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RENSHAW HOUSE, MANCHESTER

Design & Access Statement Addendum
Planning Feedback Response - November 2024

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The design is subject to the following:

- Land registry confirmation
- Topographical information
- Planning approval
- Building Regulations approval / fire engineering
- Rights of lights Issues
- Review of easements and covenants
- Full structural review

project ref	originator	volume	level	type	role	classification	name	revision	author	checked	date of issue
(544)2337	gwp	01	xx	pp	a	4B	Planning Response	P01	ta	rt	22.10.24
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(544)2337	gwp	01	xx	pp	a	4B	Planning Response	P03	ta	rt	08.11.24

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INTRODUCTION

RENSHAW HOUSE, MANCHESTER | PLANNING FEEDBACK RESPONSE

1.1 OVERVIEW

Overview

This document has been prepared as an addendum to the submission for a full planning application for a student accommodation development for the site at the junction of Hyde Grove and Plymouth Grove. The site currently houses student accommodation comprising 28 beds. The application was validated on the 20th May 2024.
This addendum to the Design and Access Statement has been prepared by GWPA in response to officer feedback from the planning submission, received on 17th October 2024.

The Proposed Development

The application seeks planning permission for the Proposed Development and re-purpose of the site to provide additional Purpose Built Student Accommodation (PBSA), providing a high-quality development that responds appropriately to the existing and emerging context of the immediate area.

The proposals included in the planning submission comprise a 92 bed student accommodation scheme in a cluster flat arrangement, giving a net increase of 64 beds over the current provision on site. The proposals incorporate social space at ground floor level and a communal landscaped garden area. Following a number of post submission updates, the proposals now include 76 student bedrooms.

GWPA recognise the importance of the site in relation to the adjacent context and are proposing a design that is both respectful whilst seeking to offer a positive regeneration proposal.

The design generates a material quality that reinforces the neighbourhood identity, and therefore a sense of belonging.

Project Objectives

At the beginning of the design process clear objectives for the scheme were determined;

- Provide high quality student accommodation
- To ensure the development is to a significant quality in design and environmental standards
- To propose an appropriate scale and setting for the new development
- To provide safe and attractive residents access to the site and accommodation
- To provide an attractive and active frontage to Hyde Grove
- To provide high quality amenity space



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PREVIOUS SCHEME DEVELOPMENT (POST-SUBMISSION)

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RENSHAW HOUSE, MANCHESTER | PLANNING FEEDBACK RESPONSE

2.1 PLANNING SUBMISSION - MAY 2024

Planning Submission

Date: 20th May 2024

Proposal Details

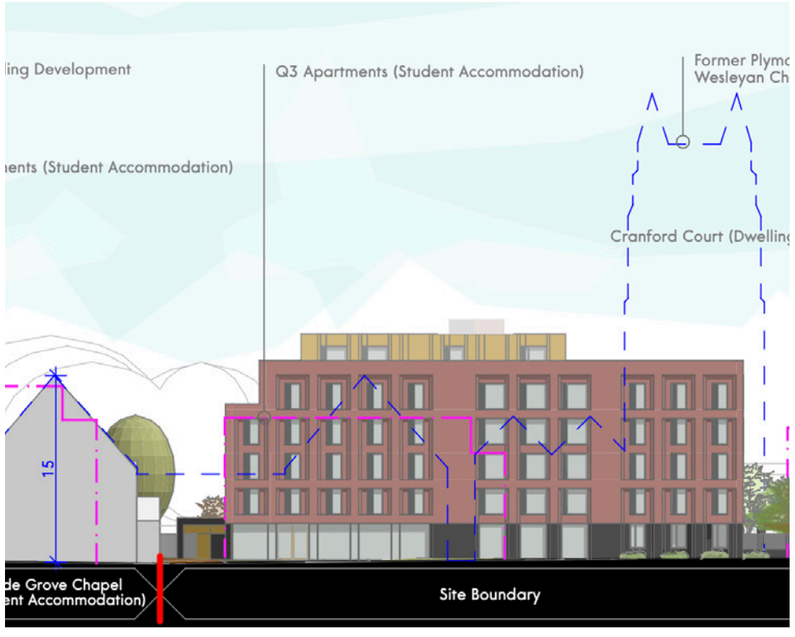
- 5/6 Storey PBSA proposal (reduced massing following 2nd pre-app)
- Consist of 92 en-suite bedrooms (89 study beds and 3 studio bedrooms)
- Building set back from Plymouth Grove to respond to the street-scene to south-east
- Top storey set back away from Plymouth Grove and massing/materiality adjusted to reduce visual impact from ground level

Key design feedback from planning officer

- Considered that the siting of the proposed building would have unacceptable impact on the north-east elevation of the Chapel
- Recommended that height of the building in proximity to the former Chapel is reduced and set further from the Chapel
- Suggestion of exploration of setting back the building line from Hyde Grove
- Suggestion that a further overall reduction is height could be considered
- Provide detailed cross sections and elevations to demonstrate depth of fenestration and louvred window panel design
- Provide clearer connection between social spaces and external amenity
- Reduce extent of glazing to Hyde Grove
- Considered that corner at Plymouth Grove could be improved with more visual interest









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2.2 PLANNING RESPONSE UPDATE - AUGUST 2024

Updated pack submitted in response to Officer feedback

Date: 9th August 2024

Proposal Details

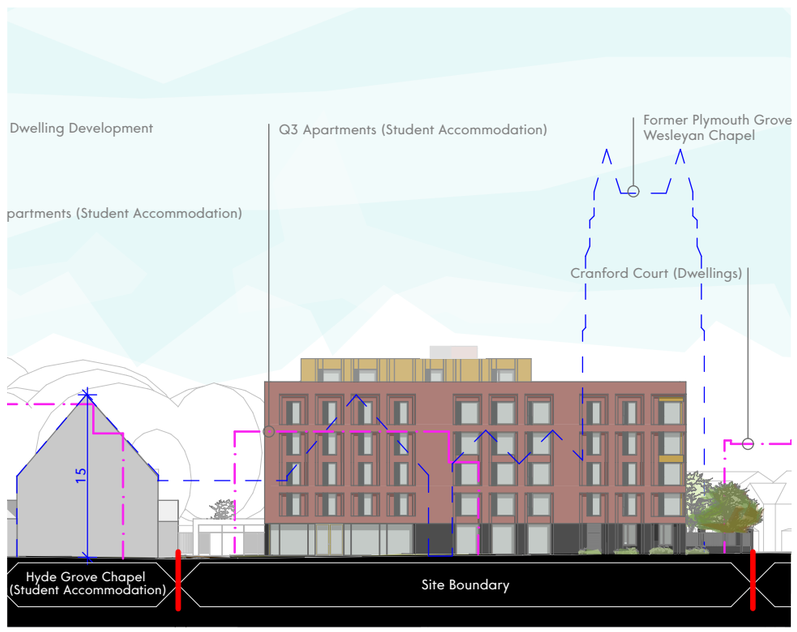
- 5/6 Storey PBSA proposal (reduced footprint / massing following planning officer feedback)
- Consists of 89 en-suite bedrooms (77 study beds and 12 studio bedrooms)
- Building set away from the Chapel on Hyde Grove, resulting in reduced footprint / massing and bedroom provision.
- Provides clearer connection between social spaces and external amenity

Key design feedback from planning officer

- The proposed overall scale and mass is considered to be unacceptable in this location.
- it is considered that the scheme proposed has a visually intrusive impact, in part due to the siting of the building in proximity to Plymouth Grove, which is not considered to be acceptable.









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2.3 PLANNING RESPONSE UPDATE - SEPTEMBER 2024

Updated pack submitted in response to Officer feedback

Date: 12th September 2024

Proposal Details

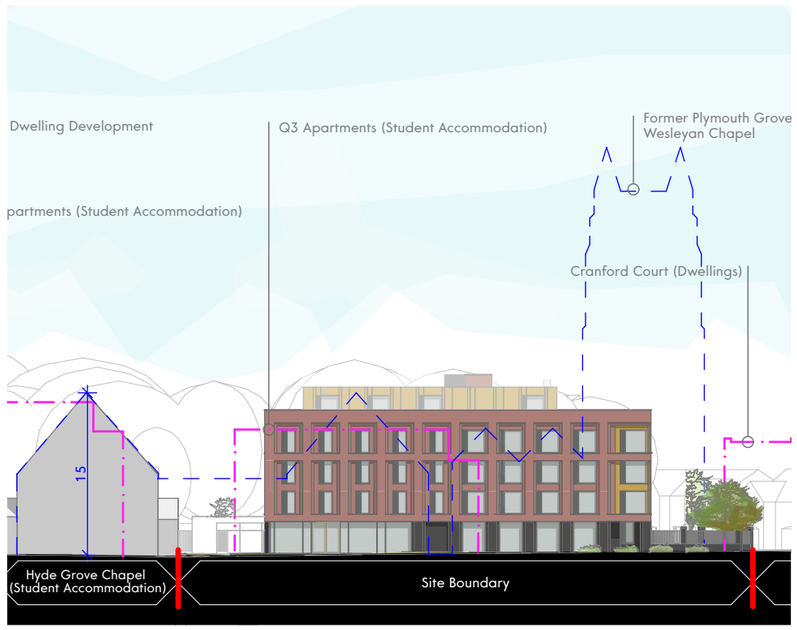
- 4/5 Storey PBSA proposal (reduced footprint / massing following planning officer feedback)
- Consists of 78 en-suite studio bedrooms
- Height of the building reduced by one full storey in response to planners comments regarding height and massing
- The updated proposals also set the building line to the north-west further away from Plymouth Grove, with a step in the building footprint omitted to further increase the set-back from the street and to increase the green open space in this area.

Key design feedback from planning officer

- There remain concerns in regard to the height and massing of the proposed building when considered in the context of the building directly to the southern side of Hyde Grove and the flats at no.82 Plymouth Grove.
- Explore further the design of the 4th floor including the set back at this level from the edges of the roof below ,and the quality of the design and materials.
- Explore the extent of the floorplate at this level and whether it could be further reduced
- Review the of the fourth floor elevational treatment and nature of the materials to be used.









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PLANNING FEEDBACK RESPONSE

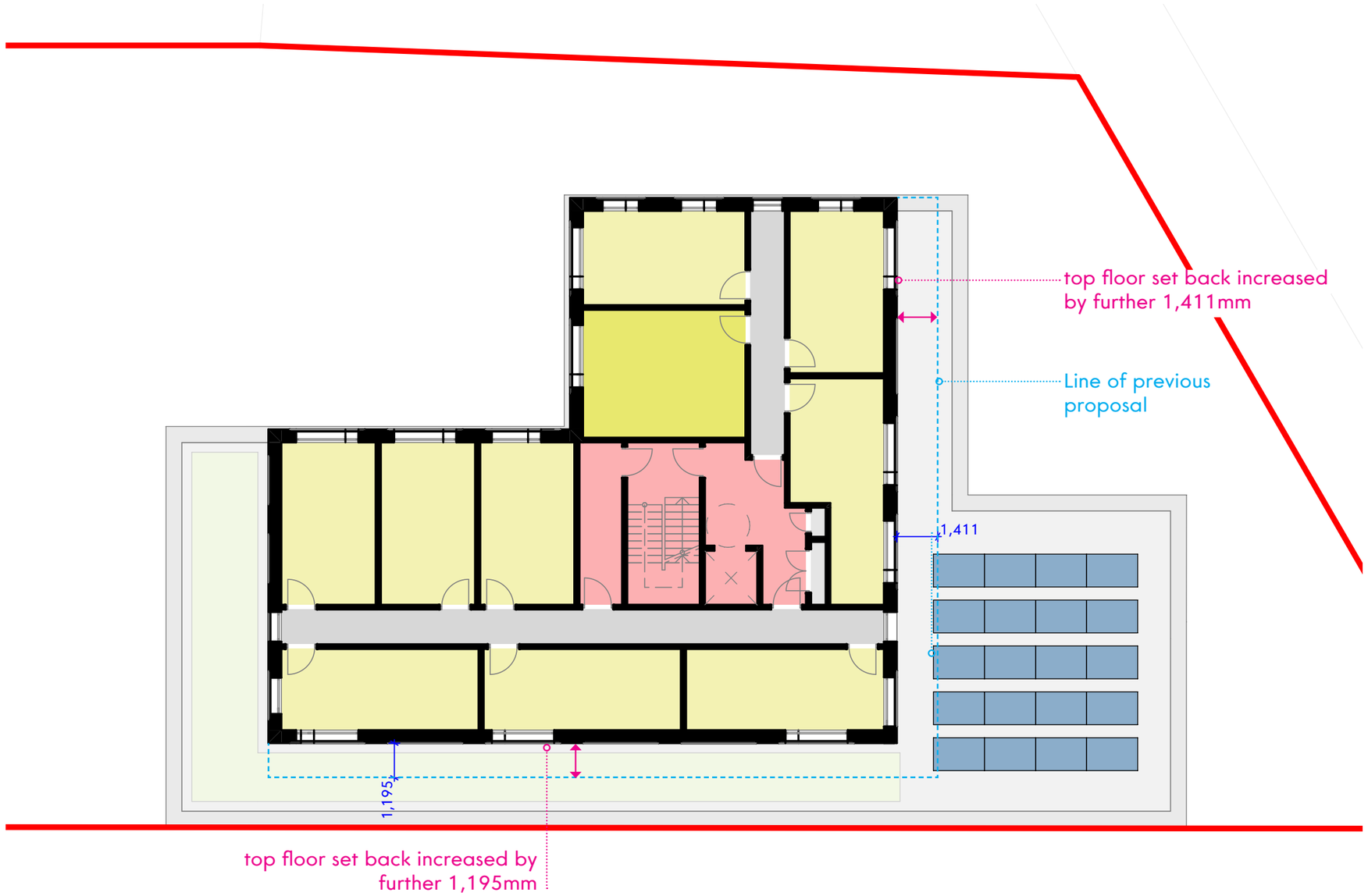
3.1 PROPOSED FOURTH FLOOR PLAN - INCREASED SET-BACK

The following comment was received from the Planning Officer via email (dated 17th October 2024) -

" Whilst acknowledging the reduction in height and the setting back of the fourth floor from the Plymouth Grove frontage, there remain concerns in regard to the height and massing of the proposed building when considered in the context of the building directly to the southern side of Hyde Grove and the flats at no.82 Plymouth Grove, both of which have a maximum height of four storeys. Much will therefore depend on the design of the 4th floor including the set back at this level from the edges of the roof below ,and the quality of the design and materials. I would suggest that this aspect of the proposed development is explored further in regard to the extent of the floorplate at this level and whether it could be further reduced, together with the design of the associated elevations and nature of materials to be used"

Design Team response

- The design and layout of the top floor has been reviewed and updated in line with the Officers comments.
- The top floor has been set back further to both the elevations facing Hyde Grove and Plymouth Grove, to reduce the visual mass of this floor. The proposals significantly reduce the visibility of the top floor when viewed from the adjacent streets.
- The design and materiality of the top floor has been reviewed and updated in line with the Officers comments, with high quality anodised metal cladding proposed and a fluted cladding detail and additional glazing proposed.



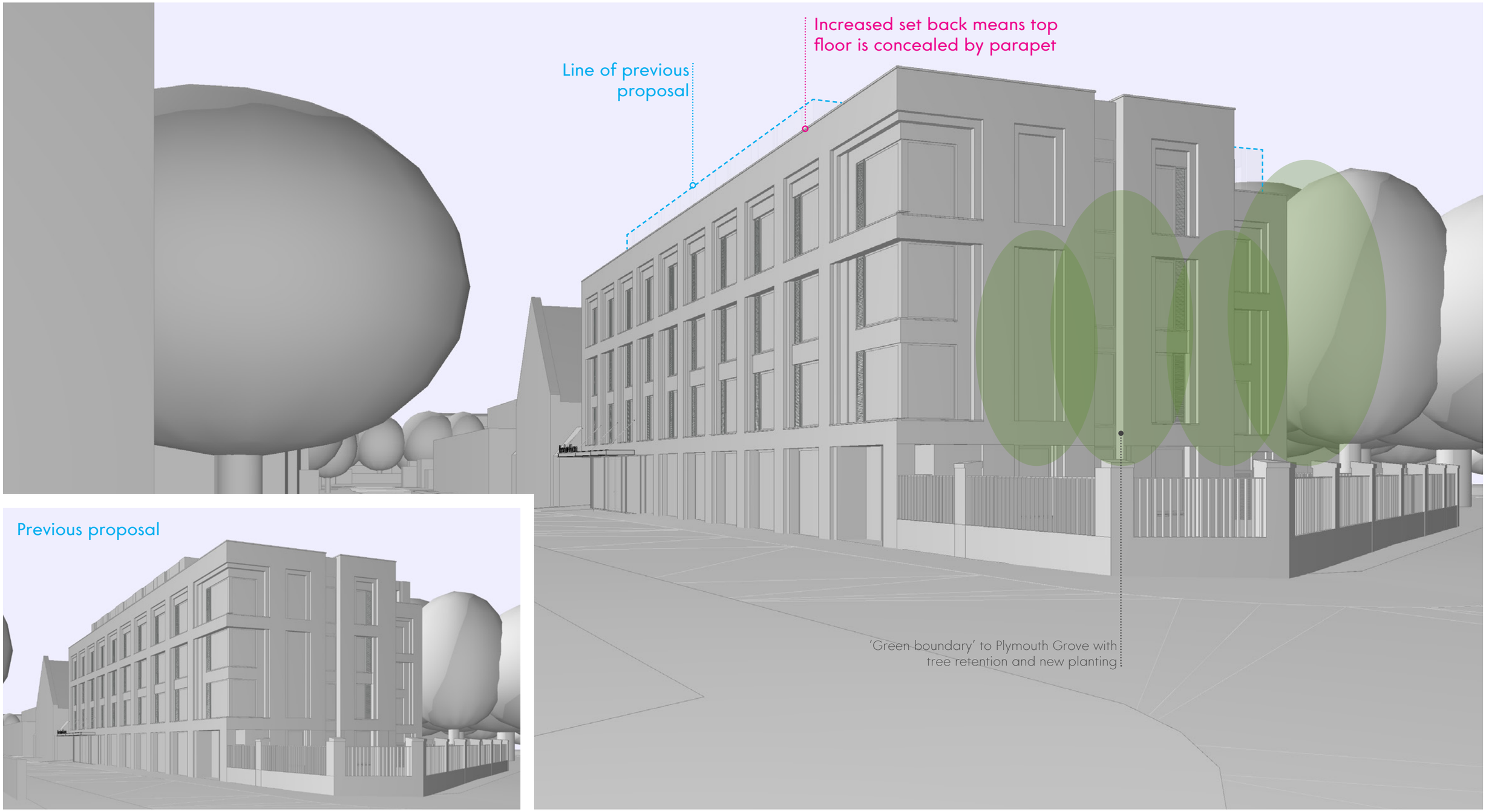
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3.2 PROPOSED VIEW FROM HYDE GROVE



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3.3 PROPOSED VIEW WEST ALONG HYDE GROVE



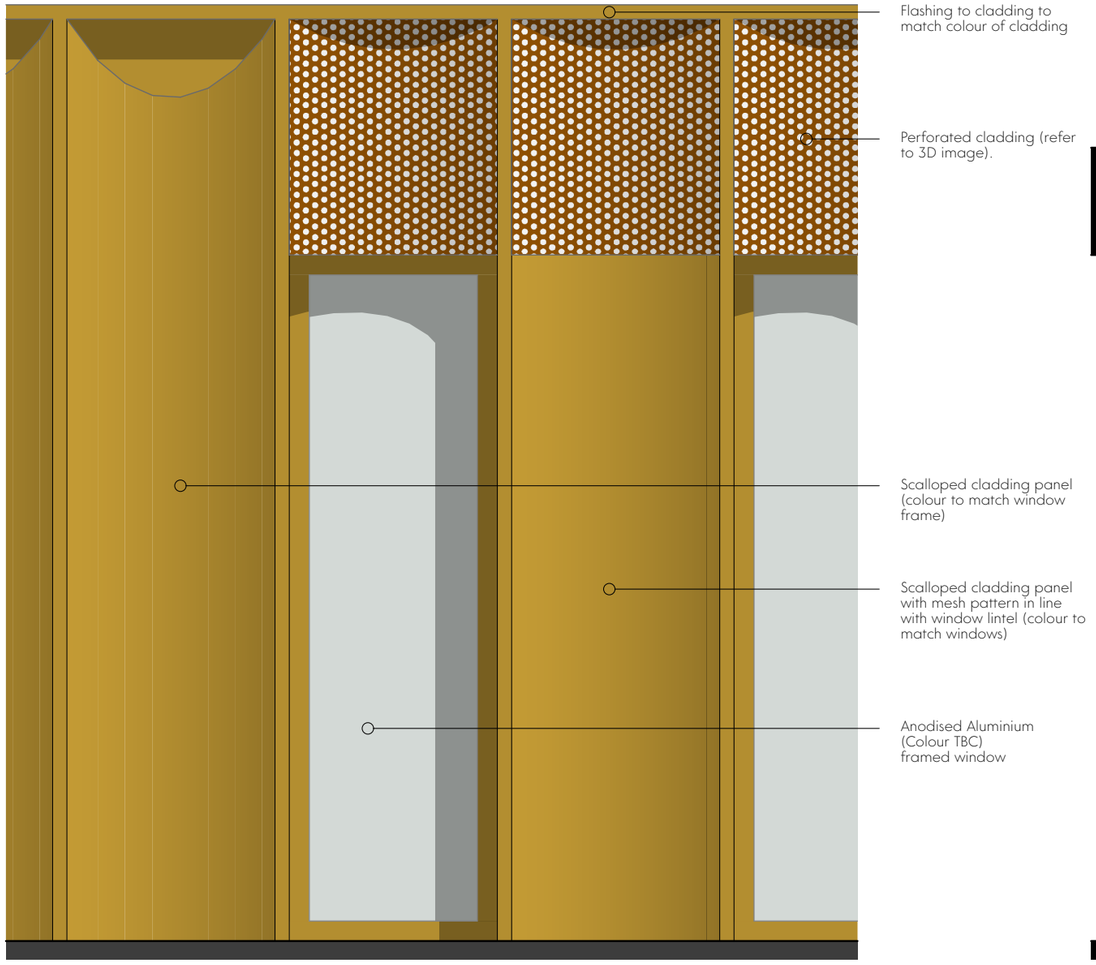
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3.4 PROPOSED VIEW FROM PLYMOUTH GROVE

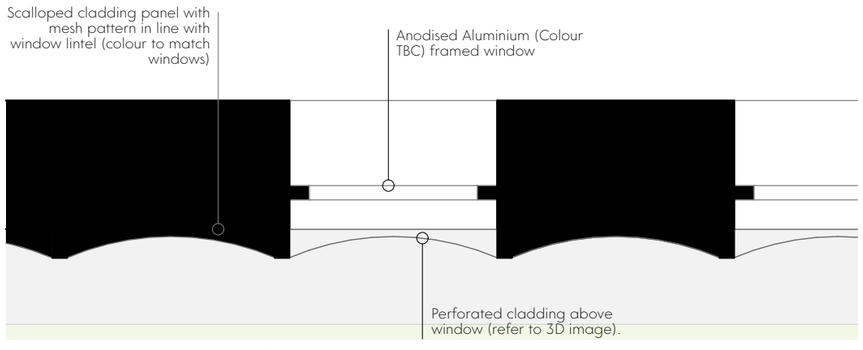


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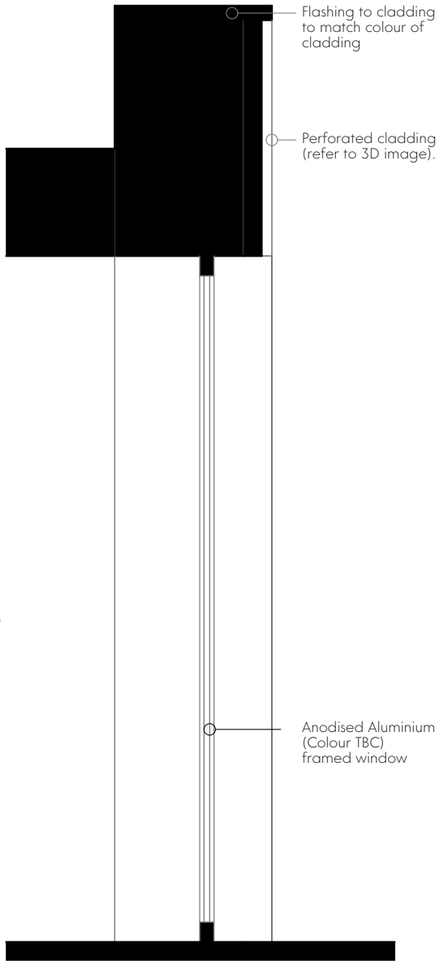
3.5 PROPOSED TOP FLOOR ELEVATION TREATMENT



Typical Window Elevation - 1:20@A3



Typical Window Plan - 1:20@A3



Typical Window Section - 1:20@A3

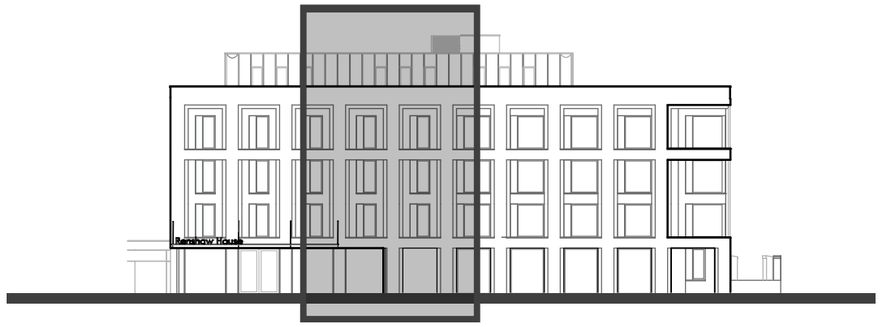


Typical Window 3D View - 1:20@A3

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3.6 PROPOSED MATERIAL STUDY

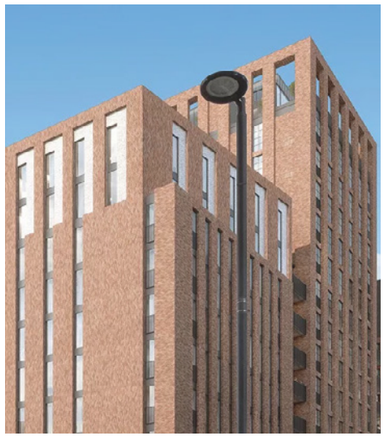




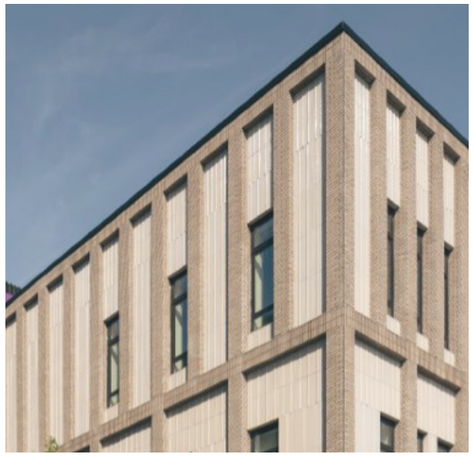
View 1

Precedents









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DESIGN PROPOSAL

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RENSHAW HOUSE, MANCHESTER | PLANNING FEEDBACK RESPONSE

4.1 PROPOSED FLOOR PLANS

4.1.1 PROPOSED GROUND FLOOR PLAN

KEY

- Studio Bedroom - 2no.
- EA Study Bedroom - 2no.
- Social space - 235m² (2.97m² per bed)
- Circulation Core
- Plant
- Cleaners Store
- Circulation
- Bins
- Cycles Store
- Administration
- Existing Trees
- Root Protection Zone
- Proposed Trees

TOTAL BEDS - 4no

Cycle Parking

Internal secure cycle spaces (double stacked)	36
External enclosed secure cycle spaces (double stacked)	32
Internal secure 'Sheffield Hoop' spaces	4
Internal secure 'EA Cargo bike' spaces	2
External 'Sheffield Hoops' visitor spaces	6
TOTAL Cycle spaces	**80**



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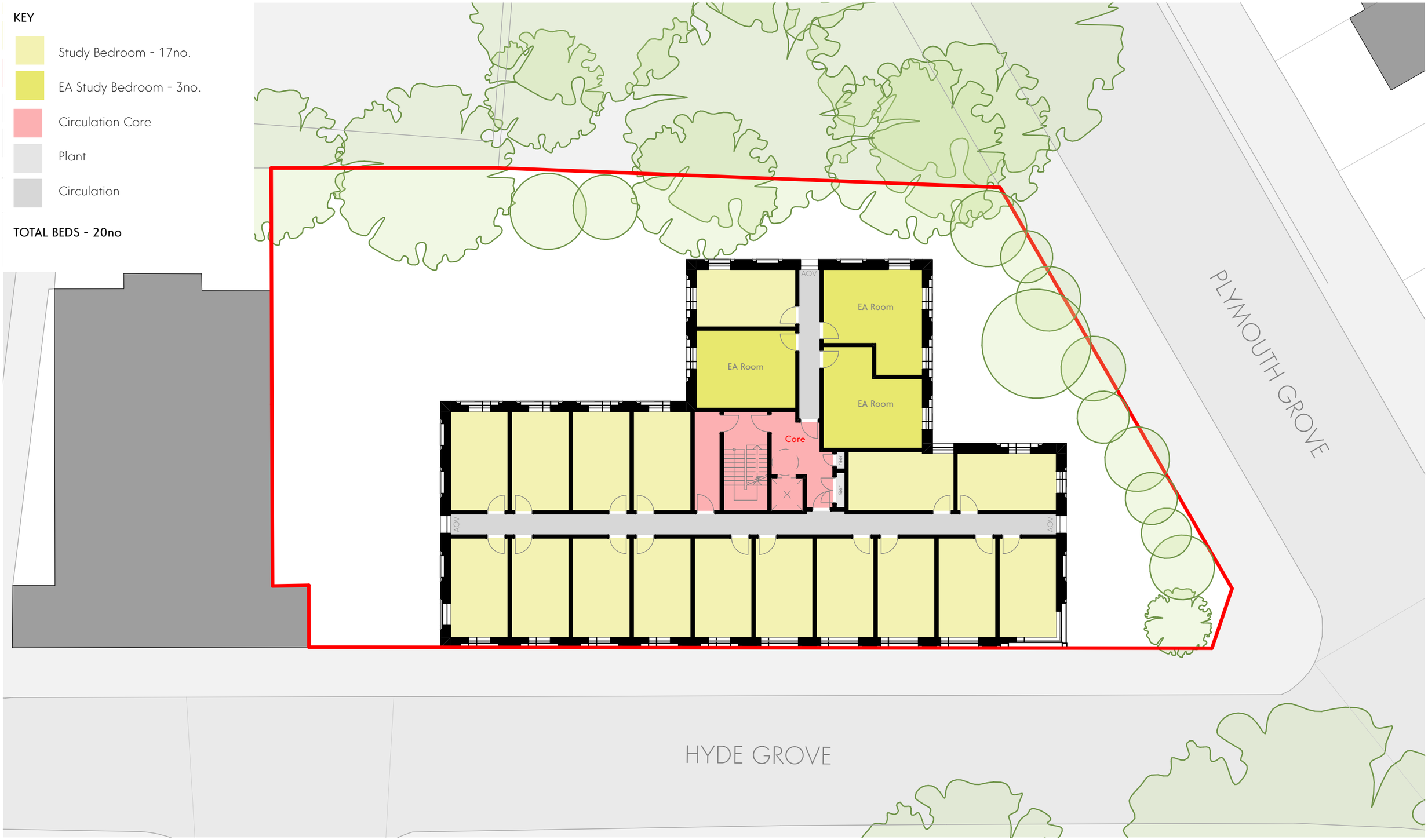
4.1 PROPOSED FLOOR PLANS

4.1.2 PROPOSED FIRST FLOOR PLAN

KEY

- Study Bedroom - 17no.
- EA Study Bedroom - 3no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 20no



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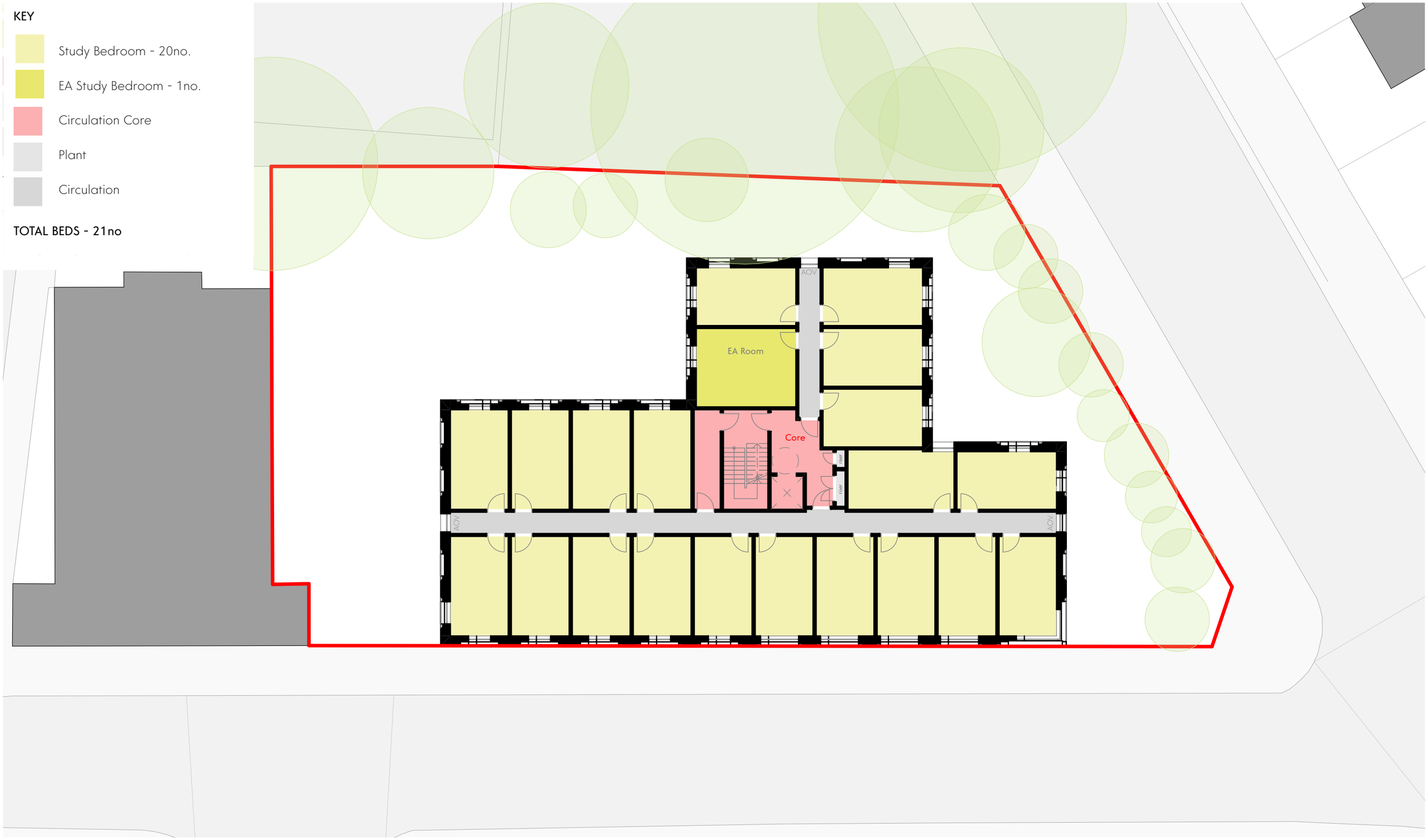
4.1 PROPOSED FLOOR PLANS

4.1.3 PROPOSED SECOND FLOOR PLANS

KEY

- Study Bedroom - 20no.
- EA Study Bedroom - 1no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 21no



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4.1 PROPOSED FLOOR PLANS

4.1.4 PROPOSED THIRD FLOOR PLAN

KEY

- Study Bedroom - 20no.
- EA Study Bedroom - 1no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 21no



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4.1 PROPOSED FLOOR PLANS

4.1.5 PROPOSED FOURTH FLOOR PLAN

KEY

- Study Bedroom - 9no.
- EA Study Bedroom - 1no.
- Circulation Core
- Plant
- Circulation

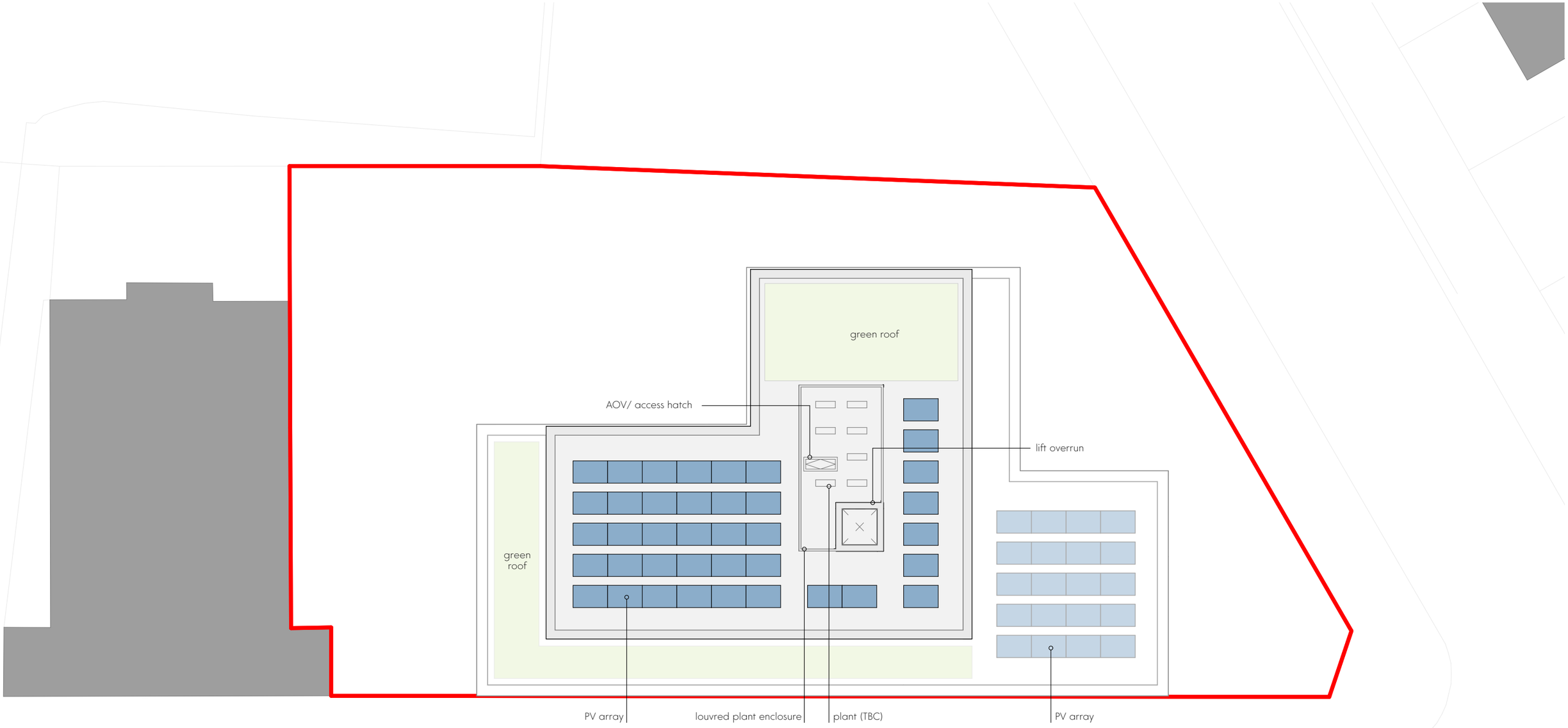
TOTAL BEDS - 10no



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4.1 PROPOSED FLOOR PLANS

4.1.6 PROPOSED ROOF PLAN



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4.2 ACCOMMODATION SCHEDULE

		Storey	Floor	General Areas GIA By Floor	Studio Bed (18m²)	EA Studio bed (24-28m²)
Storey height to floor level		6	5	-	-	-
2.775m		5	4	289m²	9 no.	1 no.
2.775m		4	3	518m²	20 no.	1 no.
2.775m		3	2	518m²	20 no.	1 no.
2.775m		2	1	518m²	17 no.	3 no.
3.6m		1	GF	512m²	2 no.	2 no.
Total	14.700m	Reception/Social		228m²		
		Plant		62m²		
		Bikes		56m²		
		Bins		14m²		
Total Number of Accommodation Units: 76				2,355m²	68 no.	8 no.

Studio Bedrooms Circa 18 m²

EA Studio bedrooms Circa 24-28m² - 10.5% of rooms within the Scheme

Social Space Provision Circa 3m² Per Room

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4.3 RENDERED VIEW 1 - NORTH ALONG HYDE GROVE



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4.3 RENDERED VIEW 1 - NORTH ALONG HYDE GROVE (DUSK VIEW)



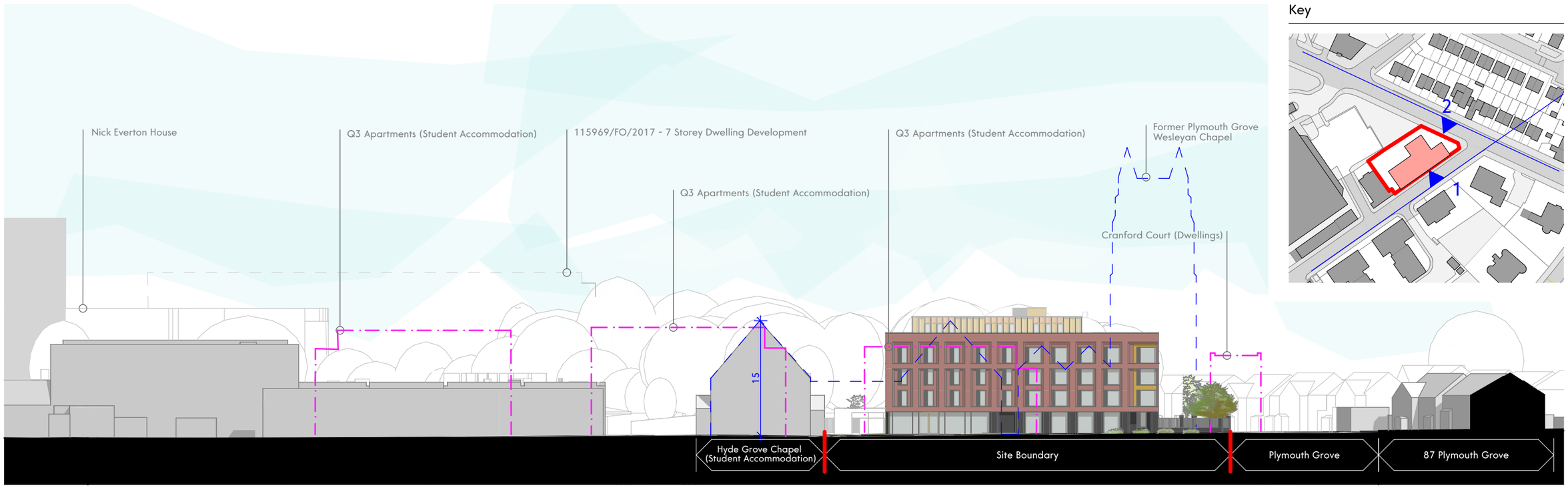
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4.4 RENDERED VIEW 2 - WEST ALONG PLYMOUTH GROVE



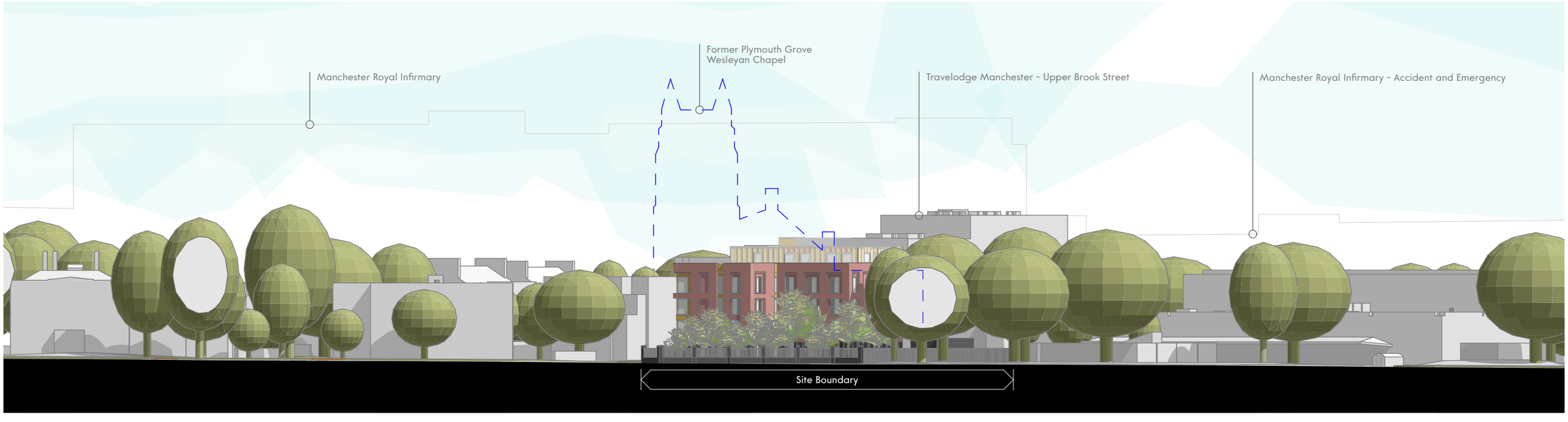
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4.5 CONTEXT ELEVATIONS



Key

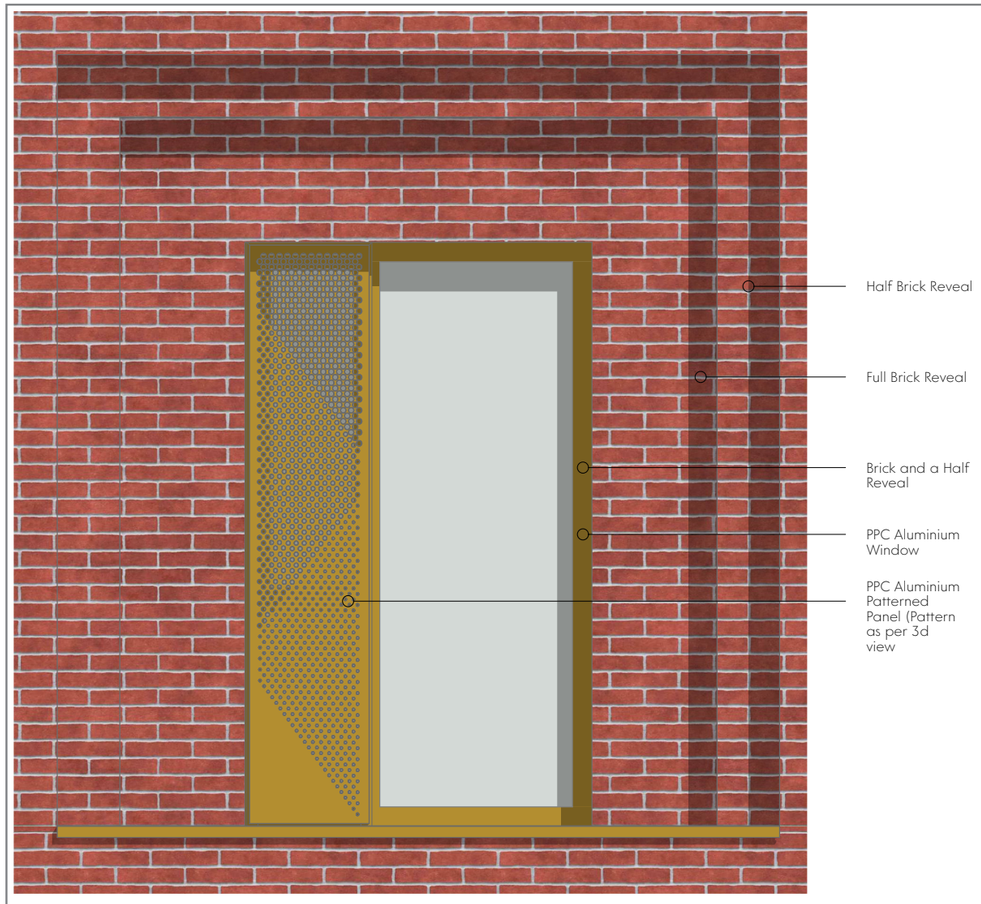
Section 1 Along Hyde Grove - 1:500@A3



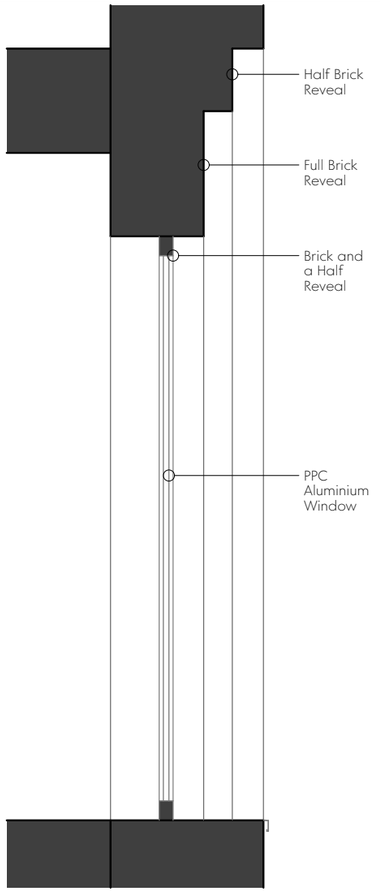
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4.6 DETAILED FACADE ELEVATION / SECTIONS

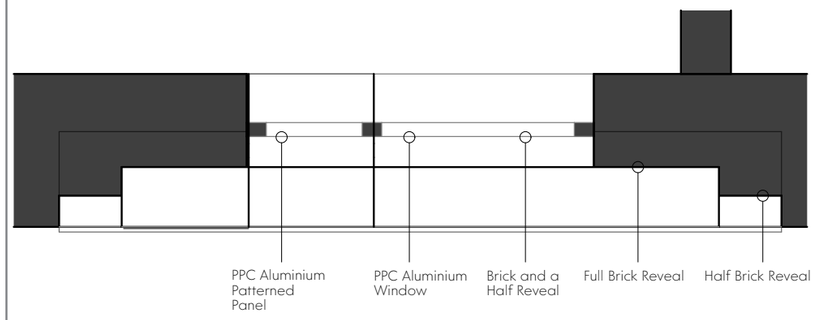
Typical window elevation and details



Typical Window Elevation - 1:20@A3



Typical Window Section - 1:20@A3



Typical Window Plan - 1:20@A3

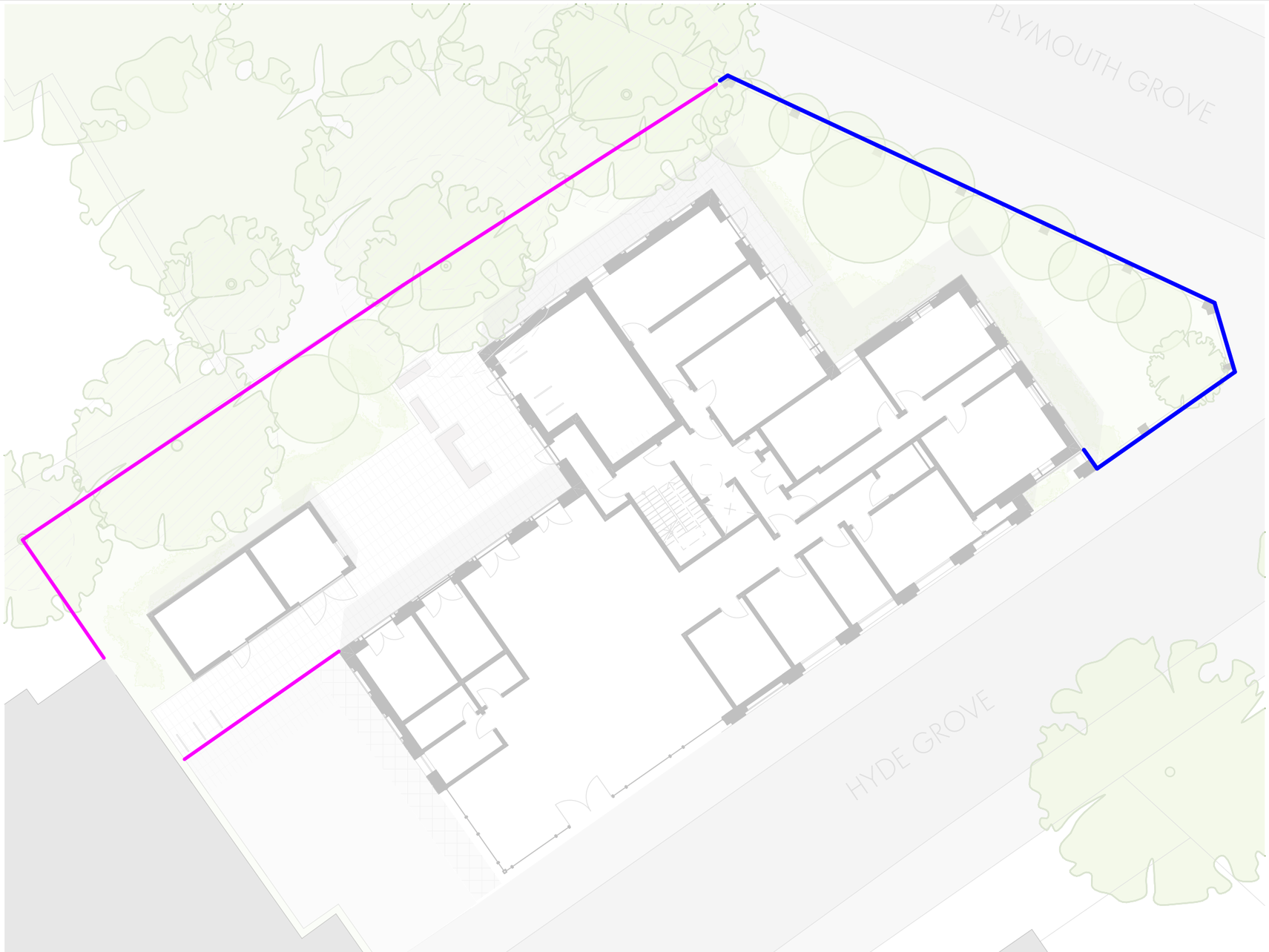
Typical window 3D Axonometric view



Typical Window 3D View - 1:20@A3

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4.7 BOUNDARY TREATMENTS

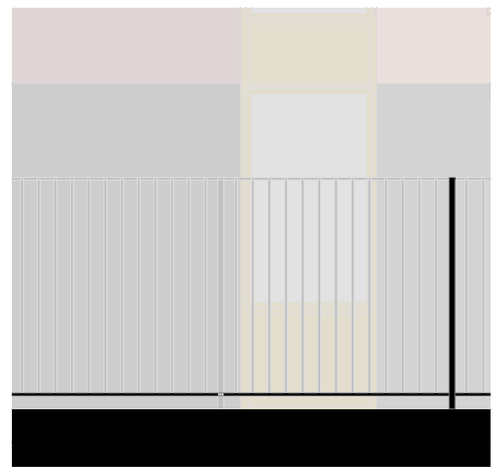


Boundary Type Plan - 1:200@A3

Boundary Type 1 - Low level black brick wall with black brick piers and black railings between piers



Boundary Type 2 - Black metal railing from ground level to height of adjacent fencing



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