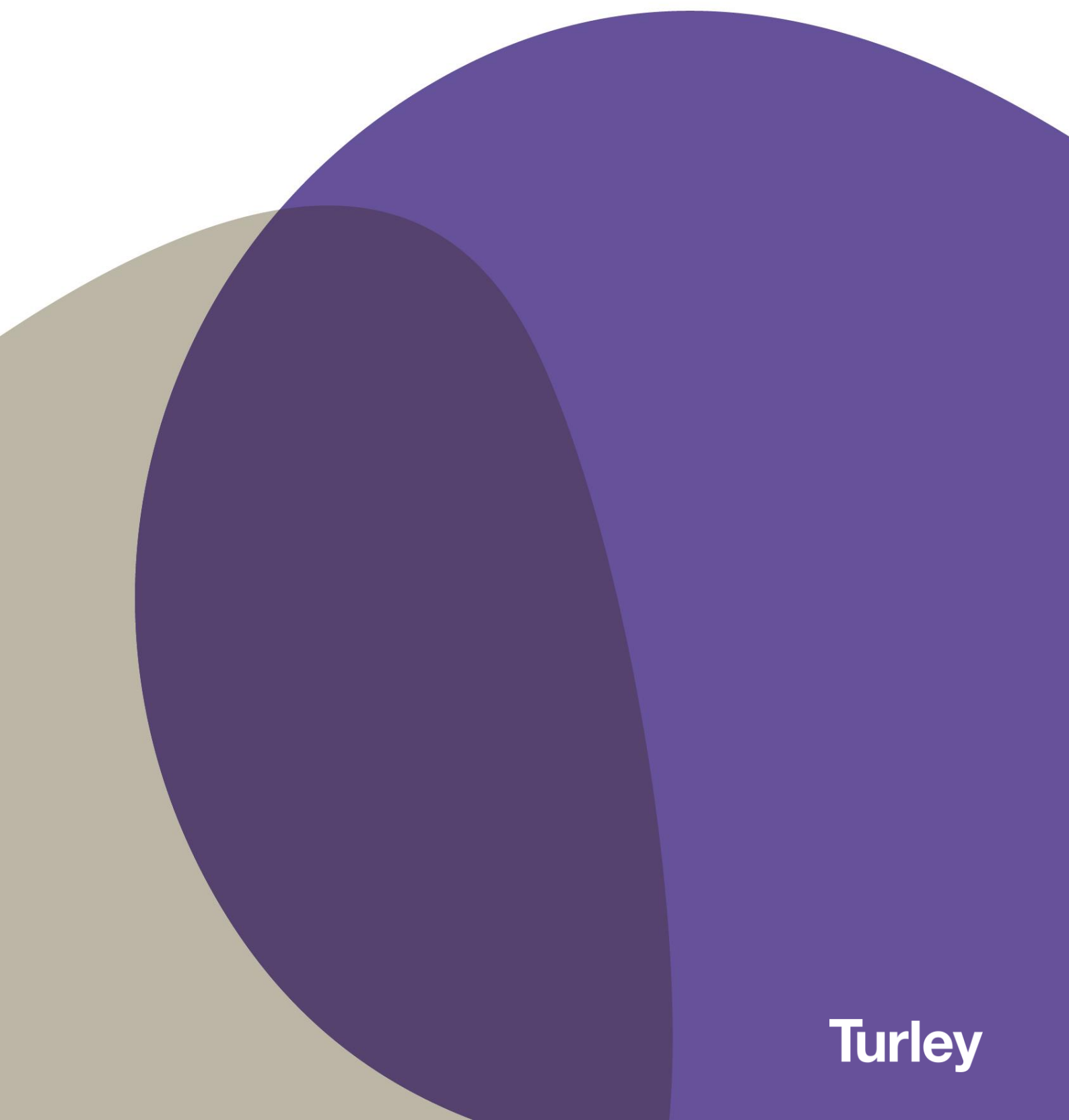


Tall Building Statement

Hotspur Press, Manchester

November 2023



Turley

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1. Introduction

- 1.1 This Tall Building Statement ('TBS') has been prepared by Turley on behalf of Manner ('the applicant') to support of the planning application for full planning permission for the redevelopment of the existing Hotspur Press site for purpose-built student accommodation ('PBSA'). The Proposed Development ('PD') comprises the partial demolition and redevelopment of the former Hotspur Press Complex (Medlock Mill) to provide PBSA within a part 4-storey and part 36 storey building with ground floor commercial/communal space and associated public realm and landscaping.
- 1.2 This TBS will follow the structure set out in the Historic England Advice Note 4, with reference to the guidance contained in the CABE "Guidance on Tall Buildings" which was published in 2007 and the Manchester City Council (MCC) Core Strategy (2012).

MCC Core Strategy (2012)

- 1.3 Policy EN2 of the Core Strategy defines tall buildings, as:
- "Substantially taller than their neighbours and/or which significantly change the skyline"*
- 1.4 Whilst there are other tall buildings within the area surrounding the Proposed Development Site ('PDS') at present and others to be delivered through the development pipeline (as referenced and analysed in the Environmental Statement (ES)), it is acknowledged that elements of the Proposed Development will be of a larger scale than the existing building on site, and taller than much of its surroundings.
- 1.5 As will be explained in subsequent sections of this TBS, the PDS is neighbours First Street – an area which has and continues to undergo transformational change as part of the vision and strategic objectives of the First Street Strategic Regeneration Framework (FS SRF).
- 1.6 This part of Manchester city centre has and will see considerable densification, a feature of which will be the emergence of buildings of a scale and height commensurate with that proposed at the PDS, particularly given the PDS location within the Oxford Road Corridor and proximity to the FS SRF. It is therefore important that the appropriateness of the Proposed Development (in terms of its scale and height) is judged based on how well it will assimilate into not only the existing cityscape but the cityscape which will emerge in the short-to-medium term.
- 1.7 Policy EN2 sets out criteria for which tall buildings will be supported, these include:
- It is demonstrated that they are of excellent design quality;
- They are appropriately located;
 - They contribute positively to sustainability;
 - They contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance; and

- They will bring significant regeneration benefits.
- 1.8 Suitable locations include sites within the city centre and locations easily served by public transport nodes.
- 1.9 It is evident from the Planning Statement and the Design and Access Statement (submitted to support the planning application) that the Proposed Development is of excellent design quality, is appropriately located in a highly accessible location, will contribute positively to place-making through the delivery of a landmark development and will deliver significant regeneration benefits to the wider area. The Proposed Development is therefore compliant with Policy EN2.

Guidance on Tall Buildings

- 1.10 Historic England produced an advice note on Tall Buildings (Historic England Advice Note 4: Tall Buildings) published in December 2015. This advice note updates and supersedes the joint advice published by the Design Council and CABE in 2007.
- 1.11 Advice Note 4: Tall Buildings sets advice on tall buildings. This is summarised in Figure 1.1 below:

Figure 1.1: Extract of Historic England Advice Note 4

1.1 Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well-designed tall buildings can make a positive contribution to urban life. Past examples show us that they can be excellent works of architecture, and some of the best post-war examples of tall buildings are now listed.

1.2 However, if the building is not in the right place and well designed a tall building, by virtue of its size and widespread visibility, can also seriously harm the qualities that people value

about a place. What might be considered a tall building will vary according to the nature of the local area. A ten-storey building in a mainly two-storey neighbourhood will be thought of as a tall building by those affected, whereas in the centre of a large city it may not. One of the principal failings in the design of certain tall buildings was a lack of understanding of the nature of the area around them, and the impact they would have on both specific features of the historic environment and its general character. There have been many examples of tall buildings that have had a lasting adverse impact through being unsuitably located, poorly designed, inappropriately detailed and badly built and managed.

- 1.12 The Advice Note goes further to establish what is required of planning applications for tall buildings, in relation to heritage assets. This states that a Design and Access Statement (DAS) should inform all tall building proposals.
- 1.13 Further, it states that a high-quality scheme will have a positive relationship with:
- Topography
 - Character of place
 - Heritage assets and their setting
 - Height and scale of development
 - Urban grain and streetscape
 - Open spaces

- Rivers and waterways
- Important views including prospects and panoramas
- The impact of the skyline

1.14 The guidance contained within the Guidance on Tall Buildings (2007) provided a set of criteria against which to assess and evaluate tall building proposals as follows:

- Relationship to context
- Effect on the historic context
- Effect on world heritage sites
- The relationship to transport infrastructure
- The architectural quality of the building
- The sustainable design and construction of the proposal
- The credibility of the design
- The contribution to public space and facilities
- The effect on the local environment
- Contribution made to the permeability of the site
- The provision of a well-designed environment

1.15 The assessment section of this report will assess the Proposed Development against this evaluation criteria.

2. Assessment

Relationship to Context

- 2.1 This criterion requires applicants to consider the relationship of the building to its surrounding context. This includes natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect upon the skyline.
- 2.2 The Proposed Development has carefully considered the relationship of the surrounding existing buildings, particularly those identified as sensitive receptors. The Environmental Statement (ES) assesses the likely significant environmental effects of the Proposed Development. In doing so it describes the baseline environmental conditions; the options for development which have been considered and discounted to date; the design of the Proposed Development; and an assessment of likely significant environmental effects during the construction and operational phases of the Proposed Development in each identified environmental topic area.
- 2.3 Building heights within the immediate vicinity of the PDS range from 4 – 32 storeys. The redevelopment of the First Street Strategic Regeneration Framework Area (FS SRF) area could in time see the delivery of buildings of 40 storeys plus. Beyond the site's immediate context, developments of up to 64 storeys are located within the Great Jackson Street Strategic Regeneration Framework Area which lies beyond the FS SRF to the west.
- 2.4 Development of this scale is considered to respond appropriately to the PDS's highly sustainable, city centre location. The scale of the development already established and that coming forward within the Oxford Road Corridor and the neighbouring First Street.
- 2.5 The DAS describes how the site layout, scale, mass and form of the proposed development has evolved appropriately in response to the PDS immediate and wider context. Key features of the design which demonstrate its responsiveness include:
 - The historic façade of the east elevation of Hotspur Press is retained for its significant heritage value. By retaining the existing eastern façade, the proposal retains the 'visual object' of the 1801 mill and in turn provides a clear link to the site's history.
 - The façade retention proposal will ensure the long-term protection of the existing historic asset and allow its unique architectural presence to be revealed and celebrated. This is in the context of the complex currently being in a significant state of disrepair and in danger of being lost. The celebration of the complex is at the very heart of this proposal and the driver of the design presented.
 - The existing Hotspur Press is made up of several buildings, including ground floor sheds. These sheds will be mostly removed; however part of the roofs (north of the Mill) will be retained and modernised. The retention of this part of the

development provides a covered area, forming a threshold to the new public square.

- The 'tower' element of the proposed development has been deliberately set back from the front façade of the existing Hotspur Press. This generous set back ensures that the existing property, and subsequently the property's heritage, remain a focal point.
- A new public square will be created, through removal of the existing shed structures. The palisade brick wall on the eastern site boundary will be retained in order to provide some natural enclosure. The new public square will have a direct interface with three existing railway arches, with these being revealed by the demolition of the single storey component of the development and the creation of the square.
- Activate the new public realm through the introduction of active frontages at ground floor level. The commercial unit at ground floor has the potential to 'spill' out into the public realm, providing activity and further natural surveillance.
- The Proposed Development has been designed to enable a potential pedestrian connection between the proposed public square and the First Street development to the west to be created.
- The architectural quality and high-quality finish of the Proposed Development relates to the high quality of the developments emerging within the FS SRF area, notably the public realm will continue throughout both developments ensuring a clear, visual link.
- The incorporation of a biodiverse roof to enhance biodiversity and improve the outlook from higher vantage points within and outside of the site.

Effect of Historic Built Environment

- 2.6 This criterion requires applicants to consider the effect of the proposals on the historic buildings, sites, landscapes and skylines. It requires applicants to ensure that any tall building proposals preserve and/ or enhance historic buildings, sites, landscapes and skylines. It also requires that tall building proposals consider:

- World Heritage Sites
- Scheduled Ancient Monuments
- Listed Buildings
- Registered Parks and Gardens
- Archaeological Remains

- 2.7 The application is supported by a Heritage Statement (**ES Volume 2, Appendix 8.1**) which presents an NPPF compliant assessment of the impact of the Proposed Development on the setting and significance of the nearby listed buildings and conservation areas and an assessment of likely significant environmental effects.

2.8 The Statement concludes that:

- The Proposals have been found to result in both moderate direct and indirect harm/loss to the significance and setting of the non-designated Hotspur House. The cumulative impact of the development proposals would have an overall minor-to-moderate adverse impact upon the built historic environment.
- The Proposed Development will make a positive contribution to the vitality of this part of the city centre and the perceived level of harm is outweighed by the public benefits, as documented through all planning documents and summarised in Chapter 10 of the Planning Statement.

2.9 The Heritage Statement has also fully considered the various viewpoints presented within the Townscape and Visual Impact chapter of the ES (**ES Volume 1, Chapter 7**). The Visual Impact Assessment has demonstrated that the Proposed Development would enhance the currently dilapidated character of the streetscape and introduce a sense of cohesion into the area, which is currently defined by the site's historic lack of connectivity to Whitworth Street West, and westwards across the river.

2.10 The Visual Impact Assessment concludes that there will be some temporary adverse effects during the construction of the Proposed Development on the surrounding townscape and at near views. However, once the Proposed Development is fully constructed it will positively enhance the townscape of the area and views.

2.11 Having regard to the conclusions of the Built Heritage Assessment and Chapter 7 of the ES Volume 1 it can be concluded the Proposed Development presents an appropriate design solution that would contribute positively to the city's skyline and not negatively impact the setting of the surrounding built historic environment.

Effect on World Heritage Sites

2.12 The Proposed Development is not within or in close proximity to a World Heritage Site.

The Relationship to Transport Infrastructure

2.13 This criterion requires applicants to consider how the scheme relates to the local transport infrastructure and its level of accessibility.

2.14 A Transport Statement and Framework Travel Plan have been prepared to assess the impacts of the Proposed Development and are submitted to support this application.

2.15 The Transport Statement demonstrates that due to the location of the development and the accessibility of the site by public transport, the proposal is not expected to result in material changes in local network traffic condition within the city centre.

2.16 The Transport Statement concludes that the site is within a highly accessible location, confirming that the PDS is served by a wide range of sustainable modes of transport (tram, train, bus, and cycle route), being in very close proximity to the Metrolink service and Oxford Road Railway Station. It is also within walking distance of key services and facilities in the city centre. The Proposed Development will also include a sufficient provision of secure cycle storage facilities for residents and visitors to store their bicycles (124 student cycle spaces).

- 2.17 One accessible parking space is provided as part of the proposal, which is considered acceptable due to the sustainable location of the Proposed Development.
- 2.18 Having regard to the PDS's highly sustainable location, it is considered that the development of the proposed height is appropriate in this location. Achieving a dense scheme makes efficient and effective use of the site in this regard.

The Architectural Quality of the Building

- 2.19 The PDS's location as a key site in the city centre; its position within the Corridor and adjacent to the FS SRF; and the identified long-standing development opportunity presented by the PDS requires a carefully considered design approach to be taken.
- 2.20 Collectively, these considerations have underpinned the design evolution of the Proposed Development. The architectural design of the Proposed Development is fully expressed within the accompanying DAS, which demonstrates that:
- The tallest element of the proposed development is set back from the retained façade of the Hotspur Press building. This is to ensure that the proposed tower does not appear to visually overbear on the Hotspur Press building, itself an important piece of Manchester's history. It is essential that the new build element of the proposed development maintains and enhances the established relationship with the existing building and the wider area.
 - The proposed development considers the importance of this site and the potential to link into First Street, through the provision of a new public square. The proposals will deliver a form of development which complements that coming forward in the wider First Street area, continuing to further the area's reputation for design quality and a place making focus.
 - All residential apartments meet and/or exceed Manchester's the Space Standards¹.
 - The material chosen for the Proposed Development allows the development to respond to the established and emerging context of the area. The palette of the building has been chosen to provide a clear, visual relationship within the existing context and history of the PDS.
 - Incorporation of a biodiverse roof and amenity spaces for the benefit of residents and biodiversity.
- 2.21 The considerations listed above demonstrate that the Proposed Development responds positively to its surroundings and is of a suitable high-quality design.
- 2.22 Design quality has been a key focus throughout the development of the proposed development. The delivery of a significant development of high architectural quality along with a high-quality public realm which is wholly reflective of the prominence of the site's location and heritage value. The proposed development will active a currently

¹

Manchester City Council Residential Quality Guidance, March 2017

disused outdoor space, providing high-quality public realm, active frontages and the opportunity for communal/social activities.

The Sustainable Design and Construction of the Proposal

- 2.23 This criterion requires tall buildings to set exemplary standards in design because of their high profile and local impact.
- 2.24 The Proposed Development sets high design standards, which are set out within the D&AS, the Environmental Standards Statement (ESS) and Energy Strategy which accompanies this planning application.
- 2.25 The ESS confirms that the design of the Proposed Development conforms to best practice sustainability criteria applicable to this development. Key sustainability features of the proposed development include:
- The proposed development is targeting a minimum BREEAM rating of “Excellent” under the BREEAM 2018 New Construction scheme, which requires a score of at least 70% and compliance with certain minimum standards.
 - The proposed development will aim to reduce the overall consumption of water within the building, in order to limit the resource requirements and ensure that any future impact of water scarcity is limited by the features within the scheme.
 - The proposed strategy will be water efficient, incorporating measures to reduce potable water consumption through efficient fixtures, and careful management strategies.
 - All materials, where viable, will additionally be procured through sustainable sources and products will be preferred with environmental certification such as BES6001 and ISO14001 certified supply chains.
- 2.26 The Low and Zero Carbon Assessment (Energy Statement) demonstrates that the proposed scheme will improve the sustainability and environmental performance of the built environment by increasing energy efficiency, reducing CO₂ emissions, generating energy services efficiently and implementing building integrated Low or Zero Carbon (LZC) technology when compared to a notional equivalent scheme.
- 2.27 The proposed development demonstrates that a range of measures have been embedded which seeks to ensure the delivery of a sustainable development in accordance with local and national objectives.
- 2.28 In addition to the energy measures incorporated, the proposed development seeks to make effective use of previously developed land and is situated in a highly sustainable location. In order to maximise the PDS location, the proposed development incorporates secure cycle storage for residents/occupants. The Framework Travel Plan established a strategy for the Proposed Development which seeks to promote and maximise the use of sustainable travel patterns.

The Credibility of the Design

- 2.29 This criterion acknowledges that tall buildings can be expensive to build but expects that the architectural quality is not diluted through the process of procurement, detailed design and construction.
- 2.30 Manner's roots are firmly established in the development of regenerative city centre projects. Working with local communities and stakeholders, Manner are driven by a vision to transform outmoded buildings into exceptional places that will carve the trajectory of the urban landscape for generations to come.
- 2.31 Manner understand the importance of heritage assets such as The Hotspur Press and their track record speaks to an unwavering dedication to deliver buildings of the highest architectural integrity, which respect the historical significance of their local areas, yet embrace modern city living.
- 2.32 Manner is committed to maintaining a dialogue with the local community throughout the determination of the application and beyond to explore how these beneficial aspects of the development can be optimised to support its aim of being a positive contributor to and part of the neighbourhood.
- 2.33 Acting as both Developer and Operator, Manner take a long-term approach, meaning they value the importance of building strong relationships with local residents, ensuring they create places which are deeply rooted to their neighbourhoods and that enable diverse communities to flourish. In doing so, Manner recognise the positive Regenerative Value Creation this can deliver for our people, places and planet.
- 2.34 The proposed development has been designed to the highest standard; this is evident through the development of the architectural plans and drawings and the DAS. The proposed development has undergone a significant pre-application process, including meetings with Council officers and a formal consultation, comprising a webinar and the launch of a website.
- 2.35 The proposed development has responded positively to feedback from the local community and Council officers.
- 2.36 The proposed development has been developed with input from a highly experienced and comprehensive team of specialist consultants who are experienced in advising on all aspects of tall buildings and hold the relevant technical qualifications to do so. The below table confirms the team and items/disciplines covered as per planning submission:

Title	Author
Application Forms and Certificates	Turley
Planning & Tall Building Statement	Turley
Design and Access Statement (including Accessibility Statement)	Hodder and Partners
PBSA Assessment of Need	Knight Frank

Air Quality Assessment	Tetratech
Transport Assessment	Curtins
Interim Travel Plan	Curtins
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	LK Group
Preliminary Ecological Appraisal	Estrada Ecology
Bat Activity Survey Report	Estrada Ecology
Black Redstart Report	TEP
Blue Green Infrastructure Strategy	Macgregor Smith
Waste Management Strategy	Tetratech
Broadband Connectivity Assessment	Pager Power
Terrestrial TV Baseline Survey	Pager Power
Crime Impact Statement	GMP
Environmental Standards Statement	Hoare Lea
Circular Economy Statement	Hoare Lea
Energy Strategy Report	Applied Energy
Student Management Strategy	Fresh
Statement of Community Engagement	Turley Strategic Communications
Fire Strategy Statement	Bureau Veritas
Interim / Outline Construction Management Plan	Third London Wall
Archaeological Desk-Based Assessment and Written Scheme of Investigation	Salford Archaeology
Structural Survey	Civic Engineers
Flood Risk and Drainage Strategy	Civic Engineers
Viability Appraisal	CBRE
Heritage Assessment	Heritage Architecture
Environmental Statement	Turley EIA

- 2.37 The DAS expresses how the design of the proposed development responds appropriately and positively to the PDS, Corridor Manchester and FS SRF.
- 2.38 The proposed development presents a unique project which will maximise the development potential of the PDS, respond to market demand, embrace the Site's unique heritage and contribute towards the delivery of key MCC's policy objectives and other statutory requirements.

The Contribution to Public Space and Facilities

- 2.39 This criterion requires developments to interact with and contribute positively to the surroundings at street level, particularly in relation to the public realm.
- 2.40 The proposed development achieves this objective by seeking to:
- Create a new public space through removal of the existing shed structures. The palisade brick wall on the eastern site boundary will be retained in order to provide some natural enclosure to the public realm. The wall will be cleaned and perforated to provide definition between the public realm and the highway (Gloucester Street/ Cambridge Street). In future, there is scope for the railway arches to be opened up, providing a link directly to Whitworth Street.
 - Introduce high-quality design into the public realm by extending the hardscape from First Street and inputting meaningful greening and tree planting. The public realm will provide a place for the local community to sit and stroll.
 - Open up the link to the neighbouring First Street development.
 - Activate the new public realm through the introduction of active frontages at ground floor level. The commercial unit at ground floor has the potential to 'spill' out into the public realm, providing activity and further natural surveillance.
- 2.41 The proposals will provide a significant contribution to the wider Public Realm of the FS SRF area. The high-quality public realm scheme will play an important role in knitting together developments and facilitating a joined-up, walkable city.
- 2.42 The overall quality of the design is exceptionally high and the resultant-built environment created will be a significant improvement on the existing situation.

The Effect on the Local Environment

- 2.43 This criterion requires an assessment of environmental factors such as microclimate, overshadowing, vehicle movements and the environment and amenity of those in the vicinity of the building.
- 2.44 Assessments have been undertaken in respect of ecology, townscape and views, built heritage, air quality, noise and vibration, wind and microclimate, daylight and sunlight, solar glare, socio-economics, human health, and climate change to establish the impact which the Proposed Development will have on the local environment.
- 2.45 Some of these assessments are presented as individual chapters within the Environmental Statement (ES Volume 1). A summary of their conclusions is provided within the Non-Technical Summary (ES Volume 3). Other assessments are presented as stand-alone reports to support the planning application and a summary of these assessments is detailed within Chapter 7, 8 and 9 of the Planning and Tall Buildings Statement.
- 2.46 Each of the Technical Chapters 7 – 14 reports the output of the assessment through residual and likely significant effects, inclusive of a summary. All likely residual and

significant effects across the ES are summarised for both the construction and operation stages in Table 16.1 and Table 16.2, respectively.

Where Technical Chapters have identified individual level of effects for specific sensitive receptors for an assessed effect, each level of significance concluded has been stated in Table 16.1 and Table 16.2 and the greatest level of impact has been considered when considering the effects as a whole (i.e. to all receptors)

In summary:

- During construction, there are two significant adverse residual effects (for built heritage and noise and vibration) and no significant beneficial effects; and
- During operation there are three significant beneficial effects (for townscape and visual and socio-economics and human health) and one significant adverse effect (for built heritage).

2.47 Collectively the assessments of environmental factors demonstrate that the scheme will not result in any materially significant adverse effects subject to specified mitigation measures.

Contribution Made to the Permeability of the Site

2.48 This criterion requires a contribution to be made to the permeability and legibility of the wider area and opportunities to offer improved accessibility. As described above, the proposal delivers a high-quality public realm designed to significantly enhance connectivity from the PDS and surrounding areas, specifically First Street. The active frontages provided by the development will enhance activity and natural surveillance to the area. The public realm will also include landscaping, furniture and natural enclosure, ensuring that people feel safe and are encouraged to fully utilise the space.

2.49 This enhancement of the site's permeability fully aligns with the development principles established for the PDS through the FS SRF and will provide a significant contribution to the overall environment.

The Provision of a Well-Designed Environment

2.50 This criterion requires the quality of life of those who use the buildings, including function, fitness for purpose, and amenity to be taken into consideration. Further, it requires local authorities to consider a range of broader issues including ease of access, means of escape and public safety requirements.

2.51 The PDS location within the city centre and proximity to key amenities are of great importance. The Proposed Development responds appropriately to the PDS location and will provide a well-connected development that provides access to employment and social opportunities – all within walking distance.

2.52 The proposed development will deliver high-quality internal and external amenity spaces. The proposal includes significant amenity space for occupants throughout the development. This includes a gym, games room, tv/cinema room, study room and designated break-out spaces. A lounge, winter garden and mezzanine are provided at ground floor. The scheme also includes laundry facilities.

- 2.53 The development will meet the relevant Building Regulations requirements relating to building safety and risk, including in respect of accessibility and emergency access and egress.

3. Conclusion

- 3.1 This TBS has taken into consideration all the criteria set out within the CABE Guidance on Tall Buildings (2007) and the Historic England Advice Note 4: Tall Buildings. It has concluded that the Proposed Development has taken account of each criterion through the various reports included within the planning application and assessments in the Environmental Statement.
- 3.2 In summary, the TBS concludes the Proposed Development achieves the following:
- The PDS is sustainably located in relation to transport infrastructure, being in a very accessible part of the city centre and is therefore suited to very high-density development.
 - The Proposed Development is of an appropriate architectural style which is consistent with and reflects the high-quality developments emerging within the FS SRF area.
 - The Proposed Development is deliverable, and the architectural design is appropriate for its intended purpose.
 - The Proposed Development embraces the surrounding public realm providing link to First Street, provides an active frontage and enhances and enlivens the street scene.
 - The development will achieve the requisite sustainability standards required by Manchester City Council.
 - The development will not result in any material impacts on the local microclimate as evidenced through supporting documents submitted as part of the application and within the Environmental Statement, subject to appropriate mitigation measures being incorporated.
 - The Proposed Development will restore a disused site and replace aspects of Hotspur Press which detract from the experience and environmental quality of the locality.
 - The Proposed Development will meet the needs of its user groups (both active and passive).
- 3.3 Overall, the Proposed Development would deliver a high-quality addition to the City and achieves full compliance with respect to the MCCs policies for the development of tall buildings.

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