

An architectural rendering of a modern urban development. On the left is a multi-story building with a facade of vertical blue and white stripes. To its right is a taller, more uniform building with a grid of windows. In the foreground, there are trees and a paved area with some figures. The entire image has a blue color overlay.

July 2023
Environmental Statement

Upper Brook Street Masterplan **(McLaren / Kadans)**



Environmental Statement Volume 2a: Main Text Figures

Upper Brook Street Masterplan – McLaren / Kadans

July 2023

Environmental Statement Volume 2a: Main Text Figures

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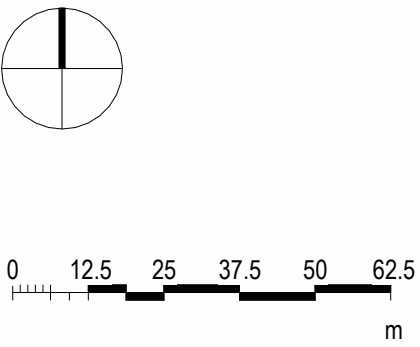


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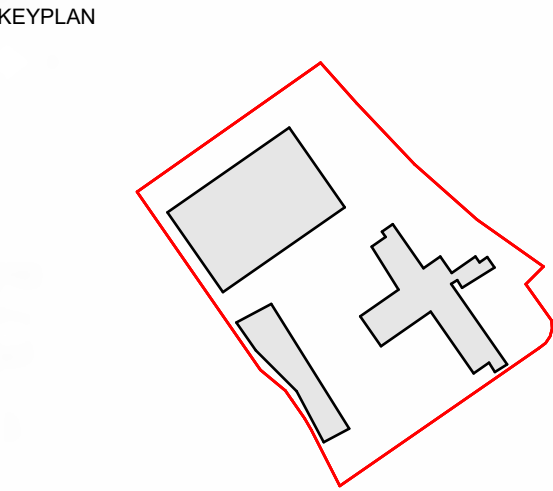
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The contractor shall check and verify all dimensions on site and report any discrepancies in writing to Sheppard Robson before proceeding work

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Legend
Planning Application Boundary



REV.	DATE	AMENDMENT
P01	06/06/2023	Issued For 'Planning'



CLIENT



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PROJECT
Upper Brook Street Masterplan - McLaren/Kadans

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 1250	06/06/2023	JK	ET	RG

Location Plan

Stage 2				SR NO.
STATUS	PURPOSE FOR ISSUE			
S2	Planning			6601_7025
DRAWING NO.				REV.
UBS · SRA · ZZ · 00 · DR · A · 02-000				P01



Key

-  The Site
-  1 – Brunswick Neighbourhood (101664/FO/2013/N2)
-  2 – Upper Brook Street Masterplan – PAG / Moda Living (Pre-app)
-  3 – Kincardine Court Extension (124472/FO/2019)
-  4 – Number 3 Circle Square (134288/FO/2022)
-  5 – MMU Science and Engineering Building (125799/FO/2019)
-  6 – First Street South 125573/FO/2019)





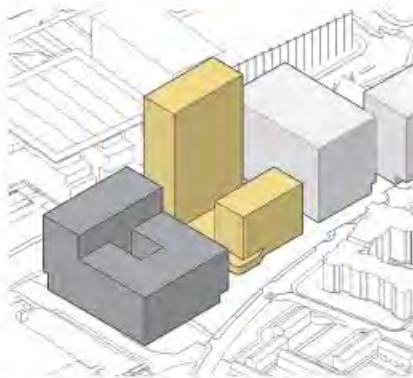
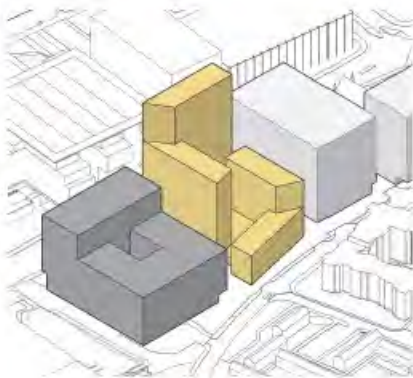
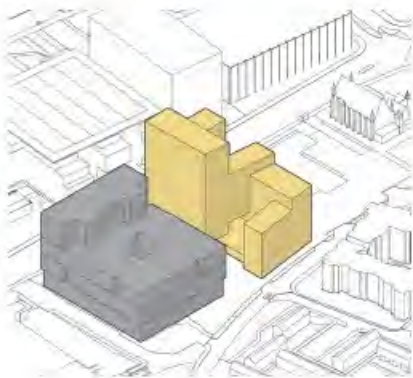
Option 1
Eastern and Western Courtyards



Option 2
Enclosed Courtyard



Option 3
Open Courtyard



Option 1

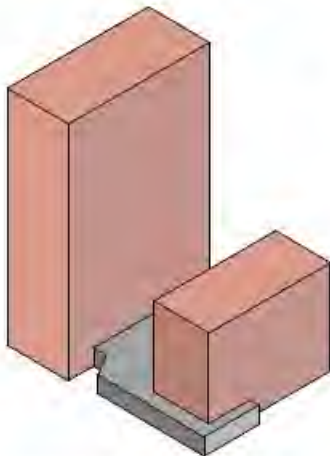
Eastern and Western Courtyards

Option 2

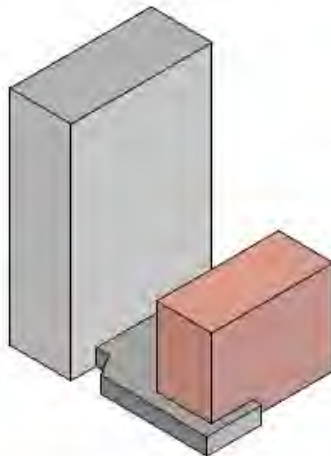
Enclosed Courtyard

Option 3

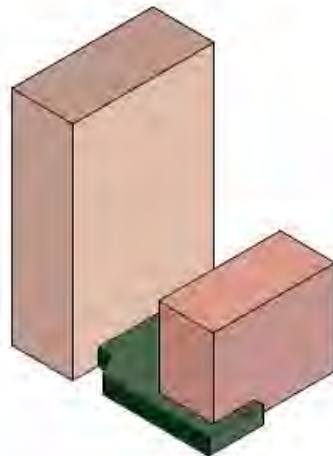
Open Courtyard



Matching Option
- red brick to both
blocks.

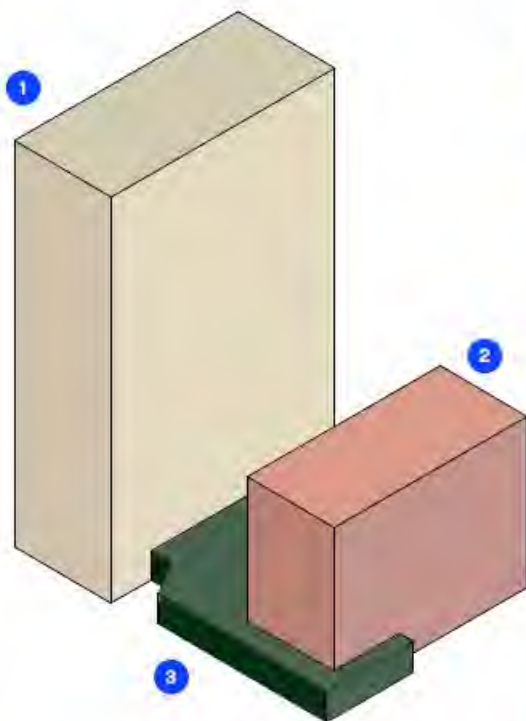


Marked Contrast
Option - Pale grey
brick to Upper Brook
Street block, red
brick to Kincardine
Road block.

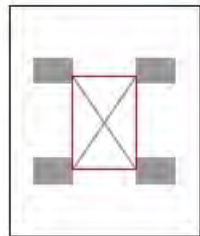
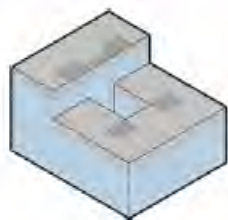


Two Tone Option
- Lighter red / pink
brick to Upper Brook
Street block, red
brick to Kincardine
Road block.

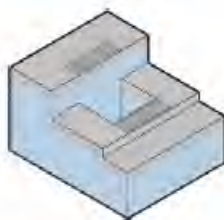
- 1 A lighter brick and metal panel for the Upper Brook Street block facing the University.
- 2 A red brick and bronze panel for the Kincardine road block facing the community.
- 3 A coloured metal for the ground floor amenity and community space



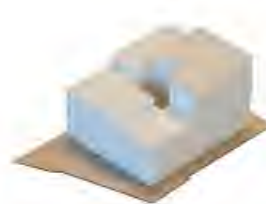
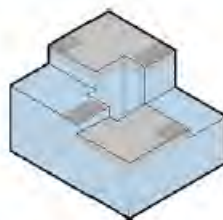
Distributed Cores/ Stepped Massing



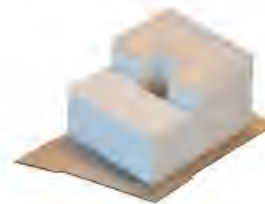
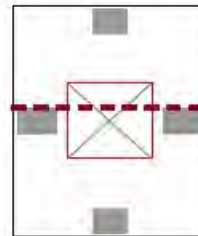
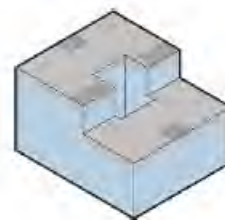
Consolidated Cores/ Stepped Massing



Outboard Cores/Rotated Massing



Outboard Cores/Stepped Massing





FFL 108.8 m
▼
Level RF

FFL 105.8 m
▼
Level 22

FFL 102.8 m
▼
Level 21

FFL 99.8 m
▼
Level 20

FFL 96.8 m
▼
Level 19

FFL 93.8 m
▼
Level 18

FFL 90.8 m
▼
Level 17

FFL 87.8 m
▼
Level 16

FFL 84.8 m
▼
Level 15

FFL 81.8 m
▼
Level 14

FFL 78.8 m
▼
Level 13

FFL 75.8 m
▼
Level 12

FFL 72.8 m
▼
Level 11

FFL 69.8 m
▼
Level 10

FFL 66.8 m
▼
Level 09

FFL 63.8 m
▼
Level 08

FFL 60.8 m
▼
Level 07

FFL 57.8 m
▼
Level 06

FFL 54.8 m
▼
Level 05

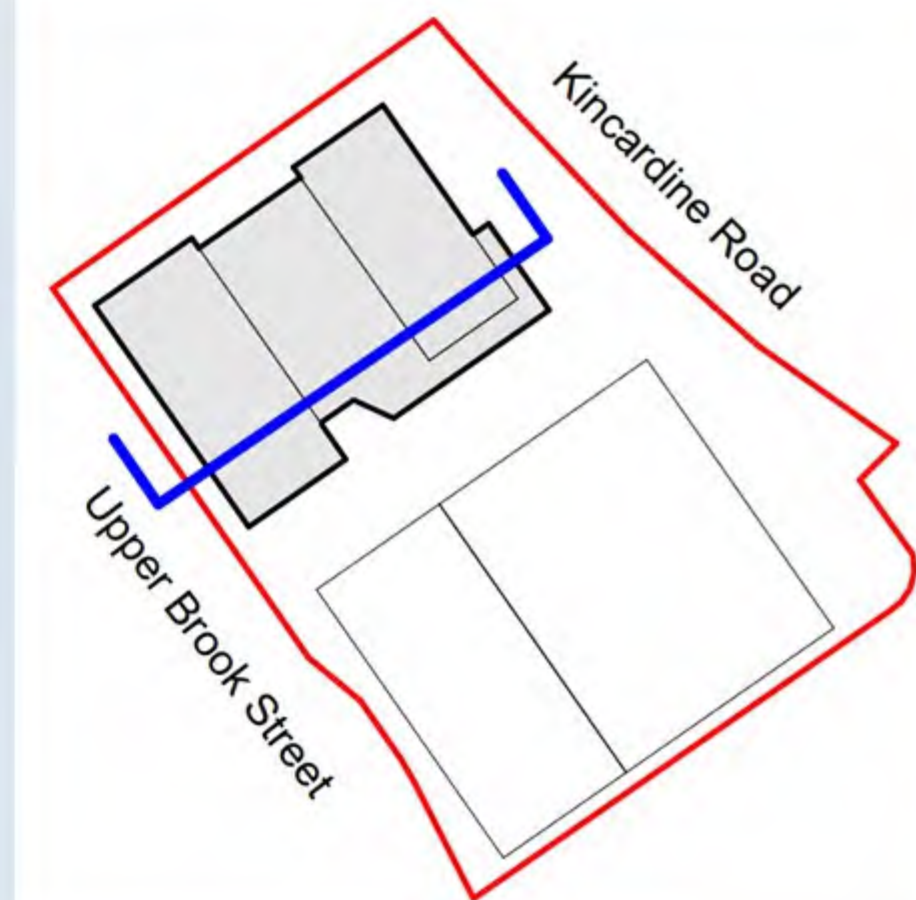
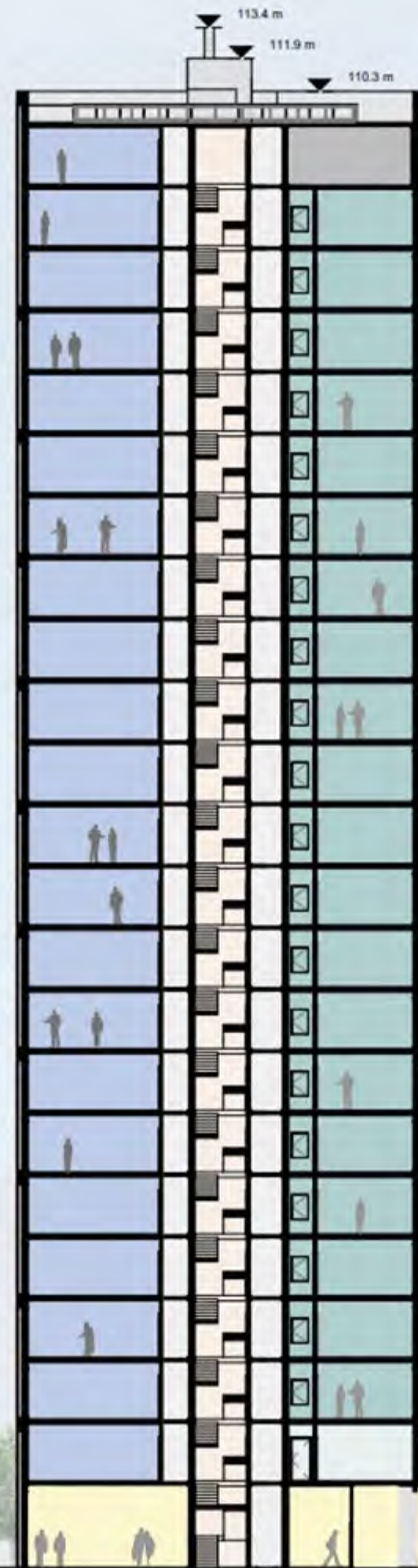
FFL 51.8 m
▼
Level 04

FFL 48.8 m
▼
Level 03

FFL 45.8 m
▼
Level 02

FFL 42.8 m
▼
Level 01

FFL 38.6 m
▼
Level 00



UOM ALAN TURING

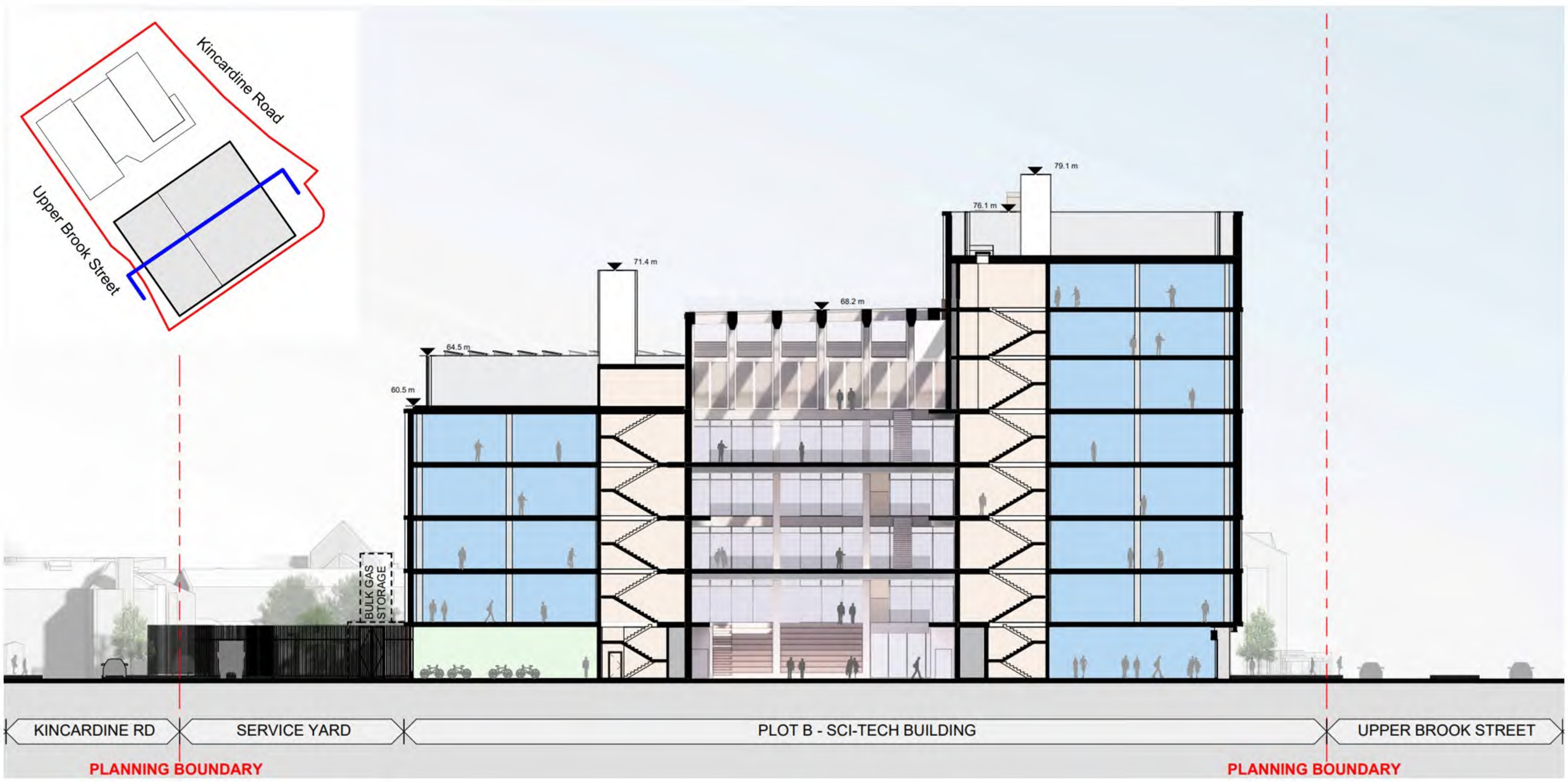
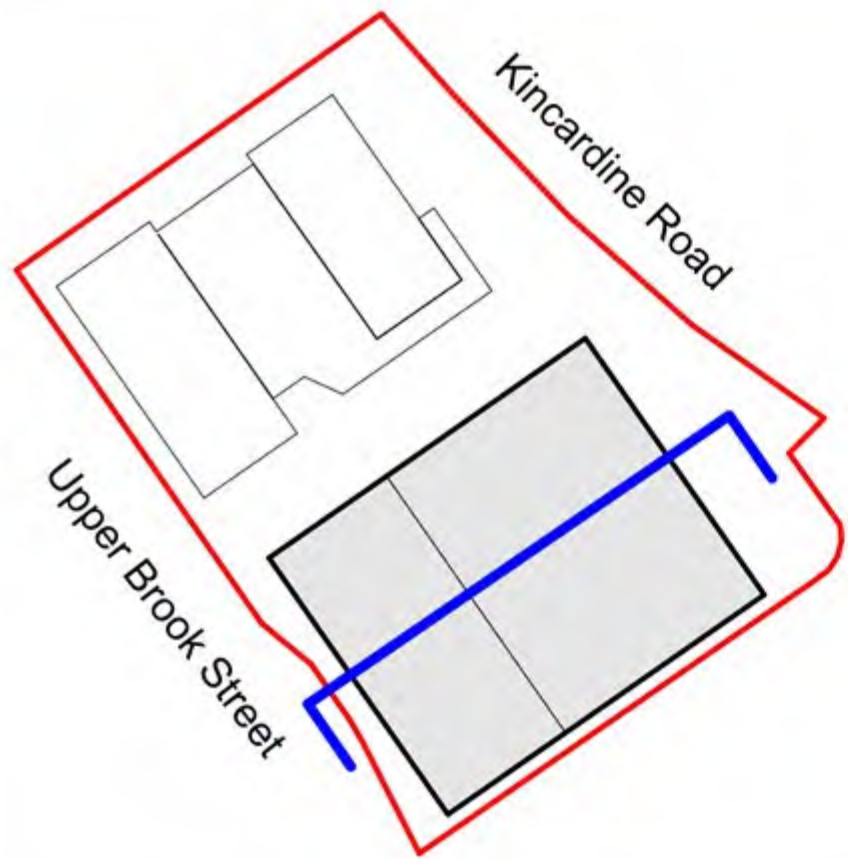
UPPER BROOK STREET

PLOT C - PBSA

KINCARDINE RD

PLANNING BOUNDARY

PLANNING BOUNDARY



KINCARDINE RD

SERVICE YARD

PLOT B - SCI-TECH BUILDING

UPPER BROOK STREET

PLANNING BOUNDARY

PLANNING BOUNDARY



Key



Ownership boundary



Planning boundary



Proposed herbaceous and shrub planting



Proposed species rich lawn



Proposed hedge



Proposed tree in soft



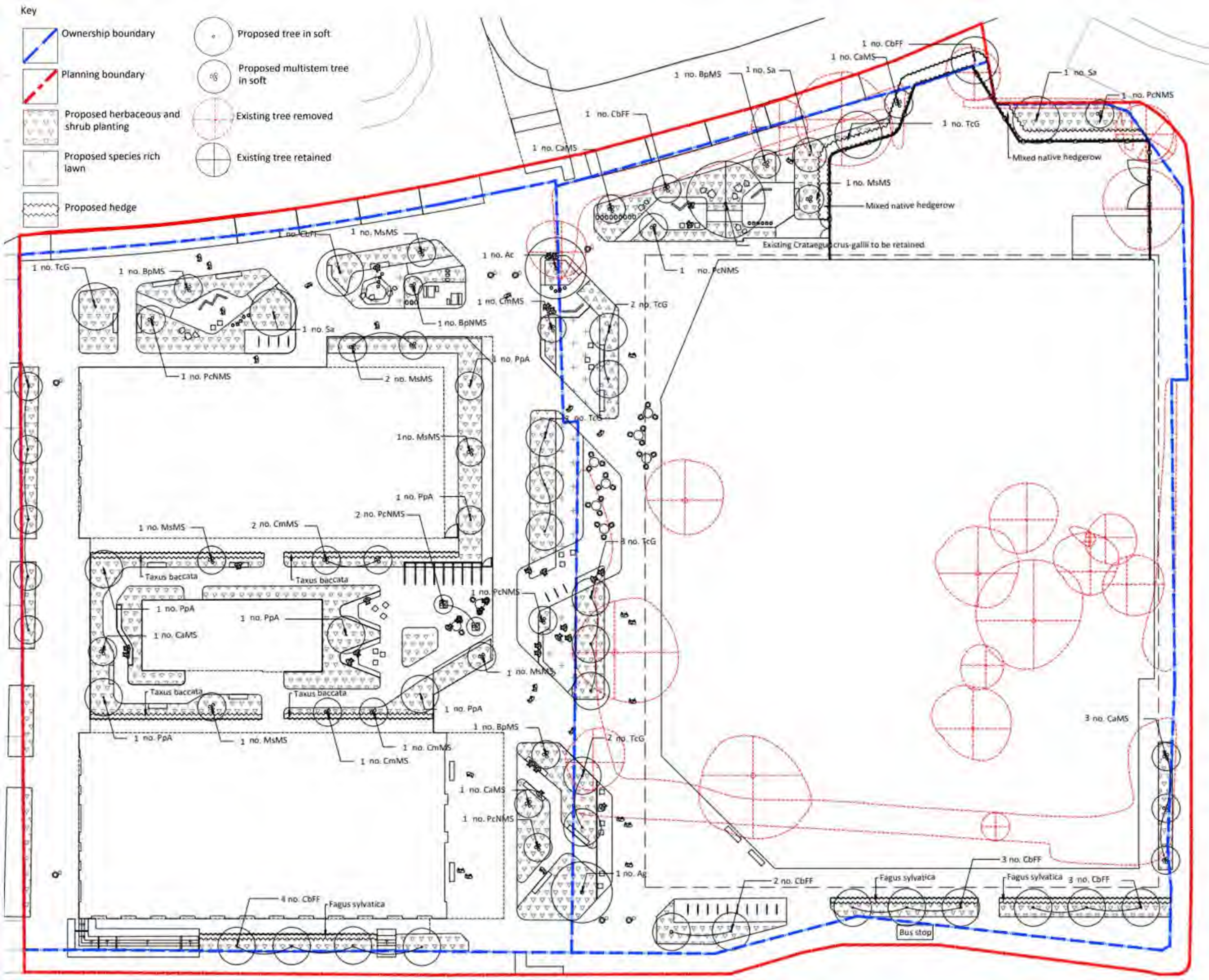
Proposed multistem tree in soft



Existing tree removed



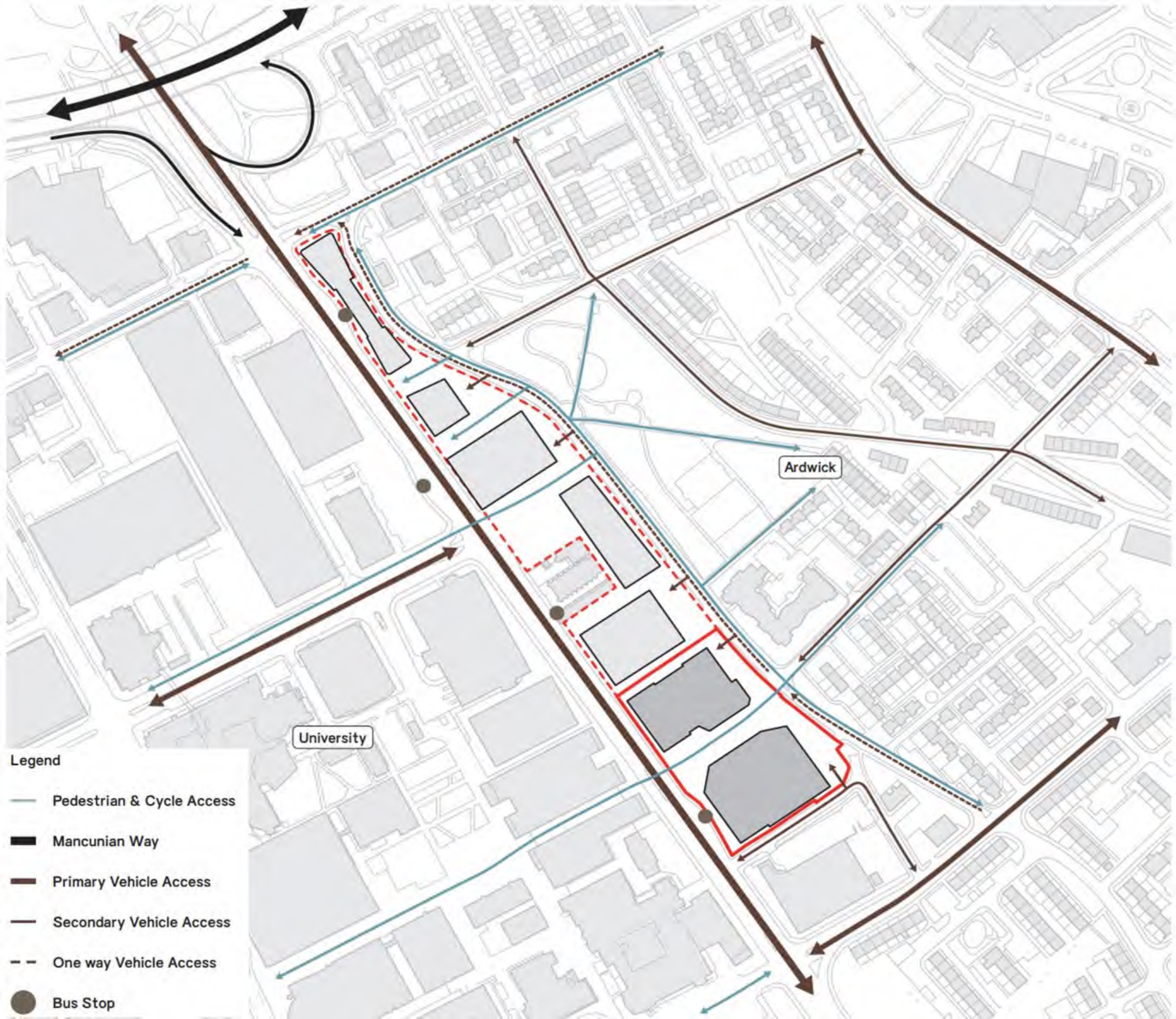
Existing tree retained





Legend

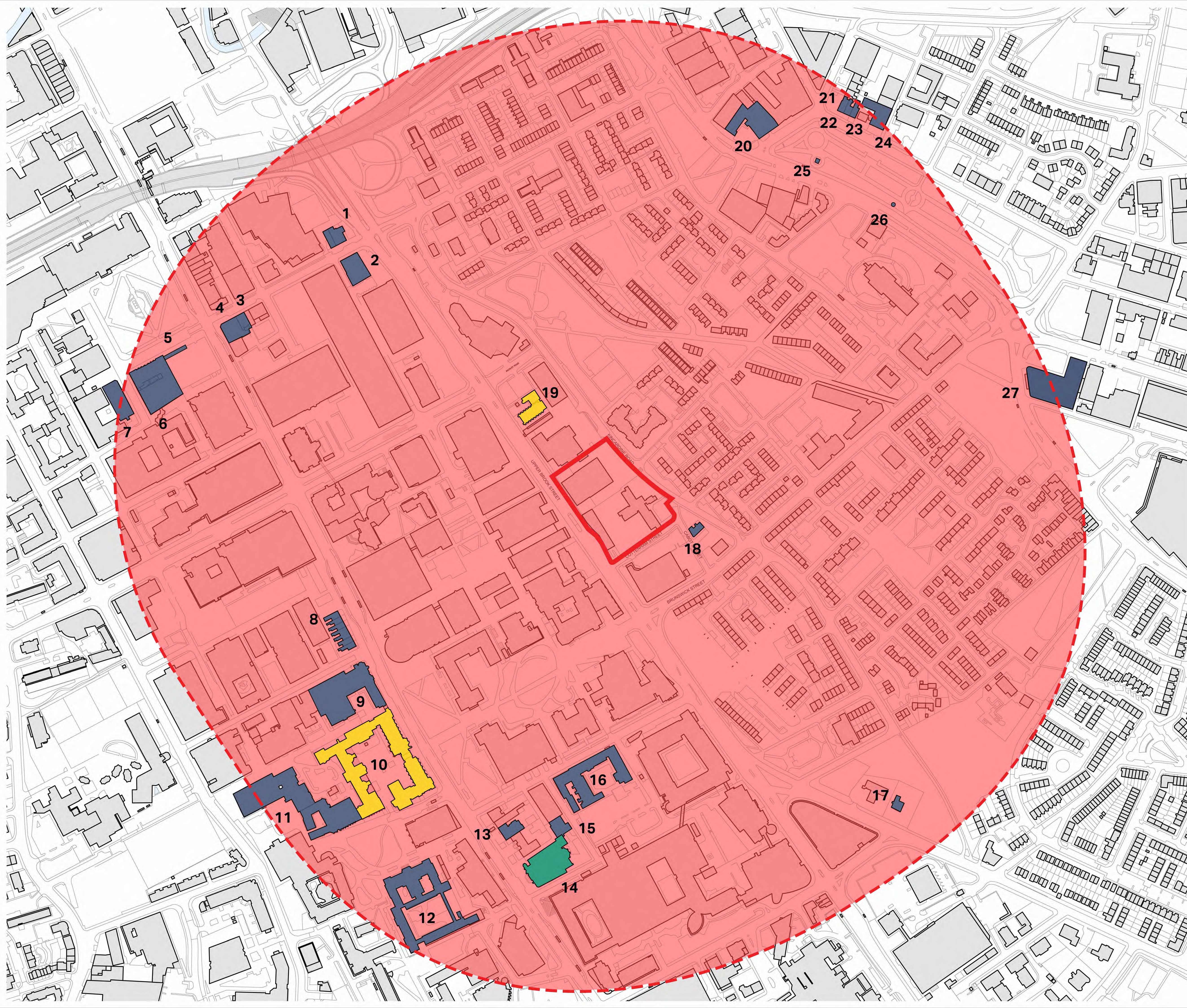
-  Building Entrance
-  Private Vehicles & Taxis
-  Drop-off
-  Accessible Parking
-  Public Transport (Bus) Route
-  Bus Stop



University

Ardwick

- Legend
- Pedestrian & Cycle Access
 - Mancunian Way
 - Primary Vehicle Access
 - Secondary Vehicle Access
 - One way Vehicle Access
 - Bus Stop



Key

- Site
- Study Area
- Grade I
- Grade II
- Grade II*

1

94-98, Grosvenor Street

2

Oddfellows Hall

3

Adult Deaf & Dumb Institute (former)

4

Former Grosvenor Picture Palace

5

Former Town Hall Facade to Mabel Tylecote Building, Manchester Metropolitan University

6

Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design

7

Righton Building

8

Waterloo Place

9

Former Department of Metallurgy, University Of Manchester, and attached railings; Manchester Museum Extensions; Manchester University Rutherford Building and Hopkinson Memorial Wing

10

Victoria University of Manchester Including Christie Library, Whitworth Hall

11

Manchester University Laboratories; Pharmacy Department, Department of Adult Education, University of Manchester

12

Samuel Alexander Building

13

323-7, Oxford Road

14

Roman Catholic Church of The Holy Name of Jesus

15

Holy Name Presbytery

16

University of Manchester Faculty of Economic and Social Studies and attached railings

17

Plymouth Lodge

18

The Mawson Hotel

19

Former Unitarian Chapel

20

Drill Hall

21

27, Manor Street

22

27, Ardwick Green North

23

Milford House

24

31, Ardwick Green North

25

War memorial

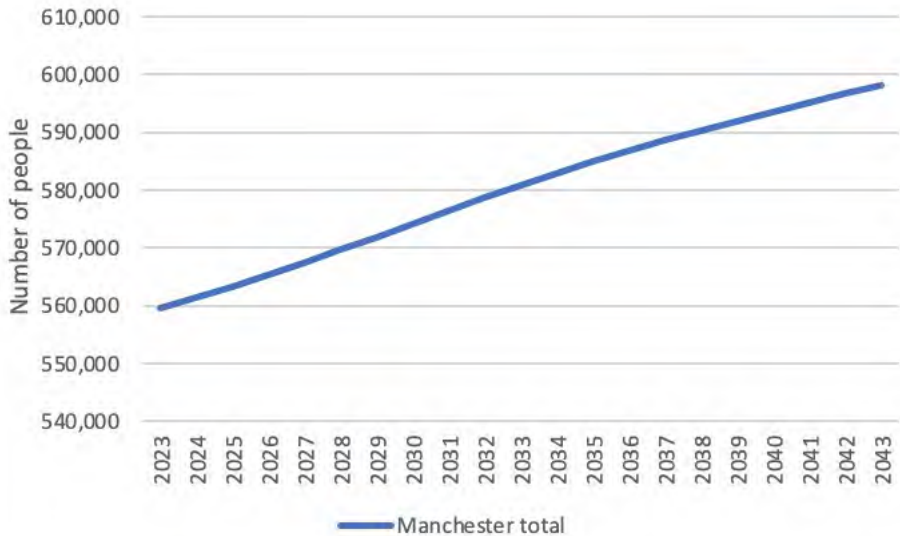
26

Milepost beside railings of Ardwick Park

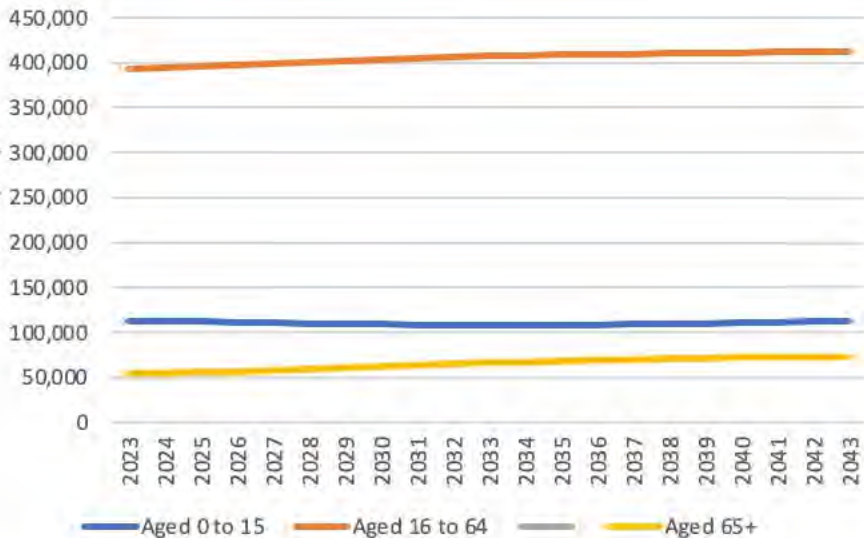
27

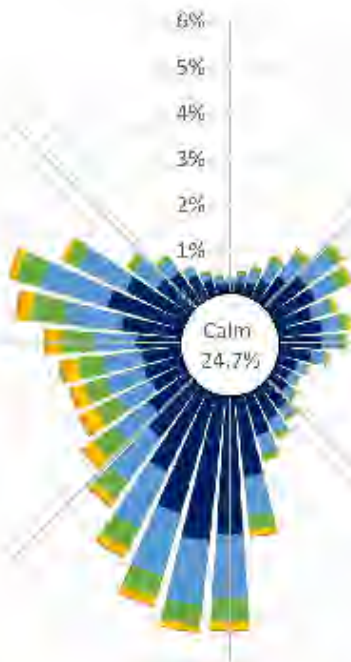
Apollo Theatre

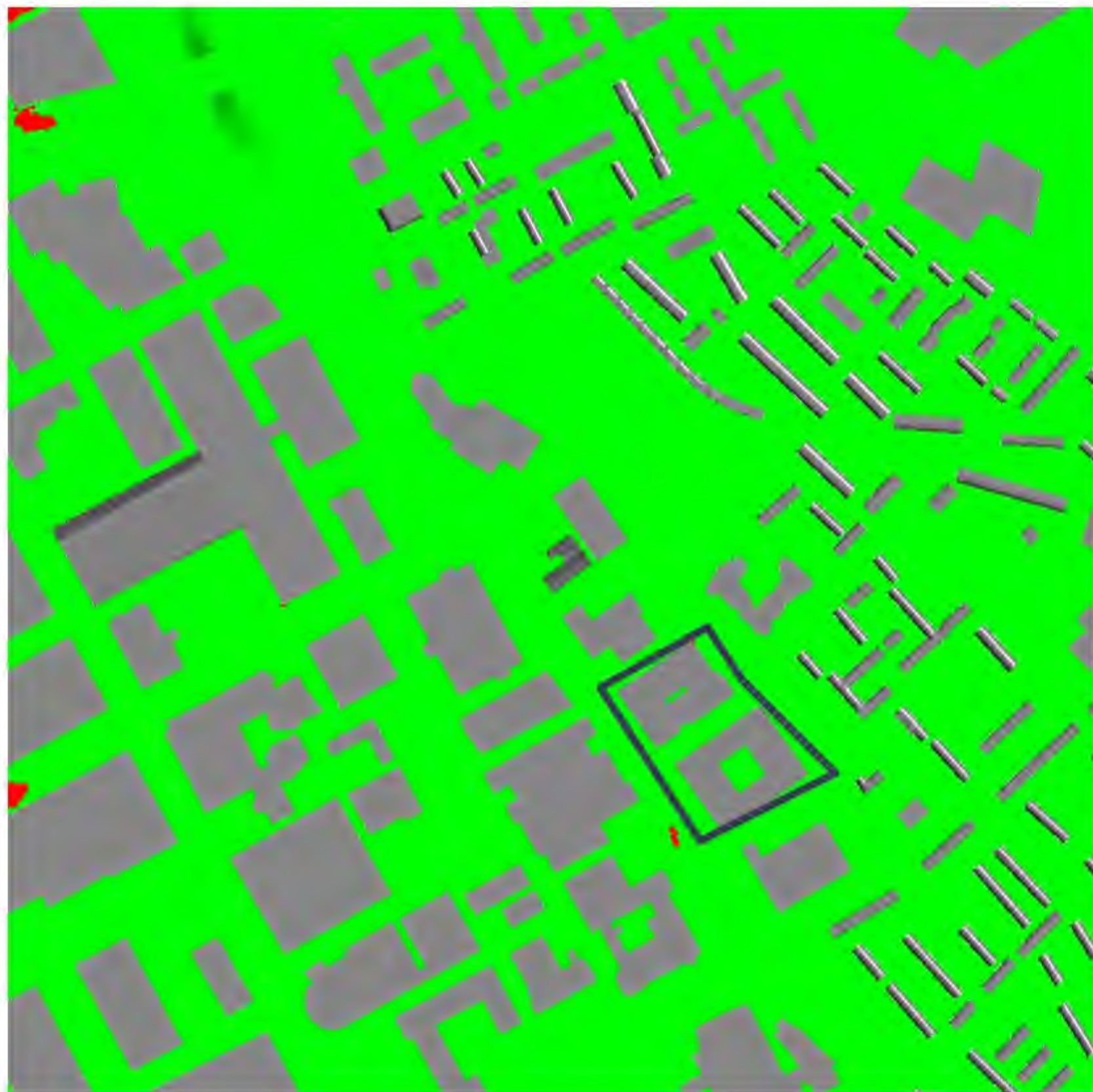




Number of people



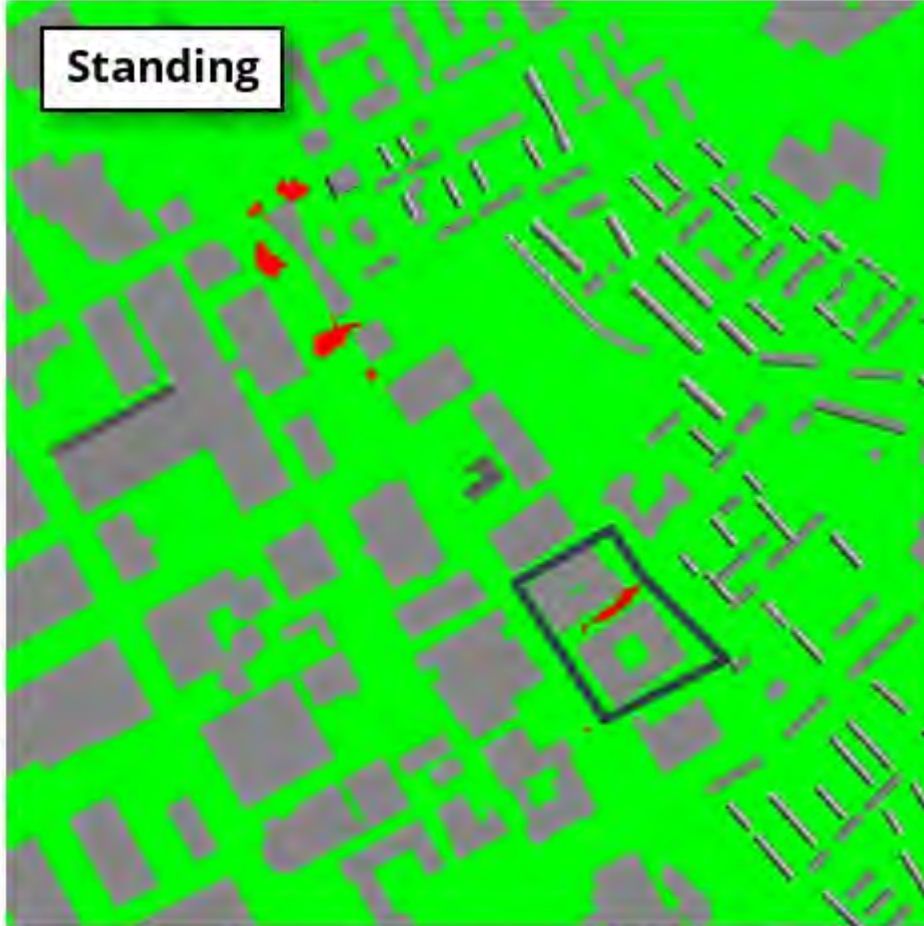




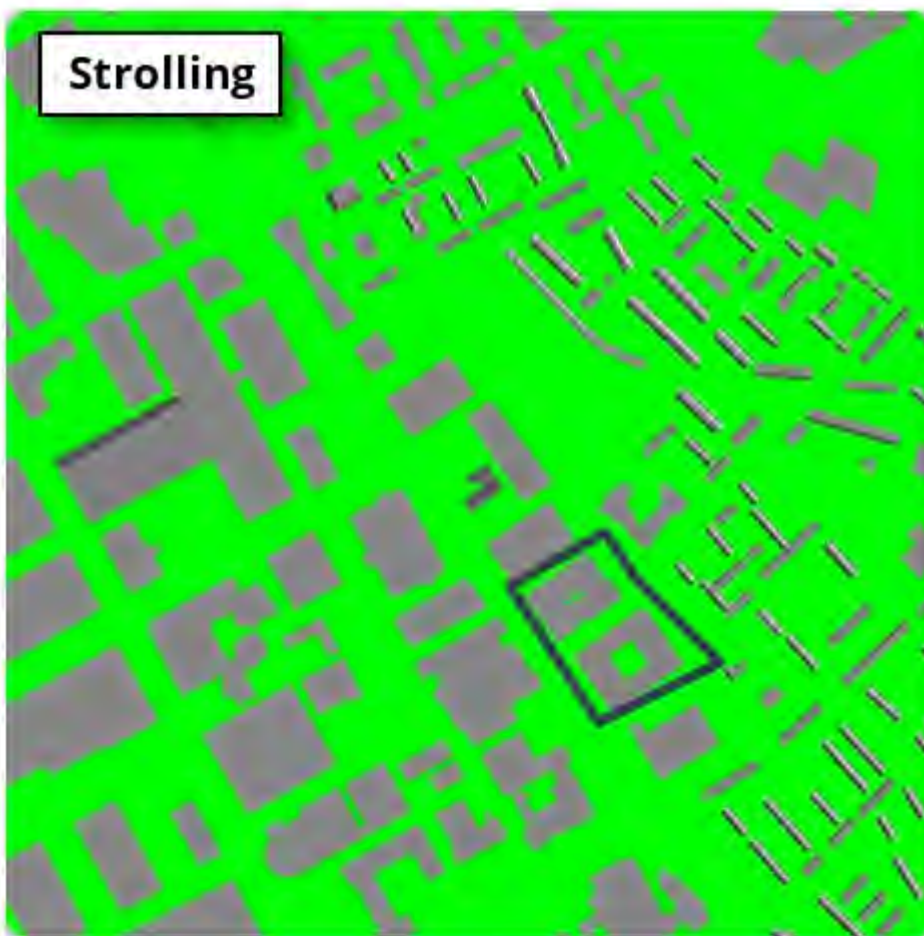
Sitting



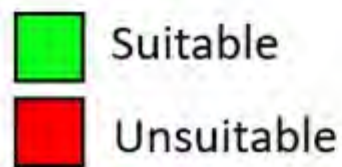
Standing

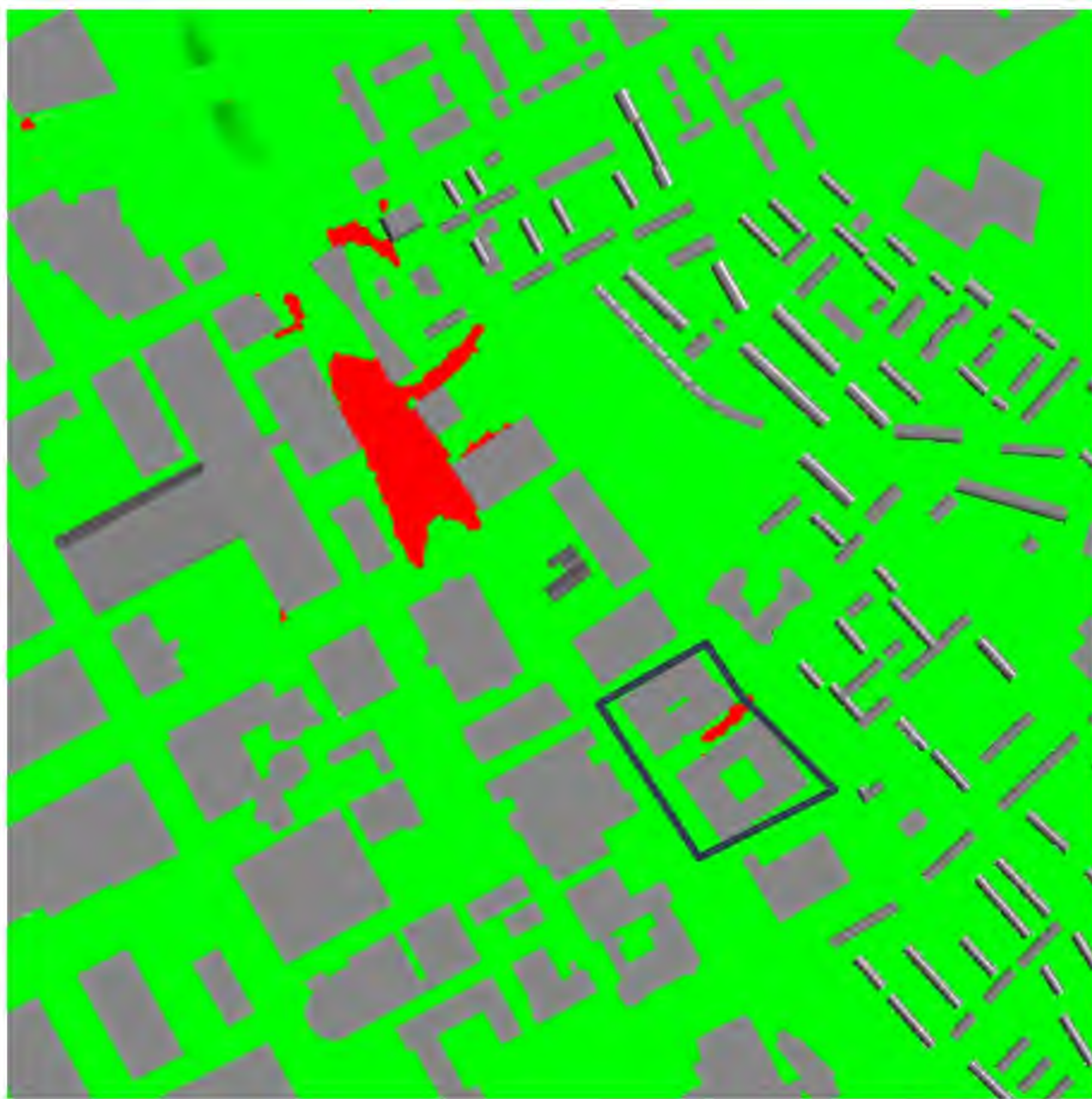


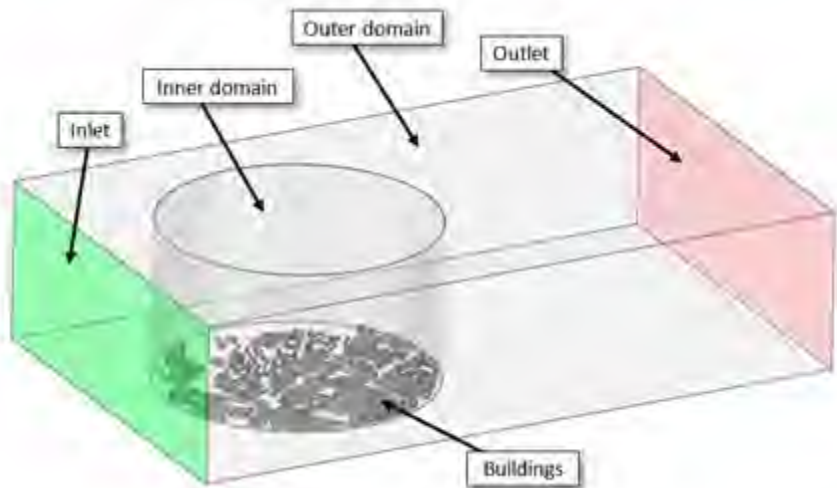
Strolling

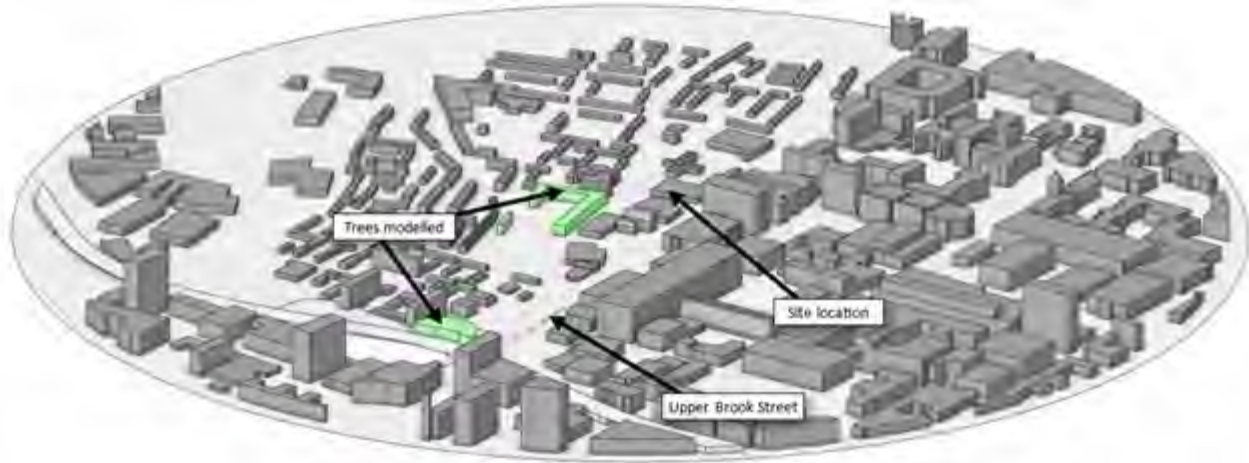


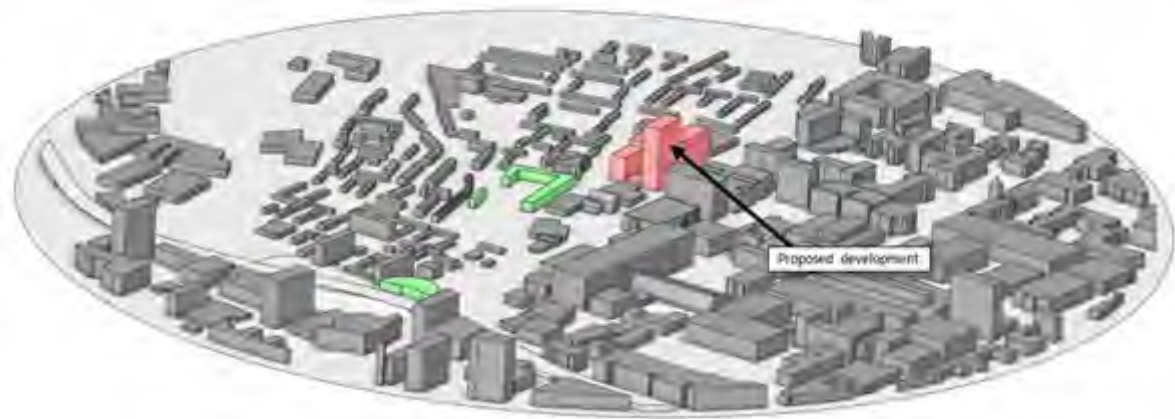
Business Walking









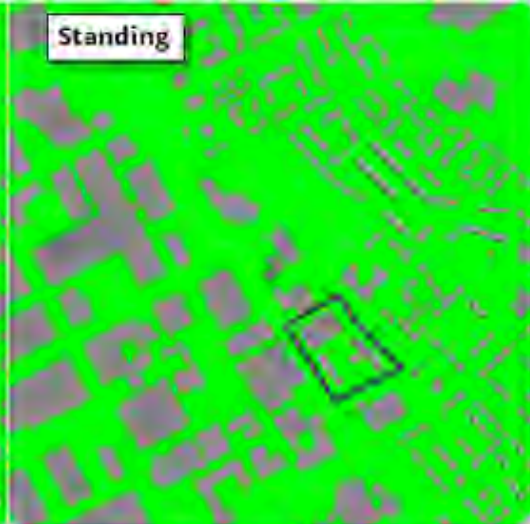




Sitting



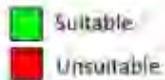
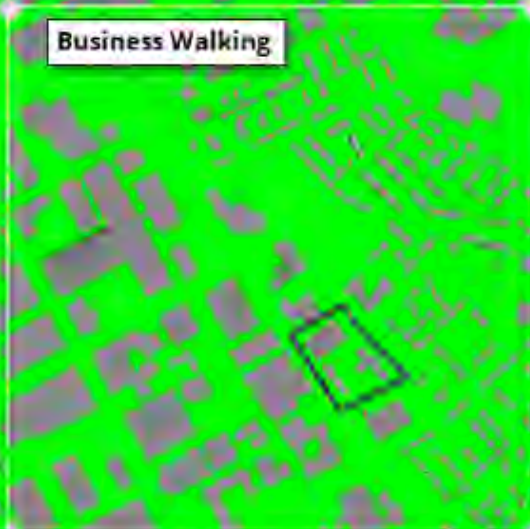
Standing



Strolling

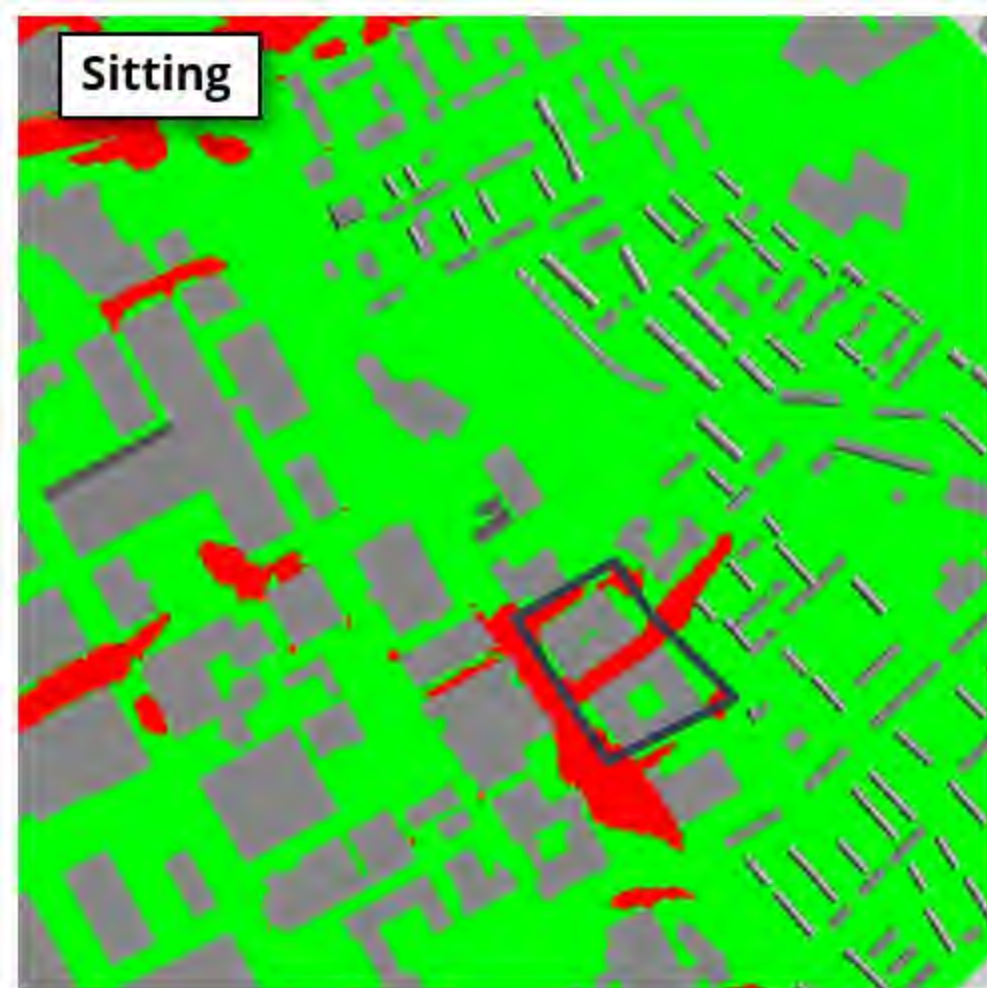


Business Walking

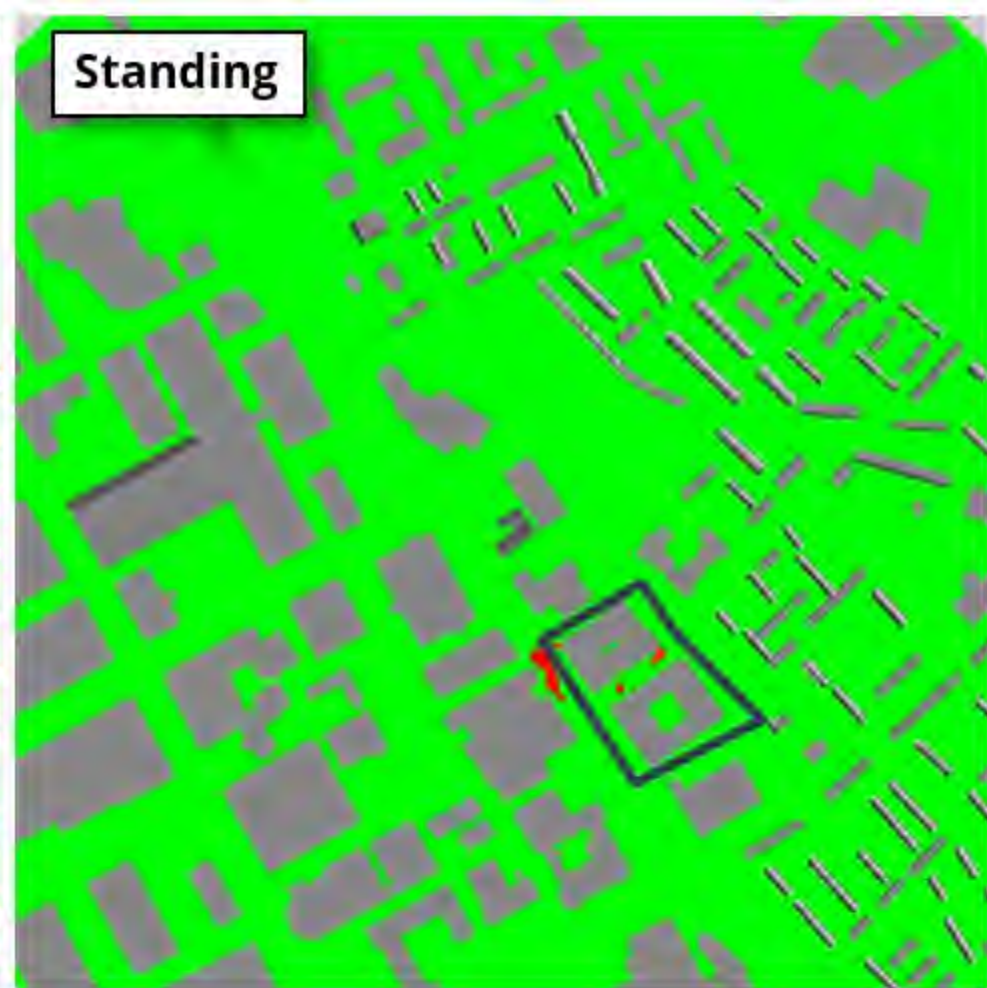




Sitting



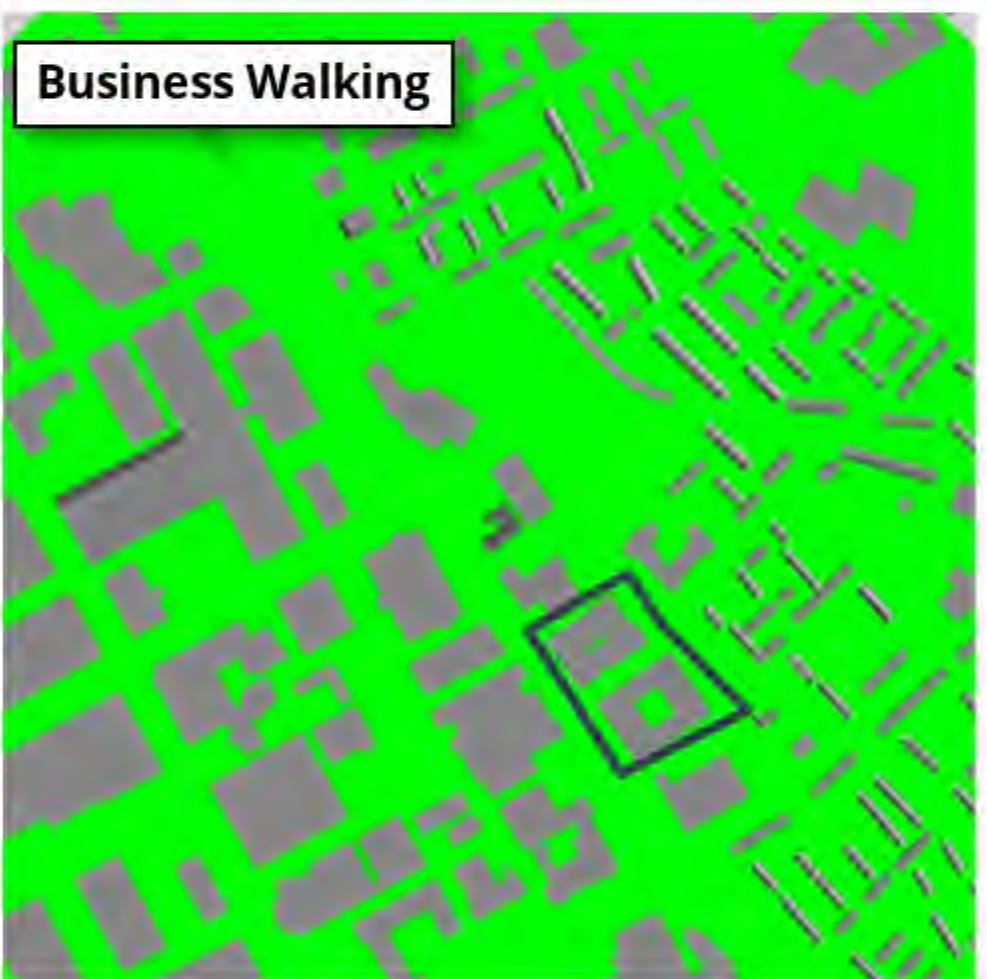
Standing



Strolling



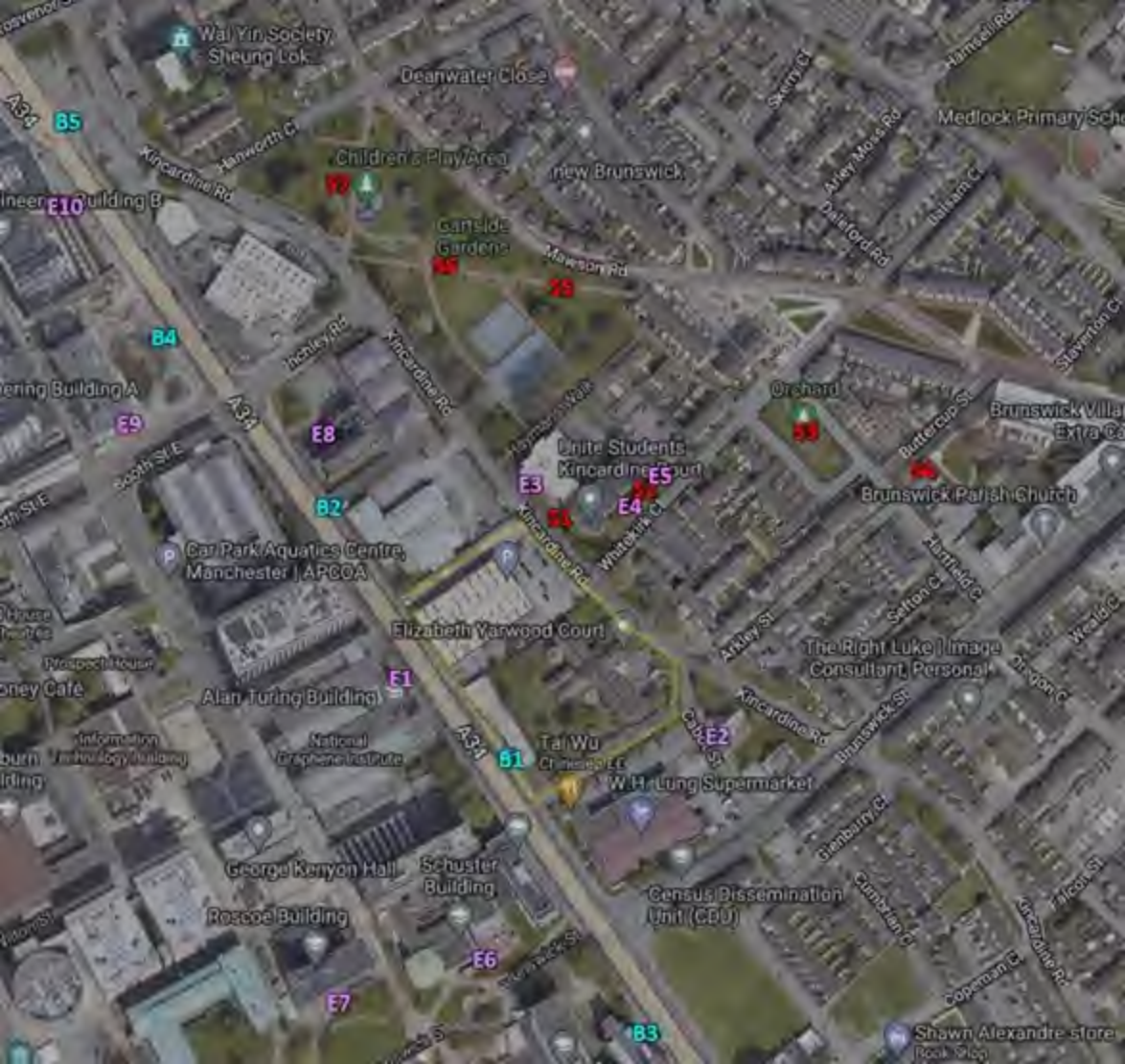
Business Walking



Suitable



Unsuitable









Beyond the building life cycle



A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	B6	B7	C1	C2	C3	C4	D
Raw material	Transport to manufacturing unit	Manufacturing emissions	Transport to site	Work on site	In use	Maintenance	Repair	Replacement	Refurbishment	Operational energy	Operational water	Deconstruction	Transport	Waste processing	Disposal	Reuse, Recycle, Recover

