

March 2025

Hotspur Press, Manchester
Design+Access Statement

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hodder+partners

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Note: reports included separately

1.0

Introduction



Hotspur Press Proposal, East Facade

Introduction 1.0

Statement 1.1

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 Manner Co. for the development of land bounded by Whitworth Street West, Cambridge Street and the River Medlock.

The proposal includes ground & lower ground amenity as well as a flexible commercial space at ground. Above ground level are student cluster and studio units, over 34 levels, plus a rooftop plant level.

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

The site does not contain a listed building, nor does it fall within any conservation areas, however the existing Hotspur Press building is currently classified as a non-designated heritage asset.

Application for Planning Permission 1.2

Partial demolition of the former Hotspur Press Complex (Medlock Mill)and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) and above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)),within a part 4/5-storey and part 36-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.

Project Team 1.3

• Client	Manner Co.
• Cost Consultant	Beadmans
• Architect	Hodder + Partners
• Structural Engineer	Civic Engineers
• Services Engineer	Applied Energy
• Fire Consultant	Jensen Hughes
• Sustainability / Energy Strategy	Hoare Lea
• Landscape Architect	Macgregor Smith
• TVIA	Exterior Architecture
• Acoustic & Vibration Consultant	AEC Ltd.
• Wind Analysis	Urban Microclimate Ltd.
• Planning Consultant	Turley
• Heritage Consultant	Stephen Levrant Heritage Architecture
• Environmental Impact Assessment Coordination	Turley
• Highways	Curtins
• Air Quality & Waste Strategy	Tetratech
• Flood Risk, Drainage & Ground Condition	Civic Engineers
• Ecology	Estrada Ecology Ltd.
• Daylight & Sunlight	GIA
• Archaeology	Salford Archaeology









A different approach to city centre regeneration

Manner is driven by a vision to revitalise our city centres through transforming outdated buildings and underutilised sites.

Our roots have been firmly established over the last 25 years in the development of regenerative city centre projects across diverse ‘Living’ sectors and mixed-use assets.

We focus on creating mixed-use places that weave interconnected spaces to serve the needs of our residents and the wider community.

We recognise that every individual and organisation that interacts with our buildings is a collaborator in its success. Therefore, we take a whole lifecycle approach to development, recognising the importance of Regenerative Value Creation and the impact this can deliver for our people, places and planet.

As a Developer and an Operator, we’re here for the long-term, which means we make sure that what we build today, will serve the demands of tomorrow.

Manner



Corporation Street Footbridge, Manchester

Introduction

1.0

Hodder+Partners

1.5

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.

Hodder + Partners Relevant Experience in Manchester 1.6



1. Motel One



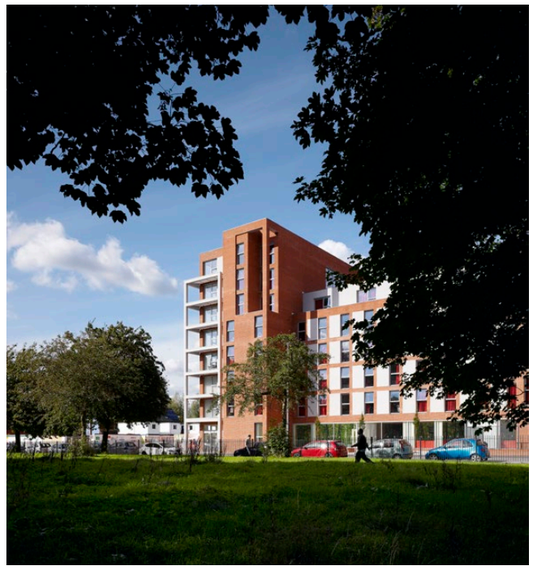
2. Great Marlborough Street



3. Great Marlborough & Cambridge Street



4. Water Street



5. Ducie Court

+ St Michaels, Manchester
  Value: Confidential
  Date: Planning approved June 2018
  Description: Mixed-use development of a former police station and synagogue within Manchester city centre.

+ Motel One, Manchester
  Value: £16m
  Date: 2014
  Description: Hodder + Partners won an architectural competition organised by Olympian Homes in November 2011 to design a 330 bed hotel with bar and breakfast facilities for Motel One, a German hotel operator with a philosophy to provide a high quality hotel product at an affordable price.

+ Great Marlborough Street, Manchester
  Value: £28.5m
  Date: 2012
  Awards: RIBA North West Award 2013 and MSA Award for Large Scale Residential Development 2013.
  Description: Great Marlborough Street is a 37 storey tower for 540 postgraduate, mature, and international students adjacent to the Higher Education Precinct in the city of Manchester.

+ Cambridge Street, Manchester
  Value: £40m
  Date: 2016
  Awards: Shortlisted 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.

+ 4 Piccadilly Place, Manchester
  Value: £21m
  Date: 2009
  Awards: MSA Design Awards Commendation 2010 and British Council of Offices Innovation Award 2010 Nomination.
  Description: A competition winning proposal for 110,400^2 office building plus 10,500ft^2 retail for Argent Estates.

+ Ducie Court, Manchester
  Value: £24m
  Date: 2013
  Description: Ducie Court provides 614 (Phase I – 246, Phase II – 368) student bedrooms all contained within 113 cluster apartments. The residential blocks not only relate to their immediate neighbours and buildings located in the vicinity but also to each other.

2.0

Planning Statement and Application Documents

Planning Statement and Application Documents

2.0

2.1

Application Documents

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

+ Application Forms, Certificates and Notices – prepared by Turley;
+ Location Plan, Existing and Proposed Plans, Sections and Elevations – prepared by Hodders and Partners;
+ Demolition Plans – prepared by Hodder and Partners;
+ Facade Fragments – prepared by Hodder and Partners;
+ Design and Access Statement, including Landscaping Strategy – prepared by Hodder and Partners and Macgregor Smith;
+ Air Quality Assessment - prepared by Tetratech;
+ Broadband Connectivity Assessment – prepared by Pager Power;
+ Circular Economy Statement – prepared by Hoare Lea;
+ Computer Generated Images – prepared by Ambiente;
+ Crime Impact Statement – prepared by Greater Manchester Police;
+ Ecological Assessment and Surveys – prepared by Estrada Ecology and TEP;
+ Energy Statement – prepared by Applied Energy;
+ Environmental Standards Statement – prepared by Hoare Lea;
+ Facility Management Strategy - prepared by Fresh;
+ Fire Strategy Statement - prepared by Jensen Hughes
+ Flood Risk Assessment and Drainage Strategy - prepared by Civic Engineers;
+ Ground Investigation Report - prepared by LK Group;
+ Landscape Drawings - prepared by Macgregor Smith;
+ Outline Construction Management Plan - prepared by Third London Wall;
+ PBSA Assessment of Need - prepared by Knight Frank;
+ Planning and Tall Building Statement - prepared by Turley;
+ Socio-Economic Regeneration Impact Statement - prepared by Turley;
+ Statement of Community Engagement - prepared by Turley;
+ Structural Surveys - prepared by Civic Engineers
+ Transport Assessment and Framework Travel Plan – prepared by Curtins;
+ TV Reception Survey - prepared by Pager Power;
+ Viability Assessment – prepared by CBRE;
+ Waste Management Strategy – prepared by Tetratech;

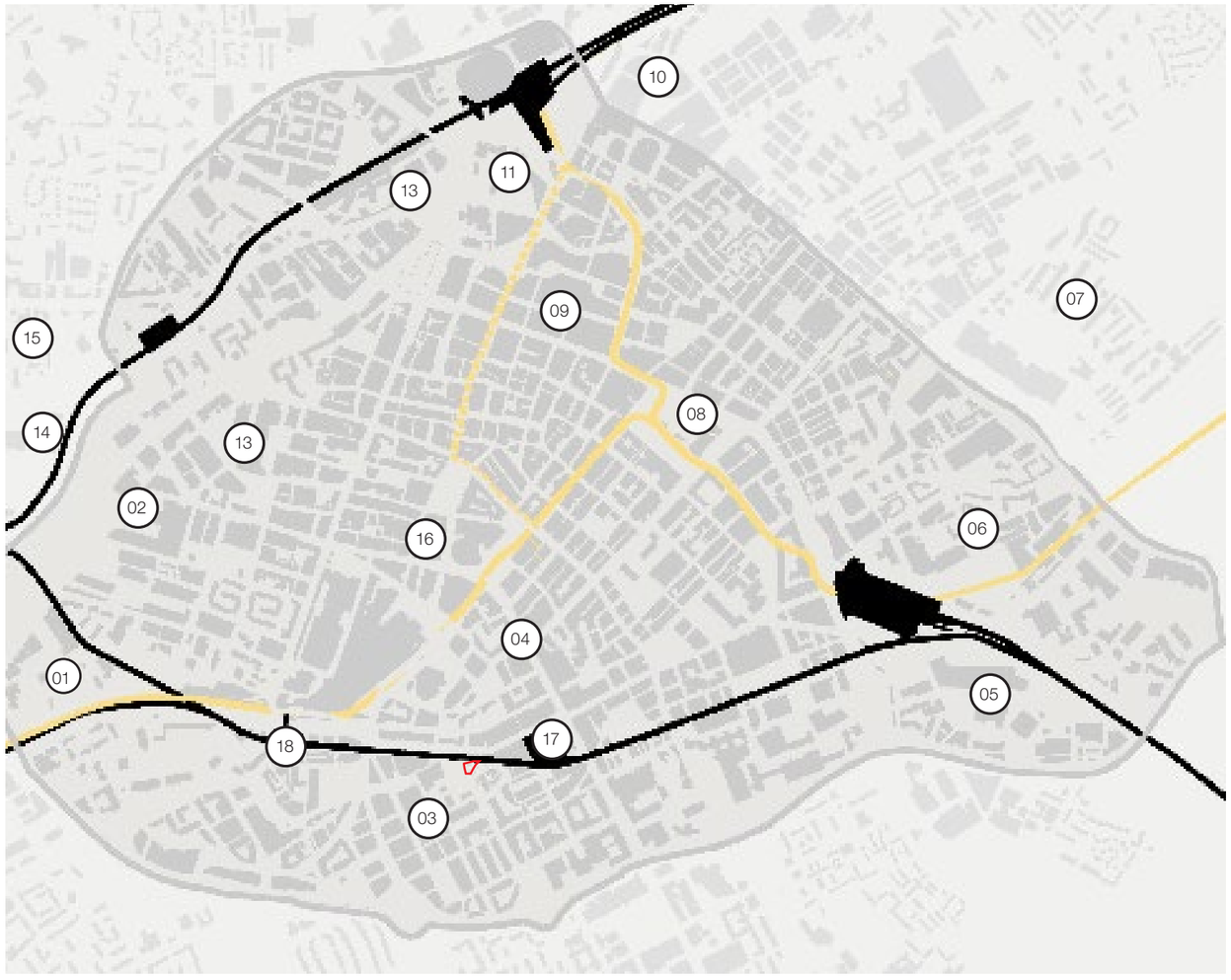
The Application is also supported by an Environmental Statement. The Environmental Impact Assessment of the proposals comprises Volume 1 (ES Chapters) and Volume 2 (Technical Appendices) under the following chapter headings:

+ Introduction
+ EIA Methodology
+ Site, Surroundings and Description of Proposed Development
+ Construction Methodology and Programme prepared by Civic Engineers and Turley
+ Alternatives and Design Evolution prepared by Hodder and Partners
+ Flood Risk and Water Resources - prepared by Civic Engineers
+ Noise and Vibration - prepared by AEC
+ Built Heritage - prepared by Stephen Levrant Heritage Architecture
+ Townscape and Visual Impact - prepared by Exterior Architecture
+ Sunlight, Daylight and Overshadowing - prepared by GIA
+ Wind Microclimate - prepared by Urban Microclimate

3.0

The Site and Surrounding Context

The Site and Surrounding Context 3.0



City Context plan

1. Castlefield
2. St Johns Quarter
3. First Street
4. Oxford Road Corridor
5. Mayfield
6. Hs2 Piccadilly
7. New Islington
8. Piccadilly Gardens
9. Retail Core
10. Noma
11. Medieval Quarter
12. Greengate
13. Spinningfields
14. Middlewood Locks
15. Salford Central
16. The Civic Quarter
17. Oxford Road station
18. Deansgate station

Inner Ring Road
Train Line
Tram Routes
Hotspur Press Site

Site Location: City Context 3.1

The site is situated in Manchester City Centre, to the west of Oxford Road station. And is bounded by the Manchester Viaduct to the north, Cambridge Street to the east and the river Medlock to the south and west.

The site is within walking distance of many of Manchester's key districts, such as the Oxford Road Corridor, First Street, the Civic Quarter and Castlefield, as well as the campus of both Manchester Universities.

The site sits on the edge of the Oxford Road Corridor Enterprise Zone and the First Street Development Zone, thus benefitting from the considerable regeneration of both areas.

Public Transport Links 3.2

The site benefits from excellent public transport links. The Oxford Road Corridor is a major artery into the city from the south with numerous bus services connecting the city centre to the universities and the south areas of the city. This important bus route has recently been improved by Transport for Greater Manchester and converted into a high-quality bus and cycle corridor.

The site is less than 200m from Oxford Road station, which is currently subject to major redevelopment work as part of the northern hub proposals. This station provides direct rail connections towards Liverpool, northwards towards Preston, Blackpool and Scotland, eastwards towards Leeds and southwards towards Manchester Airport.

St Peters Square Metrolink stop is a very short walk for the site, providing tram access throughout Greater Manchester. Access to the free Metrolink Shuttle Bus, which runs along Whitworth Street, is within a short walk from the site.

The site's proximity to the Mancunian Way also means that it is easily accessed from the conurbation's arterial roads and the national motorway network.

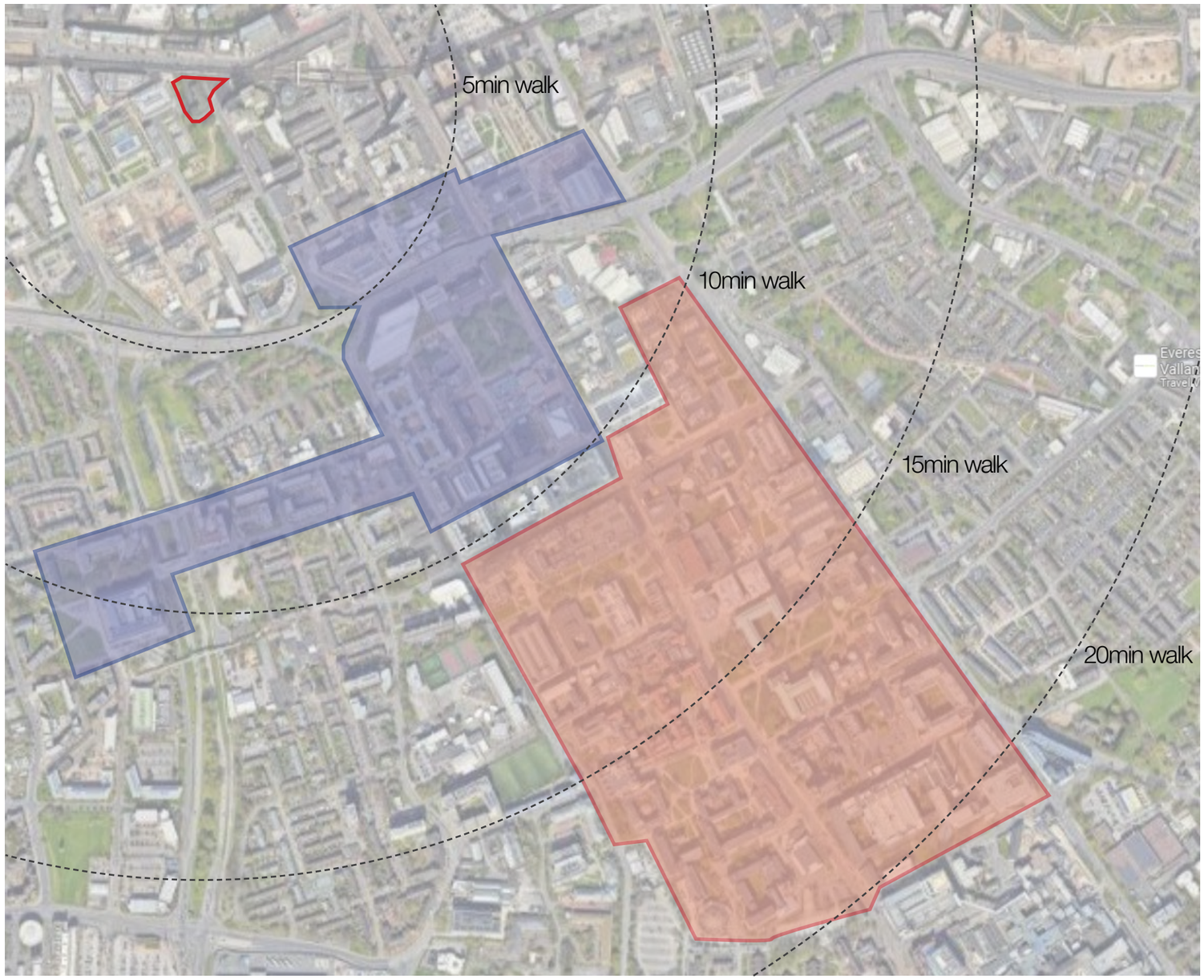
The Site and Surrounding Context

3.0

Site Location: Local University Campus Buildings

3.3

The site has connections to both Cambridge Street and Oxford Road, which have direct links to the campus buildings of the University of Manchester and Manchester Metropolitan University. There are lots of public transport links to get to the different buildings that would be required and as a worst case scenario, the furthest campus building is just over a 20 minute walk away. The location of the site gives a good balance of being well connected to the University but also has close proximity to the city centre.



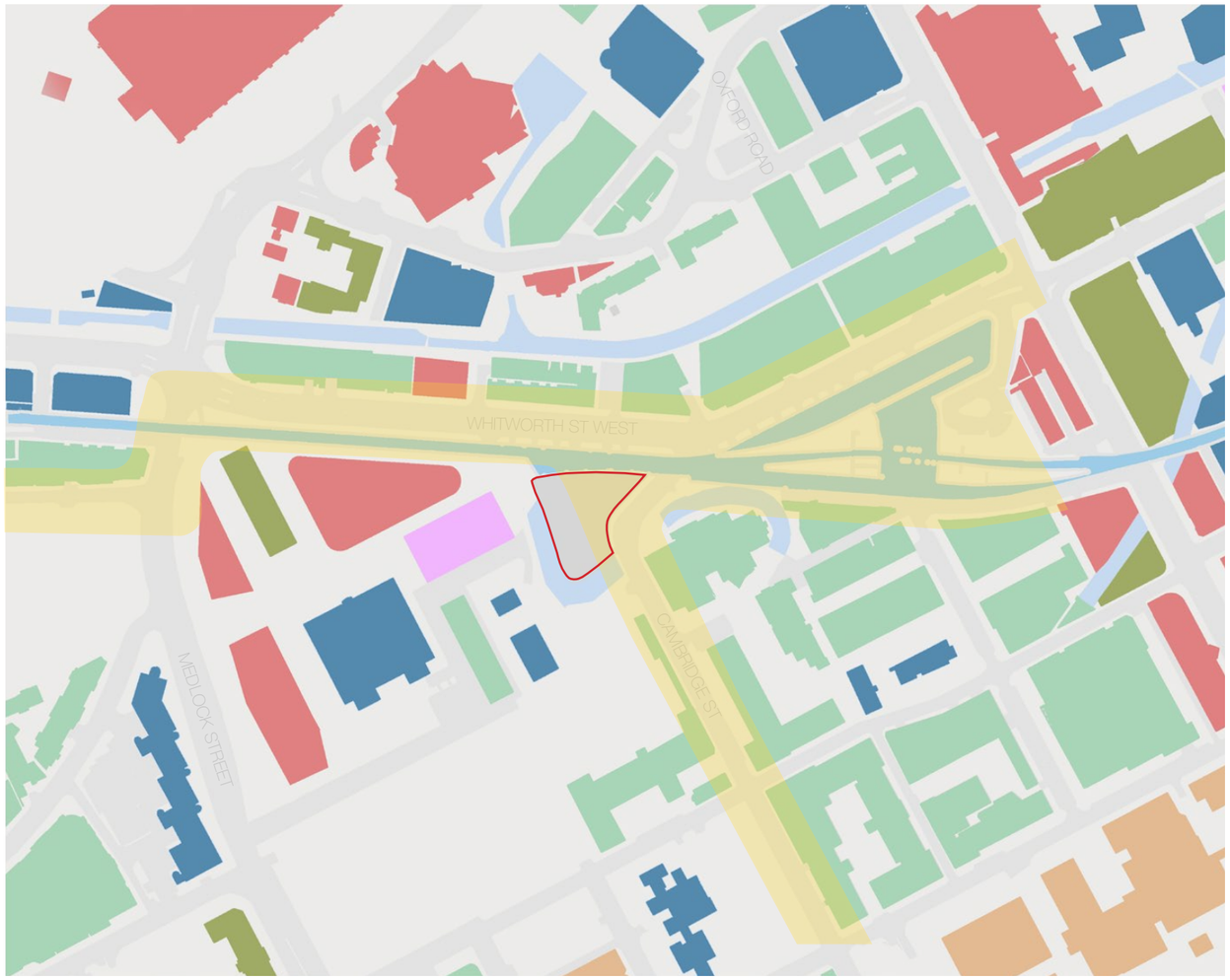
University of Manchester

Manchester Metropolitan University

Hotspur Press

The Site and Surrounding Context

3.0



Residential (Inc. Student Residential)
Hotel
Cultural / Commercial
Office
Education
Railway Line
Car Park
Disused
Designated East-West 'Cultural Ribbon' Between Oxford Road And Little Peter Street (As Identified In The First Street Development Framework)
Site Location

Adjacent Land Use

3.4

The land use surrounding the city-centre site is a mix of commercial, residential, office and educational buildings.

The immediate locality is exceptionally vibrant, enabling the site to be well connected to local amenities; a wide range of shops and services, including local supermarkets and a wide variety of bars and restaurants, are all easily accessible by foot.

Cultural destinations such as the Palace Theatre, the Dancehouse, Home Mcr, Manchester Central Library, Manchester Art Gallery, as well as music venues such as Gorilla, the Deaf Institute and the Ritz, are also nearby.

The site is also within walking distance to both Manchester University campuses.

'Creative Ribbon'

3.5

The site is located within the 'Creative Ribbon' character zone, as identified in the First Street Development Framework.

An opportunity was identified to build on the existing cluster of cultural and creative businesses around Knott Mill and Whitworth Street West, and the new cultural hub recently delivered within First Street North to create a new and distinctive cultural district for the city centre. The four key components of the quarter are: Oxford Road station and the former Cornerhouse Cinema site, Cambridge Street/River Street, Little Peter Street, and Whitworth Street West.

First Street Development Framework 3.6

Hotspur Press is designed to stitch into the fabric of the First Street Development Framework. One of the principal characteristics of this, was the need to create a fully integrated city centre neighbourhood.

The Framework puts forward the following for the Hotspur Press site:

"Hotspur Press is ... subject to developer interest for potential residential development that could retain some of the existing Hotspur Press buildings. This should be explored with consideration for the development compatibility with the surrounding creative uses, linkages to First Street South and the creation of a new east-west linkage between Oxford Road station and First Street North." (3.65 - First Street 2018 Development framework)



First Street plan showing our neighbouring site

Site Location

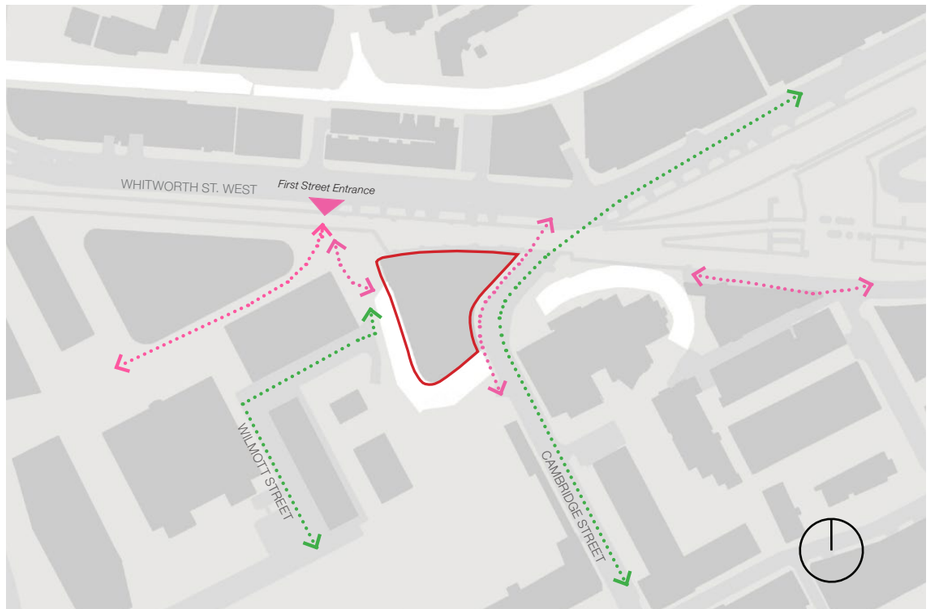
First Street Development Framework Boundary

First Street Connectivity 3.7

Access to the site is limited as it is bounded by the Viaduct to the north and the river Medlock to the south and west. Pedestrian and vehicular access is available along the eastern boundary via Cambridge Street.

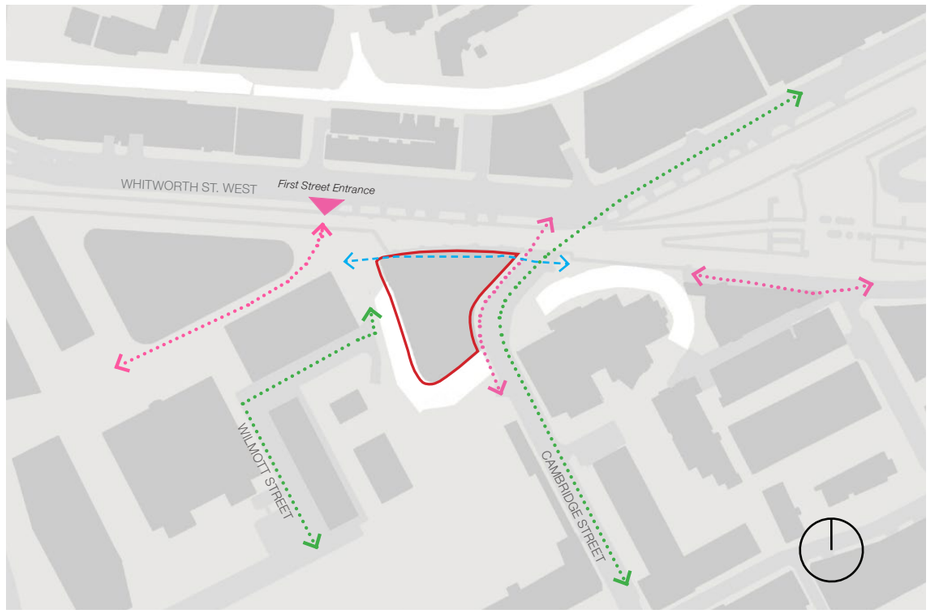
As mentioned on the previous page, the creation of east-west linkages from First Street North through to Oxford Road Station, a zone in which the site is located, is regarded as important by the First Street Development stakeholders in integrating the neighbourhood into the wider city centre.

An additional east-west linkage could be achieved through the site via its north-west boundary: the First Street entrance provides a pedestrian link to the site, while vehicular access could be achieved via Wilmott Street.



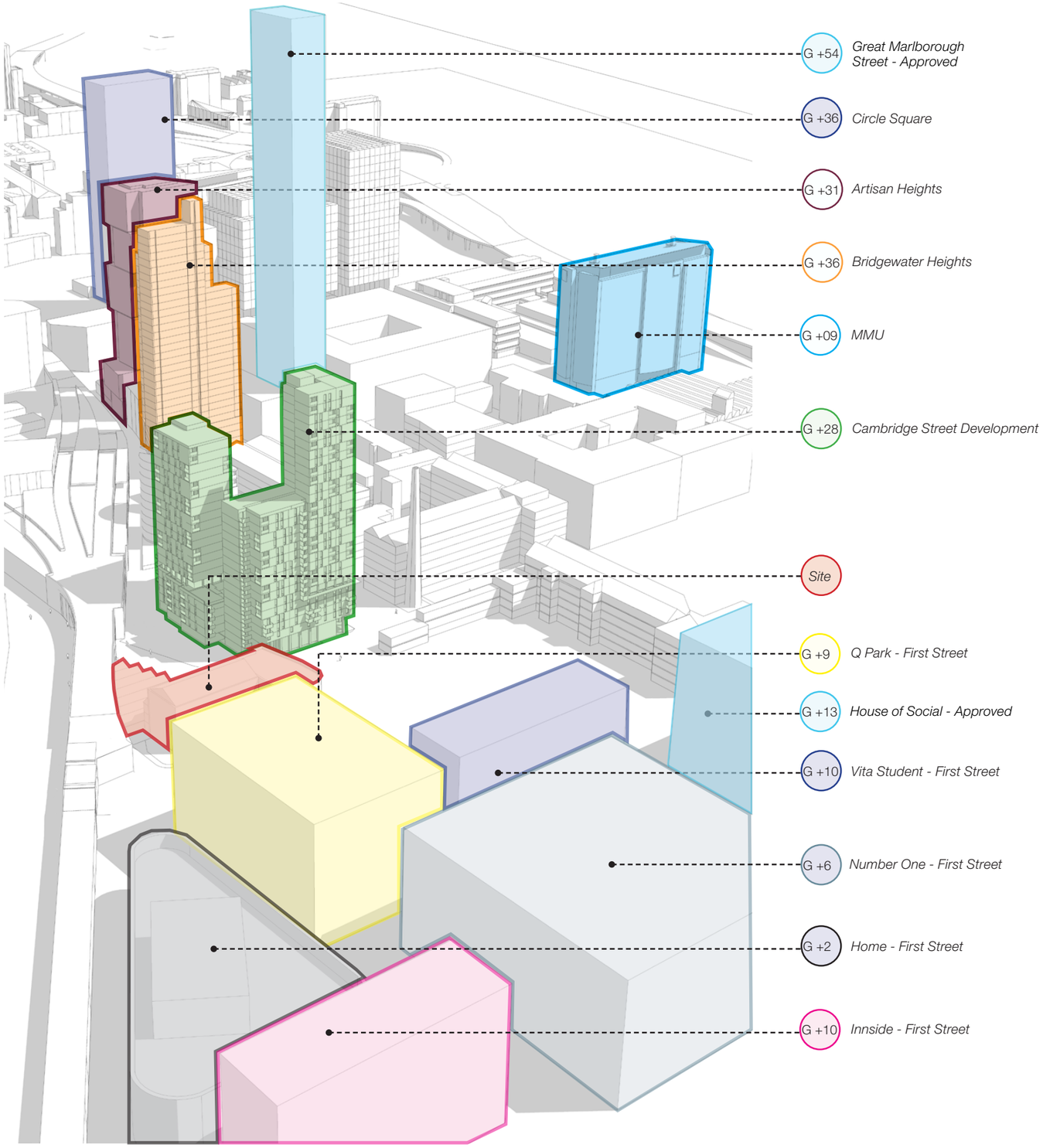
Existing Site Movement

Site Location *Vehicle Movement* *Pedestrian Movement*



Potential Site Movement

Site Location *Vehicle Movement* *Pedestrian Movement* *Potential First Street Pedestrian Connection*



The Site and Surrounding Context

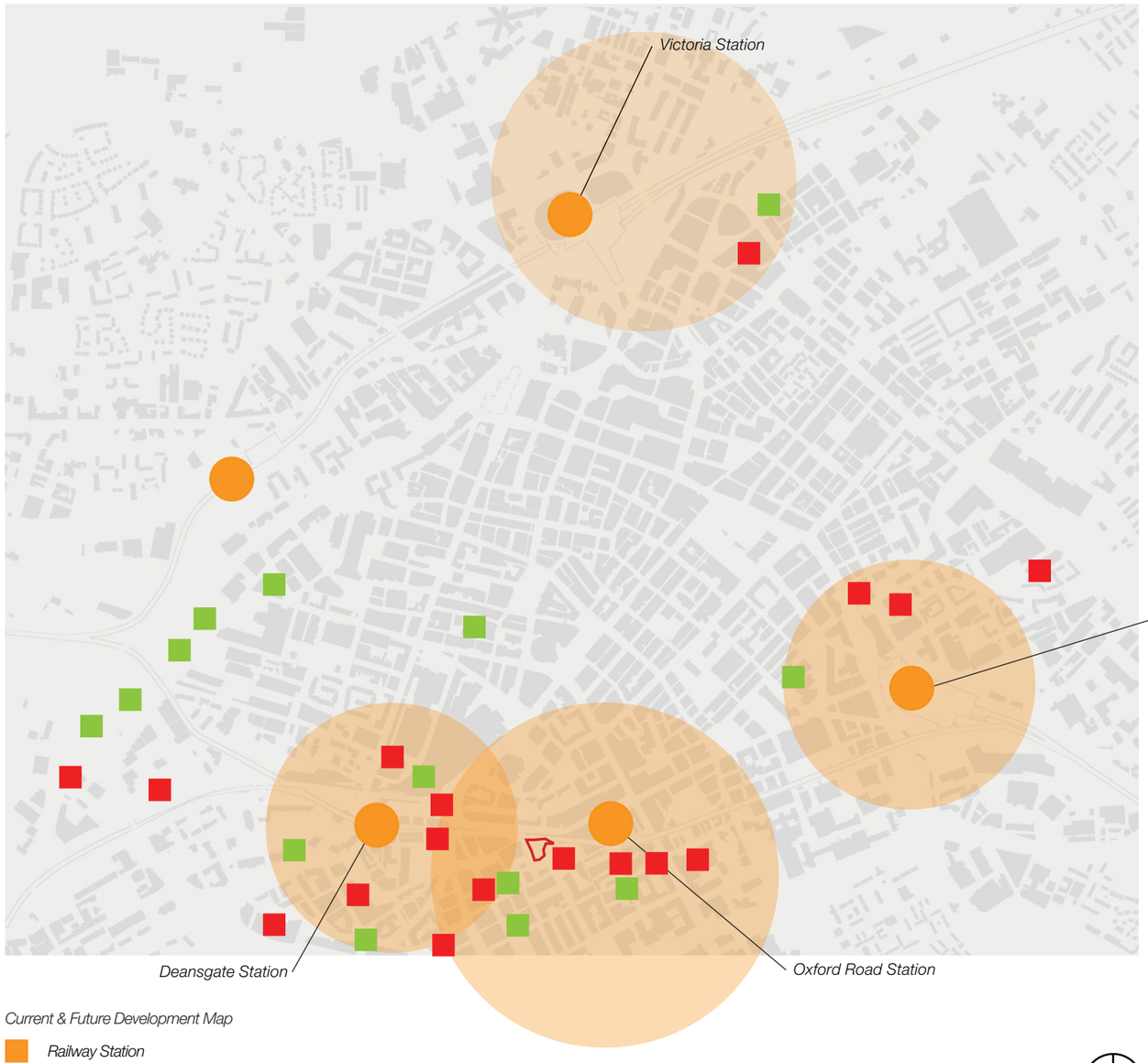
3.0

Existing Cityscape

3.8

The townscape adjacent the site is varied, with a number of tall buildings located in close proximity to the proposed area of development.

The Cambridge Street apartment building, which is located directly adjacent the site, stands at 28 storeys. The student accommodation Bridgewater Heights, which is located less than 300m from the site, is 37 storeys. Behind this is a further two student buildings which stand at 31 and 36 storeys respectively. A new tower in Great Marlborough Street has just been approved for 55 storeys, greatly increasing the height of the surrounding context.



Current & Future Development Map

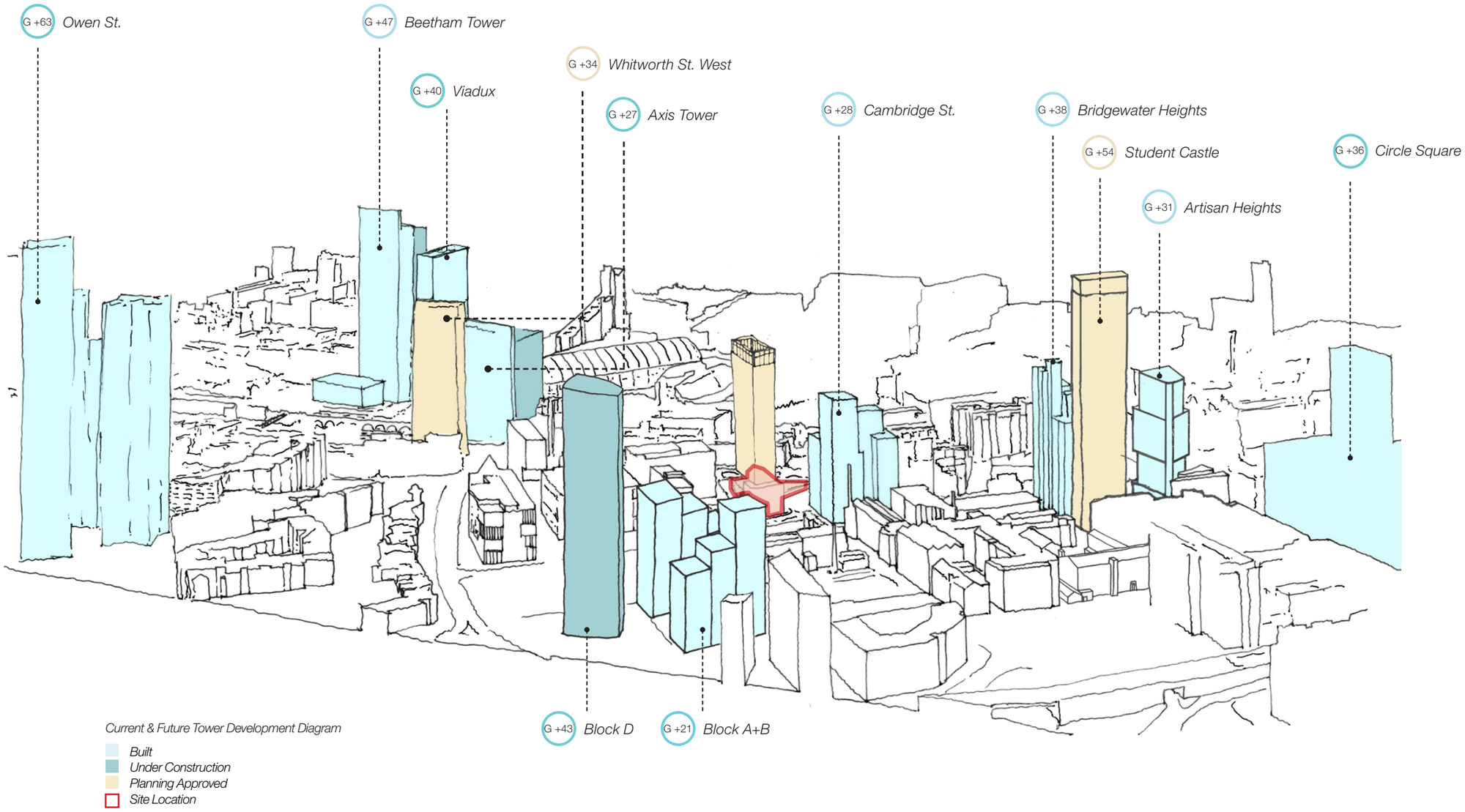
- *Railway Station*
- *Tall Building: Existing*
- *Tall Building: Approved / Under Construction*
- *Site Location*

Future Development Context 3.9

The Cambridge Street apartment building and the student accommodation Bridgewater Heights are two towers among a number of tall buildings which have been completed alongside the section of railway viaduct that connects the Oxford Road and Deansgate stations. These also include the Beetham Tower and the Green Building. Other approved schemes such as Axis and 10-12 Whitworth Street are under construction.

The diagram to the left shows the number of towers that have recently received planning permission or are under construction within the city centre, showing a cluster of development around the Oxford Road and Deansgate Railway stations, close to the site.

The diagram on the opposite page shows current and future developments surrounding the Hotspur Press site.

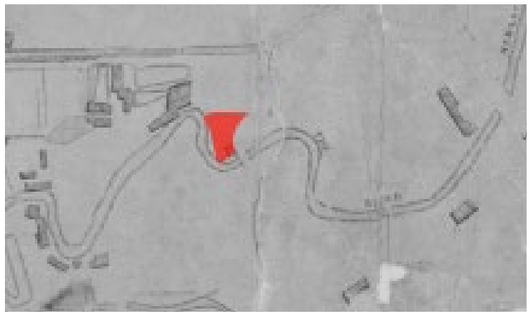


Current & Future Tower Development Diagram

- *Built*
- *Under Construction*
- *Planning Approved*
- *Site Location*

3.11

1800



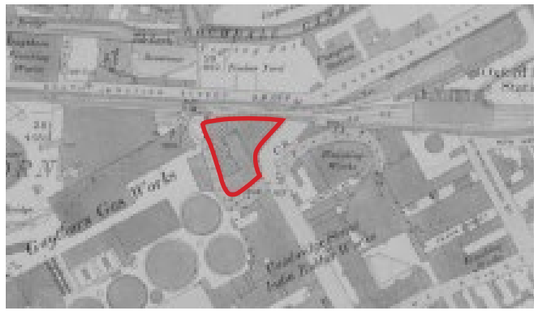
1809



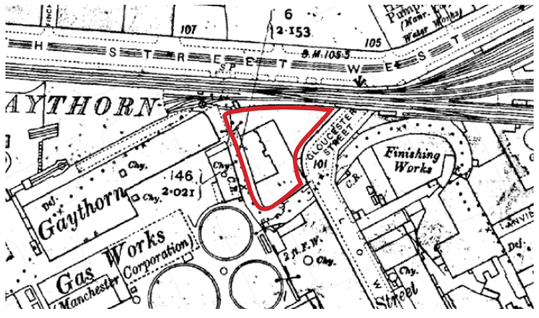
1850



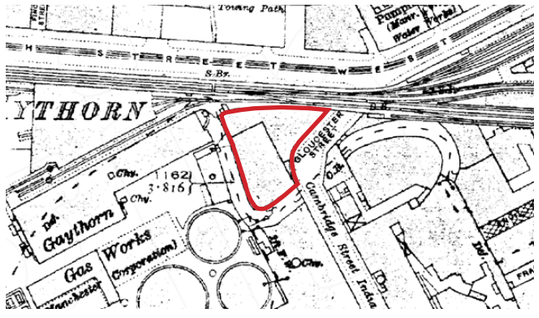
1891



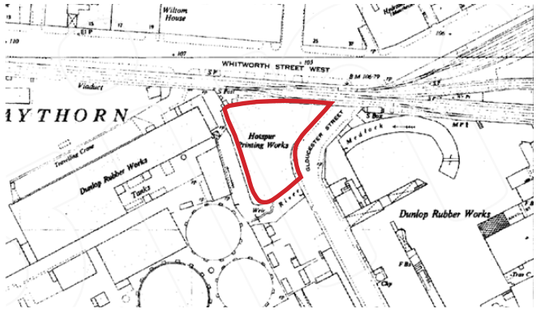
1900



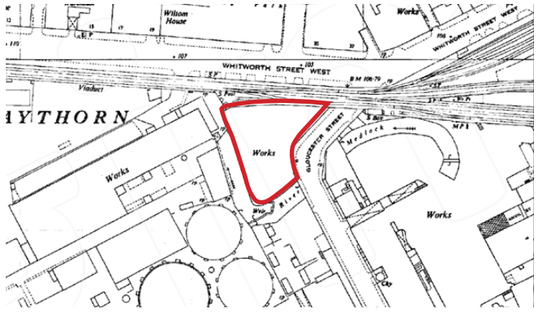
1920



1950



1960



Historical Site Development

The area around the site has traditionally been the location of Manchester's historic cotton industry, and the location of an Irish immigrant settlement during the early 19th century. Until the late 18th century, the site and surrounding area had been open fields and pastures with very few buildings to the south and immediately north of the river Medlock. Originally this area of Manchester was known as 'Chorlton Row' however the area gradually became known as 'Chorlton-upon-Medlock' in the early 19th century, which continues today.

The first wave of development in the area was that of mills, dye-houses and warehouses, which were largely concentrated along the banks of the river Medlock.

The site on which the Medlock Mill was constructed is immediately adjacent to an early crossing point across the river Medlock, originally known as Cambridge Street Bridge; a point which is also the historic boundary between the township of Chorlton-upon-Medlock and the township of Manchester. This historic boundary is illustrated by the Victorian sign that still exists upon the south-east corner of Medlock Mill.

The map regression (right) shows the development of the site during the 19th and 20th centuries.

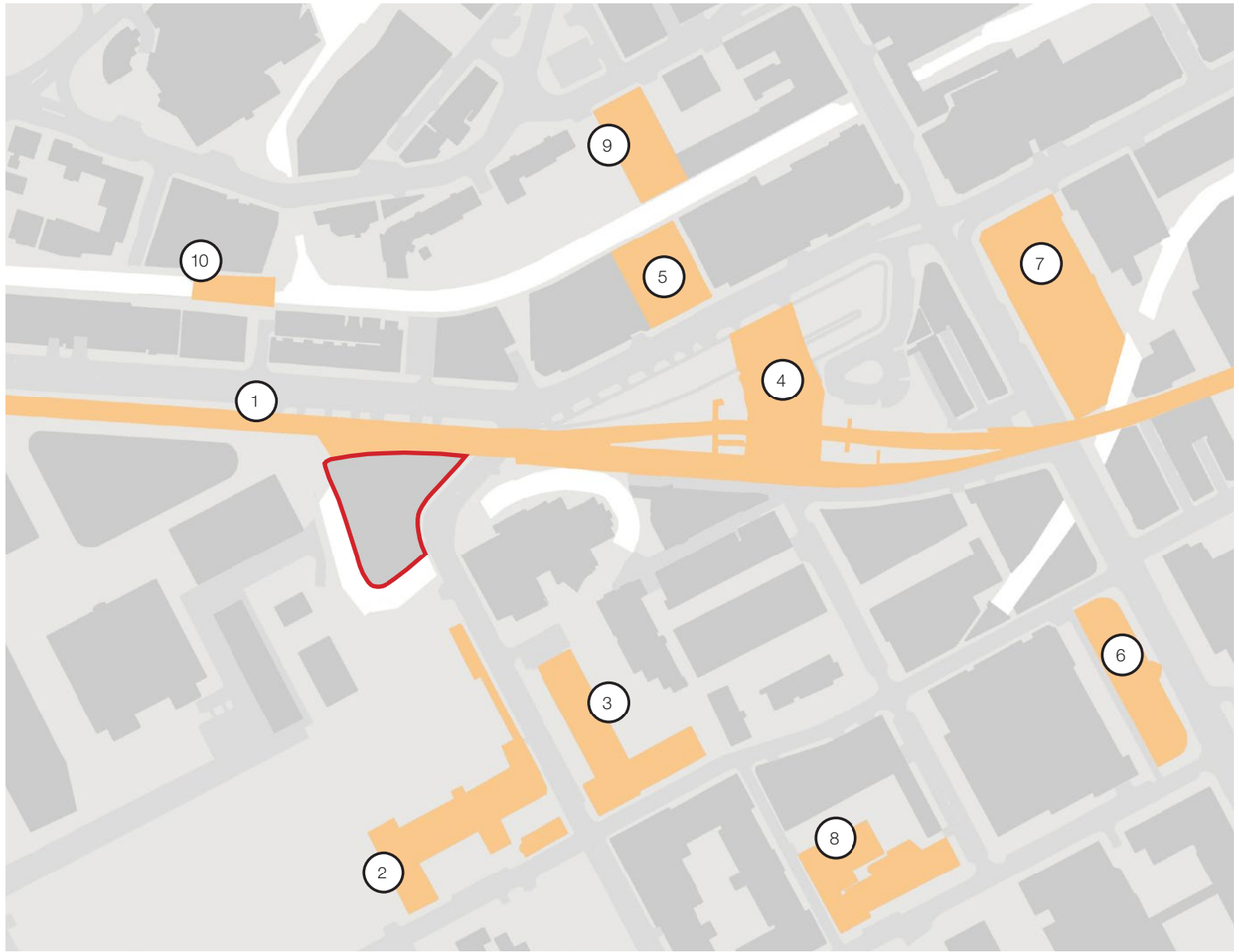
The map from 1800 shows the site being occupied by the original Medlock Mill, which was destroyed by fire in 1801.

The 1809 map shows the new and enlarged Medlock Mill (the present building) in its original form. The main mill block including a loft space, was of six stories and forms the only existing building on the site today. To the south of the mill is a smaller two storey engine house, which can be seen to project from the dwelling house. Three outbuildings sit to the west of the mill.

The OS map from 1850 shows that a new building has been constructed adjacent to the engine house of the curve of the river. The three original outbuildings are still extant.

The 1891 plan shows the full extent of the curved wing following the line of the river to the south of the mill, and both the first north-light shed and a new, larger north-light shed constructed to the north of the site. The remaining maps remain largely unchanged with much of the surrounding context to the site being well established until the early 21st century.

For more details on this, please refer to the Heritage Assessment prepared by Stephen Levrant Heritage Architecture (Chapter 8 of the Environmental Statement).



Listed Buildings / Structures
Site Location

Neighbouring Designated Heritage Assets 3.12

The site is close to several designated heritage buildings and structures. The heritage asset that would be directly affected by the proposed development is the Grade II listed Manchester South Junction & Altrincham Railway Viaduct (1), which is located along the site's northern border.

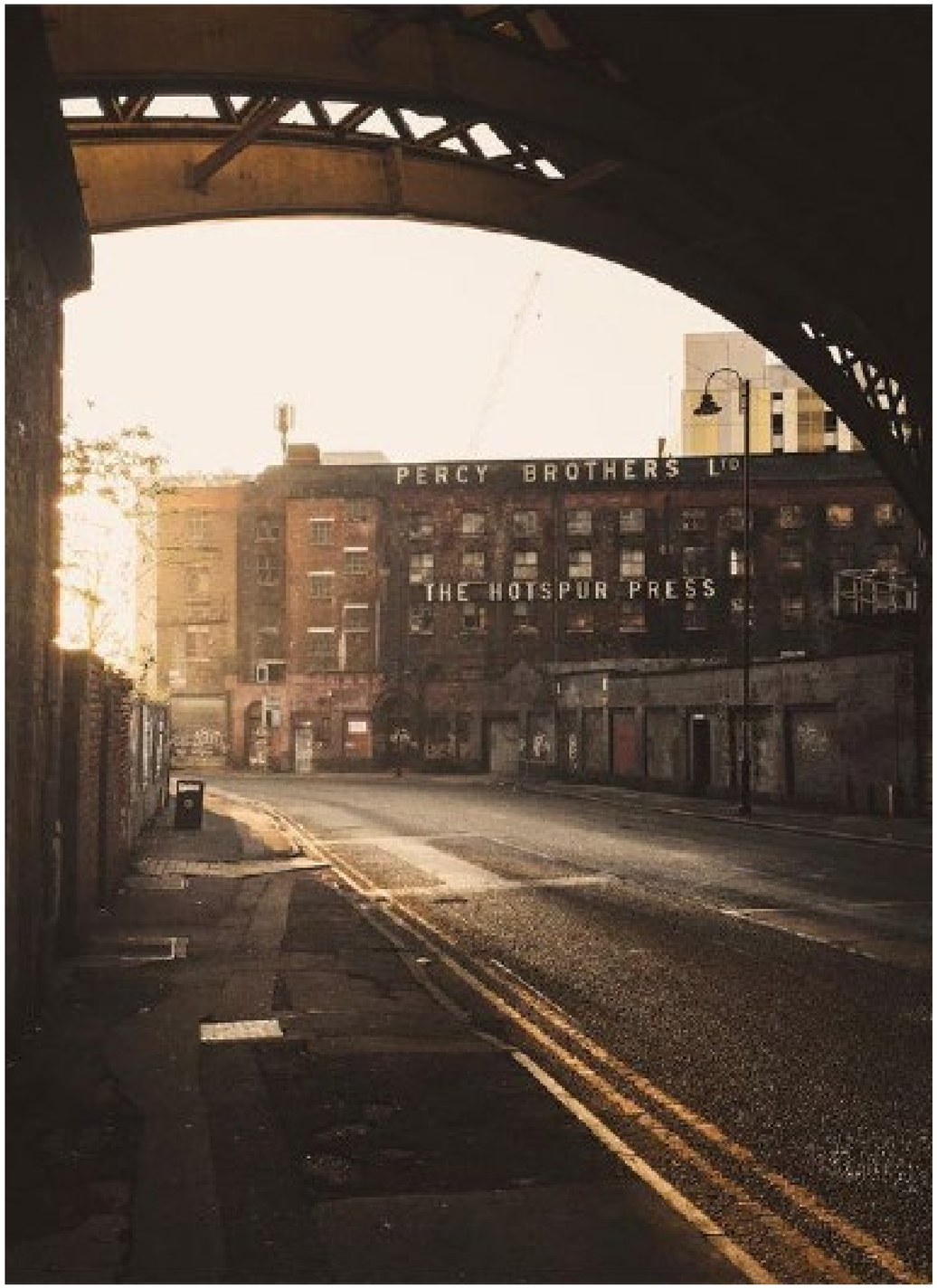
Listed buildings near to the site and likely to be a planning consideration include:

2. Chorlton New Mill & Attached Chimney: Grade II
3. Chorlton Old Mill: Grade II
4. Manchester Oxford Road Station: Grade II

Listed buildings and heritage assets in the general area of the site include:

5. The Ritz Dance Hall: Grade II
6. Dancehouse Theatre: Grade II
7. Former Refuge Assurance Company Offices: Grade II*
8. Chatham Mill: Grade II
9. Lee House: Grade II
10. Rochdale Canal Lock no. 89 (Tib Lock): Grade II

The listed buildings and structures are highlighted orange in the plan on the left.



External freestanding signage (as shown in above image) is of high historical significance

Heritage Report: Statement of Significance 3.13

The Hotspur Press building is not located within a Conservation Area, nor does it benefit from any formal heritage designation, therefore in terms of national guidance on heritage designation, the Hotspur Press is a building of relatively low heritage value. However, the building yields some aesthetic, historical, evidential and communal values and is deemed a 'non-designated heritage asset,' as defined by the National Planning Policy framework and as implicitly recognised in Manchester's Core Strategy policy EN3.

The mill is recorded as the second-oldest surviving, non-fireproof mill in Manchester and Salford. The earliest part of the mill building broadly retains its original plan form, although this is obscured by later partitions, as well as some fittings such as heavy timber floors, cast iron columns and parts of the original roof structure. The main building dates to 1801 and although extensive alterations have taken place throughout its life, these have not fundamentally impacted on the appreciation of the building's main fabric, which remains partially intact and easily understood and appreciated as being a former cotton mill.



Image taken from Heritage Report, breaking down the significance of the existing elements

Heritage Report: Statement of Significance 3.13

Both Manchester City Council and the Heritage Consultant, Stephen Levrant Heritage Architecture (SLHA), advised that demolition of the two principal blocks is unlikely to be acceptable to the Local Authority. SLHA also suggested that there is an opportunity to retain the two principal blocks of 1801 and the mid-1880s and to remove the lower level sheds to provide landscaping and/or alternative additional accommodation.

SLHA's Heritage Appraisal has defined the significance of the key components of the site as follows:

- The surviving parts of the original 1801 mill are of high significance.
- The surviving parts of the c.1880 curved wing are of high significance.
- The c.1882 shed is of considerable significance.
- The later c.1880 shed is of low significance.
- The c.1900s internal partitions forming offices are of low/ considerable significance. The c.1950 alterations, such as the external fire escape to the east, are of low significance.
- The freestanding Percy Brothers Ltd signage on the exterior of the building is a highly unusual survival of high significance.

1801 mill: high significance
c.1880 warehouse: high significance
c.1882 shed: considerable significance
c.1880 shed: low significance
c.1950 alterations: low significance

Structural Report: Summary of Existing Building Photos 3.14

Please note that this section is to be read in conjunction with the Structural Report.



1801 Mill



View towards front of fourth floor storey



View towards rear of fourth floor



Collar and new beam at head of cast iron stanchion



Steel beams linking head of stanchions



View along roof space



Additional storey within roof space



Additional steel beams to underside of upper second floor over



Additional beam to rear of narrow section of floor plate



ypical cast iron stanchion supporting timber floor beam ver



View along front elevation of the third floor; inaccessible space to left (highlighted); slope on floor visible



Steel channel sections bolted to each face of timber chord



Similar strengthening



Floor finish



Vertical cracking in masonry at entrance to upper first floor



iew along rear elevation of the third floor; inaccessible space to left (highlighted); slope on floor visible



Partition fitted to distorted shape of structure



Timber floor finish



Corroded steel lintels

Structural Report: Summary of Existing Building Photos 3.14

Please note that this section is to be read in conjunction with the Structural Report.



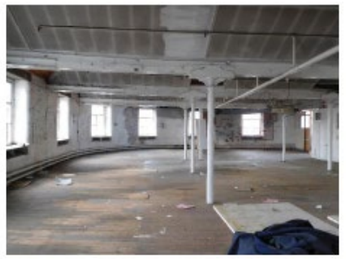
1880 Warehouse and Sheds



Lower reaches of lefthand elevation



Righthand end of rear elevation of main mill



View towards rear of lefthand wing



Additional timber posts highlighted



Western end of single storey roof



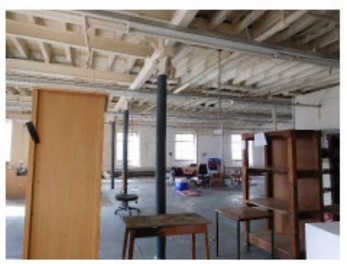
Continuation of roof; vegetation growth



Rebuilt parapet; water staining and vegetation growth



Rear of lefthand wing of building



View towards rear of floor plate



View along loading bay towards the rear



Multi-pitched roofs



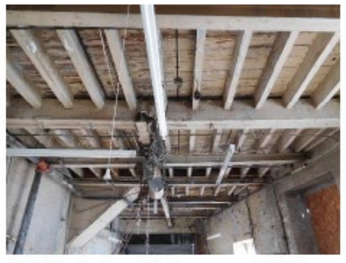
Stanchions supporting timber valley beams



Inclination (towards the rear) of rear lefthand stanchion visible



Righthand end of rear elevation of main mill visible



Original steel and new timber beams over loading bay



Typical strengthening detail along lefthand side of building



Lightweight steel roof trusses



Lightweght steel roof trusses

Existing Site Photographs 3.15



View 1 - Views from Whitworth st. West



View 2 - Views from First st



View 3 - Views from Whitworth st. East



Existing Site Photographs 3.15



View 4



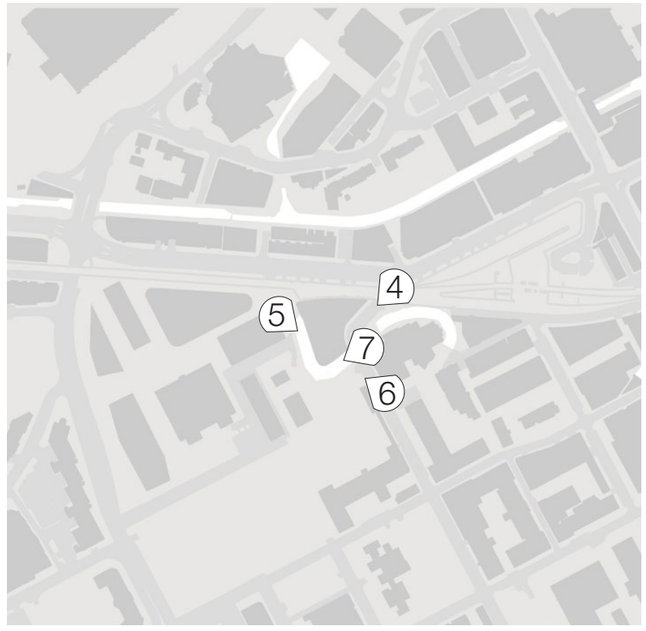
View 5



View 6 - Views from Cambridge Street



View 7 - View of the River Medlock



Existing Site Photographs 3.15



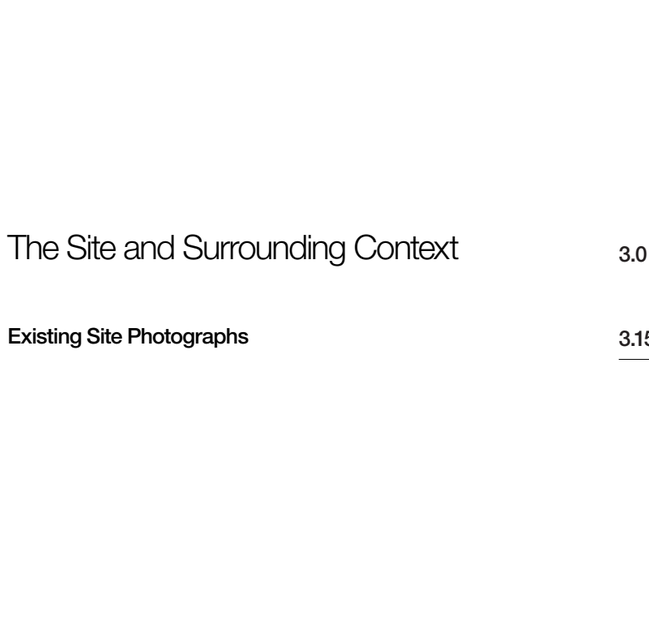
View 8



View 9

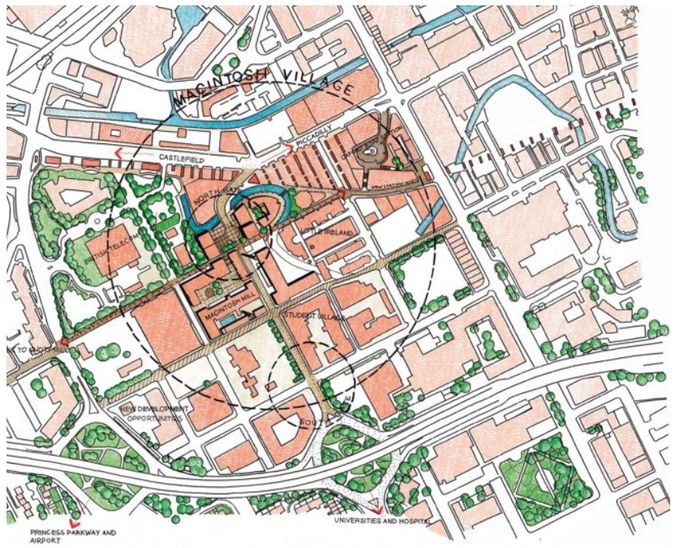


View 10 - Views from the First Street entrance

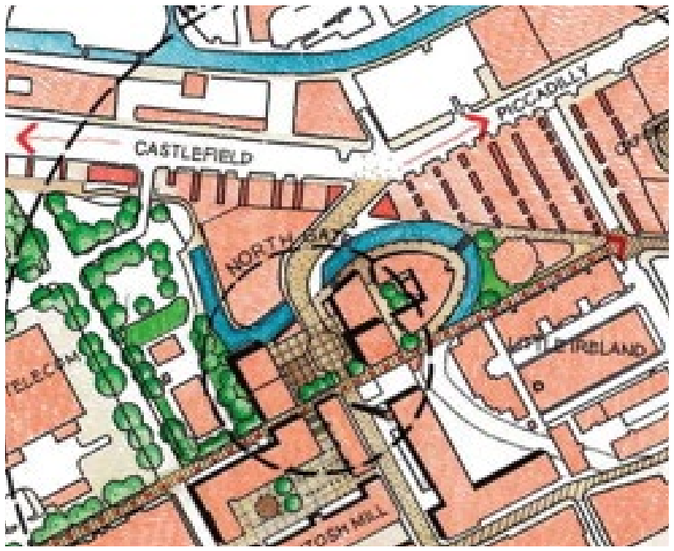


4.0

Concept Development



2001 Macintosh masterplan





Key precedent - Kuppersmuhle Museum, Duisburg by Herzog & deMeuron





Precedent - Astley Castle by Witherford Watson Mann architects

Concept Development 4.0

2001 Macintosh Masterplan 4.1

The Macintosh Masterplan was carried out in 2001 by Terry Farrell architects, and looked at future development of the area.

One of the key elements of the Macintosh Masterplan, was having two towers bordering either side of Cambridge Street, to frame the view when entering Manchester city centre.

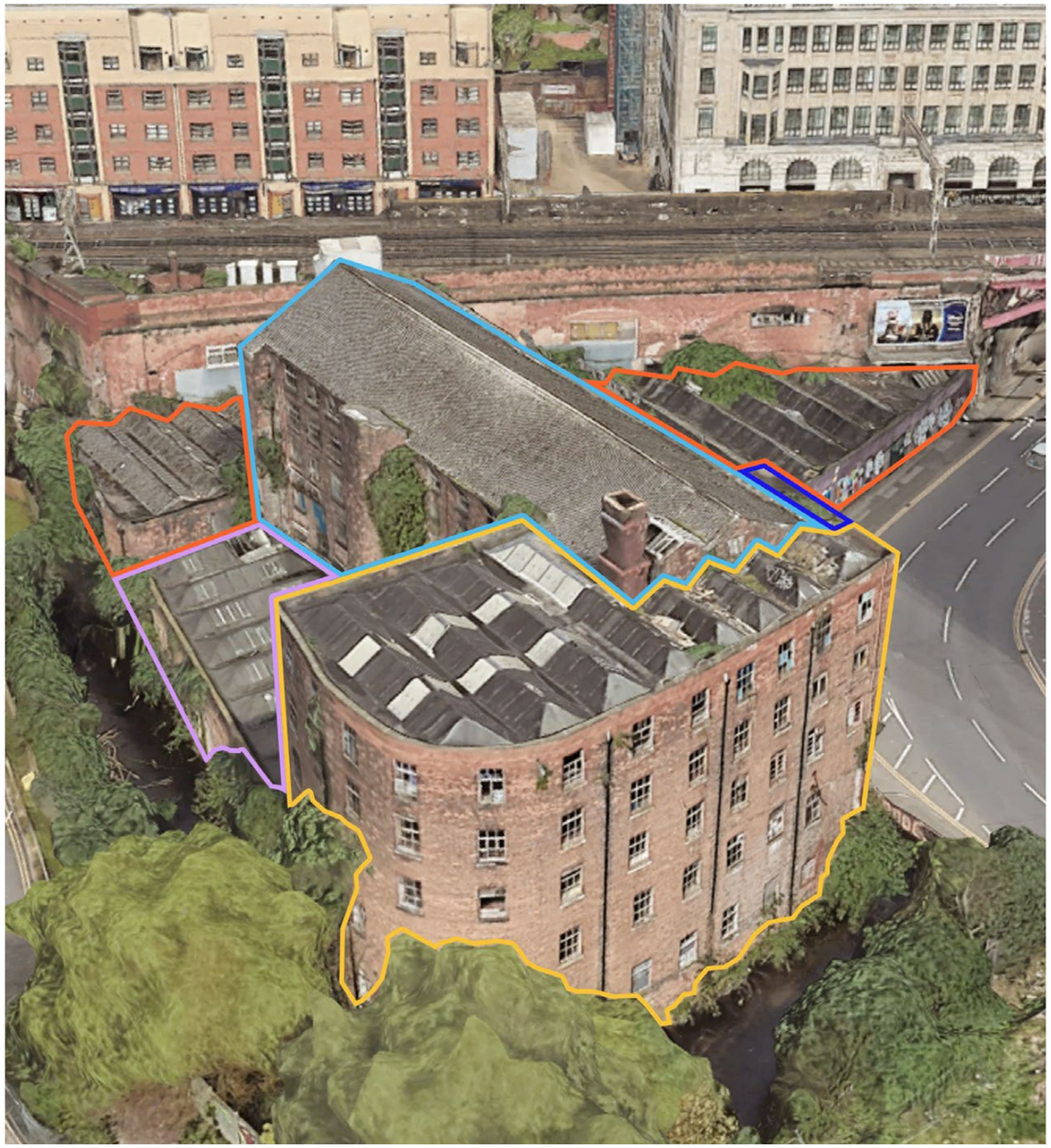
This tower completes that masterplan vision.

Key Site Precedents 4.2

The following were seen as precedents for the consented proposals and remain relevant.

The Kuppersmuhle Museum in Duisburg, by Herzog & de Meuron Architects, is an industrial complex made up of simple block masses which have been added over time. Herzog and de Meuron continued this addition to suite its new function as a museum. Utilising a complimentary rather than contrasting colour pallet a coherence of the site is attained, whilst also being of its own aesthetic.

Additionally, the precedent of Astley Castle, by Witherford Watson Mann Architects, is an example of architecture which uses the historic fabric of a building to cloth a new one. With a subtle choice of materiality, it is clear and easy to identify which elements are new. As with the Herzog & de Meuron precedent, Witherford Watson Mann manage to maintain the coherence between old and new.



1801 mill: high significance
c.1880 warehouse: high significance
c.1882 shed: considerable significance
c.1880 shed: low significance
c.1950 alterations: low significance

Design Approach - Learning From the Site's History 4.3

The adjacent picture demonstrates the development of the site over time, with a number of extensions being added to the main 1801 mill building, to form what is known today as the Hotspur Press Building

Each addition maintains the material pallet of the original, red brick with stone and glass secondary elements, creating a coherent building aesthetic.

This is a clear demonstration of how each new user changed the site to meet their functional needs, adapting the existing building fabric and reshaping the complex when needed. A non-precious approach to adaptive reuse is evinced by the John Rylands southern 1880's block addition which along with the ground floor shed structures enables to mill to be move away from cloth manufacturing to a place which turned imported cloth into garments.

DC comics bought the site in the 1910's and subsequently replaced the floors and cut two large windows into the northern gable, in order to increase the volume of light within the space for those working on the printing presses.

The honesty of the building's development expresses the site as a serious of function blocks rather than as a single homogenous object. And it is our intention therefore to continue with this by adding simple, functional brick objects which suit the new use; whilst also cutting, stitching and replacing the elements of the existing fabric. By doing much of the sites memory are retained, recognising the importance of the historical development to the city of Manchester.



Hotspur Press northern facade

Concept Development

4.0

Massing Sketches

4.4

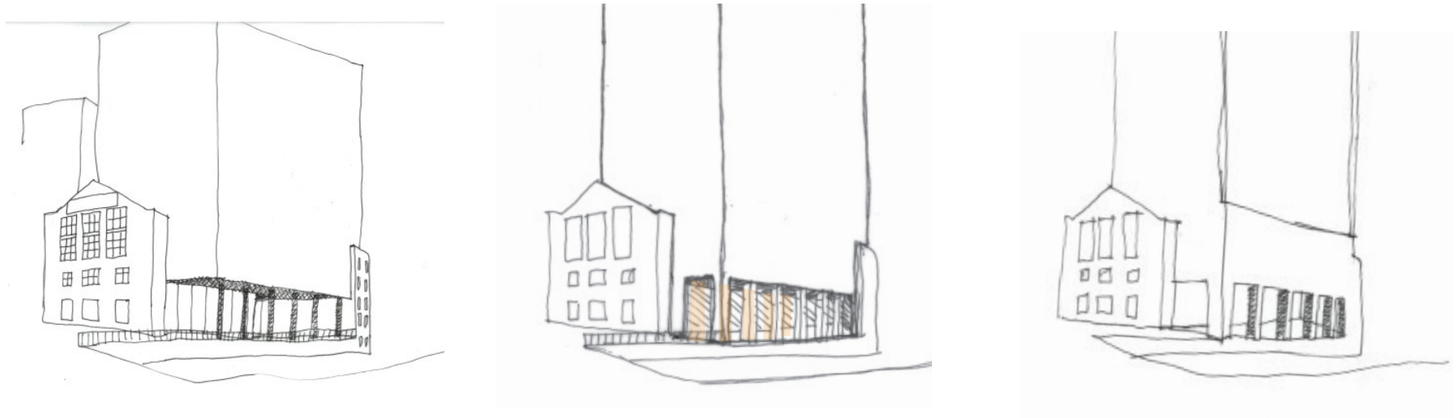
The relationship between the existing building and a tower was explored and developed using sketches. After several iterations demonstrated that adding a single monolithic block element was not appropriate. It created an abrupt connection between the two masses and hit the ground awkwardly.

Two Brick Blocks

4.5

To overcome these issues, it was decided to infill the space on site thereby creating a plinth which utilised the existing elevations. This would facilitate a better connection to a new tower which sat upon it.

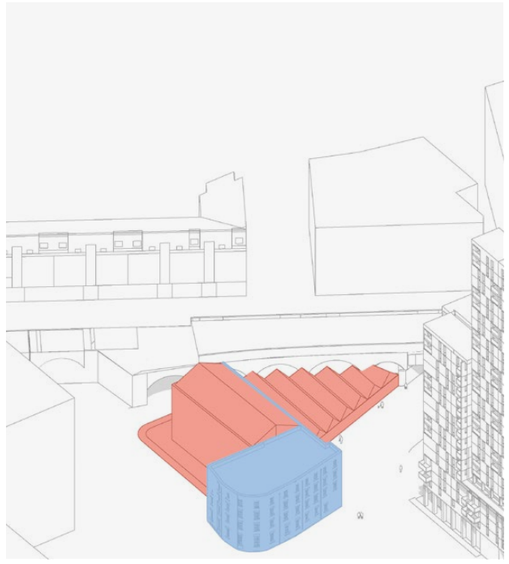
The aesthetics and geometry of the ‘plinth’ block was to be more similar to the existing brick blocks on the site. Heavy with more mass and smaller openings. Whilst the tower, in contrast was to be expressed as a much lighter brick object.



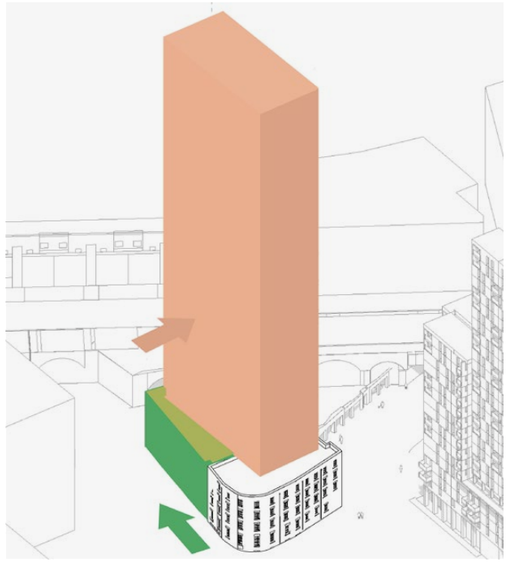
Sketch studies into ways of inserting a new building block into the existing arrangement

Concept Development

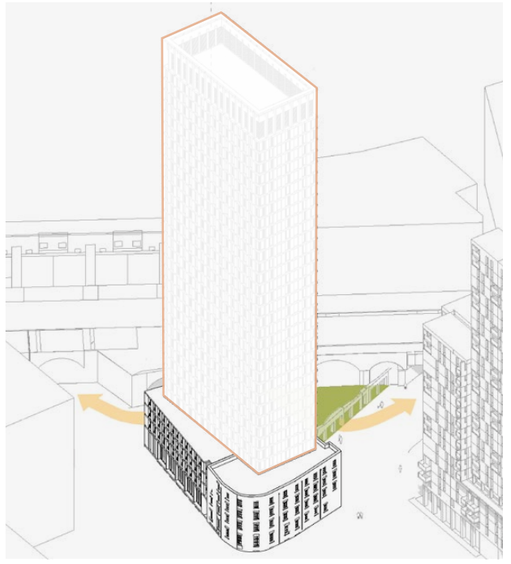
4.0



Retention



Massing



Public Realm (and potential links to the First Street SRF)

Retention

4.6

All facades except the West are to be retained. The weaving sheds will be removed, however four will be retained and repaired to form an external cover that connects the north facade to the viaduct. The palisade wall is to be taken down, the bricks repointed and then rebuilt in its current arrangement.

Massing

4.7

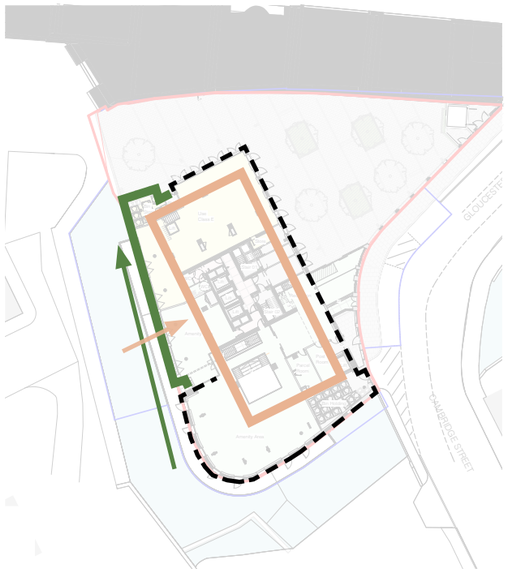
The lower block of the scheme aligns with the rhythm of the existing building fabric, whilst the higher block steps back from facade to reveal an outdoor ecological terrace on the south bank as described within the landscape section of this report.

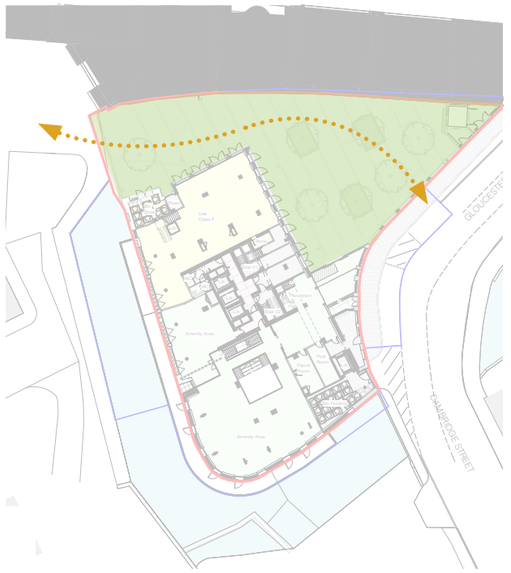
Public Realm

4.8

Introducing a through-route from First Street to Gloucester Street not only provides a new urban public realm but also ties in with the Strategic Regeneration Framework and the intention to connect the two roads for pedestrianisation.









Two towers bordering either side of Cambridge Street, as per Terry Farrell's masterplan

Concept Development

4.0

Site Density

4.9

The density of the tower to an extent is offset by the provision of a new square, (which has been given over to public use, and so will not be developed.)

Also, the site is very close to the city centre, so the majority of journeys can be made on foot, rather than putting pressure on roads or public transport.

The site is very close to a major train station, Oxford Road station, which is itself applying to undergo significant extension work. So the option of relying on public transport rather than having to take a car is very good in this location.

Height Analysis

4.10

The following consideration were made when deciding on the final height of the tower:

- The proposal is at a significant location on Whitworth Street West, particularly when viewed from the Palace Theatre and the Hacienda apartments. It is juxtaposed with an established skyscape of tall buildings, including 1 Cambridge Street (29 storeys), Bridgewater Heights (37 storeys), Artisan Heights (32 storeys) and Circle Square (37 storeys). The datum of the listed viaduct acts as a visual unifier to the linear cluster.

- Similarly, when viewed from within First Street, the proposal forms a visual relationship with 1 Cambridge Street.

- This is also the case in the Farrell masterplan as articulated earlier.

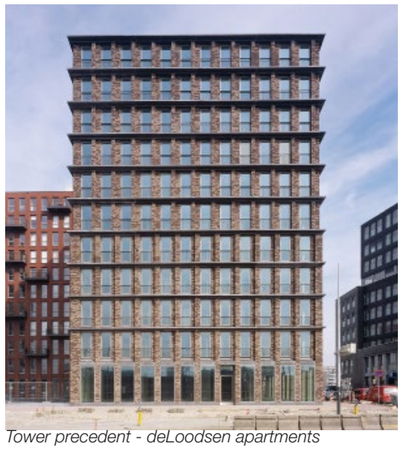
- Its relationship to other towers in the city context, particularly Deansgate Square.

- Finally, the proportion of the tower to the historic fabric of the podium is a consideration.

- Recent developments of Circle Square and those within the Great Jackson Street SRF (40-67 storeys) have changed the context of the proposals since the extant consent. In consideration of the above, the proposed height of 37 storeys is considered to be entirely appropriate.



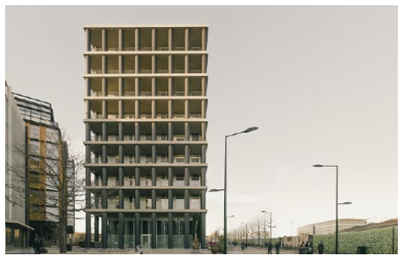
Diagram showing the change to using two new blocks rather than one



Tower precedent - deLoodsen apartments



Tower precedent - Prudential Building



Tower precedent - One Pancras Square

Concept Development 4.0

Retaining the 1801 and 1880 Facade 4.11

Retaining these elevations has a number of significant benefits:

- It retains the 'visual object' of the Hotspur Press mill. Maintaining the street level character of the areas.
- Enables the creation of a base, or plinth, to the tower which grounds the proposal and provides the new public square with a much richer context at human scale.
- Historic grain and textures retained.

Tower Precedents 4.12

The lightness of an elevation created by the separation of the vertical and horizontal elements, with the vertical being expressed as a series of columns is a common theme which can be found within the precedents adjacent:

- Winhov's de Loodsen apartments in Amsterdam.
- Louis Sullivan's Prudential Building in Buffalo, New York
- David Chipperfield architect's One Pancras Square project, in London

Further sketch iteration with our proposal repeating this typology, with brick vertical columns and horizontal concrete bands which express the floor lines, helped to further define the elevation approach of the consented proposals.

Plinth Design 4.13

As previously described the 'plinth' block made up predominantly by the existing building and its elevations is to be much heavier in appearance. Therefore, any new addition which intersected the plane defined by the existing height, had to marry with this approach.

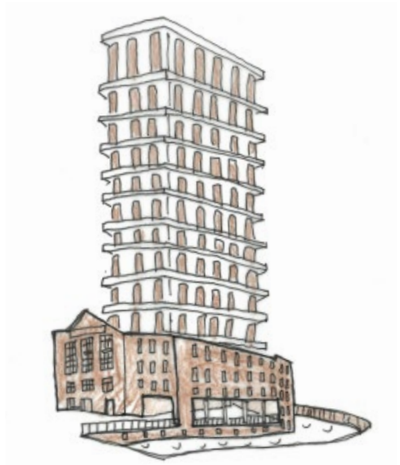
A new 'mill-like' infill extension to the river seeks to complete the podium and continues the industrial character of the existing buildings following the eaves level of the 1880s curved wing.

Tower Design 4.14

The lighter tower is to be expressed as a simplified object. A functional crown element works to terminate the new massing whilst also screening plant equipment upon the roof of the tower.



Close-up sketch showing initial development of base block and lighter tower block



Sketch showing new base block and lighter tower block



Sketch testing 'heavy' tower, which didn't work



Eastern site wall retained & perforated at infill panels

Concept Development

4.0

Eastern Site Wall

4.15

The eastern site boundary has long been defined by the palisade brick wall which sits adjacent to Cambridge Street. Removing the infill panels allows us to perforate this further which in turn enables greater connectivity to the new public realms.

Whilst it is intended that this wall be removed to enable on site works it will be reconstructed to its original shape, height and will help define the edge of the new the public square.

Ground Plan

4.16

A commercial unit is located within the ground floor of the proposal overlooking the new public square. Whilst the function of this space is yet to be defined, the business has the potential to spill out onto the square which helps to animate the potential connection through to First Street.

Residential Entrance

4.17

Entrance into the PBSA element of the proposal is through Cambridge Street on the eastern side, which forms the main front facade. Residents are naturally led from the street through into the openings of the palisade wall, where a fully glazed extension sits lightly inbetween the existing palisade wall and mill, leading one into the main lobby and reception area.

Active Frontage

4.18

The arrangements defined above help to maximise the amount of active frontage which overlook the square creating vibrancy as well as passive policing.

Existing Ground Floor Sheds

4.19

The quality of space defined by the ground floor weaving sheds which fill the site around the 1801 mill was another aspect of the existing building which defined its character. With the added value of forming a threshold between First Street and the new public square it was decided that a small section of the roof structure whilst now glazed would be maintained adjacent to the new commercial space to further enhance the active frontage.

Concept Development

4.0

Viaduct Arches

4.20

ArchCo own the spaces within the Grade II listed viaduct arches that sit to the north of the new public square. And whilst not part of this application it is the ambition that one day, these front onto the space enriching the square's vibrancy even further.

Landscape Design

4.21

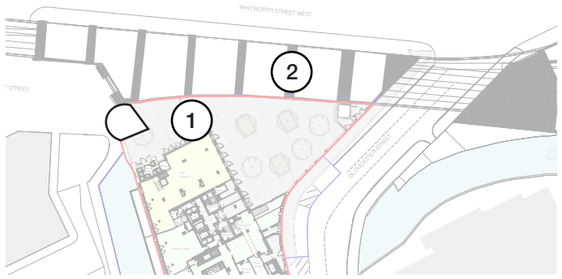
Expressing the sheds' structure within the hard landscape is one way in which the new square aims to acknowledge the history of the site. This can be viewed in more detail in MacGregor Smiths Landscape Proposal.



Interior photo of the ground floor shed space



Network Rail owned units within the viaduct (View from Whitworth Street West)





Inspirational concept view of the public square from NW corner.

5.0

Design Evolution

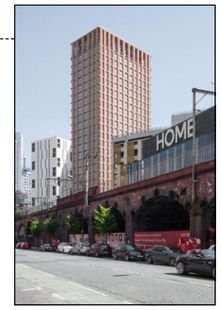
Planning Timeline

July 2018

Version 1

Residential Scheme

120635/FO/2018



Approved

November 2023

Version 2

Initial PBSA Scheme

138805/FO/2023

April 2024

Addendum Application

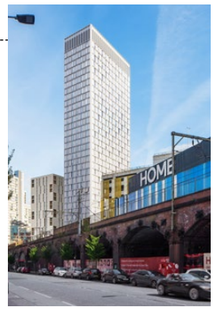


Approved at committee subject to a section 106 agreement

December 2024

Version 3

Current PBSA Scheme



Design Evolution

5.0

Overview of past and current schemes

5.1

Since 2018, there have been three separate versions of the Hotspur Press proposal which are illustrated on the adjacent timeline for reference.

The following pages within the Design Evolution section will follow the natural evolution of the scheme up until the current PBSA proposal.



Extant consent tower viewed above the viaduct, separated visually from the base



Extant consent tower viewed from The Palace Theatre - Continues the 'city' down Whitworth Street West, as well as marking the historic township of Manchester boundary

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	**Agent (if used)**
	Mr John Cooper
Elmloch Ltd	Deloitte LLP
C/o Agent	2 Hardman Street
	Manchester
	M3 3HF

Part 1 – Particulars of the application/development

Proposal: Part demolition and redevelopment and part retention and refurbishment of the former Hotspur Press Complex (Medlock Mill) to deliver 171 residential units (10 no. 1 bed, 1 person apartments, 49 no. 1 bed, 2 person apartments, 2no. 2 bed, 3 person apartments and 110 no. 2 bed 4 person apartments) - Use Class C3, within refurbished mill space and 28 storey building (including two levels of basement), commercial floorspace (Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants and cafes), B1 (office), D1 (medical clinic, health centre, art gallery and museum only) and / or D2 (gymnasium or bowling alley only) together with servicing, access, landscaping including a new public space and pedestrian route between Gloucester Street and First Street, and other associated works

Location: Hotspur Press, 2 Gloucester Street, Manchester, M1 5QR

Date of application: 19 July 2018

Application number: 120635/FO/2018

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and the conditions needed to allow the recommendation of approval.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Manchester City Council decision notice for previous planning submission dated 19th July 2018. The application for a residential development received approval.

Design Evolution - *Version 01* 5.0

Planning Application for Version 01 - Residential Scheme 5.2

Consultant surveys highlighted the existing mill had low floor to floor heights, this meant it was not viable to develop. After allowing for acoustic and fire treatment to the floors, the floor to ceiling heights would have been as low as 2.01m in height. This made the retention of the existing floors not feasible.

Initial Public Consultation (12 February 2018) 5.3

On 12th February 2018, the previous design team associated with the previously approved application (120635/FO/2018) held a public consultation.

The majority of those consulted appeared to appreciate that the 1801 warehouse could not be restored and developed, but gave importance to retaining the eastern façade, the Hotspur Press signage, and the 1880's rear block. The desire to retain as much historical heritage on the site was seen as important.

The public also suggested that creating a new urban public space on the site, as well as providing access to the river facilitating a connection to First Street, were also considered important.

Summary of Consultations for Version 2 - the initial PBSA scheme: 5.4



Initial PBSA scheme tower viewed above the viaduct.


Initial PBSA scheme tower viewed from The Palace Theatre.

Meeting with Manchester City Council - 5th June 2023

A further meeting was had with Manchester City Council in June. The discussion was focused on the requirements of the proposal for submission. Guidance suggested nobody had been able to develop the site and that there was support to save this building, however the proposal would need to retain as much of Hotspur House as possible and prove that other uses of the building would not be viable.

Meeting with Manchester City Council - 11th September 2023

Following on from the previous meeting, the viability exercise had been submitted and was in the process of being independently verified. It was proposed that the public consultation would be happening in October and a driving factor moving forward would be connecitng with the local community to understand their needs and ambitions for the site, as well as garnering support from the universities for the scheme.

Meeting with Ask Real Estate

Alongside Manner, a meeting with Ask Real Estate was arranged to discuss the potential connection of the scheme to the First Street development. This can be seen in more detail within the landscape chapter of this document.

Meeting with Network Rail

Due to the proximity of the scheme to the local viaduct, a meeting was organised with Network Rail to understand their views on the proposal. The impact to the viaduct remains largely unchanged from the previous application and their concerns lied more so with construction and temporary works. There was a request from Network Rail for an Asset Protection Agreement to be entered into to ensure there is no impact on the railway.

Public Consultation - 19th October 2023

Following various consultations we had with the council and those closer to the First Street development, we then sought to host a public consultation and engage with the community through the website and flyers inviting feedback, which all helped to inform the design further.

Overall, the consultation with the local community demonstrated a wide-reach and included:

- Briefings to ward councillors in the Deansgate ward of the City.
- Meetings with two local residents' associations
- Awareness raising through 1,439 leaflets posted out to local residents.
- Approximately 771 visits (708 unique visitors) to the consultation website.
- Almost 800 clicks through to the consultation website and 187 clicks through to the webinar registration page from the social media advertisements.
- A live webinar with 6 attendees, with the recording of the webinar watched nine times on the website.

From this wide-reaching awareness raising and engagement activity, 26 consultees provided written feedback (7 emails, 19 feedback forms). Several recurring themes have emerged through the consultation process as presented below:

- **Principle of development** – clarity on the need for PBSA in the area and the proposed uses at ground floor, as well as further detail on the plans to preserve the heritage of the site, to enhance the River Medlock and to incorporate trees and urban greening into the public realm.
- **Design** – several consultees wanted further detail on the lighting scheme and public access routes associated with the public square, a couple members of the public expressed concerns about the height of the building and one member of the public requested assurances on the accessibility of the site.
- **Community** – there was a strong desire for there to be continued community engagement post-submission during both the construction and operational phases of the development.
- **Management and operation** – further detail on the how noise, litter and anti-social behaviour would be managed once the site was operational, the protocols being put in place to ensure the safety and security of the public square, and how the residents could integrate with the local community.
- **Construction** – assurance being sought on the mitigation measures being put in place to manage the impact on noise and traffic levels and clarity on the impact of the development on existing infrastructure in the area.
- **Technical issues** – one respondent wanted to understand how the building would impact on sunlight in the surrounding neighbourhood and another sought cooperation with National Rail to manage the impact on the nearby rail network.

Development of Version 1 to Version 2 5.5

Version 1 (Residential Scheme)

The consented scheme featured a single stair arrangement that allowed the tower footprint to remain small. Since this was accepted in 2018, new regulations have come forward post-Grenfell that require towers over 30m to have a secondary means of escape. The introduction of a second stair made the consented arrangement unviable and a new proposal was developed.

Version 2 (Initial PBSA Scheme)

Version 2 shows the updated core, featuring two stairs and three lifts, that was now fully complaint with both building regulations and CIBSE.

The use of the building also changed, requiring more service and amenity areas than what was provided in Version 1. To accommodate the required corridor widths and room areas, the footprint of the tower was increased and realigned to run parallel to Gloucester Road rather than the River Medlock. This change made the tower appear more slender when approaching from the north of the site.

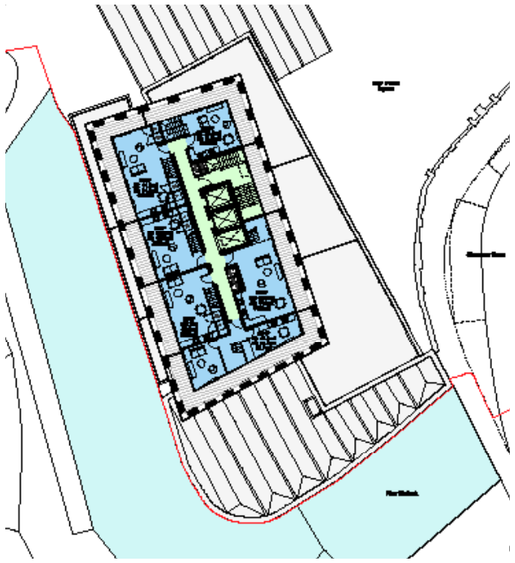
Version 1 - Residential Scheme



Ground plan

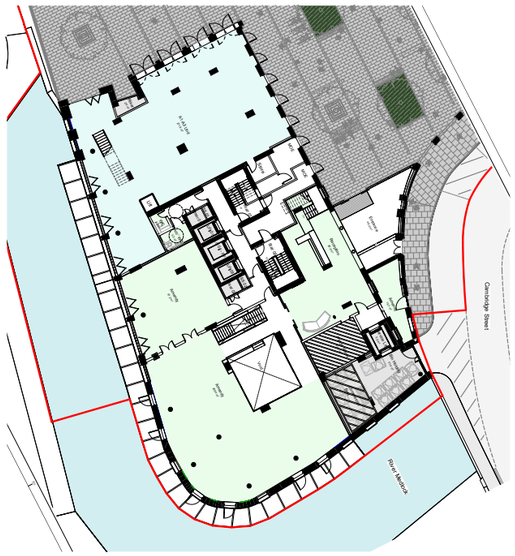


Levels 01 plan

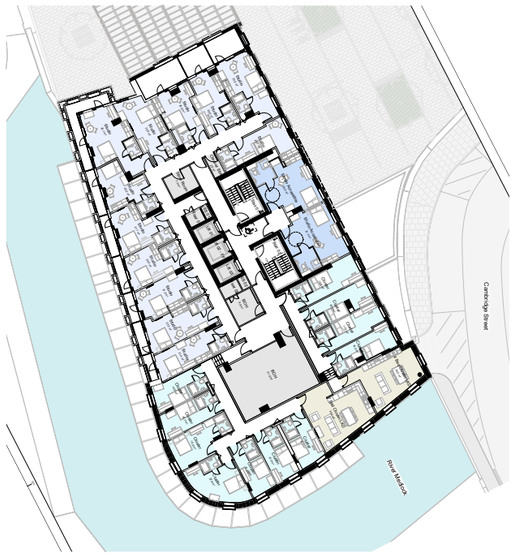


Level 04 plan (Tower)

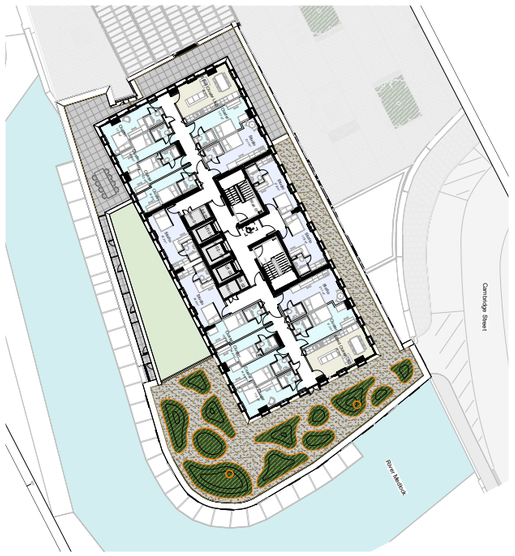
Version 2 - Initial PBSA Scheme



Ground plan



Level 01-02 plan



Level 04 plan (Tower)

Development of Version 2 to Version 3 5.6

Version 2 (Initial PBSA Scheme)

A change in the buildings use, as well as the client's aspirations led to the tower increasing in height to 37 stories. The ground floor now contained mostly amenity spaces, as well as a commercial unit, with the previous ancillary spaces moved down to the basement and the substation relocated outside to the Eastern corner of the public square. A ground floor mezzanine was also introduced which featured an extension to the commercial unit, and increased the amount of amenity/BOH spaces.

However, this scheme was deemed unviable due to inefficiencies within the internal layout arrangements, and the brick slip unitised facade system proving too costly.

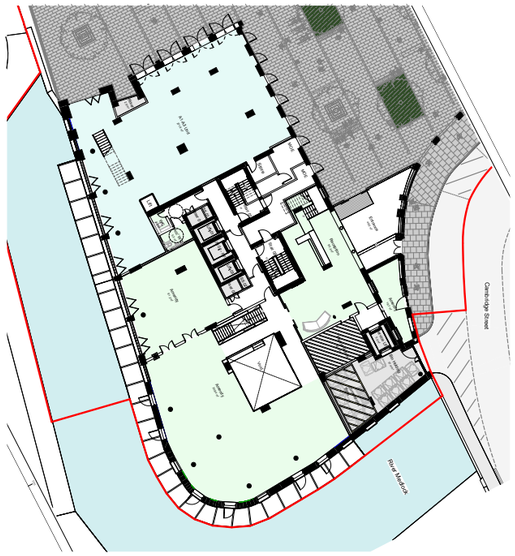
Version 3 (Current PBSA Scheme)

The current proposal introduces a tower footprint which has slightly increased in both width and length, as well as an internal layout which is more efficient and the same throughout. This has allowed the addition of 2 more units per floor within the tower, resulting in an overall reduction in height of the scheme by 2 stories, whilst providing 619 units overall - compared to 595 of the previous scheme.

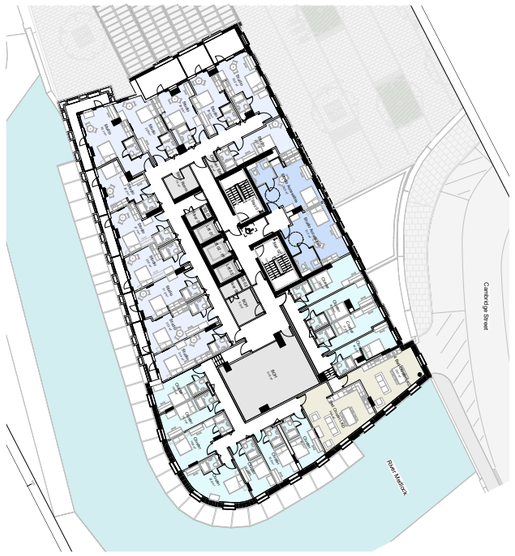
On the ground floor, the commercial unit now has a dedicated refuse in the north west corner of the proposal. Additionally, the 4 and 7 bed clusters within the previous podium levels 01 -03 have been replaced by studios and 2-bed clusters.

The proposal has also been brought into compliance against the revised BS9991 2024 guidance as outline within the Fire Statement produced by Jensen Hughes and submitted as part of this application. This guidance was published during the course of the application and has required an increase smoke ventilation strategy involving additional smoke shafts and a redesign of the core.

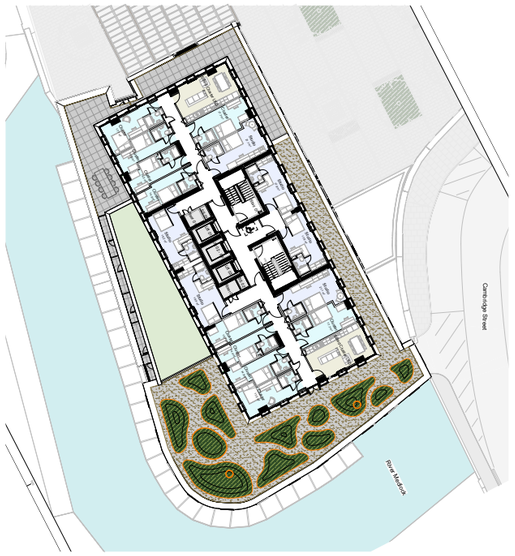
Version 2 - Initial PBSA Scheme



Ground plan

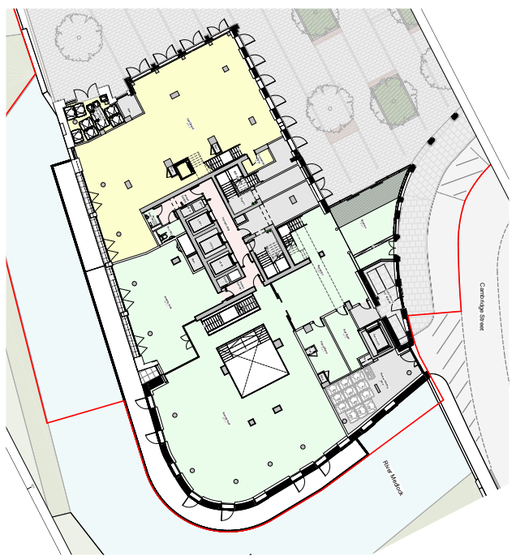


Level 01-02 plan



Level 04 plan (Tower)

Version 3 - Current PBSA Scheme



Ground plan



Level 01-02 plan



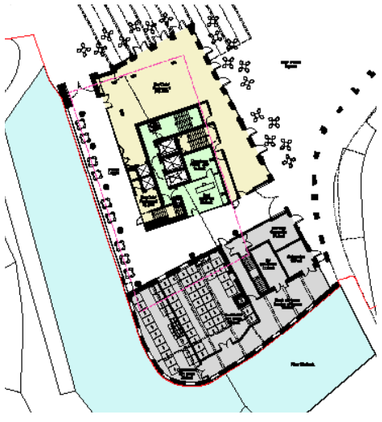
Level 04 plan (Tower)

Version 1

Approved Scheme (18th July 2018)



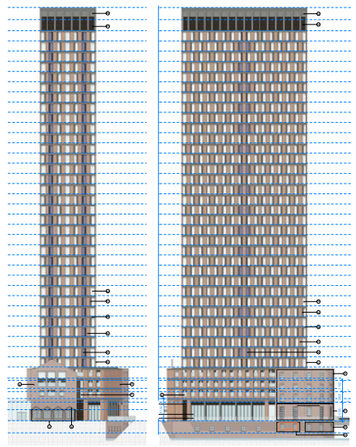
Elevation - 27 Storeys (89m) with 171 Residential Units



Ground plan - Residential Scheme with one escape stair

Version 2

Initial PBSA Scheme



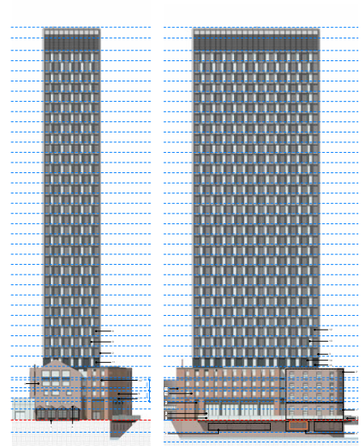
Elevation - 37 Storeys (115m) with 595 Student Beds



Ground plan - PBSA Scheme with two escape stairs and three lifts

Version 3

Current PBSA Scheme



Elevation - 35 Storeys (110m) with 619 Student Beds



Ground plan - PBSA Scheme with two escape stairs and three lifts

Design Evolution

5.0

A Change of Use

5.7

In July 2018, the scheme was approved for planning as an 89m residential development (Version 1). Since then, there have been changes in regulations post-Grenfell that require a second stair for escape, which was not provided in the consented scheme. Taking this into consideration and after some viability testing, the building use was changed to purpose built student accommodation.

5.8

Design Changes

Since then, the regulatory framework has changed post-Grenfell such that a second stair is required for escape, which was not provided in the consented scheme. Furthermore, combustible construction material above 18m is no longer permissible.

Taking this into consideration and after some viability testing, the building use was changed to purpose built student accommodation.

The initial PBSA scheme (Version 2) was 37 storeys, with cluster and studio floors within a tower that was clad in brick. This scheme was approved at committee subject to a section 106 legal agreement for more affordable housing in May 2024. However, the brick slip facade and inefficiencies with the internal layouts of this proposal were deemed not to be economically viable by the clients following the input from a main contractor.

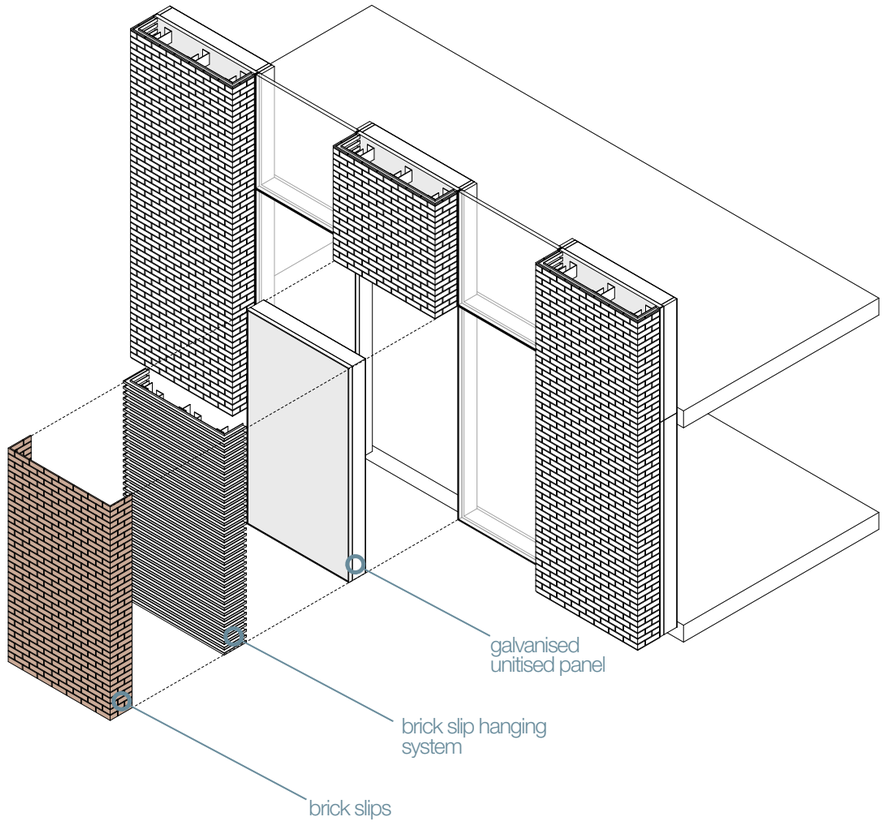
The current PBSA scheme (Version 3) has simplified the floor plate of the tower down to a single arrangement which is replicated throughout, except for the uppermost residential level 34. The length and width of the tower has increased by 780mm and 585mm respectively, which has resulted in the addition of two more units per tower floor compared to Version 2. As a result, this has allowed for 24 more beds overall whilst reducing the height of the proposal by 2 stories from the previous version. On the podium, more of the existing mill has also been retained.

5.9

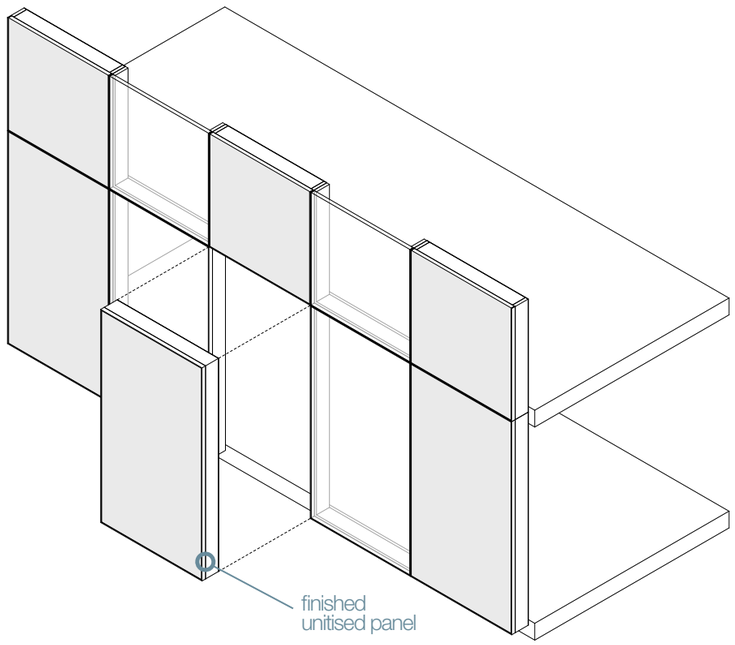
Retained Ideas

- The proposal for a new public square located where the existing weaving sheds are is still a key feature of the scheme, allowing fluid movement from First Street all the way through to Cambridge Street / Gloucester Street.
- Retention of the 1801 mill's eastern iconic façade.
- Retention of the iconic Hotspur Press and Percy Brothers Ltd signage on the eastern elevation.
- Retaining the 1880 warehouse block.

Brick Slip Unitised Facade System



Standard Unitised Facade System



Design Evolution - *Version 03*

5.0

Facade Design Changes

5.10

For version 2, a brick slip unitised facade system was chosen due to ease of construction at such a great height, as well as its enhanced thermal and acoustic benefits. However, as illustrated on the left, a brick slip system requires further structural support systems in addition to the unitised panel - increasing material and construction costs.

The current scheme (version 3) features a natural anodised finish on an aluminium panel, which is directly bonded to the unitised system - similar to a standed unitised facade system as illustrated. This solution upholds the original intent of achieving a high-quality facade while ensuring the project remains financially viable.

The change in system represents a distinct design choice, rather than a simplification of the original design concept, which would have compromised the level of quality and durability.

Design Evolution - *Version 3*

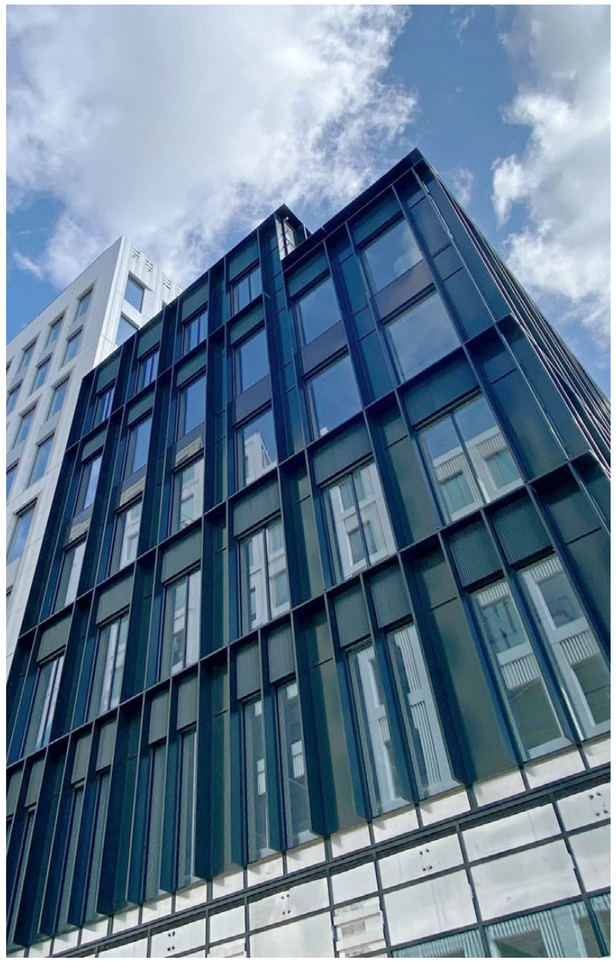
5.0

Facade Design Precedent

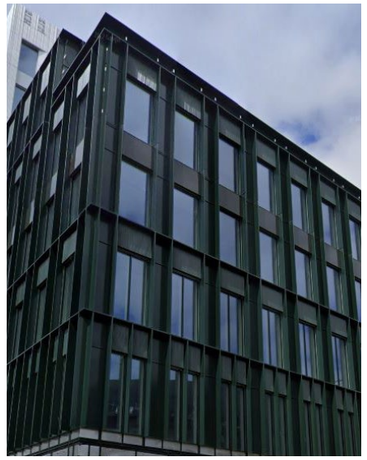
5.11

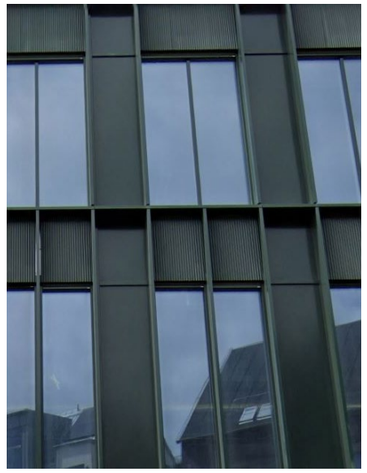
Extruded aluminium was incorporated into the design as a strategic element to enhance the facade, helping to break up the fenestration and add visual interest. This approach not only improves the overall aesthetic but also contributes to a more dynamic and engaging facade design.

The Malmo precedent illustrates its visual effect, noted in a different finish.









Kvartetten (Pulpeten 5) Malmo, Sweden

Design Evolution - *Version 3*

5.0

Tower Above An Existing Heritage Structure Precedent

5.12

These precedents evidence the addition of a new tower element set above an existing building.

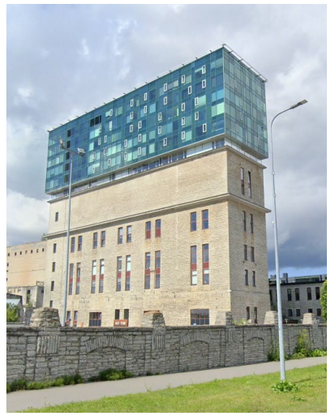
A design strategy taken from these has been the addition of a ‘neck’ which distinctively separates the difference between the new and old, whilst also seamlessly connecting them together.



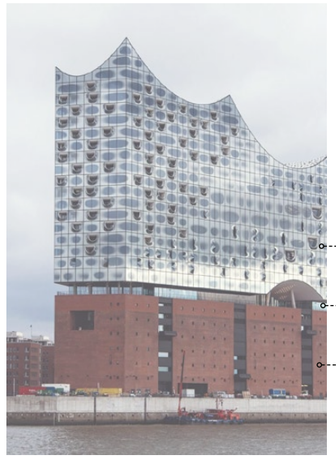
Daibiru Honkan, Japan



Hearst Tower, USA



Tallin, Estonia



Elbphilharmonie, Hamburg

New tower element

The connecting ‘Neck’

Existing structure

Podium to Tower Transition 5.13

Visual extract of the current proposal illustrating the connection between the existing podium, the neck and the tower.



Visual extract illustrating the materiality palette of the brick podium, backsprayed 'neck' and natural anodised aluminium tower.

6.0

The Proposal

The Proposal

6.0

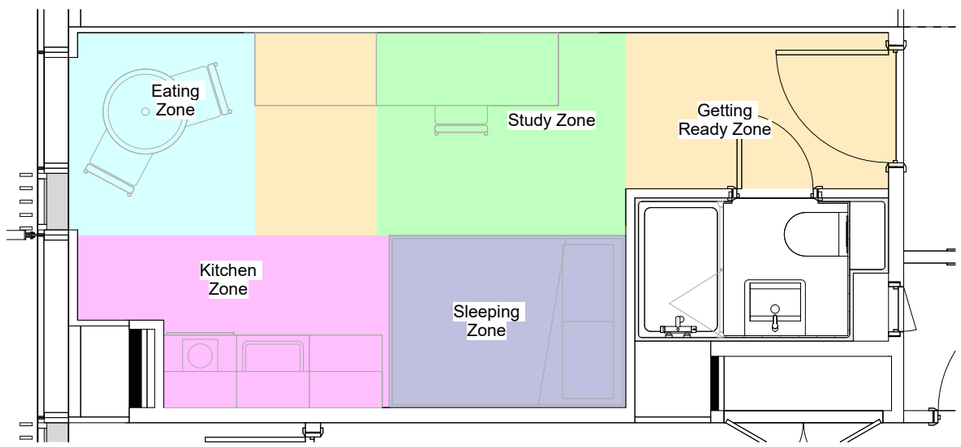
Typical Room Split

6.1

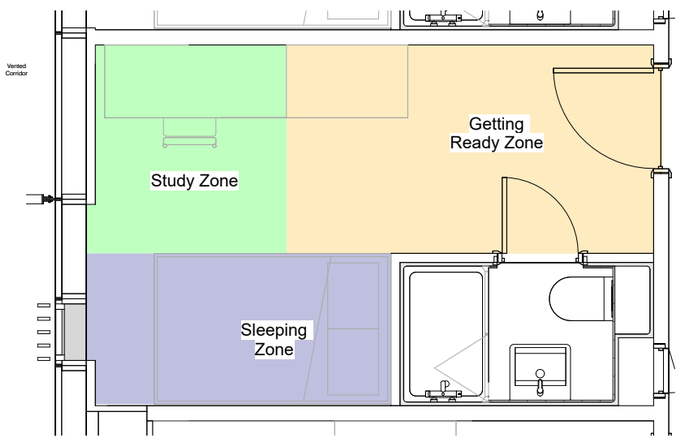
Within the proposal there are three key room types, each designed to maximise the size and quality of the space:

- Cluster bedrooms
- Accessible studio bedrooms
- Standard studio bedrooms

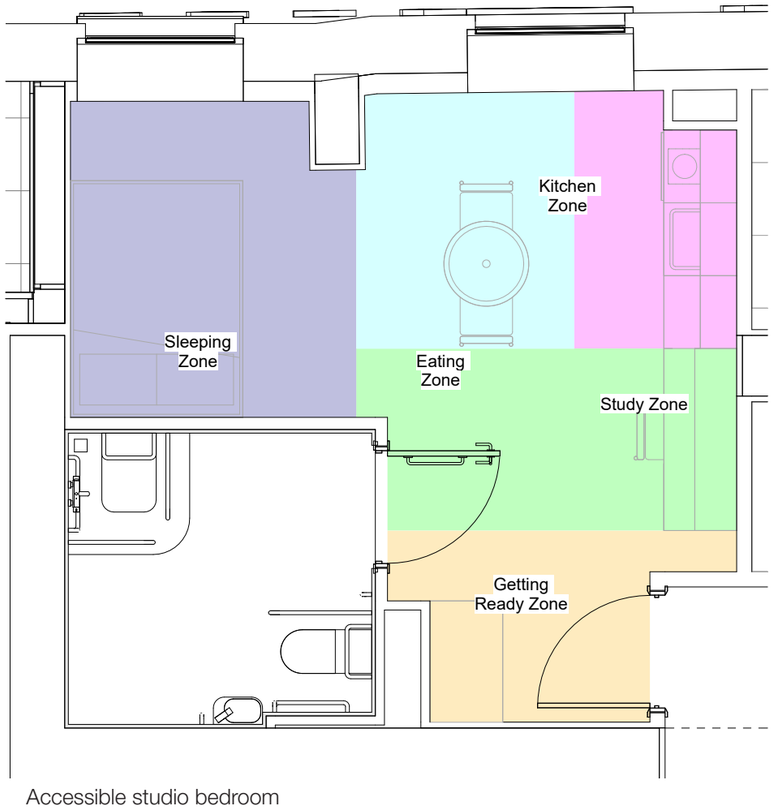
Due to the constraints involved in working within the parameters of an existing building on the podium floors, the layout of each room provides a unique spatial arrangement.



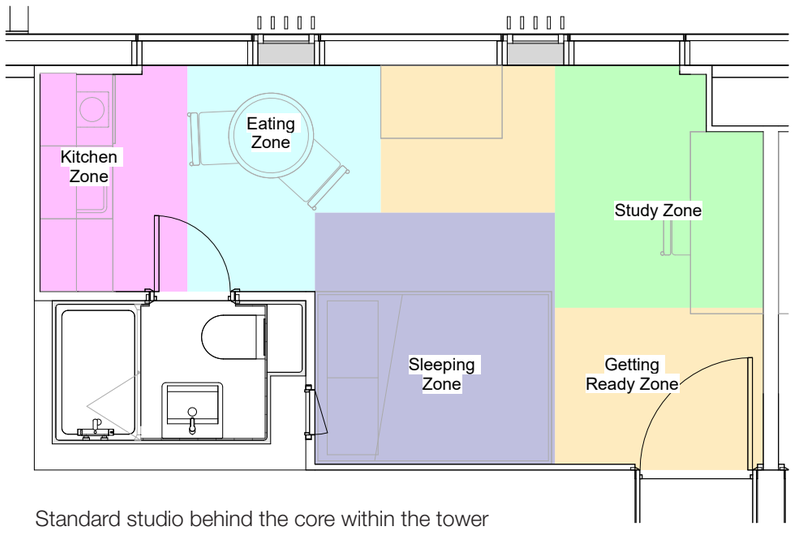
Standard studio bedroom



Cluster bedroom



Accessible studio bedroom



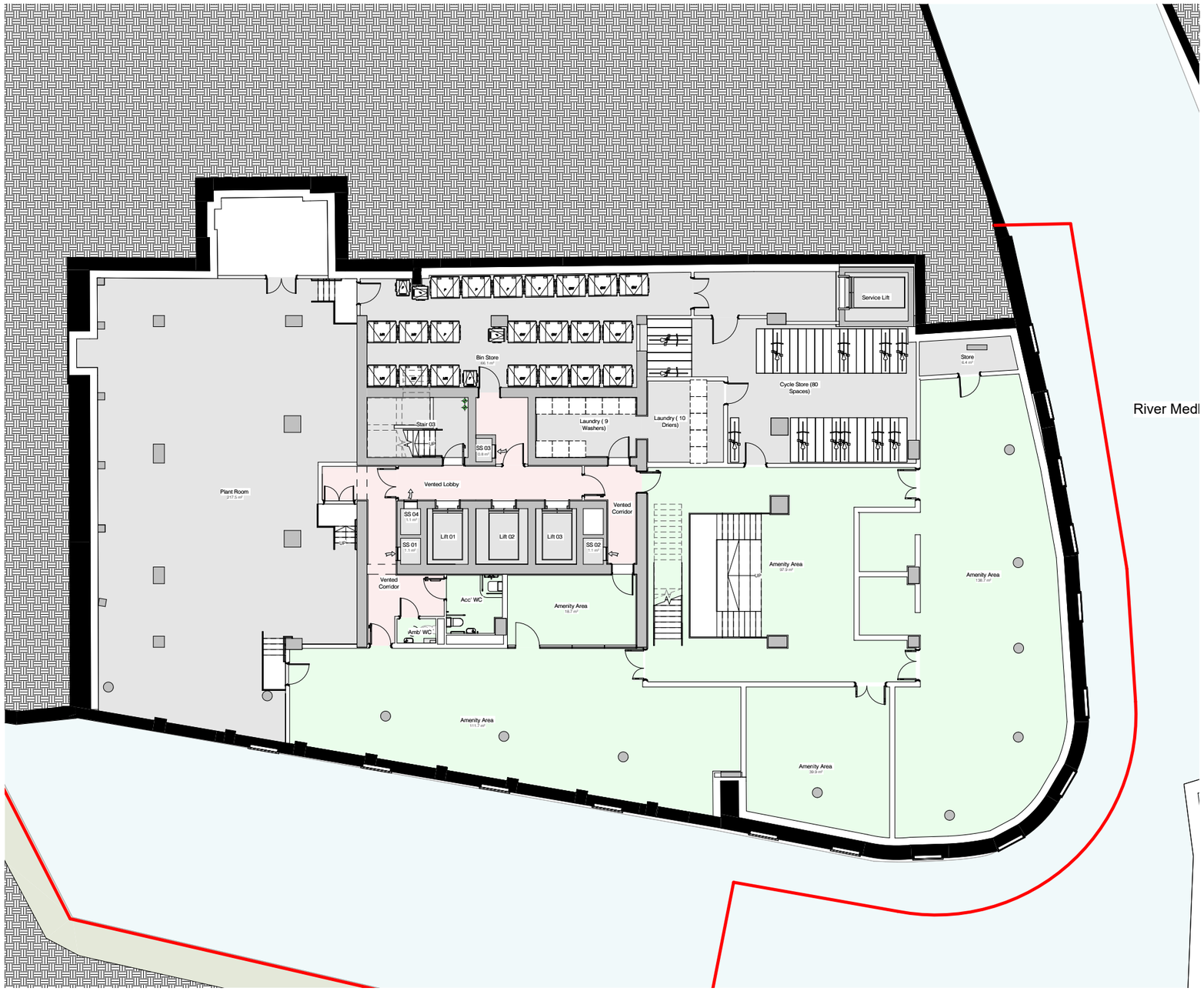
Standard studio behind the core within the tower

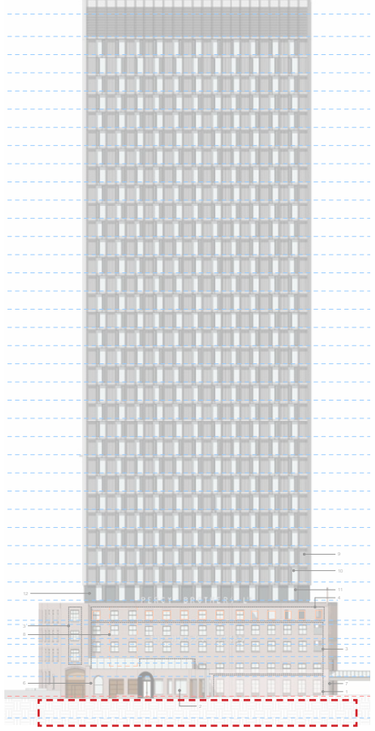
The Proposal

Lower Ground Floor Plan

The Lower Ground floor communal areas host a generous amount of amenity spaces.

There is also a provision of service areas at this level. This includes cycle storage, bin store and plant room.





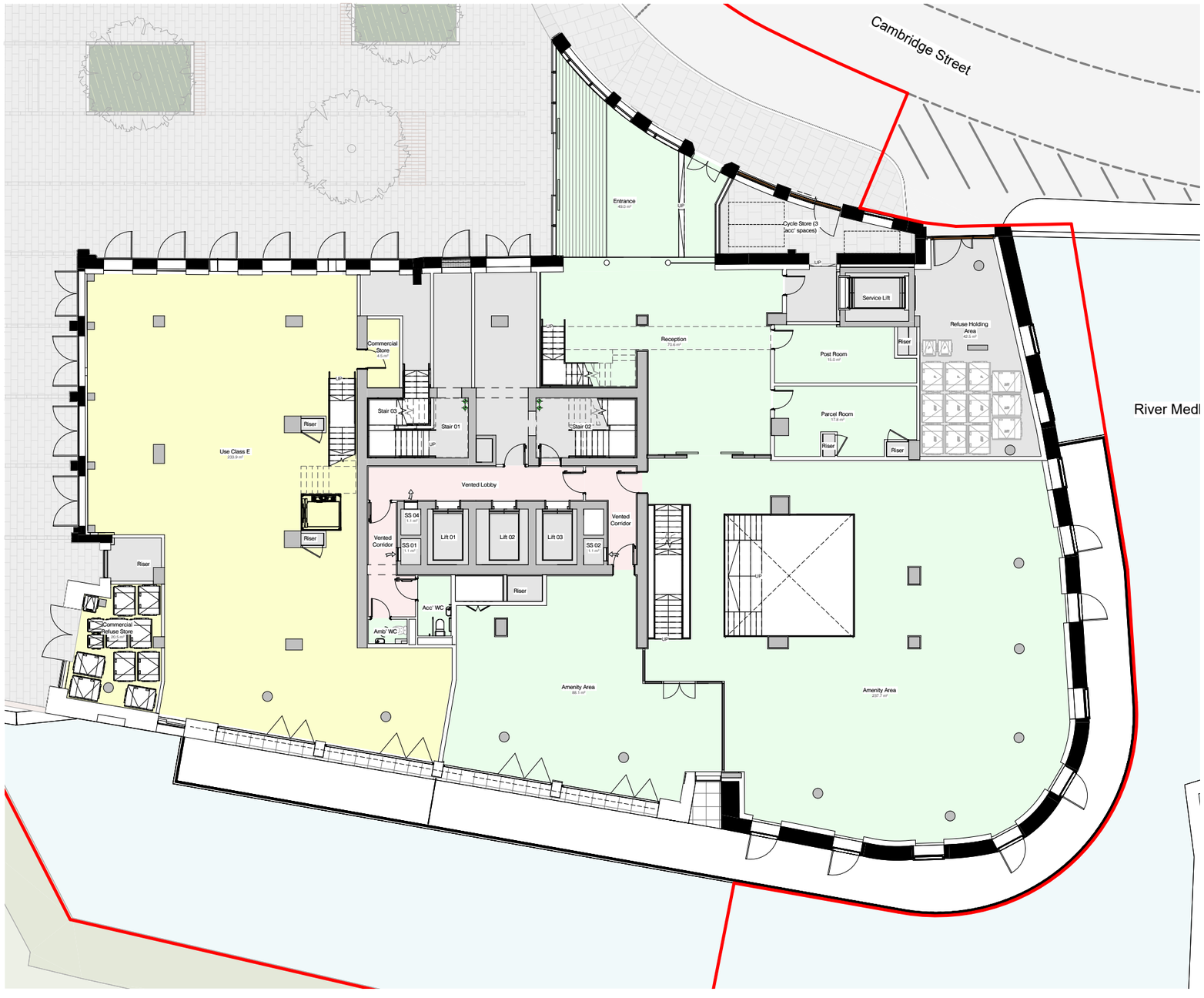
Basement Plan
1:100@A1

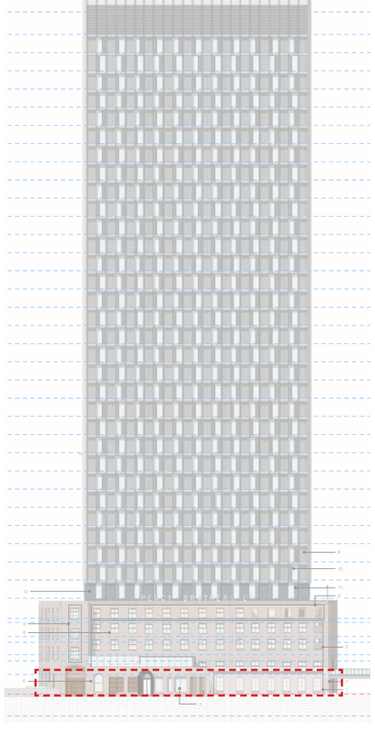
The Proposal

Ground Floor Plan

The Ground floor communal areas host a generous variety of amenity spaces.

Additionally, at this level there is a large space dedicated to commercial use with its own refuse store, this space opens up onto the proposed public square for public access.



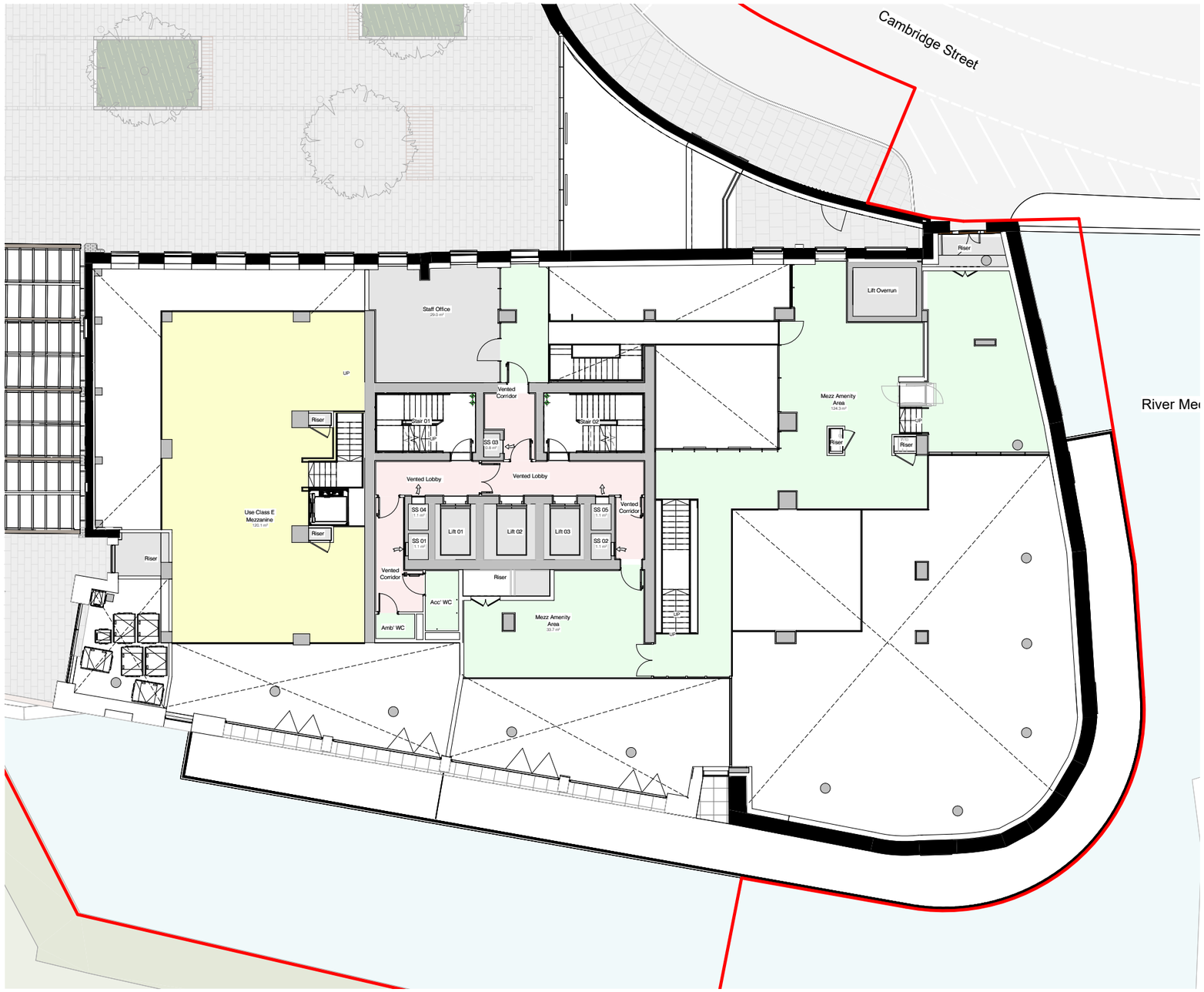


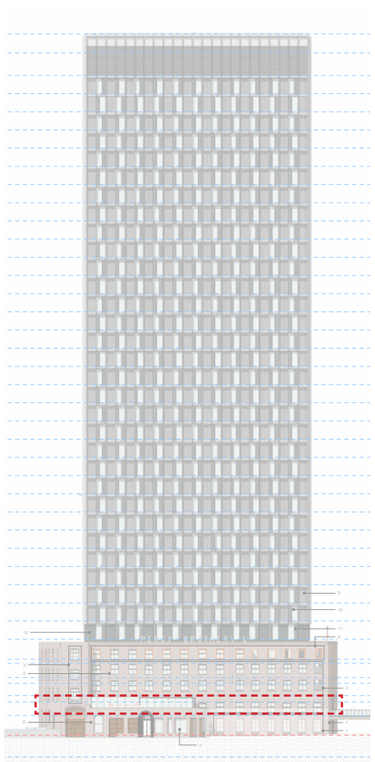
Ground Floor Plan
1:100@A1

The Proposal

Mezzanine Floor Plan

The Mezzanine level hosts a commercial space within the A1-3 unit, as well as amenity areas elsewhere.



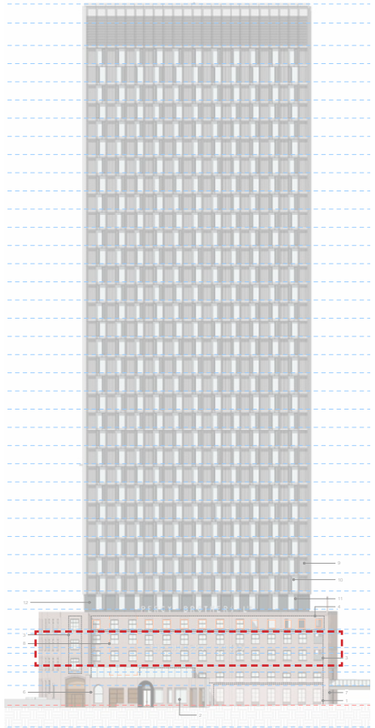


Mezzanine Plan
1:100@A1

Levels 01-02 Floor Plans

Levels 01 - 02 offers two 2-bed clusters, and nineteen studios - of which two are accessible, as well as back of house and amenity areas.





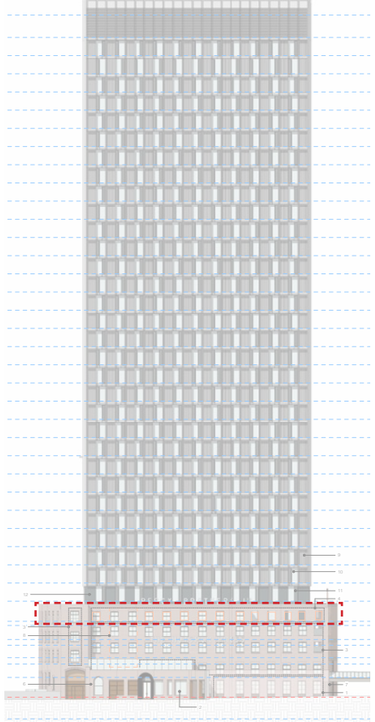
Levels 01 - 02 Floor Plan
1:100@A3

The Proposal

Levels 03 Floor Plan

Level 03 features an outdoor terrace that spills out from the amenity area on the North side, echoing the shape of the tower above. There is an offer of two 2-bed clusters, and thirteen studios - of which two are accessible, as well as back of house and amenity areas.

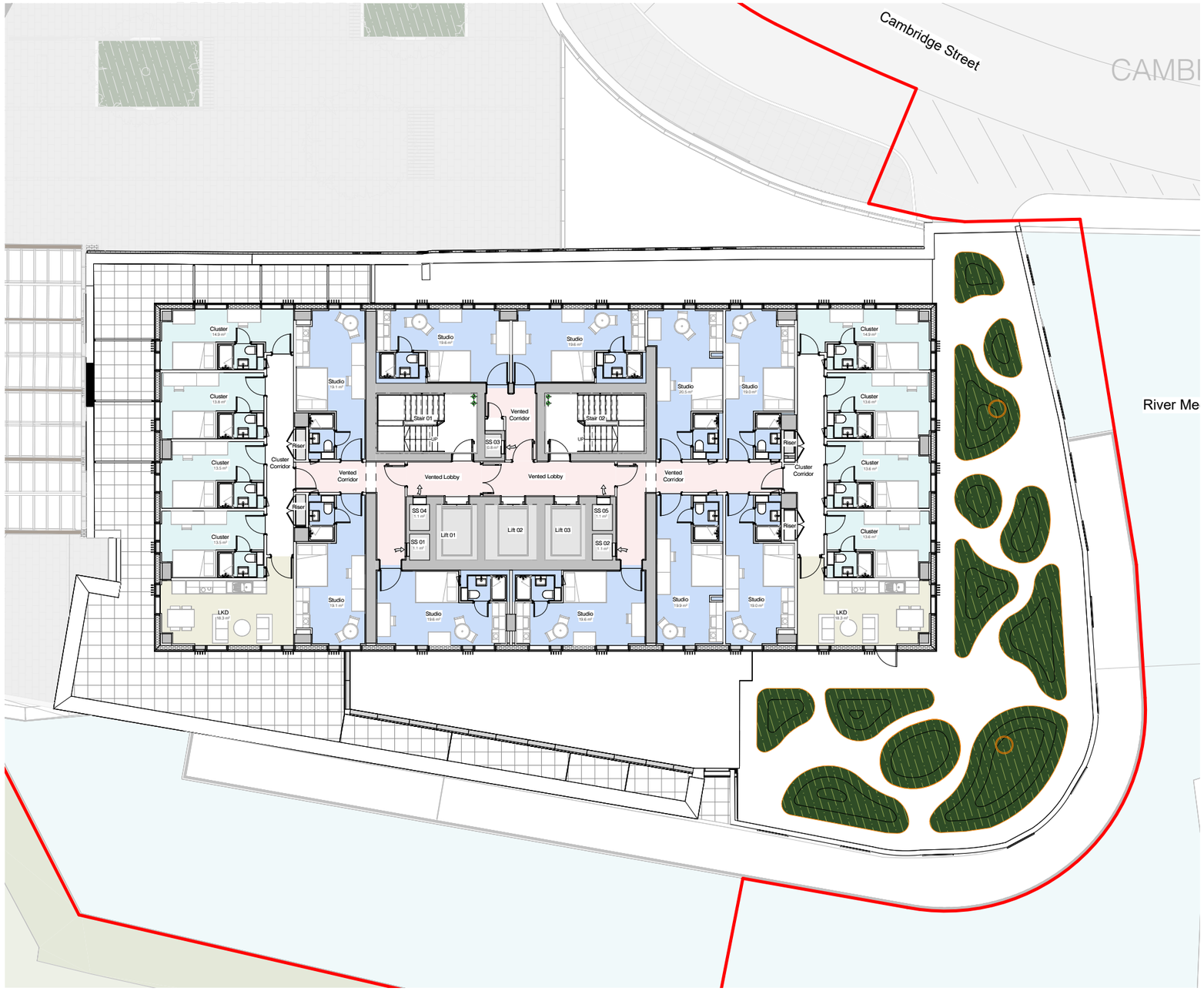


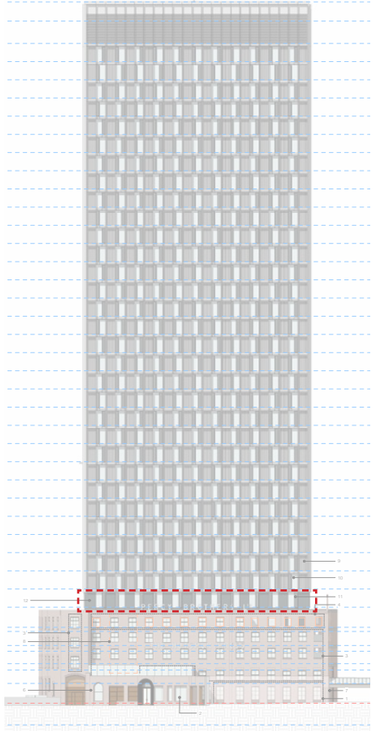


Level 03 Floor Plan
1:100@A1

Level 04 Floor Plan

As the tower rises, the floor plate becomes more repetitive. Level 04 hosts two 4-bed clusters, as well as ten studios and roof access.





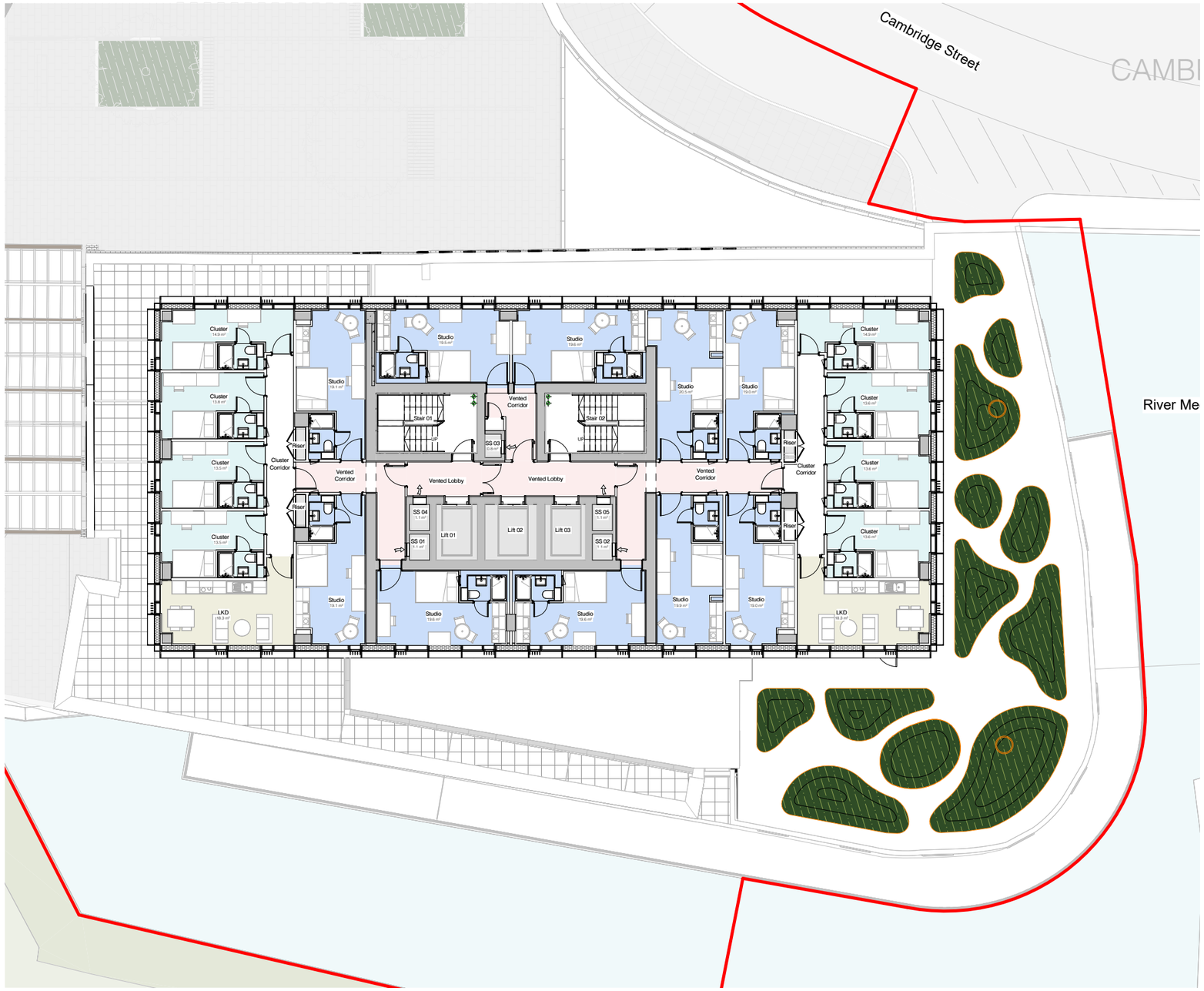
Levels 04 Floor Plan
1:100@A1

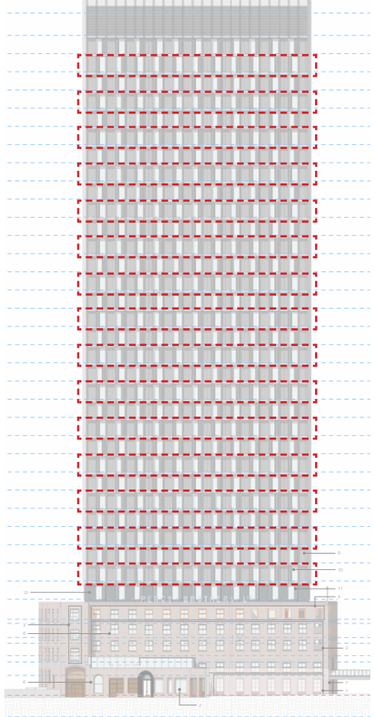
The Proposal

Level 05-33 (Odd Floors) Plan

The same floor plate arrangement is carried throughout the whole tower - the plans are only differentiated between the alternating external treatment.

The typical upper floor plan host two 4-bed clusters on the North and South ends, and ten studios inbetween.





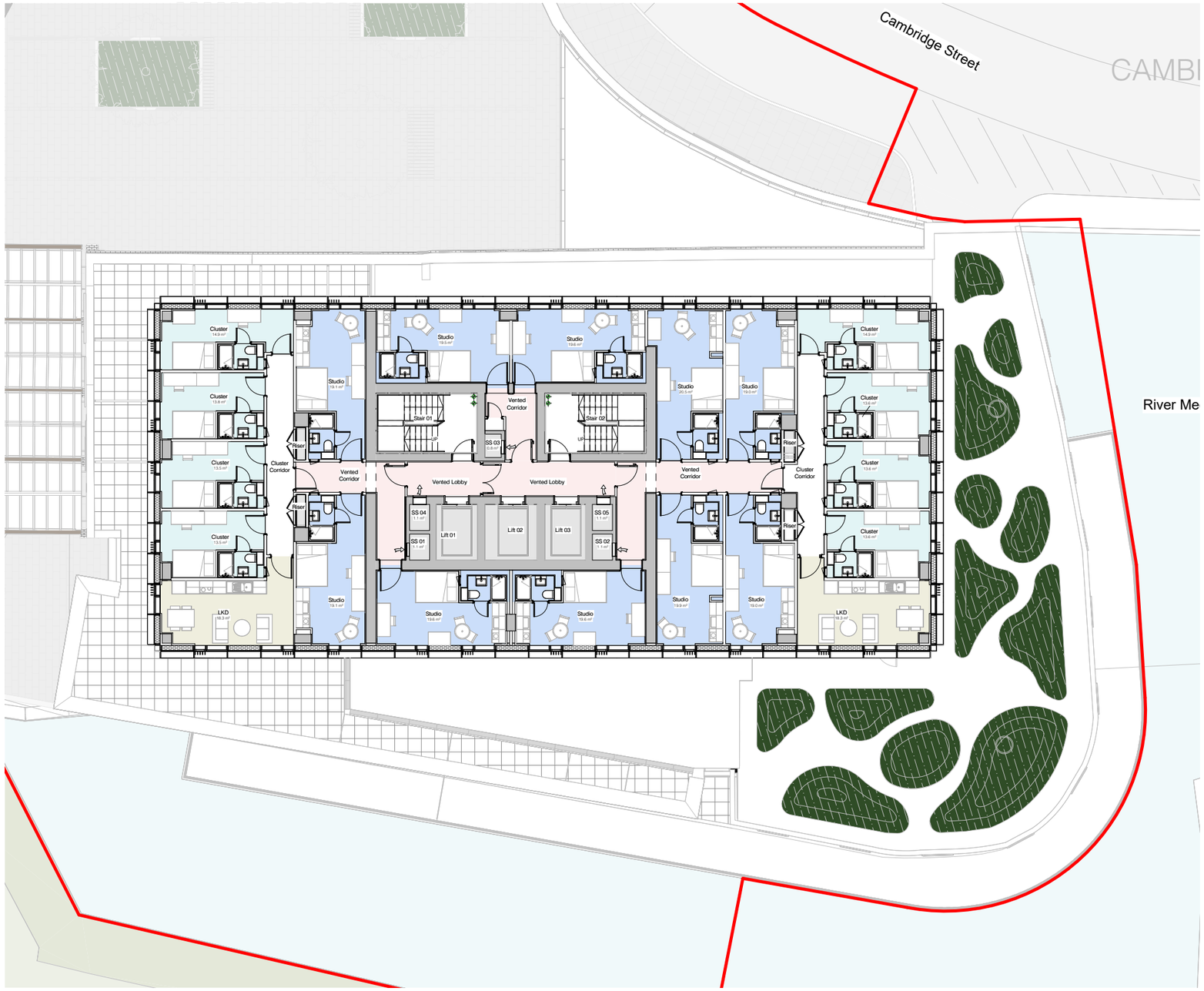
Levels 05-33 (Odd Floors) Plan
1:100@A1

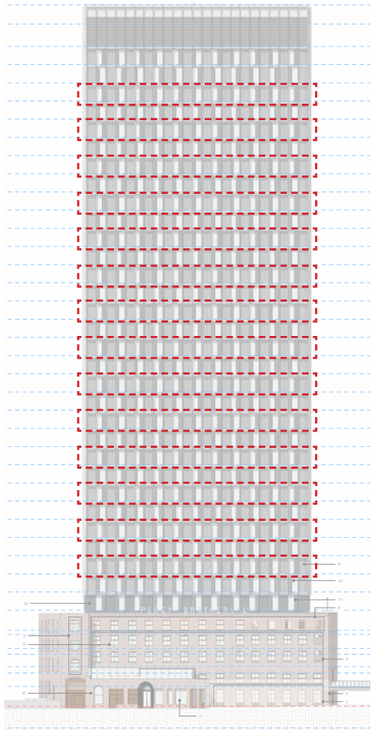
The Proposal

Level 06-32 (Even Floors) Plan

The same floor plate arrangement is carried throughout the whole tower - the plans are only differentiated between the alternating external treatment.

The typical upper floor plan host two 4-bed clusters on the North and South ends, and ten studios inbetween.



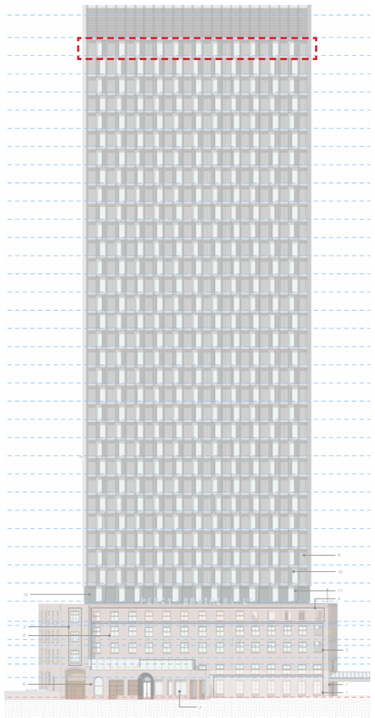


Levels 06-32 (Even Floors) Plan
1:100@A1

Level 34 Plan

The uppermost residential floor plan hosts two 1-bed apartments and two 2-bed clusters, on the North and South ends, and ten studios inbetween.



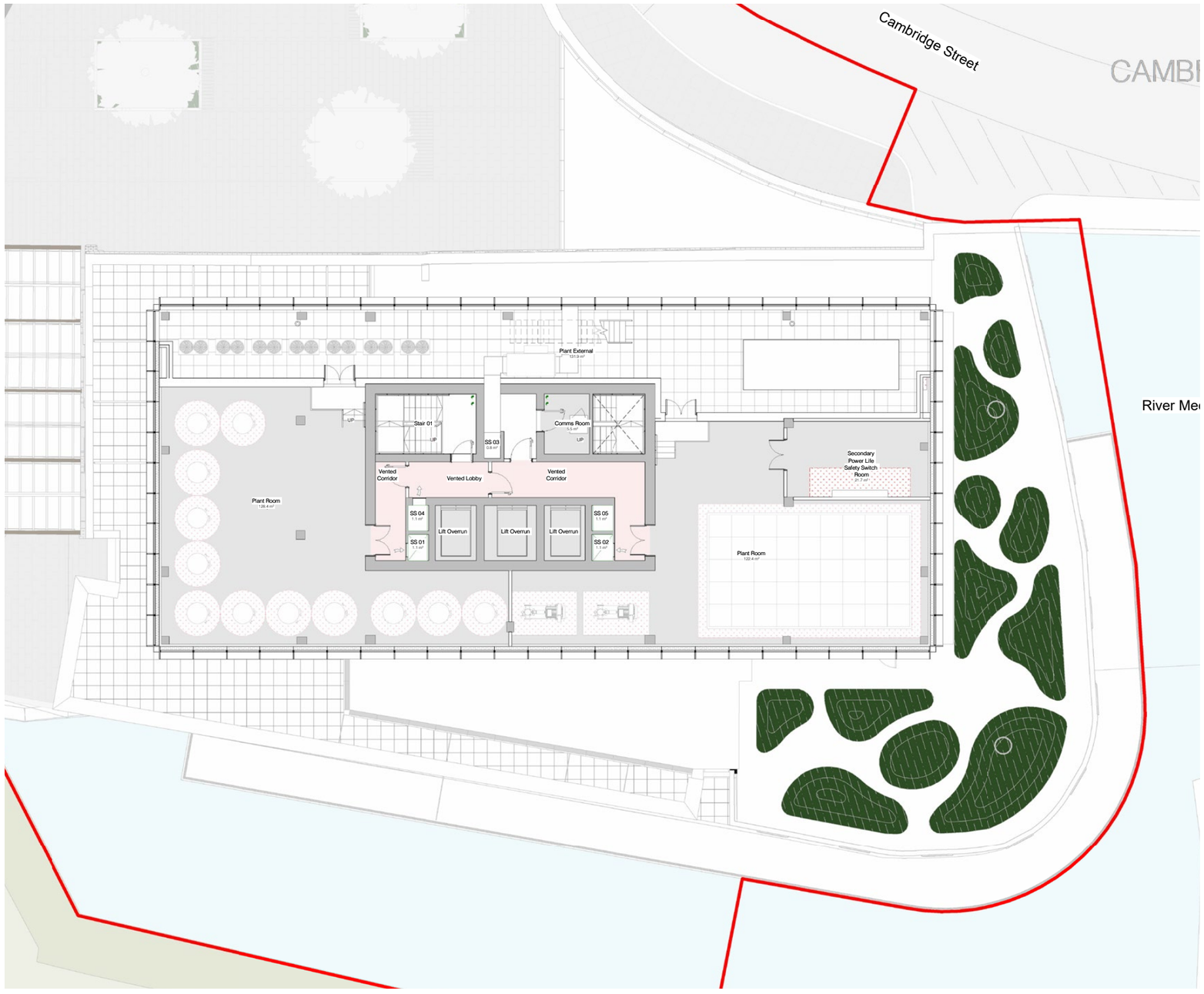


Level 34 Plan
1:100@A1

Level 35 - Plant Floor Plan

6.10

The plant equipment is located at the top of the tower.



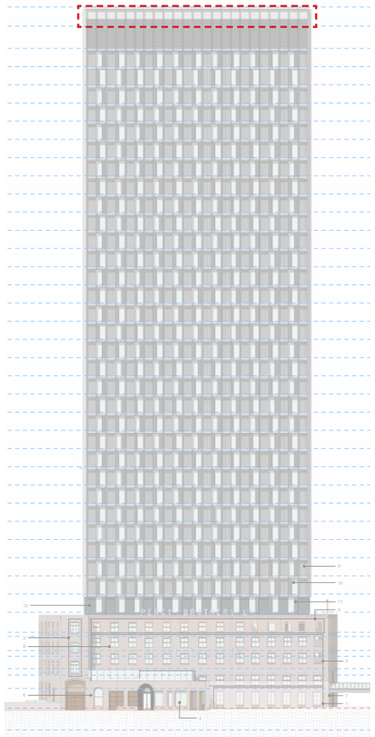
Level 35 Floor Plan
1:100@A1

Roof Plan

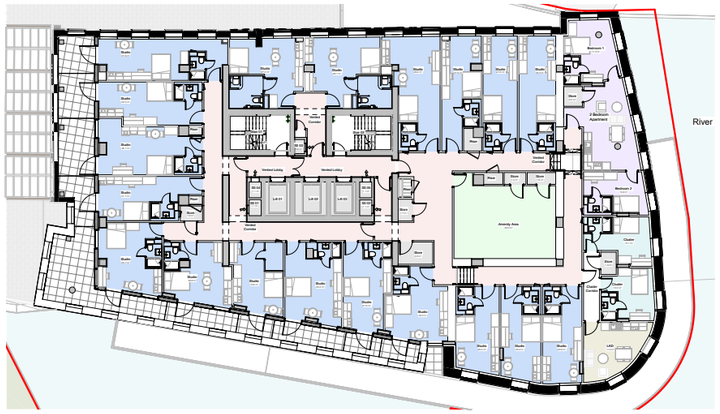
6.11

The BMU unit, smoke extract fans and PVs are located on the roof, behind the facade parapet.

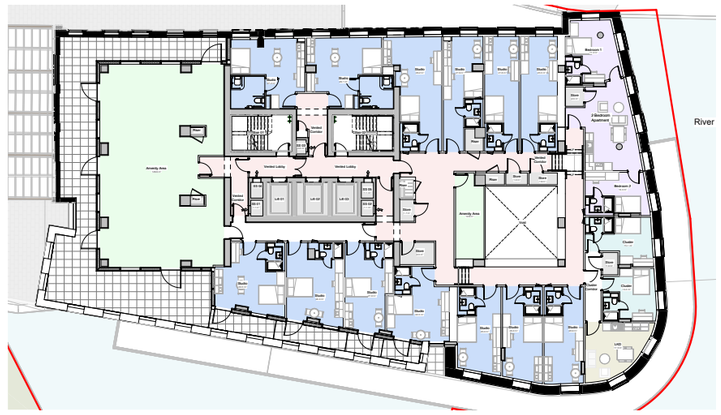




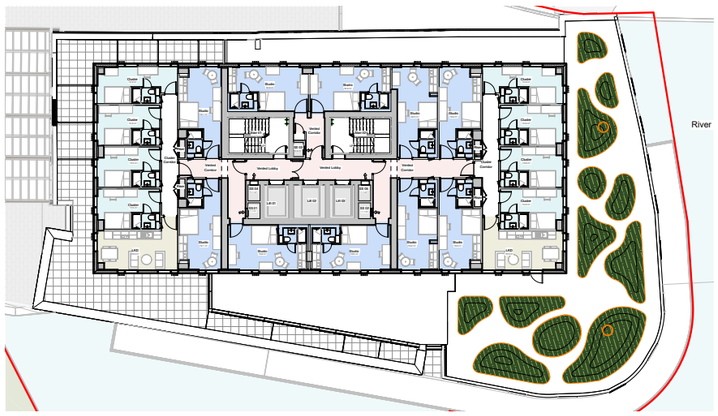
Roof Plan
1:100@A1



Levels 01 - 02 (2-bed clusters, accessible and standard studios)



Level 03 (2-bed clusters, accessible and standard studios)



Level 04 - 33 (4 bed cluster layouts and standard studios)



Level 34 (1-bed apartments, 2-bed clusters, and standard studios)

The Proposal

6.0

Typical Accommodation Layout

6.12

There are five main types of accommodation. 4-bed clusters, 2-bed clusters, 1-bed apartments, accessible studios and standard studios.

Floors 1-3 contain 4-bed clusters, 2-bed clusters, as well as accessible and standard studios.
Floors 4-33 within the tower consist of a single typical layout containing 4-bed clusters and standard studios.
Floor 34 contains 1-bed apartments, 2-bed clusters, and standard studios.

Each cluster has a shared living/kitchen/dining area. Whilst the studios and 1-bed apartments are provided with their own individual kitchens. Additionally, every bedroom benefits from an en-suite.

Accommodation Sizes & Mix

6.13

The 4 bed clusters contain rooms ranging between 13.6 sqm and 14.9 sqm, with a shared 18.3 sqm Living/Kitchen/Dining space. There are 60 clusters, total of 240 units.

The 2-bed clusters contain rooms ranging between 12.4sqm and 17.5sqm, with a shared Living/Kitchen/Dining space ranging between 17.1sqm 25.5sqm. There are 8 2-bed clusters, total of 16 units.

The 1-bed apartment total area is 17.3sqm, containing a 12.6sqm bedroom with a 17.3sqm Living/Kitchen/Dining space. There are 2 1-bed apartments, total of 2 units.

The standard studios range from 19 sqm to 29.2sqm, whilst the accessible studios are 26.9 sqm and 30.4 sqm. There are 355 standard studios and 6 accessible studios, total of 361 units.

This provides a total of 619 units across the 34 residential storeys.



The red brick areas at the top of the facade were part of the restoration work, carried out following damage caused by a WWII incendiary bomb (Materiality - Existing brick)

The Proposal

6.0

Locations and colour samples for all proposed materials can be found within the elevation drawings and facade fragment drawings which have been submitted as part of the application.

Materiality - Masonry

6.14

All vegetation and debris will be removed from the existing façade and the brick work cleaned to remove sulphates and graffiti. Once concluded all damaged brick work will be repaired, using reclaimed materials taken from the elements of the existing which will be demolished as part of the application, and repointed with matching mortar.

Variation in the existing brickwork types, colour and texture will remain with patch repairs considering the historic legibility of the building. An example of this variation is visible on the south elevation where, following a WWII incendiary bomb landing on site, a redder brick was used to make repairs to the façade.

New brickwork will be selected to match the colour pallet of the existing brick, after the cleaning work has been undertaken. This will further aid in the cohesion between the existing and proposed elements of the building. It is important however that, the new brickwork is distinguishable from the existing.

Existing stone sills will also be cleaned from sulphates and graffiti. They will be repointed with matching mortar and repairs shall be carried out to those damages.

Materiality - Windows

6.15

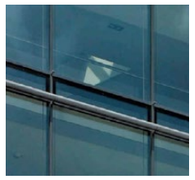
The windows within the existing building are to be replaced with polyester powder coated (PPC) slim profile steel windows, coloured Anolok 545 or similar. With some openings on the ground floor being increased to accommodate lower sill heights and new external doors.

Windows within the new tower will be naturally anodised aluminium, and unicol anolok II B713, or similar, to contrast against those proposed within the existing mill façade.

Proposed Material Palette

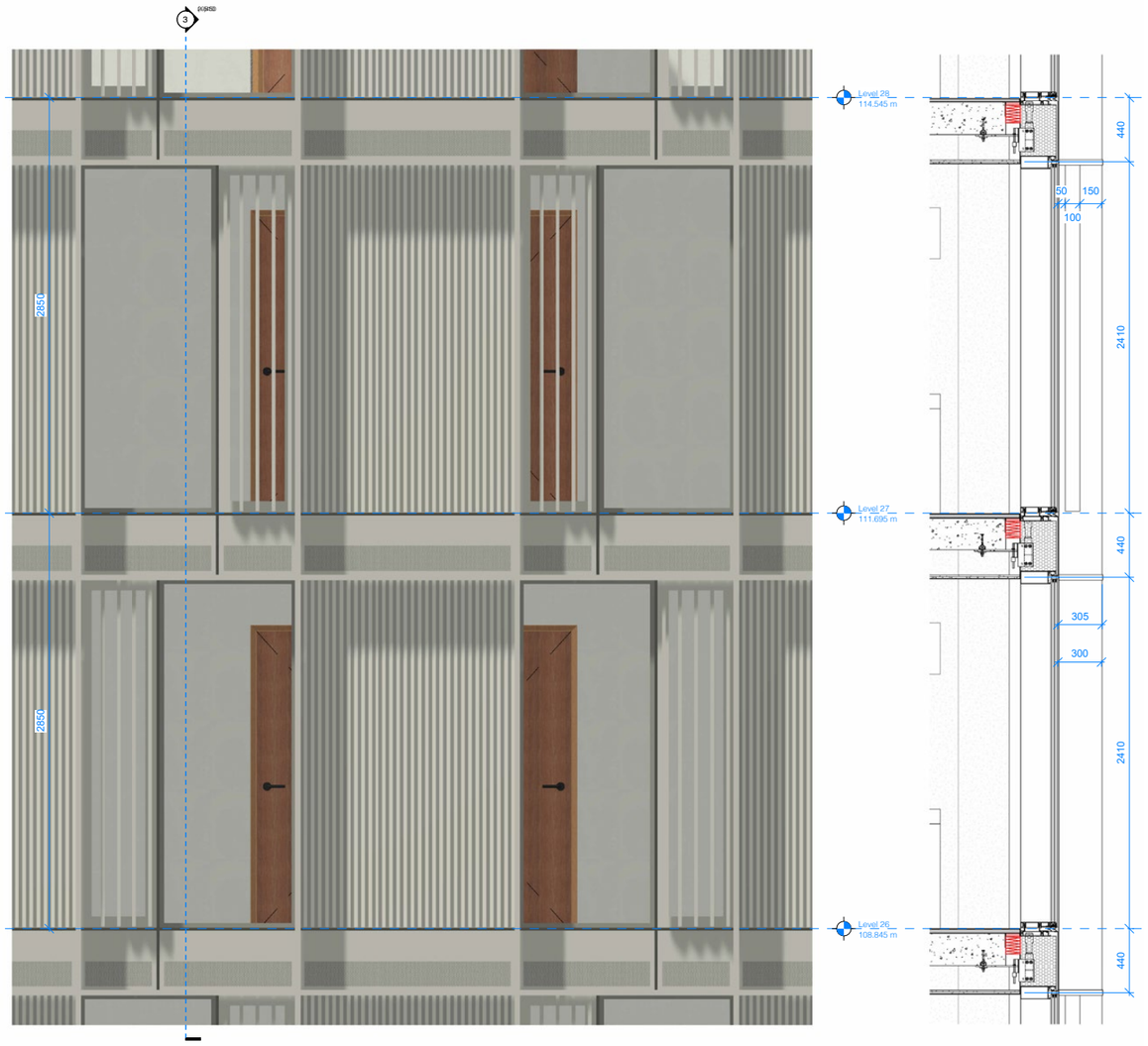


United Anodisers- Natural Anodised Aluminium, or similar approved



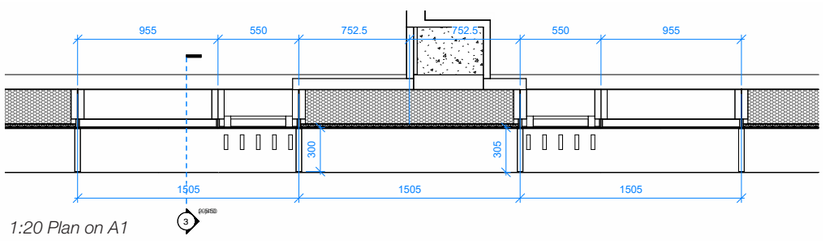
GlasTrösch- Combi Neutral 70/35, or similar approved

Please note that due to external factors related to sunlight and shadow, materials may appear slightly different in the drawings compared to the material swatches.



Bay study Tower Central NE Cambridge St - 1:20 Elevation Callout on A1

1:20 Section on A1



1:20 Plan on A1

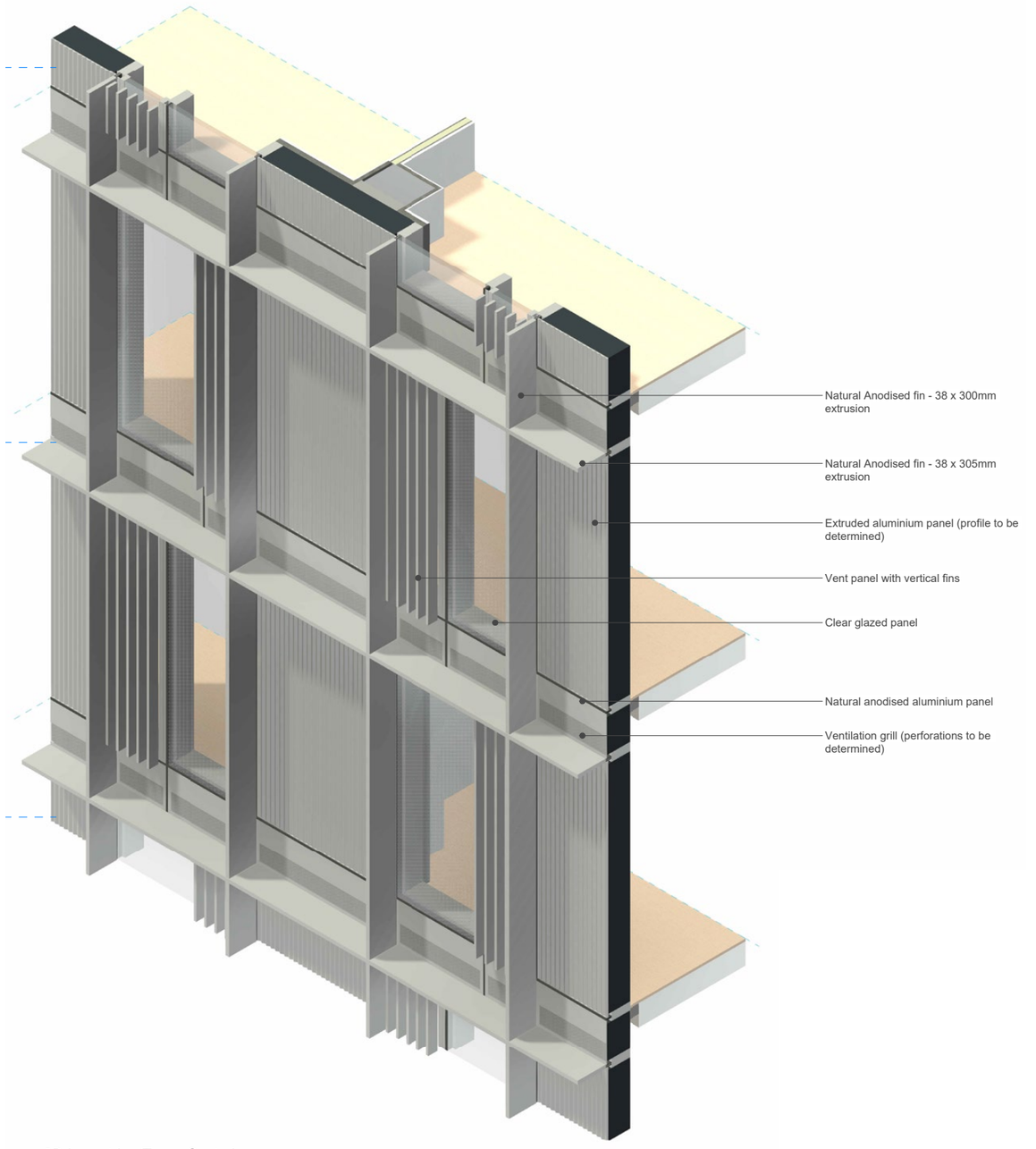
The Proposal

6.0

Facade Fragments

6.16

Bay study of a typical central fragment of the tower.



3D Isometric - Tower Central

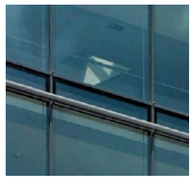
Facade Fragments 6.16

Bay study of a typical corner fragment of the tower.

Proposed Material Palette

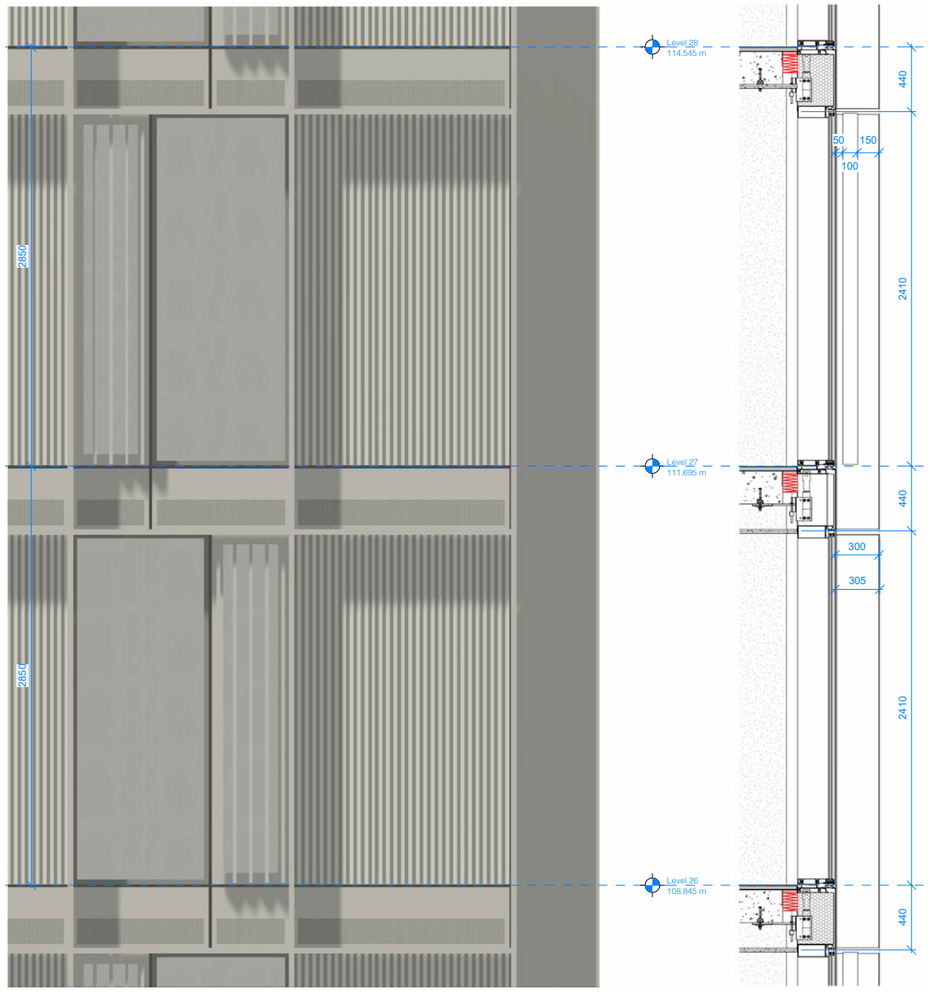


United Anodisers- Natural Anodised Aluminium, or similar approved



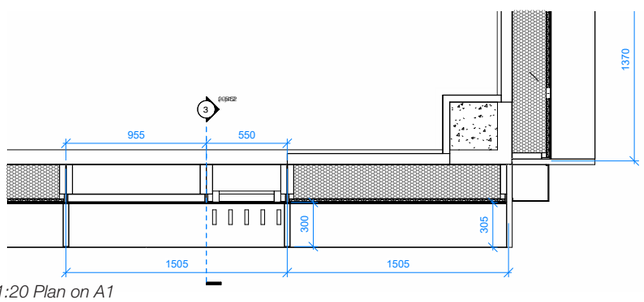
GlasTrösch- Combi Neutral 70/35, or similar approved

Please note that due to external factors related to sunlight and shadow, materials may appear slightly different in the drawings compared to the material swatches.

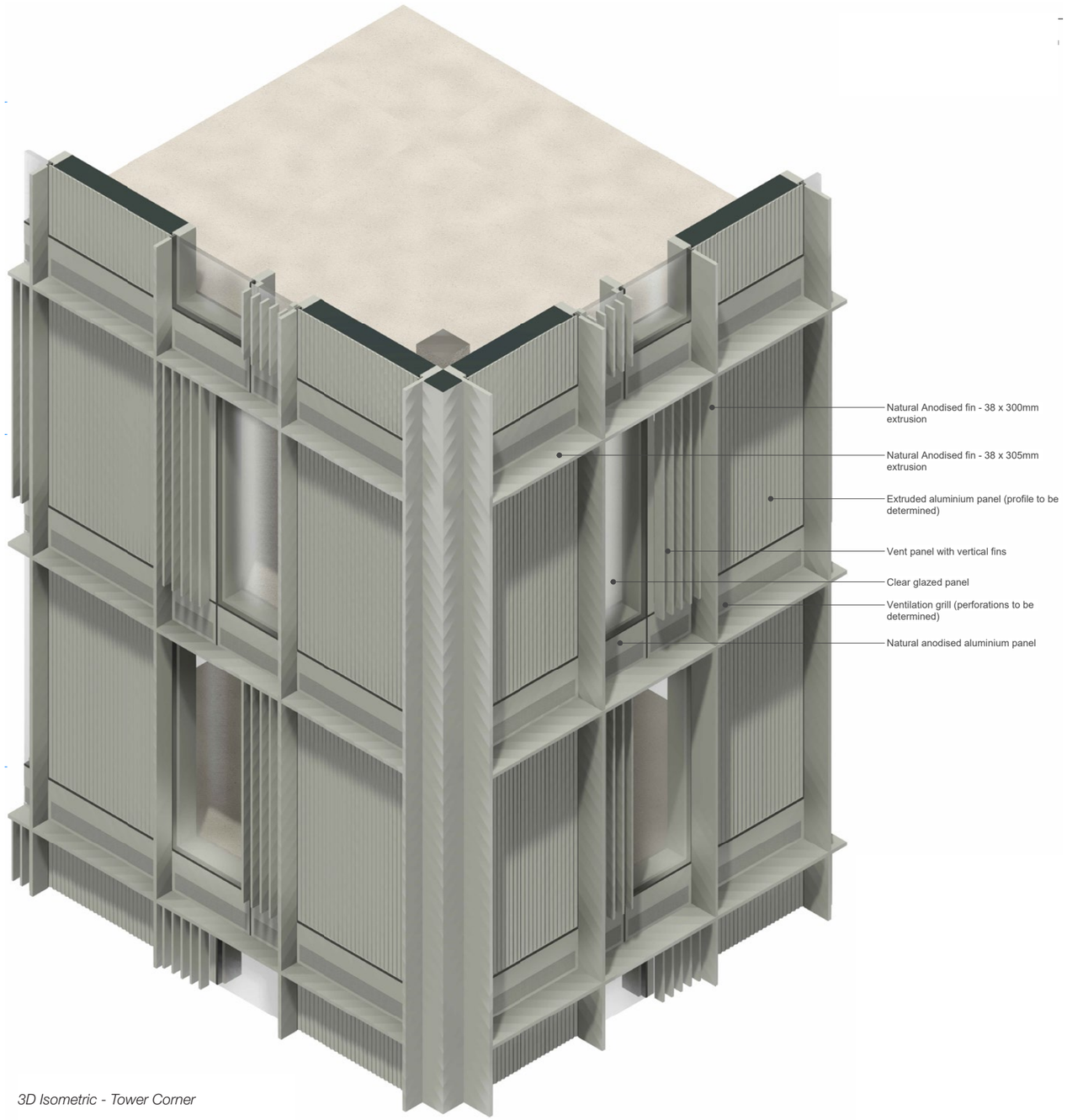


Bay study Tower Corner NE Cambridge St - 1:20 Elevation Callout on A1

1:20 Section on A1



1:20 Plan on A1



3D Isometric - Tower Corner

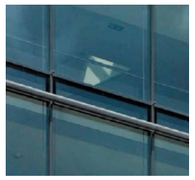
Facade Fragments 6.16

Bay study of a typical tower level 04 fragment.

Proposed Material Palette



United Anodisers- Natural Anodised Aluminium, or similar approved



GlasTrösch- Combi Neutral 70/35, or similar approved



United Anodisers - Unicol Anolok II B713, or similar approved



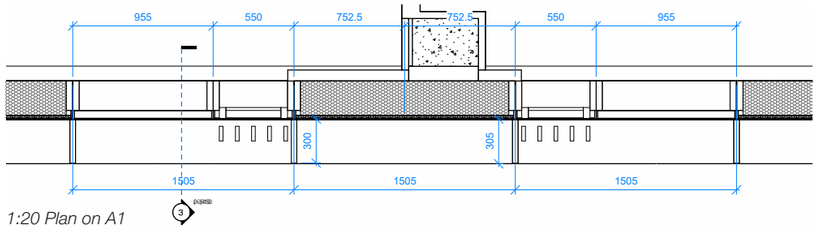
RAL 7011 back painted glass, or similar approved

Please note that due to external factors related to sunlight and shadow, materials may appear slightly different in the drawings compared to the material swatches.

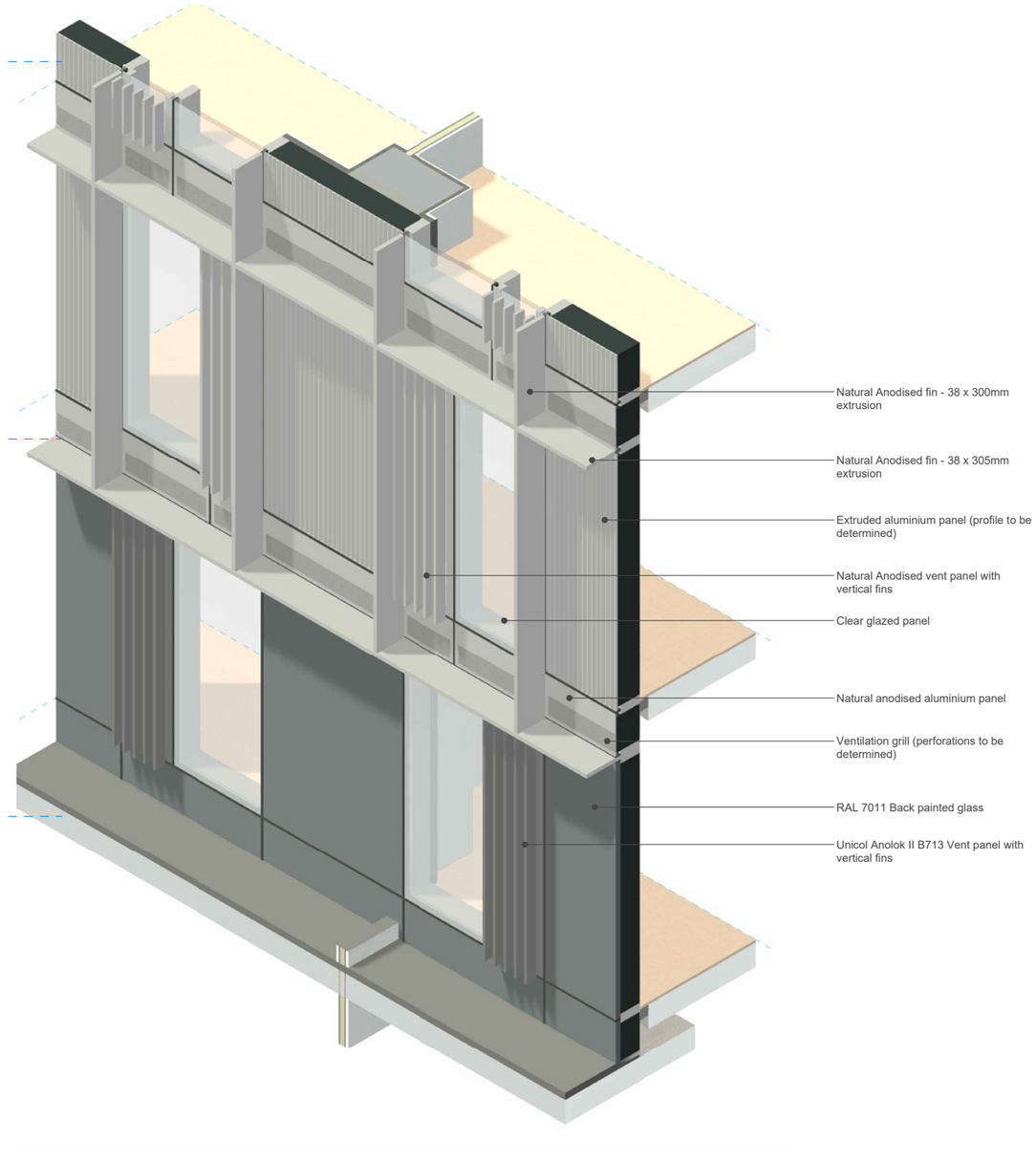


Bay study Tower Level 04 - 1:20 Elevation Callout on A1

1:20 Section on A1



1:20 Plan on A1



3D Isometric - Tower Level 04

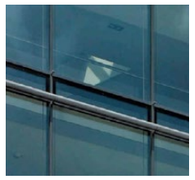
Facade Fragments 6.16

Bay study of a typical tower crown central fragment.

Proposed Material Palette

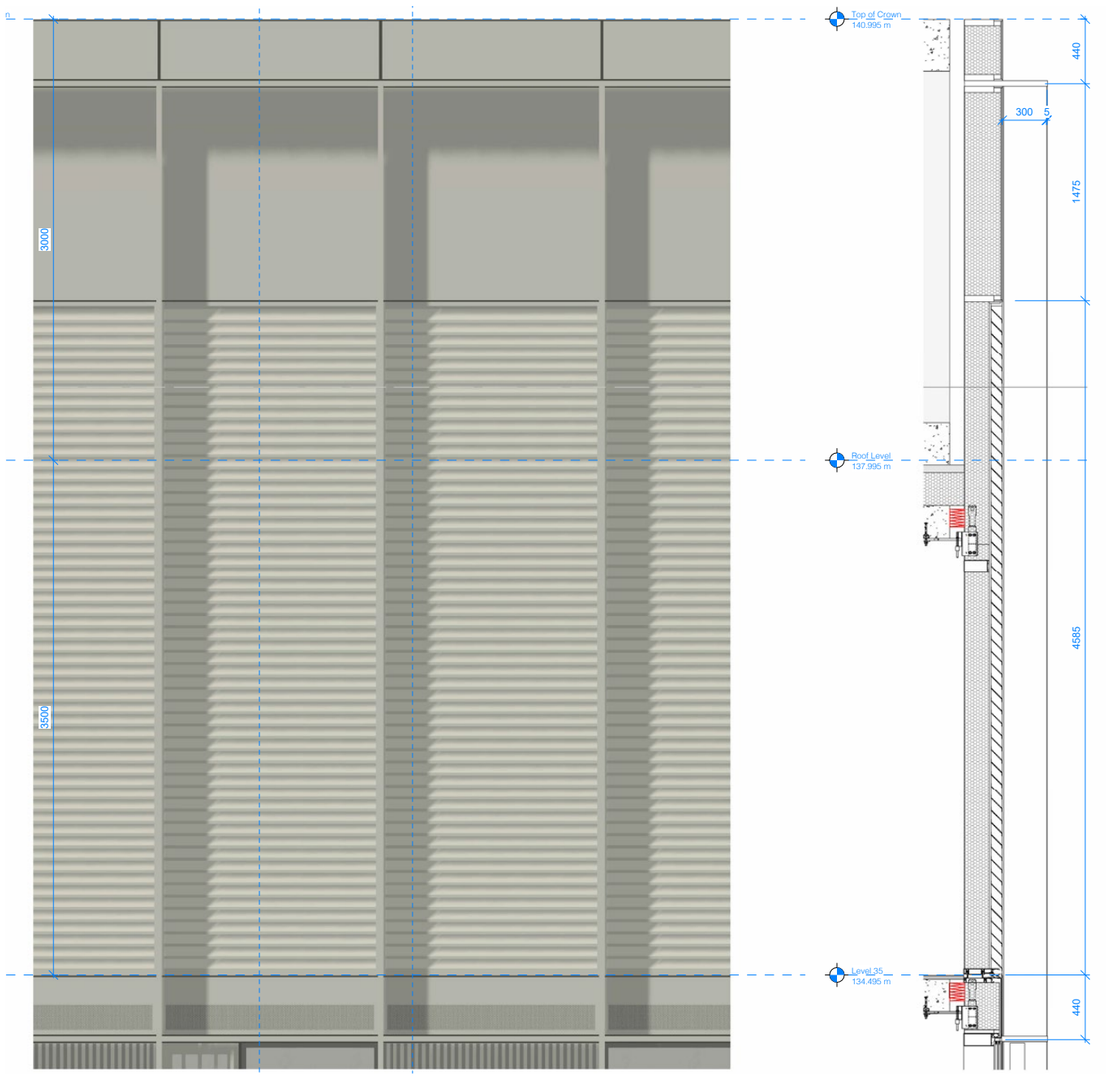


United Anodisers- Natural Anodised Aluminium, or similar approved



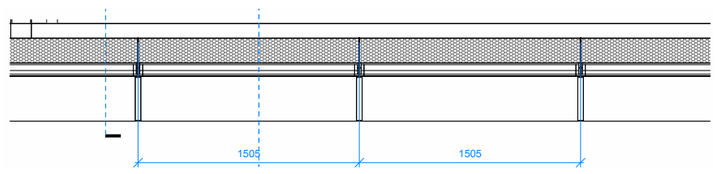
GlasTrösch- Combi Neutral 70/35, or similar approved

Please note that due to external factors related to sunlight and shadow, materials may appear slightly different in the drawings compared to the material swatches.

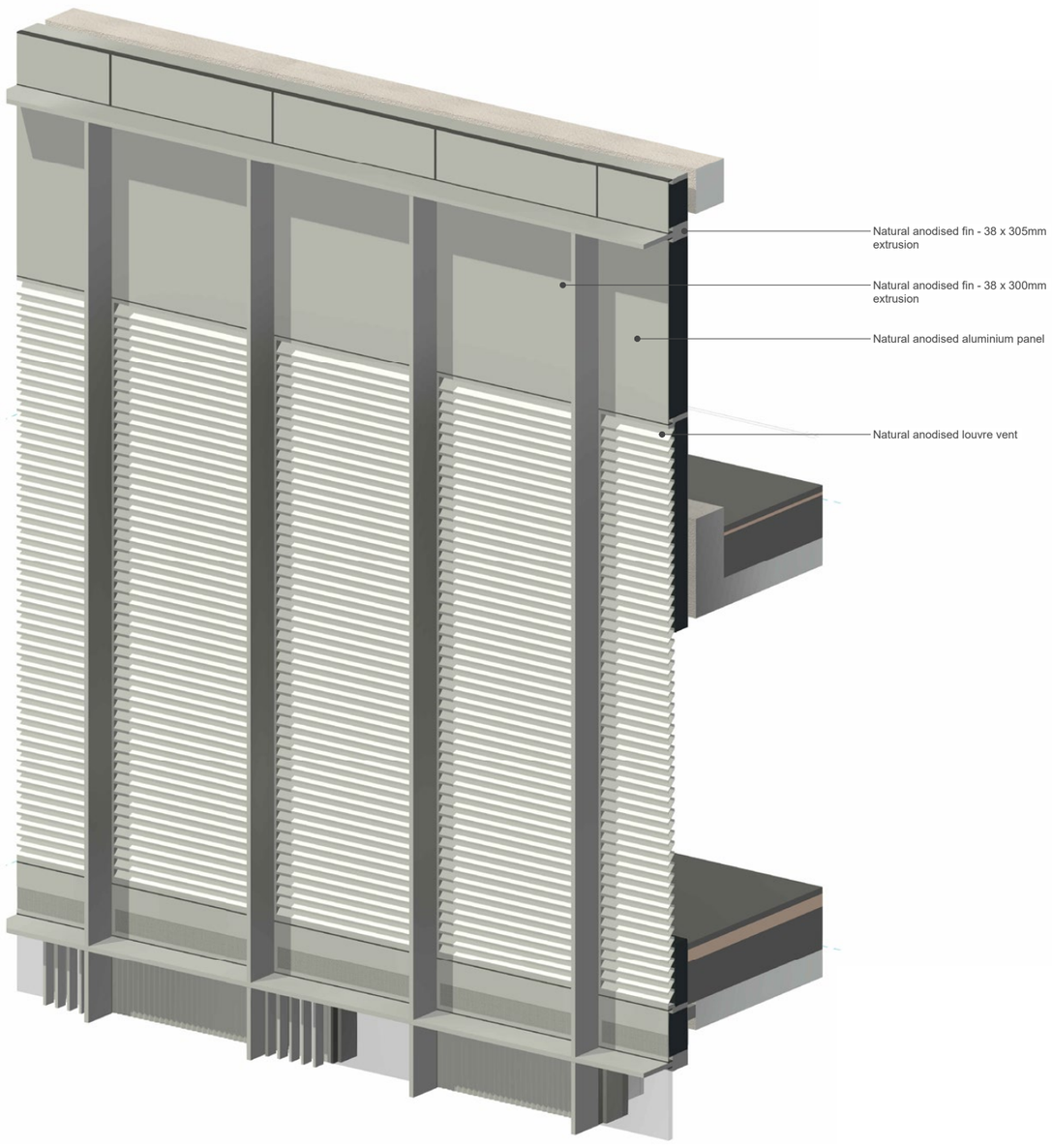


Bay study Tower Crown Centre - 1:20 Elevation Callout on A1

1:20 Section on A1



1:20 Plan on A1



3D Isometric - Tower Crown Centre

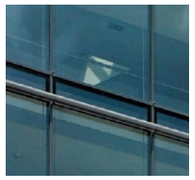
Facade Fragments 6.16

Bay study of a typical tower crown corner fragment.

Proposed Material Palette

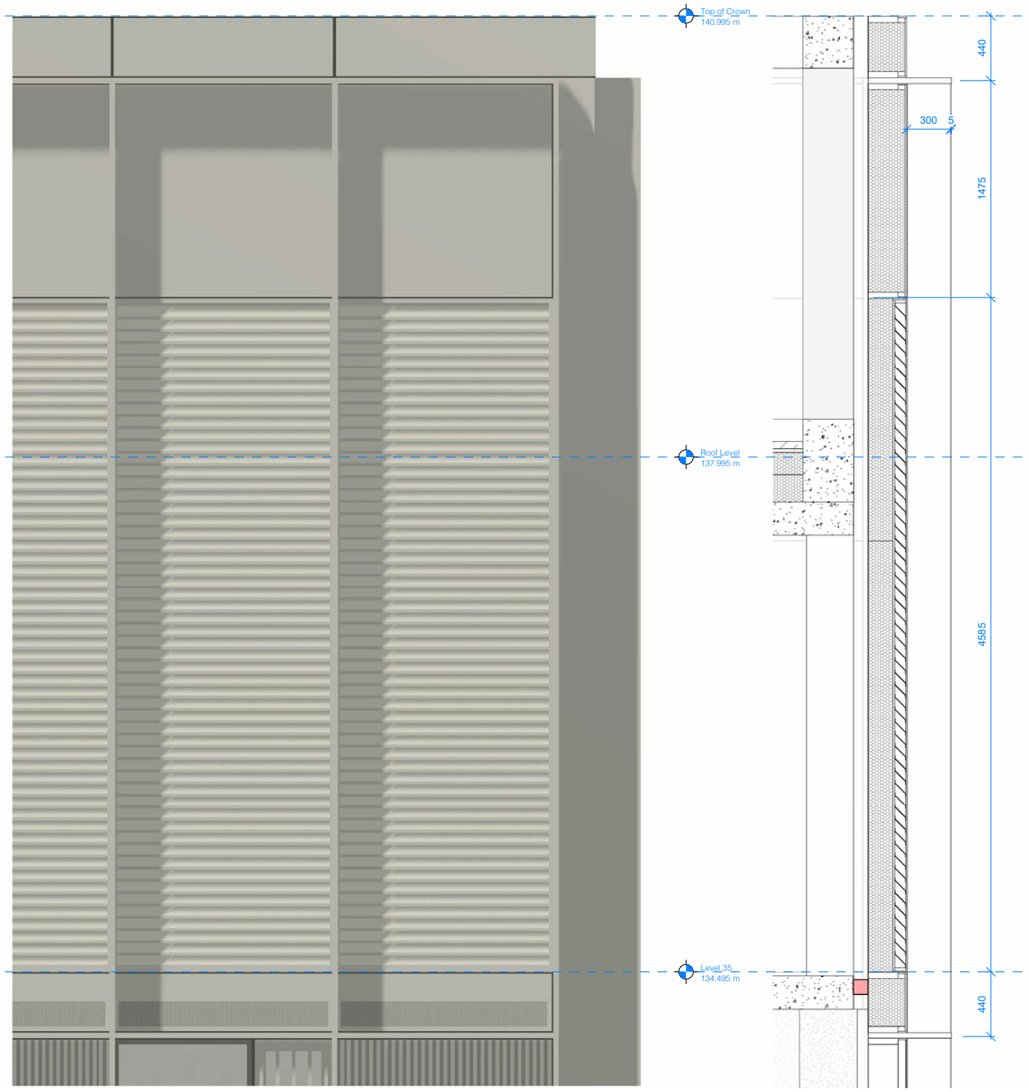


United Anodisers- Natural Anodised Aluminium, or similar approved



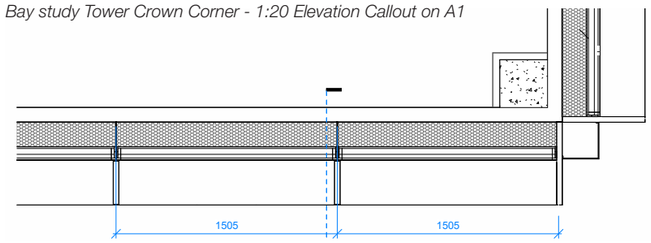
GlasTrösch- Combi Neutral 70/35, or similar approved

Please note that due to external factors related to sunlight and shadow, materials may appear slightly different in the drawings compared to the material swatches.

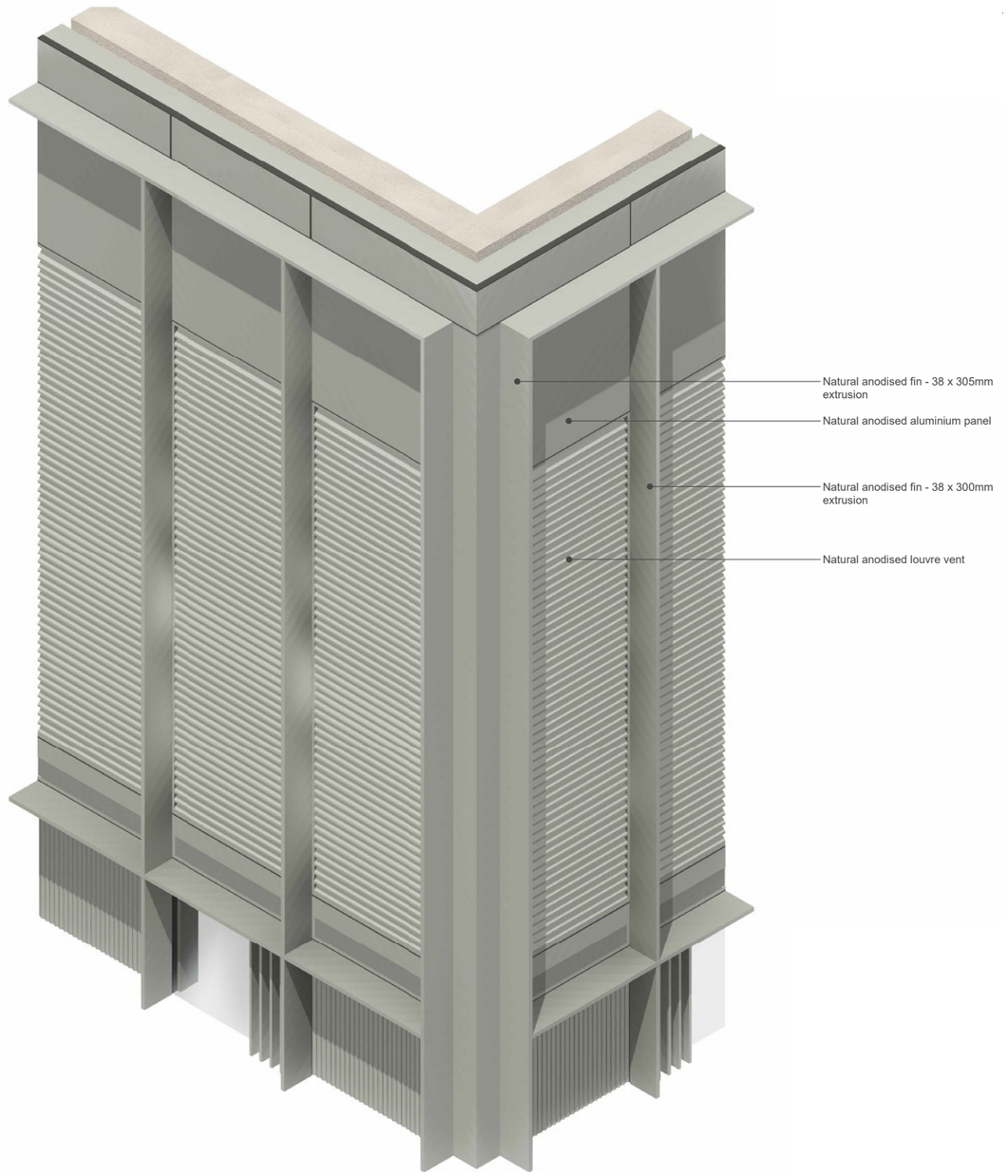


Bay study Tower Crown Corner - 1:20 Elevation Callout on A1

1:20 Section on A1



1:20 Plan on A1



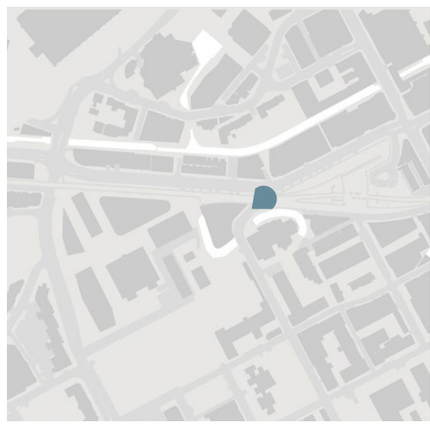
3D Isometric - Tower Crown Corner

CGIs: Key Views 6.17

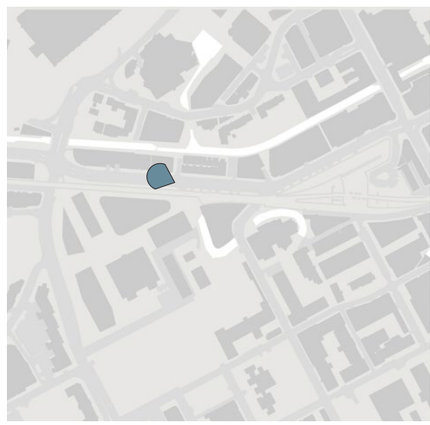
The following pages show CGI's taken from viewpoints that show the visual impact of the proposal on the surrounding context.



Base viewed from underneath viaduct bridge, with tower truncated

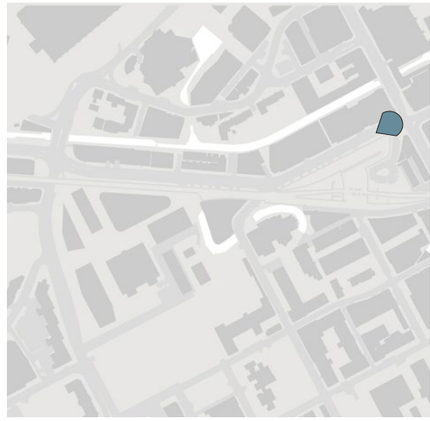






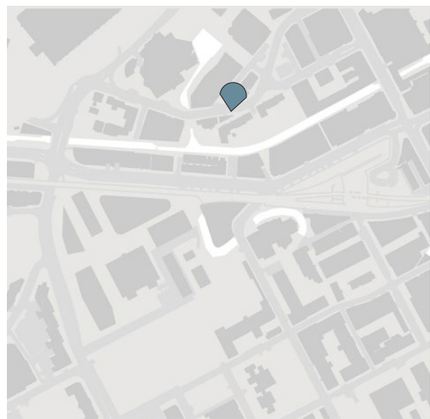
Tower viewed above the viaduct, separated visually from the base





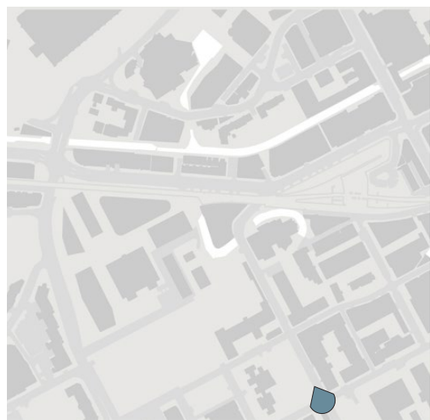
Tower viewed from The Palace Theatre - Continues the 'city' down Whitworth Street West, as well as marking the historic township of Manchester boundary





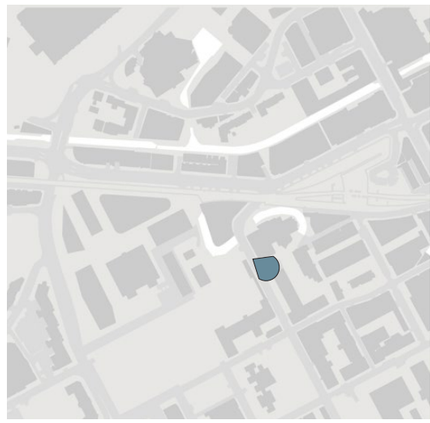
Tower viewed from Chepstow Street - The tower rises from behind the surrounding red brick buildings





Tower viewed from Cambridge Street, the two towers form a gateway as proposed by Terry Farrell in the Macintosh Masterplan





Tower viewed from the approach to Gloucester Street

Contextual East Elevation



Contextual West Elevation 6.18

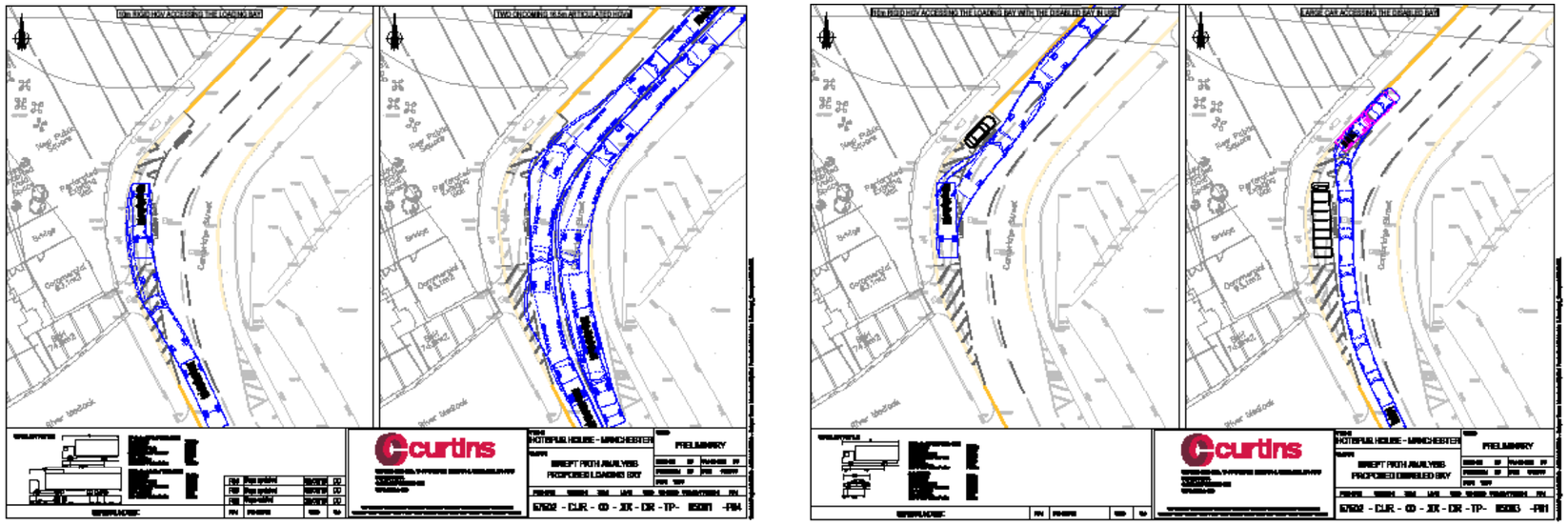


Contextual North Elevation 6.18



Contextual South Elevation 6.18





Gloucester Street widened to create a shared surface, containing service loading bay and disabled car park (Drawings by Curtins)

The Proposal

6.0

Secure-by-Design Principles

6.19

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 process through:

- Open public spaces with active frontages that maximise passive surveillance.
- Adding activity to an otherwise quiet part of the city.
- The increase in footfall due to the development should act as a catalyst for improving the surrounding areas and contributing in the reduction of crime within the local area.
- Building entrances located on active public spaces and routes. There is clear visual access between inside and outside at all entrances.
- Strategic inclusion of overlooking of other uses
- Proposal for well-lit entrances and public spaces.

Crime Impact Statement

6.20

Following consultation with Greater Manchester Police (GMP), a Crime Impact Statement has been produced by GMP in relation to the proposed development. This is submitted as part of the application.

Servicing Strategy

6.21

As an overview, the commercial units will be serviced from the loading bay, introduced onto Gloucester Street. This has been created by widening the pavement and reducing the carriageway to the minimum required. This area will be on a shared surface, so that it will feel like a wider pedestrian pavement.

Servicing times will be managed to avoid having vans permanently parked up here.

For further detail please refer to Curtins report, submitted as part of this application.

Parking

6.22

There is provision of one disabled car parking space, next to the loading bay.

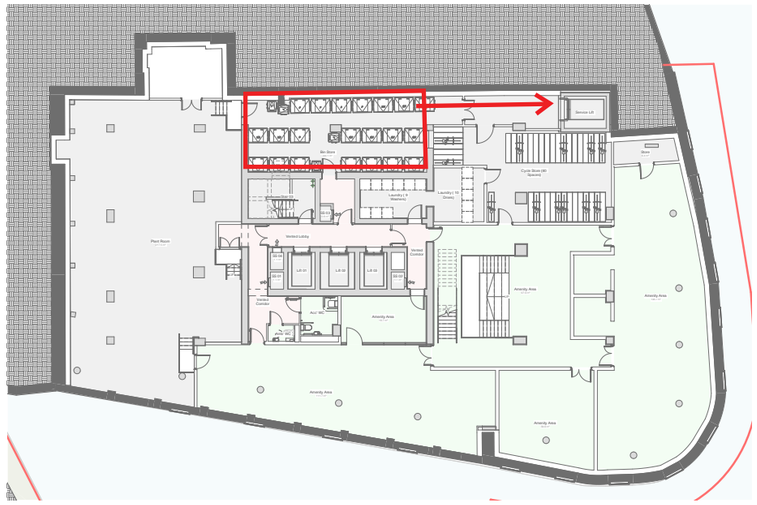
For further detail please refer to Curtins report, submitted as part of this application.

Inclusive Access

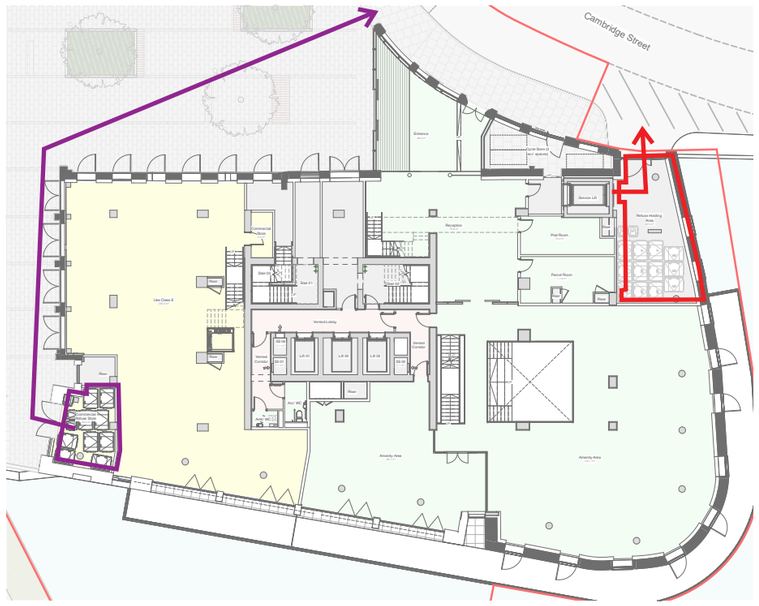
6.23

The proposals will create an inclusive environment by ensuring: Disabled people will use the same entrances as other users of the building.

Level access to the main entrance and provision of fully accessible lifts, so all floors are accessible without the needs for supervision or assistance.



Lower ground floor plan extract showing residential bin stores, and the route into the service lift and then up to Gloucester Street



Ground floor plan extract showing the route of the residential bins from the lift into the bin holding area, and out onto Gloucester Street. There is a separate refuge store allocated for the commercial on the North side, which is accessed and transported to Gloucester Street from the newly proposed square.

External Lighting 6.24

It is expected that the operational lighting installations associated with the proposed scheme will be designed to best practice guidance, including British Standard (BS) 5489-1:2013. It is therefore considered that upward light will be limited and new lighting will provide a more consistent level of lighting improving a sense of security.

Additionally, any new lighting will be designed to ensure that the source of lighting is not facing or adjacent to a residential window.

There is no intention to light the tower specifically other than the provision of aircraft warning lights.

A high level lighting strategy will ensure visibility and accessibility for all across the site and will be subject to a later phase of design and a planning condition.

Residential Waste Strategy 6.25

A bin store has been provided in the basement level, and a bin holding space on the ground floor accessing directly onto Gloucester Street. The route is illustrated on the adjacent extracts in red.

For further detail please refer to Tetratech's report, submitted as part of this application.

Commercial Waste Strategy 6.26

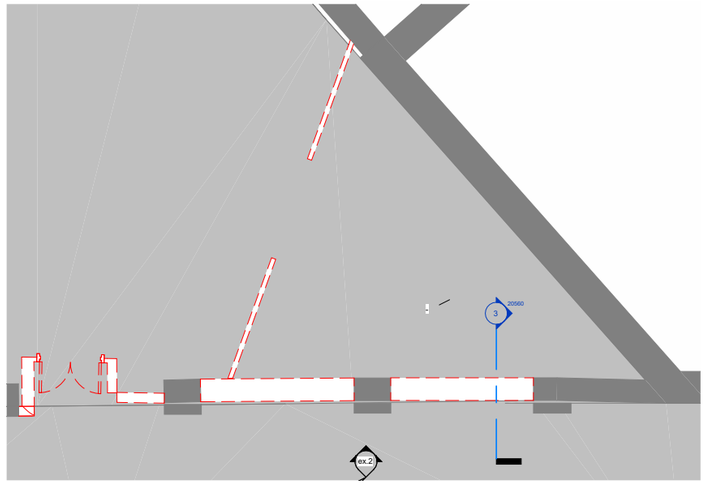
A separate bin store has been provided for the commercial space on the North West corner of the building, which is externally accessed and moved across the newly proposed square onto Gloucester Street. The route is illustrated on the adjacent extracts in purple.

For further detail please refer to Tetratech's report, submitted as part of this application.

Substation and Switch Room 6.27

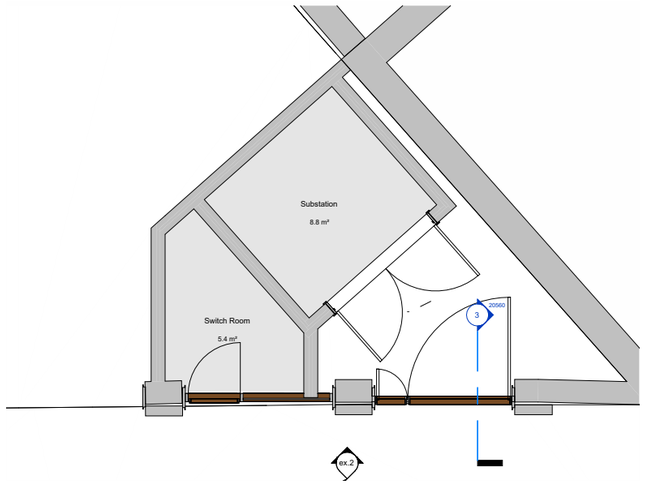
The site requires a new substation and Switch Room. This has been proposed in the Eastern Corner of the exterior public square. Detail studies of the proposed can be found overleaf.

Demolition Drawings

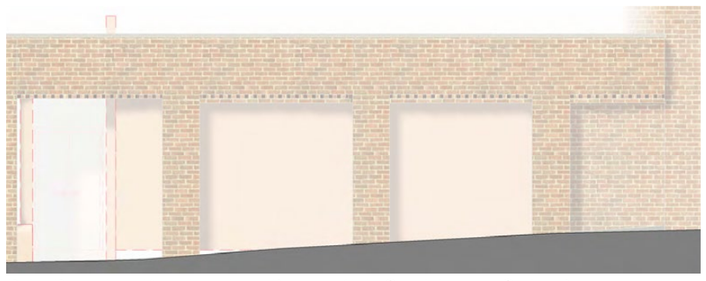


Detail Demolition Plan - Palisade Wall - Substation and Switch Room

Proposed Drawings



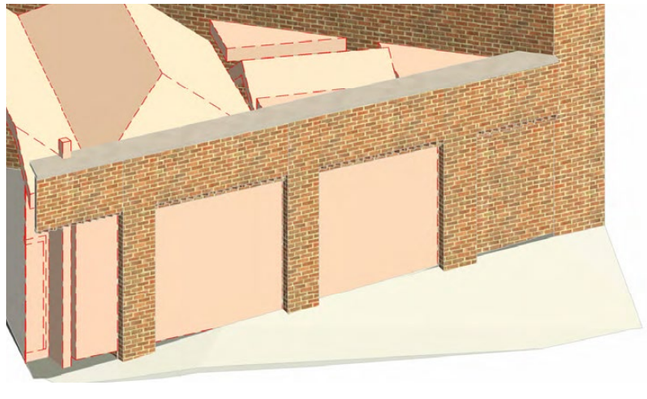
Detail Plan - Palisade Wall - Substation and Switch Room



Detail Demolition Works Elevation - Palisade Wall - Substation and Switch Room



Detail Elevation - Palisade Wall - Substation and Switch Room



Demolition Axonometric - Palisade Wall - Substation and Switch Room



Axonometric - Palisade Wall - Substation and Switch Room

The Proposal

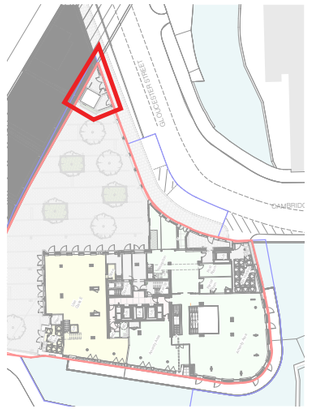
6.0

Substation and Switch Room

6.27

The Substation and Switch Room are located in the Eastern corner of the exterior public square.

The detail studies illustrate the scope of the proposed substation and switch room to be implemented.

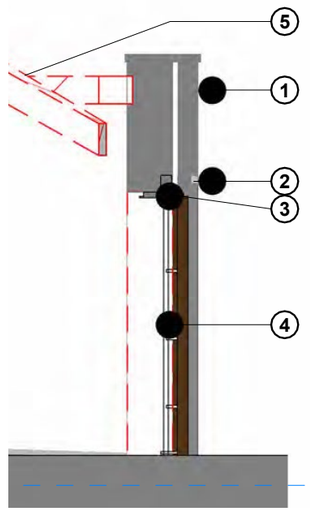


Site plan indicating the proposed substation and switch room.

Palisade Works Key:

- Remove vegetation growing from existing - method of removal to be agreed by local planning authority.
- Remove existing metal roofing to form open public squared
- Existing palisade brickwork to be carefully dismantled, salvaged where possible, cleaned and repointed with lime mortar - method of cleaning to be agreed by local planning authority.
- Palisade wall to be rebuilt using the reclaimed bricks where possible.

1: Existing palisade wall and concrete capping to be rebuilt and punched through
2: Existing Herringbone Brick decorative detail to be rebuilt and to match existing
3: New Corten or similar finish portal frame to support brick decorative element within the palisade wall. Detail to be confirmed by SE and to be agreed by MCC.
4: New Corten or similar finish gates to Substation and Switch Room.
5: Existing metal roofing to be removed to form open public square



Detail Palisade Section - Substation and Switch Room

Indicated scales @ A1

Daylight, Sunlight and Overshadowing 6.28

Sunlight / Daylight analysis of the site showed that the square captured very good daytime sunlight. At midday, there was minimal shadowing. This was primarily due to the fact that the site is on the bend in the road of Cambridge Street. This means that there is nothing blocking the south sun.

This means that the square will act particularly well during the daytime/ lunchtime, when it will act as a sun-trap. See section 6.18 of the Landscape and Public Realm chapter within this Design and Access statement.

Please refer to the Daylight, Sunlight and Overshadowing section submitted as part of the Environmental Statement.

Wind and Microclimate 6.29

The design of a plinth at the base of the tower is a classic way of mitigating wind at ground level.

When the building was tested in the wind tunnel it came out with good results.

Please refer to the Wind and Microclimate section submitted as part of the Environmental Statement.

Noise and Vibration 6.30

The tower is relatively close to the railway viaduct. So positioning the tower as far away from the viaduct was beneficial.

Also, as the design of the new elements have a lot of masonry in their massing, (with relatively deep reveals,) this material density helps with the absorption of sound.

Please refer to the Noise and Vibration section submitted as part of the Environmental Statement.

Planning Statement and Policy Summary

Below is an executive policy summary. For further detail please refer to Turley report, submitted as part of this application.

Strategic policy

1. The principal Development Plan Document against which the application will be determined is the Manchester Core Strategy. The Core Strategy defines the Regional Centre of Manchester within which the site is located. Policy EC3 (the Regional Centre) notes that Housing will be appropriate use within the Regional Centre, although this should complement the development of mixed-use employment areas. Higher density residential development is considered appropriate in this location.

2. The site is located within The Corridor Manchester, as defined within the Corridor Manchester Strategic Spatial Framework (2018) and is adjacent to the First Street Strategic Regeneration Framework.

3. The following sections provide a brief introduction of the relevant design and development management policies. Please refer to the submitted Planning Statement, prepared by Turley, for a detailed review of planning policy.
Design

4. Policy SP1 of MCS states that all new development across the city shall make a positive contribution to creating neighbourhoods across the City, minimises emissions and ensures efficient use of natural resources and reuses previously developed land wherever possible, and improve access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

5. Policy EN1 of MCS requires new development to follow these principles of urban design: character, continuity and enclosure, quality of public realm, ease of movement, legibility, adaptability and diversity.

Tall Building

6. Policy EN2 of MCS supports proposals for tall buildings where they can demonstrate they have excellent design quality, are appropriately located, contribute positively to sustainability, contribute positively to placemaking and will bring regeneration benefits.

Heritage

7. Policy DC26.1 of MCS requires new developments to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

8. Policy CC9 of MCS states that design of new buildings will need to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified.

9. Policy EN3 of MCS states that development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods will be supported.

10. Policy H12.7 of MCS states that proposals for PBSA should contribute to the re-use of Listed Buildings and other buildings with a particular heritage value where appropriate.

Climate Change

11. Policy EN4 of MCS states that all development must follow the principles of the Energy Hierarchy when being designed, to reduce the need for energy through design features, to reduce the need for energy through energy efficient features and to meet residual energy requirements through the use of low or zero carbon energy generation technologies.

12. Policy EN6 of MCS states that applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the domestic CO2 emissions reduction target.

13. Policy EN8 of MCS states that developments shall have regard a minimization of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rainwater permeability, a reduction in urban heat island effect through the use of Green Infrastructure.

Residential amenity

14. Policy DM1 of MCS requires new development to give regards to specific issues including effects on amenity, including privacy, light, noise, vibration, air quality, odour, litter, vermin, birds, road safety and traffic generation.

15. Policy H12.6 of MCS states that consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses.

The Final Section of this Design and Access Statement is the Landscape and Public Realm Design which follows this page.

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Appendix

Appendix

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Design Changes From Previous Scheme

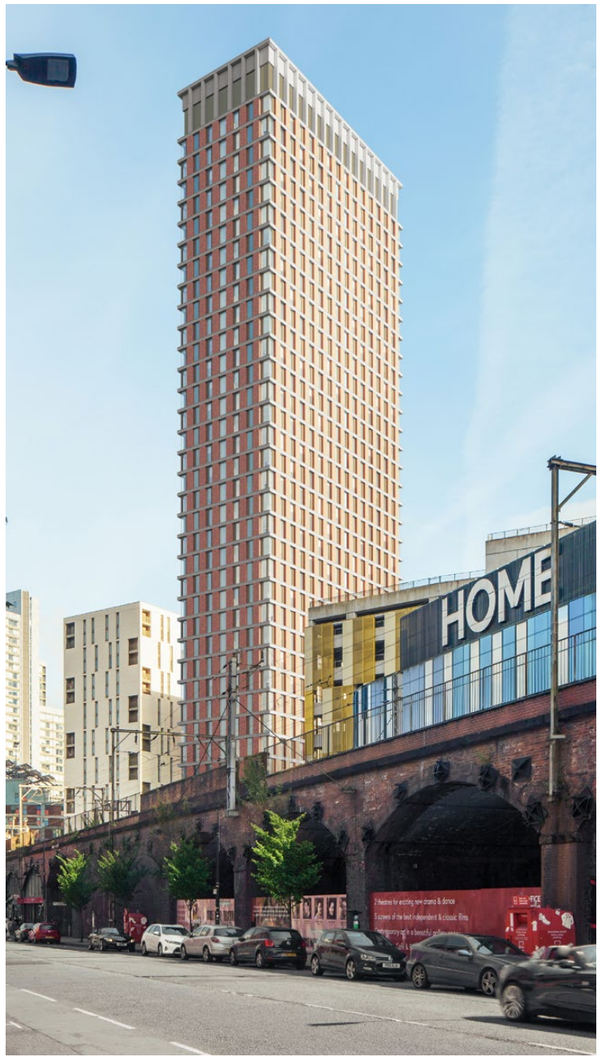
7.1

The previous scheme, labelled as ‘version 2’ within the D&A, was submitted to MCC as part of the Addendum application in April 2024.

The following pages will outline a side by side comparison of both the addendum and current scheme, to highlight the most significant changes.

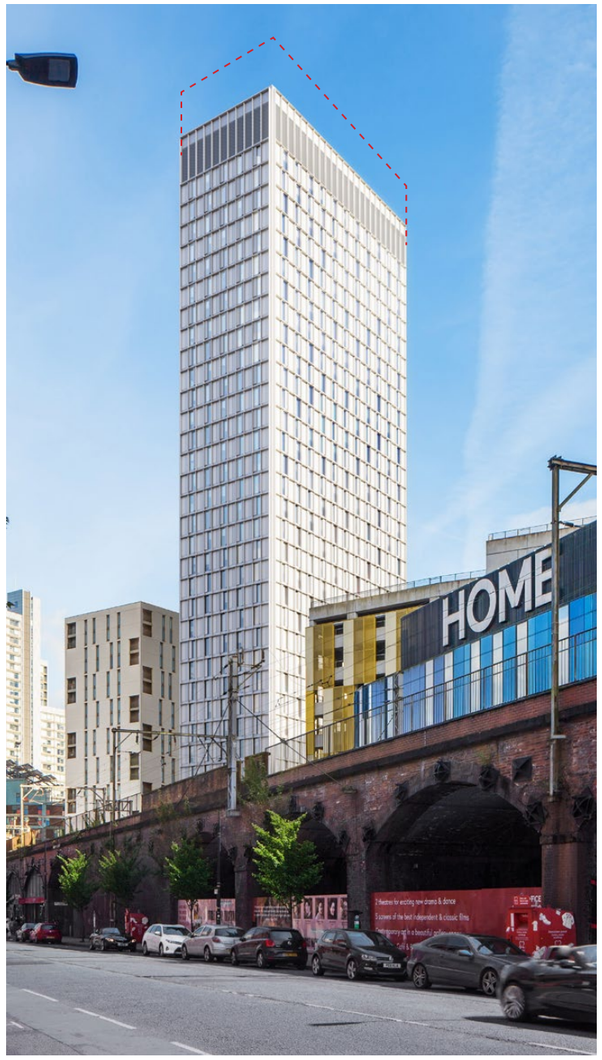
For continuity, the naming convention applied as version 2 for the initial PBSA scheme, and version 3 for the current will apply.

Version 2 - Initial PBSA Scheme



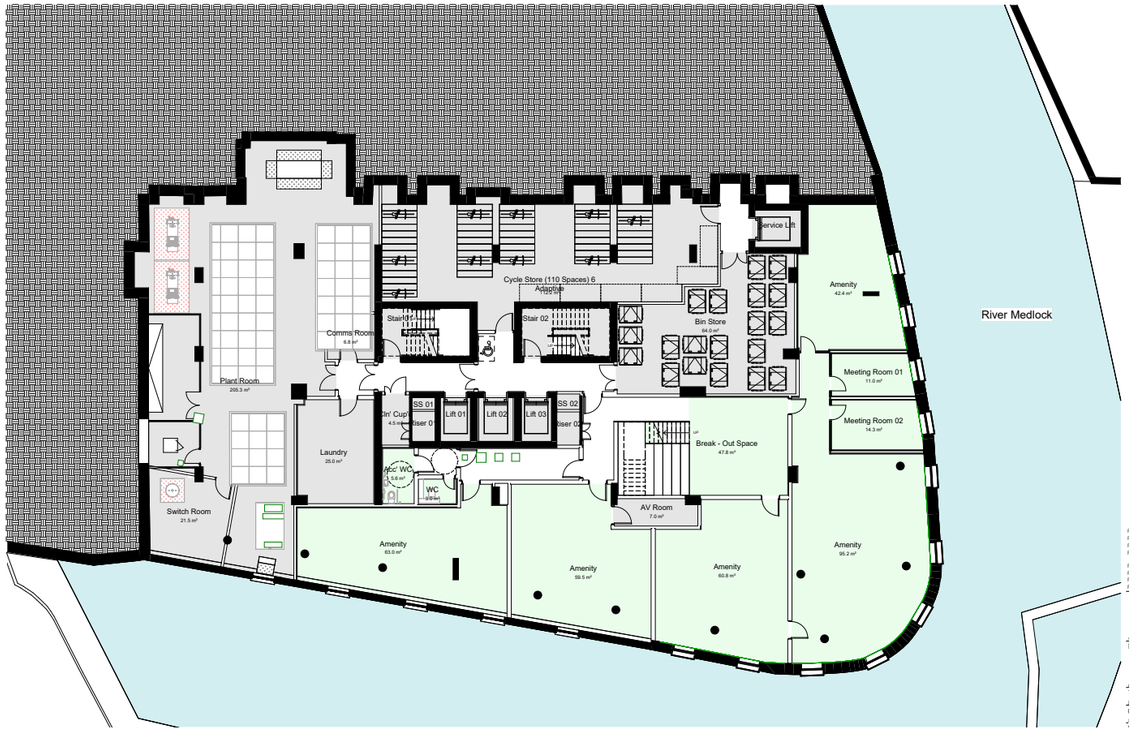
Previous CGI visual from Whitworth Street West looking onto proposal.

Version 3 - Current PBSA Scheme

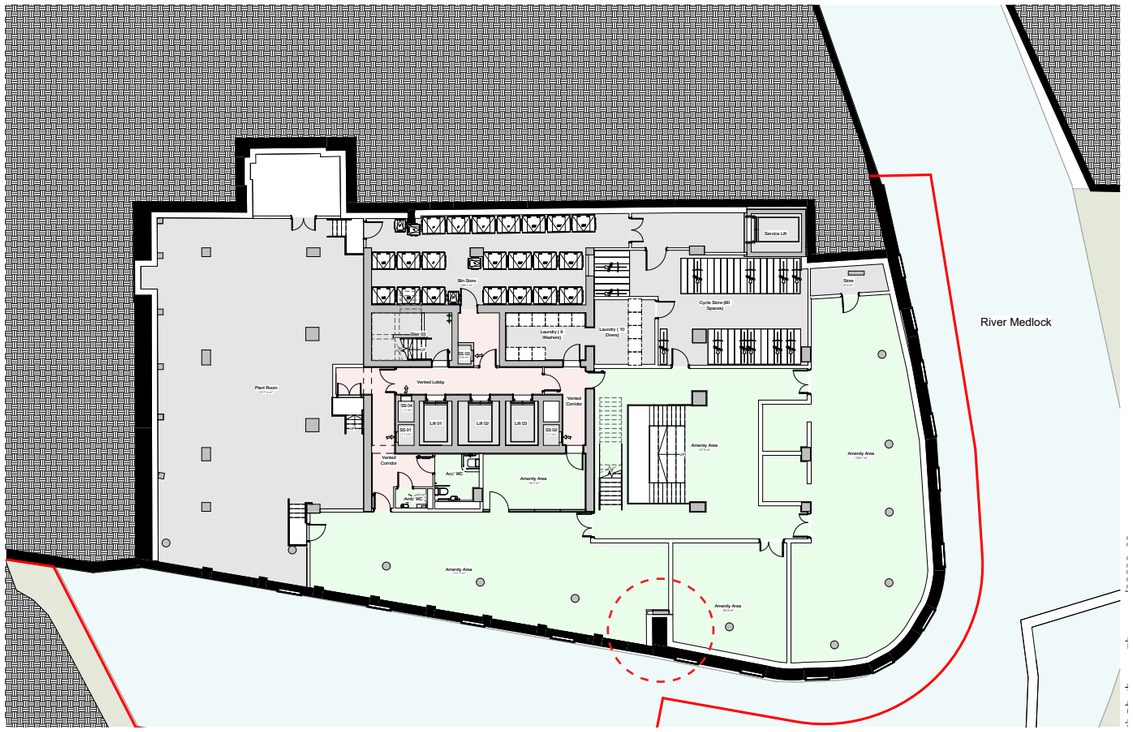


Revised CGI visual from Whitworth Street West looking onto proposal.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



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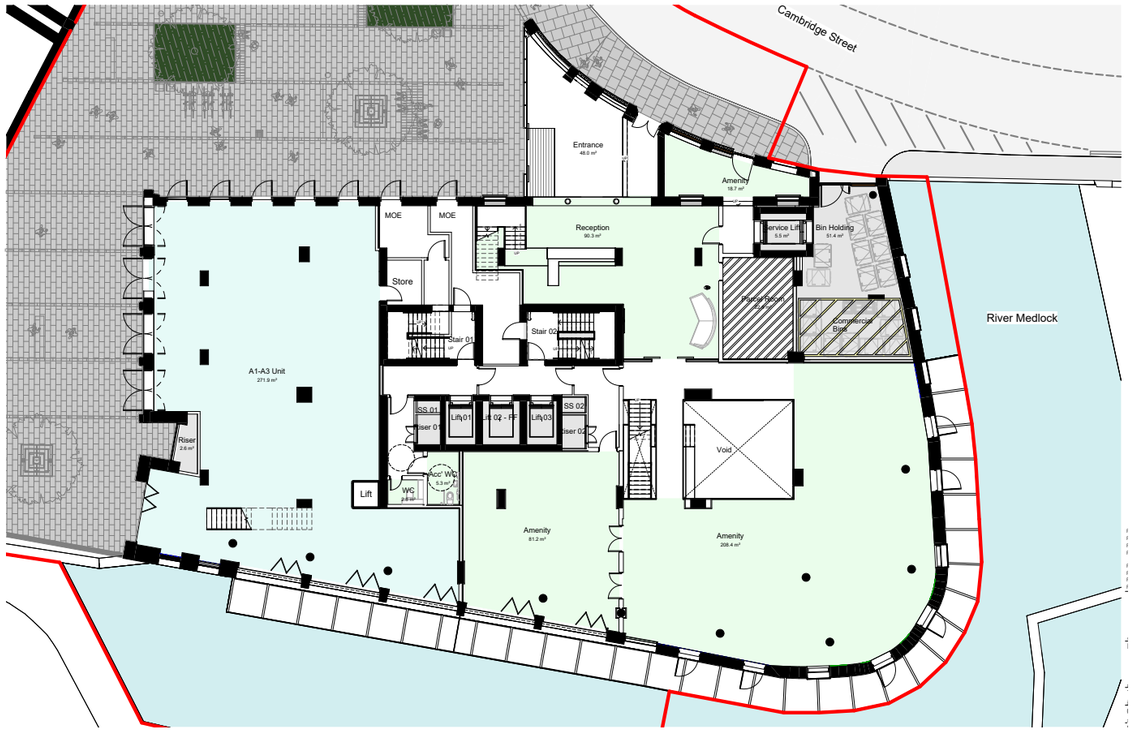
Changes in Plan From Previous Scheme 7.2

Lower Ground Floor Plan

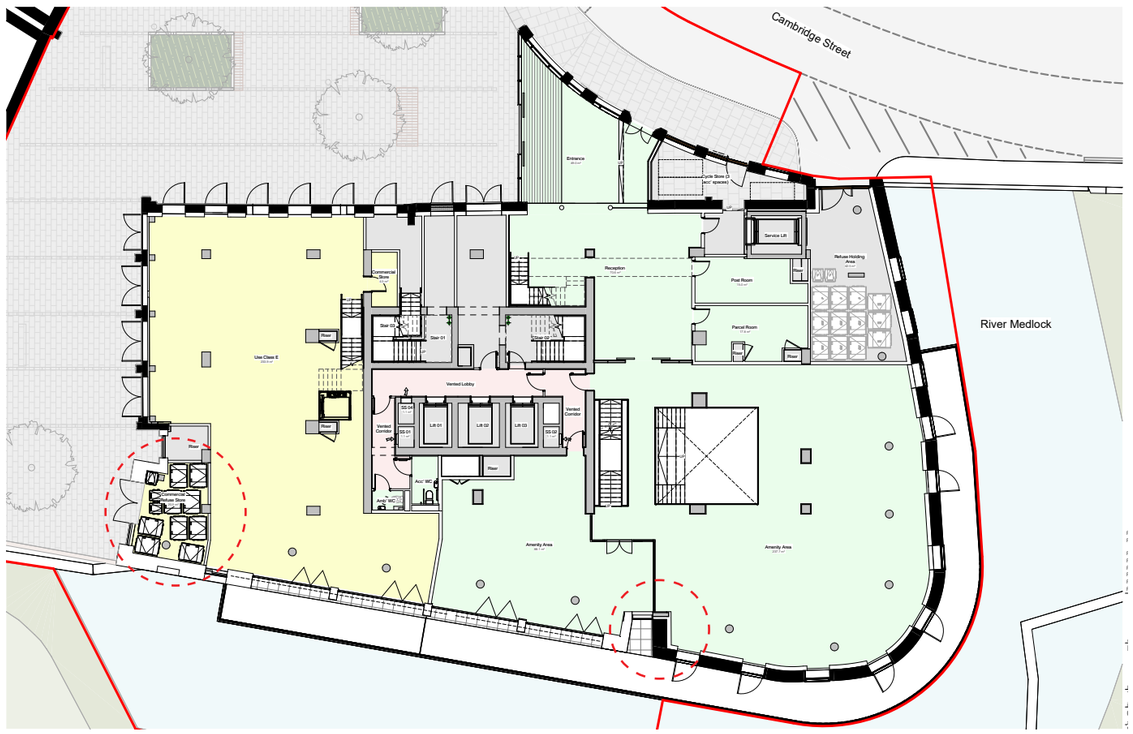
To further increase efficiencies in the tower, a new core layout has been implemented. This also require a small change in the location of the core within the footprint of the podium that resulted in the cycle and bin stores in the lower ground changing location.

The current scheme also features a greater level of retention with the return gable from the 1880 warehouse extension partially retained.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



Appendix

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Changes in Plan From Previous Scheme 7.2

Ground Floor Plan

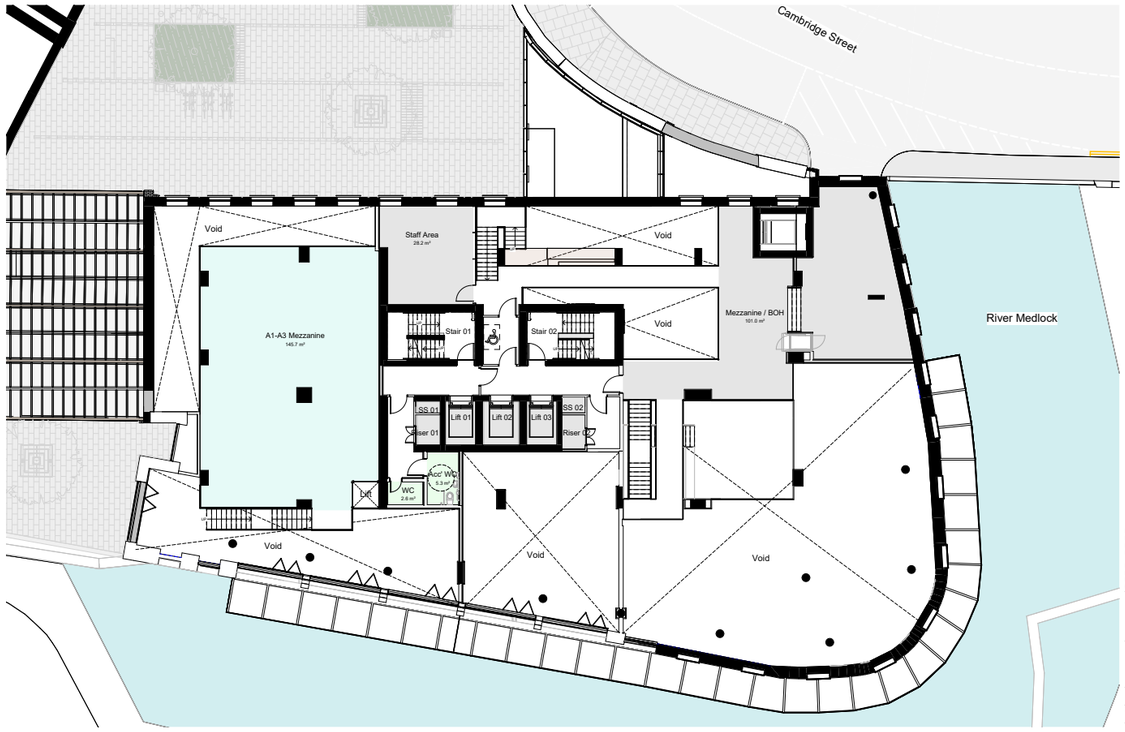
On the ground floor, the amenity area tucked inbetween Gloucester St and the existing Mill is now a cycle store for three accessible spaces.

The commercial unit now has its own permanent bin store, accessible externally from the Northern part of the site.

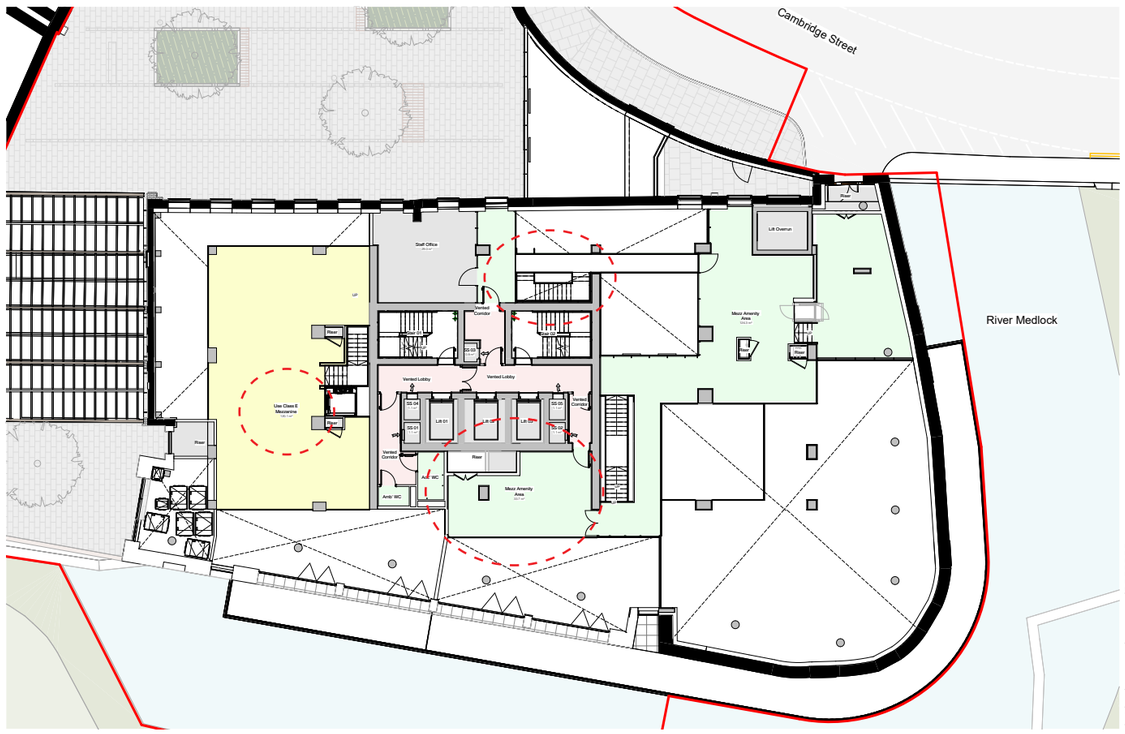
Retention of the existing South West wall has slightly changed the layout of the Amenity area facing the river in the current scheme.

The use class of the commercial scheme has changed from Class A1-3, to Class E.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



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Changes in Plan From Previous Scheme 7.2

Mezzanine Floor Plan

On the mezzanine floor, the location of the stairs in the commercial unit and front entrance lobby have changed.

The floor plan now extends to form a multi-viewing platform in the West facing ameniity area.

The commercial unit on the mezzanine is now use class E instead of A1-3.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



Appendix

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Changes in Plan From Previous Scheme 7.2

Levels 01 & 02 Plan

The mix of room types have changed in the current scheme, with studios across the floorplate and two 2-bed apartments now located to the 1880 warehouse curved side.

The North West corner which previously cranked out now follows a linear form in the current scheme.

There is two less units per floor in the current scheme at 23, compared to 25 in the previous.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



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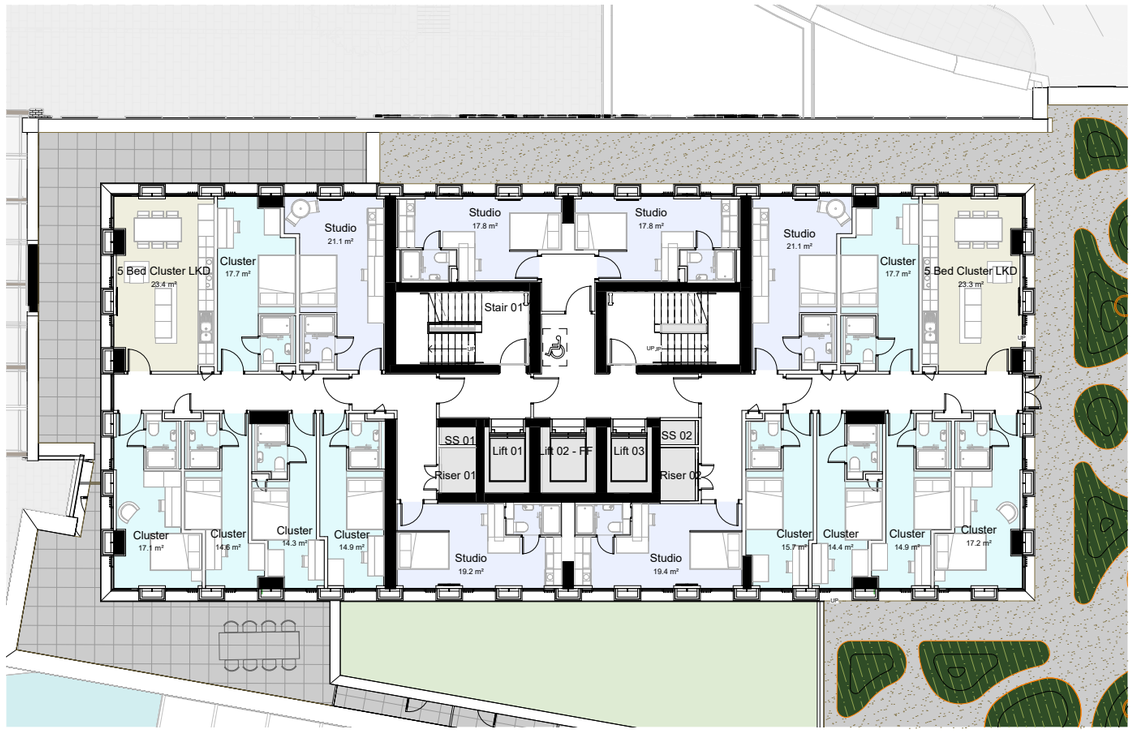
Changes in Plan From Previous Scheme 7.2

Level 03 Plan

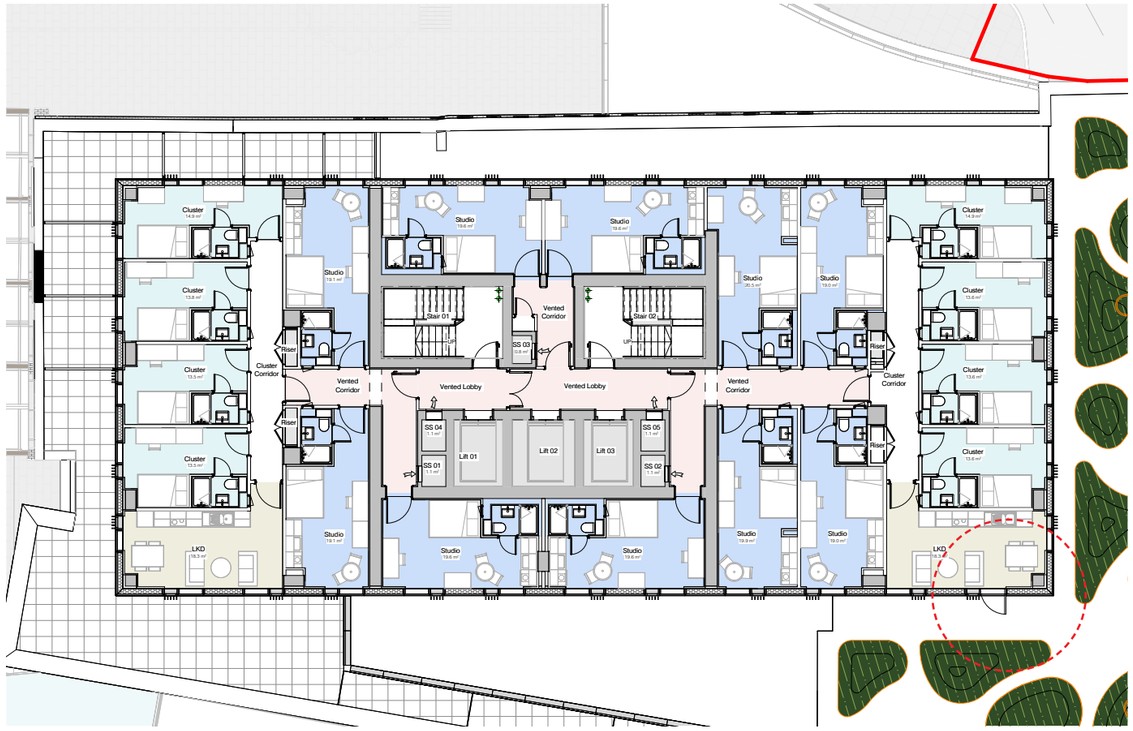
Apart from the change in room type arrangement, as already mentioned on levels 01&02, the floor plan largely remains similar to its previous version.

The amenity space on the North side has increased in area due to the omission of the ancillary space and relocation of the accessible WC.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



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Changes in Plan From Previous Scheme 7.2

Tower Floor Plan

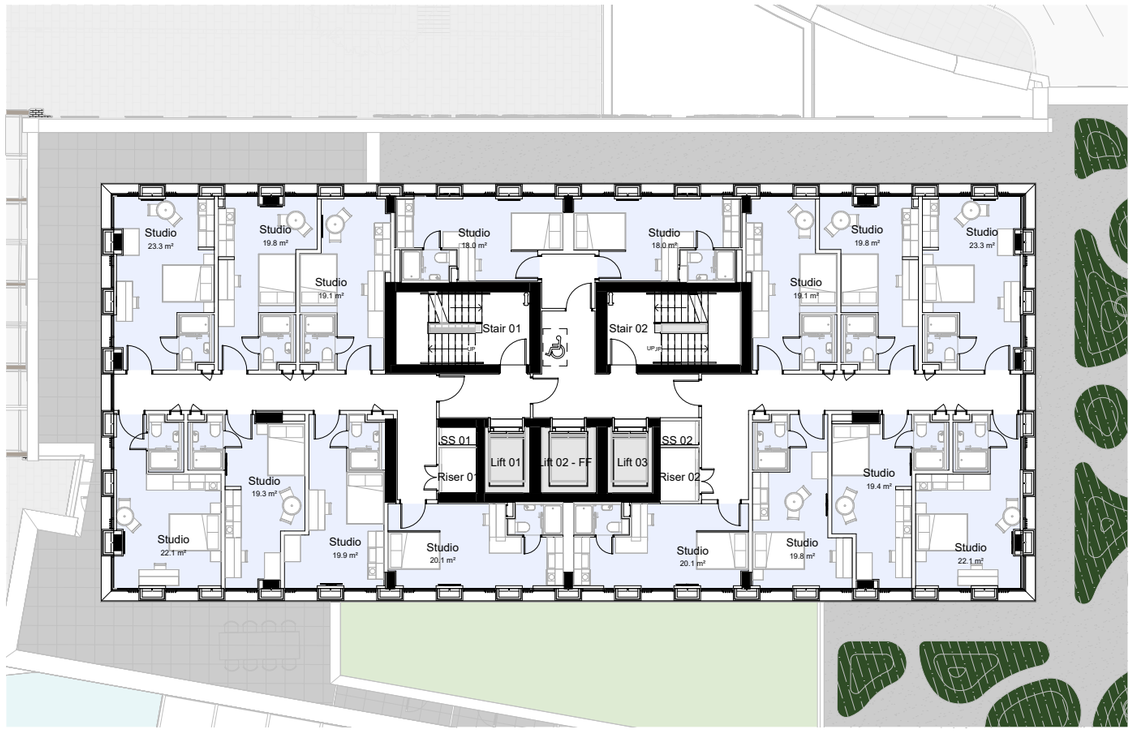
In the previous version, there were two main floor plans within the tower, with the cluster floor plan extending from level 04 to 26 - which is shown on the left.

The current tower now has one main typical floor plan which is replicated from level 04-33 of the tower.

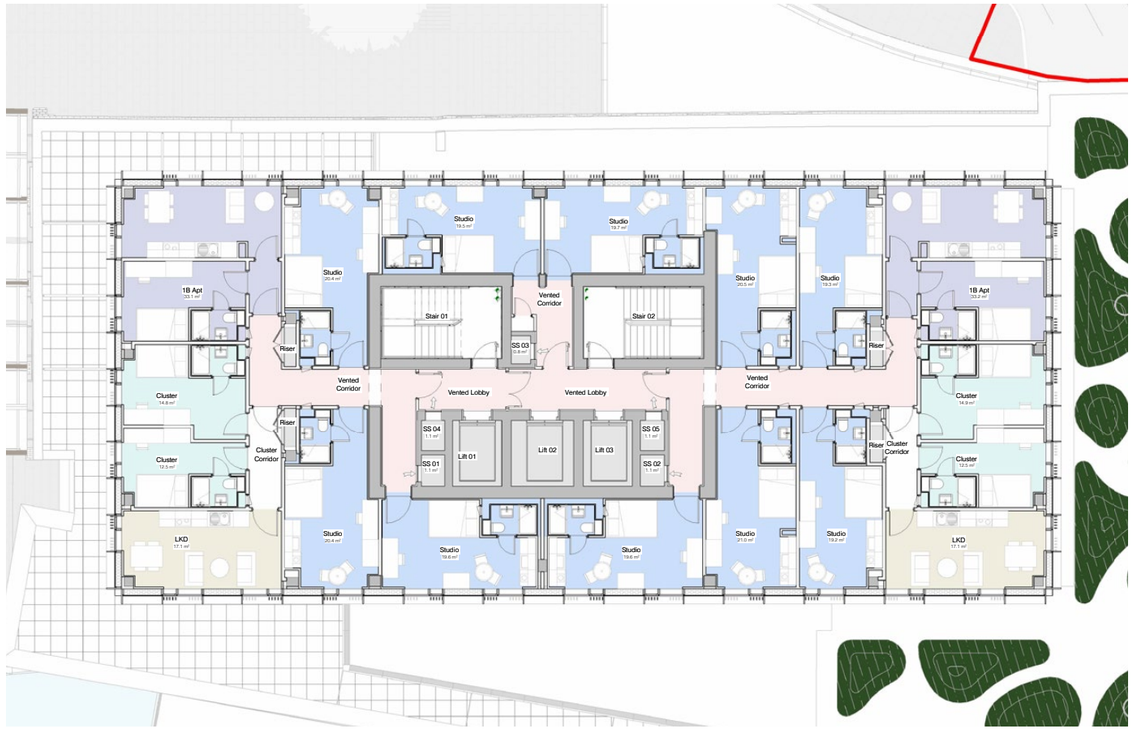
Due to a slightly enlarged footprint tower, there is now 18, rather than 16 units per floor - resulting in the reduction of 2 floors overall.

Roof access is now through the Southern LKD.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



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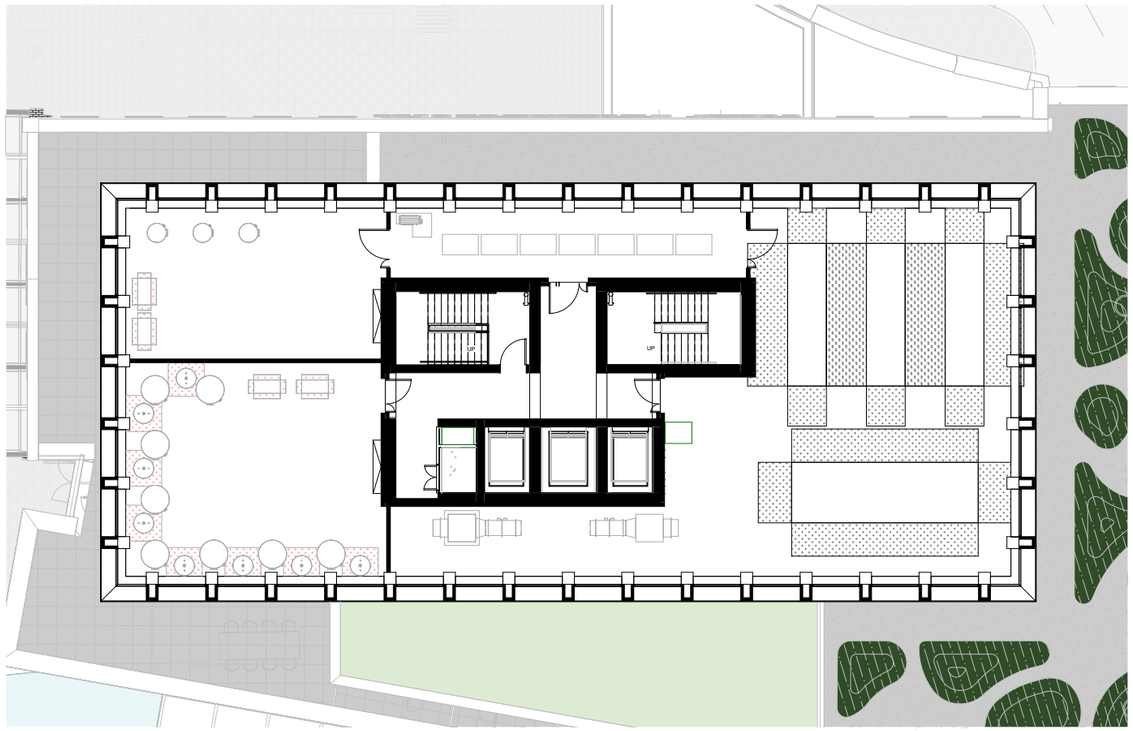
Changes in Plan From Previous Scheme 7.2

Level 34 Floor Plan

In the previous version, there were two main floor plans within the tower, with the studio floor plan extending from level 27 to 36 - which is shown on the left.

As shown previously, the current tower now has one main typical floor plan which is replicated from level 04-33. The uppermost residential level, level 34, contains studios, 1-bed studio apartments and 2-bed clusters, increasing the variety of mix of accommodation types on offer.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



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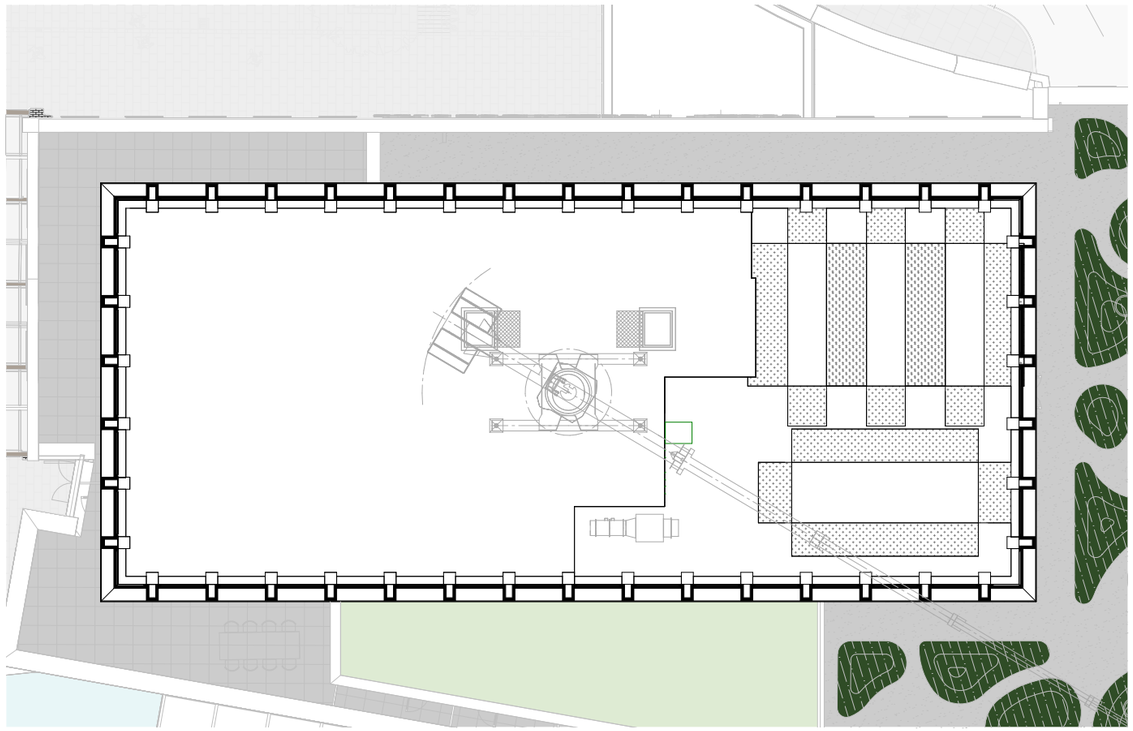
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Changes in Plan From Previous Scheme 7.2

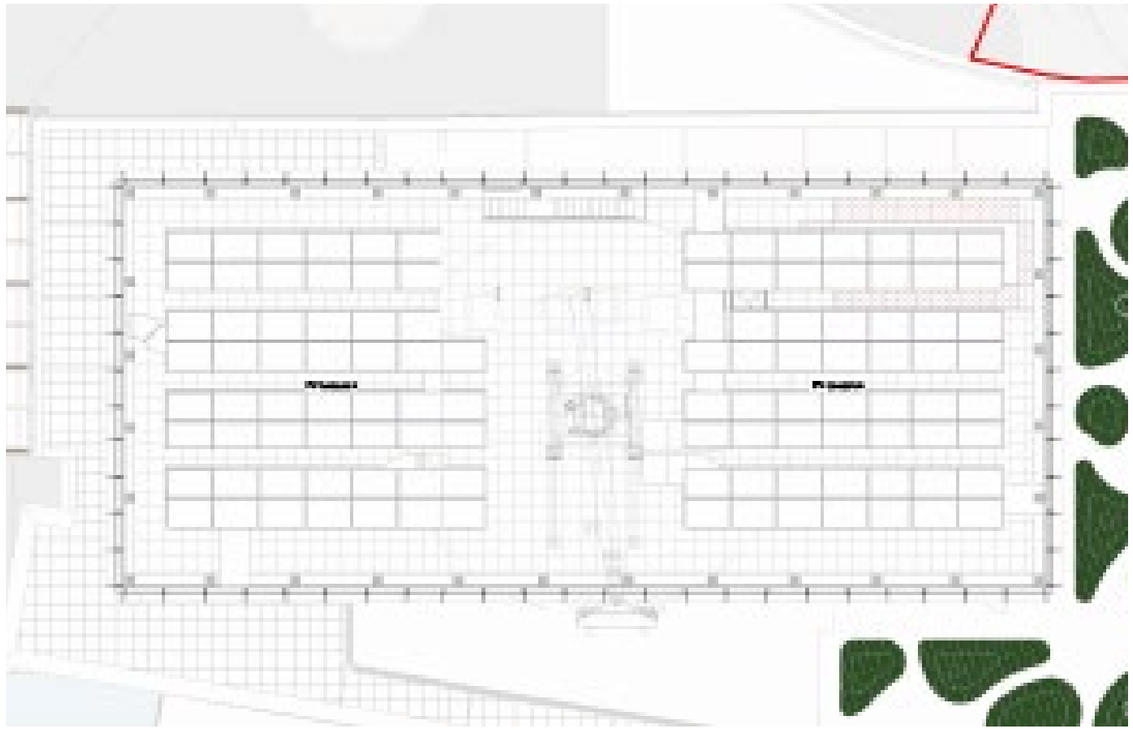
Plant Level Plan

The plant equipment are now located completely externally on level 35.

Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme



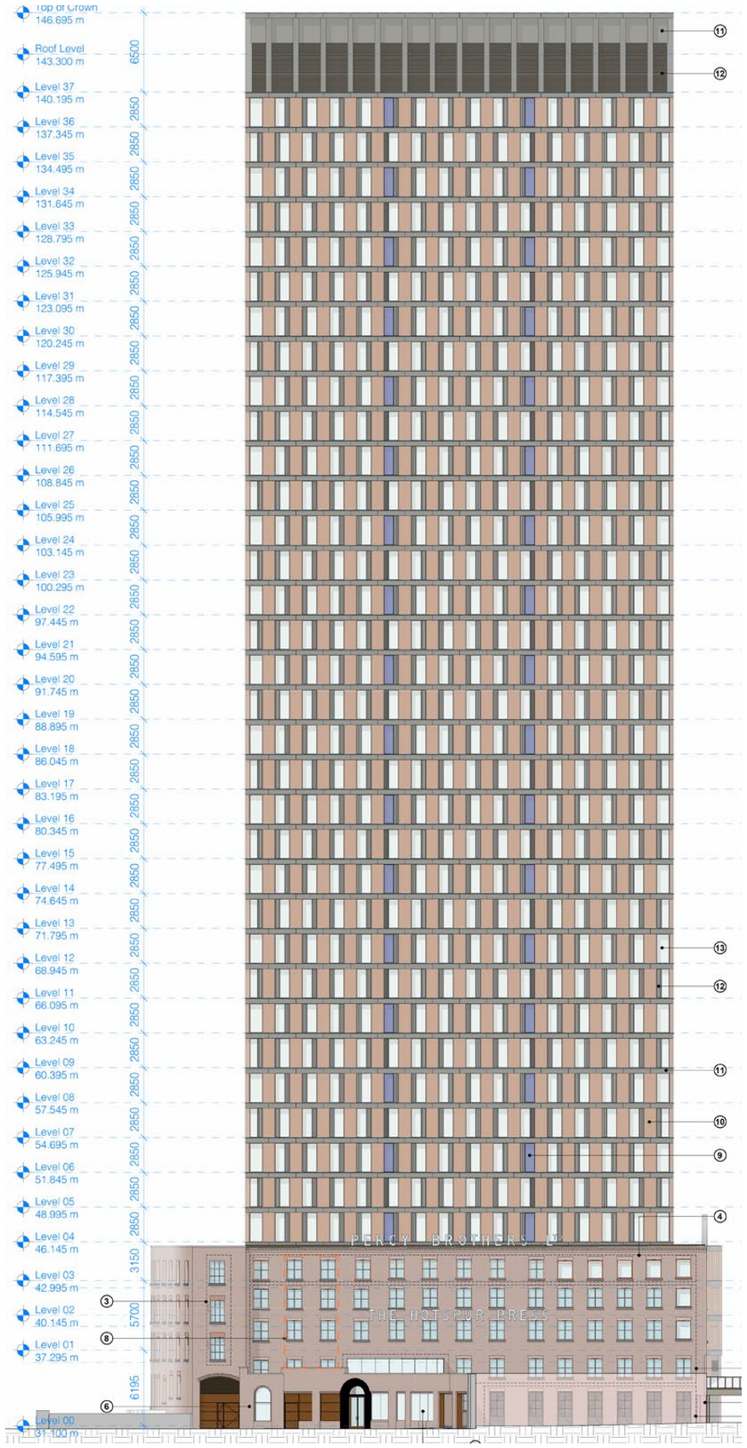
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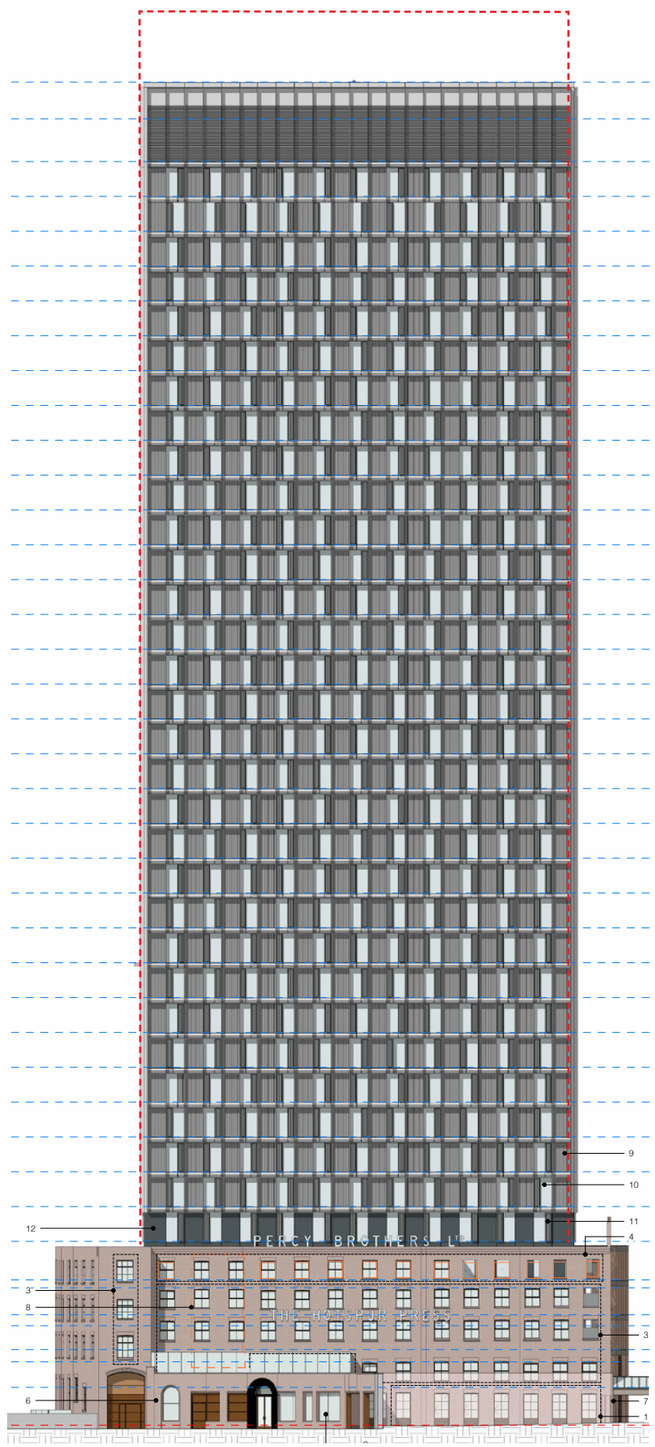
Changes in Plan From Previous Scheme 7.2

Roof Level Plan

The roof slab has been extended to cover the footprint of the tower. The current scheme features PV's due to the favouring of a dry/electrical heating system. The BMU location has also changed.



Version 2 - Initial PBSA Scheme



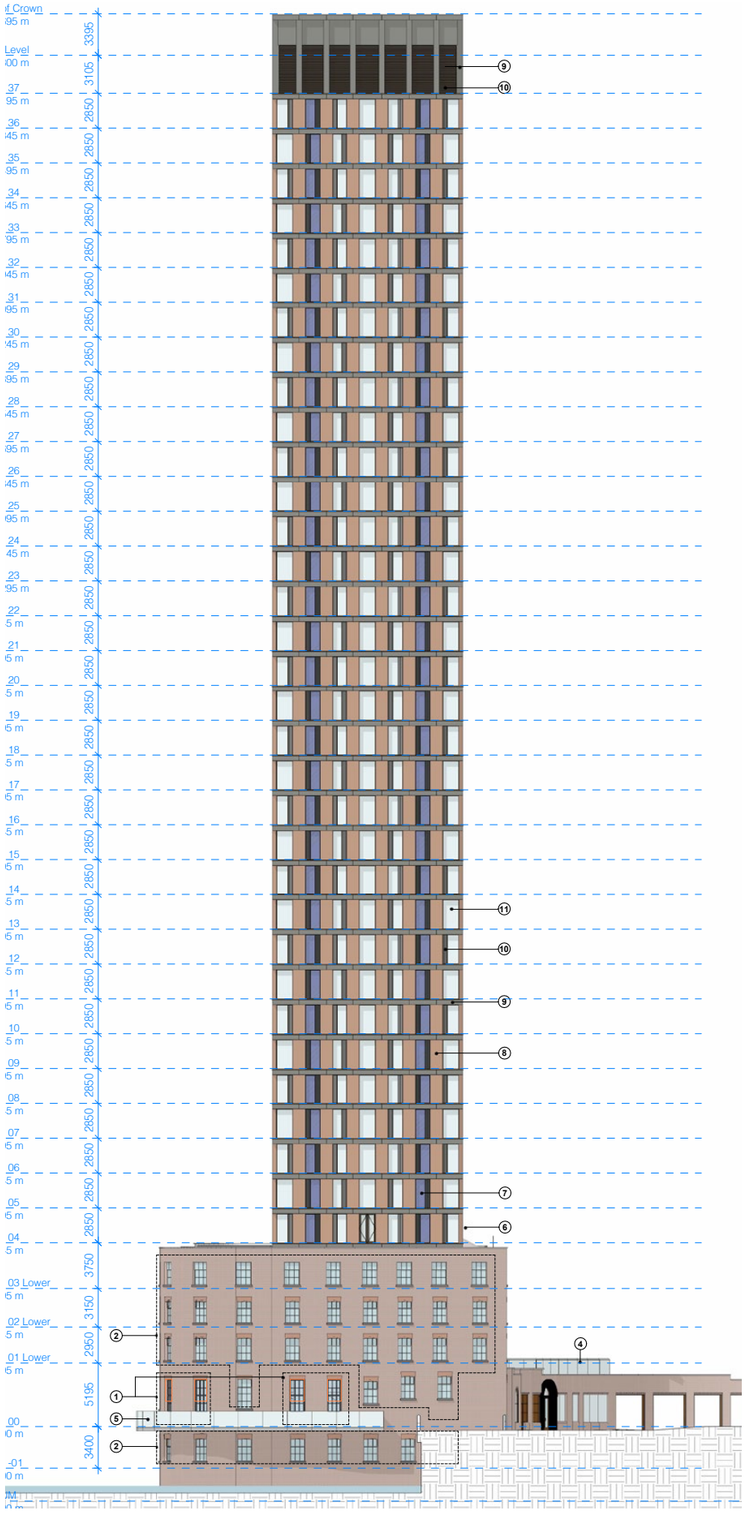
Version 3 - Current PBSA Scheme

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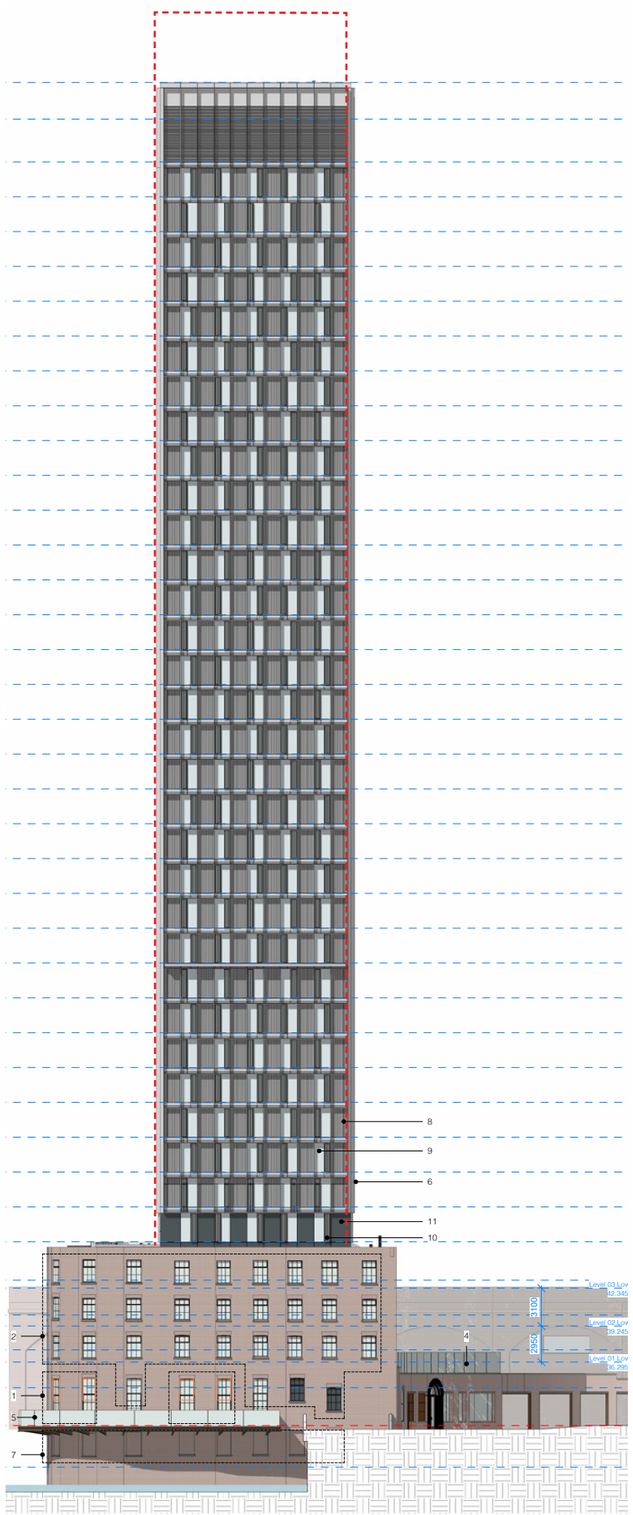
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Changes in Elevation From Previous Scheme 7.3

East Elevation - 1:500 @ A3



Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme

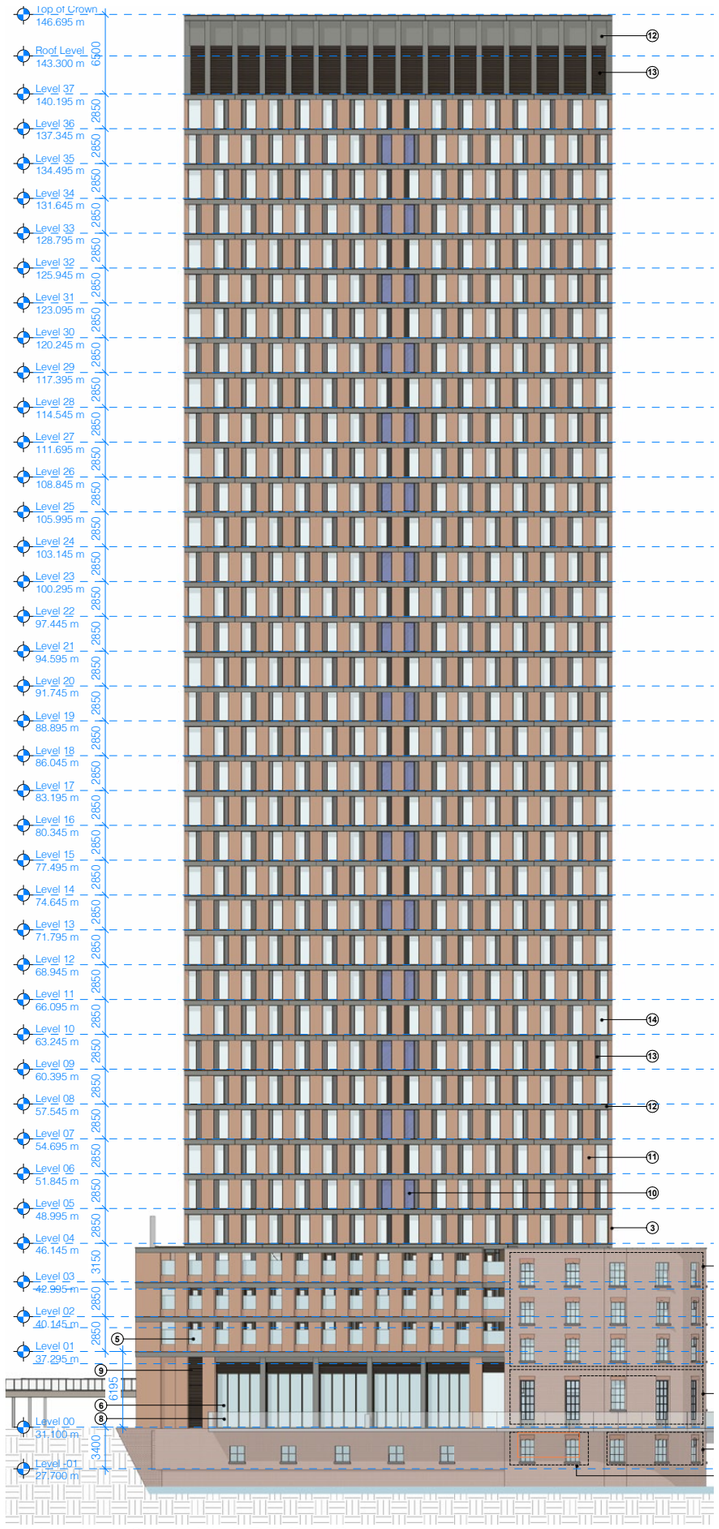
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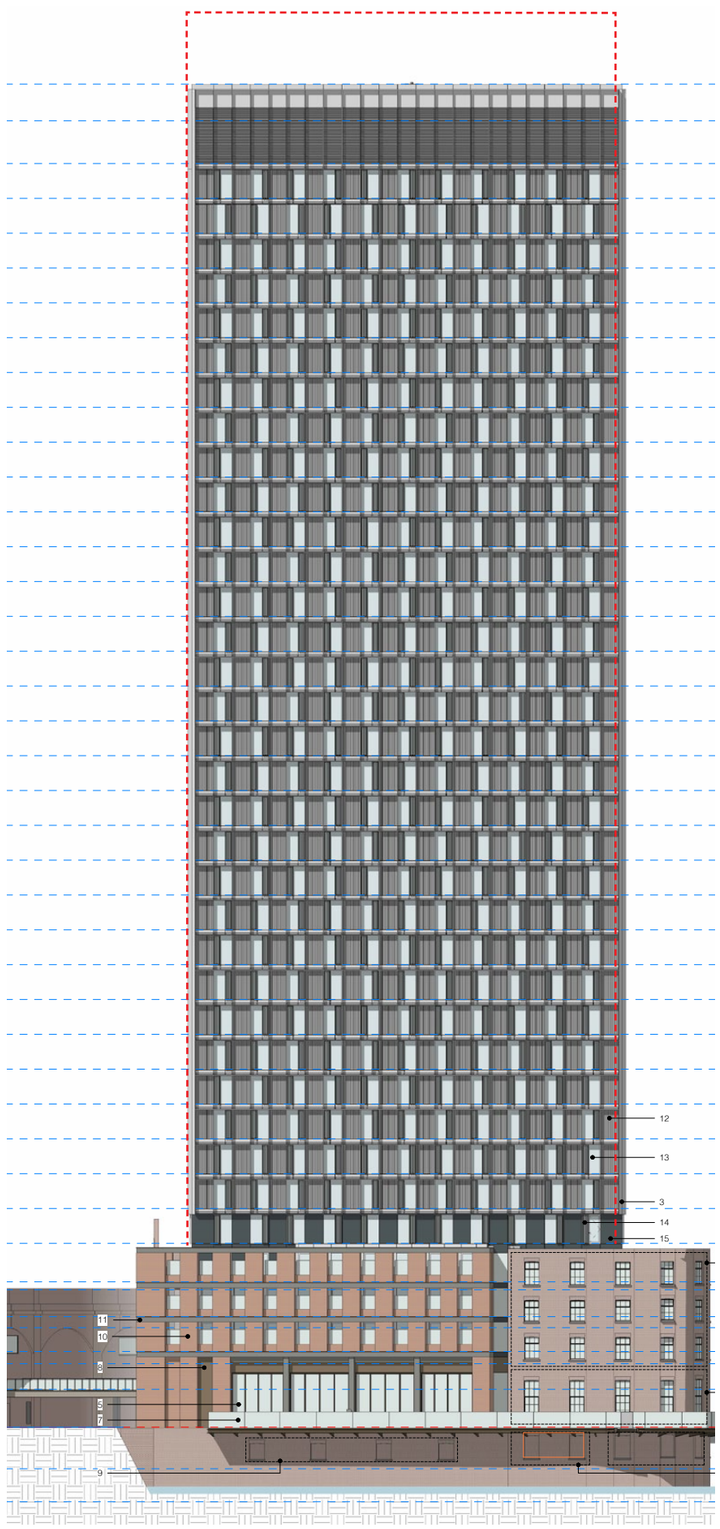
Changes in Elevation From Previous Scheme

7.3

South Elevation - 1:500 @ A3



Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme

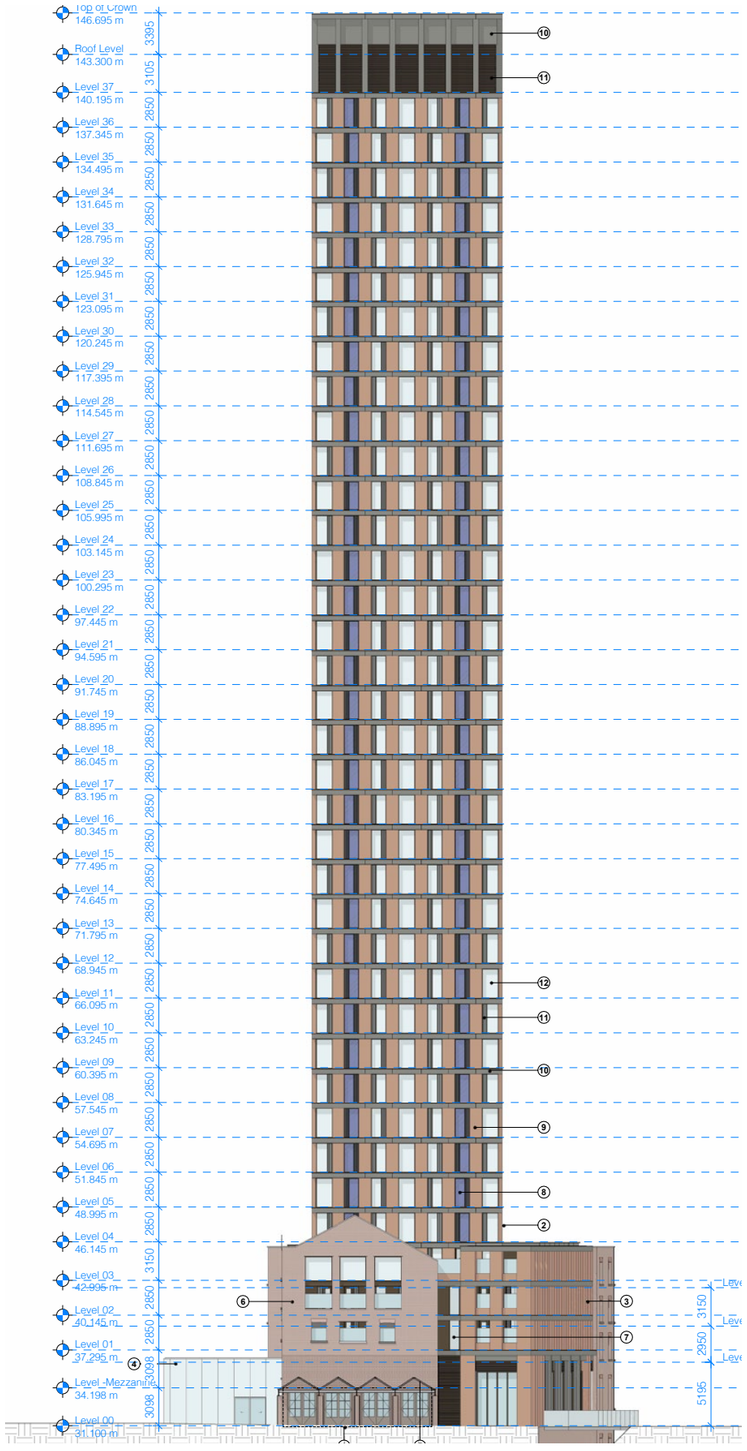
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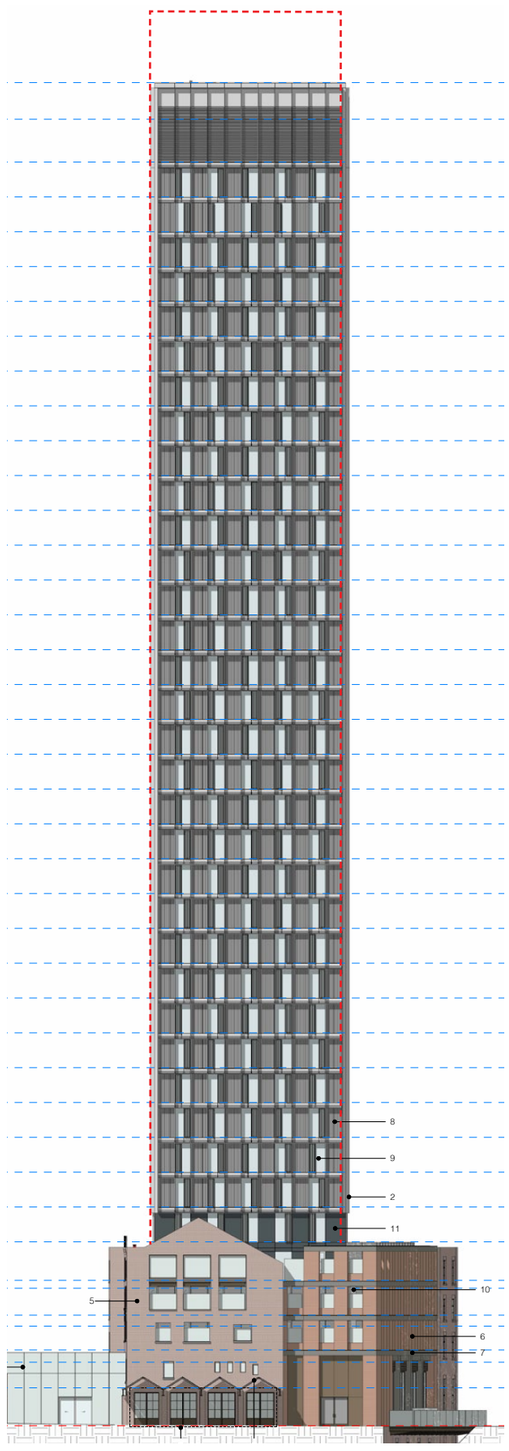
Changes in Elevation From Previous Scheme

7.3

West Elevation - 1:500 @ A3



Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme

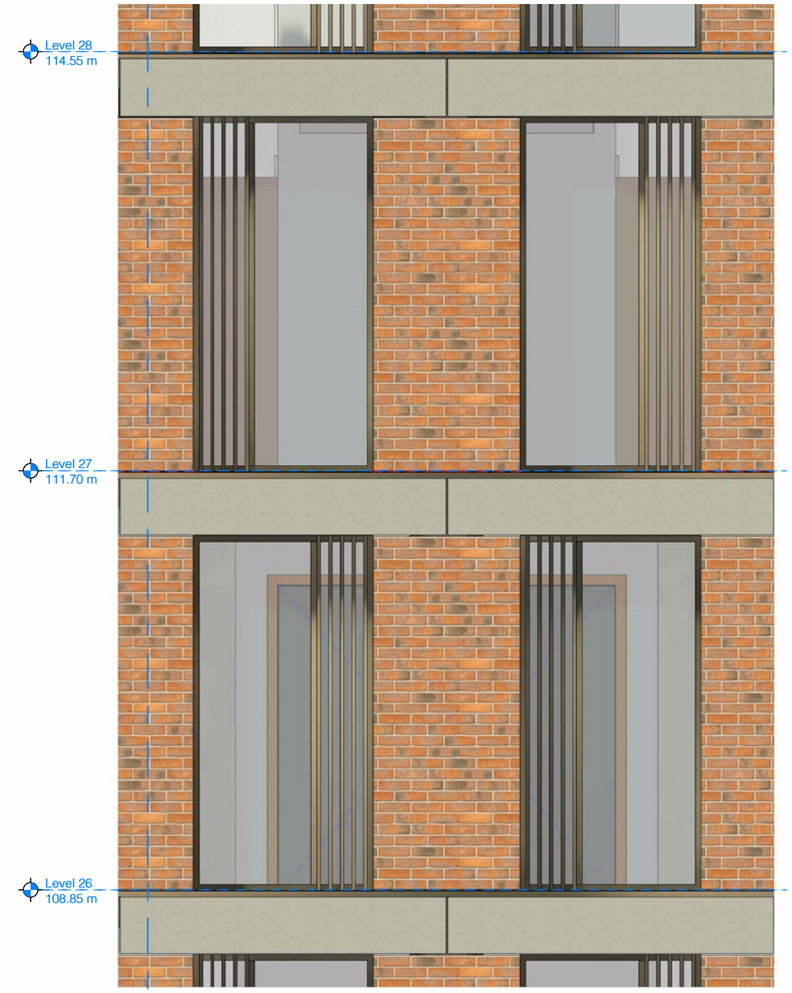
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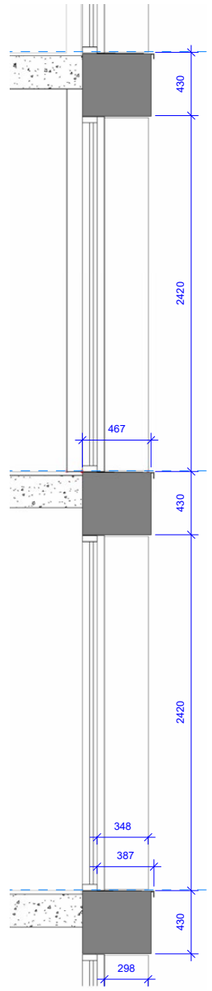
Changes in Elevation From Previous Scheme 7.3

North Elevation - 1:500 @ A3

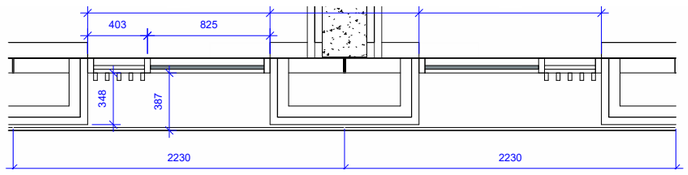
Typical Tower Centre Bay Study - 1:20 @ A1



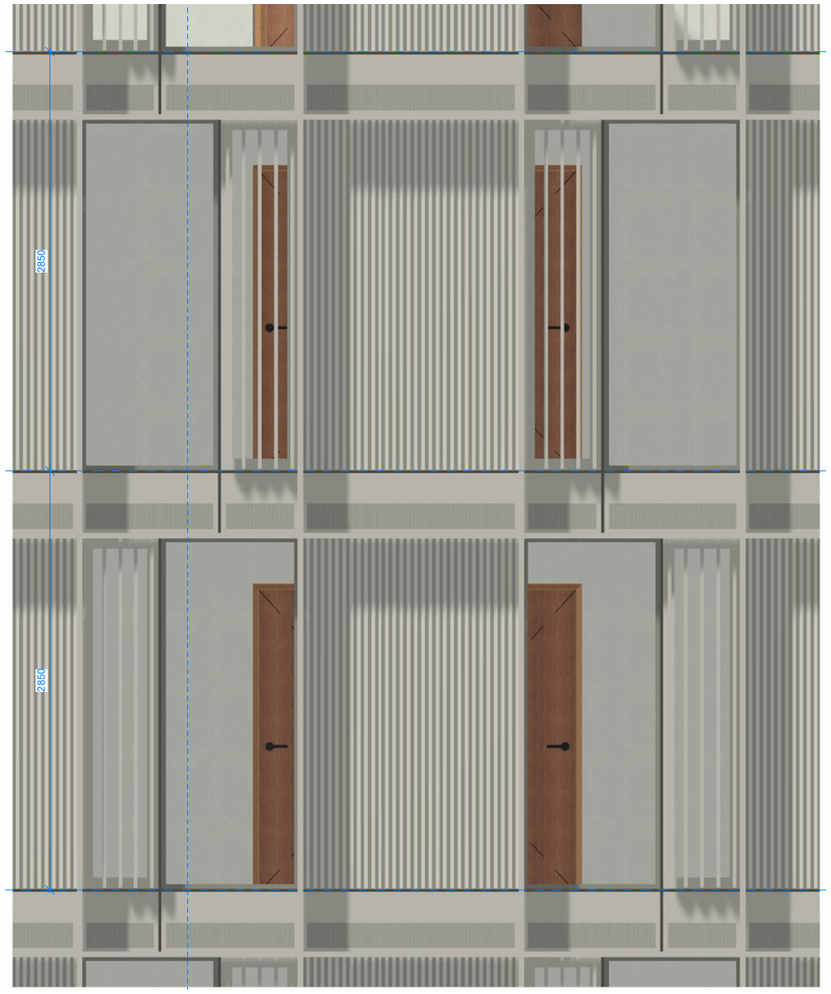
Bay study Tower Central NE Cambridge St - 1:20 Elevation Callout on A1



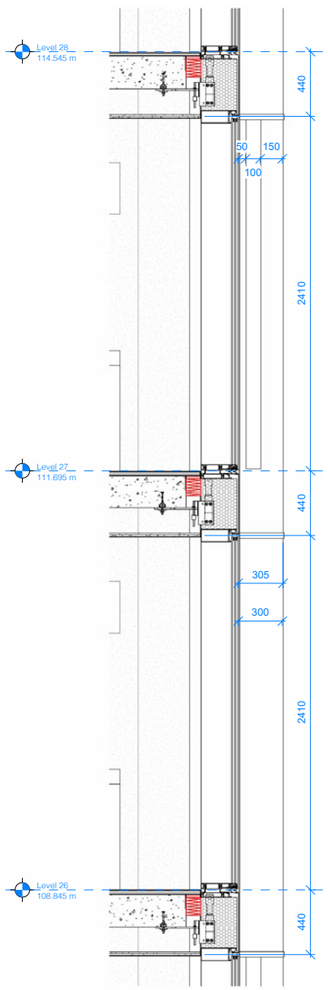
1:20 Section on A1



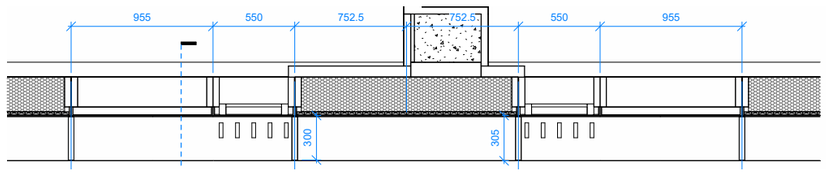
Version 2 - Initial PBSA Scheme



Bay study Tower Central NE Cambridge St - 1:20 Elevation Callout on A1



1:20 Section on A1



Version 3 - Current PBSA Scheme