talbot mill

DESIGN & ACCESS STATEMENT (DAS) ADDENDUM

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talbot mill

This report is to be read as an appendix to the design & access statement issued as part of the main application (September 2017). It summarises amendments made to the design since the original application was submitted. These changes are in part to simplify complex site logistics, rationalise structural design solutions and to improve construction sequencing. The proposals bring a positive change for the betterment of the development, including a more sensitive approach to the existing mill buildings, along with more retention of the existing building fabric.

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01 introduction

01.01 summary

consented scheme

The original application for Talbot Mill was submitted in 2017 with an NMA (section 96a) and variation of condition (section 73) submitted a year later that included some minor design changes. This document is intended to provide comparisons between the original application and the amended design being resubmitted as part of a new S73 application.

The summary below provides a time line of applications and approvals:

consented scheme

Original application

application ref: 117595/FO/2017

submission date: 05 10 2017

granted: 22 03 2018

—

NMA (section 96a)

application ref: 121350/NMC/2018

submission date: 11 10 2018

decision notice: 08 11 2018

Variation of condition (section 73)

application ref: 121351/JO/2018

submission date: 11 10 2018

decision notice: 13 02 2019

—

start on-site: 26 06 2020

01.02 existing site photo

ellesmere street





02 design comparison

02.01 design comparison - previous applications

original application (2017) vs. S73 application (2018)

Following approval of the original application (2017), during detail design development there were a number of minor design changes. These were captured as part of the aforementioned s73 application. The main items including the following (as listed on the approval letters):

- fenestration changes to new build and extension to mill 01

- additional windows to outrigger [mill 02]

- increase in height of mill parapets and roof top extensions

- increase in height of new build

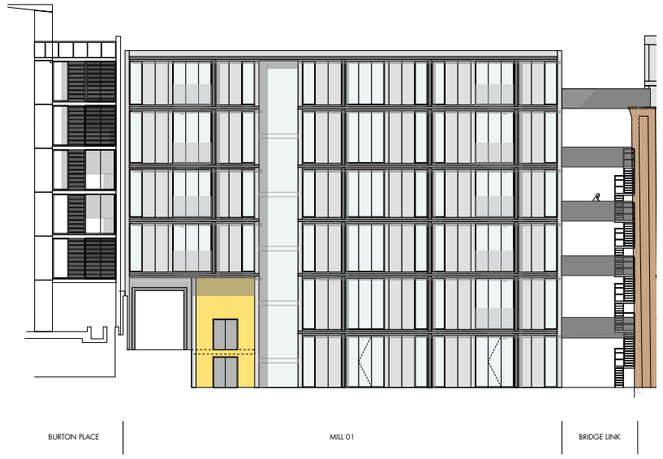
- relocation and extension of time keeper's lodge

- landscape changes

The landscape changes were driven by the construction sequencing of the mill 01 rear extension. In order to gain access to the rear elevation, the time keeper's lodge needed to be relocated. This resulted in the re-design of the ramp access and setting out of ancillary areas.

The increase in height of each of the building was attributed to a more detailed analysis of minimum floor and roof build-ups, along with maintaining minimum clear headroom in new build elements (e.g. roof top extensions).

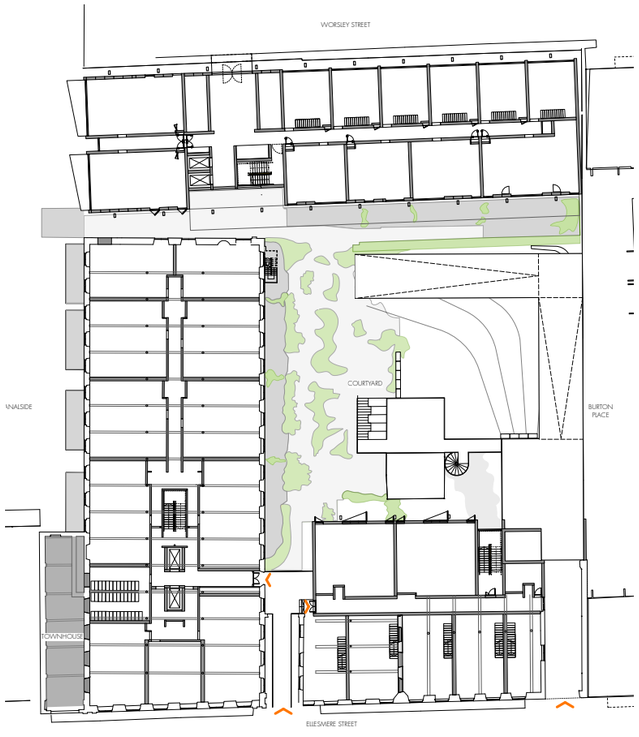
The development of fenestration setting out and operation were also revisited to ensure they met the requirements of internal spaces in terms of minimum purge ventilation as well as ease of operation (i.e. height of ironmongery/opening type etc...).



original application (2017)
mill 01 north elevation



s73 application (2018)
mill 01 north elevation



original application (2017)
site plan - level 00



s73 application (2018)
site plan - level 00

02.02 design comparison - previous applications cont...

original application (2017) vs. new S73 application (2022)

The list below summarise key design changes made to the development as part of this application. These changes are illustrated on the following pages using a series of comparative drawings.

mill 01

- retain existing rear facade

- removal of rear extension

- single storey roof extension (as per consented scheme)

- removal of outrigger

- new stair + lift core

With the omission of the rear extension to mill 01, the intent is to retain the entirety of the existing building fabric. This effectively reduces the overall floor area and total no. of apartments that can be accommodated. The footprint of the rear extension will now be absorbed back into the communal courtyard area. The retention of the courtyard facade is a more sensitive approach to the development. Due to the poor structural condition of the existing outrigger, it will need to be demolished. We propose to use this as an opportunity to express the insertion of a new stair + lift core within the building. Accessibility arrangements are outlined later in this report.

An additional single storey roof top extension is still proposed, albeit the footprint of this is significantly reduced compared to the previous scheme.

A new stair and lift core will be introduced within the footprint of mill 01. Consequently the bridge links between each building will be removed from level 01 upwards. Removing the bridges will improve the visual connection from ellesmere street into the courtyard. It is still proposed to retain the bridge link directly from ellesmere street as this is used as primary access into the development.

mill 02

- retain existing roof

- add windows to upper level of existing building

- single storey roof extension

- removal of outrigger over town house

Similarly with mill 01, the revised design seeks to retain the majority of existing structure that was previously demolished to facilitate the consented scheme. This includes the roof, that previously was removed to enable the construction of 3no. new floors built from level 03 and set back from the existing facade. Instead, only a single storey roof top extension is proposed with residential accommodation to level 03. As there is no longer a set back at level 03, windows will be reintroduced to the facade, completing the monolithic massing of the building.

The outrigger on the west elevation above the adjacent town house will need to be removed due to being in a poor structural condition. It is not proposed to re-build the outrigger. Windows will be introduced in the same position as existing openings ensuring alteration works to the existing fabric are kept to a minimum.

By removing the bridge links from level 01 upwards, the corridor connecting with mill 02 core can be returned to residential accommodation. To maximise the efficiency of the internal layout, this has resulted in a rearrangement of units fronting ellesmere street.

landscape

- redesign of ancillary areas + access ramp

- sub-station moved into landscape

- retain original location of time keeper's lodge

With mill 01 rear extension omitted, the courtyard area increases in size significantly. This will have a positive impact on the development as residents will have access to more communal amenity space.

Previously, the sub-station and a number of ancillary areas were located inside of mill 01. To minimise works to the existing building, it is proposed to accommodate all ancillary and service areas as part of a new podium structure, built wholly within the courtyard. This includes the sub-station, tank room, central bin store and cycle store. In doing so, it is no longer proposed to dig out the ginnel.

By way of paying homage to the historic time keeper's lodge, we propose to re-build it within the vicinity of it's original location as part of the new podium structure.

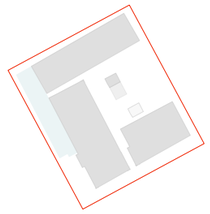
Exterior Architecture will be developing a new design for the courtyard. Further information can be found later in this report.

new build

- no change (as per consented scheme)

02.03 site plan comparison - consented

mill 01 + 02, new build and courtyard landscape



mill 01

- rear of building demolished

- new rear extension

- sub-station within footprint of mill 01

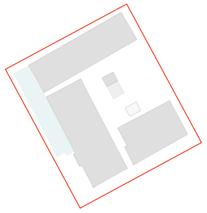
landscape

- time keeper's lodge relocated



02.04 site plan comparison - proposed

mill 01 + 02, new build and courtyard landscape



mill 01

- rear of existing building retained

- sub-station moved to courtyard

- duplex units omitted

mill 02

- reconfigured apartments to ellesmere street

new build

- as per consented scheme

landscape

- time keepers lodge positioned in vicinity of original location



key

- 1b/1p
- 1b/2p
- 2b/3p
- 2b/4p
- 1b duplex
- 2b duplex

02.05 site section - courtyard

through courtyard, new build + mill 01

consented

mill 01

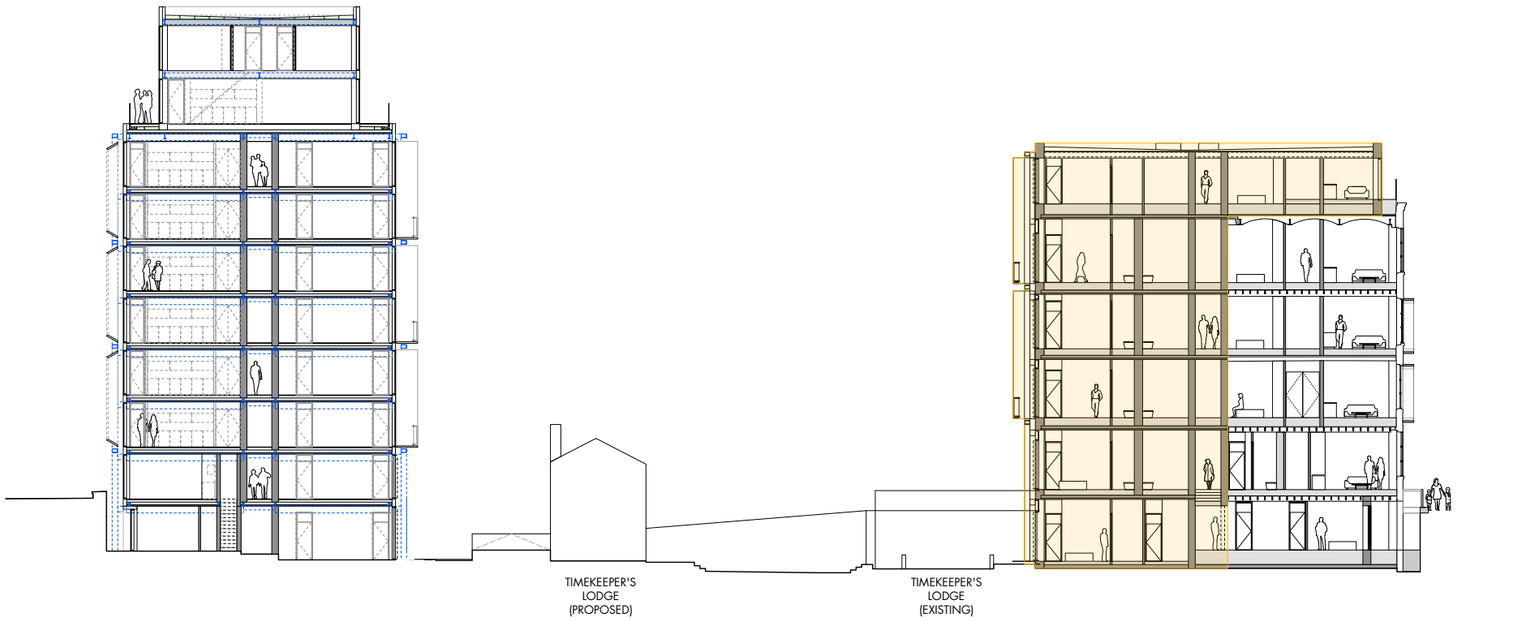
- single storey roof extension

- rear of existing building demolished

- new rear extension

landscape

- time keeper's lodge relocated



extent of new build

proposed

mill 01

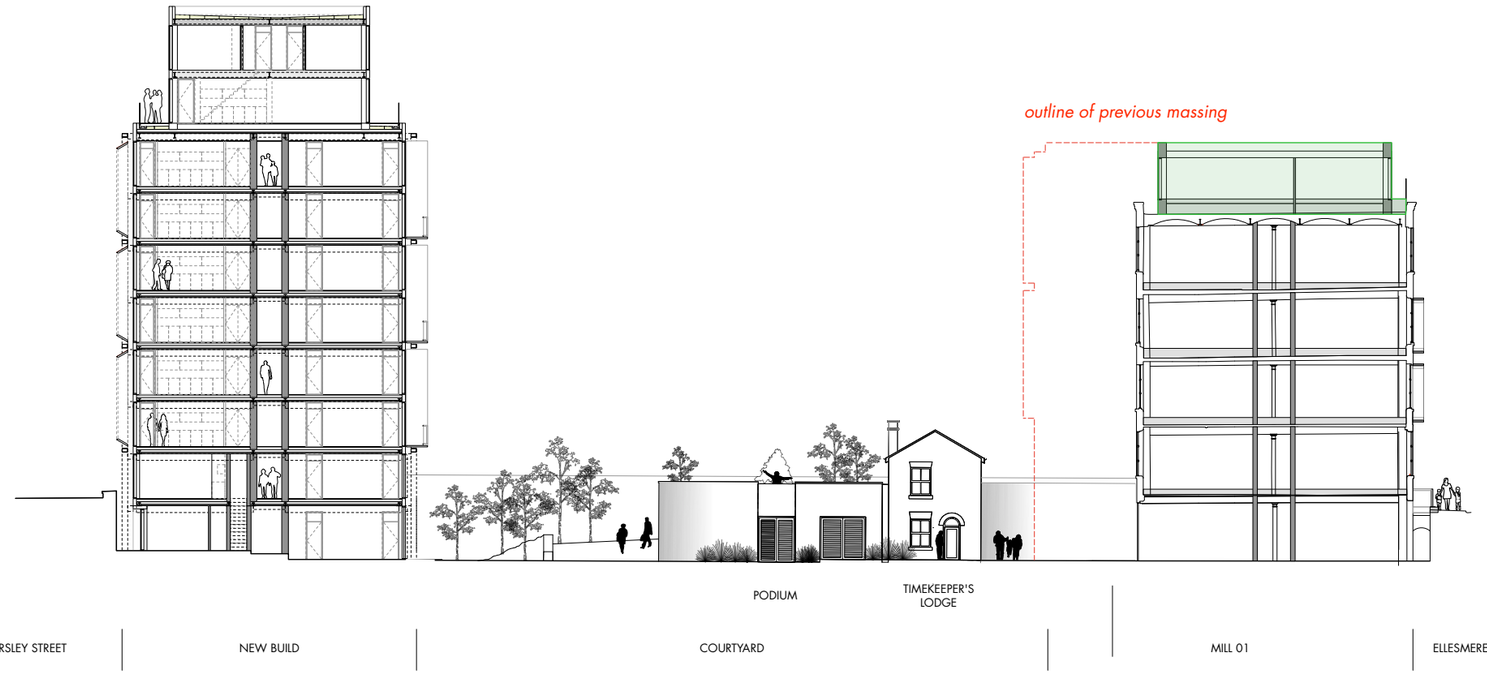
- single storey roof extension

- rear of existing building retained

landscape

- retain time keeper's lodge in vicinity of original location

- new podium feature



extent of new build

02.06 site section - mill 01 + 02

through mill 01 + 02

consented

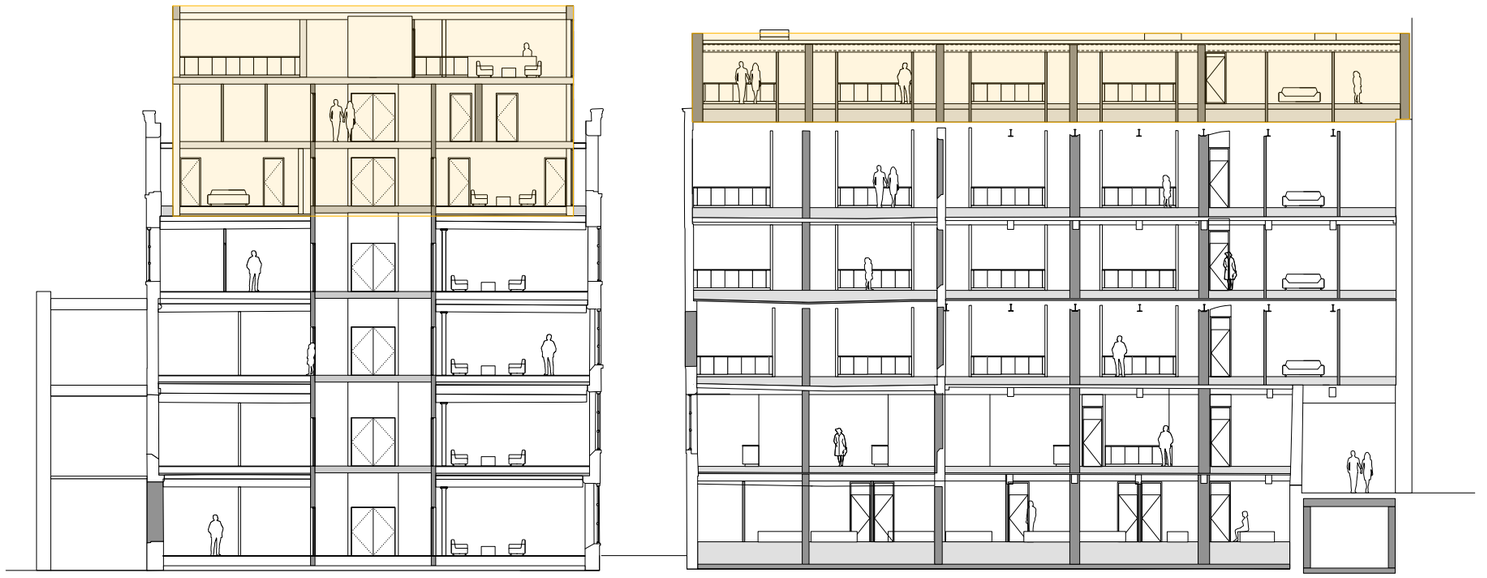
mill 01

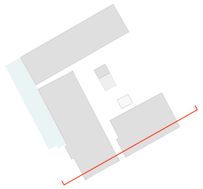
- single storey roof extension.

mill 02

- removal of existing roof and upper level windows

- addition of new 3 storey extension





extent of new build

proposed

mill 01

- single storey roof extension

mill 02

- existing roof retained

- upper level windows added

- single storey roof extension

extent of new build



02.07 elevation - canal branch

mill 02 west elevation comparison

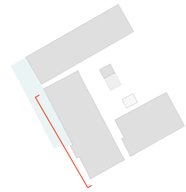
consented

mill 02

- removal of existing roof and upper level windows

- addition of new 3 storey extension





proposed

mill 02

- existing roof retained

- new upper level windows added

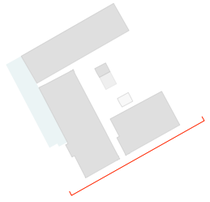
- single storey roof extension

- outrigger demolished



02.08 elevation - ellesmere street

mill 01 + 02 south elevation comparison



consented

mill 01

- single storey extension

mill 02

- removal of existing roof and upper level windows

- addition of new 3 storey extension



proposed

mill 02

- existing roof retained

- upper level windows added

- single storey roof extension

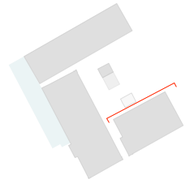
msc.

- bridge links to level 01 and above removed

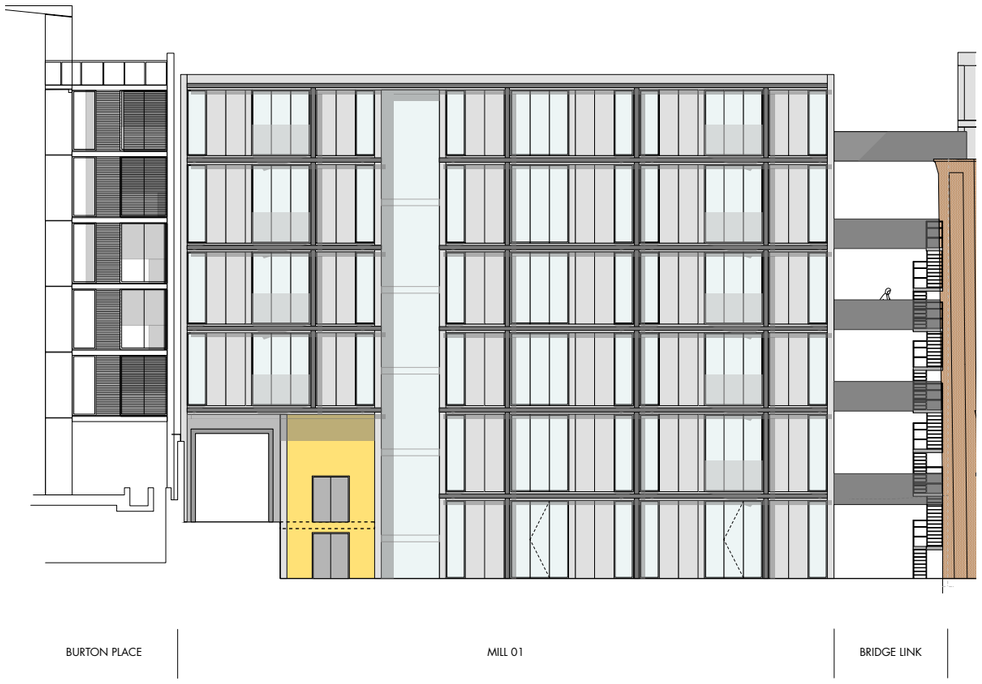


02.09 elevation - courtyard - mill 01

mill 01 north elevation comparison



consented



proposed



original proposal

- rear of existing building demolished
- new rear extension
- sub-station within footprint of mill 01

design amendments

- existing facade retained
- outrigger demolished
- fixed glazing to existing openings
- existing fire escape stairs retained
- existing ginnel entrance enlarged

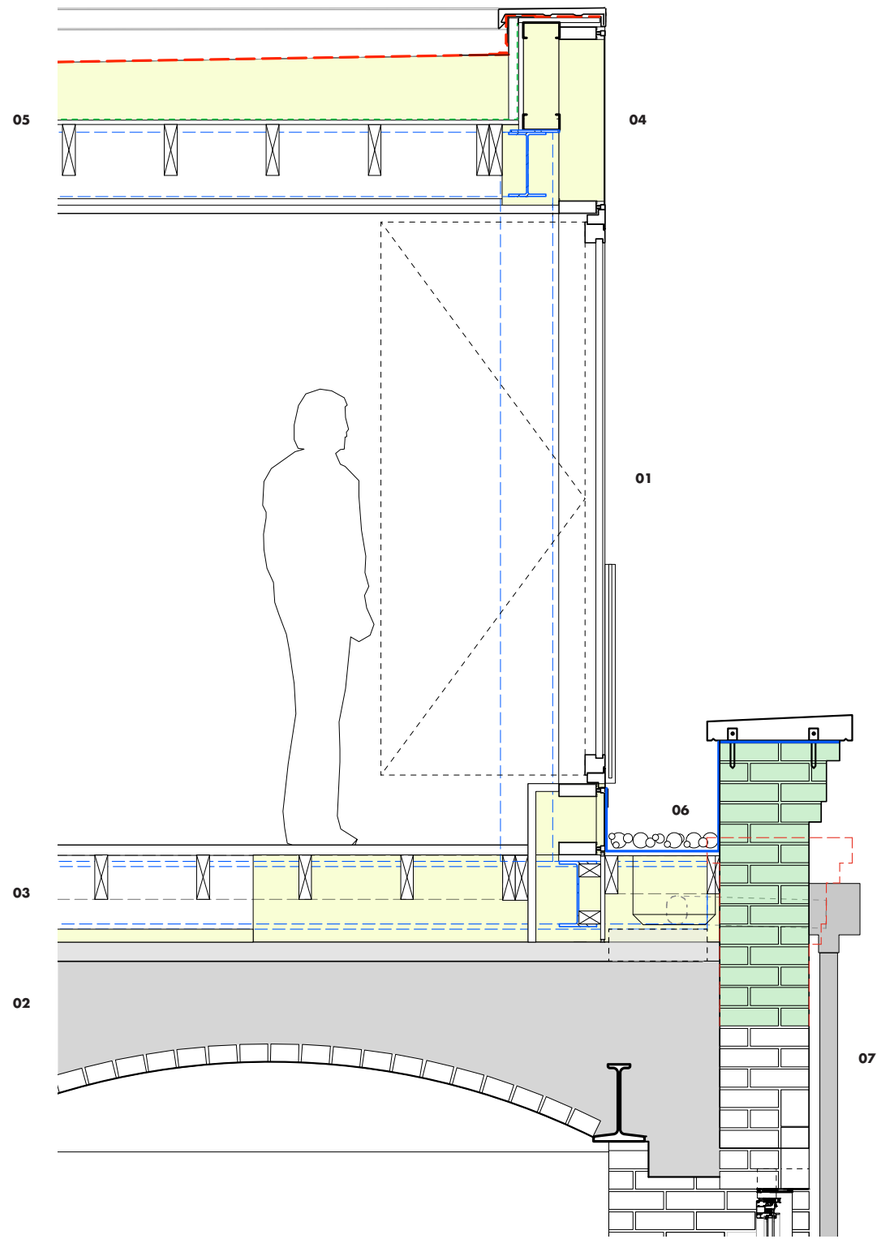
02.10 mill 01 + 02 roof top extension

detail development

single storey roof top extension

As part of the mills design evolution to incorporate roof top extensions, a structural strategy has been developed to explore the support structure. This proposal comprises of a new steel frame lattice built just above the existing roof. This is supported from existing column positions and brick piers on the external facade. This structure affords flexibility to accommodate a set back to a new facade line that ensures the new intervention reads recessively to the main building elevation. As part of this strategy, all existing parapets would need to be raised in height to enable robust detailing of key interfaces.

There will be no means of access onto the roof other than for maintenance access. A newly formed gutter will run around the perimeter of the extension to capture driving rain running off the building.



key

01 side hung opening light (open in)
- w/ external glazed juliette

02 existing jack arch roof construction

03 new steel frame structural zone

04 new external wall

05 new roof

06 gutter

07 hopper + RWP

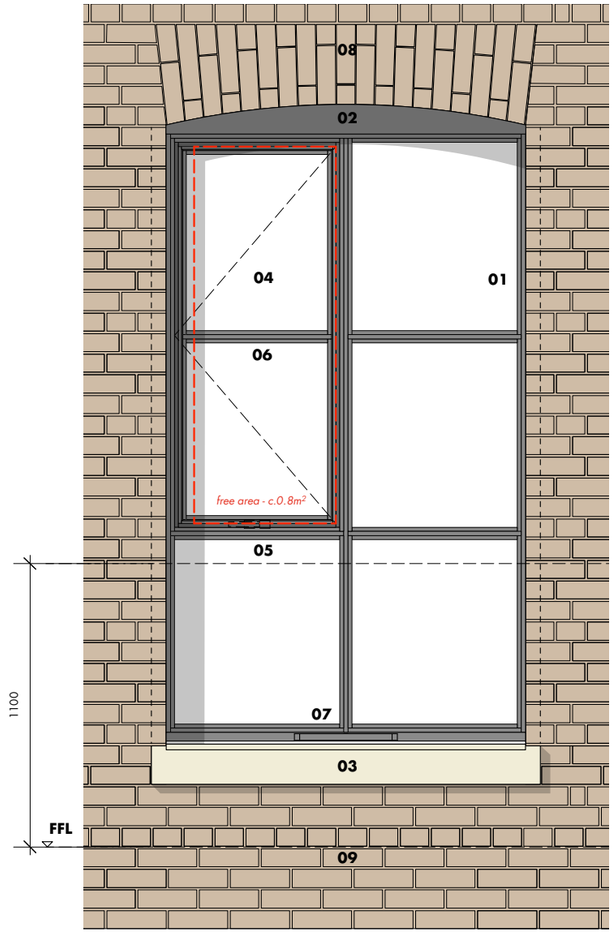
raised parapet
- w/ new coping stone

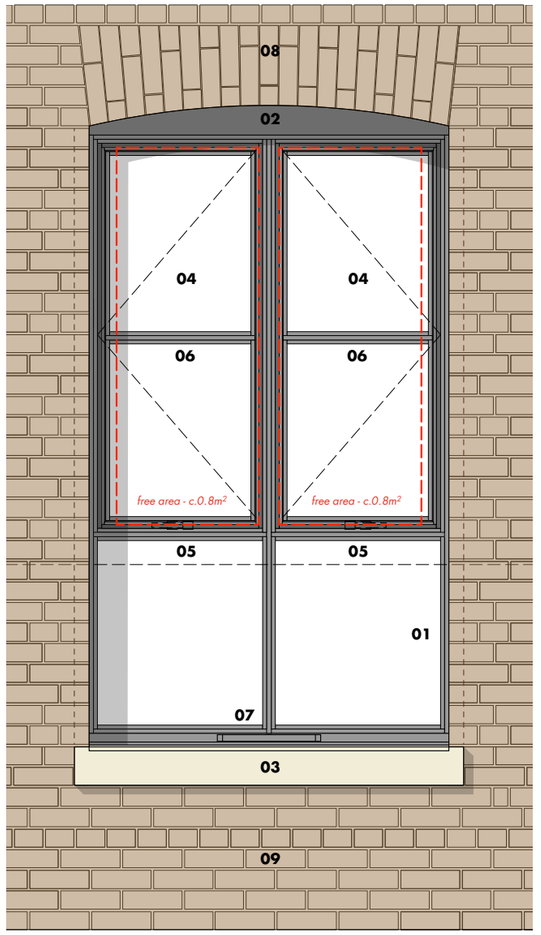
02.11 window types - mills

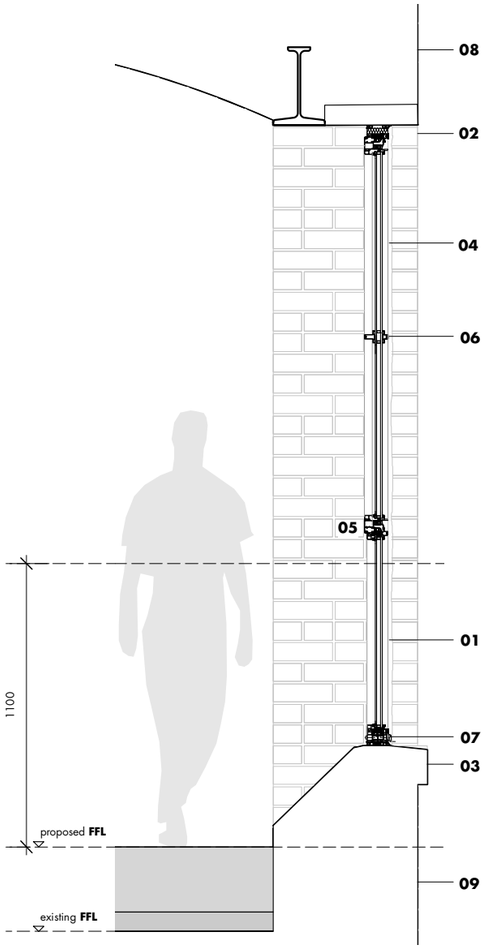
typical types

All existing windows in the mill buildings will be replaced with new aluminium casements. The new casements will match the existing 6 pane split with a number of opening light combinations i.e single/double or fixed. Each opening light will open inwards due to ease of operation and for cleaning/maintenance.

Due to the relatively low existing cill height, combined with the introduction of a new raised floor, the lower two panes will be fixed to provide fall protection up to a minimum height of 1100mm.







key

01 aluminium slim line window system
02 aluminium infill flashing (insulated)
03 existing stone cill
- repair/replacement to be undertaken as required
04 inward opening light
05 ironmongery
- located centrally to bottom transom of opening light
06 dummy transoms to create desired pane split
07 trickle vent
08 existing brick arch to window head
09 existing brick wall
10 existing chamfer brick reveal/cill

02.12 access

inclusive design - access to building

Primary access into the site for all residents is via the new cut through between mill 01 + 02 (green arrow). This provides an AD M compliant ramp access via a bridge link into level 00 in both mills (orange arrows). From here residents can use a lift to access all levels. Due to the constraints of existing site levels relative to the existing internal and proposed floor levels, stepped access is required to units in both mills on level 00 (15no. in total).

The new build element in the north of the site can only be accessed from Ellesmere street, either via mill 02 core (for disabled users) or alternatively, a secondary means of access is provided via the ginnel (red arrow/route). Worsley street in the north of the site is under private ownership, therefore there are no rights of access from here into the site. Further discussion with key stake holders is on-going to review the aspiration of providing a pedestrian access point into the new build directly from Worsley street, however the current access strategy does not rely on this being implemented.

Circulation between levels in the central courtyard area is provided within the footprint of the re-built time keeper's lodge (blue arrow/route). Access to the podium is via a stair or platform lift (for disabled users). Again due to site constraints, it is not possible to accommodate an AD M compliant ramp gradient as part of the vehicular/pedestrian access ramp along the eastern boundary. Instead a stepped approach has been incorporated (06).

For additional information, reference should be made to pg. 56 'inclusive design' in the original DAS report.



key

01 main entrance from ellesmere street
02 secondary entrance via ginnel to courtyard
03 bridge link accessed directly from ellesmere street (AD M compliant ramp)
- repair/replacement to be undertaken as required
04 core (stair + lift)
05 time keeper's lodge with stair + platform lift
06 stepped access from ramp to podium

02.13 access

inclusive design - access to and use of building

The development has been designed in accordance with regulatory guidance and promotes the principles of inclusive design. This includes compliance with BS 8300-2:2018 and Approved Document M of the building regulations.

Where applicable, Design For Access 2, (published by Manchester City Council, 2003) has been used as a reference document. Some of the information within the document had since been superseded by more up-to-date regulations which will take precedence.

Whilst the scheme has been designed to be inclusive to meet the needs of all residents, with min. 15% . of units complying with Approved Document M4(2) - 'accessible and adaptable dwelling' (note: MCC require min. 10% of the units to be DDA compliant) some units within the proposal will not be fully adaptable due to the constraints of the existing building fabric. These will however be designed to M4(1) 'visitable dwelling' standards.

For additional information, reference should be made to pg. 56 'inclusive design' in the original DAS report.

03 landscape

03.01 landscape podium - photos

site photographs







original photo c. 2017-2018

A single storey building abutted the north elevation of the time keeper's lodge. The existing ground rose steeply around the side and back of the lodge, effectively gaining access to the upper level from outside. The design of the new landscape podium seeks to replicate this relationship by effectively exposing the entirety of the south + west elevations the north and east being wrapped by the structure.

current condition 2022

Since the original site photos were taken, there has been a significant amount of demolition and remedial work undertaken throughout the buildings and within the courtyard. Materials from the demolished time keeper's lodge have been collected and stored on site. This includes the bricks and roofing slate.

03.02 landscape podium - plans

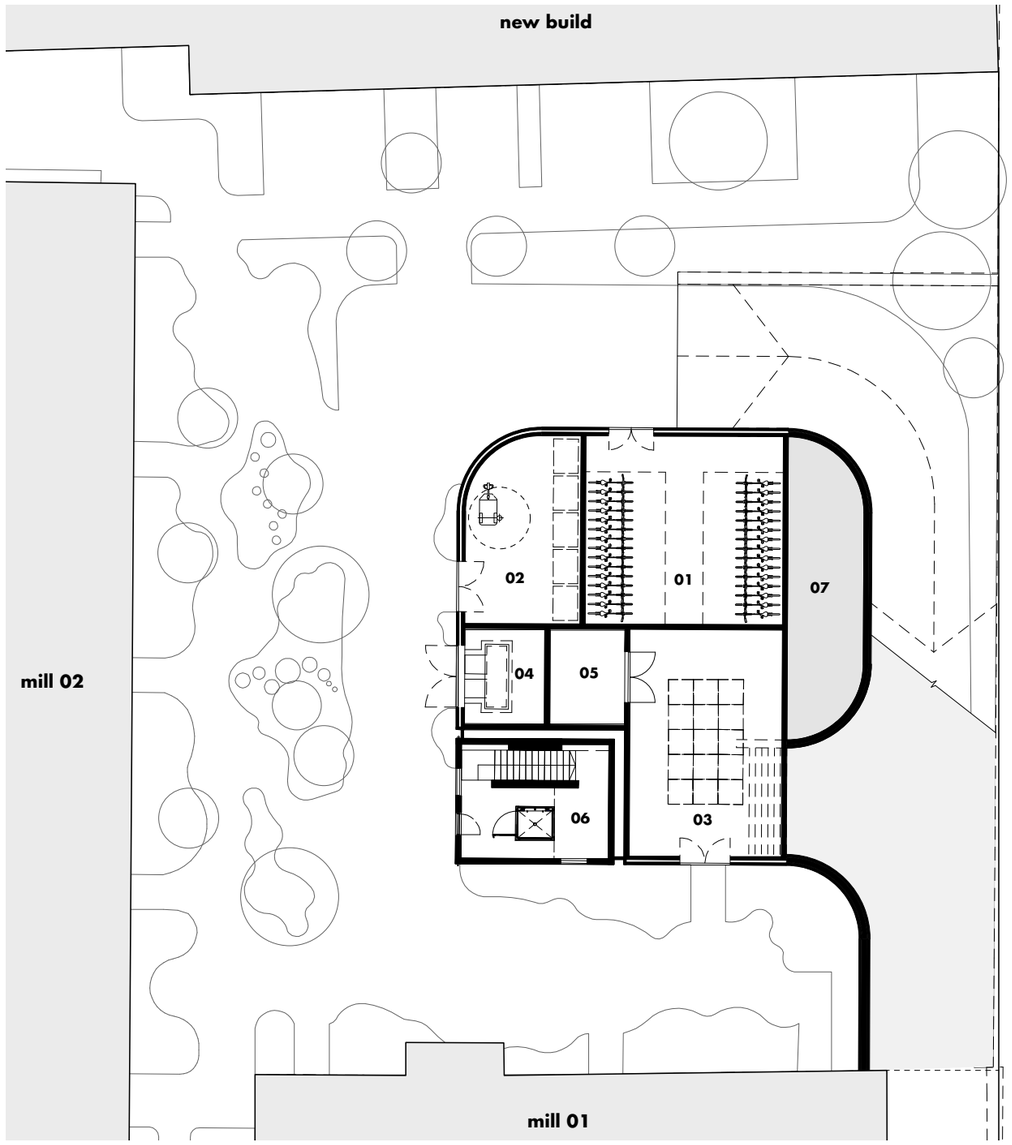
level courtyard + level 00

With the omission of mill 01 rear extension, the proposed podium structure would accommodate all ancillary areas. The relationship and massing of this new structure has been designed to reflect the original condition. Within this layout, it is proposed to position the time keeper's lodge within the vicinity of the original location.

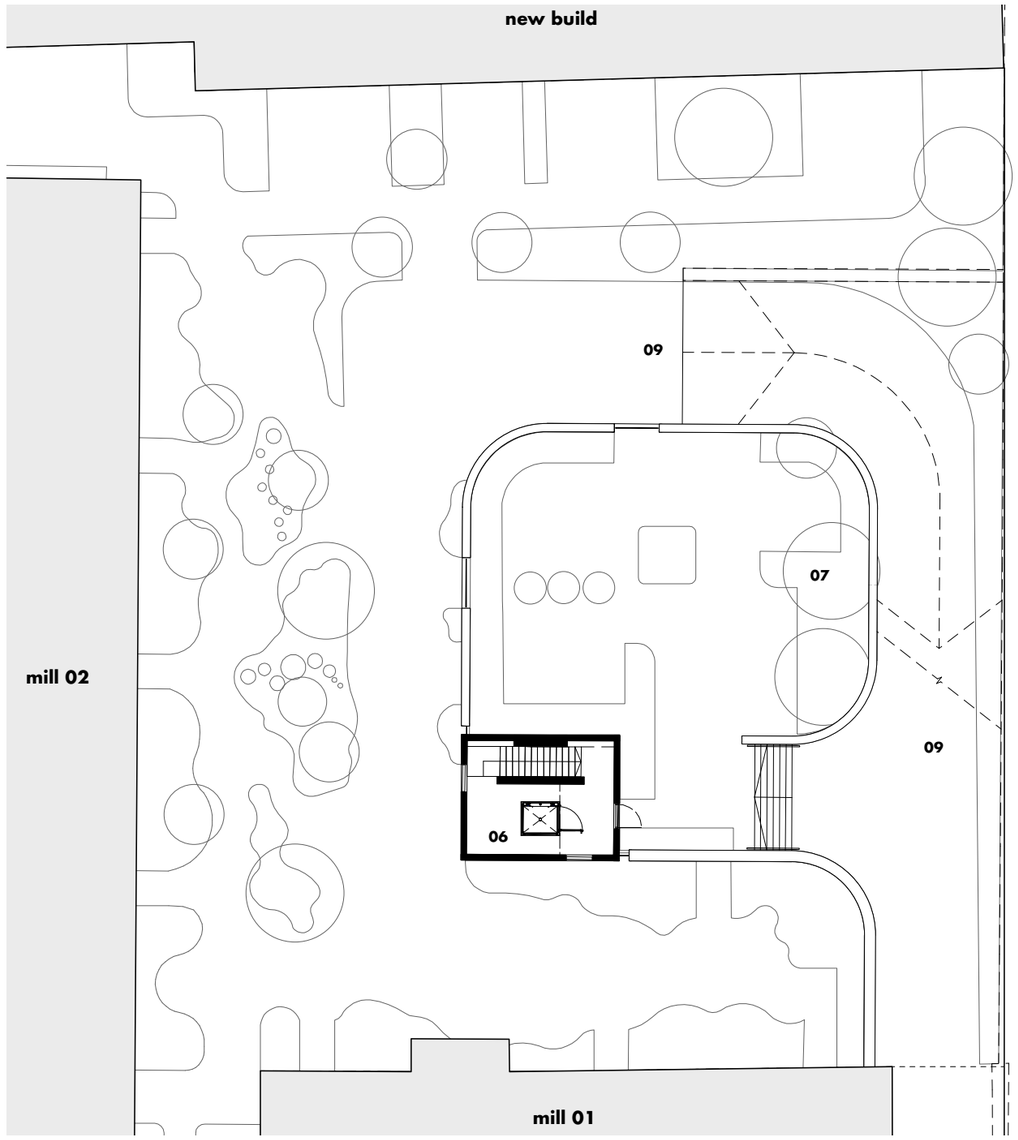
key

01	cycle parking
02	bin store
03	service room
04	sub-station
05	switch room
06	time keeper's lodge
07	tree pit
08	podium
09	ramp access

level courtyard



level 00



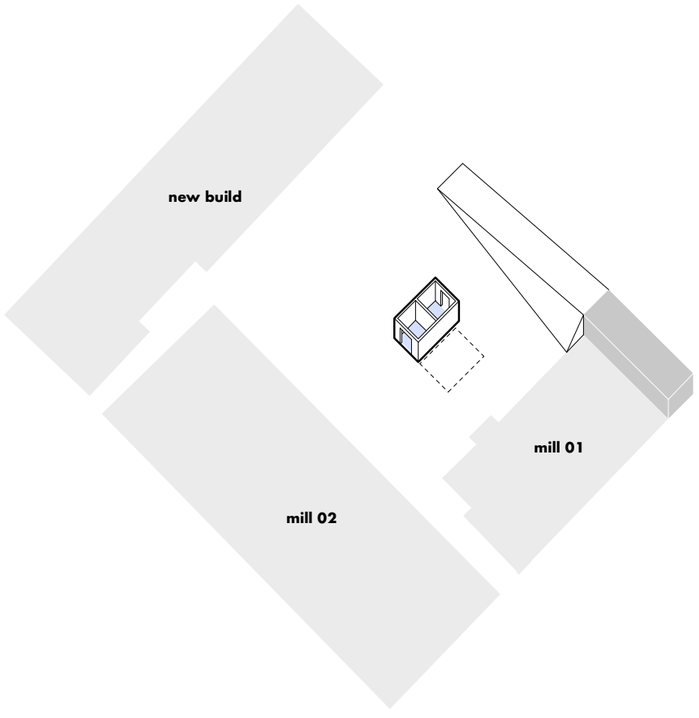
03.03 landscape podium - sequencing

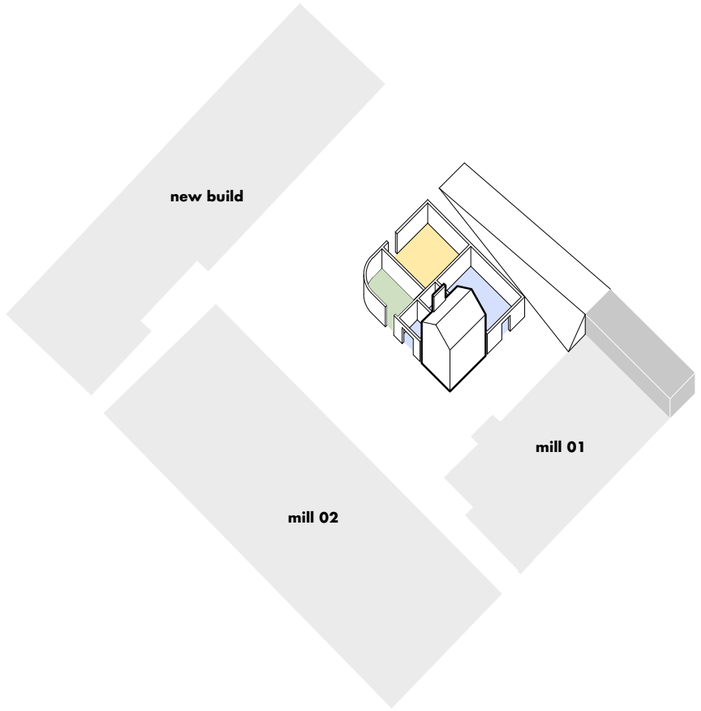
construction sequencing

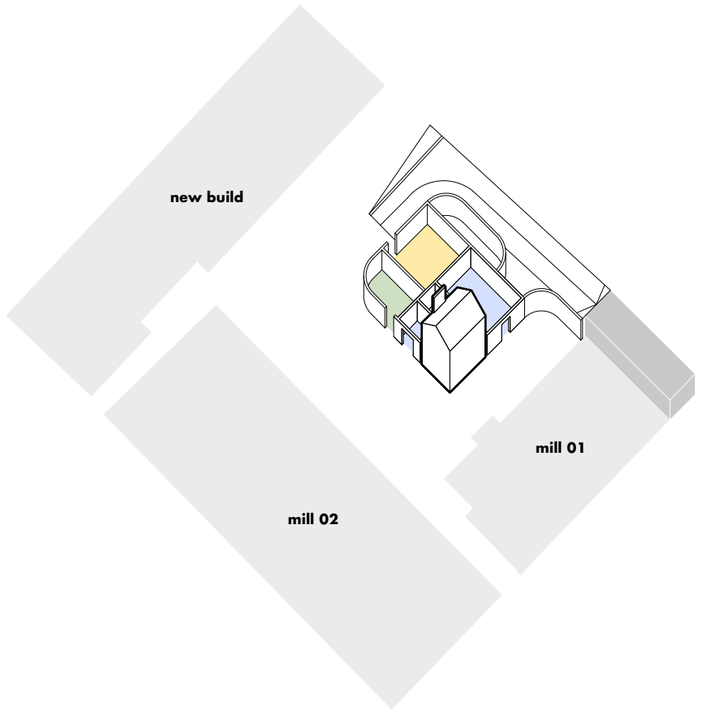
The main challenge of the previous scheme was access to and from the courtyard via the ginnel during construction. The complexity of proposed works to demolish the rear of mill 01 exacerbated this and resulted in large periods during the construction programme where access was limited. Now the entire building is being retained, any works within the courtyard can continue in isolation.

This drove the decision to position of the sub-station wholly within the courytard affording ease of access for installation and future maintenance. Vehicular access into the courtyard during construction, for delivery of materials etc... can be maintained until such a point in the programme that the final ramp design can be completed.

The relative size of the ancillary areas (incl. bin store, cycle store + tank room) meant it was not possible to accommodate them within the footprint of the existing buildings. In terms of viability, these areas were better served for residential function. This lead to the decision to design a podium structure which reflected the historic massing of courtyard buildings. This approach has a number of advantages including; the provision of an elevated amenity space for residents, integrated ramp to transition from ellesmere street to the courtyard and a contextual surrounding for the time keeper's lodge which serves as a means to circulate between levels.







sequence 01

- route cable beneath ginnel + access ramp
- build ramp as required to provide safe access for HIAB vehicle
- build substation + switch room

sequence 02

- build remaining spaces (bin store, cycle store + service room)
- maintain ramp for site vehicle access
- build time keeper's lodge

sequence 03

subject to programme sequencing, construct remainder of ramp + retaining walls

03.04 landscape podium - spatial design

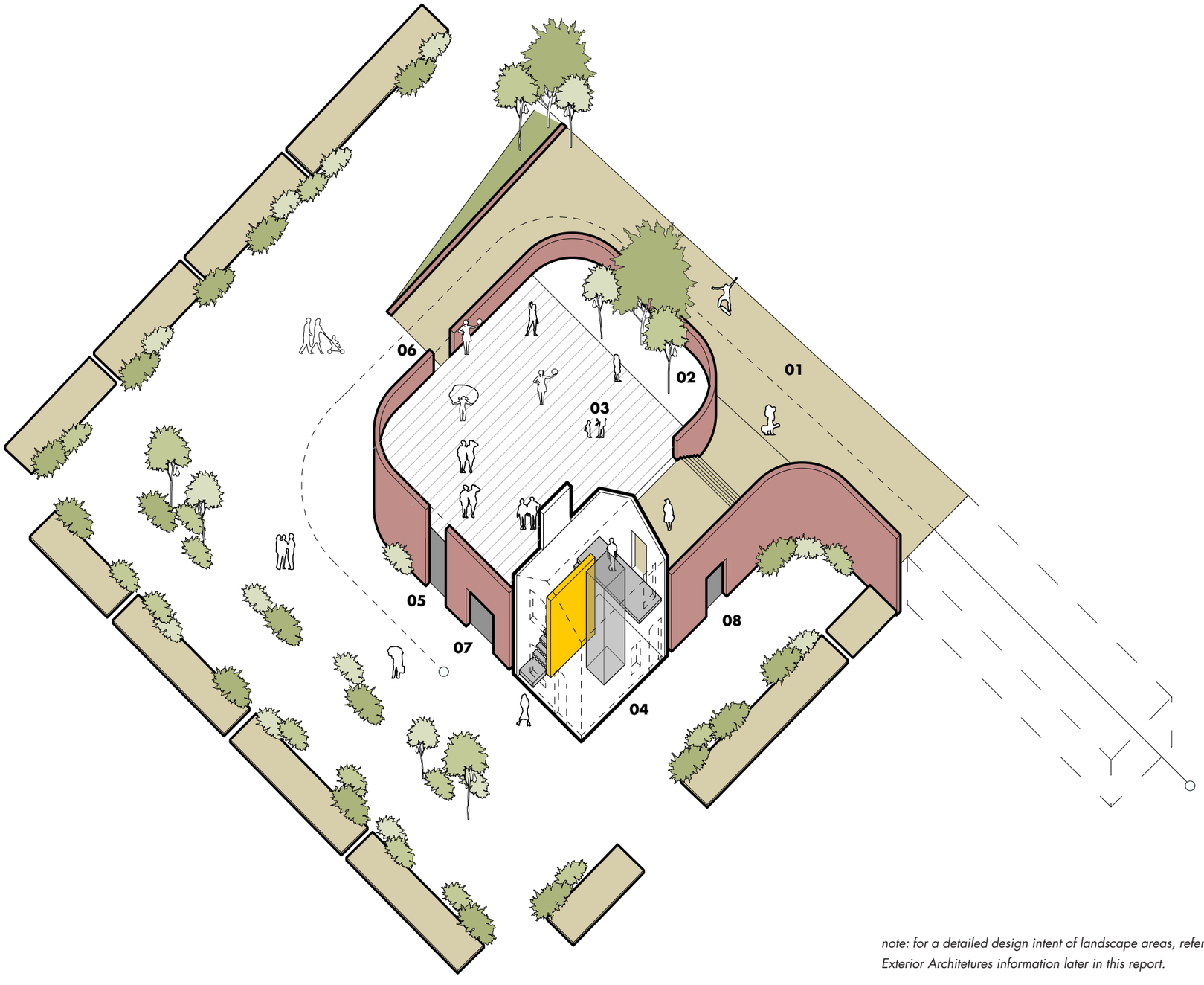
concept massing

The podium provides a means to accommodate ancillary function within the development. It embeds the time keeper's lodge as a focal point within the landscape, echoing the historic relationship with outbuildings. To encourage residents interaction with the time keeper's lodge, a new stair and platform lift, built within it's footprint, will serve as a means to move between levels .

The modest single storey scale of the podium is intentional to ensure it reads as being subsidiary to the surrounding context. The construction of the ramp to the rear, will ground the podium into the landscape while providing a route for both vehicular (maintenance + fire tender) and pedestrian access to the courtyard.

Introducing curved walls soften the presence of the structure, while also being a device to guide people through the space.

Ancillary areas will be accessed directly from the courtyard level, with a generous landscaped area between the podium and buildings to act as a buffer between communal and private space. This zone will also provide access for maintenance vehicles such as MEWP used for window cleaning.



key

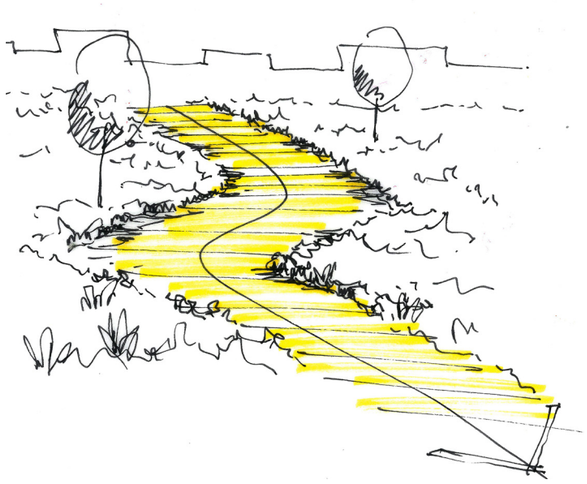
01 access ramp
02 tree pit
03 podium deck
04 time keeper's lodge (w/ stair + platform lift)
05 bin store entrance
06 cycle store entrance
07 sub-station access
08 service room access

wider landscape design + planting by exterior architecture

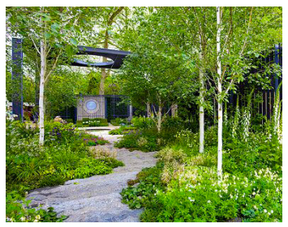
note: for a detailed design intent of landscape areas, refer to Exterior Architetures information later in this report.

03.05 landscape - concept

site wide strategy



routes created by vegetation

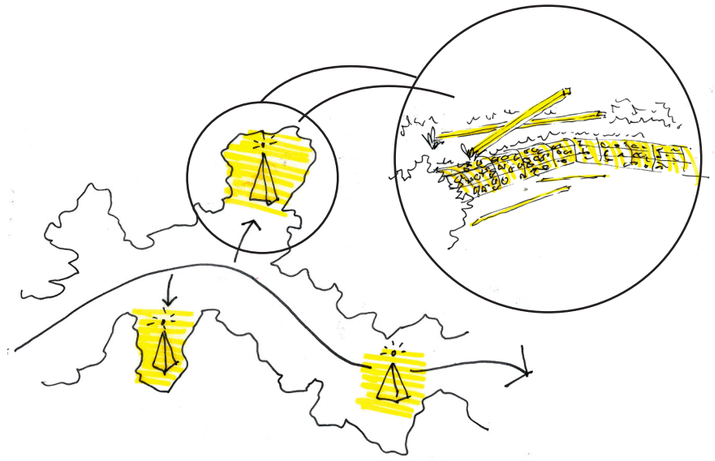




> Varied routes and pause points throughout the courtyard and podium, defined by the planting boundaries.

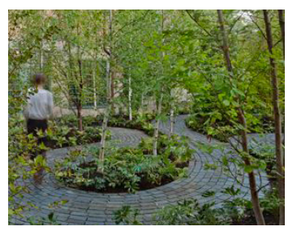
> Unified surface treatment across courtyard to communicate pedestrian priority and disguise maintenance and servicing access routes

> Vegetation creates a welcoming, private space



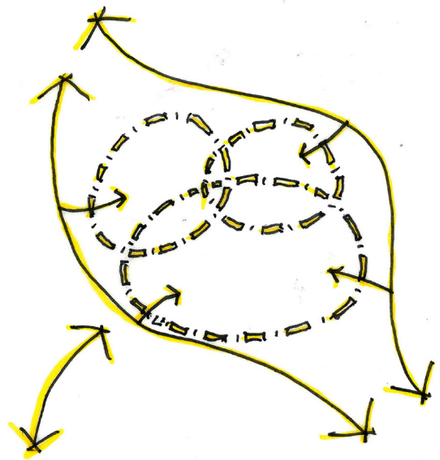
found space hidden by vegetation





> There are no existing trees within the courtyard. New tree planting will provide shade and shelter and create niches or garden rooms

> Vegetation defines and hides spaces whilst also being used as rain gardens, pollinator gardens and ecological interventions.



interconnected spaces





> Immersive gardens and secluded spots alongside flexible social spaces for residents.

> Natural play gardens helping to buffer ground floor terraces.

03.06 landscape - zones

landscape typologies



communal podium - gathering space
Accessed via time keeper's lodge. Larger programmable space to be used for residents events. Functions as a shared garden space/green oasis when not in use for an event.

access ramp - circulation and level change
Access for cycle, maintenance vehicles and bin tug from Ellesmere street level. Not intended for pedestrian use but free to use if required.

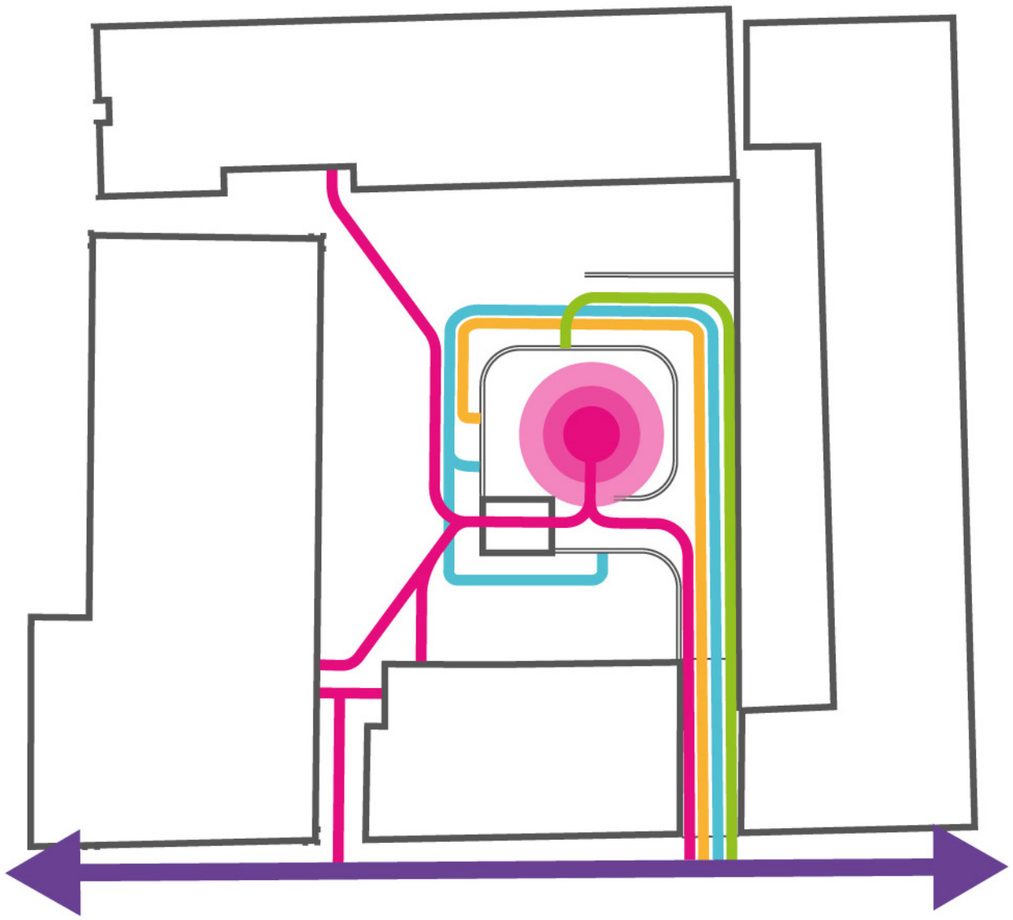
lower courtyard - social pockets
Heavily planted green oasis with incidental areas of dwell. Primarily a garden for residents so offers spaces for both individuals and groups to relax. Two key pedestrian access routes to the time keeper's lodge run through this area to will require spaces of a more open nature.

green buffer - hidden spaces
Continuation of the planting within the main courtyard with a focus on more structural, evergreen varieties to enhance privacy to ground floor units. Further informal 'hidden away' spaces created within planting.

defensible spaces
Ranging from buffer planting in shady areas up to large terraces along the sunnier edges. These areas are for ground floor residents and improve the privacy and enjoyment of the outdoor space they have access to.

03.07 landscape - access

movement + access



key

- public street
- primary pedestrian route
- cycle route
- refuse route
- sub-station maintenance route

pedestrians and cyclists

Pedestrians access Mill 01 + Mill 02 via ramp from Ellesmere Street with access to the podium via the Timekeepers Lodge. Secondary pedestrian access to podium is via vehicle ramp directly from Ellesmere Street. Cyclists access sub-podium cycle store via vehicle ramp. Cycle store to be secured with access control/fob reader and only accessed by residents following approval from the management company.

streetscapes and servicing

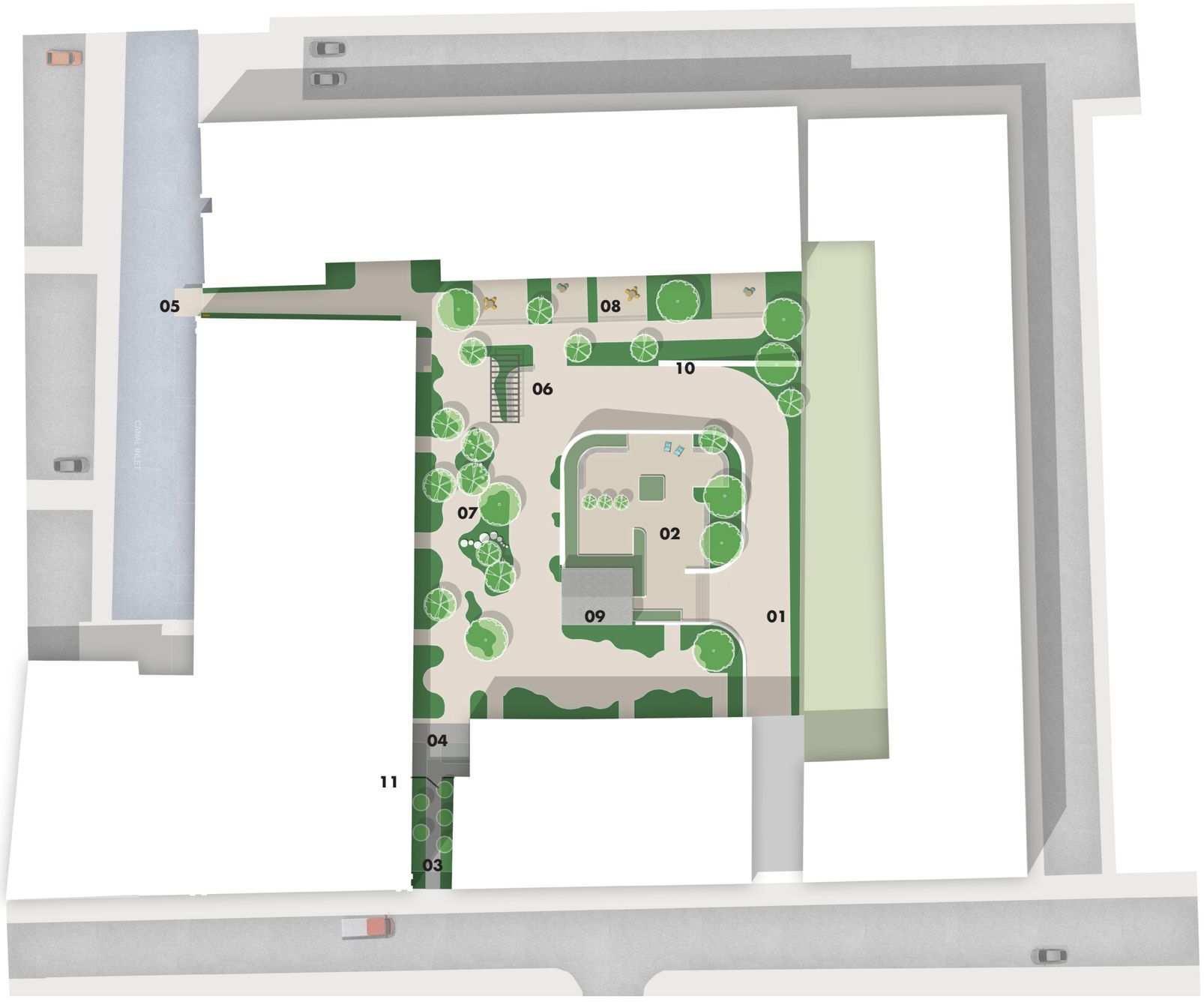
All services access courtyard, bin store and sub-station via the vehicle ramp from Ellesmere Street.

access strategy

- ginnel to be used for vehicular (sub-station maintenance + fire tender), pedestrian + bicycle access from ellesmere street to courtyard/new build
- euro bin to be moved using bin tug from courtyard level to ellesmere street via ramp and ginnel
- accessible access from ellesmere street to courtyard + new build is via mill 01 or 02 stair/lift core (refer to original DAS document pg. 56, 'inclusive design'.)
- platform lift within time keeper's lodge provides access from courtyard level to the podium.
- landscape to incorporate hard surfacing for MEWP access for cleaning + maintenance.

03.08 landscape - overview

courtyard plan



key

01 ramped access from ellesmere st level
02 central communal podium space
03 elevated entry ramp flanked by trees
04 elevated walkway to access mill 01+ 02
05 jetty overhanging adjacent canal (w/life ring)
06 pergola covering central community area
07 heavily planted area with play throughout
08 large terraces on south facing edge
09 time keeper's lodge (access to podium)
10 retaining wall
11 metal fence + gate (to restrict access)

03.09 landscape - podium

flexible use/function

quarterly full podium event

To podium space maximises the avilable sunlight in the courtyard and makes a perfect space for communal gatherings. This could be centred around an activity or event.

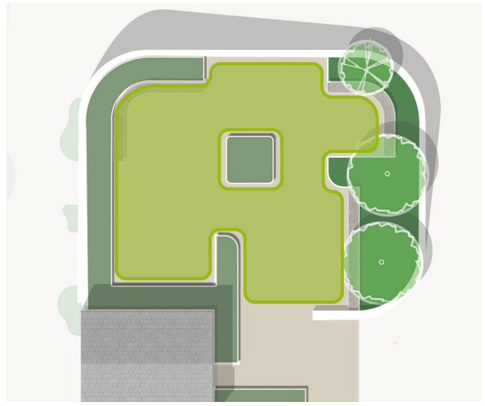
typical layout - active

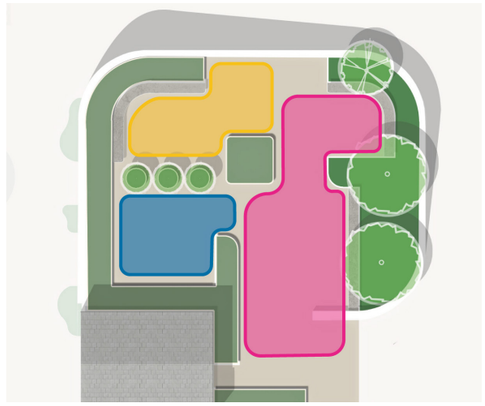
During day-to-day use, residents using the courtyard would typically require different uses to be accommodated. The design would facilitate this by offering places to sit, congregate and socialise. The aspiration is for this area is to become a focal hub of the development where residents will feel comfortable to reside.

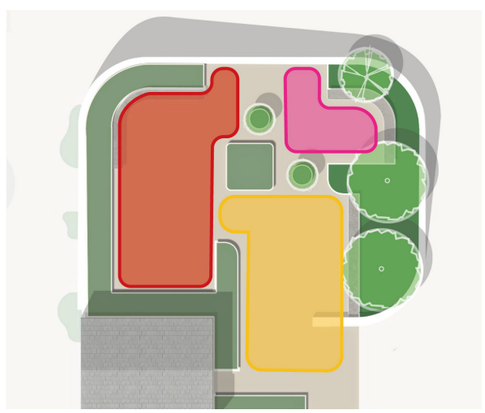
typical layout - community

Encouraging resident interaction is at the core of this development with the courtyard + podium providing the meeting point. Key to the success of this area will be its ability to be flexible to accommodate a multitude of different functions.

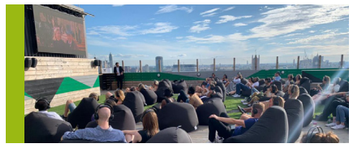
zones







function/activity



outdoor cinema



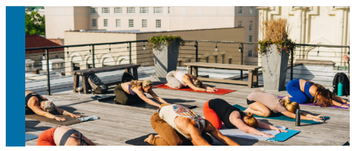
outdoor art gallery



pop-up food and drink



shared garden



exercise space



communal sports area



outdoor meeting space



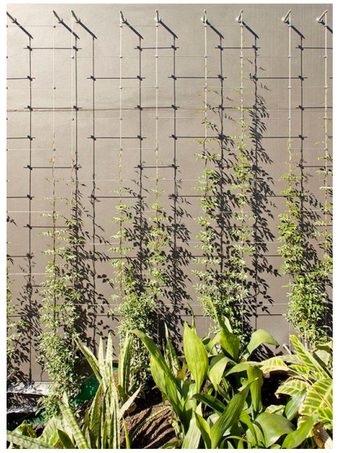
community hub

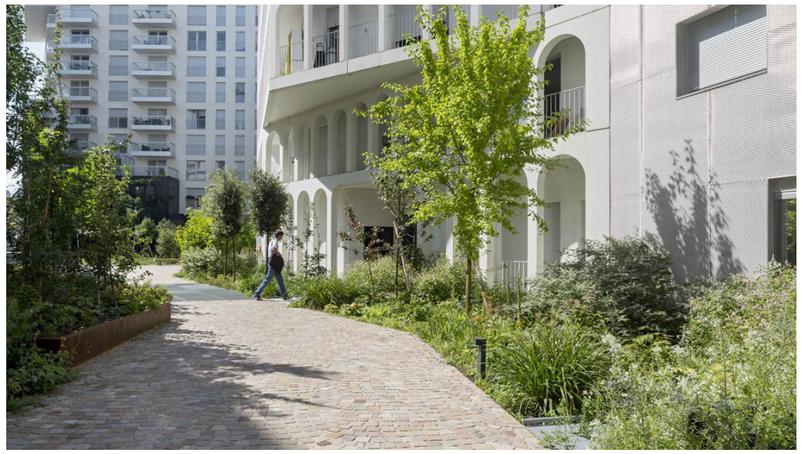
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03.10 landscape - courtyard

precedent

lower courtyard and buffer spaces

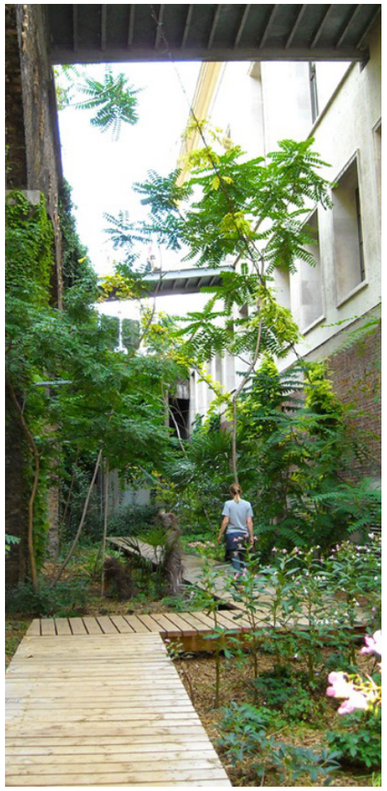
















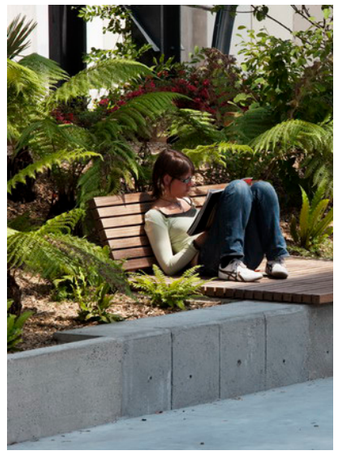
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03.11 landscape - podium

precedent

communal podium



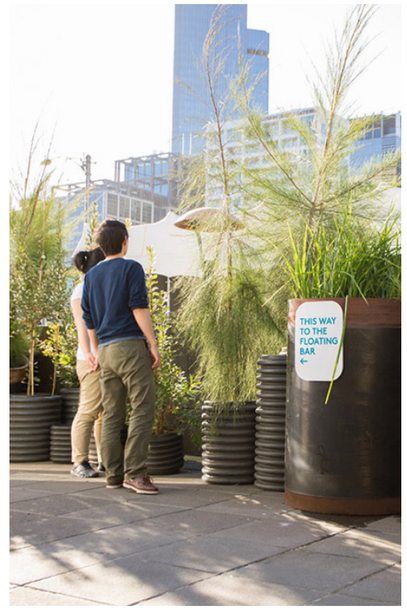












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04 unit mix

04.01 unit mix - summary

consented vs. proposed

The unit mix schedule summary outlines the reduction in total unit numbers across the development. The New Build remains unchanged, with unit reductions in mill 01 + 02. This is primarily due to the removal of the mill 01 rear extension, along with the reduction in total no. floors in mill 02. This results in an overall reduction of building area across the mill building.

	consented		**proposed**		
units	total no. units	**202**	total no. units	**189**	*-13*
	mill 01	41	mill 01	32	*-9*
	mill 02	73	mill 02	69	*-4*
	new build	88	new build	88	*(+/-0)*
tenure 1b/2b		63/139 *(31/69%)*		65/124 *(34/66%)*	
area	GIA	15,985m2	GIA	14,540m2	*-1,445*
	NIA	12,303m2	NIA	11,225m2	*-1,078*
	net/gross	78%	net/gross	76.3%	
	note: all areas excl. balconies		*note: all areas excl. balconies*		

04.02 accommodation schedule

revised scheme

level	mill 01 (M1)					mill 02 (M2)					new build (NB)					total	
	units	GIA sqm	NIA sqm	balconies / lightwell	apt no.	units	GIA sqm	NIA sqm	balconies / lightwell / terrace	apt no.	units	GIA sqm	NIA sqm	balconies /lightwell /terrace	apt no.		
level 07 + 08												928					
											10 total	10	76.3	21.5	N7-01		
													76.3	21.5	N7-02		
													80.7		N7-03		
													75.8	5.3	N7-04		
													75.8	5.3	N7-05		
													75.8	5.3	N7-06		
													75.8	5.3	N7-07		
													75.8	5.3	N7-08		
													75.8	5.3	N7-09		
													75.8	5.3	N7-10		
level 06												724					
											10 total	7	61.6	8.2	N6-01		
													61.6	8.2	N6-02		
													62.9		N6-03		
													62.9		N6-04		
													62.9		N6-05		
													63.3		N6-06		
													67.1	2.7	N6-07		
												3	45.5	2.7	N6-08		
													39		N6-09		
													38.7	2.7	N6-10		
level 05												724					
											10 total	7	61.6	8.2	N5-01		
													61.6	8.2	N5-02		
													62.9		N5-03		
													62.9		N5-04		
													62.9		N5-05		
													63.3		N5-06		
													67.1	2.7	N5-07		
												3	45.5	2.7	N5-08		
													39		N5-09		
													38.7	2.7	N5-10		
level 04		372					863					724					
	6 total	2	62.1			12 total	8	61.3			10 total	7	61.6	8.2	N4-01		
			61.3					61.9					61.6	8.2	N4-02		
		4	44.2					66.2					62.9		N4-03		
			43.9					67.9					62.9		N4-04		
			40.7					64.9					62.9		N4-05		
			38.8					66.0					63.3		N4-06		
								64.8					67.1	2.7	N4-07		
								66.4				3	45.5	2.7	N4-08		
							4	44.4					39		N4-09		
								45.4					38.7	2.7	N4-10		
								38.8									
								42.6									
level 03		423					926					724					
	6 total	2	63.1			12 total	1	72.3			10 total	7	61.6	8.2	N3-01		
			62.2				7	69.3					61.6	8.2	N3-02		
		3	51					67.9					62.9		N3-03		
			51					68.9					62.9		N3-04		
			51.6					68					62.9		N3-05		
		1	49.1					71.1					63.3		N3-06		
								66.9					67.1	2.7	N3-07		
								63.5				3	45.5	2.7	N3-08		
							3	52.3					39		N3-09		
								52.4					38.7	2.7	N3-10		
								54.4									
							1	38.5									
level 02		424					924					724					
	6 total	2	62.8			12 total	2	72.3			10 total	7	61.6	8.2	N2-01		
			62.6					71.8					61.6	8.2	N2-02		
		3	51.8				6	69.1					62.9		N2-03		
			51.6					69.5					62.9		N2-04		
			50.9					68.5					62.9		N2-05		
		1	48.4					68.6					63.3		N2-06		
								66.9					67.1	2.7	N2-07		
								62.4				3	45.5	2.7	N2-08		
							3	53.7					39		N2-09		
								52.4					38.7	2.7	N2-10		
								51.7									
							1	38.5									
level 01		419.5					925					724					
	6 total	2	62.9			11 total	2	72.6			10 total	7	61.6	8.2	N1-01		
			62.4					72.2					61.6	8.2	N1-02		
		2	51.3				6	67.5					62.9		N1-03		
			51.1					69					62.9		N1-04		
		2	49.9					69.2					62.9		N1-05		
			47.2					68.7					63.3		N1-06		
								69.1					67.1	2.7	N1-07		
								63.4				3	45.5	2.7	N1-08		
							3	54.3					39		N1-09		
								51.1					38.7	2.7	N1-10		
								50.6									
level 00		356					924					724					
	4 total	1	70			11 total	2	75.9			12 total	3	61.6	8.2	N0-01		
		2	63.9					71.6					61.6	8.2	N0-02		
			62.3				5	63.5					65.3		N0-06		
		1	44.7					68.5				6	70.1	3.9	N0-07		
								68.7					70.1	3.9	N0-08		
								68.7					70.1	3.9	N0-09		
								69.2					70.1	3.9	N0-10		
							4	54.4					70.1	3.9	N0-11		
								51.1					71.7	3.9	N0-12		
								50.6				3	38.7		N0-03		
								53.2					39		N0-04		
													45.5		N0-05		
level courtyard		350.5					913					724					
	4 total	3	68.5	7.2		11 total	2	71.6	8.2		6 total	3	61.6	8.2	NC-01		
			61.3					74.6	20				61.6	8.2	NC-02		
			60.8	9.4			5	65	9				62.9	20.5	NC-06		
		1	42.7	1.7				69	13.6			3	39.2	12.8	NC-03		
								68.8	13.6				39.8	13	NC-04		
								67.9	15.7				45.2	14.8	NC-05		
								67.7	15.7								
							4	54.5	4.7								
								51.5	8								
								52.9	0								
								50.4	10.9								
totals		2345	1746.1	18.3			5475	4278.5	119.4			6720	5201.1	322.9			ratio
gross total													**14540**				
net total													**11225.7**				
net total with balconies				1764.4					4397.9					5524			
1B under 50 sqm		10					6					24				40	21%
1B over 50 sqm		8					17									25	13%
2B under 70 sqm		13					37					48				98	52%
2B over 70 sqm		1					9									10	5%
1B dupl over 58 sqm																0	0%
2B dupl over 70 sqm												16				16	8%
total		32					69					88				189	
net to gross			74%					78%					77%				
net to gross (inc balc/lightwell/terrace)				75%					80%					82%			
total one bed																65	34%
total two bed																124	66%
non compliant GIA area																0	0%
non accessible (stepped access)																15	8%

podium ancillary spaces + time keeper's lodge

	GIA
courtyard level	
sub-station	12.2
switch room	11.5
service room	55.4
bin store	32.7
bike store	59.5
TOTAL	**171.3**
time keepers lodge	
level 00	26.9
level 01*	26.9
TOTAL	**53.8**

note - * TKL is designed as double height space with only a small landing area at level 01.

revision notes

rev v
- mill 02 outrigger demolished - area removed from GIA + affected apartments
- mill 01 level courtyard - unit omitted GA plan revised
- mill 01 level 04 - GIA area updated to reflect revised design - 2no. units added

rev w
- GIA areas in mill 01 updated to reflect demolition of rear outrigger
- no. of non accessible 'stepped' units increased to include mill 01 level 00 units

rev x
- ancillary areas + time keeper's lodge areas added

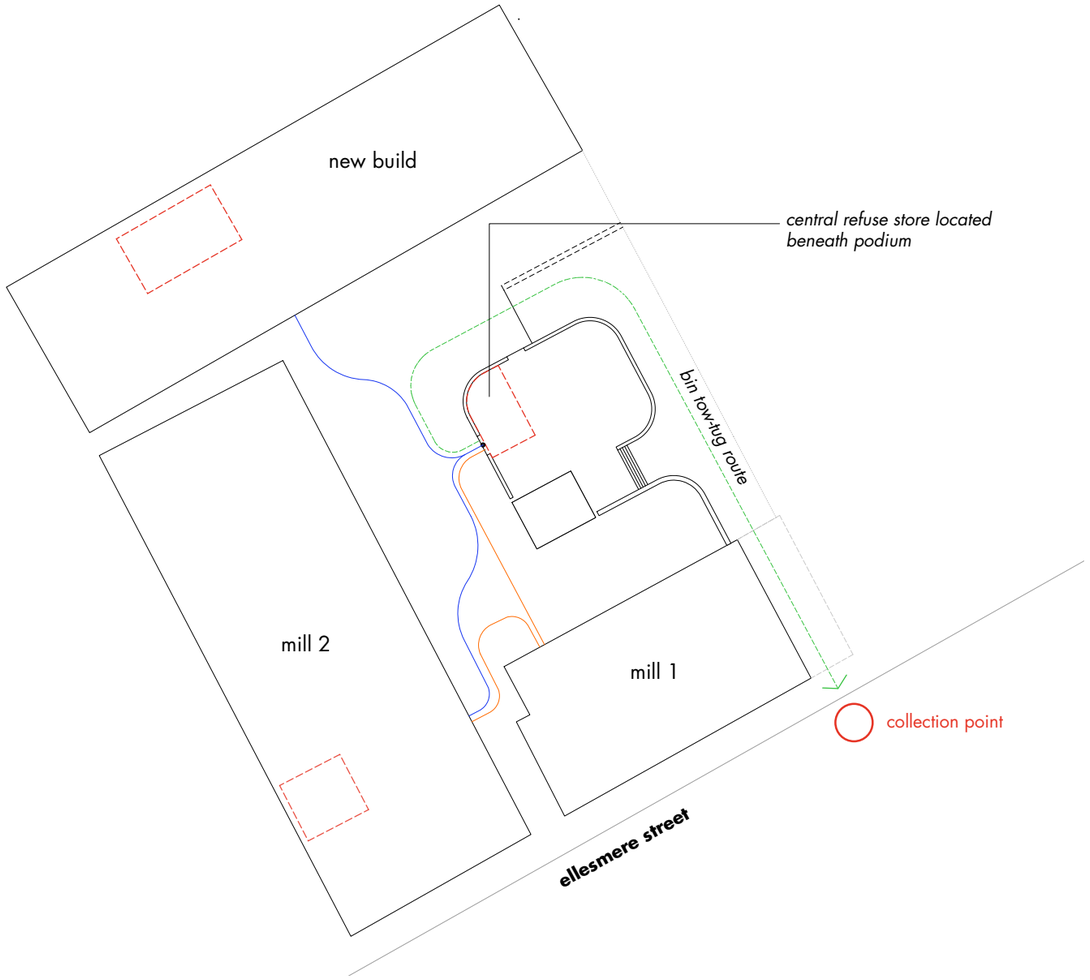
rev y
- mill 01 + 02 apartment areas updated to reflect stage 3 design development

rev z
- ancillary areas updated to reflect reduced podium size

rev P01
- light well amenity area added to mill 01 c'yard apartments

notes
- *for continuity, all areas have been rounded down to nearest 0.1m2*
- *all areas are subject to minor changes to reflect construction design coordination.*
- *GIA area compliance is based on Manchester Residential Quality Guidance (2017). These emerging space standards combine Nationally Described Space Standards and the London Housing Design guide space standards.*
- *apartment GIA areas are based on Nationally Described Space standards and RICS code for measuring practice. Where area measurements are not clearly defined within the aforementioned documents, clarification and approval has been sought from the client (c&c).*
- *units that don't comply with NDSS are highlighted with red box (Note: this was highlighted at stage 03 with acknowledgement and dispensation granted from MCC planning)*

05 waste strategy



The illustrative diagram above shows the location of the central bin store, along with stores in mill 02 and the new build (red). Circulation routes are shown for bin rotation (blue) from each building along with the bin tow-tug route (green) from courtyard level to ellesmere street (pavement level). Bin disposal routes from mill 01(orange) indicate access to either the central store or mill 02.

The refuse strategy will be coordinated further at detailed design stage to ensure it accommodates any design or management strategy changes.

05.01 refuse stores

site wide

The detailed strategy provided as part of the original design & access statement is still to be adopted. The below provides a summary of the proposal along with revised bin quantities:

- centralised refuse store (beneath podium)
- refuse store in mill 02 + new build which are available for residents to dispose waste
- residents in mill 01 can use either the store in mill 02 or the central refuse store to dispose of waste
- bin rotation strategy in place - the management company will be responsible for rotating full bins from within each building complex with empty ones from the centralised refuse storage area
- bins from centralised store will be moved by the management company using a refuse tow-tug (PT400 or similar), and presented at pavement level on ellesmere street.
- bins due to be collected on weekly basis. collection day to be confirmed and coordinated with management company.
- once emptied, bins will be returned to central bin store and rotated as required.

*For all refuse types the collection methodology is still to be confirmed with MCC.

The refuse store area allocation is based on guidance outlined in *'GD04 Waste Storage and Collection Guidance for New Developments V6.0 (September 2017),* stating that in high rise developments (usually with 10 or more flats), for each apartment, developers need to provide 0.43m^2 of space.

In total there are 189 flats needing a total of 81.3m2 of spaces. The current design facilities this total area across the bin stores as follows:

mill 01
- bin store area - *n/a* (residents to use either mill 02 store or central store (32.7m2) within podium)
- required area based on 0.43m2 per unit (69 units) -13.76m2

mill 02
- bin store area - 35m2
- required area based on 0.43m2 per unit (69 units) - 29.67m2

new build
- bin store area - 59.5m2
- required area based on 0.43m2 per unit (88 units) - 37.84m2

TOTAL
- required area based on 0.43m2 per unit (189 units) - **81.27m2**
- current bin store area (mill 02, new build + podium) - **127.2m2** *(surplus of c.45m2)*

*For all refuse types the collection methodology is still to be confirmed with MCC.

06 secure by design

security - statement

Secure access to the development is provided via the centralised main entrance deck located between Mills 1 and 2 accessed via the pedestrian bridge from Ellesmere Street. The concierge space is located within Mill 2 with good visual connection to the secure main entrance doors which will also be provided with CCTV / access control. Private access is also available to the lower courtyard level from this location via the communal stairs / lift within Mill 2 that will also implement access control systems. This provides alternative access for residents within the new build element of the development in addition to the access via the Mill 1 ginnel, also accessed from Ellesmere Street.

Post and parcel deliveries are to be received within the Mill 2 concierge area for the entire development which mitigates third party personnel circulating within common areas. The detailed management plan / hours of operation of the concierge space is subject to ongoing development within the client / appointed management team. The management plan will also embrace the secure strategy for the collection of refuse which is remote from private residential areas. Bins will be towed to and from the central refuse store to a secure position closer to Ellesmere Street on designated collection days.

Residents will be restricted to circulation spaces providing access to their own apartments / recreation and ancillary spaces (Time Keepers Lodge / podium etc) and not have unfettered access to other private areas. Windows and doors interfacing with the ground floor / courtyard levels / Ellesmere Street lightwell will be specified to comply with BS PAS24 with maximum 100mm restrictors. Discussions with GMP confirm that restrictors can be overridden where required for ventilation. The Ellesmere Street lightwell will have an 1100mm high balustrade to discourage unauthorised access and provide suitable containment to the back of pavement line.

Development of other specification items will consider robust, compliant measures to satisfy section 4 of GMP's Crime Impact Assessment Statement document dated 27th May 2022. The design team will address matters relating to unauthorised access scenarios, management, fenestration, doors, glazing, security systems, landscape design, and good quality lighting.

07 engagement

shedkm appointed 2022
scheme redesign undertaken/re-engagement with key stakeholders

18.02.22
Presentation to David Roscoe, Manchester City Council Planning department (1st presentation)

10.05.22
Pre-application presentation to David Roscoe and Lucy Harrison, Manchester City Council Planning department (2nd presentation)

26.05.22
Project review presentation with Patrick Babb,GMP.

08 team

client
Capital + Centric (Cinnamon) ltd

architect
shedkm (Liverpool)

landscape architect
Exterior Architecture

project management
Cinns Ltd

cost consultant
Zerum

Planning Consultant
Deloitte LLP, Manchester

Heritage Consultant
Deloitte LLP, Manchester

Structural Engineer
WML

Services Engineers
WECE Ltd.

Transport Engineers
SK Transport Planning

Health and Safety Consultants
JDS

Fire Consultant
BB7

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