

# NXQ, Lever Street Design & Access Statement

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Document name  
Design & Access Statement

Prepared by  
**Howells**

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| Name        | AD       |
| Job Title   | Director |
| Date        | 24.04.24 |

# 1.0 Introduction

# 1.1 Purpose of this Document

This Design and Access Statement accompanies a full planning application which has been jointly prepared by Howells and the wider design team on behalf of Soller Group.

Full planning application for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey \* building (excluding plant level) comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant, and landscaping.

This document explains the thinking and design rationale behind the proposed development (the “proposals”) within the physical, historical and socio-economical context of Manchester City Centre (the “city”) and the Northern Quarter. This document also analyses the local constraints / opportunities and how these have informed the final design proposals including layout, scale, massing, and façade design. The technical and functional aspects of the proposals, such as access, servicing strategy, and façade retention strategy are explained in the final sections of this document.

The proposals have been shaped through numerous pre-application meetings and design workshops with Manchester City Council (MCC) and Historic England. Key changes to the design as a result of these consultations is contained within the narrative throughout the document.

The proposed scheme consists of the redevelopment of an existing urban block located in the Northern Quarter. The brief is to deliver a new ‘Grade A’ office building while preserving and restoring selected buildings and facades along Lever Street. The total area for commercial office space is 16,989 m<sup>2</sup> / 182,870 ft<sup>2</sup> (GIA), spread across a G+17 storey building. The ground floor will host flexible Class E F&B offers, along with a Grade A office space through the tech hub tower. There will be additional meeting/ collaboration areas on the first and second floors in the restored derelict warehouses (The Creative Hub). Furthermore, there is a south-facing communal terrace on the third floor accessible through the Business Lounge.

## SUPPORTING DOCUMENTS:

This document should be read in conjunction with the following documents which have been produced for this application:

- Covering Letter
- Existing & Proposed Plans
- Schedule of Areas
- Air Quality Assessment
- Arboricultural / Street Tree Planting Assessment
- Archaeological Assessment
- Construction Management Plan (Framework)
- Crime Impact Assessment
- Development Options Appraisal
- Drainage Strategy
- Ecology Appraisal
- Embodied Carbon / Circular Economy Statement
- Environmental Standards Statement
- Landscape Plans / Strategy
- Local Labour Agreement
- Noise and Vibration
- Planning Statement
- Statement of Community Involvement
- Site Investigation Reports
- Tall Buildings Assessment
- Transport Statement
- Travel Plan
- TV Reception Survey
- Utility Statement
- Ventilation Strategy
- Environmental Statement

\* Plant level (Level 18) is a non-habitable space with access for mechanical and electrical equipment maintenance only. Therefore, it's excluded from storey height within this document.



Fig. 01 Illustrative CGI from Great Ancoats Street

# 1.2 Overview of Proposal

The application boundary extends to approximately 0.16Ha Hectares (1640sqm). The site is situated on the northern edge of the Northern Quarter in Manchester City Centre. The site is bounded by Lever Street to the West; Great Ancoats Street to the North-East; Houldsworth Street to the South-West and Little Lever Street to the South-East. Little Ancoats Street, an existing road running parallel to Great Ancoats Street enters the site from the South-East.

There are a variety of existing buildings on site, including the Bem Brasil Restaurant, smaller takeaway restaurants along Great Ancoats Street and Houldsworth Street, accompanied by small commercial premises.

The site is located between two main conservation areas, Stevenson Square Conservation Area and Ancoats Conservation Area (see section 2.6 for further information), alongside notable listed buildings such as the Express Building (Grade II\* Listed) and No. 69-77 (Grade II Listed). These buildings form a key architectural landmark in the area. A heritage statement conducted by Turleys will accompany this application. For more details, please refer to the Heritage Assessment.

As an overview of what the scheme will provide:

The New Tech Hub Office Tower and the attached Creative Hub (space behind No. 56 - 58 Lever Street facade retention) will provide a total of 16,989 m<sup>2</sup> / 182,870 ft<sup>2</sup> (GIA) commercial office space. The ground floor will provide a flexible F&B offer. Inter-linked by a harmonious Courtyard and an additional Flexible F&B offer by 32 Great Ancoats Street, currently Bem Brasil Restaurant. In recognition of the building's historical significance, it will be referred to as the "Heritage Hub" in the proposal and throughout this document.

Below the proposed Tech Hub Offices and Creative Hub, there will be a basement which will include amenity space, cycle provision and plant space. Additionally, the existing basement below the Heritage Hub will be retained and restored as storage space.

There is a dedicated cycle entrance located on Houldsworth Street on the south side of the proposal. The cycle provision includes 52 no. of two-tier cycle racks + 4 no. Sheffield Stands, with a capacity for 112 cycle spaces.

A key essence of the proposal is the intimate, publicly accessible courtyard which will serve the Tech Hub offices, Creative Hub and the Heritage Hub, forming a central heart for the proposed development.

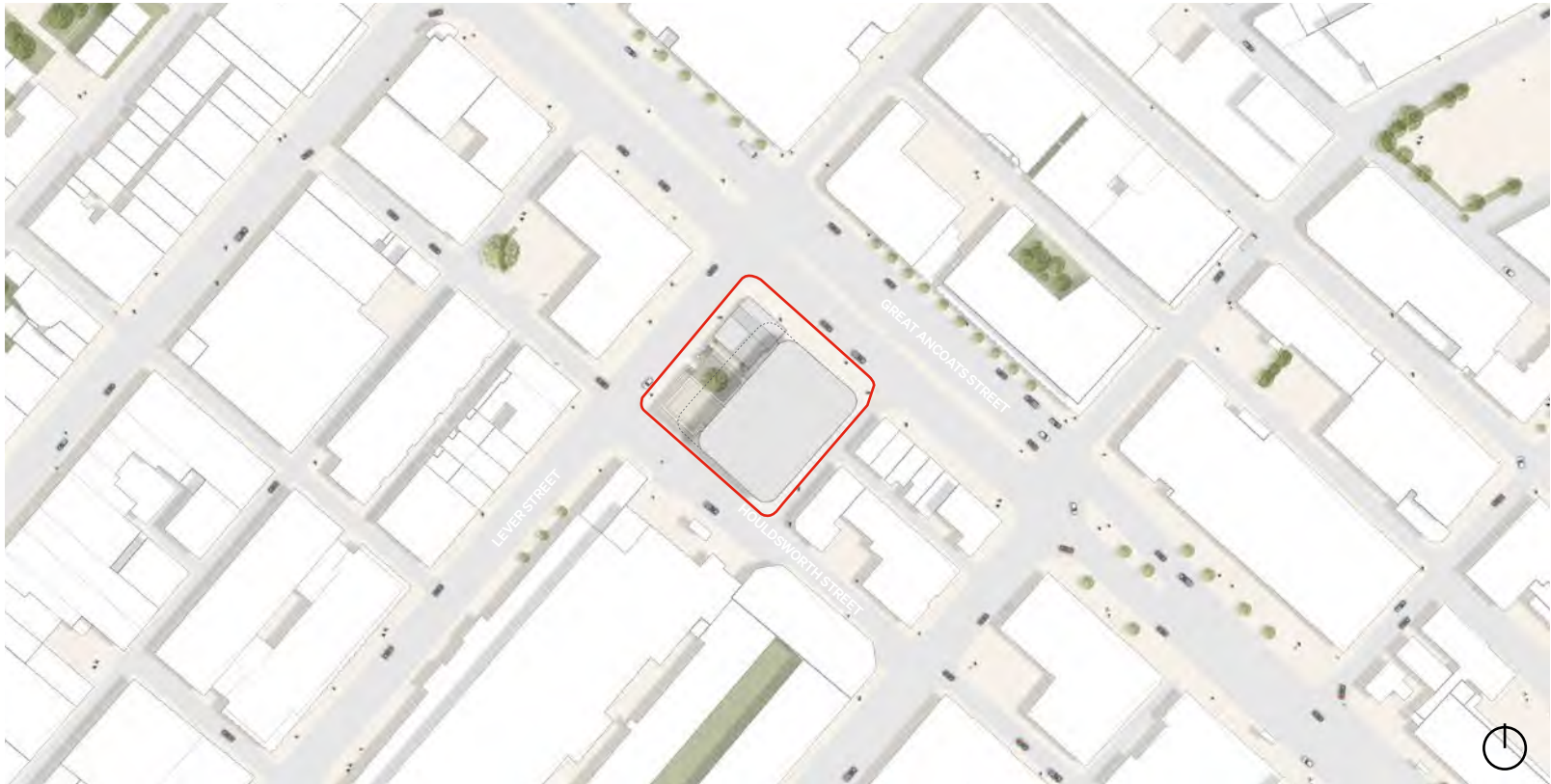


Fig. 02 Site Location Plan  
NXQ, LEVER STREET



Fig. 03 Physical model Great Ancoats Street elevation

# 1.3 Design Team

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

|                             |                               |
|-----------------------------|-------------------------------|
| Client:                     | Soller Group                  |
| Architects / Lead Designer: | Howells                       |
| Agents:                     | Savills / Knight Frank        |
| Cost Consultant:            | AtkinsRéalis                  |
| Project Manager:            | Turner and Townsend           |
| Planning Consultant:        | AshtonHale                    |
| Heritage Consultant:        | Turley                        |
| Structural/Civil Engineer:  | AKT II                        |
| Facade Consultant:          | AKT II                        |
| Transportation:             | SK Transport                  |
| Landscape:                  | Planit-IE                     |
| MEP Engineer:               | Atelier Ten                   |
| Sustainability & Energy:    | Atelier Ten                   |
| Acoustic Engineer:          | Sandy Brown                   |
| EIA Consultant:             | RJK Consulting                |
| Fire Engineer:              | Atelier Ten                   |
| Wind Engineer:              | GIA                           |
| DL/SL:                      | GIA                           |
| Principal Designer:         | Project Four Safety Solutions |

## SOLLER GROUP

### Background

Soller Group is a real estate investment and development company, operating across multiple asset classes in the UK. Soller Group, based in London have a portfolio GDV over £750,000,000 across different uses, including student housing and office developments throughout major cities in the UK.

### MANCHESTER EXPERIENCE:

#### BASE, Glasgow

In 2017 Soller Group were granted planning approval for a 301-unit student accommodation scheme. The development includes a variety of amenity spaces such as terrace space and student lounge. Completion of the scheme was achieved in September 2019.

### OTHER EXPERIENCE:

#### Port Dundas Road, Glasgow

In May of 2023, Dundas Square secured planning permission for a 357 apartment development. Designed by Mosaic Architecture + Design, the development will include studio, one and two bedroom apartments, also rooftop terraces, co-working spaces, a gym, and retail and office spaces.

#### Leadworks, Birmingham

Soller Group submitted a 198 unit Aparthotel scheme to Birmingham City Council in 2021. Since, planning approval has been granted for Leadworks, Birmingham.



Fig. 04 Port Dundas Road, Glasgow



Fig. 05 Leadworks, Birmingham

## HOWELLS

We are a design studio that works closely with our clients to help them realise their ambitions.

Underpinning our work is an approach rooted in the exploration of how places, buildings and things are made and how these can improve the lives of individuals and communities.

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

We find what is most important for the client, place and the people who will experience it.

Exploration is key to our process; this extends to the large scale organisation of places and buildings through to the materials and smallest components.

Design review underpins our work, every project gets thoroughly tested at all stages and scales by an expert panel of designers, this is also a fundamental part of the way we share skills and exchange ideas.

We have extensive expertise in designing a wide range building scales and uses from homes to highly technically complex public and commercial buildings.

Our CLEAN approach is applied to all our projects and we aim to deliver buildings that are responsible, both environmentally through reducing carbon dioxide emissions and in terms of making places better that enrich lives. Because we work on a range of building types, we 'cross pollinate' ideas bringing fresh thinking and innovation that maximises quality and efficiency.



Fig. 06 Warden, London, Howells



Fig. 07 London City Island, London, Howells



Fig. 08 Mercian, Birmingham, Howells



Fig. 10 125 Deansgate, Manchester, Howells



Fig. 09 Two Chamberlain Square, Birmingham, Howells



Fig. 11 One St. Peter's Square, Manchester, Howells

# 2.0 Context Analysis

# 2.1 Site Location

The application boundary extends to a total of 0.16 Ha Hectares (1640 sqm) and is bounded by Great Ancoats Street, Lever Street, Houldsworth Street and Little Lever Street. The site is currently used for a variety of uses such as restaurants and warehouses and a number of disused warehouses along Lever Street. The buildings within the application site are either fully or partially vacant with some in a poor state of disrepair.

The site is situated on the North-Eastern edge of Manchester's Northern Quarter, famous for its industry, culture, independent shops and creative spaces. The site is situated on a key intersection between Lever Street and Great Ancoats Street. the proposal will look to enhance the fabric of Manchester's thriving Northern Quarter.

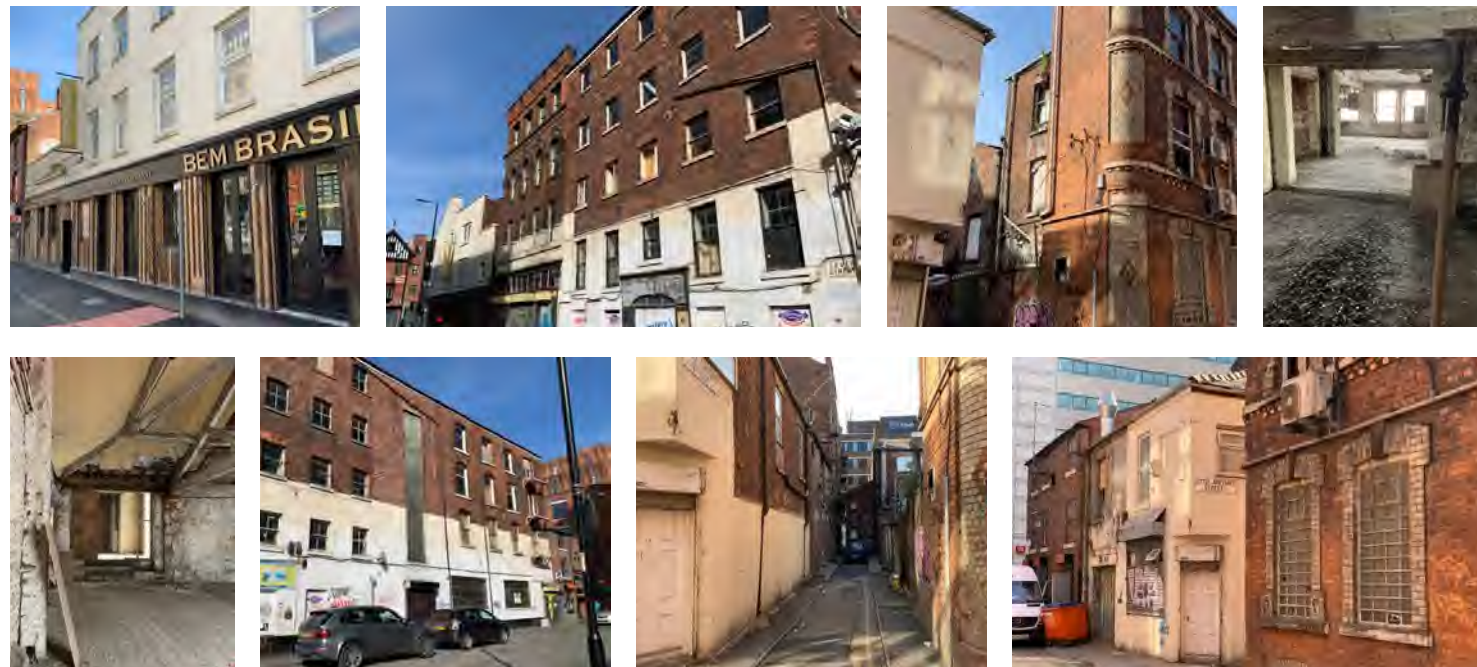


Fig. 13 Existing Site Photographs

NXQ, LEVER STREET

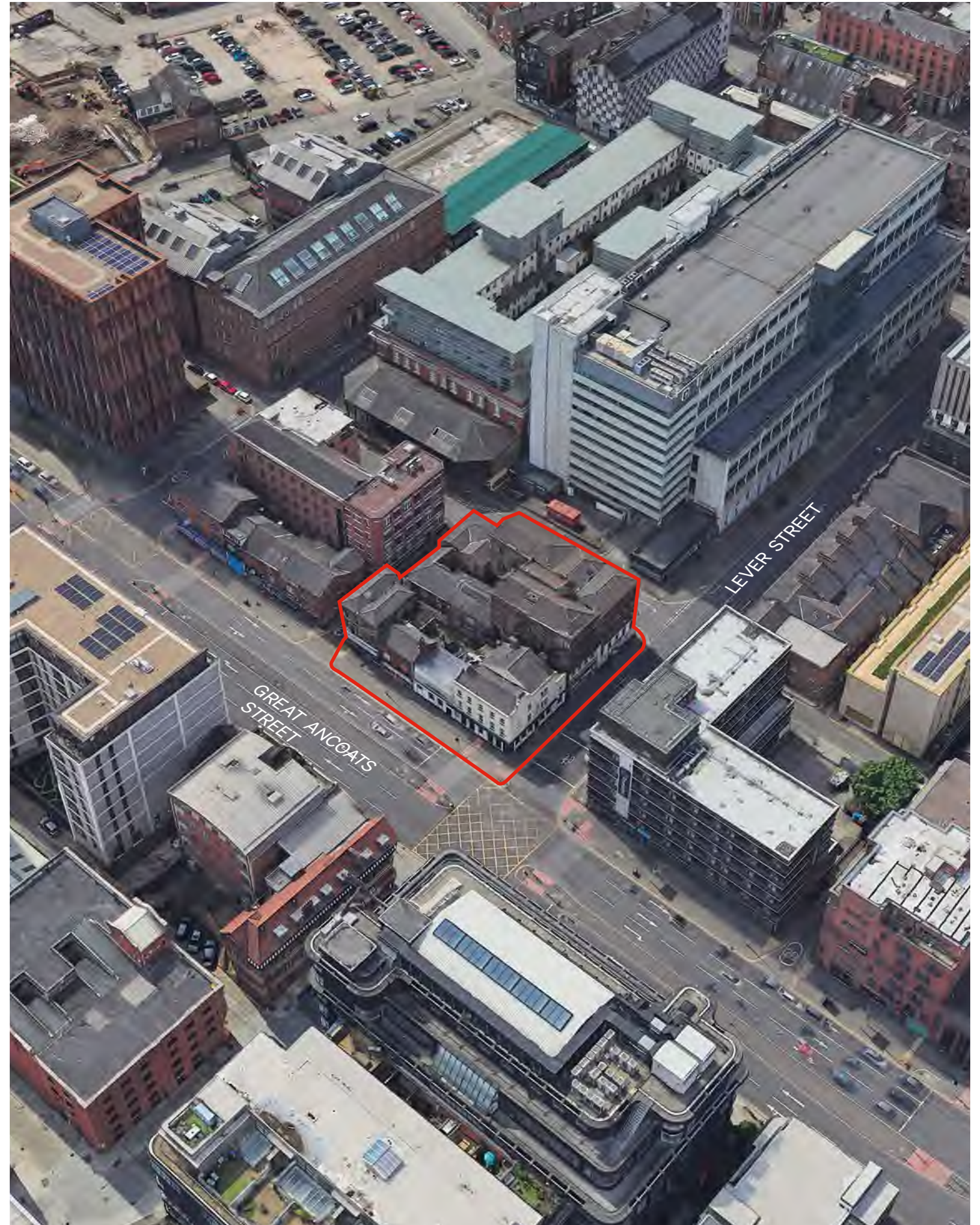


Fig. 12 Existing Site Aerial View

## 2.2 Historic Urban Grain

Manchester began expanding at a fast rate due to the unexpected urbanisation which was catalysed by the boom in the textile manufacturing during the Industrial Revolution. The city was at the heart of the Industrial Revolution, it incentivised one of the world's first passenger railway stations. Being the world's first industrial city, Manchester's cotton industry drove the expansion of, the then, town into the global network. A rise of multi-storey mills provided a space to produce fashionable and valuable cotton to sell globally.



Fig. 14 1840-60 Map of site



Fig. 15 1900 Map of site



Fig. 16 1880 Block Map of Manchester

## 2.3 Local History

The Northern Quarter of Manchester has undergone significant changes over the past 250 years. These changes are evident in the road names, street patterns, and the mix of historic buildings. The area features Georgian artisan houses, Edwardian textile warehouses, Victorian pubs and markets, as well as 20th-century department stores. Historic England and Manchester City Council have recognized the area's historical significance and are focused on preserving its character while promoting development.

Manchester was a hub of industrial activity, with 108 mills operating in 1853. As the area grew, the demand for housing increased dramatically. Grid-like streets with regular squares and more affluent houses were planned, transforming the area from a poverty-stricken environment, as shown on the maps page overleaf.

After the First World War, the rising prices of cotton forced many mills to shut down, leaving them vacant. By 1980, only a few mills remained in operation, and the empty warehouses were repurposed into bars, restaurants, apartments, and other establishments. The abundance of vacant buildings and low rent attracted small business owners to the Northern Quarter, which, in turn, drew a younger population to the area. Today, the Northern Quarter is a vibrant hub of creativity and culture.

The principal materials used are red brick and blue bricks; constructed in Traditional, English and Flemish brick bonds. Stone headers and cills were also prominent in the Northern Quarter architecture for industrial, commercial, and residential premises. The prosperity of the many industries, such as weaving and milling brought wealth to the area which was reflected in the materials and ornamentation in the architecture.

**See Heritage Assessment for further information regarding site history and heritage**



Fig. 17 1960's photograph of 'Land 'O' Cakes' Hotel



Fig. 18 1960's photograph of buildings along Great Ancoats Street



Fig. 19 1960's photograph of 'Land 'O' Cakes' Hotel

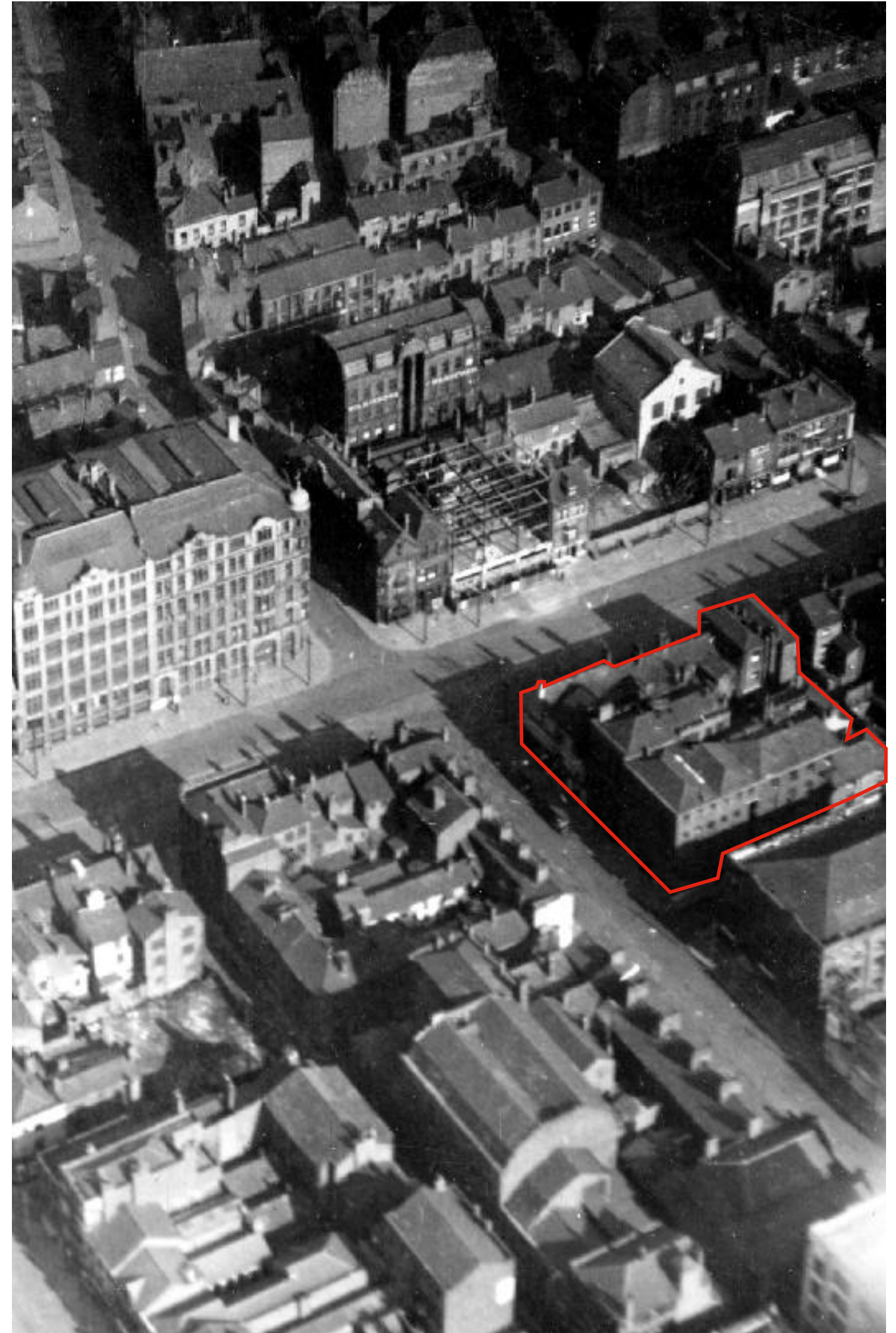


Fig. 20 1930's Aerial image of Northern Quarter & Ancoats

# 2.4 Existing Buildings

## 2.4.1 OVERVIEW

The site has evolved over several centuries as part of Manchester's industrial Northern Quarter. Since the mid-19th century, there has been a mix of residential, industrial, and public amenity on the site.

### 1. NO. 32 GREAT ANCOATS STREET:

The building was constructed in the late 18th century, around 1791. It was originally a dwelling, but soon after it was converted into a Public House and was named 'The Land O'Cakes'. In the year 1933, Threlfalls Brewery acquired the building and made alterations and extensions to it. The architect responsible for the changes was Benjamin Waterhouse. During this time, the building was renamed 'The Land O'Cakes Hotel'.

The brewery extended the building and covered it in faience. However, in the late 20th century, the faience facade was painted over and underwent further significant alterations on the Ground Floor. The building is historically significant, as it was the birthplace of the National Chartist Association in 1840. It also has communal value as a public house from the late 18th and 19th centuries, and has played a role in social history.

The building has undergone many modifications and alterations over the years. In its current condition, it has limited architectural interest and aesthetic value. The Land O'Cakes Hotel was later renamed 'The New Land O'Cakes' and then the 'Lord Atterbury'. It eventually closed down in 2005 and was reopened as the Bem Brasil, a Brazilian Restaurant.

### 2. NO. 56 & 58 LEVER STREET:

During the 19th century no. 56 & 58 were used as industrial buildings, housing a number of industries such as a Tin plate Manufacturer and textile warehouses. Currently the site consists of two non-listed former textile warehouses which were amalgamated in the early 20th century. The properties are vacant and structurally are in a very poor condition

### 3. LITTLE ANCOATS STREET:

Traditionally a tannery was a place where the skins and hides of animals were processed and treated to create leather products. During the 19th century a small tannery was present along Little Ancoats Street – The remanence of the old industrial building can be seen by the hoist hanging over the street. The tannery would cease to be located on Little Ancoats Street during the early 20th century.

### 4. NO. 36 GREAT ANCOATS STREET:

36 Great Ancoats has been vacant for 2 years. However, during the 19th century 36 Great Ancoats Street was a mixture of residential and commercial units, which faced onto Great Ancoats Street. These uses remained throughout its history where during the 1960's number 36 was a Glass Works manufacturer and seller, named Berlyne Bailey & Co.

### 5. 38 GREAT ANCOATS STREET:

Much like no. 36 Great Ancoats Street during the 19th century 38 Great Ancoats Street was a mixture of residential and commercial units, which faced onto Great Ancoats Street. The traditional uses have remained throughout its history where during the 1960's it was home to a local Northern Quarter Butchers and Bakery. In recent times number 38 is now an Indian restaurant with unknown uses in the upper floor's other parts of the plot.

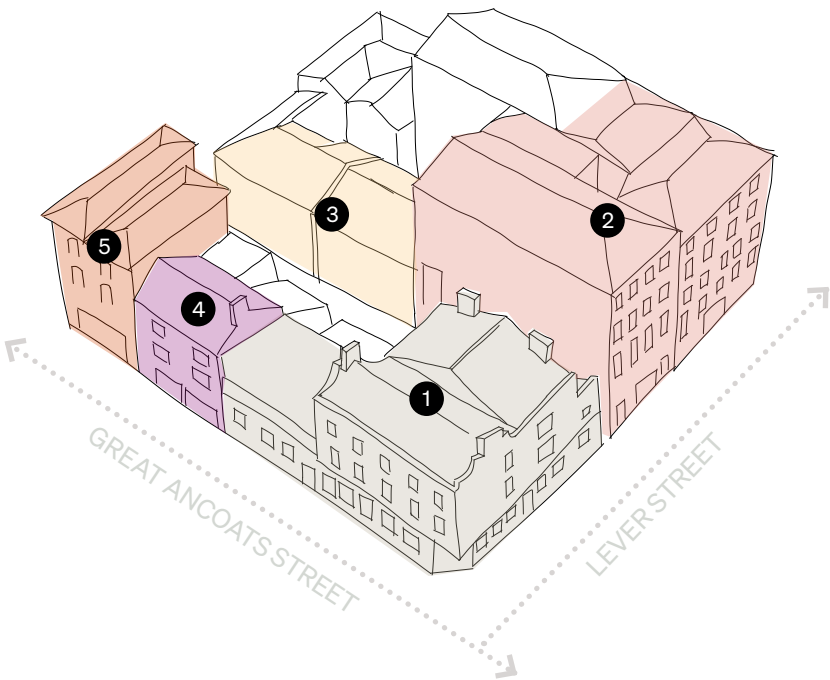


Fig. 23 Illustrative aerial site key of existing buildings



Fig. 21 1960's photograph of 'Land O' Cakes' Hotel



Fig. 22 1960's photograph of buildings along Great Ancoats Street

### 2.4.2 SITE EVOLUTION

The site has evolved over several centuries as part of Manchester's industrial Northern Quarter. Since the mid-19th century, there has been a mix of residential, industrial, and public amenity on the site.

#### 1840:

The building dates to the late 18th century (c.1791) with alterations in c.1933 and in the mid to late 20th century. The Land O'Cakes was originally built as a dwelling before soon being converted into a Public House. In c.1933, the building was altered and extended by Threlfalls Brewery by the architect Benjamin Waterhouse. The Land O'Cakes is believed to have been acquired by Threlfalls Brewery during this time and renamed the 'Land O'Cakes Hotel'. The Land O'Cakes Hotel was renamed the 'New Land 'O' Cakes' and then the 'Lord Atterbury' before eventually closing in 2005 and re-opened as the Bem Brasil, a Brazilian Restaurant.

#### 1875:

During the 19th century no. 56 & 58 were used as industrial buildings, housing a number of industries such as a Tin-Plate Manufacturer and textile warehouses. The Tin Plate Manufactory Works was replaced with a new commercial and warehouse building in c.1879 for Stansfield and Rickard (Wholesale Grocers). The building was utilised as a provision warehouse at first floor and an underclothing factory to the second, third and fourth floors. Lastly, the conversion and adaptation of the former tannery at the centre of the site saw a bakery replace the former tannery.

#### 1900:

Traditionally a tannery was a place where the skins and hides of animals were processed and treated to create leather products. During the 19th century a small tannery was present along Little Ancoats Street. The remanence of the old industrial building can be seen by the hoist hanging over the street. The tannery would cease to be located on Little Ancoats Street during the early 20th century.

KEY:

- Public House
- Residential
- Industry

- No. 32 Great Ancoats Street
- Tin Plate Manufactory
- Tannery
- Textile Warehouse
- Warehouse

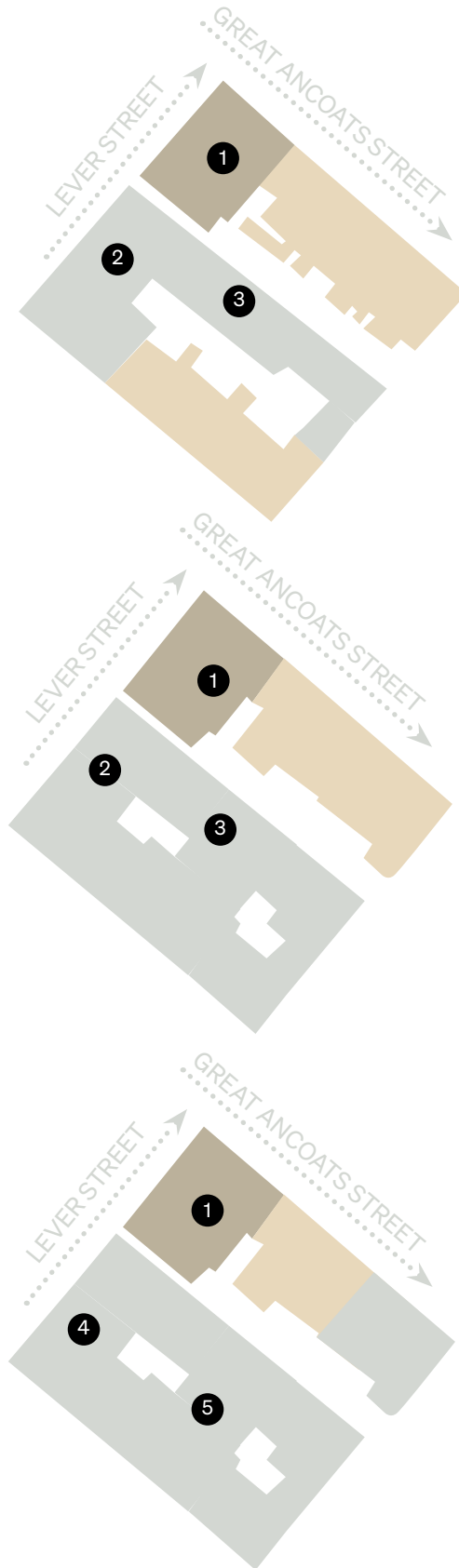


Fig. 27 Historical Uses Diagrams

1840



Fig. 24 Great Ancoats Street Photomontage - No.32

1875



Fig. 25 Lever Street Photomontage - No.58

1900



Fig. 26 Lever Street Photomontage - No.56

# 2.5 Conservation Areas

The site is not within a Conservation Area, however, sits adjacent to the Ancoats and Stevenson Square Conservation Areas.

Stevenson Square Conservation Area forms a significant area of the city centre in which the majority of the Victorian building stock remain, capturing the identity of Manchester City centre. The Ancoats Conservation Area is situated just outside of the city centre, where the principal buildings are predominantly large mills located adjacent to Rochdale Canal, where its' identity is focused around its industrial past.

Within the conservation areas there are several Listed Buildings within proximity to the application site on Lever Street, notably, the Grade II\* Listed Express Building, which is situated in the Ancoats Conservation Area and opposite the application site. The Express Building has architectural interest as an impressive example of the Streamline Moderne style featuring Art Deco motifs, including rounded corners, setbacks and a simple contrasting clear and black glass curtain wall. Its association with the Daily Express newspaper and the architect Sir Owen Williams, as well as being an early example of the use of glazed curtain walling demonstrates its significance in the local vicinity.

**For further information regarding the historical significance of designated and non-designated heritage assets refer to the Heritage Assessment.**

| Listed Building                                                                                                          | Grade |
|--------------------------------------------------------------------------------------------------------------------------|-------|
| 1. Express Building                                                                                                      | II*   |
| 2. Derros Building                                                                                                       | II    |
| 3. 69-77 Lever Street (In including 10 Bradley Street) and 4, 6 and 8 Bradley Street and attached screen walls (Grouped) | II    |
| 4. Crown and Kettle Public House                                                                                         | II    |
| 5. 72 to 76 Newton Street                                                                                                | II    |
| 6. The City Public House                                                                                                 | II    |
| 7. The Former Doctors Surgery                                                                                            | II    |

KEY

Stevenson Square Conservation Area

Ancoats Conservation Area

Listed - Grade II

Listed - Grade II\*

Site Boundary

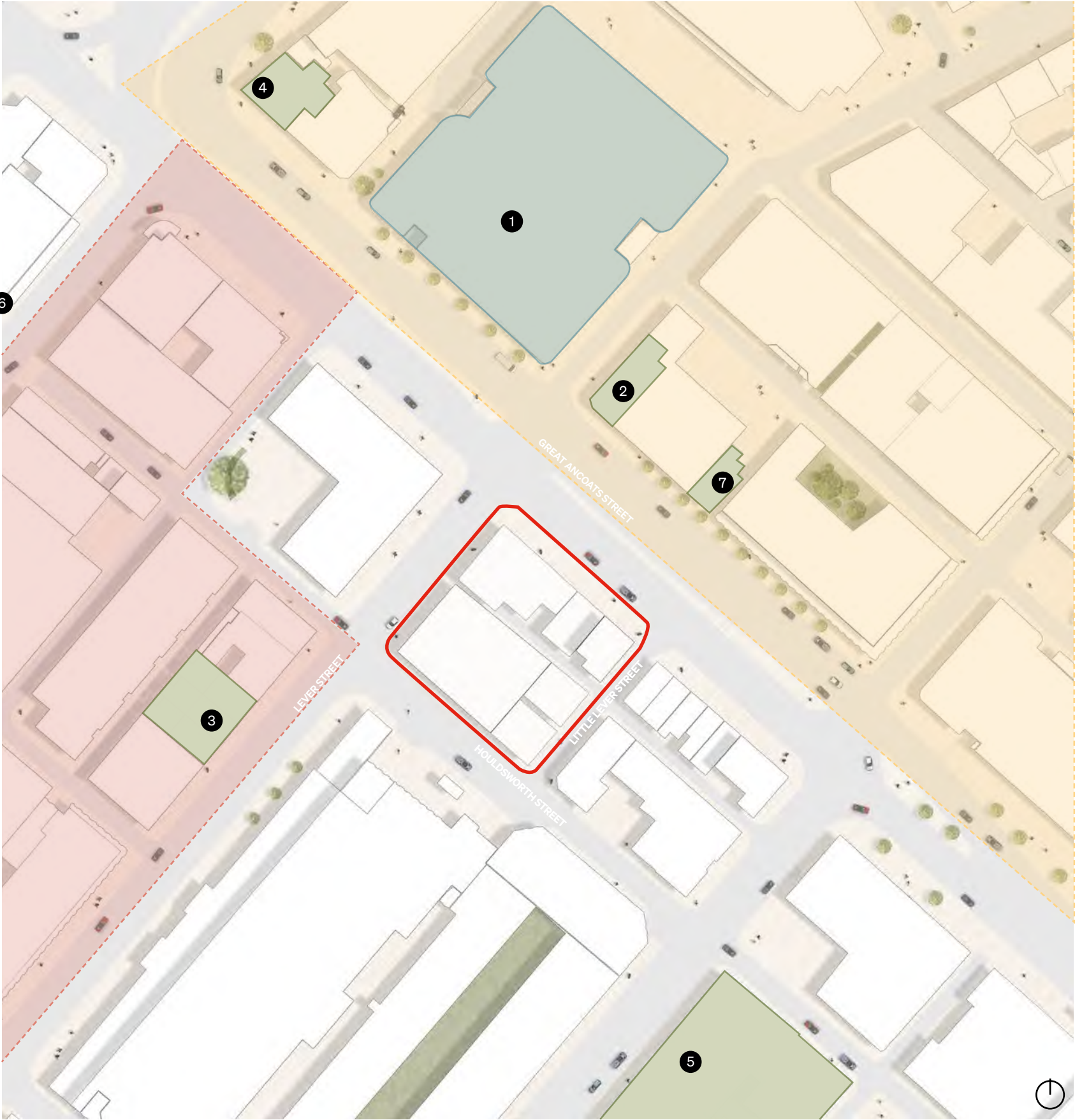


Fig. 28 Conservation Area Plan

## 2.6 Great Ancoats Street

Great Ancoats Street is a main highway which divides Manchester City Centre from Ancoats. The road is home to a number of buildings with historical significance including the Express Building, Derros Building, The Crown & Kettle Public House and No. 32 (currently known as Bem Brasil); with the latter being located within the confines of the site. The proposed design looks to draw inspiration from the Express Building with its articulated horizontal emphasis of the 1930's grade II\* listed building. Additionally, the proposed scheme aims to preserve No. 32 Great Ancoats Street, retaining the historical public house.

### EXPRESS BUILDING:

The Grade II\* building was constructed in 1939 and dominates the streetscape along Great Ancoats Street. The Express Building was designed by British Architect Sir Owen Williams, A pioneer construction of its time. One of the first few Art Deco building that uses concrete frame and curtain walling system. The design consists of polished granite, Black Vitrolite Panels and has a strong horizontal emphasis with rounded corners. The bold design serves as a key architectural landmark in the Northern Quarter, currently used as a mixture of office spaces and F&B outlets.

### DERROS BUILDING:

The Derros Building is a Grade II Listed building which fronts onto Great Ancoats Street and sits adjacent to the Express Building. Its original design was to provide non-institutional aid to women, thought to be at risk in the industrial district of Ancoats. Its purpose was to provide temporary accommodation for women and housed a number of functions such as a local coffee tavern along the Ground Floor. The architecture includes decorative tiles, angled entrance and canted oriel windows with a steeply pitched tiled roof.

### THE CROWN & KETTLE PUBLIC HOUSE:

The building was constructed in the early 19th century and listed in 1974. The building is currently grade II listed, and was originally opened in 1800 and has a façade which has been articulated in a Neo-Gothic style. Its traceried windows front onto Oldham Road and Great Ancoats Street. Its buff brick façade juxtaposes Manchester's red brick streetscapes. It has historic interest due to its age within a city centre context, as well as its potential former use as a courtroom.

### THE FORMER DOCTORS SURGERY:

The former Doctors Surgery is situated along Great Ancoats Street. It is a Grade II Listed red brick building dating back to the 19th century, with possible origins as a house in the early 19th century. The buildings' facade is articulated with a red brick, Flemish bond, slate roof and moulded brick flowers in the tympanum, with moulded brick cornices. The building holds particular significance as a surviving typology of a converted residential dwelling in amongst a heavily urbanised context. It represents a well-preserved example of a converted dwelling in an arts and crafts style, including traditional brick detailing, oriel windows and stained leaded patterned glazing.



Fig. 29 Express Building



Fig. 30 Derros Building



Fig. 31 The Crown & Kettle Public House



Fig. 32 The Former Doctors Surgery

## 2.7 Lever Street

Intersecting Great Ancoats Street, Lever Street is also a key road in the Northern Quarter. Leading towards the city centre and Piccadilly Gardens. The busy road also houses a number of important listed buildings with high architectural interests. The proposed development will seek to retain the facade of NO.56 and NO. 58 Lever Street, preserving the 19th-century warehouse typology and celebrating the historical, and cultural characteristics around the site.

### NO. 69-77:

No.69-77 are Grade II listed buildings which form a terrace of tenements along Lever Street. The original buildings had open rear gardens, but these were soon built on as demand for more housing and factory spaces grew, during the industrial revolution of the 19th century. Each floor was let as either a two-roomed apartment or as two single-roomed dwellings. During the 18th and 19th centuries the top floors of 69-77 acted as Loom-shops. Note, No. 69-77 are not within the sites' boundary.



Fig. 33 No. 69-77

### NO. 58:

No. 58 was built in the late-19th century and is not a listed building. The former warehouse was incorporated into the neighbouring warehouse in the late 20th century. The building was constructed as a warehouse in an Italianate style. The building is constructed from red brick with four bays broken up using pilasters at first and second floor with stone Corinthian capitals which rise to form round arches with central keystones. The building adopts the mid-19th century warehouse typology which featured heavily in the architectural character of the Northern Quarter and therefore holds historical interest in the area.



Fig. 34 No. 58 derelict Warehouse

### NO. 56:

No. 56 Lever Street consists of a large five storey building of red brick with five bay elevations to Lever Street and Houldsworth Street. The principal elevation includes a large central entrance with stone and timber arched surround. The building is believed to have been built during the mid-19th century to house the former Tin Plate manufactory Works. The original building was partially demolished to Lever Street and extended to Houldsworth Street in the late-19th century. The Houldsworth Street elevation was partially rebuilt c.1948 with alterations to the Ground Floor windows and new staircase. No. 56 is seen as having historic interest as a surviving mid-19th century warehouse in Manchester's Northern Quarter, however is not a listed building.



Fig. 35 No. 56 derelict Warehouse

# 2.8 Site Topography & Scale

The buildings adjacent to the site predominantly range from 5 – 7 storeys, with more recent developments along Great Ancoats Street featuring at 11 storeys.

The existing datum of buildings in the Northern Quarter ranges, however larger developments in the emerging context are present with taller residential buildings reaching 11 storeys. The datum along Lever Street is a variety of 3-5 storey buildings, with contemporary office buildings reaching 7-9 storeys high. Moving towards Great Ancoats Street, away from the city centre the height of the existing buildings becomes higher and breakaways from the traditional building datums of the Manchester's Victorian Northern Quarter. A number of listed buildings are within the vicinity of the site and are typically between 2-4 storeys high, with the exception of the Grade II\* listed Express Building which currently dominates the streetscape along Great Ancoats Street.

The majority of the Northern Quarter is situated within the Smithfield Conservation Area and Stevenson Square Conservation Area, which has largely dictated the scale of development in the local area. Larger buildings are situated outside of the Conservation Areas, such as Griffin House which sits adjacent to the application site, along Lever Street. Much larger buildings front onto Great Ancoats Street situated to the North towards NOMA and South towards New Islington. Moreover, there are a number of large developments along Great Ancoats Street which have been granted planning permission, reaching between no. 20 - 40 storeys tall.

The sites topography varies little across the site with only a small incline from Houldsworth Street and Great Ancoats Street.



Fig. 36 Site Topography Map

- KEY
- 11+ Storeys
  - 7 Storeys
  - 6 Storeys
  - 5 Storeys
  - 4 Storeys
  - 3 Storeys
  - 2 Storeys
  - 1 Storey

# 2.9 Emerging Scale

The Northern Quarter, Piccadilly and Ancoats areas is going through a redevelopment which are at various stages of the planning process, under construction or recently completed and is therefore very much an emerging context rather than an established existing context.

Since 2019, a number of high-profile tall buildings have been approved by MCC which front onto Great Ancoats Street. A mixture of office, residential and hotels have been granted planning approval, with a number of developments reaching completion in 2022 & 2023. The scale of the developments highlighted have had a significant impact on the skyline in Manchester City Centre, with some approved schemes reaching circa no. 33 storeys.

Although Manchester does not have a specific Tall Building Strategy, there are three documents we have used to find guidance to establish clear principles and advice to ensure the proposed are well designed.

**Guidance documents for tall buildings in Manchester City Centre:**

- Historic England - Tall Buildings
- Core Strategy Policy
- CABE - Guidance on Tall Buildings

**KEY DEVELOPMENTS:**

**1 NEW VICTORIA:**

- Use: Residential
- No. of Storeys: **25**
- Approved in **2016**
- Completed in **2023**

**2 4 ANGEL SQUARE:**

- Use: Offices
- No. of Storeys: **11**
- Approved in **2019**
- Completed in **2023**

**3 2 ANGEL SQUARE:**

- Use: Offices
- No. of Storeys: **14**
- Approved in **2022**

**4 SWAN HOUSE:**

- Use: Residential Build to Rent
- No. of Storeys: **30**
- Approved in **2019**
- Construction started in **2021**

**5 40 SWAN STREET:**

- Use: Residential & Hotel
- No. of Storeys: **10**
- Approved in **2021**

**6 ONE PORT STREET:**

- Use: Residential
- No. of Storeys: **33**
- Approved in **2022**
- Construction started in **2023**

**7 HILTON MOTTO HOTEL:**

- Use: Hotel
- No. of Storeys: **20**
- Approved in **2023**

**8 NEW ISLINGTON WHARF PHASE 4:**

- Use: Residential
- No. of Storeys: **16**
- Approved in **2020**
- Completed in **2023**

**9 VICTORIA HOUSE**

- Use: Residential
- No. of Storeys: **25**
- Approved in **2020**
- Construction started in **2022**



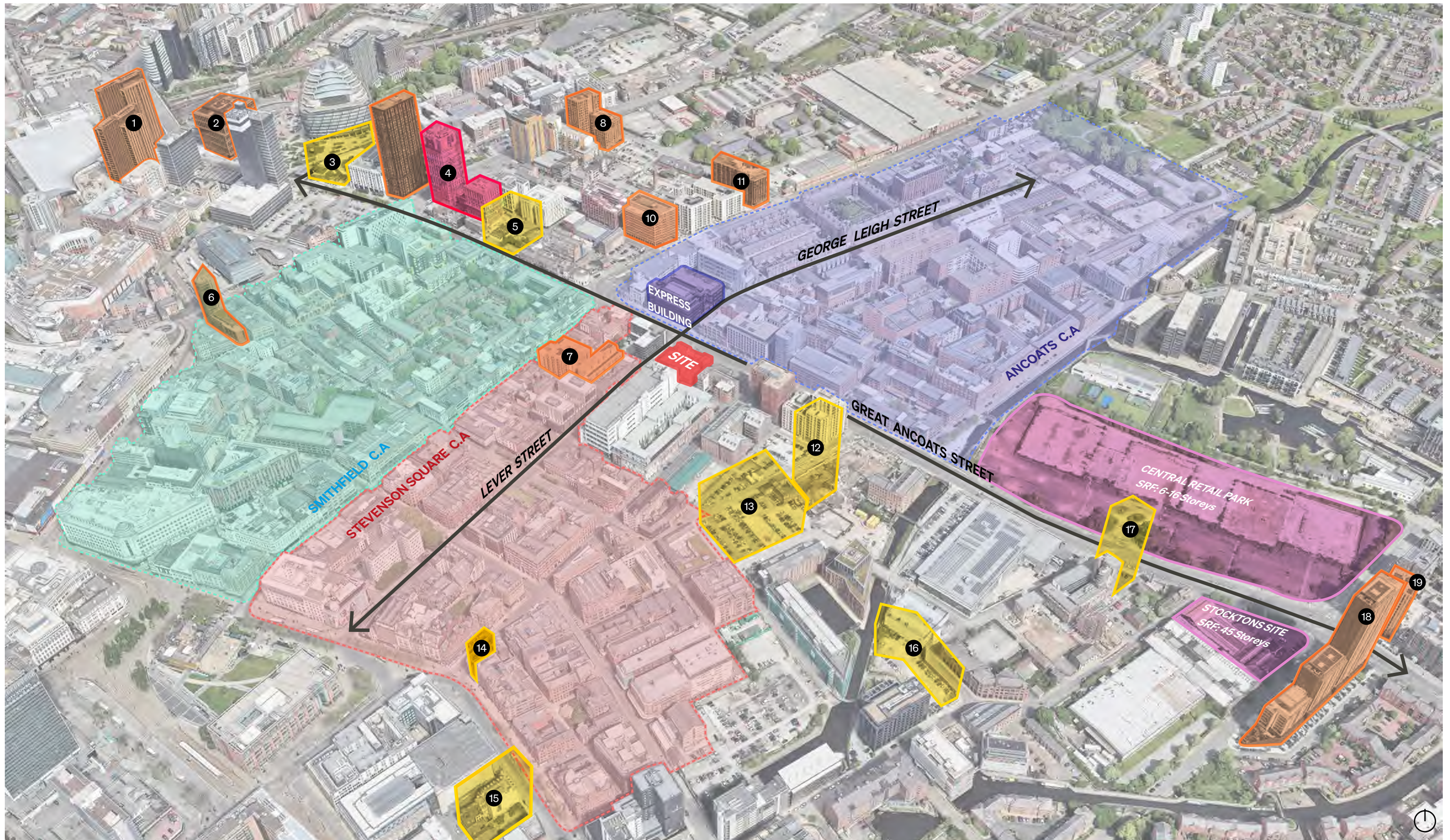


Fig. 37 Illustrative Emerging Context Map

KEY:

|                                    |                                    |
|------------------------------------|------------------------------------|
| Completed Development              | Ancoats Conservation Area          |
| Construction Commenced Development | Stevenson Square Conservation Area |
| Planning Approved Development      | Smithfield Conservation Area       |
| Potential Developments             |                                    |

- |                                    |                                  |                                              |
|------------------------------------|----------------------------------|----------------------------------------------|
| 1. New Victoria - 25 Storeys       | 8. The Quarters - 8 Storeys      | 15. 12-16 Piccadilly - 33 Storeys            |
| 2. 4. Angel Square - 11 Storeys    | 9. Ancoats Garden - 15 Storeys   | 16. Eider House - 10 Storeys                 |
| 3. 2. Angel Square - 14 Storeys    | 10. Poplin - 12 Storeys          | 17. Hilton Motto Hotel - 20 Storeys          |
| 4. Moda Angel Gardens - 35 Storeys | 11. Bendix Street - 12 Storeys   | 18. Oxygen Tower - 31 Storeys                |
| 5. Swan House - 30 Storeys         | 12. One Port Street - 33 Storeys | 19. New Islington Wharf Phase 4 - 16 Storeys |
| 6. 40 Swan Street - 10 Storeys     | 13. 1NQ - 12 Storeys             |                                              |
| 7. Glassworks - 17 Storeys         | 14. 16 Piccadilly - 10 Storeys   |                                              |

# 2.10 Local Uses & Amenity

The Ground Floor uses of the local area. These include commercial, leisure, food & beverage, retail and residential uses. Along Lever Street there is predominantly commercial and retail units which front onto the historic Northern Quarter Street. Conversely, along Great Ancoats Street there is a variety of residential, commercial and retail uses which make up the majority of the North-East edge of Manchester's Northern Quarter.

Traditionally, the Northern Quarter was used for industry and innovation, as demonstrated by the historic warehouses of the 18th & 19th centuries. This area of Manchester City Centre is synonymous with manufacturing and innovation dating back two hundred years.

Over recent decades the emphasis in Local Uses and Amenities have transitioned from an industrial emphasis to a greater number of commercial uses.



- KEY
- Commercial
  - Community / Leisure
  - F&B
  - Retail
  - Residential

Fig. 38 Local Uses & Amenity Map

# 2.11 Transport & Movement

## WALKING ROUTES:

The site is accessible from all approaches via foot, with footpaths situated on each road on the perimeter of the site. Its' primary access is situated along Great Ancoats Street and Lever Street, the two mian roads running adjacent to the site.

## CYCLE ROUTES:

The site is situated along a newly reconstructed cycle route on Great Ancoats Street, this route connects the site to the City Centre.

## VEHICULAR ROUTES:

Great Ancoats Street and Lever Street provide the primary means of vehicular access to the site, secondary being Houldsworth Street and Little Lever Street. Little Ancoats Street has a single carriageway access into the existing site, back onto by the existing parcel of buildings on the site.

## PUBLIC TRANSPORT:

The site is served by several bus routes from Great Ancoats Street and Lever Street, the closest being New Cross stop on Oldham Street corner a 2 minute walk away.

Manchester Victoria is approximately a 15 minute walk along Great Ancoats Street, providing national rail services.

Piccadilly Gardens tram stop is a short 8 minute walk along Lever Street providing further public transportation links to the site.



Fig. 39 Pedestrian Routes

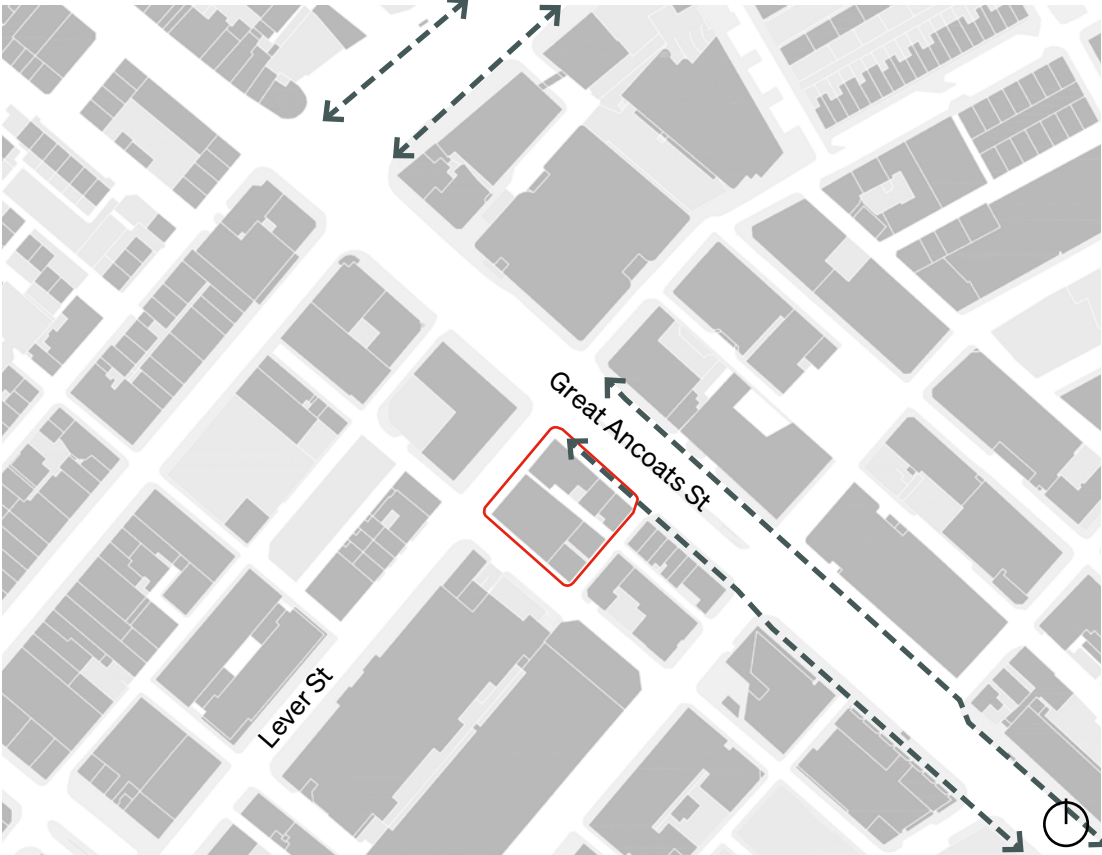


Fig. 40 Cycle Routes

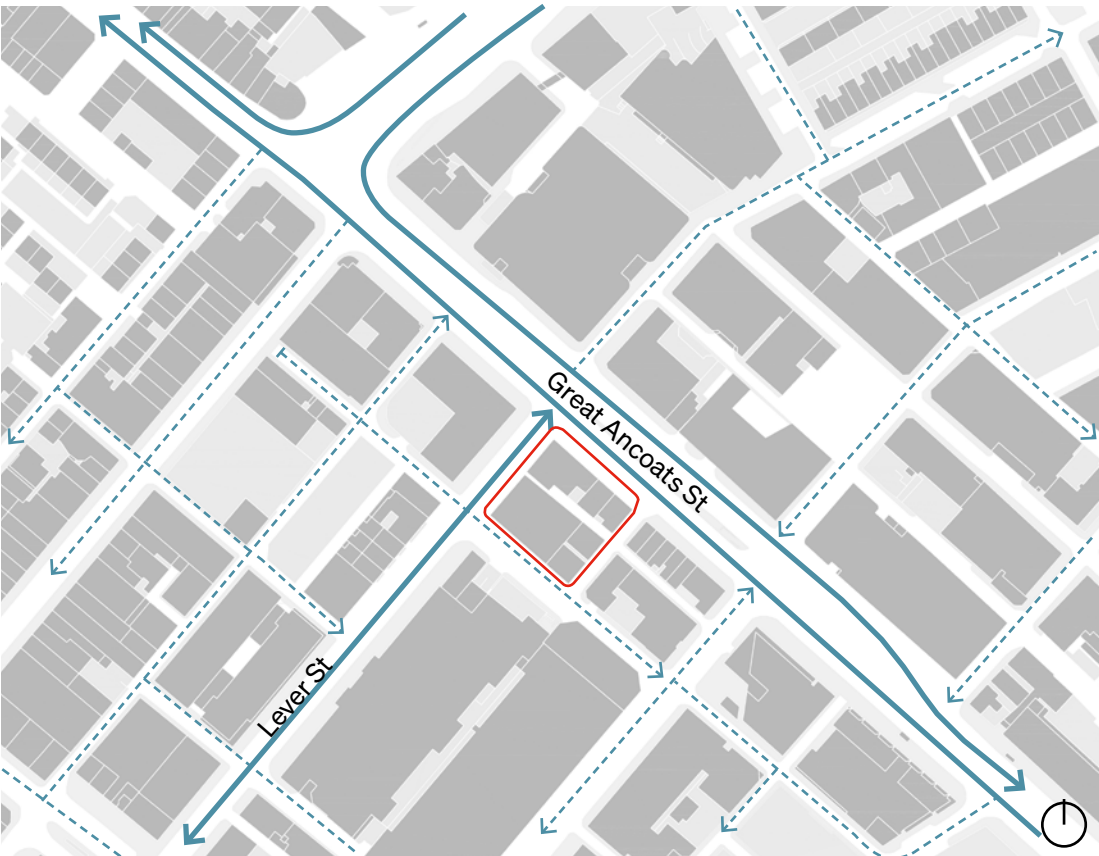


Fig. 41 Vehicular Routes

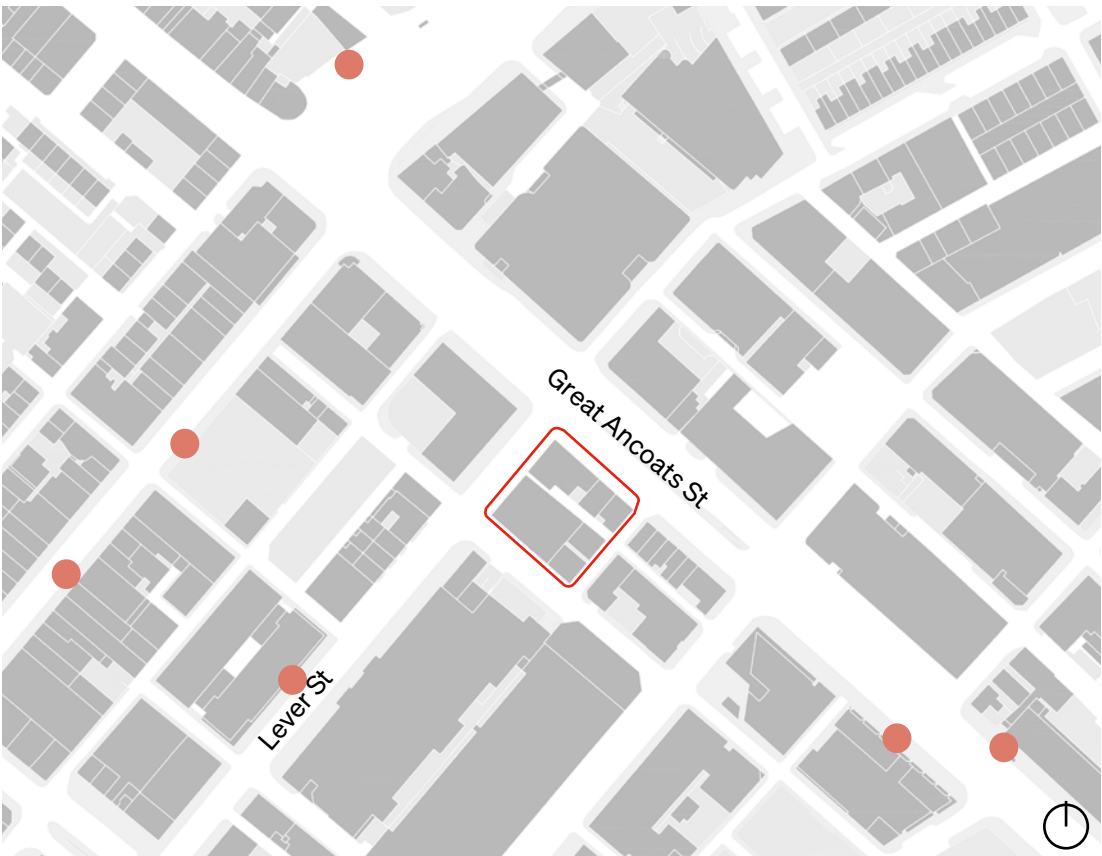


Fig. 42 Bus Stops

- KEY
- Pedestrian Routes
  - - - Dedicated Cycle Routes
  - Primary Vehicular Routes
  - - - Secondary Vehicular Routes
  - Bus Stop

# 2.12 Planning Context

The following section provides an overview of the planning context provided by MCC.

### Core Strategy

The Core Strategy is the key document in Manchester’s Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

### Policy CC 10 A Place for Everyone

Highlights that the city centre should develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through uses which increase the diversity of activity in the city centre, with an emphasis on family oriented activity and high standards of accessibility to buildings and across spaces in the city centre.

### Policy EN 2 Tall Buildings

The Policy defines ‘Tall Buildings’ as buildings which are “substantially taller than their neighbourhoods and/or which significantly change the skyline”. Proposals for tall buildings will be supported where it can be demonstrated that they:

- Are of excellent design quality;
- Are appropriately located;
- Contribute positively to sustainability;
- Contribute positively to place making, for example as a landmark, by terminating a view;
- Or by signposting a facility of significance;
- Will bring significant regeneration benefits.

### Policy EN3 :Heritage

States that the Council will encourage development that is complementary to and takes advantage of the distinct historic and heritage features. New development must be designed to support the Council in preserving or where possible, enhancing the character, setting and accessibility of areas and buildings of acknowledged importance. This is of particular relevance to the Site given the heritage assets within the defined boundaries.

### Supplementary Planning Policies:

- Manchester Strategy 2016
- MCC Design for Access 2 (2013)
- MCC Guide to Development in Manchester (Adopted 2007)
- MCC Waste Storage & Collection Guidance for new developments (GD 04, 2017)
- MCC Blue and Green Infrastructure Strategy
- Secured by Design Standards
- TfGM Greater Manchester Cycling Design Guidance & Standards (2014)
- Draft Places for Everyone Document

Refer to Planning Statement for full assessment of planning context.



Fig. 43 Manchester's Local Development Framework Document



Fig. 44 Macnhester's Development Control Policies

# 3.0 Design Approach

# 3.1 Vision & Brief

Sitting strategically as one of the main arterial routes into the city centre, the site is located on the junction of Lever Street and Great Ancoats Street and sits in close proximity to New Islington, Stevenson Square and Piccadilly Gardens. Comprising numerous buildings, it is currently only partially occupied by restaurants and has lacked significant investment for some time.

A lack of historical investment has led to many of the existing buildings falling into severe disrepair, and a fundamental aspect of the development is the considered retention of key buildings or facades within the block, which have both historical and architectural townscape value.

The vision is to give this city block a new lease of life and transform it into a vibrant mixed-use destination which responds to its urban and historic context, with a bold and dramatic approach to massing which will positively contribute to Manchester's skyline. At ground floor, the vision is to deliver an active ground floor providing a mix of flexible uses, to offer significant community value for Northern Quarter residents.

The client brief is for a commercial-led scheme in response to the current lack of Grade A office space available in the Northern Quarter, which have resulted in many employers relocating to other areas within the city. Over the past decade, there has been very little local development of new build offices except for The Hive on Lever Street. In its opening in 2012, The Hive achieved maximum occupation in just under 24 months and the availability of new space spearheaded the re-location of The Arts Council to the area.

The significant economic benefits should not be underestimated, including the potential to generate 800 direct jobs in the high value, high paying sectors as well as a predicted annual GVA contribution of £60m to the Greater Manchester economy. The development will provide a valuable boost to the city centre economy, driving footfall and boosting spend which local businesses will benefit from.

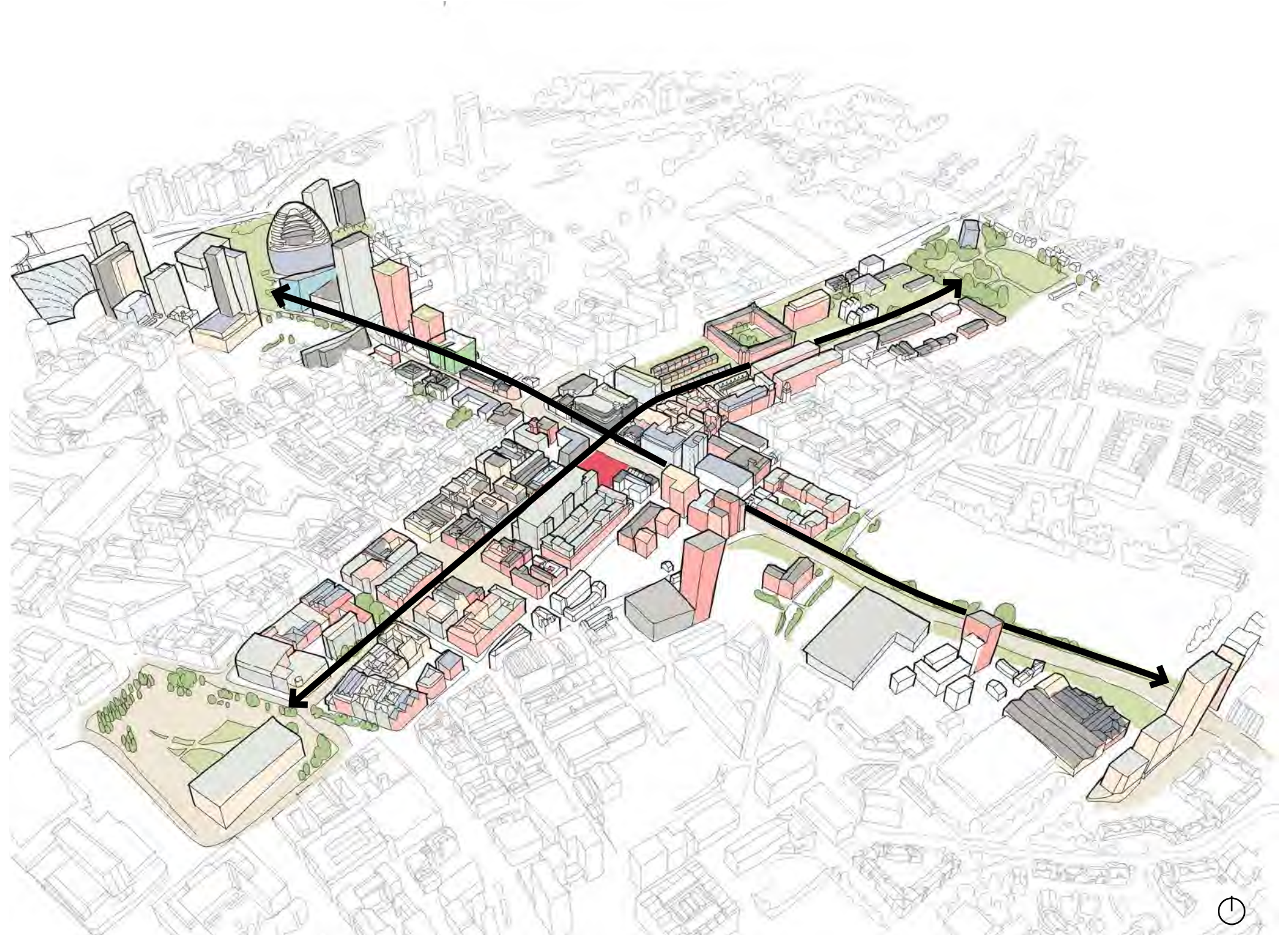


Fig. 45 Illustrative Diagram: A key intersection

## 3.2 Opportunities and Considerations

As identified in the contextual analysis, the site benefits from its city centre location on a key intersection, which creates opportunities within the scheme design. It also provides a number of challenges which need to be carefully considered through appropriate mitigation and design measures so as not to affect the quality when the scheme is delivered.

### OPPORTUNITIES:

- An opportunity to create a mixed-use destination in the heart of the Northern Quarter.
- An opportunity to create a distinctive and bold landmark building of the highest design quality which at street level enhances the historic urban grain of the Northern Quarter.
- An opportunity to give selected, neglected buildings a new lease of life, emphasising the historic significance of the area.
- An opportunity to significantly improve the ground floor animation and active uses which contribute to this vibrant city quarter.
- An opportunity to provide a high quality, innovative office building.

### CONSIDERATIONS:

- Proximity to busy roads, in particular Great Ancoats Street, in terms of noise pollution and air quality.
- It is a compact site where considerations need to be given to building footprints, massing, the amount of public space being provided, creating a pedestrian friendly scheme.
- As there is a significant amount of development being undertaken at various stages of planning / construction by developers within the area. It is critical to ensure that the ideas and vision for the area is cohesive and do not conflict with neighbouring proposals.
- The retained façades existing condition being in an unknown state as internal surveys are not able to be completed due to safety.



Fig. 46 Existing site aerial

# 3.3 Initial Approach

The site has lacked significant investment for some time, with many of the buildings falling into disrepair and significantly modified or altered from their original use. Whilst some of the buildings on the site are still in use, structural surveys have identified that some of the vacant buildings are suffering from significant structural defects. This has been a consideration in the various options for redevelopment of the site. Along Lever Street, in particular, much of the original Northern Quarter character and townscape can be appreciated, even though many of the facades have been modified at the ground floor.

Early in the process of developing the brief, numerous options were explored for how this site could be brought back into full use, taking into consideration the existing condition of the buildings, their heritage significance and commercial viability.

The options below illustrate various ways in which the team have tested the redevelopment of the site to provide a balance between retention and demolition, to maximise the opportunity within the site:

**OPTION 1 - RETENTION AND EXTENSION OF EXISTING BUILDINGS:**

Renovation and rebuild of internal space & dilapidated structure.



Fig. 47 Option 1: Aerial View

**OPTION 2 - PARTIAL DEMOLITION:**

Retaining majority of buildings on site. Renovation and rebuild of internal space and dilapidated structure. Demolish buildings 8,9,10,11-12 along Houldsworth Street and Little Lever Street. Erection of a low-rise office building behind.

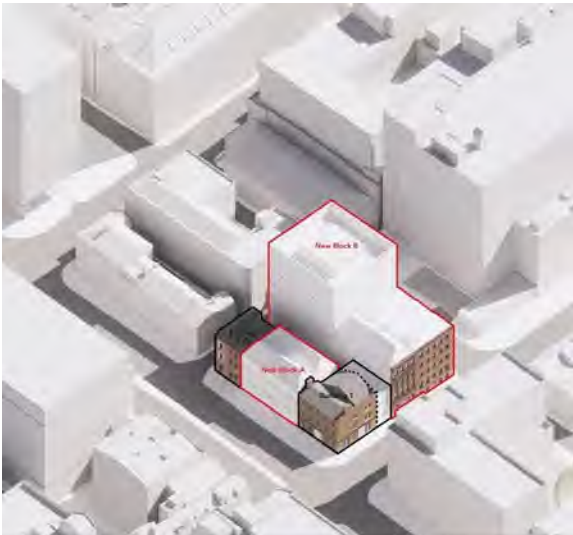


Fig. 48 Option 2: Aerial View

**OPTION 3 - FACADE RETENTION & PARTIAL DEMOLITION:**

Facade of 58 & 56 Lever Street to be retained. Bem Brasil building and No. 40-42 Great Ancoats Street to be retained and refurbished. Erection of mid-rise office building along Houldsworth Street and Little Lever Street.



Fig. 49 Option 3: Aerial View

**OPTION 4 - FACADE RETENTION & PARTIAL DEMOLITION**

Bem Brasil building to be retained. Facade of 58 Lever Street to be retained. Demolition of other buildings on site and erection of mid-rise office building.

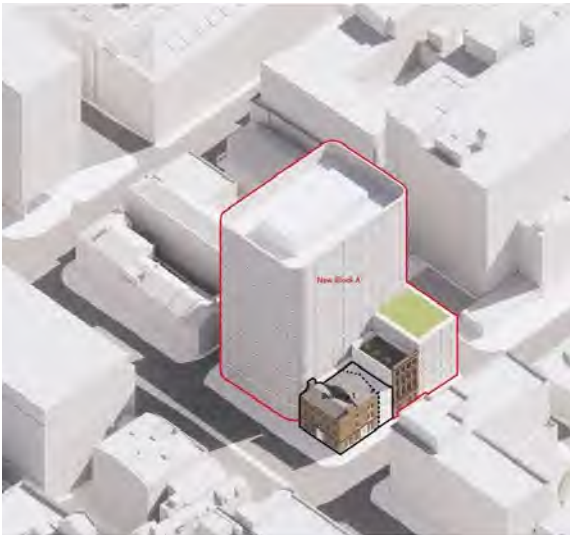


Fig. 50 Option 4: Aerial View

**OPTION 5 - FULL DEMOLITION OF EXISTING BUILDINGS ON SITE**

Erection of new office tower which occupies the whole site.



Fig. 51 Option 5: Aerial View

# 3.4 Initial Heritage-Led Options

The site has lacked significant investment for some time, with many of the buildings falling into disrepair and significantly modified or altered from their original use. Whilst some of the buildings on the site are still in use, structural surveys have identified that some of the vacant buildings are suffering from significant structural defects. This has been a consideration in the various options for redevelopment of the site.

Along Lever Street, in particular, much of the original Northern Quarter character and townscape can be appreciated, even though many of the facades have been modified at the ground floor.

Early in the process of developing the brief, numerous options were explored for how this site could be brought back into full use, taking into consideration the existing condition of the buildings, their heritage significance and commercial viability.

Following the study on the previous page, and after consultation with MCC (See Section 3.5 for further details) and Historic England, it was clear that a heritage-led approach was appropriate for the site, to retain some of the historic and architectural value particularly along Lever Street.

Three further options were therefore explored in more detail, all based on a heritage-led approach which looks to balance retention and new build. These options were subsequently presented within the public consultation in November 2022 for feedback.

## OPTION 1: MAXIMUM FACADE RETENTION

83% facade retention  
0% original footprint retained

This option explores retaining the majority of the existing facades around the perimeter of the block, which would likely be supported using new structure, with a new building in the middle. Given the variation in window positions between the facades, the relationship between the existing window positions and the windows of the new building will not be consistent, hence this option will feel more like a 'stage set' than an integrated building which blends old and new.

- + Maximum facade retention
- + Bigger new build floorplates which lend themselves well to office use
- A 'stage set' which loses the integrity of buildings and roofscapes
- No set-back on Lever Street and therefore had greater visual impact



Fig. 52 Option 1: Maximum Facade Retention



Fig. 53 Option 2: Part Retention



Fig. 54 Option 3: Lever Street Retention



### OPTION 2: PART RETENTION

65% facade retention  
24% original footprint retained

This option explores retaining the majority of the facades and footprints on Lever Street, in addition to the facade of the corner building on Great Ancoats Street. Given the variation in building heights of the retained facades, the new building is raised to sit above the retained buildings to provide a consistent datum, which is set away from Lever Street to respect the streetscape.

- + Retention of 40 & 42 Great Ancoats Street 25 Houldsworth Street facades
- + Important vista along Lever Street maintained by setting back the massing
- + Integrity and roofscape of Bem Brasil and 56 Lever Street retained
- Integrity and relationship of old vs new along Great Ancoats Street is lost
- Structural and technical complexity
- Additional height to the new building

### OPTION 3: LEVER STREET RETENTION

40% of the original facades retained  
21% of original footprints retained

This option provides the clearest design rationale and legibility between the historic buildings and the new buildings. This is achieved by retaining the buildings and footprints along Lever Street and setting the new building behind, where it can meet the ground and address the surround streets in terms of materials and detailing.

- + 40% of the original facades retained
- + 21% of original footprints retained
- + Legibility and integrity of historic buildings is maintained
- + Impact on sensitive Lever Street views are mitigated by setting back massing
- Loss of other buildings on site



### PREFERRED HERITAGE-LED OPTION

Having considered the initial options with MCC, Option 3 was the preferred option which respected the historic context whilst balancing commercial aspects. It also provided a clear and legible design approach between the old and new, allowing the new taller new building set back from Lever Street and be properly grounded.

Using the retained facades as a new front door and main arrival point off Lever Street, the revitalised ground floor will provide active frontages to the primary streets. Behind the retained facade of 58 Lever Street will be an open courtyard, which will provide a secluded dwell space away from the busy road from which the surrounding buildings can be accessed.

The historic Bem Brasil building (32 Great Ancoats Street) will be pivotal to the ground floor experience, and has the opportunity to become a destination within itself, reinstated to its former glory worthy of this important corner site opposite the Express Building.

Given the strategic importance of this intersection of Great Ancoats Street and Lever Street, there is suitable justification for a building of scale on this site which respects the streetscape of Lever Street into and out of the conservation areas.



Fig. 55 Great Ancoats Street CGI



Fig. 56 Lever Street CGI

# 3.5 External Consultation

Between May 2020 and January 2022, numerous pre-applications discussions were had with MCC planning and heritage officers, to discuss emerging design concepts, approach to heritage retention and scale/massing. These discussions were followed by consultations with Historic England (Aug 2022) and both Piccadilly and Ancoats Ward Councilors (Sept-Oct 2022), to present the developed design ahead of a public consultation.

Key feedback from Historic England is provided below, which helped to inform the final designs:

- The new building should be an example of high-quality architecture, but it should not be visually distracting within its immediate setting.
- It is positive to see some of the architectural language of the Express Building incorporated into the design of the new tower element.
- They did not believe the scale of the building presented a fundamentally harmful approach to the site, but further visualisations from key approaches are needed for consideration within a planning application.
- A cautious approach to façade retention should be applied; The proposals should retain a meaningful ability to understand the historic form and depth of the retained buildings.

A public consultation event was subsequently held on 2nd November 2022, aptly hosted within the Express Building opposite the site. This was held in-person but a website and email response option was made available for those unable to attend. A summary of the responses is below:

- |                |                      |
|----------------|----------------------|
| — 6x responses | Supportive           |
| — 3x responses | Partially supportive |
| — 1x response  | Not supportive       |
| — 1x response  | Undecided            |

## POSITIVE COMMENTS:

- Overall improvement to a neglected site
- Welcomed retention of heritage elements

## NEGATIVE COMMENTS:

- Feels too tall for the area
- Impact during construction and operation (traffic)



Fig. 57 Public consultation location: Express Building (opposite site)



Fig. 59 Public consultation photograph



Fig. 58 Public consultation boards

# 3.6 Developed Design Concept

In the period between Jan 2023 and Jan 2024, the design continued to be developed through consultation with MCC planning officers, building on the overall positive engagement and feedback from the public consultation.

A key question posed was: How can we make this a bolder and more ambitious proposition for Manchester and future occupiers of the building?

In response to this question, a review of the massing was undertaken to explore whether the office floorplates could increase in size above the datum of the retained buildings. The benefit of this is two-fold; It creates a more dramatic and bold form, which positively engages with the historic buildings below, whilst also driving further development value which can be invested in the delivering a collection of buildings of the highest design quality. Whilst viability remained a challenge given the economic climate, it was not a driver.

Various massing options were explored which tested the number, sizes and proportions, with the preference being to create a double-step which responds to both the medium and long distance vistas along both Great Ancoats Street and Lever Street.

At each step, the exposed soffit creates an opportunity to express the identity of the building and creative character of the Northern Quarter, either subtly through colour/light, or a more bold and curated approach in collaboration with a local artist, which can be brought forward through a separate planning application, should this be required.

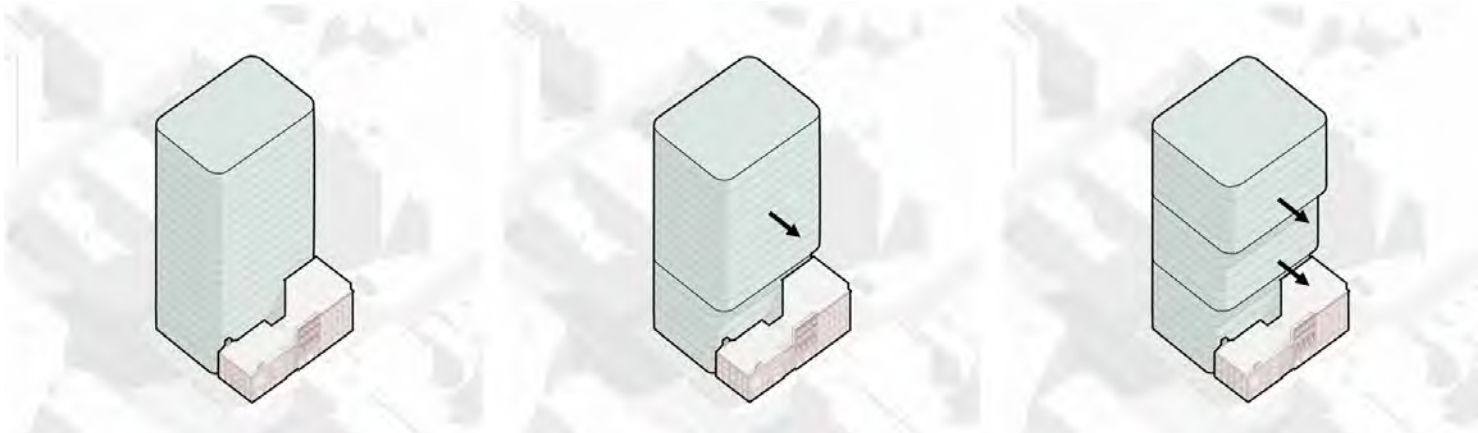


Fig. 60 Precedent images: Relationship with new vs old



Fig. 63 Consultation Scheme



Fig. 62 Post-consultation design: Stepped approach

# 3.7 Layout, Use & Amount

## GROUND FLOOR:

The Ground Floor has been designed to be as open as possible for all users. An independently run café is situated along the Northern elevation, fronting onto Great Ancoats Street. This will activate the Streetscape along Great Ancoats Street. The main entrance is accessed through the courtyard. A double height entrance is proposed to celebrate the Ground Floor entrance. The core and back-of-house facilities have been consolidated to front onto the eastern elevation along Little Lever Street. This helps to maximise internal space for users of the Ground Floor.

An independent café is located on the Ground Floor of the Creative Hub. This fronts onto the Courtyard space with the main entrance located from the Tech Hub. Spill out space into the Courtyard is provided to accommodate for all users during all seasons.

The entrance into the Courtyard is located on the west elevation, along Lever Street. The entrance is gated and provides security during closed hours. The main entrance to the Tech Hub is located within the Courtyard, with cycle access provided on the south elevation, along Houldsworth Street.

## Tech Hub & Creative Hub Key Spaces:

- **Cafés, which can be independently operated and accessed**
- **Flexible space**
- **Back-of-house facilities such as management offices, WCs etc**

## SECOND FLOOR:

The floor has been designed to provide flexible working space to accommodate a variety of needs depending on the tenancy. The two main office spaces are located in the Creative Hub and the Tech Hub. The Tech Hub office space aims to be flexible for future tenants, whilst the Creative Hub offers tenants a prime space for collaborative working while being flexible to accommodate breakout spaces for future users.

## THIRD FLOOR:

The Third Floor has a variety of spaces including a Business Lounge, Terrace and Office space. The spaces offer opportunities for breakout spaces, events and collaborative working. The Business Lounge and Terrace are accessible to all users of the Tech Hub and accessed from the central core.

## Key Spaces:

- **Events / Functions**
- **Collaboration / Large Meeting Spaces**
- **Café / Bar / Catering (No.32 Restaurant)**
- **Business Lounge**
- **Terrace Space (accessed from the Business Lounge)**

## TYPICAL FLOORS:

The office floorplates are designed to be flexible working spaces which can accommodate single or multiple tenants with opportunities in the slabs to create voids to connect multiple floors together, depending on tenancy demands. The Tech Hub floorplates are designed as open plan and can accommodate cellular spaces subject to the limits of the building services and building regulations.

## USE & AMOUNT:

The proposal is for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey building comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant, and landscaping. c.16,989 m2 / 182,870 ft2 (GIA) of commercial office space provided across G+17 storeys (Tech Hub & Creative Hub) with flexible Grade A office space and South-West facing terrace fronting onto a private courtyard connected to Business Lounge and event space ( Tech Hub).

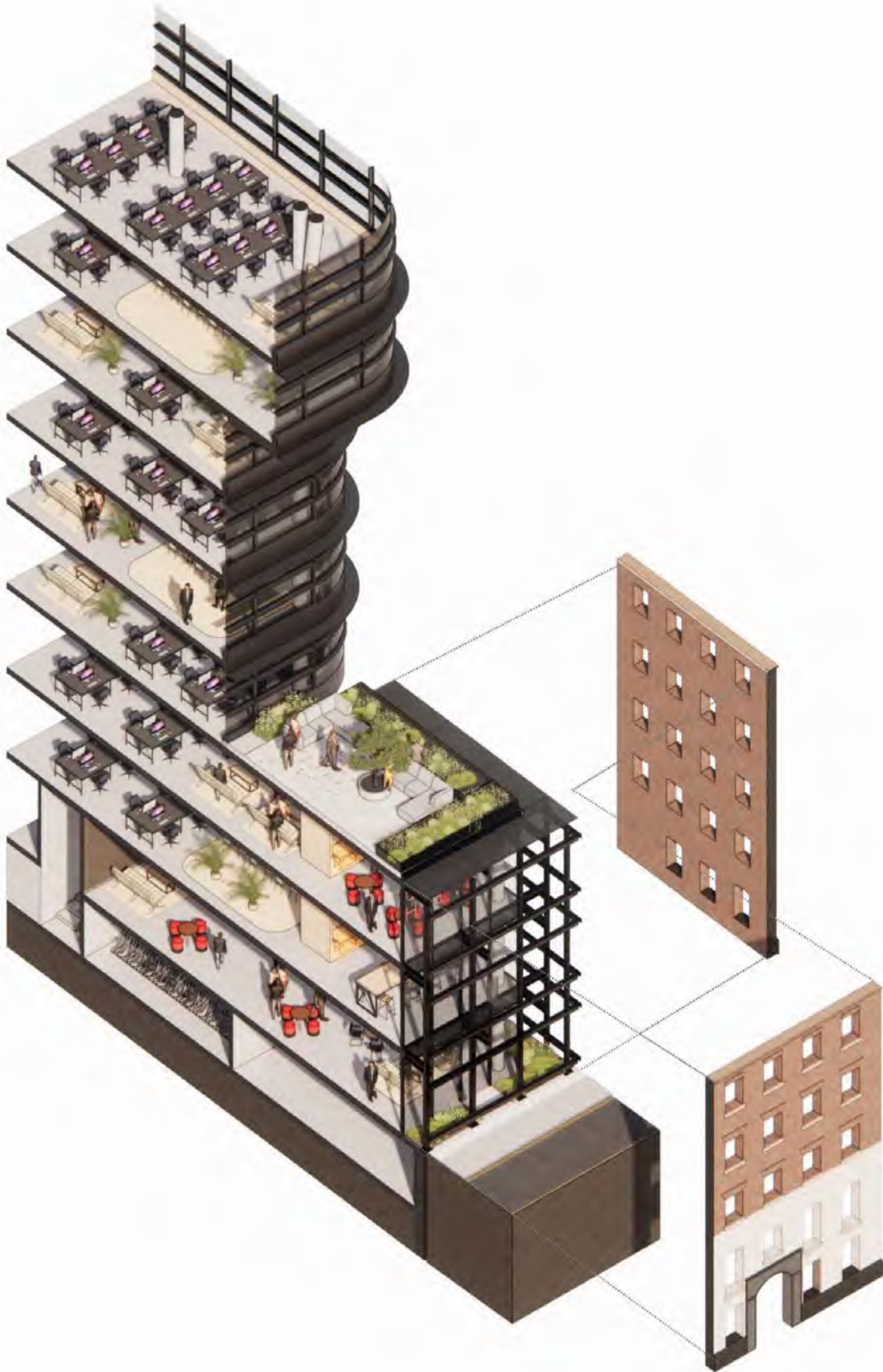


Fig. 64 Tech Hub & Creative Hub Axonometric Section

# 3.8 Demolition & Retention

The demolition and retention for the proposed scheme must be cautiously considered. There are various buildings on the site that need to be demolished, which are highlighted in red in the diagram provided.

No. 32 Great Ancoats Street, which currently houses the Bem Brasil restaurant, will be mostly retained. It will be restored to its 1930s look, with the white tiles cleaned and made good. The roof will also be restored and made good, subject to further surveys. The facade treatment on the ground floor will be altered, with the current timber panels to be removed and replaced with new dark grey ceramic glazed tiles and new windows. The main entrance will be relocated to the corner between Lever Street and Great Ancoats Street, with a new glazed door and fanlight above. The current signage along Lever Street will be removed, and the tiles behind will be cleaned and made good. The Lean-to section of the facade along Lever Street will be retained, with new glazed facades and new floors to be put up at the rear. The single-storey extension on Great Ancoats Street (No. 34) will be demolished, with a new wall to be constructed to enclose the building. The proposed new dark grey ceramic glazed tiles will wrap around the ground level to complete the restoration, while the white

tiles on the upper level will be cleaned and made good.

No. 56-58 Lever Street will have a full facade retention strategy. The warehouse buildings are dilapidated and currently unsafe to enter, with no opportunity to restore the existing building. Therefore, the roof, along with its windows and doors, will be removed, and any boarding or timber cladding will be taken off to expose the original brickwork and stone details. The facade will be restrained and fully supported during demolition, with a comprehensive retention strategy to be considered during the construction stage by the structure engineers. Along Houldsworth Street, the later addition to the warehouse building (25 Houldsworth Street) will be demolished, and new walls and infills will be constructed for any unsafe openings and key junctions to the new office building. For full details of the proposal, please refer to the planning drawings by details.

Key

- To Be Demolished
- Facade To Be Retained & Repaired
- Building To Be Retained & Refurbished
- Site Boundary

DOCUMENT REFERENCED IN THIS DRAWING

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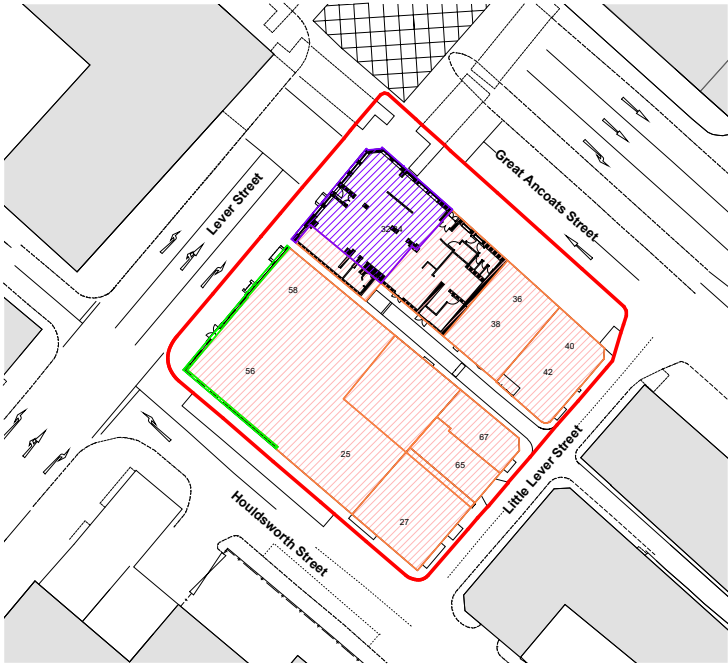


Fig. 68 Demolition Site Plan



Fig. 69 Condition of No 56-58 Lever Street



Fig. 70 Boarding covering stone details behind on 58 Lever Street



Fig. 65 Great Ancoats Street Demolition Diagram



Fig. 66 Lever Street Demolition Diagram



Fig. 67 Houldsworth Street Demolition Diagram

# B1 LEVEL

Refer to axonometric diagrams for description.

- KEY:
- 1. Existing Basement to be retained for storage
  - 2. Shower Rooms & lockers
  - 3. Tank room void
  - 4. Amenity space
  - 5. Tank room void
  - 6. Cycle Store
  - 7. Firefighting lift



Fig. 71 Proposed Section Key



Fig. 72 Basement 01 Floor Plan

Refer to axonometric diagrams for description.

- KEY:
- 1. Flexible use/ F&B
  - 2. Flexible use/ F&B
  - 3. Arrival space/Reception
  - 4. Courtyard
  - 5. Core
  - 6. Creative Hub Flexible Use/F&B
  - 7. Cycle Entrance
  - 8. Plant
  - 9. Refuse



Fig. 73 Proposed Section Key



Fig. 74 Proposed Ground Floor Plan

# L01

Refer to axonometric diagrams for description.

- KEY:
- 1. Flexible use/ F&B
  - 2. Office
  - 3. Void
  - 4. Core
  - 5. Creative Hub
  - 6. Plant



Fig. 75 Proposed Section Key

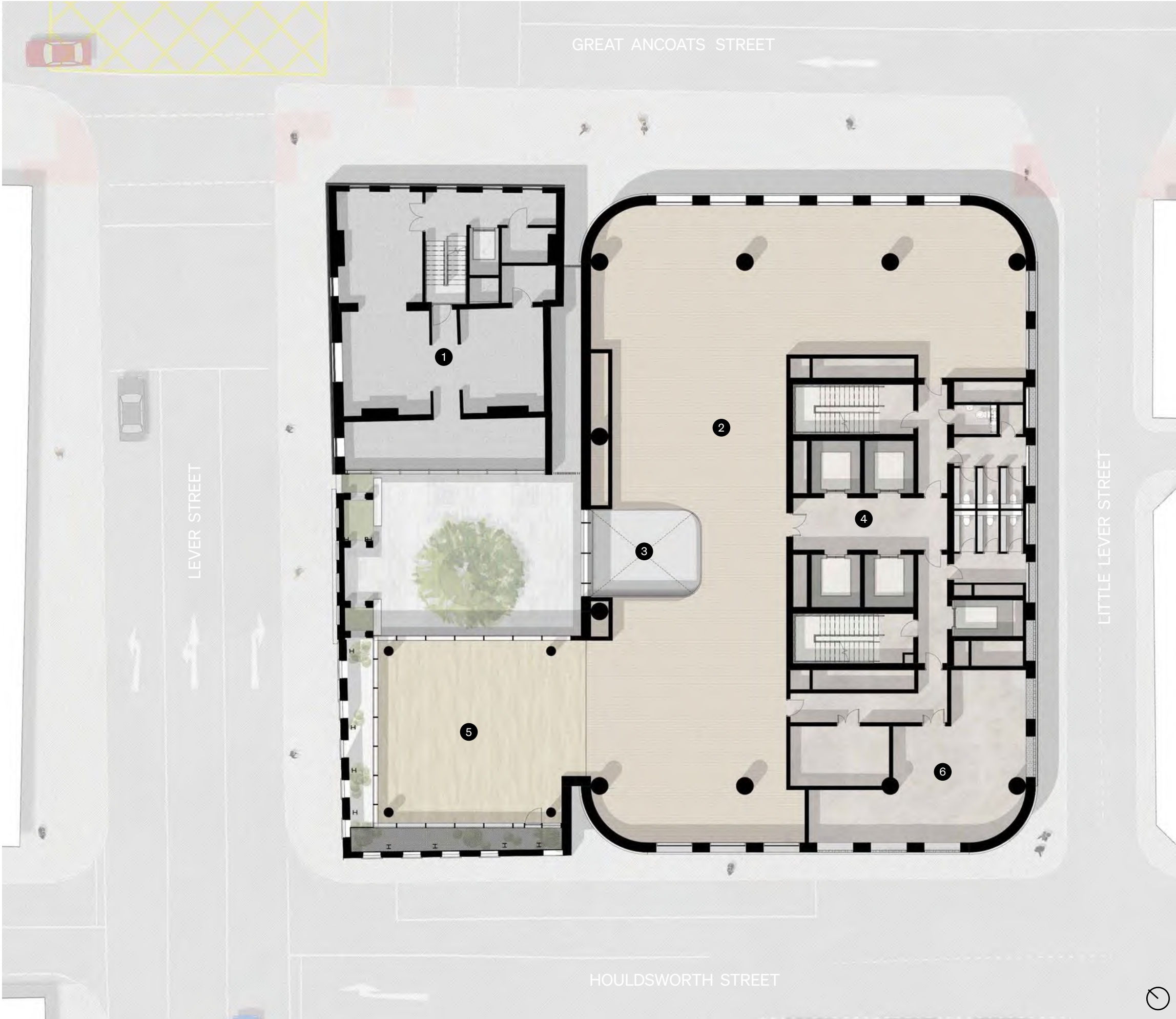


Fig. 76 Proposed First Floor Plan

# L02

Refer to axonometric diagrams for description.

- KEY:
- 1. Flexible use/ F&B
  - 2. Heritage Hub terrace
  - 3. Office
  - 4. Core
  - 5. Creative Hub

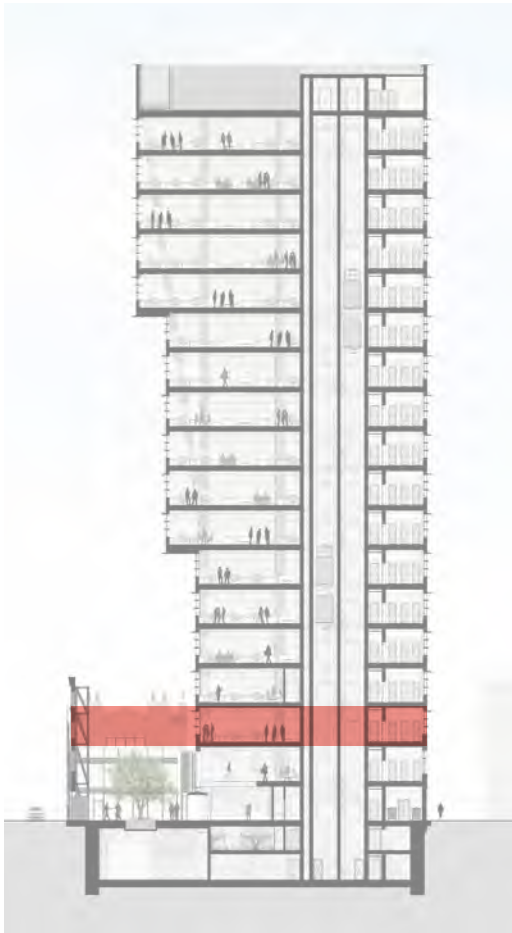


Fig. 77 Proposed Section Key



Fig. 78 Proposed Second Floor Plan

# L03

Refer to axonometric diagrams for description.

- KEY:
- 1. Office
  - 2. Core
  - 3. Creative Hub Terrace
  - 4. Business Lounge

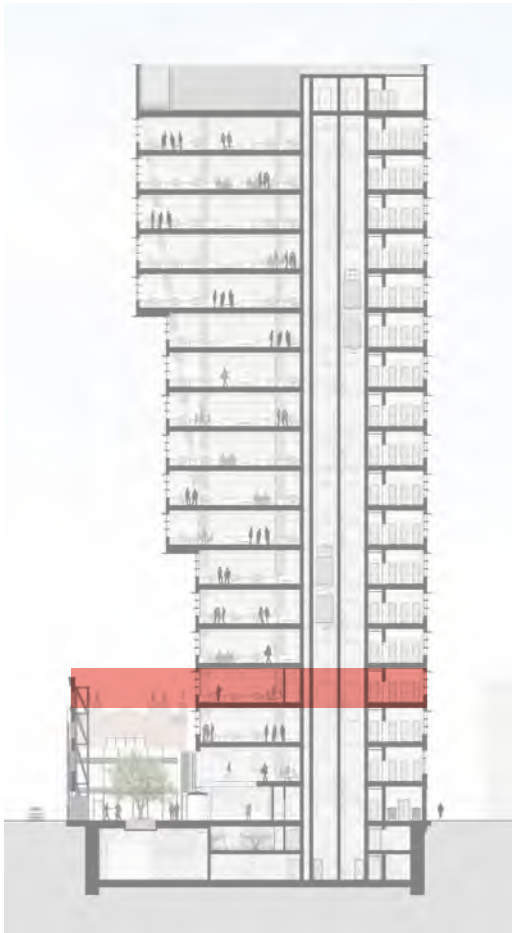


Fig. 79 Proposed Section Key

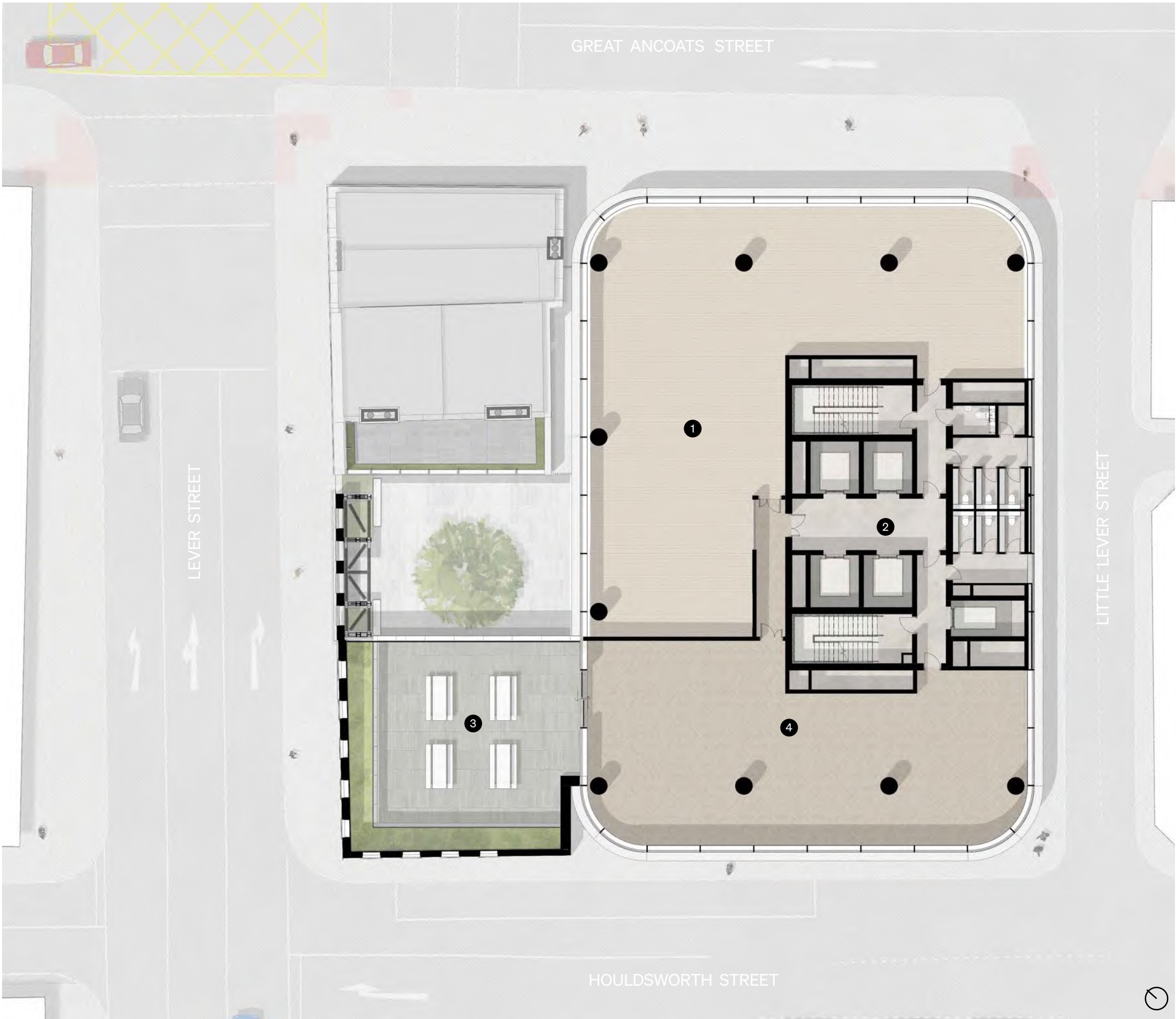


Fig. 80 Proposed Third Floor Plan

# L04-06

1. The design is based around a central lobby and T-shaped circulation. The core includes 5 no. lifts, including 1 no. firefighting lift and 2 no. stairs. The central core which is set-back from the façade consists of load bearing concrete walls with the WC's located against the façade at the head of the 'T' shaped lobby with natural light designed into the lobbies, with one accessible WC situated on the norther edge of the core .

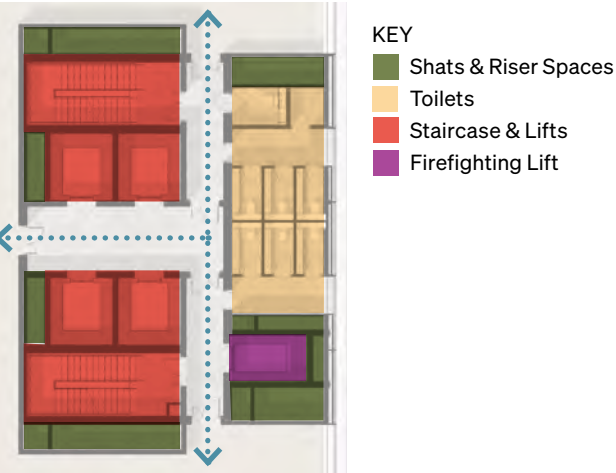


Fig. 81 Typical Floor Core Diagram

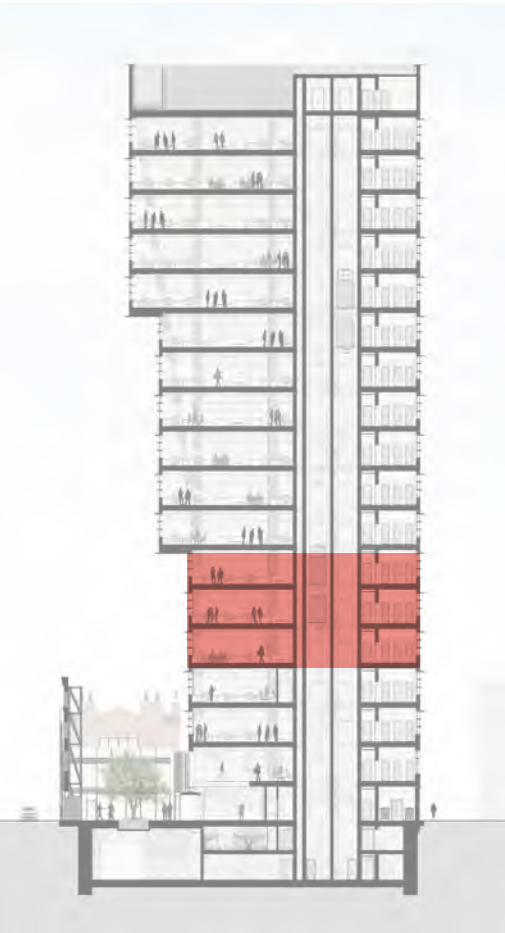


Fig. 82 Proposed Section Key



Fig. 83 Proposed Lower Typical Floor Plan

# L07-12

Refer to axonometric diagrams for description.

- KEY:
- 1. Office
  - 2. Core

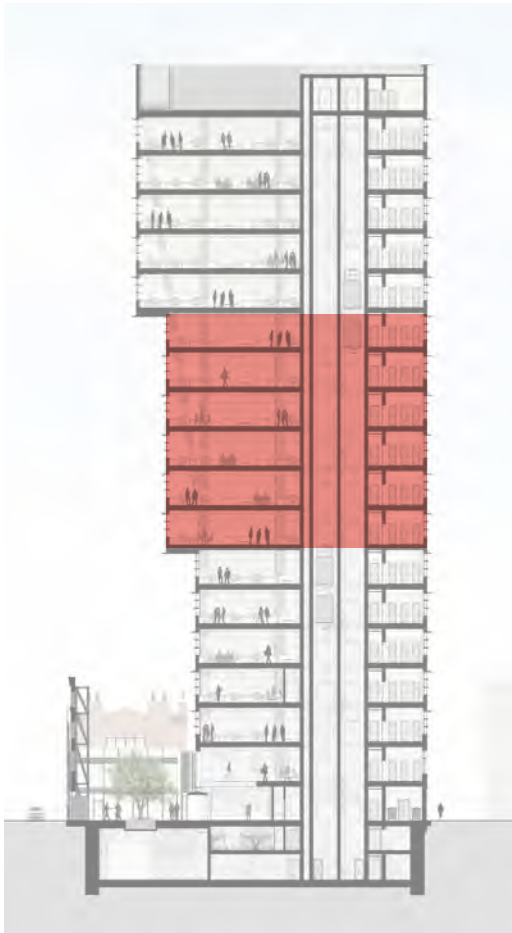


Fig. 84 Proposed Section Key

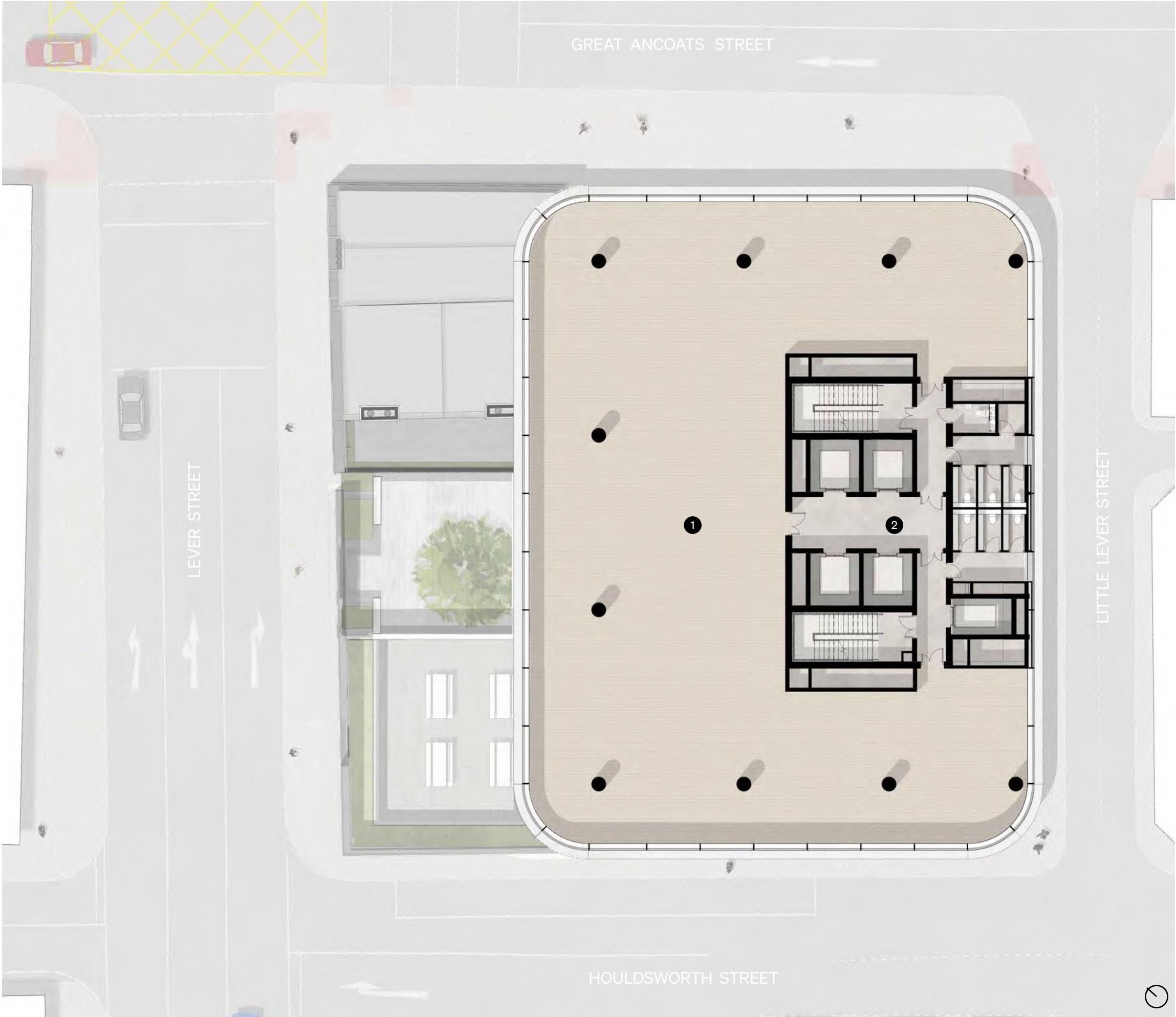


Fig. 85 Proposed Middle Typical Floor Plan

# L13-17

Refer to axonometric diagrams for description.

- KEY:
- 1. Office
  - 2. Core

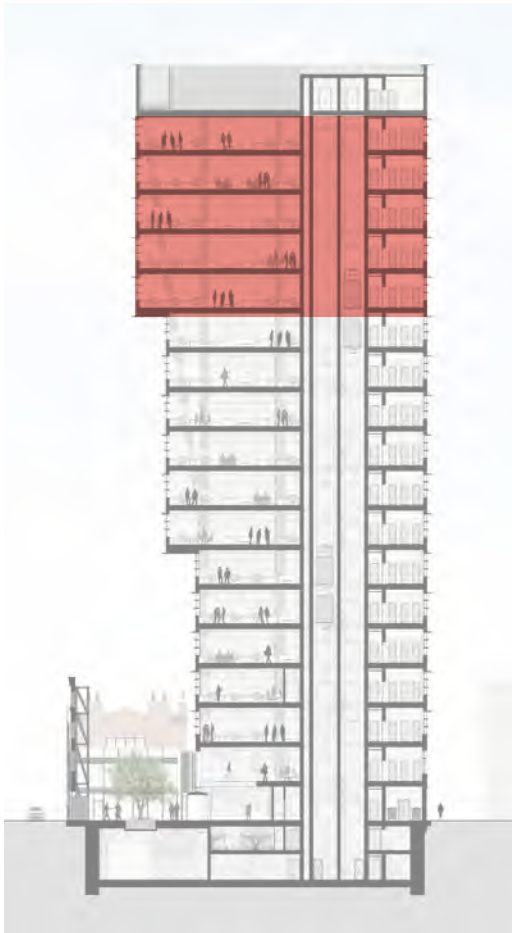


Fig. 86 Proposed Section Key

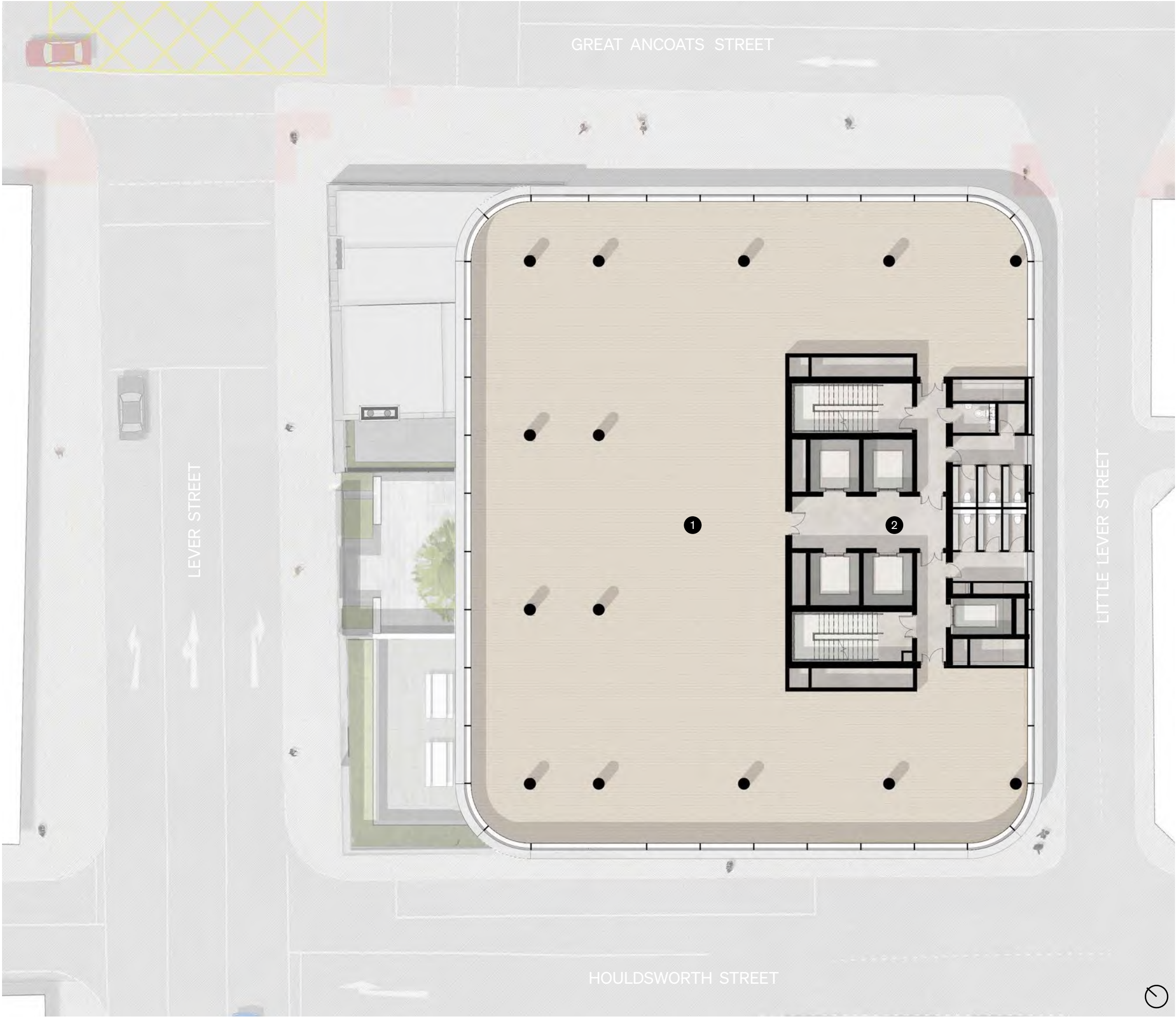


Fig. 87 Proposed Upper Typical Floor Plan

# RF LEVEL

Refer to axonometric diagrams for description.

- KEY:
- 1. Sedum roof with BMU track at high level
  - 2. Indicative PV Panels on light-weight metal deck
  - 3. Roof level plant equipment
  - 4. Enclosed lower roof level
  - 5. Indicative BMU parking position



Fig. 88 Proposed Section Key

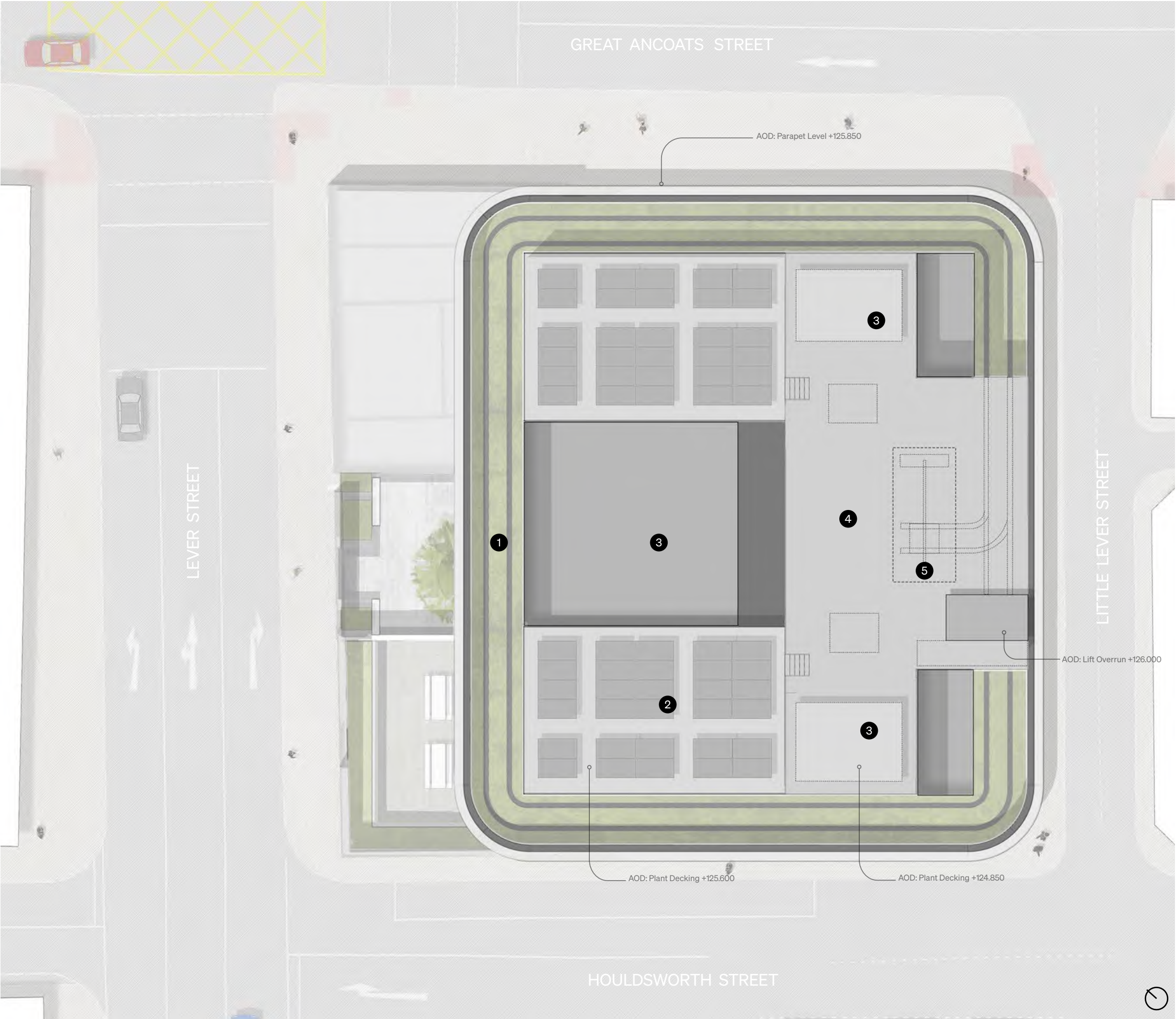


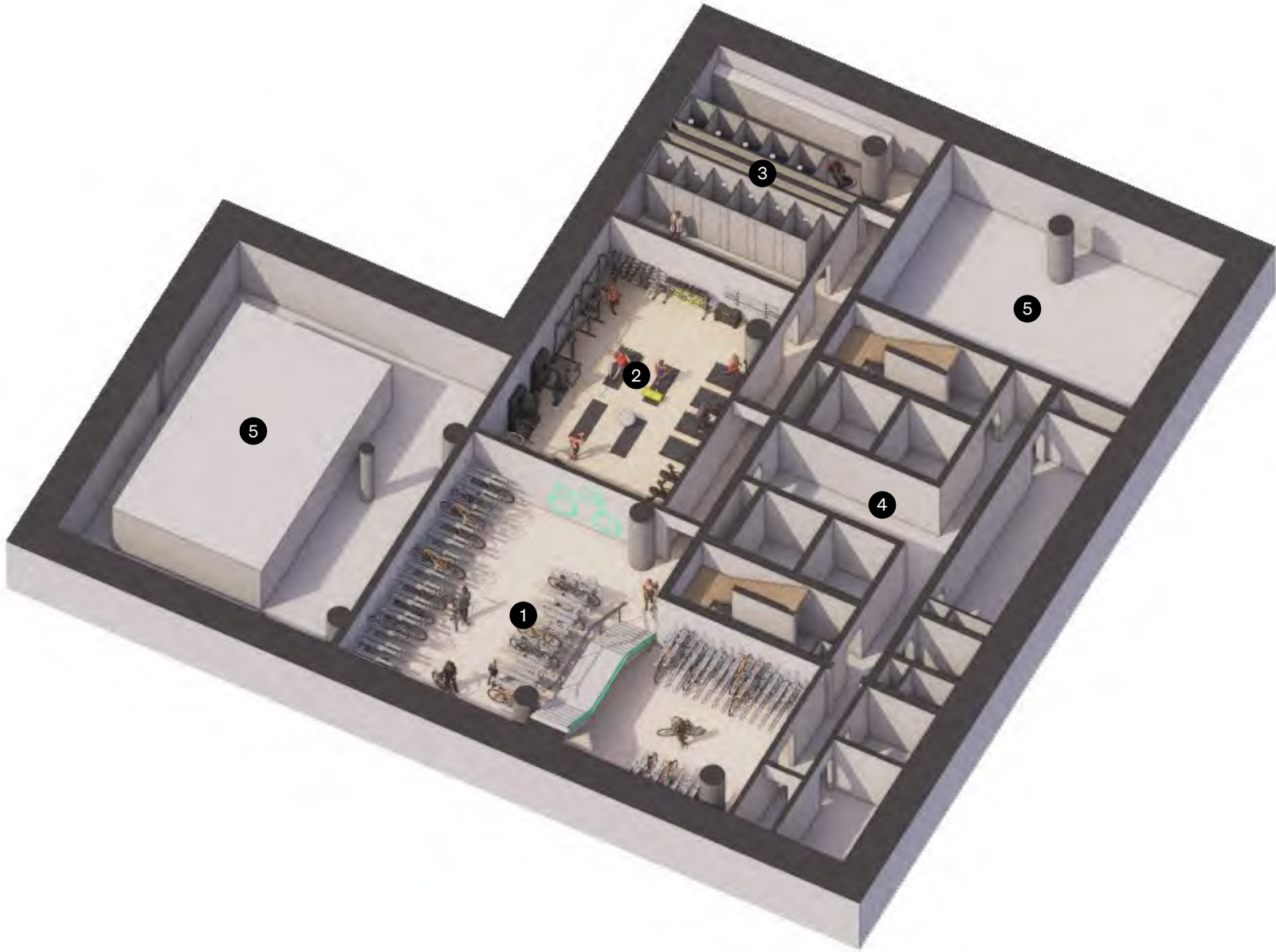
Fig. 89 Proposed Roof Plan

**BASEMENT AXONOMETRIC:**

The basement houses Amenity Space and Shower rooms for office users with a dedicated cycle store which has the capacity to store 112 no. bicycles over 56 no. two-tier cycle racks. These spaces are accessed from the central core and the cycle entrance leading off from Houldsworth Street. Accompanying these spaces are a variety of plant and tank rooms which service the Tech Hub and Creative Hub office, amenity and commercial spaces.



Fig. 90 Proposed Section Key



- KEY:
- 1. Cycle store
  - 2. Amenity space
  - 3. Shower rooms
  - 4. Core
  - 5. Tank room void below

Fig. 91 Proposed Basement 01 Floor Axonometric

**GROUND FLOOR:**

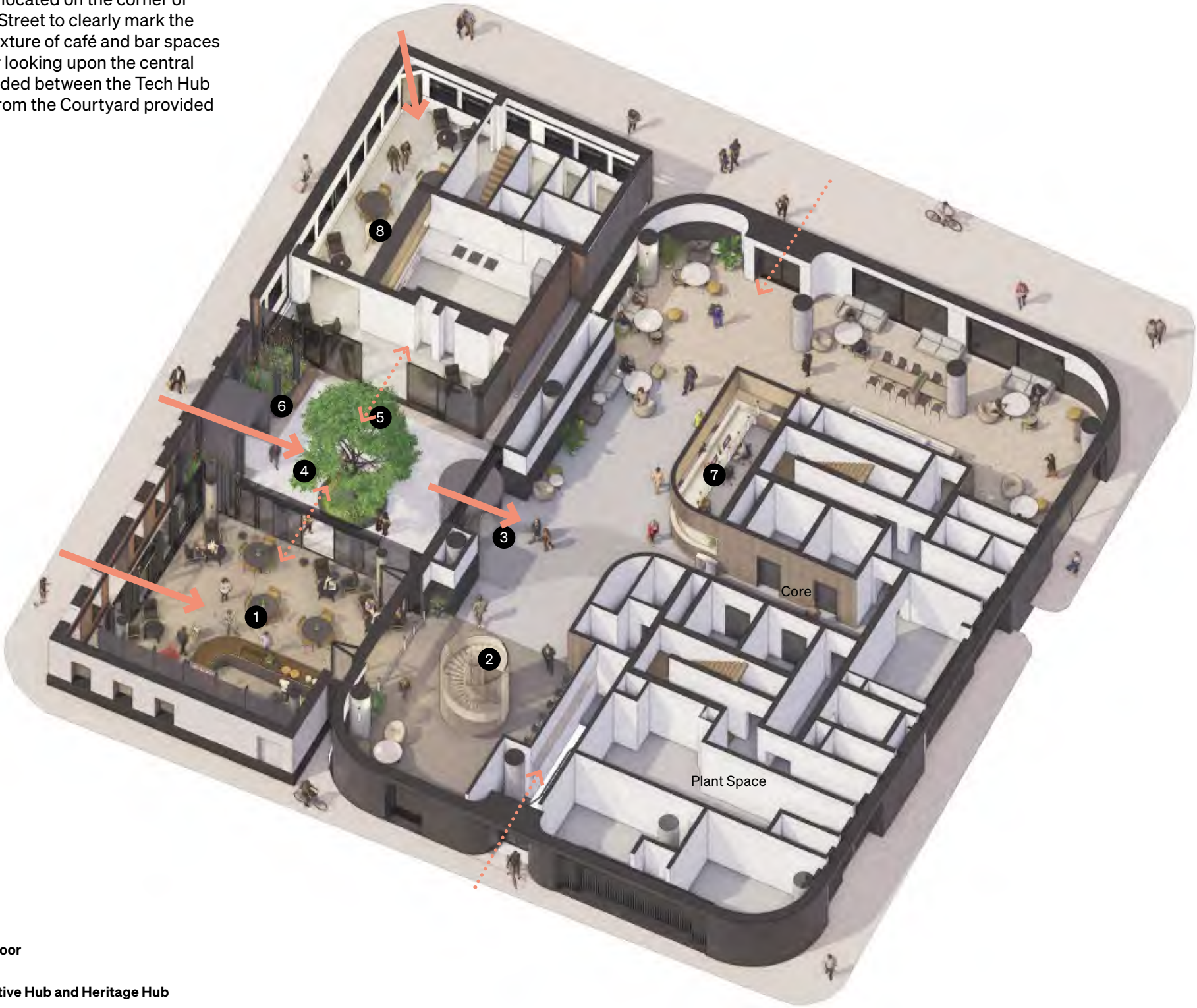
The main entrance into the Office building is located on Lever Street, with cycle access situated along Houldsworth Street. The Courtyard is at the heart of the proposal, linking the Heritage Hub, Tech Hub and Creative Hub. The Courtyard is open to the elements with a feature tree central to the space. See Landscape Design Chapter for further information. The ground floor of the Creative Hub offers a café space overlooking the courtyard with its primary access from the Tech Hub. The retained facades of the former warehouse (No. 56&58) are kept by the retaining structure along both Houldsworth Street and lever Street.

BOH is located on the rear of the proposed building, along Houldsworth Street and Little Lever Street, optimising the feature space on the ground floor of the Tech Hub. A soft-core welcomes visitors to the main entrance space with access by gated control into the main core, where lifts provide access to the upper floors of the building.



Fig. 92 Proposed Section Key

The entrance to Heritage Hub is located on the corner of Lever Street and Great Ancoats Street to clearly mark the original buildings entrance. A mixture of café and bar spaces are provided on the ground floor looking upon the central courtyard. Gated access is provided between the Tech Hub and Heritage Hub, with access from the Courtyard provided for security.



- KEY:**
- 1. Creative Hub flexible space/F&B
  - 2. Feature staircase connecting to first floor
  - 3. Double height arrival space
  - 4. Courtyard connecting Tech Hub, Creative Hub and Heritage Hub
  - 5. Feature tree
  - 6. Main entrance below retained facade structure
  - 7. Reception area
  - 8. Flexible use/ F&B

Fig. 93 Proposed Ground Floor Axonometric

**FIRST FLOOR:**

A void is proposed on the first floor which provides a double height arrival space for visitors, with a feature staircase to connect the first floor to the ground. The Tech Hub has an open plan layout to provide flexibility for collaboration and spaces for breakout space. The Creative Hub benefits from three fully glazed elevations and similar to the Tech Hub, is designed to be open plan in its arrangement.

Heritage Hub is designed to provide a number of flexible/F&B spaces with the southern elevation fronting onto the central courtyard and celebrated by a contemporary glazed façade.



Fig. 94 Proposed Section Key



- KEY:
- 1. Double height entrance atrium
  - 2. Retained warehouse facades
  - 3. External balcony with metal deck
  - 4. Feature staircase connecting first floor to ground
  - 5. Featured entrance with glazed facade
  - 6. Flexible use/ F&B
  - 7. Plant Room

Fig. 95 Proposed First Floor Axonometric

**SECOND FLOOR:**

Across both the Tech Hub and Creative Hub, the second floor offers an open plan arrangement for users of the office space. The space is celebrated by the natural light which is provided by the glazed facades along all elevations, other than the façade backing onto the core along Little Lever Street.

The Second floor for the Heritage Hub offers more flexible/F&B space. A terrace is provided along the southern elevation of the building, where it fronts onto the proposed central courtyard allowing interaction between inside and outside.

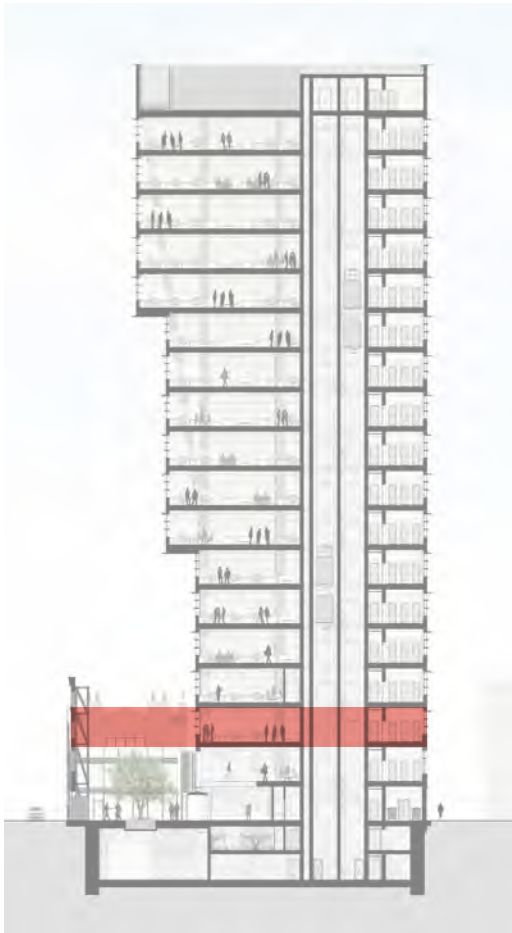


Fig. 96 Proposed Section Key



**KEY:**

- 1. Office/co-work space
- 2. Retained warehouse facade
- 3. External balcony with metal deck
- 4. Heritage Hub terrace
- 5. Flexible F&B

Fig. 97 Proposed Second Floor Axonometric

**THIRD FLOOR:**

The Tech Hub provides a variety of spaces, this includes open plan office space and a private Business Lounge for the office users. Both spaces are accessed via the lobby connected to the central core and have access to a private terrace space located on-top of the Creative Hub. The terrace space is orientated to the north-west and fronts onto the central courtyard space, offering an elevated green space in heavily urbanised area of Manchester.

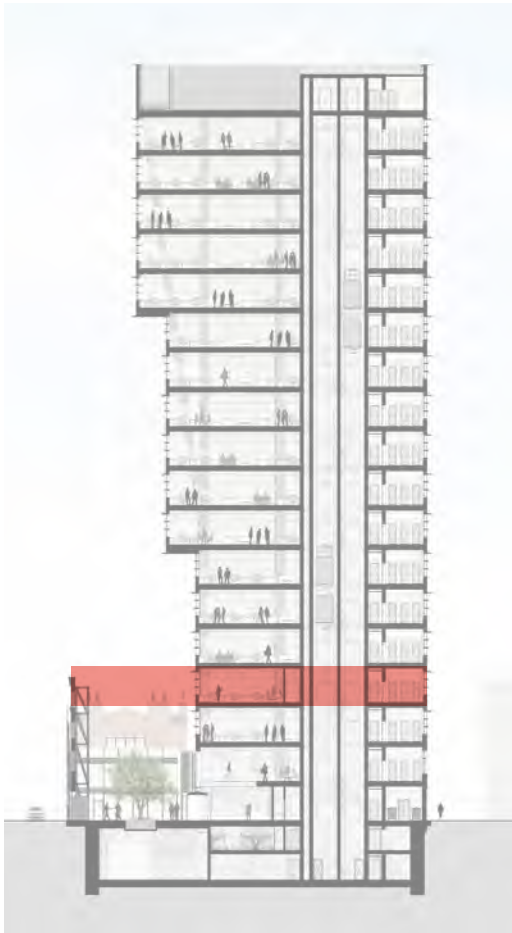


Fig. 98 Proposed Section Key



- KEY:
- 1. Shared business Lounge
  - 2. Creative Hub terrace
  - 3. Office/co-work space
  - 4. Retained warehouse facades

Fig. 99 Proposed Third Floor Axonometric

**TYPICAL FLOORS:**

The typical floors are a continuation of the large open plan spaces of the lower floors, offering panoramic views of Manchester. The floors are designed to be open and flexible for future tenants and increase in size due to two 3.6m cantilevers. The four raking columns provide structural support and add drama to the internal office spaces for a unique office experience. All typical floors are accessed from the core by lifts.

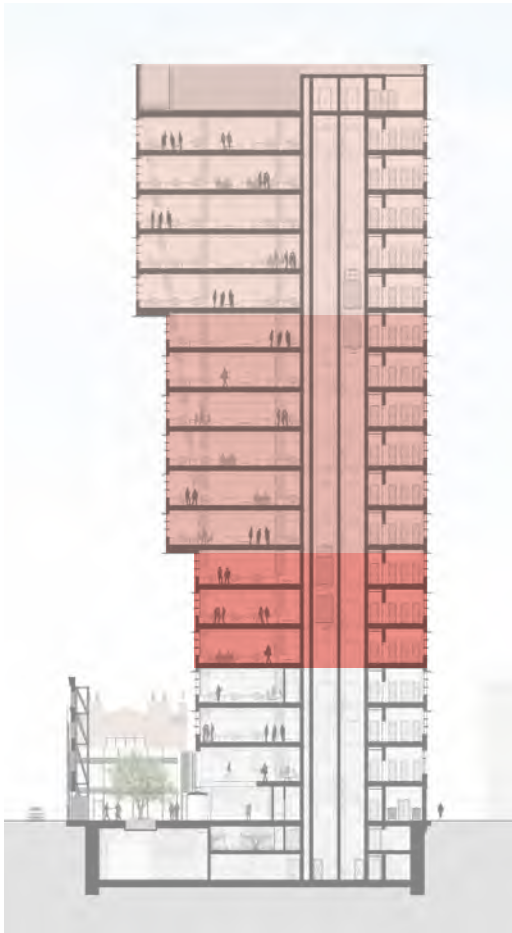


Fig. 100 Proposed Section Key

- KEY:**
- 1. Small size office floorplate
  - 2. Medium size office floorPlate
  - 3. Large size office floorplate



Fig. 101 Proposed Typical Floor Axonometrics



Fig 102 Illustrative CGI of Lever Street Elevation

# 4.0 Massing Approach

# 4.1 Form & Massing

## 4.1.1 OVERVIEW

The site is located on the Northern edge of Manchester's Northern Quarter and within the vicinity of taller buildings along Great Ancoats Street and A665, with a number of high profile developments are over twenty storeys, which front onto Great Ancoats Street. Please refer to section 2.9 for further information.

The Tech Hub fronts onto Great Ancoats Street, Little Lever Street, and Houldsworth Street and set-back from Lever Street. The Tech Hub has been articulated to act as a new landmark for the Northern Quarter, standing at G+17 storeys, with two distinctive cantilevers that adds boldness and drama to the Northern Quarter skyline. The proposed G+17-storey building has been developed to minimise its impact amongst the listed buildings within the vicinity, such as the Express Building. A distinct solid brick base (2-storeys) is proposed for the Tech Hub to re-establish the original datum of the existing buildings situated along Great Ancoats Street, Houldsworth Street and Little Lever Street. The 2-storey tall base and recessed entrances will create a human scale street scene.

The articulation of the Tech Hub has been designed to be read as four elements; the 2-storey base, cantilevered typical floors and crown to create an elegant silhouette on the Northern Quarters skyline. Whilst the curved edges of the Tech Hub echo the architectural fenestration of the Grade II\* Express Building and provide a sense of playfulness to the main elevations.

To ensure the Architectural and urban fabric of Lever Street is preserved, Heritage Hub will be preserved in its scale and massing alongside the retained facades of 19th century warehouse buildings on No. 56 & 58. Retaining both Heritage Hub and retaining the facades of No. 56 & 58 is vital to maintain the distinct Northern Quarter architectural character of the area.

The Creative Hub has been articulated to not interrupt the existing datum of the existing warehouse buildings along Lever Street. The Creative Hub is proposed to be 3 storeys tall, in keeping with the retained facade, with a designated terrace space for occupants to use as events space and amenity.

**Tech Hub & Creative Hub Typical Storey Heights: 4m**

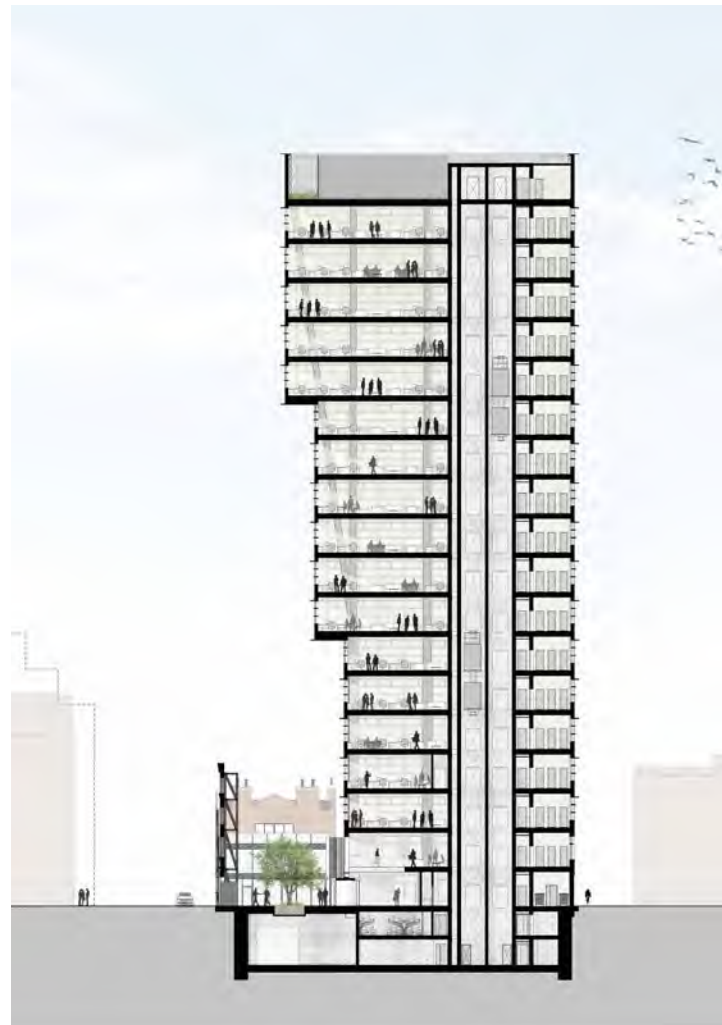


Fig. 103 Proposed Site Section

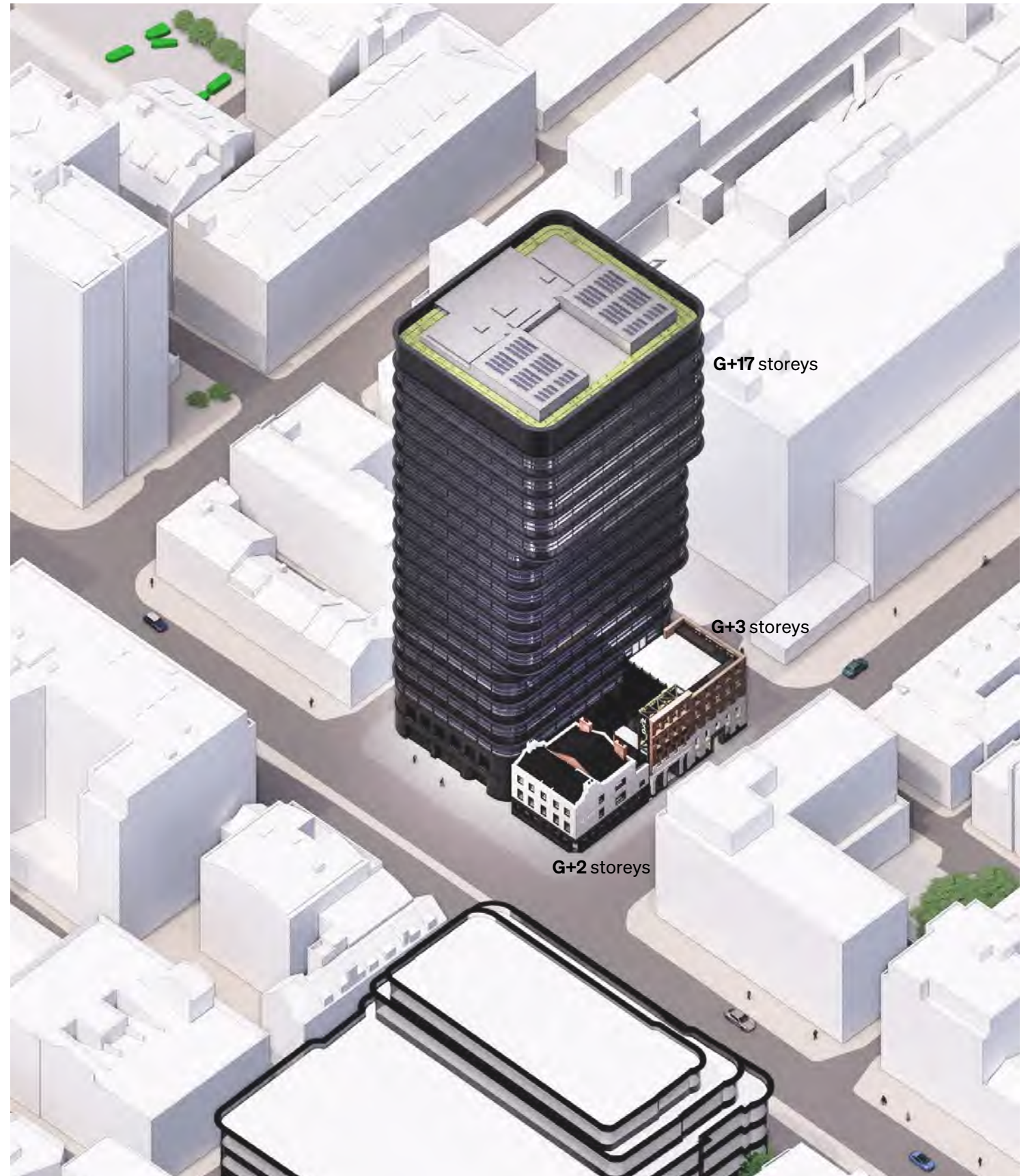


Fig. 104 Proposed Massing Aerial View

4.1.2 MASSING & VIEWS FROM THE CITY

Following the final Pre-App meeting in January 2024 the massing was presented to MCC and was accepted by the local authority. The massing of the Tech Hub is articulated with a large upper typical floor, this formed part of the design development for the office. The proposed massing creates drama through the stepping out of the elevation fronting onto Lever Street, and visible from Piccadilly, Great Ancoats Street and other key streets in Manchester city centre. The final massing provides a strong composition for the Northern Quarters streetscape, with a contemporary reference to the Express Buildings stepping along Great Ancoats Street.



Fig. 105 Proposed Massing View - Lever Street



Fig. 106 Proposed Massing View - George Leigh Street



Fig. 107 Proposed Massing View - Great Ancoats Street

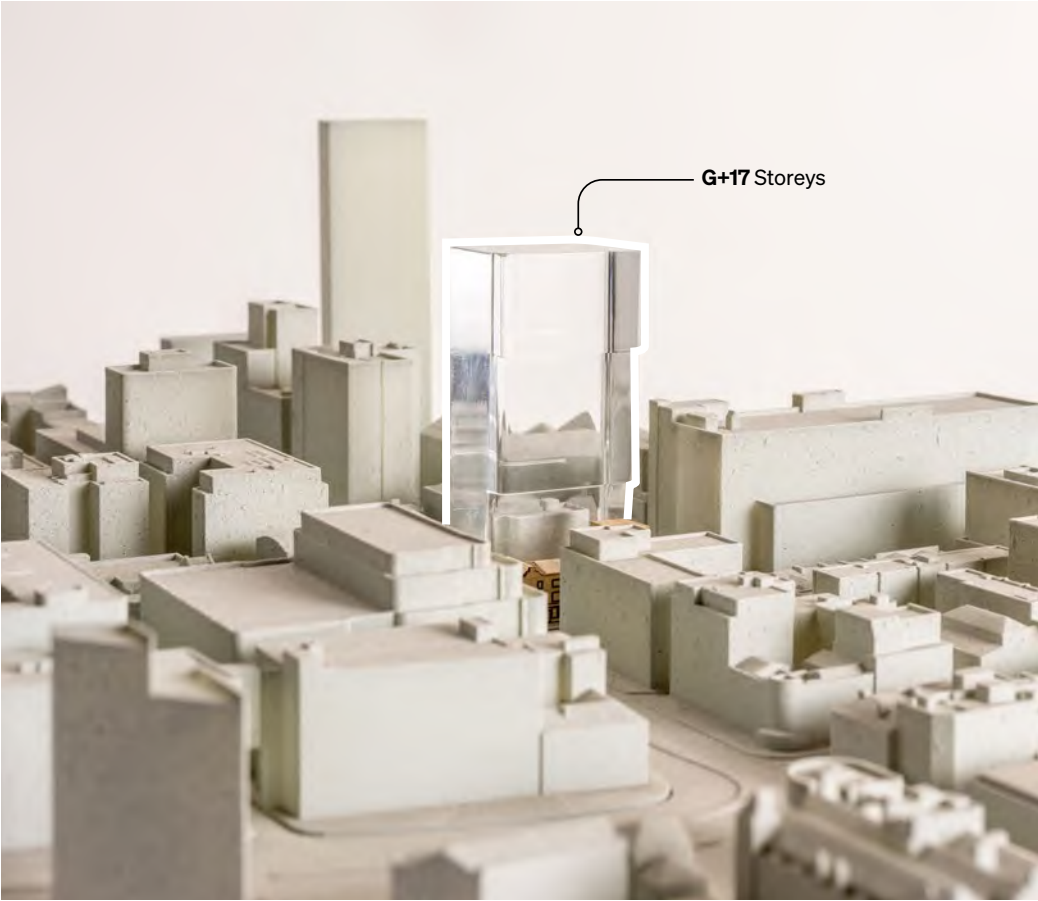


Fig. 108 1:1000 Scale Model - Massing View



Fig. 109 1:1000 Scale Model - Massing View

## DEVELOPMENT MODEL

Throughout the design development process we have tested and refined the design using our in-house modelshop. The model has been an invaluable asset throughout the consultation process where face-to-face meetings or workshops are held. The massing model helps to demonstrate the design intent and illustrate the rational behind key design decisions. The model explores the massing of the Tech Hub tower and its relationship with the neighbouring buildings, along Great Ancoats Street, Lever Street and the wider context of the Northern Quarter and Ancoats.



Fig. 110 1:1000 Scale Model

## 4.2 Town & Visual Impact Assessment

In accordance with NPPF Paragraph 201, the potential impact of the proposed development on the significance of the heritage assets such as the Express Building, Derros Building and the Crown and Kettle Public House, among others has been considered from an early stage and full details of this assessment are contained within the Heritage Assessment report prepared by Turleys.

The National Planning Policy Framework (NPPF) (2023) paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. There are no designated heritage assets within the site and this paragraph only therefore applies to any effects on designated heritage assets as a result of development within their setting, e.g. any effects on the neighbouring conservation areas or nearby listed buildings.

This section examines the 16 key views agreed with the Council, which includes:

1. Sherratt Street Southwest
2. Portland Street Northeast
3. Hanover Street Southeast
4. Piccadilly Northeast
5. Lever Street Northeast
6. Rochdale Canal Towpath Northwest
7. Blossom Street Southwest
8. Oldham Road Southeast
9. Great Ancoats Street Northwest
10. Great Ancoats Street Northwest
11. Portland Street Northeast
12. Goulden Street Southeast
13. Blossom Street Southwest
14. New Islington Marina West
15. Piccadilly Northeast
16. Ring Road Southeast

KEY:

 Site

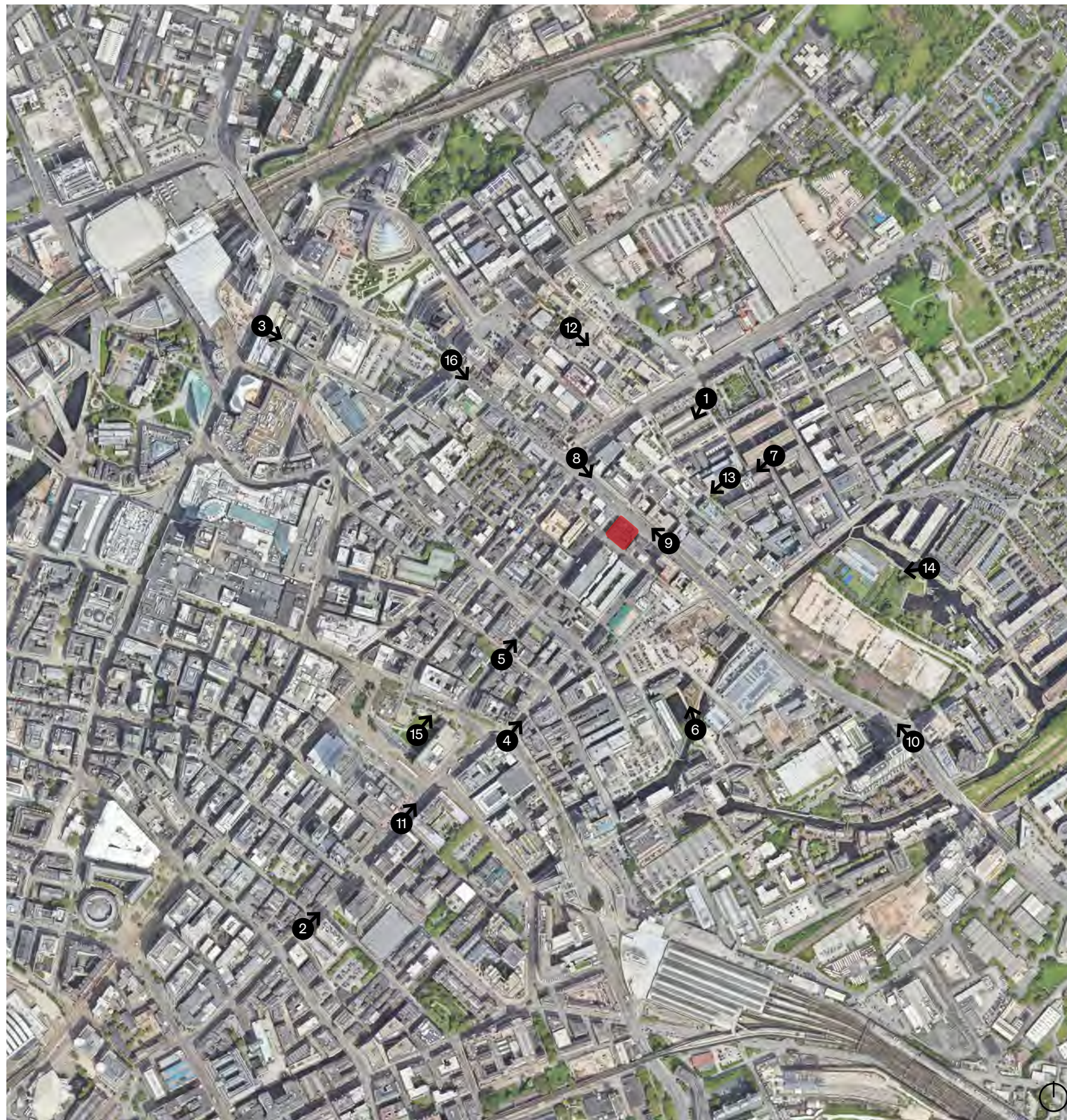


Fig. 111 Map of Manchester City Centre



Fig. 112 View 1 - Verified View - Sherratt Street Southwest



Fig. 115 View 2 - Verified View - Portland Street Northeast



Fig. 113 View 3 - Verified View - Hanover Street Southeast



Fig. 116 View 4 - Verified View - Piccadilly Northeast



Fig. 114 View 5 - Verified View - Lever Street Northeast



Fig. 117 View 6 - Verified View - Rochdale Canal Towpath Northwest



Fig. 118 View 7 - Verified View - Blossom Street Southwest



Fig. 119 View 8 - Verified View - Oldham Road Southeast



Fig. 124 View 9 - Verified View - Great Ancoats Street Northwest



Fig. 126 View 10 - Verified View - Great Ancoats Street Northwest



Fig. 125 View 11 - Verified View - Portland Street Northeast



Fig. 127 View 12 - Verified View - Goulden Street Southeast



Fig. 120 View 13 - Verified View - Blossom Street Southwest



Fig. 122 View 14 - Verified View - New Islington Marina West



Fig. 121 View 15 - Verified View - Piccadilly Northeast



Fig. 123 View 16 - Verified View - Ring Road Southeast

# 5.0 Facade Approach



**Ribbed Metal Clad Facade:**  
Tech Hub

**Retained Warehouse Facades:**  
Creative Hub Terrace

**Proposed Dark Grey Glazed Ceramic Tiles:**  
Heritage Hub

**Lever Street Primary Entrance & Facade Retention:**  
Courtyard

Fig. 126 1:200 Scale Model

# 5.1 Materiality & Local Influences

The proposal aims to echo the architectural vernacular of the Northern Quarter and architectural language of the Express Building (Ancoats) through its materiality, tone and proportion. The prosperity of the many industries, such as weaving and milling brought wealth to the area which was reflected in the materials and ornamentation in the architecture. Now, in the 21st century the historic mills and warehouses of the 18th and 19th centuries are vital assets in retaining the Northern Quarters’ architectural character for future generations.

The architectural vernacular of the Northern Quarter is most noticeable by its red and blue brick facades, used in a mixture of English Bond, Stretcher Bond and Flemish Bond. Brick detailing such as brick corbelling can be seen across large swathes of Victorian Manchester.

The application looks to preserve the Northern Quarters’ distinct warehouse typology, by the retention of the facades along Lever Street and Houldsworth Street. The purpose of this strategy is to maintain an important part of the Northern Quarters’ architectural identity which can be seen by its 19th century warehouses. The retained façades will be achieved through an articulated exposed steel work. The steel retaining structure will look to be recessive in appearance so as not to detract away from the main proposed buildings sitting behind the retained facades. Furthermore, the retaining steel structure is intended to echo the industrial past of the Northern Quarter.

Please refer to Chapter 2, Context Analysis for greater detail regarding the existing architectural vernacular.

### COURTYARD:

The arrival space in the courtyard has been designed to be a calm space with a clean, articulated glazed façade. The glazed façade will provide a sense of space and provide clarity between the retained elements and the new buildings.

### TECH HUB:

The Tech Hub base is designed to be solid, to reflect the robustness of the traditional 19th century brick buildings of the past. The base is articulated by a regular rhythm of openings to echo the 19th century warehouse rhythm of openings alongside brick corbelling along the apex of the Tech Hub 2-storey base.

The Grade II\* Listed Express Building is a significant heritage asset which front onto Great Ancoats Street. The design of the typical floors of the Tech Hub have been articulated to echo the prominent glazing banding and horizontality of the 1930’s landmark. The typical floors of the Tech Hub are designed to be a mixture of glazing and metal in reference to the Express Building. The cantilevered soffits are designed to mirror the materiality of the Tech Hub’s typical floors using articulated perforated metal. This will offer a chance to backlight the soffits, creating animation and character to the Northern Quarter streetscape during the evening.

### HERITAGE HUB:

The first and second floor façades of No. 32 Great Ancoats Street, (formerly the Bem Brasil) is intended to be retained and restored to its original 1930’s faience terracotta appearance, subject to its condition. Faience terracotta was commonly used to clad public houses and is synonymous with 19th and early 20th century pubs. By restoring the former terracotta façade, the design looks to preserve the identity of the old Land O’ Cakes pub; retaining it as a key local landmark along Lever Street. The Ground Floor is designed to provide a contrast to the upper floors with a darker faience terracotta face with traditional plinth detailing and reinstating the openings seen in the 1930’s renovations of the former public house. This will create a distinct difference to the upper floors and aid in celebrating the Ground Floor experience of the restaurant.



Fig. 129 Tech Hub Typical Floor - Metal Cladding Material Swatch



Fig. 130 Retained Facade Precedent

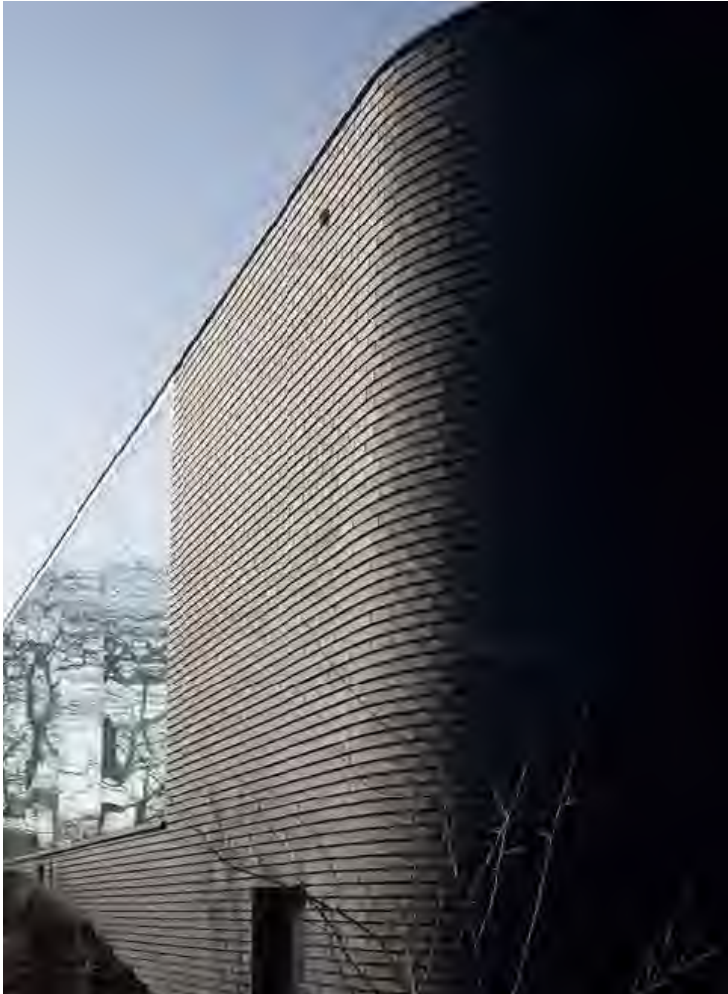


Fig. 131 Tech Hub Base - Solid Masonry Base Precedent

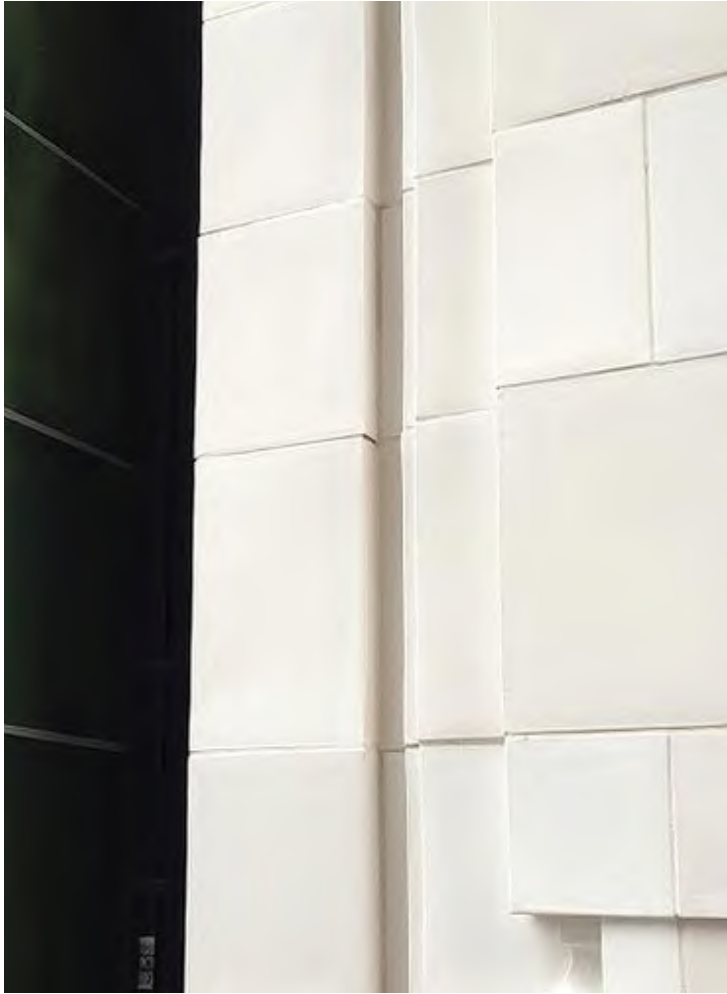


Fig. 132 Heritage Hub Faience Terracotta Facade precedent

# 5.2 Facade Retention Strategy

The retention of facades plays a significant role in preserving the architectural heritage of Lever Street and Houldsworth Street. On both streets, there are former warehouse buildings located at No. 56 and 58. The proposed design aims to maintain the facades while removing the derelict building behind them through a number of structural strategies. As the warehouse typology is highly valued in a heavily redeveloped area of the city, a façade retention strategy is being proposed to preserve the Northern Quarters' architectural heritage as a former industrial quarter of Manchester.

The proposed steelwork is designed to be dark grey to ensure that the retaining structure remains recessive in the streetscape. This will ensure that the retained facades and office buildings behind them are celebrated along Lever Street and Houldsworth Street. The design intent of the retaining structure is to maximize light penetration into the Creative Hub and Courtyard while minimizing any required transfer structures. The solution also aims to be structurally efficient and clean for the proposed scheme.

Please note that due to the poor condition of the buildings, a temporary structural solution may be required to maintain facade integrity.

### NO. 58 & CREATIVE HUB:

The retention strategy for No. 58 is to restrain the proposed structure to the Creative Hub concrete slab using a steel structure. The steel structure is intelligently designed to restrain lateral and vertical movement of the facade. Anchoring the solid bricks back to the new concrete slab. The retained facade will serve as a secondary skin to the glazed curtain wall behind.

### NO. 56 & COURTYARD:

The façade retention for No.56 and the courtyard will differ from No. 58. The retaining structure is designed to be an independent structure which will support the warehouse façade with potential to apply signage on the retaining structure and facade.



Fig. 133 1:200 Scale Model - Lever Street View

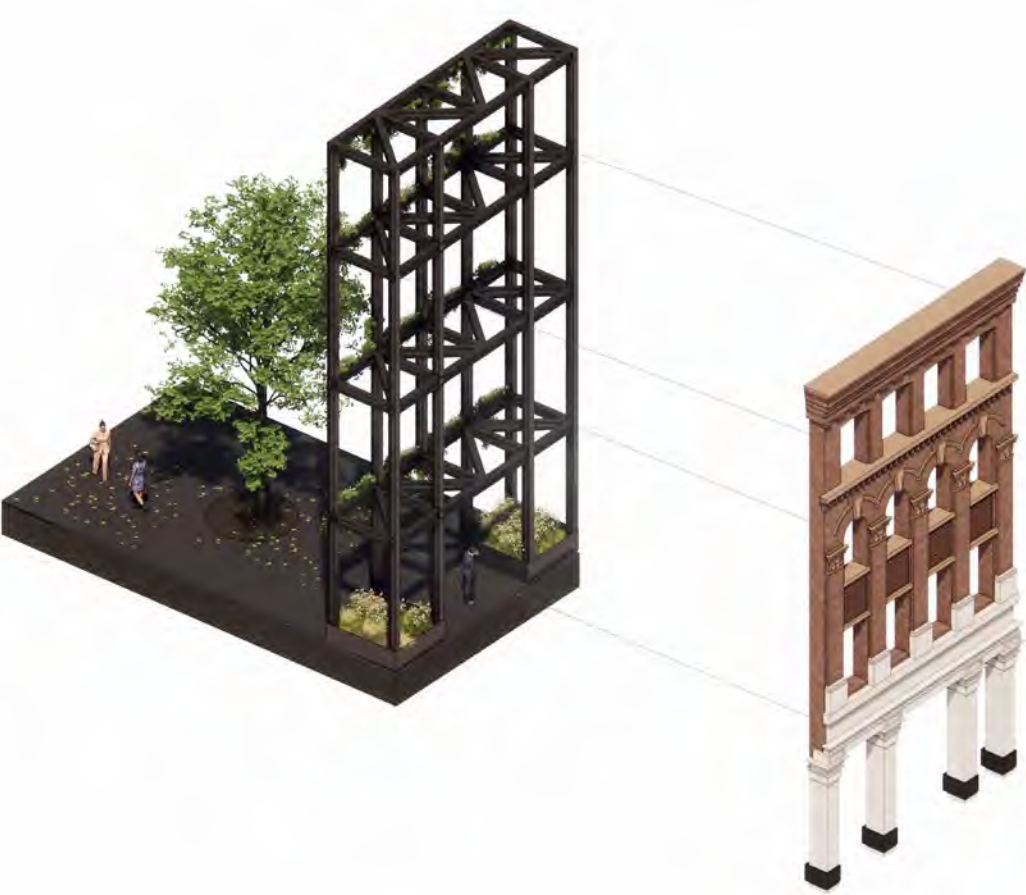


Fig. 134 Retained Facade Strategy - Courtyard

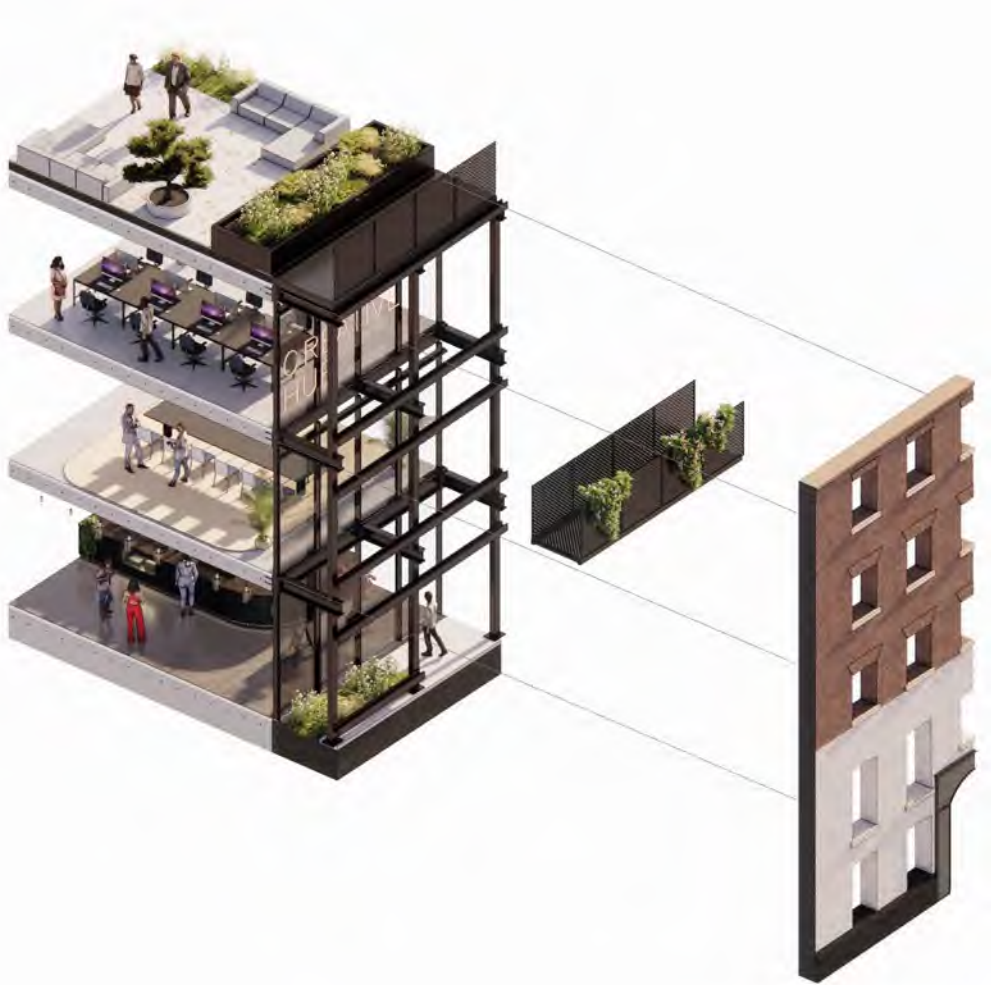


Fig. 135 Retained Facade Strategy - Creative Hub

## 5.3 No. 32 Great Ancoats Street

The former Public House, now 'Bem Brasil' is of historic value to the Northern Quarter. Due to it being a non-designated heritage asset to the local area, the proposal focuses on restoring and refurbishing the three storey element portion of the building, whilst demolishing the later single storey addition along Great Ancoats Street, to make way for the adjacent Tech Hub. The existing internal configuration of the building has little remanence of the original character dating back to the 18th century; therefore, the proposal looks to recapture the character of the former Public House through considered demolition and reconfiguration of the interior spaces to create a open plan cafe on the ground floor, with an intimate fine dining experience on the upper floors.

### GROUND & UPPER FLOORS:

The entrance is proposed on the corner of Great Ancoats Street and Lever Street. This will replace the current entrance to the building and reinstate where the entrance traditionally would be located in Georgian Buildings. The internal configuration of the building will be carefully reconfigured to maximise the internal space to ensure it is suitable for a Food & Beverage use. The internal reconfiguration will look to minimise disturbance to the 1930's layout to ensure the character is maintained.

The proposed layout is articulated to include level access from the Courtyard with ramped access to the main dining and entrance space of the proposed restaurant. Additionally, a proposed lift is designed to ensure access for all users is ensured throughout all storeys in the building. A new staircase is proposed to provide comfortable circulation between the Ground Floor to the Upper Floors.

### TERRACE:

A new outdoor terrace is proposed behind the existing Lean-to. The terrace is protected by a secondary minimalistic tall glazed balustrade. The terrace will provide a seamless flow between the indoors and outdoors. It will also invite the users to interact with the new courtyard and its calm nature.



Fig. 136 Traditional Chamfered Ground Floor



Fig. 138 Restaurant Terrace Precedent



Fig. 137 Lever Street View of Proposed Restaurant CGI



Fig. 139 Great Ancoats Street View of Proposed NXQ CGI

**FACADE:**

The aim of the application is to preserve the existing 1930s tiles and restore the historical faience tiles, depending on their condition and the results of surveys. The faience tiles are of significant architectural value and a testament to the design of similar public houses during that era. Any tiles that are found to be in poor condition will be replaced with like-for-like faience terracotta tiles to maintain the building's character in line with its 1930s design on the first and second-floor facades along Great Ancoats Street and Lever Street. The upper floor windows will be replaced with a contemporary equivalent, featuring a dark frame and horizontal detailing to blend with the original window design and the tech hub glazing system.

The design of the ground floor facade will be carefully restored to mimic its 1930s look. New Glazed terracotta tile will be used to restore the previous openings. The new tiles will be in dark grey colour to tie in with the solid base language of the Office Tower. Re-establishing the original datum along Great Ancoats Street and Lever Street. The proposed windows will replicate the articulation shown in the 1930s design, including two transoms on all ground floor windows.

The lean-tos' facade along Lever Street will be retained while the existing building behind the facade will be replaced with a contemporary replacement, echoing the original footprint. The new addition will feature a simple and contemporary architectural language with glazed curtain walling looking onto the proposed open courtyard. The courtyard will offer a fine dining experience that celebrates the Northern Quarter's architectural essence.

**ROOF:**

Subject to surveys and the condition of the roof, the roof will either be rebuilt or repaired to match the existing roof design. This is to ensure that the architectural aesthetics of the building remain unchanged and the qualities of the existing roof form are maintained.



Fig. 140 Faience Terracotta tiles example



Fig. 141 Distinctive Faience Terracotta Base



Fig. 142 1960's photograph of 'Land 'O' Cakes' Hotel



Fig. 143 Great Ancoats Street View of Proposed NXQ CGI



Fig. 144 1:200 Scale Model

# 5.4 The Courtyard

The courtyard is the 'heart' of the proposed scheme and welcomes visitors with an open, tranquil space. It aims to serve as a peaceful oasis away from the busy streets of the Northern Quarter.

The courtyard encourages spillouts from the cafe and restaurant located on the ground floor of the Creative Hub and Heritage Hub. There are carefully placed planters with greenery beneath the retaining structure. Climbing plants will eventually grow along the steelwork grid, creating a natural green space within the courtyard over time.

A central evergreen tree will be planted at the centre of the space. Visible from the main Lever Street entrance. It will create a calm, 'zen'-like atmosphere for the oasis, drawing passer by to stop and wonder.

The hard landscaping will incorporate reclaimed cobbled stones from Little Lever Street after demolition to maintain the historic character of the Northern Quarter. Please also refer to the landscape chapter within this document for further details on courtyard design and landscaping strategy.



Fig. 146 Courtyard Precedent Image

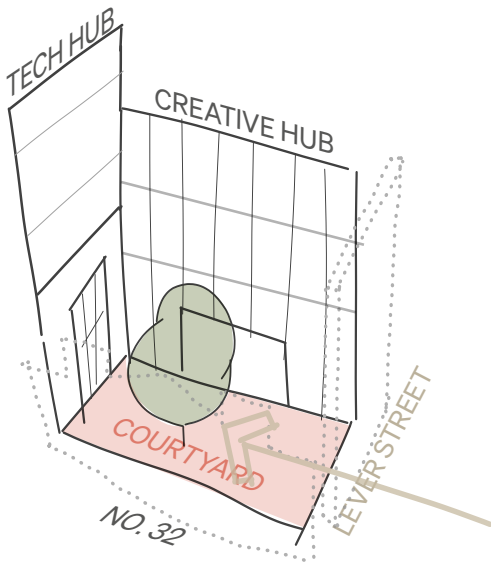


Fig. 145 Courtyard Spatial Diagram



Fig. 147 Courtyard Precedent Image



Fig. 148 Proposed Courtyard CGI - Retained Facade View

# 5.5 Creative Hub

## 5.5.1 CREATIVE HUB:

The Creative Hub was designed to have a contemporary facade that would contrast with the retained brick facades on Lever Street and Houldsworth Street. The building's glazed curtain wall maximizes natural light, using floor-to-ceiling glazed panels. On the ground floor, the Creative Hub faces the central courtyard with glazed sliding doors that would allow the cafe to spill out and interact with the courtyard.

A balcony with a dark metal finish is placed between the gap in the retained facade and the new glazed curtain wall. The metal deck, fused with green climbing plants, uses the retained wall structure as its primary support to create an intuitive outdoor space for the Creative Hub. The metal deck runs along the Houldsworth Street facade on the first floor and alternates to Lever Street on the second floor, creating a hidden getaway from the office. The metal decks are accessible from the Creative Hub.

A terrace is proposed on top of the Creative Hub to offer an outdoor breakout space for all the building's users via the shared Business Lounge. The terrace incorporates seating and soft landscaping to create a calm environment for users to relax and chill out

### KEY:

- 1. Retained facade
- 2. Proposed concrete slab
- 3. Floor to ceiling glazed panels
- 4. Entrance to Creative Hub
- 5. Planting between retained facade and Creative Hub
- 6. Metal deck
- 7. Third floor terrace



Fig. 149 Creative Hub Axonometric Illustrative Diagram



Fig. 150 Creative Hub Precedent - Glazing



Fig. 151 Creative Hub Precedent - Double Skin

# 5.6 Tech Hub

## 5.6.1 MASONRY BASE:

The base has been articulated to convey a sense of solidity and heaviness to anchor the G+17-storey building to the site and provide a sympathetic nod to the existing 18th and 19th century buildings which currently occupy the site. The masonry base is designed to be a dark brick with striking curved edges to echo the building above and to reference the existing buildings on-site along Little Lever Street and Great Ancoats Street. The massing of the base aims to preserve the existing street datum along Great Ancoats Street and articulated to coincide with the datum set by Heritage Hub.

The rhythm of the openings aims to echo the traditional proportions of 18th and 19th century architecture in the Northern Quarter, while the entrances from Great Ancoats Street and Houldsworth Street have been articulated to welcome users and guests of the building with a welcoming curved masonry entrance, inviting office users and guests into the building. The main entrance, accessed through the Courtyard to the Tech Hub is a double height glazed opening, to provide a sense of theatre and celebration as users enter the building. Brick corbelling has been designed to articulate the horizontality of the building whilst also providing a clear transition from the masonry base to the metal and glazed facades of the upper floors. Along the ventilated plant spaces, hit-and-miss perforated brick façade has been used to continue the rhythm of the openings without interruption.

## FACADE INFLUENCE:

In homage to the influential design of the Express Building in Manchester, we have incorporated elements inspired by its iconic features into contemporary building designs. One of the most notable aspects of the Daily Express Building's design is its use of step-backs, which contribute to its iconic silhouette. One such homage involves the incorporation of step-outs that reflect the step-backs of the Express Building. Step-outs, like their counterparts in the Express Building, offer several benefits both functionally and aesthetically. The bold design creates visual interest and variation in building facades, breaking up the monotony of flat surfaces and adding depth and texture to the overall design, creating a landmark for the Northern Quarter.

The extensive use of glazing in the Express Building is another characteristic that has influenced our building design. The building features large expanses of glass that allow ample natural light to penetrate the interior spaces,

creating bright and inviting environments. This emphasis on transparency and openness has become a hallmark of modern architectural design, promoting a sense of connection between the interior and exterior spaces while enhancing occupants' well-being.

Furthermore, the Express Building's dark-coloured facade has played a significant role in our design approach. The building's exterior is adorned with dark, polished granite and black Vitrolite panels, which lend it a sleek and sophisticated appearance. This choice of materials and colours has inspired the design to explore the use of darker hues in the material, adding depth and contrast to the urban landscape while exuding a sense of modernity and elegance.

Beyond its physical attributes, the Express Building has influenced the Tech Hub's design through its innovative approach to functional and spatial organisation. The building's interior layout optimises efficiency and workflow, with flexible floor plans that accommodate various office functions and promote collaboration among occupants. This emphasis on adaptability and usability has become increasingly relevant in contemporary architecture, where spaces need to accommodate diverse activities and evolving user needs.

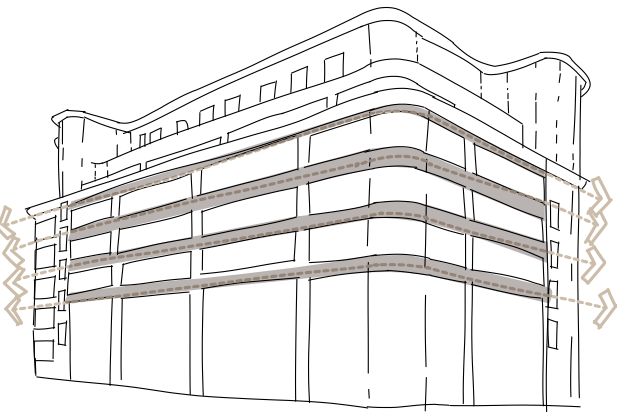


Fig. 152 Express Building Horizontal Emphasis Diagram



Fig. 153 Tech Hub Typical Facade Precedent



Fig. 154 Tech Hub Typical Deep Reveal Precedent



Fig. 155 English Bond Brick



Fig. 156 Tech Hub Typical Floor Facade



Fig. 157 Tech Hub - Entrance along Great Ancoats Street

### 5.6.2 TYPICAL FLOOR:

The design approach for the Tech Hub typical floor façade is to provide a high performance, unitised curtain wall system with dark grey metal fins and detailing. The design draws its inspiration from the local context and sustainable design. The metal fenestration and horizontality of the glazed and solid banding references the Grade II\* Listed Express Building. This is accompanied by a prominent 450mm deep metal fin to provide solar shading to create a comfortable working environment for the occupants. The 450mm metal fin also provides definition and depth to the façade, which aids in defining the silhouette of the building in the skyline of Northern Quarter.

#### KEY:

1. Concrete Slab
2. Raking column
3. 450mm deep horizontal fins
4. Unitised curtain walling system
5. 1600mm solid banding to provide an optimised 60:40 glass to solid ratio
6. 750mm internal solid upstand to provide panoramic view and disguise low level clutter
7. 150mm Intermediate fins to further aid solar shading
8. Automated bottom-hung inward opening windows for natural ventilation.
9. 3.6m cantilever with perforated metal soffit and featured LED lighting



Fig. 158 Tech Hub Axonometric Diagram

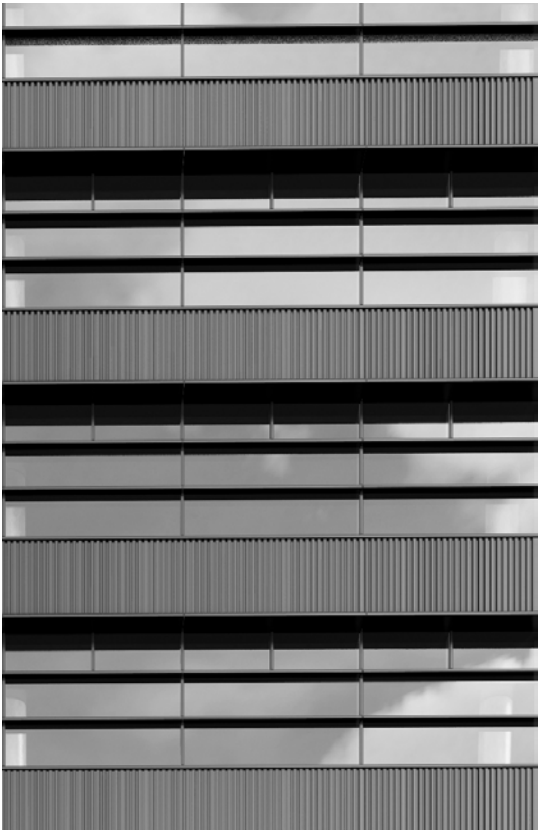


Fig. 159 Tech Hub Typical Floor Facade



Fig. 160 Dark Metal Ribbed Facade

5.6.3 STEPPED FACADE & SOFFIT:

The striking form of the Tech Hub is a testament to the stepping of the Grade II\* listed Express Building. The Tech Hub references this with an articulated façade which proposes two 3.6m cantilevers. The cantilevers are designed at level 7 & 13 with a perforated metal soffit to celebrate the drama which this provides along Lever Street. The soffit runs flush to the underside of the 450mm fins to create a seamless transition between the two interfaces. The soffits materiality and concept are an opportunity for local artists to contribute to the final design, with the final design to be agreed through discharging of a planning condition. The cantilever soffits will act as a neighbourhood marker during the evening, with the ability to showcase different lighting patterns and controlled by the building management. The soffit is a bespoke element of the design which aims to celebrate the stepped approach amongst the Northern Quarters streetscape for passers-by.

5.6.4 RAKING COLUMNS

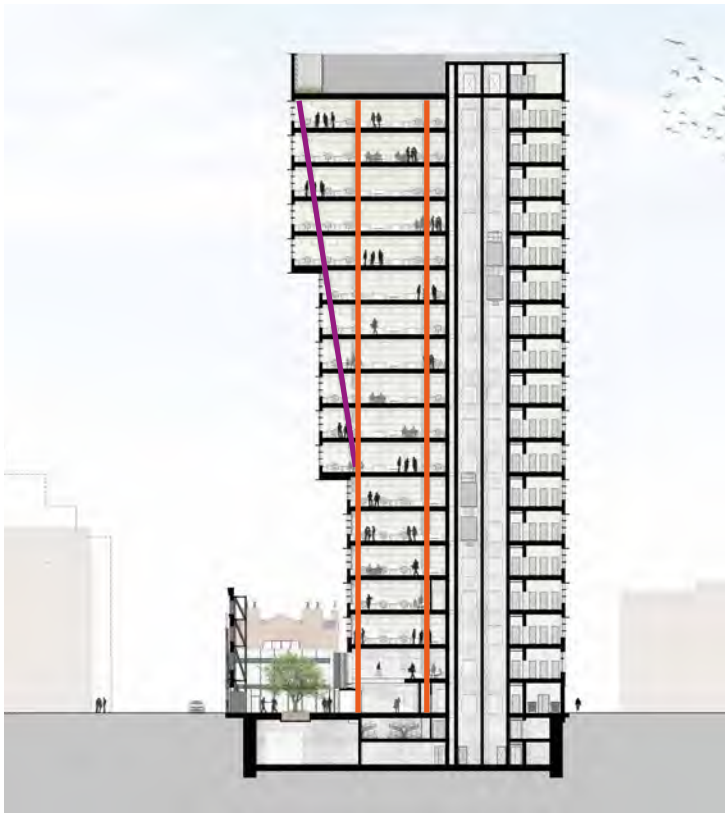
The stepped approach is achieved by the use of raked columns. No transfer downstand beams are required, thus minimising carbon footprint. The exposed concrete raking columns will provide the flexibility for the tenants the carve up floorplate whilst offering honest distinctive character.



Fig. 161 Proposed Soffit Precedent



Fig. 162 Tech Hub Proposed Soffit



KEY  
— Raked Column  
— Typical Column

Fig. 163 Proposed Section - Raking Column Diagram

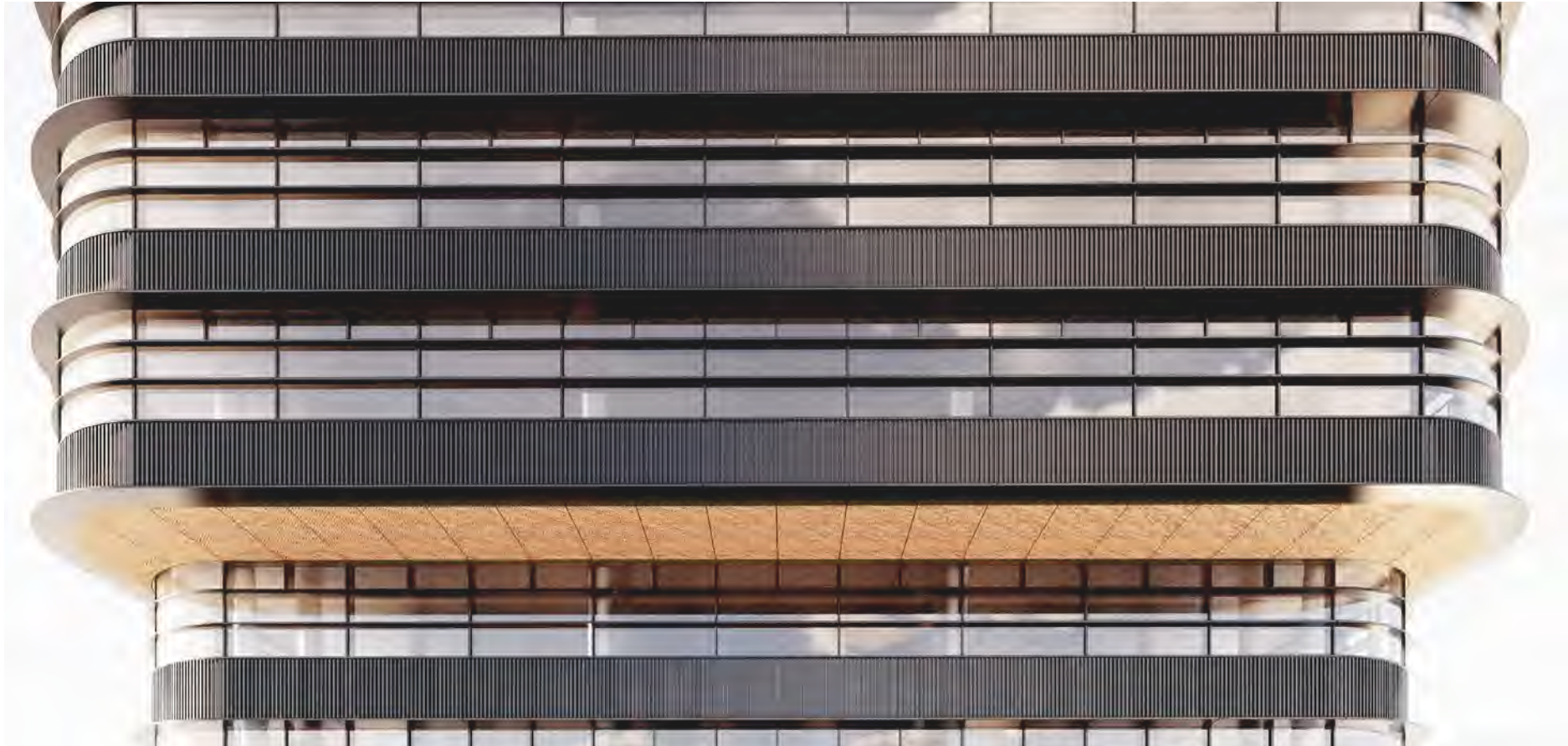


Fig. 164 Tech Hub Proposed Soffit



Fig. 165 1:200 Scale Model

# 6.0 Pedestrian Experience

# 6.1 Pedestrian Experience

The following section of the DAS includes illustrative views which are representative of the proposed massing and façade treatment from key points around and within the site to demonstrate the pedestrian and cyclist experience at street level.

This includes:

- View 01: Great Ancoats Street Corner View
- View 02: Lever Street Entrance Approach
- View 03: Courtyard Entrance Approach
- View 04: Courtyard Retained Facade View
- View 05: Lever Street Corner Approach
- View 06: Great Ancoats Street Tech Hub Approach

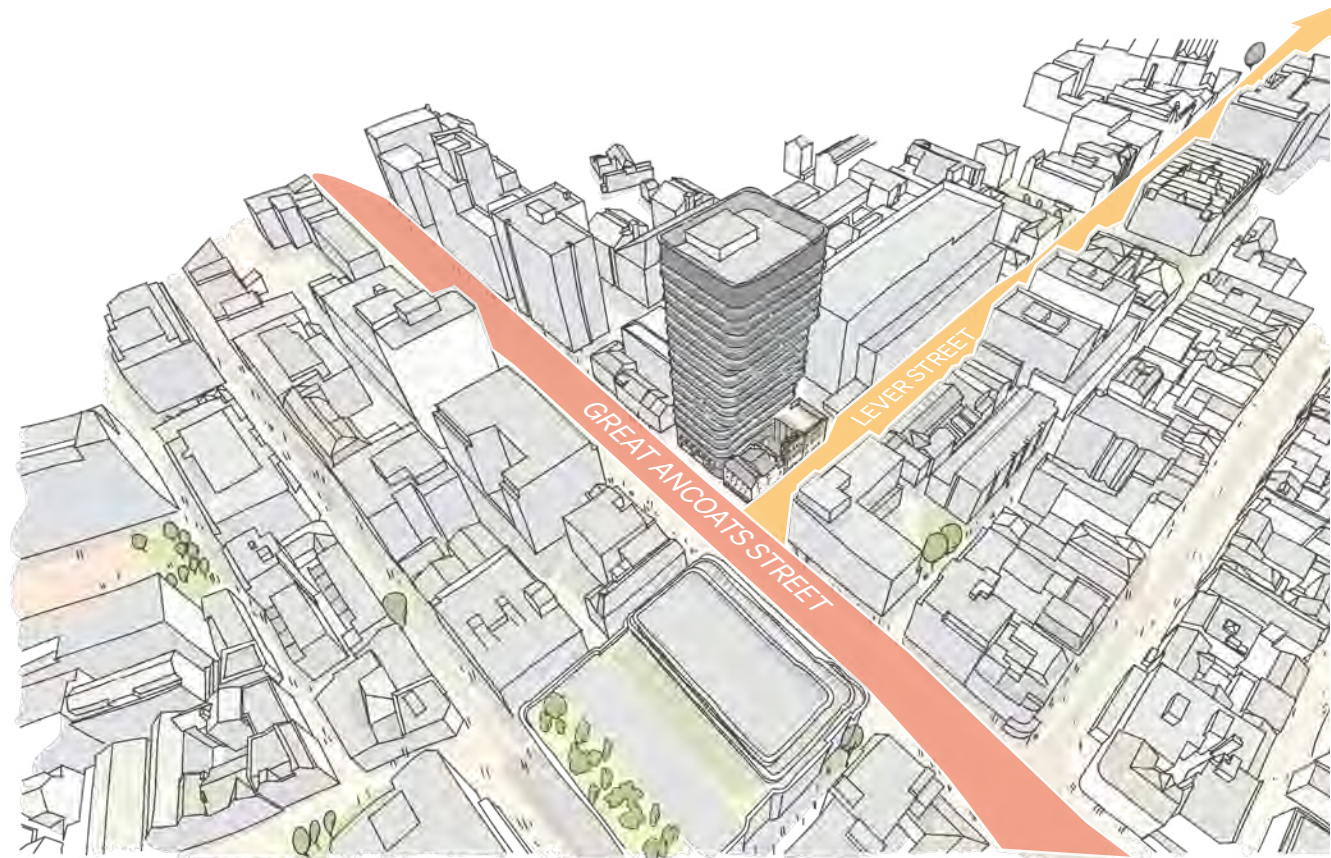


Fig. 166 Aerial Sketch of Proposed NXQ

NXQ, LEVER STREET

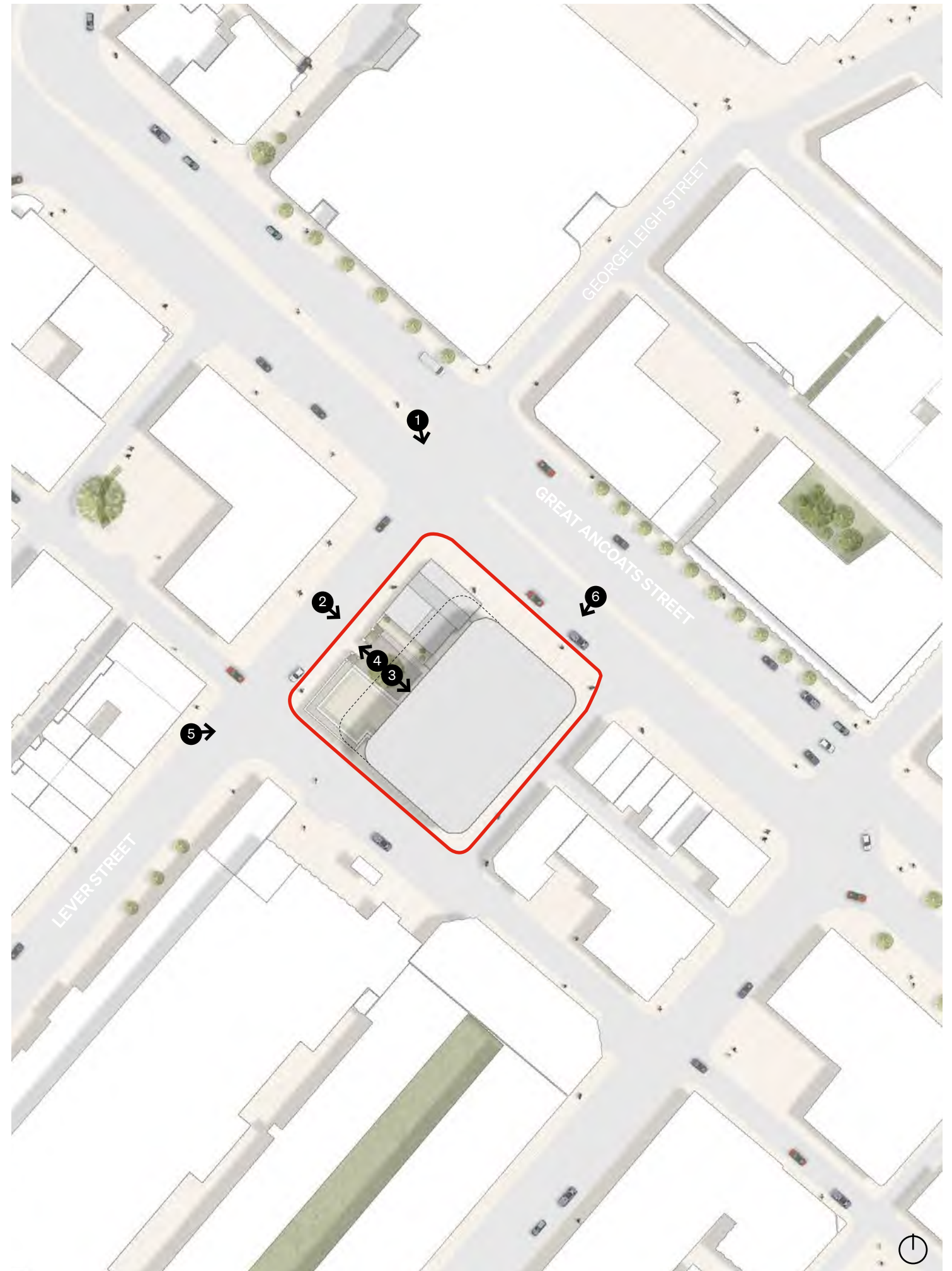


Fig. 167 Proposed Site Plan



## VIEW 01

The corner view of Great Ancoats Street and Lever Street offers a pivotal perspective of the building, serving as one of the primary approaches for visitors and passers-by.

The Tech Hub has a masonry base, differing to the glazed upper floors, mirroring the brick datums that are prominent in the surrounding area.

The punctuated windows on the Tech Hub resonate with the architectural rhythm of No. 32 Lever Street. The view captures the retained facades along Lever Street, showcasing the Italian-ette façade of No. 56 and the typical warehouse façade of No.58. Along Lever Street we can see the articulated metal lined entrance into the courtyard.

Of note in this view is the prominence of the soffit, a defining feature that commands attention. Currently envisioned as a honey-golden perforated metal, the soffit presents a unique opportunity for artistic expression. Its surface could serve as a canvas for local artists, providing a platform for creative endeavours and cultural enrichment. By integrating art into the built environment, the building not only becomes a functional space but also a vibrant hub of creativity and community engagement.

Fig. 168 Lever Street CGI



Fig. 169 Lever Street CGI

## VIEW 02

The view above showcases the preserved facades along Lever Street, serving as a nod to the historical fabric of the area.

The massing of the Tech Hub gracefully extends beyond the retained facades, featuring two step-outs that hover over the existing buildings. This architectural decision juxtaposes the modernity of the Tech Hub against the preserved facades, accentuated by its curved corners and extensive use of glazing. The resulting contrast contributes to the creation of a notable landmark at the corner, enriching the local community with its distinctive presence.

The restrained intervention in the design underscores the heritage and significance of the existing buildings. The proposal embraces these structures, acknowledging their value to the character of the neighbourhood.

The main entrance point, located on Lever Street, guides visitors through a captivating courtyard flanked by 32 Lever Street on the left and the Creative Hub on the right. This intimate courtyard serves as a dramatic threshold, drawing the attention of passers-by and inviting them to explore further. The deliberate arrangement of these elements not only enhances the overall accessibility and usability of the space but also fosters a sense of community and engagement within the surrounding environment.



Fig. 170 Courtyard & Tech Hub Main Entrance CGI

## VIEW 03

In this close-up shot, we get a good look at the entrance as it leads through the courtyard. There is a glimpse of the steel structure surrounding the entrance serves as a support for climbing plants, which wind their way up and add a bit of nature to the scene.

The courtyard itself is designed to be uncomplicated and easy to navigate. It's meant to be a welcoming space, inviting people passing by to step inside and take a breather.

The courtyard provides an oasis within the scheme. It's a place where you can pause, catch your breath, and maybe even soak in a bit of sunshine. It's a reminder that even in the heart of the city, there's always room for a moment of calm and tranquillity.

#### VIEW 04

The retained façade structure serves as a prominent feature in the courtyard, preserving the historical integrity of the building while also providing a sturdy framework for plants to grow. Climbing plants grow up the retaining structure from dedicated planters.

Adjacent to the façade, strategically placed planters adorn the ground floor, offering a welcoming home for a variety of plants and flowers. These planters not only enhance the aesthetic appeal of the courtyard but also contribute to a sense of tranquillity and greenery in the heart of the city.

To the left of the courtyard stands the Creative Hub café, a bustling establishment where people gather to socialize, work, and enjoy refreshments. Whether hosting meetings, workshops, or community gatherings, provides a versatile environment that adapts to the needs of its users.

On the right side of the courtyard, 32 Lever Street complements the scene with its own glazed sliding doors, offering a flexible space for a variety of activities and events. When the door slides open, the café seamlessly integrates indoor and outdoor spaces, providing patrons with the opportunity to enjoy the open-air ambience while indulging in culinary delights.

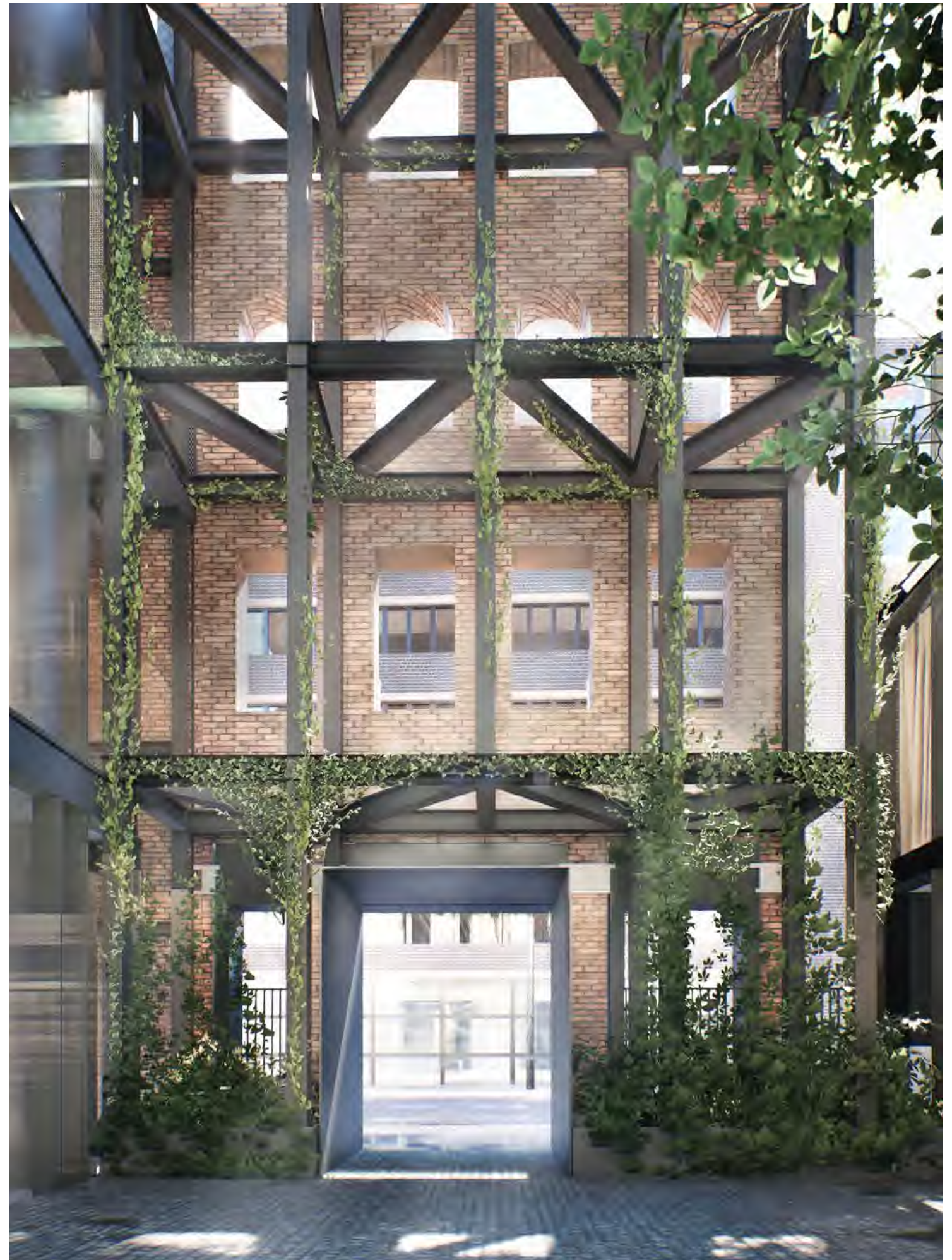


Fig. 171 Proposed Courtyard Retained Facade CGI



Fig. 172 Lever Street Retained Facade CGI

## VIEW 05

In this view along Lever Street, the architectural landscape unfolds, providing valuable insights into the urban fabric of Manchester. The view captures the retained facades along Lever Street and Houldsworth Street. The Tech Hub can be seen on the right, with the perforated metal cantilever overhanging the central courtyard.



Fig. 173 Great Ancoats Street Tech Hub Base CGI

## VIEW 06

This view shows the front elevation along Great Ancoats Street of the Tech Hub. It focuses on the ground floor experience, including the soft curved edges, referencing the Express building. Along Great Ancoats Street, Large wide format openings have been designed to provide a contemporary experience for the users of the Tech Hub. Deep window reveals help frame the rhythmic openings of the Tech Hub base, whilst the first the First-Floor elevation echoing the traditional proportions of the Northern Quarters Georgian and Victorian architecture. The soft corners of the Tech Hub have been designed to offer a greater pedestrian experience around the building, whilst also echoing the traditional urban design principles of the Northern Quarter.

# 7.0 Sustainability

# 7.1 Sustainability, Health & Wellbeing

An extensive and ambitious set of sustainability targets have been set out in this section, further details of which can be found in the Sustainability Statement included with the application documents. Key aspects of the design which have been considered and developed as part of the architectural concept for the office buildings are summarised below.

## ENERGY EFFICIENCY:

The buildings energy performance has been tested and informed from the project outset with early-stage analysis completed to inform the building massing and glazing ratios. Following Manchester's Local Development Plan, the proposed development aims to minimise CO2 emissions to the atmosphere arising from the operations of and within the building. A design strategy has been applied to minimise energy consumption through passive design measures, supplying energy efficiently through active systems and maximising energy generation and on-site Low and Zero Carbon Technologists (LZCT) energy sources.

The proposed Tech Hub and Creative Hub have been designed, with an appropriate massing and form alongside airtightness and high levels of insulation to minimise heat losses. Solar control glass has been incorporated into the design to minimise solar heat gain and reduce the energy required for cooling.

The latest innovative technologies have been applied within the energy model to reduce energy consumption and CO2 emissions to ensure the building uses energy as efficiently and cleanly as possible.

## RENEWABLE ENERGY:

PV panels are proposed on the with Air Source heat Pumps situated on the roof of the Tech Hub which will help achieve a Net Zero Carbon in operation as the national grid decarbonises (expected to be decarbonised by 2035). This is in accordance with the UK Heat and Buildings Strategy and Future Building Standard that aims to decarbonise homes, commercial, industrial, and public sector buildings by 2050.

## WATER MANAGEMENT AND WEATHER RESILIENCE:

The building has been designed to be resilient to the effects of climate change and extreme weather conditions. This includes designing and testing the building under warm weather conditions to ensure that thermal comfort within the

building can be maintained. the buildings fabric will be designed to ensure it can provide a robust barrier to high levels of rain/ snow fall, wind driven rain, high wind speeds as well as high and low external temperatures. Additionally, the proposal aims to deliver climate resilience through Nature Based Solutions (NBS) such as planting and green roof areas.

## WASTE MANAGEMENT:

Reducing the operational waste from the office users and visitors is a key objective to the project's sustainability strategy. To achieve this the buildings, refuse storage is located on the ground floor with dedicated access onto Little Lever Street. The proposal is for 5 no. bins and a dedicated compactor located in the Refuse store.

## CONSTRUCTION MANAGEMENT:

Circular economy – The proposal is designed to retrofit, refurbish, repurpose and re-use to ensure the proposal achieves a circular economy in its design and construction. Additionally, applying a regular construction grid to the Tech Hub and Creative Hub could accommodate for future uses extending the buildings life cycle. Additionally, the central core enables the building services strategy enables the services to easily rise throughout the building. Generous floor to ceiling heights offers a wide range of future building use types to be accommodated. The building form, massing and structural solution allows the opportunity for vertical extension of the building that further future proofs the asset to provide additional floor space and accommodation. The opportunities for disassembly have also been explored as part of the buildings design evolution. This is being achieved through the buildings stick curtain wall system that can easily deconstructed and disassembled for material recovery and potential re-use.

## EMBODIED CARBON:

Build Light - The building has been designed to minimise the structural loadings, such as minimising long spans and large cantilever building form and massing. Opportunities to design lean have been implemented such as focusing of passive design to reduce building services along with careful glazing fenestration to reduce secondary steel work requirements. Re-purpose and re-use the existing buildings on Lever Street and incorporating within the floor area of the proposed building. This has the effect of reducing the embodied carbon through the re-use of existing structures.

Build wise - Locally sourced new materials will be specified and procured to minimise transport emissions to and from site.

Low-carbon - The use of low embodied carbon materials will be minimised throughout the design, procurement and construction of the building. This will involve identifying and focusing on the inherently high carbon emission materials such as steel and concrete and maximising the recycle content and low emission solutions for these materials as far as possible.

Future - The proposed building has been designed with flexibility and future adaptation in mind. Measures include applying a regular structural grid and developing risers and plant space to facilitate adaption.

## BIODIVERSITY:

The landscape proposals aim to introduce urban greening to this area of the city through street level planting and trees as well as landscaped terraces.

**For further information refer to the Environmental Standards Statement.**

## BREEAM:

A BREEAM Pre-Assessment was carried out by Atelier Ten on the proposed office buildings on Lever Street against the BREEAM 2018 New Construction Scheme as a Shell and Core Office. The Tech Hub and Creative Hub office proposal aims to achieve a high standard of sustainable design and construction and is thus targeting BREEAM Excellent certification. This BREEAM Pre-Assessment outlines the BREEAM credits to achieve 'Excellent' with an overall targeted score of 75.6%. This is subject to achieving the credits outlined in this report.

By implementing the BREEAM process, the buildings embodied, and operational carbon emissions will be reduced through option appraisal analysis that identify low embodied carbon materials as well as energy efficiency measures. This includes implementing circular economy principles within the design for building flexibility, adaptability, and disassembly.

The results from the Pre-Assessment demonstrate that a BREEAM 'Excellent' rating can be achieved with an overall score of 75.52% being attained with 70% required to achieve an 'Excellent' rating.

**For further information on refer to the BREEAM Pre-Assessment.**

### BIO-DIVERSITY & URBAN RE-GENERATION:

- Implementation of Nature based solutions to enhance human biophilic and climate change resilience
- Landscaped courtyard & terrace
- Incorporation of ecological features

### SUSTAINABLE WATER MANAGEMENT:

- Rain gardens and planting rainwater attenuation
- Potential rainwater harvesting and blue roofs
- Water efficient appliances and sanitaryware
- Native planting with no mains water irrigation

### EMBODIED CARBON:

- Highly efficient building forms and structural grids to optimise embodied carbon performance
- Embodied carbon monitored reduced and targeted throughout project programme
- Low embodied carbon materials with environmental product declarations
- Embodied carbon off-setting

### INNOVATIVE CONSTRUCTION:

- Potential 100% renewable energy during construction
- Innovative low carbon materials and products
- Design for disassembly and material recovery

### OPERATIONAL ENERGY/ CARBON:

- Optimised building massing and forms for energy efficiency
- Optimised glazing ratios and passive solar design
- Enhanced thermal fabric performance and air tightness
- Heta and Energy recovery system
- All electric (fossil fuel free)
- Air source heat pump
- 100% of operational energy from REGO backed renewable sources
- Photovoltaic array

### CIRCULAR ECONOMY, MATERIAL EFFICIENCY & WASTE:

- Buildings designed for future adaptability
- Responsibly sourced timber and construction materials
- Application of up-cycled and refurbished materials and products
- Re-use and repurposing of existing buildings
- Use of materials with future recyclability

### HUMAN HEALTH & WELLBEING:

- Enhanced air quality and no on-site combustion
- Safe secure development
- Enhanced daylight and sunlight performance
- Enhanced views out
- Active building design
- Enhanced thermal comfort

### RESILIENCE & ADAPTION:

- Urban heat island mitigation through optimised building design and vegetation
- Future proofed landscaping (drought tolerance, hardiness to weather extremes)
- Flood resilient development with water runoff attenuation
- Sustainable urban drainage Systems (SuDS) incorporating nature based solutions
- Robust and durable materials

### GREEN MOBILITY:

- Highly connected site to public transport
- Active commuter/ cyclist facilities
- Car free development
- Walk and cycle friendly environment
- Green travel plan

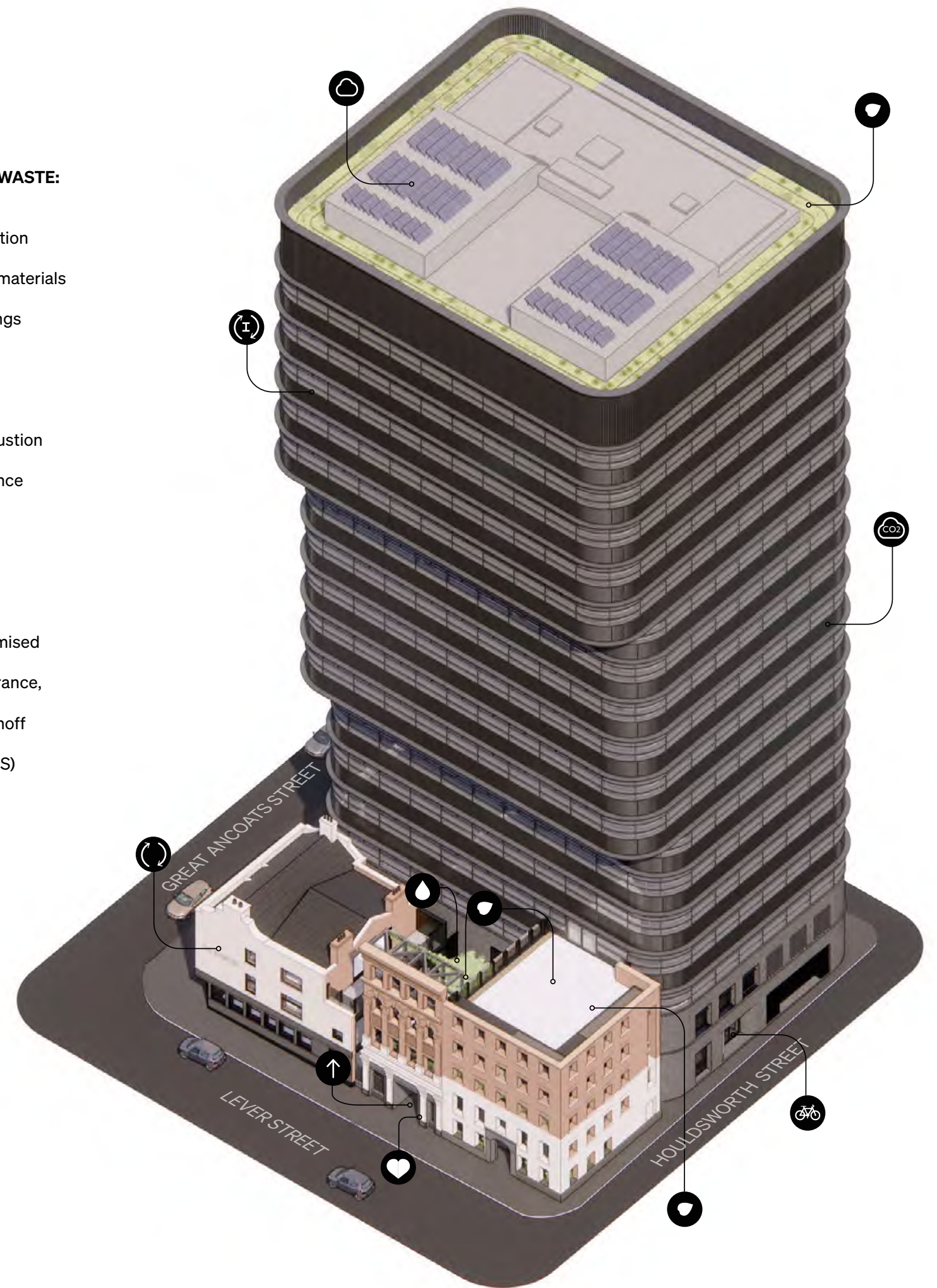


Fig. 174 Sustainability Diagram

# 7.2 Ventilation Strategy

## VENTILATION STRATEGY:

### Office Ventilation:

The office tenancies will be served by two Air Handling Units (AHUs) systems, one serving each side of the building. A centralised ventilation strategy using 2 No. dedicated, landlord AHUs will provide fresh tempered air to office areas via a supply and extract ductwork distribution systems. One AHU will serve each side of the building, enabling a two-tenancy split on each floor. The AHUs will be located at roof level and will be double stacked type which will be easily accessible for maintenance purposes. Intake and exhaust to each AHU will be located at low level on the roof.

The toilet core will be served locally on each level by a Mechanical Ventilation Heat Recovery (MVHR) unit. The two levels of basement will be served by a dedicated AHU.

### Restaurant Ventilation:

Alongside the office will be a three-storey restaurant with one level of basement. This will include a commercial kitchen on the ground floor alongside café/bar space; the 1st and 2nd floors will be dining areas featuring a terrace. A centralised ventilation strategy using an AHU will provide fresh air to the dining areas via a supply and extract ductwork distribution system. The AHU will be located at roof level and will be double stacked type which will be easily accessible for maintenance purposes. The restaurant kitchen will be served by a dedicated commercial kitchen extraction system with filtration and odour control.

For further information on refer to the Ventilation Statement.

### KEY

- 1. Electronically operable windows at high level allows for fresh air into the workspace
- 2. High level 450mm deep horizontal fin to provide shading and reduce glare.
- 3. 150mm fins to glazing system to act as a light shelf for indirect natural lighting

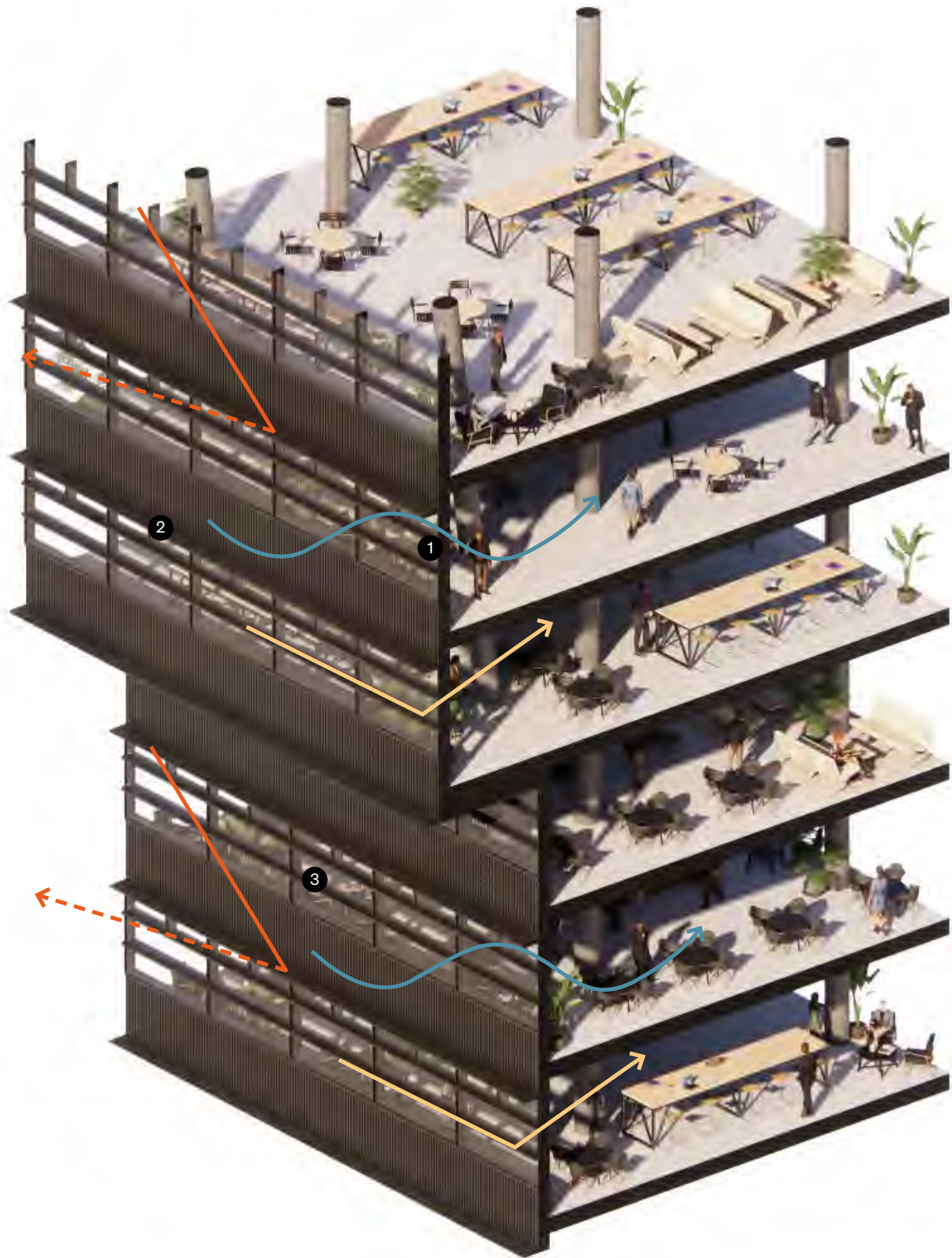


Fig.175 Tech Hub Axonometric Diagram

# 7.3 Wind & Microclimate

Comprehensive wind microclimate studies on the project have been carried out by GIA.

A wind assessment was performed using Computational Fluid Dynamics (CFD) to assess wind conditions for the proposed development at Lever Street. The assessment was performed without trees or soft landscaping, to ensure worst-case results were captured.

The wind microclimate assessment has been carried out for the proposed site conditions in existing surrounding context and also emerging context that includes known future developments that are deemed to affect the wind regime at the site. Furthermore the wind microclimate assessment has considered possible construction scenarios that have the potential to pose possible worst-case wind impact scenarios, that may, if they arose, would require temporary wind mitigation measures to put in place. Where required, wind mitigation measure concepts have been developed and validated for effectiveness.

These concepts will be subject to further detailed design development and revalidation through further quantitative wind assessments in the post-application stages of the project.

**The conclusions which GIA have found are:**

- Development have been assessed using CFD.
- No potential wind safety concerns have been identified.
- Ground level conditions would be suitable for the intended use for all thoroughfares, entrances and courtyards.
- Wind conditions were suitable for all thoroughfares, roadways, proposed entrances, off-site entrances, proposed ground level amenity and proposed terrace level amenity.
- All wind effects are negligible

**For further details and detailed assessment please refer to the Wind & Microclimate assessment.**

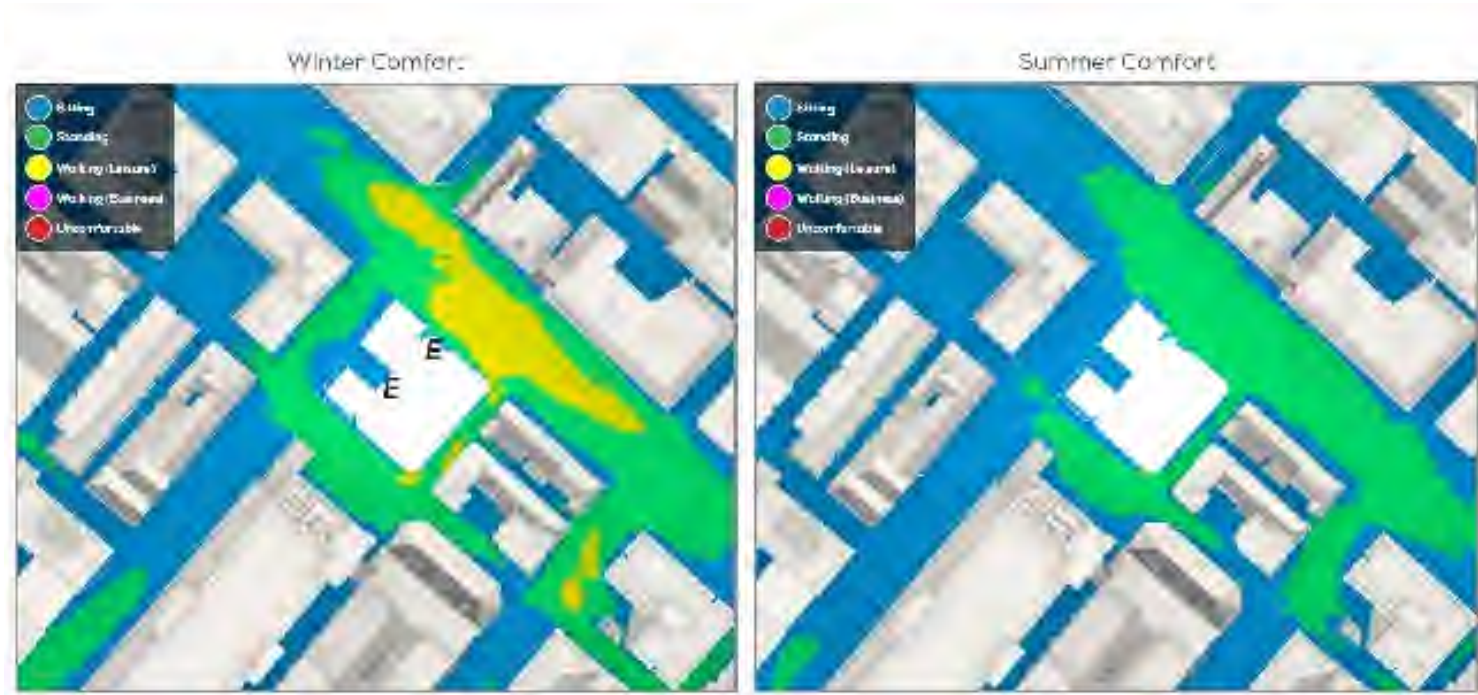


Fig. 176 Microclimate Diagram

# 8.0 Landscape Design

## 8.1 Accessibility & Circulation

The landscape proposals for Lever Street aim to create a high-quality, yet functional design for both public footpaths and the inner courtyard. The site is uniquely surrounded by streets in four sides.

To deliver a high-quality public realm finish to the existing footpaths surrounding the development, the design maintains the generous pedestrian routes along Great Ancoats Street and Lever Street, while enhancing further through the stepping backs of the building facade.

Existing footpaths are retained and resurfaced along the other streets, and all redundant vehicle access points are closed and reinstated as continuous footway in Little Lever Street.

Pedestrian crossings are retained on the Lever Street and Great Ancoats Street corner. New dropped kerb crossing point is introduced in Lever Street at the corner of Houldsworth Street.

The Heritage Hub and Creative Hub are accessible through steps from the public realm, while in the courtyard level access is provided to these facilities. For the tower block level access is achieved to all facilities including the servicing areas to the rear of the building.

Cycle parking is accommodated within the new development, no additional cycle parking is proposed in the proximity of the building.

The footpaths are unsuitable for street tree planting due to the extensive below ground services that exist below all footpaths.

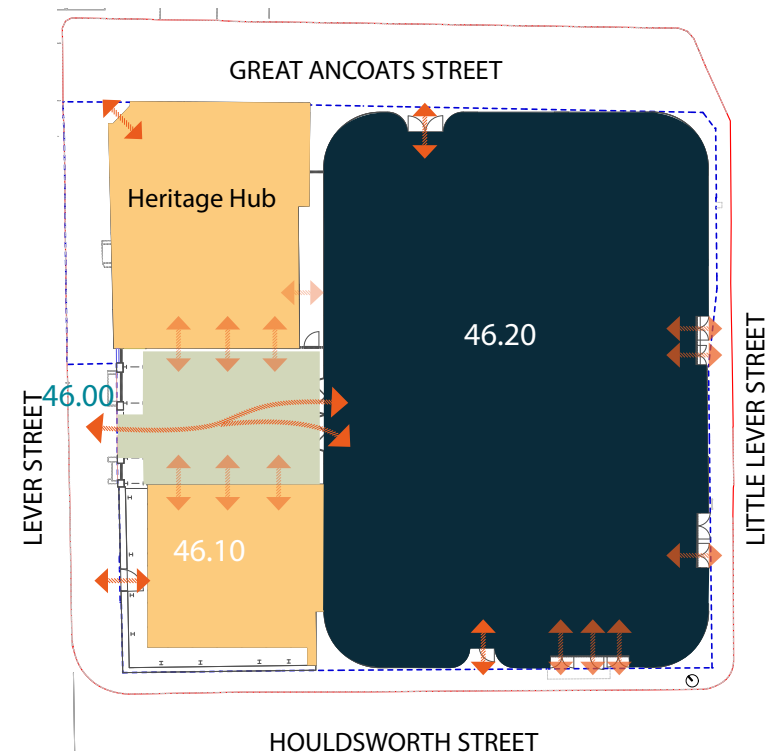


**Fig. 177** Accessibility & Circulation Diagram

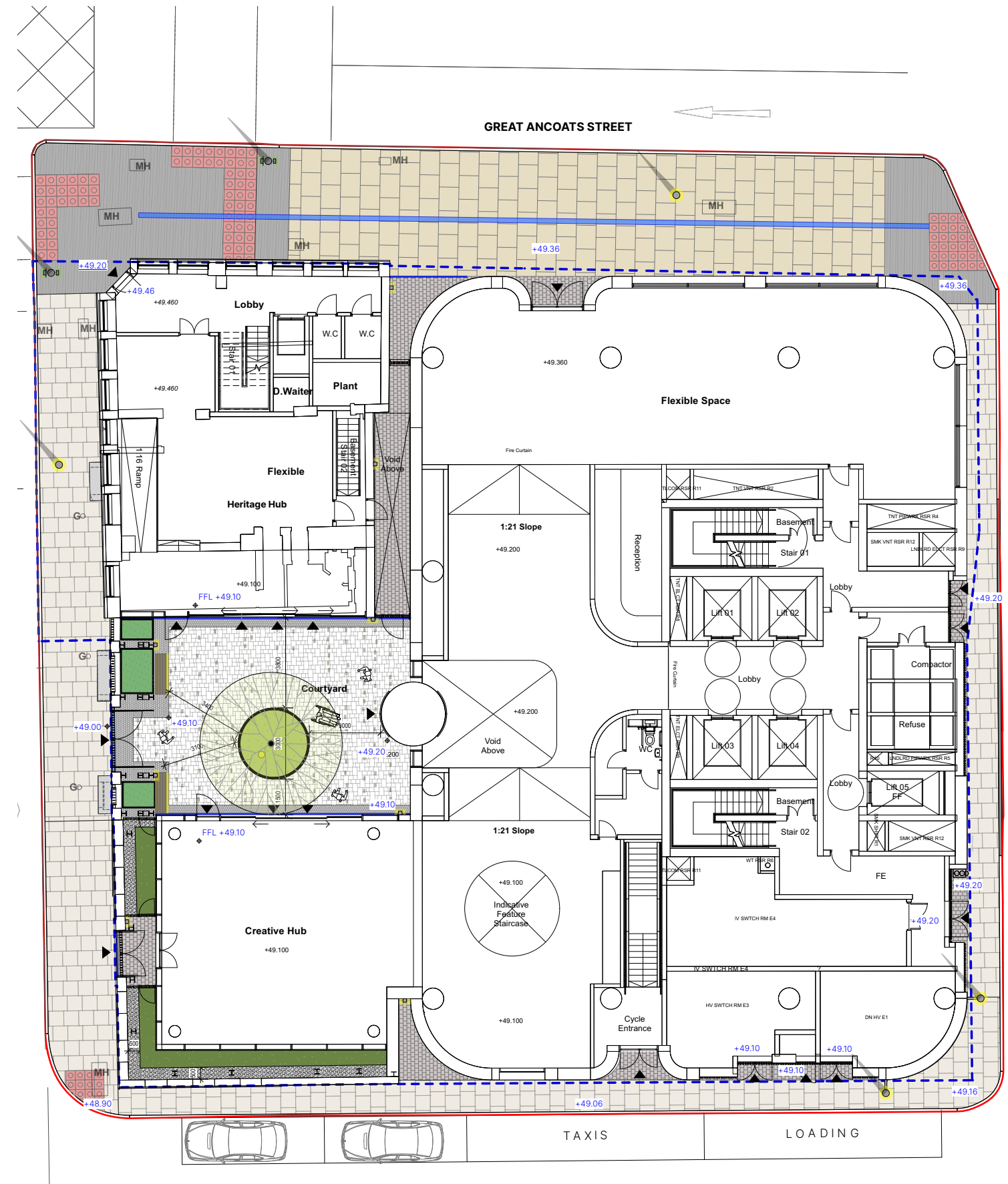


**Fig. 178** Proposed Landscape Plan

## 8.2 Constraints & Possibilities

The site's main constraints are below ground services. The below ground services constrain any in-ground tree planting in the proximity of the building in the public realm.

The existing footpath widths are below the 2-metre standard in both Houldsworth Street and Little Lever Street. Keeping the existing kerb line ensures saving the heritage of the old warehouses and the old street layout of the site.



**Fig. 179** City Fibre

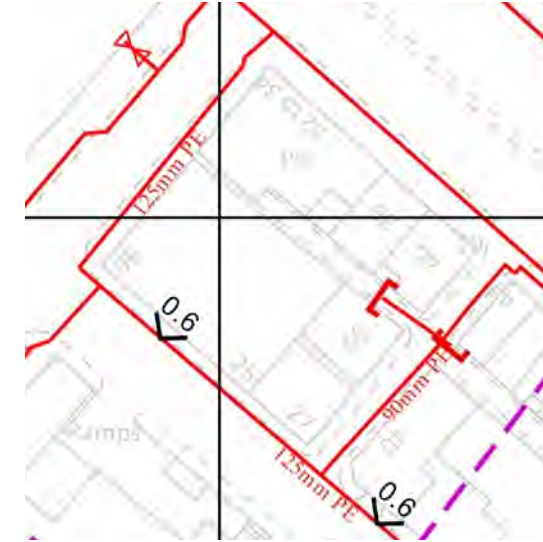


**Fig. 180** Cadent Gas



**Fig. 181** Electric North West

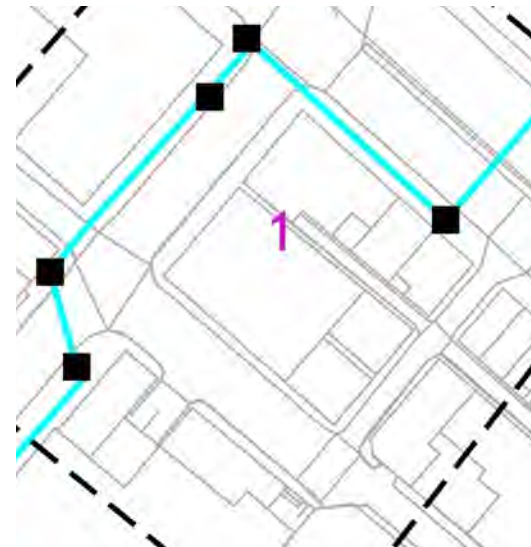


**Fig. 182** EUNetworks Fiber



**Fig. 183** GM UTC



Fig. 184 MCC



**Fig. 185** OCU Group

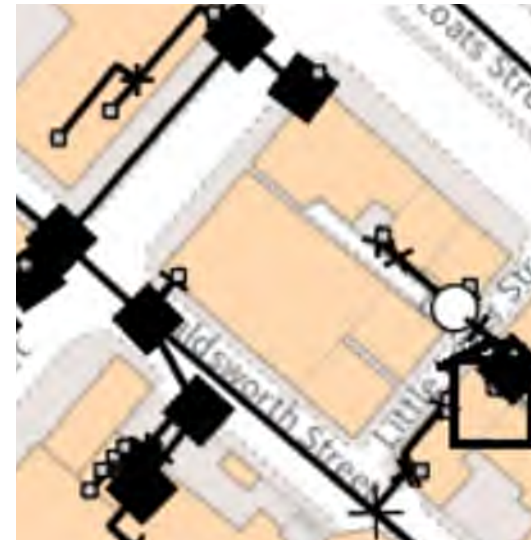


**Fig. 186** Open Reach



**Fig. 187** Virgin Media



**Fig. 188** Vodafone

# 8.3 Design Principles

The proposed high-quality finishes in both the public and private spaces are tying the site to the heritage of the Northern Quarter and the adjacent Ancoats area. The heritage approach is strengthened by using reclaimed materials. The finishes are long-lasting and easy to maintain, while providing a high-profile look to the development. The courtyard has a lush and subtle approach while ensuring a contemporary look.

### ADOPTED FOOTPATH TO ADOPTABLE STANDARDS:

- Scoutmoor Yorkstone / Concrete flags
- Granite setts and red concrete tactile paving to crossing points
- Concrete kerbs
- Reclaimed metal kerbs to mark adoption boundary

### COURTYARD:

- Norther Quarter and Ancoats heritage
- Tapestry effect - emphasis on tecture
- Reclaimed cobbles to be used

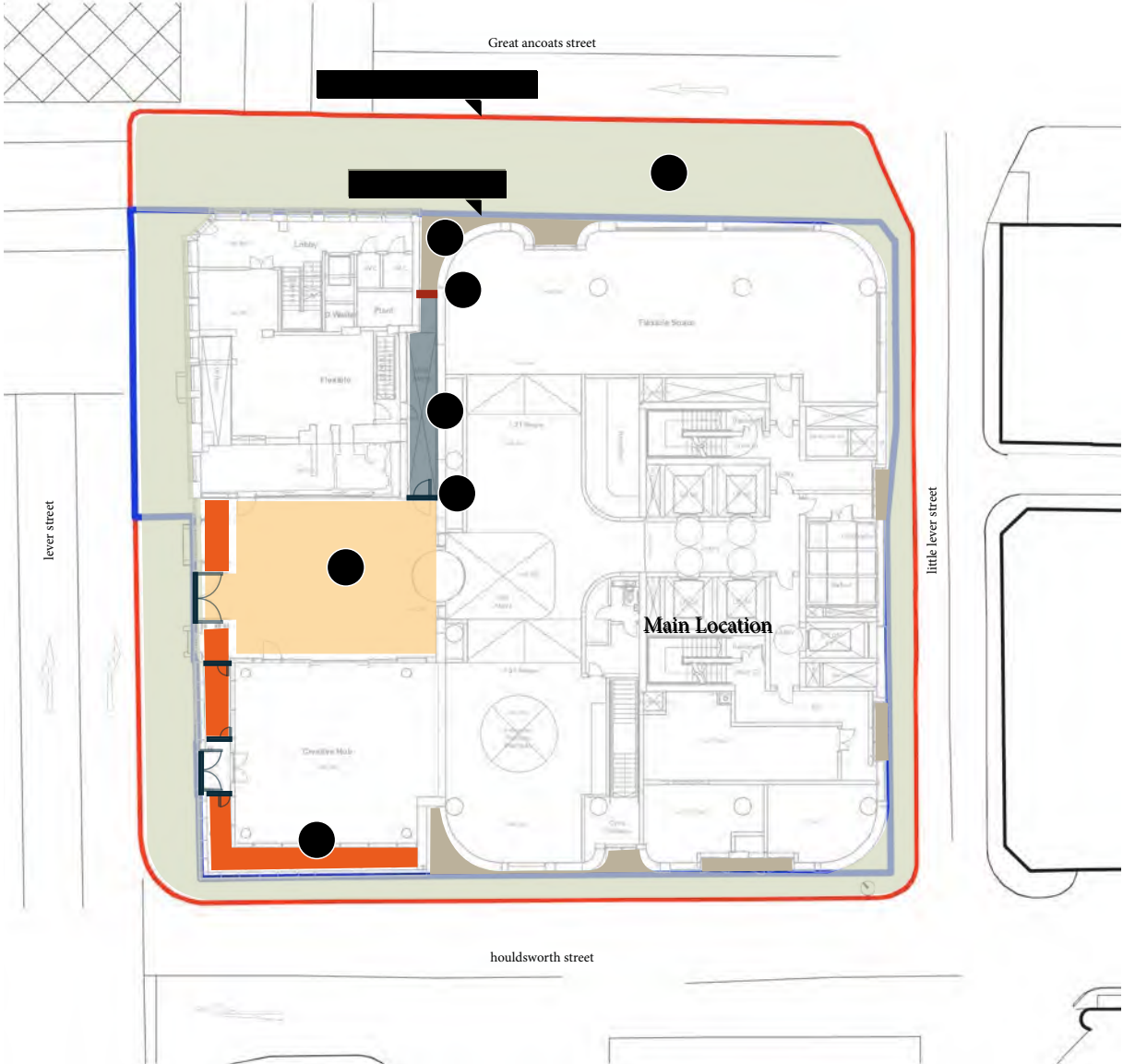


Fig. 189 Design Principles Plan



Fig. 190 Granite setts (to match existing in Great Ancoats Street)



Fig. 191 Tactile Blister Paving Slab (to match existing in Great Ancoats Street)



Fig. 192 Yorkstone flags (to match existing in Great Ancoats Street)



Fig. 193 Concrete flags (to match existing in Lever Street)



Fig. 194 Reclaimed cobbles ground with a vacuum assisted diamond grinder



Fig. 195 Reclaimed steel kerb

- KEY
- 1. Adopted footpath
  - 2. Non-adopted footpath
  - 3. Private space - alley
  - 4. Courtyard
  - 5. Hidden Greenery
  - 6. Fixed fence
  - 7. Fence with pedestrian gate

# 8.4 Courtyard Design

While providing a spacious route to the tower's principal entrance, the courtyard is to create a lush, green enclosed space for visitors to meet and socialise. Given sufficient legibility of the frontages around, the design approach is to create an elegant tapestry, rather than to mark-up routes. The light-coloured natural stone surface incorporates heritage elements from Little Ancoats Street. The lines can be seen as a text from above, suggesting an homage a la Express Building and the wider site history.

The light-colour-scheme generates more reflected light, providing better environmental conditions for the plantings.

The centrepiece of the courtyard is a tree. Growing on a podium, the basement slab is recessed to enable a generous root space and healthy growing conditions.

At the perimeter of the space bespoke timber seatings and raised on-ground planters are proposed to create a stylish backdrop in front of the retained façade's support system.

## HEALTHY TREE GROWTH REQUIREMENTS

- Canopy space
- Root space - underplanting
- Proper light conditions
- Maintenance - irrigation during drier periods

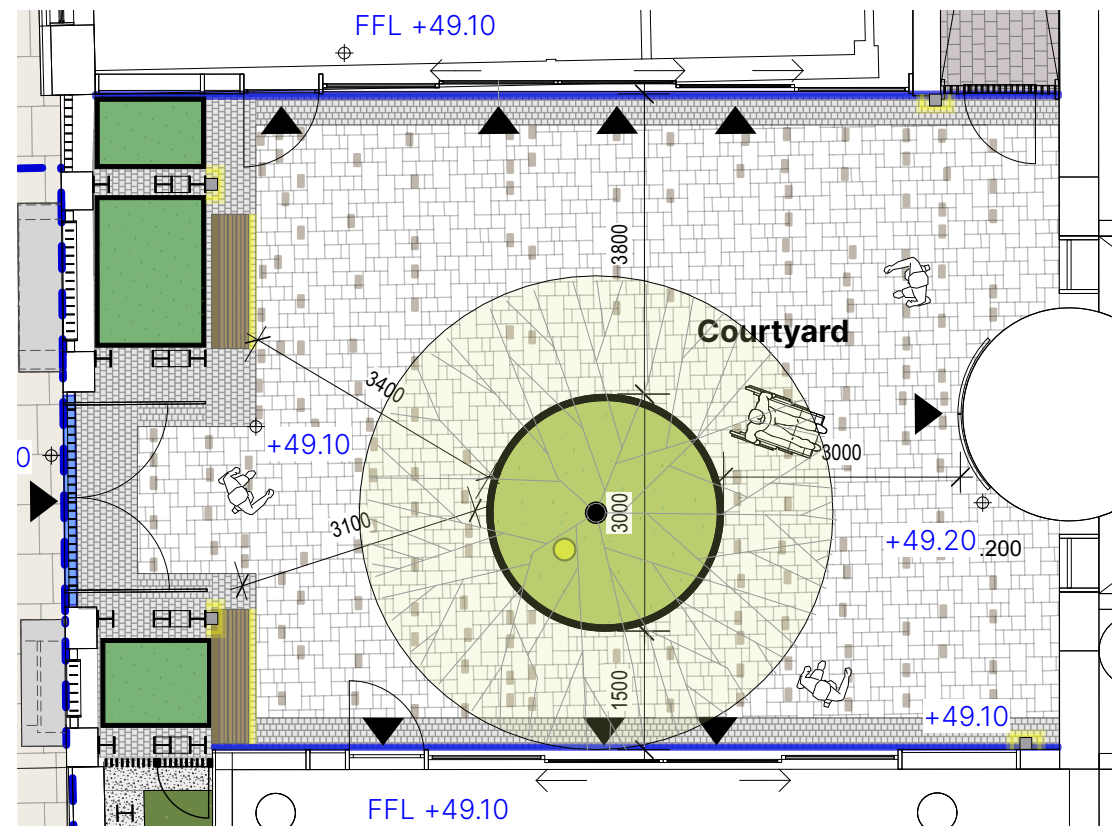


Fig. 198 Courtyard design plan



Fig. 196 Passe bond stone paving



Fig. 197 Tree planting in light colour scheme courtyard



Fig. 199 Light grey granite setts

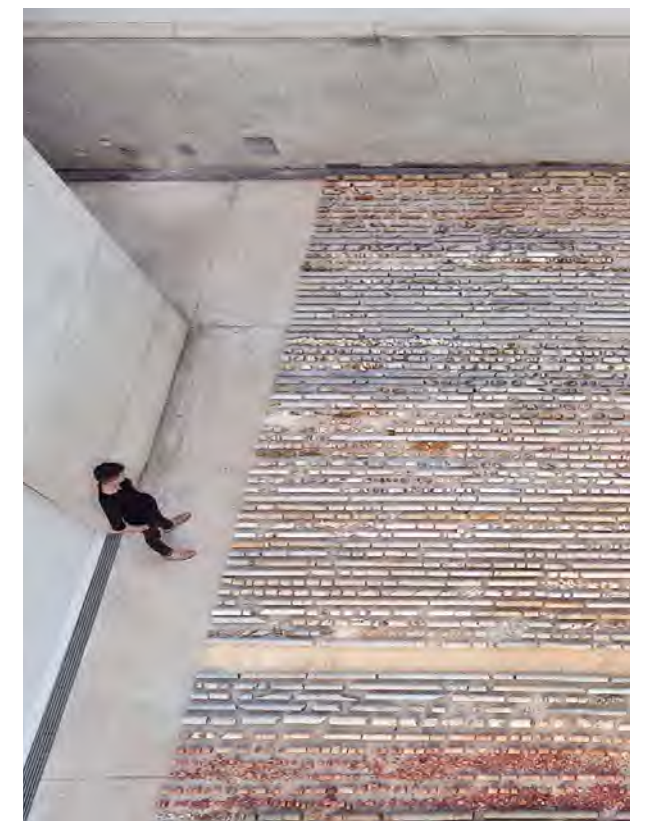


Fig. 200 Tapestry effect

# 8.5 External Terraces

External terraces provide a great opportunity to further extend upper floors and create an integrated experience. Surrounded by raised planters and pots with lush planting, the terraces offer all-year round functionabilty. While the various planting enhance biodiversity, the loose furniture offer a flexible layout and adaptable space.



Fig. 201 External terrace with raised metal planters pots and loose furniture



Fig. 204 Microclimate Diagram



Fig. 202 Loose furniture with planted backdrop



Fig. 203 Loose furniture with planted backdrop

- KEY
- 1. Terrace of the Heritage Hub (level 3)
  - 2. Terrace of the Creative Hub (level 3)

# 8.6 Tree & Planting strategy

The courtyard proposes biodiverse, low-level mixed planting underneath the large feature tree and raised planters containing a variety of pollinating herbaceous plants with evergreen species throughout. Planters are located along the perimeter of the space, between the vertical beams of the retained facade's support structure. Their positions enable to plant climber shrubs growing on the steel support structure, producing a lush vertical greenery for the courtyard.

Deep-shade tolerant perennials and shrubs are proposed for the 'hidden greenery' area – in ground plantings between the retained façade and the Creative Hub street-side elevations. On the plant roof level, a biodiverse extensive living roof is installed for various habitat-making.

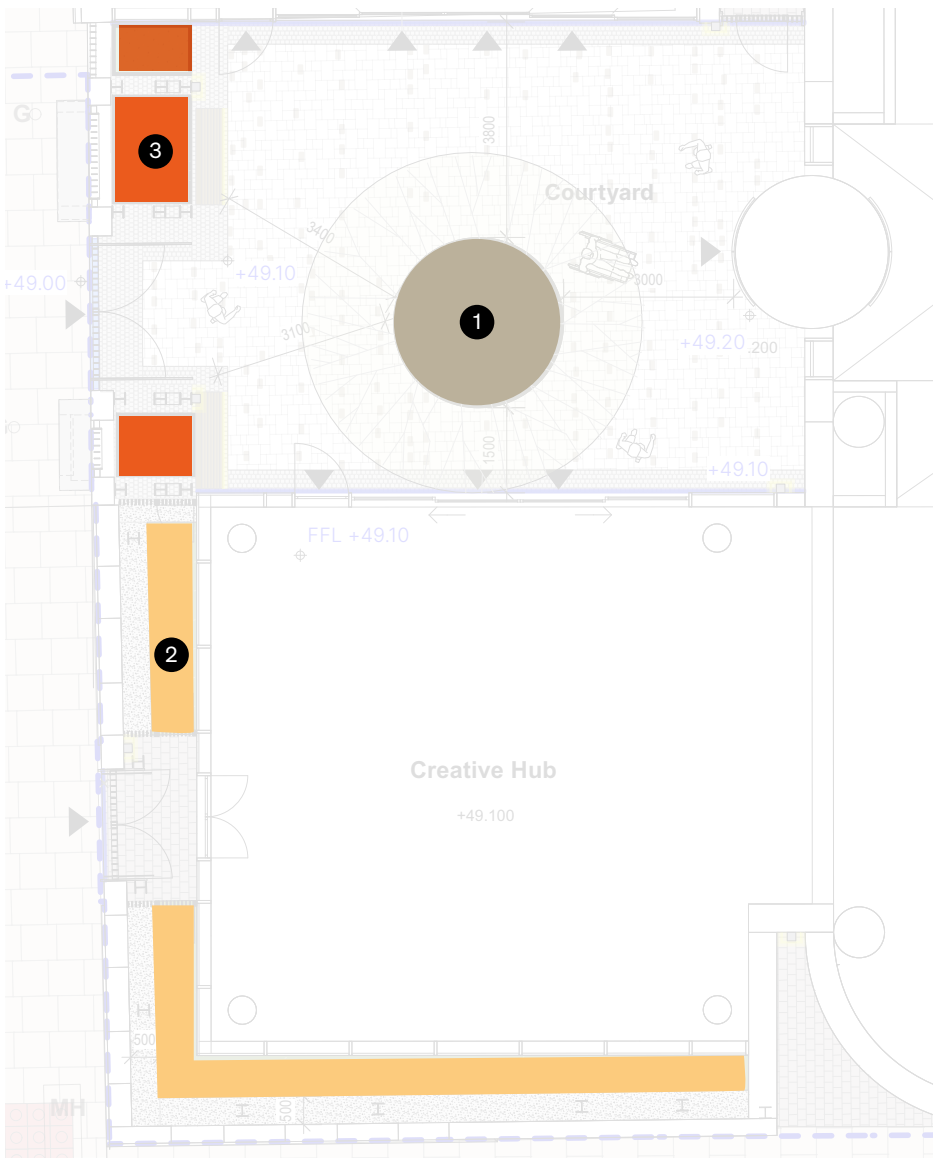


Fig. 208 Climbers on steel structure



Fig. 207 Climbers on steel structure



Fig. 205 Raised metal planter with low-level planting and climbers

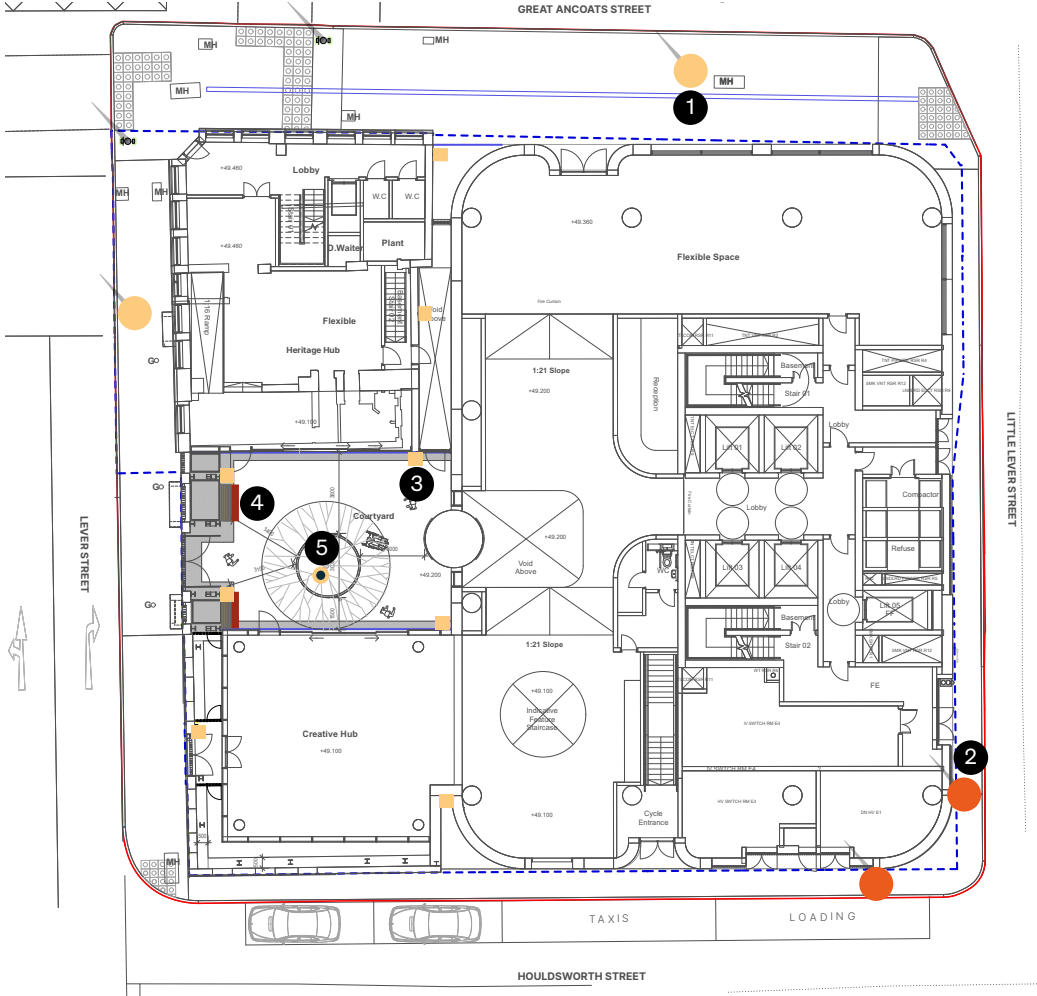


Fig. 206 Shade-tolerant planting

# 8.7 External lighting strategy

Maintaining the existing features in the public realm, the external lighting strategy aims to create an ambient, soft lighting scheme within the courtyard, with an emphasis on low light-pollution.

In the public realm all lighting poles are retained. The wall-mounted lighters on the corner of Houldsworth Street and Little Lever Street that are part of the street lighting are to be replaced by the same product fixed on the development's walls. In the courtyard wall-mounted lighters provide functional lighting, to be complimented by the tree uplighter and integrated lighting in bespoke benches.



- KEY
- 1. Street lighting - retained lighting pole
  - 2. Street lighting - proposed replacement wall-mounted lighter
  - 3. Private lighting - wall-mounted lighters
  - 4. Integrated lighting into bespoke bench
  - 5. Tree uplighter



Fig. 209 Precedent images for private lighting - wall-mounted lighter



Fig. 210 Precedent image for integrated lighting into a bespoke bench

# 8.8 Biodiversity Strategy

Our proposals aim to enhance biodiversity in various ways in the site and decrease the effect of being located in dense urban environment.

The development will be exempt from Biodiversity Net Gain (BNG) as no habitats are present on-site and therefore falls under the following BNG exemption. The proposed functions constrain a real enhancement in the site's biodiversity potentials, but these proposed facilities aim to make real improvement:

- 1. birdboxes in the support steel structure of the retained wall
- 2. the use of city-adapted native species in high-volume in the plantings
- 3. extensive living roof to create various habitats on the level 18 in the proximity of the BMU-structure



Fig. 211 Precedent image for habitat-making near the BMU-structure

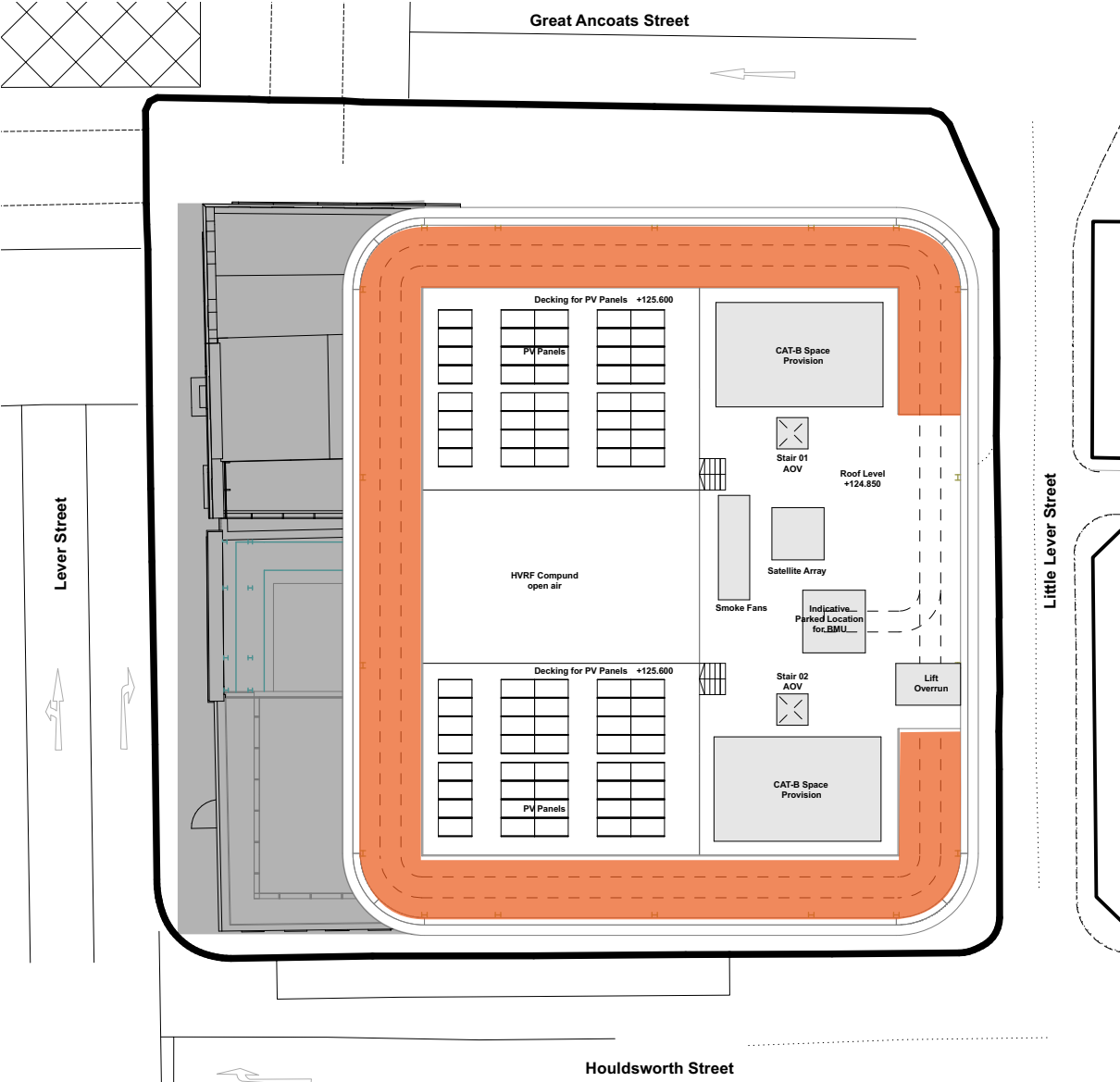


Fig. 212 Biodiversity diagram

KEY  
Level 18 - Extensive living roof

# 9.0 Access Statement

# 9.1 Pedestrian Access

The primary entrance to the Tech Hub and Creative Hub is located on Lever Street, entering through the retained façade of the former warehouse, adjacent to Heritage Hub. Office workers and visitors will enter the courtyard as they are greeted by the feature tree. The entrance into the main Tech Hub building is situated within the courtyard through a large circular slider. The primary access into the Creative Hub is via the original doorway of No.56 and secondly through the Tech Hub where the two plots meet. Primary into the Tech Hubs' independent café, situated along Great Ancoats Street is access via an entrance marked by a generous curved masonry ingress to provide separation from the main entrance of the Tech Hub for office workers.

The main entrance for Heritage Hub has been designed to be relocated to the existing corner of the building, where traditionally, other public houses of its type would have had entrances located. This provides the visitors of the restaurant a separate experience, away from the office users of the Tech Hub and Creative Hub.

The Creative Hub and Heritage Hub have access to the central Courtyard, through the Glazed sliding doors, offering spill out space for the Creative Hub café during the warmer seasons.



Fig. 213 Pedestrian Access Diagram

## 9.2 Cycle Access

The entrance along Houldsworth Street is to the south of the proposed design, with a generous curved entrance to mark the arrival space for cyclists to enter the Tech Hub. Office workers will be led to the basement where cycle storage is located. A dedicated staircase is provided with an attached track for ease of use, meanwhile lift access could be provided for less abled cyclists, situated in the core. Two-tier cycle racks are provided with a small number Sheffield Stands for storage of bicycles.

Once office workers have stored their bicycle in the cycle store they can access lifts taking them up through the building via the core.

A total of 112 amount of cycle spaces have been provided including using 52no. two tier cycle racks and 4no. Sheffield Stands.

Please refer to the transport assessment and travel plan submitted with the application for further information.

**Cycle Provision - BREEAM Calculation:**

Occupancy Density: **10m<sup>2</sup>**

No. of employees: 1111

Cycle Space to Employee Ratio (BREEAM): **1/10**

**Cycle Spaces required: 111**

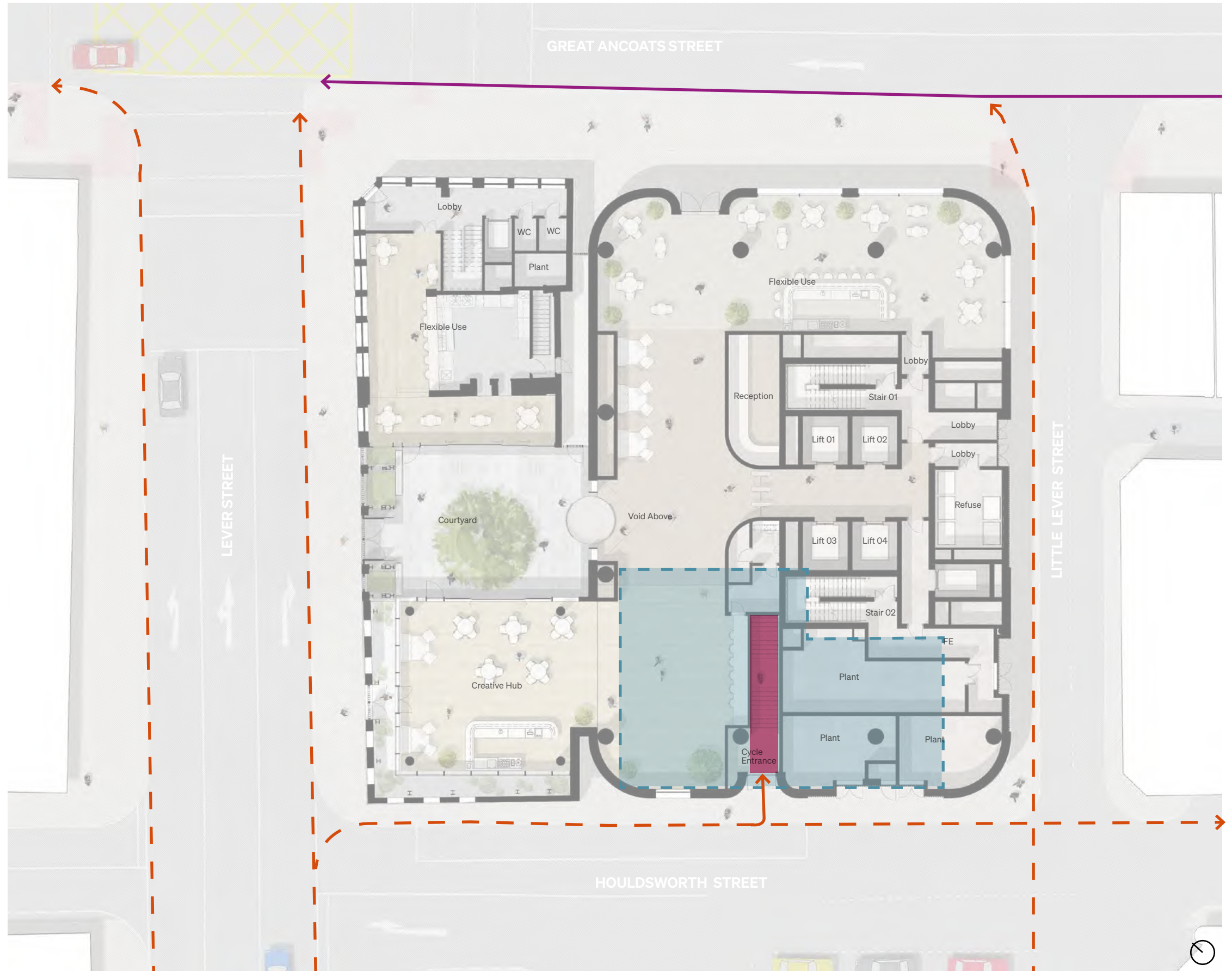


**Fig. 214** Cycle Access Diagram



Fig. 215 Cycle Access Entrance Along Houldsworth Street



Fig. 216 Cycle Store Example

KEY

- Cycle Store
- Cycle stair



Fig. 217 Basement Cycle Access Diagram

# 9.3 Servicing & Refuse Strategy

Servicing activity will continue to be focused on the Houldsworth Street and Little Lever Street frontage for the new office building. Modifications are proposed along Houldsworth Street to introduce a loading bay, which will serve the office. This is in line with current arrangements for adjacent properties. All delivery vehicles for the office building are to park in these locations and then deliver to the reception/concierge.

The main bin store is located on the Little Lever Street frontage. The number of bins has been calculated based on British Standards and is based on a twice weekly collection frequency and the use of an on-site compactor.

Servicing for the Heritage Hub restaurant will continue as existing and will be gained from within the existing restricted loading/unloading zone on Lever Street

Please refer to the transport assessment and travel plan submitted with the application for further information.

**BS5906: 2005 - Waste management in Buildings - Code of practice:**

|                                                    |       |
|----------------------------------------------------|-------|
| Weekly waste arising from each employee (l):       | 50    |
| No. of employees:                                  | 893   |
| Total weekly waste generated (l):                  | 44632 |
| No. of Chamberlain bins required (1100l) – weekly: | 41    |
| Assumed no. of weekly collections:                 | 2     |
| No. of Chamberlain bins (1100l) – Twice Weekly:    | 20    |

4:1 Compactor      5 Total number of bins

- KEY
- Proposed Loading Bay
  - Existing Loading Bay
  - Refuse Store
  - Compactor
  - Refuse Store Access Point
  - Travel Distance

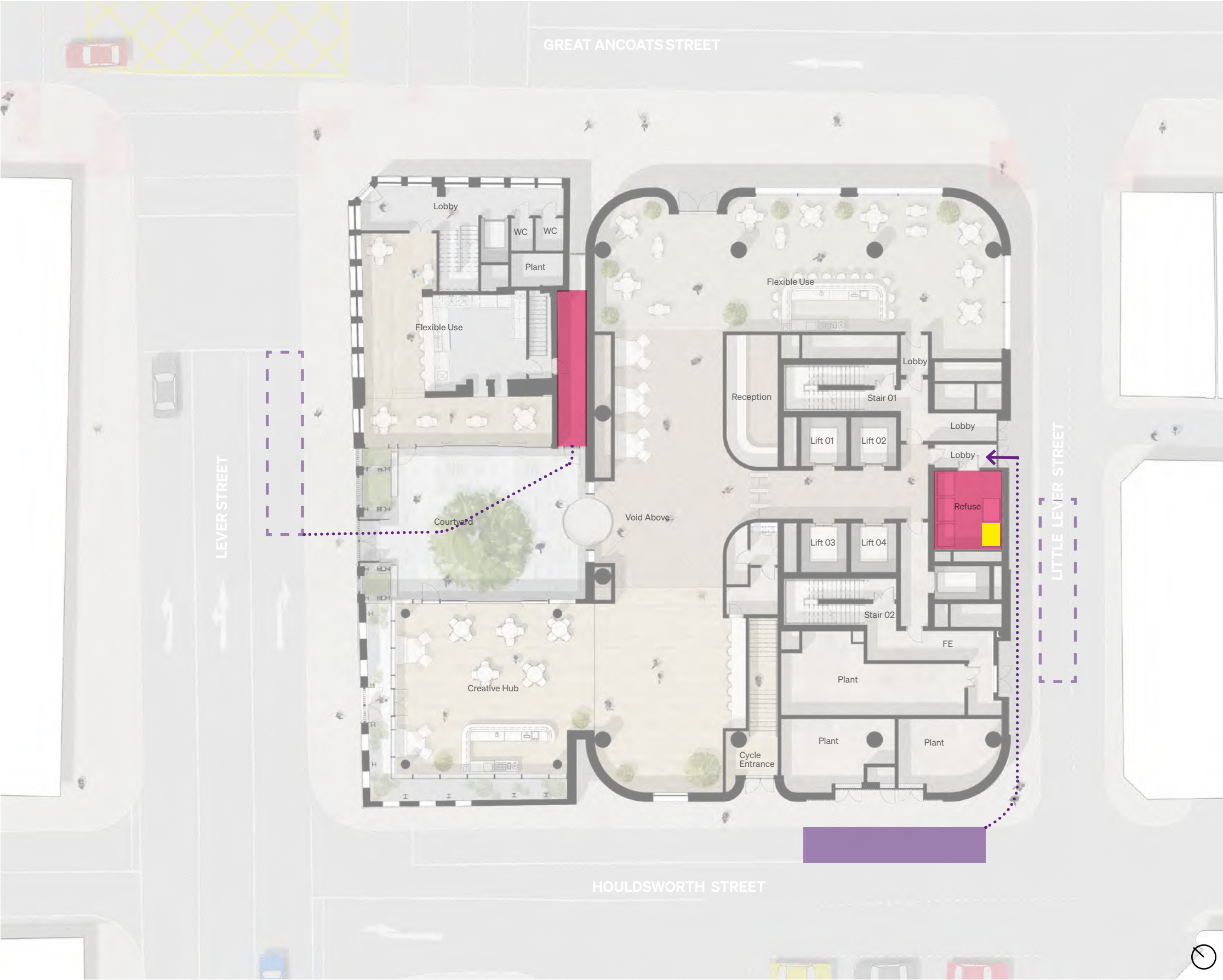


Fig. 218 Servicing & Refuse Strategy Diagram

# 9.4 Delivery Strategy

The proposal introduces loading bay on Houldsworth Street that can be used by day-to-day deliveries and infrequent larger good deliveries. The reception area in the main office building will take delivery of the goods. There is an existing loading bay located on Lever Street which No. 32-34 currently use for deliveries. This will be retained for the proposed restaurant at No.32.

Please refer to the transport assessment and travel plan submitted with the application for further information.

- KEY
- Reception
- Proposed Loading Bay
- Existing Restaurant Loading Bay
- Primary access point
- Delivery Route

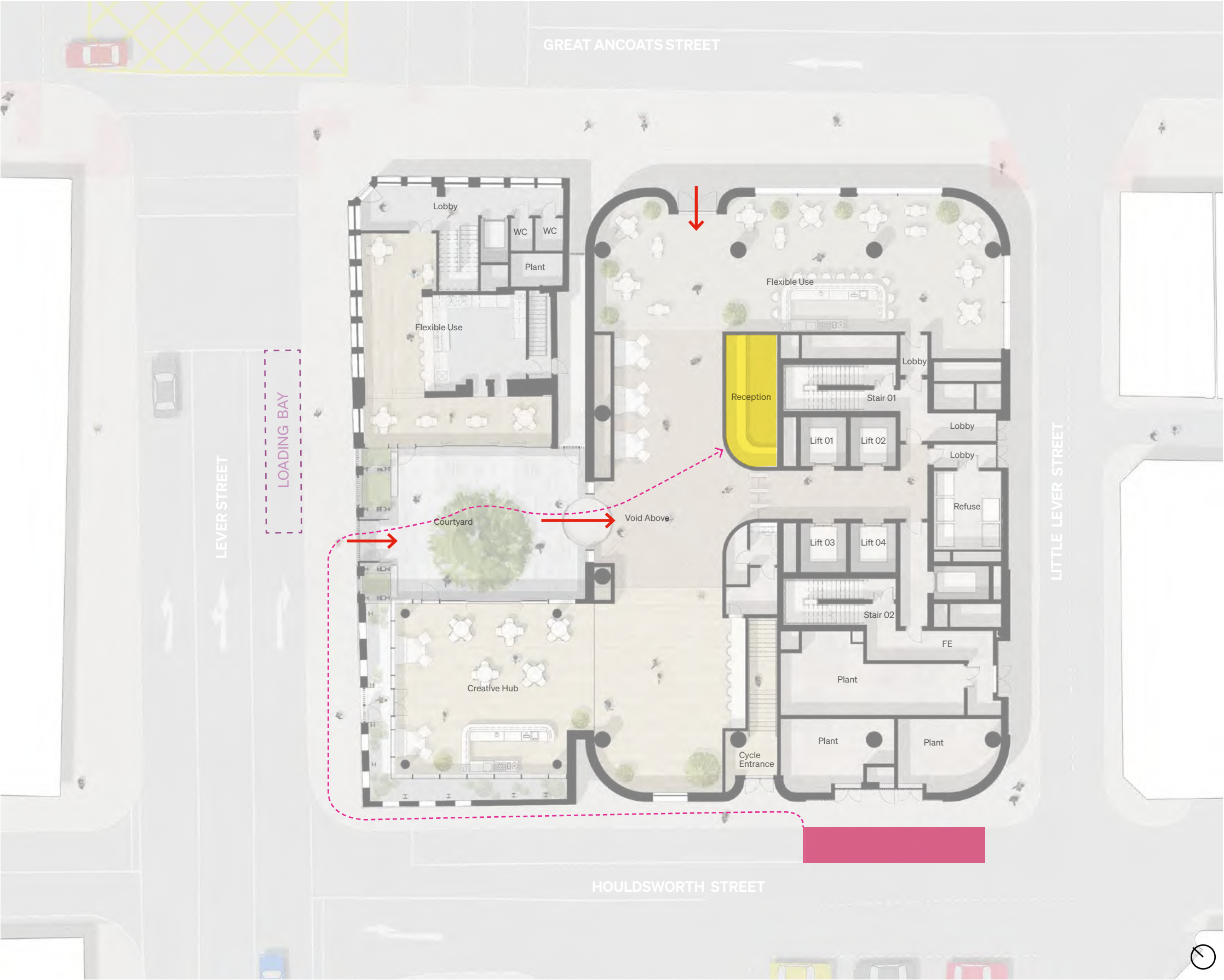


Fig. 219 Delivery Strategy Diagram

# 9.5 Commercial Uses

Along the Great Ancoats Street elevation there is flexible space where there is opportunity for an independent café to occupy the space. The space is designed to act independently from other areas of the ground floor of the Tech Hub and would be accessed from the Great Ancoats Street entrance. Additionally, an independent café is also proposed on the ground floor of the Creative Hub which will be accessed directly from the Lever Street entrance.

The proposal intends on providing flexible/F&B offer for Heritage Hub which will be independent from the Tech Hub and Creative Hub office, providing a café and bar area on the ground floor.



Fig. 220 Commercial Uses Diagram

# 9.6 Fire Strategy & Fire Service Access

Fire tender access is provided directly from Little Lever Street. A sprinkler tank is provided in the basement, with inlets which will provide the fire brigade to pump water from the service main into the tank(s). Additionally, a sprinkler system is proposed for the office spaces with check valves provided per floor to ensure floorplates can be sub-divided depending on tenancy.

The Wet Riser inlet is located within 18m from the fire tender parking location and is located directly adjacent to the fire service access point.

Please refer to section 9.7.1 for a fire strategy summary by the fire consultant for the Tech Hub and Creative Hub Office.



Fig. 221 Fire Strategy Diagram

**9.6.1 TECH HUB & CREATIVE HUB FIRE STRATEGY:**

The fire strategy for the proposal has been developed by the fire consultant, Atelier Ten. The following executive summary has been provided by Atelier Ten to provide an overview of the strategy.

The project consists of a new G+ 17 storey office building (Tech Hub and Creative Hub) over 2 levels of basement. The height to the topmost storey of each block is over 70 m. The basement floor consists of flexible space, plant spaces, bicycle parking spaces, showers and changing facilities, ground to the 18th floor consists of office spaces with Business Lounge on the third floor and commercial space on the ground floor of the Tech Hub.

The scheme is to be designed in accordance with BS 9999: 2017 - Code of practice for fire safety in the design, management and use of buildings, with the aim of complying with the Building Regulations, 2010 (Schedule 1; Regulation 7). Its important to note that the guidance in BS 9999 is applicable for buildings with a topmost storey height of 50m, it is recommended that discussion be carried out with an approved inspector at an early stage to get an agreement that the guidance in BS 9999 is applicable for a building of this height.

**The following summarises the key features of the developing fire strategy design:**

Risk profile is to be;

- A1 for the office and ancillary levels;
- B1 for the restaurant

Level 2 management is assumed for this building. The principal factors listed below should be considered when defining and documenting fire risk management strategy once the building is occupied; Fire risk assessment;

- Resources and authority;
- Fire safety training;
- Control of work onsite;
- Maintenance and testing;
- Communications;
- Emergency planning.

**Building systems:**

- Fire alarm will be L1 detection system with a voice alarm system for the phased evacuation.
- Automatic fire suppression is to be installed throughout. The system should be designed and installed in accordance with BS 12845: 2019.
- The basement levels are to be provided with a mechanical smoke ventilation system. The system should provide 10 ACH, be capable of handling gas temperatures of 300oC for not less than 60 min and operate on activation of the sprinkler system or by an automatic fire detection system.

**Means of escape:**

- Occupancy capacity of each floor is based on 6 m2 per person.
- The travel distances are to be 20 m direct or 30.5 m actual route for single direction and 51.75 m direct or 76.5 m actual route for two directions;
- Exit width on each floor is to be based on 2.81 mm per person. The minimum exit width on the upper floors into the stairs are 850 mm.
- The evacuation for the building will be phased evacuation. The stairs will be sized on the two large floor levels. The require stair width is 1,100 mm clear width.
- Temporary refuge areas in stairs shall be 900 x 1,400 mm;
- The final exit from each stair is to terminate externally.

**Firefighting facilities - The building is to be provided with a single firefighting shaft which will contain the following;**

- Firefighting stair
- Firefighting lobby
- Firefighting lift
- Ventilation to stair and lobby
- Wet fire main located in the firefighting lobby

**Additional firefighting lift/evacuation lift:**

- It is proposed to provide an evacuation lift in the building which will provide an additional lift for firefighting operations on the upper levels.

**Fire service access:**

- Fire service access for a high reach appliance is to be provided within 18m of the wet riser inlet on the ground floor.

**Compartmentation and building structure:**

- Each floor in the buildings should form its own compartment with a fire rating of 120 min FR.
- Where there are openings in the compartment floors, the building will follow BS 9999 annex B for atrium design;
- All risk areas are to be within fire compartments including kitchen, special risk, engineering services, stores and service risers;
- Building structure is to be 120 min fire rated, 240min at the sub-station;

**Fire spread on external wall:**

- The external wall make up should achieve European Class B-s3, d2 above 18m and Class C-s3-d2 for parts less than 18m. Building insurance requirements may require the external wall make up to achieve European Classification A1 or A2.

**External fire spread:**

- Due to the compartment floors, automatic suppression and the distance to the neighbouring building, the external wall doesn't require fire rating.

# 9.7 Façade Access & Maintenance

The Tech Hub and Creative Hub will be cleaned and maintained via three strategies, Direct pole cleaning, Monorail system and a track mounted building maintenance unit (BMU). Due to the height and articulation of the façade, the proposal aims to manage the cleaning of the façade in a safe and accessible way.

The ground floor and first floor of the Tech Hub will be cleaned by direct pole cleaning. Along Houldsworth Street, Little Lever Street and Great Ancoats Street, the Tech Hub façade will be accessed and cleaned via the BMU located on the roof level and situated behind the plant screen. When not in use the BMU will be parked centrally on the plant level, hidden from view. Along the Lever Street elevation there are three cleaning strategies proposed. The 2nd-7th floor will be accessed via a Monorail system along with BMU access, while from the 13th floor upwards, the facades will be accessed and cleaned via the BMU. Heritage Hubs’ façade will be accessed and maintained by direct pole cleaning with an access platform if required.



Fig. 226 BMU



Fig. 227 Monorail

- KEY
- Direct, Pole Clean & Access Platform
  - Monorail
  - BMU

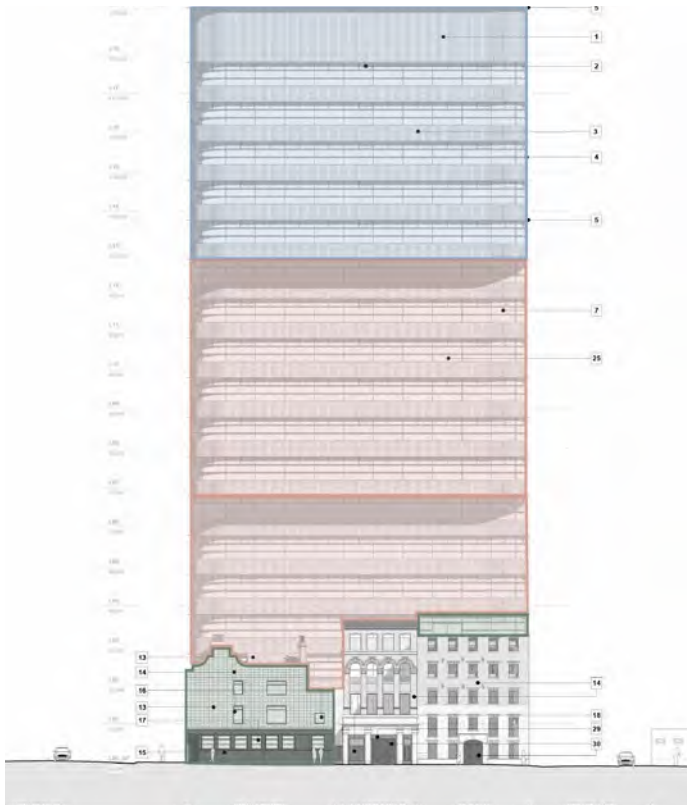


Fig. 222 Lever Street Elevation

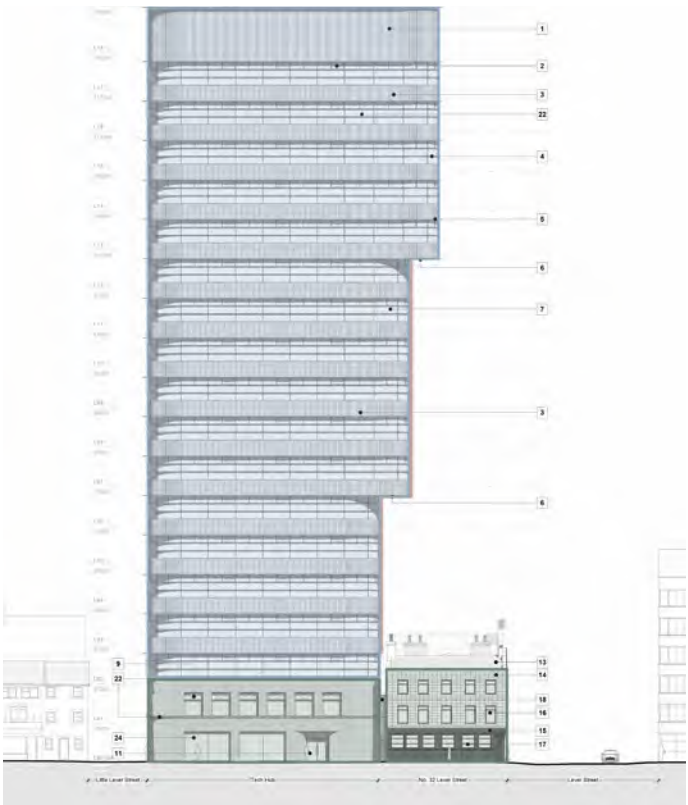


Fig. 223 Great Ancoats Street Elevation



Fig. 224 Little Lever Street Elevation



Fig. 225 Houldsworth Street Elevation

# 10.0 Summary

# 10.1 Conclusion

NXQ represents a huge opportunity to create a desirable and vibrant mixed-use hub in the Northern Quarter of Manchester where people want to work, visit and enjoy the vibrant neighbourhood.

The scheme combines high quality office space in a dramatic landmark building alongside retaining and enhancing existing structures, connected by a central landscaped courtyard.

The Tech Hub and Creative Hub provides best-in-class, healthy and sustainable workspace where users can experience flexible open plan office spaces, with panoramic of the city whilst being emersed in the preserved history along Lever Street.

The final scheme proposals have been developed following a thorough analysis of the surrounding physical, political and socio-economic context, to ensure that the layout, scale and architecture are an appropriate design response.



Fig. 228 Great Ancoats Street CGI of NXQ

