



Baptist Church, Rochdale Road, Manchester
Design+Access Statement

03/02/2025 Rev. P01 - Planning

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hodder+partners

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1.0 Introduction

1.1 Statement

This Design and Access Statement is prepared in support of the application for full planning permission, submitted to Manchester City Council (MCC) on behalf of City Point Developments Ltd for the development on the site of the Particular Baptist Church, Rochdale Road, M4 4HT.

This statement explains the design process which has been based upon thorough analysis of the local context. This includes assessing and understanding the townscape and heritage context of the site and surroundings, including the local strategic regeneration framework. The result is a design based upon coherent design principles which are contextually appropriate to the area.

The proposal is for a 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E), and associated cycle parking, refuse storage and plant. The proposal includes the partial demolition and restoration of the currently vacant, two storey Baptist Church building.

The application has been developed in close consultation with Manchester City Council through pre application enquires, meetings, and engagement with local Councillors. Feedback from these consultation exercises have helped to inform and improve the final submitted design.

The application is described as follows:

Partial demolition of rear of existing building and erection of 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E) and associated works.

Site Address:

Baptist Church,
Rochdale Road,
Manchester,
M4 4EZ

Introduction

1.2	Project Team	
	Applicant	City Point Developments
	Architect	Hodder + Partners
	Planning Consultant	Zerum
	Structural Engineer	Civic Engineers
	Flood Risk and Drainage	Civic Engineers
	Land Contamination	Civic Earth
	M&E	Futureserv Consulting Engineers
	Energy and Sustainability	Futureserv Consulting Engineers
	Consultation	Counter Context
	CDM Consultant	RLB
	Fire Engineer	Jensen Hughes
	Heritage Consultant	Heritage Architecture
	Building Surveyor	Survey Solutions
	Highways Engineers	SK Transport
	Townscape and Visual Impact	RBMP
	Air Quality and Noise Consultants	Redmore Environmental
	Wind Consultant	WSP
	Daylight and Sunlight	WSP
	Archaeology	Orion Heritage
	Ecology	Rachel Hacking Ecology / EPS
	Noise	Jameson Acoustics
	TV, Broadband, Radio	GTech Surveys
	Viability	Savills
	Socio-Economic	Buro Happold
	Crime Impact Assessment	Greater Manchester Police



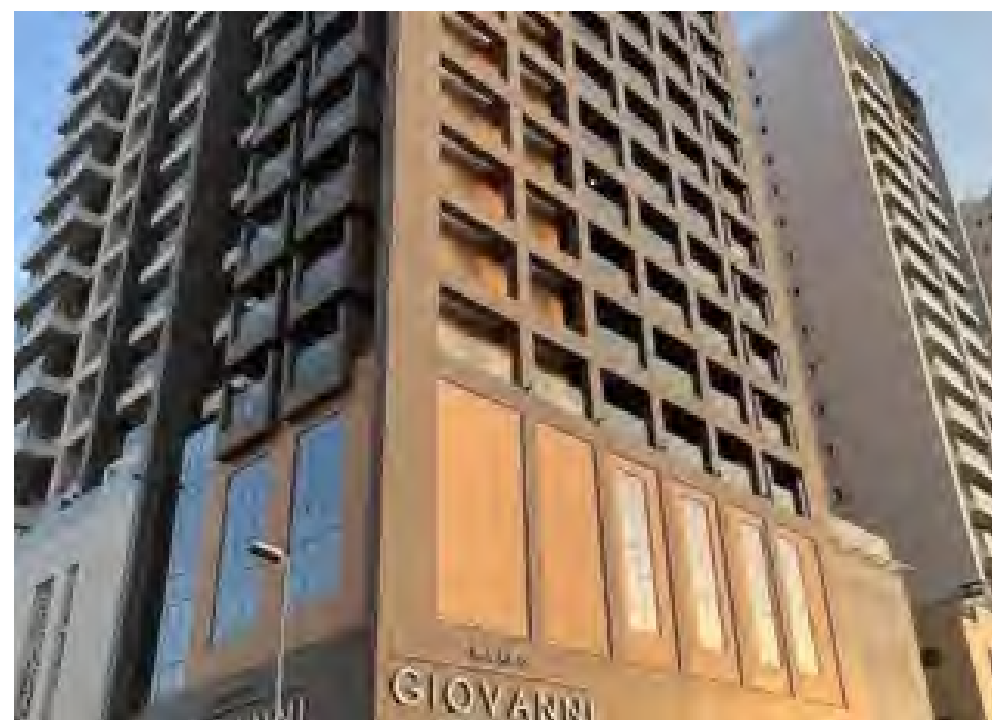
425 Apartments - Urban Hub - Apartments Preston



9 Apartments - Cable Street - Ancoats, Manchester



245 Apartments - GBS Residences - UAE - Dubai



183 Apartments - Millano - UAE - Dubai

Introduction

1.3 Client Statement

City Point Developments is a property development and investment management company, focusing on commercial and residential sectors in the UK market. With offices from Hong Kong and Dubai to the UK, Malaysia and China, we are extensively expanding. We are a team of award winning, dedicated, and experienced professionals with a proven track record in large-scale, complex property development and investment.

Benefiting from over 18 years of experience in investment, development and construction industries, City Point's team of development specialists is thoroughly experienced in the delivery of major award-winning projects from inception to completion.

City Point has the expertise and resources to deliver complex and challenging development opportunities, making a valuable and enduring contribution to the community. Our aim is to offer an extensive range of robust investment opportunities that minimize risk and maximize return. With a local market track record that speaks for itself, the experience and expertise to create developments of the highest standard, investing with City Point Developments offers maximum return on investment.

Our operations are based on three pillars, namely "Ethics", "Integrity" and "Professionalism". These three pillars govern our business principles and are prevalent throughout any activities carried out under City Point's brand name, with these core values instilled in every single team member within our property group.

Our mission is to put our clients, our investors and team members at the centre of all activities and to produce high quality developments from new builds, refurbishments and renovations.

Cynergy Wellness Residences

Cynergy Wellness Residences, where a wellness environment meets science and services. Wellness is a state of body and mind where we feel the best version of ourselves. At Cynergy Wellness Residences a sanctuary of calmness and tranquillity awaits its residents. An escape from the stresses of everyday life. A community of like-minded people who seek wellness, high performance and longevity.

With a unique approach to wellness, Cynergy Wellness Residences will offer an experience which will encompass the physical, mental and spiritual needs of the residents.

The vision is for the wellness journey to begin from the hotel lobby. Indeed, maybe from the desk at work when the resident is already thinking of going back to their sanctuary.

Introduction

1.4 Hodder + Partners

Hodder + Partners is the incorporated continuation of Hodder Associates, founded in 1983 by practice Principal Stephen Hodder. The practice offers Architectural services across all sectors, including interior design, master planning and urban design.

We have established a proven track record in creating high quality, innovative, sustainable design solutions across a range of sectors, and have a particular interest in residential, commercial and higher education buildings.

In 1992 Hodder + Partners received the Royal Fine Art Commission / Sunday Times 'Building of the Year' Award for Colne Swimming Pool in Lancashire. This resulted in the appointment to extend Arne Jacobsen's Grade I listed St Catherine's College, Oxford, a client relationship which has now extended for some 20 years, culminating with the £8.7m Phase II extension, which has now received 5 awards. In 1996, the practice received the inaugural Stirling Prize, for the Centenary Building, University of Salford. It has since won over 60 major national and international awards.

The practice has realised significant projects in the leisure, cultural, higher education, residential and commercial sectors, and is committed to producing thoughtful and sensitive solutions within commercial constraints.

We recognise that the high value of good design in the built environment places responsibility on us as architects to understand and engage with the client, end users and local context who are at the core of and essential to the process.



Above; Corporation Street Bridge, Hodder and Partners



Eleanor Rosa House, Stratford, East London



Cambridge Street, Manchester



Water Street, Manchester



Little Paradise, Bedminster, Bristol

Introduction

Hodder + Partners Relevant Experience

Hodder+Partners is an established architectural practice, with over 60 national and international awards, including the inaugural RIBA Stirling Prize for architecture.

We work nationally across all sectors.

We listen, collaborate, and deliver imaginative buildings and places for people, and sustainable outcomes for clients and contractors alike.

+ Eleanor Rosa House, Stratford, East London

Value: Confidential

Date: 2019

Awards: Best Tall Building Facade 2020, Highly commended Best Tall Building Architect 2020, Short-listed at the Concrete Society Awards 2021

Description: Eleanor Rosa house is a mixed use development containing 511 student bedrooms, 45 residential apartments, community units and academic space.

+ Cambridge Street, Manchester

Value: £40m

Date: 2016

Awards: Short-listed for RIBA North West Awards 2017

Description: The building contains 282 PRS apartments, with a reception and a commercial unit at street level. A split level car park is located on the ground floor and steps down internally to the existing site level.

+ Water Street, Manchester

Value: Confidential

Date: 2017

Description: The scheme comprises 301 apartments, 6 townhouses and 326sqm commercial space fronting Regent Road. The design consists of four main elements. The 28 storey tower acts as a beacon at the gateway, with the massing stepping down over three street-defining blocks on the corner of Regent Road and Water Street to relate to the scale of existing buildings to the south site.

+ Little Paradise, Bedminster, Bristol

Value: Confidential

Date: 2022

Description: Residential led development on a former industrial site in Bedminster, South Bristol. Comprising 295 build to rent apartments, 619 square metres of resident's amenity and a purpose built affordable block containing 21 apartments.



Introduction

1.5 Proposal

The proposals comprise 133 units within one building which strategically works around the existing Baptist Church. The proposal is as follows:

+ 40 no. 1 bed - 2 person units

+ 92 no. 2 bed - 3 person units

+ 1 no. 2 bed - 4 person units

The development also incorporates a commercial unit, resident's shared amenity space including a 2 no. roof terraces, 67 secure cycle spaces, associated landscaping including a ramp and stairs to provide level access on the primary elevation (Rochdale Road).

The 89 sq.m of commercial unit provided at the ground floor level creates an active frontage at the junction of Sharp Street and Rochdale Road.



GREATER MANCHESTER
DOING THINGS DIFFERENTLY



MANCHESTER HOUSING
STRATEGY
2022-2032



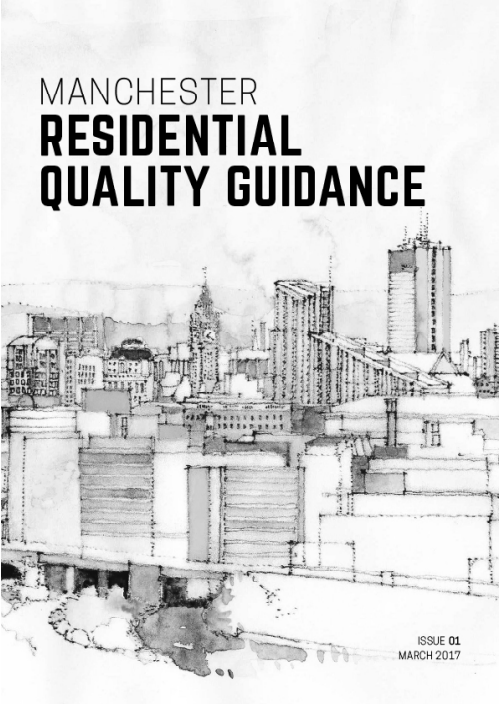
**Manchester's Local
Development Framework**

**Core Strategy
Development Plan Document**

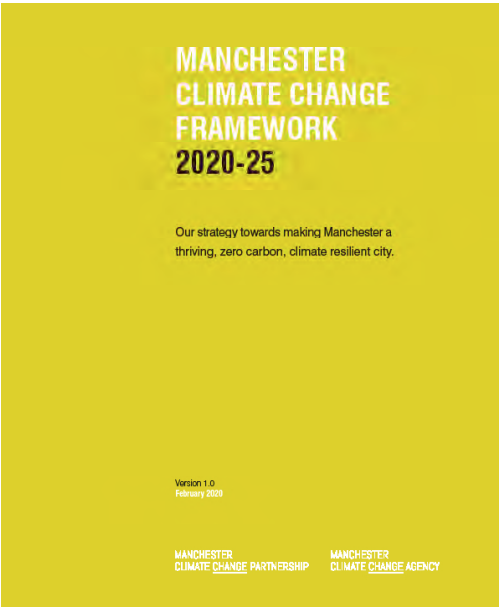
Adopted 11th July 2012



Guide to Development in
Manchester Supplementary
Planning Document and Planning
Guidance Adopted April 2007



The Greater Manchester Strategy



Introduction

1.6 Planning History and Relevant Policy

This section briefly highlights key planning documents and objectives that are particularly relevant to the application site. Please refer to the separate planning statement prepared by Zerum for further detail.

Key Material Considerations:

- + National Planning Policy Framework (NPPF) (2024);
- + National Planning Practice Guidance (NPPG) (2014-);
- + Northern Gateway Strategic Regeneration Framework (2019);
- + Places For Everyone JDP;
- + Stronger Together: Greater Manchester Strategy 2013;
- + Manchester Housing Strategy 2022-32;
- + Guide to Development in Manchester Supplementary Planning Document (April 2007) and Technical Guidance (2015);
- + Manchester Residential Quality Guidance (MRQG) (December 2017);
- + Manchester Climate Change Framework 2020-2025 and Manchester Zero Carbon Framework (2020); and
- + Manchester Green and Blue Infrastructure Strategy (2015)

The development plan for Manchester currently comprises the Manchester Core Strategy (2012), Places for Everyone JDP, saved policies of the Manchester Unitary Development Plan (UDP, 1995) and accompanying Manchester Proposals Maps (2012).

The site was subject to a Pre-Application meeting in July 2023 which was prepared by Whitebox for Vaani Property 1 Ltd. This scheme could not be supported due to the building height, failure to comply with Section 106 and lack of proposed affordable housing.

This presented a 44 storey scheme which was argued to be necessary for a significant return on investment of 18%. The focus was placed on the retention of the existing church but without comprehensive investigations into required ground floor facilities and plant. The proposed scheme by Hodder and Partners continues to accept the significance of retaining the existing church but in doing so appreciates the complexities of construction and spacial requirements of other essential ground floor requirements.

Introduction

1.7 Application Documents

This Design and Access Statement should be read in conjunction with the following supporting documents submitted as part of this application:

- + **Affordable Housing Statement**, Prepared by Zerum;
- + **Broadband Connectivity Assessment**, Prepared by GTech;
- + **Circular Economy Statement**, Prepared by Futureserv;
- + **Crime Impact Statement**, Prepared by Greater Manchester Police;
- + **Daylight / Sunlight Assessment**, Prepared by WSP;
- + **Design and Access Statement (DAS)**, Prepared by Hodder and Partners Architects;
- + **Desk Based Archaeological Assessment**, Prepared by Orion;
- + **Dusk Emergence Survey**, Prepared by EPS;
- + **Ecology Phase 1 and Bat Surveys**, Prepared by Rachel Hacking / EPS;
- + **Energy Statement**. Prepared by Futureserv;
- + **Environmental Standards Statement**, Prepared by Futureserv;
- + **Fire Statement**, Prepared by Jensen Hughes;
- + **Flood Risk Assessment and Drainage Strategy**, Prepared by Civic;
- + **Heritage Statement**, Prepared by Stephen Levrant Heritage Architecture;
- + **Noise Impact Assessment**, Prepared by Jameson Acoustics;
- + **Phase 1 Desk Study**, Prepared by Civic Earth;
- + **Statement of Community Involvement**, Prepared by Counter Context;
- + **Television and Radio Reception Impact Assessment**, Prepared by GTech Surveys Limited;
- + **Townscape and Visual Impact Assessment**, Prepared by RBMP;

- + **Transport Statement**, Prepared by SK Transport;
- + **Travel Plan**, Prepared by SK Transport;
- + **Utility Statement**, Prepared by FutureServ;
- + **Viability Assessment**, Prepared by Savills;
- + **Waste pro forma**, Prepared by Hodder and Partners Architects; and
- + **Wind Assessment**, Prepared by WSP;

The application is supported by an Environmental Impact Assessment (EIA) through which a number of key topic areas are considered. These include:

- + **Air Quality Assessment**, Prepared by Redmore;
- + **Daylight / Sunlight Assessment**, Prepared by WSP;
- + **Environmental Impact Assessment**, Prepared by Zerum;
- + **Greenhouse Gas Emissions EIA Chapter**, Prepared by Buro Happold;
- + **Socio-Economic EIA Chapter**, Prepared by Buro Happold;
- + **Townscape and Visual Impact Assessment**, Prepared by rbmp;
- + **Wind Assessment**, Prepared by WSP;

Introduction

1.8 Report Structure

The remainder of this Statement is structured as follows:

- + Section 2: The Site and Surrounding Context
Provides an assessment of the application site characteristics and surrounding area and environmental factors.
- + Section 3: Design Evolution
Provides a description of the design evolution and iterative process, as well as incorporation of comments from design reviews, public consultations and key stakeholder consultation.
- + Section 4: Proposed Design
Provides a description of the proposed development in relation to its design, including a description of the preferred solution in relation to use, amount, layout, scale, appearance, key views and landscaping.
- + Section 5: Access
Considers site access, including the policy context, vehicular access, and inclusive access.
- + Section 6: Schedules
Schedules of accommodation.
- + Section 7: Drawing Register
Drawing register.



Development Site

2.0 The Site and Surrounding Context

2.1 Site Location

The site is located East of Manchester Victoria Station, a key public transport hub, North-West of Ancoats, a city-centre residential area with an influx of independent shops, restaurants and bars.

The site is bounded by Northern Angel to the North-East, Rochdale Road (A664) to the South-East, Hampton by Hilton to the North-East, and will soon be adjacent to the proposed Premier Inn which will occupy the carpark to the South-West.

Site Description

The existing site is occupied by a 730sq.m detached Baptist Church, built in 1907 of brick and stone construction. The later part of the church has a pitched roof above a vaulted ceiling which spans the entire length of the building. The site was previously occupied by another church, St. Georges's Road Chapel (1823-24), which was attached to neighbouring dwellings. Rochdale Road, formerly St Georges Road, was and remains one of the main arterial routes out of the city centre.

To the north-west of the site is St. Michael's Flags & Angel Meadow Park and Manchester's Green Quarter, an inner-city residential area located near Victoria train station. Continuing further north along Cheetham Hill Road is the area of Cheetham Hill.

Directly east of the site is Rochdale Road (A664) which stretches out of Manchester City Centre through Collyhurst and Harpurhey towards Middleton. Further East, over Oldham Road, is Ancoats, which is known for it's food and drink scene.

Heading south on Rochdale Road you arrive at Manchester's Northern Quarter, a dynamic neighbourhood which offers restaurants, music venues and creative industries. The redevelopment of Smithfield in the Northern Quarter which includes Mackie Mayor, a 1858 Grade II listed market, the Crowne Plaza hotel and 350 new homes.

1.



2.



3.



4.



The Site and Surrounding Context

Streetscapes

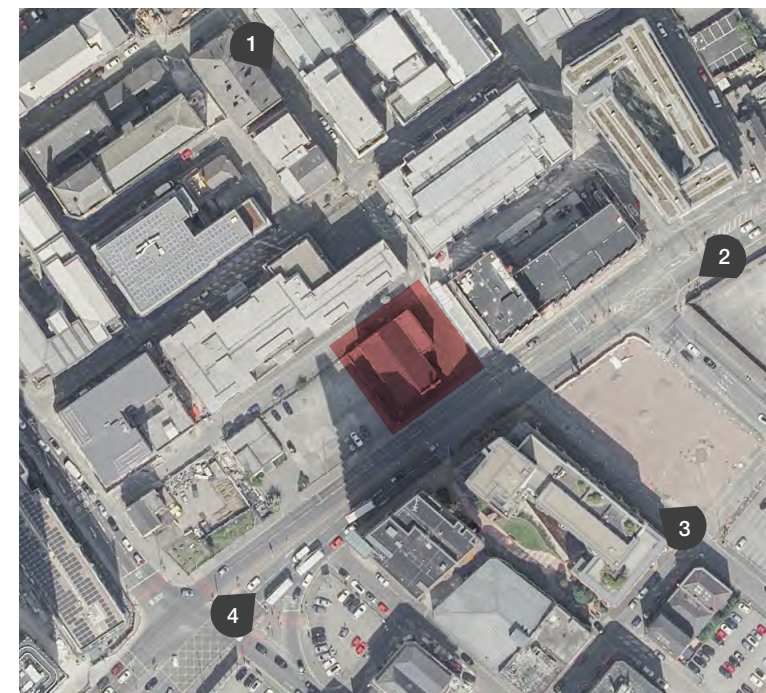
The adjacent photographs show key views from around the site.

2.2 Site Character

The area lacks a distinctive character, being at the meeting point of various characteristically different districts. As this area undergoes regeneration, newly developed buildings (Hampton by Hilton, Premier Inn and Ancoats Gardens) are typically adopting brick façades to reflect Manchester's industrial vernacular. Towards the city centre along Rochdale Road other developments are appearing with strong gridded façades and brick construction (Staycity Aparthotels, AC Manchester Hotel and Swan House), but despite these similar exceptions the surrounding area displays a variety of building typologies, materials and styles.

Nearby buildings vary in scale from 2-3 storey traditional low-rise buildings to 34 contemporary residential towers. There are 4 significant Grade II listed building within close proximity to the site, ranging from 2-4 storeys. These include: the Co-operative Press - a late 19th Century common bond brick industrial building with terracotta window dressing, Sharp Street Ragged School - established in 1853 of similar industrial design with arched windows and a combination of header and stretcher bond brickwork, a mid-19th Century Warehouse - common bond brickwork with slate roof, previously corrugated sheet metal but presumably restored to original appearance, Marble Arch Inn - a public house of Flemish bond brick and pink granite on the ground floor. Hipped slate roof and decorative granite arches over entrances.

Other building materials used include glass, aluminium and timber panels.



1840's



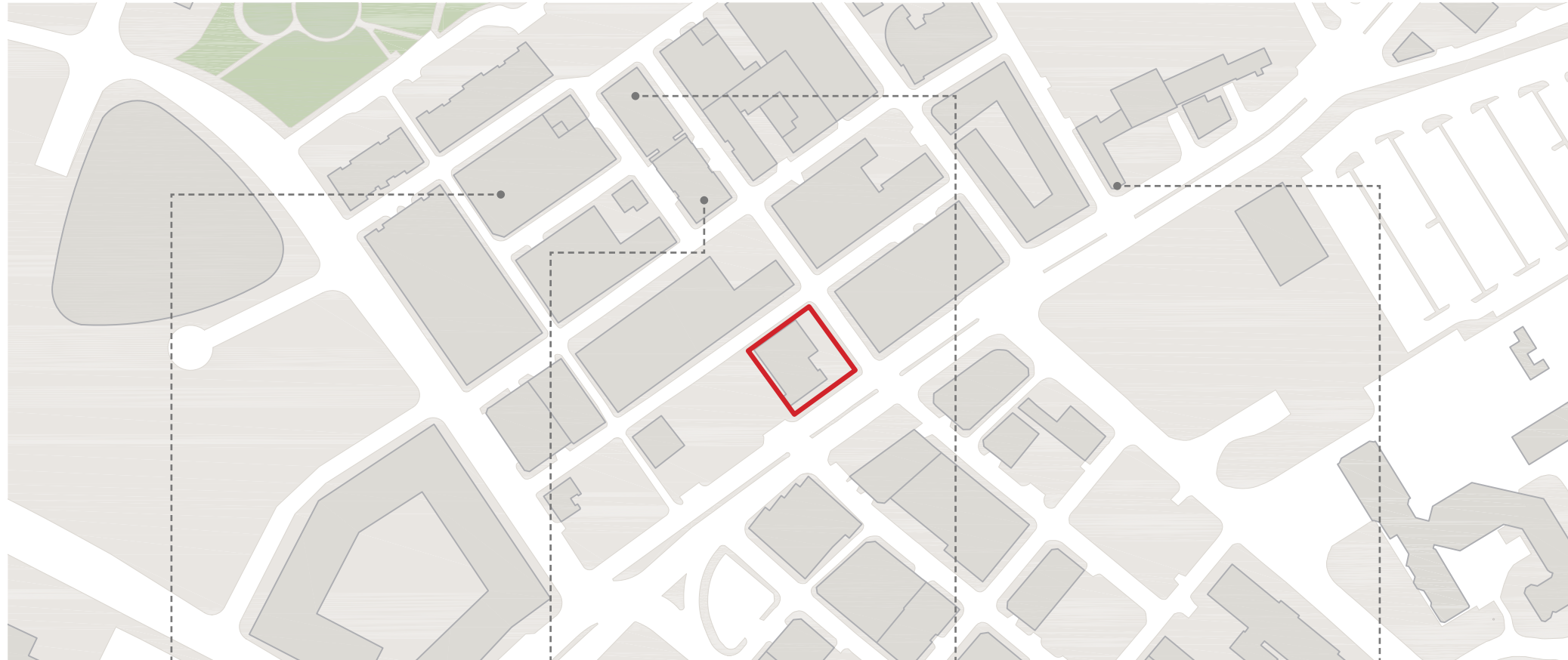
1960's



1900's



1950's



Site Location Map: 1:2000@A3



Former Co-operative Printing Press



Former warehouse on Simpson St / Sharp St junction



Former Sharp St Ragged School



Marble Arch Inn public house on Rochdale Road

The Site and Surrounding Context

2.3 Historical Context

The area of Angel Meadow has an early Elizabethan history in the trade of eels, where the area prospered and became occupied with wealthy merchants and tradesmen. The merchants and wealth later moved further afield and Angel Meadow became home to quickly built, poor quality housing. This led to overcrowding and slum conditions which housed the influx of industrial mill workers.

High crime rates and unsanitary conditions led to increased death rates and the requirement one of Manchester's larger pauper burial sites. Recently the site of Angel Meadows and Ancoats are becoming some of the most sought after residential areas in Manchester City Centre.

Listed and Historically Significant Buildings

To the north and west of the site are 3 Grade II listed buildings. Further west is the former Co-operative Printing Press, which was originally built for the Co-operative Printing Society. The building was extended in the early 1900's and again in the 1920's but more recently has been converted into modern apartments and townhouses that retain original features.

North of the site along Simpson Street is a mid 19th century, Grade II listed, warehouse building. Further north is the former Sharp Street Ragged School which was founded in 1853 and built in 1869 on the site of the Angel Meadow School which was bombed in 1940. Sharp Street Ragged School provided invaluable support to the poor of Angel Meadow despite first being met with resistance when opening.

To the East is the Marble Arch Inn, a public house dating from 1888. Public houses were abundant in Angel Meadow and places like the ragged school helped to encourage locals from spending too much time in the pub and getting into trouble by offering adult classes and free meals. The Marble Arch Inn is unique in that it adopts Gothic architectural features that were not typical of a Victorian pub.



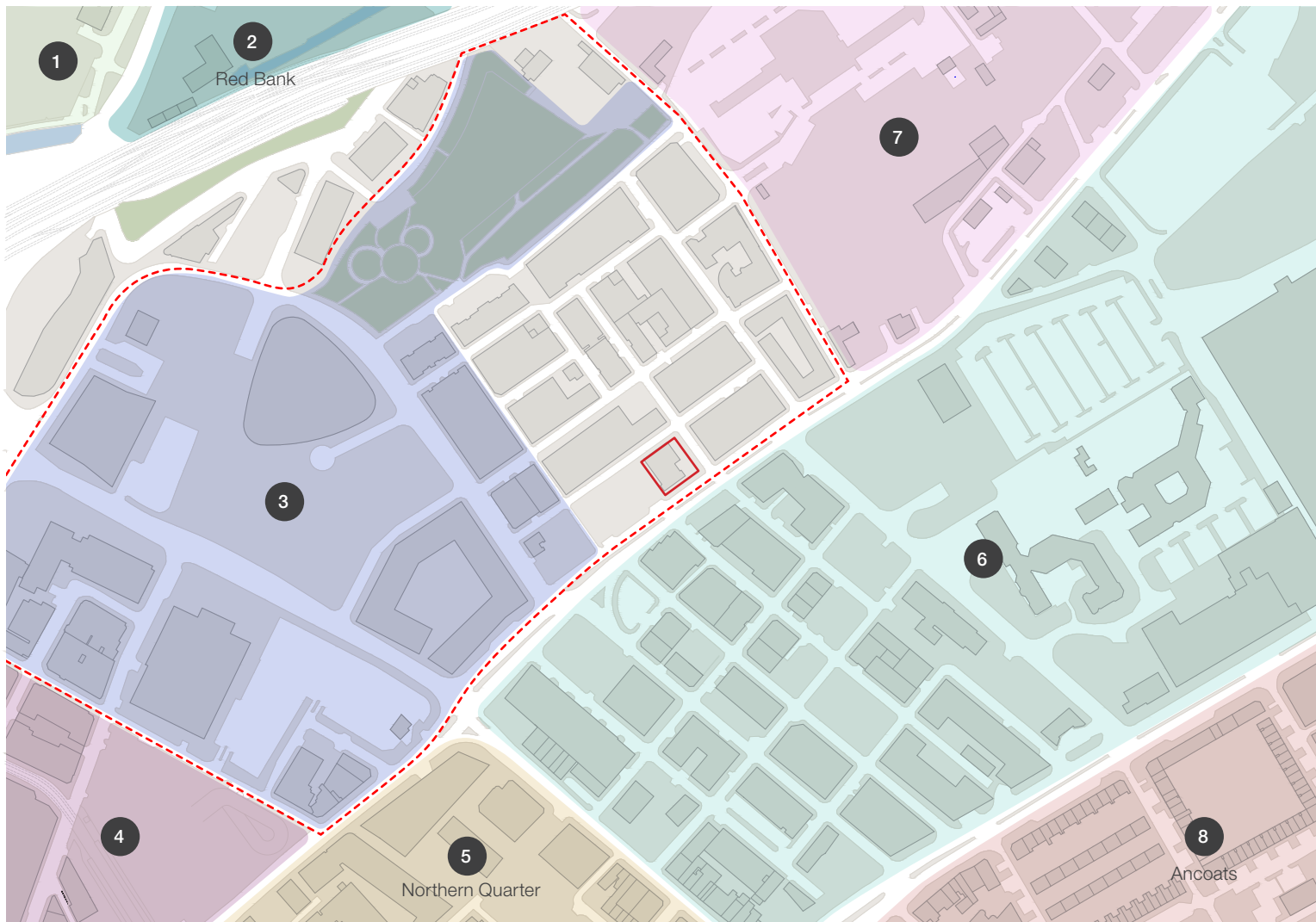
Green Quarter



NOMA + Angel Meadows



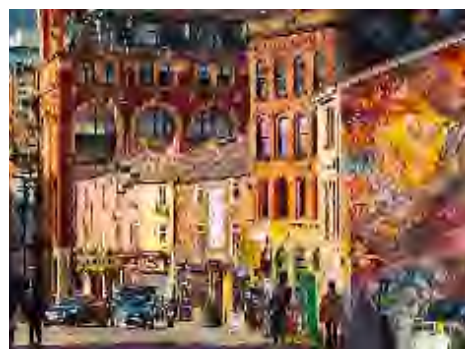
New Town



Site Location Map: 1:4000@A3



City Centre: Manchester Victoria and New Victoria



Northern Quarter



New Cross

The Site and Surrounding Context

2.4 Local Area Typologies

1 Green Quarter

This area is high density, and primarily mid to high-rise residential and commercial developments. Green Quarter, formally Red Bank, was a low-income residential area with a Jewish community, but is now home to digital start-ups and e-commerce businesses, new apartments, microbreweries, and restaurants.

3 NOMA + Angel Meadows

Within the north of the city-centre, abbreviated from North Manchester, this area has been and is currently undergoing an extensive redevelopment. New builds include offices, leisure spaces, and high-rise residential accommodation. The north-eastern part of NOMA is called Angel meadows, named after the park, and is a high-density mid-rise residential area.

4 Manchester City Centre

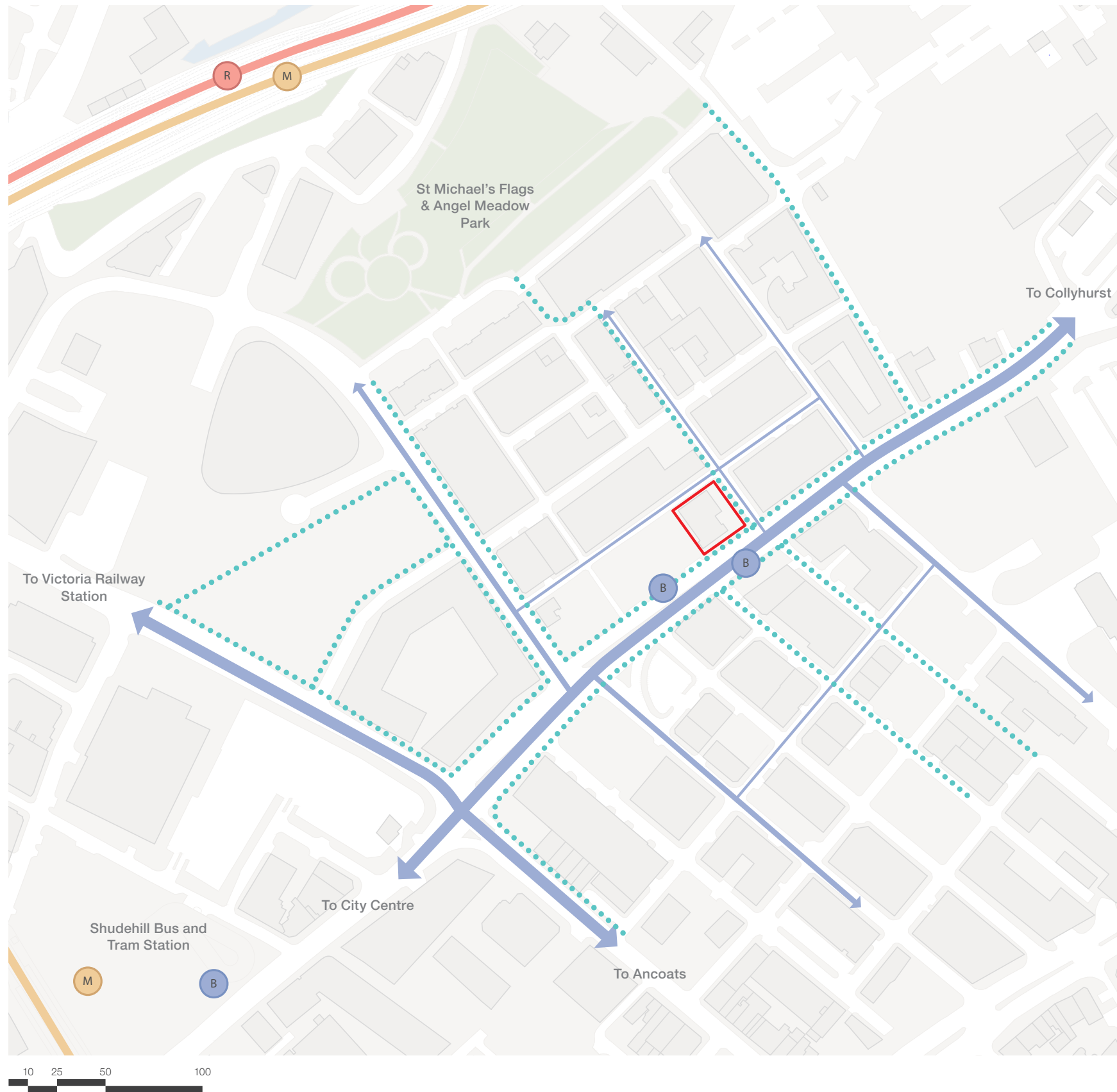
Manchester Victoria station dominates this area of the city centre, with the AO arena adjoined, and the railway line separating the Cheetham from the city centre. This area of the city centre resides within the Deansgate ward. New Victoria, directly adjacent to the South of Victoria Station, is currently undergoing regeneration, with developments including high-rise residential accommodation and high-spec offices. Beyond this is the Piccadilly ward, and the Arndale Centre.

6 New Cross

New Cross is identified as one of seven interconnected neighbourhoods in Manchester's SRF. To the north east of New Cross, MCC aim to develop a mix of commercial and residential buildings as well as allocating some land use to potential social and community areas. Manchester Central Community Fire Station and Manchester's Central Delivery Office. The southern side of New Cross is currently undergoing regeneration with multiple residential schemes beginning to emerge.

7 New Town

There are currently very few people living in New Town as the area is occupied largely by vacant plots and car parking. However, like New Cross, New Town has also been identified in Manchester's SRF which aims to build high quality housing to support Manchester's growing population with some commercial targeted along Rochdale Road. The framework intends to activate railway arches along the North West of New Town and create green links through to New Cross and Ancoats from the Red Bank Trail along the River Irk.



Site Map 1:2500 @A3

The Site and Surrounding Context

2.5 Existing Site Movement and Public Transport

There is excellent access from the site to bus routes around the city. Marshall Street bus stop heading towards the city centre is directly opposite the site, if heading towards Middleton in the other direction you can find a bus stop 30 meters from the chapel entrance. For buses around the city, with further access to regional and national bus routes from Manchester Shudehill bus station (7 minutes walk away).

The site is a 10 minute walk from Manchester Victoria Station, for access to national rail links and the regional metro rail link network.

Though the site lies just beyond the extents of the central ring road, it retains good pedestrian links to Piccadilly, Deansgate, Ancoats, and Salford.

2.6 Environmental and Site Factors

The site location benefits from great connectivity with the city centre via Rochdale Road. The is not a great footfall along the front of the site due to the low number of residential buildings heading north on Rochdale Road. However, this is anticipated to increase once regeneration begins on New Town.

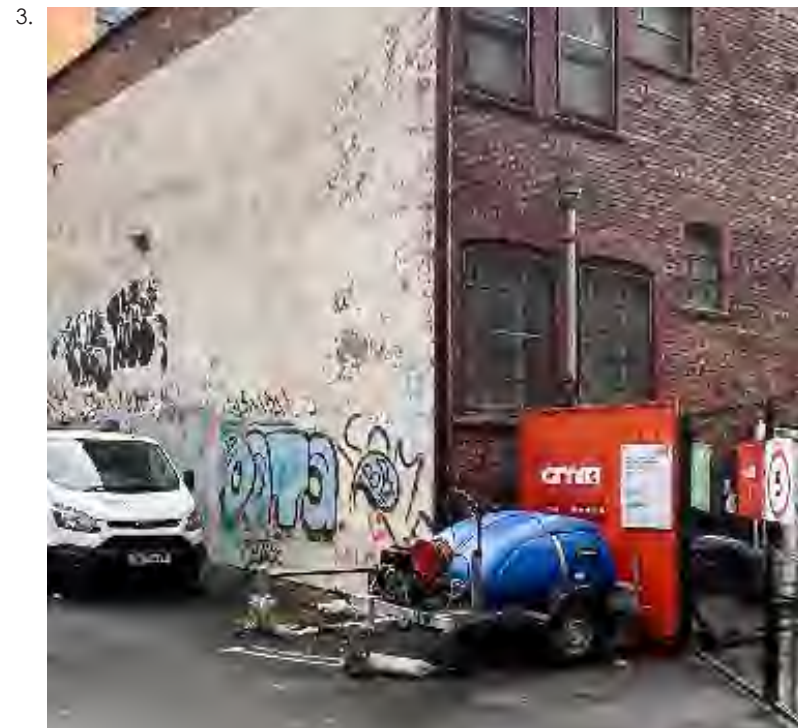
The site is bounded on three sides by roads, Rochdale Road to the south, Dyche Street to the north and Sharp Street to the east. The adjacent site to the west is currently unoccupied but construction is beginning to take place for a 10 storey Premier Inn which narrowly avoids the site boundary.

There is currently no pedestrian access across the site, with the entirety of hard landscaped areas being fenced or walled off. Adjacent to the church, still within the site boundary is a hardscaped area that has been used for parking, again this area is fenced off and provides no pedestrian access, albeit the fence is low-level and does not impede vision.

The key site boundary is the major arterial road, Rochdale Road, to the south of the site. This road is a hard boundary between the increasingly residential Angel Meadow and New Cross which will see significant redevelopment.

Key

- | | |
|--|--|
| — Site | — Metro Line |
| — Key Vehicular Movement | — National Rail |
| ... Key Pedestrian Movement | ⓧ Public Transport Stations / Stops |



The Site and Surrounding Context

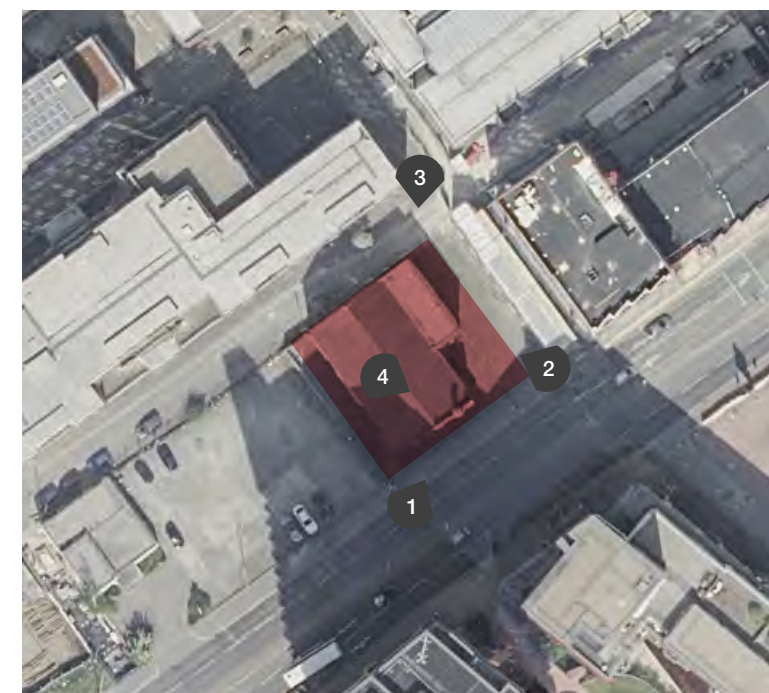
2.7 The Existing Building

The current building is of brick construction and decorated with stone and terracotta Art Nouveau style details. Constructed around 1907, the church is now disused and has been stripped of its interior features. Some of these features were originally salvaged from earlier churches, such as the St. George's Road Chapel, which occupied the site from c.1840. The building is two stories tall and includes a 360-degree gallery within the chapel, which appears to have remained largely unchanged since the mid-19th century. The rear half of the building was once enclosed by housing, and today's facade reflects this history through visible changes in materials and a later extension on the Sharp Street side.

The buildings fills around three quarters of the site, with the remaining quarter being used for off-street parking. The site is largely enclosed, the front elevation includes a low level Flemish masonry wall with decorative cast iron railings and gates. Within the boundary wall is a path of headstones which wrap the front half of the building.

The exterior is in seemingly good condition given the building's age, however there is some obvious unwanted vegetation growth and staining of the facade. There is an opportunity to enhance this heritage asset through restoring and highlighting the existing building and activating the primary (Sharp St, Rochdale Rd) corner of the site.

A full internal building survey has been undertaken including general layout drawings and external elevations.





10 25 50 100



Site Map 1:2500 @A3

The Site and Surrounding Context

2.8 Existing Building Heights

The site is currently occupied by a two-story building positioned tightly along the northwestern boundary of the plot. To the east stands the Hampton by Hilton, a 9-story structure, while the proposed Premier Inn to the west will rise to 10 stories.

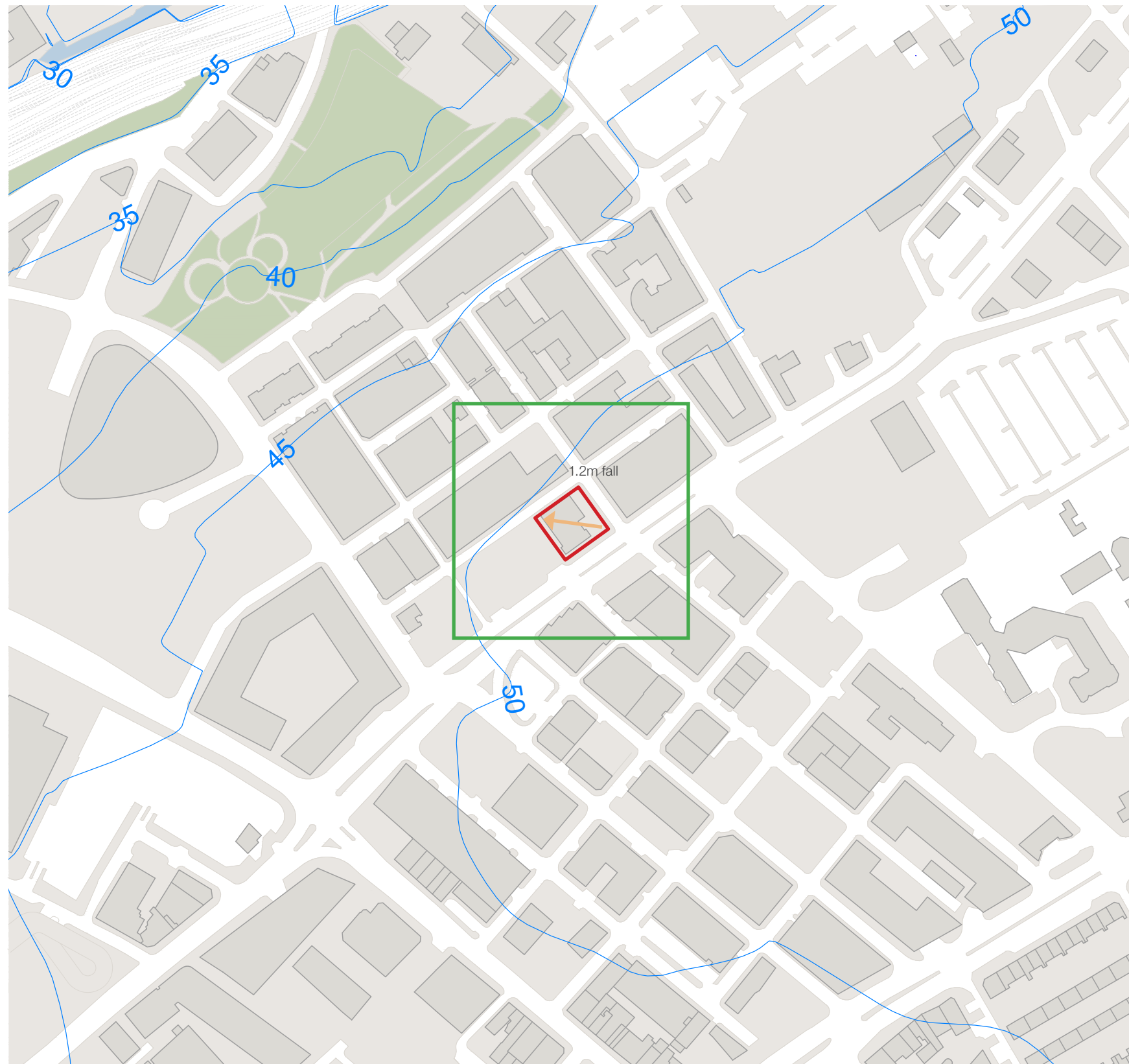
To the rear of the site, along Dyche Street, buildings predominantly range from 5 to 6 stories, gradually increasing in height near Angel Meadow Park. Directly opposite the site, across Rochdale Road, is Skyline Central, which reaches 19 stories at its highest point. Other notable tall buildings in the vicinity include the 15-story Ancoats Gardens and Moda (Angel Gardens), which soars to 35 stories.

Overall, the area features a wide range of building heights. However, many of the existing low-rise structures around the site, particularly in New Cross and New Town, are in the pipeline for redevelopment.

Building heights in stories (approximately 3 meters per story) are indicated on the key below.

Key

—	Site
■	25+ Storeys
■	16 to 20 Storeys
■	10 to 15 Storeys
■	09 to 10 Storeys
■	07 to 08 Storeys
■	05 to 06 Storeys
■	03 to 04 Storeys
■	01 to 02 Storeys



10 25 50 100



Site Map 1:2500 @A3

The Site and Surrounding Context

2.9 Site Topography

The site contains a gradual slope falling north along Sharp Street and then continues to fall west along Dyche Street. The existing building footprint is set back from the site boundary along Sharp Street, where the site follows the gradient of the road, however, there is an additional physical boundary which has been enclosed with a fence. Inside this boundary the ground level remains relatively level.

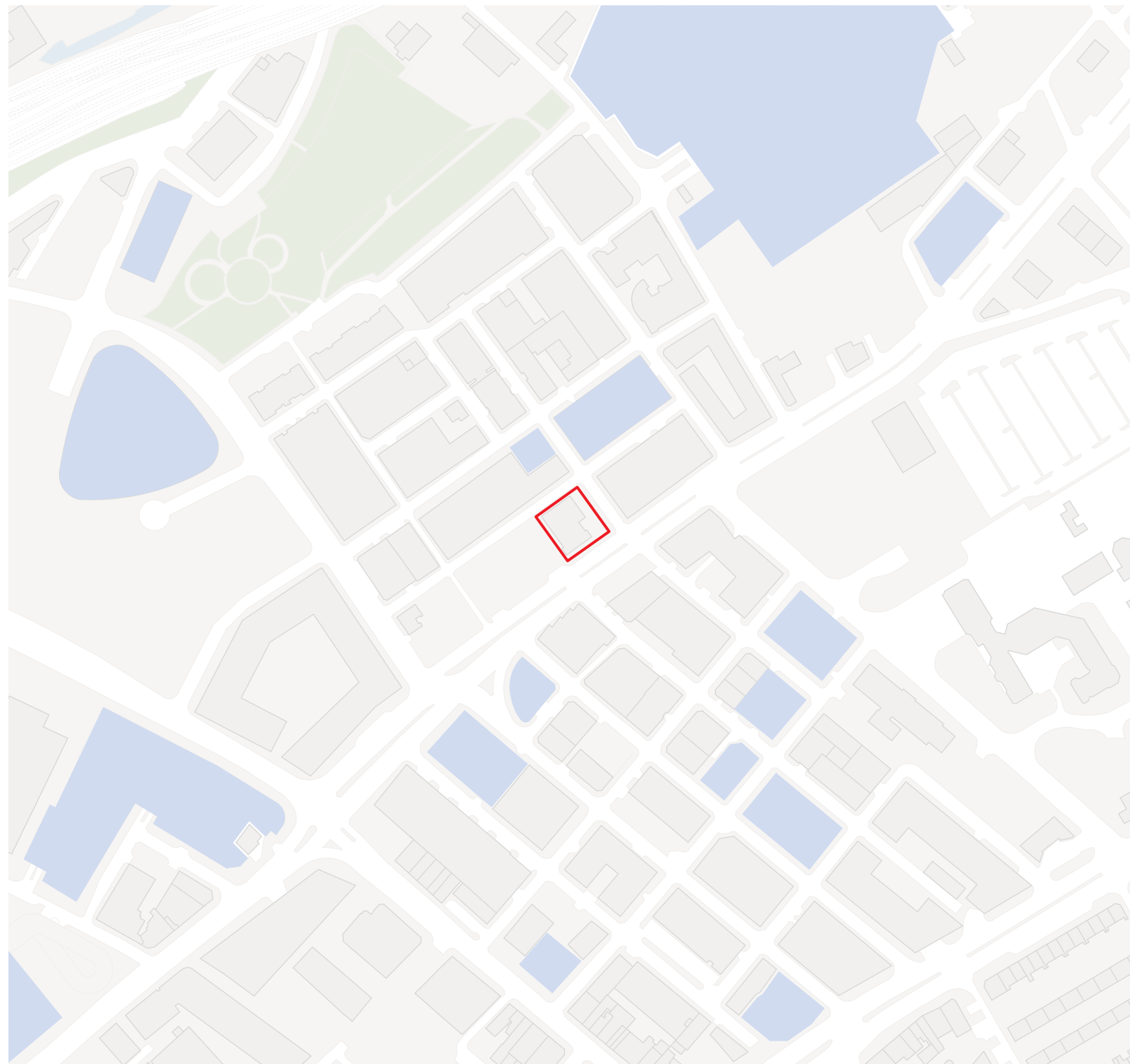
A full topographical survey has been undertaken by Survey Operations (highlighted by the green boundary), including spot heights of roads, kerbs and footpaths, boundaries, adjacent buildings, drainage, services and external works.



Street gradient alongside neighbouring Hampton by Hilton.

Key

- Site
- + xx.xx Topographical levels
- Contour lines
- Site survey boundary
- Key topographic fall



10 25 50 100



Site Map 1:2500 @A3

The Site and Surrounding Context

2.10 Parking

Paid parking is relatively accessible around the site, with several pay-and-display car parks available throughout the New Cross area, particularly along Rochdale Road. However, on-street parking is limited. While the adjacent proposed Premier Inn will offer some on-street parking, it is likely to be reserved. Other on-street parking options exist around the site, but these are often inaccessible to residents unless purchased or rented from private owners.

Currently, there is a large pay-and-display car park just a short walk away in New Town. However, future development plans for the area could result in the loss of this car park.

Despite the limited immediate parking options, the site benefits from excellent public transport links and is easily accessible from the city centre. With the addition of cycle provisions and proposed green links connecting New Cross, New Town, and Red Bank with the city centre, residents may be encouraged to adopt a healthier and more relaxed approach to their daily commute



Plot adjacent to the Baptist Church currently being used as temporary parking.

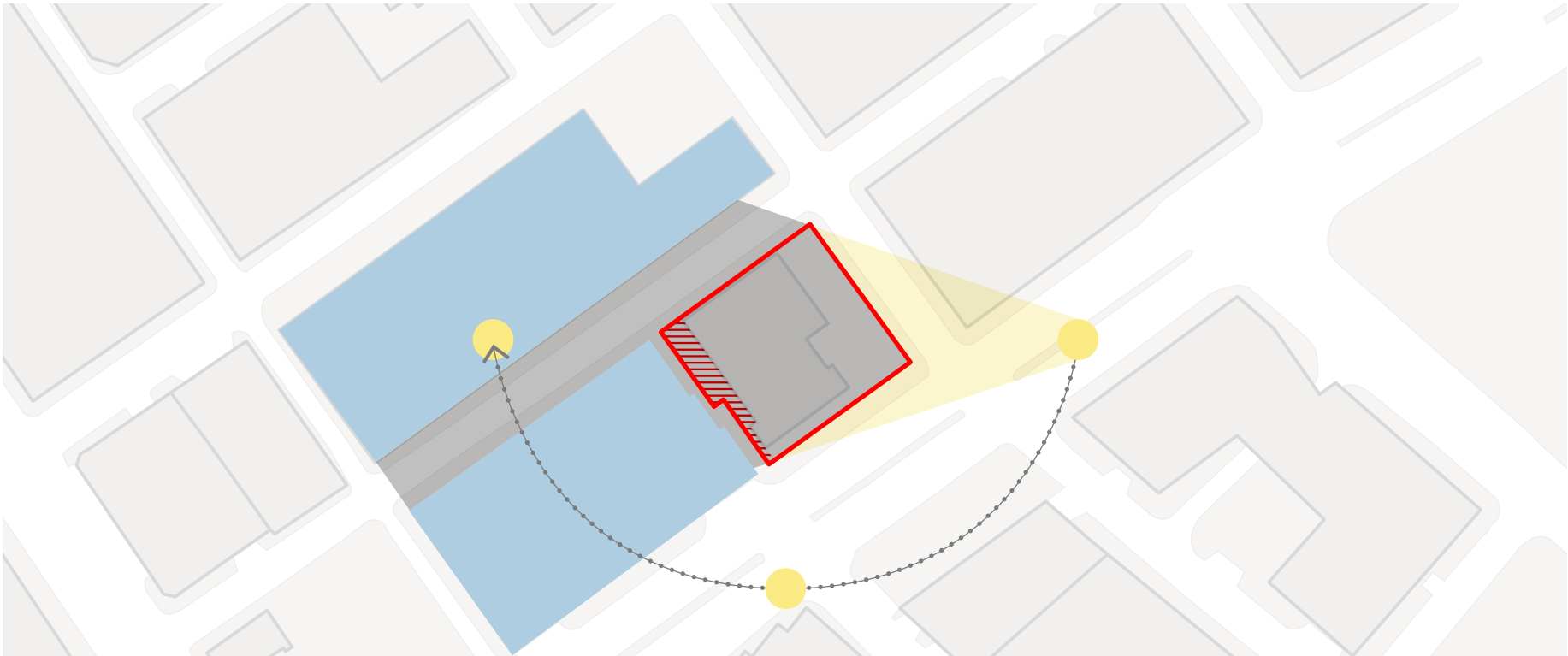
Key

- Site
- Car park sites
- Existing buildings

Site Opportunities



Site Constraints



The Site and Surrounding Context

2.11 Key Opportunities and Constraints

From the previous pages of site analysis, the site has a number of clear opportunities for good design and regeneration, along with some potential constraints that are carefully considered during design development.

Site Opportunities

- + Mixed land use area ideal for a mixed residential and commercial proposal that acts as a gateway between the commercial NOMA / City Centre and the soon to be residential New Town.
- + Provision of active frontage to Rochdale Road and Sharp Street will animate the streetscape and improve local amenity access for existing residents.
- + Adequate space for back of house to be positioned away from the primary facade.
- + Opportunity to retain part of the existing chapel which is considered a heritage asset. This will ensure that some of the areas existing character is retained as a reminder of Angel Meadows history as both a prosperous area of the city's industrial past and a place of worship for the underprivileged during the economic decline of the area.

Site Constraints

- + The residential building to the rear on Dyche Street must be treated respectfully with regard to overshadowing, retaining existing views of the buildings, and appropriate massing.
- + Careful consideration must be taken to building along the south eastern boundary of the site. There will be complexities involved in developing this area of the site while attempting to retain the existing chapel.

Key

- Site
- Opportunity for facade retention
- Active frontage opportunity
- Opportunity to retain chapel volume
- Opportunity to the rear for plant
- Buildings potentially overshadowed



Northern Gateway SRF - Neighbourhoods (map not to scale)

3.0 Design Evolution

3.1 Northern Gateway Strategic Regeneration Framework

The Baptist Church site falls just out of the northern Gateway SRF. Despite sitting outside the boundary, the SRF has been considered firstly due to the close proximity to the boundary but primarily due to the apparent significance of this area of Angel Meadow on the success of the SRF.

Core Objectives:

1. A unique and high quality residential-led regeneration scheme
2. A varied network of high-quality green streets and public open spaces
3. Manchester's unique city river park
4. Build on the best of what is there
5. Improve connectivity across the Northern Gateway and beyond
6. Create new gateways to and from the city centre
7. Promote truly sustainable places
8. Foster the emergence of the local retail and service hubs

Key consideration must be taken for objective 4 which aims to enhance the existing character through delivering schemes which promote the areas history. The Baptist Church development will need to have a sensitive architectural approach, retaining as much of the existing church as feasibly possible and working with the existing context to avoid disruption to existing residents in the area.

Objective 6 will also play a key role in the development of the site. Sitting between the SRF boundary and the City Centre, the Baptist church plays a key role in the transition from residential to commercial typologies. The site also sits along an area identified within the SRF as a 'green link' between the Irk Valley and New Cross so where possible objective 2 may also be important in the site's development.



Northern Gateway SRF: Artists Impression of the regeneration





Green links - UK based precedents for biodiverse urban landscapes



Design Evolution

3.2 Northern Gateway Strategic Regeneration Framework

The Northern Gateway Strategic Regeneration Framework (SRF) will have a substantial impact on the Baptist Church site. The SRF envisions the creation of 'green links' that will connect key areas across the city, as illustrated in the adjacent diagram. These proposed green links (highlighted in green) are expected to enhance foot traffic around the site, boost biodiversity, and promote healthier streets. These initiatives are likely to encourage new residents within the SRF boundary to incorporate these routes into their daily commutes to and from the city centre.

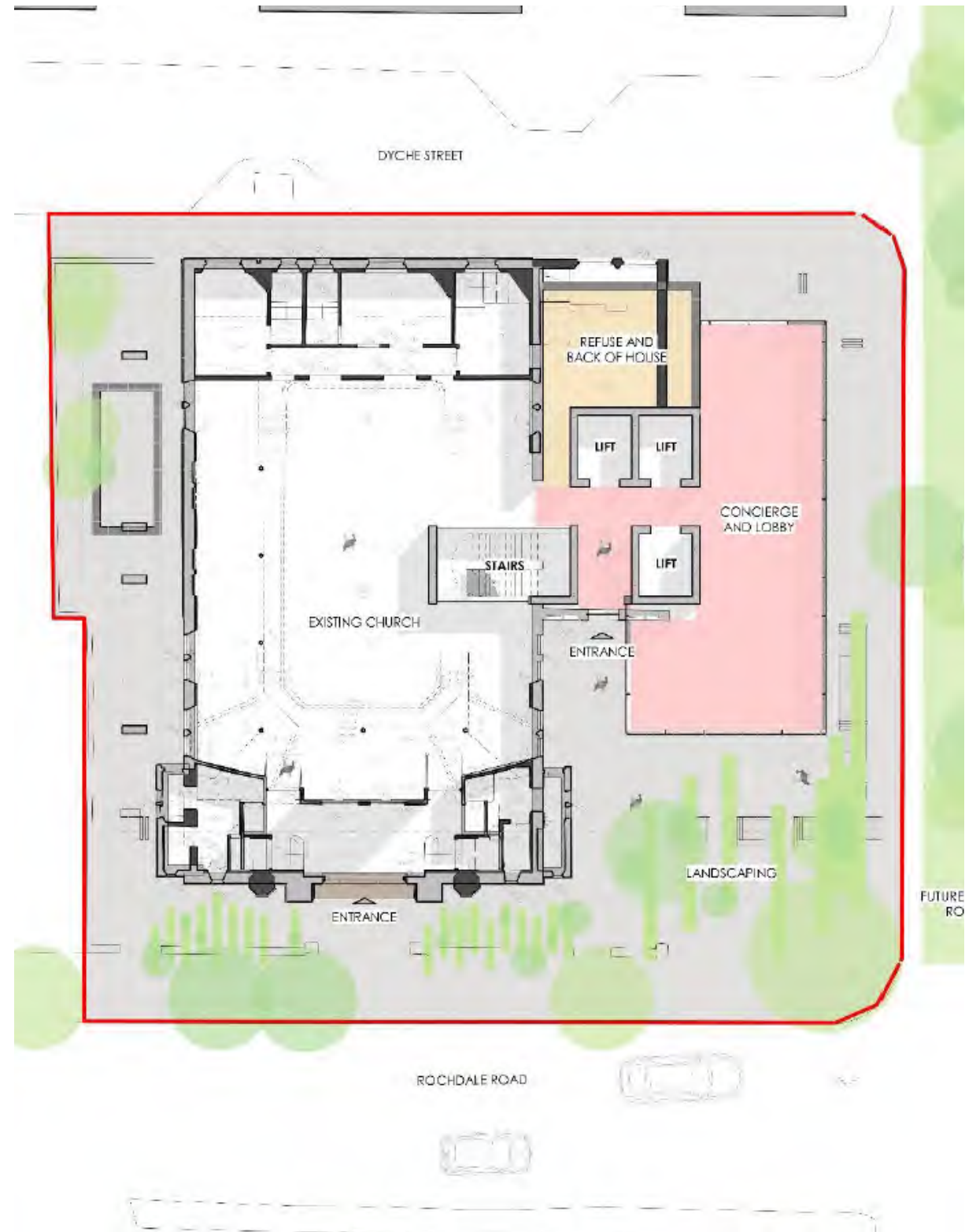
The Framework highlights essential pedestrian and cycling routes that prioritize sustainable travel, incorporating traffic-calming measures. One of these routes runs near the rear of the Baptist Church site, connecting the New Town development with NOMA and Victoria Station. Additionally, this route branches off towards New Cross and Ancoats, passing through an area designated as a 'gateway square.'

The introduction of this new gateway square further elevates the importance of the Baptist Church site. Situated along a primary link between the proposed gateway square and Angel Square—an existing public space adjacent to the Moda and Co-op buildings—the Baptist Church becomes a prominent feature for pedestrians traveling between these two squares.

It is crucial that the Baptist Church be sensitively restored and developed to potentially serve as a new landmark building within the Northern Gateway.

- Key**
- Site
 - Identified walk/cycle route
 - Pedestrian route
 - Green Link
 - Landmark Buildings
 - Linking public spaces

White Box - Ground Floor Plan



White Box - Visualization of the building's scale



Design Evolution

3.3 Pre-app Analysis

The adjacent drawings illustrate an early schemes drawn up by White Box for Vaani Property 1 Ltd. Hodder + Partners reviewed this scheme and felt that considerable changes were required for the proposal to better respond to it's context and to increase the development density, appropriate to the site and nearby SRF.

Positives

- + Active frontage on the corner of Rochdale Road and Sharp Street
- + The proposal clearly contrasts the existing church in an attempt to help the Baptist Church stand out amongst the development.
- + Planting helps to soften the boundary between the busy Rochdale Road and the entrance.

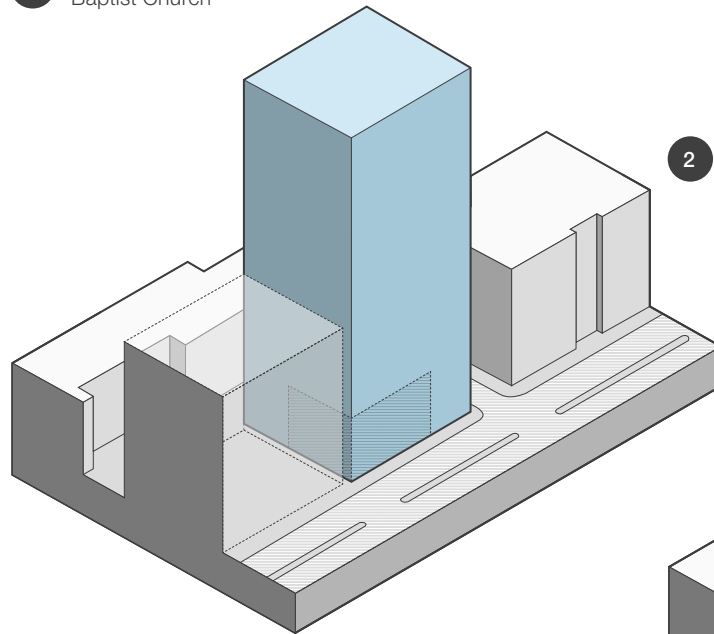
Negatives

- + The ground floor footprint under represents realistic requirements for typical ground floor plant for a building of this size.
- + Unrealistic level of retention considering the scale of the scheme above.
- + The outcome of the viability was a 44 storey building returning 18% ROI. 44 storeys seems quite large considering current context.

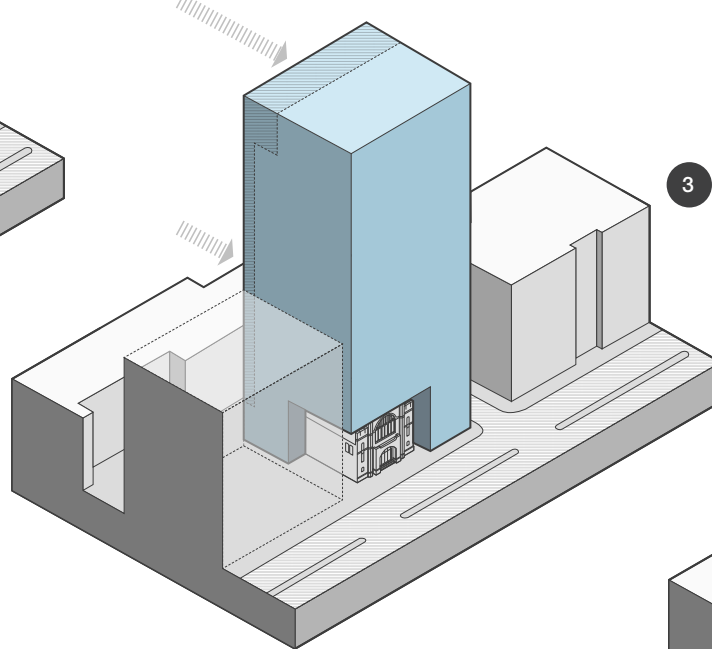


White Box - Height justification and surrounding context

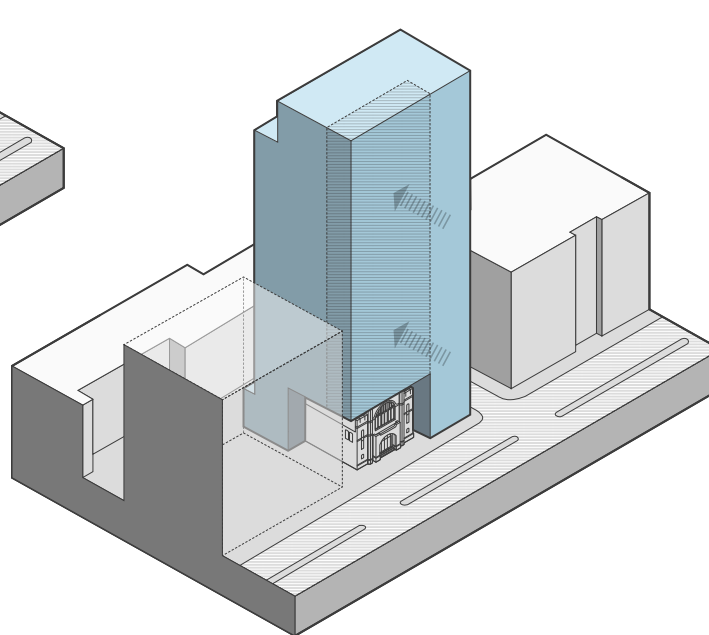
1 Form void to reveal the Baptist Church



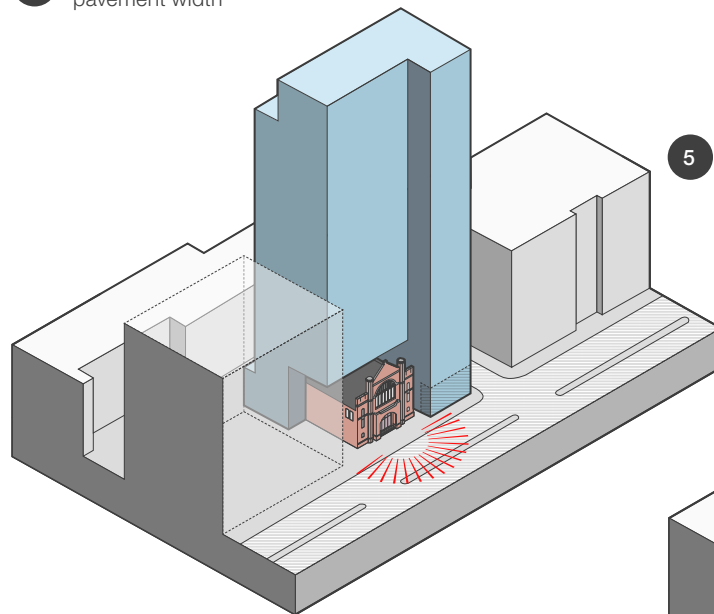
2 Stepped rear facade to give space back to the street



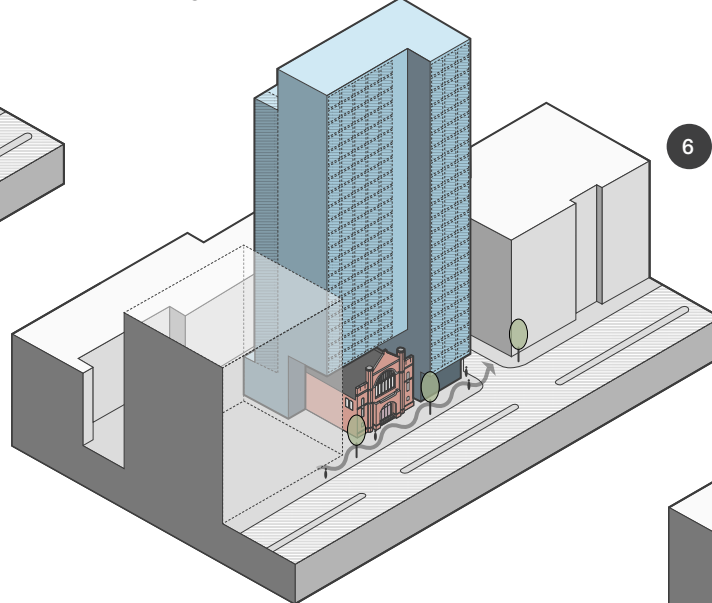
3 Rochdale Road facade pushed in to increase church visibility



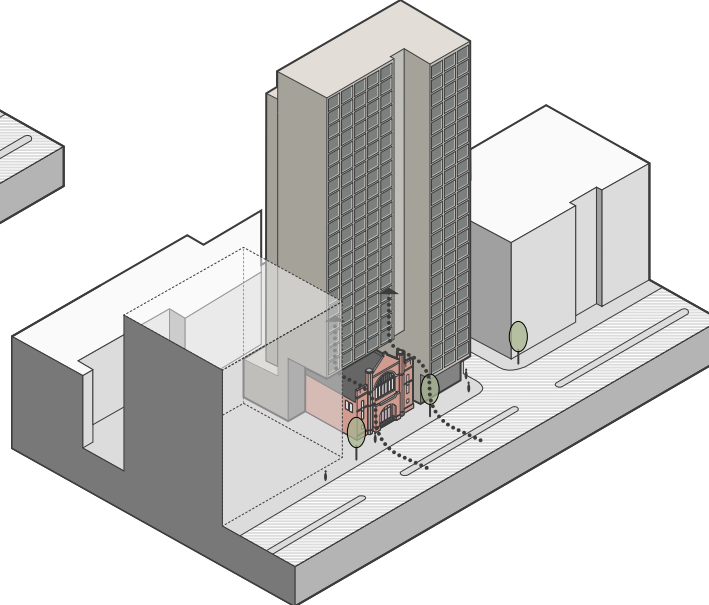
4 Improve streetscape by increasing pavement width



5 Incorporate grid to contrast fluidity of the existing church



6 Alignment with existing Baptist Church



Design Evolution

3.4 Development of the building's form

1. Revealing the Church

The first step in the design development was to ensure that the existing church remains prominently visible. The layout of the proposed residential development has been carefully crafted to incorporate the church as a focal point and primary entrance. This approach not only honours the historical significance of the church but also seamlessly integrates it into the new urban fabric.

2. Stepped Rear Facade

The presence of an existing six-story residential building on Dyche Street influenced the decision to incorporate a stepped rear façade. This architectural gesture serves to mitigate overshadowing on neighbouring residences, while also enhancing the visual experience from street level by creating a sense of openness and relief.

3. Receded Primary Facade

Receding the primary façade was a strategic move to amplify the visibility and prominence of the church. This design choice allows the church to take centre stage, reducing the visual dominance of the new development and ensuring a more harmonious relationship with the existing streetscape.

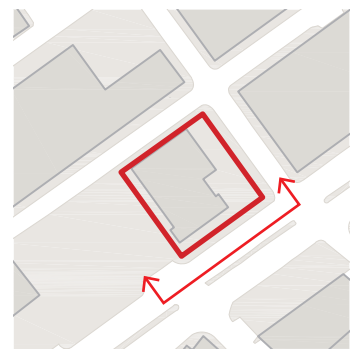
4. Cantilever Over the Pavement

By setting back the ground-floor commercial unit, additional space is created for pedestrians, enhancing the public realm and offering opportunities for urban biodiversity. The alignment with the adjacent Baptist Church, combined with the cantilevered residential structure, adds a dynamic and dramatic element to the streetscape, while also providing shelter and enriching the pedestrian experience.

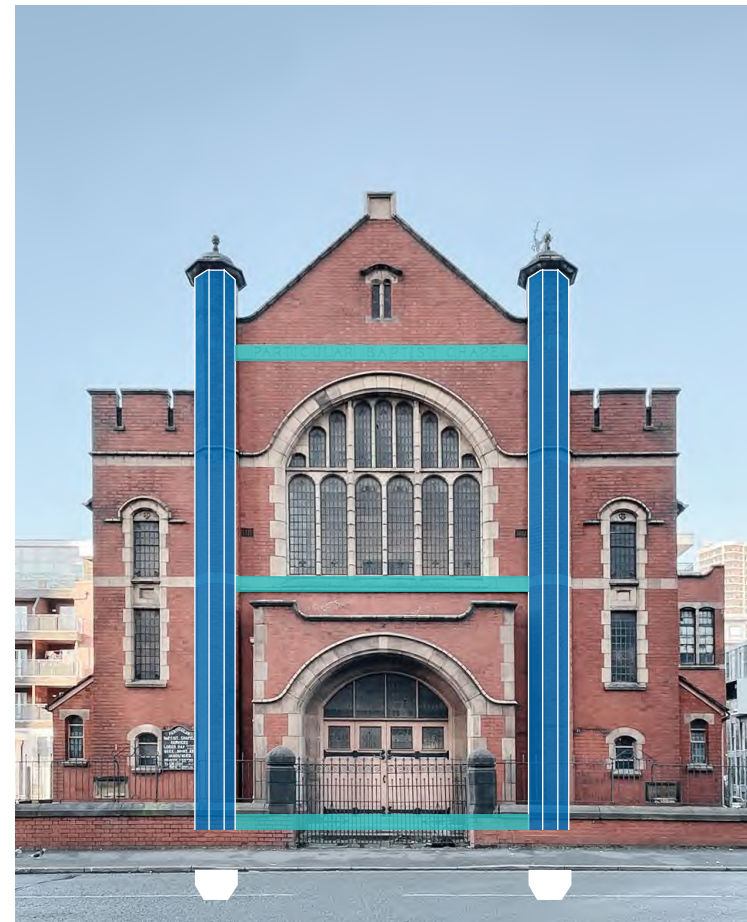
5/6. Contrasting Existing Heritage Asset

The façade strategy incorporates a rigid grid that deliberately contrasts with the fluidity of the existing church façade. This intentional contrast ensures that the new development stands out as a contemporary addition that complements the historic structure rather than attempting to replicate a historic style, which could risk appearing as pastiche. The design achieves a seamless blend of old and new, continuing the architectural language of the church up through the proposed development with the structural grid, respecting the heritage while confidently asserting its own identity.

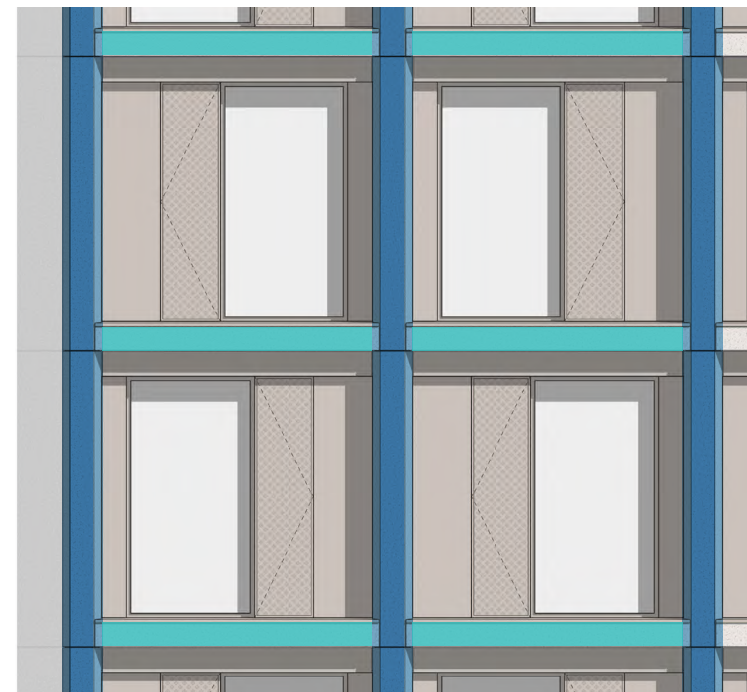
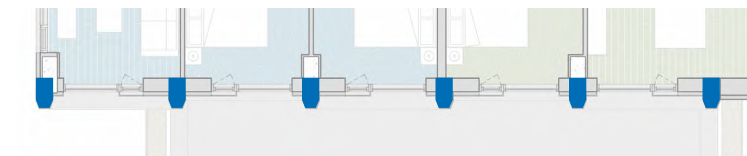
South East Elevation - Scale 1:400@A3 *Do not scale*



North East Baptist Church Elevation - Column Profile



Column profile adapted to create facade bays



Design Evolution

Character and Opportunities

Given the ongoing redevelopment in the area, which lacks a consistent architectural character, this proposal seeks to connect with its surroundings by drawing inspiration from the Baptist Church. By reinterpreting and incorporating key elements from the church, the design responds to the scale and architectural lines of the existing façade, creating a harmonious relationship with the context.

Vertical Alignment

One of the first steps was to align the proposal with the centreline of the existing church. Although the architectural style of the proposal differs from the church, vertical alignment is crucial in creating a cohesive connection. The proposed façade grid echoes the church's primary vertical elements, including the octagonal columns and façade termination lines, ensuring a seamless integration with the existing structure.

Horizontal Alignment

The existing church's façade is characterized by stone band courses that interrupt its verticality. These band courses are reflected in the proposed design, where they define the façade bays and create a grid reminiscent of the church's original pattern. The proposal also aligns with significant architectural elements, such as the coping stones atop the octagonal pillars and the base of the large arched window, ensuring that these prominent features are thoughtfully integrated into the new design.

Octagonal Pillars

Incorporating the octagonal columns from the existing church into the new design enhances architectural interest by establishing a strong visual and thematic connection between the old and the new. By mimicking these distinctive columns, the proposal pays homage to the church's unique structural elements while integrating them into a modern context. This approach not only preserves the historical character of the church but also enriches the overall design, creating a cohesive and harmonious blend of traditional and contemporary architecture. The repetition of the octagonal form throughout the new structure reinforces a sense of continuity, tying the entire composition together and ensuring that the church remains a focal point within the integrated design.



The dedicated consultation website went live at the start of the consultation period on Monday 30 September 2024. The website (www.rochdale-road-mcr.com) provided information on the proposals and vision for the development. It also included a 'Have Your Say' section with a link to an online feedback form so that people were able to offer feedback and provide their views on the proposals.

3.5 Pre-application Consultation Summary

Design

A press release was issued on Monday 30 September to a range of local, regional and national media publications. It provided introductory information about the proposals and details of the public consultation. Articles subsequently appeared in Place North West, The Business Desk, Business Live, About Manchester and BBC News.

The feedback form included a series of multiple choice questions and open questions about the proposals. Comments received through the open-text questions included in the feedback form and by email and phone are summarised as follows:

- + Height Concerns: Respondents felt the building was too tall (with suggestions to cap it at 10 or 20 storeys), noting it was out of scale with surrounding 6-9 storey buildings. Concerns included reduced sunlight, heat, and quality of life for nearby residents.

The design reflects nearby tall buildings (e.g., Skyline at 19 storeys, Angel Gardens at 35). High-density developments align with city regeneration goals and proximity to city centre transport. A Daylight Sunlight Assessment ensures minimal impact. Setbacks (e.g., 2.2m from the northern boundary) address neighbour concerns.

- + Materials: While red brick was suggested for cohesion, the proposal intentionally contrasts the church with textured concrete and anodized aluminium accents. Some respondents praised the material quality, while others criticized the design as outdated and indistinctive.

- + Public Realm: Suggestions to expand public access near the chapel were declined to preserve the heritage structure. Two residents' terraces are included instead.

- + Elevations: Some comments suggested the side elevations were not well articulated and required better detailing. Since feedback the side elevations have undergone further design development to better articulate the façade. This has been achieved through the addition of windows to living spaces and relocating the glazing on the stair cores to face the city centre. The stair cores now appear less monolithic after coordinating a panellised system which will encase them, improving both their appearance and integration with the overall design.

The comments received during the consultation process have been reviewed by the applicant and design team and where appropriate, changes have been made to the proposal. Further detail is set out in the submitted Statement of Community Involvement prepared by Counter Context, and the Planning Statement.

Design Evolution

Church

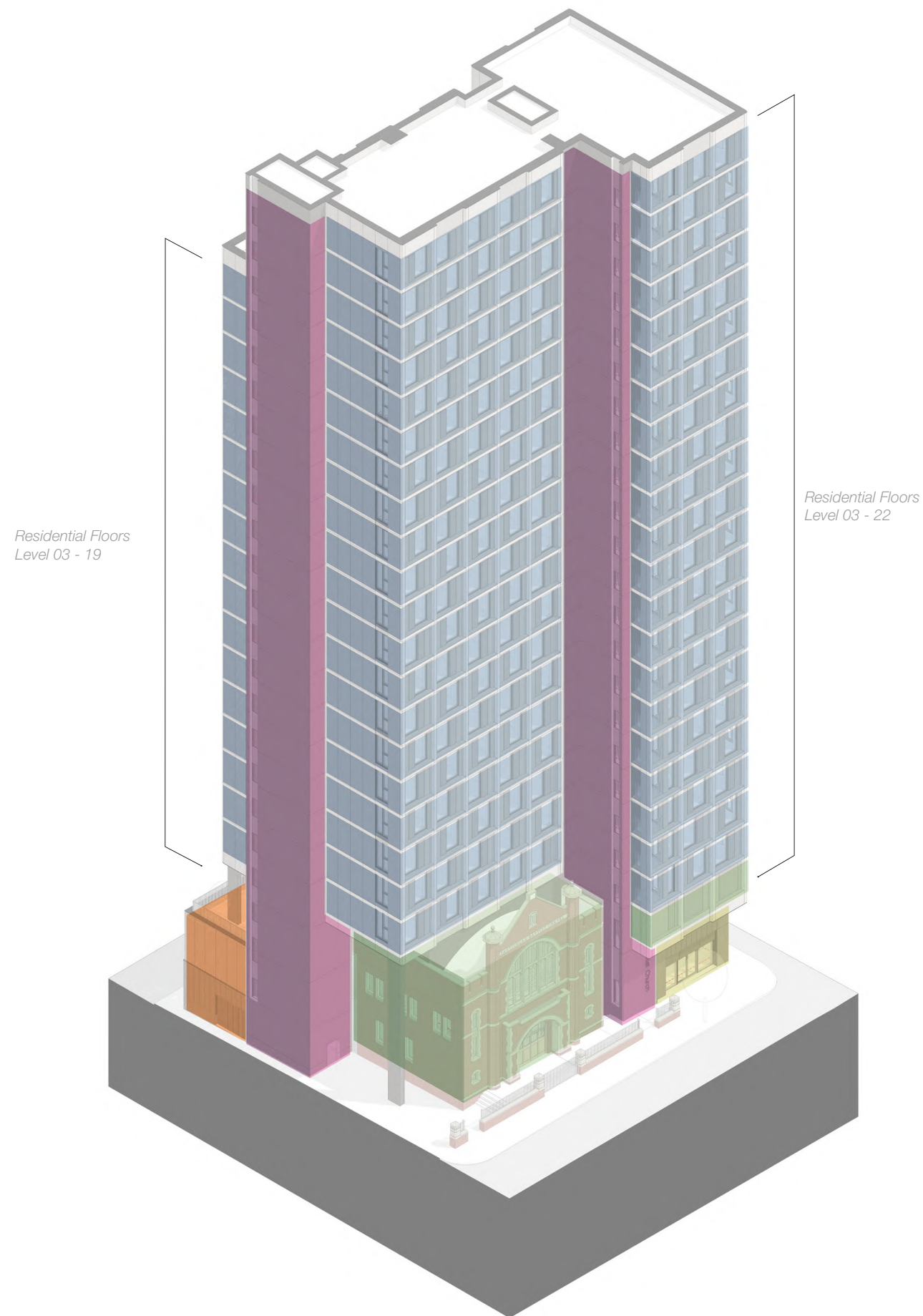
- + Heritage Value: Respondents supported retaining the disused church, which provides a strong street-level frontage. The applicant emphasized preserving the church while contrasting it with modern materials. Objections: Some felt the church was overshadowed by the development. Suggestions to demolish it were rejected. While the church is not listed, its local significance is acknowledged. Visibility: The western façade will remain partially visible, considered a positive design feature.

Facilities

- + Community Access: Requests for community-accessible facilities (e.g., co-working spaces) at discounted rates were noted but will primarily be reserved for residents.
- + Commercial Unit: A ground-floor space is included for potential local amenities, such as a shop. Affordable Housing
- + Concerns: Respondents requested affordable units for local residents due to rising housing costs. The council's affordable housing policies will guide the provision.
- + Housing Demand Support: High-density housing was praised as addressing local demand.
- + Criticism: Some noted many empty apartments nearby, questioning the need for more development. The applicant pointed to Manchester's housing policies, which favour sustainable developments on brownfield sites.

Construction

- + Concerns: Potential disruptions (e.g., road closures, noise, dust) were raised. A Construction Management Plan will address these issues to minimize impact.
- + No Parking Provision: Criticism arose over excluding car parking. The applicant emphasized the site's sustainable location near public transport and included ample cycle storage. A Travel Plan will encourage alternative travel. Traffic Concerns: The car-free design is intended to avoid contributing to congestion.



4.0 Proposed Design

3.6 Layout

Use

The scheme proposes the following uses:

Residential (Class C3)

Commercial Unit (Class E)

Amount

The proposal envisions a residential building comprising 133 dwellings, featuring a mix of 40 one-bedroom units (30%) and 93 two-bedroom units (70%). The structure rises to 23 storeys, with a distinctive step-back at the 20th level, creating space for an elevated roof terrace.

On the ground floor, the design includes a grand double-height entrance lobby, showcasing a vaulted ceiling within the existing church, which serves as a focal point beside 72.3 sq.m. of resident co-working spaces. Additionally, the ground floor accommodates an 89 sq.m. commercial unit, along with essential facilities such as refuse storage, cycle storage, and plant rooms. The proposal thoughtfully incorporates external amenities in the form of both lower and upper-level terraces.

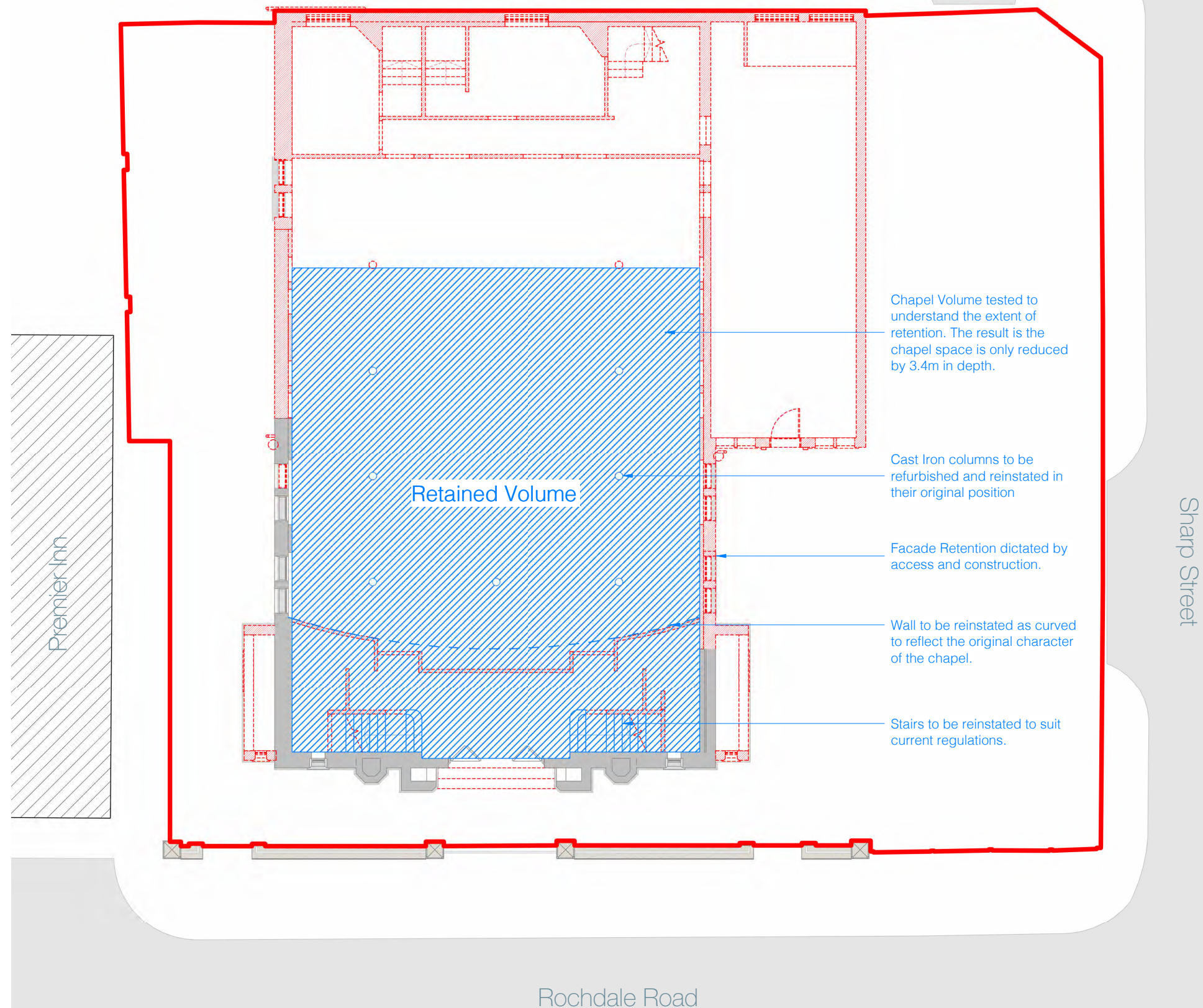
The first floor further enhances resident amenities with an additional 133 sq.m. of co-working space, a 87.6 sq.m. gym, and remaining plant areas. Secure indoor cycle storage is provided at an 50% ratio, offering 67 spaces for residents.

The total Gross Internal Area (GIA) for the proposal, inclusive of all plant and refuse storage spaces, is 11,470.2 sq.m.

Key

- Core
- Commercial, Amenity & Plant
- Apartments
- Amenity
- Plant

Dyche Street



Proposed Design

Layout

Ground Floor Retention Plan

Significant attention has been devoted to preserving the existing Baptist Church. However, much of the original building's facade will unfortunately need to be demolished due to the complexities of constructing the new structure and maintaining site access during the construction process.

To preserve as much of the original volume as possible, the plant space at the rear has been adjusted. This allows the main space to remain largely intact, maintaining its original character. Architectural features such as the balustrade, cast iron columns, and the retained gallery level have been carefully preserved, ensuring that the chapel remains as welcoming upon entry as it was before its unfortunate deterioration.

Restoring heritage assets like this church is essential for several reasons. Firstly, these structures embody the historical and cultural identity of a community, offering a tangible link to the past. By preserving them, we honour the craftsmanship and architectural styles of earlier eras, fostering a sense of continuity and respect for history.

Furthermore, restored heritage buildings can significantly enhance the character and appeal of an area, attracting both residents and visitors. They often become landmarks that contribute to a community's unique identity and can play a crucial role in local regeneration efforts. Economically, these assets can also increase property values, promote tourism, and support sustainable development by repurposing existing structures rather than resorting to new construction.

For full general arrangement drawing details at scale, please see planning submission drawings (-)290 - (-)292 provided by Hodder + Partners.

Proposed Design

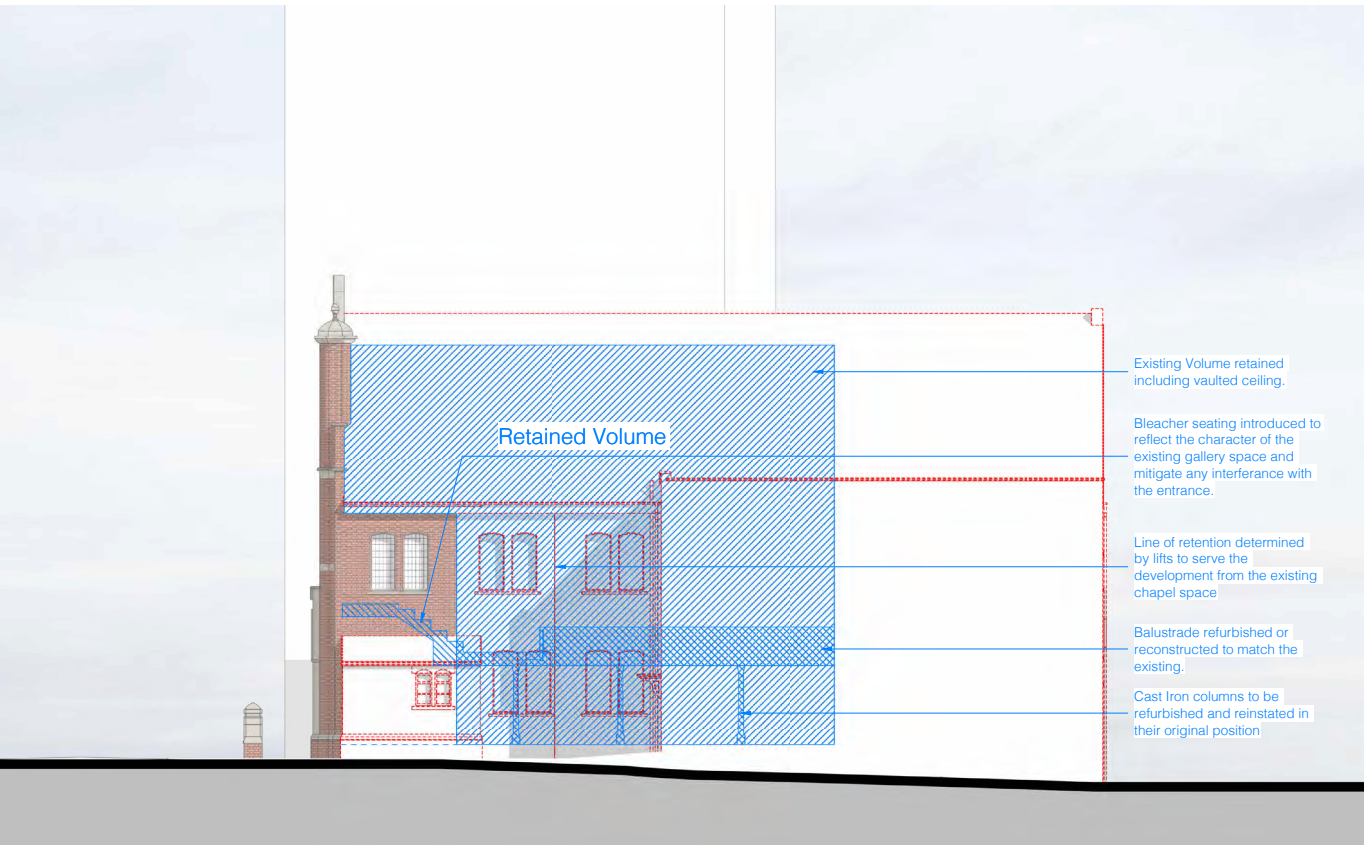
South East Elevation



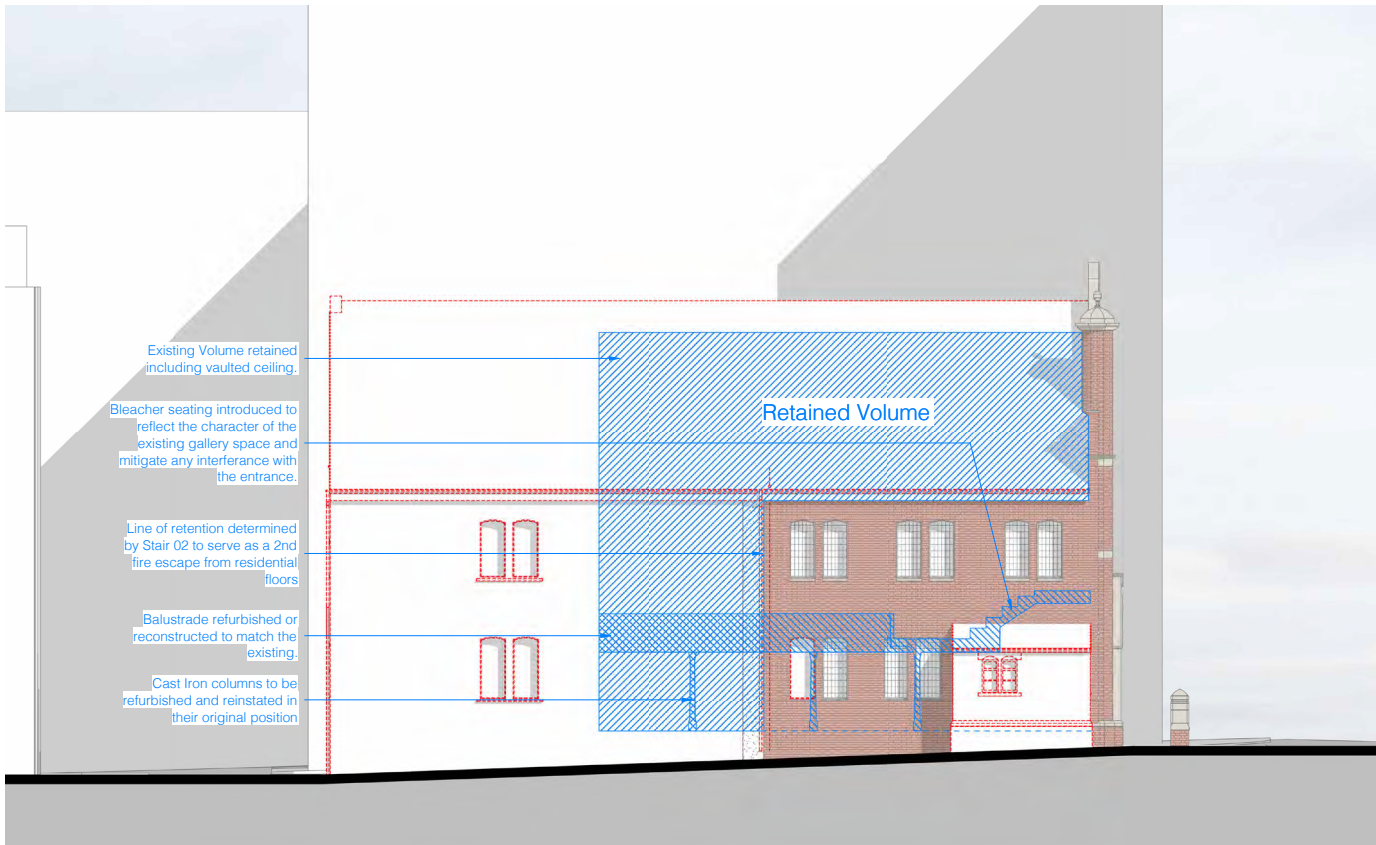
North West Elevation



North East Elevation



South West Elevation



Proposed Design

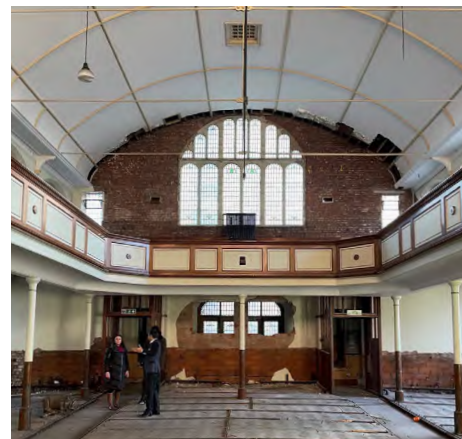
Layout

Chapel Retention Plan

Walking into the refurbished Baptist chapel, which now serves as the main entrance to the proposed residential development, you're immediately struck by the grand sense of space. The preserved balustrade and cast iron columns stand as proud reminders of the chapel's rich history, blending seamlessly with the modern design elements of the development.

As you step inside, the open foyer welcomes you with a warm, inviting atmosphere. A large arched window at the front floods the space with natural light, casting a soft, warm glow that accentuates the chapel's architectural details. This window not only serves as a striking focal point but also connects the interior with the outside world, offering glimpses of the surrounding area.

To the rear, will be a thoughtfully designed co-working space, providing a dynamic yet serene environment for residents to work and connect. The space feels open and airy, enhanced by the height of the chapel's original ceiling. Looking up, you catch a glimpse of the gym at the rear, its large windows allowing views of the energetic activity inside. This juxtaposition of the historic and the contemporary creates a unique, vibrant environment that resonates with both the past and the present.



Proposed Chapel - View from the entrance



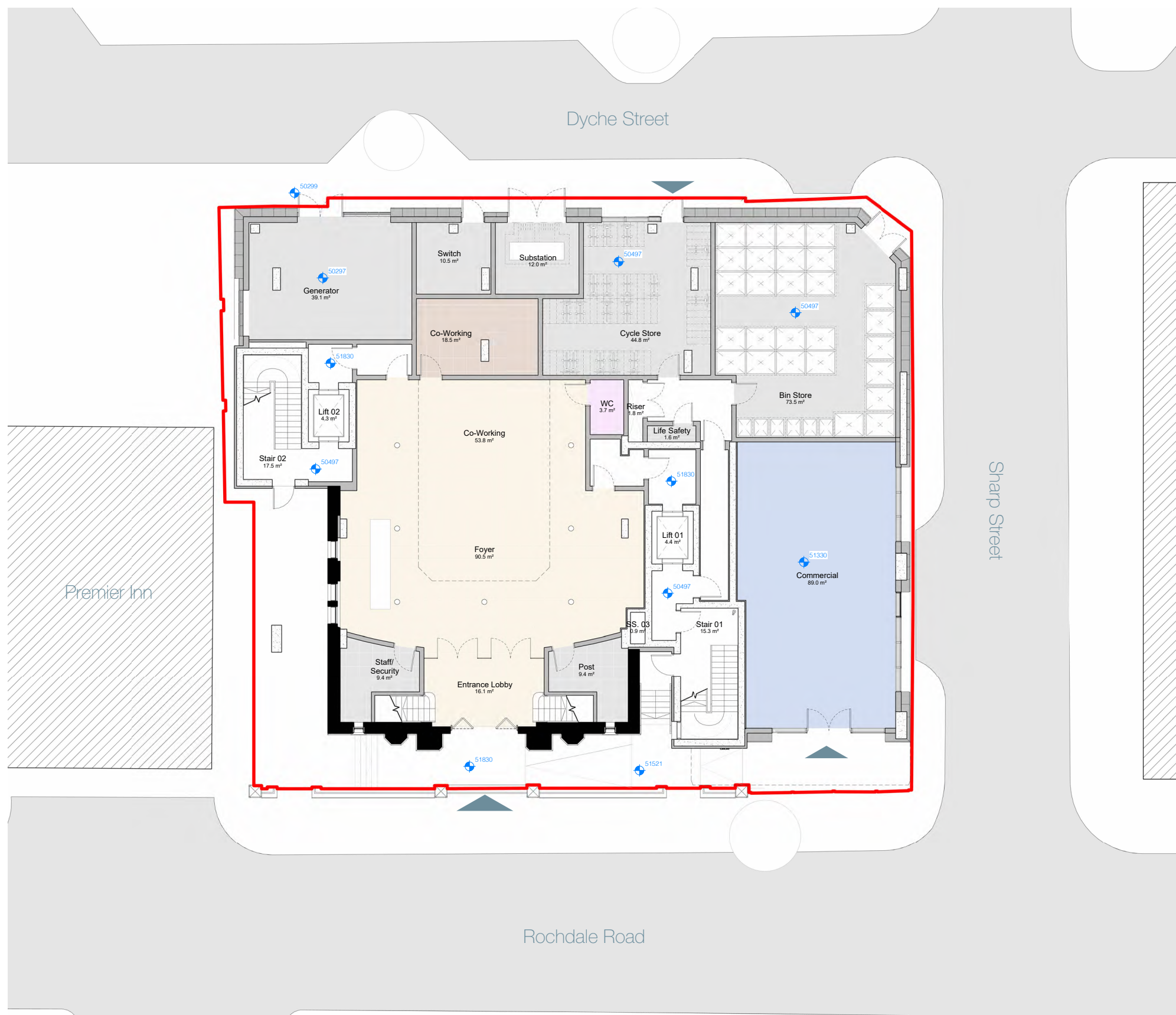
Proposed Chapel - View towards the entrance



Proposed Design

Chapel Retention - Artists Impression





Level 00 / Ground Floor Plan
1:200@A3

Proposed Design

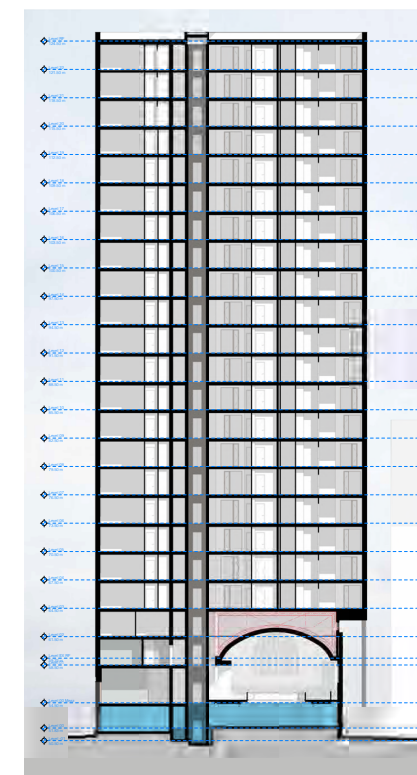
Layout

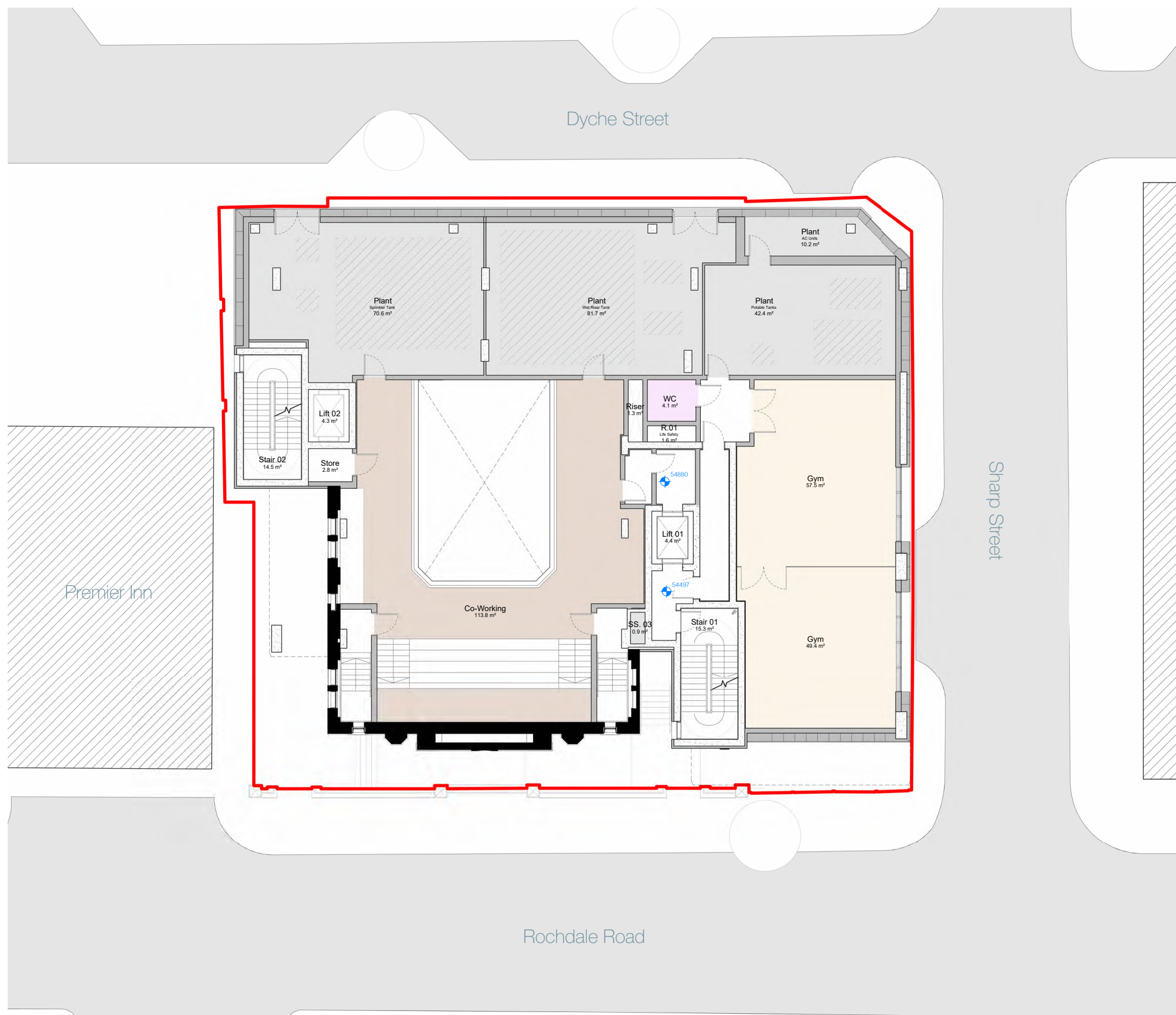
Ground Floor Plan

The layout of the commercial unit features an active street frontage that strategically occupies the prominent corner of Sharp Street and Rochdale Road. Along the site's front, the facade of the Baptist Church has been preserved, serving as the primary residential entrance.

The remaining floor space, primarily located in the northeast section of the plan, is dedicated to housing plant equipment. This design effectively conceals the plant from view along Rochdale Road, while ensuring that maintenance and replacement access can be conveniently conducted from Sharp Street and Dyche Street.

For full general arrangement drawing details at scale, please see planning submission drawings (-)001 - (-)223 provided by Hodder + Partners.





Level M0 / Mezzanine Floor Plan
1:200@A3

Proposed Design

Layout

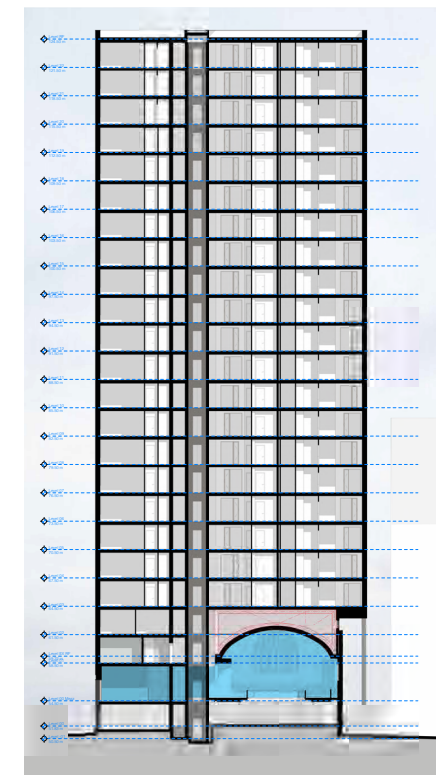
Mezzanine Floor Plan

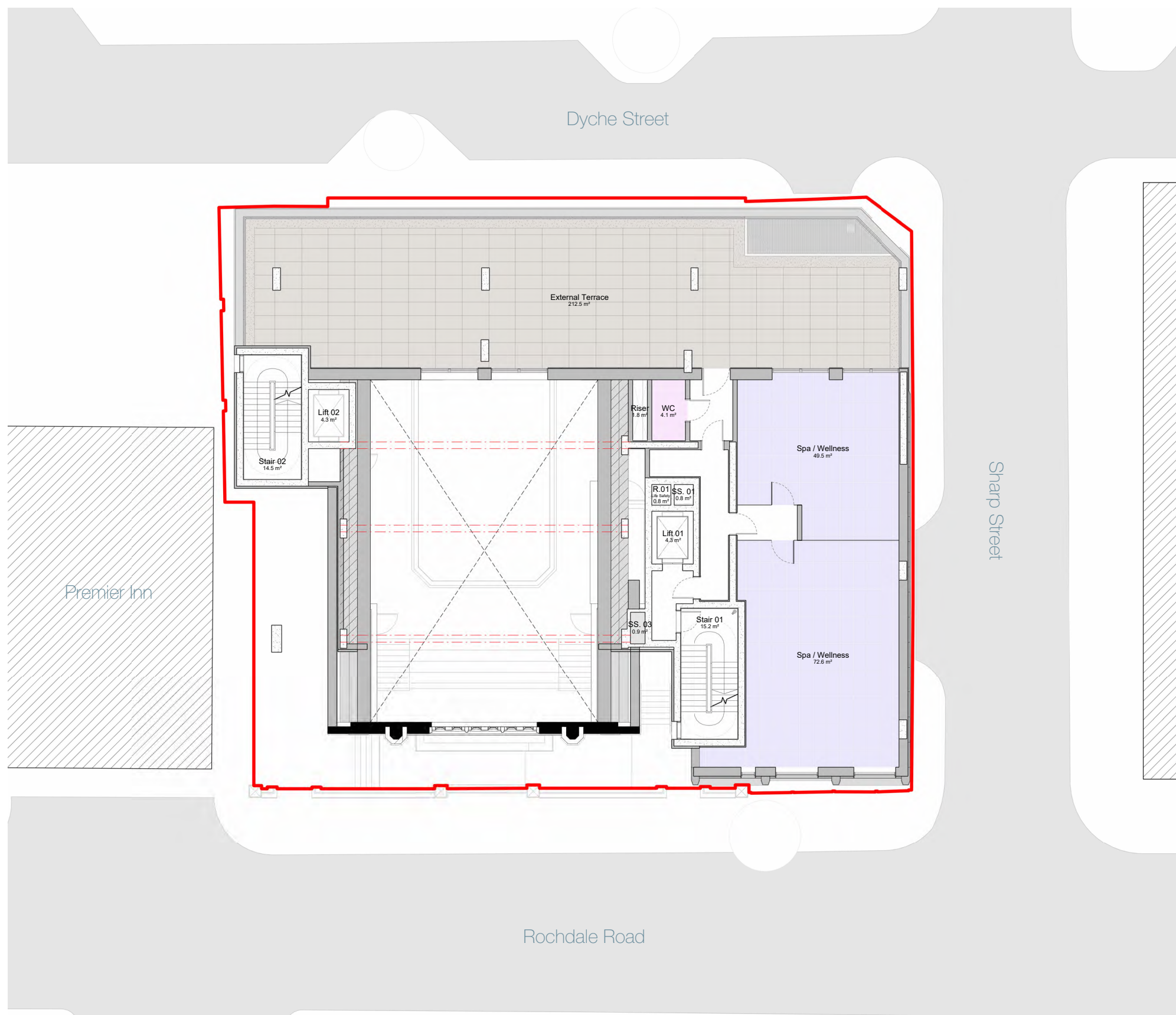
The mezzanine level has been thoughtfully designed to restore the gallery of the chapel at its original height. This area will serve as a co-working space for residents, featuring bleacher seating that enhances the space's versatility without disrupting the existing entrance.

The residents gym is located along the Sharp Street elevation. Including the gym on the mezzanine level ensures adequate height for equipment and provides a greater sense of openness. Glazing to the Sharp Street elevation provides natural lighting while maintaining necessary privacy along the busy Rochdale Road.

The remainder of the mezzanine houses tank rooms that support the building's sprinkler systems, wet riser, and potable water supply. These functional elements have been discreetly integrated into the façade to maintain the visual focus on the chapel's original architecture.

For detailed general arrangement drawings at scale, please refer to the planning submission documents (--)200 - (--)223 provided by Hodder + Partners.





Level 01 / First Floor Plan
1:200@A3

Proposed Design

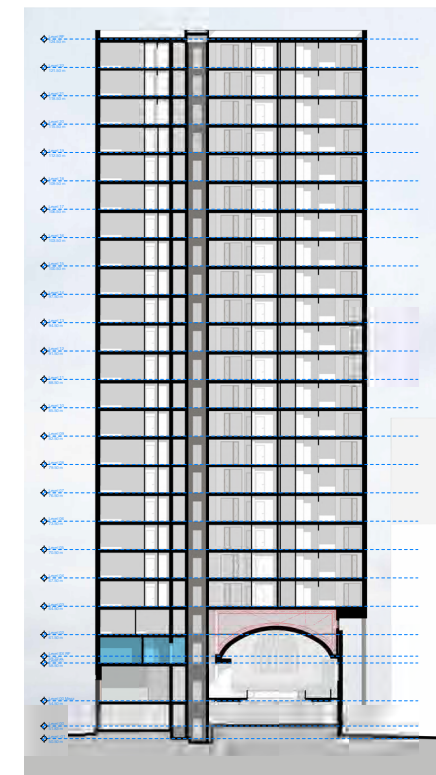
Layout

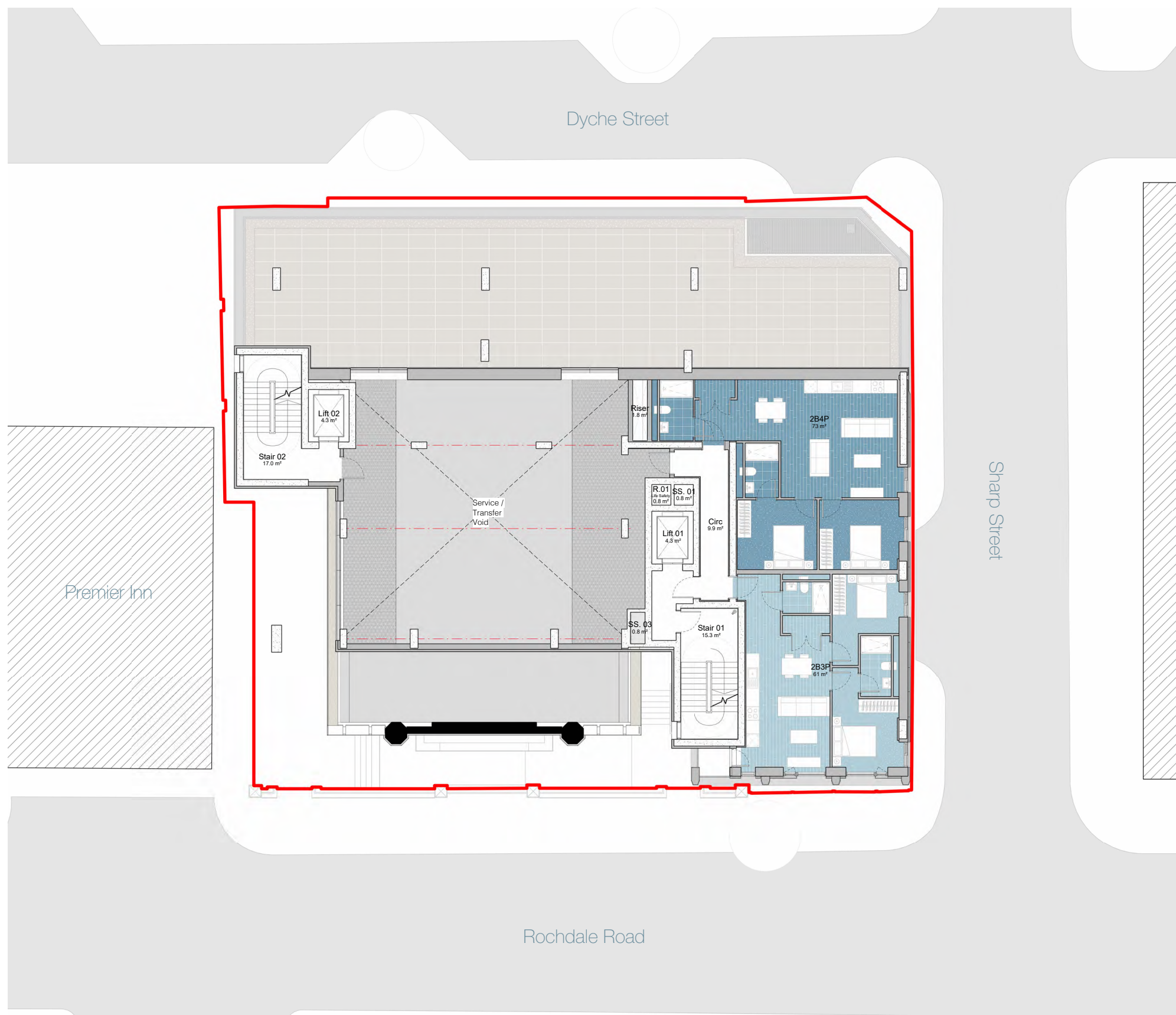
First Floor Plan

At the rear of the building along Dyche Street, a terrace extends the full length of the structure. This terrace features two means of escape, ensuring it can accommodate a higher occupancy without limitations. The glazing along the terrace allows additional light to flood the chapel from above, while also offering residents a bird's-eye view of the entire chapel from the terrace space. The terrace is partially grated to provide ventilation for air conditioning units, with the option for landscaping to help conceal this functional aspect.

Facing Sharp Street, two amenity rooms are proposed as spa and wellness facilities, designed to promote physical and mental well-being by offering a tranquil retreat within the city. An accessible toilet is provided for residents using the amenity space or terrace, encouraging them to take advantage of these facilities without needing to return to their apartments.

For detailed general arrangement drawings at scale, please refer to the planning submission documents (--)200 - (--)223 provided by Hodder + Partners.





Level 02 / Second Floor Plan
1:200@A3

Proposed Design

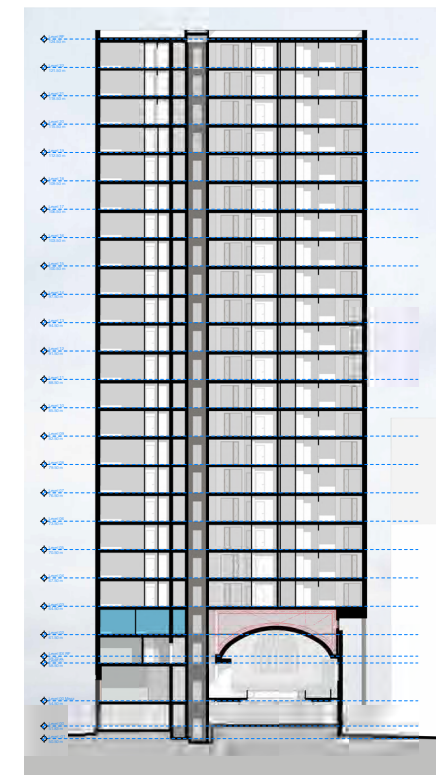
Layout

Second Floor Plan

The second floor is distinguished by its innovative design, which cleverly incorporates concealed plant space behind the restored vaulted ceiling of the chapel. This approach not only maintains the architectural integrity and grandeur of the chapel but also allows for the efficient organization of service layouts on the upper floors. By keeping the plant space hidden, the design preserves the full spatial experience of the church's original volume, ensuring that the historical character of the building is retained.

In addition to the plant space, the remainder of the second floor is dedicated to two thoughtfully designed residential units. One of these is a 2B3P unit, while the other is the building's only 2B4P unit, offering a slightly larger and more versatile living space. Both units are meticulously designed to comply with Nationally Described Space Standards, ensuring that they provide comfortable and functional living environments.

For detailed general arrangement drawings at scale, please refer to the planning submission documents (--)200 - (--)223 provided by Hodder + Partners.





Level 03-19 / Typical Floor Plan
1:200@A3

Proposed Design

Layout

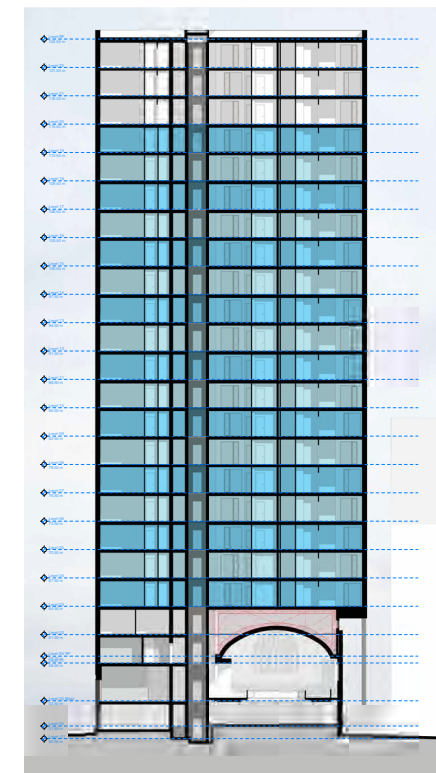
Typical Floor Plan (L03-L19)

The building features a mix of 1 and 2 bedroom apartments, designed to offer both functionality and aesthetic appeal. The 2-bedroom units adjacent to Stair 01 boast external balconies that overlook the vibrant Rochdale Road, providing an ideal space for people-watching.

Every unit is equipped with a Juliet balcony connected to the living area, ensuring access to fresh air and natural light. To add variety and architectural interest to the façade, the positioning of Juliet balconies and windows alternates between floors, preventing repetition and creating a dynamic elevation. By flipping the typical façade bay, the design further enhances the building's visual appeal.

To futureproof the building and ensure resident safety, a second fire stair has been incorporated, offering two means of escape.

For detailed general arrangement drawings at scale, please refer to the planning submission documents (-)200 to (-)223, provided by Hodder + Partners.





Proposed Design

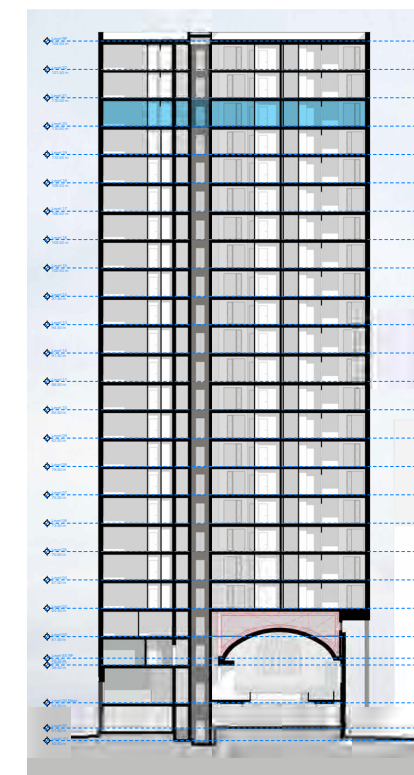
Layout

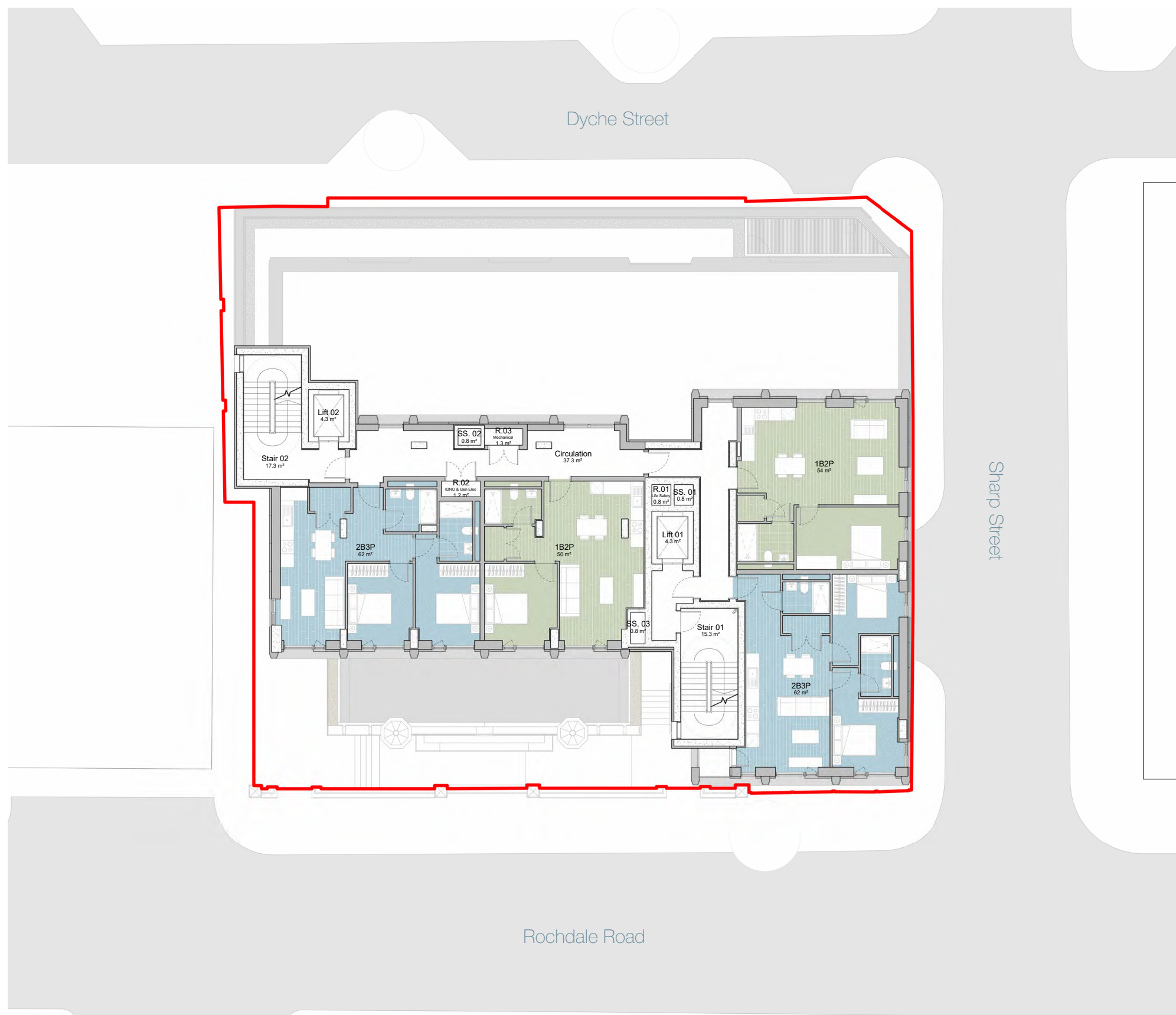
Level 20 Floor Plan

Level 20 features a substantial residents' amenity terrace, designed to offer a blend of functionality and relaxation. This area is adaptable, accommodating either smaller outdoor sports and wellness facilities or landscaped to provide a tranquil retreat that complements the building's spa and wellness amenities. The terrace is designed with privacy in mind and includes two escape routes, ensuring compliance with safety regulations and ease of access for residents.

The remainder of the floor plan mirrors the configuration of the lower levels, with a selection of 1 and 2 bedroom apartments. These units are enhanced by Juliet balconies, which facilitate improved natural ventilation and daylight.

For detailed general arrangement drawings at scale, please refer to the planning submission documents (--)200 to (--)223, provided by Hodder + Partners.





Proposed Design

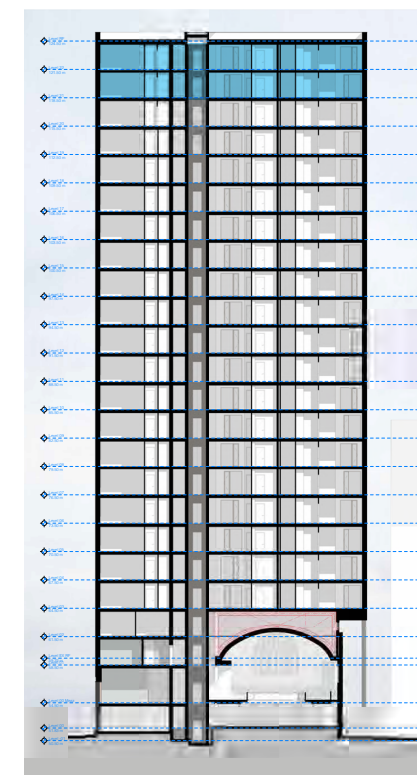
Layout

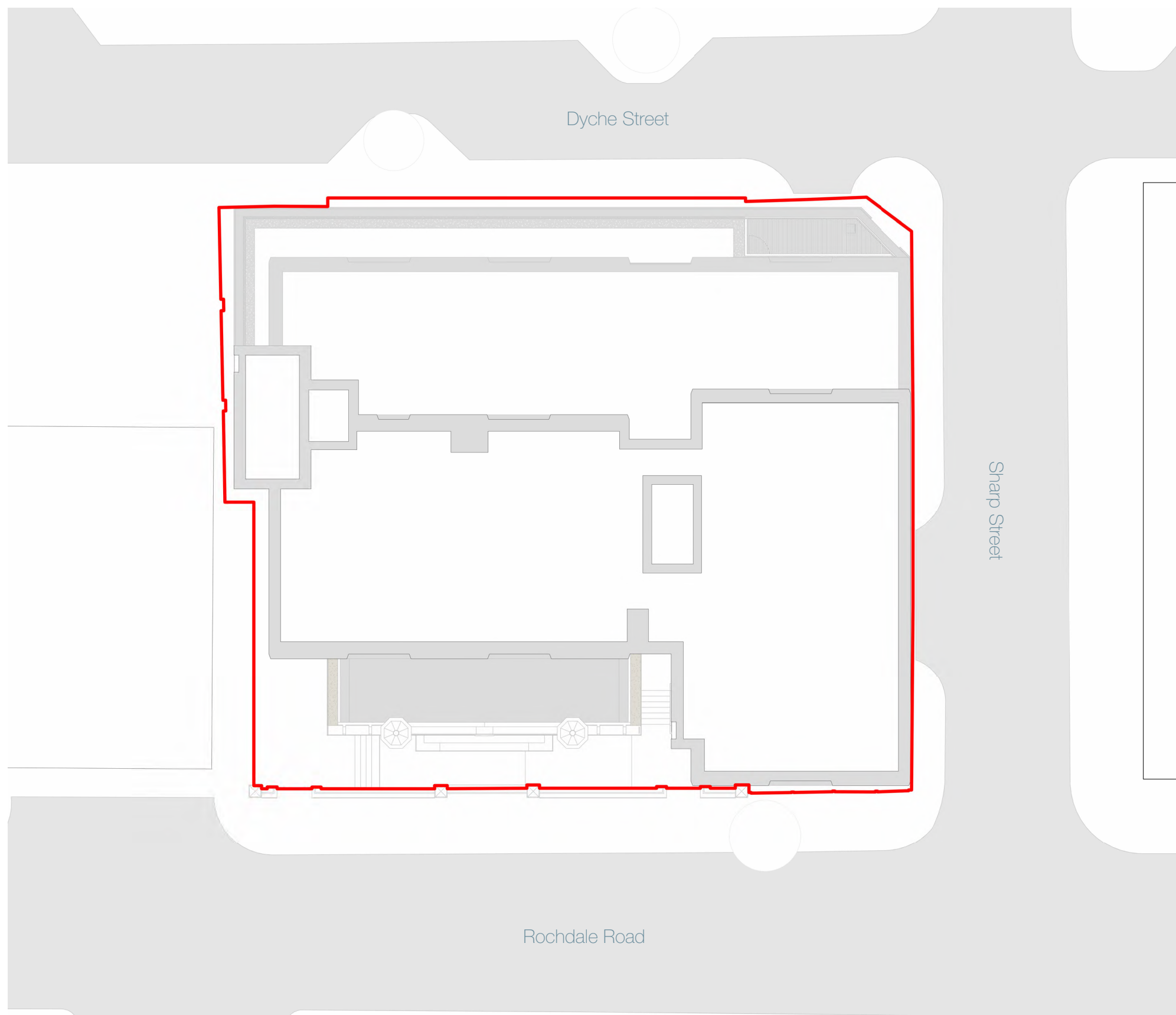
Upper Typical Floor Plan (L22-L22)

This floor continues the design of Level 20, but instead of direct access to the residents' amenity terrace, it features rear glazing that provides views of the terrace space.

In line with the design of the lower levels, the façade incorporates alternating bays to enhance architectural interest. The general arrangement of the apartments are meticulously planned to ensure that flipping the juliet balconies and windows have no affect the internal layout of the apartments.

For detailed general arrangement drawings at scale, please refer to the planning submission documents (-)200 to (-)223, provided by Hodder + Partners.





Level RF / Roof Plan
1:200@A3

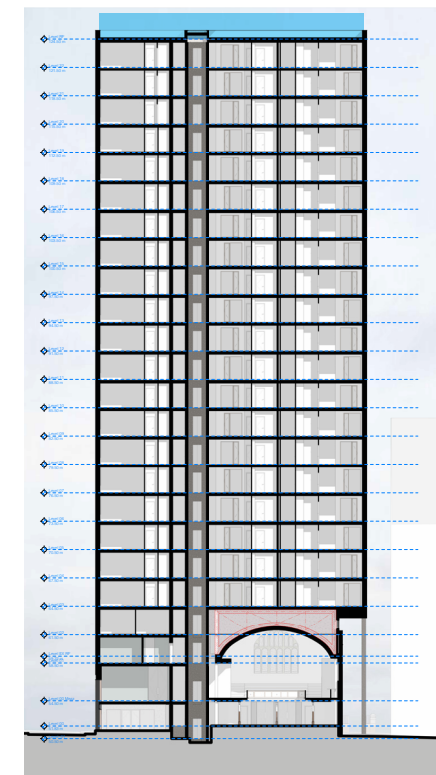
Proposed Design

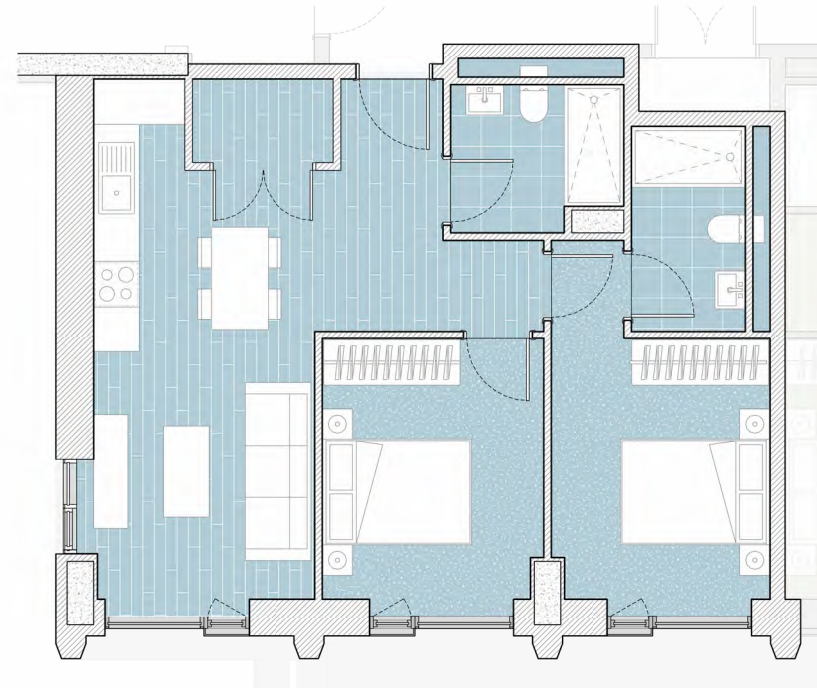
Layout

Roof Plan

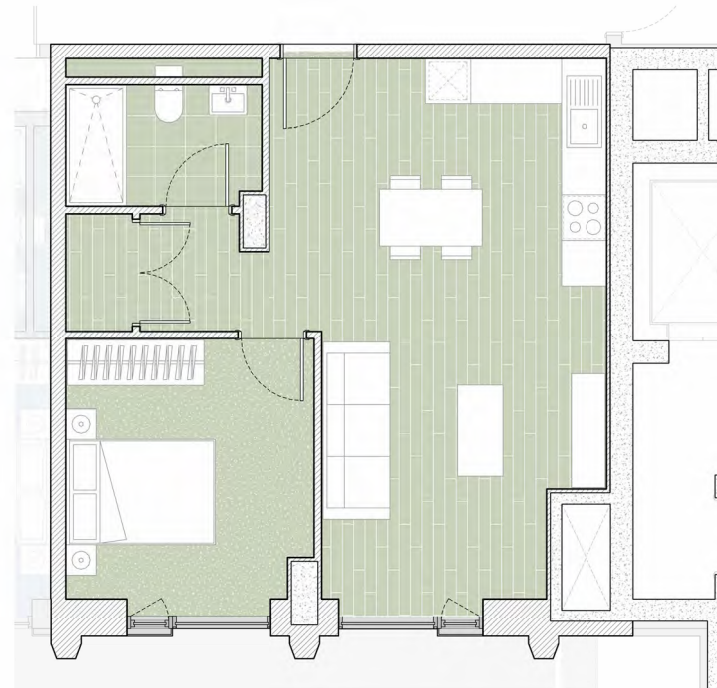
The upper roof offers sufficient space to accommodate photovoltaic (PV) panels, enhancing the building's sustainability. While the provision for smaller rooftop plant equipment is still under consideration, access can be facilitated via a fixed access ladder and hatch, ensuring that both solar panels and any future plant equipment can be easily maintained.

For detailed general arrangement drawings at the appropriate scale, please refer to the planning submission documents L(-)200 - L(-)223, prepared by Hodder + Partners.





Typical 2 bed 3 person apartment. 61 sq.m.
1:100@A3



Typical 1 bed 2 person apartment. 50 sq.m.
1:100@A3



Typical 2 bed 4 person apartment. 72 sq.m.
1:100@A3



Typical 2 bed 3 person apartment with balcony. 61 sq.m.
1:100@A3

Proposed Design

Layout

Typical Apartment layouts

Room Type - 2B3P:

A two-bedroom, three-person unit designed with a focus on spatial efficiency and functionality. The layout maximizes natural light and ventilation, with well-proportioned living and sleeping areas. The design prioritizes privacy and comfort, making it suitable for couples or individuals who desire a secondary room for flexible use, such as a home office or guest room.

Room Type - 1B2P:

A one-bedroom, two-person apartment that balances compact living with a well-defined spatial arrangement. The design emphasizes an open-plan living area to enhance the perception of space, while the bedroom provides a secluded retreat.

Room Type - 2B4P:

A two-bedroom, four-person unit designed to accommodate a higher occupancy while maintaining a sense of spaciousness. The layout is organized to separate private and communal areas, ensuring that each bedroom offers adequate privacy while the shared spaces are optimized for interaction and comfort. Consideration is given to natural light and storage solutions, supporting a comfortable living environment for a small family or group of roommates.

Room Type - 2B3P Balcony:

This apartment type features a balcony, enhancing the unit's connection to the outdoors. The inclusion of the balcony extends the living space, providing a private outdoor area for relaxation. The design focus is on integrating indoor and outdoor spaces seamlessly, with large floor to ceiling windows that maximize light and views. This layout caters to a small family or individuals sharing the space.

Apartment Sizes And Mixes

The apartment internal areas are set out as follows:

- + 40 no. 1 Bed, 2 Person apartments, of average 50sq.m.
- + 92 no. 2 Bed, 3 Person apartments, of average 61sq.m.
- + 1 no. 2 Bed, 4 Person apartments, of average 72 sq.m.

Proposed Design

4.1 Manchester Residential Quality Guidance

Space Standards

The Manchester Residential Quality Guidance (RQG) was endorsed by Manchester City Council in December 2016. This Guidance was produced to ensure that future development in the city delivers high quality, sustainable housing that meets the city's and communities' needs.

The accommodation proposed is in line with and in many instances surpasses the emerging space standards defined in the Residential Quality Guidance.

Summary of Compliance



Make It Manchester

The design for the Baptist Church has been developed to explicitly respond to the scale and massing of the site and emerging context; the patterns of the Northern Gateway Strategic Regeneration Framework; and the adjacent high-density Ancoats and NOMA.

The building is massed both to reflect the intentions of the building density within the SRF, but also to mitigate the height difference from NOMA towards the proposed development of New Town. It has been architecturally articulated to provide a new elegant volume that can be robustly detailed in line with the best local architecture and the adjacent historic buildings.

The proposed increase in density is appropriate for the area due to future development of high-rise residential buildings to the east and north, and it's great connectivity to the rest of the city via public transport. The current juxtaposition between the 22 storey proposal and the surrounding 4-5 storey buildings to the north and west will be relieved as the SRF is implemented across the area over the coming years.



Make it Bring People Together

By incorporating the new shared roof terrace amenity, the layout will facilitate residents in meeting, socialising and forming a new community within the building and with those residents living in the surrounding area. Additionally, the commercial units will introduce local amenity space that can be a focal point for the residents and the local community to interact with one another.

By including a mix of dwelling types, the development will be capable of accommodating a wide variety of residents.



Make it Animate Streets and Spaces

The building has been laid out to provide active frontage to the ground floor via a commercial unit and a concierge-manned reception behind highly visible entrances. The primary building utilises the existing church entrance and emphasises public awareness of the heritage asset.

The residential balconies and the commercial unit allow opportunity for observation, these will add life and interest to the surrounding public realm, creating a safer enhanced pedestrian environment around the building perimeter.



Make it Easy to Get Around

The site is located close to key public transport infrastructure, within 30m of a bus stop, and 600m of Manchester Victoria train station and tram stop.

The site is within a short walk, or cycle, to the city centre, which is promoted within the scheme with 50% provision of secure cycle spaces. Use of the private car is discouraged, as detailed in the supporting Transport Assessment prepared by SK Transport.



Make it Work With The Landscape

The building's organisation and massing addresses the landscape with a strong perimeter frontage and commercial unit.

The development includes a 2 no. rooftop terraces which offer multi-functional spaces for residents to utilise with both communal and more semi-private areas. The terrace provides a range of zones for activities including health and wellness activities, outdoor dining, work stations and relaxing seating spaces. The scheme also encourages uptake of healthy lifestyle choices such as cycle use and walking.



Make it Practical

The proposed dwellings are sized alongside the Nationally Described Space Standards with well-sized, well designed living, sleeping and storage spaces. The reception/entrance includes a managed parcel receiving area and storage as well as post boxes for all residents.

Waste storage has been designed in accordance with Manchester City Council guidance for a development, ensuring easy access and maintenance for all residents to encourage recycling and reduce waste diverted to landfill. Waste collection space is along the service access road, away from any main artery routes, and is directly accessed from the bin store.

Movement of cycles has been considered, with the cycle storage

accessed directly from outside from Dyche Street with direct internal access to ensure ease of use by residents.

Make it Future Proof

The building has been designed to meet the requirements of the existing Building Regulations with an emphasis on reducing heat loss through the fabric of the building. This, combined with all-electric heating and appliances, ready for the de-carbonisation of the grid, has driven low-carbon energy choices.

The development of this site drives low carbon lifestyle choice changes for residents with the promotion of sustainable transport use.

Make it a Home

The raised entrance into the existing church and retention of the chapel volume to form a vibrant reception is a key component in generating a sense of arrival to the building. These spaces mediate the change from the wider public realm to the private dwellings.

Lifts, stairs and corridors are generously dimensioned up to the front doors of the apartments, as well as partial daylight provision to both stair cases. The layout of the building minimises overlooking within the constraints of the site dimensions and proximity to the proposed building directly adjacent to the east.

Within the development there is also a considerable amount of internal amenity space provision. From the private balconies for the larger apartments, to the shared roof terrace on the nineteenth floor, as well as the residents dining and lounge spaces on the first floor. The scheme also provides a residents gym which overlooks the foyer space and flexible co-working spaces.

Proposed Design

4.2 Street Elevations

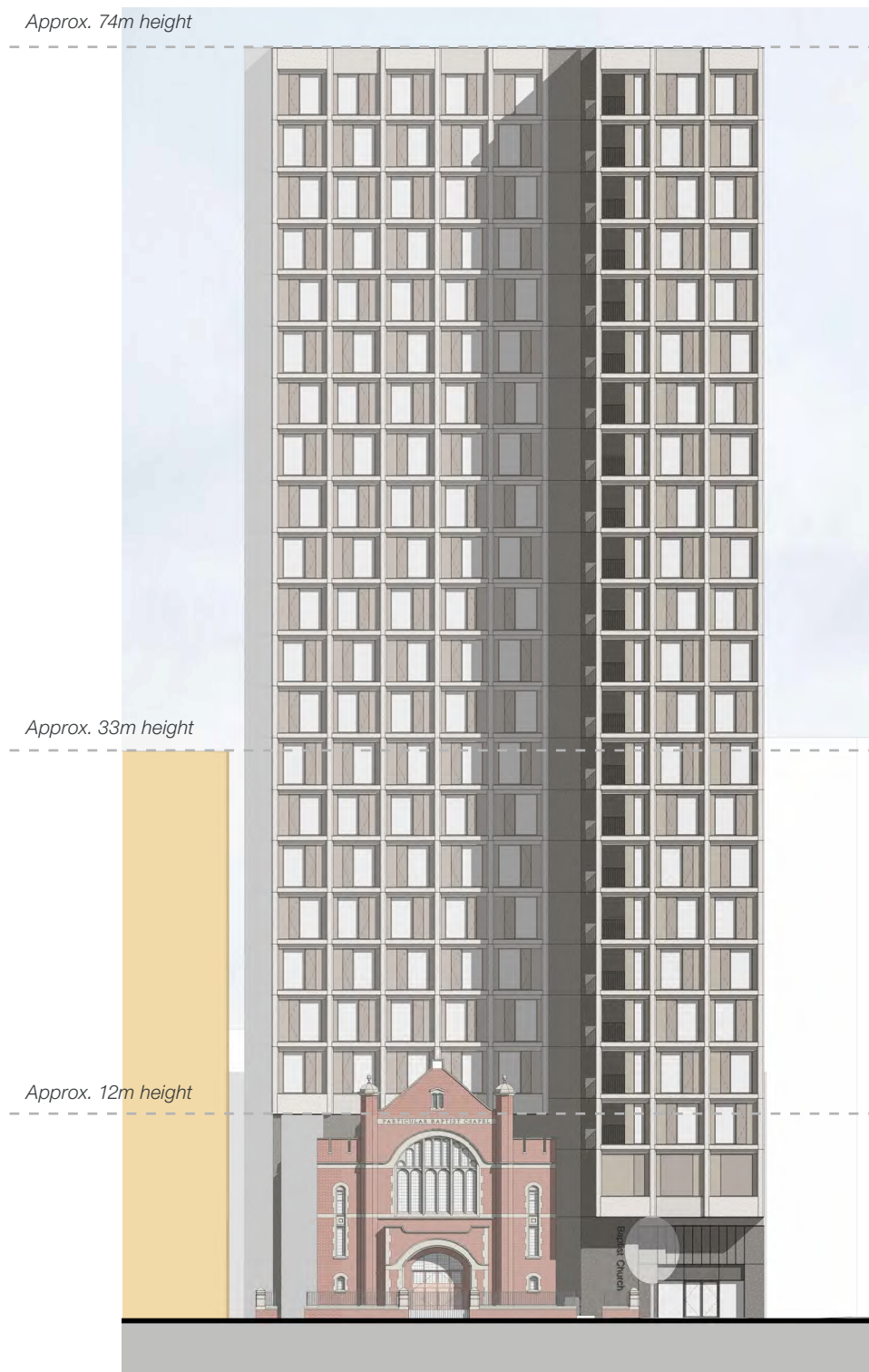
The height, scale and massing of the proposal has been directly influenced by the surrounding context, and the proposed massing in the Northern Gateway Strategic Regeneration Framework. While the scheme is taller than it's directly neighbouring buildings it helps to bridge the overall difference in height between Moda (34 storey tower) and the lower rise residential buildings.



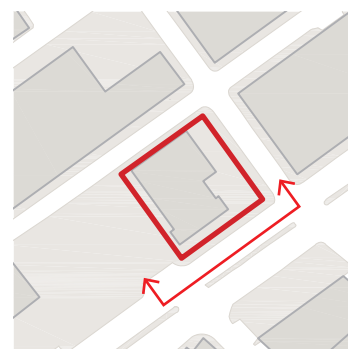
Proposed Design

Aerial View in Context - Artists Impression



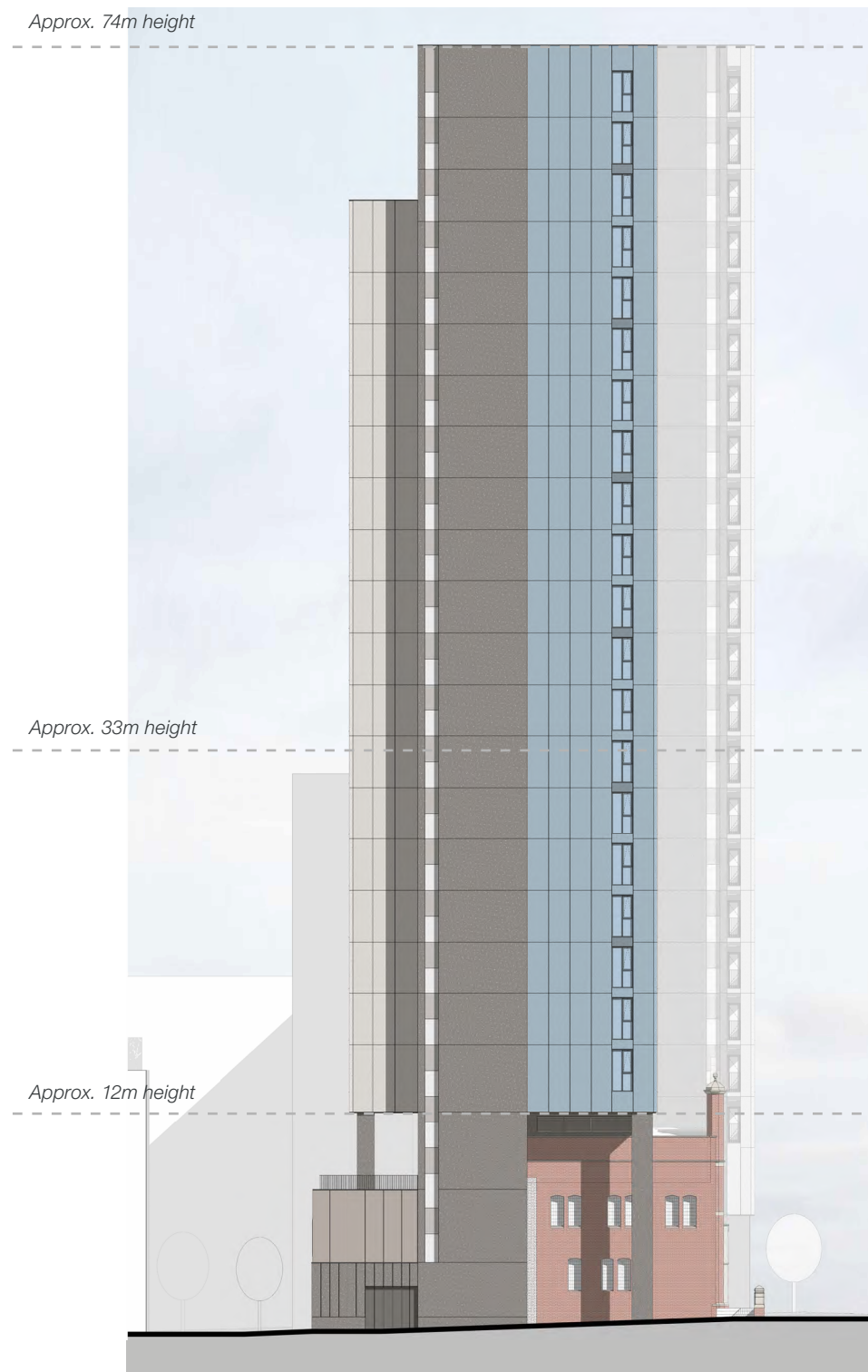


South East Elevation - Scale 1:400@A3 Do not scale

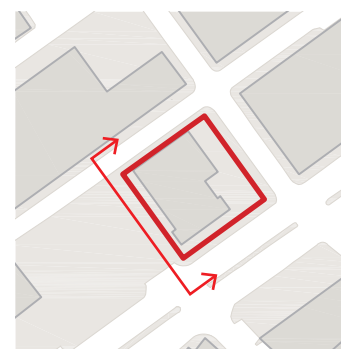


Key

Provisional clearance zone for any potential overlooking issues related to the proposed Premier Inn.



South West Elevation - Scale 1:400@A3 Do not scale



Key

Residential Levels with no glazing to south-western facade

Proposed Design

Height + Scale

Consideration of proposed adjacent development

The site directly adjacent to the Baptist Church site is the proposed Premier Inn, which is currently undergoing development. Given the close proximity of these two sites, it is essential to address potential issues that could arise from overlooking and the right to light, which are both significant considerations in UK planning law.

To mitigate future complications related to overlooking, the design of the proposed development has been carefully considered. Specifically, from levels 03 to 22, glazing is minimised directly onto the adjacent site. This design decision is crucial for several reasons.

1. Protection of Privacy and Overlooking Concerns:

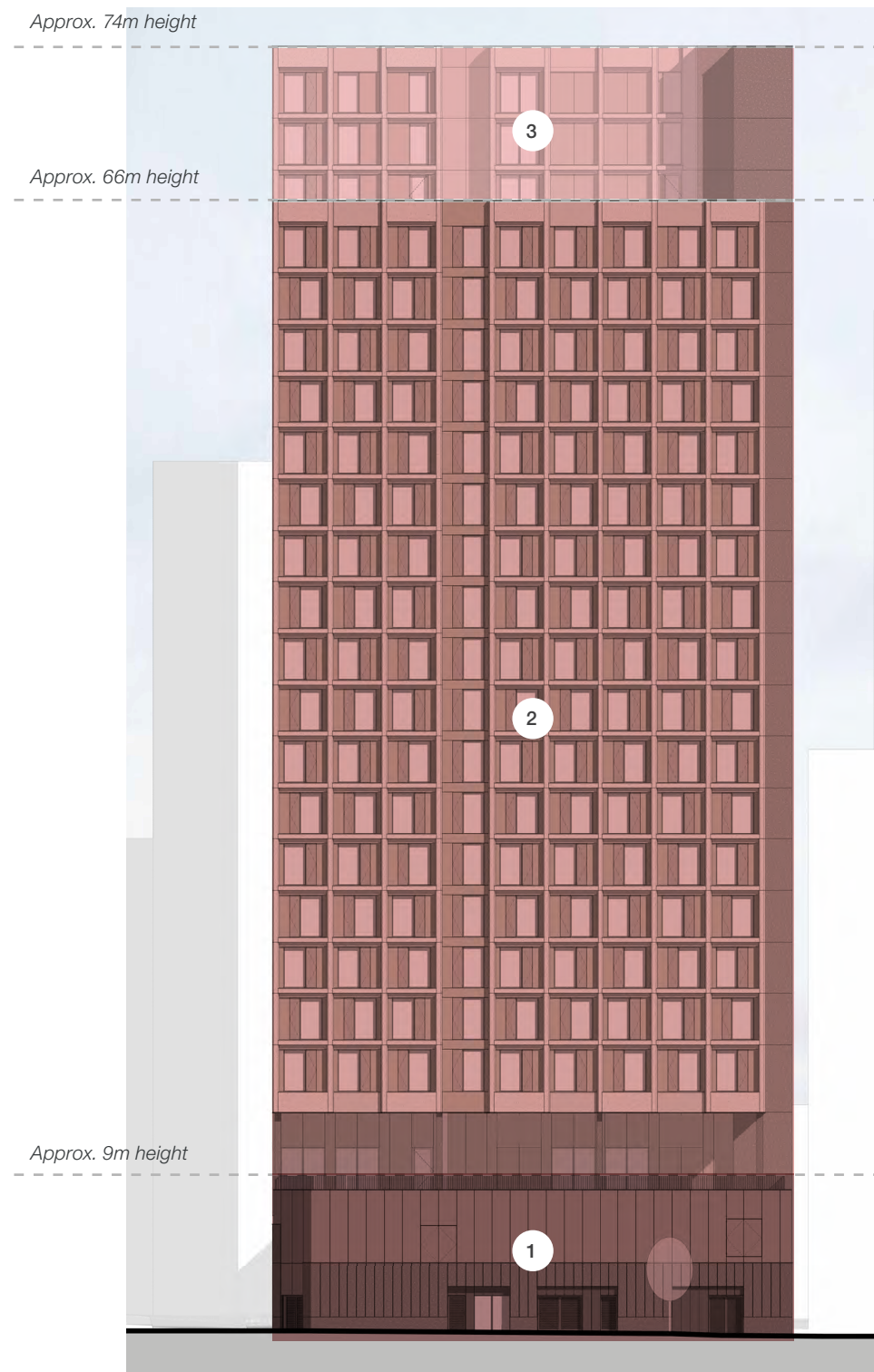
Overlooking occurs when the windows of one building provide direct lines of sight into another property, potentially infringing on the privacy of its occupants. It is essential to be vigilant about preventing situations where new developments could overlook adjacent properties, leading to discomfort, loss of privacy, and potential disputes. By ensuring that no glazing faces the adjacent Premier Inn site, the developers of the Baptist Church are proactively avoiding any future issues of overlooking.

2. Preventing Future Disputes:

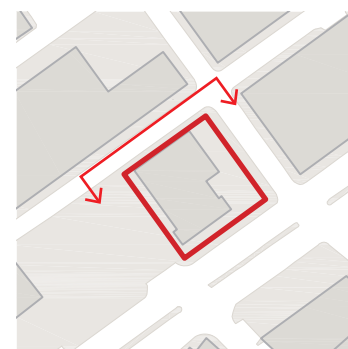
By addressing potential issues of overlooking and rights to light during the design phase, we are taking proactive steps to prevent future disputes. Such foresight is essential in urban development, where tensions can easily arise between neighbouring properties if one feels that their rights have been compromised by the other. By eliminating windows on the elevations facing the adjacent site, we reduce the likelihood of future legal challenges or objections from the Premier Inn or other neighbouring properties.

3. Enhancing Urban Design and Harmony:

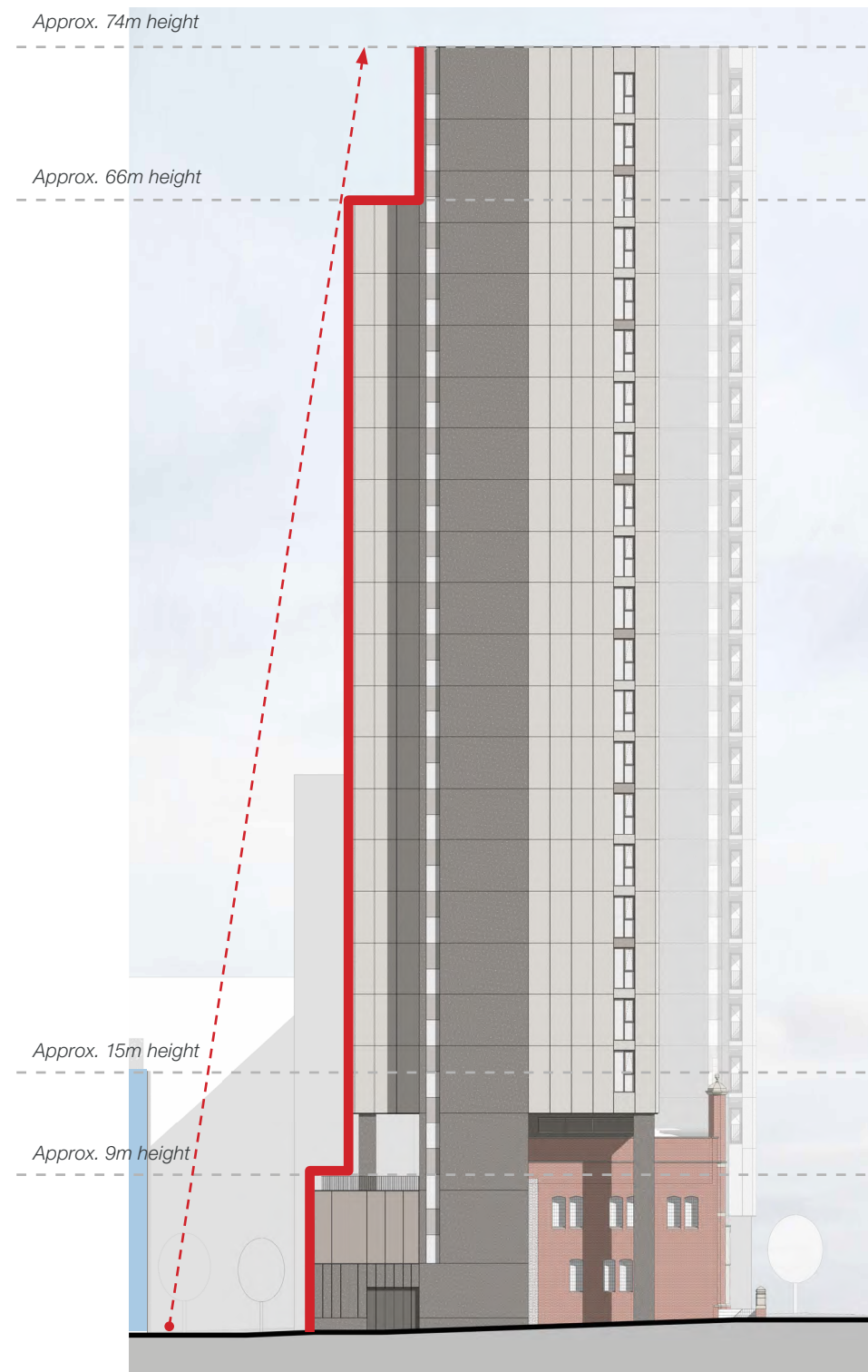
Finally, the decision to avoid glazing on the facing elevations also contributes to a more harmonious urban design. It reflects a sensitivity to the surrounding context and helps to ensure that the new development integrates well with its environment. In this way, the project not only meets regulatory requirements but also contributes positively to the overall character and cohesiveness of the area.



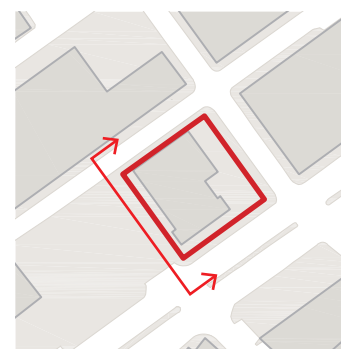
North West Elevation - Scale 1:400@A3 *Do not scale*



- Key**
- Three levels to the north west facade.



South West Elevation - Scale 1:400@A3 *Do not scale*



- Key**
- Residential building to the rear of the site along Dyche Street
 - Facade stepping back from the street

Proposed Design

Height + Scale

Consideration for opposite building

At the rear of the site, there is a six-story residential building known as Northern Angel, which was a key consideration in the design development. Under UK planning law, particularly the right to light, it was crucial to ensure that the proposed development did not adversely impact Northern Angel residents.

The existing church on the site aligns closely with the ridge height of Northern Angel, with its eaves significantly lower, meaning it does not obstruct the residents' natural light. The new design respects this by maintaining the boundary threshold at the lower levels and aligning with the church's eaves height, ensuring no encroachment on existing light levels.

To further protect the right to light, the proposal introduces a 2.2m setback from the boundary, enhancing access to light for Northern Angel residents and providing visual relief between the buildings. Additionally, the facade steps back again at level 19, reducing the building's visual impact and integrating it more harmoniously with the streetscape. These design choices demonstrate a commitment to legal compliance and responsible urban development, reflecting a proactive approach to maintaining positive relationships with neighbouring properties.

Key Considerations

1. Enhanced Access to Light:

The setback creates additional space between the proposed development and the Northern Angel building, allowing for increased access to natural light for the rear-facing apartments.

2. Gradual Step-Back Design:

Further enhancing the design's sensitivity to its surroundings, the facade steps back again at level 20. This additional step-back not only reinforces the setbacks benefits but also creates the impression from street level that this is the building's termination point.



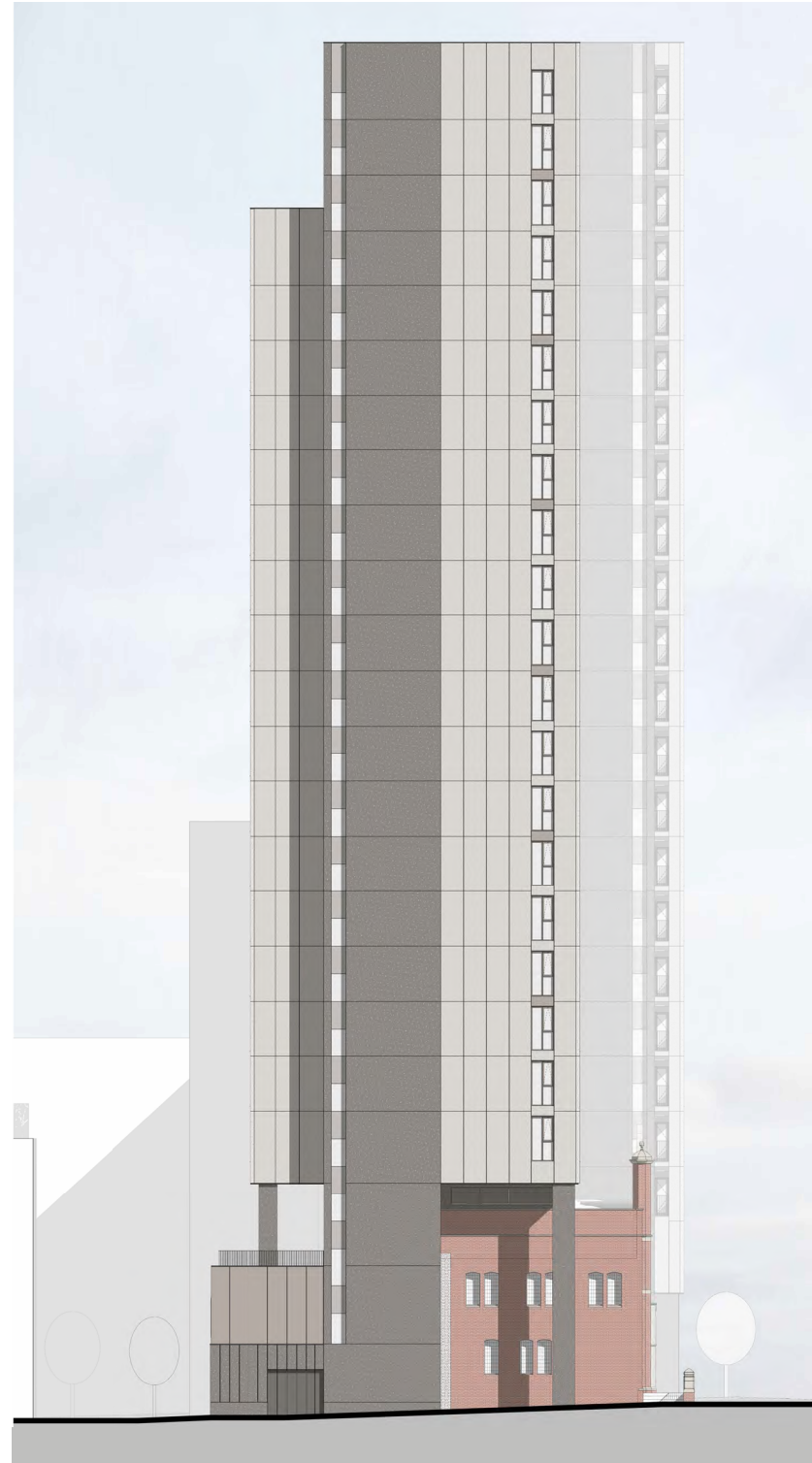
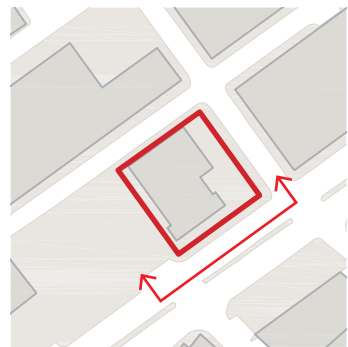
Proposed Design

Creating visual and physical relief - Artists Impression

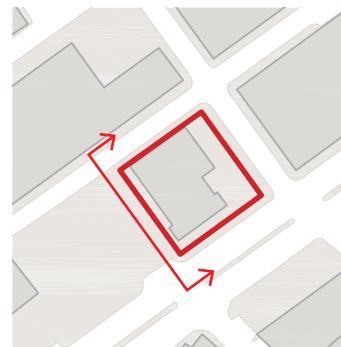
The setback provides a sense of visual and physical relief between the two buildings, preventing the new development from appearing overly imposing or overbearing.



South East Elevation - Scale 1:400@A3 *Do not scale*



South West Elevation - Scale 1:400@A3 *Do not scale*



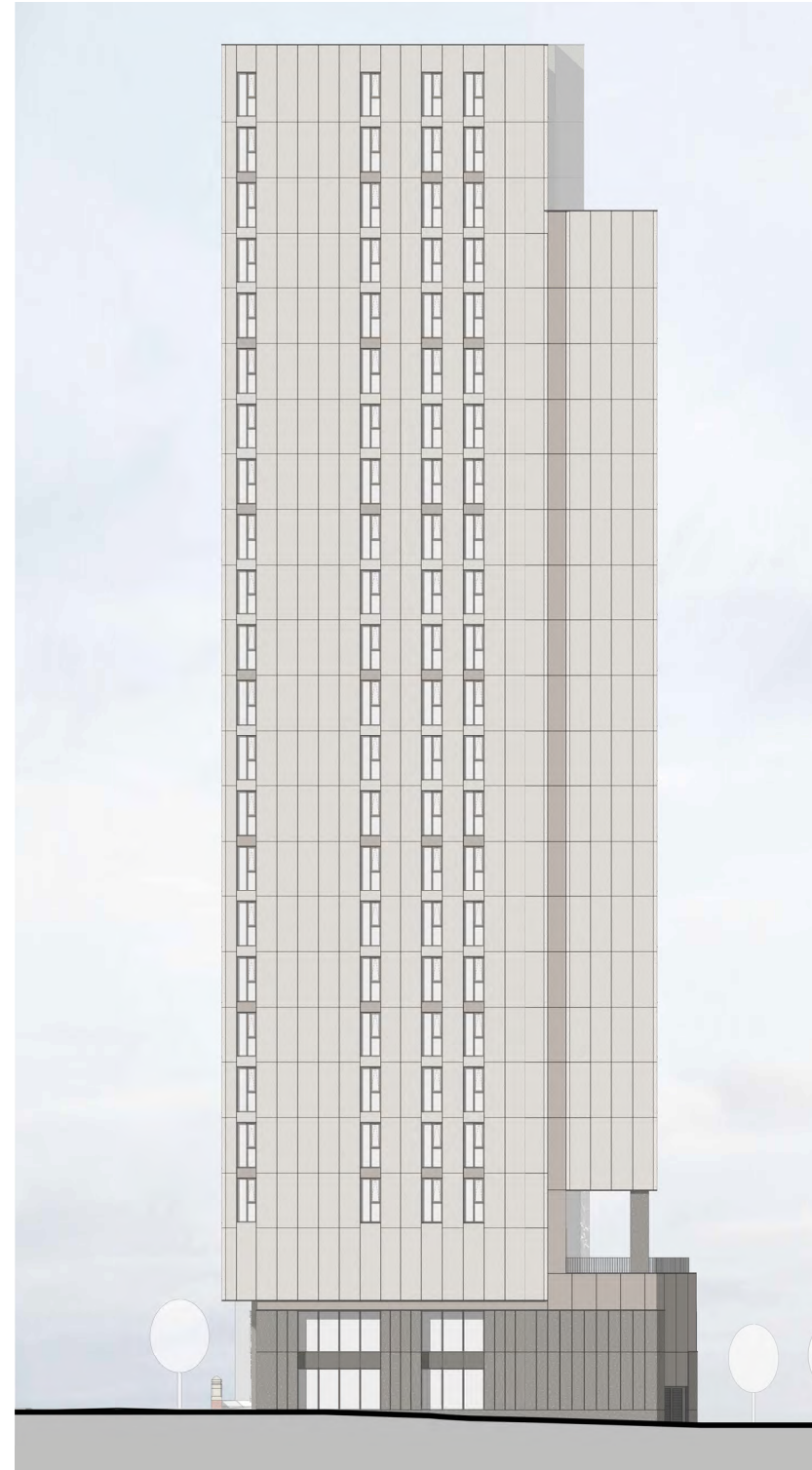
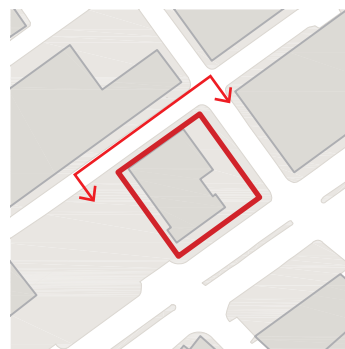
Proposed Design

South East & South West Sections

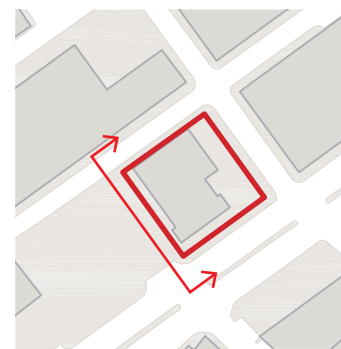
For full elevation drawing details at scale, please see planning submission drawings (-)300 - (-)303 provided by Hodder + Partners.



North West Elevation - Scale 1:400@A3 *Do not scale*



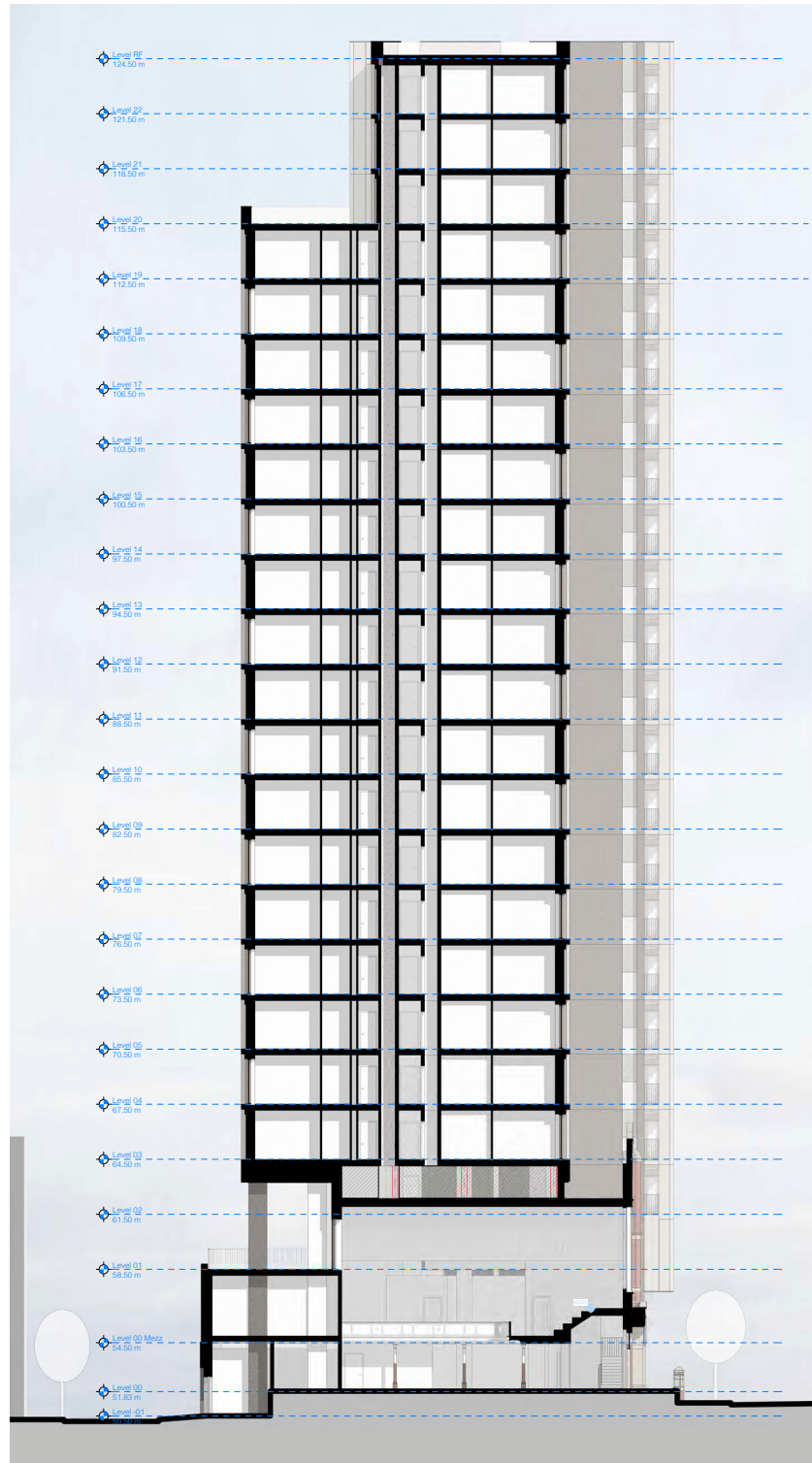
North East Elevation - Scale 1:400@A3 *Do not scale*



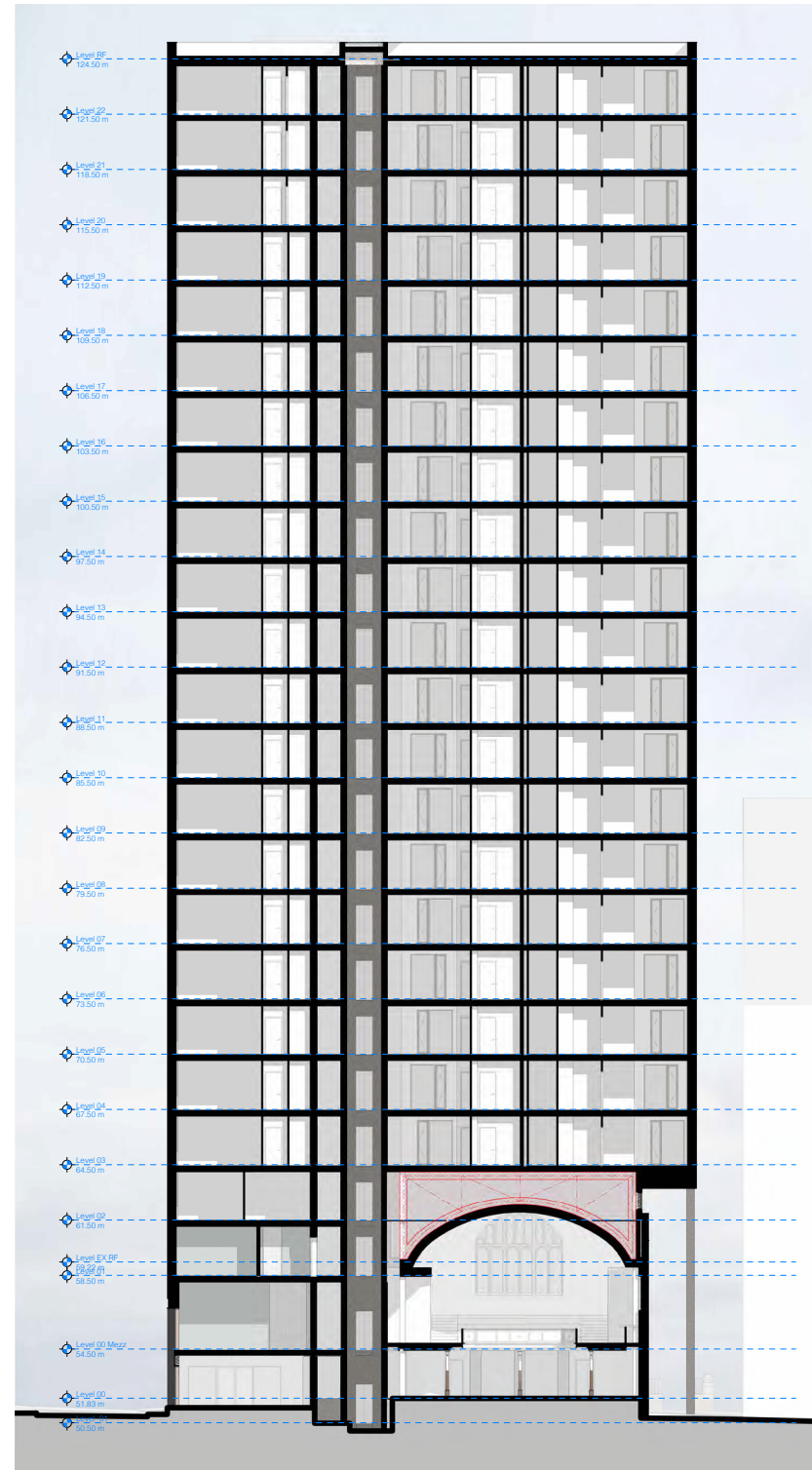
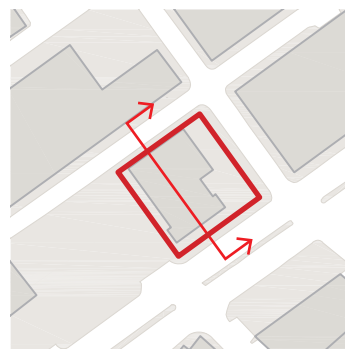
Proposed Design

North East & North West Elevations

For full elevation drawing details at scale, please see planning submission drawings (--)300 - L(--)303 provided by Hodder + Partners.



North West Elevation - Scale 1:400@A3 *Do not scale*



North East Elevation - Scale 1:400@A3 *Do not scale*



Proposed Design

Proposed Sections

The sectional drawings effectively illustrate the extent to which the existing Baptist Church has been retained. To achieve this preservation and to reinstate the vaulted ceiling, a steel transfer truss system has been incorporated, occupying the height of two stories along with the arch's volume. This space can also accommodate ventilation systems for the foyer and co-working areas. These drawings clearly demonstrate that the proposal has been carefully designed around the existing structure, showing a deep respect for the heritage asset.

For full sectional drawing details at scale, please see planning submission drawings (--)401 - L(--)402 provided by Hodder + Partners.



Facade precedent, Schwabinger-tor by Max Dudler



Hodder + Partners previous built scheme, Motel One in Manchester



Proposed Design

4.3 Facade and Materiality

Precedents

Adjacent images show a number of built precedents highlighting the proposals intent to use a simple palette of high quality, robust materials to create a timeless appearance.

The use of concrete allows for a range of high quality textured surface finishes as well as the ability to create profiled elements on the facade to add richness.

The rigorous grid is complemented by a anodised coloured aluminium for the window frames and cladding to set back recesses to give an accent.



Hodder + Partners previous built scheme, Duncan House in Stratford





Proposed Design

Facade and Materiality

Typical Bay

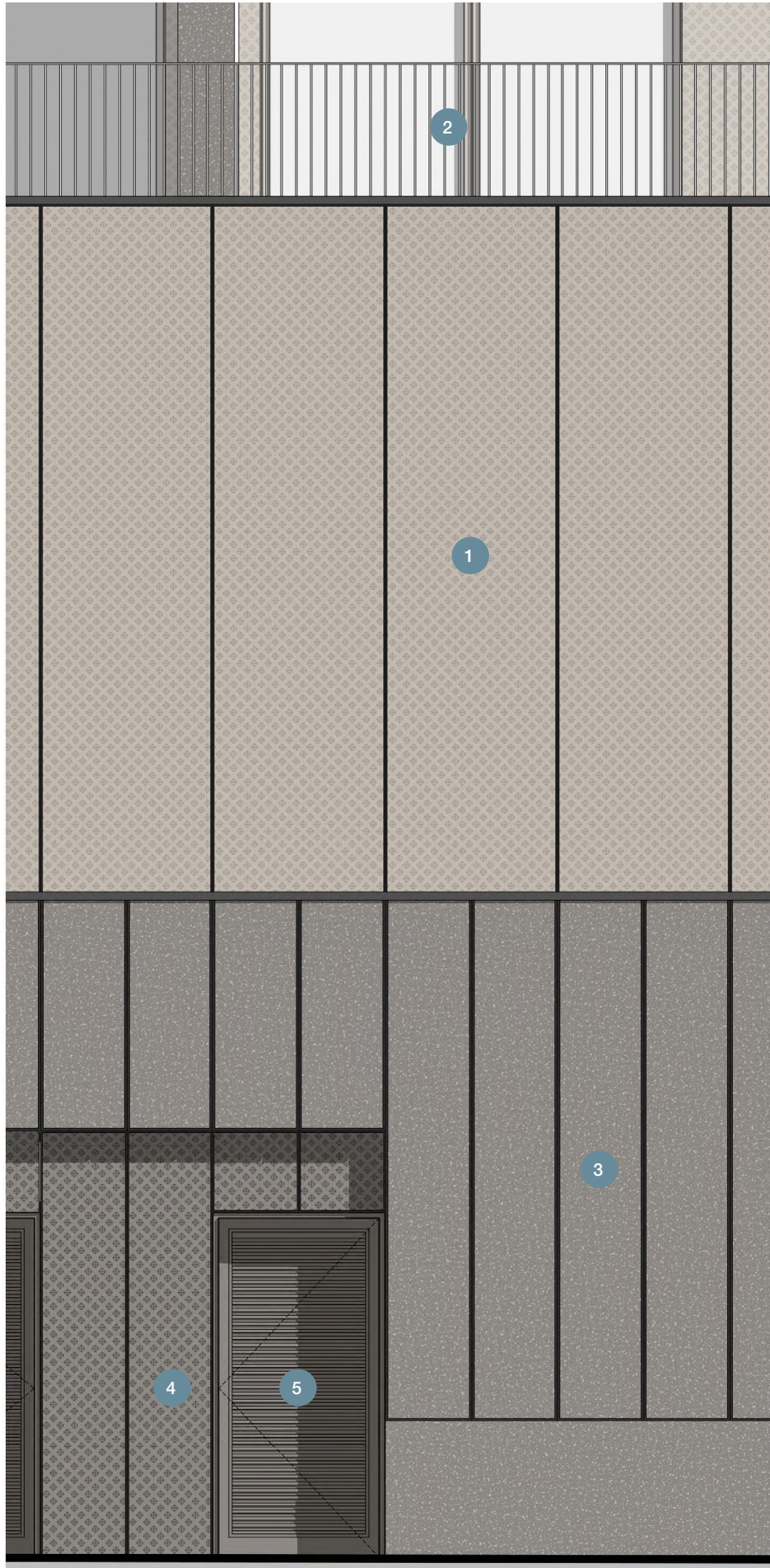
There is one main type of typical bay: This bay consists of a large floor to ceiling fixed glazing panel with a vented side panel. The side panel is glazed internally and includes a decorative mesh externally with a maximum 50:50 solid to void.

For full drawing details at scale please see planning submission drawings (-)-300 - (-)-303 and (-)-380 provided by Hodder + Partners.

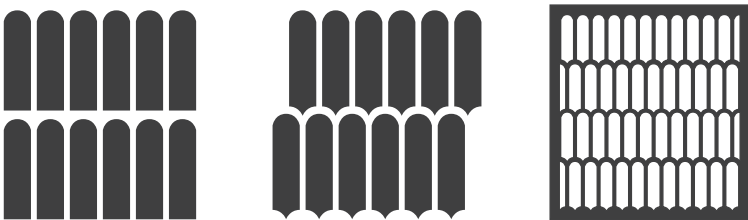
1. Profiled GRC panel - Finish as one complete panel to minimise visible joints.
2. Recessed GRC soffit to include undermounted ventilation to apartments.
3. GRC sill with anodised aluminium flashing and drip detail.
4. Fixed double glazed window - Anodised aluminium finish to match cladding.
5. Perforated anodised aluminium panel to cover a side hung floor to ceiling opener.
6. Anodised aluminium panel to either side of typical facade bay.
7. Shadow gaps between panel with no visible fixings.



Opportunities for decoration in mesh facade panels



Opportunities for decoration in mesh facade panels



Proposed Design

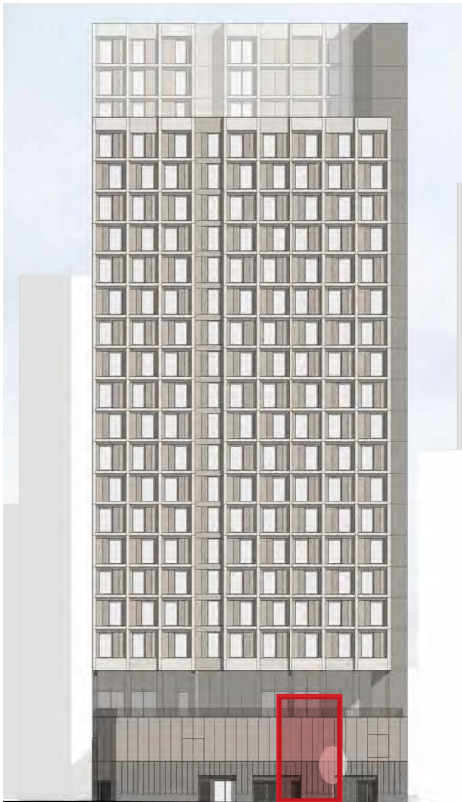
Facade and Materiality

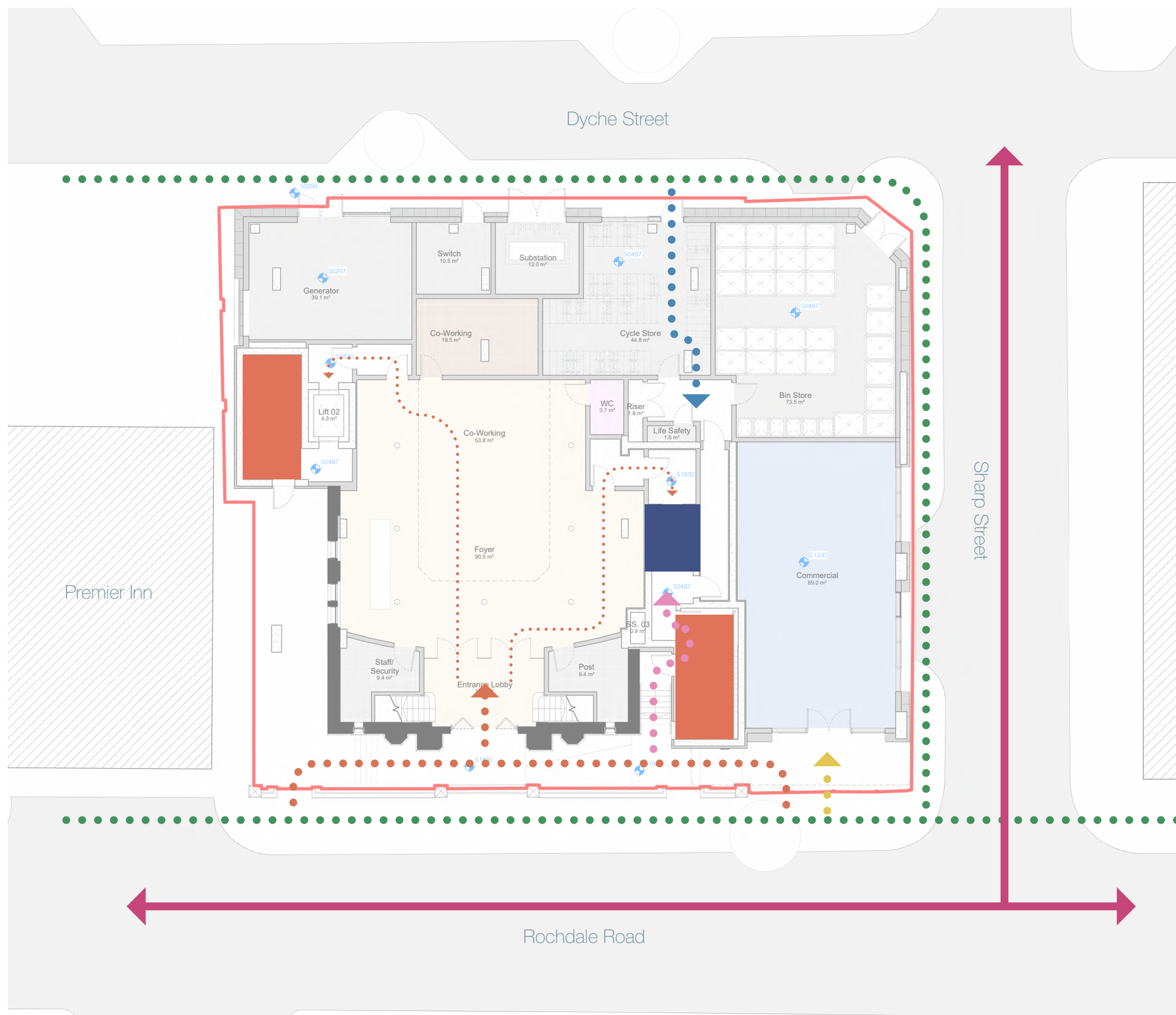
Typical Bay

The lower level facade consists of two primary material; concrete and anodised aluminium. The darker concrete helps to differentiate the plant and amenity areas from the residential and keeps the volumes separate, seeming as though the lighter concrete masses are attached to the darker core.

For full drawing details at scale please see planning submission drawings (-)-300 - (-)-303 and (-)-380 provided by Hodder + Partners.

- 1. Perforated anodised aluminium panel. To continue across rear facade. Mounted over louvres where required for plant intake/extract and ventilation.
- 2. Anodised aluminium railing.
- 3. Lower facade finished in darker GRC panel. Shadow gaps between panels with no visible fixings.
- 4. Perforated anodised aluminium panel. Used within recessed bays on the lower facade. Darker colour to match surrounding concrete.
- 5. Louvred door to relevant plant. Anodised finish to match adjacent panels.





5.0 Access

5.1 Movement to and through the site

The site is well served by public transport for use by residents, with the close proximity of bus stops with multiple bus routes operating along Rochdale Road, and Manchester Victoria Station. All of the above are easily accessible on foot from the site. It is therefore ideally located for residents to use public transport, cycle or walk which reflects a wider need for schemes to support a modal change towards more sustainable forms of transport.

Pedestrian access to the commercial unit is achieved directly from Rochdale Road. Access to the Mezzanine level amenity will be through the central building core.

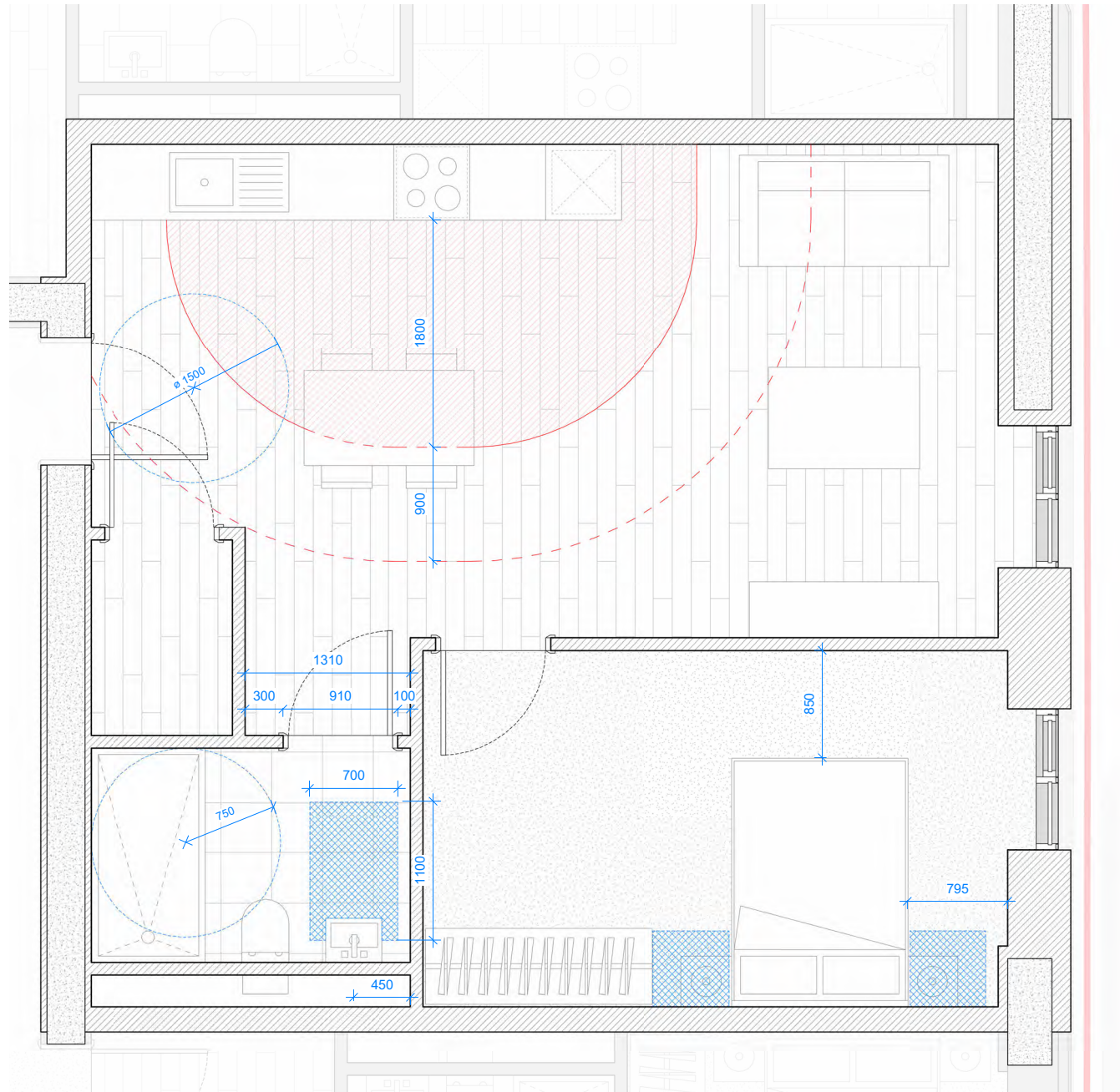
Vehicular access for servicing, waste removal, furniture drop off and emergency access is focused along Dyche Street. The Great Ducie Street SRF indicates this will become a through route with the development of the adjacent sites.

Both market housing and affordable housing standards outline the requirement for 1 secure cycle storage space for each dwelling. However, the council have advised against this which has assisted in the greater level of retention of the Baptist Church. This cycles store ratio provided is 50%, which provides cycle storage for 67 apartments out of the total 133. The cycle store is located on the ground floor with internal access off the core, and direct outdoor access from Dyche Street.

Key

- Vehicle and servicing access
- Main residential entrance
- Secondary residential entrance / escape
- Lift Core
- Commercial unit entrance
- Staircases
- Cycle Store Entrance/Exit
- Pedestrian routes

M4(2) 1B2P unit



1B2P Typical Floor Plan
1:50@A3

Access

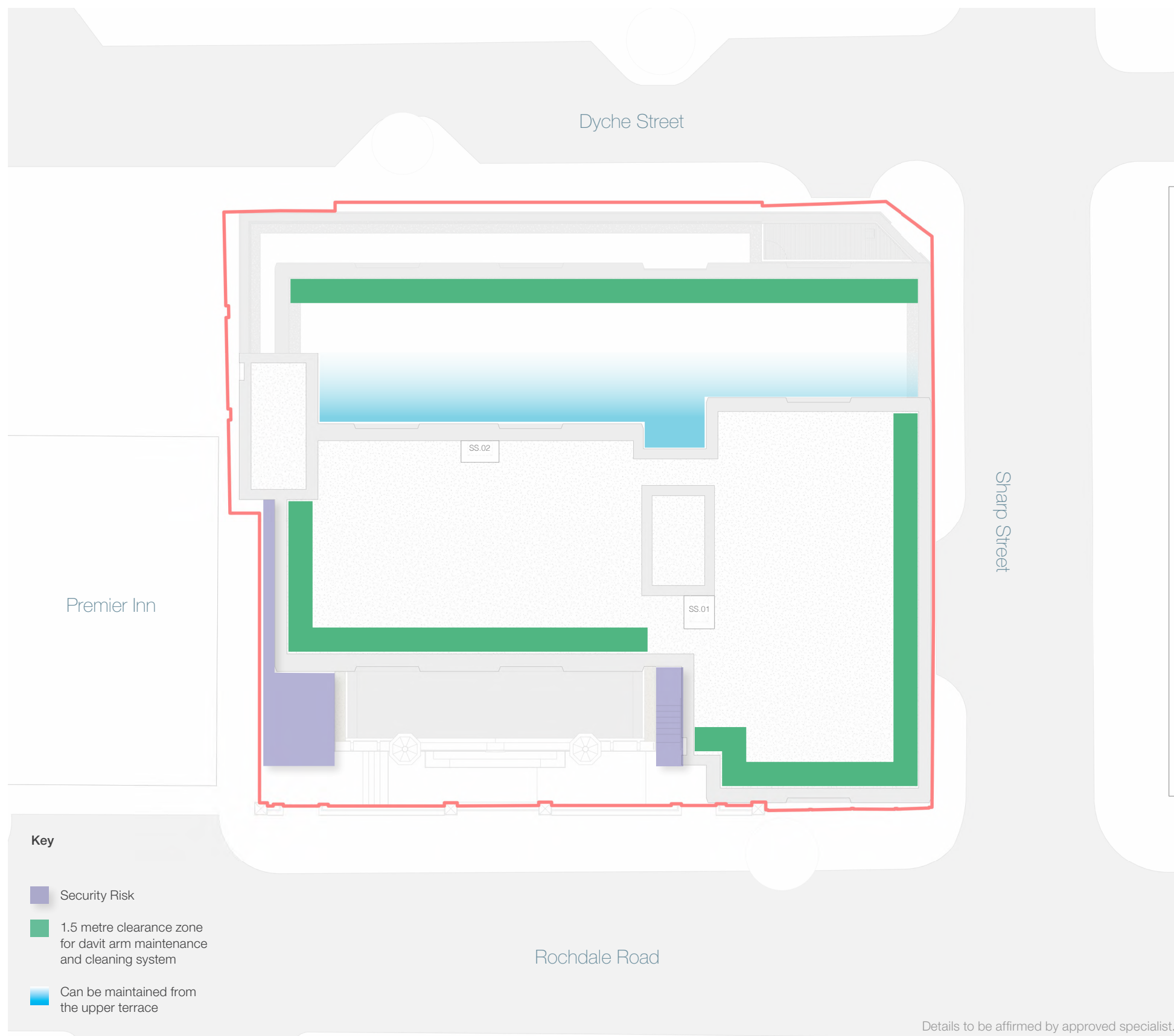
5.2 Inclusive Access

The proposals will create an inclusive environment by ensuring the following:

- + Disabled users will use the same entrances as other users of the building.
- + Level access to the main communal entrances and provision of fully accessible lifts will mean that all apartments will be universally accessible without the need for supervision or assistance.
- + Level changes across the site can all be navigated via integrated ramps and lift access.
- + All apartments have been designed to meet Approved Document M
- + Communal corridor widths are all 1200mm to allow for passing, whilst the cores and junctions provide extended spaces for stopping, passing and turning.
- + Evacuation lifts have been provided to enable easy and safe escape for all users in the event of a fire. Along with refuge points within each stair.
- + All entrance doors will be of sufficient width as per Part M of the Building Regulations
- + All lifts have in excess of the minimum 1500mm in front for wheelchair turning.
- + The level 20 external terrace has level access from the primary circulation route.

Room Location Key





Access

5.3 Security

The scheme has undergone a security review conducted by Design for Security on behalf of Greater Manchester Police. The recessed areas along the Rochdale Road façade, as shown in the adjacent image, present a potential risk for antisocial behaviour. To mitigate this risk, we are prepared to implement the recommended preventative measures, including enhanced lighting, CCTV coverage, and defensive paving, during the detailed design phase.

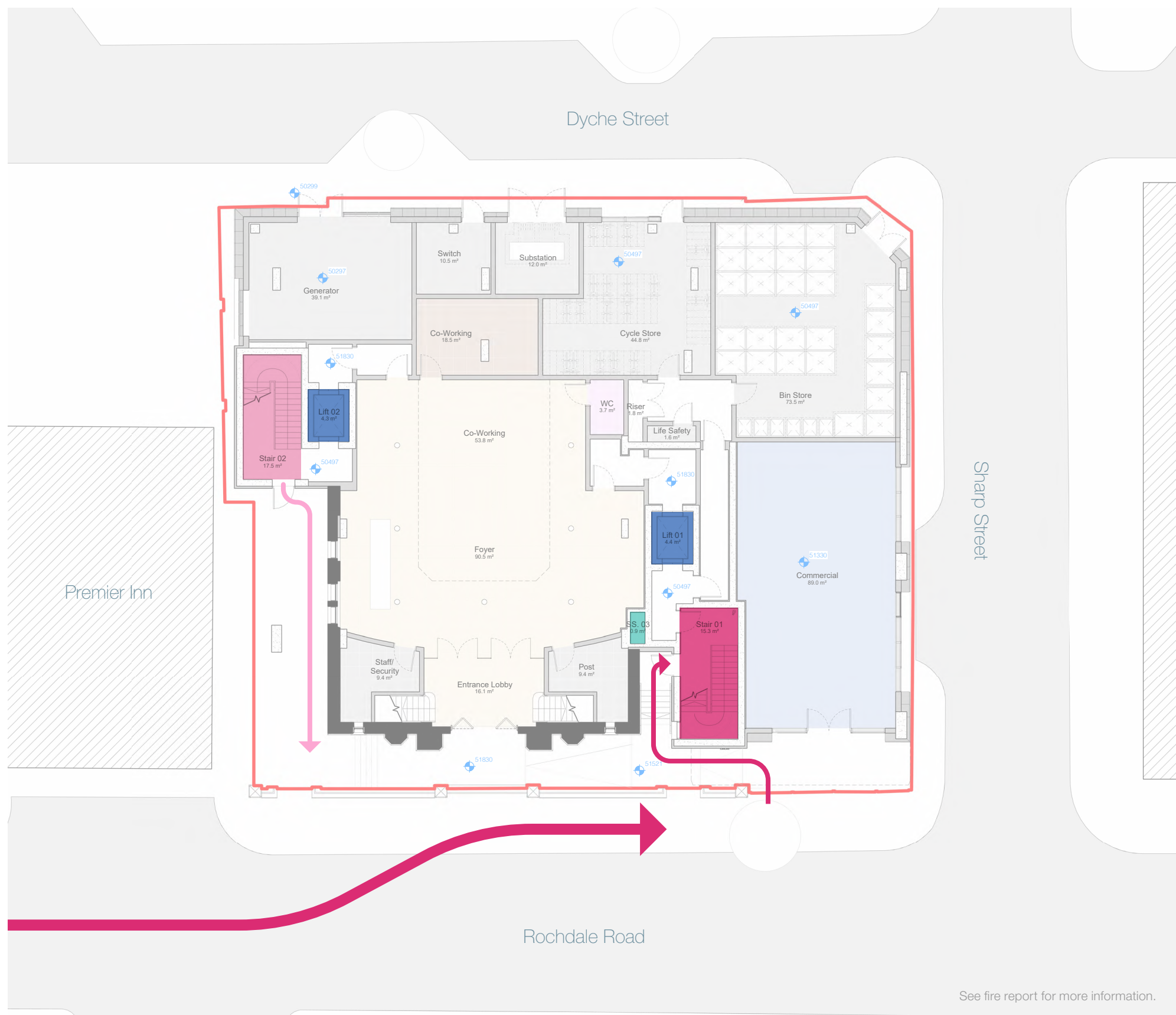
For additional details, please refer to the Crime Impact Assessment

5.4 Access + Maintenance

Low level windows will be cleaned via long reach pole where possible. The building's façade is designed to minimise the frequency of access for cleaning and maintenance. The upper storeys will be accessed and cleaned via suitable cradles or/and abseiling. Suitable davit arm points have been considered. A strategy for this will be developed by a specialist.

Windows will be internally glazed to allow for internal replacement with circulation via the main lifts.

Roof access will be required for infrequent maintenance. This includes maintenance of smoke extraction fans and cleaning of PV panels. Access to the roof is to be concluded based on frequency of access required. The roofs provide suitable permanent parapets. The plant room has been positioned at the mezzanine floor due to site constraints and to mitigate risks associated with future replacement, access, and maintenance. For maintenance of smoke vents and rooftop plant. This will be via either access hatches in the main core. Suitable maintenance paths will be provided around the PV panels.



Access

5.5 Fire Strategy, Ground Floor

The safety and security of the users of the proposed development is critical to the success of the scheme, and has been given careful consideration during the design development process. We have worked closely with Jensen Hughes to ensure that the scheme is fully compliant.

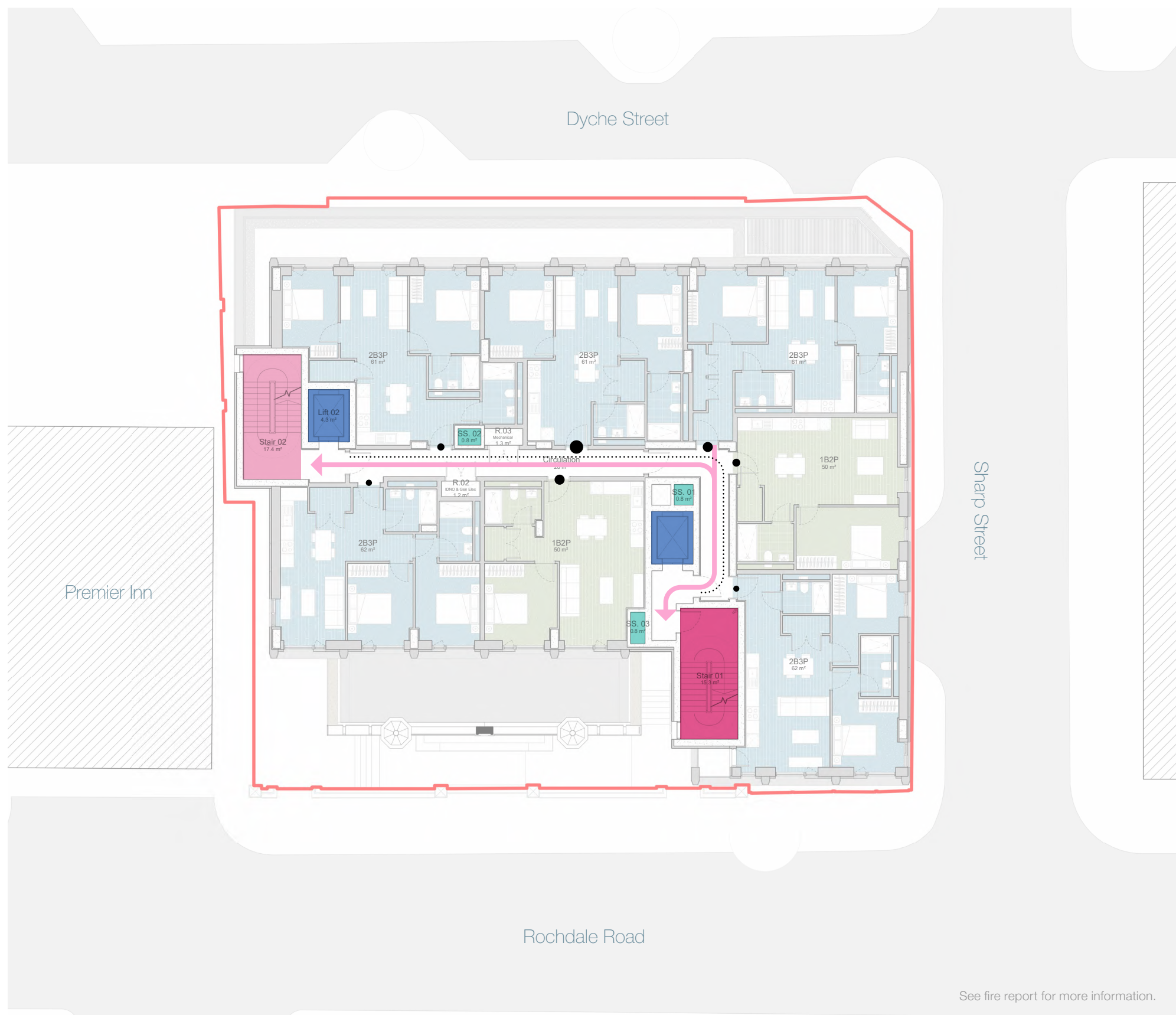
For further detail please see Fire Statement prepared by Jensen Hughes - Reference JM2706, dated 27/01/25.

We have incorporated the following to provide a safe living space:

- + All final escapes located at ground level within 18m of the fire service parking point
- + Two protected stairs and means of escape provided for every level of the building, complete with evacuation lift and mechanically ventilated lobbies
- + Fire fighting core provided
- + Fully sprinkler serviced
- + Mechanical ventilation to areas of common corridor, provided through smoke shafts
- + Inlet air via the head of each stair
- + Wet riser provided in building core
- + Separate ventilation system provided to Commercial units and foyer/co-working space.

Key

- | | |
|---|---|
| Secondary Escape Core | Fire Service Access (Vehicular) |
| Final Exit | Evacuation Lift |
| Fire Fighting Core | Distance <18m fire service access |
| Fire Service Access | Smoke Shafts |



See fire report for more information.

Access

Fire Strategy, Typical Floor

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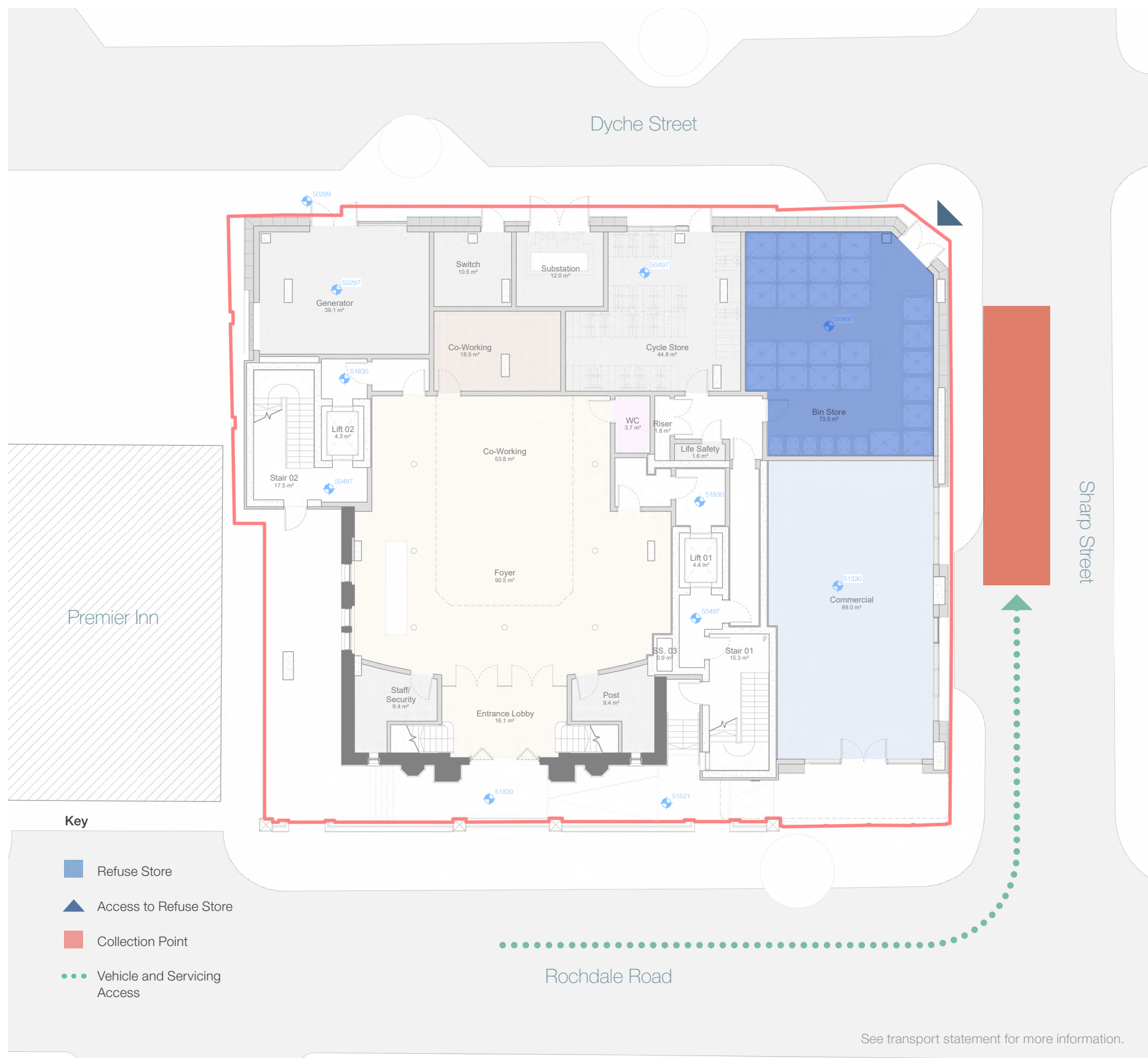
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Key

- | | |
|-----------------------|-----------------------------------|
| Secondary Escape Core | Fire Service Access (Vehicular) |
| Final Exit | Evacuation Lift |
| Fire Fighting Core | Distance <18m fire service access |
| Fire Service Access | Smoke Shafts |



Access

5.6 Refuse Collection and Servicing

General waste and recyclables from the apartments shall be manually taken by residents to the refuse and re-cycle bins located on the ground floor.

Waste and recycle bin containers will be rotated by the on-site team to ensure all bins are fully used, where they will be taken periodically to the refuse collection area on collection day. The frequency and timings of collections will be agreed with the local authority.

All bins will be clearly marked for ease of identification for recycling purposes. The on-site team will present the bins at the due time and return the bins to the stores once emptied.

MCC Waste Storage and Collection Guidance for New Developments (Version: 7.00) advises 56.76 sq.m. of space for this number of residential units. We are providing 73.7 sq.m which allows for 27 x 1100l bins and 6 x 240L bins meaning they will require emptying more frequently via a supplementary private collection.

Residents waste

All residents will be responsible for disposing of their refuse in the refuse store. They will bring their refuse from their apartments and dispose of it in the bin units provided. Here they will be able to segregate their waste placing items into designated recycle bins and non-recyclable general waste into the refuse bin containers.

Bin Rotations

The on-site team will regularly rotate the bin containers taking and replacing full units from the front with empty bin units from the back. Bin rotations will be made as required, which may be several times per day, to ensure that there are appropriate bin containers available for residents' use.

Refuse Collections

On bin collection days the on-site team will move the bin containers (general waste bins and/or recycle bin units) from the refuse store to the agreed refuse collection point. Here the bins will be lined up in an orderly manner ready and presented for collection by the local authority. During collection an on-site team member will work with the collection team until all the bin container units have been emptied. The empty bin units will then be returned to the bin store holding areas. Any spillages will be tidied and cleaned up immediately.

Bin container maintenance and refuse area cleaning

As part of the maintenance regime, all bin containers will be regularly inspected and periodically washed down and disinfected. The refuse store will be kept clean and tidy at all times.

Refuse From Commercial Space

Commercial refuse will be contained within the commercial unit to ensure waste is separated from the residential waste. The extent of waste and pick ups will be confirmed once the tenant for the space has been confirmed.

6.0 Schedules

Level	Individual Apt Unit Breakdown (Sqm)						Surplus against NDSS
0							3
Mezz							
1							
2			73		61		
3	61	61	61	50	62	50	
4	61	61	61	50	62	50	
5	61	61	61	50	62	50	
6	61	61	61	50	62	50	
7	61	61	61	50	62	50	
8	61	61	61	50	62	50	
9	61	61	61	50	62	50	
10	61	61	61	50	62	50	
11	61	61	61	50	62	50	
12	61	61	61	50	62	50	
13	61	61	61	50	62	50	
14	61	61	61	50	62	50	
15	61	61	61	50	62	50	
16	61	61	61	50	62	50	
17	61	61	61	50	62	50	
18	61	61	61	50	62	50	
19	61	61	61	50	62	50	
20				50	62	54	5
21				50	62	54	5
22				50	62	54	5
							37
Sq m	73	61	50				
Sq ft	785.76546	656.50853	538.10552				

	Baptist Church											
	Saleable Apartment Area						Amenity Area		Service/Plant Area		GIA	
	1B2P	2B3P	2B4P	Total Units	NIA sq.m	NIA sq.ft	NIA sq.m	NIA sq.ft	NIA sq.m	NIA sq.ft	GIA sq.m	GIA sq.ft
Level 00	0	0	0	0	0.0	0.0	267.9	2883.7	207.3	2231.4	599.9	6457.5
Level Mezz	0	0	0	0	0.0	0.0	220.9	2377.7	214.0	2303.5	539.9	5811.5
Level 01	0	0	0	0	0.0	0.0	122.6	1319.7	7.9	85.0	211.8	2280.1
Level 02	0	1	1	2	134.0	1442.4	0.0	0.0	4.2	45.2	208.9	2249.0
Level 03	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 04	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 05	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 06	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 07	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 08	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 09	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 10	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 11	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 12	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 13	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 14	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 15	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 16	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 17	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 18	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 19	2	5	0	7	407.0	4380.9	0.0	0.0	5.2	56.0	522.8	5626.9
Level 20	2	2	0	4	227.0	2443.4	0.0	0.0	5.2	56.0	340.9	3669.2
Level 21	2	2	0	4	227.0	2443.4	0.0	0.0	5.2	56.0	340.9	3669.2
Level 22	2	2	0	4	227.0	2443.4	0.0	0.0	5.2	56.0	340.9	3669.2
Total	40	92	1	133	7734.0	83248.1	611.4	6581.1	537.4	5784.5	11470.2	123463.8
Percentage Mix (%)	30.1%	69.2%	0.8%		NIA/ GIA						77.4%	

7.0 Drawing Register

Hodder + Partners Architectural Drawings			
Title	Rev	Number	Scale
Location Plan	P1	(--)001	1:1000@A1
Ground Floor Plan	P1	(--)200	1:100@A1
Level Mezzanine Floor Plan	P1	(--)201	1:100@A1
Levels 01 Floor Plan	P1	(--)202	1:100@A1
Levels 02 Floor Plan	P1	(--)203	1:100@A1
Levels 03-19 Floor Plan	P1	(--)204	1:100@A1
Level 20 Floor Plan	P1	(--)220	1:100@A1
Level 21-22 Floor Plan	P1	(--)221	1:100@A1
Roof Level Plan	P1	(--)223	1:100@A1
Typical Room Types	P1	(--)280	1:50@A1
1B2P Accessibility (M2)	P1	(--)281	1:25@A1
Ground Floor Enabling Plan	P1	(--)290	1:100@A1
Level Mezzanine Enabling Plan	P1	(--)291	1:100@A1
Levels 03 Enabling Plan	P1	(--)292	1:100@A1
Proposed South East Elevation	P1	(--)300	1:100@A1
Proposed South West Elevation	P1	(--)301	1:100@A1
Proposed North East Elevation	P1	(--)302	1:100@A1
Proposed North West Elevation	P1	(--)303	1:100@A1
Proposed Facade Fragments	P1	(--)380	1:25@A1
SE & SW Enabling Elevation	P1	(--)390	1:100@A1
NE & NW Enabling Elevation	P1	(--)391	1:100@A1
GA Section AA	P1	(--)400	1:100@A1
GA Section BB	P1	L--)401	1:100@A1
Accommodation Schedule	-	included within this document	

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