

Old Mill Street

Design and Access Statement

Howells

urbansplash

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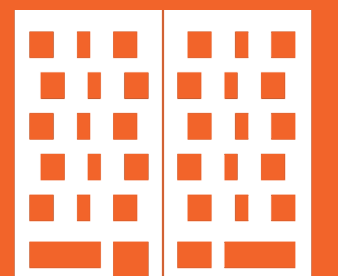
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Document name
Old Mill Street Design and Access Statement

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Revision history
Revision Date Authors
Planning Issue
16.07.24
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1.0 Introduction



1.1 Purpose of this Document

This Design and Access Statement has been prepared by Howells on behalf of Urban Splash (the 'Applicant') in support of a Detailed Planning Application for the construction of a new residential building for the corner of Old Mill Street and Lampwick/Upper Kirby Street in New Islington, Manchester.

This Design & Access Statement should be read alongside the planning application drawings and supplementary reports which form part of this application. The statement seeks to provide a summary of the rationale and approach that has been undertaken in developing the design, including the following:

- Developer objectives
- Response to the site context
- Key design principles
- Massing, quantum and use(s)
- Materiality and appearance
- How the building will be accessible to different users

The scheme aims to deliver a sustainable, well-integrated and harmonious residential development that enhances the local area and provides high quality living spaces for future residents.



1.2 Design Team

Urban Splash

Innovation is not an aim for our business but a by-product of never accepting the stock answer. We see change as opportunity, not a threat, and start with the belief that there is a better way. It is this belief that makes us open to new ideas, intent on learning with enthusiastic collaborators.

Over the past 30 years we've created more than 6,000 new homes and 2 million sq ft of workspace in over 60 regeneration projects.

We've got a long history of making special places for people to live and work, undertaking more than 60 regeneration projects as far South as Plymouth and as far North as North Shields. Manchester is a special place for Urban Splash, hosting their HQ in Castlefield and we have completed many award winning projects within the city core, including our work in New Islington.

New Islington is a flourishing community with homes, workspaces, a marina, shops, and breathtaking architecture. Urban Splash has been involved from the outset, as master planners and developers, working closely with Manchester City Council and Homes England.

Howells

Howells is a design studio that works closely with our clients to help them realise their ambitions. Underpinning our work is an approach rooted in the exploration of how places, buildings and things are made and how these can improve the lives of individuals and communities.

Since our beginning in 1990 we have built an experienced and creative team of 140 based in Birmingham and London. We have also grown long-term creative relationships with our clients and collaborators which allow us to push boundaries to make transformational, remarkable designs.

We find what is most important for the client, place and the people who will experience it. We have extensive expertise in designing a wide range of building scales and uses from homes to highly technically complex public and commercial buildings.

The Full Team

The design proposals have been developed through a collaborative effort with a number of disciplines who are specialists in their fields, as well as other stakeholders and consultants as listed below:

Developer	Urban Splash
Architect	Howells
Landscape	CW Studios
Planning Consultant	Made It Together
Quantity Surveyor	Turner & Townsend
Transport Consultant	Eddisons
MEP Engineer	Tace
Fire Engineer	Ashton Fire
Daylight Consultant	GIA
Ecology	Wardell Armstrong
Noise	BWB
Drainage	Wardell Armstrong
Heritage	Wardell Armstrong



1.3 Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

The statutory development plan for the site comprises:

- The Manchester Core Strategy (adopted July 2012) and Proposals Map; and,
- Saved policies from the Unitary Development Plan (2004).

As defined by the Proposals Map, the site is not allocated for a specific use, however it is located within the Regional Centre (Policy EC3) and within East Manchester (Policies EC5 and H4).

Manchester Core Strategy

The Manchester Core Strategy was adopted by the City Council in July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy.

The key policies of the Core Strategy which apply to this planning application are summarised below.

Policy SP1 – Spatial Principles - provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity, alongside high quality city living. Policy SP1 also states that the city is covered by regeneration frameworks and all development should have regard to the character, issues and strategies set out in the prospective plans. This policy also encourages development to minimise emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.

Policy EC3 - The Regional Centre - the site falls within the defined Regional Centre as set out in Policy EC3, which states that development for employment generating uses will be promoted within the Regional Centre. The policy states that housing will also be an appropriate use within the Regional Centre and should generally be a location where higher density development is appropriate.

Policy EC5 – East Manchester – states that East Manchester is expected to provide approximately 80-85ha of employment land, the majority of which will be within the Regional Centre. It also states that the Council will promote development which creates links to the Rochdale and Ashton Canals, providing opportunities for walking and cycling to economic development opportunities and development which has regard to listed buildings and conservation areas including Ancoats and the industrial heritage of the area.

Policy H1 – Overall Housing Provision - states approximately 60,000 new dwellings will need to be provided in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will vary across the lifetime of the Core Strategy.

Policy EN3 – Heritage – states that throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Other Relevant Core Strategy Policies

The following additional Core Strategy policies are relevant to this planning application:

Policy H8 – Affordable Housing

Policy T1 – Sustainable Transport

Policy T2 – Accessible areas of opportunity and need

Policy EN1 – Design Principles and Strategic Character Areas

Policy EN4 – Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

Policy EN5 – Strategic Areas for low and zero carbon decentralised energy infrastructure

Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies

Policy EN8 – Adaptation to Climate Change

Policy EN9 – Green Infrastructure

Policy EN14 – Flood Risk

Policy EN15 – Biodiversity and Geological Conservation

Policy EN16 – Air Quality

Policy EN17 – Water Quality

Policy EN18 – Contaminated Land and Ground Stability

Policy EN19 – Waste

Policy PA1 – Developer Contributions

Policy DM1 – Development Management

Relevant Unitary Development Plan (UDP) Policies

The Manchester UDP was adopted by the Council in July 1995. The Manchester Core Strategy replaces significant elements of the UDP. The following saved policies are relevant to this planning application:

- Citywide Development Control Policy DC7.1 - New Housing Development
- Citywide Development Control Policy DC19.1 – Listed Buildings
- Citywide Development Control Policy DC26.1 -DC26.2 – Development and Noise

Other Material Considerations

There are a series of other planning policy guidance documents at a local and national level that are relevant to the determination of this application, including:

- Ancoats and New Islington Neighbourhood Development Framework Update 2016;
- Manchester Residential Quality Guidance (December 2017);
- Guide to Development in Manchester Supplementary Planning Document (April 2007);
- Manchester Green and Blue Infrastructure Strategy (2015);
- Emerging Greater Manchester Spatial Framework (GMSF);
- The National Planning Policy Framework ('NPPF') (August 2021); and
- Planning Practice Guidance (June 2021).

1.4 Objectives

The Key Principles

The objectives of the proposals are centred around three key concepts that all decisions were weighed against throughout the design development:

- The concept should seek to improve the quality of PRS (Private Rental Sector) properties. The sector has seen little innovation in the past decade, and has room for improvement.
- Improving the quality of our living spaces by optimising the layout of apartments through efficient design and customised features. The properties contain sustainable features i.e. smart meters, thermally efficient windows, central heating (possibly air or ground source heat pumps), LED lighting, etc.
- Encourage communal living; really get to know your neighbours. The definition of neighbours extends to beyond those living in the immediate vicinity by invite providing opportunity for the wider community to use and benefit from flexible shared spaces.

Not Your Average Apartment

The proposal is not just about erecting a building; it is about cultivating a community, promoting sustainability, and providing flexible interiors that cater to the diverse lifestyles of the residents.

The proposals are to be unique and aspirational, very much in keeping with the preceding buildings in New Islington, but tailored to suit a post-COVID world where access to amenity and social spaces are as important as ever.

The proposal aims to deliver 40 high quality homes that break the rulebook of the conventional Build to Rent (BtR) market. Rather than the rigidity of fixed layouts, the proposals

aim to provide open-plan living that can be customised to suit the tenant's needs. Rather than a white plasterboard 'box', the finishes should be exposed and minimal - less is more.

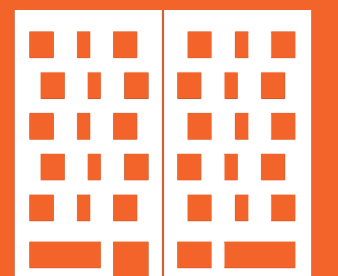
Happy Homes

In a world threatened by a climate crisis, it goes without saying that the proposals must be highly sustainable, utilising renewable energy, providing well-lit spaces that embrace natural ventilation. Large open windows that draw in plenty of natural light are a must - the homes must harbour a sense of happiness and wellbeing. A happy resident stays for longer, and by doing so becomes engrained in the local community.

Moreover, our proposal seeks to enrich Manchester's urban fabric by offering a contemporary residential block that is not only aesthetically pleasing but also functional, appropriate and welcoming.



2.0 Context



2.1 Site Location

The site forms part of the well-established New Islington Masterplan, a key area of regeneration that has transformed significantly over the last 20 years. The masterplan was developed by Urban Splash and has been dubbed as ‘One of the Best Places to Live in the UK’ according to the Sunday Times. The established neighbourhood boasts homes, workspaces, a marina, shops and an impressive array of architecture.

The proposed site is located on the corner of Old Mill Street and Lampwick Lane/Upper Kirby Street. Old Mill Street is marked by a row of rust coloured and very distinctive street lights above a wide pedestrianised promenade that forms an arterial route into New Islington.

The site is bounded by Old Mill Street to the north and Upper Kirby Street to the west, with Stubbs Mill and existing terraced housing occupying the south and eastern edges.

The site has remained vacant for many decades, often utilised as space for site logistics and portable cabins during the construction of the masterplan. The site is currently cleared and hoarded, awaiting redevelopment.

Redevelopment of the site will mark the corner of Old Mill Street where it meets Weybridge Road, providing a meaningful gateway into the New Islington Masterplan and helping to strengthen this important pedestrianised promenade.

- Buildings
1.

Weavers Quay
2.

The Guts
3.

Islington Square
4.

Keepers Quay
5.

Central Retail Park
6.

Oxygen
7.

Islington Wharf
8.

Chips
9.

Lampwick Quay
10.

Ancoats Dispensary

- Parks/Canals
11.

Ashton Canal
12.

New Islington Marina
13.

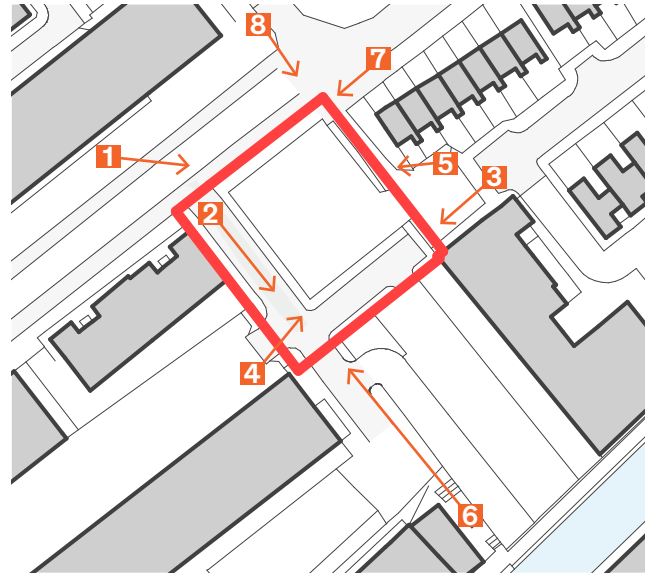
Cotton Field Park
14.

New Islington Green



2.2 Site Character

- 1 View across Old Mill Street
- 2 View down Lampwick Ln./Upper Kirby Street
- 3 Looking South West from Piercy Street
- 4 View from outside Chips
- 5 Looking from back of housing on Piercy Street
- 6 Looking back from Lampwick Ln./Upper Kirby Street
- 7 Looking down Old Mill Street
- 8 Looking across Old Mill Street



2.3 Transport & Connections

The close proximity to the city centre and access to frequent public transport is one of the reasons why New Islington has been so successful.

The site is strategically positioned east of Manchester city centre, with Manchester Piccadilly station only a 15min walk away. Pedestrians have the choice of walking or cycling to the city centre either directly down Old Mill Street, or alternatively using the Ashton Canal Tow Path.

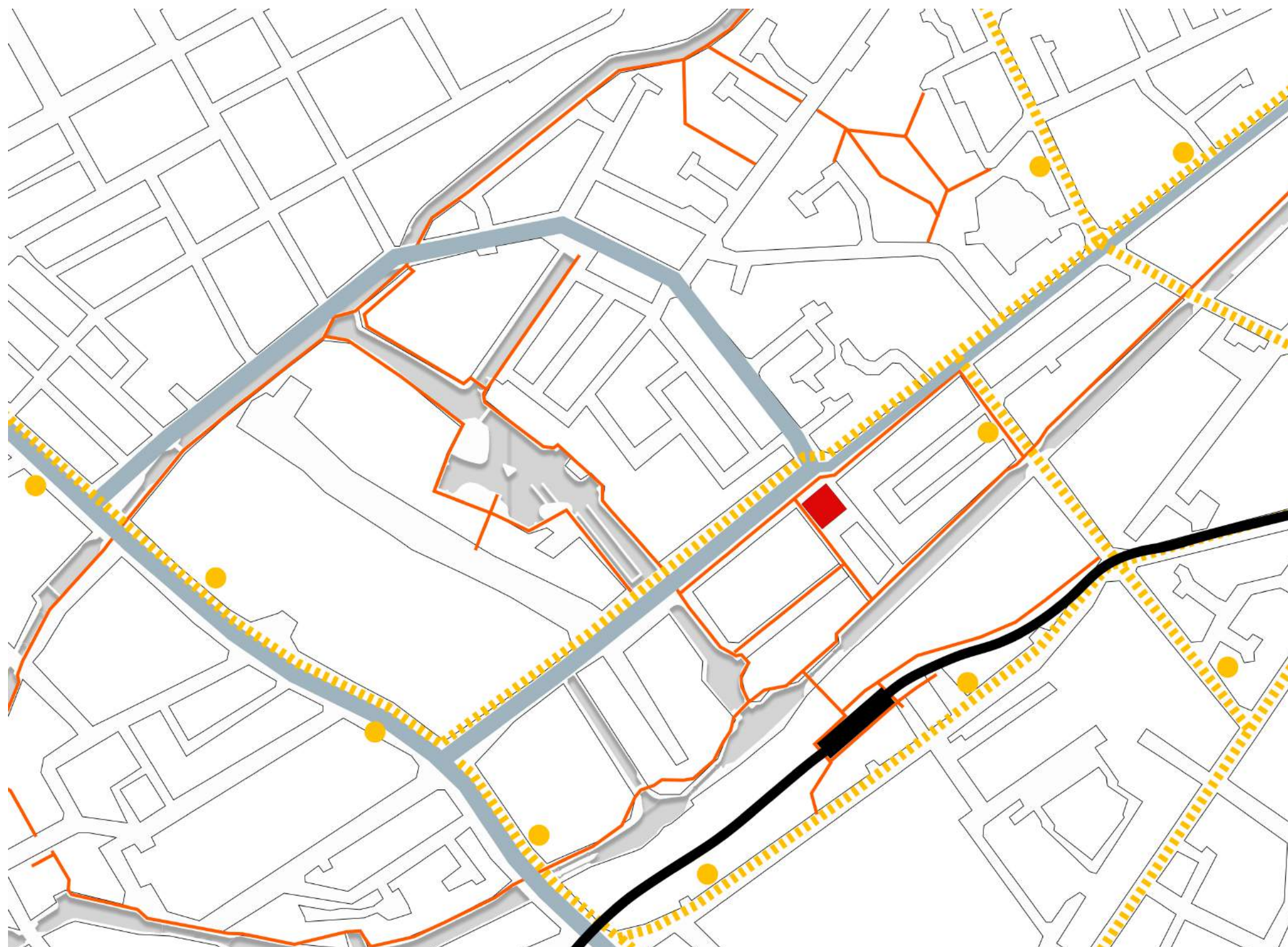
New Islington also boasts its own tram stop on the Manchester Metrolink network, accessed via a footbridge over the canal, just a few minutes walk away. Sitting within Zone 1, the tram only takes a couple of minutes to reach the city centre with frequent services every 12mins throughout the day.

Easy links to Manchester Piccadilly Station mean that the site is perfect for commuters who need to work or travel further afield, with Piccadilly Station providing local and national connections as well as frequent trains to Manchester City Airport.

Bus stops are located on the Great Ancoats Street Ring Road, with frequent buses providing access to the city centre and surrounding Manchester suburbs. Easy access to the ring road is also ideal for private vehicles, with A-roads forming 'segments' that converge into the city centre.

Whether it is walking, cycling, driving or using public transport - the site is exceptionally well connected.

Key	
	Walking Route
	Main Car Route
	Tram Line
	Bus Route
	Bus Stop



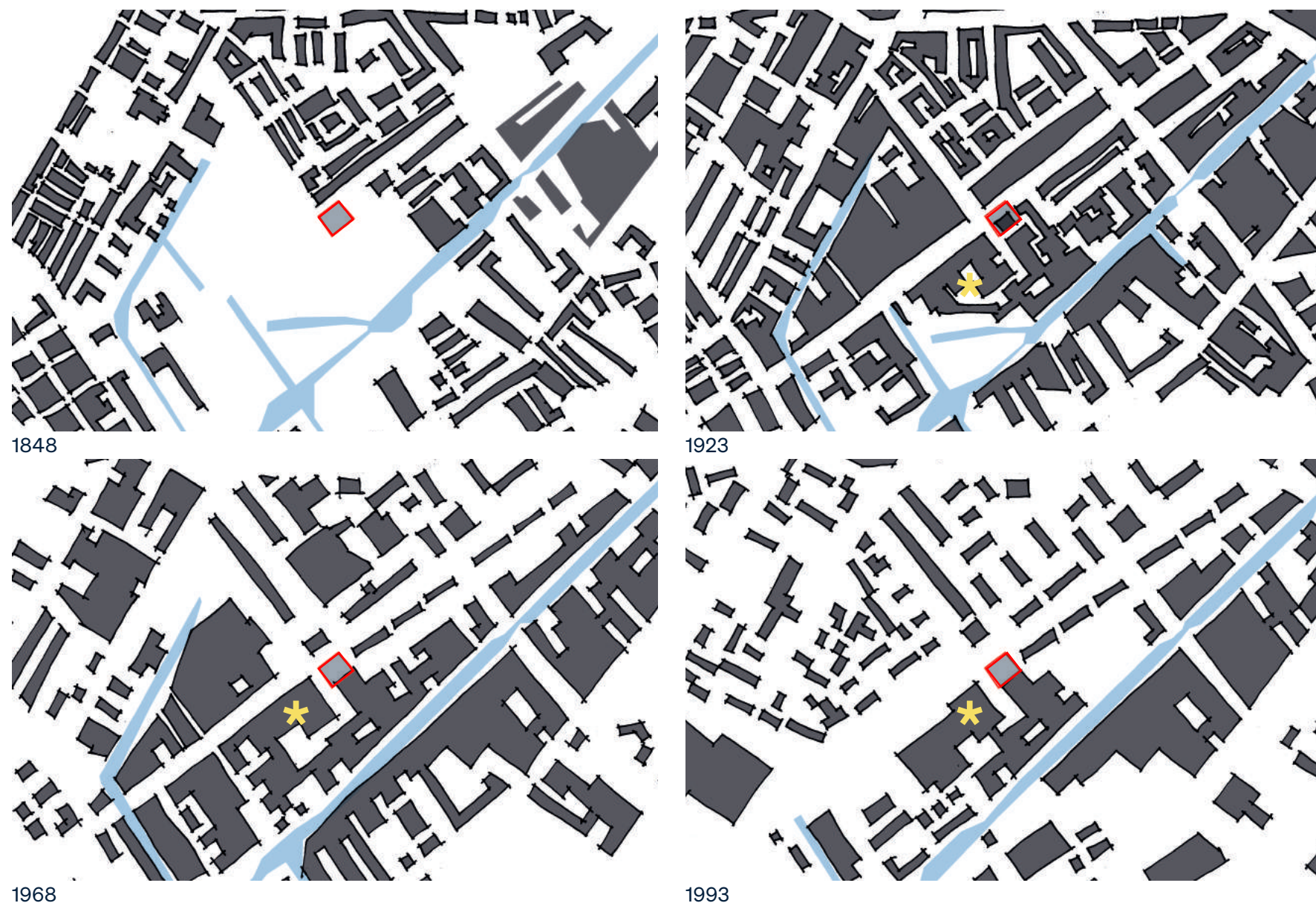
2.4 Historic Context

A review of historical mapping from 1848 to 2015 reveals that the area currently known as New Islington has undergone a dramatic transformation. In the 18th Century the area would have had a distinctly rural appearance but the arrival of the canals and the industrial revolution transformed the area to become densely packed with industrial and residential buildings.

In the 1960s many of the slum houses associated with the industry were cleared and between the Rochdale and Ashton Canals a new housing estate known as the Cardroom Estate was created. Overtime many people moved away from the new estate. Shops, pubs and schools closed and Cardroom became a sink estate.

The New Islington of today proposes to save the best of the past while creating a vibrant mixed use community. It is currently an extensive brownfield development site, home to a mix of restored historic buildings and contemporary residential houses and apartments.

Analysis of the historic maps shows that the proposed site was shown to be undeveloped prior to 1893 when several buildings were recorded, including the saw mill and grinding shop which encroached onto the site from the south east. St. Jude's rectory and two small unlabeled buildings were recorded on the site from 1928 and remained until 1968 when they were cleared, whilst the saw mill and grinding shop remained on site until 2006. The site has remained vacant throughout subsequent mapping, with no apparent redevelopment.



★ Ancoats Hospital - Built 1874 - Grade II Listed 1974

2.5 Character Buildings

The site sits directly adjacent the former Ancoats Dispensary building and Stubbs Mill.

The Grade II listed Ardwick and Ancoats Hospital was built between 1872 and 1874, to a design by Lewis and Crawcroft. The Hospital closed in 1989 after more than 100 years of service. It is a red brick building with polychrome bands and steeply-pitched hipped slate roofs. It has an irregular plan and is built in a Gothic style with three storeys above basement level. The dispensary building has significance as the earliest and most architecturally notable building of the former hospital complex. With the exception of this building, which covers an area of approximately 760 sqm, all other structures on the site including the nurses' home, ward blocks and various other ancillary buildings have been demolished. Some aspects of the main building have also been removed, including much of the central tower.

The Ancoats Dispensary building is currently undergoing a renovation into apartments for affordable rent.

Behind the site is Stubbs Mill, a former machine works established in 1887 which has been transformed by Urban Splash into flexible office space. The building is not listed and does not fall within the conservation area. However, it is considered to be of architectural merit and is representative of the typical mill buildings of the time.



1 Grade II Listed Ancoats Dispensary without scaffolding



2 Aerial photograph showing the Hospital complex in 1949
3 Ancoats Hospital Outpatients Hall as depicted by L S Lowry
4 Aerial View of Ancoats Dispensary



5 Stubbs Mill
6 Aerial View of Ancoats Dispensary
7 Historical photograph of Ancoats Hospital operating theatre
8 Stubbs Mill (from Old Mill Street)

2.6 Local Character & Materials

New Islington has become an area with a wide range of architectural styles and materials.

The area has a number of terraced houses remaining from the Cardroom Estate, interspersed with more contemporary row houses, generally on a larger scale. The predominant material used for the houses is brick, which can be seen in a wide variety of colours, bonds and patterns. Red brick can also be seen in the older industrial and civic buildings, such as Stubbs Mill and Ancoats Dispensary.

The larger modern apartment buildings are generally clad in sheet materials of varying colour and texture, adding interest and variety to the area. On the whole there is a language of solid and robust buildings with punched openings rather than the light and transparent architecture that is more prominent closer to the city centre.



- 1 'Chips' apartment building
- 2 'The Guts' - Cardroom Estate Housing
- 3 Islington Square
- 4 hoUSe modular terraced housing
- 5 Guest Street Housing / Stubbs Mill
- 6 Lampwick Quay

2.7 Scale

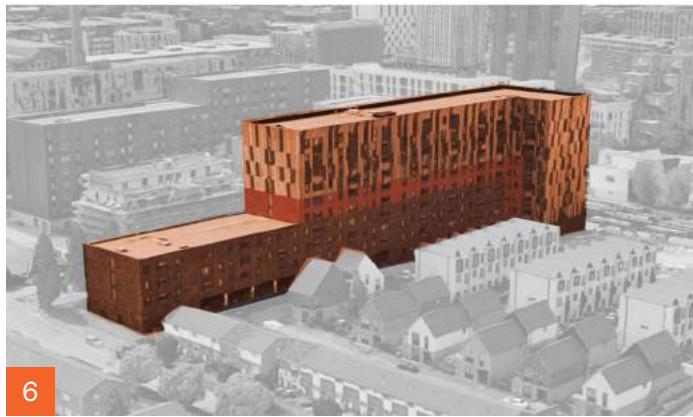
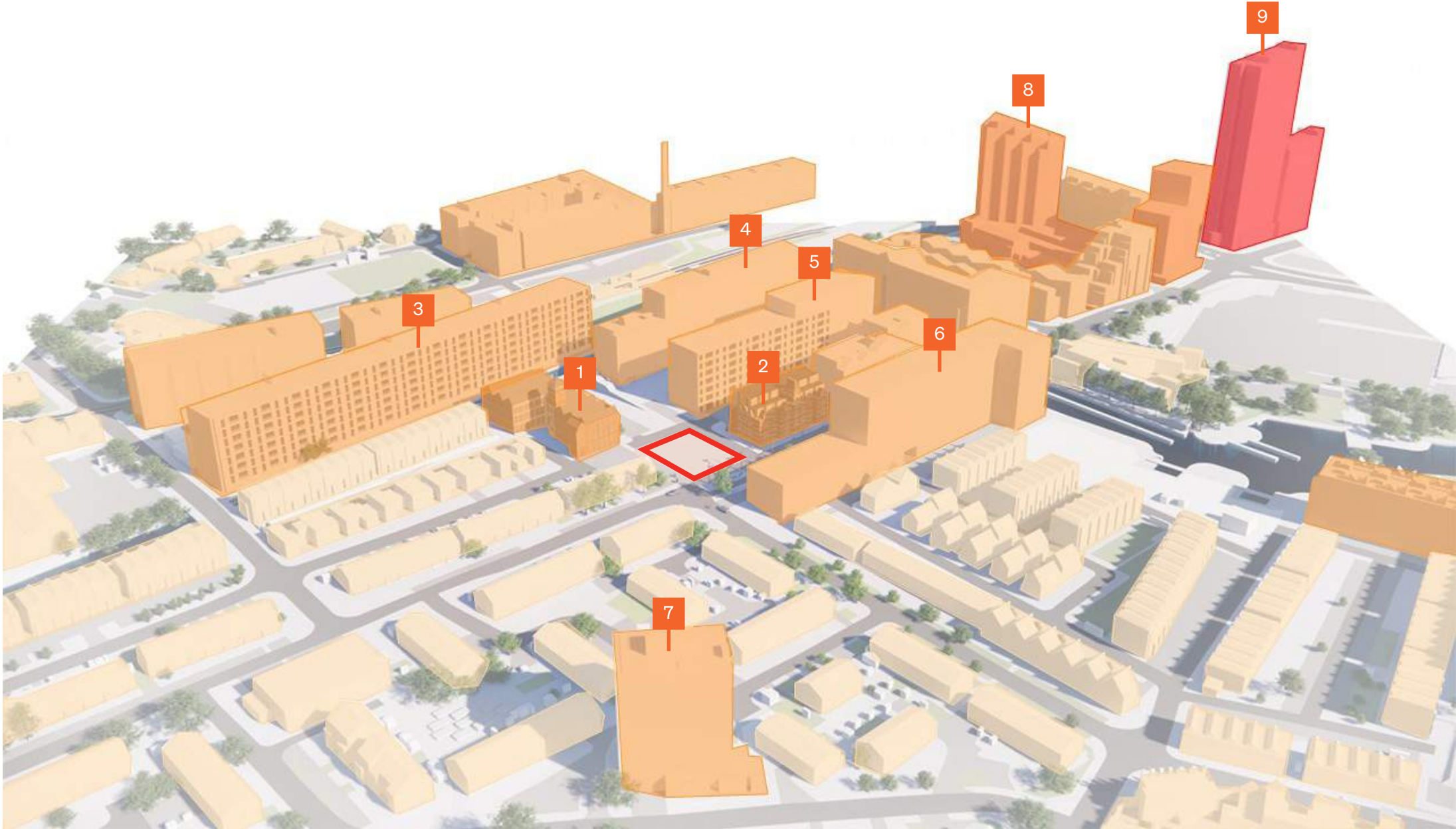
The scale surrounding the site varies from the low-scale suburban housing to the north of Old Mill Street to ten storey apartment buildings, such as Weaver’s Quay and Lampwick Quay to the south.

The scale increase occurs at the border of the New Islington Masterplan, with the proposed site sitting at the threshold between these two scales.

The proposal therefore has a duty to manage the transition of scale whilst also forming a defined corner to Old Mill Street and Weybridge Road.

Buildings

Surrounding Houses	1-2
1. Stubbs Mill 2. Ancoats Dispensary 3. Stubbs Mews 4. Chips 5. Lampwick Quay 6. Weavers Quay 7. Islington Square	3- 12
8. Islington Wharf	13-19
9. Oxygen	20+

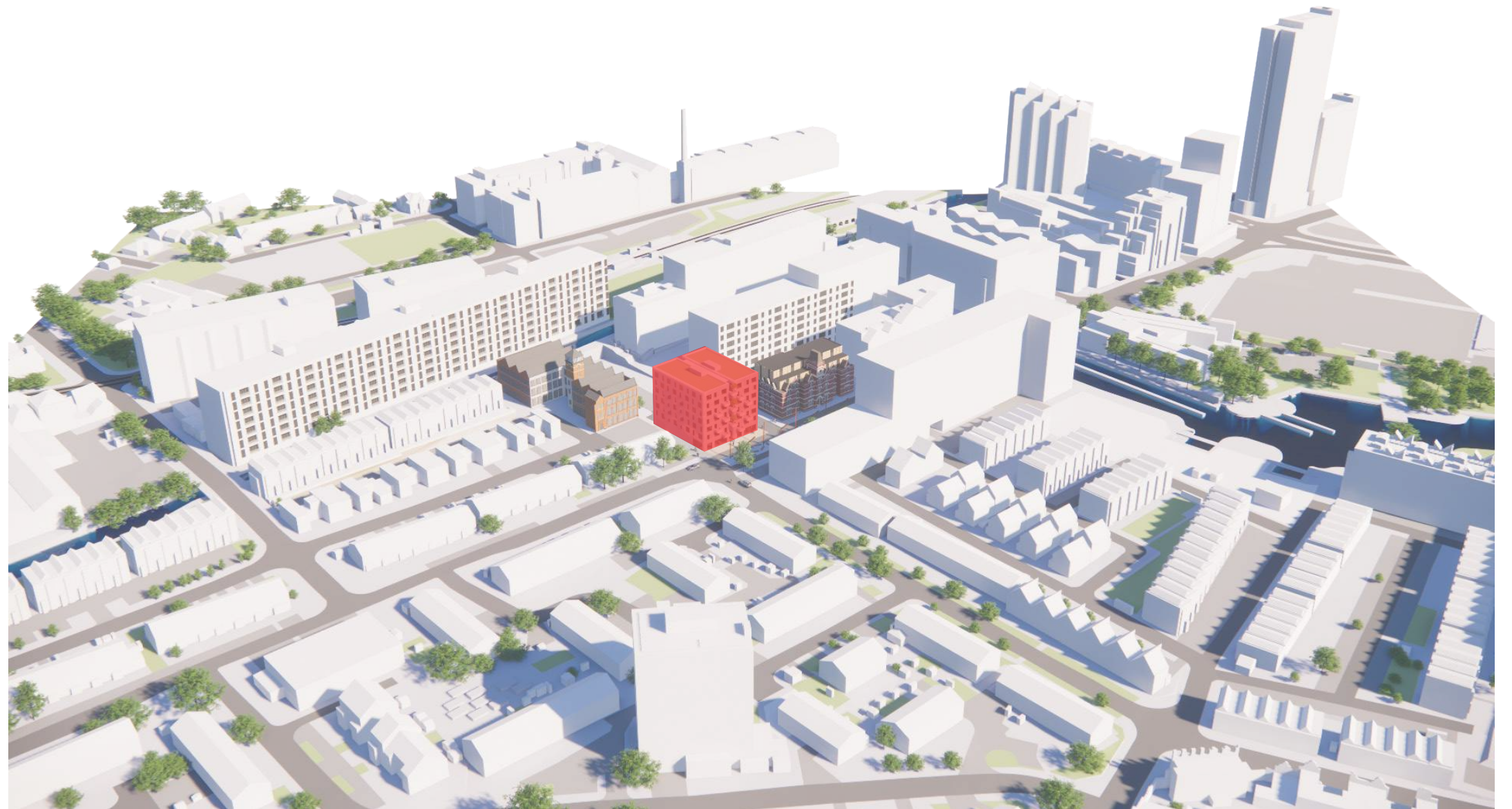


2.8 Evaluation

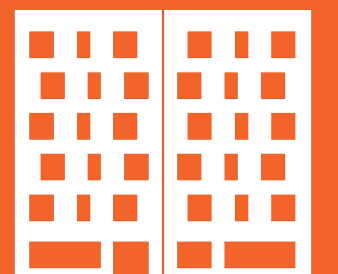
This small plot at the end of Old Mill Street, a key street in the New Islington development, requires a building of high quality. The new building should complement and not compete with the exciting new developments that New Islington is already home to and respect the immediate historical context of Ancoats Dispensary and Stubbs Mill.

Massing, materiality and detailing will be critical to the success of this building given its sensitive location and prominence on Old Mill Street, and the design will need to demonstrate a high level of consideration from large to small scale. The building will need to reinforce the street line to create a confident frontage onto Old Mill Street.

The next section will explain the design development in response to the analysis which has been undertaken.



3.0 Design Response



3.1 More Than ‘Just Another BtR Building’

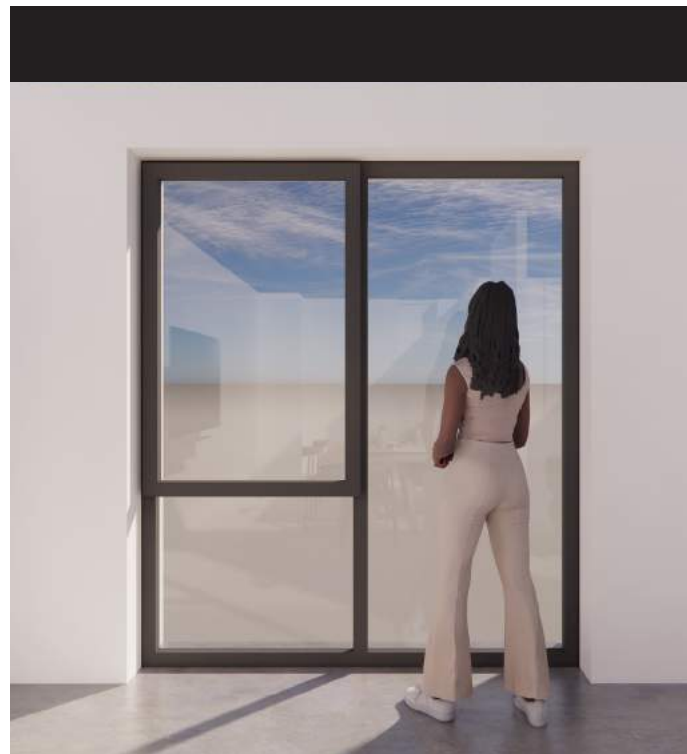
Nestled on the junction of Old Mill Street and Weybridge Road, the proposal described in this document will act as a new gateway building into New Islington. It aims to build on the positives of Build to Rent, providing communal amenity spaces to promote community living within the building.

The facade should be modern to fit in with the established ‘New Islington vernacular’, yet respectful to its historic neighbours. The facade opens up to reveal an array of beautifully designed open-plan apartments and inviting communal spaces, offering residents an interesting and different experience every time they arrive home.

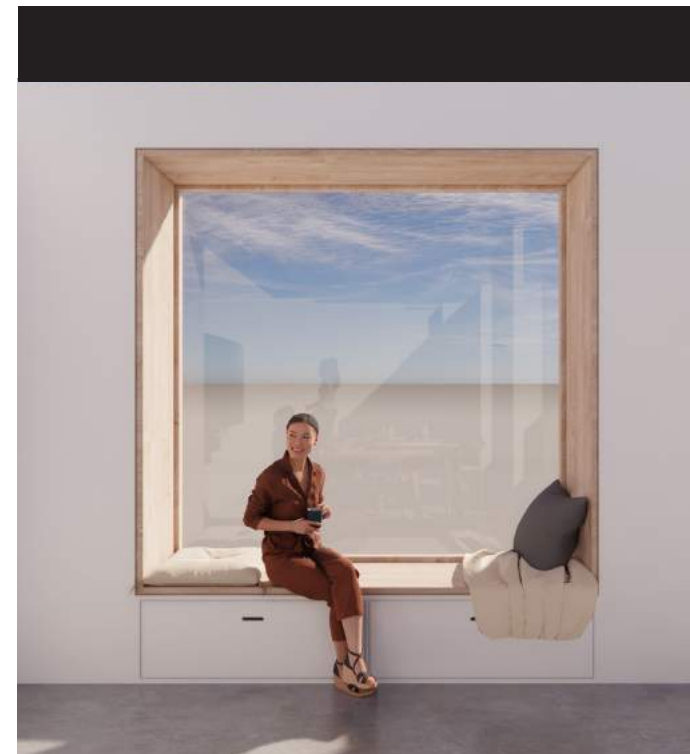
Instead of the typical window arrangement seen in many BtR buildings, the windows will be large, fixed glazing with deep internal reveals. This means they can double as seats, inviting contemplation and connection with the vibrant city outside. Why not use a window as furniture..?

Each apartment will feature an open plan kitchen and living room arrangement that will maximise comfort and functionality.

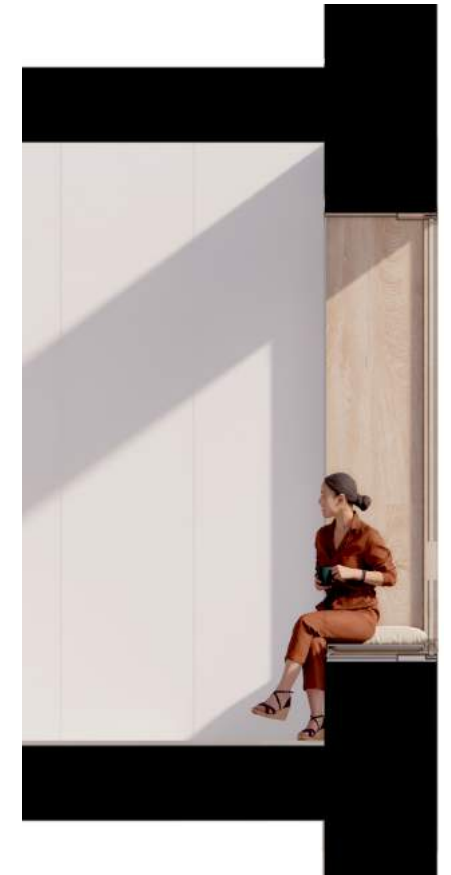
In essence, this building is a testament to the idea that a “build to rent” property can be more than just a place to reside. It represents a fusion of comfortable and flexible open-plan apartments and innovative design. It is a place where residents aren’t merely tenants but active participants in the local and wider community.



A typical BtR window arrangement



An opportunity to introduce seating to every apartment window



3.2 Building Concept

Having set the initial aspirations for the project, a concept was formed describing the process which led to a site arrangement and building layout. This four stage process is expressed below and in the diagrams to the right.

1. Optimised Site Footprint

The building concept begins by using the available site footprint, which is broadly 25x28m. Ensuring efficient use of space is fundamental given this tight site area.

2. Carved Flow-Through Design

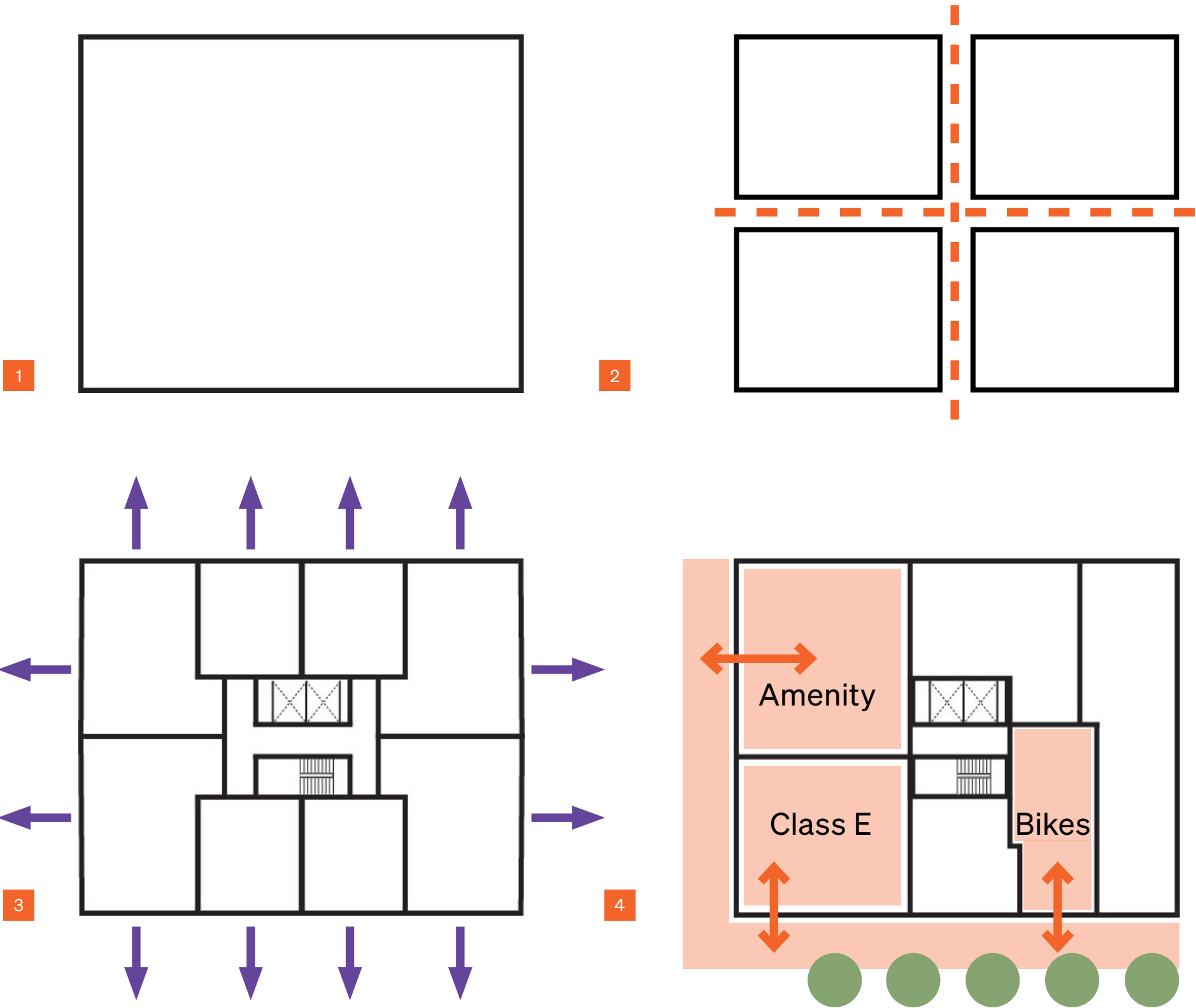
The structure's design is purposefully carved to create a seamless flow throughout the building. This not only enhances the building's aesthetic appeal but also improves natural ventilation, accessibility and connectivity for residents.

3. Democratic Apartment Layout With Views Out

All apartments are thoughtfully arranged around a central core, ensuring that each resident enjoys equal access. This design prioritises an equitable living experience while optimising the utilisation of available space.

4. Community Ground Floor

At the ground floor of the building, a central heart is created, designed to offer a plethora of community opportunities. The residential amenity space acts as the main entrance into the building and focal point for social interactions. The proposed class E space activates the southern corner offering a community benefit for local residents.



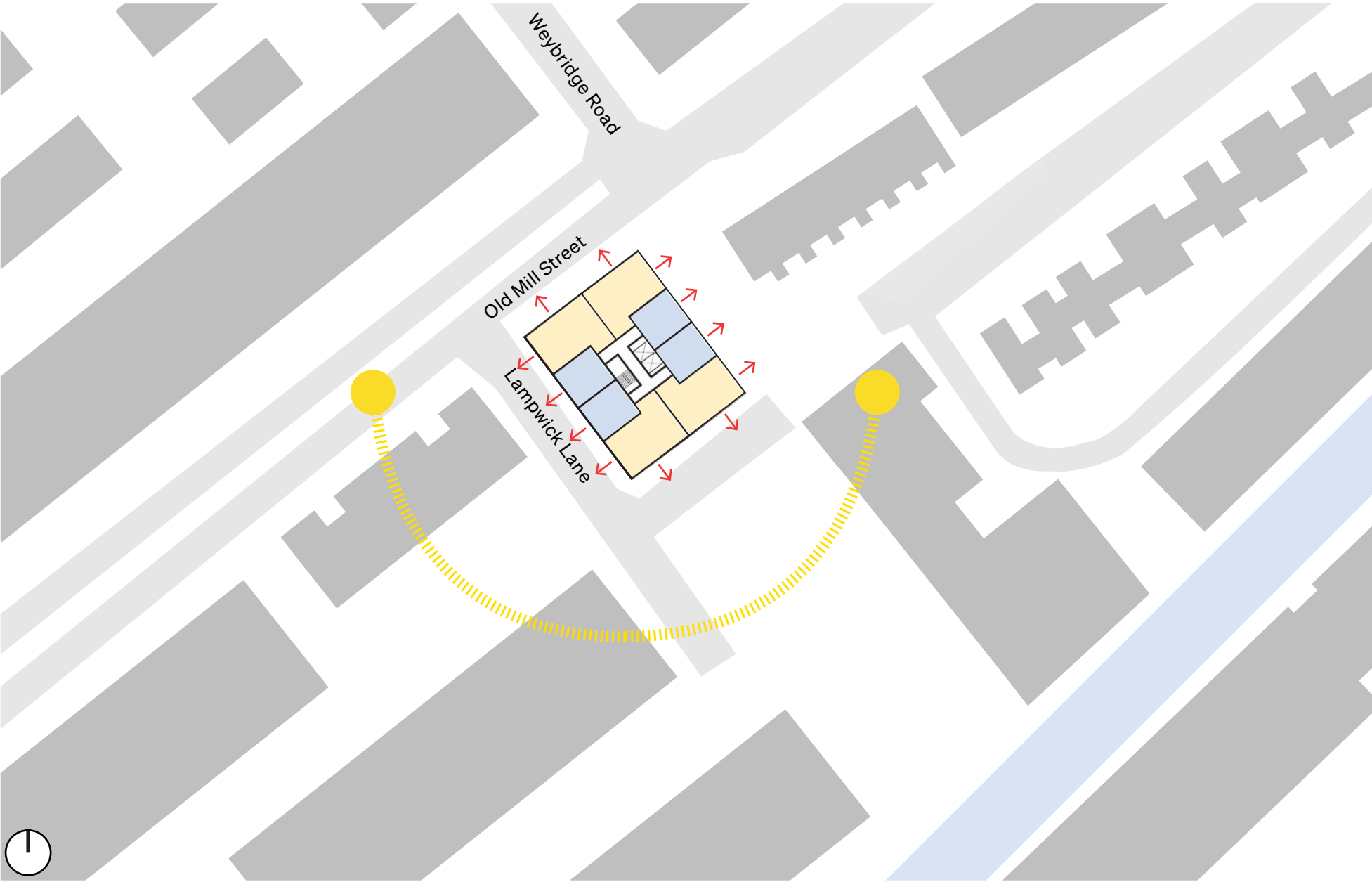
Translating the building concept onto the site shapes the architectural response to the site's characteristics and requirements. The key features of this concept are highlighted below.

East/West-Facing Apartments

The orientation of apartments towards the east and west is a strategic choice. East-facing apartments capture the morning sunlight, providing a gentle and welcoming start to the day. Meanwhile, west-facing units benefit from the warm afternoon and evening sun, allowing residents to enjoy the setting sun. This thoughtful design maximises natural light and minimises excessive heat, optimising the overall living experience.

Dual-Aspect Apartments

Dual-aspect corner apartments are designed ensuring that residents can enjoy multiple exposures to the surrounding environment. This design approach creates a sense of spaciousness and versatility, as it allows for greater natural light, cross-ventilation, and the potential for views out from two sides.



Site Concept Plan

3.3 Facade Concept

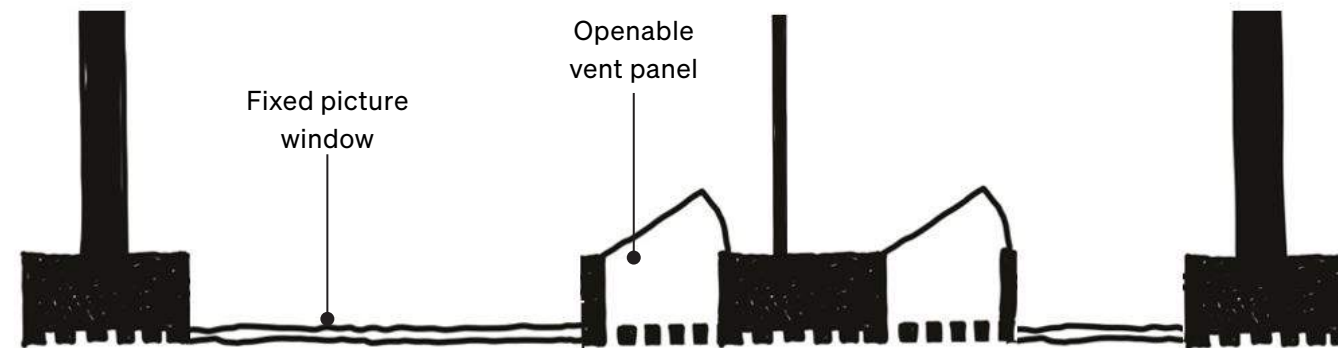
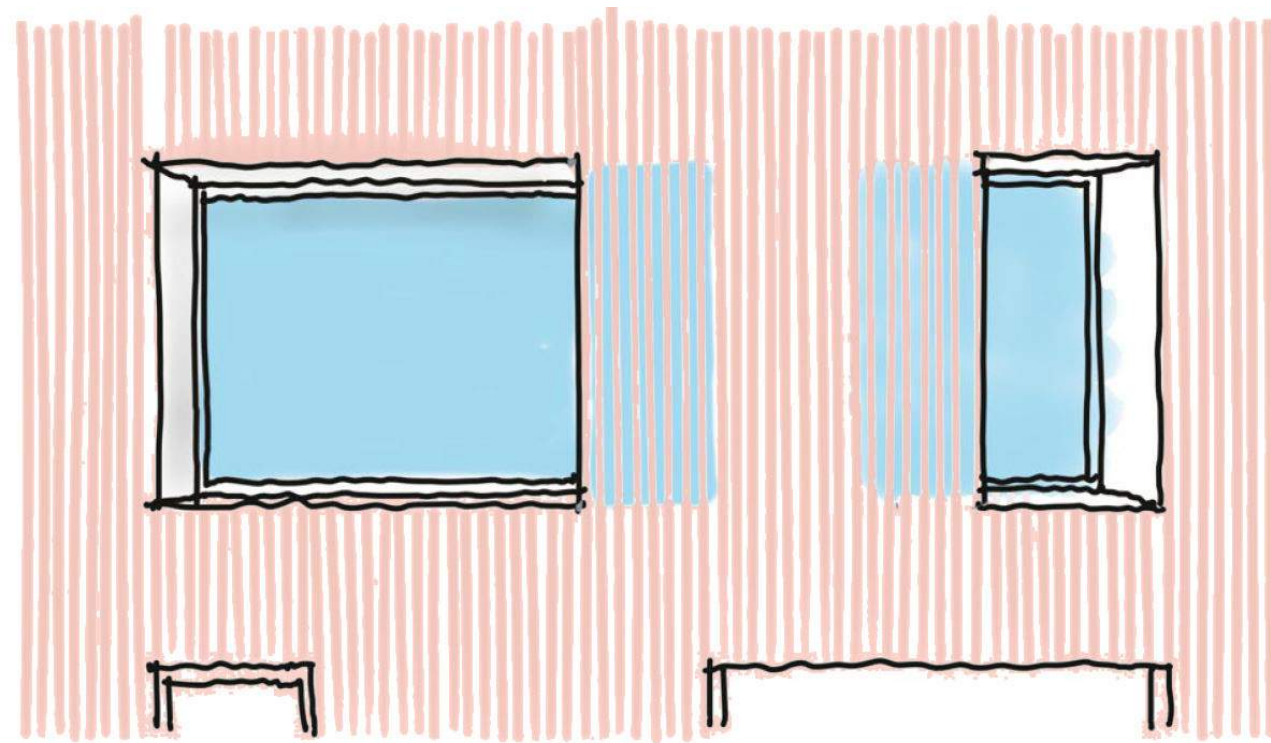
Once the site arrangement was set, the architectural concept of the building was explored. With the aspirations of the brief set by the client, it was clear that the internal spaces would be modern and light - and the architecture should follow suit.

The facade should be modern to fit in with the established 'New Islington vernacular', yet respectful to its historic neighbours. The facade opens up to reveal an array of beautifully designed open-plan apartments and inviting communal spaces, offering residents an interesting and different experience every time they arrive home.

The facade's primary material is a ribbed terracotta tile providing depth and interest to the building. Terracotta 'baguettes' span in front of opening vent panels allowing residents to control the amount of natural light and ventilation entering their apartments. The baguettes double up to form the guarding to the opening vents, meaning that a large fixed picture window can be incorporated into each room - free of window frames - providing a very clean and disciplined facade.

The large picture windows not only foster a connection with the surrounding environment but also promotes energy efficiency by reducing the need for artificial lighting.

The facade's operable elements provide residents with the flexibility to customise their living spaces. Whether they seek a sunlit living room, a shaded retreat, or a well-ventilated bedroom, the dynamic facade empowers them to adapt their environment to their preferences.



Terracotta offers several benefits over other architectural applications. These include:

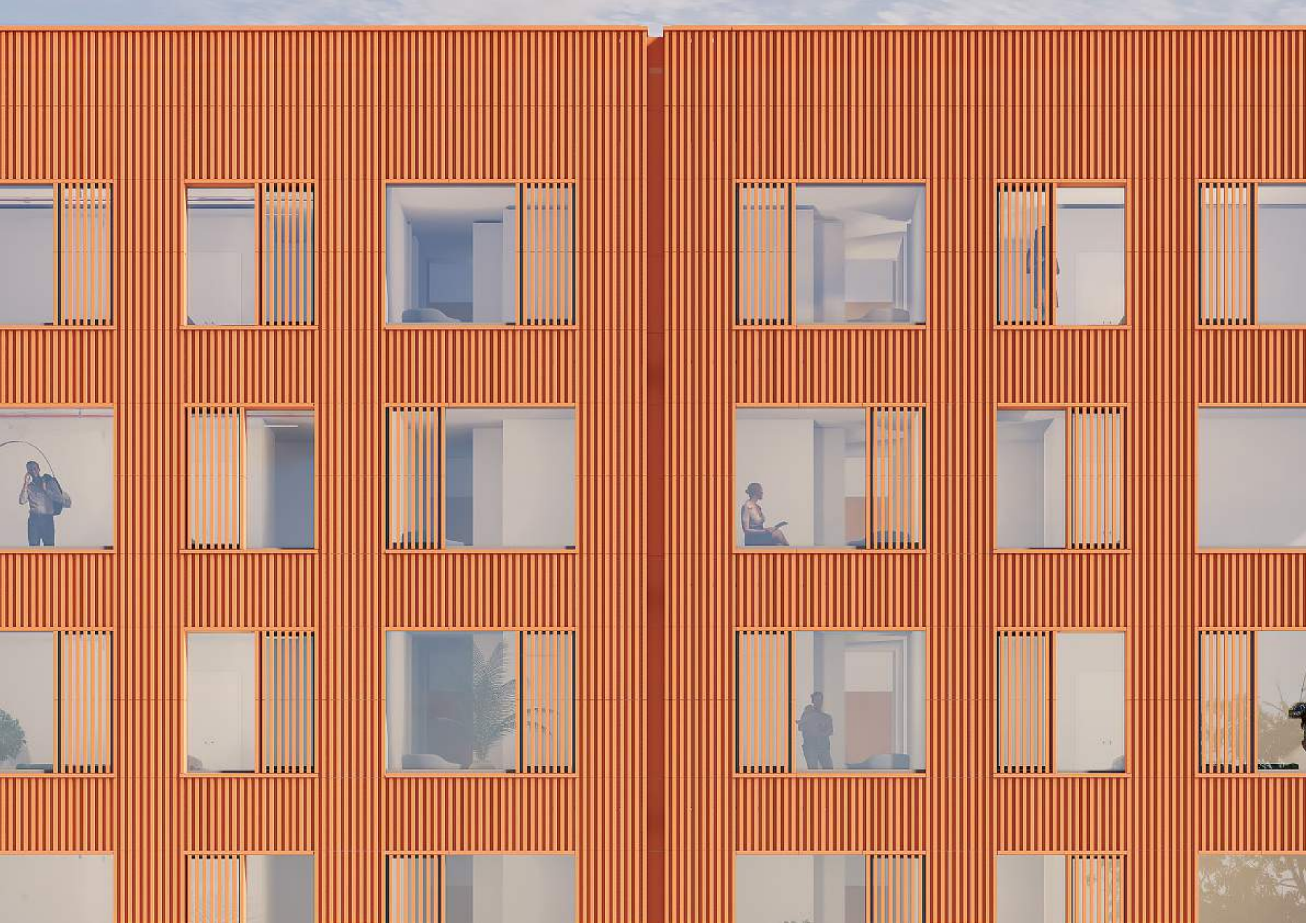
Aesthetic Appeal / Context

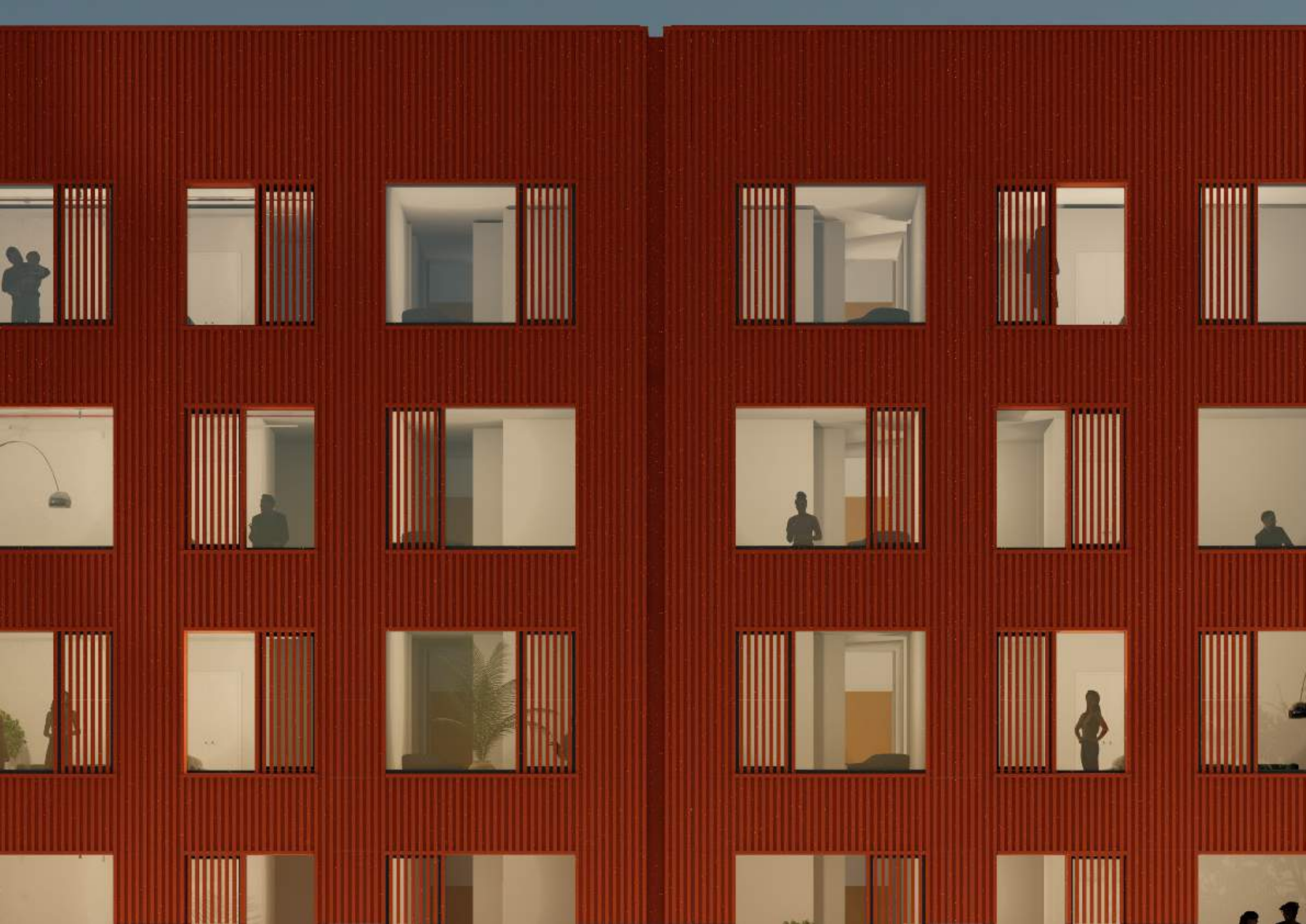
The natural look of terracotta provides a warm, earthy and natural appearance which enhances the aesthetic appeal of the building. The reddish flutes of the terracotta cladding are intrinsically ‘Manchester’, renowned for its robust red brick and terracotta clad buildings. The cladding provides a contextual response alongside the nearby heritage assets (Stubbs Mill and the Ancoats Dispensary).

Durability and Longevity

Terracotta is highly resistant to weathering and robust enough to withstand physical wear and tear over long periods. It requires minimal maintenance compared to other materials, as it does not corrode or degrade easily.





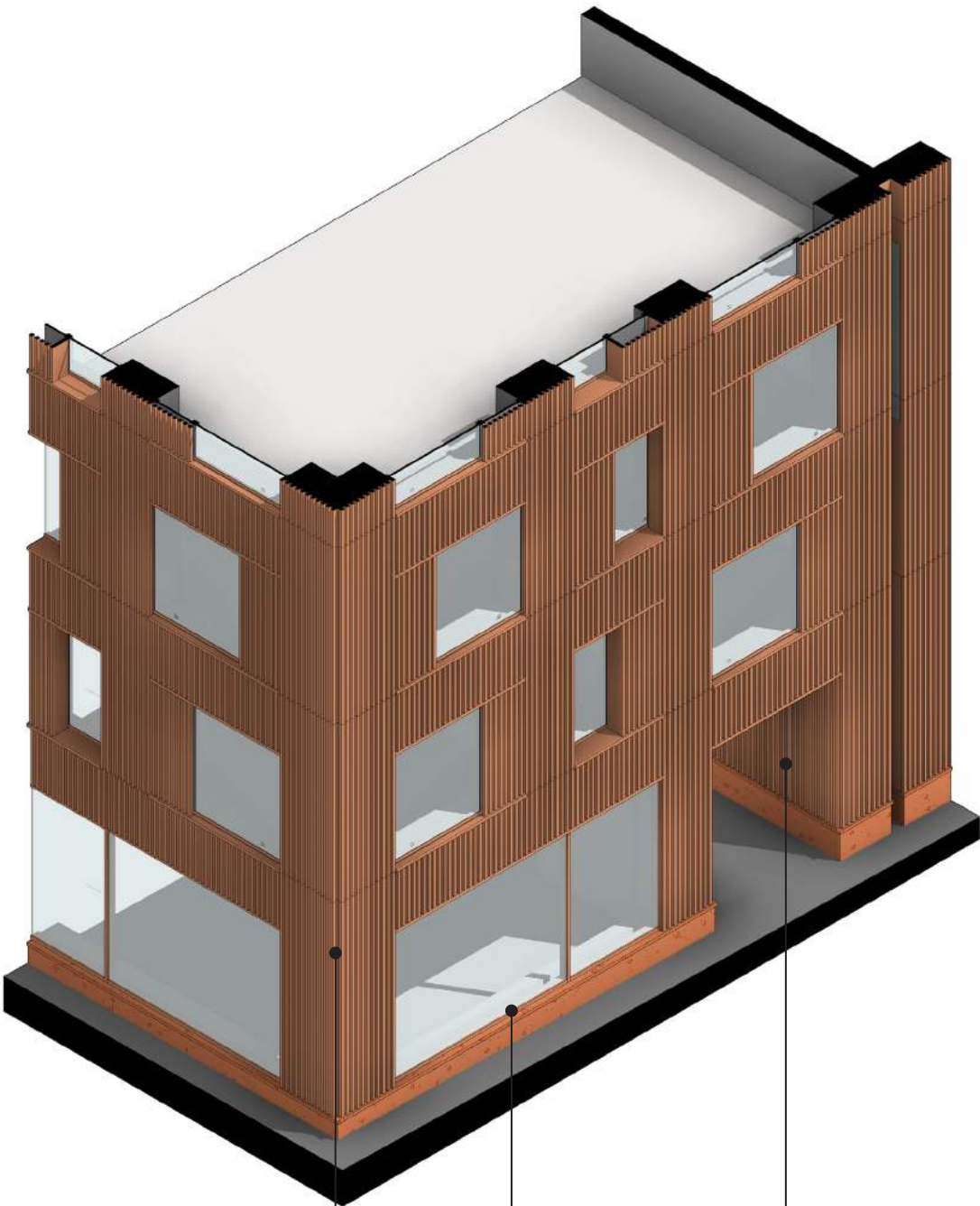


3.4 Typical Facade Bay

The typical facade detail on the right showcases some of the key elements of the Old Mill Street proposal that come together to craft a striking and distinctive facade.



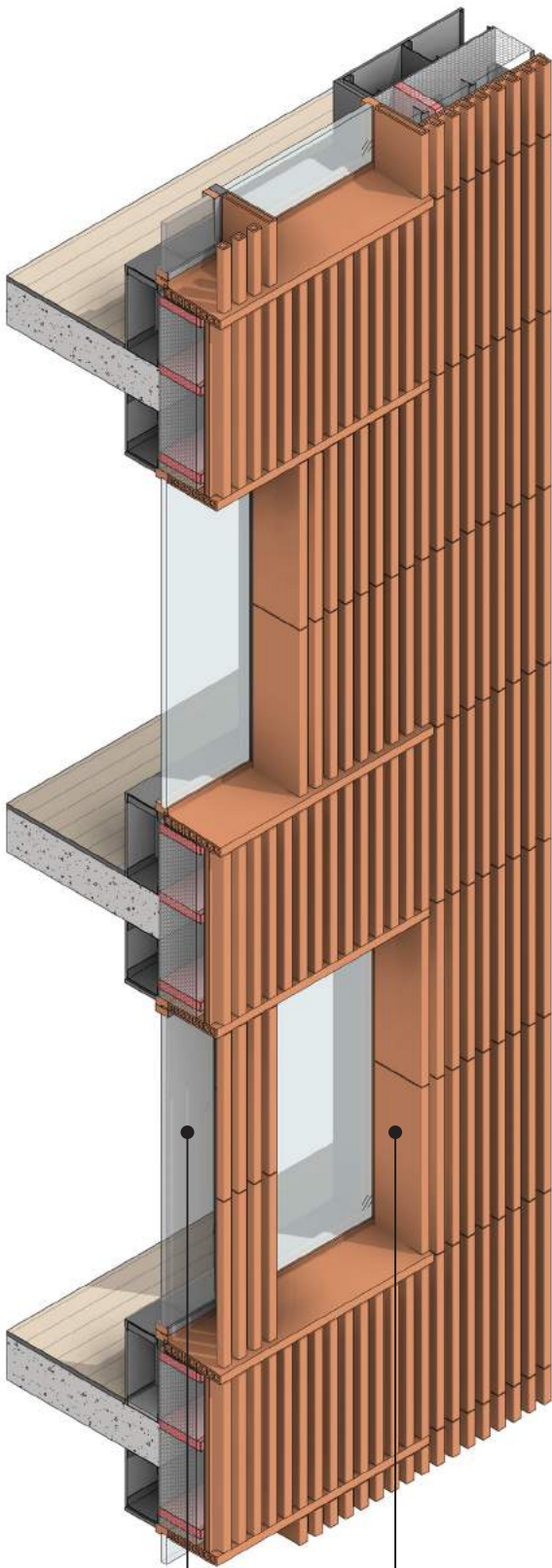
3.5 Typical Facade Detail



'Birds beak' corner detail to terracotta cladding

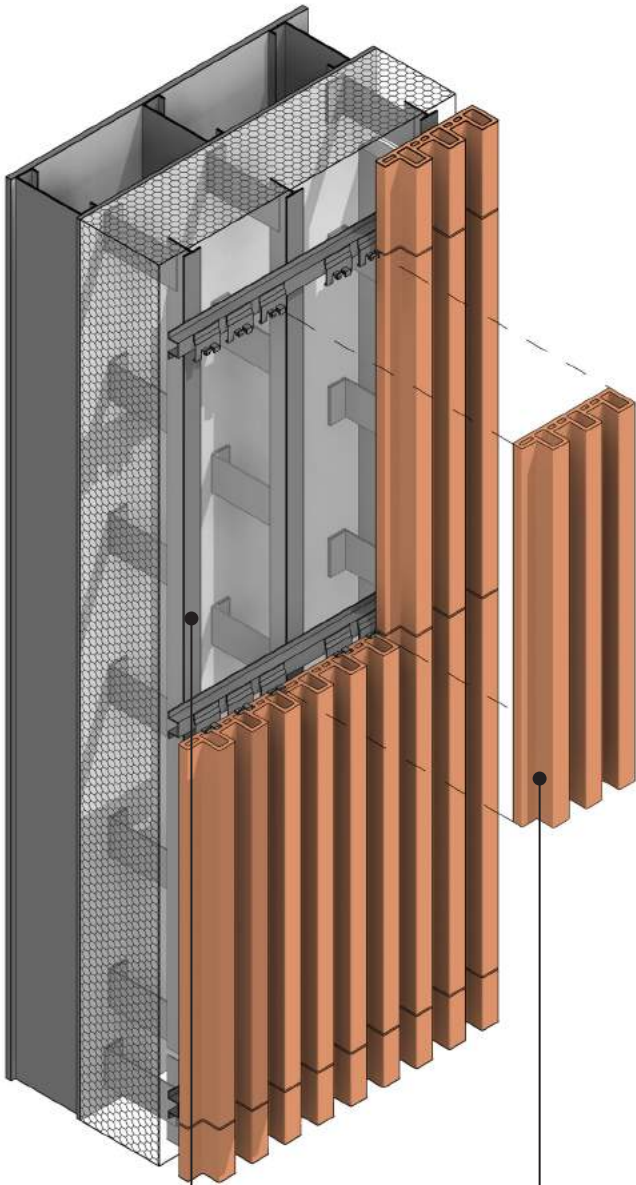
Flush glazing to ground floor amenity with concrete upstand

Recessed entrance with terracotta cladding and soffit



Openable vent behind terracotta baguettes

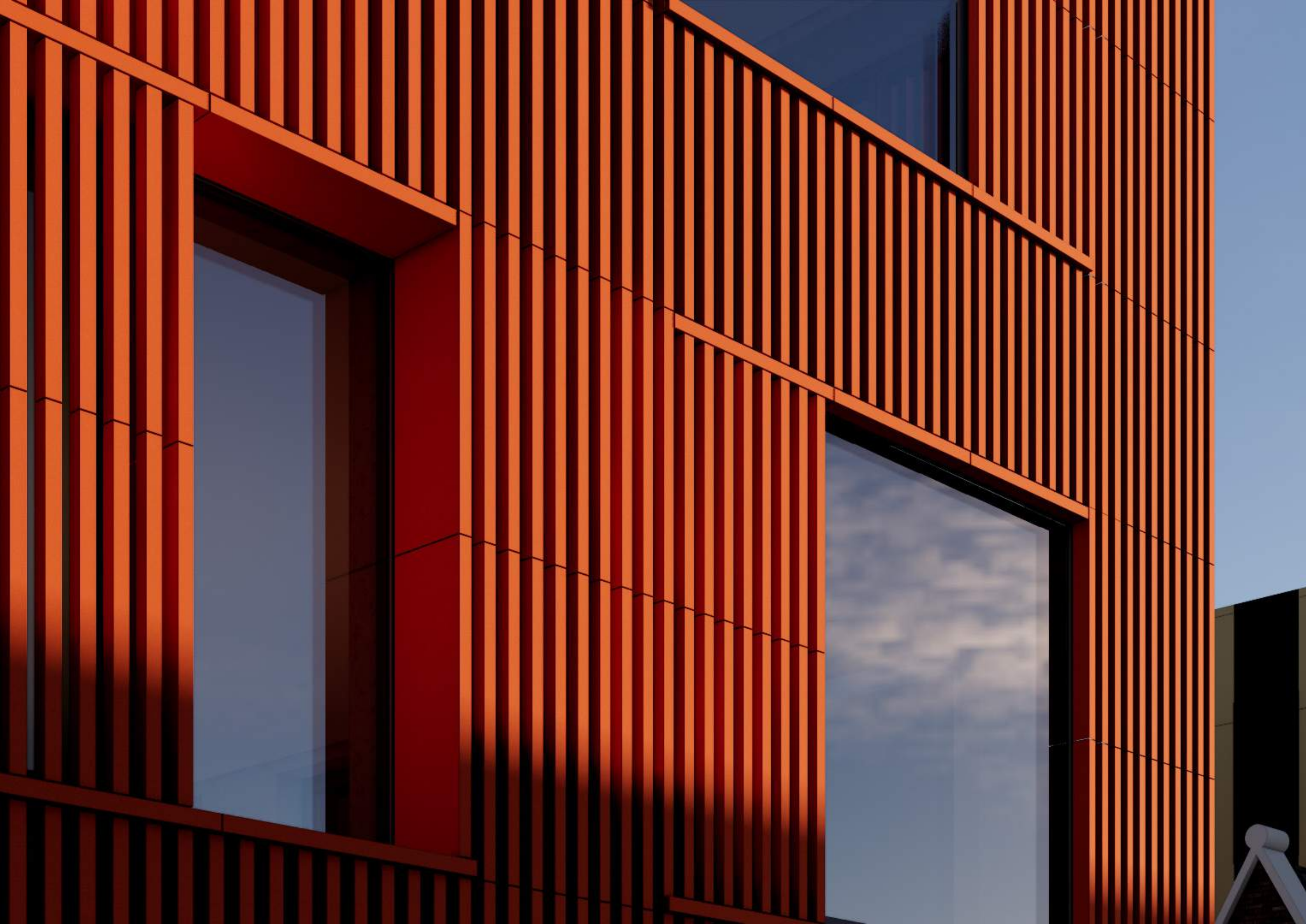
Full terracotta window surround concealing window frame



Secret fix rainscreen bracket system (no visible fixings)

Profiled Terracotta Tile





3.6 Ground Floor

The ground floor optimises the available site space, with its boundaries defined by existing roads on three sides. These constraints offer excellent accessibility to the building, complemented by a limited number of undercroft parking spaces located at the rear.

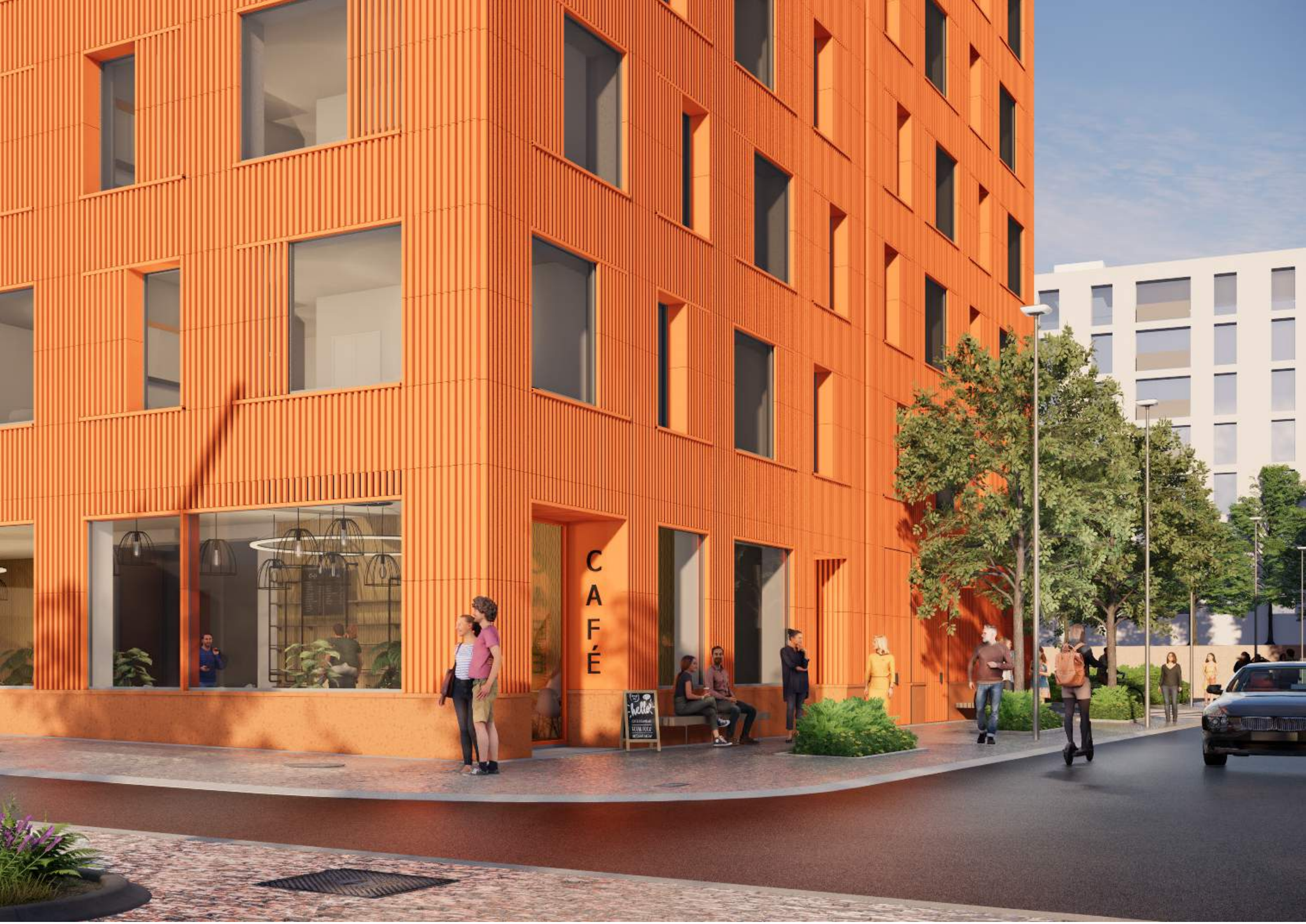
Residents who cycle have a dedicated entrance accessible from Lampwick Lane, while a separate entrance caters to refuse collection needs. This arrangement ensures that the main entrance on Old Mill Street remains legible and inviting.

The main entrance is a spacious and welcoming amenity area, designed to foster social interactions, relaxation, and recreational activities. On the opposite side of the main entrance, there is an opportunity for a Class E space providing further activation to the ground floor.

The building does not have a basement, nor a 'rear' elevation - everything is on display. Therefore it is critical that the functional (but less visually appealing) aspects, such as the bin stores, plant rooms and parking, are discrete. The ground floor design has been considered to ensure that these functions are carefully concealed within the architecture and not overtly visible.

Centrally located are two lifts and a stairwell providing easy access to the apartments above. Collectively, these elements form a well-organised ground floor plan that is user-friendly, meeting the diverse needs of residents while ensuring the building's successful operation.







3.7 Massing & Scale

The site presents a great opportunity for a prominent building that marks the corner of Old Mill Street and Weybridge Road, providing a height that helps the transition from low-scale suburban to the 10 storey apartment blocks that form the west of Old Mill Street.

In developing our rationale for the site it became apparent that a low scale development would not achieve this. For example, this small plot which is circa 0.15 Ha in size could accommodate up to five conventionally sized houses, but as an urban design response, this level of low scale development would not be appropriate for this plot.

The proposed massing of 6 storeys therefore aims to provide an appropriate transition between the two scales and aims to revive a piece of land which has been left vacant since the removal of the former rectory in the 1960s by providing a building of quality and significance.

The building will sit on a prominent site marking the end of Old Mill Street and will signify an important corner of the New Islington masterplan.

It is clear that the scale, massing and design of the proposal needs to respond to the history and importance of the surrounding historical context, in particular Ancoats Dispensary.

The massing has been rigorously experimented with throughout the design process, by testing the buildings suitability to its surrounding context using physical models, CGIs and drawings.

The design responds to the height of the central tower of Ancoats Dispensary, including its former steeply pitched roof as well as the tower which forms part of the Stubbs Mill complex beyond.

The front elevation of the building will be stepped back from the line of the front elevation of the dispensary to mediate between the historic dispensary building and the existing housing on Old Mill Street. By stepping the building back, the aim is that it will not restrict views of the dispensary building from Old Mill Street.

The simple form and terracotta material palette help to create a building which acts as a counterpoint to the ornate red brick, Gothic inspired Ancoats Dispensary and the colourful and irregularly shaped 'Chips' building behind, whilst still creating a notable street frontage onto Old Mill Street, which will be a wide pedestrianised promenade.

The massing and scale is slightly subservient to that of the previously consented YO! Homes application that was submitted for this site back in 2016 (circa. 2.8m lower).









3.8 Floor Plans

Old Mill Street offers a range of apartment options to prospective tenants in the rental market, featuring one and two bedroom units that adhere to NDSS (Nationally Described Space Standards).

The apartments span across five residential storeys, with eight units on each floor, organised around a central circulation core.

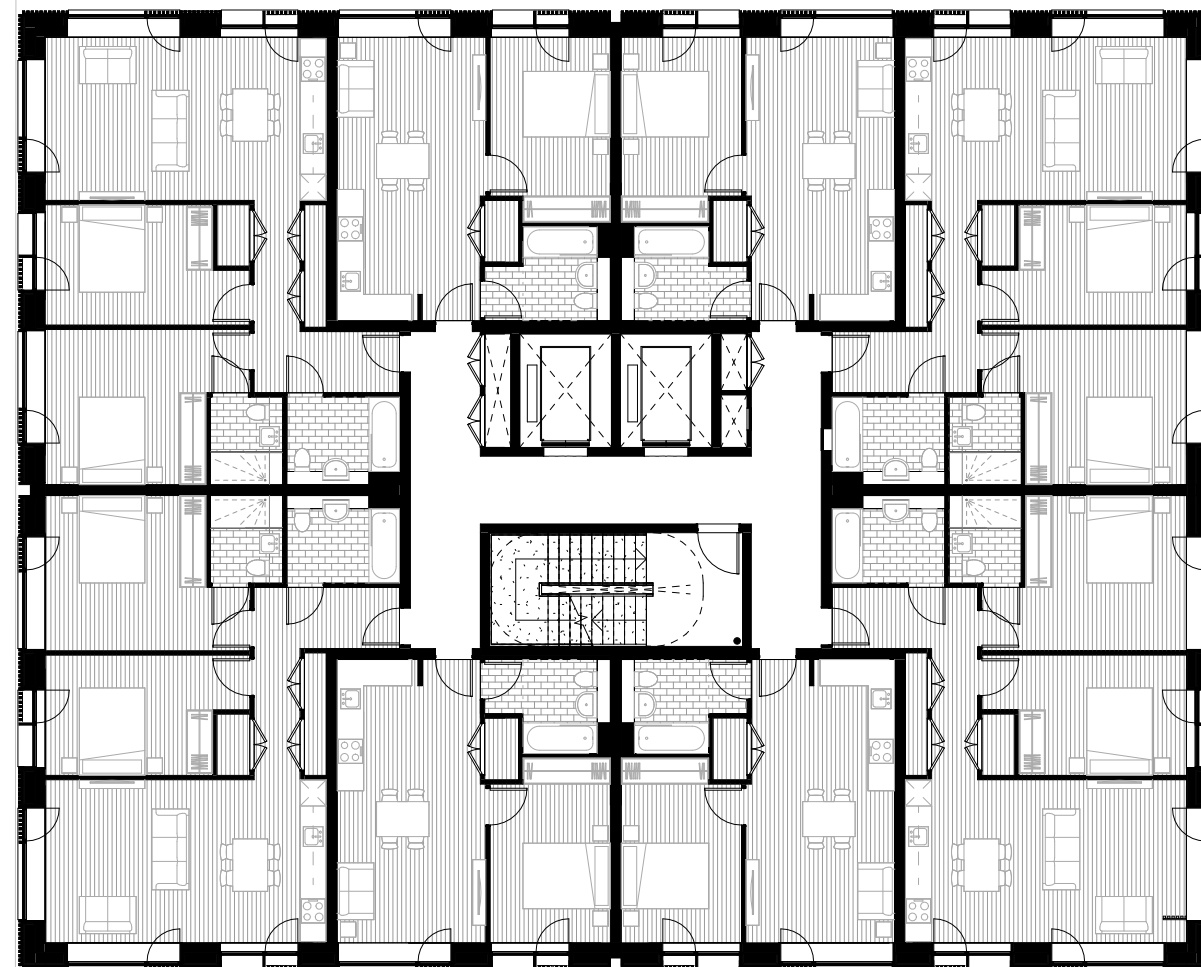
Corner units are designed for two-bedroom arrangements. The kitchen and living room space is located in the corners to take advantage of dual aspect views. The central units are designed for one bedroom arrangements, these offer a spacious kitchen and living room space.

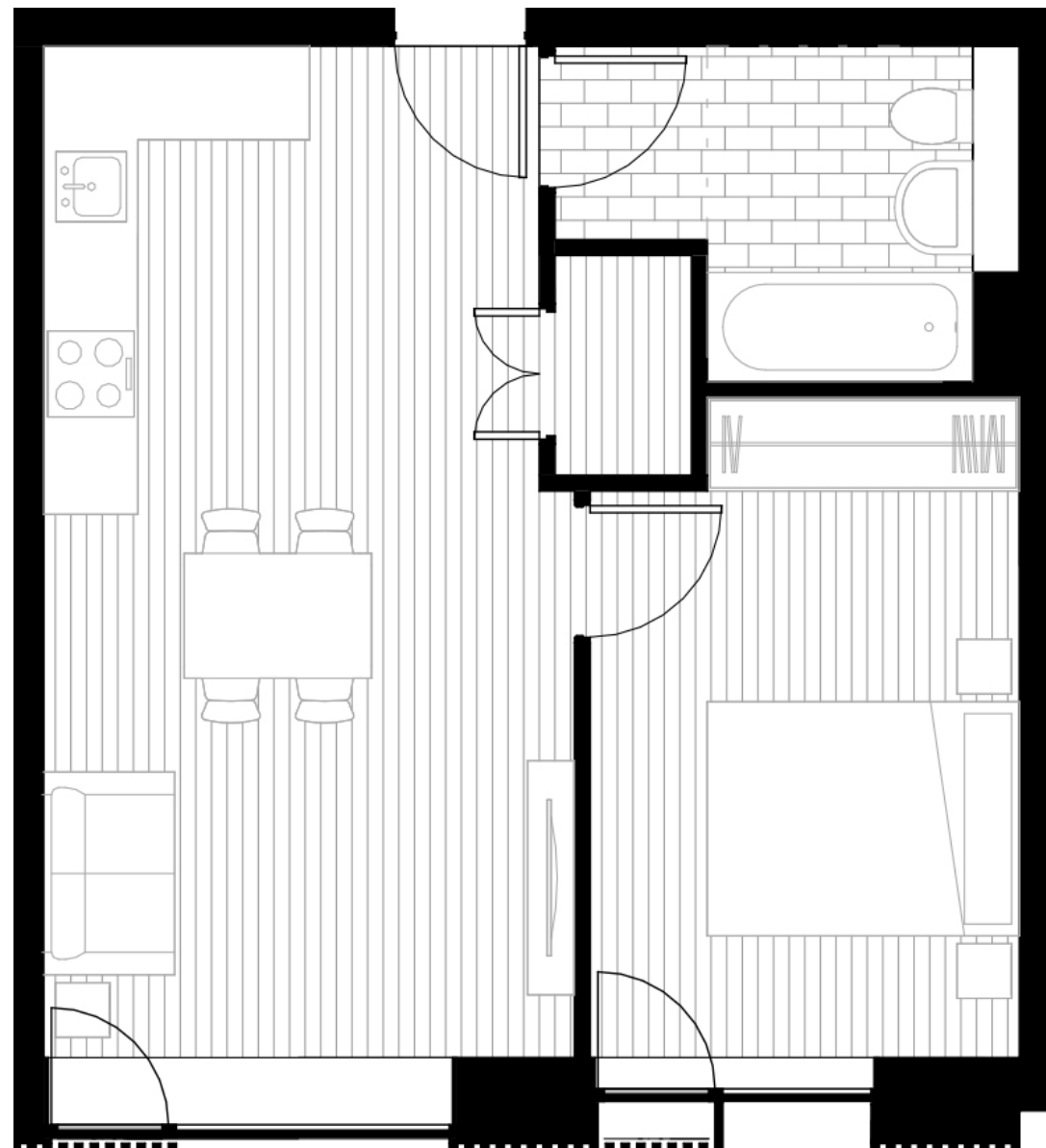
For each apartment, large, fixed glazed windows floods the apartments with natural daylight, enhancing the feeling of spaciousness. Opening vents are provided to facilitate natural ventilation. Furthermore, thoughtfully designed window reveals incorporate seating areas, optimising usable space for the residents.

The following two pages showcase the detailed apartment layout at a larger scale, emphasising the described features.



Typical Upper Floor Plan

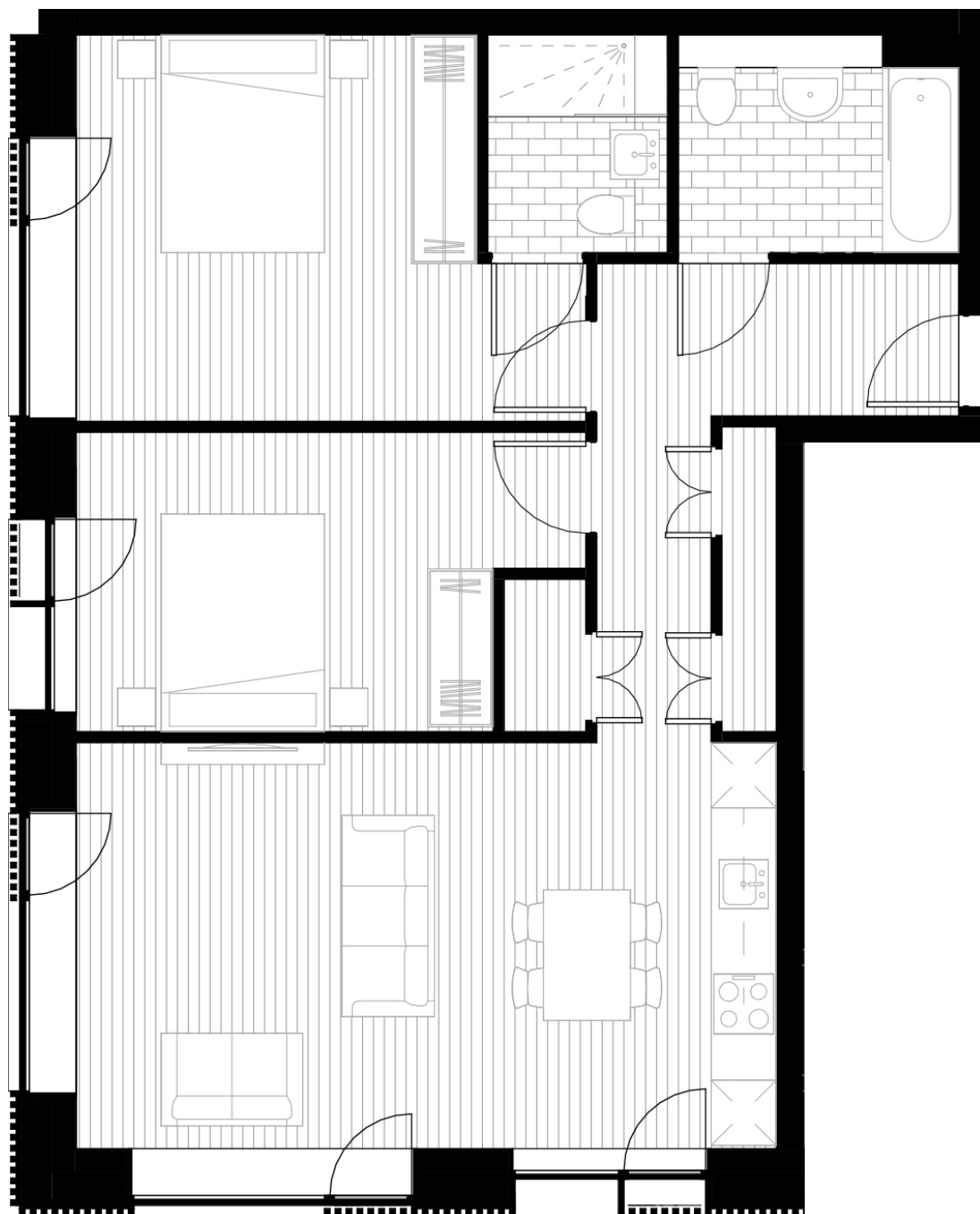




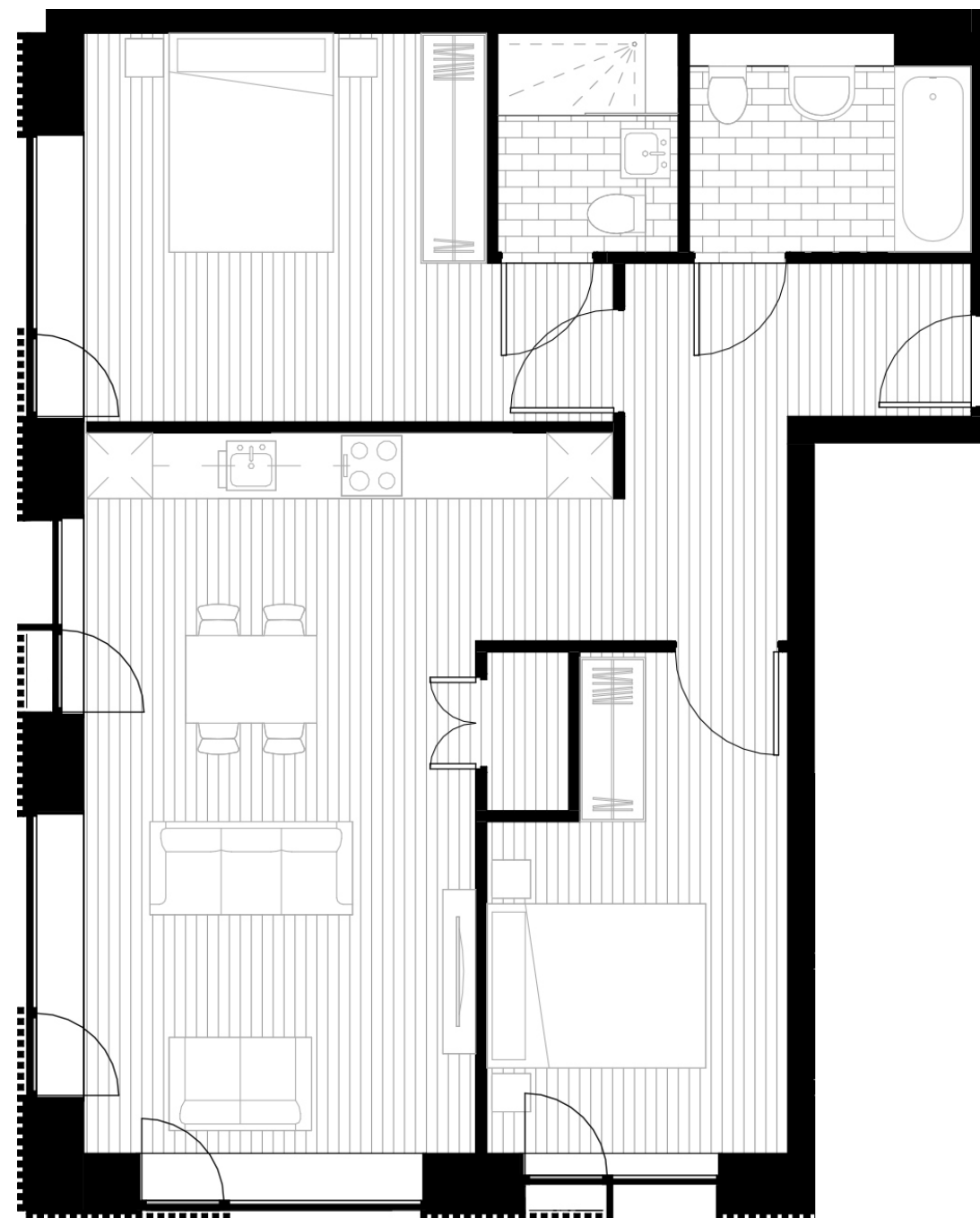
1 Bed Studio Apartment - Type A - 41sqm



1 Bed Apartment - Indicative Living and Bedroom View



2 Bed Apartment - Type A - 72qm

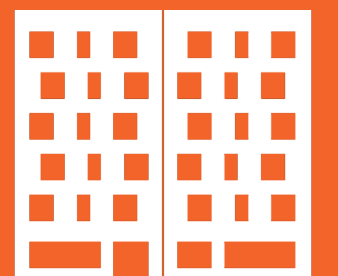


2 Bed Apartment - Type B - 72sqm



2 Bed Apartment - Type A Indicative Internal View

4.0 Access



4.1 Access

The primary entrance, accessible from Old Mill Street, serves as the main access point to the building. Additionally, there is a separate entrance for refuse movements, conveniently located off Lampwick Lane, facilitating waste management operations.

For residents arriving by car, 5 undercroft parking bays are situated opposite the Old Mill Street entrance. One bay has been identified for blue badge users.

Cyclist residents have their designated secure entrance off Lampwick Lane, which provides direct access to the cycle store and allows for seamless entry to the stairs and lifts without leaving the building.

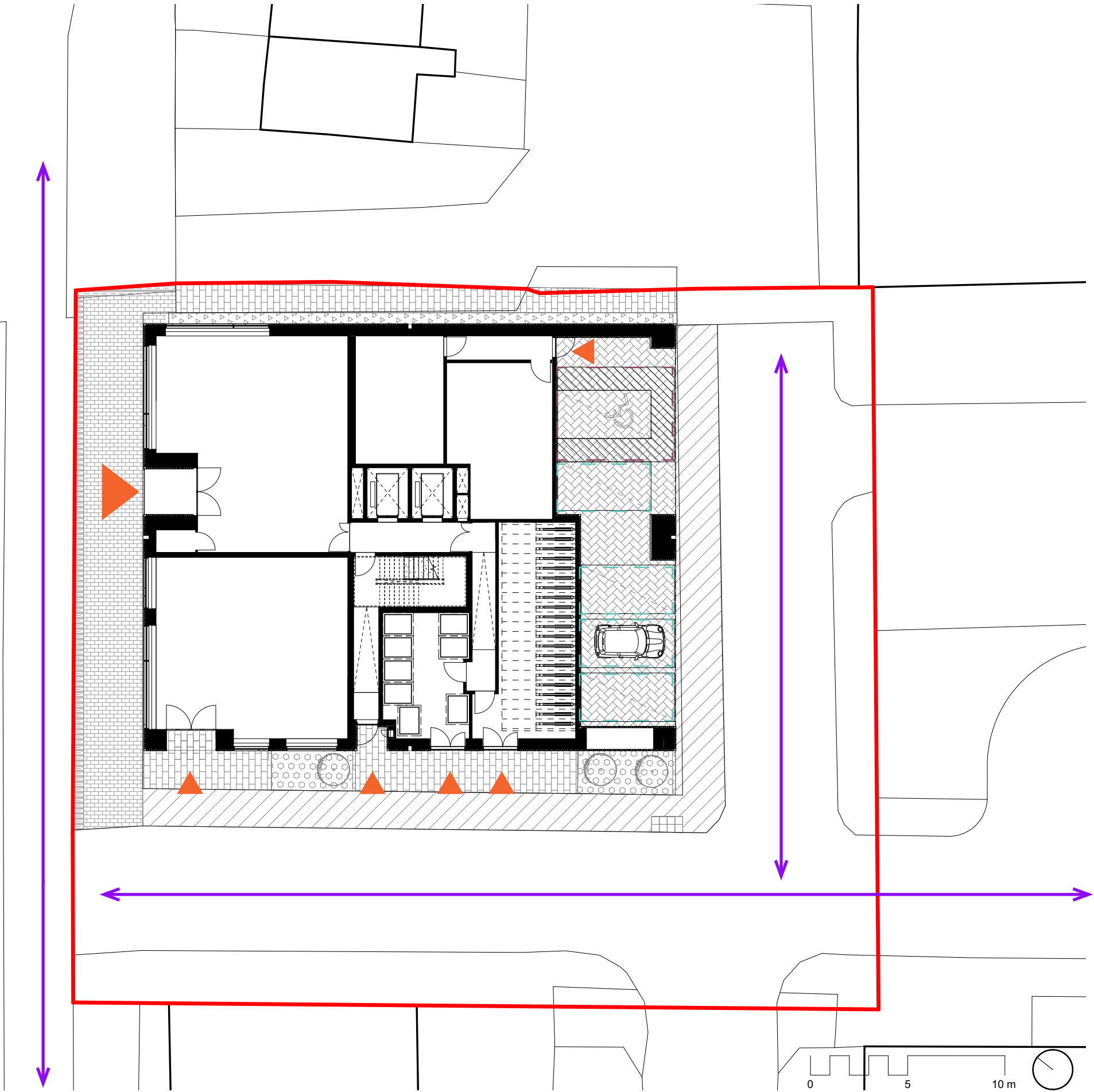
Furthermore, a dedicated plant entrance, situated in close proximity to the parking bays, accommodates maintenance access and equipment requirements, streamlining the building's upkeep.

The cafe/retail space also features a distinct entrance accessible from Lampwick Lane, allowing members of the public to enter the building without encroaching into resident spaces. This arrangement enhances security and maintains separation between public and private areas.

In a commitment to universal accessibility, all entrances feature level thresholds and are equipped with access control mechanisms, contributing to a safe and user-friendly environment for every resident (see chapter 4.6, inclusive design, for more information).

- Key
- Vehicle Routes
 - Primary Entrance
 - Secondary Entrances
 - Parking Bays
 - Blue Badge Parking

Ground Floor Plan



4.2 Waste

Residents can access the refuse store from the ground floor lobby, via the lift or stairs.

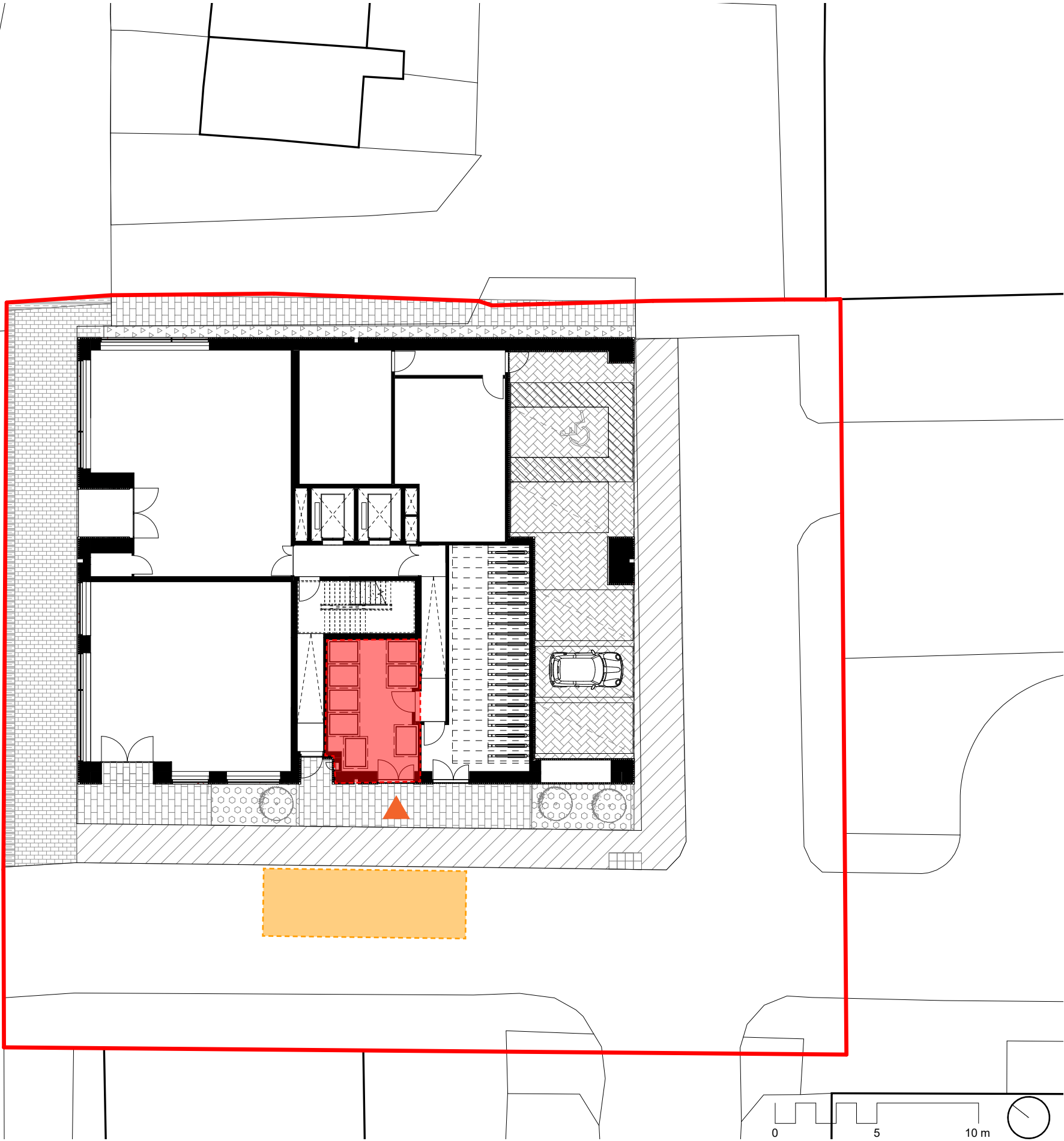
Refuse vehicles have the convenience of pulling up directly adjacent to the refuse store on Lampwick Lane. When the refuse vehicle is parked up outside, the management staff can pull the bins out to the kerbside for pickup.

The design and dimensions of the ground floor refuse store adhere to Manchester City Council Design Guide, ensuring it can accommodate the necessary number of waste streams.

- Key
-  Refuse Vehicle Stopping Point
 -  Refuse Store
 -  Refuse Store Entrance



Ground Floor Plan



4.3 Fire Strategy

In close collaboration with fire consultants Ashton Fire, the design team has developed a scheme that aligns with current fire safety legislation.

The apartments and common areas will be sprinkler protected and no combustibile materials will be utilised within the facade design. Furthermore, all apartments are only a short distance to the protected lobby, providing residents with a quick escape to a protected lobby without any extended travel distances.

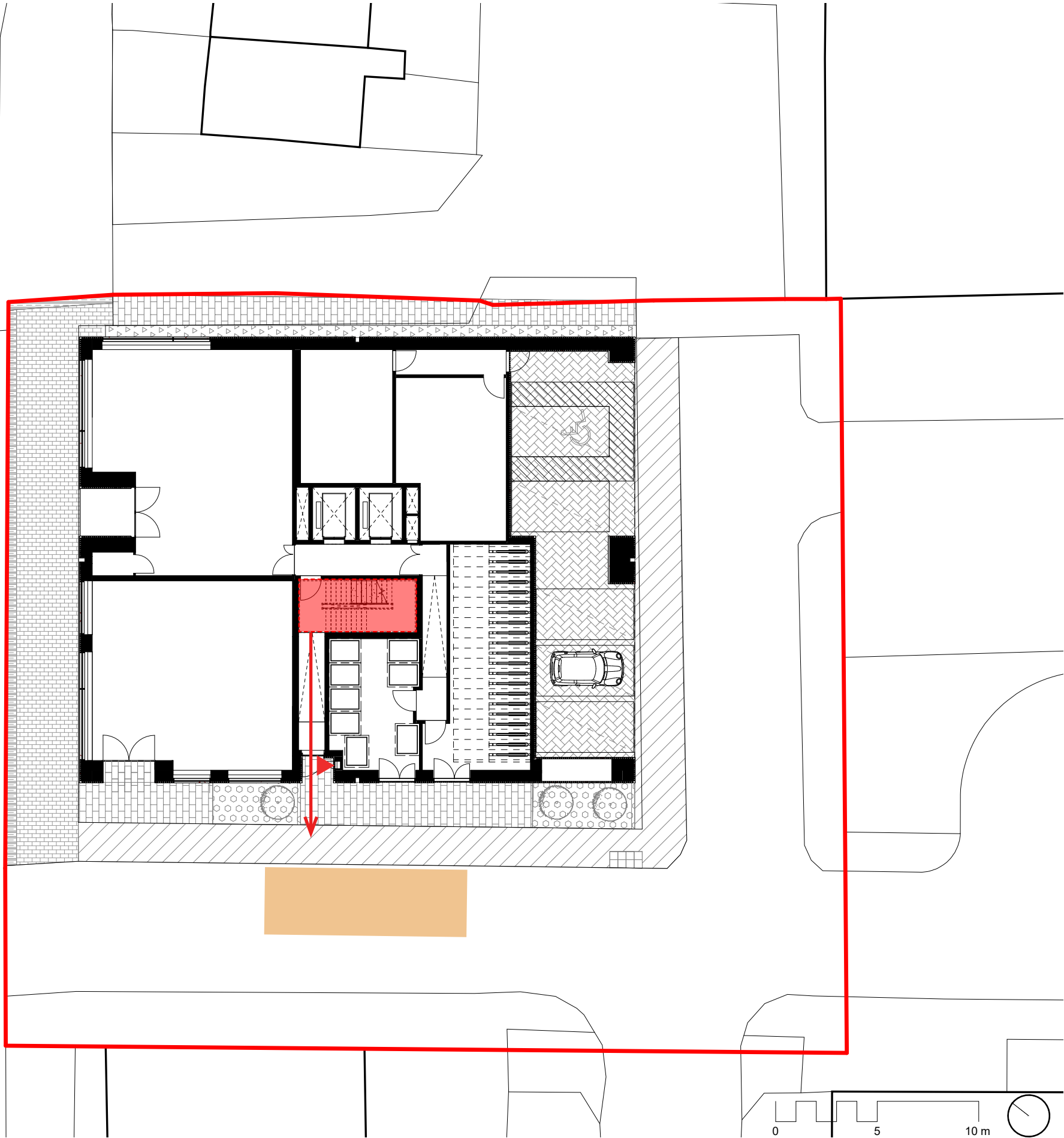
Whilst compliance is based on a ‘stay put’ basis, in the event of a fire, residents can opt to safely evacuate through the central stairwell, exiting the building at ground level to designated refuge areas outside. One of the lifts will be nominated as a fire fighting lift and evacuation lift in respect of the upcoming future changes to approved document B.

Fire tender access for the building will be facilitated along Old Mill Street, well within the 18-meter reversing distance and 20-metre travel distance to the nearest dry riser inlet.

- Key
-  Stairs
 -  Fire Rescue Access
 -  Dry Riser Inlet
 -  Fire Tender



Ground Floor Plan



4.4 Deliveries

Fast / Frequent Deliveries

Whilst the development isn't particularly large and is unlikely to create a significant impact in traffic, fast and frequent deliveries such as takeaways, online food shopping and Amazon parcels are common and have been considered within the proposals.

It is anticipated that delivery vehicles will temporarily park on Lampwick Lane to facilitate drop-offs, as it does for the existing properties within the vicinity of the application site.

The amenity area will allow for the necessary letterboxes and parcel storage to ensure that most deliveries can be fast and frequent, managed from the ground floor only.

Long Stay Deliveries

Longer-term deliveries, such as removals, furniture deliveries, or site maintenance, might necessitate a coordinated strategy implemented by an operations team, although it is likely that Lampwick Lane might too be used for such occurrences.

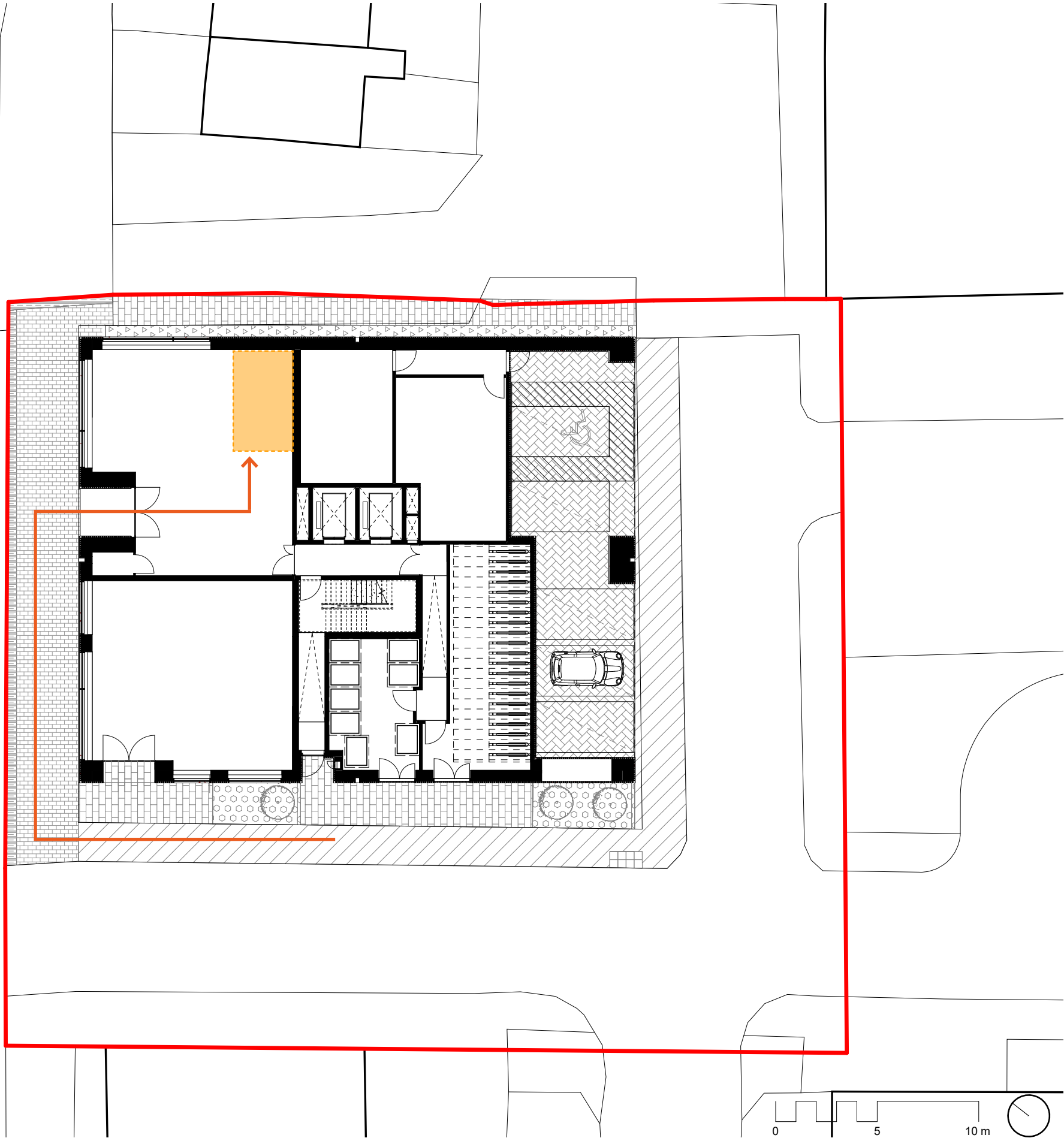
The operations strategy for the proposals is to be developed at a further design stage.

Key

Parcel Storage

Delivery Route

Ground Floor Plan



4.5 Cleaning & Maintenance

The cleaning and maintenance strategy for Old Mill Street has been planned to ensure the long-term upkeep of the building. Being a Build to Rent scheme, the upkeep of the building is to be well managed by an estates team as part of the offer.

The facade's cleaning method employs a "reach and wash" system, which can be efficiently carried out from street level. This strategy not only simplifies the cleaning process but also minimises risks associated with elevated work, making it a safer and more cost-effective solution. The openable windows are tilt-turn windows, which can easily be cleaned from within the dwelling.

The sizing of the lifts has been planned to accommodate the requirements of maintenance or replacement strategies. This ensures that the building's upkeep can be performed without inconvenience or delays, promoting a well-maintained and pristine environment for all residents.



4.6 Inclusive Design

All private, communal and landlord areas inside and surrounding the proposal meet the requirements of Building Regulations M4(2) Accessible & Adaptable dwellings, ensuring that the proposals are easily accessible and navigable by all.

One of the lifts will be dedicated as an evacuation lift, ensuring that wheelchair users can safely exit the building in the event of a fire.

4.7 Security

The proposals will be designed to ensure that they are inherently safe and secure, and have been subject to analysis from the Greater Manchester Police’s Design for Security Consultant. The observations are outlined within the ‘Crime Impact Statement’, submitted as part of this planning application.

It was identified that bringing an existing vacant plot into use and providing active surveillance from the residents and ground floor uses will no doubt improve the security of the site compared to the current baseline.

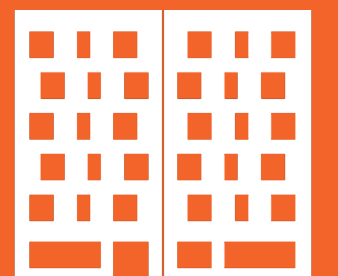
The statement highlights the following considerations which will be included at detailed design stage:

- Appropriate access control to mitigate tail-gating
- PAS24 accredited access control door (with vision panel) to the cycle store
- Video entry system to building
- Anti-graffiti coating to the rear of the building (2m high)
- Commercial units to have self-contained access only, with provision for appropriate CCTV, access control and alarm systems

Mitigation solutions are proposed to address some of the recommendations and further consideration will be given at the detailed design stage:

- **The recessed entrances may provide the potential for shelter/concealment.** The recessed entrance is to be fully covered with CCTV and appropriately illuminated to mitigate risk. The strategy for moving-on those loitering will be developed by the estates management team.
- **The proposed undercroft parking areas would benefit from garage doors/shutters.** The mitigation strategy for this is the same as the recessed entrances. It is a possibility that a shutter system could be reviewed as the design develops.

5.0 Conclusion



5.1 Conclusion

The Old Mill Street project offers a unique residential destination that goes beyond the typical Build-to-Rent (BtR) concept. The final scheme is a result of in-depth analysis of the surrounding physical context to ensure that the layout, scale, and architecture harmonise with the environment.

The architectural approach is both bold and refined, utilising rigour and repetition, along with a restrained palette of materials, bringing strong presence and interest to the streetscape.

Key Benefits

This scheme is designed to bring numerous benefits to the local area and Manchester at large. These include:

- The creation of a new dynamic street front along Old Mill Street, establishing a strong presence and serving as a gateway building into New Islington.
- The provision of 40 distinctive apartments in a highly sought-after location with excellent connections to the city and the canal.
- Flexible living arrangements that cater to the evolving needs of modern residents.
- An amenity offering that fosters a sense of community among the building's residents.
- The establishment of a new standard for quality of living, emphasising light and spacious homes.

In conclusion, the Old Mill Street proposal has been rigorously tested, carefully designed, and thoughtfully iterated to ensure it forms a positive and harmonious response to the site, whilst raising the benchmark for high quality living accommodation.



