1207 PLOT 9B FIRST STREET, MANCHESTER
DESIGN AND ACCESS STATEMENT

1207-TGA-XX-XX-RP-A-FI_10_10-00250

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	15.11.24	Draft Planning Issue
P02	06.12.24	Draft Planning Issue
P03	16.12.24	Planning Issue

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01. INTRODUCTION

Executive Summary

This Design & Access Statement has been prepared by Tim Groom Architects on behalf of the applicant, VITA Meadow Ltd. It supports a planning application for a purpose built student accommodation and associated amenity spaces.

The proposed scheme intends to create a contemporary 33-storey student residential scheme that focuses on:

- providing a positive contribution to the First Street Masterplan with a contextually responsive building;
- the completion of the urban block with a building of an appropriate scale to address a prominent corner on a main arterial route to the city;
- enhancing the street scene through the use of active frontages and place making;
- constructing a robust and sustainable building in all aspects of its material quality, durability and operations; and
- crafting an elegant building, that is responsive to its emerging context and that contributes to the architectural character of the area.

The scheme has been designed in accordance with national, regional and local planning guidance as well as building regulations. It will be delivered to new environmental standards, targeting a BREEAM 'Excellent' rating through exceptional design and construction quality.

This design statement explains the design development process and describes the final proposals for the site.

This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.

The planning application seeks full planning permission for the following:

"Full Planning Permission for the Erection of a purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of Land east of River Street as a construction compound".

Project Team

Client
VITA Meadow Ltd, part of VITA Group

Architect
Tim Groom Architects

Planning Consultant & Heritage
Deloitte

Quantity Surveyor
Abacus

Structural & Civil Engineer
ROC Consulting

M&E Engineer
Futureserv

Landscape Architect & TVIA
TPM Landscape

Fire Engineer
Design Fire Consultants

Acoustic Consultant
Fisher Acoustics

Transport and Waste Consultant
SLR Consulting

Principle Designer
Project Four Construction Safety

Building Safety Act Advisor
Project Four Construction Safety

BREEAM Consultant
Element Sustainability

TV & Broadband Assessment
Pager Power - Urban and Renewables

Ecological Assessment
Penny Anderson Associates

Archaeology
Pre Construct Archaeology

Daylight, Sunlight and Overshadowing
Proximity

Human Health
Enfusion

Socio-Economic
Amion Consulting

Wind Microclimate
ArcAero

02. THE SITE

Site Introduction

The site is located in close proximity to both Manchester Metropolitan University and The University of Manchester. The site is currently a vacant plot at the south-west corner of the Masterplan area known as the First Street Strategic Regeneration Framework (FSSRF).

The wider area is characterised by a mix of uses including primarily office and leisure uses to the north; residential to the east and west; and a co-living residential development to the south nearing completion.

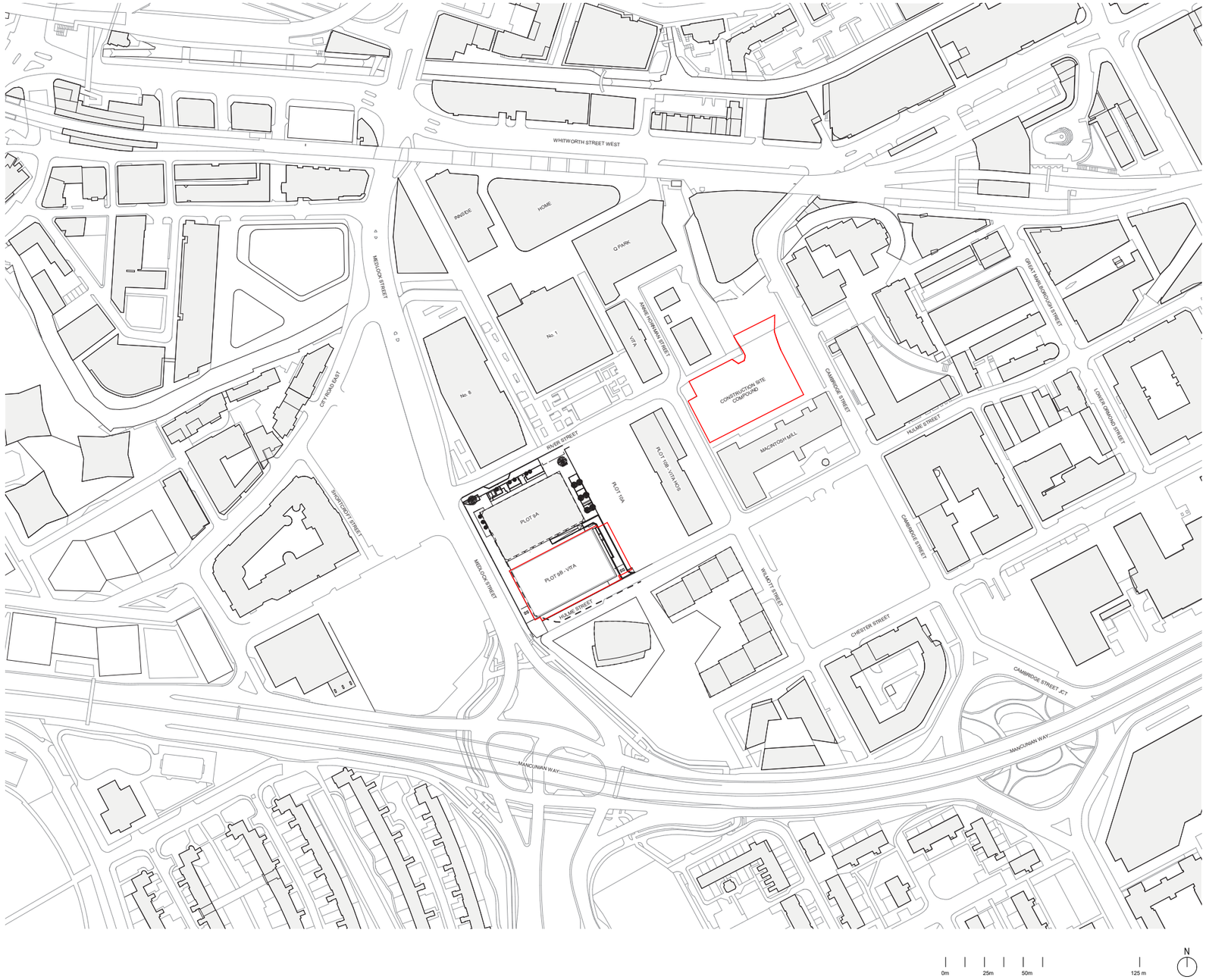


Site Location

The site comprises two areas. The proposed development will be located entirely on 'Plot 9B', bound to the west by Medlock Street; to the north by land at Plot 9A of the FSSRF area (an office block of up to 9 storeys pursuant to Planning Permission 132600/FO/2021); to the east by land at Plot 10A (an office block of up to 13 storeys pursuant to Planning Permission 136043/FO/2023) and to the south east by Hulme Street and land at Plot 11 of the FSSRF area (currently being redeveloped to deliver three co-living buildings of up to 45 storeys (pursuant to Planning Permission 125573/FO/2019 as amended).

The area bound by the River Irwell to the north; Cambridge Street to the east; Macintosh Mills to the south and River Street and Annie Horniman Street to the west will be used as a site compound for the construction phase of works (the 'Construction Compound').

The redline boundary encapsulating Plot 9B site has a total site area of 0.2635 hectares.



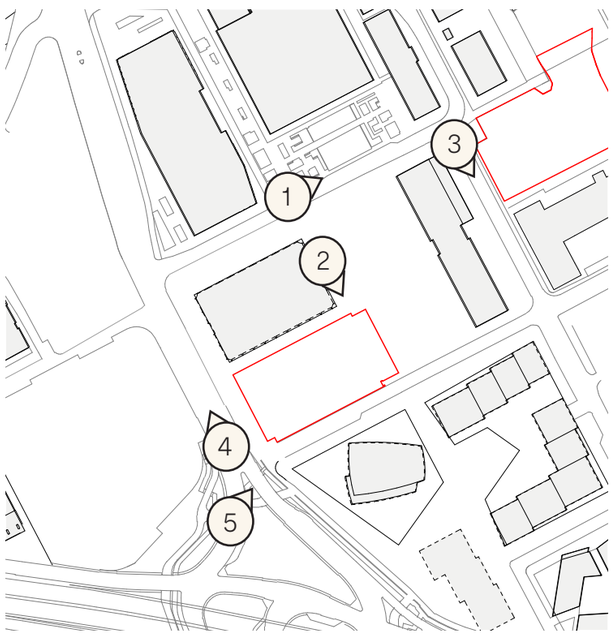
Architectural Context

The architectural context of the site has a new urban grain reflecting the development of the First Street Masterplan. The buildings are generally mid-rise to the north of the site, rising in height to the south.

The materiality and tone of the buildings varies across the new elements of the masterplan, with robust green precast adjacent to the north of the site, glass façades to the immediate south and red brickwork to the east.

The site occupies a gateway site at the transitional point between scale and materiality along Medlock Street.

1. View towards James Grigor Square
2. View south from First Street
3. View south along River Street
4. View north from Medlock Street
5. View towards the site from Medlock Street junction



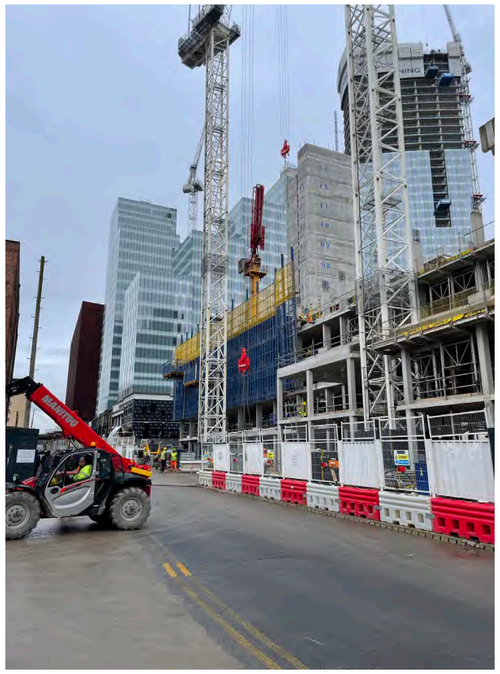
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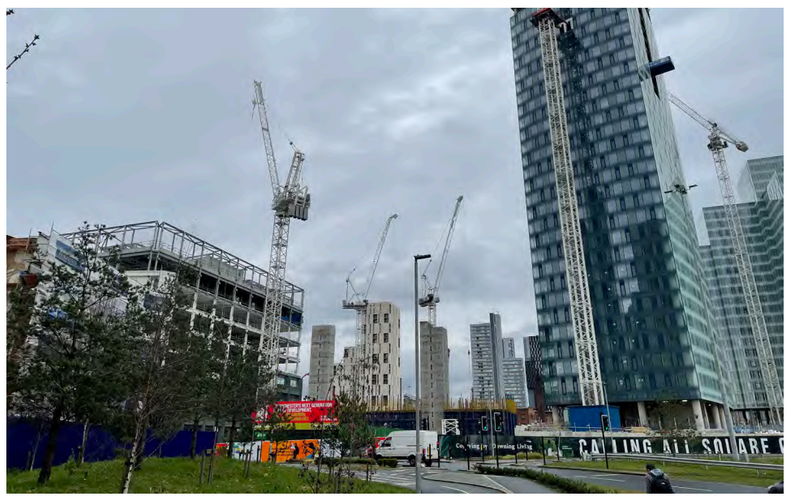
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Site History

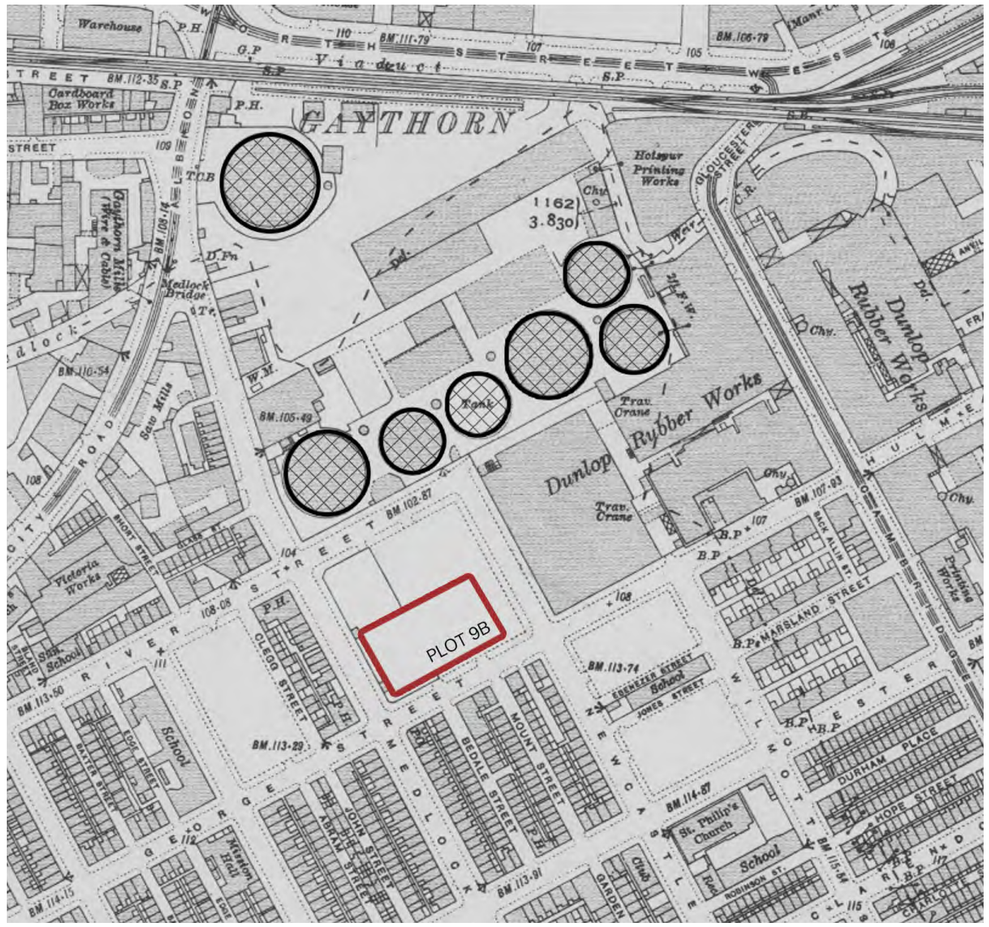
The surrounding area of the site has been the subject of significant change as a result of industrial and technological developments.

The site is located within a historical area of industry with a number of mills, glass works, rubber works and most significantly gas works within close proximity.

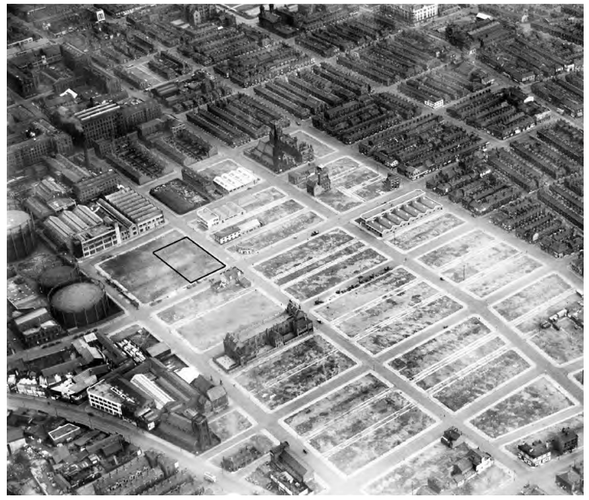
Terraced worker housing was previously located on the site to serve the surrounding industry. This was organised in a dense urban grain, which predominantly aligned north to south between Great Jackson Street and Newcastle Street before then rotating to run east to west across the location of the site.

As the gas works and rubber works expanded, the housing on the site became fragmented with areas demolished and replaced by extensions to the nearby rubber works. The housing was subsequently subject to significant clearing.

Following the decommissioning of the gas works to the north, the rubber works became the most significant area of industry adjacent to the site.













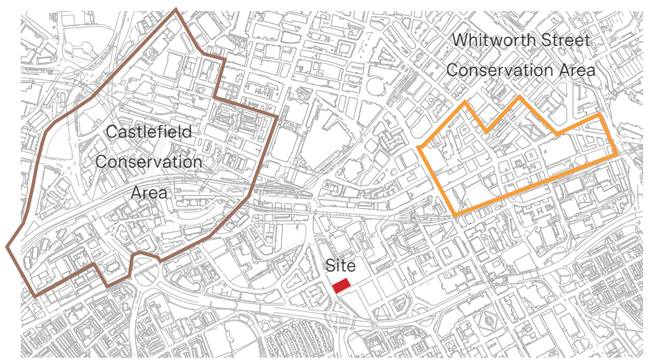
Listed Buildings

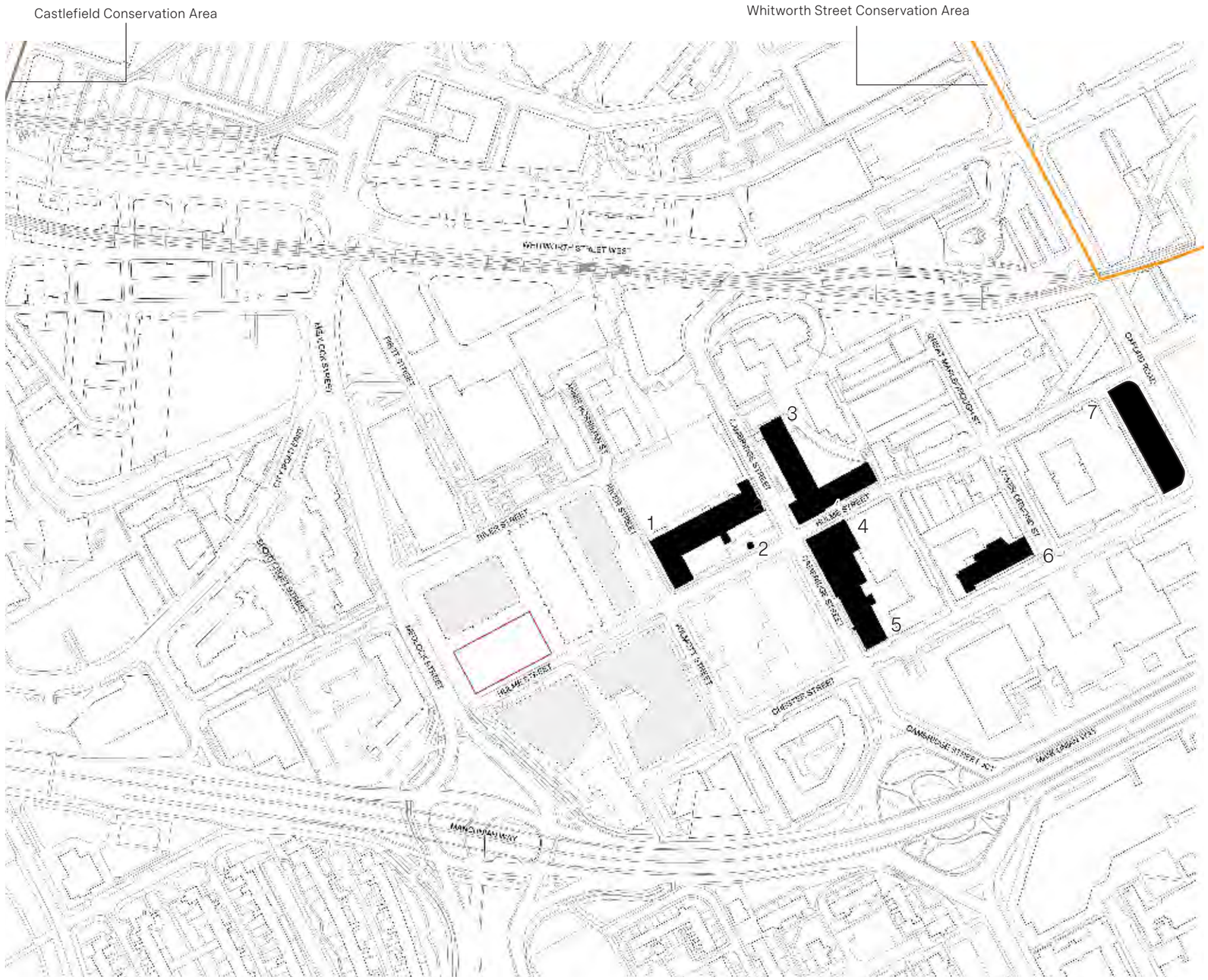
The nearest conservation areas to the site are the Castlefield Conservation Area to the west and the Whitworth Street Conservation Area to the east. These are both located a reasonable distance away from the site.

The listed buildings within the surrounding context of the site are predominantly former mill buildings and are located to the east.

The nearby Grade II listed buildings are as follows :

1. Macintosh Mill
2. Mill Chimney Stack
3. Chorlton New Mill and attached chimney
4. Chorlton Old Mill and attached chimney
5. Cotton Spinning Mill
6. Chatham Mill
7. Dancehouse Theatre





Architectural Character
Historic Building Typology

The Gaythorn Gasworks were synonymous with the historic development of the area and a useful source of reference.

The structure of the gas holders themselves contain a hierarchy of elements that can inform the detailing of the proposed scheme.

There are strong vertical elements with more intricate horizontal details that form an expressed, heavy external structure enveloping a lightweight element.

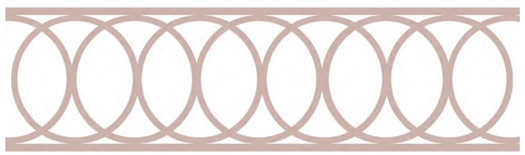


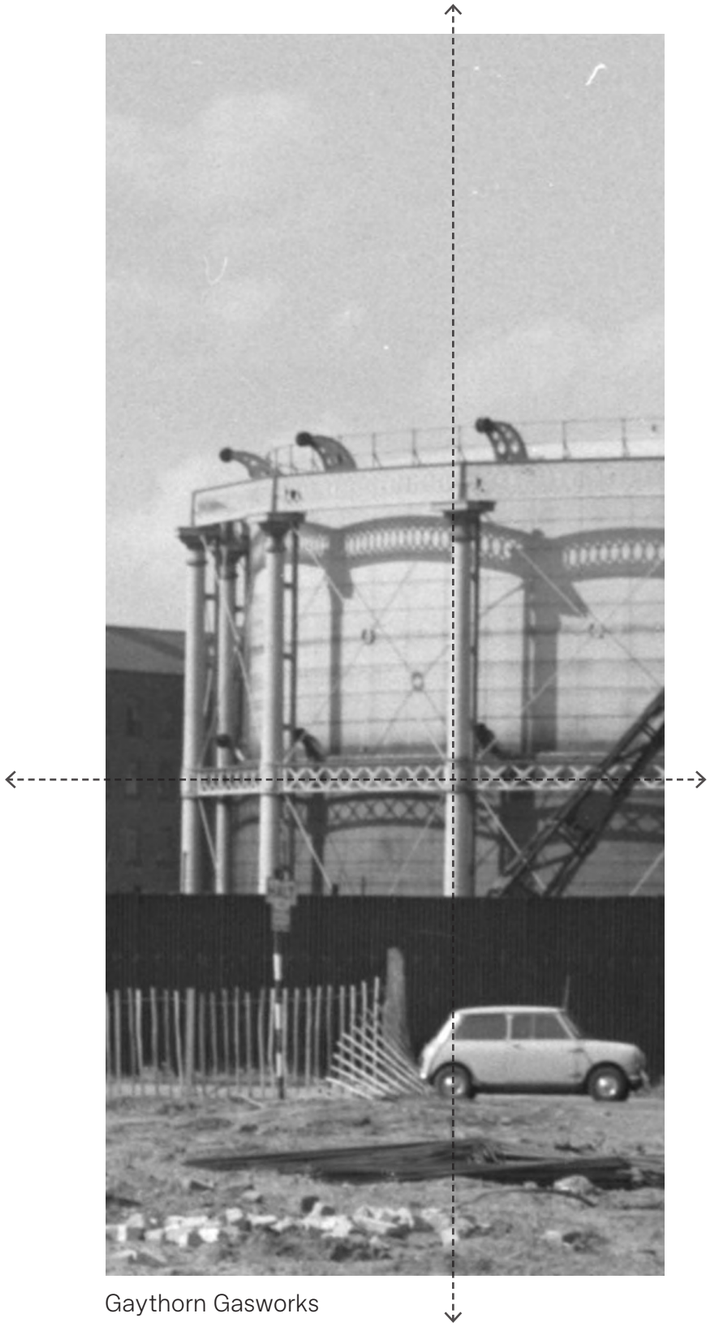
Diagram of structure detail

1. Strong Vertical Elements

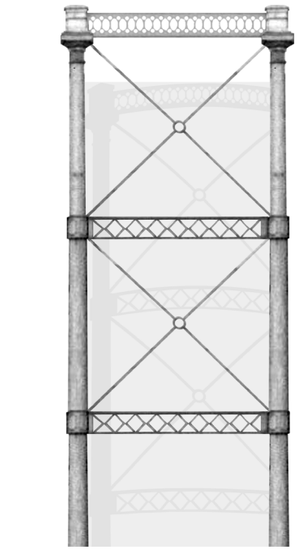
2. Intricate Horizontal Details

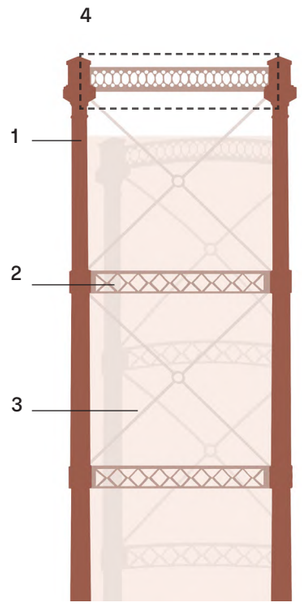
3. Internal Sleeve

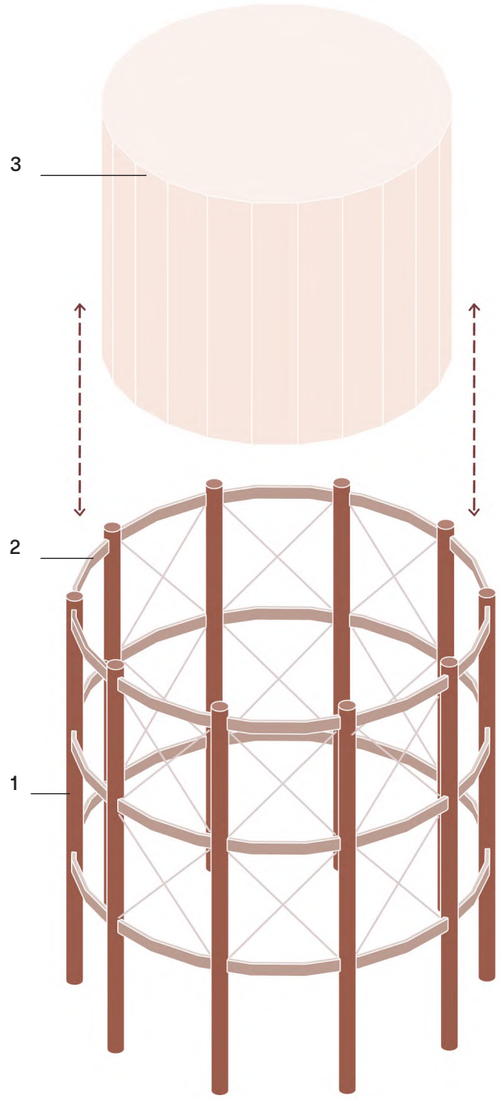
4. Intersecting circle detailing



Gaythorn Gasworks







Surrounding Land Uses

The existing buildings in the area have a mixture of uses.

The residential areas are mainly located to the east of the site; with many contained in converted historic mill buildings. A new block of student accommodation is also currently under construction on the eastern edge of the First Street Masterplan.

To the south of the site are a number of student residential and co-living buildings, which have either been recently built or are currently under construction.

The large majority of the completed elements of the First Street Masterplan to the north are occupied by commercial uses such as office, culture and leisure buildings. A small number of student residences are adjacent to the site to the north.

The Manchester Metropolitan University campus is located to the south east of the site, with a number of educational buildings in close proximity.



- Culture and Leisure
- PBSA / Co-living
- Residential
- Office
- Education
- Hotel
- Mixed Use
- Light Industrial/Car Park
- Derelict
- Plot 9B Boundary

Contextual Massing

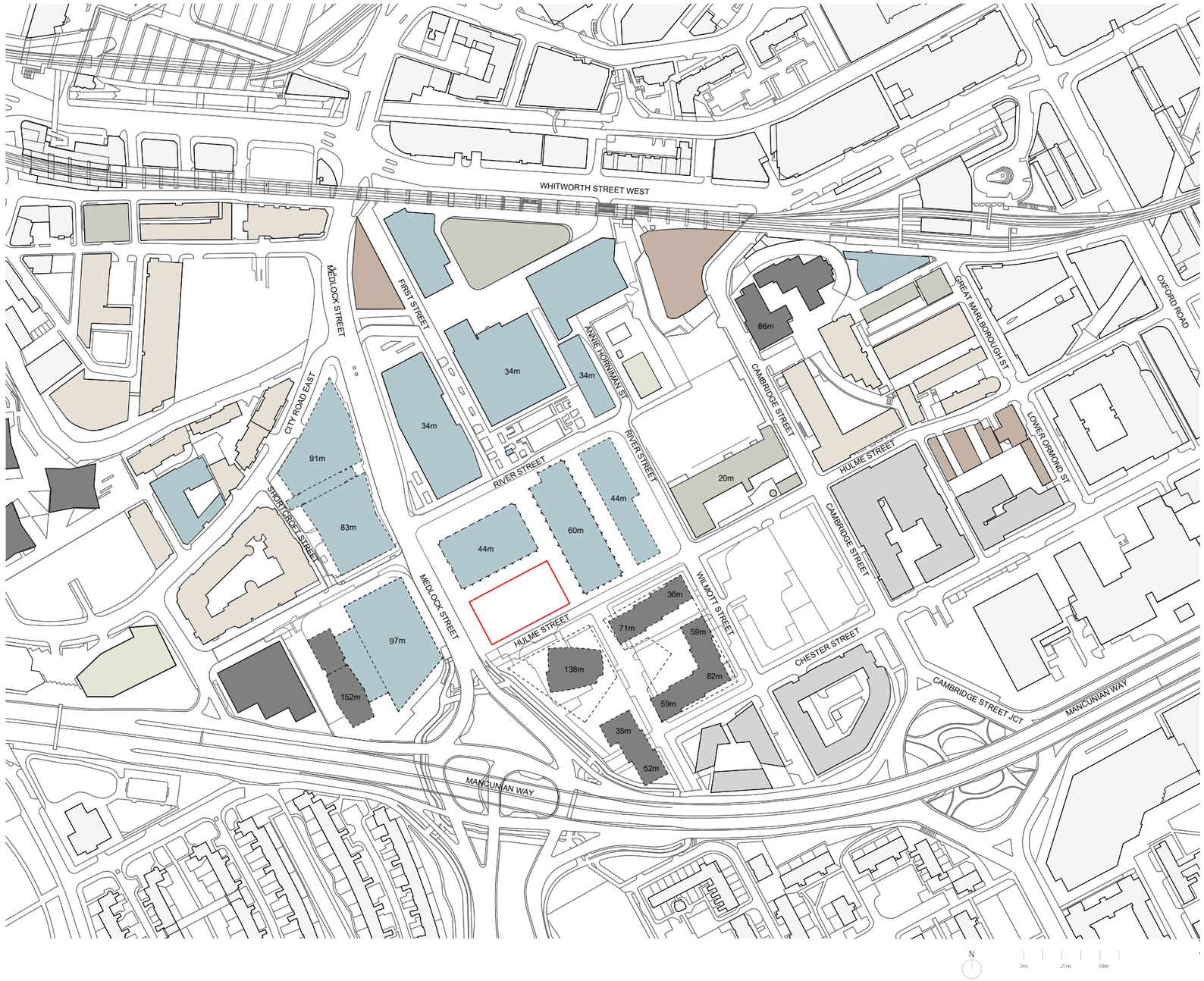
The site is located within an area of both historic and emerging context, resulting in a varied landscape of contextual massing.

The historic areas to the east of the site feature a collection of former mill buildings with large individual storey heights creating an appearance of dominant massing. This area is interspersed with new residential towers of significant height.

The completed elements of the First Street Masterplan area to the north of the site are predominantly mid-rise in scale with a consistent height at circa 34m AOD.

Within the emerging areas of the masterplan to the south of the site there is an incremental increase in scale towards the Mancunian Way.

Plot 11 of the masterplan, adjacent to the site to the south, is currently under construction and is of significant height at 45 storeys.



- 1-2 Storeys
- 3-4 Storeys
- 5-6 Storeys
- 7-8 Storeys
- 9-10 Storeys
- 11-15 Storeys
- 16+ Storeys
- Plot 9B Boundary

Planning Context

First Street Strategic Regeneration Framework

First Street has been an area of key regeneration for Manchester City Council over a number of years, with the initial First Street Strategic Regeneration Framework endorsed in 2005. The original framework has been adapted as development progressed, with updates issued in 2012, 2015, 2018 and then an addendum in 2020.

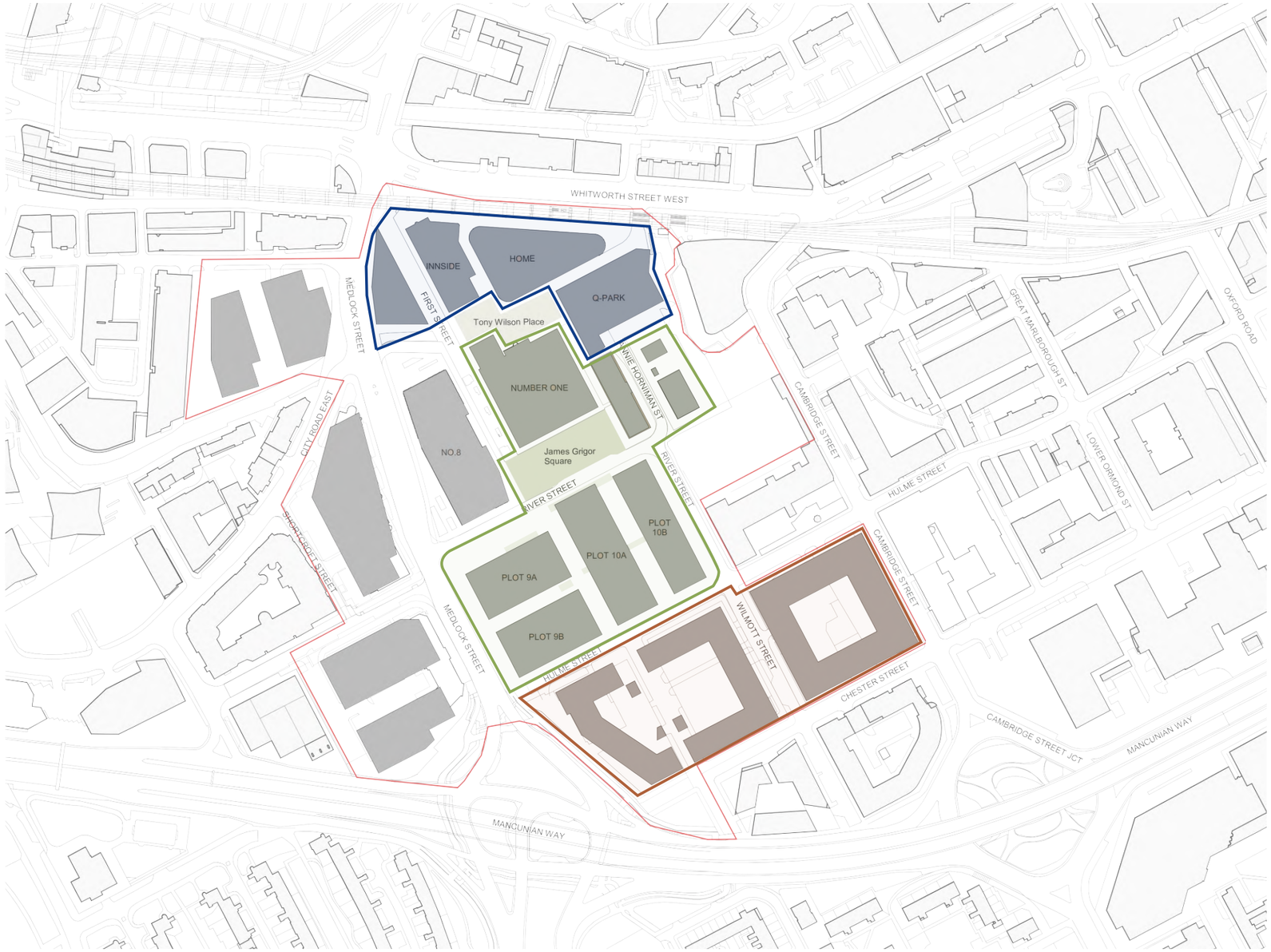
The framework divided the masterplan area into three distinct character zones: First Street North; First Street Central; First Street South.

Plot 9B is located within the First Street Central character zone. This zone was the main subject of the 2018 update to the Framework. The development sites at Plots 9 and 10 were considered to be suitable for delivery of contemporary well designed medium height buildings (up to 17 storeys).

The FSSRF framework encourages active ground floors where possible for all buildings, with an emphasis on strong north/south and east/west pedestrian links, particularly with First Street, Medlock Street, and Wilmott Street, as well as flexible commercial, retail, and leisure uses along the Wilmott Street frontage that interact positively with a generous and high-quality public realm along this route.

First Street North was the first completed phase of the masterplan with a major cultural facility, HOME, as its key anchor. The initial phase of First Street Central saw the creation of new office accommodation at Number One First Street.

Construction is currently on site within the First Street South zone, and on Plots 9A, 10B and 11.



Emerging Development Context

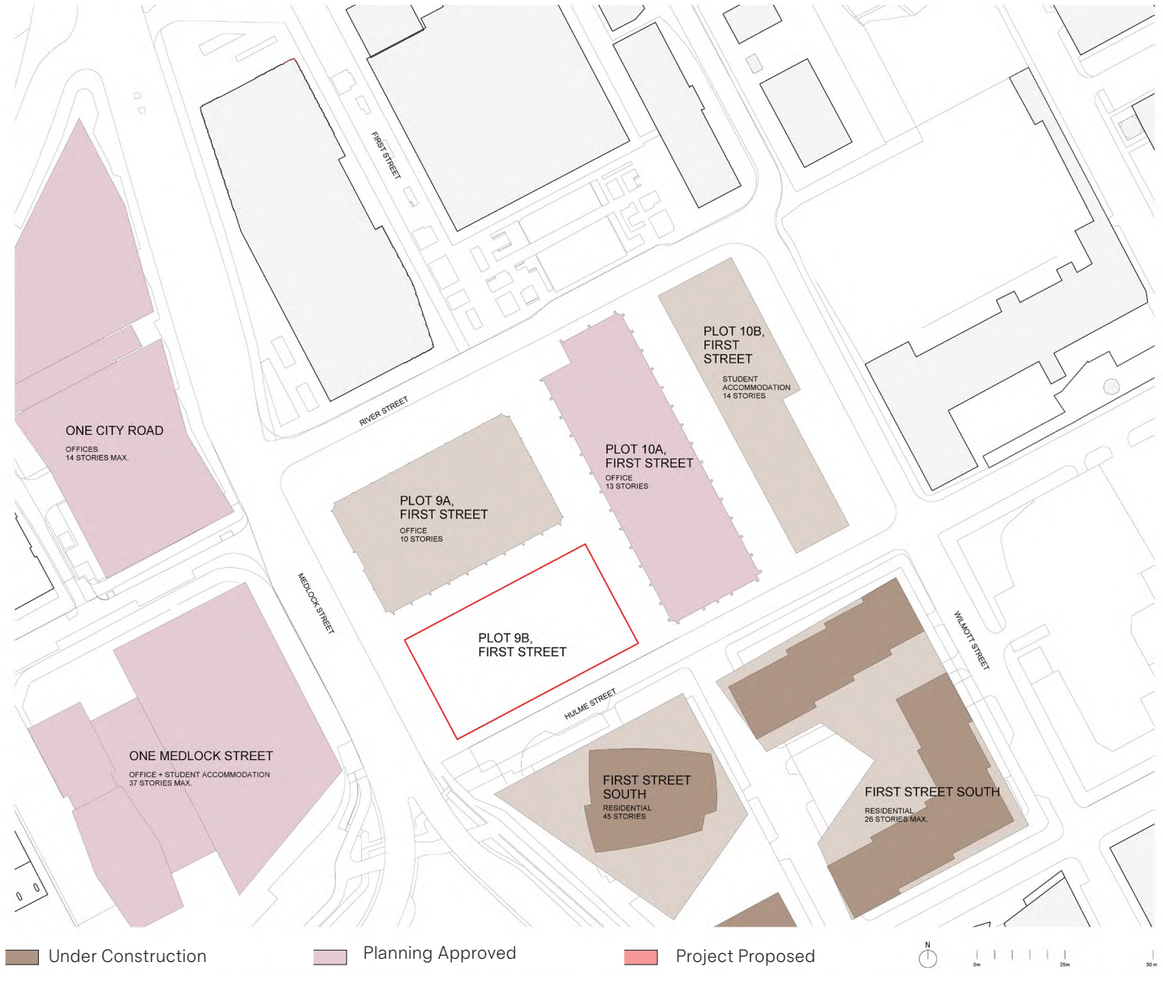
A number of sites within the First Street Masterplan have been subject to recent planning approvals.

One City Road was granted planning approval in January 2021. The scheme, designed by Jon Matthews Architects, provides 370,000 sqft of Office Space split across two buildings of 11-storeys and 14-storeys in height.

First Street South has been the subject of planning approval for four buildings of heights, varying from 10-storeys to 45-storeys, providing co-living bed spaces and associated amenity facilities. The scheme has been designed by SimpsonHaugh and gained approval in March 2021. The project is currently under construction.

Plot 9A and Plot 9B were combined in an application approved in January 2020. A subsequent revised scheme for Plot 9A was approved in December 2021. The approval provided a 9-storey commercial building and ancillary facilities. The scheme was designed by Jon Matthews Architects and is nearing completion.

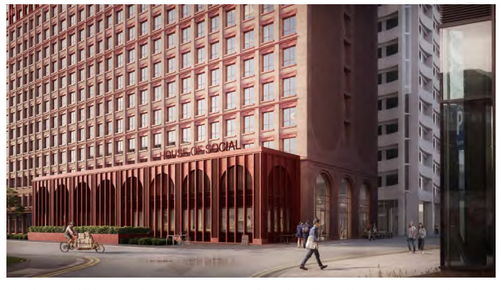
Planning application for Plot 10B was approved in July 2023. The new building comprises of 576 purpose-built student accommodation (PBSA) beds, a ground floor food hall and other amenity facilities. The project was designed by Tim Groom Architects and is currently under construction.




Plot 9A (Commercial) - Jon Matthews Architects


First Street South (Co-Living) - SimpsonHaugh


One City Road (Commercial) - Jon Matthews Architects

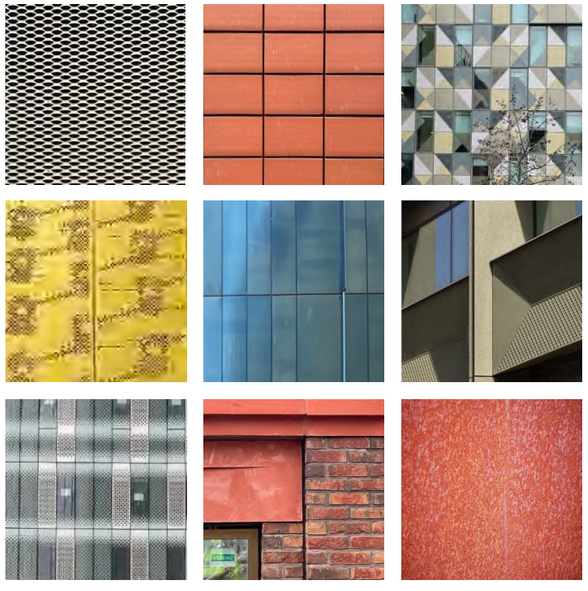

Plot 10B (Student Accommodation) - Tim Groom Architects

Architectural Language
Material and Colour

The existing material and colour palette is varied throughout the contemporary First Street context with a mix of both lightweight cladding and more heavy load bearing fabrics.

The colour palette is vast with no real consistency across the development block. As such the area sits alongside the historic fabric with its own identity.

The Material Palette Diagram illustrates the key inter-sectional point of the historic corridor along Hulme Street and the existing and emerging context of the First Street Strategic Regeneration Framework. Plot 9B is a crucial gateway between the existing and emerging architectural palette.



Existing Material Palette



Material Palette Diagram

Immediate Site Context
Medlock Street Development Plots

Plot 9B completes the city block at the heart of the First Street Central zone.

Plots 9A, 10B and 11 are all now beginning to emerge with work progressing on site. These developments provide the context to which the proposals for Plot 9B will need to respond.

The Plot is located at a key corner site between Plot 9A to the north and Plot 11 to the south at the junction of Medlock Street and the A57.

Plot 11 provides a landmark building at the gateway of a significant arterial route into the city centre reinforced through the scale and use of quality materials. However, the Plot 11 tower is set back from Medlock Street, increasing the prominence afforded to Plot 9A.

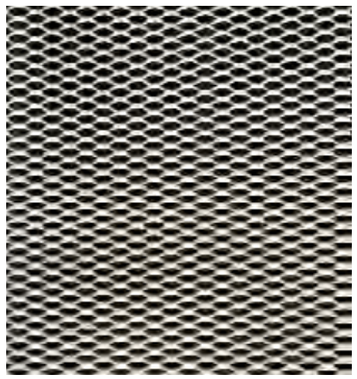
Plot 9A steps down in scale but continues to address the significance of the route through the provision of high quality materials and depth of facade articulation.

Plot 9B represents the opportunity to mediate in scale between these two developments and complete the city block at a key gateway corner.

The proposed building on Plot 9B will inherently become a gateway building when entering the city centre along Medlock Street.



Key Plan



Plot 8 - Black Expanded Mesh

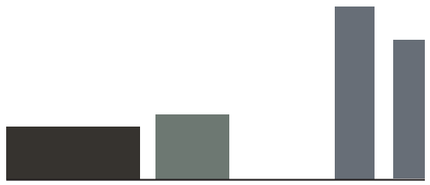


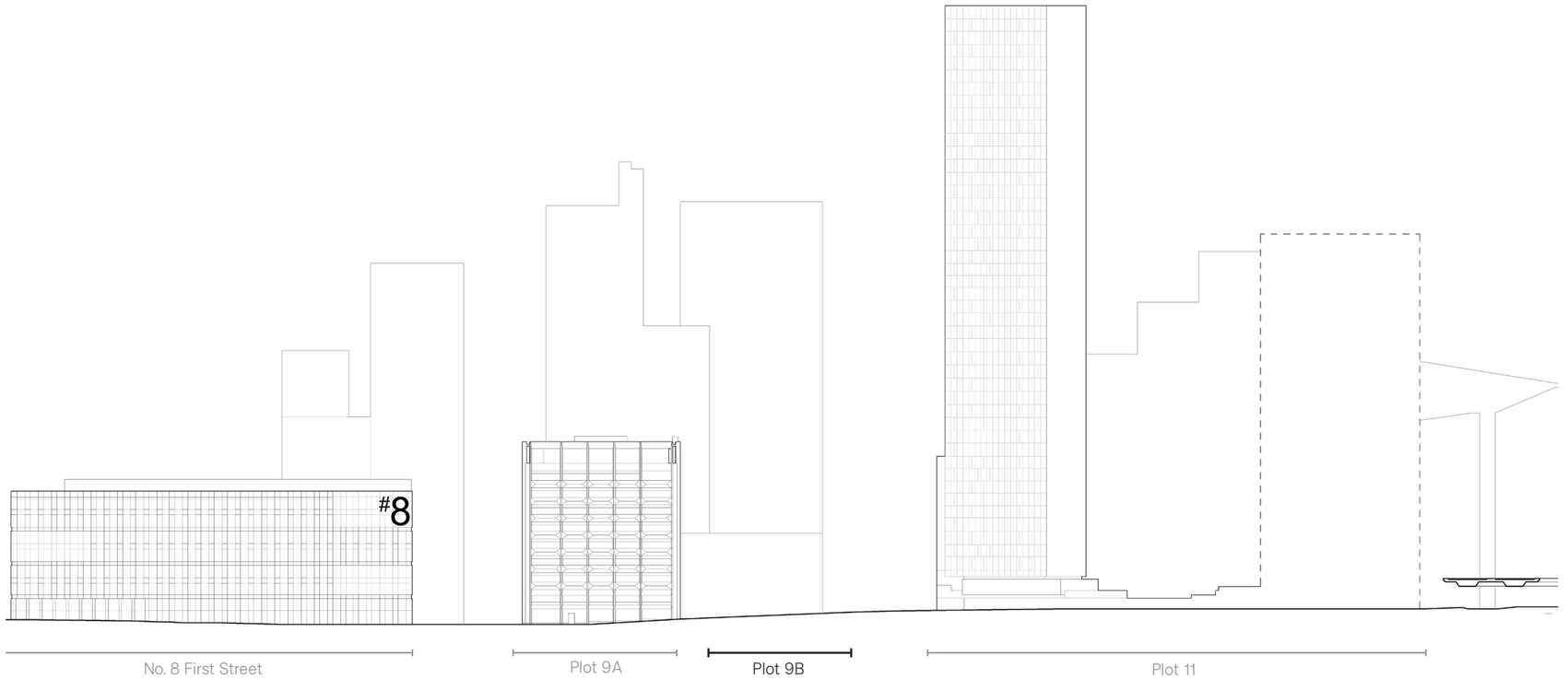
Plot 9A - Green Precast Concrete



Plot 11 - Fritted Unitised Glazing

Contextual Colour Diagram





Medlock Street Elevation

First Street Strategic Regeneration Framework
Massing Analysis

The First Street Strategic Regeneration Framework (FSSRF) provides the principles of building heights which have fluctuated throughout the various updates.

The main principles of the masterplan have remained with the building heights increasing towards the A57.

This diagram illustrates the approved building heights in relation to those suggested within the FSSRF.

The heights of the approved buildings have been allowed to vary from those suggested within the FSSRF with some extending above the guidance and others below.

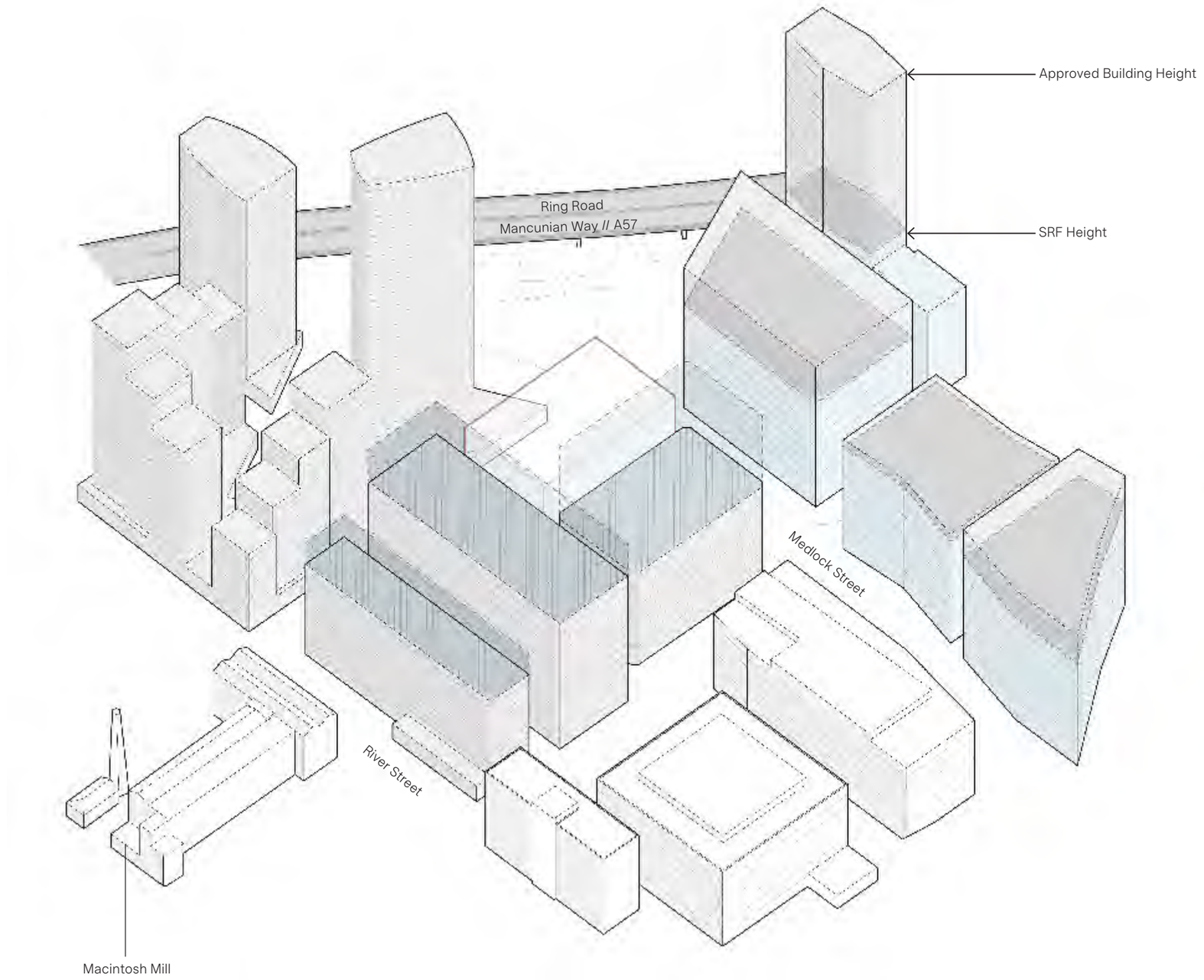
This indicates a pragmatic approach to each Plot that allows a considered massing form for the intended building use.

- - - SRF Height

— Plot 9B SRF Height

SRF Height

Approved Buildings Height



Landscape and Public Realm
Wider Masterplan Context

The proposed public realm associated with the Plot 9B application opens up a pedestrian connection along First Street to the south.

The new footpath will facilitate access between Plot 11 (to the south) with the existing First Street Estate, including; Tony Wilson Place, James Grigor Square and HOME.

It is anticipated that the full pedestrian connectivity will ultimately be realised during the completion of Plot 10A.

Dedicated servicing arrangements have been provided for each plot between Plot 10A and 10B as well as Plots 9A and 9B.

The development at Plot 9B will continue the principles established within the wider masterplan context ensuring a coherent strategy throughout the masterplan.

- Proposed SRF Pedestrian Routes
- Proposed/ Existing Entrance Points
- Proposed/ Existing Trees & Planting
- Vehicular Routes
- SRF Massing

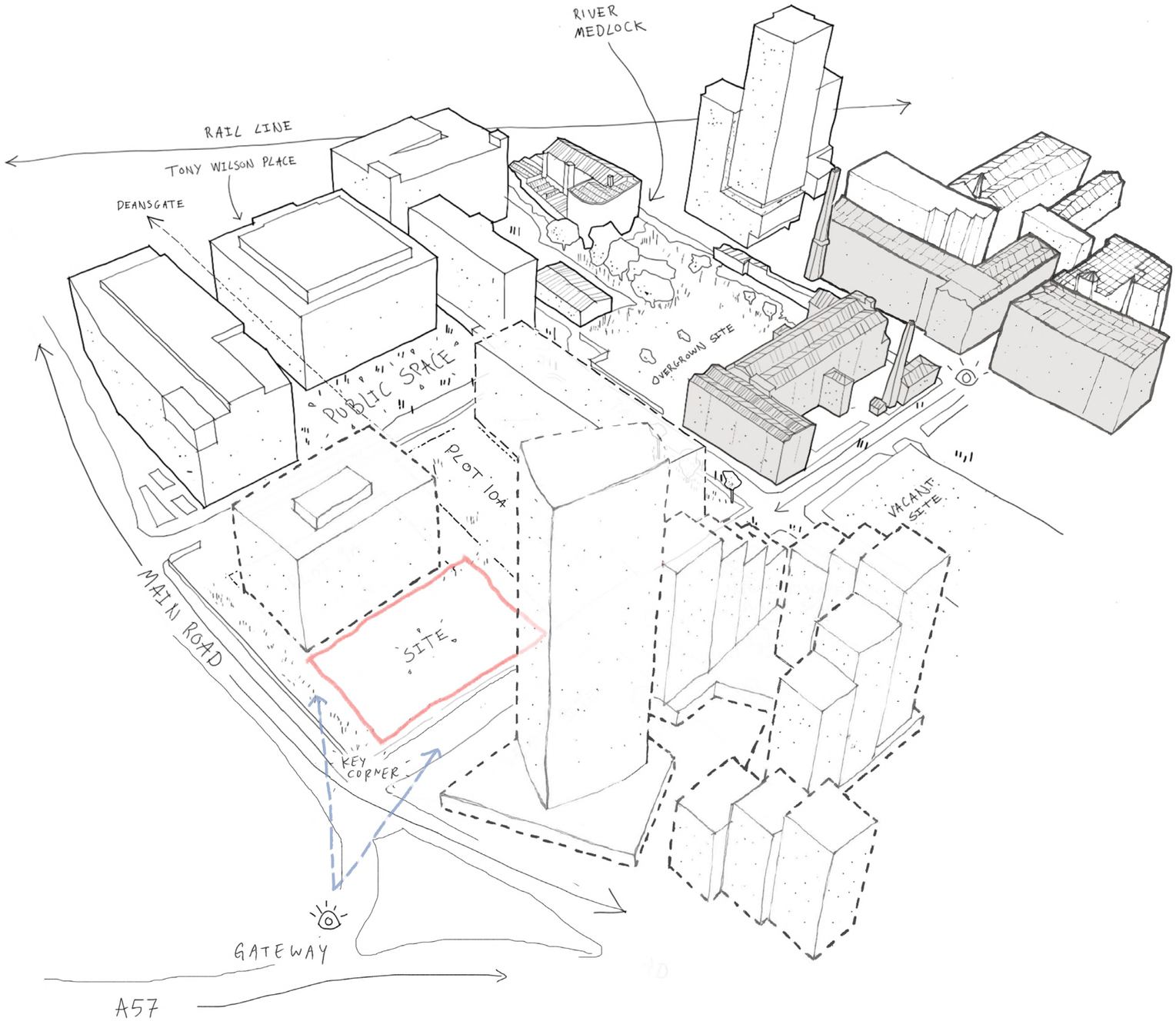


Wider Masterplan Context - *Reference: Appendix A: Figure 4.2, First Street Development Framework (2018)*

Site Opportunities

The location of the site presents a number of opportunities. The proposal aims to:

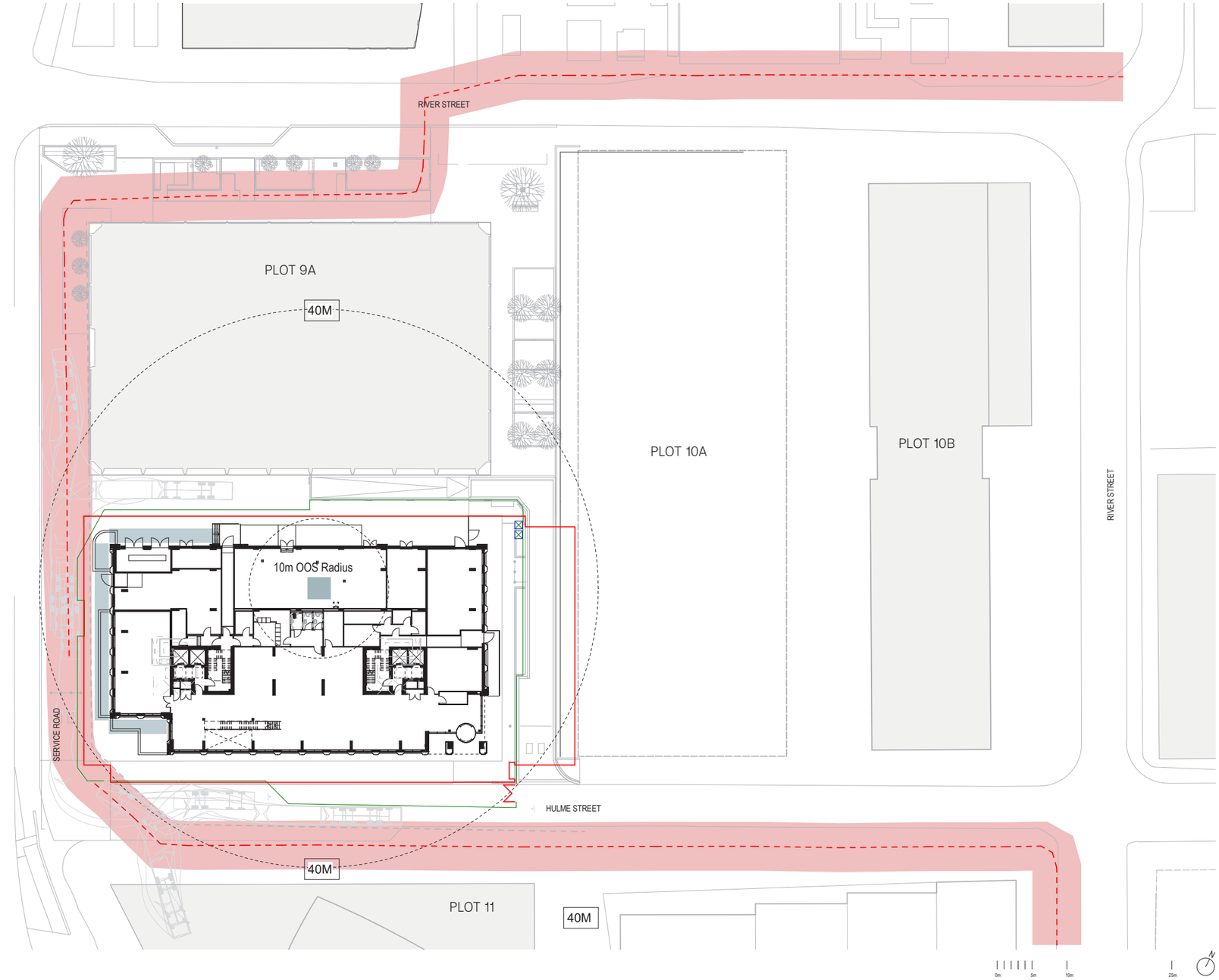
- complete the development within the First Street Masterplan with a building of appropriate use and scale;
- integrate the developments of First Street North and First Street South;
- complete the urban block and address a prominent corner;
- enhance the street scene through the use of active frontages and place making; and
- form the link between areas of heritage and the emerging architecture of First Street through material quality and detailing.



Site Constraints

The diagram identifies the constraints which define the area of the site that can be developed. The main constraints are:

- the site logistics associated with buildability;
- the building servicing of each plot during and after construction;
- the proximity to the neighbouring plots; and
- gas mains and their respective easements which run along the west and south boundaries of the site.



- Plot 9B Hoarding line
- Plot 9B Application Boundary
- Gas Mains Line
- Gas Easement Zone
- Crane Base / Mast Climbers
- Crane Radius

Client

VITA STUDENT

Vita

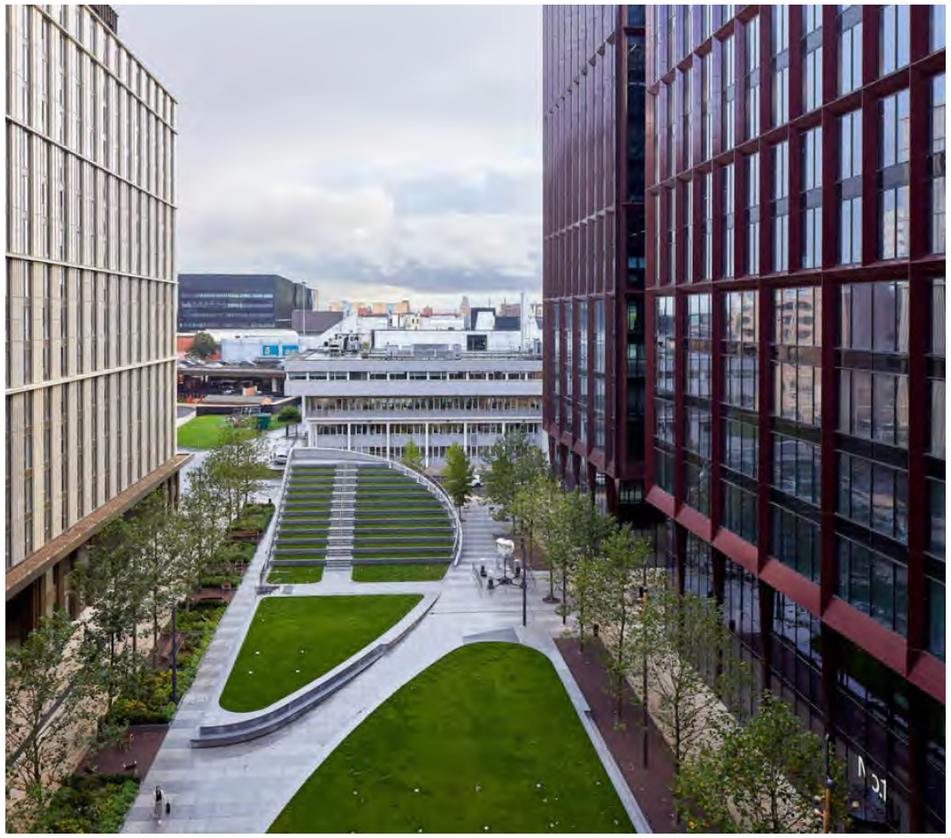
Vita Student currently operates 23 buildings across the UK with two sites in Manchester, located at Circle Square on Oxford Road and First Street. Both are ideally situated for both The University of Manchester and Manchester Metropolitan University.

Student living re-invented by delivering inspirational spaces, first class services, amazing experiences and life shaping opportunities.
We have a proven track record of creating secure, trusted and vibrant living spaces which instil in our residents a sense of community and belonging.

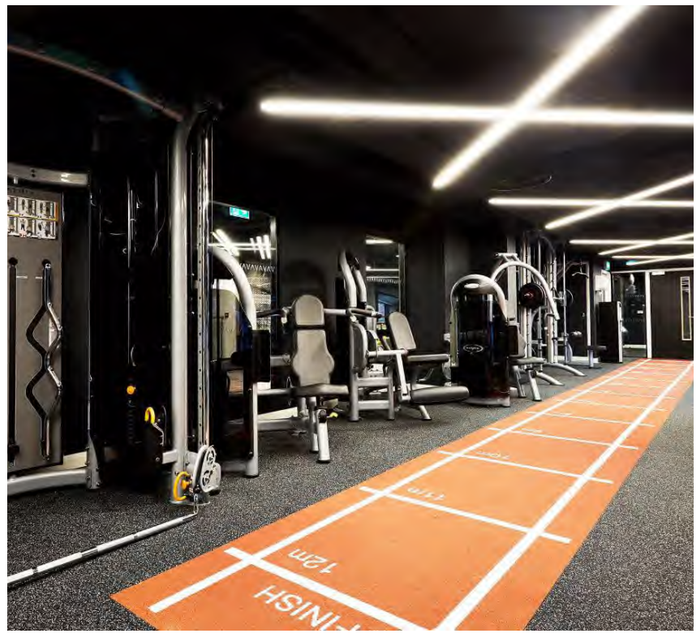
Vita Group's operational platform and customer-focused approach is what separates us from the rest of the market and enables us to attract, retain and nurture each individual within our Vita Student residences.





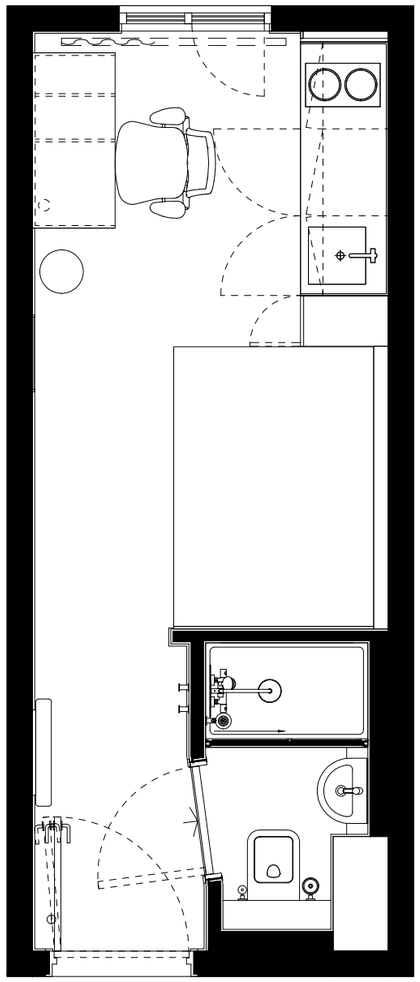




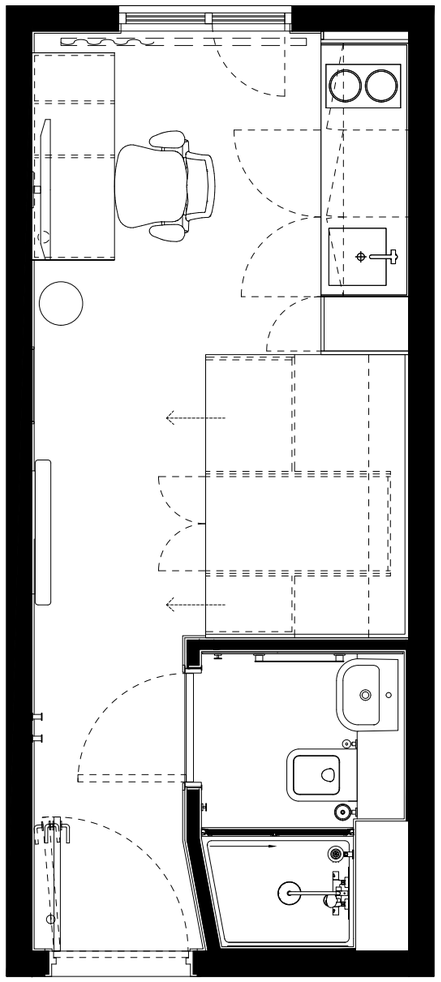


Room Types

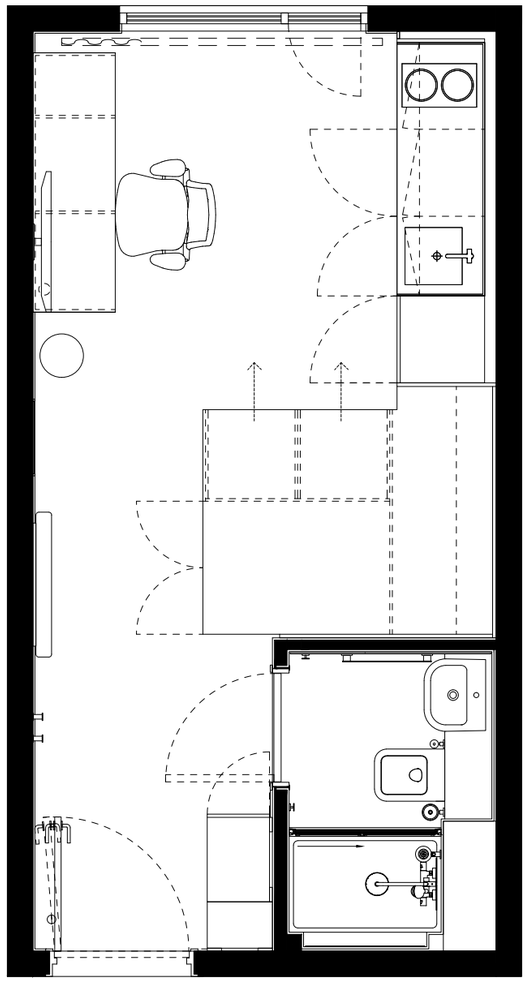
There are four key room types which have informed the project brief and dictated accommodation and spatial planning. These room types are fully fitted studios inclusive of kitchenette with fridge, hob and microwave oven, as well as en-suite bathroom and a study desk. Larger room types also include washer/dryers.



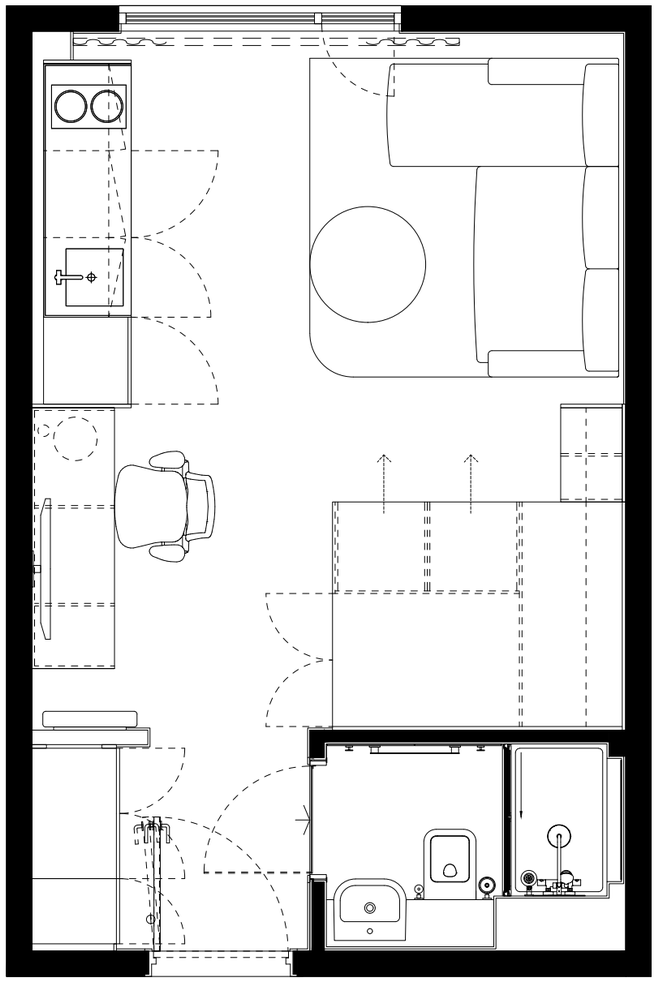
Room Type A
Affordable Room (15.5sqm)



Room Type B
(16sqm)



Room Type C
(20sqm)



Room Type D
(26sqm)

03. DESIGN PROPOSAL

Scheme Overview

Our proposed scheme for Plot 9B aims to provide:

- the completion of the First Street Masterplan;
- a building of suitable quality and massing to address the prominent gateway corner site;
- an architectural approach which complements the emerging context;
- the seamless completion of public realm and servicing capabilities;
- an elegantly proportioned building with a strong architectural hierarchy;
- a use that activates the surrounding area during the day and into the evening;
- purpose-built student accommodation with generous amenity space that encourages an active lifestyle;
- active frontages along Hulme Street, Medlock Street and First Street;
- a refined palette of materiality that complements the emerging First Street architecture; and
- a high-quality, durable and sustainable scheme that will stand the test of time.



Pre-Application Advice

There was extensive engagement with Manchester City Council as the Local Planning Authority. These discussions are summarised as follows:

Principle of PBSA:

Early discussions focused on the suitability of the site for PBSA. The LPA asked the team to demonstrate a robust needs case for PBSA, and how the proposed use would contribute to the overarching regeneration and placemaking aims of the First Street Strategic Regeneration Framework.

Height, Scale and Massing:

The LPA reviewed the proposed height, scale and massing across a series of pre-application meetings. Of key importance to the Applicant is the need to design a viable and deliverable scheme, which makes the most efficient use of land (in accordance with Policy CC6) and delivers much-needed PBSA (including affordable bedspaces). Proposals originally comprised two interlocking buildings of 24 and 14 storeys. The LPA raised concerns regarding overall proportions, noting that the taller element did not read as a “slimmer expression” given the height and massing of the lower block. Officers noted that the taller element could be better articulated, to express a clearer visual relationship with Block D on Plot 11. In response to these comments, alternative massing options were explored. The decision was made to adjust the height and proportions of the two blocks, selecting the most contextually appropriate and viable option, which increases the tower height to 33 storeys.

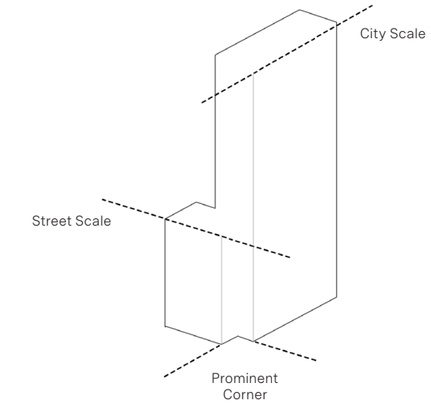
Materiality:

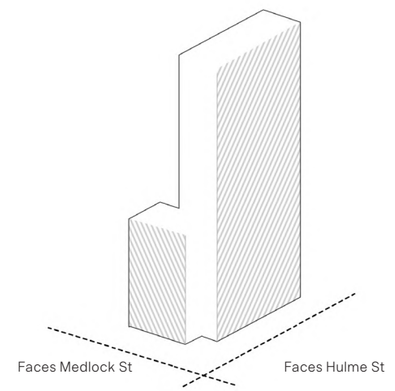
There were discussions with the LPA around appropriate materials to be used for upper and lower levels of the Proposed Development, to reference the emerging context around the site. As a result of the discussions, brickwork has been proposed on the lower wings to provide grain and texture relating to Plots 9A to the north and 10A to the east and a more lightweight material is proposed on the taller element as the building mass steps up to address the taller glazed scheme to Plot 11 to the south.

Planning Application and Consultation Strategy:

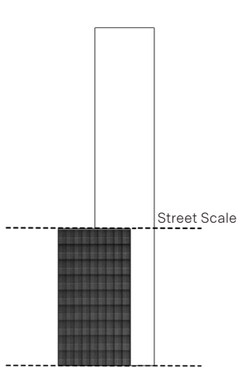
The proposed planning strategy (comprising the submission of a Full Planning Application, supported by EIA) was agreed with the LPA. The approach to public consultation was also discussed and agreed. During the last pre-application meeting, the Applicant provided an overview of the public consultation carried out, outlined feedback received, and explained how the Proposed Development would respond to this feedback.

Scale:

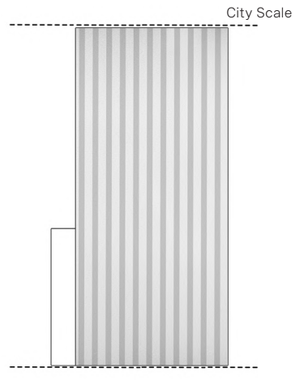




Materiality:



Depth. Textured.
Brickwork.



Elegance. Lightness.
Aluminium.

Scale & Massing Design Development

The proposed height, scale and massing has been tested and reviewed at each stage of the design development with both the client team and the Local Planning Authority (LPA).

The initial client brief called for a consistent massing block that filled the site. Through design discussion it was concluded that a varied massing form would be more suitable for the prominent site location.

A stepped massing option was presented to the LPA which created a more distinct form of two blocks each addressing their adjoining street context.

The LPA raised concerns regarding the overall proportions of the building and the relationship to its context. Responding to these concerns, the building massing was adjusted to step down along Medlock Street to form a better relationship with Plot 9A and increase in height along Hulme Street to respond to the city scale of Plot 11.

Initial Client Brief



Pre-Application 01



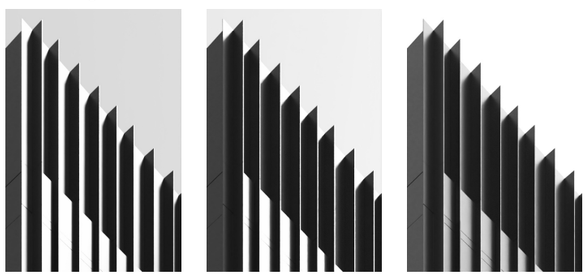
Pre-Application 02



G+17 Consistent Massing → G+13 / 23 Stepped Massing → G+11 / 31 Stepped Massing

The crown of the taller element was discussed in depth with the LPA who expressed a desire for a celebratory termination to the building.

Various options were explored, culminating in an increase in height to the crown and additional detailing to the facade.



Crown







Materiality Design Development

Throughout the design development a number of materiality options were explored with both the client team and the LPA.

Initial studies investigate a homogeneous materiality for the building which was rich in depth and texture.

However as the massing of the scheme developed an alternative strategy was explored which created a distinction to each of the building elements.

The view from the LPA was that the two elements of the stepped massing should vary in response to the emerging context.

The lower element to Medlock Street would respond to the street scale and therefore the heavy and textured materiality of Plot 9A.

The taller element responds more to the city scale and the more lightweight and refined materiality of Plot 11.



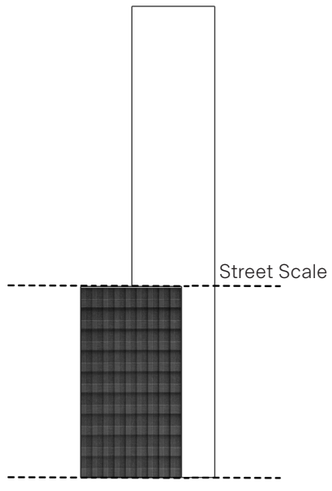
Terracotta / Brickwork



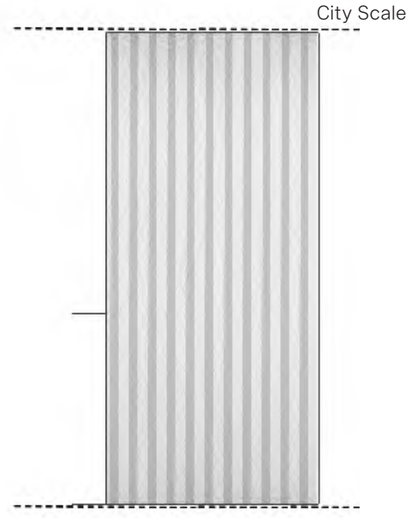
Precast Concrete



Brickwork / Anodised Aluminium



Depth. Textured.
Brickwork.



Elegance. Lightness.
Aluminium.



Brickwork / Anodised Aluminium

Active Frontage Design Development

The potential for active frontages and interaction with the public realm was discussed with the LPA during the pre-application process.

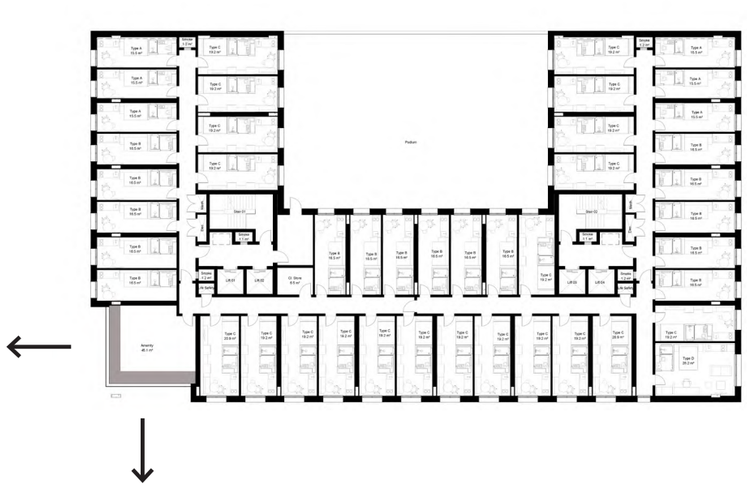
There was a strong desire to maximise the provision of active frontage across the scheme to provide a positive contribution to the wider masterplan area.

The LPA felt that the scheme as first presented did not fully meet their aspirations and challenged the client team to increase the provision.

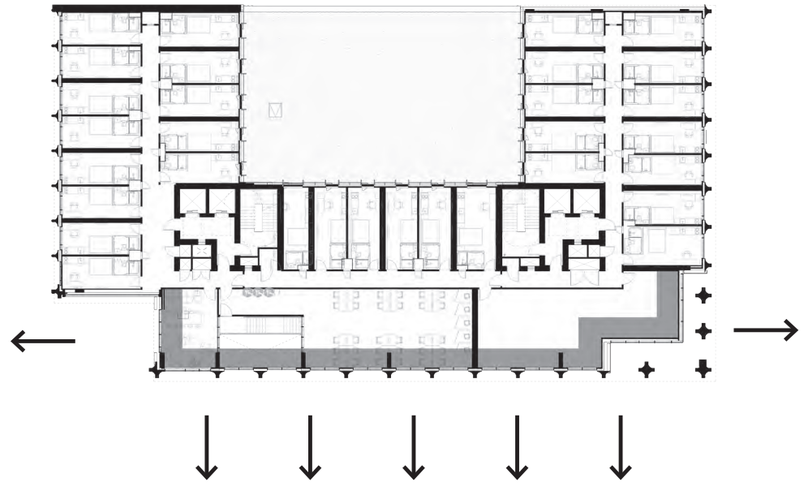
Following extensive design development the team were able to extend the amount of active frontage along Medlock Street whilst maintaining the ability to service the building.

Additional to this, further study and amenity spaces were added to first floor level along Hulme Street which increases the outward looking aspect of the proposal at street level.

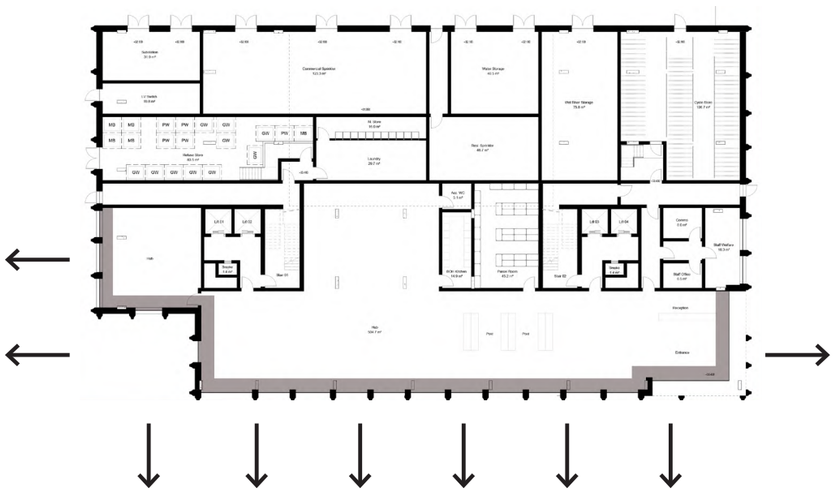
The additional amenity space at first floor level further increases the prominence and legibility of the entrance at the corner of Hulme Street.



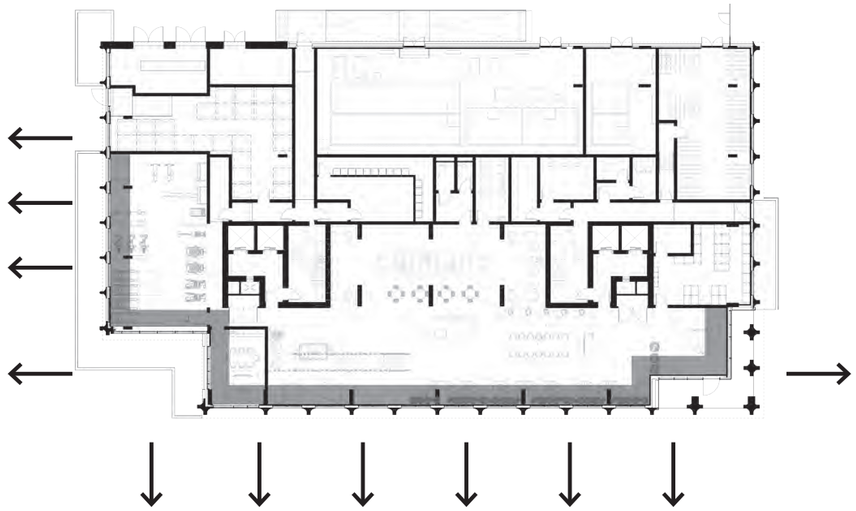
Previously Presented First Floor Plan



Proposed First Floor Active Frontage



Previously Presented Ground Floor Plan



Revised Ground Floor Following LPA Feedback

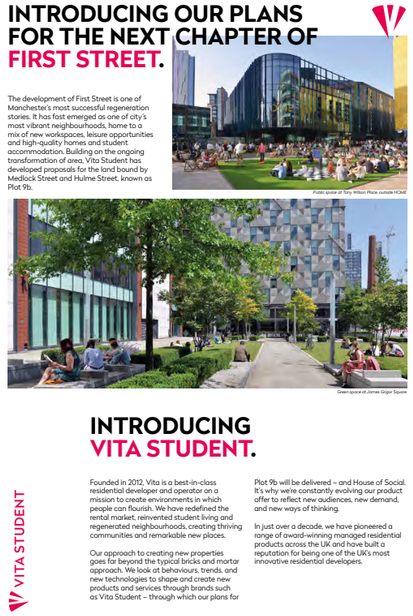
Public Consultation

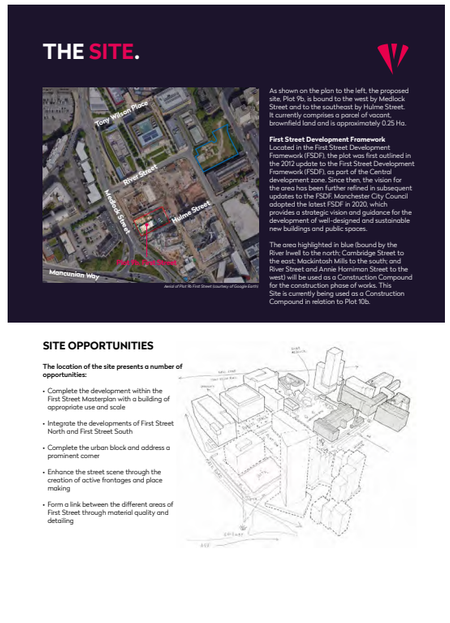
Prior to the submission of the Plot 9B planning application, the Applicant undertook extensive stakeholder engagement, to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested parties.

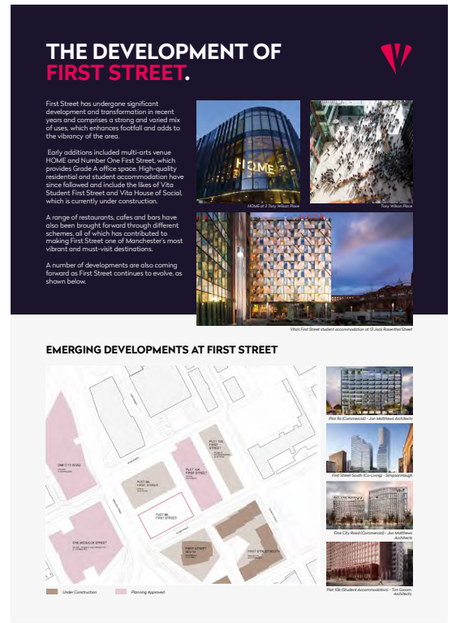
Public consultation took place in July – August 2024 providing an opportunity for the community to provide feedback on the proposals. 4,274 postcards were issued to the local businesses and residential community, directing them to the project website and inviting them to the public consultation event on 23 July 2024. 6 people subsequently attended the event. During this initial consultation period, the website received 454 unique visitors and 2 feedback forms.

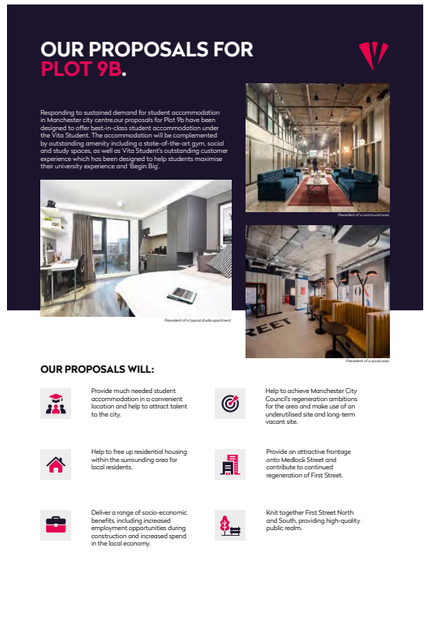
A second round of public consultation took place from 8 November to 22 November. The purpose of this consultation was to present updated proposals and obtain further feedback on detailed design. 4,274 postcards were issued to the same addresses as previous, directing them to the updated website. It was decided not to hold another in-person event, owing to low attendance at the previous event. During this period, the website received an additional 54 unique visitors, with 15 feedback forms received.

A detailed summary of the responses received during the public consultation period is found within the Statement of Consultation.

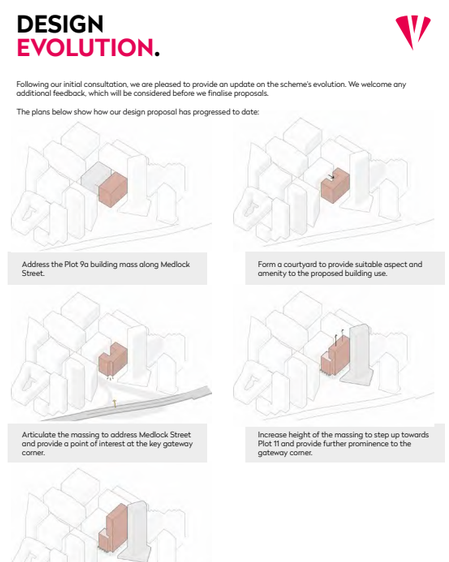












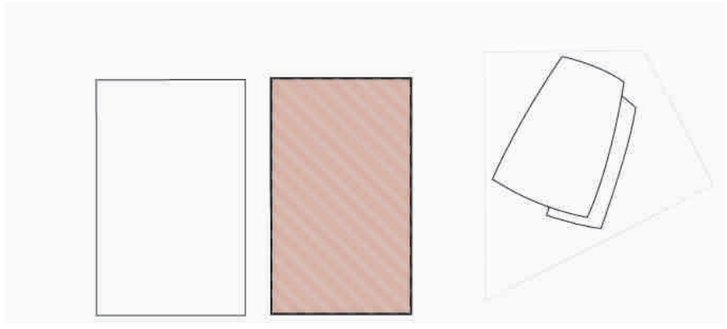




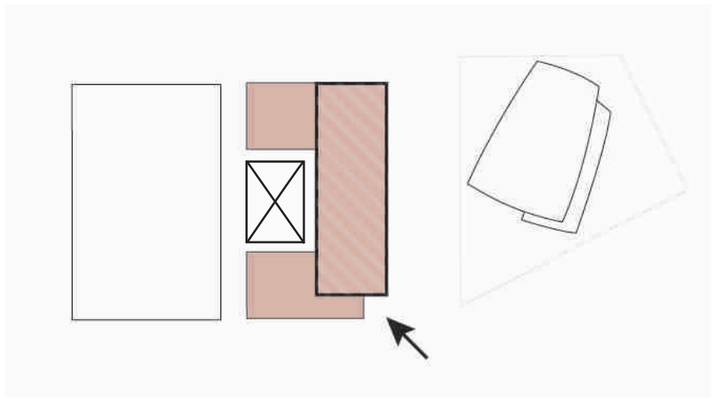
Concept Strategy
Principles in Plan

The general principles of the massing approach has been explored in both elevation and plan form in the diagrams below.

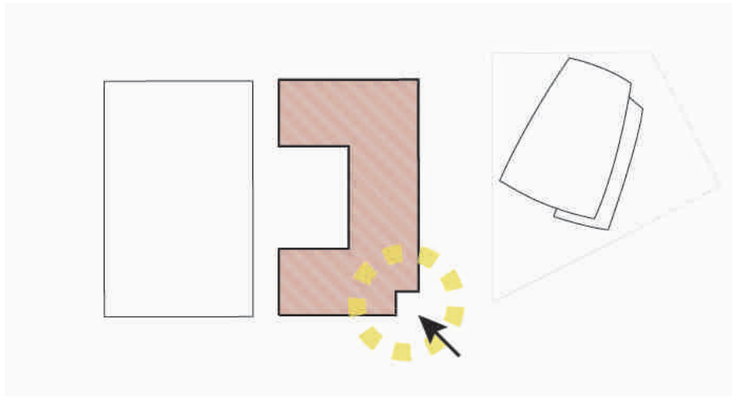
The overarching approach is to create a building form that completes the new urban block and addresses the prominent location of the site.



1. Respond to Plot 9A footprint mass along Medlock Street continuing the street pattern of the urban block.

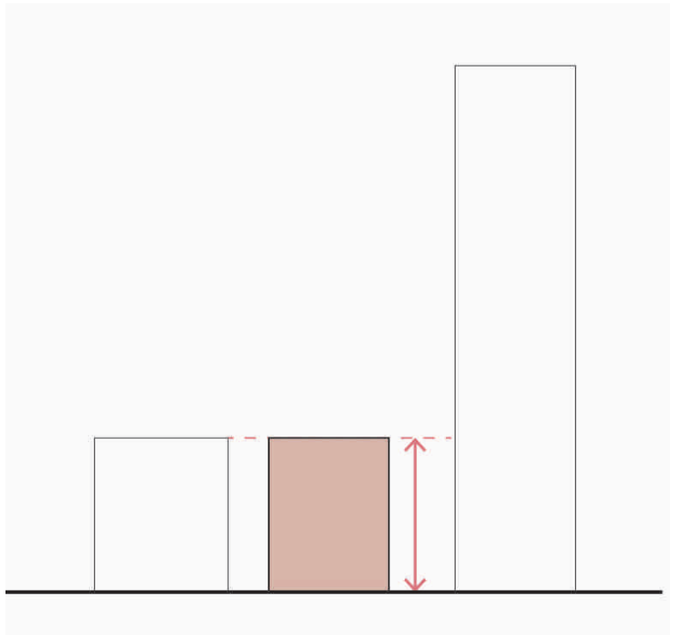


2. Carve into the mass to create a courtyard block, setting the massing back from the adjacent plots and orienting views to create privacy.

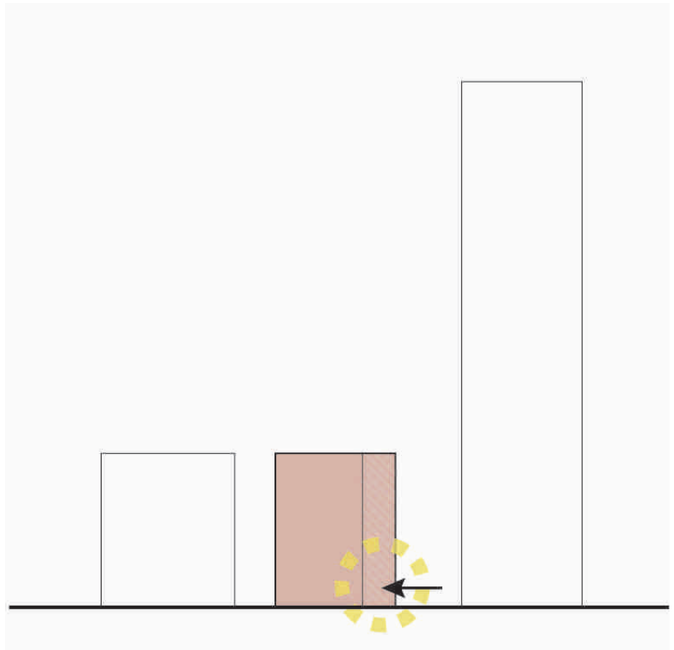


3. Articulate the form at the key corner facing south on Medlock Street, creating a cornerstone block to the development.

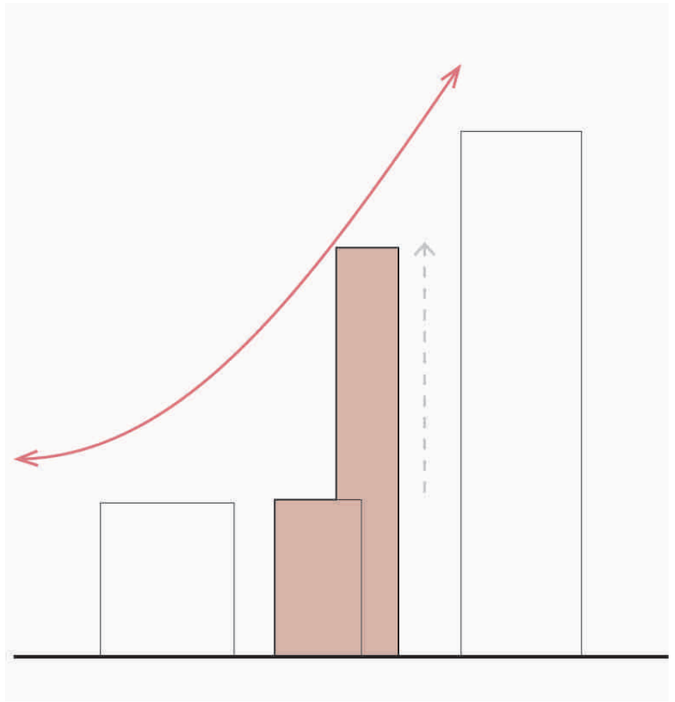
Concept Strategy
Principles in Elevation



1. Respond to Plot 9A height along Medlock Street.



2. Creating a feature of the key corner by carving into the massing to create a zone for activating the streetscape.



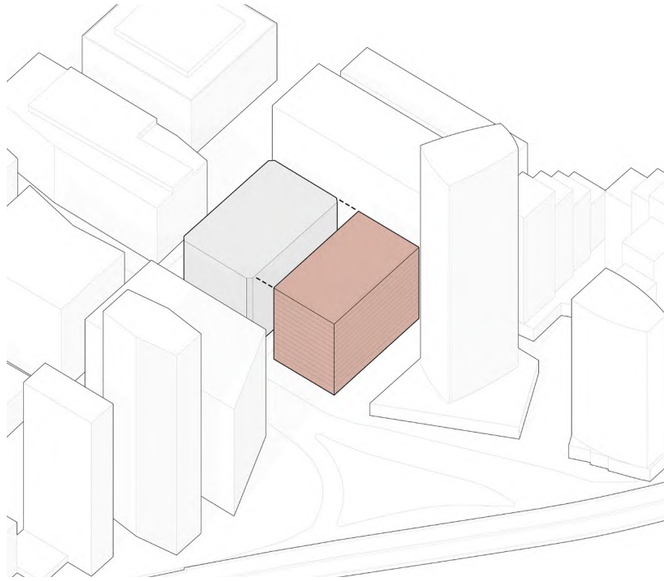
3. Increase massing along Medlock Street to meet Plot 11 and the city scale and provide a prominent building form.

Massing Strategy
Overview

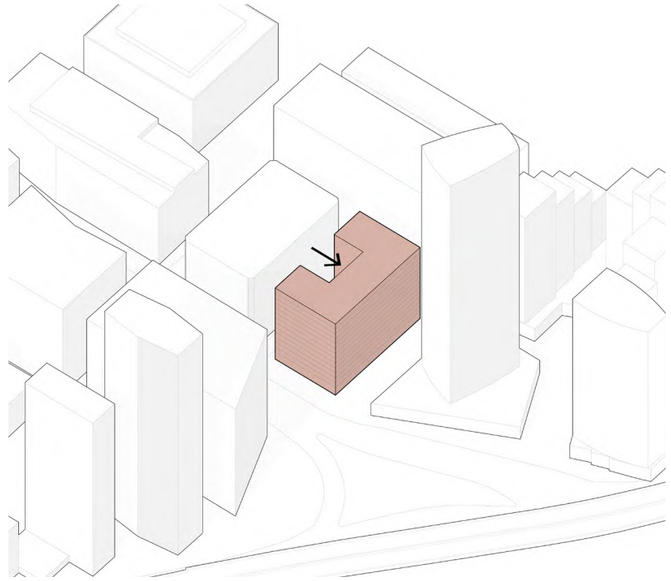
The massing has been developed as a response to the emerging context of the site.

The diagrams illustrate the development of the massing principles in relation to the various site constraints.

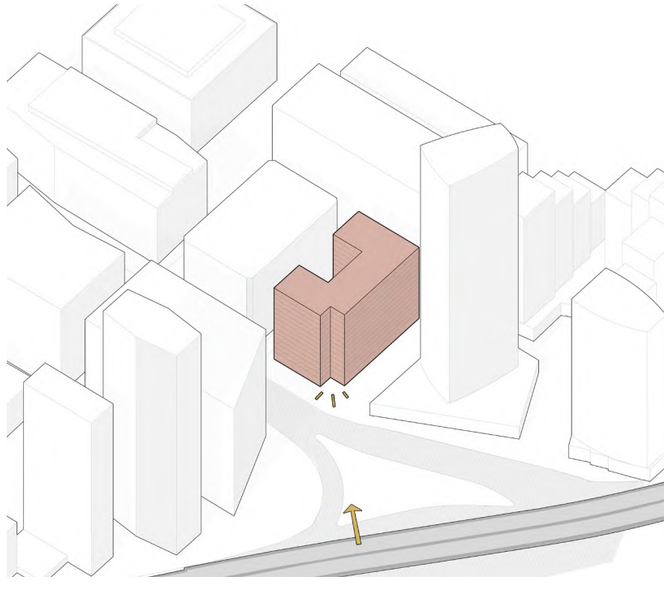
The massing responds to the prominent location of Plot 9B in order to provide a gateway building form when entering the city centre along Medlock Street from the south.



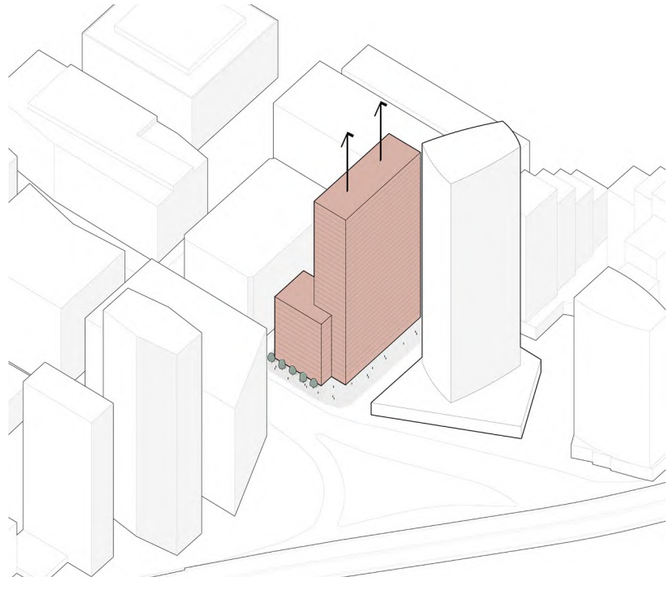
1. Address the Plot 9A building mass along Medlock Street.



2. Form a courtyard to provide suitable aspect and amenity to the proposed studios and the occupants of Plot 9A.

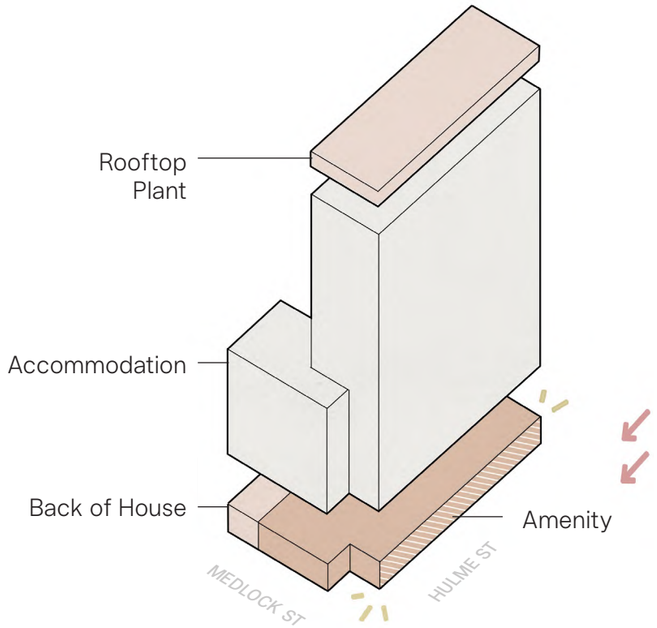


3. Articulate the massing to address the easement requirements and provide a point of interest at the key gateway corner.



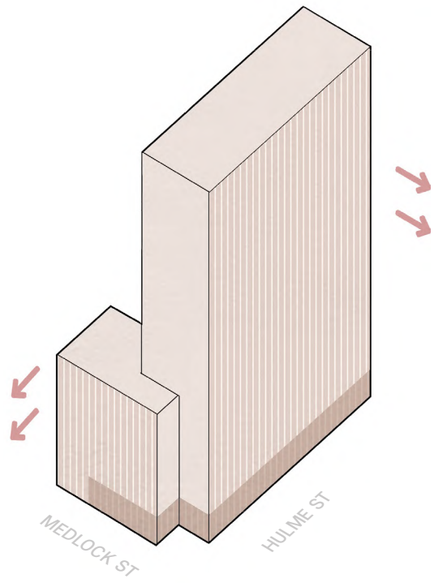
4. Increase height of the massing to step up towards Plot 11 and provide further prominence to the gateway corner.

Design Principles



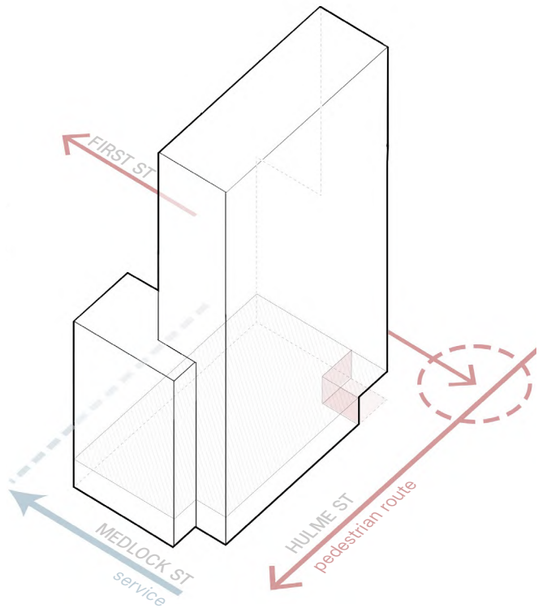
Programme of Spaces

The programme of the building has been arranged to provide active frontages along Hulme Street, Medlock Street and First Street through the provision of amenity to the lower floors.



Active Frontage

The ground floor is orientated to create active frontage along Medlock Street and Hulme Street, which are the key thoroughfare routes bordering the site. A double height amenity space and glazed areas allow sight-lines in and out of the spaces.



Entrance, Access & Servicing

The entrance has been located at the intersection of First Street and Hulme Street responding to the pedestrian route through the masterplan.

Servicing provision has been co-ordinated along Medlock Street to align with the principles established through Plot 9A.

Approach and Active Frontages

The scheme is located at an important intersection at the corner of Hulme Street and Medlock Street which is a key arterial route to the city.

The main approach to the scheme will either be from the north through the established areas of First Street or the east via Hulme Street from Oxford Road.

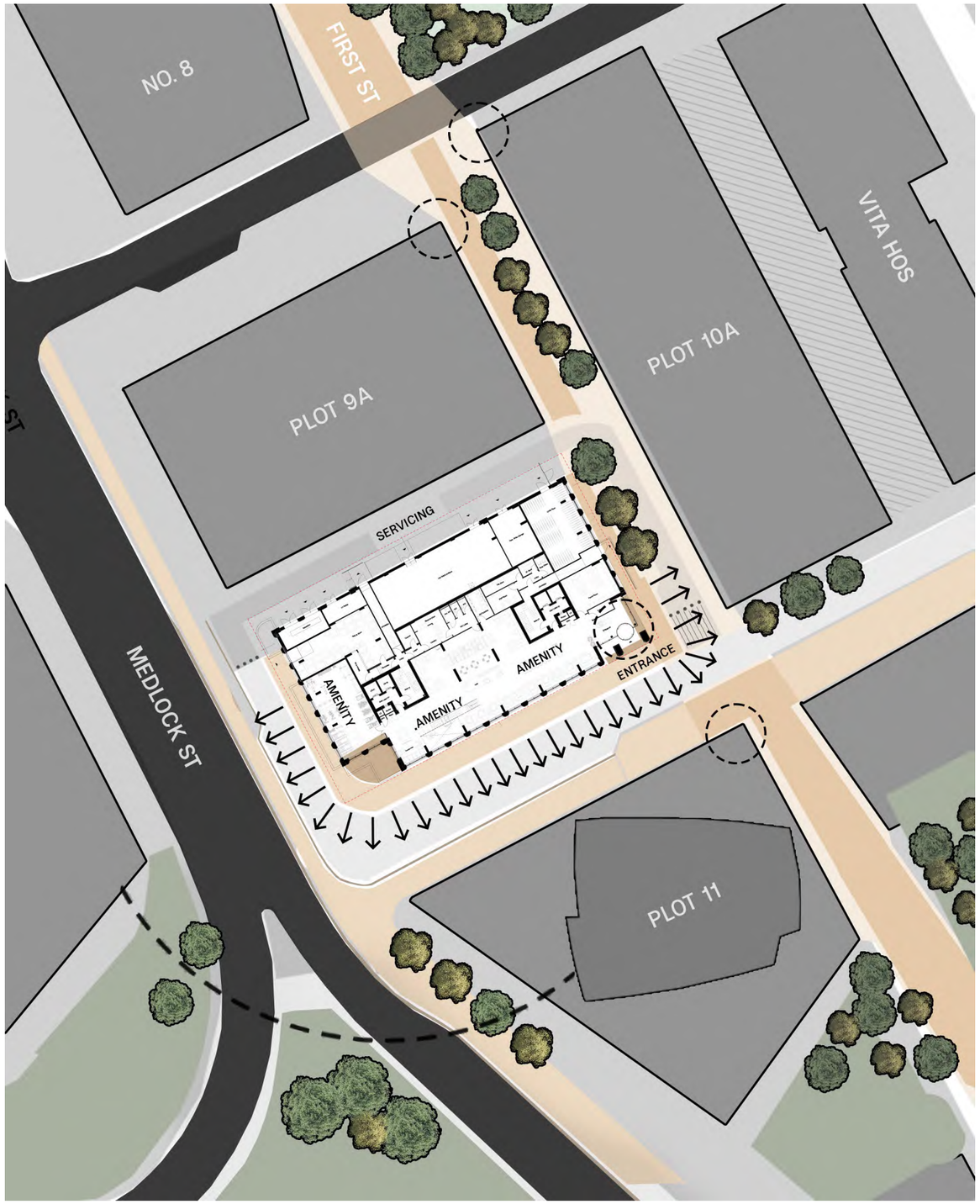
The entrance to the scheme has therefore been located at the junction of these two approaches continuing the principles set by the adjacent plots.

This also responds to the extension of First Street through Plot 11 and creates a relationship with the main building entrance to Plot 11 and retail located at ground floor.

The main entrance doors are located along Hulme Street within a recessed double height entrance loggia which wraps around the corner. This provides a clarity and hierarchy to the entrance from both approaches.

Additional to the corner entrance, the proposal provides further active frontage along Hulme Street to the south and Medlock Street to the west through resident amenity spaces.

The proposals provide a positive contribution to the pedestrian journey around the First Street Development area.



Key Aspects

Active Frontage

Public Space (Existing & Emerging)

Key pedestrian routes

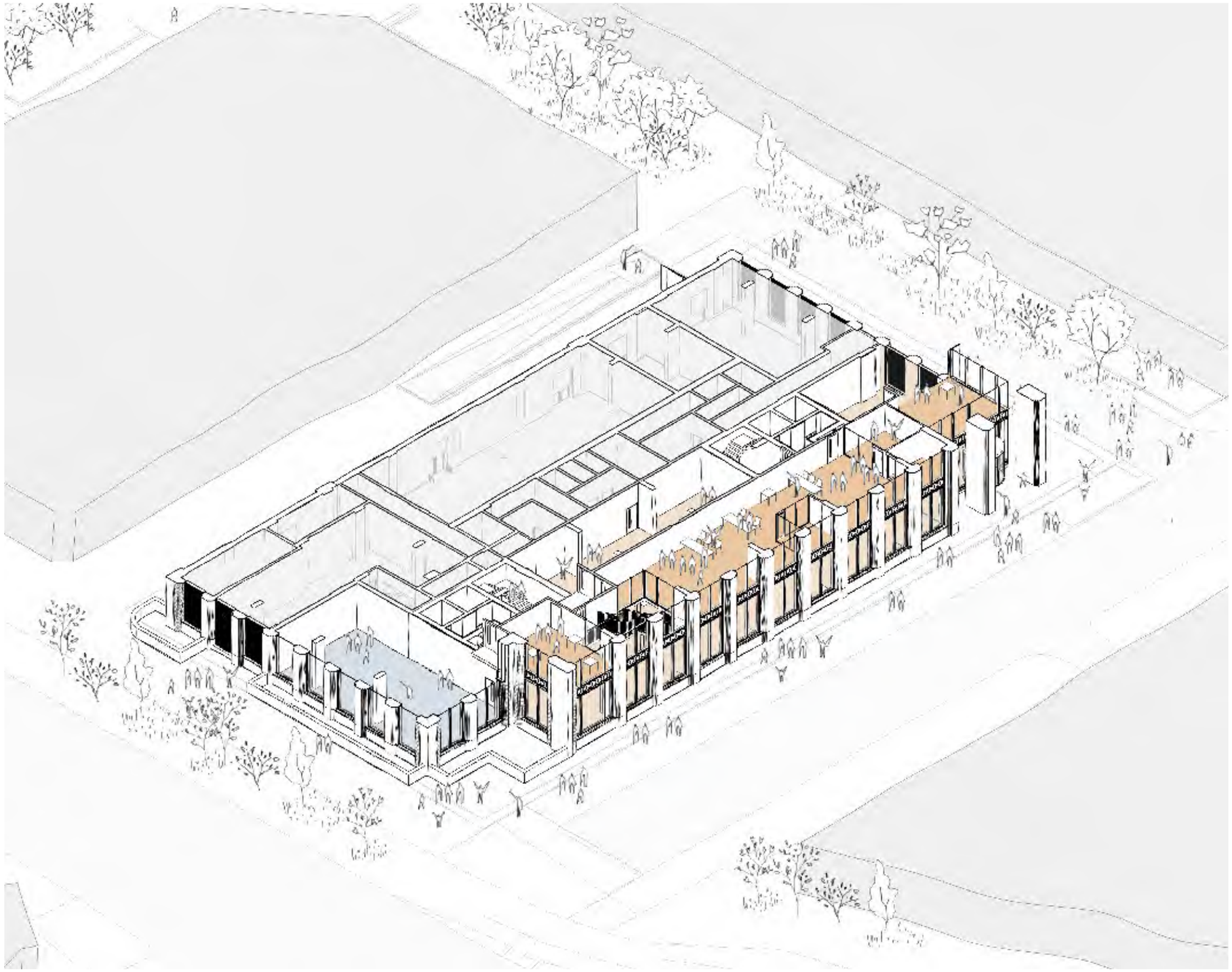
Active Frontages Axo

The Amenity spaces provided at Ground and First floor are a mixture of social and study spaces as well as a gym.

The reception desk is located within the hub adjacent to the entrance.

The social spaces including lounge area and games zones and private dining rooms are likely to be occupied most during the evenings, whilst the study spaces which are included at both ground and first floor are most likely to be occupied during the day.

This ensures use of the amenity spaces at both first and ground floor during the whole day, creating consistent active frontage onto Hulme Street and Medlock Street.



Study Spaces

Amenity Spaces

Gym

Landscape and Public Realm
Character

Context

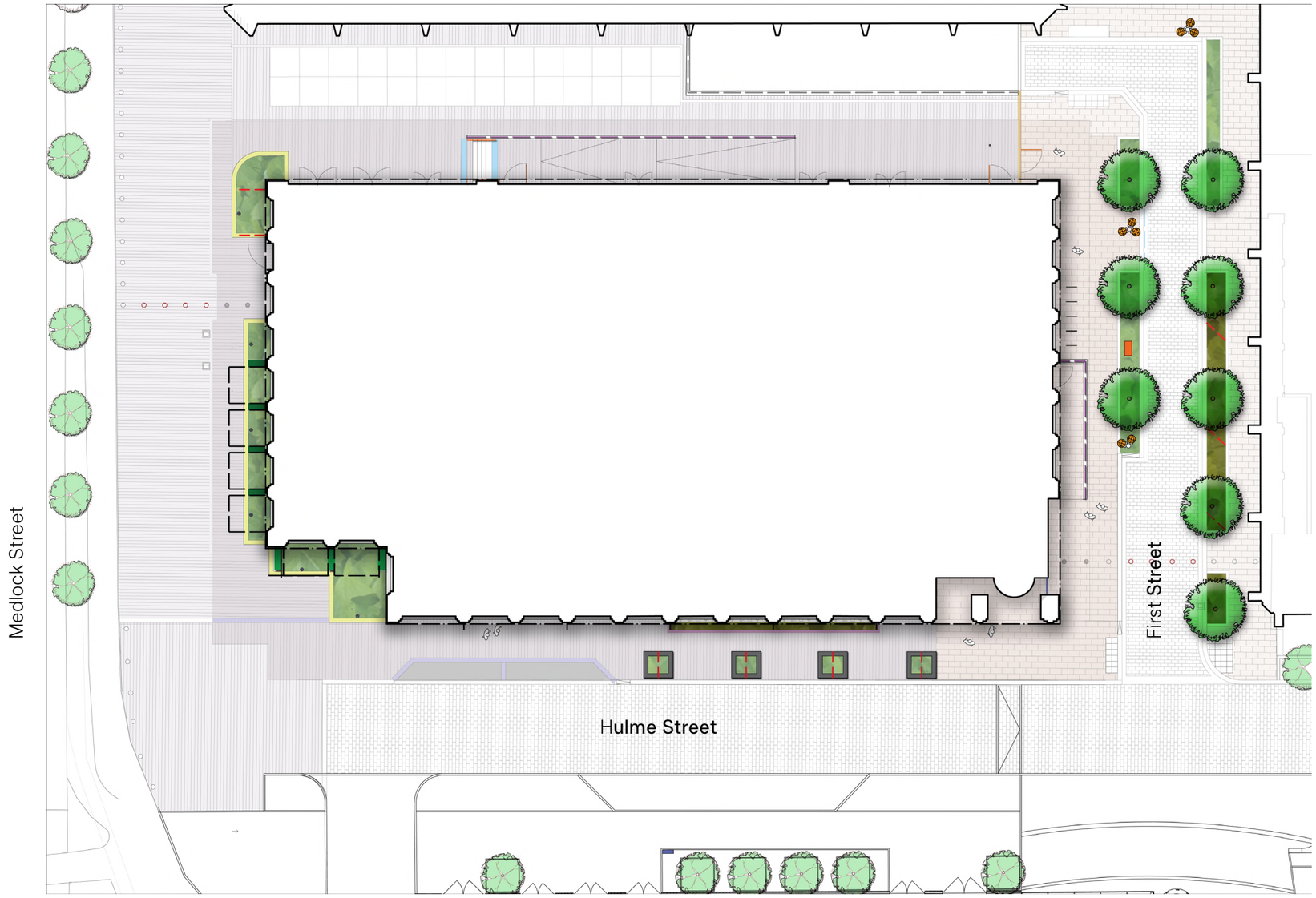
The Plot 9B site lies within the First Street Development Framework (2020); The framework reinforces the overarching approach to public realm, accessibility, movement and circulation.

With the First Street North being complete and areas within the First Street Central Area and First Street South under construction a masterplan has established a network of streets and spaces with a high-quality public realm palette throughout. Plot 9B forms a transition from First Street North to First Street South at the centre of the masterplan and the delivery of the Plot 9B public realm works will knit together consented developments that are under construction to create a series of connected streets and spaces.

First Street

The landscape character that has been developed in the First Street North Phase is proposed to be continued along Plot 9A and Plot 10. Therefore the interface with the landscape along the eastern part of the Plot 9B landscape will tie into the wider proposals.

Linear soft landscape planting beds to the east of Plot 9B have been established within the masterplan where street trees and ornamental planting are located. The tree lined street adjacent to Plot 9B visually links to the more pedestrian priority landscape between Plot 9A and Plot 10. The linear planting will also assist with biodiversity and connected habitats.



Proposed Landscape Plan from TPM

Landscape and Public Realm
Planting Strategy

Hulme Street

The yorkstone paving proposed on First Street will continue around the footway on Hulme Street and stop at the building entrance. The same paving used on Medlock Street and between Plot 9A and 9B will then start. Short stay parking bays are located recessed into the pavement alignment and are proposed to be paved in the established high-quality granite blend.

Existing below ground infrastructure within Hulme Street limits tree planting to the southern façade. To add interest to the streetscape movable high-quality planters with architectural baffles are proposed. Planting within the planters will continue the high quality and verdant character of the First Street development.

Medlock Street and the route-way between Plot 9A and Plot 9B

The service route providing access to Plot 9A and Plot 9B will follow the material palette and detail design specified in the Plot 9A application. A silver tone narrow concrete block paver is proposed.

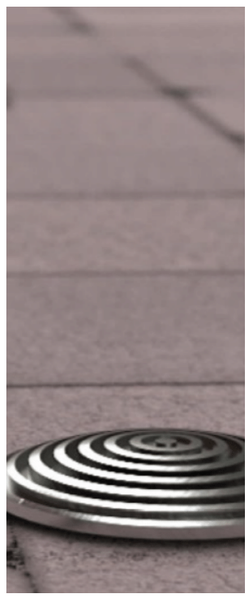
To soften the service route along the western part of Plot 9B, planting is proposed with a continuation of the formal raised granite kerbs and evergreen hedges seen within the wider masterplan area.













Layout and Use

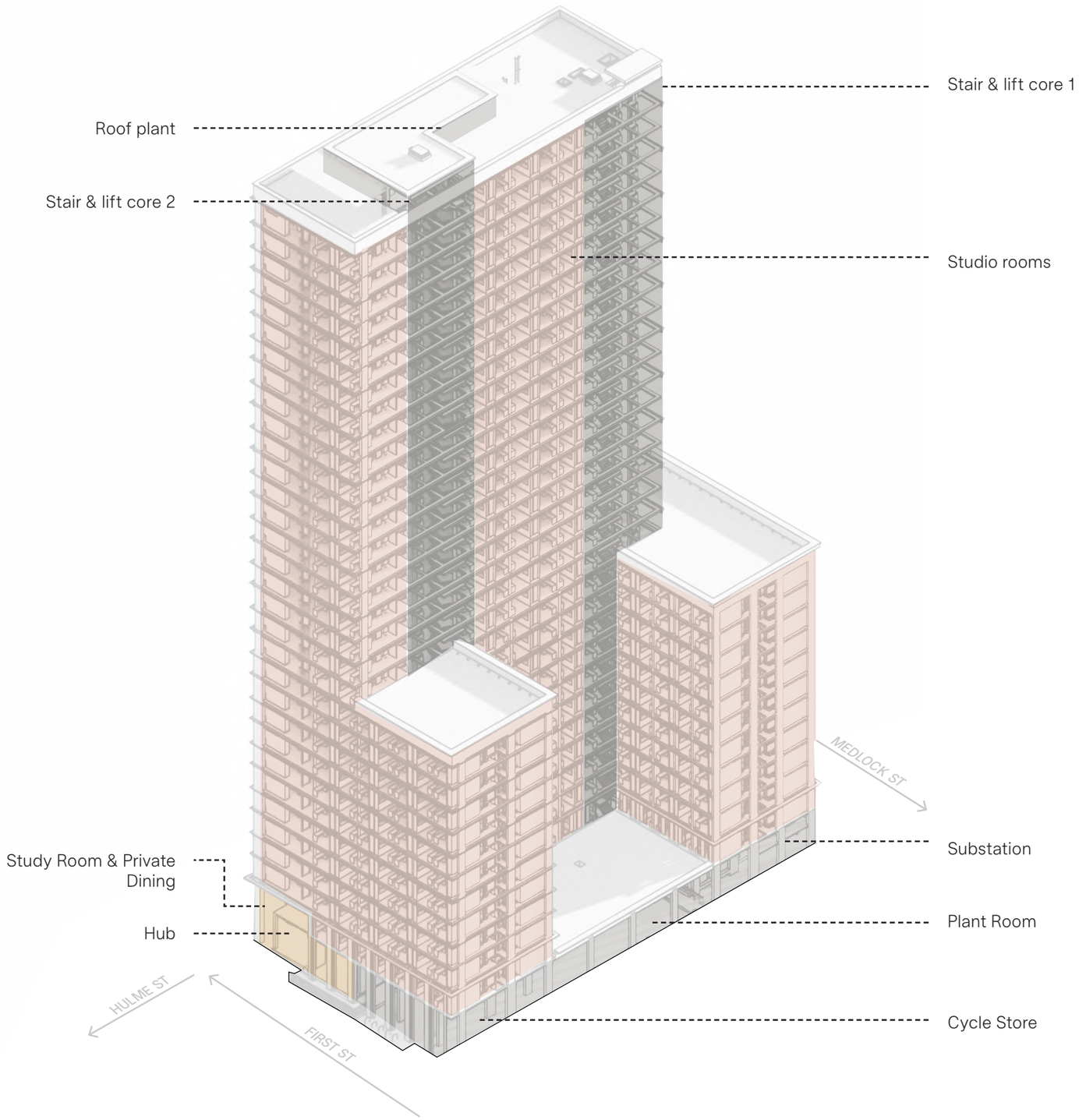
The proposed scheme for Plot 9B provides purpose built student residential accommodation throughout the upper floors with an offering of communal amenities at ground floor and first floor.

The cores are split evenly across the building, rising from ground to roof. The cores contain the majority of the building's services risers, fire fighting shafts and vertical circulation.

The internal upper floors consist entirely of residential accommodation arranged in studios. The residential accommodation is accessed via corridors located centrally along the axis of the building.

The back of house and service areas are predominantly located to the north elevations, which offer access for maintenance and servicing.

Roof plant has been located towards the north east of the building and will be cloaked by the building's crown.



- Student Accommodation
- Student Amenity
- Circulation
- Back of house

Form & Order
Elevational Ordinance

Due to the prominent gateway location of the site the building serves as a cornerstone between the street and city scales. The massing of the tower and two shoulder blocks address this transition between scales and also require two distinct approaches to their architectural language.

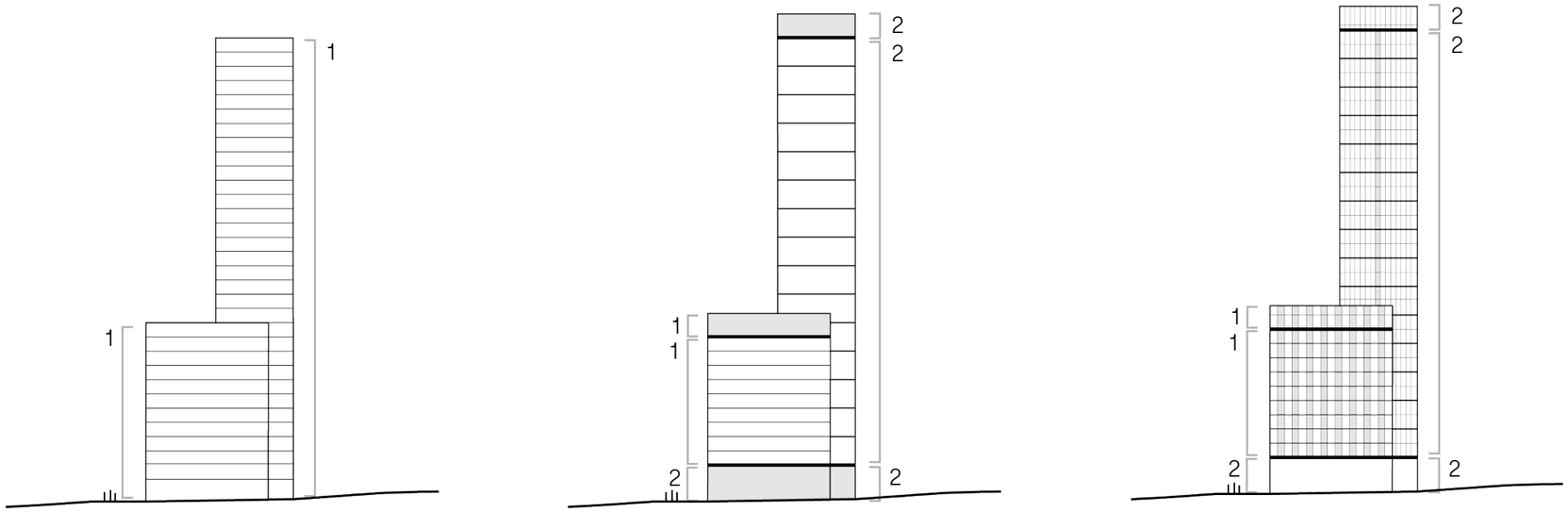
The tower blocks height is expressed in an emphasised vertical arrangement of aluminium fins to suggest the prominence of the taller element, and respond to the height of the surrounding context.

The shorter block facing Medlock Street, steps down to address the street scale and utilises a heavier material palette of brickwork, which allows for further depth and texture to be created with the facade.

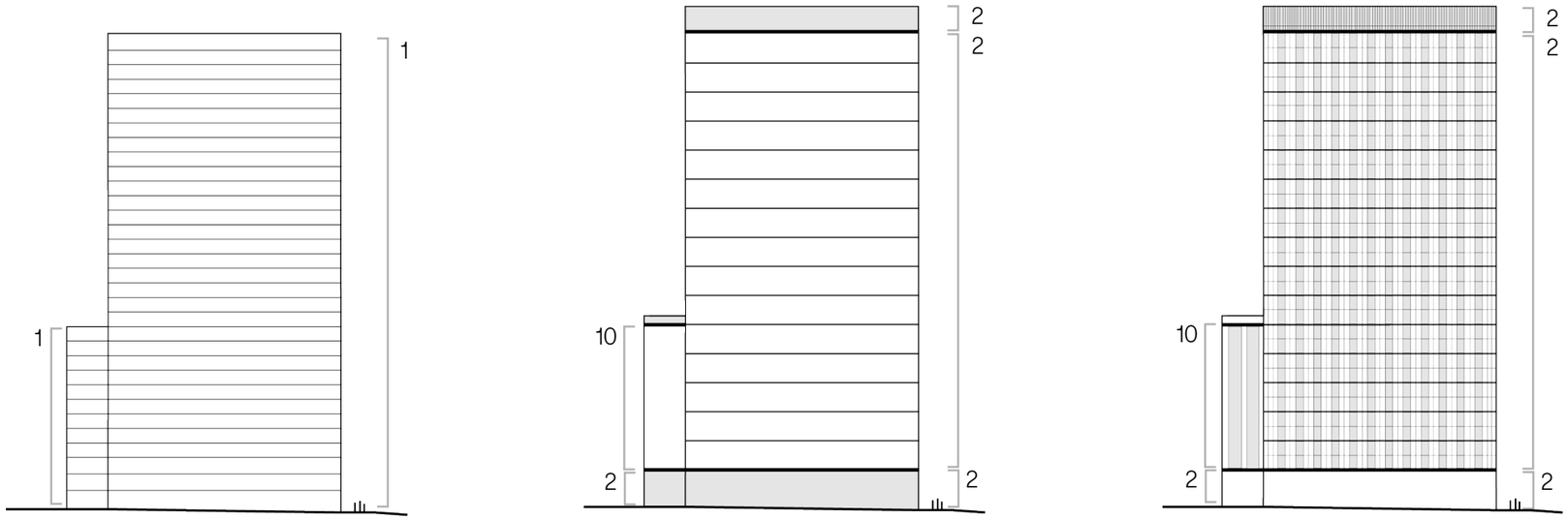
A base and crown are highlighted to create horizontal breaks within the facade. As the building meets the ground, heavy elements are implemented to ground the building and address the streetscape.

To the upper floors the aluminium fins increase in density and pattern, creating a crowning feature without heaviness, maintaining the lightweight and elegant language of the tower block.

X [Location of Architectural Breaks in relation to storeys



West Elevation Diagramatic Exploration



South Elevation Diagramatic Exploration

Form & Order
Elevational Hierarchy

The articulation of the building massing has been arranged to provide a distinctive plinth, middle and crown to both the lower and taller elements.

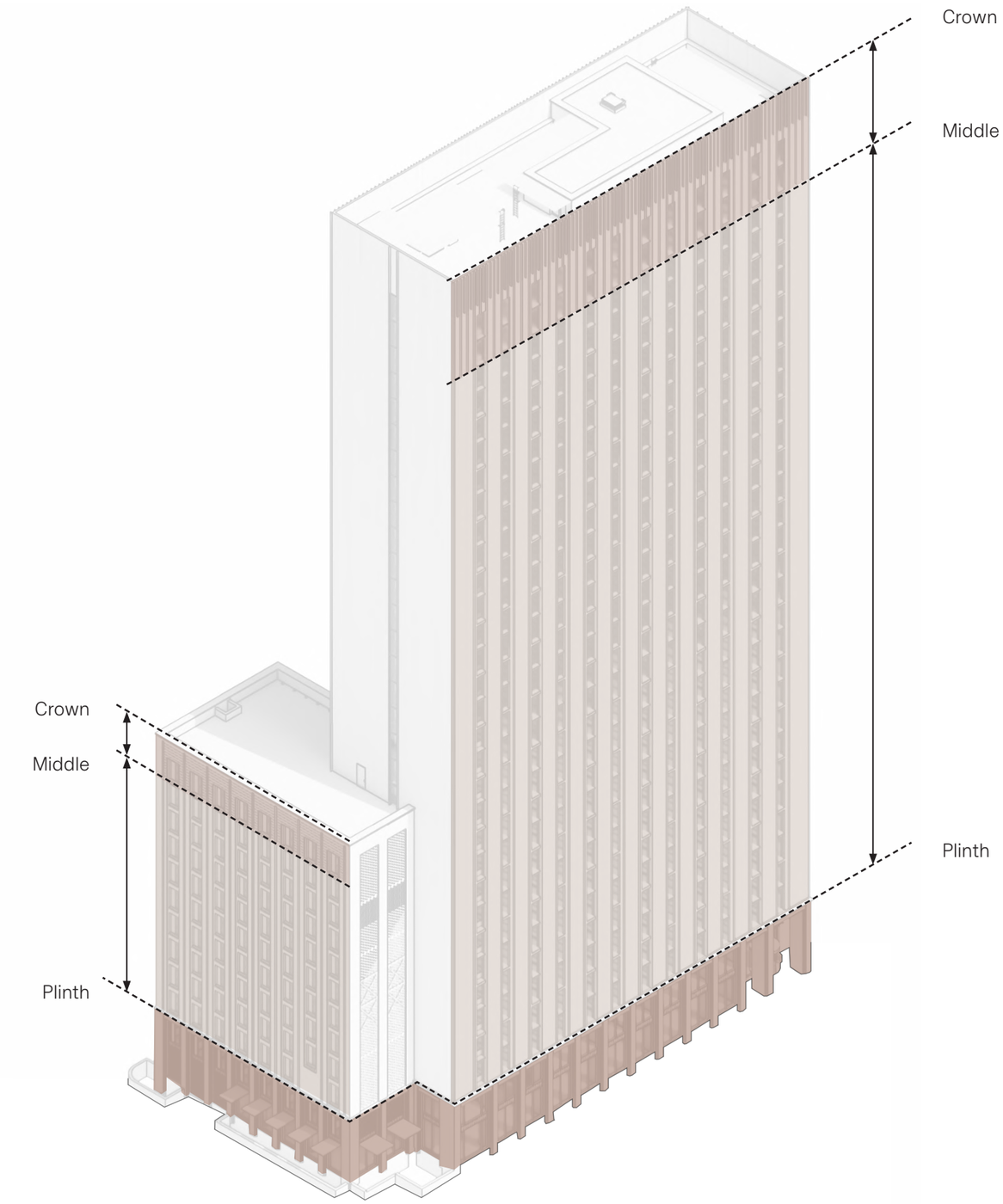
The purpose of the plinth is to address the human scale at street level. This will be rich in depth and detailing.

The lower portions of the building form respond to the regular rhythm of the historical mills in the surrounding area. The architecture is referential in detail to those elements prominent in the mill buildings, such as the window reveals and expressive piers, providing a textured facade.

The taller element of the building form represents a more refined approach with precise detailing.

The upper floors of each building element features a crown which will be visible from the wider range views of the site. As such, it is proposed that the upper floors will provide a distinctive architectural element.

Within each of these bands there are key architectural elements that give the building its character and depth.



Plinth
Middle
Crown

Emerging Architectural Character
Materiality Response

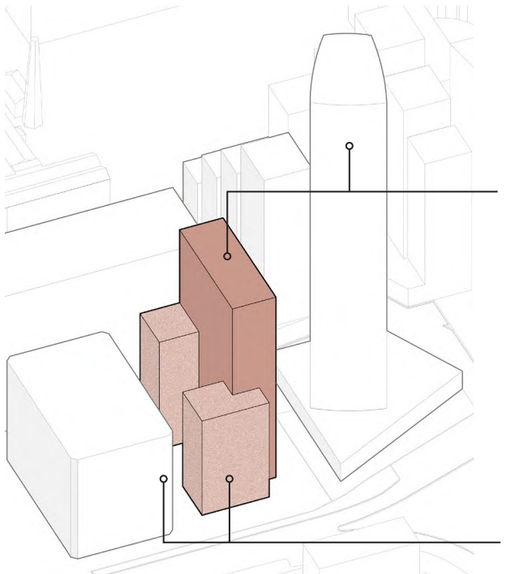
The scheme will positively contribute to the richness of the emerging architectural character of First Street. The materiality proposed will act as a mediator between the adjacent plots along Medlock Street providing a harmonious completion of the urban block.

To the north of the site, on Plot 9A, Jon Matthews Architects have proposed a scheme utilising a green precast concrete facade with depth and texture.

The materiality of the lower portions of the proposal are to be refined in detail, with a rich texture expressed from the materials proposed. This provides a continuity of response to the streetscale alongside Plot 9A.

SimpsonHaugh have proposed a scheme to the south of the site, currently under construction, which employs a fritted unitised glazing system.

The taller element of the proposal responds more to the city scale and the elegant lightweight material of Plot 11 to the south.



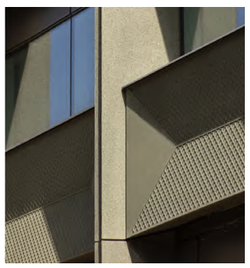




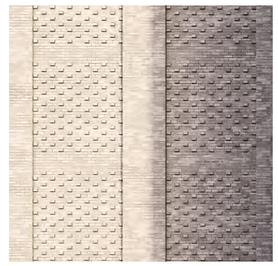


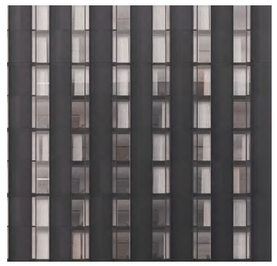


SimpsonHaugh
Fritted Unitised Glazing



Jon Matthews
Precast Concrete





Tim Groom Architects
Brickwork
Unitised Aluminium

Material Palette

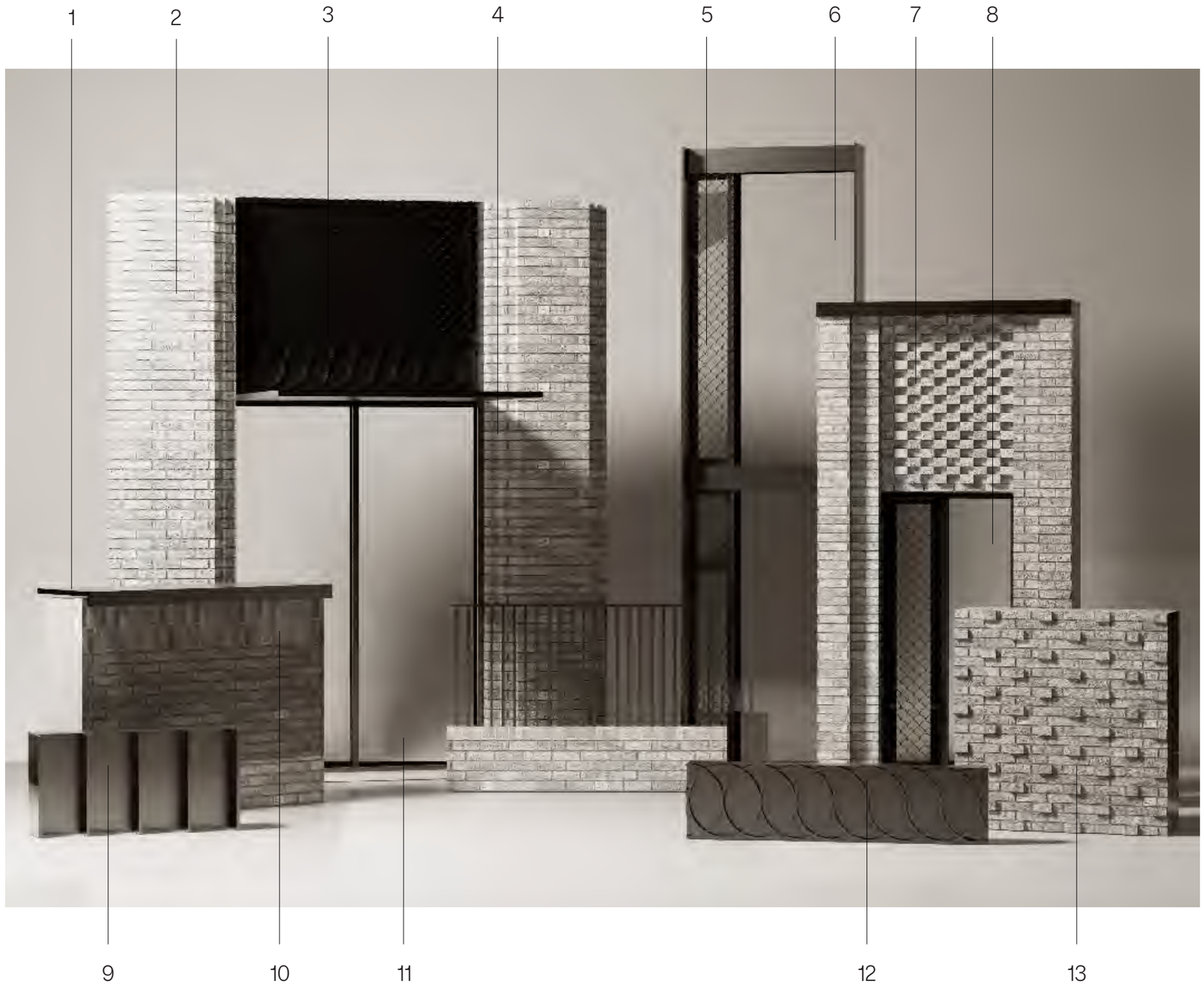
The material palette proposed references the varying tones and textures of the existing and emerging context.

The materiality is reflective of the building form which is distinctively arranged to mediate the change in scale and materiality across Medlock Street.

The lower parts of the building form are composed of textured brickwork, in tones of grey, which reference the historic character of the city.

The taller element of the building form represents a refined lightweight response to the materiality. A unitised aluminium and glazed facade is proposed with architectural detailing providing layering and order to the extensive facade.

1. Anodised Aluminium Coping
2. Facing Brickwork
3. Anodised Aluminium Panels with Perforated Decorated Screen
4. Anodised Aluminium Canopy
5. Anodised Aluminium Perforated Panel in plane of Facade
6. Anodised Aluminium Unitised System
7. Stepped Header Course Brickwork
8. Anodised Aluminium Window with Decorative Purge Panel
9. Anodised Aluminium Fins
10. Stack Bonded Soldier Course
11. Architectural Precast Sill
12. Decorative Anodised Aluminium Spandrel Panel
13. Protruding English Bond Brickwork

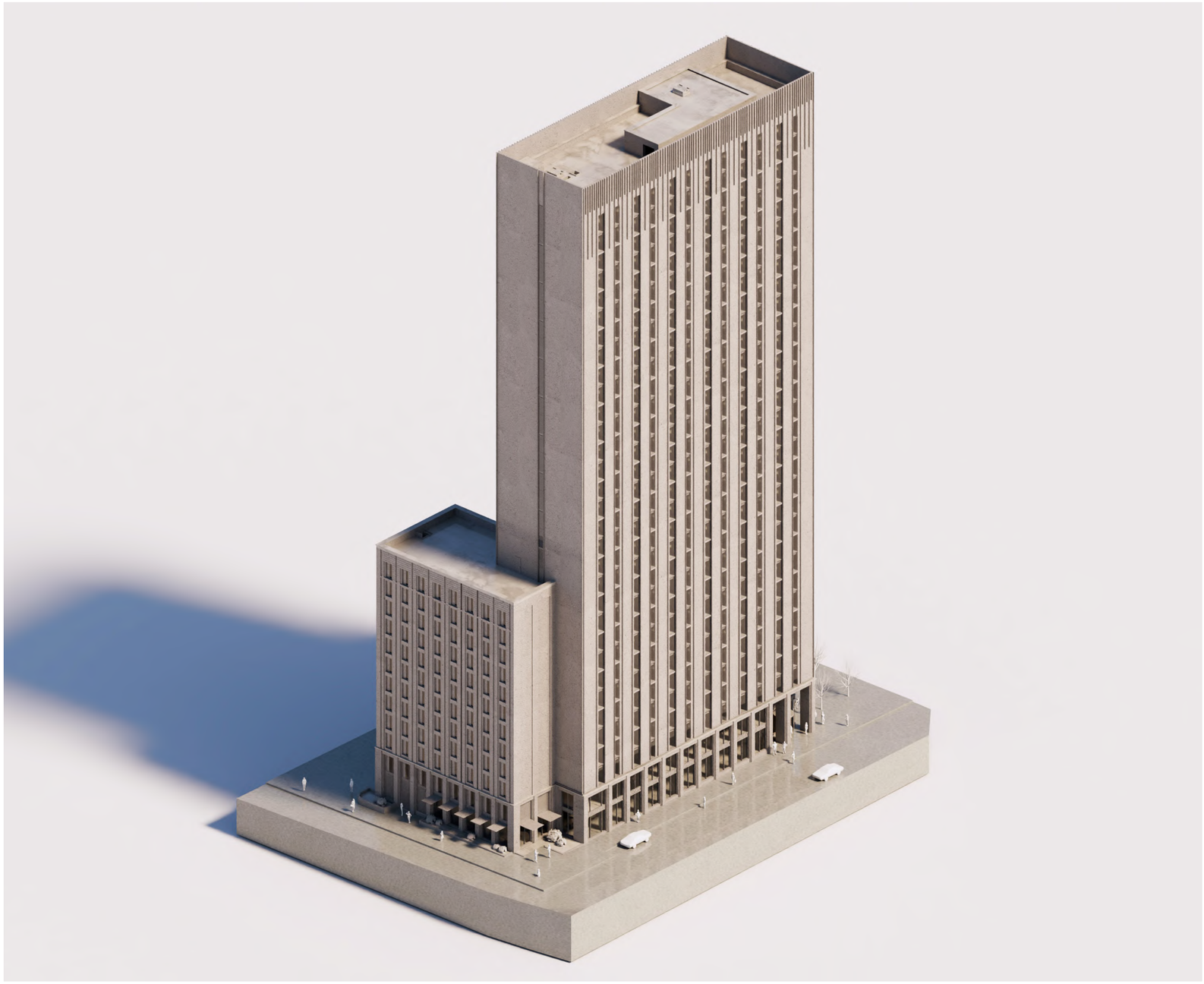


Design Summary

The design principles have been informed by the contextual analysis of both the emerging and historic fabric of the city and an expression of the internal functions of the scheme.

The key principals are:

- a responsive integration within an established public realm through appropriately located main entrance and active frontages;
- an expressive ground floor featuring larger openings and architectural embellishments which enrich the architecture at a human scale;
- an approach to scale that allows the scheme to mediate between the adjacent plots and respond to the buildings prominent location; and
- a rigorous approach to materiality that provides a response to both the historic urban street scale and the emerging city scale.



Plinth
Amenity - South Elevation - Facade Detail

The ground and first floors are defined by stepped brick piers which create division between large double storey areas of glazing into the amenity spaces, activating the street and creating sightlines in and out of the building.

Articulated metalwork within the curtain walling add a detail depth to the facade which can be appreciated at the human scale .

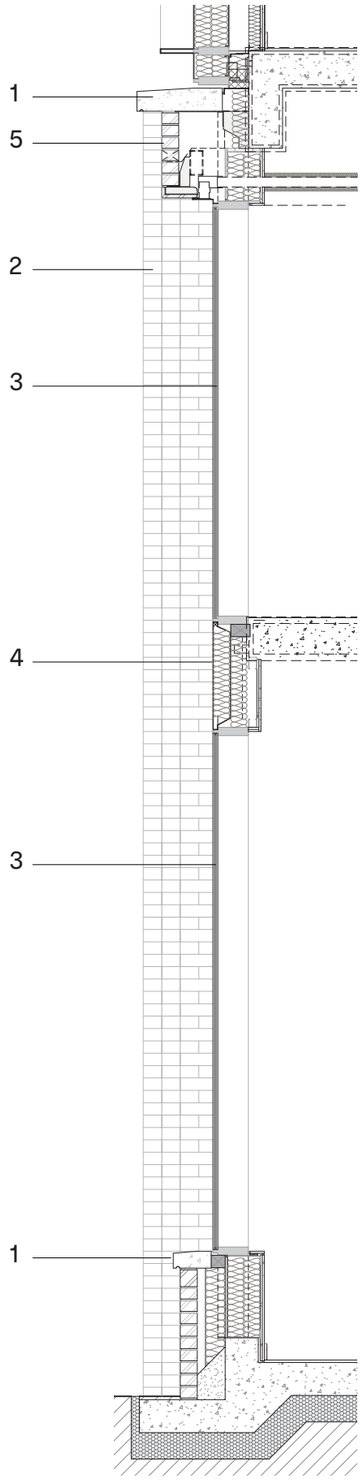


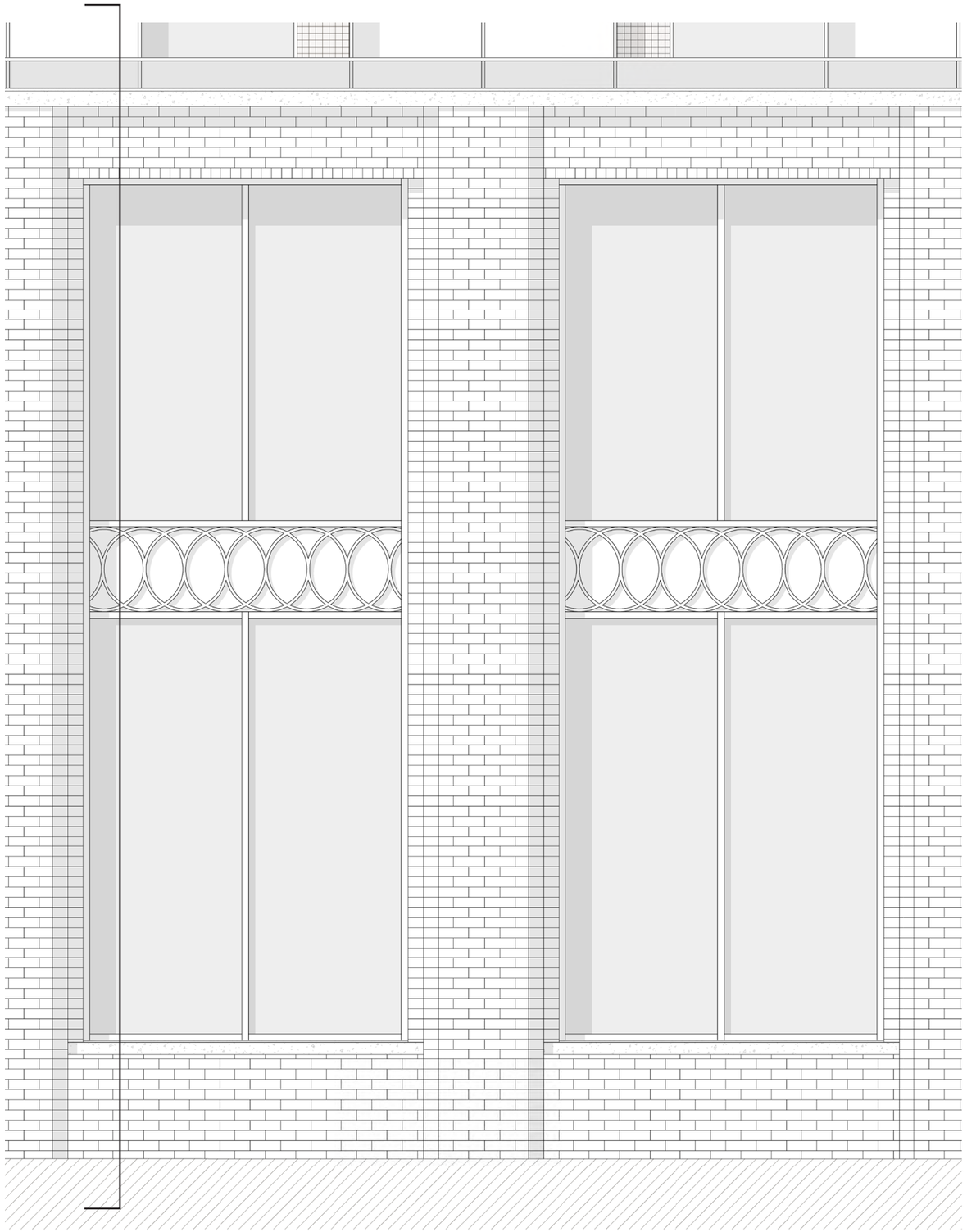


Plinth
Amenity - South Elevation

1. Architectural precast banding
2. Stepped brickwork pier
3. Aluminium framed glazed panel
4. Aluminium decorative solid panel
5. Facing brickwork





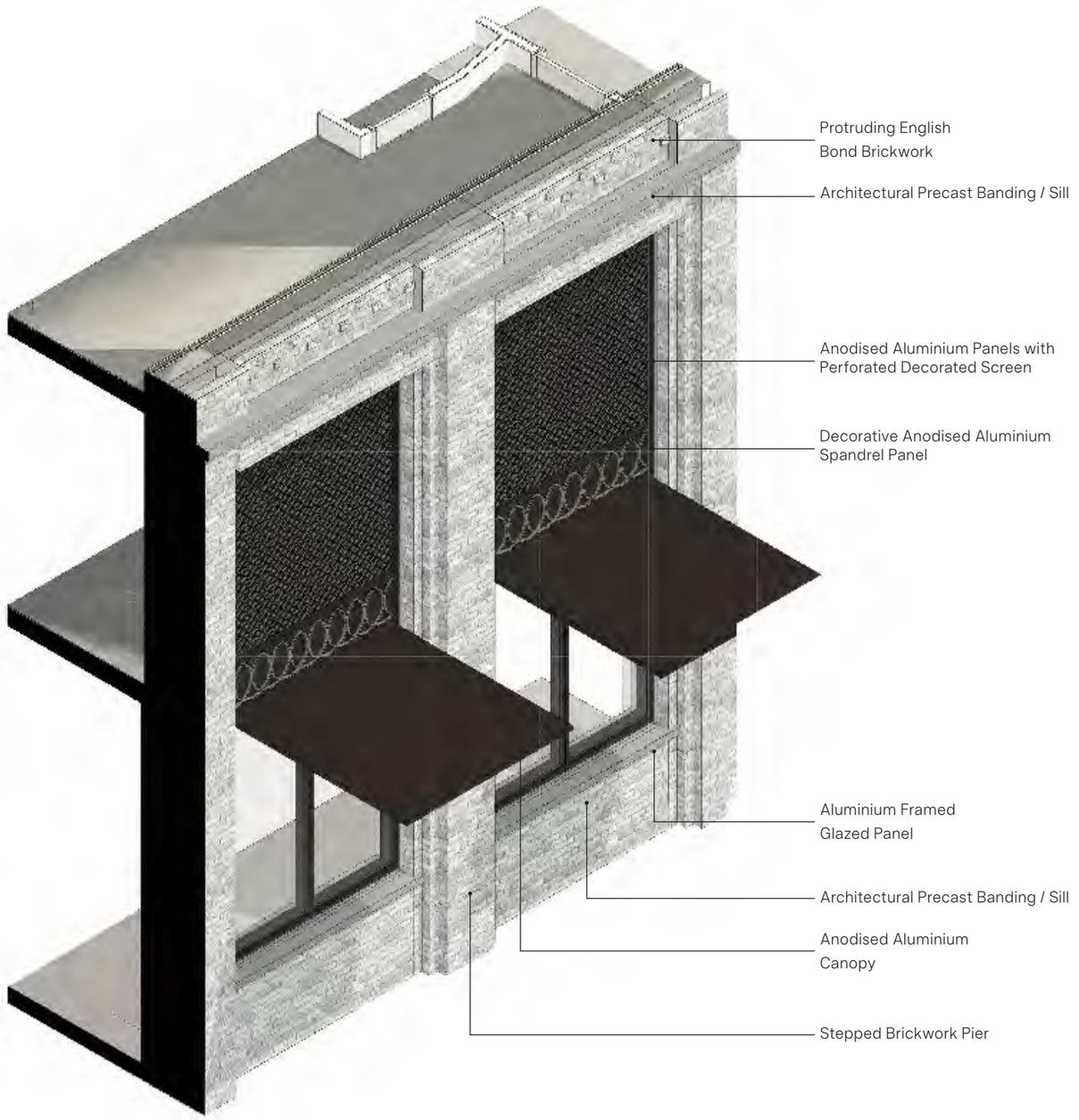


Plinth
Amenity / Gable - Facade Detail

Opportunities are provided for informal interaction between the internal functions and the surrounding streets with canopies which both mitigate wind and create shelter for passersby and visitors.

The South gable elevation is articulated by the use of feature brickwork relief pattern through protruding header bricks in a Flemish bond. The facade detailing creates interest and establishes a feature at the corner of Medlock and Hulme Street, which is visible from the Mancunian Way and on the approach into the city centre.

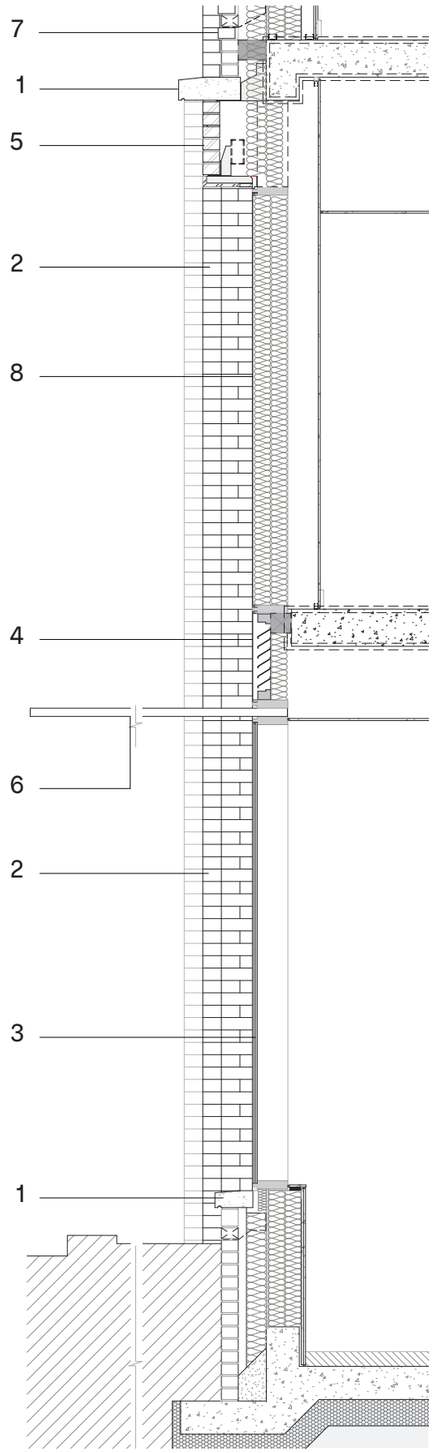


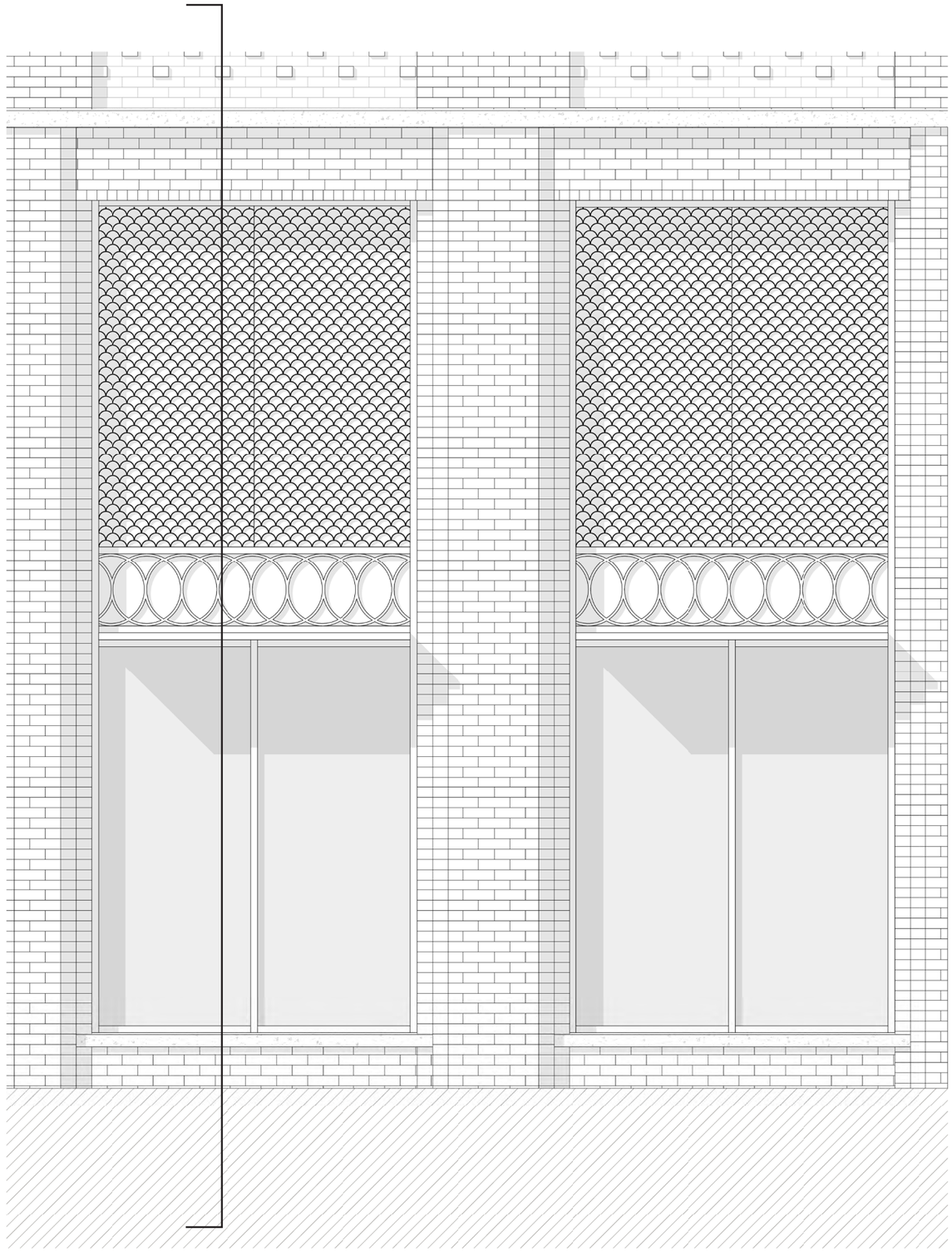


Plinth
Amenity/Gable

1. Architectural precast banding
2. Stepped brickwork pier
3. Aluminium framed glazed panel
4. Aluminium decorative louvre panel
5. Facing brickwork
6. Aluminium canopy
7. Feature projected brickwork detail
8. Aluminium decorative solid panel







Plinth
Main Entrance - Facade Detail

The main entrance is set back creating a sheltered undercroft for residents and visitors.

An automatic circular draft lobby is created providing an intermediate space between the street and internal hub space.

The stepped brick piers continue to the undercroft area, while the curtain glazing wraps around the corner. This creates a legible and inviting entrance.

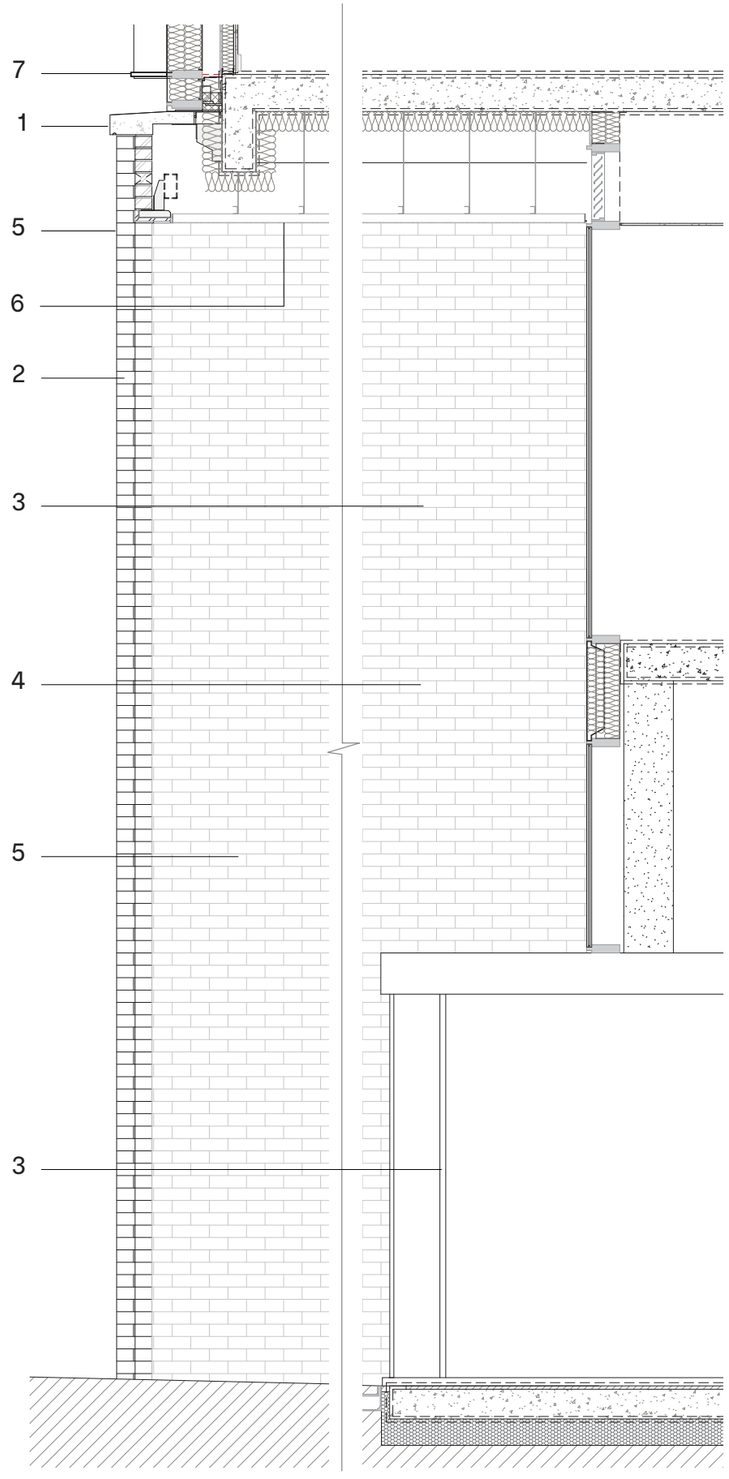


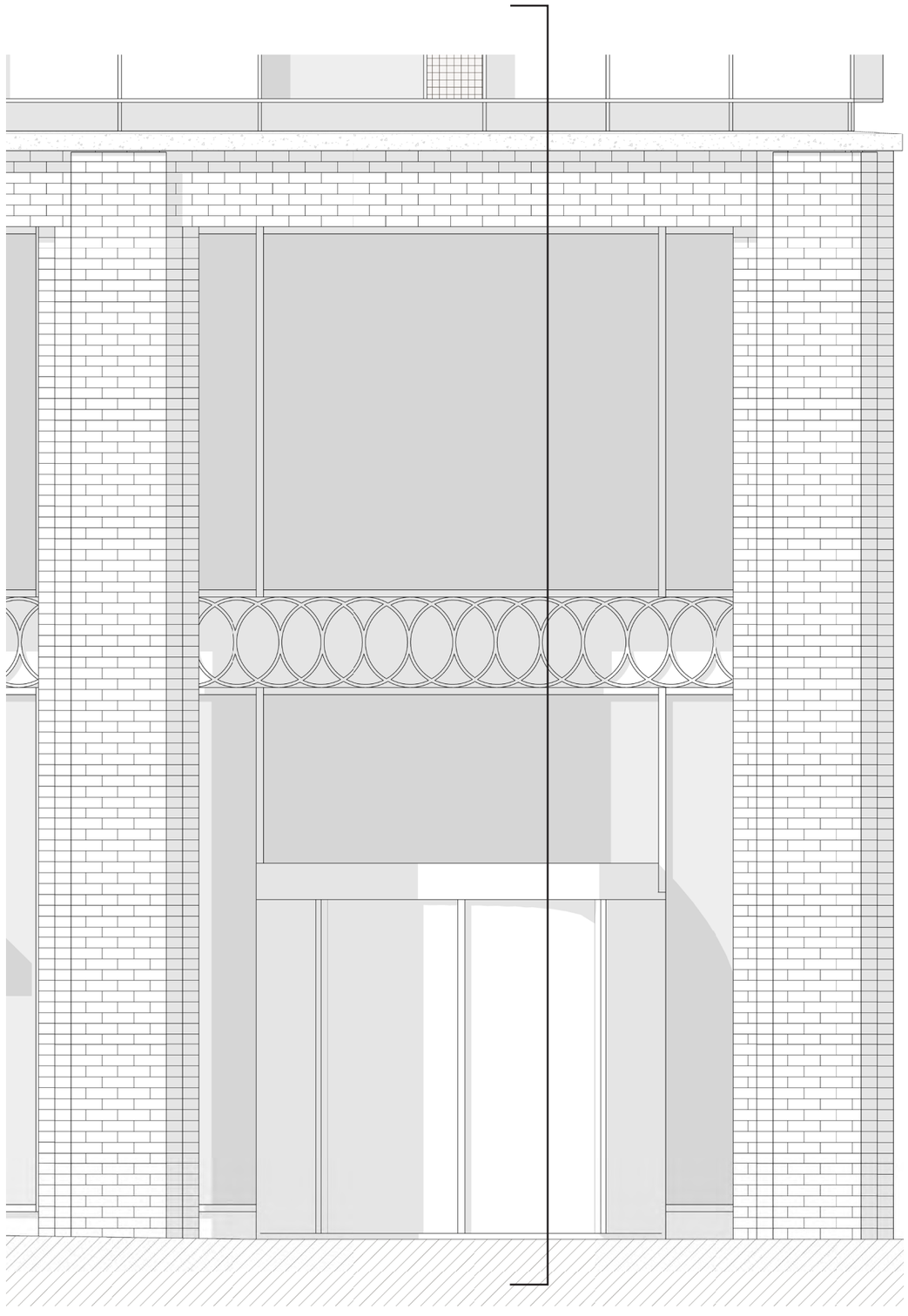


Plinth
Main Entrance

1. Architectural precast banding/ sill
2. Stepped brickwork pier
3. Aluminium framed glazed panel
4. Aluminium decorative solid panel
5. Facing brickwork
6. Anodised aluminium soffit
7. Aluminium fin
8. Circular sliding draft lobby doors







Plinth
Amenity / Studios - Facade Detail

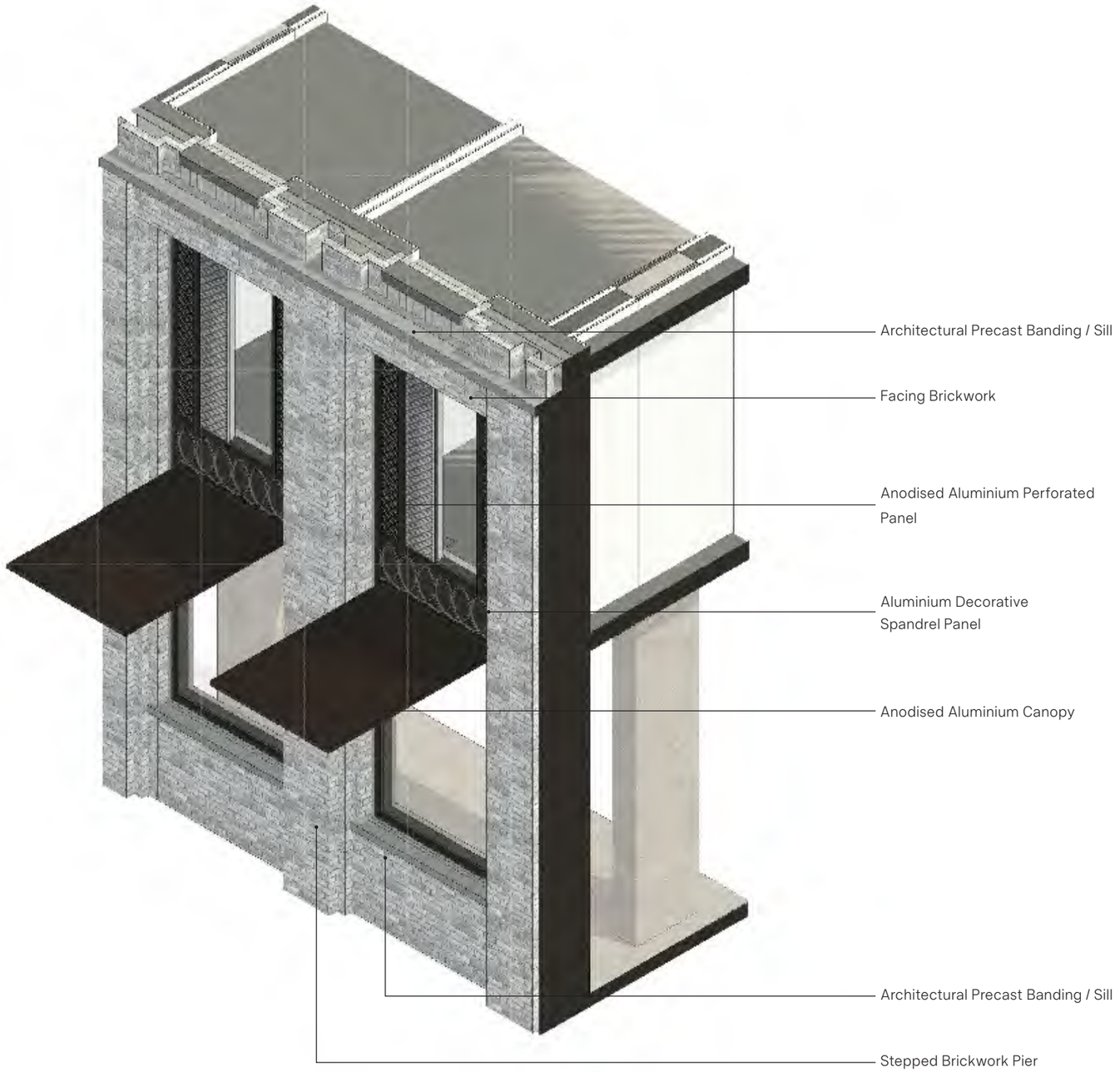
Along the West elevation the ground and first floors are defined by the artiuclation of glazing and detailed metal panels.

To the ground floor large areas of glazing are used in the gym area, increasing daylight in the internal spaces and creating an active frontage to Medlock Street.

The first floor is occupied by studios along this western edge, and the use of smaller glazing, flanked by decorative metal panels defines the difference in use and creates privacy for residents.

The canopies continue along this facade, and raised planters define the streetscape.

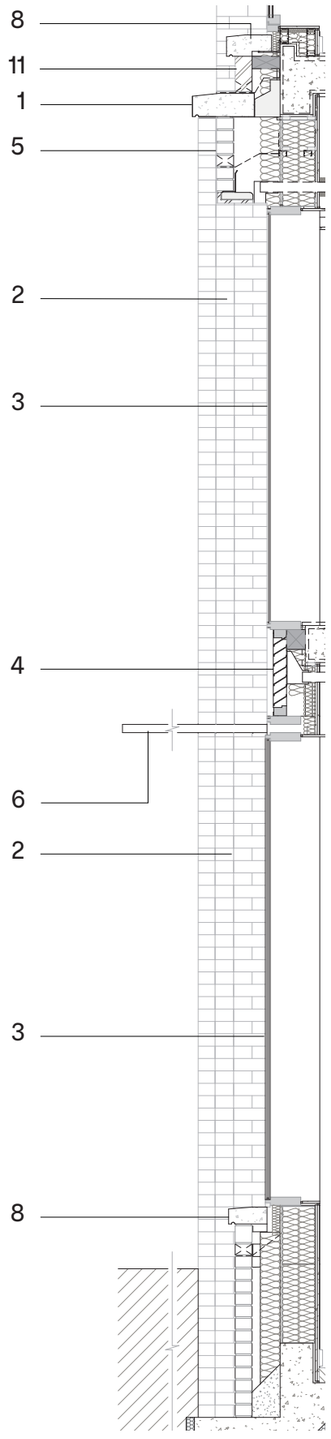


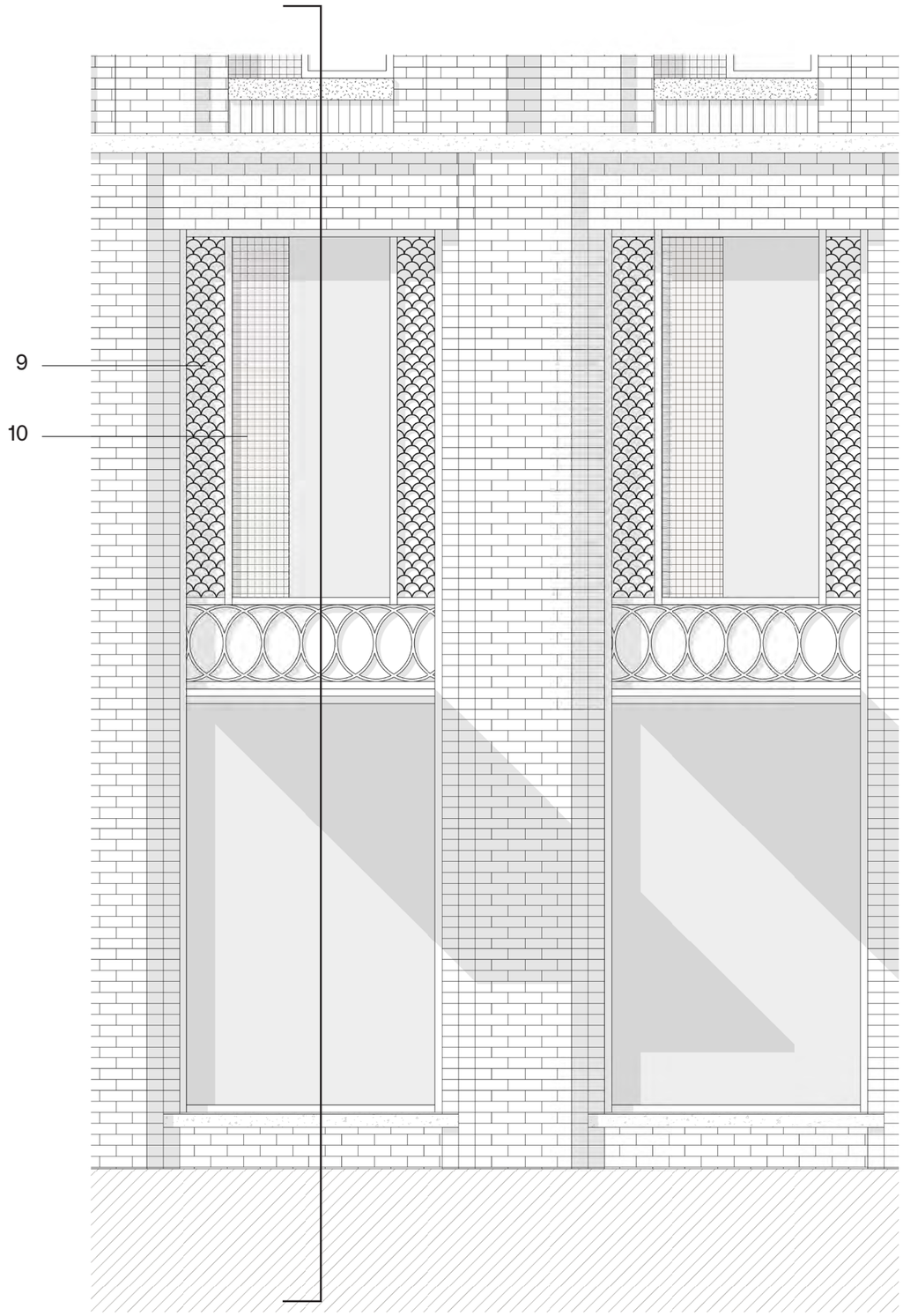


Plinth
Amenity / Studios

1. Architectural precast banding
2. Stepped brickwork pier
3. Aluminium framed glazed panel
4. Aluminium decorative louvre panel
5. Facing brickwork
6. Aluminium canopy
8. Architectural precast sill
9. Aluminium decorative solid panel
10. Glazed purge door with decorative screen
11. Feature soldier course brickwork







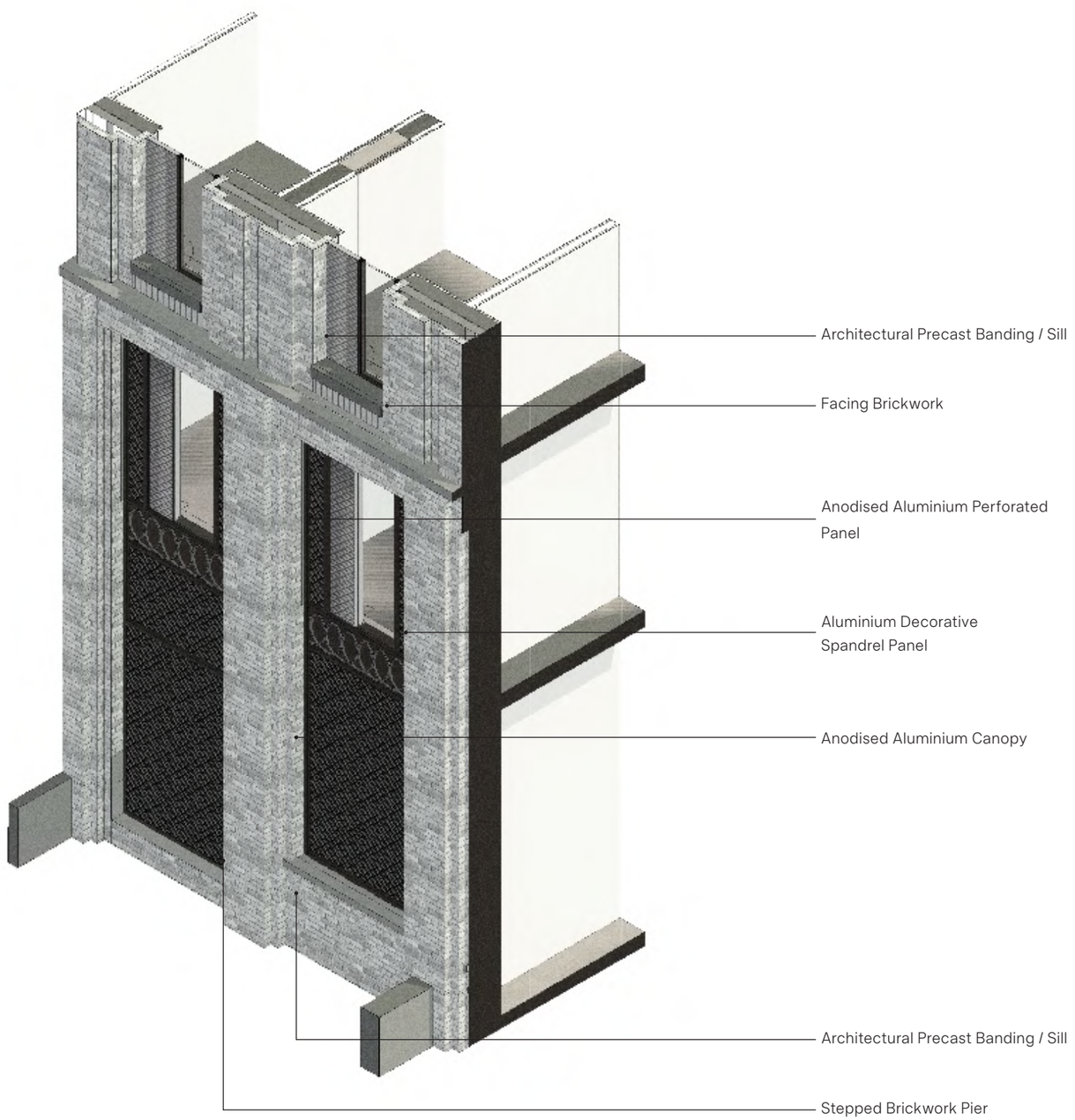
Plinth
Back of House / Studios - Facade Detail

To the Back of House spaces a decorative metalwork screen is implemented continuing the detailing used throughout the facade and disguising the louvred doors and panels behind.

The same principles are applied to the first floor studios, with smaller areas of glazing flanked by decorative metalwork.

A precast stone banding wraps around the facade creating horizontal definition and hierarchy between the plinth and the middle floors of the building.

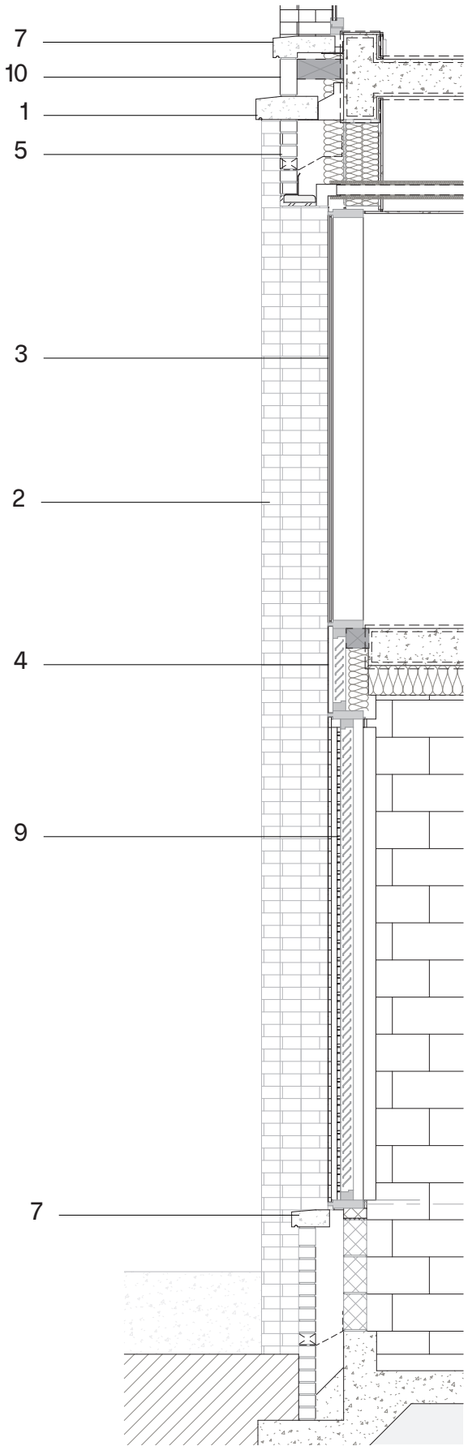


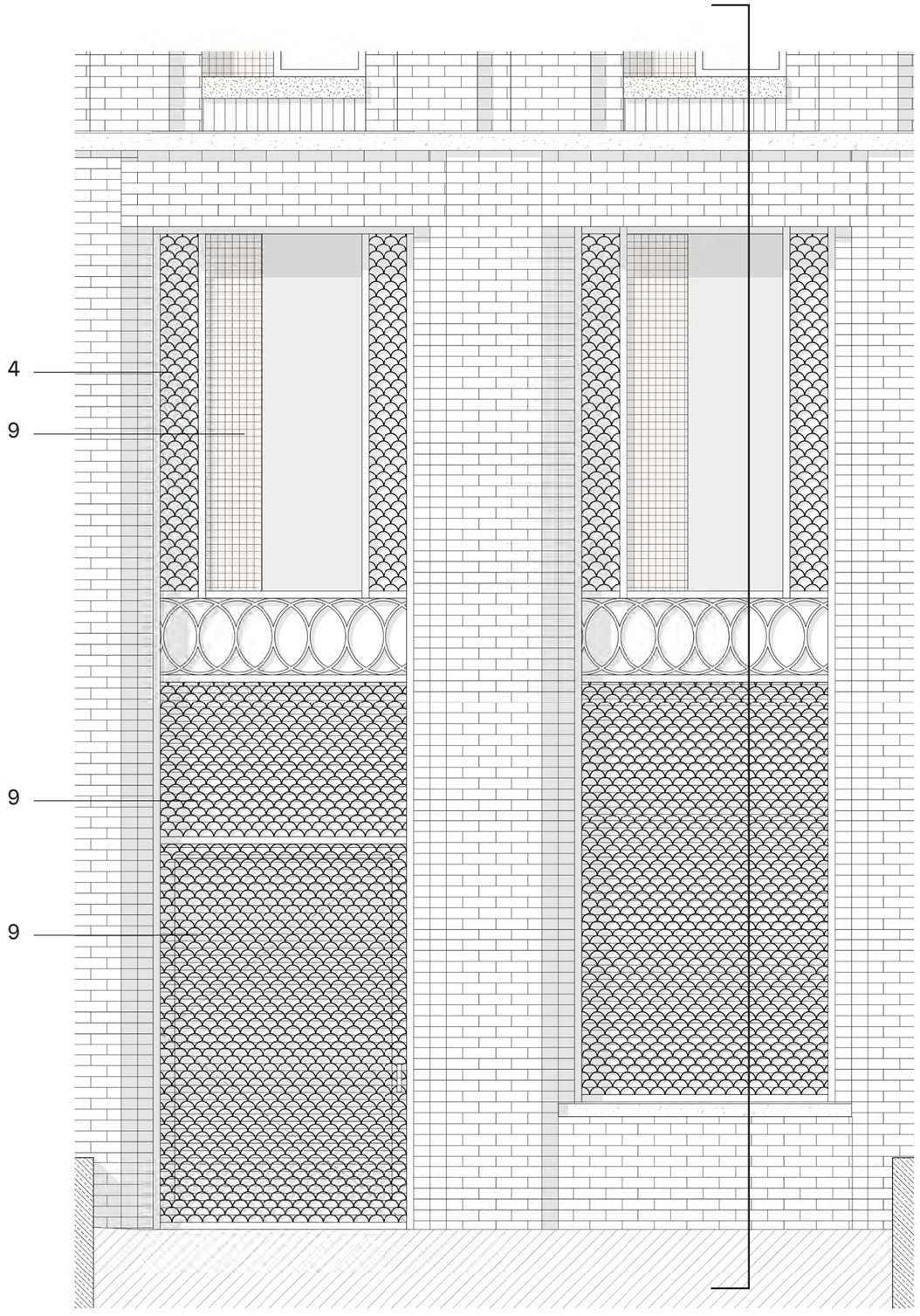


Plinth
Back of House / Studios

1. Architectural precast banding
2. Stepped brickwork pier
3. Aluminium framed glazed panel
4. Aluminium decorative solid panel
5. Facing brickwork
6. Recessed soldier course brickwork
7. Architectural precast sill
9. Aluminium louvre panel/door with decorative screen
10. Feature Soldier Course







Typical
Brickwork - West Elevation - Facade Detail

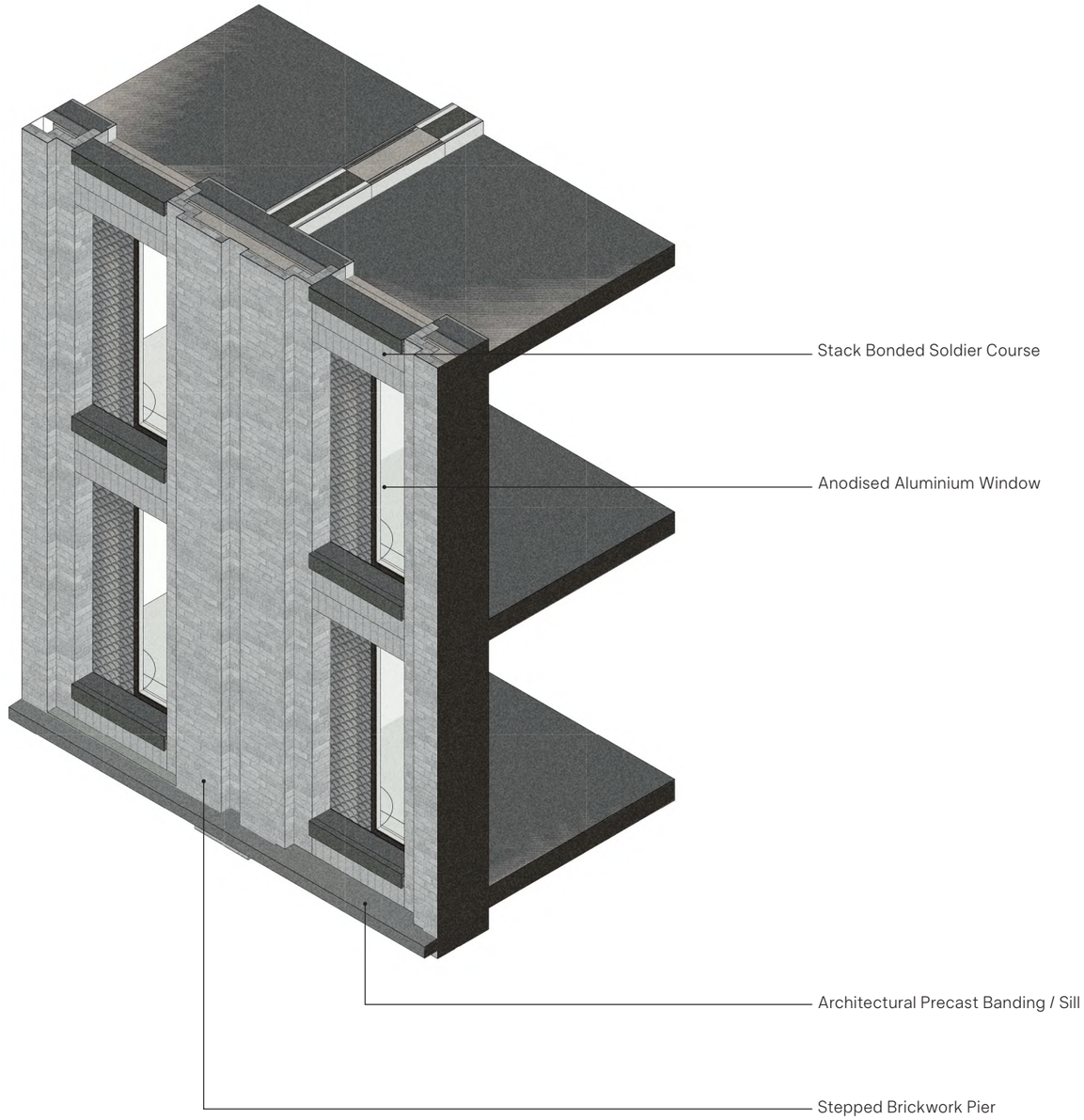
The typical floors on the West facade comprise the main body of the facade and follow the rigorous principles of the historical references within the site context.

The architectural bays are ordered as an expression of the internal use with large glazed openings to each room which are accentuated by an architectural precast sill to the base of the window, and feature soldier course brickwork to the head.

Piers are expressed through stepped brickwork detailing and create vertical banding within the facade.

The glazed purge door within the windows is covered by decorative perforated metal screen which ties into the detailed panels at the plinth of the building.

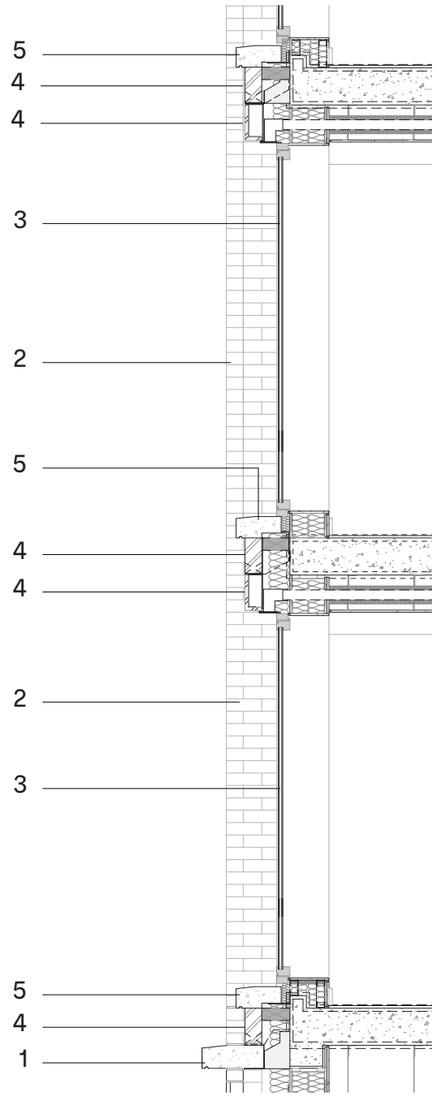


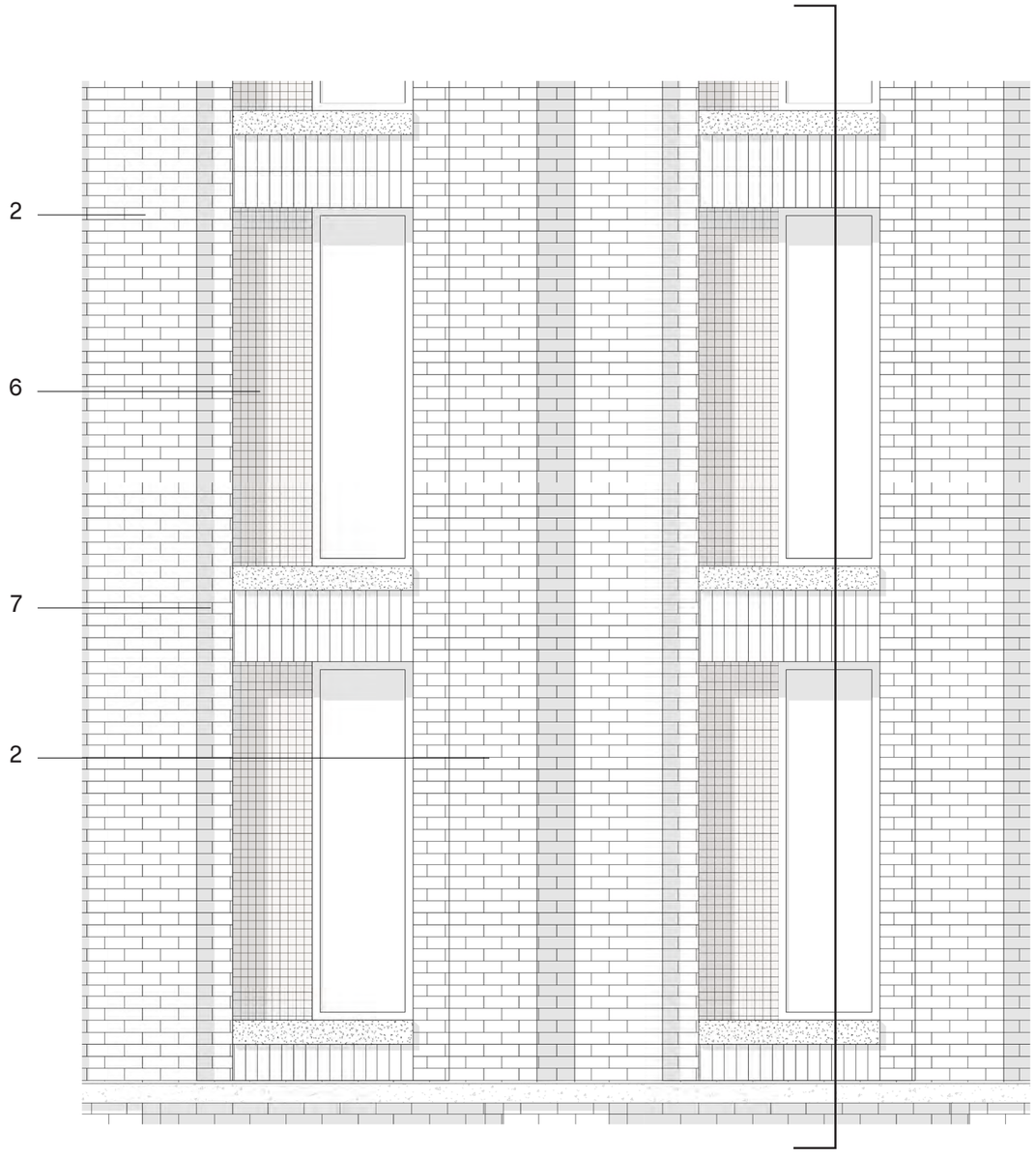


Typical
Brickwork - West Elevation

1. Architectural precast banding
2. Brickwork pier
3. Aluminium framed window
4. Feature soldier course brickwork
5. Architectural precast sill
6. Glazed purge door with decorative panel
7. Facing brickwork







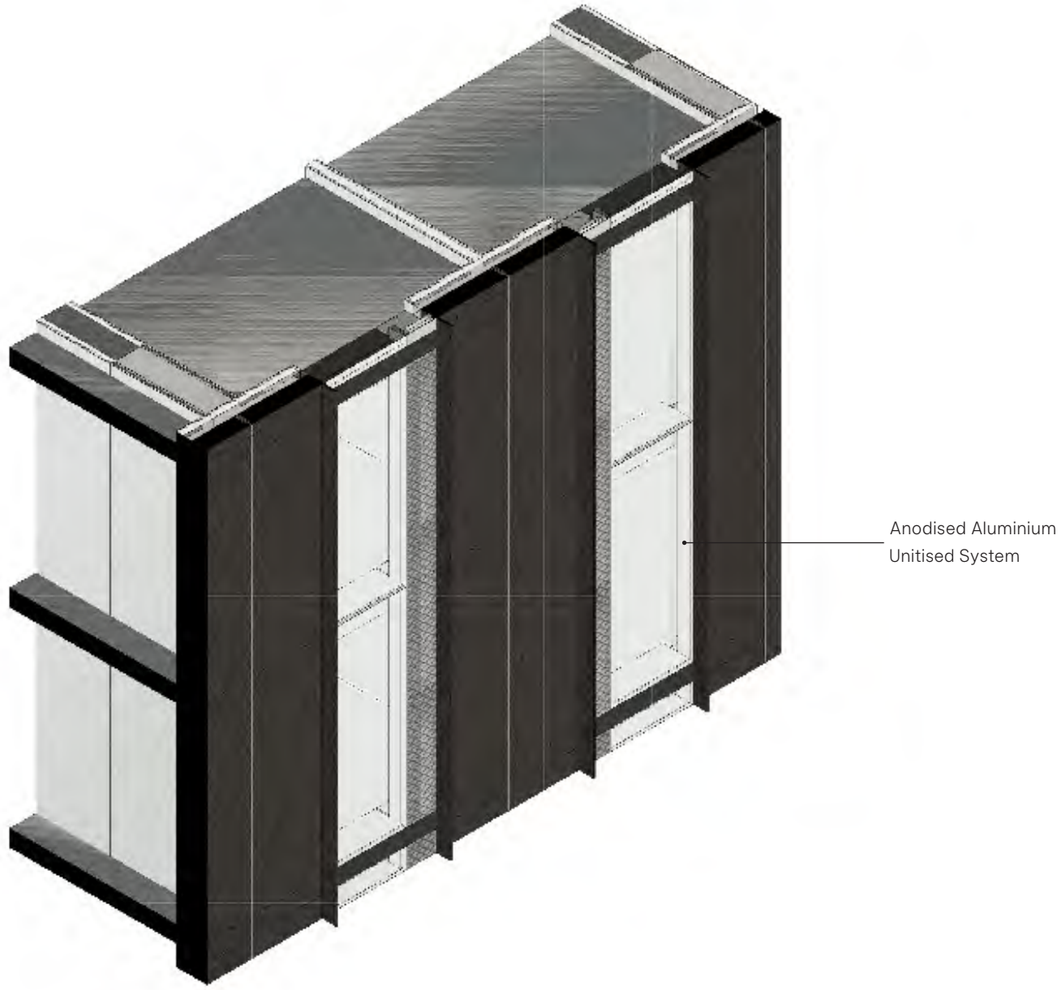
Typical
Unitised Typical- Facade Detail

The unitised facade uses opaque anodised aluminium and glazed panels alongside protruding aluminium fins to create verticality and interest.

In comparison to the brickwork facade used to the West elevation, the unitised facade is less textured and focused on creating strong vertical and horizontal lines within the building, tying into the emerging architectural context.

A bronze anodised aluminum palette to the facade is reflected in the metalwork and curtain walling at ground and first floor.

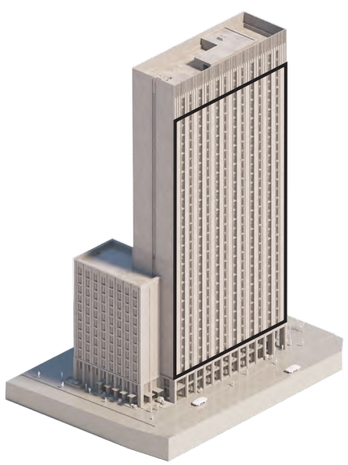
Similar to the western facade, the glazed purge doors are covered by a decorative perforated metal screen.

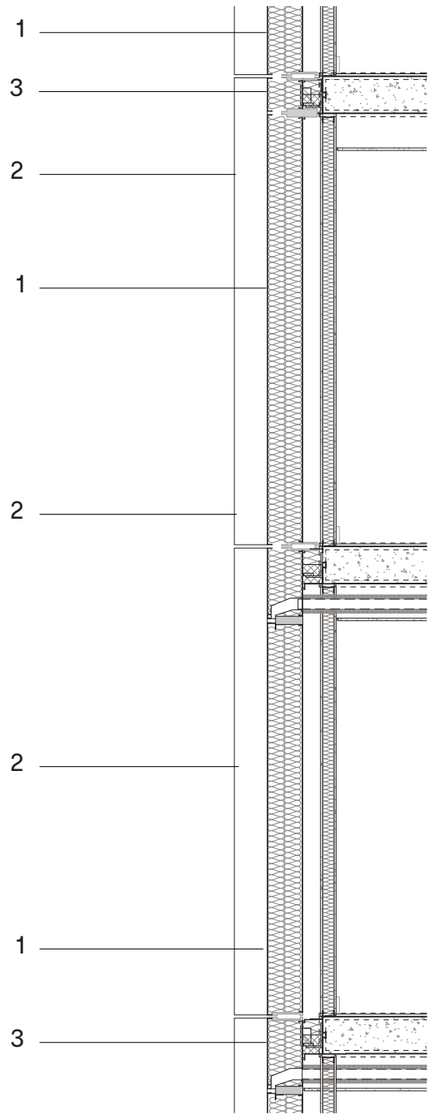


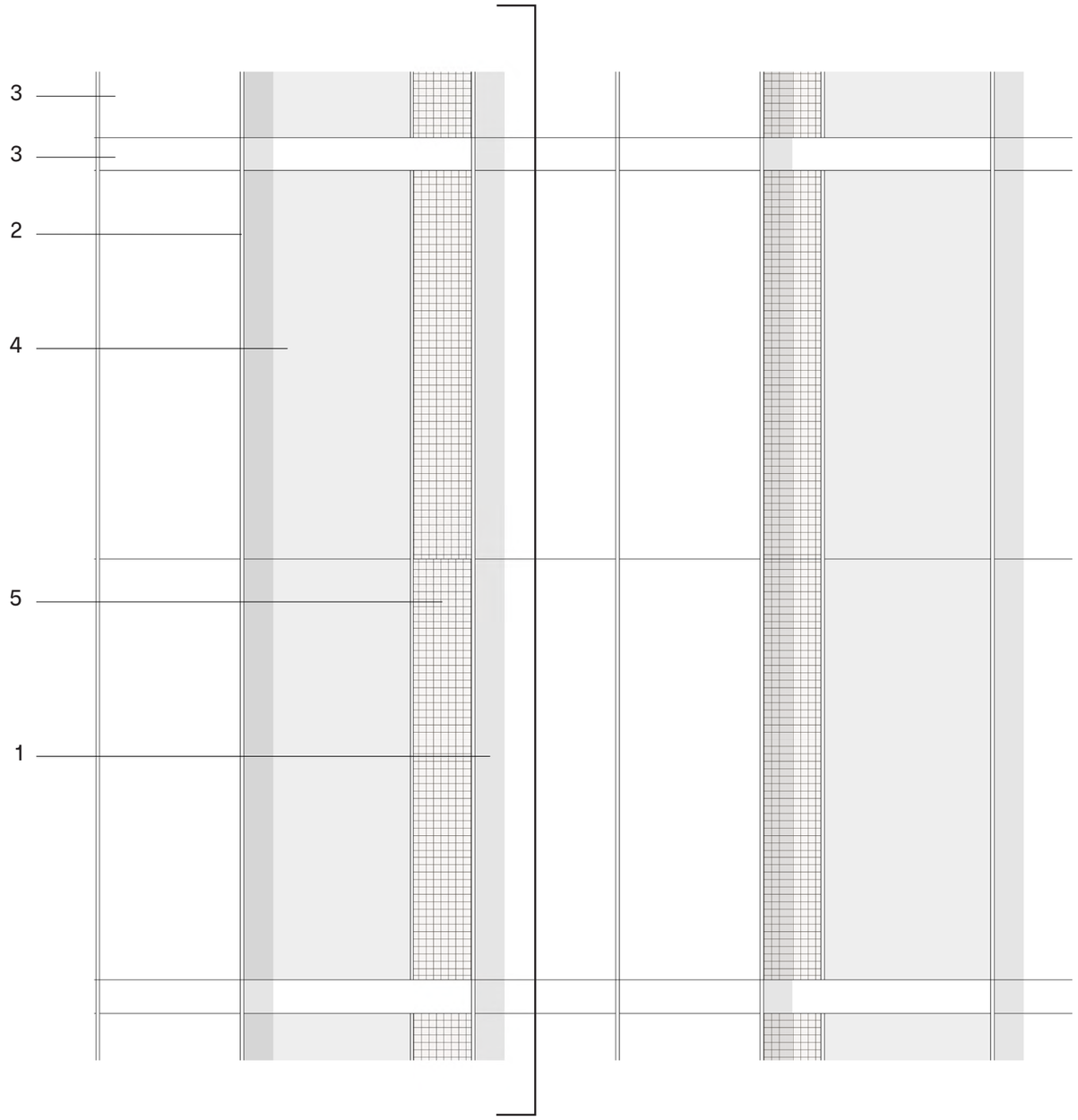


Typical
Unitised - Typical

1. Opaque insulated aluminium panel
2. Aluminium architectural fin
3. Opaque insulated aluminium panel banding
4. Glazed vision panel
5. Glazed vision panel with aluminium perforated purge vent panel.







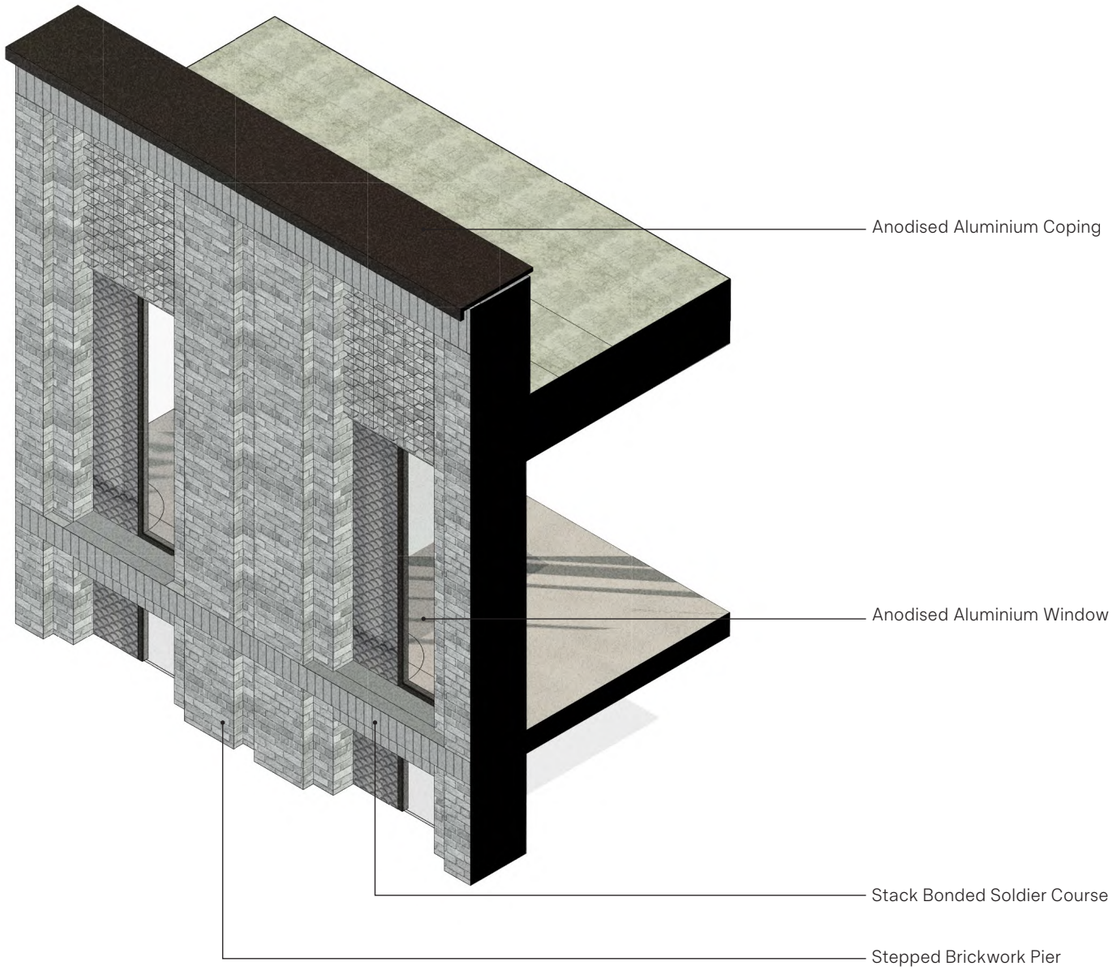
Crown
Brickwork Crown - Facade Detail

At the crown of the West brick elevation, feature brickwork is used to express this upper floors and parapet.

A soldier course banding creates division between the middle and the top floor, and a taller window is used emphasising the vertical elements.

The window head is crowned by protruding brickwork in a Flemish bond which ties into the feature brick pattern used to the South gable elevation.

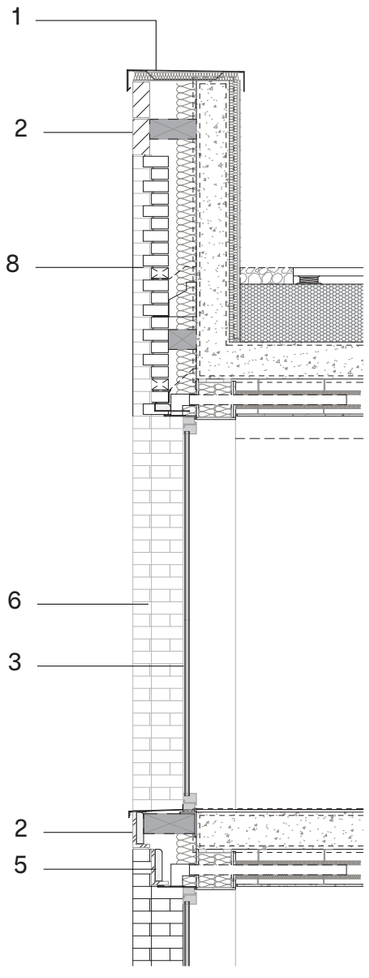


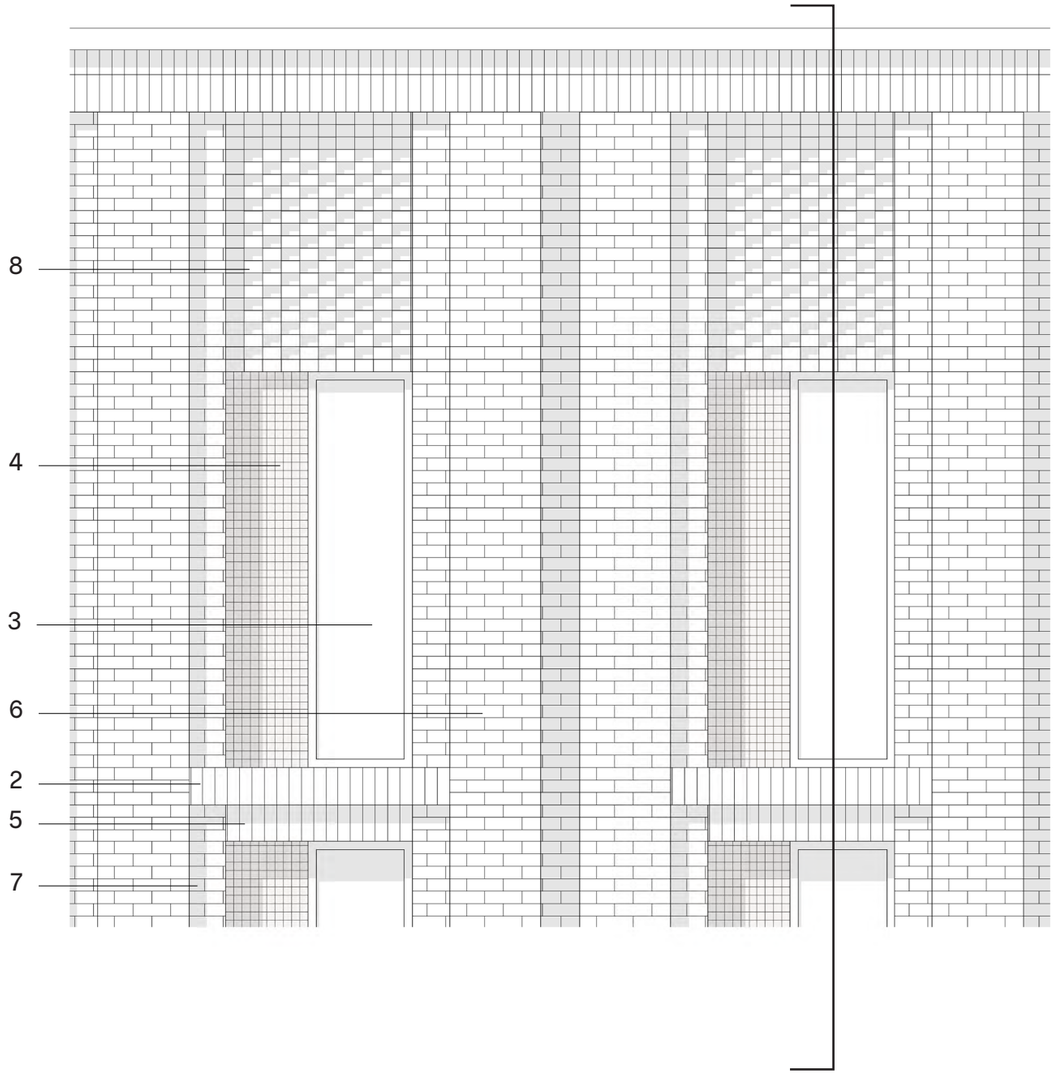


Crown
Brickwork Crown

1. Aluminium coping
2. Feature soldier course brickwork
3. Aluminium framed window
4. Glazed purge door with decorative screen
5. Recessed soldier course brickwork
6. Brickwork pier
7. Facing brickwork
8. Feature projected brickwork detail

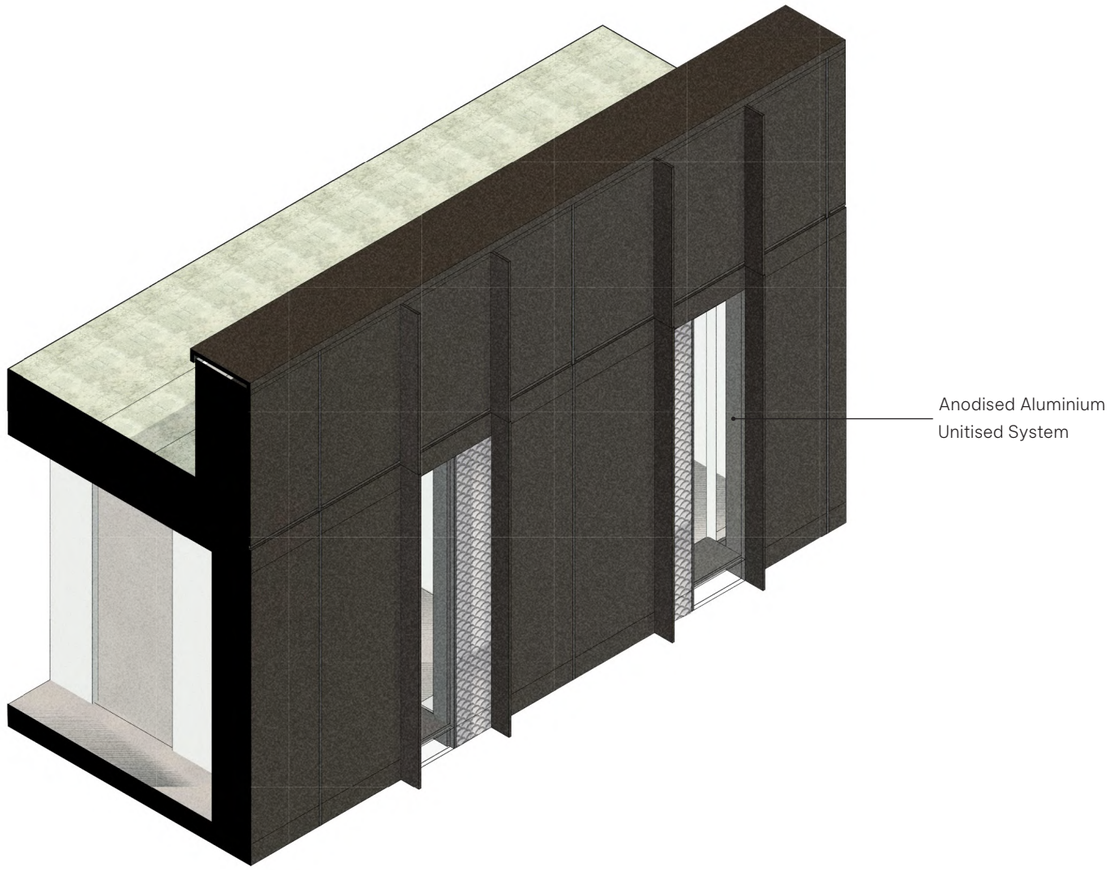






Crown
Unitised Crown Lower - Facade Detail

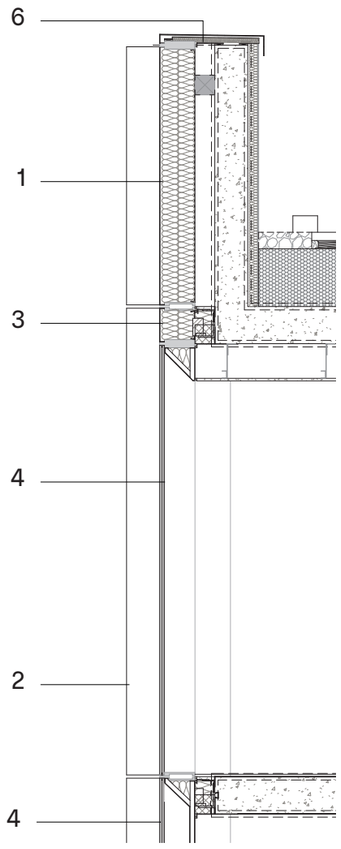
To the crown of the Eastern shoulder block, the aluminium fins continue to the top of the elevation emphasising the vertical lines created within the unitised facade.

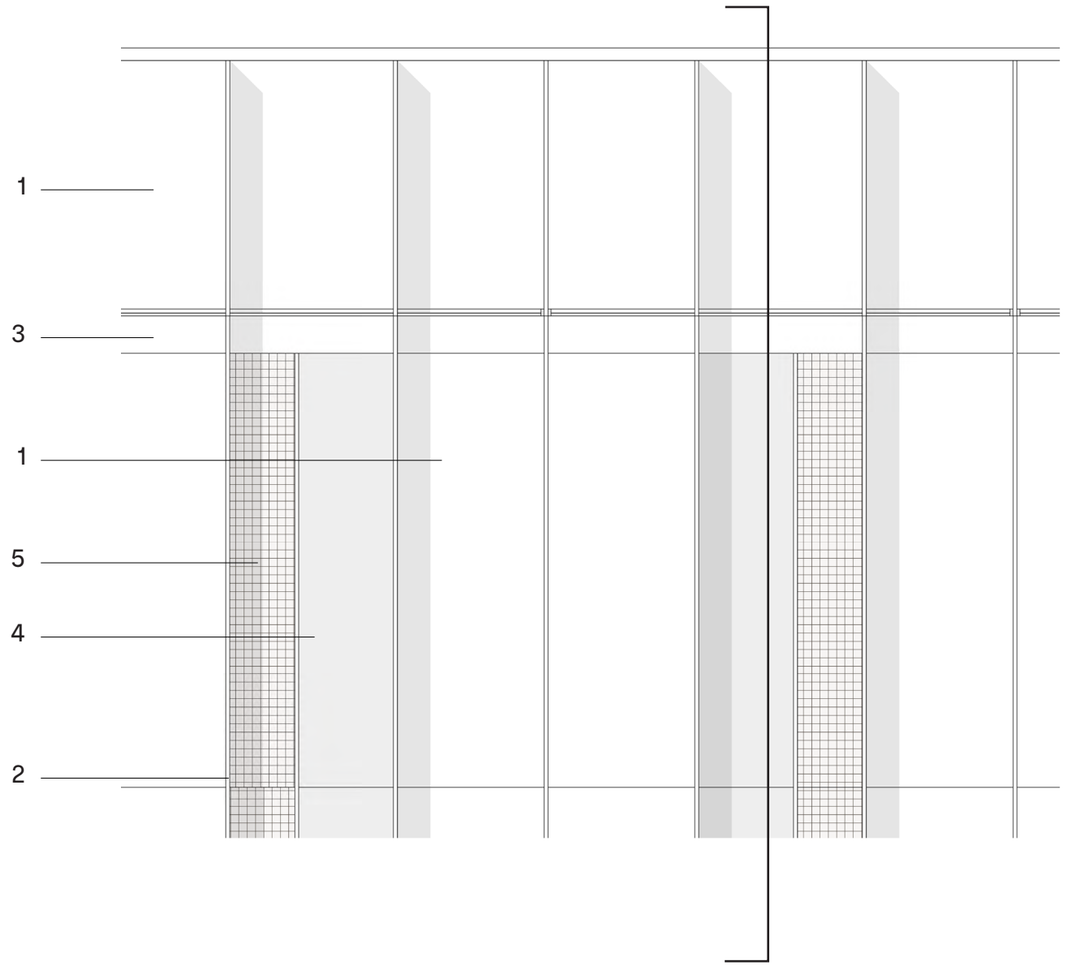




Crown
Unitised Crown Lower

1. Opaque insulated aluminium panel
2. Aluminium architectural fin
3. Opaque insulated aluminium panel banding
4. Glazed vision panel
5. Glazed vision panel with aluminium perforated purge vent panel.
6. Aluminium coping







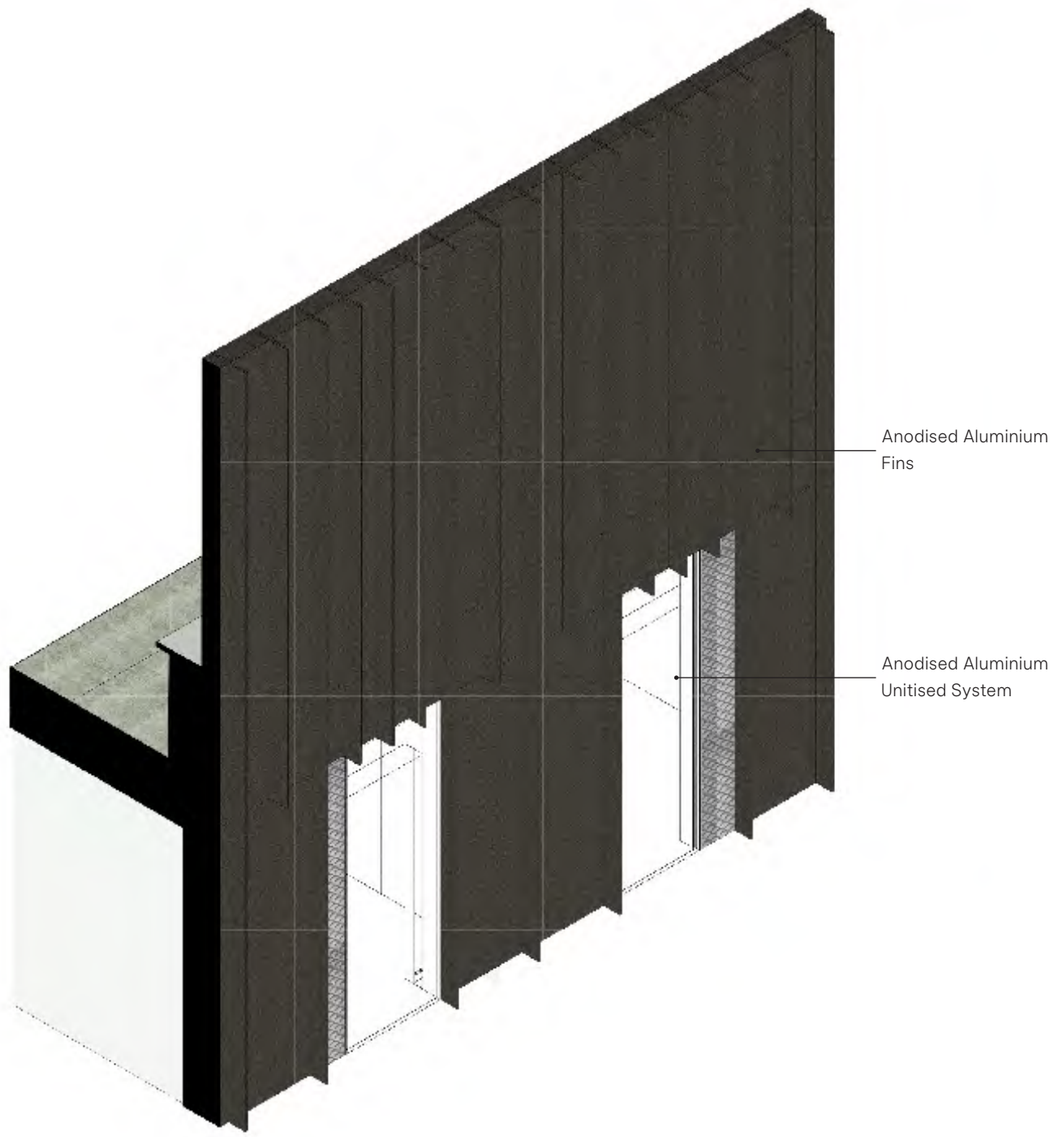
Crown
Unitised Crown Upper - Facade Detail

A feature is created of the unitised crown to the top of the building. This crowning element is visible amongst the skyline of the First Street Development and therefore is intended to communicate the architectural language of the building.

The density of the protruding aluminium fins is increased to the upper two floors, creating interest and texture and emphasising the vertical elegance of the building.

The crown extends beyond the roof level to shroud the roof plant space and services, creating a clean appearance to the top of the building.

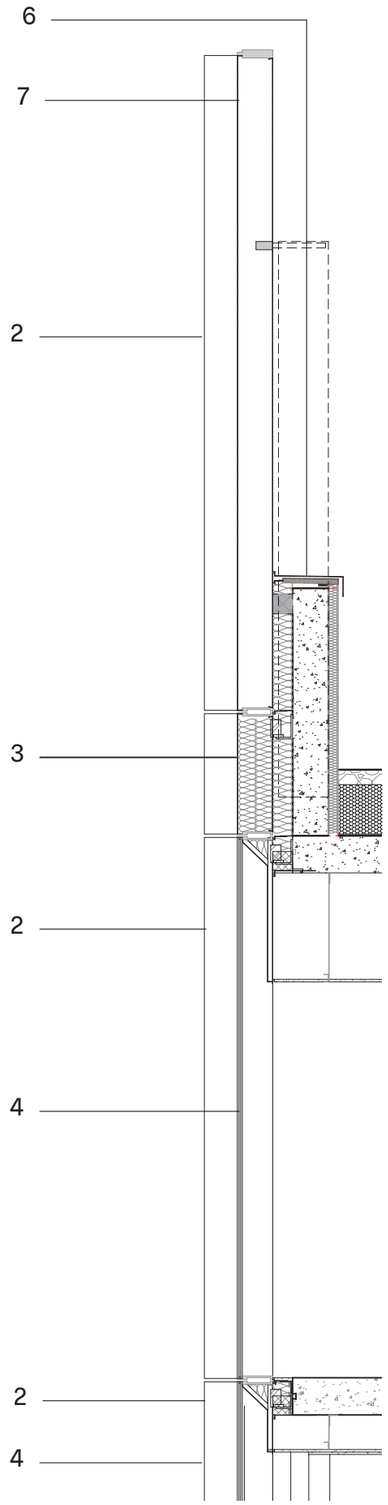


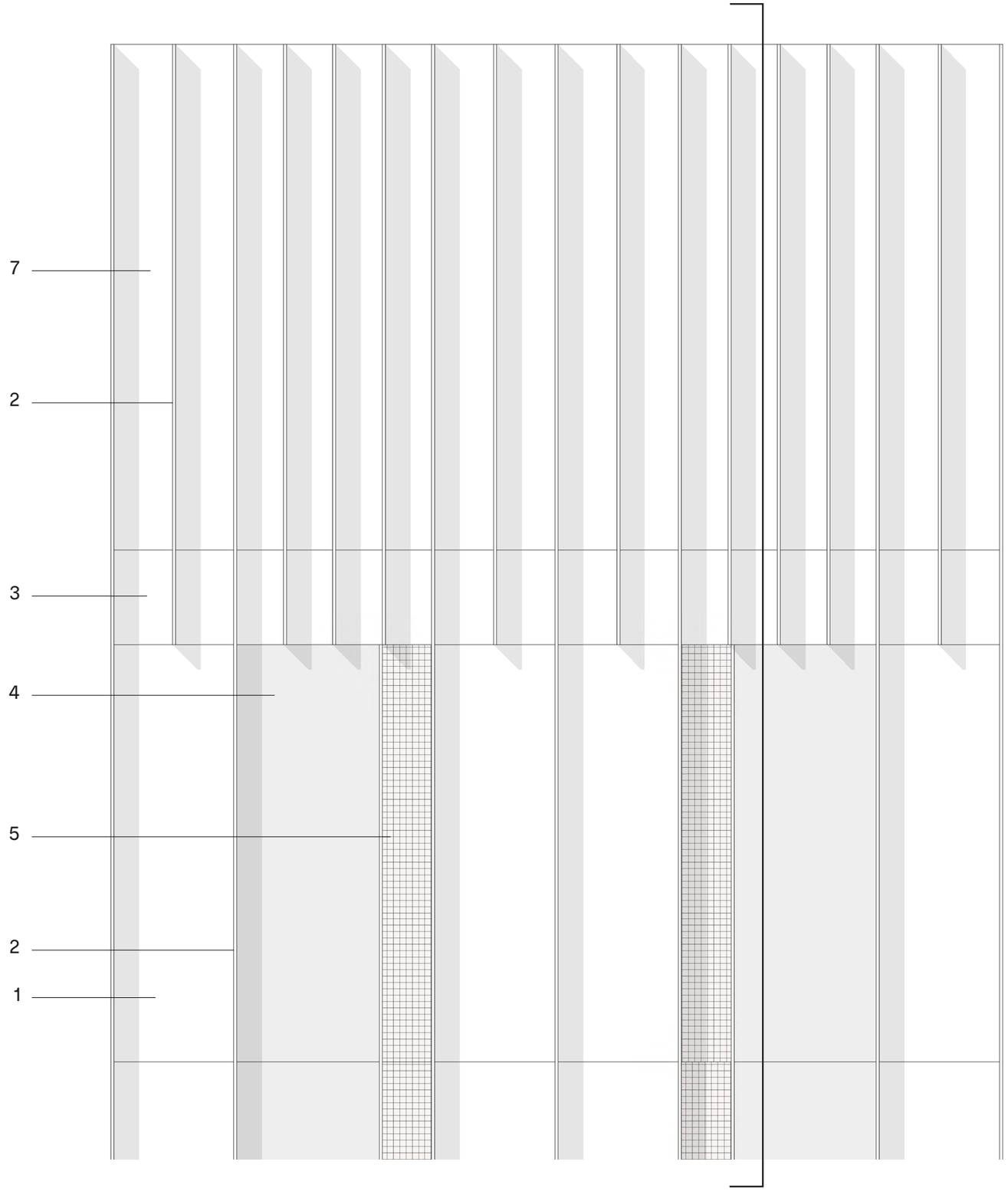


Crown
Unitised Crown Upper

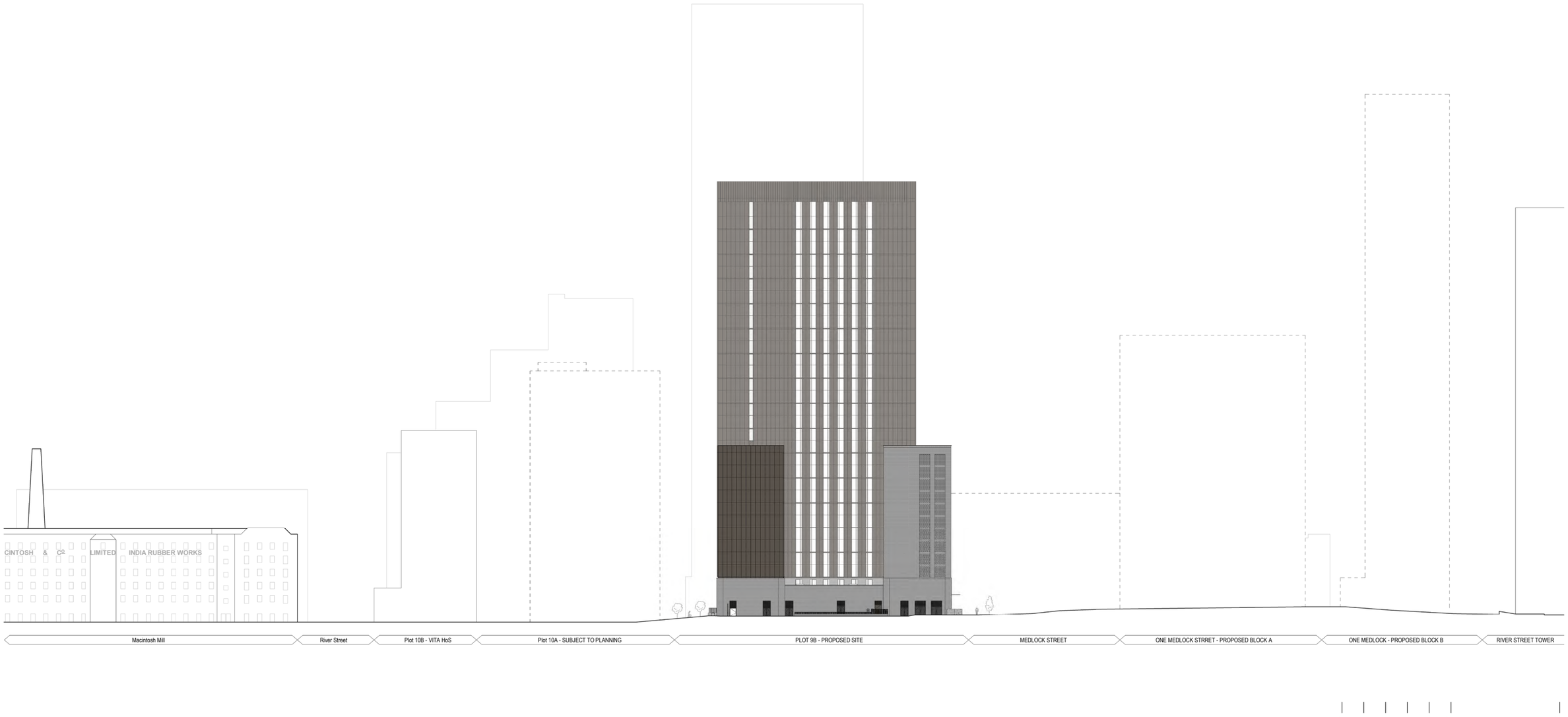
1. Opaque insulated aluminium panel
2. Aluminium architectural fin
3. Opaque insulated aluminium panel banding
4.. Glazedvision panel
5. Glazed vision panel with alumnium perforated purge vent panel.
6. Aluminium coping
7. Opaque un-insulated aluminium panel



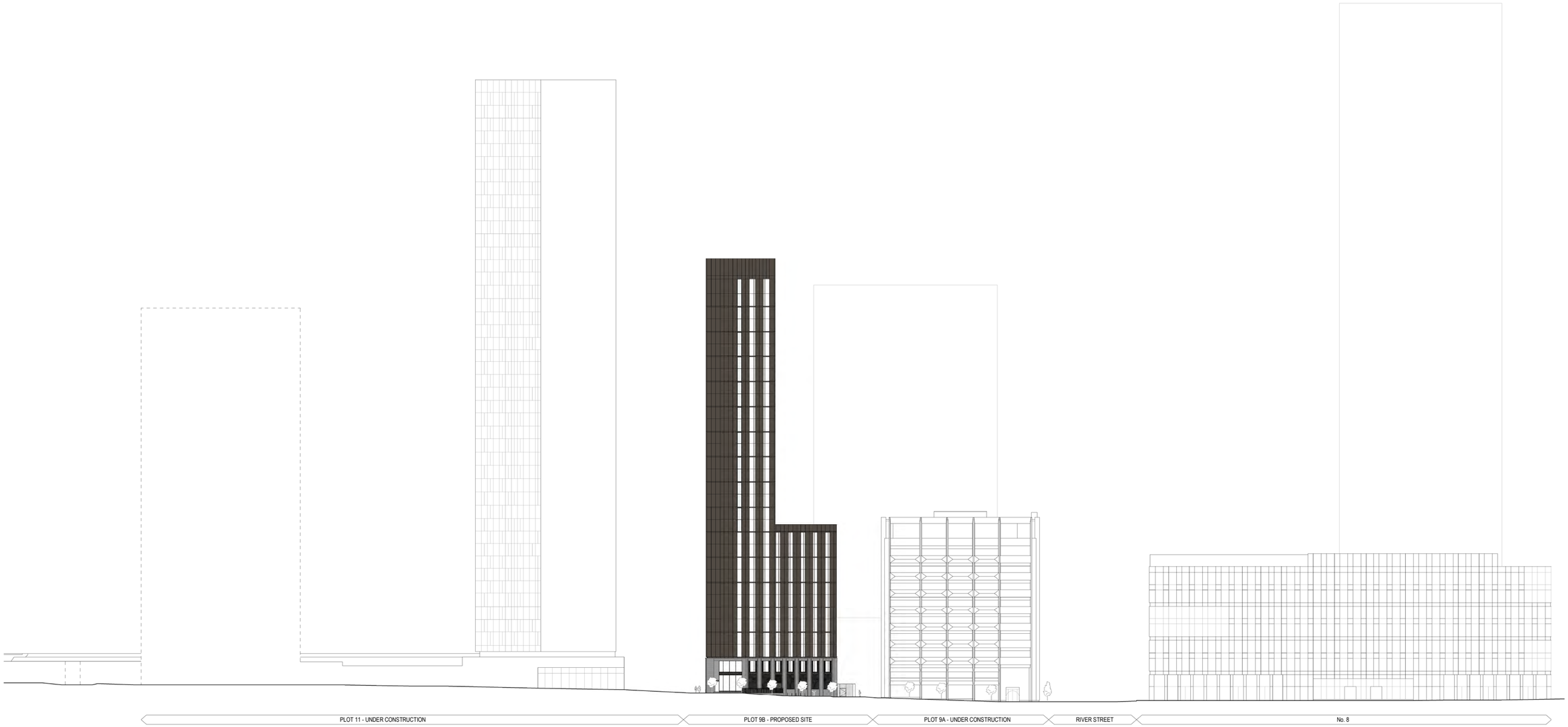




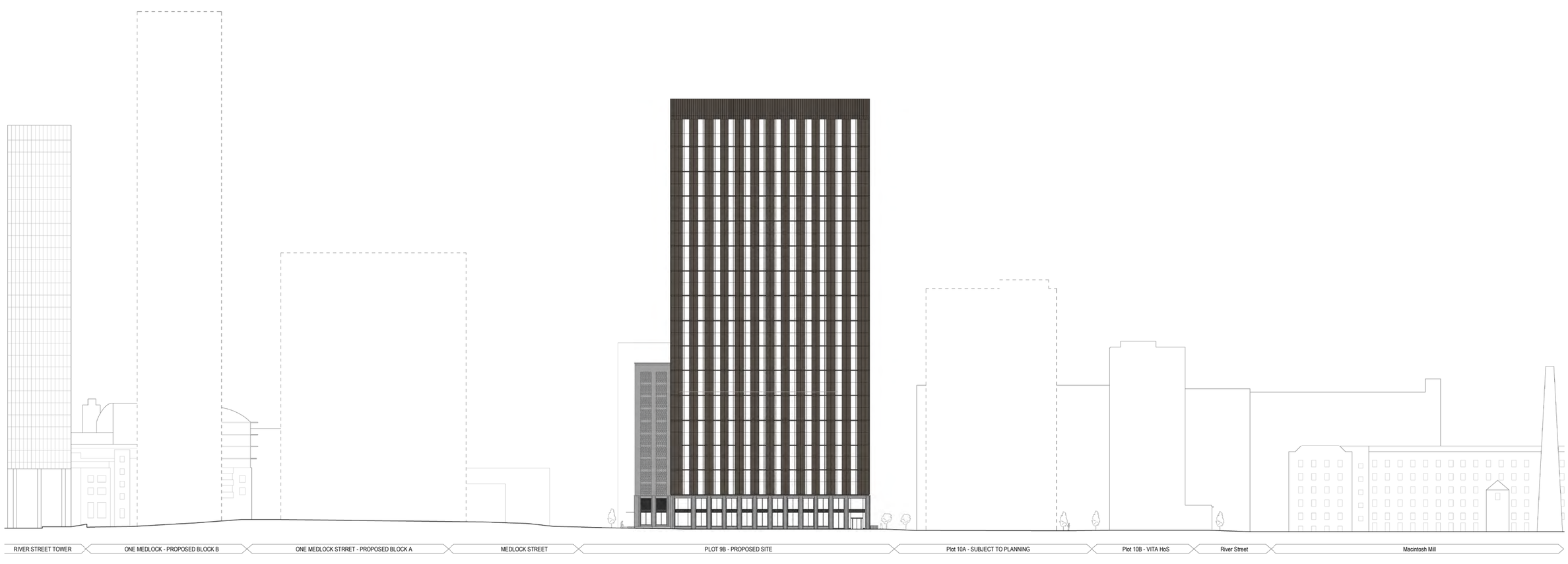
Context Elevations - North Elevation



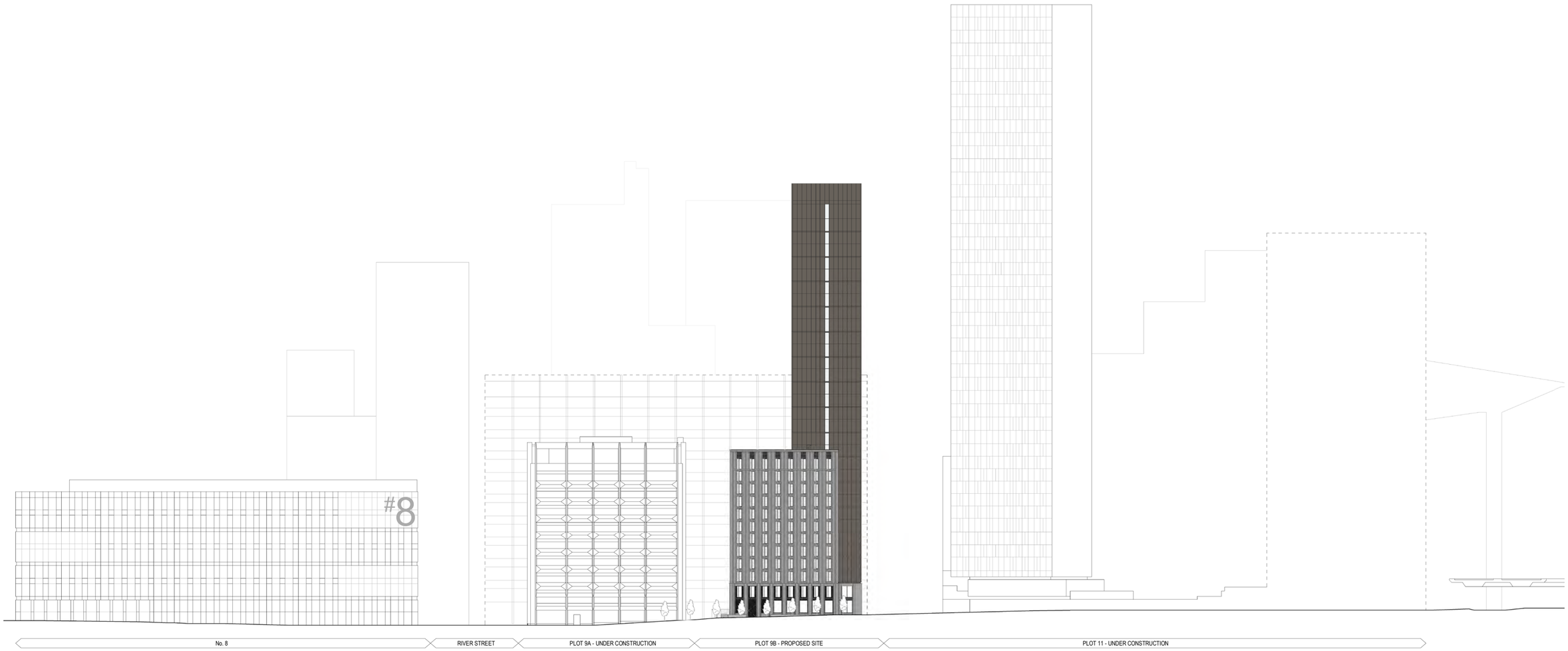
Context Elevations - East Elevation



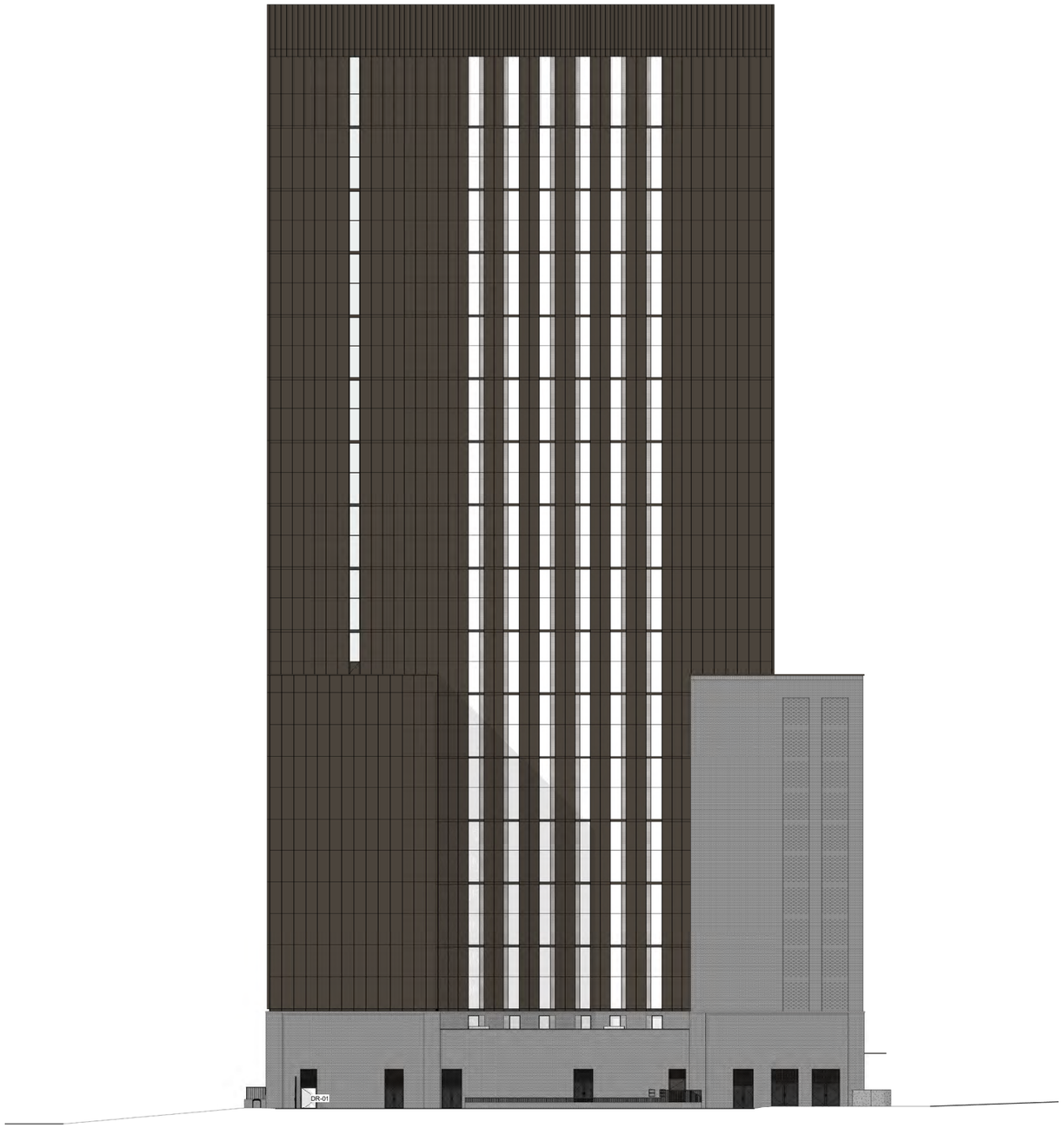
Context Elevations - South Elevation



Context Elevations - West Elevation



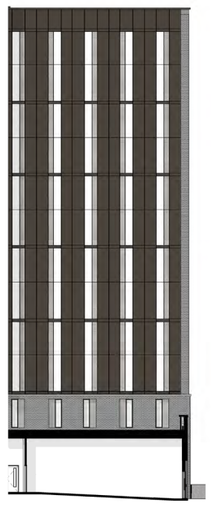
North Elevation



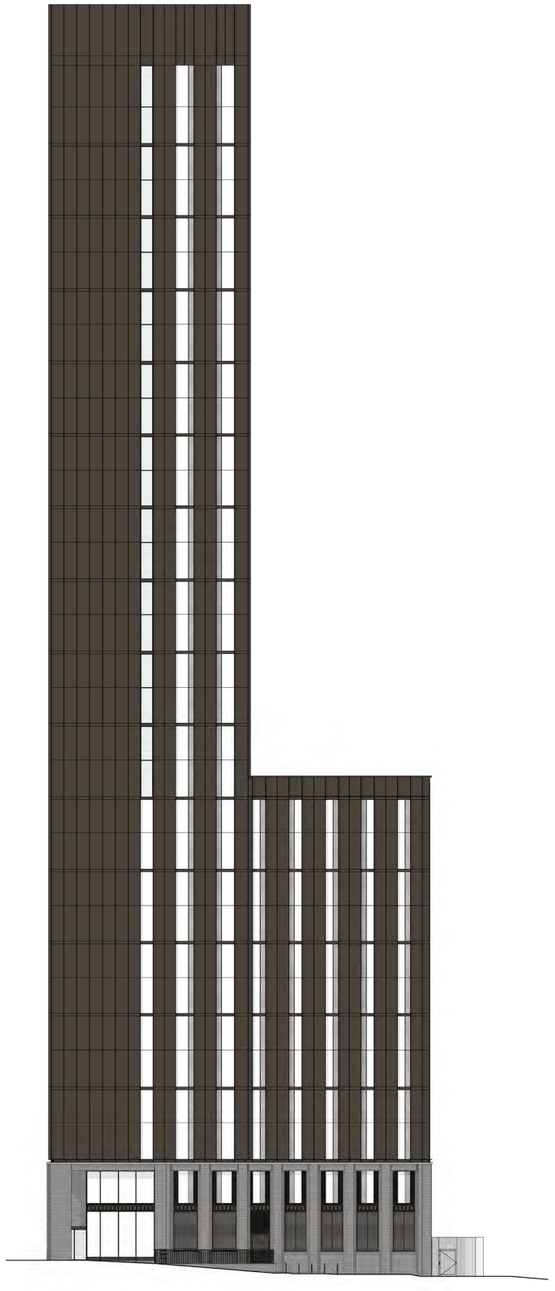
North Elevation

0m 10m 20 m

East Elevations



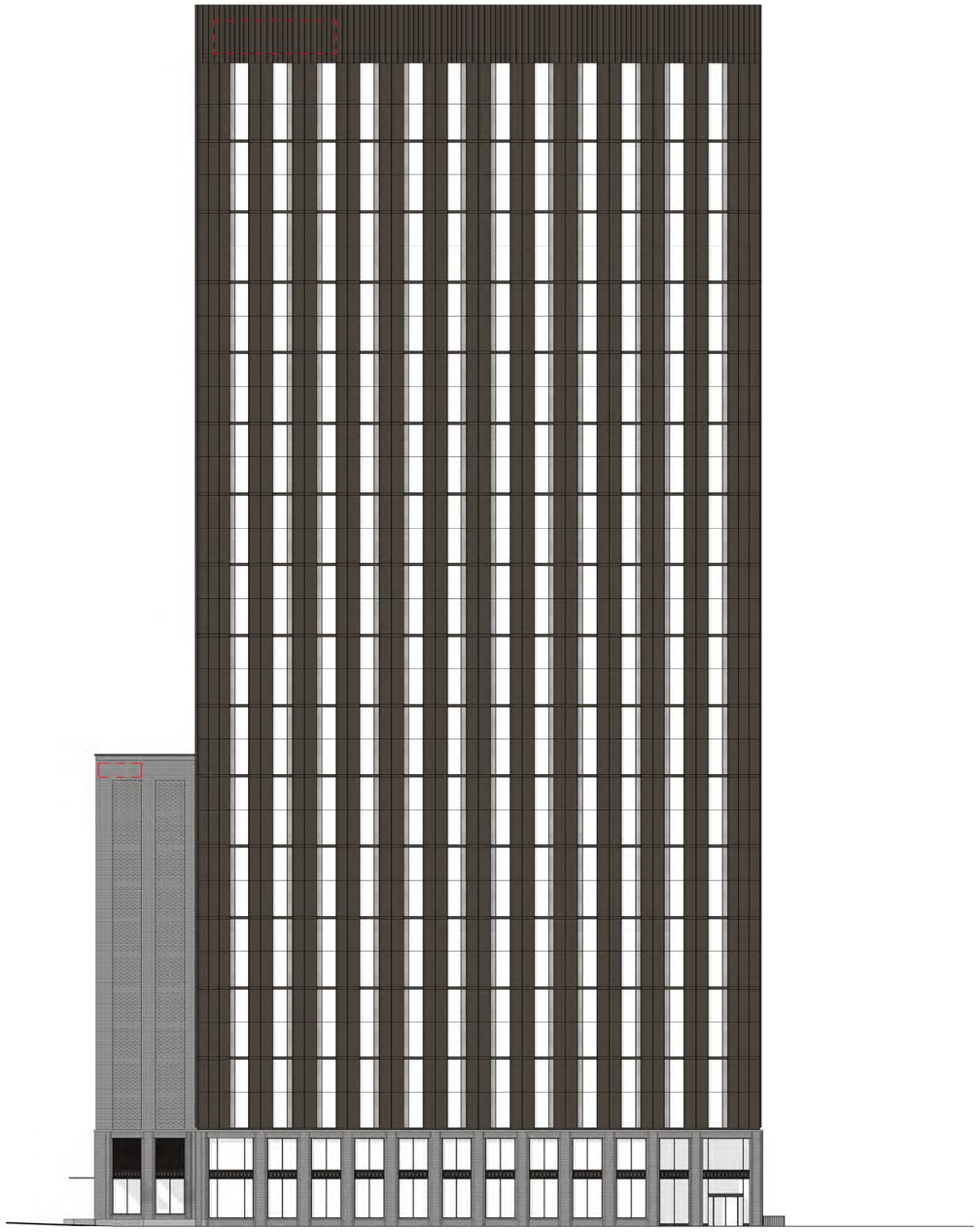
East Courtyard Elevation



East Elevation

0m 10m 20 m

South Elevation



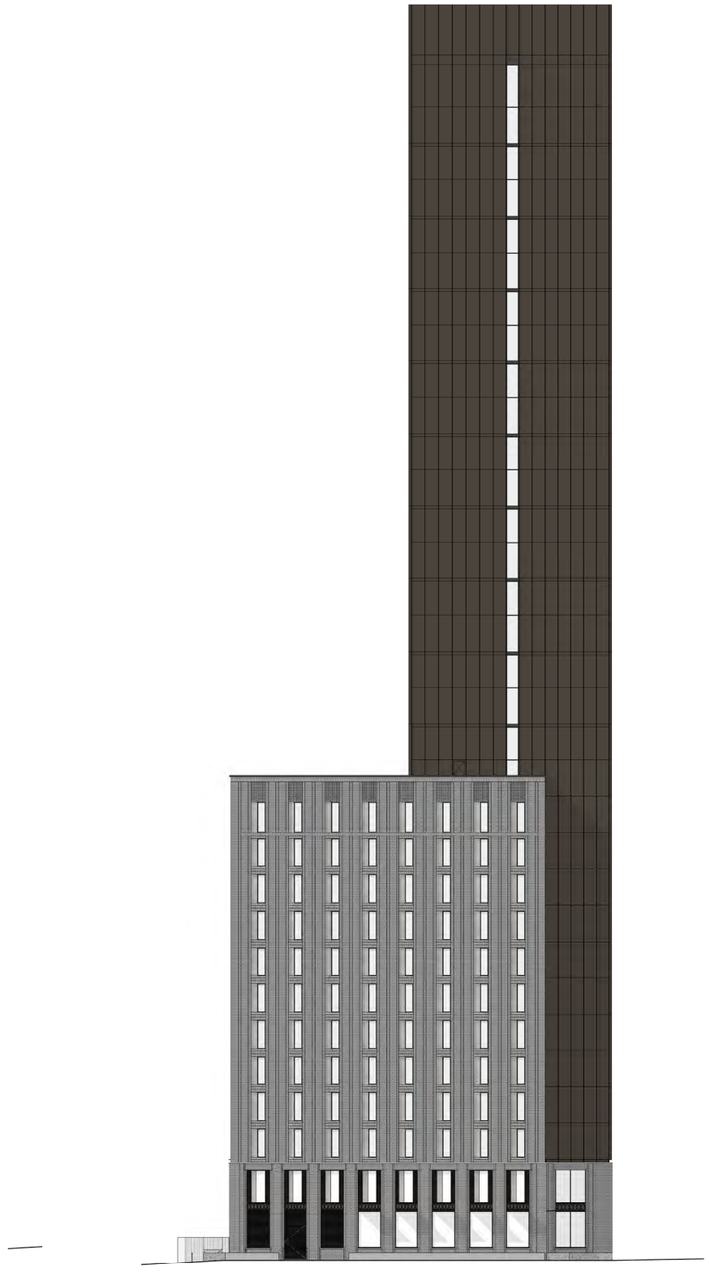
South Elevation

0m 10m 20 m

West Elevations



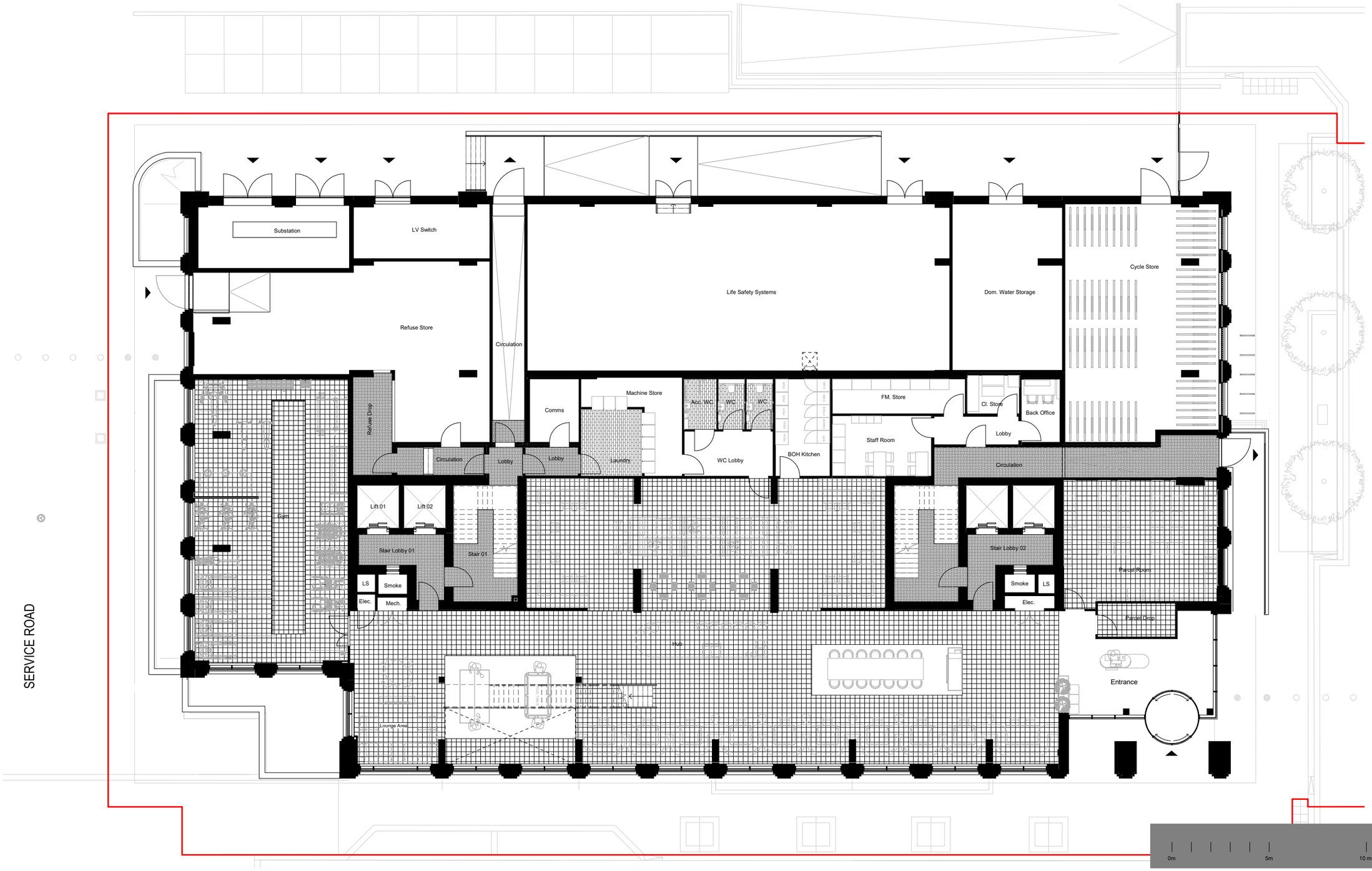
West Courtyard Elevation



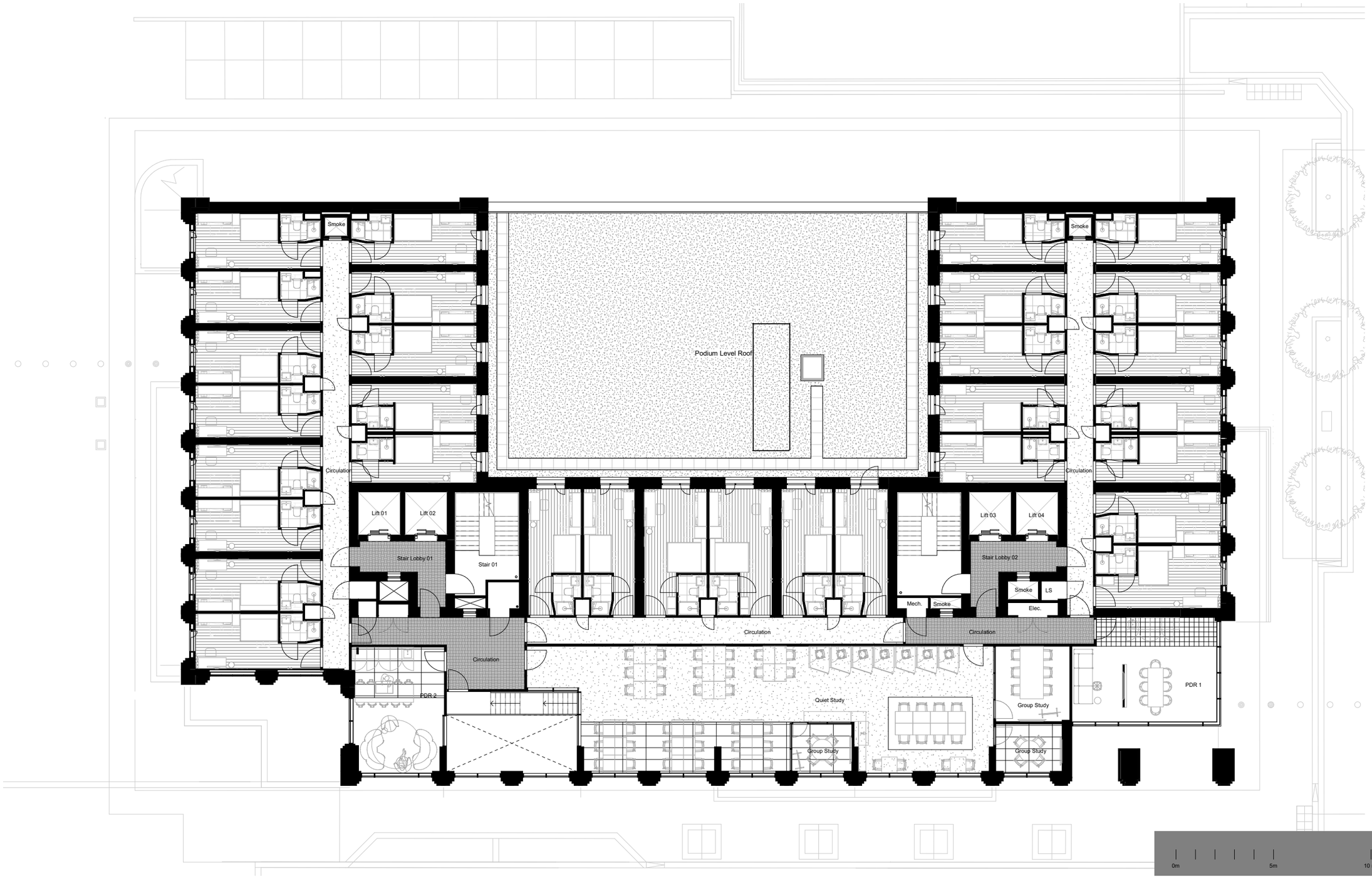
West Elevation

0m 10m 20 m

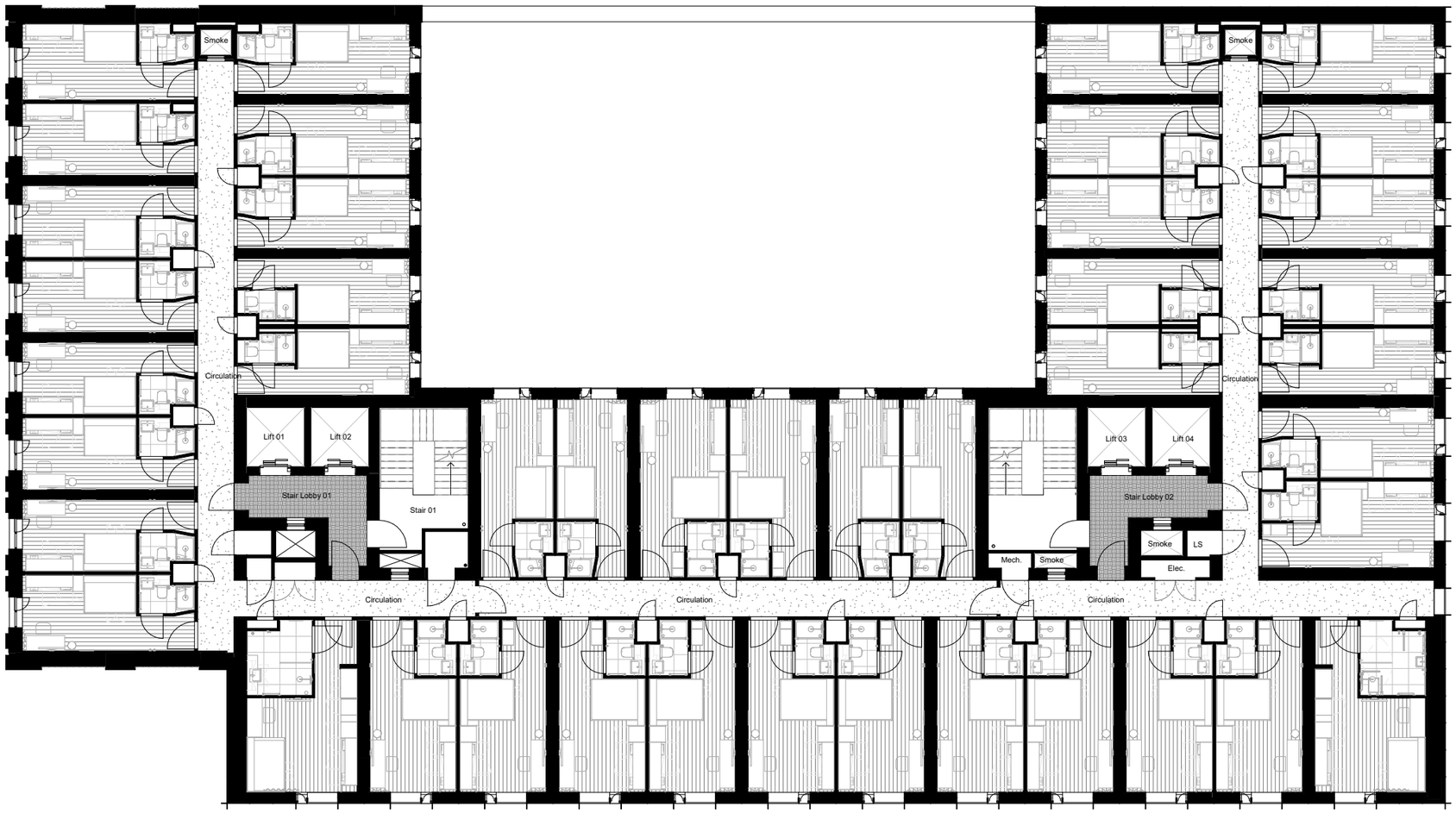
Ground Floor Plan



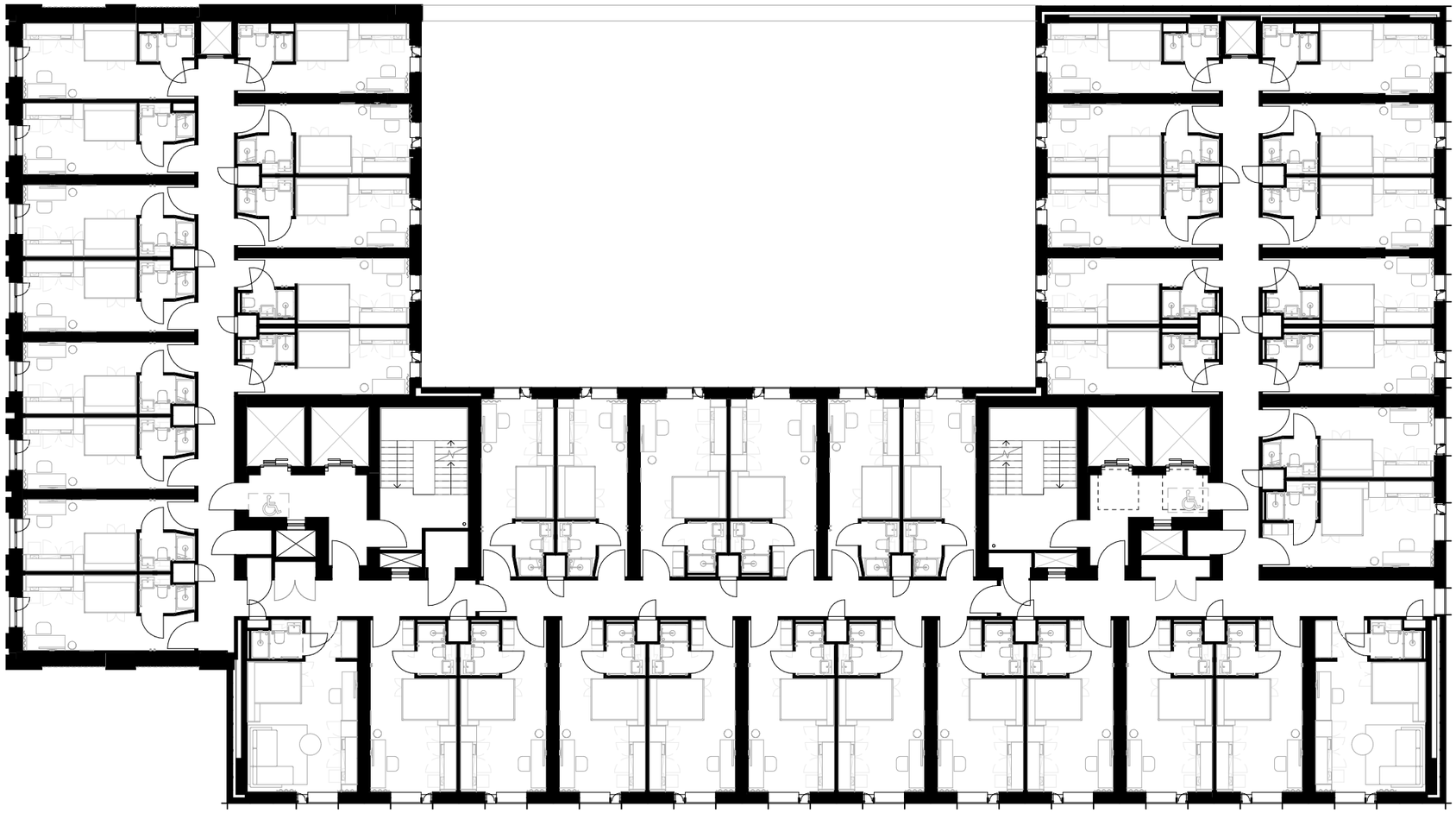
Level 01 Floor Plan



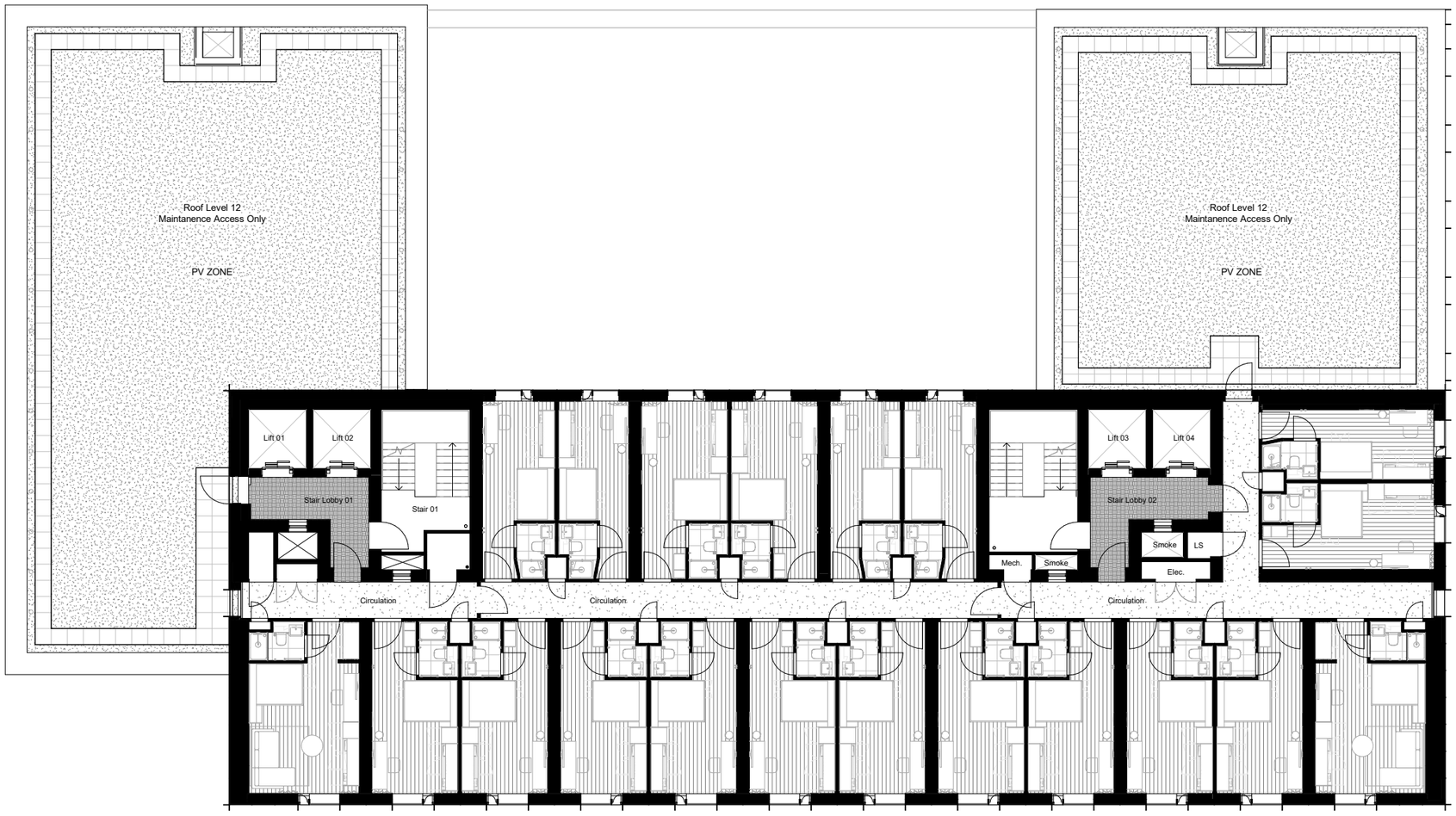
Level 02 - 03 Floor Plan



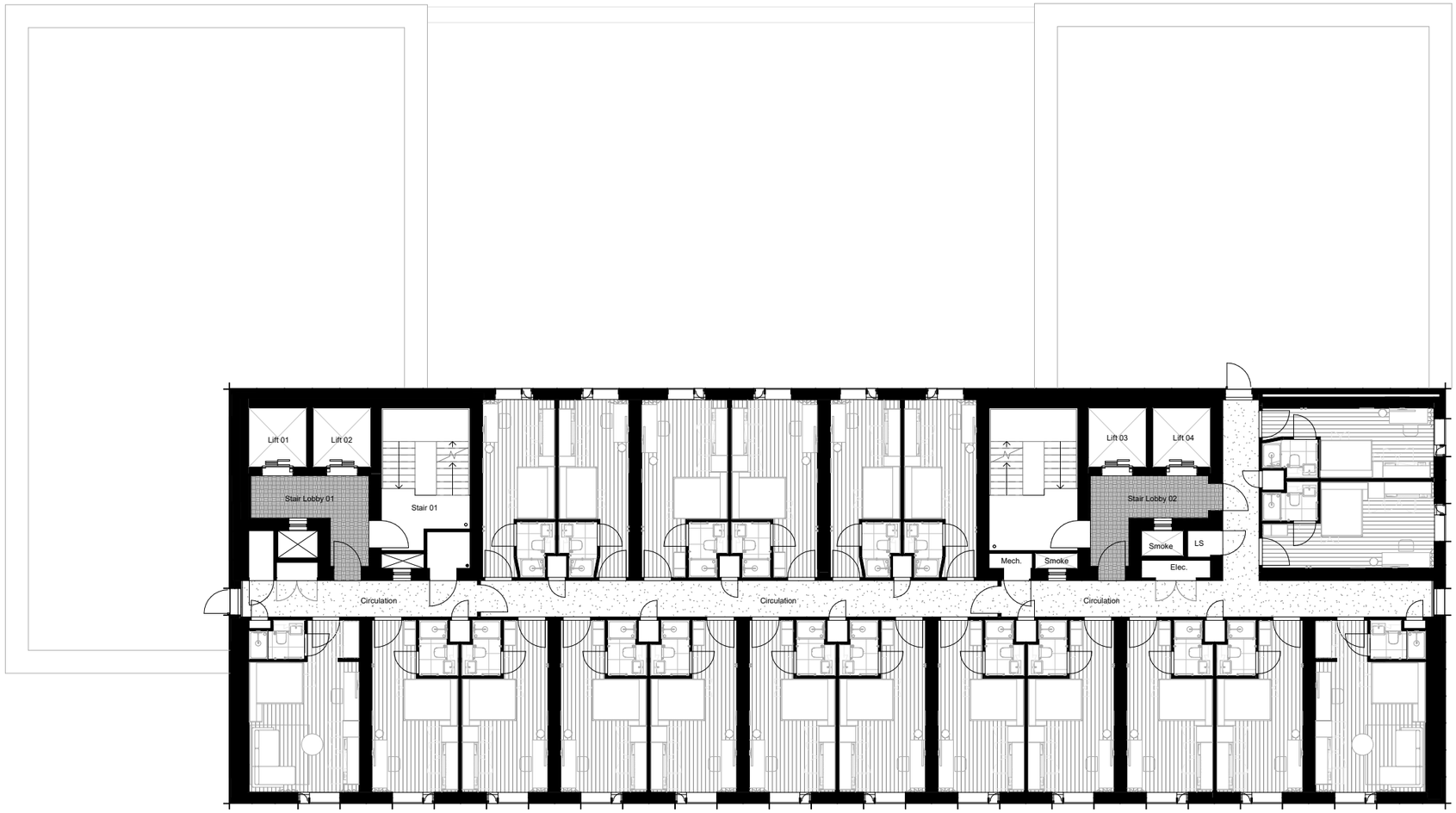
Level 04 - 11 Floor Plan



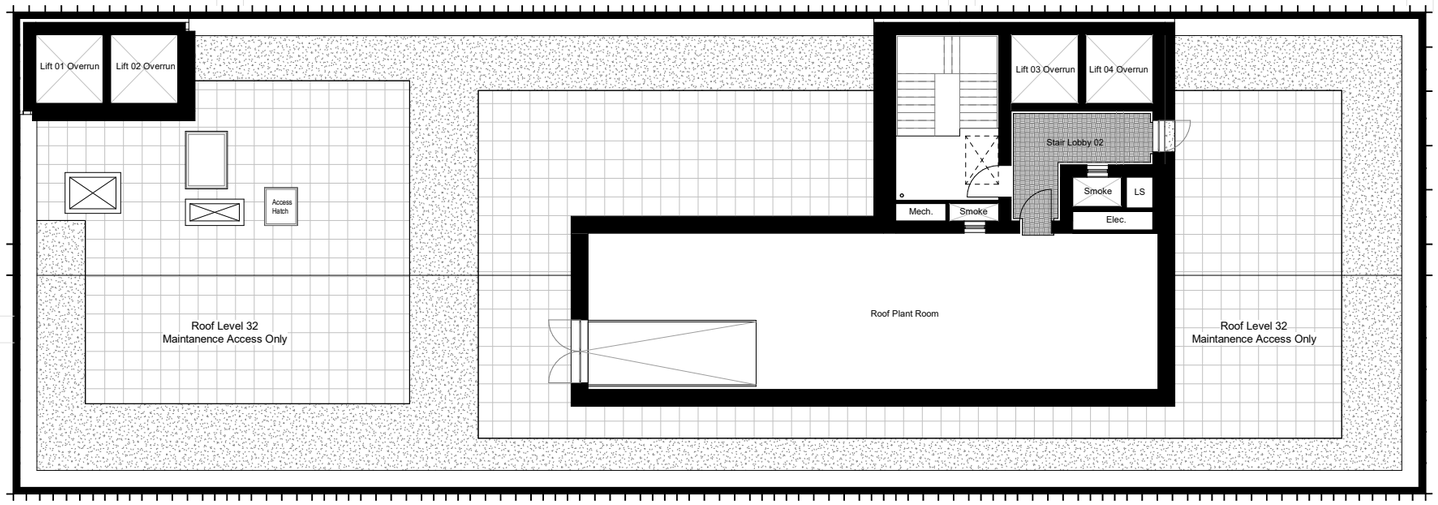
Level 12 Floor Plan



Level 13 - 31 Floor Plan



Roof Plan


Lift 01 Overrun
Lift 02 Overrun
Access Hatch
Roof Level 32
Maintanence Access Only
Lift 03 Overrun
Lift 04 Overrun
Stair Lobby 02
Smoke
LS
Elec.
Mech.
Smoke
Roof Plant Room
Roof Level 32
Maintanence Access Only


0m
5m
10 m
N

Architectural Imagery











04. TECHNICAL CONSIDERATIONS

Sustainability Strategy

Approach

Sustainable Facilities and Features in the Design

The project will be delivered to new environmental standards, targeting a BREEAM 'Excellent ' rating through exceptional design and quality, promoting the health and well-being of the occupants.

During the design process, BREEAM, sustainability workshops and climate change assessment workshops have been held by the project team to promote an embedded approach to sustainability for the project.

As a design team we have considered the anticipated CO2 performance of the proposed building and the energy contribution low or zero-carbon technologies can provide.

The energy demand has been reduced through the optimum design of the building fabric and form. This has been assessed by undertaking dynamic simulation modelling.

The strategies that have been investigated to achieve this have looked to:

- optimise passive design;
- maximise daylighting;
- undertake a fabric-first approach;
- reduce air permeability; and
- use full electric servicing.

Please refer to FutureServ Energy Strategy Report for further details.

Fabric First Approach

Improvement in fabric performance and solar shading on a development can maximise the retention of heat in winter and reduce solar gains in summer. These actions will help combat the extremes expected as a result of climate change.

All of the U-values are an improvement on the U value limits set under Part L2021 building regulations.

Part L 2021

Accumulatively, the building regulations have forced roughly 36% improvement over the Part L notional targets since 2010. As such for the Vita Manchester scheme which improves on the 2021 Part L regulations by circa 6% as such the scheme is at a circa 42% betterment over the 2010 part L regulations.

Our strategy has sought to reduce the carbon emissions for the building using a lean, mean green approach and these findings have been applied to the building.

Please refer to FutureServ Energy Strategy Report for further details.

BREEAM

BREEAM is a market focused tool aimed at encouraging improvements in the performance of buildings through the recognition and demonstration of improvements made to those buildings.

The BREEAM assessment process benchmarks and measures the environmental impact of a building throughout its life, providing a means to;

- maximise opportunities of building performance during the design phase of both new and refurbishment schemes;
- specify environmental requirements in the procurement and management of developments of any age or type;
- provide an independently verifiable measurement tool for use within Environmental Management Systems; and
- provide an independently verifiable environmental label for marketing and promotional purposes.

The Plot 9B building is being assessed against BREEAM 2018 New Construction and the criteria has been specifically set for Multi Residential Buildings. The project is currently in the design stage of the assessment process, which will be followed by a post construction stage assessment upon completion.

The client brief and aspiration are that the building will be designed to achieve a BREEAM rating of 'EXCELLENT'.

Specification of Materials

An Environmental Product Declaration will be sought for each material specified to assess the environmental life cycle impact, this will be carried out by a building life cycle assessment. All materials will be responsibly sourced, including all timber used on the project, which is to be 'legally harvested and traded timber' and sourced in accordance with the UK government Timber Procurement Policy.

Materials will be selected for their durability and resilience and materials making up key building materials will be assessed using the BREEAM calculator tool. Material efficiencies will also be maximised. We will assess all architectural detailing to ensure that materials are durable, robust and correctly detailed to prolong the building life span and avoid replacement.

Sustainable Strategies

Environmental Sustainability / Whole Life Carbon	**Net Zero Operational Carbon**	Operational carbon modelled and analysed	We are adopting a fabric first approach to achieve betterment on Part L 2021. Air tightness of 3 m³/h.m²	LZC and efficient ASHP system with MVHR units to be adopted	Responsive controls local to living areas	LZC technologies appraisal undertaken use of PV, ASHP and MVHR units to be adopted					
	Net Zero Embodied Carbon	Embodied carbon to be reported on and reviewed	Ethical sourcing of all materials prioritised	Low embodied carbon and healthy materials to be prioritised	Materials with high embodied carbon to minimised and designed out where possible	Zero construction waste diverted to landfill strategy to be adopted	All construction detailing to be long life and robust. Low maintenance materials and finishes where appropriate	Design for disassembly review undertaken			
Social Sustainability	**Sustainable Water Cycle**	Low flow water fittings and appliances to be pursued	Waterless appliances to be considered	Leak protection to be provided	Rainwater attenuation to be included as part of landscaping on Medlock Street and between Plot 10a.						
	Sustainable Connectivity & Transport	Nearby city centre location that encourages green transport and takes advantage of digital connectivity	Advantageous city centre location that supports high quality digital connectivity	City centre location with public transport links within 1m radius.	New public realm which improves pedestrian links. Improved crossing point to First street and traffic calming measures included	Secure cycle storage included and sustainable methods of transport encouraged.					
	Sustainable Land Use & Ecology	Site ecological condition improved from previous industrial use.	Redevelopment of a Brown Field Site	Sustainable remediation of site pollution to be undertaken	Improved public Realm. Soft landscaping, planting and raingardens designed to the east and west façade						
	Good Health & Wellbeing	Strong visual connection from all internal spaces to outside	Occupant operated glare and openable window controls	All rooms sized assessed against occupancy	Use of ultra low toxic materials and finishes that contribute to health and wellbeing	Good level of natural light provided to all internal spaces	Mixed mode thermal comfort controls to all spaces	All spaces designed to provide comfortable acoustic environments	Adaptable and accessible rooms to provided	Central stair core to support active circulation routes	External planting spaces provided to east and west of building. New permanent trees to be included.
Economic Sustainability	**Sustainable Communities & Social Value**	Redevelopment of vacant site with an iconic building that references historic context	Private rooms for study and privacy	Ground floor amenity spaces including gym and social hub to be used by residents.	Creation of active frontage, creating active streetscape, and improved sightlines.	Improved pedestrian pathways between first street masterplan, creation of new route through the site.	Improved public realm to connect to James Grigor Square	Redevelopment of vacant site that will contribute safety of wider area.			
	Sustainable Life Cycle Cost	Whole life cycle analysis undertaken	Aftercare support and POE to be undertaken	Predicted operational energy consumption to be undertaken Submetering of end use categories to be installed.	Management and maintenance costs to be monitored	Overall running costs to be monitored	POE to be carried out and fed back to client and design team				

RIBA Sustainable Outcomes

All though it is not a statutory requirement, the proposed project also been assessed against the RIBA Sustainable Outcomes. This framework enables the environmentally conscious design across 9 categories:

1. Good Health and Wellbeing
2. Sustainable Water Cycle
3. Net Zero Operational Carbon Emissions
4. Net Zero Carbon Embodied Emissions
5. Sustainable Life Cycle Cost
6. Sustainable Connectivity and Social Value
7. Whole Life Carbon Emissions
8. Sustainable Land Use and Ecology

Energy and Ventilation Strategy

Building Ventilation Strategy

Natural ventilation will be used in a mixed-mode approach with mechanically powered heat recovery ventilation units to counter space overheating and due to acoustic considerations.

MVHR provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building.

For the majority of the day, openable windows will provide natural ventilation in bedrooms and living rooms. At night and during noisy periods, a low-voltage MVHR system will provide mechanical ventilation and this will be supplemented by an extract ventilation system using the cooker hood with a quieter inline extract fan.
Heating and LZC Technologies.

The Plot 9B development will feature an all-electric heating approach, therefore no gas-burning equipment will be used to generate heat within the building.

Electrically powered air source heat pumps (ASHP) will be utilised to provide hot water throughout the building. Air source heat pumps extract thermal energy from the surrounding air and transfer it into the water which is then distributed throughout the building. The ASHP system is compatible with the de-carbonisation of the national grid.

Metering

The project will incorporate metering to monitor the use of electrical energy, heating / cooling and water consumption. This will provide data on usage to building operators and occupants.

Climate Change Risk Assessment

The project has been assessed against the risk of future climate change. The risk assessment primarily uses data from the UK Climate Projections 2018 UKCP18), combined with literature analysis to review the likely climate impacts. The objectives of the assessment are to:

- outline future risk scenarios;
- identify the expected extreme weather conditions arising from climate change;
- assess the risks associated with climactic changes on the development; and
- develop recommendations to manage and reduce these impacts.

Please refer to Element Sustainability Risk Assessment Document for more details.

Bicycle Storage and Facilities

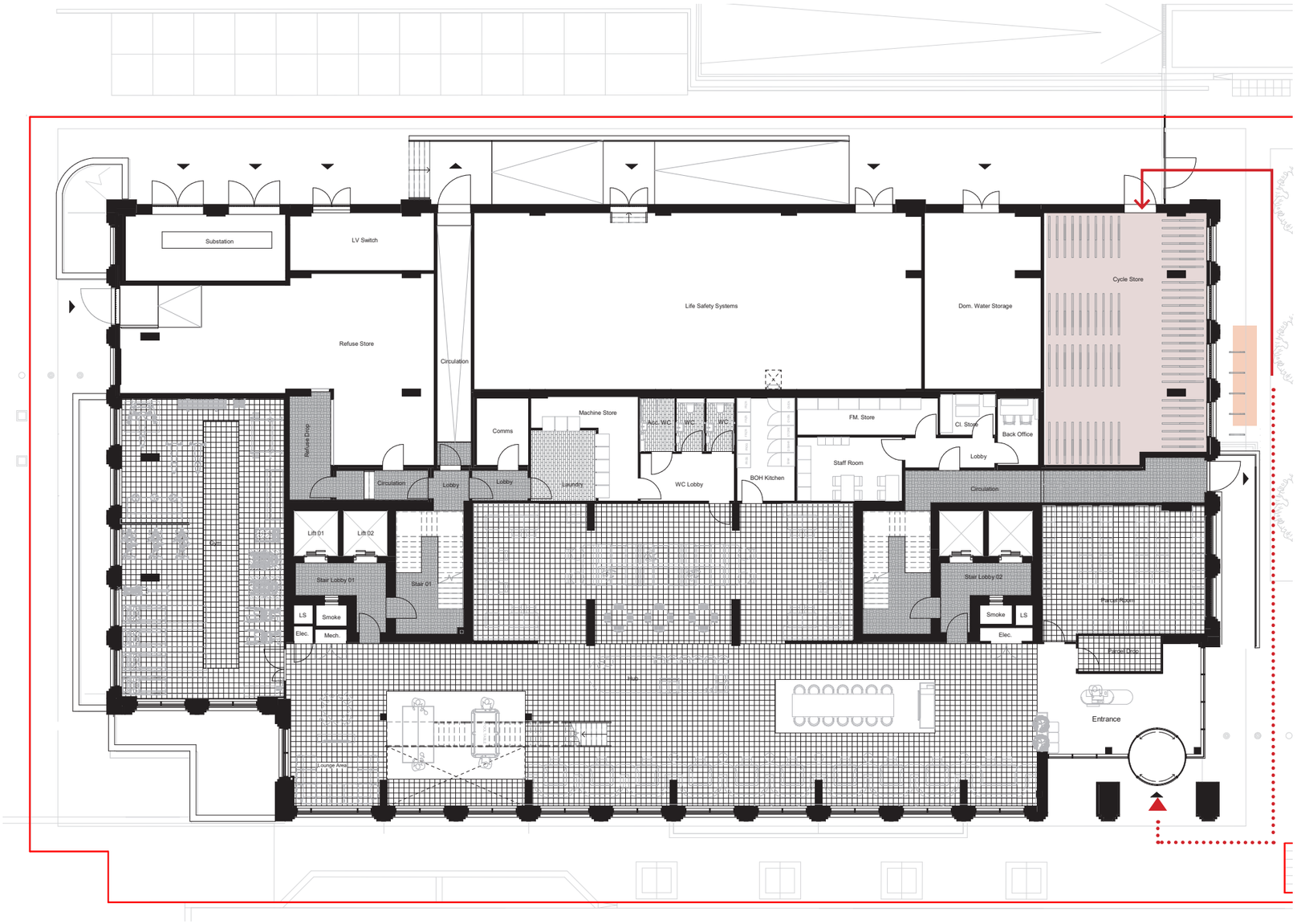
Plot 9B will offer secure cycle storage for students using their own bikes and also provides a number of bikes for residents to sign out for short periods for free. To access the bikes, the students must go to reception to sign out a bike and get a padlock key for use. The management team allocate the student a specific bike which they can go and collect.

On return, the student will follow the same process – this allows the management team to check the bike for issues upon return.

A large secure cycle store is located in close proximity to the main resident entrance to the building. The cycle store provides 136 cycle spaces using vertical double stacked storage solutions. An additional 10 spaces are provided for visitors at street level.

The Manchester Bee Network provides access to cycle hire throughout Manchester. The nearest station is located within close proximity.

Manchester City Council requirement
Refer to the 'Transport Assessment' and 'Travel Plan' documents by SLR Consulting for full details on the cycle requirements.



Ground Floor Plan

- Main Entrance
- Cycle storage
- Visitor's cycle storage
- Cycle store access route
- Resident's/ Visitor's entrance route

Servicing Strategy

The student residence will have a 24 hour management team which will be responsible for managing the waste and recycling strategy on-site. The proposed strategy has been designed according to the number of weekly collection days.

Deliveries and servicing of the building will take place via a shared service zone located to the north of the proposed scheme. The service zone will be shared with the proposed adjacent office scheme.

Student refuse is stored at ground floor level and is located along west facade adjacent to the service yard. The management team will move the refuse bins to the collection point at the day of servicing.

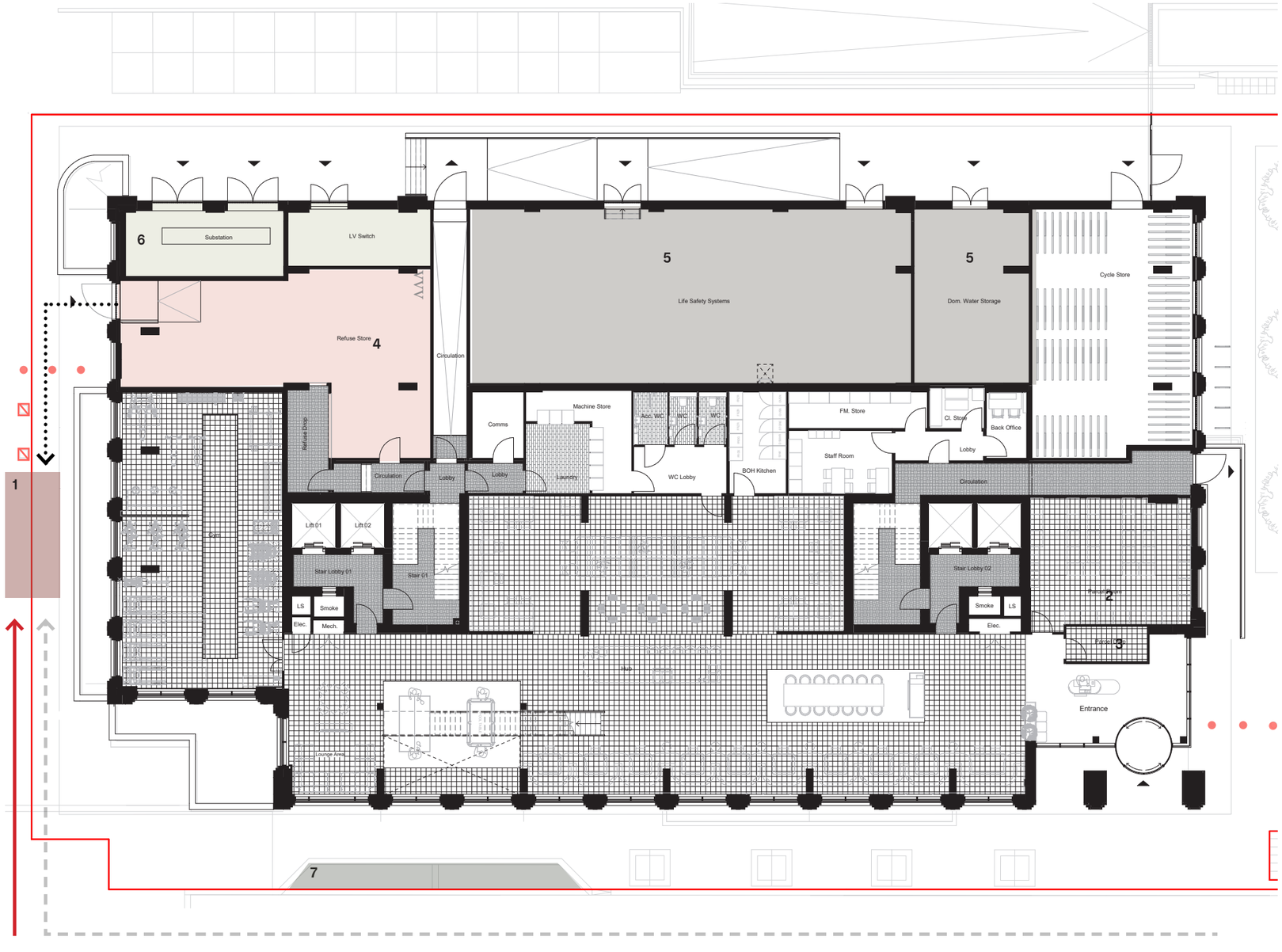
The refuse vehicle will enter the service zone via an access road from Medlock Street.

Plant room areas are easily accessed for maintenance from the access road from Hulme Street. Level access provides a simple method for plant replacement.

Occasional servicing will be required for the substation, which is located on the ground floor on the north facade adjacent to Medlock Street

Refer to the 'Waste Management Plan' documents prepared by SLR Consulting for full details.

	Sub. station & LV switch	1.	Refuse collection bay
	Parcel store/ drop	2.	Parcel store
	Refuse store	3.	Parcel Drop
	Refuse collection bay / service zone	4.	Refuse store
	Plant room	5.	Plant room
	Short stay lay-by for deliveries	6.	Sub. station
	Servicing route	7.	Short stay lay-by
	Refuse collection route		Access Control Bollards
	Refuse vehicle route		Access Control Reader



Ground Floor Plan

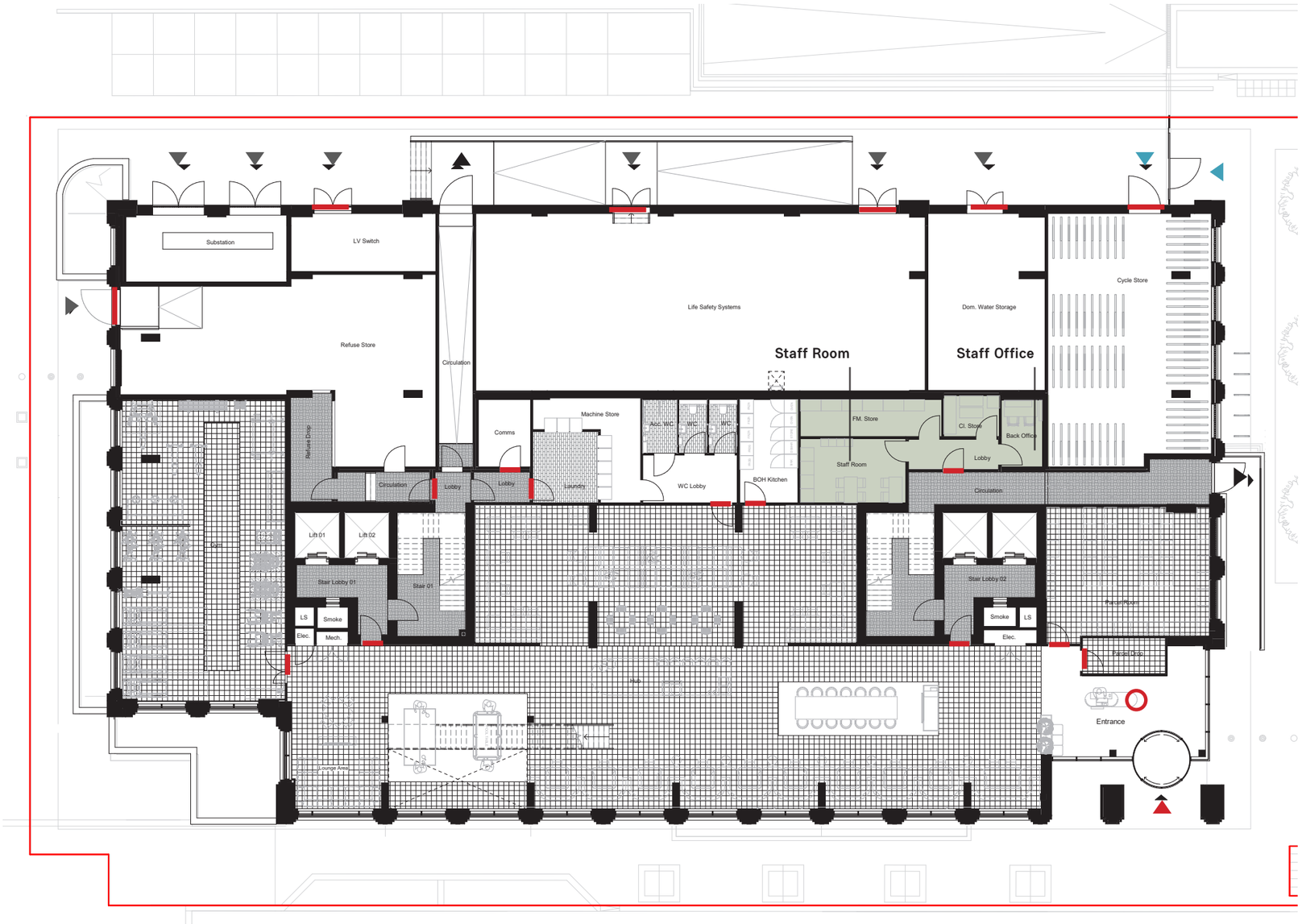
Security Strategy
Ground Floor

The proposed is to have a building management team on site, alongside a 24 hour security presence.
24 hour CCTV will cover the building perimeter and key internal areas.

There is a manned reception controlling the student residence access point. Entrances past reception via the core, lifts or stairs will be managed by controlled fob access.

Entrances to the gym and cycles stores will be provided through secure fob access and will be monitored by CCTV.

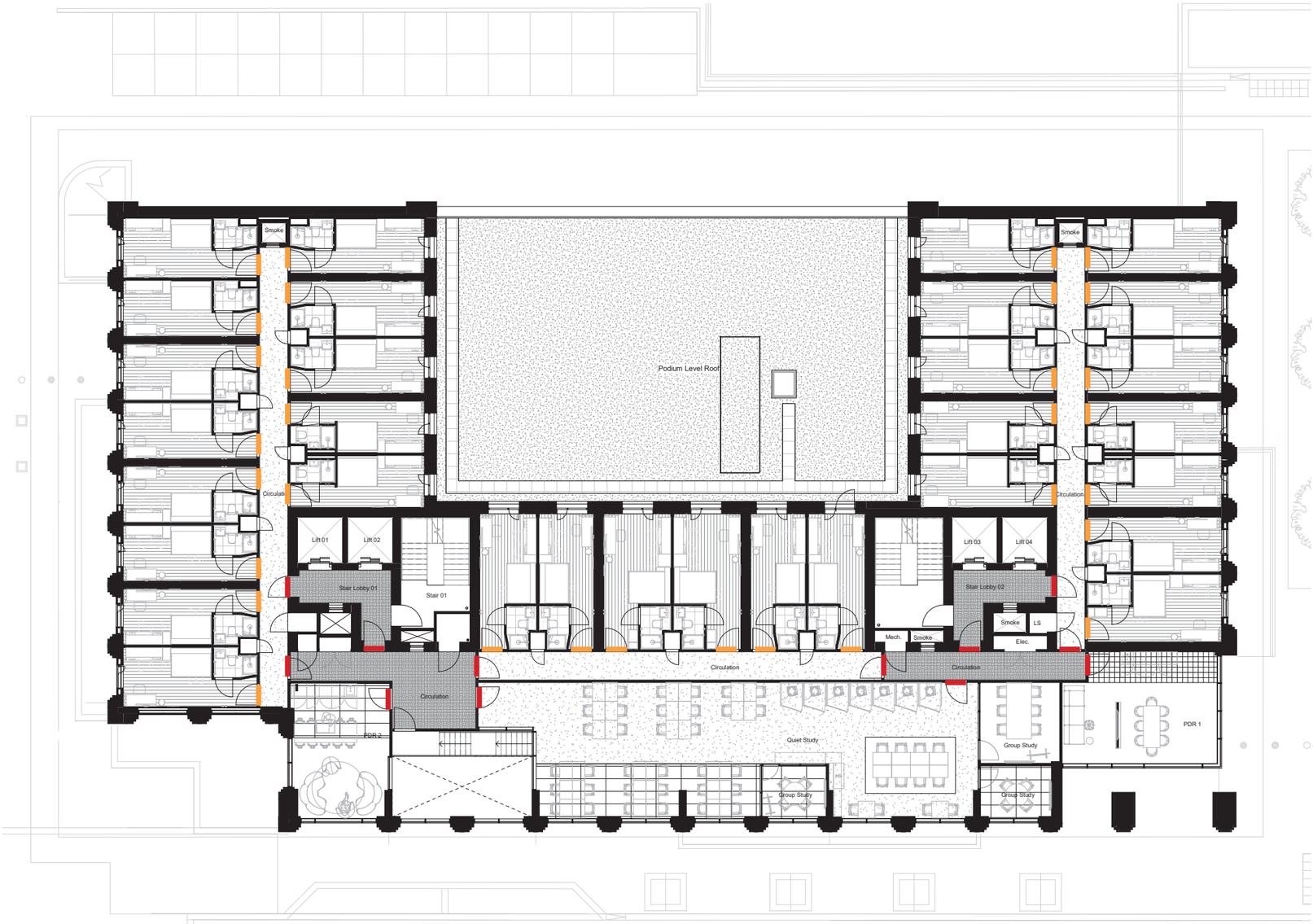
The scheme has been developed in accordance with the recommendations identified within the 'Crime Impact Statement' prepared by Greater Manchester Police.



Ground Floor Plan

- Main entrance
- Residents entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Manned Reception Desk

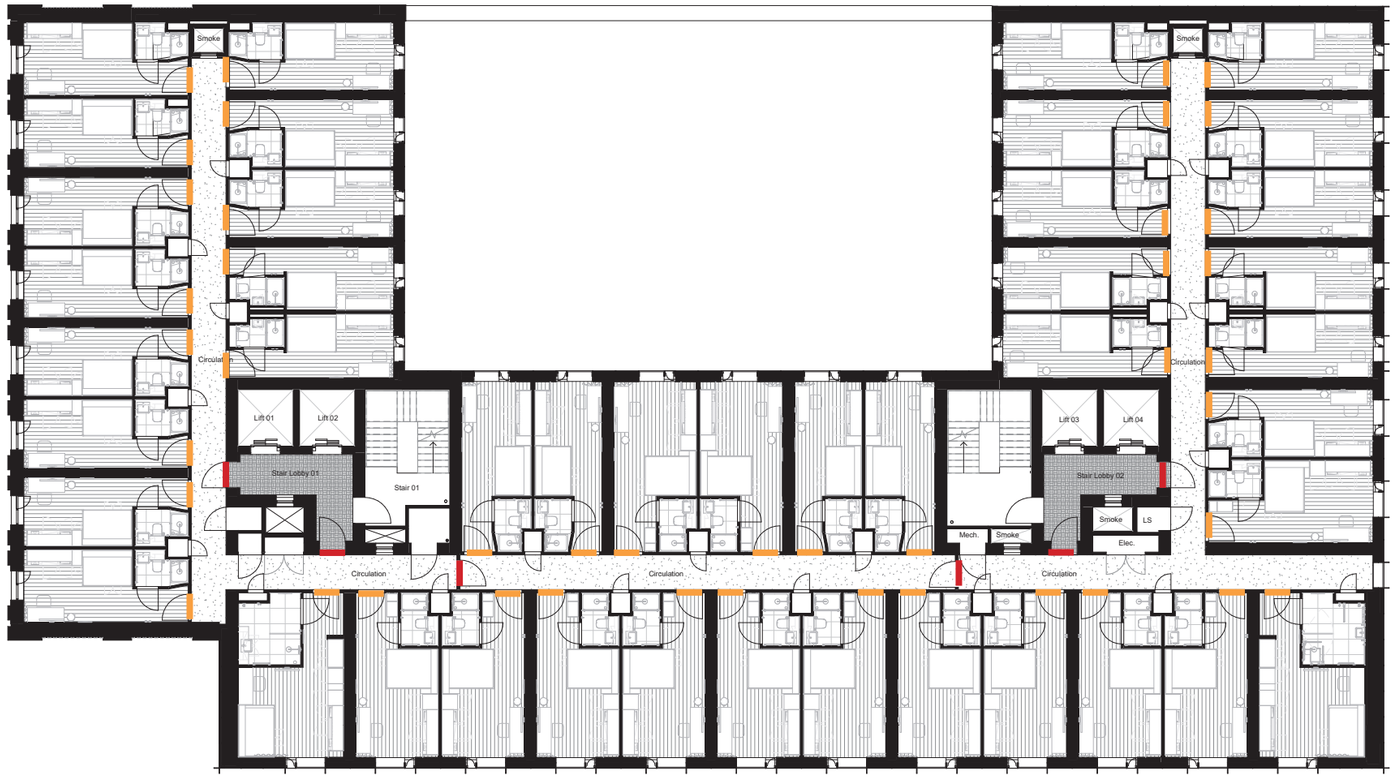
Security Strategy
Level 01



First Floor Plan

- Main Entrance
- Residents Entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Fob access studio door

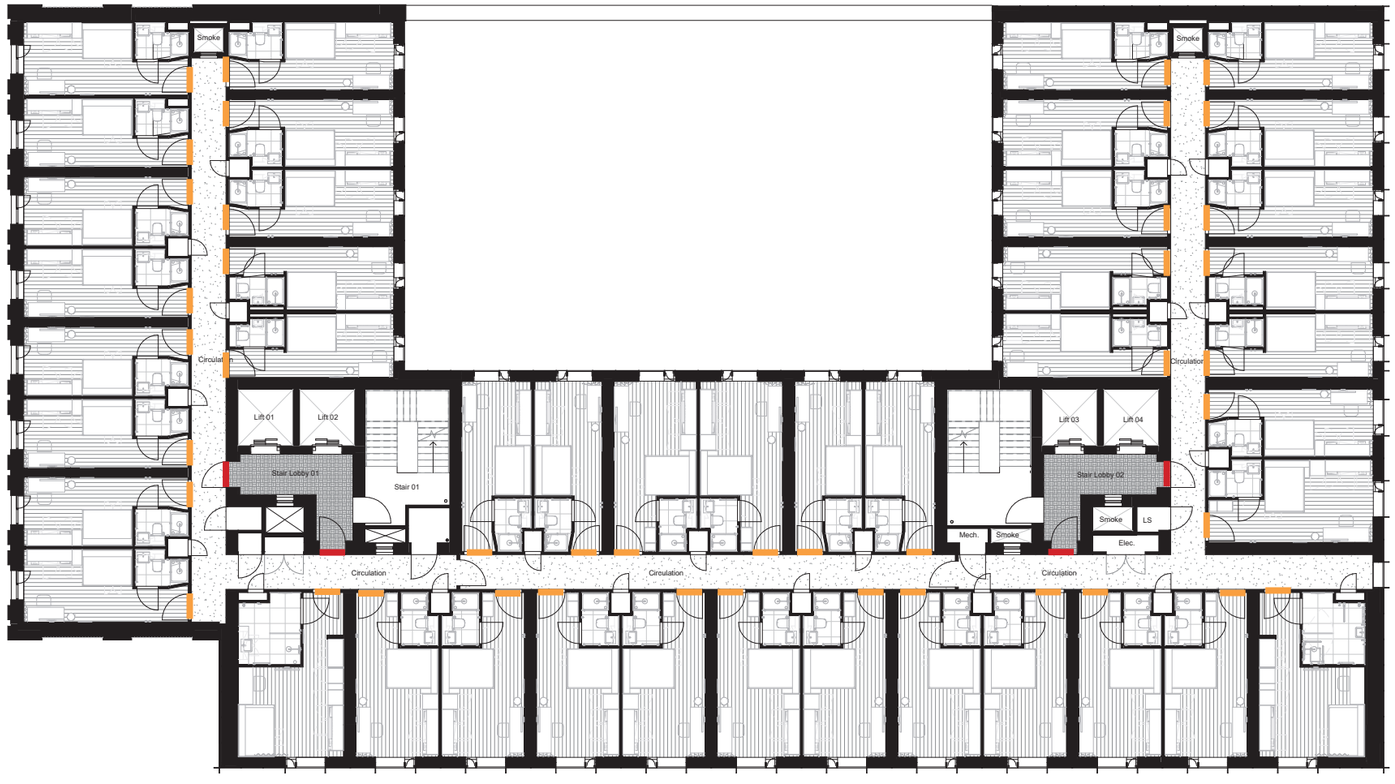
Security Strategy
Level 02-03



Typical Floor Plan

- Main Entrance
- Residents Entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Fob access studio door

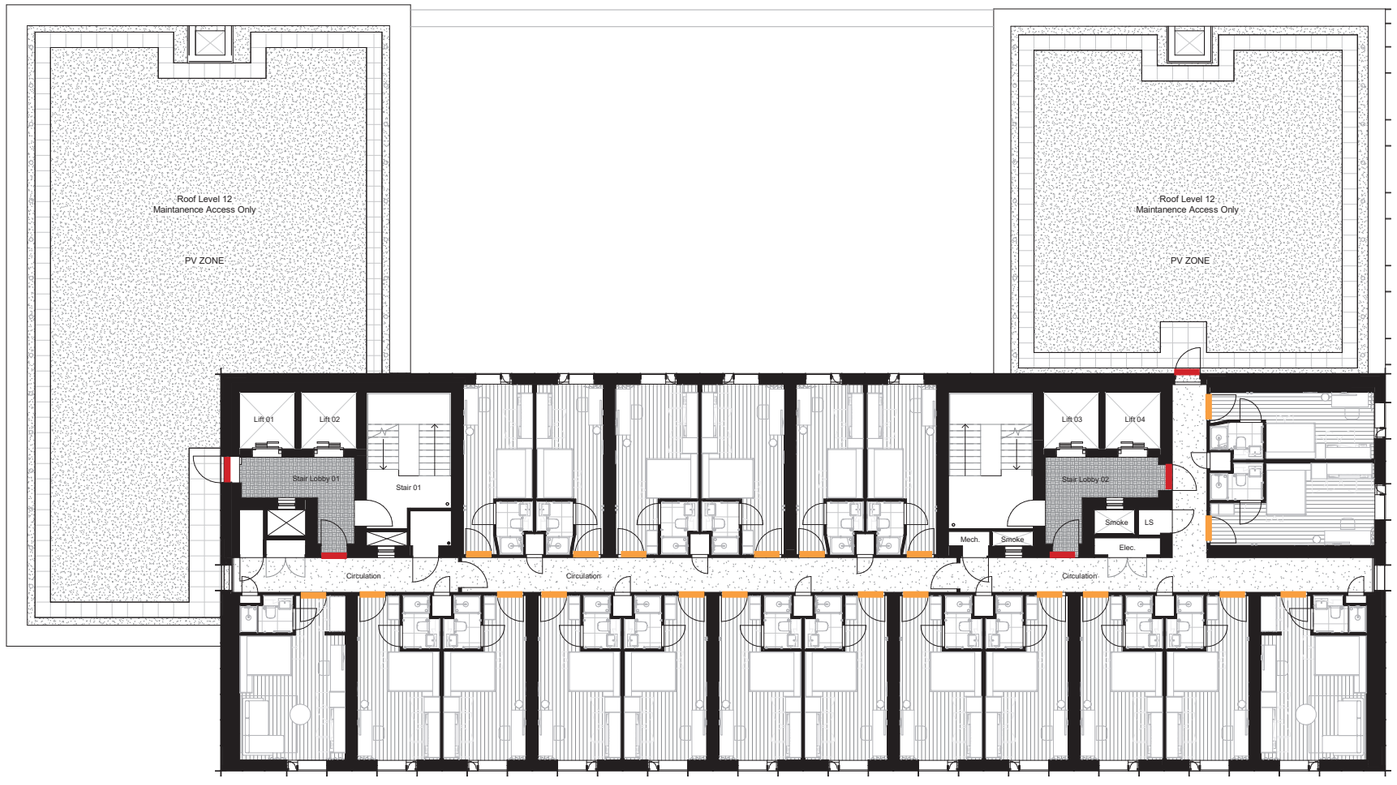
Security Strategy
Typical Floor



Typical Floor Plan

- Main Entrance
- Residents Entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Fob access studio door

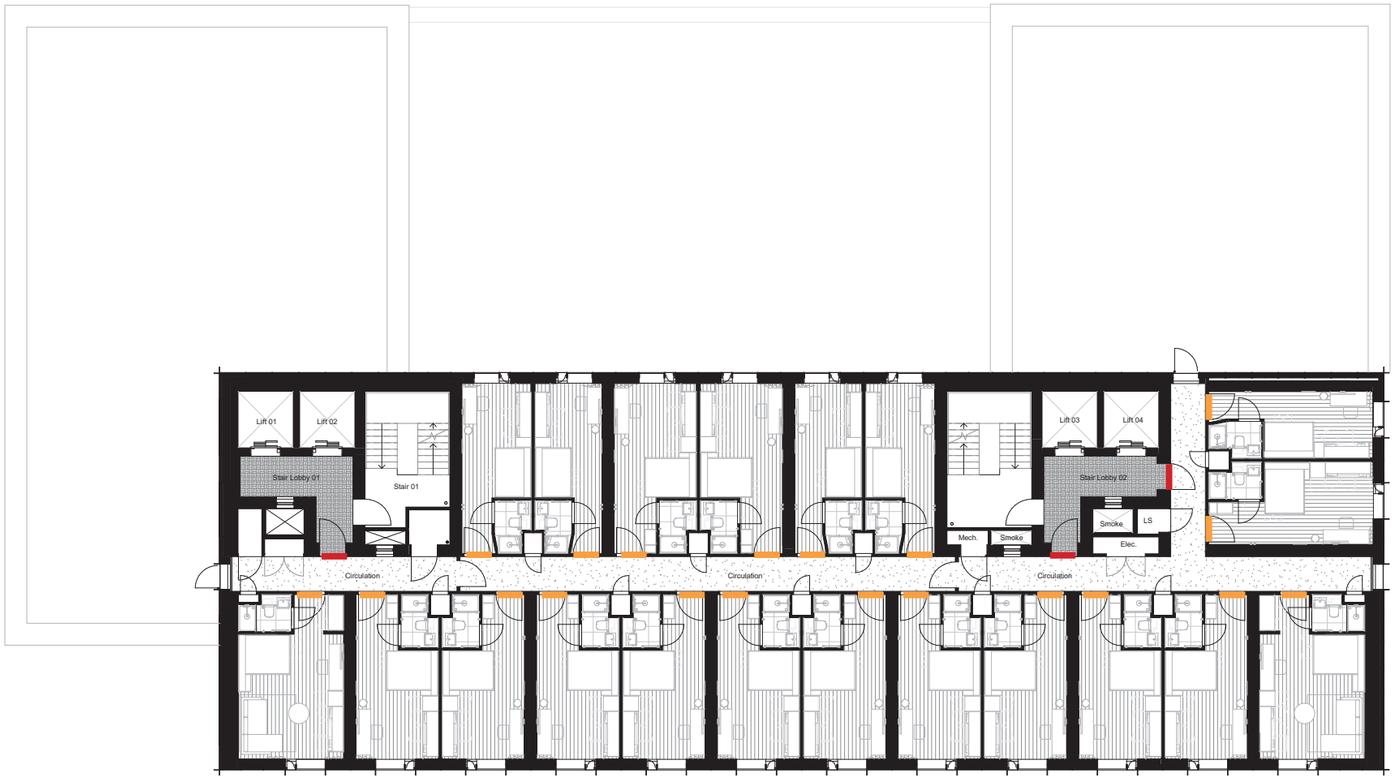
Security Strategy
Level 12



Level 12 Floor Plan

- Main Entrance
- Residents Entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Fob access studio door

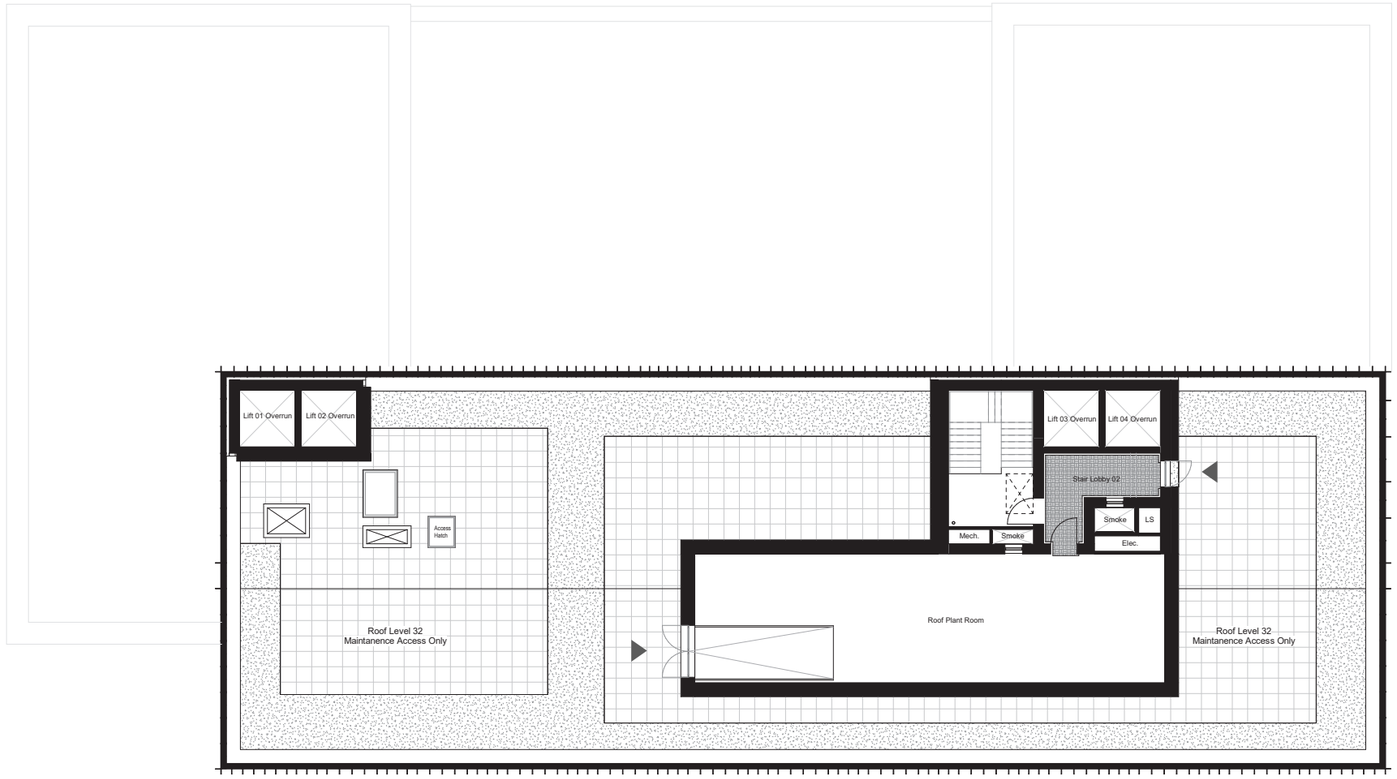
Security Strategy
Typical Upper Floor



Typical Upper Floor Plan

- Main Entrance
- Residents Entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Fob access studio door

Security Strategy
Roof



Roof Plan

- Main Entrance
- Residents Entrance
- Authorised Access only
- Fire exit only
- Building management / security office
- Fob access door
- Fob access studio door

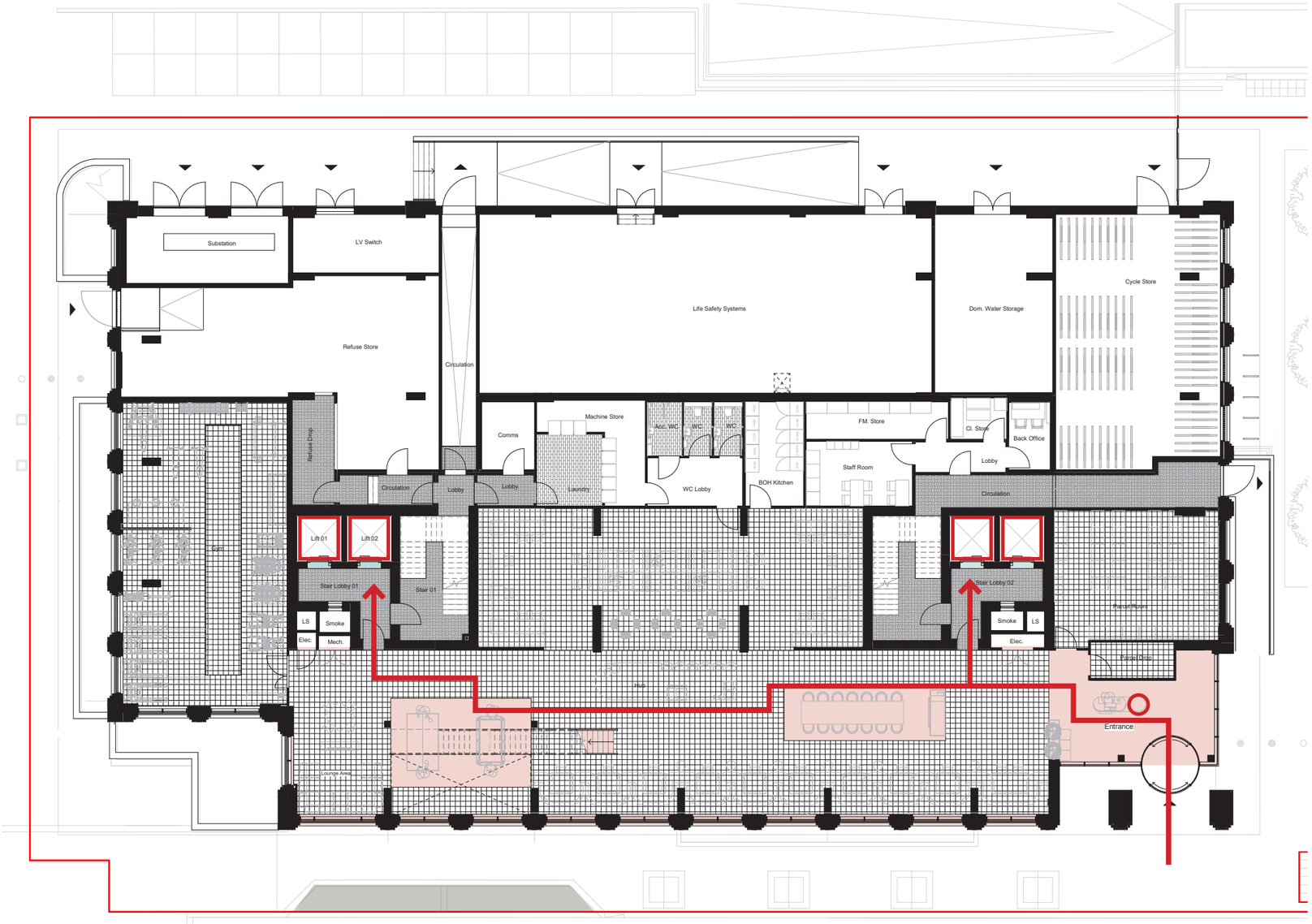
Move in/Move out Strategy
Ground Floor

Prior to arrival, all students are contacted by email to confirm the arrival arrangements and move-in procedure. VITA will encourage students to spread their arrival to the accommodation. Students can arrive at any point from the tenancy start date, with most students arriving throughout September based on university start dates, which allows gradual fill of the building. Booked move in time slots allow for equal spread of residents throughout the first few days following the tenancy start date.

Students book their arrival online and will be assigned a time slot to arrive at the residence to avoid congested arrival periods. Student arrivals will be deliberately spread to not inconvenience other road users or cause congestion issues.

The students are met at the reception desk by staff who will have trolleys ready to take their luggage to the rooms. The student and their belongings will be taken into the building by the residence staff and shown straight up to their room, where the trolleys will be unloaded and returned to the building entrance.

Students who arrive by car will be able to make use of the two lay-by spaces on Hulme Street for the purpose of loading and unloading. They will then be directed to nearby car parks such as First Street Car Park to prevent congestion forming along Hulme Street and minimise distruption to neighbouring occupants or other road users.



Ground Floor Plan

Circulation

Building reception

Lay-by parking spaces

Direction of travel

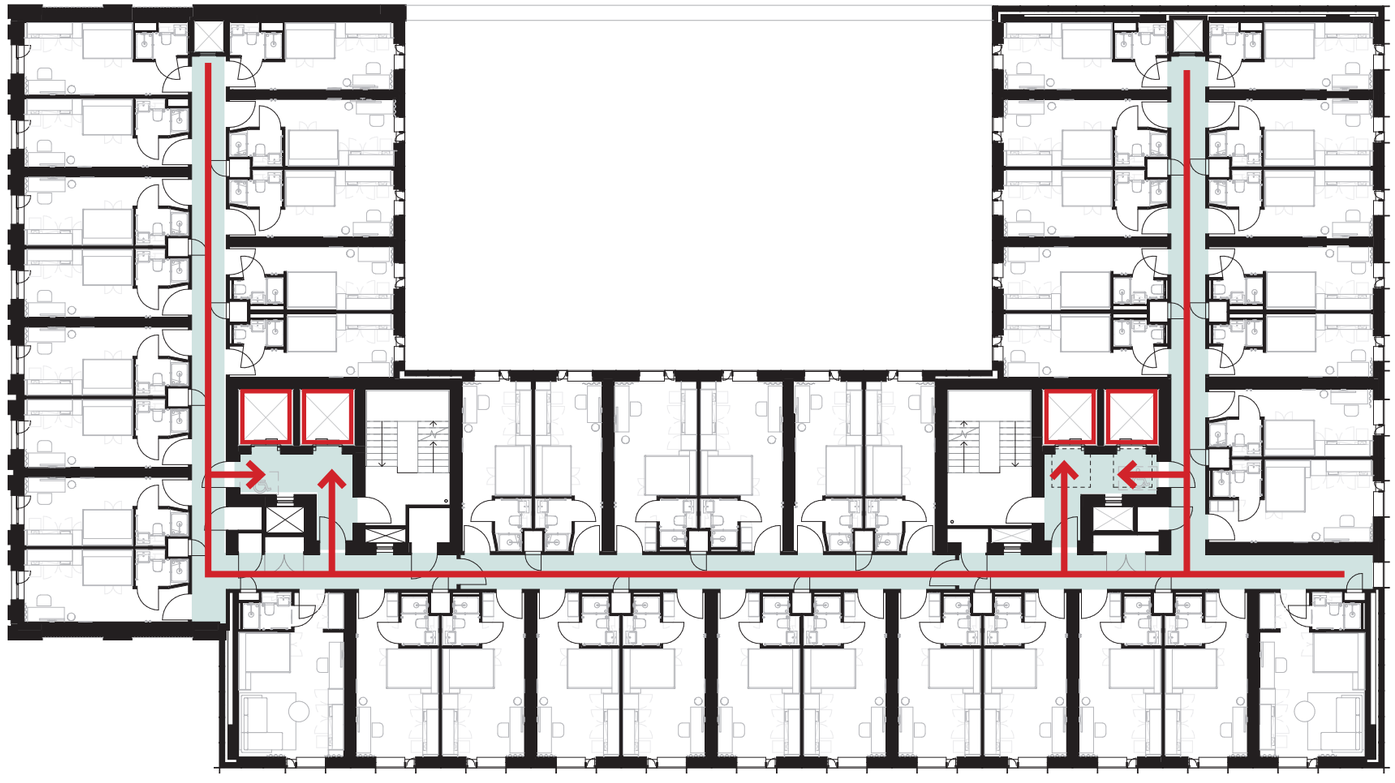
Lift

Notional 1500mm for trolley access

Manned reception desk

Move in/Move out Strategy
Typical Floor

The student move-out period is managed in a similar fashion to the move-in process. Students are expected to confirm with the Accommodation Team their proposed move-out times and dates. However, busy move-out periods are unlikely as the students tend to move out over an extended period.



Typical Floor Plan

- Circulation
- Building reception
- Direction of travel
- Lift
- Notional 1500mm for trolley access

Fire Strategy
Ground Floor

Principle guidance documents adopted for the scheme are BS 9999 (2017) and BS9991 and associated British Standards. Refer to the 'Fire Statement' provided by Design Fire Consultants.

The building uses are mixed with student residential accommodation as well as the proposed ground and first floor food hall.

The overall building height is 93.9m from ground floor to the top occupied floor. Sprinklers are required throughout the building as the top floor height is above 30m. The building incorporates two fire-fighting shafts.

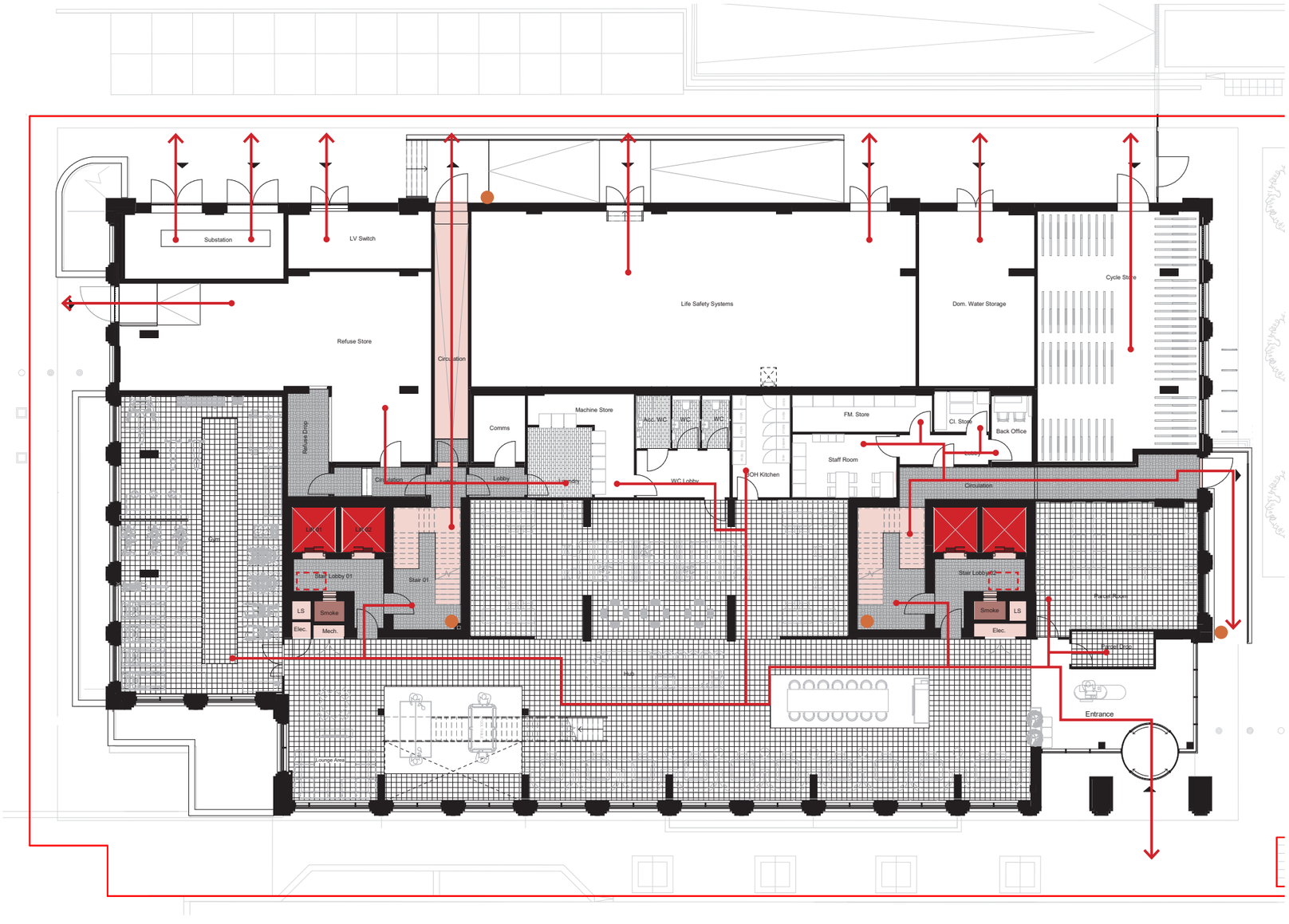
Extended travel distances are proposed and as such a Fire Engineering solution has been adopted. Mechanical smoke shafts and automatic opening vents have been designed by the fire engineer to provide safe means of escape.

All four lifts in the building (two in each core) will be designed as firefighting lifts programmed to function as an evacuation lift, until the lift is recalled using the firefighters lift switch.

Evacuation of occupants in wheelchairs is addressed by provision of refuges with emergency voice communication (EVC) points at each level within the protected fire fighting lobbies.

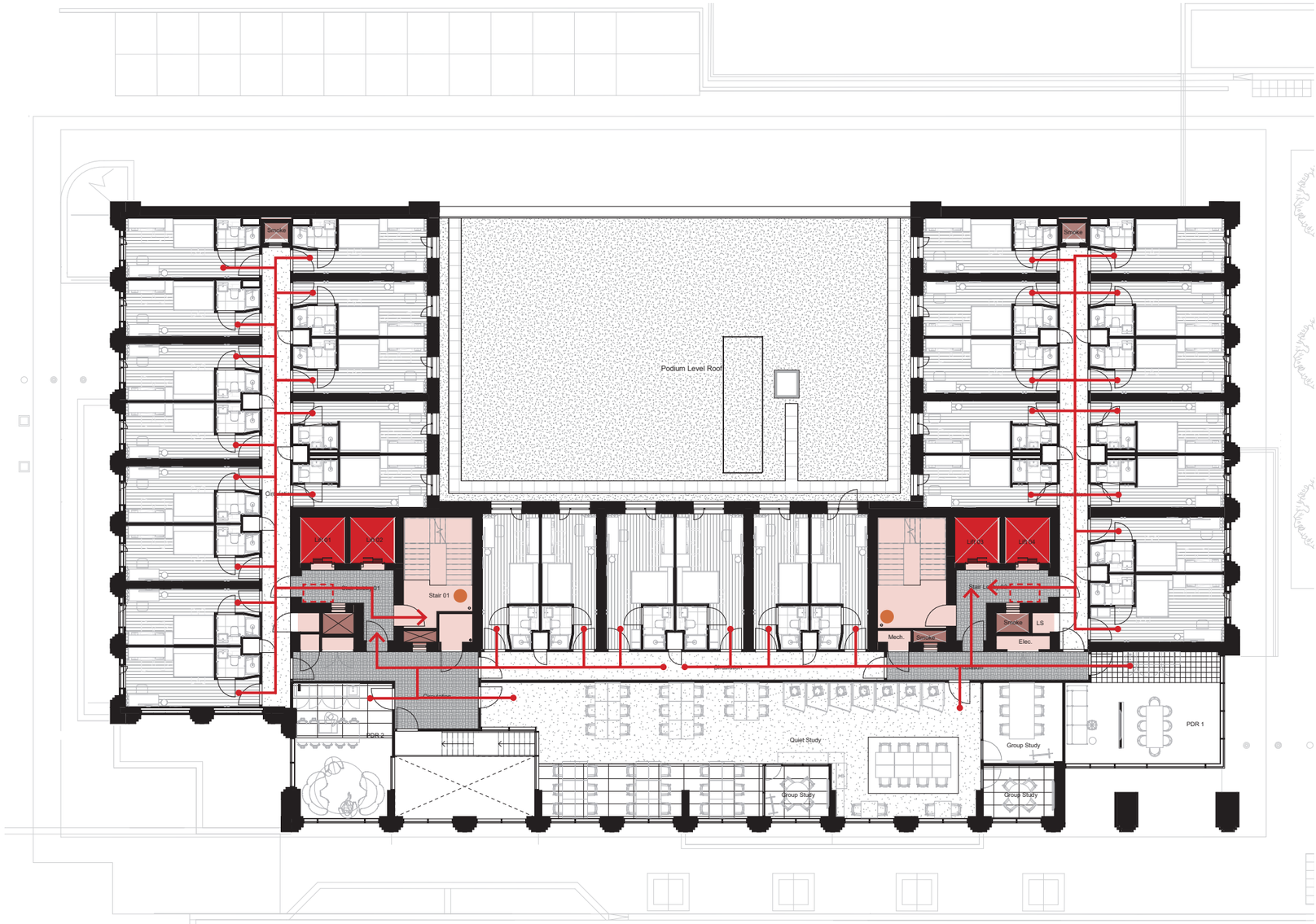
Fire tender access will be provided to the access road located to the west from and off Hulme Street to the east. Fire fighters will then have dedicated access to the fire fighting core.

- Fire protected zone
- Firefighting & Evacuation lift
- Smoke shaft
- Wet riser inlet/ outlet
- Wheelchair refuge
- Escape route



Ground Floor Plan

Fire Strategy
Level 01



Fire protected zone

Firefighting & Evacuation lift

Smoke shaft

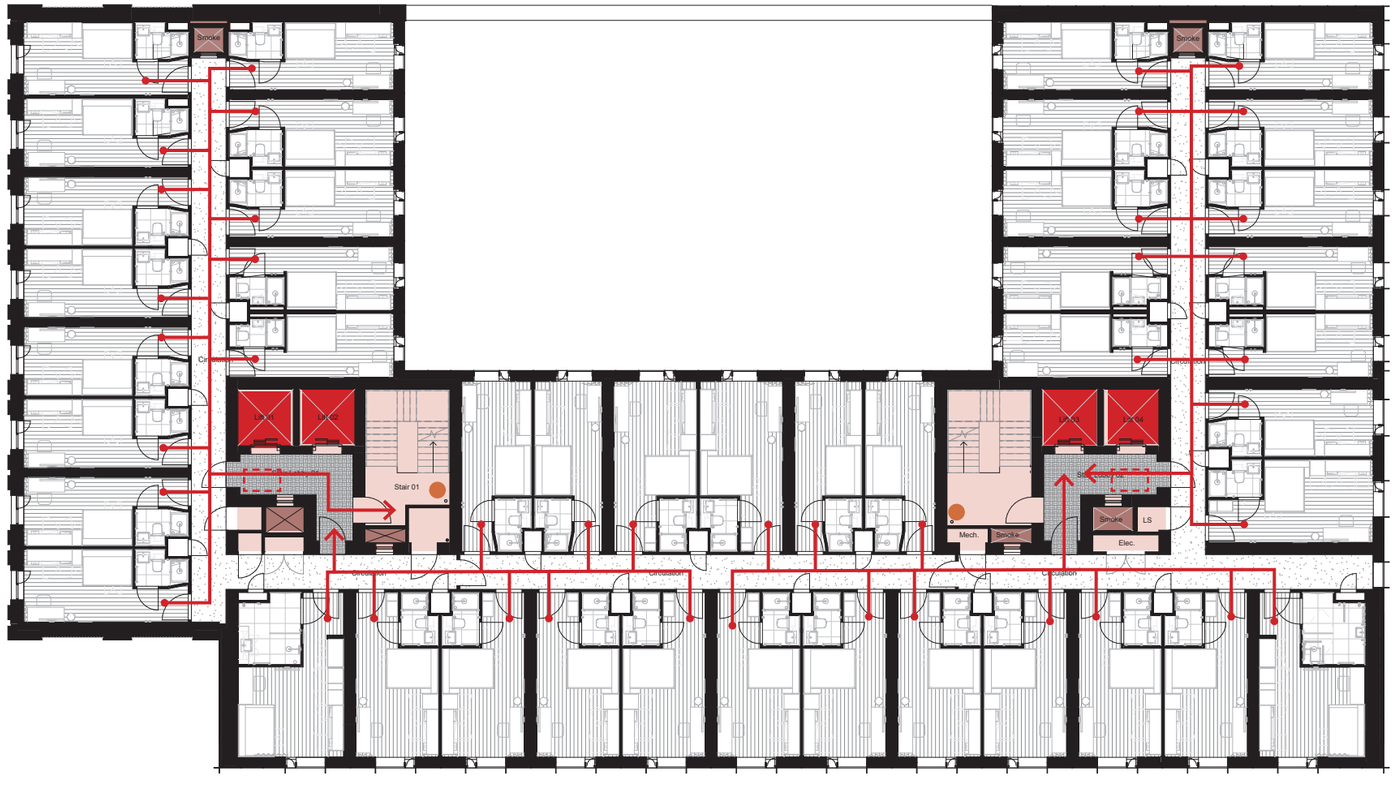
Wet riser inlet/ outlet

Wheelchair refuge

Escape route

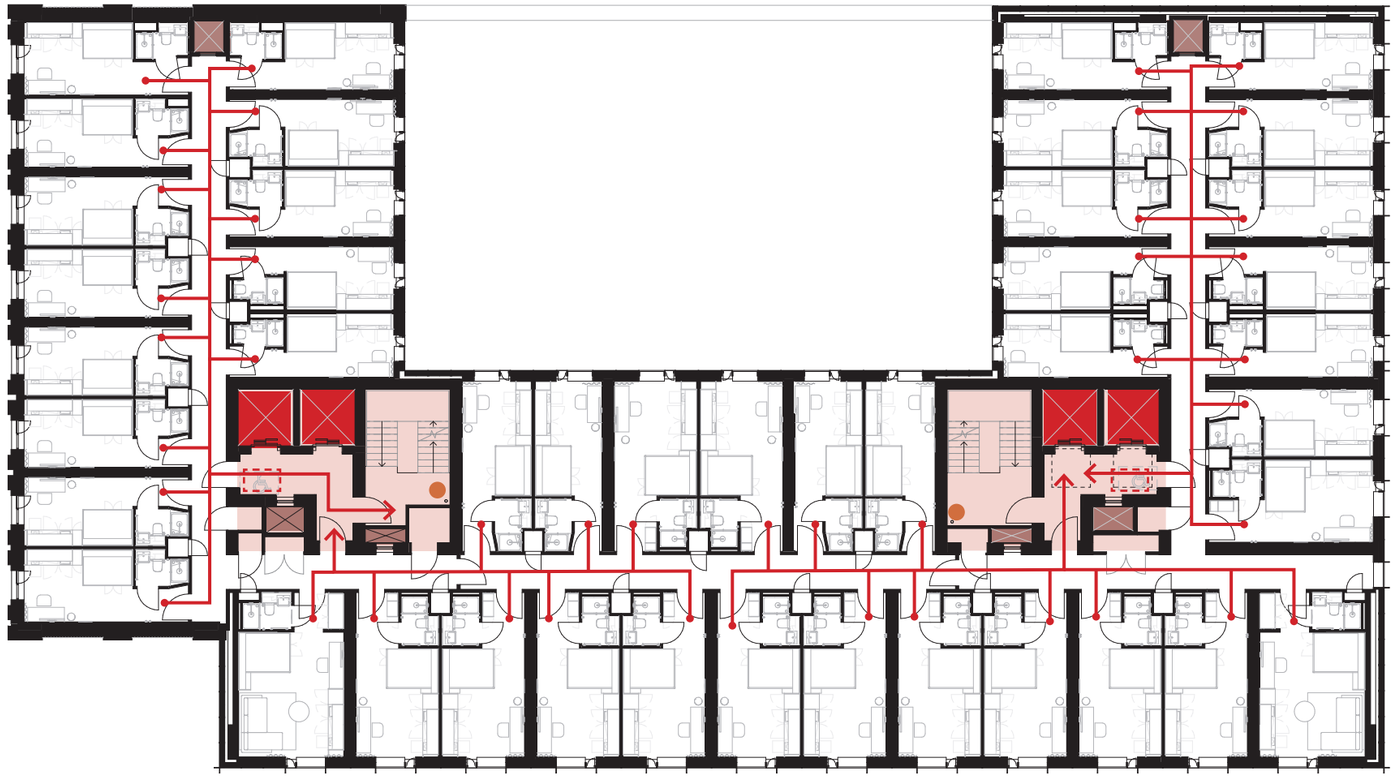
First Floor Plan

Fire Strategy
Level 02-03



Fire protected zone
Firefighting & Evacuation lift
Smoke shaft
Wet riser inlet/ outlet
Wheelchair refuge
Escape route

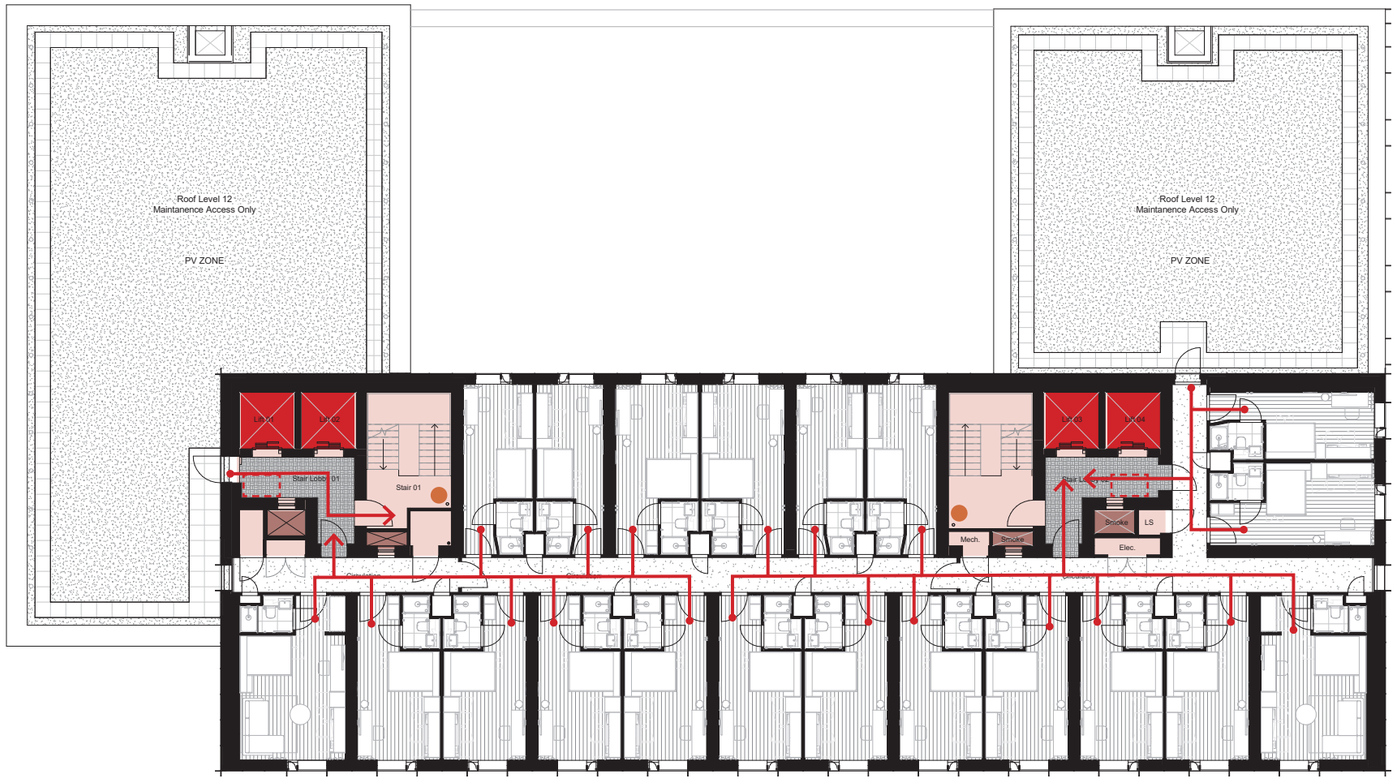
Fire Strategy
Typical Floor



Typical Floor Plan

- Fire protected zone
- Firefighting & Evacuation lift
- Smoke shaft
- Wet riser inlet/ outlet
- Wheelchair refuge
- Escape route

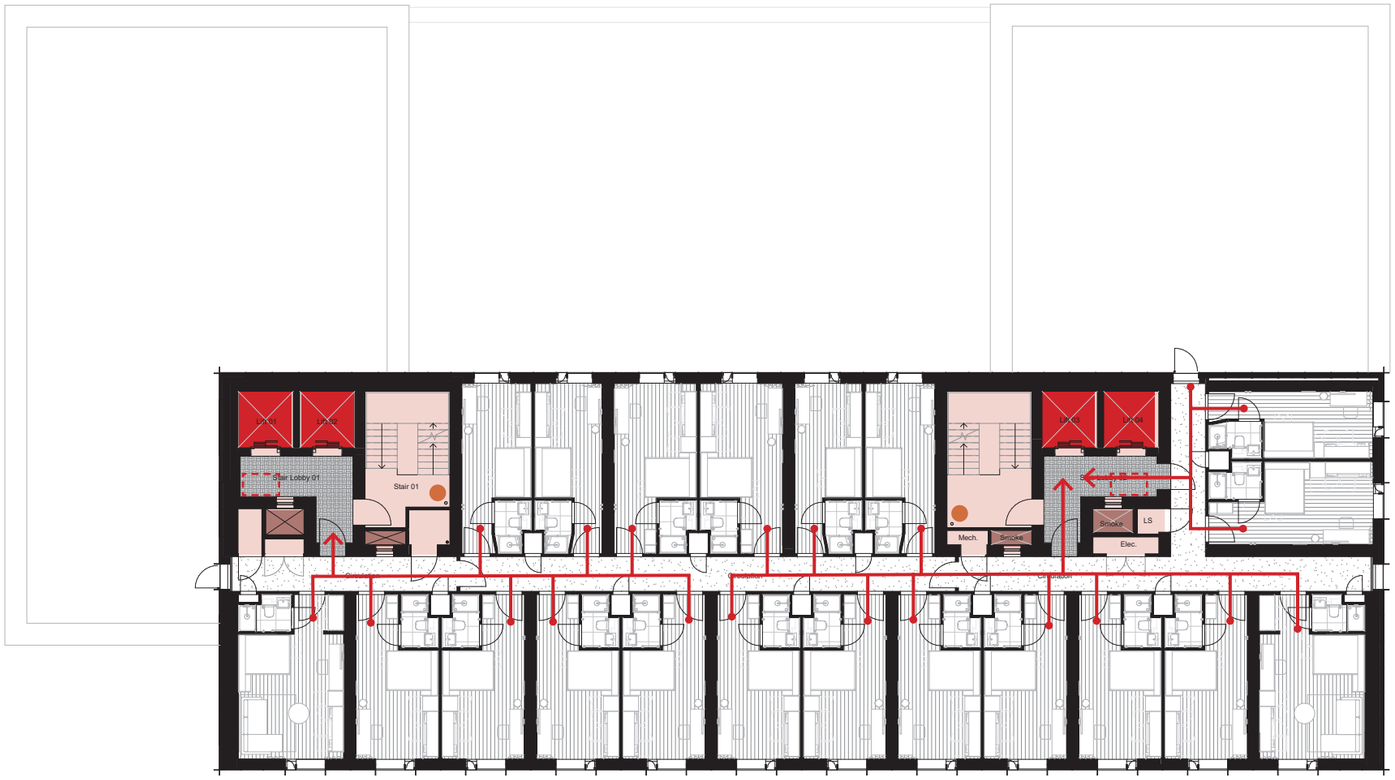
Fire Strategy
Level 12



Level 12 Plan

- Fire protected zone
- Firefighting & Evacuation lift
- Smoke shaft
- Wet riser inlet/ outlet
- Wheelchair refuge
- Escape route

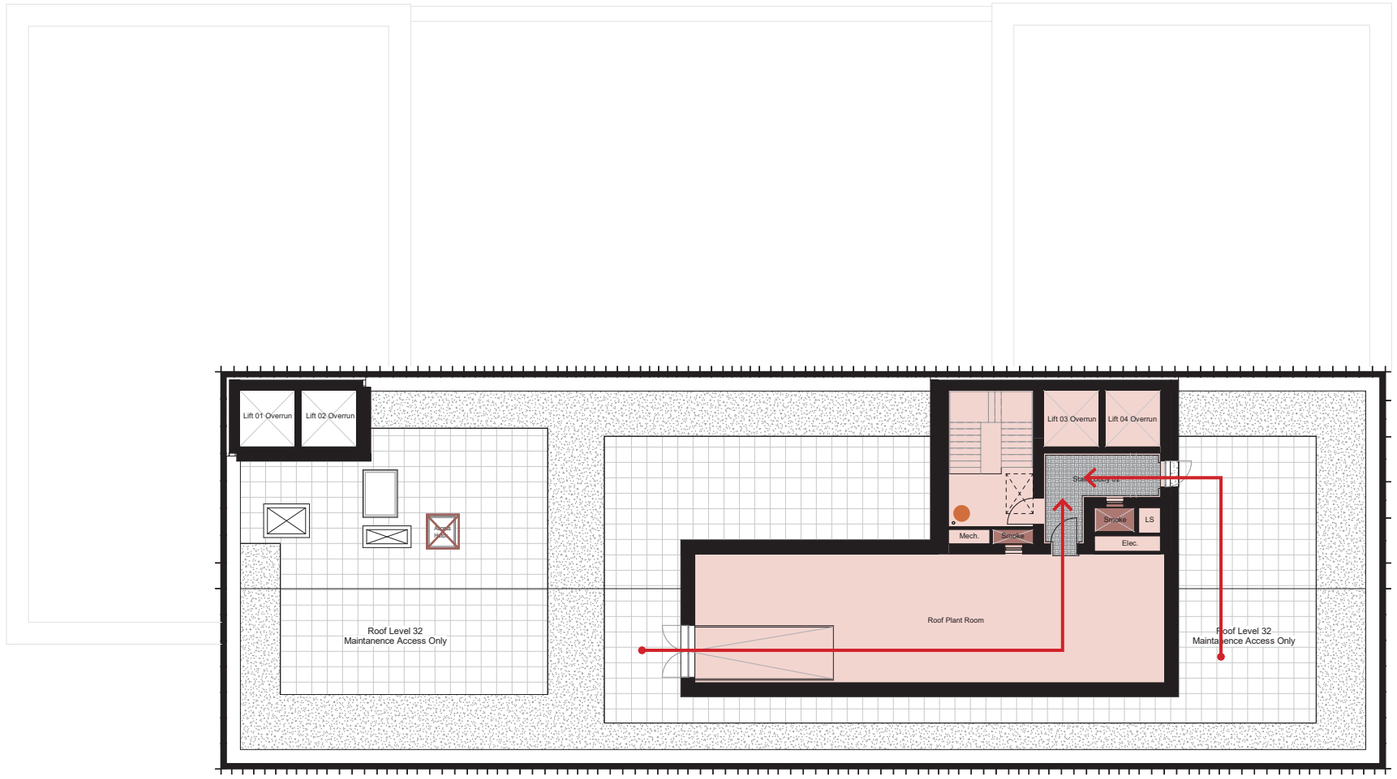
Fire Strategy
Typical Upper Floor



Fire protected zone
Firefighting & Evacuation lift
Smoke shaft
Wet riser inlet/ outlet
Wheelchair refuge
Escape route

Typical Upper Floor Plan

Fire Strategy
Roof



Roof Plan

Emergency Hatch
Fire protected zone
Firefighting & Evacuation lift
Smoke shaft
Wet riser inlet/ outlet
Wheelchair refuge
Escape route

Facade Cleaning Strategy
Roof

The scheme proposes high quality, durable materials which require minimal maintenance.

Windows will be cleaned from the building exterior.

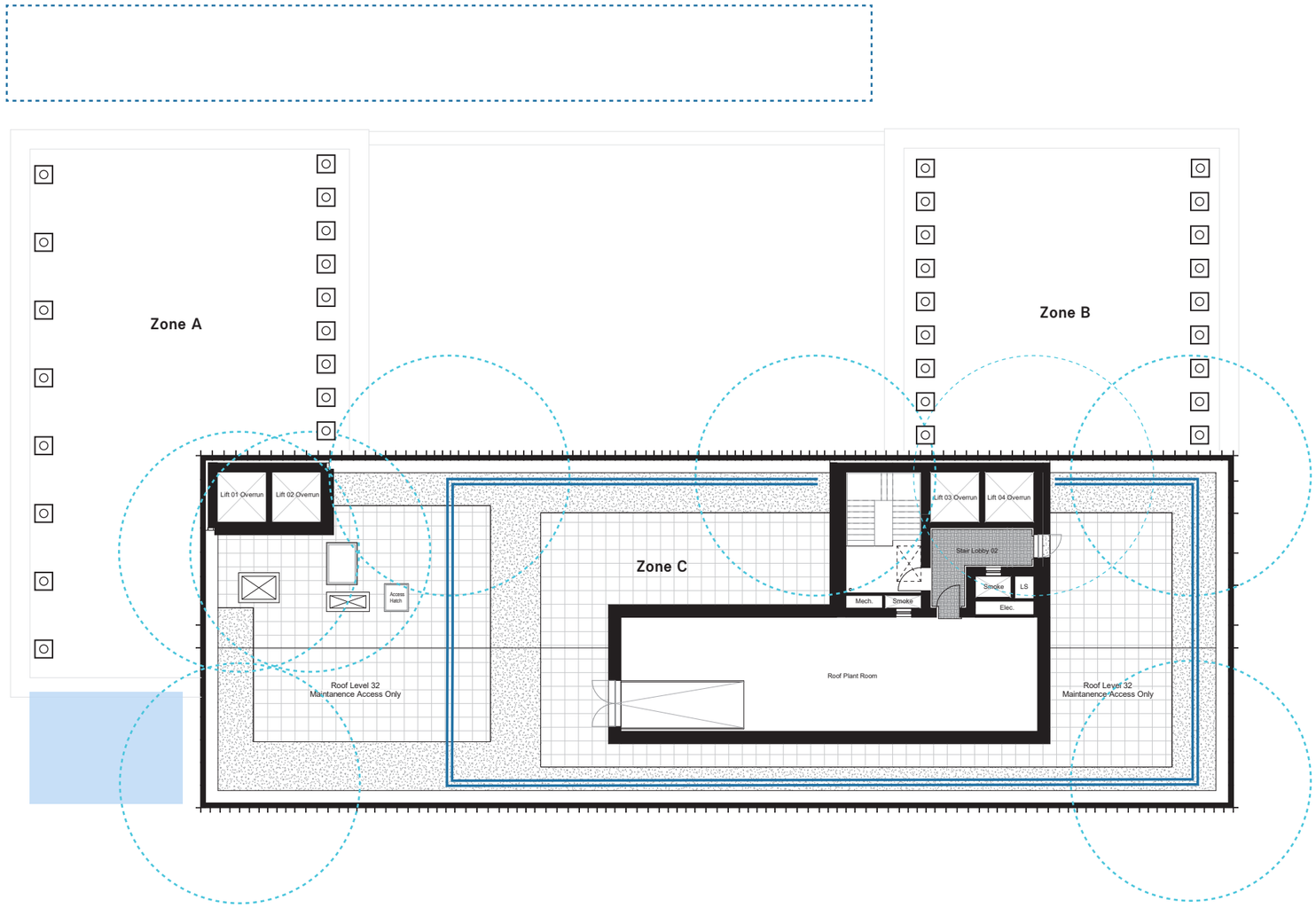
The strategy for window cleaning will be split between four main principles, pole wash, BMU and Rope Abseiling as well as additional use of a MEWP (Mobile Elevated Working Platform) to the south-west corner.

Ground to first floor levels will be pole cleaned from street level with access available to the perimeter of the building.

Zone A and B will be cleaned via Rope abseiling secured by anchor points on Level 12 Roof. A MEWP will be used to the niche at the south-west corner to alleviate the need for anchor points along this perimeter. Access for the MEWP can be achieved from street level from the pavement or hard-standing.

Zone C will have a BMU (Building Maintenance Unit) track installed at the Level 32 roof, providing access for cleaning and maintenance of the majority of the facade. Safe landing spots are available to the extent of the perimeter of the building.

Window and cladding replacement will be carried out via the BMU system to the majority of the facade, with additional use of a spider crane to access the courtyard façades from Level 1 roof, and with a temporary counter weight anchor point for Zones A and B.



Hard-standing zone for Spider Crane

MEWP zone

BMU Track

Abseiling Anchor Point/ Davit Arms

BMU Reach radius

Roof Plan

Accommodation Schedule

The adjacent schedule indicates the total studio types/ mix and amenity areas for each level.

	Studio					
	15.5 (A)	16 (B)	20 (C)	26 (D)	Accessible	Adaptable
Total	**66**	**342**	**393**	**56**	**2**	**2**
Mix	8%	40%	46%	7%	0%	0%
Total Units	**861**					

Total Studio Types & Amenity

	5.5 (A)	16 (B)	20 (C)	26 (D)	Accessible	Adaptable	sqm	sq ft
Level								
Level 00							557	5,996
Level 01	6	22	3				231	2,486
Level 02	6	22	13		1	1		
Level 03	6	22	13		1	1		
Level 04	6	22	13	2				
Level 05	6	22	13	2				
Level 06	6	22	13	2				
Level 07	6	22	13	2				
Level 08	6	22	13	2				
Level 09	6	22	13	2				
Level 10	6	22	13	2				
Level 11	6	22	13	2				
Level 12		5	13	2				
Level 13		5	13	2				
Level 14		5	13	2				
Level 15		5	13	2				
Level 16		5	13	2				
Level 17		5	13	2				
Level 18		5	13	2				
Level 19		5	13	2				
Level 20		5	13	2				
Level 21		5	13	2				
Level 22		5	13	2				
Level 23		5	13	2				
Level 24		5	13	2				
Level 25		5	13	2				
Level 26		5	13	2				
Level 27		5	13	2				
Level 28		5	13	2				
Level 29		5	13	2				
Level 30		5	13	2				
Level 31		5	13	2				
Level 32								
Level 33								
Total	**66**	**342**	**393**	**56**	**2**	**2**	**788**	**8,482**
Mix	8%	40%	46%	7%	0%	0%		
Total Units	**861**							

Studio Types & Amenity

GIA Schedule

The adjacent schedule indicates the total net and gross internal areas and ratio for each level.

Net Internal Area		Gross Internal Area		Ratio
16,133	**173,656**	**27,059**	**291,263**	60%

Gross internal area

	Net Internal Area		Gross Internal Area		Ratio
	sqm	sq ft	sqm	sq ft	N:G
Level					
Level 00		0	1,442	15,522	0%
Level 01	513	5,522	1,104	11,883	46%
Level 02	768	8,267	1,136	12,228	68%
Level 03	768	8,267	1,136	12,228	68%
Level 04	768	8,267	1,136	12,228	68%
Level 05	768	8,267	1,136	12,228	68%
Level 06	768	8,267	1,136	12,228	68%
Level 07	768	8,267	1,136	12,228	68%
Level 08	768	8,267	1,136	12,228	68%
Level 09	768	8,267	1,136	12,228	68%
Level 10	768	8,267	1,136	12,228	68%
Level 11	768	8,267	1,136	12,228	68%
Level 12	397	4,273	650	6,997	61%
Level 13	397	4,273	650	6,997	61%
Level 14	397	4,273	650	6,997	61%
Level 15	397	4,273	650	6,997	61%
Level 16	397	4,273	650	6,997	61%
Level 17	397	4,273	650	6,997	61%
Level 18	397	4,273	650	6,997	61%
Level 19	397	4,273	650	6,997	61%
Level 20	397	4,273	650	6,997	61%
Level 21	397	4,273	650	6,997	61%
Level 22	397	4,273	650	6,997	61%
Level 23	397	4,273	650	6,997	61%
Level 24	397	4,273	650	6,997	61%
Level 25	397	4,273	650	6,997	61%
Level 26	397	4,273	650	6,997	61%
Level 27	397	4,273	650	6,997	61%
Level 28	397	4,273	650	6,997	61%
Level 29	397	4,273	650	6,997	61%
Level 30	397	4,273	650	6,997	61%
Level 31	397	4,273	650	6,997	61%
Level 32			153	1,647	0%
Level 33					
Total	**16,133**	**173,656**	**27,059**	**291,263**	60%
Mix					
	Adjusted Net Internal Area*		**Gross Internal Area**		**Ratio**
	sqm	sq ft	sqm	sq ft	N:G
Total Units	**15,810**	**170,182**	**27,059**	**291,263**	**58%**

Net & Gross internal area

05. ACCESS

Access Statement

Introduction

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

The proposals have been designed with reference to the guidance provided in the Approved Document M (Volume 1 and 2, 2015 and Approved Document K (2013) of the Building Regulations.

Further progression of design details will reference best practice in inclusive design from resources such as BS 8300:2018 Volumes 1 and 2.

Building Description

The development comprises of 31 floors of student residential accommodation set over lower storeys of ancillary and amenity spaces.

The site is currently vacant, meaning the development will be a new build. This will allow the proposal to be designed to meet access requirements.

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

- designing the building such that the primary entrance to both the student residence to the north and cycle store to the south of the building, have level entrances;
- providing accessible lifts to all levels
- utilising primary access stairs through the main building cores with both providing refuges in line with the requirements of AD Part M; and
- including accessible toilets at ground floor level in adjacency to the main amenity spaces.

Approaches

The site is located in the highly accessible First Street Development area of Manchester City Centre.

Public transport access

There are 3 bus stops within 250m of the site. The Metrolink tram runs to the north of the site with the nearest tram stop being Deansgate-Castlefield. The station is fully accessible and all metrolink trams are accessible to wheelchair users.

The railway also runs to the north of the site, which is located between Deansgate and Manchester Oxford Road stations. Both stations provide step free access throughout.

Pedestrian approach

The building is approached along Medlock Street with a significant level change when approached from the south. The landscaping has been designed in such a way to ensure that there is level access into the building from the street.

Car Parking

The development is car free.

Circulation

There are two main vertical cores that serves the levels of student accommodation, including four passenger lifts that go from Level 00 - Level 31.

Lift Design

All lifts are designed to meet Part M, being at least 1100mm x 1400mm, and there is circulation space in front of each set of doors on all floors exceeding the minimum 1500mm x 1500mm.

The detailed design of the lifts will fully meet the appropriate standards including car entrance door clearance (at least 800mm) and the location of controls inside and outside of the lift being at suitable heights and set out from any corners.

Voice announcements as well as digital indicators. An accessible emergency call and handrail will be provided.

Stair Design

All new stairs are designed to meet provisions of Part K. Stairs will be a minimum of 1200mm wide (structural width) with no more than 12 rises to a single flight. All stair treads are 250mm long, all stair riser heights are 150-170mm and all tread overhangs are no more than 25mm. Visual contrast of colour to 55mm of the tread and riser edges will be provided.

Landings meet Part K as required. Suitable grippable handrails will be provided on both sides of the stairs. All handrails to stairs will meet Part K and will extend 300mm beyond the top and bottom steps and the handrails will continue around all the landings. They will turn down or inwards at their ends to avoid catching clothing. Common corridors are typically 1350mm wide.

Accessible Accommodation

The proposal of 861 student residences has sought to provide accessible rooms as part of the proposed mix of accommodation. The scheme provides a total of 43 sized accessible rooms, which represents a total of 5% of the overall accommodation.

Of these 5% proposed, 2no. rooms will be Fully Fitted Wheelchair Accessible at Practical completion with all necessary handrails, pullcords and alarms, as per Part M Guidance.

A further 2no. rooms will be Future Wheelchair Acessible, sized with a larger bathroom to accomodate a wheelchair and with patressing and power connections for the future addition of equipment.

The remainder of the 5% - a total of 39no. rooms will be Future Wheelchair Convertible, large enough in footprint that they can be retrospectively converted to be a Fully Fitted Wheelchair Accessible studio, if and when the need arises.

The accessible and adaptable rooms have been located in the immediate adjacency of the accessible circulation core, which also accommodates an emergency refuge location.

A preliminary review of proposed accessible layouts has been undertaken with Building Control to validate the proposed layouts, locations and figures identified above for planning purposes. Further engagement and development is proposed post-planning as part of the Building Regulations approval process.

Refer to *Vita Student Approach to Wheelchair Accessible Studios and Meeting the needs of our Customers* for further detail.

06. APPENDICES

Drawing Register

Document Issue Register **Project**: 1207_Plot 9B **Series:** 95_Planning			Date Month Year	18 10 24	8 11 24
Drawing No.	**Drawing Title**	**Scale**	**Current**		
VS9B-TGA-G100-PL-ZZ-95200	Existing Site Location Plan	1:1250	**P01**	P01	
VS9B-TGA-G100-PL-ZZ-95201	Site Plan - Proposed	1:500	**P01**	P01	
VS9B-TGA-G200-EL-ZZ-95050	General Arrangement Elevation - North	1:200	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95051	General Arrangement Elevation - East	1:200	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95052	General Arrangement Elevation - South	1:200	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95053	General Arrangement Elevation - West	1:200	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95054	Existing Context Elevations - North	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95055	Proposed Context Elevations - North	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95056	Existing Context Elevations - East	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95057	Proposed Context Elevations - East	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95058	Existing Context Elevations - South	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95059	Proposed Context Elevations - South	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95060	Existing Context Elevations - West	1:500	**P02**		P01
VS9B-TGA-G200-EL-ZZ-95061	Proposed Context Elevations - West	1:500	**P02**		P01
VS9B-TGA-G200-PL-00-95030	General Arrangement - Level 00	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95031	General Arrangement - Level 01	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95032	General Arrangement - Level 02-03	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95033	General Arrangement - Level 04-11	1:100	**P01**		P01
VS9B-TGA-G200-PL-00-95034	General Arrangement - Level 12	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95035	General Arrangement - Level 13-31	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95036	General Arrangement - Level 32	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95037	General Arrangement - Level 33	1:100	**P02**		P01
VS9B-TGA-G200-PL-00-95040	General Arrangement Section AA	1:200	**P02**		P01
VS9B-TGA-G200-PL-00-95041	General Arrangement Section BB	1:200	**P02**		P01
VS9B-TGA-G251-DE-XX-95210	Typical Bay Study - Ground to Level 01 South - Amenity	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95211	Typical Bay Study - Ground to Level 01 South - Gable	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95212	Typical Bay Study - Main Entrance	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95213	Typical Bay Study - Ground to Level 01 West - Amenity	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95214	Typical Bay Study - Ground to Level 01 West - BOH	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95215	Typical Bay Study - Level 02 to 10 West	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95216	Typical Bay Study - Level 11 West	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95217	Typical Bay Study - Level 02 to 30 South	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95218	Typical Bay Study - Level 11 to 12 East	1:20	**P01**		
VS9B-TGA-G251-DE-XX-95219	Typical Bay Study - Level 31 to 32 South	1:20	**P01**		

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