

COLLOCO
ST JOHNS CAMPUS
MANCHESTER

DESIGN AND ACCESS STATEMENT

HBD EPR ARCHITECTS

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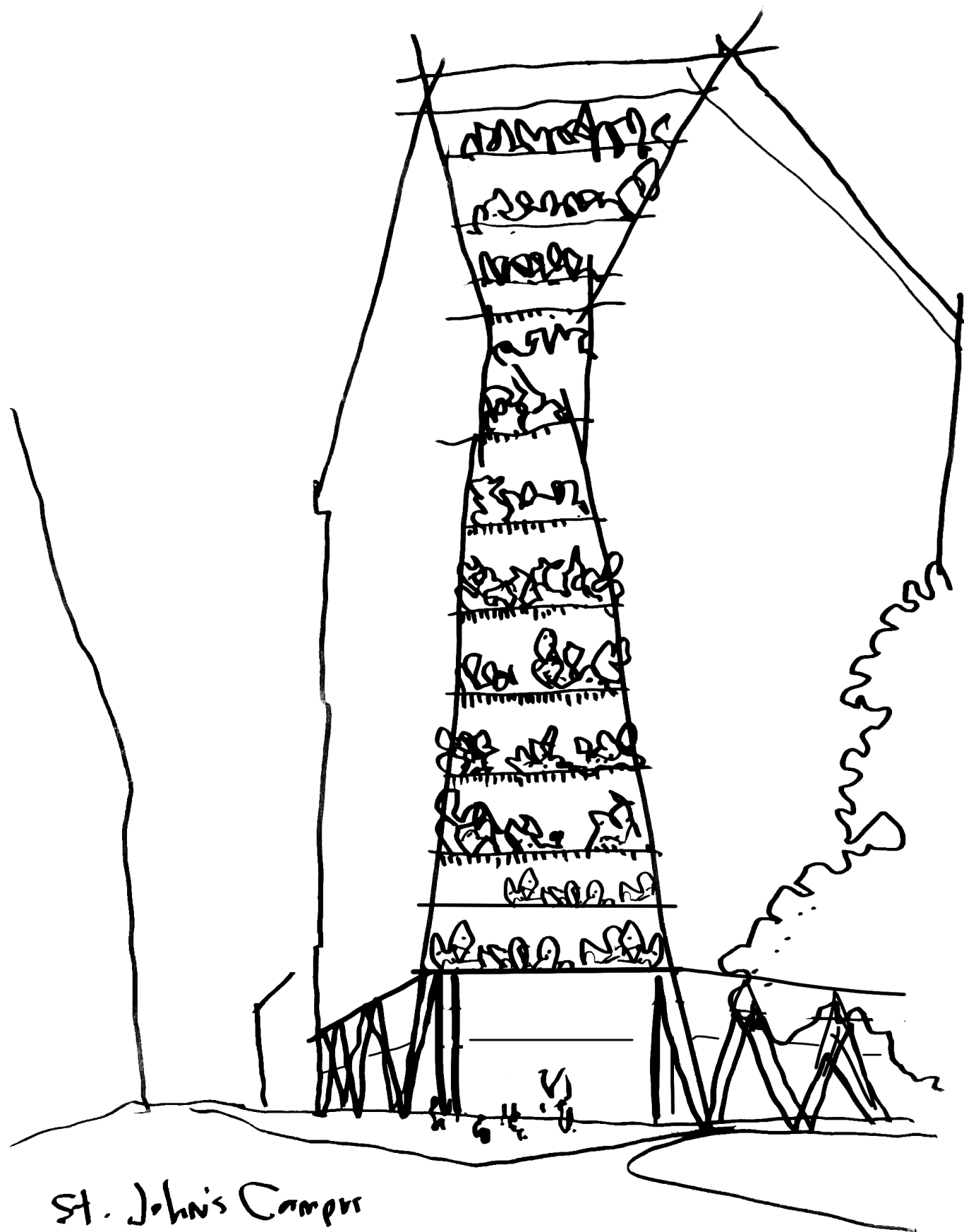
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St. John's Campus
EPR

COLLOCO DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared by EPR Architects and Planit:ie, to support a detailed planning application for the demolition of the existing building and structures on site and the erection of a 15 storey plus basement and roof amenity office building (Use Class E(g)). With flexible ground floor uses (Use Class E) and rooftop amenity space, the site is land bound by New College Street, New Quay Street, NCP Car Park and Gartside Street.

The building will be named "Colloco", which is Latin for 'Gathering'.

This document should be read in conjunction with the supporting planning documents.

1.0 INTRODUCTION

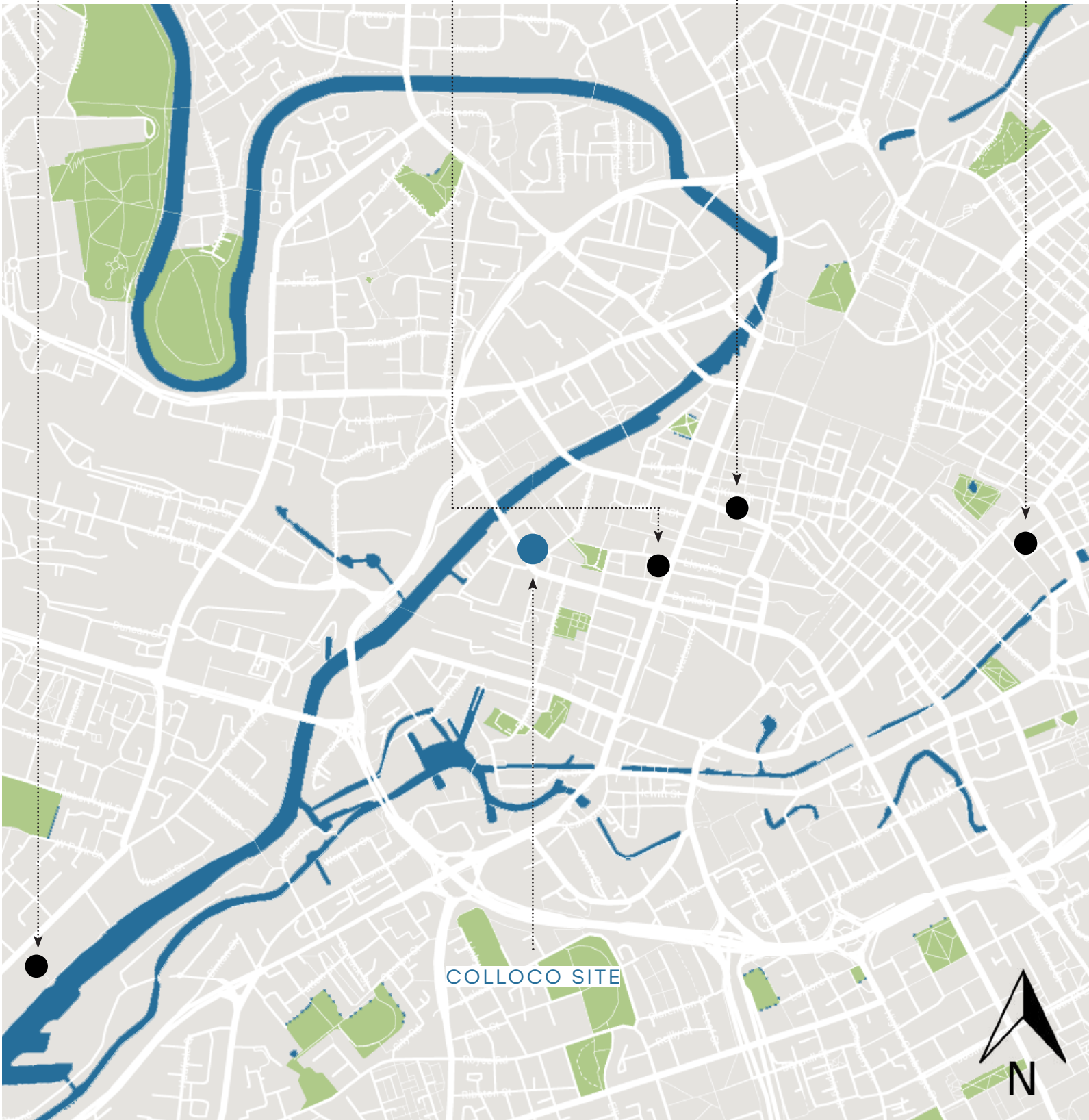


HBD

HBD are a commercial development company who work on projects across a diverse range of sectors, all with the shared goal of creating places with purpose. They work with integrity, care and commitment to deliver projects that create positive impact, going above and beyond what’s expected to fulfil that potential, making the right decisions (not just the easy ones).

Their core values include: adaptability, collaboration, loyalty and respect.

Here we can see a small selection of the HBD portfolio which includes office and residential development projects and their proximity to the application site, highlighting HBD’s wide experience in delivering high quality commercial projects in Greater Manchester.



THE TEAM

<u>THE APPLICANT</u>	<u>HBD</u>
<u>ARCHITECTS</u>	<u>EPR Architects</u>
<u>INTERIOR DESIGNERS</u>	<u>EPR Architects</u>
<u>PLANNING CONSULTANT</u>	<u>Asteer</u>
<u>STRUCTURES</u>	<u>Curtins</u>
<u>MEP</u>	<u>Hoare Lea</u>
<u>VERTICAL TRANSPORTATION</u>	<u>Hoare Lea</u>
<u>TRANSPORT CONSULTANT</u>	<u>Mode</u>
<u>FIRE ENGINEER</u>	<u>Hoare Lee</u>
<u>LANDSCAPE ARCHITECT</u>	<u>Plantit-IE</u>
<u>SUSTAINABILITY</u>	<u>Hoare Lea</u>



CHARACTER BELONGING TO MANCHESTER

The proposed development has been heavily influenced by the industrial heritage of the local area. Façade detailing, window proportion and material selection have all been inspired by the Manchester vernacular.

Our aspiration was to interpret the rich history of the area in a modern and dynamic way, creating an innovative, forward-thinking design that fits the needs of the brief but also develops a character and identity that is rooted to its surroundings.





THE BRIEF

- The delivery of a building that is at the forefront of workspace design, both in aesthetic and user/tenant experience.
- Future-proofed design through adaptability
- Focus on health and well-being
- Delivering Grade A office space
- A landmark building
- The provision of amenity spaces, including ground floor F&B, shower and changing facilities, event/breakout and outdoor spaces.
- Sustainability Credentials:
 - Net Zero Carbon Technology Feasibility Study
 - NABERS- Targeting 5.5 Star Rating
 - Embodied Carbon → whole life carbon
 - BREEAM Excellent
 - WELL Enabled
 - EPC A

2.0 SITE AND PLANNING CONTEXT

SITE LOCATION

The application site is located just North of the St Johns Regeneration area in Manchester and is adjacent to the Castlefield conservation area. It is also in close proximity to the River Irwell, which separates Manchester City Centre from Salford.

There are a number of exciting schemes in development in the surrounding area, set to create a community of culture, innovation and creativity where people can live, work and visit. These include The Factory, Manchester Goods Yard and Eden.

The site is located at the intersection of New Quay St and Gartside Street which is both a prominent route to the city centre and a key entry point to the St John’s master plan and Spinningfields. This provides an exciting opportunity to create a landmark building.

The site orientation means two elevations will be south facing, which will be a key driver in developing the design of the proposals.

- Noteable Buildings / Areas
- Deansgate Conservation Area
- Castlefield Conservation Area
- St Johns Street Conservation Area
- Parsonage Road Conservation Area
- St Anns Square Conservation Area
- Adelphi/Bexley Square Conservation Area
- Flat Iron Conservation Area



EXISTING BUILDING

The existing building, originally constructed around the year 2000, was part of the early development stages of the Spinningfields Masterplan. Previously occupied by The Manchester College, it is flanked on three sides by Gartside Street, New College Street and New Quay Street.

The existing massing is a uniform 4-storey block. The surrounding buildings are generally taller than the existing building and the premises directly adjacent to the site is a 10-storey NCP car park accessed via New College Street. The building currently does not respond to its prominent location and proximity to large scale developments - in its current state it is subservient to its surroundings.

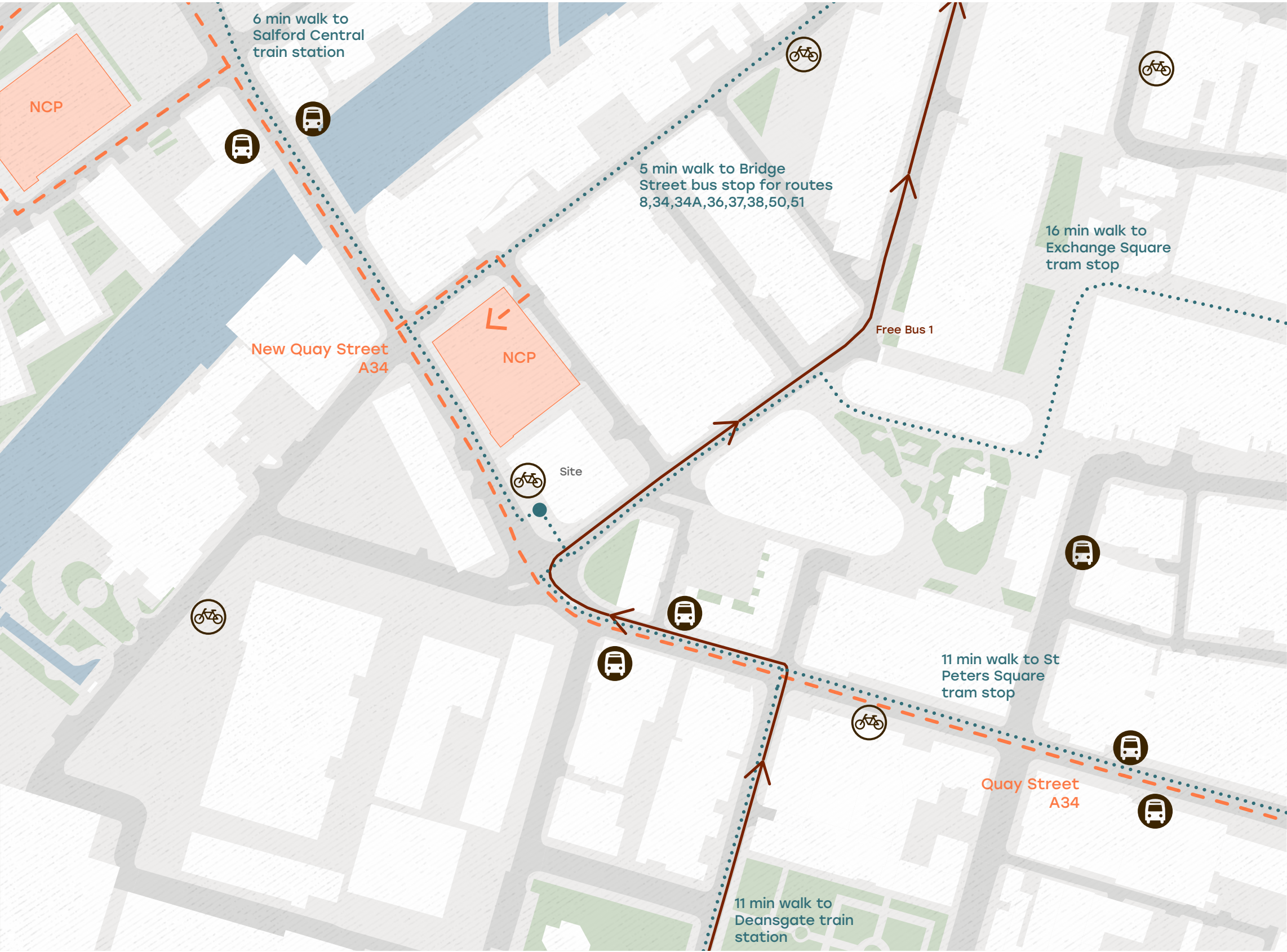


TRANSPORT CONNECTIONS

The location of the site offers wide transport connections to the rest of Manchester City Centre and beyond.

The exiting E-bikes located next to the site promotes sustainable modes of transport and there are local links to the free Manchester city centre link bus.

Other bus routes are a short walk away as well as Salford Central train station and metro stops at Deansgate and Exchange Square.



- E-bikes
- Bus Stop
- Bus Route
- Primary Vehicular Route
- Walking Distance

HISTORIC CONTEXT

The application site context is characterised predominantly by modern and late 20th century commercial buildings, including the NCP Car Park to the north-west, 1 Hardman Boulevard to the north-east, 3 Hardman Square to the east, the buildings at Enterprise City to the south-east, and a series of new buildings to the south and west within the St John’s neighbourhood area, comprising a mixture of cultural, commercial and residential buildings.

The Site is not located within a Conservation Area, nor does it contain any statutorily listed buildings. The Site is, however, close to a number of heritage assets, the settings of which have the potential to be affected by the Proposed Development. The assessment considers a 250m study area identifying heritage assets within the local area. Three Conservation Areas are noted within the study area and 17 listed buildings.

The building will seek to respond to the local historical context through the composition of the facade and its materiality.

The Site

Conservation Areas

Grade II Listed Buildings

Grade I Listed Buildings











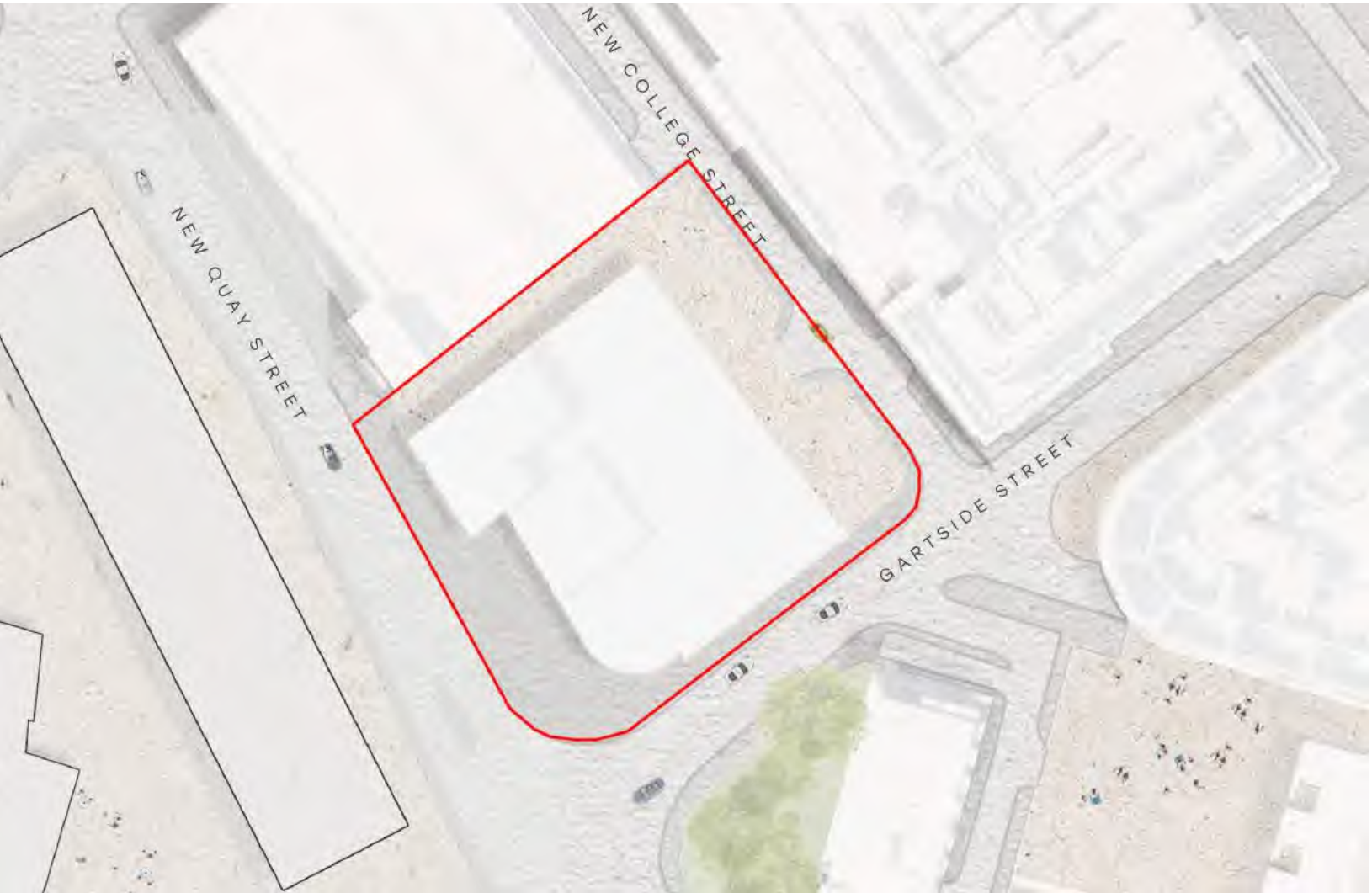
PLANNING CONTEXT

MCC’s Adopted Development Plan

The Development Plan for Manchester comprises the Manchester Core Strategy (adopted July 2012) and saved policies from the Unitary Development Plan (UDP) (adopted 2004). The Supporting Planning Statement prepared by Asteer Planning provides a full assessment of the proposals against all relevant policies, and this Section of the DAS summarises the policies that are most relevant to the design of the scheme.

The Core Strategy contains a number of design-based policies to guide development within Manchester which have been taken into consideration in the design of the proposed development and are summarised below.

- Policy **DM 1** (‘Development Management’) states all new development should have regard to appropriate siting, layout, scale, form, massing and material, effects on amenity, including privacy, light, noise, vibration, air quality and accessibility, community safety and crime prevention, refuse storage and collection, vehicular access and car parking and flood risk and drainage.
- Policy **CC6** (‘City Centre High Density Development’) notes that City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency.
- Policy **CC8** (‘Change and Renewal’) states that developments which make significant contributions to the City Centre’s role in terms of employment will be supported, subject to the proposal’s impact on key aspects of the City’s heritage and character.
- Policy **CC9** (‘Design and Heritage’) notes that the design of new buildings will need to be of the highest standard in terms of appearance and function. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form.
- Policy **EN2** (‘Tall Buildings’) states that proposals for tall buildings will be supported where it can be demonstrated that they:
 - o Are of excellent design quality;
 - o Are appropriately located;
 - o Contribute positively to sustainability;
 - o Contribute positively to place making; and
 - o Will bring significant regeneration benefits.



National Planning Policy Framework (2021)

The revised National Planning Policy Framework (“NPPF”) was published in 2018, and updated in July 2021. The NPPF is a material consideration in the determination of planning applications, and the below policies focus on design.

- **Paragraph 126** states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- **Paragraph 132** notes that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community.

PRE APPLICATION ENGAGEMENT

During the design process we have engaged with Manchester City Council Planning Department on four occasions.

Each pre application meeting has allowed us to present key aspects of the proposal and address any comments prior to the full planning application being submitted.

We have bullet pointed the items discussed.

PRE APPLICATION 1: AUGUST 2021

- HBD’s vision
- Principle of redevelopment of the site for office use
- Site analysis
- Early scale and massing concept
- Early material palette and concept

PRE APPLICATION 3: FEBRUARY 2023

- Sustainability Targets
- Detailed Facade Study
- Rooftop Pavilion
- Typical Floor plans

PRE APPLICATION 2: OCTOBER 2021

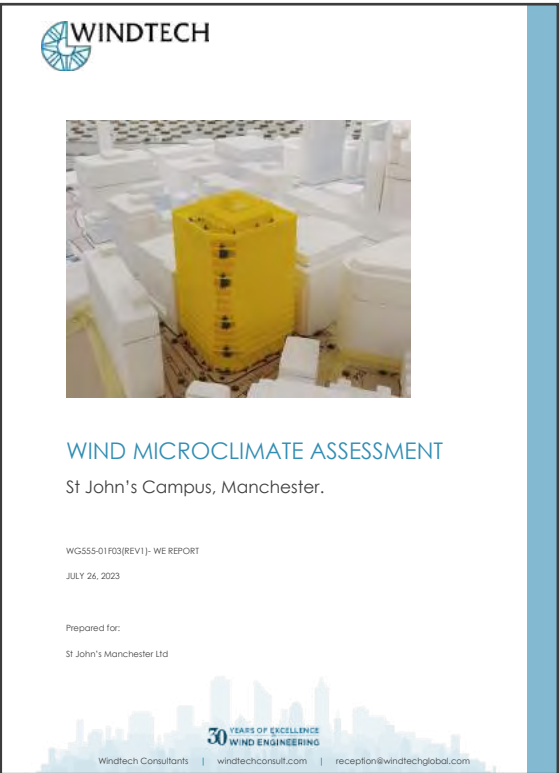
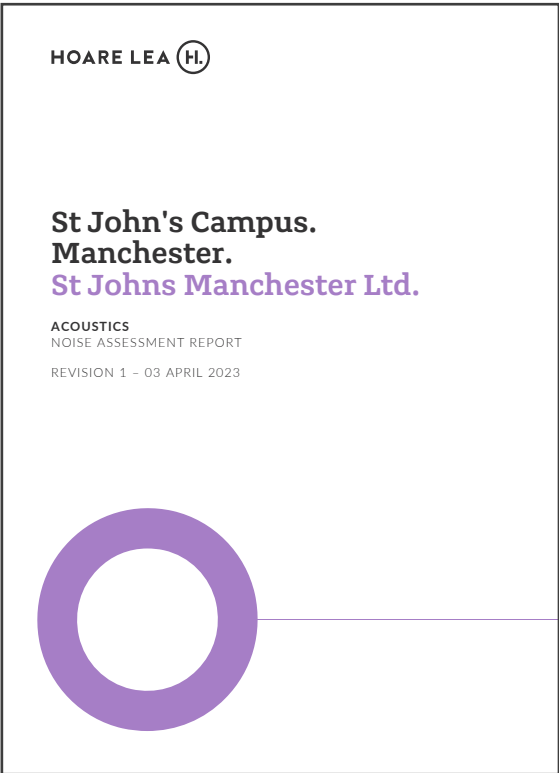
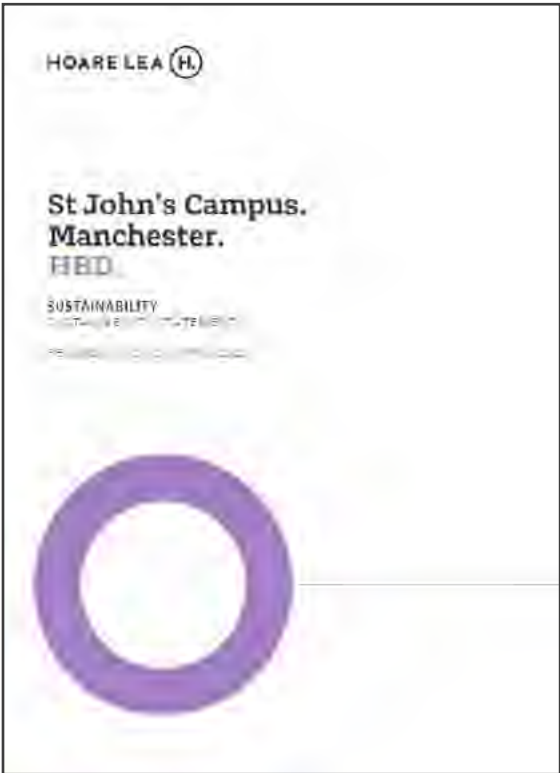
- Townscape analysis
- Scale and massing established
- Facade concept
- Access and servicing

PRE APPLICATION 4: AUGUST 2023

- Materiality
- Consultation Scope

TECHNICAL BASELINE

A suite of technical reports have been submitted with the application and have informed the design development. The key technical considerations are summarised below.



NOISE AND AIR QUALITY

A Noise Impact Assessment has been prepared by Hoare Lee, and has been assessed against the required acoustic criteria, including MCC Adopted Planning Policy. An environmental noise survey was carried out at the site to establish the prevailing environmental noise conditions local to the site. The survey was undertaken so as to determine building services plant noise and amplified sound emission limits. The dominant noise source on site was noted to be due to road traffic on the local road network. The necessary noise limits are considered achievable with the associated plant selections.

An Air Quality Assessment, prepared by BWB Consulting has been submitted as part of the application. The assessment considers construction phase dust impacts and operational phase road traffic emissions. A qualitative construction phase dust assessment was undertaken in accordance with relevant guidance. An operational phase road traffic emissions screening assessment was also undertaken to consider the requirement for a detailed assessment of additional vehicles generated by the proposed development. In addition, pollutant concentrations were predicted across the Site to inform the ventilation strategy. The proposed development was screened using the IAQM and EPUK two stage screening process and the proposed development did not exceed the relevant screening criteria for development within an AQMA and therefore a detailed assessment was not required. The impact of the proposed development on local air quality was therefore considered to be ‘not significant’. Concentrations of NO2, PM10 and PM2.5 were all predicted to be below the relevant air quality objectives.

Furthermore, Hoare Lea have also prepared a Noise Impact Assessment and this has been submitted as part of the application. An Environmental Noise Survey was carried out in May 2022 to identify representative background sound levels. Based on BS 4142:2014 and Manchester City Council guidance, all plant, equipment and machinery associated with the development shall be controlled to ensure that the overall sound pressure levels at 1 m from the façade of the nearest noise sensitive premises do not exceed the relevant levels. Based on the current plant selections, the noise limits are considered achievable, subject to detailed design development and final plant selections.

WIND

A Wind Microclimate Assessment prepared by Windtech has been prepared and submitted to accompany this application.

The assessment test four scenarios which include:

- Scenario 1 – The Existing Site with Existing Surrounds;
- Scenario 2 – The Proposed Development with Existing Surrounds;
- Scenario 3 – The Proposed Development with Future Surrounds; and
- Scenario 4 - The Proposed Development with Existing Surrounds and Mitigation.

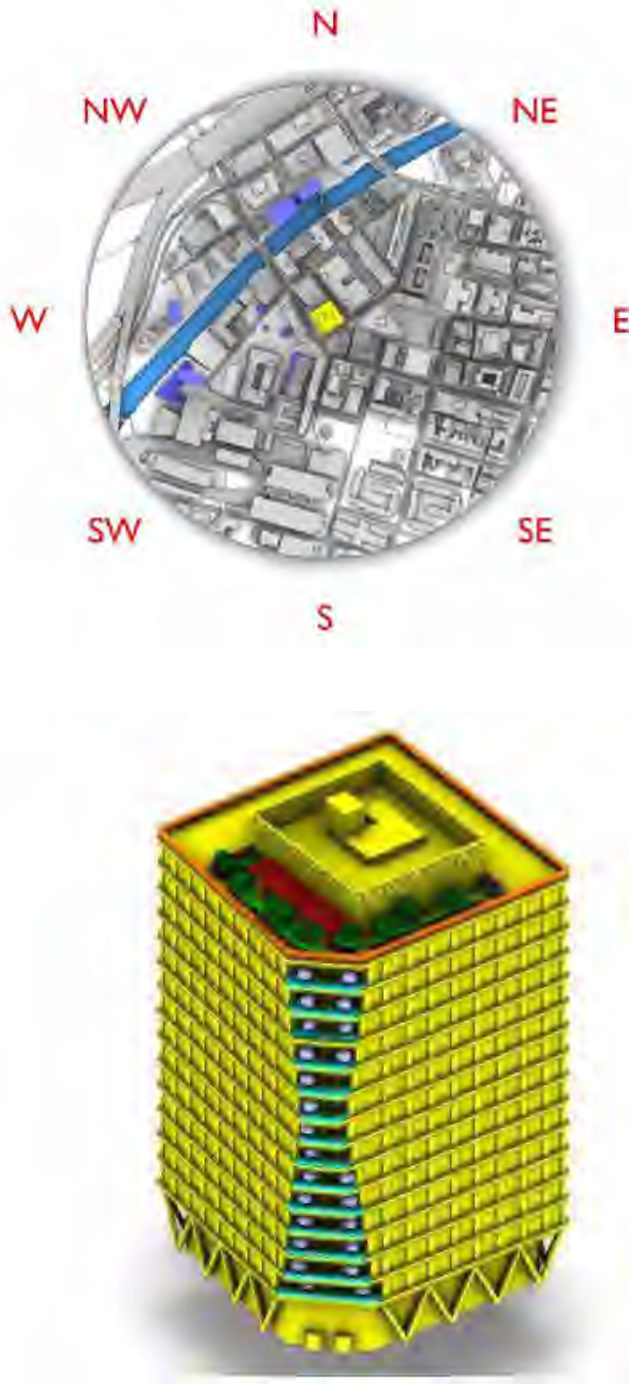
The assessment concludes that without mitigation, the wind conditions for all scenarios are considered safe in all areas and suitable for the intended use in most areas. Where some areas are considered ‘unsuitable’ for the intended use, it is important to note that the wind conditions are only one category above the comfort requirement.

With mitigation on the elevated levels, the wind conditions on the elevated levels improve and remain safe. Again however, there are some areas where the wind conditions remain unsuitable for the intended use.

Areas where the conditions are considered unsuitable are areas of the development unlikely to be significantly utilised as they comprise secondary entrances to the site and fire exits.

Without mitigation, the wind conditions are safe in all areas and suitable for the intended use in most areas.

Overall, the proposed development will not result in any significant adverse wind effects and conditions are expected to be suitable for all intended uses, in accordance with Core Strategy Policy EN 2.



TRANSPORT

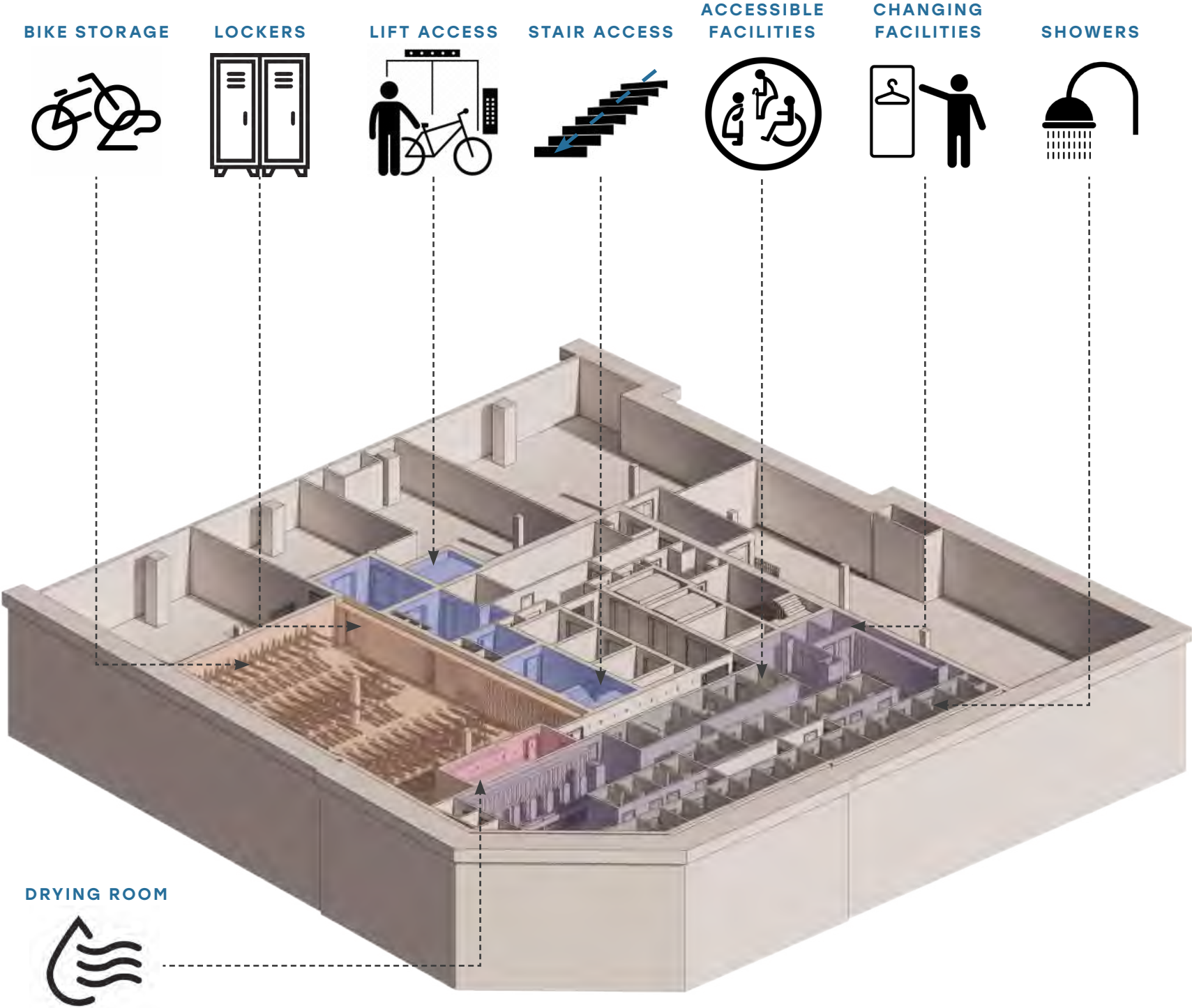
A Transport Statement and Travel Plan has been submitted with this application, prepared by Mode Transport Planning. The Transport Statement concludes that the site is located to take full advantage of the sustainable transport modes, with easy access by walking, cycling, bus, light rail and rail. A suitable servicing and delivery strategy is proposed from New College Street, and secure cycle parking is proposed for users of the building. A car free scheme has been deemed suitable based on policy and surrounding car park provision. The assessment shows that there is no evidence to show the proposals will result in a detrimental impact on highway safety.

The submitted Travel Plan targets combating over-dependency on cars by boosting and encouraging alternatives to private car use, following these broad objectives:

- Working to promote sustainable and active travel to the site for all staff members;
- To instil a culture of sustainable travel behaviour amongst staff members on the site; and
- To promote healthy lifestyles and raise awareness about the benefits of utilising sustainable travel opportunities.

These objectives will bring forward employee benefits, operator benefits and wider community benefits, including health benefits associated with walking and cycling, and on-going reductions in vehicular generated traffic on the local highway network.

A Travel Plan coordinator will be appointed upon occupation of the building, The TPC will be responsible for overseeing the management, development, implementation, monitoring and review of their Travel Plan on behalf of the applicant. The TPC position will be in place for a minimum of 5-years. The adopted Travel Plan will look to promote sustainable transport initiatives through suitable marketing exercise to all occupiers, suitable travel information and travel database, and promote the use of public transport, cycling and car sharing. The update of such initiatives will be monitored by the appointed coordinator.



HERITAGE

A Heritage Statement has been prepared by Heritage Architecture Ltd. The assessment notes that the sites context is characterised predominantly by modern and late 20th century commercial buildings, including the NCP Car Park to the north-west, 1 Hardman Boulevard to the north-east, 3 Hardman Square to the east, the buildings at Enterprise City to the south-east, and a series of new buildings to the south and west within the St John’s neighbourhood area, comprising a mixture of cultural, commercial and residential buildings.

The Site is not located within a Conservation Area, nor does it contain any statutorily listed buildings. The Site is, however, close to a number of heritage assets, the settings of which have the potential to be affected the Proposed Development. The assessment considers a 250m study area identifying heritage assets within the local area. Three Conservation Areas are noted within the study area and 17 listed buildings.

The Statement includes a Heritage Impact Assessment which is informed by a baseline significance appraisal and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011). The assessment notes a number of neutral and minor beneficial impacts as a result of the proposals on nearby heritage assets, and no impacts identified as negative or severe. The assessment notes that the proposals will herald further investment within Manchester and make a positive contribution to its sense of vitality and regeneration. Consequently, the proposal complies with relevant national and local policy.



1794 - A Plan of Manchester and Salford by William Green



1850-51 - Adshead’s Illustrated Maps of the Townships of Manchester



1891 - Ordnance Survey Map



1908 - Ordnance Survey Map



1932-5 - Ordnance Survey Map



1957 - Ordnance Survey

Images taken from the Heritage Statement undertaken by Stephen Levrant Heritage Architecture Ltd.

ENERGY AND SUSTAINABILITY

An Energy Statement prepared by Hoare Lee has been submitted with the application and prepared by Hoare Lee. The statement notes that passive design and energy efficiency measures will provide the cornerstone to the energy demand and CO2 emission reduction achieved for the proposed development. This report evaluates the Proposed Development against the energy hierarchy; be lean, be clean and be green.

The building fabric performance and engineering systems have been optimised in order to use less energy prior to the inclusion or consideration of Low and Zero Carbon (LZC) technology. The majority of the buildings energy is electrically fuelled, and benefits from the continued de carbonisation of the national grid. The energy strategy identified that the use of Air Source Heat Pumps (ASHP) in combination with energy generating PV panels can provide a substantial reduction in regulated carbon dioxide emissions, and are as such a proposed measure.

The energy strategy demonstrates that the Proposed Development achieves a reduction, over the Part L 2021 baseline, of 22.5%. As such, the proposed building’s energy performance exceeds Policy EN6 within the Manchester Core Strategy document. The proposed energy strategy in this report ties in closely with Manchester City Councils carbon zero 2028 / 2038 targets.

The submitted Sustainability Strategy, also prepared by Hoare Lee notes the key targets and strategies applied to the proposals:

- BREEAM “Excellent” rating under New Construction 2018 (version 6) Shell and Core – Offices;
- WELL “Platinum” enabled for the core/base build;
- Upfront embodied carbon 600kgCO2e/m2 (Lifecycle modules A1-A5) to align with Manchester’s Roadmap to Net Zero Carbon; and
- NABERS (Design for Performance) 5.5* rating.

The strategy demonstrates that the proposals can achieve the above targets through adopted Passive Design Measures, energy efficient building services, and the provision of low carbon and renewable energy sources.



SITE CHALLENGES

Proximity of the NCP carpark to the North of the site. A fire and maintenance requirement of minimum 1m between buildings is required.

Demolition of an existing building and extent of services around the site, inclusive of existing substation.

City centre location with a number of logistical complexities.

The site sits alongside Castlefield Conservation Area.

Understanding the best access route for services. New College St acts as a side street to the site, making it the preferred location for a lay-by.

Addressing a busy junction that provides access to and from Manchester City Centre.

ST JOHN'S
MASTERPLAN

SPINNINGFIELDS

QUAY STREET

NEW COLLEGE STREET

GARTSIDE STREET

WATER STREET

ATHERTON STREET



SITE OPPORTUNITIES

Enhancement of the public realm in and around the site.

Embrace the areas rich architectural heritage and quality.

Addressing sustainability and well-being by utilising the site orientation and location.

The building has an opportunity to respond to scale and massing of surrounding developments such as St John's Masterplan and Spinningfields.

Opportunity for extensive views across Manchester and Salford.

Possibility of providing visual connections and links to the wider St John's neighbourhood.

Creation of a landmark building at a busy city centre intersection.

ST JOHN'S
MASTERPLAN

SPINNINGFIELDS

WATER STREET

QUAY STREET

NEW COLLEGE STREET

GARTSIDE STREET

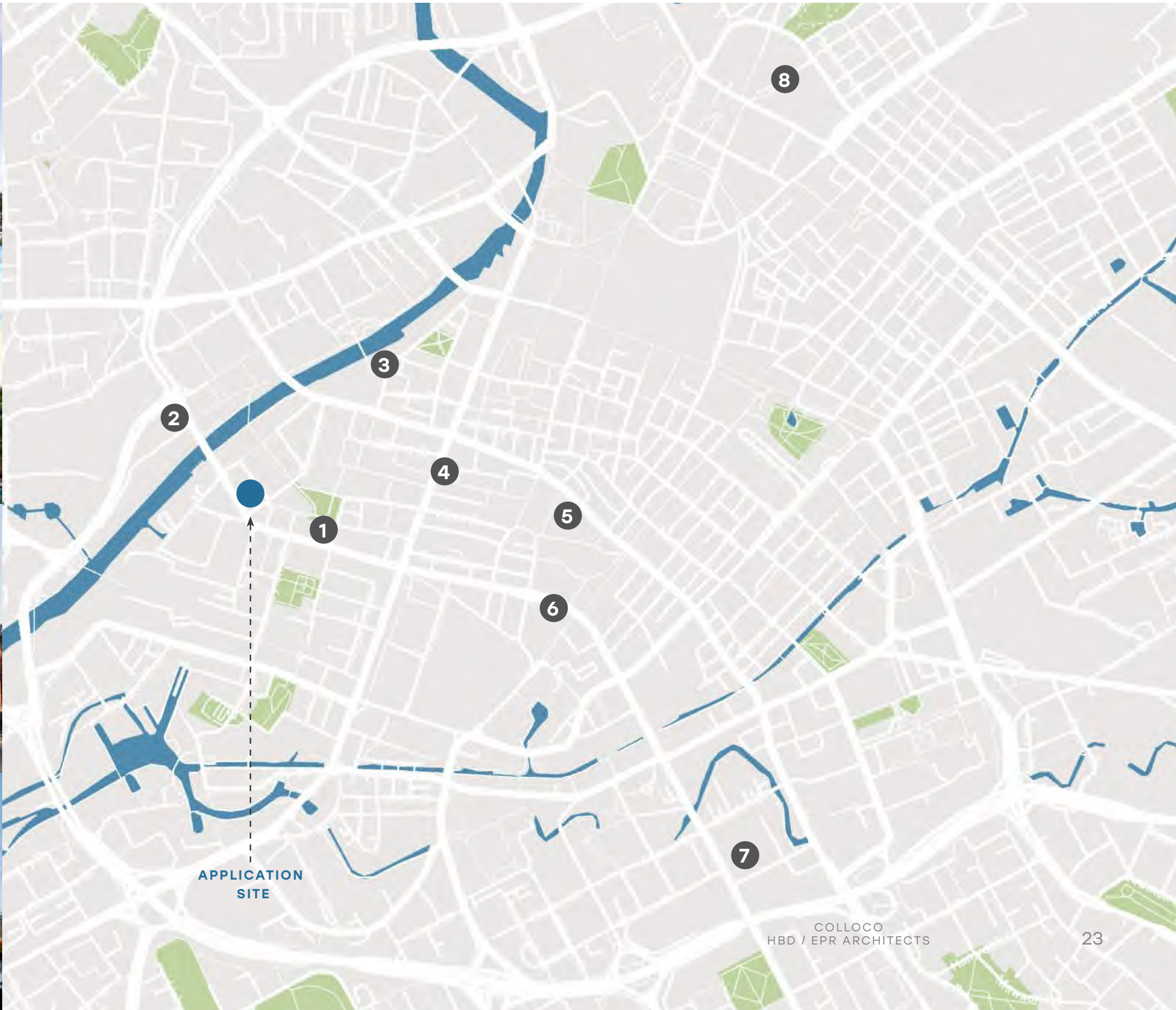
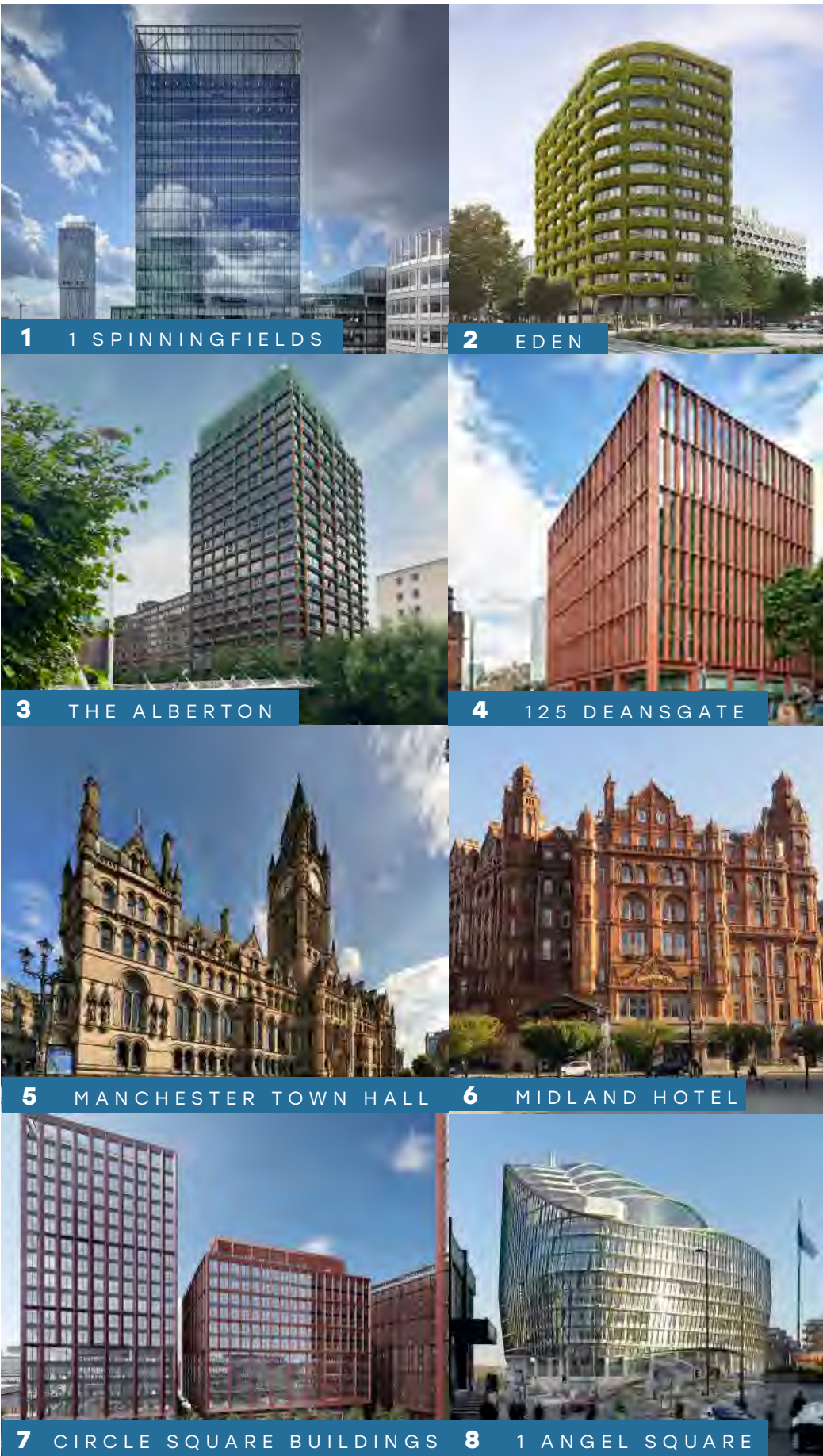
QUAY STREET

ATHERTON STREET



MANCHESTERS LANDMARKS

Manchester city centre has many landmark buildings, a number of which are commercial. We have analysed a selection of built and future buildings, focusing on what makes them landmark worthy.



1 SPINNINGFIELDS



DESCRIPTION

No 1 Spinningfields is a 19 storey office tower hosting a mix of expansive floor plates at lower levels with smaller, easily subdivided floor plates on the upper levels.

ICONIC FEATURES

- The building is supported by trusses that are visible through the glazing.
- Three cantilevered façades.
- Double-height glazed roof terrace.
- The façades incorporate different solar coatings in response to it's orientation to reduce overheating and maximise natural light transmission.



EDEN BUILDING



DESCRIPTION

Eden is set to be a 12 storey office development with sustainability and net zero carbon design at its core

ICONIC FEATURES

- Europe's biggest green wall facade designed and built in accordance with Passivhaus principles, as well as creating a strong visual connection to the local green spaces.
- Targeting BREEAM Outstanding
- Rounded corner connecting the primary elevations and reducing the impression of mass.
- Double height ground floor activating the surrounding public space.



THE ALBERTON



DESCRIPTION

The Alberton is set to create a Pioneer office building with community and innovation at its heart, becoming an iconic stand out feature on the local skyline.

ICONIC FEATURES

- The UK's highest workspace pool situated on the 18th and top floor offering views across the city.
- Brick and copper materiality creating a warehouse-inspired aesthetic and paying tribute to the site's industrial heritage.
- Publicly accessible ground floor enhancing the surrounding public realm.



125 DEANS_GATE



DESCRIPTION

125 Deansgate is a serviced office facility that offers flexible work spaces arranged over 11 column-free floors.

ICONIC FEATURES

- Strikingly crafted elevations clad in rich terracotta panels echoing the industrial and historical character of Deansgate.
- The arrangement of distinct red clay tiles lends a strong vertical expression.



MANCHESTER TOWN HALL



DESCRIPTION

Manchester Town Hall was completed in 1877 after nine years in construction and the laying of 1 million bricks. An eight storey extension was later built between 1934 and 1938.

ICONIC FEATURES

- The original building was designed by Architect Alfred Waterhouse in the Neo-Gothic style and is considered as one of the finest examples of Neo-Gothic architecture in the United Kingdom, and is one of the most important Grade I Listed buildings in England.
- The clock tower in the centre of the building is 87 meters tall and is the town hall’s most distinctive feature.
- The extension connects to the original Town Hall via two covered bridges at the first-floor level.



MIDLAND HOTEL, MANCHESTER



DESCRIPTION

The Midland Hotel Manchester was designed by architect Charles Trubshaw and was built between 1898 and 1903 at a cost of over £1 million. Since its opening, The Midland Hotel has been regarded as one of Manchester’s grandest hotels.

ICONIC FEATURES

- The Midland Hotel has been recognised as a Grade II listed English Heritage building.
- The hotel features a solid steel structure constructed from brown terracotta, red brick and a variety of polished granite.



CIRCLE SQUARE BUILDINGS



DESCRIPTION

The Circle Square buildings were designed to provide fully flexible and adaptable office space with ground and first floor retail.

ICONIC FEATURES

- Cantilevered frontages create an articulated base allowing covered walkways around the building.
- Terracotta panels reflect the character of the surrounding historical buildings.



1 ANGEL SQUARE



DESCRIPTION

1 Angel Square is the largest office building in Manchester providing column-free office space designed for maximum flexibility.

ICONIC FEATURES

- Double-skin facade curves both horizontally and vertically around the building.
- The exterior aluminium structure has been anodised in a bronze finish allowing it to shimmer in the sun.
- The walls are severed from the tenth floor by a series of stepped terraces.
- BREEAM Outstanding (score: 95.32%).
- Power is supplied from a bio-fuel co-generation plant.
- Double skinned façade to minimise heating and cooling.



3.0 DESIGN DEVELOPMENT



RESPONDING TO CONTEXT AND HERITAGE

Our proposals take inspiration from the rich, eclectic character of the surrounding area, from the expansive Victorian terraces of Deansgate Terrace and historic former Great Northern Warehouse to the Castlefield Viaduct. Our approach is to create a distinctive Mancunian building with its own identity founded on the fortitude and grit of its industrial heritage.

RESPONDING TO CONTEXT AND HERITAGE

LOCAL INDUSTRIAL BUILDING TYPOLOGY FAÇADE STUDY

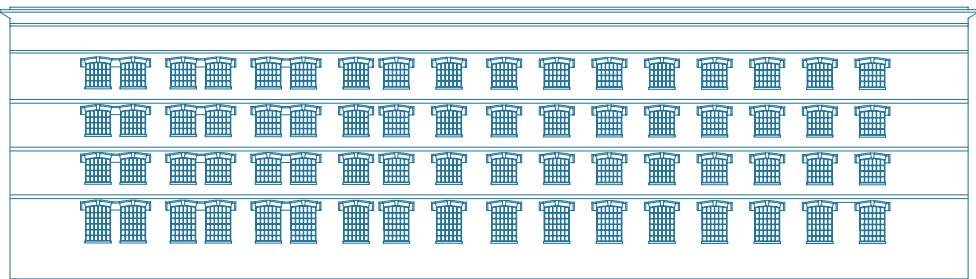
Manchesters vernacular features a number of Victorian warehouses, showcasing the much loved terracotta brick. Victorian Warehouse facades have distinct characteristics of symmetry and order. The facades are well proportioned with repeating fenestrations, commonly in a crittal style arrangement. We can also start to see these proportions featuring in new architecture across the city. Below is a study of the glazing to solid ratios within the local context of the site. At an early stage it was clear that to achieve our ambitious sustainability targets the ratios of glazing to solid needed to be considered from the off set.

WORSLEY MILL, CASTLEFIELD



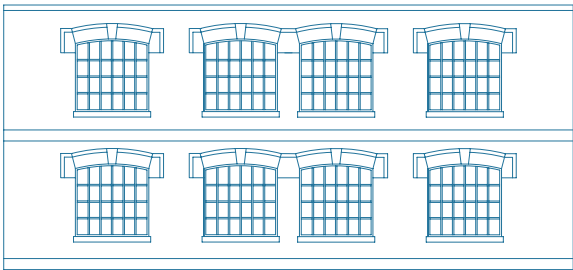
GLAZED TO SOLID RATIO: 1 : 2.6
DISTANCE FROM SITE: 700m

THE GREAT NORTHERN WAREHOUSE



GLAZED TO SOLID RATIO: 1 : 4.5
DISTANCE FROM SITE: 480m

THE SCIENCE AND INDUSTRY MUSEUM



GLAZED TO SOLID RATIO: 1 : 2.6
DISTANCE FROM SITE: 220m

A NEW WAREHOUSE AESTHETIC

The design will celebrate the proportions and order of Victorian warehouse architecture and the honesty and grit of industrial exposed structure, whilst introducing contemporary materials and colours, to create the new warehouse aesthetic.

Here are some examples showcasing high quality design, using glazed bricks and exposed structure.



1. 40 BEAK STREET, LONDON



2. 837 WASHINGTON ST, NEW YORK



3. TOWN HOUSE, LISBON



4. 40 BEAK STREET, LONDON



5. 11 MAPLETON CRESCENT, LONDON

MASSING CONCEPT

The site context offers a varied range of building height, from 21 storeys to 3 storeys.

We have responded to the emerging context and key intersection located to the south of the site. Consideration of form and connectivity to the surrounding context has driven the following massing studies.



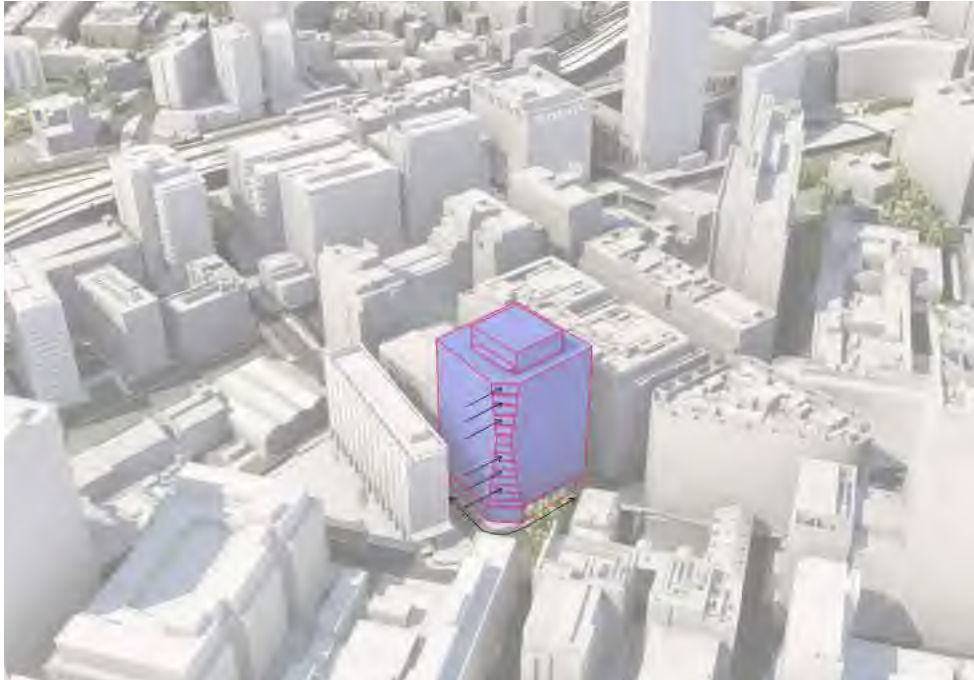
Existing massing



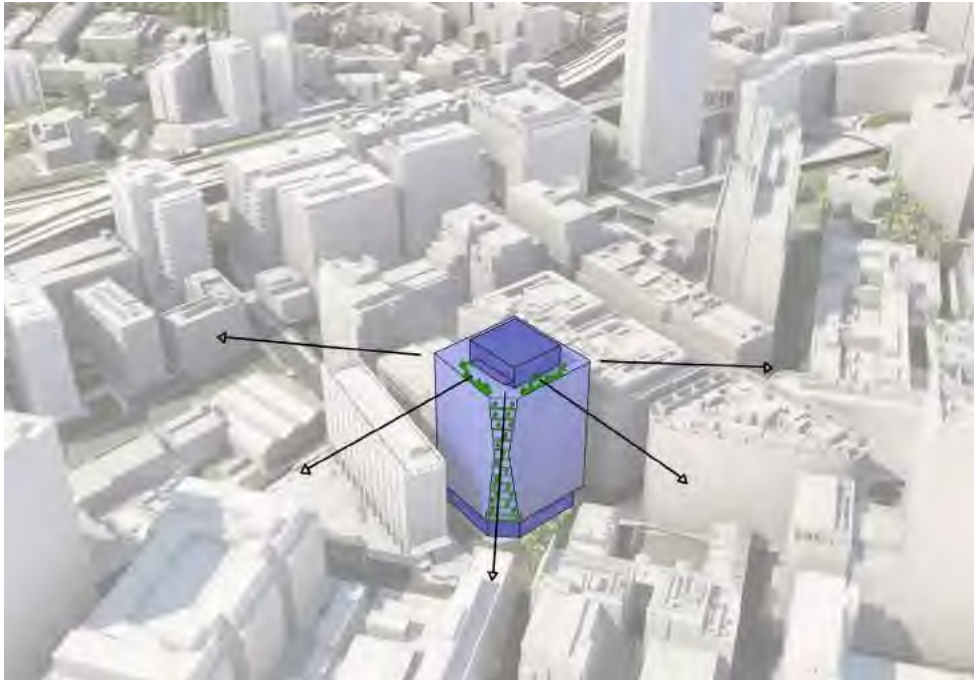
Emerging massing



Identify appropriate massing



To refine the massing, we have created a stepped detail which adds interest and helps soften this key corner of the site.



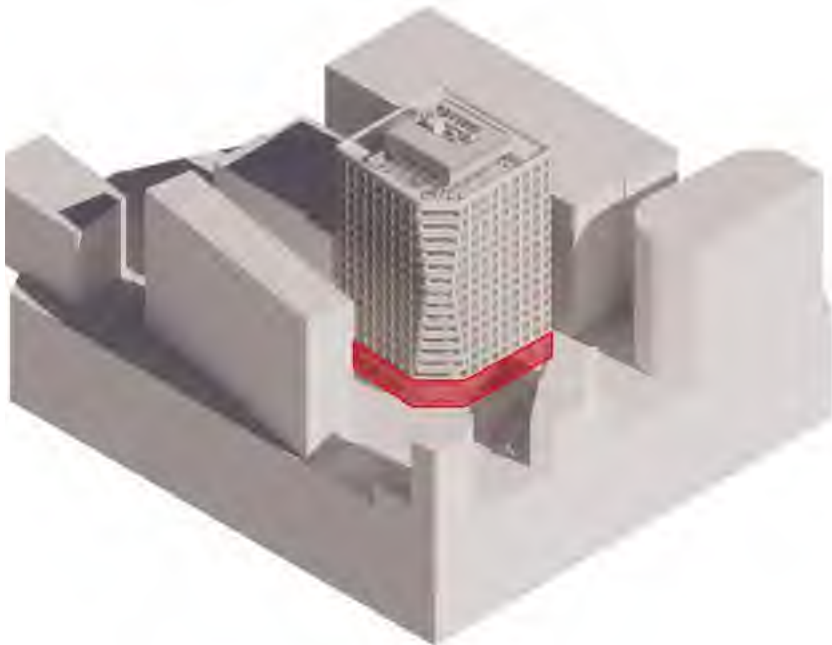
By stepping back the top floor we have introduced a roof top pavilion and terrace. The stepped detail up the building and terrace has created an opportunity to utilise the views and seamlessly connect indoor with outdoor space.

KEY DESIGN ATTRIBUTES

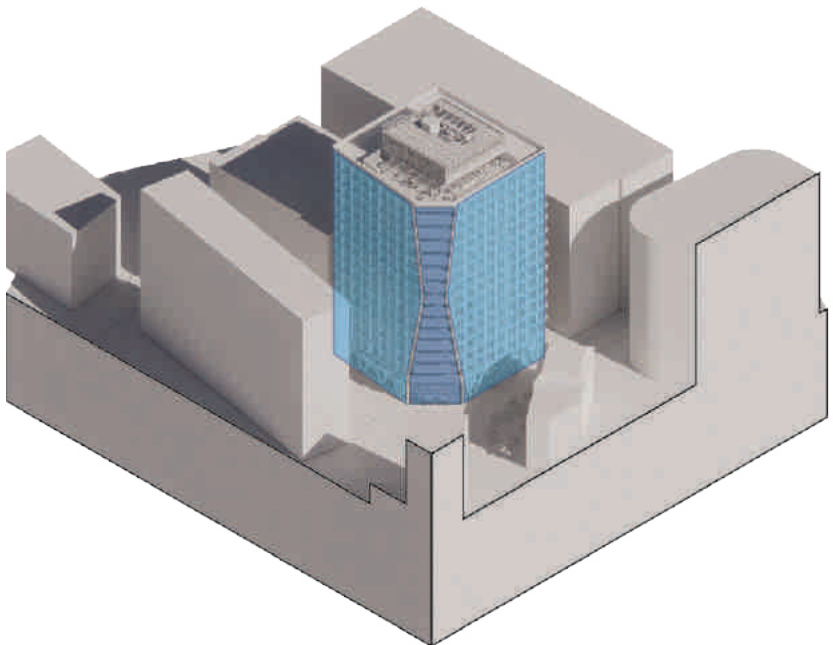
The proposed building design has focused on some key attributes, which include -

- Connection with the sites prominent location
- Efficiency and adaptability
- Contributing to the health and well-being of users and the city

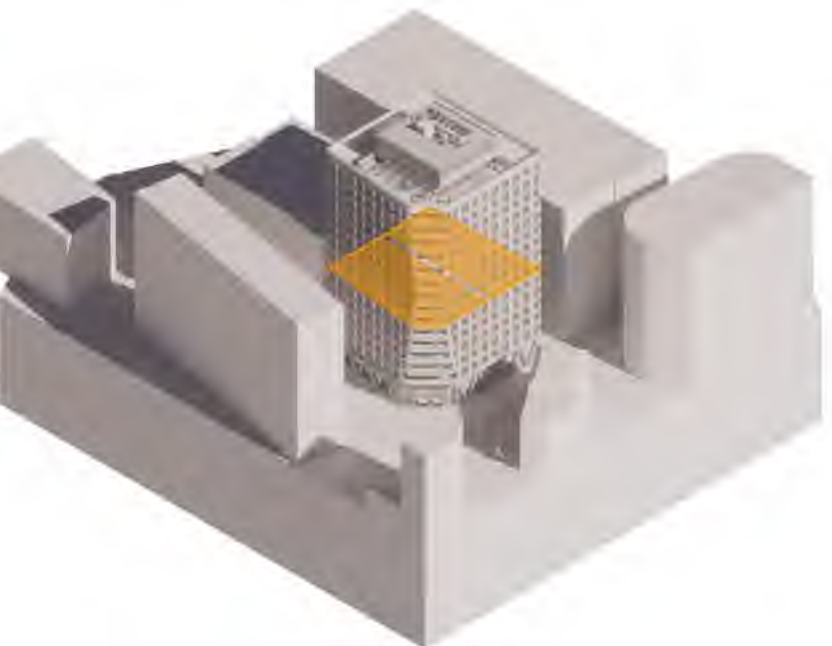
We have identified how we have achieved these in these diagrammatic studies.



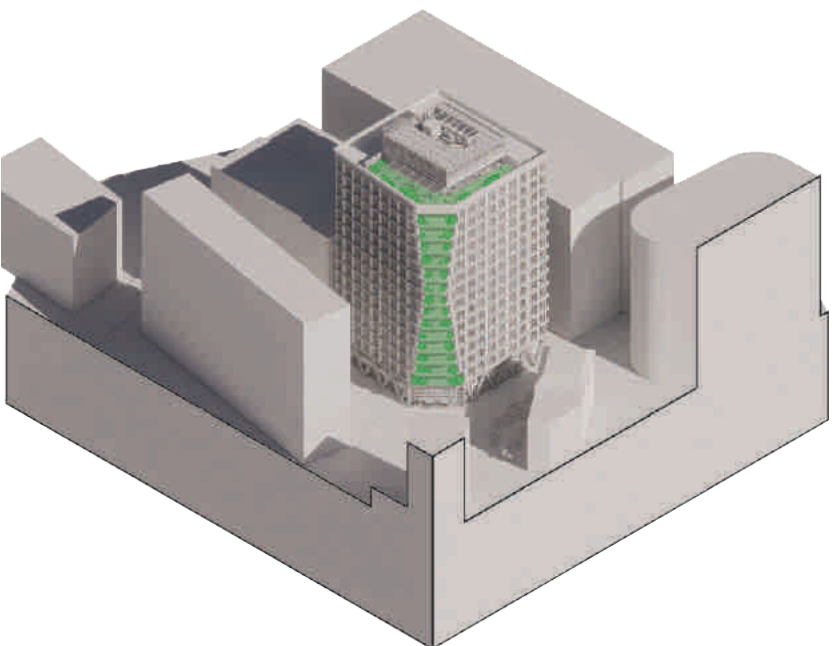
The Ground Floor offers active frontages to New Quay St and Gartside St with extensive amenity space



The south of the building is the principal elevation, providing interest and environmental benefits.



The floor-plates offer flexibility through split tenancy offerings around a central core.



The balconies to the south of the building and the terrace promote health and well-being for building users.

4.0 PROPOSED DESIGN

PROPOSAL OVERVIEW

SUMMARY:

The proposal is for a 16 storey (Exclusive of Basement) office building (use class E(g)) with associated amenity and enhanced public realm at the ground floor, (use class E).

OVERALL SITE AREA:

Area within the red line site boundary – 0.2168 hectares

TOTAL BUILDING GIA

25,907 sqm

BREAKDOWN OF OFFICE FLOOR SPACE:

GIA of Basement (Cycle/changing) 480 sqm

GIA of Typical Floor (Level 6) – 1,527 sqm

GIA Roof Top Pavilion Level - 463 sqm

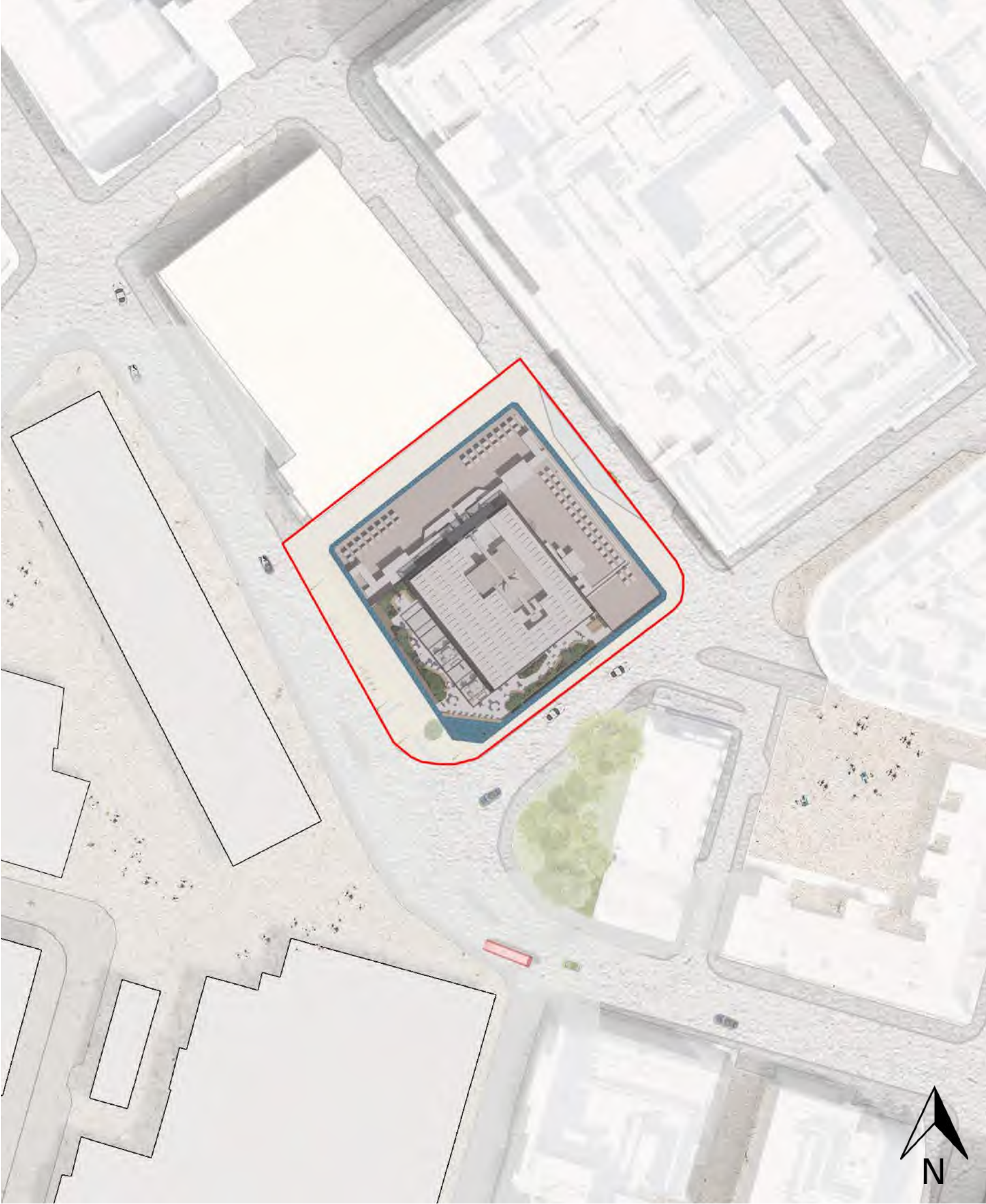
TOTAL OFFICE SPACE GIA:

22,690 sqm

FLEXIBLE COMMERICAL SPACE GF:

GIA Ground Floor - 1357 sqm

GIA - 672 sqm flexible commercial space



SITE

The south of the site fronts onto a busy intersection, connecting New Quay St and Gartside Street. To the north is Spinningfields, NCP Carpark and New College St.

The footprint of the building maximises the use of the site whilst retaining a minimum 2-meter distance from kerb edge to building. At ground and first floor we have stepped the façade back, along New Quay St and Gartside Street, creating a generous ground floor pedestrian footway.

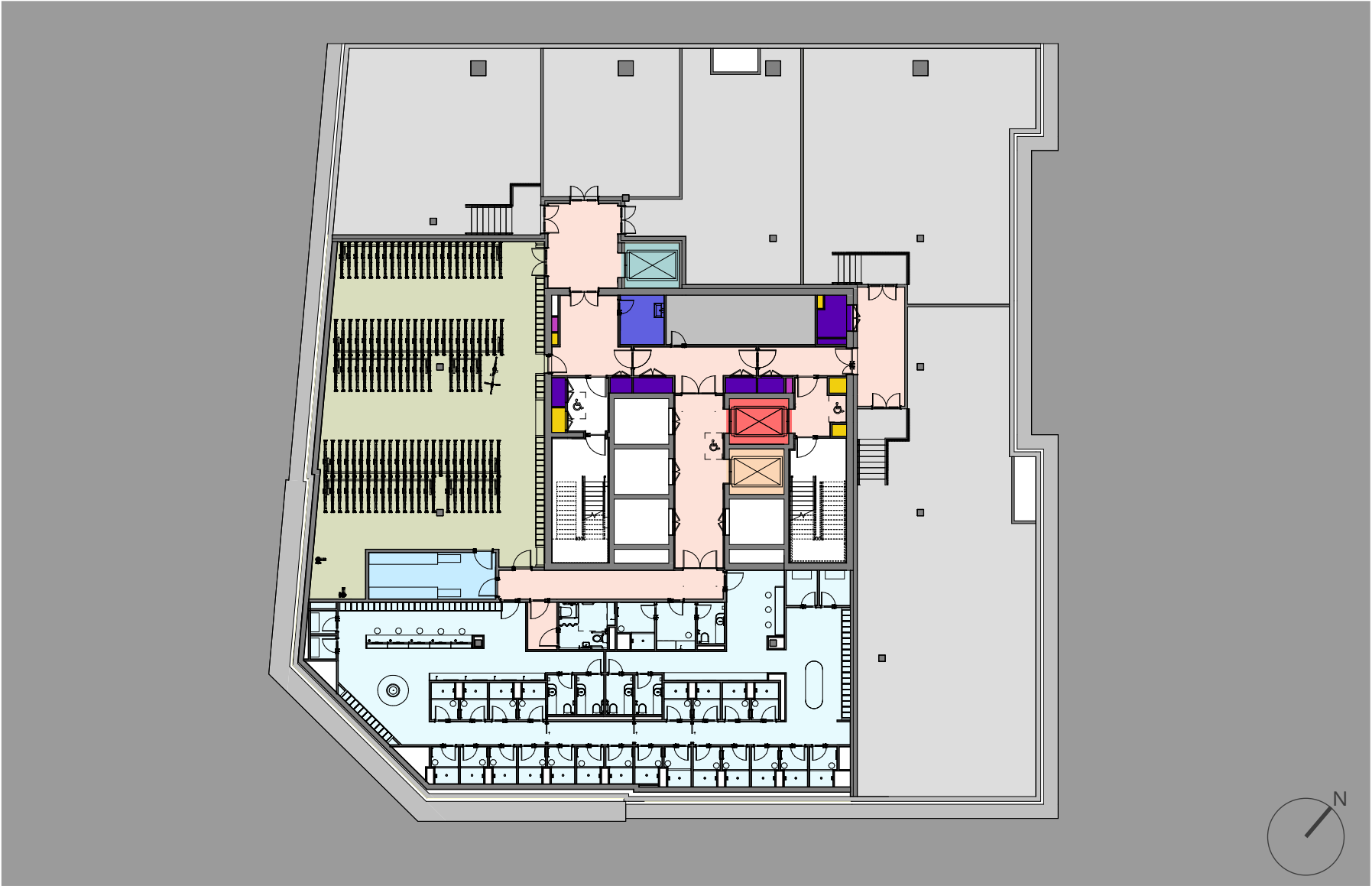
In response to the busy intersection, the building mass has been stepped at the corner, creating an element of interest fronting onto this key node. The central position of the core has created the opportunity to include, up to, three flexible commercial units (use class E), fronting onto New Quay Street and Gartside Street. The use of these spaces will help activate the street and allow the building to engage with its surrounding context. The flexible units will be accessed via the main reception, however two of the units also have the benefit of having their own separate access located on the west and east corners.

Located on the more subservient New College Street we have introduced a service layby, which has allowed us to locate the ‘back of house’ accommodation, such as refuse store and plant to the north of the site.

The building consists of a basement, ground floor + 15 Office levels and a 16th floor roof top pavilion, offering an amenity space for building users. The roof top pavilion has been stepped back from the main building mass, creating an outdoor terrace and much needed additional plant space.



- | | | | |
|---|--------------------------|---|------------------------------|
|  | Main Building Entrance |  | Indicative f&b unit 1 |
|  | Indicative f&b access |  | Indicative f&b unit 2 |
|  | Dedicated Cycle Entrance |  | Indicative f&b unit 3 |
|  | Active frontage |  | BoH / services accommodation |
|  | Functional Frontage | | |



not to scale

BASEMENT

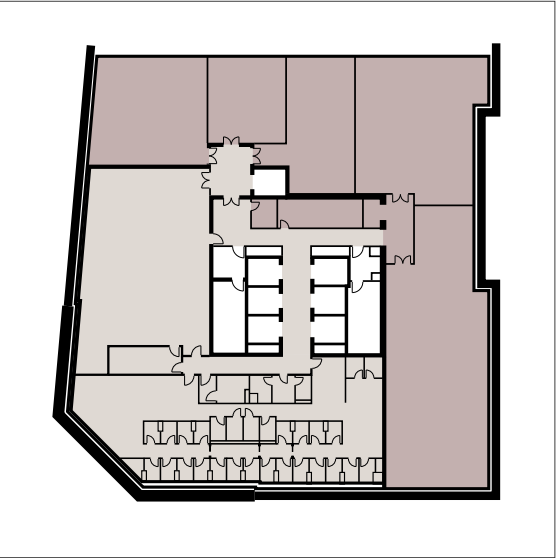
The Basement hosts required plant space to the north and bike storage and changing facilities to the south.

The bike storage offers above the recommended provision of spaces including oversized disability tricycle spaces, as well as a bike maintenance area. The changing facilities include showers and a designated drying room, all of which help promote and encourage good health and well-being for building users.

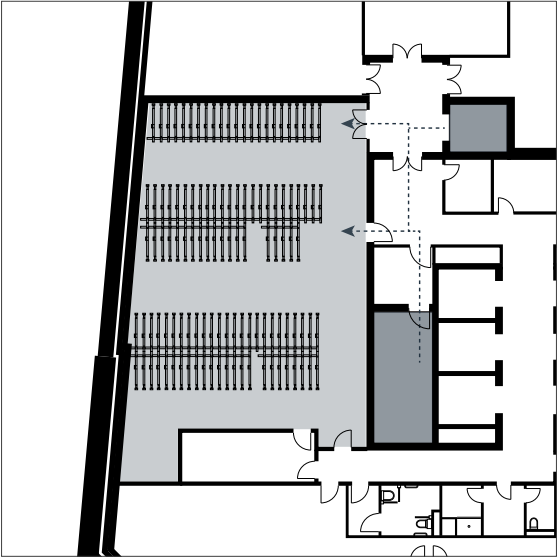
Access to the basement is via stairs with a cycle track or through the designated cycle lift. Two additional lifts can be utilised by accessible users for a front of house experience to changing facilities.

The changing facilities are gender specific with additional non-binary and accessible facilities available. They all offer a hospitality feel experience with showers, WC’s, changing areas, private changing cubicles, vanity and lockers. There is also an adjustable pocket door to the showers, allowing the ratio of male and female showers to be altered, based on demand.

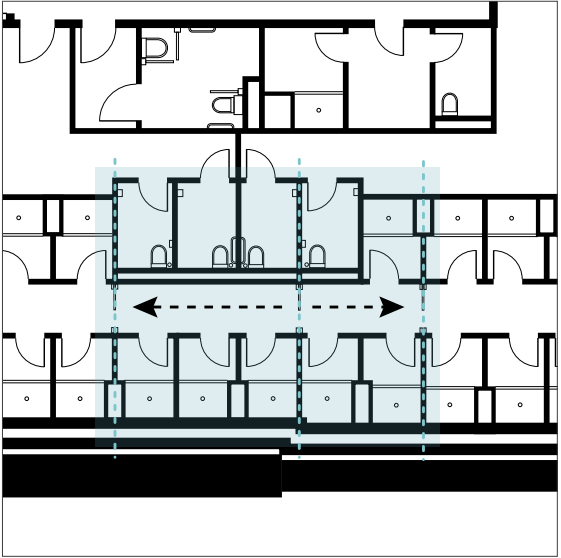
Cycle Stores: 231 (230 in two tier cycle racks + 1 accessible cycle space)



Front of House vs Back of House



Cycle storage and access



Flexible design - pocket doors provided to enable flexibility of male/female changing ratios

GROUND FLOOR

The main entrance to the proposed building is located on the corner of New Quay Street and Gartside Street. Users will come through a double height entrance framed by the primary steel truss.

The prominent entrance announces itself with generous double height glazing and an active, vibrant ground floor of work/meet/ eat/play.

The Ground Floor plan creates different zones dependent on the use. The northern corner is utilised for plant and refuse storage with direct access to the service layby located on New College Street.

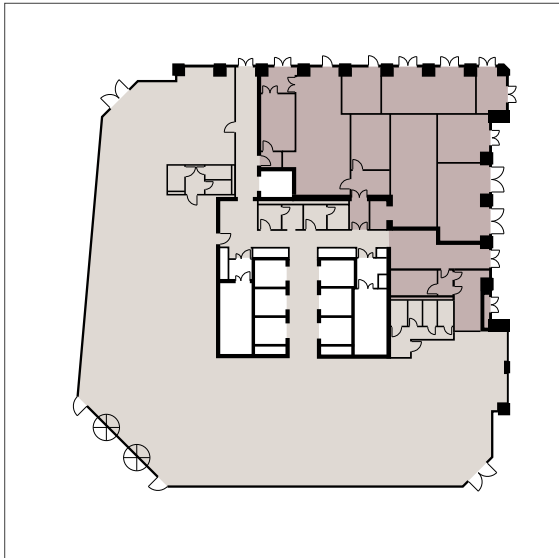
The building core sits centrally to the plan, with two stairs and six lifts (1 x good lift, 1 x fire fighting lift and 1 x evacuation lift). Within the core on the Ground Floor are two contemplation rooms with small changing and ablution facilities.

The amenity to the south of the plan provides a variety of flexible working/social spaces, currently offering approximately 200 covers. This will help promote a building community where users can connect with each other or hold formal and informal meetings. This area has also been designed to provide maximum flexibility should an f&b operator be interested at a later stage.

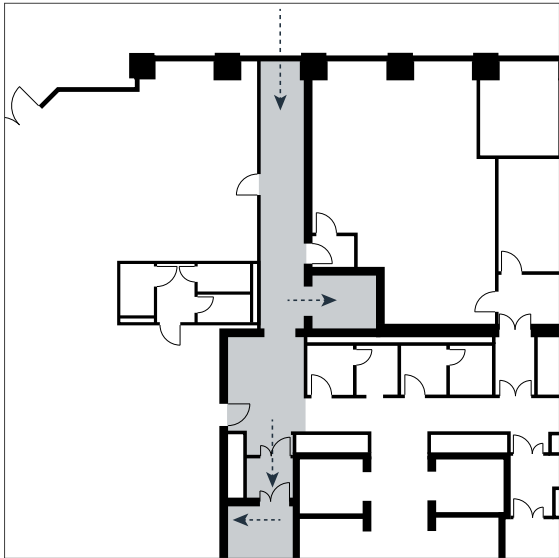
Architecturally the entrance has been framed by the exposed primary steel truss, creating a dramatic and welcoming main entrance to the corner of New Quay Street and Gartside Street.



not to scale



Front of House vs Back of House

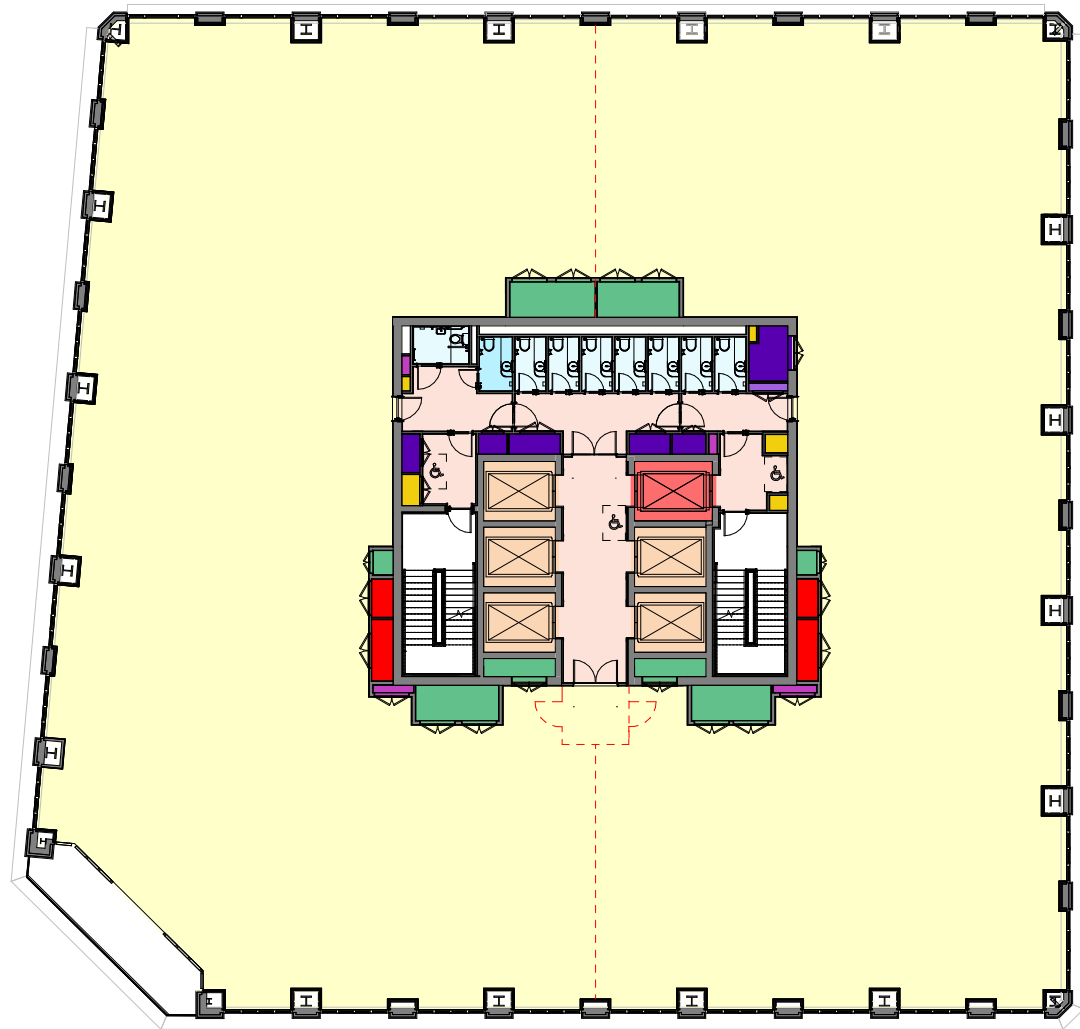


Cycle Access

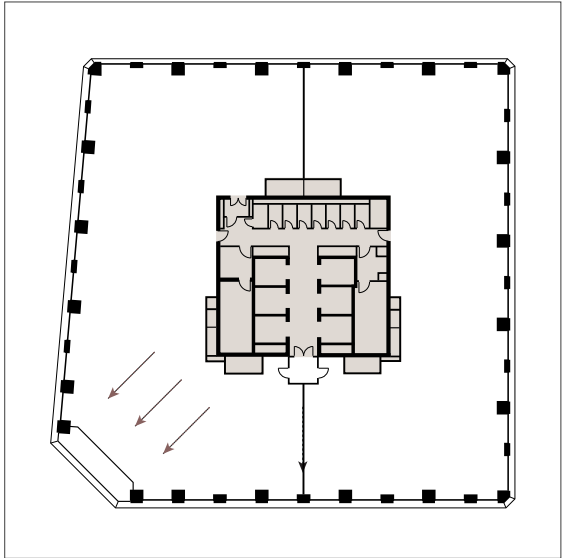


Servicing

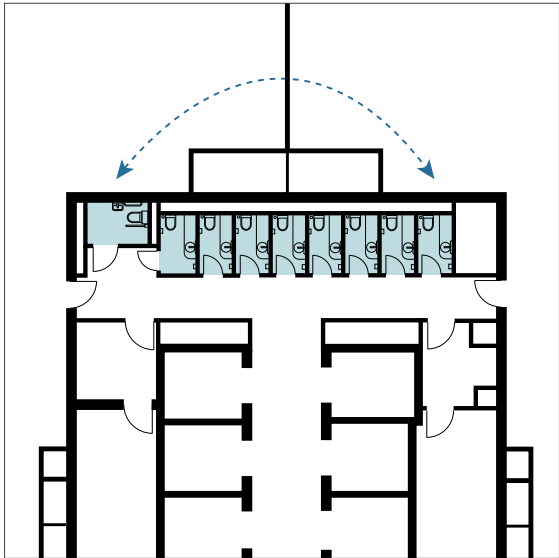
- Indicative f&b unit 1
- Indicative f&b unit 2
- Indicative f&b unit 3
- Passenger Lift/ Fire fighting Lift
- Passenger Lift/ Evacuation Lift
- Passenger Lift/ Goods Lift
- Basement Goods Lift



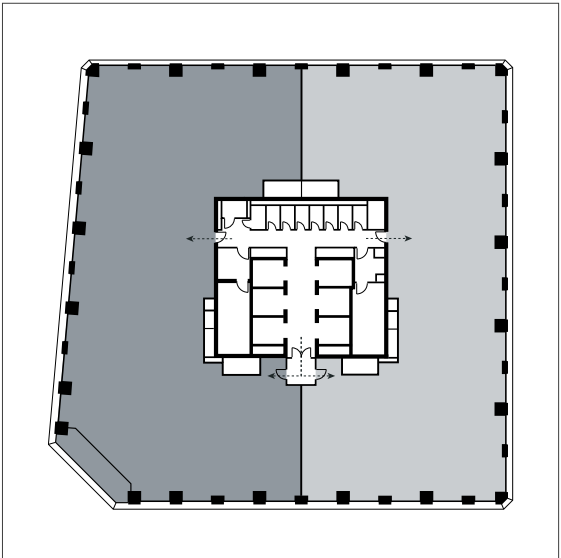
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Primary entrance facing Gartside Street



Alternate WC handing



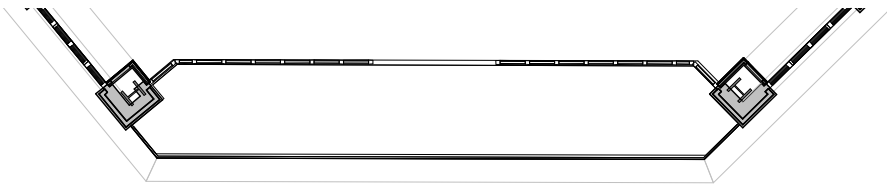
Opportunity for split tenancies on each floor

TYPICAL OFFICE PLAN

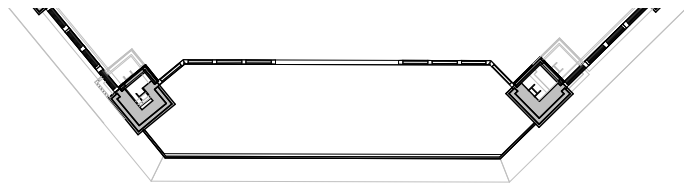
The office floor plates are located on levels 1 - 15. The central core offers opportunities for split tenancies with dual access (highlighted with the red dotted line).

The WC's are an all in one washroom solution, featuring a toilet, a basin, and hand drying facilities. Each level offers alternate handed facilities to ease access and use for all building tenants. There is also a designated accessible and ambulant WC to each level.

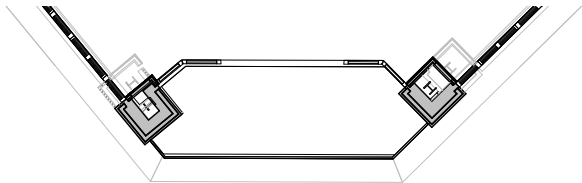
The balconies are accessed through sliding doors and will be a level threshold to promote use for all tenants. The balance between greenery and usable space has been considered carefully to enhance the user experience.



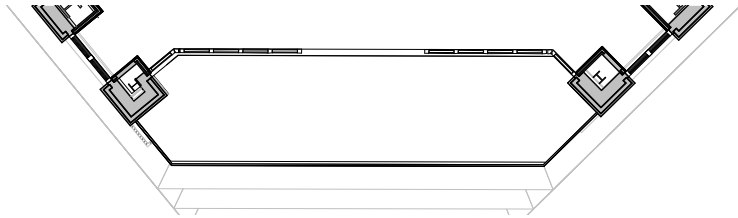
LEVEL 02



LEVEL 06



LEVEL 09



LEVEL 15

ROOF PAVILION

The terrace and rooftop pavilion, showcase key architectural features of he building.

It offers a stepped back addition to the building with a sizable terrace for tenant use. The internal events space and canopy provide shelter from the weather, allowing the pavilion level to be utilised all year round.

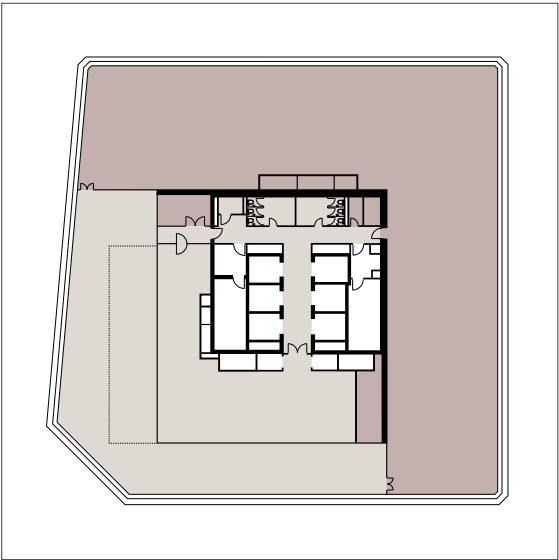
The events space offers flexibility in its use, from business presentations and informal meetings to tenant breakout and exercise classes. The Southwest elevation opens up via sliding glazed doors to merge the inside with the outside.

A mixture of fixed and flexible furniture on the terrace also enables flexibility.

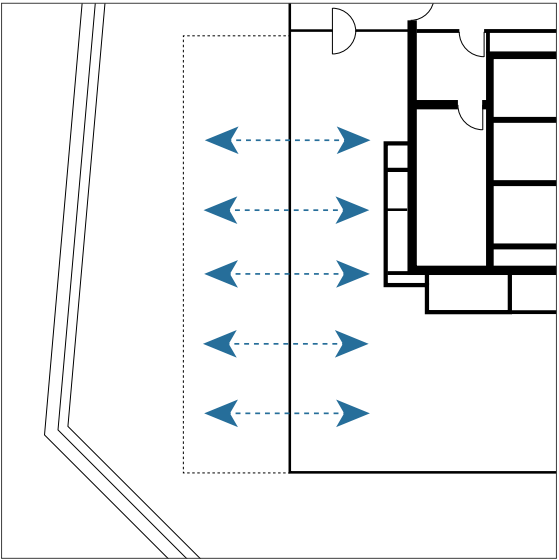
To the north of the plan there is an external plant area, with additional room for plant, BMU and Photovoltaics to the pavilion roof.



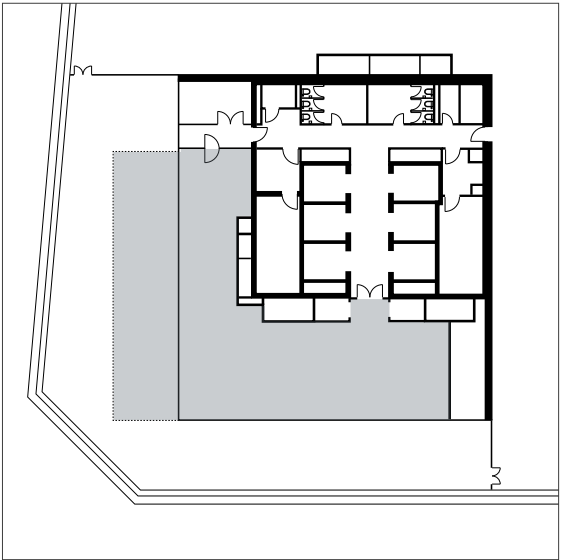
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Front of House vs Back of House



Merging Inside and Out



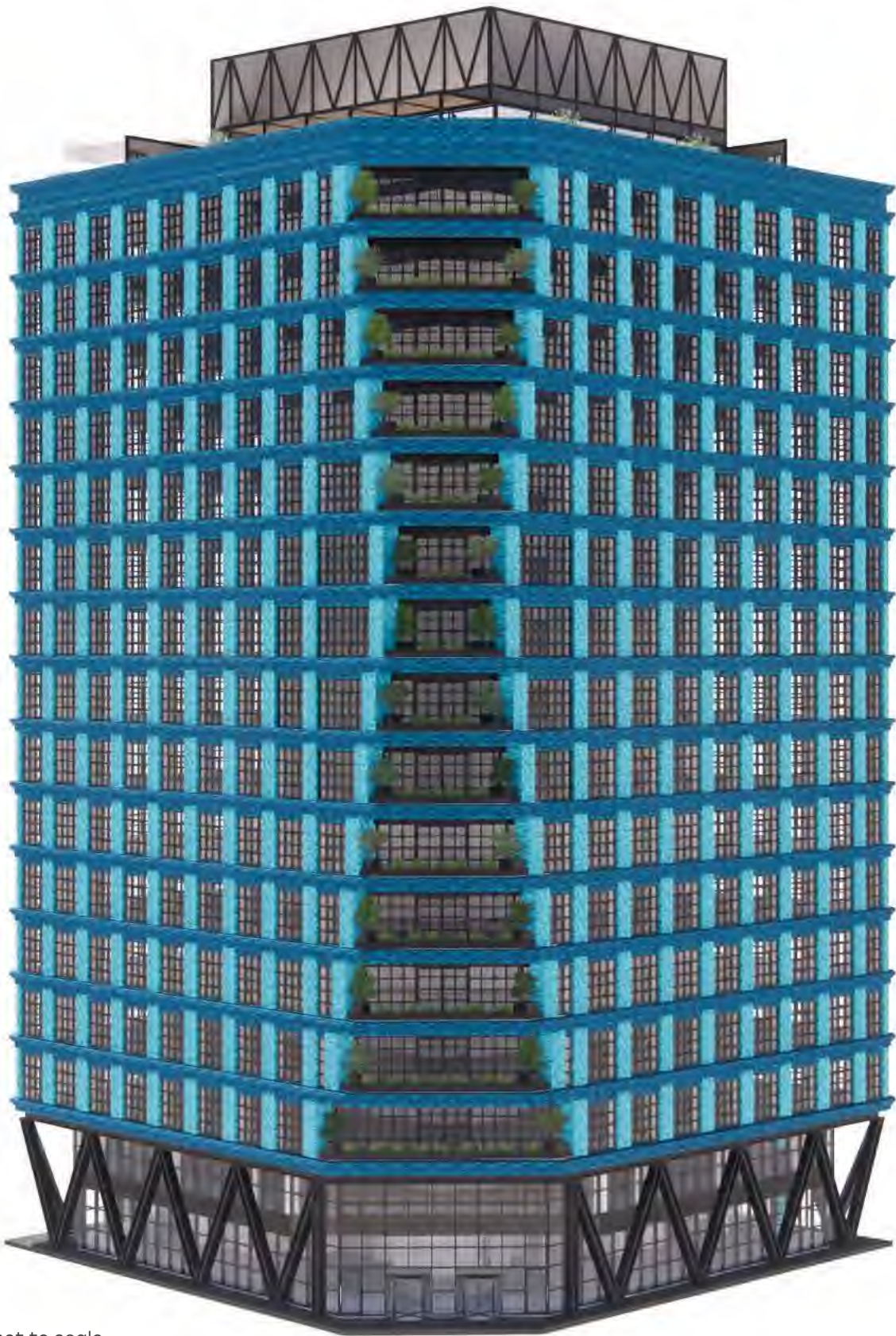
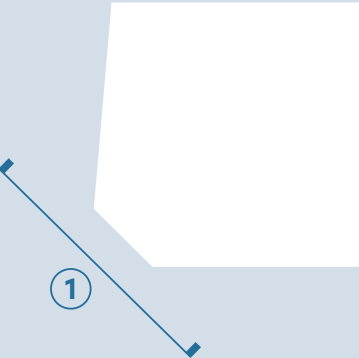
Indoor and Sheltered Space

SCHEDULE OF
ACCOMMODATION

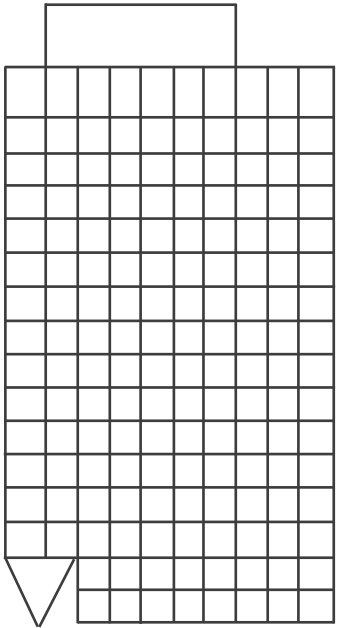
Basement (1396m²)		Ground Floor (1358m²)		Office Floor Plates - level 1-15 (1515m²) (Based on Typical Level 6)	
	Area:		Area:		Area:
Cycle Store	194m²	Entrance Lobby / Reception	239m²	Office (single tenancy)	1279m²
Drying Room	18m²	Commercial Unit 1	165m²	Office (Split Tenancy 1)	663m²
Female Changing	122m²	Commercial Unit 2	136m²	Office (Split Tenancy 2)	607m²
Male Changing	112m²	Commercial Unit 3	188m²	Circulation / Core	215m²
Non-Binary Changing	14m²	Plant	193m²	Outdoor private balcony	16m²
Accessible Changing	11m²	Refuse Store (Office)	58m²		
Plant	619m²	Refuse Store (Unit 1)	15m²		
Circulation / Core	240m²	Refuse Store (Unit 3)	16m²		
		Contemplation Space x 2	21m²		
		Circulation / Core	278m²		
Roof Top Pavilion (463m²)		Pavilion Roof (463m²)			
	Area:		Area:		
Events Space	216m²	Outdoor Plant	354m²		
Plant	165m²	Photovoltaic Deck	305m²		
Circulation / Core	223m²				
Outdoor Terrace	306m²				
Outdoor Plant	708m²				

ELEVATIONS

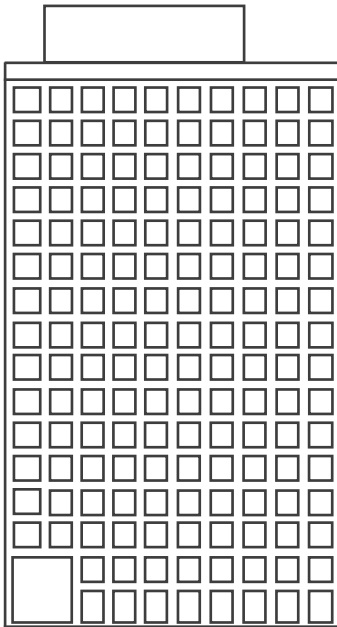
The south of the building is the principal elevation, connecting New Quay Street and Gartside Street. The stepped balconies with planting provide interest and environmental benefits. This elevation also frames the main entrance to the building.



not to scale



Rhythm and Proportion



51:49 Glazing to Solid Ratio

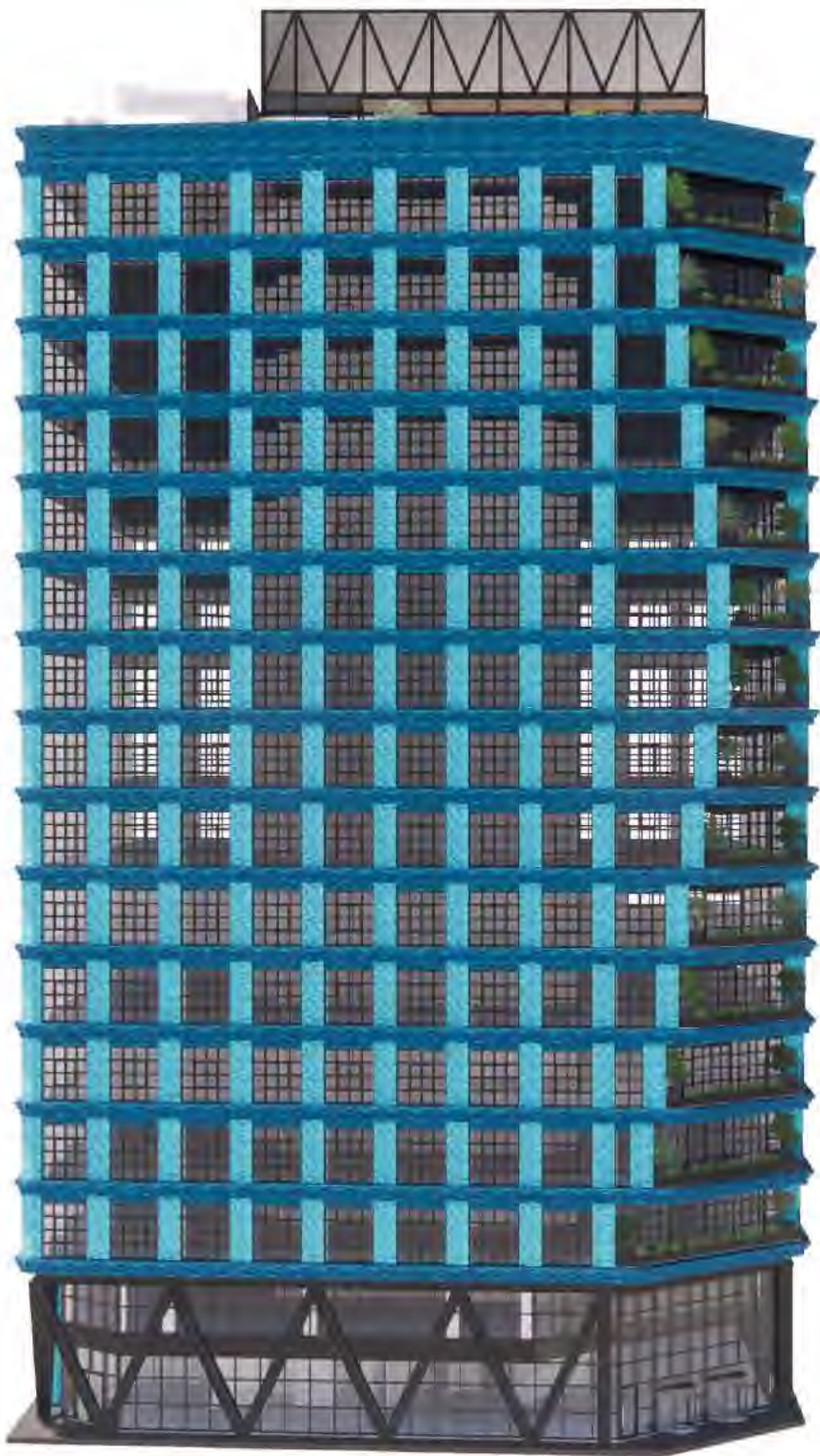
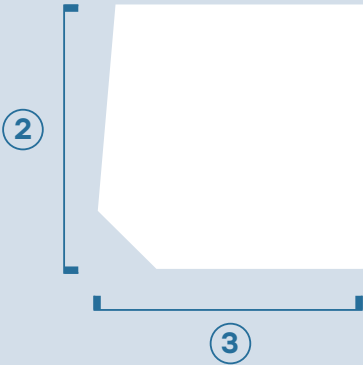
① SOUTH ELEVATION

ELEVATIONS

This Southern Elevations illustrate the structured nature of the facade design. The piers run at regular intervals with increased widths appearing around the south of the building.

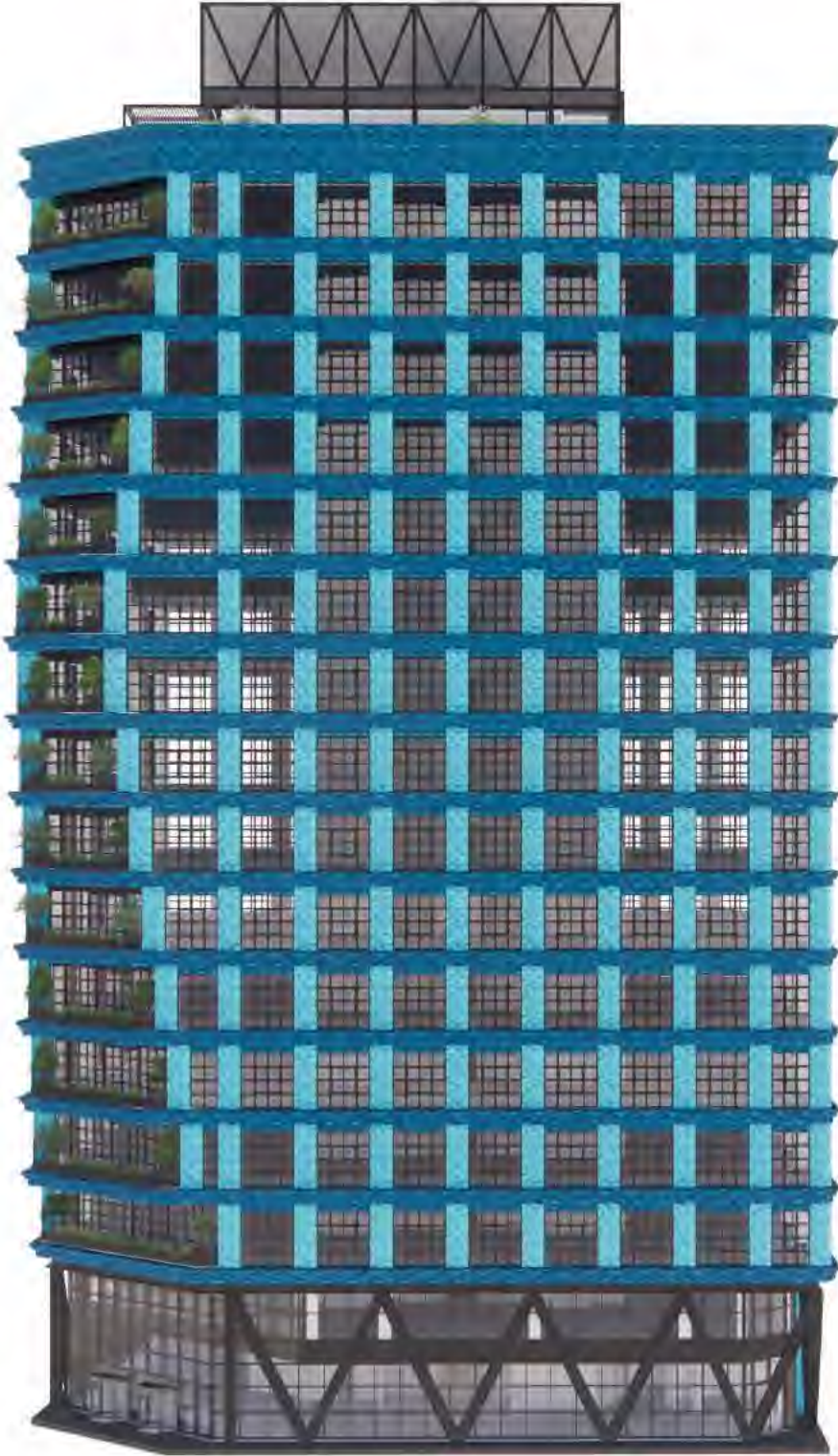
The balconies project incrementally up to levels 9 and 10, then begin to retreat gradually until they reach the pavilion.

You can see on both elevations the architectural language at ground floor is mirrored on the pavilion. Balancing the new warehouse aesthetic of the building.



not to scale

② SOUTHWEST ELEVATION
NEW QUAY STREET



not to scale

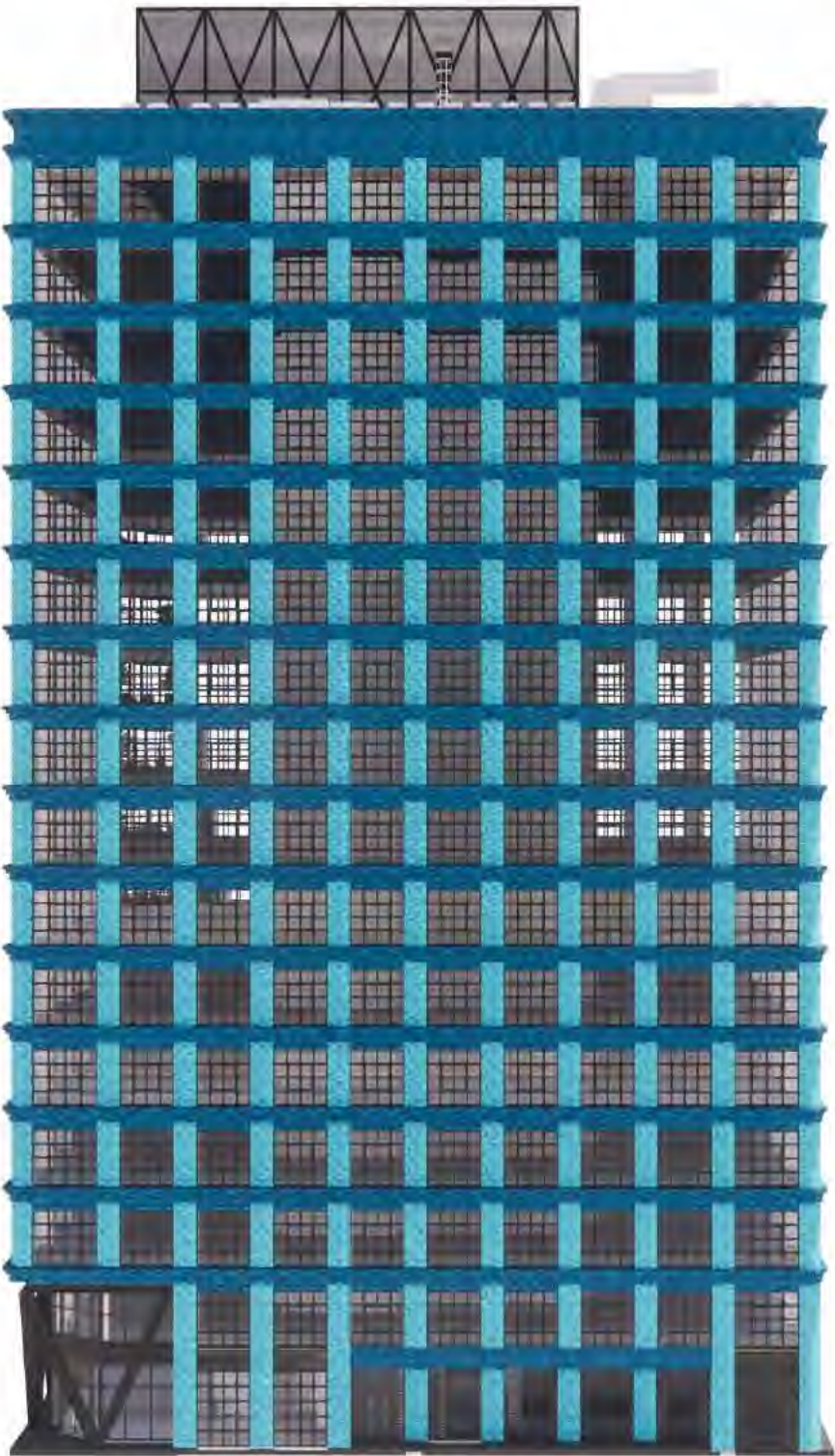
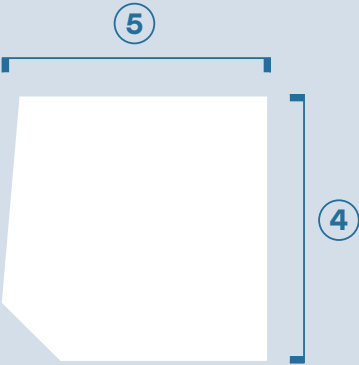
③ SOUTHEAST ELEVATION
GARTSIDE STREET

ELEVATIONS

The northern elevations continue the same architectural language as those on the south. The truss turns each corner, directing the building users to the entrances.

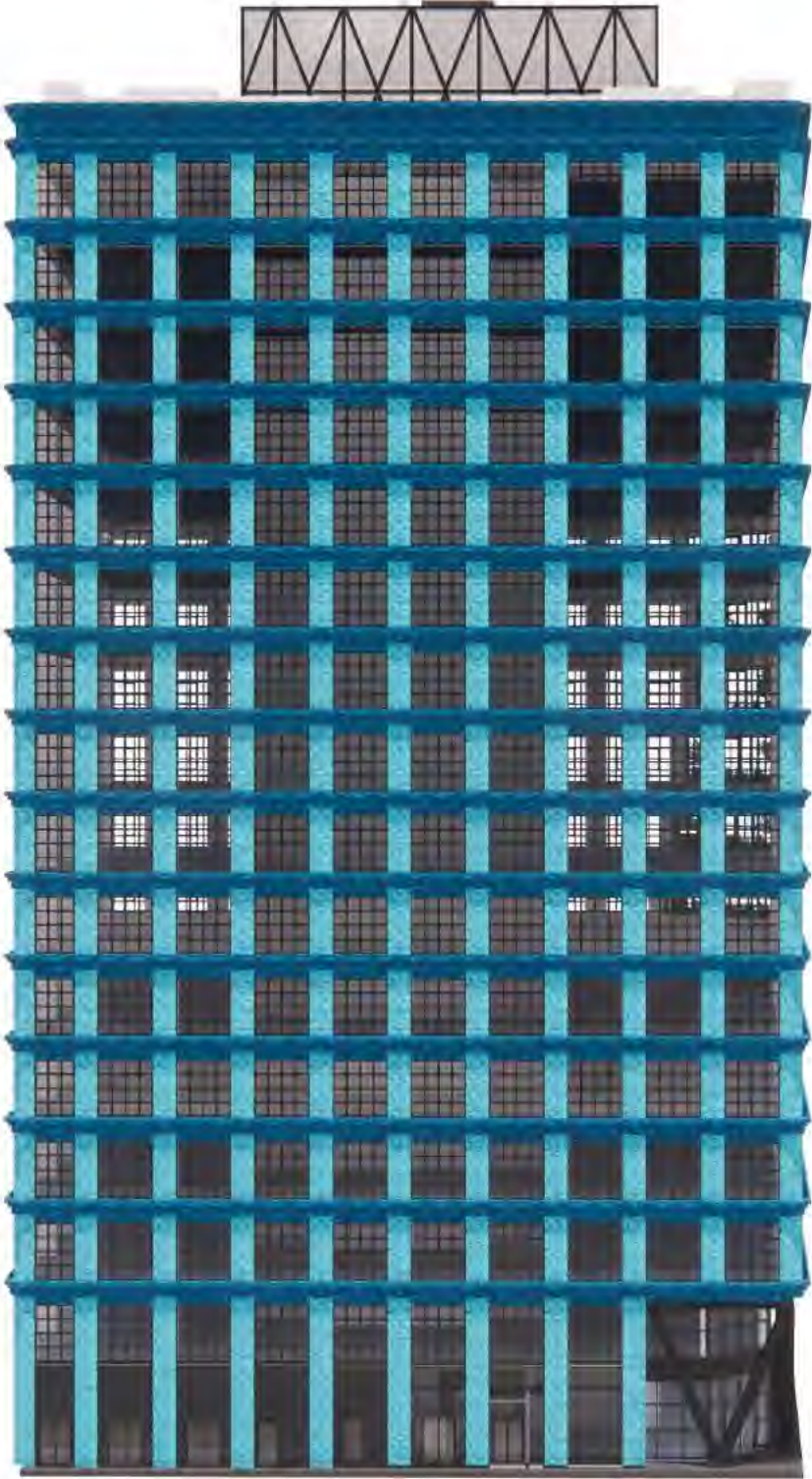
The strong vertical columns continue down to the ground rooting the building to the site.

Both northern elevations accommodate some of the buildings plant rooms at the ground floor, strategically connected to the new proposed service lay by on New College Street.



not to scale

④ NORTHEAST ELEVATION
NEW COLLEGE STREET



not to scale

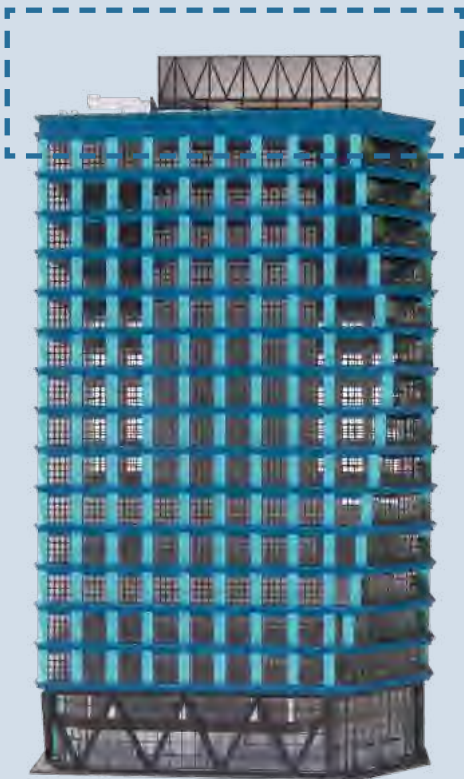
⑤ NORTHWEST ELEVATION
NCP

ROOF PAVILION

The rooftop pavilion draws inspiration from the truss on the ground floor, creating a visual connection in the architecture.

The pavilion sits back from the building footprint to create much needed plant space to the north and an outdoor terrace to the south.

A canopy with motorised louvres has been introduced to the south west elevation, helping connect the internal and external space. The louvres will provide solar shading and shelter for the tenants.



SOUTHEAST ELEVATION



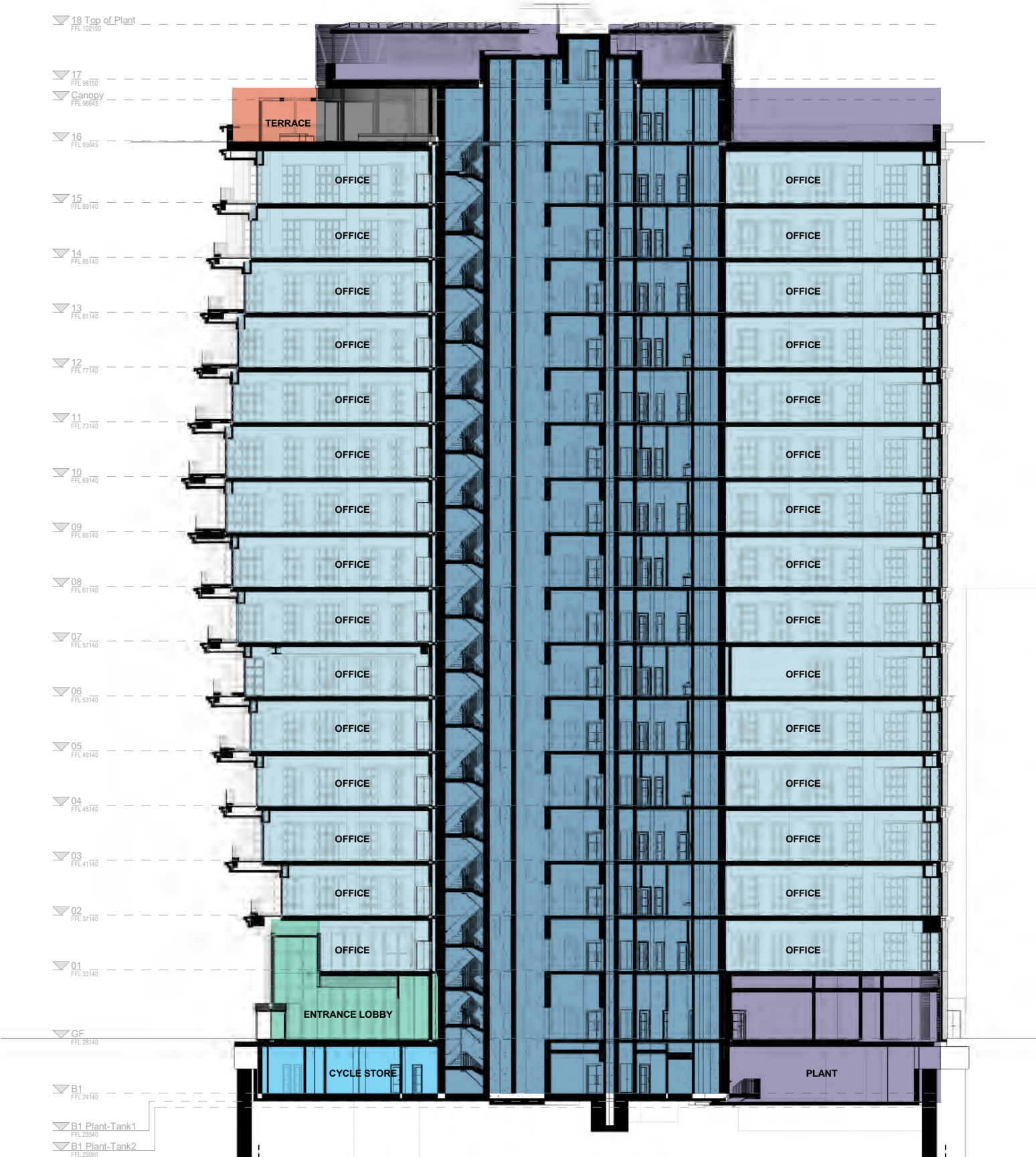
SOUTHWEST ELEVATION

KEY BUILDING SECTION

The central core allows vertical movement from the basement to the roof pavilion level as well as all office floors in between.

LEGEND:

- BoH/Plant
- Pavilion
- Terrace
- Circulation/Core
- Office
- Entrance Lobby
- Changing Facilities



5.0 FACADE

MATERIALITY

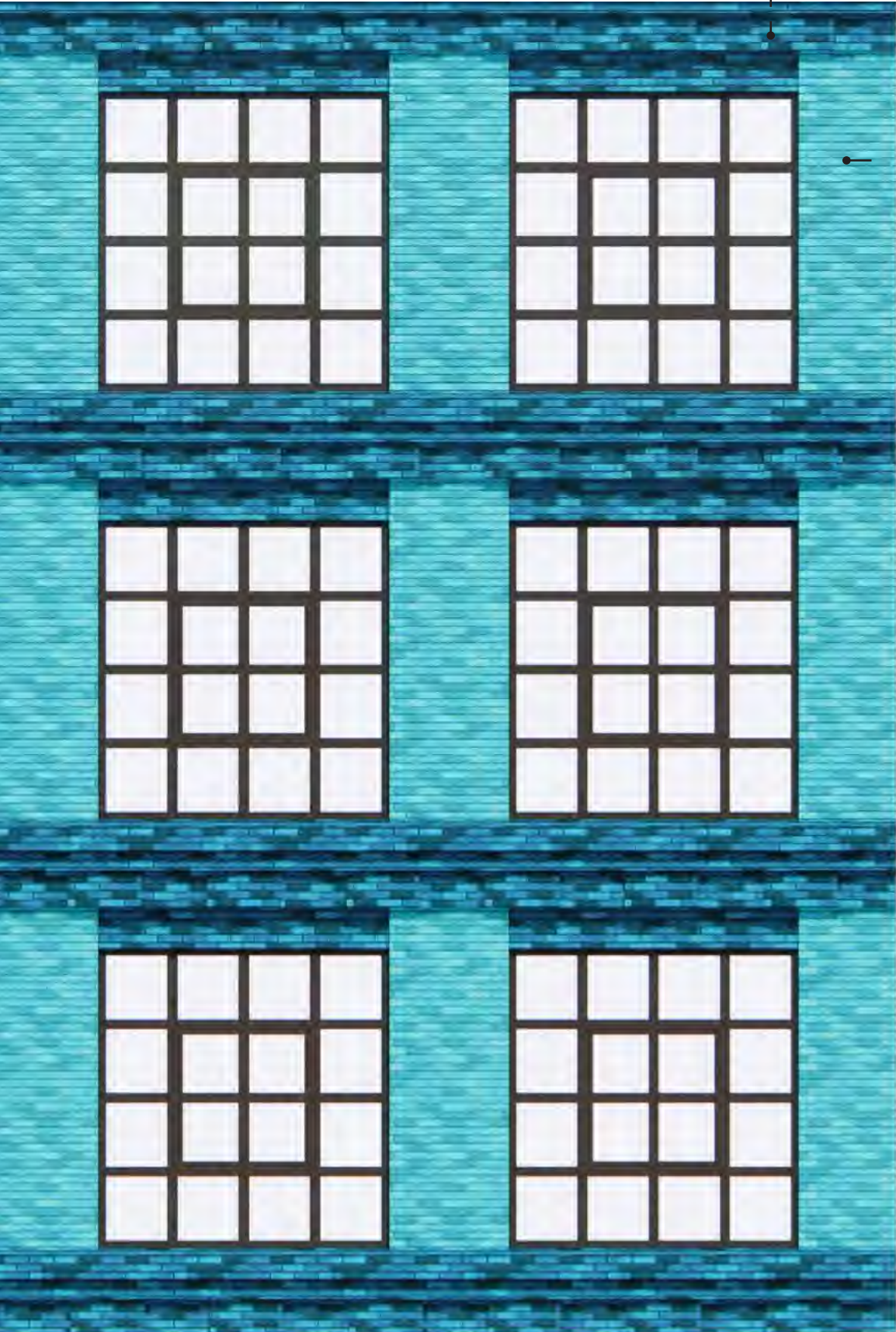
Building on the New Warehouse aesthetic, the materiality provides a contemporary twist using a blue glazed brick rather than the more traditional red terracotta found throughout Manchester. The blue brick allows the building to stand out as a new landmark in the City centre.

The exposed primary structure at Ground and first floor embraces an industrial architectural language. The steel beams will be intumescent painted black. This accents and emphasises the blue brick above. This black colour is also used in the anodic PPC coated crittal style windows, curtain walling and doors on the upper levels. Tones of green from the balcony planting provide additional interest to the building facade.



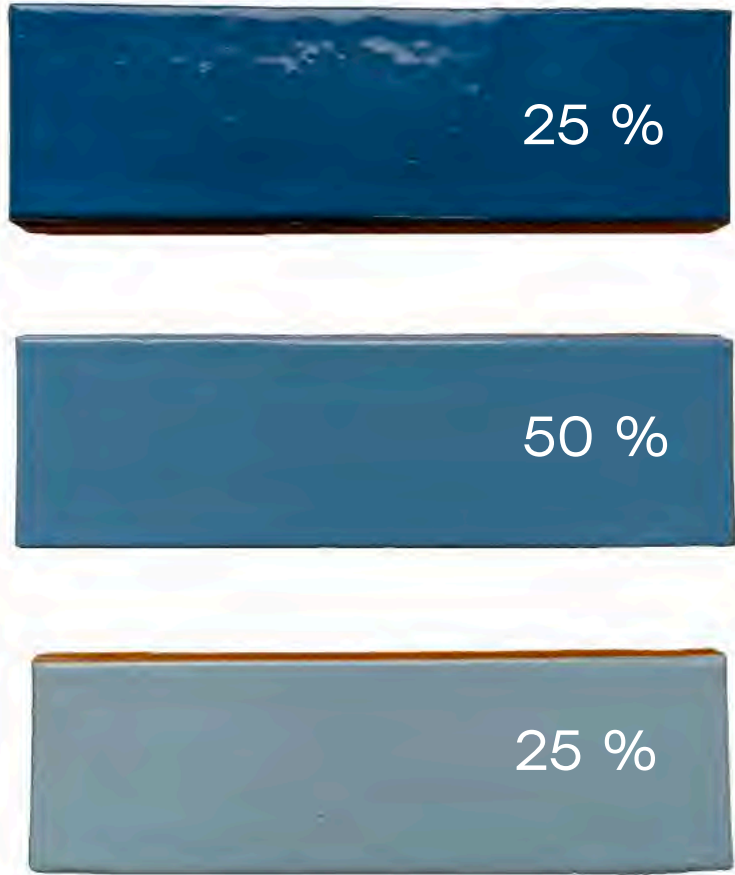
BLUE GLAZED BRICK

Colloco facade expresses a new warehouse aesthetic, with a focus on quality and detail. The blue glazed facade is a break from the red terracotta tradition, that we see throughout Manchester. The use of glaze will help bounce light around the site, whilst also easing facade maintenance, which will allow the building to retain its vibrant colour and quality for many years to come. The facade will be made up of precast concrete bays. The glazed bricks will be inset to the precast concrete and pointed with a grey mortar. (exact colour tbc).



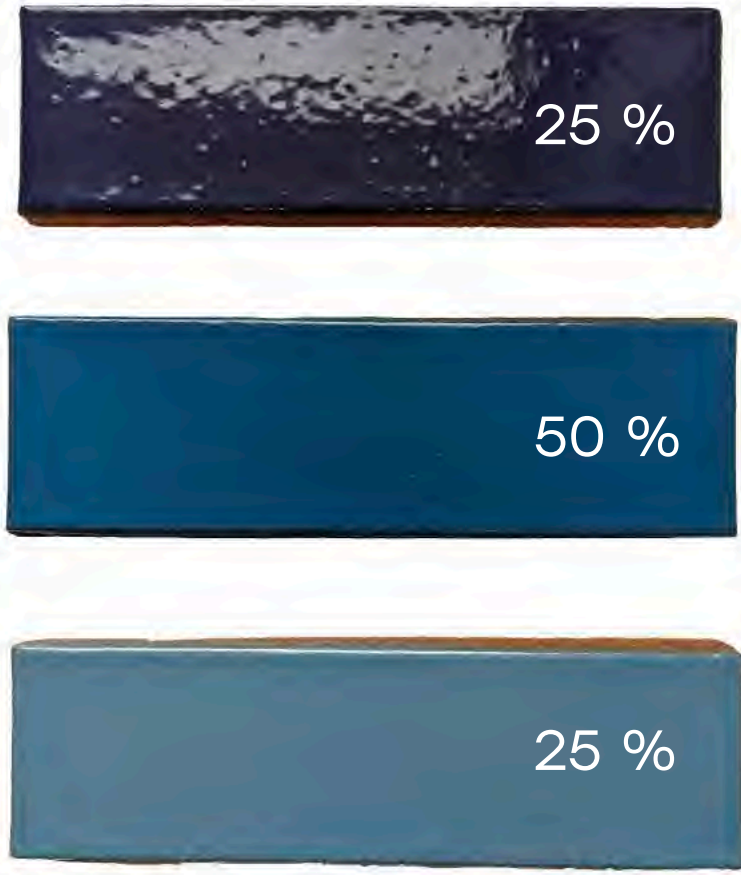
COLUMN DETAIL

This is the proposed colour mix for the vertical columns with percentage splits illustrated below -

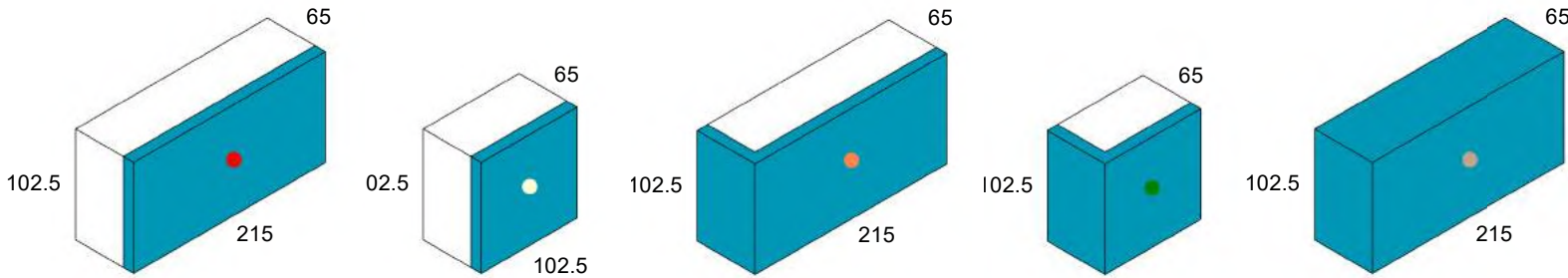


CORNICE DETAIL

This is the proposed colour mix for the horizontal cornice with percentage splits illustrated below -



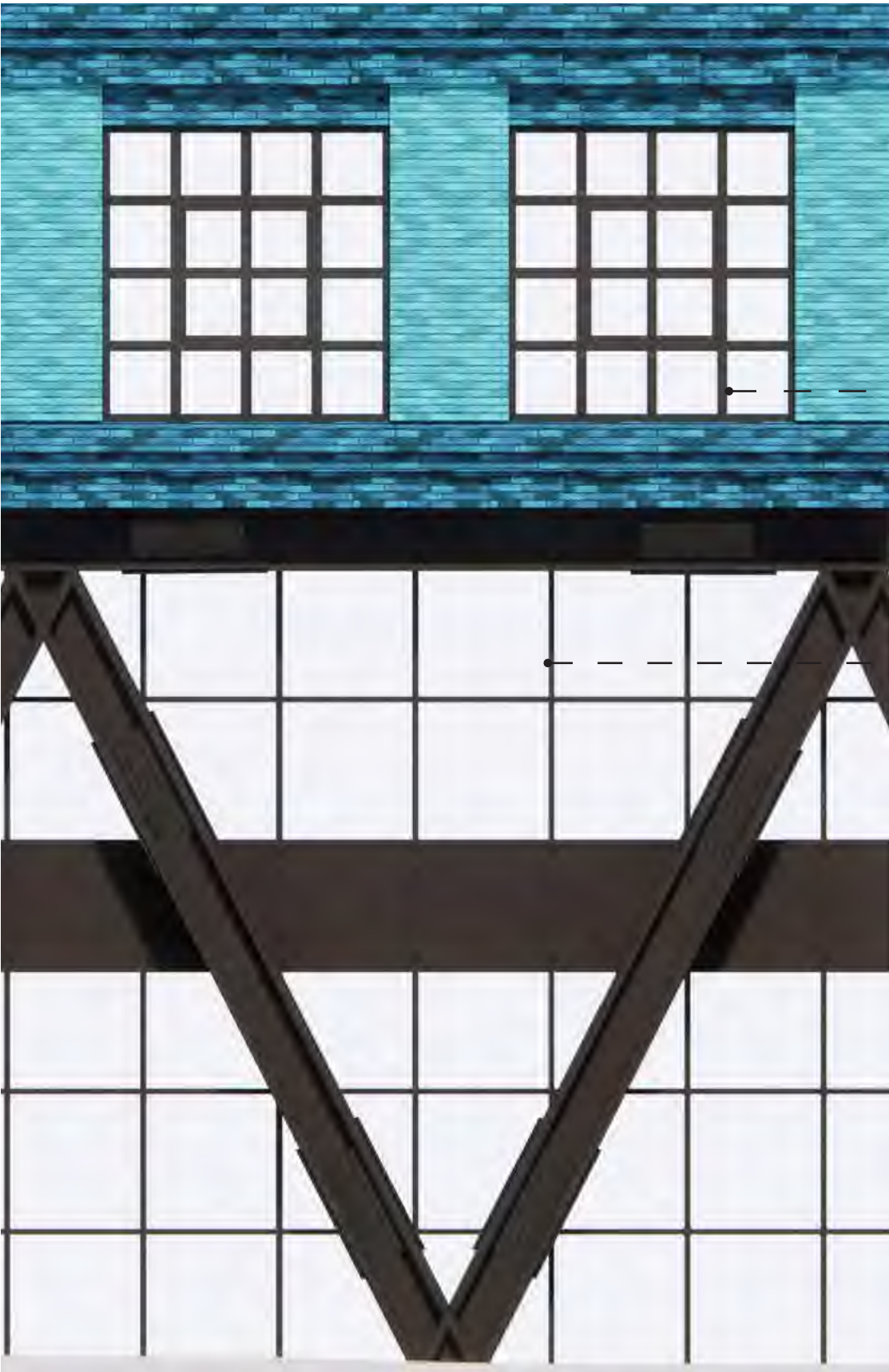
All bricks will be manufactured and glazed as full bricks, below is a breakdown of the brick types that are proposed.



Scale: 1.50

ANODIC POWDER COATING

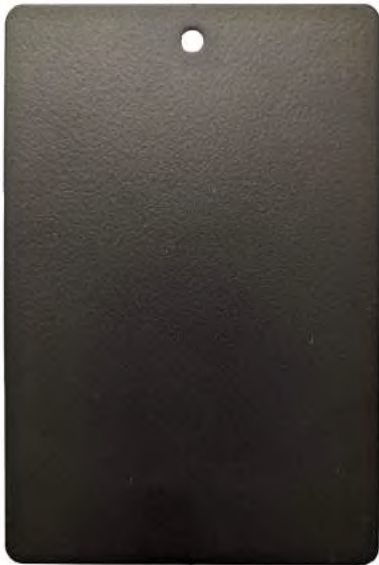
Anodised effect powder coating is proposed to all window and curtain wall framing, balcony soffits and louvred systems.



Scale: 1.50

CURTAIN WALLING,
WINDOWS AND
BASE LEVEL LOUVRES

We propose the use of black anodic PPC coating to the majority of areas, with exception of the pavilion louvres which will be grey, allowing the V framing to stand out.



WHY WE PROPOSED ANODIC POWDER COATING

	ANODIC POWDER COATING	ANODISING
FINISH	Colour consistency is more controlled, using 1 batch of powder and consistent application. The visual quality that is achieved will match the quality of the blue glazed masonry that sits along side.	Colour consistency is difficult to control between batches. Standards allow for large colour variations.
ENVIRONMENT	Solvent free application process, 95% recyclable during application. PPC aluminium can use a mixed grade of aluminium which is easier to be supplied from a recycled source. As an example, Aluminium with low recycled content (for anodising) has about 12-15 kg CO2e/kg of embodied carbon, whereas Aluminium with high recycled content has about 6-10 kg CO2e/kg of embodied carbon.	Anodising is an acid intensive process with high energy and water consumption. Anodising normally requires a high grade Aluminium and the supplier tends to get virgin aluminium to control the source of metal.
WEATHERING / REPAIR	Good resistance to acid and alkalis. Future maintenance of any scratches and scuffs can be remedied on site.	Very susceptible to acidic and alkali pollutants. Low resistance to mortar and iron oxide. Any scratches and scuffs cannot easily be repaired with often significant visual differences.



The Curtain Hotel, London



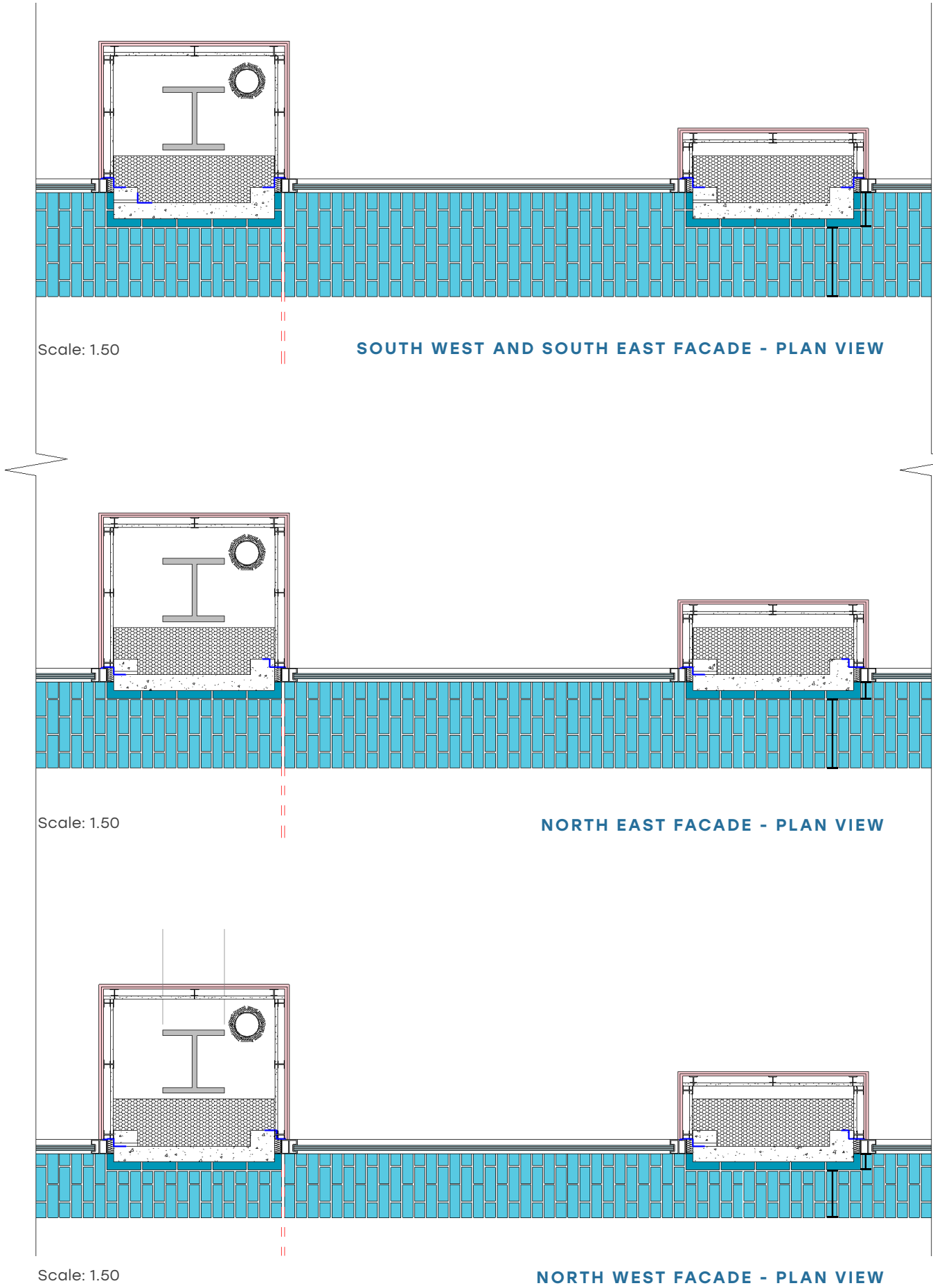
The Curtain Hotel, London



Island, Manchester

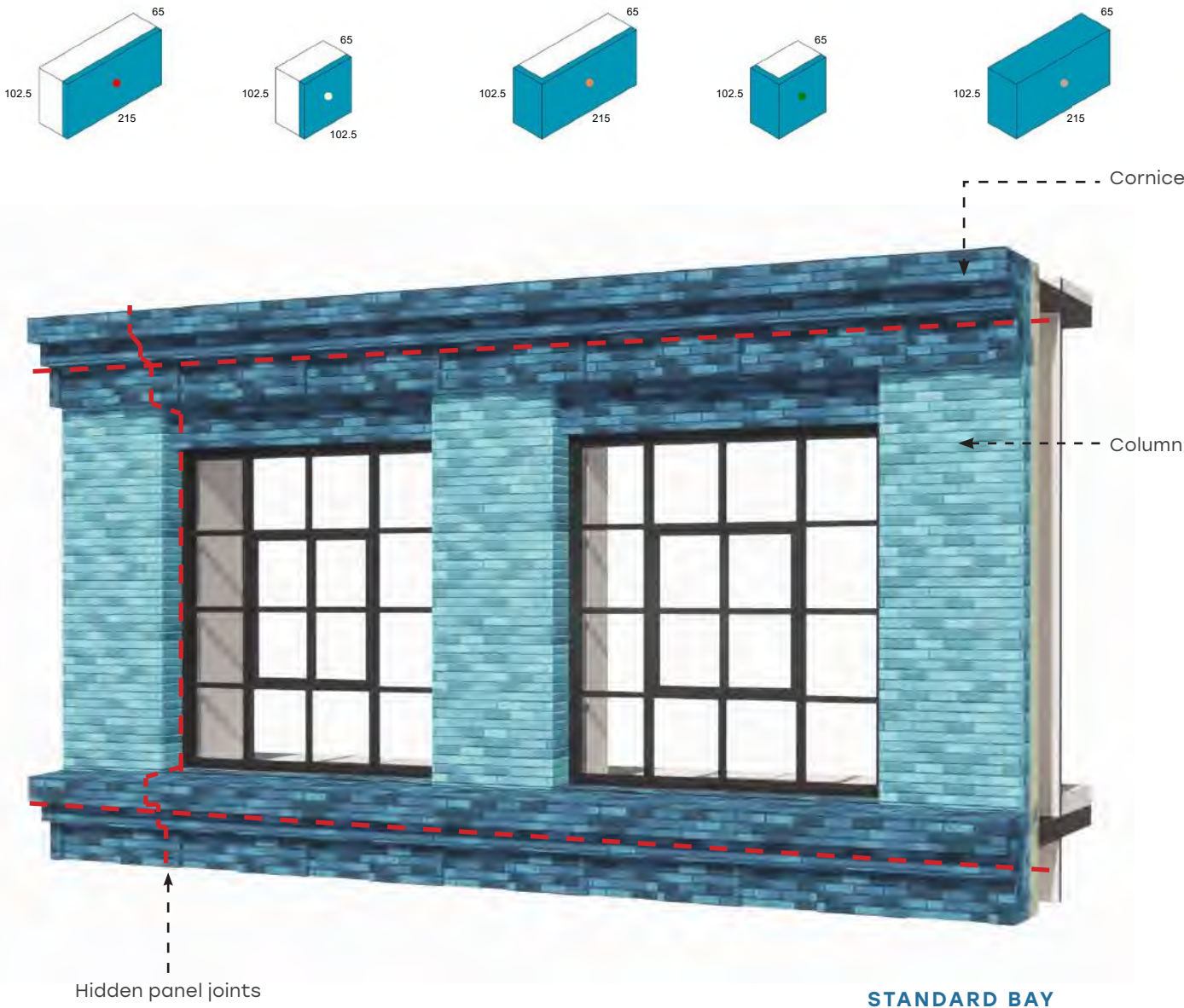


446 Circle Square, Manchester



UHPC PANELS / BAYS

The facade is built up of 2-window precast bays. The bays are built off site, casting the glazed bricks into concrete. The bays interlock during construction with special consideration given to the joint location. The variation in colour and texture will create interest and depth to the facade.



CORNICE DETAIL

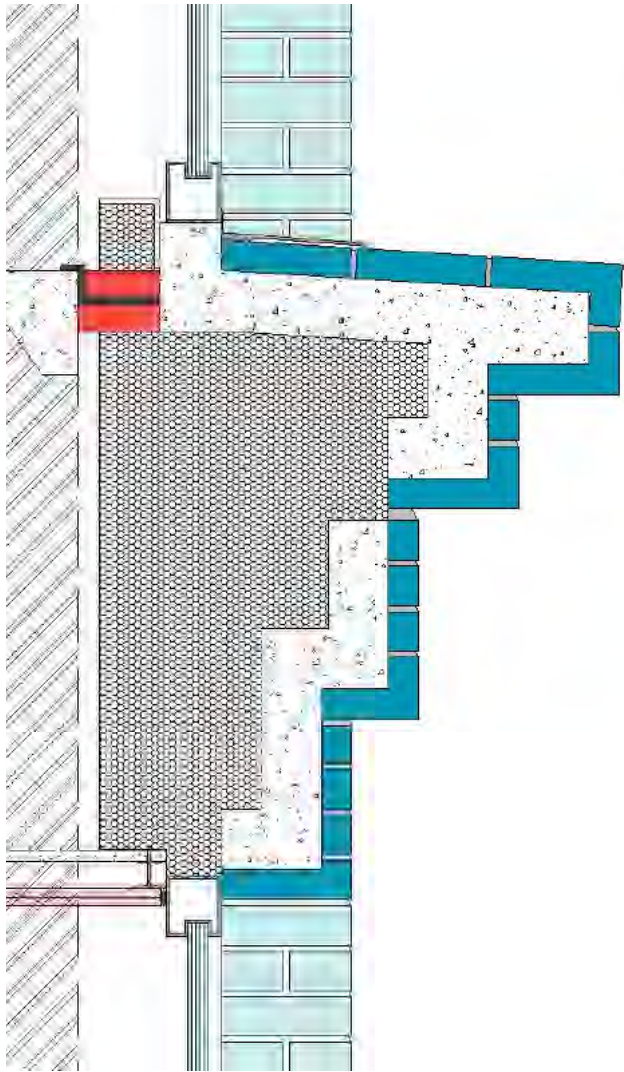
The cornice is a projecting band that repeats at every level, creating depth and shadow to the facade. The window reveals increase on the southern facing elevations. All of which provide solar shading, helping reduce solar gains and control internal comfort.

North West Elevation: 102.5mm - 1/2 brick deep

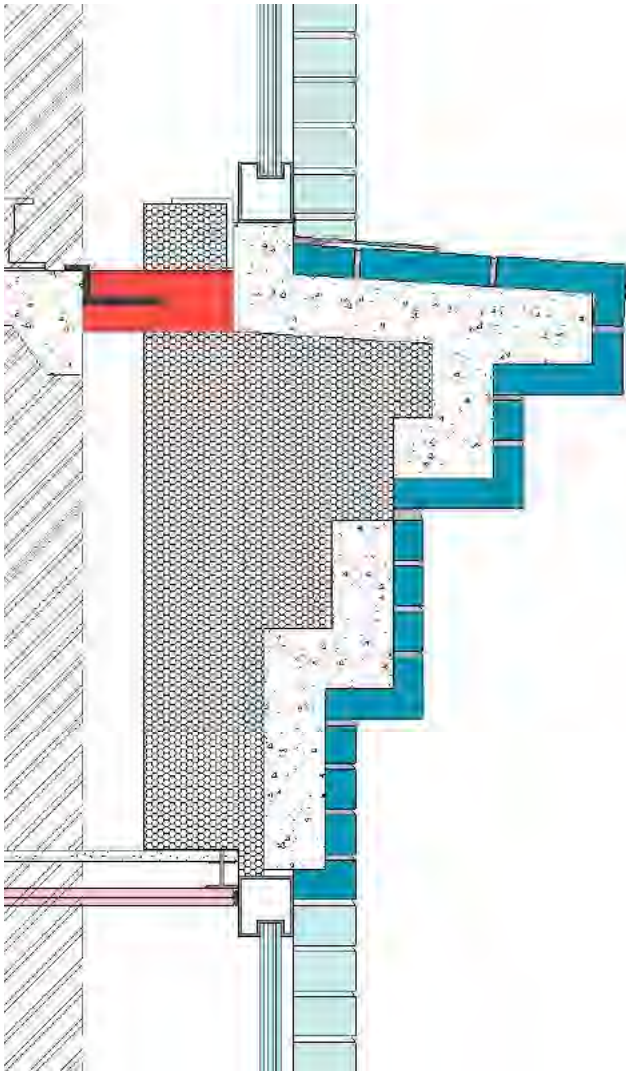
North East Elevation: 102.5mm - 1/2 brick deep

South West Elevation: 215mm - 1 brick deep

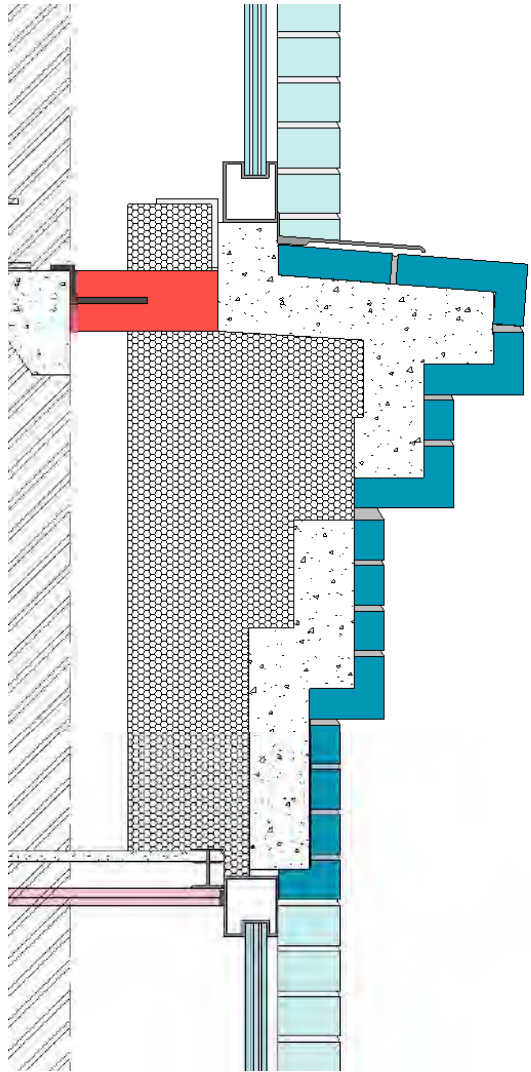
South East Elevation: 215mm - 1 bricks deep



Scale: 1.50



Scale: 1.50



Scale: 1.50



215MM WINDOW REVEALS
442.5MM CORNICE PROJECTION

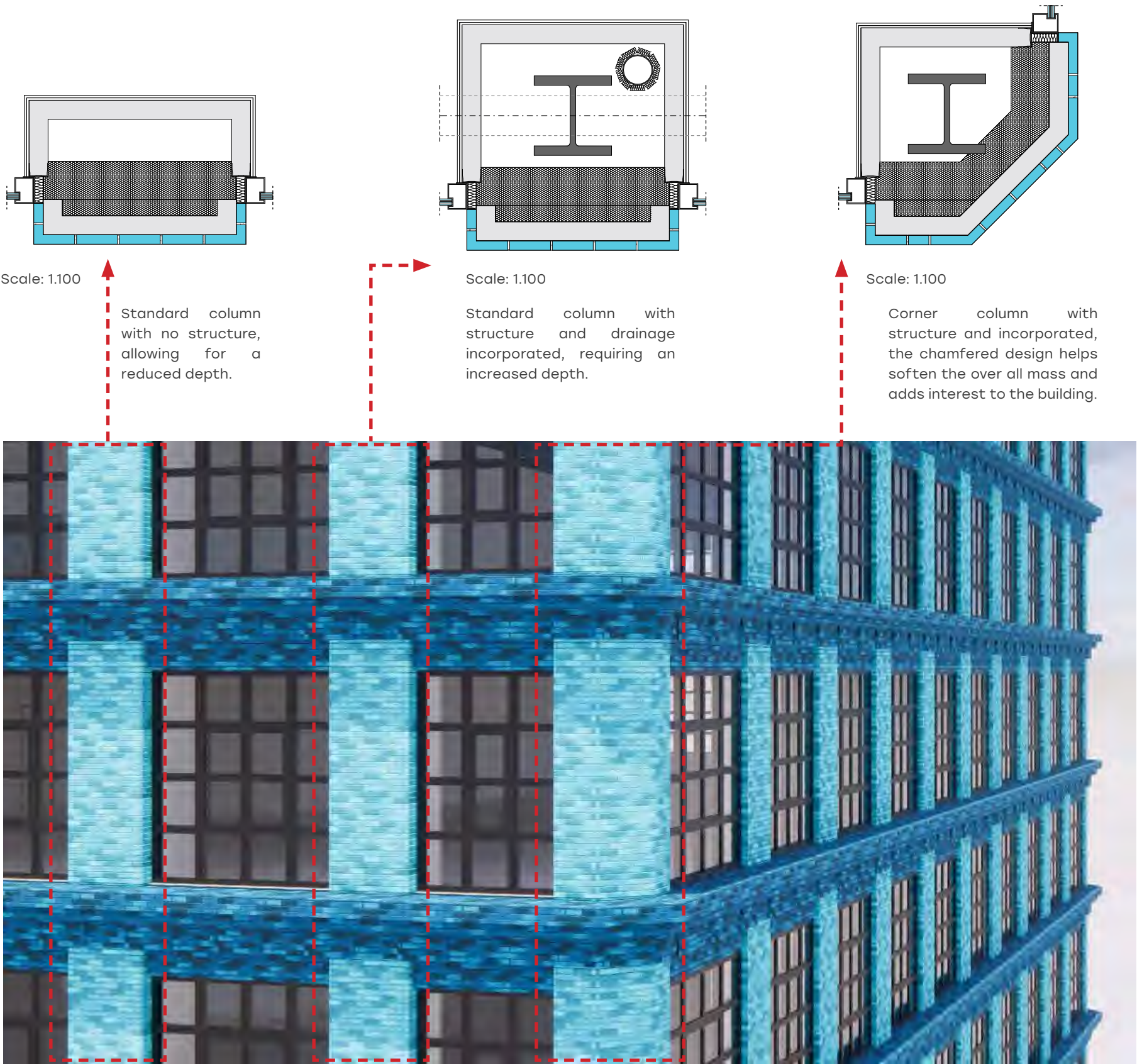
102.5MM WINDOW REVEALS
442.5MM CORNICE PROJECTION

102.5MM WINDOW REVEALS
303MM CORNICE PROJECTION



Not to scale

CORNICE ELEVATION

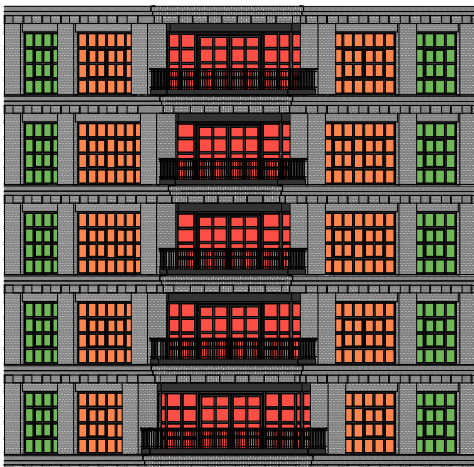


COLUMN TYPES

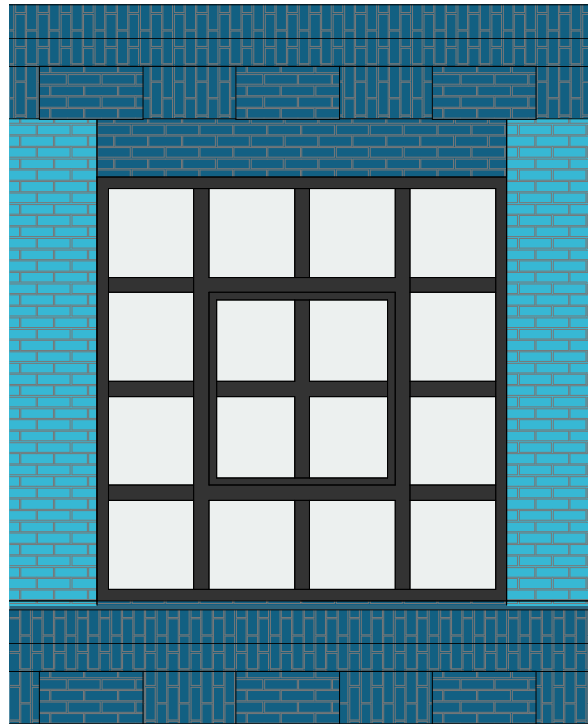
Adding a chamfer to the corner columns softens the mass, mirroring the southern facade balcony geometry. There are a number of different column types depending on their location and function.

WINDOWS

The fenestrations to the facade are predominately one proportion, helping to achieve the ordered rhythm of the new warehouse aesthetic. On the southern elevation the fenestrations increase incrementally, creating the stepped detail of the balconies. A striking crittal style window design helps further reinforce the new warehouse aesthetic whilst enabling the subtle introduction of open-able sections.



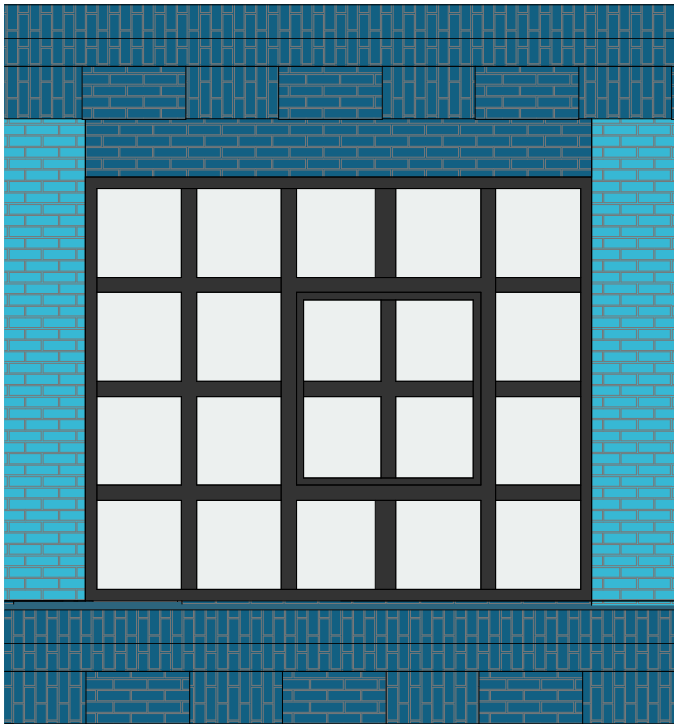
Sample Window Types Locations



Scale: 1.50

STANDARD WINDOWS

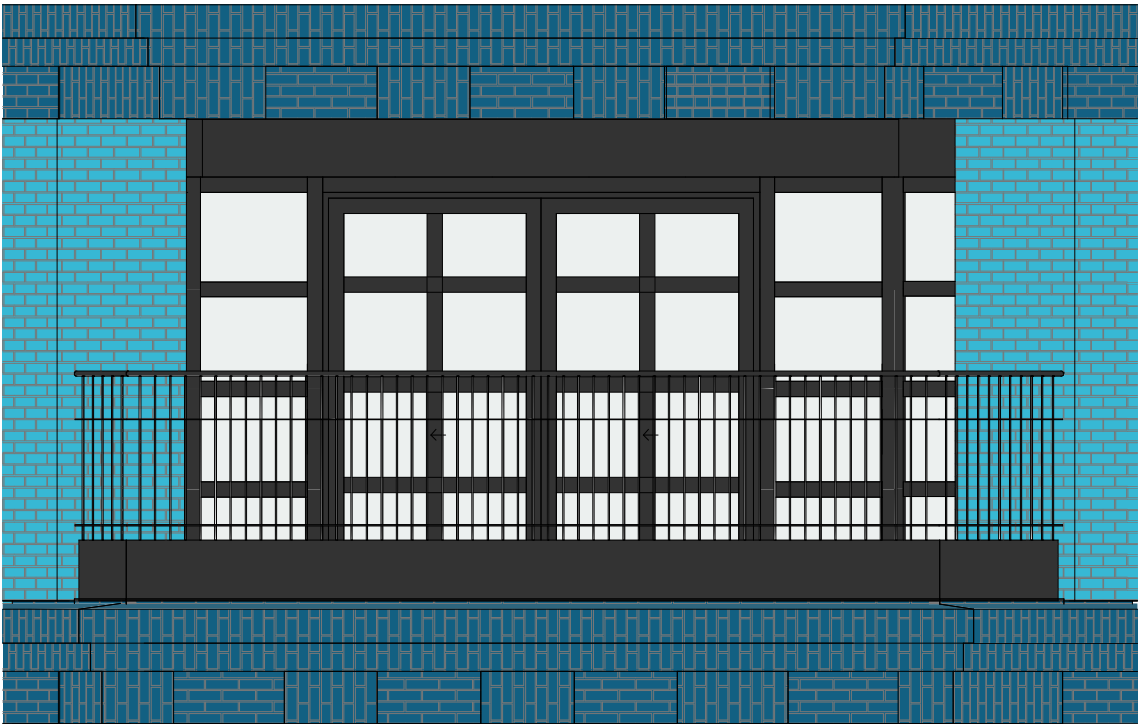
The standard window have central openings on all elevations with the NCP Car park elevation as the exception with no openings.



Scale: 1.50

UNIQUE CORNER WINDOWS

There are a number of unique windows located on end of each elevation and the balconies, where the building mass is stepped.



Scale: 1.50

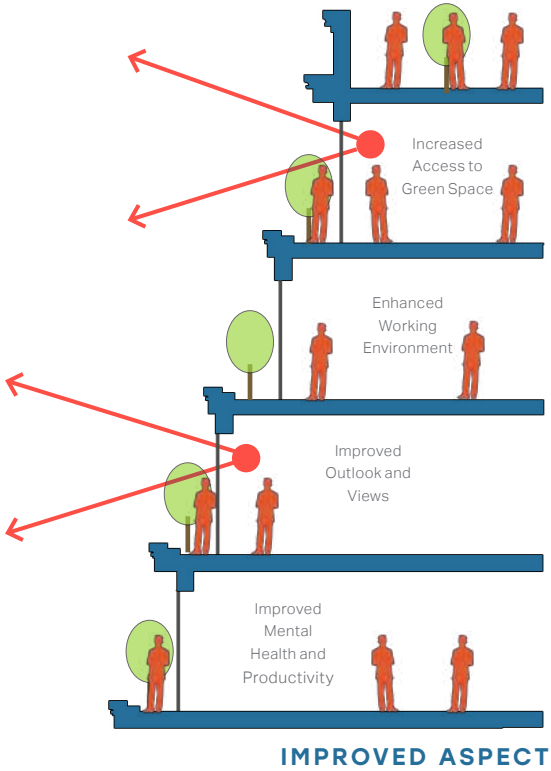
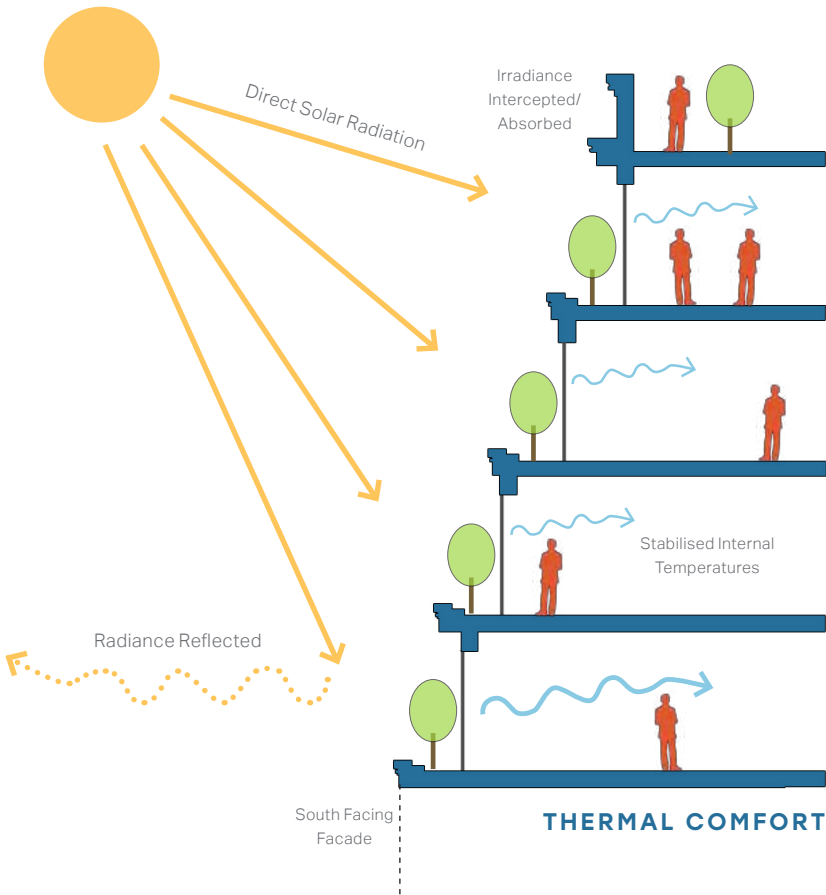
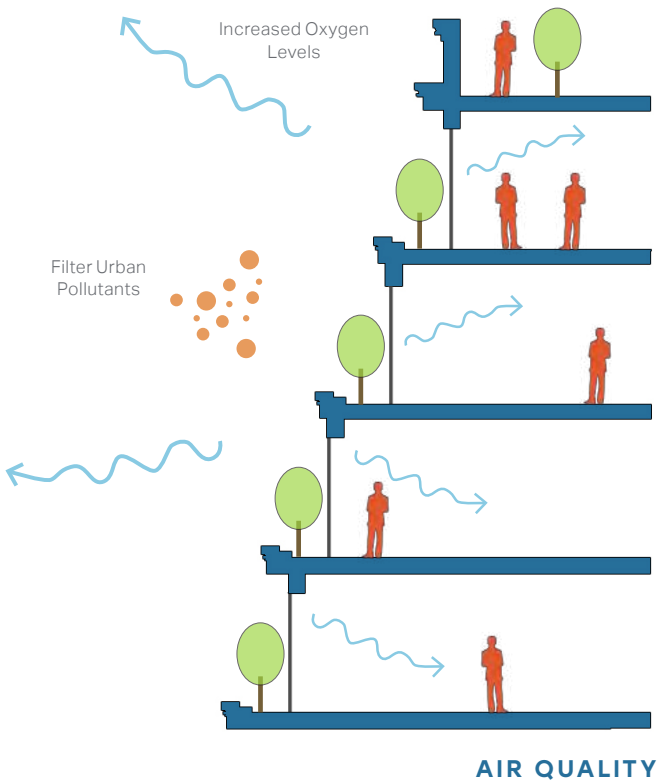
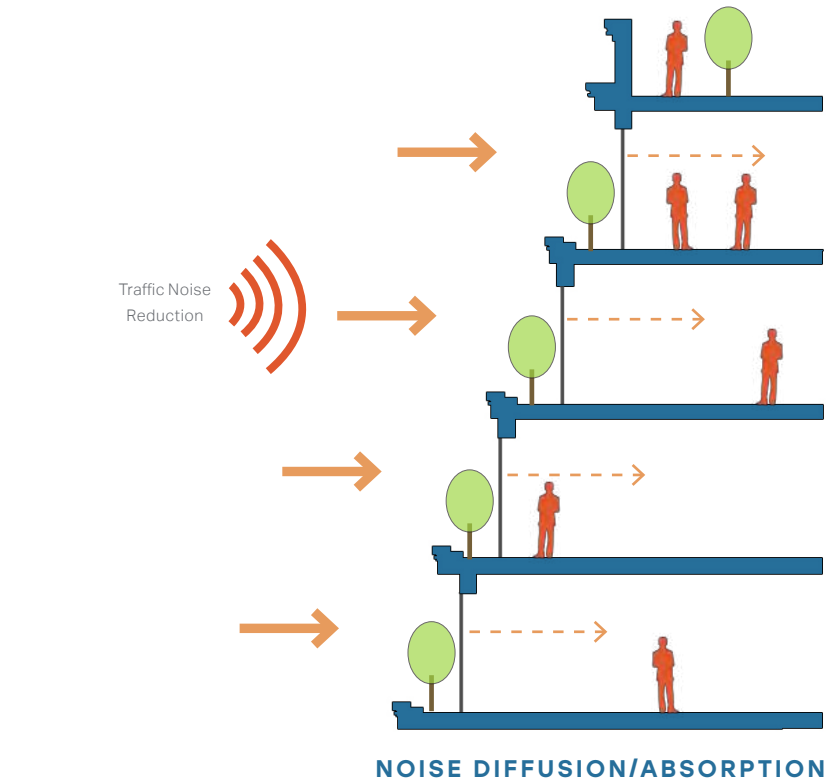
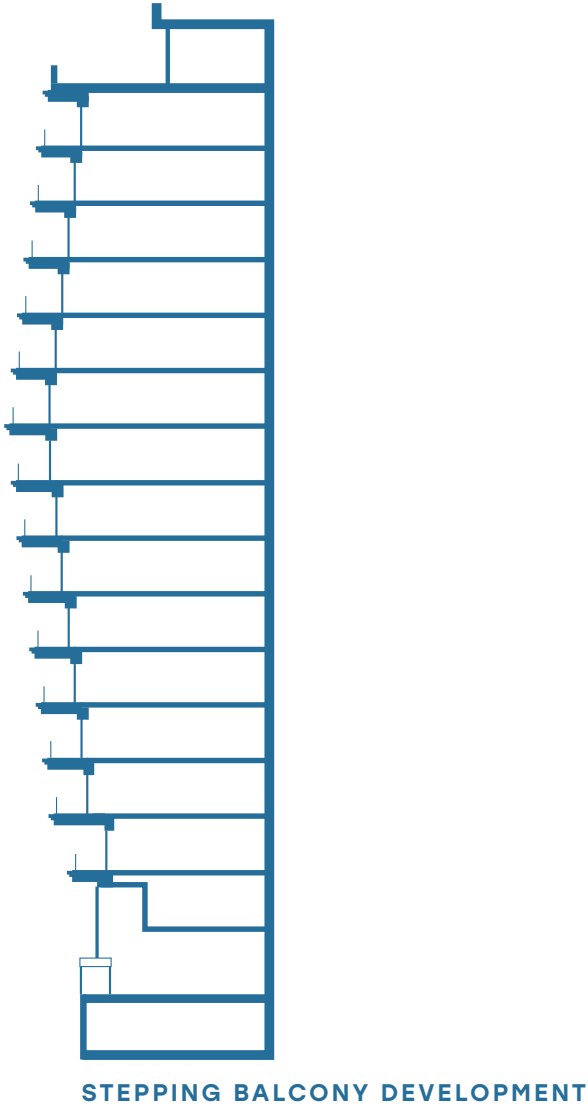
BALCONY DOORS AND WINDOWS

The balconies will comprise of sliding doors with fixed glazing either side.

STEPPED BALCONIES

Stepping the corner of the building at the sites most prominent location, not only helps add relief to the overall mass of the building, but also provides an opportunity to address its most southern facing elevation with tenant accessed balconies and biophilia.

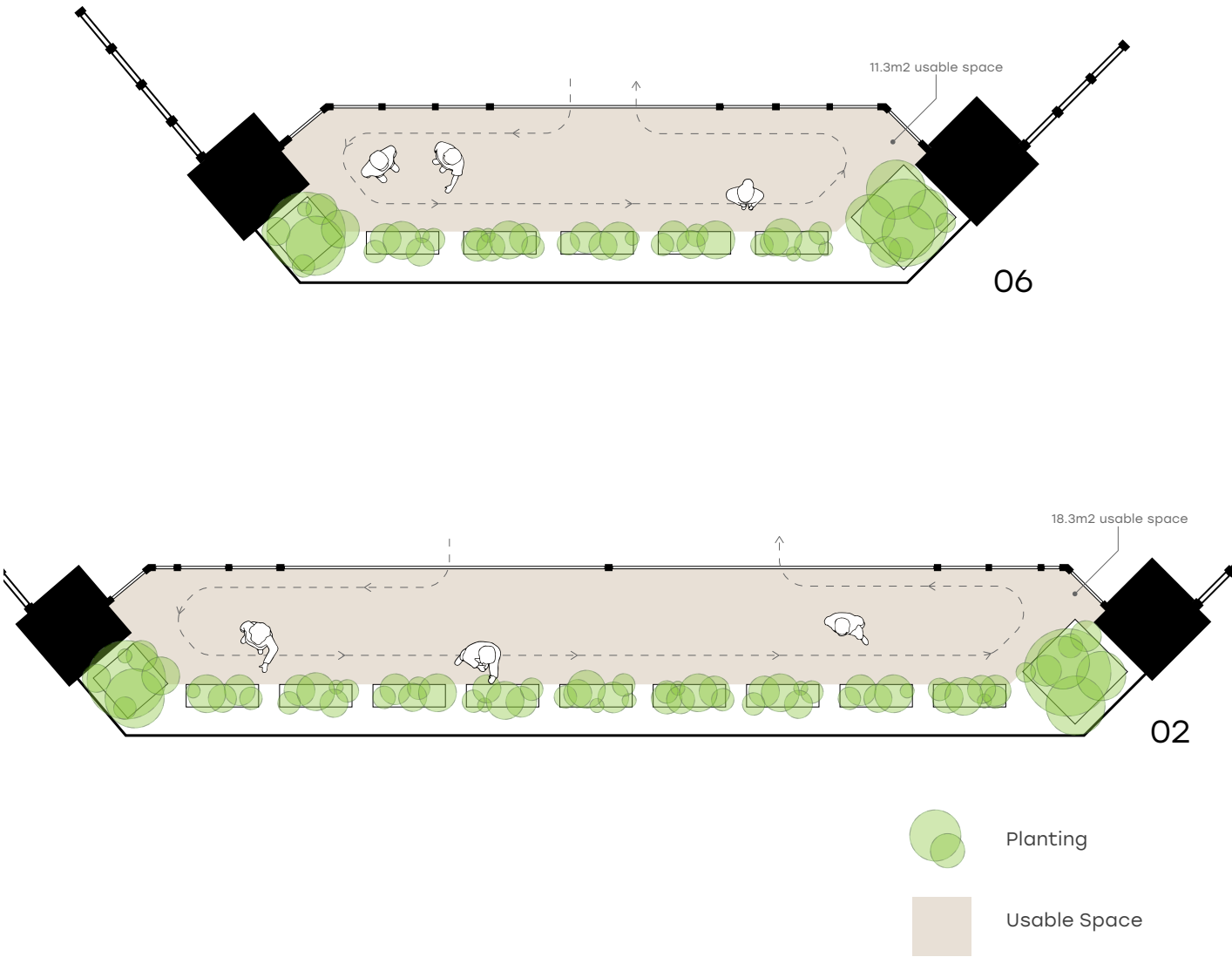
The advantages of this unique design feature is that biophilia can help reduce noise, air pollution and solar gains. The recessed balconies will help moderate internal temperatures whilst providing tenants with direct access to a private outdoor space maximising views towards Castlefield.



USABLE BALCONY SPACE

In addition to the amenity spaces on the ground floor and rooftop, each office floor level has access to the balconies on the nose of the building.

Each balcony will have the space to introduce potted planting, whilst also providing usable outdoor space. This outdoor connection will play a key role in improving tenant well-being.



6.0 BAY STUDIES

BASE

The exposed primary structure helps define the ground and first floor of the building, helping ground the glazed blue brick facade above. The steel design, with visible bolts and plates takes inspiration from Manchester’s bridge designs. Castlefield viaduct, which has recently opened to the public is a fine example of Victorian engineering found in and around the city.

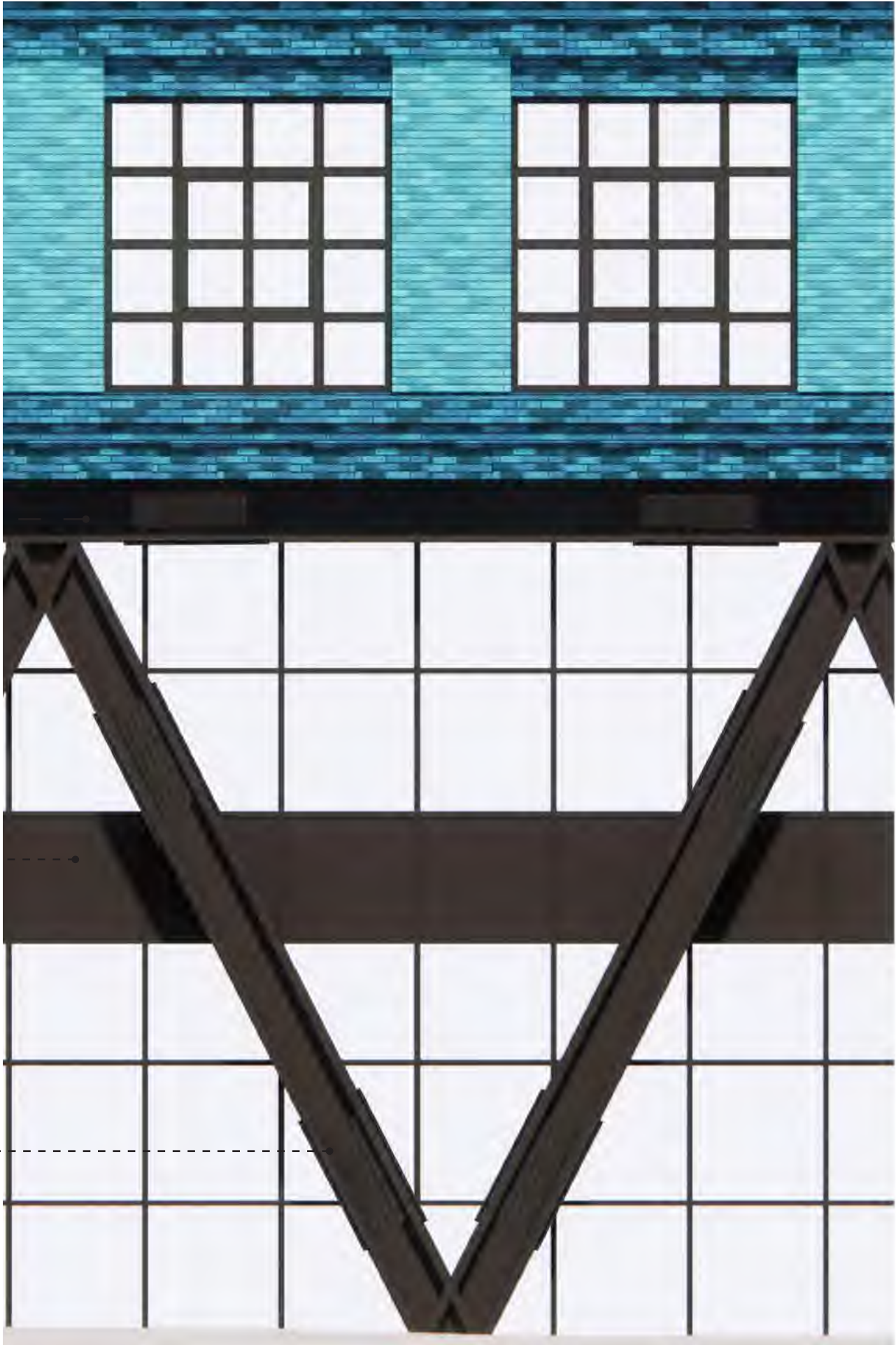
Behind the truss sits extensive curtain walling with crittal style mullions and transoms. The transparency of the facade at this lower level helps activate the street frontage, making this a safe and vibrant public realm.



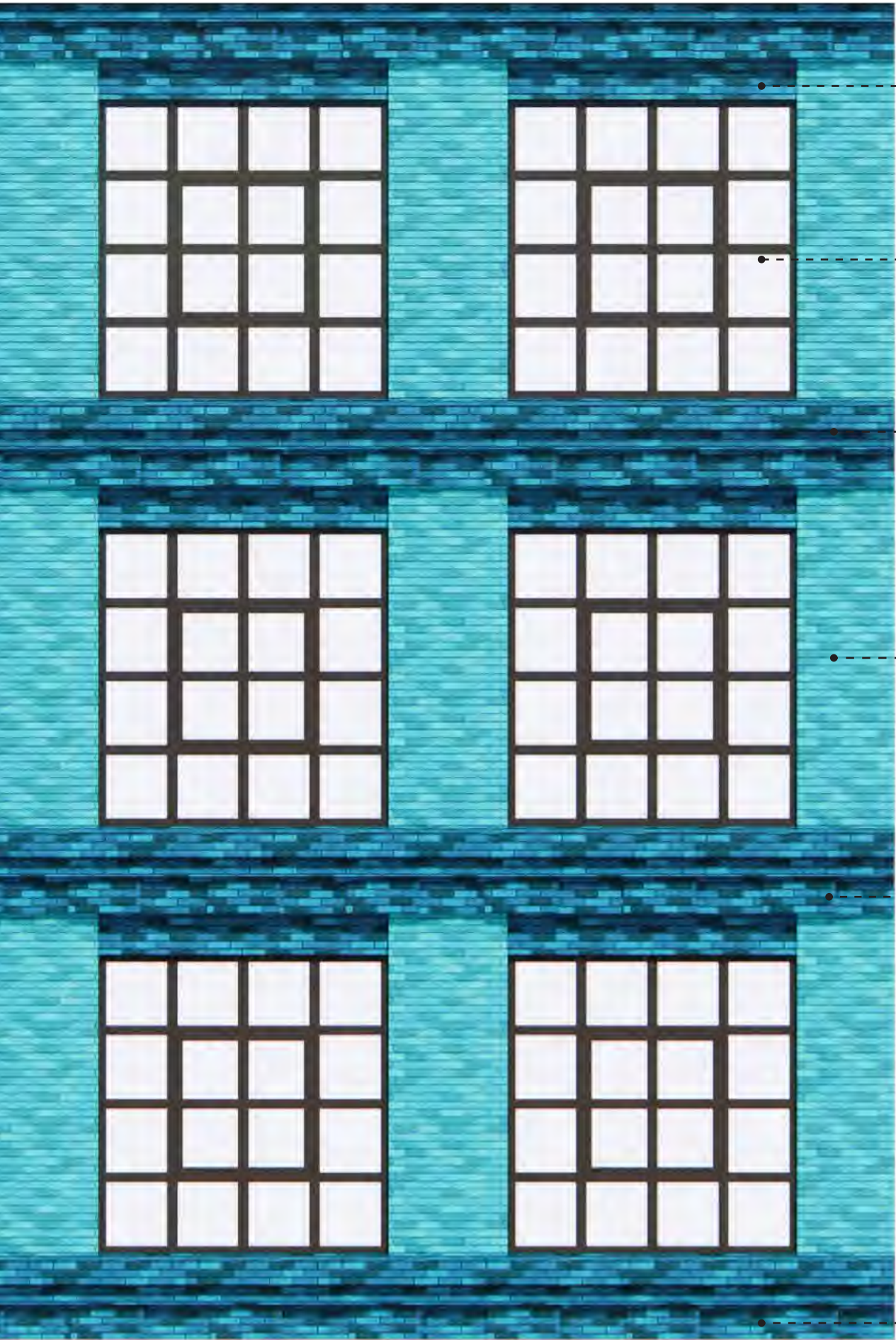
Steel ring I-Beam forming break between glazed brick and angled steel truss. All Steel is primary structure requiring intumescent paint fire protection.

Black, anodic PPC coated Curtain walling with black back painted spandrels. Set back 500mm from angled steel truss.

Black intumescent painted steel I-Beam truss



Scale: 1.50



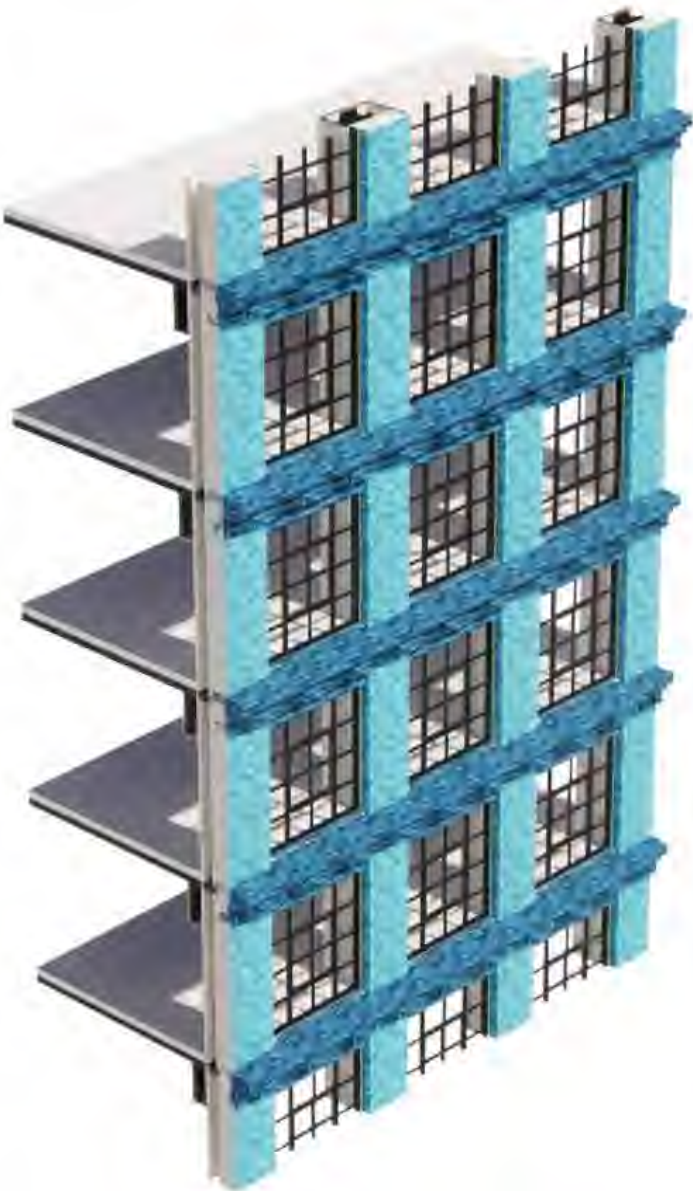
Scale: 1.50

- Glazed blue brick instep above windows
- Crittall style, black, anodic PPC coated window frames with central openings
- Protruding cornice detail finished in glazed blue brick with darker variation
- Differing reveal depths based on elevation. All to standard brick dimensions. Blue brick with lighter variation
- Glazed brick, stepped detail along cornice, to create feature and interest.
- Soldier brick coursing to top of cornice, to assist with drainage run off.

MIDDLE

The middle (typical) floors showcase the ordered, repeating details of the facade. The repeating horizontal cornice band, with its stepped brick detail, adds depth and shadow, whilst the crittal style fenestrations re-enforce the uniformity across the different façades. The columns are chamfered at each corner to add softness to the mass.

The materiality is a variation of blue glazed bricks to add a modern take on the Victorian terracotta seen throughout the city. The glazed finish will help bounce the light around the site and create the new warehouse aesthetic the proposal is striving for.



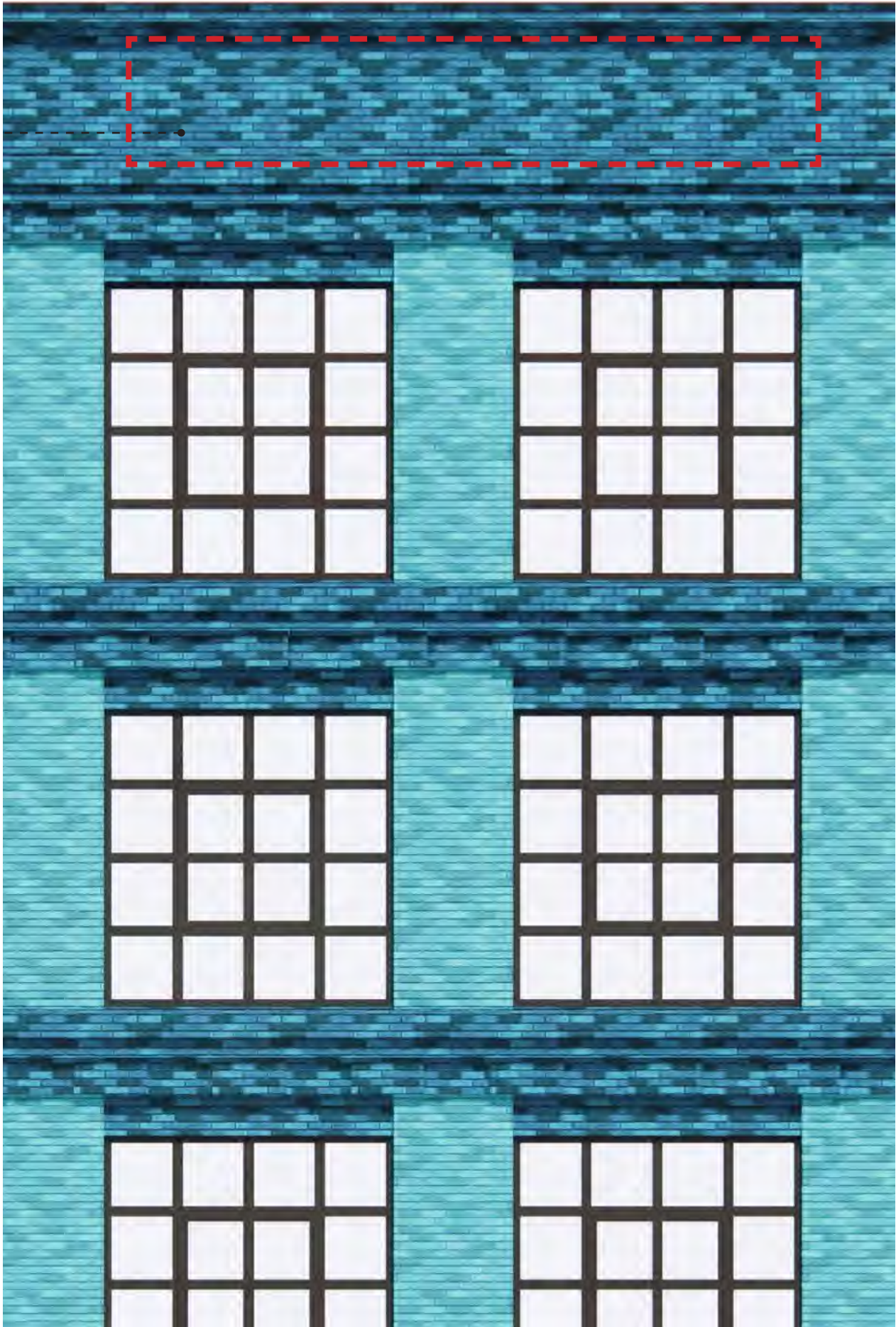
TOP

The proportions to the top of the building follows the same language and principals as the middle of the building. The bays, fenestrations and brick patterns remain the same throughout. The main facade is topped with a 1300mm parapet, finished in the same glazed blue brick mix as the cornice.

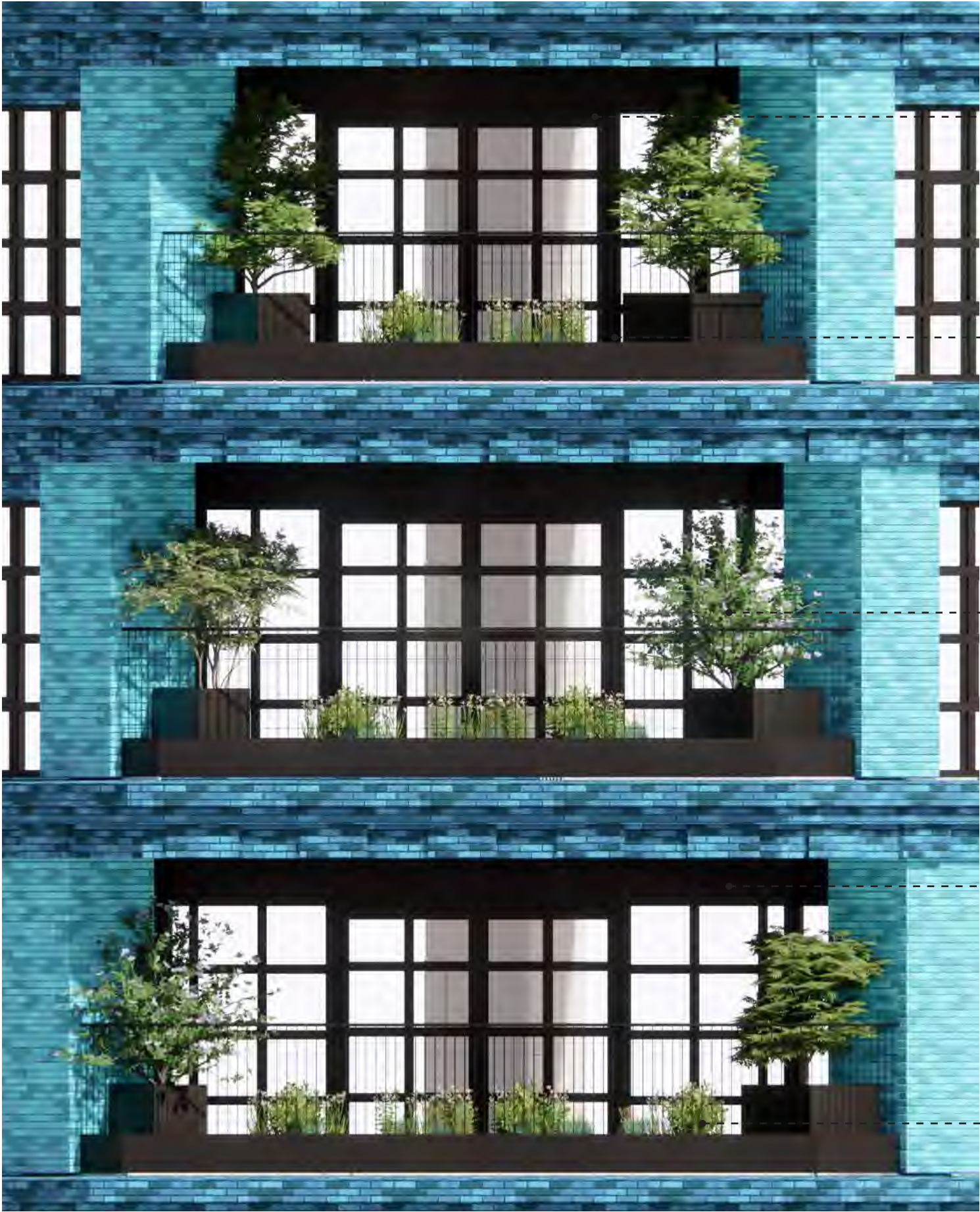


Indicative
signage zone

Glazed Blue
Brick parapet,
completing the
new warehouse
aesthetic



Scale: 1.50



Scale: 1.50

Critical style black, anodic PPC coated glazing with sliding door access to balconies

Stepped out, chamfered corner reducing the impression of mass

Foliage on each balcony absorbing sunlight and stabilising the internal temperatures

Inset and stepped balconies

Black Metal Balustrading with upstand.

CORNER

The chamfered, stepped balconies featured on the south western corner of the site, creates private outdoor tenant space, accessible from each floor plate. The details are similar to the primary facade design but offer a recessed outdoor space with black crittal style sliding doors and a striking black balustrade detail.

The opportunity to add greenery will help improve air quality and noise within the work space and improve tenant well being.

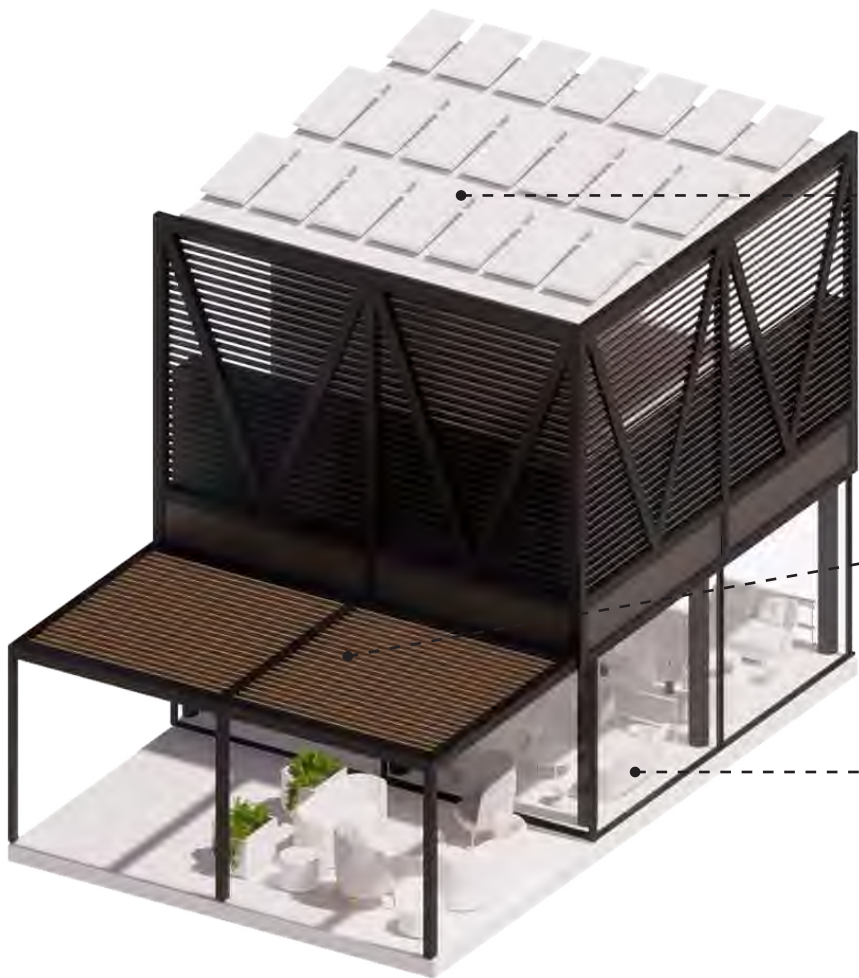


PAVILION

The pavilion is a stepped back amenity space located on the roof. The stepped back nature helps minimise impact of the overall mass of the building whilst offering much need outdoor plant and terrace space. The pavilion is a combination of glazed curtain walling and louvres. It is topped with a louvred plant screen showcasing prominent ‘v’ shaped framing as a gesture of the truss design to the base of the building.

The objective of the pavilion is to provide tenant amenity space that has a different architectural language to the lower levels. The inclusion of a permanent canopy to the south western facing elevation will help connect indoor and outdoor activity whilst offering solar shading.

The roof offers additional plant space and has provided the opportunity to maximise on photovoltaic’s. The core also provides a solid structural base for the BMU system used to maintain the buildings façades.



Grey, PPC Coated Louvred plant screen

Black, anodic PPC Coated framing to accentuate V's, connecting the ground floor architectural language.

PV Panels located behind screen above plant

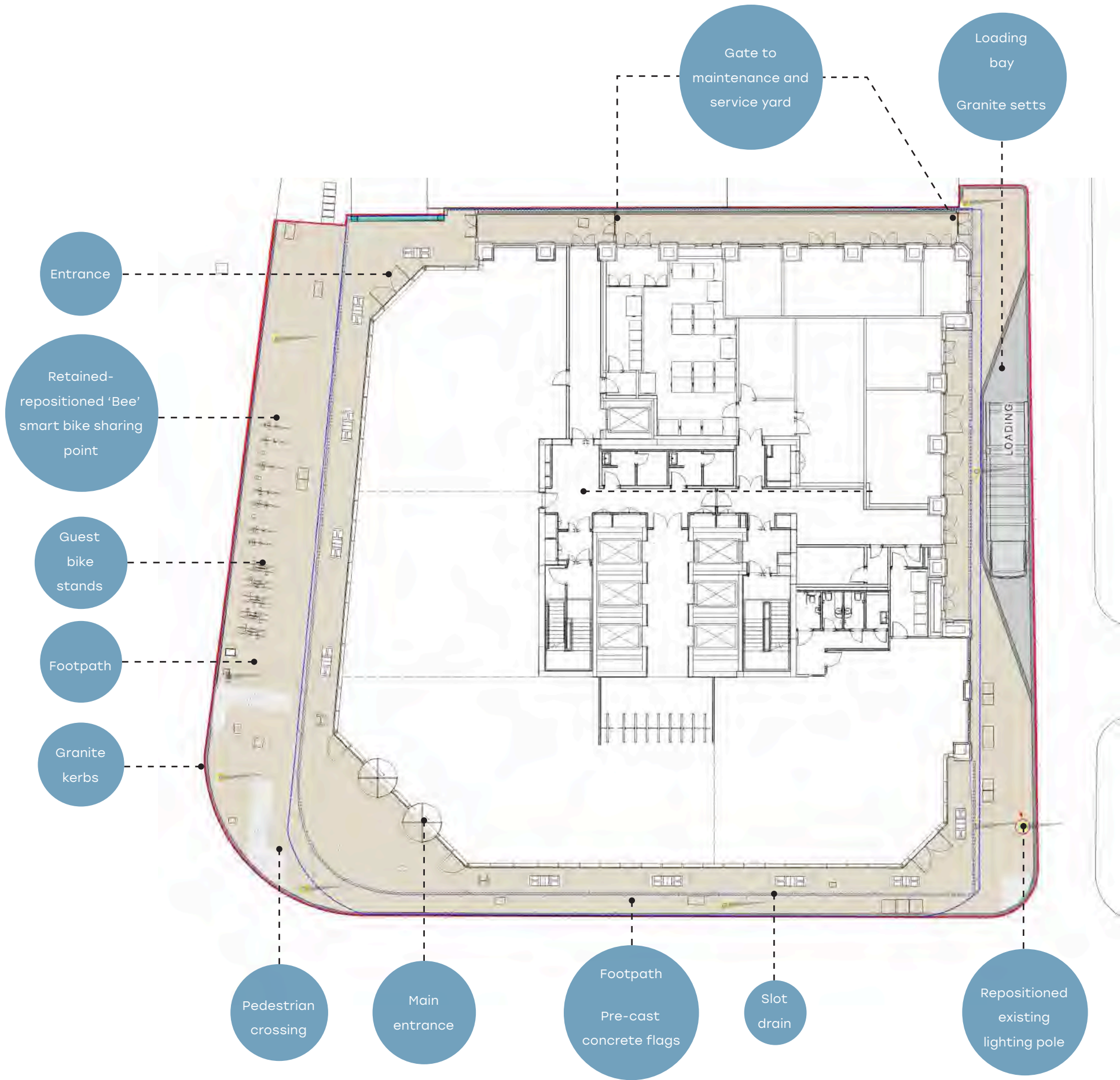
Mechanically operated louvres

Black, anodic PPC Coating curtain Walling. Sliding doors to SW pavilion



Scale: 1,50

7.0 LANDSCAPE DESIGN



LANDSCAPE GENERAL ARRANGEMENT - GROUND FLOOR

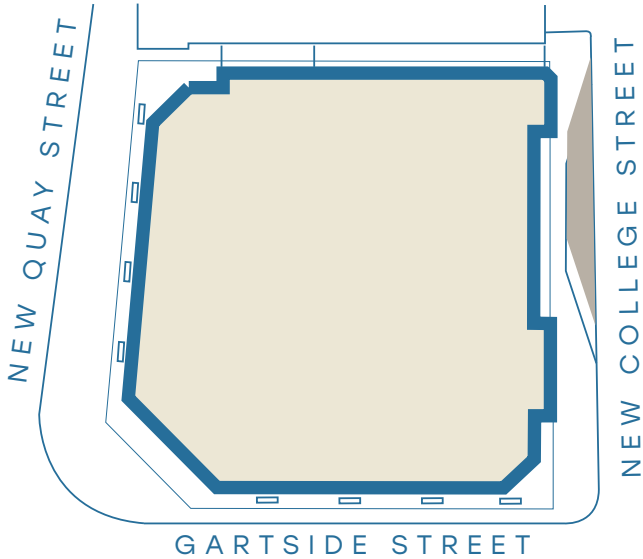
Approach
To deliver a high quality public realm finish to the existing footpaths surrounding the development, maintaining generous pedestrian routes along New Quay Street and Gartside Street that are further enhanced through the stepping back of the building facade.

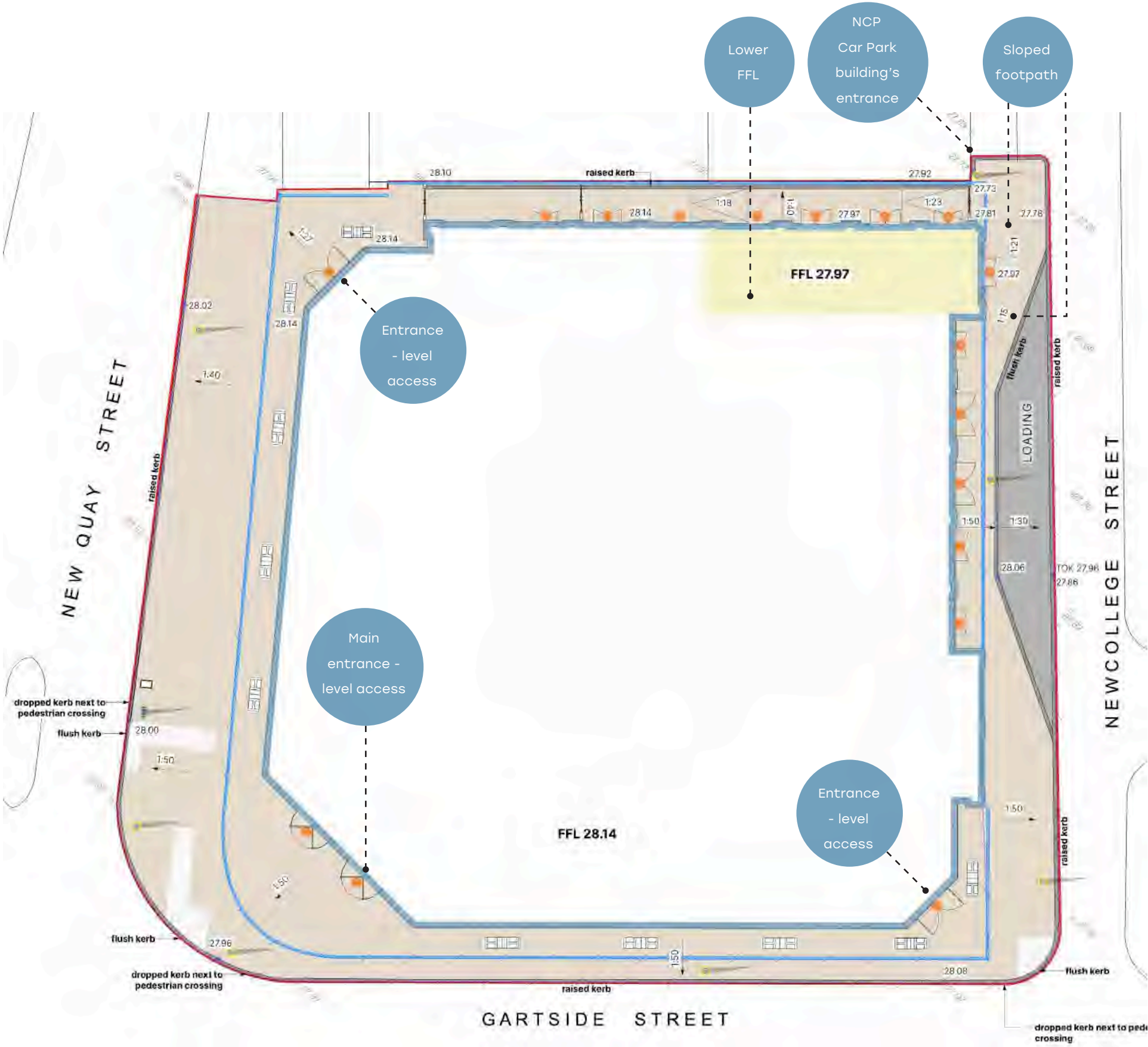
An additional 1.7m width of footpath is proposed along New College Street to facilitate the proposed loading bay.

Level access is achieved to all entrances including the servicing routes to the rear of the building.

Additional cycle parking is proposed along New Quay Street adjacent the existing Bee Smart bike sharing point within close proximity to the main entrance.

The footpaths are unsuitable for street tree planting due to the extensive below ground services.



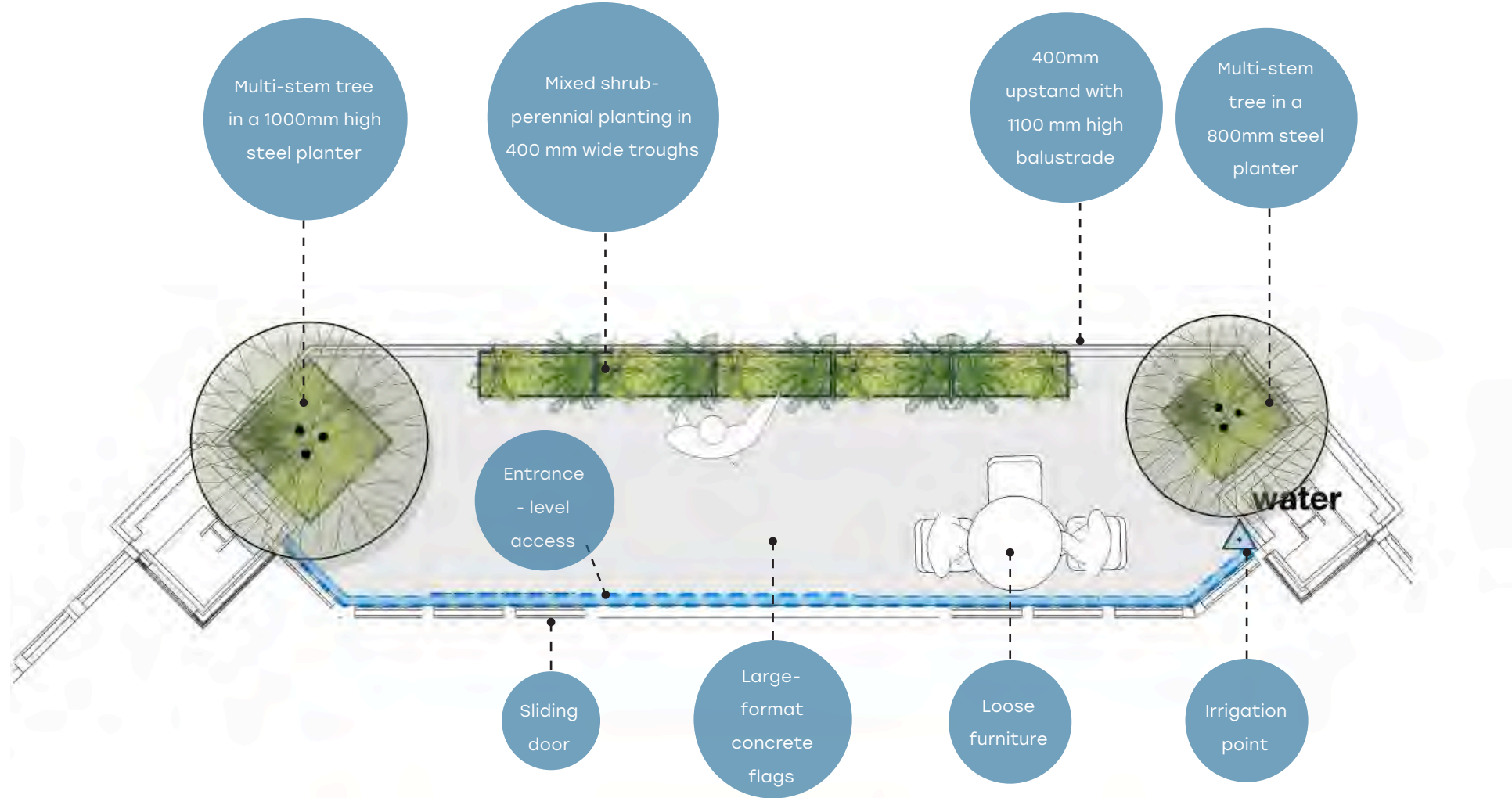


LEVELS AND DRAINAGE - GROUND FLOOR

The landscape is designed in accordance to Manchester’s DFA2 guidance. Level access is provided to all entrances maximising usability across the site for all users.

All levels drain surface water away from the building towards roadways. Surface water from private land is directed into slot drains that form part of sites drainage strategy, separating private and adopted surface water run-off.

The proposed New College Street loading bay is flush with the adjoining footpath to service all doors opening onto the street.



BALCONIES - TYPICAL GENERAL ARRANGEMENT

Approach

To create a green, usable outdoor balcony for tenants. The balconies provide an opportunity for greening through the use of plants and containerised feature shrubs and trees.

The balconies varies in width in accordance with the Architectural form yet all will be usable, green and verdant.

The large format paving will provide a neutral surface for bistro style tables and chairs to populate.

The proposed planting scheme consists of wind and drought tolerant species, that will tolerate the exposed position. Irrigation will provide the necessary watering requirements.





LANDSCAPE GENERAL ARRANGEMENT- ROOF TERRACE

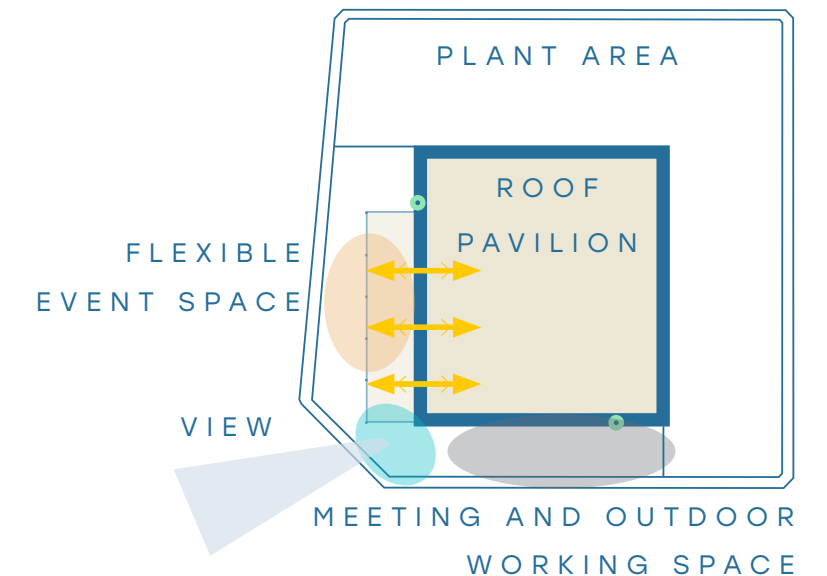
Approach

To create a lush, green garden space for tenants to meet, socialise, work and participate in organised activities against the backdrop of the Manchester skyline.

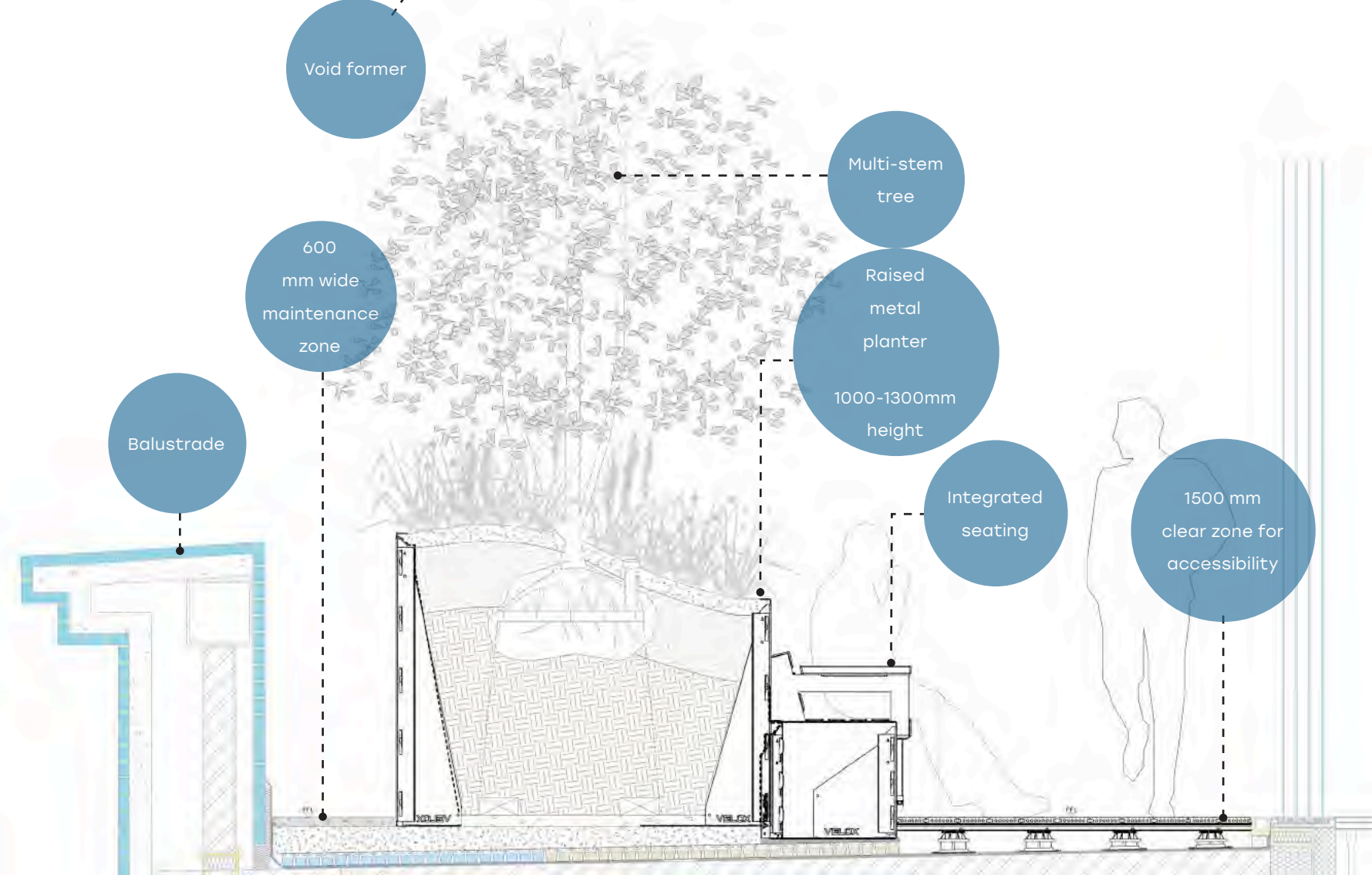
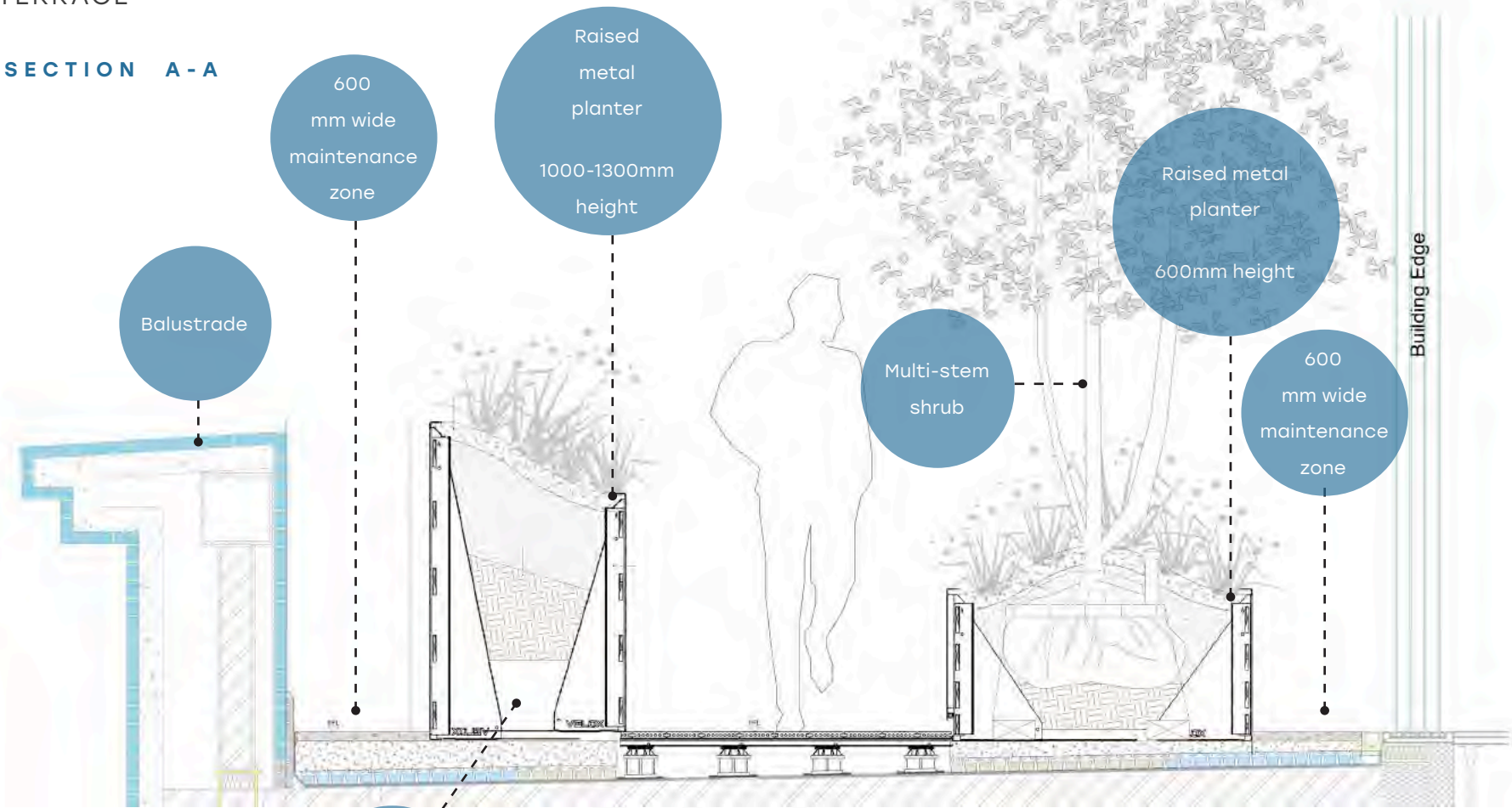
The garden proposes a work zone facing east and an event space facing west to capture evening sunshine. A covered canopy/pergola structure connecting the garden with the building defines the event space, extending the usability throughout the year.

Raised planters containing a variety of pollinating herbaceous plants with evergreen species throughout. Planters are located along the perimeter of the garden creating a sense of enclosure and shelter once seated.

Multi-stem trees add verticality and shelter from prevailing winds whilst punctuating and framing views over the city.



SECTION A-A

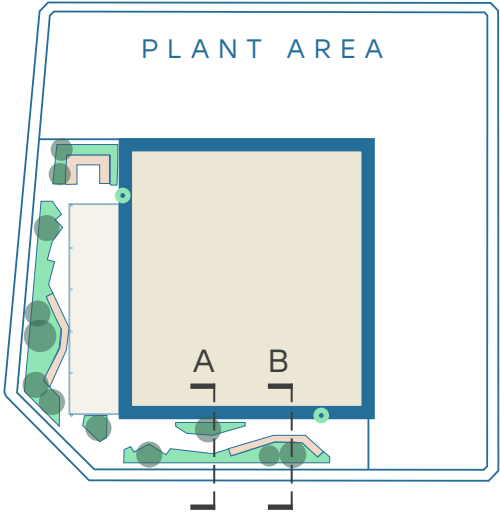


LANDSCAPE GENERAL ARRANGEMENT- ROOF TERRACE

Multi-stem trees and shrubs are to be planted into raised planters.

A water-retaining 'blue roof' system is used across the entire roof terrace, providing an additional source of water for trees and shrubs.

The raised planters create a sense of enclosure whilst seated and views out whilst standing.





ROOF TERRACE MATERIALITY, SOFTWORKS & LIGHTING INTENT

Materiality
The proposed composite decking provides a warm feel to the roof garden. Warm tones will continue across the raised planters and pots.

Softworks
The proposed planting palette responds to the wind and sun exposure on the roof terrace. The planting palette colour scheme is simple, bold and calm. Wind resistant and drought tolerant species have been favoured. The diversity and selection of species create a pollinator friendly environment.

Lighting intent
The raised planters have recessed, integrated led lightings at the bottom. These provide a soft atmospheric lighting to the roof terrace.



8.0 SUSTAINABILITY

SUSTAINABILITY TARGETS

The proposed building has a number of social and environmental sustainability targets, outlining the proposals aspiration to sit at the forefront of commercial building design in Manchester. The building aims to target a number of Manchester’s sustainability policies, including the local Manchester Core Strategy 2021-2027, Places for Everyone and the 5-year Environment Plan for Greater Manchester. There is also local ambition within Manchester to achieve Net Zero Carbon new developments by 2023 under Manchester’s Roadmap to Net Zero Carbon.

Below is a list of sustainability credentials the proposal aims to target:

- Net zero carbon technology feasibility study
- NABERS - Targeting 5.5 Star Rating
- Embodied carbon → whole life carbon
- BREEAM - Excellent
- WELL - Enabled
- EPC A

**Net Zero Carbon**

**NABERS 5.5 star rating**

**Embodied carbon**
≤600kgCO₂e/ m²

**BREEAM Offices 'Excellent'**

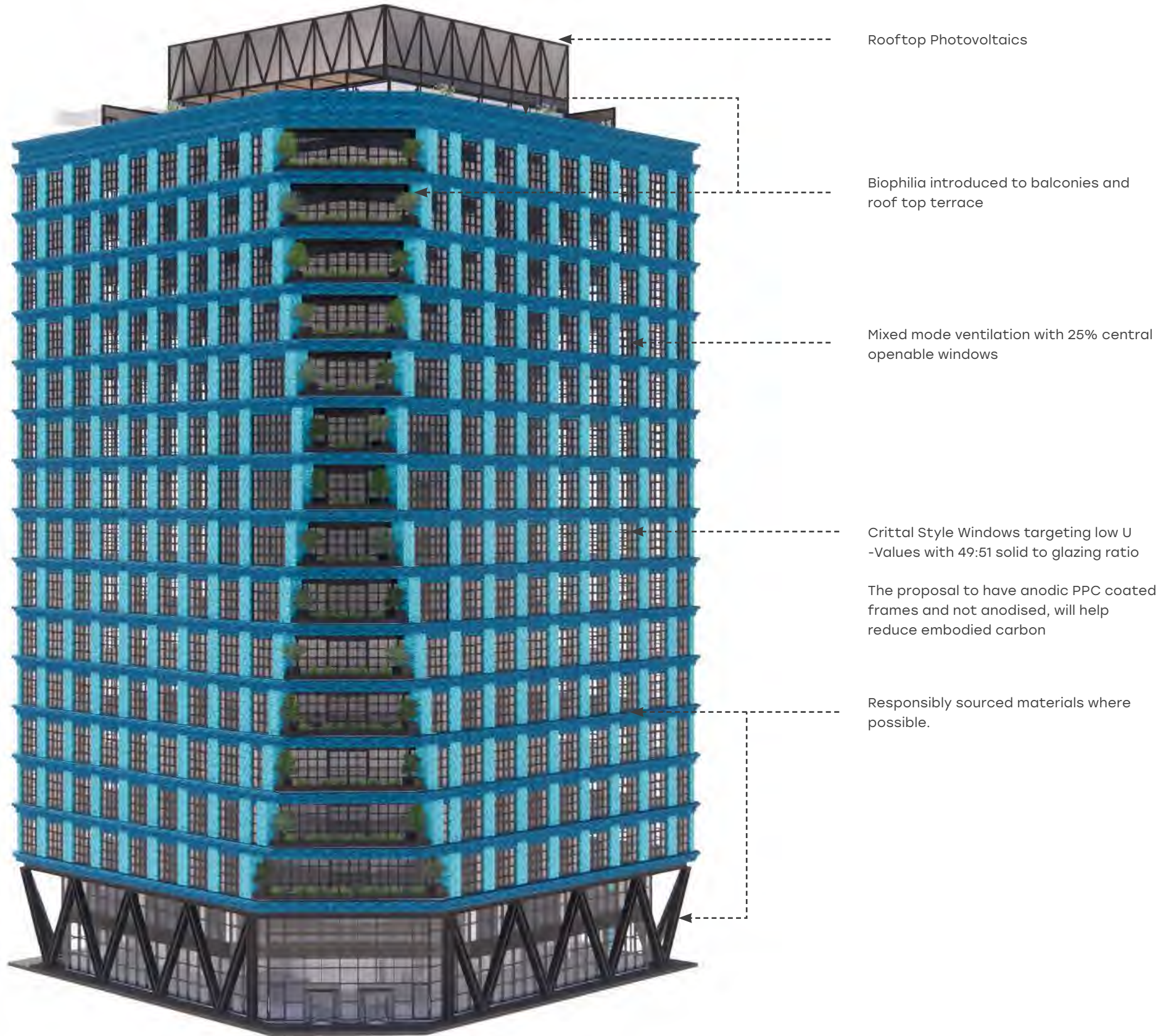
**WELL Platinum 'enabled'**

**Wired Score 'enabled'**

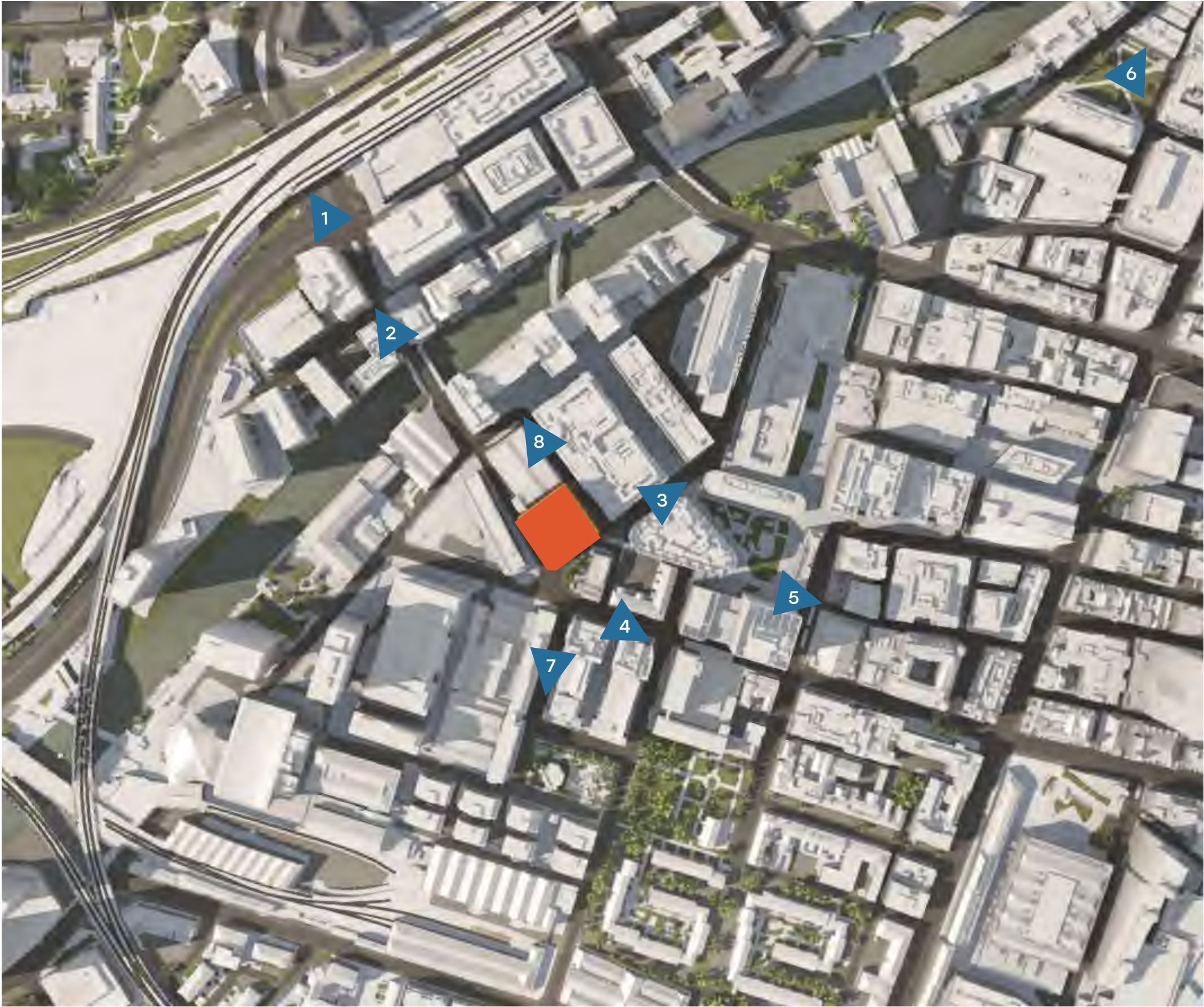
**Mixed mode ventilation**

**Fossil fuel free**

**Low carbon/ renewable energy**



9.0 VERIFIED VIEWS

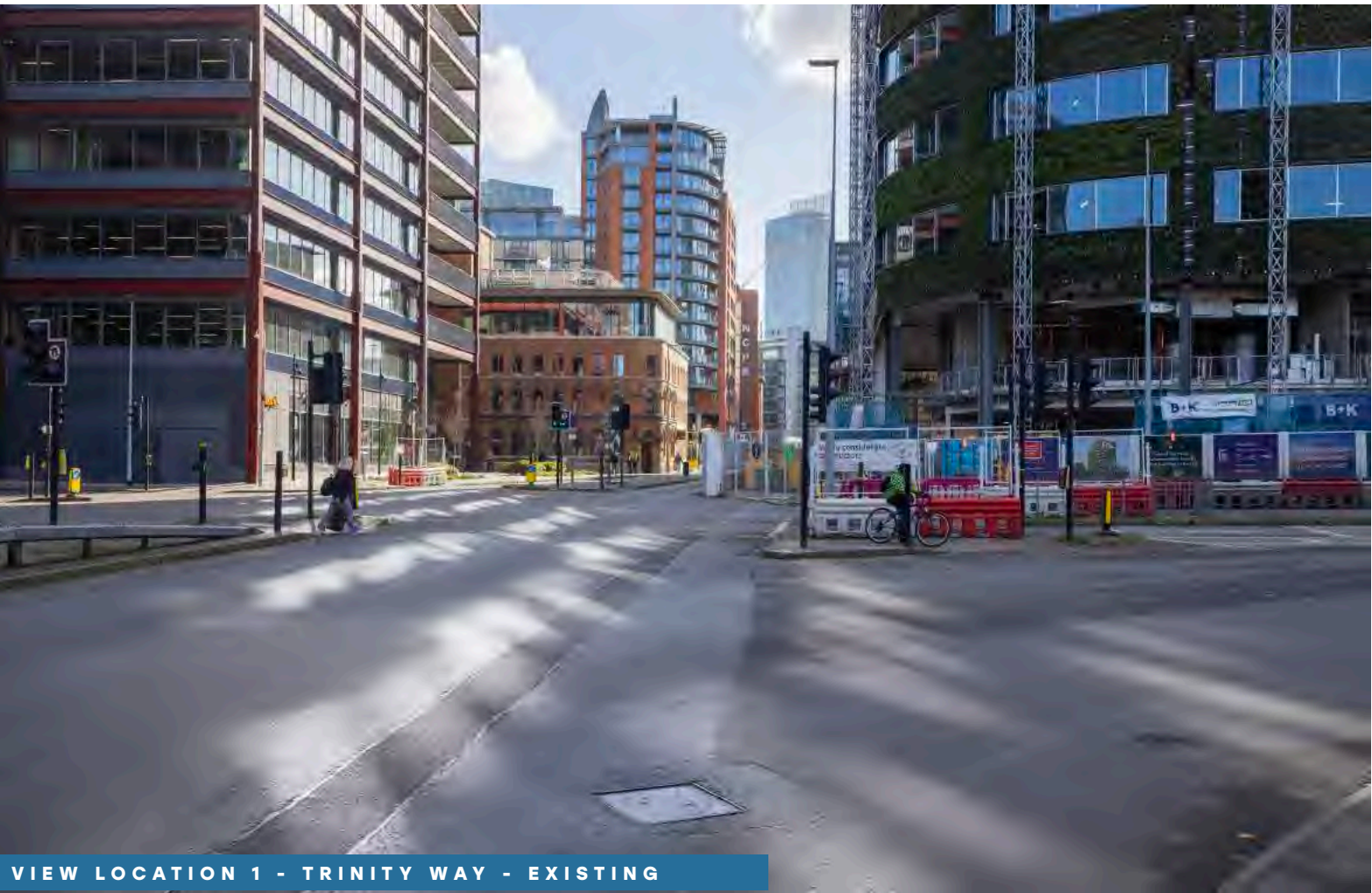


VERIFIED VIEWS KEY PLAN

All verified views have been produced by Planit. Verified views positions have been set up and agreed in preparation for this planning submission.

Please see the list of verified views prepared:

- Location 1: Trinity Way
- Location 2: Irwell Street
- Location 3: Gartside Street
- Location 4: New Quay Street
- Location 5: Byrom Street
- Location 6: Parsonage Gardens
- Location 7: Atherton Street
- Location 8: New College Street



VIEW LOCATION 1 - TRINITY WAY - EXISTING



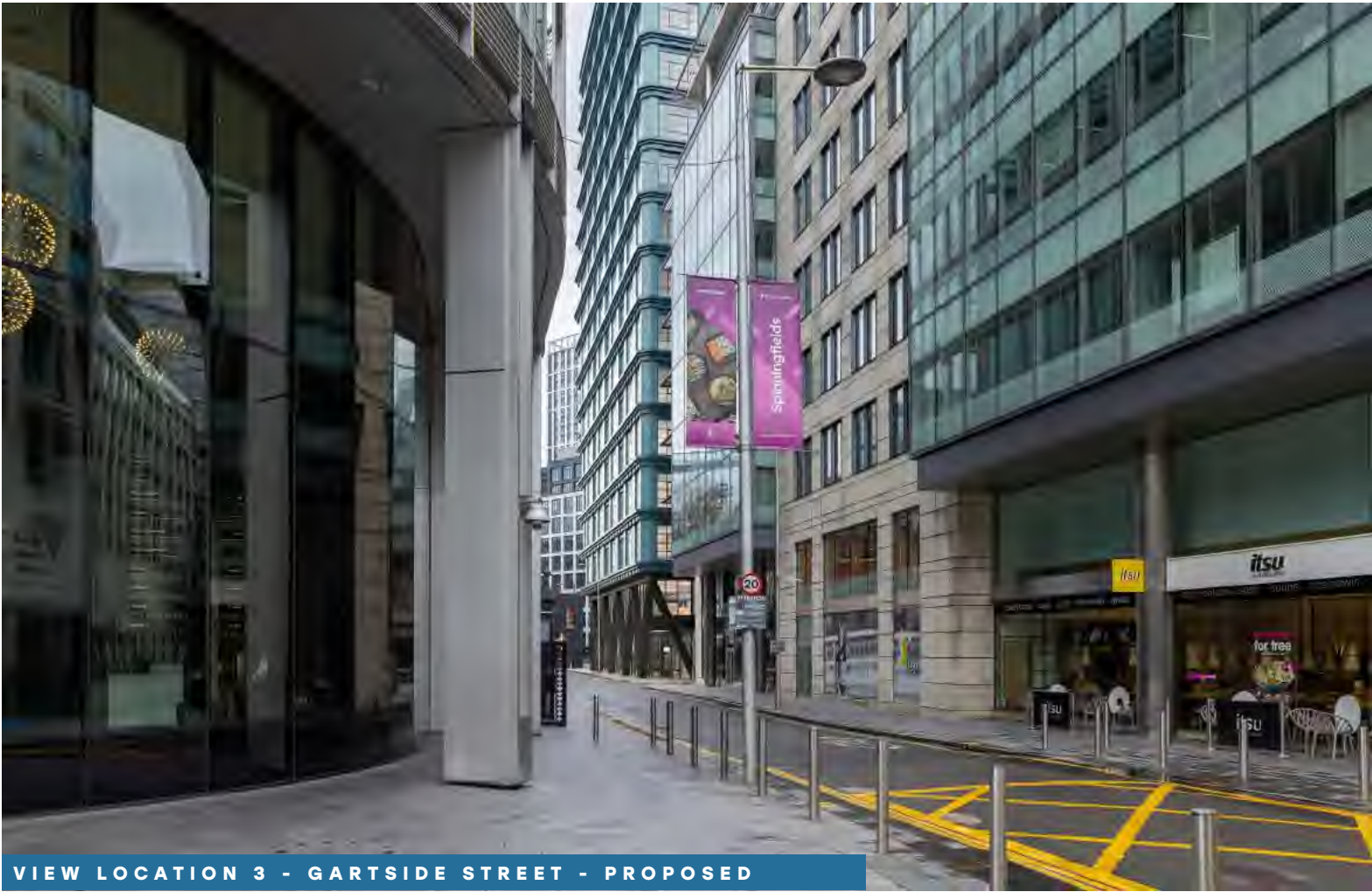
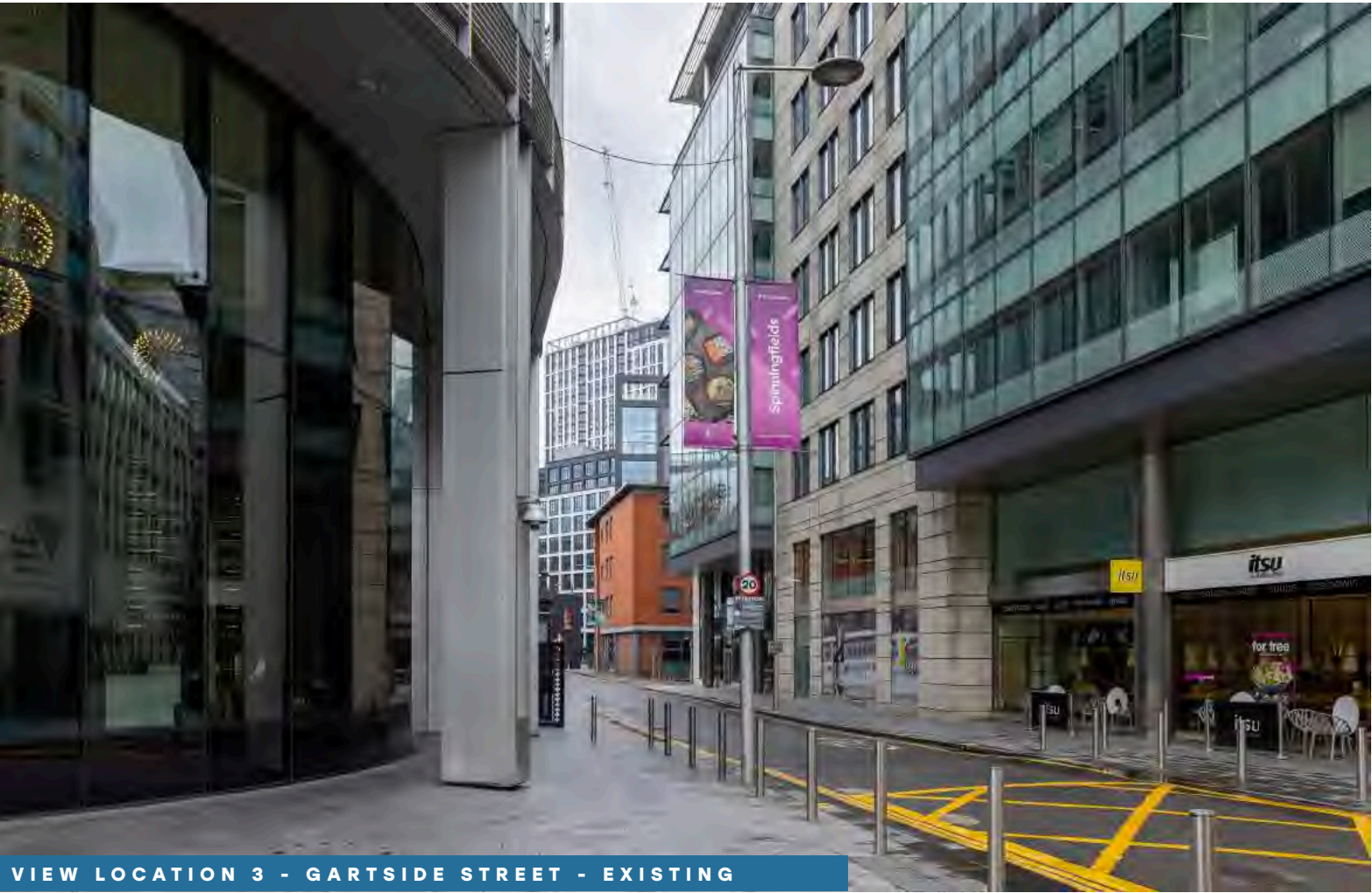
VIEW LOCATION 1 - TRINITY WAY - PROPOSED



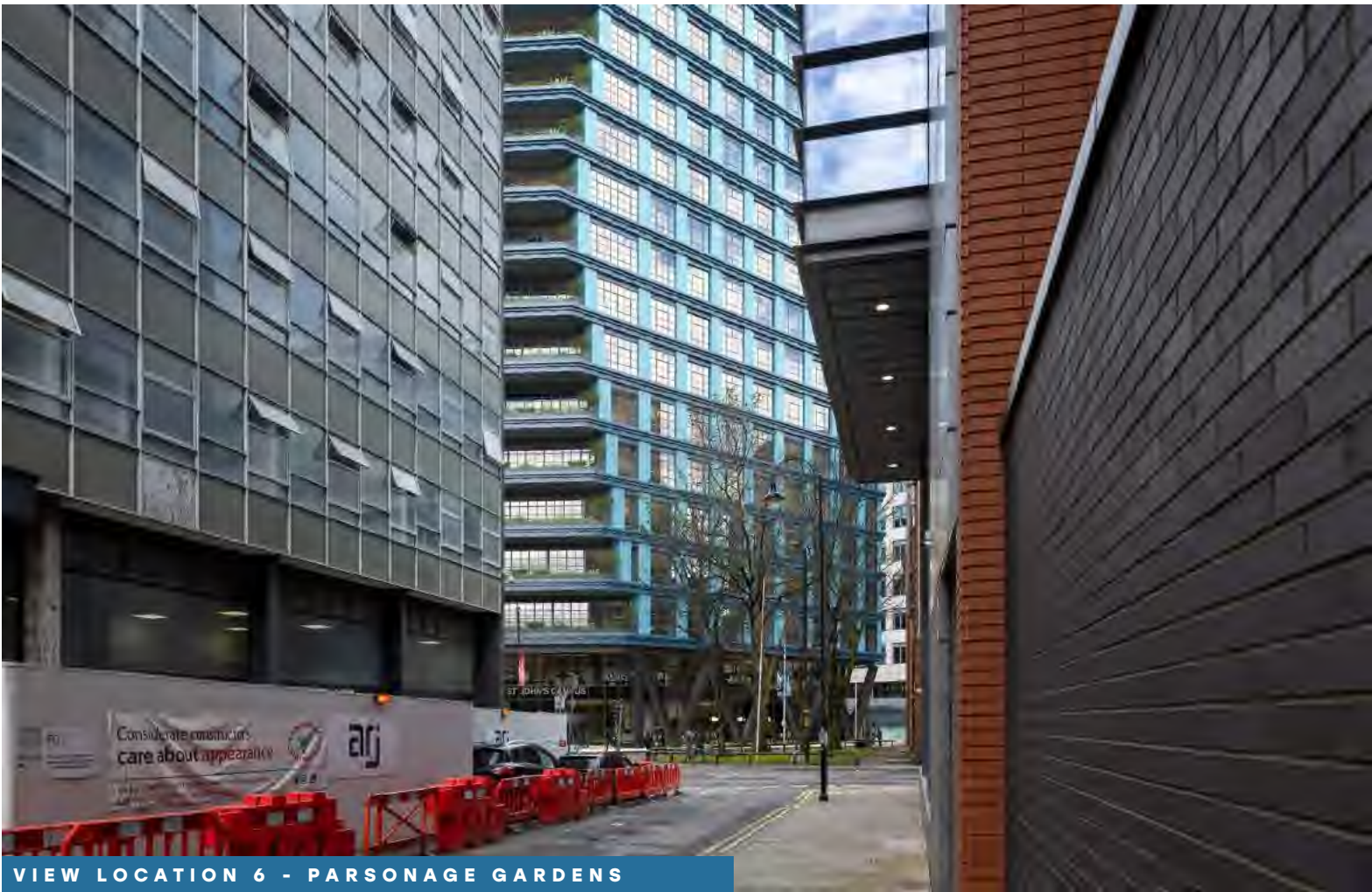
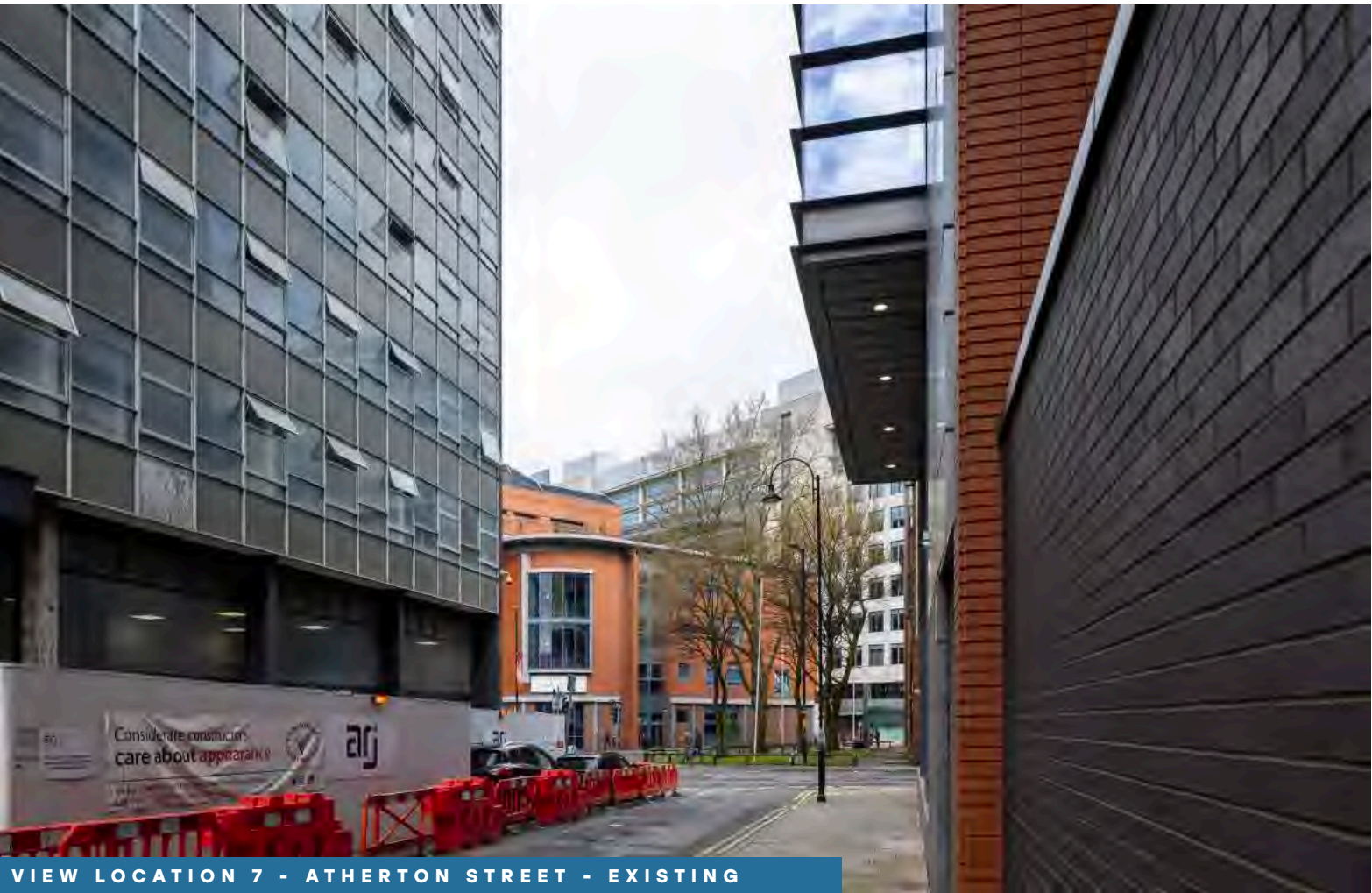
VIEW LOCATION 2 - IRWELL STREET - EXISTING



VIEW LOCATION 2 - IRWELL STREET - PROPOSED







10.0 SERVICING AND ACCESS

ACCESS STRATEGY

The primary access route into the building is on the corner of New Quay Street and Gartside Street. Access is obtained through two revolving doors and additional bypass doors.

Doors to the North West and South East corners will secondary access to the ground floor, or used as independent access points for the potential commercial units.

There is level access provided throughout the proposal from ground floor access to balcony and terrace accommodation.

There are 2 goods lifts, one serving B1 and the other from ground to roof, 6 passenger lifts that double up as good, fire fighting and evacuation.

Cycle access is via the NCP Carpark elevation. Inside a cycle lift is provided as well as a cycle ramp to stair 1.

Passenger lift core (all upper levels)

Fire fighting Lift (all levels)

Evacuation Lift (all levels)

Goods Lift (Upper levels and roof)

Cycle / Goods Lift (basement and ground)

Accessible/Ambulant

Non-binary Changing

Refuge Point

Main Entrance_level access

Potential Unit 1_level access

Potential Unit 2_level access

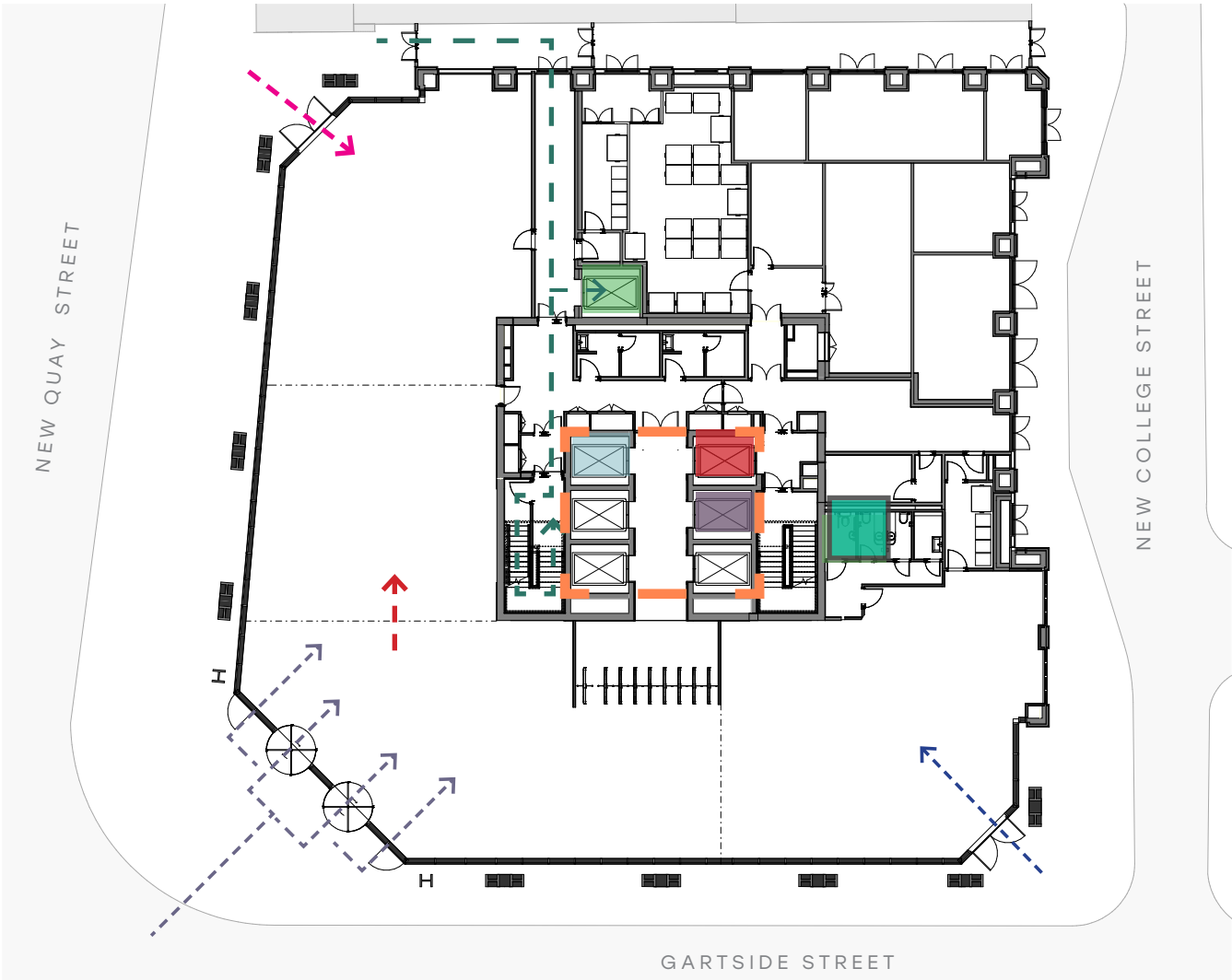
Potential Unit 3_level access

Cycle access

BASEMENT



GROUND FLOOR



ACCESS STRATEGY

Passenger lift core
(all upper levels)

Fire fighting Lift
(all levels)

Evacuation Lift
(all levels)Goods Lift
(Upper levels and roof)Cycle / Goods Lift
(basement and ground)

Accessible/Ambulant

Non-binary Changing

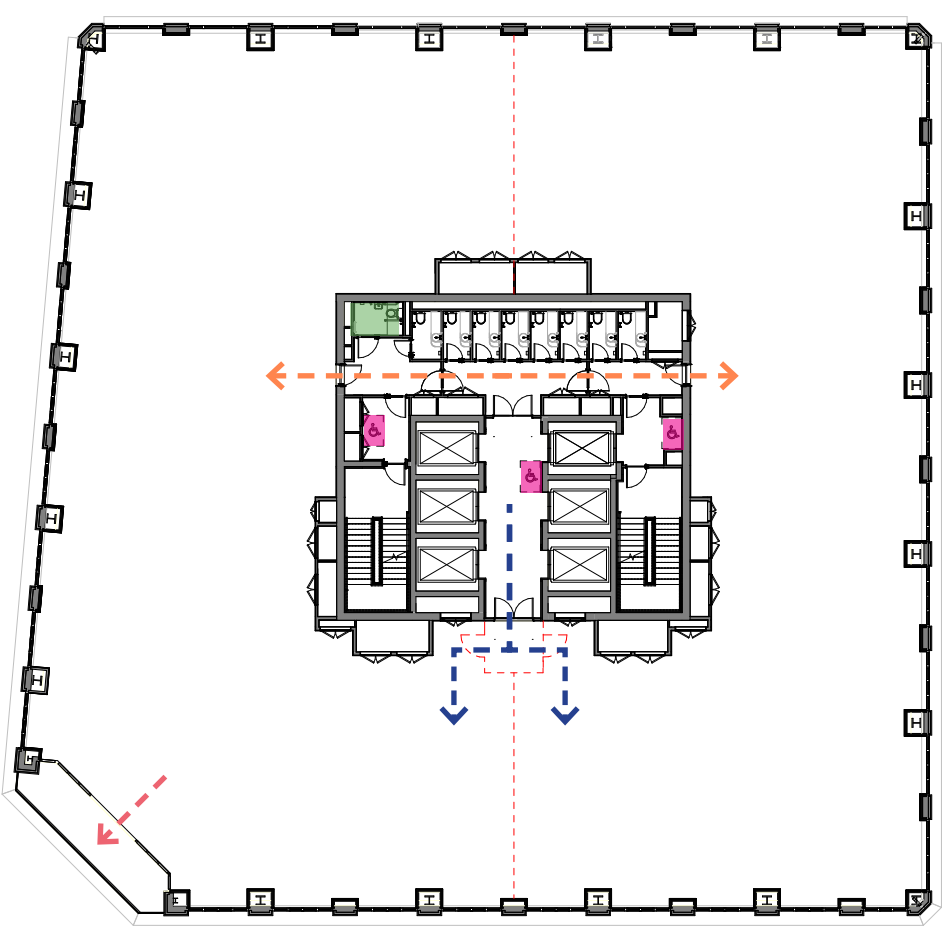
Refuge Point

Primary Access to space

Secondary access to space

Balcony/Terrace_level access

Plant maintenance Access



TYPICAL



ROOF TOP PAVILION

WASTE STRATEGY

WASTE FORECAST

The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00.

For waste calculation purposes, the Ground floor amenity space and Basement cycle storage and changing is considered ancillary to the main office use of the building and therefore not included in the waste calculations.

OFFICE USES

The office use (Use Class E) of the proposed development will have a total Gross Internal Area (GIA) of 22,690m². This area includes the proposed office uses across levels 1 to 15.

The weekly waste has been calculated based on MCC’s GD04 Guidance recommendations for offices of 2,600ltrs per 1,000m² of gross floor space.

An initial recycling percentage of 50% has been estimated for calculation purposes.

FLEXIBLE COMMERCIAL USES

The commercial use at ground floor is considered F&B as a worst-case scenario (Former Use Class A3), comprising an area (GIA) of 488m². The events space at level 16 has a bar area serving bottled drinks, comprising an area of (GIA) 173m². although the frequency of the event room is yet to be determined it has been considered into the calculations for robustness.

On this basis, the total F&B area within the development is 661m². For robustness and to cater for any potential use, a total of 220 seats have been considered.

The recycling rate is considered the same as the office uses at 50% and the organic recycling will be compacted by a biodigester.

Based on these requirements, The following table forecasts the waste volume generated by both the proposed office and commercial uses associated with the proposed development:

REFUSE VOLUMES

Office Use_Refuse Volume (22,690m²)	Commercial Use_Refuse Volume (220 Seats)	
Non recycling waste - 29,497 ltrs	Non recycling waste - 8250 ltrs	
Dry Mixed Recycling - 22,123 ltrs	Dry Mixed Recycling - 4,950 ltrs	
Glass Recycling - 7,374 ltrs	Glass Recycling - 2,062 ltrs	
Office use total - 58,994 ltrs	Organic Food Recycling - 740 ltrs	Commercial use total - 16,002 ltrs

CAPACITY & COLLECTION

Office Use Bins -	F&B Use Bins -	Proposed collection frequency
• 9 No. x 1100L Euro-bin - Non-recyclable Waste • 7 No. x 1100L Euro-bin - Dry Mixed Recycling • 3 No. x 1100L Wheelie Bin - Glass Recycling	• 3 No. x 1100L Euro-bin - Non-recyclable Waste • 7 No. x 240L Euro-bin - Dry Mixed Recycling • 3 No. x 240L Euro-bin - Glass Recycling • 4 No. x 240L Wheelie Bin-Organic Food Recycling	• General Waste - 3 times a week • Dry Mixed Recycling - 3 times a week • Glass Recycling - 3 times a week • Organic Food Recycling - once a week

BIN STORE ACCESS

The proposal includes a bin store at Ground Floor level positioned at close proximity to the newly created loading bay on New College Street. The bin store has two access points, one well positioned for Unit 1 f&b and the other directly off the main core for office tenant use. Unit 2 and 3 will have allocated space within their unit for waste and direct BoH access to the collection point.

COLLECTION STRATEGY

Collection will be from the loading bay situated on New College Street at ground level. Management staff will move the bins out on collection days to the area adjacent to the loading bay before moving the bins back into the bin store following collection.

← Unit 1 Refuse Route

← Unit 2 Refuse Route

← Unit 3 Refuse Route

← Office Refuse Route

Office Bin Store

F&B Bin Store

Waste Collection Point



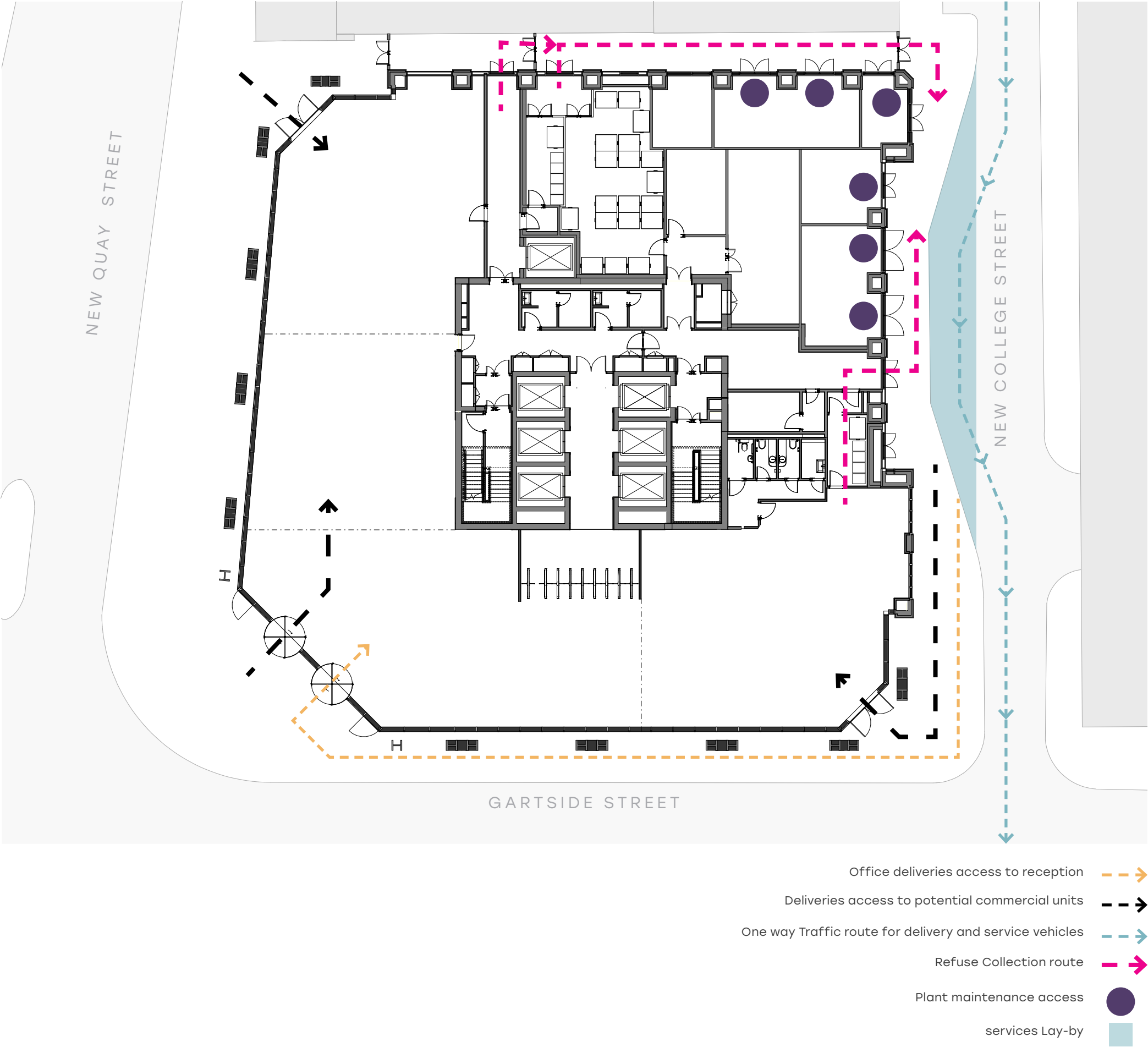
DELIVERIES & SERVICE STRATEGY

As part of the proposals a loading bay has been introduced on the one-way New College Street. The ground floor layout has responded to this by locating all BoH accommodation, such as Refuse and plant, to the north of the building.

All office deliveries will be via the main entrance, to retain security. The potential commercial units 1 & 3 have independent access doors which will be utilised for deliveries and Unit 2 will have access via the main entrance.

Both office and commercial uses have separate refuse stores, all of which have access to the loading bay for collection day. (please refer to the waste strategy in section 10.2).

For plant access and maintenance this has been successfully located within close proximity of the lay by, meaning all BoH functions are away from the busy active frontage on Gartside Street and New Quay Street.



CRIME IMPACT ASSESSMENT

Greater Manchester Police (GMP) has prepared a Crime Impact Statement (CIS) which is submitted as part of this planning application.

The CIS recognises that the proposed development will provide a number of benefits including:

- The proposal for an office led scheme, in an area of the city occupied primarily by similar premises, is unlikely to have any detrimental effect on the existing community
- The development offers additional activity, natural surveillance and overlooking to the area.
- The glazed façades offer both surveillance opportunities and a greater level of artificial light onto the street/public realm.
- The office reception and access controlled speed gates to the ground floor offers good security, additional access control at upper levels further restricts unauthorised access.
- The development offers opportunities to include security measures built into the construction of the building, avoiding need for obstructive retrofit security measures.

The report makes a number of recommendations to be considered to further improve the development from a security perspective, which have been carefully considered by the client and project team.

NARROW PATH BETWEEN NCP AND ST JOHNS CAMPUS

The introduction of a 2.4m high mesh fence and access controlled gates will restrict use to maintenance and cycle access only.

Further access control is provided to all entrance points along this path to deter tailgating.

In addition it is proposed that cctv will be in operation and suitable security lighting.

F&B SEGREGATION FROM OFFICE LOBBY

The proposed commercial units are located on the GF, two are provided with independent entrance door and one is accessed via the main entrance lobby.

The proposal looks to provide connection between office lobby and commercial units, this will be managed by staff and closed during out of hours.

Access control through use of speed gates adds additional security and reduces the risk of unauthorised access to office levels.

ROOF TOP AMENITY

Access is only available to tenants and tenant guests that have been granted access from building management. Access control is proposed for the speed gates, lifts and individual tenant units.



CLEANING & MAINTENANCE STRATEGY

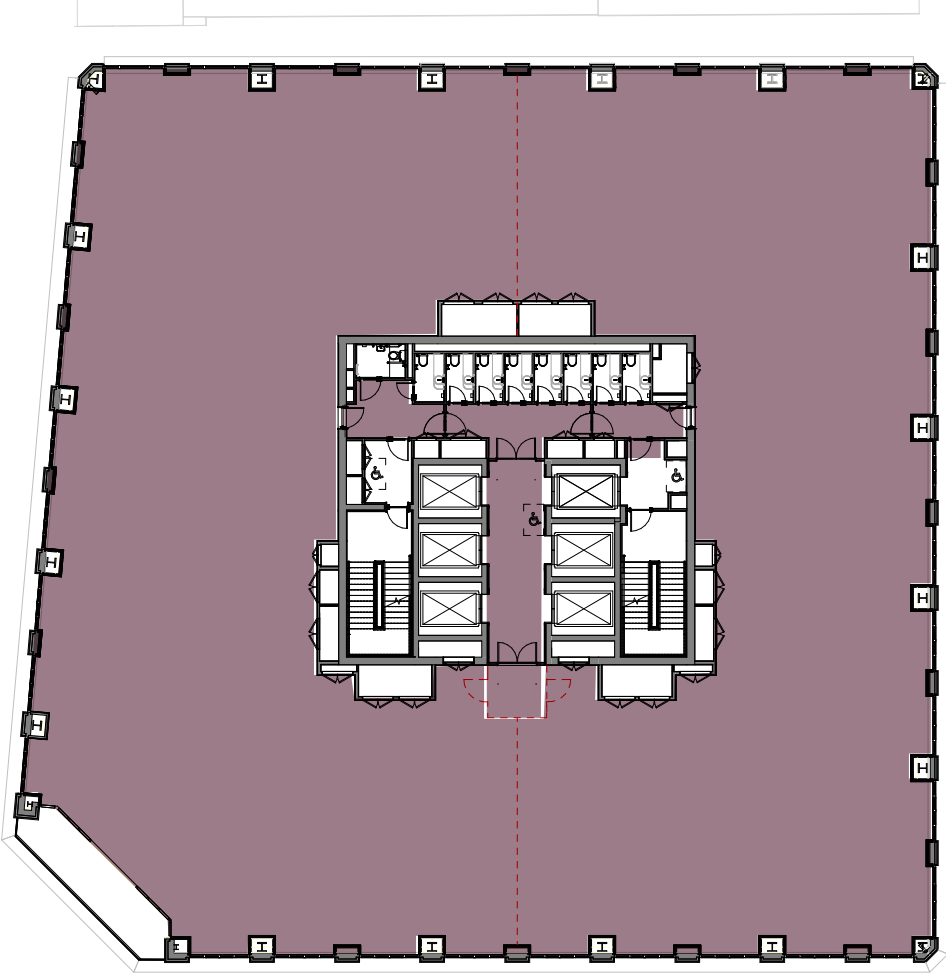
INTERNAL SPACES:

The overhead ground floor amenity spaces will be cleaned via a MEWP system.

The office levels as well as all core front of house spaces will be cleaned using a local scaffold system due to the raised office floors and the ease of access via the goods lift.



GROUND FLOOR



TYPICAL FLOOR

- High level area to be cleaned and maintained by MEWP
- High level area to be cleaned and maintained by localised scaffold
- Steel trusses to be cleaned and maintained by MEWP

CLEANING & MAINTENANCE STRATEGY

WINDOW CLEANING:

A BMU situated centrally on the roof of St John’s Campus will provide cleaning for much of the building facade. The BMU will provide cleaning for all windows within the main building from levels 2-15.

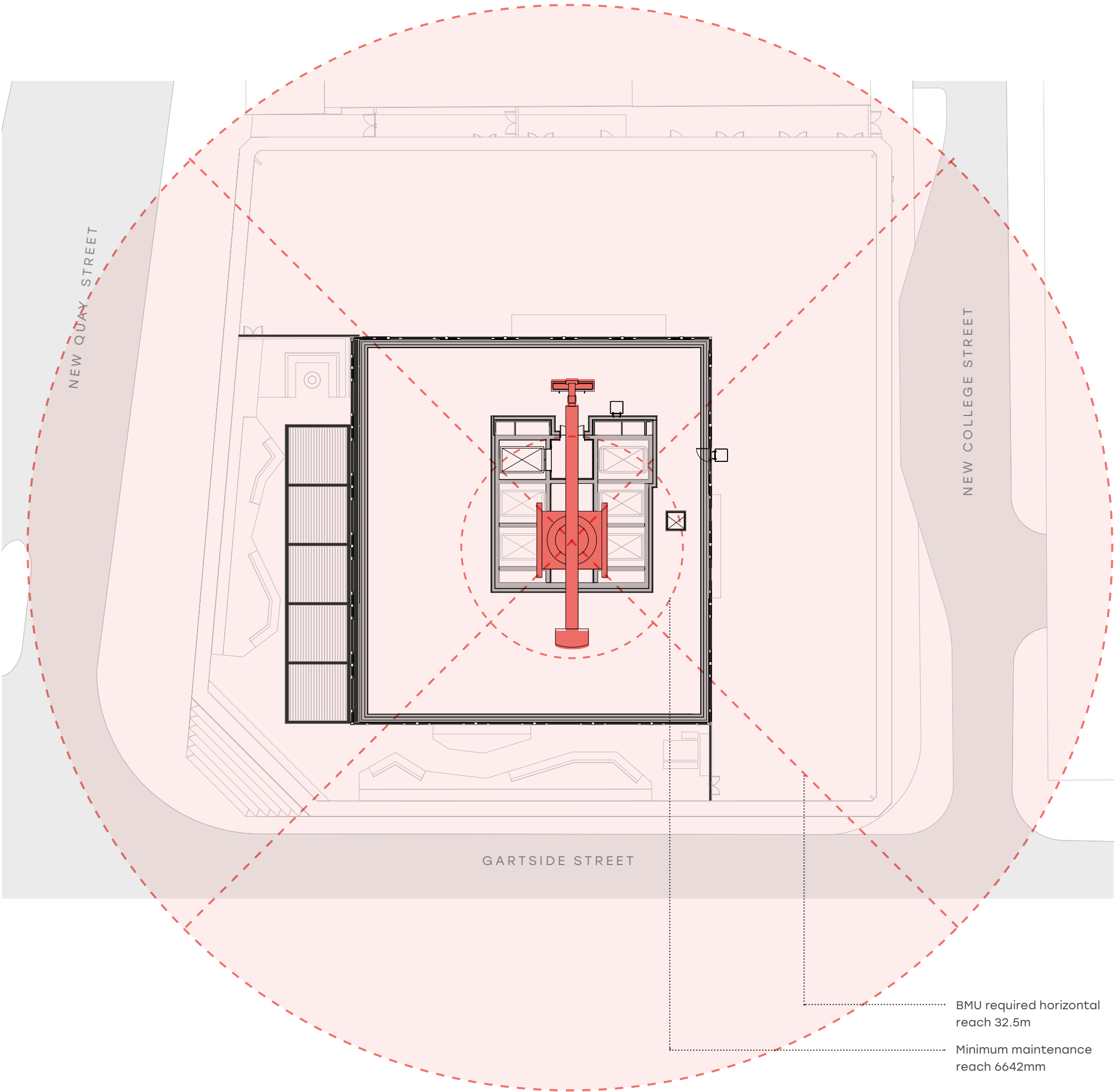
Glazing to the ground and first floor glazing and back of house louvres will be cleaned through a MEWP system/localised scaffolding and 16th level will be cleaned through an extendible pole due to access restrictions.

ROOF AND PLANT:

Plant on level 16 can be accessed through louvred doors either directly from the core or from the FOH terrace area.

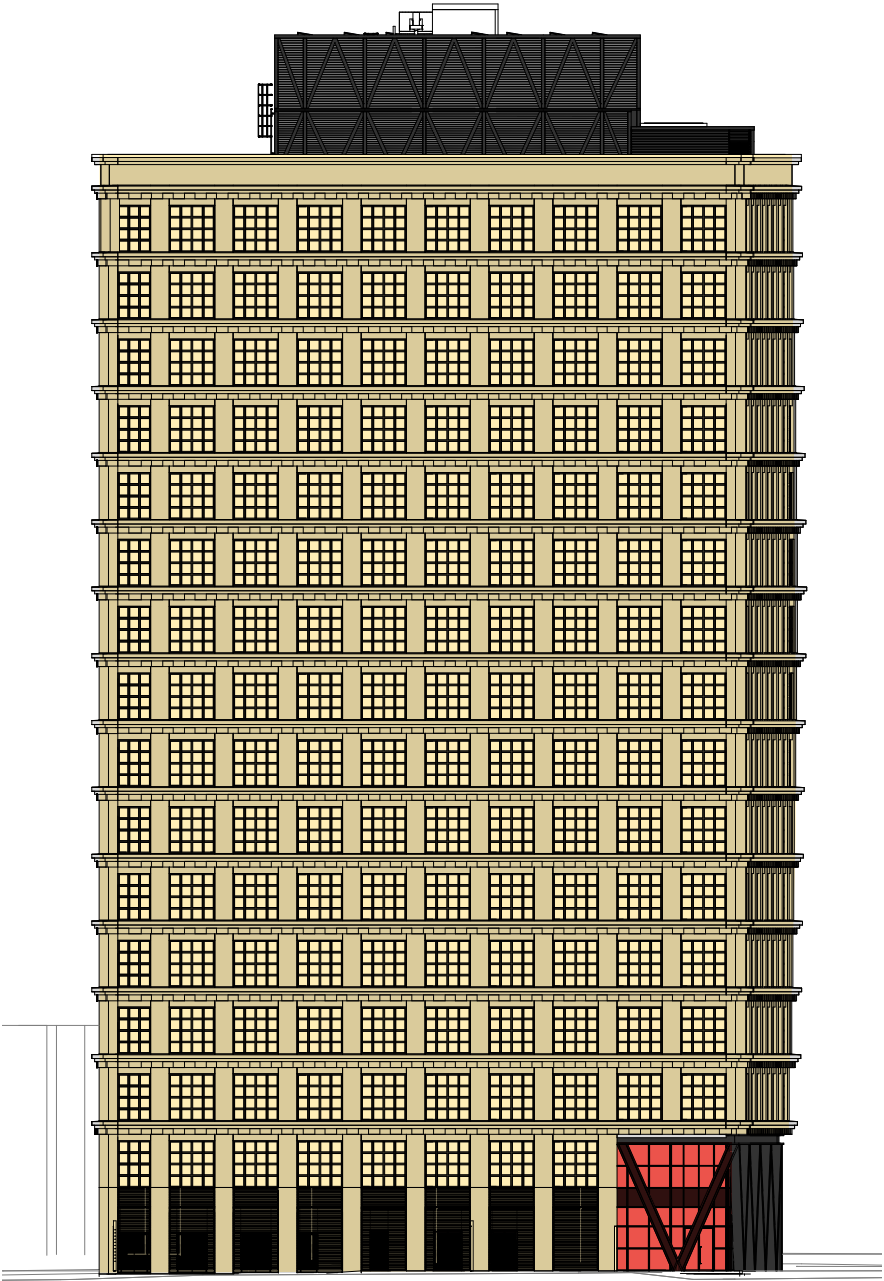
Plant on the roof spaces will be accessed through the Goods Lift which goes up to level 17, providing maintenance staff with safe access to the roof area.

There is a CAT ladder requirement to provide additional access to the roof level as well as a second CAT ladder to gain access to the photovoltaic’s above. The 4000mm high louvred plant screen to the perimeter acts as a balustrade for staff.

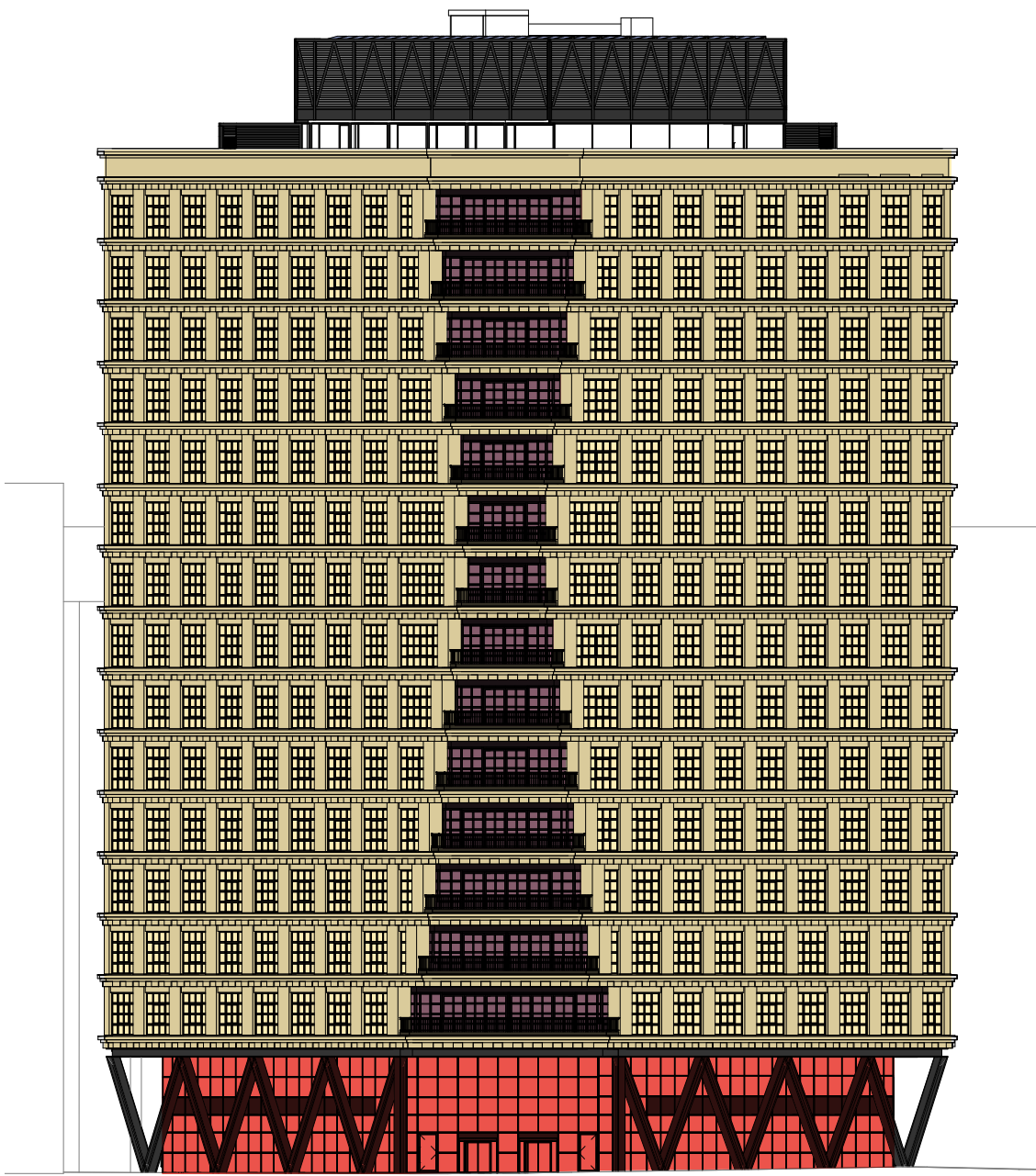


BMU required horizontal reach 32.5m
Minimum maintenance reach 6642mm

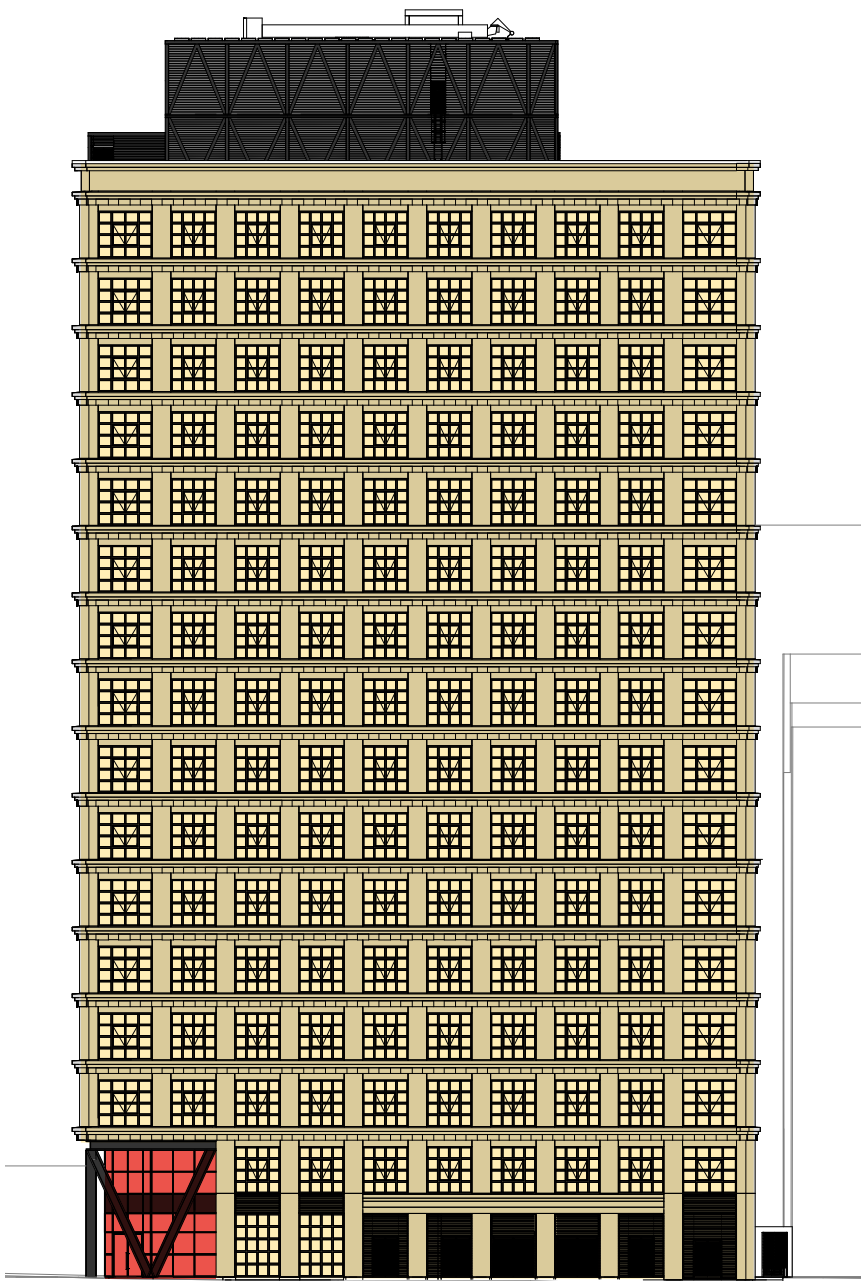
CLEANING & MAINTENANCE STRATEGY



NORTH WEST



SOUTH



NORTH EAST

Areas to be cleaned/maintained via BMU System



Areas to be cleaned/maintained MEWP System/localised scaffold



Areas to be cleaned with telescopic pole and maintained via mobile scaffold



Building Maintenance Unit



11.0 SUMMARY & CONCLUSION

COLLOCO

ST JOHN'S CAMPUS

SUMMARY:

The proposal combines high end commercial workspace with wellness focused amenity facilities, to create a new benchmark for office developments within Manchester City Centre.

The brief sets ambitious sustainability targets which have been embraced by the design team throughout the design process. This philosophy will be continued into the construction phase and into the on going operation of the building.

The materiality and architectural language of the facade beds this building into the city and creates a strong relationship with the cities industrial heritage. The pursuit of quality both internally and externally is a key driver for the proposal with a view to making this one of Manchester's most desirable workspaces.



THANK YOU

H B D

EPR ARCHITECTS