

Upper Brook Street Masterplan Williams / Alliance UBS Limited

Community Benefits Statement Addendum

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Upper Brook Street Masterplan

Williams Motor Co (Holdings)/ Alliance UBS Limited

November 2023

Contents

1.	Introduction	1
2.	Site and Surroundings	4
3.	Strategic Regeneration Context	5
4.	The Proposed Development	6
5.	Summary of Public Engagement.....	15
6.	Community Benefits Statement - Illustrative Upper Brook Street Masterplan	16
7.	Community Benefits - This Application	17
8.	Summary and Conclusions	20

Document Details

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For and on behalf of AshtonHale Limited

1. Introduction

1.1 This Community Benefits Statement Addendum has been prepared by AshtonHale Ltd ("AshtonHale") on behalf of on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicants'), in support of an application for full planning permission (ref: 137401/FO/2023) which was registered by Manchester City Council ('MCC') on 4th August 2023, on land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site') (also known as the 'Upper Brook Street Masterplan (Williams Motor Co (Holdings)/ Alliance UBS Limited)').

1.2 The purpose of this Community Benefits Statement Addendum is to outline any proposed changes to the community benefits which would arise from the full planning application as a result of proposed changes to the development, which can be summarised as follows:

- Building A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
- Level 1 of Buildings A1/A2 has been raised and the ground storey will now incorporate a mezzanine, allowing for altered internal arrangements;
- The external colonnade at the ground floor of Buildings A1/A2 is now taller;
- The terrace at Level 1 of Buildings A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Buildings A1/A2 has been reduced in size;
- The total quantum of PBSA beds within Buildings A1/A2 is now 763 beds (down by 117);
- The GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm;
- A roof enclosure has been introduced to Building A3;
- The gable detailing has changed in grain and colour;
- The amenity glazing detail at Level 29 of Building A1 has changed; and
- Minor changes to the detailed landscaping.

1.3 The abovementioned changes require revisions to the description of development, so that it now reads as follows:



“Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works.”

- 1.4 The proposed development as amended is described fully in the Design and Access Statement Addendum prepared by Hawkins Brown and SimpsonHaugh Architects and presented in the submitted updated application drawings, and as detailed in the Planning Statement Addendum prepared by AshtonHale. This document should be read in conjunction with these documents, and others, which also form part of the application.
- 1.5 As with the original Community Benefits Statement (prepared in July 2023 by Avison Young), this Community Benefits Statement Addendum has been produced to outline the offer to the local community that is envisaged through the Council’s vision for the site, the emerging illustrative Upper Brook Street Masterplan, and specifically this application being promoted by the Williams Motor Co (Holdings)/ Alliance UBS Limited. It intends to summarise content from other documents (and related Addendums) submitted in support of the planning application, including the Supporting Planning Statement, Statement of Community Involvement, and Design and Access Statement (and their respective Addendums) where more detailed narrative can be found.

Document Structure

- 1.6 As set out above, this Community Benefits Statement Addendum does not repeat material in the original Statement (dated June 2023), which is still valid, but focuses on describing the changes being made and any material changes in circumstances. As such, the remainder of this Addendum must be read alongside the original Statement and will follow the same order of Chapters (set out below) but will only consider and set out where any changes are required:

- **Chapter 2** - sets out a summary of the site;



- **Chapter 3** - explains the relationship of the proposed development to the Oxford Road Corridor and the emerging illustrative proposals for the wider Upper Brook Street Masterplan;
- **Chapter 4** - provides a summary of the proposed development;
- **Chapter 5** - provides a summary of the pre-application consultation undertaken;
- **Chapter 6** - outlines the community benefits associated with the wider illustrative Upper Brook Street Masterplan;
- **Chapter 7** - outlines the community benefits associated with this application; and
- **Chapter 8** - offers a summary and conclusion.



2. Site and Surroundings

- 2.1 This chapter discusses the site's location, characteristics of the surrounding area, its sustainability, and environmental constraints. It also provides an overview of the site's planning history. The information set out in the original Community Benefits Statement remains valid and so no amendments or additions are required.

3. Strategic Regeneration Context

- 3.1 This chapter discusses the strategic and regeneration context which has influenced the development proposals at the site. The strategic and regeneration context has not changed since submission and the conclusions of the original Community Benefits Statement remain valid in this respect, and so no amendments or additions are required.



4. The Proposed Development

4.1 This section of the Statement provides a summary of the proposed development, as amended, which is subject to this planning application. A Design and Access Statement prepared by Hawkins Brown, SimpsonHaugh Architects and Re-form has been submitted in support of the application and provides a detailed description of the proposals, and is supported by the Design and Access Statement Addendum which discusses the following changes:

- Building A1 has been reduced in height from GF + 41 storeys to GF + 29 storeys, with a change to the massing;
- Level 1 of Buildings A1/A2 has been raised and the ground storey will now incorporate a mezzanine, allowing for altered internal arrangements;
- The external colonnade at the ground floor of Buildings A1/A2 is now taller;
- The terrace at Level 1 of Buildings A1/A2 has been removed, providing a consolidation of external space at Level 14 in Building A2;
- The basement to Buildings A1/A2 has been reduced in size;
- The total quantum of PBSA beds within Buildings A1/A2 is now 763 beds (down by 117);
- The GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm;
- A roof enclosure has been introduced to Building A3;
- The gable detailing has changed in grain and colour;
- The amenity glazing detail at Level 29 of Building A1 has changed; and
- Minor changes to the detailed landscaping.

Description of Development

4.2 The amended description of development reads as follows:

“Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)),

and the provision of new public realm, two new public squares, new access and parking, and associated works."

Use and Amount

4.3 The design proposals for the Site can be broken down into the following components:

- i) Demolition of existing buildings and structures.
- ii) **Erection of Science and Innovation Buildings** - The science and innovation buildings will still comprise three separate buildings of ground floor +5/7/9 storeys in height with a combined GEA of 51,031sqm comprising a mix of office and laboratory space (Use Class E).
- iii) **Erection of PBSA Buildings** - The PBSA development will now provide 983no. beds (Use Class Sui Generis) as a primary use across the three buildings of ground floor + 12/14/29 storeys in height. The total quantum of PBSA development now stands at 41,155 sqm GEA, including 22% affordable PBSA bedrooms.
- iv) **New Community Uses-** Within the science and innovation buildings there will still be a community medical facility, and a space which could be occupied by retail/ a café. Within the PBSA buildings there will be a retail offering, and another space for a café.
- v) Delivery of a high-quality **landscaping and public realm provision** including the new public realm areas is still proposed at Hanworth Square and Gaskell Green.

Science and Innovation Development

4.4 The science and innovation element of the proposal continue to comprise three separate buildings of ground floor + 5, 7, and 9 storeys. The buildings are referred to within the Design and Access Statement as B1, B2 and B3 (from north to south). The GIAs of buildings B1 and B3 has not changed; the GIA of Building B2 has reduced by 34sqm in GIA, from 14,079sqm to 14,045sqm.

Purpose-Built Student Accommodation

- 4.5 The proposed PBSA buildings will now provide 983 student bedrooms (57% studios and 43% clusters in buildings A1 and A2, and 100% affordable clusters in building A3), student amenities, commercial/ community spaces and supporting ancillary areas. These amounts will continue to be across three separate buildings, however Building A1 will be 29 storeys instead of the previously proposed 41 storeys.
- 4.6 The proposed PBSA scheme will now include 1,424sqm GIA amenity space. The 506sqm GIA of flexible Use Class E floorspace which is anticipated to be occupied by retailers or cafes remains unchanged.

Community Spaces

- 4.7 The sizing and location of the community spaces within the application site remains unchanged from the original submission.

Scale and Layout

- 4.8 The layout of the buildings does not change as part of the proposed amendments.
- 4.9 The massing of the proposed masterplan as previously submitted responded to its identification within the ORC SRFG as a development opportunity where higher density development would be appropriate including opportunities for landmark buildings. As the part of the design development, and in response to comments raised in the first consultation, the Architects explored different massing options for the Student Accommodation to assess how to accommodate the quantum of development and student beds needed to support the wider regeneration, and also how best to make this quantum work with the existing context.
- 4.10 A single point tall building was assessed as being the right approach for the site and was in line with the SRFG that encourages height step up to the north where it will have less impact on overshadowing, and where it identifies an opportunity for a prominent 'accent building' closest to the city centre. Located on the

northern end of the site, it has a better relationship with the city centre to be kept at a reduced height and minimises overshadowing on Gartside Gardens. A single taller building allowed the other two PBSA buildings to be reduced height in line with the SRFG.

4.11 The heights of the PBSA buildings as originally proposed were:

- Ground floor + 12 storeys (Building A3);
- Ground floor + 14 storeys (Building A2); and,
- Ground floor + 41 storeys (Building A1), with intermediate steps at levels 16 and 28.

4.12 Comments received during the public consultation that took place once the application was submitted made clear that the proposed scale and massing approach described above was not supported by the local community. The applicant team have reviewed the comments, and in direct response, propose to reduce the height of the tallest building (A1) from ground floor + 41 storeys to ground floor + 29 storeys, representing a 12 storey reduction.

4.13 The height reduction has resulted in a different design context, and as such design team revisited the massing and removed the steps within Building A1. The revised massing provides a simple extrusion of Building A1 that is near equal in width to Building A2, to provide balance in the elevation. There is now also an increase in space between Building A1 and Building A2, by circa 3.5m (from 13.5m to 17m), as demonstrated below:

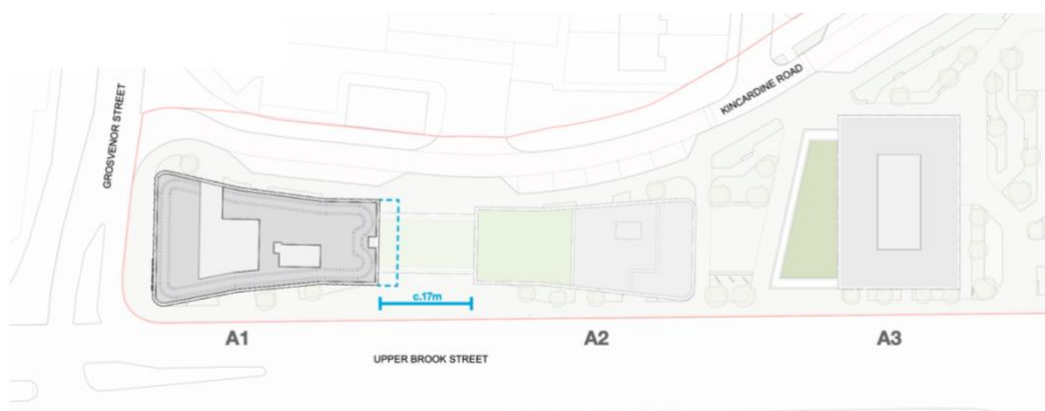


Figure 2: Revised Spacing of Blocks A1 and A2

4.14 The scale of the science and innovation buildings (B1/B2/B3) has not changed as a result of the changes.

4.15 The following image, Figure 3, shows the revised massing.



Figure 3 - *Proposed Massing from Gartside Gardens*

Appearance

Science and Innovation Buildings

4.16 The appearance of the Science and Innovation Buildings does not change as a result of the proposed changes.

Purpose Built Student Accommodation Buildings

4.17 The facade design of the PBSA buildings is largely unchanged as part of the revised proposals. The design elements that have been revisited are explored in detail in the Design and Access Statement Addendum, and can be summarised as follows:

- **Gables:** As a result of the simplified mass, the detailing of the gables has been reviewed to give the gables a different language and expression; enabling them to be read as 'cuts' in the form providing a different expression within the long range views and to enhance the relationship between the two mirrored facades which have the building entrances centred on them. To achieve this a green anodised aluminium is proposed to sit against the blue-grey of the rest of the facades, differentiating the cut planes from the other elevations. To enhance this, the grain of the faceting has been doubled in plan, providing a different play on light and shadow to the adjacent facades.

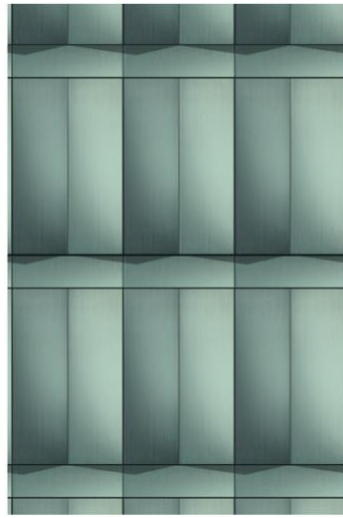


Figure 4 - Revised Gables Appearance

- **Amenity Glazing:** Following a review of the reconfigured amenity provision at the top of Building A1, picture windows have been incorporated in lieu of perforated panels to these spaces, providing greater views of Manchester from the amenity spaces.

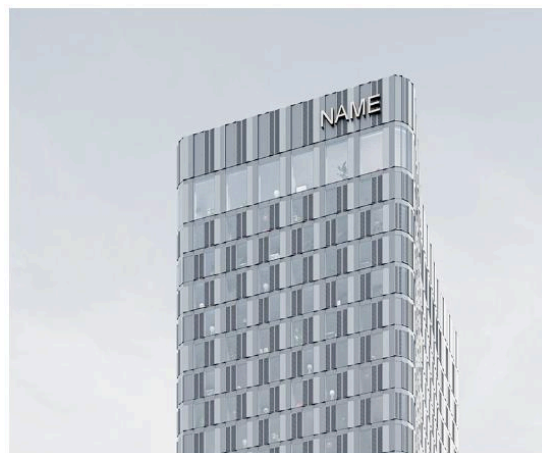


Figure 5 - Revised Amenity Glazing Appearance

- **Building A1/A2 External Colonnade:** The ground floor 'podium' was purposefully designed to act as a pedestal to the buildings from the outset, disconnecting the ground plane and the accommodation volume above whilst providing a point of difference for pedestrians moving around the buildings. The extra height enhances this approach further and provides an overall betterment to the ground plane.



Figure 6 - Revised A1/A2 External Colonnade

- **Building A3 Roof Enclosure** - an internal roof enclosure has been included, which sits to the same height as the full height perimeter parapet and is therefore not visible from the street or surrounding buildings, unless viewed from above.

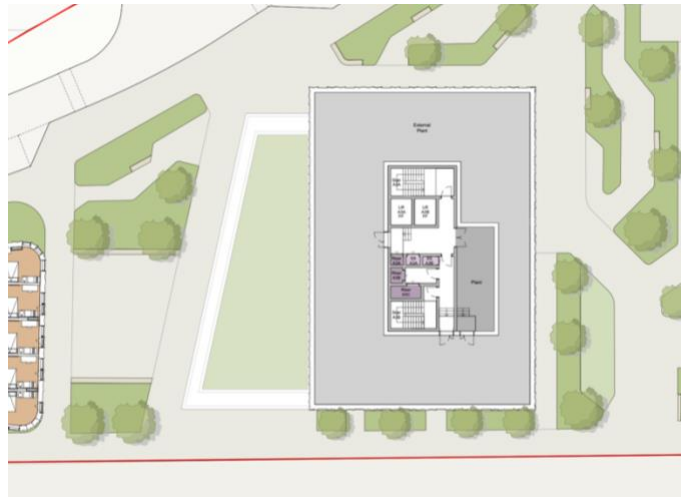


Figure 7 - Building A3 Roof Enclosure

Landscaping

4.18 The proposed landscaping approach and character areas across the application site do not change as a result of the proposed architectural changes.

- 4.19 It is proposed to remove the roof terrace at Level 1, allowing a consolidation of external space at Level 14 in Building A2.
- 4.20 In addition, as a result of the lower, simplified mass and reconfiguration of some of the ground floor spaces, a number of the wind baffles have been removed from the external layout as a result of a betterment in resulting wind environment. Planters have been subsequently updated to suit the developed layout.

Access and Parking

- 4.21 The proposed changes adhere to the principles of accessibility and inclusive design that have been fully incorporated in the proposed design from the outset.
- 4.22 The proposed development will remain accessible to all users, residents, visitors, staff and the wider community. Please refer to the Design and Access Statement Addendum, prepared by Hawkins Brown, SimpsonHaugh, and Re-form Landscape Architects and submitted as part of this application, which describes the access provisions (as amended) in detail.

Pedestrian Access

- 4.23 Pedestrian access remains as originally proposed.

Cycling

- 4.24 For the science and innovation buildings, cycle parking remains unchanged.
- 4.25 For the PBSA elements, the secure cycle store room is relocated from the basement of Building A1/A2 (allowing for a reduction in the size of the basement) to the small ground floor store and the new mezzanine. Double cycle storage stacking racks remain at 25% of the number of bedrooms (now 191 spaces). The provision in Building A3 remains unchanged.

Public Transport

- 4.26 The Transport Assessment Addendum still concludes that, overall, the Site is in a highly sustainable location. The Site is located within a short walk of excellent high frequency public transport connections to and from the city centre and other university buildings. The Site is adjacent to existing bus stops and located circa



600m from Oxford Road Train Station (at the closest point). The existing public transport connections and sustainability of the Site is further detailed at Chapter 2 of the original Planning Statement.

Private Car

- 4.27 The proposed changes to the development do not affect the development being car-free.

Deliveries

- 4.28 The servicing strategy for all parts of the applicate site remain unchanged.

Waste Collection

- 4.29 For the science and innovation buildings, the waste strategy remains unchanged.
- 4.30 For the PBSA elements, the management of waste is as described in the updated Site Logistics Management Strategy, prepared by Curtins and submitted as part of the application documents.
- 4.31 Stores have been sized to accommodate the revised PBSA offer, and will comprise 19no. 1,100l eurobins in Building A1, 9no. 1,100l eurobins in Building A2 and 9no. 1,100l eurobins in Building A3.

Summary

- 4.32 In summary, the proposals have been designed with due regard given to the technical assessments undertaken by the Applicants' project team. The proposed development represents a high-quality comprehensive scheme designed in line with best practice guidance and has been amended in direct response to consultation responses received, whilst retaining design integrity. The proposed development will provide high-quality science and innovation buildings and new student accommodation together with a medical facility and retail/ café space, with new landscaping and public realm, providing positive regeneration, benefits to the local area and conserving the local historical interest of the Site.

5. Summary of Public Engagement

- 5.1 As described in detail in the accompanying Statement of Community Involvement and Supporting Planning Statement (and their respective Addendums), a cohesive and comprehensive approach was taken to consultation with this current application being consulted on in combination with the wider Illustrative Upper Brook Street Masterplan to ensure that the community and stakeholders have an understanding of the wider visions for Upper Brook Street and to demonstrate that the two proposals are being brought forward with due consideration to the neighbouring plans.
- 5.2 Full details of the consultation undertaken pre-submission of the application are contained within the Statement of Community Involvement submitted in support of the application. The approach to community and stakeholder involvement undertaken by the Applicants has fully aligned with the consultation requirements set out in MCC's SCI, and it is proportionate to the scale and nature of the proposed development. Furthermore, the community consultation exercise fully accords with the requirements of the NPPF and Localism Act.
- 5.3 Comments received during the public consultation that took place once the application was submitted indicated that the local community maintained concerns around the proposed scale and massing approach of the tallest elements of the scheme. The applicant team have reviewed the comments, and in direct response, propose to reduce the height of the tallest building (A1) from ground floor + 41 storeys to ground floor + 29 storeys, representing a 12 storey reduction.
- 5.4 As previously, the Applicants are committed to delivering a scheme that incorporates the views of the local community and has responded, as far as possible, comments raised during consultation whilst ensuring that the proposed development is viable and deliverable. It is envisaged that positive dialogue will continue during the determination period for the planning application and beyond.

6. Community Benefits Statement – Illustrative Upper Brook Street Masterplan

- 6.1 The illustrative masterplan is committed to delivering new community facilities at the ground floor. The desire is for these to be of genuine benefit to the local community and provide spaces and opportunities for people to meet, shop, and enjoy. The details and associated benefits of the proposed Masterplan are as was set out in the original Community Benefits Statement.



7. Community Benefits – This Application

- 7.1 This planning application represents the first application for specific buildings within the ORC SRFG site and the illustrative masterplan proposals. It will deliver significant community benefits in its own right.
- 7.2 Through discussions with local ward councillors, and consultation with local community groups and two public exhibitions, this planning application includes extensive new public realm, improvements to permeability, and significant new community uses that will be tangible benefits to Ardwick and the Brunswick community. These directly reflect comments and concerns raised during consultation and reflect the principles for this site within the ORC SRFG.
- 7.3 This application will still deliver the following active ground floor uses comprising:
- Community medical facility (up to 556sqm);
 - Convenience food store (385sqm);
 - Two spaces to be occupied by cafes/ coffee shops (121sqm and 278sqm);
 - Lobbies with potential for events space;
 - Two new public squares with opportunities and space for community events; and
 - 2 acres of accessible public realm and landscaping.

Medical Facility

- 7.4 The proposed medical facility will meet an identified need for additional medical services in the Ardwick area of the city and remains as originally proposed.

New Convenience Store

- 7.5 The proposed development will also include for a new convenience food store within a prominent ground floor location, facing onto a new public square and the corner of Gartside Gardens and the Brunswick community. The details of the convenience food store remain as originally proposed.

New Public Realm and Permeability

- 7.6 The site is also identified as a key site to create new and enhanced connections between existing communities and opportunities for community uses and accessible ground floor uses. Almost 2 acres of new public realm will be delivered as part of this application, including the planting of circa 80 new trees, and new play facilities for the local community. The four Landscape Character Areas proposed within the planning application remain as originally proposed.
- 7.7 Any planning permission for this development will also include a financial contribution towards community-led improvements to Gartside Gardens, which have been designed in consultation with the Friends of Gartside Gardens community.

Jobs and Economic Benefits

- 7.8 The proposed development will still offer significant opportunities for new jobs within the local area, and will generate the following new jobs (amended in line with the proposed changes):
- Construction of the development will support 4,720 person years of construction related employment, with GVA of £45.7m per year for 7.5 years; and,
 - 1,222 direct and indirect jobs within the operational science and innovation and PBSA buildings.
- 7.9 The proposed science and innovation buildings will still create significant opportunities for the local communities when operational, including creating 1,063 new jobs in a wide range of graduate and non-graduate employment opportunities ranging from lab technicians, researchers, business support and PhD / C-Level roles such as R&D, drug manufacturing, QA and marketing.
- 7.10 The new jobs created will be recruited for in accordance with an agreed Local Labour Agreement and working in partnership with local stakeholders including the following to ensure as many jobs as possible are available to people in the local communities;
- The Works;
 - The Growth Company; and

- Job Centre Plus.

7.11 A significant investment by the Applicants' into the local area and annual GVA into the local economy from the operational buildings of £48.7m.

Highways and Parking

7.12 This planning application will provide tangible improvements to the local highway network, pedestrian and cycle routes, and parking around the site, including:

- A financial commitment to MCC to fund the exploration and implementation / management of potential amendments to the Brunswick Controlled Parking Zone (CPZ) to prevent fly parking within the community;
- Commitment to improve and introduce new pedestrian crossings to Kincardine Road and Upper Brook Street; and
- Safety improvements to Kincardine Road, involving it becoming one way for cars going north, with dedicated cycle lanes, widened pedestrian footpaths and enhanced landscaping and tree planting.



8. Summary and Conclusions

- 8.1 This Community Benefits Statement Addendum has been prepared by AshtonHale on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicants'), in support of an application for full planning permission (ref: 137401/FO/2023) which was registered by Manchester City Council ('MCC') on 4th August 2023, on land between Upper Brook Street, Kincardine Road, and Grosvenor Street ('the Site') (also known as the 'Upper Brook Street Masterplan (Williams Motor Co (Holdings)/ Alliance UBS Limited)').
- 8.2 This Community Benefits Statement Addendum has been produced to outline the offer to the local community that is envisaged through the Council's vision for the site, the emerging illustrative Upper Brook Street Masterplan, and specifically this application being promoted by Williams Motor Co (Holdings) / Alliance UBS Limited. Changes are proposed to the planning application and this Addendum highlights the changes to the offer in response.
- 8.3 This Community Benefits Statement Addendum should be read in conjunction with the original Community Benefits Statement (dated July 2023) submitted with the full planning application. The Addendum does not seek to repeat material in the original Statement that is still valid, but focuses on describing the changes being made, consequential updates to other documents submitted with the original full planning application, and reflects other material changes in circumstances since the original submission. The below conclusions remain as per the original Community Benefits Statement.
- 8.4 The site forms part of the wider Upper Brook Street (UBS) development opportunity, which sits within both Ardwick ward and the Oxford Road Corridor – straddling two important regeneration areas. The UBS site is identified within the Oxford Road Corridor Strategic Spatial Framework (SSF) as being a transformational development opportunity, with scope for increased density with mixed commercial uses being the priority.
- 8.5 These application proposals form part of a wider illustrative masterplan currently being proposed for the majority of the wider Upper Brook Street development



opportunity. These wider proposals are being brought forward collaboratively by several landowners, developers, and operators who have jointly developed a comprehensive response to the Council's vision for the site to create a major life science-focused masterplan that will deliver regeneration and community benefits. It is this illustrative masterplan that has been consulted on publicly to ensure a holistic and comprehensive response to the site that would not be possible if individual sites were delivered in a piecemeal manner.

- 8.6 The illustrative masterplan is committed to delivering new community facilities at the ground floor and has been driven by feedback from the local community. The desire is for these to be of genuine benefit to the local community and provide spaces and opportunities for people to meet, shop, and enjoy.
- 8.7 This planning application represents the largest application within the wider UBS development opportunity and the illustrative masterplan proposals. It will deliver significant community benefits in its own right.
- 8.8 Through discussions with local ward councillors, and consultation with local community groups and two public exhibitions, this planning application includes extensive new public realm, improvements to permeability, new convenience retail, medical centre, and cafes that will bring tangible benefits to Ardwick and the Brunswick community. These directly reflect comments and concerns raised during consultation and reflect the principles for this site set within planning guidance.
- 8.9 The Applicants have reflected on a recurring theme coming out of the post-submission public consultation which made clear that the local community still had concerns principally regarding the proposed scale and massing approach of the tallest elements of the application, as well the overall quantum of student beds proposed. Whilst a robust justification was provided in the original planning application to support the proposed building heights and quantum of student beds, the Applicants' team are now seeking to revise the planning application in direct response to the public comments, and propose to reduce the height of the tallest building (A1) from ground floor + 41 storeys as originally submitted to

ground floor + 29 storeys, representing a 12 storey reduction and 117 fewer student beds.



