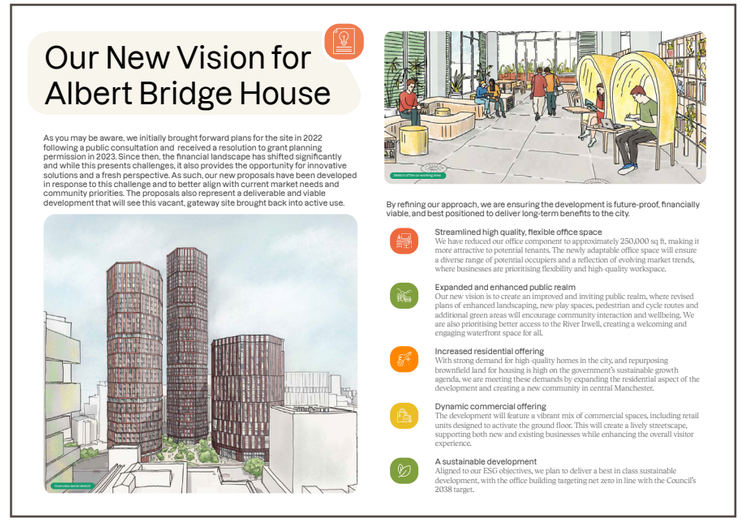
Visitors to the consultation event were encouraged to provide feedback verbally on the day, or within feedback forms. The consultation was held in the Riverside Room at the People’s History Museum, Manchester.

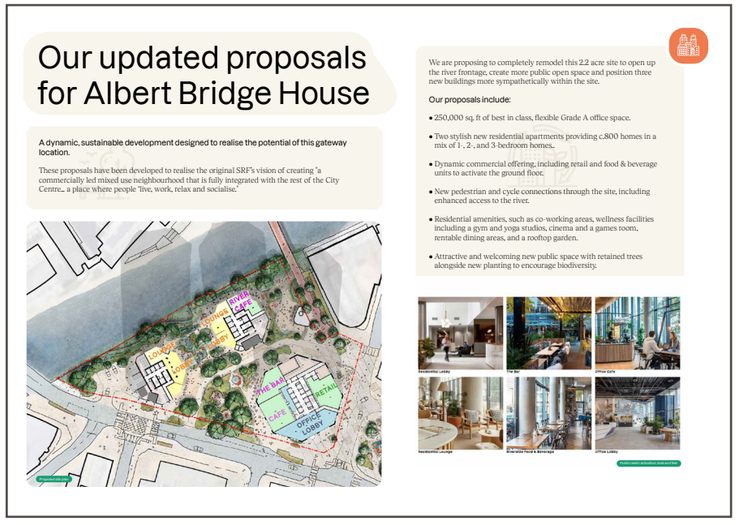
There were 14 in person attendees to the consultation, with 29 on-line responses, allowing an overall sentiment to be gathered which was generally positive towards the proposals. Over 53% responding with support or strong support, and a further 8% responding as neutral (neither oppose nor support).



Fig 151 Public consultation event at The People’s History Museum









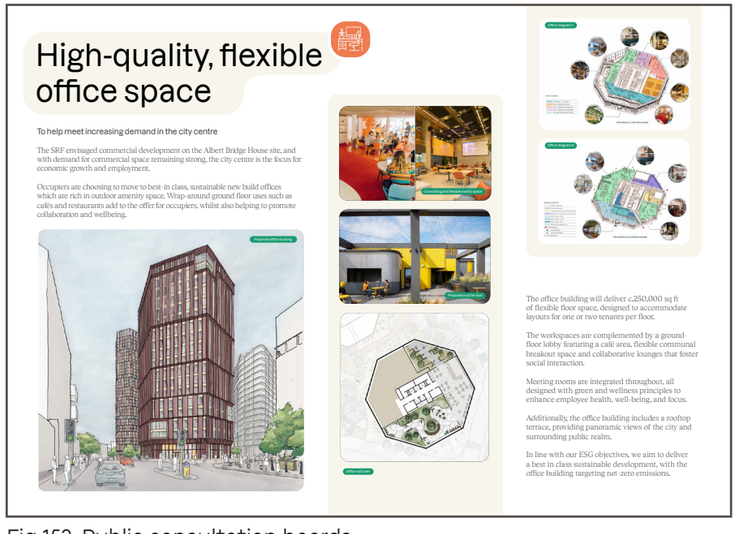




Fig 152 Public consultation boards



Fig 153 Consultation physical model

Studio
Egret
West

4.0

The Proposal

Development Summary

The aspiration for Albert Bridge House is to deliver a 'best in class' scheme that will help to transform a Site within central Manchester, that is currently dominated by ground level car parking and entirely closed off to the public. The proposals will deliver high quality ground level public open space, much needed housing, and a large-scale office to bolster the City of Manchester's already thriving economy and urban setting.

The application is being submitted as a Detailed Planning Application for the following elements:

Commercial Building
An 18 storey commercial building (plus basement, roof terrace & plant level) which includes:

- 23,763 m^2 of E (g) Office use
- 150 m^2 of accessible external amenity space

Residential Building A
A 37 storey (plus basement, mezzanine & plant level) residential building which includes:

- 381 Build To Rent homes
- 891 m^2 of amenity space (lobby and communal amenity)

Residential Building B
A 49 storey (plus basement, mezzanine & plant level) residential building which includes:

- 419 Build To Rent homes
- 838 m^2 of amenity space (lobby and communal amenity)

560 m^2 of E (a,b,c) Flexible Retail/ Restaurant/ Café use

Public Realm Offer/Landscape
Detailed landscape proposal for:

- 5,780 m^2 new open space
- 4,606 m^2 of publicly accessible open space
- 3,226 m^2 of green space (including the inaccessible river embankment covering 1512 m^2)

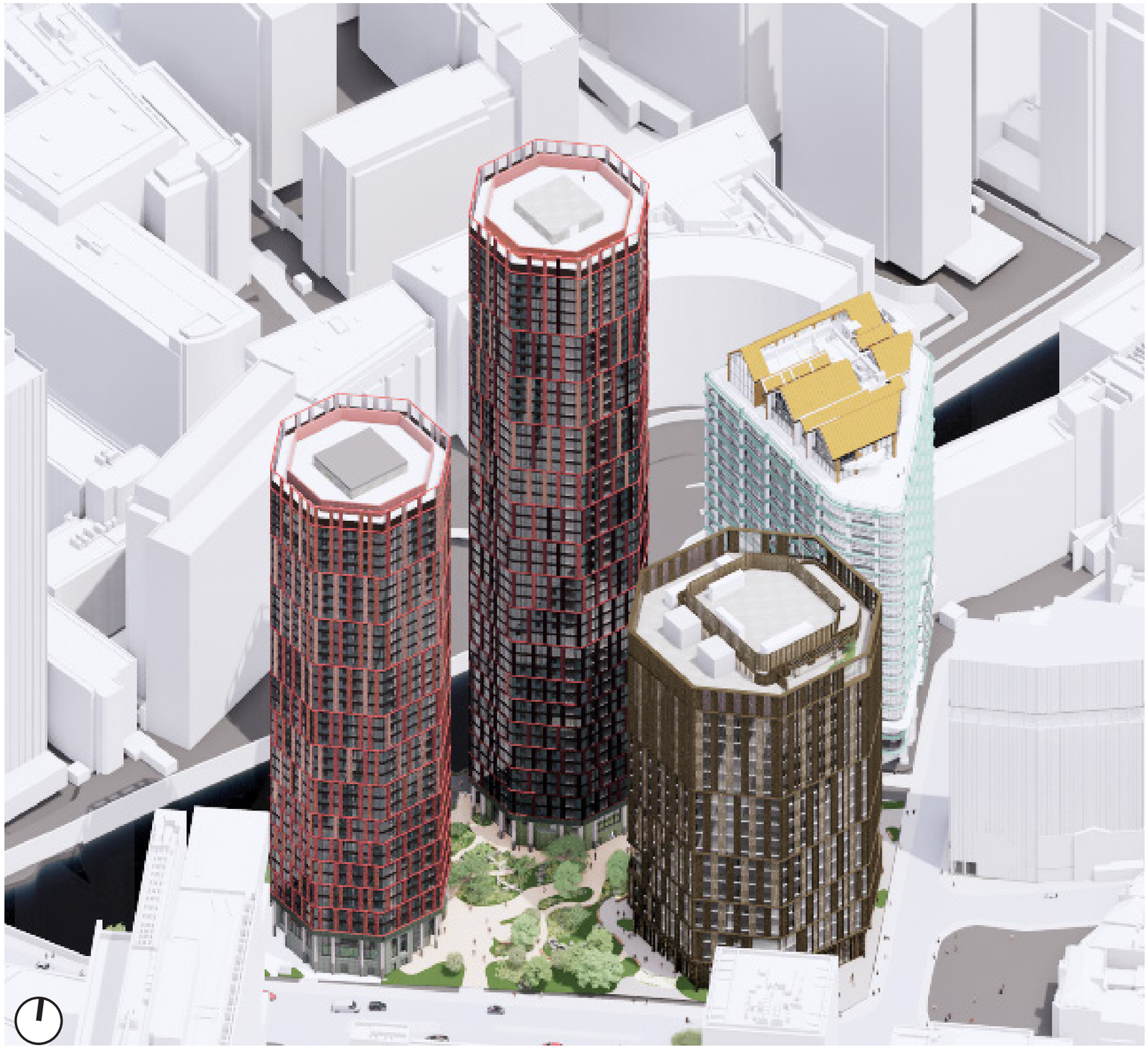


Fig 154 Axonometric view of proposed scheme

Overall Quantum

The summary of quantum has been split by use class and building.
Please refer to summary table below.

Use Class	C3 Residential							C3 Residential (Amenity)				E (a,b,c) Retail/ Restaurant/ Café				E (g) Office						E (g) Office (Amenity)				Sui Generis (Plant, Bins & Bikes)				Total					
Area (sqm)	GEA		GIA		NIA		Units	GIA		NIA		GEA		GIA		IPMS 1		IPMS 2		IPMS 3		GIA		NIA		GEA		GIA		GEA		GIA		NIA	
	sqm	sqft	sqm	sqft	sqm	sqft		sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Block A	34,689	373,390	34,975	344,273	23,154	239,637	381	986	10,614	891	9,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,270	24,438	2,005	21,584	36,959	397,828	34,975	376,471	23,154	249,232
Block B	45,671	491,599	42,794	460,632	29,116	313,403	419	935	10,069	838	9,024	84	909	75	909	0	0	0	0	0	0	0	0	0	0	2,342	25,214	2,114	22,752	48,098	517,722	45,918	494,257	29,954	322,426
Block C	0	0	0	0	0	0	0	0	0	0	0	606	6,520	485	5,221	32,219	346,799	29,902	321,860	22,778	245,181	1,067	11,490	985	10,608	2,239	24,104	1,592	17,133	35,064	377,423	33,046	355,704	23,764	255,789
Subtotal	**80,360**	864,989	**77,770**	804,905	**52,271**	553,039	**800**	**1,921**	20,683	**1,730**	18,619	**690**	7,429	**485**	5,221	**32,219**	**346,799**	**29,902**	321,860	**22,778**	245,181	**1,067**	11,490	**985**	10,608	**6,852**	73,756	**5,711**	61,470	**120,121**	1,292,973	**113,939**	1,226,432	**76,872**	827,447
TOTAL	**80,360**	864,989	**77,770**	804,905	**52,271**	553,039	**800**	**1,921**	20,683	**1,730**	18,619	**690**	7,429	**560**	6,025	**32,219**	**346,799**	**29,902**	321,860	**22,778**	245,181	**1,067**	11,490	**985**	10,608	**6,852**	73,756	**5,711**	61,470	**120,121**	1,292,973	**113,939**	1,226,432	**76,872**	827,447

* Note: NIA of E(a,b,c) Retail/ Restaurant/Café not included in total NIA

Fig 155 Area overview

	1B1P	1B2P	2B3P	2B4P	3B4P	3B5P	Total
Total Units	104	161	231	224	8	72	800
Target % Mix	30%		60%		10%		100%
Percentage of Overall Mix	13%	20%	29%	28%	1%	9%	100%
	33%		57%		10%		100%
Habitable Rooms	208		693	672	32	288	1893
M4(3) homes 10%	26.5		45.5		8.0		80.0
M4(2) homes	104	135	185	224	0	72	720
M4(3) homes	0	26	46		8		80
Overall	**104**	**161**	**231**	**224**	**8**	**72**	**800**

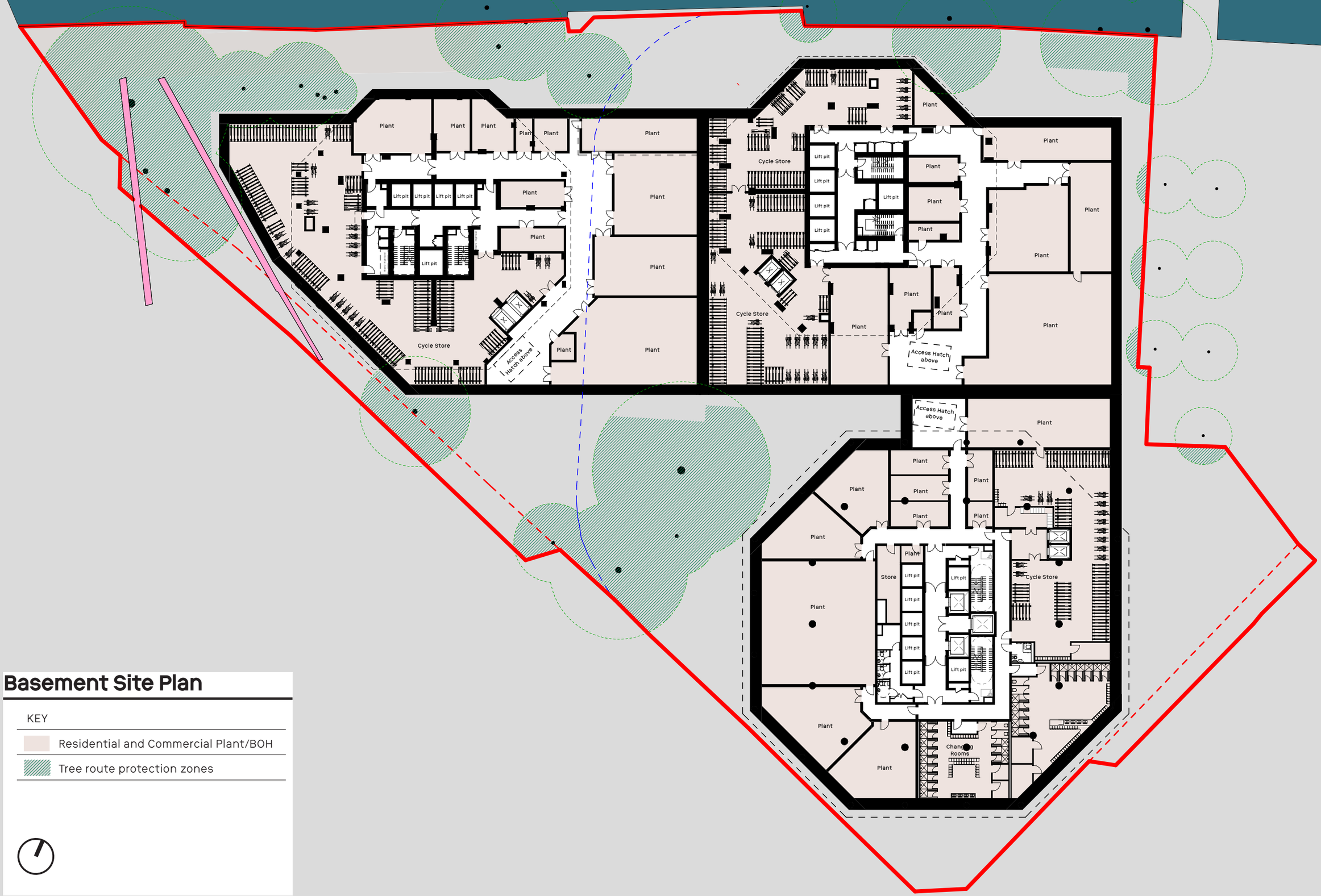
Fig 156 Residential housing mix

Proposed Parking (Cycles & Cars)				
	Block A	Block B	Block C	Total
Cycle Parking	381	419	229	1029
Car Parking (Accessible Only)	4	3	0	7

Fig 157 Proposed cycle and car parking quantum

Site Plans

RIVER IRWELL



Basement Site Plan

KEY

- Residential and Commercial Plant/BOH
- Tree route protection zones

4.0

RIVER IRWELL

TRINITY BRIDGE

89

THE ALBERT

Retained brick wall in landscape

C3 Residential Amenity

C3 Residential Lobby

Refuse Store

Substation

Substation

Post Room

C3 Residential Amenity

C3 Residential Lobby

Post Room

E (a,b,c) Retail/ Restaurant/ Café

Refuse Store

Substation

Substation

Substation

Substation

Refuse Store

Cycle Lobby

Substation

E (a,b,c) Retail/Restaurant/Cafe

E (g) Office Cafe

E (g) Office BOH

E (a,b,c) Retail/Restaurant/Cafe

GARTSIDE STREET

BRIDGE STREET

MANCHESTER CROWN COURT

ST MARY'S PARSONAGE

KING STREET W

Ground Floor Site Plan

KEY

- Residential Lobby
- Residential Amenity
- Back of House (BOH)
- F&B / Retail / Restaurant
- Commercial

90

RIVER IRWELL

Albert Bridge House

TRINITY BRIDGE

THE ALBERTO

GARTSIDE STREET

BRIDGE STREET

ST MARY'S PARSONAGE

KING STREET W

ANCHESTER
OWN COURT

DOLEFIELD

Mezzanine Level Site Plan

KEY

- Residential
- Back of House (BOH)
- F&B
- Commercial

4.0

RIVER IRWELL

TRINITY BRIDGE

91

THE ALBERT

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

E (a,b,c) Retail/Restaurant/Cafe Mezzanine

E(g) Office Fitness & Wellness Centre

E (g) Office Cafe

E (g) Office

E (g) Office (Amenity)

GARTSIDE STREET

BRIDGE STREET

MANCHESTER CROWN COURT

ST MARY'S PARSONAGE

KING STREET W

Level 01 Site Plan

KEY

- Residential Amenity
- Retail
- Commercial

92

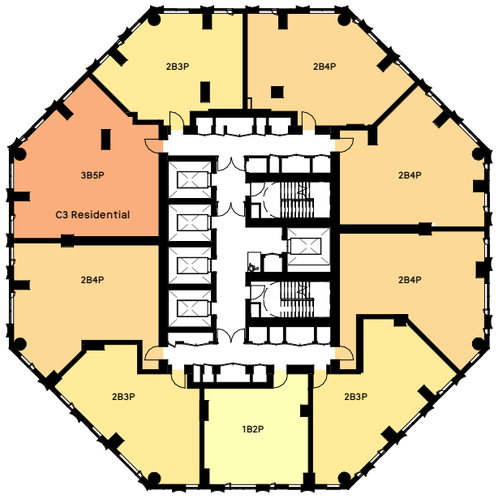
RIVER IRWELL

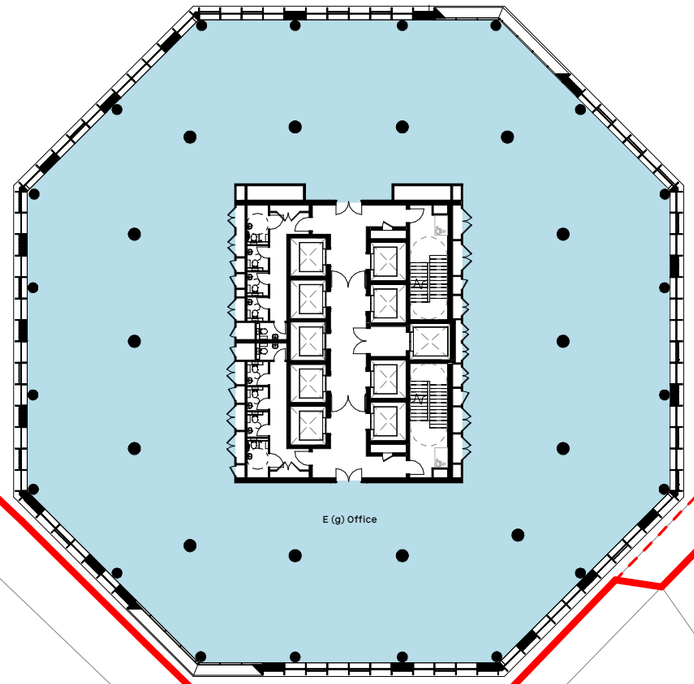
Albert Bridge House

TRINITY BRIDGE

THE ALBERTO







GARTSIDE STREET

BRIDGE STREET

ST MARY'S PARSONAGE

KING STREET W

HESTER
N COURT

DOLEFIELD

Typical Upper Floor Site Plan

KEY

- 1 Bed 1 Person
- 1 Bed 2 People
- 2 Bed 3 People
- 2 Bed 4 People
- 3 Bed 5 People
- Commercial

4.0

RIVER IRWELL

TRINITY BRIDGE

93

THE ALBERTO

BMU Track

ASHP 01

Lift Overrun

ASHP 02

Core Access

SV

AOV

Lift Overrun

Core Access

ASHP 03

Satellite

LV Switchroom

BMU Track

BMU Track

ASHP 01

Core Access

SV

SV

AOV

Lift Overrun

SV

AOV

SV

ASHP 02

Lift Overrun

ASHP 03

Satellite

Core Access

LV Switchroom

ASHP 04

BMU Track

BMU Track

ASHP

LV

Smoke vent

AHU

AHU

Smoke vent

Lift Overrun

Lift Overrun

Access Hatch

AOV

Lift Overrun

AOV

Lift Overrun

ASHP 01

Roof Light

Roof Light

Roof Light

ASHP 02

ASHP

GARTSIDE STREET

BRIDGE STREET

MANCHESTER CROWN COURT

ST MARY'S PARSONAGE

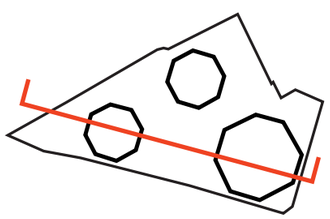
KING STREET W

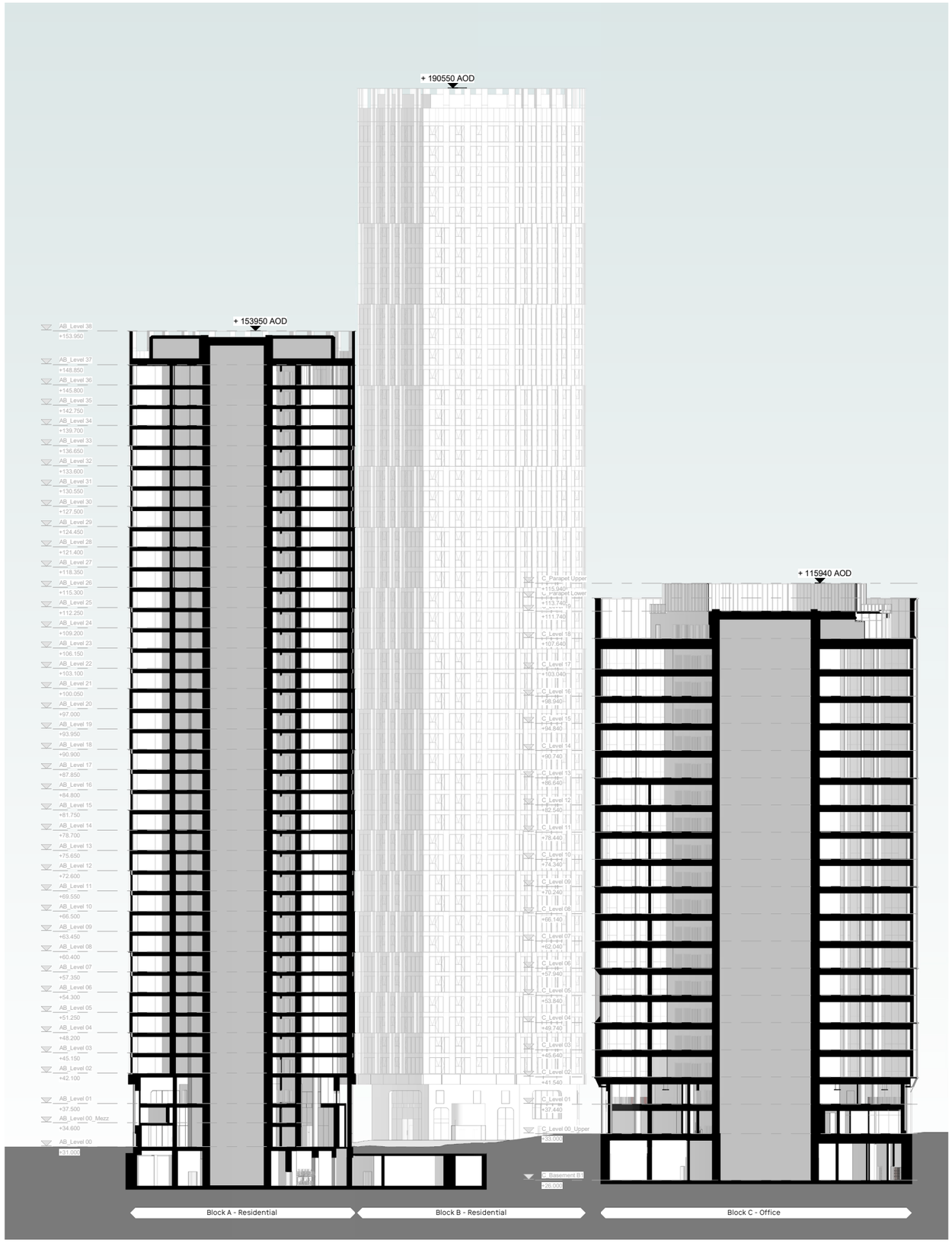
Roof Site Plan

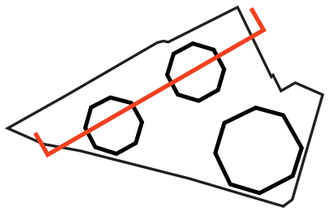
KEY

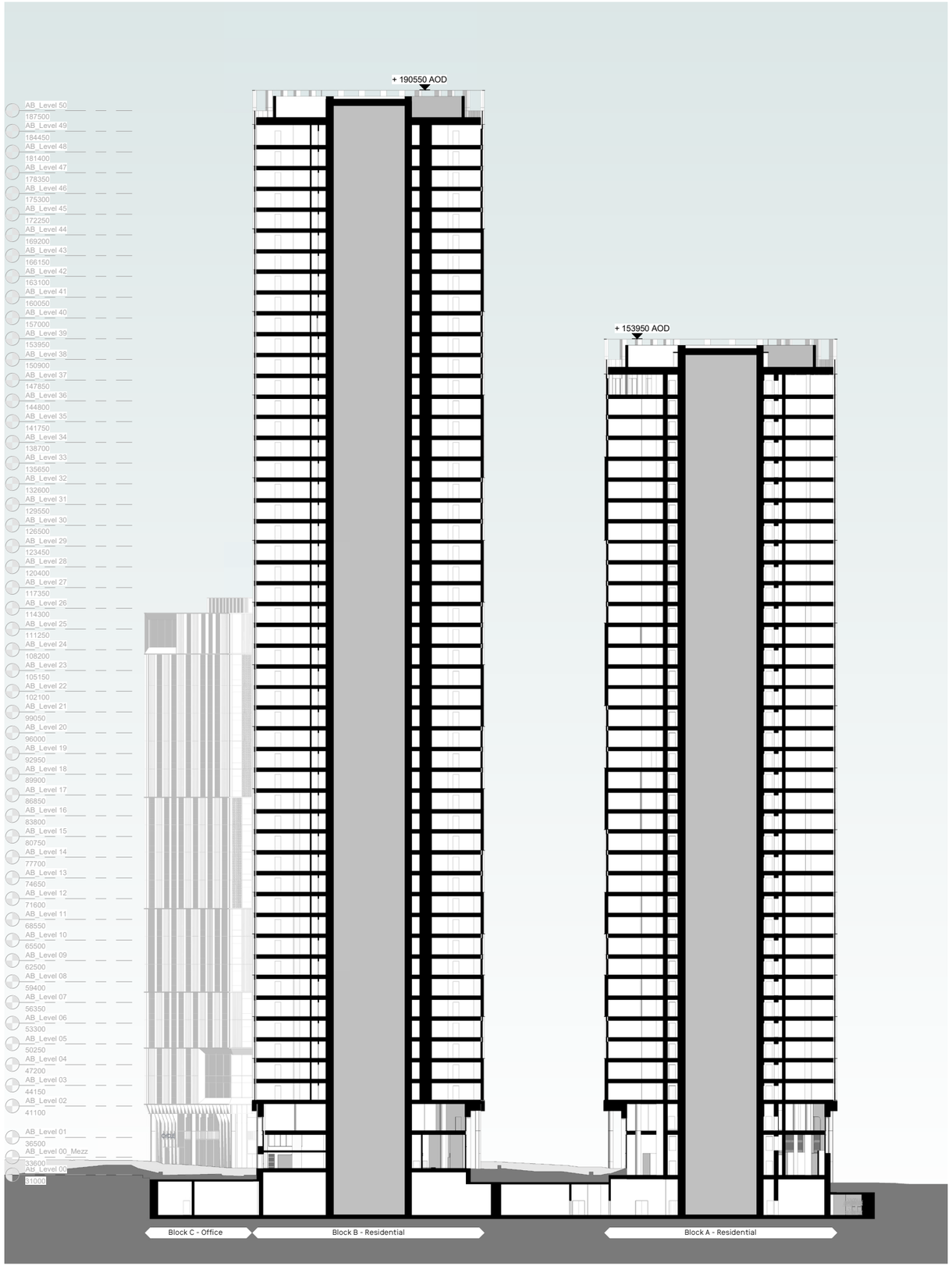
Roof Terrace Open Space

Site Sections

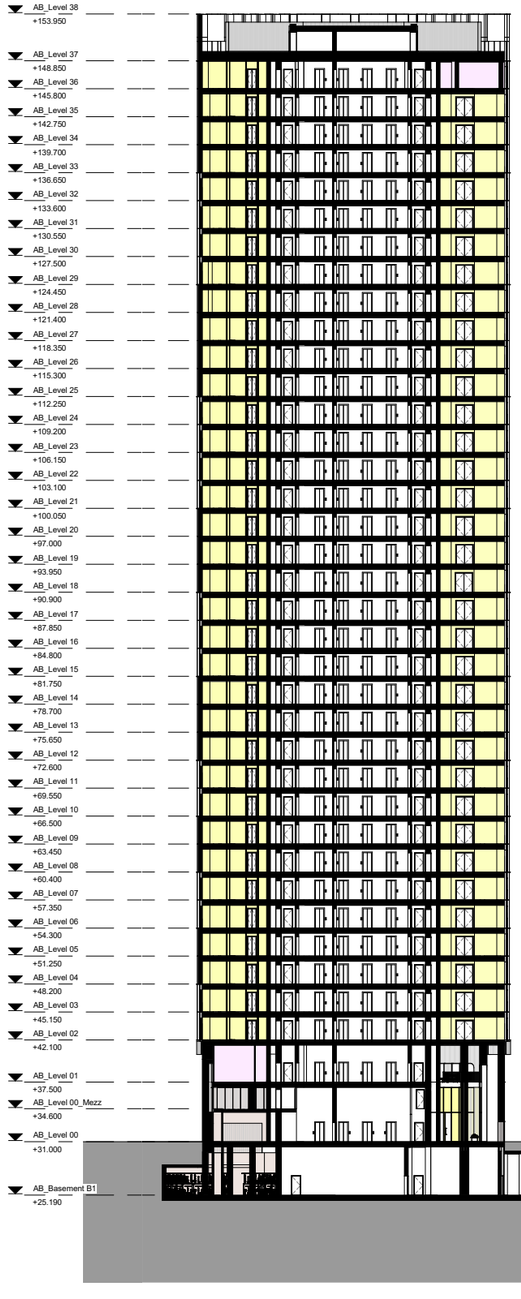


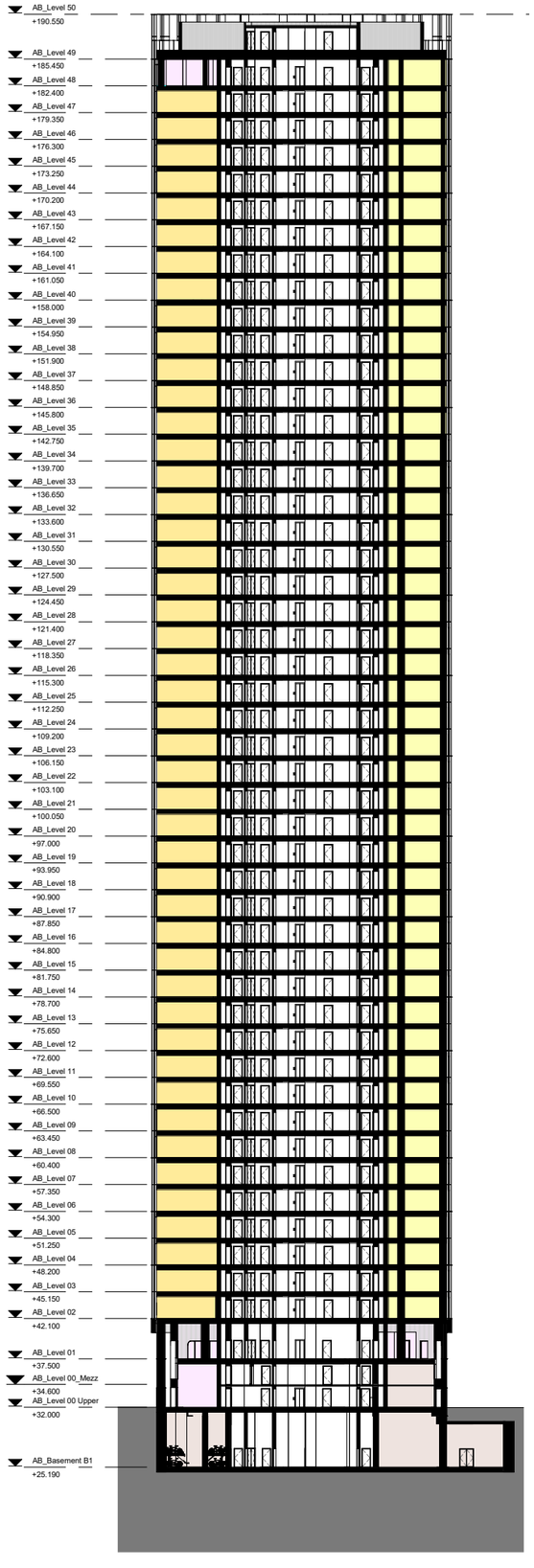





+ 190550 AOD
+ 153950 AOD
AB_Level 50
187500
AB_Level 49
184450
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181400
AB_Level 47
178350
AB_Level 46
175300
AB_Level 45
172250
AB_Level 44
169200
AB_Level 43
166150
AB_Level 42
163100
AB_Level 41
160050
AB_Level 40
157000
AB_Level 39
153950
AB_Level 38
150900
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47200
AB_Level 03
44150
AB_Level 02
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AB_Level 01
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AB_Level 00_Mezz
33600
AB_Level 00
31000
Block C - Office
Block B - Residential
Block A - Residential

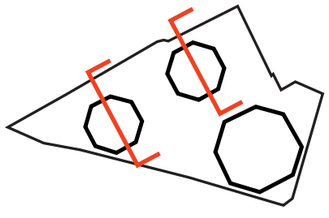
Residential Sections





KEY

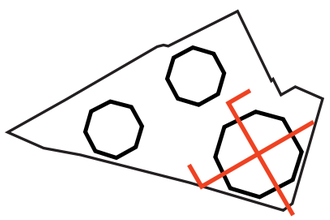
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- Residential Amenity
- Back of House (BOH)
- F&B / Retail / Restaurant
- Commercial

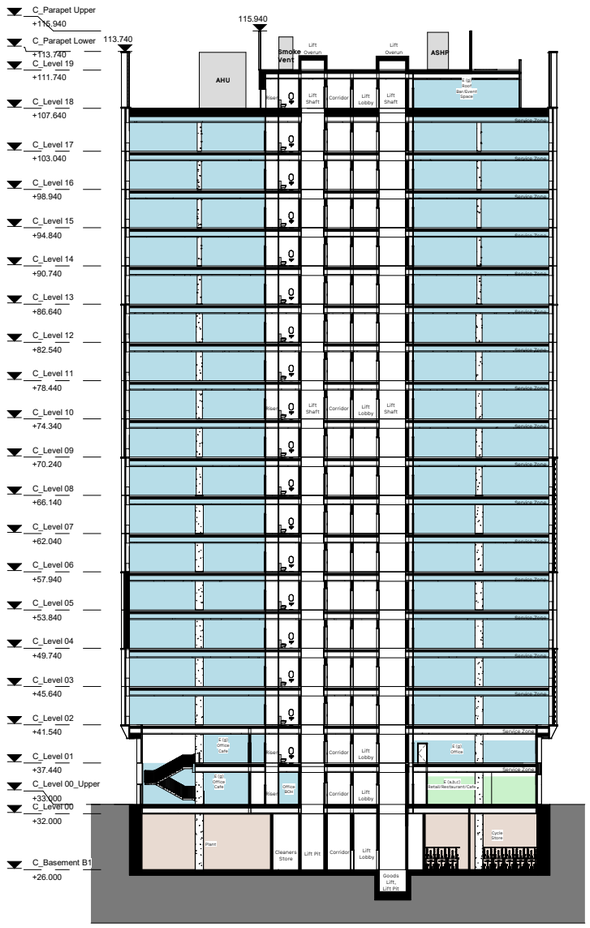


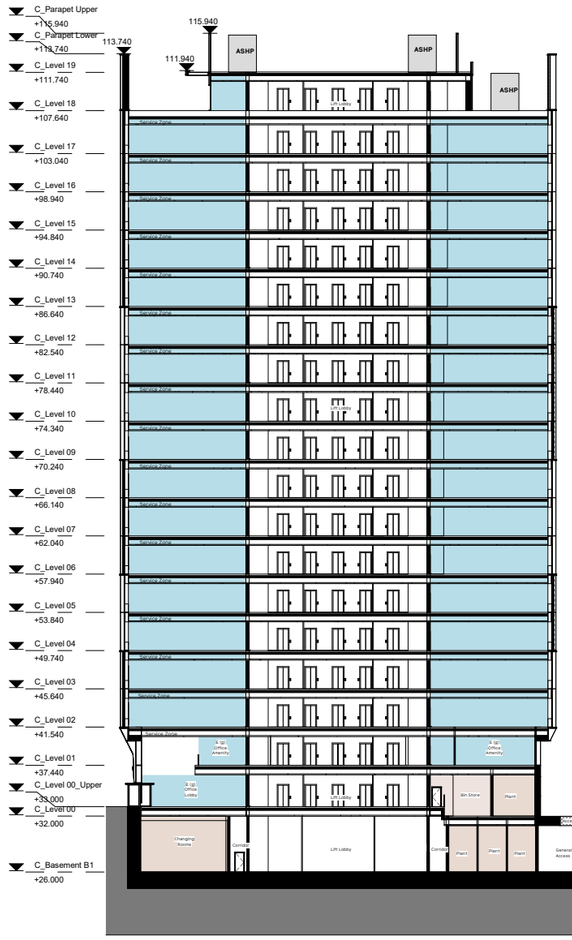
Commercial Sections

KEY

- Residential Lobby
- Residential Amenity
- Back of House (BOH)
- F&B / Retail / Restaurant
- Commercial







Sustainability Approach

The proposal for Albert Bridge House provides a scheme which delivers new homes, an extensive public realm, and a new 'best in class' and future-proofed office building, to meet the aspirations of Greater Manchester's target to be net zero by 2038, as well as Oval Property's Environment, Social and Governance (ESG) objectives.

Sustainability themes have been developed against the specific policies outlined in Manchester's Core Strategy to provide a holistic overview for the proposals. In many cases, these themes overlap with targeted accreditations for the development proposal; BREEAM, WELL and NABERS UK.

Key national and local policy documents relevant to this development are as follows:

- Approved Documents Part L, F and O 2021
- Future Homes and Buildings Standard 2025
- Heat and Buildings Strategy
- Manchester Core Strategy
- Places for Everyone Joint Development Plan
- 5-Year Environment Plan for Greater Manchester
- Climate Change Action Plan (2020-2025);
- The Manchester Climate Change Partnership Framework 2022 Update (2020-25);
- Greater Manchester's Five-year Environment Plan (2019);
- Manchester's Green and Blue Infrastructure Strategy (2015, refreshed in 2022);
- Design Guidance for Net Zero
- Low carbon heat
- Places for Everyone policies JP-S2 and JP-S3

The mixed-use development is expected to contribute to sustainability in a broader sense through provision of a well connected city-centre development, with high-quality cycle facilities and minimal on-site parking. The new accessible public realm and landscape will re-activate the area and Improve local biodiversity and ecological habitat, while the Integration of sustainable urban drainage (SUDS) will ensure that greenfield run-off rates are maintained.

In addition to the general sustainable principles, which have underpinned the design throughout its evolution, a number of accreditation targets and performance criteria have been established, to inform successful scheme outcomes.

BREEAM
The commercial building at Albert Bridge House is targeting a BREEAM rating of "Outstanding" under the BREEAM 2018 New Construction scheme (shell and core), which requires a score of at least 80% and compliance with certain minimum standards. For the ground level flexible retail, F&B, BREEAM 'Excellent' is targeted.

WELL
The principles of the WELL Building Standard are being adopted to provide a Platinum 'enabled' building for the core/base build as a minimum, with consideration being given to full certification during the next stage of design development.

Design for Performance & NABERS UK
The Better Buildings Partnership have introduced the 'Design for Performance' (DfP) initiative to the UK which is based on the highly successful National Australian Built Environment Rating System (NABERS) which has been adapted for the UK market. This rating system is based on operational energy modelling for the building in use, whereby annual energy consumption is measured and reported.

Taking an approach based on DfP for Albert Bridge House has helped to influence the façade performance and engineering systems, and focus toward mitigating energy hotspots within the building designs. Albert Bridge House is aiming to achieve a minimum 5* rating under NABERS UK, with aspiration to achieve 6*.

Operational Energy Performance
Operational performance targets were set at early stages of design development, and monitored at key stages to assess the impact of design evolution against key indicators for energy balance of the building.

A bespoke simulation model was created to input data across a number of areas (i.e. number of people, hours of use, small power density, engineering system performance, massing the glazing ratios etc.) in order to assess key stage design iterations, and to steer development towards low energy outcomes.

The below key areas of design have been influenced through the simulation modelling design process:

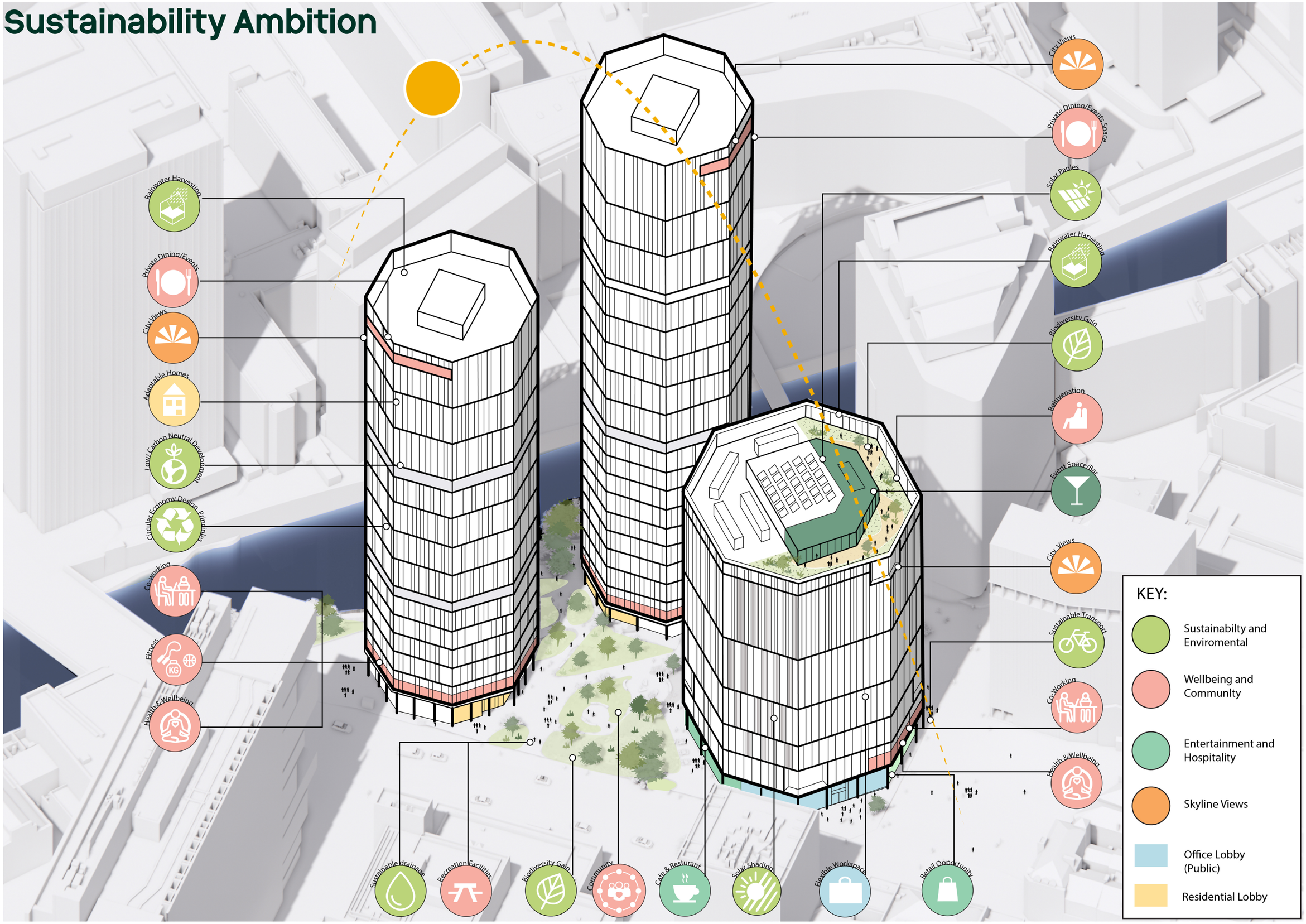
- Part L performance targets for building fabric and engineering systems to help improve energy efficiency in buildings.
- Office demand for space cooling due to the quantity of solar gains, people, lighting and ICT equipment.
- Façade performance - to achieve operational net zero carbon, balancing heat gains and heat losses throughout the year.
- Glazing ratios appropriately designed to limit unwanted solar heat gains in summer, while providing good levels of natural light to reduce the need for artificial lighting.
- Maximising passive ventilation, and passive solar shading, to reduce energy demand by reducing the cooling requirement for both the commercial and residential buildings.

Embodied Carbon
Embodied carbon emissions form a significant part of the overall carbon impact of a building when measured across its Whole Life. Historically, energy performance has focused on operational energy use, however Greater Manchester Combined Authority have set targets for net zero carbon development, which encompass both operational and embodied energy.

A high-level analysis of embodied carbon, commensurate with the project stage, has been completed to provide an initial estimate of embodied carbon and an indication of potential carbon hot spots. This suggests that the project is on track to align with Manchester's Roadmap to Net Zero Carbon, with the initial estimation of upfront embodied carbon emissions coming out at less than 600kgCO2e/sqm.

For further detail, please refer to the Sustainability/Energy Statement submitted with this application.

Sustainability Ambition



Façade Colour Palette

Analysis of the Site, its history, and the surrounding historic and contemporary context have influenced the selection of a palette of material, tone, and texture for both the residential and office buildings, to create a cohesive architectural language across the development.

The three buildings on the Site form a ‘family’ of octagonal towers, sharing common material and detailing approach, while each holds a unique identity within the overall composition through a unique but subtle colour variation.

The residential buildings reference warm red and copper tones, drawing from the hues of the historic building stock, and predominance of red brickwork throughout Manchester. This reinforces a sense of domesticity and familiarity, as belonging to the city. The office building, while remaining in the palette of warm metallic tonality, takes inspiration from contemporary structures in the immediate context, in a light and mid-bronze, which helps to create a distinctive presence within the scheme proposal, while connecting the architectural proposals into a family of buildings.

The base of the residential buildings contrasts with the depth of the red tones above with more neutral and nature-based colours of greens, straw and mocha tones. This ties the built fabric with the surrounding soft landscape, while juxtaposing the punchier colouring above. The toned down, muted colour palette gives a sense of timelessness, which weaves into the interior design proposals for the lobby and amenity spaces, creating a holistic design approach.

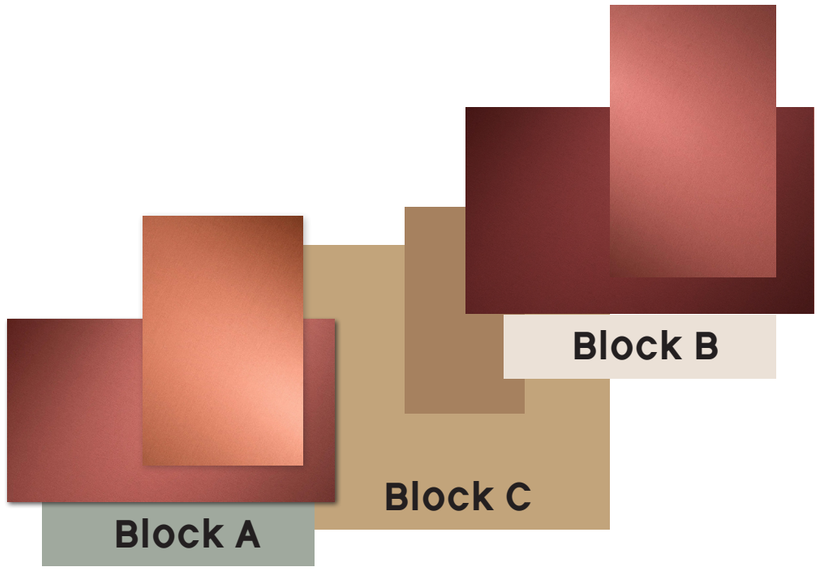
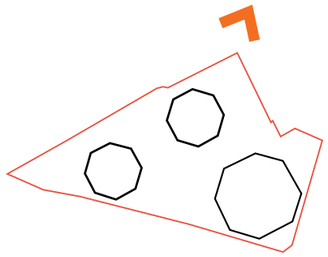




Fig 158 Axonometric view of proposed scheme





Studio Egret West

5.0 Landscape

Introduction

The landscape design and approach to place-making for the ABH proposal delivers a high quality new public realm within Manchester City Centre. The proposal creates permeability within a Site previously cut off from pedestrian movement and access. The public realm design prioritises biodiversity through the retention of existing trees and ground level landscape, which are complemented with new planting to augment the green assets on the Site.

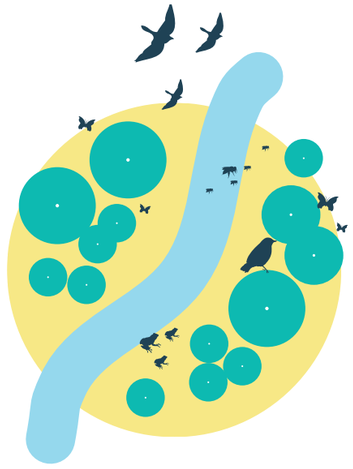
The following chapter illustrates the landscape proposals for Albert Bridge House, and how they have been informed by Site analysis, architectural concepts, public consultation, stakeholder feedback, as well as engagement with Manchester City Council.

The public spaces within Albert Bridge House have been designed to create a cleaner, healthier and more sustainable public realm environment for residents, office workers and the wider public to use. The design transforms the Site, which is currently dominated by car parking, into a series of generously proportioned public spaces that allow for a variety of uses to benefit people, urban wildlife and ecology.

From the outset of the project, one of the key ambitions of the place-making strategy was to ensure the new public realm would become a vibrant and active place, representative of its city centre location. The design has been carefully considered to cater for a diverse range of activities that residents, office workers and the wider public can enjoy.

To create wide-ranging opportunities for different users, the public realm proposals are composed of three character areas that range in scale, aspect, character and function. These spaces carefully link together spaces within the Site, and to the wider surroundings to create legible sequences of space to connect Albert Bridge House to the surrounding City of Manchester.

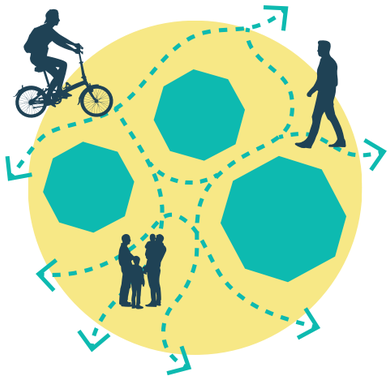
Public Realm Aspirations



Enhancing the river ecological corridor



Publicly accessible walkway along the river



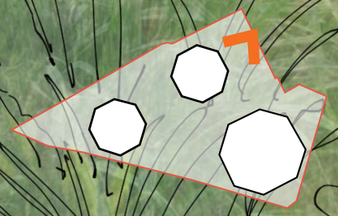
Improving permeability through the Site



An urban arboretum for Manchester

Fig 159 Public realm aspiration diagrams

Fig 160 Illustrative sketch of public realm approach from Trinity Bridge (next page)



Existing Site Condition

The Site is bound by the River Irwell, Bridge Street and St Mary's Parsonage and is currently an impermeable Site with no direct routes through. The majority of the ground level within the Site is taken up by car parking. The extent of parking has resulted in the vast majority of the public realm directly adjacent to the existing buildings being paved with a tarmac surface to manage the number of vehicle movements, both within the publicly accessible Bridge Street Car Park, and the privately managed Albert Bridge House Site - formerly operated and managed by HMRC. The Site currently lies vacant.

The public realm which leads up to the entrance of Albert Bridge House is a wide pedestrian walkway. There are several large existing trees directly adjacent to the generously proportioned walkway. Three of these trees fall under a Tree Protection Order.

The northern Site boundary is a heavily vegetated linear piece of land that borders the River Irwell orientated from east to west. This section of land is overgrown with vegetation and there is a lower terraced seating area (Albert Bridge Gardens) that forms a dead-end. This area is not overlooked by the adjacent road, therefore the lack of natural surveillance has resulted in antisocial use.

The eastern Site boundary is a pedestrian walkway which leads north to Trinity Bridge allowing pedestrians to cross the River Irwell into the City of Salford. The south-eastern boundary follows the line of St Mary's Parsonage. The Site's south-western boundary follows Bridge Street which allows pedestrians to travel south deeper into Manchester City Centre and culminates in crossing the River Irwell via Albert Bridge to the west.

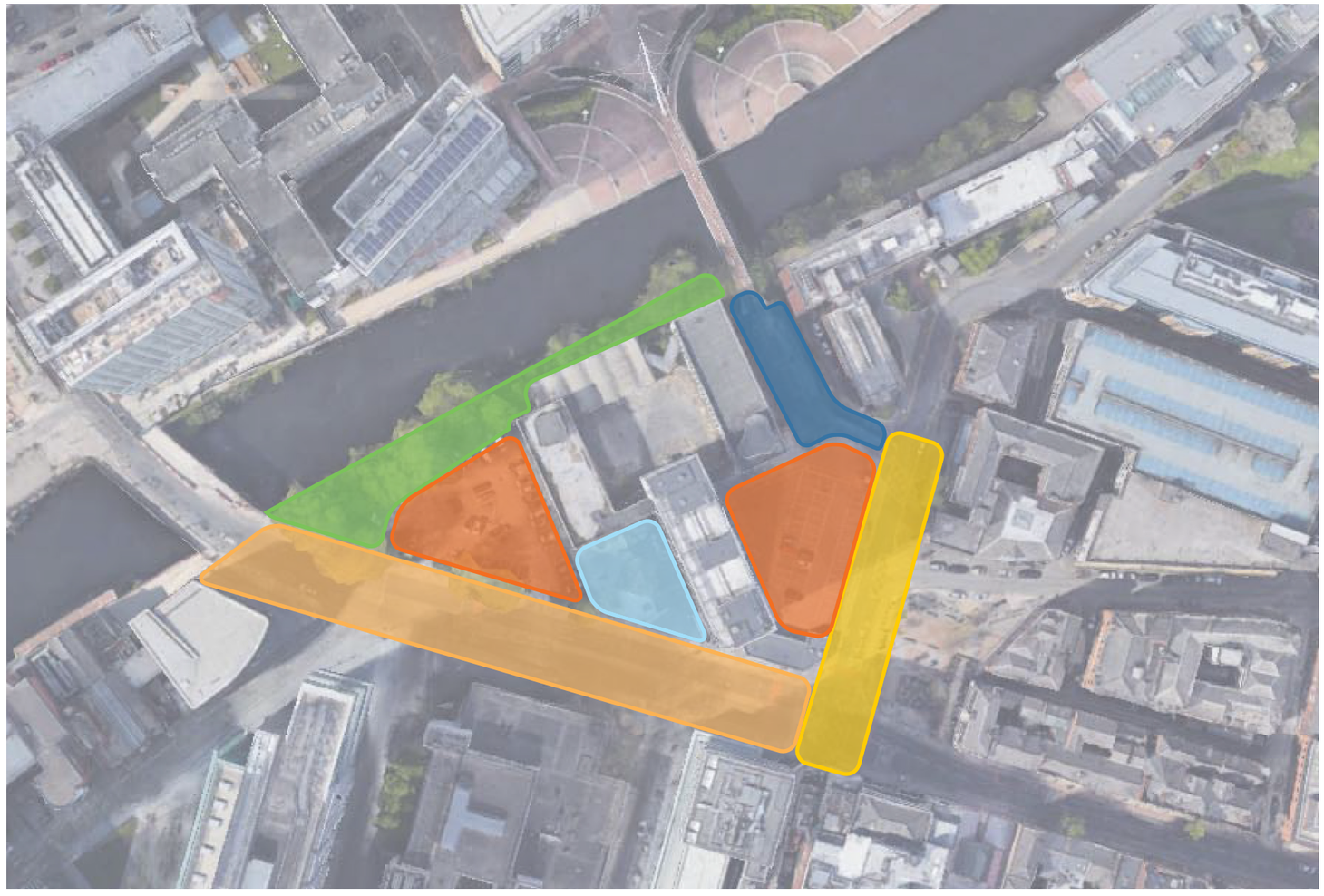


Fig 161 Existing Site open spaces diagram

KEY

- Northern boundary
- Eastern boundary - Pedestrian Walkway
- South-eastern boundary - St Mary's Parsonage
- South-western boundary - Bridge Street
- Car parking
- Existing entrance landscape



Fig 162 Existing eastern car park on-site



Fig 163 Existing western car park on-site



Fig 164 Northern boundary of the Site



Fig 165 Existing terraced area along river



Fig 166 View along the pedestrian walkway leading to Trinity Bridge



Fig 167 View towards Albert Bridge House from St Mary's Parsonage



Fig 168 View towards Albert Bridge from Bridge Street

Landscape Context

The redevelopment of the public realm surrounding Albert Bridge House offers the opportunity to amplify the character of the River Irwell within the city centre of Manchester and create a greener public realm along its banks.

Within the proposals for Albert Bridge House, there is an opportunity to amplify the presence of the River Irwell within the public realm. Bringing people closer to the river and improving the conditions for wildlife along its banks are two of the key principles driving the design of the public realm.

There are a number of small green spaces within the local surroundings, including Cathedral Gardens, Vimto Park, Parsonage Gardens, Sackville Gardens and Angel Meadows. Although, all of these spaces are embedded within the built fabric of the city and do not sit adjacent to any of the three Rivers within the city centre of Manchester. The redevelopment of Hardman Square in Spinningfields from a predominately hard space and lawn to verdant clusters of planted and seating areas has demonstrated a clear shift in how Manchester would like to see public realm proposals come forward. The proposed development offers an opportunity to extend this vision, enhancing the network of blue and green infrastructure by introducing high-quality riverside public space that strengthens the city's relationship with the River Irwell.

There are two public squares which currently sit on the northern bank of the River Irwell. These are Greengate Square and the square adjacent to Trinity Bridge. These spaces have a civic character and are dominated by the presence of hard materials.

A key ambition of the design of the public realm surrounding Albert Bridge House is to create a public space which celebrates and interacts with the verdant character on the southern bank of the River Irwell. Therefore, offering the public access to a unique open space typology within the city centre.

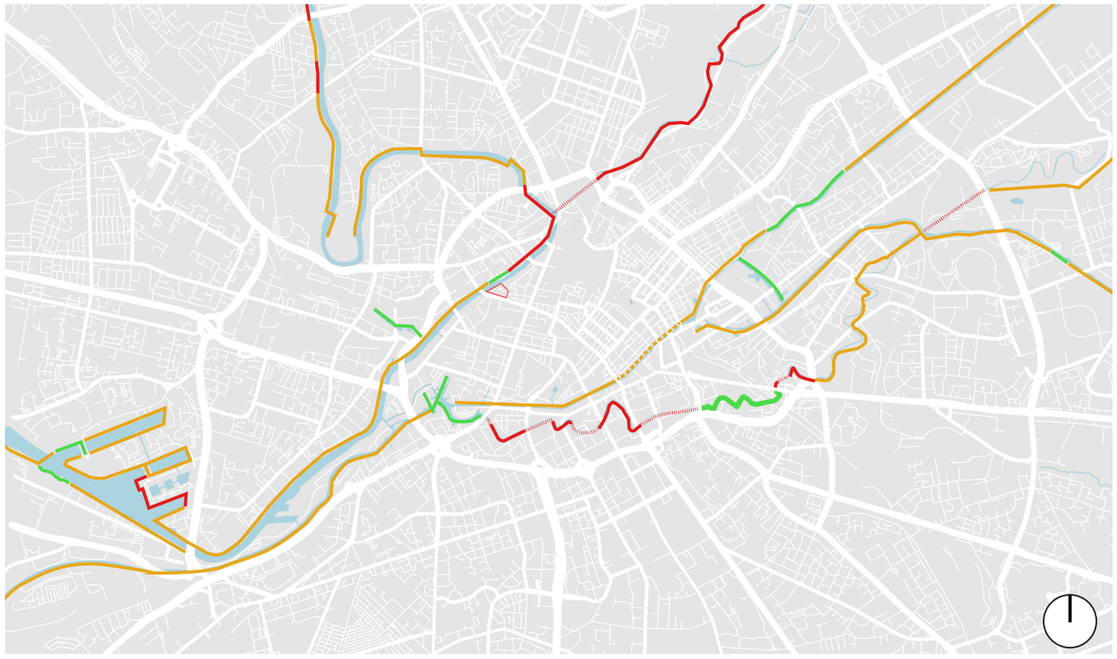


Fig 169 River and waterways diagram

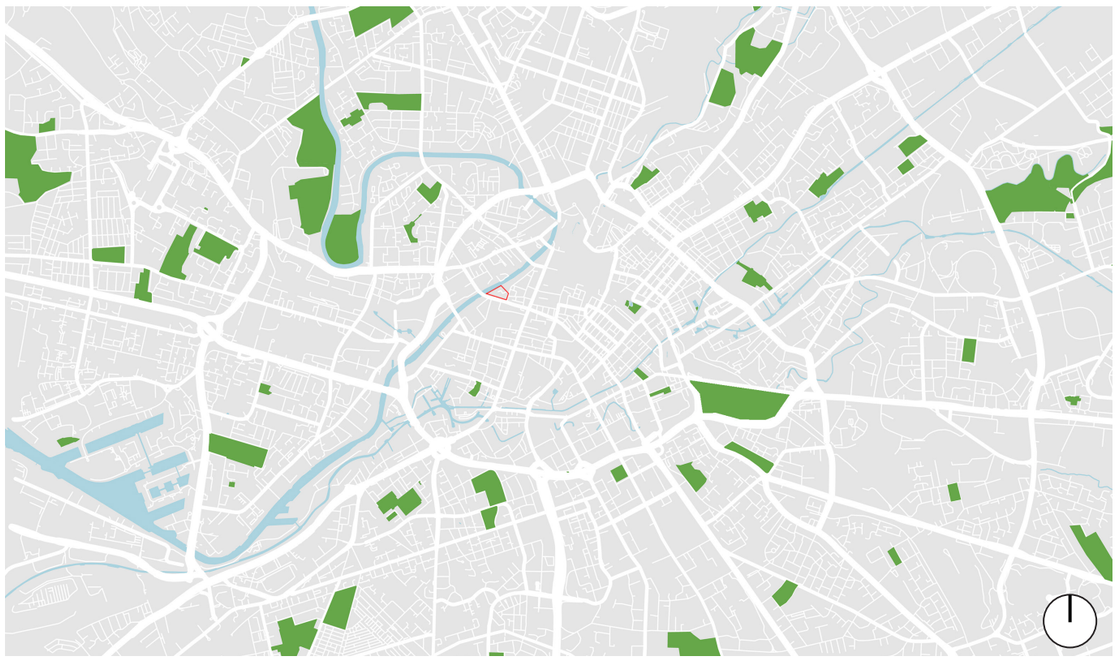
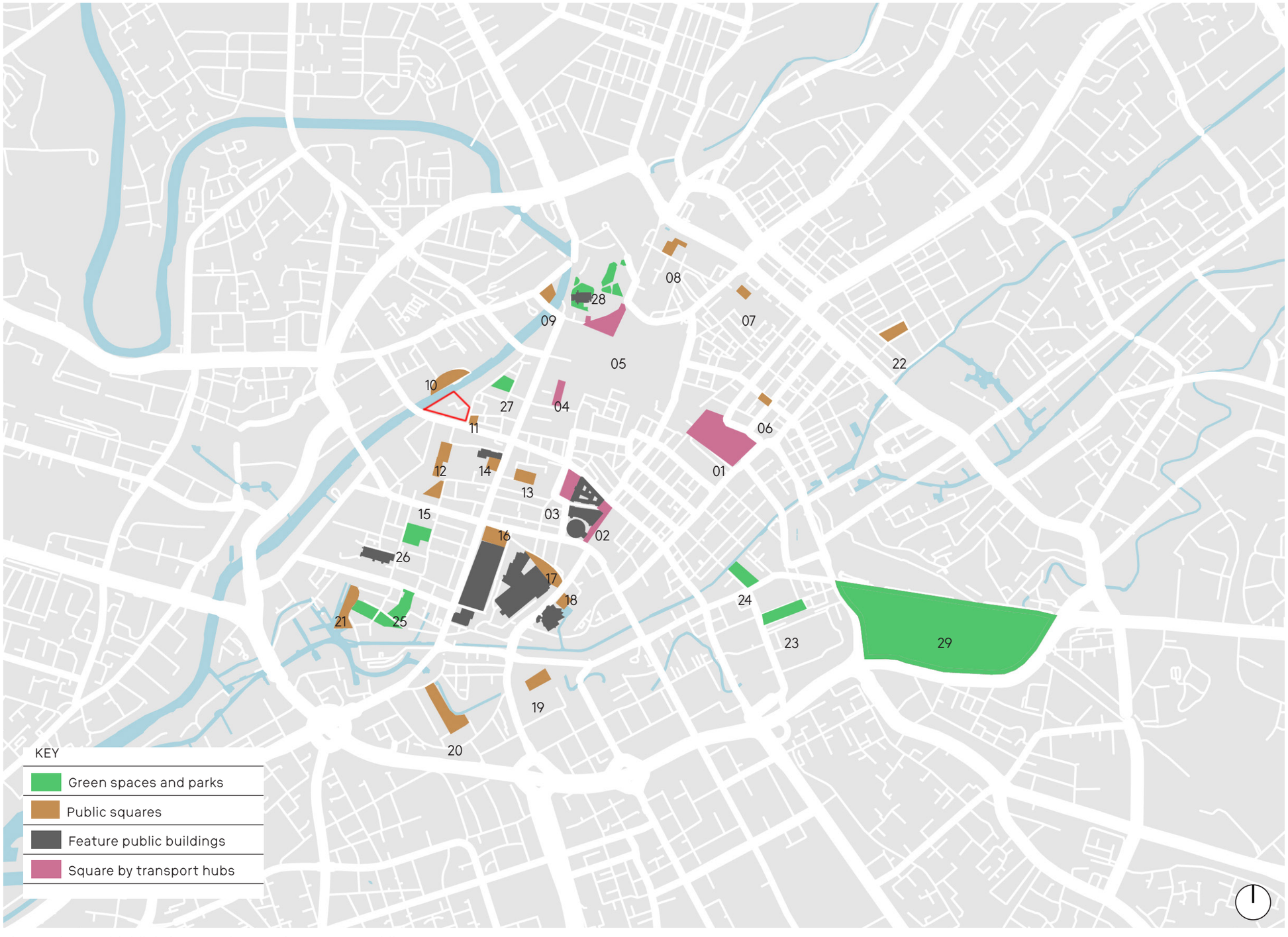


Fig 170 Park and flexible open green spaces diagram



KEY

1. Piccadilly Gardens
2. St Peters Sq.
3. Albert Sq.
4. St Annes Sq.
5. Exchange Sq.
6. Stevenson Sq.
7. Square in the Northern Quarter (name unknown)
8. Sadler's Yard
9. Greengate Sq.
10. Trinity Bridge
11. Bridge Street & St Mary's Parsonage Sq.
12. Hardman Sq.
13. Lincoln Sq.
14. Spinningfields
15. Hardman Sq.
16. Great Northern
17. Manchester Central
18. The Bridgewater Hall
19. First Street
20. Deansgate Sq.
21. Castlefield
22. Cutting Room Sq.
23. Vimto Park
24. Sackville Gardens
25. Castlefield Urban Heritage Park
26. St John's Gardens
27. Parsonage Gardens
28. Cathedral Gardens
29. Mayfield Park

Fig 171 Diagram highlighting Manchester city centre's public spaces

Landscape Approach

Manchester's River Irwell has long felt like a threshold, where much of the surrounding developments have turned their back to the water, creating a sense of separation between the city's vibrant urban life and its natural edge. The ABH proposal transforms the riverbank along its northern boundary into a thriving ecological corridor that seamlessly connects the city centre to the water's edge, creating a dynamic, porous public realm that invites movement, and creates a destination for the people of Manchester, to promote engagement across all generations.

The key concept aims to unlock and reunite Manchester with its river, creating a public realm where the city's energy, creativity, and history blend seamlessly with water and nature, The public realm is designed not just as a route, but rather as an experience that draws the user and visitor from the vibrant streets of the city to the rewilded, living edge of the River Irwell.

The design unfolds as a series public realm spaces that transition from urban Vibrancy to natural retreat. By softening rigid urban barriers, the design introduces a network of green passages, pedestrian-friendly routes, and multi-layered public spaces that encourage movement, exploration, and play.

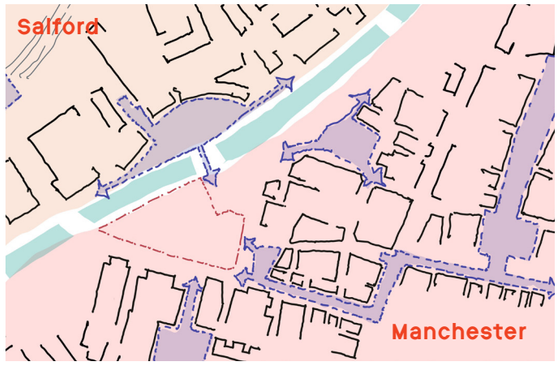


Fig 172 The Site sits between two neighbourhoods

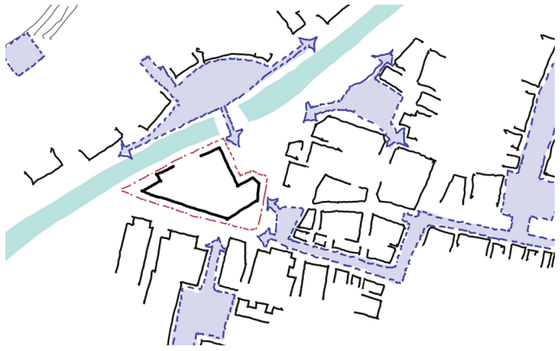


Fig 173 The hard edge condition at present on the Site.

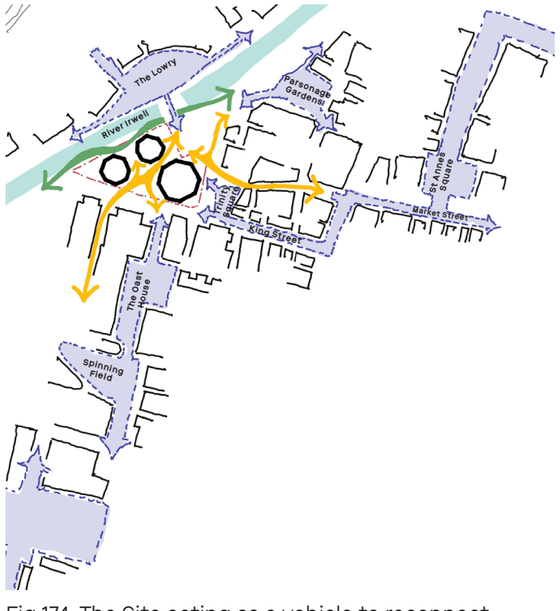
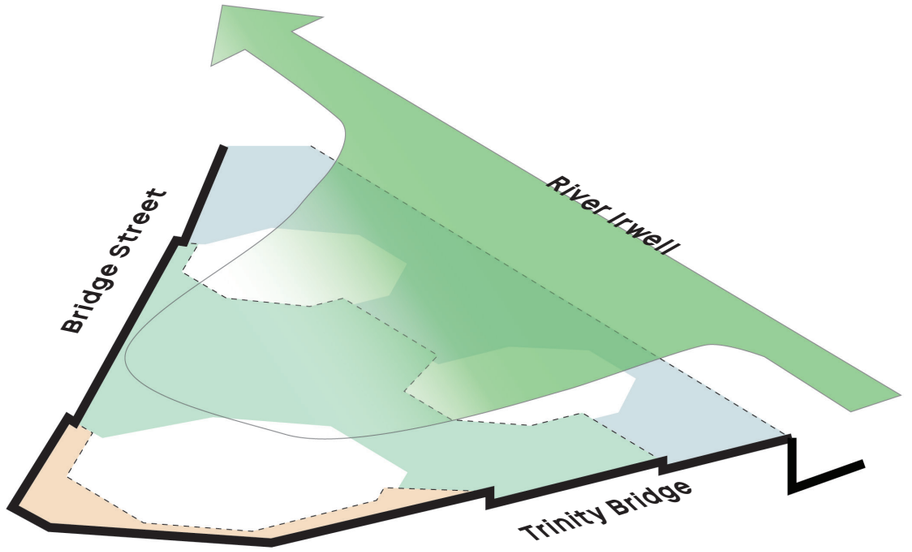


Fig 174 The Site acting as a vehicle to reconnect Manchester to Salford



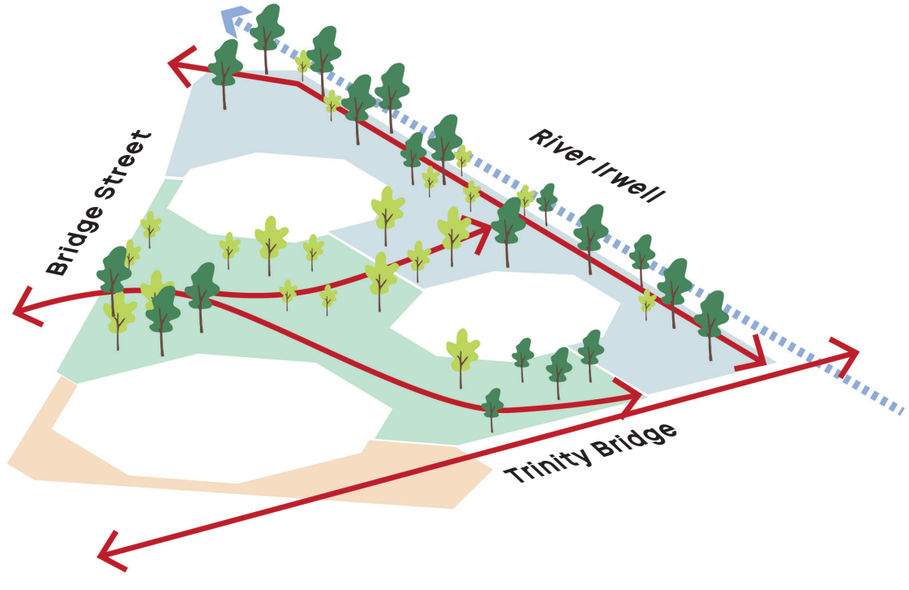


Fig 175 Extending the river corridor to meet the city

Landscape Character Areas

Although the public realm is designed as a cohesive series of spaces and possesses an overarching visual design language, the landscape proposals slowly transition from the urban realm dissolving into a native ecological corridor along the River's edge.

Three unique character areas have been thoughtfully crafted in response to their surrounding context and existing Site conditions. Each area embraces its own distinct identity, drawing on local qualities to create a strong sense of place. Seamless transitions between the spaces are achieved through the considered use of planting palettes, material choices, and cohesive street furniture, ensuring a unified yet diverse public realm experience.

The three main landscape character areas are:

01 City Square

02 Urban Arboretum

03 Native Riverside Corridor



Fig 176 Landscape character areas diagram

KEY

- City Square
- Urban Arboretum
- Native Riverside Corridor

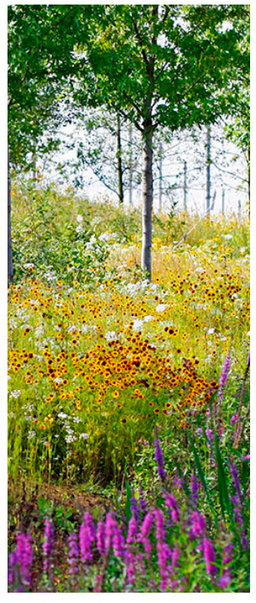


Fig 177 Native Riverside Corridor

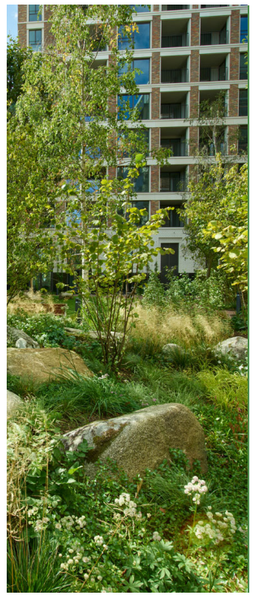


Fig 178 Urban Arboretum



Fig 179 City Square

Landscape & Public Realm Proposals

The emerging landscape and public realm proposals aim to embrace the Site's relationship with the River Irwell, enhancing connectivity through clear, accessible routes that promote permeability across the Site.

The retention, protection, and celebration of existing trees have formed a strong foundation for the design approach. New tree planting and extensive soft landscaping will enhance the Site's setting, improve microclimate conditions, and support biodiversity.

Defined pockets of activation, including informal play areas and integrated seating, will foster a vibrant and welcoming public realm. These elements are designed to support natural surveillance and ensure the space feels safe, engaging, and lively throughout the day and into the evening.

KEY

1. Urban Arboretum
2. City Square
3. Servicing Zones
4. Pine Quarter
5. Riverside Walk
6. Native Riverside Corridor
7. River Irwell
8. Trinity Bridge
9. Urban Terrace
10. Proposed Car Parking



Fig 180 Illustrative plan of the ground floor public realm

Character Area - City Square

The City Square character area has been designed to allow for unobstructed access to the commercial building and Motor square directly to the south of the Site. The public realm within this character area responds to the way that the building's ground floor will be activated, as well as level transitions from the high point of the Site on the eastern boundary.

The City Square is a lively, pedestrian-first streetscape where city life flows outward. Active frontages from the commercial building will animate the public realm, while forming an important node within the pedestrian led infrastructure of Kings Street W.

The planting within the City Square is structured to emphasise the important spatial connection between Trinity Bridge and Motor Square, whilst subtly weaving in the service access as a shared surface. The formal tree planting located along the Site's south-eastern boundary adds greenery to the approach along St Mary's Parsonage, while framing the view through to Motor Square for pedestrians approaching from Trinity Bridge.

Rain gardens along the City Square assist in dealing with the level difference between the street and the finished floor level of the proposed commercial building with planted areas combined with ramps to ensure accessible movement, as well as movement along desire lines for pedestrians.

In addition to the pedestrian route linking Trinity Bridge with Motor Square the character area wraps the commercial frontage of Bridge Street and St Mary's Parsonage to form a seamless approach to the pavement area, and its connectivity to Motor Square along the south-eastern Site boundary.

KEY

1. City Square
2. Rain Gardens
3. Urban Terrace
4. Urban Arboretum

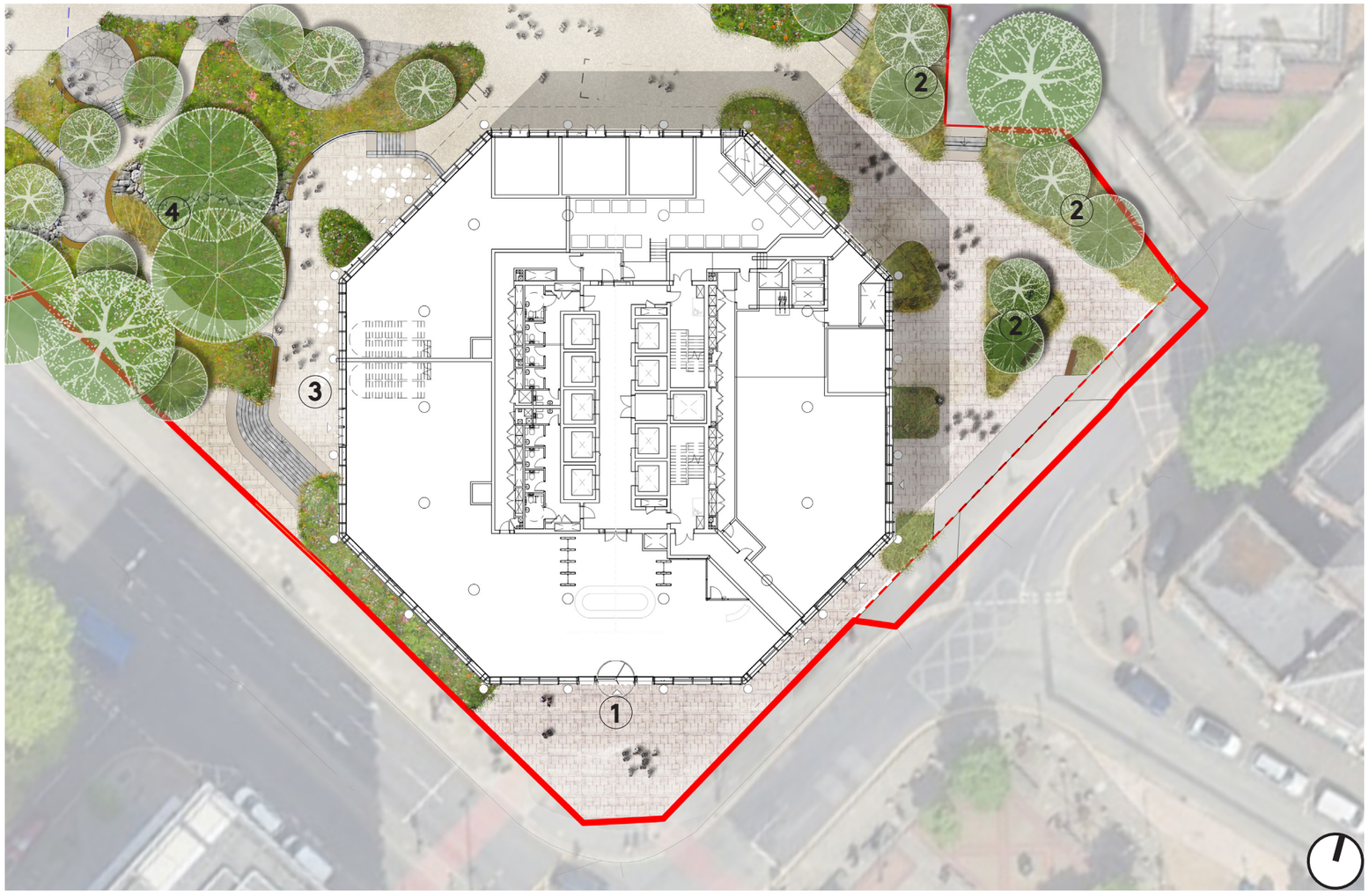


Fig 181 Render plan of the Motor Square Connection viewed from St Mary's Parsonage



Fig 183 Large mature tree planting framing the commercial building



Fig 182 Planting and seating areas



Fig 184 Feature natural stone paving

Character Area - Native Riverside Corridor

The Native Riverside Corridor improves and complements the habitat along the embankment. Clusters of native trees are proposed to protect against erosion and to complement the existing mature trees to be retained. Native understorey planting and biodiverse meadow ground cover mats help to create a layered and diverse embankment. A raised public walkway links the western corner of the Site at Bridge Street with Trinity Bridge at the Site's eastern edge. The River Walk extends beyond the retained bank edges at locations as a light galvanised mesh structure navigating through existing mature trees and allowing planting to establish below. The walkway along the river is further activated by ground floor uses that spill out to form nodes along the River's edge.

The elevated river walkway will provide views over and across the River Irwell with rest points for people to enjoy and relax. At the eastern end of the River Walk, a terrace is located as a spill out for the ground floor unit situated on the north-eastern corner of the residential building.

KEY

1. Look out points
2. Spill out from food & beverage unit
3. Native tree cluster
4. Existing retained trees
5. River Walk - Galvanised steel grating

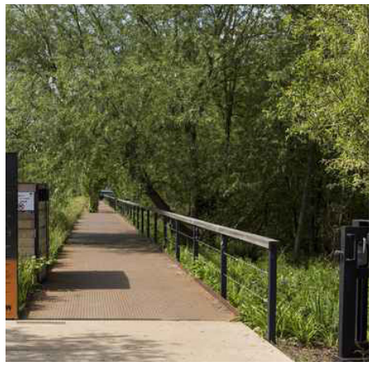


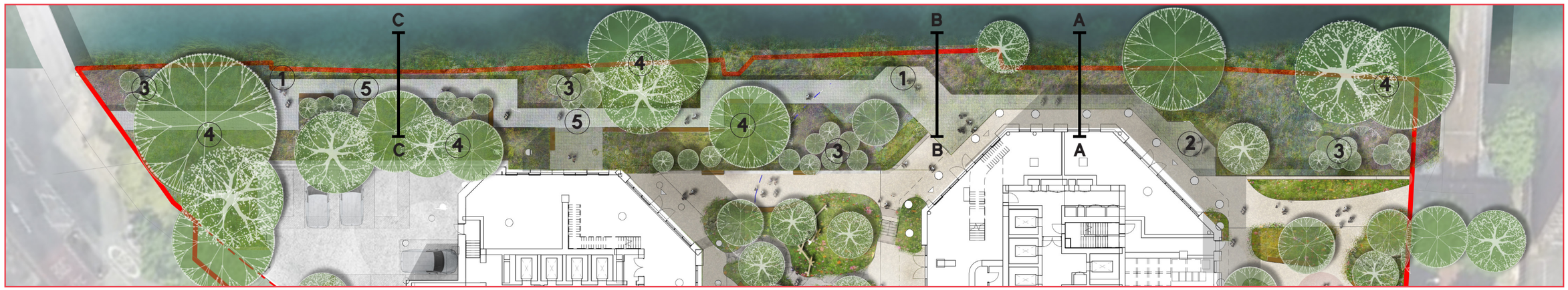
Fig 187 Biodiverse woodland meadow planting on a slope



Fig 186 Viewing jetty along the river



Fig 185 View showing the River Walk



Extending the river habitat

Along the Site's interface with the river, the existing river habitat is fragmented, limiting ecological connectivity. This waterfront opportunity presents a chance to re-establish a vital link within the broader river corridor, enhancing both biodiversity and habitat continuity.

Careful consideration has been given to the protection of existing trees along the river's edge. The retention of existing retaining walls, the positioning of the proposed basement, and the strategic placement of an elevated walkway have all contributed to enabling these trees to be both preserved and celebrated as integral features of the landscape. The existing understorey planting will be thinned and replaced with suitable native planting as well as the hard landscape shelf.

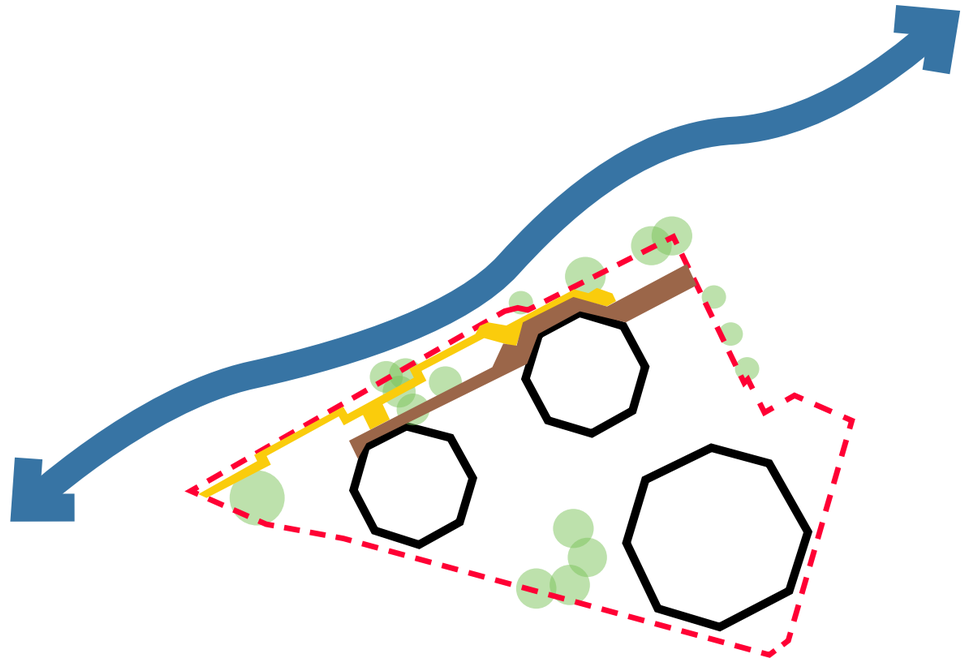


Fig 188 Extending the embankment

Creating connection to the river's edge

A considered blend of raised walkways, platforms, and carefully selected materials will strengthen the relationship between the Site and the River Irwell, creating a more cohesive and connected riverside experience. Rather than turning its back on the River, the proposal embraces its proximity - celebrating it as a defining asset. Active ground floor uses will be encouraged to spill out onto the walkways, animating the edge and bringing life and activity to the riverfront.

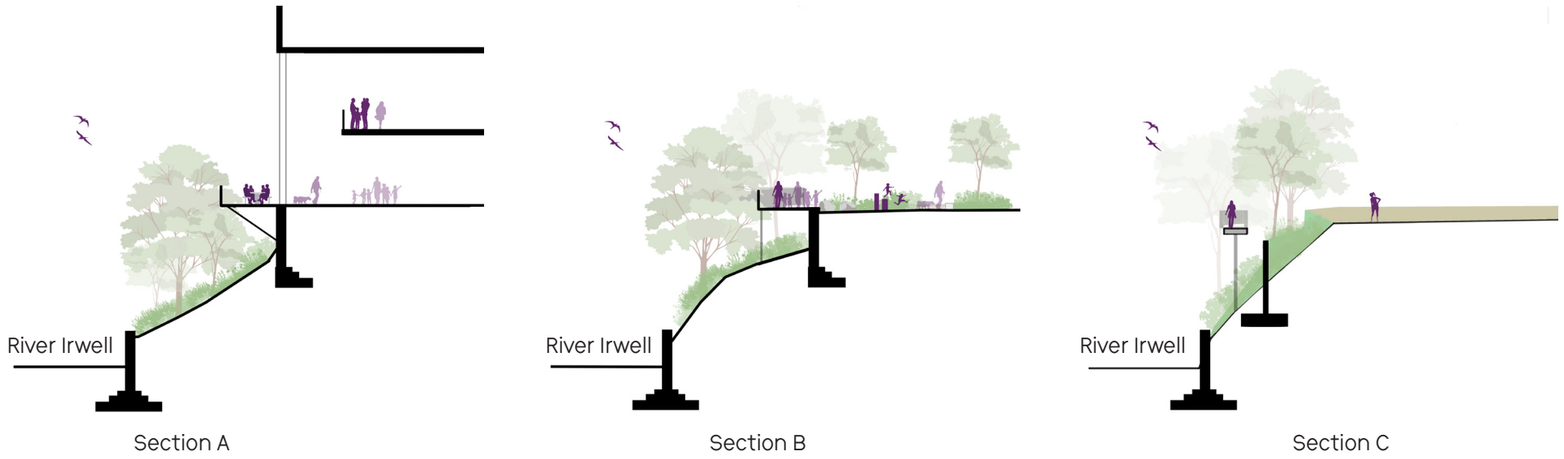


Fig 189 River Walk illustrative section diagrams

Character Area - Urban Arboretum

The Urban Arboretum is the central space within the proposed development, which provides a setting to accommodate and celebrate a variety of uses within the ground level of the residential and commercial buildings. The square has been designed to be a verdant and multifunctional space that is constantly animated by the activities which take place within it.

The Urban Arboretum creates an environment that embraces movement and spontaneity. This space is designed to encourage playful exploration where stepping stones, and curving paths allow people to experience the city in a more dynamic and interactive way.

The streets of the City Square break open into playful, green spaces. Meandering pathways lead through woodland understorey planting, with spaces for exploration, play, and rest for residents and visitors.

Large existing mature trees will be retained within the Urban Arboretum. Further tree planting of native and non-native trees will complement the existing trees. Groves of evergreen and deciduous trees are clustered to create seasonal interest and variation as you move across the public realm,

The extent of woodland inspired planting on the ground plane within the square will ensure it has a verdant character providing a public space which contrasts with Motor Square located to the south of the Site and the proposed City Square.

KEY

1.Retained Mature Tree Group

2. Urban Terrace - Spill Out

3. Service Bay

4. Play Trail - Alnus Grove

5. Play Trail - Pinus Grove

6. Play Trail - Prunus Grove

7. Reused Portland Stone Paving

8.Play Elements In Landscape



Fig 190 Render plan of the Urban Arboretum







Fig 191 Precedent images of Woodland Squares - Urban Arboretum

Play & Activation Strategy

Play and Community Opportunities

Performance and play within the landscape and public realm play a vital role in fostering vibrancy, activation, and interest. The Albert Bridge House Site presents a unique opportunity to promote multigenerational exploration and create a playful, inclusive environment. Its city centre location - adjacent to cultural assets and the energy of Deansgate - positions it as a valuable respite for families and a diverse range of users.

A network of sweeping, accessible paths - linked through informal routes and incidental play elements - will shape a dynamic and engaging landscape for all to enjoy. Platforms extending towards the river will offer moments of connection to the water, while also creating flexible, open spaces that invite people to gather, pause, or engage in their own way.



Fig 193 Indicative trails of play

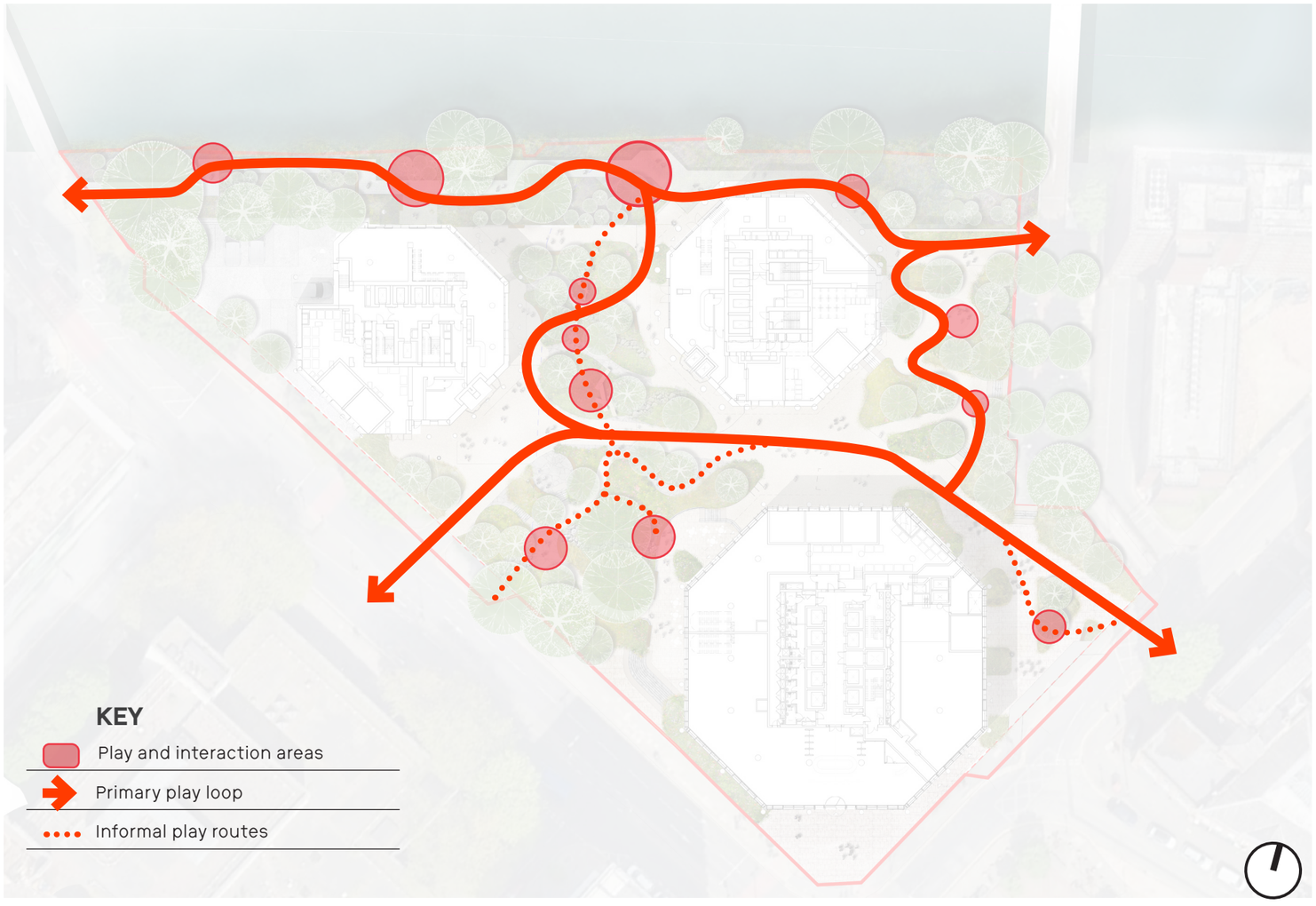


Fig 192 A loop of indicative play and exploration areas



Fig 194 Performance space

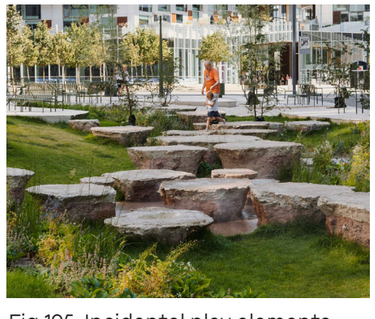


Fig 195 Incidental play elements



Fig 196 Integrated play features

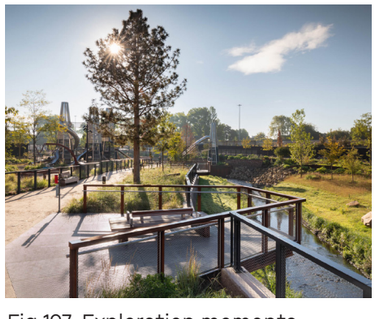


Fig 197 Exploration moments

Ground Floor Activation

The public realm spaces around the residential and commercial buildings play a key role in the landscape design.

The ground floor of the commercial building is populated by cafés, shops and restaurants, therefore the public realm has been designed with this in mind. There is an ample amount of space to allow for the activities that take place within the building to spill out into the public realm, helping to amplify a sense of vibrancy and activity within the public realm.

Most notably there is a generously proportioned external terrace, offering spill-out space to the restaurant, on the north-western side of the building spatially defined by a series of seating steps, tree planting and stairs. The shape of the terrace draws pedestrians through Albert Bridge Square which links to and opens up towards the River Walk, allowing patrons of the restaurants or people sitting on the seating benches to enjoy the view out over the River Irwell.

In the location where the residential building meets the square, the ground floor is populated by the lobby entrance and a retail unit. On this side of the building, there is a generously proportioned area of paving to enable external seating for the cafe, that flows up to the building's most active frontage. There is a large specimen tree located adjacent to the lobby entrance marking its location and giving it prominence along Bridge Street. The combination of robust urban planting and hard landscaping creates a welcoming setting for people accessing the residential lobby and retail unit on the south-eastern side of the building.



Fig 200 Plan showing activation at ground floor



Fig 198 Internal and external seating opportunities



Fig 199 Dining terrace with verdant character

Hard Landscape Strategy

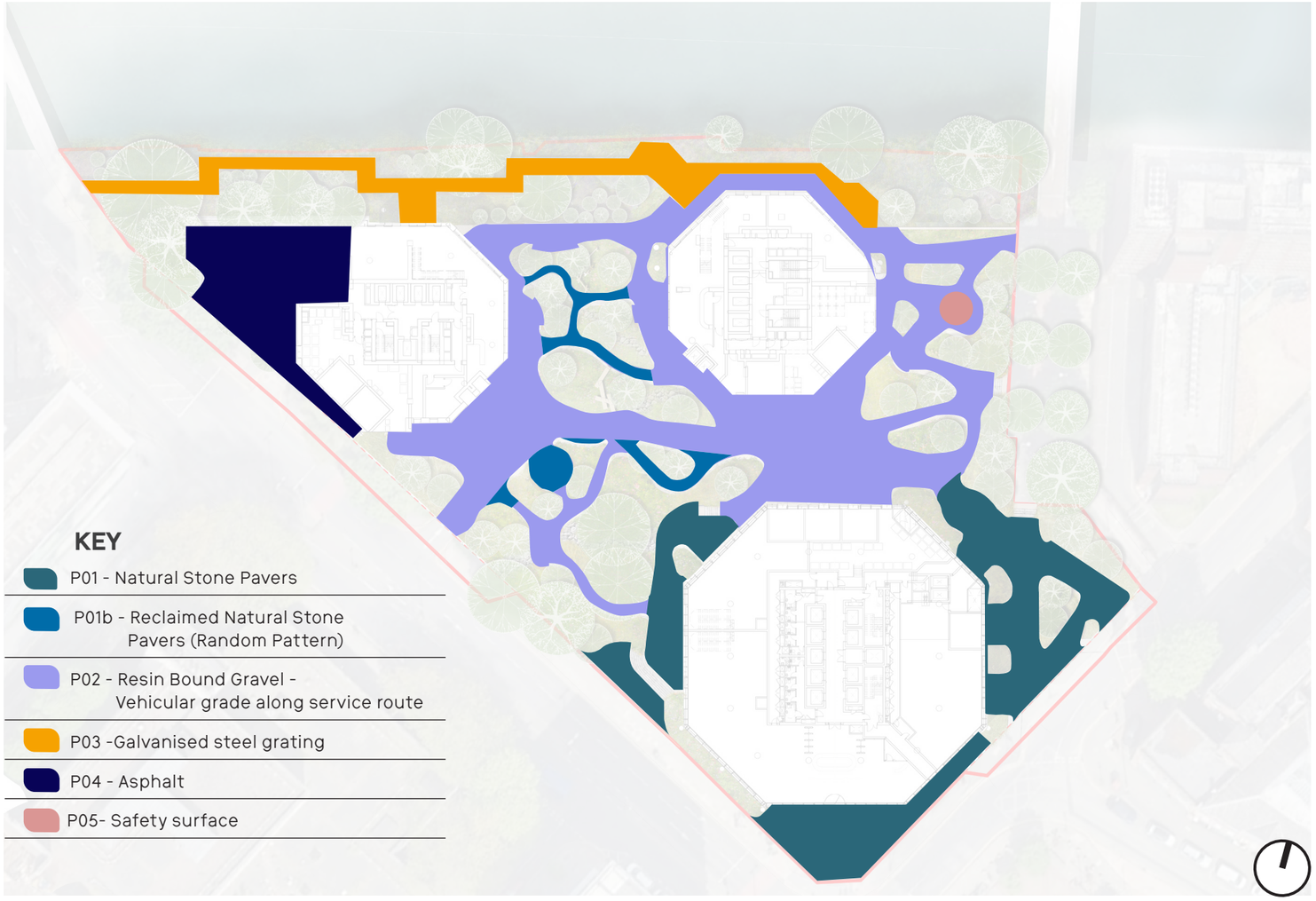
Public Realm - Hard Materials

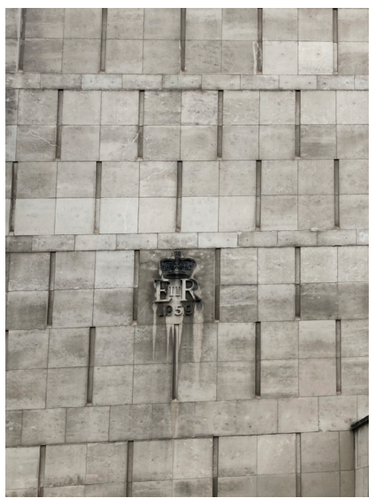
The hard landscape materials will be selected for their contributions to wayfinding and accessibility that is both contextually cohesive and of high quality.

Around the commercial building, the materiality is of a civic nature, responding to the existing paving along Trinity Bridge and Motor Square. It takes inspiration from the existing cladding to create a paving pattern that will be durable for occasional vehicle traffic, including heavy goods vehicles, and pedestrians across the space.

Permeable resin bound gravel is proposed within the Urban Arboretum. Pockets of safety surface punctuate throughout where there are incidental play features. Existing Portland Stone cladding from Albert Bridge House will be reclaimed and reused within the Urban Arboretum to create informal routes through the planting.

Galvanised steel grating is proposed along the riverside elevated walkway. Its open design allows light to pass through, supporting the healthy growth of ground cover planting beneath.





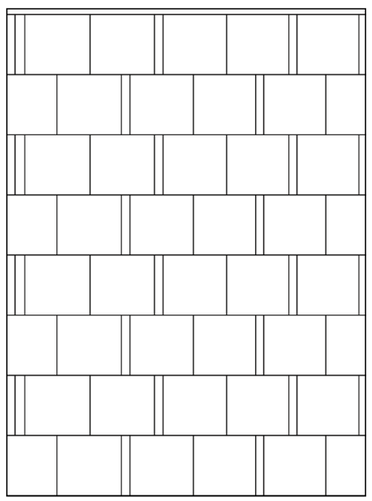
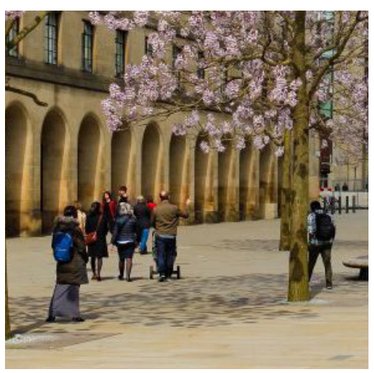


Fig 201 Existing Albert Bridge House cladding







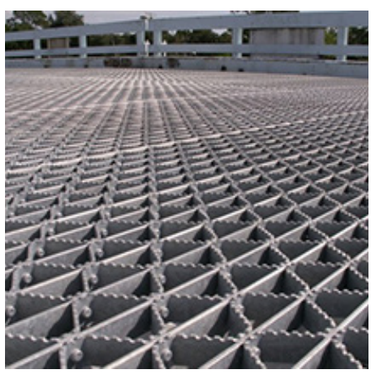


Fig 202 Precedent examples of proposed materials

Public Realm - Lighting Strategy

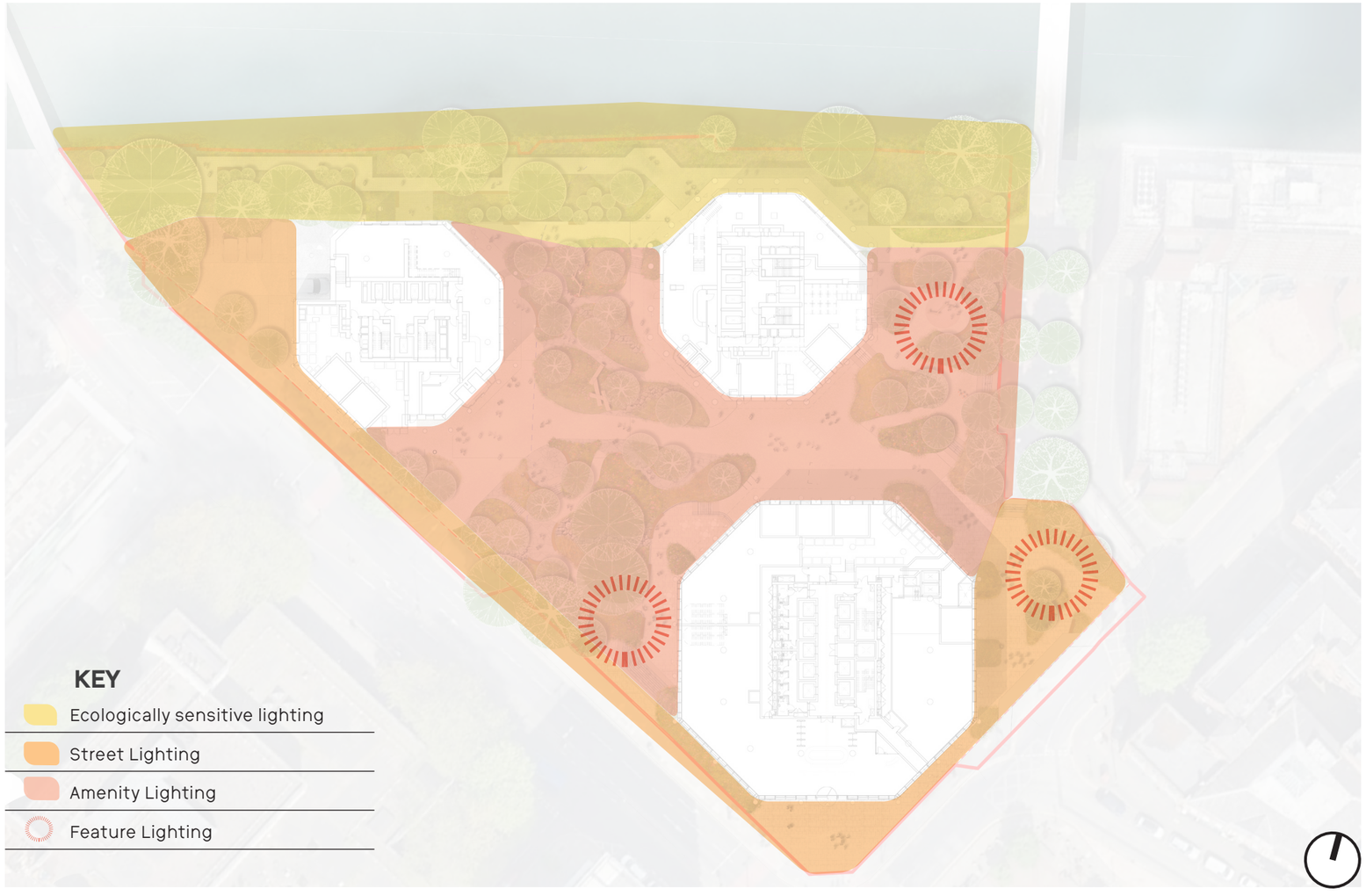
The primary role of lighting in the public realm is to foster a sense of safety and security. In this proposal, a secondary yet significant purpose is to enhance and celebrate key moments within the design - enriching the user's experience across various spaces, each shaped by a distinct character area and architectural elements.

Albert Bridge Square is given spatial prominence through the integration of low-level amenity lighting, cultivating a warm, welcoming atmosphere at the heart of the Site.

Along the Site's perimeter, the activation of ground-floor spaces and internal lobbies will reinforce the connection to Motor Square. Where necessary, lighting poles will be installed to illuminate footpaths and roadways, ensuring functional and safe circulation.

A more nuanced approach is adopted for the River Walk lighting, carefully balancing the need for public safety with ecological sensitivity. To protect the commuting and foraging habitats of local wildlife - particularly within the riverside vegetation and trees - the lighting will be downward-facing and directional, aimed back toward the public realm. This strategy minimises both horizontal and vertical light spill, reducing potential disruption to species such as birds and bats that may roost beneath the elevated walkway.

Feature lighting is strategically placed throughout the Site to draw attention to key elements - seating areas, play zones, and communal gathering spaces - further enriching the user experience.





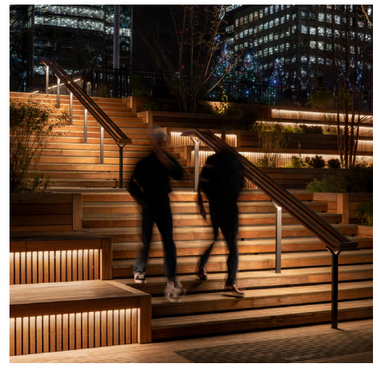
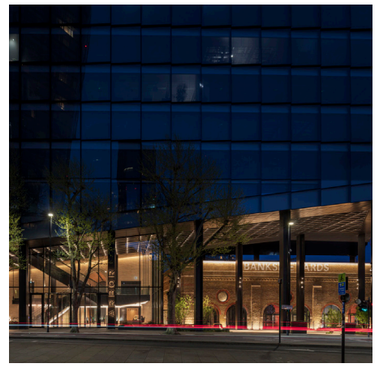



Fig 203 Lighting strategy look and feel precedents

Public Realm - Street Furniture

The street furniture strategy is thoughtfully designed to reflect and enhance the Site's emerging woodland and riverside character. Drawing inspiration from the natural surroundings, street furniture incorporate natural materials, such as timber and locally-sourced boulders, to create a cohesive and immersive public realm.

These elements are not only visually harmonious with the landscape, but also evoke a sense of place, grounding the design in the Site's natural setting. Whether through seating, wayfinding, or playful installations, the use of natural textures and forms helps to soften the urban environment and encourage a stronger connection between people and nature.





Fig 204 Bench type 1



Fig 205 Bench type 2



Fig 206 Play on the Way Feature



Fig 207 Informal Boulders

Drainage Strategy

In consultation with the project technical design team, a drainage strategy has been developed for the Site, that manages water in a climate-resilient manner. Drainage of the public realm within Albert Bridge House is achieved through two key design moves.

01 To ensure that areas of the hard landscape are graded to fall towards the planting, therefore reducing the requirement for drains and gullies required within the Site.

02 The introduction of below-ground attenuation cells/tanks located beneath underneath the public realm in strategic locations, and with respect to existing drainage outflows to the existing sewer network.

As described within the materiality section of this chapter the majority of the public realm hard surfacing is made permeable by adopting permeable resin bound gravel, and galvanised grating. Further rain gardens are designed to capture the surface run off along impermeable surfaces to attenuate rainwater and slowly release the water to the sewer.

Above the basement slab underground water attenuation tanks are proposed to store rainwater collected from the roofs of the buildings, and from the public realm. The attenuation tanks temporarily store stormwater for a period of time, releasing the outflow slowly to the sewer system.



Fig 210 Precedent image of a rain garden

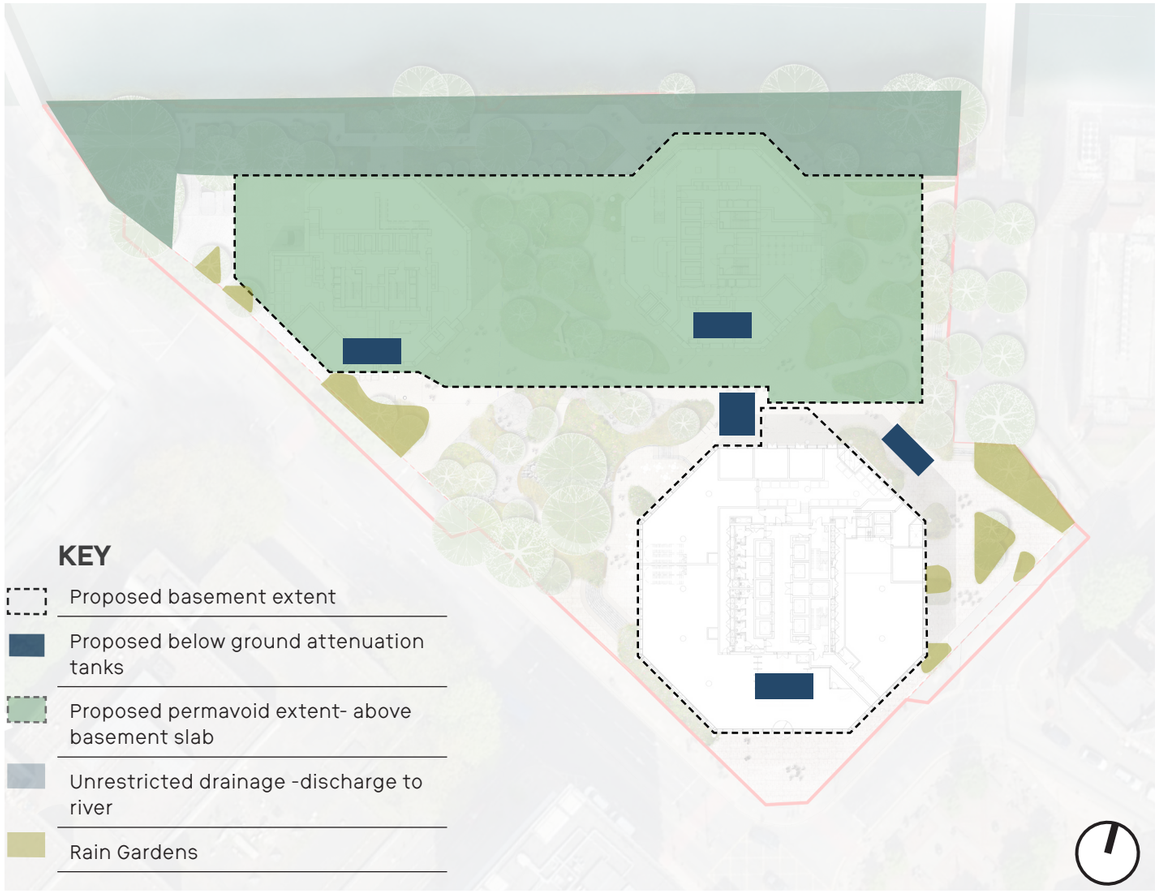


Fig 208 Illustrative attenuation strategy

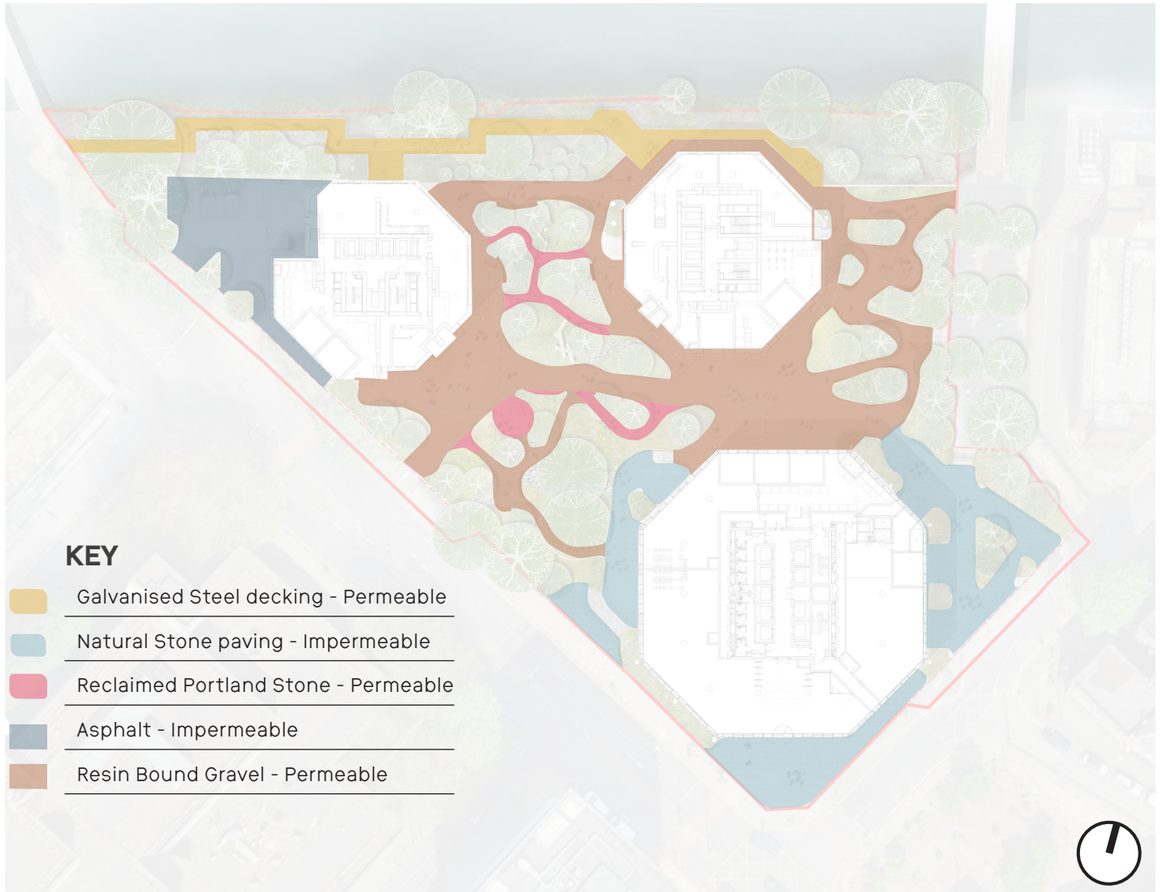
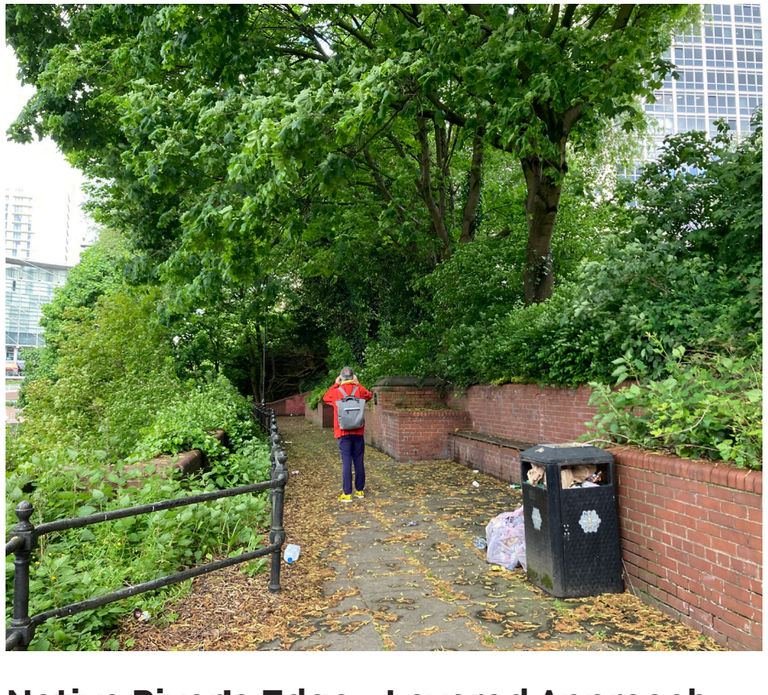
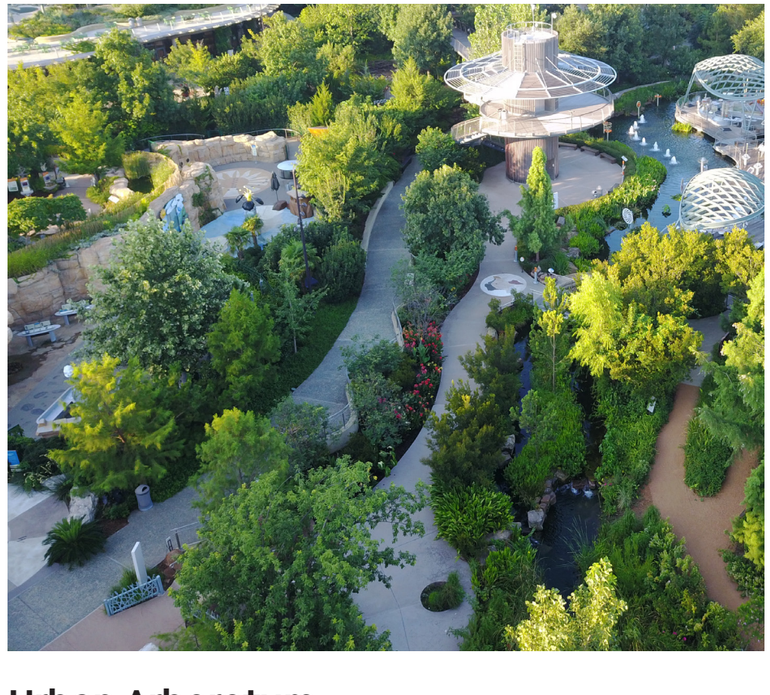


Fig 209 Illustrative paving strategy

Planting Strategy







Soft Landscape Strategy

The planting strategy for the public realm celebrates and enhances the existing on-site trees, while strengthening the river's edge ecology through a layered, naturalistic approach.

At the core of the public realm will be an urban arboretum; a green sanctuary in the city that builds on the existing tree canopy and maximises planting to create a lush, liveable space. Closer to the river, the character subtly shifts, enriching the existing trees with an understorey of shrubs and perennials to foster a diverse and resilient riverside habitat.

Native River's Edge - Layered Approach

The steep river embankment will introduce species rich, native perennials, shrubs and trees whilst retaining the existing trees found along the bank.

Urban Arboretum

A diverse woodland of native and select non-native species helps to extend seasonal interest, while boosting biodiversity, and building climate resilience through year-round blooms, varied foliage, and structural richness.

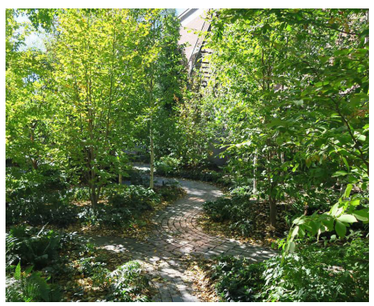


Urban Arboretum

Drawing inspiration from traditional arboretums, where curated collections of trees are displayed for public enjoyment, education, and conservation, the planting approach for Albert Bridge House offers a contemporary urban interpretation.

Each area will showcase a carefully selected mix of tree species and cultivars, chosen for their seasonal interest, form, and adaptability. This not only creates a varied and engaging landscape experience, but also promotes learning, biodiversity, and long-term resilience in a changing urban environment.

At ground level, rain gardens planted with shade tolerant species will emphasise the woodland character.



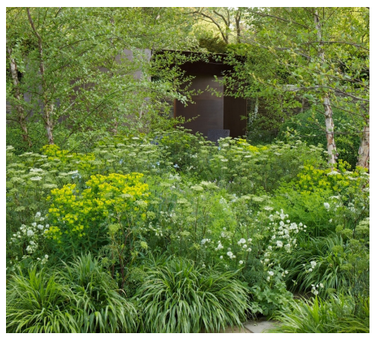


Fig 211 Precedents of woodland and shade tolerant planting



KEY

- Prunus Grove
- Pinus Grove
- Alnus Grove
- Retained Tree

Fig 212 Urban arboretum strategy

Prunus Grove

Prunus are currently present on site. A mix of different cultivars are proposed between the residential plots.



P. subhirtella ‘Fukubana’



Prunus mahaleb



Prunus x yedoensis

Pinus Grove

Pinus is not currently on site, however these offer year round coverage.



Pinus nigra



Pinus Heldrechii



Pinus pinaster

Alnus Grove

Alnus are currently present on site. A mix of different cultivars are proposed.



Alnus ‘Spaeth’



Alnus ‘Laciniata’



Alnus ‘Spikes’

Urban Arboretum Understorey

The following list identifies plants that could be found within this planting character.

Herbaceous Planting



Cornus sanguinea



Geranium macrorrhizum



Viola sororia ‘Freckles’



Vinca minor



Cenolophium denudatum



Dryopteris wallichiana



Athyrium filix-femina



Eryngium yuccifolium



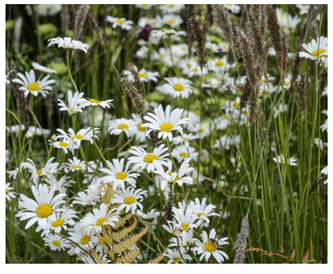
Polystichum setiferum



Rodgersia pinnata ‘Superba’



Centaurea nigra



Leucanthemum vulgare



Anemone x hybrida ‘Honorine Jobert’



Aruncus horatio



Digitalis purpurea



Philadelphus coronarius

River's Edge - A layered approach

Steeply sloped riverbank sites come with a range of challenges, including soil erosion, ground instability, and safety risks associated with working on uneven, sloped terrain. To improve soil stability and minimise erosion, the use of low-growing groundcover plants is recommended. These species are particularly effective in helping to anchor the soil, they require minimal maintenance, and are well-suited to the demanding conditions of the riverbank environment.

The proposal includes retaining the existing river walls and terraces to help stabilise the slope and protect the established trees. Along the existing path, a mix of perennials and shrubs will be introduced to enhance visual interest and ecological value. The undergrowth will be cleared and reseeded with a native wildflower mix, encouraging biodiversity and creating a more vibrant, natural riverside habitat.

Small extra heavy standard trees are proposed among the larger existing trees to enhance biodiversity along the river's edge.



Fig 215 Proposed strategy for the existing river edge condition



Fig 214 Diagram of existing and proposed trees



Fig 213 Diagram of understorey planting arrangement

River's Edge Planting Character

The following list identifies plants that could be found within this planting character.

Perennials



Euphorbia palustris



Geranium phaeum 'Album'



Athyrium filix-femina



Tellima grandiflora

Wildflower Species



Agrimonia eupatoria



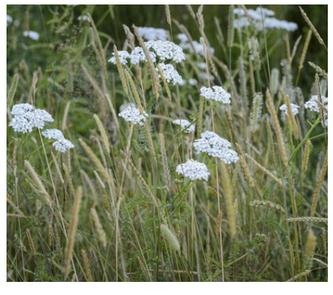
Geum urbanum



Filipendula ulmaria



Lychnis flos-cuculi



Achillea millefolium



Ruscus aculeatus



Alium ursinum



Hypericum hirsutum

Small Trees



Betula - extra heavy standard



Acer - extra heavy standard

Ecology & Biodiversity

Introduction

A preliminary ecological appraisal has been undertaken by the project's ecologists to help inform the landscape design. The appraisal outlines the existing ecological value of the Site and provides recommended ecological enhancements to minimise the ecological impact of the proposed development.

The following section summaries the findings in the report and details the incorporation of recommended features within the landscape design.

Survey Results

The survey identified predominantly hardstanding surfaces and buildings, surrounded by introduced shrubs and scattered broad-leaved trees. Ecological constraints are limited to nesting birds, commuting bats and indirect impact to otters in the adjacent river Irwell

Bats

The survey assessed that no evidence was observed to suggest the presence of bat roosts with commuting and foraging activity recorded throughout. A total of three bat boxes are recommended to be installed across the Site. Bat boxes must be installed 4m-6m high and are most effective when located to face south-east to south-west.

Birds

The development has the potential to enhance bird nesting opportunities through the provision of bird nest boxes. It has been considered suitable that a total of three bird boxes are recommended to be installed across the Site. Bird boxes are most effective when positioned on a north-east, north-west facing aspect to prevent overheating during the nesting season.



KEY

- 1Fe Schwegler bat access panel
- Woodstone seville nest box 28mm
- Vivara Pro Woodstone 32mm nest box
- Vivara pro Barcelona Woodstone open nest box

Fig 216 Ecological enhancements









Fig 217 Ecological enhancements-proposed products

Management & Maintenance

Introduction

The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. The below sets out an outline specification of ongoing maintenance requirements.

Key objectives for maintenance and management include:

- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the development;
- To provide a safe, high quality external environment for all Site users;
- To maintain a robust and visually appealing landscape setting;
- To ensure that the landscape develops in a manner commensurate with the original design intentions;
- To ensure the successful establishment and continued growth through to maturity of the trees and other planting identified in the Landscape proposals;

A successful maintenance plan is comprised of two components; an establishment phase for the first 5 years, followed by long term, ongoing maintenance.

Establishment Maintenance

To ensure the successful establishment of trees and planting, operations are necessary for a minimum of 12 months after Practical Completion of the last building of each phase. After Final Completion has been certified, the appointed Landscape Contractor /Estate Management company will be required to carry out operations for a minimum period of 4 years.

Ongoing Maintenance & Management

It is recommended that an Estate Management company undertake the following relevant operations listed, as well those listed in an Estate Management Strategy' documentation - to be developed at the next stage of design.

Existing Tree Planting

All works should be carried out in accordance with BS 3998:1989 Recommendation for Tree Work, and BS 5837:2012: Trees in Relation to Design, Demolition and Construction. It should be should be undertaken by certificated personnel from the Arboricultural Association's list of Registered Contractors.

- Temporary protective fencing should be maintained throughout the construction period.
- All operations should avoid damage to retained trees on Site or neighbouring trees adjacent to Site.
- The existing trees should be checked annually for signs of deterioration or distress.
- In dry periods, trees are to be watered as necessary to maintain healthy growth.
- Pruning shall be limited to the minimum necessary to maintain good form and vigour and to remove dead, diseased or dying branches. The Arboriculturist should be informed of any ongoing issues.
- The existing trees that are established on Site should be monitored at pre-agreed regular intervals to assess any damage, distress or potential future issues that could result from changes of use or environmental conditions on the Site.

Proposed Tree Planting

The proposed trees should be maintained In accordance with BS 7370: Part 4, section 3.5, 4.1, 4.2.2 and 4.2.4.

- New trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.
- Maintenance of a weed free area, 1m out from the base of semi-mature each tree.
- Watering to ensure moisture levels are maintained appropriately for optimum growth. Trees should be maintained and watered to field capacity through the first and second years of planting. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity.
- Application of a slow release fertiliser in spring around the base of all trees to ensure soil fertility is maintained.
- The removal of any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season.
- Inspection, adjustment and maintenance of anchors. Ensure that the trees are stable. Replace or re-secure loose or missing guy wires.
- Removal of any items that have been attached to trees;
- Re-firming of trees after strong winds, frost heave or other disturbances.
- Leave trees with a well-balanced natural appearance. Prune to remove dead, dying or diseased wood during dormant season;
- Topping up mulch at the end of the rectification period to achieve a 75mm layer.
- Identify trees on slopes with exposed root balls and assess needs for stabilisation and soil covering.
- Following the establishment maintenance period, it is recommended that the selected Landscape Contractor undertakes the relevant operations listed in the establishment period. Mulching and fertilising are not necessary. Watering is only required in periods of drought.
- A qualified arboricultural consultant or tree surgeon must be consulted before any major tree works. Twice yearly tree inspections are required to assess any surgery and/ or maintenance requirements.

Mixed Shrub & Herbaceous Planting

Establishment Maintenance (First 5 years)

- Control and removal of weeds.
- Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead and diseased branches
- Pruning of species to ensure naturalistic form; plus to promote flowering/berry production/retention (where appropriate).
- Remove dead growth and trim herbaceous perennial and ornamental grass plants in spring, avoiding damage to any new shoots that have emerged.
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season.
- Watering of plants to ensure moisture levels are maintained, appropriate for optimum growth.
- Removal of litter from all planting beds to maintain the Site in a tidy condition, and
- Top up mulch annually to achieve a 75mm layer.

Ongoing Maintenance

Following the initial 2 years of establishment maintenance it is recommended that an Estate Management company continue to undertake the relevant operations listed for the remainder of the establishment maintenance period.

Watering should no longer be required unless the Site experiences extended periods of drought.

Hard Surface & Street Furniture

- Seasonal maintenance to include removal of litter, leaf and snow, along with de-icing, Repairs and weed control should be provided as necessary, except for adoptable roads and footpaths, which will be maintained by the Local Authority.
- Overhanging branches are to be trimmed back to allow free and safe movement along pedestrian and cycling routes.
- Inspect and maintain lighting columns and replace light fittings when necessary.
- Repair damaged or uneven surfaces immediately, and
- Repair damaged and vandalised equipment immediately.

Ongoing Maintenance

Following the initial 2 years of establishment maintenance it is recommended that an Estate Management company continue to undertake the relevant operations listed for the remainder of the establishment maintenance period.

Play Features

- Inspect all equipment on a weekly basis including play equipment, gates, seats and benches - to be maintained in accordance with BSEN 1176 and BSEN 1177.
- Ensure annual RoSPA Play Safety inspection is carried out in accordance with EN1176 (European Playground Standard). Copies of all inspections shall be recorded and copies given to the client.
- Repair damaged and vandalised equipment immediately, rendering the pieces inoperable until repair works are complete.
- Empty litter bins and remove from Site to a registered tip, and
- Seasonal maintenance of safety surfacing as for hard surfaces.

Ongoing Maintenance

Following the initial 2 years of establishment maintenance it is recommended that an Estate Management company continue to undertake the relevant operations listed for the remainder of the establishment maintenance period.

Green & Blue Infrastructure Statement

Introduction

Manchester's Green & Blue Infrastructure Strategy highlights that the city needs to demonstrate that it can be both a green city and a growing city. In order to demonstrate how the design proposals for Albert Bridge House respond to the ambitions set out within Manchester City Council's strategy, we have outlined how the proposal responds to each objective set out within the document.

These are as follows:

Objective One
Improve the quality and function of existing green and blue infrastructure.

Objective Two
Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.

Objective Thee
Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.

Objective Four
Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides for residents, the economy and the local environment.

Objective One

The landscape proposals outlined within this report make improvements to the existing green and blue infrastructure within Manchester's city centre by improving the condition of the landscape directly adjacent to the River Irwell on the Site's northern boundary. The River Irwell is an important habitat feature which provides value to multiple protected species such as Kingfisher and otters, known to be present in the surrounding area.

Small extra heavy standard trees are proposed among the larger existing trees along the river bank to enhance biodiversity along the river's edge. The ground plane of the slope that leads down to the river embankment wall will be planted with a mix of perennials and shrubs The undergrowth will be cleared and reseeded with a native wildflower mix, encouraging biodiversity and creating a more vibrant, natural riverside habitat. This planting will encourage wildlife to populate the banks of the River Irwell enhancing its function as an ecological corridor.

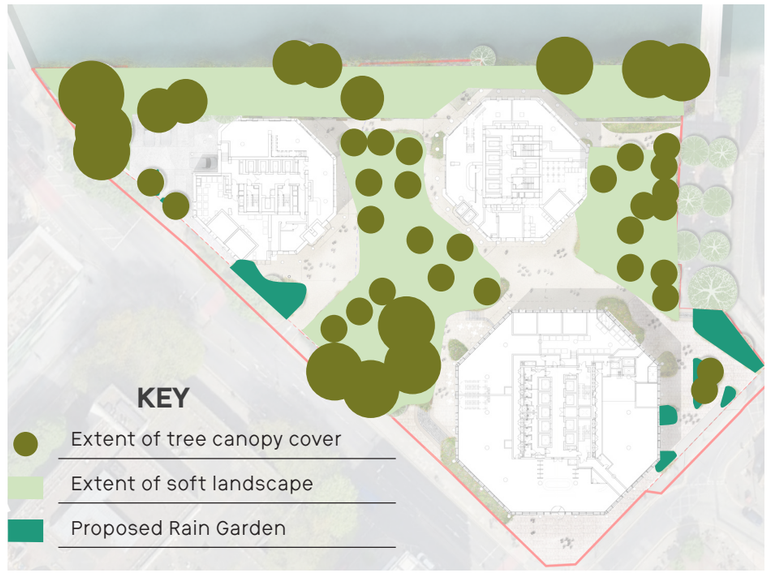
Objective Two

A key ambition of the green infrastructure strategy on the Site has been to implement a strategy that makes the public realm more resilient to the effects of climate change in the future. To reduce the impact of the Urban Heat Island Effect within Albert Bridge House the areas of soft landscape on the ground plane have been sculpted around building entrances and vehicular tracking. Consequently, soft landscape covers a significant proportion of the public realm.

In addition, the number of proposed trees and the size of the canopies form a key component of the green infrastructure strategy, and have been carefully considered to provide shading. Consequently, this will result in a cooler and more usable public realm environment for residents and the public over the coming years.

A key aspect of the blue infrastructure incorporated on the Site is the integration of rain gardens and extensive use of permeable paving and soft landscape. This will help to store the rainwater during cloud bursts and release it slowly to the sewer system.





Objective Three

The transformation of the Site, that's currently dominated by areas of car parking, into a series of generously proportioned green spaces that allow for a variety of uses will improve connections to green and blue infrastructure within Manchester.

Within the proposals for Albert Bridge House, the pathway along the River Walk brings people physically closer to the banks of the River Irwell. The path is structured in a way that it becomes wider at certain moments where views over the River that were previously hidden by the former building and overgrown vegetation are exposed. Benches populate the route to allow the public to enjoy the experience of being closer to the banks of the River. Therefore, the connection to a key element of the blue infrastructure within the city of Manchester is improved through the combining the provision of an accessible route along the banks of the River Irwell, and the seating elements which populate it.

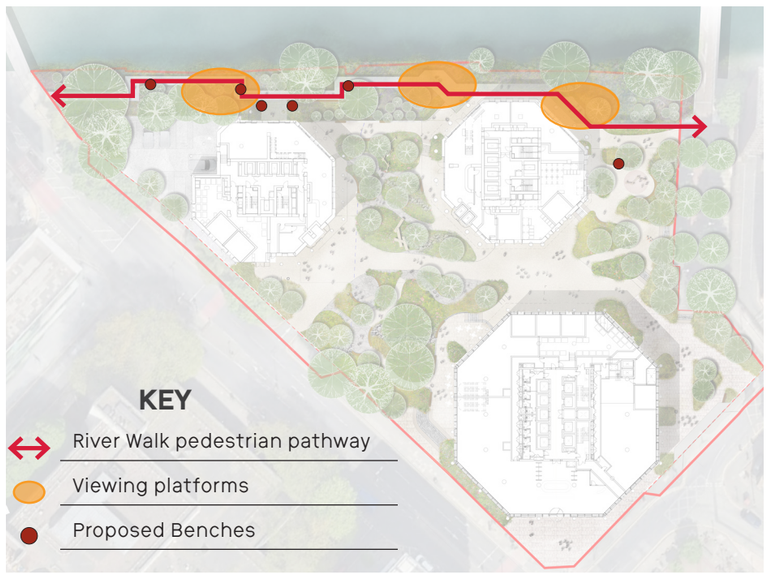
The landscape proposals for Albert Bridge House also improve the access to green and blue infrastructure through the provision of a pedestrian-priority public realm that meets the criteria set out within BS 8300-1:2018 8.1 (access routes). Furthermore, the design of the landscape has been informed by the principles set out within Manchester City Council's Design for Access 2 guidance document.

Objective Four

The spaces and routes through the proposed public realm encourage members of the public and office workers into spaces where the blue and green infrastructure is celebrated. This is particularly evident in two locations within the proposed plan. The first moment is throughout the Urban Arboretum and the second is at along the River Walk.

The verdant character of the Urban Arboretum will be primarily created through the retention of the existing trees which populate that space. The retention of the existing trees, and the way in which they have been sensitively integrated into the design to create one of the key destinations within the public realm, will enhance the awareness of the benefits of green infrastructure within Manchester.

The River Walk is a destination that follows the path of the River Irwell. The pathway draws people through the public realm and into locations where they can enjoy the visual amenity of the riparian river's edge. Consequently, these spatial moments along the River Walk will increase the awareness of the importance of the river's role in the wider green and blue infrastructure present in Manchester.





Public Realm Access

Approach to Inclusive Design

The aspiration for the proposal for Albert Bridge House is to create an inclusive public realm providing access to civic spaces and nature for all age groups and people.

Creating inclusive and accessible environments starts with the simple premise that inclusion is embedded in the design process to remove barriers and continuously challenge and interrogate the design. Our strategic approach to access and inclusion, and in delivering a scheme that exceeds minimum requirements, results in a scheme proposal for Albert Bridge House that allows people to use the public realm safely, with dignity, comfort, convenience and confidence.

Inclusive design principles put people at the heart of the design, offering choice when a single design solution will not meet everyone's needs without undue separation. From the outset, the following four principles are to be considered during the design process and embedded into the outcomes to ensure that all parts of the built environment:

- Can be used safely, easily and with dignity by all regardless of ability, age, gender, culture or ethnicity.
- Are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment.
- Are flexible and responsive taking account what different people say they need and want, so people can use them in different ways.
- Are realistic, offering more than one solution to help balance everyone's needs, recognising that one solution may not work for all.

Inclusive design guidance and standards

Inclusive design issues related to the design of Albert Bridge House are to be reviewed in accordance with the objectives of the following documents:

- Building Regulations 2010 and associated Approved Documents, and Amendments
- Equality Act 2010
- Greater Manchester Planning Policy
- Manchester City Council Planning Policy
- National Planning and Policy Framework, 2012
- Planning and Compulsory Purchase Act, 2004

Reference is to be made to the following documents during design development for this project:

- BS 8300-1:2018, Design of an accessible and inclusive built environment; Part 1 External environment – Code of practice
- Building Regulation Approved Document K – Protection from falling, collision and impact 2013
- Building Regulation Approved Document M – Access to and use of Buildings Vol 2: Buildings other than dwellings, 2015
- Design for Access 2, 2003
- Greater Manchester Cycling Design Guidance and Standards (draft) 2014

Design for Access 2

As the design of the public realm has progressed, particular attention has been paid to the standards set out within the Design and Access 2 document produced by Manchester City Council. The points outlined below describe how the elements within the public realm have been designed around the guidance set out within the Design and Access 2 and where there are slight differences to other inclusive design guidance and standards.

- External steps which 'feather' into ramps are not be used within the proposals, as changes of level are not easily detected.
- The tread depth for steps are 280mm.
- The rise of each step is 150mm, and each rise within a flight, or series of flights, is uniform.
- A central handrail is provided when the width of the ramp, stairs or steps exceeds 1800mm.
- Handrails are fixed 1000mm above the surface of landings, 900mm above the surface of ramps and stair nosings and not more than 100mm beyond the surface width of the ramp or stairs.
- Handrails are fixed 65-70mm from any adjacent wall or surface.
- Frequent resting places should be provided, not more than 50 metres apart, in pedestrian areas and at transport interchanges.
- Seats are positioned off the footway, and allow an area of 400mm in front of each seat
- The seat levels are 475-500mm from the ground. If a number of seats are to be provided, then some of these should be at a higher level.
- Seat widths are 500mm and include a back support and armrests on both sides of the sitting position.
- A firm wheelchair parking area 900mm wide should be provided on both sides of the seating.



Fig 218 Illustrative diagram showing external seating elements.

KEY

- Bench type 1
- Bench type 2



Fig 219 Illustrative diagram showing external stairs, ramps and handrails

KEY

- External stair more than 1.8m wide
- Handrail
- Central handrail
- Slopes 1:21 Gradient

Studio Egret West

7.0

Commercial Building

Office Summary

The Commercial building on the Site is positioned along the junction of Bridge Street and St. Mary's Parsonage, along the south boundaries of the Site. The scheme delivers approximately 250,000ft² of flexible 'best in class' office space across 17 storeys, along with ground level activated uses. Designed to be open plan, the proposal will meet the needs of a variety potential tenants, while also suited to adaptation to meet evolving workplace needs.

A thermally dynamic façade has been designed to respond to changing sunlight conditions throughout the day and across all seasons. The façade design approach balances high levels of natural light with passive solar shading to optimise energy efficiency and user comfort. The open and adaptable floorplates allow for a variety of workplace configurations, catering to both single and multi-tenant occupancy. At the top of the building, a generous rooftop terrace provides panoramic views across Manchester, extending the workspace from inside to outside, and supporting wellbeing initiatives.

At ground level, a welcoming and spacious reception area connects to a vibrant café space, along with further activation provided through a retail unit, and a potential restaurant or bar, to promote a social and engaging arrival experience. Biophilic design principles permeate the building, from green roofs to landscaped breakout areas, ensuring a workplace environment that prioritises health, collaboration, and sustainability. A dedicated cycle hub with ample parking, showers, and lockers encourages active commuting, to reinforce the proposal's commitment to a low-carbon, people-centric office of the future.

The office is designed to BCO guidance and principles for 1:10 occupancy, allowing for a population of circa 2,320 people, with adequate cycle parking, sanitary, and storage facilities that are fully accessible via stairs and lifts.



Fig 220 Axonometric view of the Albert Bridge House proposal


ENTRANCE

Office for the Future

Albert Bridge House embodies the concept of the office of the future, combining sustainability, flexibility, and wellbeing to create a workplace design that targets best practise, to meet the needs of the office workers of today, while also catering to the potential demands of office workers of the future.

The building integrates a thermally dynamic façade and fabric first approach which places priority on controlling building energy demand through the performance of the façade. Coupled with energy efficient ventilation and lighting systems, low-carbon energy supply and compact footprint the design optimises material and energy efficiency through a simple yet striking and memorable form. The proposal is designed to meet BREEAM Outstanding, NABERS 5* certification, and WELL Platinum. Designed for hybrid and flexible working, its versatile floorplates can accommodate hot desking, private booths, meeting rooms, and open plan seating and breakout spaces to maximise flexibility and adaptability.

A smart climate control system enhances comfort and efficiency, while thoughtfully designed social spaces - including a shared ground-floor lobby with a café, fitness facilitates, collaborative lounges, exemplar changing facilities and a roof terrace bar with panoramic views, foster interaction and community. The integration of biophilic design and wellness initiatives supports employee health and focus, with opportunities for meditation and yoga in the generous roof terrace, all align with WELL accreditation standards to redefine the modern workplace experience.

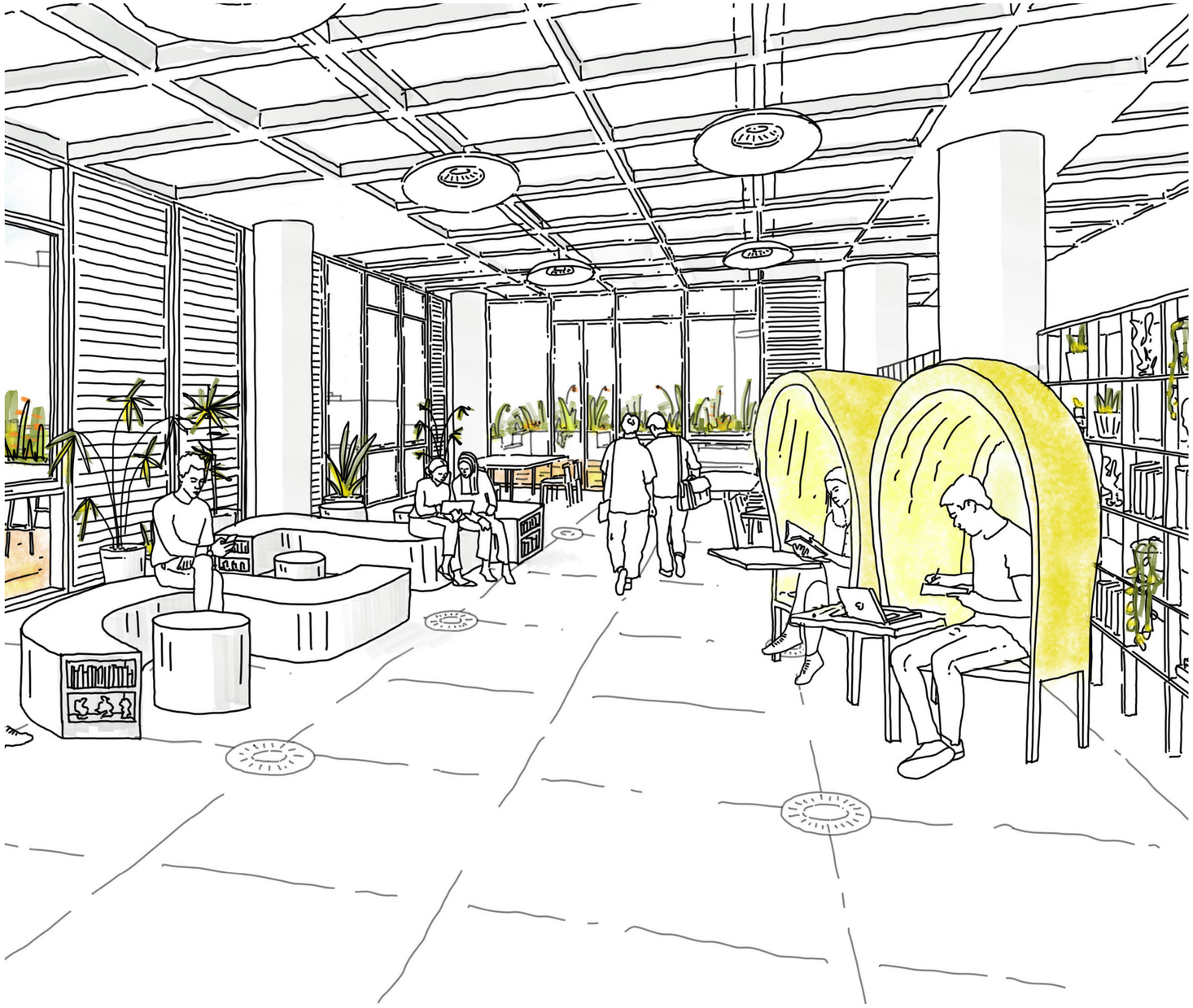


Fig 221 Early stage concept sketch of typical floor breakout space

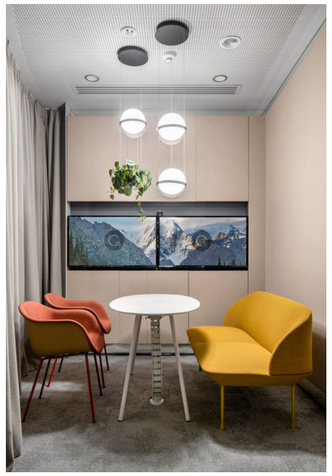
Core Principles





01. Sustainable Design

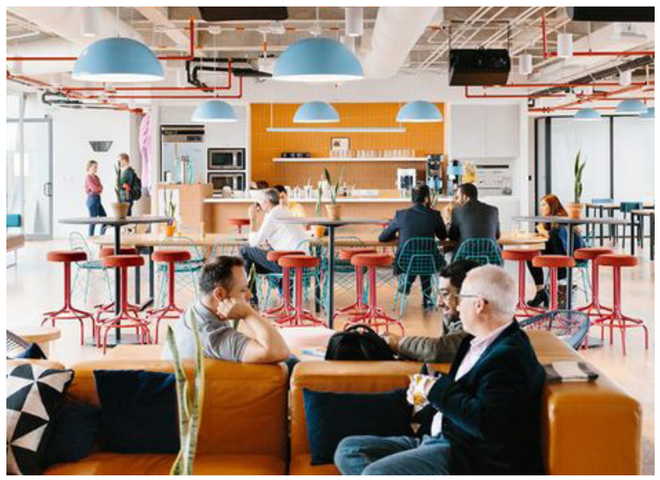
A mix of solid, perforate, and transparent façade elements mitigate overheating helping to reduce the building carbon footprint. Targeted accreditations include BREEAM Outstanding, WELL Platinum & NABERS 5*.





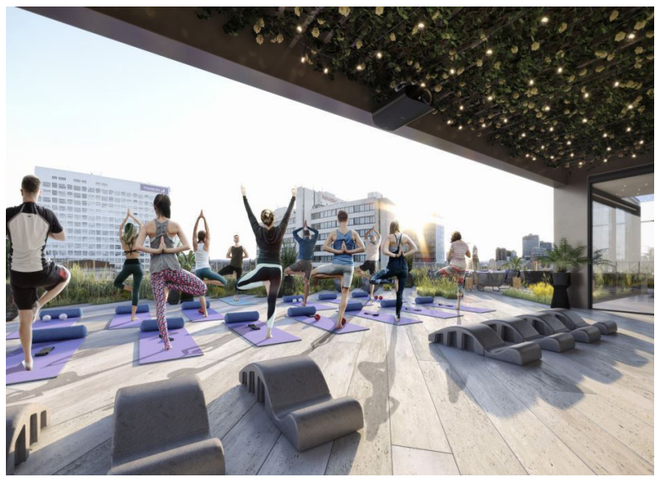
02 . Hybrid and Flexible Workspaces

Flexible floor plates offer the opportunity for a variety of spaces and methods of working, including hot-desking, booths, flexible meeting rooms and breakout amenity spaces.



03. Social Interaction & Communal Space

Providing opportunities for social interaction through communal shared office spaces and amenity helps to strengthen community. Amenities include a roof terrace bar & garden, gym, public lobby with lobby cafe, and breakout office spaces for flexible working.



04. Wellness & Wellbeing

Promoting wellbeing and wellness initiatives to support employee health and focus. Provision of exemplar amenity and fitness facilitates improves employee health and productivity.

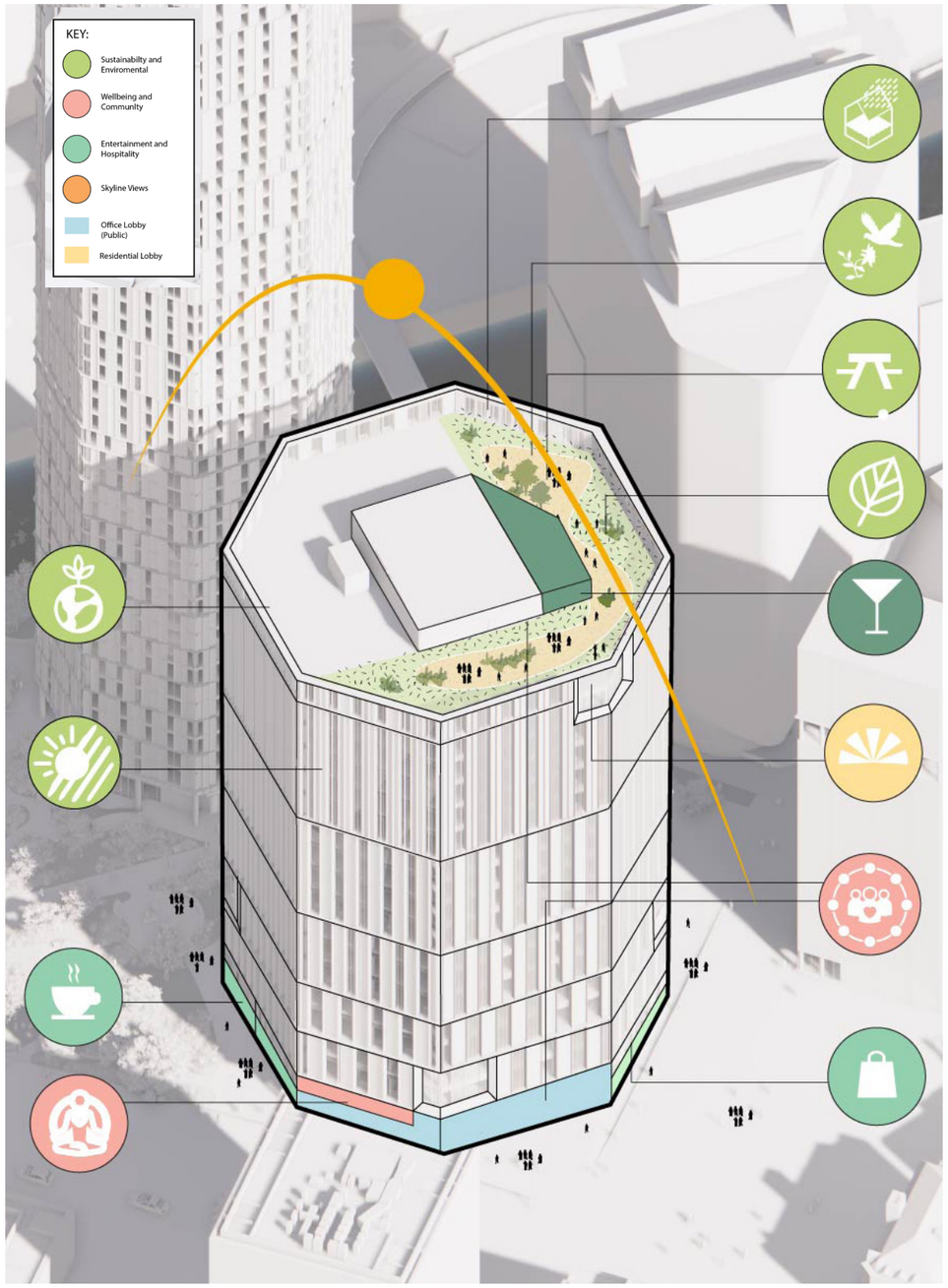


Fig 222 Axonometric sustainability diagram - a flexible sustainable office building

Floorplans

Ground Floor

The ground floor of the Albert Bridge House office building is anchored by a prominent entrance at the corner of Bridge Street and St Mary's Parsonage, to mark the most visible and high-profile location on the Site, helping to create 'The Address'. A two-storey façade expression enhances the sense of arrival, guiding visitors into a generous and welcoming reception area that seamlessly connects to a public café, retail offering, and a bar.

Double-height spaces punctuate the experience of movement throughout the lobby area, creating an open, vibrant environment that supports public interaction and workplace identity. The central core is strategically positioned at the heart of the floor plan, ensuring efficient vertical circulation and allowing a smooth transition to upper office floors via secure gated access.

The ground floor is highly activated, with flexible retail and food & beverage spaces extending along key pedestrian routes, reinforcing links to King Street West and the wider city. A dedicated cyclist entrance located on the north-eastern boundary near Trinity Bridge, connects directly to the cycle hub and basement storage facilities, supporting sustainable commuting.

By integrating natural light, activated edges, and dynamic spatial arrangements, the design fosters an engaging, seamless connection between the office environment and the surrounding public realm.

KEY

01	Restaurant/Bar
02	Cafe
03	Lounge/Breakout Area
04	Reception
05	Waiting Area
06	Retail/Cafe
07	Bike Store Entrance
08	Bin Store
09	Plant

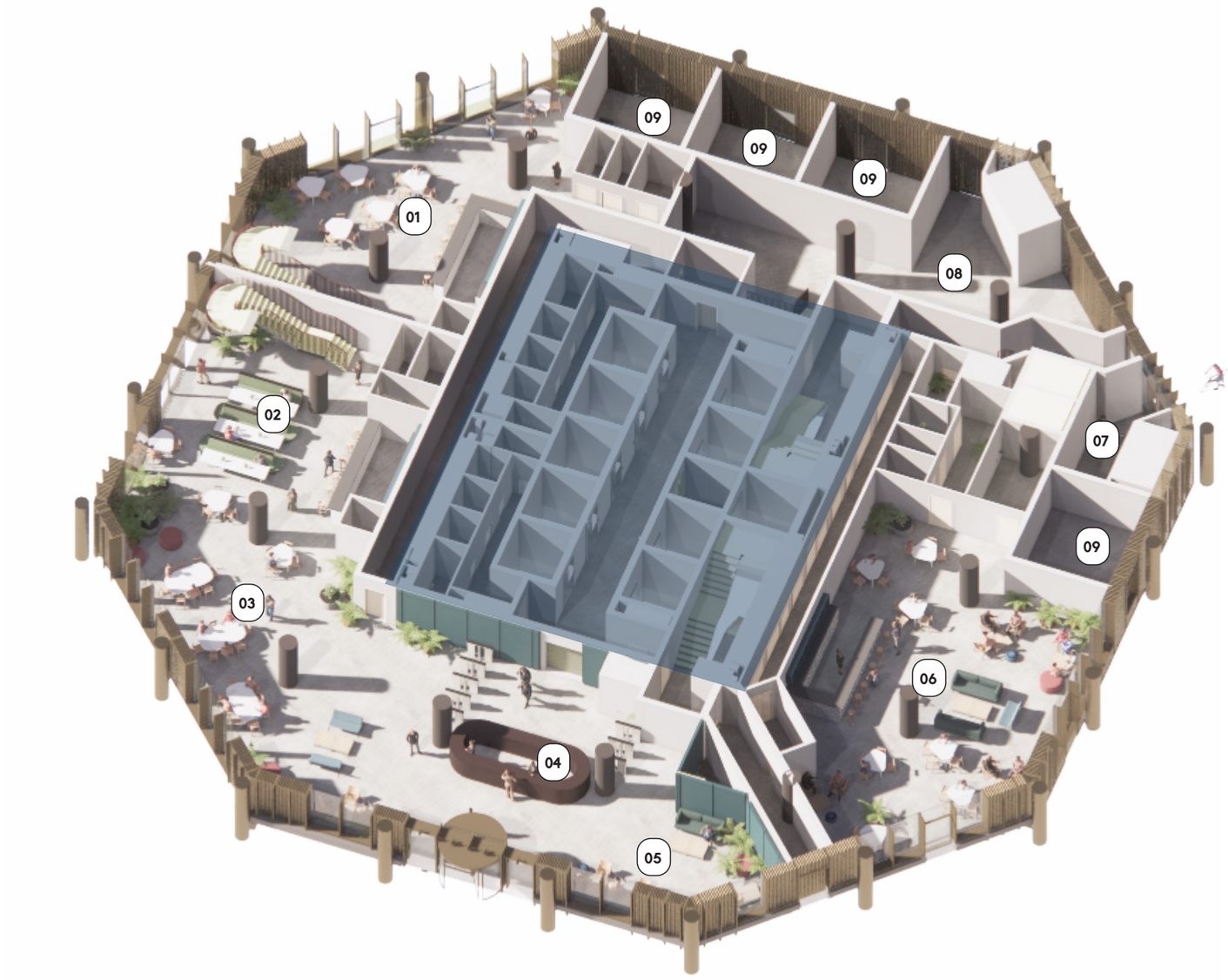


Fig 223 Illustrative ground floor plan - cut axonometric

First Floor Plan

The first floor of the Albert Bridge House office building is designed to extend the energy of the ground floor, creating a visually connected and dynamic work environment. Overlooking the lobby and activated public areas below, a flexible workspace lounge is positioned above the main entrance, offering spill-out areas for informal meetings, collaborative work, and social engagement. With adaptable seating arrangements and breakout zones, this space fosters a fluid and modern work environment, allowing businesses to tailor their workspace needs.

At the north-west corner, a café mezzanine connects to the ground floor café via a feature staircase, reinforcing the sense of two-storey activation, vertical continuity and spatial layering. These moments of height and transparency help animate the interior, while visually connecting internal spaces to the verdant public realm outside. This helps to creating a vibrant, interconnected office experience that blends flexible working with social engagement and workplace pride.

KEY

01	Restaurant/Bar (Mezzanine)
02	Cafe (Mezzanine)
03	Hot Desking / Break out Area
04	Social Space/Events Bar
05	Events/Conference Area
06	Therapy Room
07	Dry Channing rooms
08	Gym and Fitness Suite

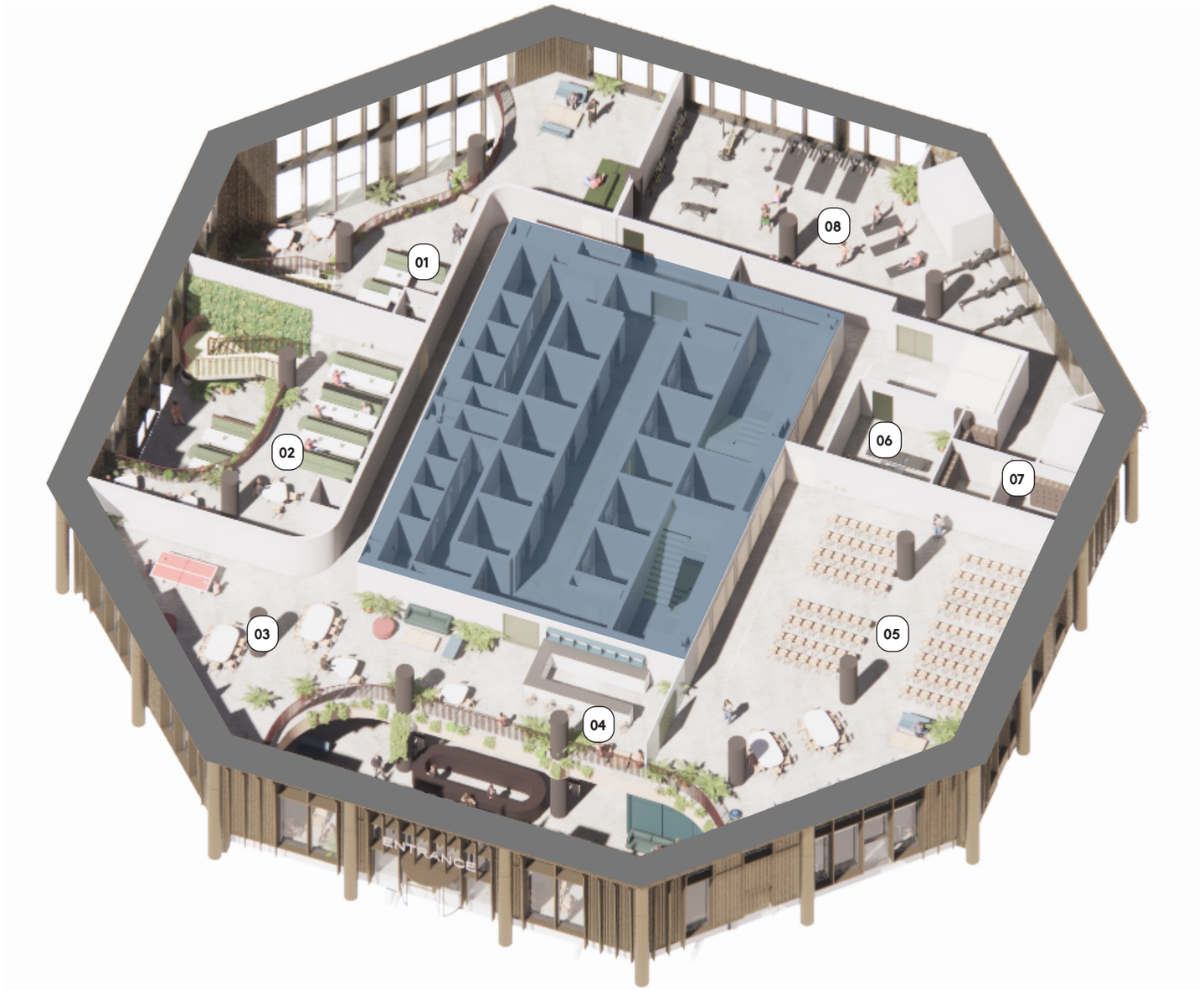


Fig 224 Illustrative first floor plan - cut axonometric

Access & Circulation

From the primary entrance to the commercial lobby, off the corner of Bridge Street and St Mary's Parsonage, visitors and office workers flow into the commercial 'superlobby' with reception desks and security access control gates leading to the lifts and stairs directly ahead, and with office cafe opening up along the Bridge Street frontage.

Office users will pass the lobby and through the concierge desk and security line to the main core. An intelligent lift call system will streamline movement, directing users to the next available lift at the push of a button. Symmetrically positioned staircases can be accessed directly upon entrance to the core, to provide vertical circulation while encouraging healthy movement through the building. Fire escape routes from protected staircases lead out towards the north-east and Trinity Bridge, as well as King Street West to the east.

Flexible Retail, F&B and Restaurant uses have their own entrances off of the public realm, along with internal staircases where required. If required as a part of tenant fit-out, zones for accessible have been provided for future provision of step-free vertical access.

The cycle entrance is located along the north-east façade. Fitted with security access control, cyclists are able to access a secure lobby, and accessible lift to proceed down to the basement cycle storage, locker and shower area as well lower ground wellness facilities.

KEY

- Entrance Sequence for Office Use
- Drop Off / Deliveries
- Security Line
- Main Office Entrance
- Retail / F&B / Restaurant Entrance
- Cycle Entrance
- Lifts provide direct access to basement below
- Post Room/Bag Room
- Security and Fire Control centre

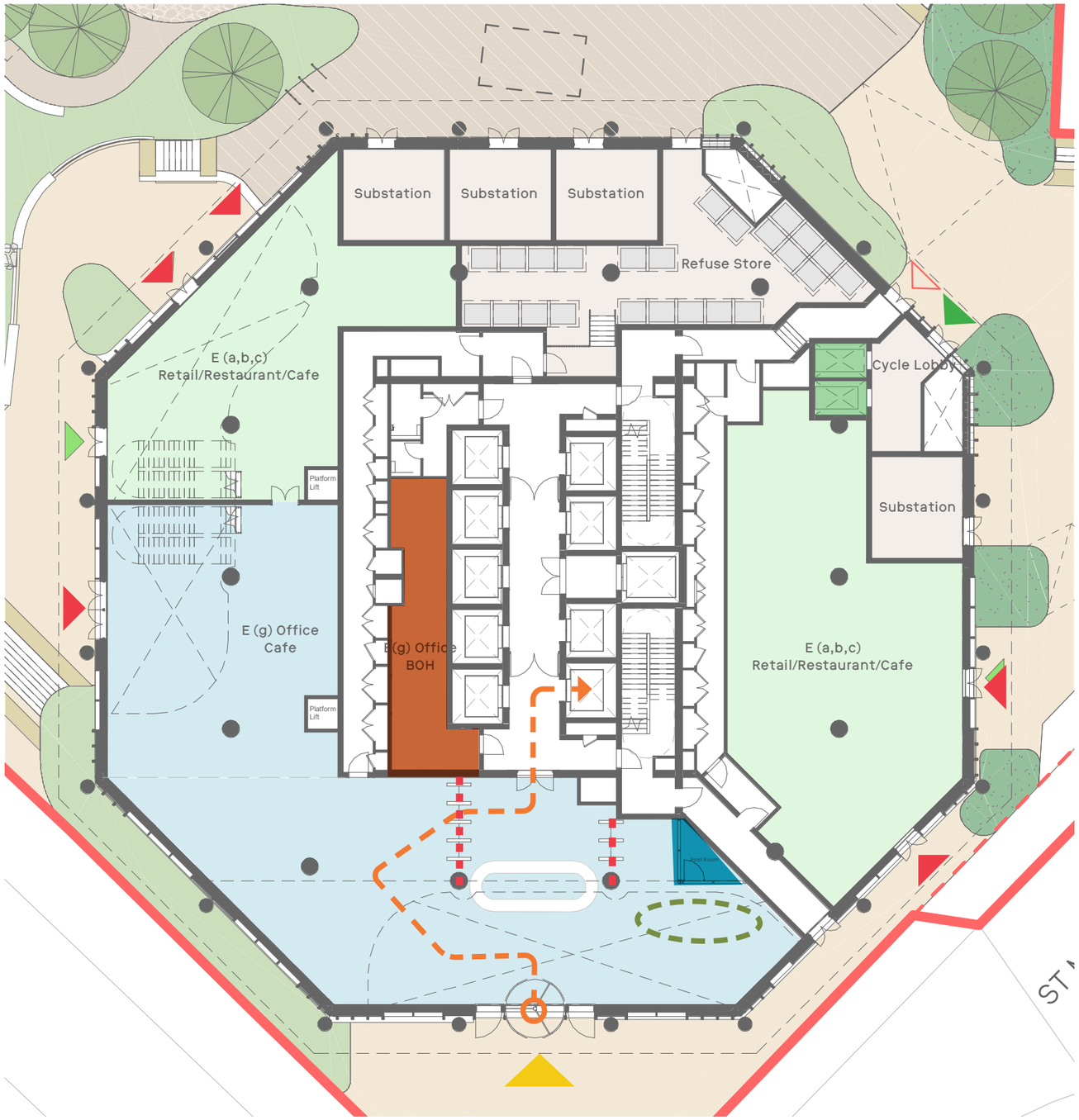


Fig 225 Ground floor access and circulation diagram

Core Design

The office building is serviced via a centrally positioned core, aligned along a north-south axis for balanced circulation, as well as to limit escape distances in the event of an emergency. The symmetrical core layout ensures efficient movement across the floorplates, providing access for both single and multi-tenant occupancy.

The core features 9no. 21-person commercial lifts, optimised with an intelligent lift call system for efficient transport across floors. A dedicated light goods lift supports logistical needs, ensuring smooth service distribution throughout the building. 2no. staircases, each within a 2.6m wide shaft, provide primary means of access and fire escape, ensuring safe and compliant evacuation routes down the building.

To enhance occupant safety each core lobby is equipped with smoke ventilation extract risers, ensuring safety and regulatory compliance. Separated WC areas each accommodate 5no. gender-neutral toilets to make a total of 10no. per floor, including 2no. accessible WCs to provide inclusive and flexible sanitary provisions.

Banks of risers are located along the long edge of the core on each side. This ensures that each floorplate can accommodate either a single or dual tenancy setup. This efficient servicing strategy supports a future-proofed, adaptable workplace environment while maintaining ease of access and safety across all levels.

KEY

- Passenger Lift - High Rise
- Light Goods
- F — Fire-fighting Lift
- DR — Dry Riser
- Stair/ Fire Escape
- WCs
- Accessible WC
- Risers
- Smoke Vent
- AHU Plant Vent

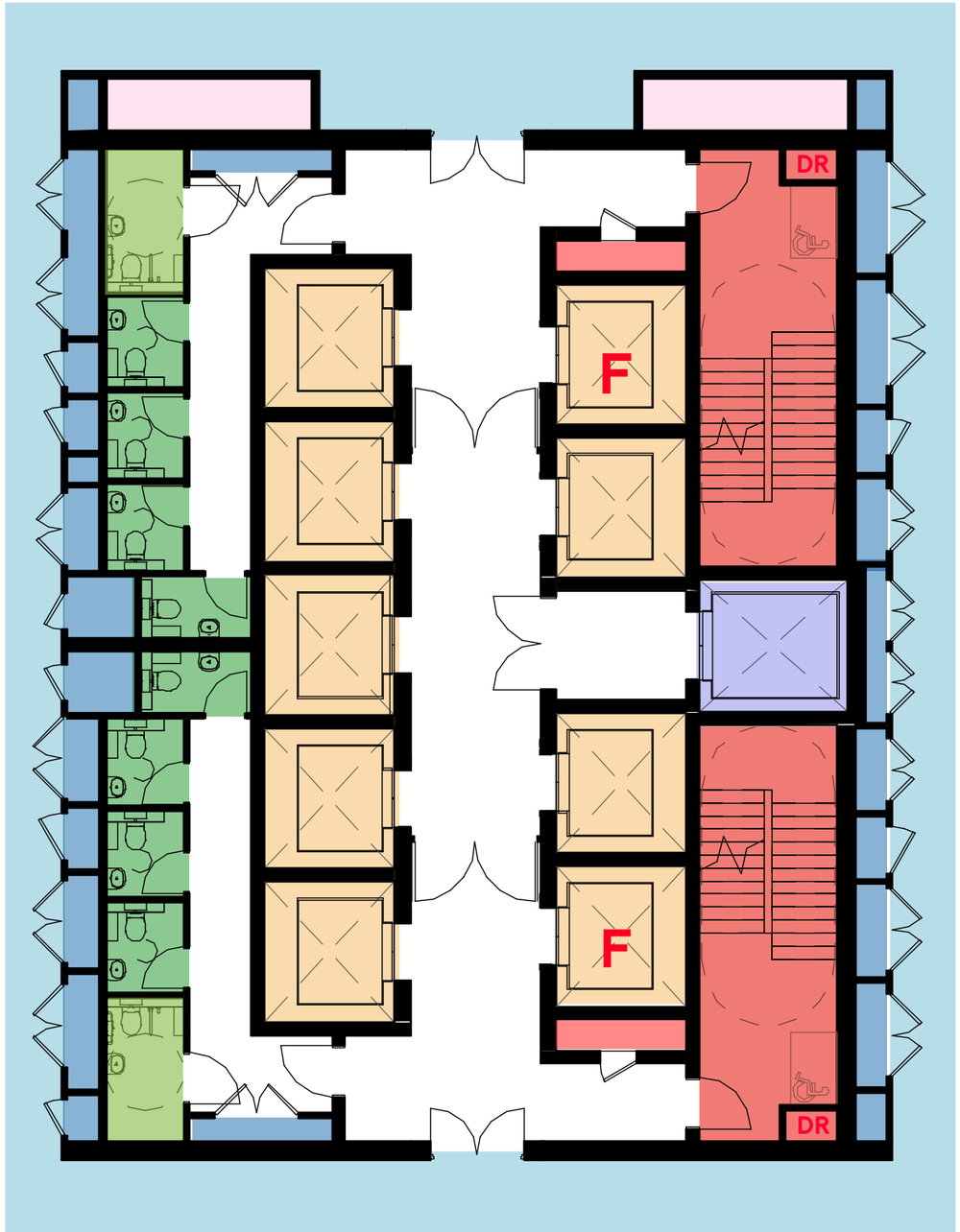


Fig 226 Core diagram

Tenant Flexibility

The floorplates of the office building are designed to cater for a variety of tenancies. The build can accommodate a single tenant across the entire building, a single tenant across multiple floors, single tenant per floor, or two tenants per floor. The centrally positioned core provides shared access to all lifts and staircases along its central north-south circulation corridor and lift lobby, which also provides access to the 2no. segregated WC facilities.

The nature of the octagonal footprint ensures that tenancy splits do not create better or worse aspects, with panoramic views to be enjoyed across the floorplates. Due to proximity to the façade and windows in all directions, worker experience is maximised as a product of high levels of natural daylighting and ventilation, as well as views out.

This adaptable approach ensures that both large corporate occupiers and smaller agile businesses can tailor their environment to support productivity, collaboration, and staff wellbeing.

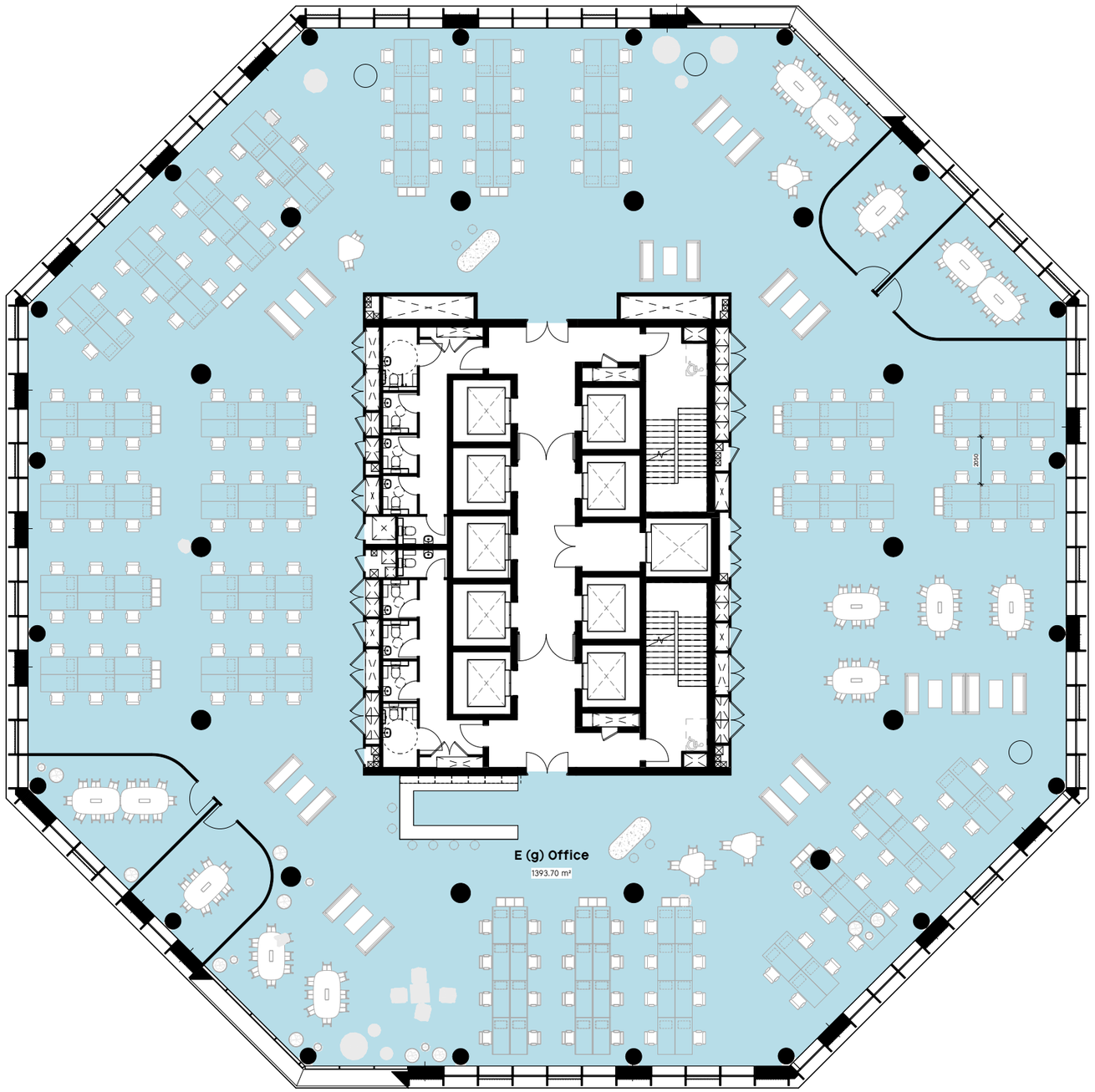


Fig 227 Indicative single tenant arrangement

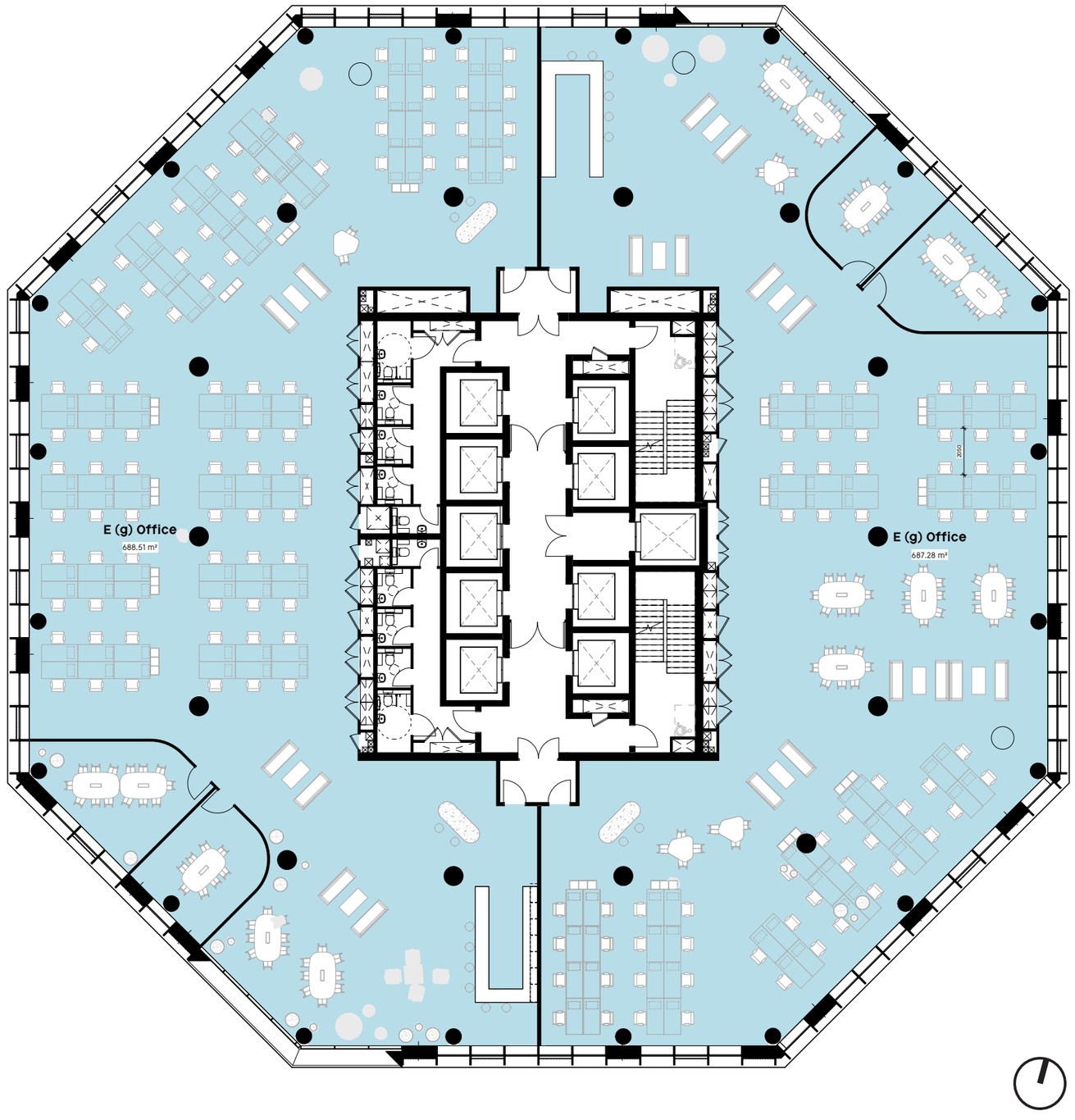


Fig 228 Indicative dual tenant arrangement

Amenity & Wellness

The office building offers a forward-thinking approach to working life, focusing on a community built around the workplace, with office amenity spaces provided in the form of meeting spaces and working lounges cater for events and the opportunity for social interaction. This exclusive offering integrates facilities designed to complement the working environment, while promoting wellbeing.

Reception/Lounge/Cafe

The ground floor sets the tone for the building, with an intuitive and elegant reception, creating an immediate 'wow factor'. The high quality aesthetic continues into the adjoining lounge and cafe, providing opportunities for users to connect. Communal spaces and WCs balance elegance and functionality, while clear signage ensures intuitive wayfinding.

Working Lounge/Gym

A working lounge is provided on the first floor, incorporating refined workspaces, breakout areas, and a bookable conference space. This serves as a valuable asset for tenants, and offers further flexibility for the user. Alongside the working lounge, a state-of-the-art-gym occupies the first floor, complete with fitness classes and treatment rooms, to help support a work-life balance.

Office

The office suites are designed for the modern professional, offering flexible open space to be planned out with high density desks, or a variety of workspaces to enhance efficiency, comfort and productivity. These spaces balance functionality with elegance, ensuring a productive and inspiring work environment. The use of soft finishes and planting will help to regulate noise, while strategically placed lighting creates warm pools of light, enhancing a welcoming and professional ambience.

Roof Terrace

The roof terrace offers additional spaces for both work functions and socialising, providing access to external open space, fresh air, outdoor working, and summer gatherings.

End-of-trip (EOT) Facilities

The user experience is considered from start to finish, with end-of-trip facilities provided at basement level for cyclists, which connects to the fitness suite. This allows a seamless transition between work and fitness activities.

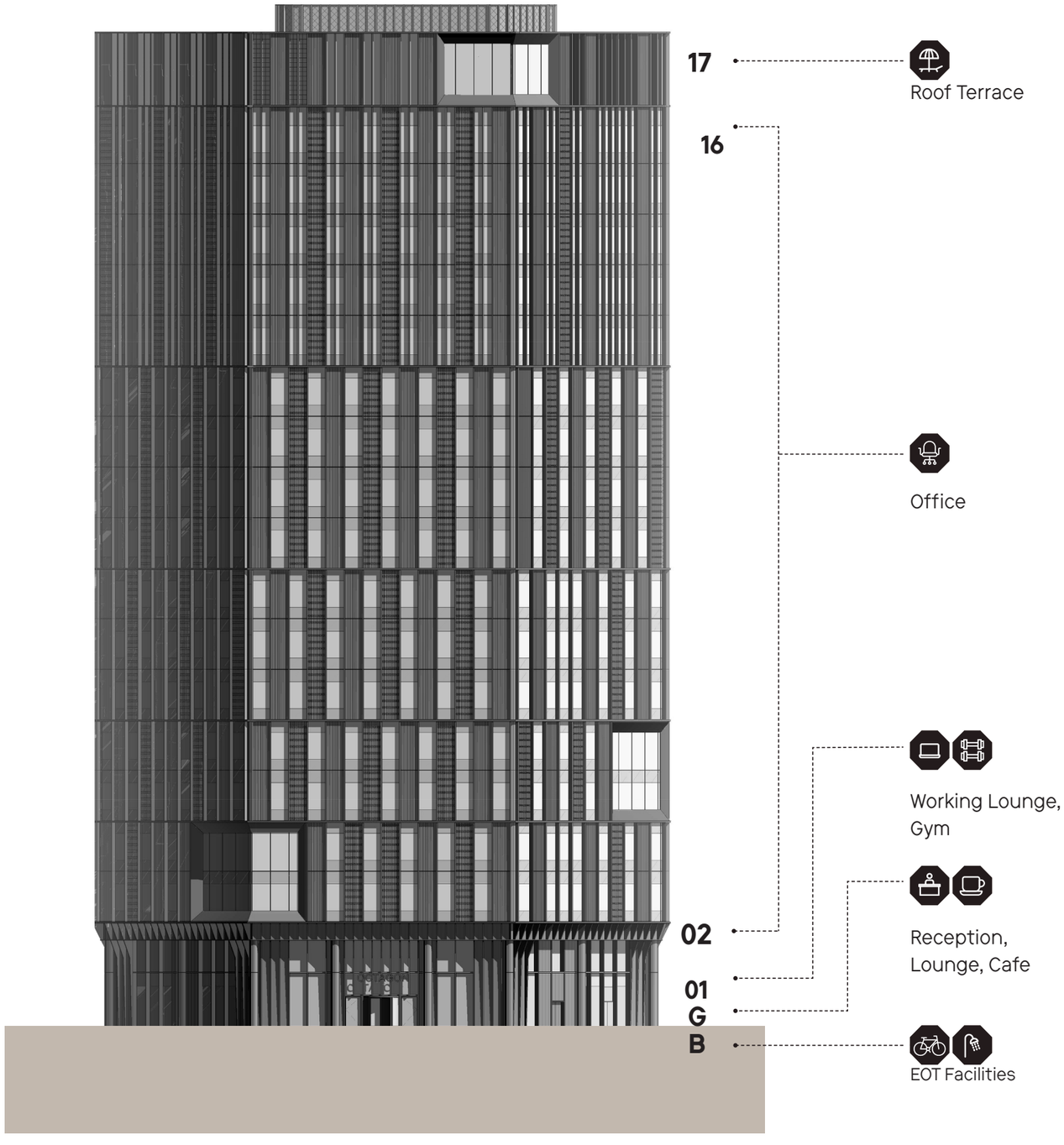


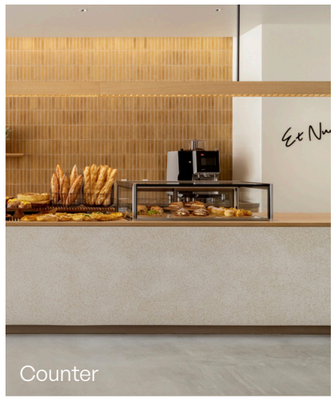
Fig 229 Illustrative south-east elevation

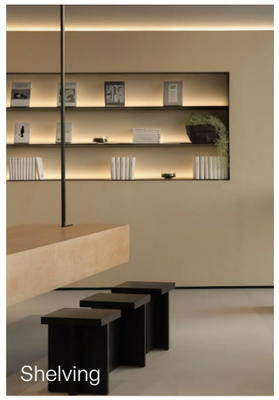
Ground Floor Amenity & Wellness

The ground floor amenity defines the expectations of the user, through providing a sophisticated public-facing entrance to the building that embodies the essence of Albert Bridge House as an iconic, forward-thinking office destination designed to make a lasting impression.

This is achieved through a striking reception crafted from a refined blend of soft finishes and a timeless material palette that feels warm and inviting. Paired with carefully curated planting and crafted details, the space offers functionality while having a striking visual appeal, punctuated by the double-height spaces aligned with the south and east façades.

The cafe is designed to elevate the reception through balancing public and private use. The lobby material palette continues through the cafe to create a sense of cohesion. The cafe connects to lounges and flexible working spaces, to allow for transitional moments between relaxation and work.





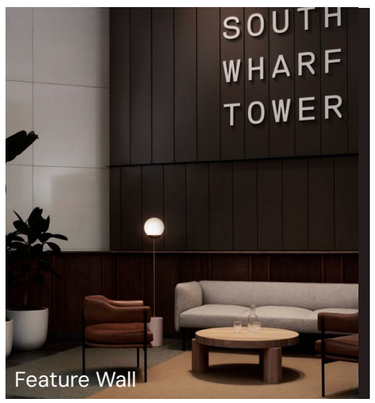




Fig 231 Ground floor interiors concept images

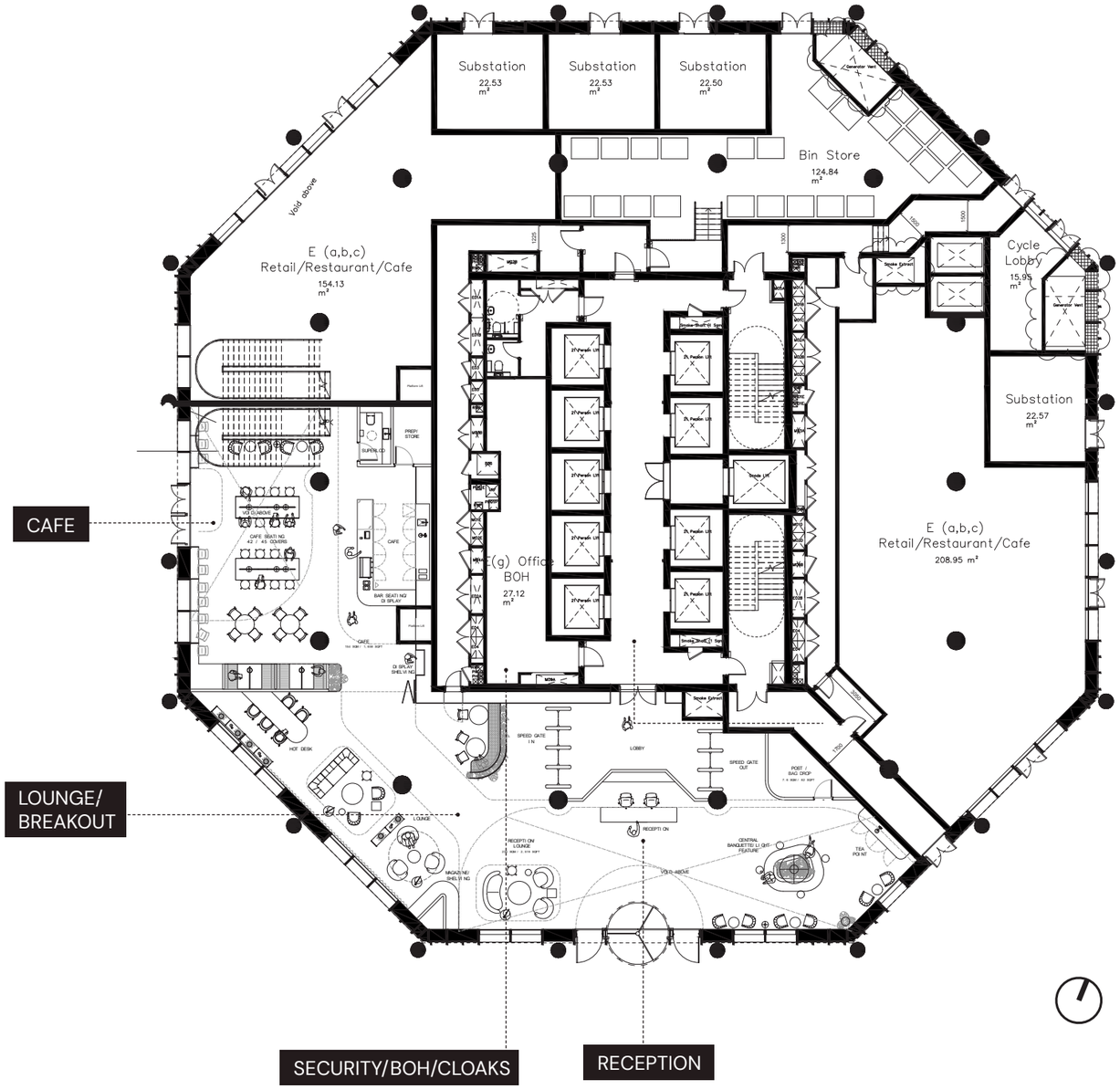
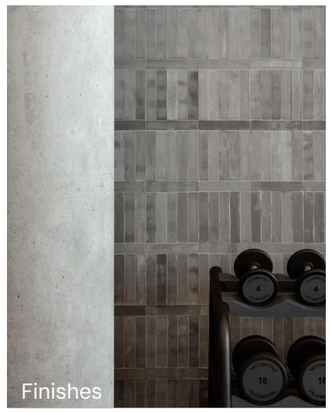


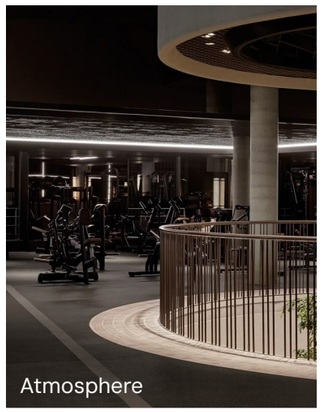
Fig 230 Illustrative ground floor plan by Kin

First Floor Amenity & Wellness

At first floor the commercial amenity spaces continue as an extension of the ground floor lobby two-storey experience. The double height spaces at ground, aligned with the main entrance and cafe, provide connections to additional flexible working space at first floor. This includes both fixed and flexible desk spaces, quiet rooms, private meeting rooms and breakout areas. Together with the tenant lounge, the offer blends open and private areas to ensure maximum user flexibility, positioning the new office at ABH as a ‘best in class’ new commercial building, setting a new standard for the workplace in Manchester.

The premium quality office amenity spaces also link to a luxury fitness suite, complete with the latest gym equipment, and a room for yoga/fitness classes, so that health and wellbeing can be offered as a priority for all occupants of the building.







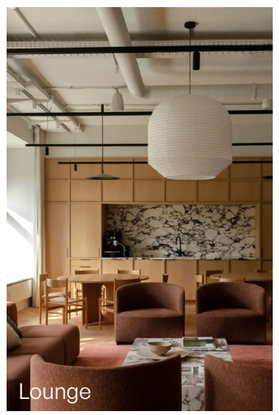


Fig 233 First floor interiors concept images

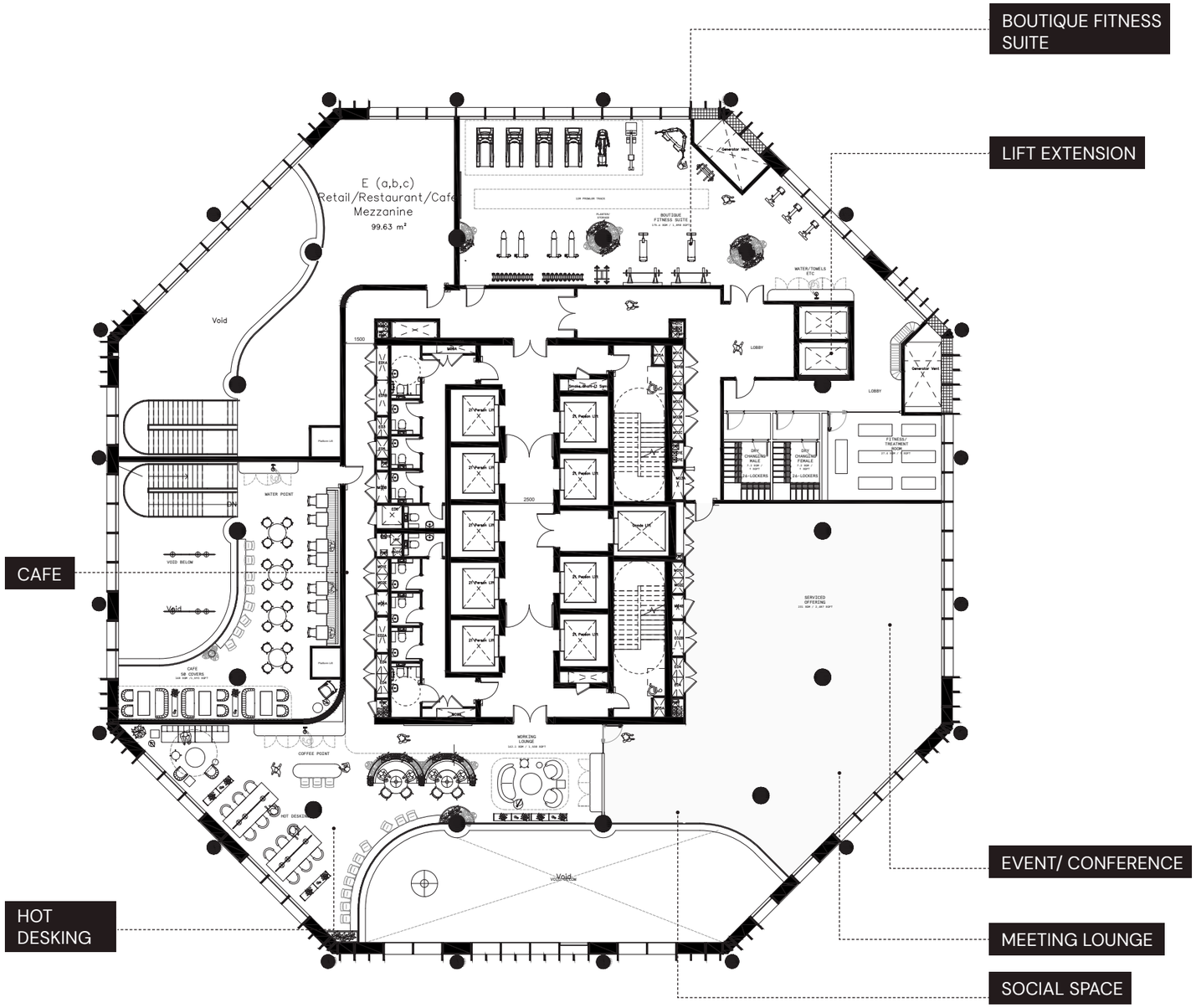


Fig 232 Illustrative first floor plan by Kin

Basement Amenity & Wellness

Within the basement, further wellness facilities are provided which adjoin and complement the cycle access lifts, storage, shower and locker facilities. Male and female changing areas are provided with private showers and lockers, alongside a bike mechanic workshop and cycle storage aligned with BCO guidance.

To further encourage healthy living, a seamless user journey to the fitness suite from the point of entry is provided via the accessible lifts. Within the basement spaces, ice baths and saunas complete the wellness offer for the building. The use of natural materials and tactile finishes together with feature lighting complements the upper storey interior fit-out material and tonality palette to create a relaxed oasis, perfect for pre or post work rejuvenation.



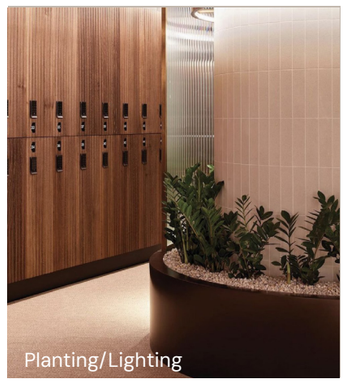






Fig 234 Basement interiors concept imagery

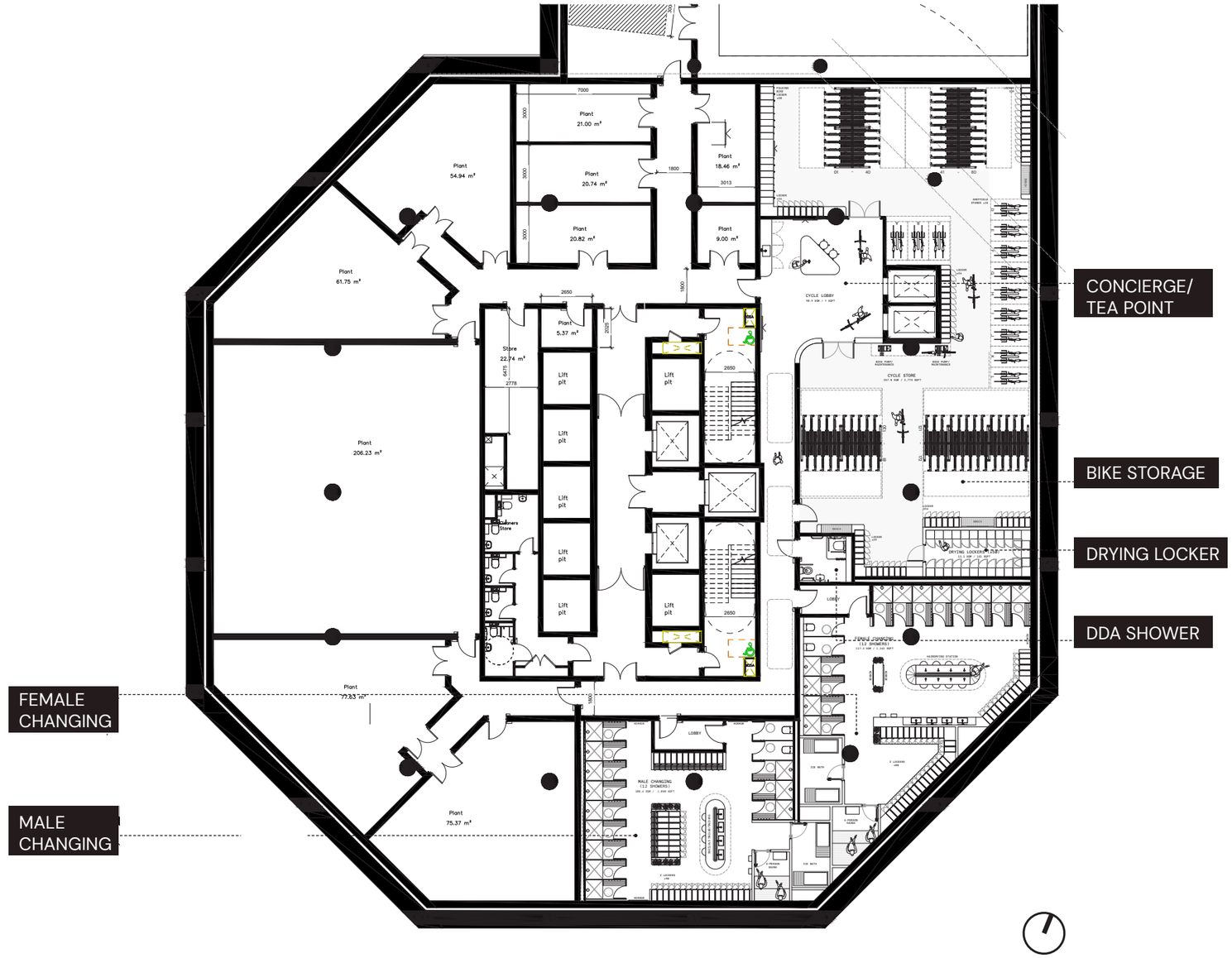


Fig 235 Illustrative basement plan by Kin

Roof Terrace Amenity & Wellness

The roof terrace on the eighteenth floor provides an additional amenity offer for the commercial building in the form of bookable event and meeting spaces, and a flexible internal social space containing a serviced bar for catered events, and an external setting in the form of river view terrace and City Garden Terrace terrace.

The rooftop amenity provides tenants with opportunity for company social events, networking, space for large-scale workshops and company announcements, or providing the ideal spot for summer evening socials.

Further detail is provided regarding the spatial allocation on the pages to follow.

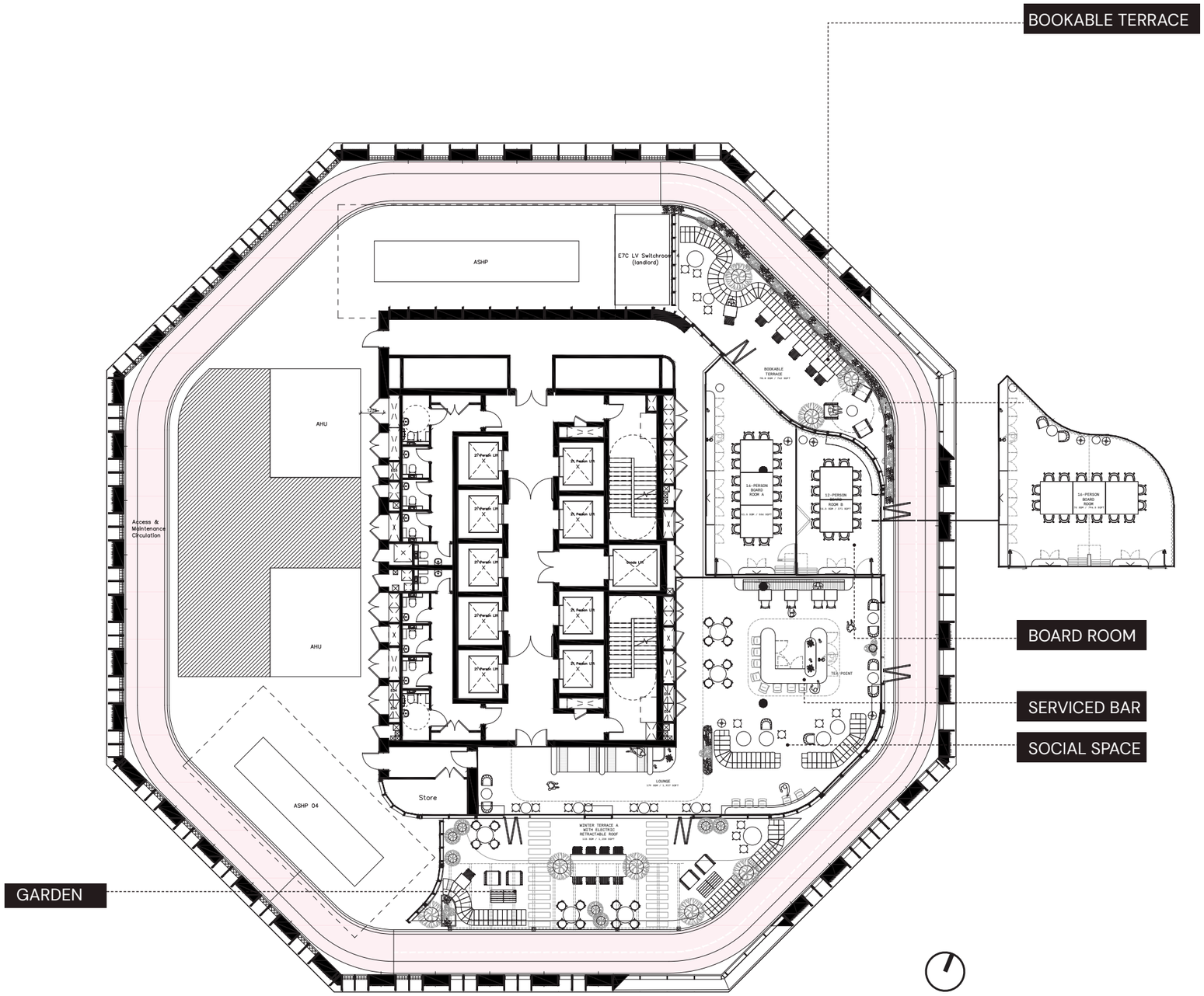
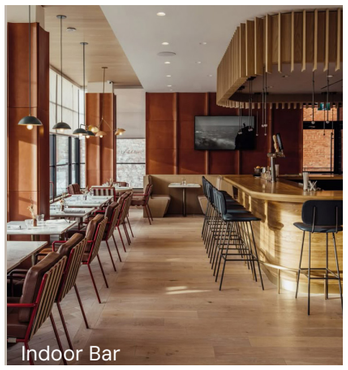


Fig 236 Illustrative roof terrace plan by Kin


Indoor Bar


Furniture


Practical Furniture

Fig 237 Roof terrace interiors concept images

Commercial Roof Plan

The roof plan for the commercial building features a series of Air Source Heat Pumps (ASHP) and Air Handling Units (AHU), for low carbon building servicing and energy supply. Surrounding the perimeter of the roof plan a 2.5m minimum zone is provided for tracked Building Maintenance Unit (BMU) for façade cleaning and general maintenance. Plant units will be fitted with acoustic attenuation to minimise any negative impacts from noise generated.

Directly adjacent to, and accessible from the primary core, lies an internal office amenity space. This is an enclosed event space providing a flexible venue for large meetings, corporate gatherings, and social events, seamlessly connecting to the 2no. external terraces through large, openable bi-fold doors. The design fosters a dynamic indoor-outdoor experience, allowing users to enjoy fresh air and panoramic views, while maintaining sheltered comfort. The south-east aspect for the internal spaces ensures optimal sunlight exposure throughout the day, while thoughtful shading elements provide sufficient shelter, allowing the space to be used comfortably in different weather conditions and across all seasons.

Access is prioritised south of the core entrance, offering an immediate visual connection to the cityscape, while northern access remains discrete, allowing for staff or back-of-house entry during private events. Together, these elements create a versatile, elevated environment that enhances both the workplace experience and overall wellbeing of its occupants.

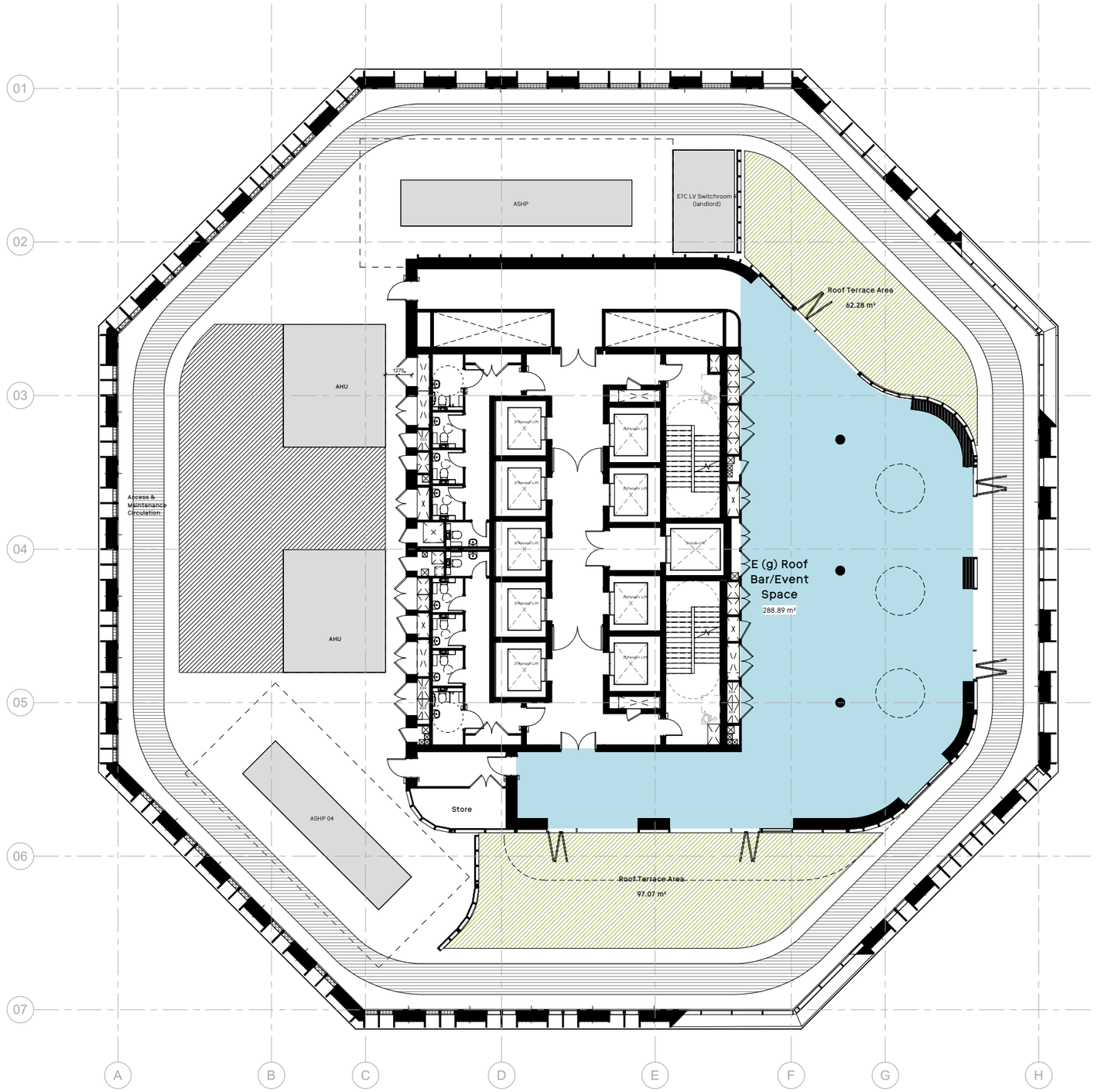


Fig 238 Illustrative roof plan

Rooftop Gardens

Flanking the enclosed event space are two distinct open-air terraces, each designed with a unique character and planting scheme. The City Garden Terrace, facing Spinningfields, features structured greenery and hardscape elements that complement its urban backdrop, making it ideal for informal gatherings and casual meetings. The River Garden Terrace, overlooking the River Irwell and Trinity Bridge, embraces a softer, nature-inspired aesthetic, incorporating a lush raised plant box, that will change with the seasons, reinforcing a sense of tranquillity. The terraces also serve as external wellness spaces, supporting office-wide fitness & leisure activities such as yoga and pilates, to encourage movement and mindfulness within the workplace.

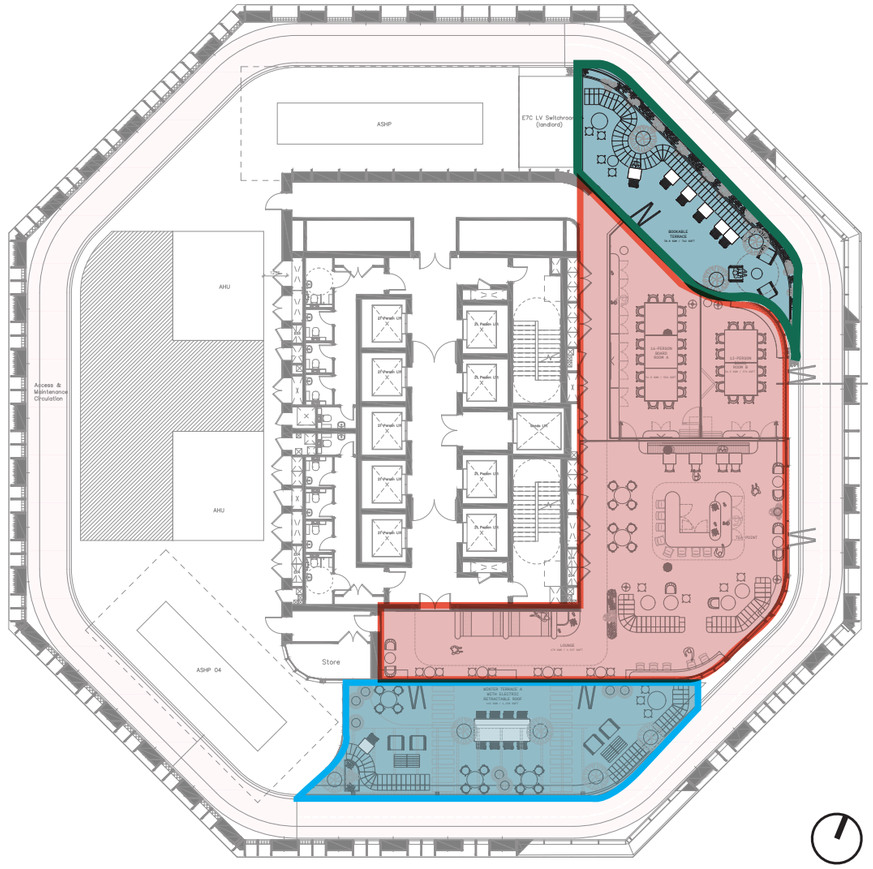


Fig 242 Illustrative roof terrace plan by Kin

KEY

- Bar/ Event Space
- City Garden Terrace
- River Garden Terrace



Fig 239 Character precedents for the roof top River Garden Terrace



Fig 240 Character precedents for the roof top bar and event spaces

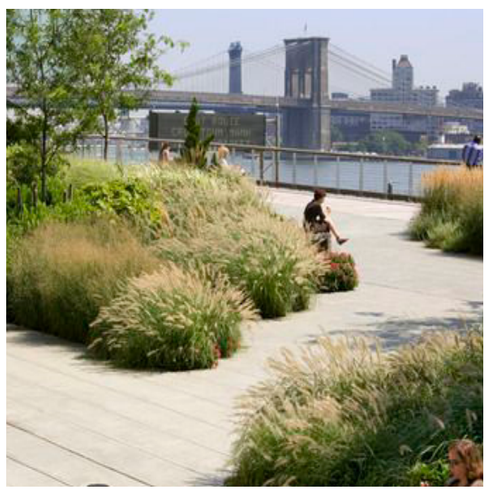


Fig 241 Character precedents for roof top City Garden Terrace

Rooftop Parapet & Plant Screening Articulation

At levels 17 and 18 the commercial designs complete with a crowning expression providing internal spaces, external amenity terraces, and plant equipment facilitating building servicing.

Visually, the cladding for these elements have been conceived as a marriage of the colour, material, texture and rhythm of the cladding expression on the façades below, while also satisfying the technical requirements associated with the rooftop function, to provide free air intake to plant equipment, acoustic and visual screening to mitigate noise impacts to local receptors.

As a result, the cladding expression consists of light grey/silver anodised aluminium perforated panels blended with light bronze scalloped solid profiled panelling, to form plant screening within an expressed frame of vertical and horizontal lines to complete the language of the cladding from lower levels.

Where the roof parapet transitions from a plant screen to roof amenity terrace, the perforated panels are replaced with full height glazing to provide views out and shelter from wind.

At the top of the core, 2no. further ASHP arrays are required. The plant screening above the core is set back from the main building façades below, to soften the building massing to avoid bulkiness by receding from, the full extent of the building footprint. The core pop-up screening is articulated with light bronze anodised perforated panels set with a medium bronze framed structure.

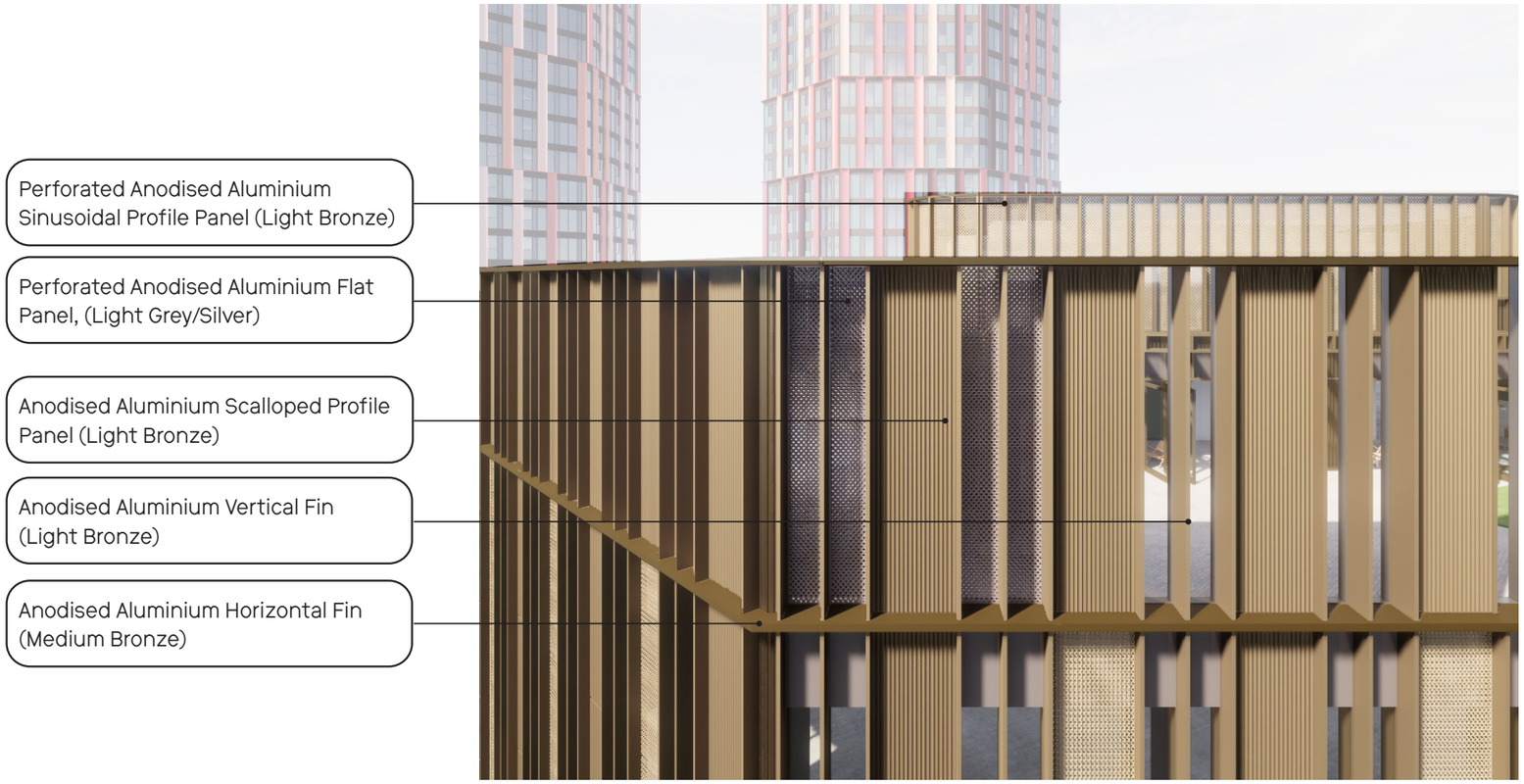


Fig 243 Bay study view of plant screen





Fig 244 Precedent images of perforated plant & solid screen panels, UAL Stratford, AM Architects

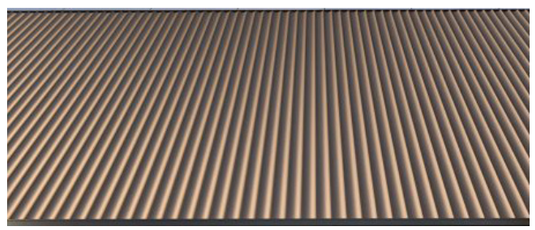


Fig 246 Example image of scalloped panel

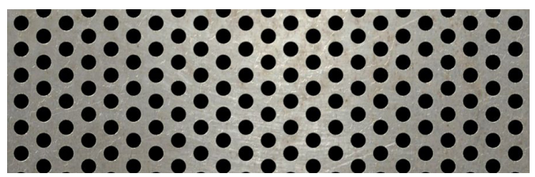


Fig 245 Example image of perforated panel



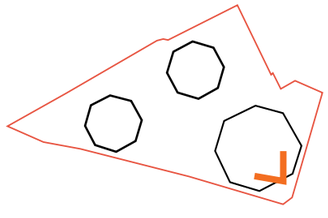
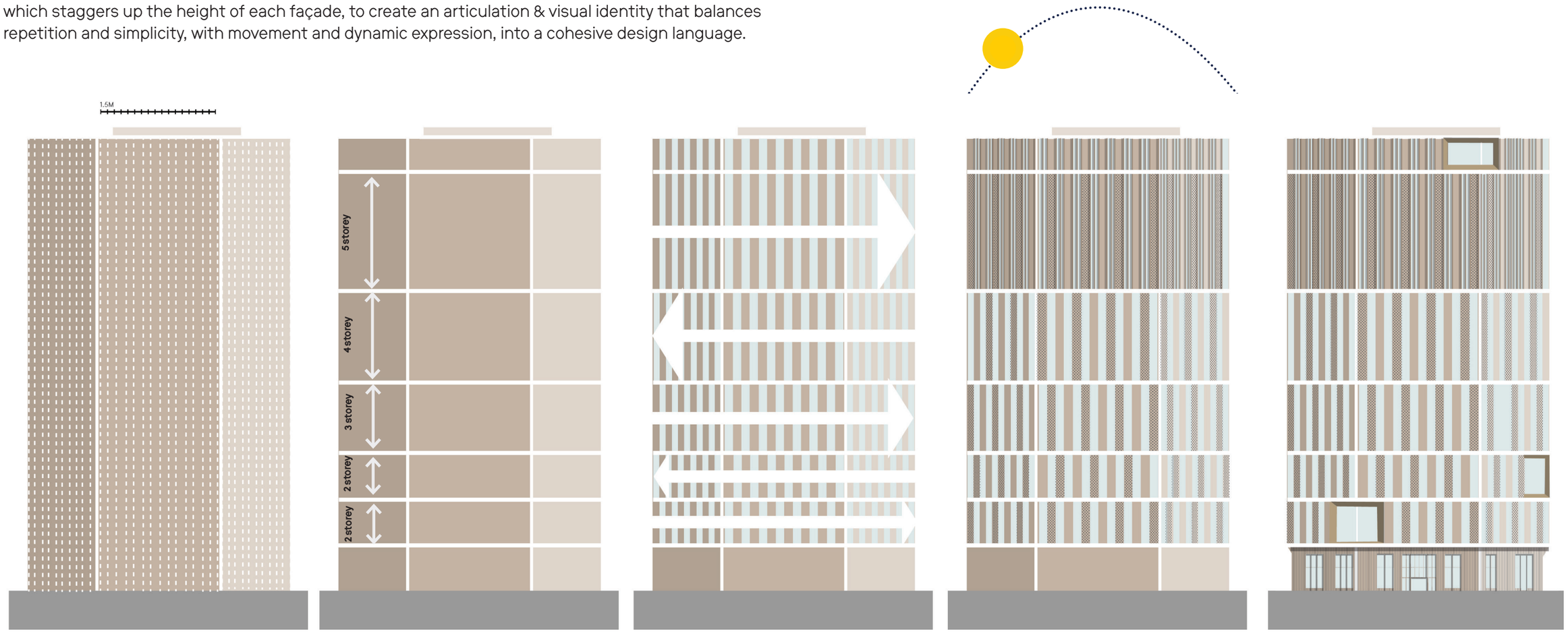


Fig 247 View of the City Garden Terrace

Commercial Façade Principles

The articulation of the commercial façade is structured around the grouping of ‘sets’ of floors into a vertical rhythm that elongates with height up the building. This lightens the visual compression of stacking floorplates, and helps the building to appear lighter with height, while the overall composition maintains strength of presence on the Manchester skyline.

The façade is designed to respond dynamically to sunlight conditions, incorporating perforated panels and vertical fins to mitigate solar gains (thereby reducing energy required for cooling), while maximising natural light to internal spaces. The floor plate rhythm of solid to open creates a rhythmic and repeating expression, which staggers up the height of each façade, to create an articulation & visual identity that balances repetition and simplicity, with movement and dynamic expression, into a cohesive design language.



Principle 01
Regular 1.5m grid

Principle 02
Diffused - gradually increasing groupings, visually elongating the building toward the skyline

Principle 03
A staggered rhythm of solid and transparent elements shifts as you move up the building

Principle 04
Thermally & sunlight responsive façade. Passive solar shading (perforated panels & vertical fins) and glazing ratio respond to sun path

Principle 05
Responsive and activated façade at lower levels & top levels

Commercial Façade Language

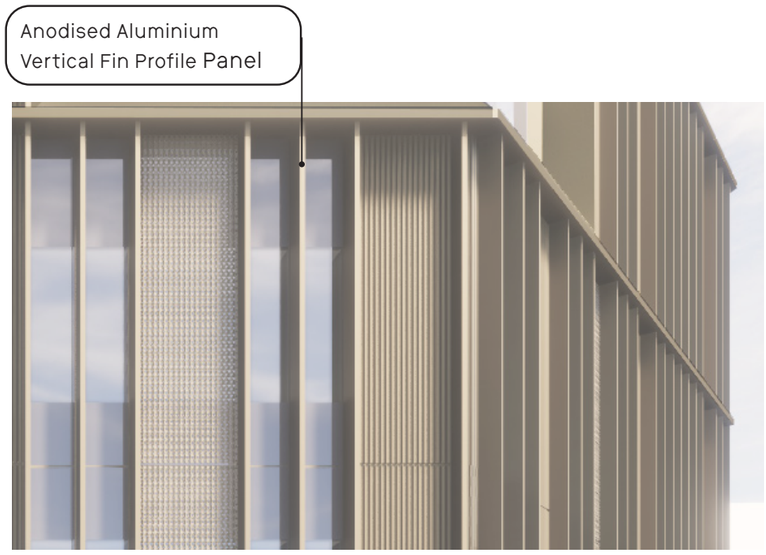
To introduce visual interest within the rationalised façade language, a series of distinct architectural expressions have been employed, creating variation and rhythm across the overall composition:

01 Double-Height Picture Windows:
Provide depth and articulation within the otherwise ordered façade, establishing focal points and engaging with the context to frame views out onto key vistas and view corridors.

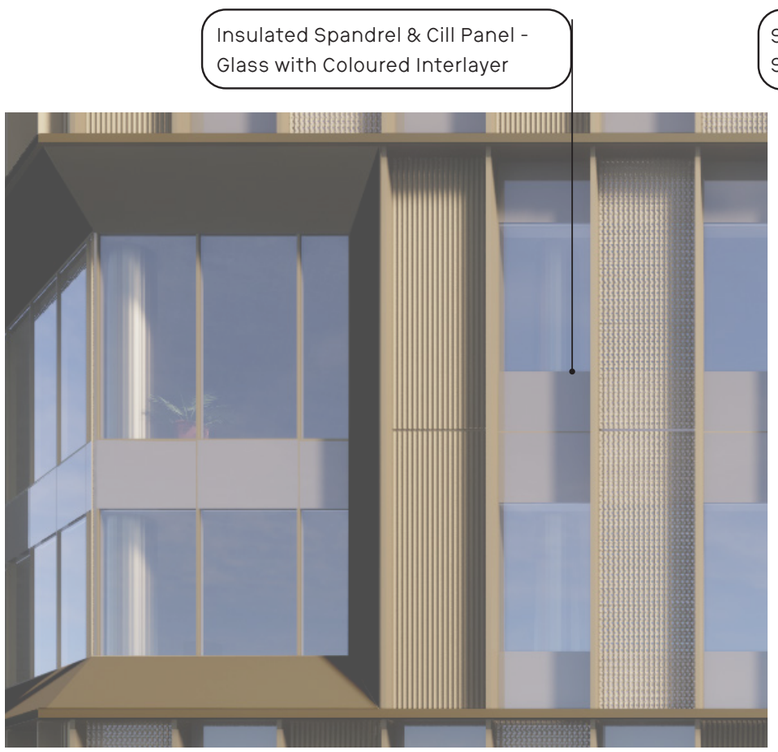
02 Shifting Vertical Elements:
Framed with deep vertical mullions, the combination of solid and perforated panels responds to daylight and solar gains. The vertical elements subtly shift with each horizontal grouping, creating a layered and responsive façade expression that supports both environmental performance and architectural interest.

03 Deep Horizontal Profiles:
These elements break the façade into clearly defined horizontal groupings, with the number of groupings increasing progressively up the building, subtly emphasising its verticality and hierarchy.

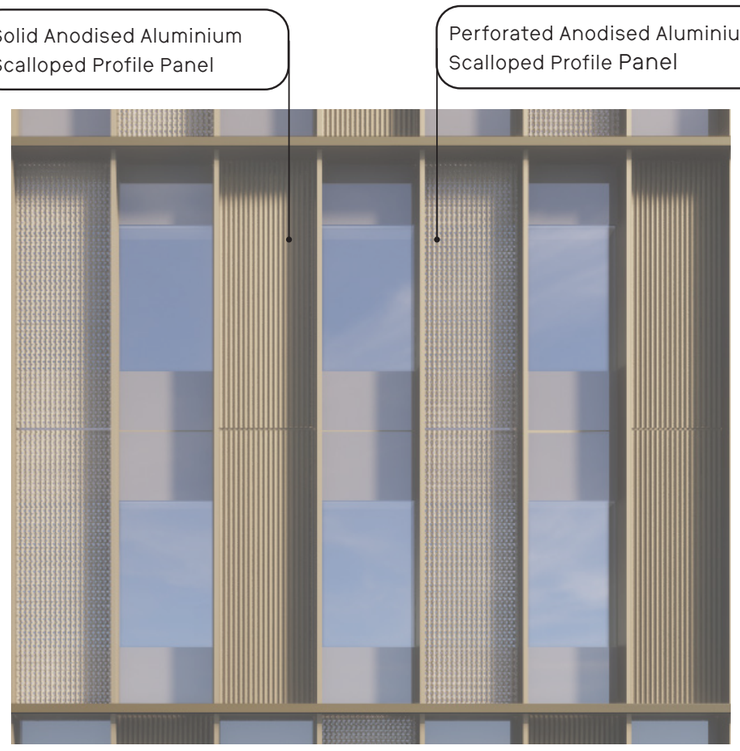
04 Intermediate Fins (Level 13 and Above):
Located at the upper levels, these fins articulate the crown of the building while offering additional solar shading, particularly on the south-facing façade where overheating risk is greatest.



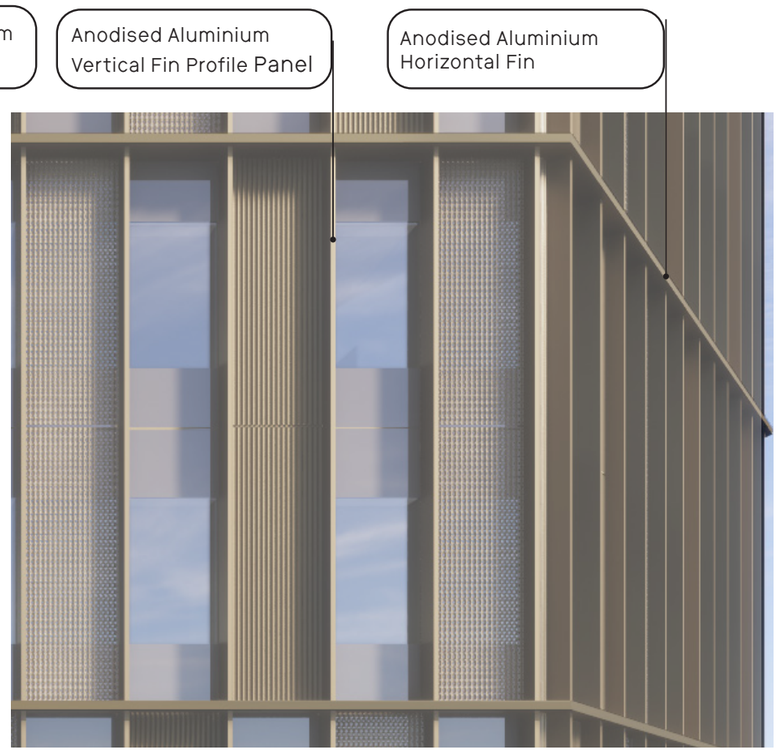
04. Intermediate fins (Level 13+)



01. Picture window



02. Shifting vertical language



03. Deep horizontal profiles

Façade Articulation

The commercial building's façade design balances a sense of solidity with lightness by layering a simple palette of materials, principally anodised aluminium and glass, while employing subtle variations in depth to accentuate horizontal and vertical rhythm through shadow definition, along with textural detailing to exude a sense of grandeur and quality.

As one moves around the structure, changing angles and shifting light reveal these different aspects of the design through a play of light and shadow, to create a dynamic visual language.

A combination of deep mullions and fins, perforated panels and exposed glazing, arranged rhythmically around the building envelope, responds to sun path. On this page are some key precedents, providing examples of the key building elements.

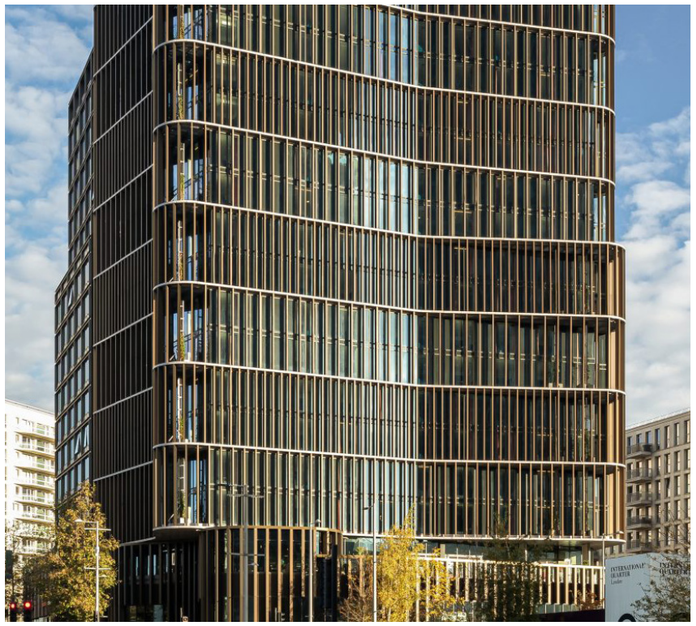


Fig 251 Example of vertical fin language, Maersk Tower, CF Moeller Architects



Fig 250 **Example of open expansed of glazing, Cambridge Science Park by** Scott Brownrigg Architects

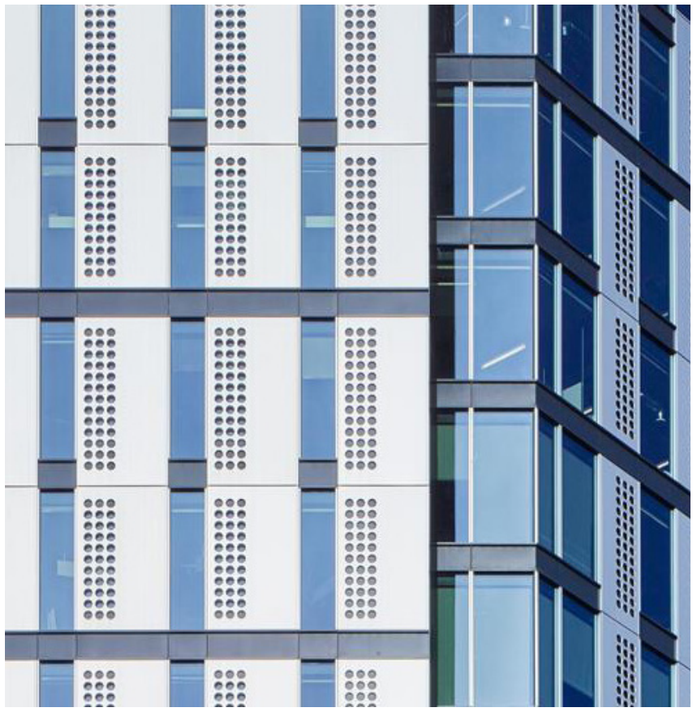


Fig 248 Example of perforated panels, White Colour Factory by AHMM



Fig 249 Example of vertical mullions, Cambridge Science Park by Scott Brownrigg Architects

Responsive Façade Design

The commercial building incorporates external perforated panels and vertical fins as a means of shading and adding articulation and rhythm to the façade, while alllowing high levels of natural lighting internally. Together with façade consultants and sustainability team, a number of assessments were carried out throughout early design development to analyse solar gains of varying design iterations, using an in-house parametric tool. The key principles are:

01 The south-west façade experiences the highest levels of solar exposure throughout the day, requiring a strategic shading approach to mitigate overheating while maintaining daylight quality. The design incorporates a combination of perforated and solid panels to reduce peak solar gains. In addition, on top floors (levels 13+) vertical intermediate fins provide additional shading where the building is most exposed to direct sunlight.

02 The south-east elevation benefits from morning and midday sunlight, making it an important zone for thermal and daylight optimisation. A similar passive shading approach to the south-west has been implemented to limit solar gains.

03 The north-east elevation is naturally less exposed to direct sunlight, allowing for a lighter shading strategy. This façade incorporates fewer and more widely spread perforated elements, which reinforces the overarching design language to create a consistent aesthetic across all elevations. For the top levels there are no intermediate fins. This allows natural daylighting to be maximised, while maintaining a comfortable and energy-efficient environment.

04 The north-west façade receives the least direct solar radiation, allowing for a more open and transparent design. Similarly to the north-east this elevation features larger expanses of glazing with fewer perforated panels. Unlike the south-facing sides, the requirement for shading elements is minimal.

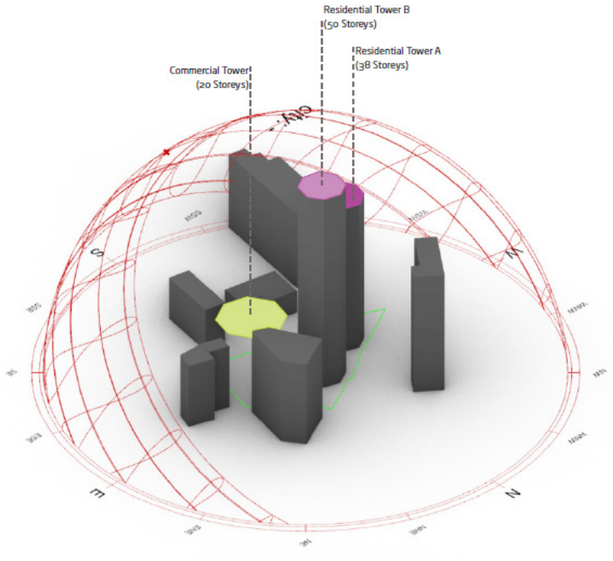


Fig 253 Diagram of sun path mapped onto the site

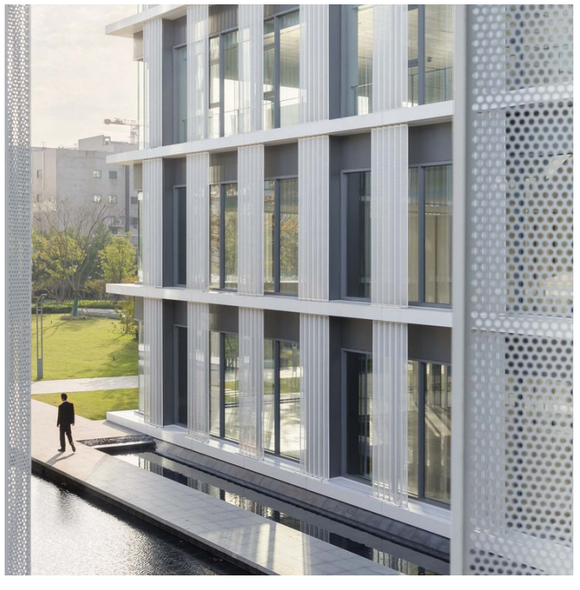


Fig 254 Example of perforated screen in front of glazing

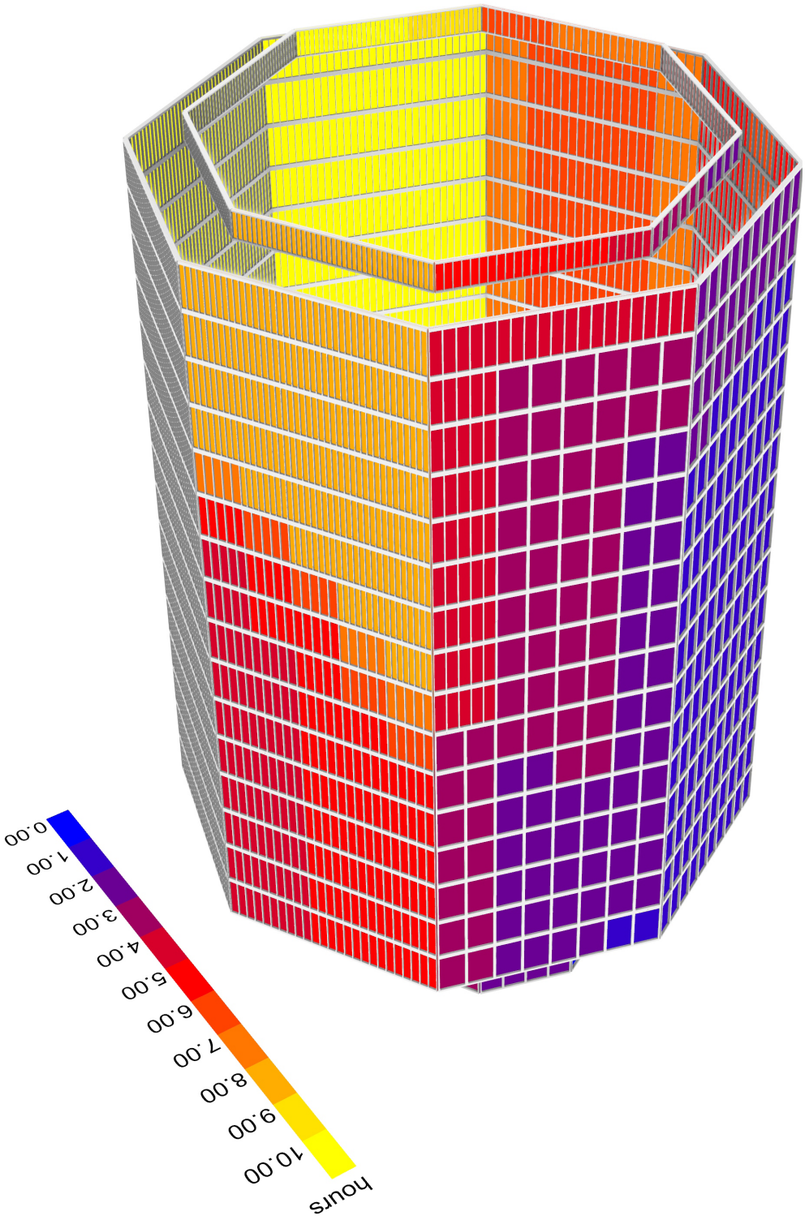
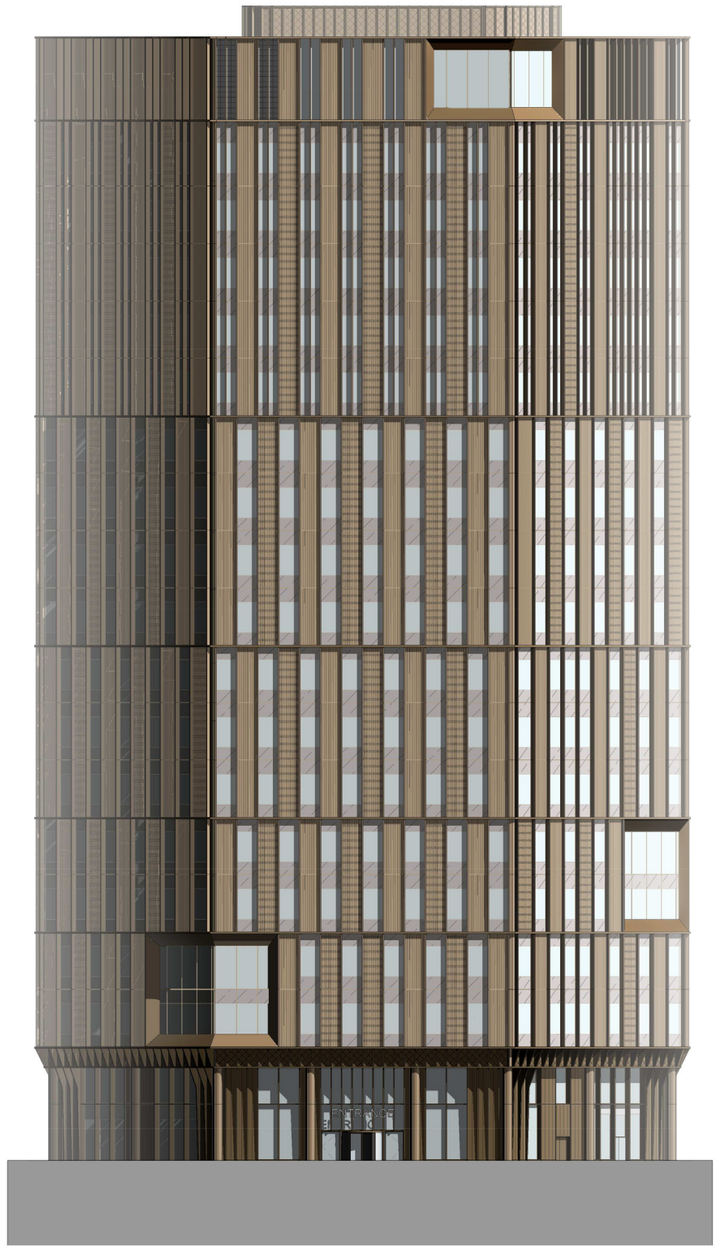


Fig 255 Study measuring direct sunlight hours during the summer solstice

Commercial Elevations



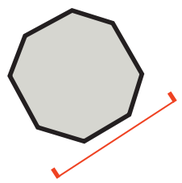
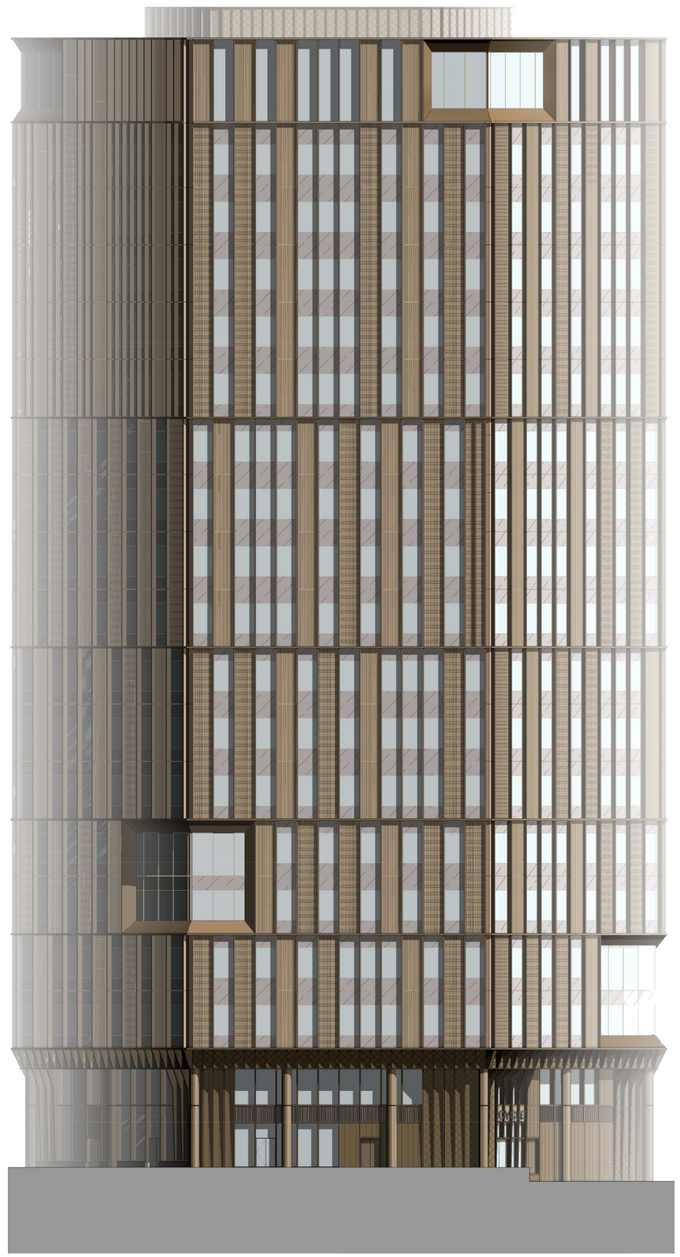


Fig 257 South-east elevation



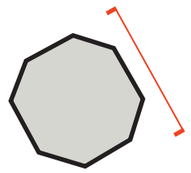


Fig 256 North-east elevation

Façade Materials

The commercial façade designs, and approach to materiality, serves as a reflection of the historic and contemporary architecture to be found in central Manchester, to complement the urban setting.

A light bronze anodised aluminium façade with a scalloped profile enhances this concept, introducing warmth, depth, and durability to the building's exterior. The bronze tones complement the rich red and brown tones of Manchester's historic building stock, as well as the more metallic finishes of modern developments throughout Manchester.

This material interplay ensures that Albert Bridge House bridges the visual language of past and present, reinforcing its role as a landmark at the gateway between Manchester and Salford. A deeper bronze tone reinforces the horizontal lines, and base of the building to define verticality and solidity, while the lighter tone of bronze creates contrast expressed through detailing and articulation, offering variation in texture and reflectivity that shifts with changing light throughout the day.

Beyond aesthetics, the anodised aluminium provides exceptional longevity, with high resistance to corrosion and weathering, making it ideal for Manchester's climate. Unlike coated or painted metals, anodisation embeds the colour into the material itself, ensuring a consistent finish that won't chip, fade, or suffer degradation over time. This approach supports both sustainability and long-term performance, reducing maintenance and replacement requirements, to contribute to the project's low-carbon objectives.

The lightweight nature of the material also helps to optimise structural efficiency, allowing for a highly refined façade solution that is both visually striking and functionally resilient.



Fig 258 Light bronze anodised aluminium colour tone



Fig 259 Scalloped profile anodised aluminium



Fig 260 Scalloped profile anodised aluminium - perforated



Fig 261 Curtain walling with coloured interlayer glazed spandrels & cill panel with projecting mullions

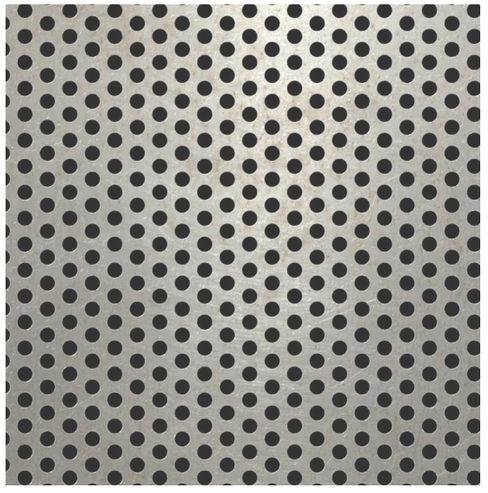


Fig 263 Perforated panel - light sliver grey (roof parapet)

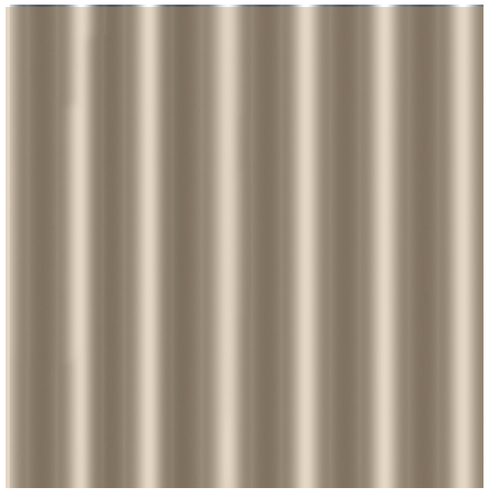


Fig 262 Fluted/corrugated anodised aluminium panels (GF & L01 only)

Picture Windows

To enhance the building's character and establish a strong connection with its urban surroundings, the façade design creates and visual break through a series of 'picture windows' aligned to key approaches and view corridors to the wider city.

01 The picture window at high level of the building addresses townscape views and direct the building towards the local Conservation Areas, and city to the south of the Site.

02 Two lower level picture windows are prominent and visible from the corner of Bridge Street, which address views towards Kings Street West, and towards Spinningfields.

03 The northern picture window addresses the key connection and pedestrian south between Manchester and Salford, along the Trinity Bridge.

Each picture window element is framed with angled aluminium panelling to reinforce depth, and introduce a visual break, within an otherwise ordered and repeating façade. By subtly breaking the regular rhythm of façade expression, a dynamic visual composition results.

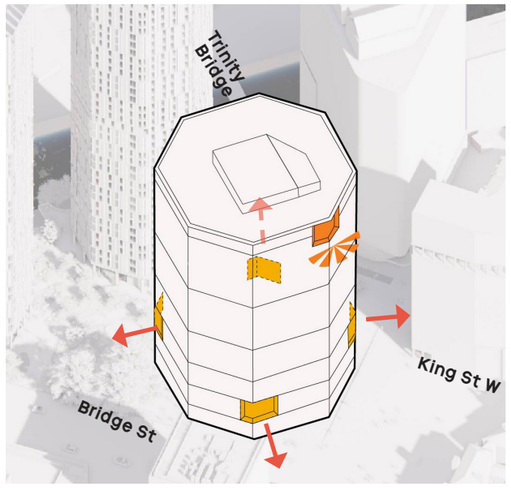


Fig 264 Axonometric diagram of picture window locations



Fig 265 Visual of Picture window locations, viewed from Bridge street

Base Articulation

At the commercial base, the façade creates a rhythm running around building envelope, emphasised by the angled mullions' depth which create a strength of shadow. The datum allows for a generosity, marking the entrance and amenity spaces, while maintaining a human scale facing the public realm.



Fig 266 Office façade base bay study

Bay Studies

Bay Study - Base Levels

Façade:

F01	Anodised Aluminium Scalloped Profile Panel
F02	Perforated Anodised Aluminium Scalloped Profile Panel
F03	Anodised Aluminium Sinusoidal Profile Panel
F04	Perforated Anodised Aluminium Sinusoidal Profile Panel
F05	Anodised Aluminium Panel
F06	Perforated Anodised Aluminium Frame Panel
F07	Vertical Louvred Anodised Aluminium Battens
F08	Anodised Aluminium Vertical Fin (Light Bronze)
F09	Anodised Aluminium Horizontal Fin (Medium Bronze)
F10	Angled Aluminium Horizontal Mullion/Fin (Medium Bronze)

Glazing, Windows and Openings:

G01	Glazing (Frame Colour - Light Bronze)
G02	Insulated Spandrel & Cill Panel - Glass with Coloured Interlayer
G03	Glazed Door (Frame Colour - Light Bronze)
G04	Perforated Anodised Aluminium Door (Light Bronze)
G05	Glazing, Clear

Miscellaneous:

M01	Fluted Anodised Aluminium-clad Columns (Light Bronze)
M02	Anodised Aluminium Signage
M03	Glazed Revolving Door
MO4	Concrete Upstand

Note: Variation in the arrangement of panels will occur within the typical bays

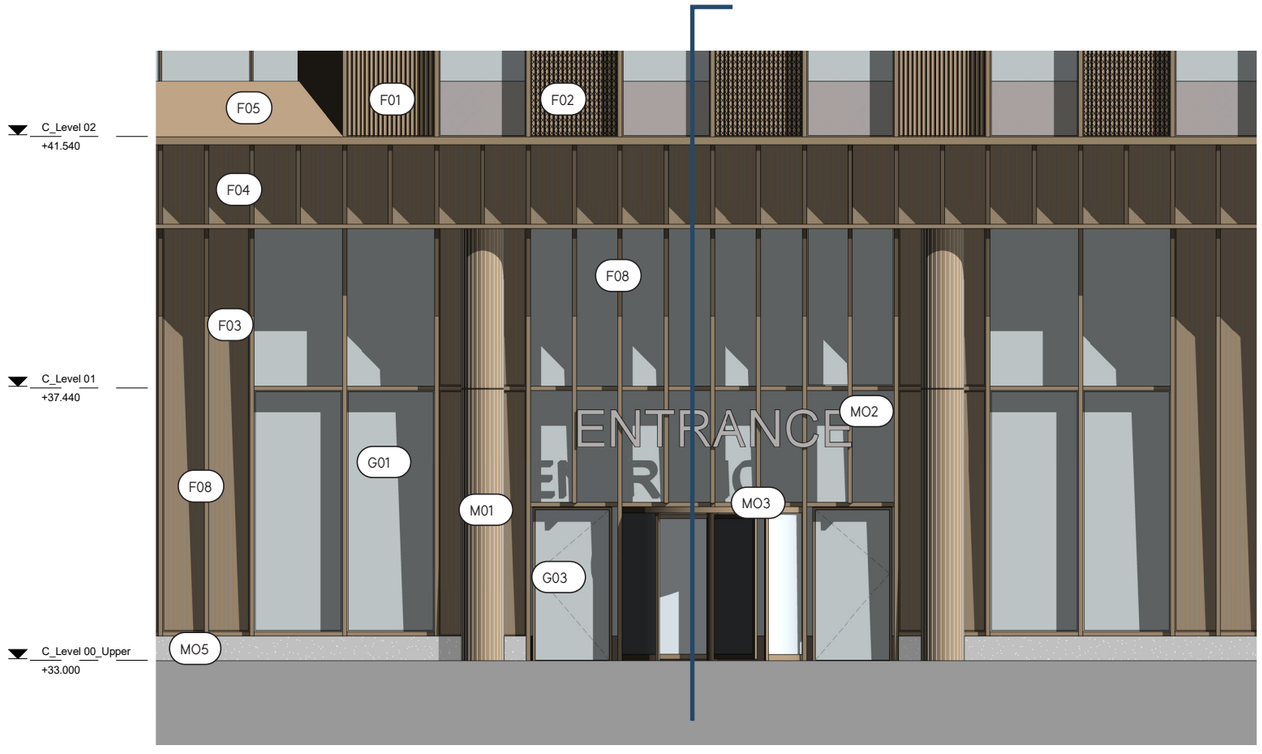


Fig 268 Elevation bay study of the main entrance

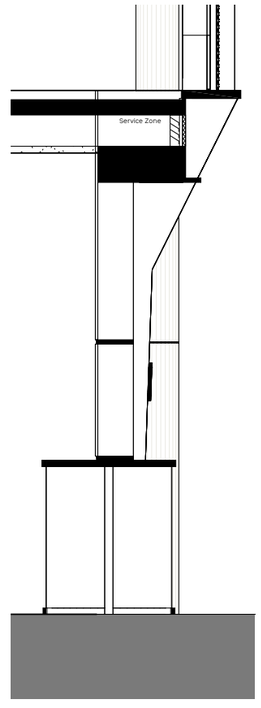


Fig 269 Main entrance section

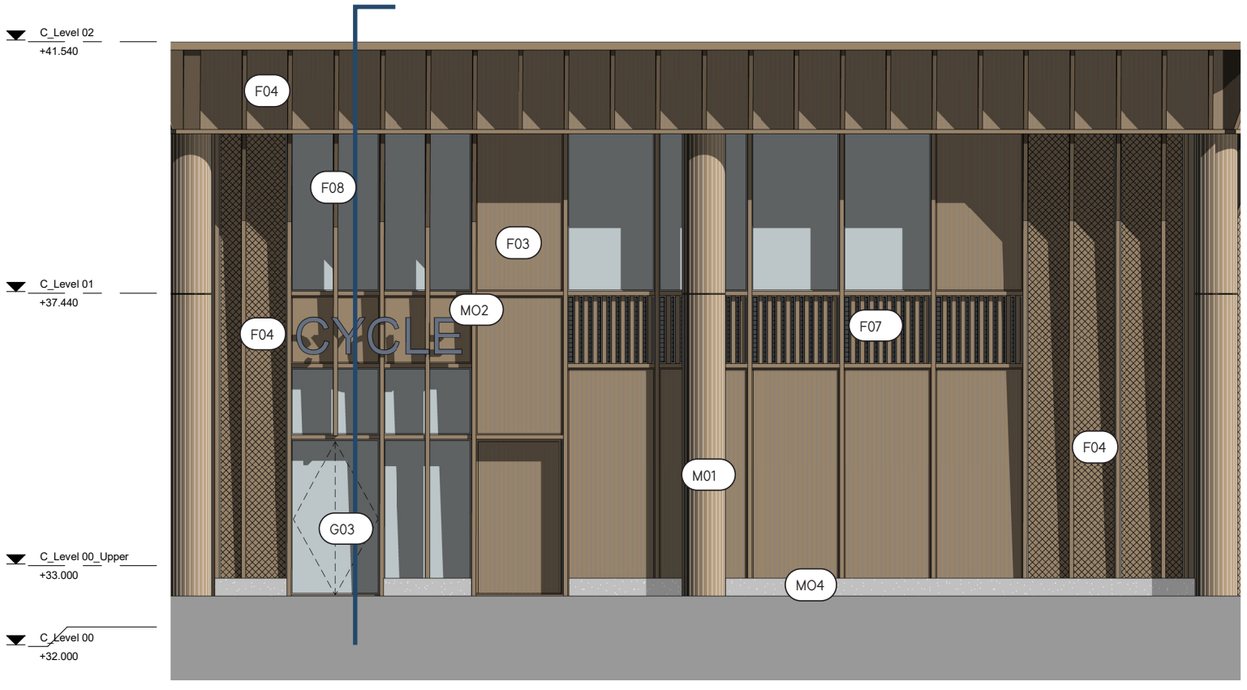


Fig 267 Elevation bay study of the bike entrance and back of house

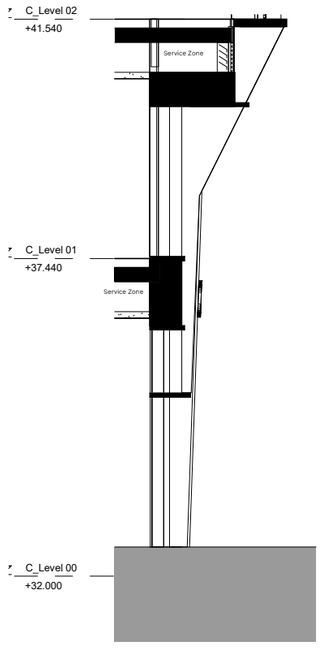


Fig 270 Cycle entrance section

Bay Studies

Typical Bay Study - N & S Elevations

Façade:

F01	Anodised Aluminium Scalloped Profile Panel
F02	Perforated Anodised Aluminium Scalloped Profile Panel
F03	Anodised Aluminium Sinusoidal Profile Panel
F04	Perforated Anodised Aluminium Sinusoidal Profile Panel
F05	Anodised Aluminium Panel
F06	Perforated Anodised Aluminium Panel
F07	Vertical Louvred Anodised Aluminium Battons
F08	Anodised Aluminium Vertical Fin (Light Bronze)
F09	Anodised Aluminium Horizontal Fin (Medium Bronze)
F10	Angled Aluminium Horizontal Mullion/Fin (Medium Bronze)

Glazing, Windows and Openings:

G01	Glazing (Frame Colour - Light Bronze)
G02	Insulated Spandrel & Cill Panel - Glass with Coloured Interlayer
G03	Glazed Door (Frame Colour - Light Bronze)
G04	Perforated Anodised Aluminium Door (Light Bronze)
G05	Glazing, Clear

Miscellaneous:

M01	Fluted Anodised Aluminium-clad Columns (Light Bronze)
M02	Anodised Aluminium Signage
M03	Glazed Revolving Door
MO4	Concrete Upstand

Note: Variation in the arrangement of panels will occur within the typical bays

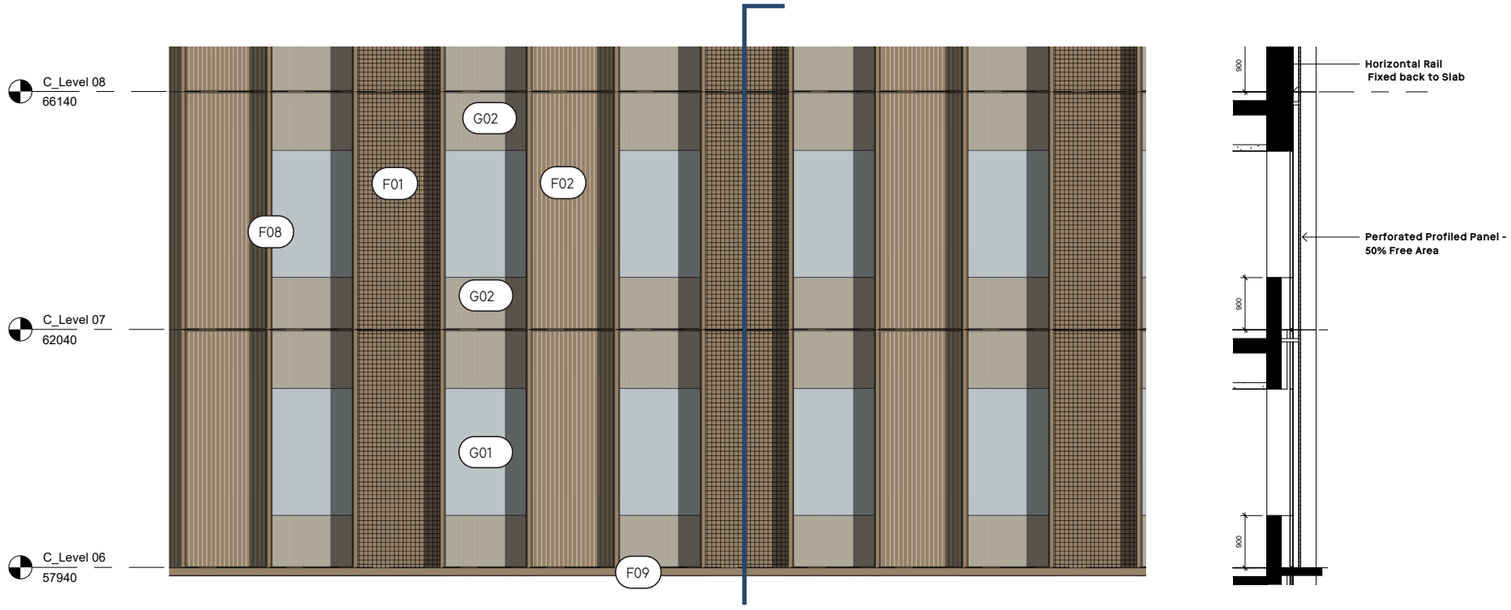


Fig 271 Typical bay study - south-west elevation



Fig 272 Typical bay study - north-east elevation



Fig 273 View from public realm of the office building



Fig 274 View from Bridge Street of the office building

Studio Egret West

6.0

Residential Buildings

Residential Summary

The residential towers occupy prominent positions at the northern and western extents of the Site - at the gateway between Manchester and Salford to provide a favourable setting for landmark buildings. Overall, the scheme provides 800 build to rent homes.

Tower A and B are 37 and 49 storeys respectively, each designed with a generous double-height base expression, with managed lobby connected to amenity lounges and F&B uses at ground level. A further amenity space within each tower is located at the top floor level. Cycle storage, plant and back of house are located at basement level. The mechanical plant for both Blocks A&B is split between roof level and basement level below the buildings.

Block A		
Main Use	C3 Residential - Build to rent	ca. 33,919 sqm GIA (total building GIA inc. basement)
No. Homes	381 homes	10% M4(3) provision (38 homes)
Storeys	37	
Ground Floor Uses	C3 Residential Lobby	98 sqm GIA
	C3 Residential Waste	107 sqm GIA
	E (a, b, c) Retail / F&B	0 sqm GIA
Communal Amenity Uses	L. 00, 01, 36	986 sqm GIA
BOH Ancillary & Car Park	Basement Level	1571 sqm GIA
Car Parking Spaces	3 (all accessible)	
Cycle Parking Spaces	382 cycle spaces	497 sqm GIA at B1
Homes per floor (typical)	11	
No. Lifts	4 x 13people lifts + 1 x 17 person lift (all FF/evacuation)	

Block B		
Main Use	C3 Residential - Build to rent	ca. 45,019 sqm GIA (total building GIA inc. basement)
No. Homes	419 homes	10% M4(3) provision (42 homes)
Storeys	49	
Ground Floor Uses	C3 Residential Lobby	73 sqm GIA
	C3 Residential Waste	297 sqm GIA
	E (a, b, c) Retail / F&B	75 sqm GIA
Communal Amenity Uses	L. 00, 01, 48	935 sqm GIA
BOH Ancillary & Car Park	Basement Level	1769 sqm GIA
Car Parking Spaces	4 (all accessible)	
Cycle Parking Spaces	420 cycle spaces	497 sqm GIA at B1
Homes per floor (typical)	9	
No. Lifts	5 x 17 person lift (all FF/evacuation)	



Fig 275 Aerial view from south-west

Residential Concept

The general concept for the building forms is based on a pure octagonal shape, forming residential floorplates with high quality homes radiating around a central core. This distinctive shape allows for a sculpted massing which optimises views an dual aspect homes, natural lighting and ventilation, and the overall residential experience

The octagonal geometry enables a high percentage of dual-aspect homes, with the majority of living rooms positioned at the corners, where full-height glazing on both sides maximises daylight and panoramic views. Provision of dual-aspect homes and enhanced outlook is particularly important at the interface with the commercial building. Residents benefit from varied view options, including towards Manchester City Centre, The River Irwell, Spinningfields, as well as the high-quality landscape, public realm and existing mature tree, along with the surrounding streetscape of Manchester.

The orientation of the buildings within the Site is designed to achieve the highest quality of living while also maximising:

- Retention of existing trees at ground level.
- Public realm open space and connections to the River Irwell.
- Optimal separation distances between towers, and to the commercial building.
- A sense of surprise and delight in the internal apartment layouts.
- Permeability throughout the scheme, with multiple access points from adjacent public footpaths.

The octagonal form also plays a key role in mitigating environmental impacts. The faceted edges help dissipate wind, reducing downwash effects and improving ground-level comfort within the public realm. From key viewpoints, the towers present a slender profile, minimising visual impact while allowing sunlight to permeate ground level spaces within the Site and its surroundings.

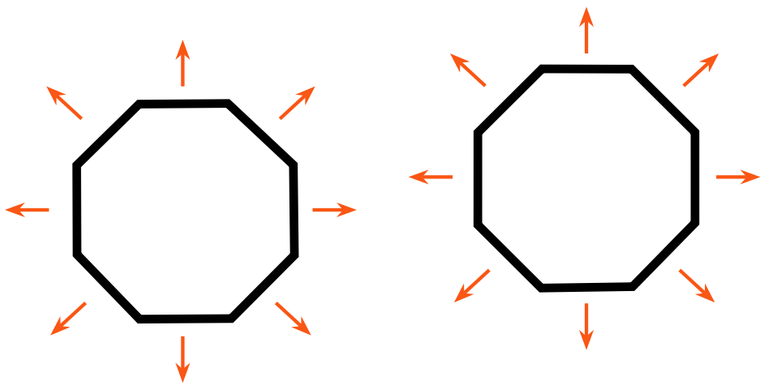


Fig 276 Residential building footprints, enhancing orientation, views, offset and distances

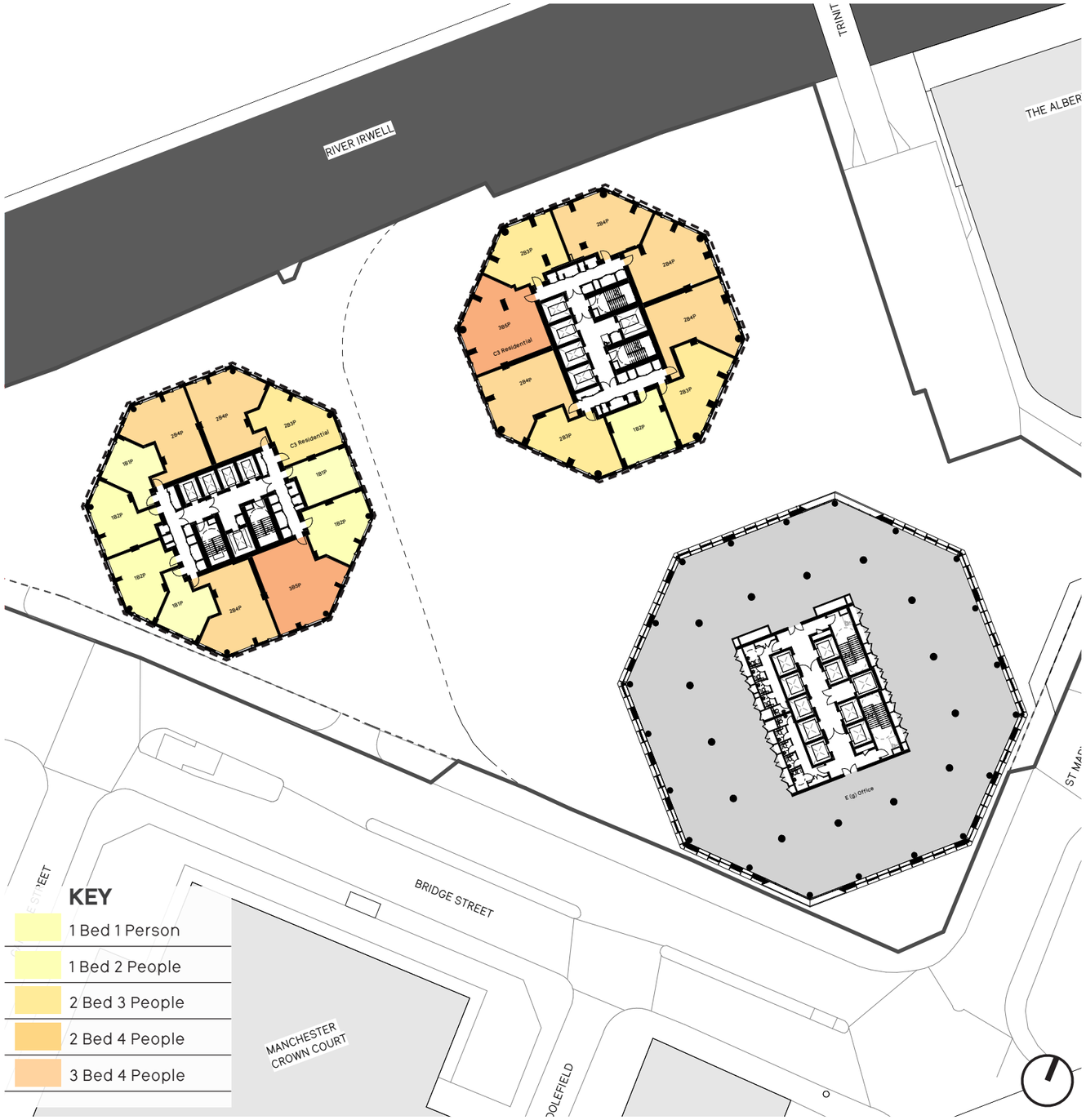


Fig 277 Typical floor plan

Massing Approach

The residential towers occupy a portion of the Site that was identified in the St Mary's Strategic Regeneration Framework (SRF) as appropriate for landmark building height. This is supported by:

- The location at a gateway between Salford and Manchester, marking the Site as a key development zone within the Manchester City Centre.
- The scale of the buildings in the immediate surroundings (the Manchester Civil Justice Centre and the Affinity Living Riverview in Salford).
- The favourable location along the river, which naturally provides distance with the buildings to the north, along with view corridors along the river.
- The setting along Bridge Street, which creates visibility to the lower height tower from a number of public realm locations within the immediate context.

The massing approach creates a pair of buildings that act as a recognisable marker building and landmark tower, to balance townscape legibility with wayfinding. The pure octagonal form exudes a sense of slenderness from multiple key viewpoints throughout the cities of Salford and Manchester.

The bottom storeys of each building host set-back levels where the main entrance residential lobbies, communal amenity spaces, and F&B offer are located. The base programming is carved out at the base of the buildings to create a sense of openness and permeability at street level. This activation enhances the public realm by fostering engagement between residents, visitors, and passers-by, while also establishing a welcoming and vibrant interface between the buildings and their surroundings. The setbacks contribute to a more human-scaled experience, offering opportunities for outdoor seating, greenery, and a seamless transition between the private and public realms.

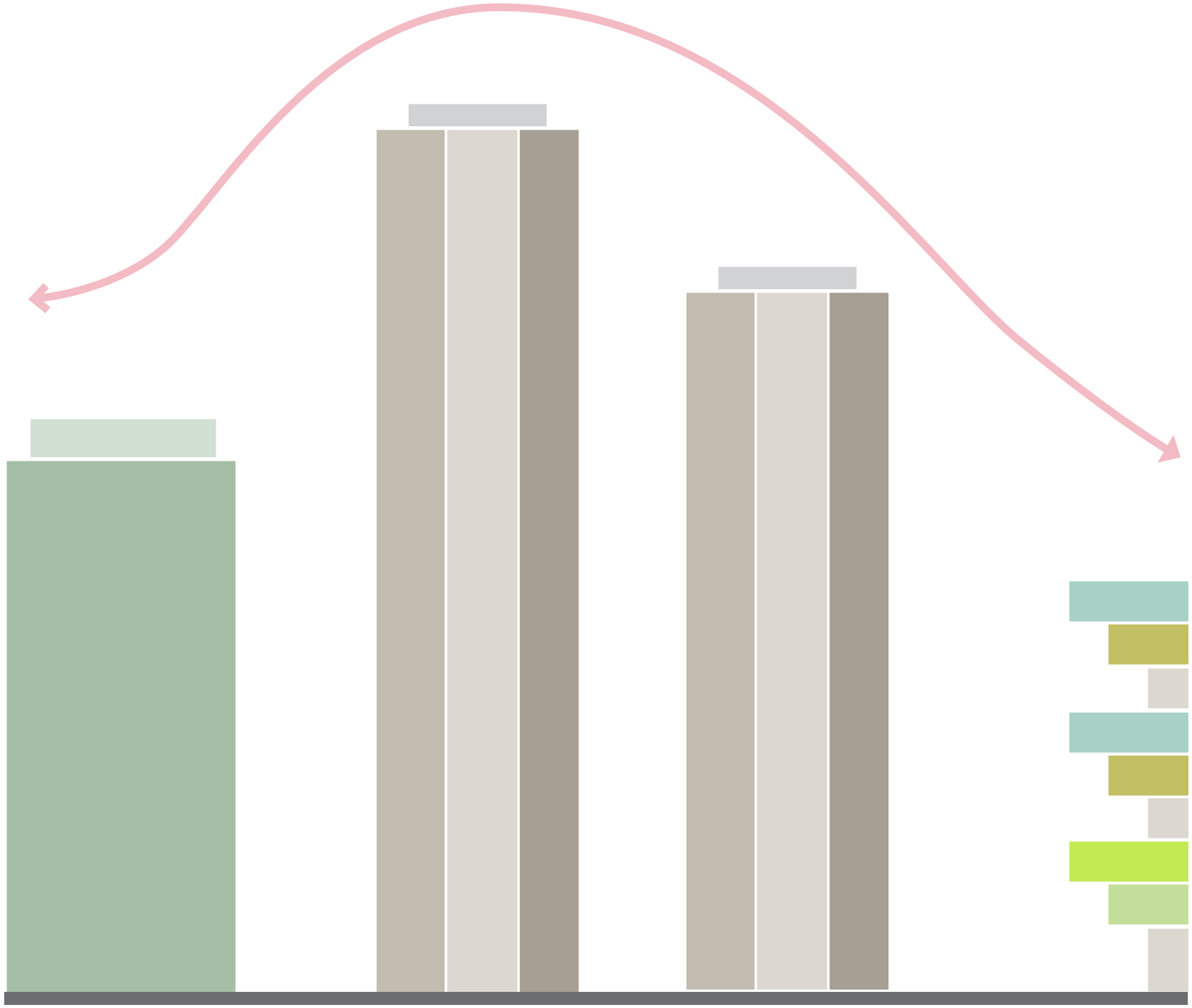


Fig 278 Skyline composition with sculpted heights

Façade Design Principles

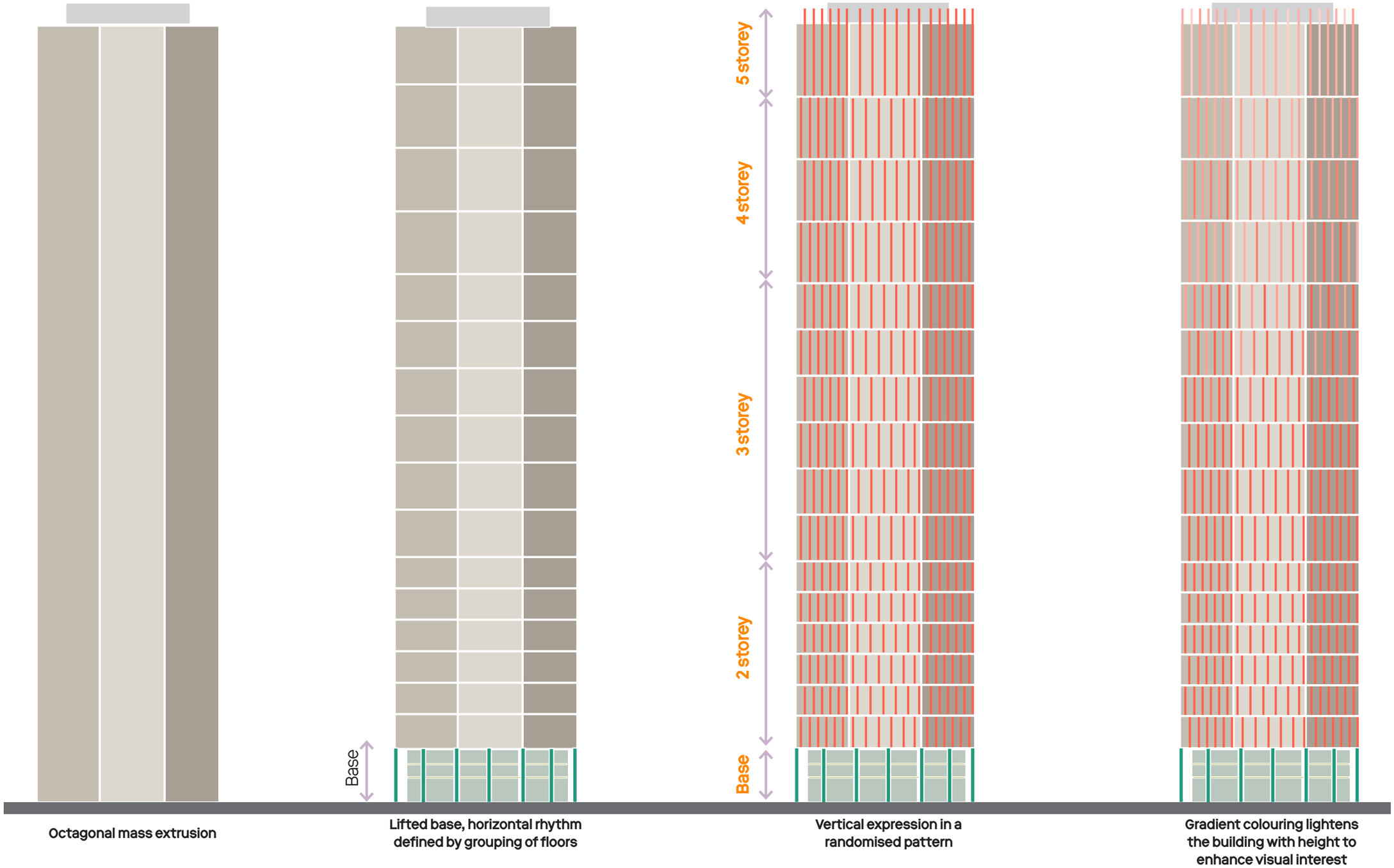


Fig 279 Residential façade articulation concept

Residential Layouts

Basement Level

The residential basement level is set at a consistent level of 25.190 AOD and includes plant and back of house spaces along with the cycle stores. Access to each basement is provided through the stair cores or through the accessible cycle lifts. The plant area is accessed through the stair core or through the access hatch, located to the south of the plan. The basements beneath Block A & B are structurally independent, but physically conjoined to reduce excavation and up-front carbon emissions.

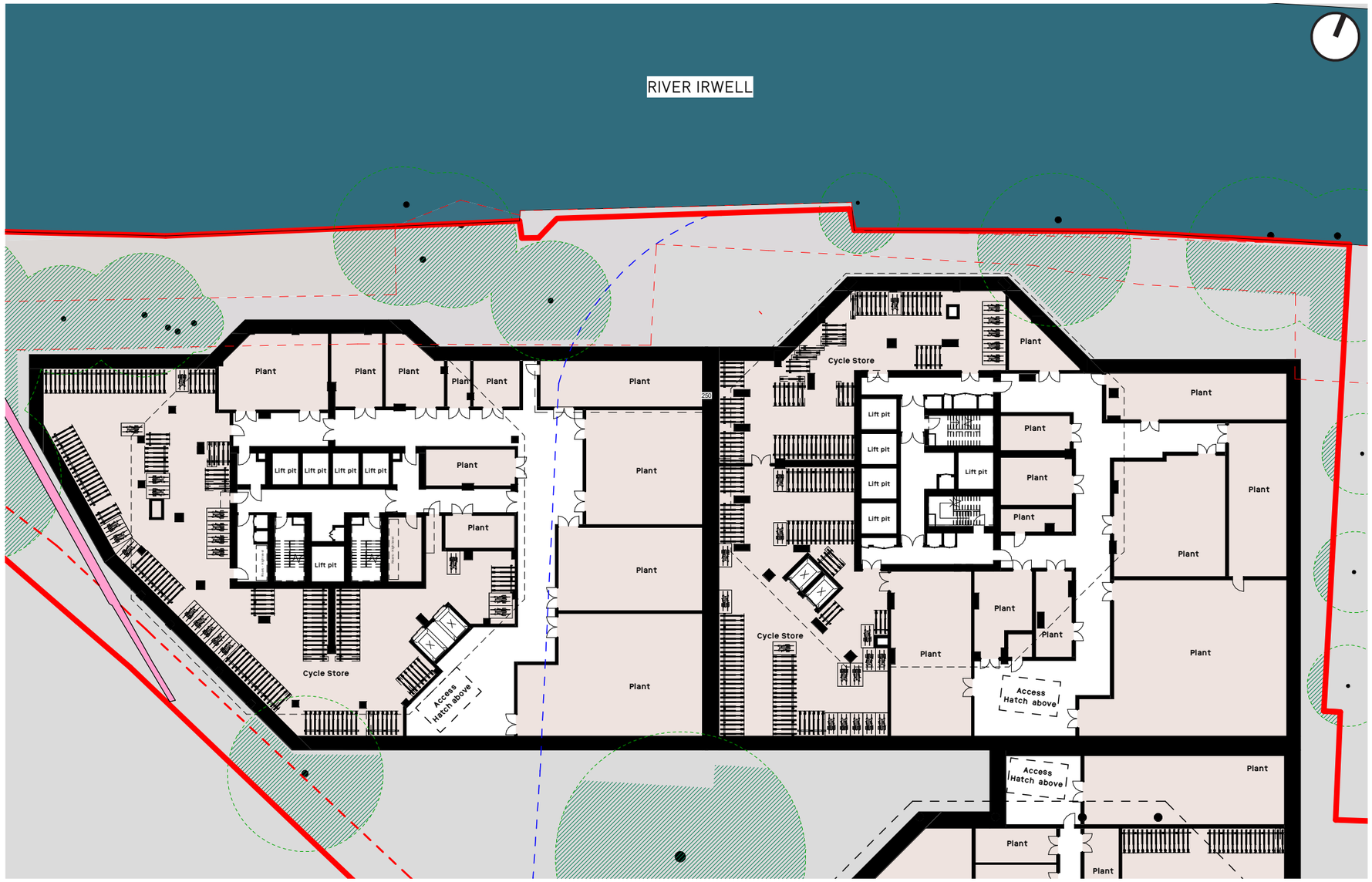
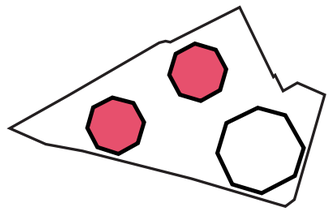


Fig 280 Basement level



Building Layouts

Ground Floor Level

The ground floor of the residential buildings are designed to provide active frontage to multiple directions, that engage with the surrounding public realm, enhancing a sense of activity and vibrancy, and continuity across the scheme.

The ground and first floor envelopes are set back from the main building line, creating spill-out space for the adjacent café use, and amenity spaces connected to each entrance lobby. These setbacks form a soffit at the second floor to offer weather protection for pedestrians at building entry points. The setbacks also form a double-height expression, articulated by a colonnade that establishes a clear transition from public to semi-public space at the building's approach.

Within this double-height zone are cycle lifts for residents and staff, providing convenient access to the basement cycle storage. Both buildings are entered through generous, managed lobbies with double-height entrances facing one another, enhancing visibility and ease of movement. Residential bin stores are integrated with the core for efficient waste disposal, with nearby loading bays supporting managed collection.

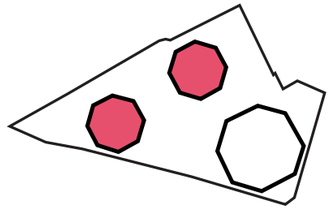
A publicly accessible food and beverage unit wraps around the north-eastern side of Block B, activating the riverside promenade and contributing to a lively public realm. A small undercroft parking area on the north-west side of Block A accommodates accessible residential parking.



Fig 281 Ground floor plan

KEY

- Residential Lobby
- Café / F&B
- Bin Store
- Residential amenity
- Deliveries / Waste Collection
- Active Frontage
- Entrance
- DN Access to basement cycle store
- Fire Escape Route
- Resident's Route Home
- Concierge view cone
- Post boxes and Parcels
- Basement Access Hatch



First Floor Level

The first floors of both residential blocks are dedicated to high-quality communal amenity spaces, designed to foster a sense of community and wellbeing among residents. These spaces are primarily focused on co-working and fitness & wellbeing studios, offering flexible environments that support both productivity and relaxation. The co-working areas provide a variety of settings, from open-plan workspaces to more private booths and meeting rooms, catering to different working styles. The fitness and wellbeing studios accommodate a range of activities, from yoga and meditation to strength training and group fitness classes, promoting an active and healthy lifestyle.

A feature stair seamlessly connects the ground floor to the first-floor co-working spaces, enhancing accessibility and encouraging movement between communal areas. This strong visual and spatial connection between levels reinforces the idea of a dynamic, multi-layered social hub within the development.

The first-floor façade is set back behind a colonnade, contributing to the activation of the public realm. This architectural treatment provides a sense of depth and layering to the buildings' base while creating shaded, sheltered spaces at street level. The transparency and permeability of the first-floor design ensure that the activity within the communal spaces is visible from the public realm, fostering a lively and engaging streetscape.

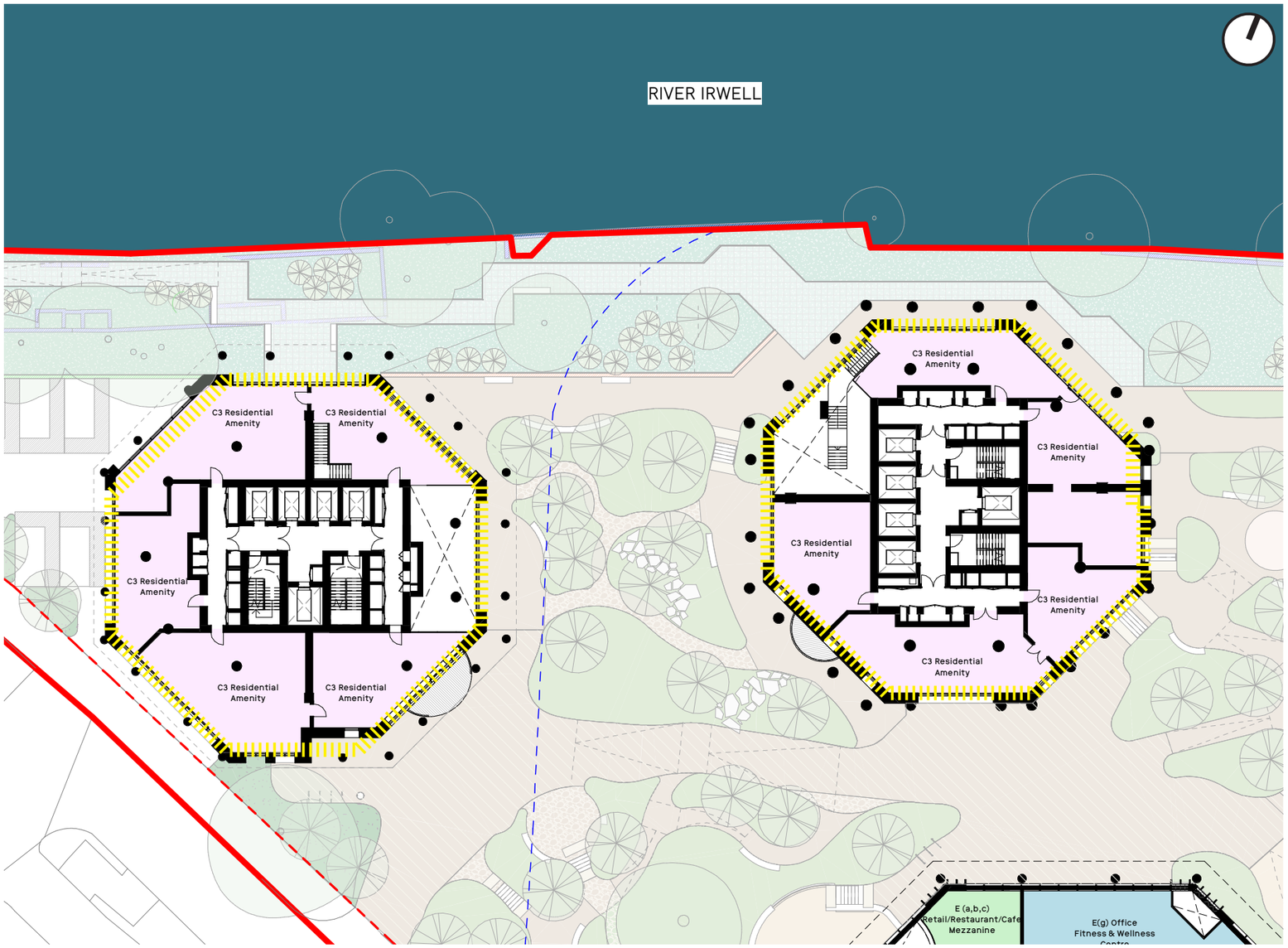
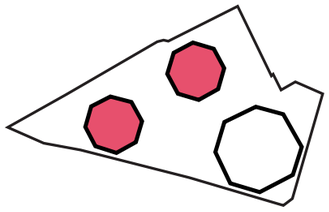


Fig 282 Level 01 Plan

KEY

- Café / F&B
- Office
- Communal Amenity
- Active Frontage



Typical Floor Plan

The residential floorplates start from Level 02 for both Blocks A & B. A series of non-typical floors are also interspersed throughout the height of both blocks, which include the M4(3) homes.

Block A typical floor plan mix:

- 3no. 1B1P homes
- 3no. 1B2P homes
- 1no. 2B3P home
- 3no. 2B4P homes
- 1no. 3B5P home

Block B typical floor plan mix:

- 1no. 1B2P home
- 3no. 2B3P homes
- 4no. 2B4P homes
- 1no. 3B5P home

72% of the flats are dual aspect in Block A while in Block B dual aspect homes are 88%. of the total home count. The scheme has 0% north-facing single aspect homes.

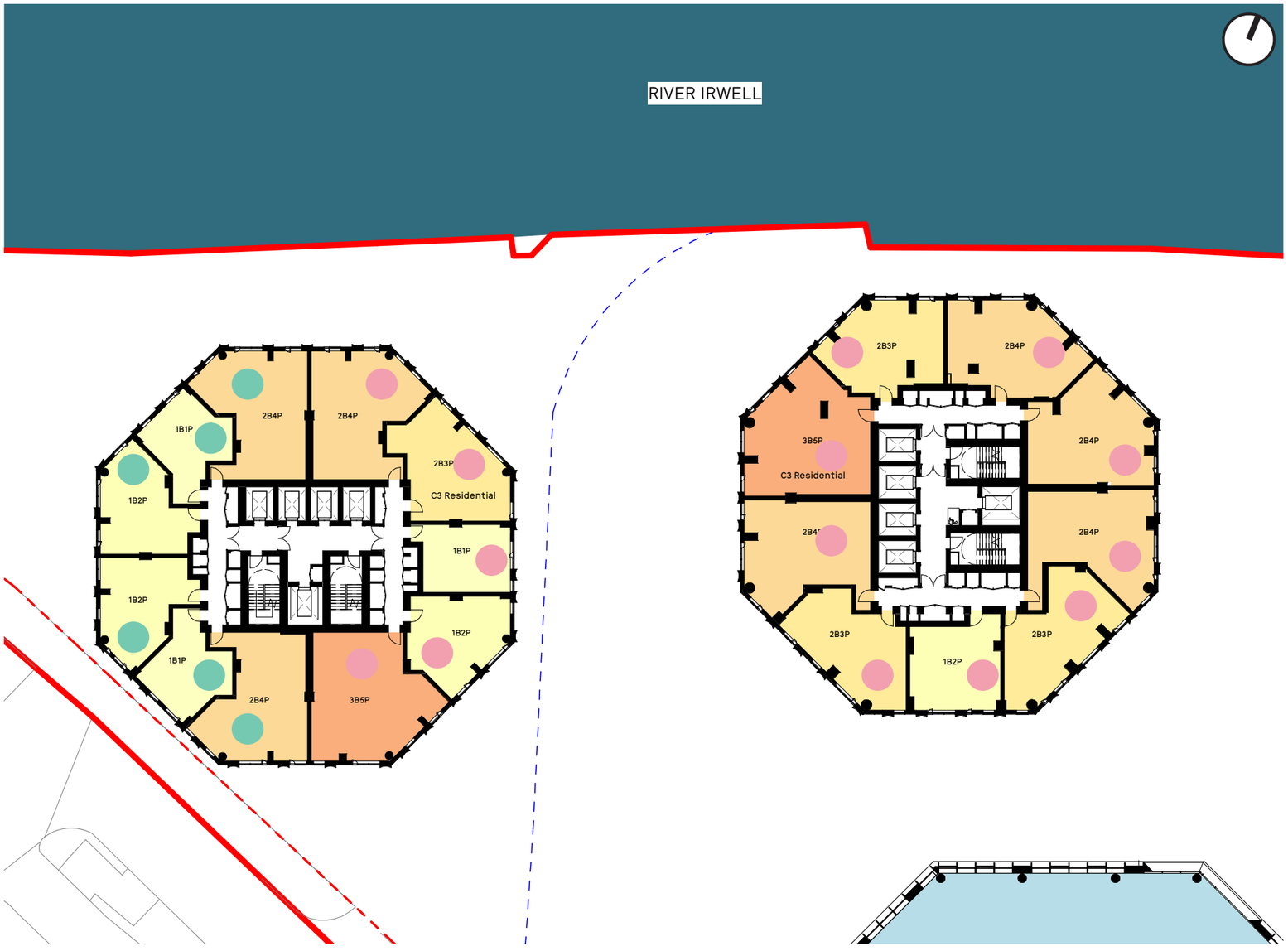


Fig 283 Typical floor plan

Top Floor Plan

The uppermost levels of both residential blocks are designed to offer an elevated living experience, with half of each floor dedicated to communal amenity spaces. In Block A, located on the 36th floor, the amenity space is oriented westward, providing residents with sweeping views of the cityscape, capturing the dynamic skyline and the ever-changing urban landscape of Manchester. Similarly, Block B has a series of amenity spaces on the 48th floor, which are north-facing to capture outlook across The Pennines north of the city.

These top-level communal spaces will include a sky lounge, private dining areas, and entertainment spaces, offering residents a setting to unwind, socialise, and take in the surrounding views. The sky lounges are designed for both casual relaxation and intimate gatherings, while the dining and entertainment areas provide a refined atmosphere for hosting private events, reinforcing a sense of community within the development.

The other half of each top floor is occupied by private homes, which are accessed via a separate corridor, ensuring a clear distinction between communal and residential areas. This thoughtful arrangement enhances security, privacy, and acoustic separation, allowing residents to enjoy the benefits of shared amenities without compromising the tranquillity of the adjacent homes.

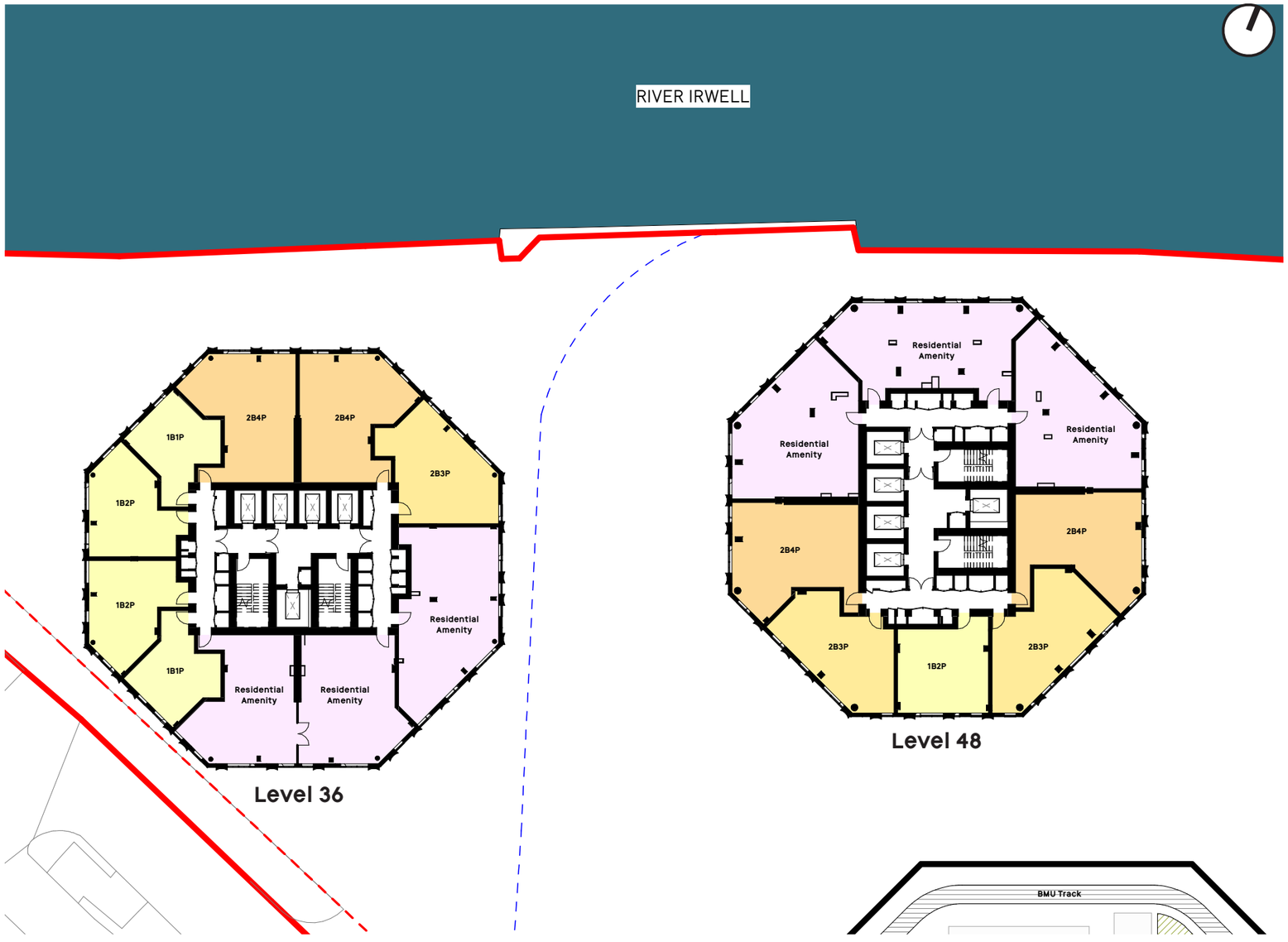


Fig 284 Top floor plan

KEY

- 1 Bed 1 Person/ 1 Bed 2 People
- 2 Bed 3 People
- 2 Bed 4 People
- 3 Bed 4 People
- 3Bed 6 People
- Residential Amenity

Roof Level

The roof levels of both residential blocks are designed to accommodate essential building servicing equipment, while maintaining a clean and cohesive architectural profile along the Manchester skyline. These areas house the central core, which extends to the roof level, along with air source heat pumps (ASHP) providing low carbon energy to each building, and mechanical extract ventilation units, to support the whole building fire strategy and life safety designs for each building.

Additionally, a tracked Building Maintenance Unit (BMU) zone is included, with its required tracks along with perimeter of both buildings, to facilitate efficient façade cleaning and periodic maintenance. The layout ensures that these functional elements are well-coordinated, minimising visual impacts while optimising performance and accessibility for long-term building upkeep.

All plant equipment as well as the lift and stair pop-up are screened from view from the wider city through a parapet screening which obscure these functional building components.

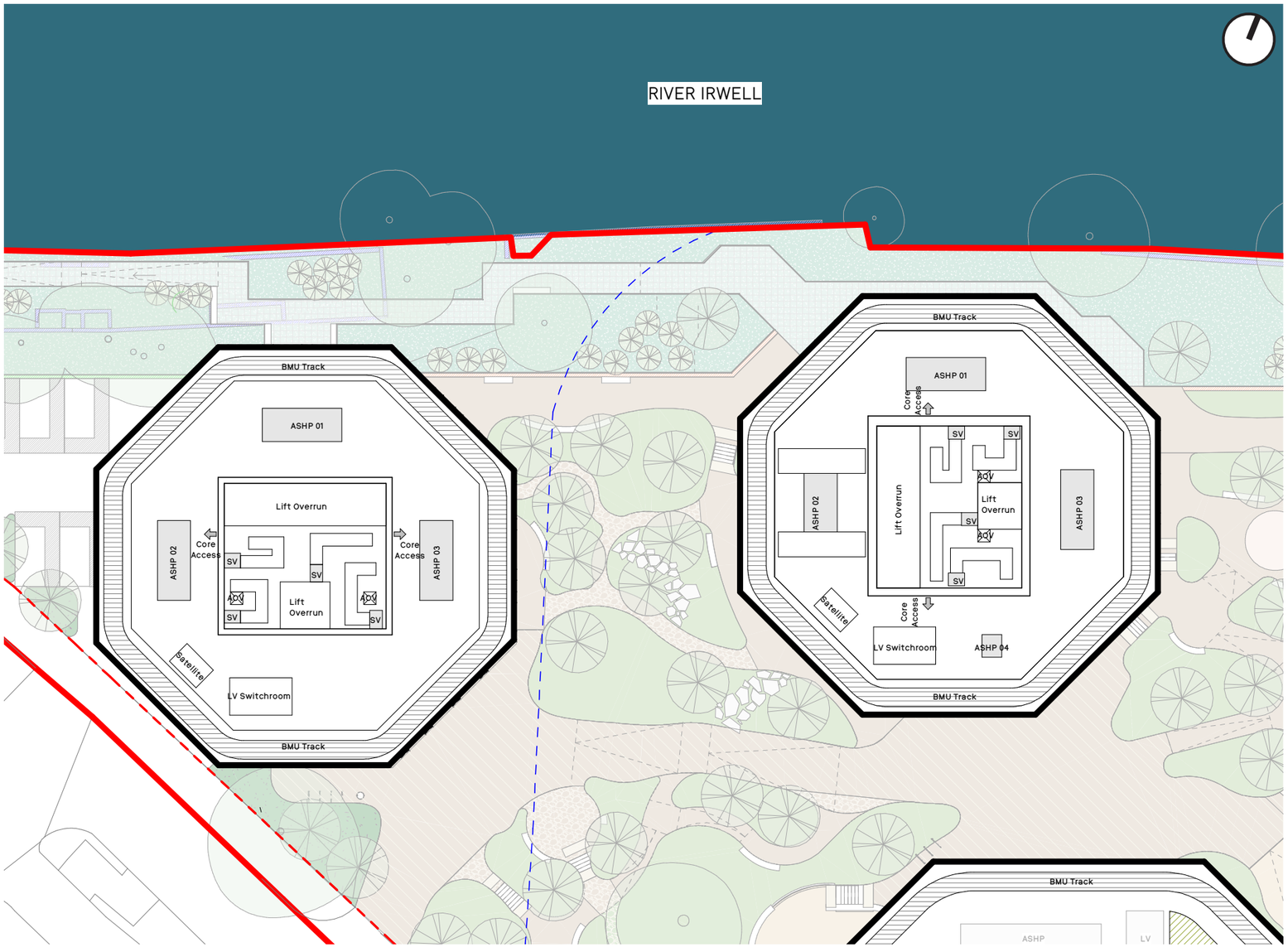
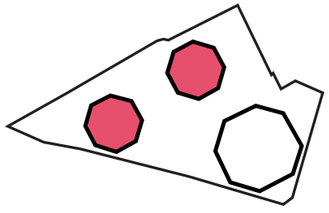


Fig 285 Roof plan

KEY

BMU track



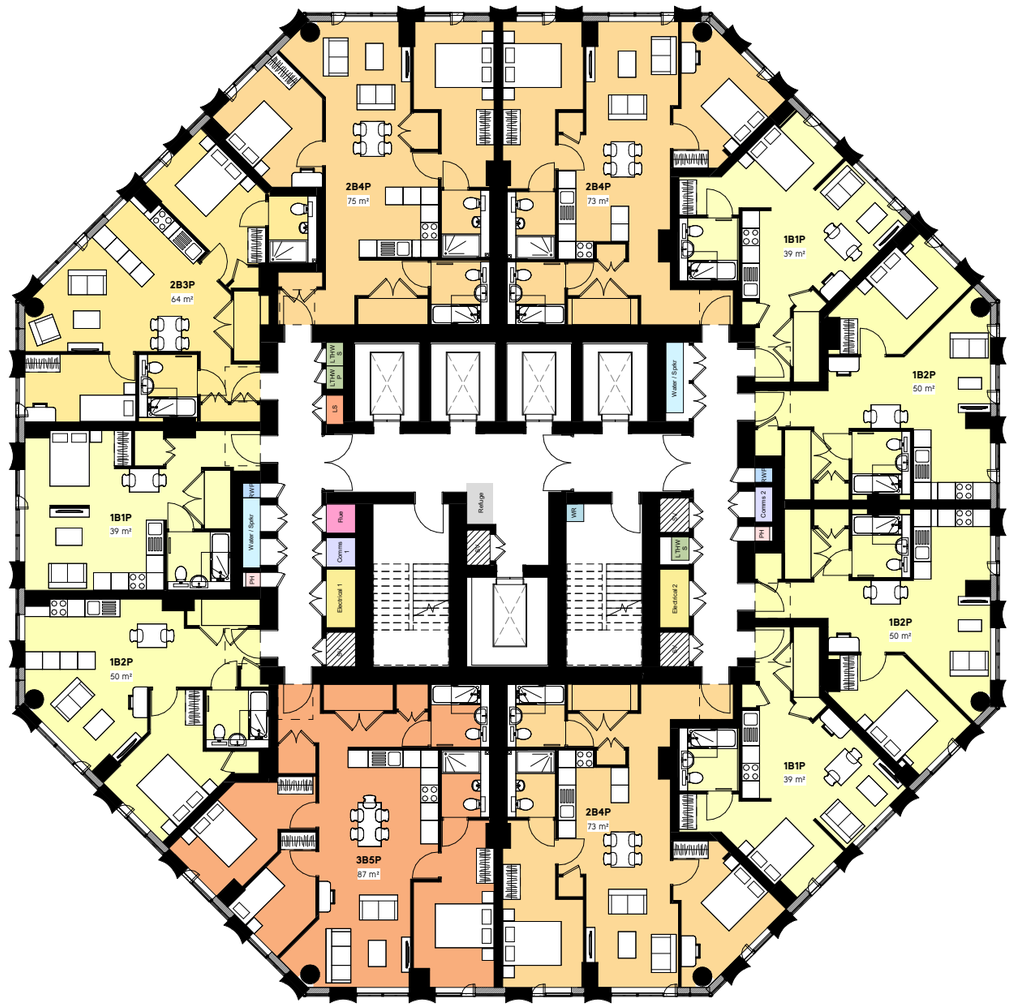
Residential Layouts

Typical Floor Plan A

This typical residential floorplan occurs between levels 14-21 & 23-33. On the typical floor 72% of the homes are dual aspect. Half the homes benefit from views towards the River Irwell, while a substantial amount look out onto the enhanced public realm, and wider city to the north-east and south-east.

These levels deliver 11 homes per level with the following mix.

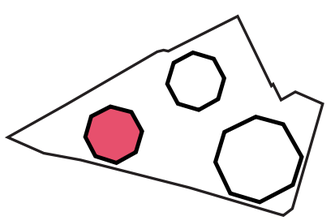
- 3no. 1B1P homes
- 3no. 1B2P homes
- 1no. 2B3P home
- 3no. 2B4P homes
- 1no. 3B5P home



KEY

- 1 Bed 1 Person/ 1 Bed 2 People
- 2 Bed 3 People
- 2 Bed 4 People
- 3 Bed 4 People
- 3Bed 6 People

Fig 286 Building A - Typical floor plan



Typical Floor Plan B

This typical residential floorplan occurs at levels 02-09, delivering 9 homes at each level with the following mix:

- 1no. 1B2P home
- 3no. 2B3P homes
- 4no. 2B4P homes
- 1no. 3B5P home

On the typical floor 89% of the homes are dual aspect, with almost half the homes benefiting from views towards the River Irwell, and all homes looking out onto the enhanced public realm.

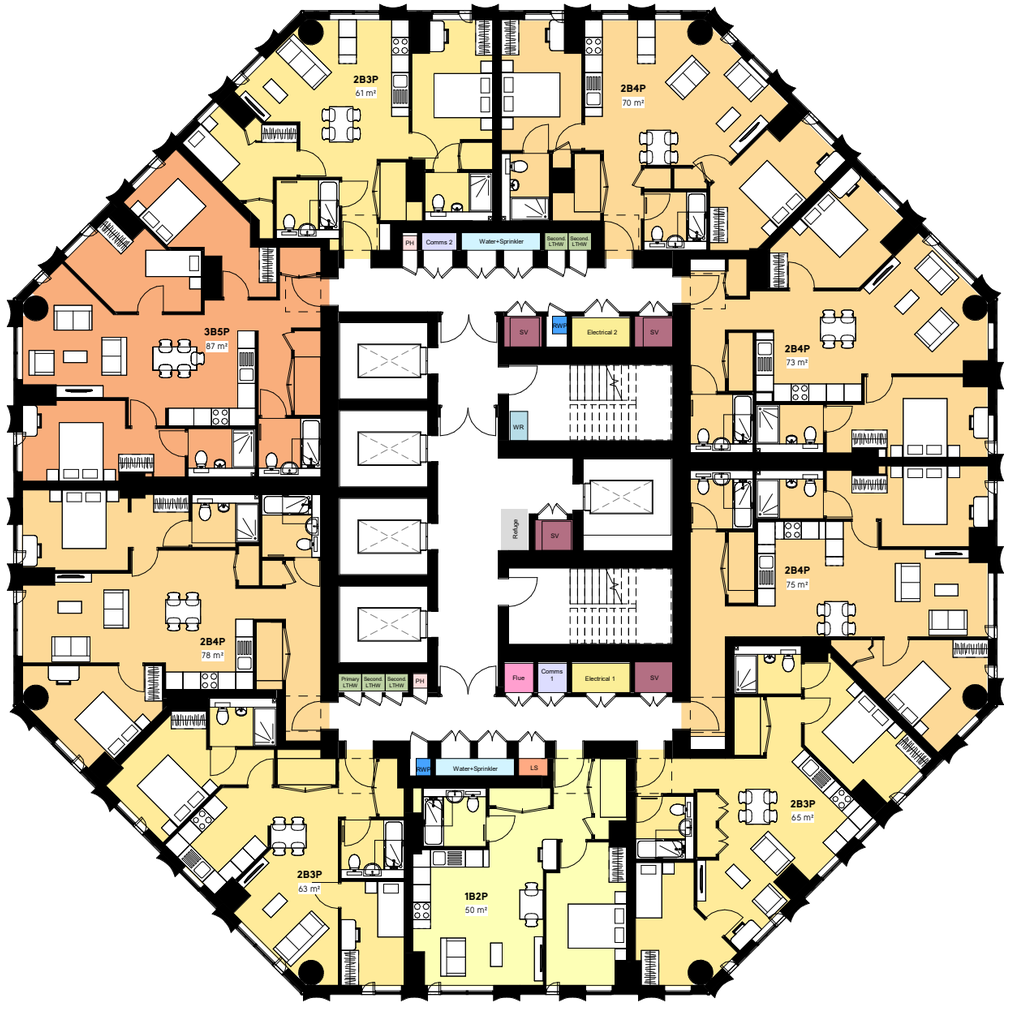
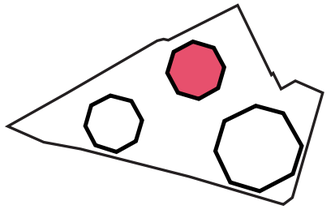


Fig 287 Typical Floor Plan B

KEY

- 1 Bed 1 Person/ 1 Bed 2 People
- 2 Bed 3 People
- 2 Bed 4 People
- 3 Bed 4 People
- 3Bed 6 People



Communal Amenity Strategy

The communal amenities within both residential blocks are thoughtfully distributed across the lowest two levels and the top level, creating a seamless blend of social, work, and wellness spaces that enhance the overall resident experience.

At ground level, the lounge areas, positioned adjacent to the residential lobbies, face the River Walk, offering a secluded retreat where residents can relax and enjoy the tranquil waterfront setting. These spaces are furnished with comfortable seating areas to foster an inviting atmosphere for casual gatherings or moments of quiet reflection.

A feature stair, prominently positioned between the lounge and lobby, provides a striking architectural element while creating a visual and physical connection between the ground floor social spaces and the first floor amenities.

On the first floor, the communal spaces are divided between co-working areas and wellness & fitness studios, catering to a variety of lifestyles and resident needs.

At the top levels, the communal amenities provide a amenities with an enhanced view, including sky lounges, private dining spaces, and cinema rooms, allowing residents to experience breathtaking panoramic views across Manchester, Salford and beyond.

Residential		Block A	Block B
L. 00	Amenity Lounges	130 sqm GIA	98 sqm GIA
L. 01	Co-working, Wellness & Fitness	432 sqm GIA	414 sqm GIA
L. 36	Communal Amenity	274 sqm GIA	-
L. 48	Communal Amenity	-	322 sqm GIA

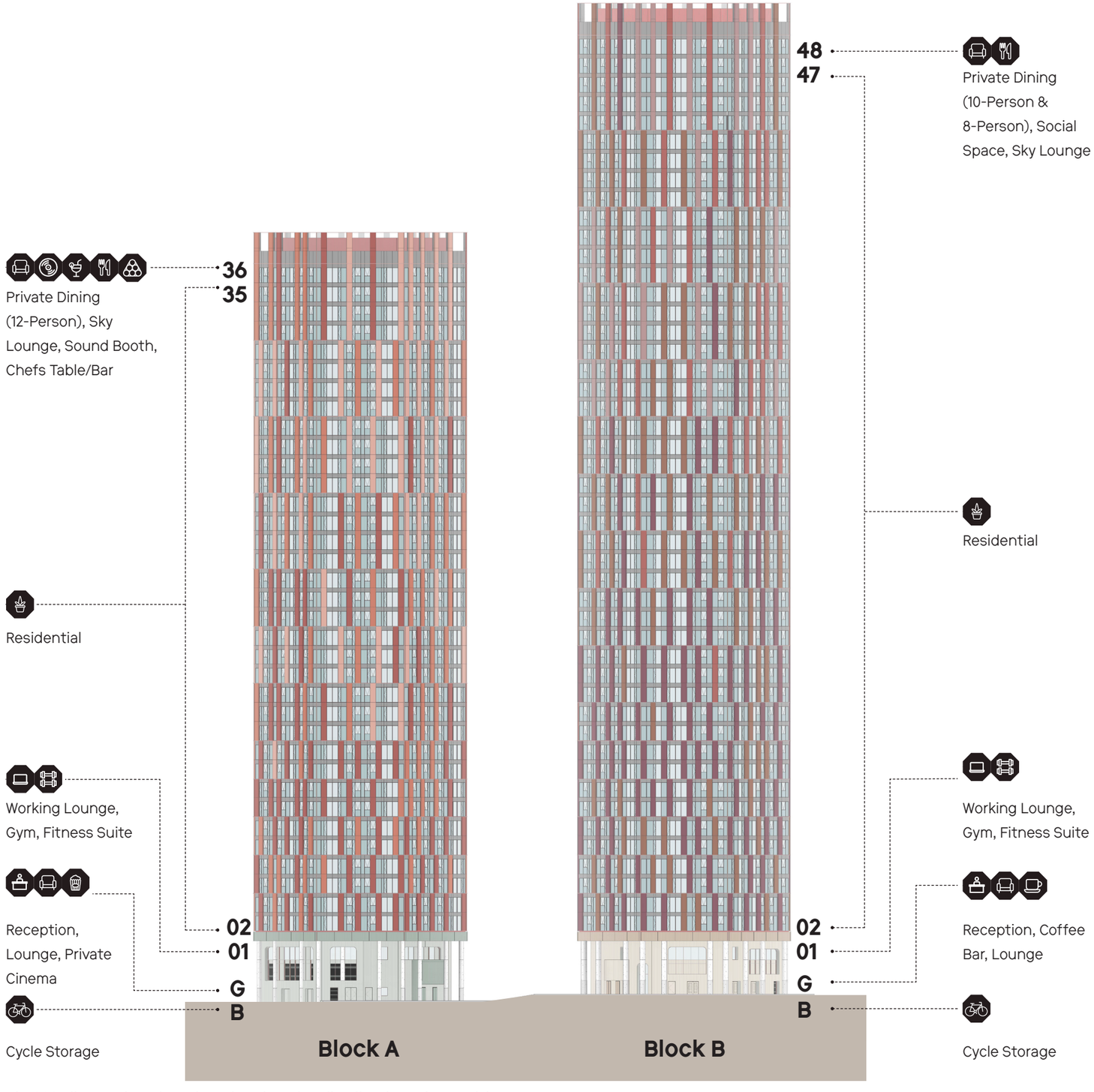


Fig 288 Illustrative elevation showing the distribution of amenities

Ground Floor Amenity

Lobby
A double height entrance moment offers a generous welcome upon entrance to the ground floor lobby. The concierge is located such that surveillance to the immediate local surroundings is provided, from a central position within the lobby. A parcel store is located behind the concierge desks of both Blocks A & B to provide space for secure package drop-off, and pick-up of deliveries, along with storage.

Wayfinding
Clear lines of sight within the lobby, and externally, allow for clear wayfinding. This includes the visual link with the concierge desk at the lobby entrance, as well as towards the core lifts and stairs through a clearly defined set of doors. In addition to this, a feature stair will be provided in each building providing residents with a sculptural and smooth transition to the first floor amenity spaces.

Post and Parcel Delivery
Postboxes are clearly arranged, in line with accessibility best practice standards. Informal seating is available for use while opening post. Parcel lockers are located adjacent to postboxes, with an additional parcel room placed behind the concierge.

Lobby Interior Design
The design intent for the lobby interior is the use of soft materials, with a range of textures, combined into calm and timeless arrangements to foster a homely and grounded atmosphere.

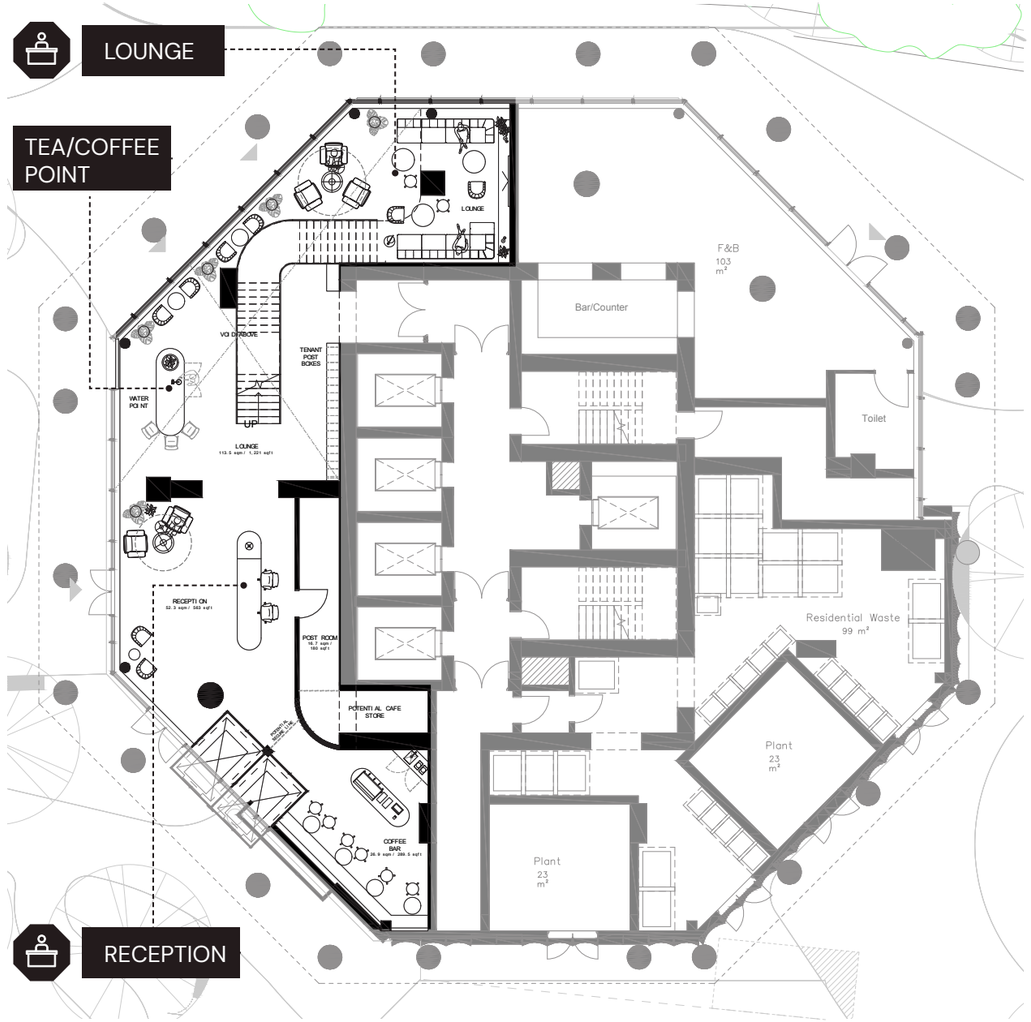


Fig 289 Block B Illustrative ground floor plan by Kin

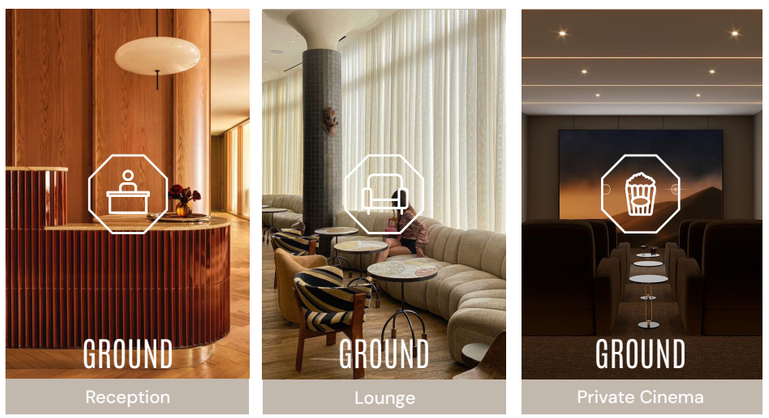
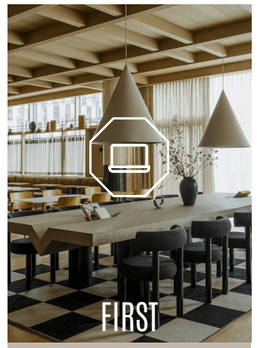


Fig 290 Ground floor interiors concept images

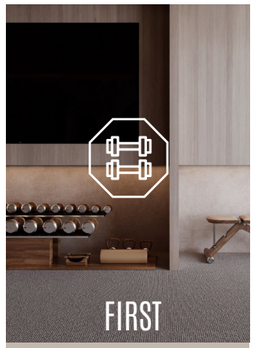
First Floor Amenity

At first floor in both Blocks A & B a variety of co-working spaces are set out, which can be accessed from the feature lobby entrance stair or central core, to offer a flexible environment for residents to work as individuals or in groups. The concept of zoning allows for variety within the spaces, suiting individual resident needs, which includes open plan, hot desks, private booths and pods.

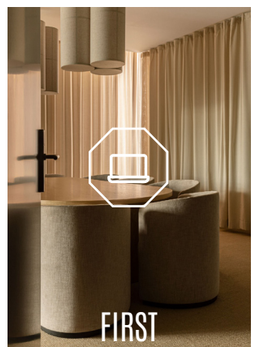
Wellness and fitness studios are also provided at first floor. These spaces are accessed separately through the core with a dedicated lobby, ensuring privacy and a focused atmosphere for exercise, yoga, and meditation. The first floor benefits from 360-degree views of the river and public realm, playing a crucial role in activating the double-height frontage of the building base, making the lower levels of the development feel open, engaging, and connected to the city.



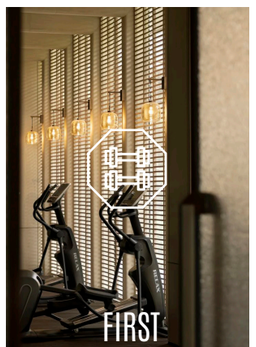
Working Lounge



Gym & Fitness Studio



Working Lounge



Gym & Fitness Studio

Fig 291 First floor interiors concept images

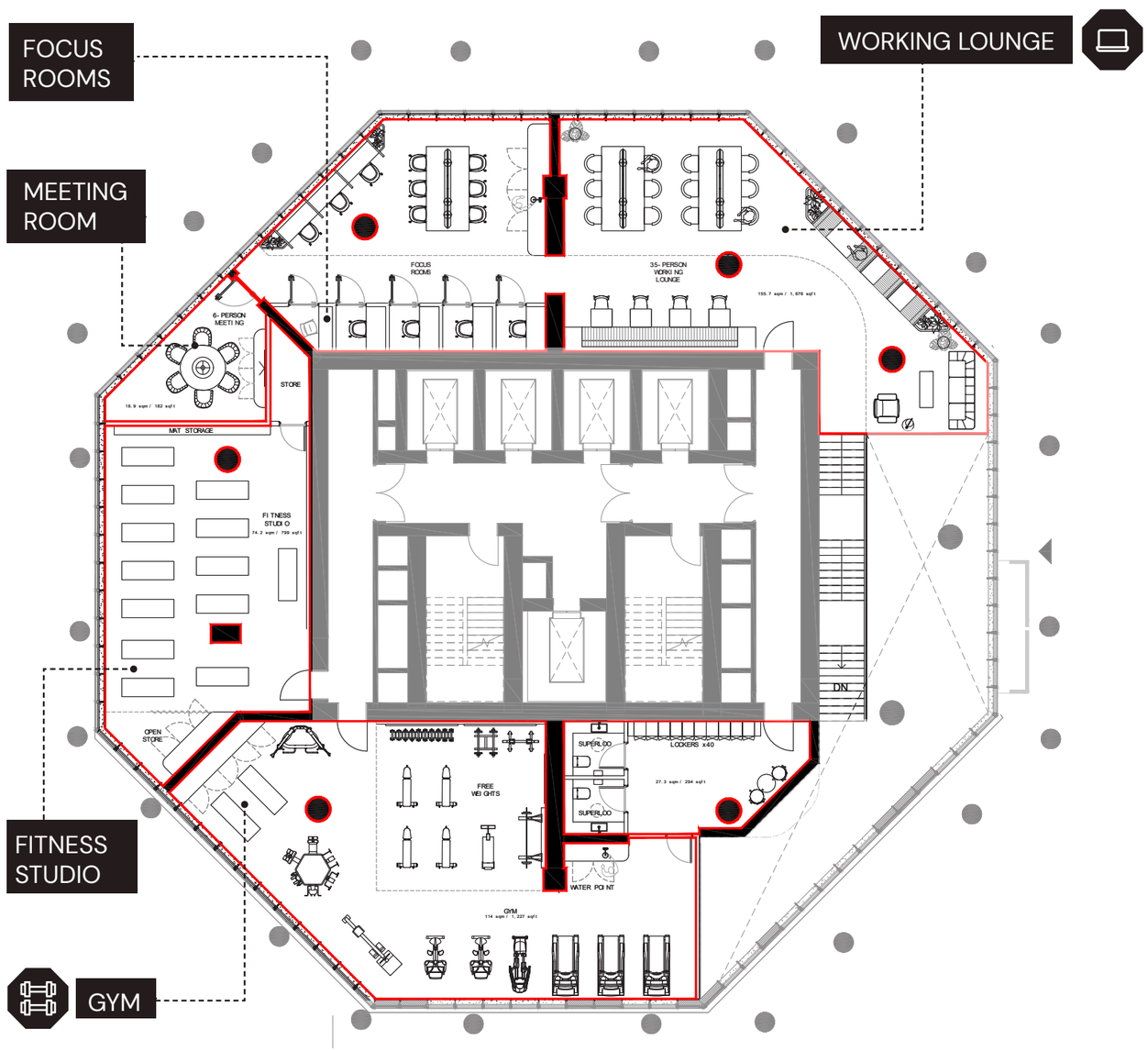
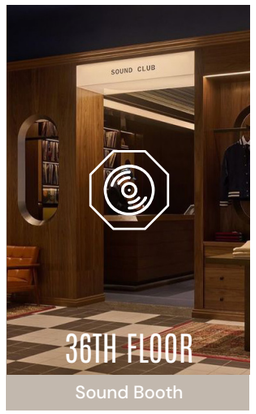


Fig 292 Block A Illustrative first floor plan by Kin

Top Floor Amenity

In Block B, the top-level amenity is oriented north, capturing views across Salford and towards the Pennines to the north of Manchester. The top floor amenity spaces offer a sense of escape and tranquillity. In contrast, Block A's top floor amenity faces west, framing views towards the city, to immerse residents in the vibrancy of urban life. These elevated communal spaces not only enhance the residential experience but also contribute to the identity of the development, reinforcing a sense of community where social interaction, work, and wellbeing are all integrated within the architectural vision.





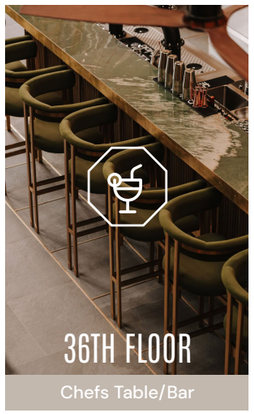
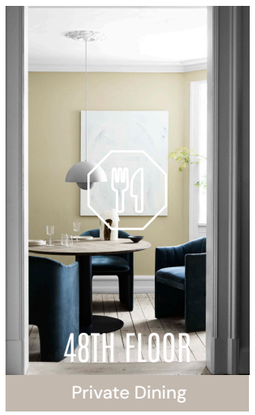
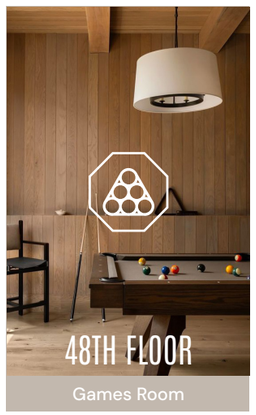


Fig 293 Block A top floor interiors concept images





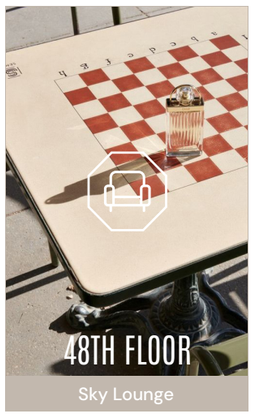


Fig 294 Block B top floor interiors concept images



Fig 295 Block B illustrative top floor plan by Kin

Residential Housing Quality

Internal Residential Quality

The residential floor plans maximise the number of apartments enjoying dual aspect views. Each apartment features a generous open plan kitchen, living and dining area (KLD).

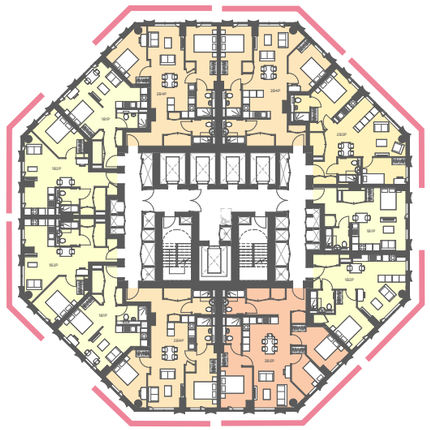


Fig 298 Block A typical floor plan

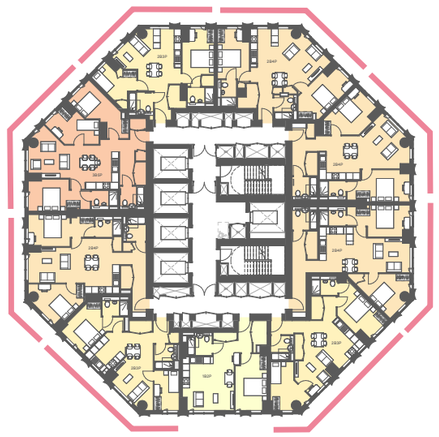


Fig 297 Block B typical floor plan

KEY

Dual Aspect home



Fig 296 Sketch of proposed residential apartment with open plan kitchen, living and dining space

Internal Residential Quality

Each apartment is intended to feature a carefully curated selection of textures, materials and detailing throughout. The design intent is for a natural palette, complemented by splashes of bold colours giving identity, and creating light-filled, warm and contemporary living spaces. The flexible design of the apartments provides homes which are suitable for a variety of residents across all walks of, and stages of life.

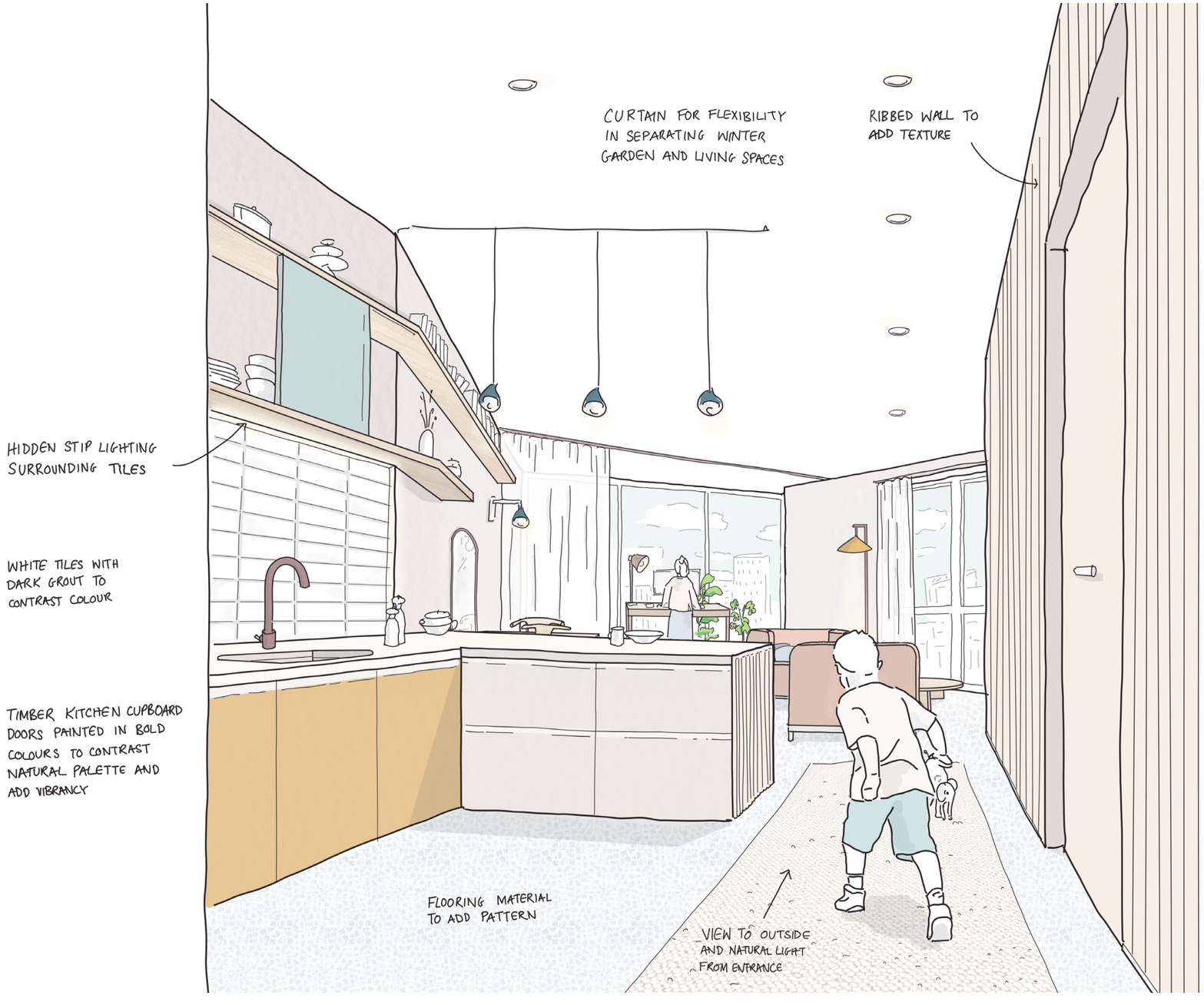


Fig 299 Sketch of proposed residential apartment with open plan kitchen, living and dining space

Appearance & Materiality

The appearance and materiality of the residential blocks has evolved throughout the design process as an expression of the Site, its opportunities and constraints, and setting within Manchester City centre. Careful consideration has been paid to the language, framing, scale, tone and materials to refine the proposal.

Elevation Composition

The composition of the elevations employs horizontal banding and features staggered vertical panels to create rhythm and order to the façade. The banding rhythm increases with height up the building, starting with two storey banding at low levels, increasing to three and four storey banding across the middle portion of the building, with a five storey expression at the top.

The gradation of banding makes the building more solid at its base where the building sits within proximity to the street, and more light and open at its top, where the building meets the sky.

The design team have taken inspiration from the undulating roof-scape of the existing single storey extension on Albert Bridge House, the semi-circular aperture detail of the nearby People's History Museum, and brick and stone arch detailing throughout Manchester to inform a scallop-profiled feature panel for the vertical panels on the residential blocks. The gentle curve helps to soften the façade expression by introducing organic lines, which captures the interplay of light and shadow throughout the course of the day, and to provide enhanced depth to the façade.

To provide a contemporary expression and sense of movement across the elevations, the feature vertical panels shuffle with height up the building, while variations in colour tone help to augment the sense of dynamism and movement with height. Warmer and darker red/rust tones are used at the lower levels, which progressively become lighter with the increasing height up the building, compounding the sense of solidity transitioning to lightness as each tower meets the sky.

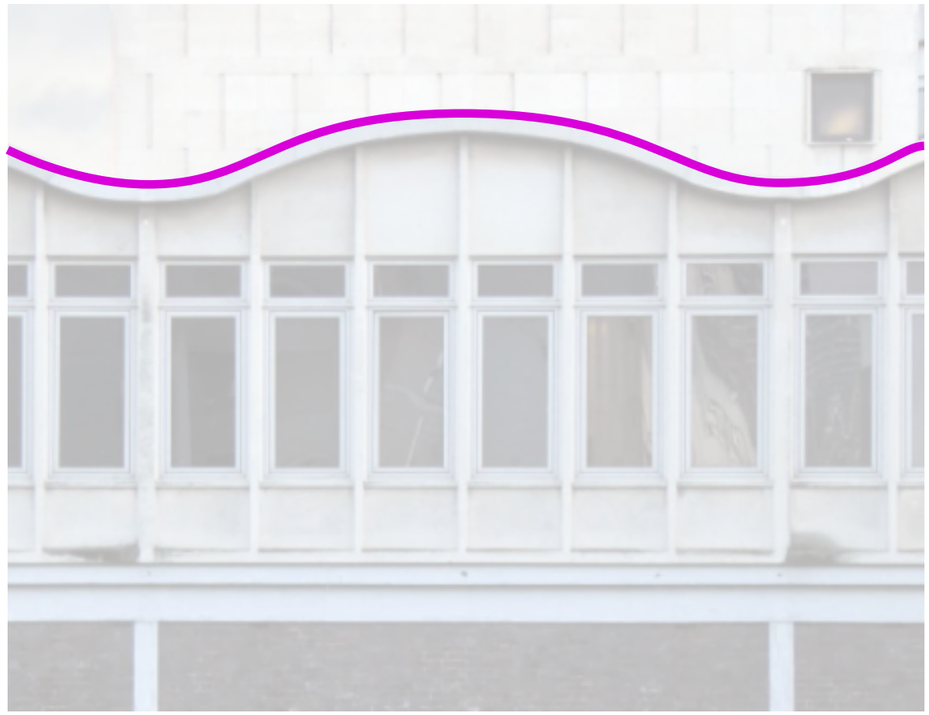


Fig 300 Existing Albert Bridge House single storey extension featuring a curved roof



Fig 301 Diagrammatic overlay of façade detailing and lines of expression visible within Manchester's period architecture

Secondary materials
The feature vertical panels span between horizontal bands. These the scallop profile panels sit within extents of curtain walling that includes coloured interlayer panels, fixed and openable glazed panels, alternating with ventilation panels. The curtain walling system proposes a repetitive approach in terms of panel dimensions and façade grid arrangement.

This arrangement produces a ‘randomised’ appearance, however is comprised of repeating panel sizes and details, encouraging off-site pre-fabrication, to enhance construction efficiency, reduce installation time, and minimise Site labour, ultimately leading to a cost-effective and streamlined façade system which reduces greenhouse gas emissions during construction.

The ventilation panels consist of a full-height glazed openable window, which opens inward, accompanied by a metal mesh fixed externally to provide maximised natural ventilation as well as robust fall protection.

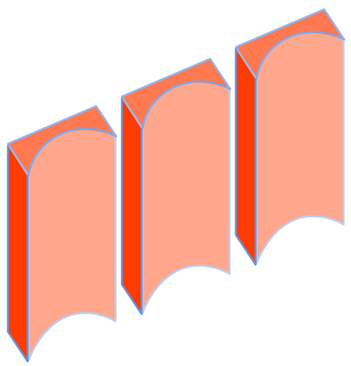


Fig 303 Proposed scallop profile panels



Fig 302 Residential façade components

Residential Base Façade Treatment

The façade of the building base was designed to create solidity at the base of the towers to ground the buildings while integrating each building with the surrounding public realm.

The residential base envelope is set back from the building footprint to promote a gradation of public to private, while allowing active uses to spill out. The setback provides protection from wind and rain at entrance moments, while the height of setback defines a datum height for the public realm at a human scale.

The scalloped feature panels on upper levels is reinterpreted within the base façade through vertically ribbed cementitious cladding. Generous double height openings connect the spaces at ground and first floors with the beautifully crafted landscape. The rounded corners of the openings reinforces the organic shapes of the landscape.



Fig 305 Exploratory sketch of the building base composition







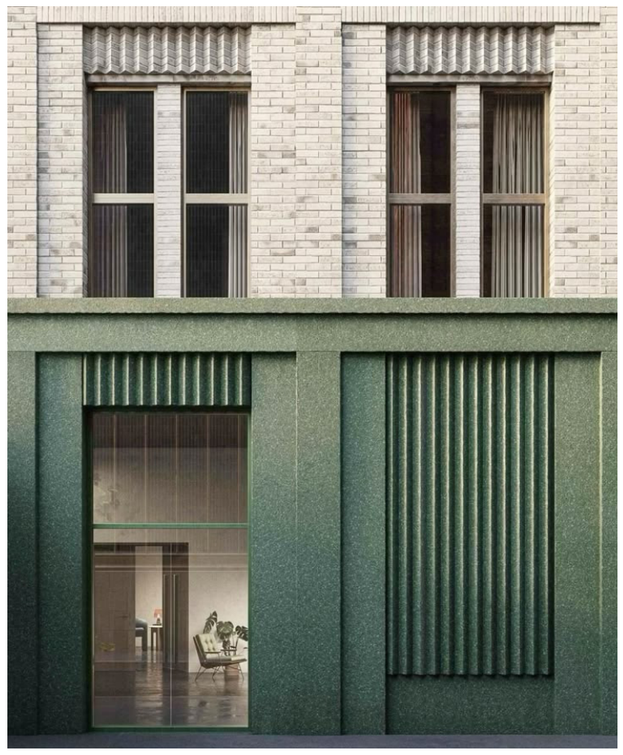


Fig 304 Look & feel precedents for articulation, detailing and material

Following the same approach, the cycle lifts are wrapped in a curved cementitious cladding to clearly demarcate and accentuate sustainable travel for the development. The back of house façades also combine ventilated metal with cast, cementitious materiality. The weight and texture of the gently profiled cementitious base helps to ground each building, while the exposed concrete columns, supporting the body of the tower, delicately land the buildings within the landscaped public realm.

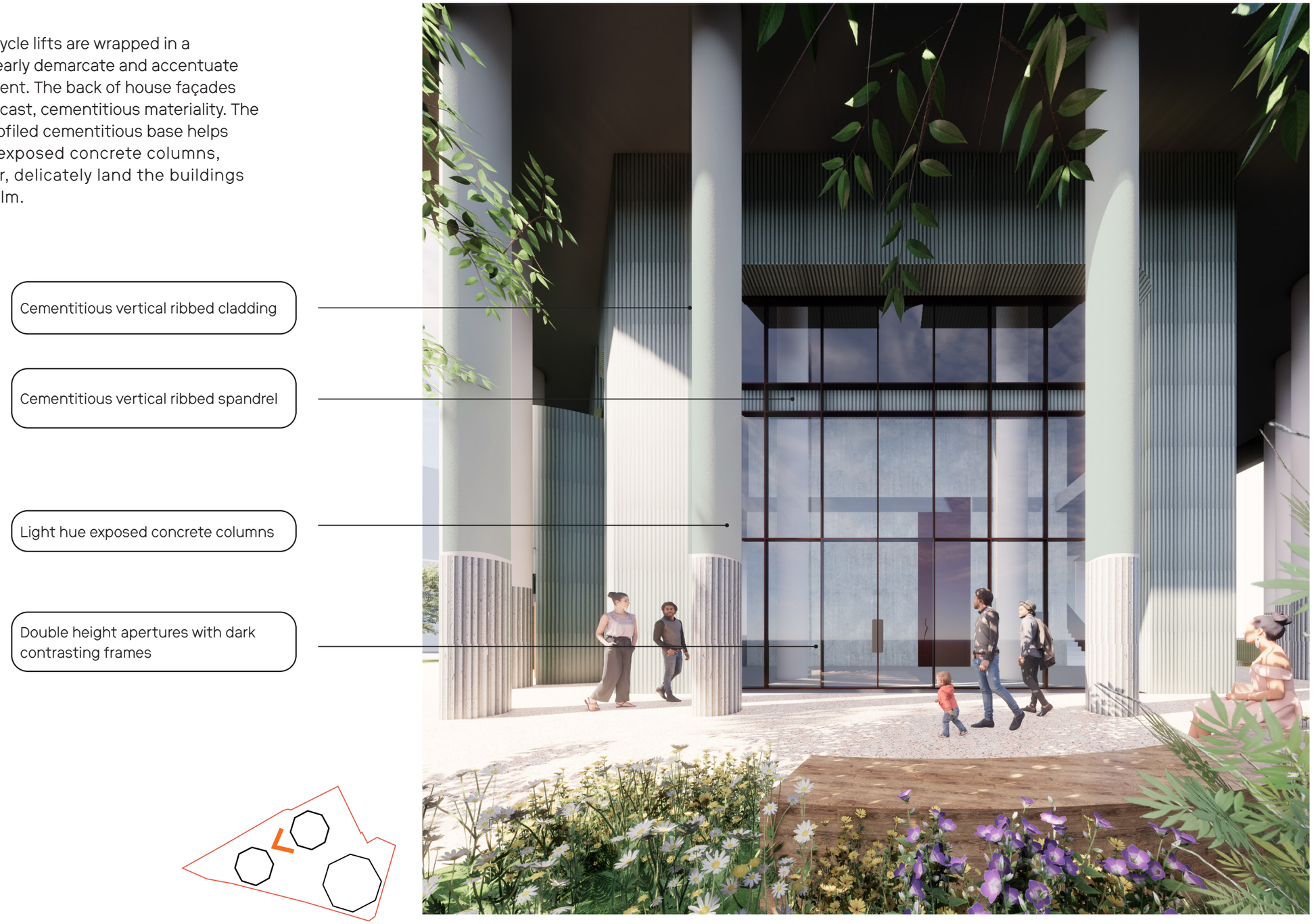


Fig 306 Block B façade base components.

Façade Materials

The concept for the material and tonality of the proposed residential buildings promotes each as having a unique character and identity, while together sharing common tonality, material approach, articulation and detailing to reinforce that they belong to a family of buildings.

Block A Palette

Block A is bright and light in warm tones of red, copper and light bronze, As a building that sits at the gateway between Salford and Manchester, prominently occupying the corner of the Site at the Albert Bridge, Block A forms a strong visual marker, while moderating height between the wider context and Blocks B & C within the proposal. The predominant material is anodised aluminium, combined with a more heavy-weight cementitious base.

Body:

01 Vertical Profiled Panel 1
Light Bronze Anodised Aluminium (Matte Finish)

02 Vertical Profiled Panel 2
Light Copper Anodised Aluminium (Matte Finish)

03 Vertical Profiled Panel 3
Medium Red Anodised Aluminium (Matte Finish)

Combination materials:

07 Horizontal Expressed Banding
Light Red Anodised Aluminium (Brushed Finish)

08 Window Frames
Dark Bronze Anodised Aluminium (Brushed Finish)

09 Interfloor Spandrel Panels
Charcoal Anodised Aluminium (Brushed Finish)

Base:

10 Lower Levels Feature Colour
Medium Pale Green Pigmented Cementitious/Cast Masonry (Profiled)

11 Lower Levels Base Colour
Light Pale Green Pigmented Cementitious/Cast Masonry (Profiled)

12 Glazing (windows/door sets)

13 Window and Door Frames
Light Grey Anodised Aluminium

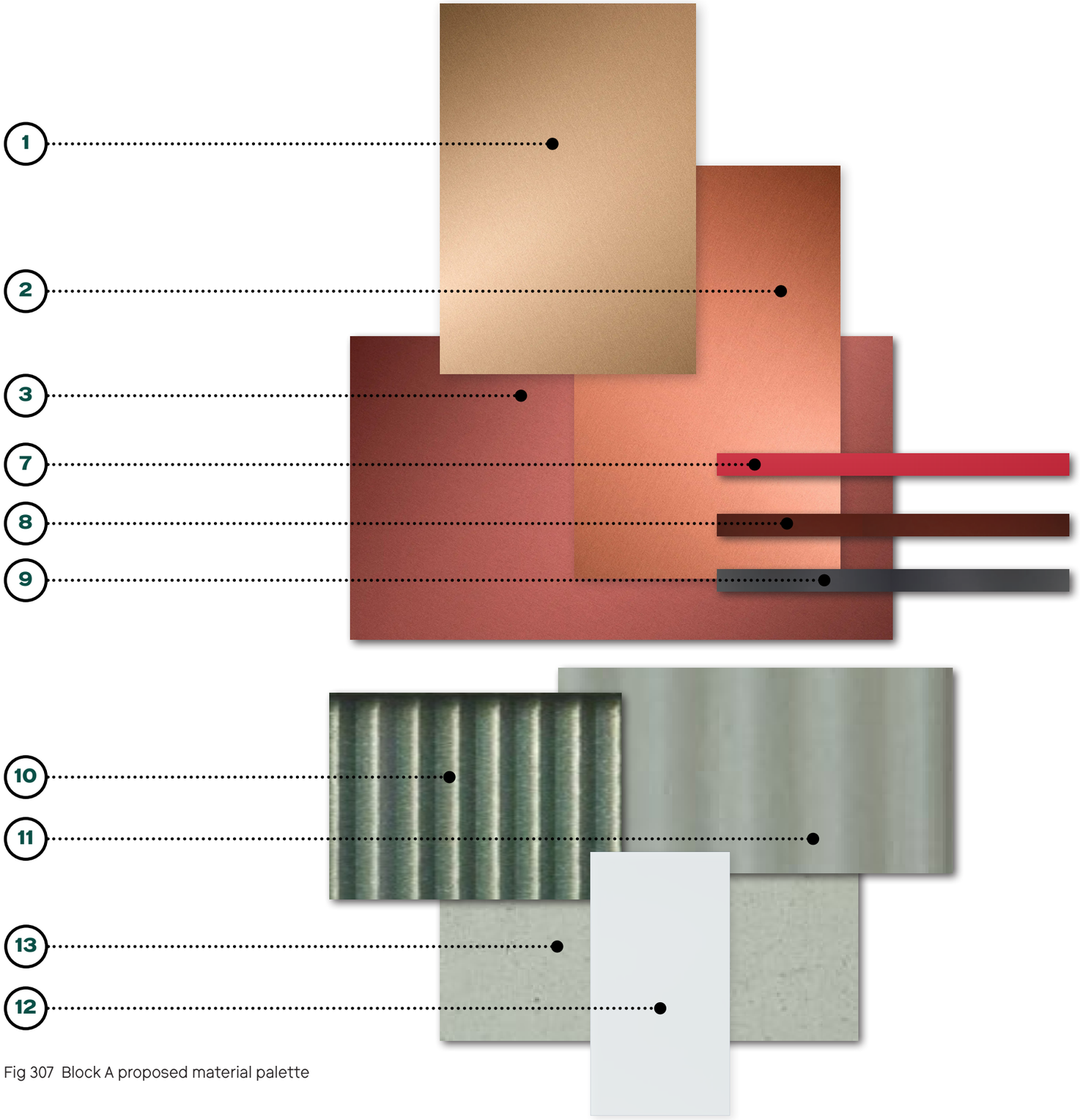


Fig 307 Block A proposed material palette

The Block B palette complements Block A with shared common materials and colour, however adopts a unique identity with a darker base and broader range of colours. At the lower floors a deep wine red defines base of the façade, which migrates to light red at the top blending bronze and rust tones.

Block B Palette

The Block B palette is defined by deep rusts, reds with bronze and copper highlights. The building forms a height landmark at Trinity Bridge, prominently visible along the River Irwell and from further afield within the Manchester City Centre. The predominant material is anodised aluminium, in combination with a more heavy-weight cementitious base.

Body:

03 Vertical Profiled Panel 3
Medium Red Anodised Aluminium (Matte Finish)

04 Vertical Profiled Panel 1
Medium Bronze Anodised Aluminium (Matte Finish)

05 Vertical Profiled Panel 3
Cherry Red Anodised Aluminium (Matte Finish)

06 Vertical Profiled Panel 3
Dark Red Anodised Aluminium (Matte Finish)

Combination materials:

07 Horizontal Expressed Banding
Light Red Anodised Aluminium (Brushed Finish)

08 Window Frames
Dark Bronze Anodised Aluminium (Brushed Finish)

09 Interfloor Spandrel Panels
Charcoal Anodised Aluminium (Brushed Finish)

Base:

12 Glazing (windows/door sets)

14 Lower Levels Feature Colour
Medium Pale Mocha Colour Pigmented Cementitious/Cast Masonry (Profiled)

15 Lower Levels Base Colour
Light Pale Cream Pigmented Cementitious/Cast Masonry(Profiled)

16 Window and Door Frames
Light Cream Anodised Aluminium

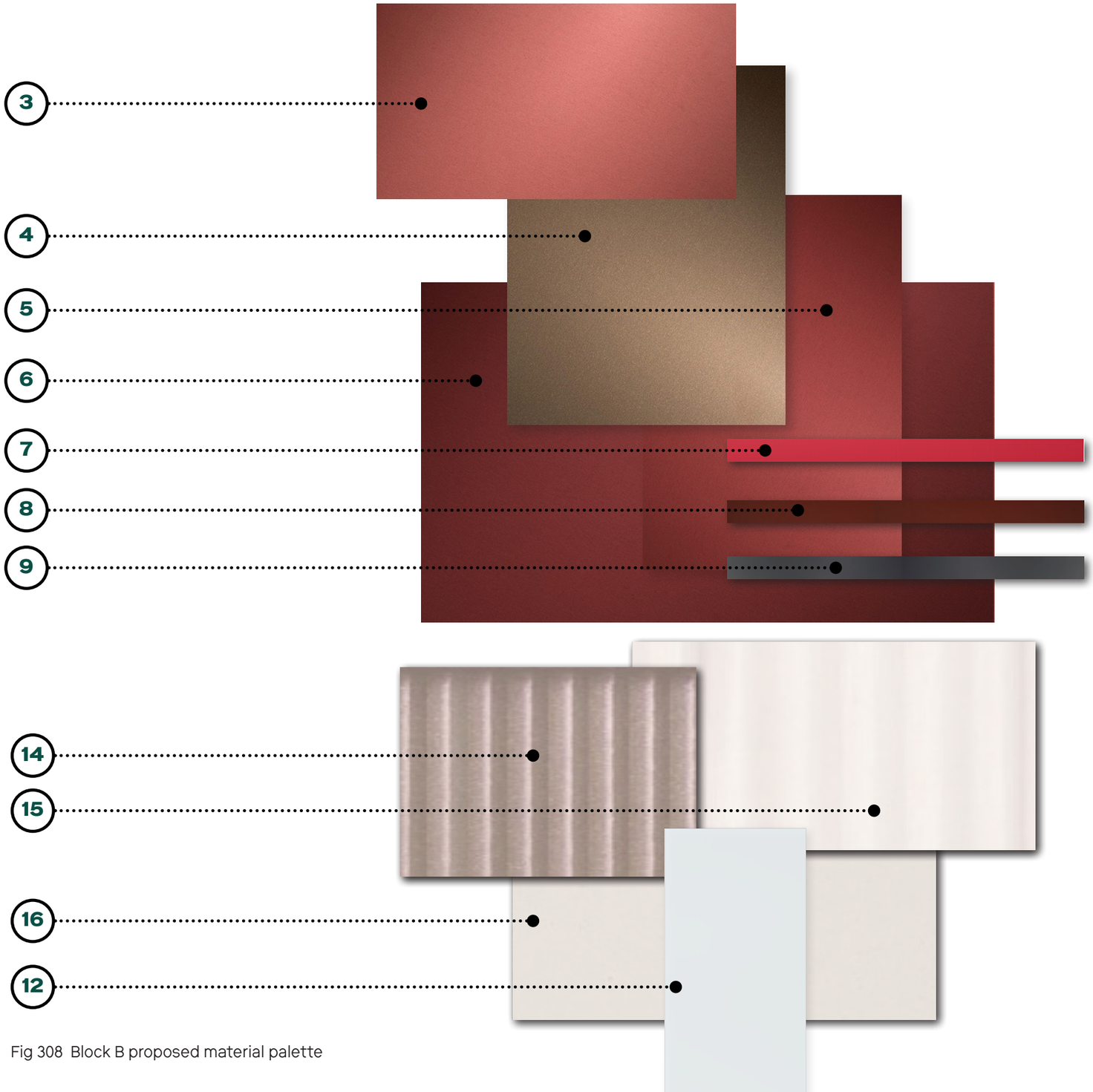


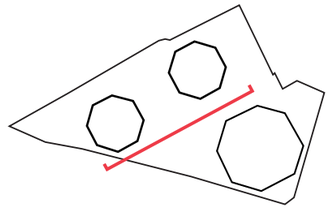
Fig 308 Block B proposed material palette

Elevations

The two residential buildings are designed to be read as two members of a family of buildings through a consistent approach to material and articulation, however with individual identity defined by subtle colour variation share a common language.

South-East Elevations

The south-east elevations face the central shared area of public realm and commercial building, acting as a visual marker for development within the city. The complementary palettes of warm-toned feature panels which run through the façades lighten with height up the building to ‘diffuse’ the sense of solidity within the overall composition, while the horizontal banding increases with height up each building which helps to reduce visual compression as each building meets the sky.



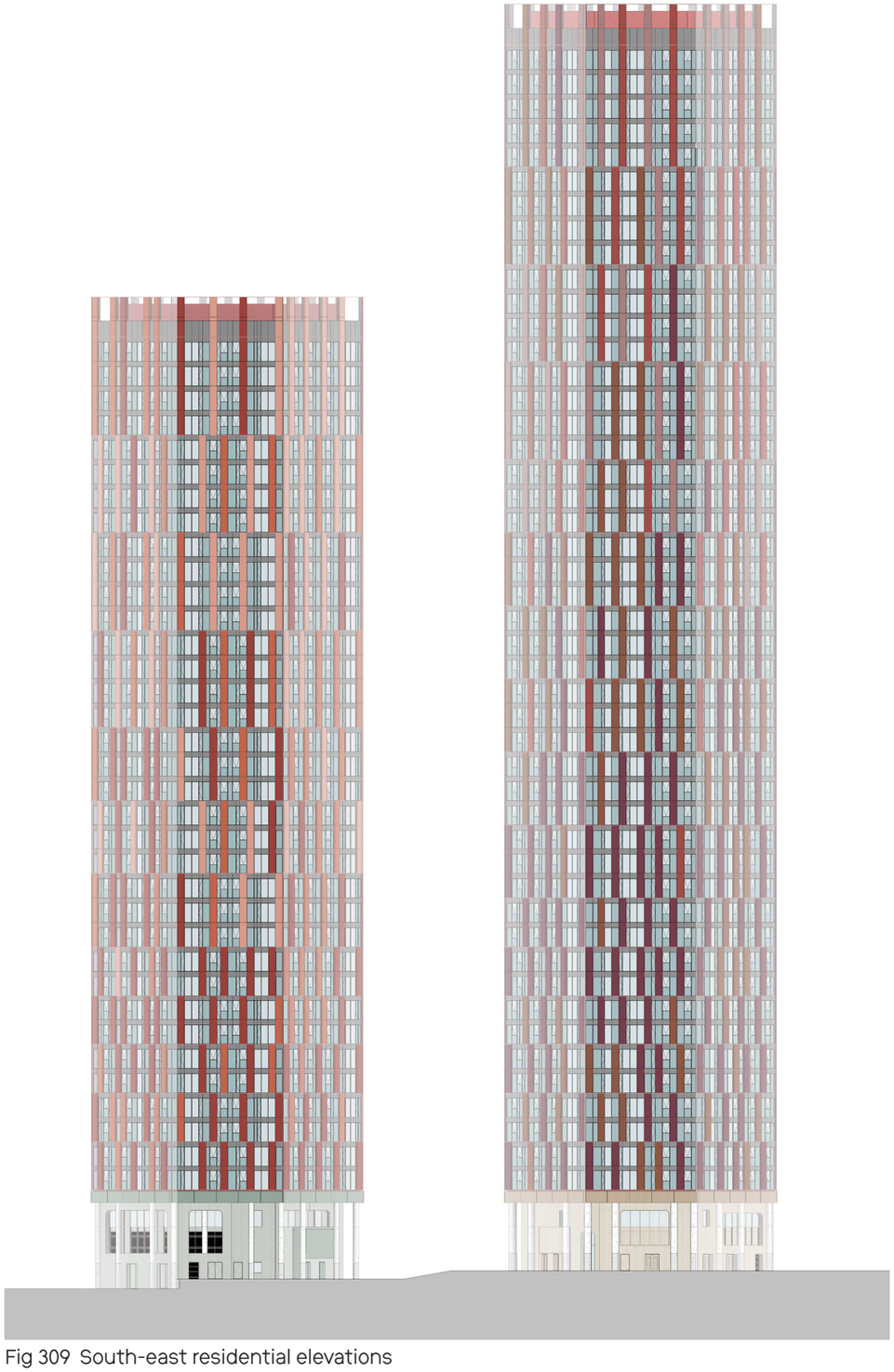


Fig 309 South-east residential elevations

North-West Elevations

The north-west elevations face Salford, creating a strong visual landmark for the Albert Bridge House Site, at the gateway to Manchester. The language of varying feature panels and glazing continues around each elevation. At the each building's base the colour tones change to more natural, lighter tones of pale greens, straw and cream colouring to complement and tie into landscape public realm, and abundant nature throughout the Site at ground level.

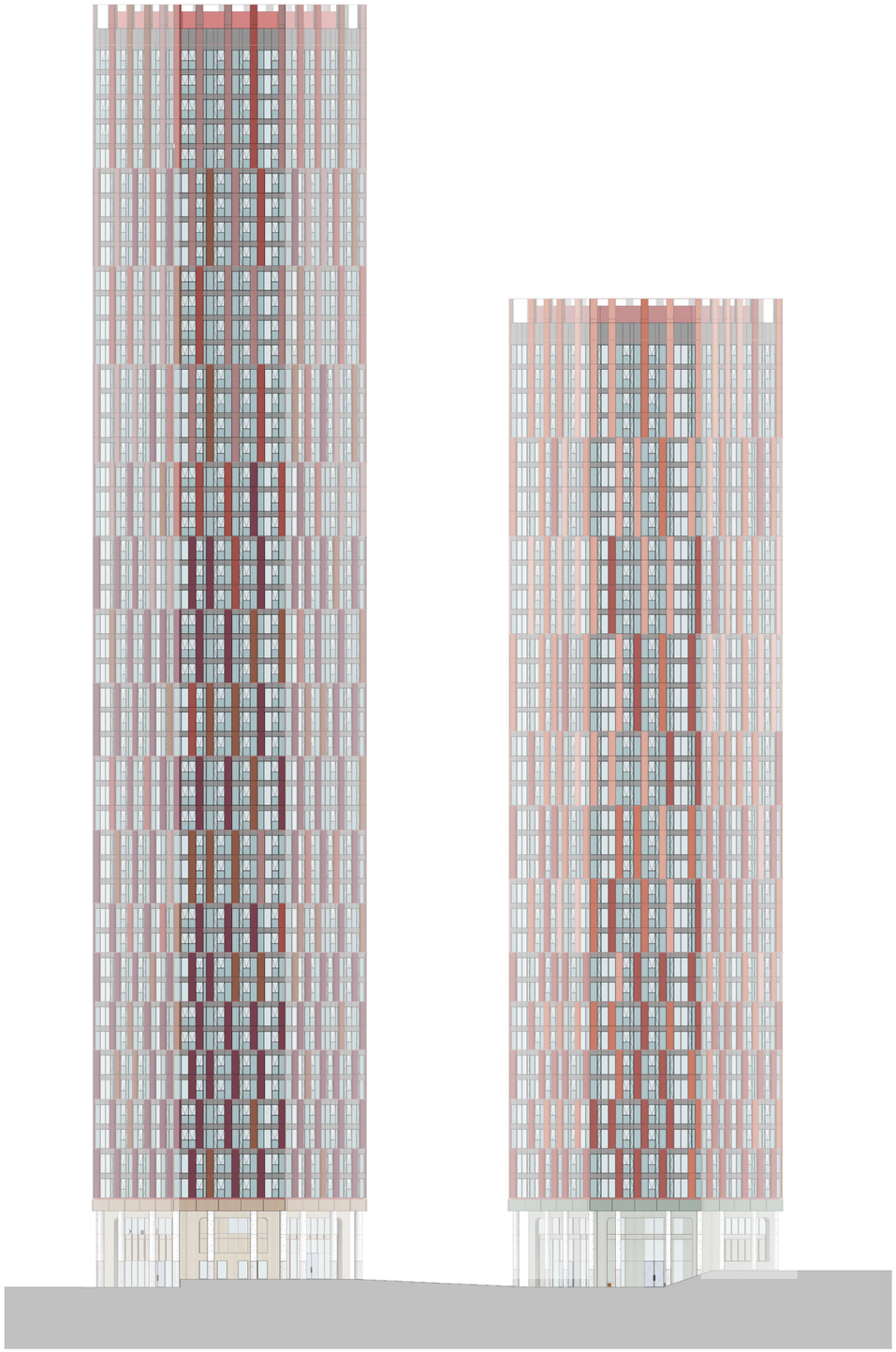
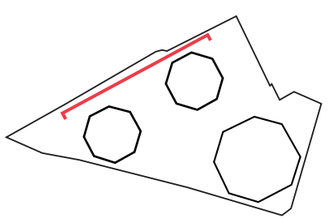


Fig 310 North-west residential elevations



Bay Studies

Block A Two Storey Typical Bay

Façade:

F03	Anodised Aluminium Scalloped Feature Panel - Varying tones
F04	Anodised Aluminium Horizontal Expressed Banding (Brushed Finish)

Glazing, Windows and Openings:

G01	Anodised Aluminium Window/Door Frame
G02	Anodised Aluminium Interfloor Spandrel Panels
G03	Anodised Aluminium Openable Perforated Panels
G04	Anodised Aluminium Back-Painted Glass Panels
G05	Glazing, Clear

Miscellaneous:

M01	Light Hue Exposed Concrete Columns
M02	Steel Maintenance Door (Solid/louvred to suit performance requirements. Colour match adjacent cladding.
M03	Perforated Anodised Aluminium Screen. Colour match adjacent cladding.

Note: Variation in the arrangement of panels will occur within the typical bays.

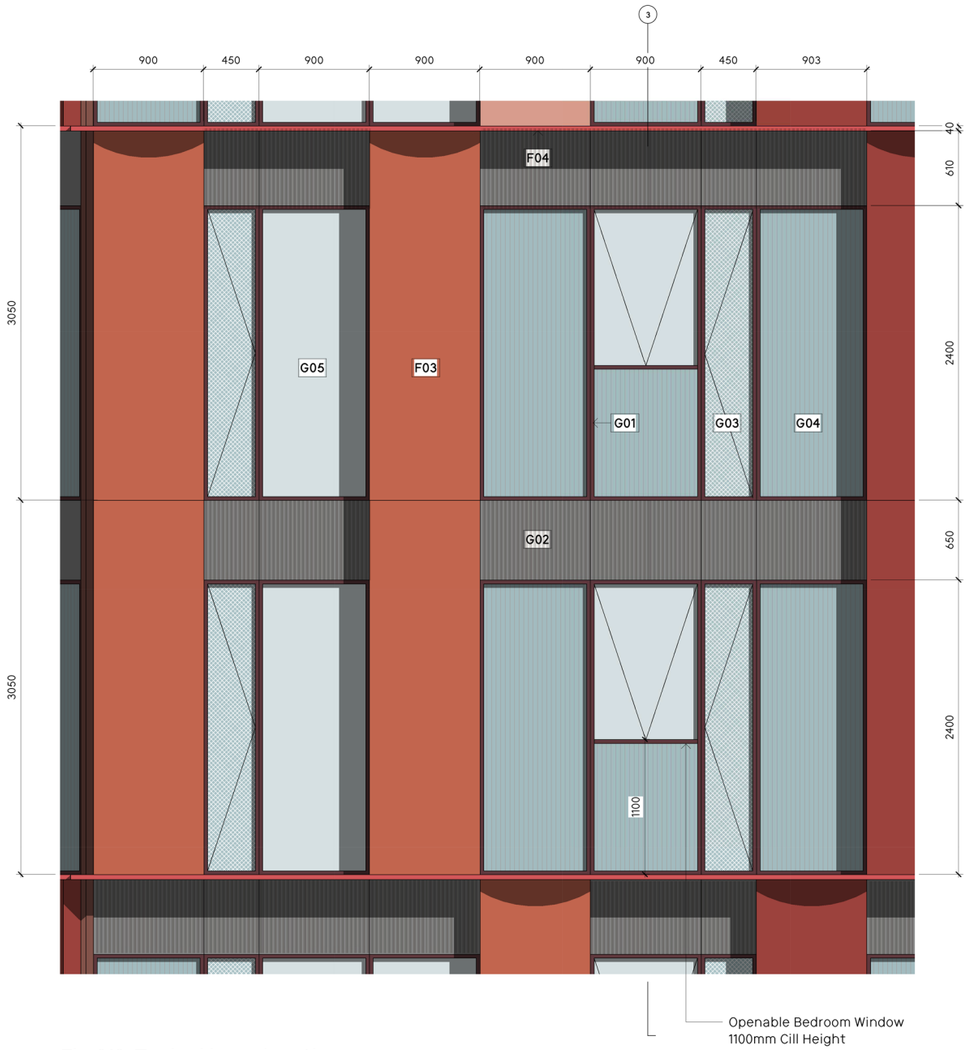


Fig 312 Typical bay elevation

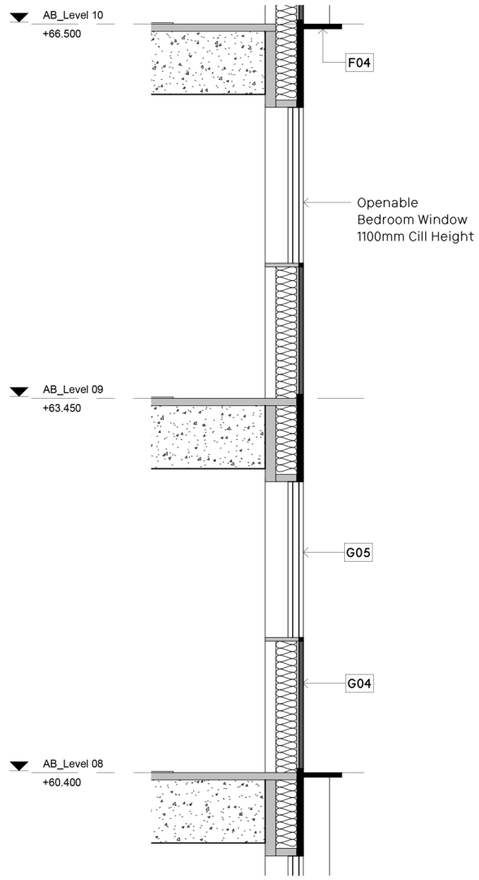
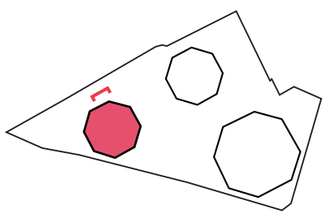


Fig 313 Typical bay section



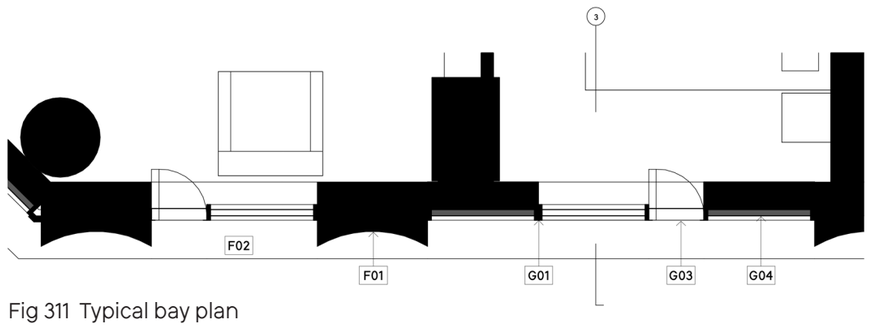


Fig 311 Typical bay plan

Block A Base Typical Bay

Façade:

F02	Pigmented Cementitious/Cast Masonry (Profiled)
F03	Anodised Aluminium Scalloped Feature Panel - Varying tones
F04	Anodised Aluminium Horizontal Expressed Banding (Brushed Finish)

Glazing, Windows and Openings:

G01	Anodised Aluminium Window/Door Frame
G02	Anodised Aluminium Interfloor Spandrel Panels
G03	Anodised Aluminium Openable Perforated Panels
G04	Anodised Aluminium Back-Painted Glass Panels
G05	Glazing, Clear

Miscellaneous:

M01	Light Hue Exposed Concrete Columns
M02	Steel Maintenance Door (Solid/louvred to suit performance requirements. Colour match adjacent cladding.
M03	Perforated Anodised Aluminium Screen. Colour match adjacent cladding.

Note: Variation in the arrangement of panels will occur within the typical bays.

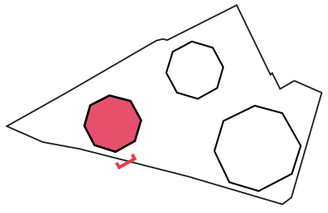




Fig 314 Residential base typical bay elevation

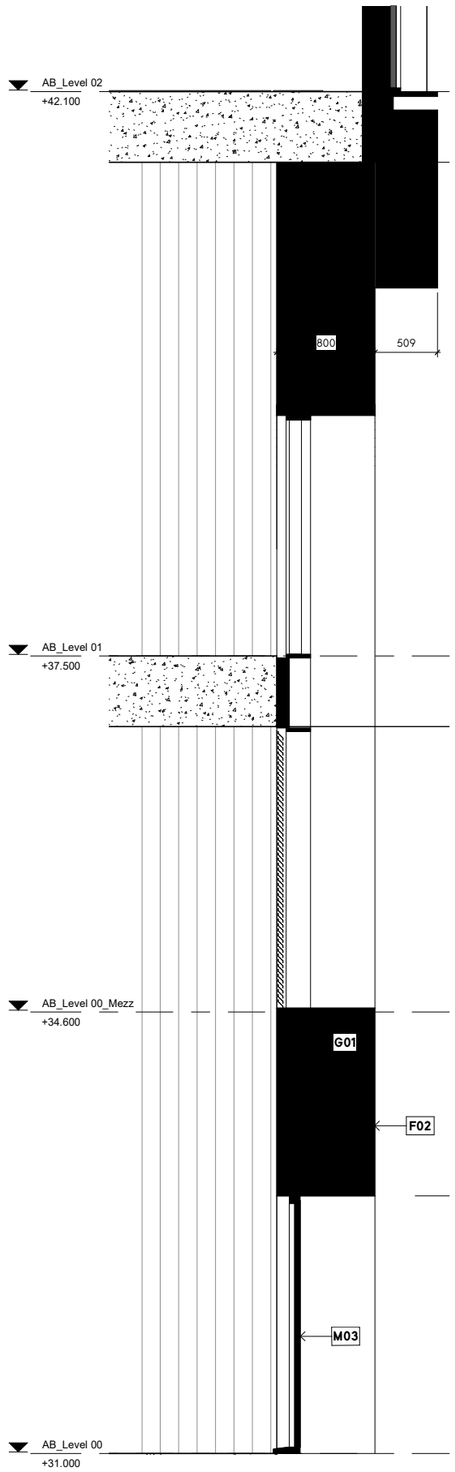


Fig 315 Base typical bay section


CYCLES



Studio Egret West

8.0

Movement and Access

Introduction

The proposal for Albert Bridge House delivers a new public realm that provides both hard and soft landscape features to complement existing retained trees and the riverside ecology. The pubic realm is framed by ground level activated uses, sat within the base of two residential towers and a commercial building. Activation is provided in the form of flexible retail, cafés or bars, with residential amenity lounge spaces & lobbies further animating the façades throughout the day and into the evening. The proposal introduces permeability and porosity from all angles of approach, to open up the Site which is currently closed off to pedestrian movement.

Pedestrian Access

There are several main access points to the Site from the local surroundings. Permeable lines of movement are encouraged along key desire lines at pedestrian crossings along Bridge Street and St Mary's Parsonage. Raised planters have been designed to sit in key moments to encourage flows into and out of the Site at ground level, while providing opportunity for protected enclosure to active frontages. From the Albert Bridge, a new pedestrian route is provided along the River Irwell, across the location of the current Albert Bridge Gardens, which is to be replaced with a rewilded riverside bank extending the bankside ecological corridor adjacent to the river. The route extends along a walkway to the north of the residential blocks, completing a 'River Walk' along the full extent of the northern boundary to the Site, connecting Trinity Bridge and Albert Bridge.

Surrounding the façades of both the commercial and residential buildings a covered area is created by virtue of the façade setback from upper levels. Pedestrians are able to explore frontages at ground level under the shelter of a two storey undercroft, which accentuates the base element to the façade composition to create a human-scale datum, while creating a gradation of external space from public to semi-public at the façade edge, to private within the internal residential spaces.

Vehicular Access

The Albert Bridge House proposal includes a basement for each of the three buildings, containing the majority of plant, cycle storage, back of house and management spaces. Due to its city centre location, and excellent connectivity via public transport routes the development is car-free. To meet the needs of occupants and visitors with accessibility needs for the residential buildings 7no. accessible spaces are provided within a surface level car park adjacent to Block A, serving the needs of residents in both A & B with accessible, step-free routes providing level access to each building's entrance.

To meet the needs of the future, there are a number of additional zones within the scheme that can provide up to 4no. additional surface level car parking spaces, alongside roadside car parking spaces and local multi-storey car parks outside of the red line, the scheme is therefore future-proofed in enabling an increase in the number of users requiring accessible parking. Each parking space will be an active charging space for electric vehicles, so that sustainable transport is prioritised.

Servicing Access, Refuse & Deliveries

Access for deliveries, post, parcels, moving in and daily operations and maintenance can be facilitated via a number of means, in order to ensure that the buildings and public realm throughout the Site can operate smoothly, while essential maintenance and emergency provisions are enabled on a 24 hour basis.

A lay-by along St Mary's Parsonage is proposed to facilitate setdown for deliveries, Ubers and taxis. In addition the surface level car park adjacent to Building A is designed to enable vehicular turn around when required. There is an additional lay-by proposed on Bridge Street as part of Manchester City Council's Bridge Street footpath widening proposals, which does not form part of this application.

To provide servicing and emergency access, where fire tender or plant replacement vehicles are required, a single direction vehicular loop is proposed, which runs through the public realm, along a shared surface. The heavy goods vehicle (HGV) loop will also enable refuse collection from discretely located refuse stores at the base of the residential and commercial buildings, while providing access for the Manchester Fire Brigade, with tender parking locations within 18m of all fire-fighting cores.

For maintenance of essential building services, including substations, and life safety plant equipment, the HGV vehicular loop provides access to substations at the base of each building, while also providing access to basement access hatches, which sit within the public realm shared surface.

Landscape planters have been designed to sit adjacent to and alongside the key routes and lay-by in order to minimise the visual impact of servicing and refuse collection access, albeit vehicular movement within the Site is designed to be infrequent in occurrence. The planters also encourage pedestrian movement away from potential clashes with vehicles to ensure that public safety is prioritised.

Overall, the servicing and waste collection strategies provide doorstep access, in a manner that does not detract from the public realm and landscape, which form the centre-piece of the overall design.

Cycle Access

Cycle parking is provided within the basement for both the offices and residential buildings. Accessible cycle lifts are provided, which are accessible and clearly visible from the public realm, with clear signage and visually contrasting façade treatment to identify means of access to storage areas for cyclists. Each set of cycle access entrances is located in close proximity to key public routes as well Manchester's Cycle Network.

For further detail, refer to the Transport Statement accompanying this application

Inclusive and Accessible Housing Design

The residential design follows the principles of BS 8300 and Building Regulations Part M, ensuring an inclusive and accessible living environment. All homes will meet the requirements of M4(2) – accessible and adaptable dwellings, with 10% of units delivered to M4(3) standard, providing fully wheelchair user adaptable homes with step-free access, wider circulation, and suitable layouts to accommodate the future needs of residents, in line with Building Regulations: Approved Document Part M.

Site Movement



KEY

- Site Extents
- Commercial building
- Residential building
- River Irwell
- Existing trees
- Existing trees subject to TPO
- Green bank at lower level
- Existing Albert Bridge Gardens
- Pedestrian movement & flow
- Vehicular access at ground level (via shared surface for maintenance)
- Vehicular access to ground car park
- Servicing zones within shared surface

Fig 316 Site movement diagram

Basement Level

At basement level accommodation is provided to service both the residential and commercial components of the proposal through the provision of plant spaces, associated back of house, and cycle storage.

While the basement substructures are conjoined for efficiency of excavation, below ground retention and waterproofing, each basement is independently structurally supported, to allow the sequencing of build-out on the Site to proceed in accordance the Construction Management Plan, and to allow staged completion of the buildings within the overall scheme, while observing the requirements of the Building Safety Act (BSA) and requirements of the Building Safety Regulator (BSR), specifically in relation to the High Risk Buildings (HRBs) on the Site.

Access to each basement is provided via the core stair and evacuation lift where provided, accessible lifts for cyclists, and via access hatches located within the public realm, where large components of plant equipment can be hoisted down to the basement off the back of a lorry.

Residential Basement

The residential basement layouts are designed to be free of transfers, aligning substructure and super-structure for efficiency, while providing the essential allocation of servicing components for the Energy, MEP and Life Safety strategies. The arrangements of residential basements runs east-west across the scheme, aligned with the River Irwell, with the basement footprint shaped to avoid root protection areas for trees to be retained in the public realm.

Commercial Basement

For the plant, back of house and ancillary spaces for the commercial building a basement is provided aligned with the commercial building footprint, with an extended footprint to allow for the access hatch to be located within the public realm above. In addition to the cycle storage provided in the basement, a number of additional amenity spaces have been included, to align with the overall amenity strategy.

For further detail refer to the commercial amenity strategy described within this report

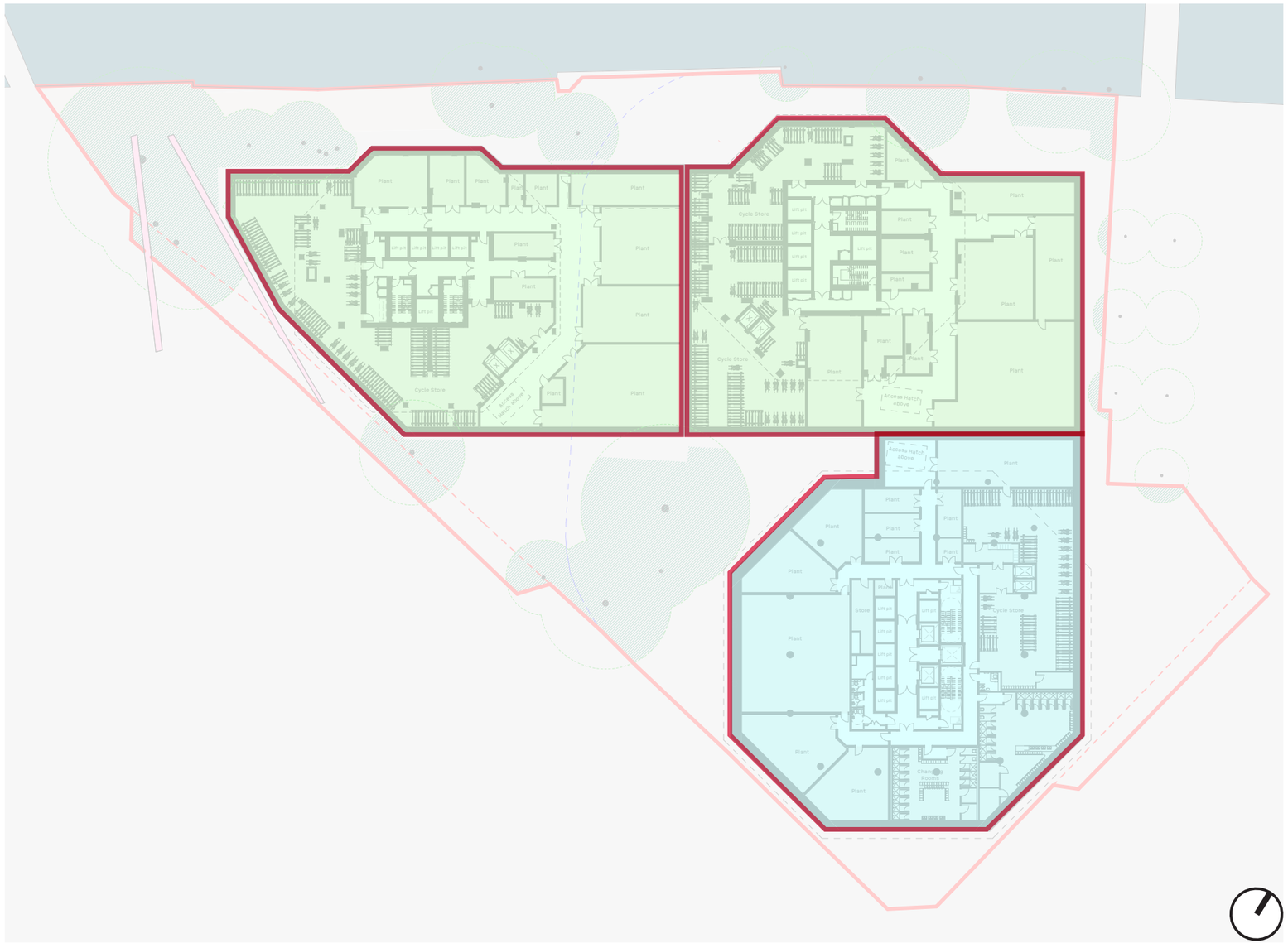


Fig 317 Basement diagram illustrating the residential - commercial split

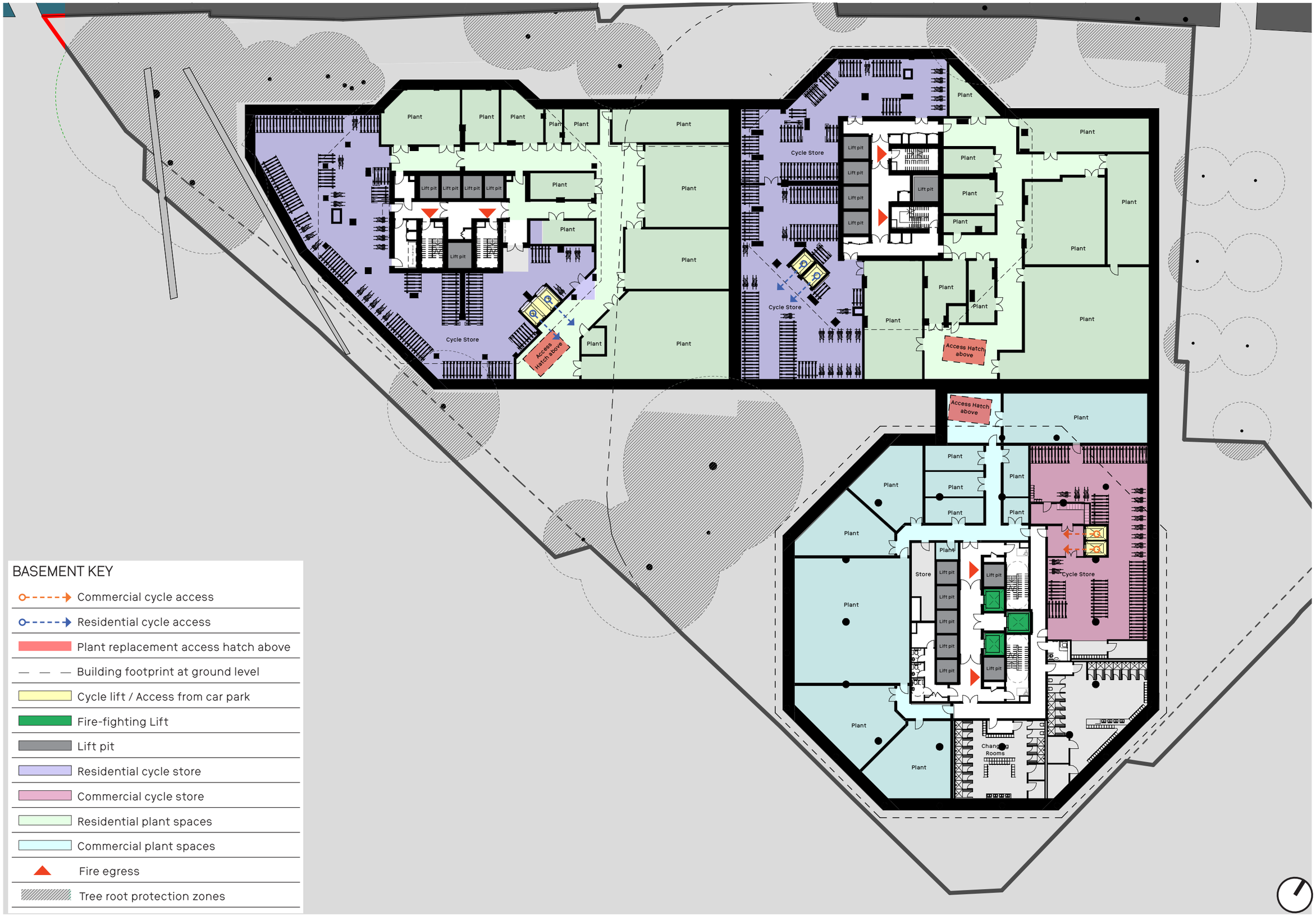


Fig 318 Annotated basement plan

Ground Floor Level

The ground floor of the proposal marries qualitative and performative aims in a seamless arrangement that places main entrances for pedestrians and cyclists along key routes, and integrates discrete access for back of house substations and refuse collection via a central vehicular loop, which runs between Bridge Street and St Mary's Parsonage. Within each building, both residential and commercial, a centrally positioned core allows for spatial programming to maximise activated frontage and access to back of house spaces.

Residential

The residential entrances are located with frontage onto the public square opening up from Bridge Street, as well as wrapping frontage to the quieter central space between the two towers. Each residential entrance sits adjacent to the access lifts for the basement cycle storage, promoting clear wayfinding and elevating the priority placed towards sustainable transport within the proposal. Adjacent to each residential lobby, there is a post room, and sequence of amenity spaces (i.e. WIFI lounges and flexible co-working spaces) that allow for flexible use, enjoying views out to the beautifully arranged public realm planting and the River Irwell.

At the base of Building B, facing the Trinity Bridge, there is a flexible retail/cafe/restaurant (Use Class E abc), to provide opportunity for a quiet arrival destination, accessible to the public, at the pedestrian and cycle gateway between Manchester and Salford.

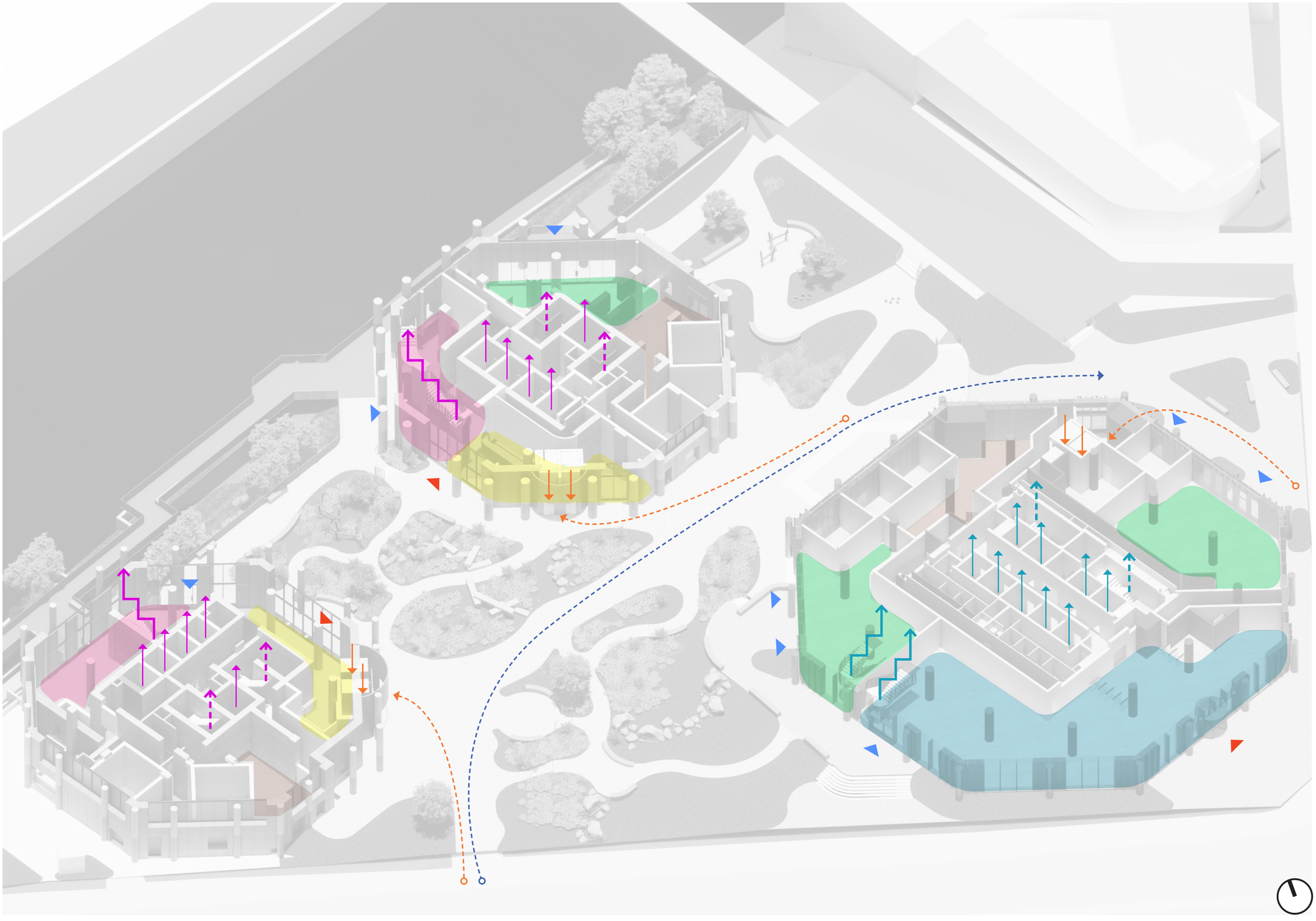
Commercial

The commercial building completes key frontage to the public highway, announcing the new address for a ''best in class'' office building. The commercial entrance sits at the corner of Bridge St and St Mary's Parsonage, at the key public interface to the wider city. The entrance lobby space wraps both street conditions, while also facing Motor (Trinity) Square.

Adjoining the main entrance lobby, is a building cafe/restaurant offering amenity to office workers, visitors and members of the public, and which sits outside of the main office's security gates so that safety and security can be prioritised within the building. Adjacent to the cafe space, is a flexible public use in the form of E(abc) cafe/bar restaurant, which faces the Bridge Street garden area. Access for cyclists is provided via a dedicated entrance facing the Trinity Bridge-Square connection, along Manchester's cycle network.

GROUND FLOOR KEY

- Entrance by cycle
- Car access (via ramp) from street level
- Cycle lifts to basement level
- Residential passenger/ Fire lifts
- Commercial passenger/ Fire lifts
- Residential stair
- Feature residential stair
- Commercial stair
- Feature commercial stair
- Cycle lift / Access from car park
- Residential amenity
- Flexible F&B, retail or restaurant
- Office lobby - public
- Refuse store - residential and commercial
- Main entrance
- Activation entrance



First Floor Level

At first floor, the ground level activated uses are extended upwards into each building, to ensure that the activation along the ground level is provided as a two storey expression, to create an inviting interface for residents, workers and visitors to the development, while increasing passive overlooking in line with the requirements of Secured by Design, and recommended best practice. As a two storey expression of activation the internal programming sits together with the external façade expression. At ground and first floor, the uses sit within a recessed façade expression, and for the upper floors, where people will live and work, each building fills it's footprint for the remaining height of the building.

Residential

The residential first floor flows from the ground entrance lobby and resident's lounge, to create a sequence of conjoined spaces to link the building users with adjacent spaces for e.g. games rooms, cinema, private function spaces, and a variety of co-working space. Central to the programming at first floor is the resident's gym, which enables health and wellbeing as well as opportunity for social interaction and chance encounters through exercise classes or yoga. The programming of spaces and uses within both residential buildings promotes a sense of community, health and wellbeing, as well as social inclusion.

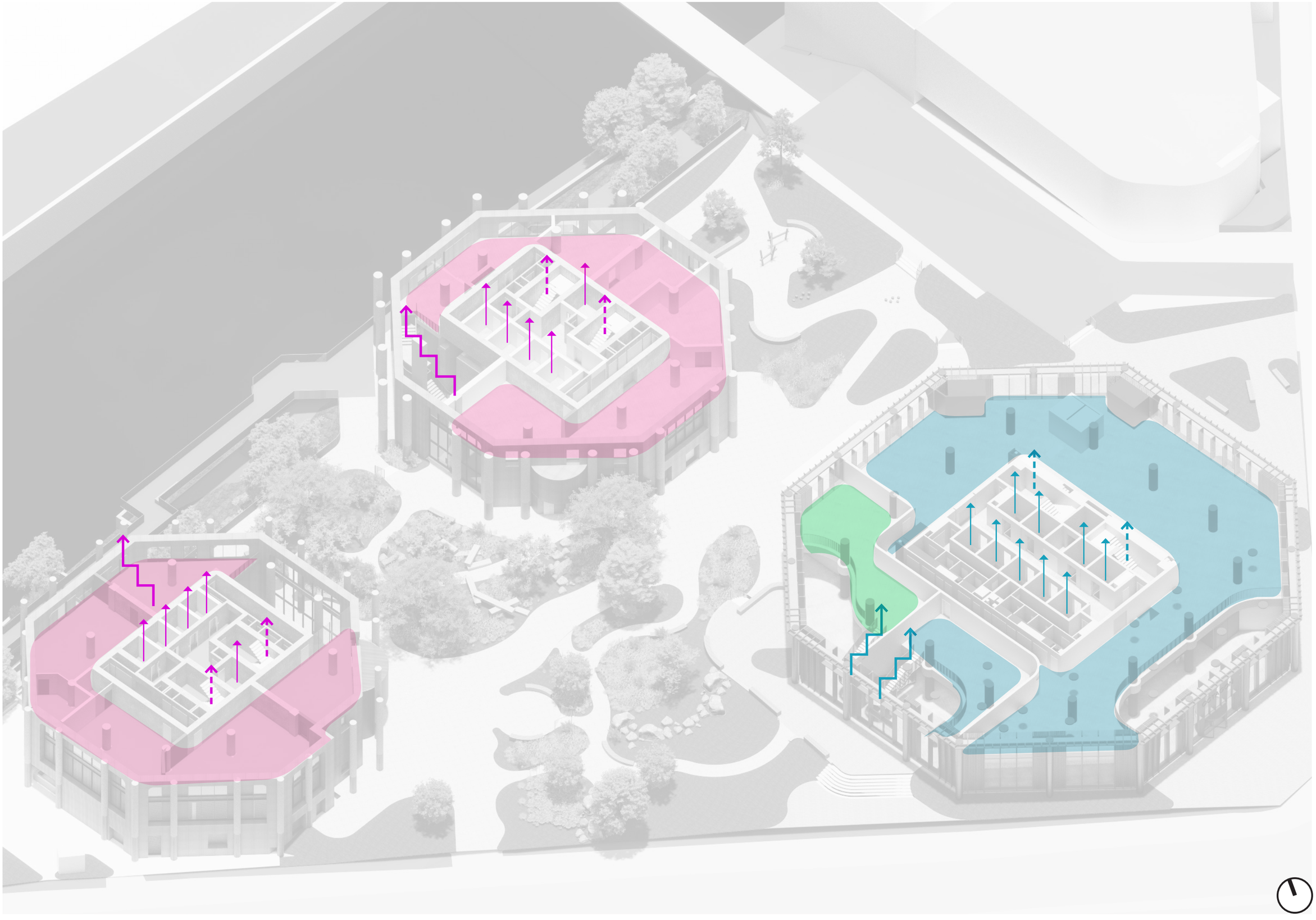
Commercial

For the commercial building a similar approach has been taken where the ground level entrance experience extends up into the building with further commercial amenity spaces, bookable function rooms, meeting rooms and breakout/flexible working spaces, to provide users (both permanent and temporary) with the opportunity to work in ways that best suit their needs, or providing function space for businesses that can't provide the allocation of large open meeting spaces within their individual tenures.

At first floor, there is a wellbeing centre, including gym and wellness facility, that allows 'in-house' health facilities for occupiers of the building. The wellness offering links, via dedicated lift, with basement level ice baths and sauna rooms, along with the cycle storage, change and locker facilities to provide a whole building approach to delivery of an office for the future.

GROUND FLOOR KEY

- Entrance by cycle
- Car access (via ramp) from street level
- Cycle lifts to basement level
- Residential passenger/ Fire lifts
- Commercial passenger/ Fire lifts
- Residential stair
- Feature residential stair
- Commercial stair
- Feature commercial stair
- Cycle lift / Access from car park
- Residential amenity
- Flexible F&B, retail or restaurant
- Office lobby - public
- Refuse store - residential and commercial
- Main entrance
- Activation entrance



Residential Waste Collection Strategy

The residential refuse stores are located on the ground and mezzanine levels within each residential building. They occupy the western area of the floorplate for Block A, and the eastern area for Block B. By stacking the waste storage space vertically, area is released to maximise frontage for the residential entrances, lobbies and amenity spaces in the buildings, which face each other.

Each refuse store is conveniently connected to the core, with residents able to access the ground level store to dispose of waste, recycling and compost, prior to exiting the building, and with direct access for the building manager/concierge at ground level.

The spatial allocation enables weekly Council collection, however the strategy requires building management to move bins to the collection point at designated collection times. The mezzanine levels provide overflow space to reduce the area space take at ground, thereby maximising activated uses and frontage at ground.

The refuse stores are conveniently located along the shared pedestrian/vehicular route provided within the scheme. The management company will collect bins from the waste store and transport them to the collection point at collection times. Once the bins have been emptied they will be carried immediately back to the refuse store by faculties management. Two platform lifts are provided within each block to allow bins to be easily transported between mezzanine and ground level.

Block A refuse store (288m²) accommodates:

- 76no. 1100L Eurobins
- 16no. 240L compost bins

Block B refuse store (287m²) accommodates:

- 84no. 1100L Eurobins
- 18no. 240L compost bins

For retail/cafe units across B and C 11 to 20 1100L bins are required dependant on collection frequency (Bi-weekly or weekly). Indicative bin store indicated adjacent.

For further information refer to the Waste Management Strategy included with this application.



Fig 319 Block A ground & mezzanine levels - Waste collection diagram

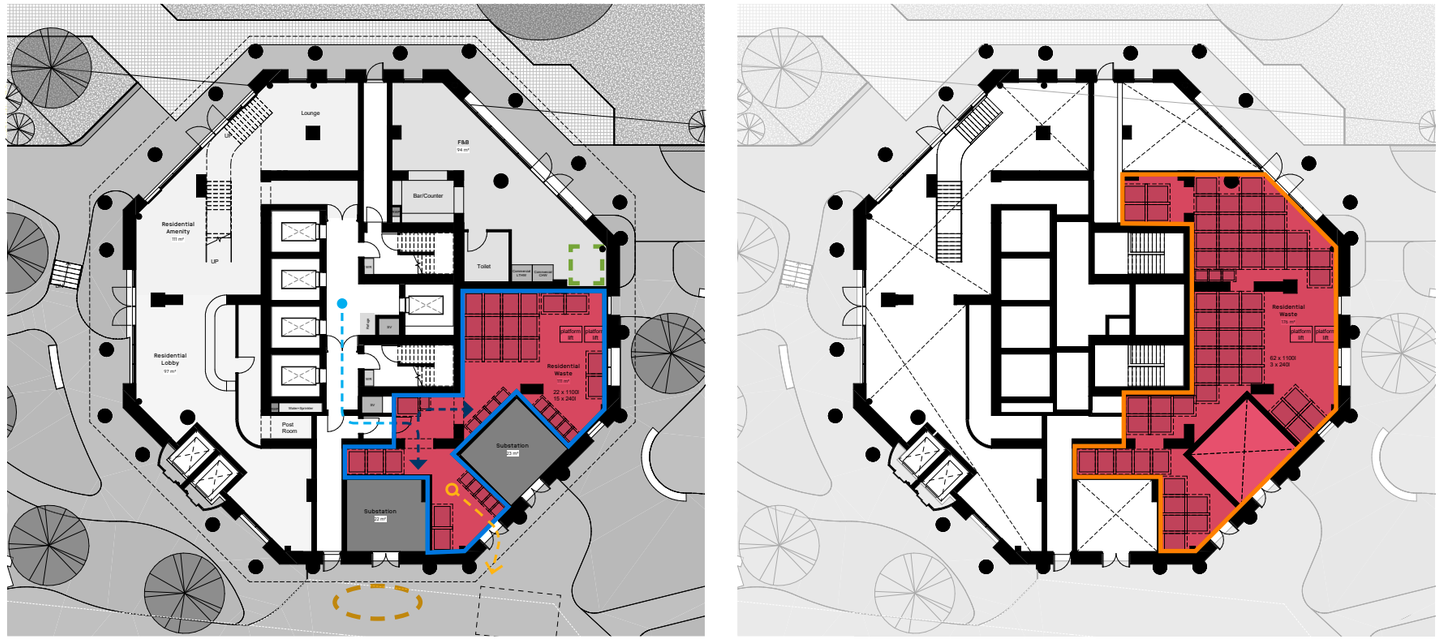


Fig 320 Block B ground & mezzanine levels - Waste collection diagram

KEY

- Resident's route to waste
- Waste storage room accessible for residents
- Management team route to waste weekly collection
- Accessible waste storage room by management
- Waste collection point - managed weekly
- Cafe/Retail units to store waste bins within there demise

Commercial Waste Collection Strategy

The commercial building has a dedicated refuse store for commercial waste and recycling, which is connected to the primary core, and has direct access to the public realm servicing loop. This enables waste to be brought down from the upper office levels via goods lift throughout the day, to be collected directly from the refuse store or collection point by private managed collection.

This refuse store (170m^2) provides space for 24no. x 1100L Eurobins to satisfy the calculated waste requirements. For the 2no. E (abc) flexible retail, cafe or food & beverage uses, each space will contain its own dedicated waste storage space, which will be developed as part of tenant fit-out.

The collection of waste from the refuse stores will occur via a private, managed service with collection frequencies as follows:

- Office Use - 3 times a week
- Commercial Use (Retail) - 3 times a week
- Commercial Use (F&B) - 3 times a week

Similarly to the waste management strategy for the residential buildings, the refuse store is conveniently located along the shared pedestrian/vehicular route provided within the scheme, alongside the required plant area. This frees up the majority of the ground floor for activated uses.

The facilities/estate management company will be responsible for moving the bins to the collection point on collection day and returning them to the refuse store once emptied.

For further information refer to the Waste Management Strategy included with this application.

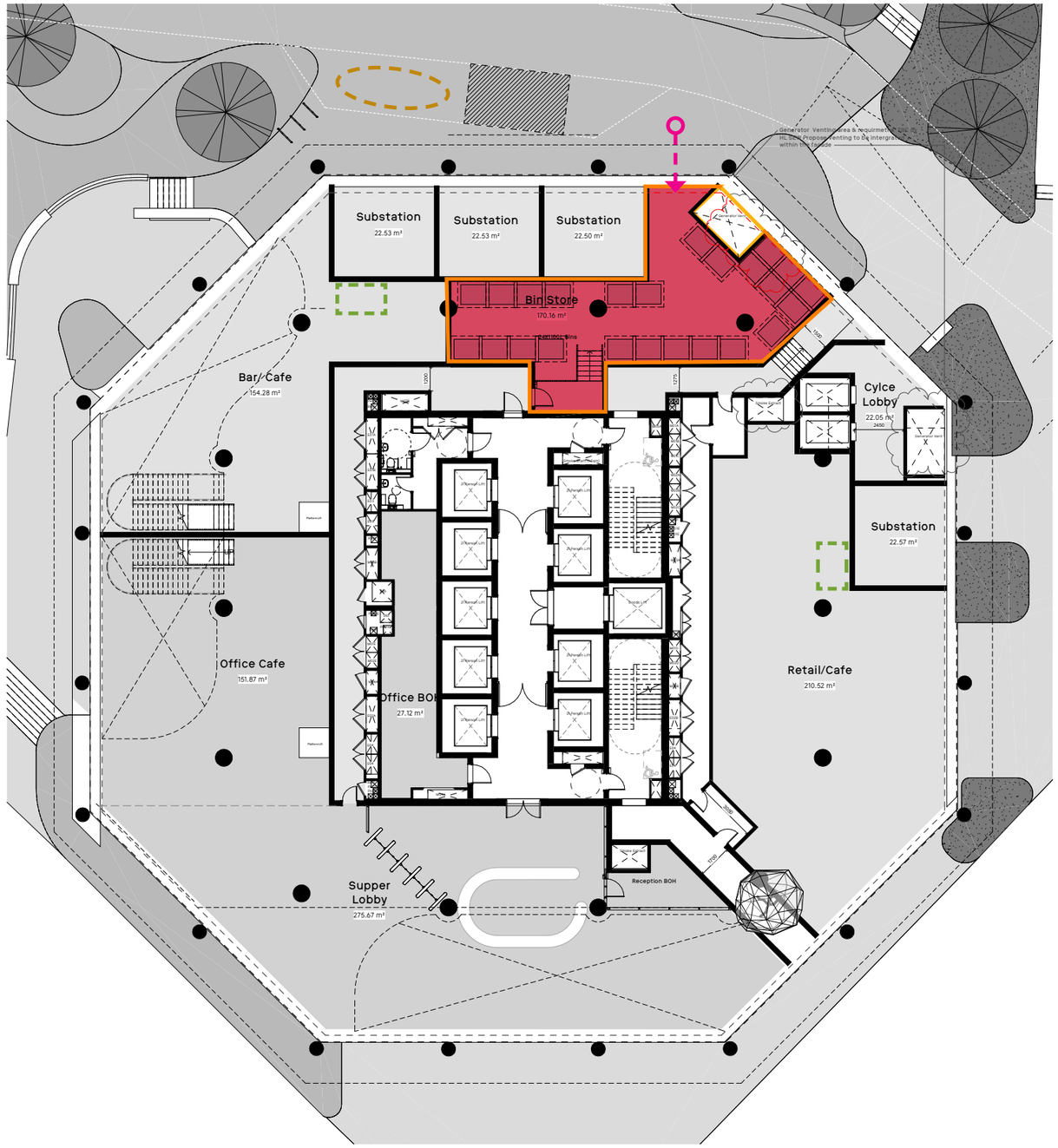


Fig 321 Block C ground floor waste collection diagram

KEY

Commercial waste (private collection) and management team route to combine waste

Waste store accessible by management

Waste collection point - managed weekly

Cafe/Retail units to store bins within their demise

Residential Cycle Store Strategy

The residential cycle stores are located at basement level, accessed externally from the ground level via external accessible cycle lifts. The cycle stores provide 800 cycle spaces within a secured storage space, of which 80no. are provided on Sheffield stands (10%), and 720no. are provided on double tier cycle racks (90%) for both block A and B.

The cycle stores also provide space to accommodate oversized, and electric cycles, in addition to foldable bicycles.

KEY

- Cycle store
- Route to cycle store
- UP — Vertical access to ground
- Lift Pit

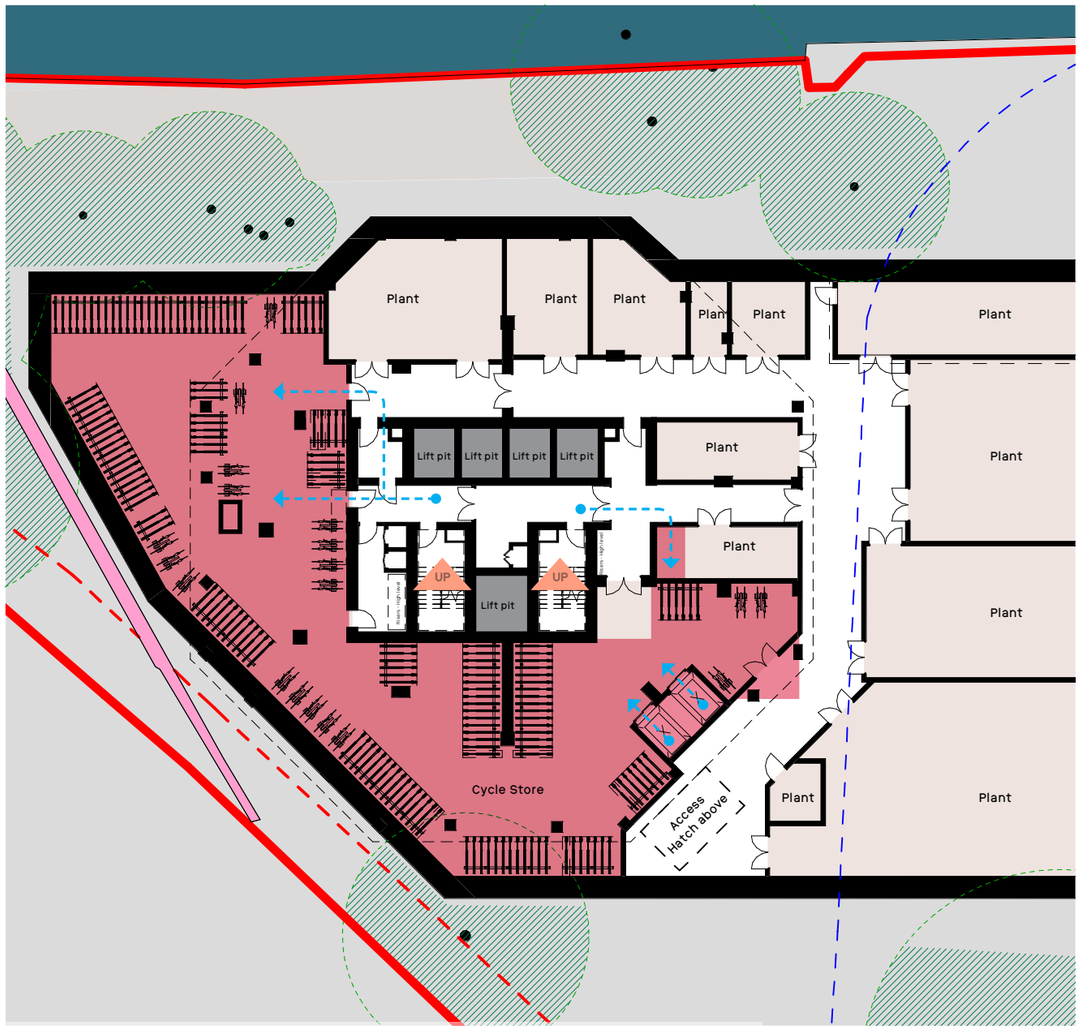




Fig 322 Residential building basement level cycle parking diagram

Commercial Cycle Storage

The commercial cycle store is located within a central cycle hub in the basement of the commercial building providing bike racks, lockers and shower facilities for office workers in line with BCO guidance and BREEAM requirements. Cyclists arrive at a dedicated entrance at ground level from the Trinity Bridge Landing, conveniently in proximity to Manchester City's Cycle Network. Access to the basement is provided via accessible cycle lift to the basement cycle store.

Within the cycle hub options are available for the use of either double-tier bike racks or Sheffield bike stands (provided at 5% of the total spaces) within the cycle 'hub' along with shower rooms and storage lockers.

Returning to ground level following use of the cycle facilities can be made via the use of the accessible lifts or main core, which takes users directly to the bank of lifts at ground floor level.

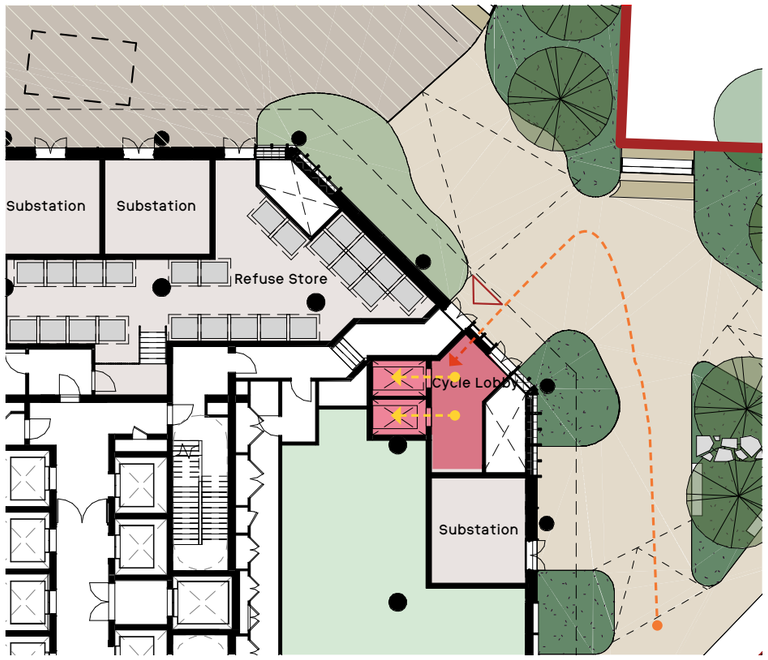


Fig 324 Ground floor cycle entrance and accessible lift

KEY

Route to cycle store

Access to bike storage, shower rooms and lockers

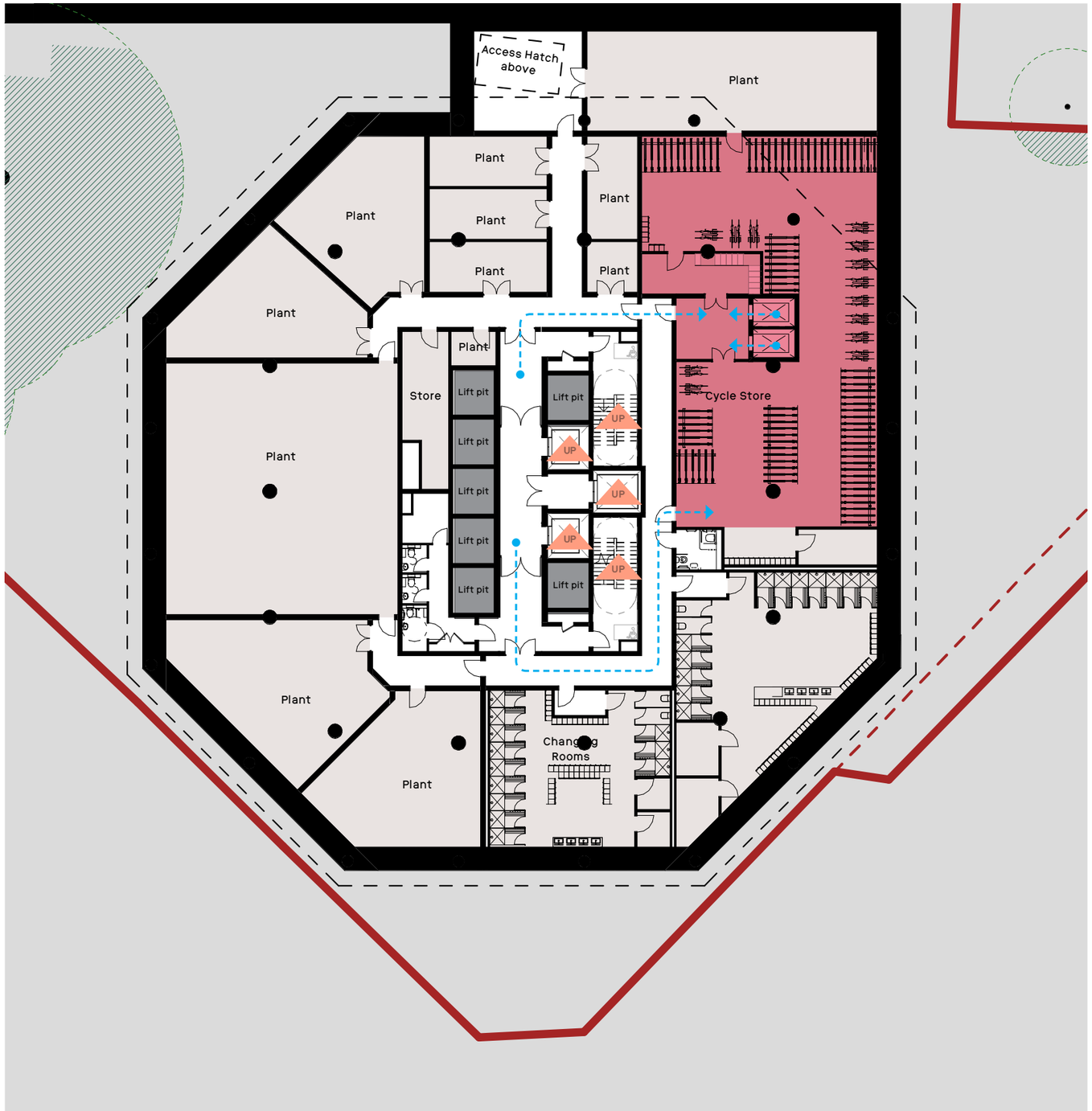


Fig 323 Basement level commercial cycle store diagram

Fire Strategy

The fire strategy for Albert Bridge House includes consideration to fire safety for users of the residential towers, commercial offices, ground floor uses, and public realm. The fire strategy has considered the available precautions that work effectively and robustly, which include wet risers, non-combustible construction components and methods, as well as sprinkler protection and robust warning mechanisms.

Site

All fire tender vehicle stopping locations are within direct sight of the entrance points, with visual connections incorporated into the Albert Bridge House public realm and landscape design proposal. Wet riser inlet cupboards are located adjacent to the Fire Service emergency access points for each building. These sit adjacent to the final exit and fire-fighter access point for the residential buildings, and within the public realm adjacent to St Mary's Parsonage for the commercial building.

A large single storey basement sits beneath both of the residential and commercial buildings. The basement features ancillary plant spaces, along with car and cycle (in the case of the commercial component) parking facilities. The car parking spaces feature active charging for electric vehicles.

The strategy therefore incorporates multiple access points for the fire service. A mechanical smoke extract & heat ventilation system and fixed automatic sprinkler installation offer fail-safe fire safety solution against accidental fire outbreaks in the basement. A suitable fire intervention strategy will be developed through discussion with the Greater Manchester Fire Service.

From the basement area, evacuation is available via 1 no. stair escape from each residential building, and 2 no. stair escapes from the commercial area, to ensure that escape distances are kept within recommended maximums, and with redundancy available.

Residential Building

Both residential buildings are designed with a dual stair core design to provide a robust escape strategy in the event of a fire emergency. The design will therefore minimise the distance of escape from apartments to the protected core, and stair escapes.

The design will offer clear wayfinding signage, floor identification labels, emergency floor plans, apartment numbering, and a stair colour coding & naming system to avoid confusion in emergency situations. A firefighting lift lobby separates each floor level exit serving the stair cores. The common areas will benefit from automatic mechanical smoke clearance provision via shafts which open out from corridor areas. The firefighting lobby features a wet rising main, enabling the Fire Rescue Service to further protect the integrity of the stairs in fire-fighting mode.

The residential towers feature a fixed automatic suppression system throughout, satisfying a Category 4 level of coverage, including sprinkler protection within common corridors. Disabled/ reduced mobility occupants can exit the tower via the emergency evacuation lifts.

The design of the Site surrounding the residential towers will feature two rendezvous points, that allow fire vehicles to stop & set up in response to fire emergencies, at locations which avoid both direct and indirect threats at the tower base, as well as the flow of occupants exiting the building.

The fire strategy has recognised the benefits of a fixed automatic sprinkler installation paired with primary & secondary fire compartmentation subdivisions. These provisions, alongside active smoke & heat ventilation within common corridors, offer a robust fire safety that is layered to support a stay-put policy. The strategy also offers the fire service the ability to evacuate building portions via an Evac Alert System (EAS).

Communal amenity spaces are incorporated within the design of the residential component, for residents and guests to utilise for communal gatherings. Amenity spaces have been formed with an assumed increased number of occupants. The communal amenity spaces will feature alternative escape routes within recommended travel distance limits, and feature automatic sprinkler protection. Communal amenity spaces are sub-divided to ensure that the maximum area of operation aligns with the hazard category stated within BS9251, with maximum area of under 100 square metres.

Commercial Building

For the commercial building the primary core features 2no. escape stairs, 2no. fire-fighting and fire evacuation (alongside light goods) lifts, which benefit from a smoke clearance shaft connected to the lobby space, which will be linked to mechanical extract system at roof level, to ensure smoke clearance from the primary fire evacuation and access routes.

Similarly to the residential tower there are two Rendezvous Points (RVP) present at ground level in close proximity to the commercial building. RVP 1 is located 27m from the main entrance door, while RVP 2 is located 35m from the nearest fire-fighting stair entrance.

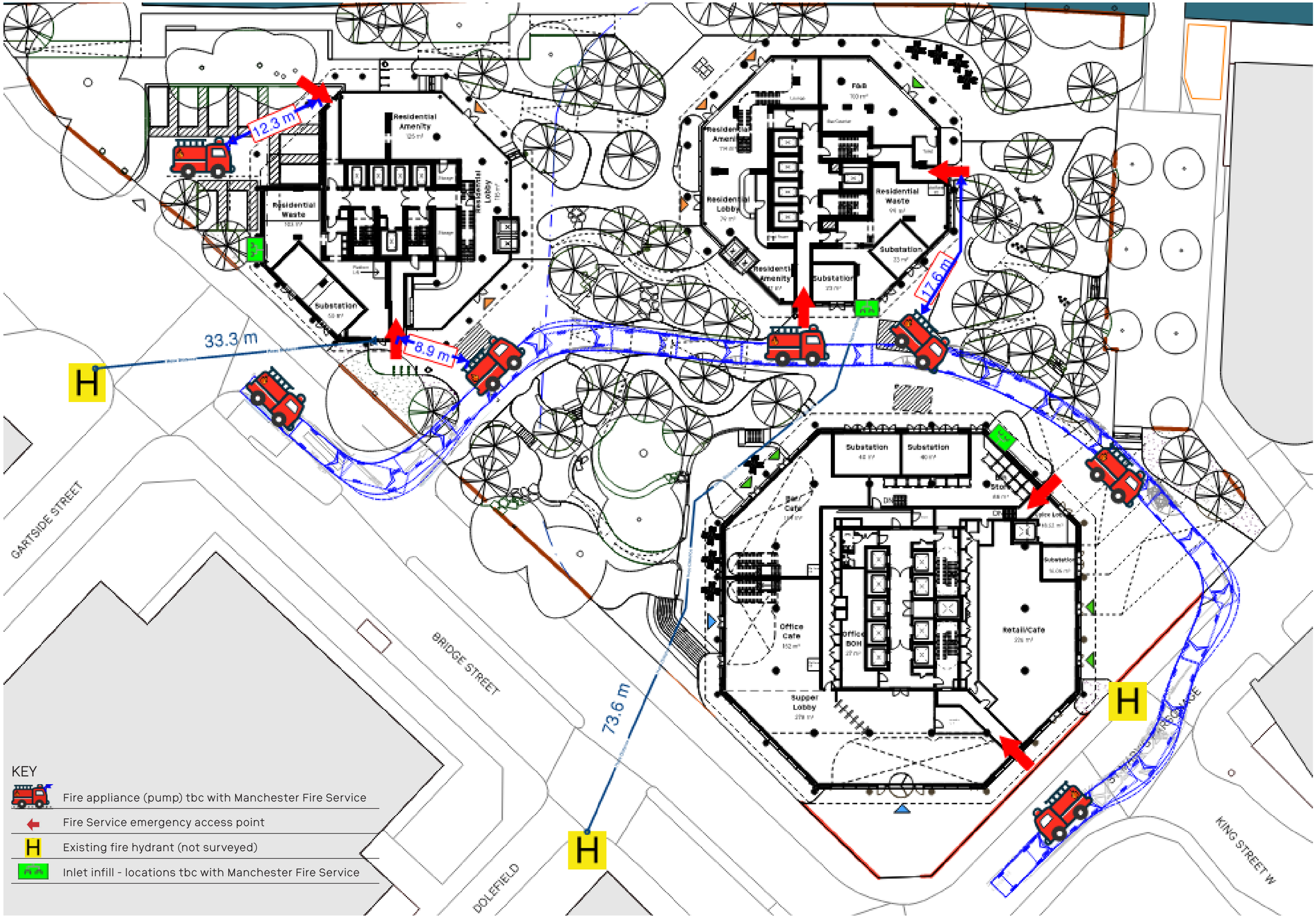


Fig 325 Sitewide fire strategy diagram

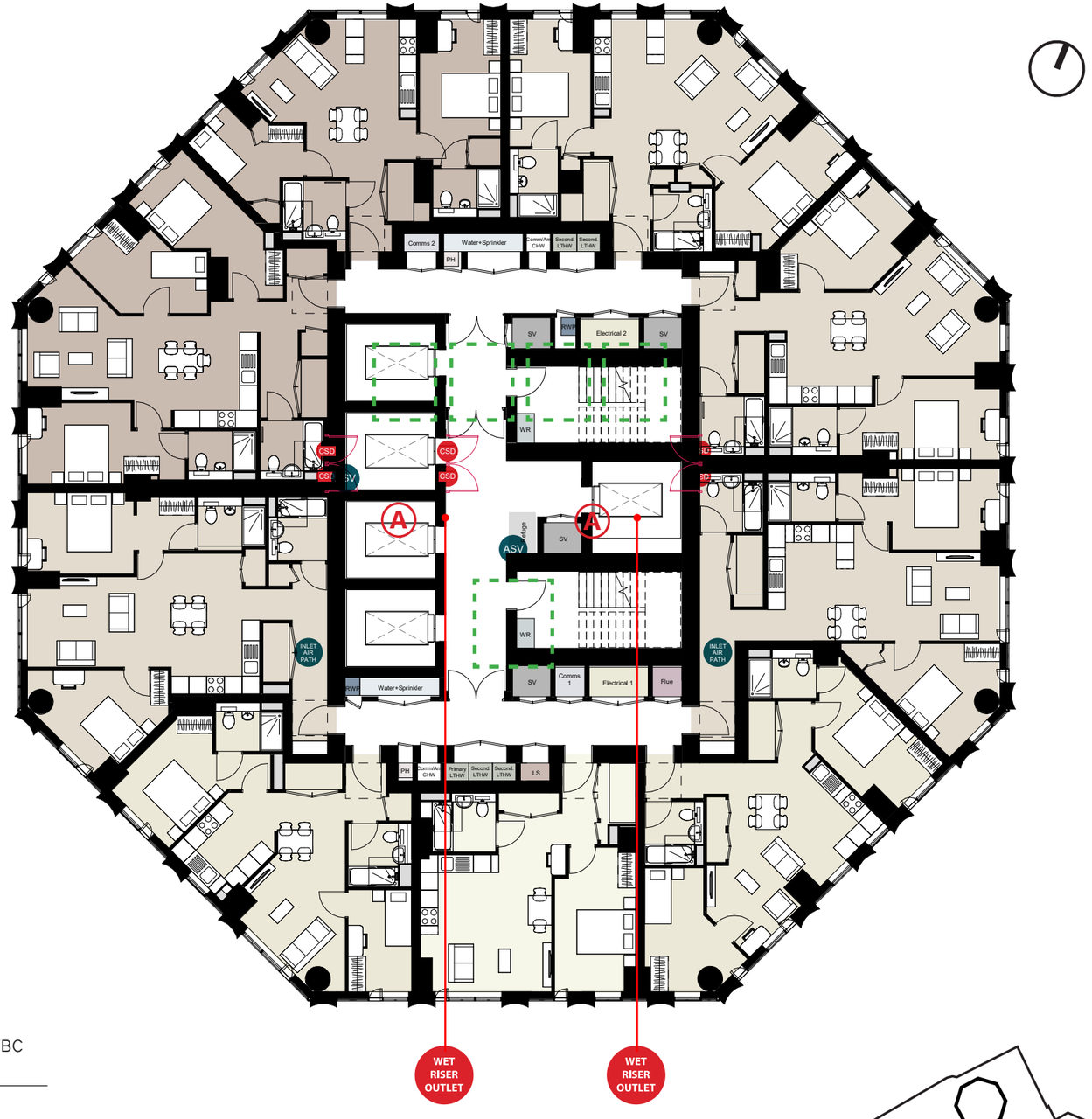
Residential Fire Strategy

Block A

The residential core comprises two stairs and five lifts (4 x 13 person, 1 x 17 person) which are combined fire-fighting/evacuation lifts. These are compartmented from homes via a central lift lobby with two compartments, and two ventilated corridors to either side, which access the front doors to homes.

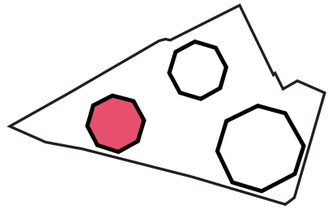
The ventilation strategy involves fresh air intake from each stair via the adjacent smoke vents, and air extract through the mechanical smoke shafts within each corridor. The smoke shafts are sized 0.6m², and there is a 1m² AOV at the top of each stair.

Travel distances for escape are under 15 metres, as the core has been developed to maximise efficiency.



KEY

- WET RISER OUTLET — Location of wet riser outlet within lobby would simplify the strategy for the fire service intervention (TBC with Manchester Fire Service High Rise Policy)
- INLET AIR PATH / ASV — Opening type and ventilation arrangement (linked to corridor fire detection system)
- CSD — Calibrated fire and smoke door (hold open / swing free device linked to AFDA within common corridor)
- A — Corridor doors offering stair protection and redundancy during fire incidents
- Combined Fire-fighting/Evacuation Lift



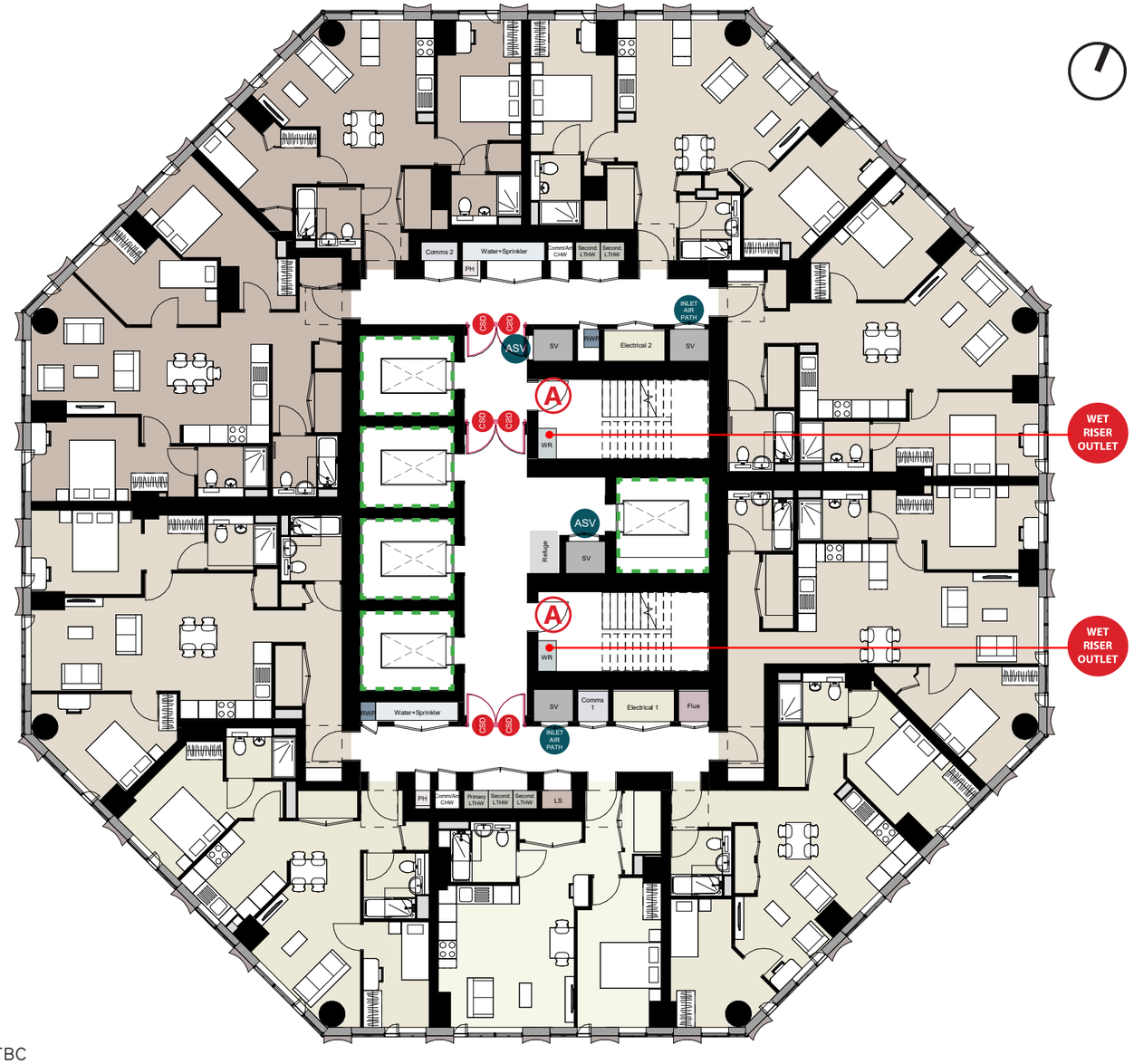
Block B

The core for Block B is orientated 90 degrees counter-clockwise to the core in Block A, but maintains the same fire escape and fire strategy principles. Lift sizes are increased due to the increased height of the tower, and number of occupants.

The residential core comprises two stairs and five (17 person) combined fire-fighting/evacuation lifts. These are accompanied by a central lift lobby with two compartments, and two ventilated corridors to either side, which access the homes.

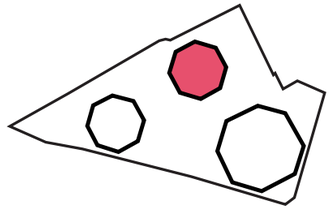
The ventilation strategy includes fresh air intake from each stair via integral smoke vents, and air extract through the mechanical smoke shafts within each corridor. The smoke shafts are sized at minimum 0.6m^2, and there is a 1m^2 AOV at the top of each stair.

Travel distances for escape are maintained at under 15 metres.



KEY

WET RISER OUTLET	Location of wet riser outlet within lobby would simplify the strategy for the fire service intervention (TBC with Manchester Fire Service High Rise Policy)
INLET AIR PATH ASV	Opening type and ventilation arrangement (linked to corridor fire detection system)
CSD	Calibrated fire and smoke door (hold open / swing free device linked to AFDA within common corridor)
A	Corridor doors offering stair protection and redundancy during fire incidents
	Combined Fire-fighting/Evacuation Lift



Technical Analysis

Technical and Environmental Performance analysis has formed an integral part of the design development. Response to the existing climatic conditions of the Site has informed the evolution of designs, with iterative amendments seeking to optimise environmental performance through passive design strategies. Assessment of the local climate conditions has included acoustics, wind microclimate, rainfall, solar radiation, solar path, and Site levels. In addition to technical performance metrics, review townscape and heritage impacts have equally been carefully reviewed through development of the design proposals.

Sunlight, Daylight and Overshadowing

Analysis of the impact of development proposal has been undertaken at key stages through the design process. From first principles, the massing concept and Site arrangement has prioritised available sunlight to ground level amenity spaces both within and outside the red line application boundary, with consideration to sun path at varying times of day and throughout the seasons.

The primary area of public realm within the Site sits along the southern boundary, and enjoys direct sunlight throughout the day. In addition, direct sunlight will again be enjoyed along the north-west boundary of the Site in the late afternoon, where the public realm adjoins the south bank of the River Irwell. Due to the octagonal form of the three buildings occupying the proposal, direct sunlight is able pass between the buildings at varying times throughout the day, enabling publicly accessible spaces to be enjoyed during periods of sunshine.

The summary of impacts concluded that nearby impacted residential developments would experience a negligible magnitude of change as a result of the proposed scheme. In addition, due to Site layout and building orientation, high levels of natural daylight and direct sunlight will be experienced within the public realm, both within the Site, as well as nearby areas of public realm.

Refer to: Daylight, Sunlight and Overshadowing within the Environmental Statement

Wind

Wind modelling was performed at three stages during the design process to assess the scheme development as follows:

- Initial testing of massing proposals
- Massing update including consideration towards mitigation
- Detailed assessment of proposals accounting for all design mitigation, landscape and façade articulation, to assess wind impacts in finer detail.

The geometry of the building forms for both the residential and commercial components has sought to minimise adverse wind conditions for occupants, users and visitors to the development, and also to pedestrians, cyclists and motorists in neighbouring surroundings and developments to ensure safe conditions to amenity spaces, and key pedestrian and cycle routes.

The faceted octagonal façade of the residential towers provides a notable benefit in mitigating adverse wind conditions by dissipating wind, and avoiding large flat faces of façade, which can cause wind acceleration and downwash onto ground level open spaces.

For the commercial building the octagonal form provides a similar function, again avoiding large flat faces of façade, in a holistic approach to reducing the risk of high wind conditions for those at ground level, and also users of the roof level amenity terrace.

The results of modelling undertaken by the Design Team has determined that limited adverse conditions are created by the massing proposals at ground level, while at roof terrace level of the commercial, screening has been introduced to ensure that occupants are able to utilise the commercial amenity terrace at any time of year.

Refer to: Wind Microclimate Assessment within the Environmental Statement

Acoustics

A noise survey was carried out at early stage to assess the acoustic condition within the Site. Some elevated noise levels are observed within the red line boundary as a result of the traffic along Bridge Street, which creates elevated but expected noise levels due to its city centre location. Design measures have been introduced to the proposal to reduce the acoustic impact on occupants of both the commercial and residential components within the proposal.

For the commercial component, mixed mode ventilation has been proposed for the offices to enable a blend of fresh and conditioned air to provide the ventilation required for the offices, including heating and cooling. There are a series of openable windows provided, to enable user control of natural ventilation during summer months, where sun and heat levels may become elevated, however the manual opening windows are not relied upon for the ventilation requirements for the office workers, therefore allowing users to enjoy high levels of fresh air without exposure to elevated noise levels from the street below.

For the residential towers, several design measures were employed to mitigate the effects of noise and to provide high quality homes, including the following:

- Residential homes start at level 02, where the noise levels are slightly lower than at street level.
- Tree cover at ground level, in the form of retained existing trees and new trees will help to absorb ground level noise, to create a serene and relaxing ground level environment for members of the public and Site occupants to enjoy.
- Communal amenity spaces are located at low levels, as well as at the top floor of the residential building helping to reduce the impacts of ambient noise levels through height.
- In addition, solid screening to roof level plant spaces has been employed to mitigate noise levels generated from heat pumps adversely impacting homes in proximity.
- Enhanced MVHR specification provides a degree of heat purge ventilation in the apartments at night to reduce the impacts of overheating.
- Glazing/façade ratios have been reviewed throughout to ensure that overheating risk is mitigated from the outset.

At roof level of both the commercial and residential components a series of air source heat pumps, and mechanical extract ventilation plant will result in elevated noise at the top of the buildings. Acoustic attenuation will be fitted to these components, along with screening, in order to limit noise impacts for nearby receptors (office terrace use or apartments at the top floors of the building).

Heritage

Although the Site itself does not sit within a Conservation Area, a number of Conservation Areas sit within close proximity to the Site.

Historic England were consulted in 2022 as part of the engagement and consultation process with Manchester City Council for the Resolution to Grant (2023) scheme. Historic England determined that, given the Site is not within a Conservation Area and does not contain any designated or listed heritage assets, impacts of the development proposal would be minimal. In 2025, Historic England was again approached for engagement in the revised proposals, however again notified the Design Team that the remit has not changed, despite the change of brief for the development.

Despite this, a Heritage Statement has been provided to accompany the application.

Townscape

The relationship of building heights with city skyline and townscape has been carefully considered throughout the design process. Along the River Irwell an undulating series of building heights has been curated to positively contribute to the Manchester skyline. Combined with The Alberton, proposals for Albert Bridge House propose a cohesive approach to building heights, which rises and falls relative to immediate context. The commercial component of Albert Bridge House marries height with the neighbouring proposal on the Site of The Alberton, as well as Reedham House, which references the adjacent emerging developments while stepping down from the landmark residential building heights at the Albert Bridge, and riverside location adjacent to the Trinity Bridge.

A series of townscape and visual impact assessment views were established through the Environmental Impact Scoping process.

Refer to: Townscape and Visual Impact Assessment Views within the Environmental Statement

Accessibility

The development proposal responds to Manchester City Council's 'Design for Access 2' guidance, which establishes minimum standards for accessibility, applicable to both the residential and commercial components, including:

- Ramps, external steps and features within the public realm.
- External doors, internal doors and lobby spaces to include uninterrupted 2000mm turning circle, and designed to be step-free including level thresholds.
- Signage and wayfinding strategy to support individuals with vision impairment.
- CCTV systems located at key entrances, and monitored at reception to ensure safety and security for building users.
- Main entrances to both the commercial and residential lobbies
- Entrances to retail, restaurant and other food and beverage spaces at ground level which will be accessed from the public realm. Despite a level difference of circa 2m from east to west across the Site, a step-free route is available to all ground use.
- Toilets are designed to enable access for all, including provision for oversize cubicles, unisex (all commercial loos are designed to accommodate 'superloos'), and wheelchair accessible WCs.
- Lighting levels within internal and external spaces will be designed to a level suitable to define the area of environments being lit, to assist in spatial movement and wayfinding.
- Finishes to limit sound reverberation, accommodating baffling and acoustically absorbent material where required, and shiny polished flooring avoided to ensure slip resistant floor finish.

Operations and Management Strategies will be developed at the next stage of design, and should ensure that adequate maintenance, cleaning and oversight are in place, as required to ensure that safety, security and accessibility for all users are provided at all times.

Cleaning & Maintenance Strategy

The commercial office building access and maintenance strategy will be facilitated through the use of a tracked Building Maintenance Unit (BMU) system, to be located at roof level. This is considered the most appropriate solution for a building of this height, prioritising safety and efficiency. It is also preferable in terms of operational costs across the building's lifespan and overall property value. The BMU system specification will be developed to client and design team requirements at the next stage of design, to ensure that the safety of residents, visitors and workers to the Site are prioritised.

The system will consist of a fully powered unit with a 4 metre reach hydraulic luffing arm. This will operate on a twin track system around the full perimeter of the roof level, allowing top-down hands on access to all façades. There is also the option to incorporate a glass replacement facility, with minimal disruption to the ground or terrace areas.

Incorporating a BMU will future proof the building with regard to cleaning, inspection and maintenance tasks needed for the façades and various architectural features. The residential buildings, Blocks A and B, will utilise the same BMU track system around the perimeter of each roof, as illustrated.

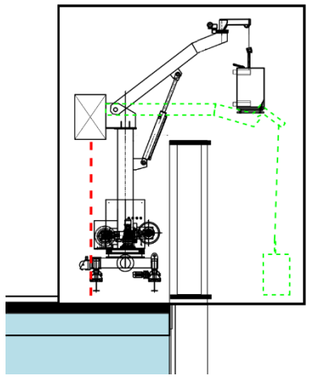


Fig 326 BMU system diagram

KEY

- BMU track
- Access and maintenance circulation (3 metre zone)
- Unit park position (TBA)

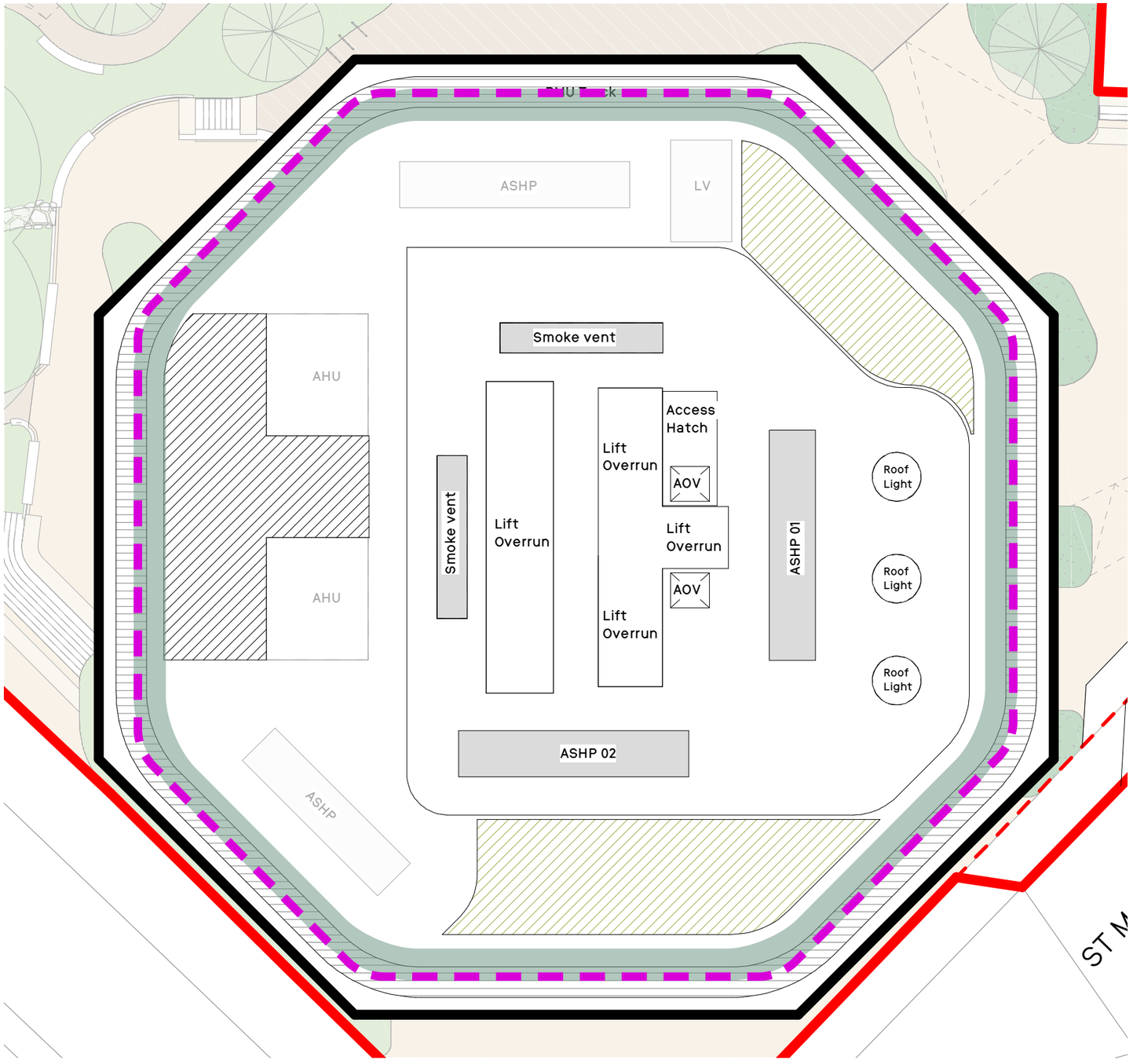


Fig 327 Block C Roof plan showing the BMU perimeter track

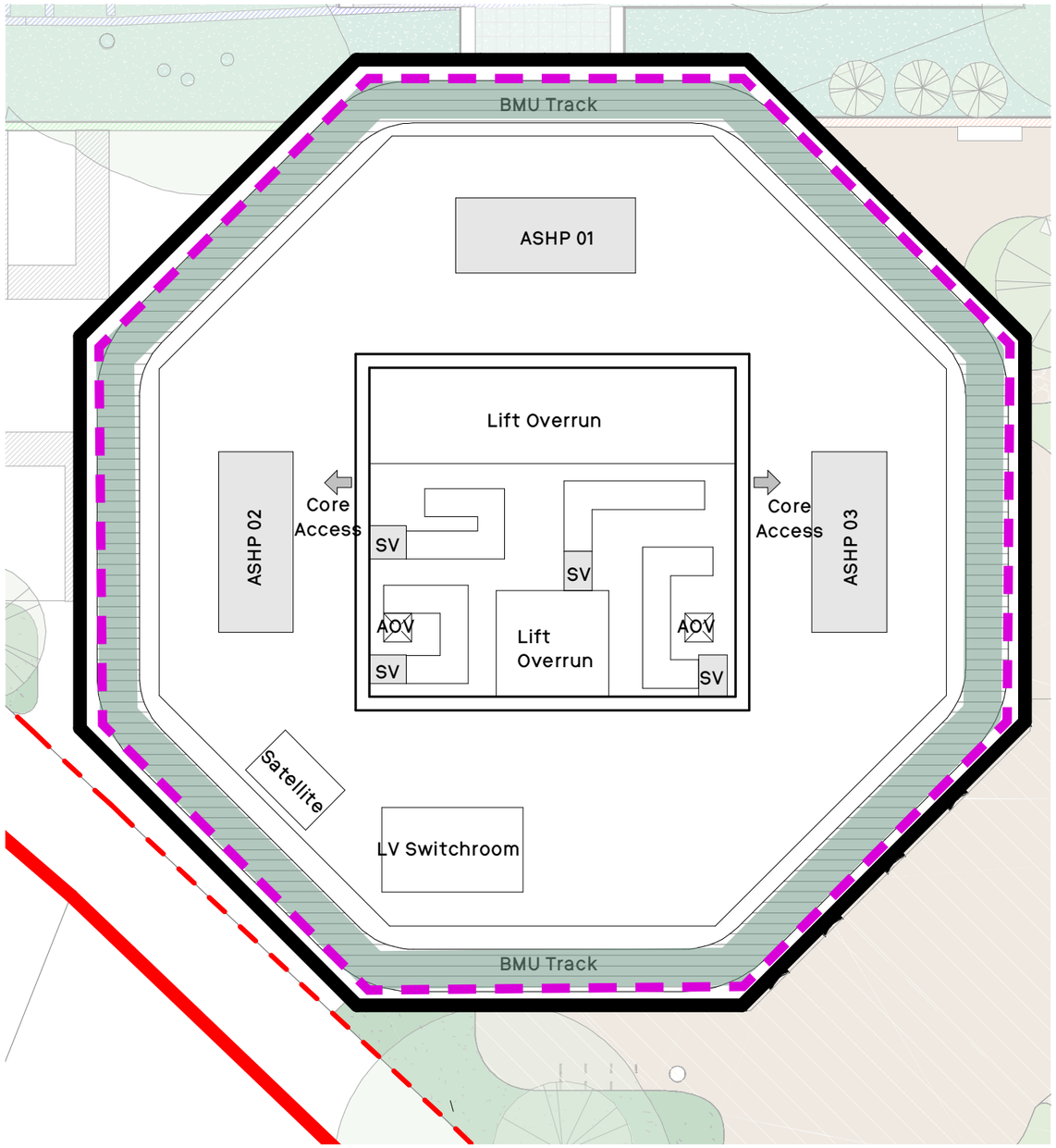


Fig 328 Block A Roof plan showing BMU perimeter track

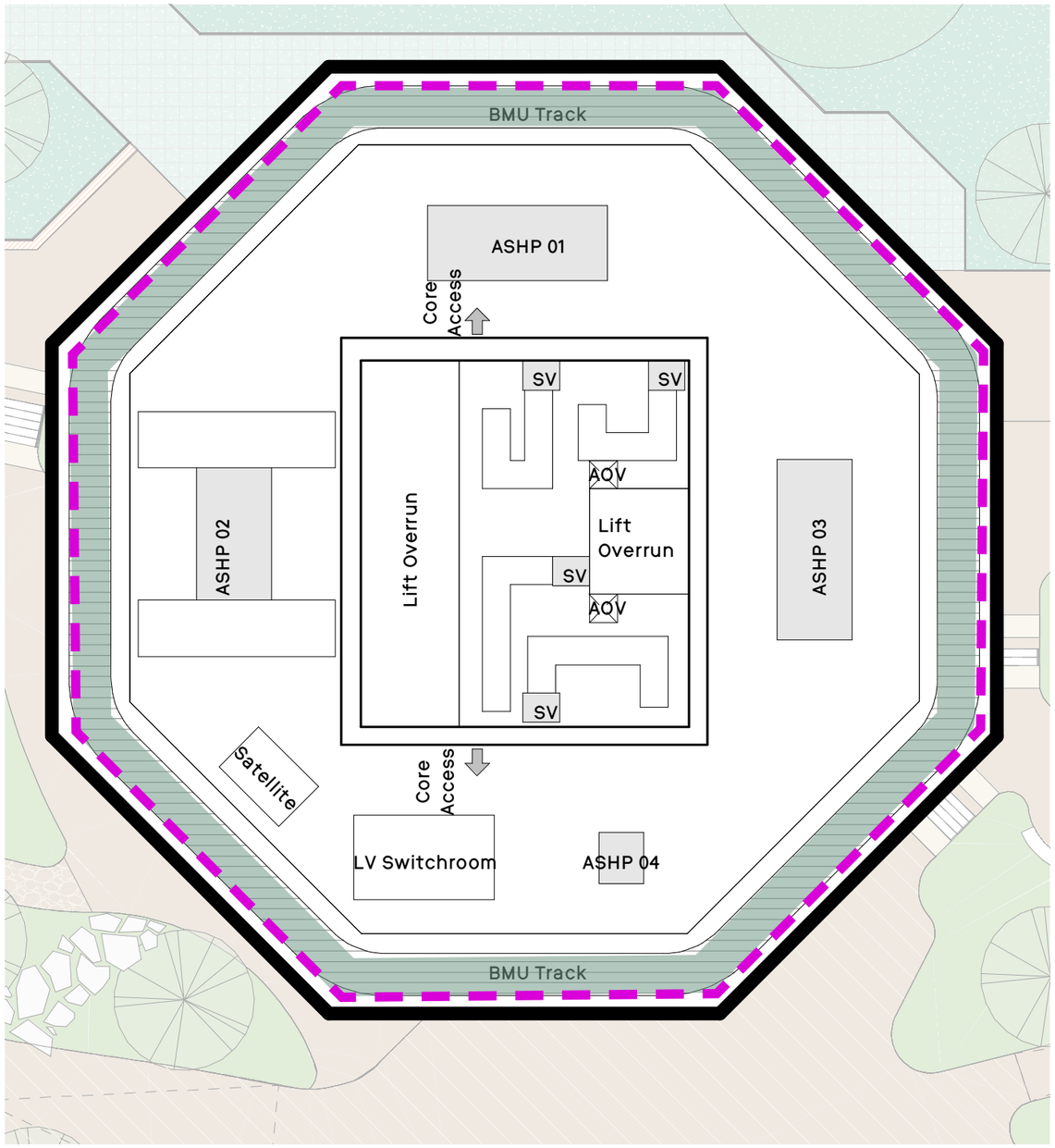


Fig 329 Block B Roof plan showing BMU perimeter track

Site Safety & Security

Site safety and security is paramount to the design and integral to the successful function of spaces within both the public and private realms within the proposal. The designs have been reviewed against Manchester's 'Design for Access 2' guidance, alongside HEA06 credits under BREEAM. In April of 2025, Greater Manchester Police - Design out Crime Officer reviewed the proposals to produce a Crime Impact Statement for the Scheme.

General maintenance and regular management 'walk around' security checks of the Site area will be set out within the operations and management strategy, to be performed across both the day and evening. Anti-social activity in the form of loitering, alcohol and drug abuse, skateboarding, littering and graffiti will be controlled therefore through a mix of CCTV and management checks. Ensuring broken items are fixed, lighting, and building fabric elements are kept in good working order, will help to support a sense of residents, workers and visitors well being, with the knowledge that their building and environment is well maintained.

Within the basements a series of security controls will be employed to ensure that building security and safety for users is maintained at all times. Vehicular access will be managed through an Estate Management company. For servicing of the residential and commercial buildings respectively. Each will be independently accessible via security control access, with entry points covered by CCTV monitoring and bollards included where required in the landscape public realm to reduce illegal or unwanted parking.

All plant, ancillary, and storage spaces will be accessible by secure access, to ensure double layers of security control throughout the basement and ground spaces.

Key measures included within the designs are set out below, applicable at ground level (with reference to the diagram on the opposite page):

1. CCTV to be provided at key entrance moments and access areas for cyclist arrival to both the commercial and residential buildings.
2. Overlooking available to both internal and external spaces from the lobby reception areas in both the residential and commercial buildings
3. Lines of security from public entrances, to the private environments within the building
4. Lighting provided within areas of the public realm that do not benefit from overlooking
5. Street furniture located adjacent to but away from the building to avoid opportunities for climbing up to access upper level apartments or commercial areas
6. Bollards (drop-down) installed within the ground level public realm to control access into the central public realm area of the Site.
7. Public realm lighting design to ensure well-lit environments and lines of visibility through the public realm environments within the Site, while ensuring light pollution is avoided onto riverside ecological habitat.
8. Fob security control to access the cycle lifts to Basement secure cycle storage facilities.
9. Clear lines of sight maintained within the public realm, landscape, to ensure that tree canopies do not obstruct visibility across the Site.

KEY

- Fire Egress
- Main Entrance
- Activation Entrance
- Secure line

RIVER IRWELL

8.0

225

TRINITY BRIDGE

THE ALBERT

Retained brick wall in landscape

C3 Residential Amenity

C3 Residential Lobby

Refuse Store

Substation

Substation

Post Room

C3 Residential Amenity

C3 Residential Lobby

E (a,b,c) Retail/ Restaurant/ Café

Refuse Store

Post Room

Substation

Substation

Substation

Substation

Refuse Store

Cycle Lobby

E (a,b,c) Retail/Restaurant/Cafe

Substation

E (g) Office Cafe

E (g) Office BOH

E (a,b,c) Retail/Restaurant/Cafe

GARTSIDE STREET

BRIDGE STREET

MANCHESTER CROWN COURT

ST MARY'S PARSONAGE

KING STREET W

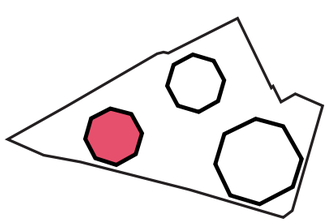
Adaptable M4(3) Homes

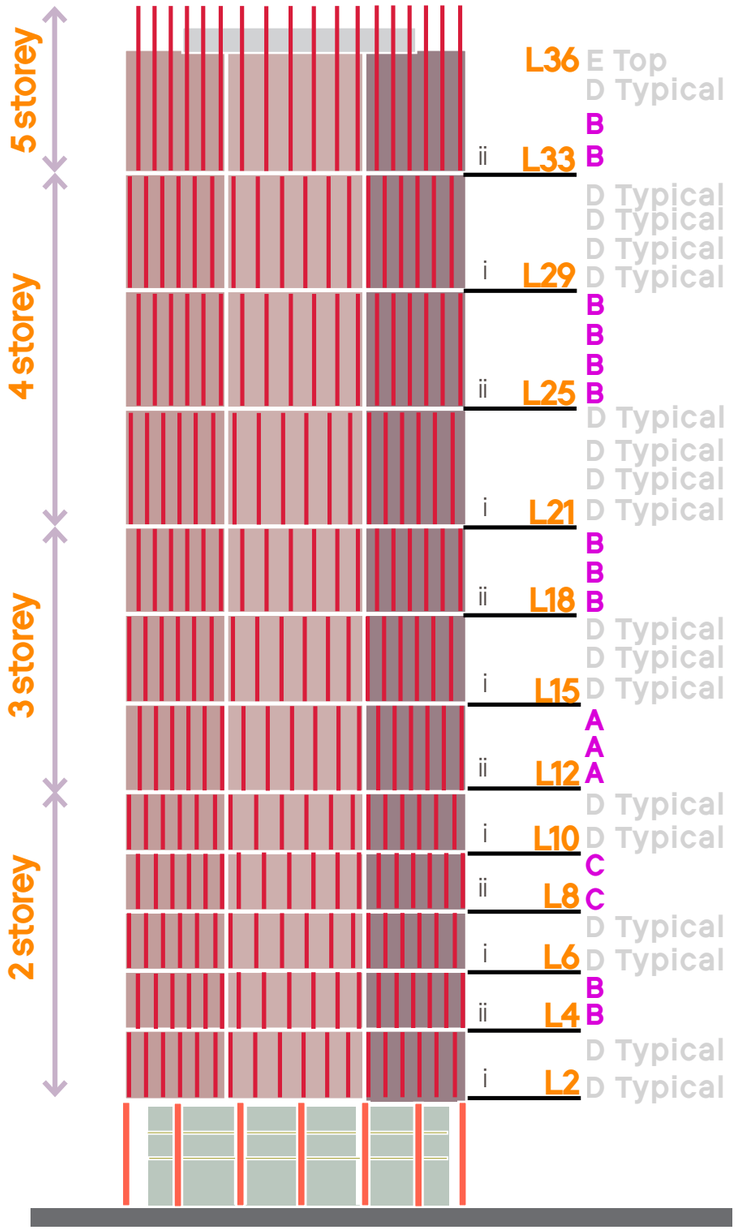
Block A M4(3) Homes Allocation

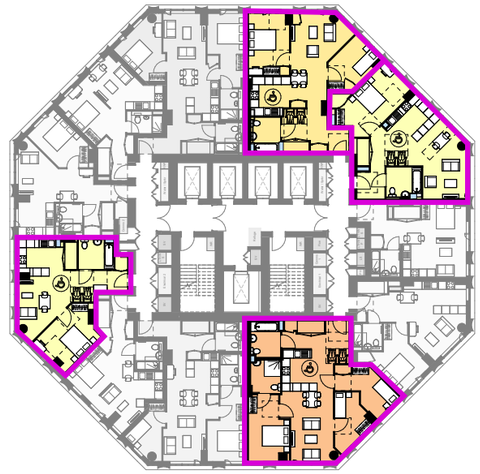
The internal layouts for 90% of all homes within the residential component of the scheme will be designed to a minimum of Approved Document Part M: Volume 1 - Category 2 requirements . This will enable them to be adapted to become accessible if required in the future, with consideration for occupants with specific access needs including old age and disability.

80no. of the homes (10%) have been designed to be Approved Document Part M (2015): Volume 1 - Category 3 - 'wheelchair adaptable' which has been achieved by providing adequate spatial and structural provision so that more easy adaptation is possible. Adaptation can be achieved by adding fixtures and fittings to suit the resident's specific requirements.

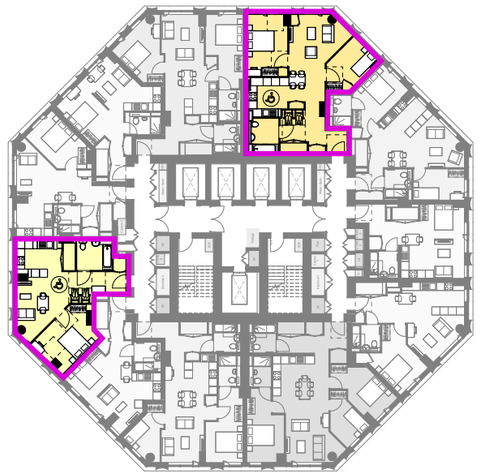
Block A has a total of 38 wheelchair adaptable homes, provided across three floor plan 'types': Type A, Type B, and Type C.







Type A



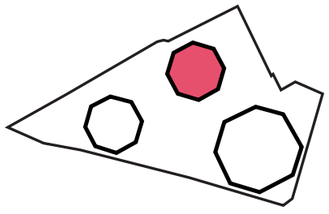
Type B

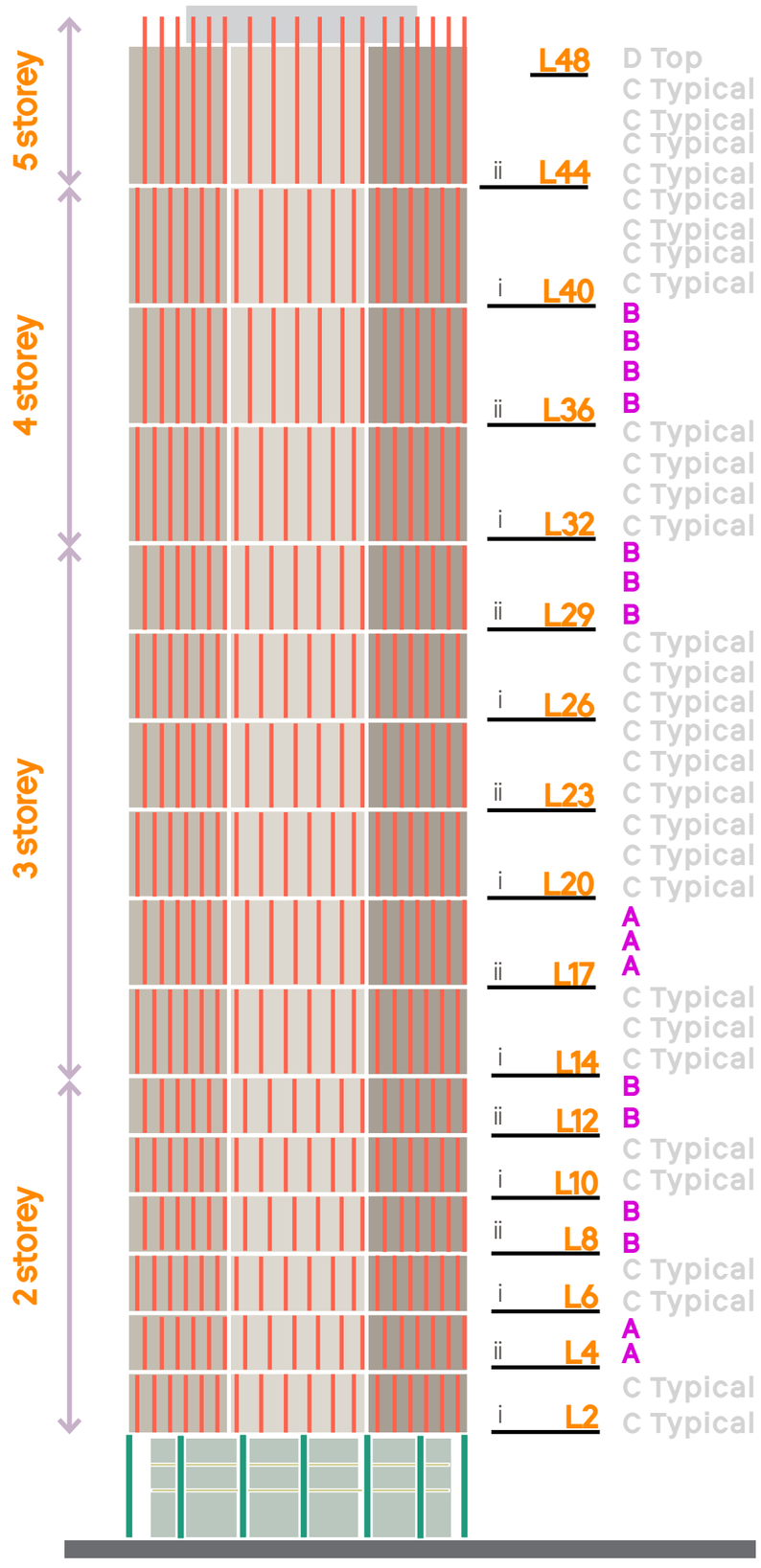


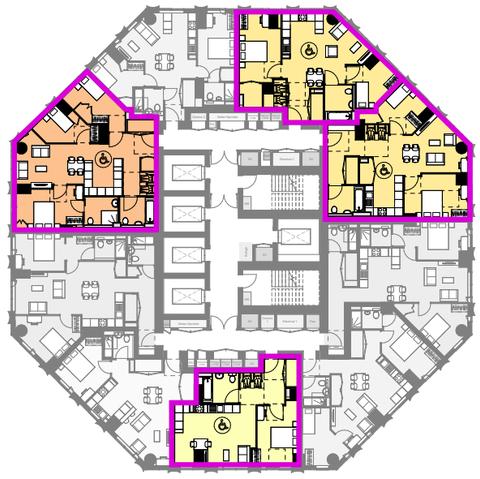
Type C

Block B M4(3) Homes Allocation

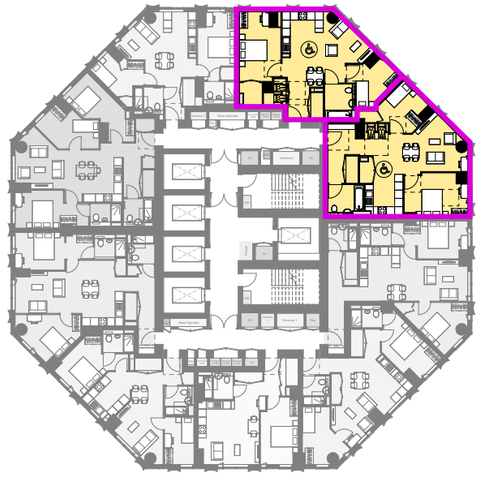
Block B has a total of 42 wheelchair adaptable homes, provided across two floor plan ‘types’: Type A and Type B.







Type A



Type B

Adaptable M4(3) Homes

M4(3) Layouts

Approved Document Part M
Volume 1 Category 3

Features include:

01 Level internal circulation

02 1500mm x 1800mm circulation space in the entrance hall

03 Adequate clear opening width of 850mm to all doors

04 Nib spaces of 300mm on leading (pull) edge and 200mm on following (push) edge of door

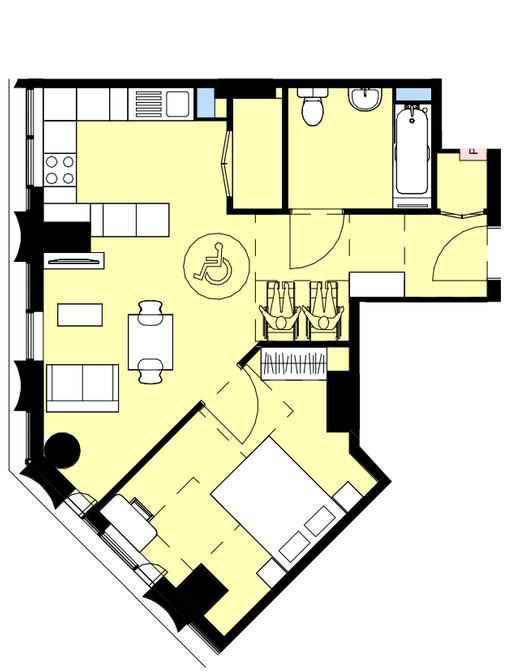
05 Adequate 900mm minimum corridors with turning spaces where required. Most corridors exceed this dimension and are 1050 – 1200mm wide

06 Location identified for wheelchair charging and storage area near the dwelling entrance

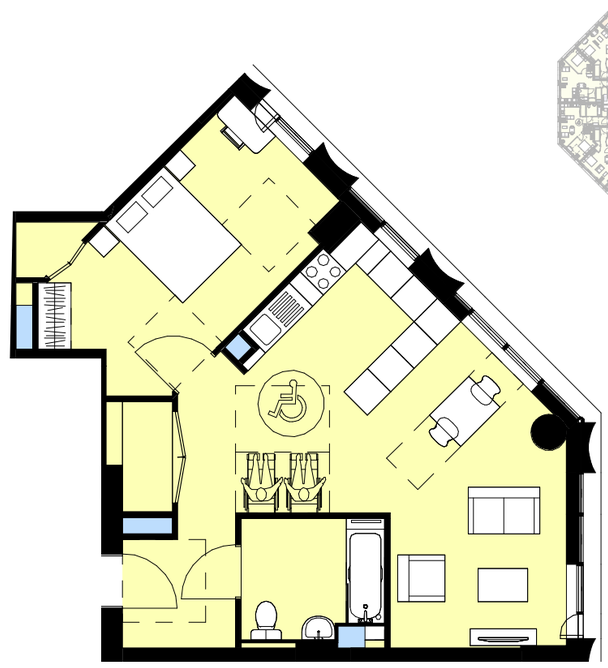
07 Adequate manoeuvre space in bedrooms with two 1200mm x 1200mm manoeuvring squares plus 1000mm passage widths

08 1500mm space in kitchens in front of all units

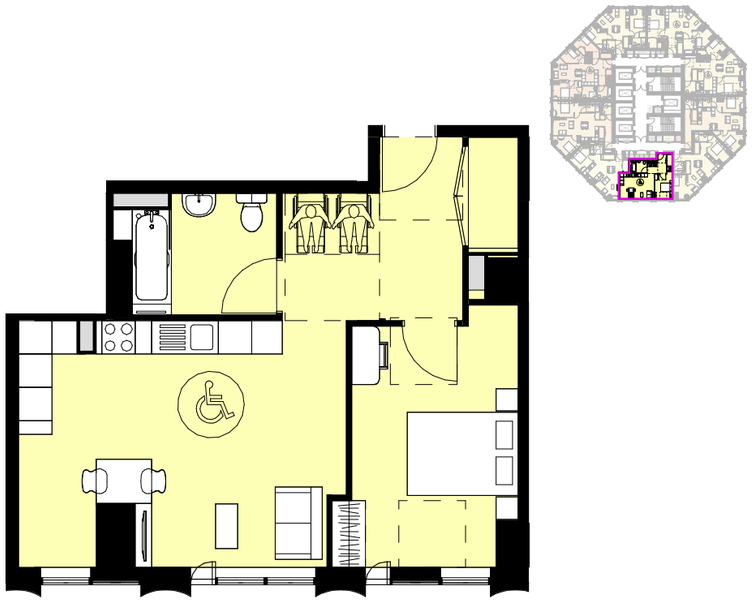
09 Suitable bathroom facilities with a 1500mm turning circle clear of bath/shower and other fittings



Type 01 1B2P Layout - 54m² (Block A, Floor Type A/B/C)



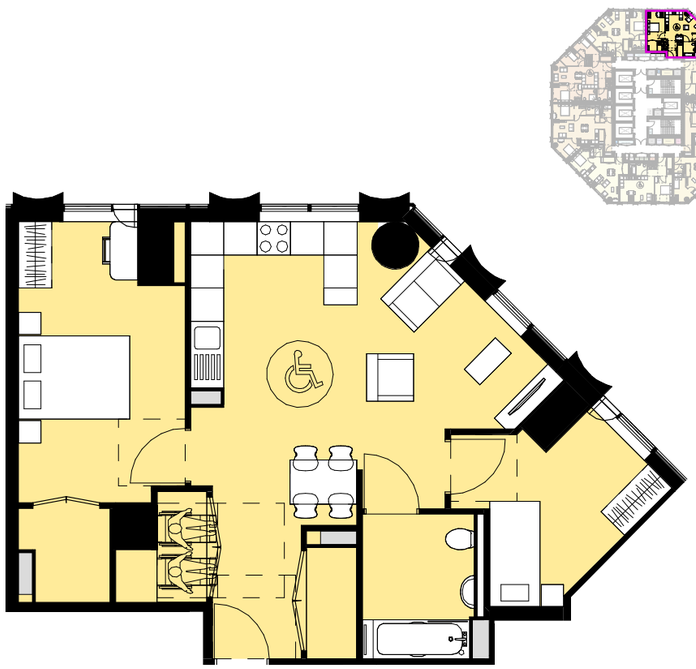
Type 02 1B2P Layout - 65m² (Block A, Floor Type A/C)



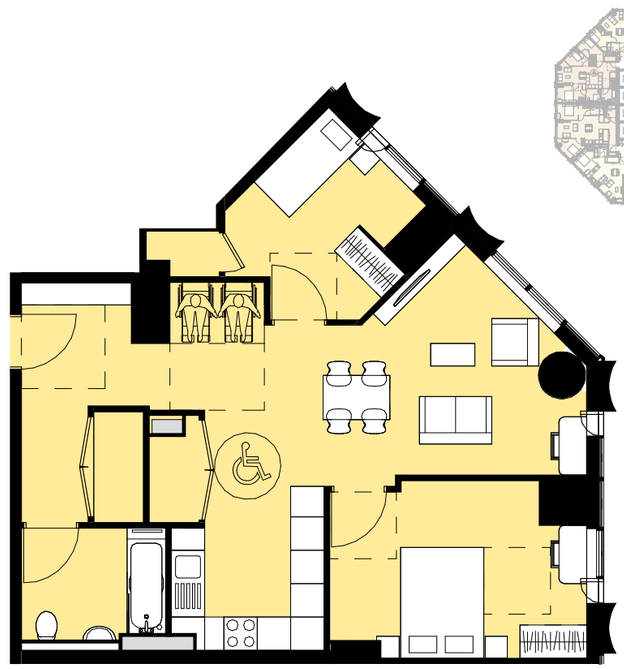
Type 03 1B2P Layout - 50m² (Block B, Floor Type A)



Type 01 2B3P Layout - 75m² (Block A, Floor Type A/B)



Type 02 2B3P Layout - 70m² (Block B, Floor Type A/B)



Type 03 2B3P Layout - 74m² (Block B, Floor Type A/B)



Type 01 3B4P Layout - 87m² (Block A, Floor Type A)



Type 02 3B4P Layout - 87m² (Block B, Floor Type A)

Studio Egret West

8.0

Summary

Summary

The proposed scheme at Albert Bridge House (ABH) will stand at a gateway between Manchester and Salford, to become a new landmark and destination within Manchester City Centre. ABH shall provide an extensive and intensively planted new accessible public realm, featuring a permeable and walkable landscape with a new riverside destination, alongside high-quality homes, and a 'best in class' new office for the City of Manchester.

Taking inspiration from the surrounding urban context, the proposal creates a welcoming new place, for existing and emerging communities to come together to enjoy:

- New public open space which embraces nature and creates a place where people enjoy spending time, providing new pedestrian routes to the edge of the River Irwell while prioritising biodiversity through the retention of existing trees, complemented by new planting.
- The delivery of 800 new homes of high-quality design, the majority benefiting from dual aspect.
- 250,000 sq ft of highly flexible, 'best in class' office space, designed to adapt to evolving workplace needs and providing numerous attractive amenities to draw businesses into the city centre and enhance employee wellbeing.
- A car-free development, aligned with Manchester's ambitions for a pedestrian friendly city centre
- A sustainable development that aligns with Manchester's ambitions to become a Net Zero city.



Albert Bridge House

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