

Upper Brook Street Masterplan Williams / Alliance UBS Limited Tall Building Statement Addendum

Tall Building Statement Addendum

Upper Brook Street Masterplan

Williams Motor Co (Holdings)/ Alliance UBS Limited

November 2023

Contents

1.	Introduction	1
2.	Tall Buildings Planning Context	4
3.	Plan-led Approach to Height.....	5
4.	Relationship to Context	7
5.	Relationship to the Historic Environment.....	17
6.	Transport Infrastructure	19
7.	High Architectural Quality.....	21
8.	Sustainable Design and Construction	26
9.	Credibility of Design.....	27
10.	Contribution to Public Space and Facilities	30
11.	Contribution to Permeability	32
12.	Well Designed Environment.....	33
13.	Assessment against MCC Core Strategy.....	34
14.	Conclusions	38

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For and on behalf of AshtonHale Limited

1. Introduction

1.1 This Tall Building Statement Addendum has been prepared by AshtonHale Ltd ("AshtonHale") on behalf of Williams Motor Co (Holdings) and Alliance UBS Limited, 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 Tall Building Statement Addendum is to outline and assess the proposed changes to the full planning application in response to discussions with MCC officers and the public consultation, 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 Please note, reference to ‘science and innovation uses’ in the description of development will also be referred to ‘life science uses’ throughout the planning submission.
- 1.5 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.
- 1.6 As with the original Tall Building Statement (prepared by Avison Young), this Tall Building Statement Addendum relates principally to providing the necessary justification for the PBSA buildings (as amended) proposed within the application. It is not considered that the 5-9 storey science and innovation buildings strictly fit MCC’s definition of a Tall Building as contained in Policy EN2 of MCC’s Core Strategy, however the proposed height and design of the science and innovation building are comprehensively assessed elsewhere in the planning application and, if needed, the justification provided within this report for the development as a whole would relate to those buildings.
- 1.7 This Tall Building Statement Addendum has been produced to assess the amended proposal against Historic England's Advice Note 4 Tall Buildings (2nd Ed) published March 2022 (with the 1st edition having been published in December 2015), which updates the 'Guidance on Tall Buildings Document' published jointly by English Heritage (now Historic England) and CABI (updated version, July 2007). The Government and Manchester City Council still, however, endorse the CABI / Historic England guidance and its evaluation criteria, and



that it is capable of being a material consideration in the determination of planning applications.

- 1.8 Additionally, the document will assess the proposals as amended in terms of Manchester City Council's tall building planning policy guidance.

Document Structure

- 1.9 As set out above, this Tall Buildings Statement Addendum does not seek to 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 will be structured as per the original Statement (set out below) but will only consider and set out where any changes are required:

- **Chapter 2** - sets out the planning policy guidance surrounding tall buildings, at both a national and local level;
- **Chapter 3** - provides evidence that a plan-led approach has been taken to the design of the Upper Brook Street Masterplan;
- **Chapter 4** - provides an assessment of the proposal in relationship to its context;
- **Chapter 5** - assesses the proposal in terms of the historic context;
- **Chapter 6** - offers an assessment of the proposal regarding its relationship to transport infrastructure;
- **Chapter 7** - demonstrates the proposal is of a high architectural quality to merit the proposed height;
- **Chapter 8** - provides an overview of the schemes sustainable design and construction;
- **Chapter 9** - assesses the credibility of the scheme's design;
- **Chapter 10** - provides an assessment of the scheme's contribution to public space and facilities;
- **Chapter 11** - demonstrates the scheme's positive contribution to permeability;
- **Chapter 12** - assesses the schemes provision of a well-designed environment;
- **Chapter 13** - specifically assesses this proposal in terms of Manchester City Council's local planning policies and guidance relating to height; and,
- **Chapter 14** - presents a summary and conclusion.



2. Tall Buildings Planning Context

2.1 The relevant local and national planning guidance relating to tall buildings has not changed since submission of the planning application, which in summary includes:

- Historic England's Advice Note 4 Tall Buildings (2nd Ed) (March 2022)
- CABI and English Heritage (now Historic England) Guidance on Tall Buildings (2007)
- MCC's Core Strategy (2012) Policy EN2
- The Manchester Guide to Development SPD (2007)

3. Plan-led Approach to Height

- 3.1 As outlined in Chapter 2 of the original Tall Building Statement, Historic England's Advice Note (2022) states when planning for tall buildings a plan-led approach should be taken to determining their location. The Statement went on in Chapter 3 to discuss the Oxford Road Corridor ('ORC') Strategic Regeneration Framework Guidance (2019) and the guidance this provided in relation to the application site.
- 3.2 In September 2019, MCC published a Strategic Regeneration Framework Guidance ('SRFG') on behalf of Manchester City Council. This document builds upon the Oxford Road Corridor ('ORC') Strategic Vision to 2030, and the ORC Strategic Spatial Framework ('ORC SSF'). Further detail on the other ORC documents is contained within the originally submitted Supporting Planning Statement and Tall Building Statement.
- 3.3 The context and status of these two documents has not changed since the submission of the planning application.

Assessment

- 3.4 The proposal comprises a series of three science and innovation buildings ranging from ground floor +5-9 storeys, alongside three Purpose Built Student Accommodation ('PBSA') buildings.
- 3.5 The Tall Building Statement focused principally on the proposed PBSA buildings. These buildings are located to the north area of the application site and therefore occupy locations within the SRFG identified as landmark opportunities and appropriate locations to consider tall buildings.
- 3.6 The proposed PBSA buildings reflected the locational intentions set out within the SRFG for tall buildings. However, instead of having two potential "landmark" or tall building plots across the application site, a single tall element (ground floor + 41 storeys) was proposed to the northmost point in the application site to reflect the higher height datum of the city centre adjacent, with the remaining PBSA buildings then stepping down in height (ground floor + 14-12 storeys) as

you move further south, where the height datum lowers into the residential community.

- 3.7 In response to comments received during the consultation on the submitted planning application, the proposal has been amended primarily to reduce the height of the single tall element (Building A1) from ground floor + 41 storeys to ground floor + 29 storeys, reflecting a reduction of 12 storeys.
- 3.8 Whilst the applicant team considered the development as originally proposed was appropriate in the context of the surrounding area - noting both the vision and aspirations for this particular site within the Oxford Road Corridor and the adopted SRFG, as well as the intentions of Manchester City Council - the amendment will now also better reflect the aspirations of the local community. It is still considered that the scale and massing of the proposal is in line with the requirement for a landmark building.
- 3.9 The SRFG states that tall buildings will be suitable in landmark locations when shown to be compliant with Core Strategy Policy EN2 (Tall Buildings). An assessment of the compliance of the PBSA buildings as amended against the criteria contained within Policy EN2 is included at Chapter 13 of this TBS Addendum.
- 3.10 The amended proposals are considered acceptable in accordance with Historic England's 2022 Advise Note, as they follow a plan led approach with the proposed location for heights aligning with the SRFG's principles.



4. Relationship to Context

- 4.1 This chapter assesses the relationship to context. The Historic England Advise Note 2022 states tall buildings should take account of local context and should be informed by understanding of place and character.

***"The response to local context:** understanding local context (including its evolution) is critical to achieving good design. This includes considering how the tall building relates to neighbouring buildings. It is important that the massing and scale of the building is appropriate in relation to its surroundings and responds to context to avoid or minimise harm to the significance of heritage assets. It is helpful to consider the relationship between the top, middle, and bottom sections of a tall building with their surroundings and the potential impact on streetscape, town/cityscape and skyline. Where tall buildings are proposed in regeneration areas, there may be opportunities to improve local character through design."*

- 4.2 In addition, the CABE and English Heritage 2007 guidance requires an assessment of the following:

***"The relationship to context,** including natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect on the skyline. Tall buildings should have a positive relationship with relevant topographical features and other tall buildings; the virtue of clusters when perceived from all directions should be considered in this light"*

Assessment

- 4.3 The Design and Access Statement (DAS) prepared by Hawkins Brown, SimpsonHaugh, and Re-form and submitted with the planning application demonstrates how the team have assessed the context surrounding the application site while formulating the proposals. The DAS recognises that the site sits amongst two distinct regeneration areas, each with different characteristics: the Oxford Road Corridor - a key growth area that is crucial for Manchester's ongoing economic prosperity, and where high density new development is encouraged; and the ward of Ardwick.
- 4.4 The revised massing of the proposed PBSA buildings (ground floor +12/14/29 storeys) is set out in an Addendum to the DAS, which shows how it responds to the residential context of Ardwick by reducing both building height and massing



as you move south along Upper Brook Street where the height datum drops into the residential community. Similarly, the height and mass are increased to the north of the development plot to reflect the increase in height datum as you move towards the city centre and to reflect the location earmarked for a “landmark” buildings in the SRFG.

- 4.5 The site’s identification in MCC’s May 2023 Executive Committee Report¹ which regards the Upper Brook Street site as being suitable for significant, high-density new student accommodation development to meet an identified need in the city centre remains relevant. During the design of this development a range of massing options were considered (as set out further within the DAS) and it was deemed that one high quality landmark taller building was considered most appropriate in terms of the surroundings context, placemaking and architectural design. The condensing of height into one taller building allows the other PBSA buildings to be reduced in height to create a stepping down effect in line with the surrounding area. This approach is continued with the revised proposals.
- 4.6 In addition to the context provided within the DAS and DAS Addendum, the application was also supported by a Townscape Visual Impact Assessment (TVIA) which was prepared by Re-form and updated to reflect the revised proposals. This has been updated through the Environmental Statement Addendum to address the proposed changes, and the impact of the revised proposal on key townscape and visual impacts is reviewed through 15 strategic and close up views identified by Re-form and agreed with Manchester City Council.
- 4.7 Five of the fifteen views within the TVIA were included in the original Tall Building Statement as well as a summary of the impact of the proposed development on views and townscape. These reflect the revisions proposed to the scheme and particularly Building A1. As per the approach in the original TBS, the five views which are included have been selected as they are the key fully rendered viewpoints included within the TVIA so provide the reader with the most realistic

¹ Manchester City Council Report for Resolution- Purpose Built Student Accommodation: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://democracy.manchester.gov.uk/documents/s39948/Purpose-Built%20Student%20Accommodation.pdf

imagery of the proposed development. The viewpoints below provide a mix of angles, including the view from both the Kincardine Road and Upper Brook Street side of the site. The reader should refer to the full TVIA for the remaining ten views.

Viewpoint 1- Upper Brook Street

Figure 4.1- Existing Viewpoint 1: Upper Brook Street



Figure 4.2- Proposed Development Viewpoint 1: Upper Brook Street



- 4.8 The visual effects brought about by the proposed development on View 1 remains unchanged since the June submission. The predicted visual effects would be **Moderate Beneficial** in View 1.

Viewpoint 2: All Saints Park

Figure 4.3 - Existing Viewpoint 2: All Saints Park



Figure 4.4 - Proposed Development Viewpoint 2: All Saints Park



- 4.9 The visual effects brought about by the proposed development on View 1 remains unchanged since the June submission. The predicted visual effects would be **Minor-Moderate Adverse** in View 2.

Viewpoint 3: Upper Brook Street

Figure 4.5 - Existing Viewpoint 3: Upper Brook Street



Figure 4.6 - Proposed Development Viewpoint 3: Upper Brook Street



4.10 The tower component of the Proposed Development will introduce a large element that is considered uncharacteristic of the view and the style of architecture will be a significant change to the existing character. The tower will be distinctly perceivable and easily noticed by the observer. Only the southern elevations of the lower blocks within the Proposed Development will be visible. The height and massing of these will be comparable to the buildings on the opposite side of Upper Brook Street. However, their architectural style and façade colour will be a perceptible change in the view. The predicted visual effects would be **Moderate Adverse** in View 3.

Viewpoint 4: Hanworth Close

Figure 4.7- Existing Viewpoint 4: Hanworth Close



Figure 4.8- *Proposed Development Viewpoint 4: Hanworth Close*

- 4.11 The scale, height and architectural character of the Proposed Development will be substantially different to the existing buildings. The Proposed Development will cause a substantial change and be totally uncharacteristic to the low-rise residential character of the view. The Proposed Development will break the skyline, occupy a large and extensive proportion of the view and will be clearly visible to the observer. The predicted visual effects would be **Major Adverse** in View 4.

Viewpoint 5 - Gartside Gardens

Figure 4.9- Existing Viewpoint 5: Gartside Gardens



Figure 4.10- Proposed Development Viewpoint 5: Gartside Gardens



- 4.12 The scale, façade treatment and architectural style of the Proposed Development will be a perceivable alteration to the green character of the view. Although a significant proportion of the Proposed Development will be obscured by tree canopies, this will change seasonally where more extensive visibility of the building will occur. Additionally, the Proposed Development will extend above some tree canopies and break the skyline in some locations, most notably by the tower to the right of the view. However, the glimpsed views of other large-scale towers in the far right of the view mean that the Proposed Development will not be considered substantially uncharacteristic. The predicted visual effects would be **Major Adverse** at View 5.
- 4.13 Overall, the TVIA Addendum concludes that there are no changes to the townscape effects brought about by the Proposed Development on any of the TCAs since the June 2023 ES. Despite the removal of both the 12 storeys and the stepped massing from building A1, the overall extent, character, aesthetic, and use of the Proposed Development will remain the same. The geographical extent over which the townscape effects will be experienced will remain unchanged. Similarly, the effects of the Proposed Development on the surrounding urban grain will be the same, as will its duration and permanence.
- 4.14 there are changes to 4 out of the 15 viewpoints brought about by the Proposed Development since the June 2023 ES. The assessment outcomes to viewpoints 5, 7, 11 and 13 have changed, with a reduction in the visual effects. The proportion of these views occupied by the Proposed Development has been reduced through the removal of both the 12 storeys and stepped massing from building A1. The extent of visibility of the view of the Proposed Development has been reduced to partial or glimpsed due to its reduction in height, therefore becoming more obscured, less visible, and less prominent within these specific views.
- 4.15 Viewpoints 11 and 13 will experience Negligible effects during the construction and operation phases. Viewpoint 7 will experience Minor Adverse effects during construction and Minor Neutral effects during operation. The effects on viewpoints 7, 11 and 13 will not be considered significant. Significant effects are those which are predicted to be Moderate and above. Viewpoint 5 will

- experience Moderate - Major Adverse effects during both the construction and operation phases and the effect on this viewpoint is therefore considered significant.
- 4.16 The DAS (and its Addendum), supporting plans, and Townscape Visual Impact Assessment Addendum demonstrate that the proposal has been designed with consideration to its effect on context, with regards to natural topography, scale, height, urban grain, streetscape and built form, open spaces, rivers and waterways, important views, prospects and panoramas, and the effect on the skyline. It is nonetheless recognised that the proposals, by their nature, will have an impact on the local townscape. However, it is considered that impacts on the local townscape have been kept to a minimum, whilst still needing to support the objectives of the SRFG in delivering tall buildings in this location, which will support the wider science and innovation and community uses.
- 4.17 As outlined in 6.14 'Embedded Mitigation' of the TVIA Addendum, the design of the building and associated public realm have been reviewed to refine their form and appearance following comments received during the determination period. Through the original design process, potential adverse townscape and visual effects were identified, and eliminated or reduced, and positive effects enhanced. Mitigation of adverse townscape and visual effects is therefore embedded in the Proposed Development, and no "applied" mitigation or enhancement measures are proposed. The changes to the proposed scheme don't change this.
- 4.18 The scheme will also deliver significant social, economic and environmental benefits which have been outlined in the standalone Community Benefits Statement (and its Addendum) submitted in support of this application, which are considered to outweigh any visual harm caused by the development.
- 4.19 The proposal as amended is consequently considered to accord with the relevant policies of the NPPF, the policies in Manchester City Council's Local Plan Core Strategy Development Plan Document (2012) insofar as they relate to townscape and the historic environment and the relevant aspects of the CABE and Historic England Guidance.

5. Relationship to the Historic Environment

- 5.1 This Chapter assesses the effect on the historic environment of the proposed development. The Historic England Advice Note (2022) requires an assessment of the following:

“Heritage: *understanding the significance of the historic environment and the potential impact on this significance”*

- 5.2 In addition, the 2007 CABE and English Heritage Guidance requires an assessment of the following:

“The effect on the historic context, including the need to ensure that the proposal will preserve and/or enhance historic buildings, sites, landscapes and skylines. Tall building proposals must address their effect on the setting of, and views to and from historic buildings, sites and landscapes over a wide area including:

- *World Heritage Sites;*
- *Scheduled Ancient Monuments;*
- *Listed Buildings*
- *Registered Parks and Gardens, and Registered Battlefields;*
- *Archaeological Remains; and*
- *Conservation Areas.”*

Assessment

- 5.3 The application was supported by a comprehensive Heritage Assessment prepared by Turley, which has subsequently been updated to account for the proposed changes. The assessment and original Tall Building Statement recognise the application site is located in close proximity to a number of designated heritage assets.
- 5.4 Within Turley's assessment of heritage assets with potential to be affected by the proposed development, it is still concluded that there would be no harm to the significance of The Mawson Hotel, the Adult Deaf and Dumb Institute (Former), the Former Grosvenor Picture Palace, the Former Town Hall Façade to Mabel

Tylecote Building, Manchester Metropolitan University, or the Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design.

5.5 Notwithstanding the reduction in the height of Building A1, the height scale and mass of the proposed development would still result in harm to the Grade II* Listed Former Unitarian Chapel, the Grade II Listed Oddfellows Hall and 94-98 Grosvenor Street. Overall, it is concluded that the level of harm would be less than substantial, of a moderate level for the Former Unitarian Chapel, and very low and low for 94 to 98 Grosvenor Street and Oddfellows Hall, respectively.

5.6 Paragraph 202 of the NPPF is therefore engaged, which states the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

5.7 Planning Practice Guidance confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.

5.8 A review of the public benefits of the proposed development and the balancing of identified harm with those benefits is undertaken in Chapter 13 of this Addendum, the accompanying Planning Statement Addendum and Community Benefits Statement Addendum submitted with the application bearing in mind the considerable importance and weight that must be given to the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.9 It is therefore considered that the proposed development (as amended) accords with the Historic England Advice Note (2022) and the criteria outlined within the 2007 Advice Note (English Heritage and CABE) as it has fully considered the significance of the historic environment and the potential impact of the development on this significance and shown the proposals to be acceptable in terms of heritage considerations.

6. Transport Infrastructure

- 6.1 This Chapter assesses the relationship to transport infrastructure. The 2007 CABE and English Heritage Guidance requires an assessment of the following:

"The relationship to transport infrastructure, aviation constraints, and, in particular, the capacity of public transport, the quality of links between transport and the site, and the feasibility of making improvements, where appropriate. Transport is important in relation to tall buildings because of the intensity of use, as well as density, that they represent".

- 6.2 This Chapter of the report should be read in conjunction with the updated Transport Assessment and previously submitted Travel Plan prepared by Focus, which fully consider the transport implications of the proposals as amended.

Assessment

Accessibility

- 6.3 The assessment of the site's accessibility remains the same as within the original Tall Building Statement.

Transport Assessment

- 6.4 The planning application is supported by a Transport Assessment and a Framework Travel Plan, both produced by Focus. The Transport Assessment has been updated through the Environmental Statement Addendum to take account of the proposed changes to the application. The Travel Plan by its nature did not require updating.
- 6.5 The Transport Assessment demonstrates that in terms of the impact on the highway network, due to the retained car-free principles of the development, the reduction of PBSA bed numbers would, when compared to the predicted June 2023 scheme levels, result in the following conclusions:
- **Access to the site on foot** – the amended scheme would result in a small reduction in non-car related vehicle movements to the site when compared to the original June 2023 scheme. This would represent a marginal reduction in crossing demand at individual local walk / cycle crossing points to the site and therefore a minor

improvement on previously identified future year operating conditions, which had already been concluded to be acceptable.

- **New development related traffic demand impact** – the predicted changes in AM & PM network peak hour development traffic volumes as a result of the proposed scheme amendments would be of a negligible scale. The core traffic effects of the development scheme would therefore remain the local re-assignment effects associated with the proposed supporting road closures / extended one-way operation.
- **Local highway network operational performance** – the proposed scheme amendments would result in a negligible change to the predicted future ‘with development’ traffic conditions considered in the June 2023 TA and therefore would have no discernible effect on predicted local junction operation.
- **Cumulative traffic effects** – the minor reduction in development traffic demand as a result of the proposed scheme amendments could be expected to give rise to a marginal reduction in cumulative development traffic effects when compared to the June 2023 TA analysis. In practice these effects would be limited and would not result in any changes to the core conclusion that cumulative development traffic effects would not be severe in nature.

6.6 The Transport Assessment therefore concludes that the proposed development, as amended, would not result in a severe impact on future operation of the immediate local highway network. In addition, the location and the design of the proposals would still support the objective of car-free development and deliver the potential for all site users to utilise sustainable transport for a wide range of day-to-day journeys, therefore meeting the core planning sustainability objectives of promoting the use of alternative travel modes to the private car and managing the overall traffic impact associated with new development.

6.7 The relationship of the highway infrastructure and the quality of the links between transport and the Site remains acceptable with regards to the requirements of the 2007 CABE and English Heritage Guidance for Tall Buildings.

7. High Architectural Quality

7.1 This chapter considers the architectural quality of the proposed development, as amended, in terms of its form, massing, proportion and silhouette, materials and its relationship to other structures.

7.2 The Historic England Advice Note 2022 recognises the importance in high quality design when assessing the acceptability of a scheme's height. The Advice Note states:

"Good design can ensure that tall buildings respond positively to the character of the surrounding area and the historic environment and can be used creatively to achieve sustainable outcomes. The NPPF gives 'significant weight' to design for proposals which promote high levels of sustainability or raise the standard of design more generally in an area 'so long as they fit with the overall form and layout of their surroundings' (NPPF, paragraph 134)."

7.3 Additionally, the 2007 CABE and English Heritage Guidance requires and assessment of the following:

"The architectural quality of the building including its scale, form, massing, proportion and silhouette, facing materials and relationship to other structures. The design of the top of a tall building will be of particular importance when considering the effect on the skyline. The design of the base of a tall building will also have a significant effect on the streetscape and near views".

Assessment

7.4 The original DAS prepared by Hawkins Brown, SimpsonHaugh and Re-form provides full details of the proposed development as originally proposed and its context, the approach to architecture and the quality of the new buildings, in addition to outlining how the design evolved through consultation with MCC, Historic England, Local Ward Members, key local stakeholders and public consultation.

7.5 The submitted DAS Addendum supplements this and explains the rationale behind the proposed design changes, primarily the height reduction of Building A1, but also a number of developmental changes in response to the new design context, and changes that are inherent to the new mass and form.

- 7.6 The development's layout and the siting of the proposed buildings has not changed as a result of the proposed changes.
- 7.7 The PBSA buildings are now proposed to be ground floor + 12/14/29 storeys, remaining a three-block design, which steps down in height moving in a southern direction. The massing of the buildings reflects the principles contained within the SRFG in regard to tall building locations, and to respond to the surrounding context, picking up on the heights of the buildings moving north towards the city centre and the lower datum of heights moving south to the residential communities which surround the site. The tallest building (ground floor + 29 storeys) will therefore still act as a landmark building for the Oxford Road Corridor, and Ardwick, highlighting the development in the wider city.
- 7.8 Understanding, responding to, and celebrating the existing buildings, context and environment have continued to be key factors in the development of the amended scheme and materials have therefore been carefully considered to be of a high quality, long lasting and responsive to the context around them. This will allow for the buildings to set a new benchmark for design quality in Ardwick, the wider Upper Brook Street Masterplan and the Oxford Road Corridor.
- 7.9 Across the wider masterplan the three plots have their own colour identity with the PBSA having grey-blue tones to give its landmark status, which dynamically changes with the daylight. As part of the proposed design changes, the following changes have been made to the appearance of the PBSA buildings:
- **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.

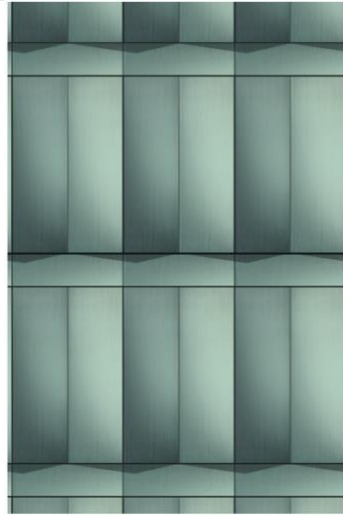


Figure 7.1 - Revised Gables Appearance

- **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.

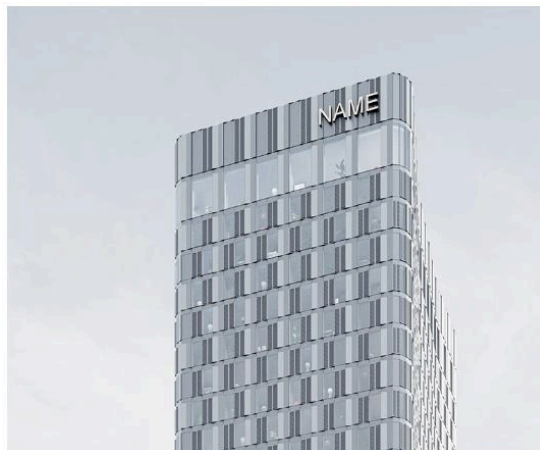


Figure 7.2 - Revised Amenity Glazing Appearance

- **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 7.3 - 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 7.4 - Building A3 Roof Enclosure

7.10 The following image, Figure 7.3, shows the proposed massing as amended, taken from the Mancunian Way Junction, with the tallest PBSA building being located at the northmost part of the site and the blocks reducing in height moving south along Upper Brook Street.



Figure 7.5 - *Proposed Massing from Gartside Gardens*

- 7.11 Overall, the proposed development, as amended, has been designed to be of an exceptional architectural quality and consideration has been given to the use of materials to ensure that the proposal responds positively to the surrounding and emerging context. The DAS and DAS Addendum prepared by Hawkins Brown, SimpsonHaugh and Re-form fully explains the architectural and design details.

8. Sustainable Design and Construction

- 8.1 This Chapter assesses the considered of sustainable design and construction of the building. The CABI and English Heritage 2007 Guidance requires an assessment of the following:

*"The **sustainable design and construction** of the proposal. For all forms of development, good design means sustainable design. Tall buildings should set exemplary standards in design because of their high profile and local impact. Proposals should therefore exceed the latest regulations and planning policies for minimising energy use and reducing carbon emissions over the lifetime of the development. The long-term resource and energy efficiency of tall buildings will be enhanced if their design can be adapted over time."*

Assessment

- 8.2 The application was supported by an Energy Statement which has been prepared for the PBSA buildings by Ridge, which has been updated to address the proposed changes to the application. The key statistics set out within the original Tall Buildings Statement remain valid.
- 8.3 In addition, the application is supported by an updated Circular Economy Statement prepared by CC Certified covering which supports the reuse and regeneration of materials or products especially as a means of continuing production in a sustainable or environmentally friendly way.
- 8.4 Overall, the Energy Strategy for both the PBSA building and the Circular Economy Statement (and relevant Addendums) demonstrate that sustainable design and construction methods have been implemented in order to minimise energy use and reduce carbon emissions over the lifetime of this tall building. Therefore, the building's height should still be positively considered in terms of its sustainable design and construction.

9. Credibility of Design

- 9.1 This Chapter assesses the credibility of design (technically and financially). The CABE and English Heritage (2007) Guidance requires an assessment of the following:

"The credibility of the design, both technically and financially. Tall buildings are expensive to build, so it is important to be sure that the high standard of architectural quality required is not diluted throughout the process of procurement, detailed design, and construction. Location, use, the commitment of the developer, and ability and expertise of the consultant team will have a fundamental bearing on the quality of the completed building."

Assessment

Location

- 9.2 The principle of development and regeneration at this site is supported by planning policy and guidance, as set out in the originally submitted Supporting Planning Statement.

Use

- 9.3 The principle of the proposed uses is supported by planning policy and guidance, as set out in the originally submitted Supporting Planning Statement.

Developer Commitment

- 9.4 The proposals have been prepared by experienced applicants and design team familiar with the issues associated with developing high-quality buildings in urban locations, and with the commitment and funding to deliver a project of high quality which is demonstrated elsewhere in the submission.

Expertise of Consultant Team

- 9.5 The application proposals have been prepared by a consultant team with a wealth of experience and expertise of schemes in Manchester City Centre, particularly tall buildings, and are therefore familiar with the issues associated with developing high quality buildings like that proposed.
- 9.6 The experienced design team includes the following:

- Applicant: Williams Motor Co (Holdings) and Alliance UBS Limited;
- Architects: SimpsonHaugh and Hawkins Brown;
- Planning Consultants: AshtonHale;
- Environmental Impact Assessment: Egniol;
- Community Benefits: AshtonHale;
- Landscape Architects: Re-form;
- Air Quality Assessment: Redmore;
- Archaeology Assessment: Salford Archaeology;
- Broadband Connectivity Assessment: Gtech;
- Circular Economy Statements: CC Certified;
- Construction Management Plan: PAG/ Moda;
- Crime Impact Statement: GMP;
- Ecology Appraisal: Penny Anderson;
- Environmental Standards Statement (Science and Innovation): KJ Tait;
- Environmental Standards Statement (PBSA): Ridge;
- Fire Strategy/ Safety Assessment: DFC;
- Flood Risk Assessment and Drainage Strategy : WSP;
- Noise Survey: Hann Tucker;
- Site Investigation Report (Phase I): ROC;
- Student Need Assessment: Knight Frank;
- Transport Assessment/ Travel Plan: Focus TP;
- Tree Impact Assessment: Bowland;
- TV Reception Study: Gtech;
- Utility Statement (PBSA): Ridge;
- Utility Statement (Science and Innovation): KJ Tait;
- Viability Assessment: Avison Young;
- Townscape and Visual Impact: Re-form;
- Daylight, Sunlight and Overshadowing: Proximity;
- Wind: GIA; and,
- Climate Change: BWB.

9.7 The scheme designs were subject to review and consultation meetings with Manchester City Council as well as various stakeholders, including local councillors and Historic England. Furthermore, two public consultation events were undertaken prior to the submission of the application. The extent of the pre-application work ensured a high-quality design and standard of architectural

quality overall, all of which is detailed in the originally submitted Supporting Planning Statement, Statement of Community Involvement and DAS. The proposed changes are in direct response to comments received through the post-submission application consultation period and acknowledge the importance of public input into transformational schemes such as this.

- 9.8 Overall, this Chapter has shown that the proposed development will result in a credible design, influenced by extensive meetings prior to the application's submission and comments received during the determination of the application, and which has been developed and executed by an experienced consultant team.

10. Contribution to Public Space and Facilities

- 10.1 This Chapter assesses the contribution to public space and facilities. The CABE and English Heritage (2007) Guidance requires an assessment of the following:

*"The **contribution to public space and facilities**, both internal and external, that the development will make in the area, including the provision of a mix of uses, especially on the ground floor of towers, and the inclusion of these areas as part of the public realm. The development should interact with and contribute positively to its surroundings at street level; it should contribute to safety, diversity, vitality, social engagement and 'sense of place'".*

Assessment

Landscape

- 10.2 The application is supported by an extensive public realm and green space offering almost two acres across the wider masterplan and this has not changed as a result of the proposed changes to the application. The landscape concepts and design remain as set out in the original Tall Buildings Statement.
- 10.3 It is proposed to remove the roof terrace at Level 1, allowing a consolidation of external space at Level 14 in Building A2.
- 10.4 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.

Community Uses

- 10.5 In terms of the proposed community uses, the application as amended includes the same provision at ground floor level of the PBSA buildings. The proposed uses were developed in consultation with the local community and stakeholders in order to respond to identified needs.

Summary

- 10.6 Overall, the development will greatly enhance the street scene by providing high quality buildings set within new public realm and active frontages provided by

the ground floor commercial uses. The development will interact with and contribute positively to its surroundings at street level; it should contribute to safety, diversity, vitality, social engagement and 'sense of place.' Therefore, the proposed height of the building as amended should be positively considered in terms of its contribution to public space and facilities.



11. Contribution to Permeability

- 11.1 This Chapter assesses the contribution to permeability of the site and the wider area. The Guidance requires an assessment of the following:

"The contribution made to the permeability of a site and the wider area; opportunities to offer improved accessibility, and, where appropriate, the opening up, or effective closure, of views to improve the legibility of the city and the wider townscape."

Assessment

- 11.2 The proposed changes to the scheme do not impact the site layout or the siting of buildings.
- 11.3 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.
- 11.4 Overall, the site is therefore still demonstrated to offer a high level of permeability both within the site itself and in terms of through routes, creating connections between the distinct neighbouring communities. The proposed development will also contribute to the delivery of public realm, landscaping and physical upgrades to provide a safe and inviting frontage to Upper Brook Street and Kincardine Road. The development will make an important contribution to the permeability of the site and the wider area.

12. Well Designed Environment

12.1 This chapter assesses the provision of a well-designed environment. The Guidance requires an assessment of the following:

"The provision of a well-designed environment, both internal and external, that contributes to the quality of life of those who use the buildings, including function, fitness for purpose and amenity."

Assessment

12.2 The conclusions set out within the original Tall Buildings Statement remain unchanged as a result of the proposed changes.

12.3 In summary, the proposed development including the changes now proposed has formed part of a design process to create an overall high-quality development with a well-designed environment that will contribute to the quality of life of those who use the buildings.

13. Assessment against MCC Core Strategy

- 13.1 As stated in Chapter 2 of this Statement, Policy EN2 of Manchester City Council's Core Strategy (2012) provides local guidance relating to tall buildings. This Policy includes a list of criteria for which must be met in order for the local planning authority to support a proposal for a tall building.
- 13.2 This Chapter of the Tall Building Statement provides an assessment of the Upper Brook Street scheme, against the criteria included within Policy EN2.

Assessment

- 13.3 The first requirement for an application for a tall building to be supported by Manchester City Council is the proposal being "of excellent design quality". Chapter 7 of the originally submitted Tall Building Statement, and this Addendum, demonstrates that the proposal has been carefully designed to create a first-class PBSA development which will set a new benchmark for design quality in Ardwick, the wider Upper Brook Street Masterplan and the Oxford Road Corridor.
- 13.4 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.
- 13.5 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),
- 13.6 The second requirement of Policy EN2 is that tall buildings should be "appropriately located". As established within Chapter 5 of the originally

submitted Supporting Planning Statement, the site comprises a highly sustainable location within close proximity of existing transport infrastructure. Furthermore, the PBSA buildings occupy locations within the ORC SRFG which are identified for landmark opportunities and thus an appropriate location to consider tall buildings. The tallest element of the PBSA buildings is located to the northmost area of the site in line with the indicative approach to massing included within the Guidance and will be read with the taller buildings which are located within the city centre adjacent, with the remaining PBSA blocks stepping down in height as you move further south, in line with the principles of the SRFG and to respond to lower height datum of the residential surroundings.

- 13.7 The third requirement for an application for a tall building to be supported is that it should “contribute positively to sustainability”. This proposal is supported by an Energy Statement and a Circular Economy Statement, as updated, which evidence that the proposal includes a range of sustainable design features. This is further evidenced at Chapter 8 of the Tall Building Statement (and Addendum) which addresses Sustainable Design and Construction.
- 13.8 The above demonstrates that the proposed PBSA building will exceed the sustainable design and construction requirements contained within Policy EN4 and Policy EN6 of MCC’s Core Strategy.
- 13.9 Policy EN2 also requires proposals for tall buildings to contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance. The proposed tall buildings will deliver a ‘landmark’ development which will play a significant role in successful placemaking. The buildings will add visual interest to the townscape and will assist with wayfinding. The Upper Brook Street Masterplan, which the proposed tall buildings are contained within, will offer a new ‘place’ as both an extension to Ardwick and a key future location within Oxford Road Corridor, with excellent community facilities and public realm. This will boost the vitality of the area and create new pathways and spaces which will breathe new life into the existing derelict site.

13.10 The final requirement in terms of MCC's support for tall buildings is that such development should "bring significant regeneration benefits." As a large brownfield site which is adjacent to the City Centre and currently vacant and falling into a state of dilapidation, the high-quality redevelopment of this site will bring about significant regeneration benefits. The principle of regeneration at this site is further explored within the Planning Assessment at Chapter 7 of the Supporting Planning Statement.

13.11 The following list considers the key regeneration benefits which this current application will bring:

- Redevelopment of an underutilised, dilapidated site, which will contribute to raising the value of the area in accordance with Policy SP1;
- Provide a catalyst for further investment and development within the local area, and unlocking the area's potential as part of the ORC SRFG;
- 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;
- 4,720 person years of construction related employment;
- 1,222 direct and indirect jobs within the operational life science and PBSA buildings;
- A significant investment by the Applicants' into the local area, involving an estimated initial construction spend of £45.7 million per year related to employment for 7.5 years, and an annual GVA into the local economy from the operational buildings of £48.7m.
- New and enhanced connections between existing communities and opportunities for community uses and accessible ground floor uses. 2 acres of new public realm will be delivered as part of this application, including the planting of new trees, and new play facilities for the local community.
- New community uses including a convenience store, a medical facility, retail and café's.
- Commitment to a bespoke local procurement scheme;
- Comprise wide scale regeneration which will bring back into use a key vacant site, increasing the quality of new buildings in the area and providing landscaping and trees, in accordance with Policy EN9;

- Promote opportunities for interactions between neighbourhoods to act as a bridge between the University and Ardwick community; and,
- Provide 983 student beds (including 220 affordable beds), which will meet a demonstrated qualitative and quantitative need within Manchester, in accordance with Policy H 12.

13.12 As demonstrated above, the amended proposal therefore meets the five requirements included within Policy EN2 of the Manchester Core Strategy. Therefore, the proposal aligns with local planning policy with regards to tall buildings, as such its proposed height should be positively considered.

14. Conclusions

14.1 This Tall Building 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)').

14.2 The purpose of this Tall Building Statement Addendum is to outline and assess further changes to the full planning application in response to discussions with MCC officers and the public consultation, 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.

14.3 This Tall Building Statement Addendum should be read in conjunction with the original Tall Building Statement (dated June 2023) and 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 to reflect any other material changes in circumstances since the original submission.

- 14.4 The application now proposes the demolition of an existing buildings on site and the erection of three science and innovation buildings (ground floor +5-9 storeys) and three PBSA buildings (ground floor +12/14/29 storeys). It is the PBSA buildings to which this TBS Addendum relates.
- 14.5 This Addendum has assessed the changes to the new build proposals against principles of Historic England's Advice Note 4: Tall Buildings (2022), CABE and English Heritage Guidance on Tall Buildings Document (2007) and Policy EN2 of Manchester City Council's Core Strategy (2012).
- 14.6 It has been demonstrated that the proposal still represents plan-led development in accordance with the ORC SRFG (2019) principles and strategic spatial strategy vision for the Oxford Road Corridor and the detailed site specific strategy contained within.
- 14.7 Additionally, it has been demonstrated that the proposed development has been formulated to respond positively to the character of the existing and emerging surrounding area, including striking an appropriate balance between the more domestic Brunswick community and the important economic aspirations of the Oxford Road Corridor within which the site sites. The development will revitalise the site and transform a currently underutilised site to create a high quality development, which is considered appropriate in terms of height when considering the regeneration context, the established need for PBSA, and the need to deliver the substantial science and innovation and community uses and bring about their associated social, economic and environmental benefits.
- 14.8 In terms of the impact on nearby heritage assets, this Statement has established that the proposal will have no significant harm to the significance of surrounding heritage assets and the less than substantial harm caused will be outweighed by the public benefits of the proposals.
- 14.9 The scheme's high quality architectural design also provides justification for the proposed heights and the buildings have been carefully designed in terms of

form, lighting and material. The tall buildings will be set within high quality green space and public realm, including a new pedestrian passageways which will increase permeability by linking Ardwick to surrounding neighbourhoods. The total amount of green space and public realm included within this application is 1.9 acres which is a substantial quantity for a site of this size. The high quality, landmark buildings set within a green vibrant setting will bring about place making benefits transforming the site from being vacant and derelict to a quality new destination, which will set a new benchmark for design standards within this part of Manchester.

14.10 Furthermore, the scheme as amended has been assessed in terms of the additional criteria included within the CABI and English Heritage (2007) Tall Buildings Guidance, and has been shown to be wholly acceptable in terms of:

- Sustainable design and construction;
- Credibility of design;
- Contribution to public space and facilities, including a new retail facility and community centre at ground floor level of the building;
- Contribution to permeability; and
- Creation of a well-designed environment.

14.11 Finally, in terms of the assessment of the site against the criteria included within Manchester City Council's Core Strategy Policy EN2, the proposal has been evidenced to meet the 5 requirements for the local planning authority to support this planning application.

14.12 Overall, the amended height of the scheme has been considered in accordance with relevant local and national planning policy and guidance, and it has been demonstrated that the proposed heights should be considered acceptable in planning terms. The reduction in height reflects the community's strongly expressed views during the determination period consultation exercise.

