

BLOCKS 5&6 (NORTH BUILDING)
MEZZANINE AMENITY AND RETAIL FITOUT
REMODEL

CIRCLE SQUARE
OXFORD ROAD, MANCHESTER

Design and Access Statement June 2023



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0.0 Introduction

Executive Summary

This Design and Access Statement accompanies an application for full planning permission for internal remodel and expansion of the mezzanine level amenity space within the Circle Square blocks 5&6 mixed use residential and retail development, Oxford Road, Manchester into the currently designated unoccupied retail fit-out units T5, and T1 adjacent, on the same floor.

It has been prepared on behalf of the applicant: Select Property Group.

This document should be read in conjunction with the application drawings and all other information submitted in support of the planning application. (See chapter 2 for full list)

The changes proposed in this new application are illustrated on the following pages against the existing plans, which relate to the original planning approval application and/or non-material amendments applications, references are:

Original Application 111026/FO/2016/C1

Further Application 116450/FO/2017

Amended by NMA

126191/NMC/2020

126825/NMC/2020

128348/NMC/2020

130365/NMC/2021

Project Team:

Applicant: Manchester Charles Street Residential Scottish Limited Partnership
Horseshoe Farm
Elkington Way
Alderley Edge
Cheshire
SK9 7GU

Application Site Name: Circle Square Apartments,
7 Symphony Park
Manchester
M1 7GB

Architect: Feilden Clegg Bradley Studios

Interior Designer: Select Property Group

Planning Consultant: Deloitte

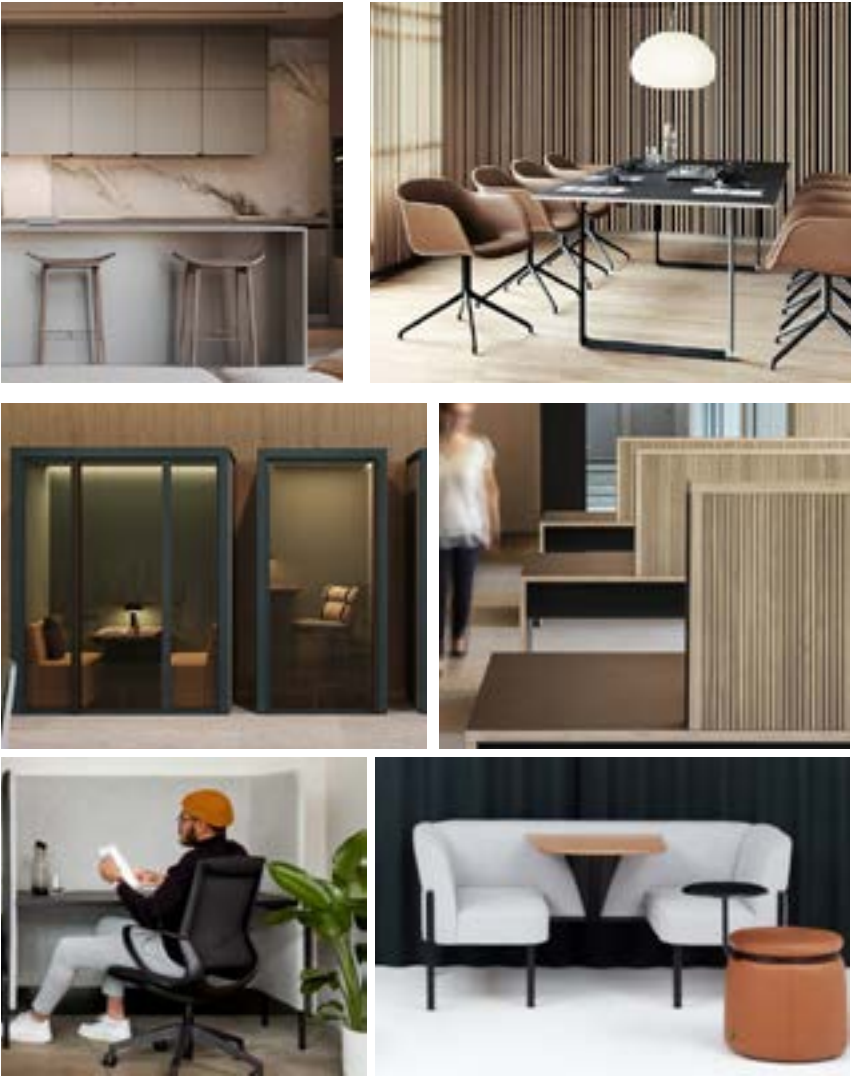
Building Services Engineer: Crookes Walker Consulting

Fire Engineer: Design Fire Consultants

Acoustic Engineer: Fisher Acoustics

IMAGES

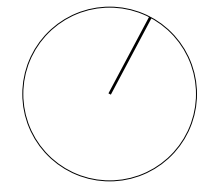
UHAUS interior design intent images



0.1 Site Plan

Existing Site Plan

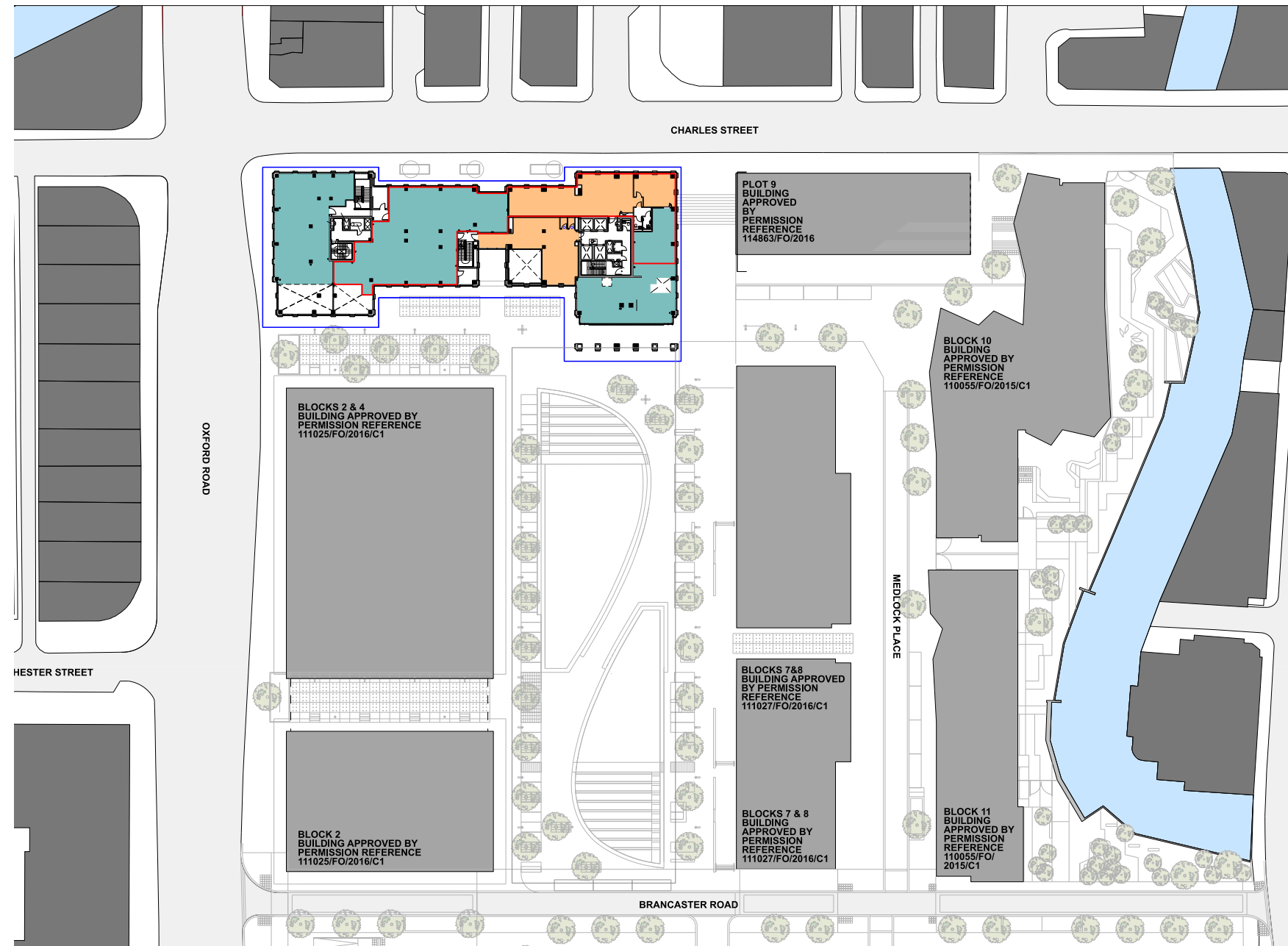
(Mezzanine Level of building indicated)



Site Context

The Circle Square development on Oxford Road, completed in summer 2021 is one of Manchester's most significant city centre regeneration projects. A truly mixed use, vibrant new area of the city with a dynamic mixture of office, commercial retail / food and drink, leisure uses, residential accommodation for the private rented sector has been realised - all framed around a new public green space for Manchester. The creation of new public open spaces, including a centre-piece square, Symphony Park has constituted a significant contribution to the public realm of the city.

The building to which this planning application relates, is known as 'block 5&6' or 'North Building', completed in summer 2021, is a building of 15 and 35 storeys, consisting of 417 Apartments with 812sqm NIA of amenity space and 1545sqm NIA of retail space, which is currently partially occupied. It sits on the north of the site, with the 35 storey tower element facing into Symphony Park to the South, Charles Street to the North and Plot 9, Vita Student accommodation to the East. The 15-storey western wing of the building faces onto blocks 2 & 4, to the south; an office building completed as part of the Circle Square development, Oxford Road to the West and Charles Street to the North.



0.2 Development Context

Development Context

The current amenity space offer includes an entrance lounge, residents’ lounges and workspace, meeting rooms, gym rooms and a private dining room spread over the ground, mezzanine, 15th and 35th floors.

The building and its interior fit-out was designed pre-Covid-19 pandemic, and opened fully whilst the UK was emerging from Covid-19 restrictions. In the time since the building opened, the applicant has monitored how the amenity spaces have been used. Resident’s patterns have followed a national trend for increased desire to work from home, or a hybrid of partial working from home and office across the week, and for flexibility of working beyond traditional 9-5 office hours. Currently, workspaces are dispersed across floors and intermingled with lounge uses, which has resulted in a less than optimum environment for both work and leisure activities. Demand for gym and studio space within the development has also increased.

To address these changing living patterns, as part of an overall re-branding strategy for the residential offer of both blocks 5&6 and 7&8, the applicant is proposing to expand the workplace and wellbeing element of the current amenity offer. To achieve this, the works that this application applies to, involves partially re-designating unoccupied mezzanine level retail space (Units T1 and T5) which has proved difficult to let, as additional gym and workspace respectively. Further justification for the proposals can be found in the accompanying Commercial / Retail market Commentary.

Applicant Statement

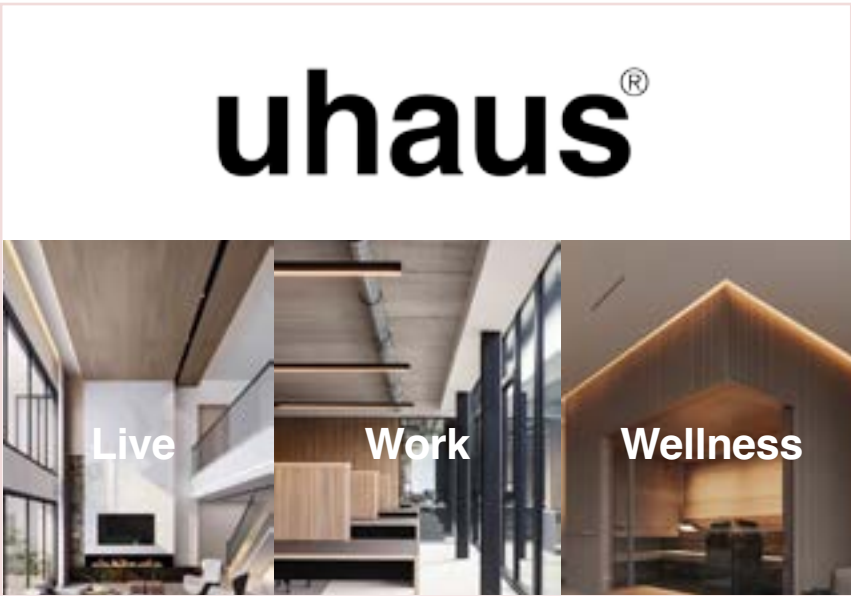
“The needs and wants of our residents have evolved over the last couple of years. There is a continual demand for more events, fitness classes and dedicated areas to make working from home easier. Our latest resident survey shows that 79% of residents regularly (3 or more days per week) work from home, usually from their apartment due to the lack of dedicated working from home areas and facilities. The survey also highlighted a growing number of frustrations around the lack of gym space and equipment and requests for more fitness class options. It’s become very clear that that residents want more from where they live, a holistic living provision that supports their wellness, work and social life.

We wish to invest in our service proposition to meet the desires of our existing community as well as building it around the needs of city centre professionals. Increasing the size of the gym and providing dedicated workspace is vital for us to meet current and future demand.”

IMAGES

TOP: Building 5 & 6 Entrance

BOTTOM: UHaus Brand Pillars



1.0 Application Description

1.1 Amenity + Retail Space Overview: Area Schedules

Application Overview

The proposals covered in this application apply to the mezzanine floor internal building fabric only. All works are internal and no works are required to the external envelope as no additional louvres are required. (A technical note produced by Building Services Engineers Crookes Walker Consulting accompanies this planning application)

The proposals covered by this application are summarised as follows:

- 1. Expansion of the mezzanine level workspace into unoccupied mezzanine retail unit T5
- 2. Expansion of the mezzanine level gym studio space into unoccupied mezzanine retail unit T1

The area schedules adjacent and plans on the following pages describe the change in NIA of amenity and retail space from existing to proposed across all levels of amenity: GF, MZ, L15 and L35.

The GIA of the proposal as indicated by the red line boundary is 625.8sqm

Amenity NIA - Existing

Name	Level	Area m²
ENTRANCE LOUNGE	Level TGF	149.7
POST ROOM	Level TGF	21.7
GF TOTAL AMENITY NIA		171.4
AMENITY LOUNGE	Level TMZ	119.9
GYM ROOM 1	Level TMZ	136.9
GYM ROOM 2	Level TMZ	40.1
MZ TOTAL AMENITY NIA		296.9
LOUNGE SPACE	Level T15	129.9
AMENITY CORRIDOR 1	Level T15	53.5
MEETING ROOM 1	Level T15	34.9
MEETING ROOM 2	Level T15	34.3
L15 TOTAL AMENITY NIA		252.6
PRIVATE DINING ROOM	Level T35	91.3
L35 TOTAL AMENITY NIA		91.3

TOTAL EXISTING		
AMENITY NIA		812.2

Amenity NIA - Proposed

Name	Level	Area m²
ENTRANCE LOUNGE	Level TGF	149.7
POST ROOM	Level TGF	21.7
GF TOTAL AMENITY NIA		171.4
MEZZANINE OPEN WORKSPACE	Level TMZ	399.3
GYM ROOM 1	Level TMZ	184.9
CREATOR ROOM	Level TMZ	25.9
MEETING ROOM 1	Level TMZ	19
GYM STUDIO	Level TMZ	65.3
MEETING ROOM 2	Level TMZ	8.5
CREATOR STORE ROOM	Level TMZ	2.8
MZ TOTAL AMENITY NIA		705.7
LOUNGE SPACE	Level T15	129.8
AMENITY CORRIDOR 1	Level T15	53.2
MEETING ROOM 1	Level T15	34.9
MEETING ROOM 2	Level T15	34.3
L15 TOTAL AMENITY NIA		252.2
PRIVATE DINING ROOM	Level T35	91.3
L35 TOTAL AMENITY NIA		91.3

TOTAL PROPOSED		
AMENITY NIA		1220.6

AMENITY AREA SCHEDULES

Retail NIA - Existing

Name	Level	Area m²
UNIT T3A	Level TLG	115.5
UNIT T2	Level TLG	54.6
LG RETAIL TOTAL NIA		170.1
UNIT T3B	Level TGF	123.8
UNIT T4	Level TGF	295.4
UNIT T1	Level TGF	139.7
UNIT T5	Level TGF	33.3
GF RETAIL TOTAL NIA		592.2
UNIT T4	Level TMZ	217.7
UNIT T1	Level TMZ	209.6
UNIT T5	Level TMZ	355.9
MZ RETAIL TOTAL NIA		783.2

TOTAL EXISTING		
RETAIL NIA m²		1545.5

Retail NIA - Proposed

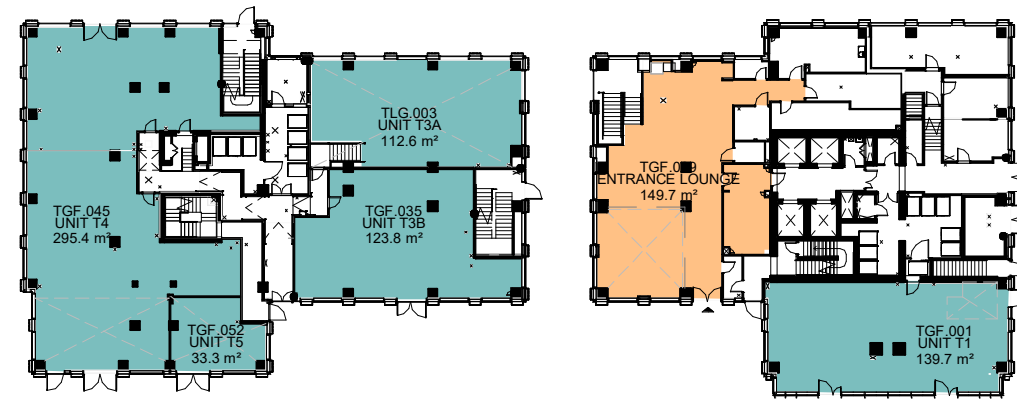
Name	Level	Area m²
UNIT T3A	TLG 31.700	115.5
UNIT T2	Level TLG	54.6
LG RETAIL TOTAL NIA		170.1
UNIT T3B	Level TGF	123.8
UNIT T4	Level TGF	295.4
UNIT T1	Level TGF	122.6
UNIT T5	Level TGF	33.3
GF RETAIL TOTAL NIA		575.1
UNIT T4	Level TMZ	217.7
UNIT T1	Level TMZ	141.2
MZ RETAIL TOTAL NIA		358.9

TOTAL PROPOSED		
RETAIL NIA m²		1104.1

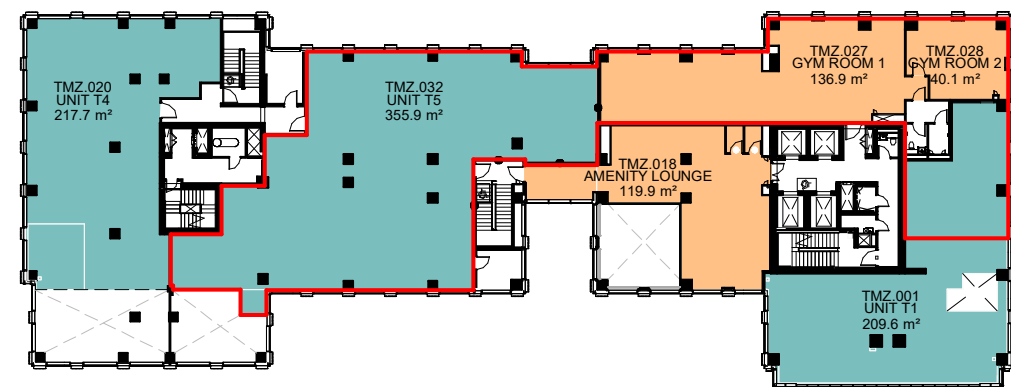
*Proposed retail NIA includes reduction to allow for construction of internal stair within retail unit T1

RETAIL AREA SCHEDULES

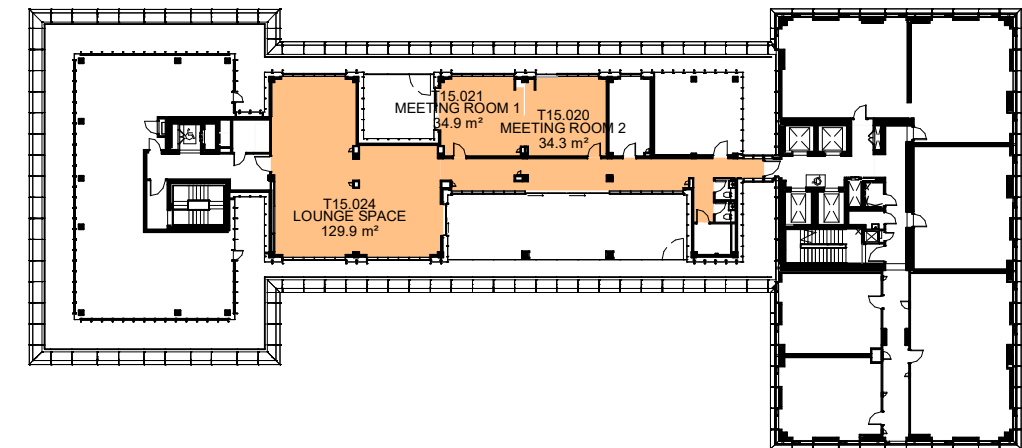
1.2 Amenity + Retail Space Overview: Existing



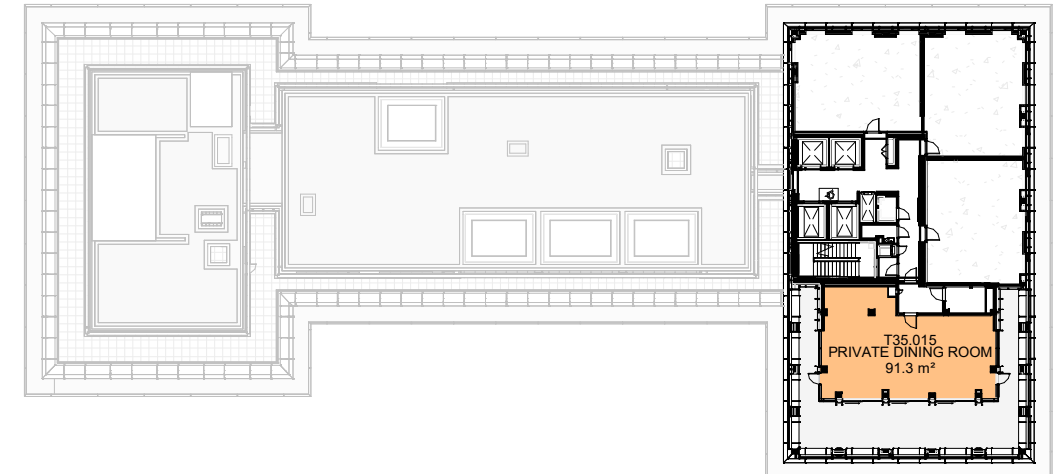
GROUND FLOOR



MEZZANINE FLOOR



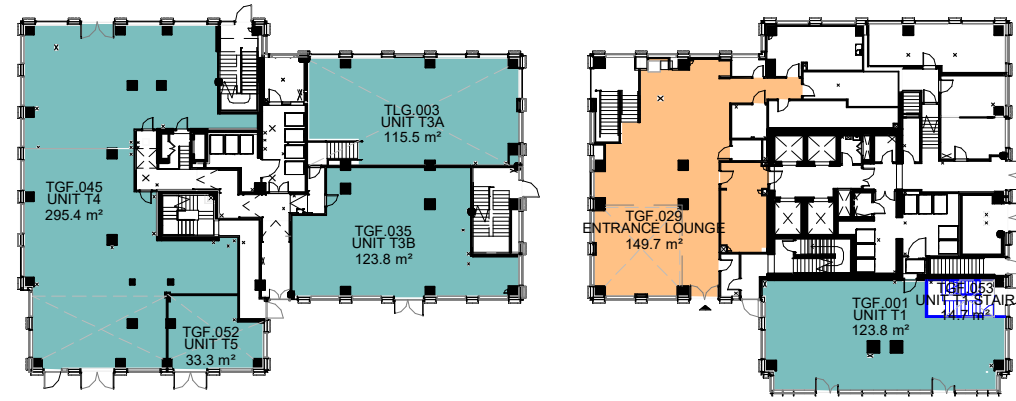
LEVEL 15



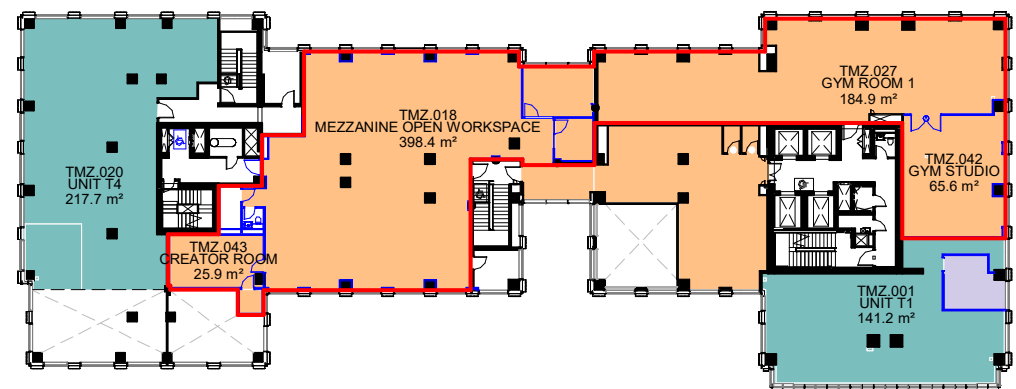
LEVEL 35

Extents of proposals covered by this application highlighted with red line boundary

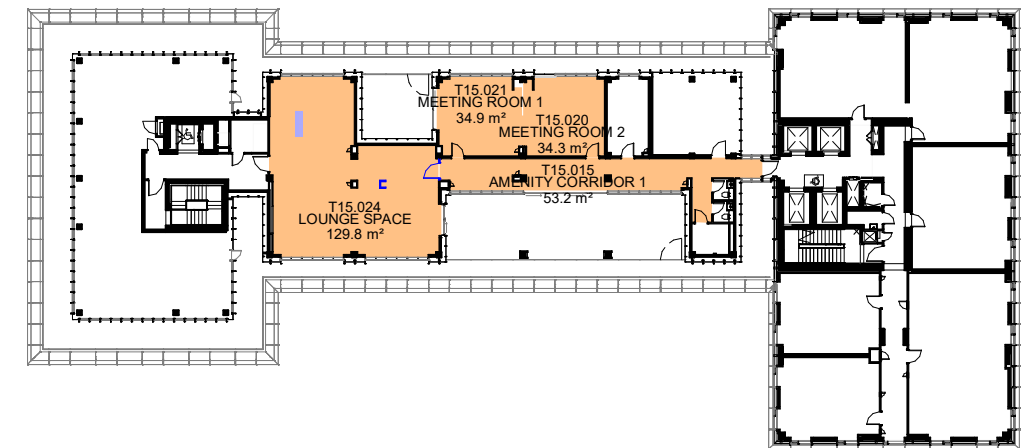
1.3 Amenity + Retail Space Overview: Proposed



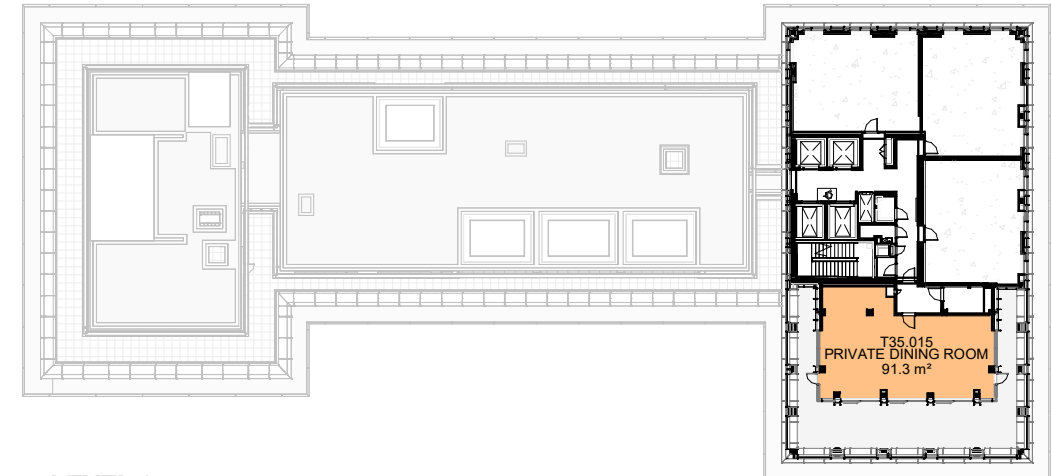
GROUND FLOOR



MEZZANINE FLOOR



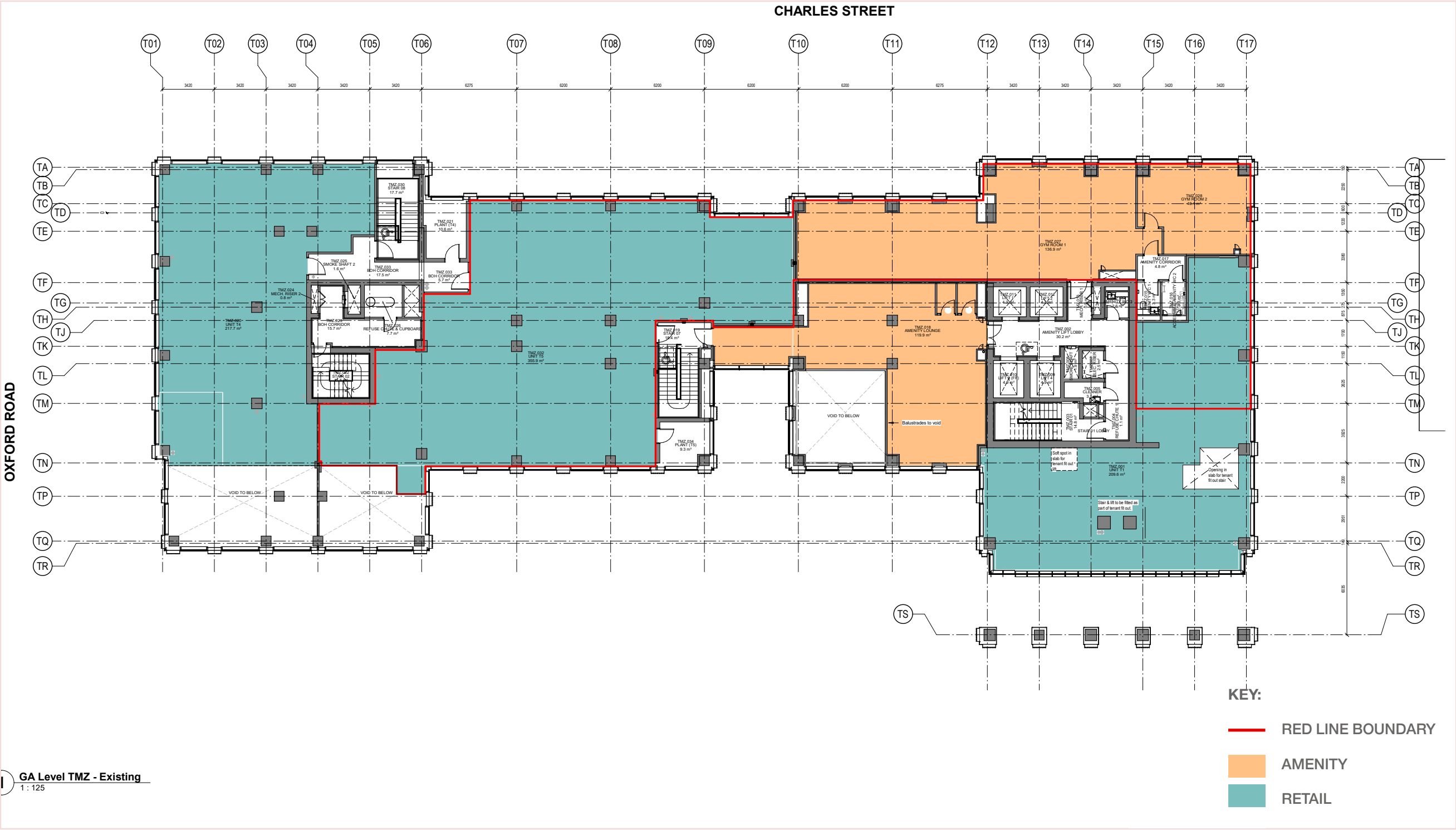
LEVEL 15



LEVEL 35

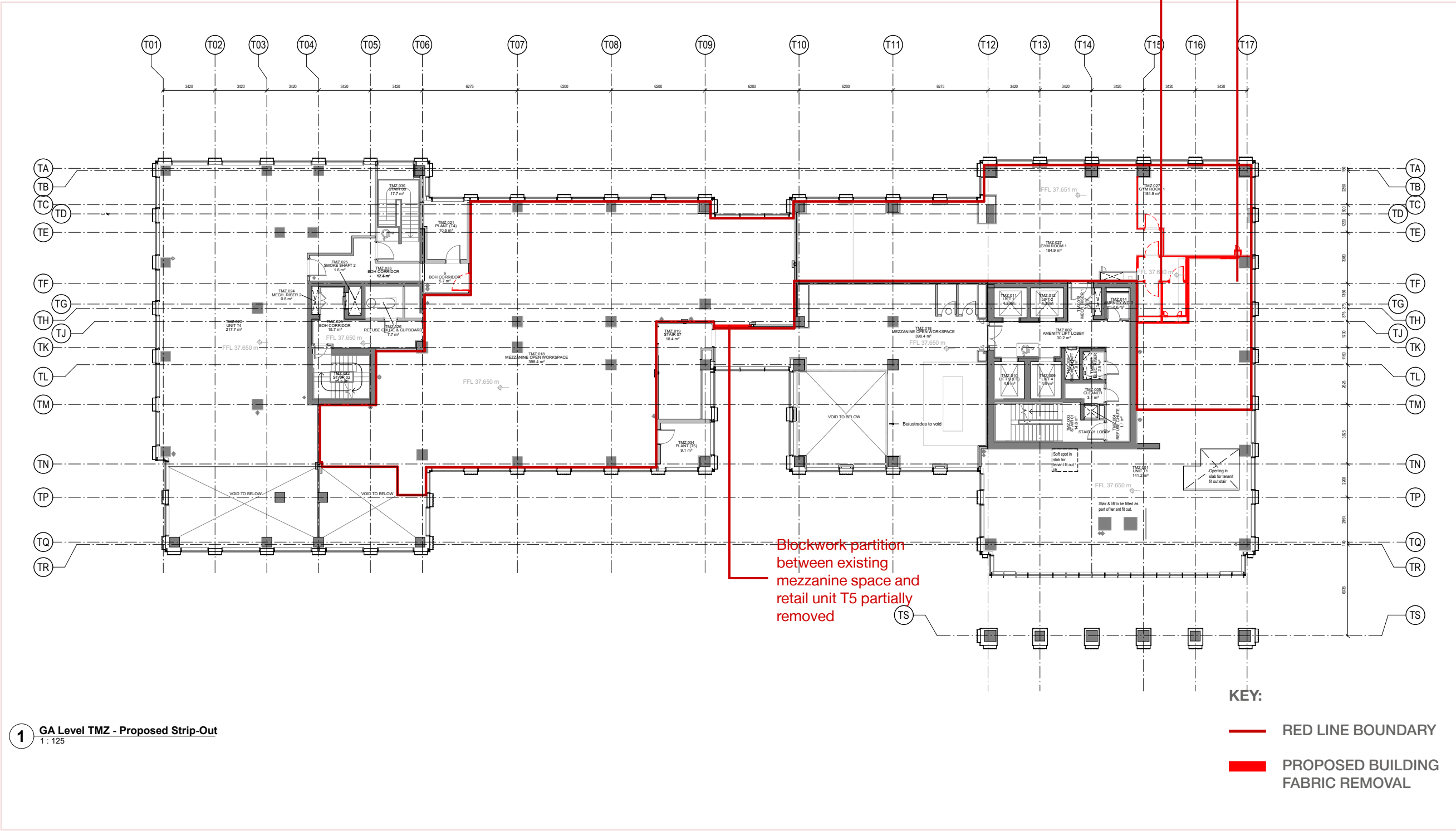
Extents of proposals covered by this application highlighted with red line boundary

1.4 Mezzanine Floor - Existing



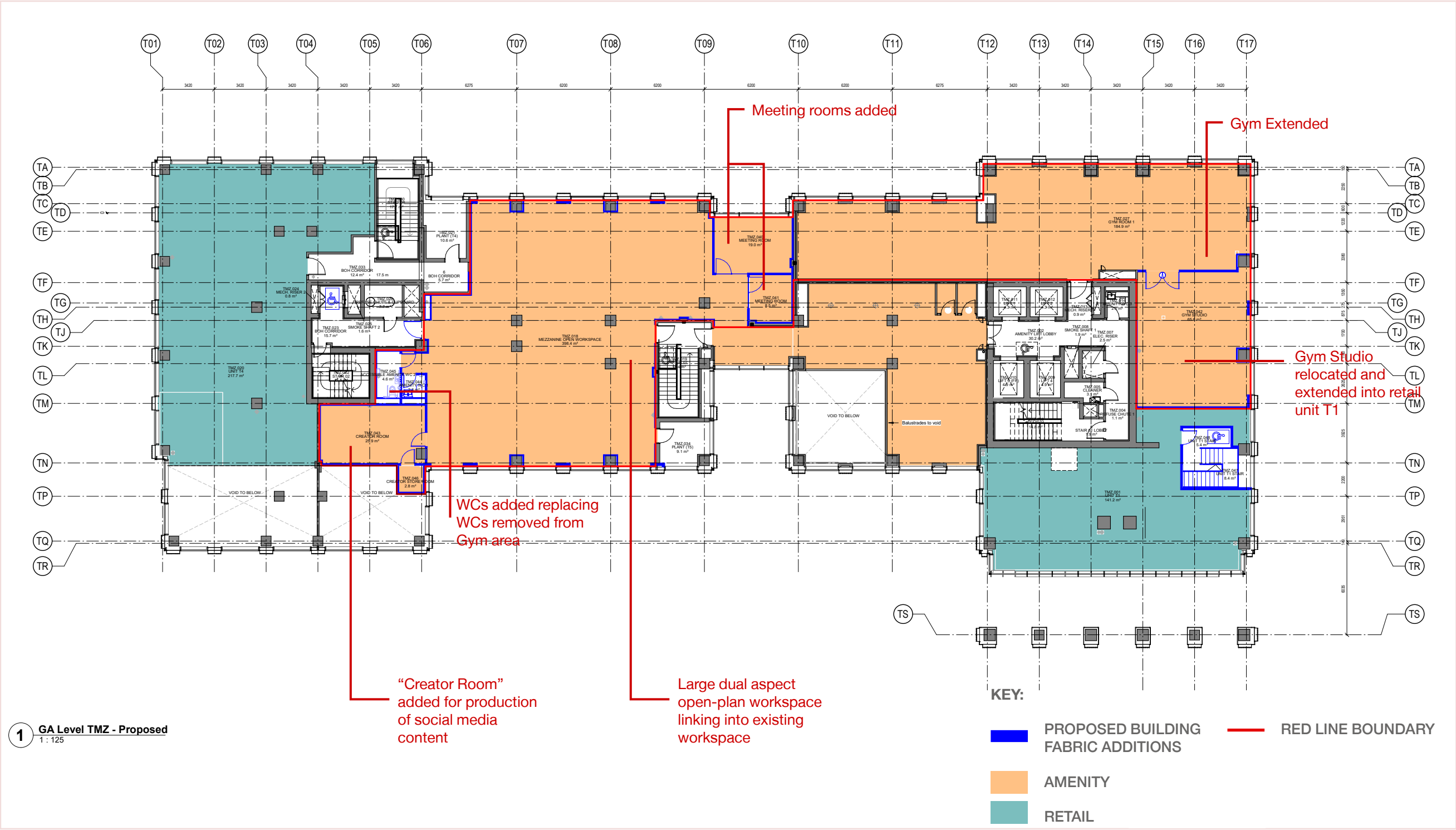
Extract of CSAR-FCBS-ZT-MZ-DR-A-1100 rev 1

1.5 Mezzanine Floor - Strip Out Proposals



Extract of CSAR-FCBS-ZT-MZ-DR-A-1101 rev 1

1.6 Mezzanine Floor - Proposed



Extract of CSAR-FCBS-ZT-MZ-DR-A-1102 rev 1

1.7 Workspace Layout

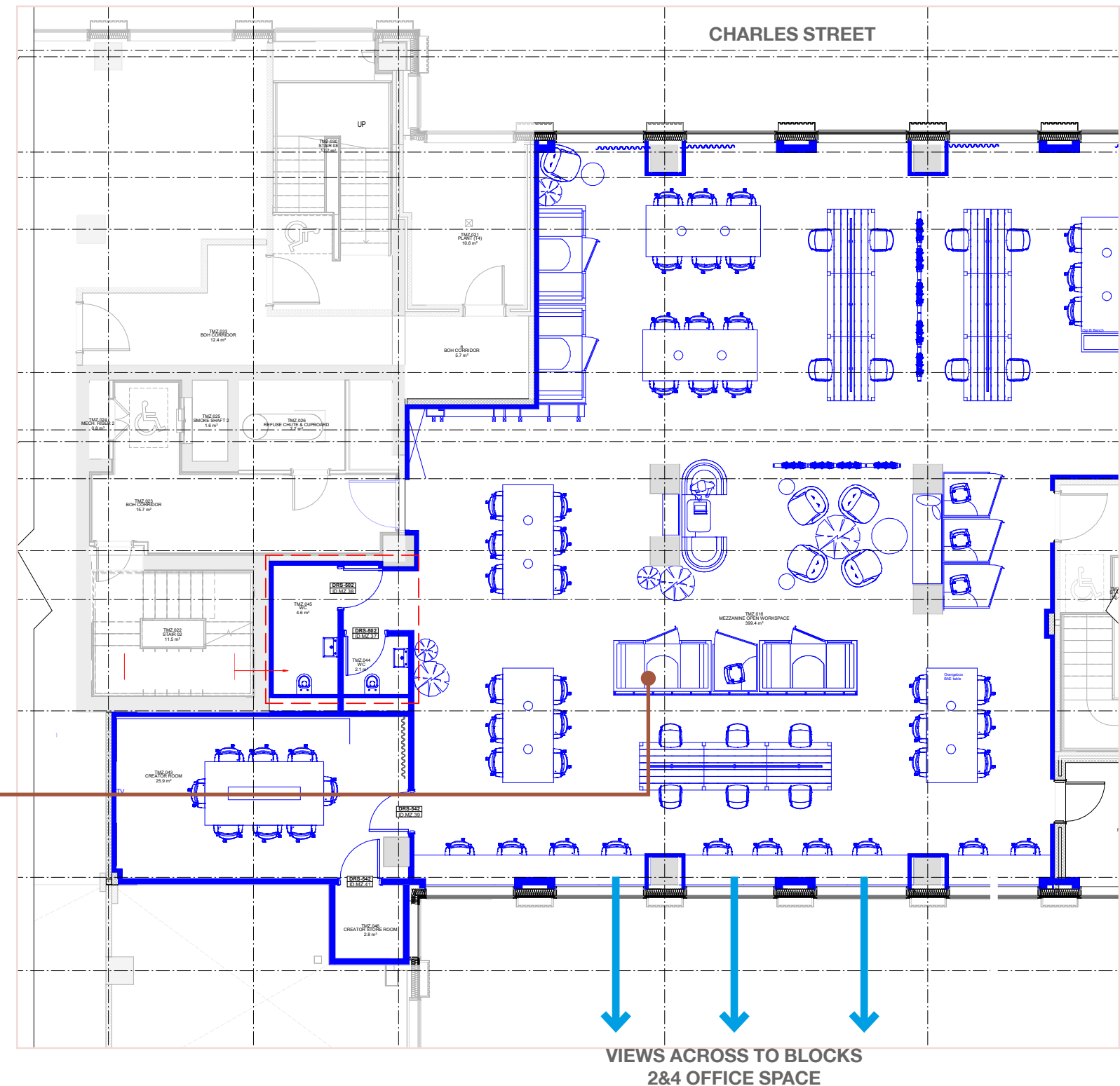
New workspace areas

Features of the new workspace which takes the space of the existing retail unit T5 include:

- Desks located facing out along the southern edge to give activity to this frontage
- Varying scales of workspace from individual to grouped desks
- Private acoustic booths for individual meetings and phone calls
- Break out areas with comfortable chairs
- Two enclosed meeting rooms of differing sizes
- 2 no. WCs (1 to be accessible)
- Internal planting to 'soften' the space, provide visual interest and a connection to nature
- A 'creator room' with facilities for social media content production including video and podcasts, with associated storeroom for equipment storage



Example of acoustic meeting pod



Proposed workspace layout (current retail unit T5)

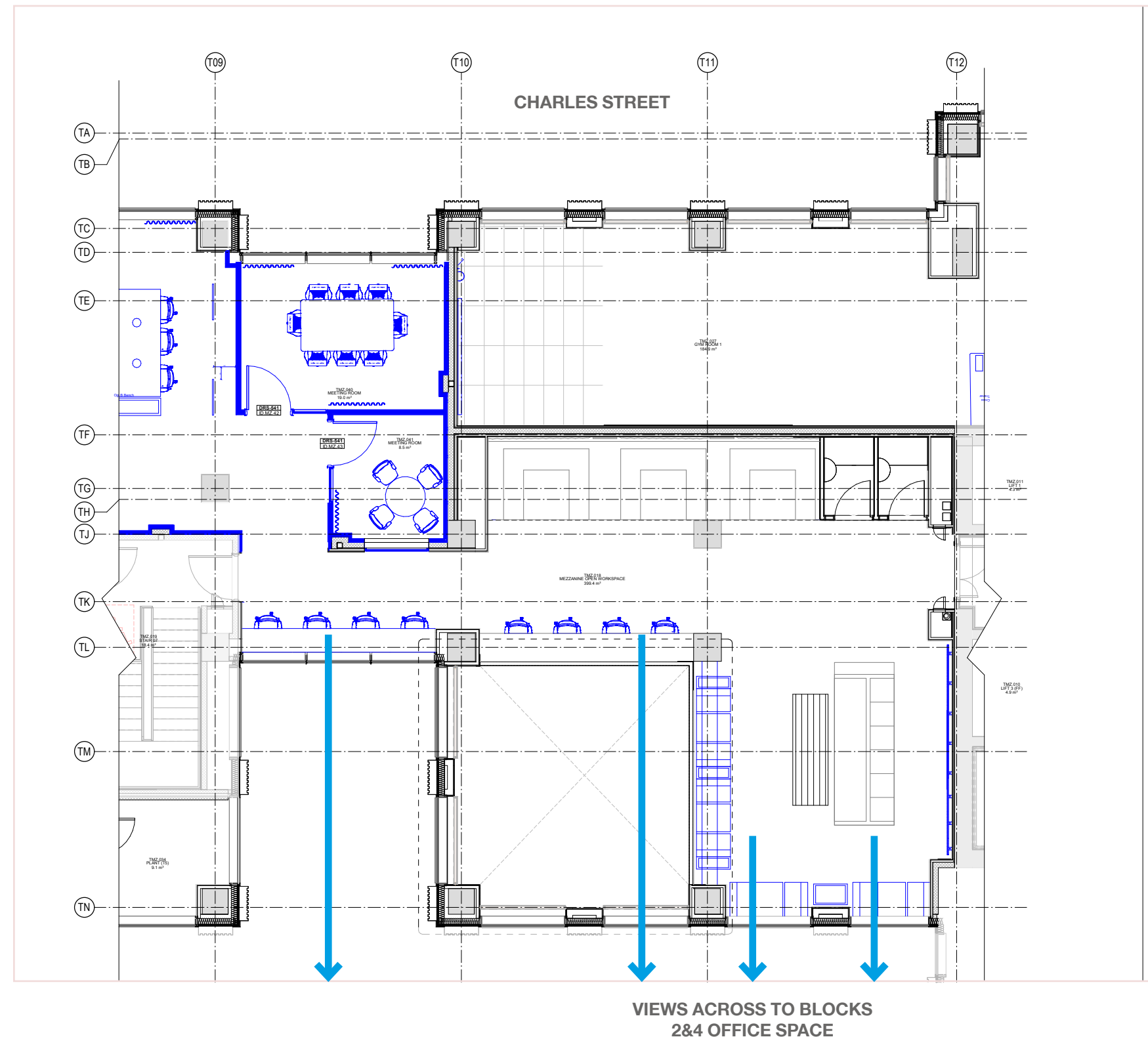
1.7 Workspace Layout

New into existing workspace areas

The partition at gridline TJ is to be partially removed to extend access from the existing amenity workspace which includes a coffee station, booth seating and acoustic phone booths, into the new workspace which is currently unoccupied retail unit T5. Additional workspace areas have been located along the southern facade which will further activate this frontage and provide direct views out for residents.

IMAGES

Furniture options

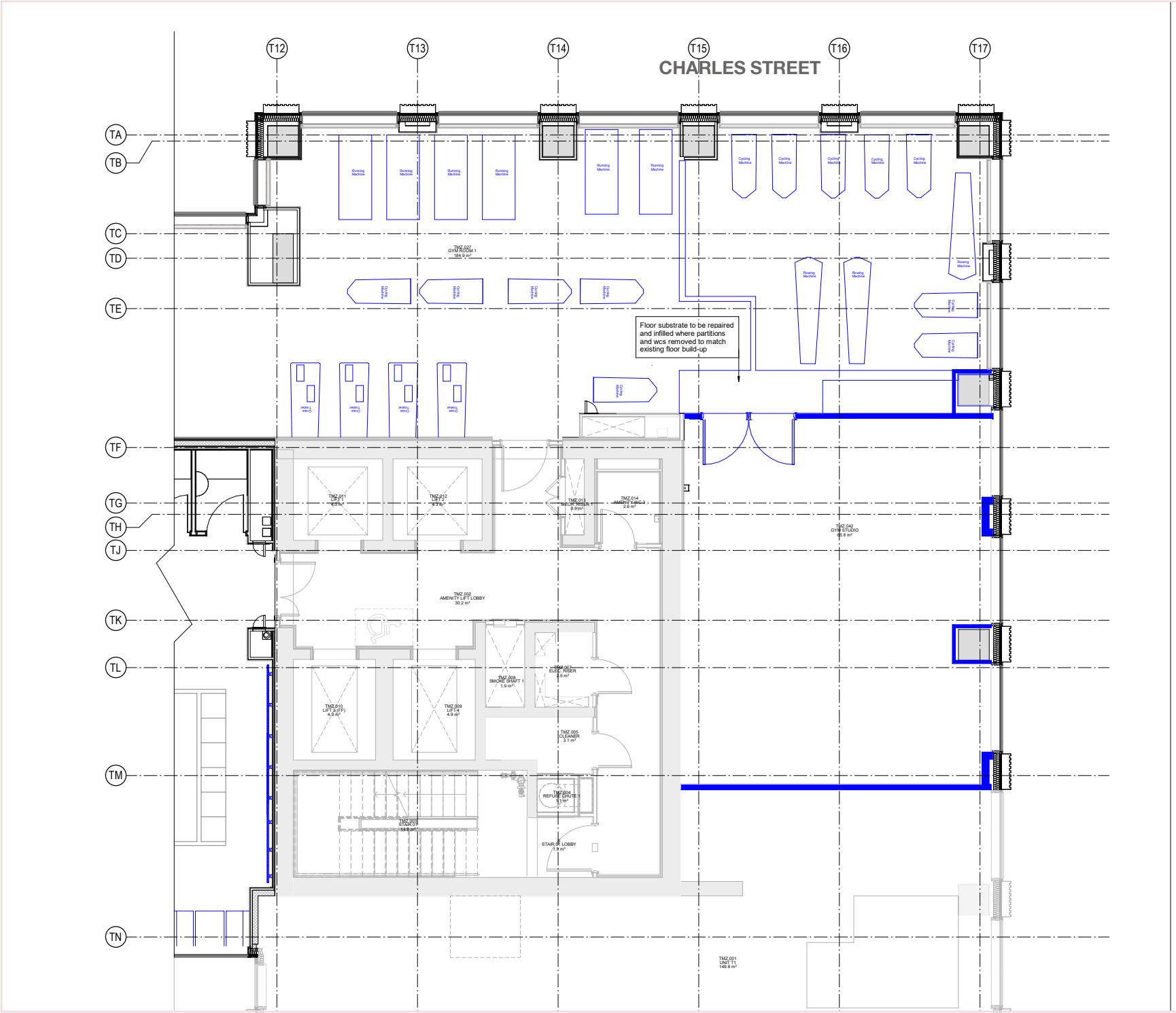


Existing mezzanine workspace layout (grid lines T10 - T12) into proposed new workspace layout

1.8 Gym Layout

Extended gym areas

The gym area extends into the former gym studio area allowing space for additional equipment, and the gym studio is relocated and extended into the former T1 retail space, providing space for larger fitness classes. This activity will help to activate the eastern frontage facing onto the public square shared with Plot 9 Vita Student Accommodation.



2.0 VITA Operational / Residential Management strategy

Our overall objective is to deliver a well-designed building that is professionally managed. We provide a safe, secure home for residents, in an environment that is conducive to live and work and integrates into the local community, contributing positively to the local community within Circle Square.

Residents have a safe and well-maintained place to live that is fully staffed 24 hours a day for complete piece of mind and safety.

Provisions are tailored around the nature, size, and location of each site we operate.

At Vita Living we aim to provide visible but unobtrusive security, through a combination of CCTV provision, access control and 24-hour operation with our own team, we do not outsource to agency.

We have secure entrances which require a fob to gain access to the building thus ensuring that only authorised persons are on site. The secure door entry system will not allow access to be granted to the building from individual flats but will require residents to meet their visitors at the main door. - Full colour CCTV is provided which will cover a range of areas, including as a minimum the entrances, external areas, lifts, office, reception, bin store, common rooms, private spaces, and cycle store. The CCTV will be linked back to monitoring screens in the back of office, All staff including Security Personnel undertake an induction to ensure they are fully aware of all procedures while on site.

The increased amenity provision at Mezzanine level will be integrated in the existing amenity space and will seamlessly be incorporated into the existing management regime.

3.0 Accompanying Drawings

DRAWINGS	DRAWING DESCRIPTION		SCALE @ A1
CSAR-FCBS-XX-XX-DR-A-1000 Rev P01	Site Plan	SITE LOCATION PLAN	1:1250
CSAR-FCBS-XX-XX-DR-A-1001 Rev P01	Site Plan	ILLUSTRATIVE SITE PLAN	1:500
CSAR-FCBS-ZT-MZ-DR-A-1100 Rev P01	GA Plan	Mezzanine Existing	1:125
CSAR-FCBS-ZT-MZ-DR-A-1101 Rev P01	GA Plan	Mezzanine Strip-Out	1:125
CSAR-FCBS-ZT-MZ-DR-A-1102 Rev P01	GA Plan	Mezzanine Proposed	1:125

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