gwparchitecture

RENSHAW HOUSE, MANCHESTER

Design and Access Statement

Prepared for:
Mia James Construction & Interiors
18 The Village Square
Bramhall
Cheshire
SK7 1AW

Document QA:
Ref: (544)2337-GWP-01-XX-A-4B-DAS-P01
First Issue: 29.03.24
Purpose: Planning
Revision: P02

Prepared By:
GWP Architecture,
first floor,
20 swan street,
manchester,
m4 5jw
0161 962 4882 (t)

www.gwp-arch.com
architecture@gwp-arch.com

Disclaimer

This document has been prepared by GWP Architecture in accordance with the instructions of their client detailed above, for the sole use of the client and may contain confidential information.

Any information provided by third parties and referred to herein has not been checked or verified by GWP Architecture, unless otherwise expressly stated in the report.

No third party may rely upon this document without the prior express written agreement of GWP Architecture.

This document is the property of GWP Architecture. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained, or disclosed to any unauthorised person, either wholly or in part, without the consent in writing of GWP Architecture.

All drawings and specifications should be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the Planning Coordinator.

- All work to be carried out in accordance with current Building Regulations.
- Contractors must verify all dimensions at the job before commencing any work or making shop drawings.
- Written dimensions should be taken.
- Do not scale off these drawings.
- Do not take digital dimensions from these drawings.
- Any discrepancies to be reported to the Architect.
- For the avoidance of doubt, this document is provided by GWP Architecture and no director, associate or employee assumes any personal responsibility for it nor shall owe a duty of care in respect to it.

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	DAS	P01	nw	ta	29.03.24
(544)2337	gwp	01	xx	pp	a	4B	DAS	P02	ta	rt	16.05.24

© gwparchitecture 2024

CONTENTS

1.0 INTRODUCTION
1.1 OVERVIEW
1.2 ABOUT GWP ARCHITECTURE
1.3 THE DESIGN TEAM

2.0 SITE ANALYSIS
2.1 SITE LOCATION PLAN
2.2 EXISTING LAND USE
2.3 SITE CONTEXT
2.4 SITE CONNECTIVITY
2.5 SITE HISTORY
2.6 LOCAL CONTEXT AND CHARACTER
2.7 NEIGHBOURING TALL BUILDINGS
2.8 IMMEDIATE ARCHITECTURAL CONTEXT
2.9 EXISTING SITE PHOTOS
2.10 SITE ANALYSIS
2.11 EXISTING MASSING IN CONTEXT
2.12 EXISTING CONTEXTUAL ELEVATIONS
2.13 EXISTING CONTEXTUAL SECTIONS

3.0 SCHEME DEVELOPMENT
3.1 DEVELOPMENT PRINCIPLES
3.2 OPPORTUNITIES
3.3 MASSING DEVELOPMENT
3.4 INDICATIVE VIEWS
3.5 PREVIOUS PRE-APPLICATION - NOV 2023

4.0 DESIGN PROPOSALS
4.1 PROPOSED FLOOR PLANS
4.2 ACCOMMODATION SCHEDULE

5.0 MASSING AND ELEVATION TREATMENT
5.1 PRECEDENTS
5.2 BAY ELEVATION AND MATERIALITY
5.3 RENDERED VIEW 1 - NORTH ALONG HYDE GROVE
5.4 RENDERED VIEW 2 - EAST ALONG PLYMOUTH GROVE
5.5 RENDERED VIEW 3 - SOUTH-EAST ALONG PLYMOUTH GROVE
5.6 CONTEXT ELEVATIONS
5.7 PROPOSED ELEVATIONS - SOUTH EAST
5.8 PROPOSED ELEVATIONS - SOUTH WEST
5.9 PROPOSED ELEVATIONS - NORTH EAST
5.10 PROPOSED ELEVATIONS - NORTH WEST

6.0 OUTLINE SOLAR ANALYSIS
6.1 PROPOSED MASSING IN CONTEXT
6.2 OUTLINE SOLAR ANALYSIS- EXISTING
6.3 OUTLINE SOLAR ANALYSIS- PROPOSAL

7.0 LANDSCAPE
7.1 EXISTING VEGETATION ON SITE
7.2 LANDSCAPED MASTERPLAN
7.3 PRECEDENT IMAGES
7.4 HARD LANDSCAPED PALETTE
7.5 PLANTING PALETTE
7.6 BIODIVERSE GREEN ROOF

8.0 ACCOMMODATION
8.1 TYPICAL STUDY BEDROOM
8.2 STUDY BEDROOM VIEWS
8.3 TYPICAL STUDIO BEDROOM
8.4 SOCIAL SPACE EXAMPLES
8.5 SOCIAL SPACE LAYOUT
8.6 COMMUNAL FACILITIES

9.0 ENERGY & SUSTAINABILITY STRATEGY
9.1 ENERGY STRATEGY AND SUSTAINABILITY
9.2 ENVIRONMENTAL STANDARDS
9.3 BIODIVERSITY

10.0 ACCESS STRATEGY
10.1 PROPOSED SITE ACCESS STRATEGY
10.2 INCLUSIVE DESIGN
10.3 MOVE-IN / MOVE-OUT ARRANGEMENTS
10.4 MAINTENANCE
10.5 CYCLE PROVISIONS
10.6 VEHICLE PARKING
10.7 WASTE MANAGEMENT STRATEGY
10.8 EMERGENCY ACCESS
10.9 SERVICING
10.10 CRIME PREVENTION

© gwparchitecture 2024

1

INTRODUCTION

1.1 OVERVIEW

Overview

This Design and Access Statement accompanies 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 statement has been prepared by GWPA in collaboration with key consultant team members and forms a suite of documents included in support of the full planning submission.

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 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.

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



© gwparchitecture 2024

1.2 ABOUT GWP ARCHITECTURE

GWP Architecture has a history of delivering highly sustainable, yet affordable projects which have been recognised by numerous awards.

The practice has significant experience in the student residential sector, delivering projects successfully over the last eight years particularly within this market sector, of over 6000 rooms. GWPA are recognised as innovators and seek to improve the 'product' with each project delivered whether working for Universities or private sector clients. We also have significant experience across multiple student room types, utilising various delivery construction methods.

Projects the team have delivered have also received numerous awards, including the CUBO Awards and BREEAM (sustainability) Awards in 2008/2010/2012/2013/2014/2015.













1. Birley Fields, Manchester
2. Deasy Road, Coventry
3. Nevilles Cross, Durham
4. Causewayside, Aberdeen
5. Kings College, London
6. New Cross Road, Lewisham

© gwparchitecture 2024

1.3 THE DESIGN TEAM

Design Team

This design and access statement has been prepared on behalf of Mia James Construction Ltd who intend to deliver purpose built student accommodation (PBSA) at the site. Supporting this process is an experienced and multi-disciplined team consisting of the following participants:

Client & Developer: Mia James Construction Ltd

Architect: GWP Architecture

Planning Consultant: Iceni Projects

Structural Engineers: Burrows Graham

Civil Engineers: Burrows Graham

Sustainability Consultant: Watt Energy & Consulting

Landscape Designers: TPM Landscape

Highways: Eddisons

Ecology: E3P

Fire Consultant: Artec Fire Limited

Aboriculturalist: James Royston Associates

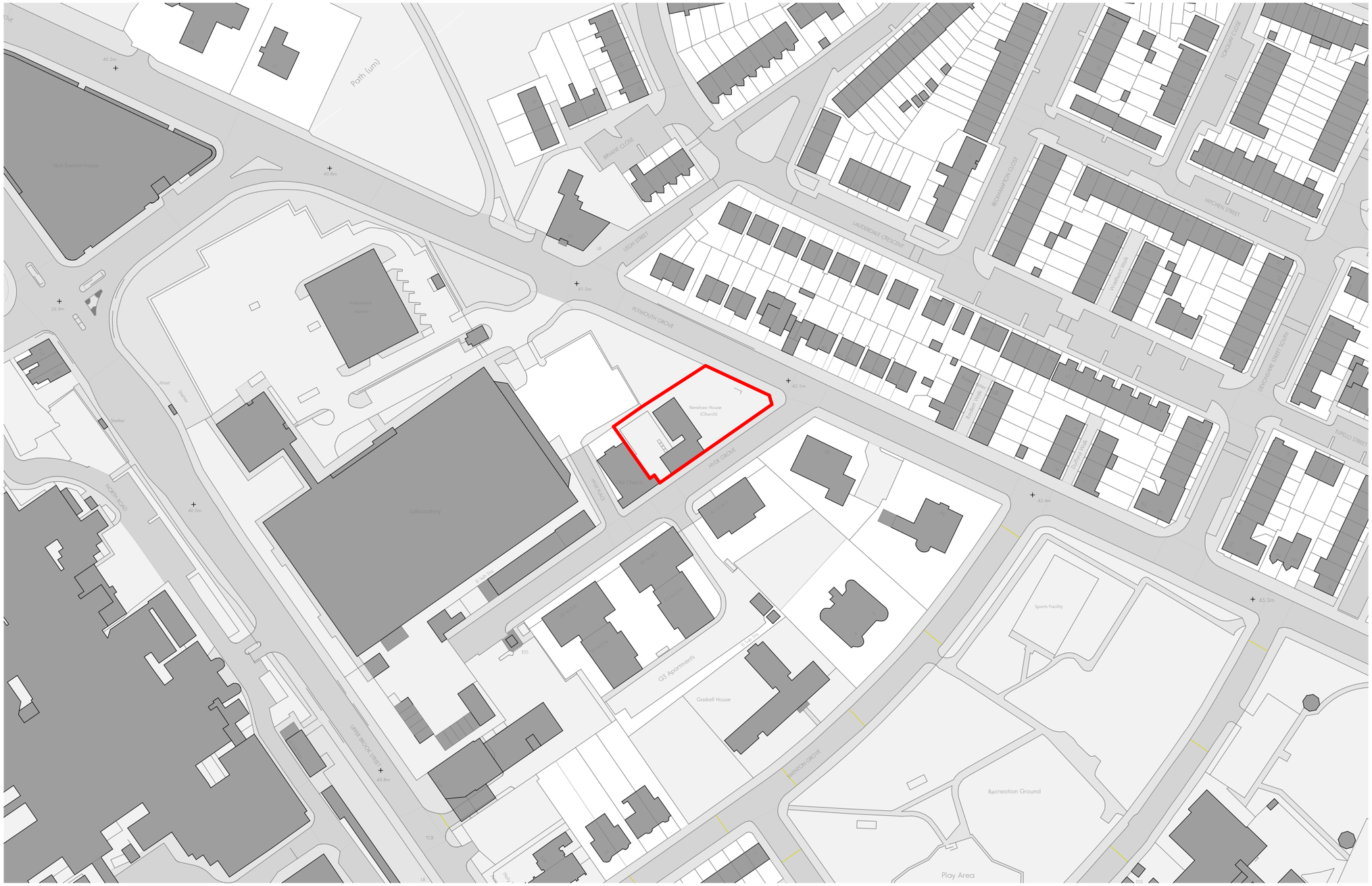
Daylight/ Sunlight Assessment: Base Energy

© gwparchitecture 2024

SITE ANALYSIS

2

2.1 SITE LOCATION PLAN



0 10m 20 30 40 50

Scale - 1:1250 @A3

Proposed Site Boundary

© gwparchitecture 2024

2.2 EXISTING LAND USE

Existing Land Use-Site

The application site is currently occupied by an L-shaped Renshaw House Methodist Church building, which was built here in the 21st century as a replacement of a former Plymouth Grove Wesleyan Methodist Church occupying the entire site a century earlier. The building provides student accommodation comprising 28 bedrooms, with open space to the eastern part of the site.

The site is currently not accessible for pedestrians- it is surrounded by a chain-link fence, with trees and shrubs as a secondary boundary. There is a gate between the existing building and the adjacent Hyde Grove Chapel, with an asphalt road leading into the site and the car park at the back of Renshaw House Church.

The north side of the site adjacent to Plymouth Grove street is undeveloped and is currently a green space. The northern boundary of the site has a number of mature trees.



Existing Land Use-Surroundings

The application site is located in a residential/student residential area surrounded by the Manchester Royal Infirmary site, public and university institutions, as well as cultural amenities. In the immediate vicinity there are also restaurants, cafés and leisure places closely related to the two neighbouring universities.

Surrounding Land Use Map- Key:

- Site Location
- Cultural/ Leisure
- Hotel
- Industrial/Warehousing
- Infirmary
- Retail
- Restaurant/Cafe
- Public Institutions
- Residential
- University Institutions
- Student Residential
- Student Residential (Planning Application approved)



* The Residence at Plymouth Grove- planning application submitted in 2023, 6-8 storeys

© gwparchitecture 2024

2.3 SITE CONTEXT

The proposed site is situated to the south of Manchester city centre, located at the junction of streets Hyde Grove and Plymouth Grove, which connect to Upper Brook Street encircling the city centre area.

Due to the proximity to the two universities, the area is highly developed and characterised by a dense layout. Since the project pertains to student accommodation,the adjacent map directly references the academic sector.

Amidst the architectural landscape dominated by residential and university structures, there are pocket parks and green spaces located nearby the site, which have a positive impact on its character.



Key:

- Site location
- Parks and Amenity Green space
- Manchester Metropolitan University Campus
- University of Manchester Campus
- Universities
- Existing Student Residential Provision

© gwparchitecture 2024

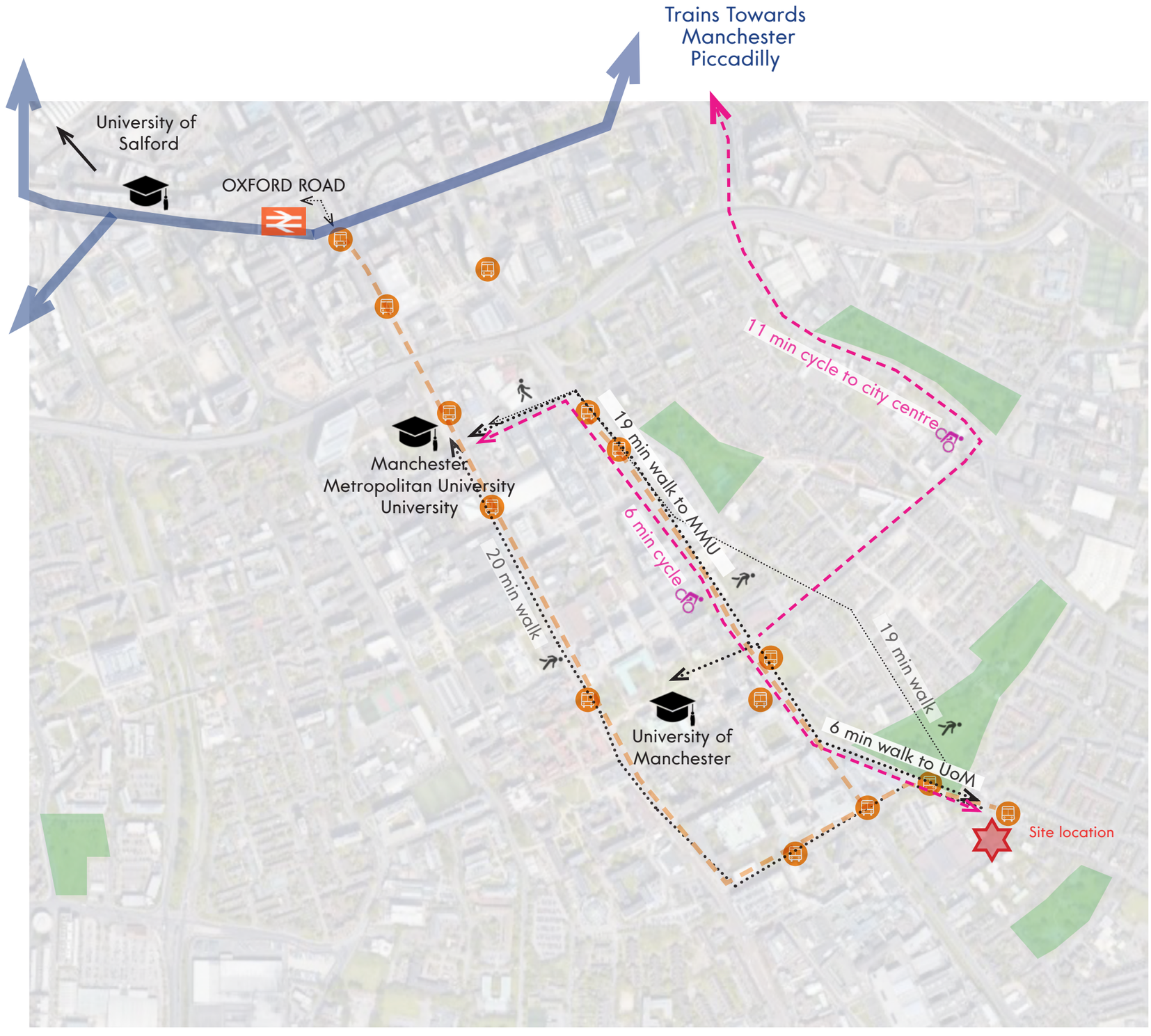
2.4 SITE CONNECTIVITY

2.4.1 TRANSPORT AND ACCESS

Transport and Access

In terms of transport and connectivity, the site is situated in a convenient walking or cycling distance to the main two universities. Such a location enables commuting to Manchester city centre by bike or through a well-connected public transport system, whilst one of the links also leads directly to a nearby train station.

The University of Manchester campus is just a short 6-minute walk away from the site location. Additionally, to reach its northern part or a Manchester Metropolitan University area, the total walk duration is approximately 16 minutes from the site, equivalent to an 8-minute bike ride.



Key:

- Site location
- Green Spaces
- Bus Route
- Cycle Route
- Pedestrian

© gwparchitecture 2024

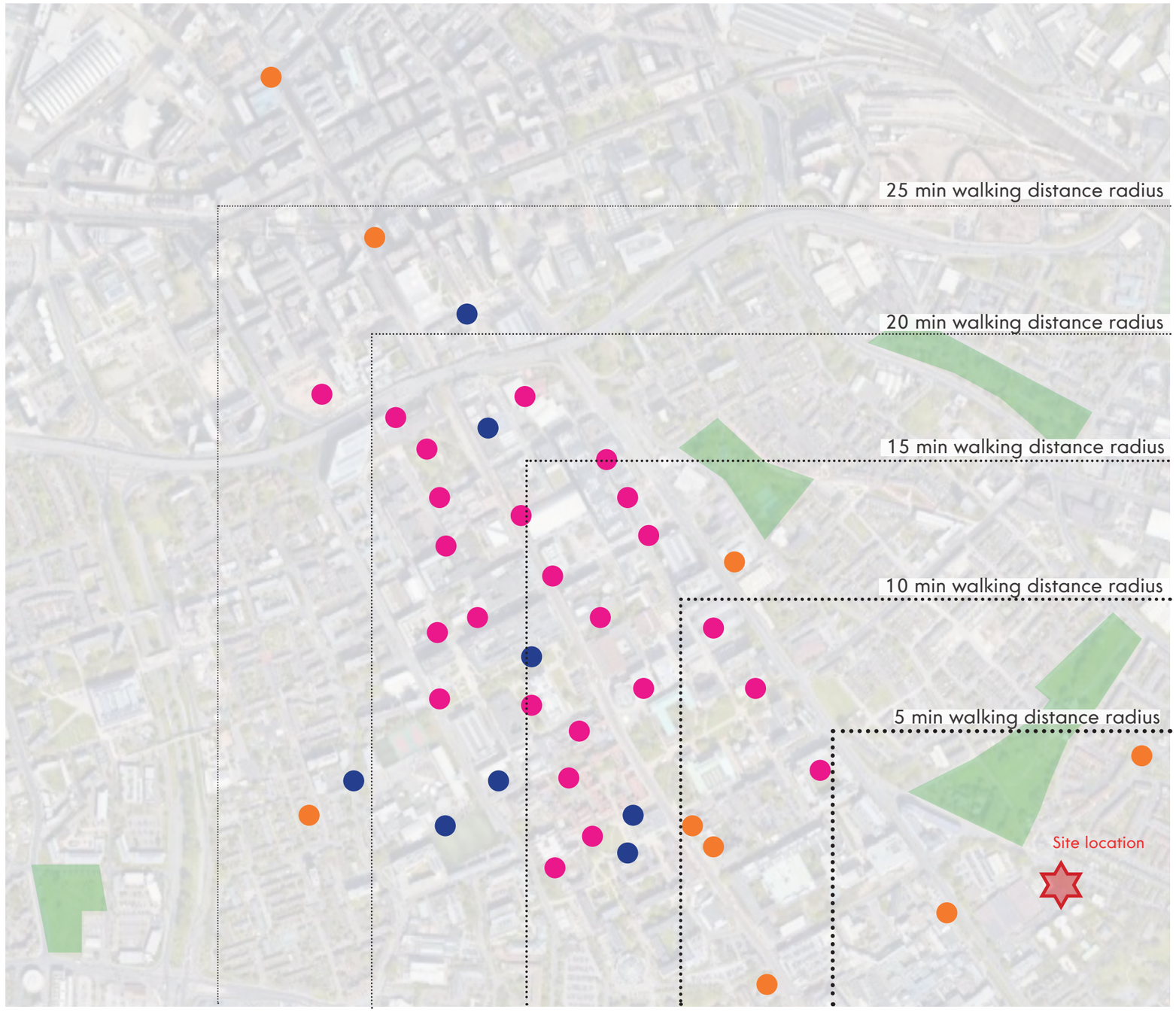
2.4 SITE CONNECTIVITY

2.4.2 LOCAL AMENITIES

Local Amenities

The specified area is characterised by a high concentration of university buildings, providing a convenient access to a wide range of cultural and social services. As noted on the adjacent map, the site is surrounded by essential amenities including supermarkets, retail, leisure and cultural, all of which contribute to defining the collegiate nature of the district.

Within a 10-minute walk are five supermarkets near the site, including Tesco, Morrison's, and Sainsbury's Local. Additionally, most university campus facilities are conveniently located within a 10 to 15-minute radius, providing easy access to educational, leisure, and sports amenities.



© gwparchitecture 2024

2.5 SITE HISTORY

Chorlton upon Medlock

Looking back to the 19th century, Manchester Chorlton upon Medlock area was highly urbanised and dominated by residential architecture. As time progressed, the area gradually changed its character to a more commercial and student-oriented one.

Hyde Grove Street and The Renshaw House Church

Hyde Grove has a notable history dating back to the early 19th century when it became a prominent centre for Methodism in Manchester. The Plymouth Methodist Church was founded during this time, and later, The Hyde Grove Chapel was constructed, serving as an essential place of worship. The chapel also played a crucial role in education through its Sunday school and accompanied social reform.

As time passed, changing demographics and the ageing infrastructure led to the chapel's closure in the mid-20th century. Subsequently, in 1980s, the Plymouth Methodist Church building was demolished. The site became the home to a new place of worship- Renshaw House(existing building on site).

Modern Days

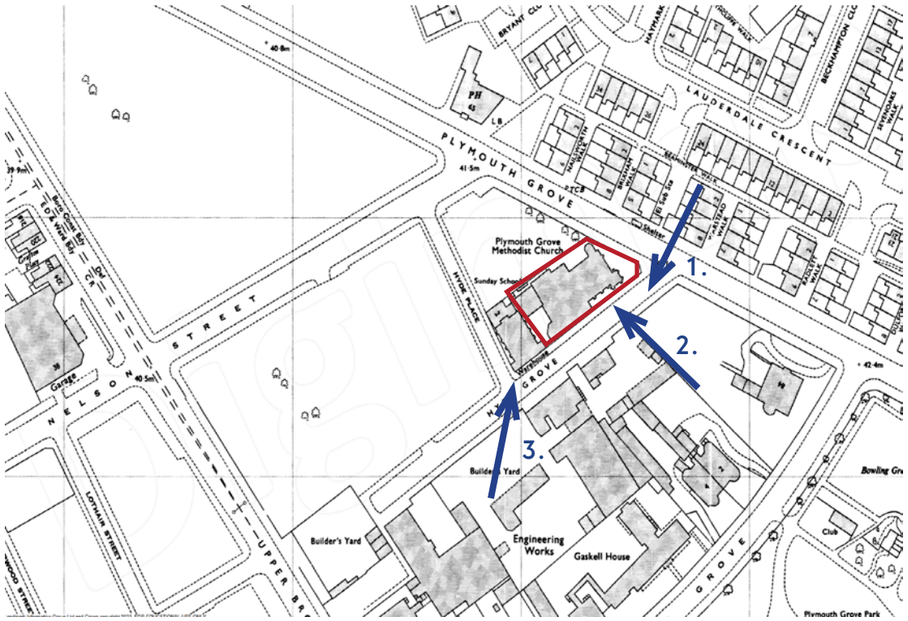
Currently, Hyde Grove is a student accommodation location, changing the character of the place. Located to the south of the site Plymouth Grove Park changed its character accordingly, leaving space for Swinton Grove Park and becoming a site for residential development.



View 1. Hyde Grove, C.1956. View from Plymouth Grove Street



View 2. Plymouth Grove Wesleyan Methodist Church, C. 1950



Map of Area (dated 1960)



View 3. Hyde Grove Chapel, 2023

© gwparchitecture 2024

2.6 LOCAL CONTEXT AND CHARACTER

Local Historic and Important Buildings Including University Buildings

A number of listed buildings are located in the immediate vicinity of the proposed site. The majority of them have a sacred or commercial character, or are currently headquarters of the nearby infirmary.



1. Plymouth Lodge, Grade II



2. Plymouth Grove Hotel , Grade II



3. Mrs Gaskells House, Grade II*



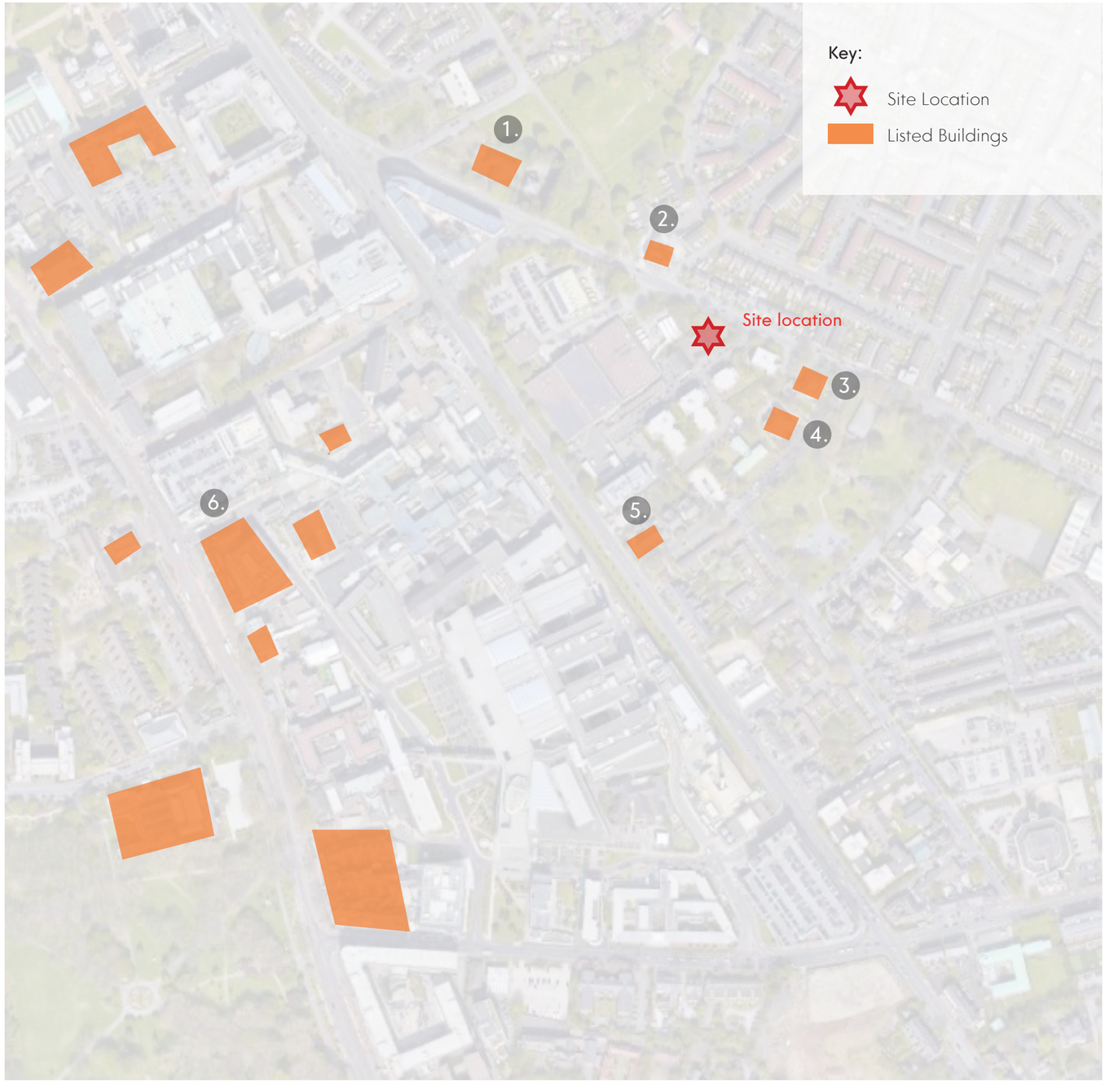
4. Court Nursing Home, Grade II



5. Holy Trinity Armenian Apostolic Church, Grade II



6. St Marys Hospital, Grade II



© gwparchitecture 2024

2.7 NEIGHBOURING TALL BUILDINGS

There are a number of tall buildings (5 storeys and over) immediately opposite the site, to the south-east of Hyde Grove. There are also a number of taller buildings to the north along Plymouth Grove as you approach the University Campus and the city centre, including the 13 storey student accommodation at Nick Everton House. To the west of Upper Brook Street there are significant tall buildings including the Manchester Royal Infirmary.



1. Nick Everton House, 5-13 Storeys



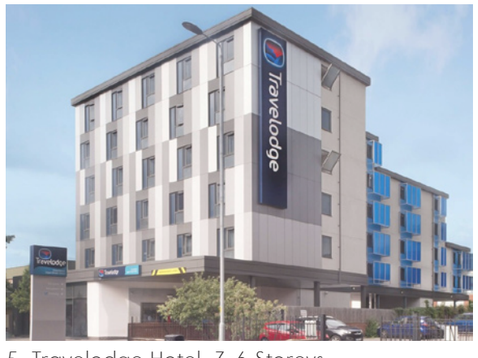
2. Core Technology Facility, 6-9 Storeys



3. Multi-storey Car Park, 6-8 Storeys



4. Manchester Royal Infirmary, 4-7 Storeys



5. Travelodge Hotel, 3-6 Storeys



6. Q3 Apartments, 4-5 Storeys



* The Residence at Plymouth Grove- planning application submitted in 2023, 6-8 storeys

© gwparchitecture 2024

2.8 IMMEDIATE ARCHITECTURAL CONTEXT

Sacral Architecture, verticality of windows, proportional harmony





Paired windows, set back brick, emphasis on playfulness and depth



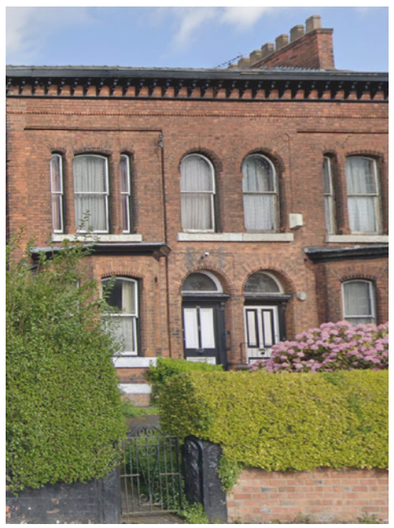
Stepping roofs, broken down building mass, schematic window placement





Emphasis on elevation depth, vertical windows, gables punctuated with detail and depth





© gwparchitecture 2024

2.9 EXISTING SITE PHOTOS

1.



2.



3.





4.



5.



6.

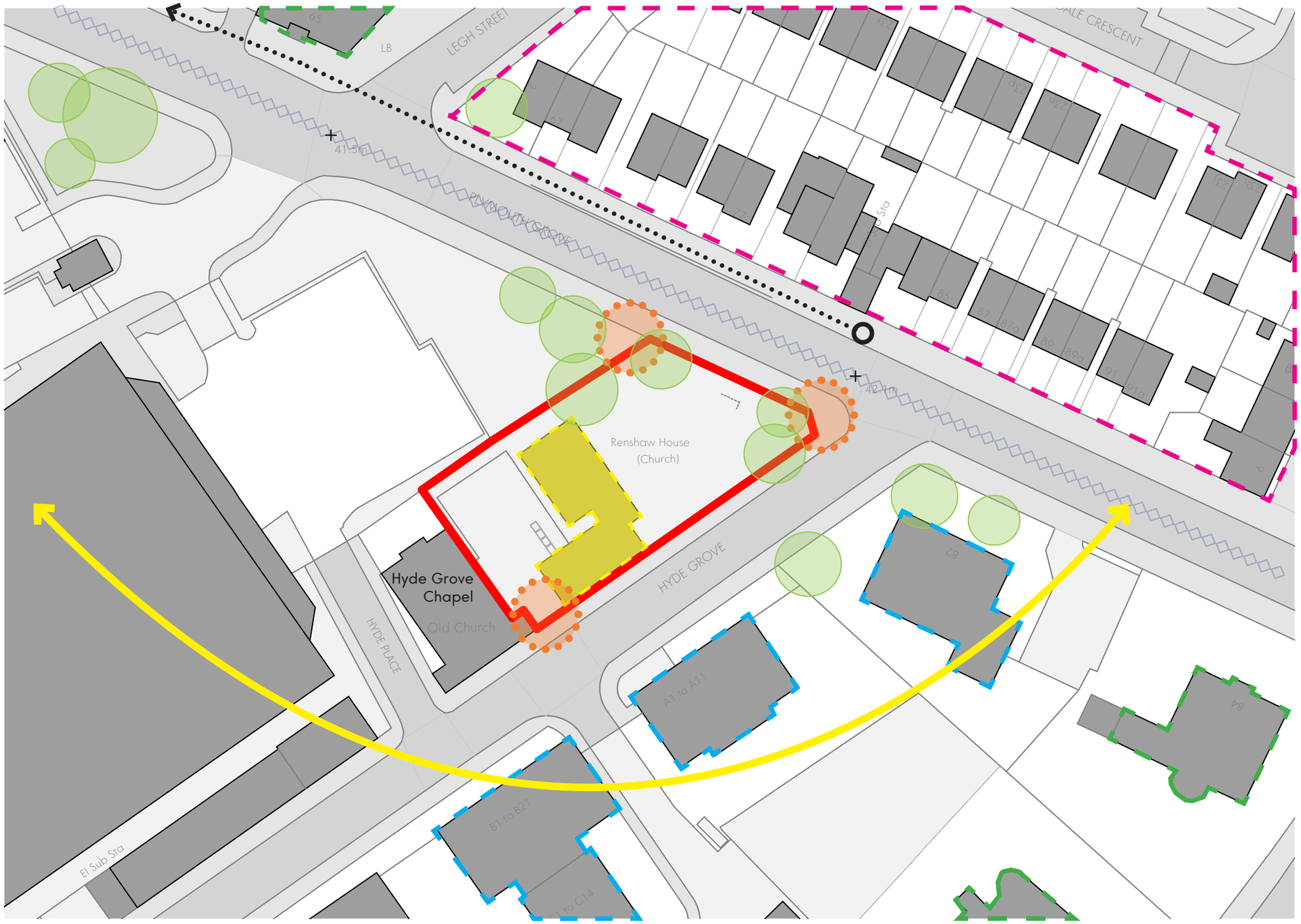


© gwparchitecture 2024

2.10 SITE ANALYSIS

19 mins walk to Manchester Metropolitan University
6-16 mins walk to University of Manchester

6 mins cycle to Manchester Metropolitan University
2-8 mins cycle to to University of Manchester

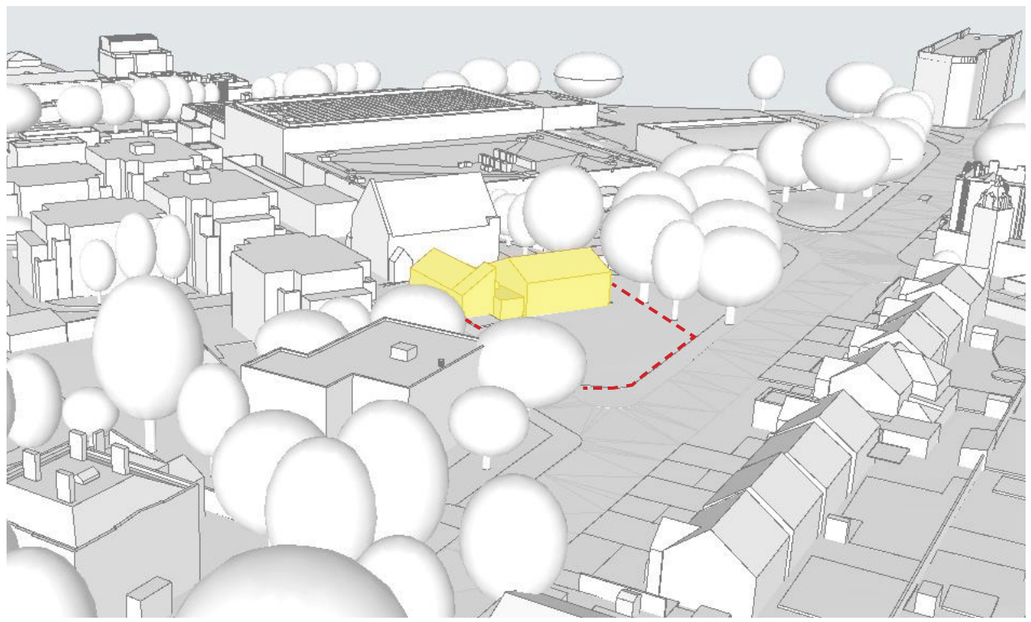


KEY

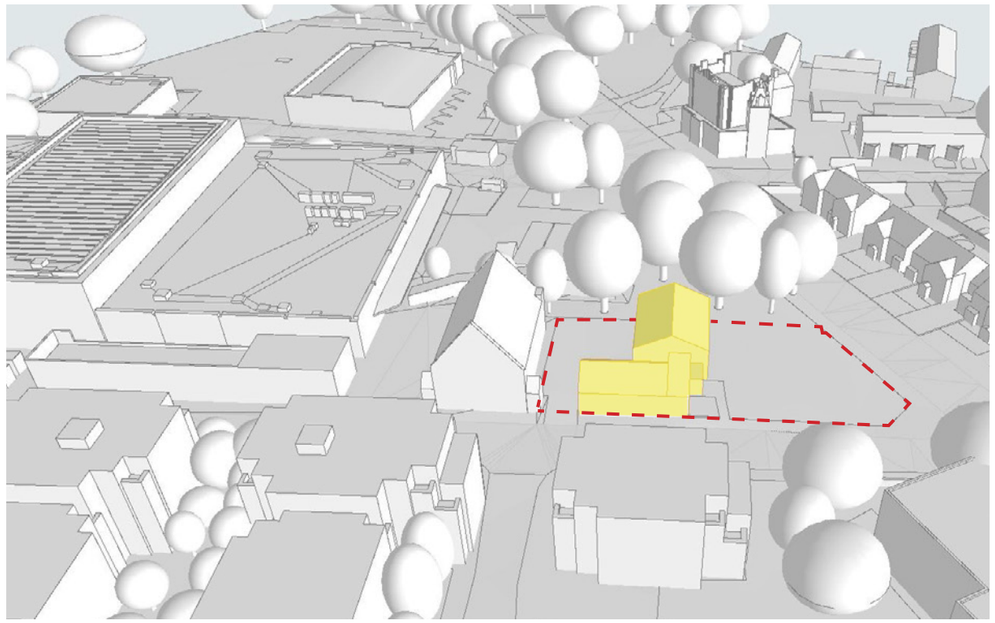
- Site Boundary
- Existing Building to Be Demolished
- Site Nodes
- PBSA
- Listed Buildings
- Residential
- Pedestrian Routes
- Sun Path
- Traffic Noise
- Tree

© gwparchitecture 2024

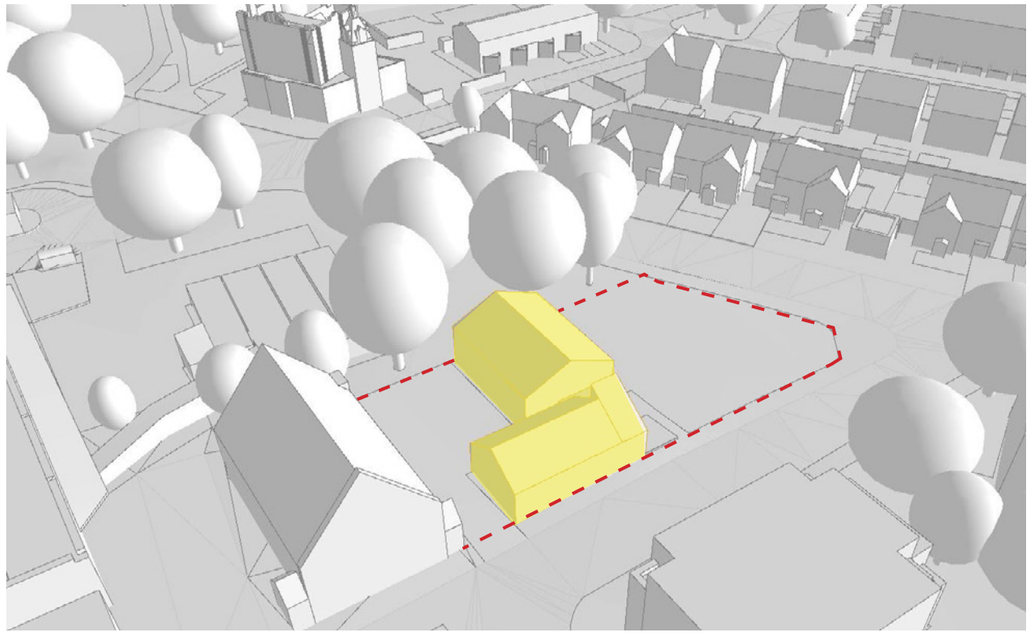
2.11 EXISTING MASSING IN CONTEXT



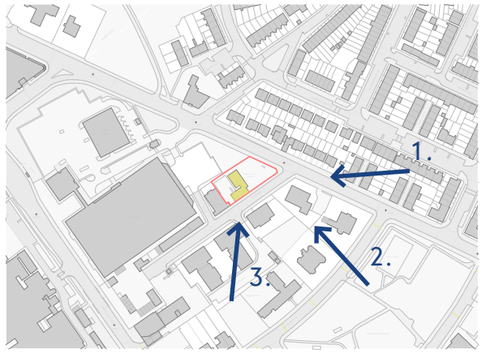
View 1



View 2

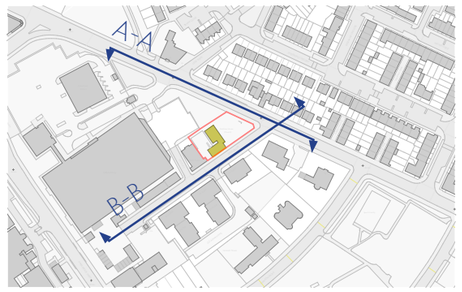


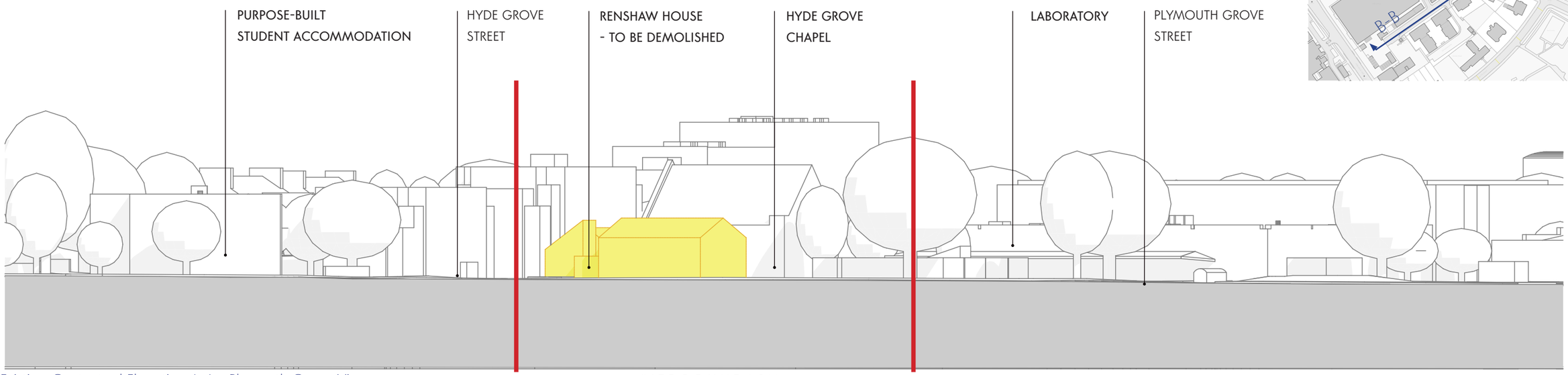
View 3



© gwparchitecture 2024

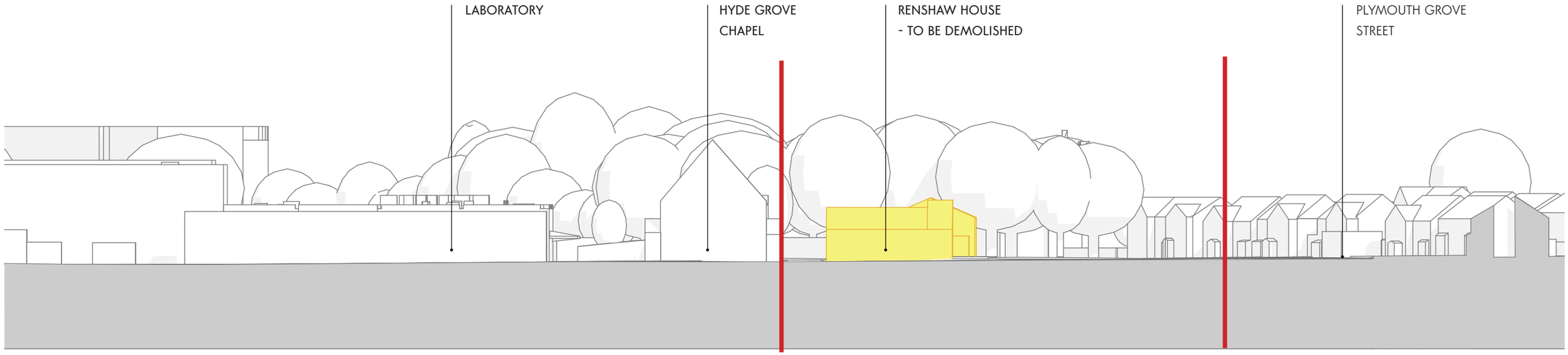
2.12 EXISTING CONTEXTUAL ELEVATIONS





Existing Contextual Elevation A-A - Plymouth Grove View

SITE BOUNDARY

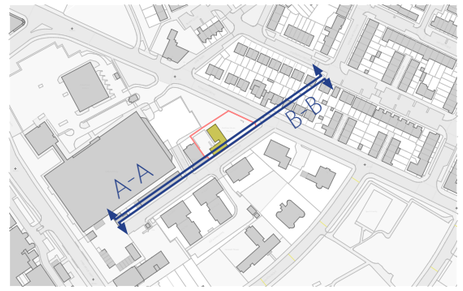


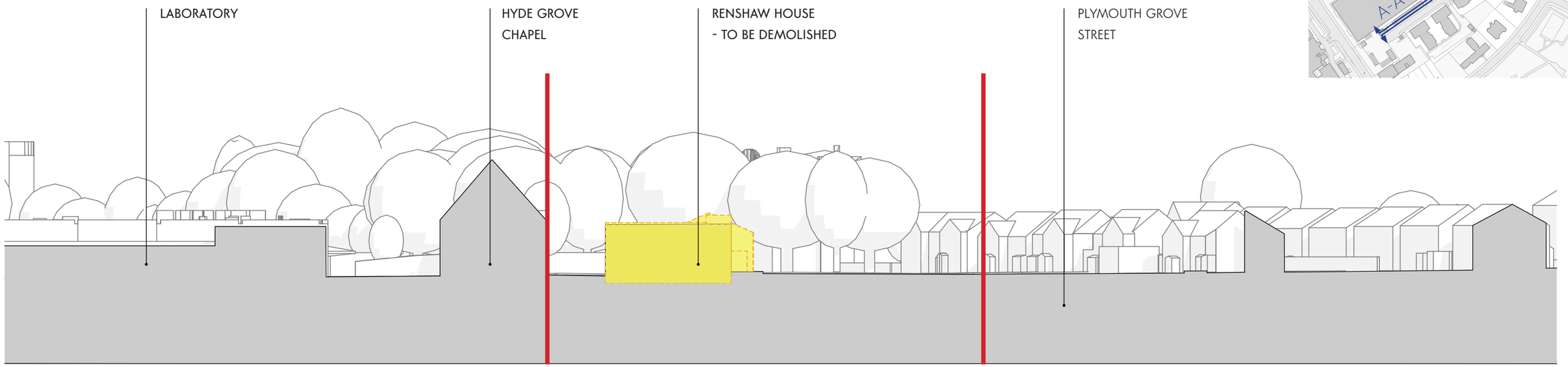
Existing Contextual Elevation B-B - Hyde Grove View

SITE BOUNDARY

© gwparchitecture 2024

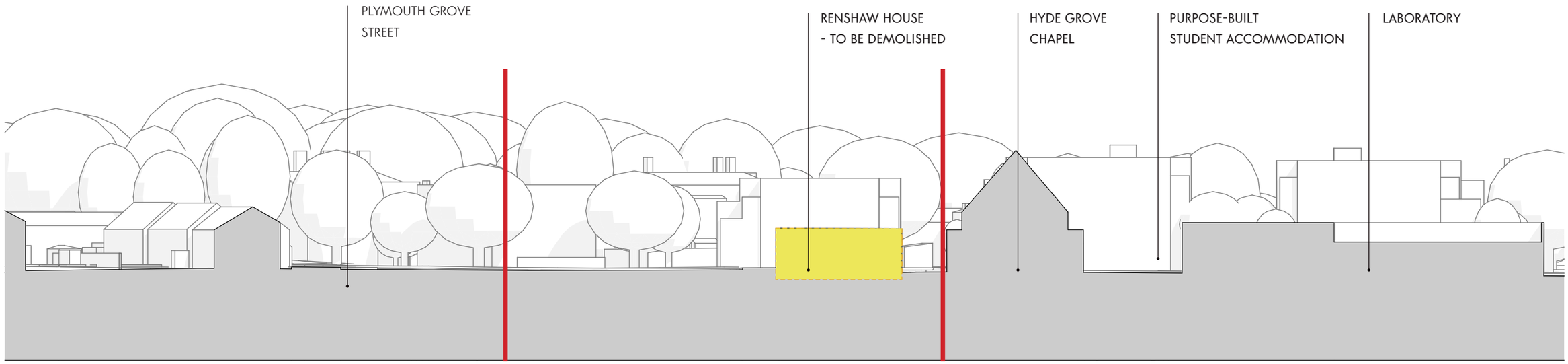
2.13 EXISTING CONTEXTUAL SECTIONS





Existing Contextual Section A-A

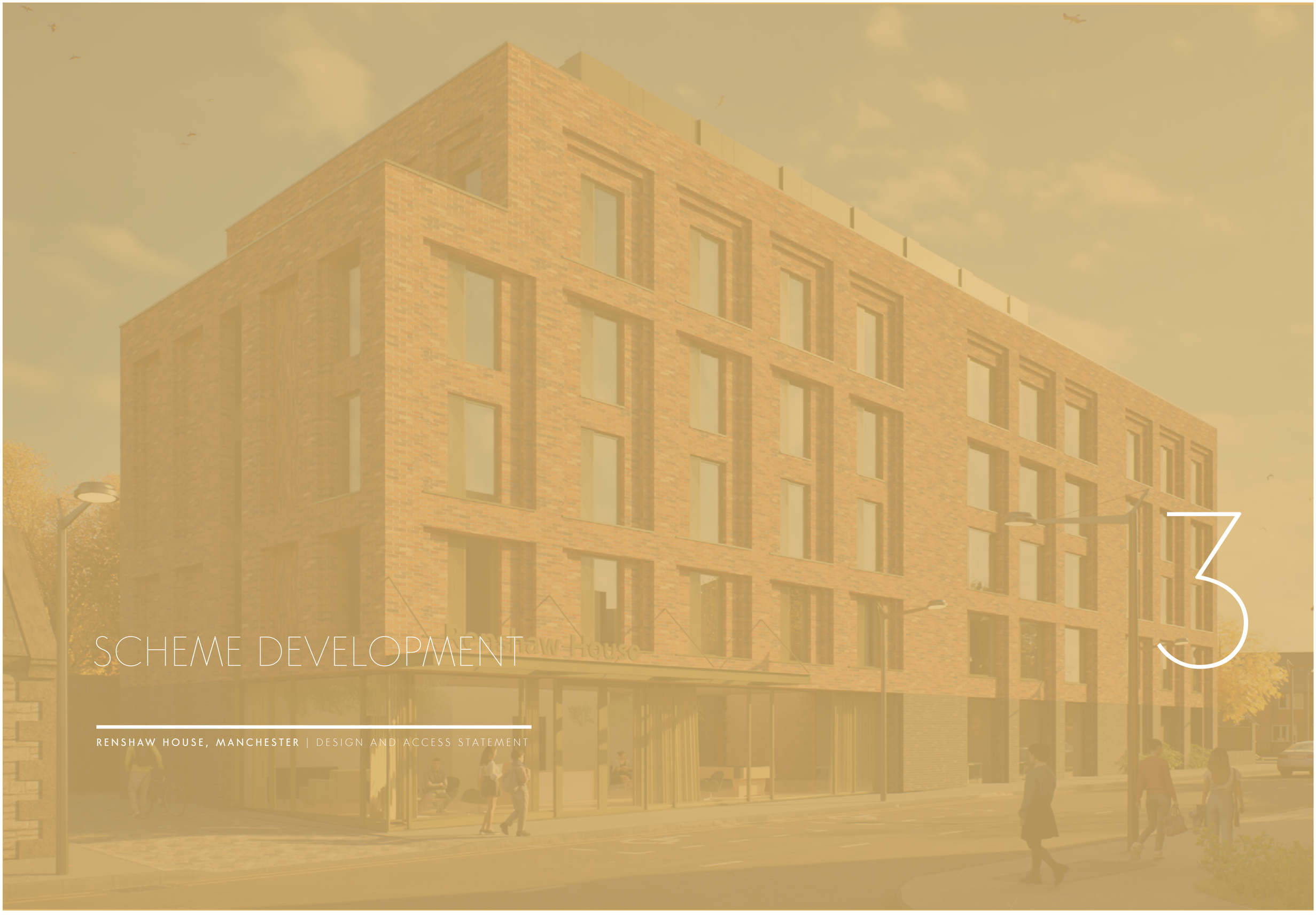
SITE BOUNDARY



Existing Contextual Section B-B

SITE BOUNDARY

© gwparchitecture 2024



3

SCHEME DEVELOPMENT

3.1 INITIAL DESIGN STRATEGY

Green Amenities

At the junction of Hyde Grove and Plymouth Grove, the urban realm changes to form a more open and natural form. The proposed scheme therefore aims to respond to this by setting back the building boundary and offering a landscaped space, lined with trees, creating a green amenity.

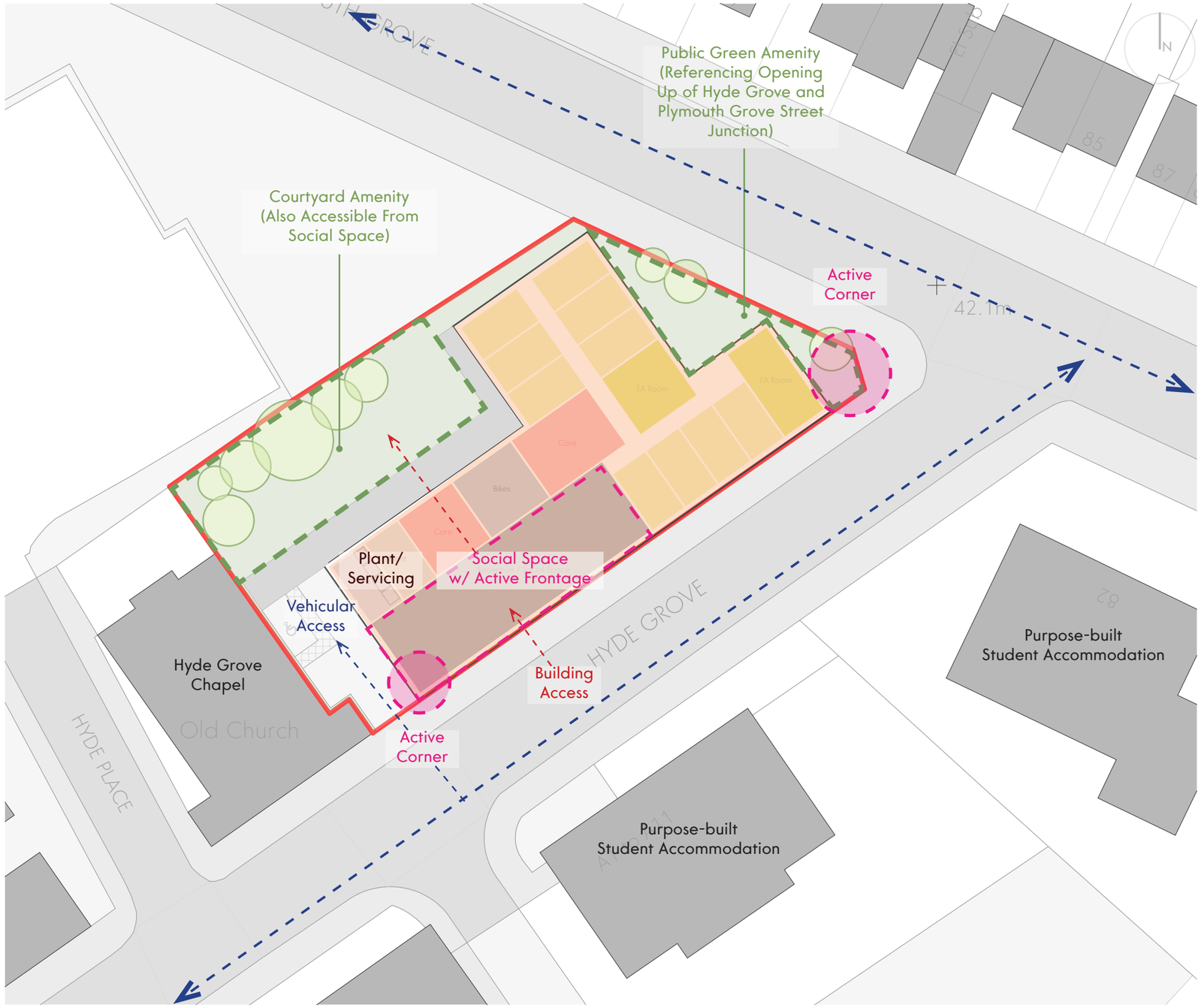
A private, communal garden space is provided for residents. The space is set back from the street and is bounded by existing trees to the northern boundary of the site. This provides a quiet and private space for students to enjoy.

Hyde Grove and Plymouth Grove

Landscaping the green space at the intersection of two streets is an introduction to the green urban realm, that continues beyond the site. The main access to the building is located on Hyde Grove, opposite an existing PBSA. The building footprint looks to reflect the line of the existing building and preserve the relationship to the adjacent chapel.

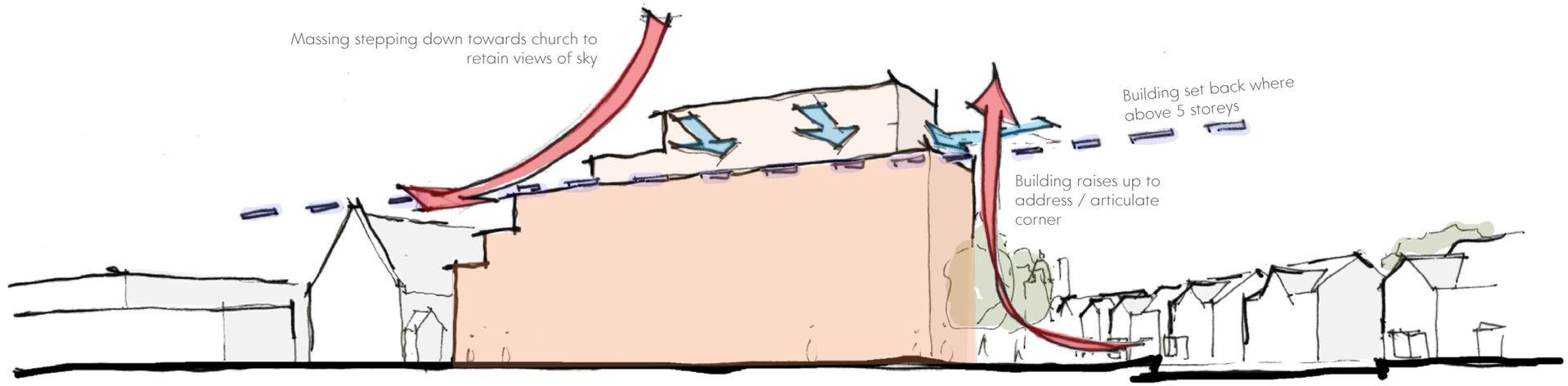
The Hyde Grove Chapel

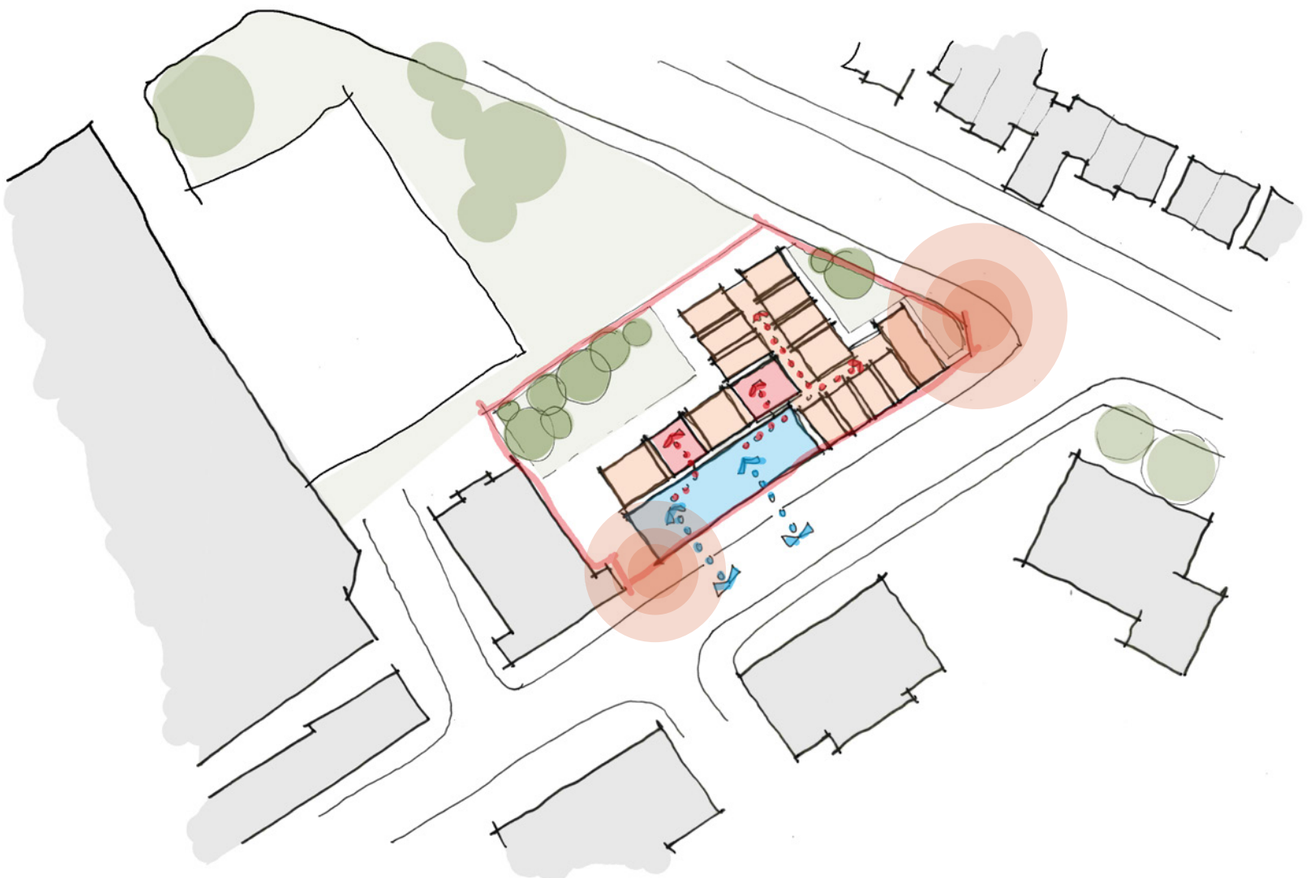
The building boundary is proposed more than 5m away from the chapel respecting its sacred space and not blocking the light coming into its windows.



© gwparchitecture 2024

3.2 INITIAL MASSING CONCEPT

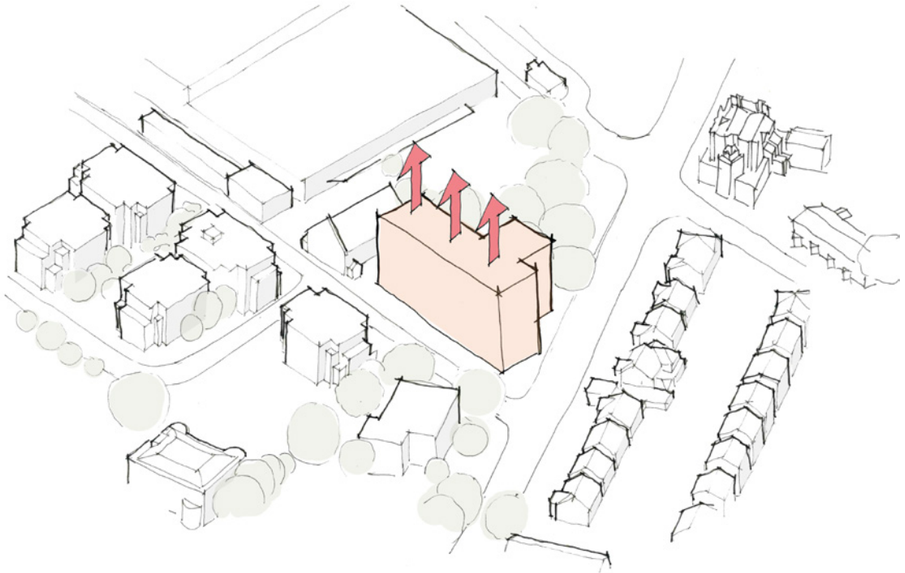




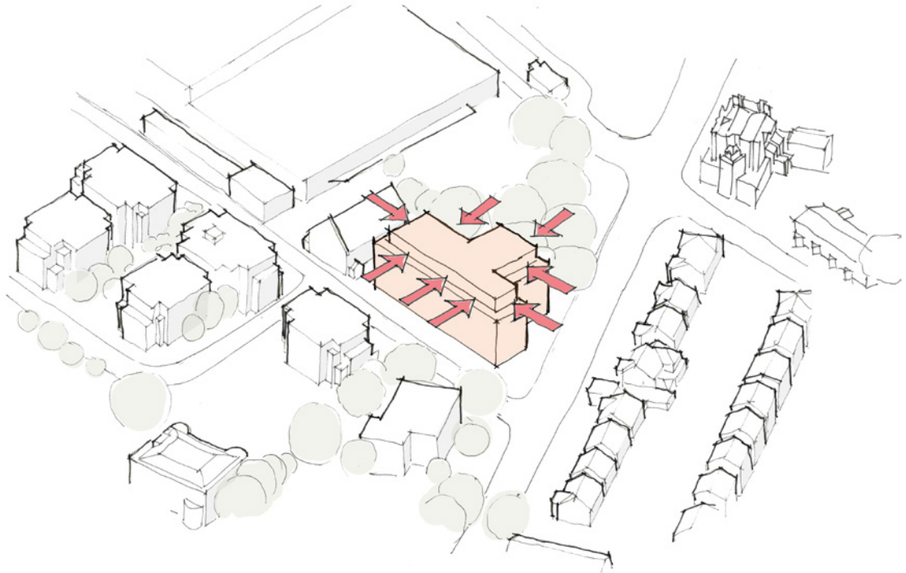
Existing Building
New residential / back of house spaces
New Vertical Circulation
New Public Facing spaces
Proposed Trees
Existing Trees
Potential active corner / site node
Residents circulation
Principle entrance to public space

© gwparchitecture 2024

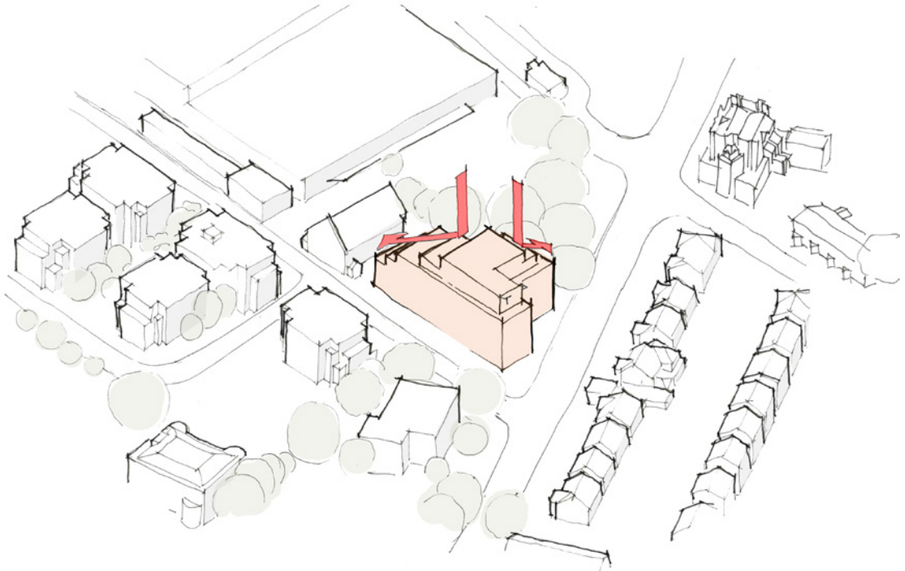
3.3 INITIAL MASSING DEVELOPMENT



Building footprint extruded 7 storeys



6th and 7th storeys set back in



Storeys stepped to allow clear view of sky from adjacent properties

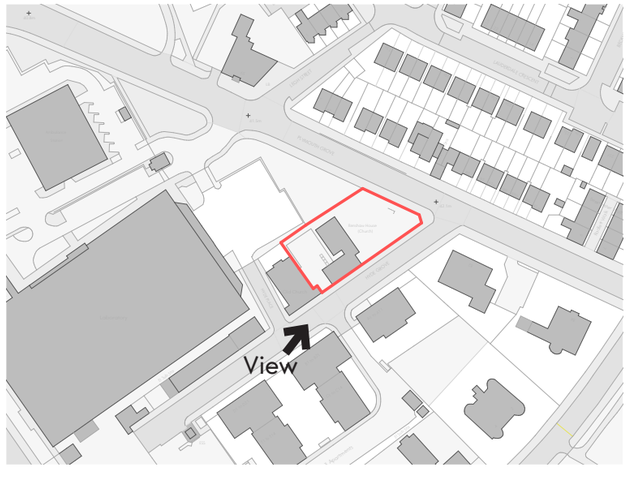


Ground floor corner frontage activated and defensible space introduced to ground floor residential spaces

© gwparchitecture 2024

3.4 INITIAL INDICATIVE VIEWS

3.4.1 INDICATIVE VIEW FROM HYDE GROVE





Existing

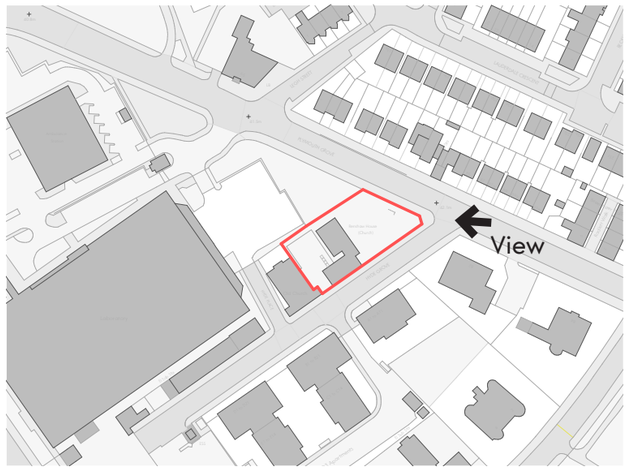


Proposed

© gwparchitecture 2024

3.4 INITIAL INDICATIVE VIEWS

3.4.2 INDICATIVE VIEW FROM PLYMOUTH GROVE





Existing



Proposed

© gwparchitecture 2024

3.5 PREVIOUS PRE-APPLICATION - NOVEMBER 2023

Pre-application Meeting

Date: 8th November 2023

Proposal Details

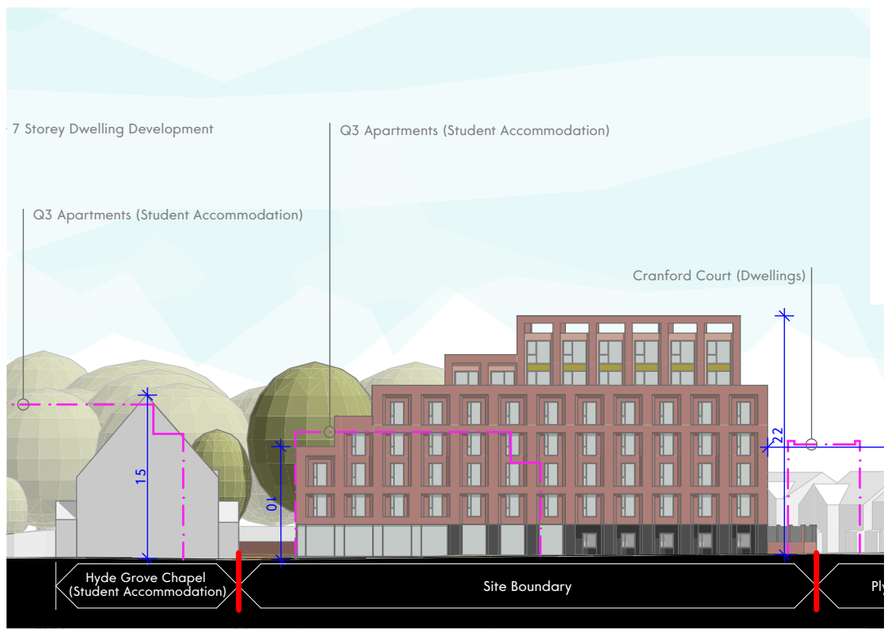
- 7 Storey PBSA proposal
- Consist of 118 en-suite studio bedrooms
- 169m2 of student social space at ground floor level
- One accessible off-street parking space
- Communal external courtyard to the rear of the site
- Top two storeys set back to reduce visual massing from ground level

Key design feedback from planning officer

- Reduction in the height of the building proposed
- Emphasis towards the corner of Hyde Grove and Plymouth Grove supported
- Suggested that the extent of the stepping of the roof could be reduced









© gwparchitecture 2024

3.6 PREVIOUS PRE-APPLICATION - APRIL 2024

Pre-application Meeting

Date: 3rd April 2023

Proposal Details

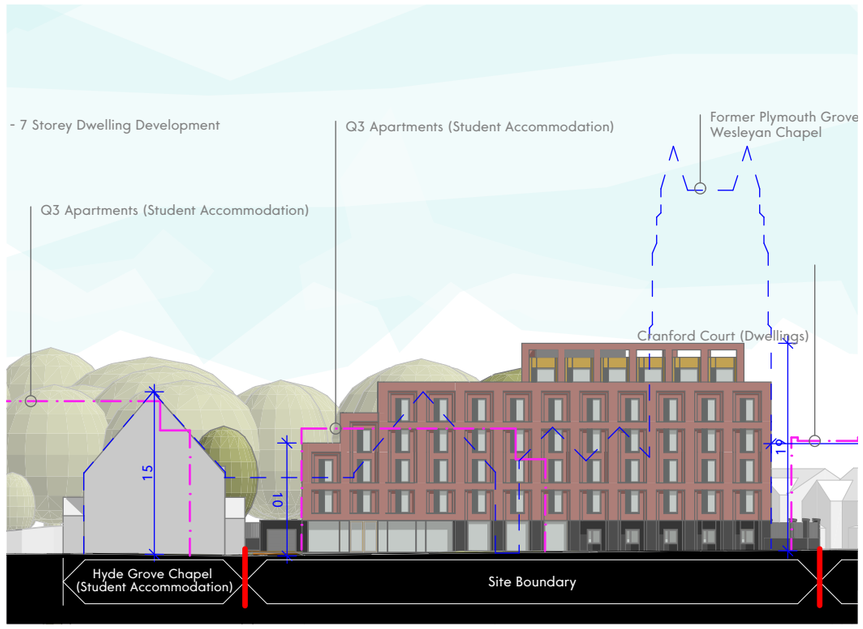
- 6 Storey PBSA proposal (reduced following feedback from first pre-app)
- Consist of 98 en-suite study bedrooms in a cluster flat arrangement
- 162m² of student social space at ground floor level
- Two accessible on-street parking space in response to feedback received from MCC Highways
- Communal external courtyard to the rear of the site
- Top storey set back to reduce visual massing from ground level

Key design feedback from planning officer

- Concerns are in relation to the height, mass of the proposed building and projection forward of the established building line on this side of Plymouth Grove, at a location where there is a transition in character from much taller built form to a much more domestic scale. The proposed scheme would appear out of character with this part of Plymouth Grove being detrimental to character and the street scene.









© gwparchitecture 2024

3.7 DESIGN DEVELOPMENT

The following updates to the proposed scheme have been implemented in response to the feedback from planning officers following the Pre-Application Meeting on 3rd April.

- The proposed building line to Plymouth Grove has been set-back from the pavement by between 3m and 4.5m in response to the building line set by the two buildings to the south-east. It is noted that there is little built context along this southern edge of Plymouth Grove, with two buildings including the grade II listed Mrs Gaskell's House to the south-east.

- The footprint of the proposed building has been reduced as a result of the set back, with the distance to the chapel to the south-west boundary of the site retained.

- Setting the building back from Plymouth Grove provides further opportunity for the potential retention of trees along the boundary with Plymouth Grove. It is proposed that this would be further enhanced with tree planting and additional soft landscaping to reinforce the green character along the southern edge of Plymouth Grove.

- The footprint of the upper floor of the building has been adjusted to reduce the proposed height and mass at the junction of Plymouth and Hyde Grove. The upper floor has been further set back from the building edge to reduce the visual mass when viewed from the adjacent street level.

- The proposed brickwork crown to the top floor elements have been omitted to reduce the overall height of the building. Cladding this element provides a more lightweight materiality which further articulates this set-back and reduction in mass.



© gwparchitecture 2024

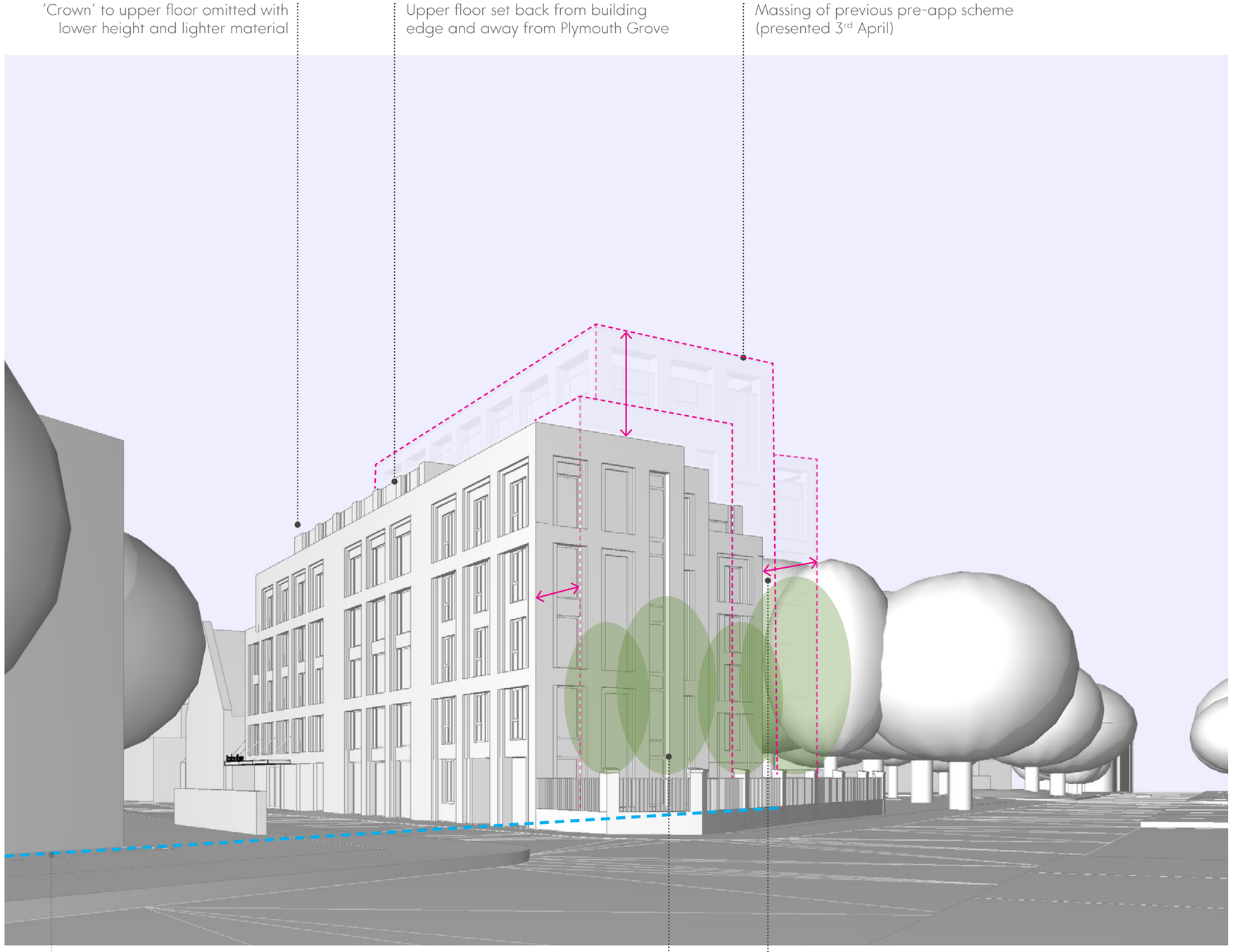
3.8 MASSING REVIEW

Review of massing reduction by **Stephen Levrant Heritage Architecture**

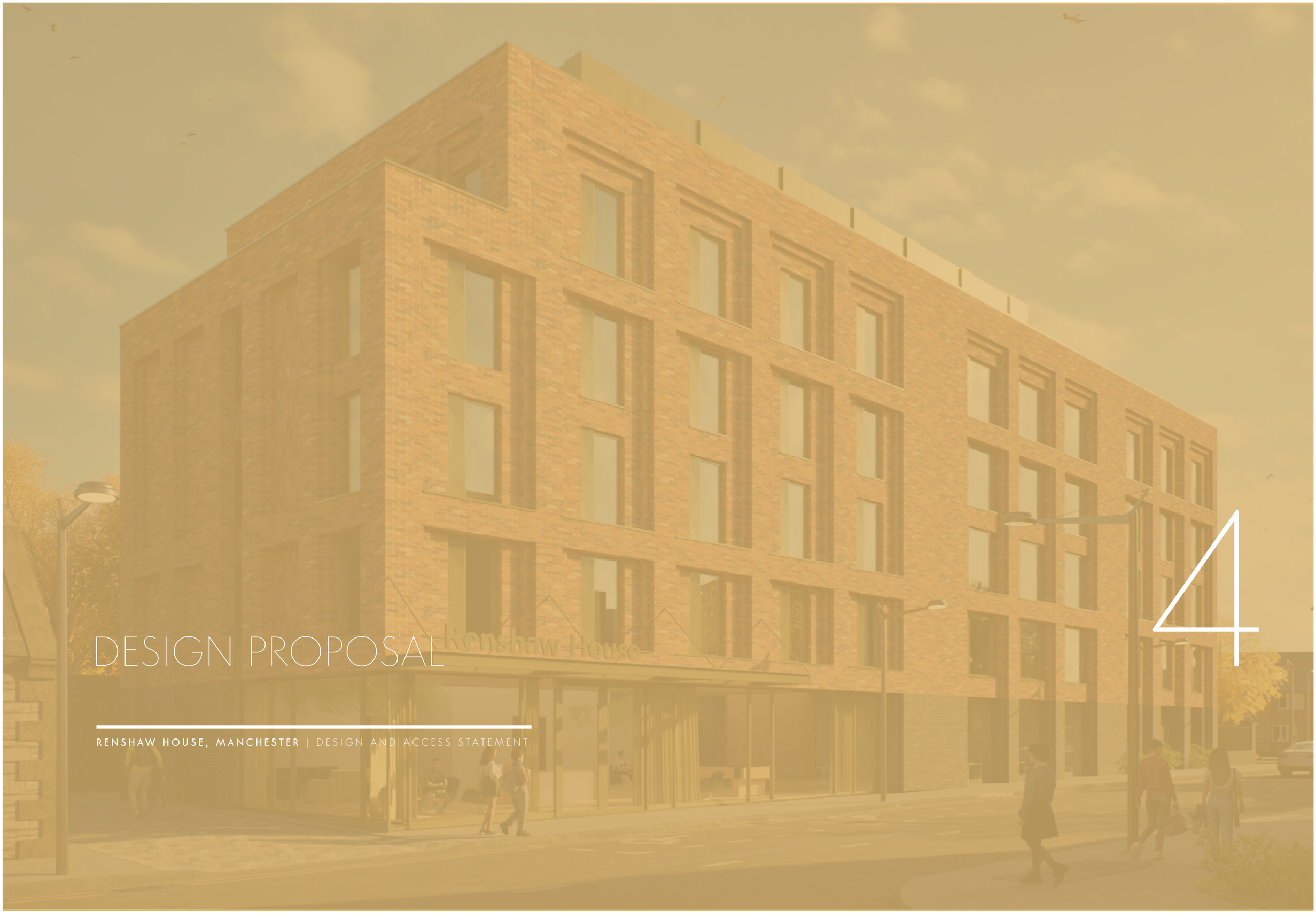
"It is considered that the massing and arrangement of the proposed development will limit the visual impact of the scheme on the setting of neighbouring listed buildings, including the Grade II listed Plymouth Grove Hotel and Mrs Gaskell's House. The set-back arrangement of the upper level of the building means that this storey will be read from Plymouth Grove as a subtle, crowning element. The articulation of this upper level in a lighter materiality would reinforce its secondary character/lower architectural hierarchy in relation to the main body of the building and make it visually recessive. The design ensures that the building and the upper storey in particular will not be the primary focal point of the street, with the focus of passersby is maintained towards other key townscape markers, such as the distinctive frontage and clock tower of the Plymouth Grove Hotel.

Stepping the built form away from the site frontage to Plymouth Grove will help to off-set the increased visual massing of the site and provides an opportunity to maintain and reinforce the green boundary to the pedestrian realm. The stepped-back building line also responds to the existing character of the streetscape which is established by buildings to the south-east, particularly Mrs Gaskell's house. The retention of a green boundary to the frontage would mirror the 'domestic' character of the listed building's front garden and maintain the tree-filtered sight-line along Plymouth Grove towards the listed building.

The reinforcement of appropriate landscaping along the site's frontage to Plymouth Grove will also aid the visual integration of the scheme, helping to filter views of it from the public realm and again channel views south-east towards Mrs Gaskell's House."



© gwparchitecture 2024



4

DESIGN PROPOSAL

4.1 PROPOSED FLOOR PLANS

4.1.1 PROPOSED GROUND FLOOR PLAN

KEY

- Studio Bedroom - 3no.
- Living / Kitchen / Dining
- Social space - 162m² (1.65m² per bed)
- Circulation Core
- Plant
- Cleaners Store
- Circulation
- Bins
- Cycles Store
- Existing Trees
- Root Protection Zone
- Proposed Trees

TOTAL BEDS - 3no

Cycle Parking

Internal secure cycle spaces (double stacked)	68
External enclosed secure cycle spaces (double stacked)	14
Internal secure 'EA Cargo bike' spaces	5
Internal 'Sheffield Hoops' spaces	3
External 'Sheffield Hoops' visitor spaces	6
TOTAL Cycle spaces	**96**



© gwparchitecture 2024

4.1 PROPOSED FLOOR PLANS

4.1.2 PROPOSED FIRST FLOOR PLAN



© gwparchitecture 2024

4.1 PROPOSED FLOOR PLANS

4.1.3 PROPOSED SECOND FLOOR PLANS

KEY

- Study Bedroom - 18no.
- EA Study Bedroom - 2no.
- Living / Kitchen / Dining
- Circulation Core
- Plant
- Cleaners Store
- Circulation

TOTAL BEDS - 20no



© gwparchitecture 2024

4.1 PROPOSED FLOOR PLANS

4.1.3 PROPOSED THIRD FLOOR PLAN

KEY

- Study Bedroom - 18no.
- EA Study Bedroom - 2no.
- Living / Kitchen / Dining
- Circulation Core
- Plant
- Cleaners Store
- Circulation

TOTAL BEDS - 20no



© gwparchitecture 2024

4.1 PROPOSED FLOOR PLANS

4.1.4 PROPOSED FOURTH FLOOR PLAN

KEY

- Study Bedroom - 17no.
- EA Study Bedroom - 2no.
- Living / Kitchen / Dining
- Circulation Core
- Plant
- Cleaners Store
- Circulation

TOTAL BEDS - 19no



© gwparchitecture 2024

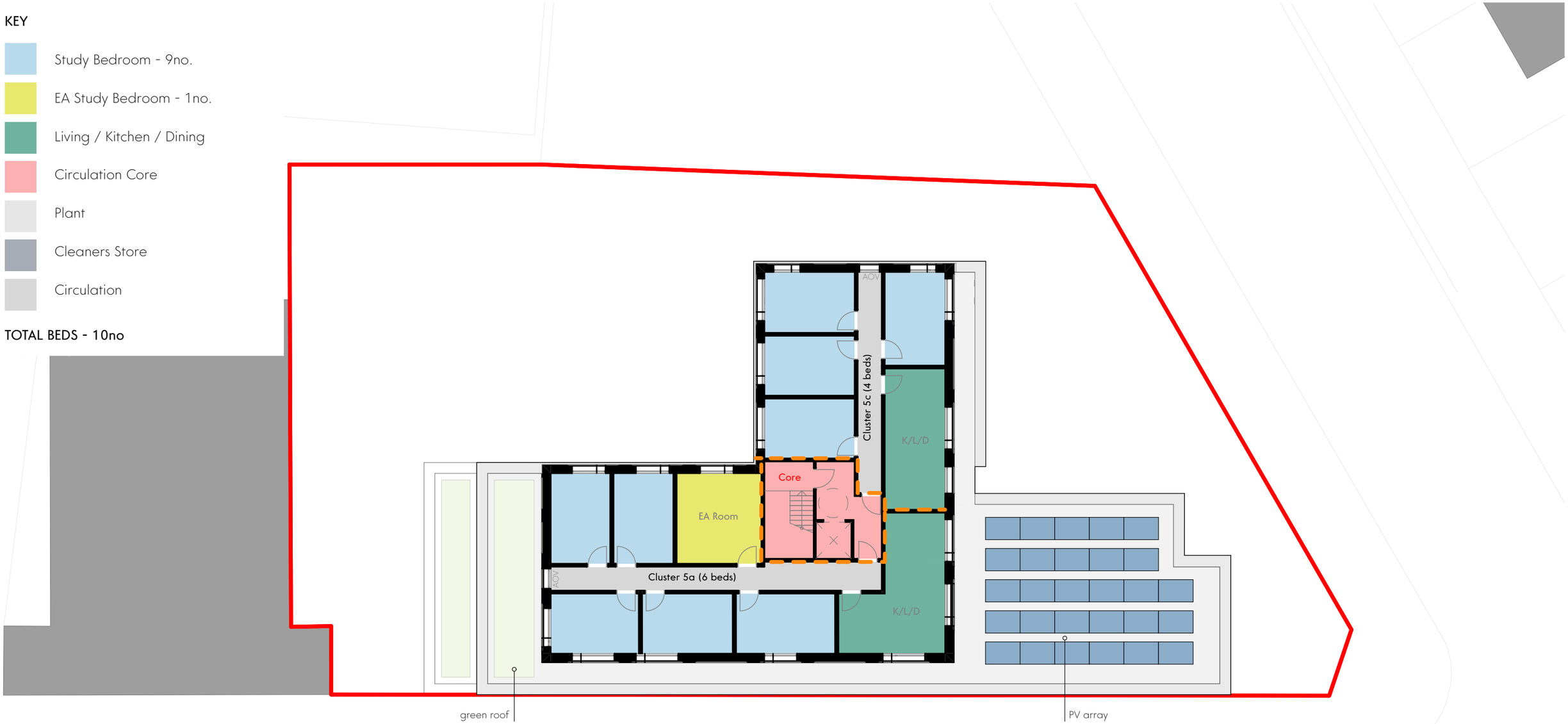
4.1 PROPOSED FLOOR PLANS

4.1.5 PROPOSED FIFTH FLOOR PLAN

KEY

- Study Bedroom - 9no.
- EA Study Bedroom - 1no.
- Living / Kitchen / Dining
- Circulation Core
- Plant
- Cleaners Store
- Circulation

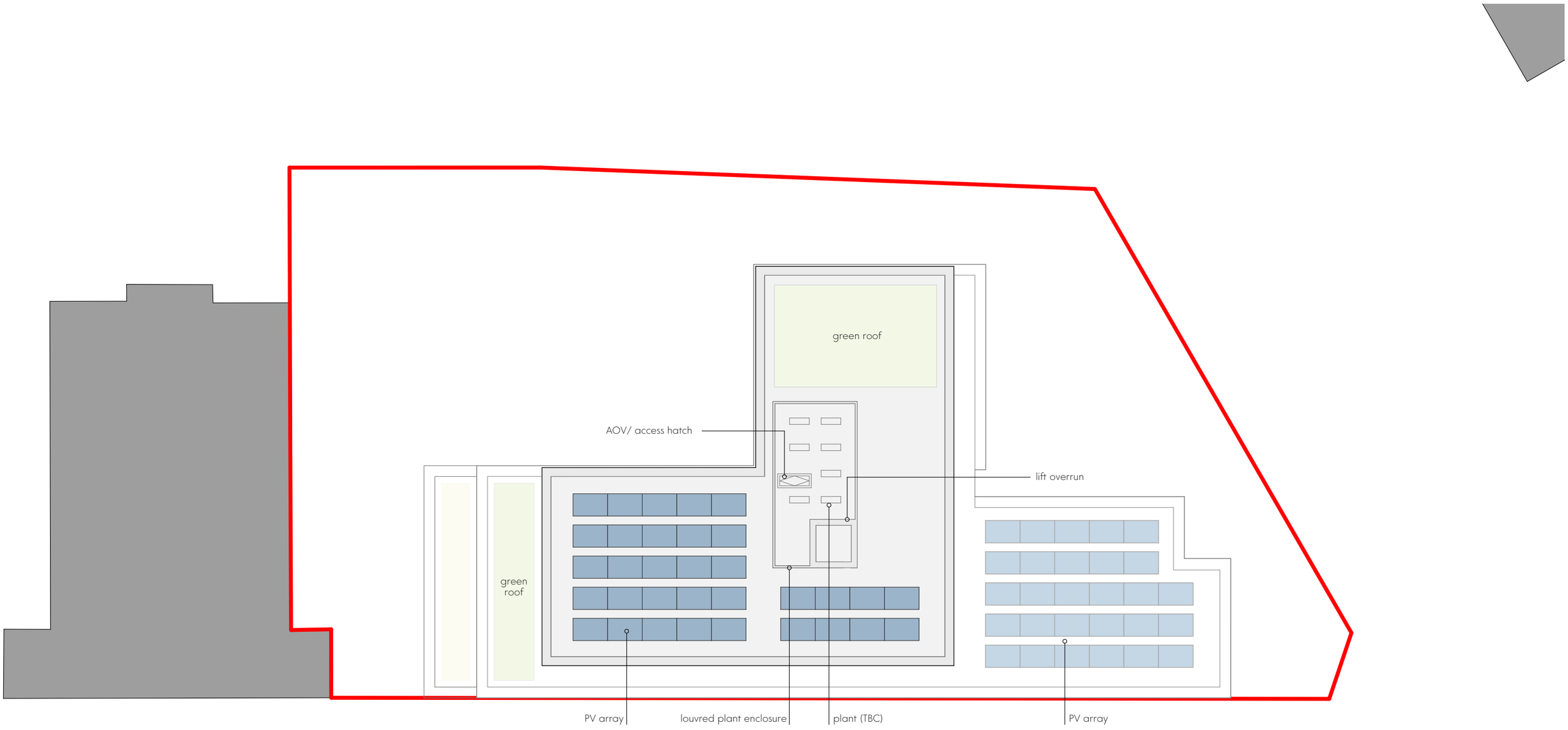
TOTAL BEDS - 10no



© gwparchitecture 2024

4.1 PROPOSED FLOOR PLANS

4.1.6 PROPOSED FIFTH FLOOR PLAN



© gwparchitecture 2024

4.2 ACCOMMODATION SCHEDULE

			General Areas			
	Storey	Floor	GIA By Floor	Study bed (min. 13.9m²)	EA Study bed (19.1m²)	Studio Bed (18m²)
Storey height to floor level	6	5	223m²	9 no.	1 no.	-
2.775m	5	4	507m²	17 no.	2 no.	-
2.775m	4	3	552m²	18 no.	2 no.	-
2.775m	3	2	597m²	18 no.	2 no.	-
2.775m	2	1	597m²	18 no.	2 no.	-
3.6m	1	GF	560m²	-	-	3 no.
Total 14.700m		Reception/Social	162m²			
		Plant	87m²			
		Bikes	75m²			
		Bins	14m²			
Total Number of Accommodation Units: 92			3036m²	80	9	3

Study Bedrooms Circa 13.9 - 16 m²
EA Study bedrooms Circa 19.1m² - 10% of rooms within the Scheme
Social Space Provision Circa 1.65m² Per Room

© gwparchitecture 2024

MASSING AND ELEVATION TREATMENT

5

5.1 PRECEDENTS

A mix of red tones brick, gold coloured metal cladding and window frames are proposed, creating a vertical rhythm that corresponds to a typology of adjacent Hyde Grove Chapel. By using red brick, which is in harmony with light tones of the chapel, we want to create a smooth transition of architectural landscape.

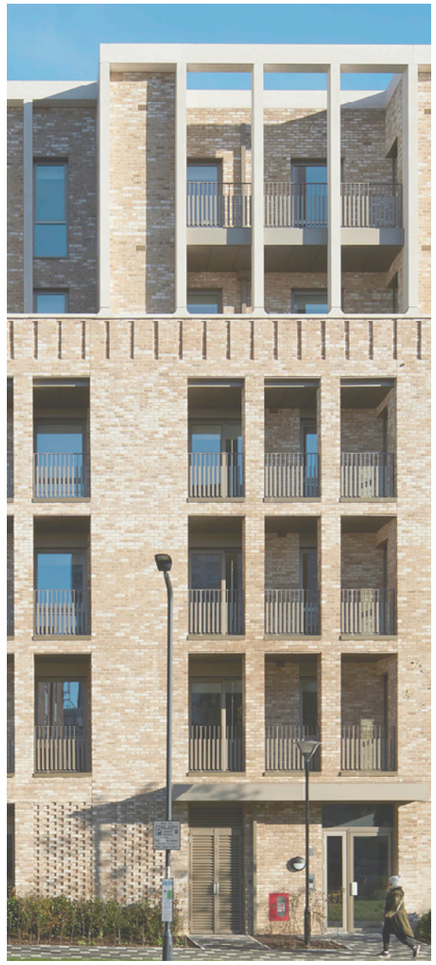
We intend to give depth to the elevation, which, we believe, will help provide a visual interest to the façades.



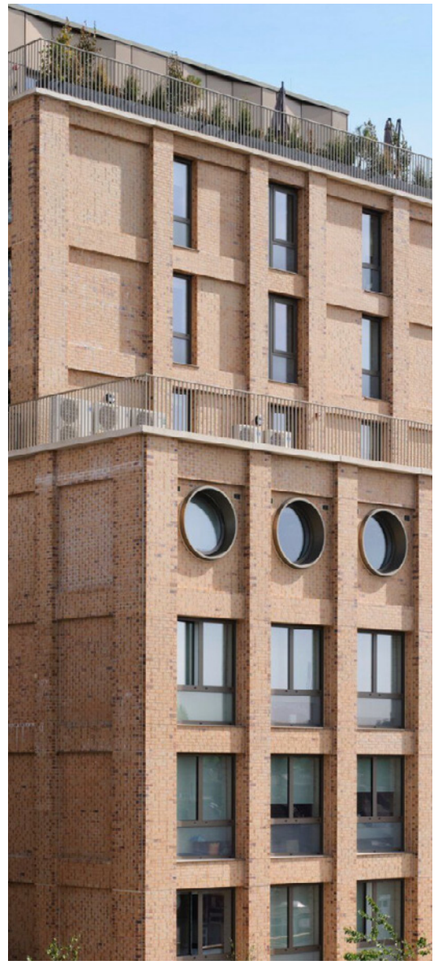
Reference in typology to the church



Stepping roofs and green terraces



Vertical rhythm



Elevation depth and double windows

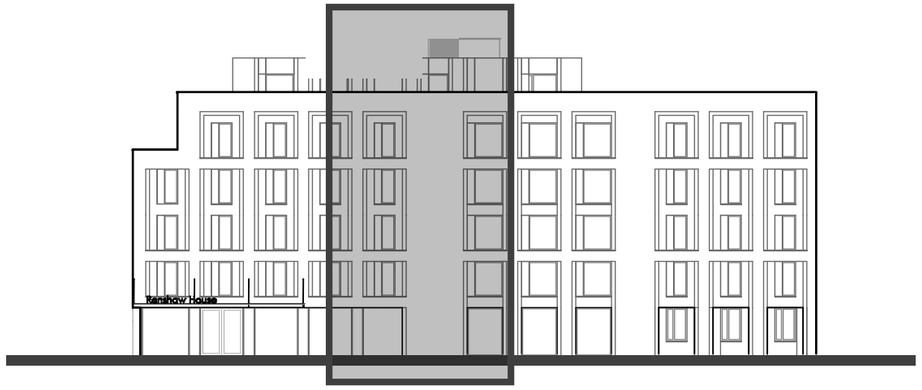


Crown detail and contrasting cladding

© gwparchitecture 2024

5.2 BAY ELEVATION AND MATERIALITY





View 1

Precedents









© gwparchitecture 2024

5.3 RENDERED VIEW 1 - NORTH ALONG HYDE GROVE

5.3.1 DAYTIME VIEW



© gwparchitecture 2024

5.4 RENDERED VIEW 2 - WEST ALONG PLYMOUTH GROVE

5.3.1 DAYTIME VIEW



© gwparchitecture 2024

5.4 RENDERED VIEW 2 - WEST ALONG PLYMOUTH GROVE

5.4.2 EVENING VIEW



© gwparchitecture 2024

5.5 RENDERED VIEW 3 - SOUTH-EAST ALONG PLYMOUTH GROVE

5.5.1 DAYTIME VIEW



© gwparchitecture 2024

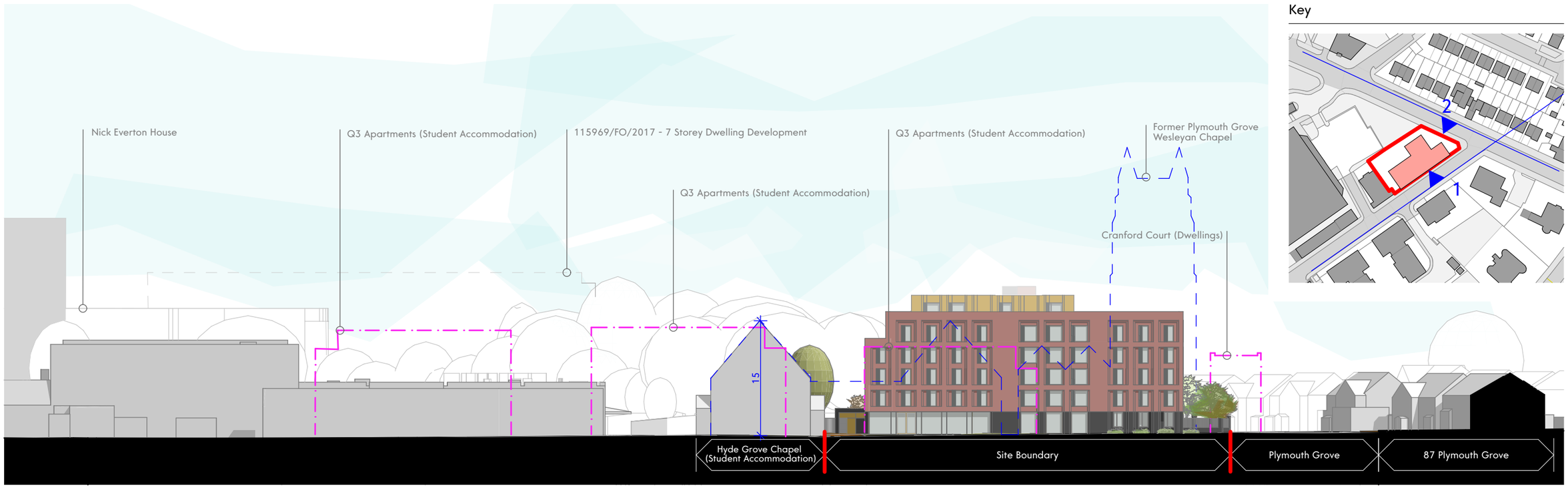
5.5 RENDERED VIEW 3 - SOUTH-EAST ALONG PLYMOUTH GROVE

5.5.2 EVENING VIEW



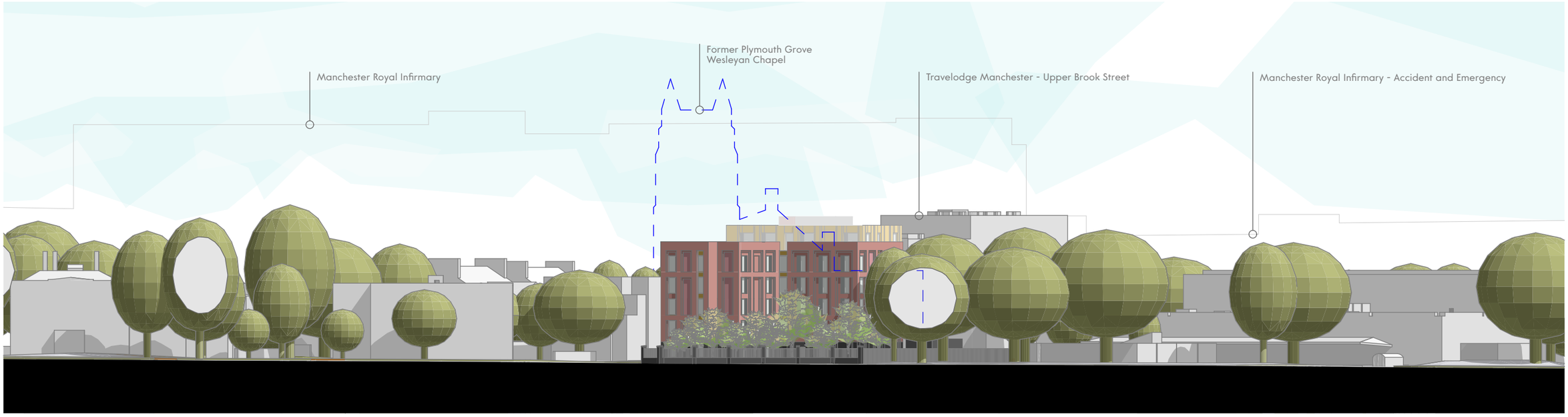
© gwparchitecture 2024

5.6 CONTEXT ELEVATIONS



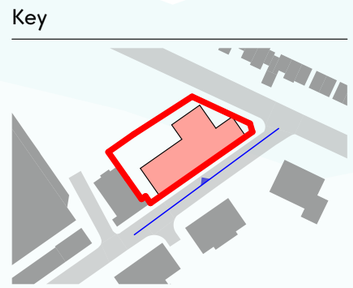
Key

Section 1 Along Hyde Grove - 1:500@A3



© gwparchitecture 2024

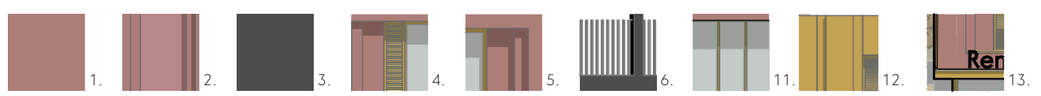
5.7 PROPOSED ELEVATIONS - SOUTH EAST





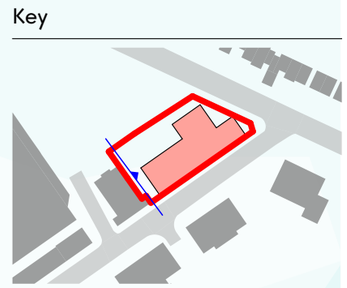
Materials Key

1. Red Multi-brick - running bond
2. Light red brick - stack bond
3. Black brick - running bond
4. High performance PPC Aluminium window units, double glazed, with perforated side panel External colour to match spandrel panel, RAL TBC (white internally|).
5. Recessed brick panel reveal detail
6. Brick boundary wall, with brick piers and PPC metal railings, RAL TBC
11. High performance PPC Aluminium entrance glazing, double glazed. External colour to match spandrel panel, RAL TBC (white internally)
12. PPC Metal cladding, RAL TBC
13. Glazed entrance canopy with PPC metal frame / hangers and signage, RAL TBC



© gwparchitecture 2024

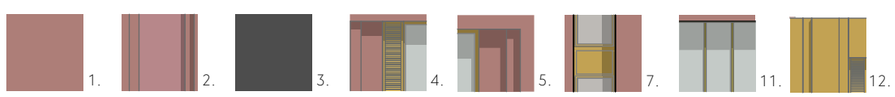
5.8 PROPOSED ELEVATIONS - SOUTH WEST





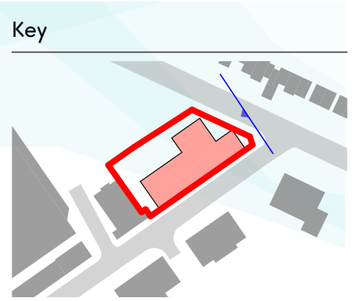
Materials Key

1. Red Multi-brick - running bond
2. Light red brick - stack bond
3. Black brick - running bond
4. High performance PPC Aluminium window units, double glazed, with perforated side panel External colour to match spandrel panel, RAL TBC (white internally).
5. Recessed brick panel reveal detail
7. High performance PPC Aluminium curtain walling, double glazed, with spandrel panels. External colour to match spandrel panel, RAL TBC (white internally)
11. High performance PPC Aluminium entrance glazing, double glazed. External colour to match spandrel panel, RAL TBC (white internally)
12. PPC Metal cladding, RAL TBC



© gwparchitecture 2024

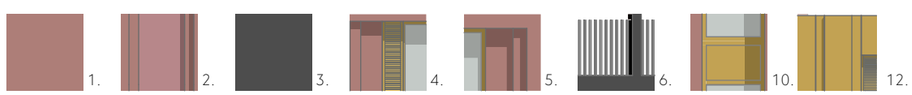
5.9 PROPOSED ELEVATIONS - NORTH EAST





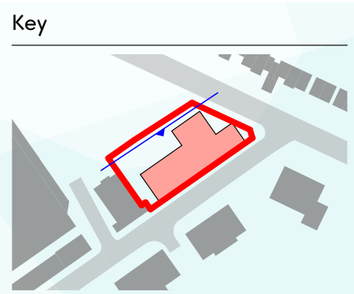
Materials Key

1. Red Multi-brick - running bond
2. Light red brick - stack bond
3. Black brick - running bond
4. High performance PPC Aluminium window units, double glazed, with perforated side panel External colour to match spandrel panel, RAL TBC (white internally|).
5. Recessed brick panel reveal detail
6. Brick boundary wall, with brick piers and PPC metal railings, RAL TBC
10. PPC Metal spandrel panel to windows, RAL TBC
12. PPC Metal cladding, RAL TBC



© gwparchitecture 2024

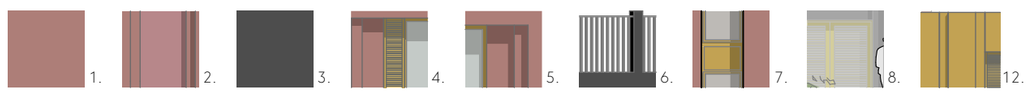
5.10 PROPOSED ELEVATIONS - NORTH WEST





Materials Key

1. Red Multi-brick - running bond
2. Red Multi-brick - vertical bond
3. Black brick - running bond
4. High performance PPC Aluminium window units, double glazed, with perforated side panel External colour to match spandrel panel, RAL TBC (white internally).
5. Recessed brick panel reveal detail
6. Brick boundary wall, with black brick piers and PPC metal railings, RAL TBC
7. High performance PPC Aluminium curtain walling, double glazed, with spandrel panels. External colour to match spandrel panel, RAL TBC (white internally)
8. Steel louvred external door. Colour to match window frames, RAL TBC
12. PPC Metal cladding, RAL TBC

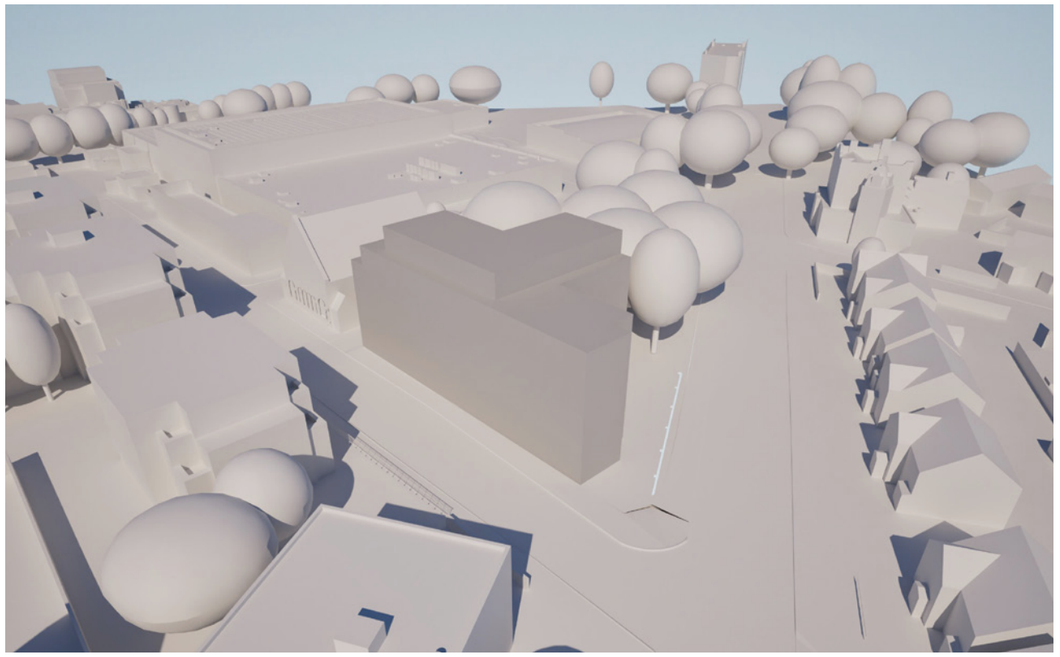


© gwparchitecture 2024

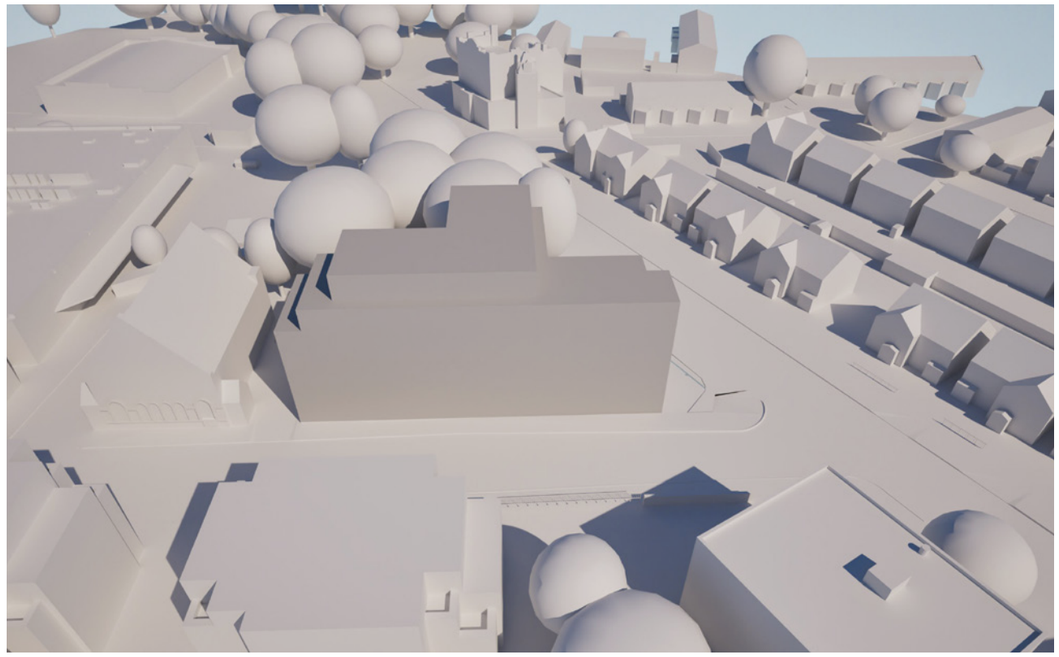
MASSING / SOLAR ANALYSIS

6

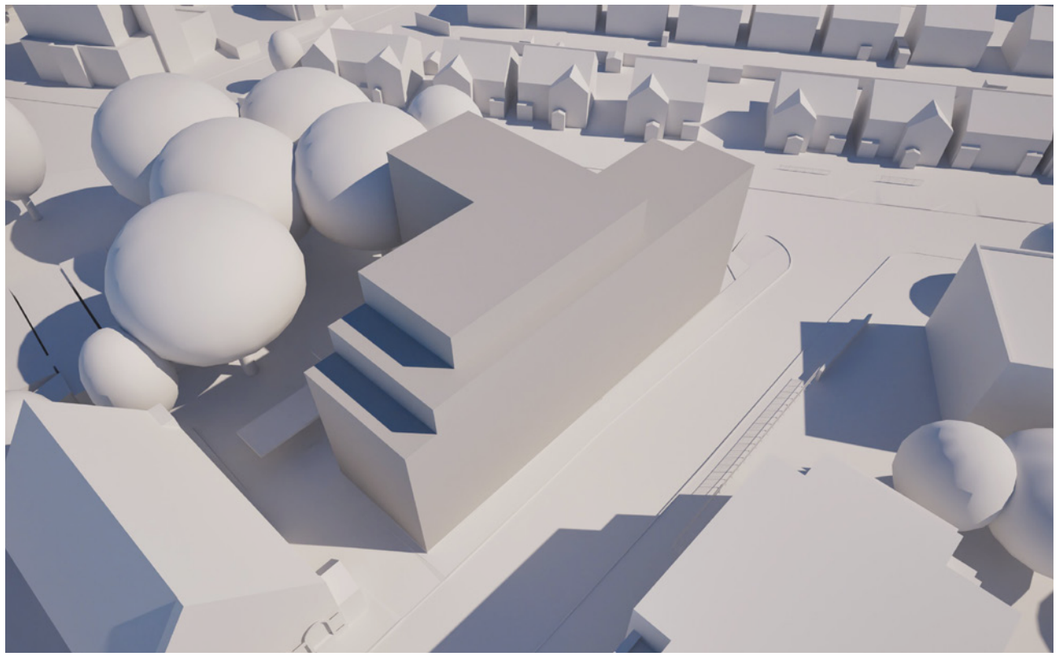
6.1 PROPOSED MASSING IN CONTEXT



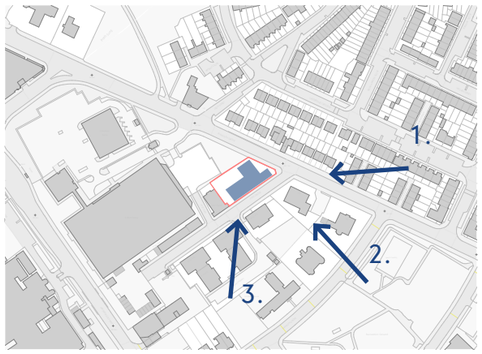
View 1



View 2

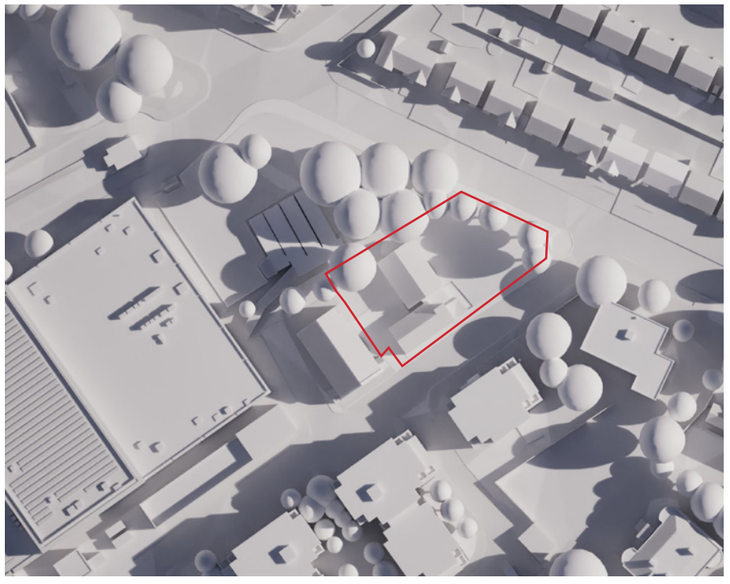


View 3



© gwparchitecture 2024

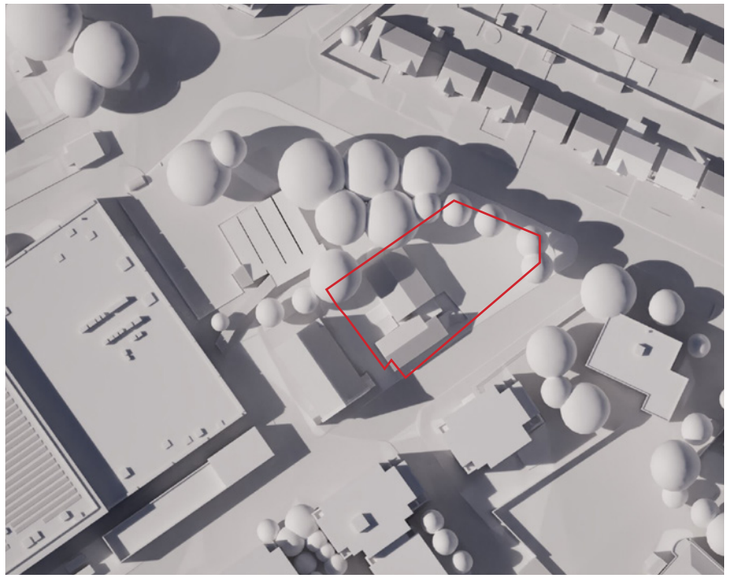
6.2 OUTLINE SOLAR ANALYSIS-EXISTING



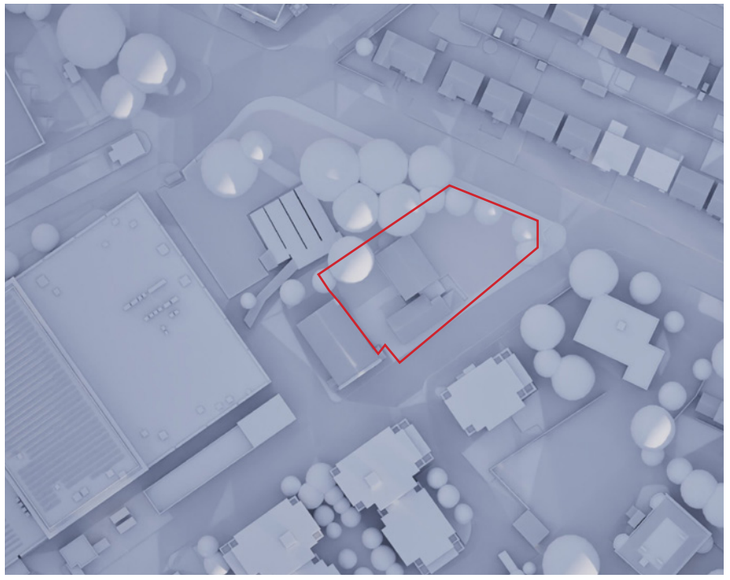
Summer Solstice - 9am



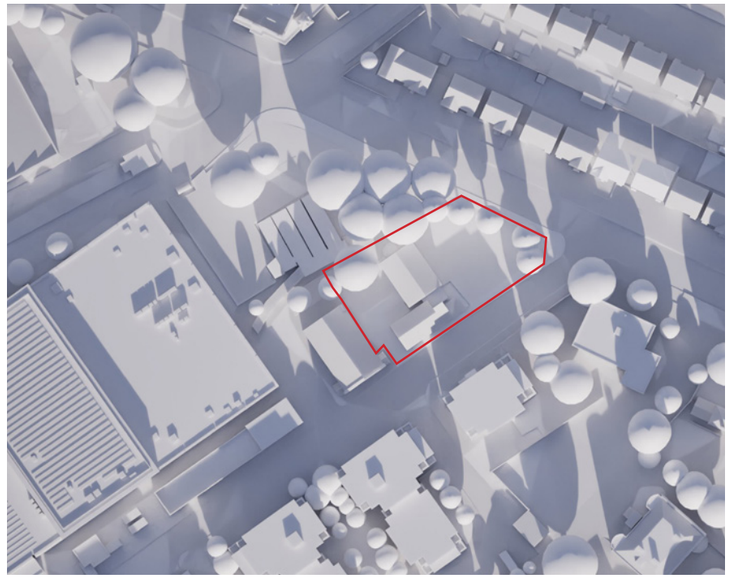
Summer Solstice - 12pm



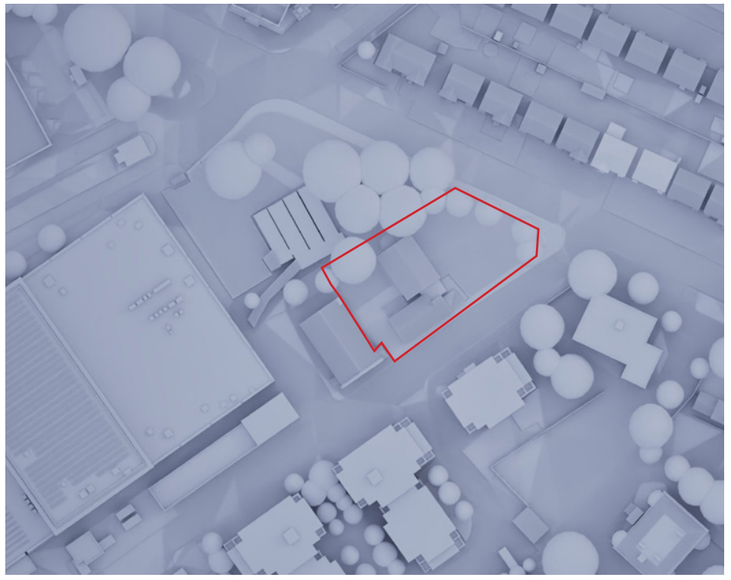
Summer Solstice - 6pm



Winter Solstice - 9am



Winter Solstice - 12pm



Winter Solstice - 6pm

© gwparchitecture 2024

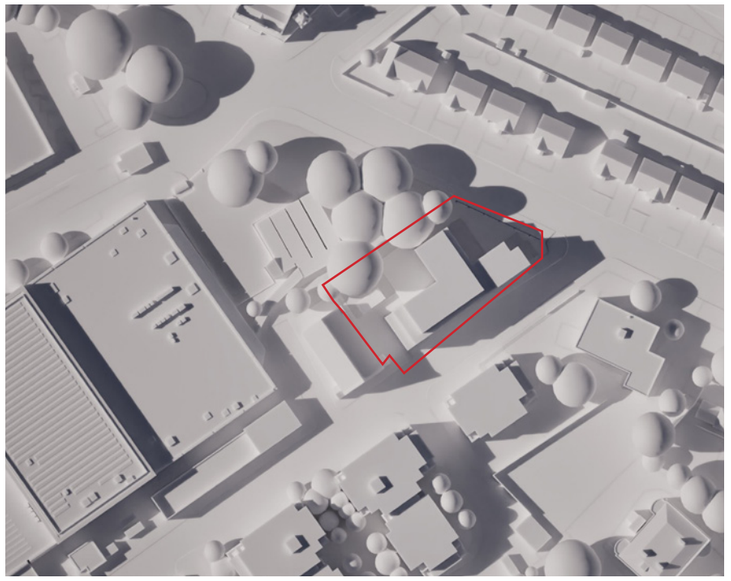
6.3 OUTLINE SOLAR ANALYSIS-PROPOSAL



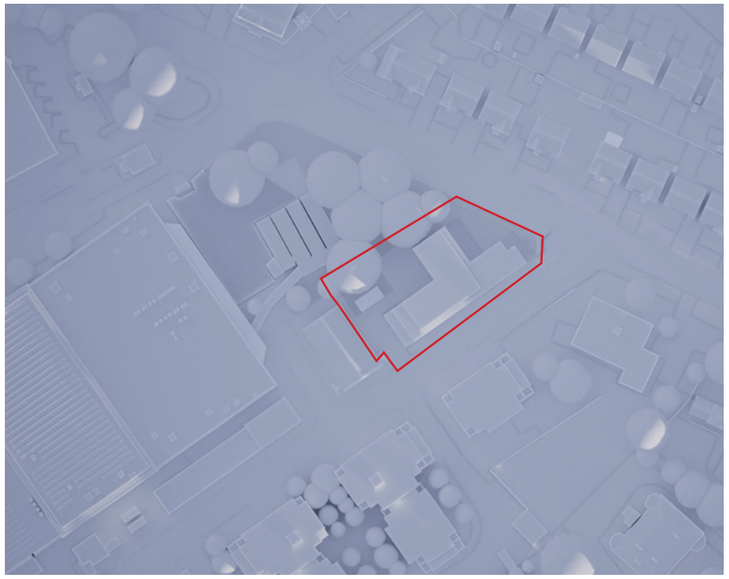
Summer Solstice - 9am



Summer Solstice - 12pm



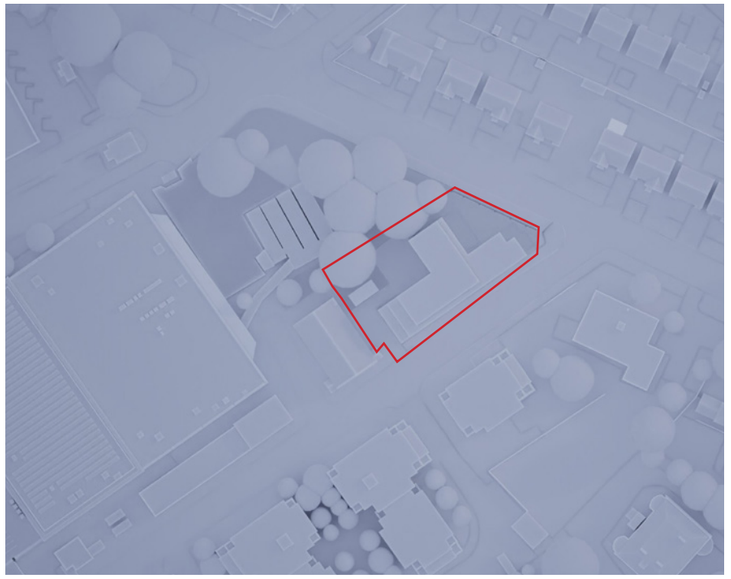
Summer Solstice - 6pm



Winter Solstice - 9am



Winter Solstice - 12pm



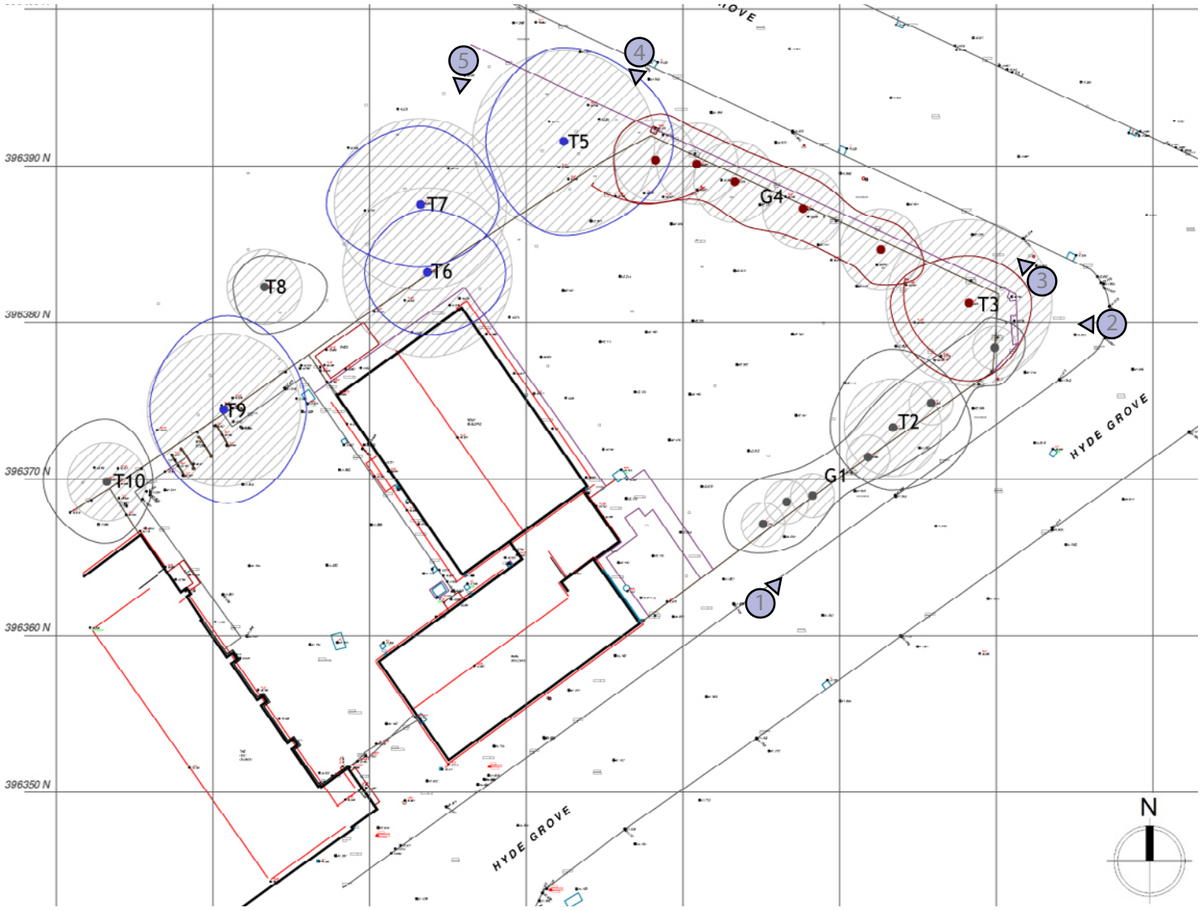
Winter Solstice - 6pm

© gwparchitecture 2024

LANDSCAPE

7

7.1 EXISTING VEGETATION ON SITE





4. View from Plymouth Grove towards North Corner



A tree survey was conducted by a qualified Arboriculturist in October 2023 in accordance with BS5837:2012.

The survey includes 10 trees and/or groups of trees and only trees within influencing distance were included in the survey. There were no trees of high value within the site, but some nearby trees were of medium value and were allocated a category B.

Trees along the boundary of Plymouth Grove were generally in poor condition, with deadwood and decay being found throughout.

Below is the summary of proposals:

- Trees to be removed: G1 (Mixed), T2 (Birch), T3 (Ash), G4 (Mix) and T6 (Sycamore)
- Trees to be retained: T7 (Norway Maple), T8 (Ash), T9 (Ash) and T10 (Sycamore)
- Trees to be pruned: T5 (Sycamore) will be pruned to give 2m clearance between the tree canopy and the proposed building

1. View from the Hyde Grove towards North East



2. View from the junction of Hyde Grove and Plymouth Grove



3. View from Plymouth Grove towards North East



Existing Native Hedgerow and scrub planting along the north boundary will be retained and enhanced with native species to provide Biodiversity Net Gain.

The Manchester City Council's tree replacement policy requires 3 trees planted for every tree lost. The proposed scheme requires the removal of 5 trees (3 single trees and 2 groups of trees). To mitigate the loss the site proposals, include 15 new trees to meet the policy.

© gwparchitecture 2024

7.2 LANDSCAPE MASTERPLAN

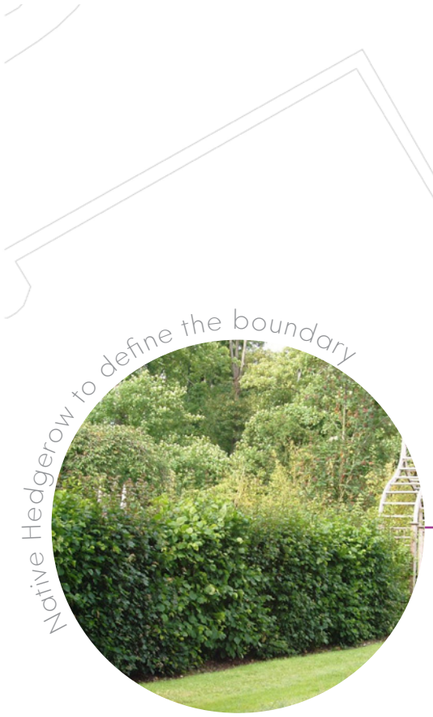


The landscape design of student accommodation aims to;

1. Integrate the development within the surrounding area;
2. Enhance the ecological diversity on site by using predominantly native and wildlife-beneficial trees, hedgerows and shrubs;
3. Provide opportunities for all occupants to access outdoor areas through the provision of seating, picnicking and recreational areas;
4. Create an attractive, high-quality, safe and stimulating garden environment for the students to use throughout the seasons;
5. Engage occupants in different activities such as socialising, picnicking and outdoor studying; and
6. Create a sensory planting scheme employing species combinations selected for their colour, texture, sound and scent within a clearly defined scheme.

© gwparchitecture 2024

7.3 PRECEDENT IMAGES







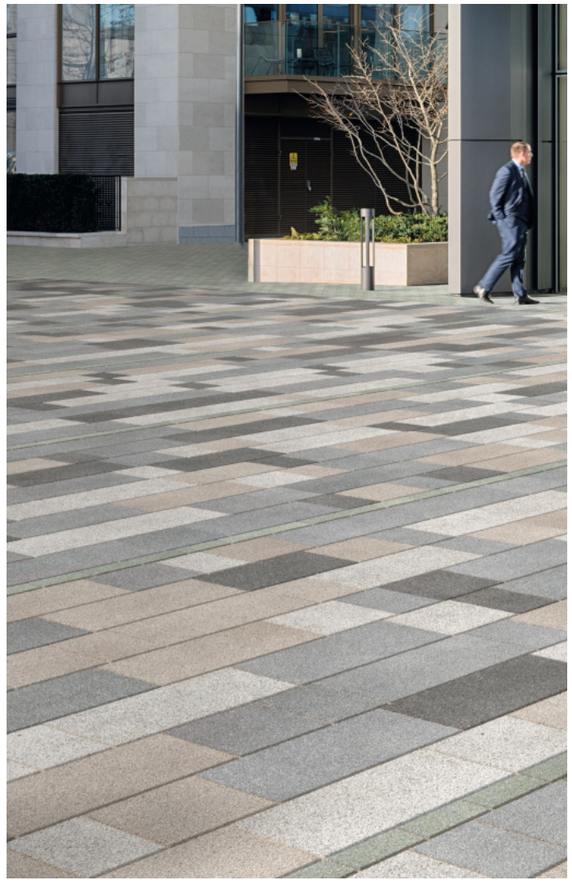


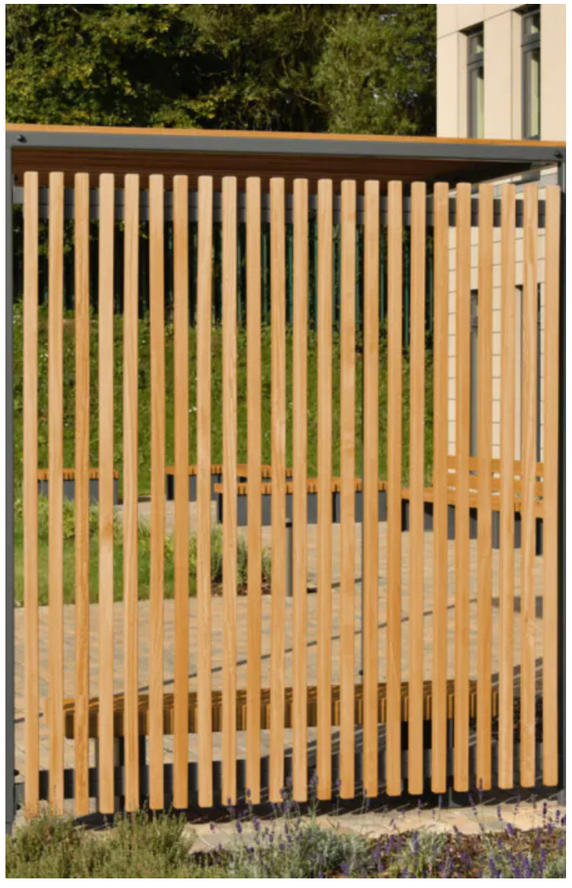




© gwparchitecture 2024

7.4 HARD LANDSCAPE PALETTE



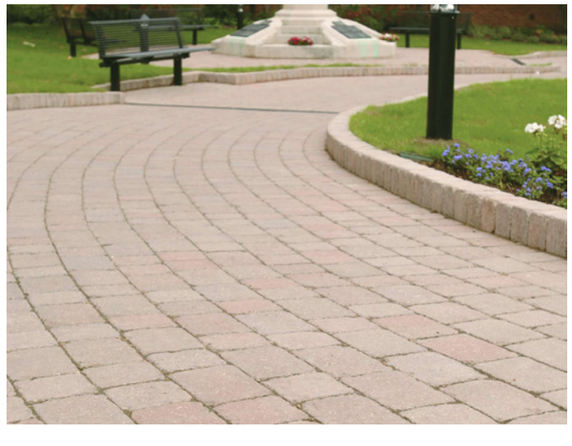
















© gwparchitecture 2024

7.5 PLANTING PALETTE











The development will incorporate native and wildlife friendly shrubs, herbaceous and grasses.

In order to achieve Biodiversity Net Gain requirements, native shrub mix and instant native hedgerow mix will be planted along north and east boundary.

Ornamental shrubs and herbaceous perennials will be planted in closer proximity to the seating area.

The plant selection will be carefully considered to ensure they are suitable for their environment and location in relation to the proposed building i.e. tolerant to shade or full sun. The planting design will also ensure that there is seasonal interest all year round.

Trees
Amelanchier canadensis
Carpinus betulus
Carpinus betulus' Frans Fontaine'
Liquidambar styraciflua 'Paarl'
Sorbus aucuparia
Betula pendula

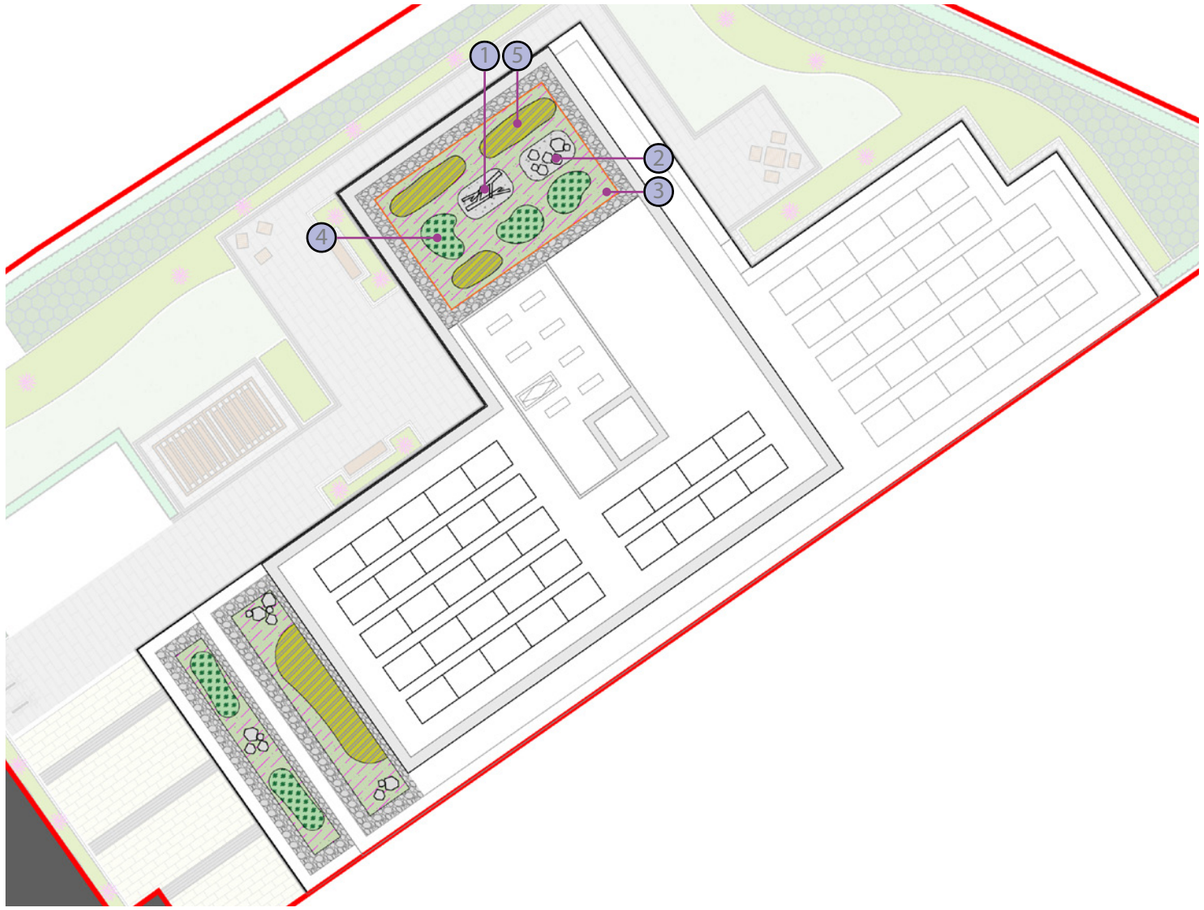
Native shrub planting
Cornus sanguinea
Crataegus monogyna
Ilex aquifolium
Prunus spinosa
Viburnum opulus

Native hedgerow mix
Crataegus monogyna
Corylus avellana
Ilex aquifolium
Prunus spinosa
Rosa canina

Ornamental Plants
Helleborus foetidus
Euphorbia amygdaloides var. 'robbiae'
Geranium 'Johnson's Blue'
Lavandula angustifolia 'Hidcote'
Rudbeckia fulgida 'Goldsturm'
Pinus mugo 'Mops'
Skimmia confusa 'Kew Green'

© gwparchitecture 2024

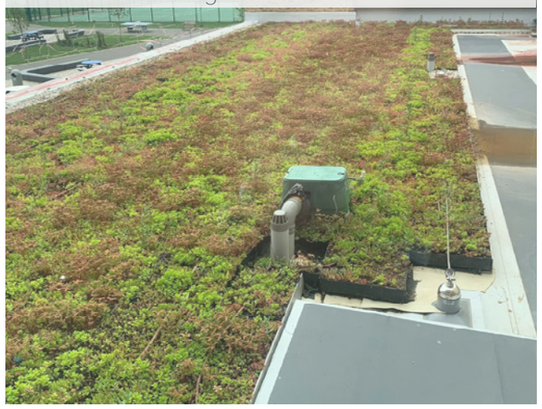
7.6 BIODIVERSE GREEN ROOF



5. Wildflower / Grass Plug Plants



4. Native Sedum Plug Plants



1. Deadwood Logs



2. Sand and Coarse Gravel



3. Wildflower mix



In order to achieve the goal of Biodiversity Net Gain, a Biodiverse Green Roof will be implemented as part of the provision of wildlife habitat and will be enhanced with the below features and plants.

1. Deadwood logs

Deadwood logs will provide a valuable habitat for fungi, lichens and insects. Logs will be locally sourced and seasoned native deadwood logs such as Oak (1m x 100-200mm dia). They should be partially buried in substrate and ensure size is sufficient to prevent wind uplift and weight is considered.

2. Sand and Coarse Gravel

Sand and course gravel areas to be left unplanted to provide breeding areas and sun trap for insects and other inhabitants.

3. Wildflower mix

Wildflower mix will consist of native wild flowers and native grasses. A wide range of native grasses and wild flower plants seeded into the general areas excluding sedum pockets.

4. Native Sedum Plug Plants

Proposed sedum plugs to be planted in 80mm deep substrate in localized areas.

5.Wildflower / Grasses Plug Plants

Wildflower and grass plugs will be proposed on a deeper substrate of 150mm in localized areas.

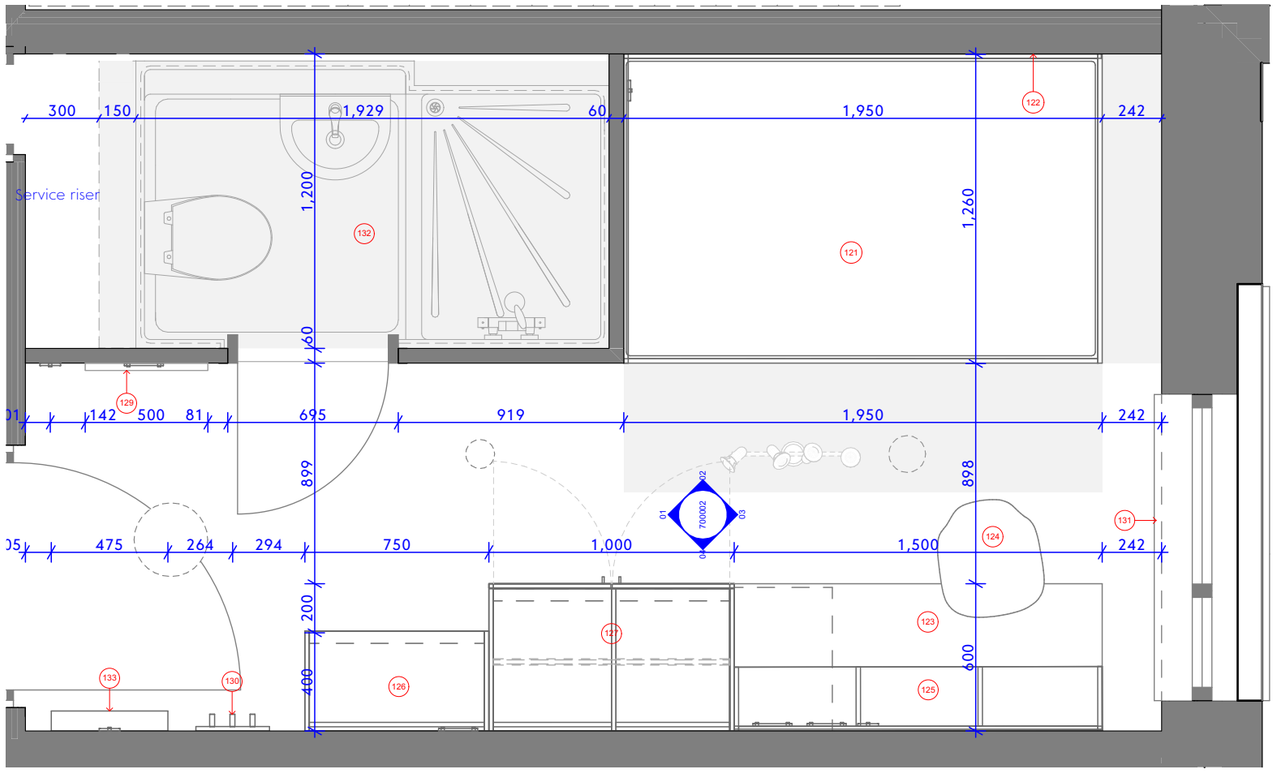
© gwparchitecture 2024

8

ACCOMMODATION

8.1 TYPICAL STUDY BEDROOM





Cluster Study Bedroom

Study bedrooms typically 13.9m². Typical layout shown is of an 13.9m² room.

© gwparchitecture 2024

8.2 STUDY BEDROOM VIEWS



Study Bedroom





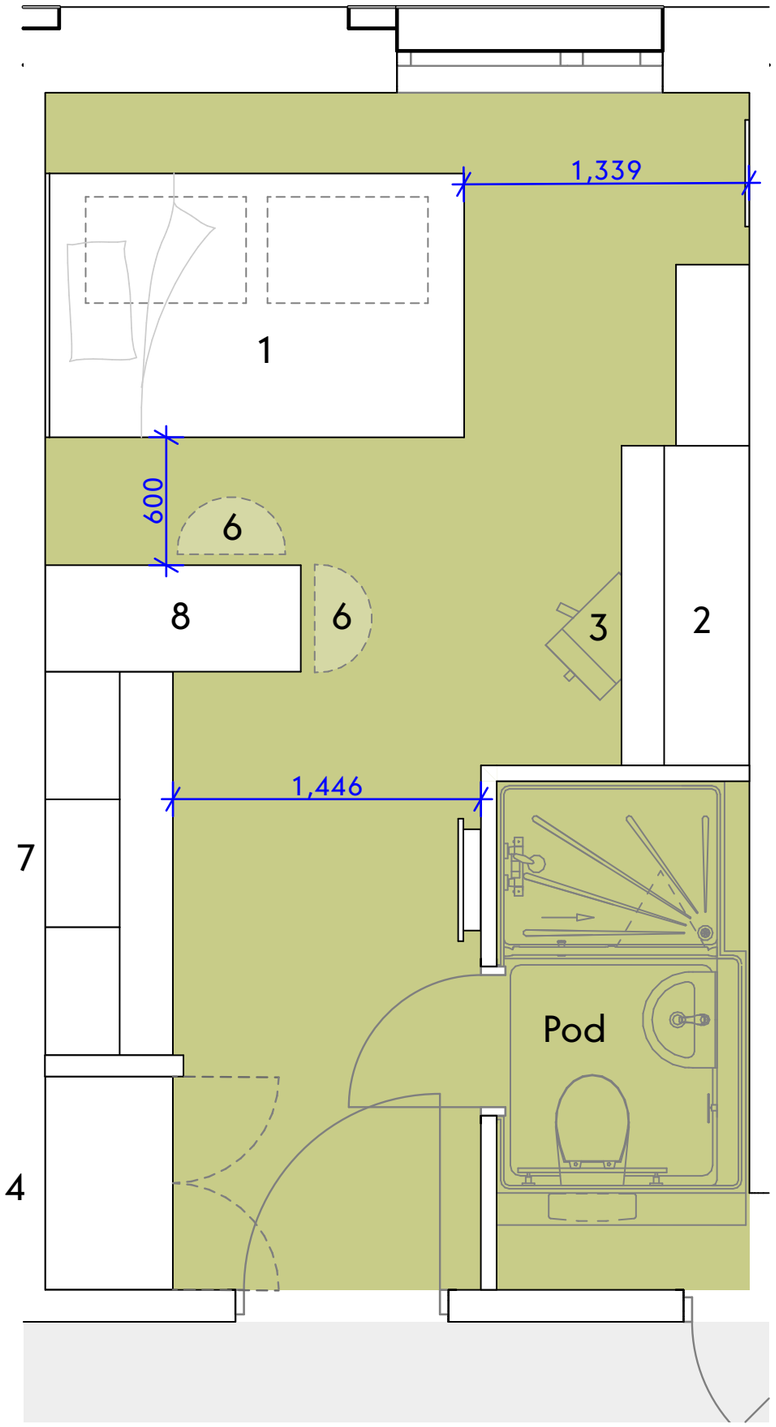
Study Bedroom En-Suite Bathroom

© gwparchitecture 2024

8.3 TYPICAL STUDIO BEDROOM



Studio Bedroom

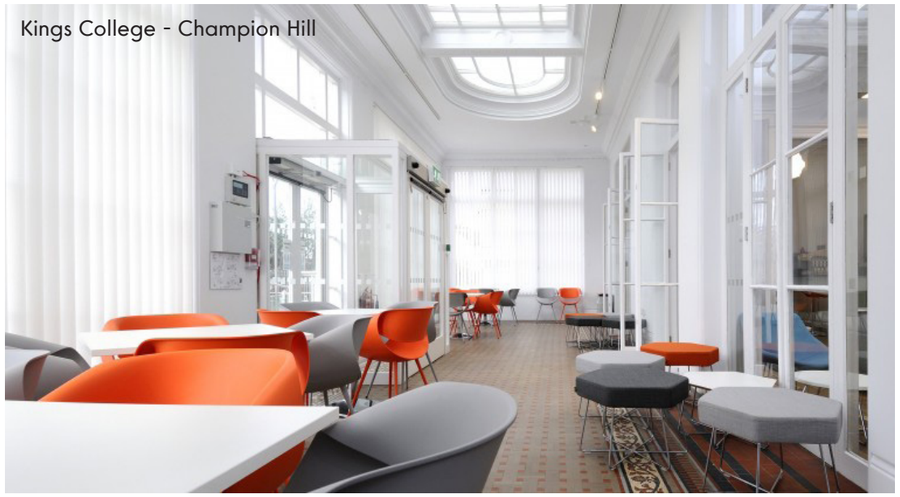


Studios circa 18-21m². Typical Studio layout shown is of an 18m² studio

© gwparchitecture 2024

8.4 SOCIAL SPACE EXAMPLES

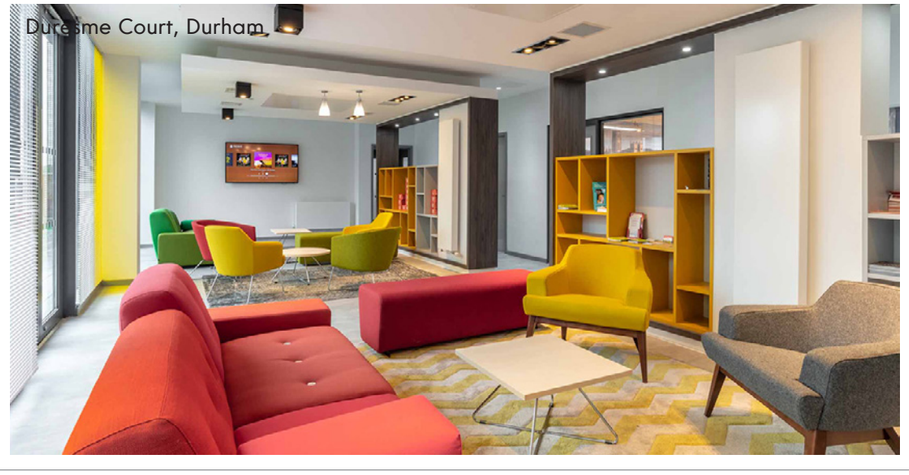
Kings College - Champion Hill



Duresme Court, Durham



Duresme Court, Durham



Duresme Court, Durham



Fraser Studios - Aberdeen



Proposed Social Space Facilities

- Reception
- Welcome area
- Office with post room
- Social multi-use seating area
- Quiet / group study zone
- Co-working zone
- Games area
- Social laundry
- M4(2) WC
- Cinema space / lounge
- Small meeting pods

** Social space circa 1.65m² per bed*

© gwparchitecture 2024

8.5 SOCIAL SPACE LAYOUT



Social Seating
Relaxed seating area





Podcast Studio
Area to be used for small Podcast groups



Reception
Welcome area for students and visitors



Group study
Areas for quiet group study / small meetings



Co-working
Space for individual and group study



Coffee Station
Coffee machines and vending



Games area
Social lounge with games and relaxed seating



Study pods
Small pods for quiet study



Gym
Fitness suite for residents



Laundry
Social laundry space

© gwparchitecture 2024

8.6 COMMUNAL FACILITIES



Courtyard
Mix of lawn amenity area seating and ornamental shrubs



Seating & Planting
Timber feature seating



Visitor Cycle Parking
Sheffield Hoop parking and sheltered enclosure

per bed)





Cycle Parking
I nternal secure store with double stacked cycle parking

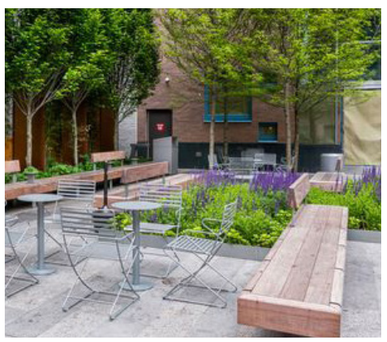


Planting
Ornamental shrubs and flowers



Planting
Ornamental shrub planting

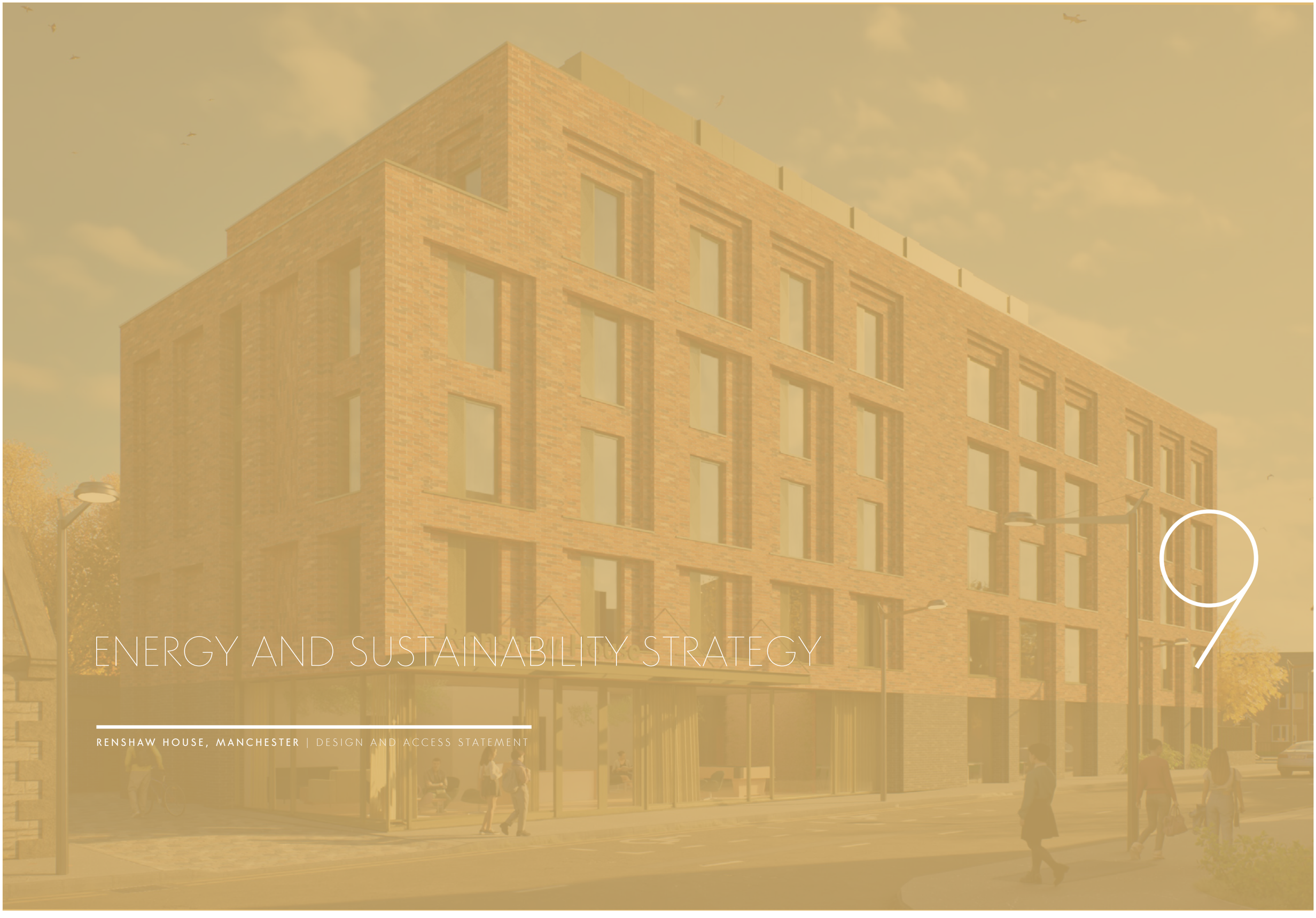








© gwparchitecture 2024



9

ENERGY AND SUSTAINABILITY STRATEGY

9.1 ENERGY STRATEGY AND SUSTAINABILITY

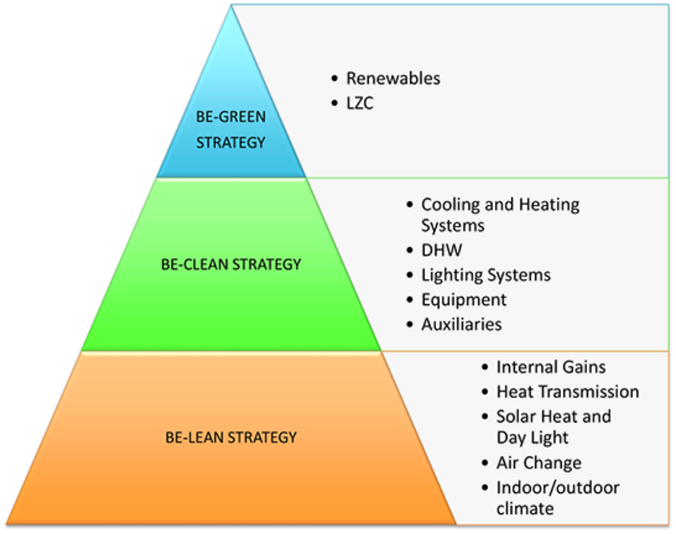
Planning Policies & Targets

An energy statement shall be prepared in accordance with:

- National Planning Policy
- Manchester City Council Climate Change Action Plan 2020-2025
- Approved Document Building Regulations 2022 – Part L

The statement shall follow a four step approach:

- Baseline - Approved Document Building Regulations 2022– Part L complaint
- Be Lean – Energy Reduction
- Be Clean – After CHP
- Be Green – Renewable



Savings will be assessed using new SAP 10 carbon factors with the overall targets being:

- 15% on site carbon reduction over Approved Document Building Regulations 2013 – Part L as a baseline. The Energy & Sustainability Statement identifies a 16.6% improvement

Summary of Carbon Dioxide Emissions (CO^2kg/m2/yr) will be provided at each stage indicating estimated values, savings and cumulative overall % reduction

Building Fabrics

Building fabrics shall be designed so that they will not exceed but will improve on the regulatory minimums as outlined in the table below, and must be calculated following the guidance in BR443:

By taking a "fabric first" approach to the development it focuses effort on the choice of materials to improve on U values, reduce thermal bridging, improve on air tightness targets, install energy efficient services providing an energy efficient building using less energy and reducing overall CO2 emissions.

Below indicates the development targets against current regulatory minimum requirements

Exposed Building Material	Minimum Acceptable Standard	Development Target
Windows, Pedes-trian Doors	2.20	1.20
External Walls	0.35	0.15
Floors	0.25	0.14
Roofs (pitch not exceeding 70 deg)	0.25	0.10

As well as these minimum U-Values, the building's air permeability must not exceed 10 m^3/ ($h.m^2$) at 50 Pa. For this development the target will be 3 m^3/ ($h.m^2$) at 50 Pa.

Renewable Technologies Feasibility

The Energy Statement shall include a detailed feasibility assessment for Renewable Technologies, considering;

Space, energy generated, life cycle cost / impact, payback, noise, planning criteria.

Based on our initial feasibility we are inclined to propose ASHP system for the Direct Hot Water demand.

Water Efficiency

Water fittings will be specified with the aim of reducing water consumption by up to 50% against BRE baseline, therefore water fittings will be limited to:

- WCs 4/2 litres dual flush (maximum 3 litres effective flushing volume)
- Showers ≤ 8 litres/min
- Baths ≤ 170 litres
- Basin taps ≤ 5 litres /min
- Kitchen sink taps ≤ 6 litres/min
- Dishwashers ≤ 1.25 litres/min
- Washing Machines ≤ 8.17 litres/kilogram

Lighting Efficiency

Highly efficient lighting shall be designed for all areas with luminous efficacy between 100lm/W – 120lm/W.

Lighting occupancy sensors shall be provided where applicable.



© gwparchitecture 2024

9.2 ENVIRONMENTAL STANDARDS

The Energy and Sustainability Statement submitted with this application has assessed the proposed development at the Renshaw House site against the relevant climate change and sustainability policies and targets, as outlined within: the Manchester City Council Core Strategy (July 2012), Our Manchester Strategy, Manchester: A Certain Future and The Zero Carbon Framework, through the following of the energy hierarchy, the modeling of apartments in the IES software and addressing all aspects of a sustainable development. In addition, the proposal has been assessed against national sustainable design definitions to determine how it can be classified.

As part of this process, the development was designed with a fabric first approach; with U-values, design air permeability and ventilation targets all aspiring to exceed Building Regulations Part L 2013 standards. This approach demonstrates a holistic low energy design concept, involving very low limiting values and thus led to high-energy performance targets and being defined as a low carbon development.

Furthermore, an LZC feasibility assessment was carried out, with all suitable technologies investigated for their suitability to the site and development. The assessment determined that circa **120m² PV** array and **centralised ASHP** supplying the domestic hot water can be proposed at this stage bringing the total carbon reduction to **16.6%**. In addition to this renewable technology provision, the development can also be defined as carbon neutral because it will have net zero carbon emissions. This is to be achieved by obtaining all the energy used on site from a 100% renewable energy electricity supply provider.

The development will also be adapting to climate change by incorporating sustainable drainage measures into the design, protecting existing ecology, enhancing biodiversity where possible and providing cycle storage provision to residents.

In addition to the following of the energy hierarchy through the efficient design and renewable technology measures mentioned and meeting all relevant Manchester City Council carbon targets the proposal will include many sustainability measures throughout construction and once completed, which will contribute heavily to the development's sustainability performance and accord with the requirements of the NPPF. The key measures to be included and therefore can be taken from this report include:

- The proposal sits within Flood Risk Zone 1 and therefore has minimal to no risk of flooding.
- A SUDs strategy will be produced to outline all measures to be incorporated that will ensure any additional surface water is collected, treated and removed.
- The development will incorporate green infrastructure where possible.
- Waste minimisation will be targeted from throughout construction and occupational phase. It is targeted that at least 90% of construction waste will be diverted from landfill. Whilst tri-separator refuse shoots will be installed on each floor to promote recycling.
- In addition to targeting Secure by Design accreditation through adoption crime prevention measures, the site layout promotes busy spaces and routes and facilitates natural surveillance. These will therefore reduce the fear of crime and subsequently improving mental health of residents, visitors and workers.
- Prioritising reusing existing materials and locally sourced materials for construction to reduce waste and transportation to landfill in addition and promote a low embodied carbon development.
- When new materials are specified that are not locally attainable then only those that score well on the BRE: The Green Guide to Specification are to be used; to further encourage the use of sustainable materials and reductions in embodied carbon.

As a result of all the above, the proposed sustainable design and energy strategy allows the development to comply with Manchester City Council's planning policy requirement and is in line with all targets put forward in their planning documents.





© gwparchitecture 2024

9.3 BIODIVERSITY

Current Site Use

The site is currently in use as a university hall of residence and comprises two buildings, developed land; sealed surface, mixed scrub, modified grassland, introduced shrub, treelines and a hedgerow.

Conclusions and Recommendations

The metrics for the proposed scheme indicates a total gain of 0.25 habitat units (+83.94%) and 0.05 hedgerow units (+14.13). This includes the following:

- The planting of 0.0484 km of moderate condition species-rich native hedgerow and 0.0154 km of non-native and ornamental hedgerow are proposed
- The planting of 15 small trees in moderate condition.
- The creation of 0.0097 ha of moderate condition biodiverse lawn.
- The planting of 0.0171 ha of mixed scrub
- The creation of 0.0074 ha of biodiverse green roof.
- The enhancement of 0.0031 ha of enhanced mixed scrub.
- The introduction of 0.0122 ha of introduced shrub.
- 1 medium tree in moderate condition and 0.0172 km of a native hedgerow are to be retained

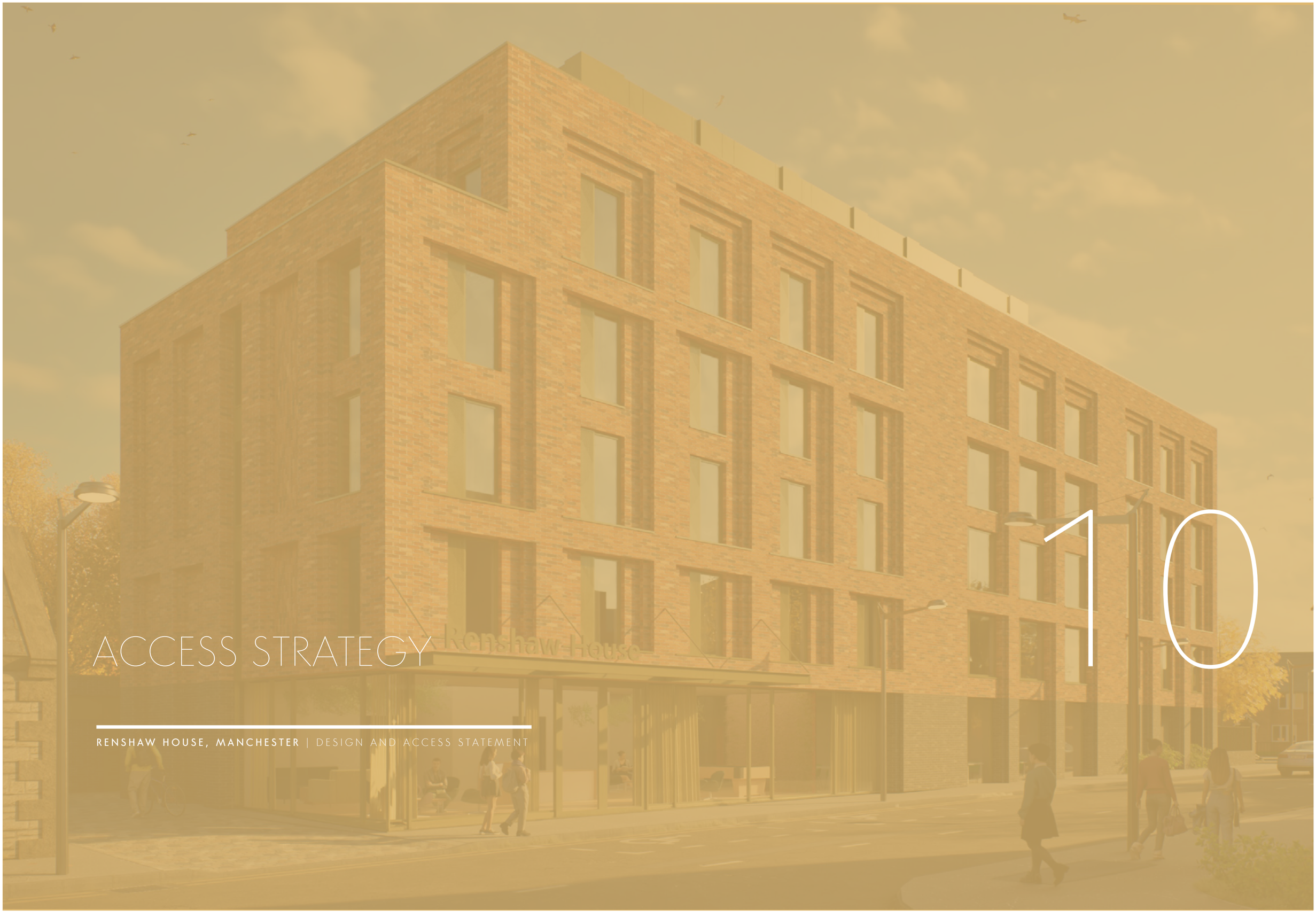
The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'.

The Biodiversity Metric does not take account for additional species enhancements within the site, and to further increase the site's value for wildlife the following could be provided:

- Creation of hibernacula for common amphibians.
- Hedgehog houses may be installed to enhance the site for hedgehogs.



© gwparchitecture 2024



10

ACCESS STRATEGY

10.1 PROPOSED SITE ACCESS STRATEGY

Vehicular Access

The proposed site access strategy has been developed giving due consideration to the existing highway infrastructure surrounding the site and the accessible location of the site in relation to key local facilities. On the above basis, the proposed student accommodation scheme has been designed as a car-free development. Vehicle access routes would be delivered via the adopted highway along Upper Brook Street or Plymouth Grove Street with no third-party land implications.

Car Free Development

The Site is just outside of the City Centre boundary (the 'Oxford Road Corridor' zone), but it is very close and it should be appropriate to consider the Site on City Centre terms. Manchester's parking standards state that sites should be considered on a case-by case basis accordingly.

The Site's student use should have a bearing on parking requirement (a typically low requirement), it is also in close proximity to A34 corridor, which would provide high frequency bus services into the City Centre. The given location enables convenient walking and cycle journeys into the nearby university campus. Moreover, the site has a greater level of accessibility than the typical student housing locations of Fallowfield / Withington (which experience a high level of bus use travel into campus, despite the greater distance).

Vehicle Arrival and Departures Plan

A fully detailed arrival procedure will be developed to ensure that the beginning of the tenancy and the residents' arrival is carried out with the minimum of disruption to the surrounding highway operation as well as creating the very best impression for the arriving students.

The intention is to use a pre-booked arrival system whereby each student will be assigned a time slot to arrive at the residence. At the appointed time the car parking area will be ready for cars to arrive. Maps will be provided to prospective residents with location and layout of the arrival facility, as well as off-site car parking facilities. Cars will be unloaded immediately onto trolleys within the given time slot, and the car drivers will then be redirected away from the site with a map showing where the closest publicly available car parks.

Student arrivals will be spread over a number of days to ensure a smooth and efficient procedure that does not inconvenience neighbouring users and other road users. An appointment system will be implemented, as successfully used at other Student residences, to enable students to choose the time of their arrival and restricts any more than 18-24 arrivals in any hour over a 12-hour period on any given day throughout the period.

Departures of students occur over a period of several months, generally around May to July and August to September, depending on the tenancy length. As departures are spread widely across a period of many weeks, there is never a time when a mass departure occurs.

A clear and concise departure policy will be implemented for all residents which will ensure that pick-up vehicles arrive at a designated car park space where belongings can be quickly loaded, and the car driven away. As there will be no check-out process to conduct, individual departures can be planned by each resident and undertaken without delay or inconvenience.
It is anticipated that the full details of the arrival/departure management plan will be agreed with the Local Authority and secured by a planning condition attached to any future consent.

Proposed Parking Strategy

It is envisaged that future users of the site are unlikely to own cars due to all users being from the student population, together with the site benefiting from high levels of accessibility and proximity to key facilities. Notwithstanding, it is proposed to provide two car parking bays on the road side designated for disabled use, if required.

The overarching car parking strategy for the proposed development will be to promote zero car use with future residents advised of the adopted strategy as part of any lease agreement. It has been accepted by Local Planning/Highway Authority's that rather than low parking provision leading to additional demands on-street, the future residents of the development would be aware of the private vehicle ownership restrictions and therefore would make a decision on whether to rent a particular property in consideration of this.

Proposed Disabled Parking Strategy

Consultation with MCC Highways / Transport for Greater Manchester has advised that two accessible parking bays are located on-street along Hyde Grove. These should be designed in accordance with MCC 'Design for Access 2' standards. These are included in the proposed design.

Cycle Access

The Greater Manchester Active Travel Guide refers to DfT guidance for determining cycle parking provision. That states that "one space per bedroom" should be provided.

Two-tier cycle racks should be acceptable, providing that 5% of cycle parking allows for 'non-standard' bikes. Two-tier racks typically require a ceiling height of 2.7m; which can be accommodated by the proposed design.

The current proposal allows for one cycle space per room within a secure and covered area. 6no. external Sheffield hoops for visitors are also provided by the proposed scheme.

Delivery / Taxi Access Strategy

MCC Highways / Transport for Greater Manchester have requested that the pick-up and drop of for taxis/private hire/uber should be provided as should other deliveries. An off-street delivery area is included in the proposal, adjacent to the main entrance to the building.

Refuse Collection

A fully enclosed communal bin store is included within the proposals. The location of this store is easily accessible for students and for collection via the off-street servicing zone by the southern corner of the proposed development site.

© gwparchitecture 2024

10.2 INCLUSIVE DESIGN

Overview

This section of the report outlines the approach to inclusive design within the buildings and how it has been incorporated to meet the relevant standards and regulations.

The proposals apply inclusive design principles to the internal and external spaces, creating a safe and secure environment which respond to the needs of all users. The development will be designed to meet standards set out in Part M and the principles of BS8300.

Legislation

The development has been designed to be as accessible as possible, to not put any person at a significant disadvantage, either as residents or visitors, as laid out in the Equality Act 2010 and taking into account the following influencing guidance:

- Approved Document M (2010 Edition) of the Building Regulations
- BS8300: 2009
- CIBSE Code for Interior Lighting 2001

Entrance and Ground Level

The site is generally flat, and level along Hyde Grove and as such the buildings configurations and layout on site has been developed to minimise the need to significant changes in level when approaching the site from the public highway.

The landscaping strategy outlines the design for the hard and soft landscaped surfaces. However, in terms of access, pedestrian routes within the site will be even with a slip resistance when dry or wet. All pedestrian routes also connect with entrance points to the building with flush level access. The external lighting has been developed to ensure that routes are adequately lit during daylight hours and after dark. Trees and furniture within the landscape have been located and designed to keep pedestrian routes free from hazards.

Accessibility student Residential Units

Internally, the student accommodation main entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is also served by a stair core containing a passenger lift, sized for 13 people including all necessary Building Regulations Part M compliance for use.

All residential units are then located along wheelchair accessible routes from the vertical circulation core and an internal circulation strategy has been developed to meet the requirements for Approved Document Part M. Overall provision of accessible study bedrooms is at circa 10% of total rooms provided, in line with recognised requirements, to meet the specific identified needs of Universities' today.



© gwparchitecture 2024

10.3 MOVE-IN/ MOVE-OUT ARRANGEMENTS

Move-In Arrangements

Prior to arrival, all residents will be contacted to confirm the arrival arrangements. They are provided with details of travel arrangements and information about the location and cost of public paid car parking facilities close to the site.

A facility is proposed to allow students arrive up to three days prior to the tenancy start date at no additional charge. Residents will be required to book their arrival online through the resident portal to avoid congested arrival periods.

Residents who arrive by car will be given information about local car parks before they arrive and advised to park away from the site before they have been checked in. Arrangements have been made with the Qpark (Manchester Hospitals), to provide parking for up to 80 spaces at any time. This ensures that the area around The Residence remains uncongested during the arrival period.

The residents will be met at reception and in a couple of minutes they are checked-in and have been shown to their room. Once the resident has been shown to their room, and been given an induction of the building, they will be advised of the nearest place they can park and unload their luggage.

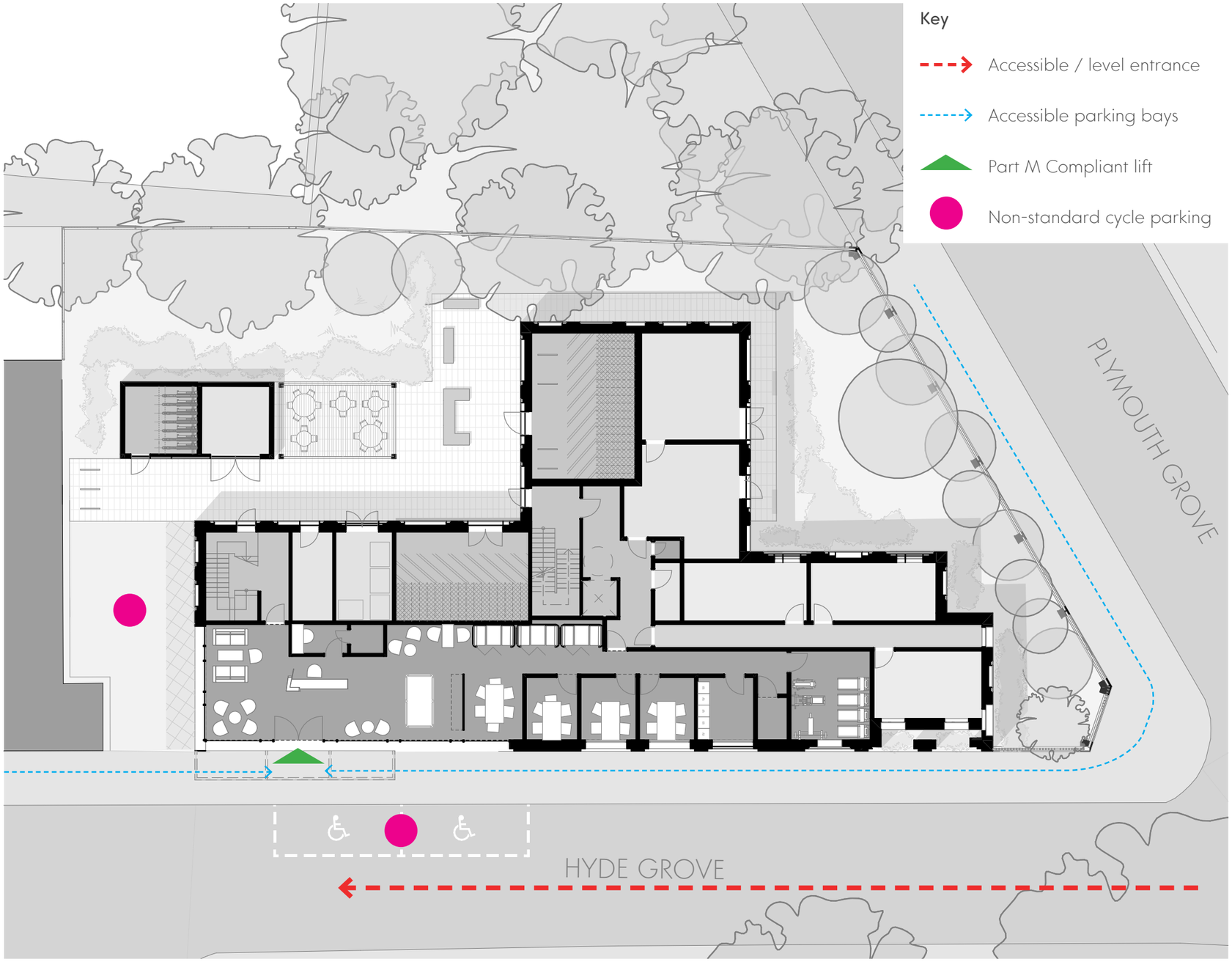
To ensure the move-in process is managed efficiently, additional staffing resources are employed to assist residents.

The operator would liaise with the local police and traffic management bodies and agree a strategy to avoid blocked roads and parking problems.

Residents at Renshaw House will not need to remove all their belongings at Christmas and Easter, therefore reducing the traffic associated with the site as residents are more likely to head home by train or coach, as opposed to a car.

Move-Out Arrangements

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



© gwparchitecture 2024

10.4 MAINTENANCE

Maintenance

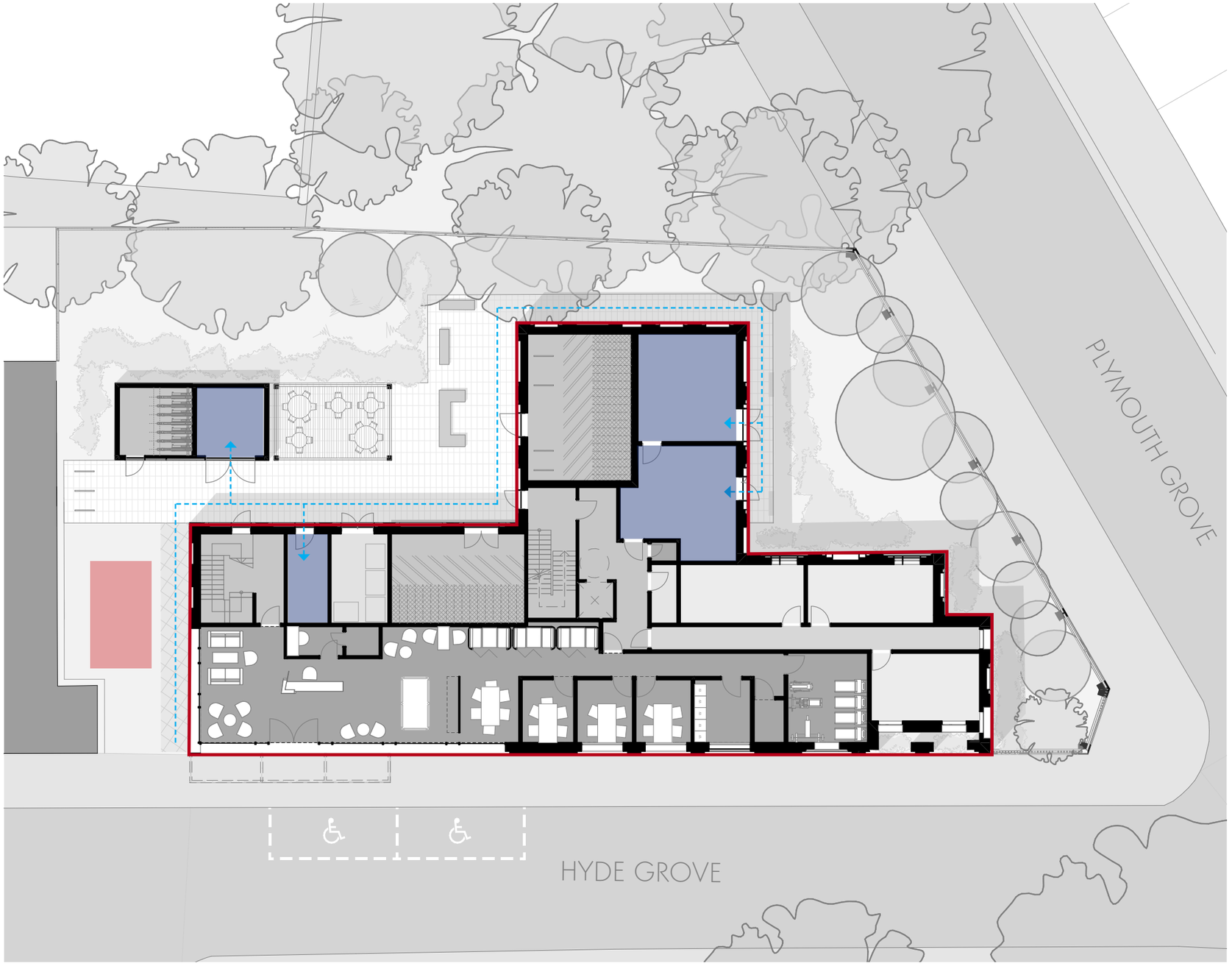
Maintenance will be from ground level where possible via a water fed pole system (possible to 24m). To be carried out by specialist, trained contractors. Opening windows can be cleaned from within the rooms.

All other high level maintenance and replacement services to be carried out via MEWP access.

Plant rooms are located at ground floor level and can be accessed via hardstandings/paths around the perimeter of the building. External doors to each space provide access for maintenance.

Key

- Window cleaning via water fed pole
- Service vehicle zone
- Maintenance access to perimeter / plant
- Plant room locations



© gwparchitecture 2024

10.5 CYCLE PROVISIONS

Cycle Provisions

A total of 98 secure cycle parking spaces are provided at ground floor. This equates to 1 space per student plus 6no. visitor spaces in line with BREEAM excellent requirements and Greater Manchester Active Travel Guide and DfT guidance.

All cycles are located in secure stores, primarily in a double stacked arrangement, with some sheffield hoops, as well as 5% provision for non-standard cycle spaces.

Cycle parking consists of the following:

Internal secure cycle spaces: 82
(double stacked)

Internal secure 'EA Cargo bike' spaces: 5

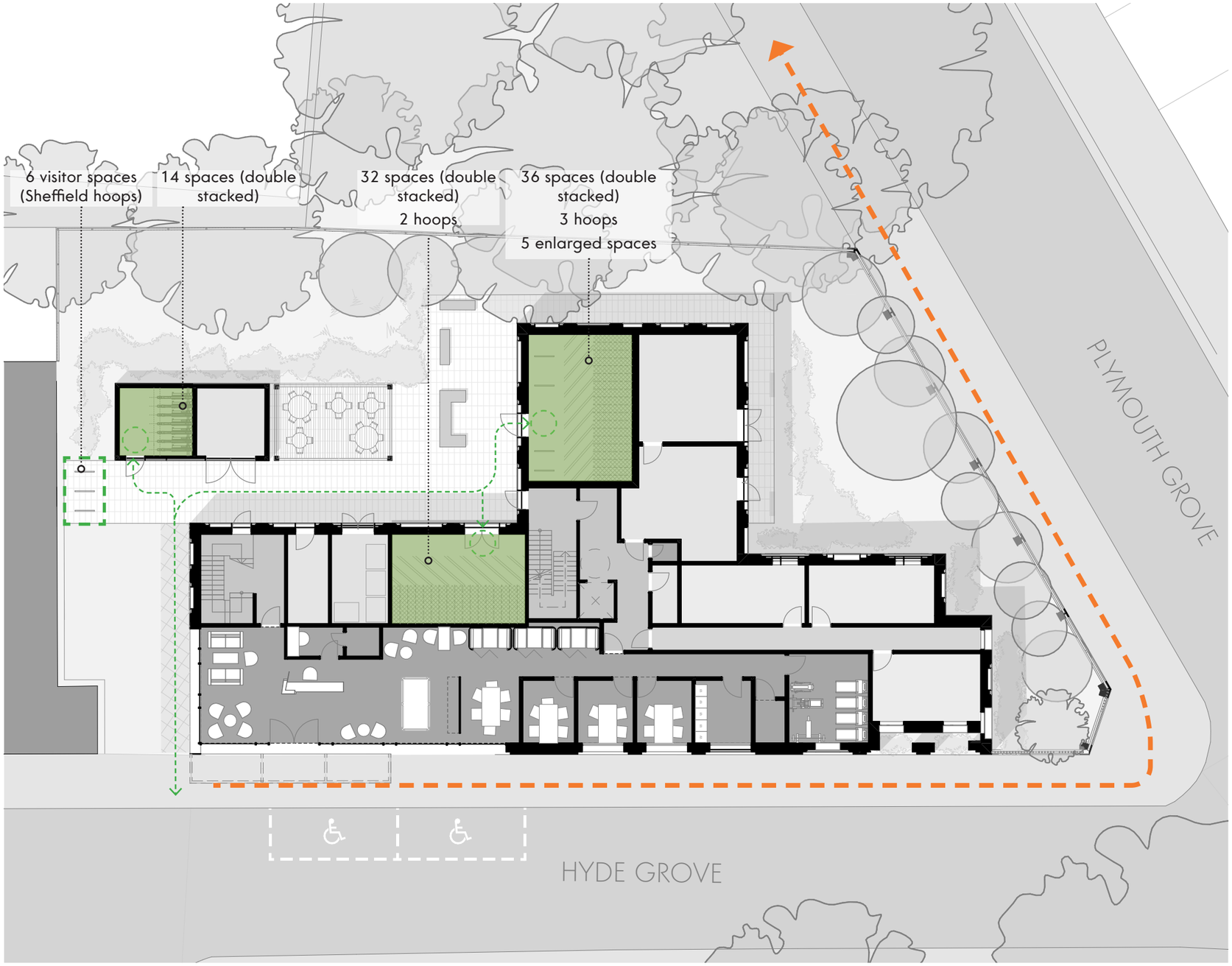
Internal 'Sheffield Hoops' spaces: 5

External 'Sheffield Hoops' 6
visitor spaces:

TOTAL Cycle spaces: 98

Key

- Cycle Entrance Point
- Cycle Stores
- Cycle Route
- Cycle access to City Centre / University
- External visitor cycle parking



© gwparchitecture 2024

10.6 VEHICLE PARKING

Vehicular Access

The site is car-free.

The overarching car parking strategy for the proposed development will be to promote zero car use with future residents advised of the adopted strategy as part of any lease agreement.

Two accessible parking bays are located on-street along Hyde Grove. These are designed in accordance with MCC 'Design for Access 2' standards.

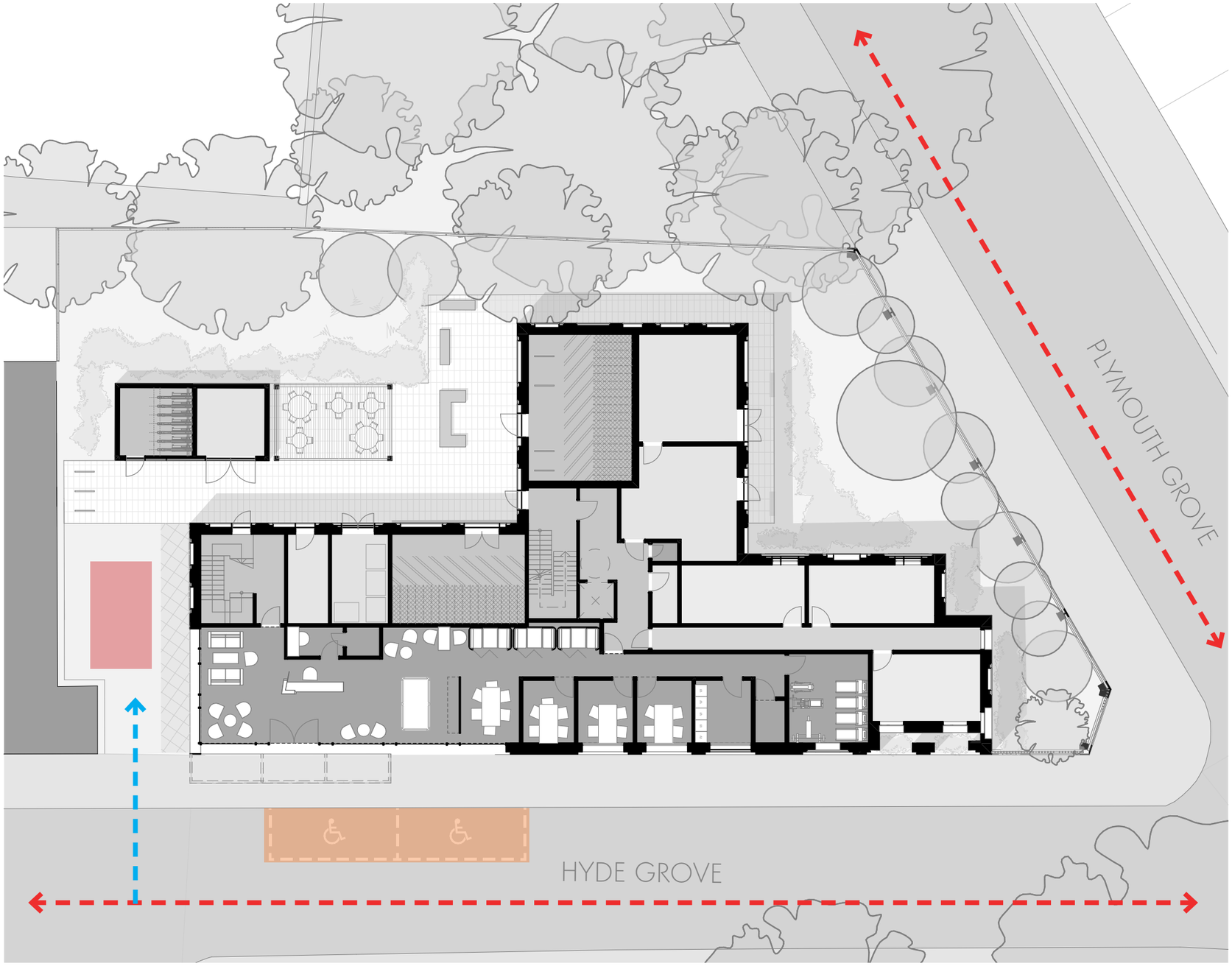
Key

Vehicle Access Route

Service / refuse / delivery vehicle parking

Service / refuse / delivery vehicle access

Accessible parking bays



© gwparchitecture 2024

10.7 WASTE MANAGEMENT STRATEGY

Waste Management Strategy

The bin stores are located to the north-west of the building at ground floor, easily located for students and to allow for ease of movement to the collection points.

The number of bins on the current ground floor plan has been calculated using an average of 75L of waste per student (mix of general waste and recycling).

Bin collection would be via private collection once a week.

The bin store has been sized to accommodate 4 x 1100L Eurobins with the space to manoeuvre them to the external doors.

Refuse vehicles would make use of the vehicle servicing area to pull in and collect the waste. This vehicle area is located immediately adjacent to the bin store.

Ventilation

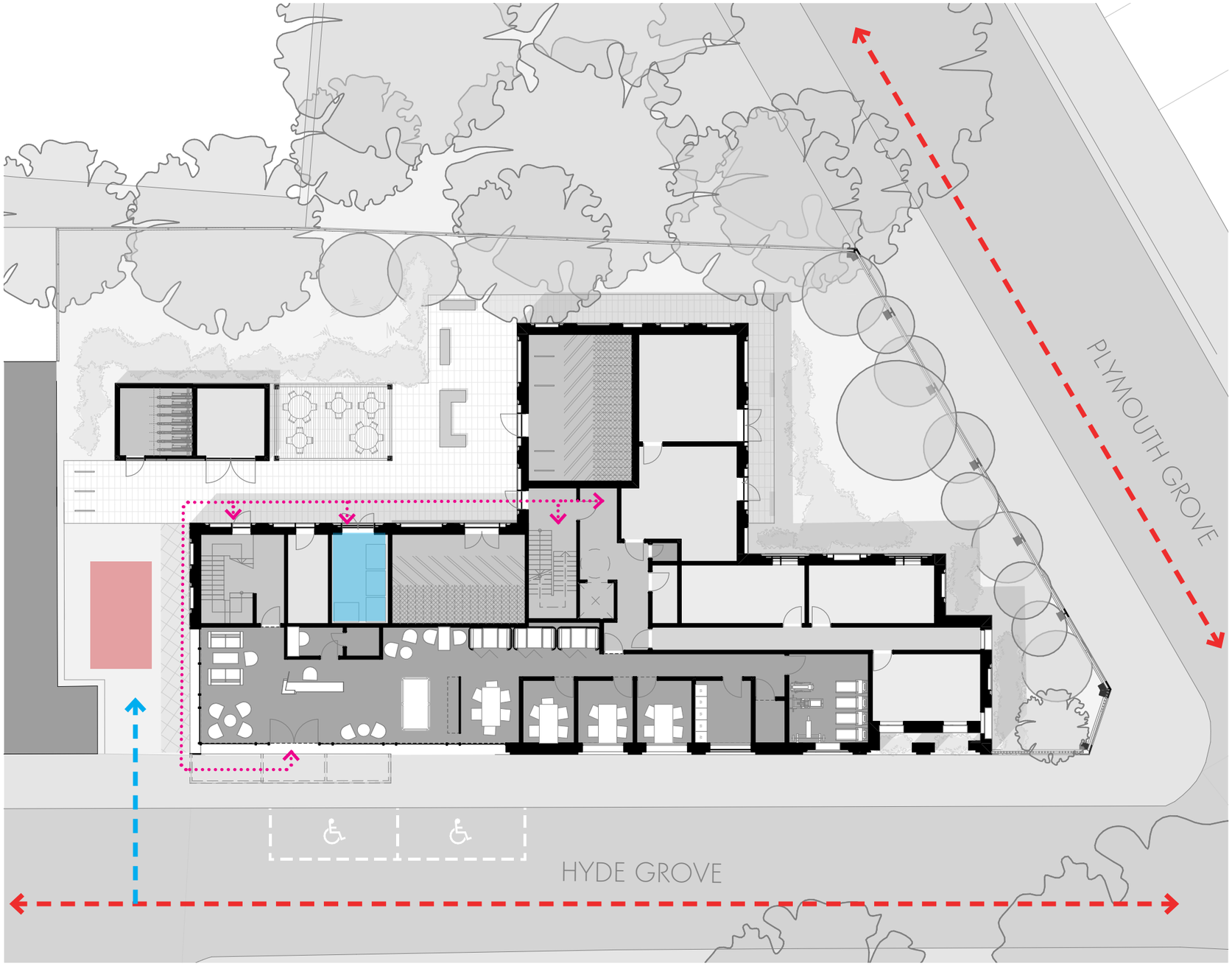
The store will be ventilated through a louvred metal doorset access from the courtyard.

Hygiene

The store will include wash down facilities plus a central drainage point for hygiene.

Key

- Bin Store
- Vehicle Access Route
- Route to Collection Point
- Service / Refuse vehicle parking
- Occupant Travel



© gwparchitecture 2024

10.8 EMERGENCY ACCESS

Emergency Vehicle Access

Vehicles can easily access the site along Hyde Grove and Plymouth Grove with sufficient space for manoeuvring accordingly.

Key

General Use Exit Points with Level Access

Location for Emergency Parking

Main Roads for Emergency Vehicle Access

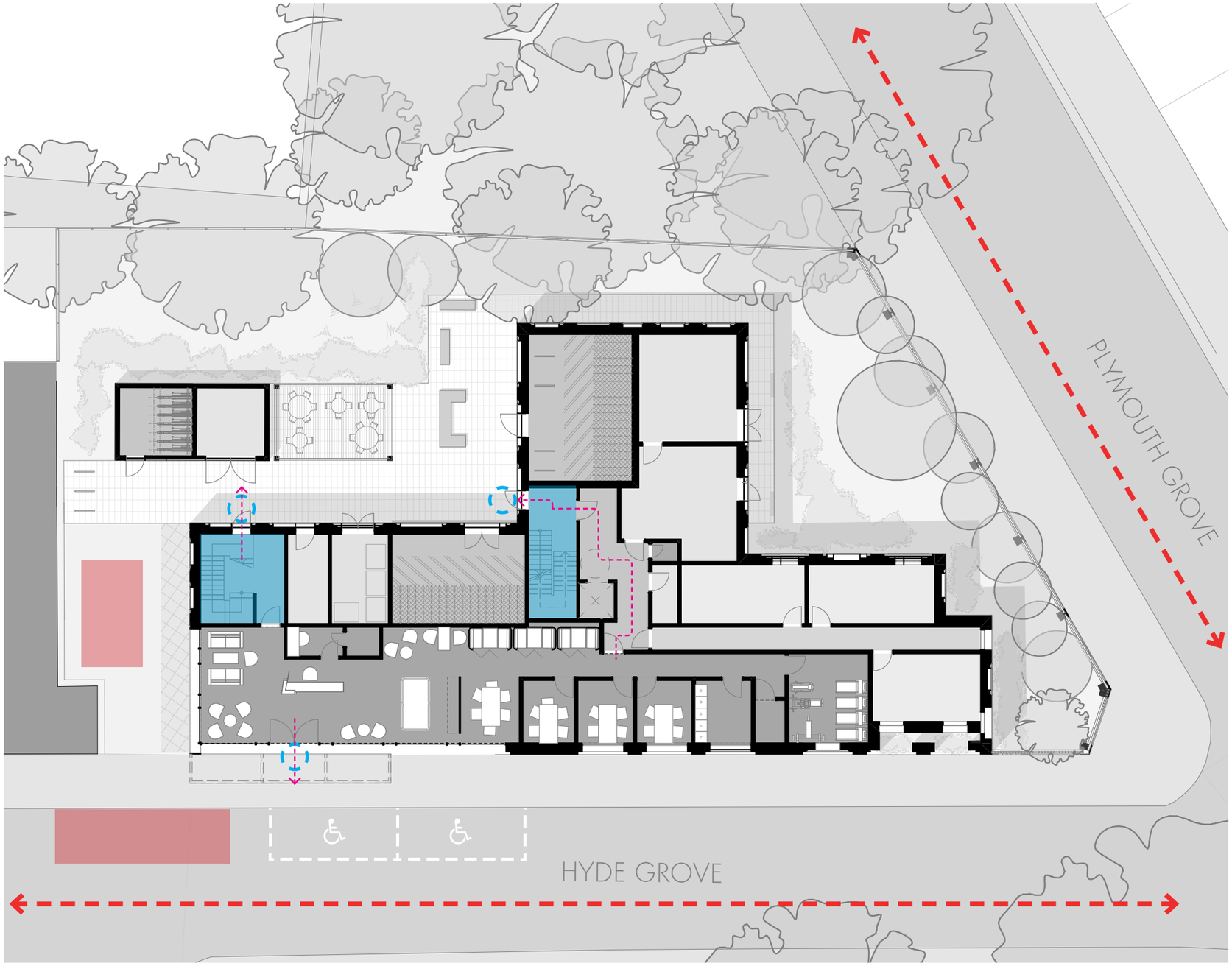
Fire Tender Routes

There are two means of vertical escape within protected cores with exits leading out onto pavements or external fire refuge point. All rooms are within no more than 15m from the protected cores or smoke vented corridors.

Key

Vertical Means of Escape

Escape Routes



© gwparchitecture 2024

10.9 SERVICING

Servicing

Provisions for plant space is provided on the ground floor to the north of the building. Full vehicular access is not required, however access is from Hyde Grove and to the proposed courtyard. Plant rooms are located at ground floor level and can be accessed via hardstandings/paths around the perimeter of the building. External doors to each space provide access for maintenance.

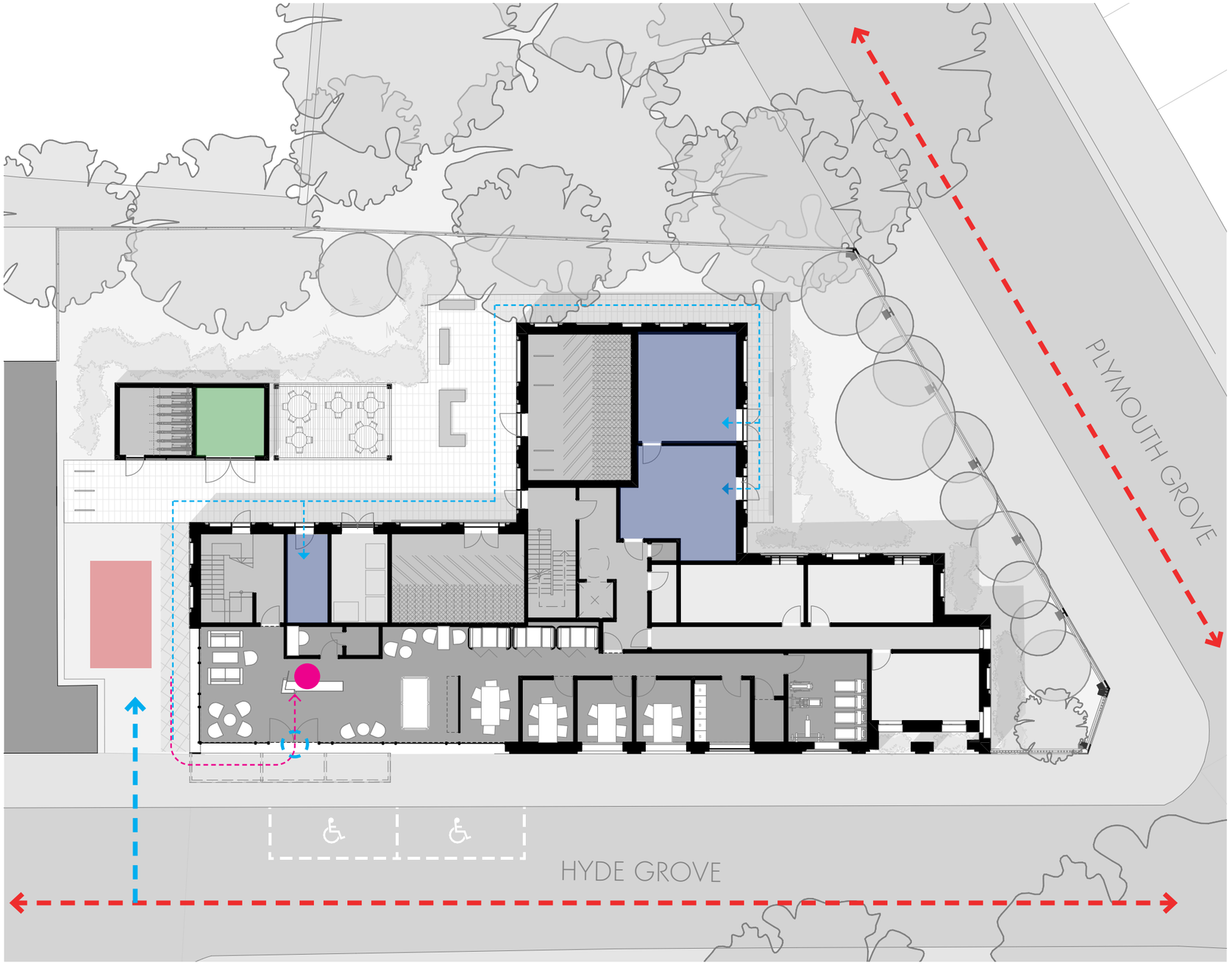
A substation is provided adjacent to the service vehicle zone along Hyde Grove and provides 24hr access.

Delivery / Taxi Access Strategy

A pick-up and drop of for taxis/private hire/Uber is provided in the service / delivery vehicle zone, adjacent to the building main entrance. This also provides space for deliveries (including Amazon, supermarket and food take-away deliveries). The location will be clearly sign-posted and is immediately adjacent to the main entrance in order to provide quick access to the main reception for deliveries / orders.

Key

- Service / Delivery vehicle zone
- Maintenance access to perimeter / plant
- Plant room locations
- Substation
- Main Entrance
- Reception Desk
- Delivery access to main entrance / reception
- Vehicle Access Route
- Route to Service Delivery Point



© gwparchitecture 2024

10.10 CRIME PREVENTION

Crime Prevention

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design', in order to reduce the opportunities for crime and the fear of crime. The following key areas have been identified as a concern and have been addressed.

- The external spaces to the rear of the building will be enclosed and access restricted to residents.
- 24/7 manned presence on site as part of the management regime. Reception desk has good visibility of Main Entrance, Hyde Grove, delivery/service zone, accessible parking and communal social spaces.
- Access control and physical security of the buildings will be carefully considered within the detailed design stage of the project.
- A comprehensive CCTV system will be provided within the detailed design stage of the project.
- In addition to the Crime Impact Assessment recommendations the development is to be built to Secured by Design standards.

Key

- 1.8m high metal fencing
- Low wall with metal fence over (1.8m high)
- Railings / Secure gate
- Private courtyard / external space
- Secure entrance (fob access)
- Locked access to plant space
- Reception Desk with 24/7 presence



© gwparchitecture 2024

MANCHESTER

first floor,
20 swan street,
manchester,
m4 5jw

0161 962 4882 (t)

www.**gwp-arch**.com
architecture@gwp-arch.com

LEEDS

bracken house
1 lidgett lane
leeds
ls8 1pq

0113 266 6044 (t)

www.**gwp-arch**.com
architecture@gwp-arch.com

CARDIFF

14 trade street
butetown
cardiff,
cf10 5dt

02921 303 322 (t)

www.**gwp-arch**.com
architecture@gwp-arch.com

LONDON

5 st. john's lane
london
ec1m 4bh

0203 096 7435 (t)

www.**gwp-arch**.com
architecture@gwp-arch.com