

An architectural rendering of a modern urban development. On the left is a multi-story building with a facade of vertical blue and white stripes. To its right is a very tall, slender skyscraper with a grid of windows. Further right is another building with a more complex, angular facade. The foreground shows some greenery and a few small figures of people, suggesting a public space. The sky is a vibrant blue with scattered white clouds.

June 2023
Tall Building Statement

Upper Brook Street Masterplan **(McLaren / Kadans)**

Tall Building Statement

PBSA Building: Upper Brook Street Masterplan- McLaren/ Kadans

McLaren Property and Kadans Science Partner

June 2023

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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Tall Building Statement has been prepared by Avison Young on behalf of McLaren Property Ltd and Kadans Science Partner, to support a full planning application for Sci-Tech, purpose-built student accommodation (PBSA), and community uses scheme (hereafter referred to as the 'Proposed Development') at land between Upper Brook Street and Kincardine Road (hereafter referred to as the 'site').

1.2 The description of the development included on the application form is as follows:

"Full planning permission for the demolition of existing buildings and erection of a single 6 to 9 storey block for Sci-Tech use (Use Class E (g)(ii) and 265sqm of a café/bar (Use Class E (b), and a single 9 to 23 storey block to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 737 bedrooms in total and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works."

1.3 Full details of the proposed development are described in the Design and Access Statement (DAS) prepared by Sheppard Robson, presented on the application drawings and as detailed in the Supporting Planning Statement prepared by Avison Young. This document should be read in conjunction with these documents, and others, which also form part of the application.

1.4 This Tall Building Statement relates only to providing the necessary justification for the 9-23-storey purpose built student accommodation ('PBSA') building proposed within the application. It is not considered that the 6-9 storey Sci-Tech building fits MCC's definition of a Tall Building as contained in Policy EN 2 of MCC's Core Strategy, however the proposed height and design of the Sci-Tech building are comprehensively assessed elsewhere in the planning application.

1.5 This Tall Building Statement has been produced to assess the 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 CABE (updated version, July 2007). The Government and Manchester City Council still, however, endorse the CABE / Historic England guidance and its evaluation criteria, and that it is capable of being a material consideration in the determination of planning applications.

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

Document Structure

1.7 This document will consider the proposals against the principles of Historic England's Advice Note (2022) and more detailed evaluation criteria in the CABE/ Historic England Guidance (2007), as well as MCC's local planning policies and guidance relating to building height. This Tall Building Statement is structured as follows:

- **Chapter 2-** sets out the planning policy guidance surrounding tall buildings, at both a national and local level;
- **Chapter 3-** evidences that a plan-led approach has been taken to the design of Phase One 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-** offers a summary and conclusion.

2. Tall Buildings Planning Policy Context

- 2.1 This section of the Tall Building Statement outlines the relevant local and national planning guidance relating to tall buildings.

Historic England's Advice Note 4 Tall Buildings (2nd Ed) (March 2022)

- 2.2 Historic England's Advice Note 4 Tall Buildings (2nd Ed) was published in March 2022, this supersedes the 1st edition, published in December 2015, which in turn updates the 'Guidance on Tall Buildings Document' published jointly by English Heritage (now Historic England) and CABE (updated version, July 2007).
- 2.3 Historic England's Advice Note (2022) states when planning for tall buildings it is important to avoid or minimise impacts upon the significance of heritage assets. There are some principles to consider that will help do this:
- A plan-led approach to tall buildings to determine their location;
 - An evidence base which explores alternative options for the location and heights of tall buildings;
 - Decision making informed by understanding of place, character and historic significance;
 - Tall buildings proposals which take account of local context and historic character; and
 - Early and effective engagement at plan-making and decision-taking stages including the use of design review panels.
- 2.4 The advice note recognises that "The development of tall buildings can have positive impacts upon an area, particularly if they are part of a wider regeneration scheme. Equally, there will be sites where the impacts upon the historic environment cannot be overcome or minimised. Such sites may be inherently unsuitable for tall buildings due to the harm they would cause to the significance of heritage assets."
- 2.5 In terms of development management, the Design Note states planning applications need to be supported by enough information so that the impacts of the development upon the historic environment can be properly understood (NPPF paragraphs 43 and 194) and dealt with speedily.
- 2.6 In addition, the Advice Note emphasises the importance of good design in terms of ensuring a tall building responds positively to the character of the surrounding area and the historic environment to create high quality buildings and places.

CABE and English Heritage (now Historic England) Guidance on Tall Buildings (2007)

- 2.7 This document sets out how CABE and English Heritage evaluate proposals for tall buildings. It also offers advice on good practice in relation to tall buildings in the planning process.
- 2.8 Both organisations recommend that local planning authorities use it to inform policy making and, if necessary, to evaluate planning applications for tall buildings where the appropriate policies are not yet in place.
- 2.9 This Guidance recognises that in the right place tall buildings can make positive contributions to city life and can be excellent works of architecture. Furthermore, the guidance states that tall buildings can serve as beacons of regeneration and stimulate further investment. However, the Guidance also recognises that by virtue of their size and prominence, tall buildings can also harm the qualities that people value about a place. To account for this, the Guidance provides criteria for evaluating planning applications for tall buildings. The criteria is listed below:
- Relationship to context;
 - Effect on the historic context;
 - Effect on world heritage sites;
 - Relationship to transport infrastructure;
 - Architectural quality of the building;
 - Sustainable design and construction;
 - Credibility of design;
 - Contribution to public space and facilities;
 - The effect on the local environment;
 - Contribution to permeability; and,
 - The provision of a well-designed environment.

MCC's Core Strategy (2012) Policy EN2

- 2.10 In terms of local planning policy, Policy EN2 of the Manchester City Council's adopted Core Strategy (July 2012), states:

“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they:

- Are of excellent design quality*
- Are appropriately located,*
- Contribute positively to sustainability,*
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.”

The Manchester Guide to Development SPD (2007)

- 2.11 The Manchester Guide to Development SPD (2007) states the following at Page 6 with regards to tall buildings:

"It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones.

Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide."

3. Plan-led Approach to Height

- 3.1 As outlined in Chapter 2 of this 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.

Oxford Road Corridor ('ORC') Strategic Regeneration Framework Guidance (2019)

- 3.2 In September 2019, MCC published a Strategic Regeneration Framework Guidance ('SRFG') on behalf of Manchester City Council. This document builds upon the ORC Strategic Vision to 2030, and the ORC Strategic Spatial Framework. Further detail on the other ORC documents is contained within the Supporting Planning Statement.
- 3.3 The SRFG identifies a number further sites within The Oxford Road Corridor area suitable for redevelopment including the land along Upper Brook Street ('UBS'), adjacent to Brunswick.
- 3.4 The SRFG seeks to encourage development and facilitate growth within the ORC, whilst fostering improved connectivity, opportunity and benefits for surrounding communities; including employment opportunities, culture, leisure, transport, healthcare and sports' facilities.
- 3.5 The ORC SRFG identifies the application site as being a 'Future Development Opportunity' with scope for increased density. The ORC SRFG recognises the UBS site is strategically very important in terms of scale, locational advantages and capacity to accommodate larger, flexible floorplate commercial buildings which will provide the right type of product to continue the strong and sustained economic growth of the Oxford Road Corridor and wider City Region.
- 3.6 The SRFG includes a number of important placemaking principles for the UBS site that are establishes within the Oxford Road Corridor SSF, including:
- Where density of development increases, a further premium should be placed on the quality and design of public realm, as well architectural quality and local microclimate.
 - Creation of new, and enhancement of existing, connections between surrounding residential neighbourhoods, the UBS site, and the wider Oxford Road Corridor; including the use of clear way-finding.
 - Consideration of opportunities to rationalise road infrastructure to facilitate improved permeability and pedestrian / cycle connections.

- Requirements for supporting infrastructure, for example energy, power and drainage, to support future growth.
- Identification of suitable locations for supporting community uses, predominantly at the intersections of key pedestrian routes and along important arterial routes.

3.7 The SRFG provides a series of accompanying key diagrams for the UBS site which are referred to as “The Illustrative Masterplan” in the main text of the SRFG. The SRFG Illustrative Masterplan identifies 7 development plots as shown in Figure 3.1. Blocks B and C are located within the current application site boundary.



Figure 3.1- ORC SRGF Upper Brook Street Illustrative Masterplan

3.8 The SRFG UBS Masterplan seeks to act as an interface between the two communities, with a distinctly different scale between the taller university buildings to the west of the site and the lower-rise residential buildings of Brunswick Neighbourhood to the east. The SRFG Masterplan intends to increase permeability between these two distinct areas and respond to both communities to successfully integrates into its surrounding.

- 3.9 The SRFG states that the Illustrative Masterplan is intended to *“demonstrate how the development principles could be delivered; however, it is anticipated that it will change over time as opportunities come forward and detailed design work is progressed”* and that *“the precise quantum of development will be determined during the detailed planning of schemes within the UBS site”*.
- 3.10 The SRFG encourages the primary development of the UBS site to be flexible large footprint buildings that are capable of accommodating commercial or educational uses; with an element of mixed use, flexible floorspace (which could include residential and/or purpose built student accommodation) and will certainly include retail and leisure uses as well as a broader community offer.
- 3.11 The SRFG states where landmark locations are identified within the Illustrative Masterplan, there may be an opportunity for tall buildings if it can be demonstrated that this would be in compliance with planning policy including Core Strategy Policy EN2 Tall Buildings. Figure 3.2 shows the SRFG’s identified opportunities for landmark tall buildings where additional height is to be used to create landmark buildings within the streetscape.



Figure 3.2- SRFG ORC UBS Illustrative Massing

Assessment

- 3.12 This TBS is considering the proposed Purpose Built Student Accommodation building which is part 9 and part 23 storeys in height. The proposed taller element of the PBSA building occupies a location within the ORC SRFG which is identified as a landmark opportunity and thus an appropriate location to consider a tall building. The taller element of the building (23 storeys) is located to front Upper Brook Street, and is adjacent to the taller university buildings on the opposite side of the road. This aligns with the indicative approach to massing included within the Guidance. The stepping down towards Kincardine Road (9 storeys) responds positively to the surrounding area as it enables the site to act as a bridge between the high rise university buildings to the west and the lower rise residential community to the east.
- 3.13 The Guidance 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 9-23 storey PBSA building against the criteria contained within Policy EN2 is included at Chapter 13 of this TBS, and the taller landmark building should therefore be considered to follow the ORC SRFG's approach to height.
- 3.14 The proposal is demonstrated to be acceptable in accordance with Historic England's 2022 Advise Note, as it follows a plan led approach with the proposed heights according with the ORC SRFG's principles for height.

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 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 prepared by Sheppard Robson demonstrates how the architects have assessed the context surrounding the application site while formulating the proposals. The Design and Access Statement recognises that the site sits amongst two distinct areas, each with different characteristics. The site, however, sits within 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.
- 4.4 The area directly to the west of the site is dominated by Upper Brook Street, a primary vehicular route into the city centre from the south east. Upper Brook Street also acts as the eastern boundary of the University and its character along this eastern side of the road is heavily influenced by the grand architecture and scale of the institution.
- 4.5 The architecture exhibits a range of styles and materiality, often responding to the nature of the academic uses of individual buildings.

- 4.6 Along the western side of Upper Brook Street, the disused garages and vacant plots which make up the wider UBS site are of smaller scale but create a barrier, both visually and physically, to the community of Ardwick beyond. They have been identified for redevelopment within the ORC SRFG.
- 4.7 The character of Ardwick, to the east of the site, is very different in both appearance and scale. The predominantly residential area is characterised by lower-density, lower-rise buildings interspersed with areas of open and green space. The whole area has recently been redeveloped as part of a major PFI project with significant investment into both residential housing stock and public realm. The architectural character is relatively consistent across the area, with red brick the predominant choice of material.
- 4.8 The massing of the proposed PBSA at 9 to 23 storeys responds to the residential context of Ardwick by reducing both building height and massing to the east. Similarly, the height and mass are increased to the west of the building, in response to the relative scale of the building within the University and the City Centre and the identification of a 'landmark opportunity' for height in the ORC SRFG.
- 4.9 In terms of streetscape, the proposed development will mark the start of a significant upgrade in the streetscape of both Upper Brook Street and Kincardine Road. The streetscape of the current site is both physically and visually detrimental to the surrounding areas and their communities. The proposed development will be the first step in redefining and repairing this by creating a permeable and pedestrian focused streetscape, designed around the public realm. Spaces between buildings have been designed to maximise opportunities for publicly accessible facilities while forging new connections through the previously impenetrable site.
- 4.10 The overall height of the PBSA building is ultimately determined by the quantum of PBSA beds required to unlock and deliver the Sci-Tech building and its associated jobs in line with the strategic objectives of the SRFG, alongside the new community centre and public realm. The application is supported by viability assessment which demonstrates the need for the quantum of beds. It should also be noted the quantum of PBSA which has resulted in the proposed height aligns with the quantum of development identified in MCC's May 2023 Executive Committee Report¹ regarding PBSA. During the design of this development a range of massing options were considered, one high quality landmark taller building (up to 23 storeys), resulting in a lower massing fronting Kincardine Road, was considered most appropriate in terms of the surroundings context, placemaking and architectural design.

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

- 4.11 In addition to the context provided within the Design and Access Statement the application is also supported by a Heritage and Townscape Visual Impact Assessment (HTVIA) which has been prepared by Donald Insall Associates. This report assesses key townscape and visual impacts relating to the redevelopment of the site through 13 strategic and close up views identified by Donald Insall Associates and agreed with Manchester City Council, and Historic England.
- 4.12 Three of the thirteen views within the HTVIA are included below as well as a summary of the impact of the proposed development on view and townscape. The three views which are included within this TBS have been selected as they are the three fully rendered viewpoints included within the HTVIA so provide the reader with the most realistic imagery of the proposed development. The three viewpoints below provide a mix of angles, including the view from both the Kincardine Road and Upper Brook Street side of the site. The remaining 10 viewpoints are produced as either shading or wirelines, and the reader should refer to the full HTVIA for these.

Viewpoint 1- Upper Brook Street/ Booths Street East junction

Figure 4.1- Existing Viewpoint 1:



Figure 4.2- Proposed Development Viewpoint 1:



- 4.13 In terms of townscape the assessment finds that the development would be readily visible in View 1 and would have a significant effect on the local townscape, transforming a previously down at heel area through the introduction of high-quality architecture which responds to the taller buildings both facing on Upper Brook Street and terminating the view to the south. The enhancement to the townscape would be further reinforced through the introduction of activity and an enhanced public realm.
- 4.14 The proposed development would have a **Moderate Beneficial** effect (**Significant**) on the local townscape.
- 4.15 In terms of views the assessment finds that the east side of Upper Brook Street in View 1 has no appeal beyond the Chapel and Sunday School, the proposed development would introduce visual interest which, alongside the facing University buildings, would create a sense of place and a major uplift of the view both for pedestrians at the crossroads and vehicles travelling south out of the city centre.
- 4.16 The proposed development would have a **Moderate Beneficial** effect (**Significant**) in View 1.

View 2: View from east end of pedestrianised section of Brunswick Street

Figure 4.3- Existing Viewpoint 2:



Figure 4.4: Proposed Development Viewpoint 2:



4.17 In terms of townscape, the proposed development would replace the detracting single storey former showrooms with high quality architecture which would transform the local townscape, enhanced

further through the creation of a new public realm and a liner public park on Thorburn Walk - which has been designed to draw people into and through the Site. Whilst the additional massing would be readily visible in this view and have a major effect on the townscape, here the manner which it successfully mediates between the facing University buildings on Upper Brook Street and the surrounding more domestic-scaled buildings to the south and east is clear.

- 4.18 The proposed development would have a **Moderate Beneficial** effect (**Significant**) on the local townscape.
- 4.19 In terms of views, In View 2, the viewer is affronted by a lack-lustre group of low-rise buildings upon exiting the regenerated University campus and the amenity of Brunswick Park. Whilst adding mass into the open skyline afforded by the low rise buildings on the site, the proposed development would create a significant enhancement, introducing activity and visually appealing architecture and public realm. whilst maintaining a view of the chapel front as a local landmark.
- 4.20 The proposed development would have a **Moderate Beneficial** effect (**Significant**) in View 2.

Viewpoint 3: View from junction of Brunswick Street and Kincardine Road

Figure 4.5- Existing Viewpoint 3:



Figure 4.6- Proposed Development Viewpoint 3:



- 4.21 In terms of townscape, the proposed development would have a major effect on the townscape in this view, introducing massing into a 'quiet' section of townscape – whilst clearly more prominent, the introduction of the high quality architecture would play a place-making role and create activity on the west side of Kincardine Road. The proposed stepping to the massing means that the proposed development is unlikely to have an overbearing impact on the secondary nature of Kincardine Road and domestic estate beyond, whilst the taller elements to Upper Brook Street are read in the context of the taller University campus buildings which are present in this view as existing. The impact is mitigated further by the visual interest which is created through the architectural response and the uplift it the environment through the new public realm proposed along Kincardine Road to connect to the neighbourhood to the west.
- 4.22 The proposed development would have a **Moderate Beneficial (Significant)** effect on the local townscape.
- 4.23 In terms of views, in View 3 the townscape is blurred with a series of low level buildings – bookended by the Mawson Hotel and the chapel (although in itself lacking any real distinction in this view). The Proposed Development would have a major effect which would uplift the view, creating a focus and introducing visual interest whilst the stepped massing to prevent the Development from having an overbearing impact on the Mawson Hotel as the principal feature in this view as existing.

- 4.24 The Proposed Development would have a **Moderate Beneficial (Significant)** effect in View 3.
- 4.25 Overall, the HTVIA concludes that the proposals would bring a significant enhancement to the local townscape, provide a strategic link between the Ardwick and Manchester University neighbourhoods and communities therefore according with the relevant policies of the NPPF and policies outlined in Manchester City Council's Local Plan Core Strategy Development Plan Document (2012) insofar as they relate to townscape and the historic environment.
- 4.26 To conclude, the Design and Access Statement, supporting plans, and Heritage and Townscape Visual Impact Assessment demonstrate that the proposal has been designed with significant 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. The proposal is therefore considered to accord with this aspect of the CABE and English Heritage 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 This application is supported by a comprehensive Townscape, Heritage and Visual Impact Assessment prepared by Donald Insall Associates. The assessment recognises the application site is located in close proximity to two listed buildings, the Grade II* listed Former Unitarian Chapel, and the Grade II listed Mawson Hotel which are 80m north and 30m south east from the site boundaries, respectively.

5.4 The Former Unitarian Chapel was built in 1837-39 to designs by Sir Charles Barry and is regarded as a very early example of the Non-Conformist use of the Gothic (or early English) style, possibly also being England’s first purpose-built Unitarian chapel.

5.5 In terms of the historic significance, the chapel site has high historic and architectural interest, derived from its association with Sir Charles Barry and, potentially, A. W. N. Pugin (possibly as one of only a small number of collaborations between the two, and a precursor to the partnership that produced the

designs for the Houses of Parliament). Importantly, it is believed to have been one of England's earliest Non-Conformist places of worship built in the Gothic style and, indeed, the country's first purpose-built Unitarian chapel. The resultant rarity imbues it with a high significance. Further historic interest is derived from the chapel and Sunday school's evidential value, providing an insight into the size, wealth, social diversity and ambition of industrialising Manchester's 19th-century Non-Conformist community, a community that also created the adjacent Non-Conformist burial ground (now Gartside Gardens).

- 5.6 The building also derives historic interest from its early date, as one of the first buildings to be constructed in what was at this time still a semi-rural area on the edge of the growing town of Manchester. This provides further evidential interest, as an indicator of the character of those very first phases of development that pre-empted the area's post-1860 redevelopment as a place of densely-packed workers housing.
- 5.7 Visually, the main chapel building also has a landmark status on Upper Brook Street, although this has been reduced by the presence of taller and larger-footprint buildings running along the length of Upper Brook Street to its west. The sympathetic nature of its external restoration maintains its visual presence, although its significance is reduced by the loss of its internal fabric and, externally, of the original roof and the upper courses to the north, south and east walls.
- 5.8 The chapel seems to have always been situated in a constrained site, further reduced in size by the construction of the Sunday school. Consequently, the subservient modern addition to the south of the historic buildings is neutral in its impact on their setting and, therefore, their significance. The buildings surrounding the site are now very modern and those in its immediate setting are very different in character to the 19th-century terraced dwellings that surrounded it for the century prior to the 1960s/70s redevelopment. The HTVIA states, whilst the Grade II* listed chapel is a heritage receptor of high sensitivity, its setting has been significantly compromised by the surrounding townscape which is otherwise of low sensitivity – with low-quality single storey car showroom units which are now vacant, unkempt surrounding hard landscaping, a variety of boundary treatments and a lack of uniformity or coherence.
- 5.9 The HTVIA assesses that the proposed development would have a major beneficial (significant) effect on the Grade II* listed Chapel. It states that whilst height would be introduced into the setting of the Chapel, it does not rise up behind its roofline and its pinnacles will remain in silhouette. Furthermore, the uplift in the general environment of the local townscape would impact positively on the vibrancy of the restored chapel building, whilst magnitude of the effect has been further mitigated by the use of buff brick to the PBSA building, sympathetic to the tone of the chapel building and through the architectural detailing and modelling proposed.

- 5.10 The Mawsons Hotel was built in 1936 to designs by Bramley & Smith Architects, the preferred architects of Joshua Tetley and Son Brewery, to replace a late-19th century beer-house and two adjacent terraced houses on the same site.
- 5.11 In terms of the historic significance of the Mawsons Hotel, the building's primary significance is derived from the architectural and historic interest of its retained and legible ground-floor plan form, its purpose built design as a public house, and the survival of historic fabric and architect-designed fixtures, fittings and decorative schemes of a good quality that provide important evidence of the operation and social mores of the interwar urban public house. Historic interest also lies in its association with the Tetley Brewery and its architects (Bramley & Smith). Internal fabric of particular interest includes the cornices, joinery, fixed bench seating, polished veneered woodwork, tiling, panelled dados, terrazzo floors, fireplace surrounds, room numbers and signs, and shuttered bar counters. The first floor, having lost its fixtures, fittings and decorative scheme, and with its historic floorplan disturbed, is, by contrast, of low significance.
- 5.12 Externally, the building also derives medium to high significance from its surviving faience cornices, plinths, entablature and decorative door moulding, although this is reduced by the addition of paint and the loss of the relief faience lettering. The significance of the exterior is also somewhat reduced by the unsympathetic replacement doors and windows. The functional rear elevation to the yard is of low significance and the 20th-century flank wall to the east is neutral.
- 5.13 The building's significance is however reduced by the loss of its setting that underpinned its construction, operation and internal design as a 'local' in a densely packed working-class area, and the linear rows of terraced housing that previously made legible its orientation and external footprint and the positioning of its entrances. The Mawson Hotel is now the sole building in its immediate and wider setting, retained as a community asset at the time of the clearance for the Brunswick Estate.
- 5.14 The Heritage, Townscape and Visual Impact Assessment found that, in terms of the effects on the two heritage receptors, the Mawson Hotel (Grade II) would be negligible to minor beneficial owing to the significant enhancement that would be brought to its fragmented setting despite the extent of massing proposed. The effect on the Former Unitarian Chapel (Grade II*) varies in the views presented but in the main part, taking into consideration the much more tight knit urban grain which existed from the late-19th century until its setting was detrimentally altered in the 1970s, the effect generally only sways into minor adverse where the increased massing is significant in the context of its roofline which would have likely been more readily visible historically and were completely obscured in view when considered in context of the cumulative masterplan sites.

- 5.15 The assessment provides an appraisal of the proposed development against The Planning (Listed Buildings and Conservation Areas) Act 1990. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Section 66 of the Act imposes a general duty on local planning authorities to consider the impact of proposals upon listed buildings and their settings and states that the decision maker shall have *'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.
- 5.16 Whilst in accordance with the Act the proposed development would not preserve the setting of the Former Unitarian Chapel (Grade II*) and the Mawson Hotel (Grade II) as they exist now, in both instances their setting currently does not contribute positively to their special interest – both remaining as historic fragments in an area of low quality townscape which bears no resemblance to the tight-knit urban grain of which they formed part from the late-19th century onwards. Whilst positive regeneration has and is continuing to take place east and west of both listed buildings, despite the differing scales (domestic to the east and large-scale academic to the west) both are seeking to re-enliven the wider townscape and environs of both listed buildings with particularly benefits being drawn from the recently established east-west connections through both areas. As a consequence, whilst the proposed development will inevitably cause a major change to the setting of both buildings and introduce massing of a larger scale than would have existed historically, when viewed in context of their harmful existing setting and the contribution that the proposed development would make to the significant enhancements that are being made to this part of the city (as opposed to forming a barrier between them as existing) it is considered that overall their setting would be preserved and the statutory duties outlined in the Act are not engaged.
- 5.17 Should there be any concerns regarding heritage impacts of the proposed development, it is considered that the substantial and wide-ranging benefits of this development will considerably outweigh any potential harm. The scheme's benefits are listed below:

Economic Benefits

- 5.18 The proposed development will contribute to build a strong, responsive and competitive economy. In particular the economic outcomes from the proposed development are:
- Redevelopment of an underutilised, dilapidated site, which will contribute to raising the value of the area in accordance with Policy SP1;

- Significant job creation arising from the development of Sci-Tech floorspace. The socio-economic report estimates the development to create 545 direct and indirect jobs and GVA per year of £20.6m;
- Job creation through the PBSA, community and commercial spaces, this is estimated as 92 direct and indirect jobs in relevant sectors and GVA per year of £5.4m;
- High quality Sci-Tech and PBSA use will attract employers, skilled workers and students to Manchester boosting the City's economy;
- Generation of 826 temporary and full-time equivalent construction jobs per year, including higher skilled professionals and lower skilled jobs. These jobs will be recruited for in accordance with an agreed Local Labour Agreement;
- 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 significant investment by the developer into the local area as encouraged by Policy EC 1, involving an estimated build cost of £65 million; and,
- The Proposed Development will contribute to Manchester's economic prosperity building on its knowledge economy strengths to the benefit of Greater Manchester and the North West. It will increase the revenues to Manchester City Council through business rates and Council tax in the order of £2.86m per year.

Social Benefits

5.19 The proposed development will support the creation of a strong, vibrant and healthy community. In particular, the proposed development will:

- 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;
- Provide 293m² community space which has been designed based on consultation with the local community to meet their needs;
- Promote opportunities for interactions between neighbourhoods to act as a bridge between the University and Ardwick community;

- Provide 737 student beds which will meet a demonstrated qualitative and quantitative need within Manchester, in accordance with Policy H 12;
- Consider community safety in the design, layout, and management of the development in accordance with Policy DM 1;
- Deliver a sustainable redevelopment which is well located next to shops, local services, jobs, transport links, in accordance with Policy SP 1.

Environmental Benefits

5.20 As demonstrated within the accompanying technical reports, the proposed development will benefit the natural environment. In particular, the proposed development will:

- Deliver the regeneration of a prominent site, which is currently underutilised, greatly improving area's appearance and streetscape;
- Deliver a scheme which ensures an efficient mix of land uses whilst taking into account key site opportunities;
- Provision of new and improved green landscaped areas including private and communal gardens, in accordance with Policy EN9;
- Retention of existing trees where possible and additional extensive new planting scheme, including substantial amounts of high quality soft landscaping and tree planting, in accordance with Policy EN9;
- Increase biodiversity on the site by 84%, which greatly exceeds the emerging national requirement for 10%;
- Will have a significant positive benefit for protected species, in accordance with Policy EN15;
- Deliver student accommodation and jobs in a sustainable location within proximity to existing and future services and facilities as well as public transport infrastructure, which will reduce the need to travel by car. The scheme also incorporates cycle storage, providing 284 spaces encouraging active transport, in accordance with Policy T1;
- Meeting Climate Change objectives by delivering the aspirations of a more sustainable building design and construction, in accordance with Policy EN4; and,
- Inclusion of biodiversity measures resulting in an 84% biodiversity net gain.

- 5.21 The proposed development therefore 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, and should there be any doubt regarding heritage impacts, the significant benefits of the development are shown to considerably outweigh perceived harm.

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 section of the report should be read in conjunction with the submitted Transport Statement and Travel Plan prepared by Civic Engineers, which fully consider the transport implications of the proposals.

Assessment

Accessibility

- 6.3 The site has a high level of accessibility in terms of its location. The site is in close proximity to the Universities, and within walking distance of a wide range of services and amenities, including Manchester City Centre. This will encourage a modal shift away from travel by private car. As such the proposal makes use of existing transport infrastructure and is positioned to reduce need to travel by car which in turn minimises emissions, therefore according with Core Strategy Policy SP1, H12 and T1.
- 6.4 The site is in close proximity to a range of public transport infrastructure. The nearest bus stop is the southbound stop on Upper Brook Street north of the junction with Cottenham Street, this stop is served by the number 50 bus which operates five buses per hour to East Didsbury and Salford Quays. The stop has a bus stop flag, a shelter with seating, timetable information, and the kerb is raised to assist with boarding and alighting. The corresponding northbound stop is 150m to the south on Upper Brook Street, south of Brunswick Street. The northbound stop has a bus stop flag and a raised kerb to assist with boarding and alighting, there is no shelter and no seating at this stop. 350m west of the site there are bus stops on Oxford Road, these stops are served by the buses numbered 15, 18, 41, 42/A/B/C, 43, 44, 111, 142, 143, 147, 191, 197, V1, V2.
- 6.5 The nearest train station is Oxford Road which is located 650m north west of the site's northern boundary. Manchester Piccadilly train station is located approximately 700m north of the site's northern boundary. The site is therefore demonstrated to be highly accessible both in terms of its proximity to services and facilities, as well as its excellent public transport infrastructure connections.

Transport Assessment

- 6.6 The planning application is supported by a Transport Assessment and a Framework Travel Plan, both produced by Civic Engineers. The Transport Assessment demonstrates the development is in a highly accessible location – with pedestrian and cycle access created through the site making new connections from the universities to Ardwick to the east. High frequency bus services are available on Upper Brook Street and Oxford Road, and rail and tram services are a short bus or cycle journey, or around 15-20 minutes on foot.
- 6.7 The development complies with local and national transport planning policy. It will improve the accessibility of the area, by providing 7 new disabled parking bays, and new cycle parking, including for larger cycles and cargo models. The development is car free, except for the disabled parking, which reflects the highly accessible nature of the development. The Framework Travel Plan sets out how people living and working at the development will be further encouraged to travel by sustainable modes.
- 6.8 Any car trips generated by the sci-tech element of the development will be dispersed to a range of car parks within the vicinity, noting that which car park the drivers choose to park in will be down to several factors including the cost of parking, distance from the site, and the location of the car park on the driver's route to the development. As these trips will be dispersed, it is considered the impact will not be significant, and as discussed with MCC highway officers and TfGM's urban traffic control team, vehicle impact has not been assessed. As well as this, car travel to the development will be less convenient than other modes, which is intended to encourage mode shift and reduce the impact of the development, supported by the actions set out in the Framework Travel Plan.
- 6.9 Therefore, the only vehicle trips to the development will be servicing, deliveries, and emergency vehicles, and strategies for vehicle access are set out in this document.
- 6.10 Servicing to the sci-tech building will be from Cottenham Street to the south, with a new service yard created at the east of the development, screened from nearby residences with the use of new planting areas.
- 6.11 Servicing to the student accommodation will be via a new loading bay on Kincardine Road to the east, and part of the applicant's site will be offered for adoption by MCC so that an adopted footway can be provided behind the new loading bay and disabled car parking bays.
- 6.12 The development is unlikely to have a significant. detrimental impact on the operation or safety of the local highway network.

- 6.13 The Transport Assessment also demonstrates that the proposal will result in significant improvements to the surrounding pedestrian and cycling infrastructure. The building entrances, public realm and pedestrian routes will integrate the buildings with the surrounding areas, both towards the university campus to the west and towards Ardwick to the east.
- 6.14 The development will provide a new walking and cycling route through the middle of the site, referred to as Thornburn Walk, between the PBSA and the life sciences building. This will create a new connection for cycling and walking between Ardwick and Upper Brook Street, and will be 15m-wide with landscaping features and places to dwell.
- 6.15 In terms of upgrades to existing footways, where retained, the existing footways on Upper Brook Street and Kincardine Road will be resurfaced to make good, thus improving the pedestrian experience. It is proposed to remove the existing 4G masts on Upper Brook Street which will improve the circulation area around the bus stop, which will also be retained.
- 6.16 There is an offset of 3m required by the ORC SFRG between the back of the existing footway on Upper Brook Street and the buildings, which will provide more generous footways and landscaping opportunities.
- 6.17 Changes will be made to the south east corner of the Kincardine Road/Whitekirk Close to provide and extended footway, dropped kerbs, tactile paving and a new crossing point to ensure that Thorburn Walk is accessible to people living to the east.
- 6.18 The Transport Assessment therefore shows that the development will not negatively impact the surrounding road network, and will include for improvements to the existing pedestrian and cycle infrastructure.
- 6.19 Overall, the site is in a highly sustainable and accessible location. It has excellent accessibility for pedestrians and cyclists and has exceptional connections to public transport which supports a reduced reliance on private motor vehicles. Furthermore, the Transport Statement has concluded that the development would not have an adverse impact on the surrounding highway network. The relationship of the highway infrastructure and the quality of the links between transport and the Site is 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 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 an 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 Design and Access Statement prepared by Shepherd Robson provides full details of the proposed development and its context, the approach to architecture and the quality of the new buildings. The design has evolved through consultation with MCC, Historic England and public consultation. A summary of the architectural approach is provided below.

7.5 The proposals have been developed in consultation with MCC Officers, Local Ward Members and key local stakeholders to ensure the correct balance is struck between responding to the development context of the large footprint commercial and educational buildings to the west of the Site along Upper Brook Street, and the two storey residential buildings of the Brunswick Estate along Kincardine Road.

7.6 The development's layout has also been subject to thorough consideration and consultation with the relevant groups and professional bodies in terms of street frontage, response to heritage assets, height, and massing. The proposals design and layout has been designed through an iterative process with the final design being considered to respond most positively to the constraints and opportunities of the site itself, as well as the surrounding area.

- 7.7 The PBSA is proposed to be 9-23 stories and is the building to which this TBS relates. The PBSA comprises a two block design, which is considered to maximise the available views by orientating the bedrooms towards the east and west directions. This minimises the amount of windows with restricted views looking out onto the adjacent Sci-Tech buildings and provides opportunities for shading to prevent overheating.
- 7.8 The two block massing also, and importantly, allows the Kincardine block to be reduced in scale and offset from the road helping to create a maximised buffer zone between the proposal and the community. This offset also opens up the opportunity for landscaping to create a welcoming arrival to the community spaces and permeability through the site helping to connect Ardwick with Upper Brook Street.
- 7.9 To inform the materiality of the proposed PBSA building, the red brick of Ardwick was used as a reference point. As a result, a brick façade has been chosen, with the use of a red tone brick for the 9 storey block facing Kincardine Road and the Ardwick community and a grey brick has been chosen for the 23 storey block facing Upper Brook Street and the university buildings.
- 7.10 The following image, Figure 7.1, shows the proposed massing in section with the higher elements fronting onto Upper Brook Street in line with the principles of the ORC SRFG, and lower elements facing Kincardine Road and the Ardwick community.



Figure 7.1- PBSA massing

- 7.11 The building height has been determined by taking into account the different natures of Kincardine Road and Upper Brook Street. The heights of the two blocks responds to this by placing the taller mass at the Upper Brook Street boundary in line with the principles of the ORC SRFG, allowing for a reduced and set back mass to community facing Kincardine Road. The overall height of the UBS block is ultimately determined by the quantum of PBSA required to unlock and deliver the Sci-Tech building and its associated jobs in line with the strategic objectives of the SRFG, alongside the new community centre and public realm.
- 7.12 The proposed development will mark the start of a significant upgrade in the streetscape of both Upper Brook Street and Kincardine Road. The proposed development will be the first step in redefining and repairing this by creating a permeable and pedestrian focused streetscape, designed around the public realm. Spaces between buildings have been designed to maximise opportunities for publicly accessible facilities while forging new connections through the previously impenetrable site.
- 7.13 Overall, the proposed development has been designed to be of an exceptional architectural quality and due consideration has been given to the use of materials to ensure that the proposal responds positively to the surrounding and emerging context. The Design and Access Statement prepared by Sheppard Robson 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 CABE and English Heritage 2007 Guidance requires an assessment of the following:

8.2 "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

8.3 The application is supported by an Energy and Sustainability Statement which has been prepared for the PBSA building by Cundall. The key points of the Energy Strategy for the PBSA building are as follows:

- Energy efficiency measures have been incorporated into the design of the building and as a result, a 28% carbon emissions reduction is achieved.
- The use of on-site renewables and low carbon technologies could reduce the site wide Carbon dioxide emissions of the development by 12.6% across the site.
- Complies with policies within Manchester City Council's Core Strategy (July 2012)
- The proposed development is achieving a 22.1% improvement over the Building Regulations Part L 2021 Target Emission Rate.

8.4 The PBSA buildings design follows an 'Energy Hierarchy' in order to deliver a low carbon and energy efficient development:

- BE LEAN: to reduce the building's energy demand.
- BE CLEAN: to meet the reduced energy demand in the most energy-efficient way.
- BE GREEN: to apply the most viable Low and Zero Carbon generating technologies to further reduce energy consumption and CO2 emissions.

8.5 Additionally, the application is supported by a Circular Economy Statement prepared by BWB covering both the Sci Tech and PBSA buildings which supports the reuse and regeneration of materials or

products especially as a means of continuing production in a sustainable or environmentally friendly way.

- 8.6 Overall, the Energy Strategy for both the PBSA building and the Circular Economy Statement 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 buildings height should 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 further discussed within the Supporting Planning Statement, which demonstrates that a suite of planning policies at both local and national level would support the redevelopment of this brownfield, underutilised site within the Oxford Road Corridor and in close proximity to the City Centre and the Universities. The principle of regeneration of the Site accords with Core Strategy Policies SP 1, EC 1, and EC 3. In addition, Core Strategy Policy T2 reiterates the support for development in sustainable locations, with T2 requiring development to ensure good access to the City's main economic drivers.

Use

The primary use of the tall building to which this TBS relates is purpose built student accommodation, with community uses at ground floor level. The principle of PBSA development is fully established within the Supporting Planning Statement which should be read in conjunction with this TBS. In summary, Manchester is in the top tier of international cities for higher education. It also has one of the largest student populations in Europe, with over 120,000 studying at Greater Manchester's five universities, and over 400,000 students at the 22 Higher Education Institutions (HEIs) within an hour's drive.

- 9.3 Students make an invaluable contribution to the city's economy, diversity and vibrancy. They help to underpin a broad based, highly skilled economy and are essential to some of Manchester's most valuable growth sectors in advanced manufacturing, health and life sciences. Over 50% of students remain in the city after graduation.

- 9.4 Providing a residential offer for students to address needs has been a long-held Council objective as part of its Housing Strategy and planning policy framework, and planning decisions on new PBSA development must be taken in accordance with Policy H12 of the Core Strategy, which sets out specific criteria against which a proposal for new PBSA will be tested. Chapter 8 of the Supporting Planning Statement includes a full assessment against Policy H 12 which demonstrates the PBSA should be considered an appropriate use at this site.
- 9.5 MCC recently endorsed (31 May 2023) an Executive Report regrading PBSA. This report recognises the value of students to Manchester's economy and acknowledges that there is currently a significant shortage of PBSA in Manchester, with its projections estimate that demand for new PBSA could be up to 11,320 (representing 2% growth per annum) up to 2030. In order to address this shortage the report identifies a number of sites which are considered suitable, available and deliverable to meet the projected need of student bedspaces. The report identifies the wider Upper Brook Street site in Ardwick as one of these sites.
- 9.6 The wider UBS site is identified in the ORC SRFG (2019) as representing a transformational opportunity to accommodate primarily commercial, science and R&D buildings that will provide the right type of product to continue the strong and sustained economic growth of the Oxford Road Corridor and wider City Region. It acknowledges that there is scope for new PBSA on the site if it can be demonstrated that this is in full compliance with Core Strategy Policy H12 and will help to unlock employment-generating commercial uses across the wider UBS site.
- 9.7 The inclusion of high-density PBSA on the UBS site, and this application in particular, is therefore supported in principle by planning policy, including Core Strategy policies SP1, T2 and H12.

Developer Commitment

- 9.8 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

- 9.9 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.
- 9.10 The experienced design team includes the following:

- Applicant: McLaren Property and Kadans Science Partner;
- Architects: Sheppard Robson;
- Planning Consultants: Avison Young;
- Environmental Impact Assessment: Avison Young;
- Landscape Architects: Re-form;
- Noise Consultants: Cundall;
- Air Quality Consultants: BWB;
- Transport Consultants: Civic Engineers;
- Ecological Consultants: Brooks Ecology;
- Sustainability and Energy Consultants: Cundall and Wallace Whittle;
- Ground Conditions: Civic Engineers;
- Daylight, Sunlight and Overshadowing Consultants: GIA;
- Townscape, Heritage and Visual Impact Consultants: Donald Insall;
- Viability Consultants: Avison Young;
- Archaeological Consultants: Salford Archaeology;
- Broadband and Signal Impact Consultants: GTech Surveys;
- Fire Consultants: Cundall;
- Student Need Assessment: Cushman and Wakefield;
- Wind Consultants: Wilde;
- Tree Consultants: Arbtech; and,
- Socio Economic consultants: Brookdale.

9.11 The scheme designs have been 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 have been undertaken prior to the submission of the application. The extent of the pre application work has ensured a high-quality design and standard of architectural quality, all of which is detailed in the submitted Supporting Planning Statement, Statement of Community Involvement and Design and Access Statement.

- 9.12 Overall, this Chapter has shown that the proposed development will result in a credible technical and financial design influenced by extensive meetings prior to the applications submission, detailed 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:

10.2 *"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

10.3 The application is supported by an extensive public realm and green space offering almost an acre across the wider masterplan. The Design and Access Statement prepared by Sheppard Robson and landscape chapter by Re-form, provides full details of the proposed development and its context, the contribution to the surrounding public realm and the ground floor uses.

Landscaping

10.4 The proposed development aims to put landscaping at the heart of its proposals and deliver on the vision for the site to create a cohesive, permeable and community-oriented space.

10.5 Threading through the building and landscape design is the desire to create and build a sustainable development that responds to its environment. High quality landscape will be at the heart of the scheme to ensure the development knits into the surrounding city fabric, creating attractive streets and spaces for the public and residents to enjoy, as well as focusing on climate sensitive design, biodiversity and carbon footprint.

10.6 A series of landscape design concepts have been developed that have driven the detailed proposals. These include:

- **A place to connect with people** – offering a variety of places to enjoy being outside with others, including a range of seating areas for gather and quiet contemplation, and social and green spaces;
- **A place to play and be active** – creating streets and spaces that encourage play, exploration and physical activity, green public realm that encourages walking and activity through the site, and play areas along Kincardine Road for the local community; and

- **A place for nature** – landscape to be designed as a whole system that will work to support and benefit nature with climate resilient planting, Sustainable Urban Drainage, and planting that is attractive to wildlife.

10.7 These design concepts have been brought together in the detailed landscape masterplan for this site shown in Figure 10.1 below.



Figure 10.1- Landscape plan

10.8 The landscaping proposals comprise four key areas which are outlined below.



Figure 10.2-Key landscape character areas

Kincardine Road Landscape Character Area

- 10.9 Kincardine Road will form a new community oriented and active edge to the Ardwick area. Tree, shrub and herbaceous planting will give the street a revived green character, interwoven with areas for seating and play.
- 10.10 A primary pedestrian path will be complemented by secondary routes meandering through areas of planting. Natural play elements will be woven throughout, encouraging residents to explore and play. Kincardine Road will also include 7 disabled parking spaces and the service yard to the Science and R&D building will be screen by timber fencing and street planting to create a positive interface with the local neighbourhood.

Thorburn Walk Landscape Character Area

- 10.11 Thorburn walk will create a new route connecting Kincardine Road and Upper Brook Street.
- 10.12 The creation of a sequence of small garden spaces , with open lawns and a variety of seating elements, will facilitate a range of community activities, including gathering, meeting and dwelling. These are arranged to respond to the active edges of the buildings on the site, encouraging a synergy between building and landscape. Broader routes along building edges will allow for occasional emergency access.
- 10.13 Avenue planting, mixed material surfacing and a variety of paths help create a sense of journey, encouraging people to slow down and connect with their surroundings. Areas of herbaceous planting will give the street a vibrant and restorative character.

Upper Brook Street Landscape Character Area

- 10.14 Along Upper Brook Street, a more formal character with new areas of planting and will refocus this edge as part of a pedestrian streetscape. Avenue tree planting will create a strong sense of rhythm and journey. whilst also forming a buffer from the busy road edge, creating a more pleasant and pedestrian focussed route.
- 10.15 A pre-existing sharp level change along this edge of the site will be addressed through small stepped areas and gentle accessible slopes. These will also help define a small spill out area outside the commercial unit to the North-East of the site.

Secondary Routes Landscape Character Area

10.16 To the North and South of the site, two secondary routes will provide access between Kincardine Road and Upper Brook Street. To the South of the site, Cottenham street will introduce a new planting area in connection to Upper Brook Street. Both routes will allow for emergency vehicle access and occasional service access to internal plant rooms.

Roof Terrace

10.17 The PBSA will include a roof terrace at first floor level. The roof terrace will provide a private recreational space for students. Areas of shrub and herbaceous planting will complement a variety of seating areas, with spaces for gathering and activities, as well as quiet contemplation. A more open area to the South of the terrace will allow for flexibility of use, with a pergola to provide shelter in all seasons.

10.18 To the South, the roof terrace will overlook contributing to an active streetscape. Along the Western edge of the terrace, multi-stem tree planting will create a green boundary along Kincardine Road.

Community Uses

10.19 In terms of the proposed community uses, this application includes for the following provisions at ground floor level. The proposed uses have been developed in consultation with the local community and stakeholders in order to respond to identified needs:

- Community Centre with flexible spaces to host activities for all ages
- Commercial space for local businesses such as café, bookshop, grocery etc.

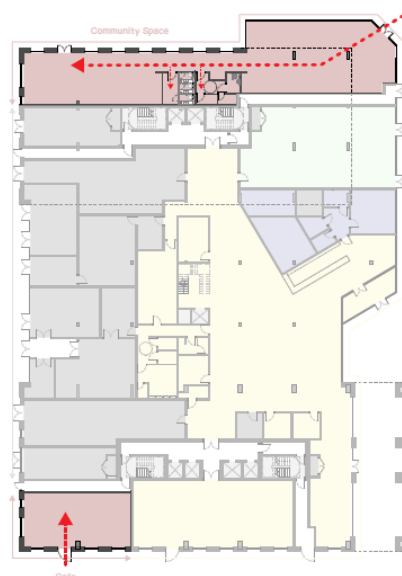


Figure 10.3- Proposed locations of ground floor community uses

10.20 The proposed Community Centre is envisaged as a multi-use, multi-purpose space for the whole community. It will have its own dedicated front door, toilets, and kitchen. The flexible space will be bookable by all members of the Ardwick community and can be easily reconfigured to support a wide variety of uses such as:

- exercise classes;
- group meetings;
- youth clubs;
- or any other function the community wishes.

10.21 The lounge is proposed to be a more permanent space that will include exhibition/gallery space for local artists or business owners and a community lounge with kitchenette – the perfect place for a cup of tea and a catch-up with neighbours.

10.22 The design, use and management of these spaces will be further developed alongside the local community over the next stages of the process.

10.23 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 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:
- 11.2 ***"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

- 11.3 This proposal recognises the important, strategic location of the site to act as an interface between the Ardwick community to the east and the University buildings to the west and other residential communities beyond. The dilapidated buildings on the site are currently acting as a barrier between Ardwick and surrounding neighbourhoods and as such permeability across the site will be a key element of the proposal in order to create east-west linkages.
- 11.4 The proposed development will be the first step in redefining and repairing the current movement barrier by creating a permeable and pedestrian focused streetscape, designed around the public realm. Spaces between buildings have been designed to maximise opportunities for publicly accessible facilities while forging new connections through the previously impenetrable site. This is inline with the key principles established in the ORC SRFG.
- 11.5 This application promotes the creation of new and enhanced public realm and green space as part of a wider place-making strategy to ensure that employees, visitors and local residents have access to a wide range of external spaces and recreational opportunities. The proposals also seeks to provide a network of new, high-quality public realm and green spaces which contribute to the local green network and promote between links between existing green spaces within the Brunswick Community and the University and residential neighbourhood beyond. The proposals will break down these barriers and create a series of new east to west pedestrian routes through the site, integrating the proposed buildings into the surrounding neighbourhoods and wider communities.
- 11.6 Overall, the site is therefore 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 proposed development has been designed to incorporate a mix of uses, offering both PBSA, and Sci-Tech primary uses with supporting community and commercial uses at ground floor level to ensure that the development relates well to the surrounding context whilst providing a well-designed environment for future occupiers.
- 12.3 Externally, the building offer an excellent quality design which will significantly boost the appearance of the site especially in comparison to its current state of dilapidation. Additionally, the proposal will offer a high quality extensive landscaping and public realm provision which has been designed based on feedback received from the local community. The development will increase connections and permeability across the site and therefore the external design will be of benefit to the local community.
- 12.4 Internally, the tall building has been designed to offer high quality student accommodation. The proposed PBSA development has been developed to maximise opportunities to help promote positive mental wellbeing and create a more positive 'home away from home' environment for students.
- 12.5 Key wellness amenities can be found in the building with the aim of promoting a healthy study-work-life balance for students and also PBSA management staff.
- Flexible study areas for individual and group study.
 - Relaxing calm areas away from noise in the top floor amenities
 - Access to external planting landscape terrace.
 - Access to local amenities including a public cafe in the Sci-Tech building.
 - Fitness gym is provided on the ground floor.

- 12.6 Student room depths enable occupants to have access to a view out, which is important in allowing the eyes to refocus after periods of deep focus. Efficient shading and glare control measures such as blinds allow occupants to regulate their own internal daylight conditions in line with their preferences.
- 12.7 The development will be mechanically ventilated with manually openable sections behind perforated panels on the façade adjacent to glazed areas that will enable free cooling during the day and purge vent. To protect occupants from higher levels of air pollution experienced at certain areas of the site, a background ventilation strategy that does not rely on openable windows is adopted.
- 12.8 At ground floor level, a number of community and commercial facilities are proposed. This includes a community centre, a café and a retail space. These spaces have been designed based on feedback received from the local community on the application.
- 12.9 In summary, the proposed development has formed part of an extensive 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 section of the Tall Building Statement provides an assessment of the Upper Brook Street Masterplan – McLaren/Kadans 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 this Tall Building Statement 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 The second requirement of Policy EN2 is that tall buildings should be "appropriately located". As established within Chapter 5 of the Supporting Planning Statement, the site comprises a highly sustainable location within close proximity of existing transport infrastructure. Furthermore, the proposed taller element of the PBSA building occupies a location within the ORC SRFG which is identified for a landmark opportunity and thus an appropriate location to consider a tall building. This taller element is located to front Upper Brook Street, and is adjacent to the taller university buildings on the opposite side of the road. This aligns with the indicative approach to massing included within the Guidance. The stepping down towards Kincardine Road responds positively to the surrounding area as it enables the site to act as a bridge between the high rise university buildings to the west and the lower rise residential community to the east.
- 13.5 The overall height of the PBSA building is ultimately determined by the quantum of PBSA beds required to unlock and deliver the Sci-Tech building and its associated jobs in line with the strategic objectives of the SRFG, alongside the new community centre and public realm. The application is supported by viability assessment which demonstrates the need for the quantum of beds.
- 13.6 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 Statements for both buildings and a Circular Economy Statement which evidences that the proposal includes a range of sustainable design features. This is further evidenced at Chapter 8 of this Tall Building Statement which addresses

Sustainable Design and Construction. The key points of the Energy Strategy for the PBSA building are as follows:

- Energy efficiency measures have been incorporated into the design of the building and as a result, a 28% carbon emissions reduction is achieved.
- The use of on-site renewables and low carbon technologies could reduce the site wide Carbon dioxide emissions of the development by 12.6% across the site.
- The proposed development is achieving a 22.1% improvement over the Building Regulations Part L 2021 Target Emission Rate.

13.7 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.

13.8 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 building will deliver a 'landmark' which will play a significant role in successful placemaking. It will add visual interest to the townscape and will assist with wayfinding. The Upper Brook Street Masterplan, which tall building is contained within, will offer a new 'place' as an extension to Ardwick 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.

13.9 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.

13.10 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;
- Significant job creation arising from the development of Sci-Tech floorspace. The socio-economic report estimates the development to create 545 direct and indirect jobs and GVA per year of £20.6 million. The PBSA will fund the development of the sci-tech building;
- Job creation through the PBSA, community and commercial spaces, this is estimated as 92 direct and indirect jobs and GVA per year of £5.4 million;

- High quality Sci-Tech and PBSA will attract employers, skilled workers and students to Manchester boosting the City's economy;
- Generation 826 direct and indirect construction jobs a year, including higher skilled professionals and lower skilled jobs. These jobs will be recruited for in accordance with an agreed Local Labour Agreement;
- Provide a catalyst for further investment and development within the local area, and unlocking the area's potential as part of the ORC SRFG;
- The Proposed Development will contribute to Manchester's economic prosperity building on its knowledge economy strengths to the benefit of Greater Manchester and the North West. It will increase the revenues to Manchester City Council through business rates and Council tax in the order of £2.86m per year;
- 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;
- Provide 293m2 community space which has been designed based on consultation with the local community to meet their needs;
- Promote opportunities for interactions between neighbourhoods to act as a bridge between the University and Ardwick community; and,
- Provide 737 student beds which will meet a demonstrated qualitative and quantitative need within Manchester, in accordance with Policy H 12.

13.11 As demonstrated above, the 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 ('TBS') has been prepared in support of the Upper Brook Street Masterplan – McLaren/ Kadans scheme which seeks full planning consent for a Sci-Tech and Purpose-Built Student Accommodation scheme (PBSA) scheme.
- 14.2 The application proposes the demolition of an existing buildings on site and the erection of two buildings. The first building will be up to 9 storeys for Sci-Tech use and the second building will be a tall building of up to 23 storeys for Purpose Built Student Accommodation. It is the PBSA building to which this TBS primarily relates.
- 14.3 This statement has assessed 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).
- 14.4 It has been demonstrated that the proposal 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.
- 14.5 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. The development will revitalise the site and transform a currently underutilised site to create a high quality development, which is considered wholly appropriate in terms of height when considering the established need for this quantum of PBSA bed spaces in order to fund the sci-tech and community use developments and bring about the associated social, economic and environmental benefits.
- 14.6 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 will improve the character of the area in their vicinity.
- 14.7 The scheme's high quality architectural design also provides justification for its proposed height, it has been carefully designed in terms of form, lighting and material. The tall building will be set within high quality green space and public realm, including a new pedestrian passageway, Thorburn Walk, which will increase permeability by linking Ardwick to surrounding neighbourhoods. The total amount of green space and public realm included within this application is 0.9 acres which is a substantial quantity for a site of this size. The high quality, landmark building 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.

14.8 Furthermore, the scheme has been assessed in terms of the additional criteria included within the CABE 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.

14.9 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.

14.10 Overall, the 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 height should be considered acceptable in planning terms.

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