

1111 CROSS KEYS STREET, MANCHESTER DESIGN AND ACCESS STATEMENT

1111-TGA-XX-XX-RP-A-FI_10_10-00251

TIM GROOM ARCHITECTS

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01. INTRODUCTION

Executive Summary

This Design & Access Statement has been prepared by Tim Groom Architects on behalf of the applicant, Cert Property. It supports a full planning application for:

Erection of a 9-storey residential building (Use Class C3) comprising 104 no. residential units with reception, landscaping, infrastructure and other associated works.

The proposed scheme intends to create a contemporary residential block that will:

- Provide a positive contribution to the New Cross Northern Gateway Neighbourhood;
- Develop a brownfield site into a residential building with a variety of new dwelling types;
- Construct a robust building in all aspects of its material quality, durability and operations;
- Create a building that is sensitive to its context and contributes to the architectural character of the area.

The scheme has been designed in accordance with national, regional and local planning guidance, as well as Building Regulations and British Standards.

The site currently has planning Approval (Ref. 140133/FO/2024) for a similar part 8, part 9-storey residential building comprising 99 no. residential units.

This document explains the design development and describes the final proposals for the site. It should be read in conjunction with the application drawings and the supporting documents that accompany this application.



Project Team

- Client**

CERT Property
- Architect**

Tim Groom Architects
- Planning Consultant**

Enabl
- Heritage**

Stephen Levrant Heritage Architecture
- Quantity Surveyor**

Enabl
- Structural & Civil Engineer**

Civic Engineers
- M&E Engineer**

NOVO Integration Ltd
- Landscape Architect & TVIA**

Layer Landscape Architects
- Fire Engineer**

OFR Fire
- Acoustic Consultant**

Jameson Acoustics
- Transport and Waste Consultant**

SLR Consulting

- TV & Broadband Assessment**

GTech
- Ecological Assessment**

E3P
- Archaeology**

ARS
- Air Quality, Climate Change, Noise & Vibration**

Redmore Environmental
- Daylight, Sunlight and Overshadowing**

Proximity



Tim Groom Architects

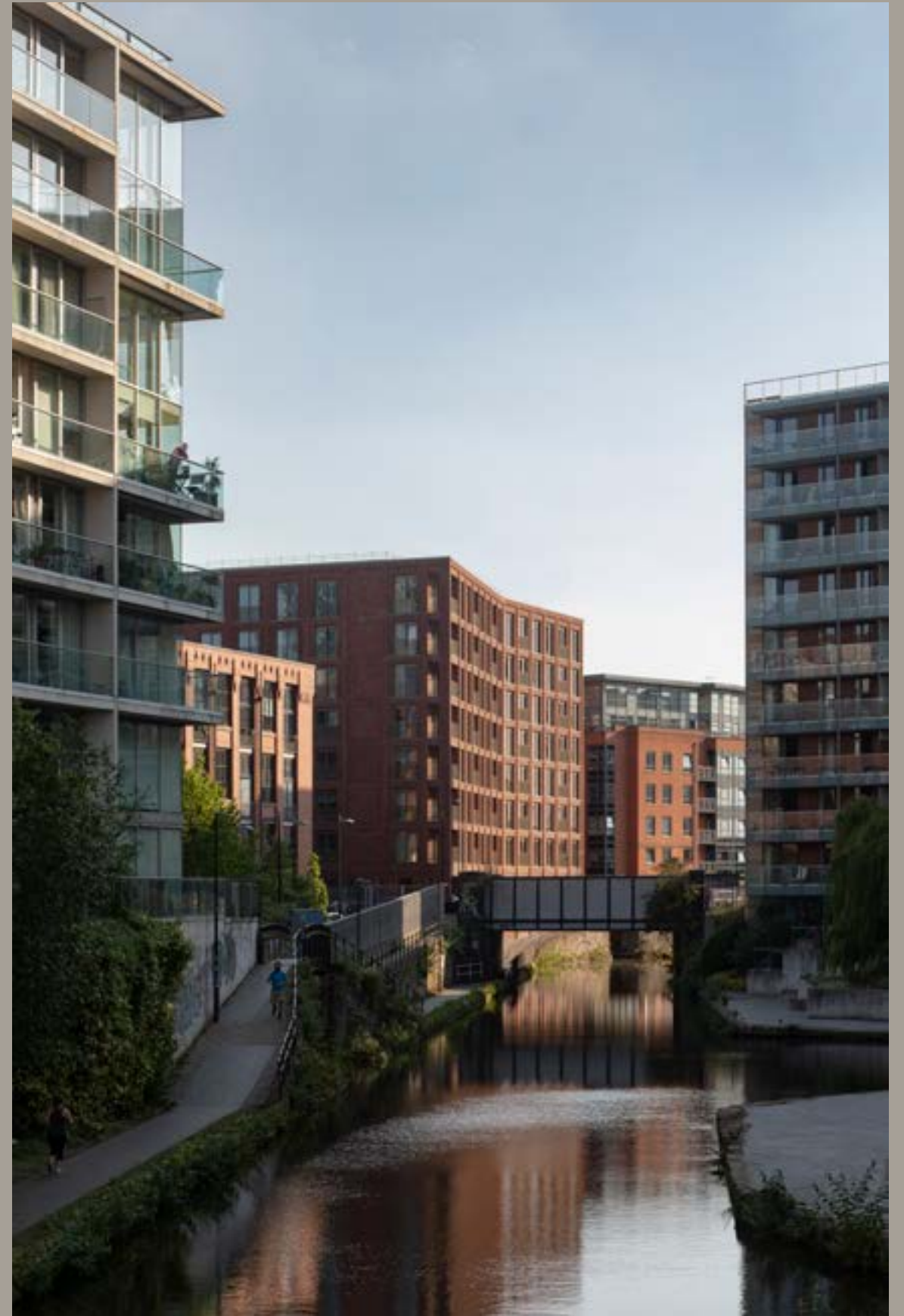
There are two words that in combination, define the way we work. The decisions we make and the buildings we create. Control. Liberated.

Control. There is great responsibility in architecture. We have to understand and represent the person that commissions the work, honour the intent, and provide for the people and the community that will use and walk past it. We also have to satisfy and reward ourselves. Control for us in design terms means precision and restraint, quality and authenticity – refined buildings without extravagant embellishment, rich in detail, material thought and precise execution.

Liberated. Creativity and innovation tend to be associated with wild expression and deviation from the norm but the confidence we have in our abilities, our skill and our design intent free us from the need to follow fashion, 'make a statement' or deviate from what we feel is right. Our creativity and innovation is knitted in, not layered on. We're proud of our work and it's important we remain so.

WHAT WE DO AND
WHY IT'S THAT WAY

CONTROL.
LIBERATED.



Cert Property

CERT have operated in the development sector in Manchester City Centre since 2006 and have actively developed their own projects in the city since 2014. During this time, they have gained an intimate knowledge of the workings of the city and taken pride in playing a part in the city's transformation.

Manchester is truly home for CERT and their sense of civic pride is what drives them to continue to take on unique and challenging projects across the city. They're motivated to be a continued part of Manchester's regeneration success story but more importantly to create sustainable communities which contribute to the fabric of the city.

Peelers Yard, Manchester

Peelers Yard is a new apartment block, comprising 82 open plan one and two bedroom apartments, duplex penthouse apartments and townhouses. It is situated on the site of an 1800s police station in Manchester's newest neighbourhood, New Cross.

Every detail has been considered at Peelers Yard to combine new-build elements within the retained historic structures of the site. Many of the properties are integrated within the existing boundary walls, which will help to create unique living spaces, with feature windows formed within the original openings.

82 apartments
Landscaped Courtyard Amenity





Osborne Yard, Manchester

Osborne Yard, a new build development of 90 apartments is located on Oldham Road in Collyhurst, at the fringe of Manchester City Centre. It's an area which was historically densely populated, with residents working in the local mills and industrial works. Terraced houses and the busy Oldham Road high street, with pubs, clubs, shops and theatres, defined the area. The area was heavily bombed in the Second World War and the subsequent industrial decline and exodus of workers from the area led to further decline.

As one of the first regeneration projects in the area, it was important that Osborne Yard set a precedent in terms of scale and quality of design. The concept for the recessed block design was based on the historical terraced ribbon development along Oldham Road. Careful brick detailing was used as a contemporary reference to traditional construction methods and added an accessible, domestic scale to the overall building.

90 apartments
Residents lounge and co-working

Cert Property

CERT are restless in their mission; to seek opportunities that transform overlooked and unloved spaces into vibrant sustainable communities.

They take a long-term approach to everything they do - not only managing the development of their projects but retaining an interest by managing them too.

Every decision they take seeks to work towards making a positive impact. Driven by a social conscience and civic pride, they strive to achieve net-zero carbon in their projects by 2040 - 10 years before government targets. They are doing this by utilising the latest technologies and best industry practices to; reduce waste, use sustainable materials, reduce energy consumption and ultimately facilitate communities that will stand the test of time.

Insignia, Old Trafford

Located in Ardwick, Manchester, an up-and-coming Insignia is the second project to be delivered by CERT in the Trafford Civic Quarter. The site was acquired with existing permission for a new build residential development of 90 no. one, two and three bedroom apartments. It was delivered in line with the planning consent, with a change in the material palette to more closely respect the existing context.

Insignia has been successful partly due to the high quality of accommodation delivered, but also because of the highly sustainable location, less than 5 minutes walk from Old Trafford Metrolink.

90 apartments
The second of a three phase development in the Old Trafford Civic Quarter



SONA, Manchester

Located in Ardwick, Manchester, an up-and-coming area primed for redevelopment, SONA occupies a prominent position opposite the former iconic art deco Apollo cinema.

An opportunity arose in 2021 to step in to save the SONA site due to the prior owners' contractors hitting financial difficulties. Following acquisition from a private consortium of investors on behalf of a private equity fund, Cert appointed a new contractor in October 2021 and following a lengthy process of due diligence the SONA development is back on track and currently aiming for completion in 2025.

2000sqft Commercial Space
45 apartments
6000sqft amenity
Completion Q4 2025



02. THE SITE

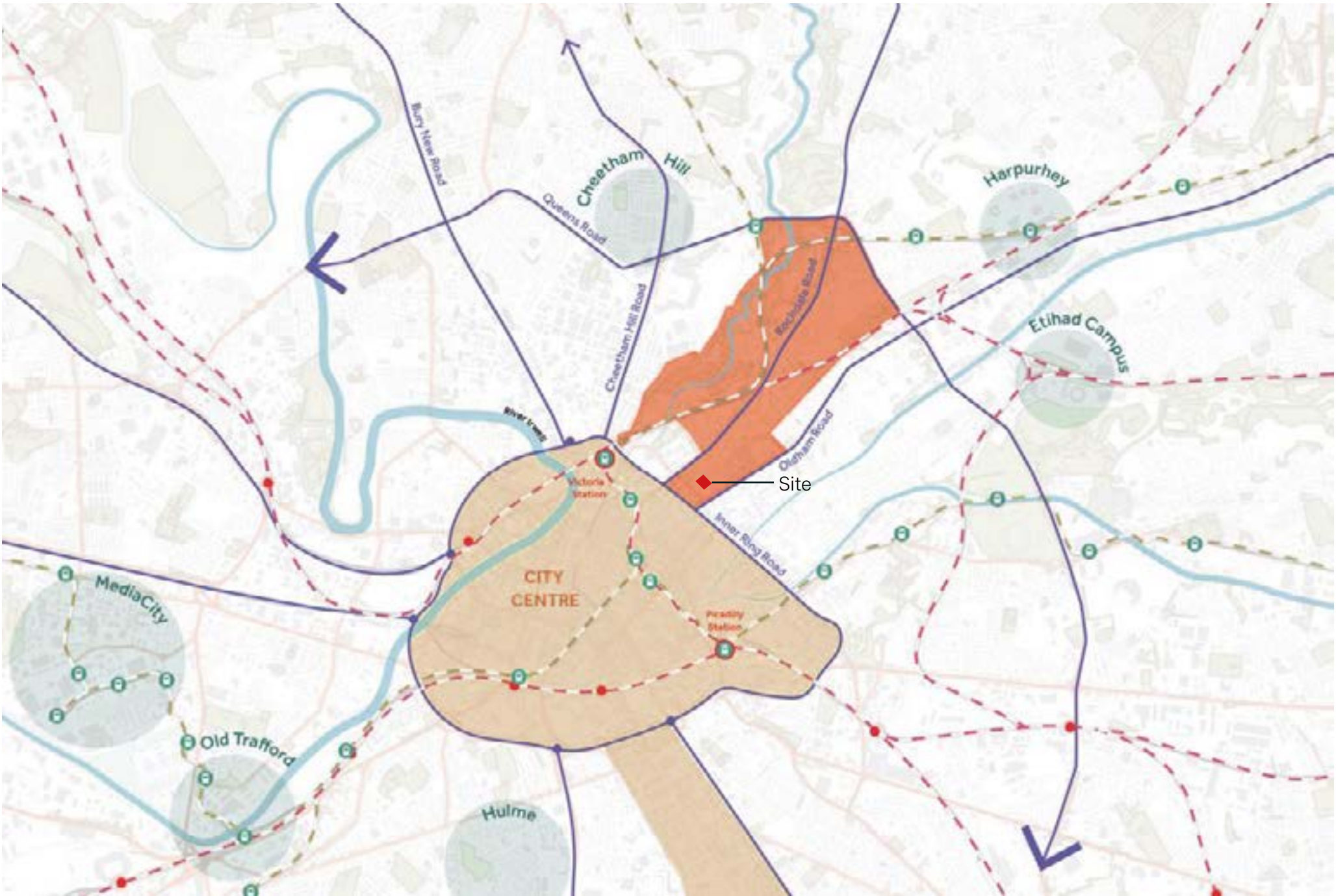
Site Introduction

The site is located in the New Cross area of central Manchester and is currently used as a car park and site cabins for a neighbouring development.



Site Location

Located just outside the inner ring road of Manchester city centre the site is within the Northern Gateway Strategic Regeneration Framework.



City Centre Northern Gateway Development Area

Site Plan from Northern Gateway Manchester
northerngatewaymanchester.co.uk (2024)

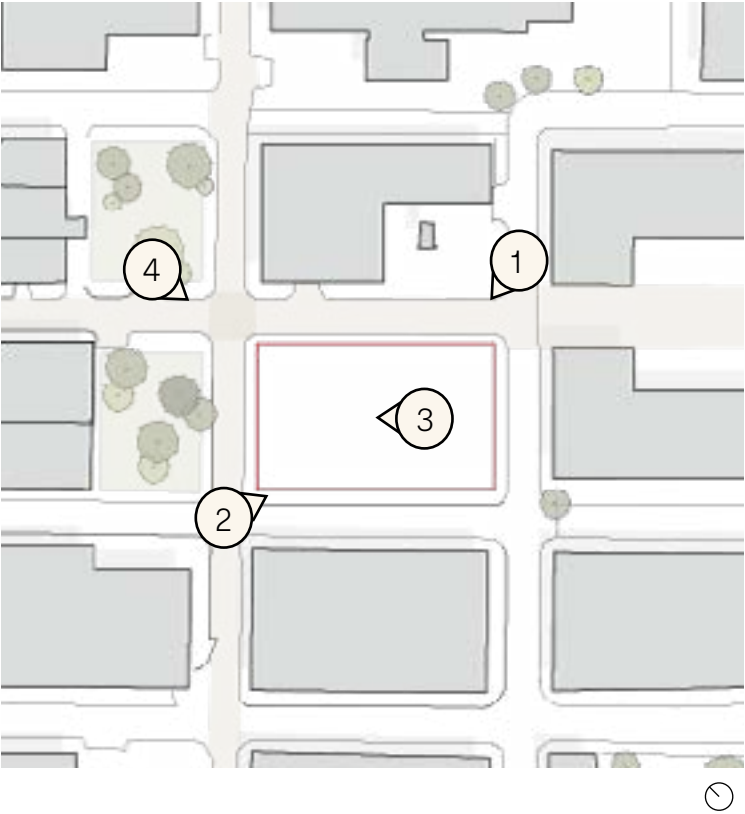
Site Location

The site sits at the heart of the New Cross Neighbourhood Development Framework. This area of Manchester has undergone significant redevelopment over the past 6 years as a number of vacant sites have been redeveloped into residential or hotel use.



Architectural Context

- ① View west from the junction between Chadderton and Goulden Street
- ② View east from Cross Keys Street
- ③ View north west from Site car park
- ④ View from car park on junction of Cross Keys and Goulden Street



①



②



③

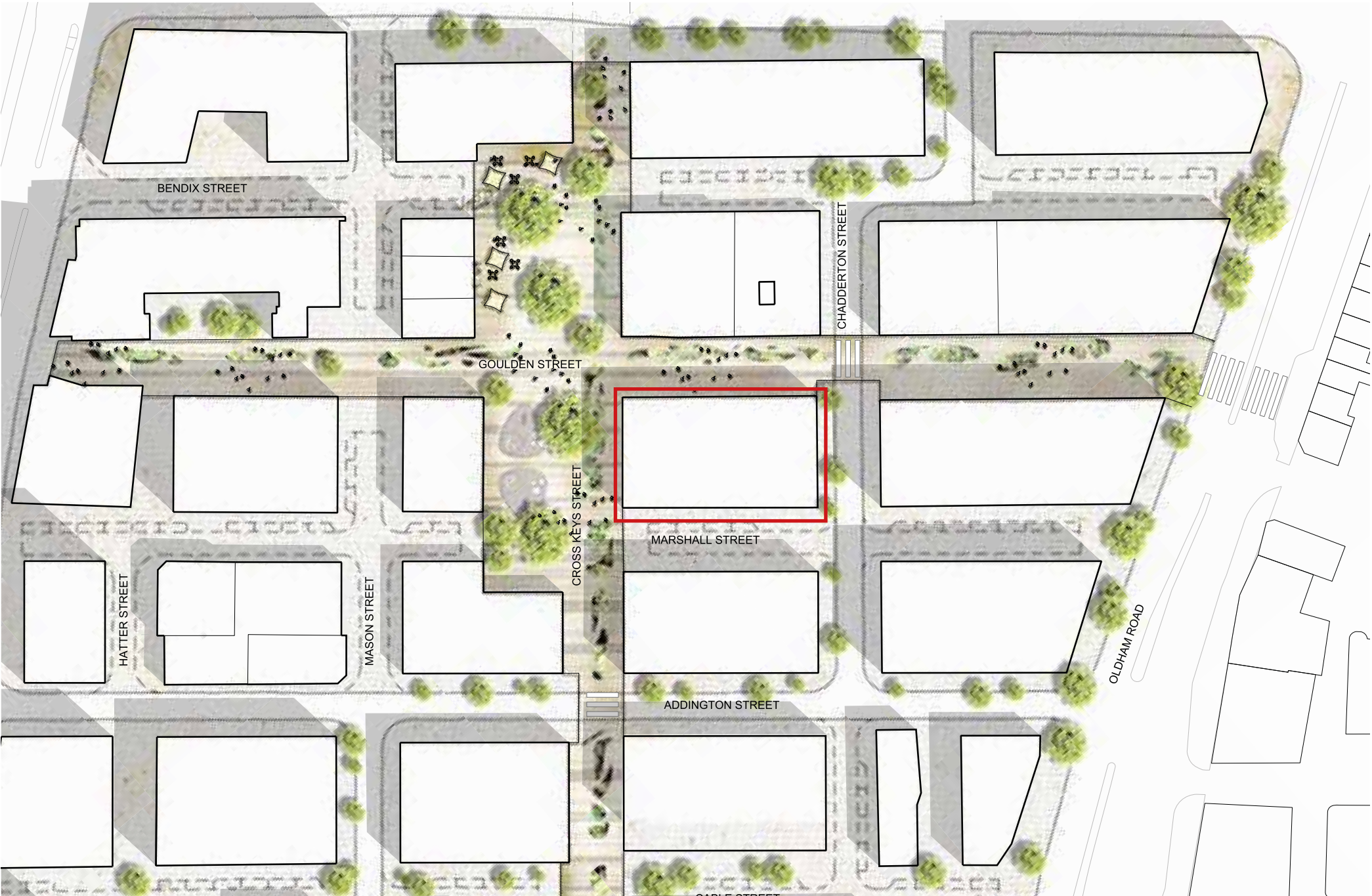


④



Planning Context
New Cross Neighbourhood Development Framework (NDF)

The site is central to Zone A of the New Cross NDF and sits between Swan Street, Thompson Street, Rochdale Road and Oldham Road. The area forms the historic core of New Cross and retains its traditional urban grain and street pattern, with a mix of existing commercial and residential uses.



Masterplan as per NDF document Volume 01 (2015)

NDF Zone A - Analysis & Uses

The Public Realm strategy within the NDF identifies that the proposed site would be on the junction of two key pedestrian routes on Goulden Street and Cross Keys Street. The significance of the site is accentuated by two potential landscaped squares adjacent.

Townhouse units along the ground floor have been developed on sites immediately to the south west and south east and are proposed on the Peelers Yard site to the north.

- Ground Floor Accommodation
- Shared Entrances
- Back of House
- Commercial
- Pedestrian Route

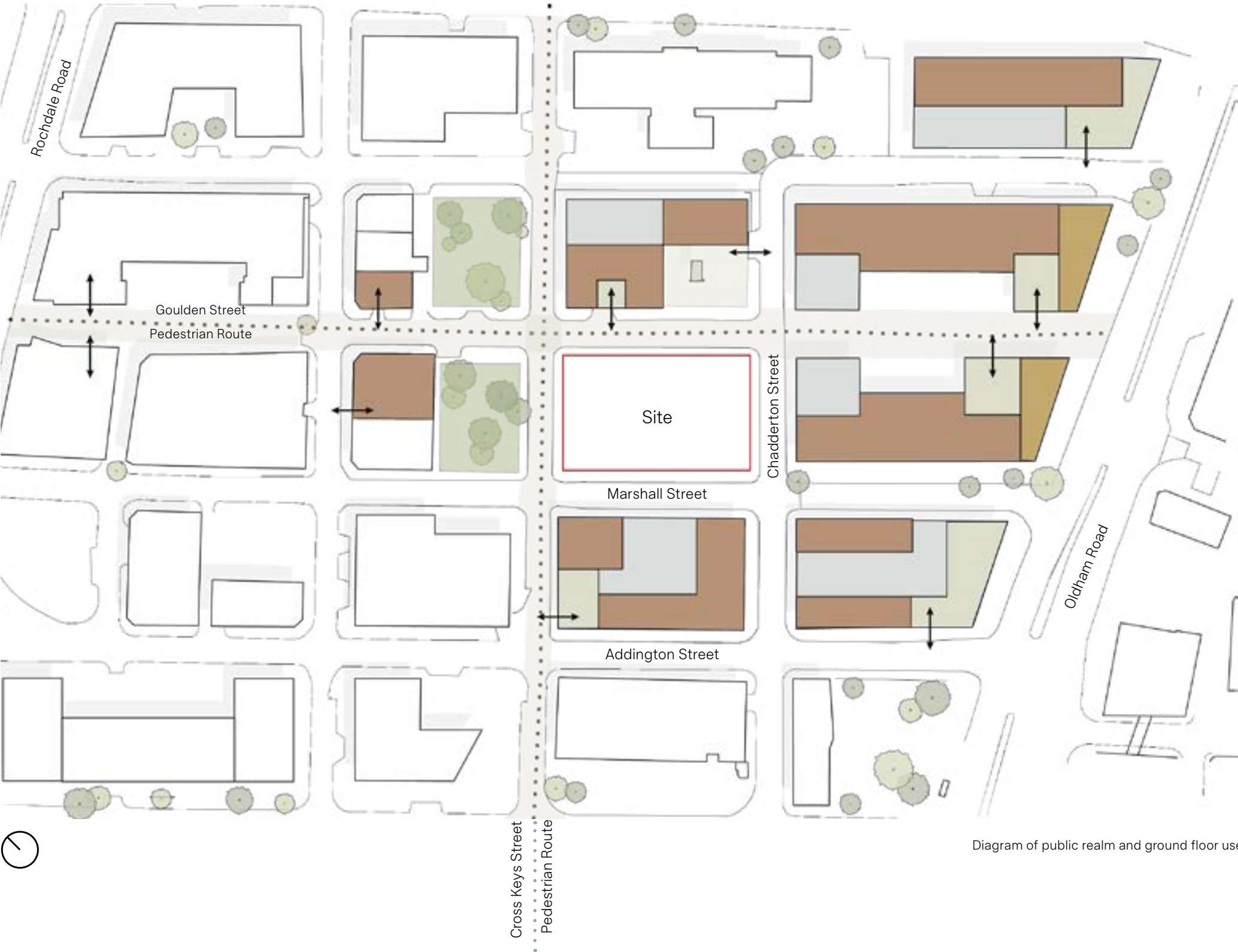
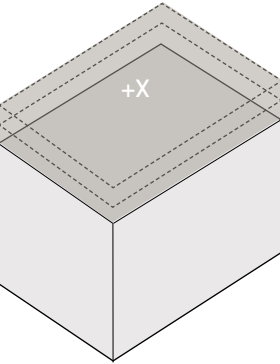


Diagram of public realm and ground floor uses

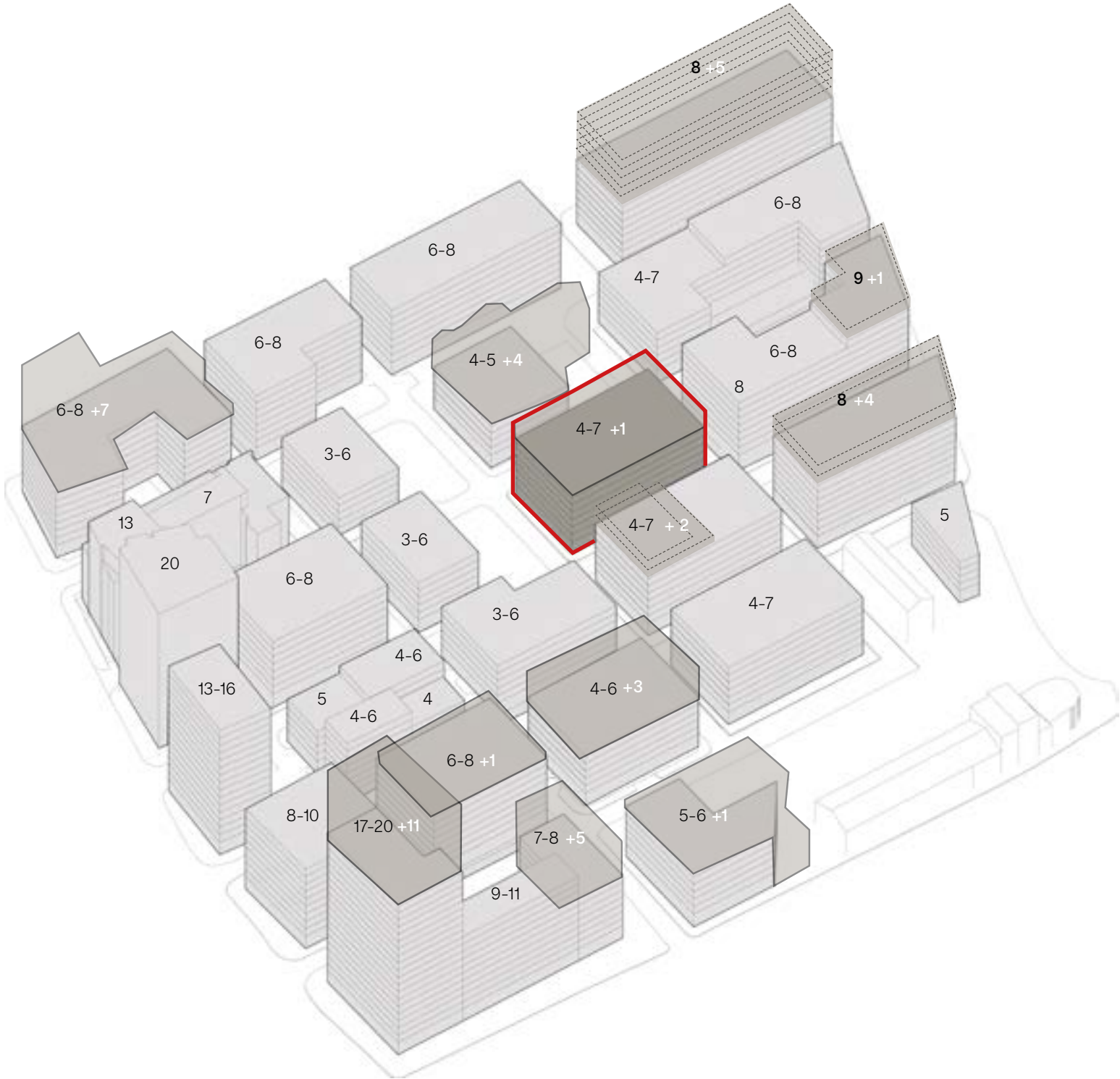
New Cross NDF - Building Heights

The heights of the buildings in the New Cross area have differed from the minimum and maximum storey numbers suggested in the NDF. However, the NDF aim of retaining the taller mass along to the perimeter of neighbourhood remains.

The lower storey heights are proposed to the centre of the NDF where the site is located. The immediate context to the Grade II listed structure on the Peelers Yard scheme will impact the height of building that is suitable on the site.



Recent developments have exceeded the heights set out by the New Cross NDF masterplan. Actual built heights of recently completed buildings are illustrated as per adjacent diagram.



Emerging Development Context
Recently Completed

The New Cross area is a rapidly developing neighbourhood with numerous schemes completed within the last 6 years. These developments are largely residential led with the inclusion of two hotels along Addington Street.



1. New Cross Central (6-9 Storeys) - Hawkins/Brown



2. Mason Street (9 Storeys) - SimpsonHaugh



— Site



3. Oldham Road (10 - 12 Storeys) - Tim Groom Architects



4. Ancoats Gardens (15, 9 Storeys) - Beech D&B

Emerging Development Context
Under Construction / Planning Approved

Alongside completed projects there are a series of schemes currently under construction or with planning approval. These range in scale from 9 to 31 storeys and are predominantly residential developments.



1. Bendix Street (13 storeys), under construction – Tim Groom Architects



2. Goulden Street (9 storeys), under construction – Tim Groom Architects



— Site ■ Planning Approved ■ Under Construction



3. Swan House (5-31 storeys), under construction – Simpson Haugh



4. Swan Street (9 storeys), planning approved – Hawkins/Brown

Site History

The site was formerly the location of The Royal Lancastrian School as shown on the 1845 map onwards. The term Lancastrian does not refer to the county but to Joseph Lancaster, a Quaker and educator who devised a system of instruction called the Monitorial System.

The 1845 plan indicates the seating arrangement for the school where a large number of pupils were educated. The school building and perimeter wall remained on the site until 2014.



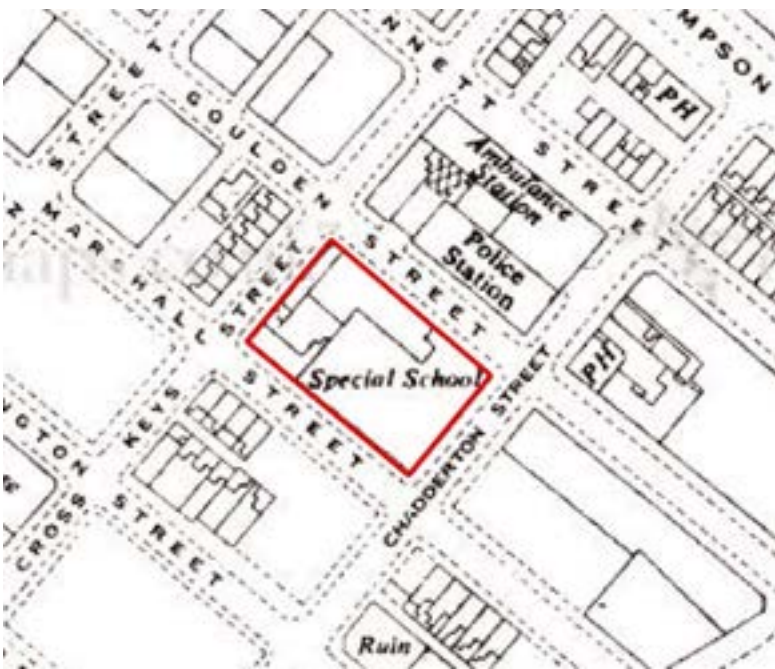
1845



1922



Royal Lancastrian School pictured c.2008



1951



1951

Listed Buildings

The Heritage Statement that supports this application provides a detailed assessment of the area and proposal. It demonstrates that the site has the opportunity to make a positive contribution towards the redevelopment of New Cross and can contribute towards retaining the heritage assets and buildings with character within Zone A.

There are a number listed building in the area, including the vacant Grade II Listed former Police and Ambulance Station, as well as buildings with architectural value.



1. Former Midland Bank (Grade II)



2. 8 Cable St (Grade II)



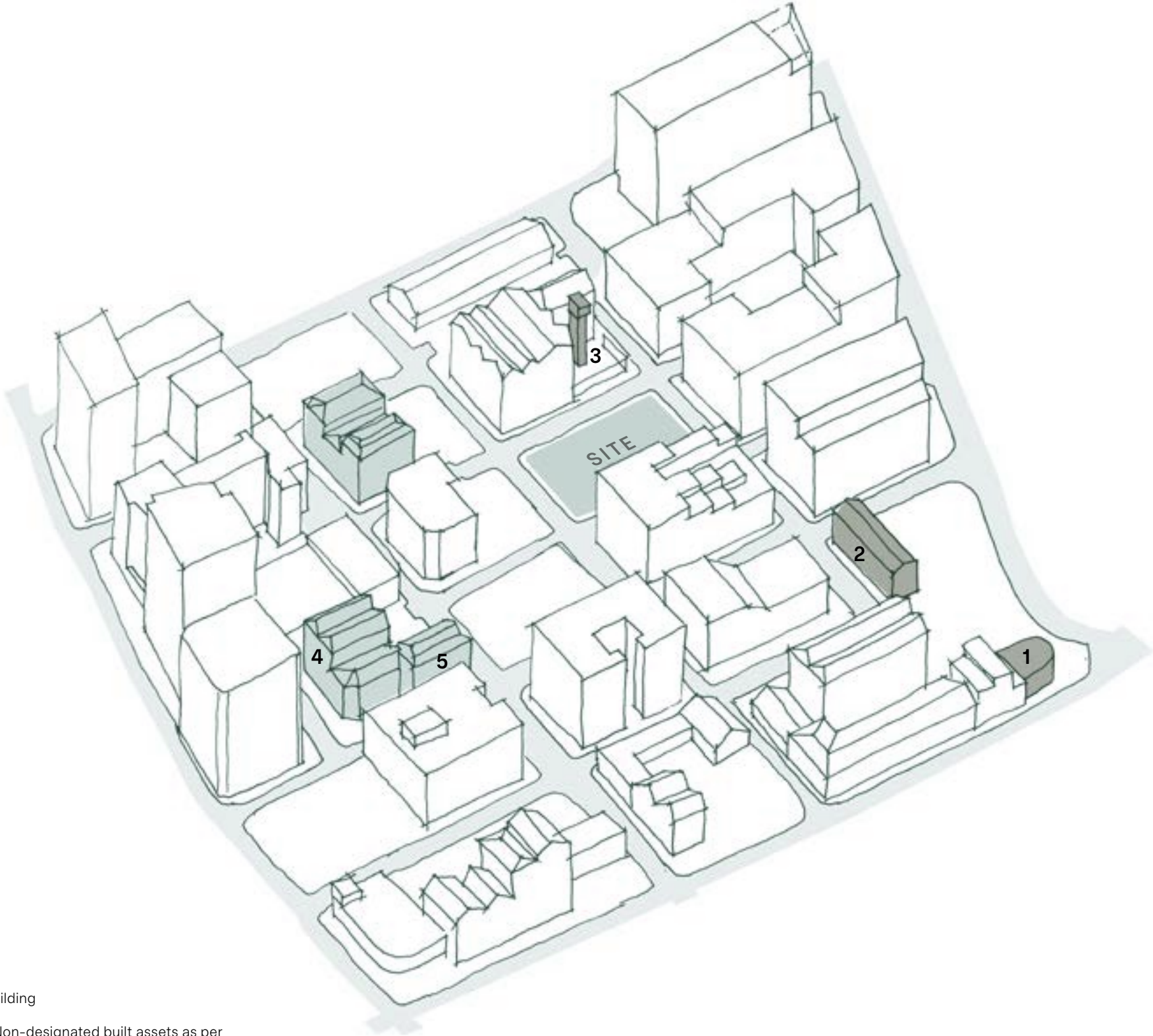
3. Police Station (Grade II)



4. 53 Marshall St

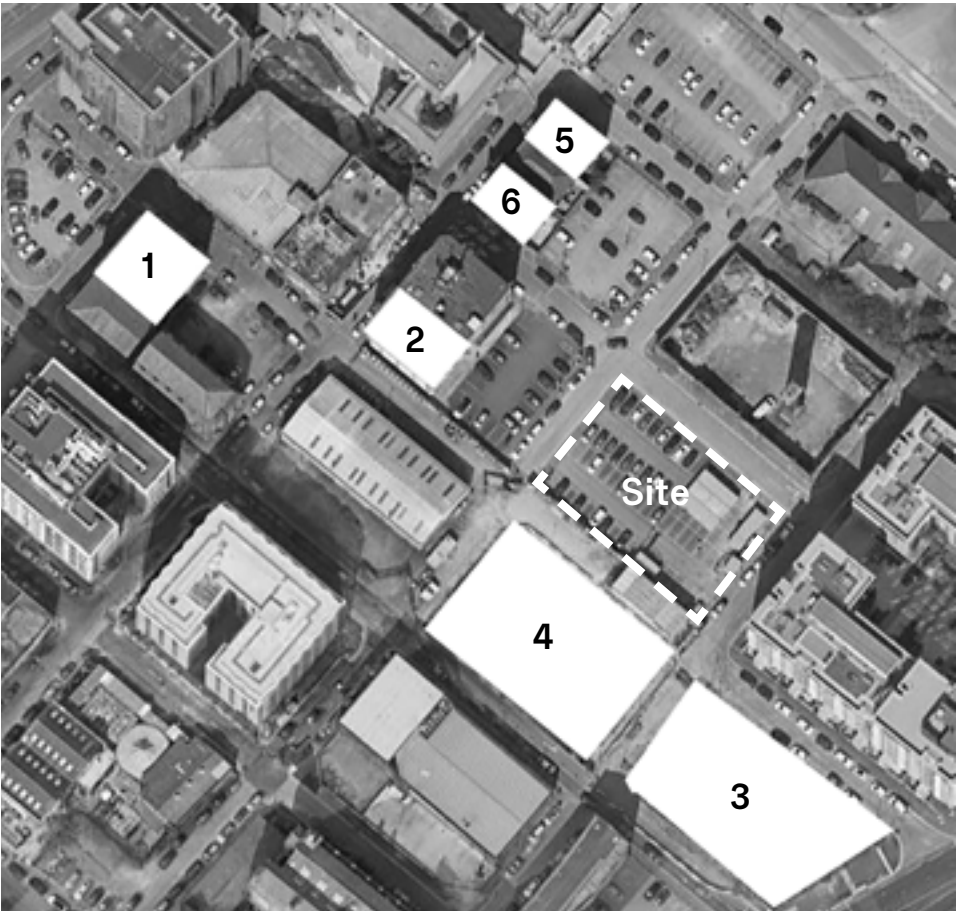


5. John Swift Building

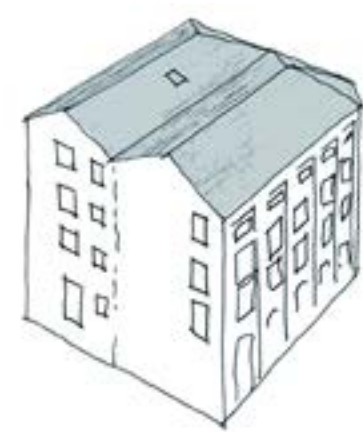


Architectural Character Analysis
Roofscapes

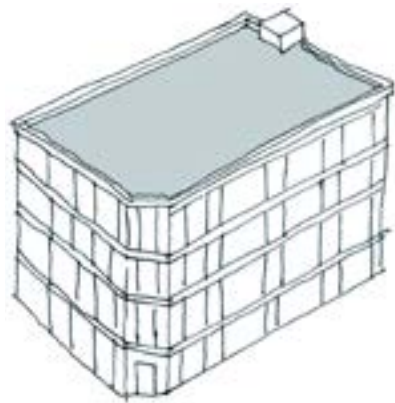
The Cross Keys area has a rich and diverse range of roof types. There are a wide variety of roof typologies ranging from historic heritage assets to new developments. There is no one style that represents the area but rather the area is characterised by the patchwork of contrasting forms. There are many examples of double pitch, hip, mansard and flat roofs.



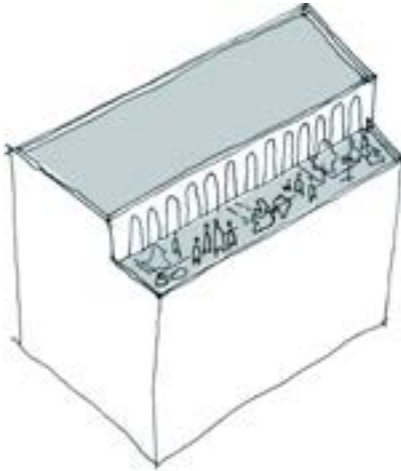
1. Double Pitch
Marshall Street



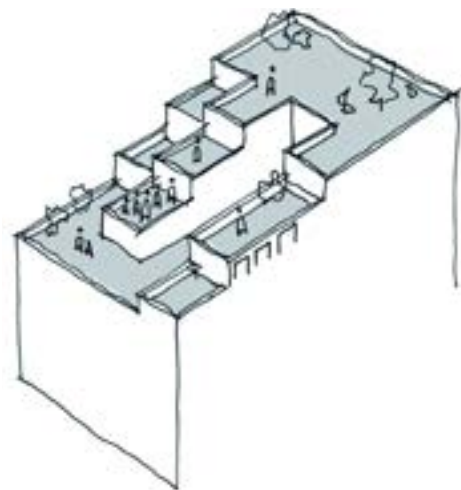
2. Flat (No Public Access)
Goulden Street



3. Communal Terrace
Oldham Road



4. Stepped Private Balcony
New Cross Central



5. Hip
Bendix Street



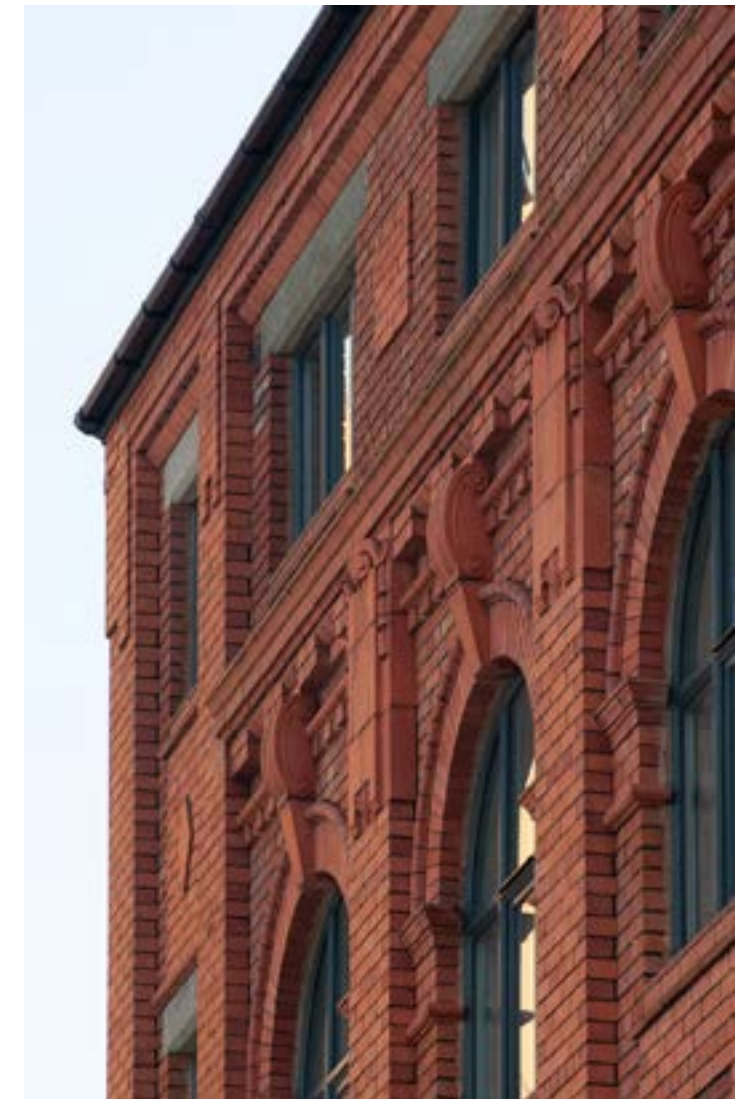
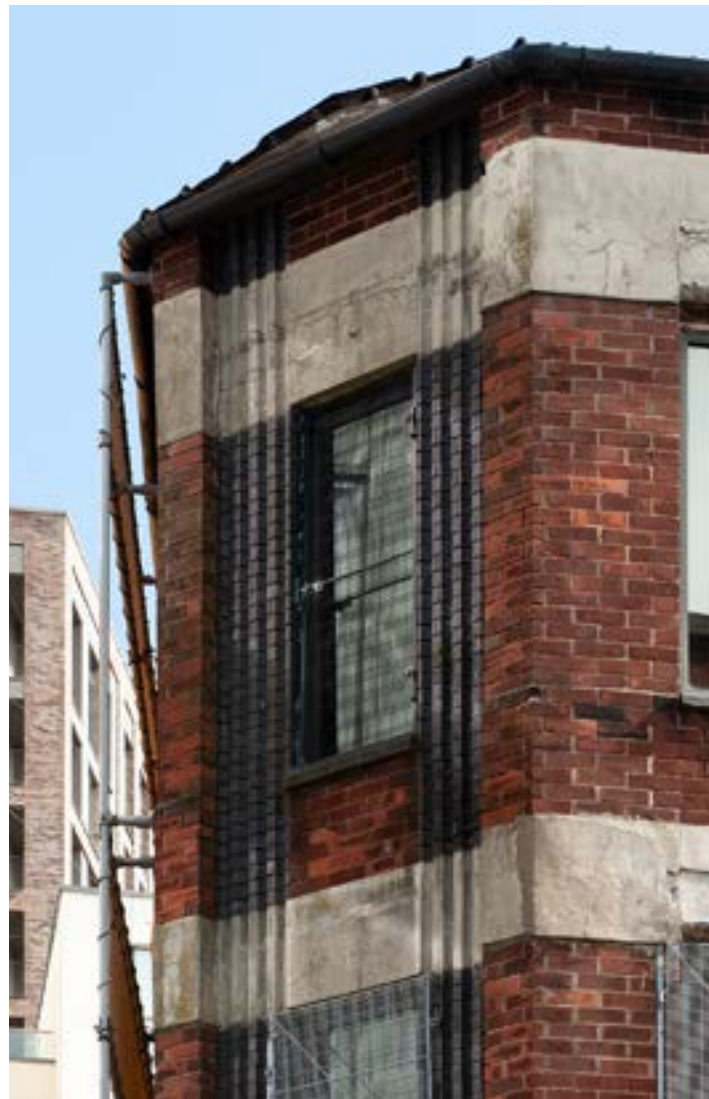
6. Mansard
Mason Street



Architectural Character

Hidden within the neighbourhood's emerging context lies a series of existing warehouse buildings. With varying architectural merit, some of the details can provide inspiration for future development.

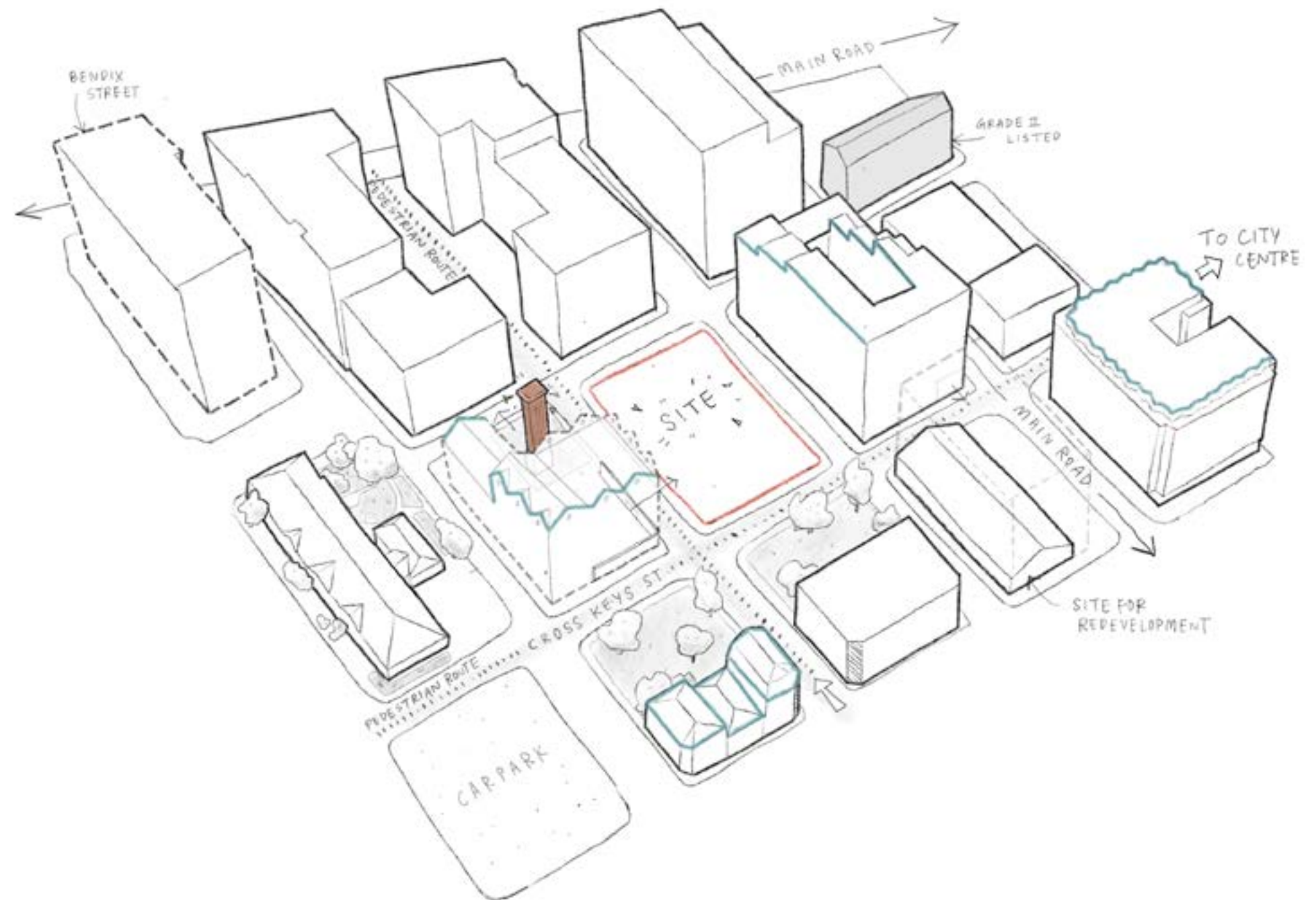
Chamfered corners address the street junctions, whilst brickwork piers and intricate parapet details are common themes within the design of the façades.



Opportunities and Constraints

The site presents a number of opportunities to create an exciting new development that fits into the expanding urban fabric of New Cross. The proposal aims to:

- Continue the development within the New Cross NDF with a building of appropriate use and scale;
- Create a connecting point at the junction of two pedestrian routes within the masterplan;
- Enhance the street scene through the use of place making, linking with existing heritage assets on Gouliden Street;
- Provide positive public realm and landscaping to connect with potential future public landscaping along Cross Keys Street and to;
- Build on the existing and new contemporary roofscapes within the New Cross neighbourhood;



03. PLANNING HISTORY

Approved Planning Application (Ref. 140133/FO/2024)

The site currently has planning approval for a part 8, part 9-storey residential building comprising 99 no. residential units. Prior to this application there were 2 Pre Application meetings.



Approved Scheme - view south from Goulden Street

04. DESIGN PROPOSAL

Scheme Overview

The proposed scheme intends to create a contemporary residential block that continues to enhance the identity of the developing New Cross area.

The scale of the scheme is designed to sensitively fit in with the existing and emerging developments. The arrangement of the ground floor and massing looks to address existing and future pedestrian routes whilst creating a pocket courtyard with landscaping that softens the edge between the building and the street.

Massing with chamfered corners references existing warehouse typologies within the existing neighbourhood, whilst a contemporary form joins these two elements and enhances the varying roofscapes in the area. The proposed materiality mirrors this concept by drawing on inspiration from existing typologies but used in a contemporary manner.



Site Plan

The orientation of the proposal aims to connect to the wider circulation of the urban block. The main entrance and courtyard space line the pedestrian routes through New Cross, whilst duplex units continue the run of existing street facing residential units along Marshall Street.

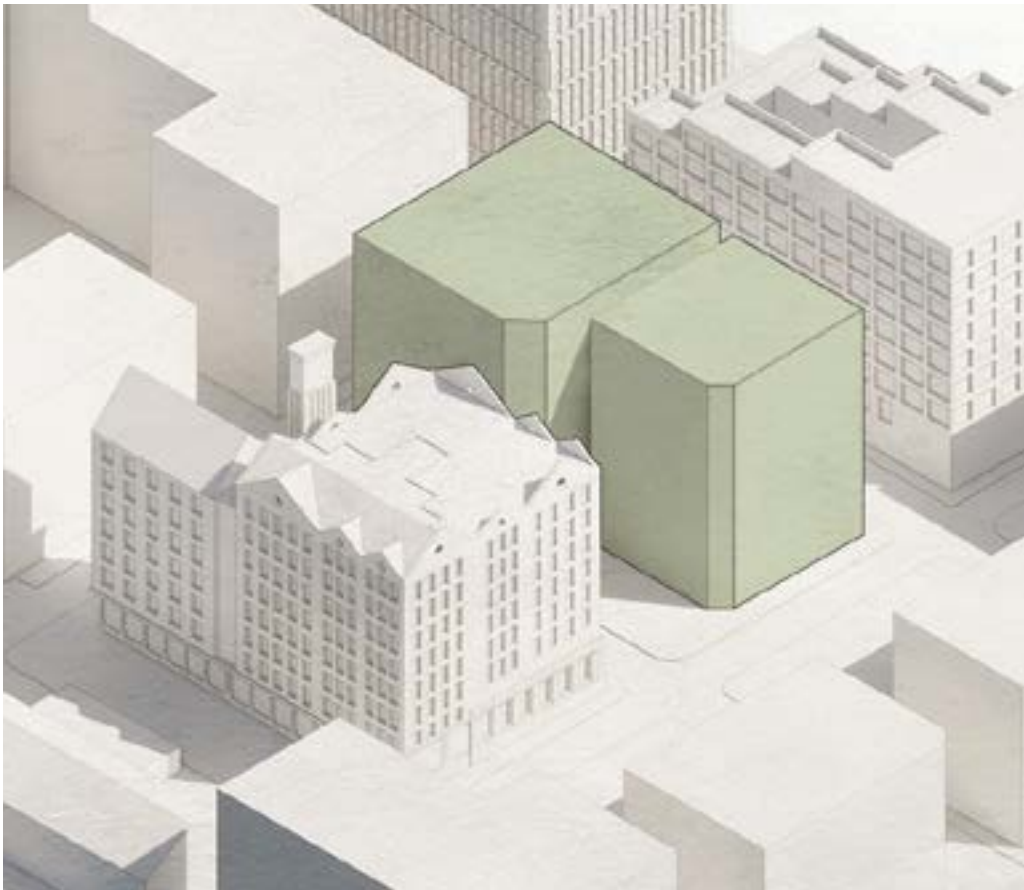


Massing Strategy



1. L Form

The L form of the building provides a courtyard space that opens the building to Cross Keys Street and provides a clear entry point onto the site.



2. Two Blocks

Two distinct massing elements form the basis of the building. These tie into the strong warehouse forms of the surrounding area, connecting to the emerging context and responding to the proposed square within the NDF.



3. Joining Element

To join the two blocks, a connecting element slots in between the masses. This steps back from the facade and adds a new contemporary roofscape to the New Cross neighbourhood.



4. Articulated Facade

The articulated facade looks to tie in to the local vernacular whilst adding contemporary aspects. Chamfered corners mirror local warehouse typologies whilst new materials and forms add character to the developing area.

Ground Floor Plan

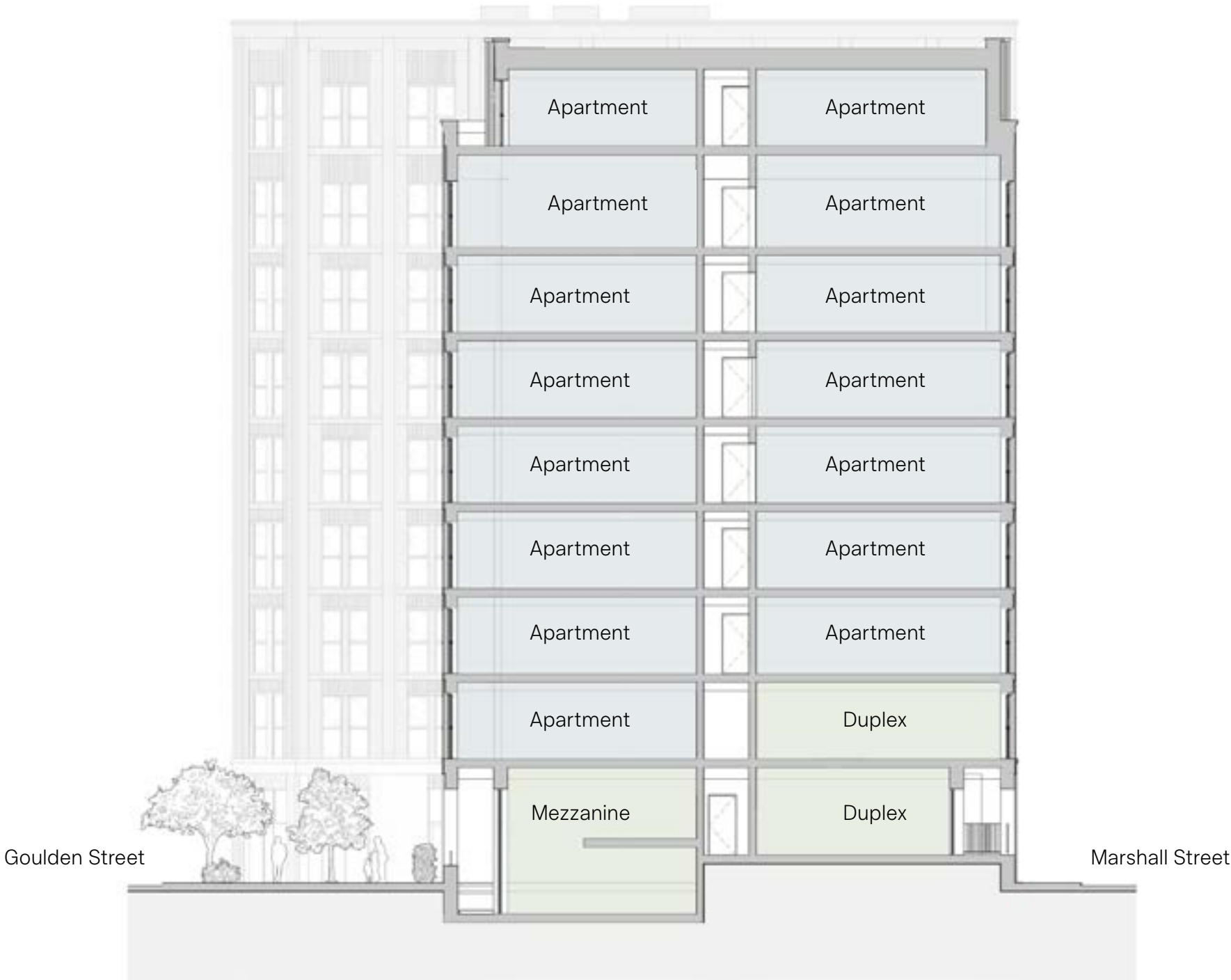
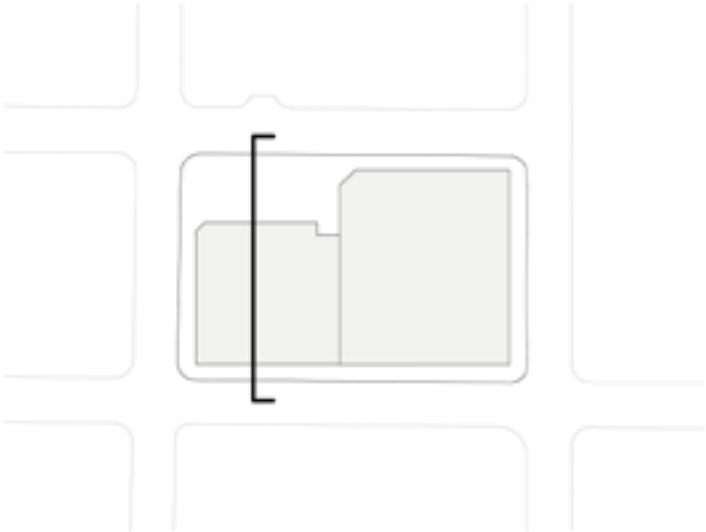
The ground floor is divided into three different levels. The entrance and back of house areas have direct access off of the street for circulation and servicing. Along Marshall Street a series of duplex units are raised and accessed through the central core via the stairs or a dual access lift. The mezzanine units are entered from the landscaped courtyard.



Ground floor axonometric

Section

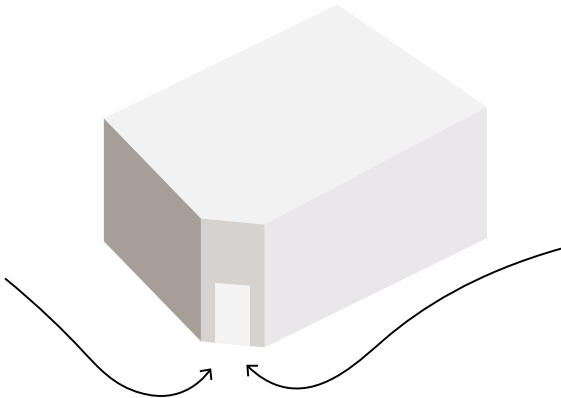
The adjacent section illustrates the approach taken to levels on the site. A raised floor level to Marshall Street provides duplexes with defensible space separated from the street, whilst a sunken area to the courtyard creates opportunity for introducing mezzanine units.



Design Principles

1. Active Corners

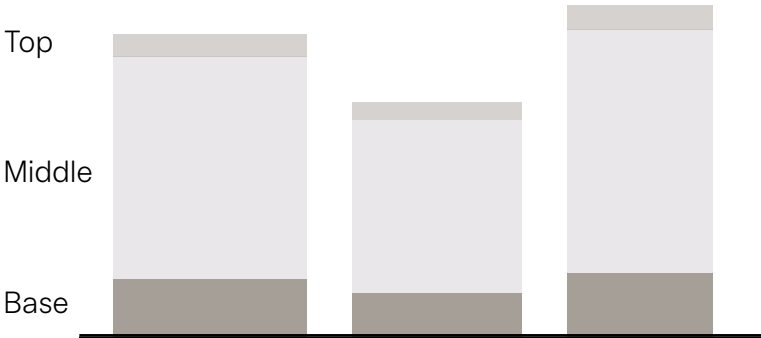
As part of the local warehouse typology chamfered corners to the buildings provide interest to the form and address the street junctions with entrances.



John Swift Building - adjacent to site

2. Facade Hierarchy

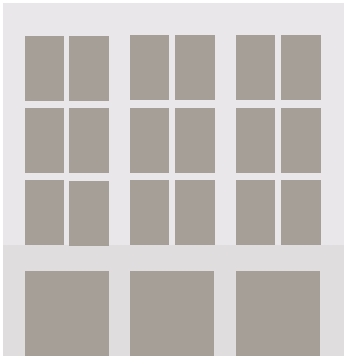
In order to help articulate the building's hierarchy a top middle and base can be defined within the massing. This is seen within the local context in both new and existing buildings.



Gainsford Road by Gort Scott

3. Facade Rhythm

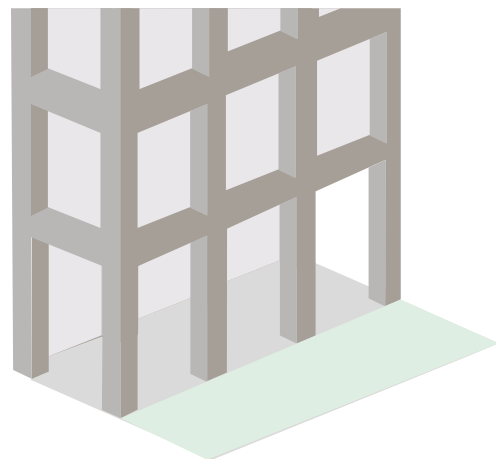
Historic buildings within the New Cross area maintain a strong rhythm within the facade that is synonymous with the warehouse architecture of the early 20th century. A modern take on this idea can be brought into the design to maintain a connection with the new and old.



Cable Street - adjacent to site

4. Ground Floor Frontages

Ground floor frontages are tall and designed to protect the inhabitants from the road. Wider openings highlight entrance points into the building.



Croydon by Mikhail Riches

5. Varying Roofscape

The area has a wide variety of roof types within existing buildings and emerging new developments. The development looks to build on this varying identity of the new and old architecture.



Peelers Yard by Tim Groom Architects

6. Protected Landscaped Realm

Entry to the ground floor residential units should be protected from the road by a buffered zone of greenery, providing security, whilst giving back to the public realm.

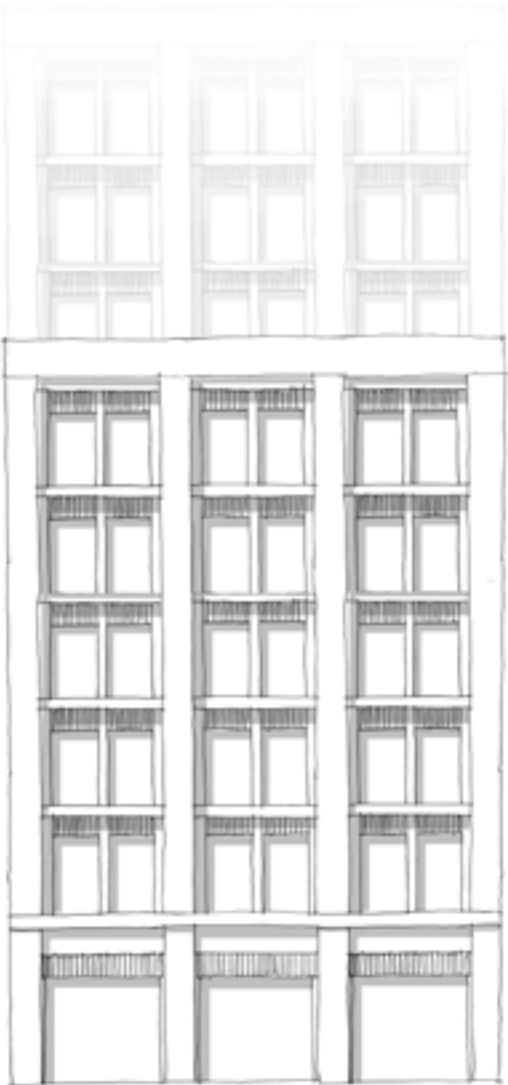


South Gardens by Maccreanor Lavington

Architectural Interpretation
Facade Articulation

Analysis of the local context shows a rhythm of windows and doors on the facade laid out in parallel to one another. Typically, in 2:1 or 1:1 rhythm with a strong grid.

Vertical elements are framed within brick piers, and lintels over windows are celebrated with stone and ornate detailing.



Cable Street



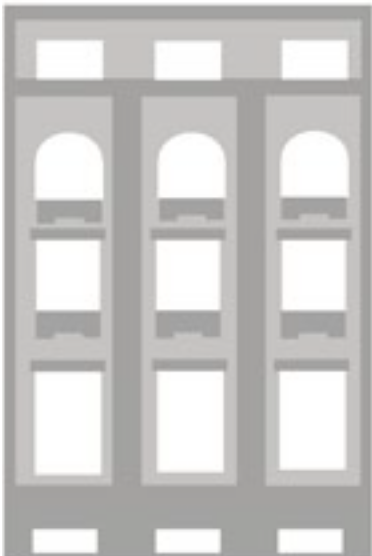
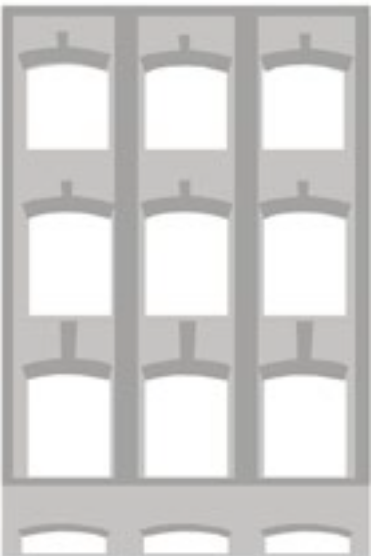
Mason Street



Marshall Street



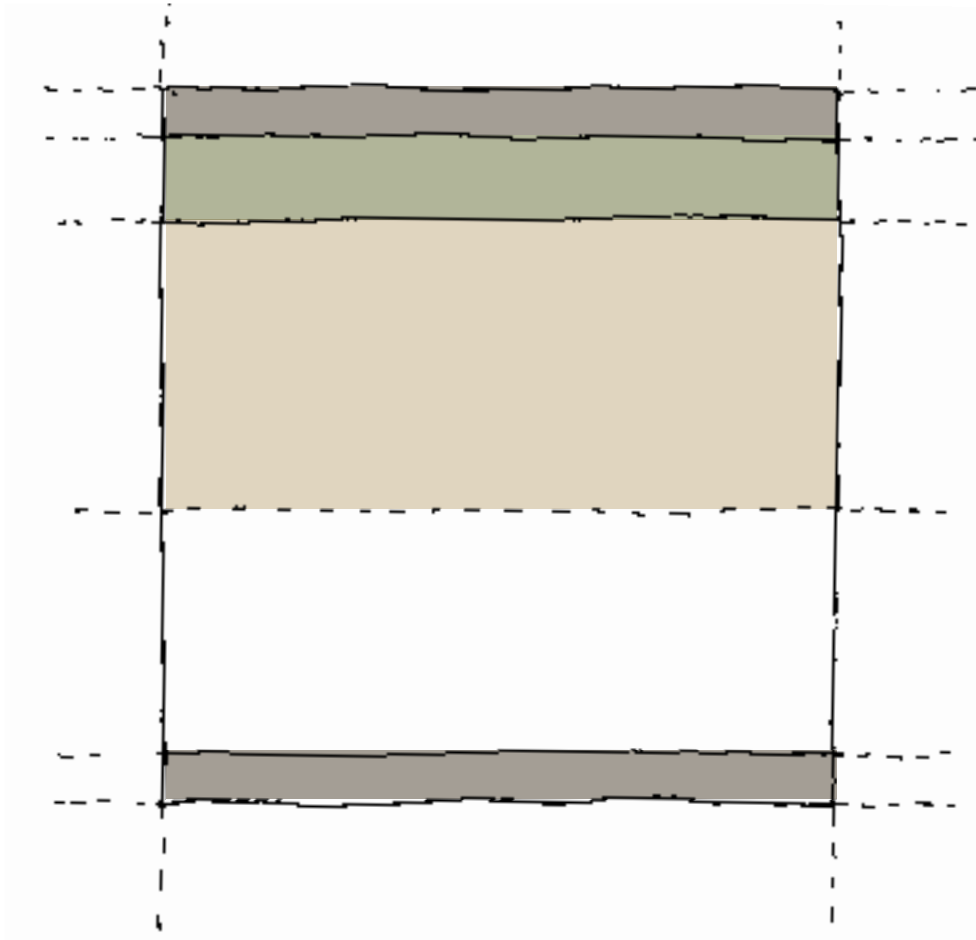
Street
Elevation



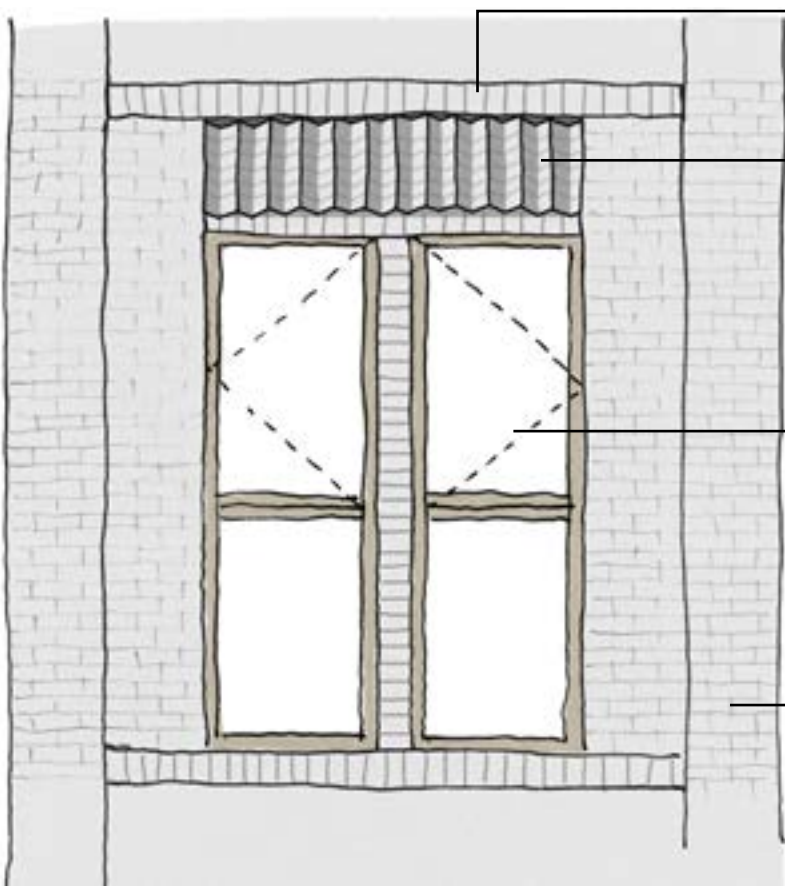
Material
& Depth

Facade Bay Principles

By drawing on the surrounding context in tandem with requirements for ventilation, fire proofing and overheating, a typical bay can be formed.



Structural Zone
Ceiling Void
Protection from Falling
Structural Zone



Masonry Header
Brick Sawtooth Detail
Operable Windows for purge vent
Brick Piers, tie in to local character

Facade Details



Top

Whilst maintaining similarities to the lower parts of the building, the top introduces a contemporary form adding a new roofscape to the New Cross neighbourhood.

Middle

The main volume of the building looks to tie in with the warehouse typology of the local area, with a strong facade grid and chamfered corners.

Base

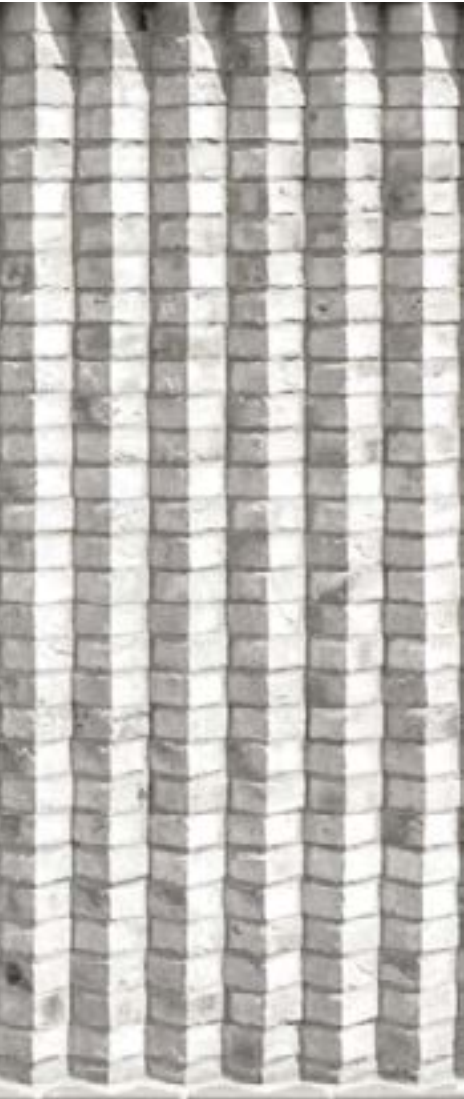
The base aims to ground the building with a strong identity. The rhythm of the main body of the facade is brought down with piers opened up to create permeability.

Material Palette

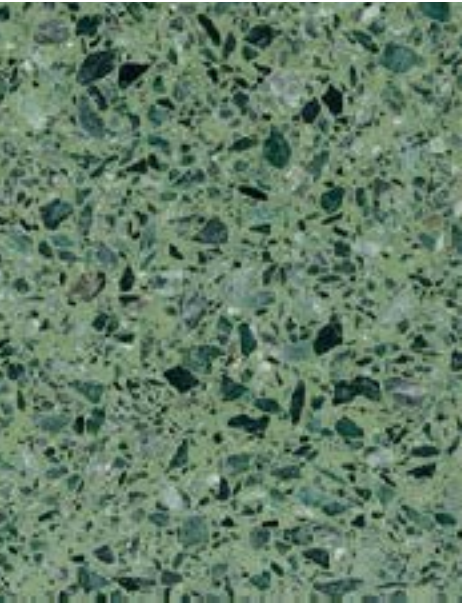
Light Brickwork



Bronze Accents



Brick Sawtooth



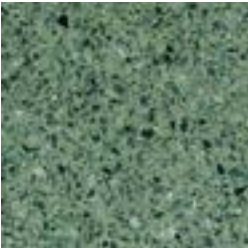
Precast Pigmented Concrete

Facade Details
Base



Precast Pigmented Concrete

To provide the strong identity to the base of the building, a precast pigmented concrete can ground the form creating interest and texture.



Bronze Accents

Bronze coloured accents to complement the precast pigmented green concrete of the base.



Precast Detailing

To create tactile interest at ground level, sawtooth detailing is integrated within the facade design. This draws inspiration from detailing on surrounding buildings whilst connecting to the window header details within the main facade.



Facade Details
Middle



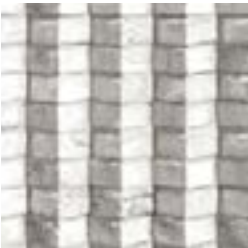
Brickwork

Tying into the local vernacular, brick is proposed for the main body of the building, with piers mirroring the typical elevations of many of the existing warehouses. A light grey is used to differentiate the new from the old.



Brick Detailing

Drawing inspiration from details within the surrounding typologies, a sawtooth brickwork detail is integrated within the window head, providing interest and depth to the facade.



Bronze Accents

Bronze coloured accents to window frames are consistent throughout the scheme, and tie in with the light brickwork.



Facade Details
Top



Brickwork

Tying into the local vernacular brick is proposed for the main body of the building, with piers mirroring the typical elevations of many of the existing warehouses. A light grey is used to differentiate the old from the new.



Brick Detailing

Utilising the brick from the main body with varied detailing, maintains a common language but accentuates a new chamfered form to the roofscape at this set back level.



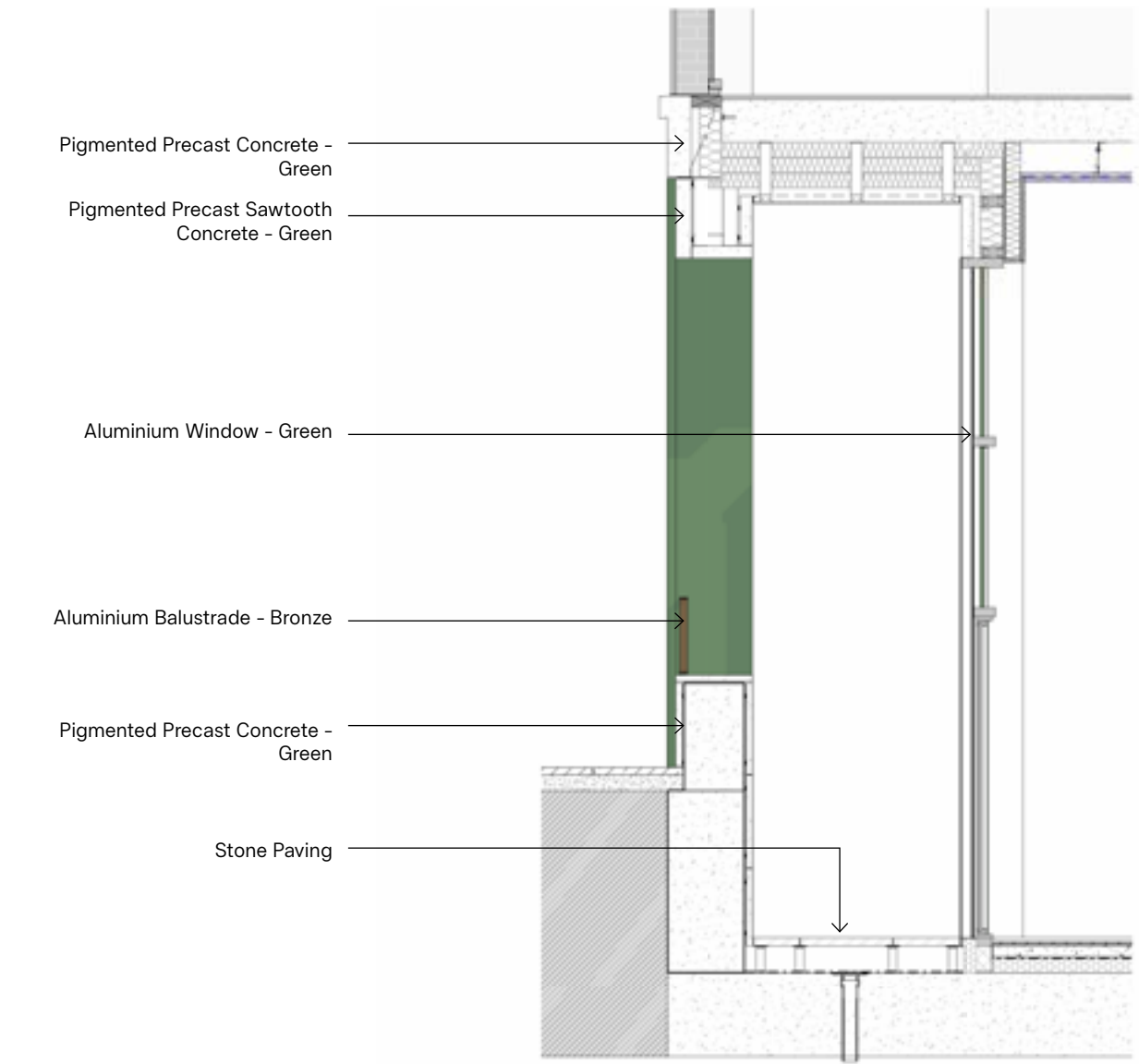
Bronze Accents

As per the middle, bronze coloured accents to window frames tie in with the light brickwork and ground floor detailing.



Facade Details

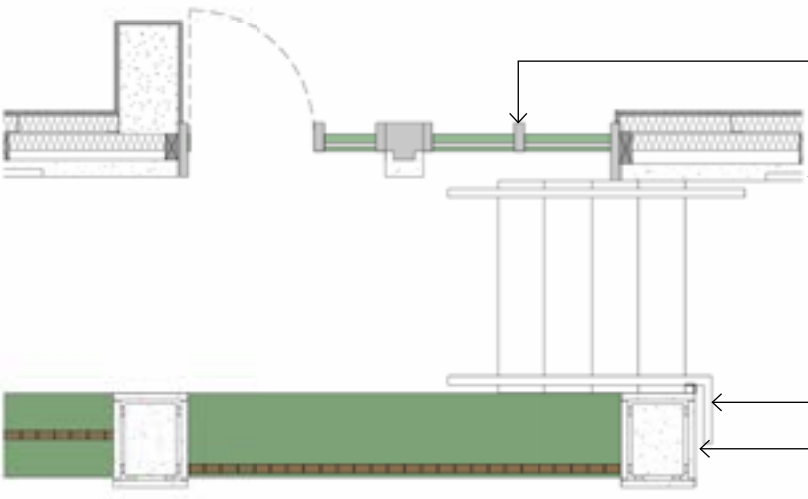
Base - Ground Floor Entrance



Section Detail

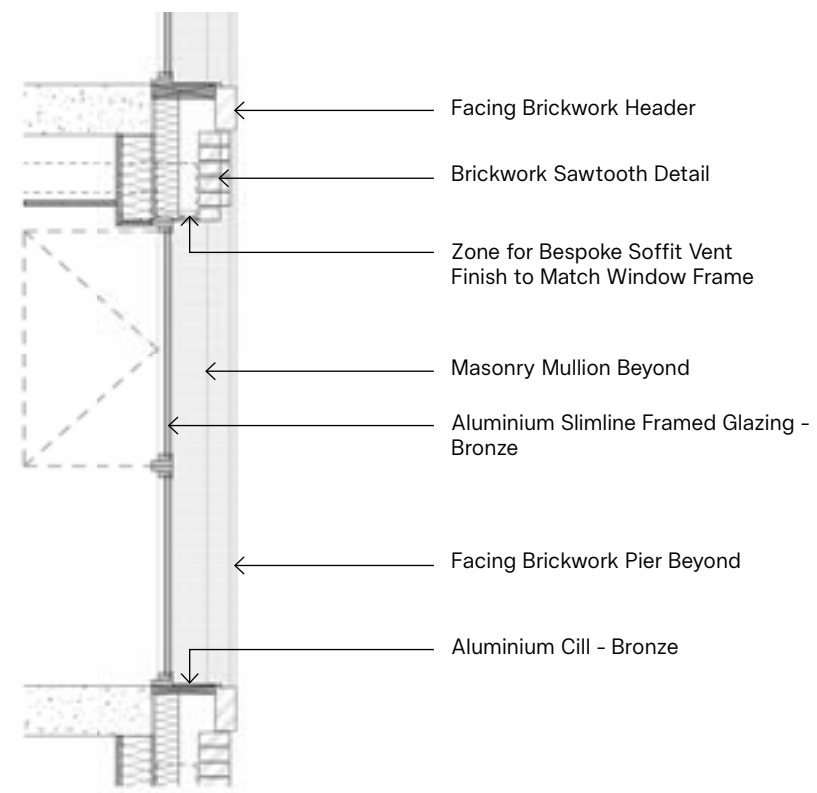


Elevation Detail

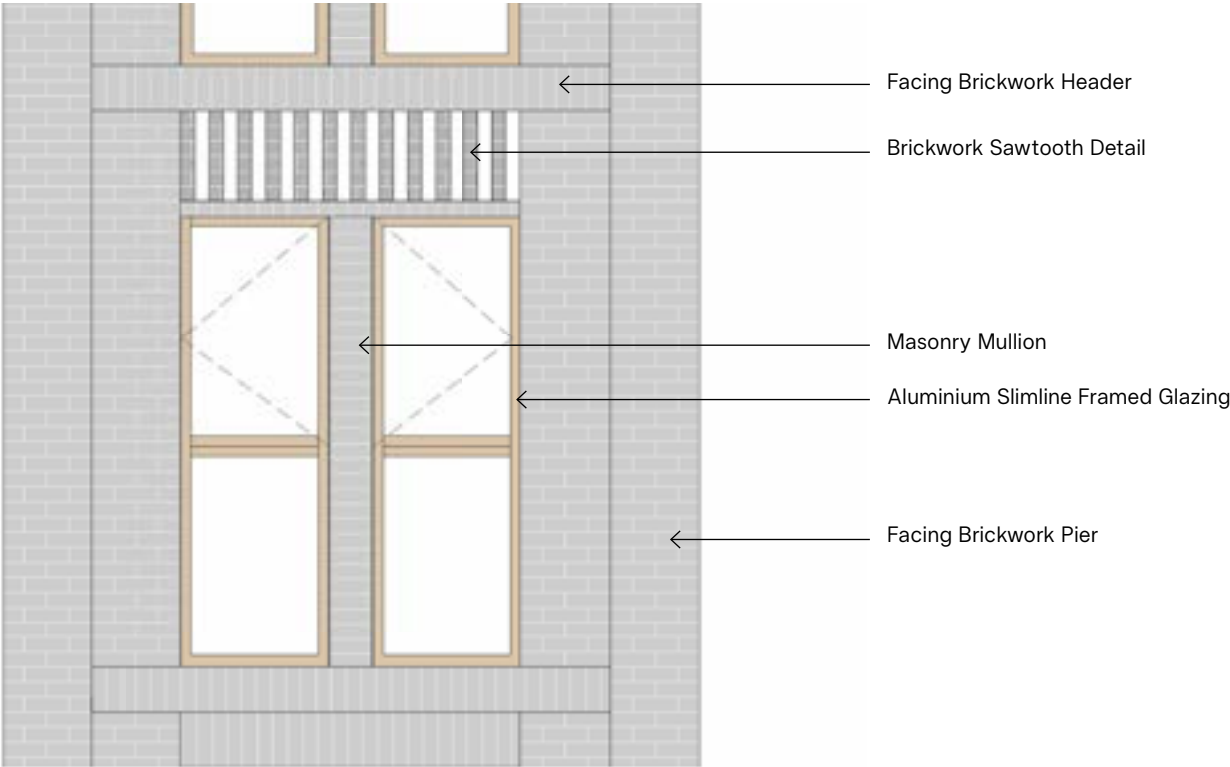


Plan Detail

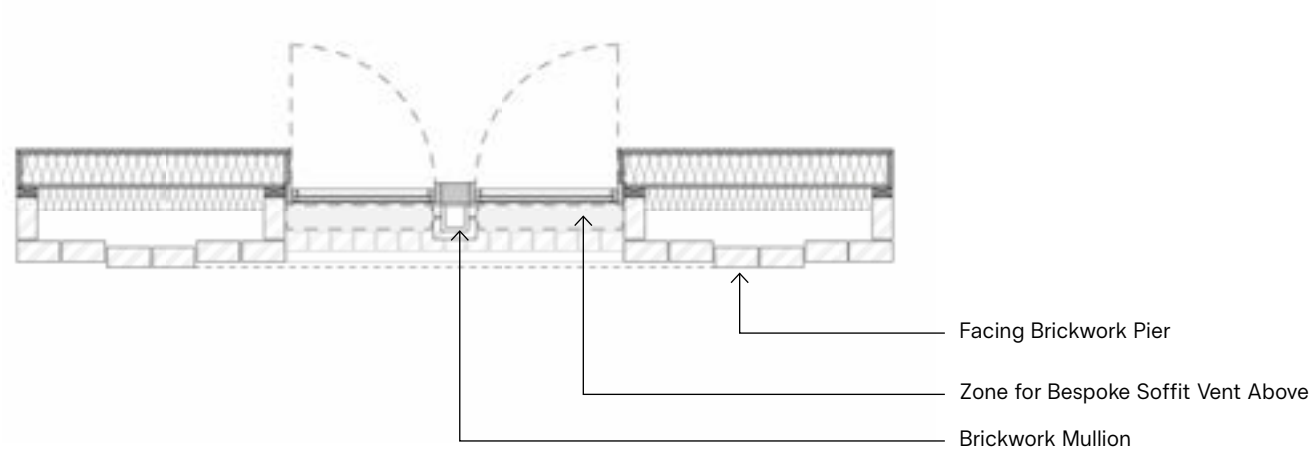
Facade Details
Middle - Typical Window Head Detail



Section Detail

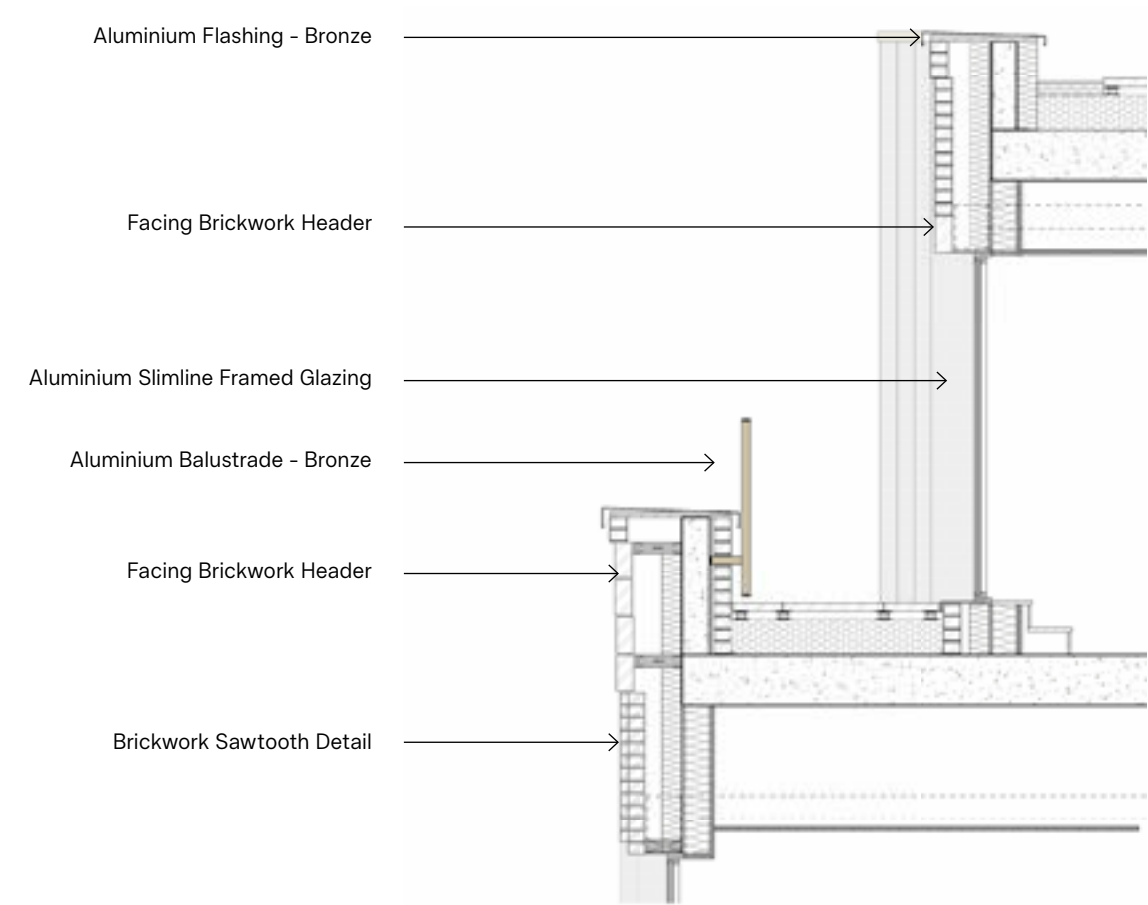


Elevation Detail

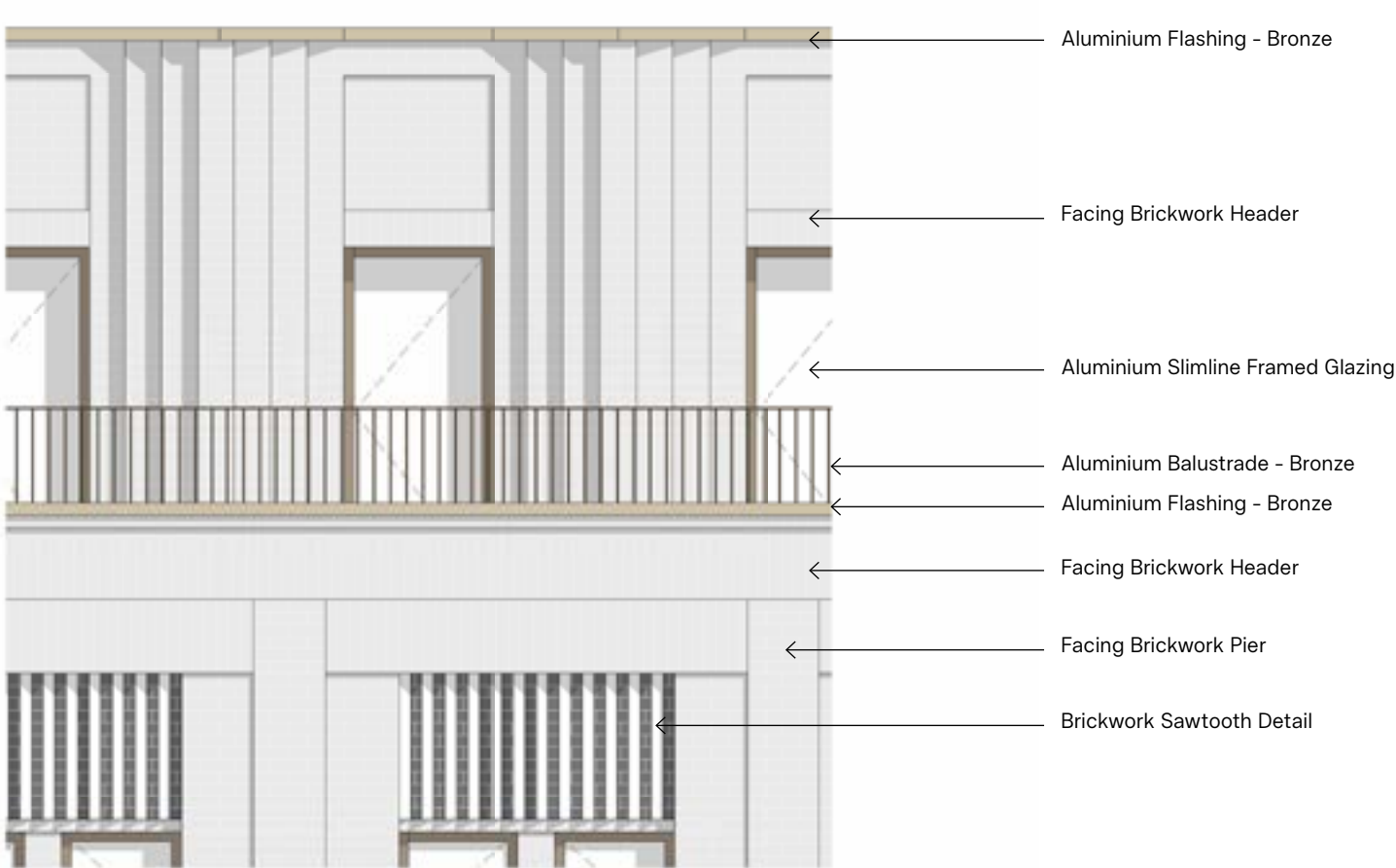


Reflected Plan Detail

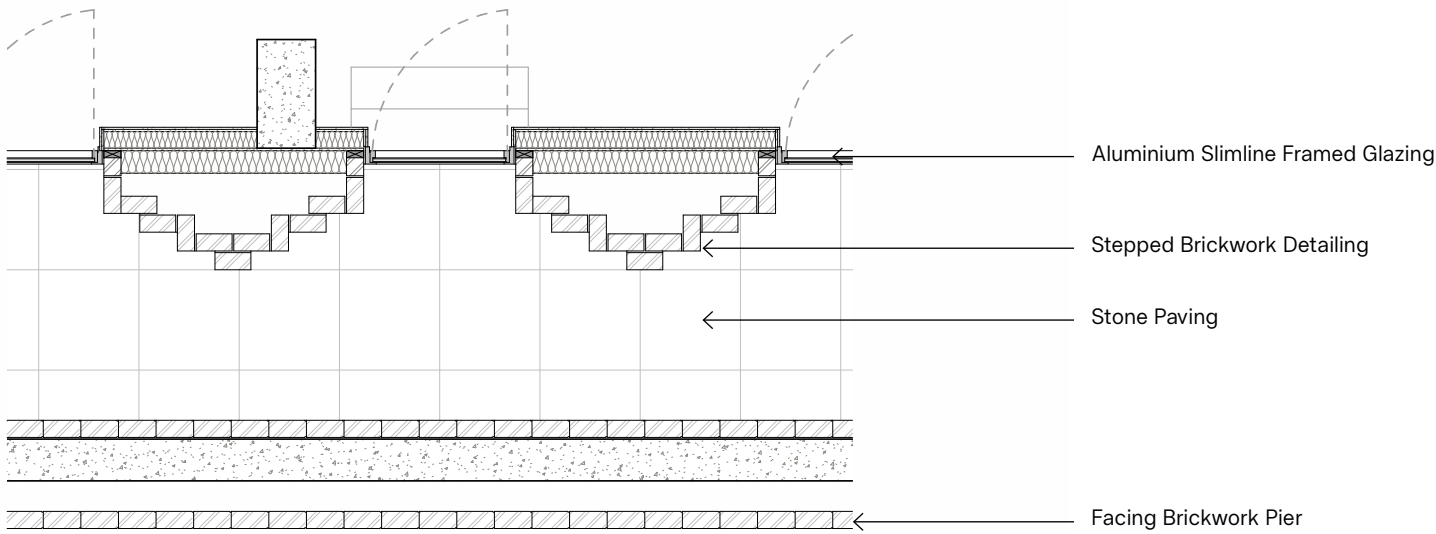
Facade Details
Top - 7th Floor Set Back Facade



Section Detail



Elevation Detail



Plan Detail

Architectural Imagery



View south from Goulden Street



View west from Chadderton Street

Landscape and Public Realm
Ground Floor

"The semi-private courtyard area is a space where residents can gather, sit and spend time enjoying the planting, away from the busy streetscapes close by.

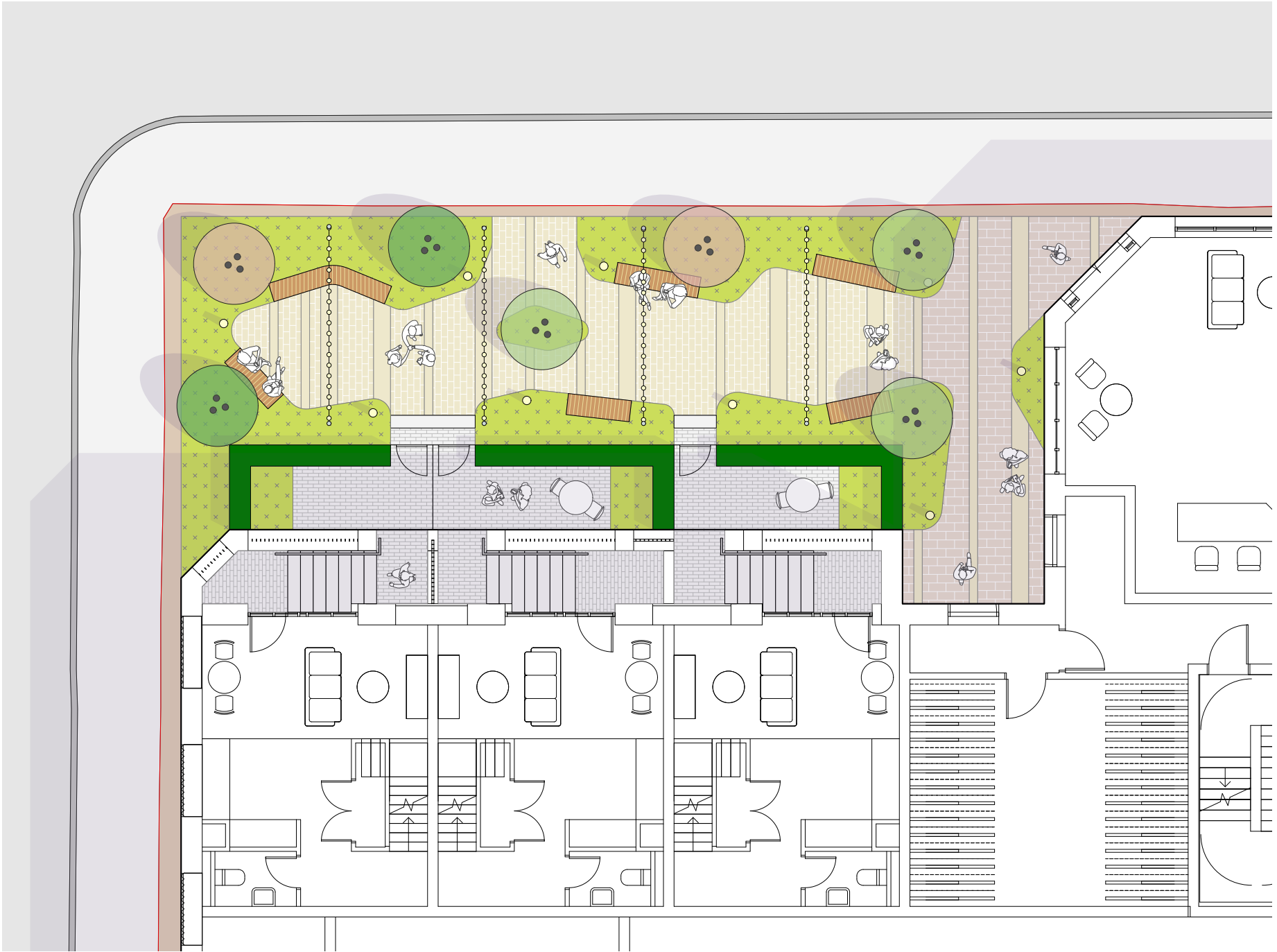
The space is accessed through two entrances from Goulden Street. One entrance is a more formal approach to the main building doorways and the other allows users to meander through the landscape as well as residents accessing the lower ground floor apartments.

Through the concept of Order and Joy, the low level planting playfully wraps itself around the courtyard – the paving arrangement and hedging provide formality.

Planting is used to create a threshold between the streetscape, the courtyard and the private gardens as well as greening and adding biodiversity to a city centre site. Carefully positioned multi-stem trees provide shelter as well as vertical structure and interest.

Seating spaces give plenty of opportunities for residents to sit and the lower ground floor residents benefit from their own private gardens. Different lighting elements help to animate the space during the evenings."

The above extract is from Layer's Landscape Design Document, please refer to original document for further information.

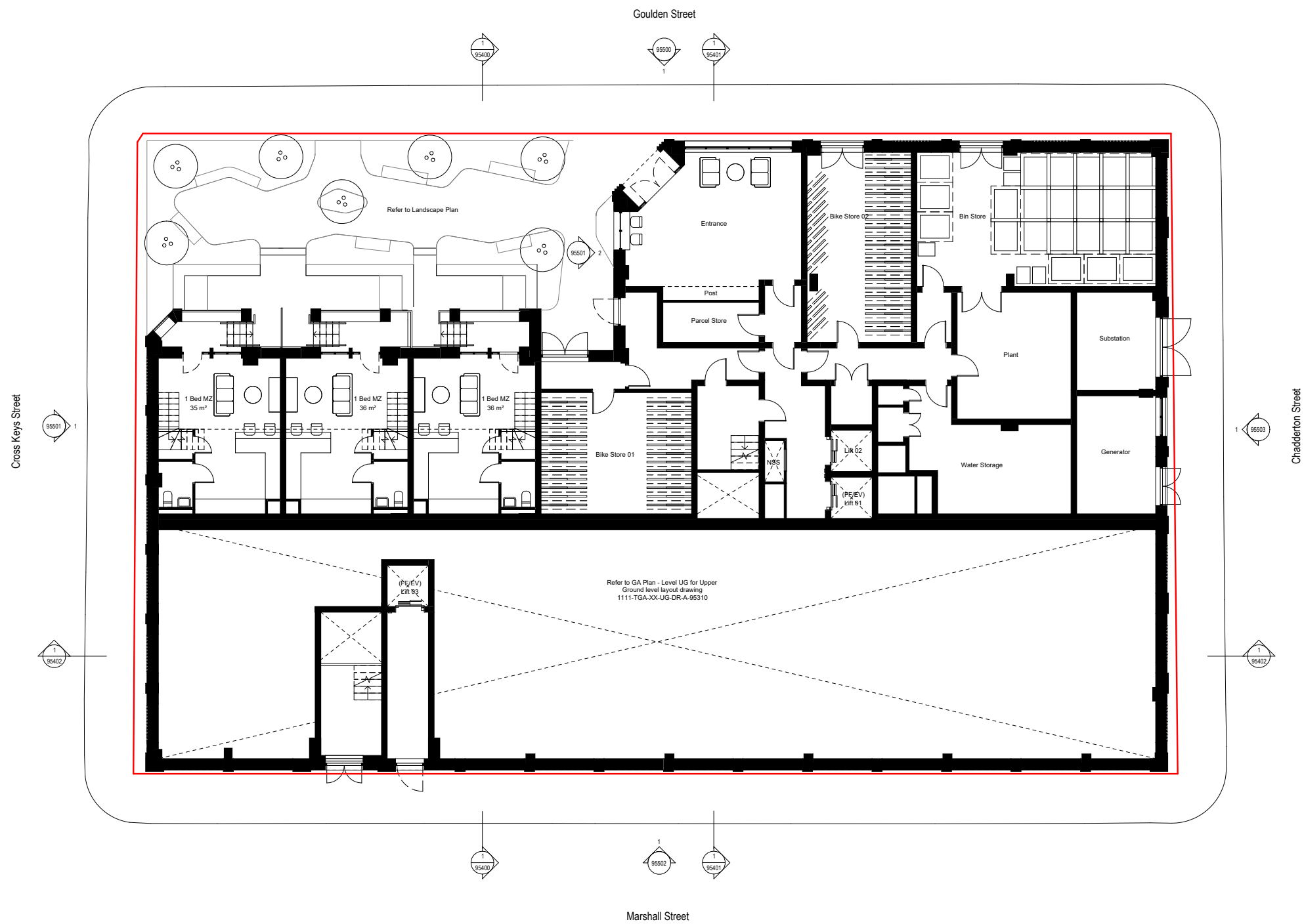


Accommodation Schedule

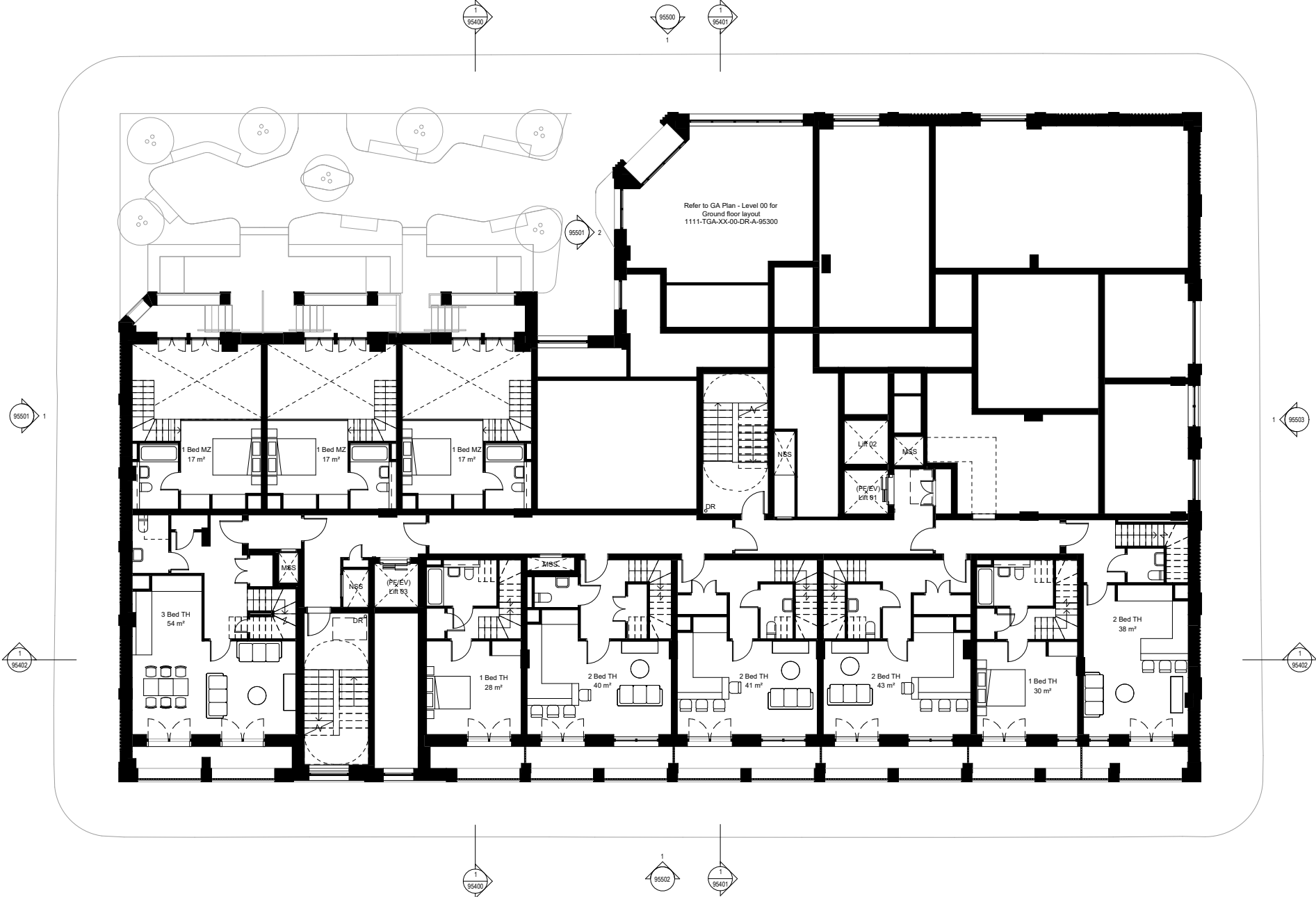
	1 Bed			2 Bed		3 Bed
	1 Bed	1 Bed MZ	1 Bed TH	2 Bed	2 Bed TH	3 Bed TH
Level						
Level 00	3					
Level UG	2			4		1
Level 01	2			5		
Level 02	5			8		
Level 03	5			8		
Level 04	5			8		
Level 05	5			8		
Level 06	2			10		
Level 07	2			10		
Level 08	2			9		
Total	28	3	2	66	4	1
	30			70		1
Mix	32%			67%		1%
Total Units	104					

05. DESIGN DRAWINGS

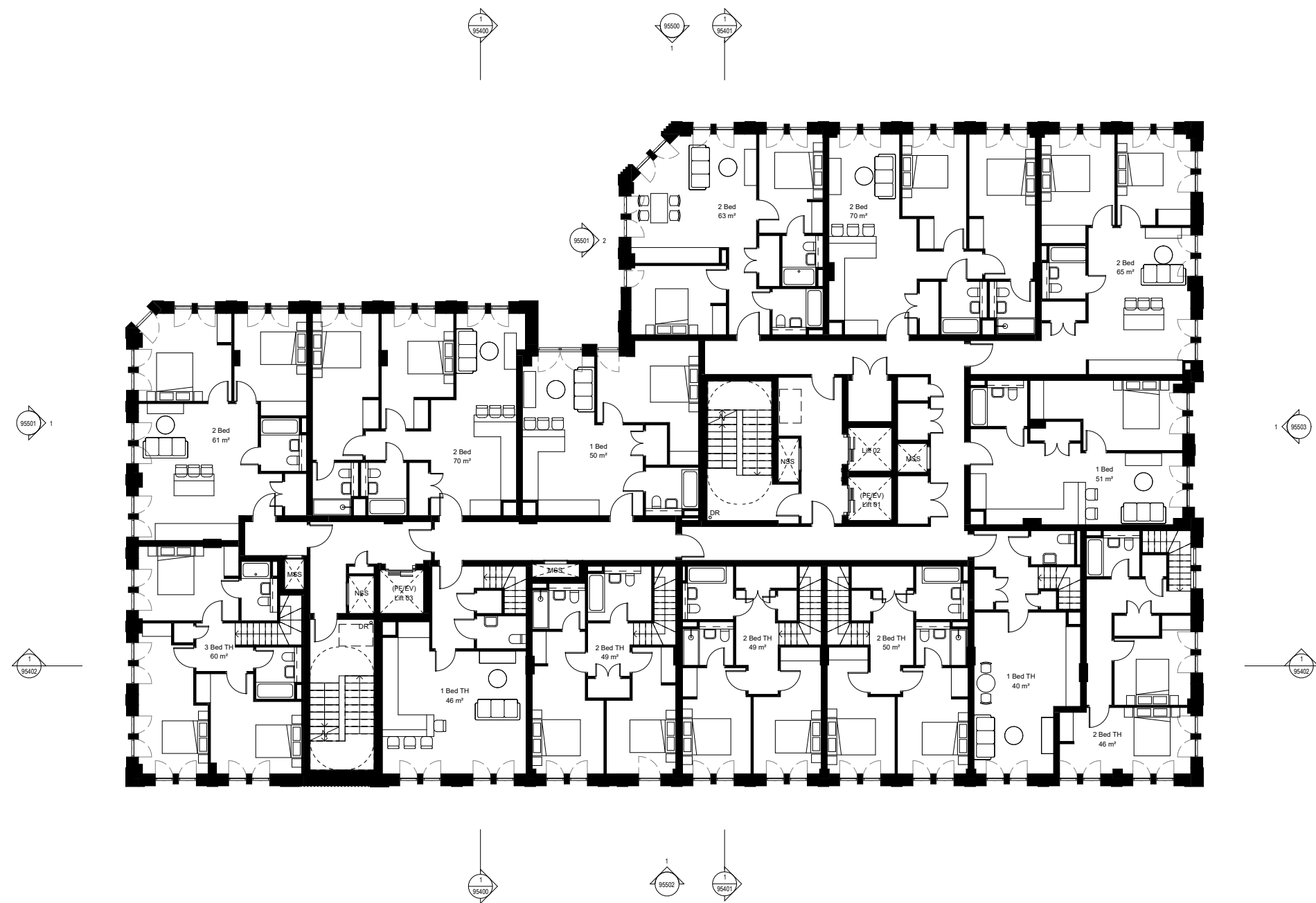
Ground Floor Plan



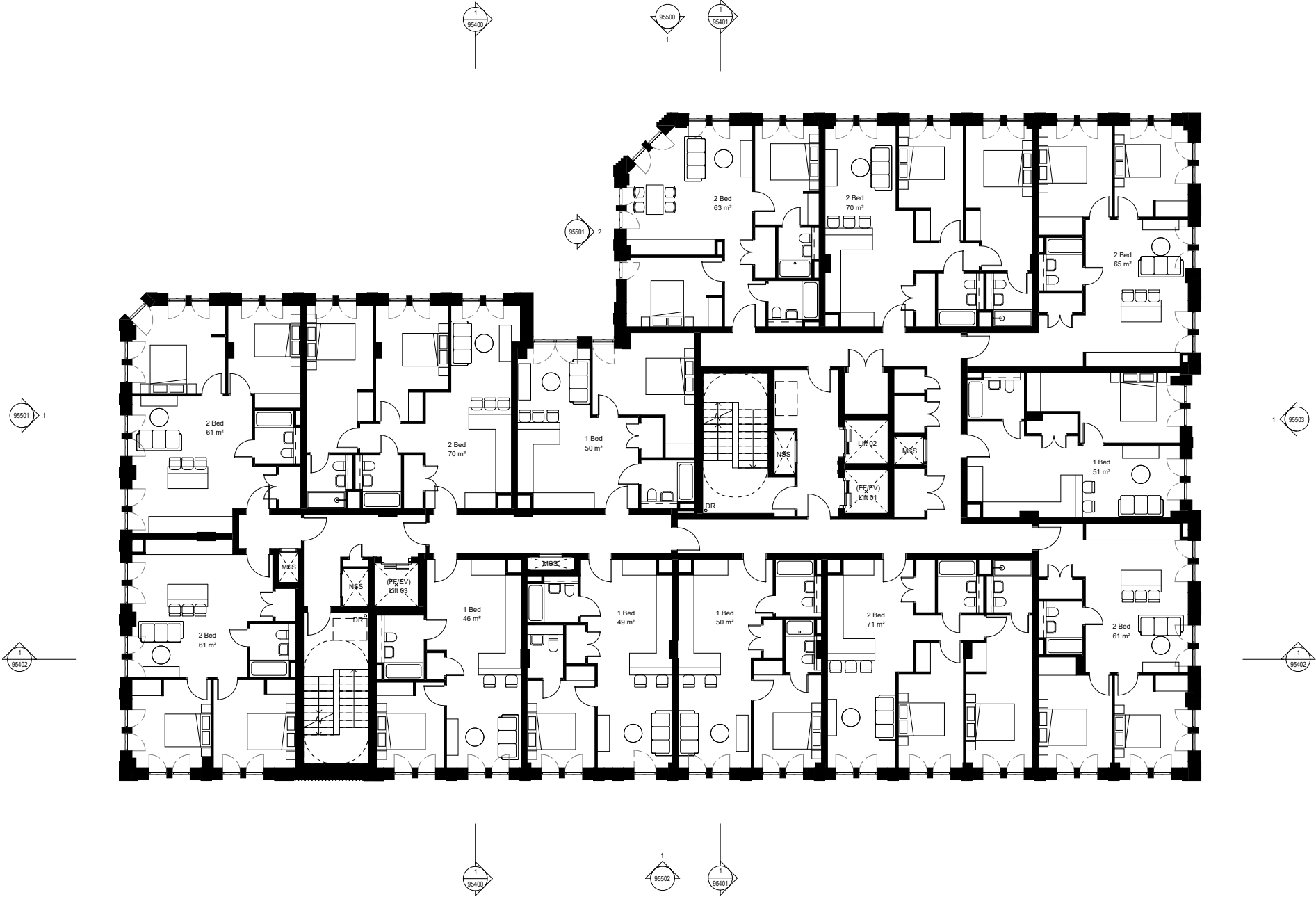
Upper Ground Floor Plan



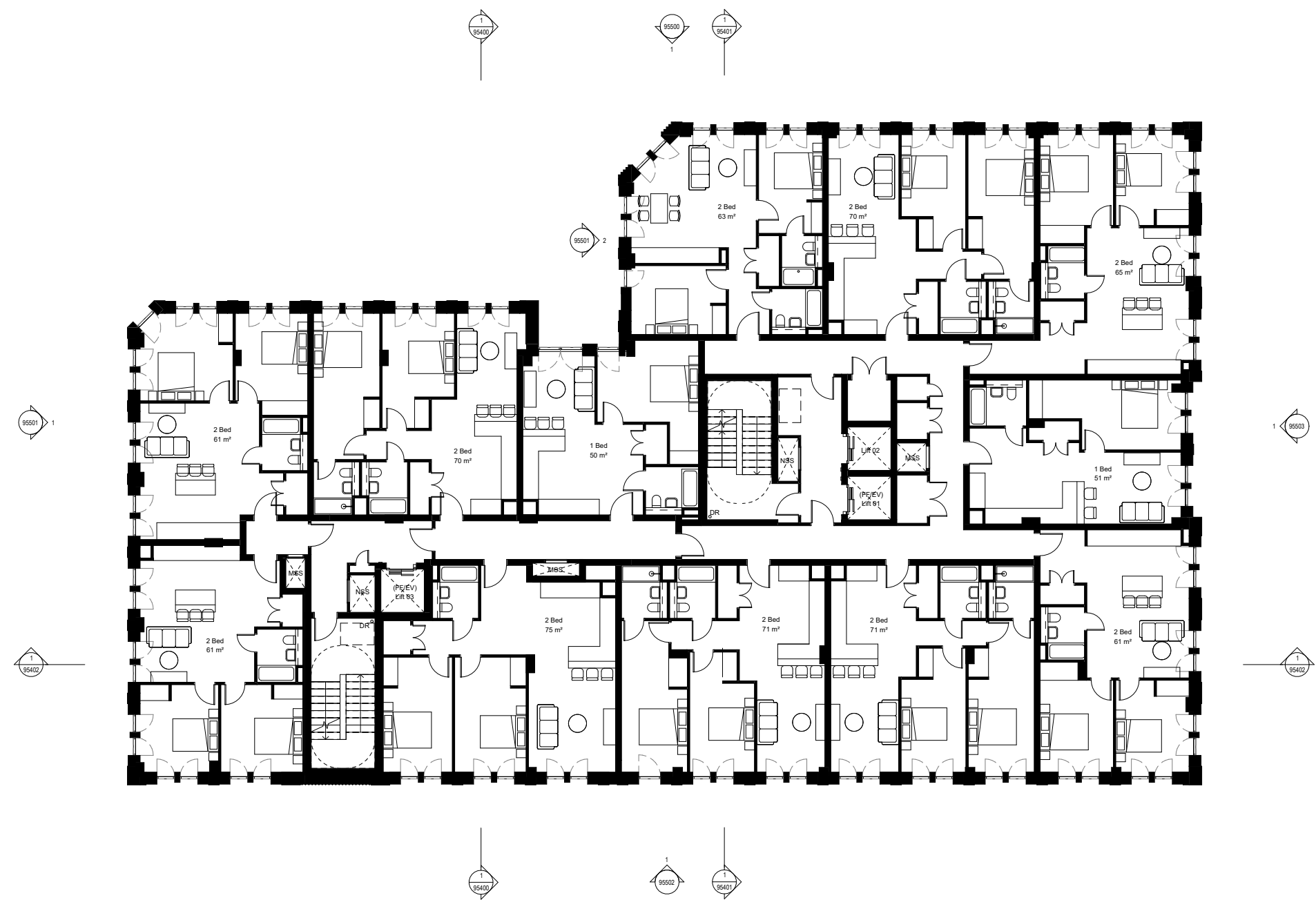
First Floor Plan



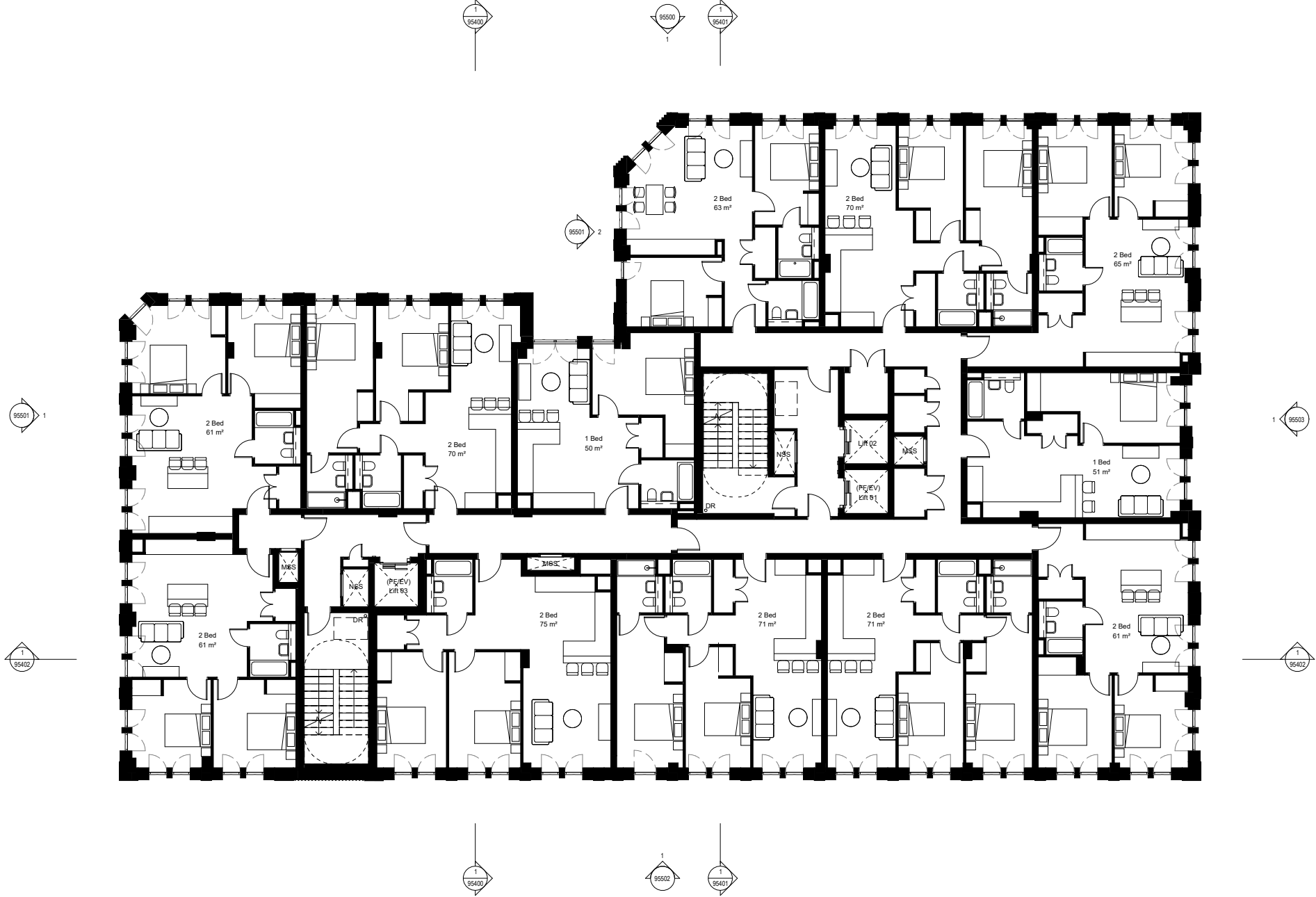
Second to Fifth Floor Plan



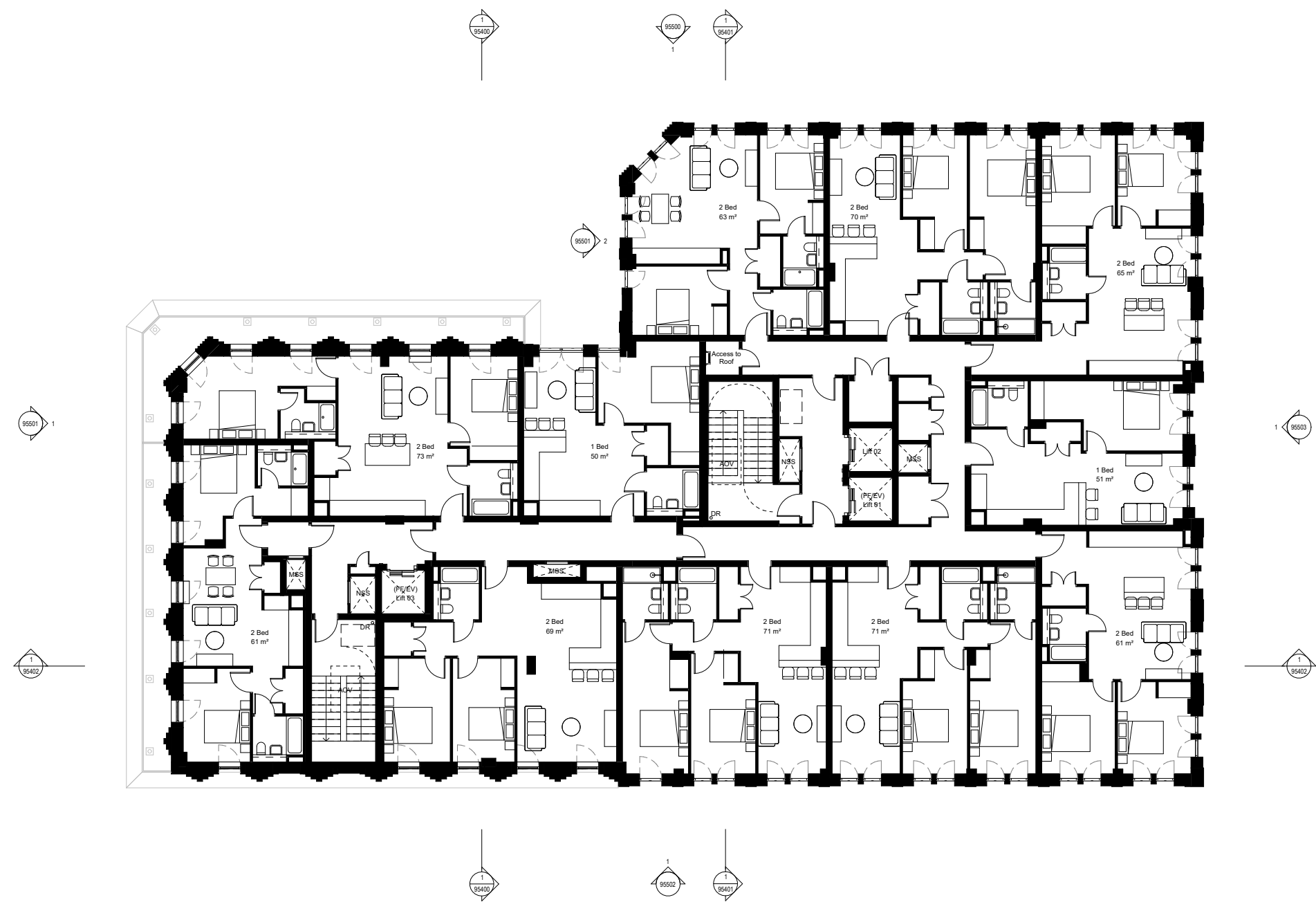
Sixth Floor Plan



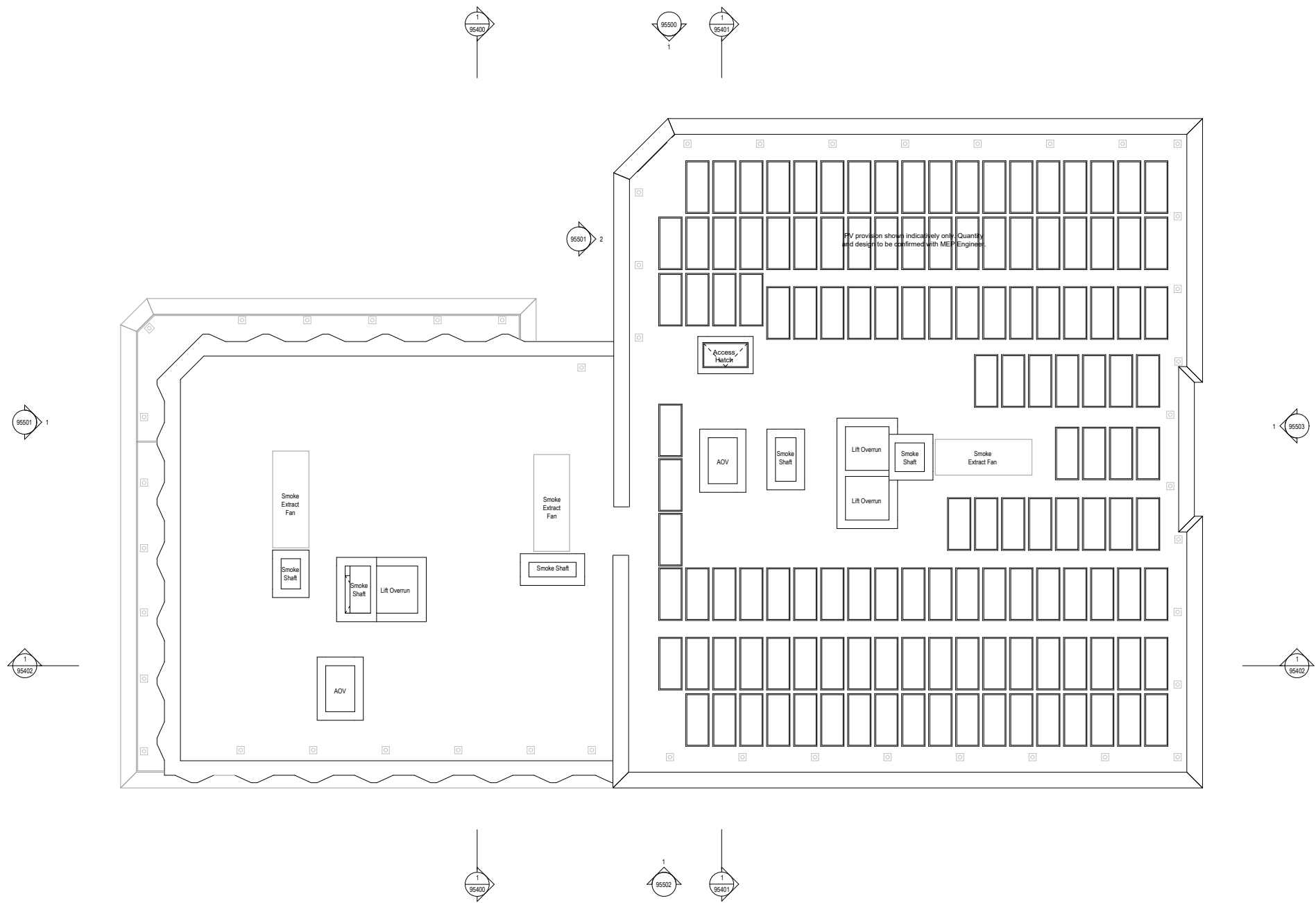
Seventh Floor Plan



Eighth Floor Plan



Roof Plan



General Arrangement Elevations - Goulden Street



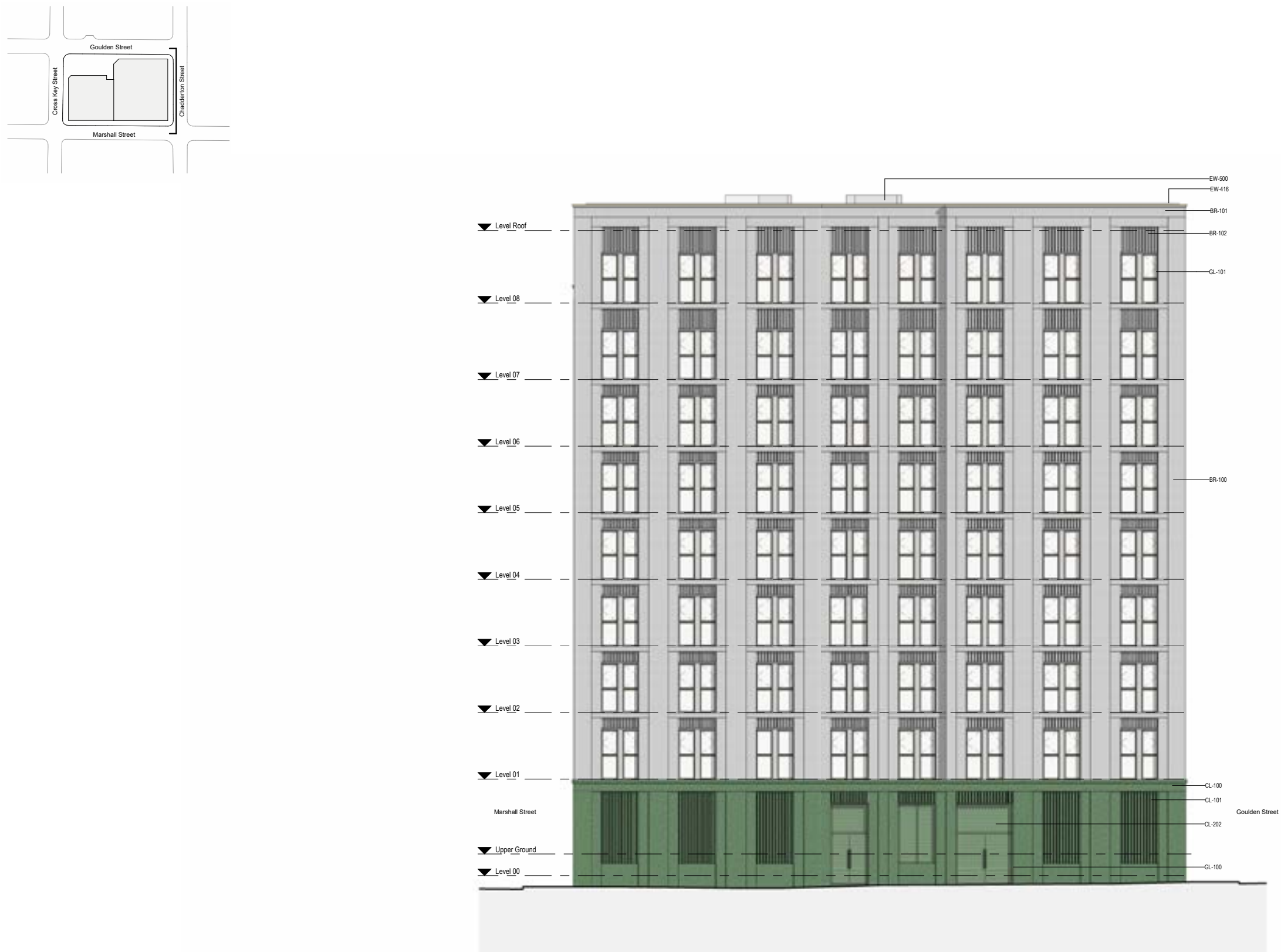
General Arrangement Elevations - Cross Keys Street



General Arrangement Elevations- Marshall Street



General Arrangement Elevations- Chadderton Street



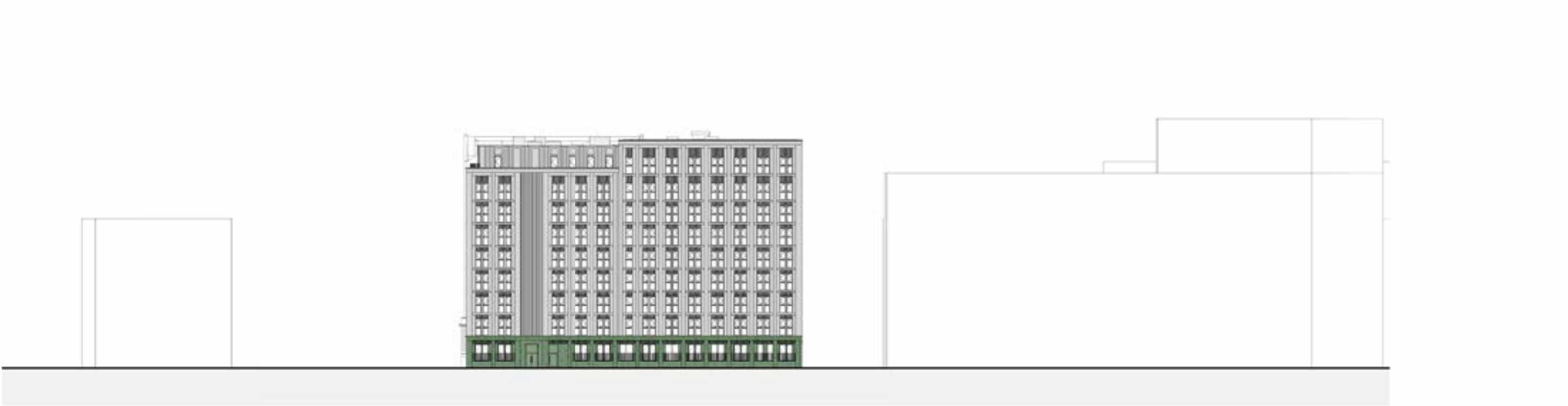
Context Elevations - Goulden Street



Context Elevations - Cross Keys Street



Context Elevations - Marshall Street



Context Elevations - Chadderton Street



06. TECHNICAL CONSIDERATIONS

Sustainability Strategy

Energy Efficient Design

"The Energy Strategy for the proposed development at Cross Keys Street, Manchester has adopted a hierarchical approach of using passive and low energy design technologies to reduce the baseline energy demand and hence CO2 emissions followed by the feasibility of the application of low and zero carbon technologies as appropriate.

This is supported by the SAP Calculations to provide compliance in England with the Building Regulations Part L 2021, issued within this report. The analysis has shown that by incorporating passive and low energy design measures, there is a reduction of 52.65% over the developments annual CO2 baseline emissions, therefore complying and exceeding the requirements of the Manchester Core Strategy and Part L 2021 Building Regulations.

This is supported by the SAP Calculations to provide compliance in England with the Building Regulations Part L 2021, issued within this report.

This is achieved by incorporation of the following elements:

- High performance glazing to reduce solar and transmission gains
- Improved thermal transmittance U-valued as depicted
- Mechanical Ventilation Heat Recovery systems with 96% heat recovery efficiency
- Electric panel heaters and electric immersion water heating with 100% delivery efficiency
- Low building air leakage rate (3.0 m3/h/m2 at a pressure differential of 50 Pa)

- Low energy lighting to achieve efficacies of 90+lm/w for each fitting type
- Low flow aerated shower heads and basin tap inserts to reduce water consumption
- Reducing mains/potable water via water efficient devices and equipment
- Total 81.6kWp of PV to supply renewable energy and export capable metering

A 'Fabric First' approach has been used in this strategy then, following the stages of the Energy Hierarchy, CHP and district heating has been assessed followed by a study of various low and zero carbon technologies.

A 52.65% overall reduction in CO2 emissions over Part L 2021 Building Regulations can be observed. As stated previously, the Manchester Core Strategy requires a 15% improvement over Part L 2010 Building Regulations. These regulations have been superseded by 2021 Building Regulations which already have a 37% betterment over 2010 Building Regulations. Therefore, by achieving a CO2 reduction greater than the required 15% improvement over 2010 building Regulations, Policy EN4 and EN6 requirements of the Manchester Core Strategy have been met."

The above extract is from Novo Energy & Environmental Standards Statement. Please refer to original document for further information.

Table 1 Building Fabric Specification

Building Fabric			
Element	Part L 2021 Limiting U-values (W/m².k)	Part L 2021 Notional U-values (W/m².k)	Proposed U-values (W/m².k)
Floors	0.25	0.13	0.12
External Walls	0.30	0.18	0.14
Party walls between dwelling	0.20	0.00	0.00
Roof	0.20	0.13	0.11
Windows	2.00	1.40	1.3 (G-Value 0.63)
Air permeability (m²/h.m² @ 50 pa)			
All dwellings	10.0	5.0	3.0

Heating and Ventilation Strategy

Heating Demand

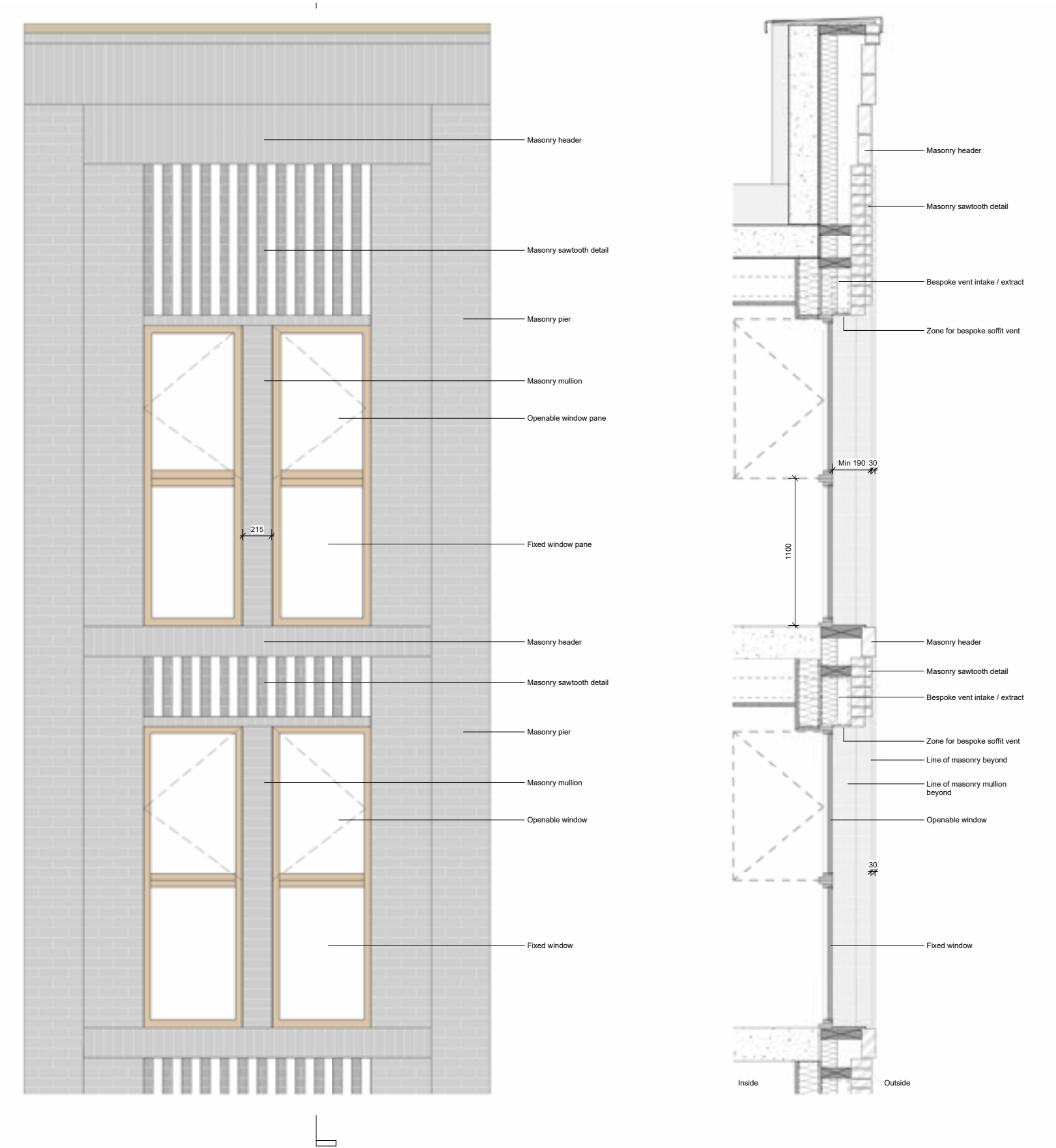
"The heating energy demand will be reduced by providing high performance insulation of the building envelope as well as a low Air Permeability Target in order to minimise heat losses. At the Be Lean stage, 100% efficient Electric Panel Heaters have also been observed for heating demand. DHW will be electric immersion cylinders which also have a 100% delivery efficiency. As this strategy effectively reduces the reliance on fossil fuels and contributes to the overall CO2 reduction of the development, it therefore addresses Policy EN6 of the Manchester Core Strategy whilst also adhering to paragraph 150 of the National Planning Policy Framework (NPPF).

Ventilation

The entire site will utilise a Heat Recovery Mechanical Ventilation system (MVHR). This is to ensure acceptable indoor air quality levels can be maintained and satisfy conditions relating to pollutants.

Occupants will also have a natural ventilation option via the openable doors and windows. Extract fans will be included to all wet areas and in the kitchens."

The above extract is from Novo Energy & Environmental Standards Statement. Please refer to original document for further information.

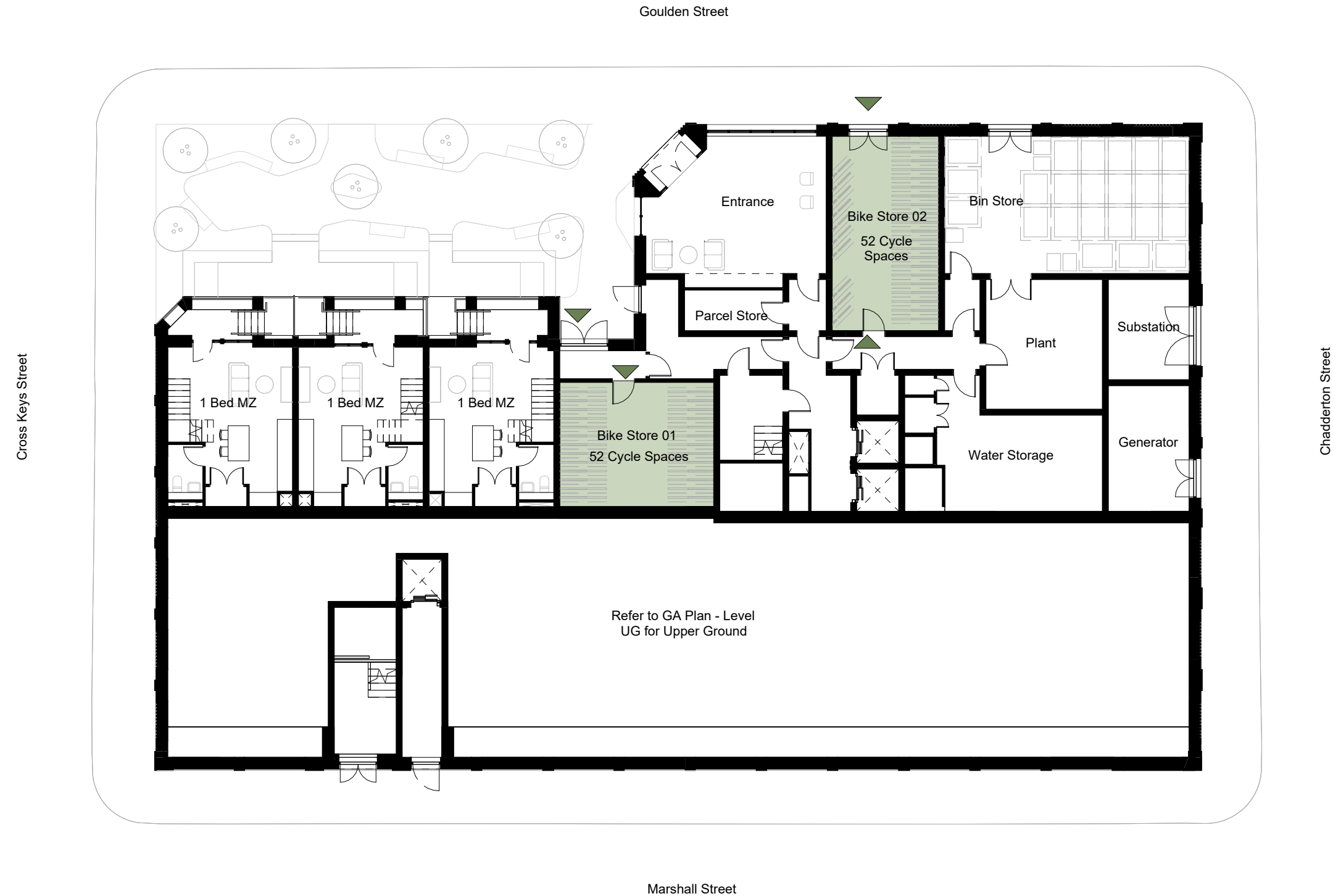


Bicycle Storage and Facilities

Cycle Store 01	52 Double Stacked Spaces
Cycle Store 02	42 Double Stacked Spaces 10 Single Vertical Spaces
104 Total Spaces	

This equates to a bicycle parking provision of 100% for the total number of apartments. Doors into cycle stores will operate on an access control system, operated with residents' keys or cards/ fobs.

Refer to SLR Transport Assessment for further information.



Security & Access Strategy

Main Entrance

The main entrance into the building is from a prominent location from the public highway. The communal entrance doors will be self-closing and secured with a multi-point electronic lock and capable of being operated via an electronic access control system. Access into the buildings will be controlled by a video entry phone system so that residents can vet visitors before allowing them access into the building.

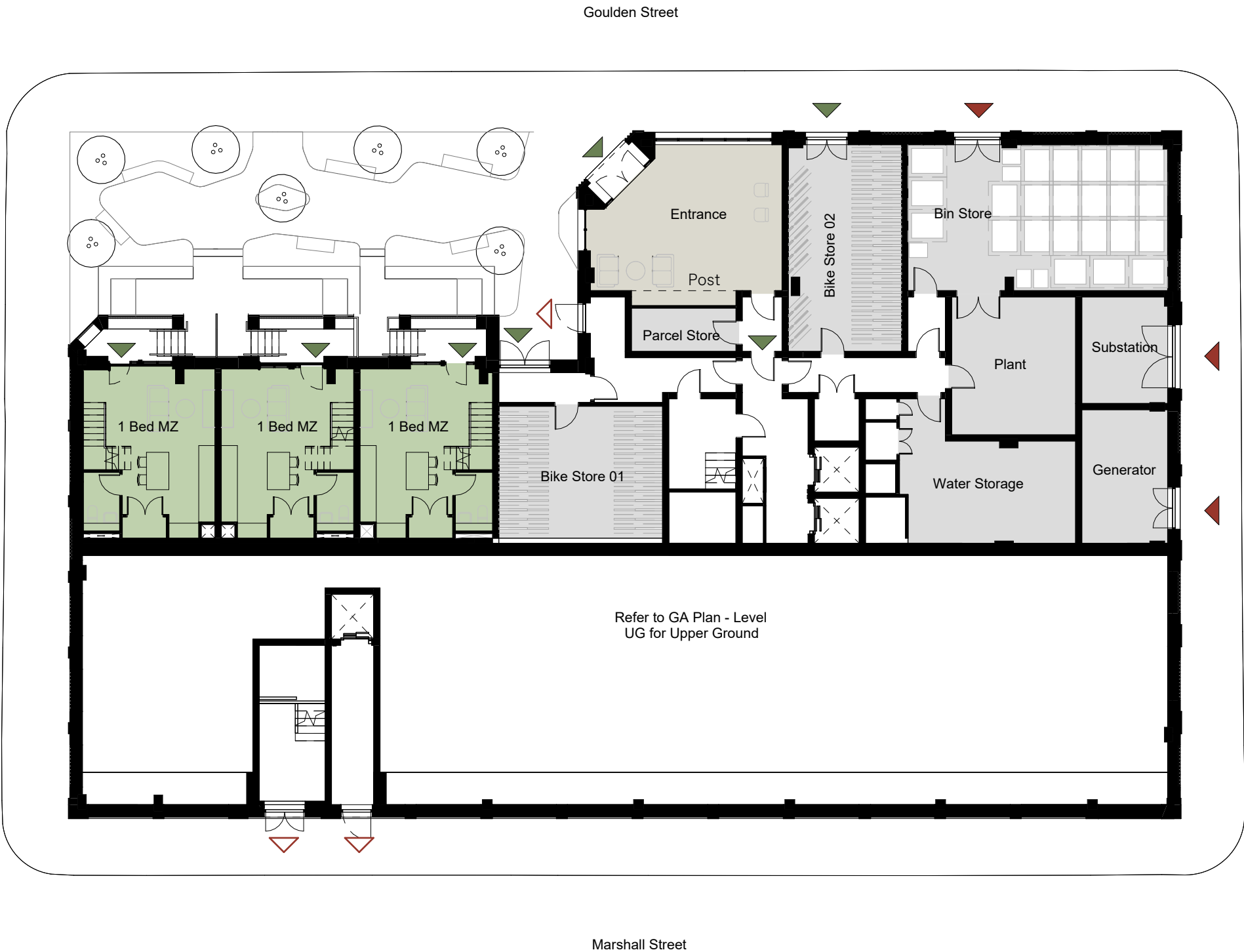
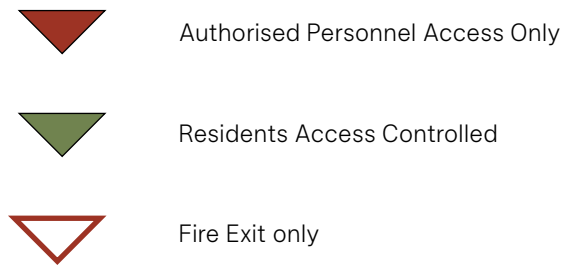
A second restricted access door lies between the main entrance and the circulation core reducing the potential for offenders to tailgate into the main residential areas. Postal workers will be only be granted access to the entrance and parcel store.

Plant and Equipment

All of the large equipment is located at ground level within dedicated areas. Access control is to be employed to limit entry to authorised personnel only.

Mezzanine Units

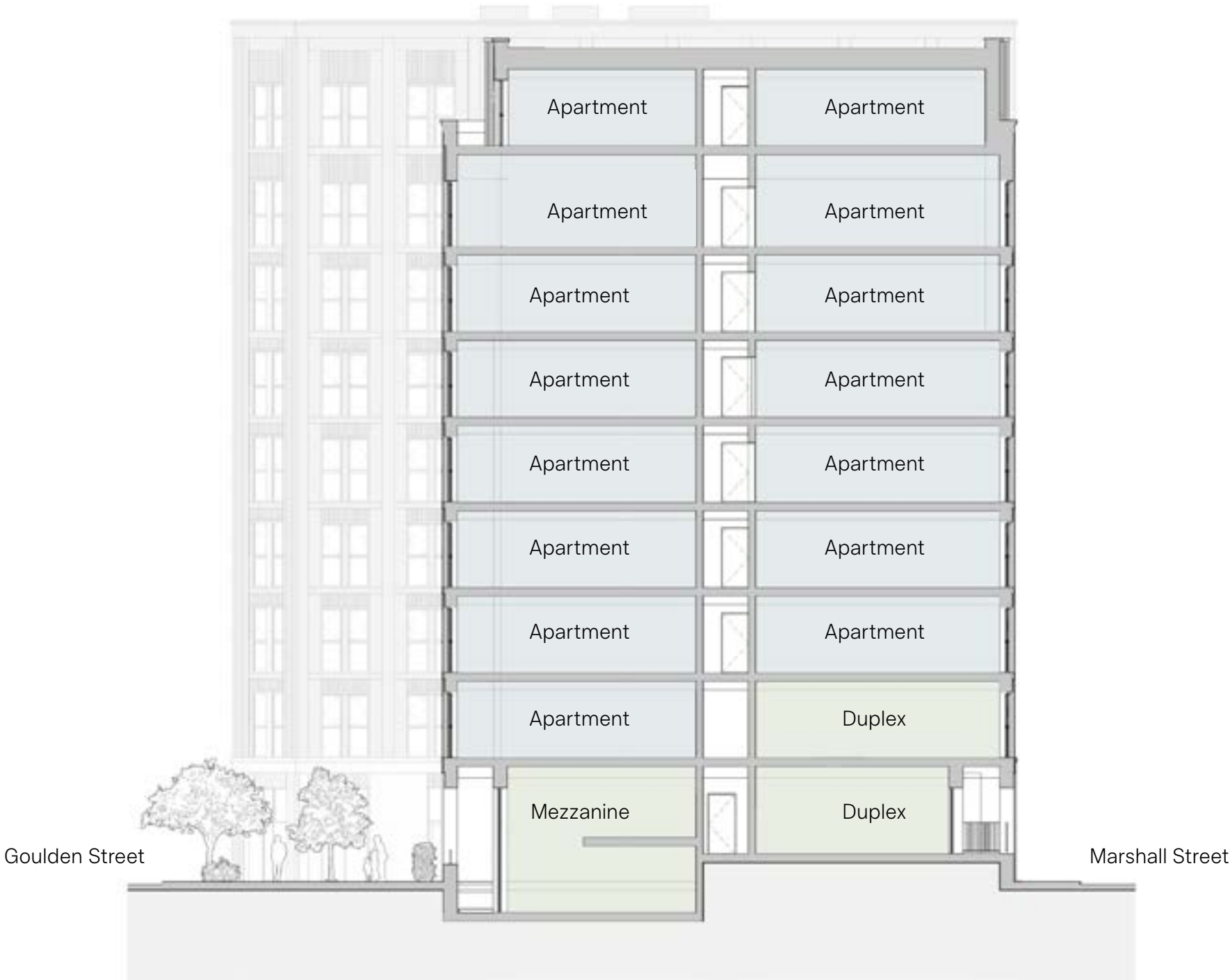
The sunken Mezzanine units will include a low boundary wall and railing with a gate to prevent loitering in these spaces which are sheltered by the building above. Entrances to these units will be illuminated with a dedicated dusk-til-dawn light.



Upper Ground Units

The upper ground units will be raised a minimum 975mm from Marshall street level. A 1100mm railing will be in place at this level as protection from falling and to restrict any access onto the private balconies. The balconies to these units will be illuminated with a dedicated dusk-til-dawn light.

Please refer to Crime Impact Statement for further information.



Servicing Strategy

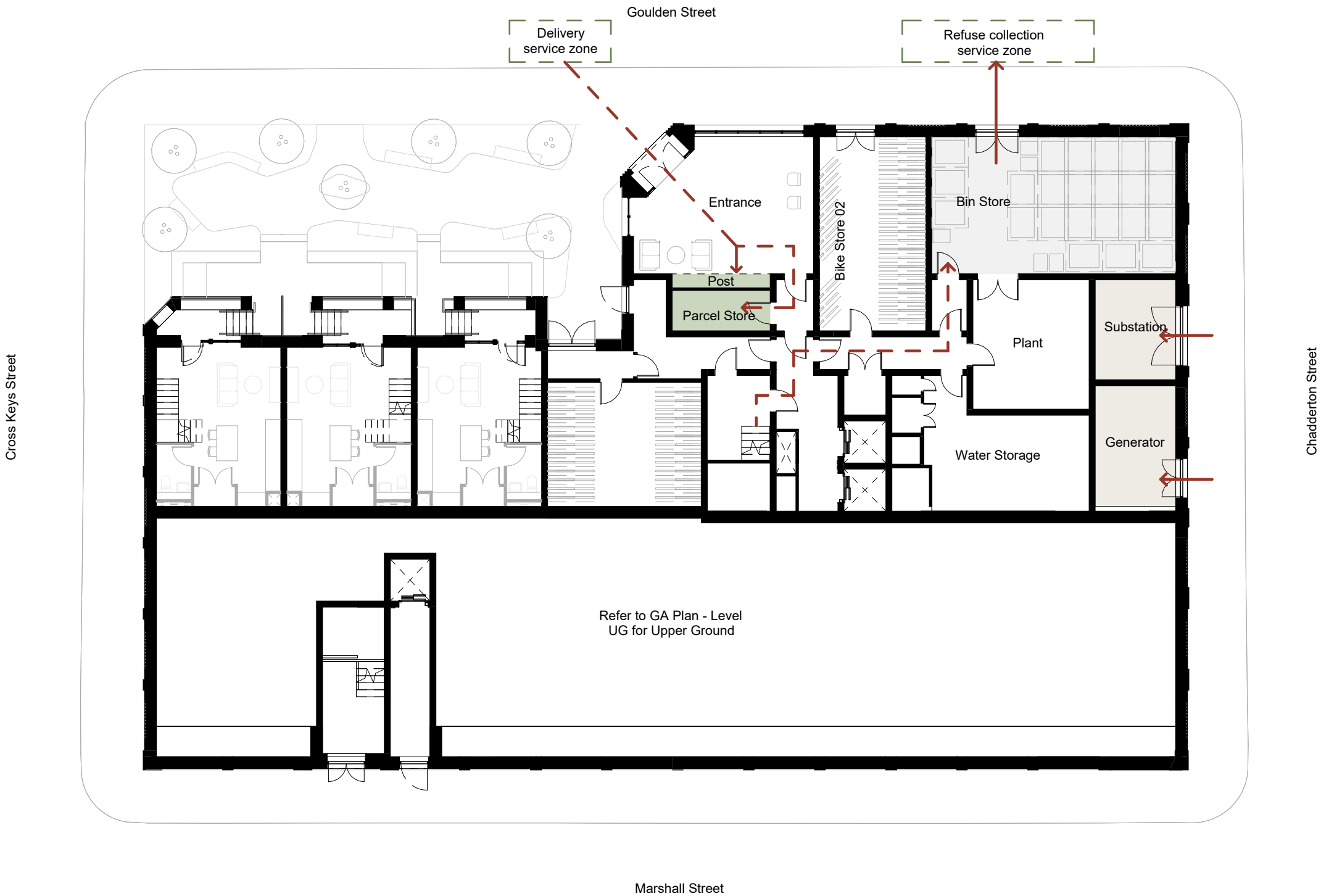
Refuse Collections

"It is expected that the area's existing refuse collection regime will serve the building. This will comprise a refuse vehicle temporarily stopping on Goulden Street, before using Chadderton Street to access Marshall Street and Cross Keys Street. The local road network is able to accommodate this vehicle, as is the existing situation.

Servicing

Servicing trips will generally arrive via the main reception accessed from Goulden Street. Servicing to the building will be managed appropriately as to avoid any conflicts with deliveries made by larger vehicles."

The above extract is from SLR Transport Assessment. Please refer to original document for further information.



Chadderton Street

Facade Cleaning Strategy

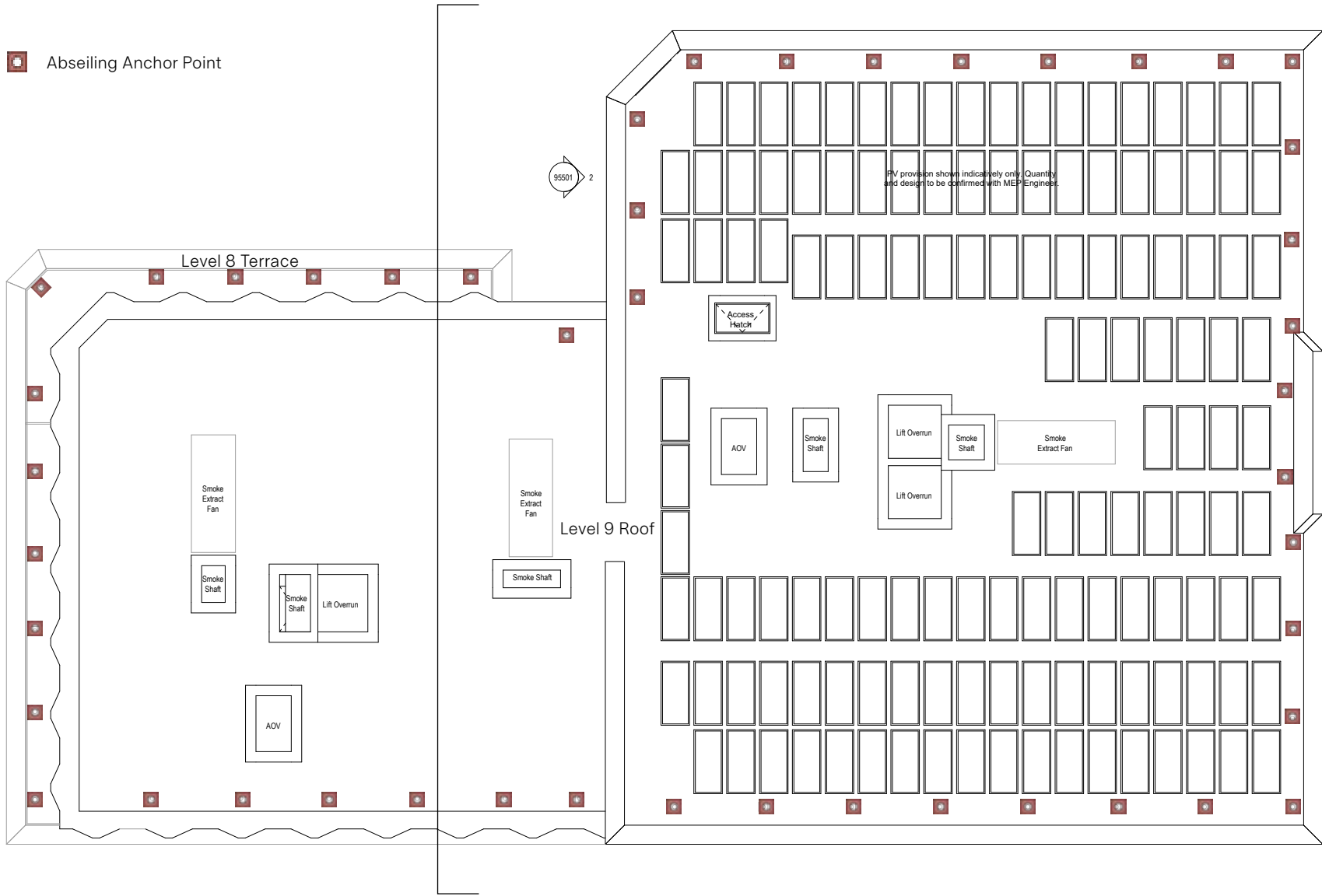
The strategy for facade cleaning is to be split between polewash and abseiling.

Polewashing will be required to the ground floor communal areas, as well as the private recessed elements of the facade at ground floor and the single storey facade at terrace levels. Agreement will have to be made with the tenants to clean these areas as part of the management strategy.

Abseiling anchor points will be provided at roof level and the 8th level terraces for access to each facade.



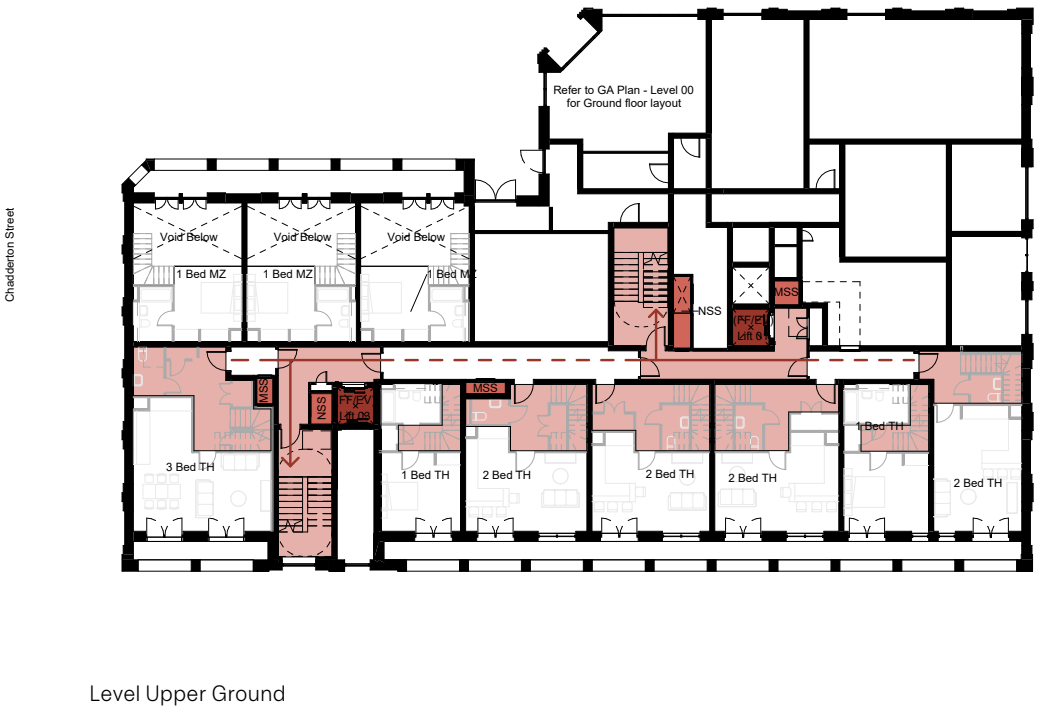
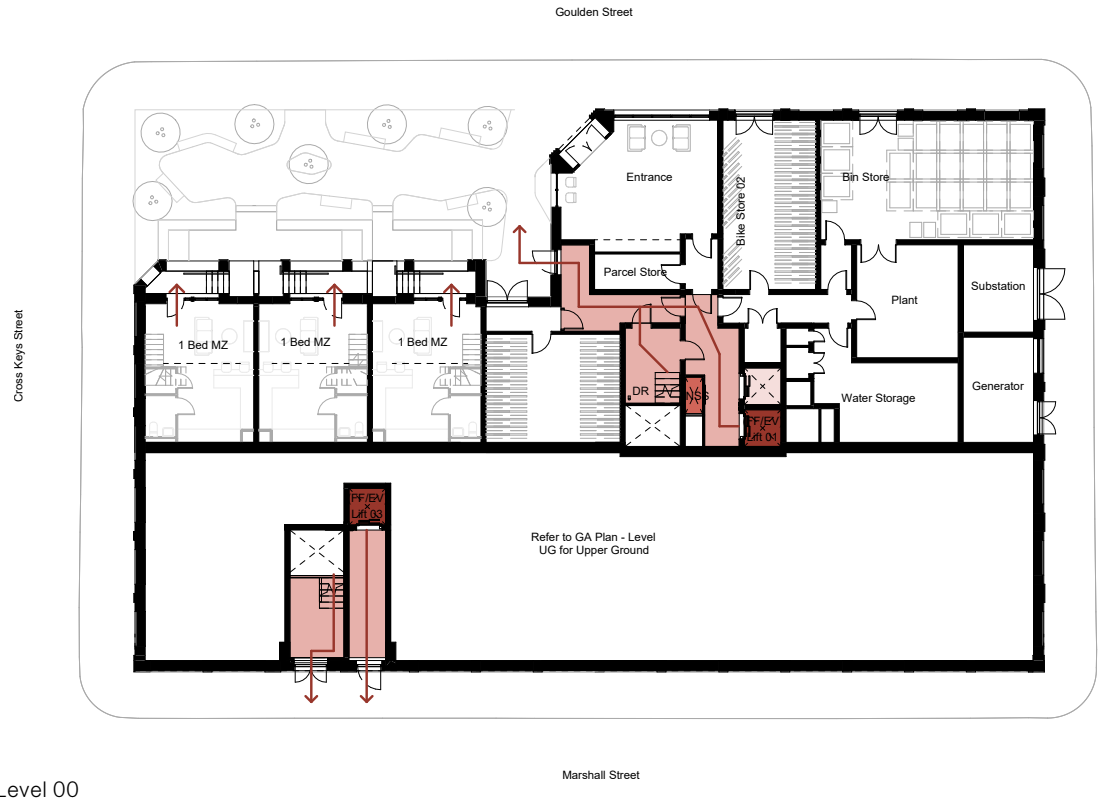
- Areas of the facade accessed via abseil
- Areas of the facade that will require polewashing



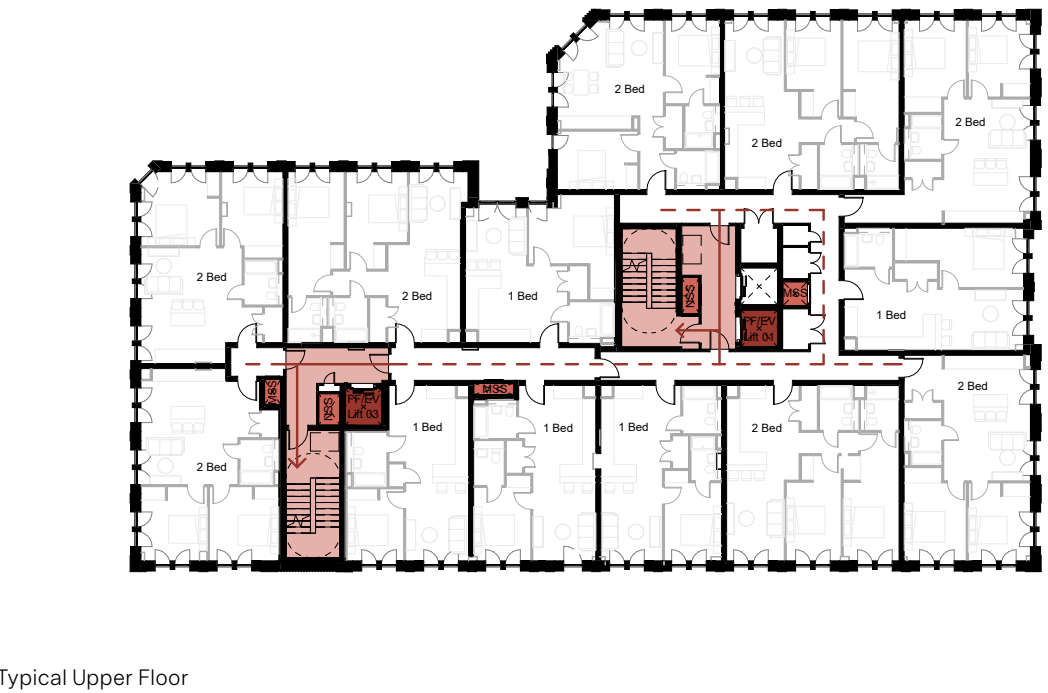
Fire Strategy

A detailed fire strategy statement has been provided by OFR Consultants as part of this application.

As demonstrated in the diagrams there are 2 stair cores for escape with associated fire fighting lifts. All elements of the fire strategy has been designed in accordance with BS 9991:2024 - Fire safety in the design, management and use of residential buildings. Code of practice.



- Fire Fighting Lift
- Mechanical smoke shaft
- Fire protected lobby
- Escape Route



07. ACCESS

Access Statement

Introduction

This Access Statement explains the access strategy for the development. This has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

The proposals have been designed with reference to the British Standards including the BS 9991: 2024 – Fire safety in the design, management and use of residential buildings. Code of practice and BS 5395 – Stairs. Additional guidance from Approved Document M (Volume 1 and 2, 2015) and Approved Document K (2013) of the Building Regulations has been followed.

Building Description

The development comprises of 104 residential units over 9 floors with associated services, facilities and amenity.

The site is currently predominantly a surface level car park with a temporary site cabin set up.

The design proposals have endeavoured to make the building as accessible as possible by:

- *Designing the primary entrance with level access from the pavement, allowing for a sheltered entry point.*
- *Providing accessible lifts to all common corridors above ground floor.*
- *Utilising a primary access stair through the main building core and a secondary escape stair.*

Approaches

The site is situated in close proximity to an extensive range of amenities, given its city centre location. This provides the opportunity for staff and visitors to undertake pedestrian journeys for a variety of purposes and by association removes the need for travel by private car.

Public transport access

The site is located in a central location and well connected to local transport links;

Oldham Road Bus stop is a 2 minute walk away.

Shudehill interchange is a 6 minute walk away

Victoria Train Station is a 9 minute walk away.

Pedestrian approach

The site is located on the intersection of two future pedestrian routes within the New Cross Framework.

These routes provide access via pedestrian crossings into central Manchester and the adjacent neighbourhoods of Ancoats and The Northern Quarter.

Car Parking

The scheme is a car parking free development.

Please refer to SLR Transport Assessment for further information.

Circulation

Within the building there is one main circulation core and one secondary escape core. The main circulation core has level access through the main entrance lobby and contains two lifts and a single stair.

Lift Design

All lifts are designed to meet Approved Document Part M and BS 9991:2024 - Fire safety in the design, management and use of residential buildings.

The detailed design of the lifts will fully meet the appropriate standards including car entrance door clearance (at least 800mm), 1500mm circulation space in front of the doors and the location of controls inside and outside of the lift being at suitable heights and position from any corners.

An accessible emergency call point and handrail will also be provided.

Stair Design

All stairs are designed to meet provisions of BS 5395:2010 - Stairs.

Stairs to the main cores will be a minimum of 1200mm wide (structural width) with no more than 12 rises to a single flight. All common stairs have a minimum 300mm going, 150-180mm rise and no more than 25mm overhang. They have a visual contrast of colour to 55mm of the tread and riser edges will be provided. All private stairs have a minimum 250 going and 150-200mm rise.

All landing and handrails meet BS 5395:2010 - Stairs.

Accessible Accommodation

All communal areas are designed to Approved Documents M4(2) standards.

99 apartments and duplex units are designed to Approved Documents M4(2) : Accessible and adaptable dwellings.

3 mezzanine units are designed to Approved Document M4(1): Visitable dwellings.

2 apartment units on level 08 are designed to Approved Document M4(1): Visitable dwellings.

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