Stallan-Brand

Date: 25/03/2024

2027.00 Moss Lane East, Manchester

Design and Access Statement Addendum

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Revision	Date	Reason for Issue	Checked	Approved
P01	25/03/24	Planning issue	PM	SB

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1.0 Introduction
1.1 Purpose Of This Document

1.0

Introduction

1.1 Purpose Of This Document

Introduction

The following document has been prepared by Stallan-Brand on behalf of Alumno Group to provide a summary of the proposed amendments to the previously consented proposals for student accommodation scheme at Moss Lane East in Manchester, developed by Carson Sall Architects.

Stallan Brand have carried out an assessment of the consented design proposals and identified a number of issues that need to be resolved in order to develop the scheme to the next project stage (i.e. Detail Design). A number of minor design updates and alterations are therefore proposed.
A detail design development often involves degree of rationalisation and clarification of certain design elements, whether that is associated with ensuring compliance with Building Regulations or optimising other design-related, technical, operational, functional or buildability aspects of the scheme.

The below outlines key areas noted for alternative detail design, for both buildings of the proposed scheme.

New Build

- Basement
- Internal Layouts
- Building Facade

Listed Building

- Link Access
- Accessible Accommodation
- Furniture Layouts

The following pages explain in detail the proposed updates to both, the new build element and the listed building portion of the scheme.

3D View from Moss Lane East in Consented Scheme (by Carson Sall)

2.0 Proposed Amendments - New Build Block
2.1 Summary
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2.1 Summary

Summary

As part of the process of addressing the noted technical observations and issues in the new build block, a number of design alterations are proposed. Whilst the amendments are concerned with rationalising the buidling's operational, technical or functional aspects of the proposed design, every effort was made to ensure these are minor in nature and with minimal impact on the consented architectural design.

The below outlines key areas noted for potential alternative detail design of the proposed scheme. The proposed amendments concerning these areas are explained on the following pages.

Areas to be Amended

- Basement -

Improve efficieny of the building diagram and operation by omitting the basement

- Internal Layouts -

Optimize building diagram and room layouts, align with client brief and statutory regulations

- Building Facade -

Rationalize window design, optimize room layouts and align with client brief

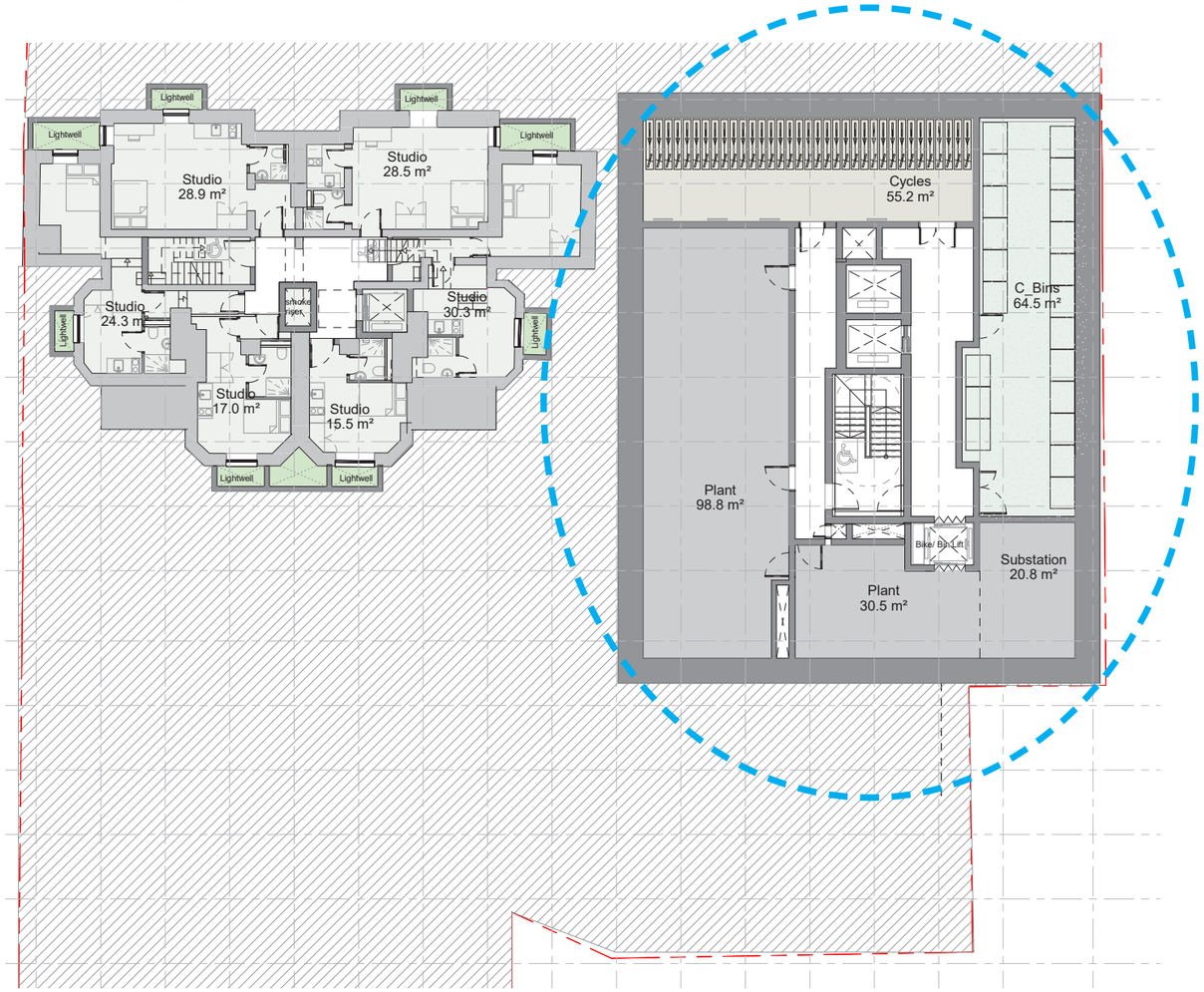
3D View from Moss Lane East in Consented Scheme (by Carson Sall)

2.2 Internal Amendments

Lower Levels

To rationalise and simplify the operational strategy for refuse collection and cycle storage use and access, and to optimize the building diagram, the following has been proposed -

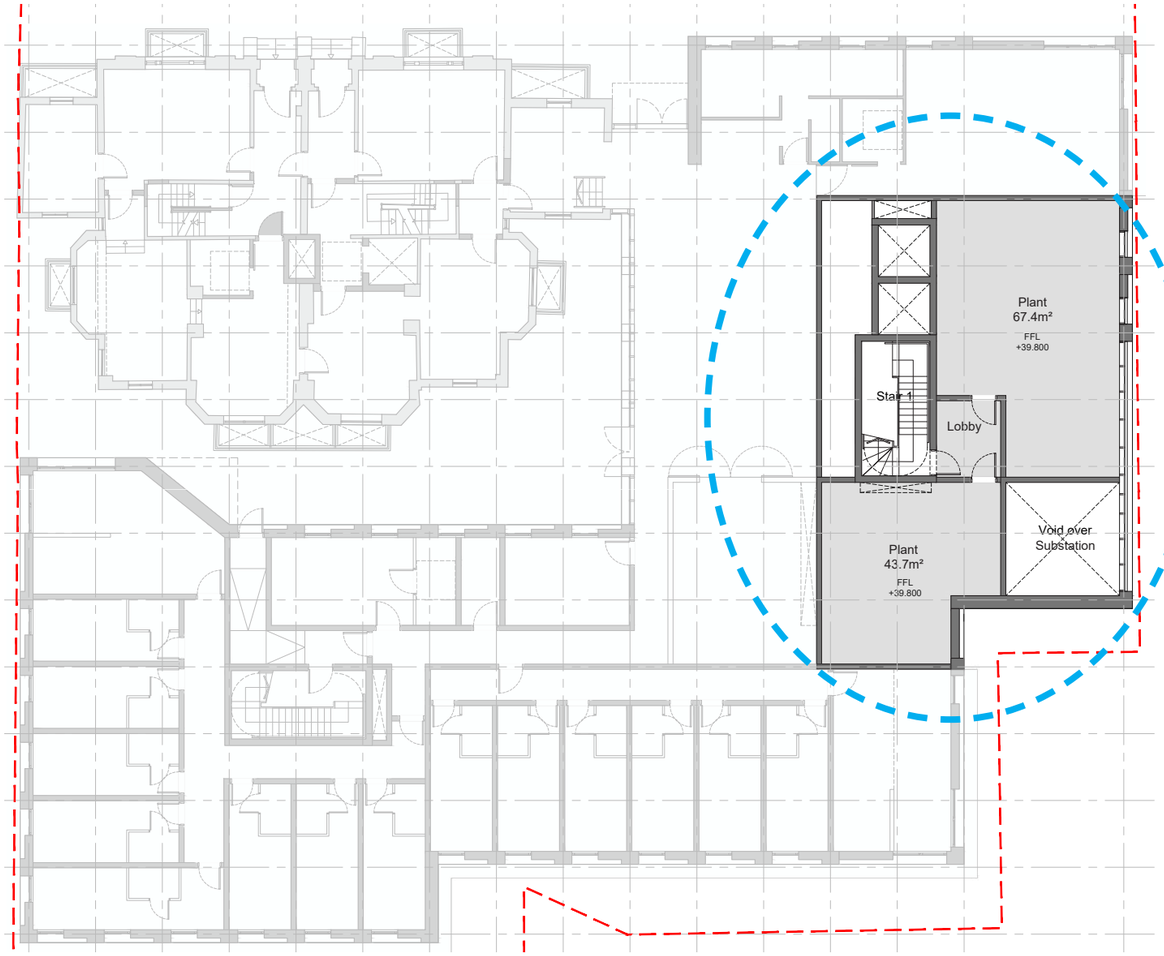
- Omission of Basement
- Relocation of ancillary spaces to Ground Floor and new Mezzanine level



Basement Plan in Consented Scheme

This is accommodated by the following amendments -

- Refuse and Cycle Store relocated to Ground Floor (note: shown on following pages)
- Ground floor amenity areas reconfigured
- Plant room relocated to new Mezzanine level and part of plant relocated to rooftop



Mezzanine Plan within Proposed Amendment

Proposed Amendments - New Build Block

2.2 Internal Amendments

Lower Levels cont.

To ensure Building Regulations compliance for fire escape, the following has been proposed -

- Adjustment to building corner geometry adjacent to Stair 2 exit to provide sufficient offset from the listed building

To ensure co-ordination with structural strategy and to increase courtyard area, the following has been proposed -

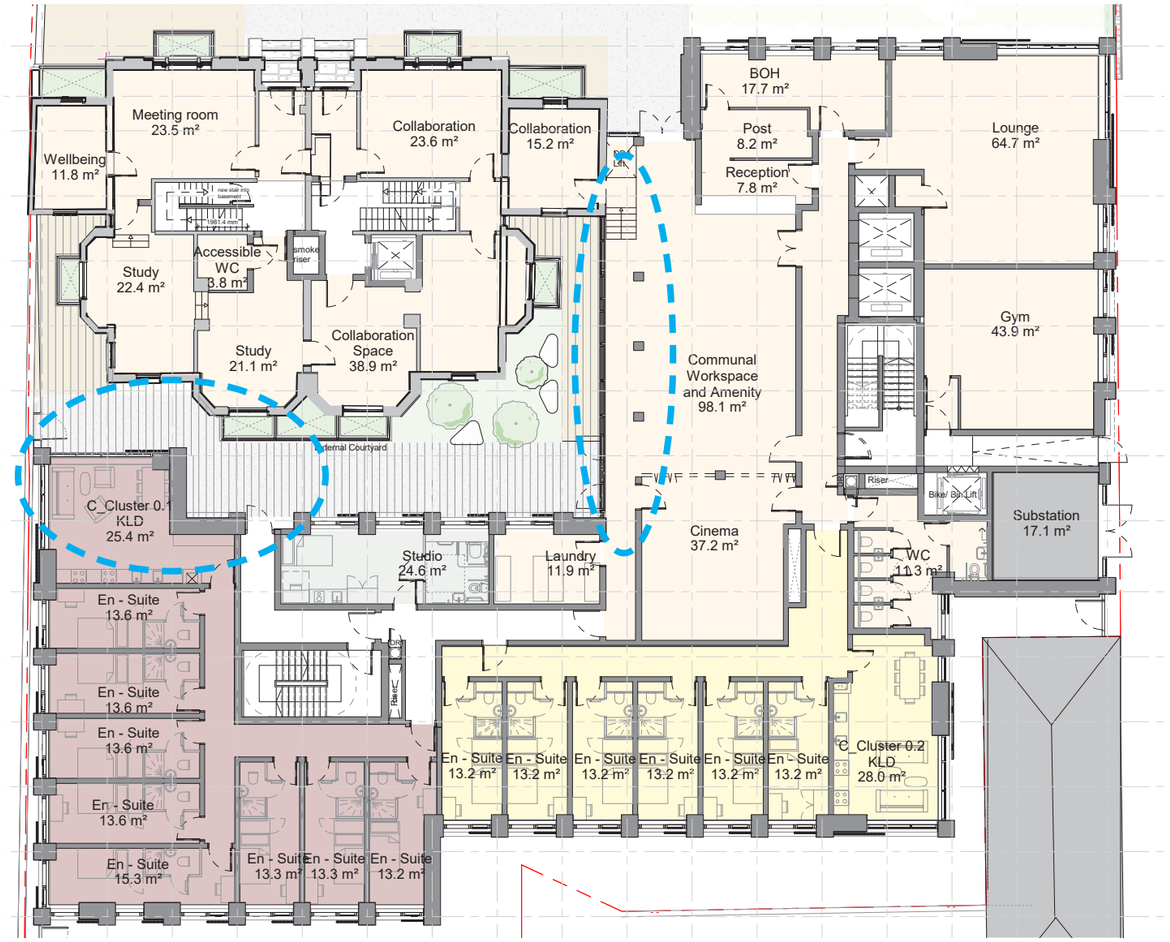
- Adjustment to west-facing courtyard glazing

This is accommodated by the following amendments -

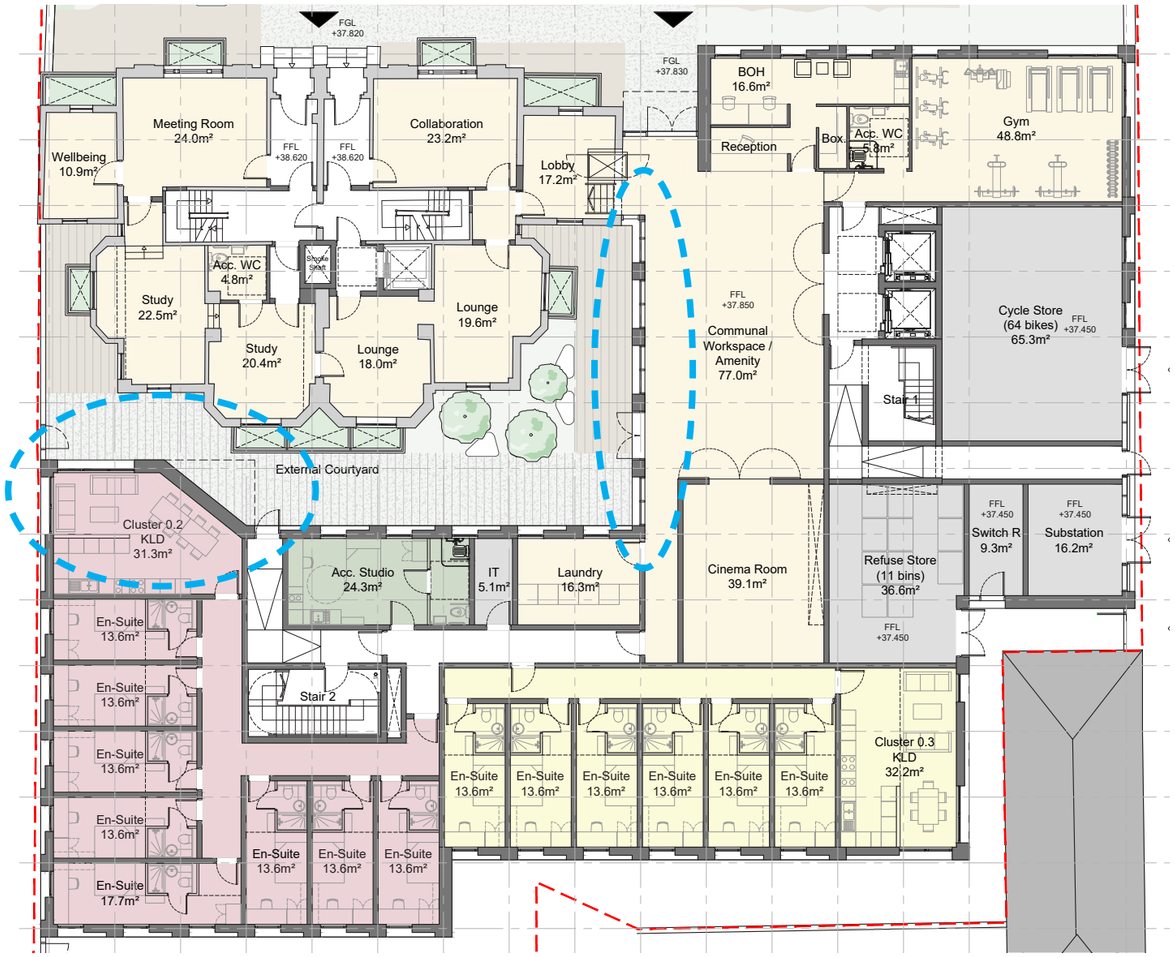
- Building corner chamfered
- Courtyard glazing aligned with building line above

The below floor plans also show the proposed amendments associated with omission of the basement -

- Refuse and Cycle Store relocated to Ground Floor
- Ground floor amenity areas reconfigured



Ground Floor Plan in Consented Scheme

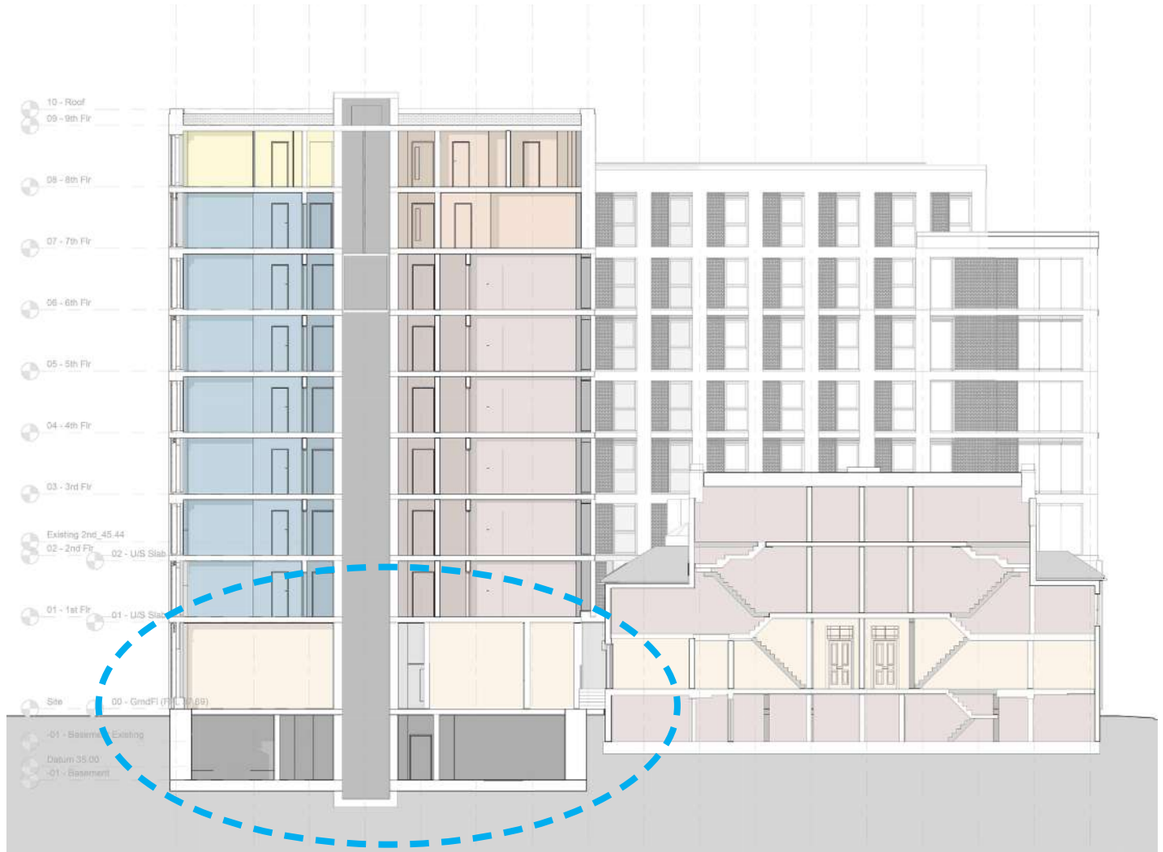


Ground Floor Plan as Amended

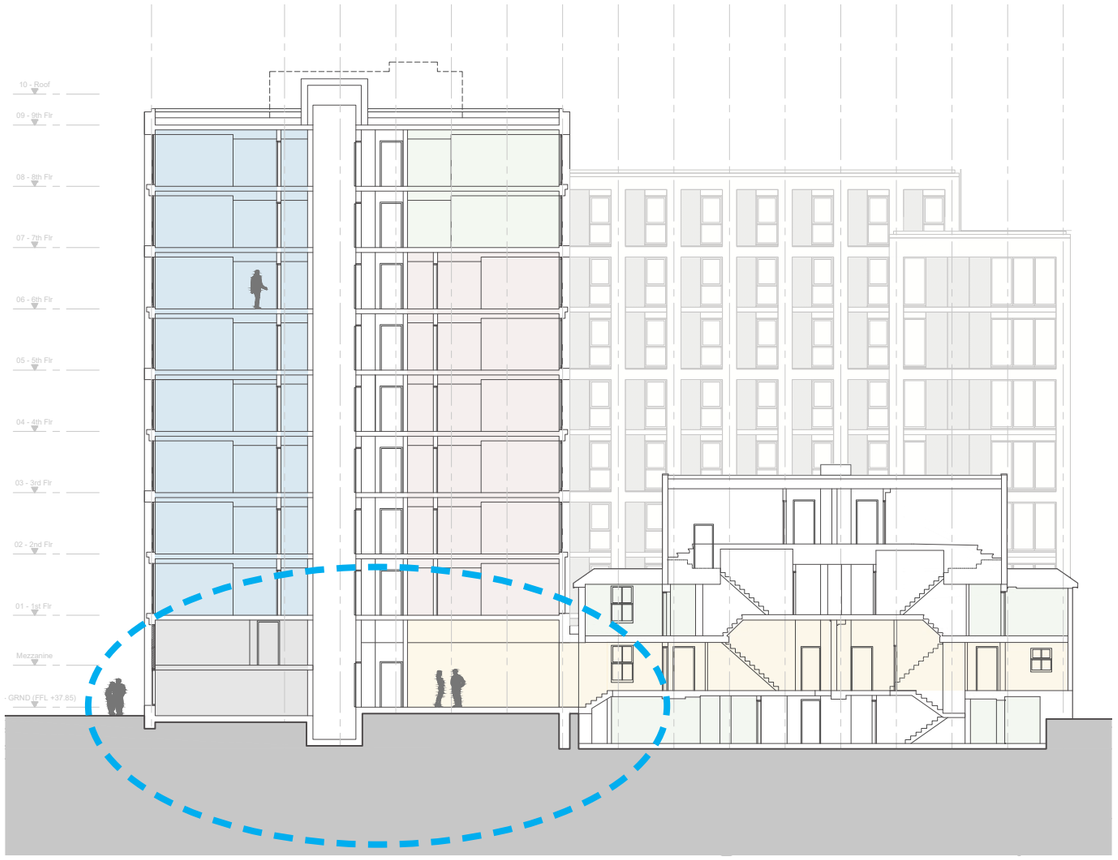
2.2 Internal Amendments

Lower Levels cont.
The previously mentioned amendments are shown in the below sectional diagram, including -

- Omission of basement
- Insertion of Mezzanine level



Section B-B in Consented Scheme



Section B-B as Amended

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Proposed Amendments - New Build Block

2.2 Internal Amendments

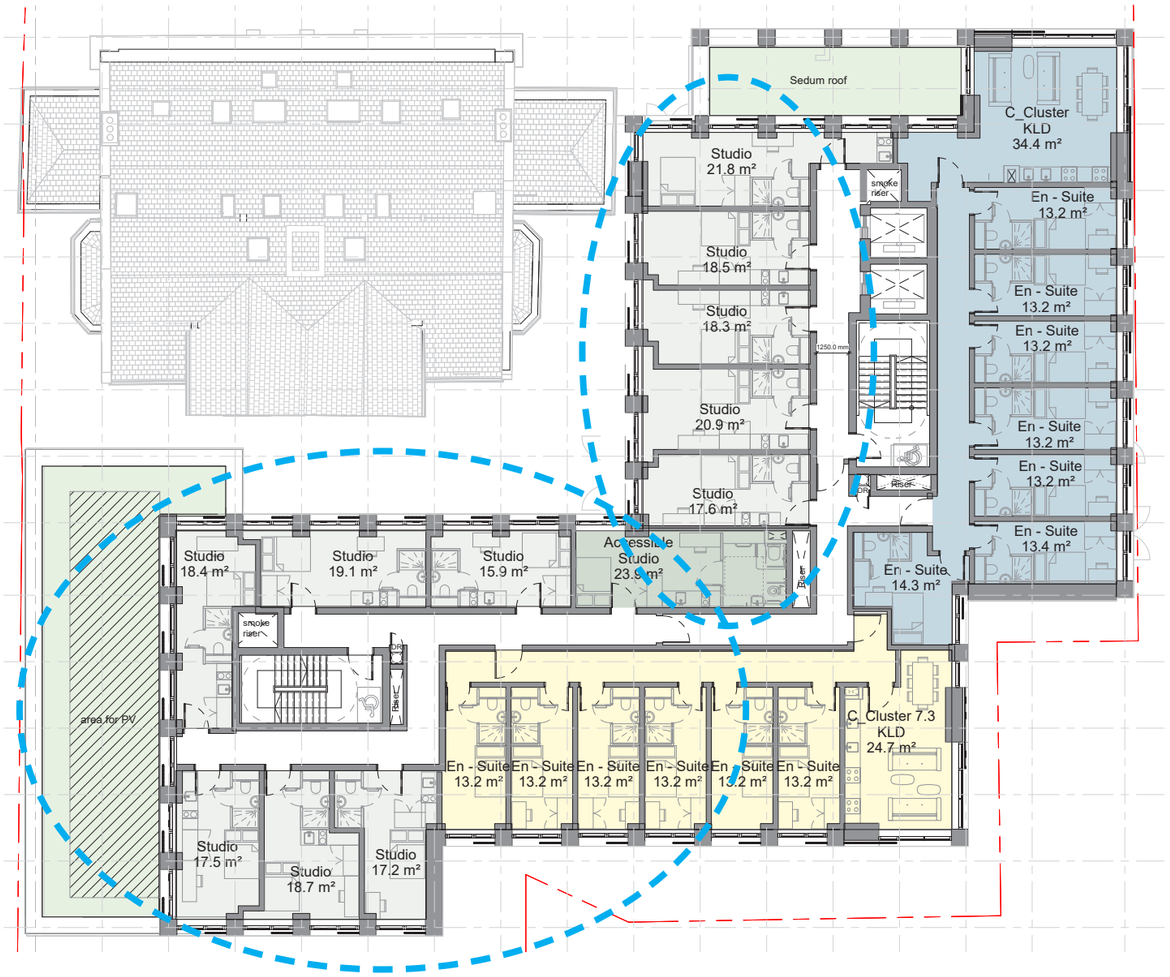
Upper Levels

To improve funcionality and efficiency of the layout, and to align the proposals with client brief, the following has been proposed -

- Minor adjustments to kitchen and bedroom layouts

This is accommodated by the following amendments -

- Kitchen areas and layout reconfigured to suit size of clusters
- Bedroom furniture layouts re-arranged
- Internal walls between bedrooms re-aligned



Seventh Floor Plan in Consented Scheme

Seventh Floor Plan as Amended

2.3 External Amendments

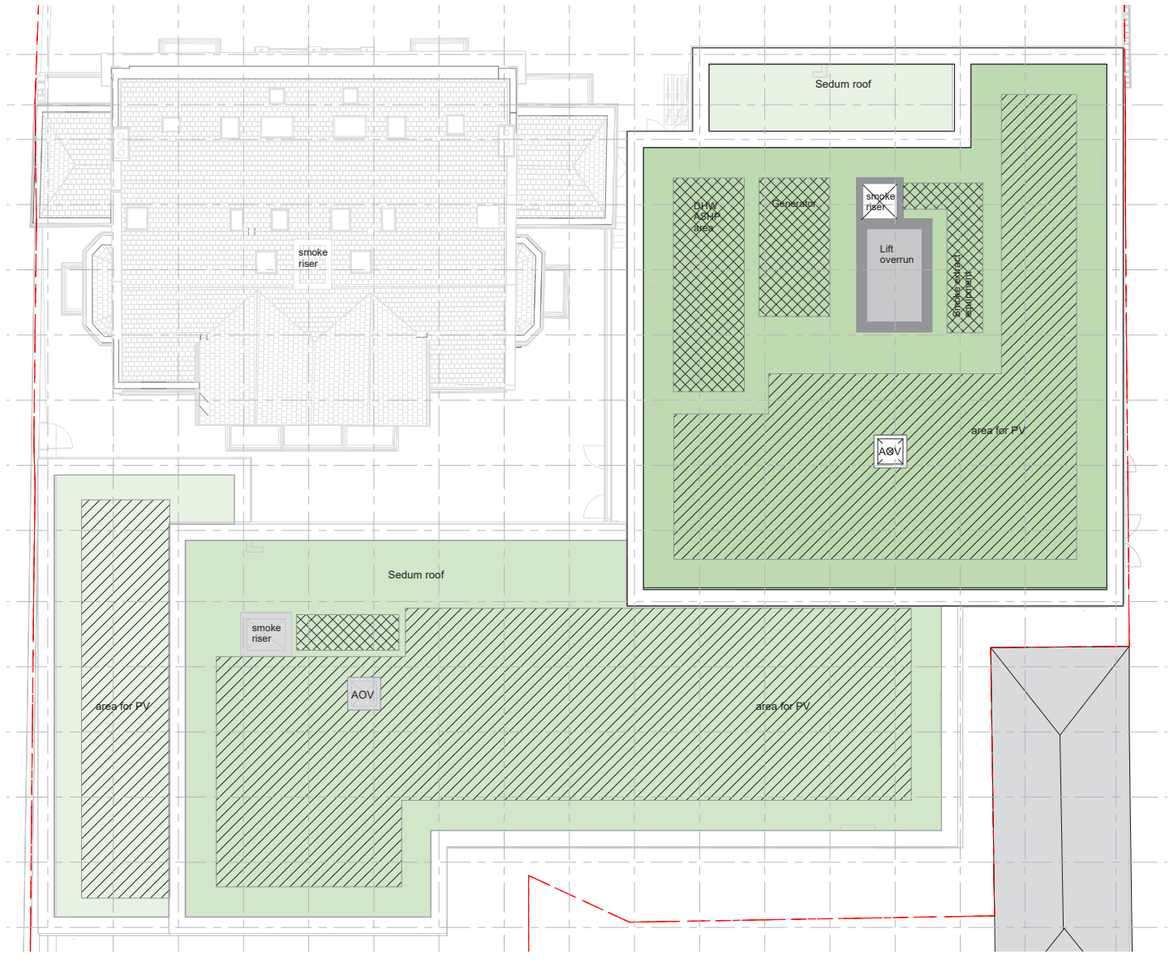
Roof Level

The MEP plant equipment located at rooftops has been developed to help minimise its visual impact and to accommodate the relocation of plant room, the following has been proposed -

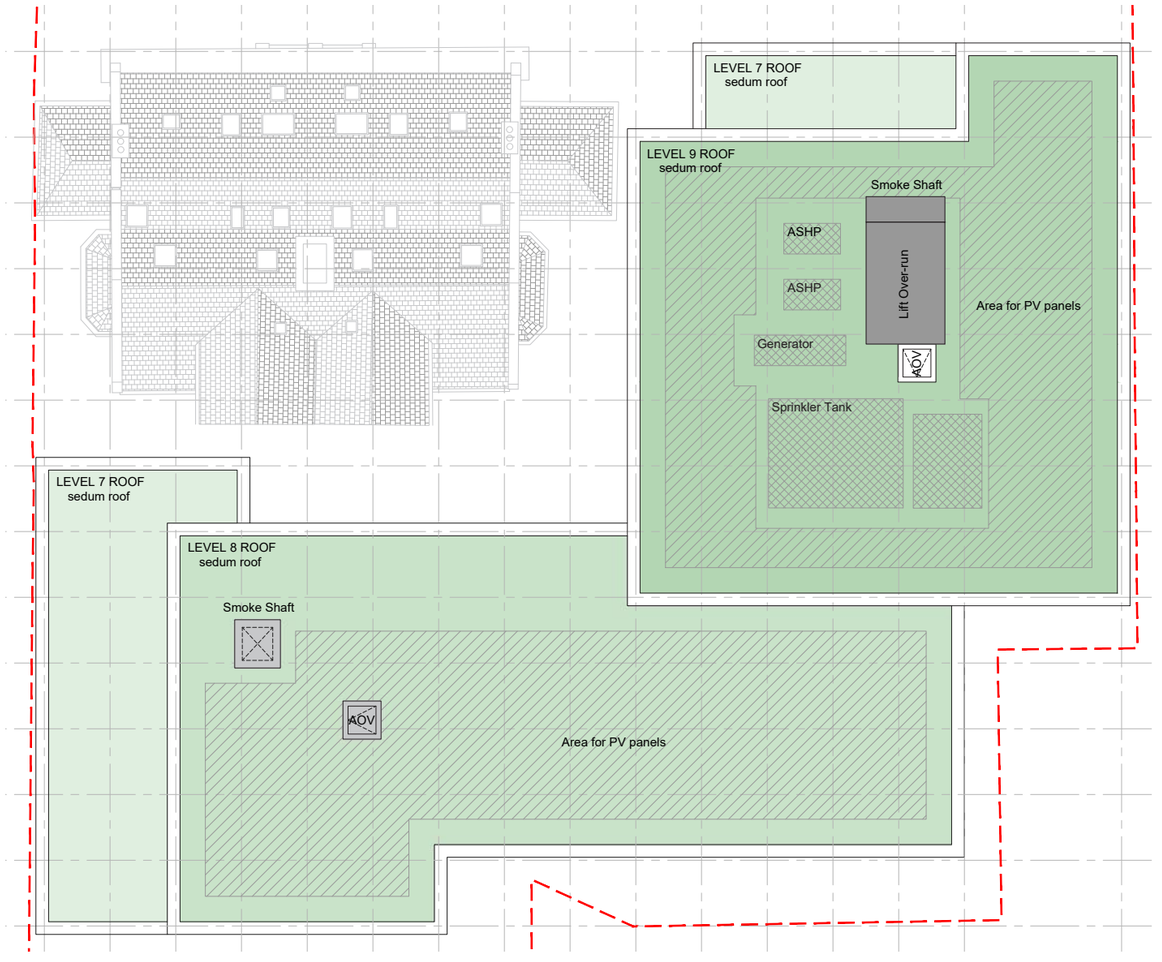
- Reconfiguration of rooftop MEP plant to increase its distance from roof edge
- Part of plant equipment relocated from the omitted basement to rooftop

This is accommodated by the following amendments -

- Rooftop plant layout re-arranged and large items relocated to the centre of the roof plan



Roof Plan in Consented Scheme



Roof Plan as Amended

2.3 External Amendments

Building Facade

In tandem with the proposed optimizing of the internal layouts and functionality of the individual rooms, a consideration has also been given to finding ways to maximize the internal wall surfaces within the bedrooms and thus provide more space for furniture, to bring this in line with the client brief.

In keeping with the originally intended facade aesthetics and the proposed room proportions, an alternative approach to the window detail has been developed in order to allow for substantially improved furniture provision within the bedrooms and the result accommodation standard, naturally integrated into the proposed design.

To achieve the above design modification, the following has been proposed -

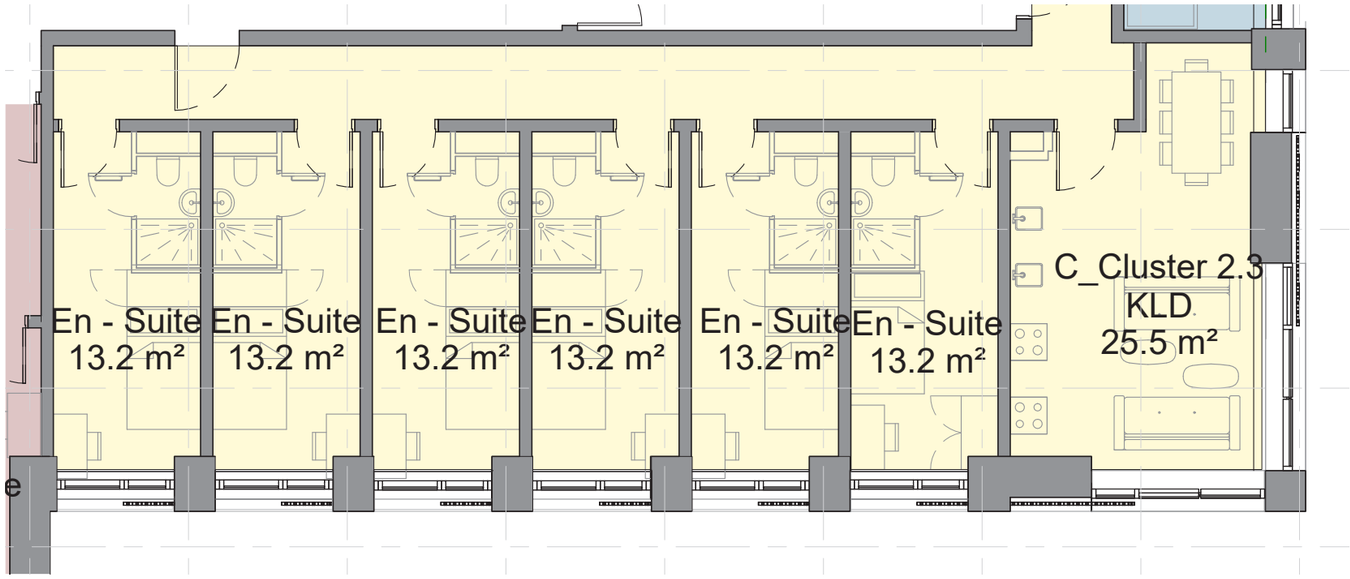
- Increase of solid portion of external wall (to all accommodation areas)

The above proposed architectural design modification is focused on a relatively minor element of the building facade, whilst respect is given to the original architectural language and appearance of the building, both in terms of the overall fenestration arrangement, proportions and the detailed composition of the window openings, within the regular grid of brickwork cladding.

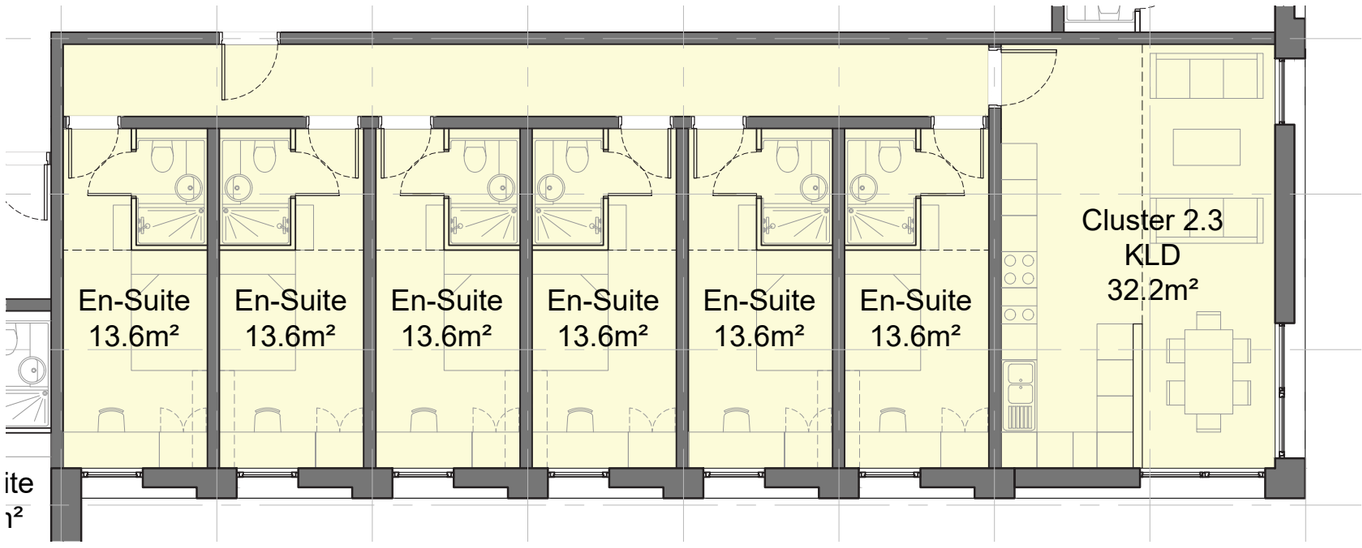
The proposals are accommodated by the following amendments -

- Glass panel and mesh screen replaced with insulated solid infill panel with decorative finish

The following pages explain in more detail the proposed design strategy for the decorative infill panel through presenting a number of design studies that focus on the intended aesthetics and design quality.



Typical Level Part Plan in Consented Scheme



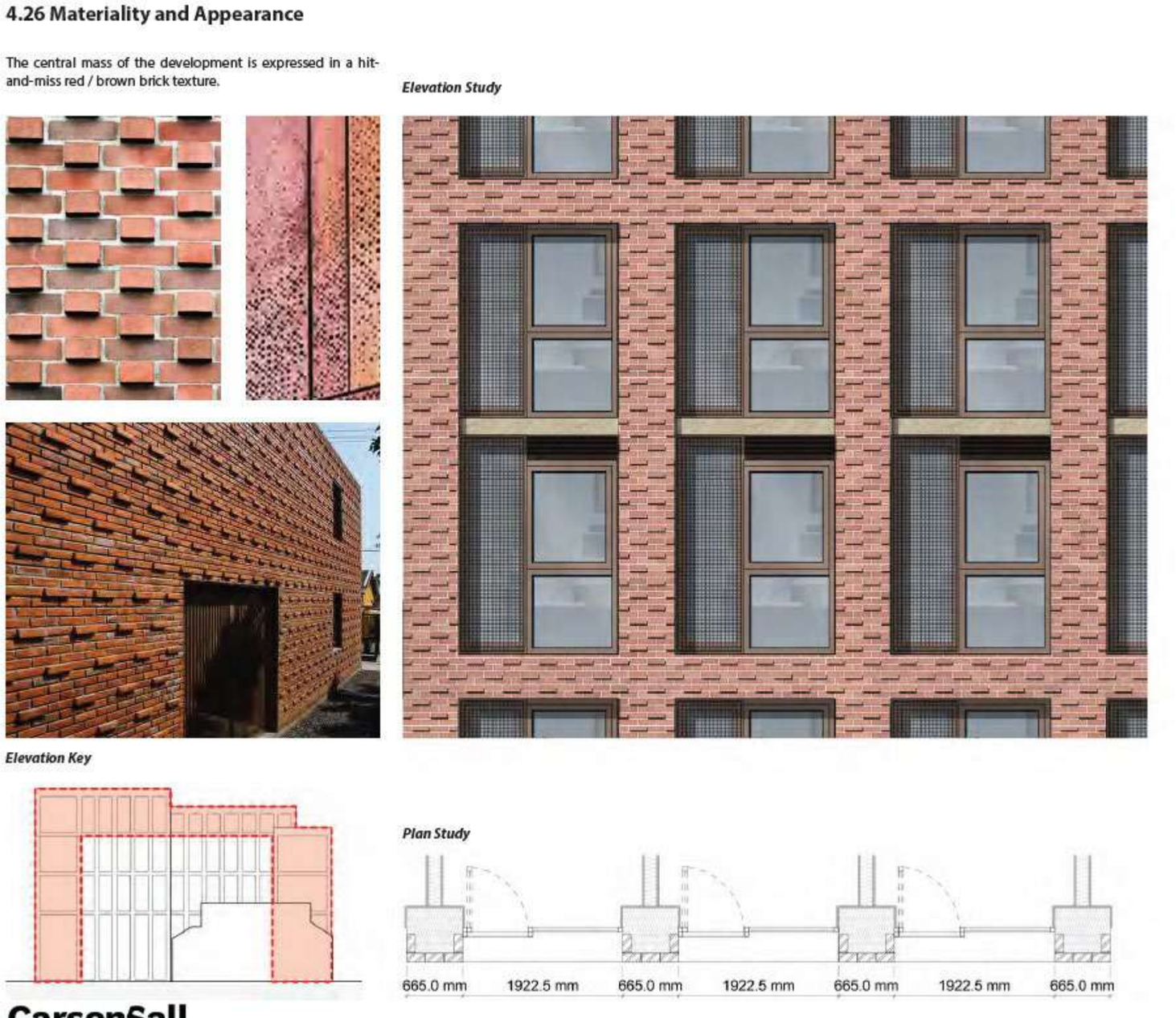
Typical Level Part Plan as Amended

2.3 External Amendments

Infill Panel Design Strategy

The adjacent images - extracted from the consented Design and Access Statement by CarsonSall - show an overview of the original design strategy for the architectural language and the facade design.

This proposed facade design is maintained and as part of the proposed amendments, only the portion of the window with the perforated mesh screen is to be modified. In keeping with the original design intent for this portion of the window opening, the proposed solid infill panel is to have a decorative finish - the design basis of which is presented on the following pages.

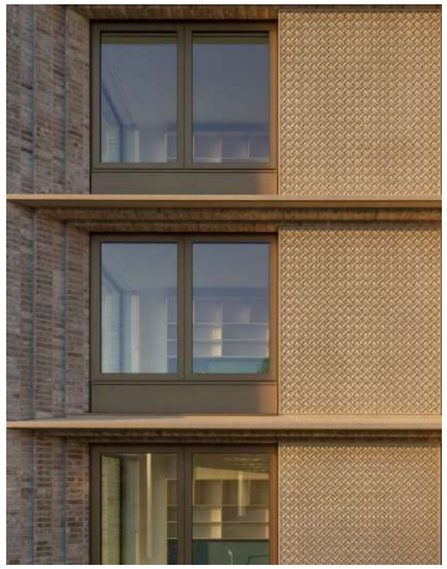


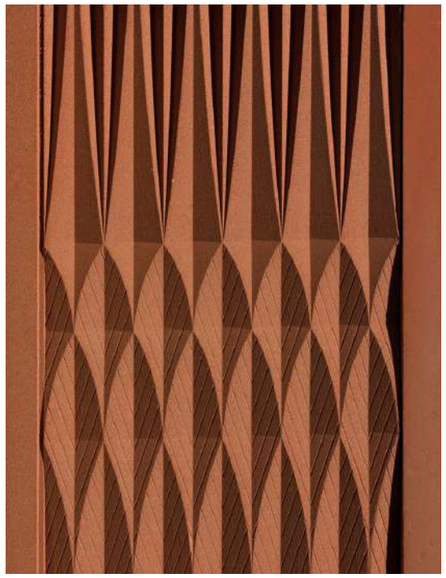
Extract from CarsonSall Design and Access Statement

2.3 External Amendments

Infill Panel Design Strategy

This page shows examples of contemporary precedents for buildings with decorative cladding panels that have been used to form part of their facades, varying in their format, material or their detail.





Niall McLaughlin - Kings Cross

Niall McLaughlin - Master's Field

6a Architects - Paul Smith Store

2.3 External Amendments

Infill Panel Design Strategy

Focusing more on the immediate context of the site, the adjacent images - elevations of the Listed Building - show the potential for drawing inspiration from the historic ornaments applied to the front facade.

Detail of Wreath and Rose Ornament over Main Entrance

Detail of Rose Ornament at Pilaster Heads

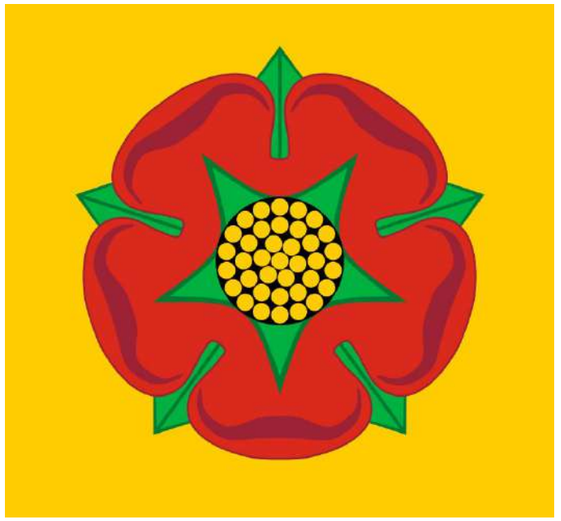
Front Elevation of the Listed Building

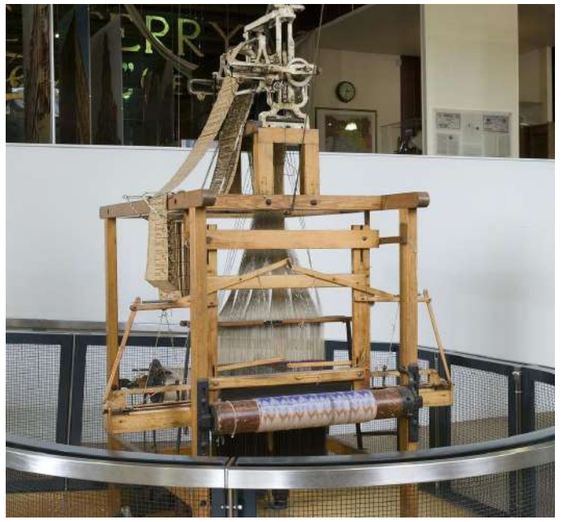
2.3 External Amendments

Infill Panel Design Strategy

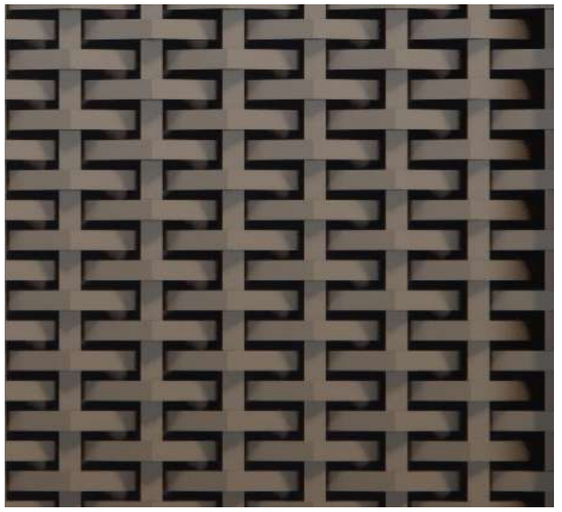
A number of design studies have been carried out on possible interpretation of local historic heritage as a main source of inspiration for suitable design motif / graphics to be adopted for the infill panel and its decorative appearance.
The images show the key inspiration themes and their potential interpretation when 'translated' into a decorative pattern that can be applied to the surface of the infill panels.

The following pages look at what is considered as a suitable option, in more detail, both in terms of the narrative behind the aesthetics and in terms of the context within the wider composition of the window openings.

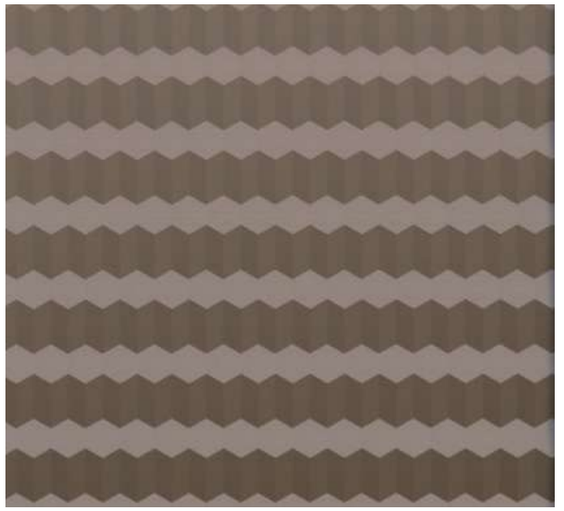




Lancashire Rose



Weave /Textile

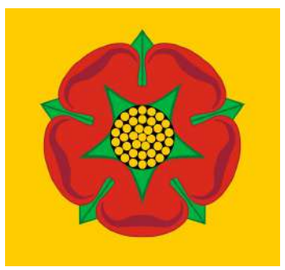


Bee / Honeycomb

2.3 External Amendments

Infill Panel Design Strategy - Detail
Lancashire Rose

The appearance and materiality of this proposed side panel option refers to Red Rose of Lancaster represented in Manchester's coat of arms. This emblem can be found in details of much of the city's architecture including the ironmongery of the porch gates to Manchester Cathedral. The red rose is also used as one of the key repeated motifs of the site's existing listed building. Arranged in a trio, they can be seen at the top of each column sitting below the capital. Incorporating the red rose into the revised side panel design therefore creates a strong link to the memory and identity of both the site and the city. The proposed side panels have been developed to include an abstracted and contemporary version of the emblem that is repeated across the panel. The resulting pattern should be scaled so that it will be legible nearby but from afar creates an impression of a textured pattern. Doing so will create a richness to the design with interest at a range of distances.



Lancashire Rose - Window Bay Detail

2.3 External Amendments

Infill Panel Design Strategy - Elevations

The below elevations show the original and the amended proposals for the North facade of the builidng, using the solid infill panels in lieu of glazing with perforated mesh screen, and adopting the Lancashire Rose motif for their decorative finish. The amended elevation also includes roof level modifications explained in the previous sections of the document.

North Elevation in Consented Scheme

North Elevation as Amended

2.3 External Amendments

Infill Panel Design Strategy - Elevations

The below elevations show the original and the amended proposals for the East facade of the builidng, using the solid infill panels in lieu of glazing with perforated mesh screen, and adopting the Lancashire Rose motif for their decorative finish.

The amended elevation also includes roof level modifications and the basement omission explained in the previous sections of the document.

East Elevation in Consented Scheme

East Elevation as Amended

2.3 External Amendments

Infill Panel Design Strategy - Street Views

The below 3D visuals show the original and the amended proposals for the builidng, using the solid infill panels in lieu of glazing with perforated mesh screen, and adopting the Lancashire Rose motif for the decorative finish.

3D View from Moss Lane East in Consented Scheme

3D View from Moss Lane East as Amended

2.3 External Amendments

Infill Panel Design Strategy - Street Views

The below 3D visuals show the original and the amended proposals for the builidng, using the solid infill panels in lieu of glazing with perforated mesh screen, and adopting the Lancashire Rose motif for the decorative finish.

3D View from Whitworth Park in Consented Scheme

3D View from Whitworth Park as Amended

3.0 Proposed Amendments - Listed Building
3.1 Summary
3.2 Internal Amendments

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Proposed Amendments - Listed Building

3.1 Summary

Summary

The proposed updates to the previous consented design for the listed building have been kept to a minimum and focus on clarifying the accessible accommodation in terms of its location and room layouts, in order to bring this item in line with the requirements of Building Regulations. The updates are restricted to the enclosures of the accessible accommodation, respecting the sensitve nature of the original design and with no implications on the building elevations.

A number of minor adjustments to the ground floor amenity layout and to the Studio layouts in conjunction with fire safety are also proposed.

As outlined in the previous section, a minor modification to the original design for the link access connecting the New Build block and the Listed Building is proposed as part of optimising the Ground Floor circulation and clarification of its detail for compliance purposes.

The below outlines key areas noted for alternative detail design for the proposed scheme.

Areas to be Amended

- Link Access -

Optimize layout and align with and statutory regulations

- Accessible Accommodation -

Align with statutory regulations and clarify layout detail

- Ground Floor Amenity and Studio Layouts -

Align with statutory regulations (fire safety)

Front Elevation of the Listed Building

Proposed Amendments - Listed Building

3.2 Internal Amendments

Accessible Accommodation and Room Layouts

To ensure Building Regulations compliance for accessible accommodation, to clarify layouts and overall arrangement within the building, the following has been proposed -

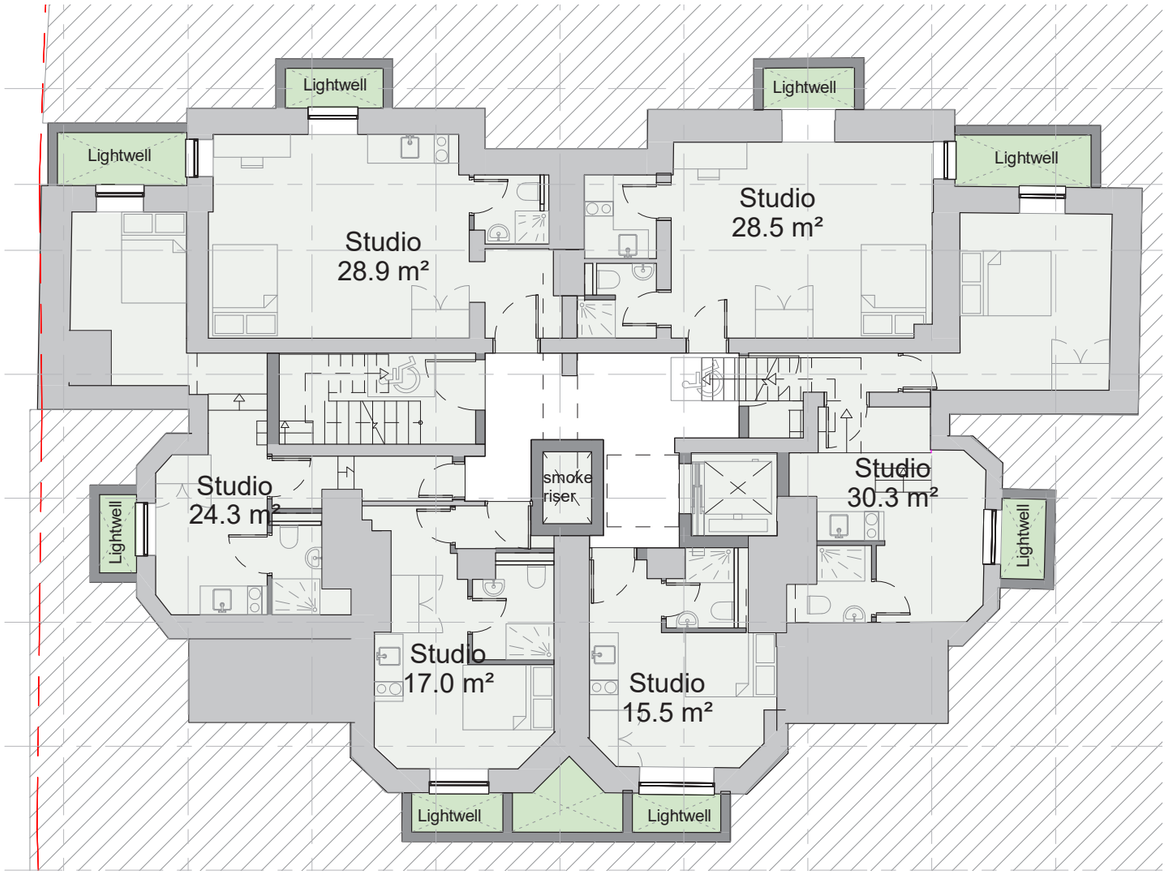
- Adjustments to 7no. Studios

To align the proposed layouts with statutory requirements for fire safety, the following has been proposed -

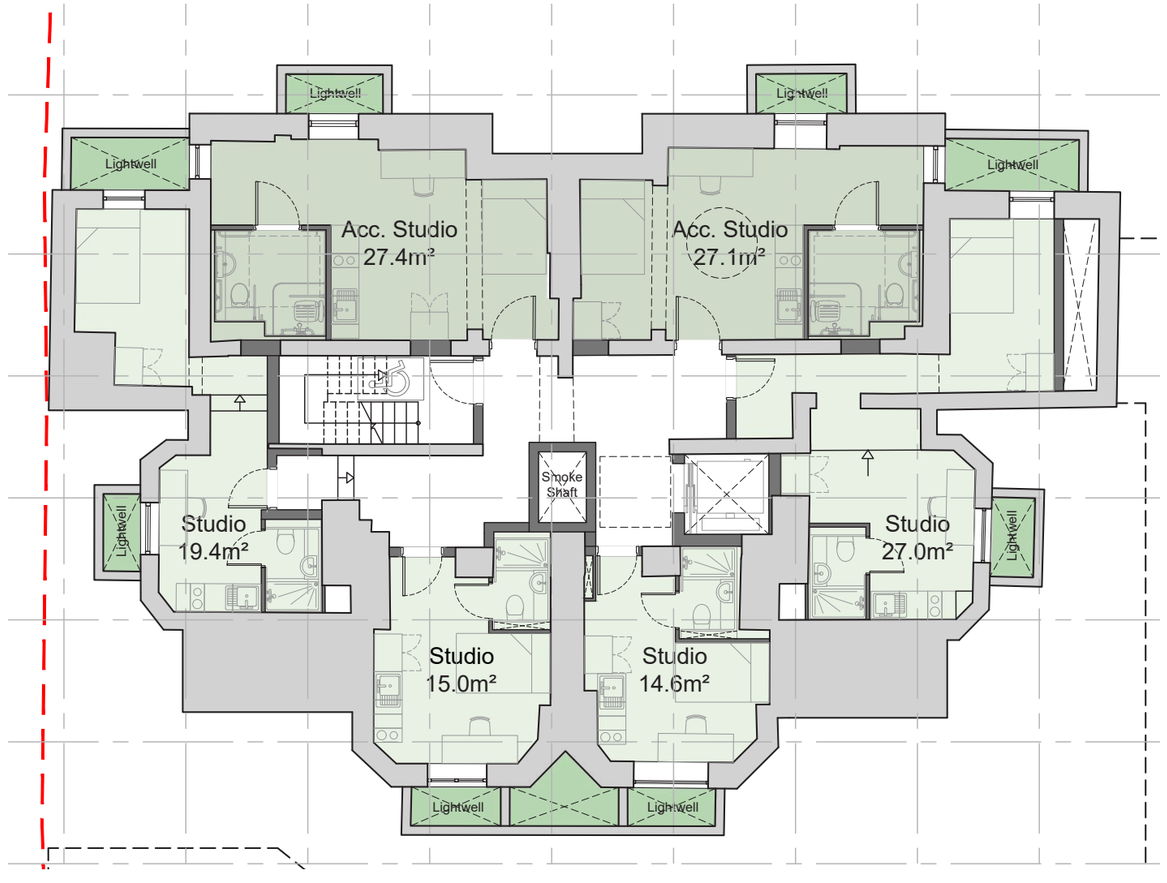
- Adjustments to Studio furniture layouts (all)

This is accommodated by the following amendments -

- Studios at Basement, First and Second floor altered to accessible, including their furniture arrangement and sanitary facilities
- Studio furniture layouts reconfigured to increase distances between kicthens and beds / escape doors



Basement Plan in Consented Scheme



Basement Plan as Amended

3.2 Internal Amendments

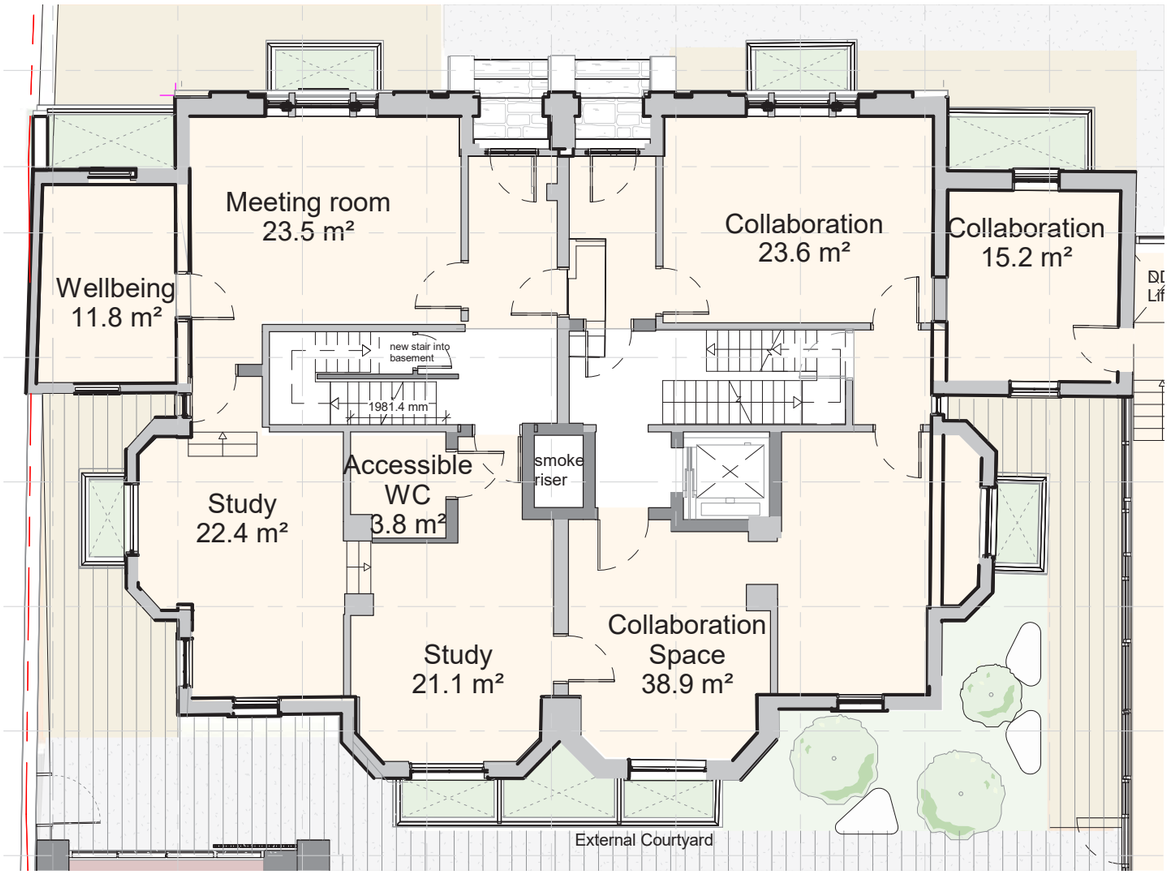
Ground Floor Amenity Areas

To align the proposed layouts with statutory requirements for fire safety, the following has been proposed -

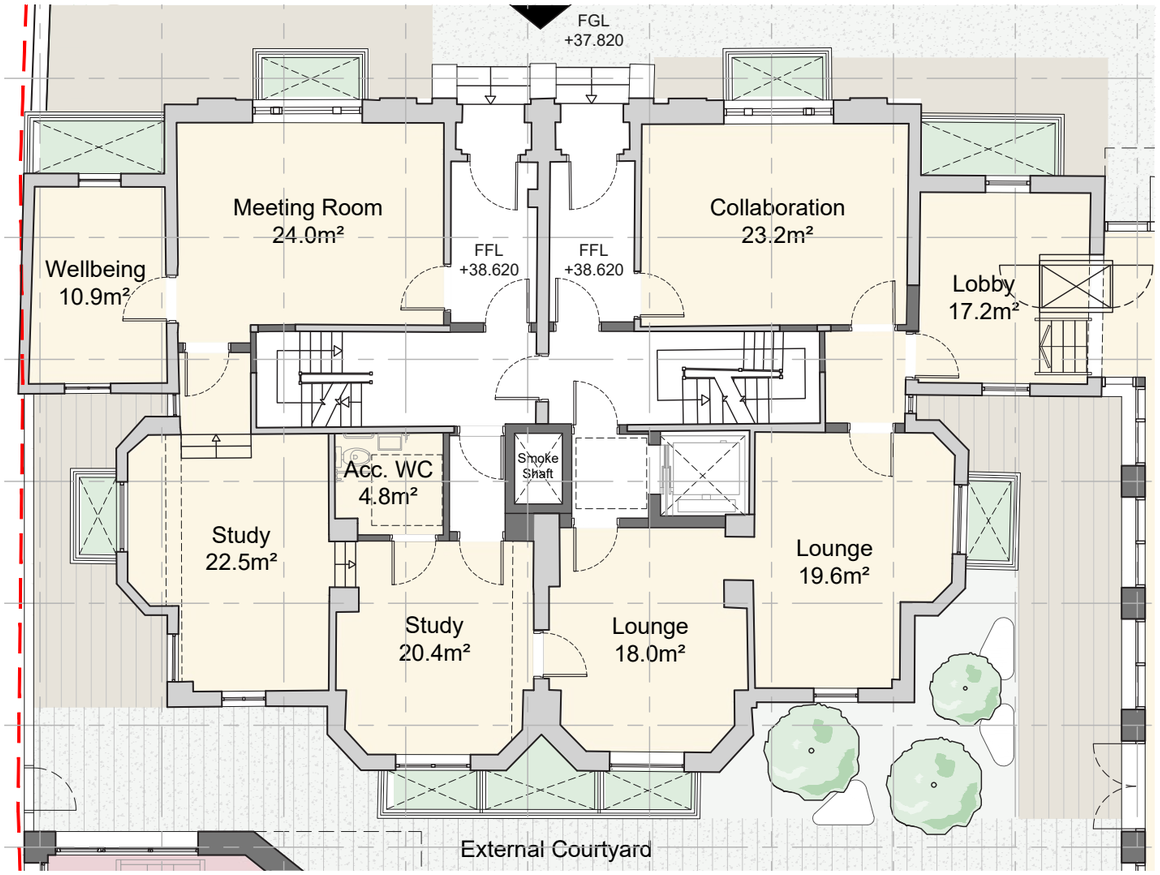
- Adjustments to Ground Floor amenity layouts

This is accommodated by the following amendments -

- Ground Floor layout reconfigured by additon of internal walls and doors to provide safe fire escape from the building



Ground Floor Plan in Consented Scheme



Ground Floor Plan as Amended

3.2 Internal Amendments

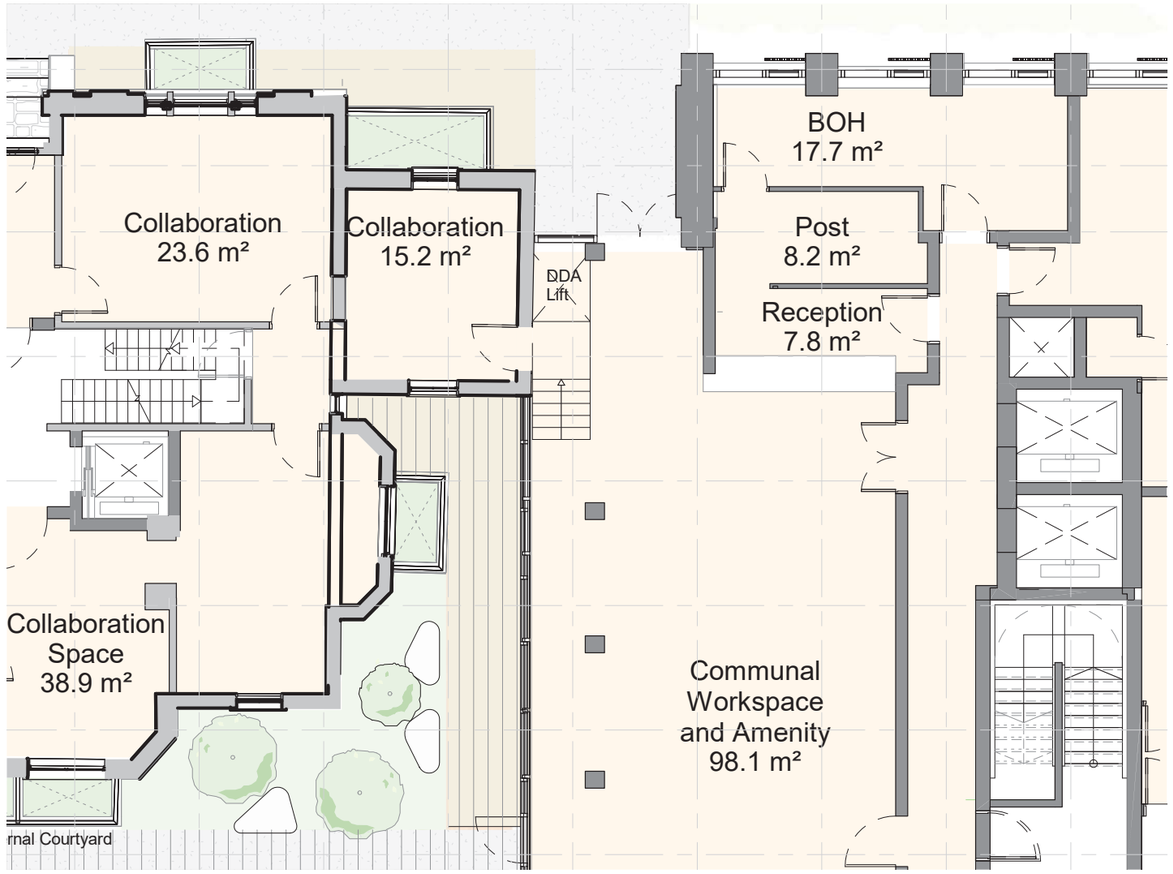
Link Access

To ensure Building Regulations compliance and improve the proposed link access arrangement in conjuction with the wider ground floor diagram, the following has been proposed -

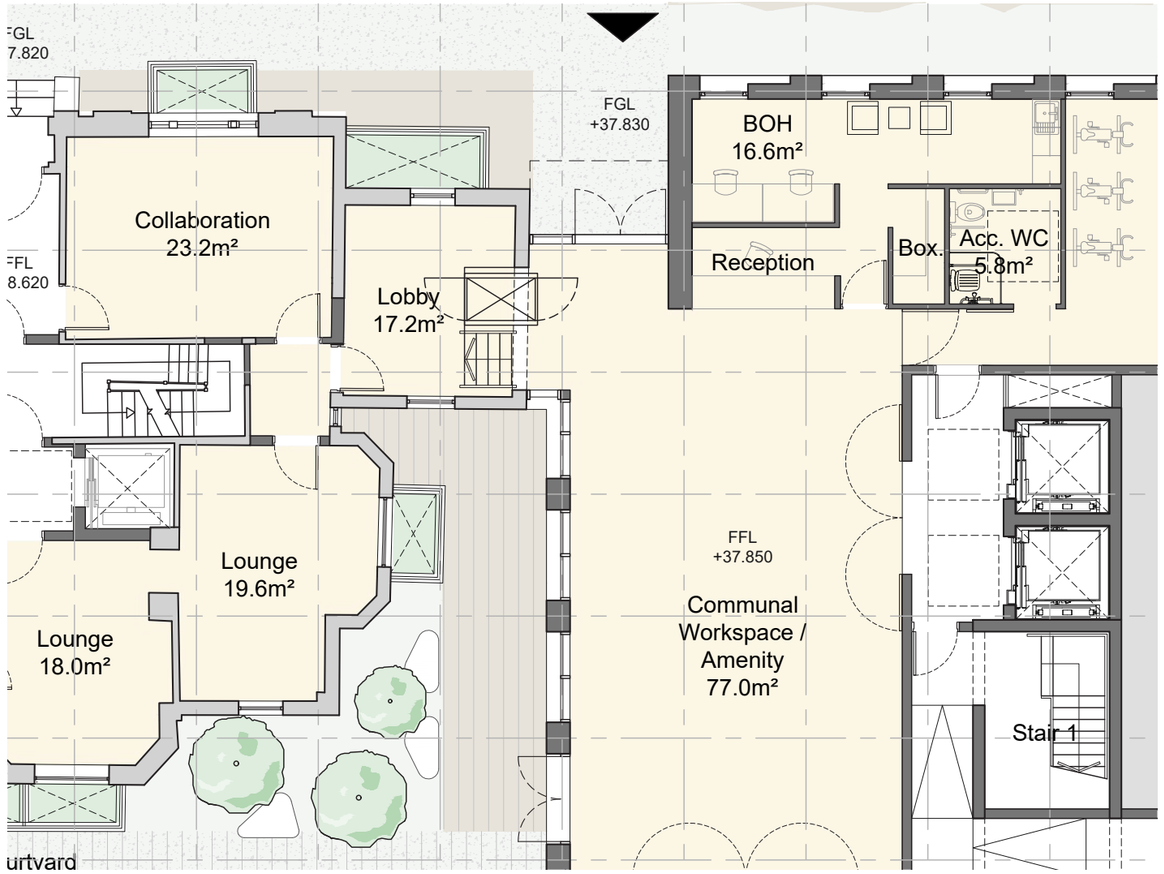
- Reconfiguration of link access stair and platform lift

This is accommodated by the following amendments -

- Access stair and platform lift relocated to within the listed building footprint and their layout adjusted
- Newly formed opening in the existing east gable wall of the listed building increased in size to accommodate the above



Ground Floor Plan in Consented Scheme



Ground Floor Plan as Amended

4.0 Conclusions
4.1 Evaluation of the Proposed Amendments

4.0

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Conclusions

4.1 Evaluation of the Proposed Amendments

Summary
The following statement has been prepared by the project's Planning Consultant.

Alumno has acquired the Moss Lane East site and will now be developing the approved PBSA development. As the detailed design has progressed, Stallan Brand has taken the opportunity to provide betterment and ensure both buildability and compliance with Building Regulations. In doing so it has become necessary to implement a number of amendments to the approved development.

As is evidenced throughout this document the amendments are minor within the context of the approved development, they do not fundamentally alter its access arrangements, apperance, layout or scale and the quantum of PBSA units remains unaffected. It is considered that the amendments are capable of being considered through the S96a process (no-material amendment procedure) given the amendments do not go to the heart of the approved development's acceptability, nor give rise to any materially different planning impacts or considerations.

The majority of amendments proposed are internal and include:

- Relocation of cycle storage and waste storage facilities from basement level to ground floor level to facilitate improved access, alongside the creation of a mezzanine within the existing double-height ground floor level to ensure a good level of communal space remains
- Alignment of ground floor exterior wall to communal workspace with floors above, in turn omitting unnecessary lean-to element and increasing the area of external amenity available
- Minor reconfiguration of irregular unit layouts at upper floor level, particularly where partitions adjoin the building's external envelope.

Externally, the only amendments proposed are:

- Addressing a discrepancy within the approved drawings to show rooftop plant and machinery on the elevational drawings as well as plans
- Substitution of part glazing-part mesh solution to external elevations with attractive detailed cladding.

Within the Listed Building, amendments have naturally been kept to a minimum. They are no more than required to allow for the creation of a sufficient number of Building Regulation-complaint accessible units. The internal alterations will not affect the ability to appreciate the historic arrangement of the listed building, which was previously identified as a positive aspect of the development. The proposals still involve the creation of a single internal link between the new-build element and the listed building. While the revised arrangement requires the creation of a slightly larger opening in the eastern flank wall, the loss of fabric is only marginally greater than as consented and is immaterial in the context of the whole building. The arrangement is strongly justified by the need to create an efficient through access between the two buildings which is suitable for wheelchair users. Taking all aspects of the revised scheme into consideration, the level of harm to the significance of the listed building remains 'less than substantial' in NPPF terms and Paragraph 208 of the NPPF is engaged.

It is therefore proposed to secure the abovementioned amendments by way of S96a of the TCPA 1990 – in so far as amendments to the planning permission and S19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 – in so far as amendments to the listed building consent.

3D View from Moss Lane East as Amended

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