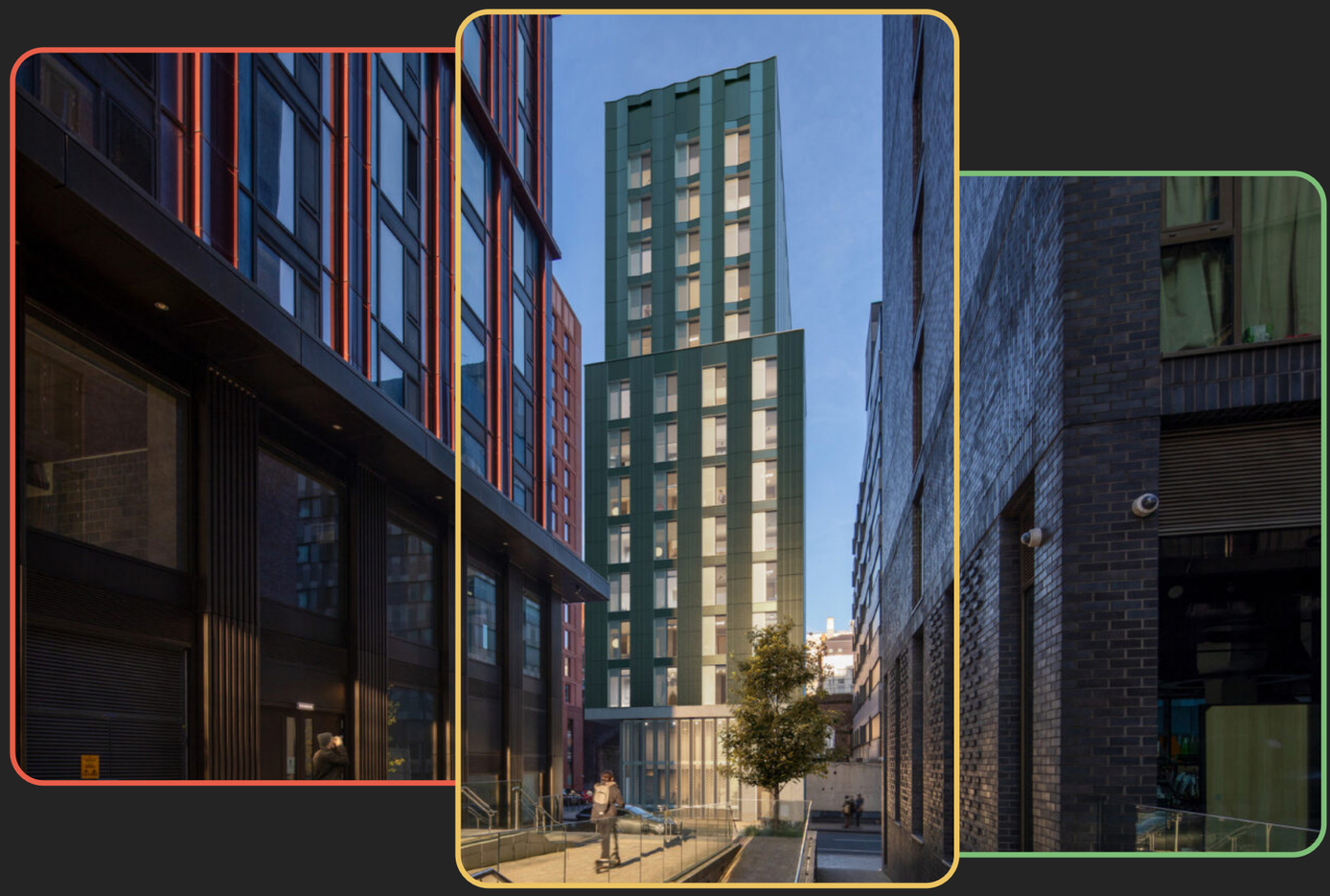
Charles Street

Design and Access Statement



www.charlesstreetmanchester.co.uk

simpsonhaugh

Charles Street, Manchester

DESIGN AND ACCESS STATEMENT | DECEMBER 2023

10489-SHP-RP-B5D8-DAS01 | P02

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1.0 Introduction

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EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by SimpsonHaugh, with input from others, on behalf of Jadebricks (Charles Street) Limited and accompanies an application for detailed planning permission at the site known as Charles Street; adjacent to Bracken House, Charles Street in central Manchester (hereafter referred to as the 'Site').

For the purposes of this statement Jadebricks (Charles Street) Limited is referred to as the "Applicant".

The statement explains the design development process and describes the final proposals for the re-development of the site.

This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.

THE PROJECT

The planning application relates to the redevelopment of an existing surface car park that previously provided car parking to the adjacent Bracken House. The planning application accordingly seeks full planning permission for the following (the 'Proposed Development'):

"Full planning permission for the erection of 15-storey purpose-built student accommodation building, including site preparation works, works over the public highway and associated works."

THE PROCESS

In developing the proposals the Applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to the proposals.

The proposals have been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the site and directly responds to market demand but also delivers key policy objectives and statutory requirements.

The proposed development has been subject to extensive pre-application consultation with the Local Planning Authority, statutory consultees, and local stakeholders. The involvement of statutory consultees at the pre-application stage has informed the design of the Development, and changes to the scheme have been included where appropriate.



Aerial view of site

THE APPLICANT, TEAM AND BRIEF

THE APPLICANT

The applicant is Jadebricks (Charles Street) Ltd, part of a privately-owned property development and investment company, with a history of successful development across the UK. The company is based in Manchester and in addition to this application, is currently developing a 117 bed apart-hotel in the vibrant Northern Quarter of the city. Upon completion, these assets will be retained by Jadebricks as part of their long term investment strategy, demonstrating their long term view on growth in Manchester.

The company is renowned for developing visually striking buildings with high quality finishes.

THE ARCHITECT

SimpsonHaugh was founded by Ian Simpson and Rachel Haugh in 1987 and has since compiled an impressive and diverse portfolio of award winning projects.

The practice originated from a shared belief in the power of high quality design to lead the regeneration of post-industrial cities and initiate new contemporary architectural identities. As the practice has grown, these original values have matured and been reinforced such that they remain the practice's guiding principles.

The underlying themes of urban renewal, sustainability and design excellence unite an otherwise diverse range of building functions and solutions. Similarly, the completed work demonstrates that the practice's regeneration objectives are equally valid whether applied to new buildings or to existing historic structures.

A recurring challenge of the practice's work has been the need to confront appropriate forms for emerging typologies. Its innovative solutions for public galleries, transport interchanges and high density living have both challenged normative design responses and contributed positive new precedents.

SimpsonHaugh have previously worked with the applicant on the 'Larard's Still' hotel scheme on Oldham Street, Manchester.

SimpsonHaugh has a wide range of experience from small rural primary schools to larger schemes such as One Blackfriars Road and Phase 1 Battersea Power Station in London, and; Beetham Hilton Tower and Deansgate Square in Manchester. The thread that links all of our work is the desire for design excellence.

THE TEAM

The team that the applicant has engaged to develop the proposals for this site are:

Architect	SimpsonHaugh
Project Management	Gardiner & Theobald
Planning Consultant	Turley
Structural Engineer	DP^2
Building Services Engineer	Caldwell Consulting
Fire Engineer	OFR
Sustainability Consultant	BPP Energy
Acoustic Consultant	Hann Tucker
Transport & Waste Management	Curtins
Daylight & Sunlight Consultant	GIA
Party Wall Surveyor	GIA
Wind Microclimate	GIA
Ecologist	E3P
Air Quality	MillerGoodall
Quantity Surveyor	Gardiner & Theobald
EIA	Turley
TVIA	Turley
Heritage	Turley

THE BRIEF

The objectives for the project were defined by a clear brief, which set a target of 107 studio beds at a minimum size of 18sqm. Alongside this, a requirement was set for a high level of amenity per bed, with a strong health and wellbeing focus.

This responds to a market demand for PBSA accommodation within Manchester City Centre, which provides a positive contribution to the character and context of the site, whilst delivering a commercially attractive building for the operator.



Larard's Still, Oldham Street


Maldron Hotel, Charles Street

CONSULTATION AND ENGAGEMENT

STAKEHOLDER ENGAGEMENT

At all stages throughout the design development process the Applicant and design team sought to undertake early consultation to ensure that a positive design response to the site was developed.

The design for the proposed development evolved through extensive consultation with Manchester City Council and other stakeholders including local Ward Councillors, the Environment Agency, Historic England and neighbours.

Manchester City Council, as the local planning authority, were consulted in relation to a range of design and planning issues throughout the evolution of the design and we believe that these and other pre-application consultations have had a positive effect on the design development process. They have established an agreement in principle that the site is an appropriate location for the proposed use and quantum of accommodation. Throughout the design development process options were assessed against criteria arising from the consultation process, alongside ongoing site analysis by the specialist consultant team.

PUBLIC CONSULTATION (NOVEMBER 2023)

The engagement with the local community and wider public was coordinated by Turley Strategic Communications, a consultant specialising in delivering effective consultation and community involvement.

The Statement of Community Engagement prepared by Turley and submitted in support of the planning application sets out the full details of the Public Consultation process and feedback received for the proposals.

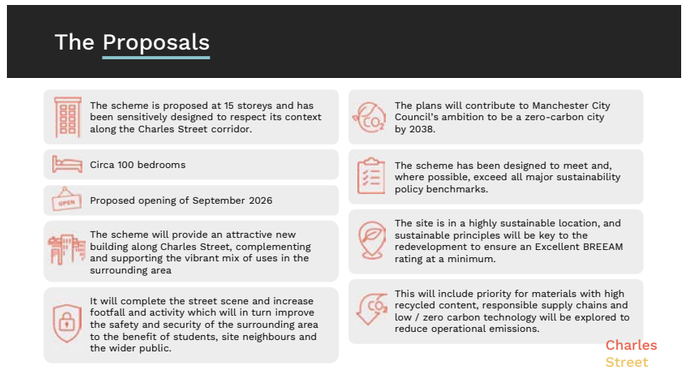
Engagement with the community was undertaken in two parts. Firstly, a leaflet describing the proposals was prepared and distributed to homes, households and businesses over an area agreed with Manchester City Council; alongside press releases and social media posts. The leaflet included details of the consultation website and webinar presentation and also an email address through which comments on the proposals could be raised.

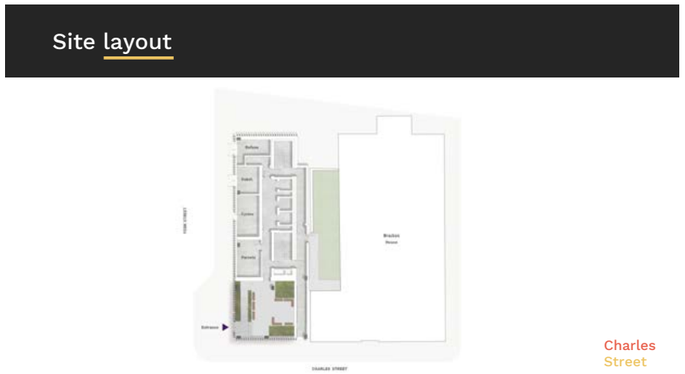
The proposals were then communicated to the public via a website which was available for access for 2 weeks. The website provided a series of pages that communicated details of the proposals.

A specific event was held on the evening of Wednesday 8th November 2023, in which the proposals were presented via a webinar. The presentation is shown on the adjacent images.

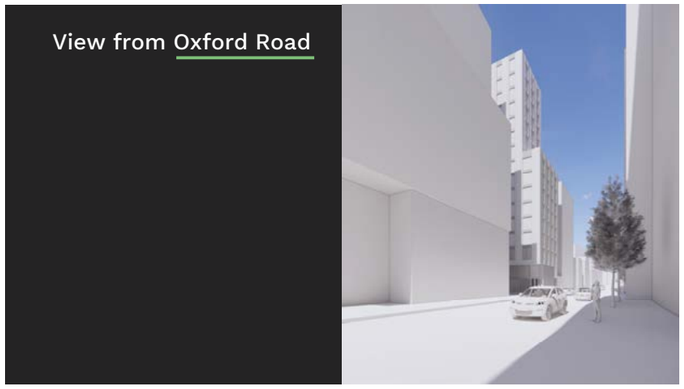
The outcome of this event is described in more detail in the Statement of Community Engagement.





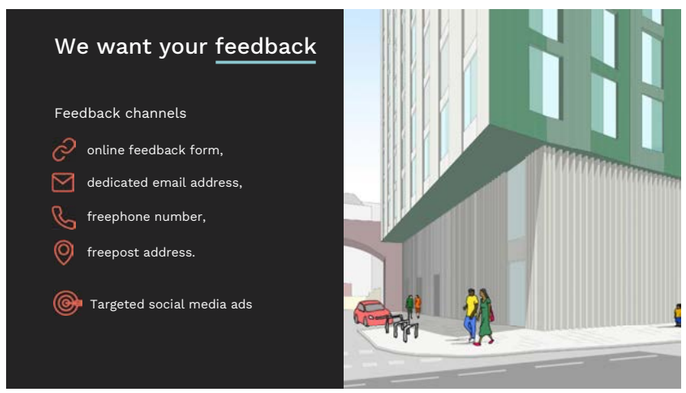












Right : Webinar slides

2.0 Site and Context

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SITE OVERVIEW

The site covers an area of approximately 0.041 hectares on Charles Street, in close proximity to Oxford Road and the northern end of the Oxford Road Corridor that links Manchester Metropolitan University and The University of Manchester.

The site is within an area of Manchester city centre between the Manchester South Junction and Altrincham rail viaduct and the Mancunian Way inner ring road, which is undergoing significant development.

To the south is the Circle Square development, with the ID Manchester and Mayfield sites to the east. To the west is the First Street area and Manchester Oxford Road train station. The city centre continues to the north.

The city block which the site is contained within is characterised by the fine Victorian and Edwardian buildings which form the edge of the Whitworth Street Conservation Area. These include a number of listed buildings, such as The Kimpton Hotel, India Buildings, Lancaster House and Asia House; all of which are listed as Grade II*.



Top right : Transport link context

Bottom right : SRF and university campus context

SITE LOCATION

The Site is located on the northern side of Charles Street, central Manchester, at the junction with York Street. The site currently exists as a surface car park that previously provided 15no car parking spaces to the adjacent Bracken House. The site is currently being used as a site compound for construction works being undertaken to Bracken House. The existence of the site as either a site compound or a car park results in an inactive gap site that contributes little to streetscape, as is demonstrated in the images on the following page.

To the north, the site is bound by the Grade II listed Manchester South Junction and Altrincham rail viaduct. The viaduct is a Network Rail owned asset that is operational. The route is highly trafficked by passenger and freight trains on local and national rail networks. As such, it forms a significant constraint to the north of the site. Housed within the arches of the viaduct to the north is an existing MOT garage.

To the west sits the Maldron Hotel, a 17 storey, 278no bed 4* hotel that was completed in 2022 and designed by SimpsonHaugh.

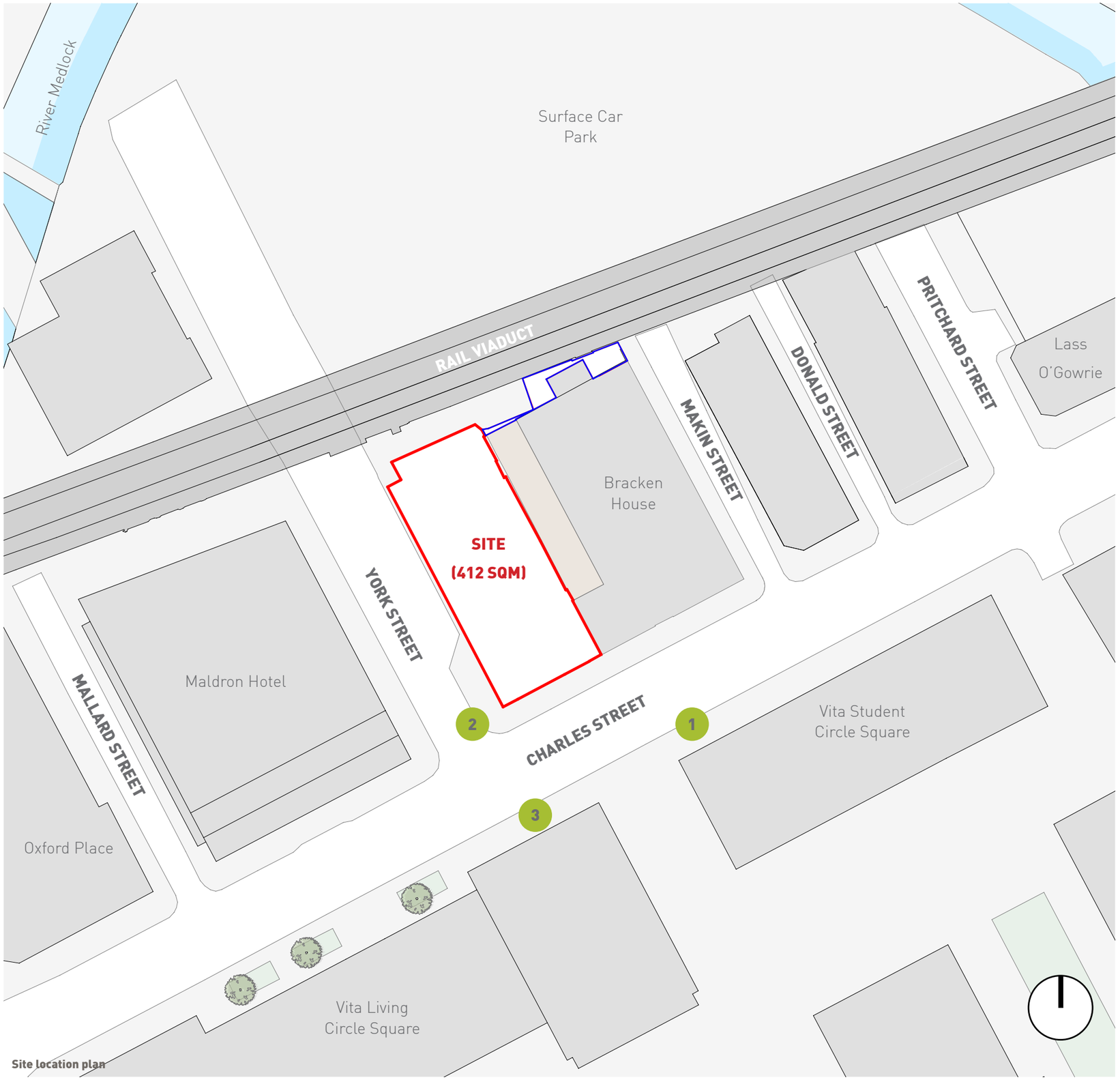
To the south sits the Circle Square mixed use development, which includes residential and PBSA accommodation by Vita Living and Vita Student. These buildings stand at 14-38 storeys.

To the east, the site is bound by the 1970's Bracken House, which was originally built as an office and was subsequently converted to residential apartments following a planning application in 2014. At the base of Bracken House is an existing nursery with accompanying external play space.

Currently, there is an existing ramp and stair on the site, which provides the neighbouring nursery with the benefit of right of escape across the site; however this stair and ramp also currently used by the nursery as a route of entry.

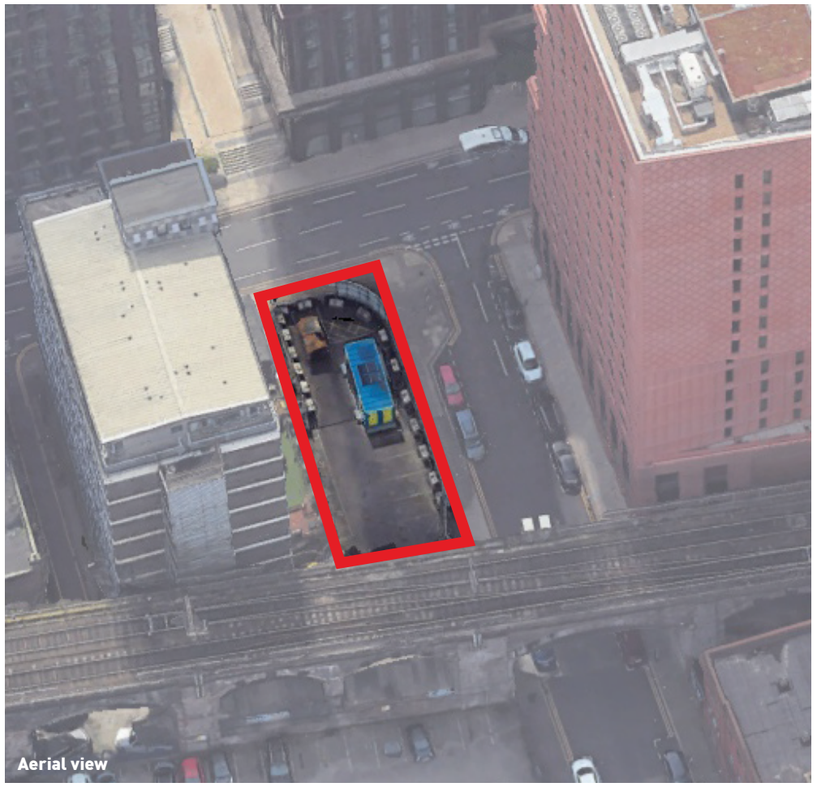
As will be discussed later in this document, the site is located within Flood Zone 3; which poses a significant constraint on the site.

The site falls from south to north, with a level difference in the region of 1m.

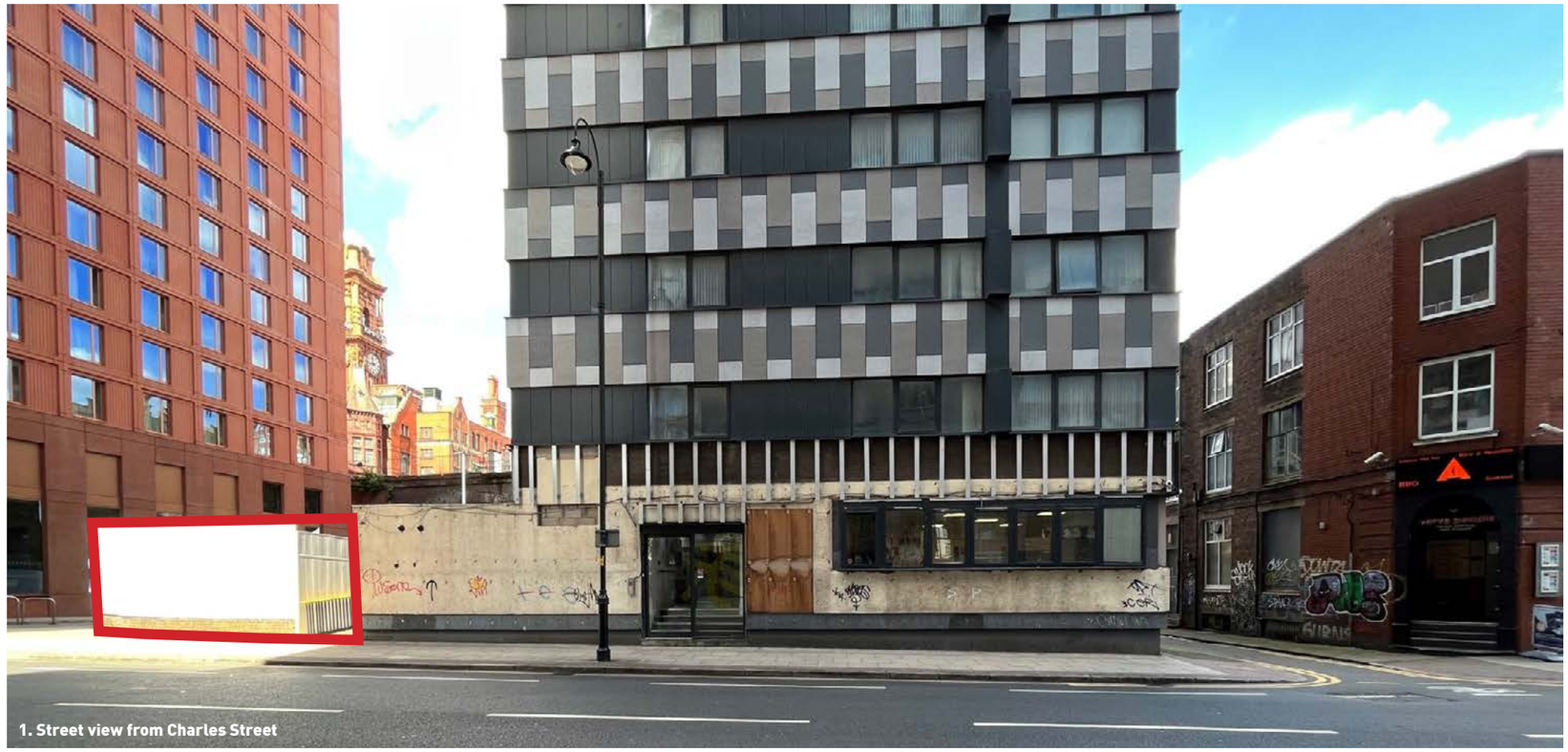


Site location plan

SITE PHOTOGRAPHY



Aerial view



1. Street view from Charles Street



2. Street view from York Street



3. Street view from Charles Street

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REGENERATION CONTEXT

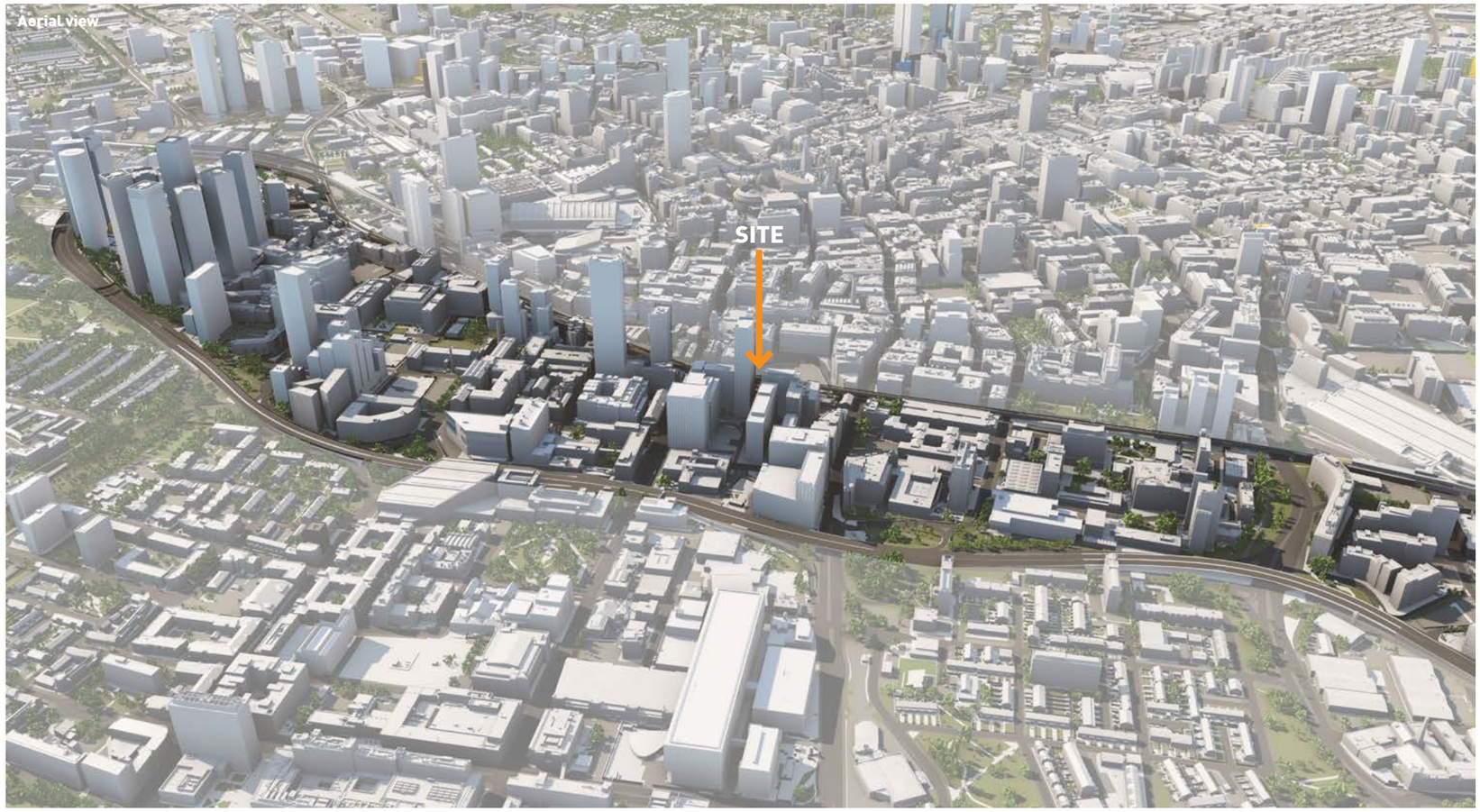
The site is within a swathe of land that over the last 10 years, has undergone and continues to undergo significant growth and redevelopment.

This area is bounded to the north by the Manchester South Junction and Altrincham Railway viaduct which provided the historic edge to the city core; and to the south by the inner ring road (Mancunian Way) which defines the current edge to the expansion of the city core.

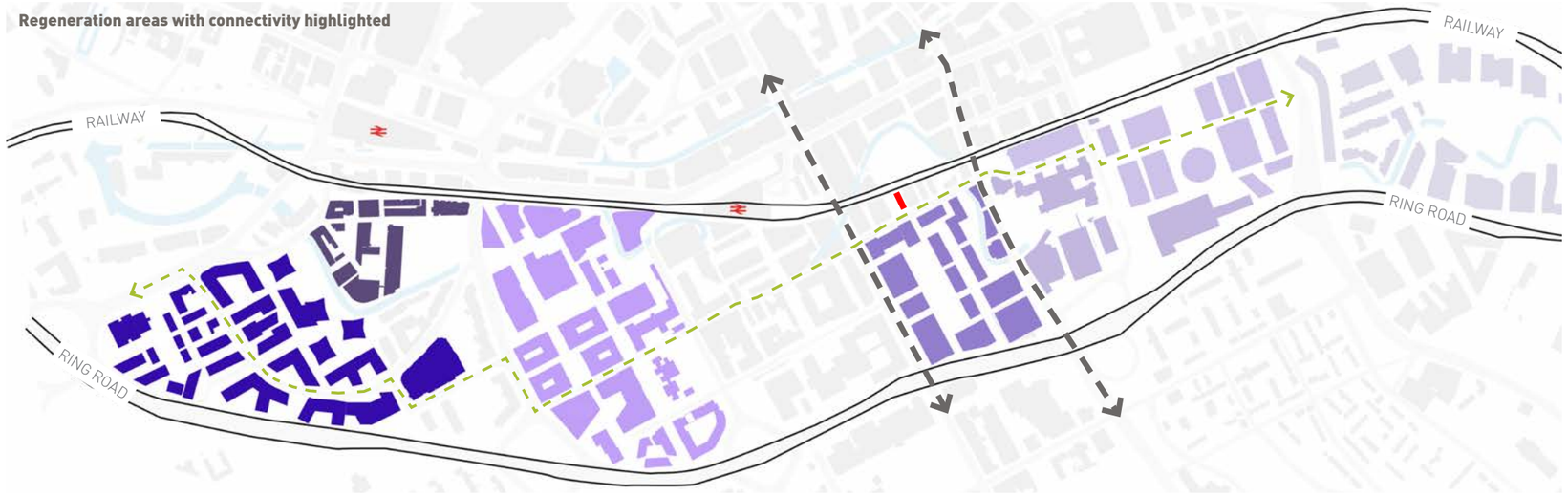
The area of land between these two convergent physical boundaries stretches across the southern edge of the city centre from Castlefield to Piccadilly, within which are located a large number of significant high-rise developments, including Deansgate Square, River Street, New Wakefield Street and Circle Square. The area also includes First Street and ID Manchester, both of which have a strong student focus.

As shown in the adjacent diagram, the site is located directly on one of the key east-west pedestrian routes and in close proximity to two key north-south routes into the city and a National Rail station; demonstrating the highly connected nature of the site within the city and beyond. This is of significant benefit to the student users of the proposals, with regard to access to the accommodation and the university campuses.

Aerial view



Regeneration areas with connectivity highlighted



LOCAL LAND USE

The local land use is varied as a result of its city centre location. However, uses can be seen to be clustered.

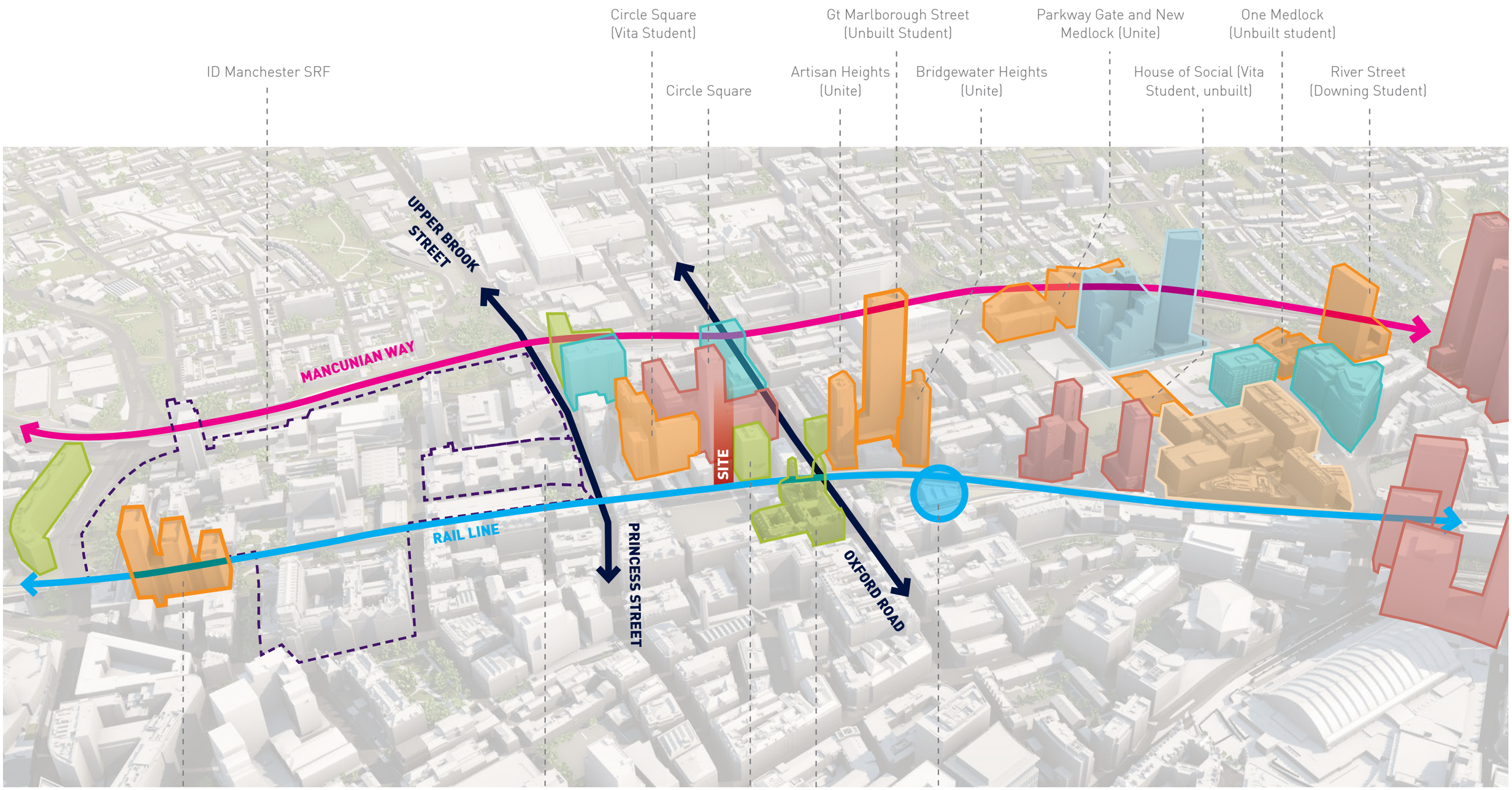
This clustering is partly as a result of the site occupying a strategic location at the end of the Oxford Road Corridor; which links the University of Manchester with Manchester Metropolitan University and the city to the north.

The site can be seen to be sat in a band of residential and PBSA buildings that support the educational uses to the south and west and the office and leisure uses that sit to the north of the site; whereby the Oxford Road Corridor enters the city centre.

As demonstrated by the diagram on the following page, the site is felt to be well situated for PBSA use on the basis of its proximity to the universities, public transport interchanges, other PBSA developments, the ID Manchester Strategic Regeneration Framework area and the Charles Street & Granby Row Development Framework site; all of which is situated within the area of land bound by the Manchester South Junction and Altrincham Railway viaduct and the inner ring road.



LOCAL LAND USE



HISTORICAL CONTEXT

The site is not located within a conservation area. However, the Whitworth Street Conservation Area boundary is located immediately to the north of the site, along the line of the Manchester South Junction & Altrincham Railway viaduct.

The area has a very strong legibility which is easy to interpret and understand as being an important and robust collection of bold Victorian and Edwardian commercial buildings. Princess Street and Whitworth Street represent the main axes. Princess Street has a uniform and compact appearance resulting from the similar scale of the buildings, colours, materials and former building uses. Whitworth Street has a stronger vertical emphasis resulting from the combined height, bulk and silhouette of its buildings.

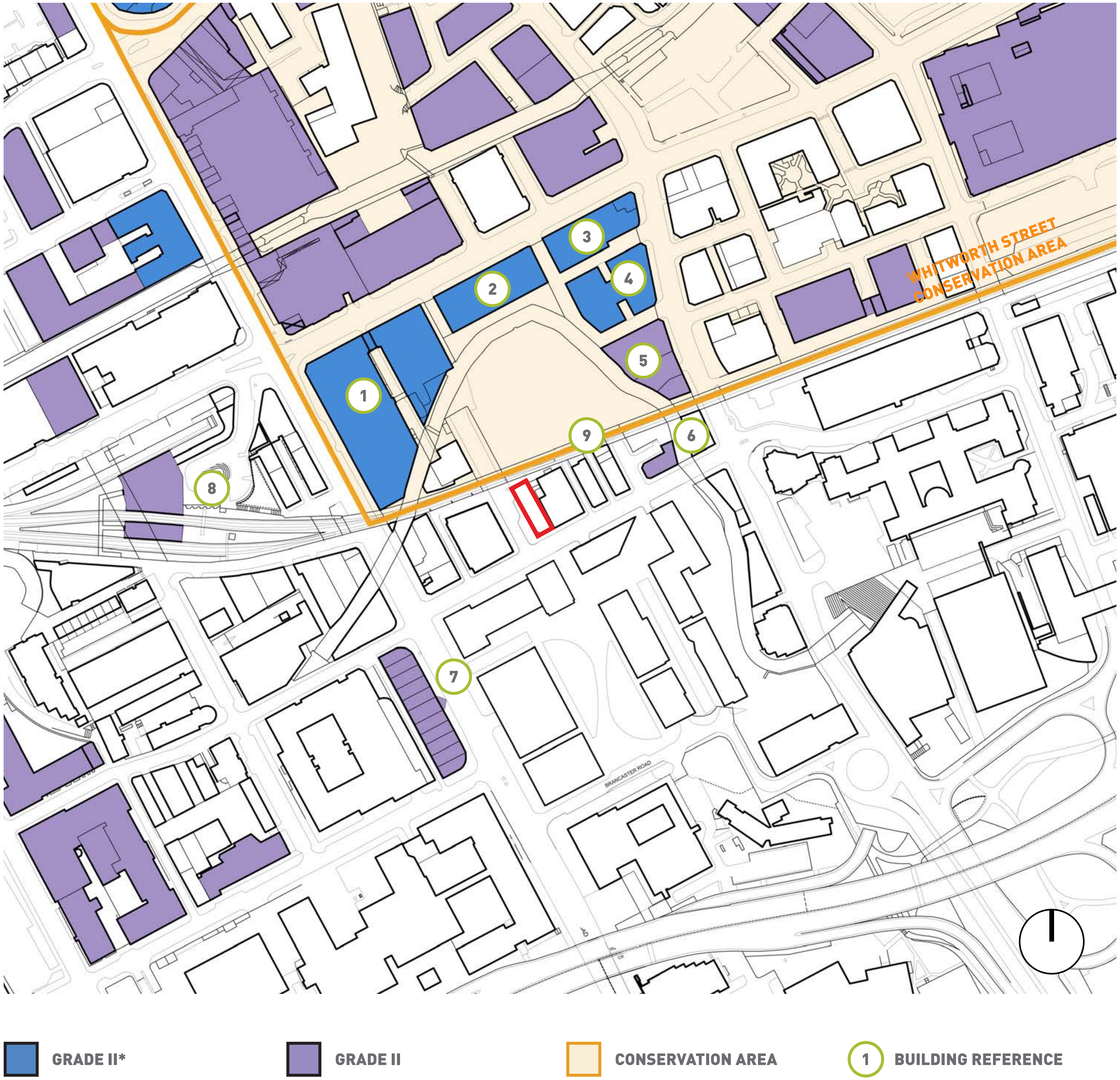
There are a number of listed buildings within the wider area, most of which are located within the Whitworth Street Conservation Area. These include:

- Manchester South Junction & Altrincham Railway viaduct (Grade II)
- Kimpton Hotel or former Refuge Assurance buildings (Grade II*)
- India House (Grade II*)
- Lancaster House (Grade II*)
- Asia House (Grade II*)
- Manchester House (Grade II)

In addition to the above, the following listed buildings are outside of the Whitworth Street Conservation Area but are within a 250m radius of the site:

- The Lass O'Gowrie Public House (Grade II)
- Dancehouse Theatre (Grade II)
- Oxford Road Station (Grade II)

The adjacent mapping highlights the location of the above listed buildings, with associated images on the following page.



HISTORICAL CONTEXT

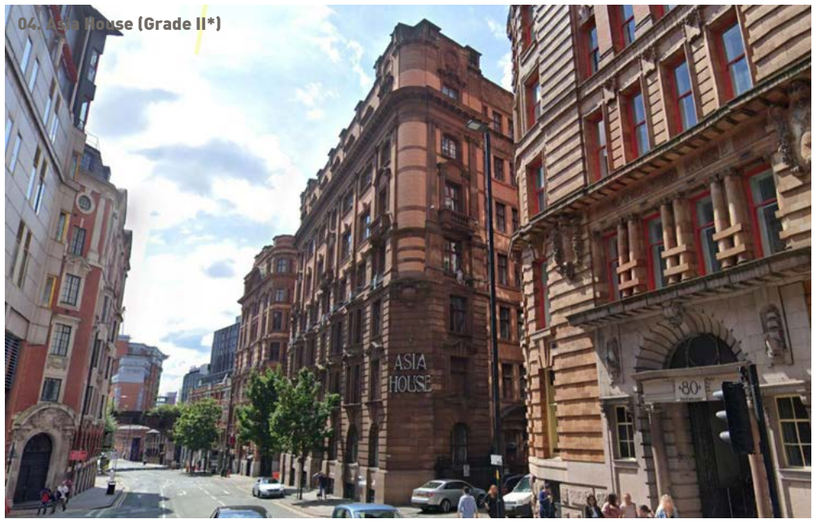

01. Kimpton Hotel (Grade II*)



02. India House (Grade II*)

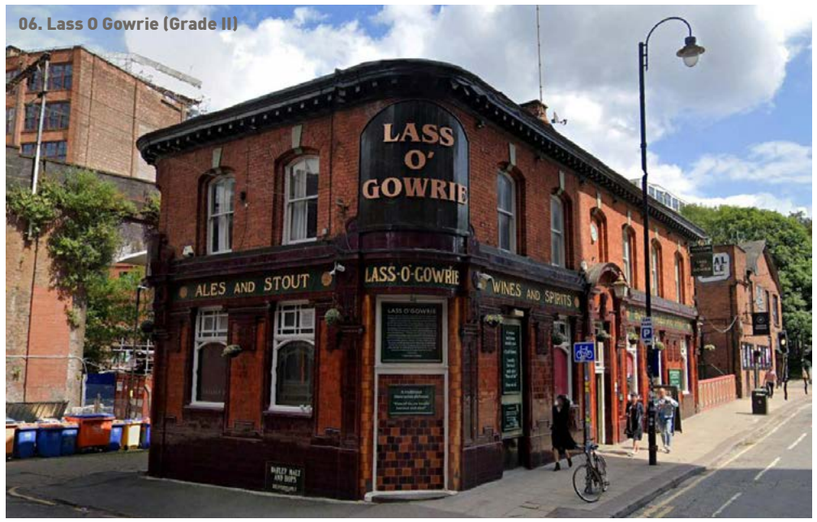


03. Lancaster House (Grade II*)



04. Asia House (Grade II*)


05. Manchester House (Grade II)



06. Lass O Gowrie (Grade II)


07. Dancehouse Theatre (Grade II)


08. Oxford Road Station (Grade II)

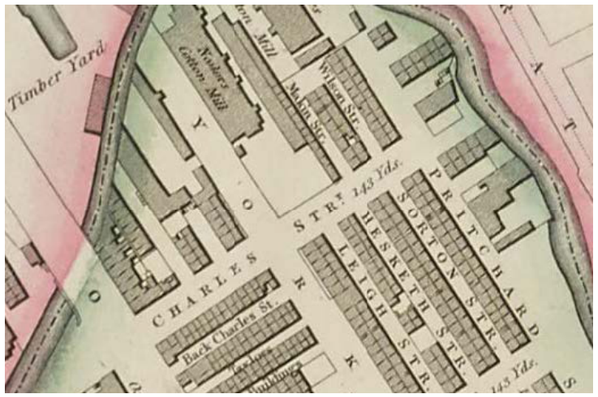


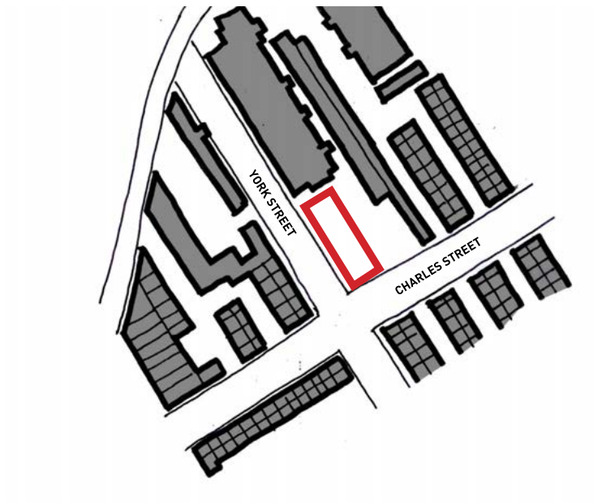
09. Viaduct (Grade II)

HISTORIC MAPPING

The mapping shown on this page demonstrates what is known about the history of the site within the context of the development of the city. It is understood that the site has stood as a car park for roughly the last 50 years, since the construction of Bracken House in the early 1970's.

1832

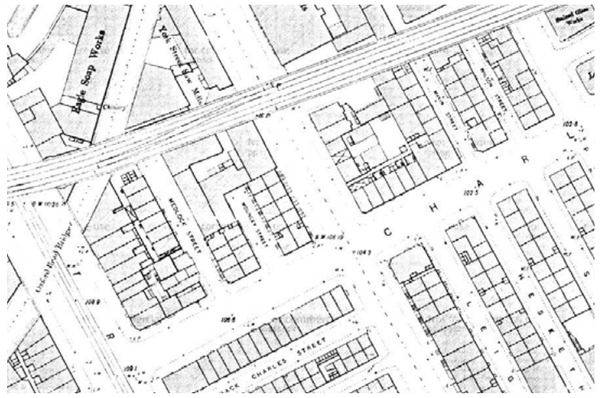


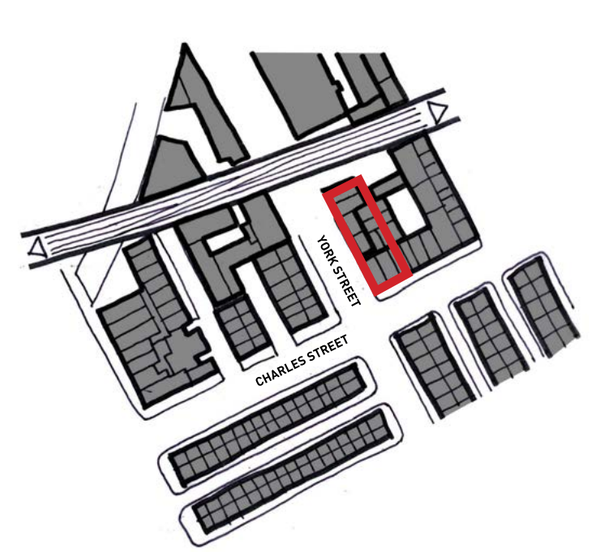


Prior to 1832, mapping shows the site as being vacant. York Street can be seen terminating at the River Medlock.

By 1832, an increased density with a clear orthogonal street pattern and grain, aligned to Charles Street & York Street axis becomes apparent. The site remains vacant, surrounded by back to back terraced 'slum' housing for workers.

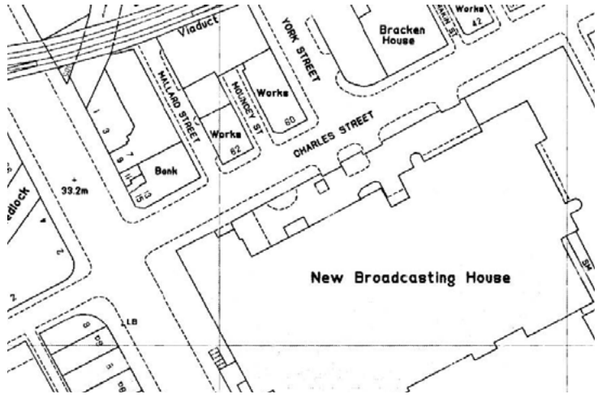
1891

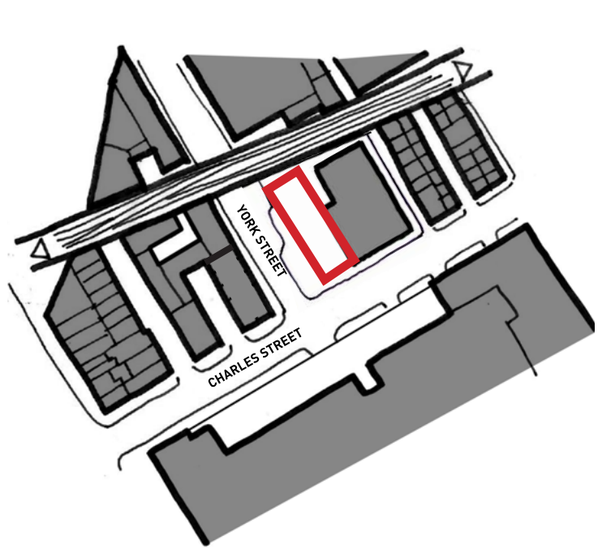




During the mid 1800's, the railway viaduct is constructed, cutting through the area and disrupting the street pattern. As shown in the 1891 mapping, the street pattern remains largely unchanged, with the site having been developed into small terraced buildings.

1987

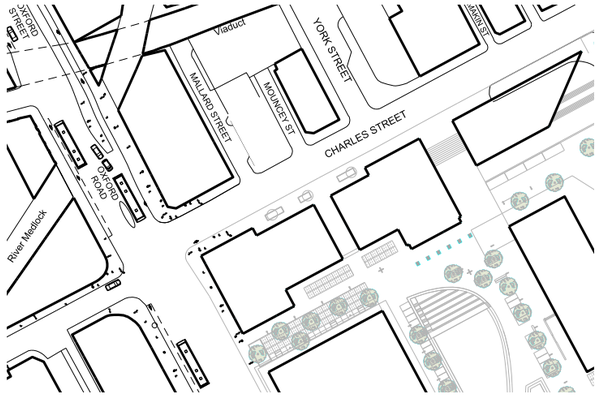


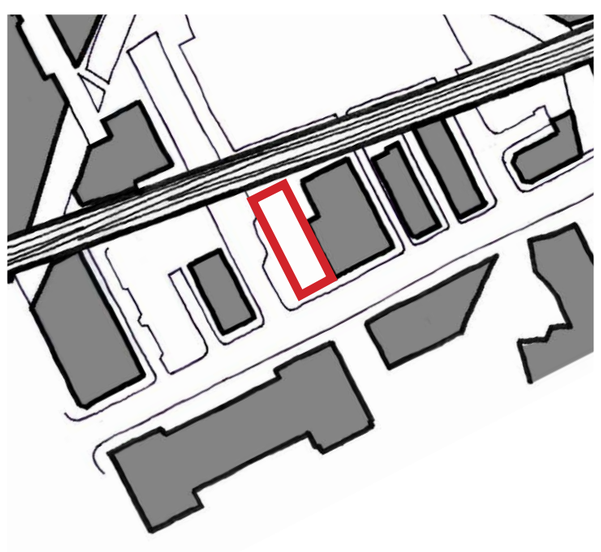


100 years on to 1987, the street pattern remains recognisable, however the buildings are now larger in scale to reflect use changes. The site is now used for car parking for the Bracken House offices and adjacent sites are occupied by light industrial use with 60 Charles Street, built in 1914, as a Rubber Stamp factory, and a copper works replacing the terraced housing.

New Broadcasting House (BBC) has been developed on the south side of Charles Street, removing part of York Street and the terraced housing street pattern to the south.

2018





The site remains as car parking, with Bracken House having been converted from offices to residential units in 2014. The old Victorian street pattern has been eroded, but is still visible through the primary streets, with larger blocks now occupying sites. The former BBC site has started to be redeveloped as Circle Square.

HISTORIC PHOTOGRAPHY

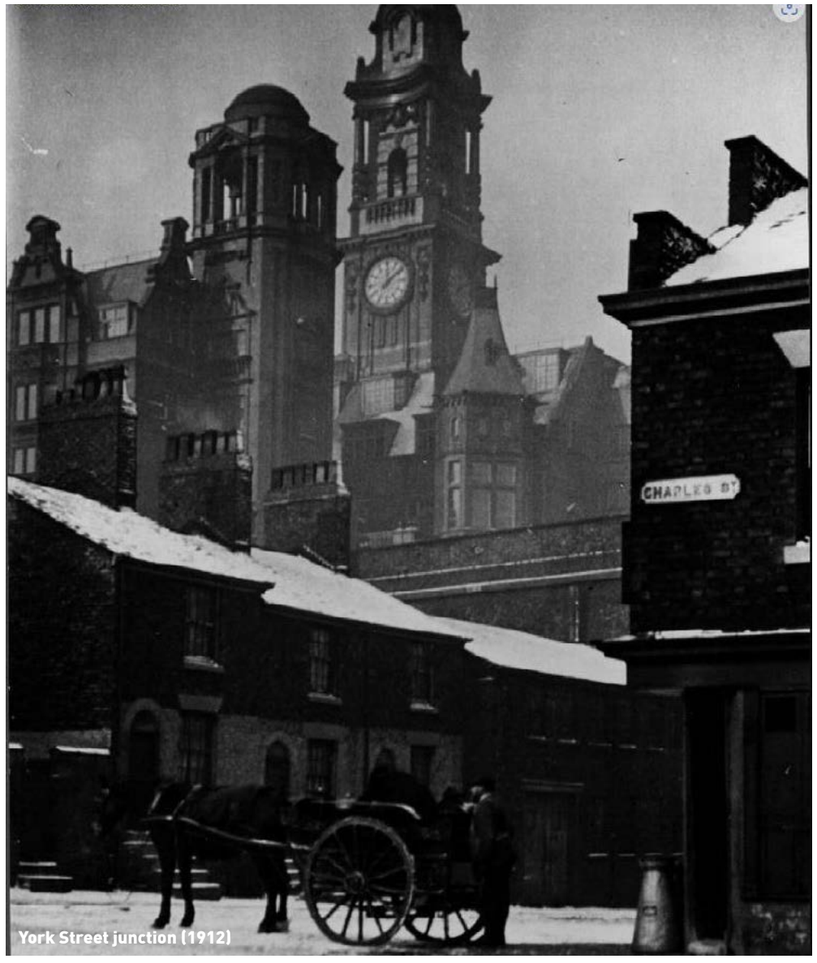
Historic photos sourced between 1912 and 2014 show that prior to the use of the site as a car park for Bracken House, the site was covered by Victorian two storey housing, which latterly operated as an accordion shop and a cafe.



Bracken House car parking on site (2014)



Cafe on site (1963)



York Street junction (1912)



Accordion Shop on site (1960)



York Street junction (1960)

CITY BLOCK FACADE HIERARCHY

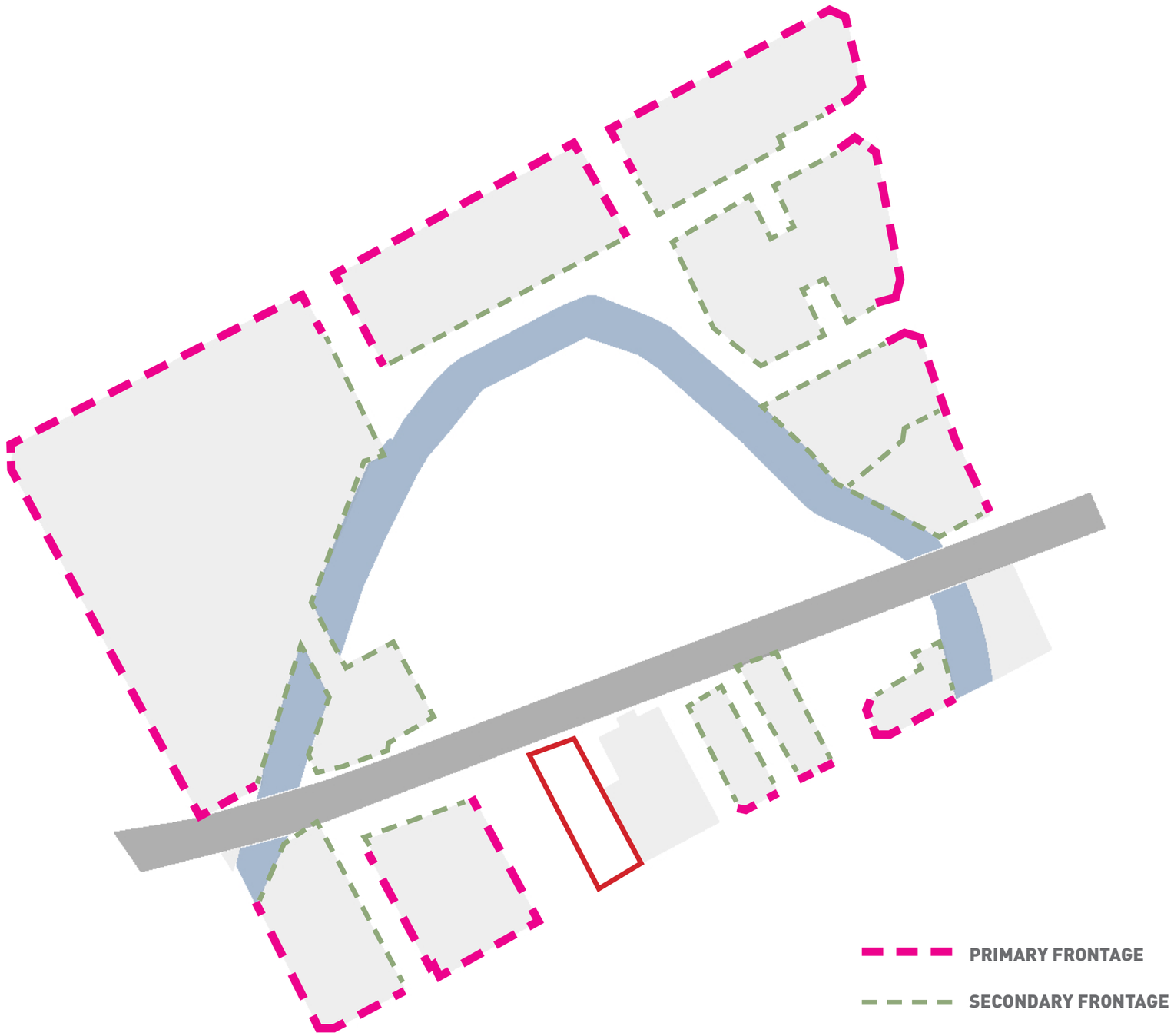
The site forms part of a distinct city block, with the River Medlock passing through it.

As is typical of Victorian and Edwardian buildings, many of the buildings in the city block have a distinct hierarchy to the facades, with a primary frontage supported by secondary and tertiary facades to the sides and rear of the building.

The primary frontage is typically heavily detailed and decorated, using higher quality materials to convey wealth; in comparison to the side and rear facades which express their function. Many of the side and rear elevations in the block use a white glazed tile, which may have been utilised to reflect light into rear courtyards. These facades typically utilise a rigid grid of openings.

This hierarchy and approach is mimicked in the adjacent Maldron Hotel. The adjacent Bracken House originally took a similar approach, however the facade hierarchy has been diminished over time as the building has been reclad.

Diagrammatically, this approach to the city block has informed the design concepts and facade language used in the proposals, as will be demonstrated later in the document.



DECORATIVE AND FUNCTIONAL FACADES

Expanding upon the diagram presented on the previous page, the images below show the use of decoration and functional expression through material choice and detailing within the city block. This gives each building a hierarchy to the facades, which is driven by the intended architectural expression.

OXFORD PLACE, 38 CHARLES STREET, INDIA HOUSE

Decorative



Functional



MANCHESTER HOUSE, ASIA HOUSE, LANCASTER HOUSE

Decorative



Functional



THE KIMPTON HOTEL

Decorative



Functional



























LOCAL CHARACTER

As previously discussed, the city block and its immediate surroundings include listed buildings, the Whitworth Street Conservation Area and a legibility of the city's Victorian and Edwardian past.

Consequently, many new developments draw upon the historic fabric and therefore a set of themes can be observed within the area. These are described in the adjacent imagery and are themes that are subsequently drawn upon in the proposals. This is to ensure that the proposals are contextual and that the architectural quality and level of detailing is commensurate with the buildings of significance in the area.

DECORATION

Decorative architectural detailing, as demonstrated on the Kimpton Hotel as a prime example, is used extensively in the area. This level of decoration would have originally been the result of an expression of wealth and business success amongst other reasons. The decoration, which requires high quality materials and workmanship provides a richness and interest to the urban fabric. This level of detail is often paired with the use of colour, as is seen in the window frames and metalwork of the Kimpton Hotel.

RELIEF

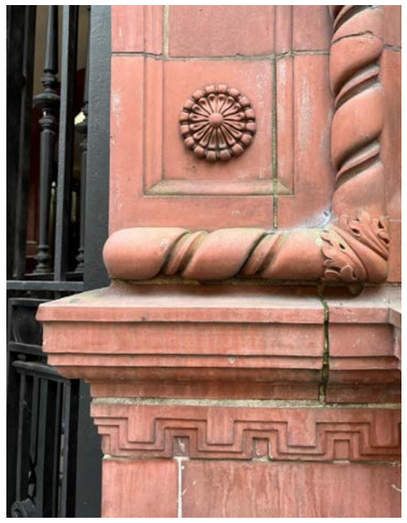
Relief is used throughout buildings of all ages in the city block, providing texture and a play on light and shadow. This enables the buildings to change in appearance throughout the changing light conditions of the day; whilst also providing details that shed water, provide robustness, demonstrate a high quality of materials or to provide an architectural expression, such as a pedestal base.

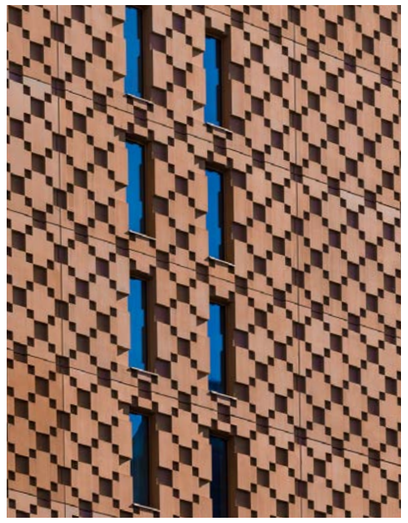
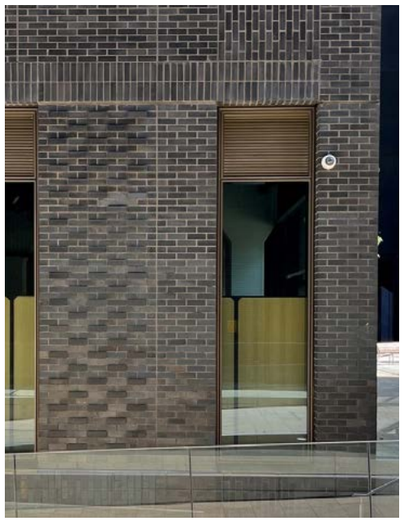








LOCAL CHARACTER

GLAZED BRICK AND GLAZED TERRACOTTA

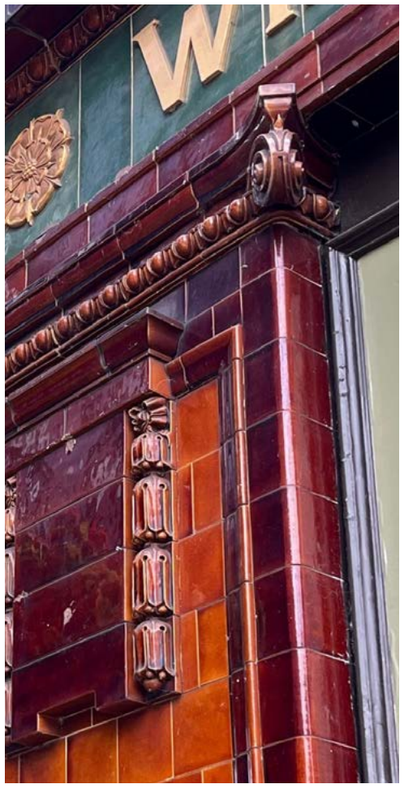
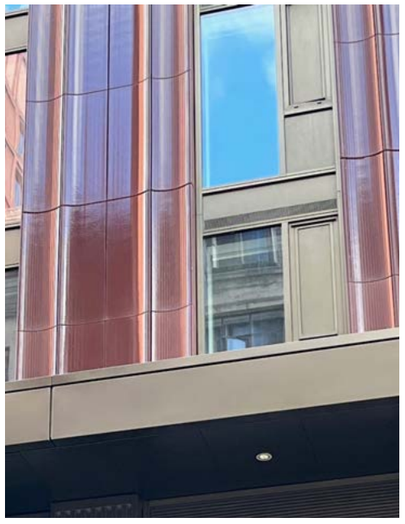
Glazed brick and tile is synonymous with the Victorian era and is seen throughout Manchester, both internally and externally, partly as a result of the technical advances of the time. The historic fabric of the area utilises glazed brick in a number of ways, from functional (to reflect light) to decorative (using colour and ornament to enrich facades). More recently, this has developed into a large format expression through the use of glazed terracotta.

PEDESTALS AND PODIUMS

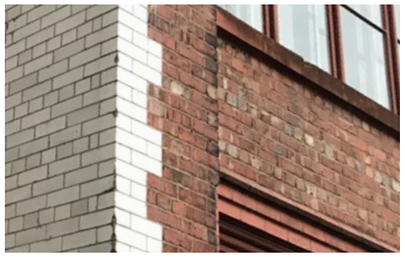
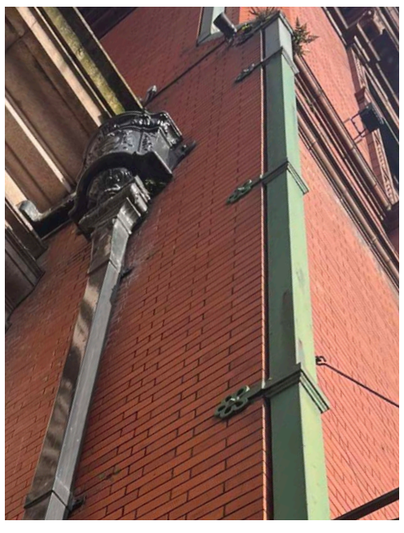
Pedestals and podiums are used throughout the area in buildings of all ages; to provide robustness, create a human scale interaction, to separate uses or to ground the building. The general use of pedestals and podiums helps create a human scale streetscape within a larger urban grain.

CORNER DETAILING

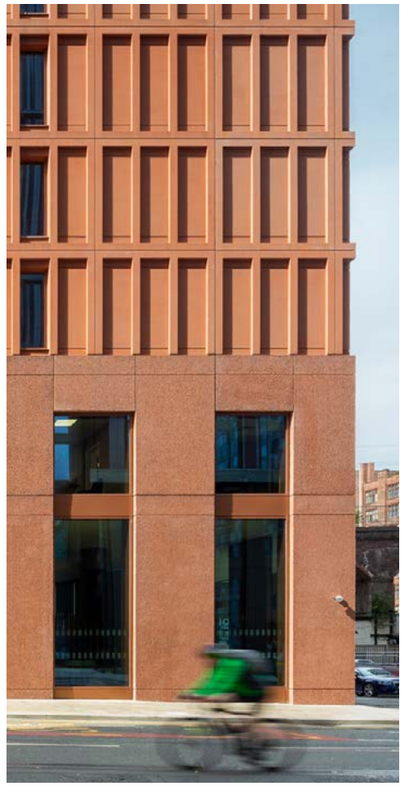
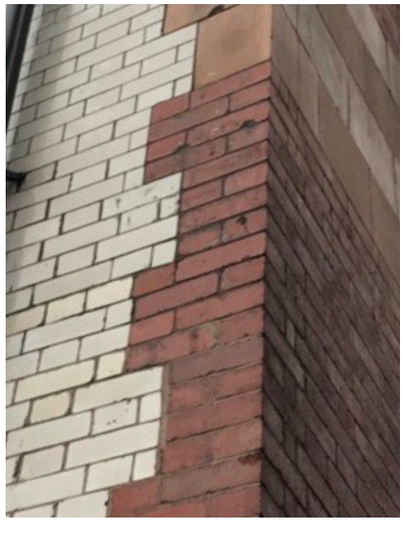
Many buildings within the area can be observed to have taken care with the treatment of corners and how materials and facade languages interact with one another, through expression of the interaction or integration of elements such as rain water pipes for example. This theme has then been continued within schemes such as the Maldron Hotel whereby the recessed expression turns the corner.






CHARLES STREET CHARACTER AND SCALE

The character of Charles Street is varied in use, scale and style; resulting in a fragmented sequence of frontages, scale and no overarching character. The smaller buildings to the west of the street reflect the Edwardian and Victorian past of the city.

The site is situated to the northern side of the street, towards the midpoint, between the 17 storey Maldron Hotel and Bracken House; which is a 10 storey residential building converted from its previous use for offices.

The northern side of the street includes residential, hotel, restaurant, bar and public house uses, many of which are the result of reuse or conversion. The scale changes from an urban 7 storey block at the western end to a more domestic 2 storey block at the east, with varying heights in between.

The southern side of the street predominantly features large scale buildings resulting from the recent redevelopment of the former BBC New Broadcasting House site and the creation of the mixed used Circle Square development.

Circle Square comprises of leisure, retail, student accommodation, residential, office, hotel, public realm and multi-storey car park uses; occupying the whole city block between Oxford Road, Princess Street, Charles Street and the Mancunian Way. The southern side of Charles Street is occupied by residential and PBSA buildings completed in 2020-21, which range from 14 to 38 storeys in height.

As will be described in the massing development of the proposals; the proposals are informed by the mass a scale of the Maldron Hotel, Bracken House and Circle Square in particular, on the basis of determining the evolving scale of Charles Street.

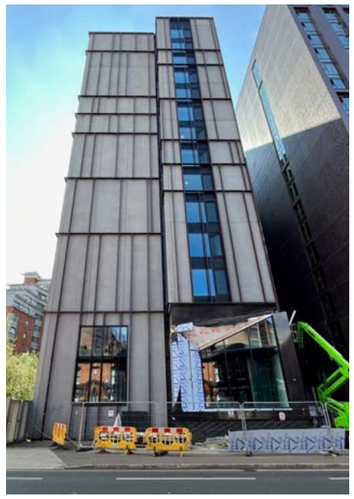
MAP (SHOWING BUILDING HEIGHTS IN STOREYS)



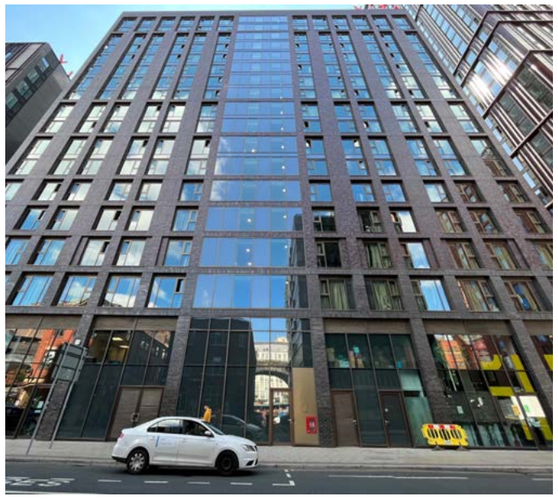
SOUTH (EAST TO WEST)



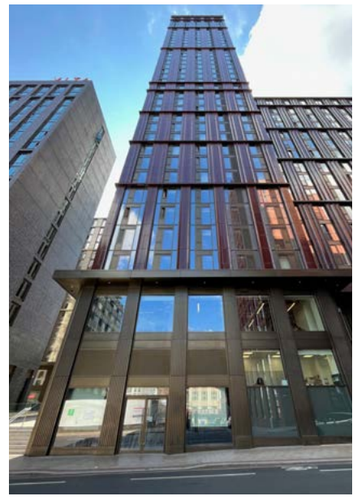
FAC251: Red brick



VITA Medlock Building (2020): Reconstituted stone with aluminium fins



Vita Charles Building (2020): Graphite and Blue/ Burnt Red brick slip cladding with varying brick bond alongside bronze coloured PPC metalwork



Vita Living Circle Square (2021): Glazed terracotta with metalwork

NORTH (WEST TO EAST)



Oxford Place (1912) : Portland stone, former bank and office converted into residential

MALLARD ST

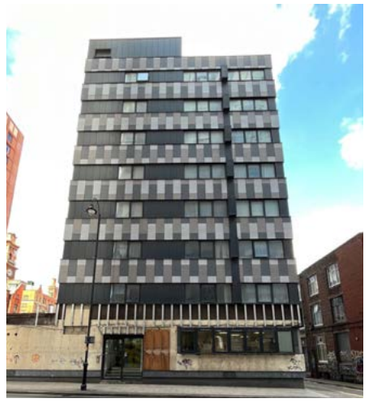


Maldron Hotel (2022): Red pigmented precast concrete with deep punch windows and reveals

YORK ST



SITE



Bracken House (1970's undergoing recladding): Office converted into residential, in PPC aluminium

MAKIN ST



42 Charles Street: Red brick

DONALD ST

38 Charles Street/YES bar (1912): Red brick with terracotta detailing and pediment

PRITCHARD ST



Lass O'Gowrie Public House (Grade II, 1844): Decorative neo-Baroque faience tile frontage

CONTEXTUAL COLOUR PALETTE

The predominant colour palette of the area is that of earthy reds and browns through to greens, greys and whites.

This palette is the result of the materials used in the historic buildings that predominate the area ie brick, natural stone, glazed brick and tiles. The tones are a direct result of the composition of the materials and the pigments that were available at the time of construction.

This palette has evolved with the more recently completed buildings in the area evidently drawing upon the historic palette, as can be seen in the colours used in Circle Square and the Maldron Hotel.

A contextual response as described above ensures that the proposals inherently feel part of the area in which they sit.



SITE ACCESSIBILITY

The site is very well connected to public transport links. Within a 5 minute walk is Oxford Road Station, which provides access to the National Rail network.

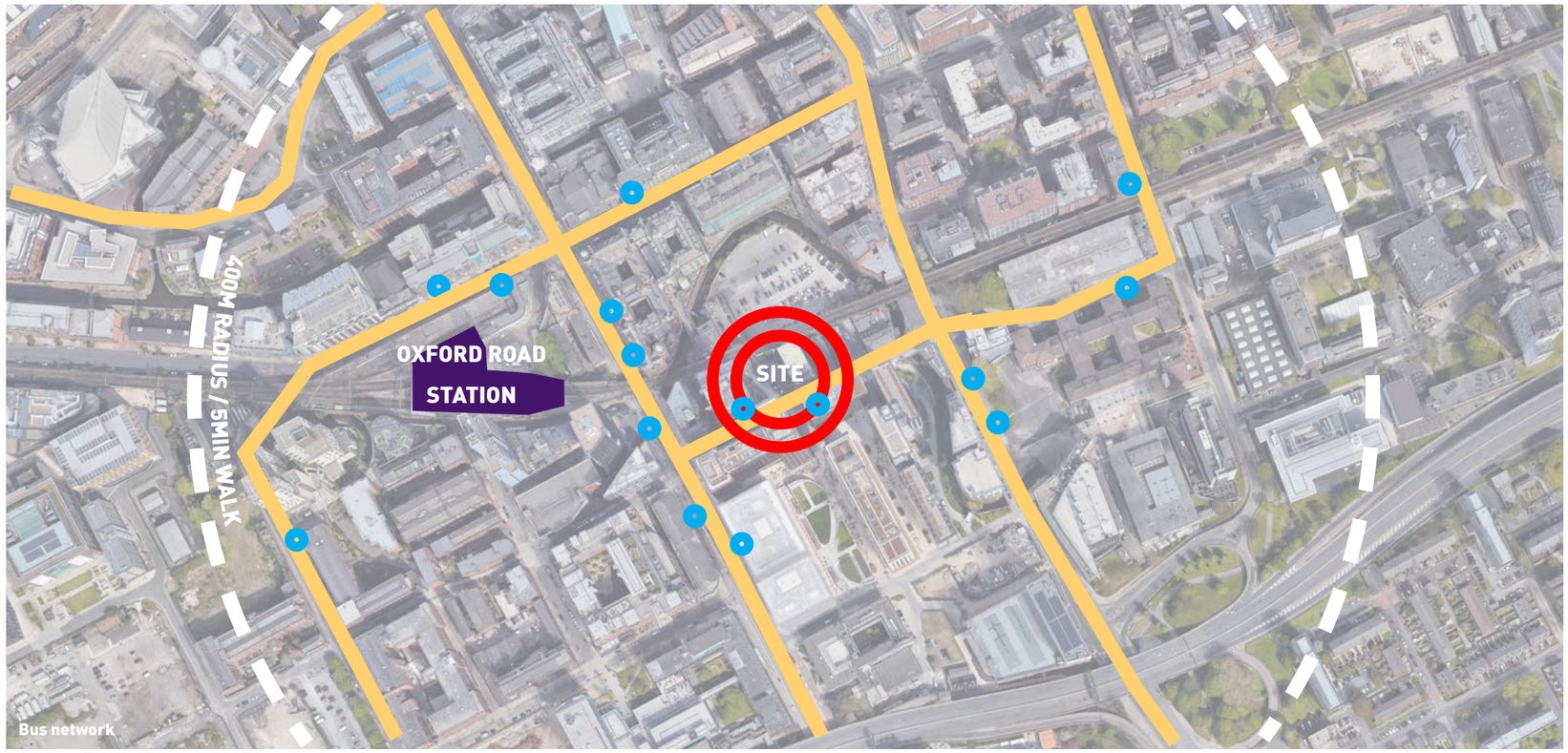
As shown in the adjacent diagrams, Charles Street is on the Manchester bus network route and has a bus stop on each side of the road. Within a 5 minute walk is access to the wider network via a number of stops. One of the bus routes available on Charles Street provides free travel for University of Manchester students between campuses.

Charles Street is also served by an on-road cycle lane in each direction. Nearby Oxford Road provides a segregated cycle lane.

Within a 10-15 minute walk are Deansgate Station, Manchester Piccadilly Station and Tram Stop, Deansgate-Castlefield Tram Stop, St Peter's Square Tram Stop and the Central Coach Station.

With regard to access by car, the site is within close proximity of the inner ring road and on-street parking is available on York Street, Princess Street and at the Euro Car Parks site to the north of York Street which has in the region of 240 parking spaces.

The site also benefits from being within close proximity of Symphony Park and Vimto Park, providing access to external spaces of differing character for the users.



Bus network



Cycle network and green space

SITE FLOOD RISK

The Environment Agency flood mapping for the site shows that the site is located within Flood Zone 3 and therefore has a high risk of fluvial flooding as a result of flooding from the River Medlock, which is approximately 50m to the north of the site.

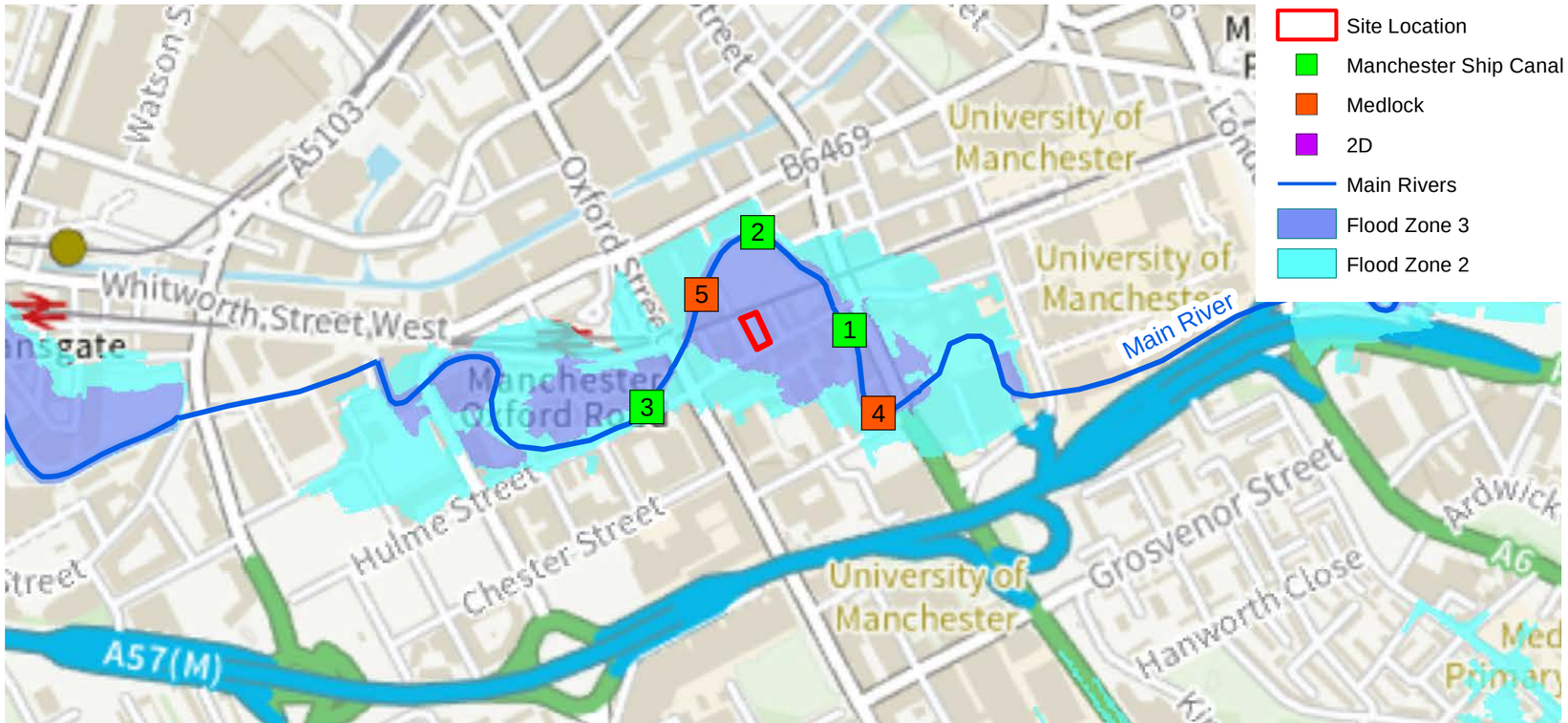
The existing site levels are approximately +31.600m AOD to the south of the site and +30.620m AOD to the north of the site.

As shown in the below diagram, the result of this is a series of design datums:

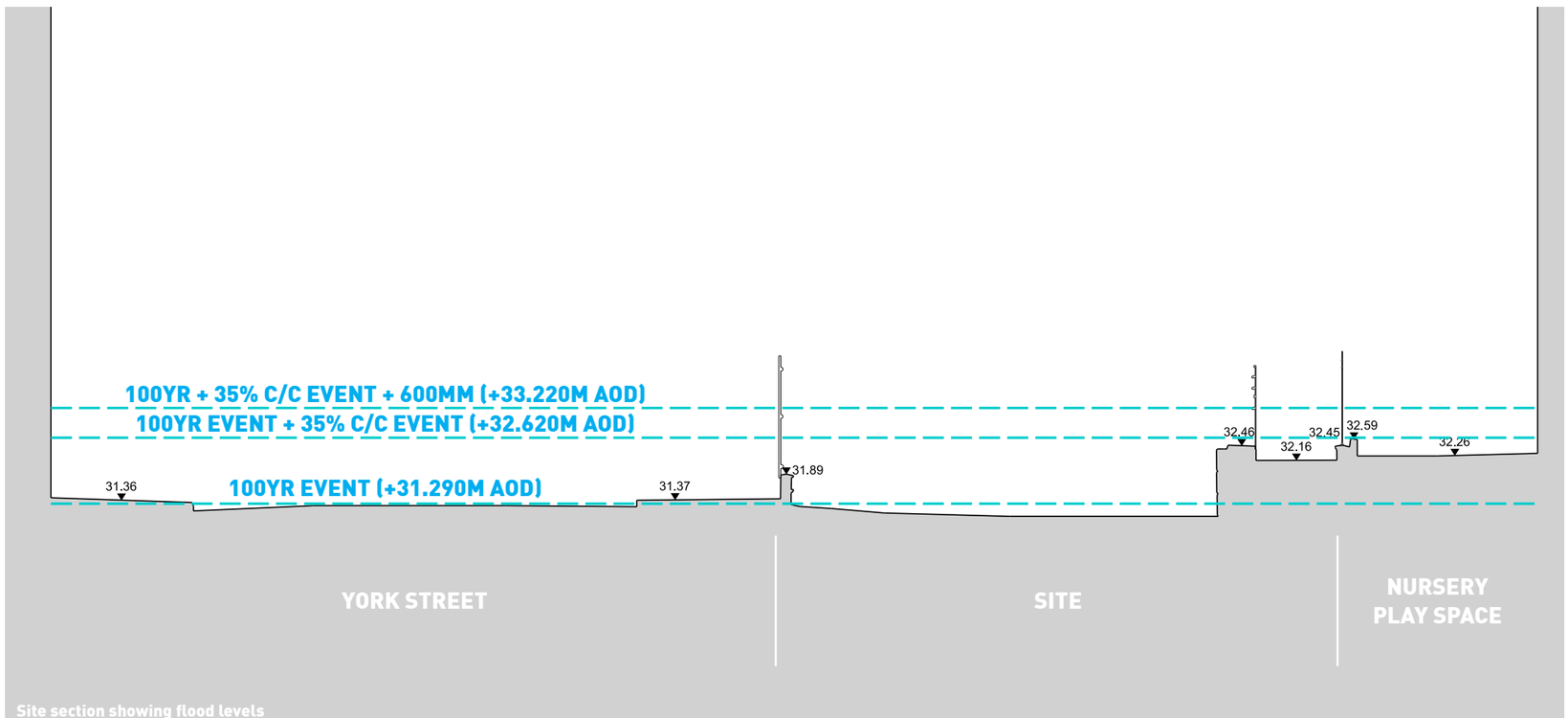
- 100 year flood event @ +31.290m AOD
- 100 year flood + 35% Climate Change event @ +32.620m AOD
- 100 year flood + 35% Climate Change event +600mm @ +33.220m AOD

The implications of these levels and the flood risk are described in the Flood Risk Assessment, prepared by DP[2] and submitted as part of the application documents.

The design response is explored in the Design chapter of this document.



EA Flood mapping

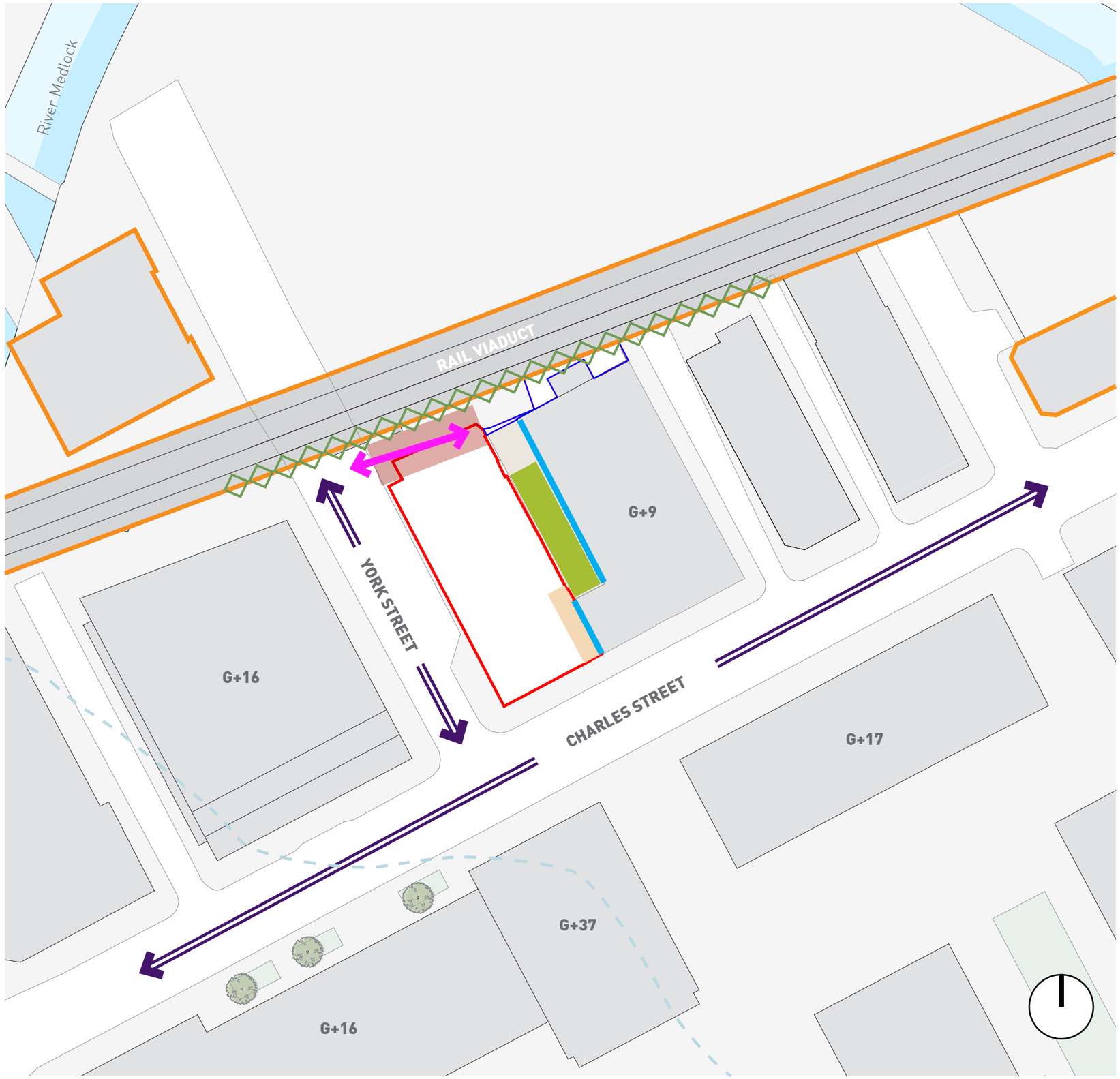


Site section showing flood levels

SITE CONSTRAINTS

The site is heavily constrained as demonstrated in the adjacent diagram. These constraints are summarised below:

- Vehicular routes exist to the south and west in the form of York Street and Charles Street. These routes present potential noise and pollution sources
- Heritage assets exist within the immediate area as previously noted, including the rail viaduct adjacent to the site. These assets are to be considered within the design of the building to prevent harm to these assets
- Bracken House's basement is accessed by passing across the north of the site. This access is without rights but is to be considered.
- The passing rail traffic presents a noise source, with circa 400 trains using the line each day. Similarly, the MOT garage within the arches will produce noise as a result of mechanical work and engine testing. The anticipated noise levels are to be considered in the technical design of the building
- A right of escape exists on the south east corner of the site, enabling the existing nursery to exit Bracken House via the existing ramp and stair that is positioned on the site
- Bracken House has windows on the western facade of the building that face onto the site and are therefore to be considered within the plan and mass
- An exclusion zone is required from the viaduct to the building, as required by Network Rail. This is also required to include a construction, access and maintenance zone. 5m has been assumed in total, including a 2m construction, access and maintenance zone. This is in line with the development of the Maldron Hotel, whilst awaiting confirmation from Network Rail
- The adjacent nursery has an external play space on the western side of the building and is also to be considered within the plan and mass
- Flood Zone 3 can be seen to encompass the entirety of the site and the surrounding area and therefore an approach to the ground floor design is required that provides robustness and the ability for flood waters to enter and exit the ground floor, where permitted



SITE OPPORTUNITIES

The site generally has a great opportunity for development with regard to its location and proximity to the city centre, transport links and the universities.

A number unique and site specific opportunities exist and many of the constraints can be used to create an opportunity or a design response, as demonstrated in the adjacent diagram. These opportunities are summarised below:

- Heritage assets provide a historic fabric and design language from which to draw inspiration from
- A cycle route exists on Charles Street and any cycle storage provision can be used in direct access to the route and to promote a focus on health and wellbeing to users
- York Street and Charles Street provide two key aspects to focus the plan around and opportunities for active frontage and entry points
- The flood risk requires an openness and permeability to the ground floor, which presents an opportunity to create a unique space
- The nursery's right of exit provides an opportunity to create a new entrance for the nursery that is of greater quality and is integrated into the architecture of the proposals
- Direct and visual connection can be created to and from Circle Square and Symphony Park, providing access to amenities and external space
- Opportunities are available on York Street to create a loading bay
- Whilst in a dense area and built up area, the sun path is linked to the potential for the plan layout to address Charles Street and York Street



Site location plan

3.0 Design

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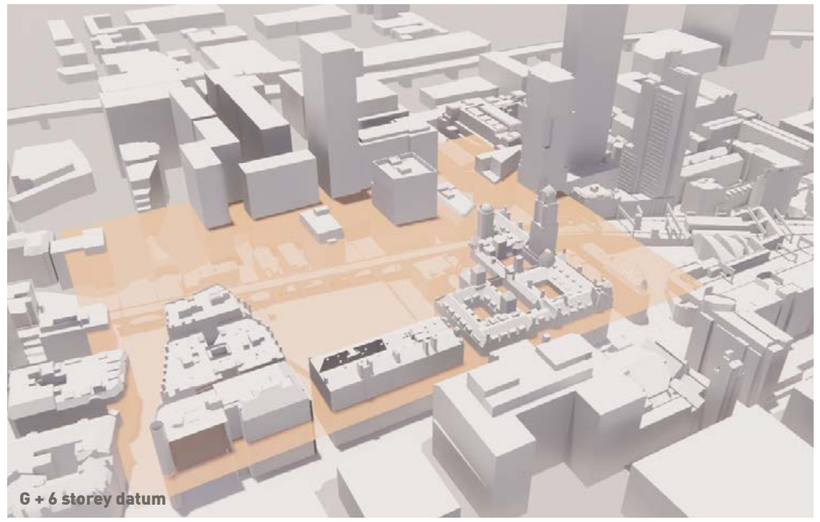
OVERVIEW

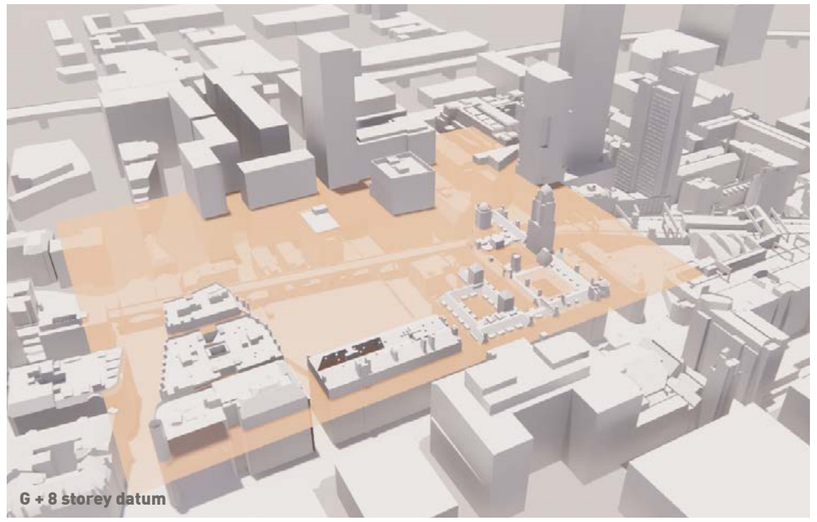
This chapter provides an explanation of the proposals, alongside a summary of the ideas and options that have been considered in the development of the proposals.

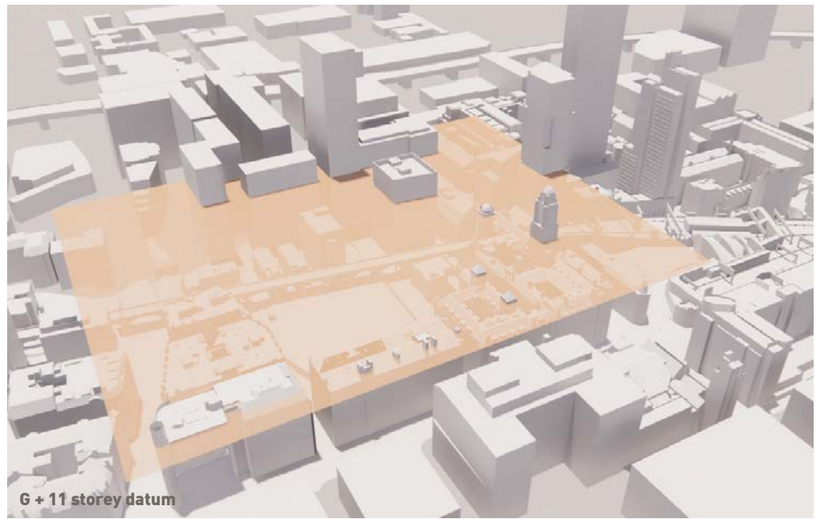
Initial feasibility studies were undertaken to assess the proposed building use, alongside a detailed review of the massing proposals, as shown in the adjacent images. This review took into account the existing datums of the adjacent city fabric as well as the visibility of a simple extrusion placed on the site that matched the height of the adjacent Maldron Hotel. These studies were then used to inform the development of the proposals.

A wide range of specialist consultants provided input into the development of the proposals, during which a process of consultation was also undertaken with stakeholders. These workflows have informed the design process and assisted the team in arriving at an appropriate solution. All design iterations were assessed by the design team from a number of differing aspects, including architectural assessment, technical viability and the ability to match the project brief.

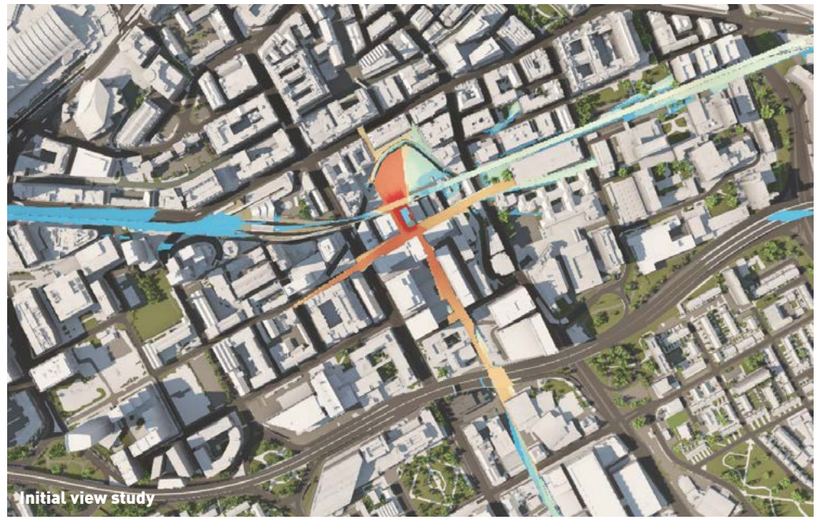
Drawings, computer modelling and visualisations have been used to test how each alternative would fit within the site and its surroundings. Of particular interest throughout the design evolution process was the relationship between the proposals, the immediate context and the city wide context.


G + 6 storey datum


G + 8 storey datum


G + 11 storey datum


G + 16 storey datum


Initial view study


Mass used in initial view study

ACCOMMODATION SUMMARY

Informed by the brief, the proposal seeks to provide 107no. beds (sui generis) as the primary use.

The accommodation is provided as a mix of studio apartment types. Included within the studio mix, there are standard studios, large studios and accessible studios.

In addition to the 107no. beds, the ground floor contains an external 'walled garden' alongside cycle storage, refuse storage and plant space. First floor contains a reception and amenity spaces alongside further plant space, staff welfare and management spaces. Second floor provides a large, flexible amenity space.

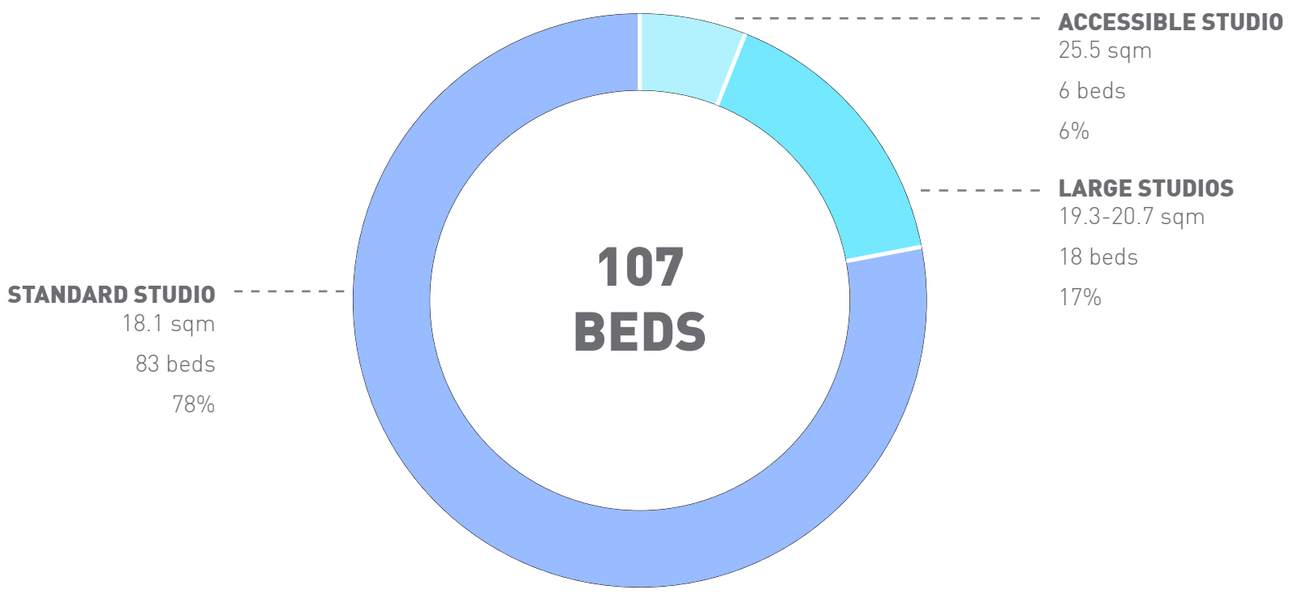
There is approximately 147sqm GIA of amenity, providing in the region of 1.4sqm of amenity per bed. This excludes an additional 71sqm of external amenity. The amenity spaces are to be developed with the operator, but may include:

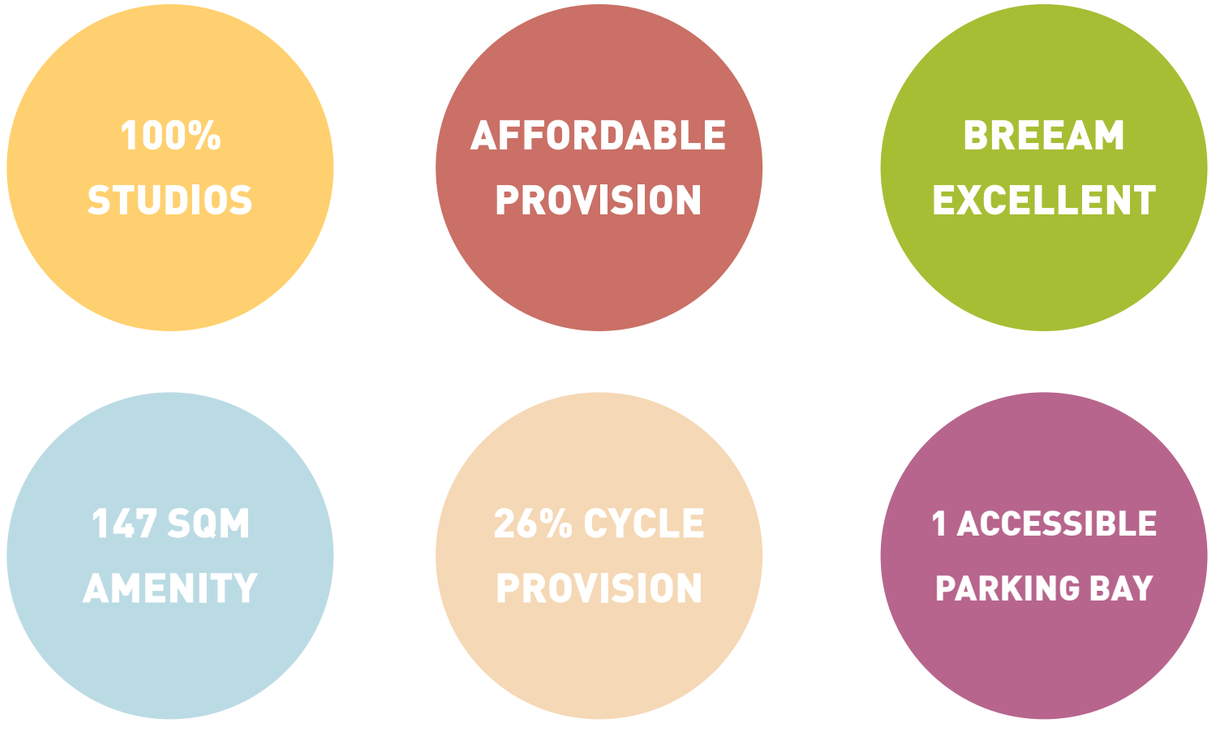
- residents lounge
- study space
- gaming and movie rooms
- table games
- private dining
- laundry
- gym

The total quantum of development stands at 4942sqm GEA.

The adjacent diagram illustrates the proposed total number of bedrooms and mix of studios.

The scheme is targeting BREEAM Excellent.





SUSTAINABILITY

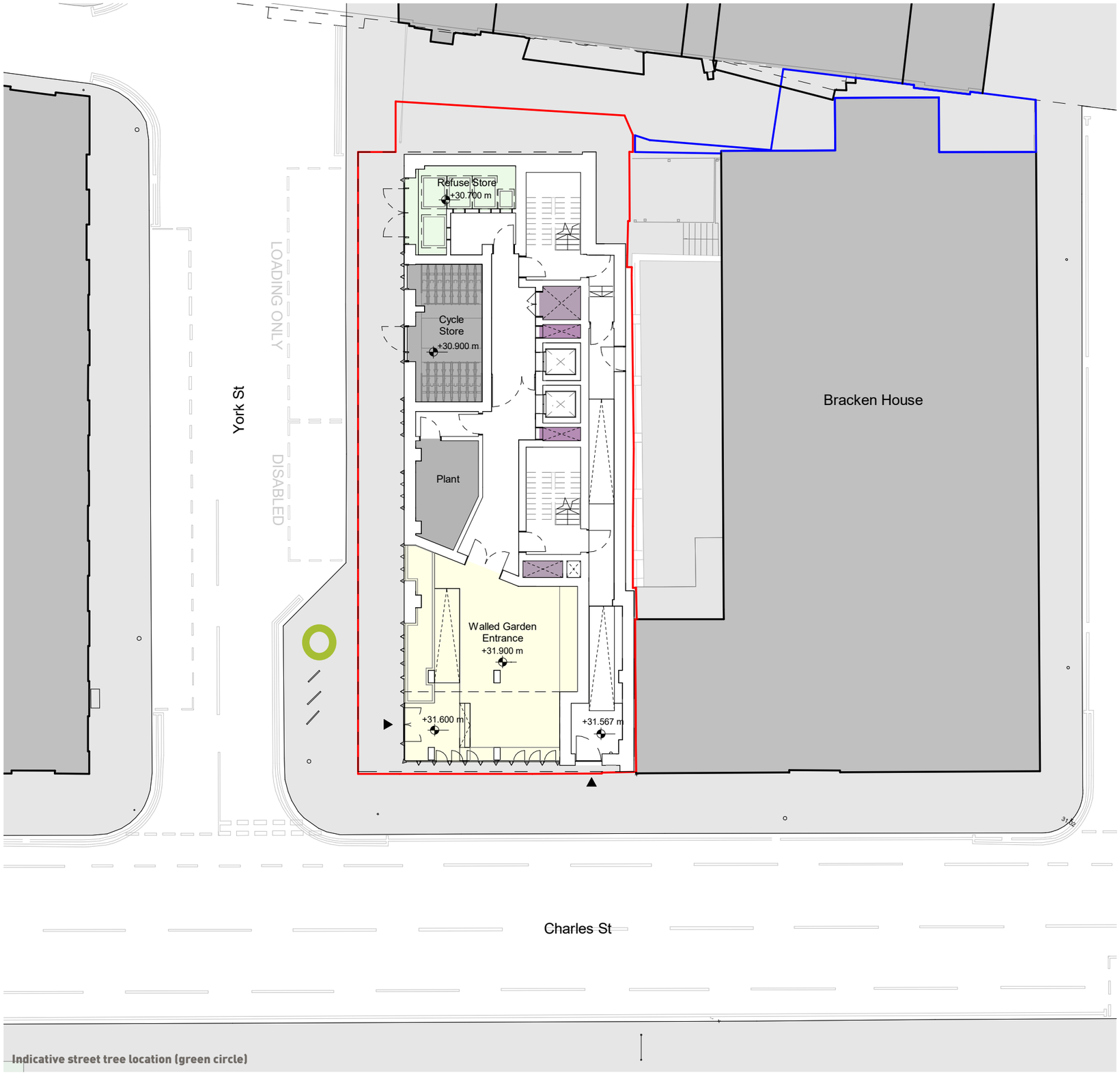
As noted on the previous page, the proposals target BREEAM Excellent.

As a result of the design response to the flood risk, the main entrance space with take the form of a walled garden, as will be discussed later in the document. This space is an external space that will be landscaped to include planting, providing an increase in biodiversity on the site, which is not required to meet Biodiversity Net Gain targets.

An opportunity for the inclusion of a street tree is also to be explored following further below ground investigations in the location indicated in green on the adjacent diagram.

As part of the BREEAM accreditation process, a whole life carbon assessment has been undertaken and embodied carbon levels are to be interrogated through the supply chain during the detailed design.

A blue roof is also provided at Level 09. Sedum roofs are proposed at Level 09 and to the plant over run.



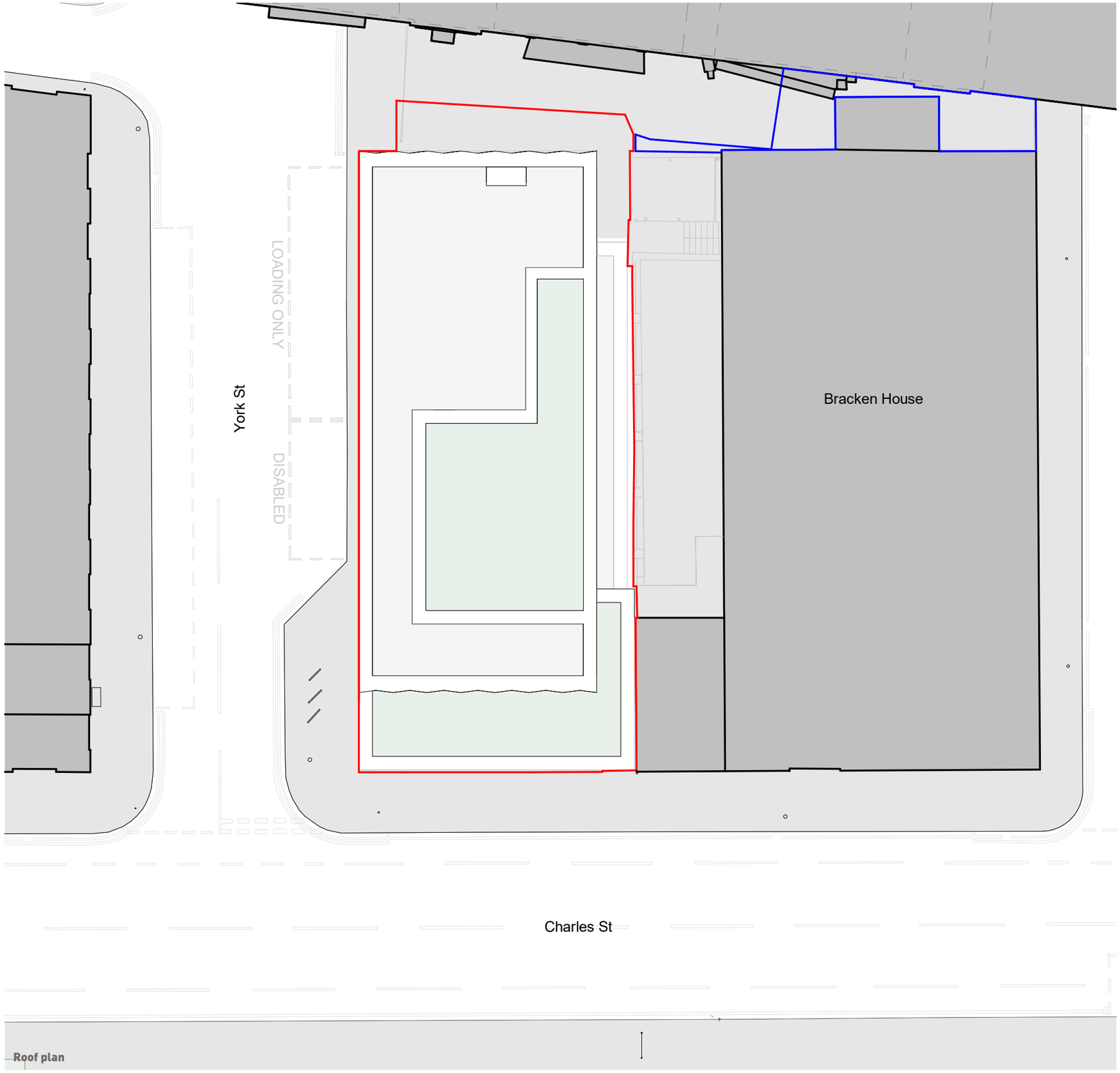
Indicative street tree location (green circle)

SITE ARRANGEMENT

The proposals sit within on a 0.041 hectare site.

The accommodation described on the previous pages take the form of a single building. The mass of the building sets back from Charles Street at Level 09. Above Level 02, the building oversails York Street, which enables the mass to 'shift' and achieve the greatest possible separation between the proposals and the window openings of the adjacent Bracken House.

Public realm landscape changes are not proposed, apart from road line marking changes to enable the inclusion of a loading bay and 1no accessible parking bay.



Roof plan

MASSING OVERVIEW AND CONCEPT

The proposals represent a high quality architectural design solution that has been developed through a detailed consideration of form, massing, proportion and articulation.

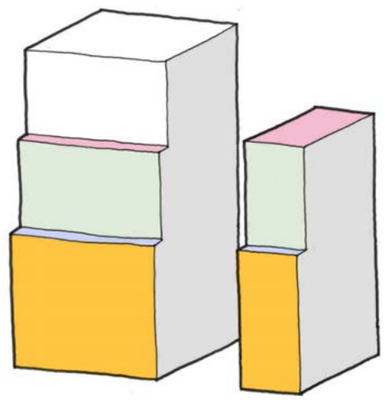
The concepts behind the massing have been developed in consideration of the surrounding built environment. The result is a dynamic form that steps back on Charles Street to prevent the overall mass overbearing the streetscape. The mass also oversails York Street to provide the greatest building separation possible between the building and Bracken House.

Consideration of adjacent datums and planes on the Maldron Hotel and Bracken House have been taken into account, creating a relationship with the neighbouring buildings and an interesting addition to the local 'skyline'. Having initially started with a direct relationship to the Maldron Hotel, the relationship of these planes have been developed to suit the programmatic requirement of the proposals and to include consideration of the scale and mass of Bracken House, providing a broader contextual response.

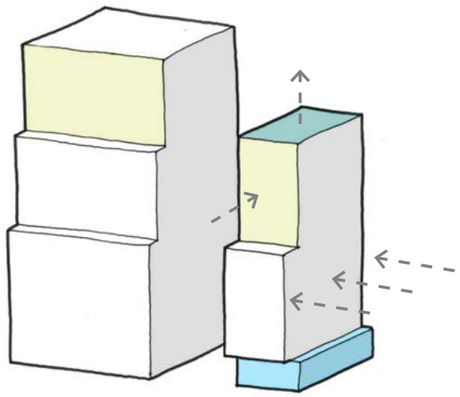
The base of the building has been developed to be read as a heavy, carved base that supports the mass and oversailing accommodation above.

The building stands at G+14 storeys of accommodation, with a set back at Level 09 and an oversail at Level 02. The internal layout has been developed alongside the development of the massing concepts, providing a directionality to the layout that addresses Charles Street and York Street whilst ensuring no overlooking onto Bracken House and the nursery.

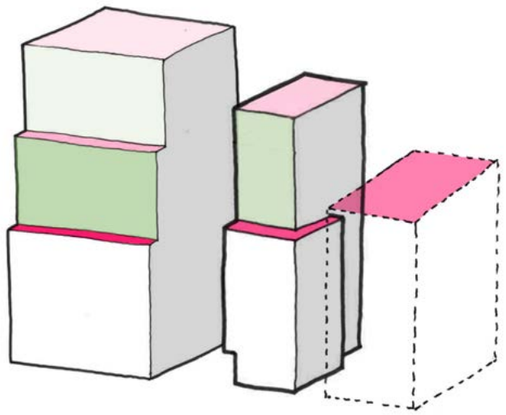
1. Alignment of planes



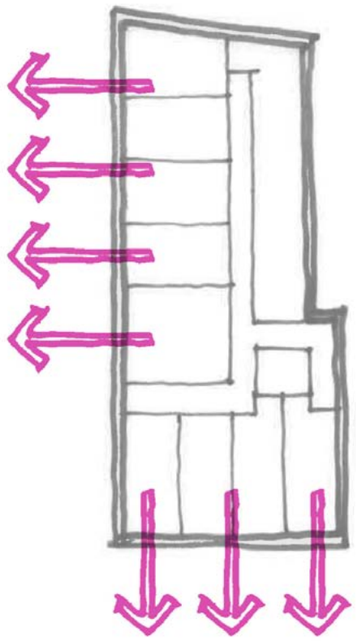
2. Push and pull development

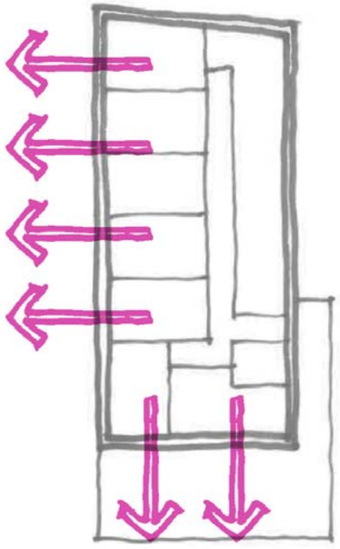


3. Stepping planes



Mass concept





Sketch plan response to site directionality and to create facade activation

MASSING STUDY

The adjacent figure ground study demonstrates the tight knit nature of the historic urban grain of the immediate area. Secondary road widths range from 4.8-7.2metres, in comparison to the scale of Charles Street and York Street, which are in excess of circa 13m.

As a result of this compact historic layout and existing Bracken House windows within 4.0m of the boundary, a contextual response of 6.0m has been targetted as the distance from the proposals to the western facade of Bracken House. This distance matches that of Makin Street's width, to the east of Bracken House.

This leaves only a remaining c.9.4m width to the plot and this constraint becomes a driver for the oversail that will be expanded upon in the following pages.

Another key factor in the determination of the mass is the 5.0m exclusion zone from the viaduct edge at the north of the site.

With regard to scale, the city section shown below highlights a notional increase in scale from the Lass O'Gowrie through to Artisan Heights. The Maldron Hotel sits around the midpoint of this diagram and therefore the proposals are intended to sit below the height of the Maldron Hotel and maintain a diagrammatic decrease in height from west to east.

A series of datums that increase in height within the streetscape can also be identified, such as the coping line of Oxford Plan, the first setback of the Maldron Hotel and the roofline of Bracken House. Subsequently the proposed setback is intended to bridge the heights between the first setback of the Maldron Hotel and the roofline of Bracken House, providing an increase in height in the streetscape from west to east. This setback also ensures that the mass does not overbear Charles Street, in the same manner as the Maldron Hotel.

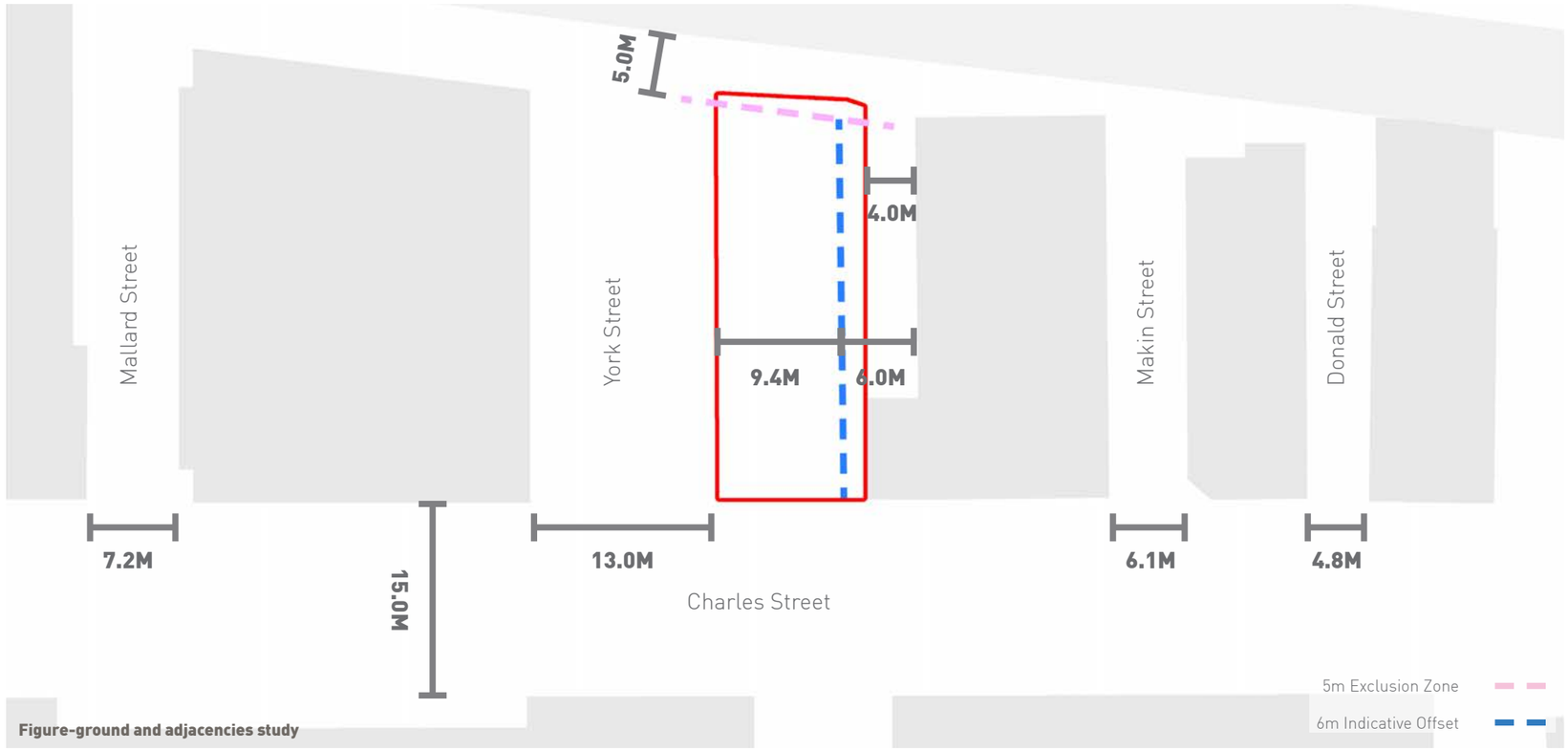
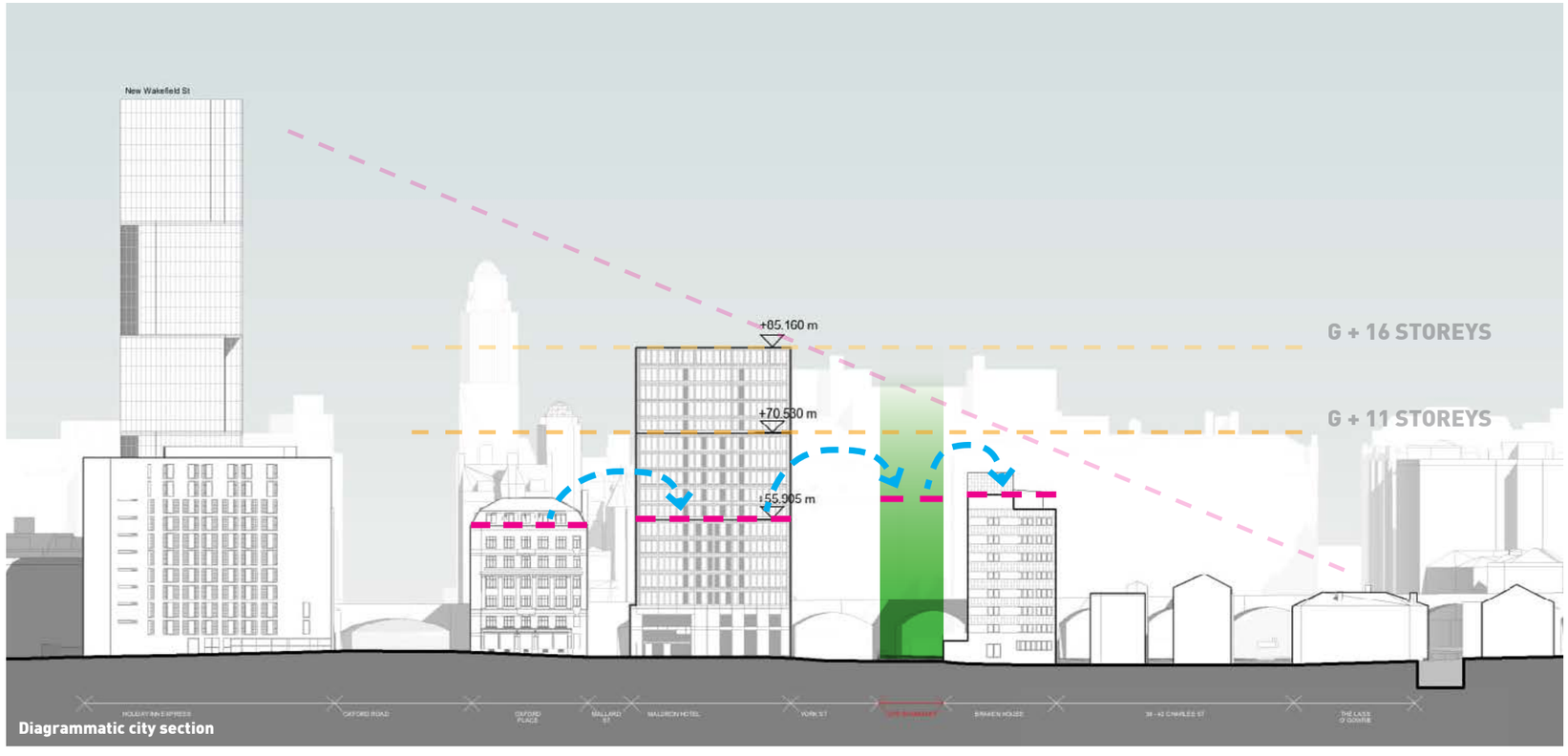


Figure-ground and adjacencies study



Diagrammatic city section

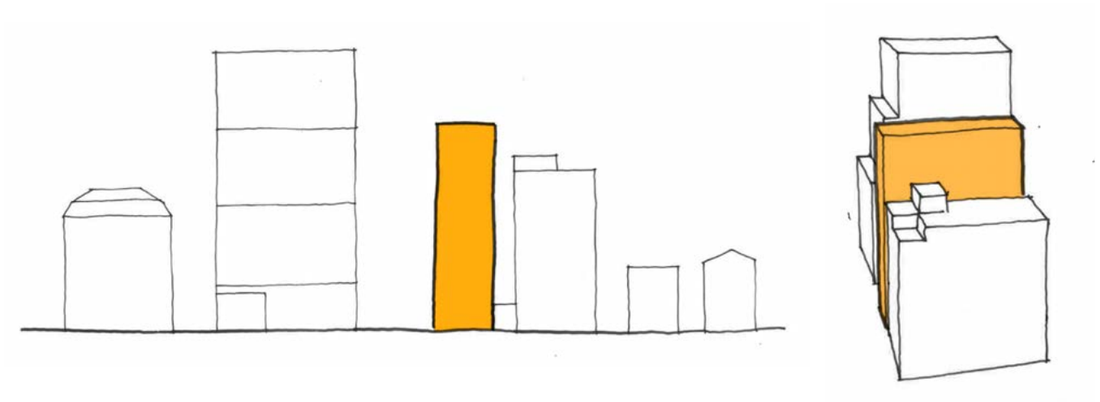
MASSING DEVELOPMENT

Three key moments within the iterative development of the mass can be demonstrated. Starting with a simple extrusion, it is immediately apparent in the visualisation of the mass that it becomes incredibly dominant on Charles Street.

As a result, a setback that mimics that of the Maldron Hotel enables the streetscape to be maintained and the mass becomes much more sympathetic and contextual in its response. This can be seen in the adjacent imagery, where the mass is shown at the same height but has much less impact once the setback is incorporated.

The oversail and pushing of the mass away from Bracken House then enables visual permeability to be achieved between the proposals and Bracken House, north to south. This is maximised as far as is feasible.

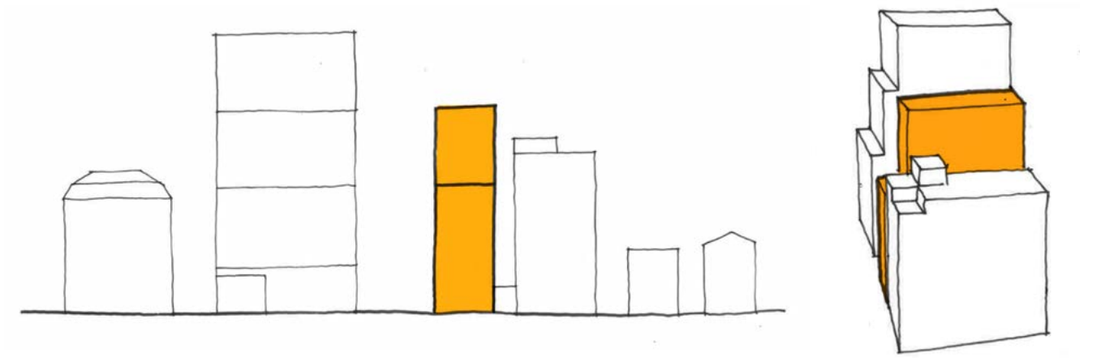
In all of the adjacent early diagrams, the proposals were drawn to G+12 storeys of accommodation to tie in with the second setback of the Maldron Hotel. However, as more was learnt about the site constraints, such as being located within Flood Zone 3, the proposals were developed to G+14 storeys of accommodation and a full height plant parapet to achieve the requirements of the brief.



Simple extrusion



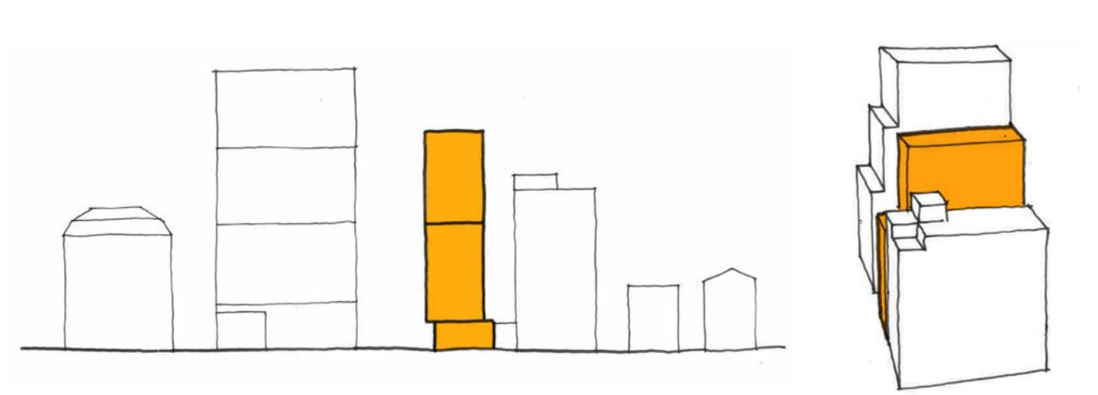
Simple extrusion from east



Setback incorporation



Setback incorporation from east



Oversail incorporation



Oversail incorporation from west

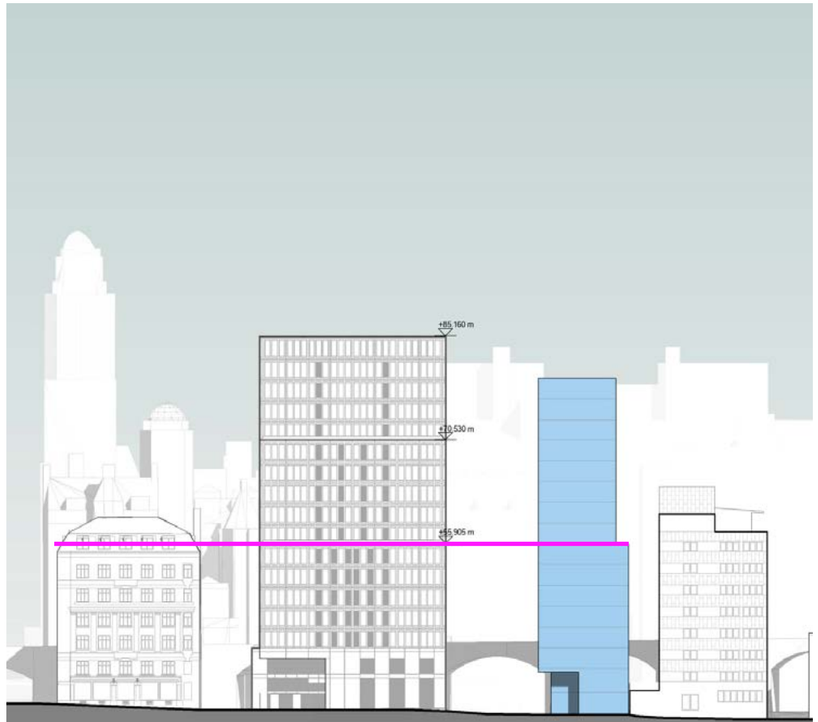
MASSING DEVELOPMENT

Following on from the determination the massing concept and approach, the mass was developed and honed with regard to its relationship of datums and planes with the adjacent buildings whilst meeting the required brief.

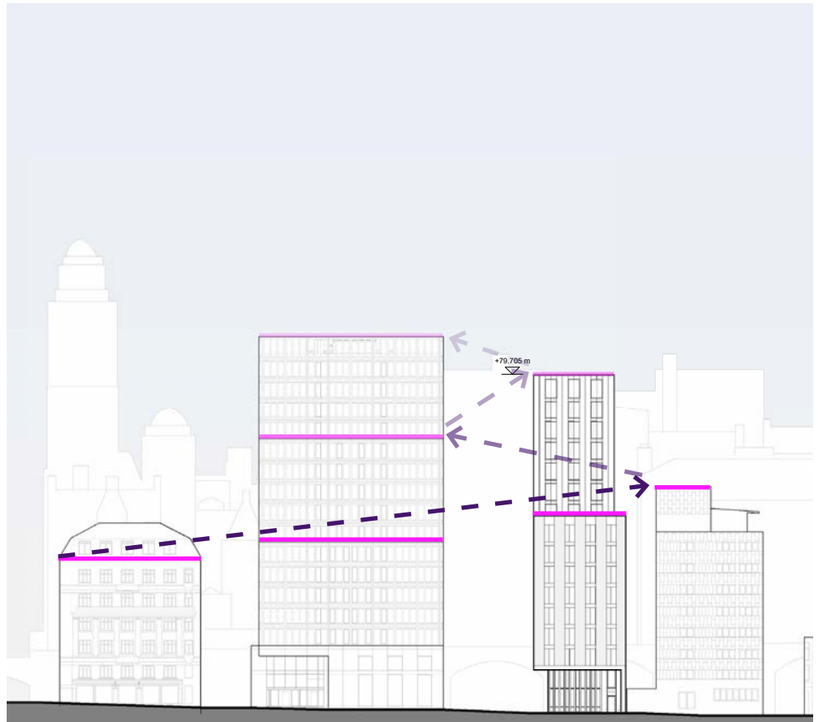
The key development is demonstrated in the adjacent diagrams, whereby the streetscape and townscaping is enriched through difference and variation. opposed to a homogenous approach. This is achieved in plan and elevation.

Concurrently, the language of the base has been developed to take on the role of a solid plinth on which the oversailing and cantilevering mass above sits.

Within the design language of the base, cues are taken from the adjacent Maldron Hotel, whilst framing the listed viaduct arch in the background. The developed detail and concepts behind the base are discussed later in the chapter.



Early massing diagram



Developed massing diagram highlighting stepping datums

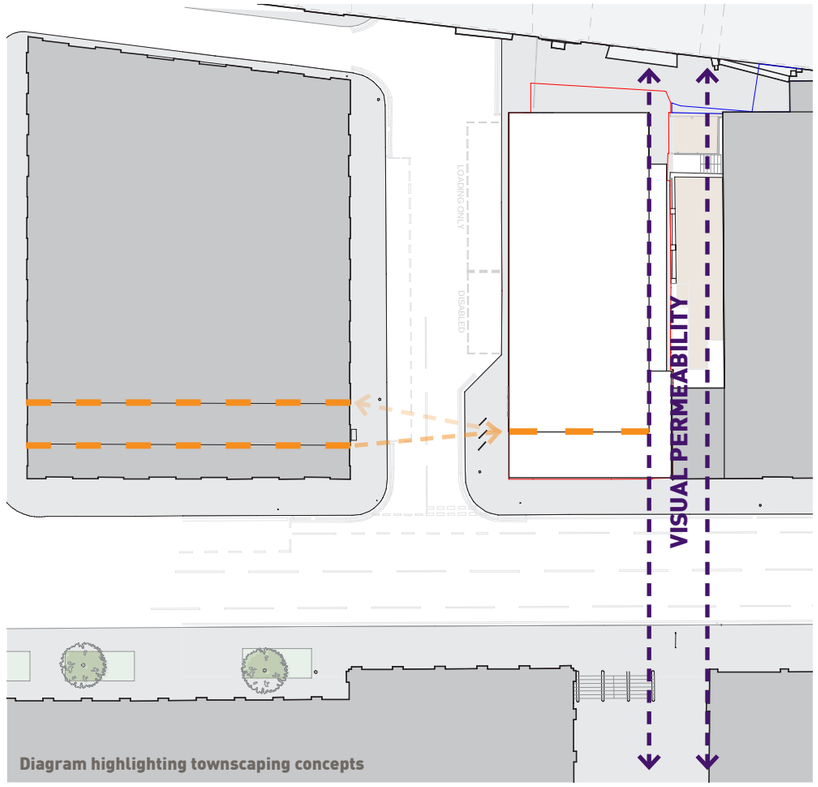
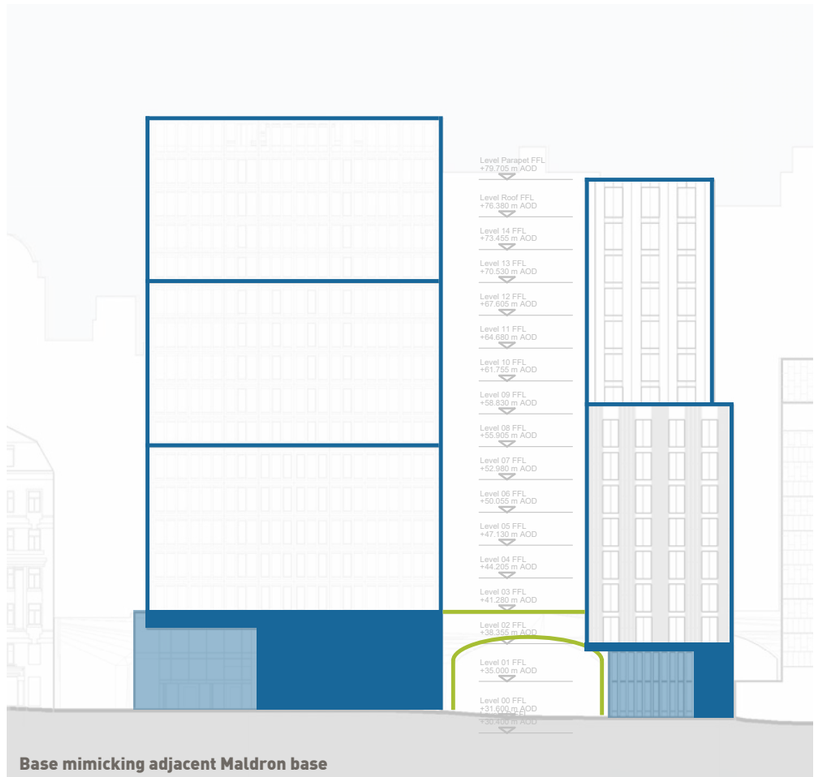


Diagram highlighting townscaping concepts



Base mimicking adjacent Maldron base

TOWNSCAPING

From a townscaping point of view, a zone of theoretical visibility diagram highlights that the massing proposals are visible in some long views across the city, however these offer small and brief glimpses of the proposals; as is demonstrated in the Townscape and Visual Impact Assessment, prepared by Turley and submitted as part of the application documents.

In the local area however, there is a very strong axial layout that provides 4 key viewing corridors, which are demonstrated in the adjacent images. Even within some of these views, such as those from the west, the view is restricted and oblique without being in close proximity of the proposals. Other views are heavily framed and form vistas, such as those from the north and south, from Whitworth Street and Circle Square.

Consideration of the visibility of the proposals is a significant driver of the facade design as will become evident in the description of the facade concepts.



1. View from east (Charles Street)



2. View from north (Whitworth Street)





3. View from south (Circle Square)



4. View from west (Hulme Street)

GROUND FLOOR SITE RESPONSE

The adjacent diagram demonstrates the key ideas behind the arrangement of the ground floor in response to the site.

The ground floor provides access to both the PBSA accommodation and the adjacent nursery located in Bracken House, by way of upgrade of the nursery's right of escape via the ramp and stairs that are currently located on the site. This route also provides a fire escape for the PBSA accommodation and the nursery in the event of a fire.

The entrances are separated as far from one another as is practically feasible. The nursery entrance on Charles Street is located as a result of its inherent requirements. The PBSA primary entrance is located on the southernmost end of York St, below the cantilever which forms a canopy and an provides announcement of the entrance by way of its setback from the cantilever above. This corner also benefits from an increased pavement depth, providing a generosity to the entry sequence. Existing cycle racks also sit in proximity of the entrance.

A significant driver of the site response is the fluvial flooding risk. As a result, a minimised area of flood resistant building footprint is proposed, with other areas such as cycle stores and refuse stores existing as floodable, permeable and robustly detailed. These spaces are ultimately external in their condition, albeit within the secure building line. The Flood Risk Assessment, prepared by DP[2] and submitted as part of the application documents explains the requirements of the flood risk in detail.

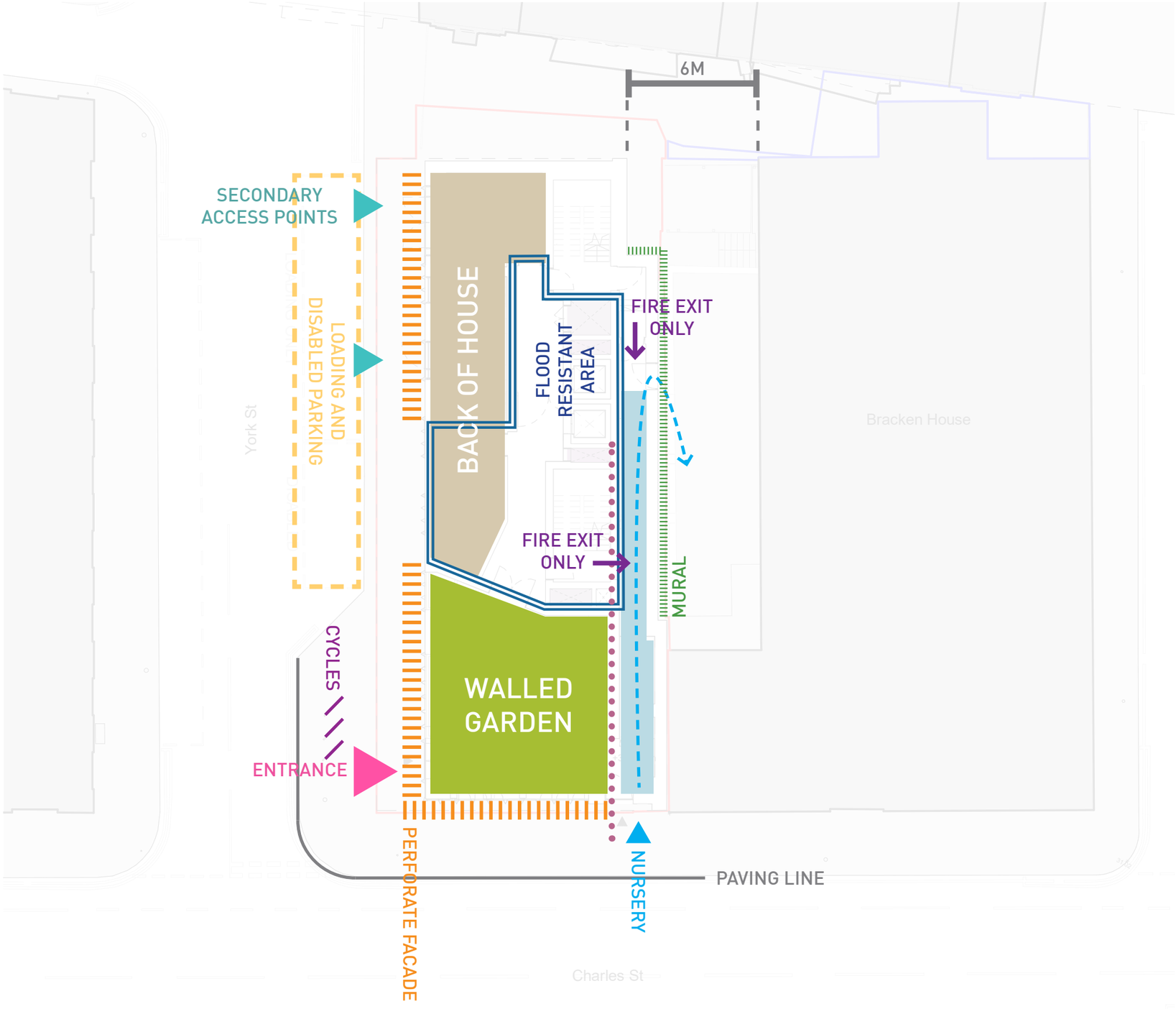
A key constraint of the flood risk its that habitable spaces that are required to enable the building to operate during periods of flooding, such as reception and management areas are required to move to Level 01 and above.

Included within the permeable and floodable spaces is the 'walled garden' entrance, which provides a unique space. This space provides an entry point in a similar manner to an external courtyard. This space also provides external amenity and activity to Charles Street and York Street and the design concepts and detailing will be demonstrated later in the chapter.

Back of house spaces then front onto the north of York Street, which is deemed the most appropriate location in terms of site activation and access. 2no. existing on street car parking spaces are proposed to be reallocated as a loading bay and 1no. accessible car parking space. The 2no. existing car parking spaces are then proposed to be relocated.

To the north and east of the arrangement, inactive facade conditions are proposed. Land to the north is used as a forecourt by the adjacent garage and by residents of Bracken House to access the basement. The land to the immediate east forms the nursery play space and therefore inactive facade is proposed to prevent any overlooking or safeguarding issues.

In terms of separation between Bracken House and the proposals, the main building line is set at 6m separation as previously described. At ground floor, as a result of the ramp and fire escape, the building line is taken to the boundary edge. This takes the form of a single storey element, which proposes a mural finish will be described later in the chapter.



Diagrammatic response to ground floor

GROUND FLOOR PRINCIPLES

The PBSA ground floor entrance is setback from the building line above, providing protection and an announcement of the entrance. The entrance is to also be clearly defined through the use of building signage.

Upon arrival, residents and visitors enter into a secure but external 'walled garden' which will include external furniture and seating areas, alongside planting. The perforated wall screening to this space provides natural daylight and a secure line. The screens to Charles Street will have openable portions to enable greater levels of variation, flexibility and connection to Charles Street. This space is overlooked through its double height by the offices and reception above.

This space provides a second secure line which leads to the core of the building. A lobbied plant room is accessible from the core lobby, for maintenance purposes only. The refuse store is also accessed from the core lobby. Residents access the refuse store lobby only, placing their waste and recycling into hoppers that have bins placed below them.

A loading bay and 1no. accessible parking space on York Street, provide servicing, refuse collection and drop off spaces. These are created through the reallocation of 2no. existing parking bays.

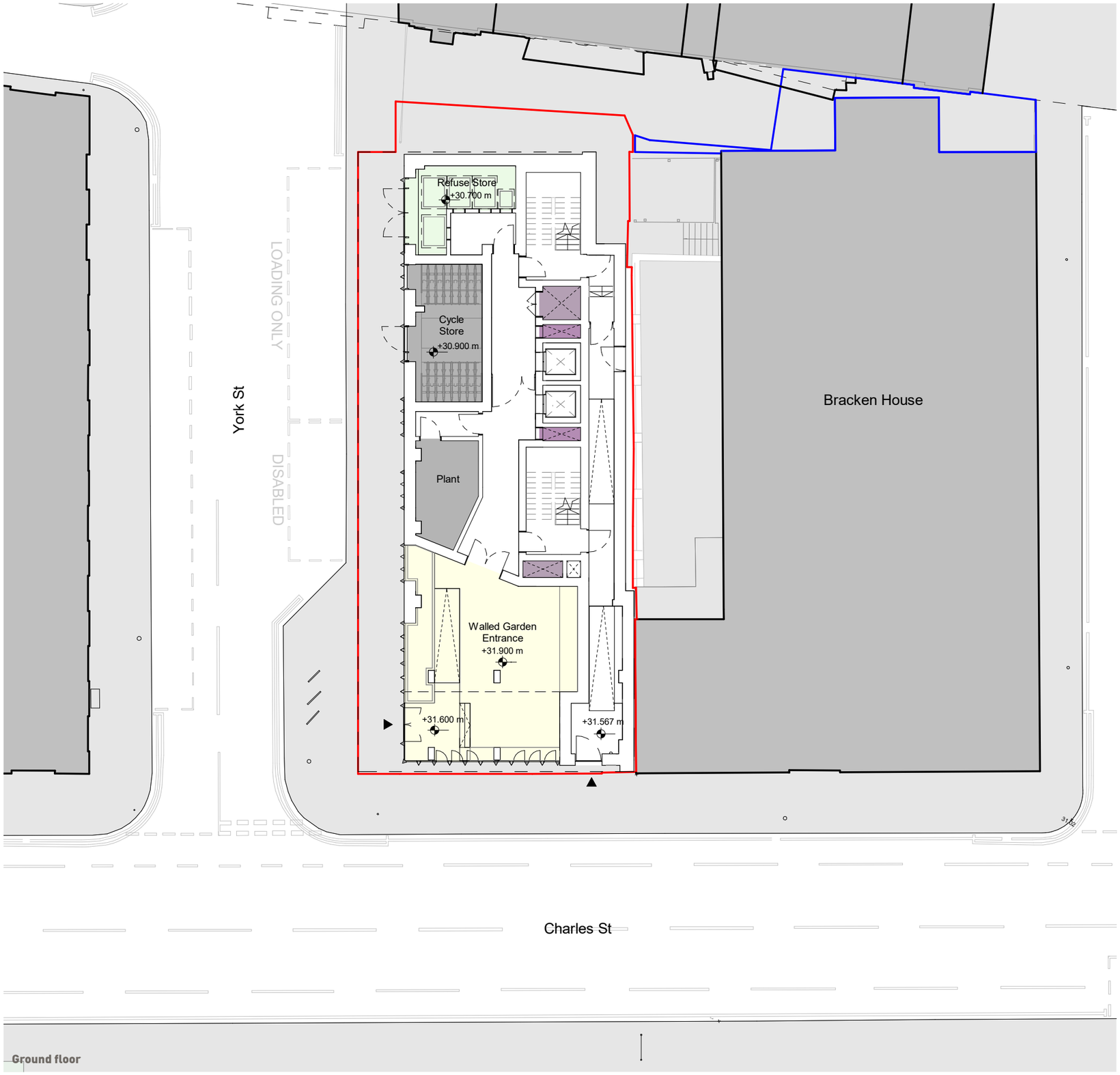
Existing Sheffield stands are located near the entrance to provide an option for visitors and ad-hoc deliveries via bike.

Back of house spaces face onto York Street as a result of their inactive facades and the access available. This includes the refuse store which is externally accessed by management only. This external access is via an access controlled door.

The cycle store is also located on York Street, in a visible location. The cycle store is accessed externally via an access controlled door.

An existing cycle lane is also available on Charles Street, providing access to cycle infrastructure in and around the local area.

On Charles Street, the adjacent nursery can access their demise through the entrance and ramp provided, which benefits from natural daylight at the entry point. This access is to be access controlled. The entrance is announced through its facade detailing and is to also be clearly defined through the use of building signage. This space doubles up as a fire escape for the nursery and PBSA accommodation. Escape doors into the corridor are to be alarmed and monitored by CCTV to ensure that the space is managed.

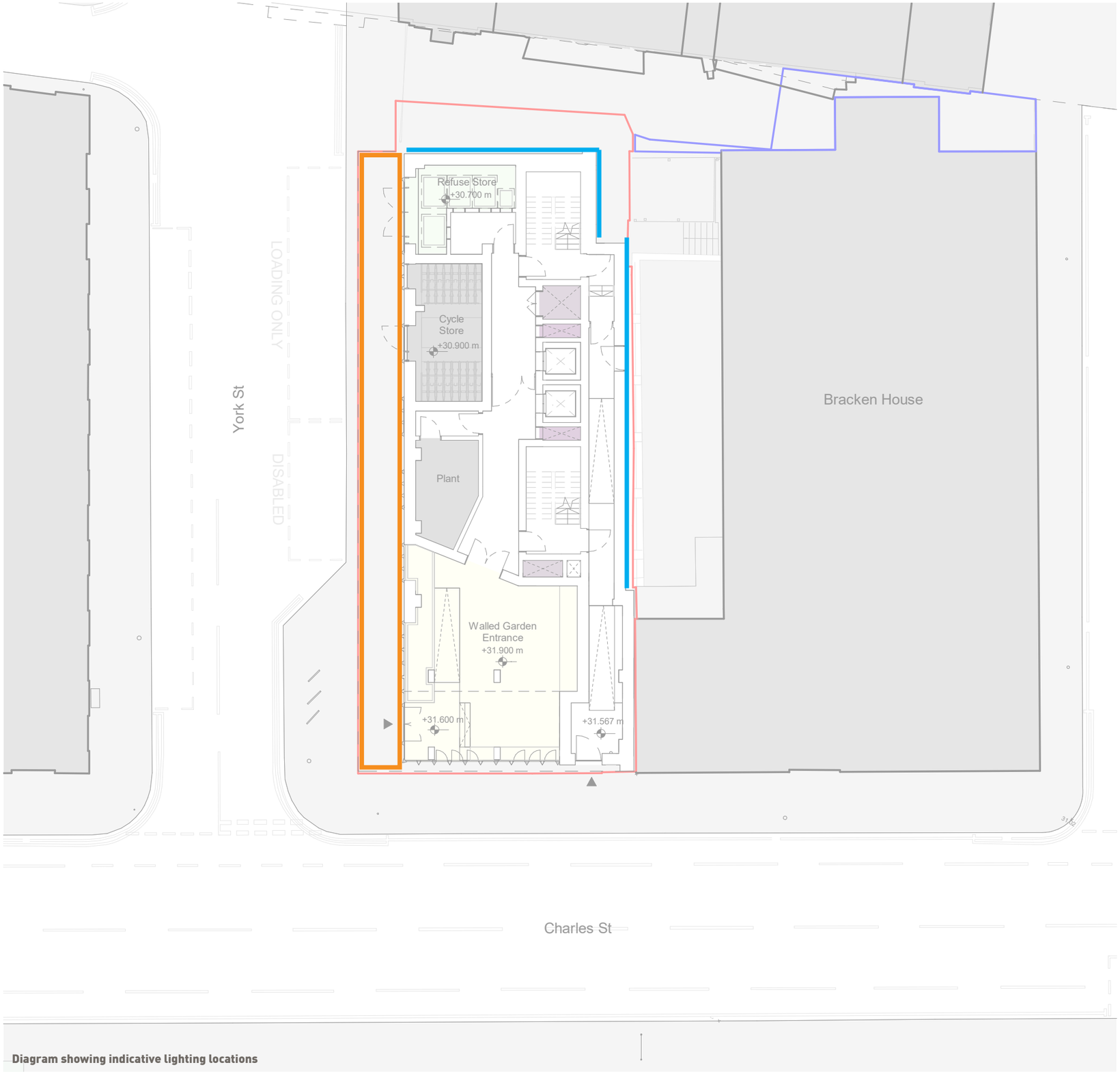


GROUND FLOOR LIGHTING STRATEGY

The lighting strategy is to be developed further during the detailed design phases, however it is proposed that soffit mounted lighting will be provided on York Street, providing well-lit pedestrian amenity lighting, entrance lighting and functional service area lighting.

To the northern and eastern elevation, wall mounted lighting is envisaged to provide a well-lit environment around the rear of the building and to the ground level facade facing onto the nursery.

In addition to the above, it is proposed that backlit building signage will be provided to both the PBSA and nursery entrances.



Soffit mounted lighting

Wall mounted downlighting

Diagram showing indicative lighting locations

AMENITY PROVISION

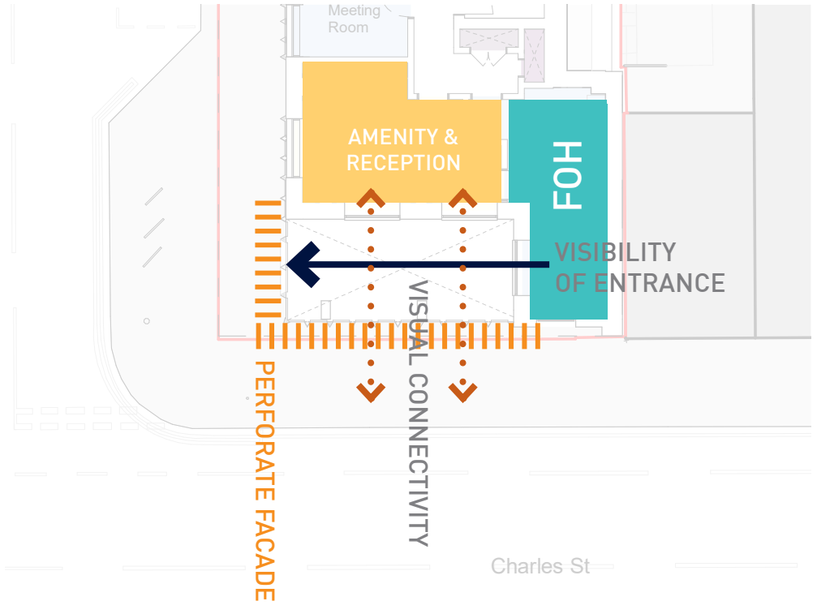
All amenity spaces within proposals are accessible to all residents and are located on Levels 01 and 02. These spaces can be accessed via lift or stair.

Beyond the external walled garden amenity at ground floor, Level 01 provides a communal laundry provision and a small amenity space that doubles as the main reception. This space overlooks the walled garden. Level 02 provides a large flexible amenity space which is to be developed with interior designer input, to provide zones that are focussed on studying and socialising.

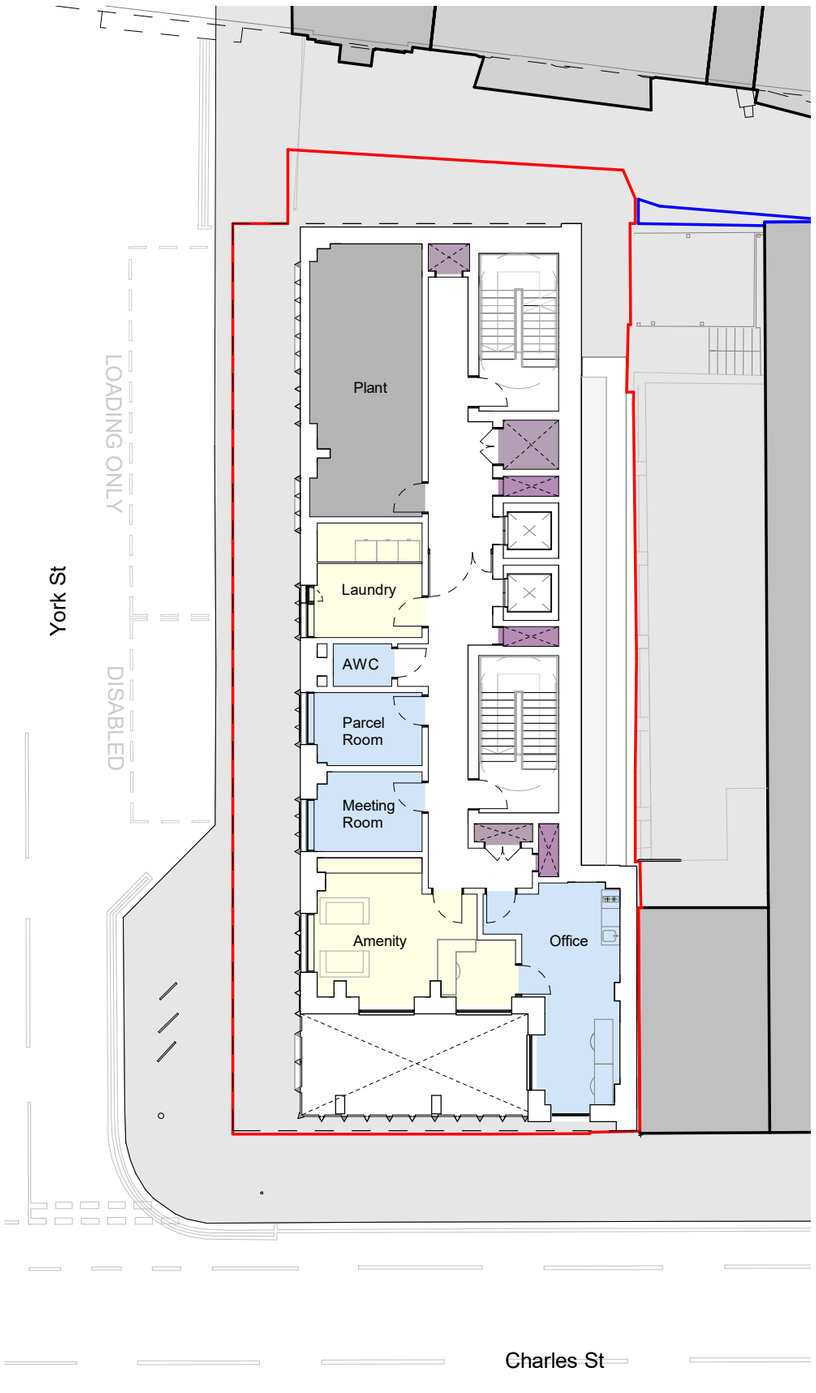
Study areas may allow for study as individuals and groups. Social areas may allow table games, gaming, movie screening, general socialising and dining as a group.

An internal amenity provision of 1.4sqm per bed is provided. The ground floor walled garden provides a further 71sqm of external amenity.

Level 01 also includes a private meeting room to ensure the wellbeing of students and to enable the provision of pastoral care.



Level 01 concept diagram



Level 01



Level 02

TYPICAL LEVELS

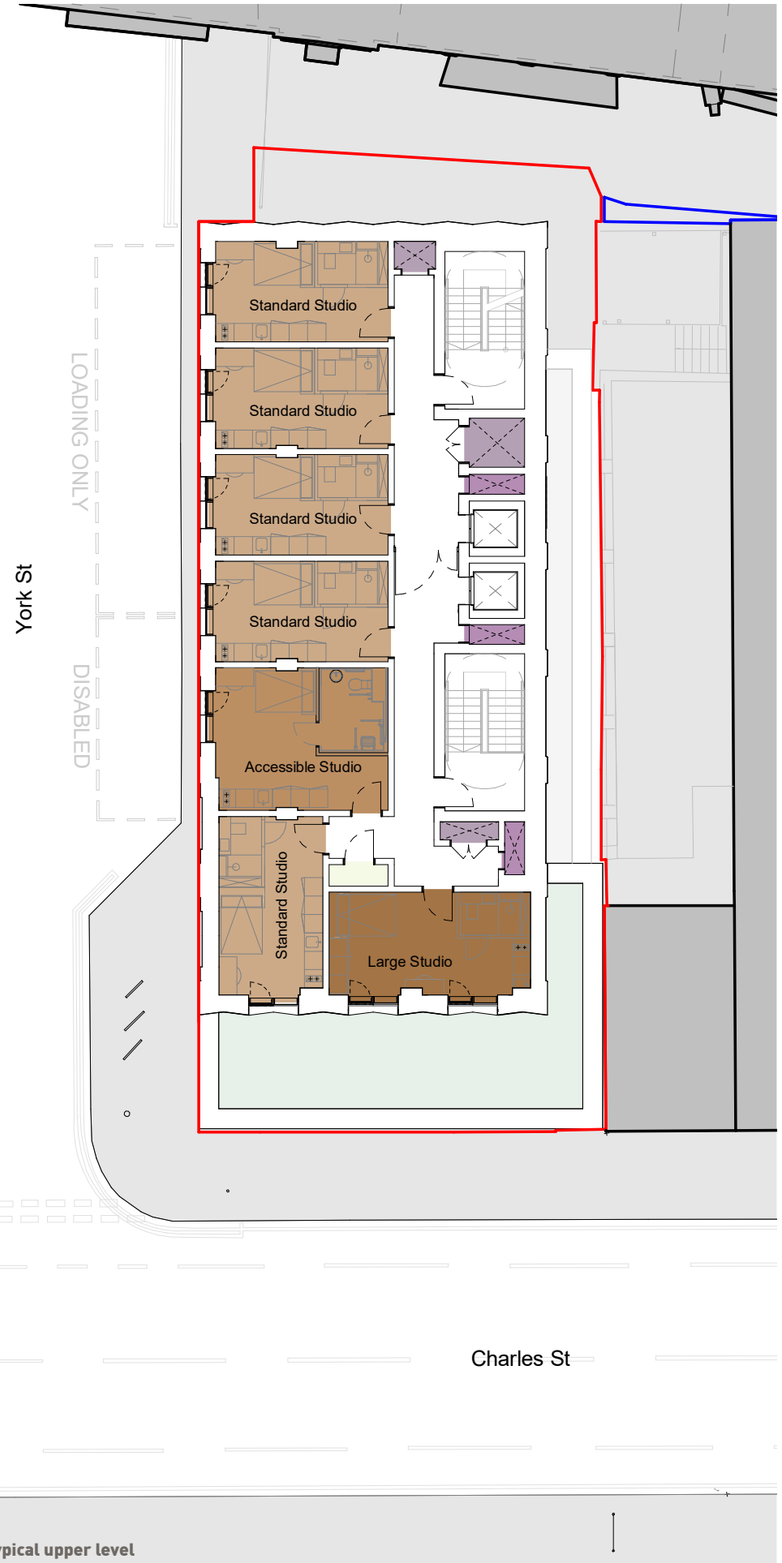
The plan is arranged around a linear core that runs along the eastern edge of the site. Accommodation is then organised to provide views to the west and the south, removing any overlooking of the adjacent Bracken House and nursery.

The core consists of two stair cores and two lifts, both of which provide a combined fire fighting function and lift core function. In the event of a fire, a cross corridor door forms two separate cores.

The core provides access to 10no. self-contained studios on a typical lower floor and 7no. self-contained studios on a typical upper floor. Typical lower floors include 2no. large studios and a typical upper floor includes an accessible studio and 1no. large studio.



Typical lower level

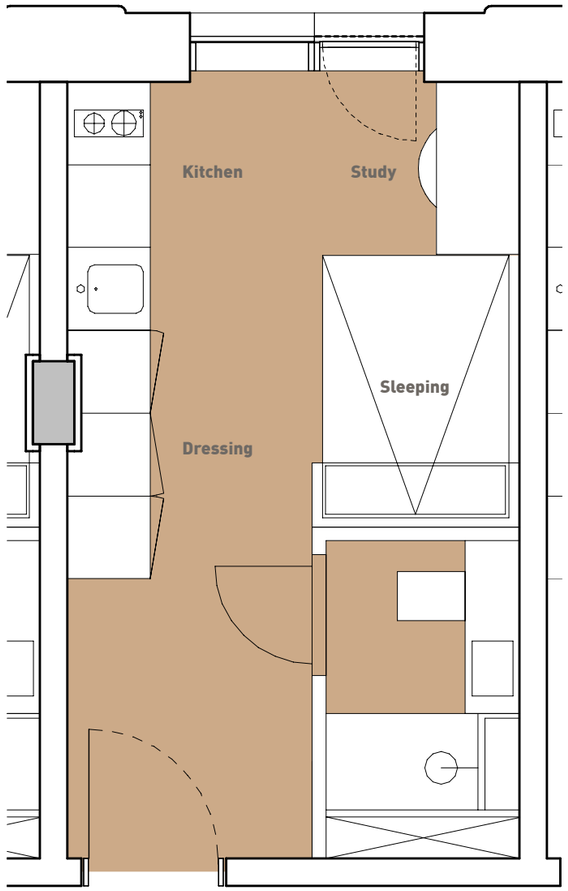


Typical upper level

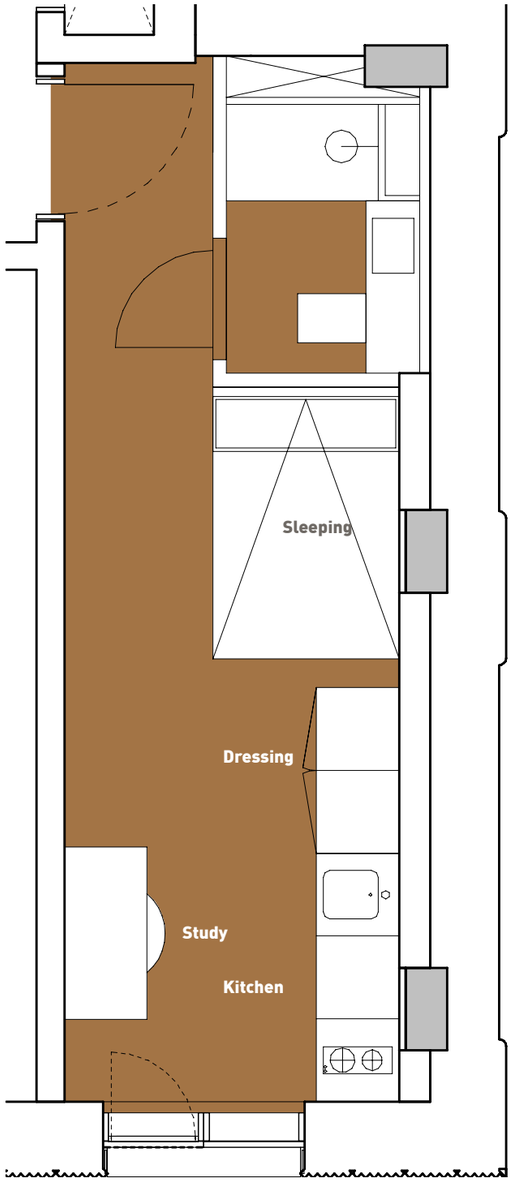
TYPICAL ACCOMMODATION

A typical standard studio provides 18.1sqm of accommodation with minor variations. Standard studios include a dedicated en-suite and kitchenette, alongside a private study desk and wardrobe.

A variety of large and accessible studios increase in size further, ranging from 19.3-25.5sqm and include a similar furniture and equipment provision, which are amended to suit the room and/or room requirements.



Typical Standard Studio



Typical Large Studio

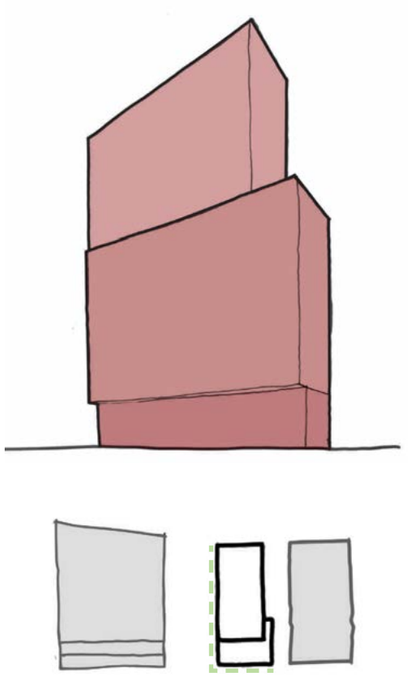
EARLY DESIGN DEVELOPMENT

Initial responses to the design concept and facade approach were focussed on the west and south facing facades in relation to the plan layout and accommodation that was linked to these facades.

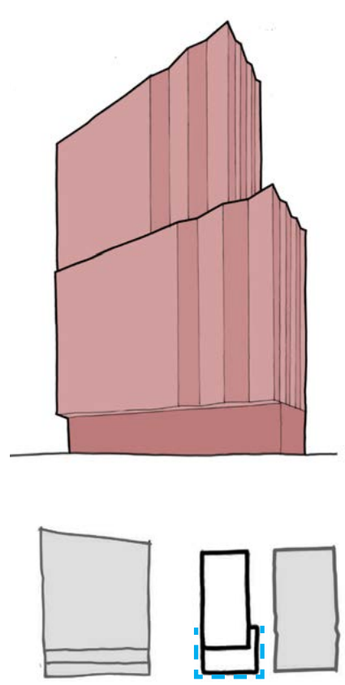
As the mass and study of the mass in its surroundings developed alongside the analysis of the context, an opportunity was explored that focussed on a southern facing 'U', to maximise upon the Charles St axis and the vista from Circle Square. This 'U' was envisaged to use a different language to other areas of facade as a response of its visibility.

This diagram was subsequently developed to pair the parallel elevations. This move was made to drawn upon the framed vistas from the north and south having a different language to the eastern and western elevations which are predominantly viewed from the Charles Street axis. As a facade strategy, this was then developed alongside the ideas observed from the treatment of front and back facades of the historic fabric in the area, as is described on the following page.

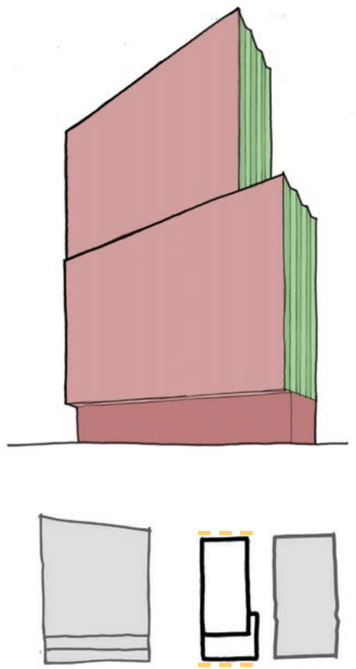
1. 'L' response to accommodation



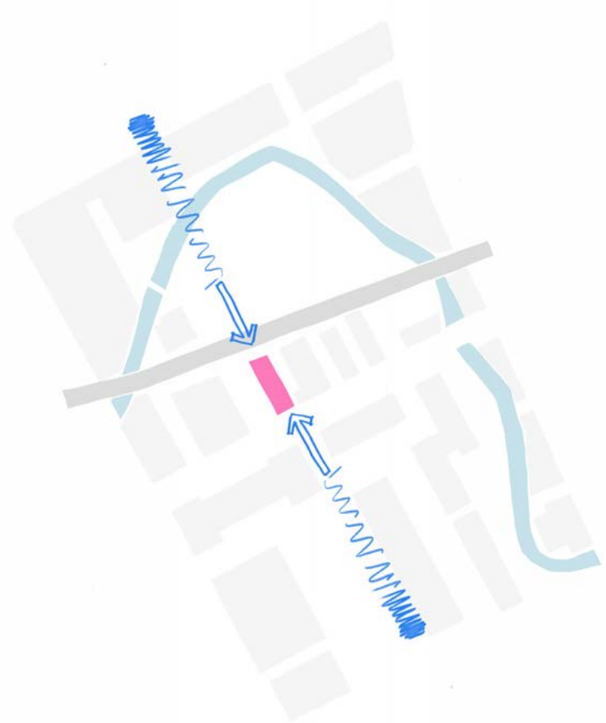
2. 'U' response to southern vista and Charles Street axis



3. 'L' response to accommodation



4. Vista diagram development to include view from Whitworth Street



DESIGN CONCEPT

Within the historic fabric, front and rear elevations can be identified, with the front elevations using a richer palette and language in comparison to the rear which revolves around an expression of function.

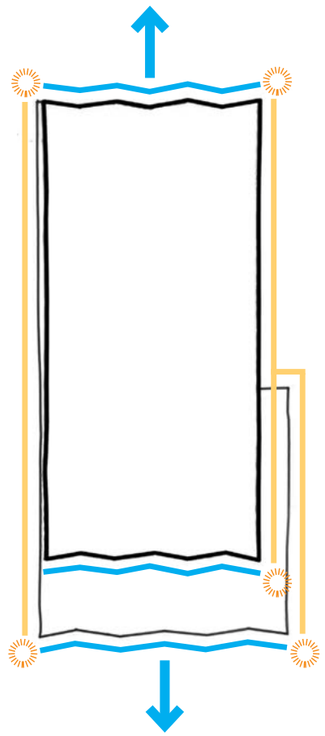
As a consequence of the view analysis undertaken during the mass development, these rules are applied to the proposals in the manner of applying a different language to the parallel pairs of elevations. This application is based on the visibility of the facades, with the north and south elevations existing as framed views in comparison to the eastern and western elevations which are viewed more within the cityscape.

The north and south elevations, facing Charles Street and the viaduct therefore are treated with rich ornamentation, colour and detailing as is seen within the historic fabric.

Comparatively, the east and west elevations facing York Street and Bracken House are intended to express the function of the accommodation through a rigorous grid whilst drawing upon the contextual palette and detailing; on the basis of York Street expressing the greatest amount of accommodation in one plane and therefore being best place to apply this strategy.

The materiality and colour of the facade pairs is envisaged to draw upon the surrounding fabric. An equally important consideration was the expression of corners where the pairs meet, akin to the surrounding historic buildings. This is pertinent, given the strategy of working with two architectural treatments and materials and therefore consideration was required as to how these would meet. The realisation of these intentions will be demonstrated in the following pages.

Conceptual diagram



CONSIDERED EXPRESSION OF CORNERS





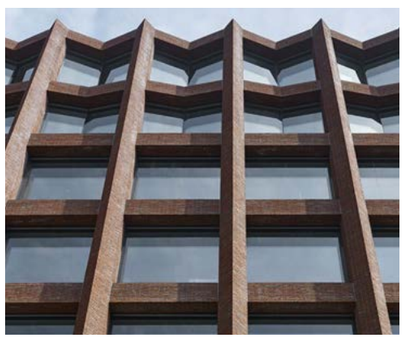


CHARLES STREET & VIADUCT FACADES

Ornamentation, colour, reflectivity, detailing and texture to suit vistas





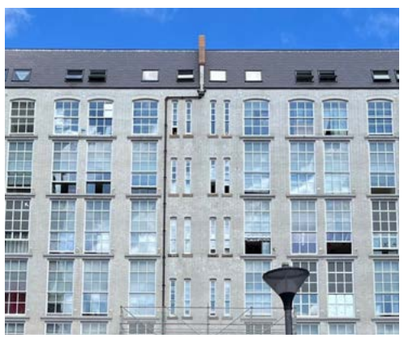


YORK STREET & BRACKEN HOUSE FACADES

Facades expressing function with a rigorous grid, contextual palette & details







GROUND FLOOR CONCEPTS

Expanding upon the design concepts previously described, the ground floor and Level 01 were viewed as a different architectural element from an early stage as a result of the cantilevering mass above.

This was developed further as more was learnt about the requirements of the Flood Zone 3 risk, alongside the general design development.

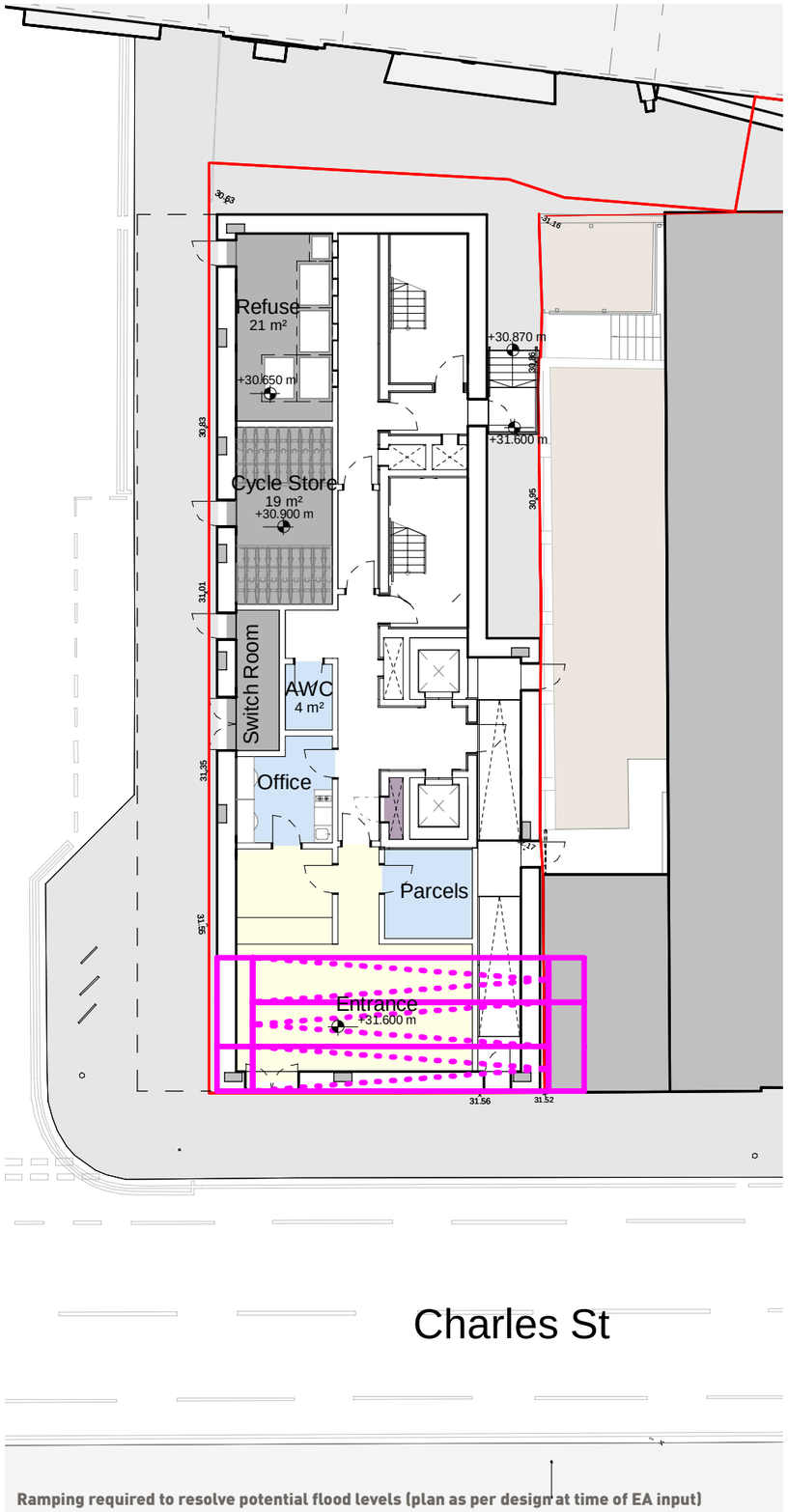
Subsequently, a different facade language is proposed on the base of the building, albeit using a similar set of details and palette to tie the elements together. The design provides a heavy base and mass that supports the accommodation above. This mass is carved to provide a series of spaces that can flood and provides an external wall line to suit. Importantly, this carving provides as small an area of displacement of flood water as possible. The resulting mass is then wrapped in a perforated veil that draws upon the patterning used elsewhere but at a more appropriate and enlarged scale for the streetscape.

Functionally, the perforated veil provides the ability for the flood waters to enter and exit the spaces that are allowed to flood. The veil also provides air movement, daylight and visual permeability for uses and pedestrians moving around the building.

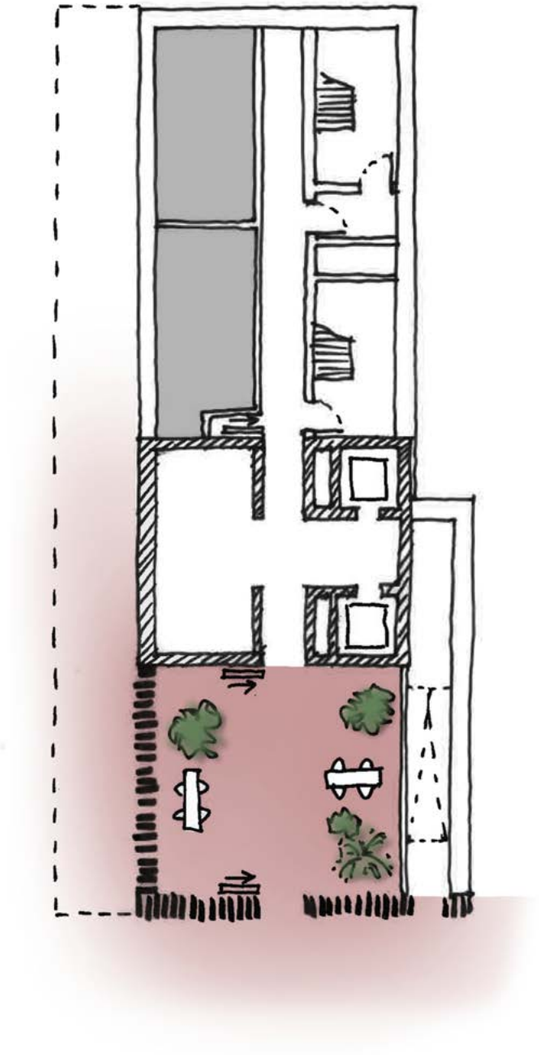
Programmatically, the approach of incorporating a walled garden at ground floor overcomes a complex challenge that requires front of house functions to be placed on Level 01 above potential flood waters. The walled garden will provide a private external amenity that promotes the health and wellbeing of residents, which will change in appearance across the hours of the day and months of the year.

The approach of a walled garden was deemed a more appropriate, successful and active approach than that of a raised ground floor level that could house a traditional layout. This was due to the extent of ramping that would have been required to raise the level, which would have resulted in an inadequate entry sequence and a disconnect between the internal and external street activity. This can be seen on the adjacent plan of the ground floor, which shows the layout as it stood at the time of flood level input from the Environment Agency, with the required extent of ramp overlaid.

The diagrams and images on this page and the following page demonstrate the design process and thoughts described above, with precedent imagery demonstrating how it was envisaged that a floodable garden space could evolve.

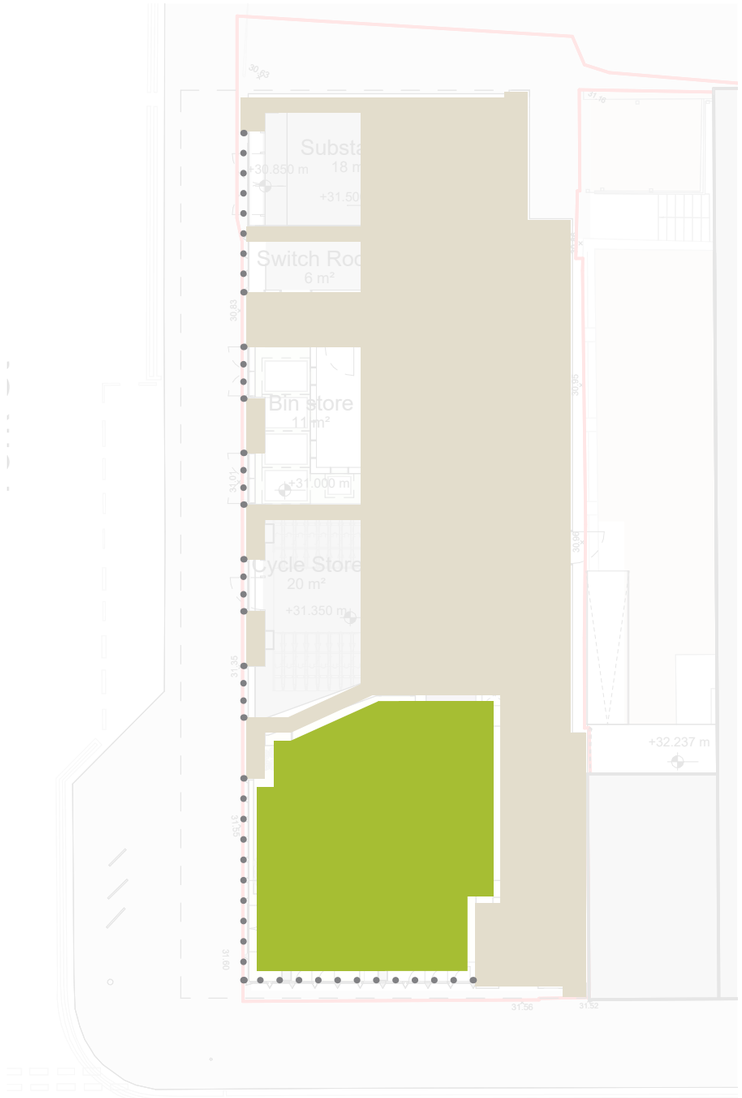


Ramping required to resolve potential flood levels (plan as per design at time of EA input)



Initial walled garden concept diagram with core as only flood resistant area

GROUND FLOOR CONCEPTS



Early carved base with lightweight veil diagram





Walled garden precedent imagery

FACADE MATERIALITY

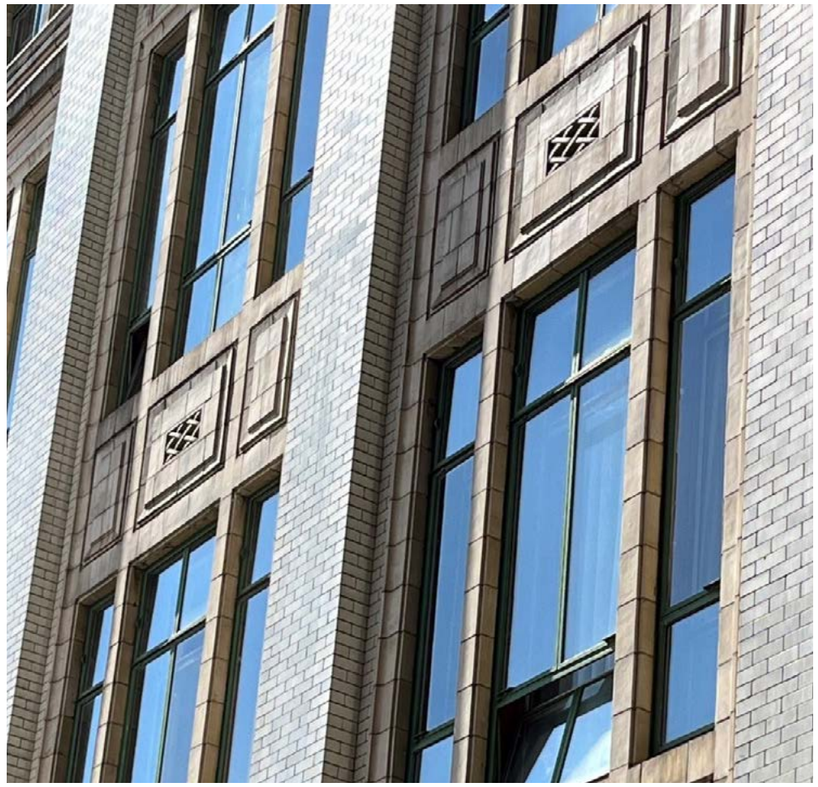
As has been noted previously, the facade design response is intended to be highly contextual.

A series of early design decisions were undertaken alongside the design concept development that the material palette would revolve around the use of glazed brick, glazed terracotta and brick. As a diagram, it was envisaged that brick and glazed brick would be used on the east and west elevations; akin to the rear elevations of the Kimpton Hotel and Asia Buildings for example. The north and south elevations would then use a glazed terracotta, which would enable greater levels of fine detailing through the use of extrusions for example.

With regard to tone and colour, cream and buff colours were explored to the east and west, taking cues from the functionally expressed rear elevations of the historic fabric, whereas the greens seen in the window frames and metalwork of the Kimpton Hotel and glazed tile of the Lass O'Gowrie and India House were used as inspiration. This was deemed to provide variation in the proliferation of earthy reds and browns in the immediate area.

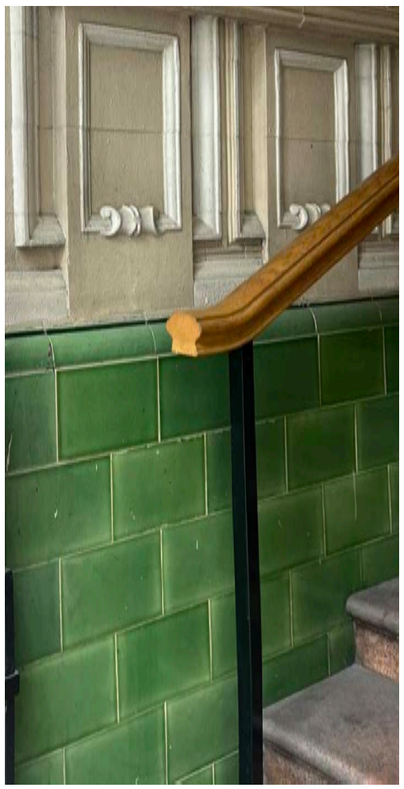












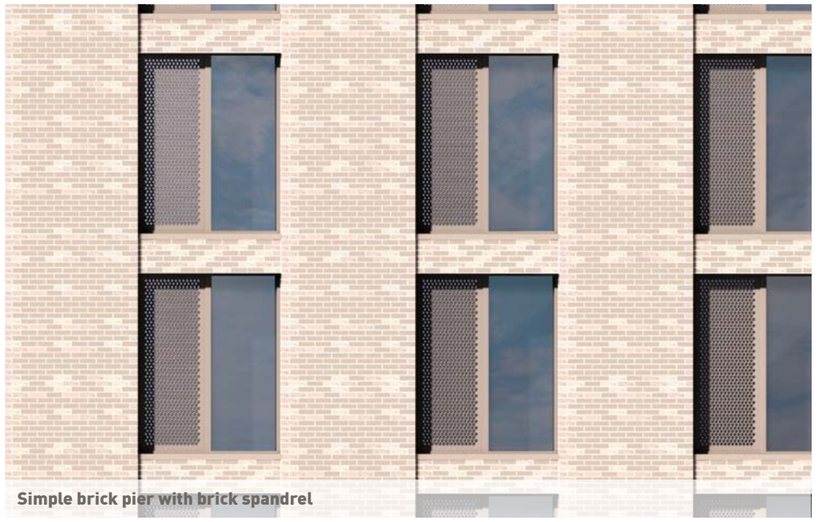
YORK STREET AND EAST ELEVATION FACADE DESIGN EVOLUTION

A process of exploration and testing was undertaken in relation to the York Street (west) and Bracken House (east) elevations, starting with a simple element grid of windows and vents, brick piers and spandrels.

Typical PBSA accommodation revolves around a series of narrow rooms that require frequent party walls to meet solid piers. Alongside this, the proposed single fixed window and opening panel per bedroom (as is typical), determines the facade grid.

The detailing was then iteratively tested to bring refinement, taking design inspiration from the bullnose corner details of Asia House and the vertical window expression to the rear of the Kimpton Hotel. On York Street, the result is the expression of a vertical pier that provides depth through the use of a central projecting glazed brick with bullnose edges with a background of colour matched wirecut facing bricks. The window zone in then expressed through with a triangular profiled glazed terracotta extrusion for the spandrel that is colour matched to the window system. This use of the spandrel as a visual device accentuates a verticality within the overall window zone, with a decorative spandrel zone that mimics the language seen on the rear of the Kimpton Hotel. The use of areas of glazed brick with relief enables light to reflect and provide depth and contrast to the facade, as is similarly achieved through the glazed terracotta spandrel which brings a fineness to the detailing.

On the eastern elevation, which is without openings to remove the overlooking of Bracken House and the nursery, the same design language and grid is then employed. To provide a high level of detailing and to maximise variation and light reflection, the window zone and glazed terracotta spandrel is replaced by an English bond brickwork pattern. Within this pattern the headers project and are a glazed brick on a background of wirecut facing brick. A glazed soldier brick is then used in the spandrel zone, matching the language of the York Street elevation.



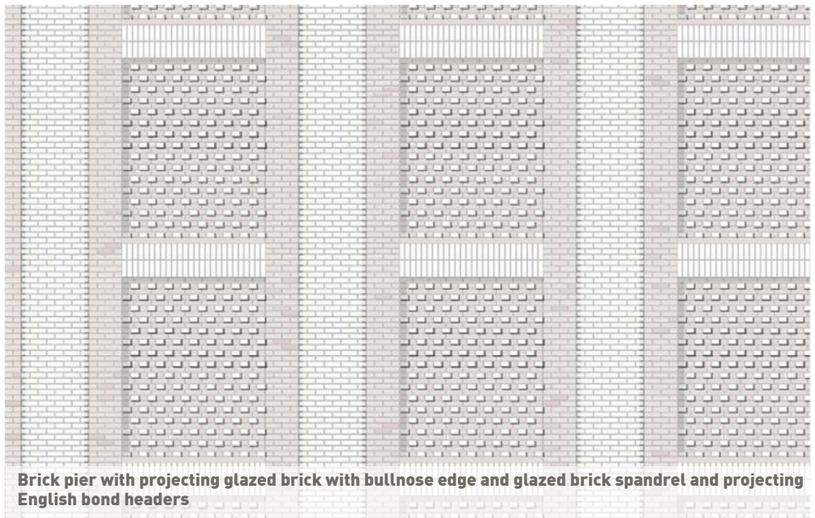
Simple brick pier with brick spandrel



Simple brick pier with glazed terracotta spandrel



Brick pier with projecting glazed brick with bullnose edge and glazed terracotta spandrel



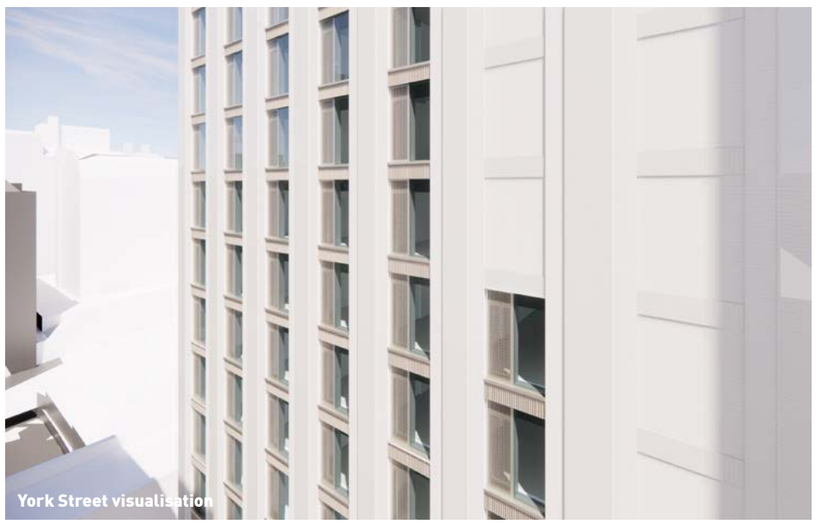
Brick pier with projecting glazed brick with bullnose edge and glazed brick spandrel and projecting English bond headers



Contextual cue



Contextual cue



York Street visualisation



Eastern elevation visualisation

CHARLES STREET AND NORTH ELEVATION FACADE DESIGN EVOLUTION

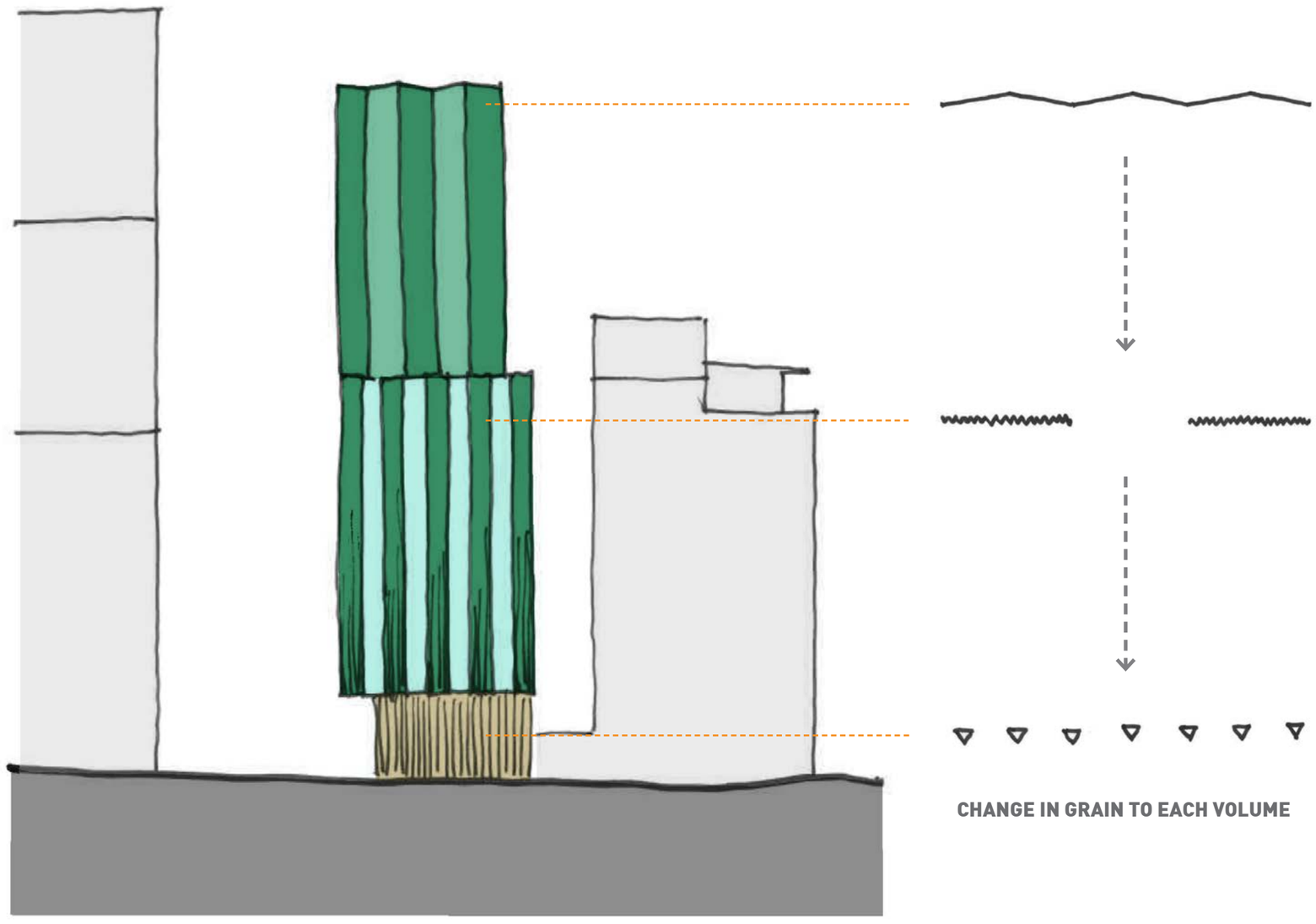
The development of the Charles Street elevation, which is paired with the northern elevation, was intended to provide a high level of detailing and richness to respond to the conceptual diagram.

The adjacent diagram was developed with regard to the expression of the facade language. This diagram was intended to respond to the elements forming the facade ie the base, the lower volume that addresses Charles Street and the setback upper volume that is visible in longer range city views.

In response to this, the grain of detailing was changed within in each volume to provide a different articulation. Therefore the upper volume is to be read with simple and large flat panels of glazed terracotta that provide relief, shadow and play on light in the long range views. The lower volume which contributes to the streetscape of Charles Street then uses a fine extrusion which provides texture that can be read at a human scale.

The base is then of its own palette and language, taking cues from both pairs of facades above; providing mass, permeability, texture and verticality in a brick, anodised aluminium and glass.

On the basis of being in one plane, the northern elevation takes on the grain of the uppermost volume of Charles Street, to provide verticality, relief, shadow and play on light in views from near and afar.



Conceptual diagram

CHARLES STREET AND NORTH ELEVATION FACADE DESIGN EVOLUTION

Following on from the description of the intent on the previous page, a process of exploration and testing was undertaken in relation to the Charles Street and northern elevation to hone the detailing and maximise the relief achievable; taking colour cues from glazed tiles within the area.

As with York St, the grid was tested alongside the plan layout as this directly determined the upper volume facet widths.

On the lower volume, the same triangular profiled glazed terracotta extrusion is used within the piers as is used on the York Street spandrel zone to provide a relationship between the facades. The spandrel zones are then expressed with a flat panel glazed terracotta spandrel to create an inverse of the diagram of York Street and to provide verticality to the triangular profiled extrusion of the piers.

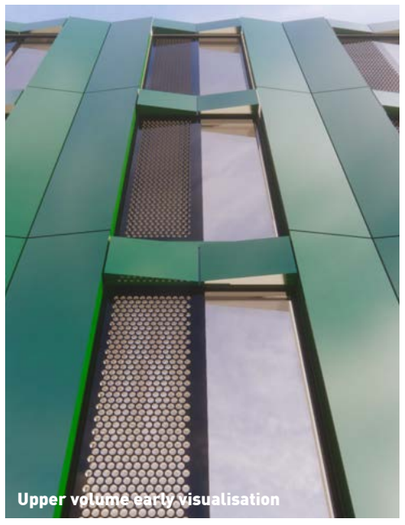
On the upper volume, the windows are expressed as punched windows, with the spandrels laid to facets to match the surrounds. This maximises the impact of the facets and grain in the long views.

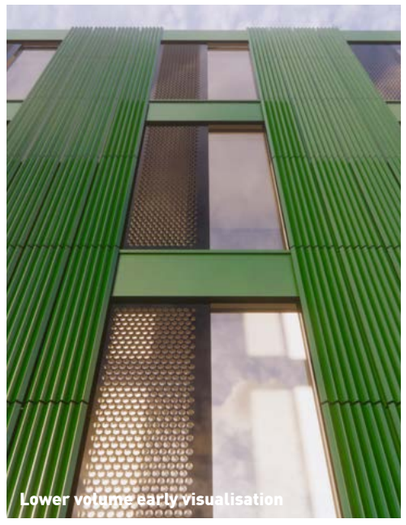
Within the exploration the corners and meeting of the different cladding systems was reviewed, with the decision to bring the corners to a mitred joint being taken. This approach brings a modernity and crispness to the corner change, which sits in contrast to the more traditional approach of 'toothed' corners in the adjacent historic fabric where brick and glazed brick or tile meet.

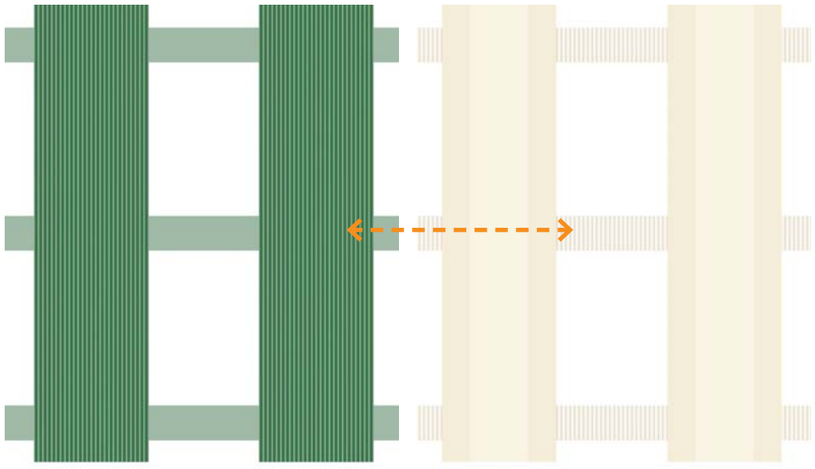
As will be demonstrated in the palette description; the metalwork of the Charles Street and north elevations are to match the York Street and eastern elevation metalwork, to provide a cohesive metalwork colour across all facades, with the colour chosen to compliment the green of the glazed terracotta and then buff-cream colour of the brick and glazed brick.


Upper volume early elevation


Lower volume early elevation

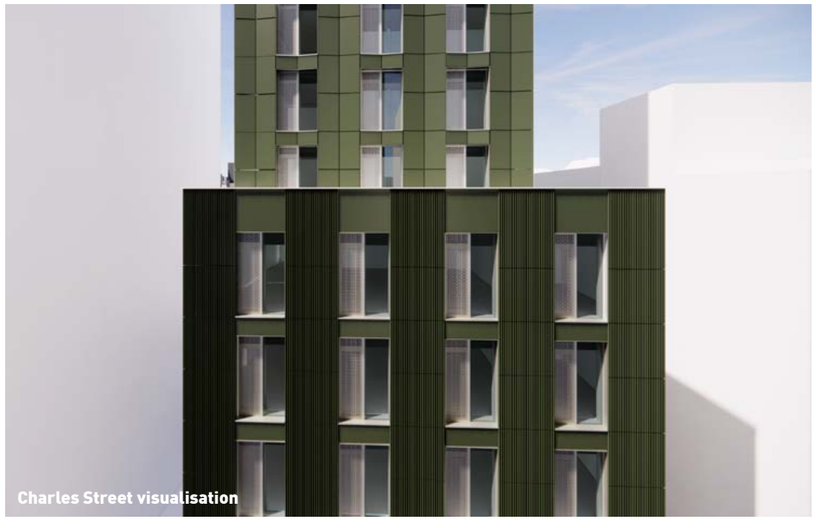

Upper volume early visualisation

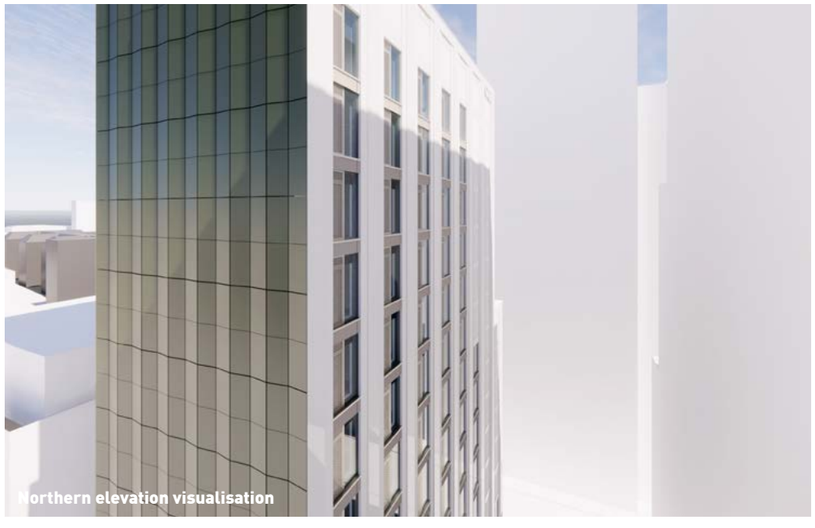

Lower volume early visualisation


Continuity of expression across facades


Contextual cue


Contextual cue


Charles Street visualisation


Northern elevation visualisation

GROUND FLOOR FACADE DESIGN EVOLUTION

The language of the ground floor and Level 01 base was developed alongside the facade development of the paired facades above, on the basis of drawing on cues from the above to provide a cohesive design language.

The permeability of the base was initially envisaged as being achieved within brick piers, providing the ambition of a base with mass that had a material link to the above. However, given the depth of brick and need to provide a secure line, the proximity of the brick piers resulted in a screen that lacked visual permeability when viewed on the oblique.

In line with the previously discussed grain diagram on Charles Street, it was therefore proposed that the screen would take the form of a perforated aluminium pattern that takes cues from the ventilation panels to the accommodation above. This perforated screen then acts as a lightweight 'veil' over the carved base mass, enabling potential flood water to pass through the perceived building line and into the volume behind it.

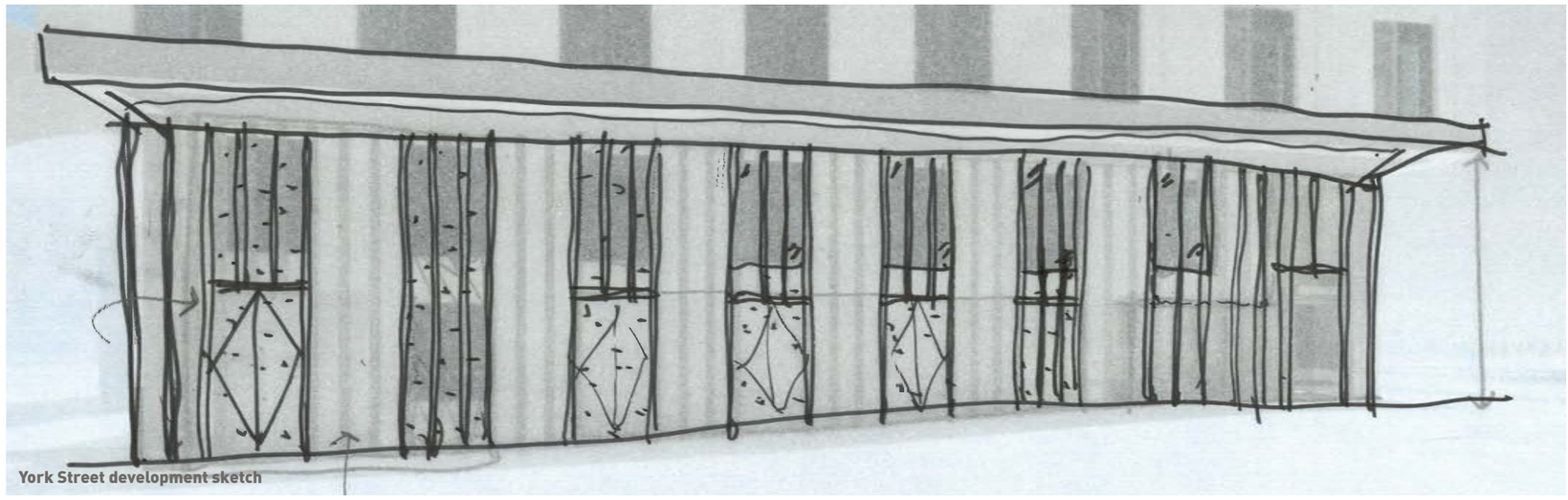
To provide verticality and depth, a triangular profiled 'fin' is proposed, which draws upon the triangular profiled glazed terracotta extrusion used above. These fins bring a grid and rhythm to the base that is linked to the facade grid above.

The language and expression of the mass and the veil was explored on York Street to suit the accommodation of ground floor and Level 01. Within this consideration is plant ventilation which is achieved in areas of perforated screens that obscure colour matched louvering. In areas beyond the walled garden, the veil and fins are expressed in vertical bands to align with the window openings, simultaneously aligning the base brickwork with the brick in the facade grid above.

As will be described further on the following pages, the base is expressed through the brickwork detailing to be read as a solid mass. As a counterpoint between the mass and the accommodation above, a framing soffit picks up the cantilever above and is given sufficient visual weight to achieve this. This language is then wrapped down the eastern elevation to 'bookend' the composition and encapsulate the brick mass of the base.

To maintain an expression of mass in the base, the detailing of the nursery entrance was tested. Providing the entrance within a brick surround was deemed more successful than a language of perforated screens as it forms part of external wall and heated internal environment and provides mass to the elevation, opposed to the lightweight nature of the screening. This consequently also provides a point of difference to the language of the two entrances and uses.




York Street development sketch



Testing of Charles Street ground floor expression


Testing of Charles Street ground floor expression

GROUND FLOOR FACADE DESIGN EVOLUTION

A key part of the ground floor design is the walled garden. As is demonstrated in the adjacent images, the design has been developed to ensure visual permeability and 'active frontage' whilst achieving a very specific technical design response.

To ensure continuity of concept, the brick mass language is brought internally into the walled garden to give the impression of being carved from the mass.

As the development imagery shows, the walled garden space is intended to include planting, robust surface finishes and integrated furniture; all of which provide a comfortable environment for socialising.

The perforations of the panel are of increased scale in comparison to the ventilation panels above to provide a scale that is befitting of the space, the human interaction with it, to enable daylight to permeate the space and to provide visual permeability in and out of the space.

To enhance this, the Charles Street facing panels are intended to be openable, to increase connection with the street and provide the flexibility of increasing the daylighting levels within the space.

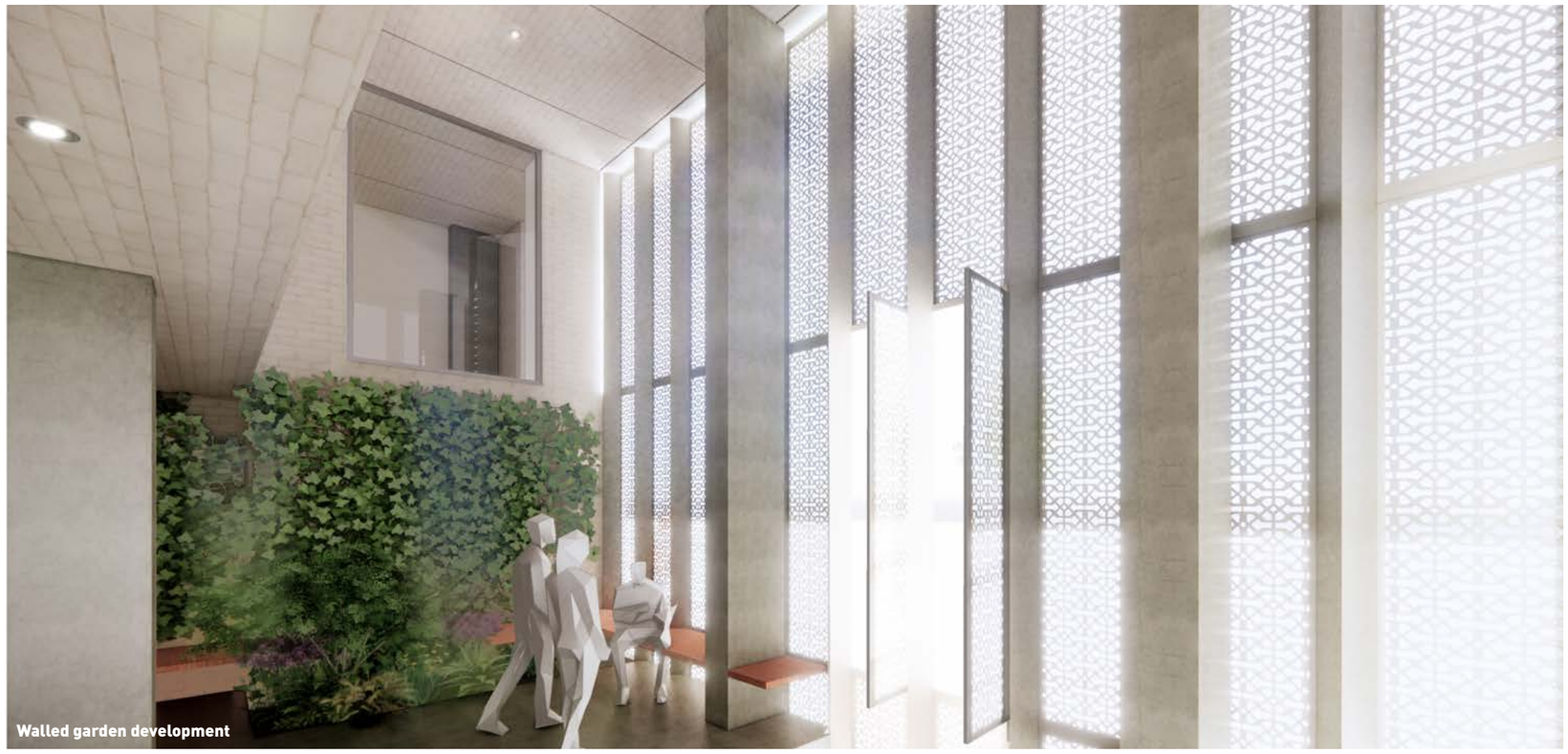
The space is intended to vary in its use and appearance across the day and seasons, providing a 'glow' at dusk for example.



Charles Street view of PBSA entrance



Charles Street view of nursery entrance



Walled garden development

GROUND FLOOR FACADE DESIGN EVOLUTION

The ambition for the base is for it to read as a grounding mass, which supports the mass and cantilevering volumes of the accommodation above.

To develop the architectural language and ensure the support of the cantilever can be read, a thick brick band has been included to provide visual support and provide the base with a visual separation from the paired elevations above. This band is the returned to ground on the eastern elevation to frame the brickwork and lightweight veil below.

Within this frame, the carved mass of brick is housed, which is then wrapped in the lightweight veil.

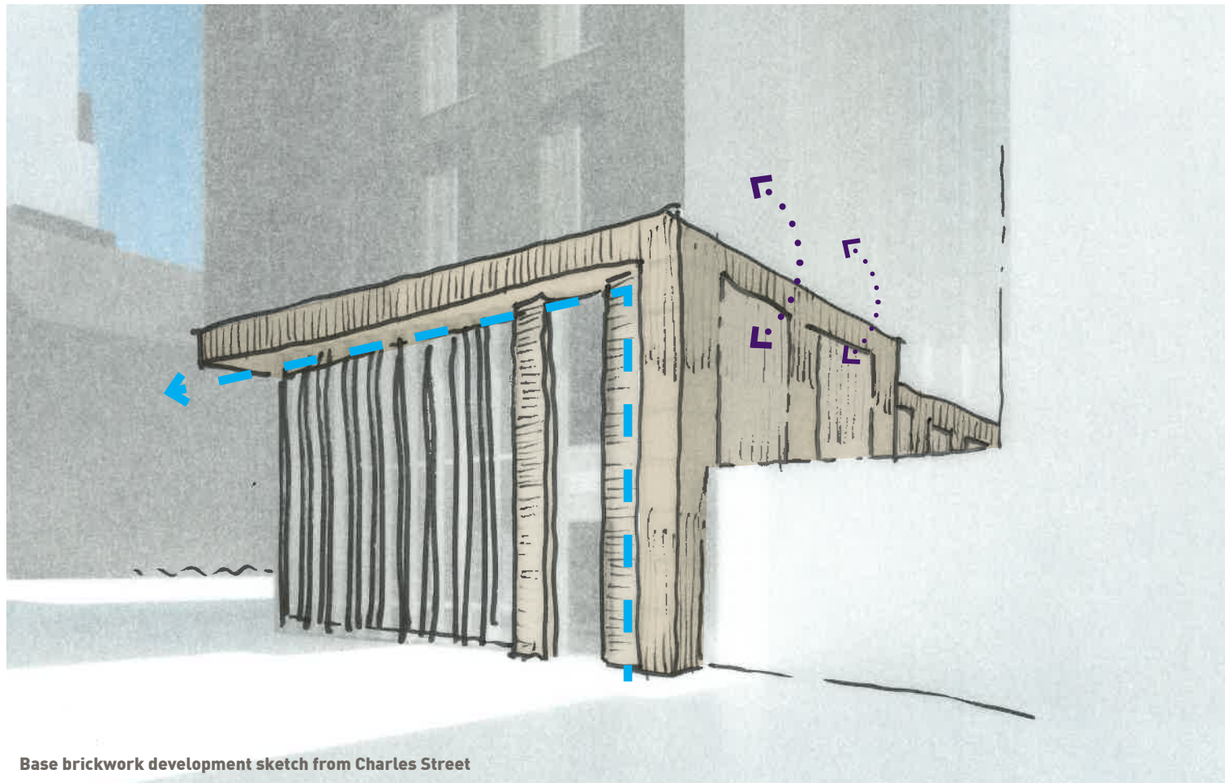
To provide visual difference to the elements, the base is proposed as a colour matched and textured facing brick in comparison to the wire cut brick above. This provides texture where human interaction occurs with the base, whilst providing sufficient visual difference to the York Street and eastern elevation to ensure that whilst visually linked and cohesive, the base is read as a separate element.

To ensure the visual perception of mass, the textured brick is proposed to use a flush mortar joint and wash. As a device, this approach to the mortar joints provides a solid and heavy aesthetic in comparison to the more delicate and fine detailing of the facades above.

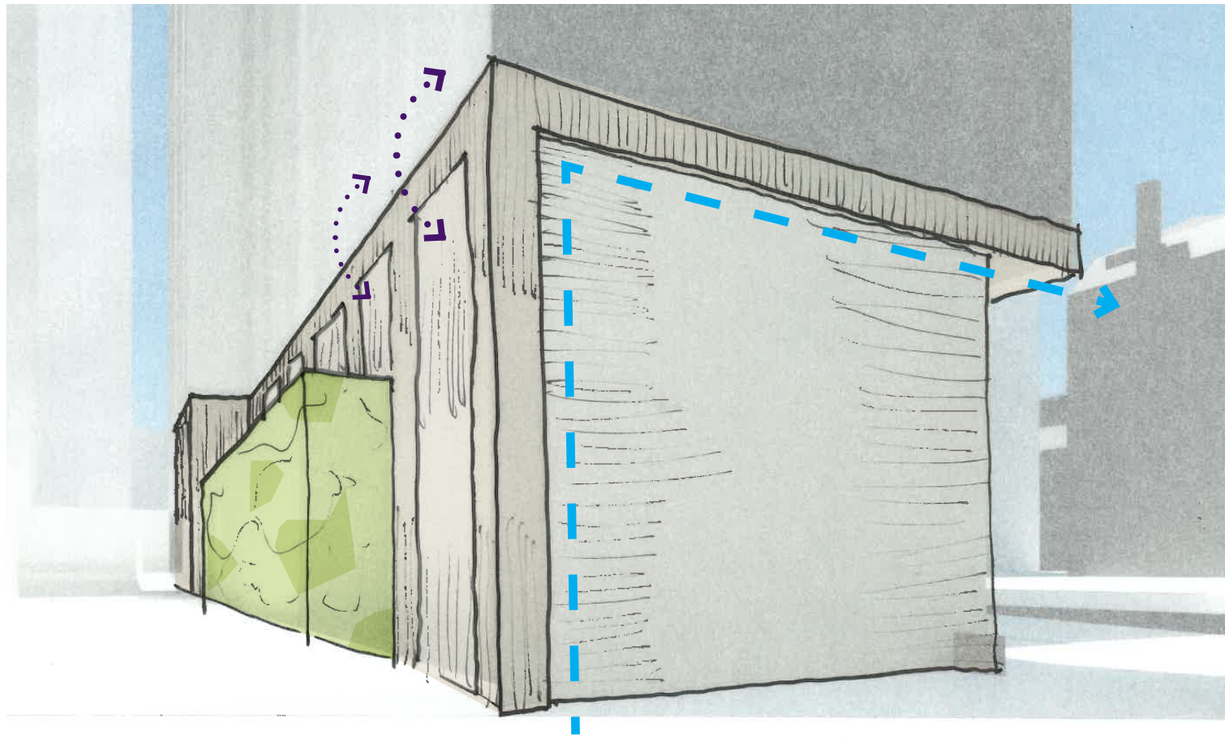
To provide a hierarchy within the base and to demonstrate a point of difference where the base meets the facades above, the supporting frame is proposed to use a solider brick course. This verticality also then ties in with the vertical metalwork elements and many of the details in the facades above. The 'carved' brick work below the frame, is then proposed in a stretcher bond, to accentuate the frame around it.

On the eastern elevation, facing Bracken House and the nursery, areas of glazed brick are proposed within the textured brick in soldier bond. These areas help break down the expanse of brickwork, provide a continuity of the grid detailing above and enable a greater level of light to be reflected at ground level.

Within this facade, a projecting single storey mass which creates the fire escape corridor exists. This smaller mass reads differently to the other volumes of the building and is therefore seen as an opportunity for an entirely different approach. Therefore it is proposed that this area is clad in a tile mural that is bright and vibrant, given its proximity to the nursery playspace. It is envisaged that there may be an opportunity to develop the pattern and colouring of this with the neighbouring nursery or an artist during the detailed design phase.



Base brickwork development sketch from Charles Street



Base brickwork development sketch from north



Flush mortar brickwork



Flush mortar brickwork



Mural precedent

TESTING OF CONCEPT

Throughout the design development, visualisation was used to test the ambitions of the concept and delivery of the architectural ideas.

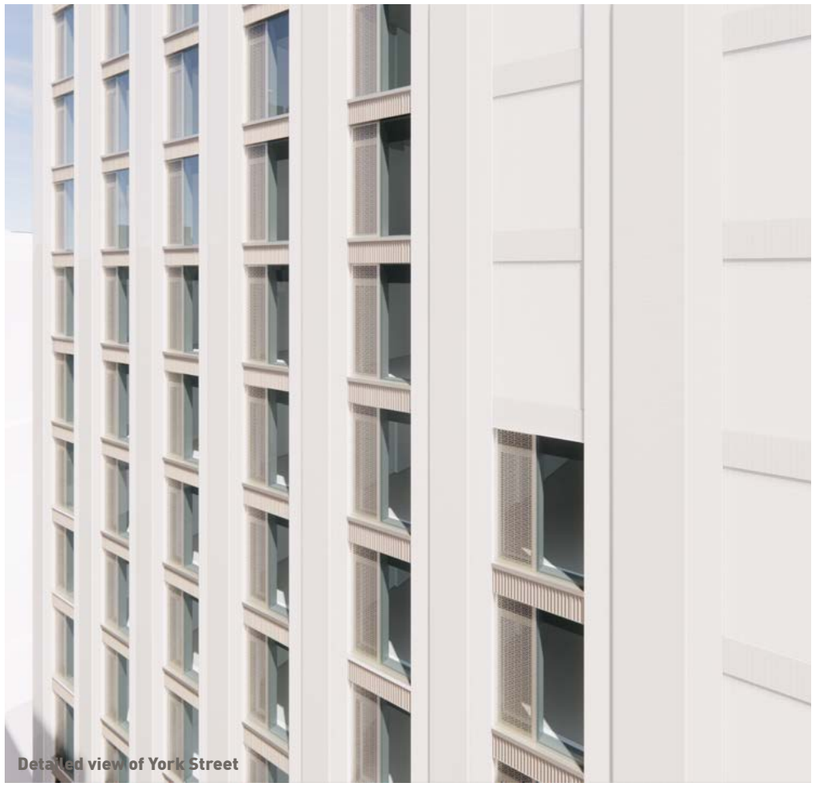
As can be seen in the adjacent development imagery, the reflections and form of the facetting of the upper volume can be read at distance as a result of its scale and simplicity; whereas a fine texture can be observed to the lower volume.

The brickwork to the paired elevations of York Street and the eastern elevation can also be seen to providing relief and reflections through the use of brickwork detailing and glazed surface finishes.

The detailing of the facade is to be further explored during the detailed design phase and through the use of visual mock ups and sampling.



Charles Street view from east



Detailed view of York Street



View from Circle Square



View from car park to north

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MATERIAL PALETTE

YORK STREET AND EAST ELEVATION PALETTE

York Street and the eastern elevation utilises a buff-cream wirecut facing brick and a buff-cream glazed brick, including bullnose bricks. These are used together to create a foreground and background and to emphasise detailing, such as soldier courses and English bonds with glazed brick headers. Glazed brick is used to provide reflectivity and bring difference and hierarchy within the brick areas of the facade. Mortar joints are to be explored further during the detailed design phase, but are anticipated to be bucket handle, in a colour matched mortar.

Alongside the brickwork; window framing, perforated ventilation panels, copings, cills and trims are proposed in a light bronze anodised aluminium. Anodised aluminium provides the benefit of appearing a different tone depending on the viewing angle and the daylighting condition, as is shown in the adjacent images. A light bronze colour has been chosen on the basis of complimenting the buff-cream brickwork.

For the spandrels between windows, a triangular profiled glazed terracotta extrusion is used, and is to be colour matched with the metalwork described above.


Light bronze anodised aluminium (oblique view)


Light bronze anodised aluminium (front view)


Buff-cream textured facing brick

CHARLES STREET AND NORTH ELEVATION PALETTE

The predominant material of these elevations take the form of a green glazed terracotta. This is used in the format of a flat panel and triangular profiled extrusion. This material has been selected to provide reflectivity, texture and a non-uniform finish, as can be observed in the adjacent imagery.

Alongside the glazed terracotta; window framing, perforated ventilation panels, copings, cills and trims are proposed in a light bronze anodised aluminium. This provides continuity with the metalwork to all facades and compliments the green of the glazed terracotta. In small areas of the parapet, green PPC aluminium trims are proposed due to the absence of the light bronze window framess. This is deemed successful given the high level of the trims.


Green flat panel glazed terracotta

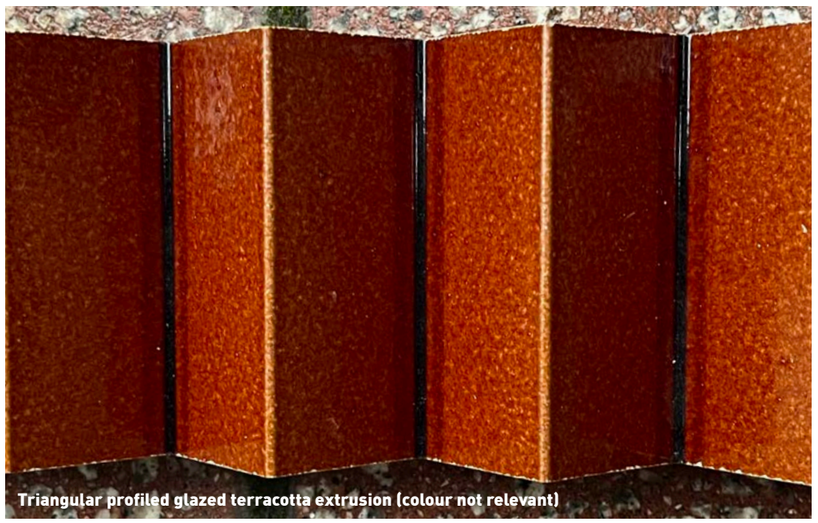

Buff-cream glazed brick

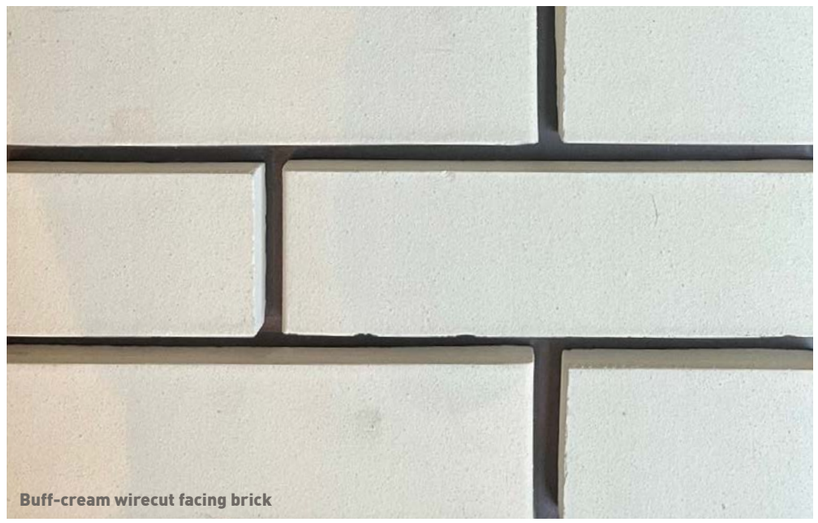
GROUND FLOOR PALETTE

The ground floor palette draws upon the materiality of the facades described above. Therefore all metal work is proposed in light bronze anodised aluminium; including triangular piers, window framing, perforated panels and screens, louvres to the rear of perforated screens and doors.

Brickwork portions utilise the buff-cream glazed brick from above, alongside a buff-cream textured facing brick in solider and stretcher bond. Mortar joints are to be flush with a wash in a colour matched mortar.

Clear glazing is proposed to all windows. The colour and materiality of panels to the rear of perforated ventilation panels is to be determined through visual mock ups. The detailing of the facade is to be further explored during the detailed design phase and through the use of visual mock ups and sampling.


Triangular profiled glazed terracotta extrusion (colour not relevant)


Buff-cream wirecut facing brick

FACADE PATTERNING

The patterned ventilation panels contribure to a fine level of detailing, akin to the level of detailing found in the adjacent Victorian and Edwardian buildings. The panels provide texture and an interesting play on shadows within the accommodation. The panels also provide access to fresh air via the opening vents and perform an important role within the ventilation strategy.

As a prominent feature within the facade design, the patterning has been carefully considered. To provide a contextual link between the building and the surrounding heritage fabric, the patterning is derived from the ornamental patterns on the windows of the Kimpton Hotel; which provide screening and privacy.

Taking this pattern and rotating it through 90 degrees, the silhouette is then mirrored and repeated to provide a decorative repeating pattern.

This patterning carried through to the ground floor and the base of the building, where it is proposed for the perforated screens to the walled garden and to back of house areas, to provide visual interest to an otherwise inactive area of facade. In these areas the pattern scale will be increased, to enable greater light and air movement, to suit the use.



Window patterning on Kimpton Hotel



Pattern proposals



Window pattern geometry



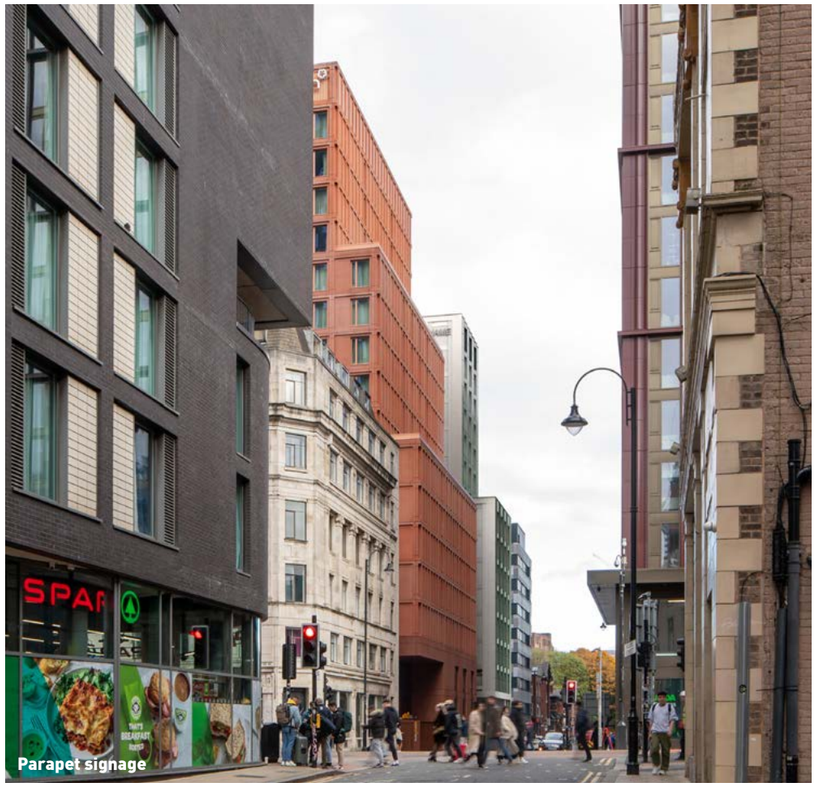
Inverting of pattern

Pattern definition from inverted window pattern

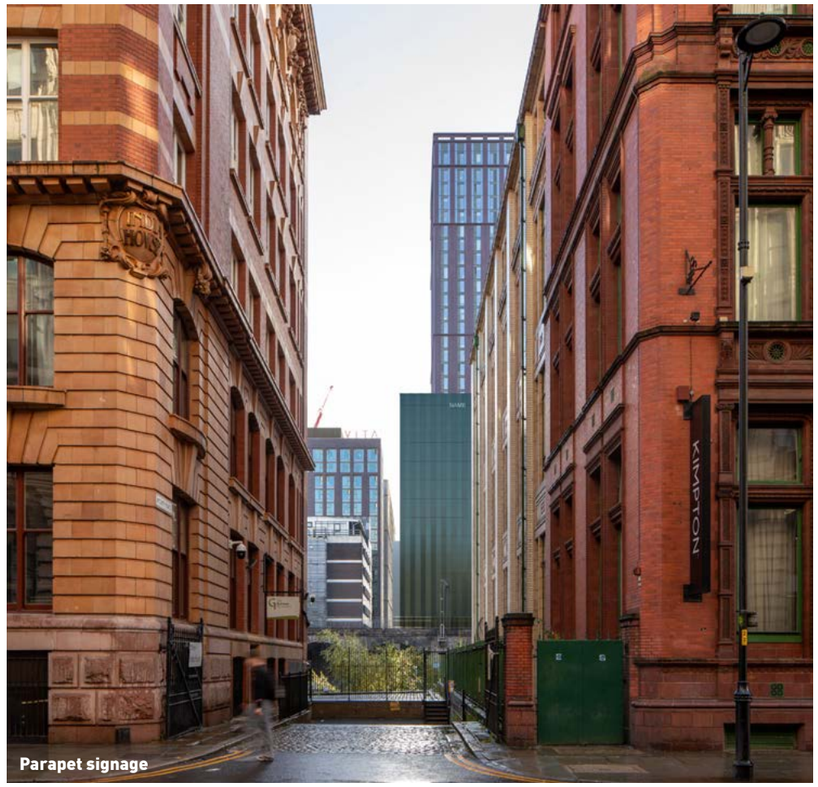
SIGNAGE STRATEGY

As part of the building signage strategy, it is proposed that as illustrated on this page, both the PBSA and nursery entrances will have illuminated signage on York Street and Charles Street respectively; the detailing, font and wording of which is to be developed. The signage is contained within a signage zone directly above each principle entrance and is integrated into the wider detailing, announcing the building entrances.

It is also proposed that the northern and York Street elevations would have parapet mounted backlit building signage; with the detail, font and wording of this also to be developed. The locations of this signage has been selected to provide visibility through to Whitworth Street and Oxford Road.



Parapet signage



Parapet signage



Building entrance signage

YORK ST ENTRANCE APPEARANCE



Light bronze anodised aluminium perforated panel with colour matched blanking/louvre panel to rear

Light bronze anodised aluminium perforated door

Light bronze anodised aluminium perforated panel with colour matched blanking/louvre panel to rear

Buff textured facing brick (soldier course) with flush colour matched mortar and wash

Buff textured facing brick (stretcher course) with flush colour matched mortar and wash

Light bronze anodised aluminium triangular pier

Glazed entrance door with backlit signage

Light bronze anodised aluminium perforated panel

CHARLES STREET AND NORTH ELEVATION GROUND FLOOR APPEARANCE

CHARLES STREET ELEVATION



Light bronze anodised aluminium triangular pier

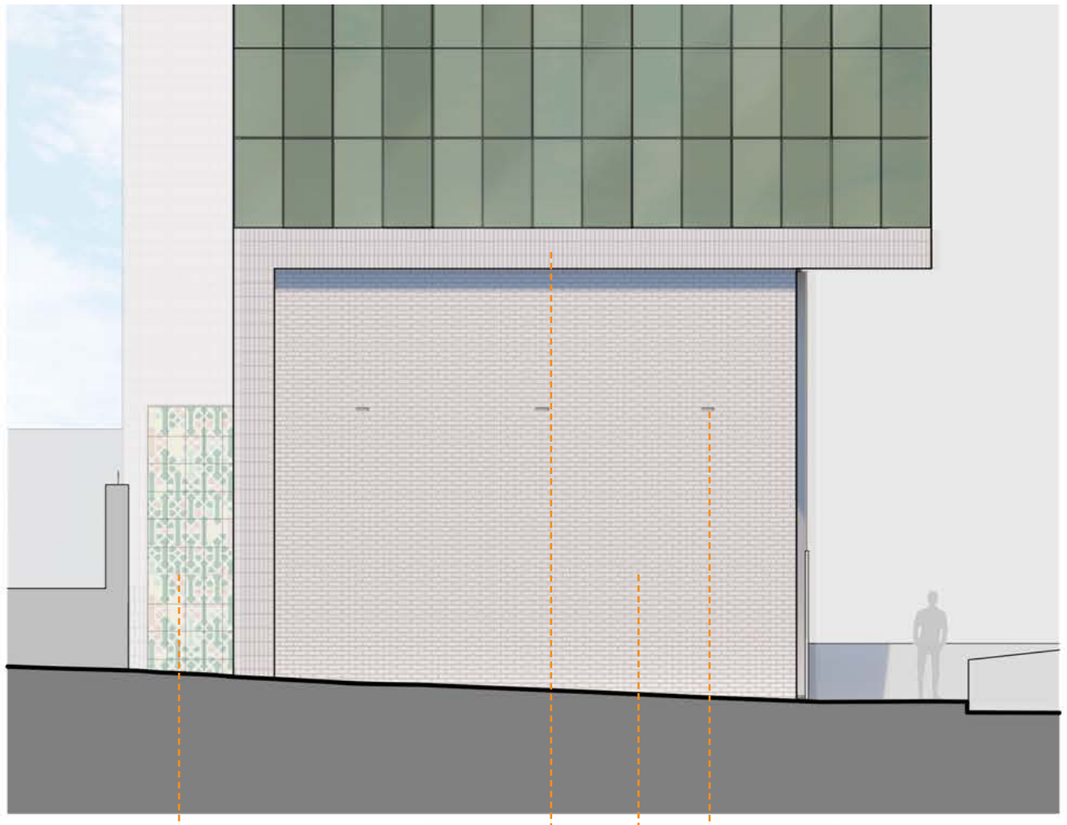
Light bronze anodised aluminium perforated panel inc opening panels

Glazed entrance door with backlit signage and light bronze anodised aluminium dry riser cupboard

Buff textured facing brick (soldier course) with flush colour matched mortar and wash

Buff textured facing brick (stretcher course) with flush colour matched mortar and wash

NORTH ELEVATION



Indicative tiled mural

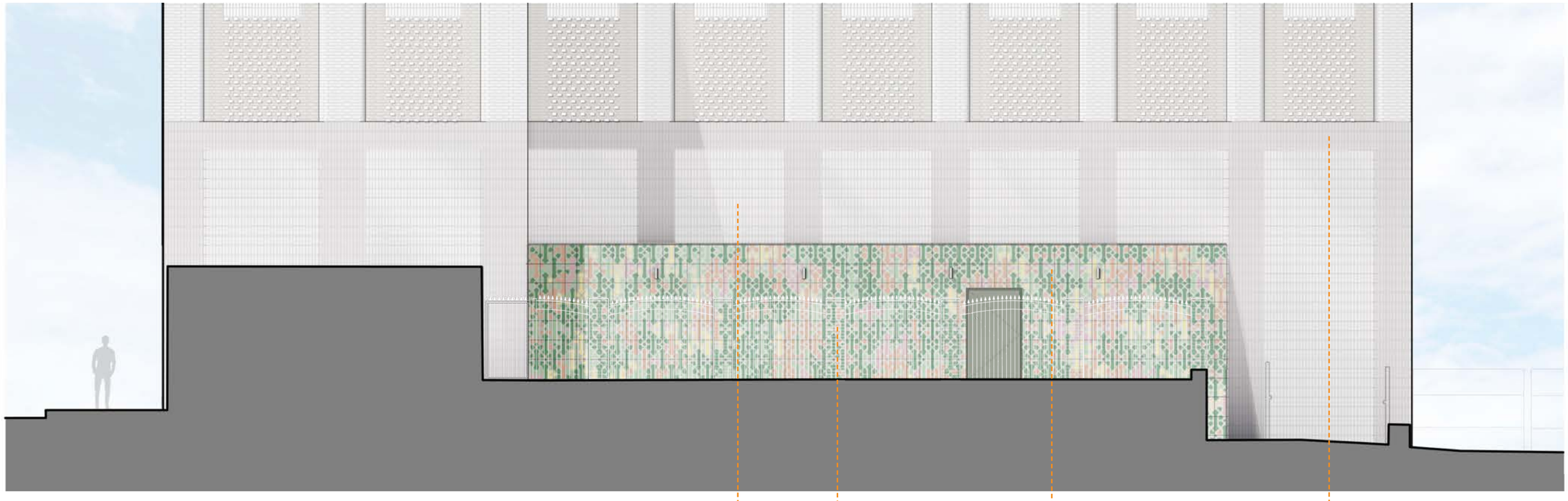
Integrated downlighting

Buff textured facing brick (soldier course) with flush colour matched mortar and wash

Buff textured facing brick (stretcher course) with flush colour matched mortar and wash

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EAST ELEVATION GROUND FLOOR APPEARANCE



Existing nursery fence

Indicative tiled mural

Buff glazed brick (soldier course) with bucket handle colour matched mortar

Buff textured facing brick (soldier course) with flush colour matched mortar and wash

CHARLES ST TYPICAL BAY STUDY (UPPER VOLUME)

Light bronze anodised aluminium coping

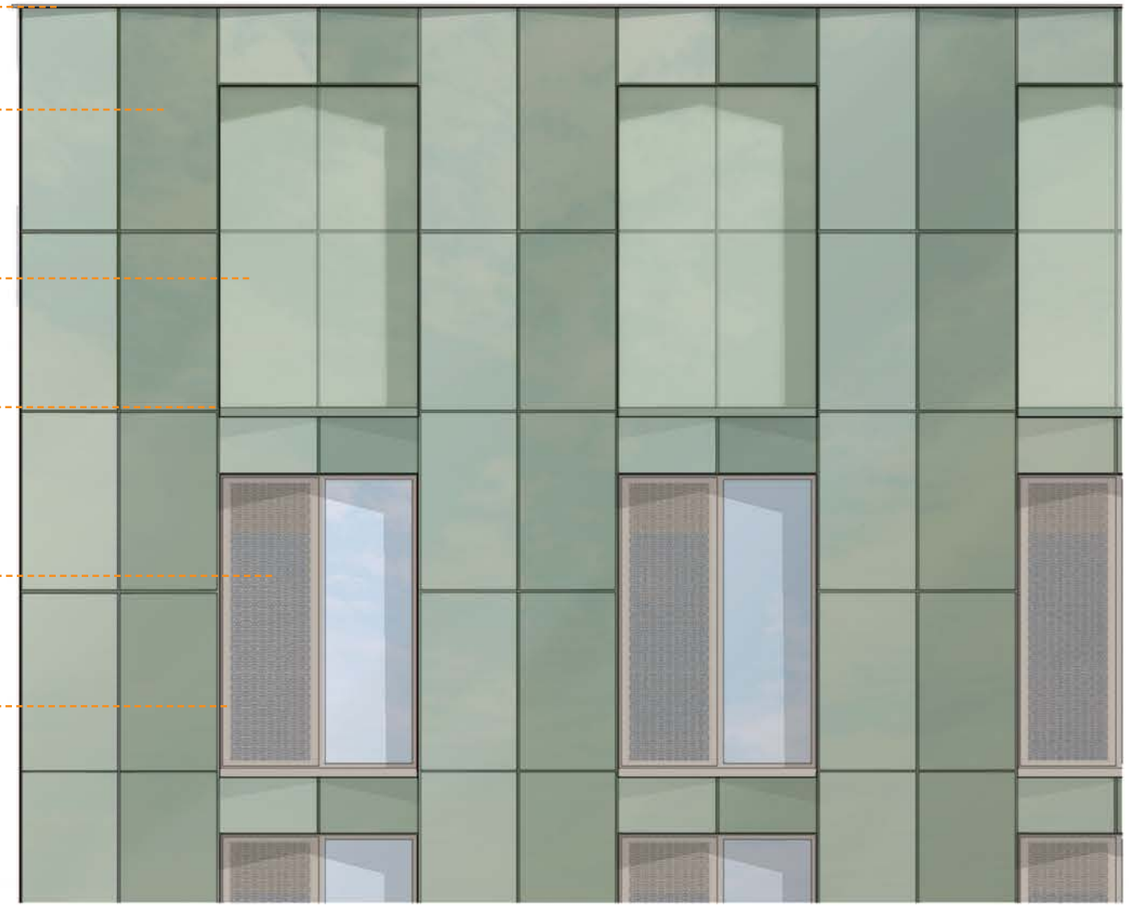
Green glazed terracotta (finish tbc) panel laid to facets

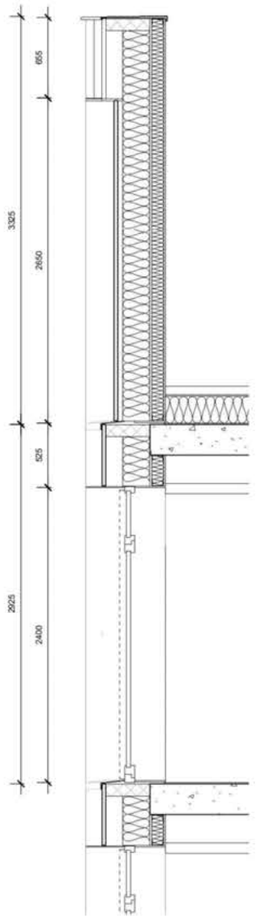
Green glazed terracotta (finish tbc) panel laid flat

Green PPC trim and cill to frame inset glazed terracotta

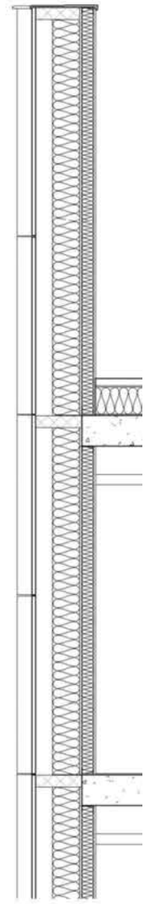
Light bronze anodised aluminium window system with perforated purge vent panel and matching cill

Light bronze anodised aluminium window trim to head and side of windows

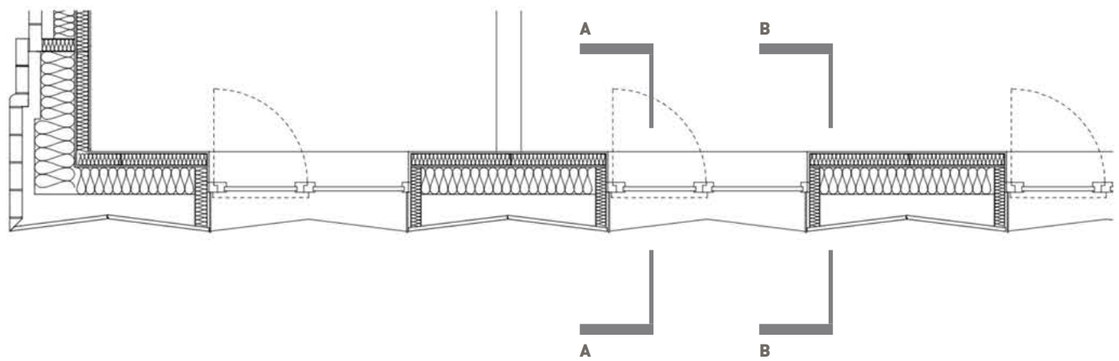




Section AA



Section BB



CHARLES ST TYPICAL BAY STUDY (LOWER VOLUME)

Light bronze anodised aluminium coping

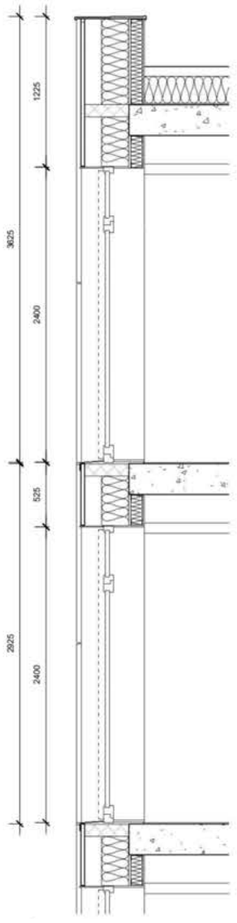
Green glazed terracotta (finish tbc) panel laid flat

Green triangular profiled glazed terracotta extrusion (finish tbc)

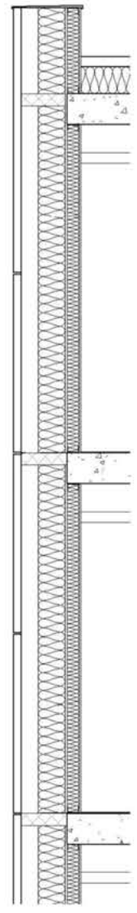
Light bronze anodised aluminium window system with perforated purge vent panel and matching cill

Light bronze anodised aluminium window trim to head and side of windows

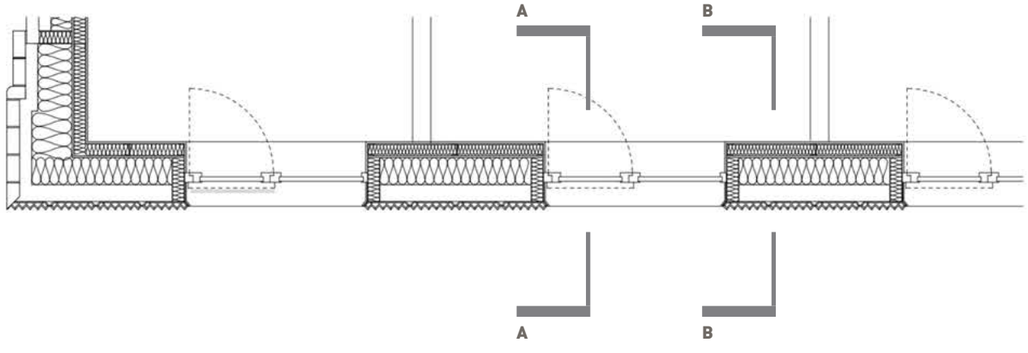




Section AA



Section BB



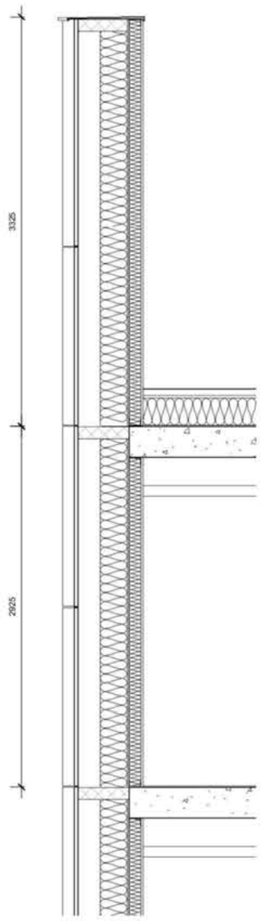
NORTH ELEVATION TYPICAL BAY STUDY

Light bronze anodised aluminium coping

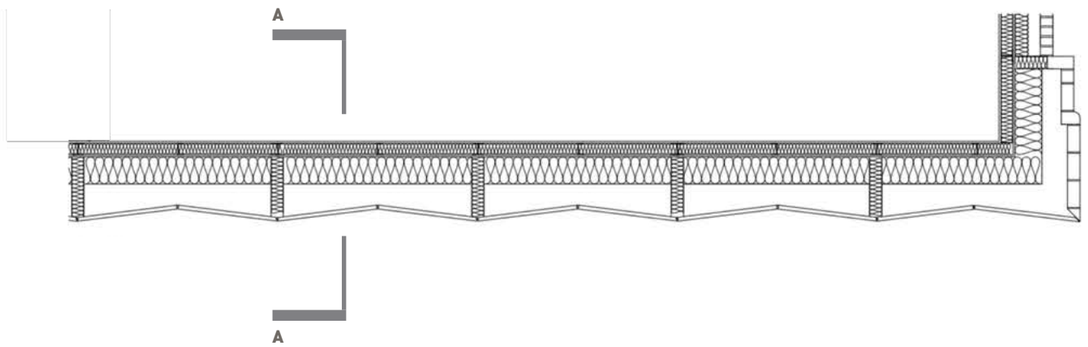
Green glazed terracotta (finish tbc) panel laid to facets

Backlit sign





Section AA



EAST ELEVATION TYPICAL BAY STUDY

Light bronze anodised aluminium coping

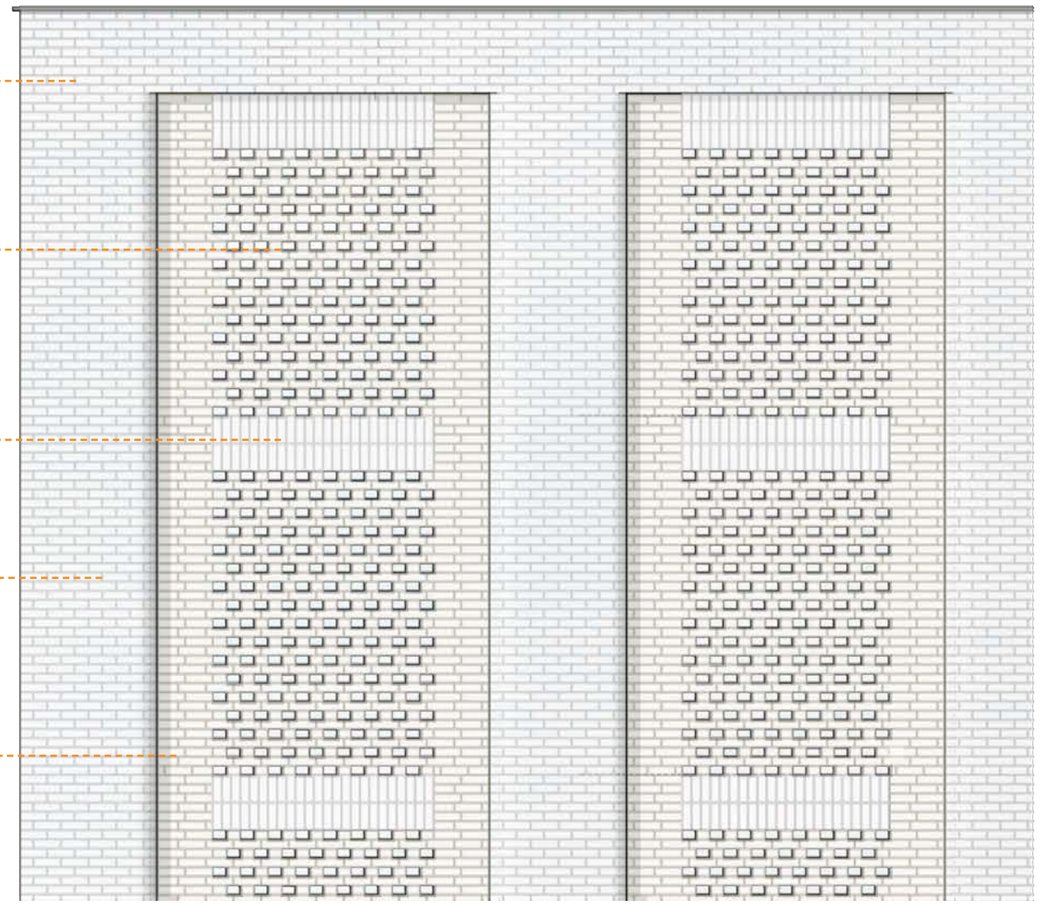
Buff glazed brick (stretcher course) with bucket handle colour matched mortar

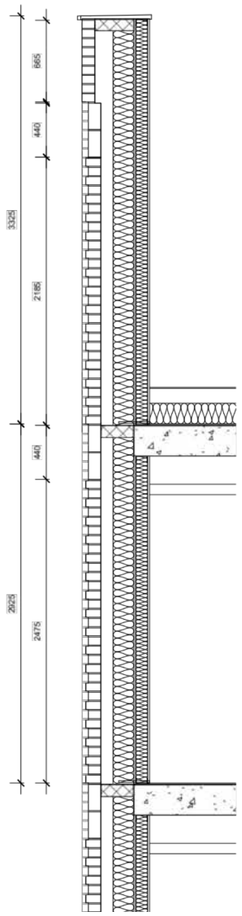
Buff wirecut facing brick in English bond with protruding buff glazed brick headers and bucket handle colour matched mortar

Buff glazed brick (soldier course) with bucket handle colour matched mortar

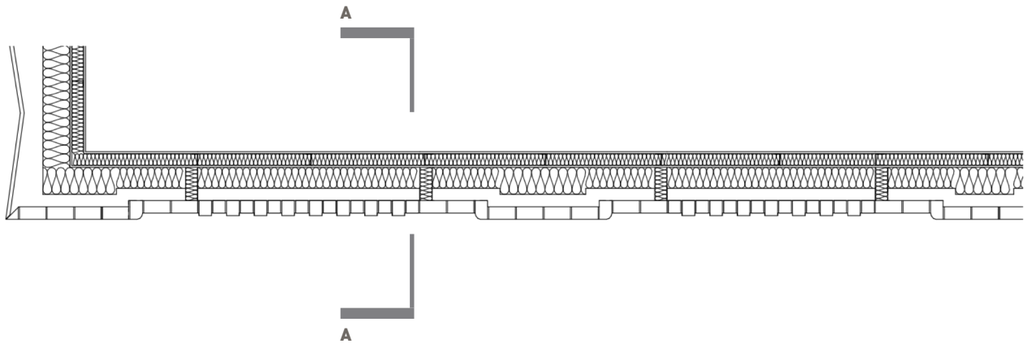
Buff glazed brick (stretcher course) with bucket handle colour matched mortar, including bullnose bricks to pier edge

Buff wirecut facing brick (stretcher course) with bucket handle colour matched mortat





Section AA



YORK ST TYPICAL BAY STUDY

Buff triangular profiled glazed terracotta extrusion (finish tbc)

Light bronze anodised aluminium window system with perforated purge vent panel and matching cill

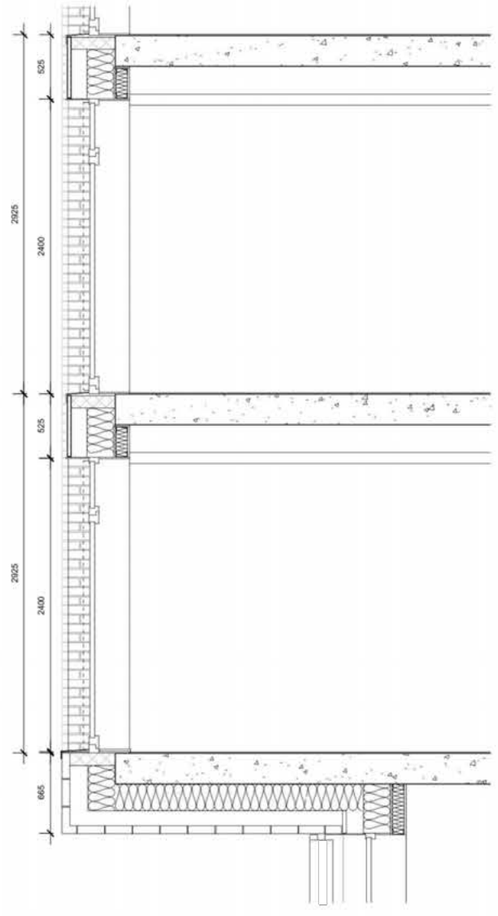
Buff glazed brick (stretcher course) with bucket handle colour matched mortar, including bullnose bricks to pier edge

Light bronze anodised aluminium window trim to head of windows

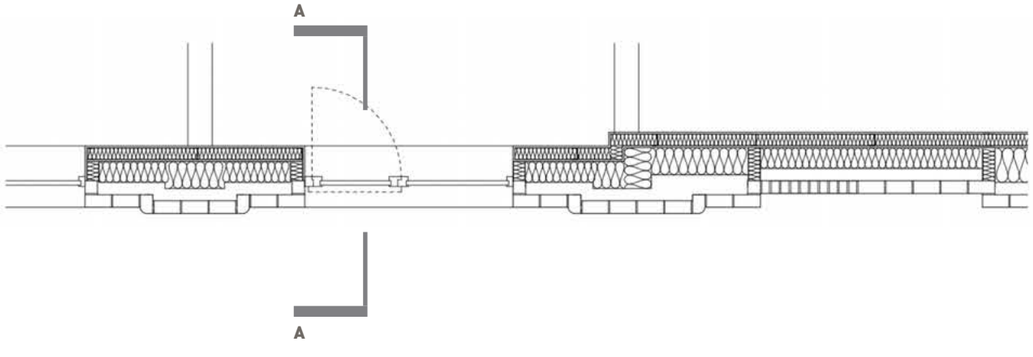
Buff wirecut facing brick (stretcher course) with bucket handle colour matched mortar

Buff textured facing brick (soldier course) with flush colour matched mortar and wash





Section AA



YORK STREET PARAPET APPEARANCE

Light bronze anodised aluminium coping

Buff glazed brick (stretcher course) with bucket handle colour matched mortar

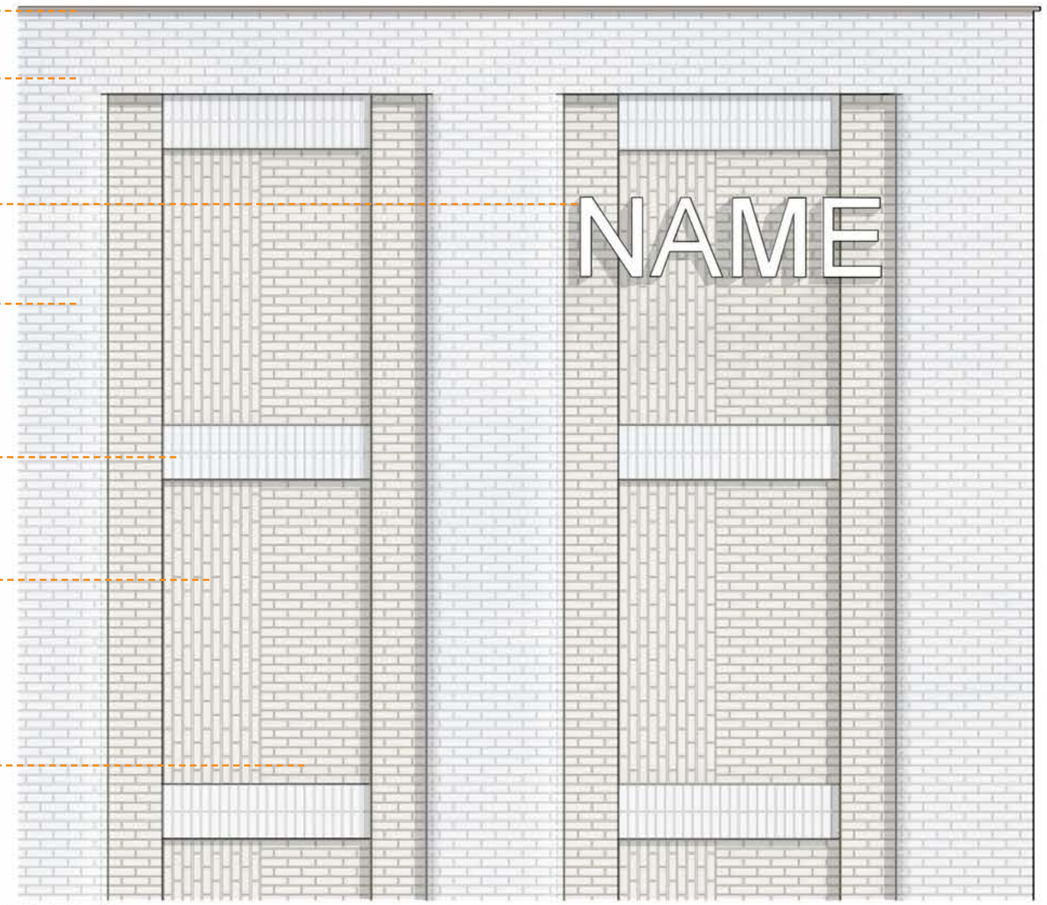
Backlit signage

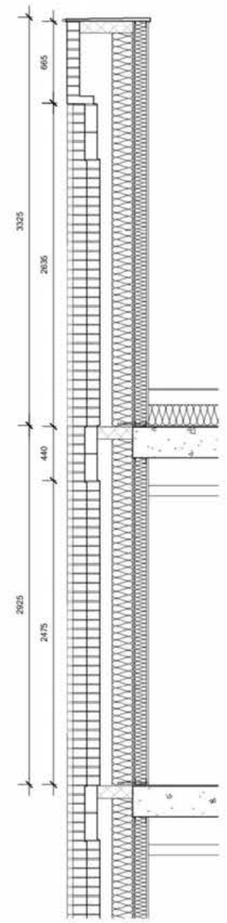
Buff glazed brick (stretcher course) with bucket handle colour matched mortar, including bullnose bricks to pier edge

Buff glazed brick (soldier course) with bucket handle colour matched mortar

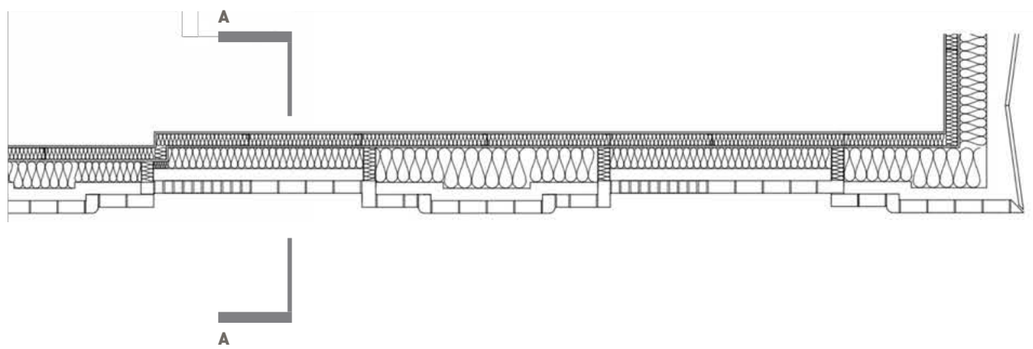
Buff wirecut facing brick (soldier course) with bucket handle colour matched mortar

Buff wirecut facing brick (stretcher course) with bucket handle colour matched mortar





Section AA



4.0 Accessibility and Inclusive Design

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OVERVIEW AND PRINCIPLE AIMS

OVERVIEW

This section of the report sets out details of the measures that have been employed with regard to inclusive access within the accommodation of the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings, within the application site.

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age, faith, race, sexual orientation or gender.

CIRCULATION AND ACCESS TO PRIMARY ENTRANCES

The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

The clear width of all access routes from pavement to main entrances are at least 2000mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are 'flat' with cross falls introduced for drainage only.

Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following;

- Clearly defined pedestrian route to main entrance.
- Signs to identify building and entrances

RECEPTION DESK, WAITING AREAS AND ENTRANCE LOBBIES

Upon entering the walled garden at ground floor, PBSA users and visitors make a level change through the use of a ramp or steps that are compliant to statutory guidance. This level change is required to meet the requirements of the flood risk previously discussed.

The main reception area and concierge facilities are located at first floor of the proposed development with self contained facilities. These spaces can be accessed via lift or stairs. Further detailed design will be undertaken to determine a suitable fit out and interior design for the reception and concierge spaces.

Reception desks will include a low level desk area for wheelchair users.

Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare
- Upon entering, the interior layout will be clearly signposted
- The use of lighting and signage to aid way finding
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement

The proposed nursery entrance provides a ramp to encompass the required level change, which is to be compliant with statutory guidance.

COMMUNAL STAIRS AND LIFTS, INCLUDING LOBBIES

Communal stairs to all cores will be designed to comply with all appropriate Building Regulations. The building has 2no. designated Fire Fighting lifts which can be used at the Fire Officers discretion for wheelchair users in an evacuation event.

WIDTH OF INTERNAL CIRCULATION ROUTES

All primary circulation corridors are minimum of 1300mm wide. The layout of the accommodation floors and bedrooms have been carefully considered to avoid facing front door entrances.

INTERNAL LAYOUT OF APARTMENTS

5% of the rooms have been allocated as Accessible Rooms, provided on a variety of building levels. The layout and fitout of these rooms will be designed to comply with the guidance in BS 8300 and Approved Document M.

Large format glazing will provide clear unobstructed views, and opening vent panels will be easy to operate. Switches, sockets and controls will be fitted at a height which is usable by all (i.e. between 450mm and 1200mm from the floor).

EMERGENCY EGRESS

Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. Interaction with the nursery will be considered.

A fire strategy report will be prepared to include egress of people with disabilities, children and elderly people. Alarm systems will provide visual as well as audible signals in an emergency. In addition, Emergency Egress provision will include the following;

- Visual fire alarms especially where people may be alone
- Improvements in legibility of evacuation procedure signs
- Direction and location signs to circulation cores

FIRE FIGHTING ACCESS

The detailed design will adopt a fire engineered solution utilising references from BS9991.

ACCESSIBLE PARKING SPACES

The development has been designed as a car free development, apart from 1no. on street accessible parking space on York Street.

EQUALITY ACT 2010

The client, management and operators of the PBSA development must meet their obligations under the Equality Act 2010, which places specific duties on providers of goods, facilities and services (Part 3), employers (Part 5), those leasing or selling land or property (Part 4), and education providers (Part 6).

Under the EA these duties require that where disabled people are placed at a 'substantial disadvantage', 'reasonable adjustments' be made to avoid the disadvantage caused by policies, practices or physical features and to provide auxiliary aids. Therefore a suitable management system will be in place with regard to the needs of building users.

SECURITY STRATEGY

The ground floor entrance takes the form of an external walled garden for building users and visitors only. This is entered via access fob. The building interior is then entered via a second access fob controlled door.

The first floor, where building management and concierge are located, has been designed to provide opportunities for passive surveillance; with windows providing views into the walled garden and the main entrance.

The main entrance and the entrance proposed for the nursery are situated adjacent to public realm which will be well lit and overlooked.

Entrances will be well lit and the development will incorporate CCTV. The building becomes the defence line with appropriate window and door specifications.

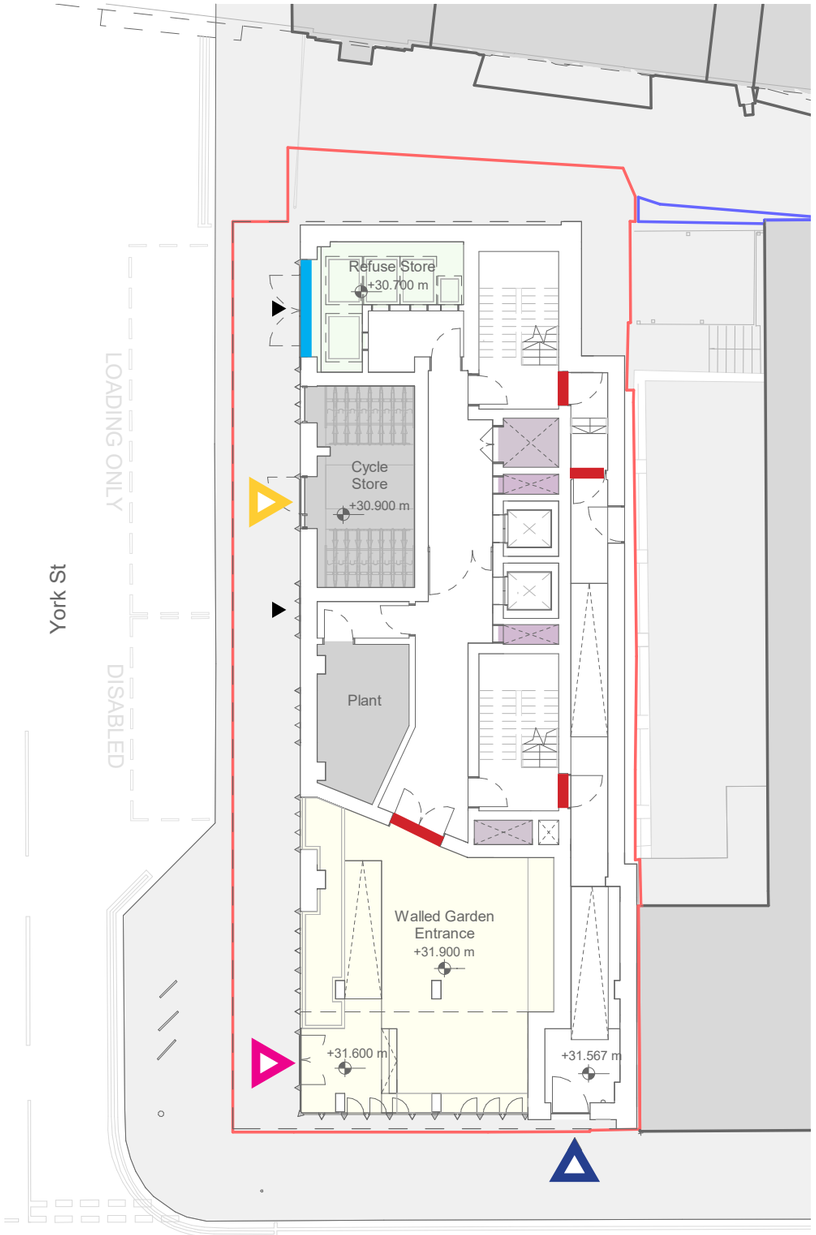
The development will benefit from 24 hour on-site concierge.

An access control system will be installed, with fob access restricting unauthorised entry and will include the externally accessed cycle store. Visitors will need to be physically let into the building by residents.

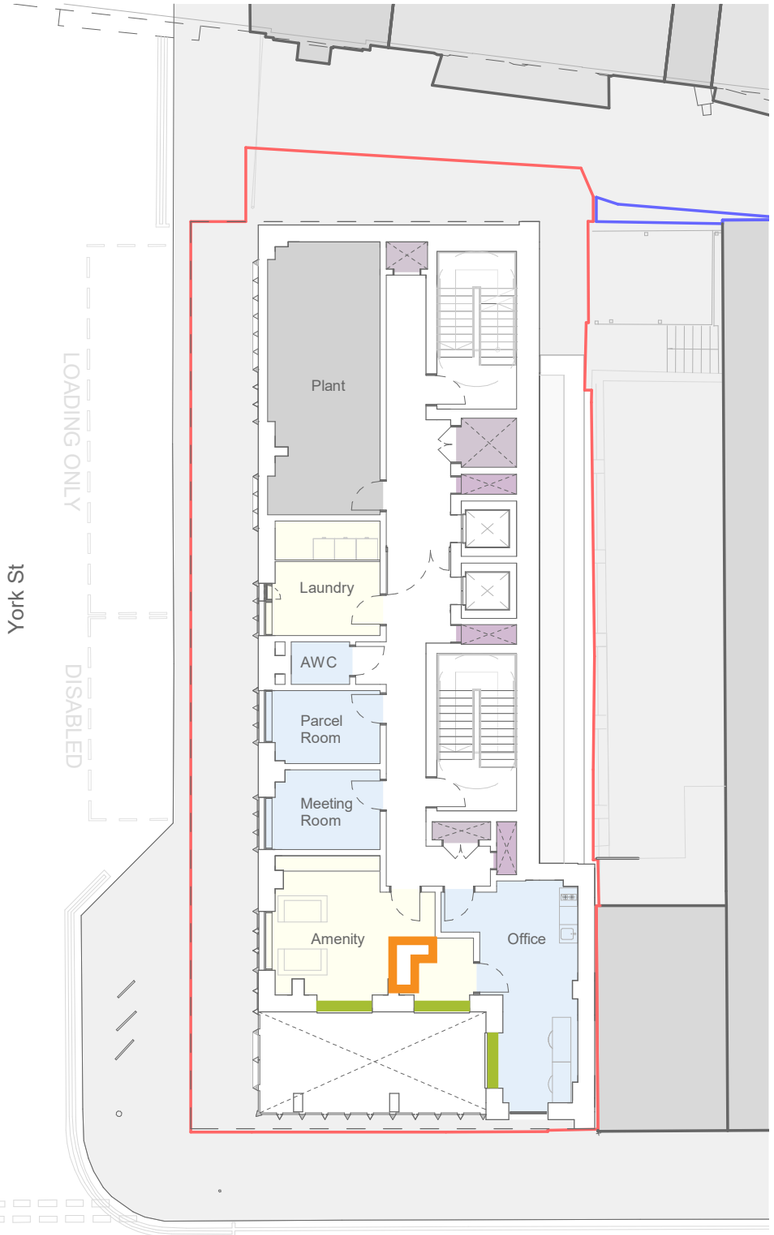
Refuse stores are internally housed and residents only access the internal lobby and place waste in the bins via refuse hoppers. External access to the refuse stores will be under management access only, with locking mechanisms to suit requirements of the space.

Fire escapes will be linked by alarm to the building management system. This also ensures that PBSA and nursery users are kept separate from one another on a day to day basis and that users (other than management) from either building are only in the escape corridor in the event of a fire evacuation.

Mail delivery is to internal post boxes, which will be located on the first floor or the lift lobby at ground floor..



Ground floor



Level 01

Secure nursery entrance

Secure residential entrance

Visual link from office and amenity

Cycle Store entrance

24hr concierge desk

BOH entrance

Internal security line and/or fire escape

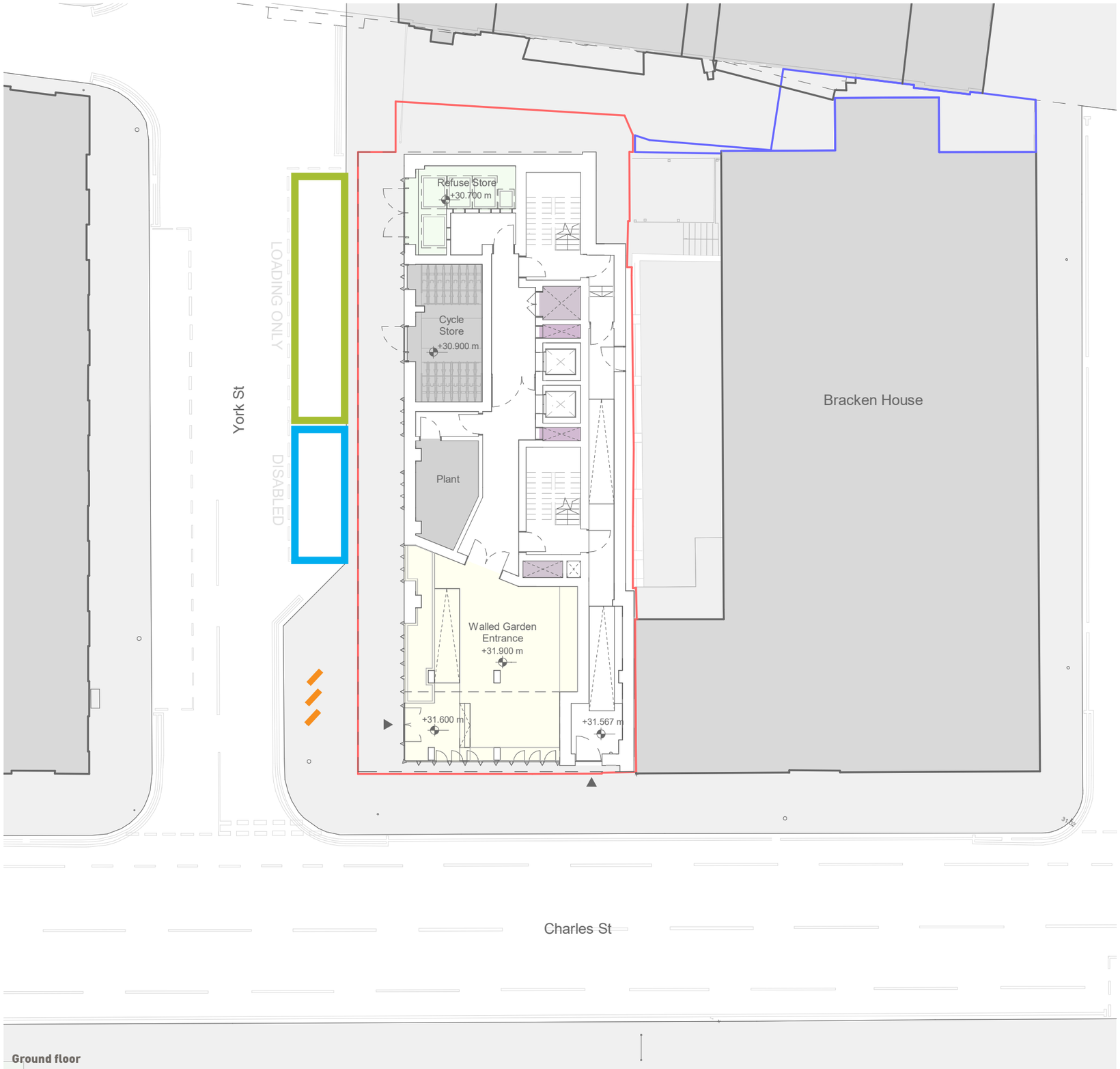
MOVING, DELIVERY AND VEHICULAR STRATEGY

The management of moving in and out of student residents and deliveries is as described in the Transport Statement, prepared by Curtins and submitted as part of the application documents.

The arrival and departure of students utilises the loading bay and accessible parking bay as illustrated in the adjacent diagram.

Sheffield stands are located at each PBSA entrance for ad-hoc deliveries made by bike. These spaces can also be used by visitors.

Taxis will drop off and pick up via the loading bay, along with ad-hoc deliveries by car or van.



Loading bay

Accessible parking bay

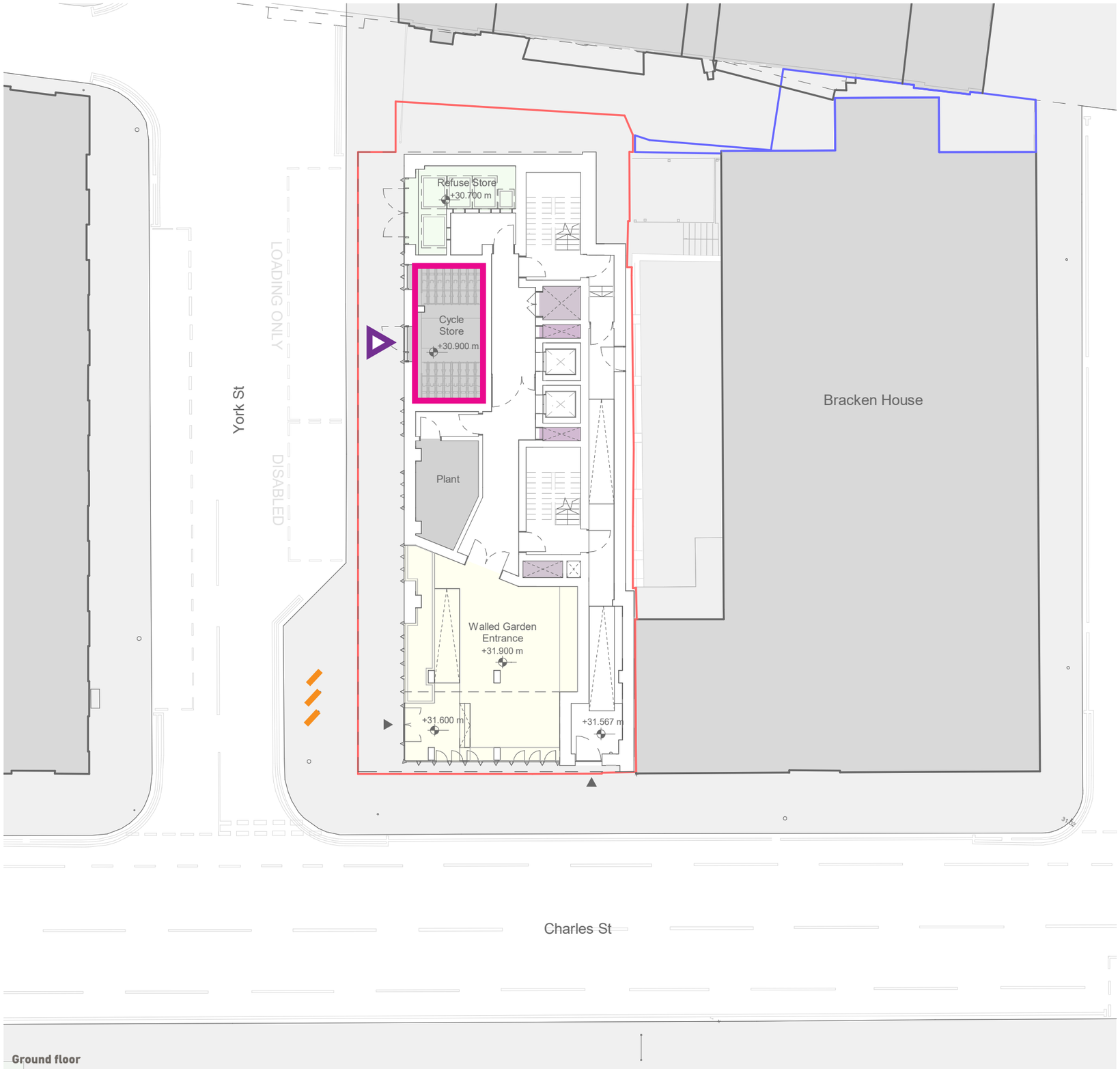
Sheffield stands

CYCLE STORAGE

A secure cycle store is located on the ground floor and accessed externally, with cycle storage racks totalling 26% of the number of bedrooms (28 bike spaces). Access to the cycle store is via a secure fob access door on York Street.

3 no. existing Sheffield stands provide cycle parking for cycle deliveries and visitors.

A cycle lane exists on Charles Street in both directions of travel, providing access to the cycle infrastructure in and around the local area.



Sheffield stands

Cycle Store entrance

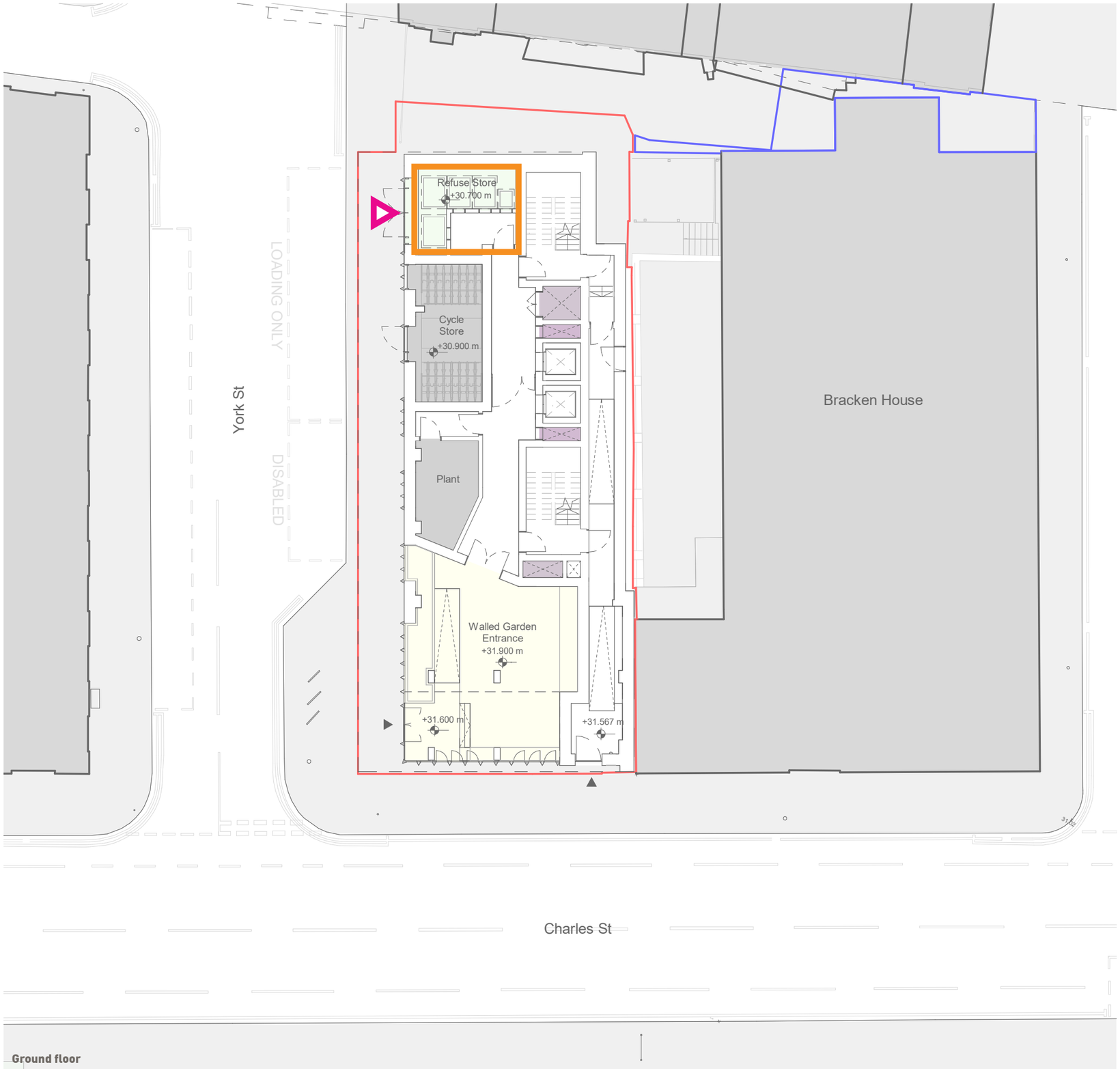
Cycle store

WASTE STRATEGY

The management of waste is as described in the Transport Statement, prepared by Curtins and submitted as part of the application documents.

The communal refuse store and recycling store is located at ground floor, facing onto York Street. The store is internally housed and residents only access the internal lobby and place waste in the bins via refuse hoppers. External access to the refuse stores will be under management access only.

On refuse collection days, twice per week, a private contractor will collect refuse from York Street. This process will be managed by the operator. The refuse store has been sized to provide 4no 1100l and 1no 240l eurobins based on 52l/bed per week and 2 collections per week.



Refuse store entrance

Refuse store

ACCESS AND MAINTENANCE STRATEGY

The objective of the strategy is to provide the most reasonably practicable, appropriate and robust methods of safe access to the entirety of the building facades, including set backs and soffits, for all cleaning and maintenance and replacement tasks expected to occur over the life of the building.

The facade is predominantly formed from a terracotta rainscreen wall system and traditional brickwork, with anodised window systems and rapid vents. Key tasks will typically involve external access and include replacement of facade elements such as mastics, cills and metalwork. Replacement of fixed light glass panels and openable ventilation doors will be required, however internal replacement is to be explored.

The primary method of facade access is either from ground via mobile elevated working platforms (MEWPs) or cranes, or from roof via a building maintenance unit (BMU) installed at roof level on a twin track system around the perimeter of the roof space. The BMU features an integrated material hoisting winch for use during facade replacement works.

Davit arms will then utilise the cradle to access the south facing facades via the intermediate roof, where the building steps.

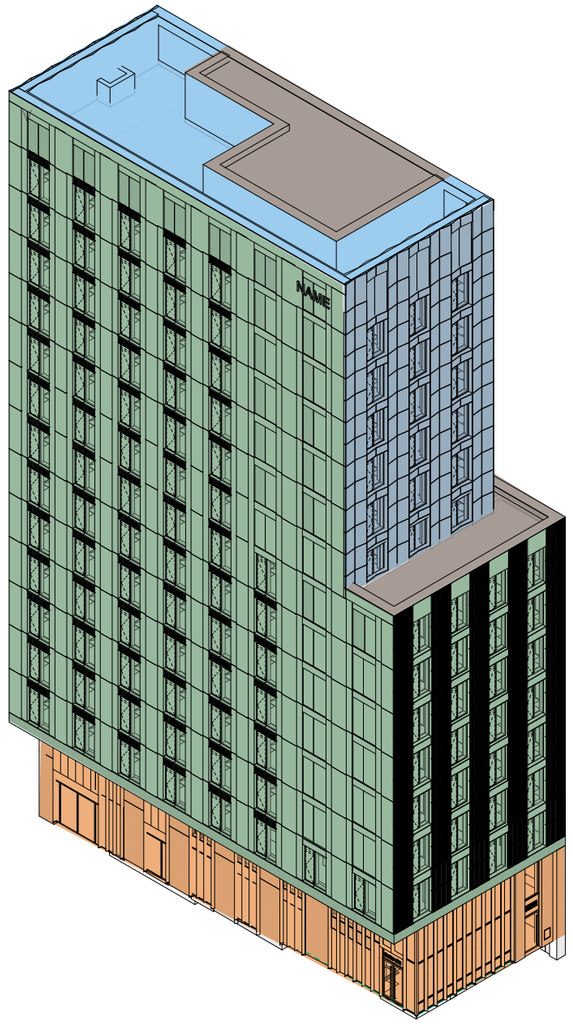
A clear 2m exclusion zone is to be outlined at the foot of each elevation during facade works for safe landing in the event of an emergency.

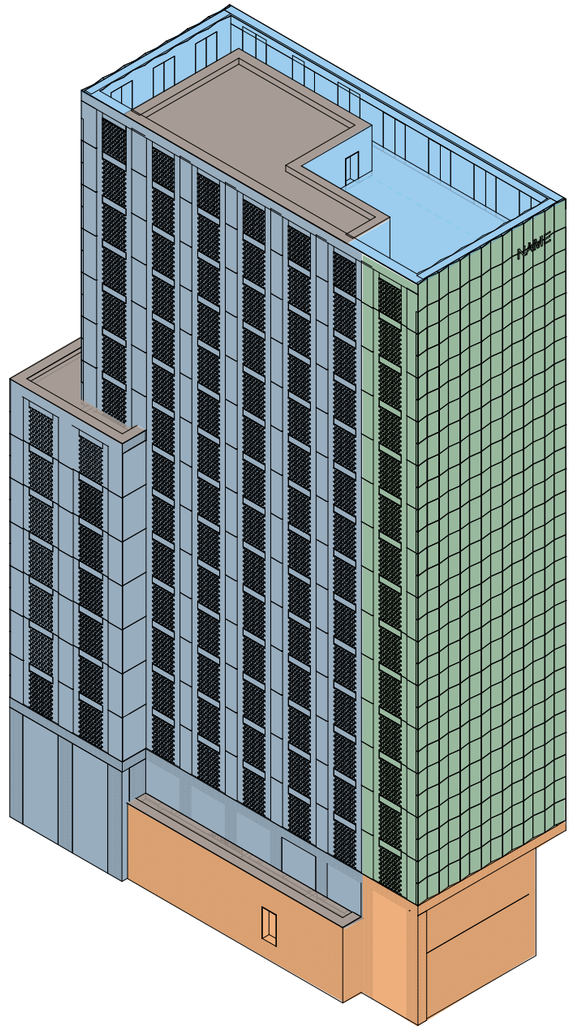
Access to the inward opening windows positioned behind the perforated aluminium panels, is to be by internal methods for cleaning and replacement. The panels are suitably sized to permit transport through the building via the lifts, using glazing robots and trolleys.

The external envelope is broken down into the zones shown in the adjacent diagrams with regard to the strategy for access, cleaning and maintenance. Various access systems types are required to enable access to these zones, as annotated in the key. These systems will either be used independently or in combination with other systems, depending on the task. Mobile glass robots and trolleys are envisaged as being used to aid glass replacement in all zones, on all levels.

Particular consideration is given to the northern and eastern elevations. The northern elevation is in proximity to the viaduct and Network Rail assets. Consequently, a 5m exclusion zone has been implemented between the building and the viaduct. This allowance includes 2m for access and maintenance. The eastern elevation is constrained in relation to its proximity with the adjacent boundary and nursery play space. Much of the access and maintenance to this area will be required to be undertaken via the roof. A large area of this facade is accessible within 1.5m of boundary, with the southern portion requiring an agreed access from the adjacent property. Facade detailing has been approach in a manner that should reduce the need for access and maintenance, as far as is possible.

Plant replacement is predominantly planned to be carried out through internal dismantling and removal via lifts.





Zone 1 - Ground floor and Level 01 facades (Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems and telescopic hoses)

Zone 2 - Upper building facade accessible from surrounding landscapes (Ground floor based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses and twin track BMU from roof)

Zone 3 - Upper building accessible from roofs (Twin track BMU, davit arms and counterbalance systems, abseil, glass replacement units and fall restraint systems)

Zone 5 - Roof plant areas with full height parapet (scaffold towers)

Zone 6 - Roofs (Davit arms and counterbalance systems, abseil, glass replacement units and fall restraint systems, scaffold towers, MEWPs)

Zone 7 - Soffits (Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)

STAFF ACCESSIBILITY

The accessibility requirements of staff have been considered and accounted for; with the arrival and approach to the building being provided via pedestrian routes that will be 'flat' and slip resistant. Pedestrian routes connect with entrance points to the building with level and step free access via the main entrance door. Within the external winter garden, an accessible ramp and 3no. steps are provided, designed inline with statutory guidance. The ramp and steps are required to achieve a level change with regard to the flood risk previously discussed. The ramp and steps provide access to the internal entrance to the building.

1no. accessible parking bay is provided, in close proximity of the PBSA main entrance on York Street.

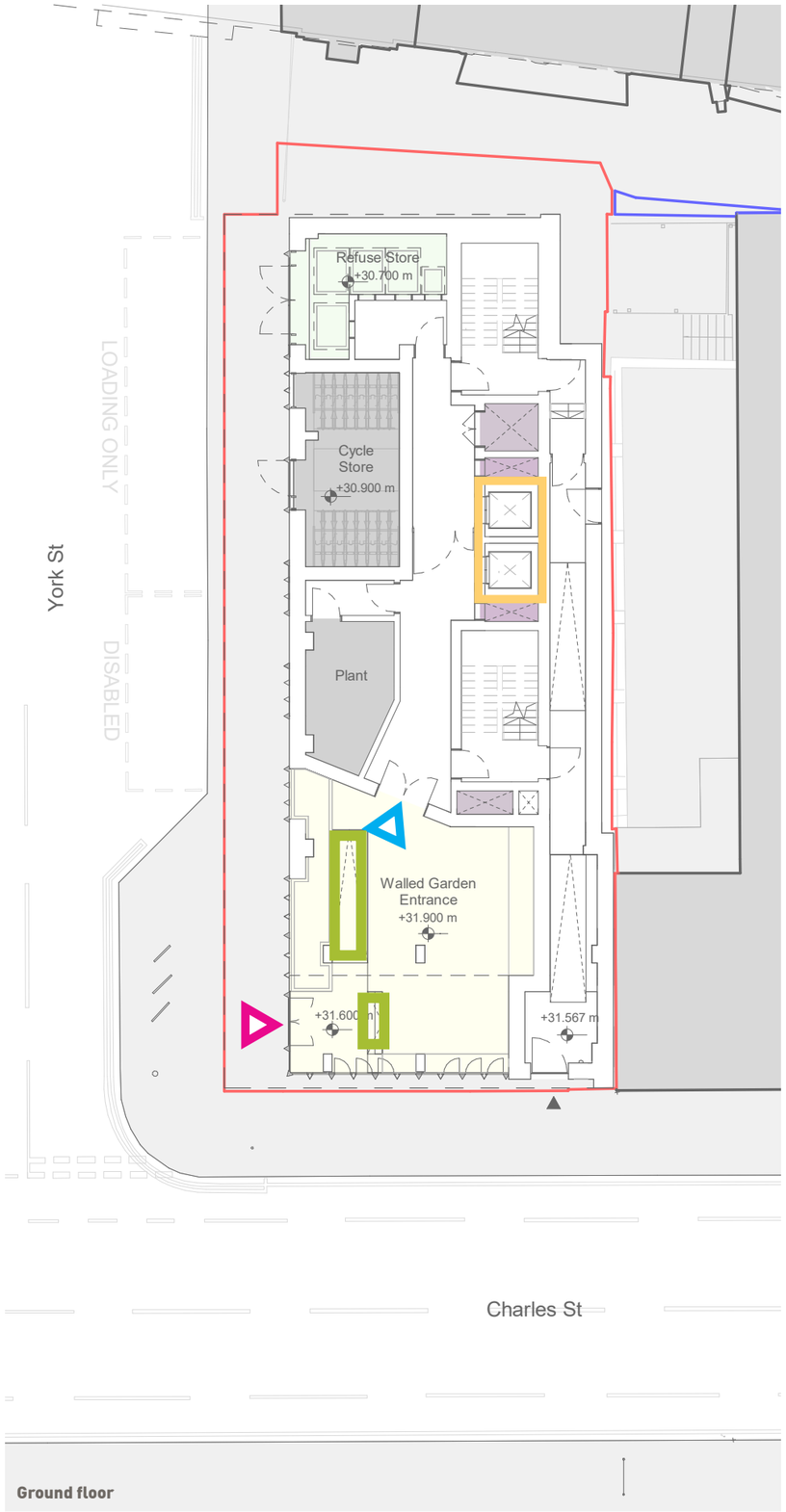
External building mounted lighting will be provided to ensure that pedestrian routes are adequately lit during daylight hours and after dark.

Internally, the internal main entrance leads directly to the circulation core, which provides access to all floor levels. Each level is served by lifts, alongside stair access.

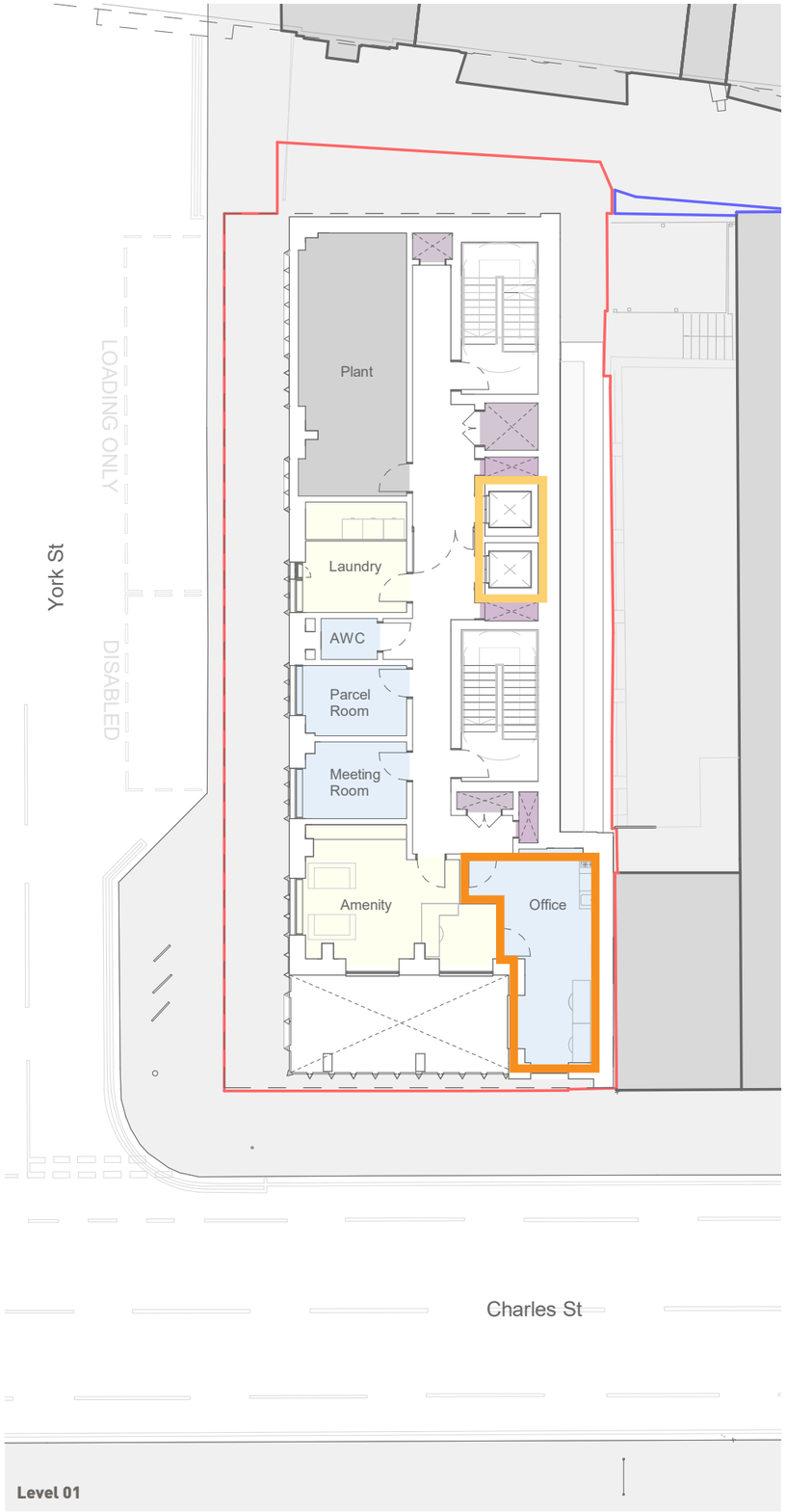
Staff areas are provided to reflect the requirements of Approved Document M Volume 2 and will be developed further during the detailed design stages. These include the reception desk, office, welfare spaces and wheelchair accessible WC; alongside circulation areas.

The internal layout and interior design of amenity spaces will also be further developed to provide an accessible environment for staff.

Staff to the nursery will be able to access the nursery from a ramp that is in compliance with statutory guidance.



Ground floor



Level 01

Step free access at main entrance

Internal entrance

Walled garden steps and ramp

Staff office

Lift access to accommodation and amenity floors

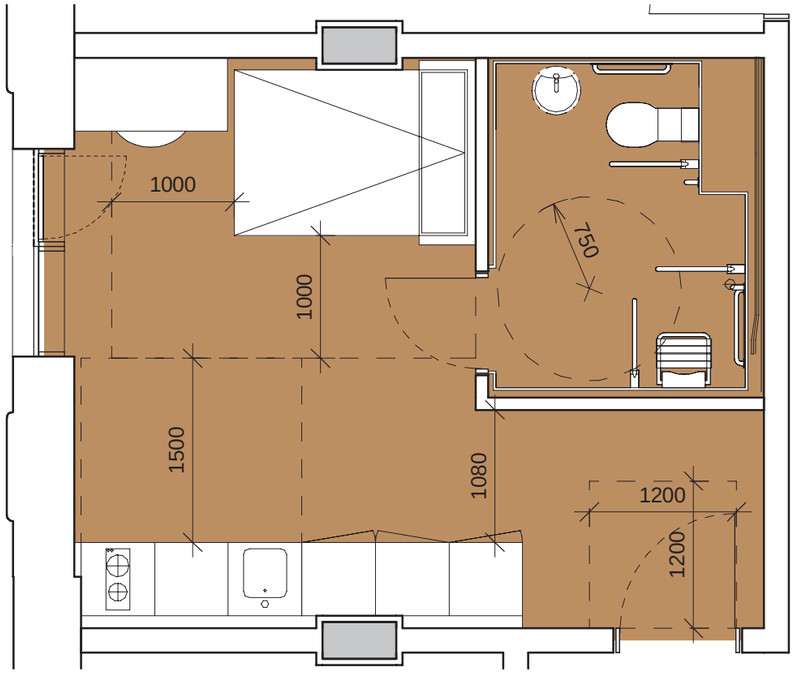
ACCOMMODATION ACCESSIBILITY

The development provides a 5% provision of accessible/adaptable studios.

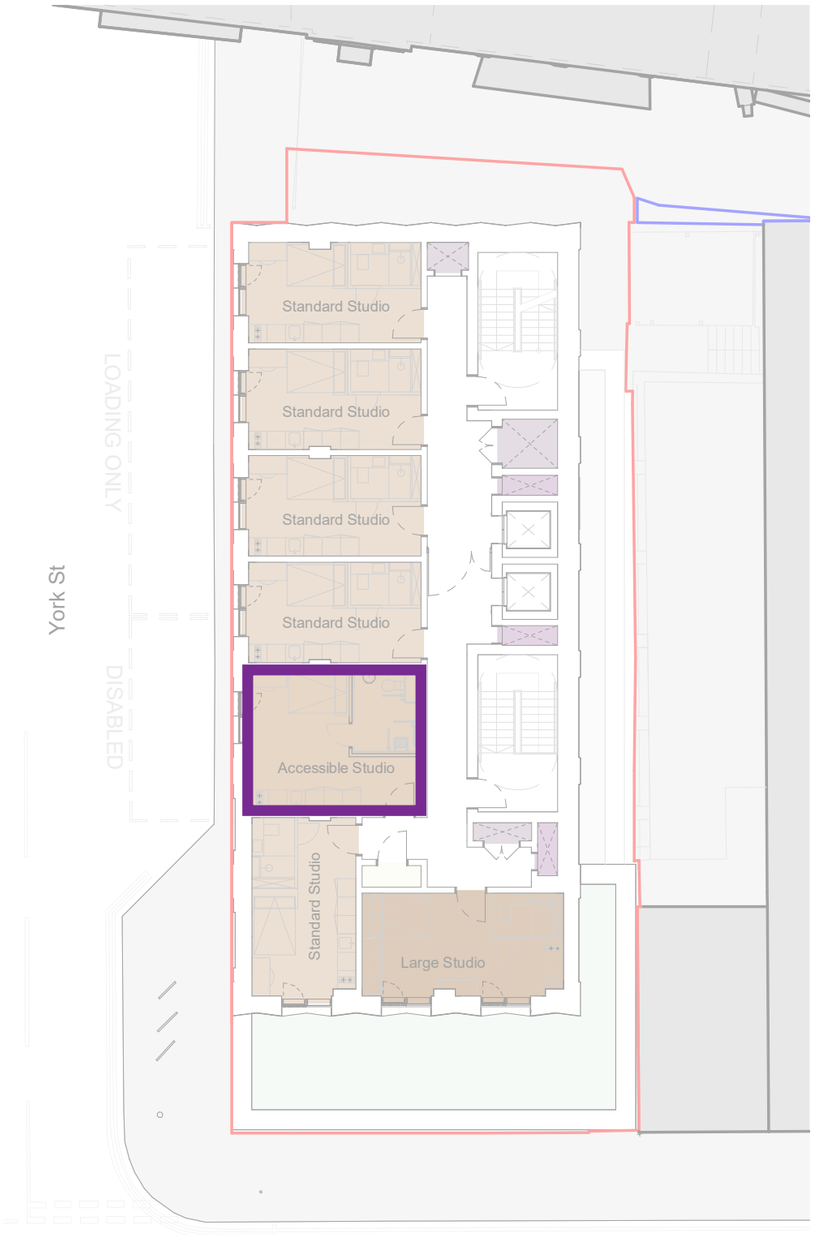
6no. accessible studios are provided on levels 09-14.

All accessible rooms are located along wheelchair accessible routes from the vertical circulation cores, with 1300mm wide in communal corridors.

Layouts are adaptable, to enable accessible accommodation to be fitted out as large, non-accessible accommodation and vice-versa. This is achieved through the stacking of drainage requirements for example.



Accessible studio layout



Accessible studio locations

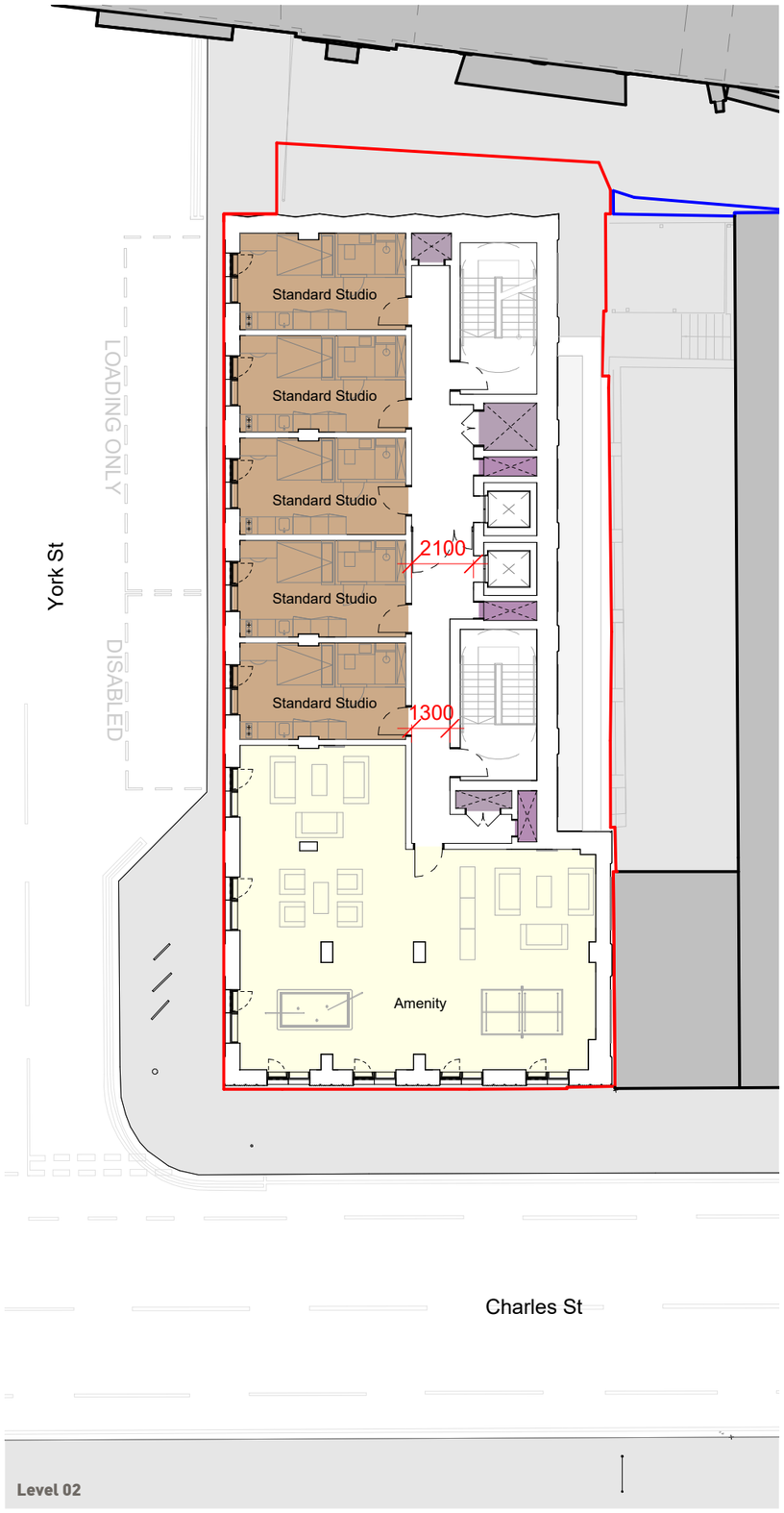
COMMUNAL ACCESSIBILITY

As described in the previous sections, the proposals take into account the regulatory requirements of Approved Document M Volume 2 and will be further developed in the detailed design stages. This is pertinent to the amenity spaces in particular, which will be developed by the operator to reflect market demands and the brand standards.

Certain communal elements such as corridors and lift lobbies which provide a shell in which the amenity spaces can be developed are therefore defined to a greater level of detail. As such, wheelchair accessible communal corridors at widths of 1300mm are provided. Lift lobbies are provided at a minimum of 2100mm, providing passing places alongside general circulation and waiting functions. Lift access is provided to all levels, excluding roof plant that is accessed for maintenance purposes only.

In all areas of internal communal amenity, step free and level access is provided. Within the external winter garden, an accessible ramp and 3no. steps are provided, designed inline with statutory guidance. The ramp and steps are required to achieve a level change with regard to the flood risk previously discussed.





5.0 CGI Views

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VIEW FROM CHARLES STREET (WEST)



VIEW OF ENTRANCE AT DUSK

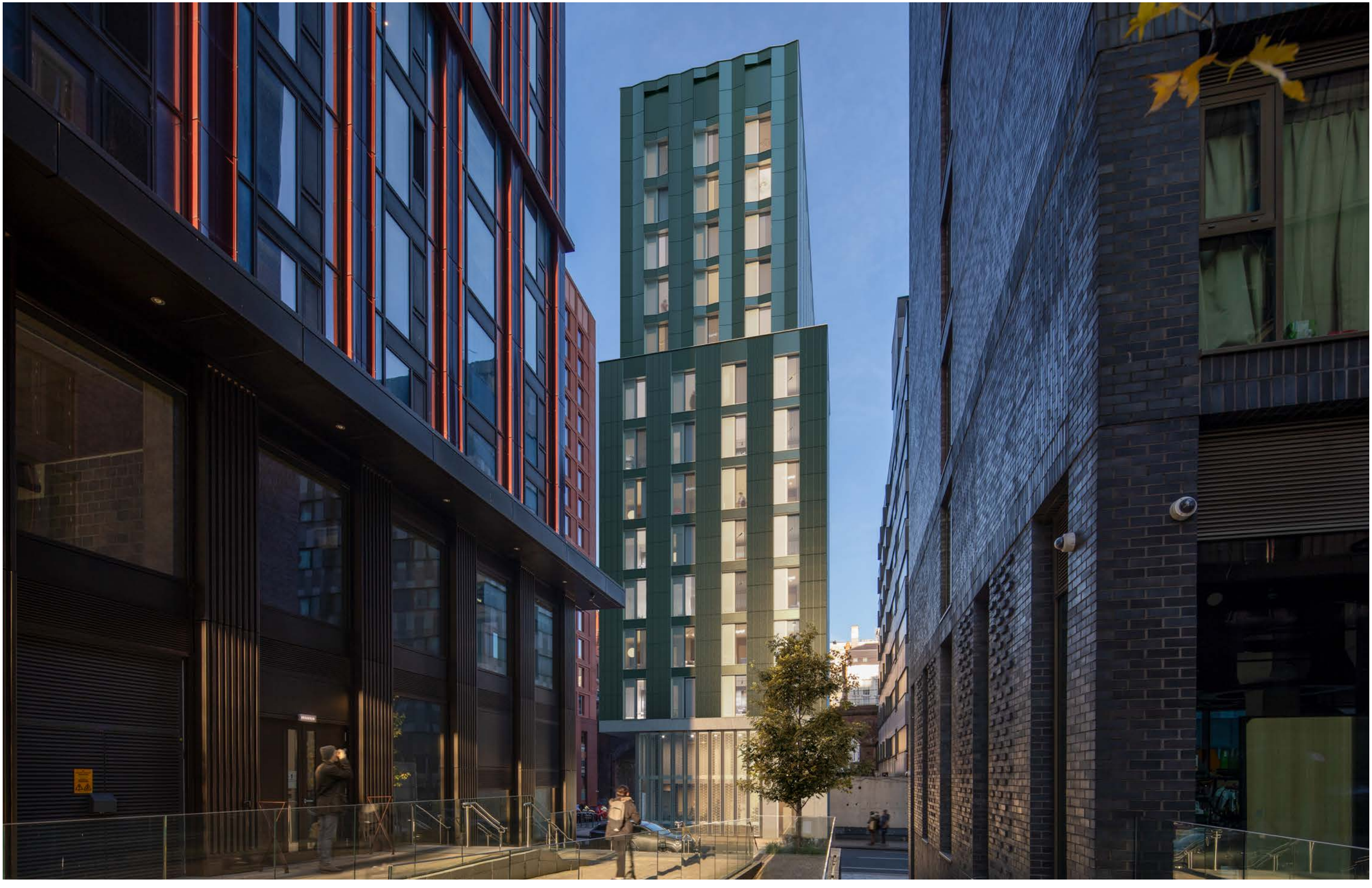


WINTER GARDEN INTERIOR



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VIEW FROM CIRCLE SQUARE



6.0 Accommodation Schedule

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10489-SHP-ZZ-A-B5D8-F900-SC-XX-001
Planning Accommodation Schedule
2023-12-05 P01

	Room Type			Beds per floor		Amenity (sqm GIA)	
	Standard Studio	Acc. Studio	Large Studio				
GROUND							
L01						37	
L02	5	0	0	5		110	
L03	8	0	2	10			
L04	8	0	2	10			
L05	8	0	2	10			
L06	8	0	2	10			
L07	8	0	2	10			
L08	8	0	2	10			
L09	5	1	1	7			
L10	5	1	1	7			
L11	5	1	1	7			
L12	5	1	1	7			
L13	5	1	1	7			
L14	5	1	1	7			
L15/ROOF							
	83	6	18	**107**	**Total beds**	147	**Total**
	78%	6%	17%	Mix		1.4	sqm per bed

Total Studio Beds	
107	
100%	Mix

NOTES
1. Schedule to be read in conjunction with relevant planning drawings
2. All areas are approximate and subject to change as proposals are developed and co-ordinated with other consultants
3. Drawings show indicative layouts appropriate to the current stage of the project
4. The architect accepts no responsibility for any resulting implications or decisions, commercial or otherwise, made on the basis of this information
5. Amenity areas based on fills shown in planning drawings and include internal spaces only
6. Method of measurement based on RICS Code of Measuring Practice. Areas to be validated by quantity surveyor/an other

7.0 Drawing List

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DRAWING LIST

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10489-SHP-ZZ-A-B5D8-Z330-SC-XX-001
Planning Drawing Register
2023-12-11 P02

Drawing Type	Drawing Number	Drawing Title			Revision	Scale at A3	Sheet size
G100 - Site wide							
Plan	10489-SHP-ZZ-A-B5D8-G100-XP-00-001	Existing Site Plan	Site Location Plan		P01	1:1250	A3
Plan	10489-SHP-ZZ-A-B5D8-G100-XP-00-002	Existing Site Plan			P01	1:200	A3
JC20 - Demolition							
Demolition Plan	10489-SHP-ZZ-A-B5D8-JC20-XP-XX-001	Demolition Plan	Existing		P01	1:200	A3
G200 - General Arrangement							
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-00-001	General Arrangement	Plan	Ground floor	P02	1:200	A3
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-01-001	General Arrangement	Plan	Level 01	P02	1:200	A3
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-02-001	General Arrangement	Plan	Level 02	P02	1:200	A3
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-TY-001	General Arrangement	Plan	Typical Levels 03-08 (Level 03 shown)	P02	1:200	A3
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-TY-002	General Arrangement	Plan	Typical Levels 09-14 (Level 09 shown)	P02	1:200	A3
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-RF-001	General Arrangement	Plan	Roof	P02	1:200	A3
Plan	10489-SHP-ZZ-A-B5D8-G200-PL-RF-002	General Arrangement	Plan	Roof Parapet	P02	1:200	A3
Section	10489-SHP-ZZ-A-B5D8-G200-SE-AA-001	General Arrangement	Section AA		P01	1:500	A3
Section	10489-SHP-ZZ-A-B5D8-G200-SE-BB-001	General Arrangement	Section BB		P01	1:500	A3
Elevation	10489-SHP-ZZ-A-B5D8-G200-EL-ES-001	General Arrangement	Elevation	South (Charles Street) Elevation	P01	1:500	A3
Elevation	10489-SHP-ZZ-A-B5D8-G200-EL-EW-001	General Arrangement	Elevation	West (York Street) Elevation	P01	1:500	A3
Elevation	10489-SHP-ZZ-A-B5D8-G200-EL-EE-001	General Arrangement	Elevation	East Elevation	P02	1:500	A3
Elevation	10489-SHP-A3-A-B5D8-G200-EL-EN-001	General Arrangement	Elevation	North Elevation	P01	1:500	A3
Elevation	10489-SHP-ZZ-A-B5D8-G200-XE-ES-001	General Arrangement	Existing Elevation	South (Charles Street) Elevation	P01	1:500	A3
Elevation	10489-SHP-ZZ-A-B5D8-G200-XE-EW-001	General Arrangement	Existing Elevation	West (York Street) Elevation	P01	1:500	A3
G251 - External walls							
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-001	Façade Detail	Charles Street Upper Typical		P01	1:50	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-002	Façade Detail	Charles Steet Lower Typical		P01	1:50	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-003	Façade Detail	North Elevation Typical (Parapet)		P01	1:50	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-004	Façade Detail	York Street Lower Typical		P01	1:50	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-005	Façade Detail	York Street Upper Typical		P01	1:50	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-006	Façade Detail	East Elevation Typical (Parapet)		P01	1:50	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-007	Façade Detail	Charles Street and North Elevations	Ground floor	P01	1:100	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-008	Façade Detail	York Street	Ground floor	P01	1:100	A3
Bay study	10489-SHP-ZZ-A-B5D8-G251-DE-XX-009	Façade Detail	East Elevation	Ground floor	P02	1:100	A3
Schedules							
Accommodation Schedule	10489-SHP-ZZ-A-B5D8-F900-SC-XX-001	Planning Accommodation Schedule			P01		A3
Design & Access Statement							
	10489-SHP-RP-B5D8-DAS01	Design and Access Statement			P02		

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