

BREWERY GARDENS PROPOSED
AMENDMENTS



View from Central Avenue looking north



View from Central Avenue looking east

4.11 Conclusion

The following table demonstrates how the Proposed Development complies with the ten categories of the Manchester Residential Quality Guidance.

p.27	Make it Manchester –	Our response
	Fully consider and appreciate the existing context and character;	Our in-depth site analysis looks at the character of the place and the scale of the urban grain. Our response: a series of rigorous brick buildings, grounded by piers and arches is deliberately using detailing familiar to the area. Our view is that brick is the most robust material in terms of weathering and blending in the local context.
	Are distinctive and rooted in a sense of place;	
	Are well considered and use a high-quality material palette;	
	Properly consider architectural detailing to safeguard the future quality of proposals;	
	Are of an appropriate scale.	
p.41	Make it Bring people together –	Our response
	Clearly demonstrate neighbourhood and market composition and need;	Our residential offer of mainly Build to Rent apartments is based on the notion of community and creating opportunities for people to meet. The amenity space and garden space are designed as meeting spaces, with the aim to encourage community building. The non-residential uses offer different emphasis from workspace, retail and food and beverage. This combination will ensure activity throughout the day and the week.
	Have addressed the needs of diverse and inclusive communities;	
	Create opportunities for meeting and getting to know the neighbours;	
	Encourage activity and social interaction.	
p.51	Make it Animate streets and spaces –	Our response
	Have an understanding of how the design responds to street hierarchy;	At street level,we propose a combination of non-residential spaces but also townhouses. Both will have front doors onto the surrounding street and ensure that natural surveillance is encouraged. 12 townhouses are proposed on Dutton street, each with their front door, a front garden (proposing a defensible space) and a garden gate.
	Have considered how the ground floor design contributes to creating a safe and active street;	
	Create a range of opportunities for natural surveillance and observation; and	
	Have facilitated safe and enjoyable public realm.	
p.63	Make it easy to get around –	Our response
	Facilitate and encourage walking and cycling;	Our proposals mitigate the severe change in level across the site. The two access routes that we propose are fully DDA compliant, offering generous staircase access and a lift at each point. Ramp access options were studied at the early stages of the design development but they proved impractical and difficult to use by all. Our proposals address the streets and create active frontages. At upper level we address DuttonStreet and New Bridge street and at lower level, we create a new commercial frontage onto a new Boulevard / shared surface.
	Create clear, safe and obvious connections to the public transport network;	
	Define a clear street hierarchy;	
	Support opportunities to improve wayfinding and orientation.	
p.73	Make it work with the landscape –	Our response
	Have a clear rationale for how the scheme sits within the landscape;	The landscape strategy has formed a key part of the development of the project as the aim of greening the site is one of the team's key objectives. Street trees are provided where possible, so not to interfere with existing services under the pavement. Hedges and green features are introduced along Dutton Street along the townhouses, helping with creating a natural buffer .
	Connect to the wider green and blue infrastructure network;	
	Introduce street trees;	
	Incorporate rainwater management;	
	Consider both quality and functionality of green and blue infrastructure in the design.	

p.85	Make it practical –	Our response
	Incorporate sufficient car parking in an appropriate location that does not harm pedestrian movement;	Car parking is not provided on site (apart from four spaces) and a separate parking methodology is submitted as part of this application. Cycle parking is provided according to the Manchester ratio guidance. Bin storage is provided according to the Manchester ratio guidance. Explanantion of the refuse management strategy has been detailed as part of this Design and Access
	Provide secure cycle parking for residents and visitors, which is safe and convenient and within the envelope of the building;	
	Provide sufficient bin storage to accord with MCC's standards and is conveniently located with minimal impact on the streetscene;	
	Have considered where temporary stopping could be accommodated.	
p.97	Make it future proof –	Our response
	Have mitigated for a higher risk of extreme weather events, both new and in relation to future modelling;	Change is enabled through the arrangement of the buildings on the site and the fact that these are positioned around a courtyard garden which does not include a podium. Therefore any changes to the individual buildings will be able to be accommodated. Sustainability measres have been incorporated from the start.
	Have retained and incorporated fit for purpose buildings of heritage value;	
	Are able to be adaptable to accommodate change; and	
	Consider the use of technology to reduce energy use.	
p.107	Make it a home –	Our response
	Seek to exceed the Nationally Described Space Standards;	Most apartments exceed the NDSS in terms of area and all apartments provide sufficient storage space. Daylight opportunities have been maximised by orientating the building in the best possible way an improvement form the SRF proposals. Communal amenity space is provided at the centre of the scheme to be visible and used by all. Lastly, the most common number of flats per core is 8 and all corridors are designed with natural light and door recesses to each front door to ensure that the corridors are well designed and pleasant spaces
	Provide sufficient storage space;	
	Maximise opportunities for daylight;	
	Provide sufficient private amenity space in the most appropriate location; and	
	Have considered the balance between the number of homes accessed from lift cores and neighbourliness.	
p.121	Make it happen –	Our response
	Have considered if the scale or prominence is such that it would be required to be brought to the regional Design Review Panel;	The proposals were presented to the Places Matter panel for discussion. Materials have been discussed at pre-application meetings and detail sheets at 1:50 of the key façade details are submitted together with this application.
	Will retain Design Team members through the life of the development;	
	Have submitted a sample panel, at a commensurate scale to allow each of the key elements of the facade to be reviewed and approved; and	
	Have considered the method of construction and detailing prior to making a formal application.	
p.129	Manage it well –	Our response
	Is the design considered to reduce management commitments?	Having worked with Urban Bubble, building managers, throughout the whole design development process, we are confident that the design facilitates the management strategy envisaged for this development. The management strategy is detailed further in this Design and Access Statement.
	What are the delivery and ongoing management requirements?	
	What is the operational management strategy?	

SUMMARY

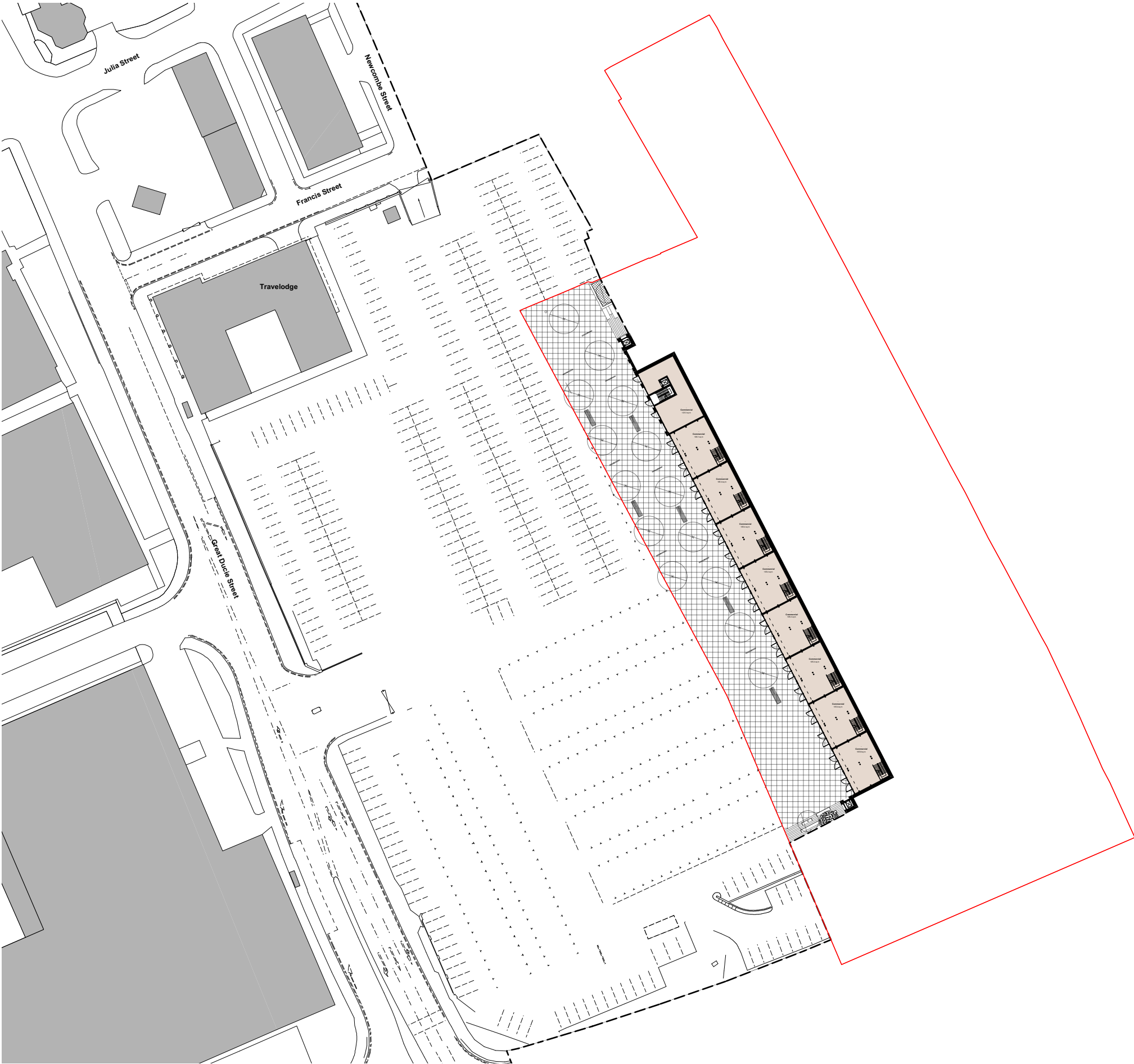
- Introduction of secondary staircases
- Apartment internal layout reconfiguration (all to NDSS)
- Window repositioning as a result of the above
- Amendment to apartment mix (3 beds into 2 beds) - excluding townhouses
- Change of penthouses to individual units (relates to saleability of penthouses) marginal overall increase in unit numbers
- Repositioning and resize of inset terraces

GREAT DUCIE STREET
FLOOR PLAN

Key

- 1 Bed
- 2 Bed
- 3 Bed
- Residential Amenity
- Commercial
- Ancillary Plant

Approved Drawing



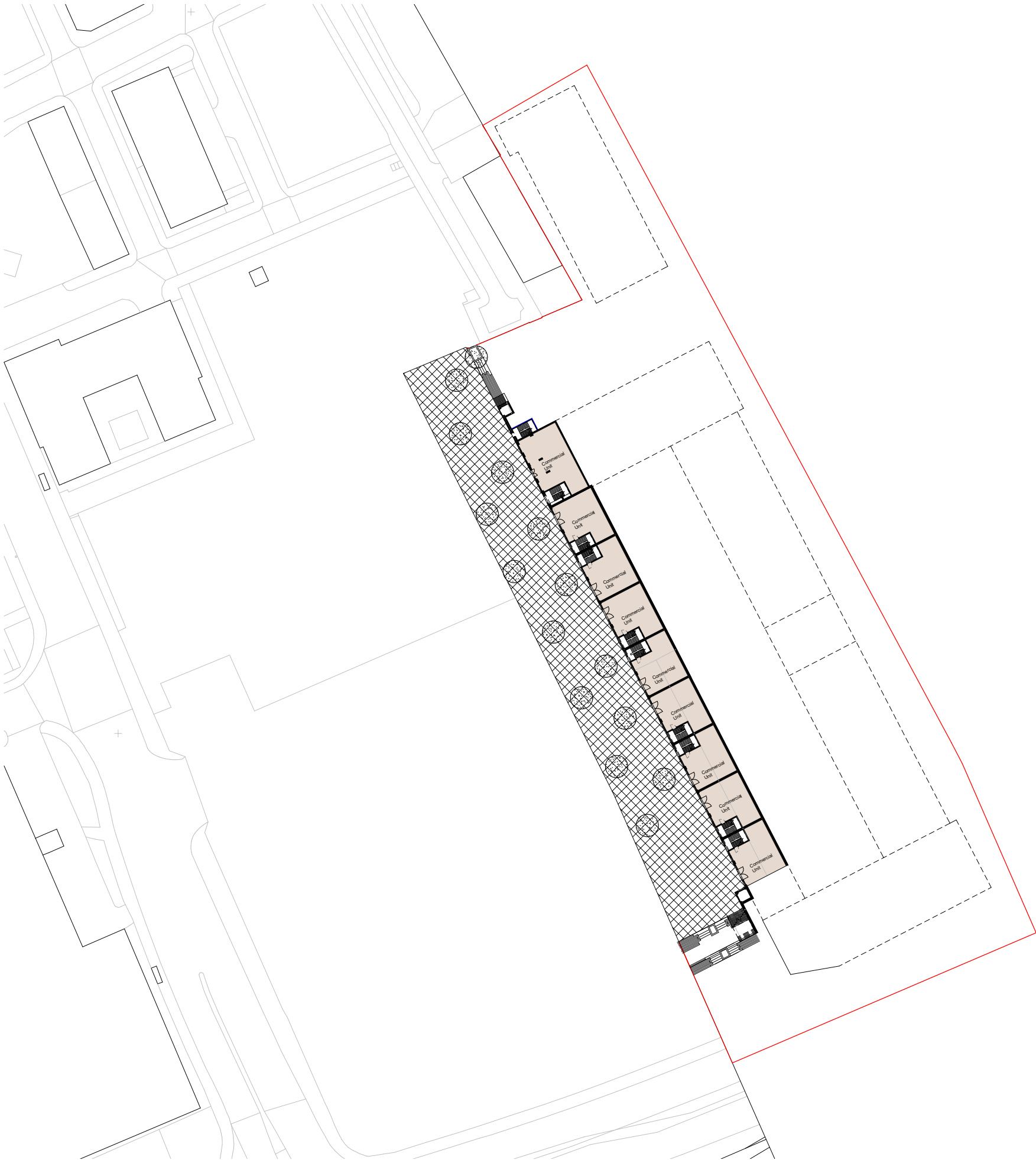
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Studio Power’s Proposal Plans

1. Introduction of secondary escape staircases
2. Amendment to apartment mix (3 beds into 2 beds)
3. Change of penthouses to individual units
4. Repositioning and resize of inset terraces
5. Additional residential amenity
6. Reconfigured commercial units
7. Reconfiguration of plant/BOH
8. Additional basement area
9. Residential unit locations reconfigured. No change in total number of units.

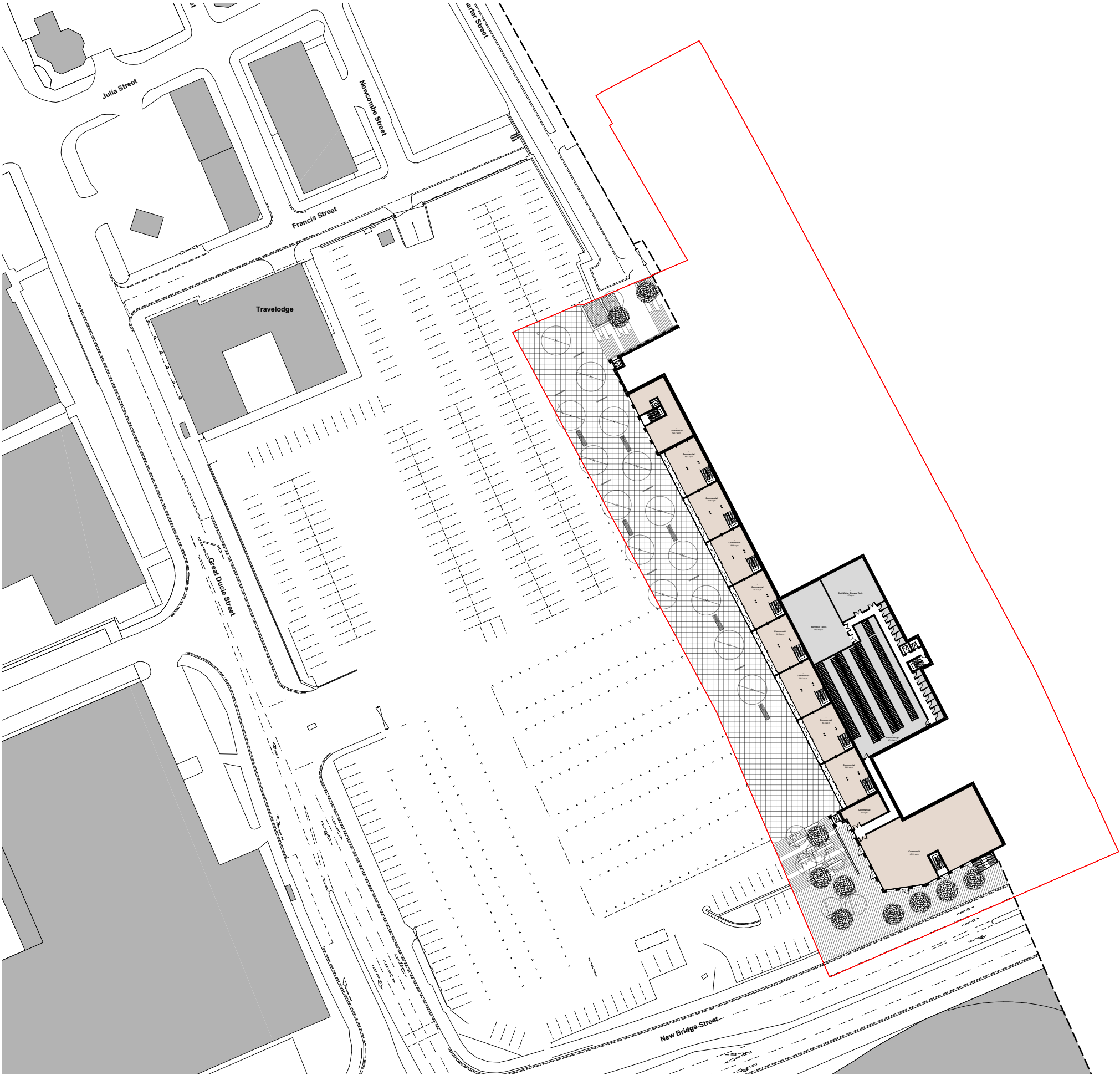


NEW BRIDGE STREET
FLOOR PLAN

Key

- 1 Bed
- 2 Bed
- 3 Bed
- Residential Amenity
- Commercial
- Ancillary Plant

Approved Drawing



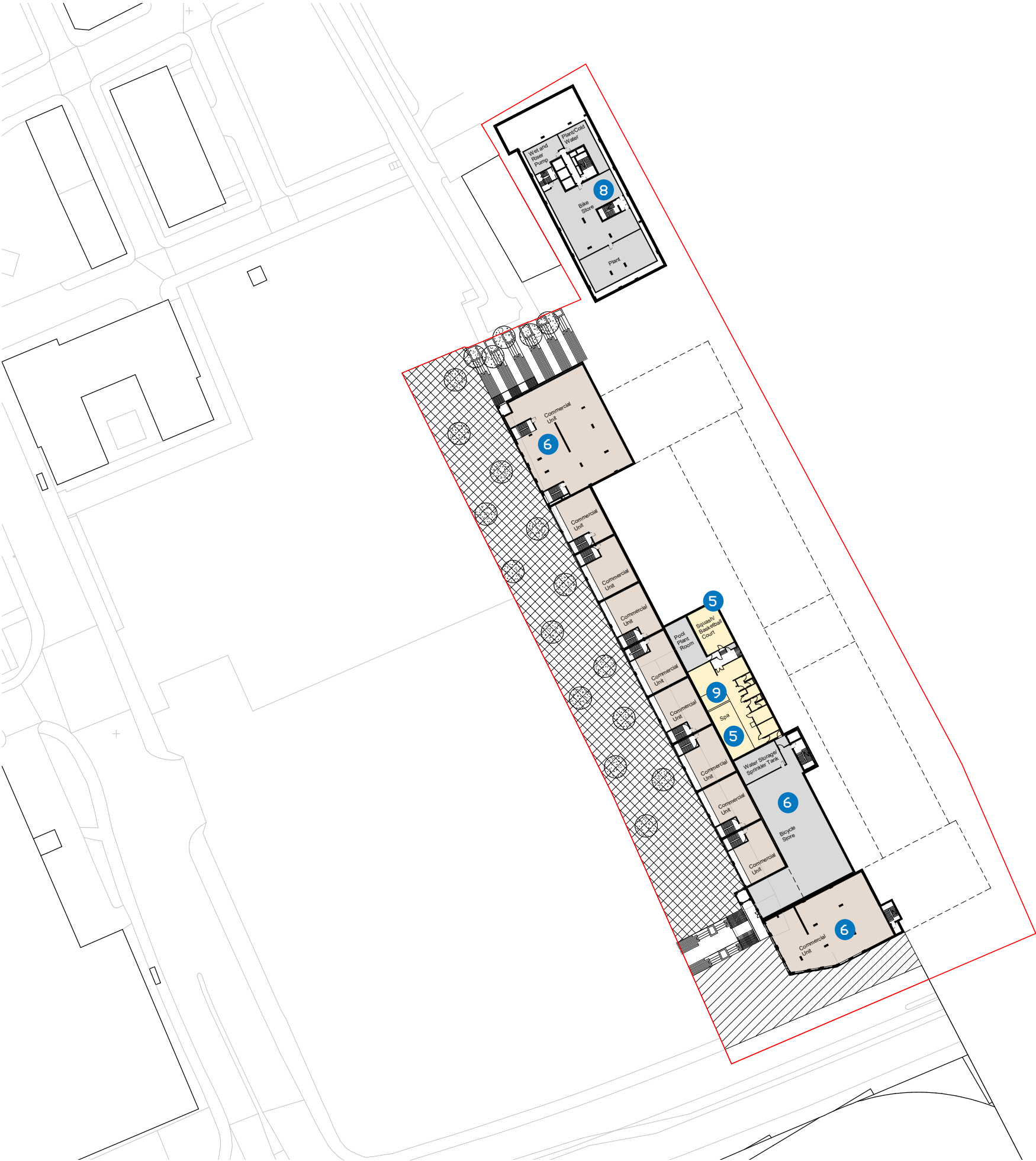
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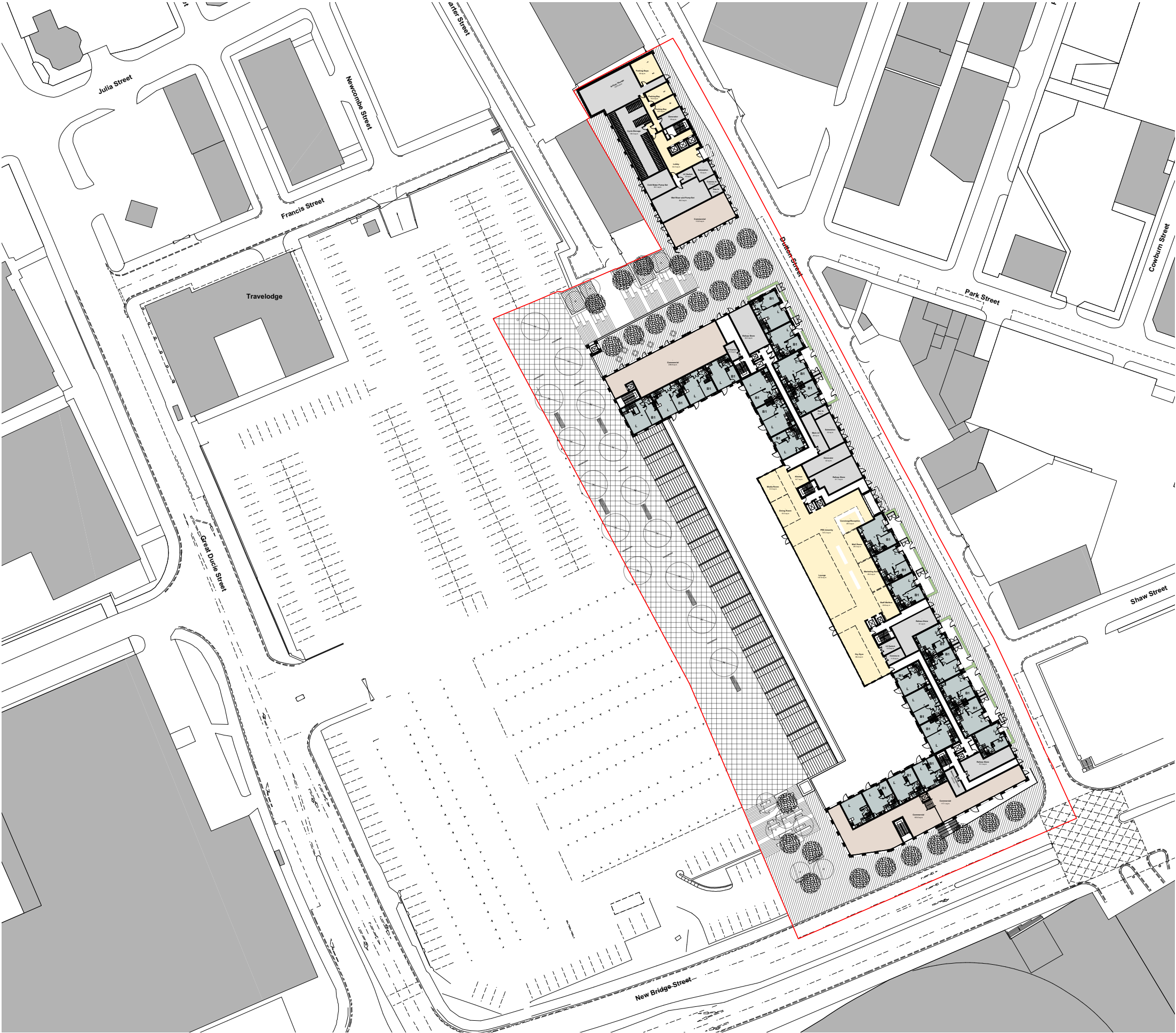


DUTTON STREET
FLOOR PLAN

Key

- 1 Bed
- 2 Bed
- 3 Bed
- Residential Amenity
- Commercial
- Ancillary Plant

Approved Drawing



DUTTON STREET FLOOR PLAN

Key

- 1 Bed
- 2 Bed
- 3 Bed
- Residential Amenity
- Commercial
- Ancillary Plant

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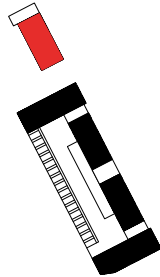
Consented Scheme



Proposed Scheme



- Central core
- Layouts amended to suit cores and 2 bed apartments to central lounge
- 2nd escape stair
- Window types moved to suit internal layouts

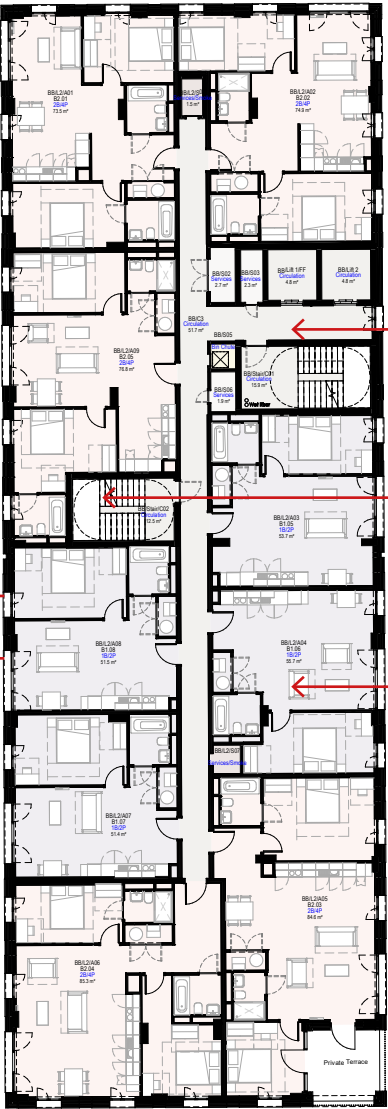


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Consented Scheme



Proposed Scheme

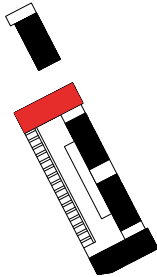


Window types moved to suit internal layouts

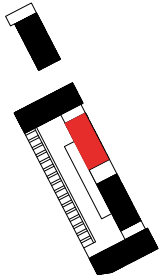
Offset core remains

2nd escape stair

Layouts amended to suit cores and 2 bed apartments to central lounge



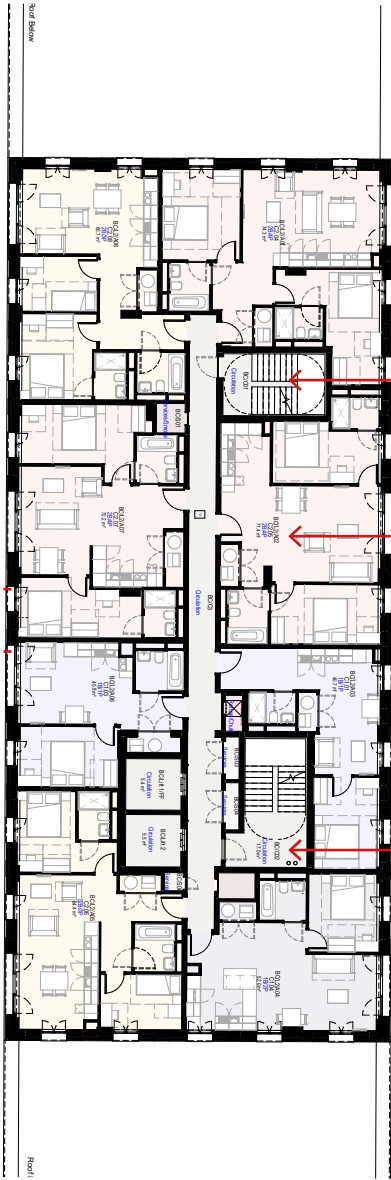
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Consented Scheme



Proposed Scheme



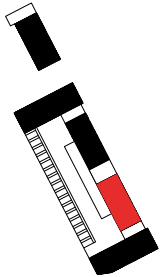
Window types moved to suit internal layouts

2nd escape stair

Layouts amended to suit cores and 2 bed apartments to central lounge

Central core





Consented Scheme



Proposed Scheme

Window types
moved to suit
internal layouts



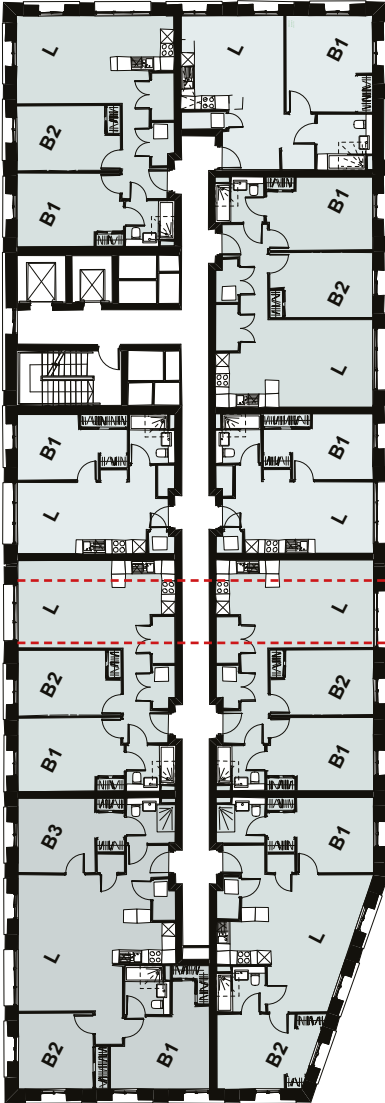
Central core

Layouts amended
to suit cores and 2
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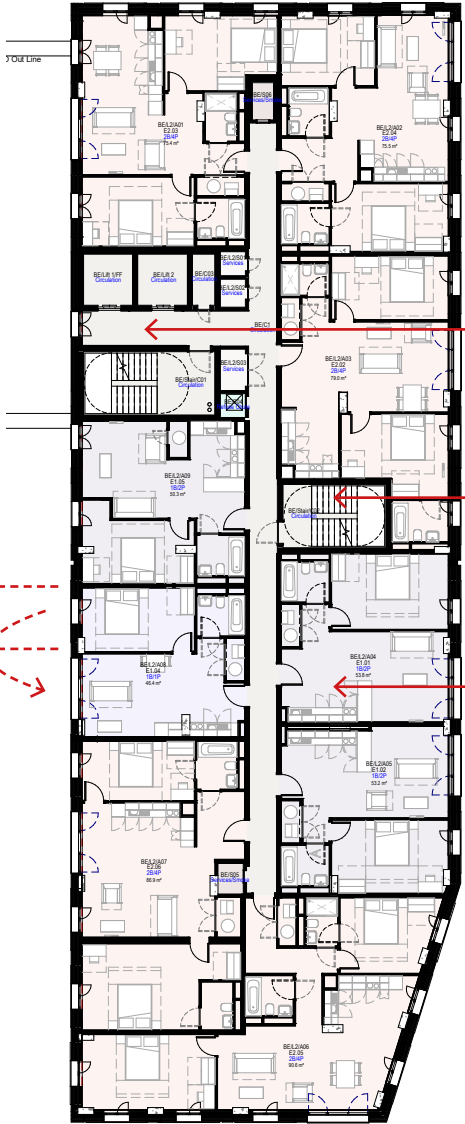
2nd escape stair



Consented Scheme



Proposed Scheme

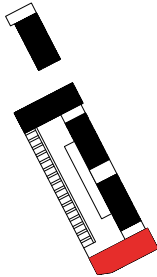


Offset core remains

2nd escape stair

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Window types moved to suit internal layouts

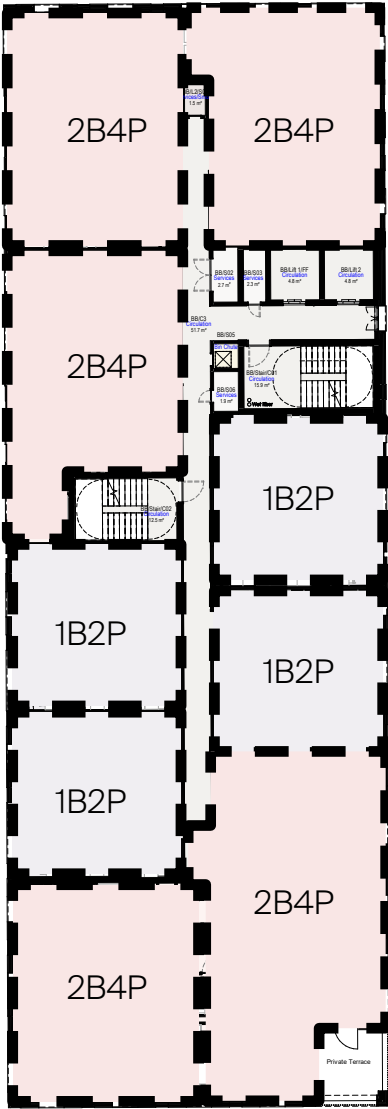


BLOCK B – EXAMPLE PROPOSED 3BED TO 2BED LAYOUTS

Consented Scheme



Proposed Scheme



Convert 3B6P apartments into 2B4P apartments in typical levels
Consented 62 no 3 bed, 170 no 2bed
Proposed 12 no 3 bed (6 are duplexes)
Proposed 47 no 2 bed
Proposed to keep town houses at ground floor

BLOCK A

Consented Scheme



Level 23-24
2no 3 bed duplex
2no 3 bed large units

Level 25
1no 4 bed large

Total units levels 23-25
5no

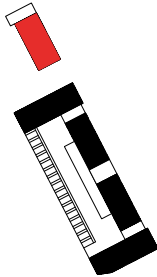
Proposed Scheme



Proposed units level 23-24
3no 3 Bed Duplex

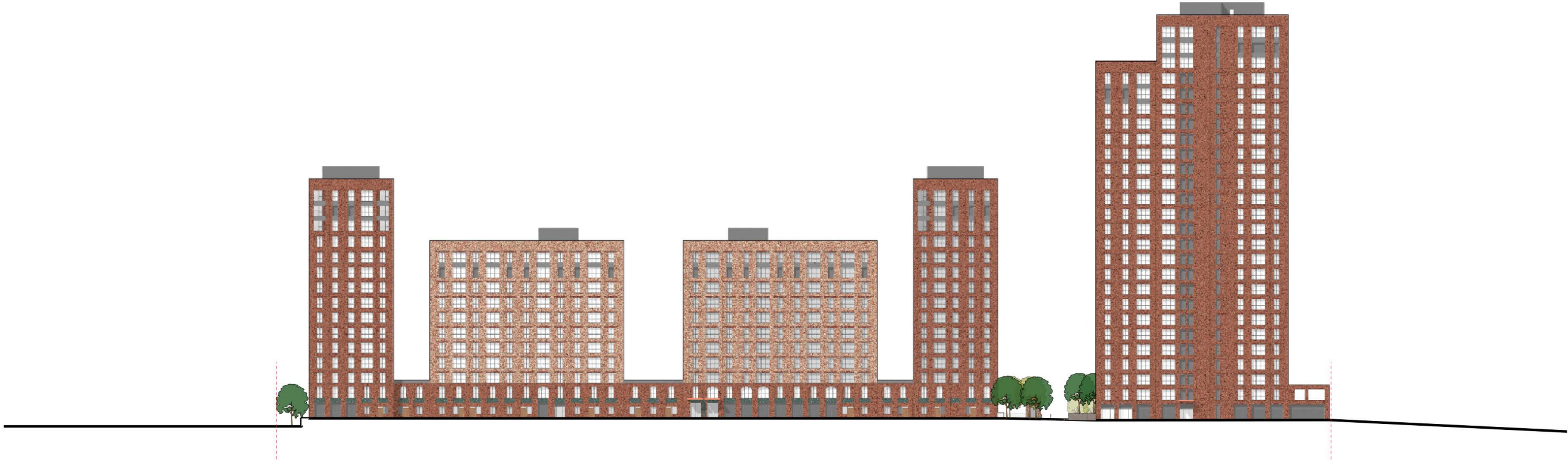
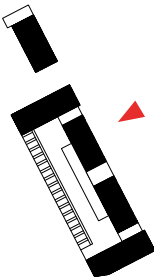
Proposed units level 25
1 no 3 Bed Penthouse
1 no 2 Bed Penthouse

Total units: 5 no.



DUTTON STREET ELEVATION

Consented Scheme



Proposed Scheme



Window types
moved to suit
internal layouts

CENTRAL AVENUE ELEVATION

Consented Scheme



Proposed Scheme



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