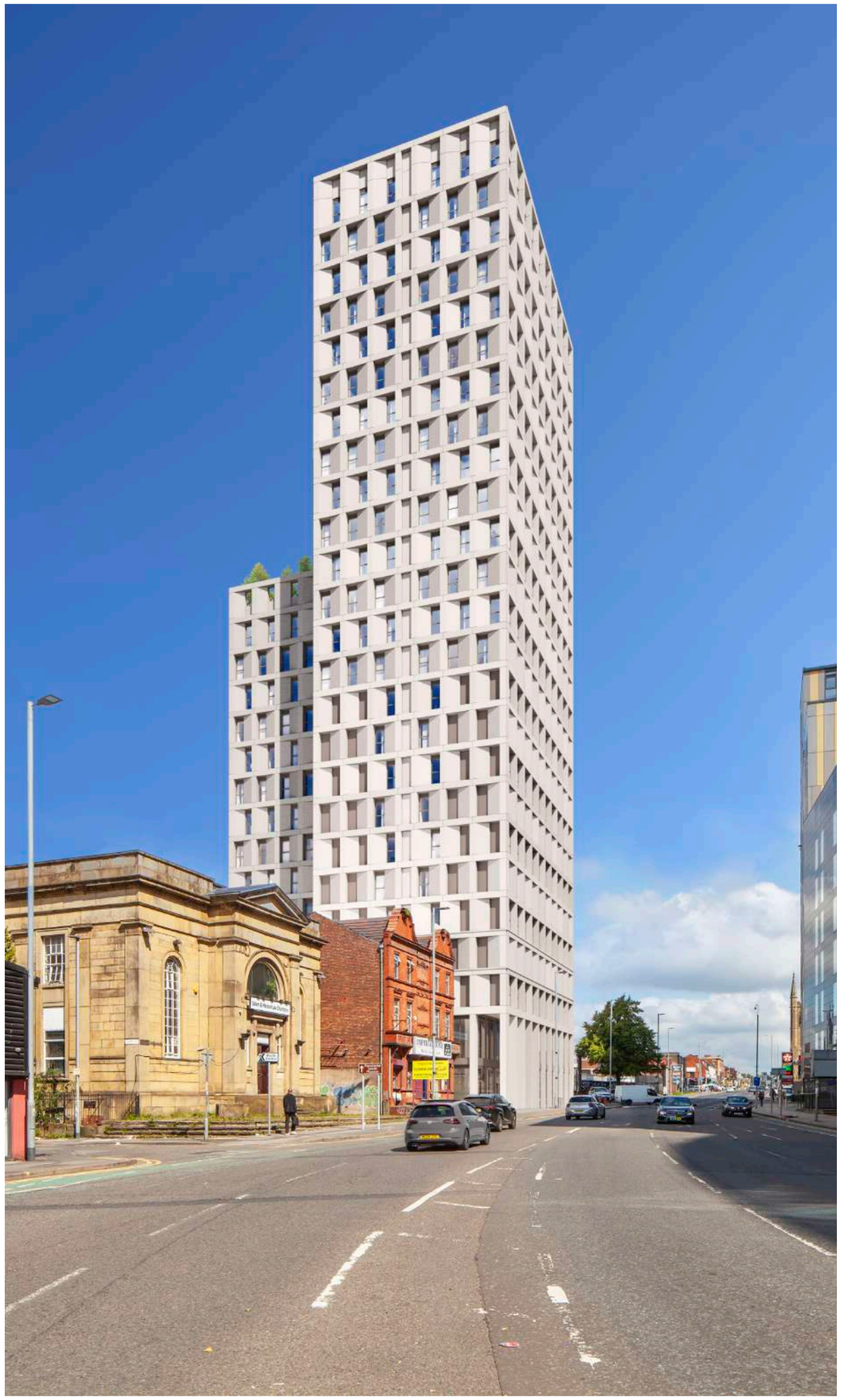


08/01/2024 Rev. P2 - Planning

Park Place, Cheetham Hill, Manchester
Design+**Access** Statement

united living

zerum

Roscoe

land | studio

FUTURESERV

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hodder+partners

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1.0 Introduction

1.1 Statement

This Design and Access Statement is prepared in support of the application for full planning permission, submitted to Manchester City Council (MCC) on behalf of Benjamin Property Ltd for the development on the site of 1, Park Place, M4 4EZ.

This statement explains the design process which has been based upon thorough analysis of the local context. This includes assessing and understanding the townscape and heritage context of the site and surroundings, including the local strategic regeneration framework. The result is a design based upon coherent design principles which are contextually appropriate to the area.

The proposal is for a 25 storey tower consisting of 154 residential units, shared outdoor amenity space, commercial space, and associated cycle parking, refuse storage and plant. The proposal includes the demolition of the currently vacant, single storey building.

This site was identified within the “Great Ducie Street Strategic Regeneration Framework: November 2018 – FINAL” where it was allocated with commercial use at ground floor and residential use above. Also within the framework, the building heights plan identifies the site as appropriate for a building height of between 20-29 storeys. The proposal acknowledges this, and the vision for mixed-use development within the Park Place character area and aims to deliver both residential and commercial uses and improvements to the public realm as set out in the SRF.

The application has been developed in close consultation with Manchester City Council through pre application enquires, meetings, and engagement with local Councillors. Feedback from these consultation exercises have helped to inform and improve the final submitted design.

The application is described as follows:

Demolition of existing building and erection of a part 25 and part 15 storey residential building comprising 154 units with ground floor commercial units (Class E), associated residents amenity space, cycle parking, substation, servicing, and associated landscaping works.

Site Address:

1,

Park Place,

Manchester,

M4 4EZ

1.2 Project Team

Applicant	Benjamin Property Ltd
Applicant Partnership	United Living
Architect	Hodder + Partners
Planning Consultant	Zerum
Structural Engineer	Roscoe Engineering
M&E Consulting Engineers	Futureserv Consulting Engineers
CDM Consultant	RLB
Fire Engineer	Jensen Hughes
Heritage Consultant	Heritage Architecture
Flood Risk and Drainage	Roscoe Engineering
Building Surveyor	Survey Operations
Topographic Survey	Survey Operations
Highways Engineers	SK Transport
Landscape Architects	Land Studio
Townscape and Visual Impact	RBMP
Air Quality and Noise Consultants	Miller Goodall
Sustainability Consultant	Buro Happold
Wind Consultant	GIA
Ecology Consultant	ERAP
Daylight and Sunlight	GIA
Public Relations	Cavendish Consulting
Archaeology	Orion Heritage
Energy, Lighting, and Broadband	Futureserv
TV Reception	GTech



Anchor Works, Cardiff. 432 Apartments (Complete 2024)



Outwood Wharf Phase 2, Salford. 296 Apartments (Complete 2024)



Points Cross Phase 1, Leeds. 311 Apartments (Complete 2024)



Wandsworth Exchange, London. 201 Apartments (Complete 2020)

1.3 United Living Statement

United Living's origins working in local communities stretches back to the 1960s, where we began life as a heating company. Now in 2023, as well as providing property maintenance and infrastructure services, we work collaboratively with registered providers, local authorities and private developers to provide exceptional quality, energy efficient, sustainable homes and communities for people to live and grow.

From land sourcing, to tailored design and build solutions, we provide a multi-faceted, turnkey offering to residential development – partnering with our clients from project conception through to delivery, mitigating issues, maximising opportunities, and tailoring solutions to their needs.

Our business has a proud track record, providing new communities of single-family homes, along with multi-family developments, including one or more high-rise buildings. Working nationally, we blend contemporary design and sustainable materials to build unique and attractive homes for rent and sale in city centre, suburban and rural locations, with a focus on placemaking and a positive contribution to the built environment.

Working collaboratively with our clients and design consultants, we have the expertise to shape and develop bespoke, high-quality home solutions and deliver a service, which meets diverse parameters based on site conditions and surroundings, planning, community housing demands and budget constraints. Identifying efficiencies and adding value wherever possible, with a genuine desire to invest in the communities where we work.

We understand the nuances of multi-family residential construction and how to deliver exceptional living environments that enhance residents' experiences and create thriving communities. Through our commitment to placemaking we also capitalise on local community assets, incorporating inspiration and potential, with the intention of creating public spaces that promote people's health, happiness, and wellbeing – in addition to providing the homes people so desperately need.

United Living are committed to BTR on a practical level and continue to grow our development portfolio for the years ahead. We recently completed a 127-unit apartment building in Salford as part of the ongoing regeneration of Middlewood Locks. In addition, we are also on site delivering Outwood Wharf (phase two), a £50 million contract to deliver 296 one-and-two-bedroom apartments and townhouses. The scheme set in the heart of Salford includes vital low carbon infrastructure, with solar panels and electric vehicle charging points, helping Salford City Council achieve its vision of becoming carbon-neutral by 2038.



Above; Corporation Street Bridge, Hodder and Partners

1.4 Hodder + Partners

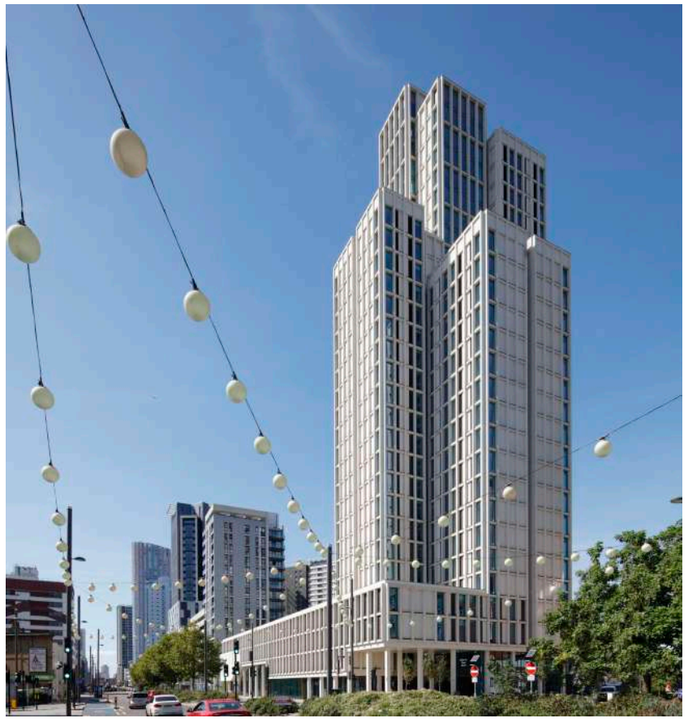
Hodder + Partners is the incorporated continuation of Hodder Associates, founded in 1983 by practice Principal Stephen Hodder. The practice offers Architectural services across all sectors, including interior design, master planning and urban design.

We have established a proven track record in creating high quality, innovative, sustainable design solutions across a range of sectors, and have a particular interest in residential, commercial and higher education buildings.

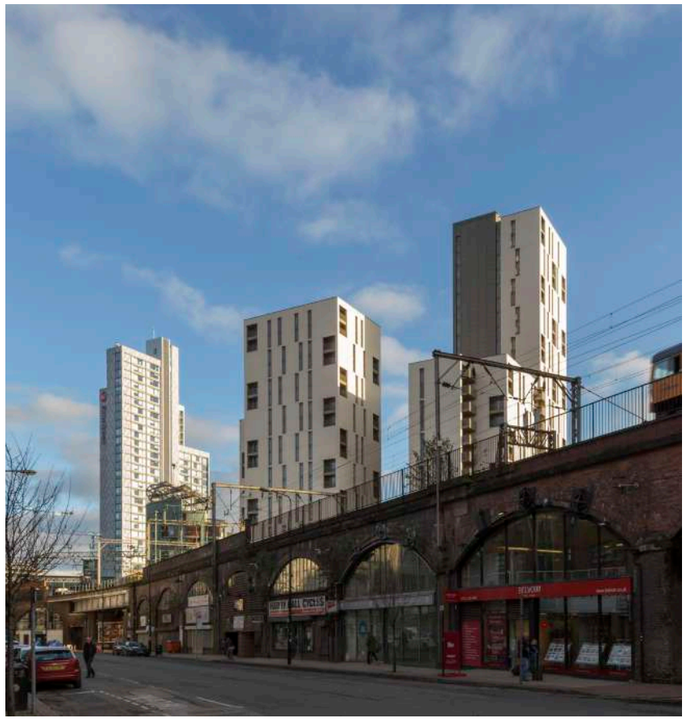
In 1992 Hodder + Partners received the Royal Fine Art Commission / Sunday Times 'Building of the Year' Award for Colne Swimming Pool in Lancashire. This resulted in the appointment to extend Arne Jacobsen's Grade I listed St Catherine's College, Oxford, a client relationship which has now extended for some 20 years, culminating with the £8.7m Phase II extension, which has now received 5 awards. In 1996, the practice received the inaugural Stirling Prize, for the Centenary Building, University of Salford. It has since won over 60 major national and international awards.

The practice has realised significant projects in the leisure, cultural, higher education, residential and commercial sectors, and is committed to producing thoughtful and sensitive solutions within commercial constraints.

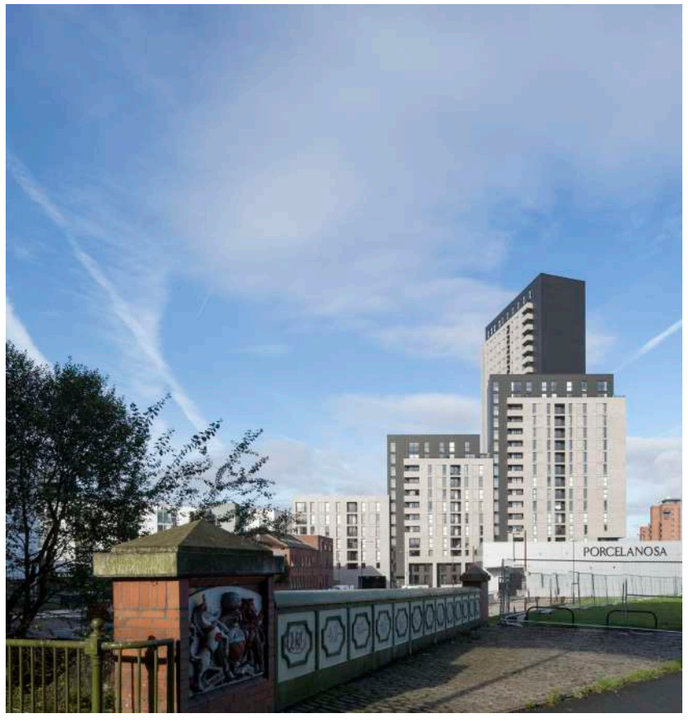
We recognise that the high value of good design in the built environment places responsibility on us as architects to understand and engage with the client, end users and local context who are at the core of and essential to the process.



Eleanor Rosa House, Stratford, East London



Cambridge Street, Manchester



Water Street, Manchester



Little Paradise, Bedminster, Bristol

Introduction

Hodder + Partners Relevant Experience

Hodder+Partners is an established architectural practice, with over 60 national and international awards, including the inaugural RIBA Stirling Prize for architecture.

We work nationally across all sectors.

We listen, collaborate, and deliver imaginative buildings and places for people, and sustainable outcomes for clients and contractors alike.

+ **Eleanor Rosa House, Stratford, East London**

  Value: Confidential

  Date: 2019

  Awards: Best Tall Building Facade 2020, Highly commended Best Tall Building Architect 2020, Shortlisted at the Concrete Society Awards 2021

  Description: Eleanor Rosa house is a mixed use development containing 511 student bedrooms, 45 residential apartments, community units and academic space.

+ **Cambridge Street, Manchester**

  Value: £40m

  Date: 2016

  Awards: Shortlisted for RIBA North West Awards 2017

  Description: The building contains 282 PRS apartments, with a reception and a commercial unit at street level. A split level car park is located on the ground floor and steps down internally to the existing site level.

+ **Water Street, Manchester**

  Value: Confidential

  Date: 2017

  Description: The scheme comprises 301 apartments, 6 townhouses and 326sqm commercial space fronting Regent Road. The design consists of four main elements. The 28 storey tower acts as a beacon at the gateway, with the massing stepping down over three street-defining blocks on the corner of Regent Road and Water Street to relate to the scale of existing buildings to the south site.

+ **Little Paradise, Bedminster, Bristol**

  Value: Confidential

  Date: 2022

  Description: Residential led development on a former industrial site in Bedminster, South Bristol. Comprising 295 build to rent apartments, 619 square metres of resident's amenity and a purpose built affordable block containing 21 apartments.



1.5 Proposal

The proposals comprise 154 units within one building, as follows:

+ 46 no. 1 bed - 2 person units

+ 95 no. 2 bed - 3 person units

+ 13 no. 2 bed - 4 person units

The development also incorporates commercial units, resident's shared amenity space including a roof terrace, 154 secure cycle spaces, associated landscaping including a semi-private courtyard on the west corner of the site, and enhanced public realm to Cheetham Hill Road and Park Place.

The 372 sq.m of commercial units provided at the ground floor and mezzanine level creates an active frontage along Cheetham Hill Road and Park Place.





GREATER MANCHESTER
DOING THINGS DIFFERENTLY



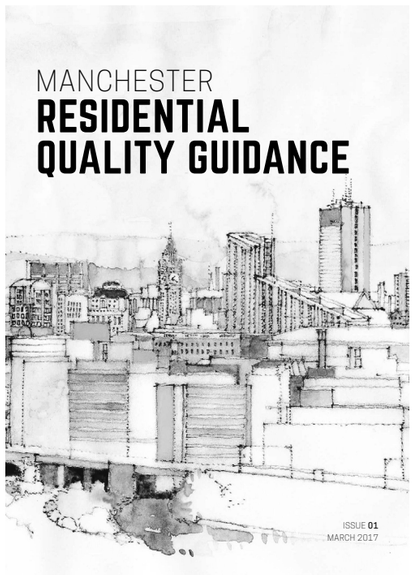
Manchester's Local Development Framework

Core Strategy Development Plan Document

Adopted 11th July 2012

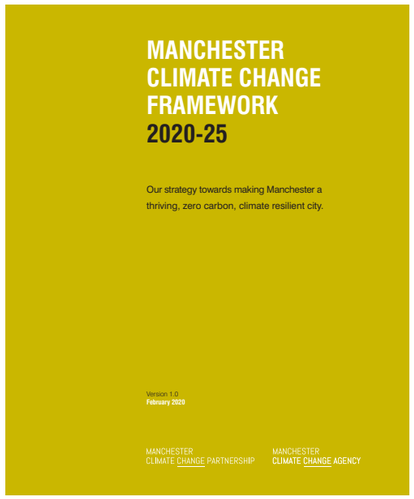


Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007



our people place

The Greater Manchester Strategy



Deloitte. Real Estate

Great Ducie Street Strategic Regeneration Framework
November 2018 - FINAL



Great Ducie Street Strategic Regeneration Framework

The site lies within the Park Place character area of the Great Ducie Street Strategic Regeneration Framework, which was endorsed by the Council in November 2018. The SRF envisages the regeneration of the area and sets out a key vision for it as well as a number of key objectives.

Within the SRF, the site has been allocated with commercial use at ground floor, with residential use above, with the building heights plan identifying the site as plot 60, with an appropriate height of between 20-29 storeys overall.

Within the Park Place character area, the SRF associated masterplans seek to improve the quality and quantity of commercial use in this area, provide commercial space to be attractive to existing businesses and attract new users, and introduce new residential uses and higher density development as a way of facilitating improvements in commercial floorspace.

1.6 Planning History and Relevant Policy

This section briefly highlights key planning documents and objectives that are particularly relevant to the application site. Please refer to the separate planning statement prepared by Zerum for further detail.

Key Material Considerations:

+ National Planning Policy Framework (NPPF) (2023);
+ National Planning Practice Guidance (NPPG) (2014-);
+ Great Ducie Street Strategic Regeneration Framework (2018);
+ North Manchester Strategic Regeneration Framework (2012);
+ Emerging Places For Everyone JDP;
+ Stronger Together: Greater Manchester Strategy 2013;
+ Manchester Housing Strategy 2022-32;
+ Guide to Development in Manchester Supplementary Planning Document (April 2007) and Technical Guidance (2015);
+ Manchester Residential Quality Guidance (MRQG) (December 2017);
+ Manchester Climate Change Framework 2020-2025 and Manchester Zero Carbon Framework (2020); and
+ Manchester Green and Blue Infrastructure Strategy (2015)

The development plan for Manchester currently comprises the Manchester Core Strategy (2012), saved policies of the Manchester Unitary Development Plan (UDP, 1995) and accompanying Manchester Proposals Maps (2012).

The site was subject to a Pre-Application Planning Submission in August 2022, by Studio KMA. This presented 2 options, both 20 storey towers with approx. 130 residential units. See section 2.14 for further detail.

1.7 Application Documents

This Design and Access Statement should be read in conjunction with the following supporting documents submitted as part of this application:

+ Affordable Housing Statement prepared by Zerum;
+ Archaeological Desk Based Assessment prepared by Orion Heritage;
+ Air Quality Assessment prepared by Miller Goodall;
+ Blue and Green Infrastructure Statement prepared by Land Studio;
+ Broadband Connectivity Assessment prepared by Futureserv;
+ Circular Economy Assessment prepared by Futureserv;
+ Crime Impact Statement prepared by Greater Manchester Police;
+ Draft Construction Management Plan prepared United Living;
+ Drainage Strategy prepared by Roscoe Engineering;
+ Energy Statement prepared by Futureserv;
+ Environmental Standards Statement prepared by Element Futureserv;
+ Existing and Proposed Drawings prepared by Hodder + Partners;
+ Design For Access 2 Compliance Report prepared by Hodder + Partners;
+ Fire Statement prepared by Jensen Hughes;
+ Flood Risk Assessment prepared by Roscoe Engineering;
+ Heritage Statement prepared by Stephen Levrant Heritage Architecture;
+ Local Labour Agreement prepared by United Living;
+ Phase 1 Ecology Assessment prepared by ERAP Consultant Ecologists;
+ Preliminary Geo-environmental Appraisal and Preliminary Mining Risk Assessment by Calabrian;
+ Planning and Tall Building Statement prepared by Zerum
+ Statement of Consultation prepared by Cavendish Consulting;
+ Tall Building Statement prepared by Zerum (included within this statement);
+ Transport Assessment prepared by SK Transport;
+ Travel Plan prepared by SK Transport; and
+ Television and Radio Reception Survey prepared by GTech
+ Air Quality and (including Construction Dust Assessment, prepared by Miller Goodall;
+ Noise Assessment prepared by Miller Goodall;
+ Utilities Statement (including Broadband Connectivity Assessment), prepared by Futureserve;
+ Wind Microclimate prepared by GIA;
+ Daylight and Sunlight Assessment prepared by GIA;
+ Built Heritage prepared by Stephen Levrant Heritage Architecture;
+ Socio-economics prepared by Buro Happold;
+ Greenhouse Gas Emissions prepared by Buro Happold; and
+ Townscape and Visual Impacts Assessment prepared by RBMP

The application is supported by an Environmental Statement (ES) through which a number of key topic areas are considered. These include:

+ Built Heritage prepared by Stephen Levrant Heritage Architecture;
+ Daylight and Sunlight Assessment prepared by GIA;
+ Greenhouse Gas Emissions prepared by Buro Happold;
+ Socio-economics prepared by Buro Happold;
+ Townscape and Visual Impacts Assessment prepared by rbmp; and
+ Wind Microclimate prepared by GIA

1.8 Report Structure

The remainder of this Statement is structured as follows:

+ Section 2: The Site and Surrounding Context

  Provides an assessment of the application site characteristics and surrounding area and environmental factors.

+ Section 3: Design Evolution

  Provides a description of the design evolution and iterative process, as well as incorporation of comments from design reviews, public consultations and key stakeholder consultation.

+ Section 4: Proposed Design

  Provides a description of the proposed development in relation to its design, including a description of the preferred solution in relation to use, amount, layout, scale, appearance, key views and landscaping.

+ Section 5: Access

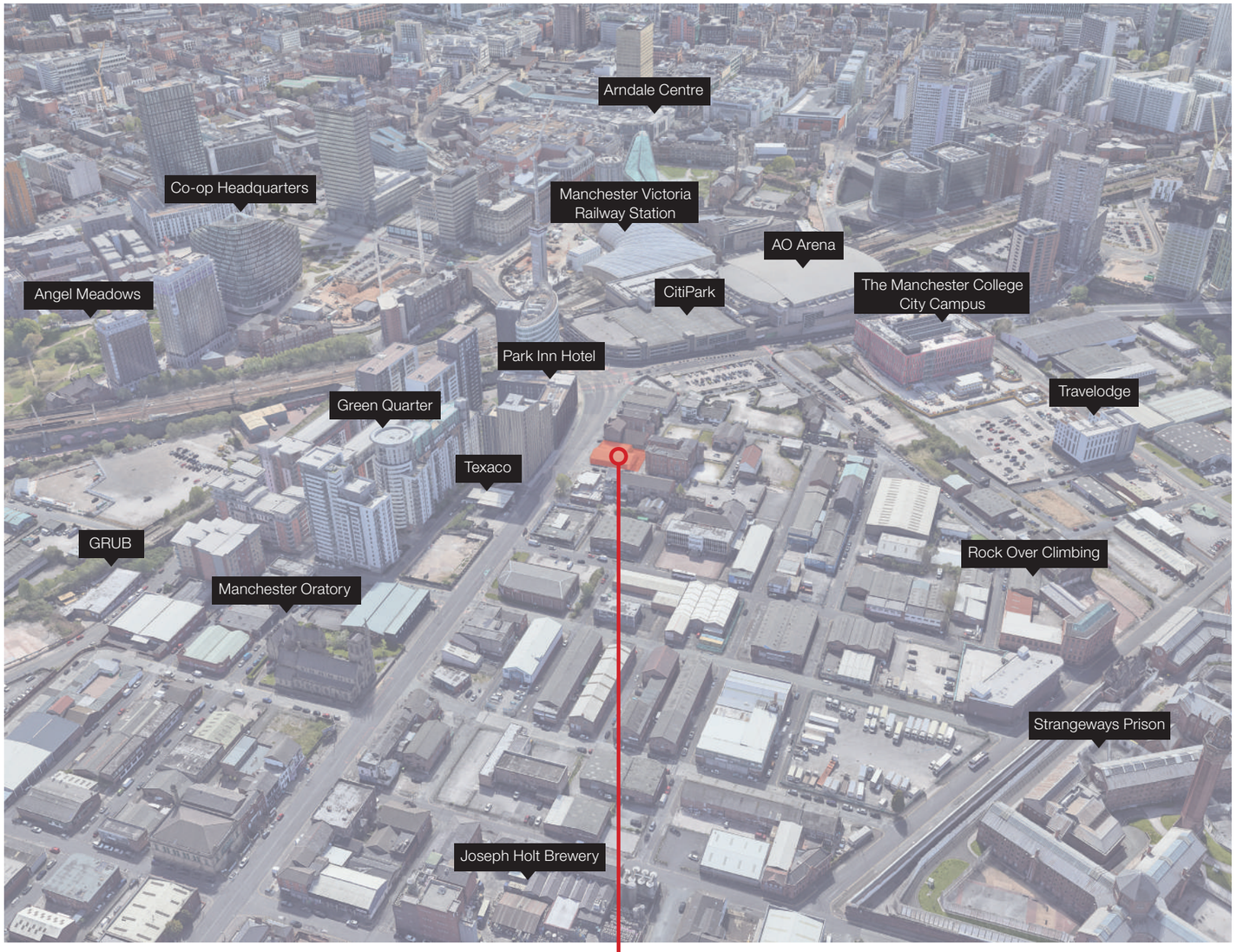
  Considers site access, including the policy context, vehicular access, and inclusive access.

+ Section 6: Schedules

  Schedules of accommodation.

+ Section 7: Drawing Register

  Drawing register.



2.0 The Site and Surrounding Context

2.1 Site Location

The site is located north of Manchester Victoria Station, a key public transport hub, west of Manchester's Green Quarter, a city-centre residential area, and south-east of Strangeways.

The site is bounded by Park Place to the north, Cheetham Hill Road (A665) to the east, Imperial Home & Multi Goods furniture shop to the South, and the former out-patient wing of the Women's and Children's Hospital, now a derelict office space, to the west.

Site Description

The existing site is occupied by a 760sq.m. detached showroom/ warehouse premises of brick construction beneath a part pitched, part flat roof. There is car parking to Park Place and Cheetham Hill Road, and a hard landscaped yard to the west, with a gated access route from Park Place to Park Street.

To the north of the site, across Park Place, is the area of Strangeways which comprises of a mix of industrial, retail, fast food, and leisure use within warehouse buildings. Further north along Cheetham Hill Road is the area of Cheetham Hill.

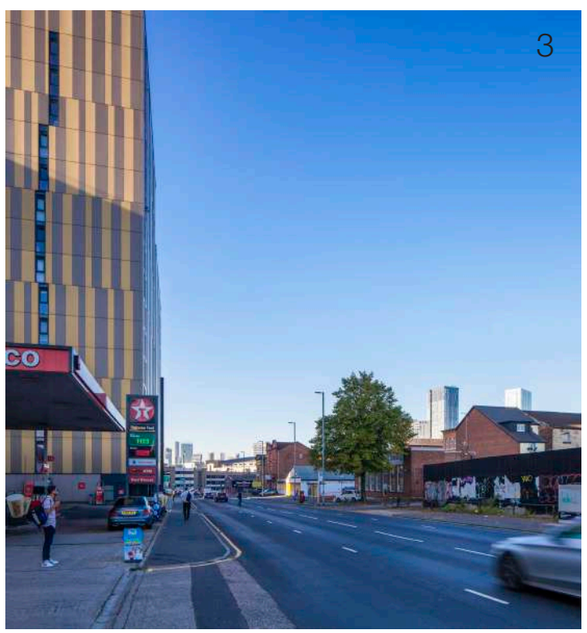
To the east, on the other side of Cheetham Hill Road, is the Park Inn Hotel located within Green Quarter, a primarily residential area. Beyond this is the railway, with the arches below housing a number of commercial and leisure spaces.

To the south, directly adjacent to the site is part of the former Women and Children's Hospital, currently used as the Imperial Home & Multi Goods shop. Further along Cheetham Hill Road is the Grade II listed former synagogue, currently occupied as an office space. Beyond that is a snooker centre, and on the other side of Trinity Way is the Citipark, AO Arena, and the city centre beyond.

To the west, directly adjacent to the site is the former out-patient wing of the Women and Children's Hospital, which is a currently derelict office space. Beyond this is a small surface car park, and more of the area of Strangeways, as described to the north, and in the north-west direction is HM Prison Manchester.







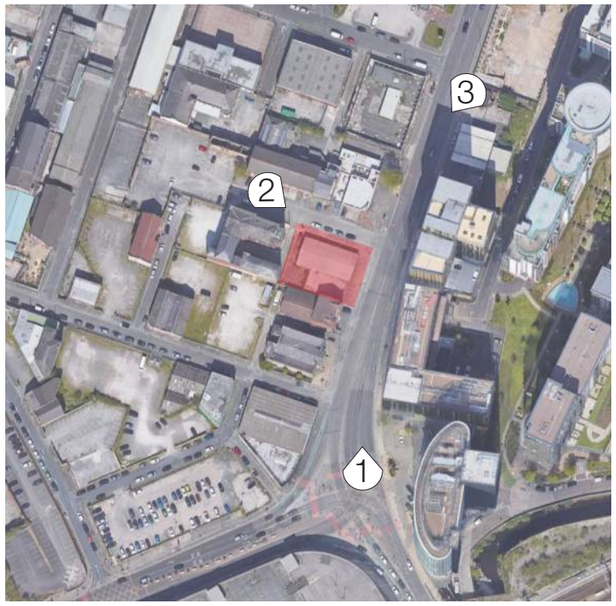
Streetscapes

The adjacent photographs show key views from around the site.

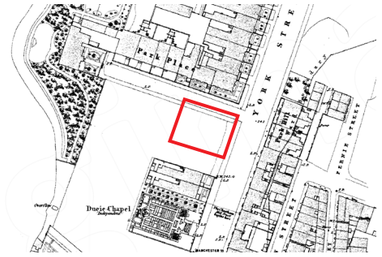
2.2 Site Character

The area lacks a distinctive character, being at the meeting point of various characteristically different districts. As the area undergoes regeneration, it is a mix of single storey industrial buildings to the north and west, and high density residential and commercial buildings to the east with building heights of between 7-21 storeys. South is the city centre.

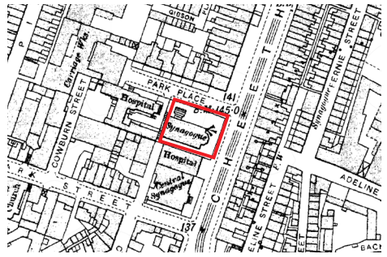
The area surrounding the site displays a variety of building typologies, materials and styles. The nearby former synagogue is the only listed building in the immediate area and has a classical style. The nearby Green Quarter residential buildings are contemporary mid to high-rise buildings, using a mixture of rendered, brick, and metal panel façades. Strangeways primarily consists of brick-constructed warehouse / ex-industrial buildings.



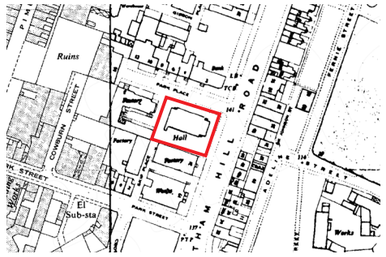
1850s

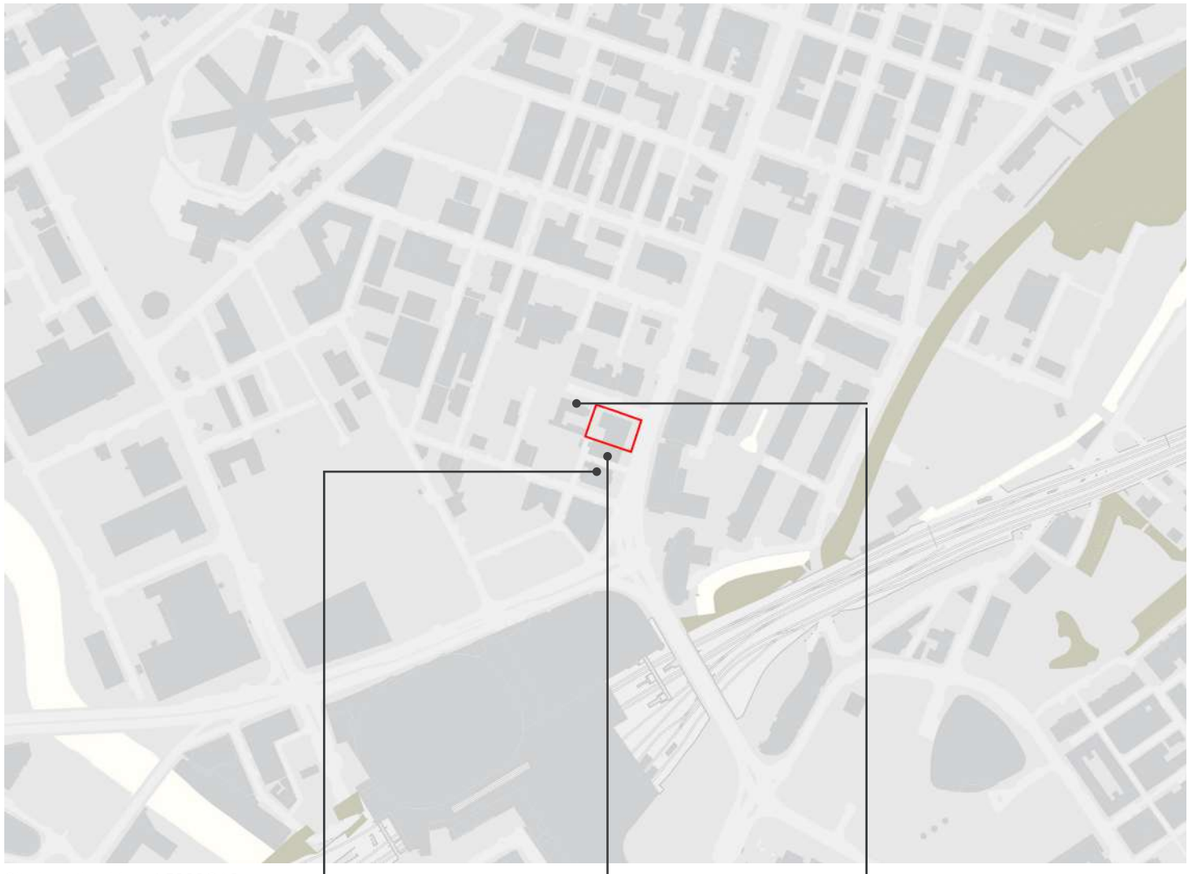


1900s



1950s





Site Location Map: 1:5000@A3



Former chapel and synagogue from Cheetham Hill Road



Former Women's and Children's Hospital from Cheetham Hill Road



Former Women's and Children's Hospital from Park Place

2.3 Historical Context

Cheetham Hill has historically been a multi-faith area and a base for Christian and Jewish Communities. The site and its immediate surroundings has been home to religious buildings since the 1840s.

Listed and Historically Significant Buildings

South of the site is the Grade II listed former synagogue. Previous to it's use by Manchester's Jewish community, it was initially built in the 1940s as a Methodist chapel. It is a sandstone ashlar classic style building. The building has two storeys over a basement. The facade to Cheetham Hill Road is single-storey 3-bay facade, symmetrical, with the centre breaking forwards and pedimented; with plinth, pilasters, and entablature with cornice and parapet.

Directly adjacent to the west and south boundaries of the proposal site is the former Women and Children's Hospital, not listed but is a historical asset to the area, built in 1890s. The former hospital is now two separate red brick and terra cotta buildings, currently part used as retail and office space, part unoccupied.

For further information please see Heritage report prepared by Stephen Levrant Heritage Architecture.



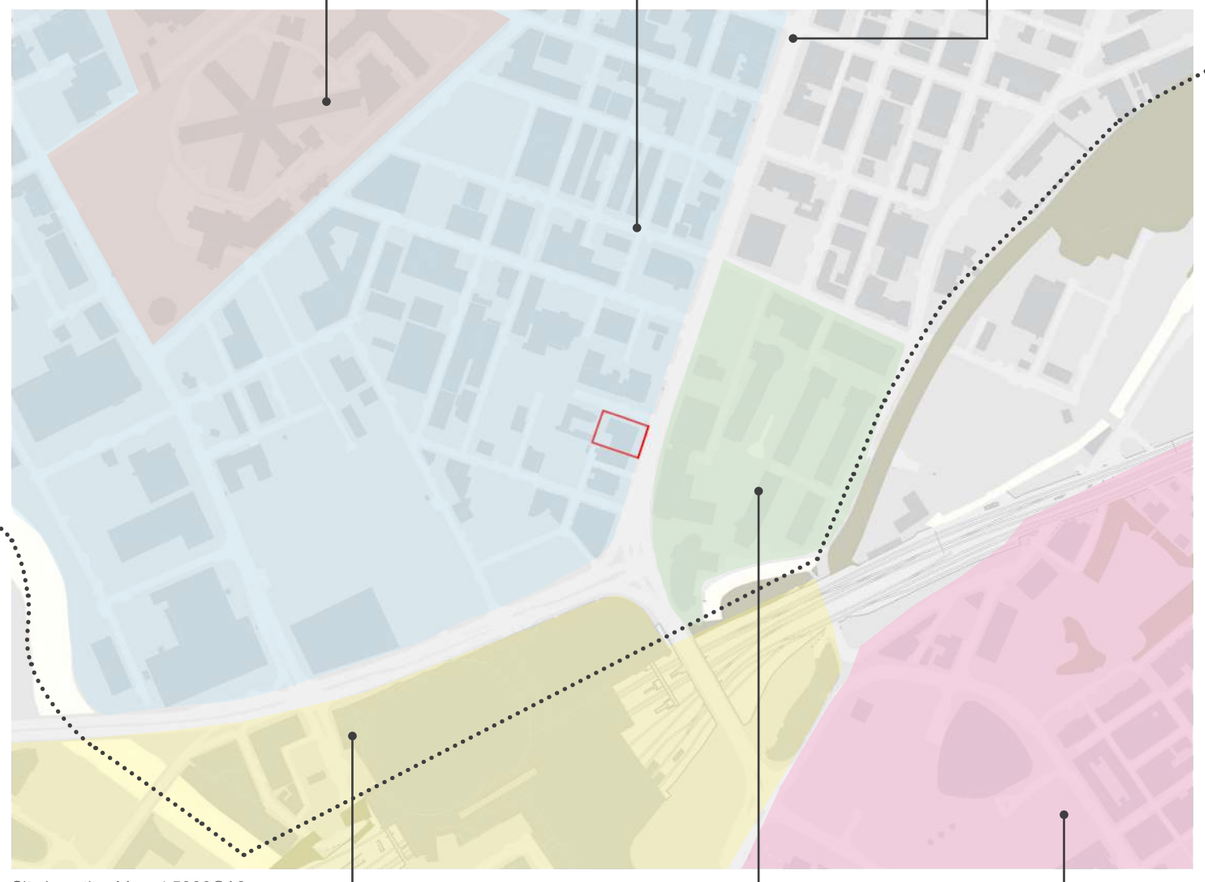
HM Prison Manchester



Strangeways



Cheetham Hill Road



Site Location Map: 1:5000@A3



City Centre: Manchester Victoria and New Victoria



Green Quarter



NOMA + Angel Meadows

2.4 Local Area Typologies

Cheetham

Cheetham is an inner-city ward of Manchester that was heavily urbanised following the Industrial Revolution. Cheetham is dissected by Cheetham Hill Road, which is lined with churches, mosques, synagogues and temples, as well as terraced houses from its history as a textile processing district. The area has always been multi-ethnic, and today, markets along the road trade in home-wares and foods from all over the world.

Cheetham contains Strangeways, Green Quarter, Cheetwood, Cheetham Hill, and Smedly.

Strangeways

Strangeways is known for the HM Prison Manchester, commonly called Strangeways Prison, which is a grade-A security prison for men. This was designed by Alfred Waterhouse, and built between 1866-69. The area of Strangeways consists mostly of brick warehouse buildings that house retail, leisure, fast-food, and the Joseph Holt Brewery. This area is soon to undergo vast redevelopment as indicated by the Great Ducie Street Strategic Regeneration Framework.

Green Quarter

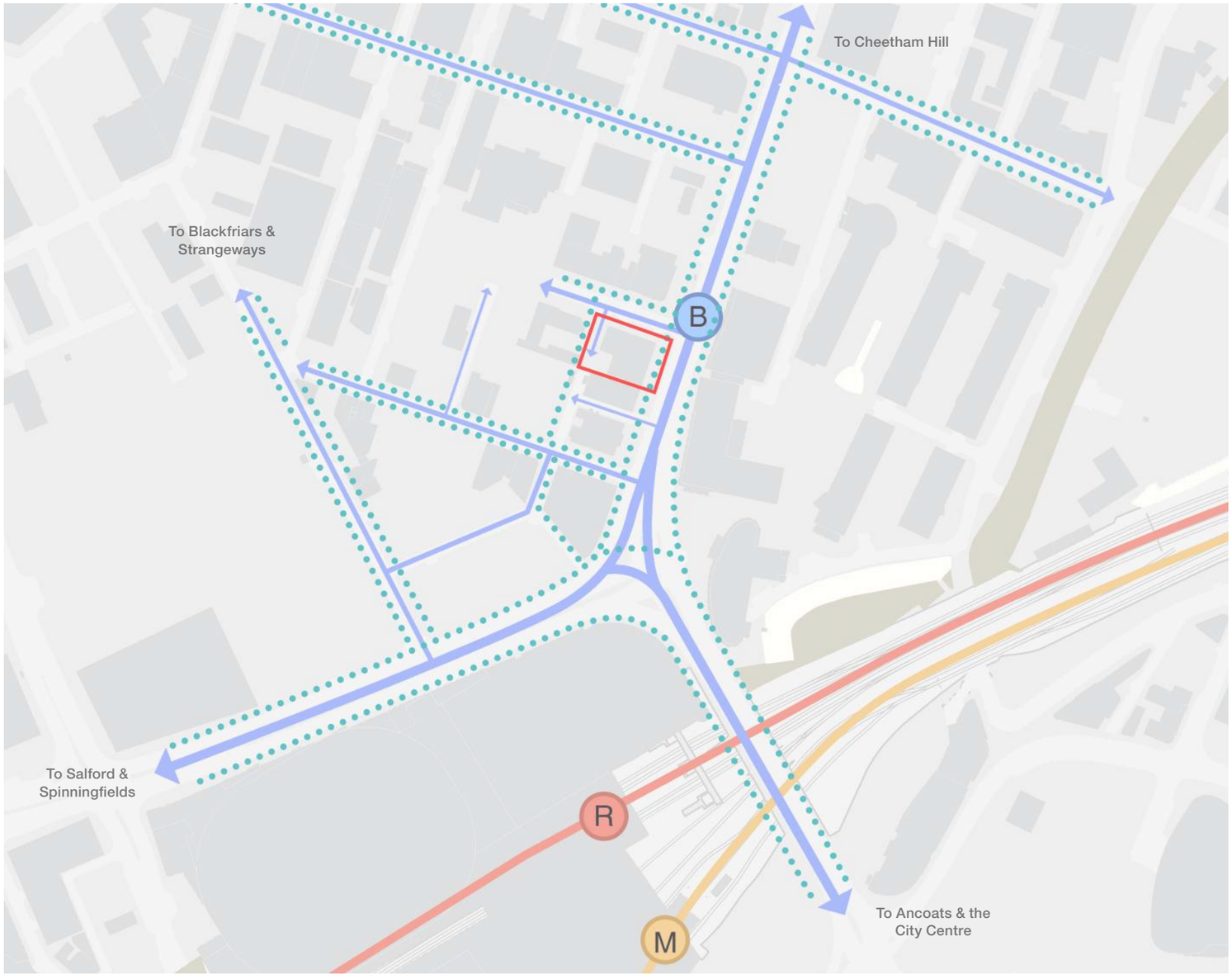
This area is high density, and primarily mid to high-rise residential and commercial developments. Green Quarter, formally Red Bank, was a low-income residential area with a Jewish community, but is now home to digital start-ups and e-commerce businesses, new apartments, microbreweries, and restaurants.

NOMA + Angel Meadows

Within the north of the city-centre, abbreviated from North Manchester, this area has been and is currently undergoing an extensive redevelopment. New builds include offices, leisure spaces, and high-rise residential accommodation. The north-eastern part of NOMA is called Angel meadows, named after the park, and is a high-density mid-rise residential area.

Manchester City Centre

Manchester Victoria station dominates this area of the city centre, with the AO arena adjoined, and the railway line separating the Cheetham from the city centre. This area of the city centre resides within the Deansgate ward. New Victoria, directly adjacent to the South of Victoria Station, is currently undergoing regeneration, with developments including high-rise residential accommodation and high-spec offices. Beyond this is the Piccadilly ward, and the Arndale Centre.



10 30 100

Site Map 1:2500 @A3

2.6 Environmental and Site Factors

The site location benefits from great connectivity with the city centre via Cheetham Hill Road. The primary footfall in front of the site on Cheetham Hill Road is from commuters walking between Cheetham Hill and the city centre.

The site is bounded on two sides by roads, Cheetham Hill Road to the east and Park Place to the north. The adjacent building to the south abuts the site boundary, and to the west there is a small area of concrete hard landscape before the adjacent building.

Beyond these site boundaries, the surrounding areas to the north are low-density, low-rise industrial units, to the east is high-density, high-rise residential and commercial buildings, to the south is Manchester City Centre, and to the west is a mix of further low-density, low-rise industrial units and new commercial developments.

There is currently no pedestrian access across the site, with the south and west hard landscaped areas being fenced off.

The key site boundary is the major arterial road, Cheetham Hill Road, to the east of the site. This road is a hard boundary between the industrial area of Strangeways, and the residential area of Green Quarter.

2.5 Existing Site Movement and Public Transport

There is excellent access from the site to bus routes around the city. Park Place bus stop is a 1 minute walk from the site, for buses around the city, with further access to regional and national bus routes from Manchester Shudehill bus station (20 minutes walk away).

The site is a 7 minute walk from Manchester Victoria Station, for access to national rail links and the regional metro rail link network.

Though the site lies just beyond the extents of the central ring road, it retains good pedestrian links to Piccadilly, Deansgate, Ancoats, and Salford.

Key

- Site
- Key Vehicular Movement
- Key Pedestrian Movement
- Metro Line
- National Rail
- Public Transport Stations / Stops













2.7 The Existing Building

The building is a disused unit that previously operated as a Jewellery store. The building is single storey, with an internal mezzanine level in the roof. The building fills most of the proposed site, with the remaining areas being hard landscaping, with bay parking to Cheetham Hill Road and to Park Place. The area to the West of the building is currently enclosed by a fence, and overground with shrubbery. As the building is vacant, it has fallen to disrepair, and is overall in poor condition.

The combination of the degrading exterior, fenced of land and overgrown, unkempt exterior area and perimeter car parking make for a hostile pedestrian environment lacking in any usable public realm and resulting in unpleasant views of the nearby heritage asset. There is an opportunity to enhance the area through increased pedestrian permeability, public realm and place-making.

A full internal building survey has been undertaken including general layout drawings and external elevations. For full survey details please see the existing building survey prepared by Survey Operations.





10 30 100

Site Map 1:2500 @A3

2.8 Existing Building Heights

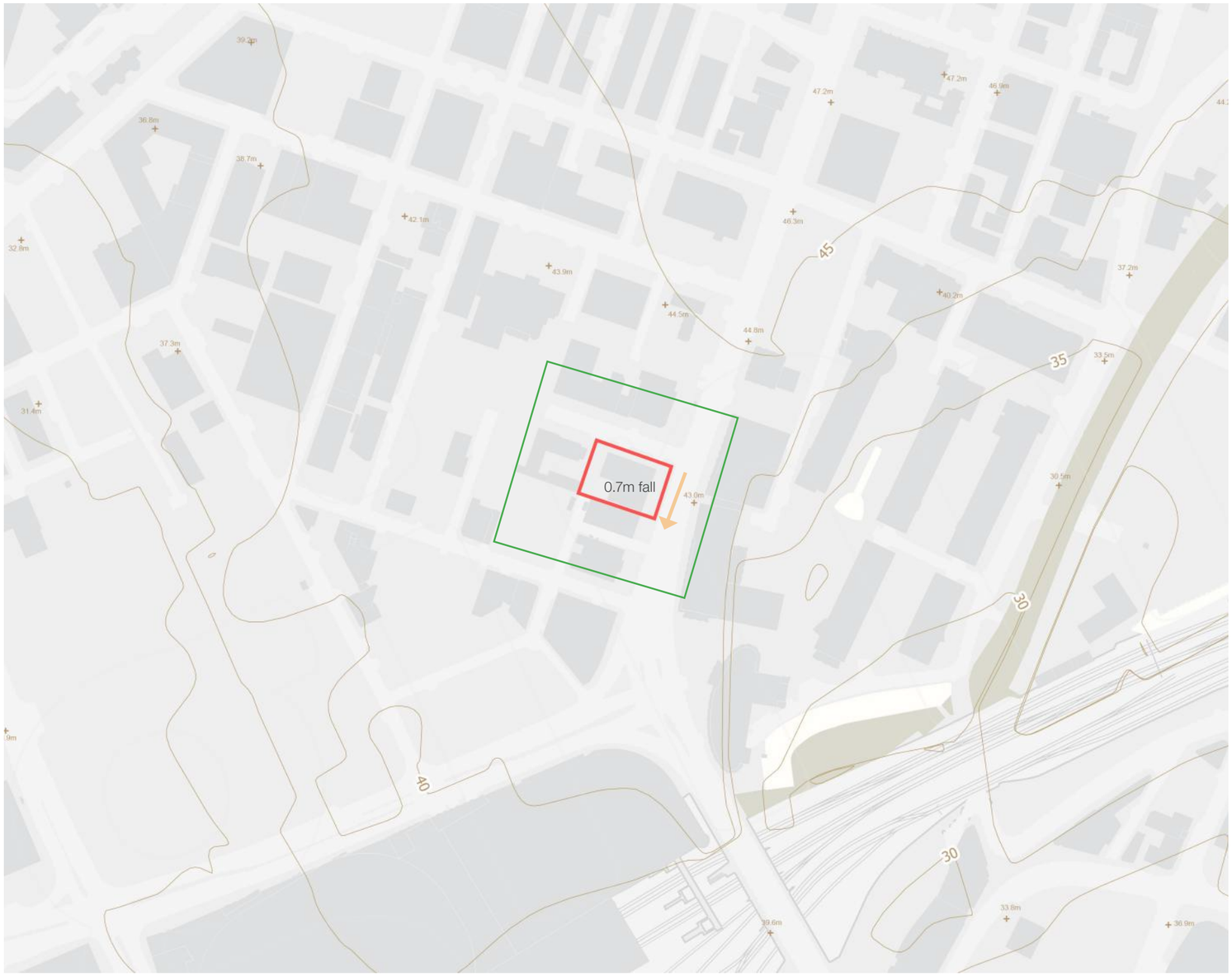
The site is currently occupied by a single-storey building in the centre of the plot, surrounded to the north, south and west by buildings in the range of 1-3 storeys tall.

Adjacent to this, lining the east of Cheetham Hill Road are residential and commercial properties in the range of 7-14 storeys tall.

Building heights in storeys (approx 3m per storey) are noted on the key below.

Key

- Site
- 30+ Storeys
- 16 to 20 Storeys
- 01 to 15 Storeys
- 09 to 10 Storeys
- 07 to 08 Storeys
- 05 to 06 Storeys
- 03 to 04 Storeys
- 01 to 02 Storeys



10 30 100

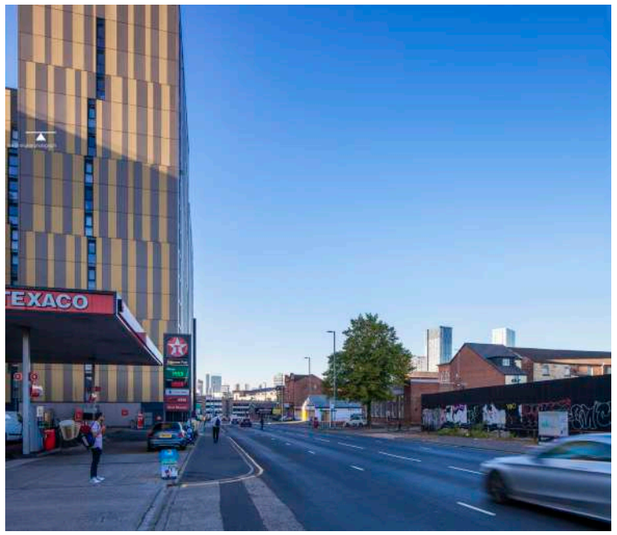
Site Map 1:2500 @A3

2.9 Site Topography

The site contains a gradual slope falling south along Cheetham Hill Road. The existing building footprint is set back from the site boundary, where a varied gradient slopes up from the road to the entrances, all at one ground level.

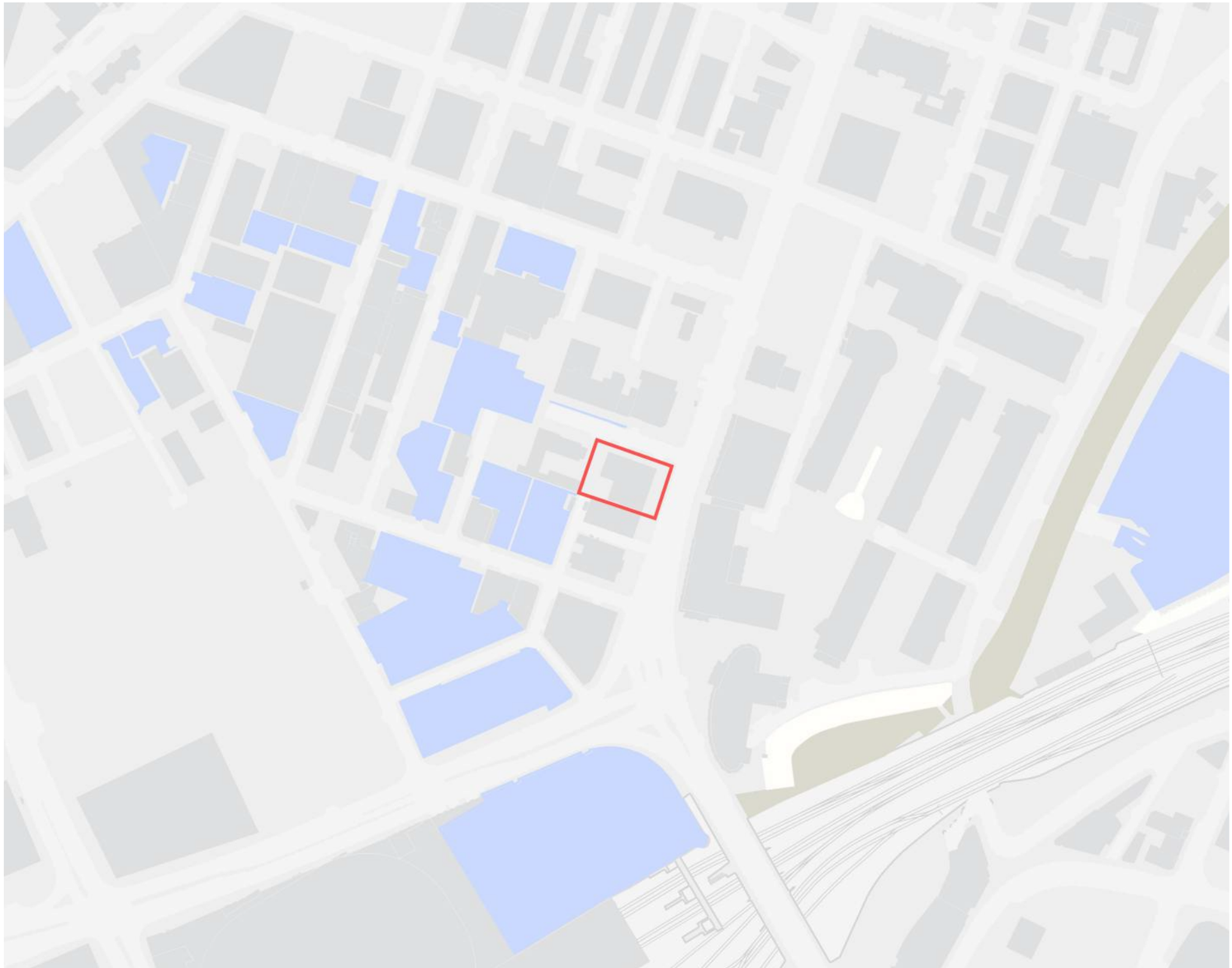
A full topographical survey has been undertaken by Survey Operations (highlighted by the green boundary), including spot heights of roads, kerbs and footpaths, boundaries, adjacent buildings, drainage, services and external works.

For full survey details please see Topographic Survey prepared by Survey Operations.



Key

- Site
- + xx.xx Topographical levels
- Contour lines
- Site survey boundary
- Key topographic fall



10 30 100

Site Map 1:2500 @A3

2.10 Parking

Paid parking is relatively accessible around the site. A series of pay-and-display car parks can be found in abundance around Strangeways and the Green Quarter.

On-street parking however is limited. Park Place hosts a selection of parking spaces, although the majority of these are occupied by local-business owners and employees.

This city centre location is ideal for a scheme that encourages uptake of city dwellers without car ownership, and encourages sustainable transport use. There are great public transport links, as shown in section 2.6.

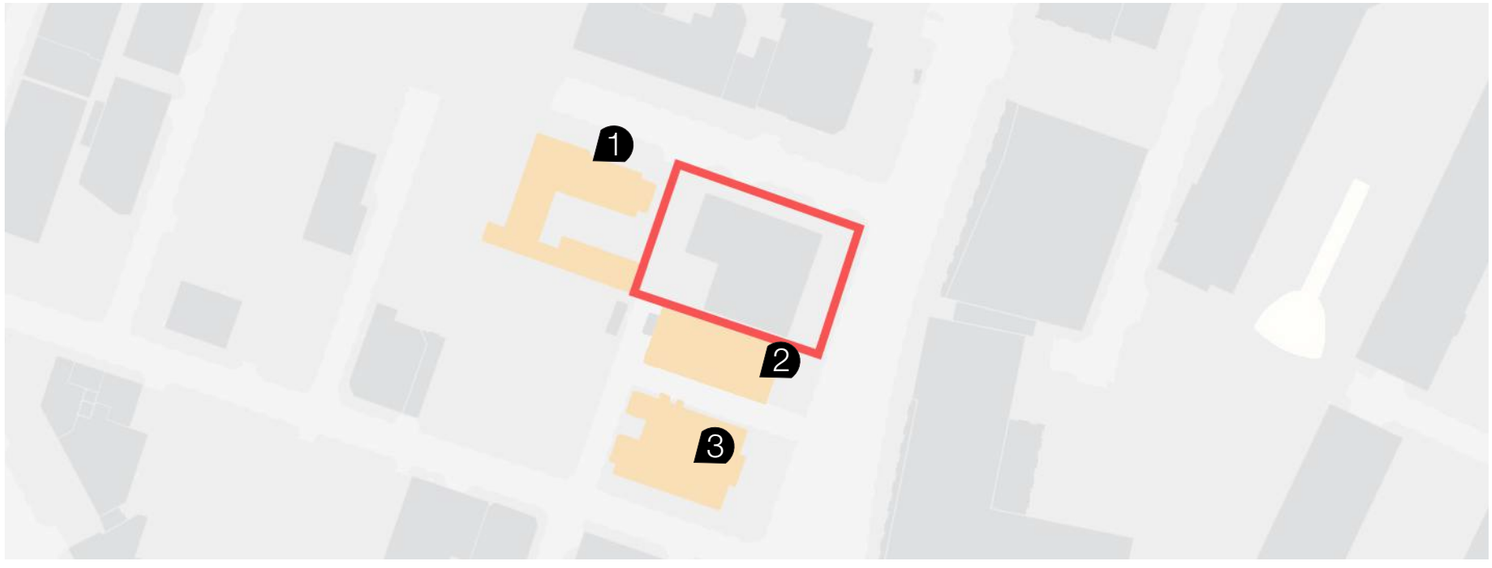


Key

- Site
- Car park sites
- Existing buildings



Site Opportunities



Site Constraints

Site Map

2.11 Key Opportunities and Constraints

From the previous pages of site analysis, the site has a number of clear opportunities for good design and regeneration, along with some potential constraints that are carefully considered during design development.

Site Opportunities

+ Mixed land use area ideal for a mixed residential and commercial proposal that acts as a gateway between the commercial city centre, and the residential Cheetham Hill.

+ Provision of active frontage to Park Place and Cheetham Hill Road will animate the streetscape and improve local amenity access for existing residents.

+ Existing building footprint allows for space on site for the crane during construction, making the process less invasive on Park place or Cheetham Hill Road. This exterior space is also useful for potential landscaping, for either private or public realm.

Site Constraints

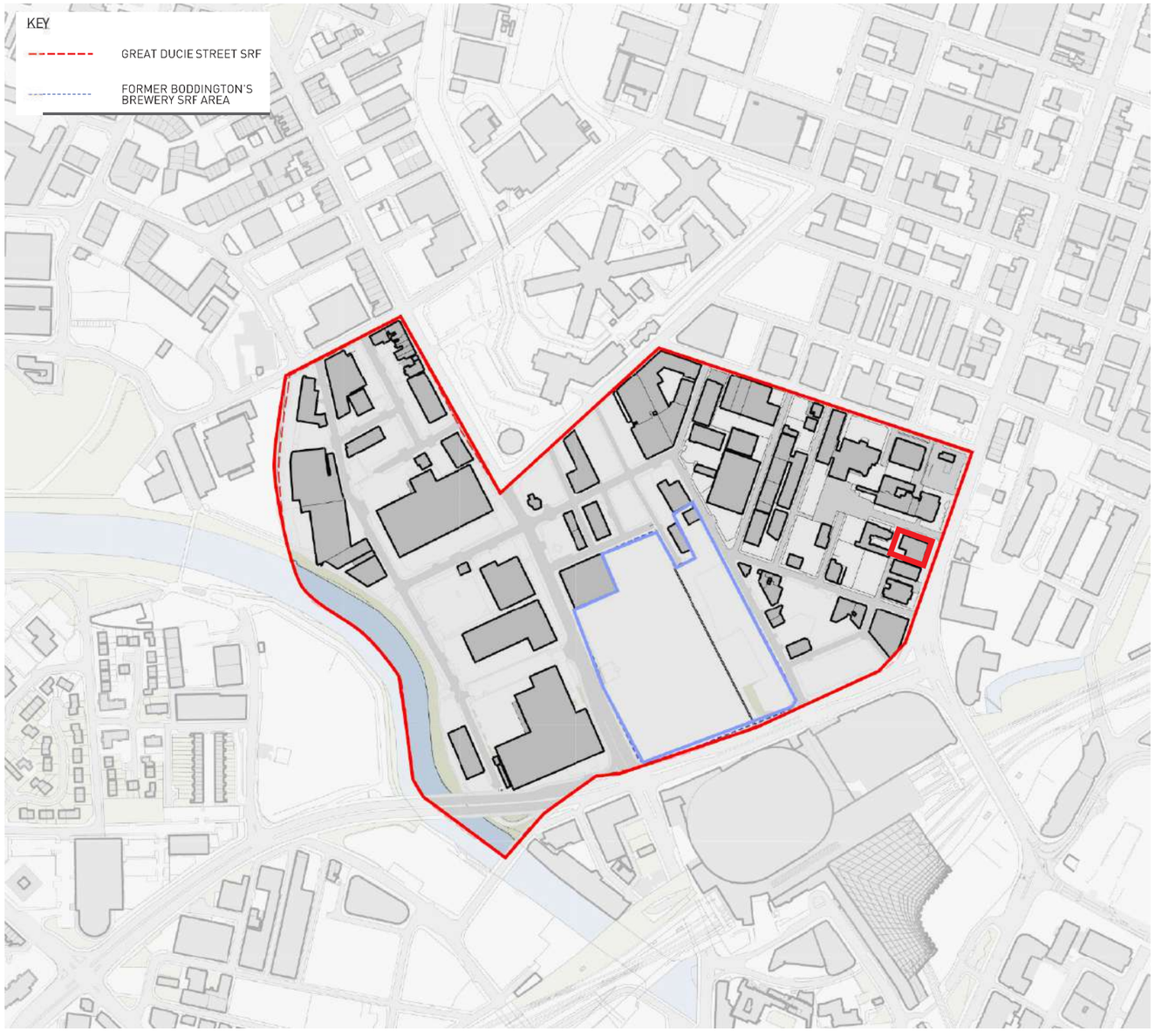
+ The listed building and historic assets must be treated respectfully with regard to overshadowing, retaining existing views of the buildings, and appropriate massing.

+ There is potential for either building of the former Women and Children's Hospital to undergo redevelopment. This potential should be preserved through careful planning and design, especially the potential overlooking due to close proximity of building 2 to the development.

Key

- Site
- Opportunity for active frontage
- Opportunity for plant/construction access
- 1 Former Women and Children's Hospital, Park Place
- 2 Former Women and Children's Hospital, Cheetham Hill Road
- 3 Grade II listed, Former Synagogue

3.0 Design Evolution



Great Ducie Street SRF: Existing Location Plan: 1:5000@A3

3.1 Great Ducie Street Strategic Regeneration Framework

The proposal site falls within the Great Ducie Street Strategic Regeneration Framework, located in the map to the left.

The following text is extracted from the SRF, for further details see Great Ducie Street Strategic Regeneration Framework (2018)

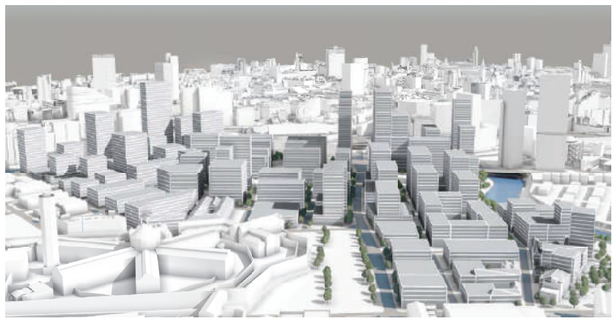
Area Guidance: Park Place

As a mixed-use area both residential and commercial uses will be supported within the Park Place character area. These will act to graduate between existing commercial uses further north, and a greater concentration of other proposed uses to the south in the former Boddington's Brewery SRF area.

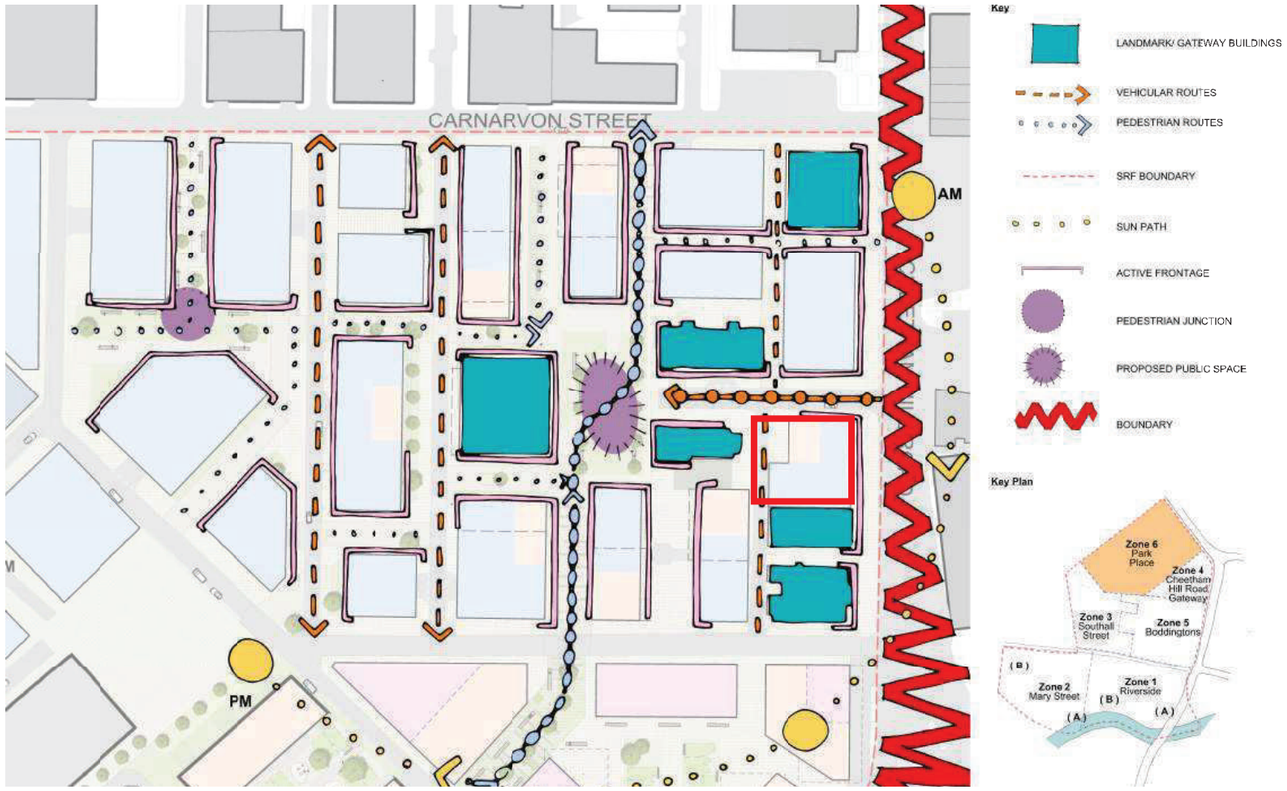
A number of noteworthy buildings are present within the Character Area. Where possible, these should be retained and re-used for commercial purposes in recognition of their location.

Proposed development should respect Listed Buildings within the Character Area. Development should facilitate opportunities for improved public realm and the creation of new pedestrian routes that better connect the character area to the rest of the SRF area, the adjacent Lower Irk Valley, and the city centre.

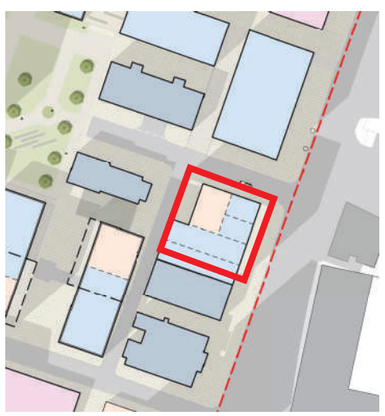
A key public space is proposed to be delivered within the Character Area. This has been located within the illustrative masterplan in order to take into account the creation of new, high quality pedestrian routes. The spaces have been appropriately proportioned in response to the scale of the buildings adjacent to them. These important relationships will need to be retained as detailed proposals come forward.



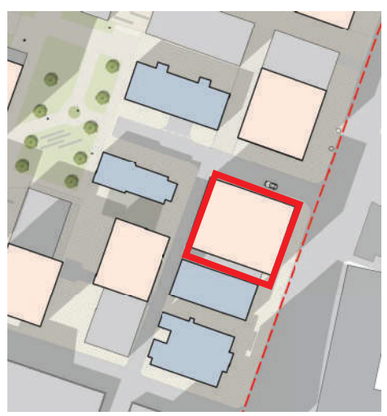
Great Ducie Street SRF: Aerial Massing - View from north-west



Great Ducie Street SRF: Park Place Site Analysis: 1:2000@A3



Great Ducie Street SRF: Proposed Masterplan - Ground Floor: 1:1500@A3



Great Ducie Street SRF: Proposed Masterplan - Typical Floor: 1:1500@A3



Great Ducie Street Strategic Regeneration Framework

The following text is extracted from the SRF, for further details see Great Ducie Street Strategic Regeneration Framework (2018)

Character Area Development Principles: Park Place

7.56 On the north eastern edge of the masterplan area, the grid of streets bounded by Carnarvon Street Southall Street, Park Street, and Cheetham Hill Road provide an opportunity to promote development which mediates in scale and uses between the warehouse district to the north along Cheetham Hill Road, and the significant redevelopment proposed across the SRF area.

7.57 Existing uses in this area include fashion and furniture wholesaling, commercial and office premises, and surface car parking. There is a vacant public house, the Berwick Arms, located on Carnarvon Street. The Booth Centre, a homelessness day centre, is located at the corner of Pinbett Street and Park Street. The Robert Street Hub is a co working space on Robert Street, highlighting the emerging popularity of the area for entrepreneurialism. These type of businesses will benefit from the fostering of a commercial ecosystem in the wider framework area.

7.58 The busy Cheetham Hill Road to the east and the wall of HMP Manchester to the west, both constrain movement around the character area.

7.59 Within the area, the rectilinear street grid of the warehouse district is clearly evident. This is a significant contributor to the character of the area.

7.60 Generally, the quality of the building stock in the area is low, although there are exceptions. Southall Street is given a distinctive character by the frontage of the Grade II listed Victorian prison building in combination with a range of non-listed four and five storey Victorian buildings opposite. To the east of the character area, the Grade II listed former Synagogue building on Cheetham Hill Road sits within the character area and Park Place, which leads from Cheetham Hill Road into the heart of the character area, is flanked to the north and south by nineteenth century brick built warehouse buildings.

7.61 The masterplan seeks to improve the quality and quantity of commercial use in this area, and provide commercial space which will be attractive to existing businesses, helping to retain them in the area, whilst suiting a range of new users. In addition to this, the proposals introduce new residential uses and higher density development as a way of facilitating the improvements in commercial floorspace.



Great Ducie Street SRF: Proposed Site Plan Building Heights 1:2500 @A3

Great Ducie Street Strategic Regeneration Framework

The following text is extracted from the SRF, for further details see Great Ducie Street Strategic Regeneration Framework (2018)

Specific Urban Design and Development Principles

7.62 Improvements to the public realm are proposed, aimed at promoting pedestrian routes through the character area, improving footfall. Key to this, is the suggestion that a small public square could be created at the head of Park Place as a key node on the new pedestrian route from the Irwell to the Irk. This space would be at the heart of the new character area.

7.63 As a mixed-use area both residential and commercial uses will be supported within the Park Place character area. These will act to graduate between existing commercial uses further north, and a greater concentration of other proposed uses to the south in the former Boddington's Brewery SRF area.

7.64 A number of noteworthy buildings are present within the character area. Where possible these should be retained and re-used for commercial purposes in recognition of their location.

7.65 Proposed development should respect Listed Buildings within the character area.

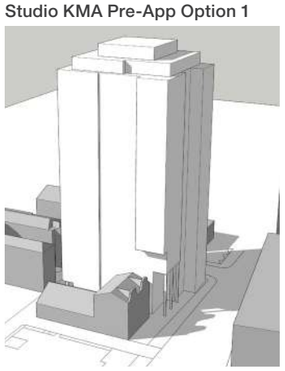
7.66 Development should facilitate opportunities for improved public realm and the creation of new pedestrian routes that better connect the character area to the rest of the SRF area, the adjacent Lower Irk Valley, and the city centre.

7.67 A key public space is proposed to be delivered within the character area. This has been located within the illustrative masterplan to take account of the creation of new, high quality pedestrian routes. The spaces have been appropriately proportioned in response to the scale of the buildings adjacent to them. These important relationships will need to be retained as detailed proposals come forward.

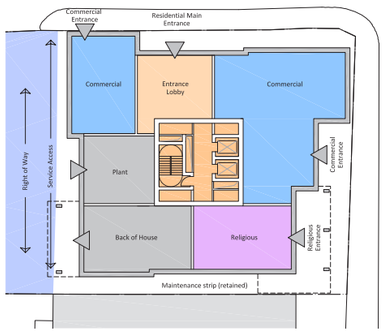
Key

- Site
- Up to 5 storeys
- 08 to 10 storeys
- 11 to 15 storeys
- 18 to 20 storeys
- 20 to 29 storeys
- 30+ storeys
- Retained Existing

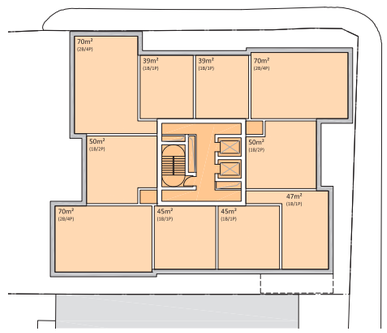
Studio KMA Pre-App Option 1



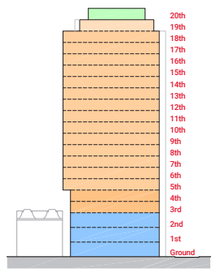
Massing



Ground Floor



Typical apartment level



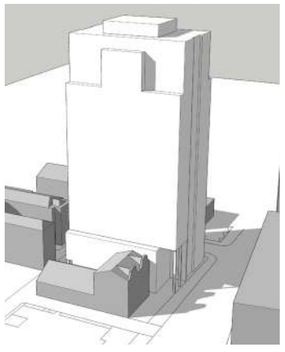
Section

GIA and Apartment Mix

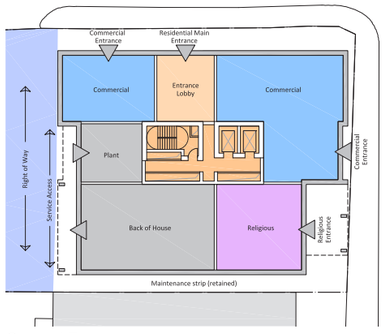
Residential GIA - (gross internal area) **11,145 m² / 119,964 ft²**

TOTAL	4	4	2	32	62	28	2	2	136
Total	**156 m²**	**180 m²**	**94 m²**	**1,600 m²**	**4,340 m²**	**2,184 m²**	**184 m²**	**196 m²**	**8,934 m²**
	3%	**3%**	**1%**	**23%**	**47%**	**21%**	**1%**	**1%**	**96,165 ft²**

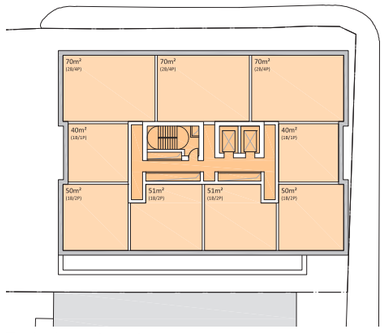
Studio KMA Pre-App Option 2



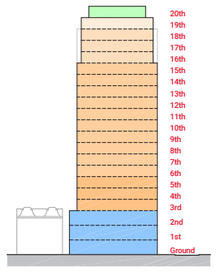
Massing



Ground Floor



Typical apartment level



Section

GIA and Apartment Mix

Residential GIA - (gross internal area) **10,227 m² / 110,083 ft²**

TOTAL	26	6	6	87	4	129
Total	**1,040 m²**	**300 m²**	**306 m²**	**6,090 m²**	**384 m²**	**8,120 m²**

3.2 Pre-app Analysis

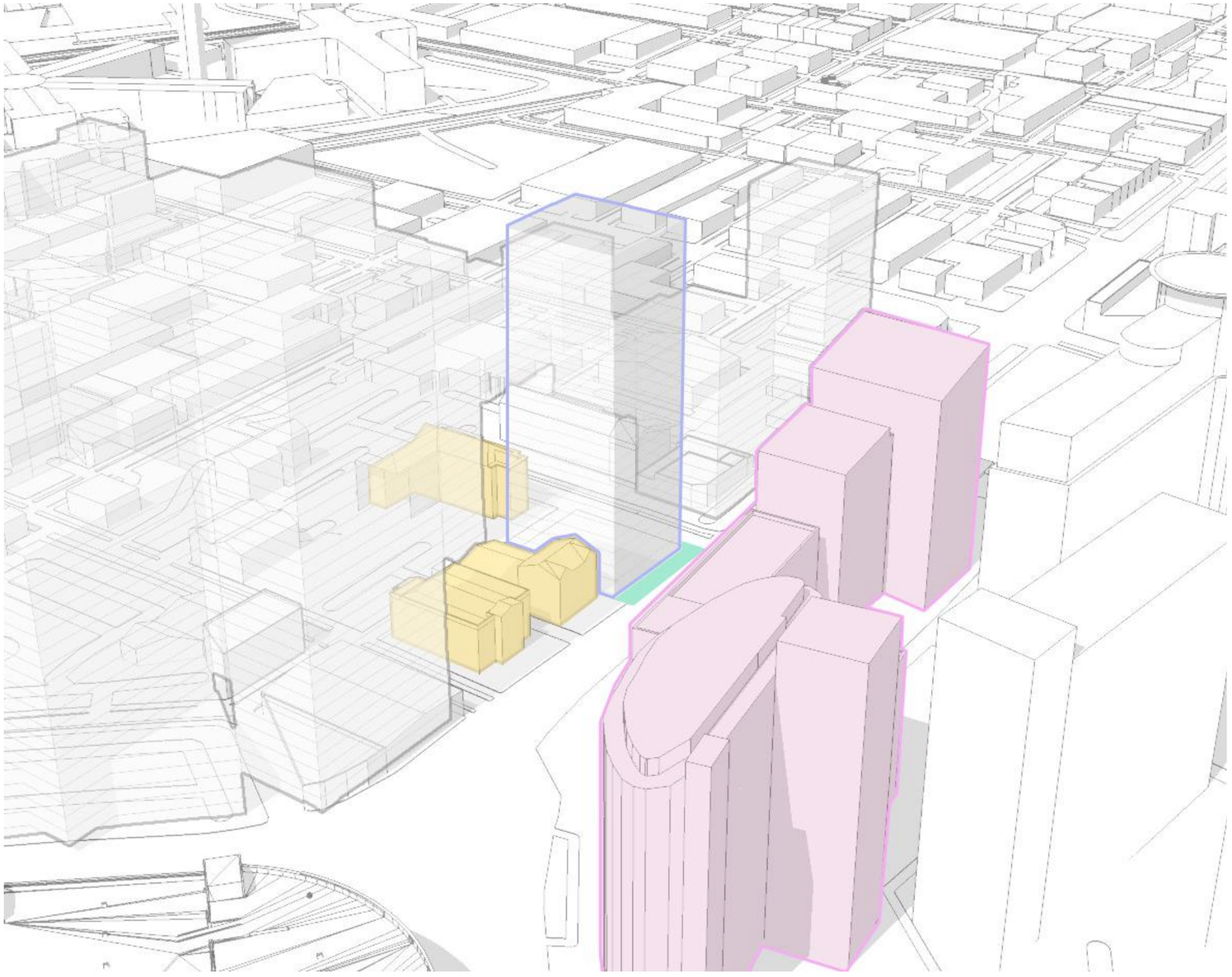
The adjacent drawings illustrate early schemes drawn up by Studio KMA for Benjamin Property Ltd. Hodder + Partners reviewed this scheme and felt that considerable changes were required for the proposal to better respond to it's context and to increase the development density, appropriate to the site and the proposed SRF.

Positives

+ Active frontage to the full length of the site to Cheetham Hill Road and Park Place.
+ Retains right of way via service access at west of site.
+ Efficient floors plans with apartments at space standards, with majority being rectangular apartments, aiding ease of construction.

Negatives

+ Building footprints uses majority of site, leaving little room for landscaping at ground level, and making construction invasive onto the surrounding roads, potentially disrupting the traffic flow on Cheetham Hill Road.
+ No external amenity is provided.
+ There are multiple existing religious facilities in close proximity to the site, making a new large religious space not appropriate for the development site.
+ Single stair core is non compliant.
+ Plant located entirely at roof level is difficult for maintenance / replacement access, and likely to make for an unattractive building crown.



Aerial Site View (South East)

3.3 Key Considerations

A. Active frontage

Within the Great Ducie Street Strategic Regeneration Framework (SRF), One Park Place (plot 60) has ground floor commercial space proposed along Cheetham Hill Road and Park Place, with a small area allocated for a dedicated residential entrance from Park Place.

B. Height and Massing

Within the Great Ducie Street Strategic Regeneration Framework, One Park Place (plot 60) is allocated to be between 20-29 storeys. We also want to consider how the massing can be broken down, and how this height can step down towards the adjacent buildings.

C. Protecting Listed and Noteworthy Buildings

The adjacent former Women and Children's Hospital, and the Grade II listed former synagogue beyond, are to be respected with regard to the proposed building line and retaining views along Cheetham Hill Road, as well as overlooking from potential redevelopment of the adjacent sites.

D. Design Quality

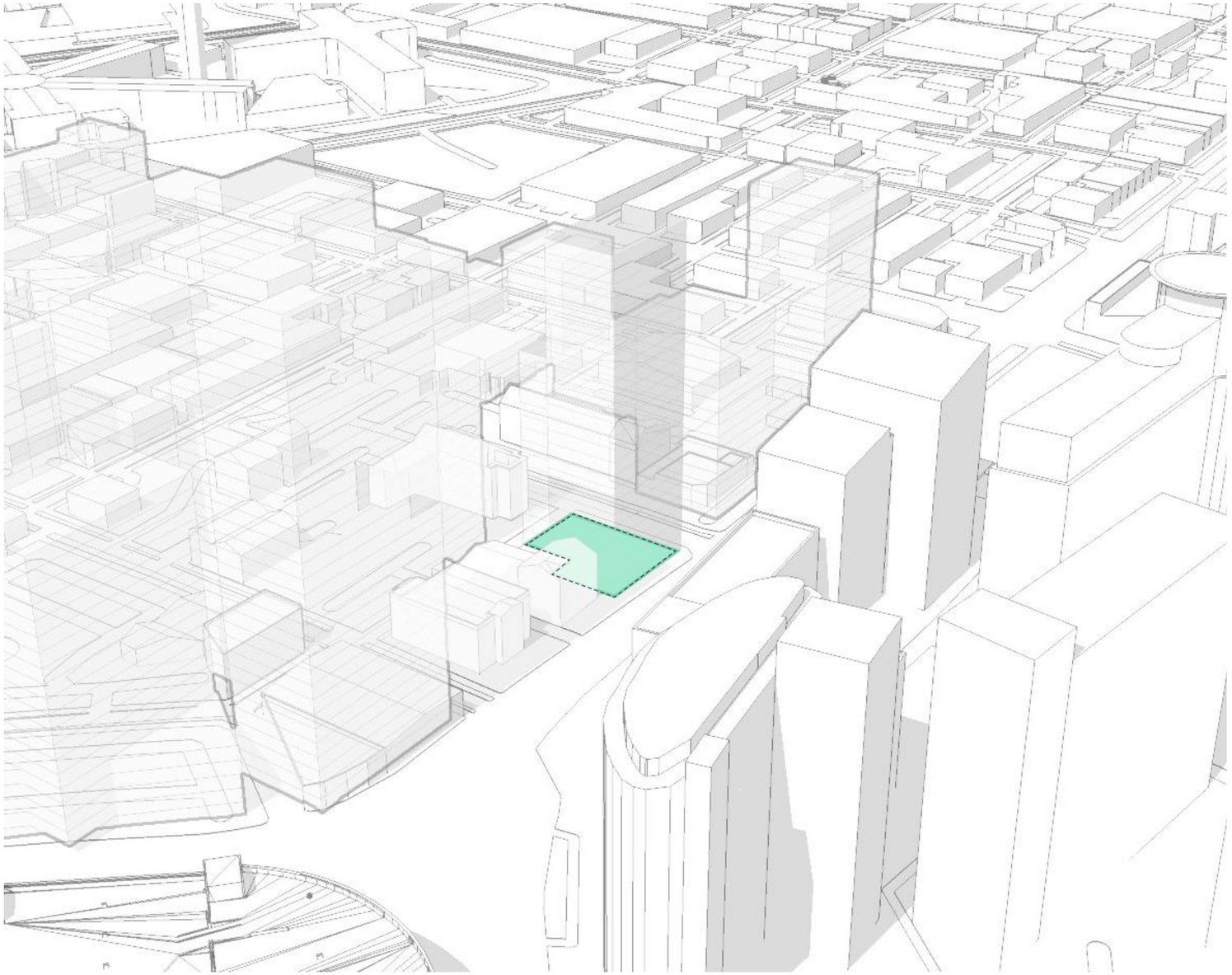
Creation of a landmark building with high quality design and materials to become a clear marker on Cheetham Hill Road of the Great Ducie Street Neighbourhood, including sensitive massing and elevation treatment to create a slender, elegant addition to the skyline.

Creation of high quality residential, commercial and amenity spaces, creating a first class resident experience.

Key

- SRF Footprints (A.)
- Active frontage (A.)
- Potential footprint (B.)
- Locally significant buildings (C.)
- Existing adjacent high-rise developments (D.)

Design Evolution



Aerial Site View (South East)

L-Shaped Plot

The following diagrams detail the massing development for the proposed scheme, highlighting key design drivers such as retaining views, site constraints and contextual scale relationships.

The building footprint highlights the corner of the two highways, and is pushed away from the historic building adjacent to form an L shape, to allow for crane placement to be on site.

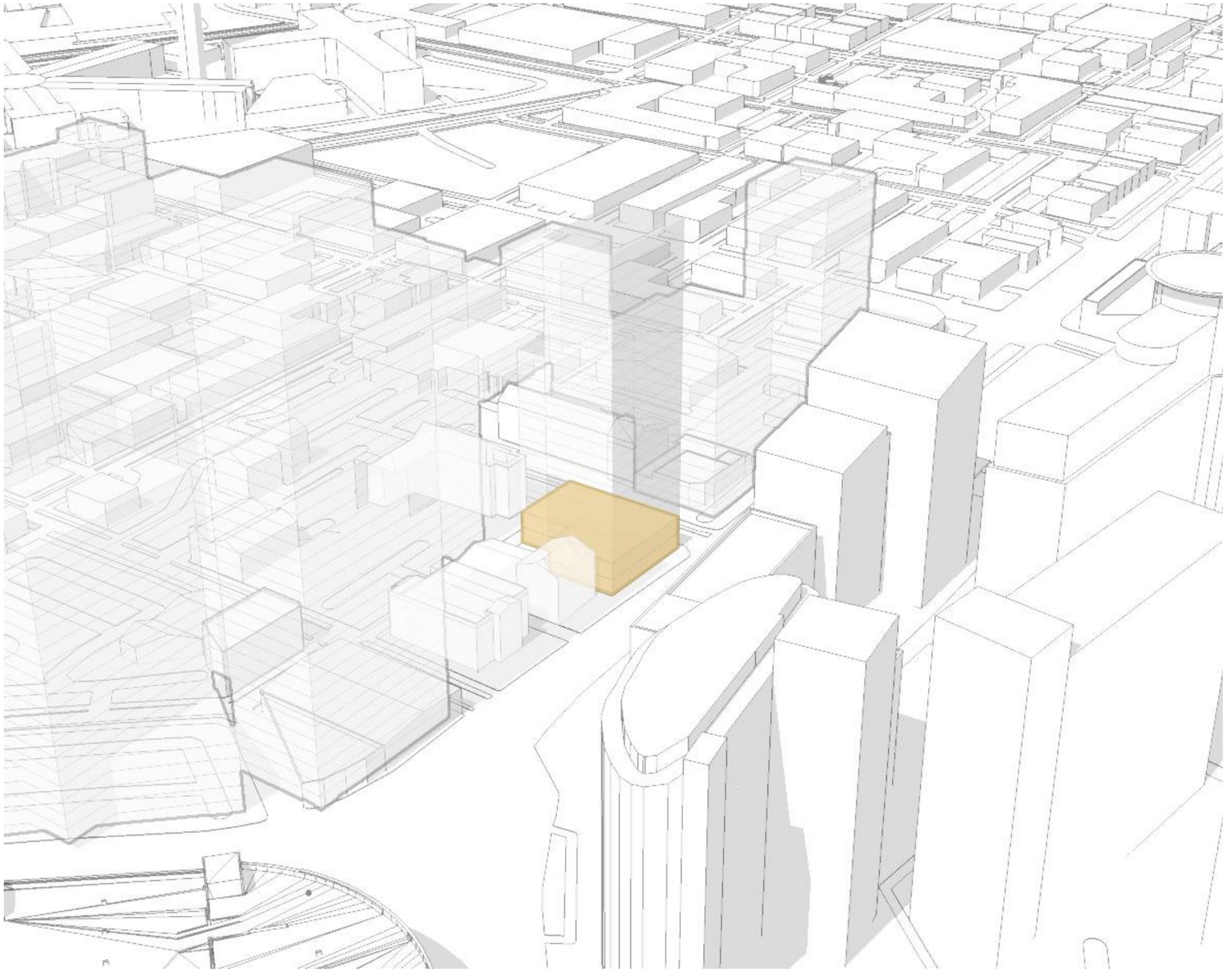


Cheetham Hill Road

Key

- SRF Footprints
- Building footprint

Design Evolution



Aerial Site View (South East)

Active Frontage

2 storeys of commercial units fronting Park Place and Cheetham Hill Road provide new active frontage to the development.

Elongated storey heights of the lower two floors emphasise the units as high quality spaces for commercial uptake.

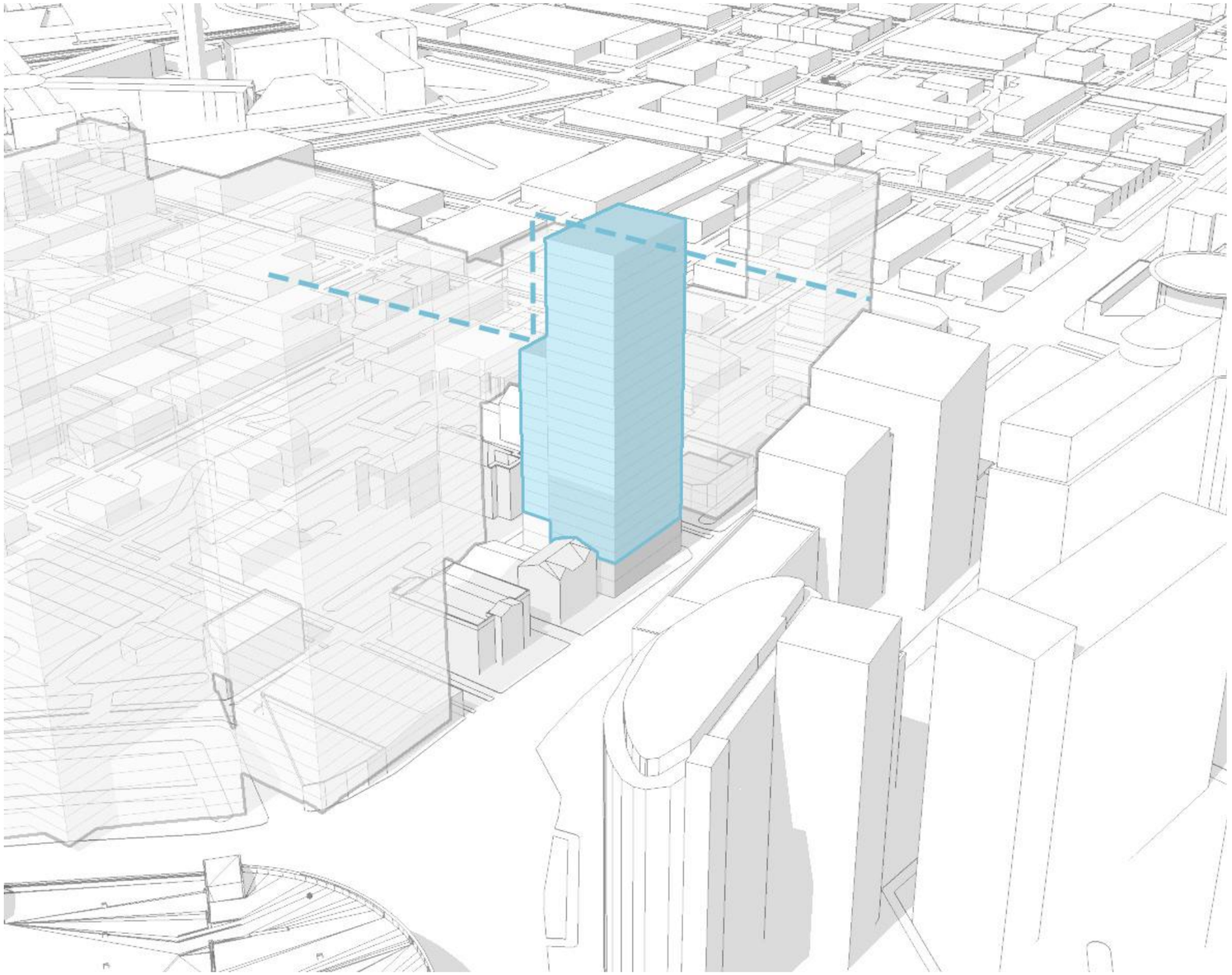


Active Frontage, Cheetham Hill Road

Key

- SRF Footprints
- Active frontage

Design Evolution



Aerial Site View (South East)

Rise

To reduce the monolithic quality of the base mass, stepped extrusions are used to house the residential units.

The lower portion provides a more considered backdrop to the adjacent listed and noteworthy buildings, whilst the taller portion rises towards Cheetham Hill Road and the higher density Green Quarter.

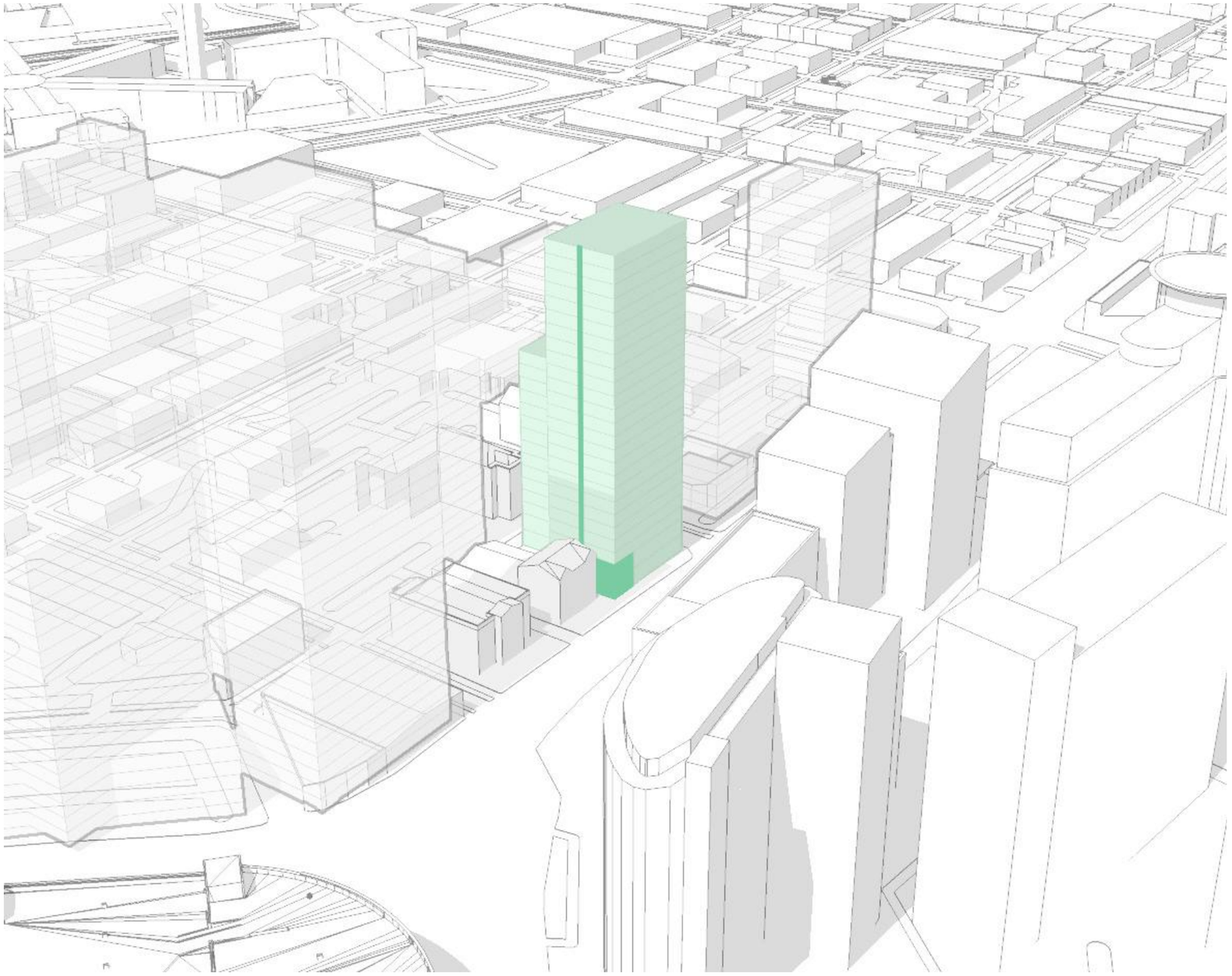


Park Place

Key

- SRF Footprints
- Residential unit extrusions
- Implied height abidance

Design Evolution

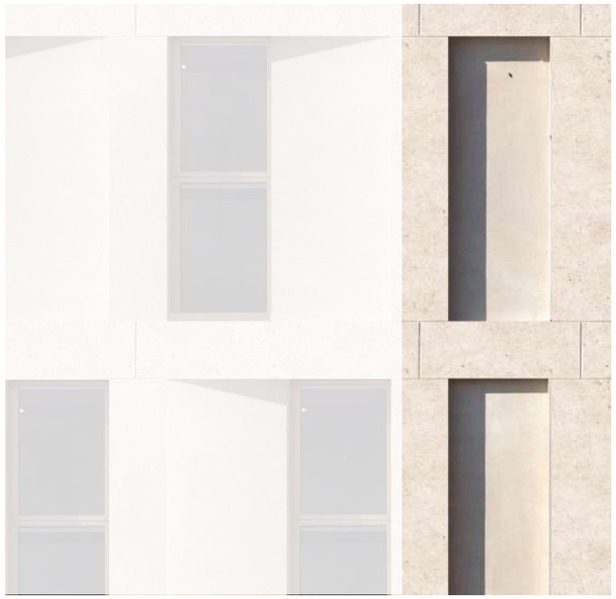


Aerial Site View (South East)

Voids

Voids are introduced to emphasise certain aspects of the design.

Deep-reveal bays run through the North and South façades to break up the elevations, whilst the ground and first floors feature a recessed void to highlight the main residential entrance.

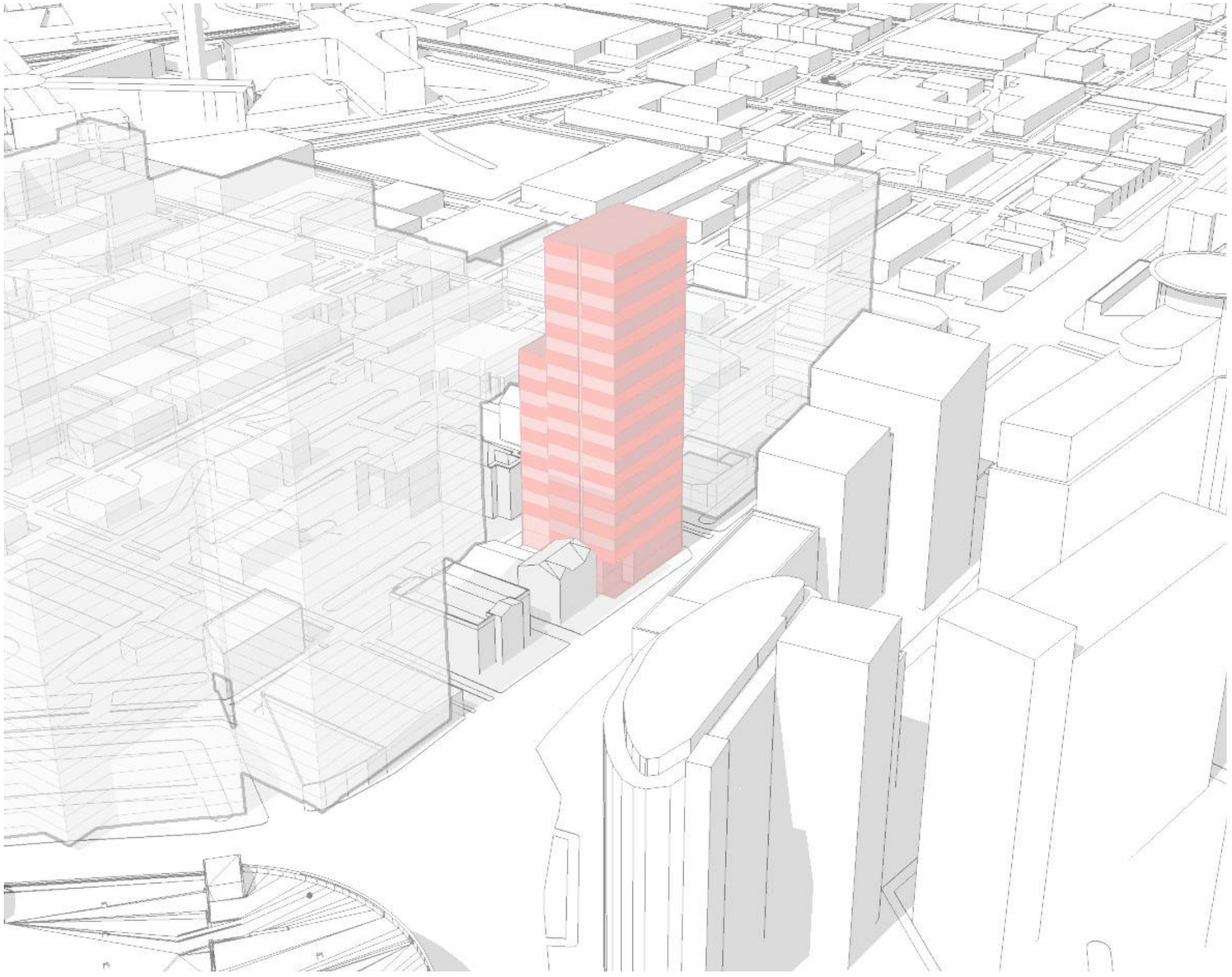


Facade Fragment

Key

- SRF Footprints
- Building mass
- Voids & recesses

Design Evolution

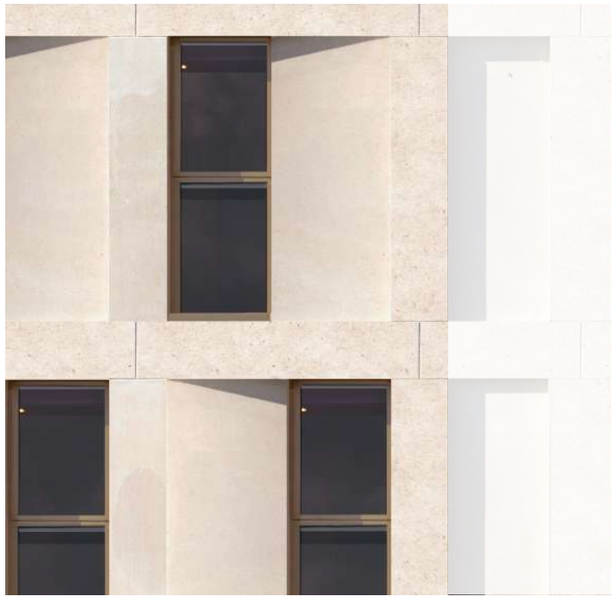


Aerial Site View (South East)

Alternations

In a similar manner to the voids, alternating angular panels are also introduced to emphasise certain aspects of the design; breaking the building mass and introducing movement to the facade.

The 15th floor terrace is articulated with punctured panels giving framed views across the city, whilst elongated versions of the panel are used to top the scheme with an elegant crown.



Facade Fragment

Key

- SRF Footprints
- Facade alternation A
- Facade alternation B

Design Evolution



Render of previous iteration



Render of proposal during design development

Character and Opportunities

As there is no consistent architectural character in the area as it is undergoing redevelopment, the proposal can instead be tied into its surrounding context through extracting and reworking elements from nearby heritage assets, as well as responding to the scale of adjacent heritage assets.

Colonnade

The adjacent renders display the iterative development of the Ground and Mezzanine level colonnade. By elongating the colonnade, the horizontal bands are aligned with the cornice across the former Women and Children's hospital. This relates the proposal further to the context, whilst providing high quality, open active frontage.

Cornice and String Course

Entablature has been used in both the adjacent former women's and children's hospital and the nearby Grade II listed former synagogue. The cornice detail can be replicated in a contemporary manner as a narrow protruding string course, which adds architectural interest to the facade at the lower levels.



Elevation image of Grade II listed former synagogue from Cheetham Hill Road



Elevation image of historic asset, former women's and children's hospital from Cheetham Hill Road



Elevation image of historic asset, former women's and children's hospital from Park Place





One Park Place

We are excited to share with you details of the latest development coming to your neighbourhood – One Park Place by Benjamin Property Company.

This innovative project aims to bring modern living and vibrant commercial spaces to the corner of Park Place and Cheetham Hill Road. We believe it's important for all residents to be given the opportunity to be involved in shaping the future of our community.



Find out more on our project website.

We have launched a dedicated project website on **oneparkplace.consultationonline.co.uk**. This platform offers an in-depth look at our plans, giving you the opportunity to provide valuable feedback until **29th September**. Your input is an integral part of our mission to create a remarkable living and business space that resonates with the character of our city.

Our Vision: A well-designed 25-storey tower, offering 154 residential apartments and vibrant ground floor commercial spaces. One Park Place is set to become a centrepiece that sets the standard for the future development of our neighbourhood.

Ideally located: Strategically located near Manchester Victoria Railway Station and on the Cheetham Hill Road bus corridor, One Park Place is in a sustainable location. Aligned with the area's Strategic Regeneration Framework, this development echoes the city's vision for growth.

A Positive Impact: We believe that by coming together, we can build a project that provides high-quality homes which act as a catalyst for the regeneration of this neighbourhood. Don't miss this opportunity to play an essential role in the development of One Park Place.

A Design for the Future: Our design, brought to life by renowned architects Hodder and Partners, in partnership with United Living New Homes, merges contemporary aesthetics with practicality. As one of the pioneering projects in the region, it's poised to set new benchmarks in urban development.

We want to hear from you

You can leave your feedback, provide comments or register your interest in one of the properties via:

0800 298 7040 (Freephone)

feedback@consultation-online.co.uk

One Park Place Consultation, Freepost RTYC-TZRU-ARGA, Cavendish, Dalton Place, 29 John Dalton Street, Manchester M2 6FW

oneparkplace.consultationonline.co.uk

Scan me to go to the website

3.4 Pre Application Consultation

A process of consultation was undertaken for this scheme, managed by Cavendish Consulting. Meeting with stakeholders and engaging with the local residents through the website and flyers that invited community feedback both helped to inform the design. See statement of Consultation from Cavendish for more information and figures from each consultant event.

Stakeholder Engagement

+ 28th September 2023 - 1 Park Place proposal meeting with Manchester City Council Cabinet member for housing Cllr Gavin White.

Online Community Consultation

Summary of activities:

+ 19th September 2023 - Start of public consultation period.
+ 19th September 2023 - 1 Park Place public consultation website live.
+ 19th September 2023 - Invitation newsletters delivered to local residents.
+ 19th September 2023 - Press issue released.
+ 2nd October 2023 - End of public consultation period.



Pre Application Consultation

A total of 20 members contributed within the consultation period. Primary concerns outlined by the group included the provision of an appropriate number of balconies to the scheme, as well as introducing a percentage of affordable homes (20%), cycle storage, active frontage and public realm.

As the consultation period provided only CGI visuals of the scheme, it may not have been perceived as clear that these issues are catered towards (for drawing details please see corresponding drawing package issued by Hodder + Partners for planning permission).

In response to each major issue, we have outlined our comments to each below:

+ Balconies – Some users were concerned balconies did not feature in the scheme. When viewing general arrangement drawings, balconies are clearly visible on the building's North façade, featuring on every 4-person apartment. There are 13 apartments with balconies in total. All other apartments feature floor to ceiling glazing in primary living spaces and adhere to UK space standards. However, given the generous provision of outdoor amenity spaces within the scheme already (see 'public realm' portion of text for more details), we feel these are considered both far more valuable and more frequently used aspects of the design for residents.

+ Affordable homes – Some users emphasised a percentage of apartments should be registered as affordable homes. The scheme will feature 20% affordable homes. However, this figure can fluctuate depending on future requirements.

+ Cycle storage – Some users were concerned at the number of cycle store bays within the scheme. Currently the building hosts 154 cycle store bays as well as a set of external cycle bays at the main residential entrance. This not only abides by the requirements set out by the Manchester Housing Strategy framework (stating one bay must be provided per apartment unit, but also the requirements set out by infrastructure consultants SK Transport (who recommended additional visitor cycle storage to feature externally).

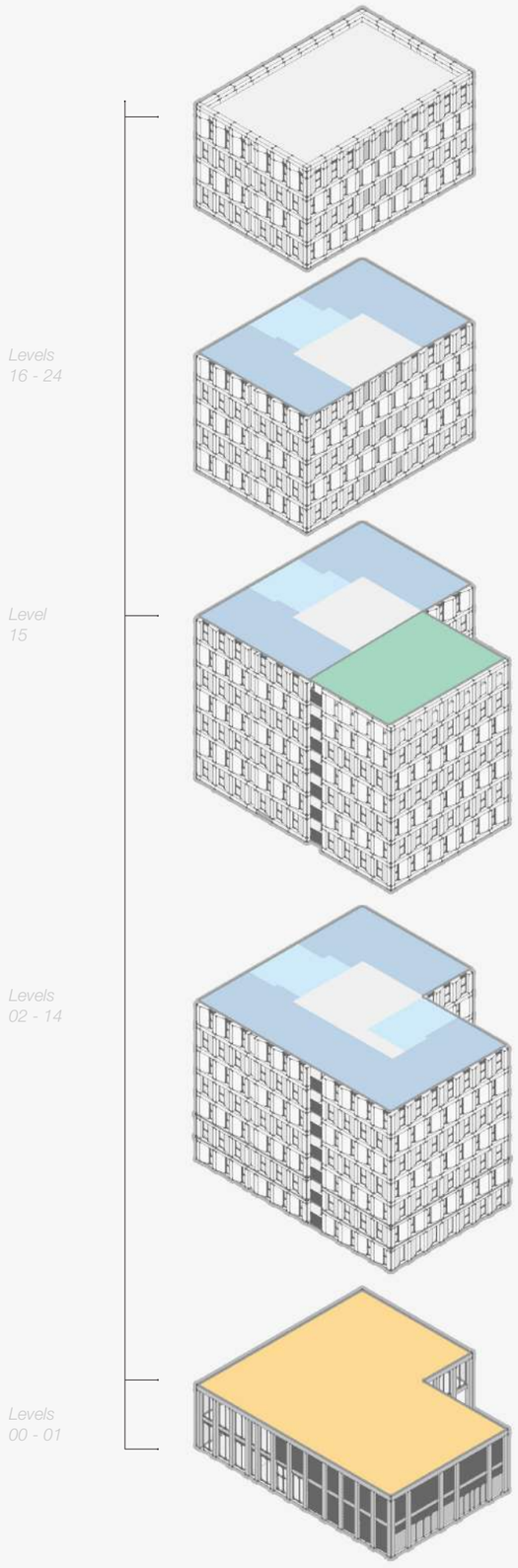
+ Active frontage – Users were vocal about introducing active frontage to the local area, with a variety of suggestions. As the scheme is yet to enter a detailed design stage, the commercial units across the Ground floor have not been specified yet. However, considering that active frontage is provided across the ground and mezzanine levels, the scheme aligns within the Strategic Definition Framework (SRF) set out by Manchester City Council (which details the implementation of active frontage on the plot).

+ Public realm – Users requested details on what was classed as 'public realm' and 'outdoor amenity'. A full landscaping drawing package has been provided by landscape architects Land Studio (See land studio portion of report for more details). In summary though, the scheme features a ground floor courtyard space with raised planters, seating colonnade, and improved streetscaping and lighting for pedestrians. In addition, an outdoor amenity space on the 15th floor displays similar features, as well as a wellbeing lawn, communal dining/ work area and outdoor games table.

+ Regarding aesthetics, some members commented on the reasoning for designing a concrete façade over red brick cladding (as to mimic the traditional stylings of older industrial Manchester buildings). In our view, it is imperative the development follows the intent of the SRF framework, which focuses on revitalising the area with a selection of iconic buildings that remain sensitive to the surrounding historic architecture.

+ Since the green quarter and Strangeways both follow an eclectic mix of different building types, we felt it was suitable for a new development to both add a degree of contrast and variety to the scheme and avoid over-saturating Manchester with red brick.

+ However, we feel the array of decorative sills on the lower floors, the proportion of floors heights and strong sense of order to the façade all contribute to the alignment of the building with the listed and notable buildings around the site. In sense, we feel aesthetically the scheme, whilst distinctly modern, ties respectively into the surrounding context.



4.0 Proposed Design

3.5 Layout

Use

The scheme proposes the following uses:

Residential (Class C3)

Commercial Units (Class E)

Amount

The proposal is for a residential building with a total of 154 dwellings, consisting of 46 one bedroom (30%), 95 two bedroom-three person (62%), and 13 two bedroom-four person (8%).

The building rises to a total of 25 storeys with a step at level 15 housing a roof terrace.

The ground floor houses double height entrance lobby with reception area, 180 sq.m. of commercial units, alongside refuse storage, cycle storage and plant spaces. The proposal includes external amenity, with high quality landscaping of a south-west facing semi-private courtyard and on the level 15 roof terrace.

The first floor contains a further 190 sq.m. of commercial units, and the remaining plant space. The design accommodates secure indoor cycle storage at a ratio of 1:1 (154 spaces), with additional external guest cycle parking integrated into the landscape.

The total GIA for the proposal, including plant and refuse stores is: 12,612 sq.m.

Key

- Core
- Commercial, Amenity & Plant
- 2 Bed Apartments
- 1 Bed Apartments
- Rooftop Amenity



Site Plan
1:200@A3

Proposed Design

Site Layout

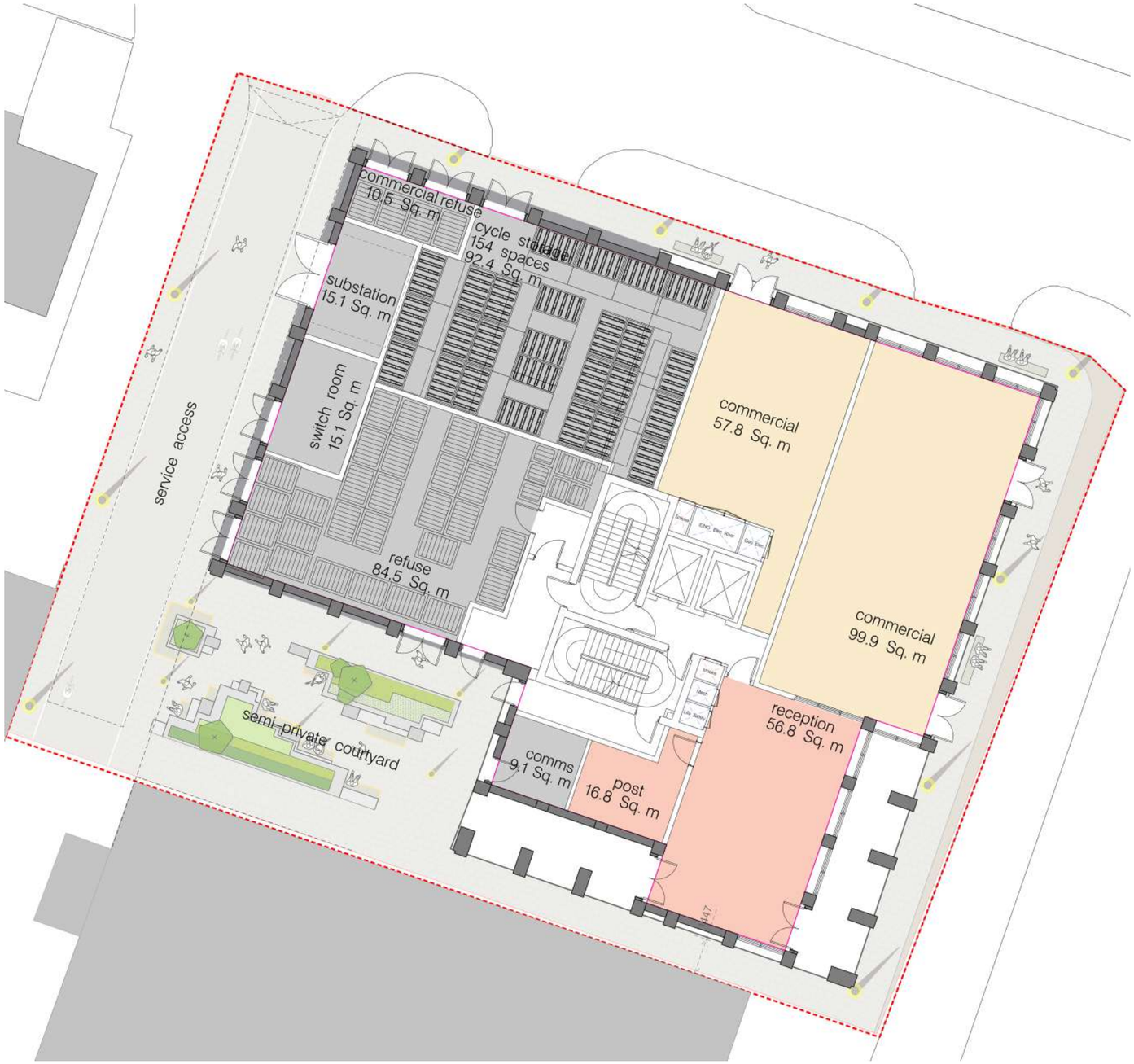
The proposed layout maximises residential footprint of the available site, whilst considering how construction will impact the area, allowing space for a crane to be located on site. The building footprint responds the road with defined edges, and provides a stepped line of frontage to Cheetham Hill Road, retaining views to the listed and noteworthy buildings. The scheme provides a green landscaped courtyard to south-west, away from the noise of Cheetham Hill Road, providing a space of retreat for the residents, and increasing the biodiversity on site

The building orientation provides one primary entrance, to the south-east corner along Cheetham Hill Road, which utilises the existing pedestrian routes, as majority of residents will travel via public transport, cycling or walking from Cheetham Hill Road.

The building orientation also provides active frontage along Cheetham Hill Road and Park Place, through 2 storeys of commercial units with full height glazing. The ancillary spaces that require ground floor access (plant spaces, refuse store and cycle store) are located at the west side of the building, facing away from Cheetham Hill Road.

Landscaping and public use bike storage are provided to create an inviting public realm that enhances the streetscape and increase the commercial units' value.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.



Ground Floor Plan
1:200@A3

Proposed Design

Layout

Ground Floor Plan

The layout of the plant spaces, refuse store, and cycle store to face the west of the site conceals these from views along Cheetham Hill Road, and provides direct access from the street for ease of use.

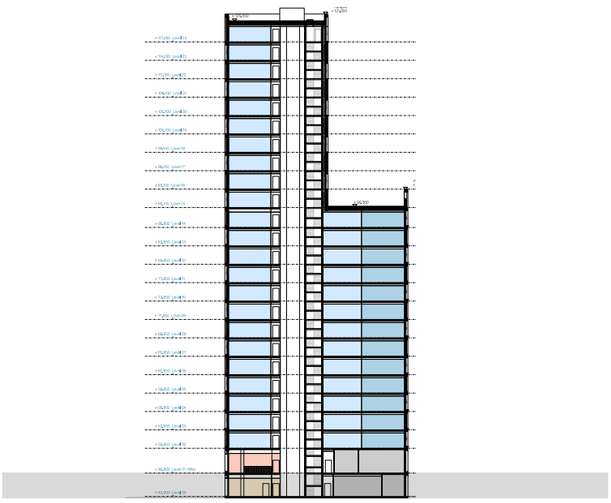
Active street frontage in the form of commercial units lines the majority of the north and east facade at ground level, facing onto Cheetham Hill Road and Park Place.

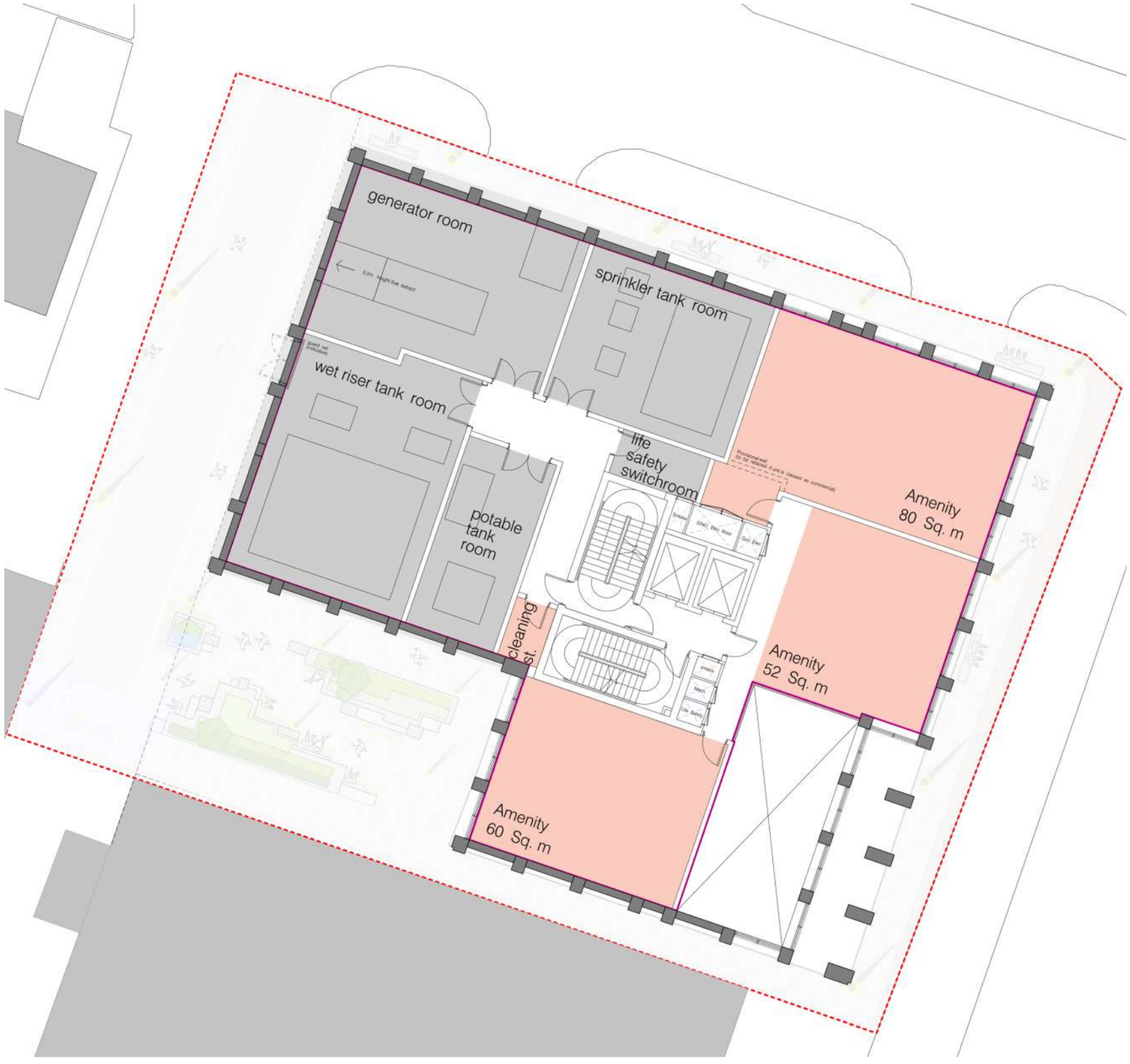
The main entrance to the residences is from the central core, with an entrance from the reception area at the south-east corer of the building. There is also internal access to the refuse store and cycle store, for ease of access by residents.

Further escape routes are provided for direct escape from the central core to outside, in the internal corner of the ground floor.

A half colonnade is provided at the primary entrance to Cheetham Hill Road, and to the semi-private courtyard, to provide a buffer between the streetscape and the building.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Level 01 / Mezzanine Floor Plan
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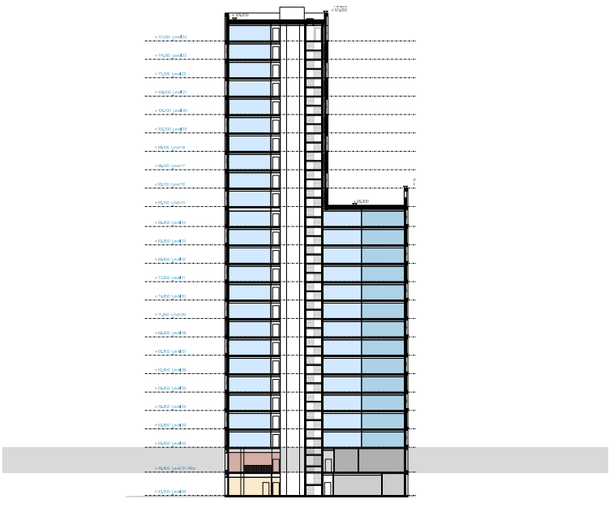
Layout

Mezzanine Floor Plan

The layout of the remaining amenity units provide active street frontage that cover the majority of the north, east and south façades at Mezzanine level, facing onto Cheetham Hill Road and Park Place. The access to these amenity units are via the main building core.

The remaining floor area largely houses plant spaces at the north-west of the plan. This conceals the plant from views along Cheetham Hill Road, and allows for maintenance / replacement access to be conducted from the service access road.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Levels 02, 04, 06, 08, 10 Floor Plan
1:200@A3

Layout

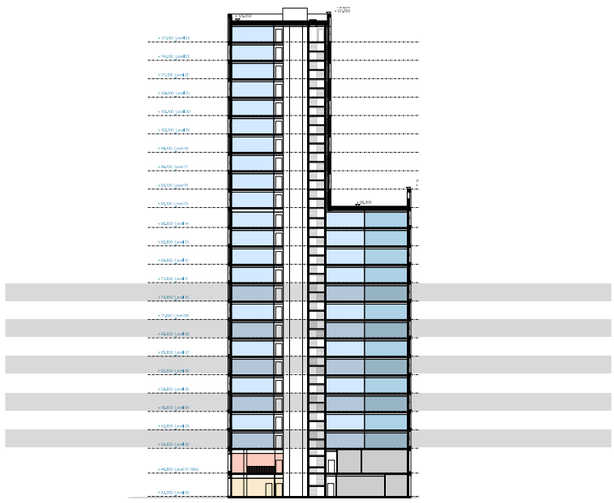
Levels 02 04, 06, 08, 10 Floor Plan

Typical apartment floors start at this level, with a mix of 1 and 2 bedroom apartments. The larger 2 bedroom 4 person units include private external amenity in the form of an inset balcony to the north. All apartments have access to shared private external amenity at Level 15.

The typical floors are served by one central core, with two staircases, two lifts, mechanically ventilated smoke shafts and service shafts.

At these lower levels (02-10), there are a number of facade bays that have a spandrel panel at the South facade, to avoid potential overlooking issues with the future development of the adjacent building.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Levels 03, 05, 07, 09 Floor Plan
1:200@A3

Layout

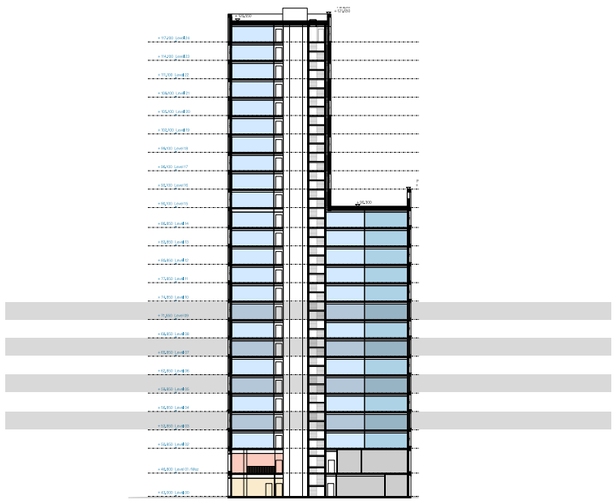
Levels 03, 05, 07, 09 Floor Plan

The building rises up with a mix of 1 and 2 bedroom apartments. The larger 2 bedroom 4 person units include private external amenity in the form of an inset balcony to the north. All apartments have access to shared private external amenity at Level 15.

These levels have identical layouts to levels 02, 04, 06, 08, and 10. However, on these levels the typical facade bay is flipped, moving the glazing placement and providing architectural interest to the building elevation.

At these lower levels (02-10), there are a number of facade bays that have a spandrel panel in the typical bays at the south facade, to avoid potential overlooking issues with the future development of the adjacent building.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Levels 11, 13 Floor Plan
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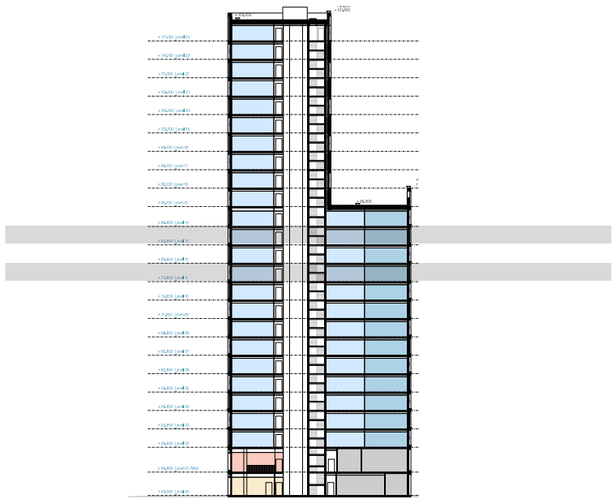
Layout

Levels 11, 13 Floor Plan

The building rises up with a mix of 1 and 2 bedroom apartments. The larger 2 bedroom 4 person units include private external amenity in the form of an inset balcony to the north. All apartments have access to shared private external amenity at Level 15.

These levels have identical layouts to the levels below. However, on these levels the south facade bays are all glazed.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Level 12 Floor Plan
1:200@A3

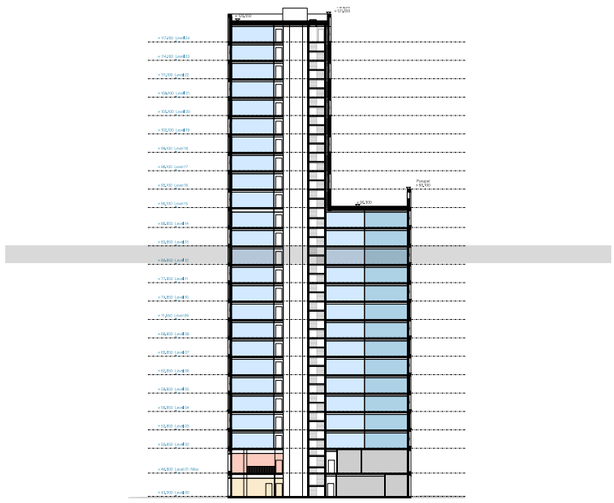
Layout

Level 12 Floor Plan

The building rises up with a mix of 1 and 2 bedroom apartments. The larger 2 bedroom 4 person units include private external amenity in the form of an inset balcony to the north. All apartments have access to shared private external amenity at Level 15.

This level has an identical layout to levels 11 and 13. However, on these levels the typical facade bay is flipped, moving the glazing placement and providing architectural interest to the building elevation.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Level 14 Floor Plan
1:200@A3

Layout

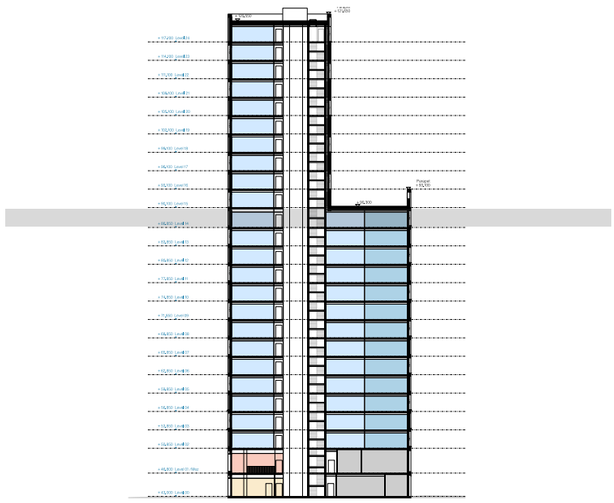
Level 14 Floor Plan

The building rises up with a mix of 1 and 2 bedroom apartments. The larger 2 bedroom 4 person units include private external amenity in the form of an inset balcony to the north. All apartments have access to shared private external amenity at Level 15.

This level has an identical layout to level 12. However, on this level there is an extra 2 risers in the stairs, for the increased floor to floor height required to provide adequate roof build-up for the level 15 roof terrace.

This increased floor to floor level is shown further in the following sections and elevations.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Level 15 Floor Plan
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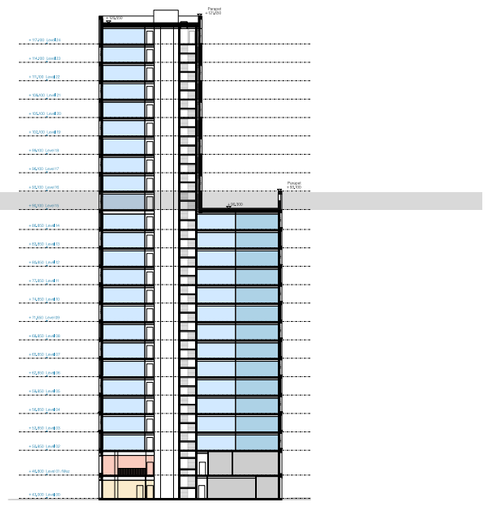
Layout

Level 15 Floor Plan

At this level, the building partially steps back, providing a private external roof terrace for residents use. Internally, the building continues to rise up with a mix of 1 and 2 bedroom apartments. All apartments have access to the shared private external amenity on this level.

There is access for building facade maintenance provided from this roof terrace.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Levels 16, 18, 20, 22 Floor Plan
1:200@A3

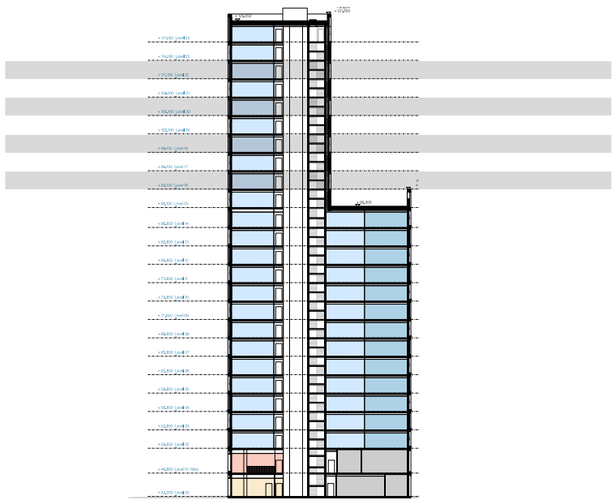
Layout

Levels 16, 18, 20, 22 Floor Plan

The building continues to rise up with a mix of 1 and 2 bedroom apartments. All apartments have access to shared private external amenity at Level 15.

The facade continues it's regularity in line with the levels below. There are spandrel panels infilling the typical facade bays to the west facade where to core is located.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Levels 17, 19, 21, 23 Floor Plan
1:200@A3

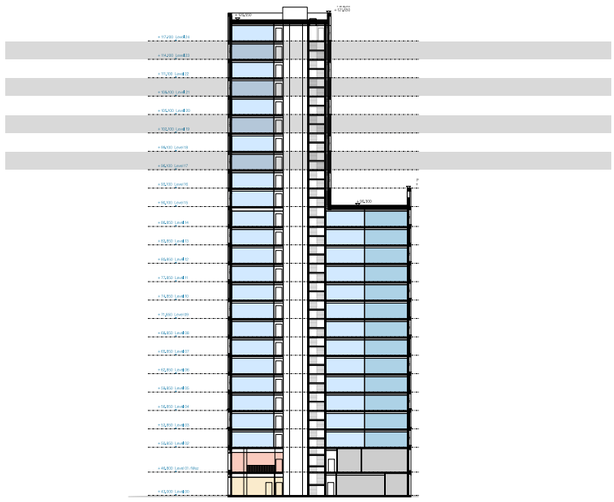
Layout

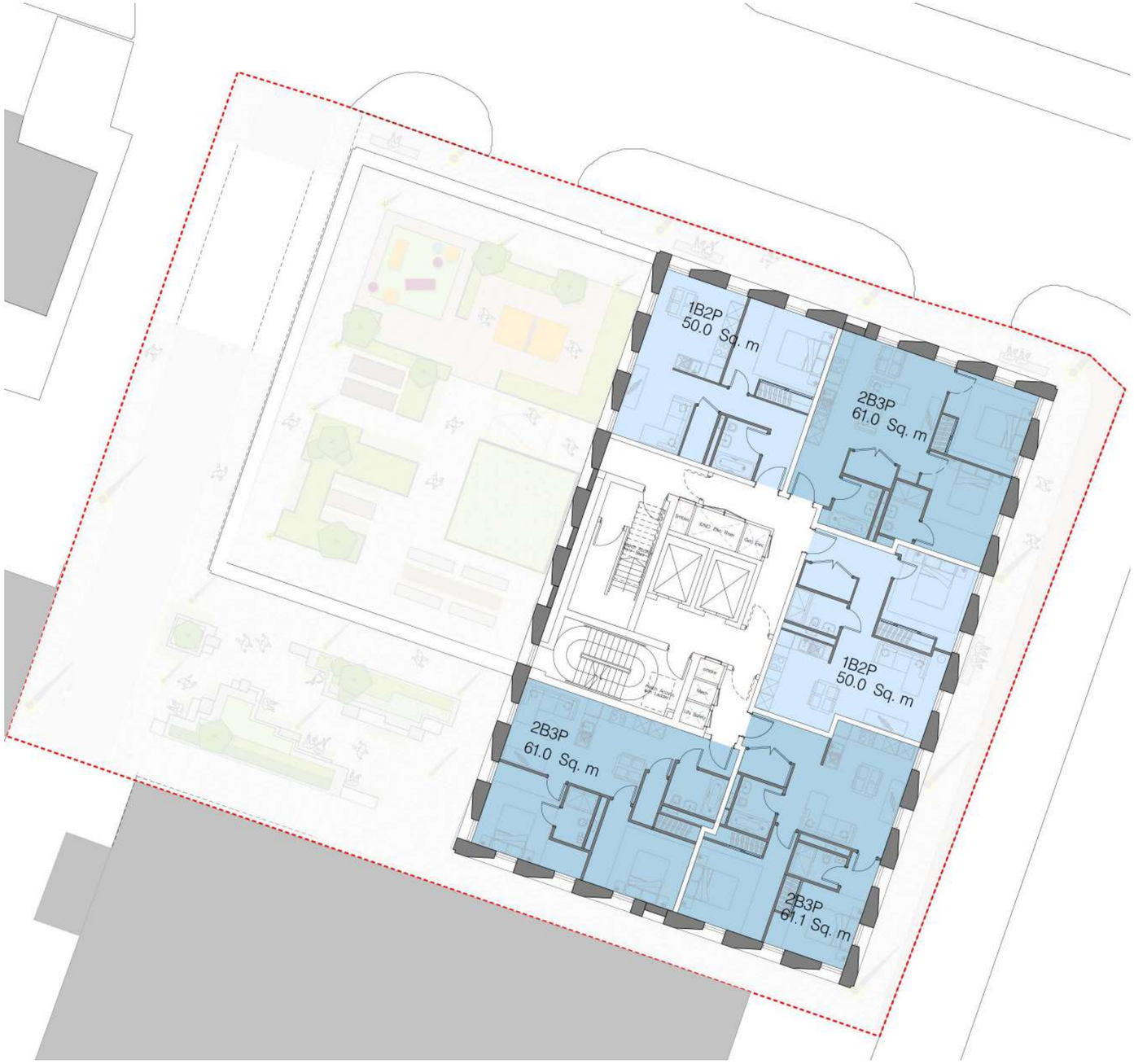
Levels 17, 19, 21, 23 Floor Plan

The building continues to rise up with a mix of 1 and 2 bedroom apartments. All apartments have access to shared private external amenity at Level 15.

These levels have identical layouts to levels 16, 18, 20, and 22. However, on these levels the typical facade bay is flipped, moving the glazing placement and providing architectural interest to the building elevation.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.





Level 24 Floor Plan
1:200@A3

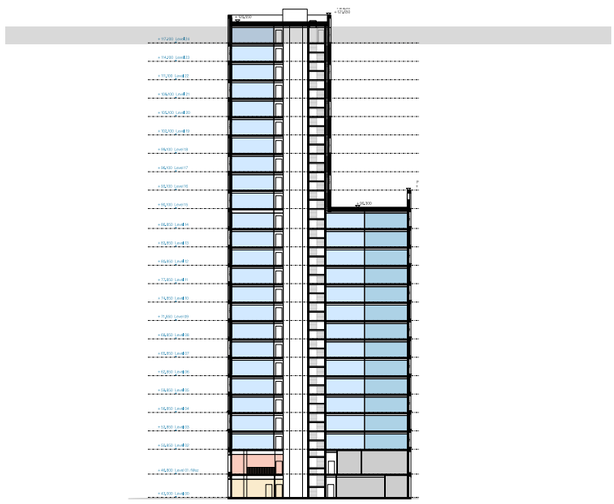
Layout

Level 24 Floor Plan

The final floor level continues with a mix of 1 and 2 bedroom apartments. All apartments have access to shared private external amenity at Level 15.

This level has an identical layout to levels 16 - 22. However, on this level there is access to the roof via a hatch located at the top of each staircase. The primary hatch has a stair leading up to it, the secondary has ladder access.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.



Proposed Design

Layout

Roof Plan

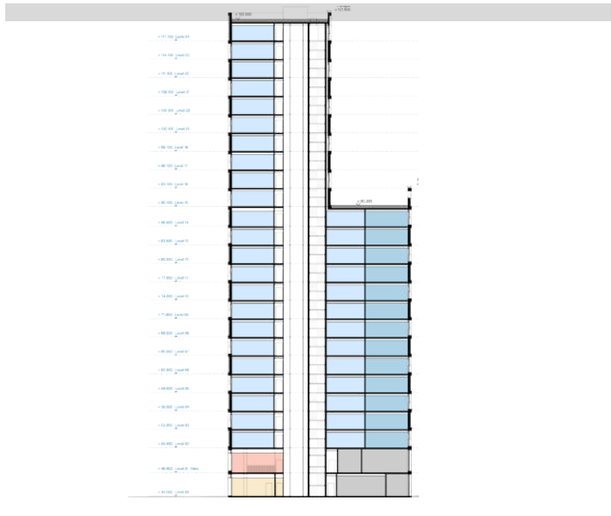
The roof houses PV panels, access for building facade maintenance, and lift / service shaft / smoke shaft overruns.

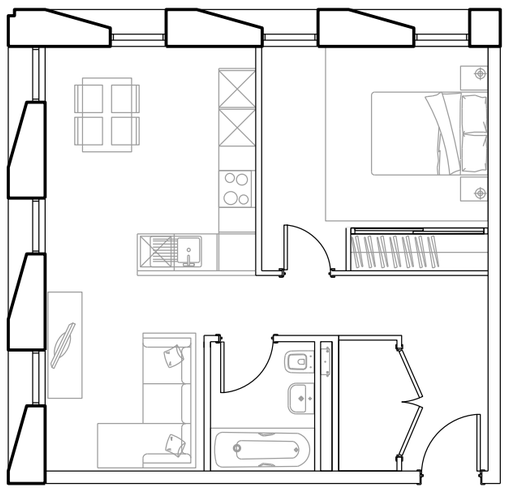
The roof is secured, and accessed only for building or plant maintenance, via the hatches from the level 24 stairs.

For full general arrangement drawing details at scale, please see planning submission drawings L(--)000 - L(--)024 provided by Hodder + Partners, and corresponding landscaping layout drawings provided by Land Studio.

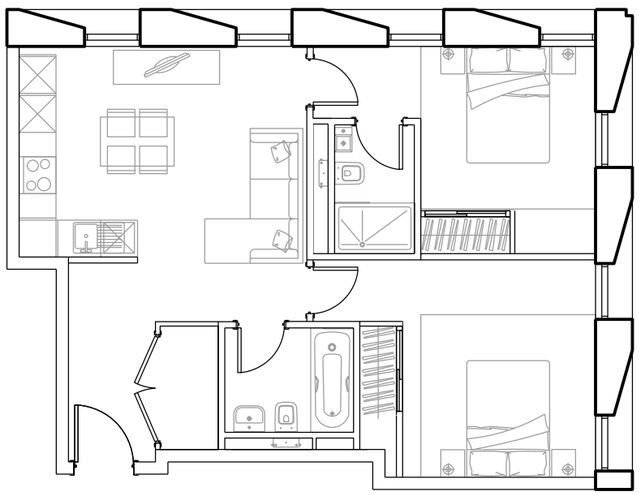


Roof Plan
1:200@A3

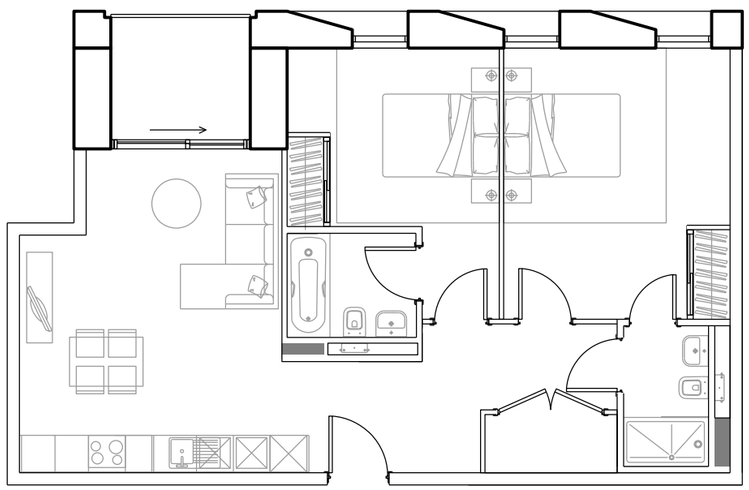




Typical 1 bed 2 person apartment. 50 sq.m.
1:100@A3



Typical 2 bed 3 person apartment. 61.1 sq.m.
1:100@A3



Typical 2 bed 4 person apartment. 71.5 sq.m.
1:100@A3

Proposed Design

Layout

Typical Apartment Layouts

The apartments are organized to provide good daylighting to the living spaces, with bedrooms to one or both sides. The LKDs are open plan, with the kitchen at the rear of the living space and the living space nearest to the glazing.

All apartments have 1 bathroom per bedroom, with 2-bed apartments containing 1 en-suite master bedroom, and a “family” bathroom.

The service cupboard is typically located by the entrance door. The apartments are laid out to provide an entrance zone to give better definition and a depth of threshold to the living spaces.

Key features includes:

+ Open plan living arrangement
+ Spacious double bedrooms with built in storage
+ High quality and spacious kitchen installation
+ Floor to ceiling glazing
+ Private balcony for 2 bed 4 person units
+ En suite accommodation
+ High quality fixtures and furniture

Apartment Sizes And Mixes

The apartment internal areas are set out as follows:

+ 46 no. 1 Bed, 2 Person apartments, of average 50.1 sq.m.
+ 95 no. 2 Bed, 3 Person apartments, of average 61.6 sq.m.
+ 13 no. 2 Bed, 4 Person apartments, of average 71.5 sq.m.

4.1 Manchester Residential Quality Guidance

Space Standards

The Manchester Residential Quality Guidance (RQG) was endorsed by Manchester City Council in December 2016. This Guidance was produced to ensure that future development in the city delivers high quality, sustainable housing that meets the city's and communities' needs.

The accommodation proposed is in line with and in many instances surpasses the emerging space standards defined in the Residential Quality Guidance.

Summary of Compliance



Make It Manchester

The design for One, Park Place has been developed to explicitly respond to the scale and massing of the site and emerging context; the patterns of the Great Ducie Street Strategic Regeneration Framework; and the adjacent high-density Green Quarter and Piccadilly districts.

The building is massed both to reflect the intentions of the building density within the SRF, but also to step the massing down from Cheetham Hill Road towards the local historic assets and the SRF's proposed public space. It has been architecturally articulated to provide a new elegant volume that can be robustly detailed in line with the best local architecture and the adjacent historic buildings.

The proposed increase in density is appropriate for the area due to its proximity to existing high-rise residential buildings to the east and south, and it's great connectivity to the rest of the city via public transport. The current juxtaposition between the 25 storey proposal and the surrounding 4-5 storey buildings to the north and west will be relieved as the SRF is implemented across the area over the coming years.



Make it Bring People Together

By incorporating the new semi-private courtyard and shared roof terrace amenity, the layout will facilitate residents in meeting, socialising and forming a new community within the building and with those residents living in the surrounding area. Additionally, the commercial units will introduce local amenity space that can be a focal point for the residents and the local community to interact with one another.

By including a mix of dwelling types, the development will be capable of accommodating a wide variety of residents.



Make it Animate Streets and Spaces

The building has been laid out to provide active frontage to the ground floor via commercial units and a concierge-manned reception behind highly visible entrances. The primary building entrance is made clear by a recessed facade with colonnade to Cheetham Hill Road.

Along with the construction of the new high quality landscaped courtyard to the south-west, the residential balconies and the commercial units allow opportunity for observation, these will add life and interest to the surrounding public realm, creating a safer enhanced pedestrian environment around the building perimeter.



Make it Easy to Get Around

The site is located close to key public transport infrastructure, within 30m of a bus stop, and 500m of Manchester Victoria train station and tram stop.

The site is within a short walk, or cycle, to the city centre, which is promoted within the scheme with 100% provision of secure cycle spaces. Use of the private car is discouraged, as detailed in the supporting Transport Assessment prepared by SK Transport.



Make it Work With The Landscape

The building's organisation and massing addresses the landscape with a strong perimeter frontage and amenity spaces. The layout of the building creates a semi-private courtyard to the south-west on the site, seeking to enhance the biodiversity of an existing brownfield site.

The development includes a rooftop terrace which offers residents a multi-functional space for residents to utilise with both communal and more semi-private areas. The terrace provides a range of zones for activities including health and wellness activities, outdoor dining, work stations and relaxing seating spaces. The scheme also encourages uptake of healthy lifestyle choices such as cycle use and walking.



Make it Practical

The proposed dwellings are sized alongside the Nationally Described Space Standards with well-sized, well designed living, sleeping and storage spaces. The reception/entrance includes a managed parcel receiving area and storage as well as post boxes for all residents.

Waste storage has been designed in accordance with Manchester City Council guidance for a development, ensuring easy access and maintenance for all residents to encourage recycling and reduce waste diverted to landfill. Waste collection space is along the service access road, away from any main artery routes, and is directly accessed from the bin store.

Movement of cycles has been considered, with the cycle storage accessed directly from outside from Park Place with direct internal access to ensure ease of use by residents.



Make it Future Proof

The building has been designed to meet the requirements of the existing Building Regulations with an emphasis on reducing heat loss though the fabric of the building. This, combined with all-electric heating and appliances, ready for the de-carbonisation of the grid, has driven low-carbon energy choices.

The development of this site drives low carbon lifestyle choice changes for residents with the promotion of sustainable transport use.

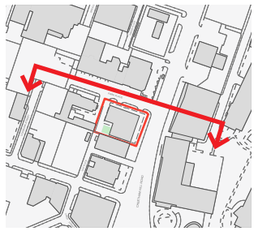


Make it a Home

The entrance colonnade and reception is a key component in generating a sense of arrival to the building. These spaces mediate the change from the wider public realm to the private dwellings.

Lifts, stairs and corridors are generously dimensioned up to the front doors of the apartments, as well as partial daylight provision to the secondary stair. The layout of the building minimises overlooking within the constraints of the site dimensions and proximity to the existing building directly adjacent to the south.

Within the development there is also a considerable amount of external amenity space provision. From the private balconies for the larger apartments, to the shared roof terrace on the fifteenth floor, as well as the landscaped outdoor courtyard.

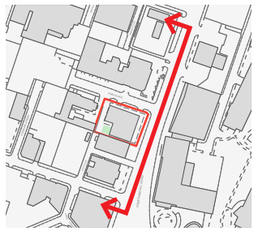


4.2 Street Elevations

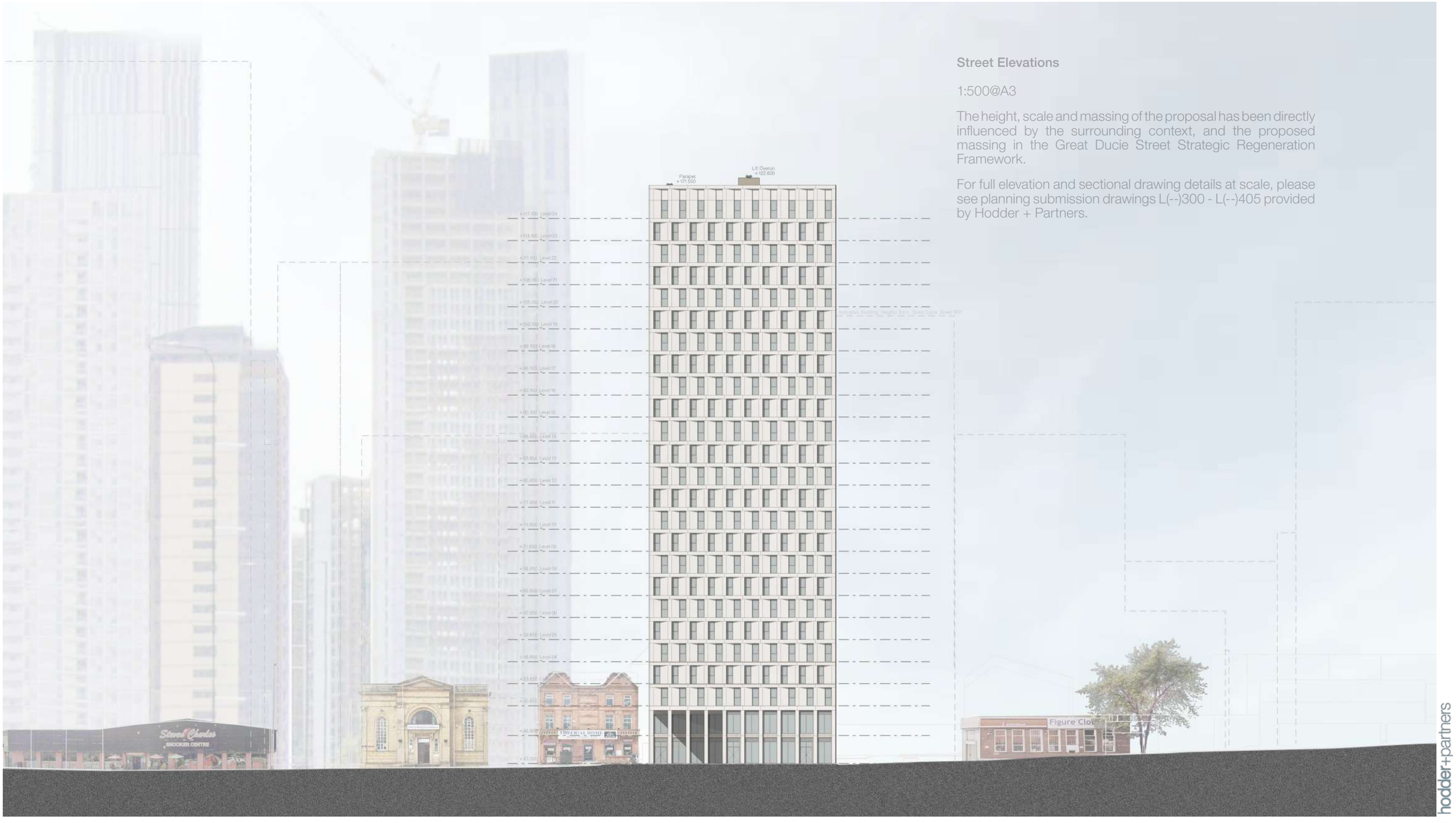
1:500@A3

The height, scale and massing of the proposal has been directly influenced by the surrounding context, and the proposed massing in the Great Ducie Street Strategic Regeneration Framework.

For full elevation and sectional drawing details at scale, please see planning submission drawings L(--)300 - L(--)405 provided by Hodder + Partners.



Proposed Design

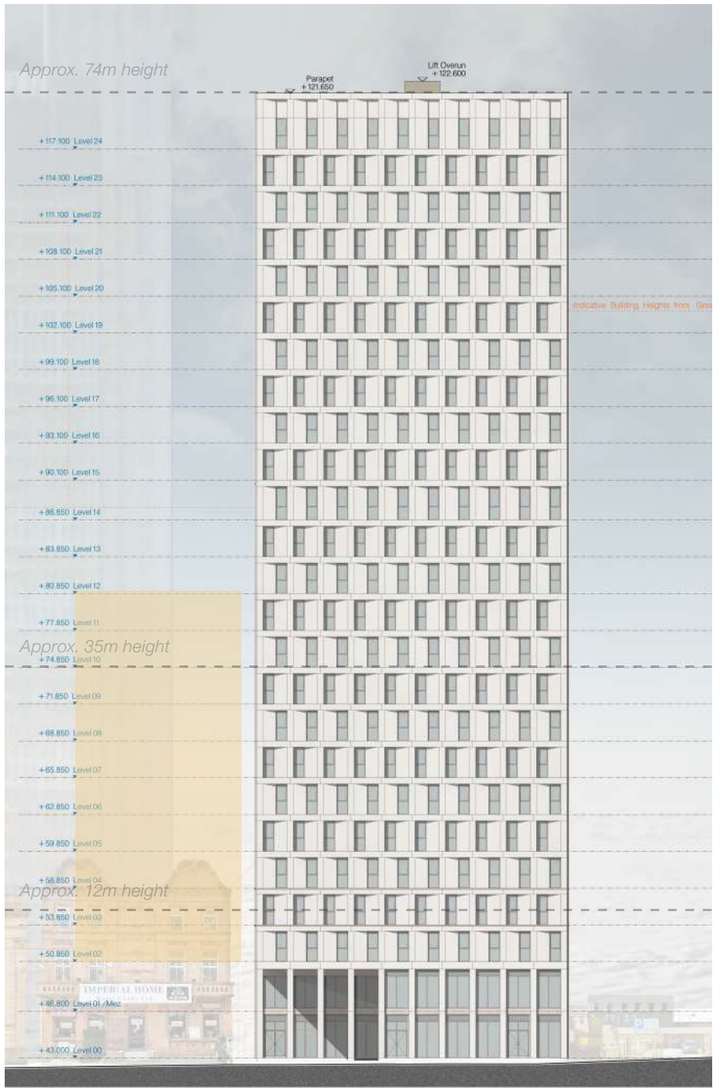


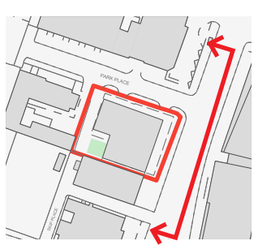
Street Elevations

1:500@A3

The height, scale and massing of the proposal has been directly influenced by the surrounding context, and the proposed massing in the Great Ducie Street Strategic Regeneration Framework.

For full elevation and sectional drawing details at scale, please see planning submission drawings L(--)300 - L(--)405 provided by Hodder + Partners.

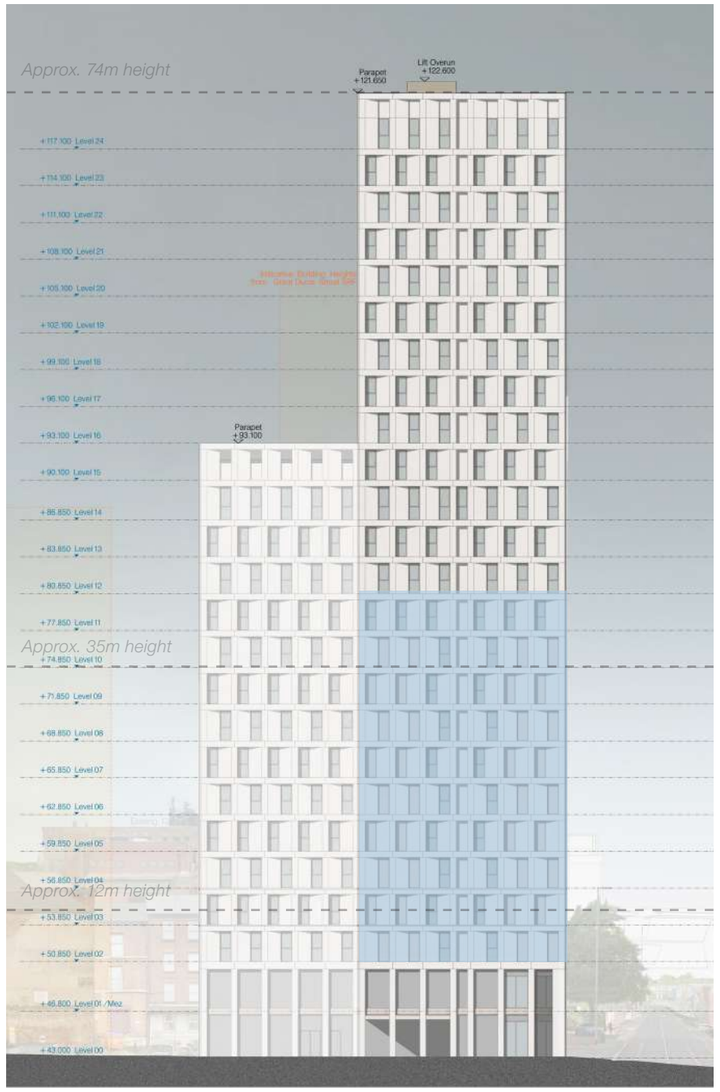


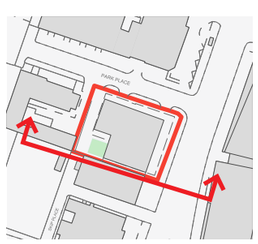


East Street Elevation, 1:500@A3

Key

Provisional clearance zone for any potential development





South Street Elevation, 1:500@A3

Key

Levels with no primary living space glazing

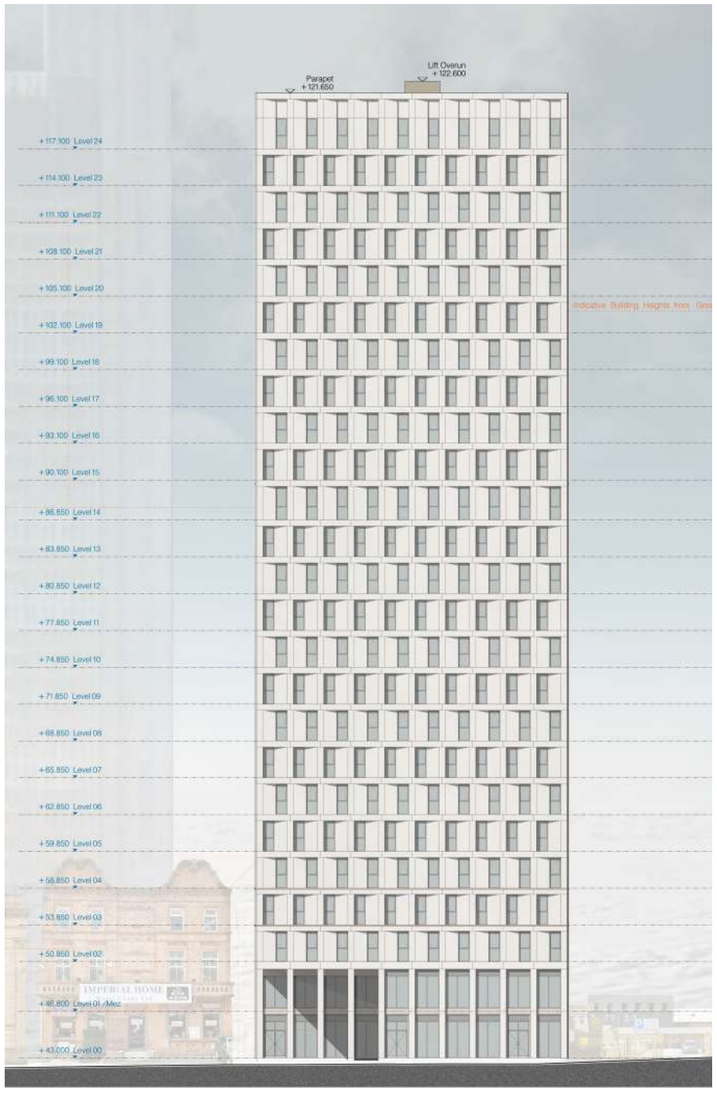
Height + Scale

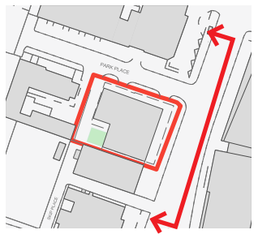
Consideration of potential adjacent development

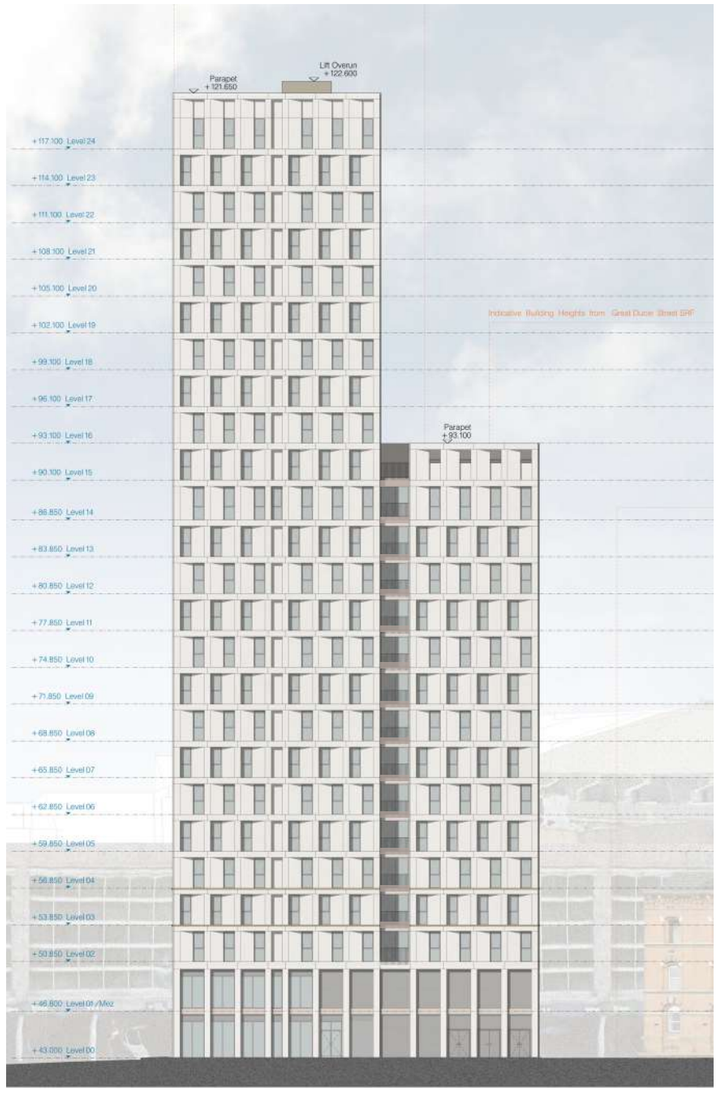
The site directly adjacent to the proposed site is the former Women and Children's Hospital. This site has the potential to be developed in the future.

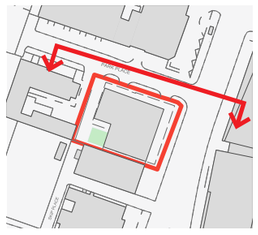
As the potentially developed site sits between this proposal, and the Grade II listed former Synagogue, we should assume the height and massing of this development would form a gradual step between the low level heritage asset, and the 25 storey proposal. Our judgement for this transition height for this development would be 10 storeys.

To prevent future complications of overlooking due to this proposals proximity to the adjacent site, at levels 02-10 the only glazing that faces onto the site are those of secondary bedrooms. No living area will be overlooked by the potential development. This layout has potential to be continued to the full height of the building with no internal layout amendment needed, only minor change to the South elevation treatment, should this be required.









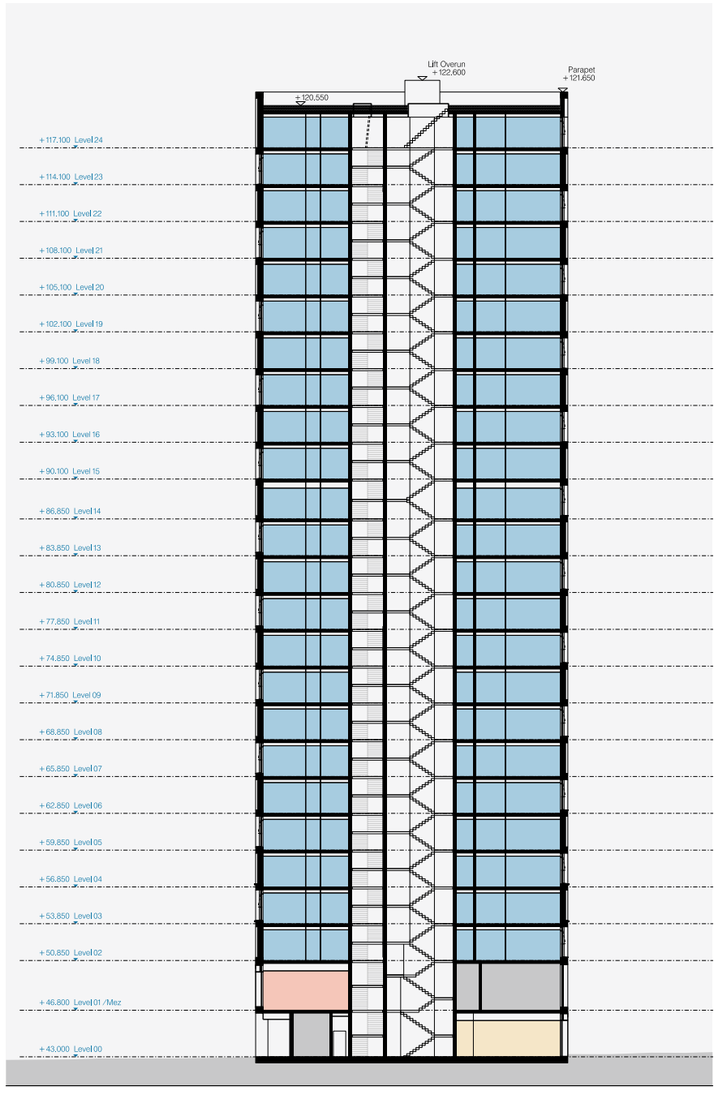
East and North Elevations

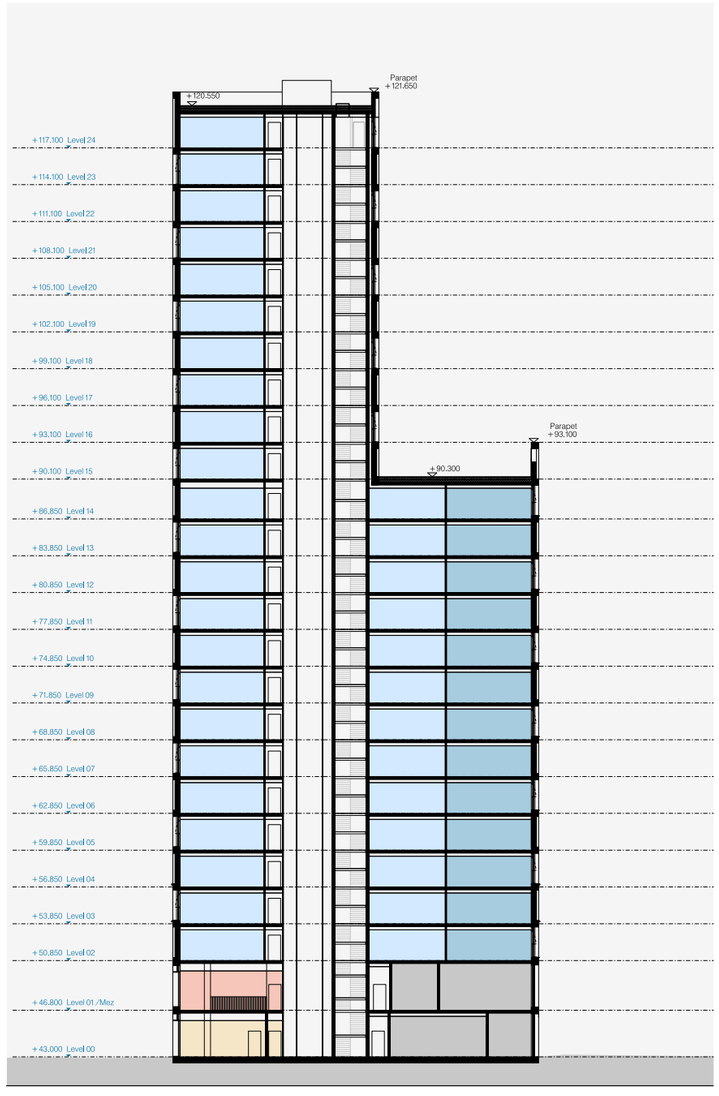
1:500@A3

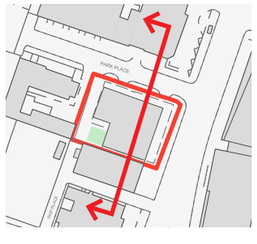
The following pages show the proposed elevations and sections.

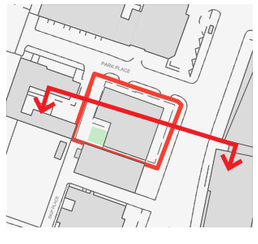
For full elevation and sectional drawing details at scale, please see planning submission drawings L(--)300 - L(--)405 provided by Hodder + Partners.

Proposed Design







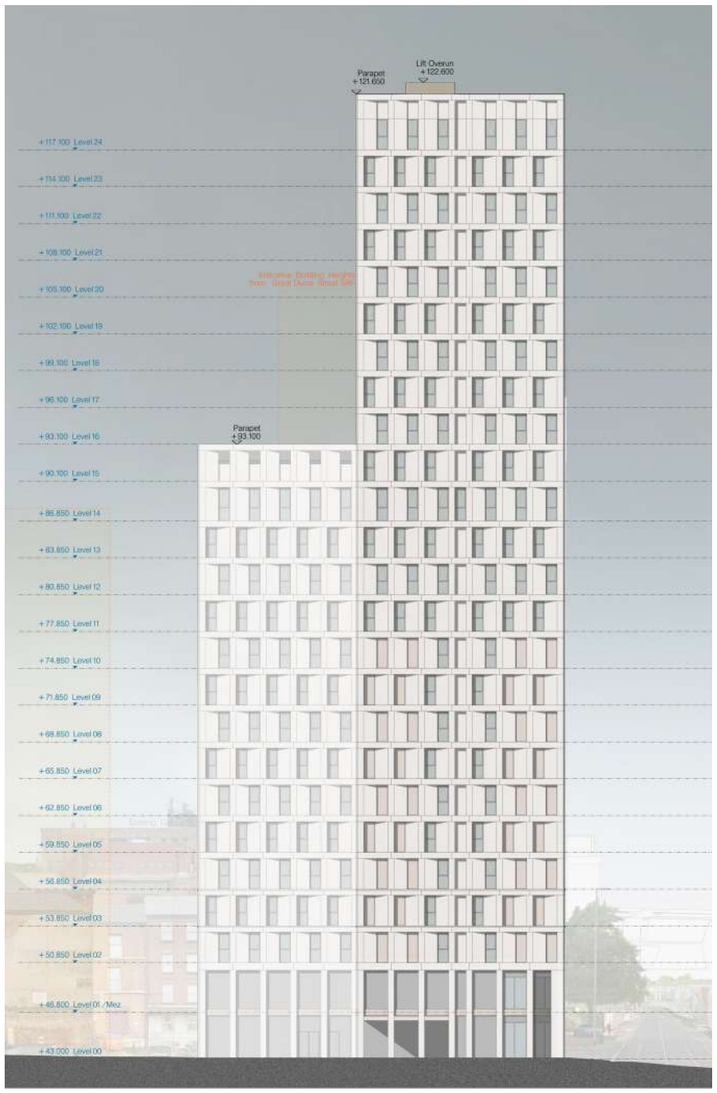


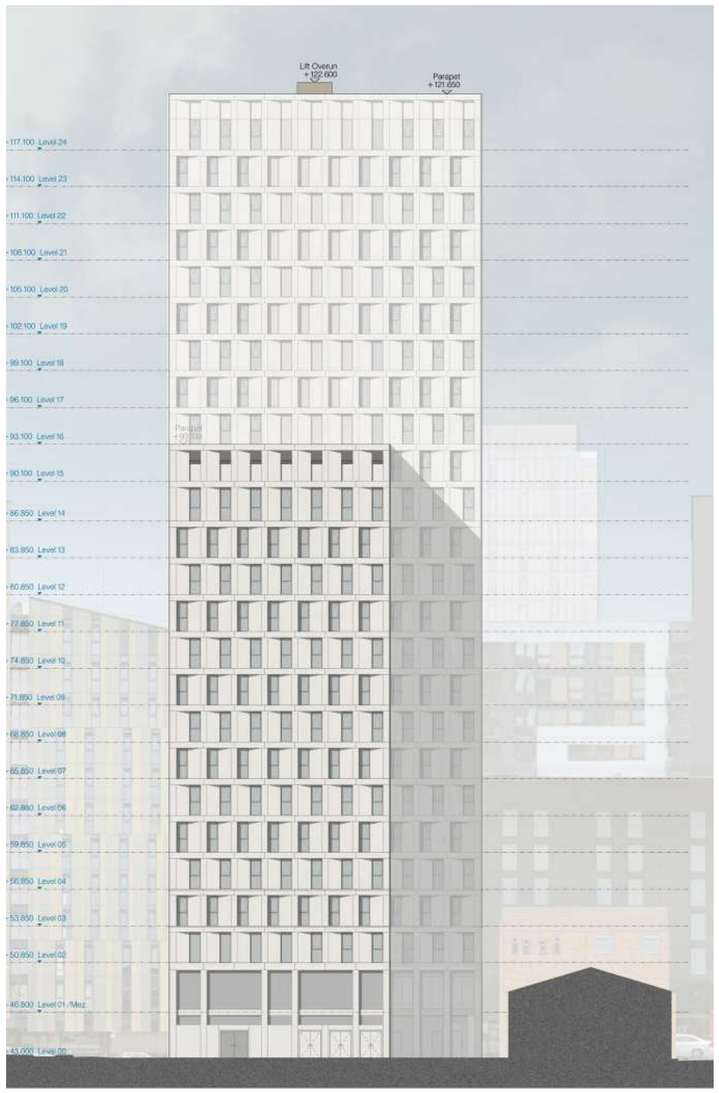
East and North Sections

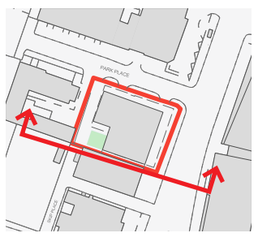
1:500@A3

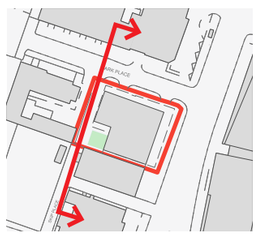
For full elevation and sectional drawing details at scale, please see planning submission drawings L(--)300 - L(--)405 provided by Hodder + Partners.

Proposed Design







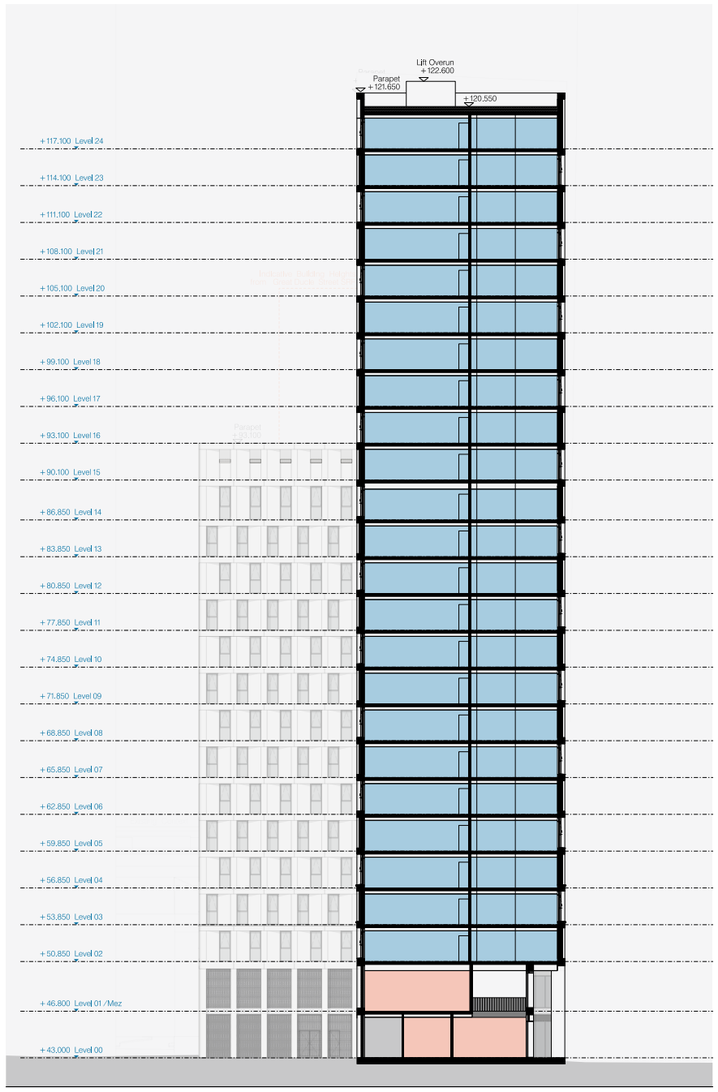


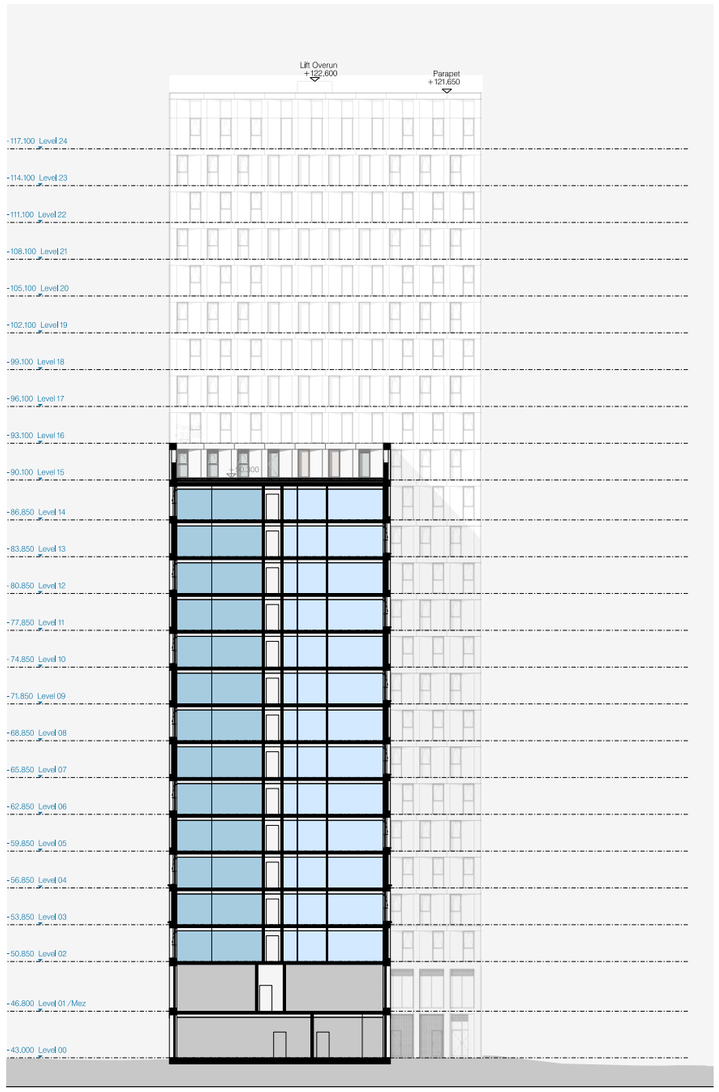
South and West Elevations

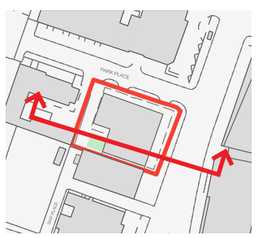
1:500@A3

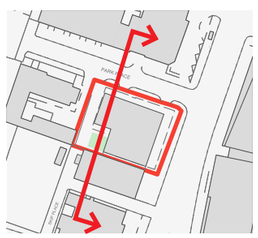
For full elevation and sectional drawing details at scale, please see planning submission drawings L(--)300 - L(--)405 provided by Hodder + Partners.

Proposed Design









South and West Sections

1:500@A3

For full elevation and sectional drawing details at scale, please see planning submission drawings L(--)300 - L(--)405 provided by Hodder + Partners.



Facade precedent, Schwabinger-tor by Max Dudler

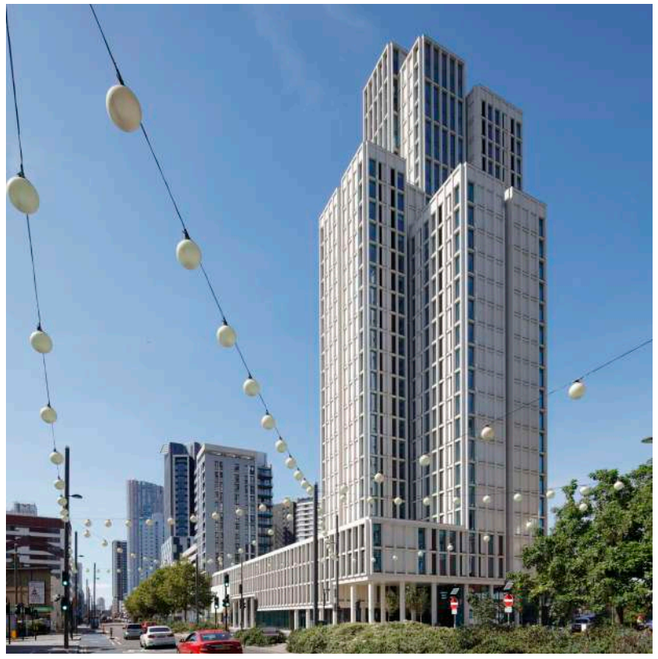


Hodder + Partners previous built scheme, Motel One in Manchester



Hodder + Partners previous built scheme, Duncan House in Stratford





4.3 Facade and Materiality

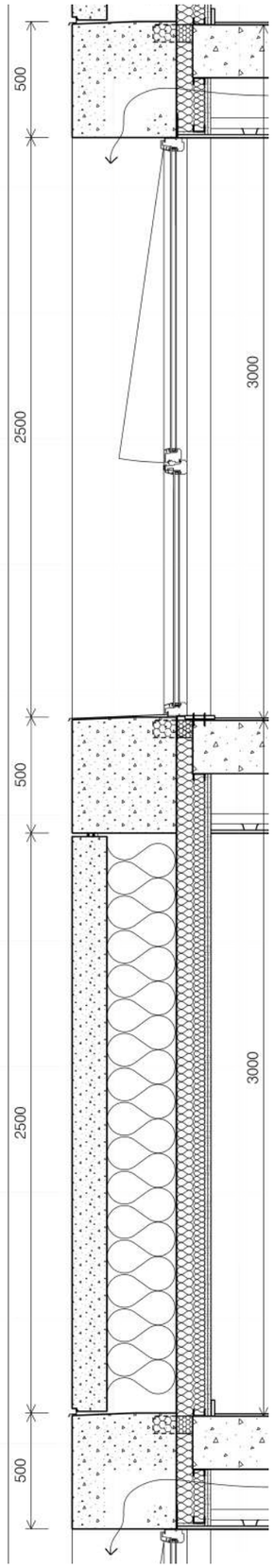
Precedents

Adjacent images show a number of built precedents highlighting the proposals intent to use a simple palette of high quality, robust materials to create a timeless appearance.

The use of pre-cast concrete allows for a range of high quality textured surface finishes as well as the ability to create profiled elements on the facade to add richness.

The rigorous grid is complemented by a bronze coloured aluminium for the window frames and cladding to set back recesses to give an accent.





Proposed Design

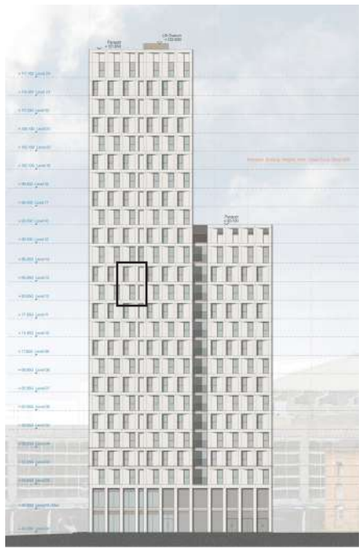
Facade and Materiality

Typical Bay

Drawings are intended to specify the reveal depth and floor height dimensions shown. Build-ups are indicative only.

For full drawing details at scale please see planning submission drawings L(--)450 - L(--)454 provided by Hodder + Partners.

1. Pre-cast concrete - To be specified by sub-contractor.
2. Profiled pre-cast concrete panel - Finish as 1.
3. Pre-cast concrete column with reinforced universal column - Finish as 1.
4. Pre-cast concrete crown fin - Finish as 1.
5. Bronze anodised aluminium double glazed window with top opening section and fixed bottom panel.
6. Bronze anodised aluminium double glazed window with full height sliding door and fixed side panel.
7. Bronze anodised aluminium cill to extend under profiled pre-cast concrete panel.
8. Bronze anodised aluminium spandrel panel.
9. Double glazed curtain wall with anodised aluminium framed double doors.
10. Double glazed curtain wall with bronze anodised aluminium frames and profiled cap.
11. Bronze anodised expanded aluminium panels





Proposed Design

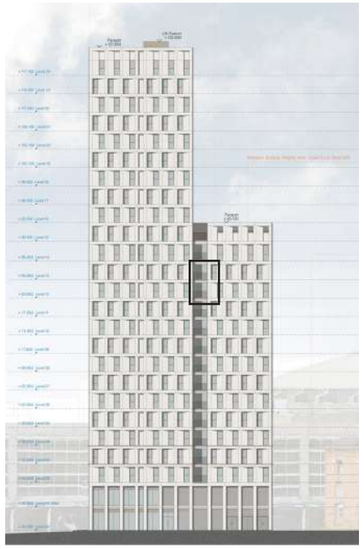
Facade and Materiality

In-set Balcony

Drawings are intended to specify the reveal depth and floor height dimensions shown. Build-ups are indicative only.

For full drawing details at scale please see planning submission drawings L(--)450 - L(--)454 provided by Hodder + Partners.

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Proposed Design

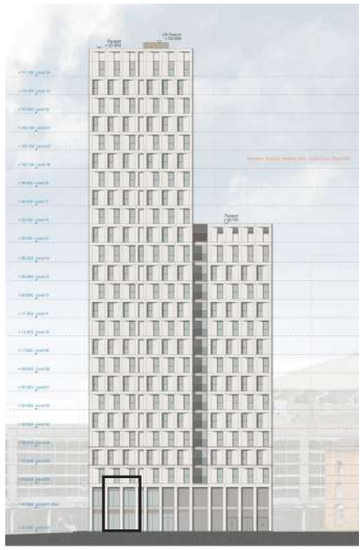
Facade and Materiality

Colonnade

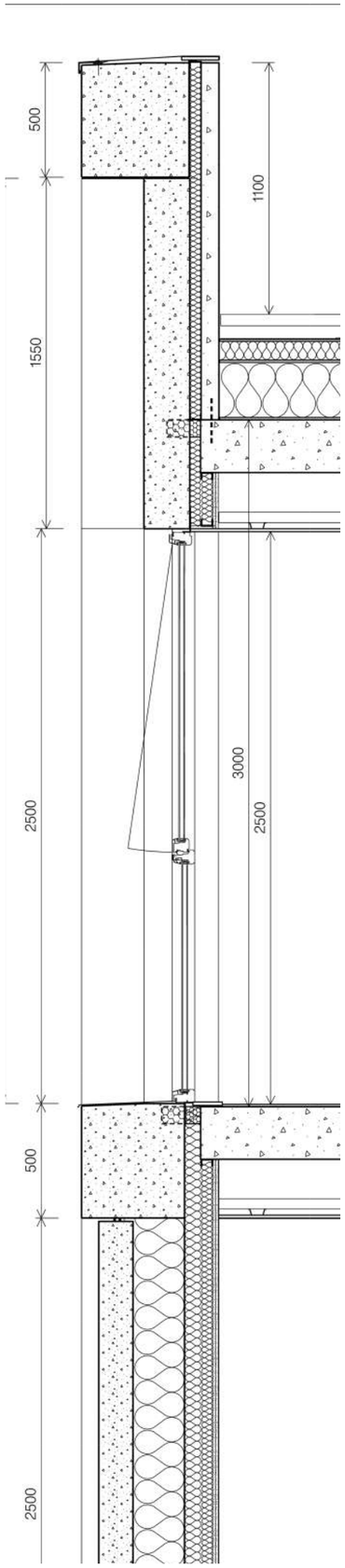
Drawings are intended to specify the reveal depth and floor height dimensions shown. Build-ups are indicative only.

For full drawing details at scale please see planning submission drawings L(--)450 - L(--)454 provided by Hodder + Partners.

1. Pre-cast concrete - To be specified by sub-contractor.
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Proposed Design

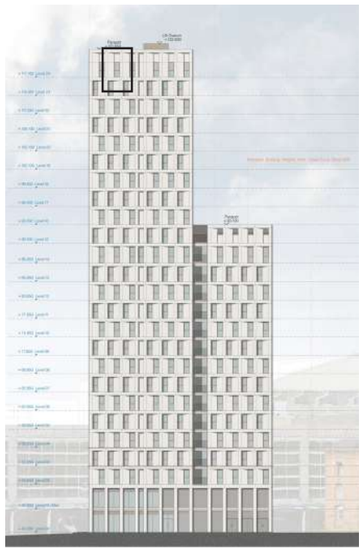
Facade and Materiality

Crown

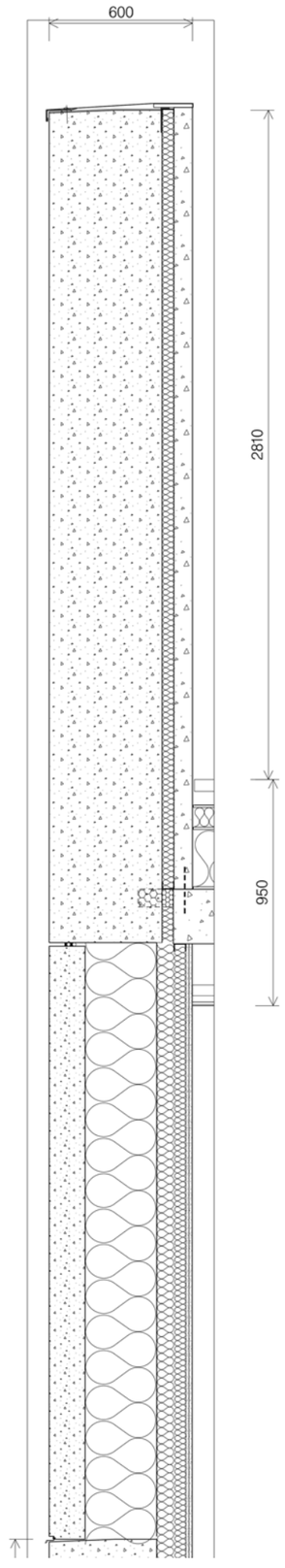
Drawings are intended to specify the reveal depth and floor height dimensions shown. Build-ups are indicative only.

For full drawing details at scale please see planning submission drawings L(--)450 - L(--)454 provided by Hodder + Partners.

1. Pre-cast concrete - To be specified by sub-contractor.
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Proposed Design

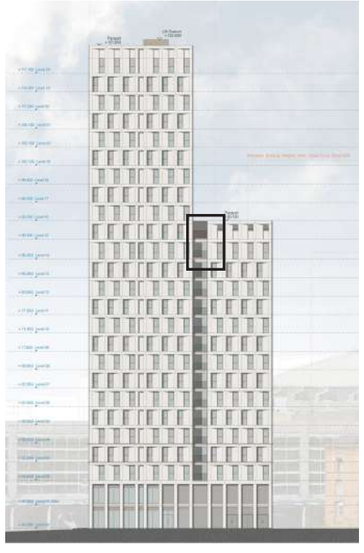
Facade and Materiality

Terrace Parapet

Drawings are intended to specify the reveal depth and floor height dimensions shown. Build-ups are indicative only.

For full drawing details at scale please see planning submission drawings L(--)450 - L(--)454 provided by Hodder + Partners.

1. Pre-cast concrete - To be specified by sub-contractor.
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10. Double glazed curtain wall with bronze anodised aluminium frames and profiled cap.
11. Bronze anodised expanded aluminium panels



4.4 Architectural Elevation Treatment

A number of architectural principles are implemented in the design to ensure a high quality facade is proposed.

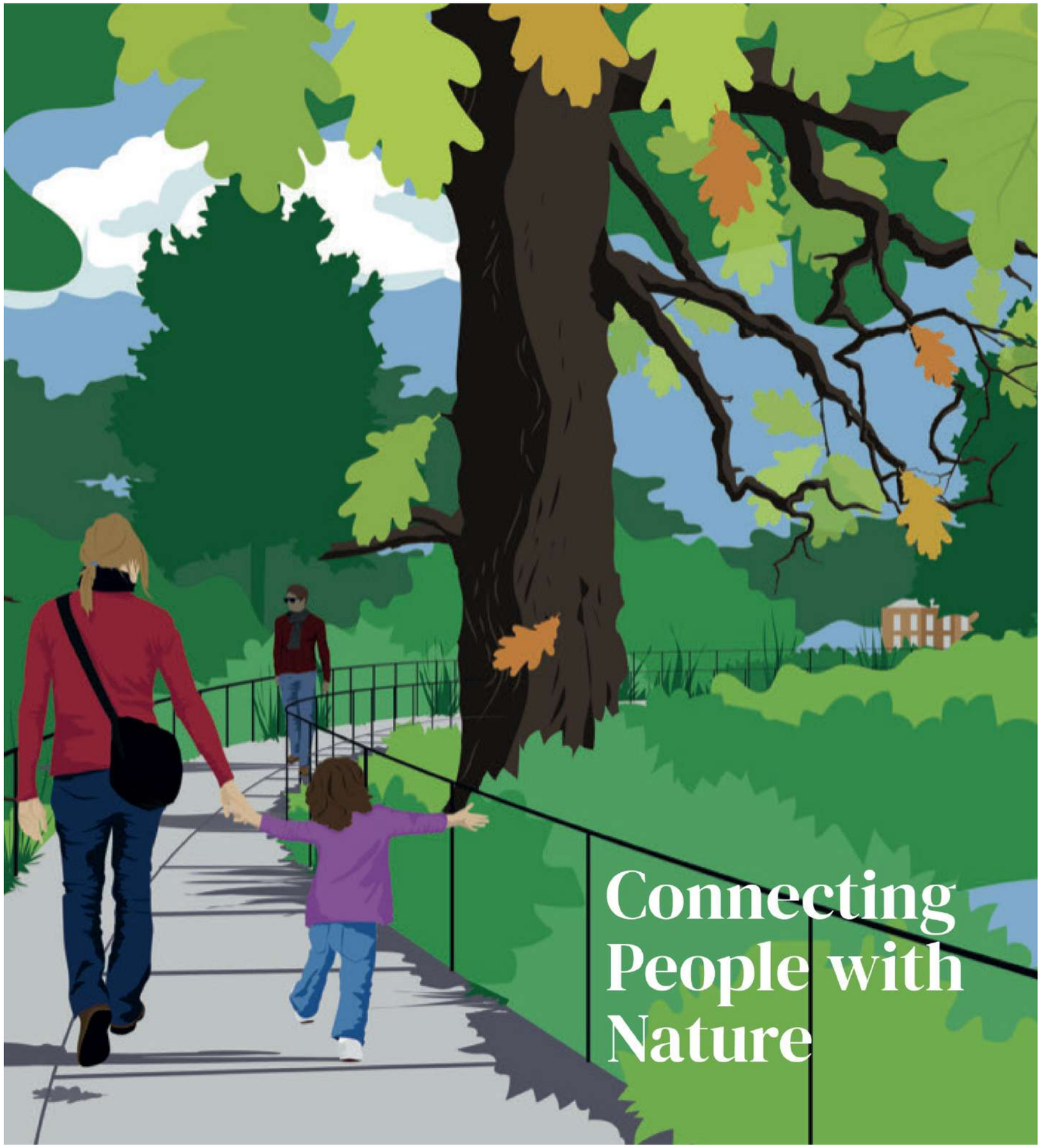
Vertical and Horizontal Elements

The elevation is comprised by a rigorous grid of vertical concrete piers and horizontal concrete bands, these are articulated with clear and ordered panel joints giving legibility to the structure and the gridded nature of the plan behind.

Angled Pre Cast Concrete Panel

This grid is animated through a typical angled panel bay which alternates position at each level. The alternating facade provides richness to the overall grid and introduces movement to the facade. The angled concrete frames the longer views down the streets from the apartments, as well as giving increased natural light to the residential spaces sitting behind.

We feel that this treatment provides a level of richness through form and high quality materials.



4.5 Landscaping Proposal

The following information has been produced by Land Studio on behalf of Hodder + Partners. The contents of which are intended for submission with a planning application related to the re-development proposals at 1 Park Place.

Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.



Proposed Design

Landscaping Proposal

Site Location

Located within the Great Ducie Street SRF Masterplan the site forms part of the wider strategic regeneration framework.

The proposed development sits on the corner of Park Place and Cheetham Hill Road. Future proposals seek to provide a pedestrian link from Park Street to Park Place along Skip Place and a new service road to the west of the tower.

Currently the area is predominantly made up of commercial workshops, however, the wider masterplan aims to provide a mixed use development of residential, retail and commercial uses.

Proposed Design

Illustrative Landscape Proposals

Historic Development

The Strangeways area of Manchester has changed significantly over the past 150 years from open fields to dense, residential and industrial uses in the 1900's and contemporary workshops which are home to the present day commercial and light industry uses

1850



In 1850 the site was empty, part of field and farmland on the outskirts of the developing City of Manchester. It is inherent from the size and granduer of the residencies that this was an affluent part of the city with large townhouses with country style gardens.

1900



In 1900 the site was home to Park Place synagogue within what was recognised as the Jewish quarter of Victorian manchester, the synagogue itself was later destroyed by an air raid during WW2.

2023



On the present day site sits a disused commericial unit which previously opperated as a Jewellery merchants.

land | studio



The interior of Park Place Synagogue. The photograph was produced by Guttenberg, Manchester



Extract from Manchester's collection of maps showing bomb damage sustained between 1939-45.



The exterior of Park Place Synagogue. Photographed by W.H. Fischer in 1866

Illustrative Landscape Proposals

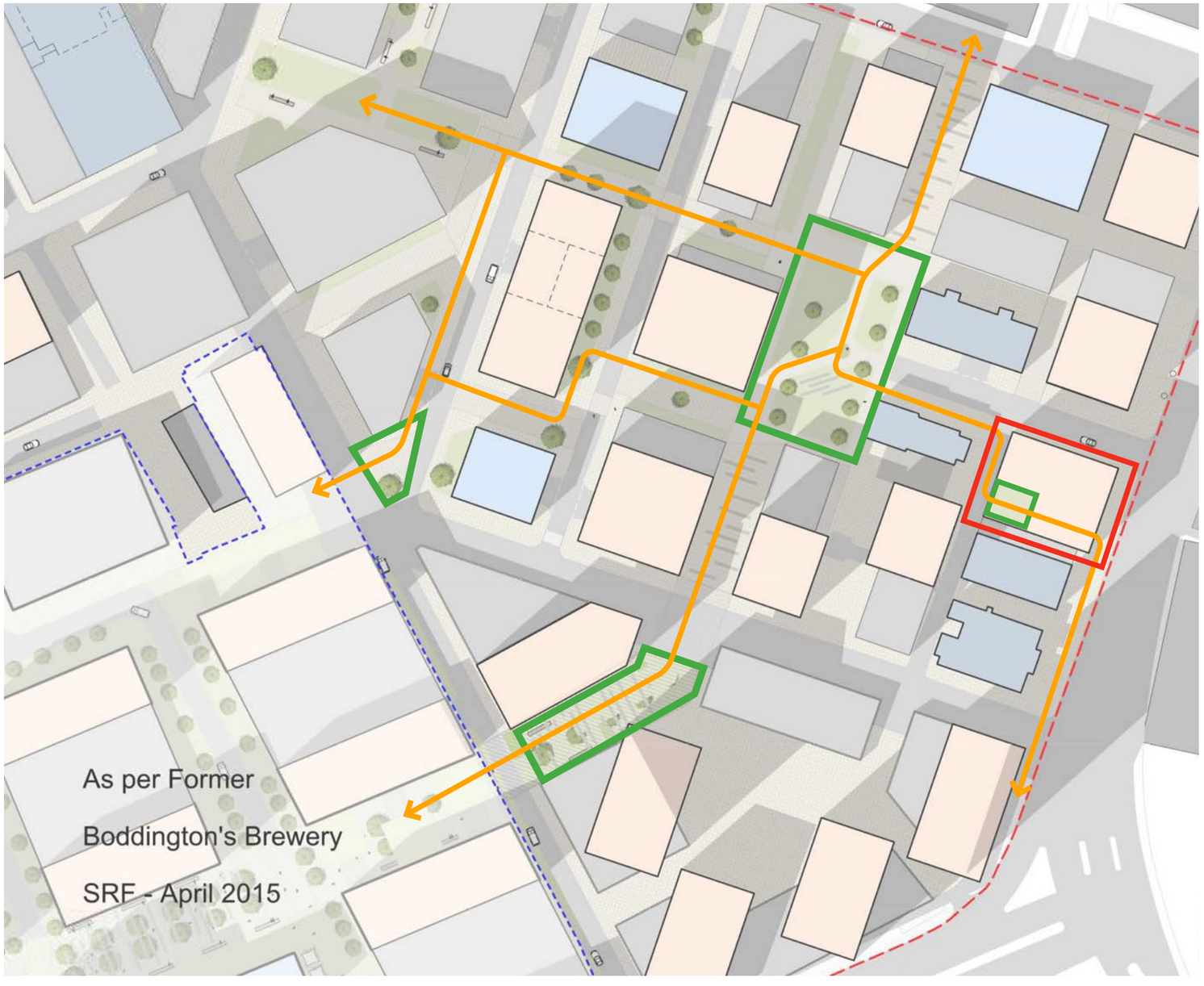
Park Place Synagogue

Park Place Synagogue used to occupy the site, until on the 1st June 1941, it was completely destroyed by aerial bombing during the Second World War.

The building was revivalist in style and fused Venetian, Romanesque, Gothic and Moorish influences. Geometric patterns, most typically making use of intersecting straight lines which are rotated to form a radiating star-like pattern, were common in Islamic architecture generally and across Moorish architecture.

Perhaps the most characteristic arch type of Moorish architecture generally is the so-called "Moorish" or "horseshoe" arch. This is an arch where the curves of the arch continue downward past the horizontal middle axis of the circle and begin to curve towards each other, rather than just forming a half circle.

There may be opportunity to create subtle historical references within the landscape design which relate to the sites former use as a synagogue.



Illustrative Landscape Proposals

Future Development

Park Place forms part of the Great Ducie Street SRF masterplan, there are a number of public spaces within the Strategic Generation Framework.

Park Place will form a pocket of connecting space along a pedestrian route to the south of the tower, which connects to a larger park at the centre of Park Place Character Area.

The space will form a small plaza along the new connecting route where people and residents can dwell.



Illustrative Landscape Proposals

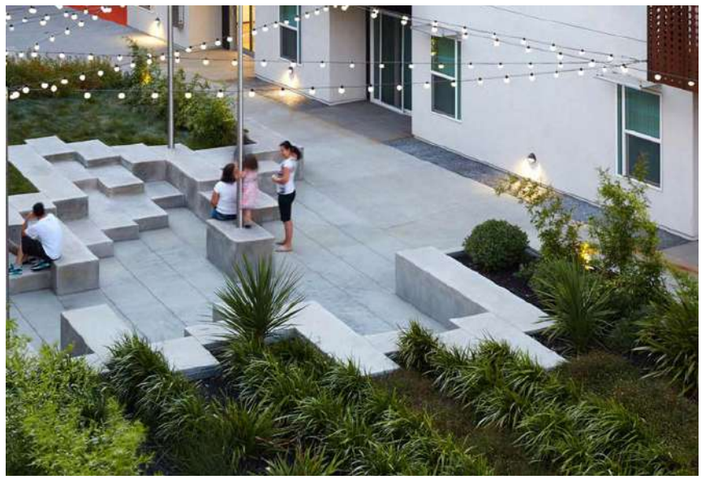
Verdant Routes Between Buildings

Image: Newswalk Entry Garden

Illustrative Landscape Proposals

Permeable Spaces

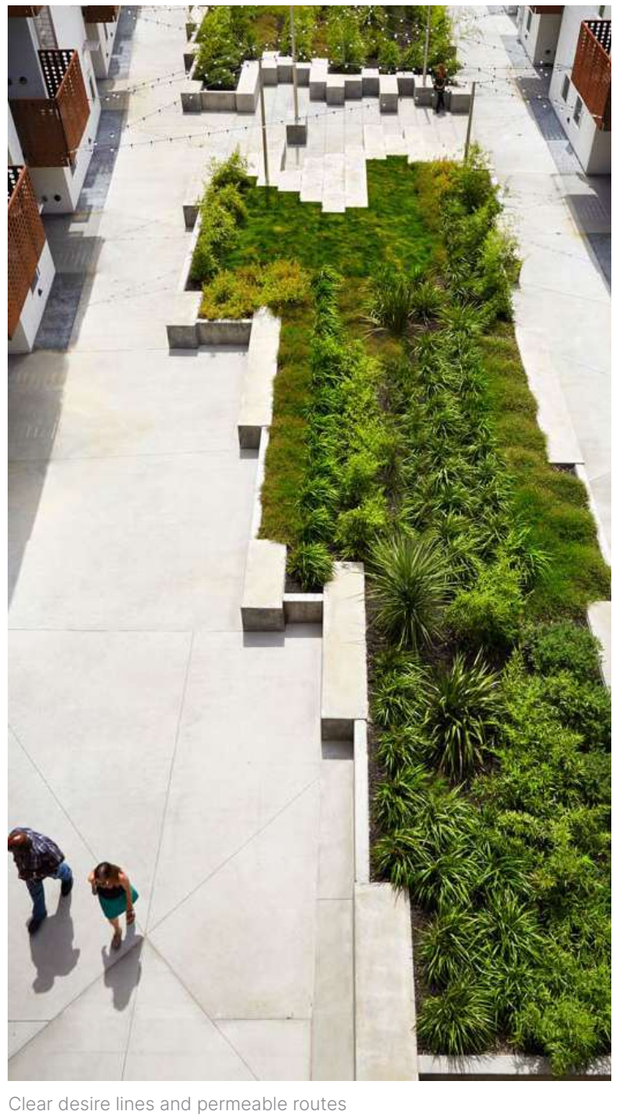
Permeable places can provide interesting routes between buildings bringing planting, seating and incidental play into compact urban spaces.



Incidental seating and play



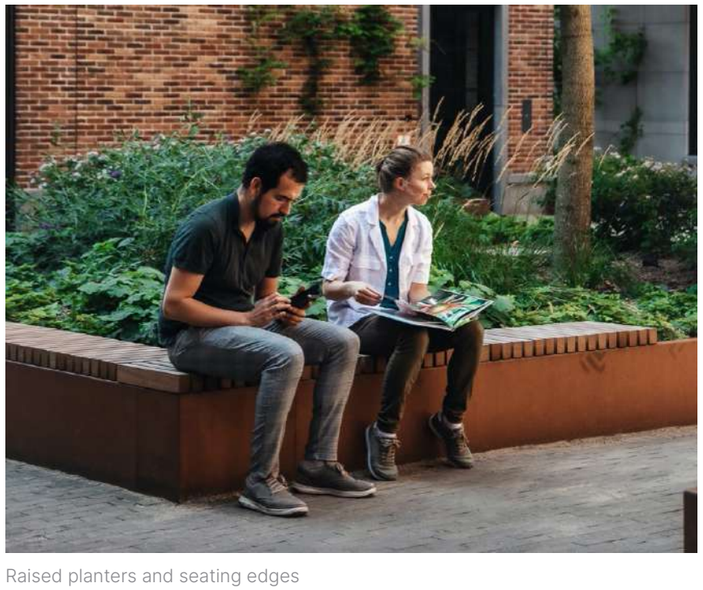
Connecting views and walkways



Clear desire lines and permeable routes



Verdant planting



Raised planters and seating edges

Proposed Design

Illustrative Landscape Proposals

Roof Terrace

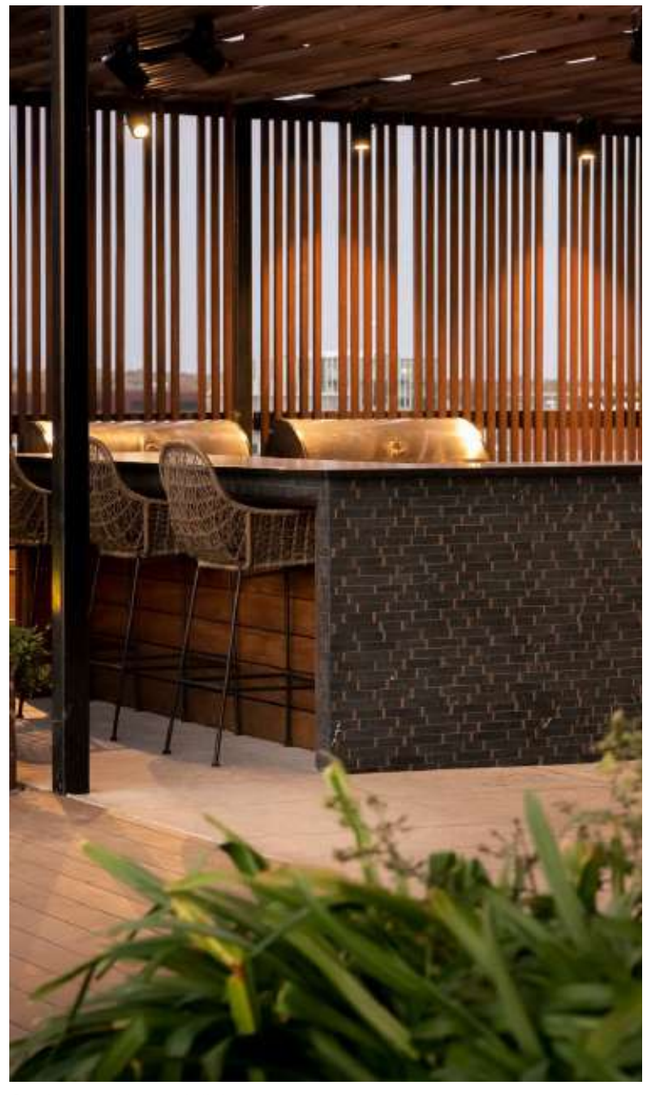
The residential roof terrace at Park Place will create a multi-functional space for residents to utilise with both communal and semi-private areas, providing a range of zones for activities; including outdoor cooking and dining, work stations and relaxed seating.



Raised planters



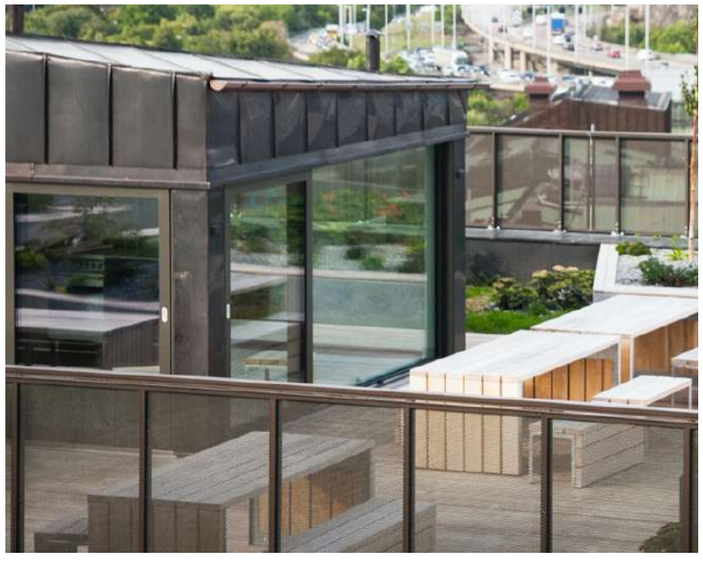
A range of communal and intimate spaces



Outdoor cooking and dining



Robust seating areas



Wind screening



Illustrative Landscape Proposals

Interesting Spaces for opportunities for connectivity, dwell and play.

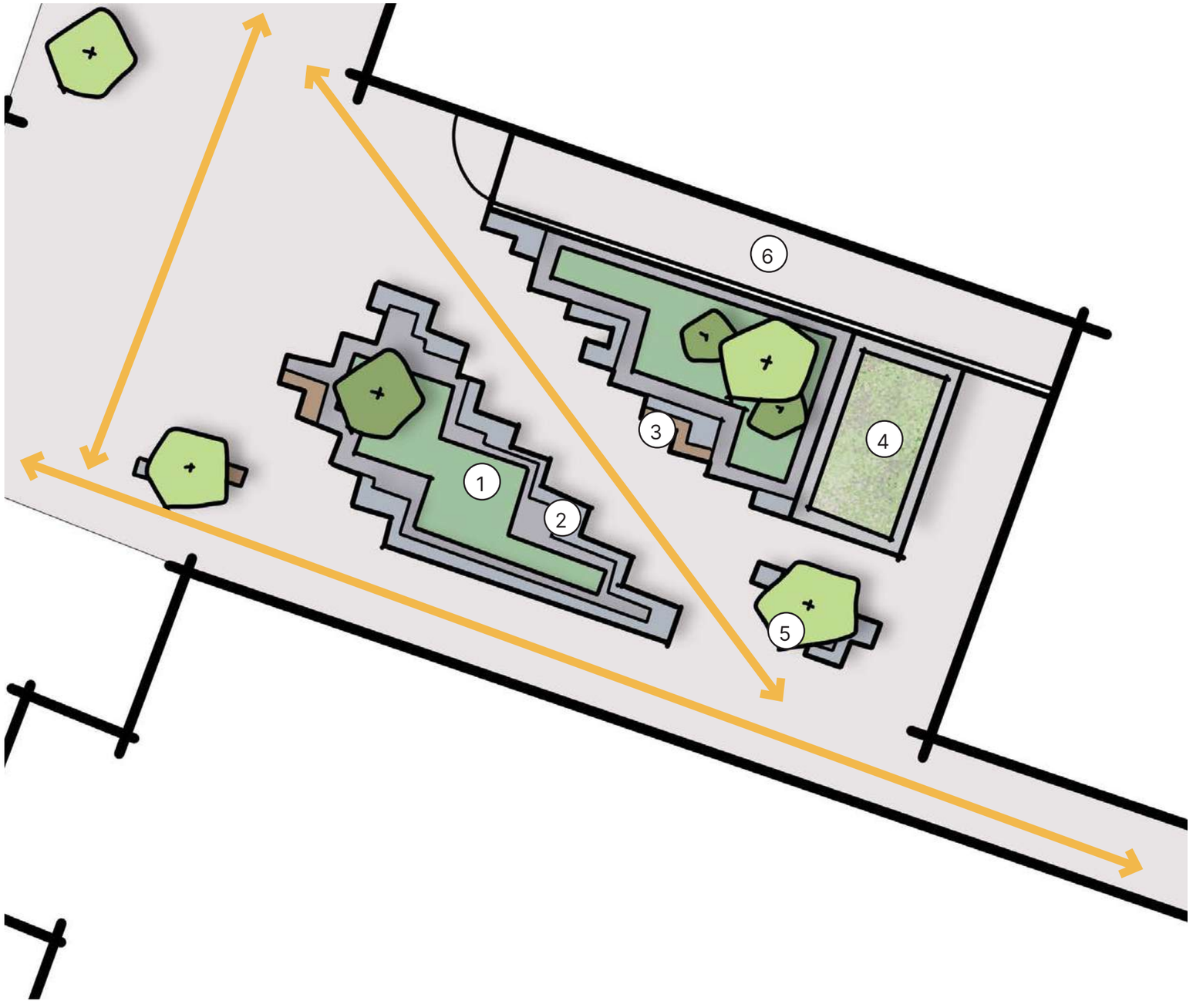


Illustrative Landscape Proposals

The Arrangement Of Planting And Raised Planting Beds Can Form A Range Of Interesting Spaces For Both Communal And Individual Enjoyment.

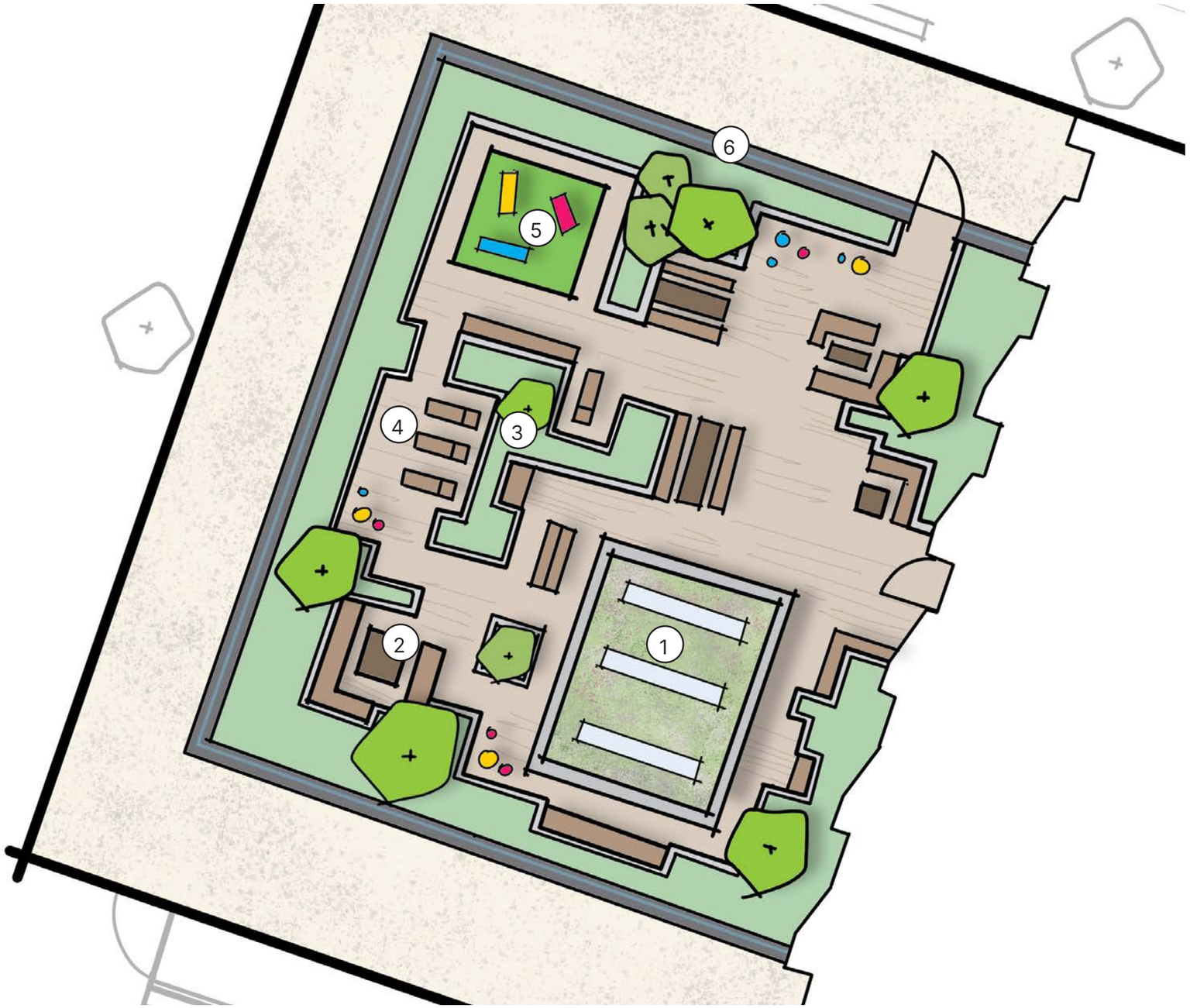
Illustrative Landscape Proposals

Concept Design: Ground Floor



1. Raised planters
2. Playful planter edge
3. Seating edges
4. External cycle store
5. Specimen trees
6. Screened refuge and escape route

land | studio



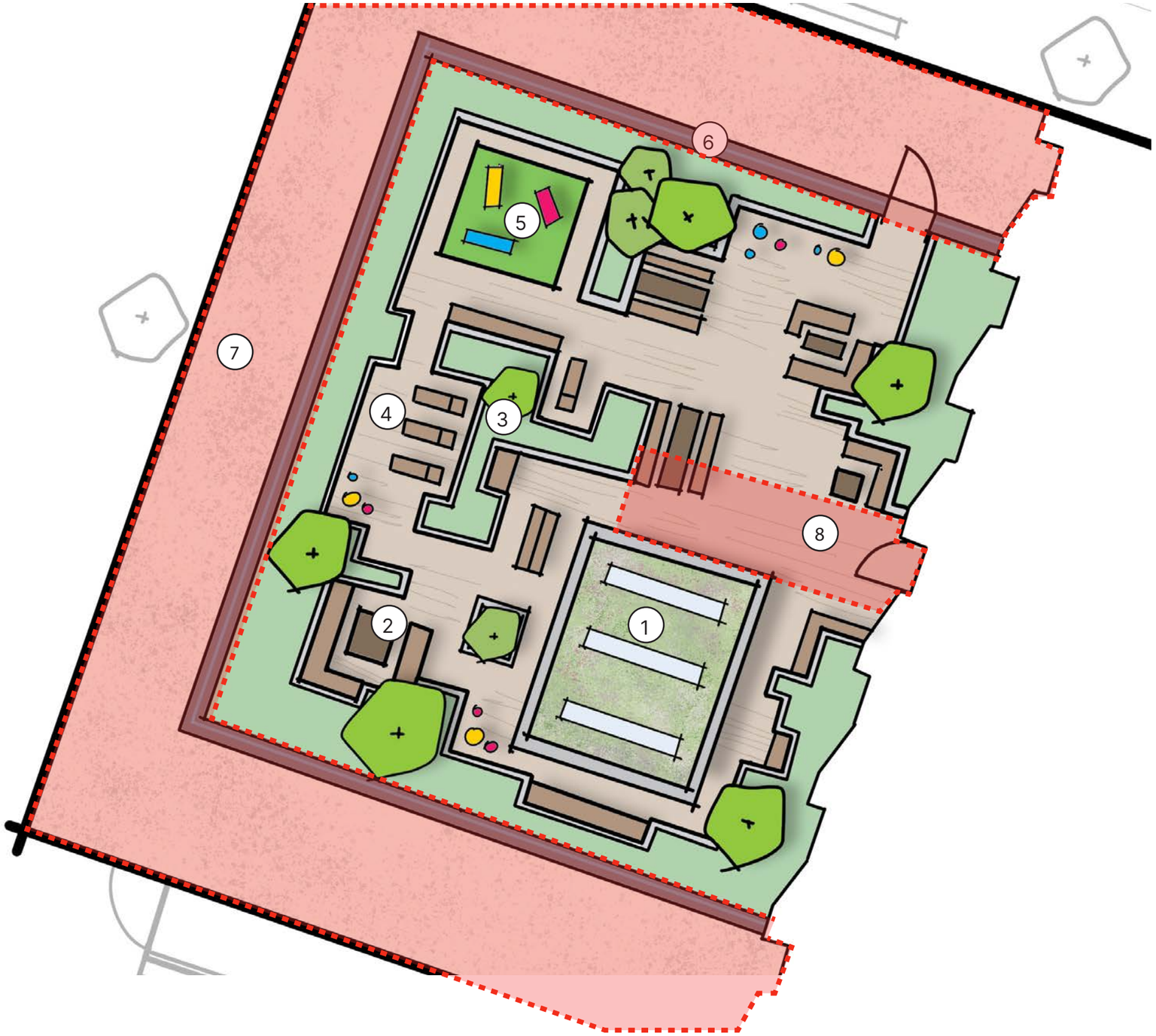
Illustrative Landscape Proposals

Concept Design: 15th Floor Amenity

1. Rooftop kitchen & workstation
2. Integrated seating
3. Raised planters
4. Sun loungers
5. Yoga lawn
6. Protective screen

land | studio

Proposed Design



Illustrative Landscape Proposals

Following an initial review with Hodders + Partners we will explore the options for integration of a ramp within the landscape which will aim to provide an accessible route to the roof podium with the least impact on the usable landscape space.

Following the increase in height of the parapet wall we will look to integrate the maintenance strip into the terrace design whilst ensuring that it is still accessible and clear of fixed elements for maintenance tasks.

1. Rooftop kitchen & workstation
2. Integrated seating
3. Raised planters
4. Sun loungers
5. Yoga lawn
6. Protective screen
7. Accessible maintenance perimeter strip (1500mm)
8. Integrated accessible ramp

Illustrative Landscape Proposals

Concept Design: Landscape Plan



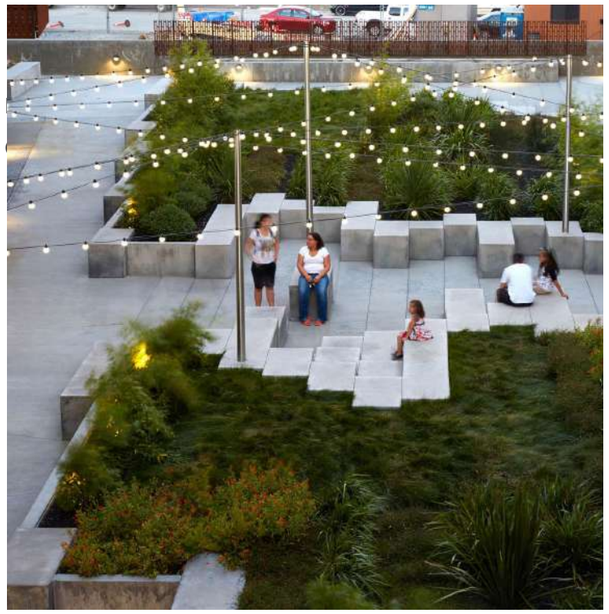
1. Colonnade
2. Connecting Public Space
3. Service Access
4. Roof Terrace
5. Enhanced streetscape & cycle stands

land | studio

PARK PLACE



Proposed Design

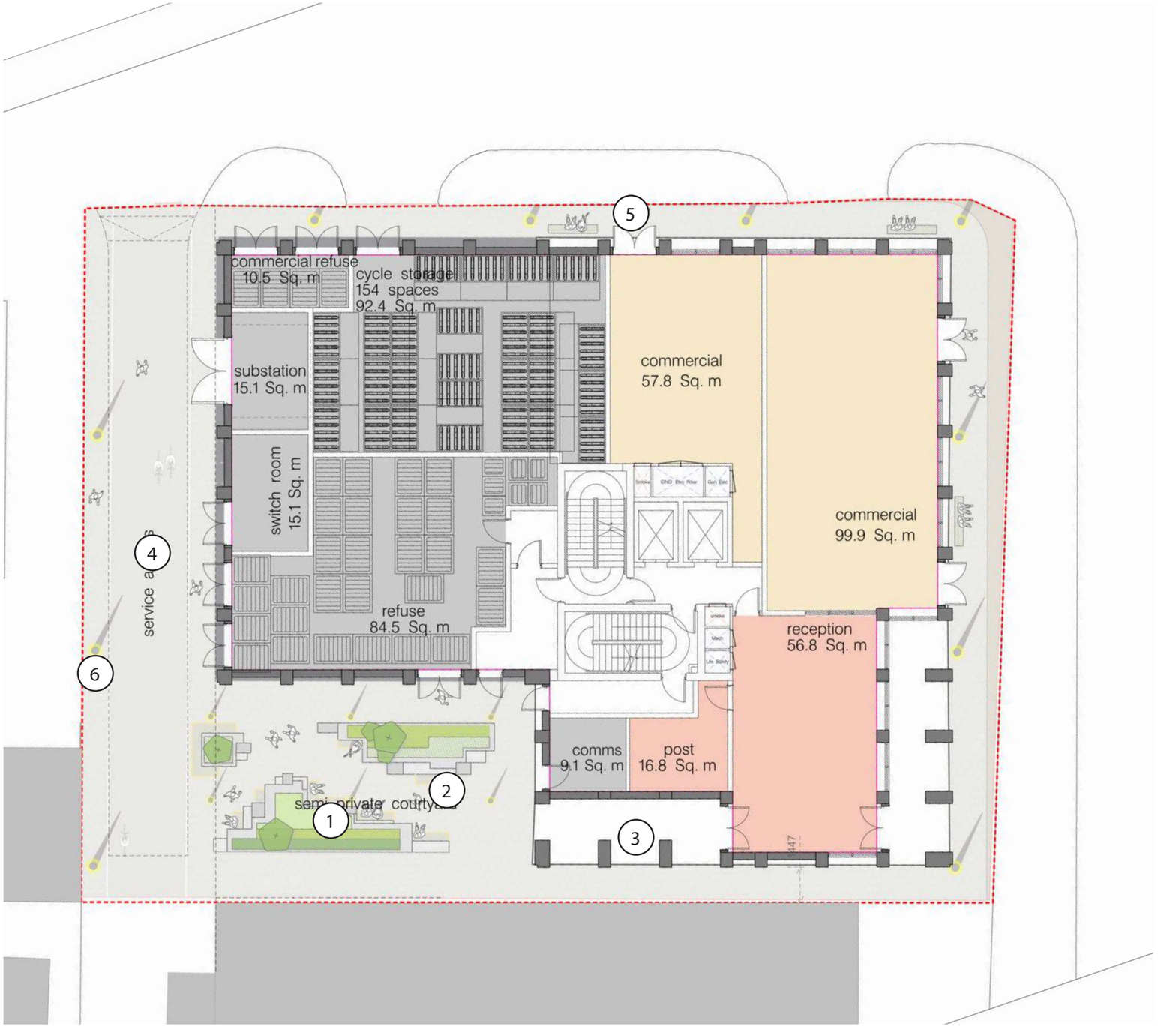


Precedent Image: Rivermark Courtyard



Precedent Image: Etagen Roof Terrace

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Illustrative Landscape Proposals

Planning Issue Design: Ground Floor Plan

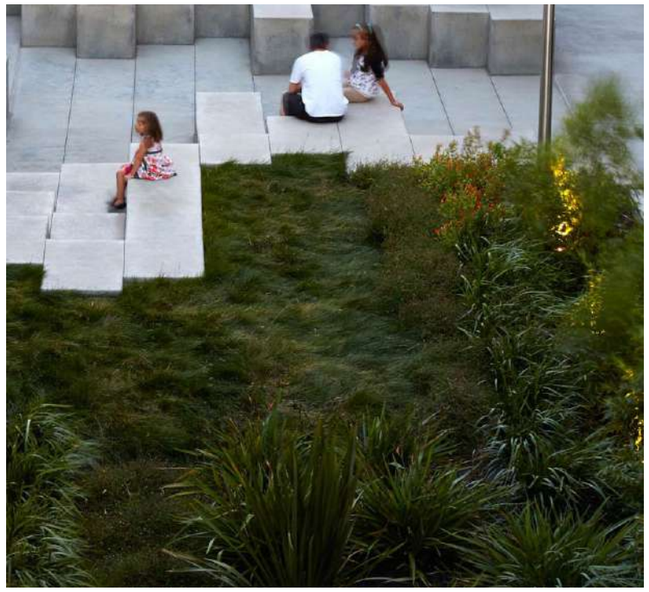
1. Raised planters
2. Playful stepped planter edge/ seating
3. Seating colonnade
4. Pedestrian priorities service road
5. Streetscape seating
6. Street lighting

land | studio

Proposed Design



Stepped concrete seating edge



Raised shade tolerant grass and planting areas



Pedestrian priority access street



Planted screening



Subtle lighting strategy

land | studio



Illustrative Landscape Proposals

Planning Issue Design: 15th Floor Amenity Space Plan

1. Access ramp and handrail (1:13)
2. Roof kitchen / workspace
3. Communal dining
4. Raised planters
5. Seating edges
6. Sun loungers
7. Wellbeing lawn
8. Outdoor games table
9. Lighting bollards
10. Maintenance strip
11. Parapet wall

Proposed Design

Illustrative Landscape Proposals

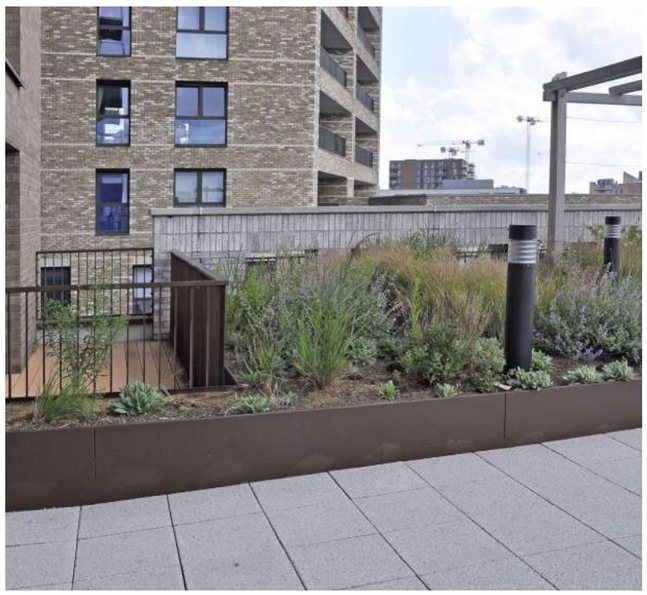
Level 15 will provide a variety of intimate and communal spaces for use by the residents with spaces to dine, work, exercise and relax. Lighting will illuminate the key spaces for use during evenings.



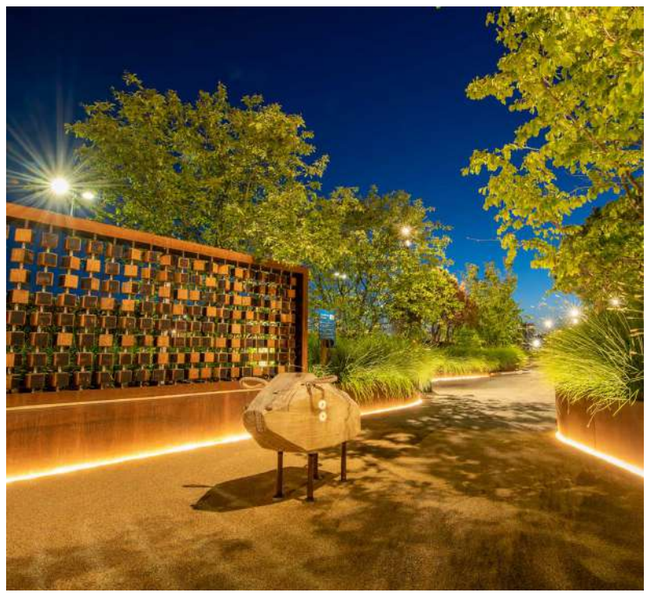
Raised planters and feature seating



Roof top lawn space for wellbeing and exercise



Metal planter edge and podium paving



Strip lighting around feature seating



Outdoor ping pong

land | studio

4.6 Blue & Green Infrastructure Statement

The proposed development at One Park Place provides a new semi-private courtyard and residential roof terrace at Level 15 which will contribute towards the urban street network of green infrastructure within the Great Ducie Street SRF and the wider City of Manchester, in line with the Manchester Green and Blue Infrastructure Strategy 2015-25.

Relevant policies and documents:

+ Great Ducie Street SRF
+ Manchester Biodiversity Strategy and Action Plan 2022-2030
+ Manchester Green and Blue Infrastructure Strategy 2015-25

Four objectives have been established to enable the vision to be achieved:

1. Improve the quality and function of existing green and blue Infrastructure, to maximise the benefits it delivers
2. Use appropriate green and blue infrastructure as a key component of new developments to help create successful neighbourhoods and support the city's growth.
3. Improve connectivity and accessibility to green and blue infrastructure within the city and beyond.
4. Improve and promote a wider understanding and awareness of the benefits that green and blue infrastructure provides to residents, the economy and the local environment.

One Park Place

Within the context of One Park Place there a number of constraints which limit the sites potential to form direct connections to a wider Green Infrastructure network and the site should therefore be considered a stepping-stone which forms a connecting point within the urban street network of green infrastructure.

The existing site is largely devoid of any significant Green Infrastructure, with the only existing vegetation being self-seeded and of low quality as identified in the ecology report (Daylight Licensed Bat Survey and Ecological Assessment (ERAP (Consultant Ecologists) Ltd, 2023)). This demonstrates that the proposals will improve the quality of the green and blue infrastructure whilst providing space for residents and the public to enjoy.

There are a number of constraints which have been considered throughout the landscape design to ensure that the appropriate green and blue infrastructure has been considered and applied, including shade and drought tolerant planting to respond to the spaces enclosure and aspect to deliver a climate resilient planting strategy. The use of smaller street trees to respond to the scale of the space, trees which also provide fruit for local fauna such as birds, trees also provide shade and help mitigate the urban heating effect.

A semi-private courtyard to the rear of the site will form a stepping stone to larger scale pieces of green infrastructure and public landscapes within the SRF and beyond to the wider city, which will also be connected via a number of 'green streets' within the proposed SRF masterplan. The courtyard reinforces a connecting pedestrian route to a larger piece of public realm and green infrastructure at the heart of the Park Place Character Area.

The development of the courtyard and the roof terrace will create physical and visual connections to green infrastructure promoting peoples connection to nature.

Proportionate to the scale of development the proposals bring forward:

+ a semi-private courtyard (circa. 125m2) and;
+ a landscaped residential podium roof terrace on Level 15 (circa 205m2).

The semi-private courtyard consists of;

+ 16 sqm of raised planting
+ 3no. trees
+ seating areas
+ lighting
+ hard surfacing

The landscaped semi-private courtyard has been designed to provide a space for residents and visitors to dwell on playful seating edges of raised planters, with routes along key desire lines between. This is a heavily constrained space with a number of access and egress points into the space from the building including access to the refuse store and a colonnade space which leads to the main reception space. The courtyard is enclosed to 3 sides with a service road to the north allowing for public access.

A minimal dig approach has been taken in the courtyard due to underground constraints, large raised planters with playful stepped concrete edges will provide space for seating and informal play. The planters will accommodate a range of planting from species rich lawn to shade tolerant mixed planting and hedges. Green screening will soften and hide the air conditioning units within a separate compound to the eastern side of the square.

Single and multi-stem trees will attract birds and pollinators whilst providing shade for people using the space. Tree species will be selected based on being the appropriate scale, being tolerant of shaded conditions and providing interest for birds and pollinators such as; Sorbus 'Joseph Rock', Robinia pseudoacacia 'Umbraculifera' and Amelanchier lamarckii. Planting will be shade and drought tolerant to ensure climate resilience and provide year round interest through seasonal colour and structure.

A subtle lighting strategy will reinforce natural surveillance and create a sense of security in the courtyard. Providing permeable, safe and attractive green routes.

Surface water will be managed through a combination of planting, permeable surfaces and an underground attenuation tank (28m3) which will be located in the service road to the north east. Refer to Drainage Strategy and drawing 23321-ROS-00-00-RE-D-09001 - One Park Place - Drainage Strategy - Rev 1. 23321-ROS-00-00-DR-C-09000-P02.

The residential podium consists of;

+ 60 sqm of raised planting
+ 6no. trees / large shrubs
+ seating areas
+ lighting
+ hard surfacing
+ communal dining and workspace (greenroof)

The podium terrace will provide a communal outside space for residents and their visitors to utilise, the roof terrace creates a range of uses for both individual and communal use. Kitchen garden planting will provide fresh herbs and leafy greens for residents to use in the communal kitchen space, encouraging social dining.

Raised planters with drought and wind tolerant planting will form spaces on the terrace for a range of uses such as communal dining, working, relaxing, exercising and playing. The outdoor space will create opportunities for the residents wellbeing.



4.7 Ecology Report Summary

Introduction and Scope

+ ERAP (Consultant Ecologists) Ltd was commissioned to carry out an ecological survey and assessment, including a daylight licensed bat survey and assessment of the land at One Park Place, Manchester. The assessment was requested to inform a planning application proposing the demolition of the building and the redevelopment of the site.

+ The survey and assessment was carried out by an appropriately licensed, qualified and experienced ecologist and in accordance with standard survey guidelines. This report presents the results of a desktop study and data search, an extended Phase 1 Habitat Survey and a daylight licensed bat survey and assessment carried out in September 2023. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of any mitigation required and opportunities for biodiversity associated with the development proposals.

Results of Survey and Assessment

+ The 0.11 hectares site comprises one warehouse building bordered by hard-standing and sparse, ruderal colonising herbs and shrubs of Butterfly-bush. There are no trees or other habitats within the site. Land surrounding the site is characterised by other buildings and hard-standing.

+ The proposals will have no direct or indirect adverse effect on statutory or non-statutory designated sites for nature conservation.

+ No trees, irreplaceable habitat, Priority Habitat, semi-natural habitat or rare plant species were detected. No invasive plant species as listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were detected.

+ No evidence of the current or previous use of the building by roosting bats was detected. The building is well-sealed and no potential roost features were detected. The building is assessed to be of 'negligible ' suitability for use by roosting bats. Habitats within the site and bordering the site area considered to be of very limited value to foraging and commuting bats.

+ No evidence of use of the well-sealed building by nesting birds was found. The habitats at the site, namely the Butterfly-bush scrub have limited suitability for use by nesting birds. Guidance in relation to the protection of nesting birds during works and provision of enhancement features for nesting birds as part of the development proposals are described in the report.

+ Appropriate survey effort and assessment has been carried out to discount the presence of other relevant protected species. No further surveys for protected species are required to inform the planning application.

Recommendations and Conclusion

+ The ecological survey and assessment report outlines the mandatory measures and additional actions to be applied to ensure compliance with relevant wildlife legislation, the National Planning Policy Framework, local planning policy and best practice.

+ The report describes the appropriate and proportionate measures and recommendations that aim to enhance the value of the site for wildlife such as nesting birds and biodiversity to achieve measurable gains for biodiversity.

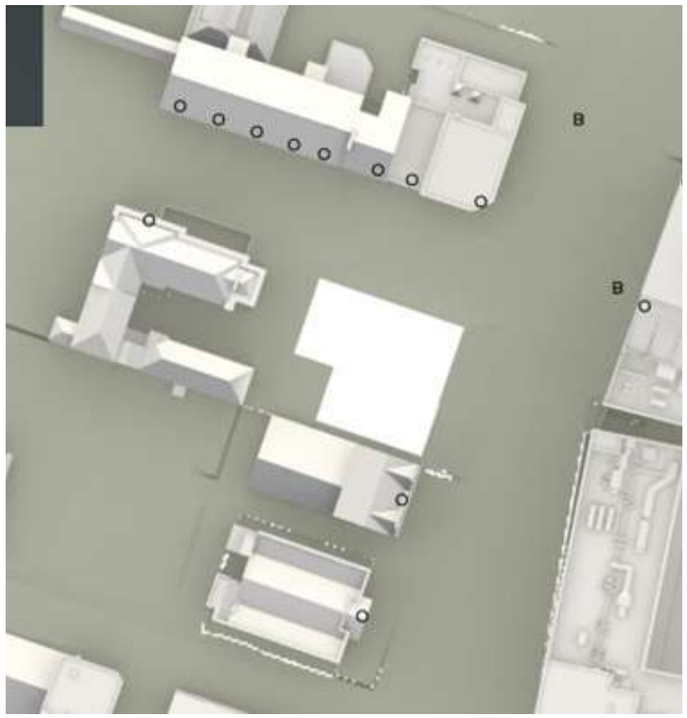
ERAP Ltd Consultant Ecologists



Winter Comfort at Ground Level. Existing Site with Existing Surrounds (Prepared by GIA)



Summer Comfort at Ground Level. Existing Site with Existing Surrounds (Prepared by GIA)



Strong Winds at Ground Level. Existing Site with Existing Surrounds (Prepared by GIA)



Sensitive Receptors (Prepared by GIA)

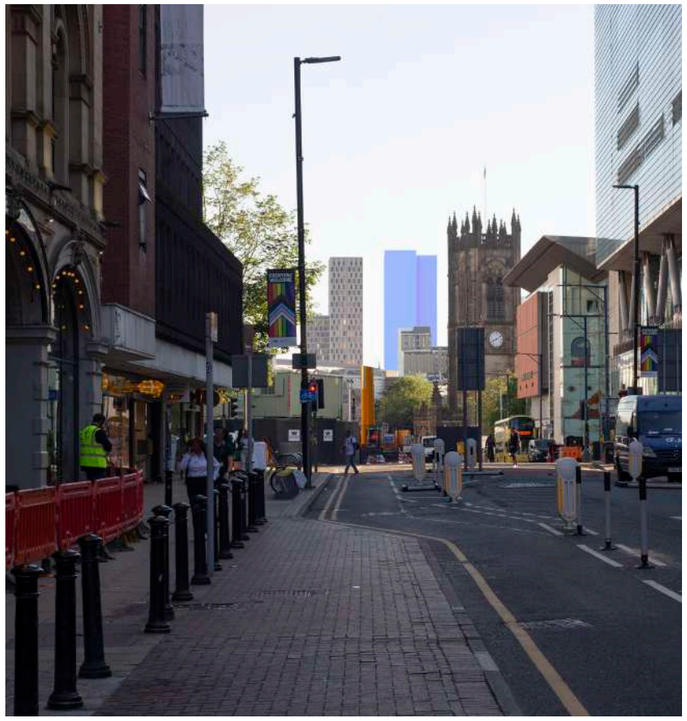
4.8 Wind Report

A Wind Impact Report has been prepared by chartered surveyors GIA. The assessment determined that, fundamentally, all effects of the building regarding wind are negligible. For full details please see corresponding document 'One Park Place - ES Chapter - Wind Microclimate -v3' and the associated appendix prepared by GIA.

gia



Verified View VP08 (produced by rbmp)



Verified View VP03 (produced by rbmp)



Verified View VP05 (produced by rbmp)



Verified View VP04B (produced by rbmp)

4.9 Townscape Views

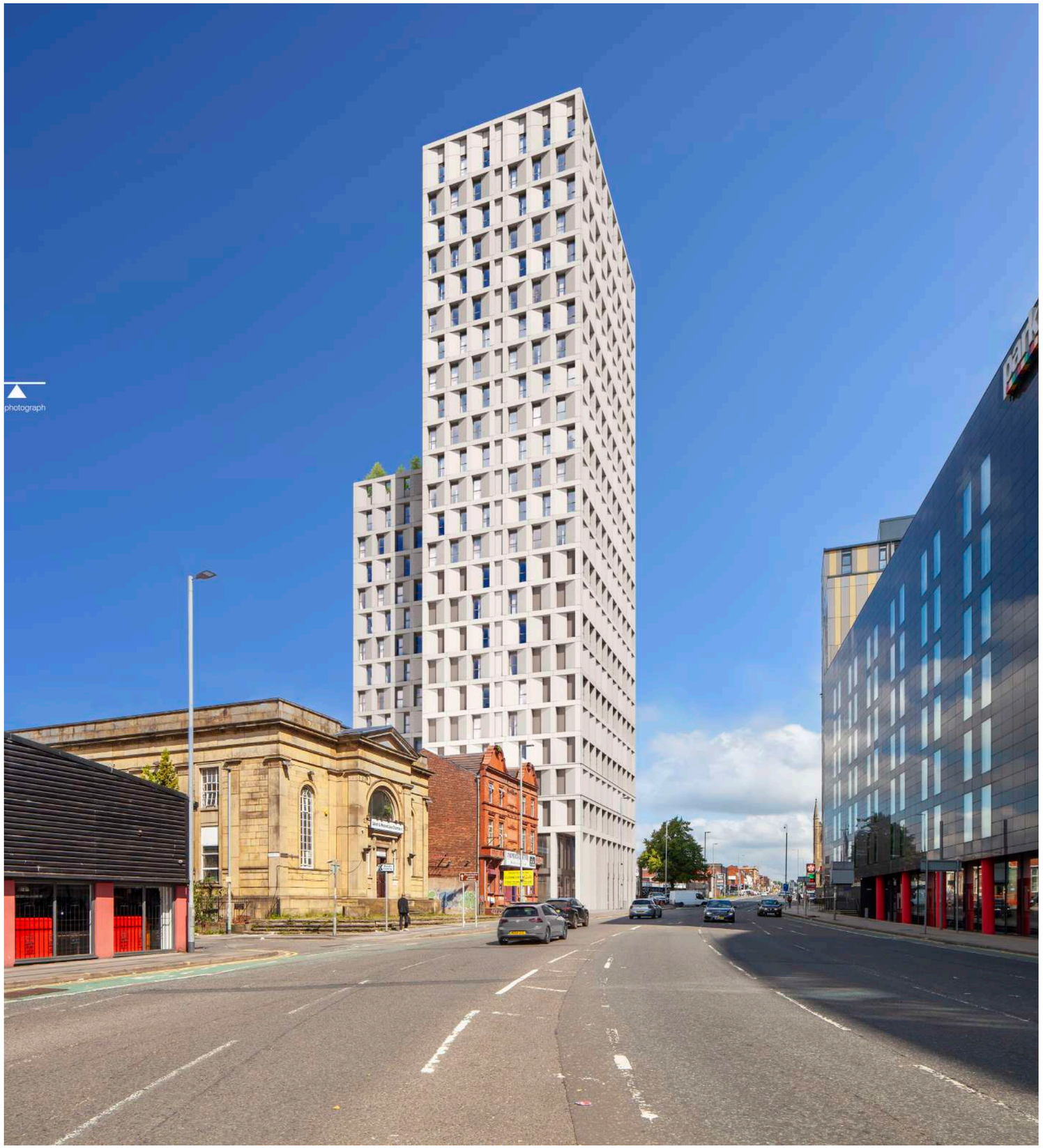
A Townscape and Visual Impacts Assessment has been prepared by rbmp. The TVIA proposals have been undertaken using a methodology developed in accordance with guidance provided in the Institute of Environmental Management and Assessment and Landscape Institute (LI/EMA) document, 'guidelines for Landscape and Visual Impact Assessment' (GLVIA3). The assessment has been undertaken by a Chartered Landscape Architect.

Key

- Former Boddingtons Brewery site, Dutton Street, 118831/FO/2018
- 1 Lord Street, 113914/FO/2016
- Land bound by Great Ducie Street, 132416/FO/2021

rbmp

4.10 Key Views





Proposed Design

Key Views



Proposed Design

Key Views

4.11 Conclusions

The proposed design is a carefully considered and coordinated, contextually led response, seeking to provide high quality, much needed rental accommodation, as well as landscaped amenity and active commercial space at ground level.

The overall massing seeks to follow the contextual precedent set in the developments on the east side of Cheetham Hill Road in the Green Quarter, and to follow the proposed building heights set out in the Great Ducie Street SRF, whilst respecting the potential development of the adjacent former Women and Children's Hospital site.

The clean lines and rigorous geometry of the building together with the restrained palette of high quality finish materials create an appropriate development which will act as a catalyst for creating a strong residential atmosphere.

A mix of private amenity, semi-private courtyard, and enhanced public realm are tied together with a strong landscaping design to create a sense of place and enhance the biodiversity of a previously developed brownfield site.

5.0 Access

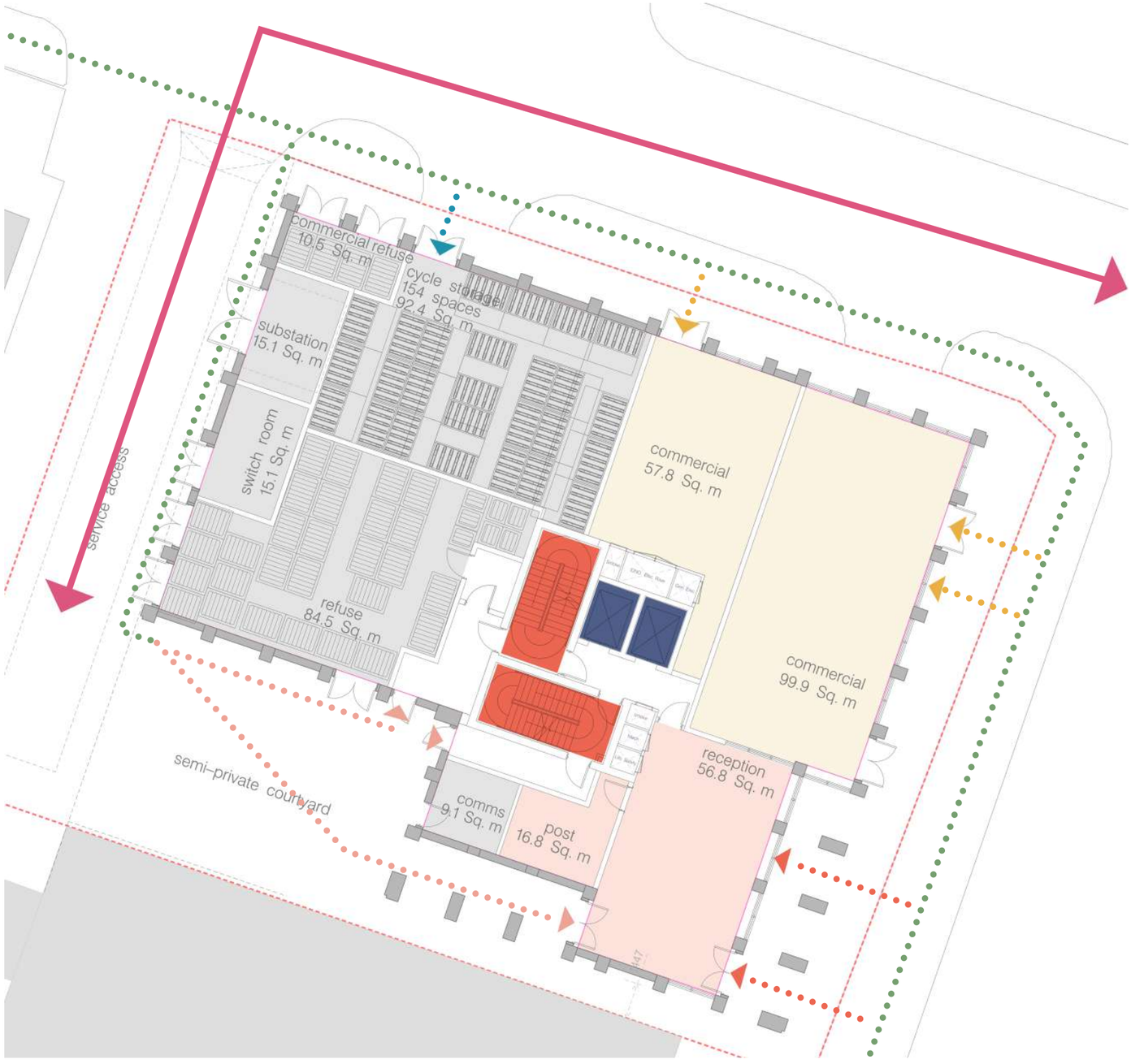
5.1 Movement to and through the site

The site is well served by public transport for use by residents, with the close proximity of bus stops with multiple bus routes operating along Cheetham Hill Road, and Manchester Victoria Station. All of the above are easily accessible on foot from the site, as indicated in section 2.13. It is therefore ideally located for residents to use public transport, cycle or walk which reflects a wider need for schemes to support a modal change towards more sustainable forms of transport.

Pedestrian access to the commercial units are achieved directly from Cheetham Hill Road and Park Place. Access to the Mezzanine level commercial units will be through the central building core.

Vehicular access for servicing, waste removal, furniture drop off and emergency access is focused along Park Place and down the service access road to the west of the building. The Great Ducie Street SRF indicates this will become a through route with the development of the adjacent sites. Landscaping proposals seek to prioritise pedestrian movement over vehicular, see landscape proposals for more information.

Both market housing and affordable housing standards outline the requirement for 1 secure cycle storage space for each dwelling. This ratio is provided for with the provision of 154 secure cycle space. The cycle store is located on the ground floor with internal access off the core, and direct outdoor access from Park Place.



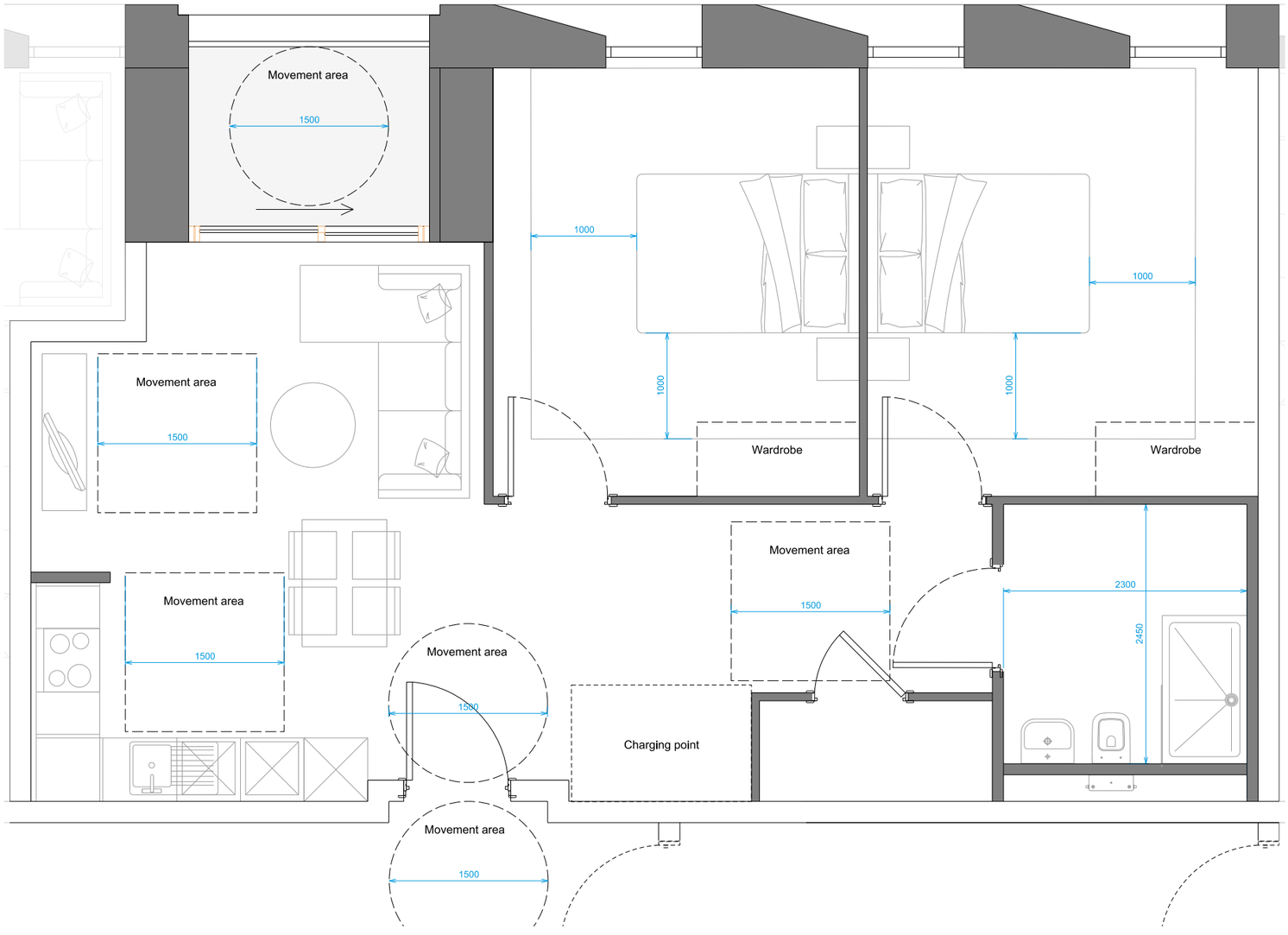
Ground Floor Plan
1:200@A3

Key

- Vehicle and servicing access
- Main residential entrance
- Secondary residential entrance / escape
- Lift Core
- Commercial unit entrance
- Staircases
- Cycle Store Entrance/Exit
- Pedestrian routes



Wheelchair adaptable 2B4P unit



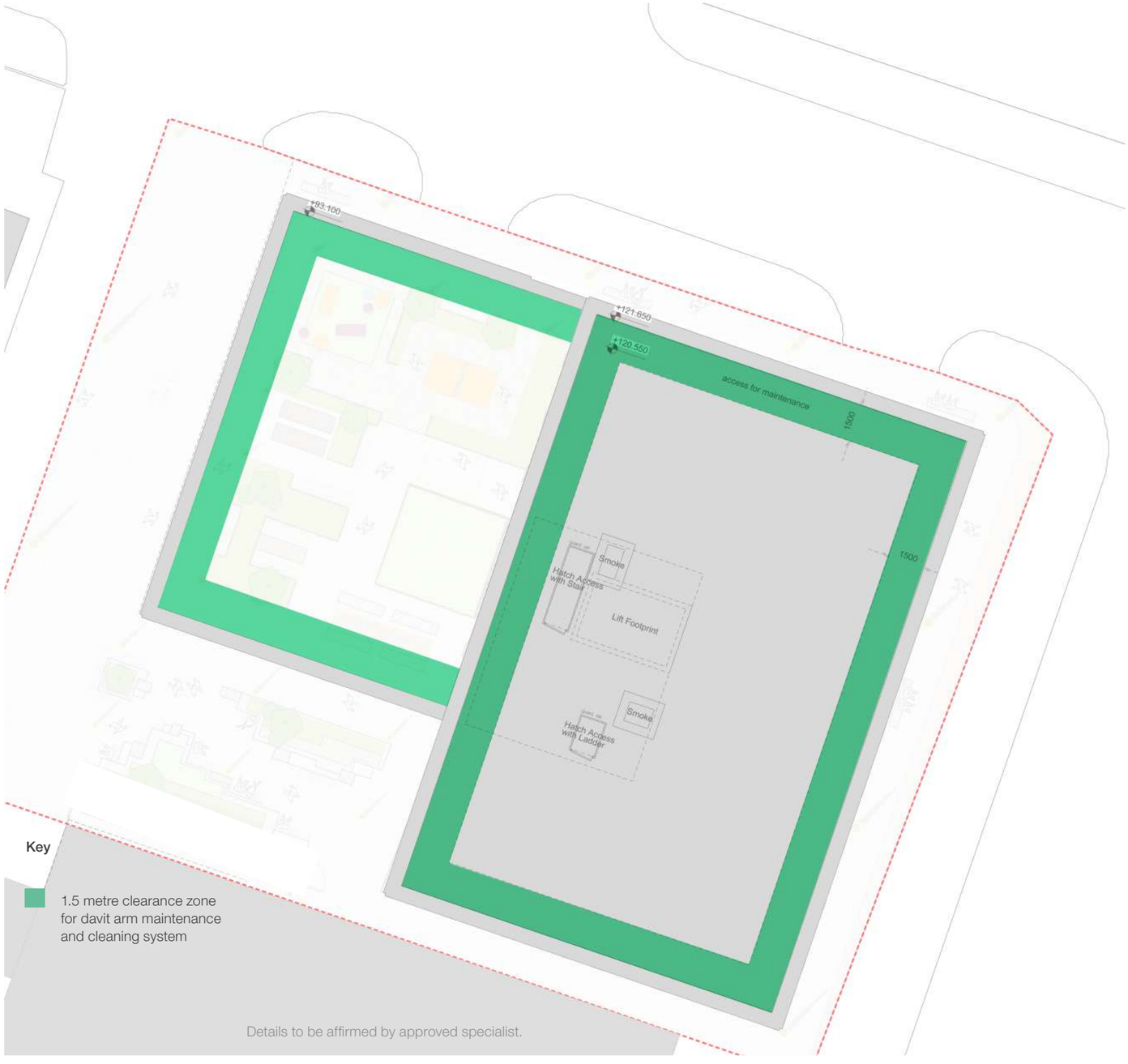
Access

5.2 Inclusive Access

The proposals will create an inclusive environment by ensuring the following:

+ Disabled users will use the same entrances as other users of the building.
+ Level access to the main communal entrances and provision of fully accessible lifts will mean that all apartments will be universally accessible without the need for supervision or assistance.
+ Level changes across the site can all be navigated via integrated ramps
+ All apartments have been designed to meet AD M(2)
+ 8% of apartments have potential to be converted to meet AD M(3) if required.
+ Communal corridor widths are all 1350mm to allow for passing, whilst the cores and junctions provide extended spaces for stopping, passing and turning.
+ Evacuation lifts have been provided to enable easy and safe escape for all users in the event of a fire. Along with refuge points within each stair.
+ All entrance doors will be of sufficient width as per Part M of the Building Regulations
+ All lifts have in excess of the minimum 1500mm in front for wheelchair turning.
+ The level 15 external amenity terrace is accessed via ramp, compliant to M(3) standards.

The adjacent drawings show an accessible conversion of the 2 bedroom 4 person apartments, located on levels 02-14.



Ground Floor Plan
1:200@A3

5.3 Security

The safety and security of the users of the proposed development is critical to the success of the scheme, and has been given careful consideration during the design development process. Consultation has been undertaken with GMP, with the following recommendations incorporated:

+ Active frontages which activate natural surveillance.
+ Building entrances located on active public spaces and routes, with clear visual access between inside and outside at all entrances.
+ Strategic inclusion of overlooking of other uses, whilst maintaining privacy to dwellings.
+ Proposal for well lit entrances and public spaces.
+ Secure boundaries between commercial units and residential units.
+ Secure boundaries between residential units and access to roof.
+ Balustrades to balconies meet the required 1.1m for safety.
+ Level 15 roof terrace protected with 2.8m high, half solid, half permeated at 1.1m height parapet.

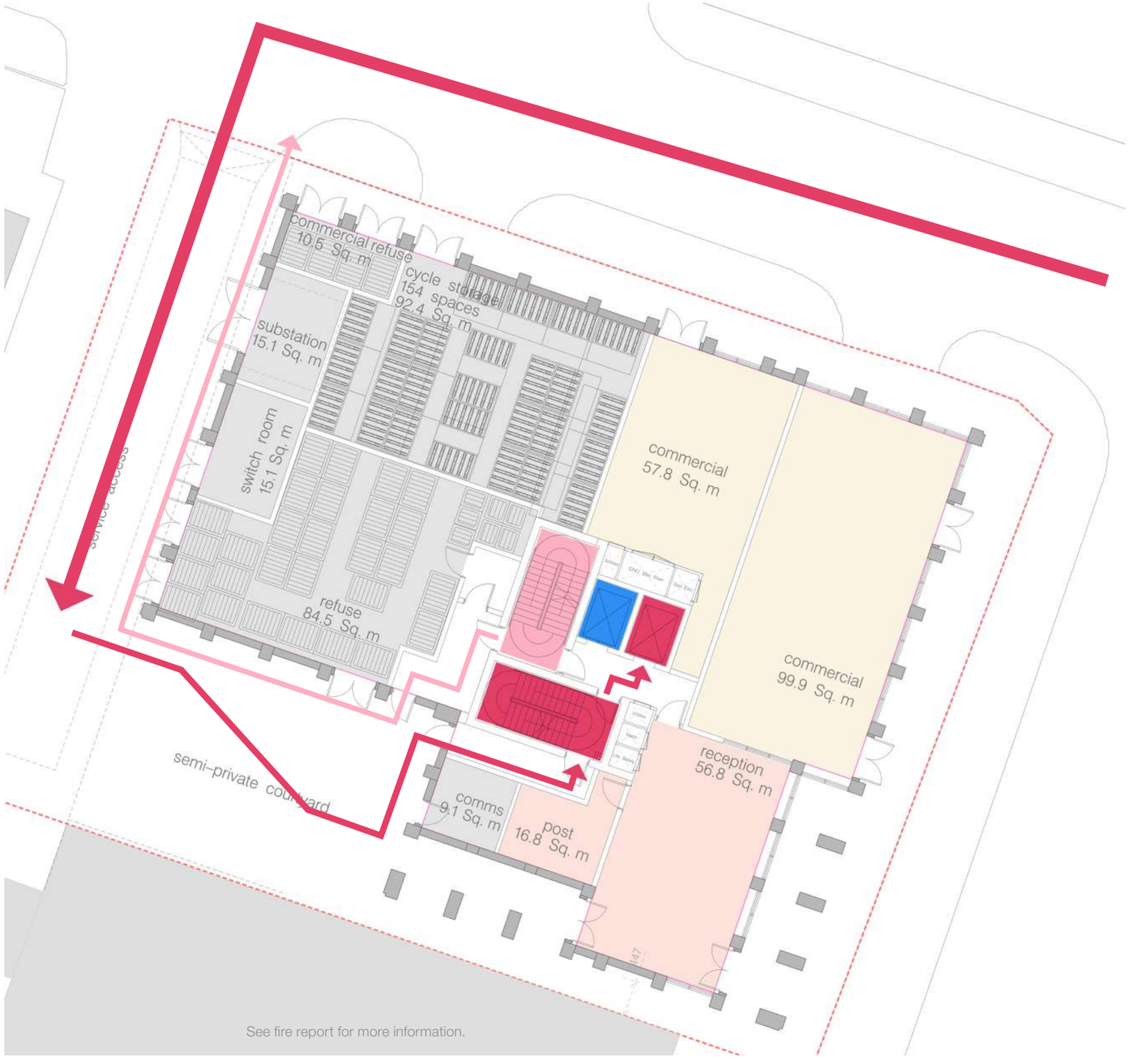
5.4 Access + Maintenance

Low level windows will be cleaned via long reach pole where possible. The building's façade is designed to minimise the frequency of access for cleaning and maintenance. The upper storeys will be accessed and cleaned via suitable cradles or/and abseiling. Suitable davit arm points have been designed in. A strategy for this will be developed by a specialist.

Windows will be internally glazed to allow for internal replacement with circulation via the main lifts.

Roof access will be required for infrequent maintenance. This includes maintenance of smoke extraction fans and cleaning of PV panels. Access to the roof is via permanent stairs and suitably sized hatches. The roofs provide suitable permanent parapets. The plant room has been positioned at the mezzanine floor due to site constraints and to mitigate risks associated with future replacement, access, and maintenance. For maintenance of smoke vents and rooftop plant. This will be via either access hatches in the main core. Suitable maintenance paths will be provided around the PV panels.

The cladding system proposed is a robust, minimal maintenance system. Suitable areas of hard standing are integrated into the landscape plan to allow for davit arm access + landing where required.



Ground Floor Plan
1:200@A3

5.5 Fire Strategy

The safety and security of the users of the proposed development is critical to the success of the scheme, and has been given careful consideration during the design development process. We have worked closely with Jensen Hughes, as well as consulting HSE, to ensure that the scheme is fully compliant.

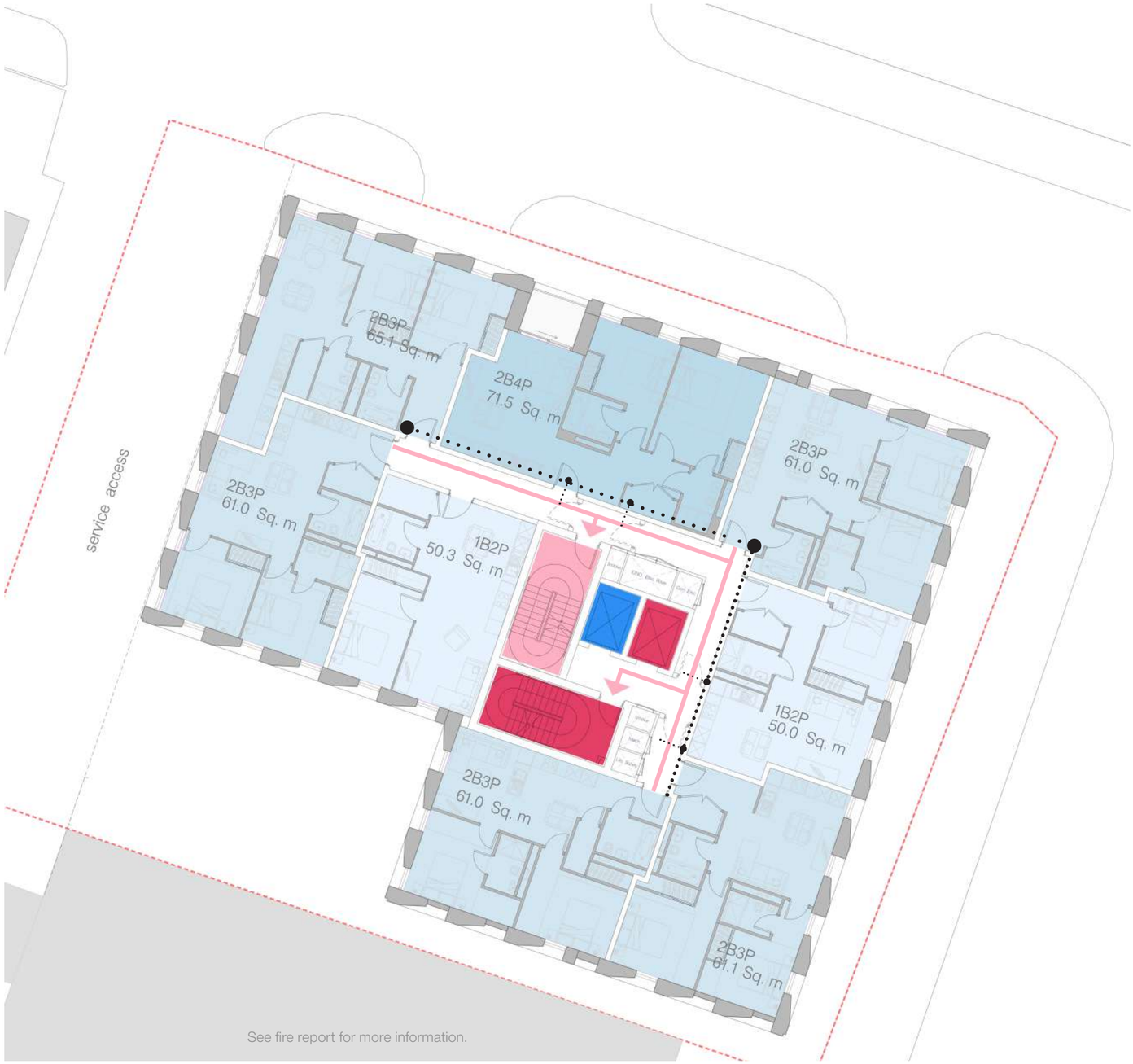
For further detail please see report prepared by Jensen Hughes.

We have incorporated the following to provide a safe living space:

+ All final escapes located at ground level within 18m of the fire service parking point
+ Two protected stairs and means of escape provided for every level of the building, complete with evacuation lift and mechanically ventilated lobbies
+ Fire fighting core provided
+ Space for refuges provided within each stair
+ Fully sprinkler serviced
+ Mechanical ventilation to areas of common corridor, provided through shafts
+ Inlet air via the head of each stair
+ Wet riser provided in building core
+ Separate ventilation system provided to Commercial units.

Key

- Secondary Escape Core
- Final Exit
- Fire Fighting Core
- Fire Service Access
- Fire Service Access (Vehicular)
- Evacuation Lift
- Distance <18m fire service access
- Smoke Shafts



Ground Floor Plan
1:200@A3

Access

Fire Strategy

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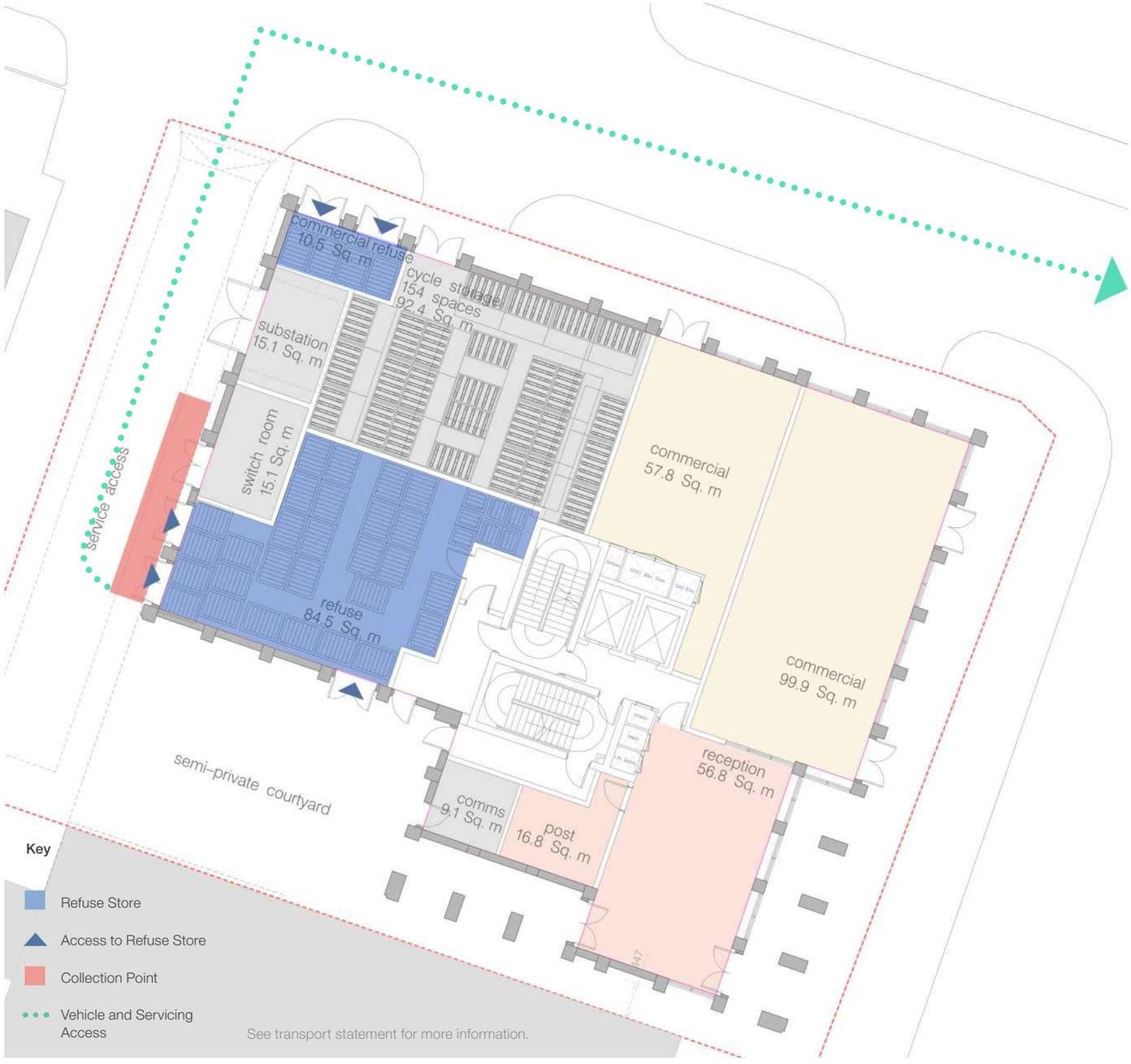
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Key

- Secondary Escape Core
- Final Exit
- Fire Fighting Core
- Fire Service Access
- Fire Service Access (Vehicular)
- Evacuation Lift
- Distance <18m fire service access
- Smoke Shafts



Ground Floor Plan
1:200@A3

5.6 Refuse Collection and Servicing

General waste and recyclables from the apartments shall be manually taken by residents to the refuse and re-cycle bins located on the ground floor.

Waste and recycle bin containers will be rotated by the on-site team to ensure all bins are fully used, where they will be taken periodically to the refuse collection area on collection day. The frequency and timings of collections will be agreed with the local authority.

All bins will be clearly marked for ease of identification for recycling purposes. The on-site team will present the bins at the due time and return the bins to the stores once emptied.

MCC Waste Storage and Collection Guidance for New Developments (Version: 7.00) advises 66.2 sq.m. of space for this number of residential units. We have provided 84.5 sq.m. of space, which allows for 32No 1100l and 7No 240l bins for residential use. A separate provision of 4 1100l bins has been made for commercial use.

Residents waste

All residents will be responsible for disposing of their refuse in the refuse store. They will bring their refuse from their apartments and dispose of it in the bin units provided. Here they will be able to segregate their waste placing items into designated recycle bins and non-recyclable general waste into the refuse bin containers.

Bin Rotations

The on-site team will regularly rotate the bin containers taking and replacing full units from the front with empty bin units from the back. Bin rotations will be made as required, which may be several times per day, to ensure that there are appropriate bin containers available for residents' use.

Refuse Collections

On bin collection days the on-site team will move the bin containers (general waste bins and/or recycle bin units) from the refuse store to the agreed refuse collection point. Here the bins will be lined up in an orderly manner ready and presented for collection by the local authority. During collection an on-site team member will work with the collection team until all the bin container units have been emptied. The empty bin units will then be returned to the bin store holding areas. Any spillages will be tidied and cleaned up immediately.

Bin container maintenance and refuse area cleaning

As part of the maintenance regime, all bin containers will be regularly inspected and periodically washed down and disinfected. The refuse store will be kept clean and tidy at all times.

Refuse From Commercial Space

The on-site team will take waste from the commercial spaces and place it in the appropriate containers in the refuse store which will ensure that residential waste is not contaminated. Waste will be circulated through the primary entrance of each commercial unit on the ground floor.

0654 Park Place, Manchester

Accommodation Schedule

04/10/2023 Rev. G

NIA **includes** Units, Lobby, Amenity and Commercial, **excludes** B.O.H
GIA **includes** B.O.H (bin stores, plant and cycle stores). See back of house section for breakdown

Note:
Area measures are in accordance with the RICS' Code of Measuring Practice 6th Edition.
All areas and tallies are subject to standard construction tolerances and design development.

	1b2p	2b3p	2b4p	units per floor
0	0	0	0	0
1	0	0	0	0
2	2	5	1	8
3	2	5	1	8
4	2	5	1	8
5	2	5	1	8
6	2	5	1	8
7	2	5	1	8
8	2	5	1	8
9	2	5	1	8
10	2	5	1	8
11	2	5	1	8
12	2	5	1	8
13	2	5	1	8
14	2	5	1	8
15	2	3	0	5
16	2	3	0	5
17	2	3	0	5
18	2	3	0	5
19	2	3	0	5
20	2	3	0	5
21	2	3	0	5
22	2	3	0	5
23	2	3	0	5
24	2	3	0	5
25	0	0	0	0
sub total	46	95	13	
mix total	46	108		154
mix	30%	70%		

NIA include columns and servicing risers in flat.

	m²	ft²
Total NIA	9530.5	102585
Total GIA	12612.2	135757
NIA/GIA	76%	

Combined		
Total Units	**Total**	**%**
1B2P	46	30%
2B3P	95	62%
2B4P	13	8%
Total	**154**	
Aspect	**Total**	**%**
Dual Aspect	105	68%
Single Aspect	49	32%
Wheelchair Adaptable	13	8%
NIA	**m²**	**ft²**
Units	9084	97779
Management	74	796
Amenity	192	2062
Commercial	181	1948
Total	**9531**	**102585**
GIA	**m²**	**ft²**
Total	**12612**	**135757**
B.O.H	**m²**	**ft²**
Plant Space	265	2856
Refuse Stores	58	623
Cycle Stores	95	1027
Total	**419**	**4506**

Bike Parking	
Total	154

GIA **includes** basement bin stores, plant and cycle stores see above for boh figures.

7.0 Drawing Register

Hodder + Partners Architectural Drawings

Title	Rev	Number	Scale
Location Plan	P1	L(--)501	1:2500@A3
Site Plan Existing	P1	E(--)500	1:200@A3
Site Plan Proposed	P2	L(--)500	1:200@A3
Ground Floor Plan	P4	L(--)000	1:200@A3
Level 01 - Mezzanine Floor Plan	P2	L(--)001	1:200@A3
Levels 02, 04, 06, 08, 10 Floor Plan	P2	L(--)002	1:200@A3
Levels 03, 05, 07, 09 Floor Plan	P2	L(--)003	1:200@A3
Levels 11, 13 Floor Plan	P2	L(--)011	1:200@A3
Level 12 Floor Plan	P2	L(--)012	1:200@A3
Level 14 Floor Plan	P2	L(--)014	1:200@A3
Level 15 Floor Plan	P2	L(--)015	1:200@A3
Levels 16, 18, 20, 22 Floor Plan	P2	L(--)016	1:200@A3
Levels 17, 19, 21, 23 Floor Plan	P2	L(--)017	1:200@A3
Level 24 Floor Plan	P2	L(--)024	1:200@A3
Roof Level Plan	P2	L(--)00R	1:200@A3
2B4P Accessible (M3)	P1	L(--)250	1:50@A3
North Section	P1	L(--)300	1:250@A3
East Section	P1	L(--)301	1:250@A3
South Section	P2	L(--)302	1:250@A3
West Section	P2	L(--)303	1:250@A3
North Elevation	P2	L(--)400	1:250@A3
East Elevation	P2	L(--)401	1:250@A3
South Elevation	P2	L(--)402	1:250@A3
West Elevation	P2	L(--)403	1:250@A3
Park Place Long Elevation	P2	L(--404	1:500@A3
Cheetham Hill Road Long Elevation	P2	L(--405	1:500@A3
Facade Fragment Typical Bays	P2	L(--)450	1:20@A3
Facade Fragment Typical Inset Balcony	P2	L(--)451	1:20@A3
Facade Fragment Typical Colonnade	P2	L(--)452	1:20@A3
Facade Fragment Typical Terrace Parapet	P2	L(--)453	1:20@A3
Facade Fragment Typical Crown	P2	L(--)454	1:20@A3
Accommodation Schedule	-	included within this document	

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