PLOT 10B FIRST STREET, MANCHESTER
DESIGN AND ACCESS STATEMENT

1172-TGA-XX-XX-RP-A-FI_10_10-00250

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	20.01.23	Draft planning issue
P02	03.02.23	Issued for planning
P03	08.02.23	Level 00 and 01 SoA added. Upper floor plans updated. Reissued for planning
P04	24.02.23	Level 01 SoA added. Page 92
P05	28.02.23	Redline boundary amended East across River St and welfare site omitted. Reissued for planning
P06	31.03.23	Reissued for planning submission
P07	27.04.23	Vehicle servicing strategy amended with reversing strategy employed and landscape plan amended. Reissued for planning.
P08	16.05.23	Ammended to reference anodised aluminium finish.

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01. INTRODUCTION

Executive Summary

This Design & Access Statement has been prepared by Tim Groom Architects on behalf of the applicant, House of Social 1 Ltd, Part of Vita Group. It supports a planning application for a mixed use scheme comprising of purpose built student accommodation and a food hall at Plot 10b First Street, Manchester.

The proposed scheme intends to create a contemporary 14 storey mixed use student residential building that focuses on:

- providing a positive contribution to the First Street Masterplan with a contextually sensitive building;
- improving the site's relationship with the existing James Grigor Square through the proposed food hall;
- constructing a robust and sustainable building in all aspects of its material quality, durability and operations; and
- crafting an elegant yet reserved building, that is sensitive to its context and that contributes to the architectural character of the area.

The scheme has been designed in accordance with national, regional and local planning guidance as well as building regulations. It will be delivered to new environmental standards, targeting a BREEAM 'Excellent' rating through exceptional design and construction quality.

This design statement explains the design development process and describes the final proposals for the site.

This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.

We have collaborated with the design team for Plot 10a to ensure all site constraints and buildability implications are considered across the two plots.

Plot 10a was submitted to Manchester City Council as the Local Planning Authority on 19 January 2023.

The planning application seeks full planning permission for the following:

Full Planning Permission for a 14 storey building comprising purpose built student accommodation (Sui Generis) and ground floor food hall (Use Class E and/or Sui Generis), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements.

Project Team

Client
House of Social 1 Ltd, part of Vita Group

Architect
Tim Groom Architects

Planning Consultant & Heritage
Deloitte

Quantity Surveyor
Abacus

Structural & Civil Engineer
ROC

M&E Engineer
Ridge

Landscape Architect & TVIA
Planet-IE

Fire Engineer
Design Fire Consultants

Acoustic Consultant
Fisher Acoustics

Transport and Waste Consultant
Vectos

Principle Designer
Devon Management

Building Control
Ball & Berry

BREEAM Consultant
AA Projects

TV & Broadband Assessment
G-Tech Surveys

Ecological Assessment
Penny Anderson

Archaeology
Pre-Construct Archaeology

Air Quality, Climate Change, Noise & Vibration
Cundall

Daylight, Sunlight and Overshadowing
Proximity

Human Health
Efusion

Socio-Economic
Ekosgen

Wind Microclimate
Arc Aero

02. THE SITE

Site Introduction

The site is located in the First Street area of Manchester in close proximity to both Manchester Metropolitan University and The University of Manchester. The site is currently a vacant plot.

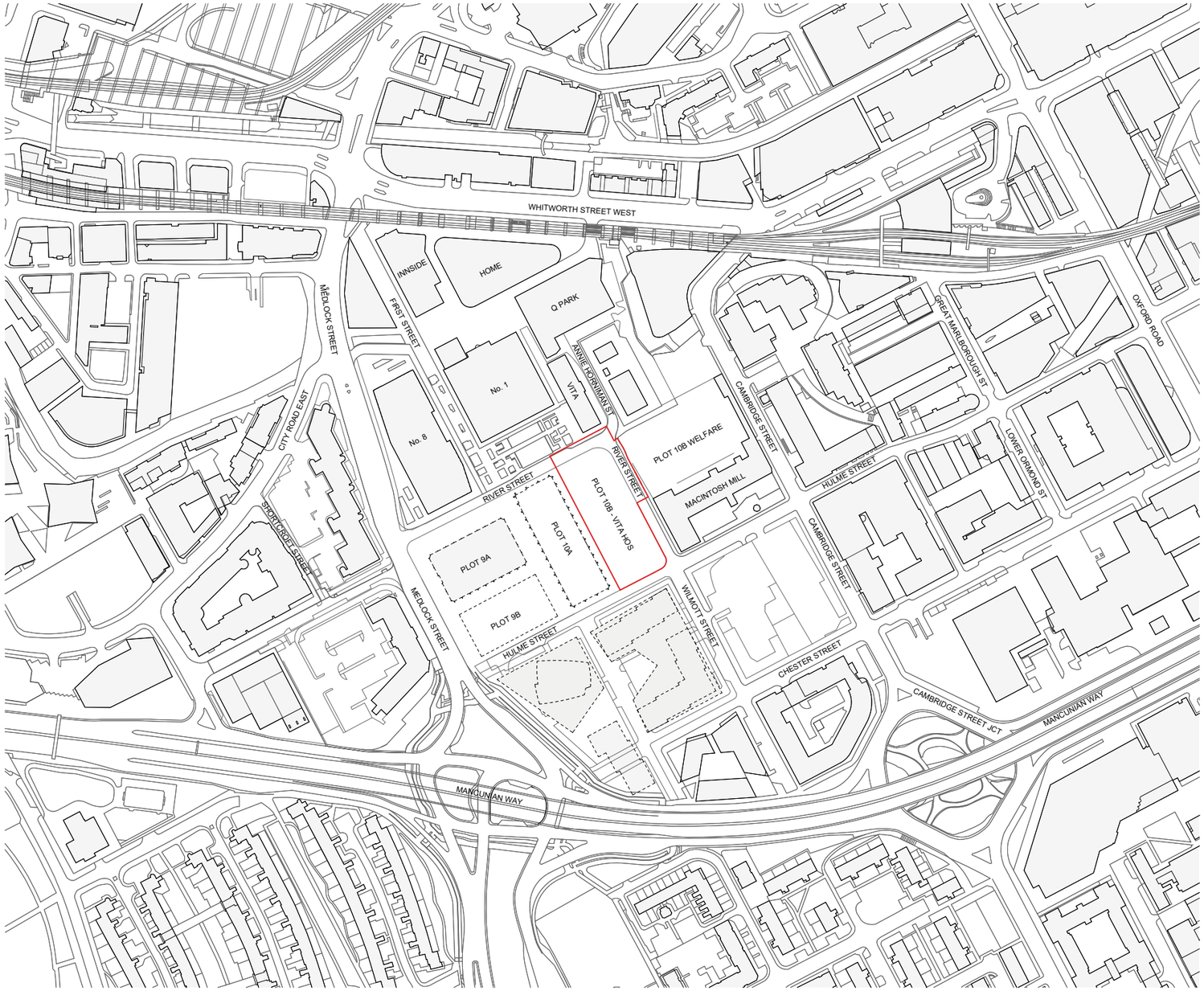


Site Location

The site is bounded by River Street and James Grigor Square to the north. Plot 10a is adjacent to the West, beyond which future development site, known as Plot 9a & Plot 9b. Hulme Street is to the south; and Medlock Street to the west.

The redline boundary encapsulates Plot 10b site and a portion of River Street in order to incorporate landscaping and road improvements. The total site area for Plot 10b is 0.3468 hectares

The wider area is characterised by a mix of uses including primarily office and leisure uses to the north; residential to the east and west; and an under construction co-living residential development to the south.



Existing Site Plan
1 : 1250

Site History

The surrounding area of the site has been the subject of significant change as a result of industrial and technological developments.

The site is located within a historical area of industry with a number of mills, glass works, rubber works and most significantly gas works within close proximity.

Terraced worker housing was previously located on the site to serve the surrounding industry. This was organised in a dense urban grain, which predominantly aligned north to south between Great Jackson Street and Newcastle Street before then rotating to run east to west across the location of the site (Fig. 1, 1845).

As the gas works and rubber works expanded, the housing on the site began to become fragmented with areas demolished and replaced by extensions to the nearby rubber works (Fig. 2, 1894).

Following the decommissioning of the gas works to the north, the rubber works became the most significant area of industry adjacent to the site.

The extension of the rubber works enveloped the urban block on which the site is located. The original rubber works building has survived today through the retention of the Macintosh Mills to the east of the site (Fig. 3, 1931).

Items manufactured at Macintosh Mill included WW1 Observation balloons, Macintosh tyres and the Macintosh Raincoat (Fig. 5, 6, 7).

Fig. 1 1845



Fig. 2 1894

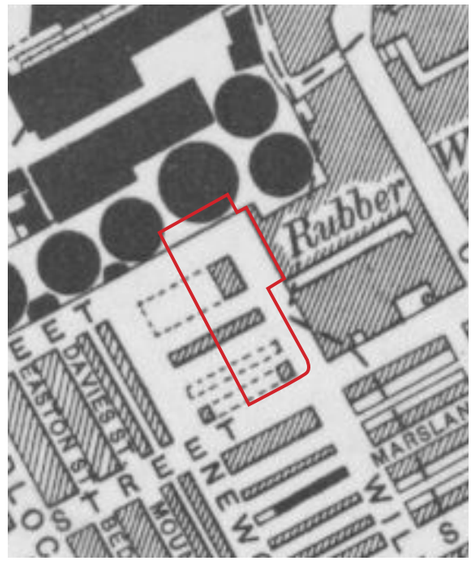


Fig. 3 1931

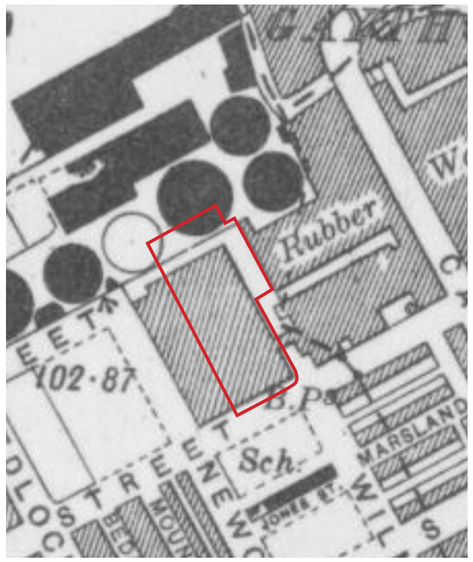


Fig. 4



Fig. 5



WW1 Observation balloon

Fig. 6



Macintosh tyre

Fig. 7



Macintosh raincoat

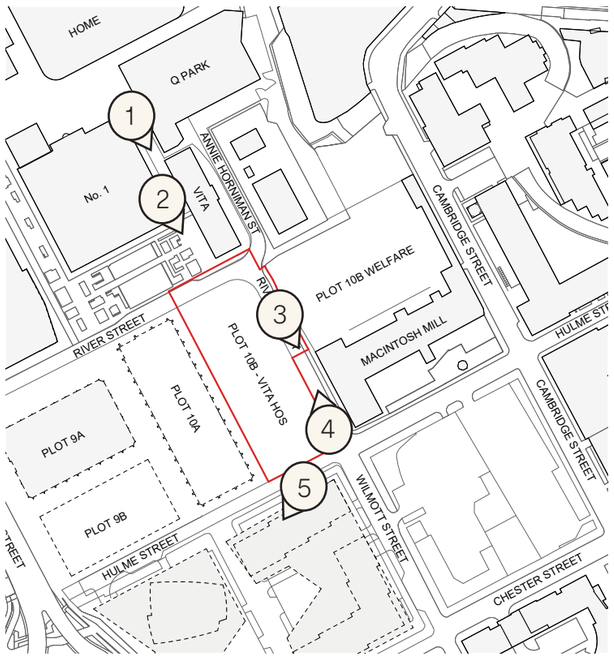
Architectural Context

The architectural context of the site has a new urban grain reflecting the development of the First Street Masterplan. The buildings are generally mid-rise to the north of the site, rising in height to the south.

The materiality and tone of the buildings varies across the new elements of the masterplan but façades predominantly consist of lightweight cladding in various colours.

The Grade II listed Macintosh Mill sits immediately opposite the site to the east with a red brick facade in English garden wall bond and sandstone dressings.

1. View towards the site from Tony Wilson Place
2. View towards the site from James Grigor Square
3. View east from River Street towards Macintosh Mill opposite
4. View north from River Street towards First Street
5. View west from Hulme Street



1



2



3



4



5



Listed Buildings

The nearest conservation areas to the site are the Castlefield Conservation Area to the west and the Whitworth Street Conservation Area to the east. These are both located a reasonable distance away from the site.

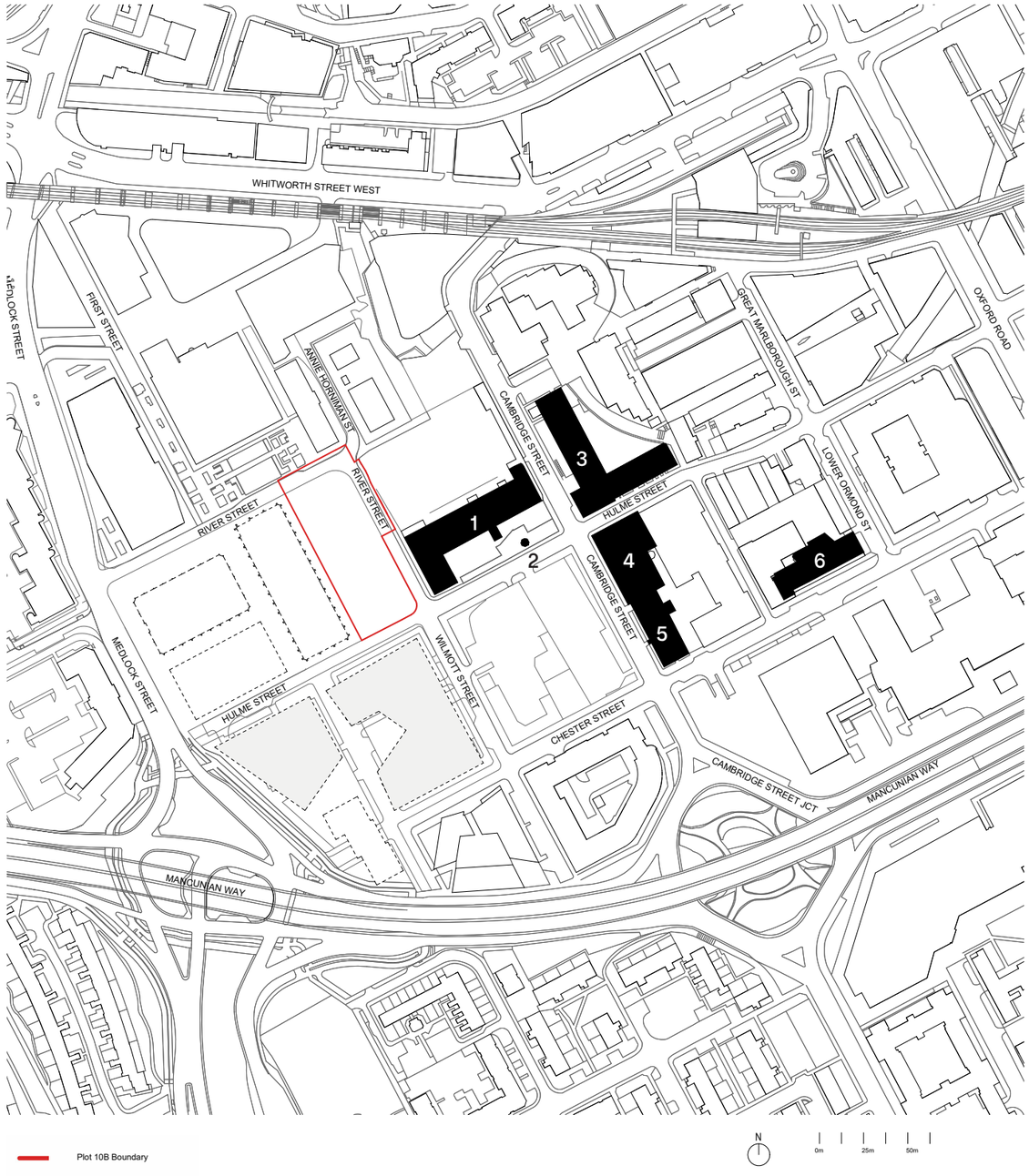
The listed buildings within the surrounding context of the site are predominantly former mill buildings and are located to the east.

The nearby Grade II listed buildings are as follows :

1. Macintosh Mill
2. Mill Chimney Stack
3. Chorlton New Mill and attached chimney
4. Chorlton Old Mill and attached chimney
5. Cotton Spinning Mill
6. Chatham Mill







Surrounding Land Uses

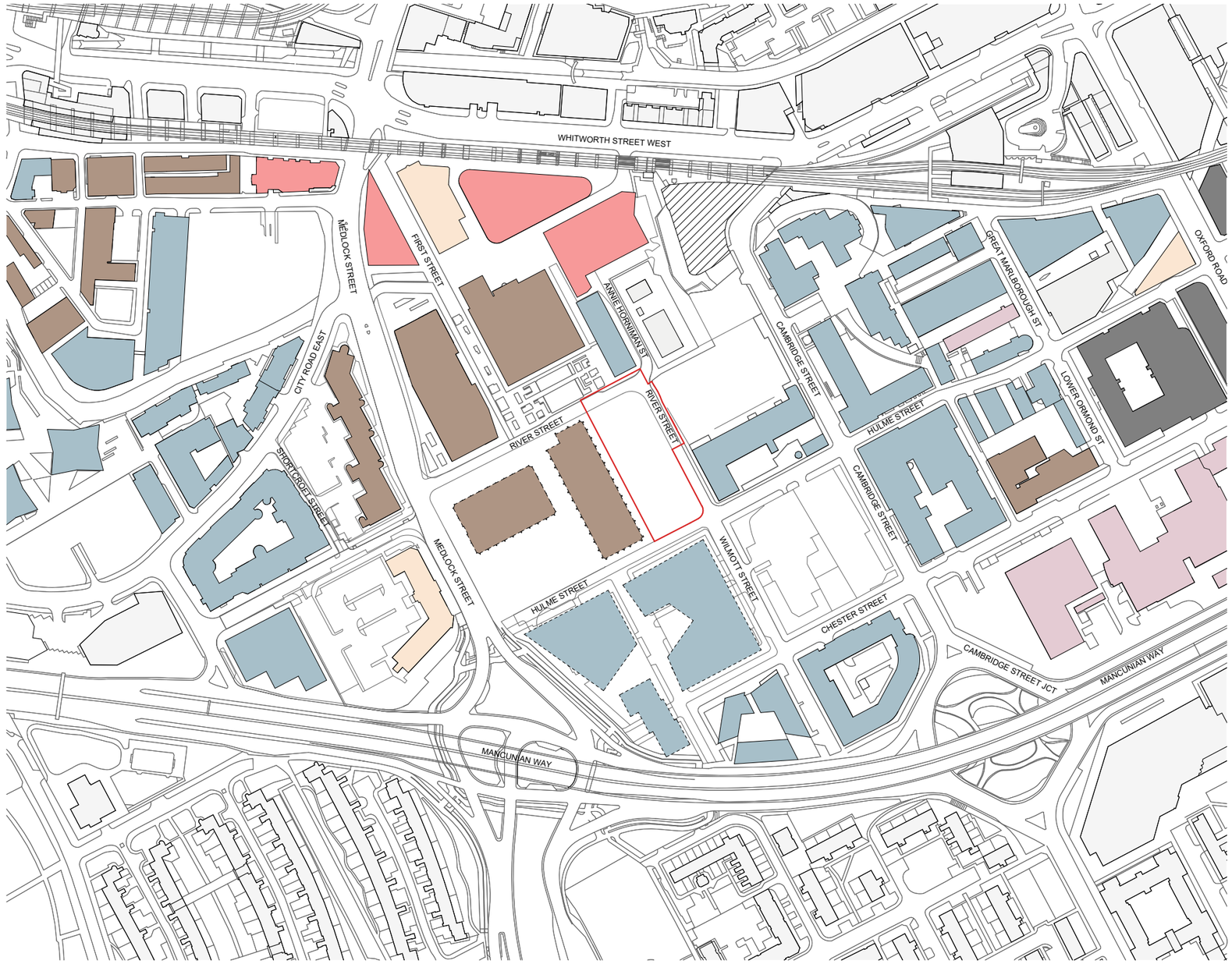
The existing buildings in the area have a mixture of uses.

The residential areas are mainly located to the east of the site; with many contained in converted historic mill buildings.

To the south of the site are a number of student residential and co-living buildings, which have either been recently built or are currently under construction.

The large majority of the completed elements of the First Street Masterplan to the north are occupied by commercial uses such as office, culture and leisure buildings. A small number of student residences are adjacent to the site to the north.

The Manchester Metropolitan University campus is located to the south east of the site, with a number of educational buildings in close proximity.



Site Plan - Surrounding Land Use
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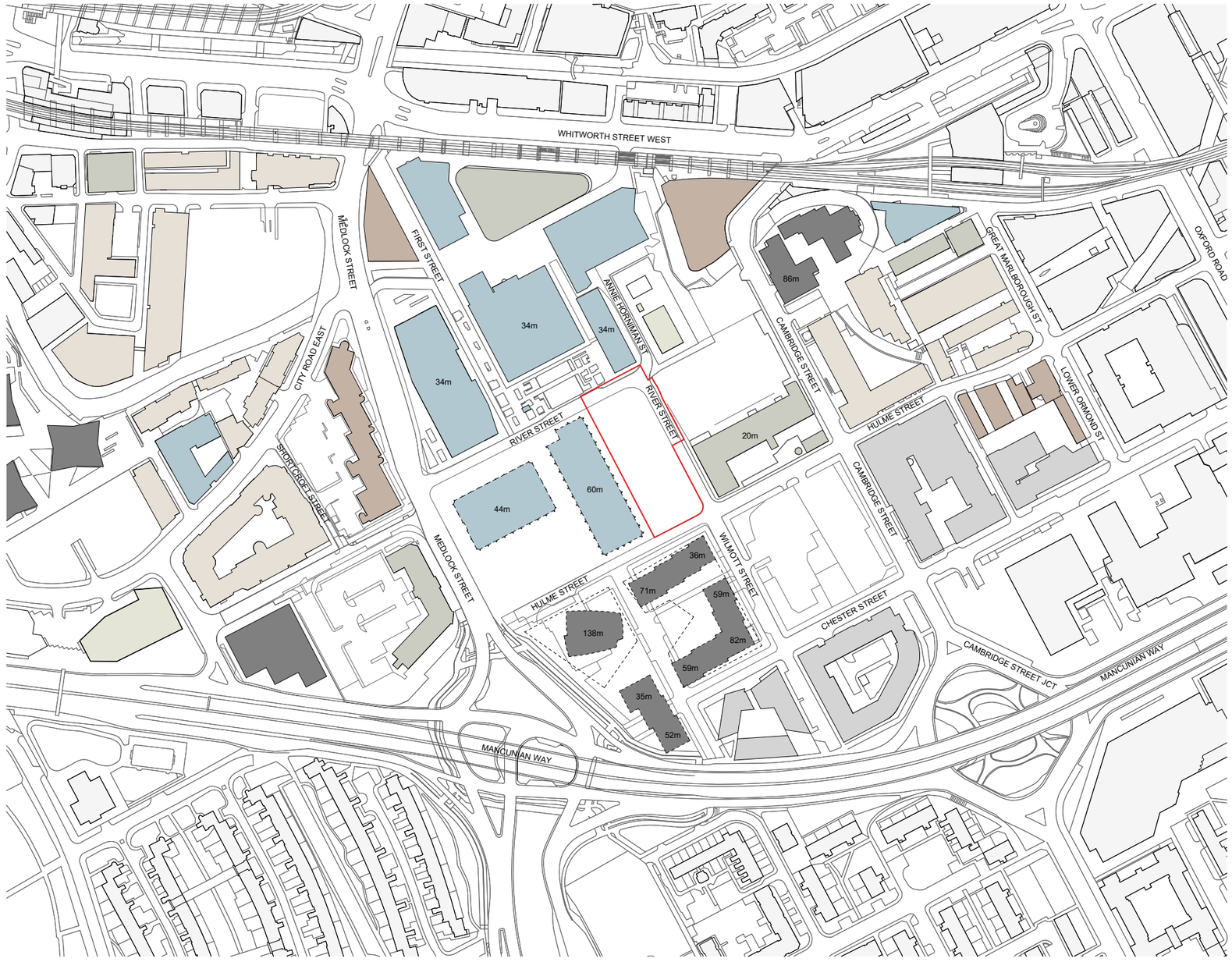
Contextual Massing

The site is located within an area of both historic and emerging context, resulting in a varied landscape of contextual massing.

The historic areas to the east of the site feature a collection of former mill buildings with large individual storey heights creating an appearance of dominant massing. This area is interspersed with new residential towers of significant height.

The completed elements of the First Street Masterplan area to the north of the site are predominantly mid-rise in scale with a consistent height at circa 34m AOD.

Within the emerging areas of the masterplan to the south of the site there is an incremental increase in scale towards the Mancunian Way.



Site Plan - Contextual Massing
1 : 1250

Planning Context

First Street Strategic Regeneration Framework

First Street has been an area of key regeneration for Manchester City Council over a number of years, with the initial First Street Development Framework endorsed in 2005. The original framework has been adapted as development progressed, with updates issued in 2012, 2015, 2018 and then an addendum in 2020.

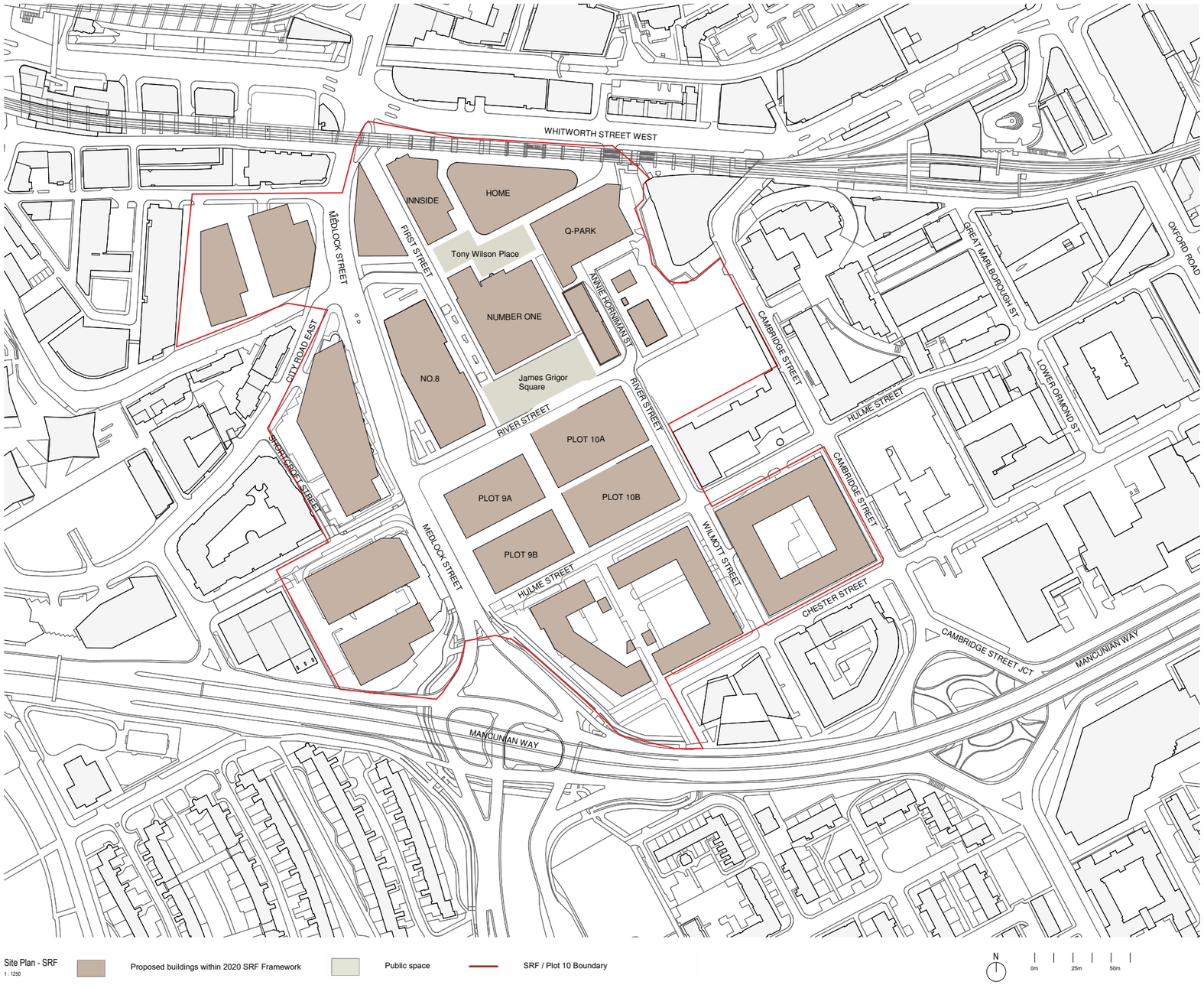
The framework divided the masterplan area into four distinct character zones: First Street North; First Street Central; First Street South; and the First Street Creative Ribbon.

Site 10b is located within the First Street Central character zone. This zone was the main subject of the 2018 update to the Framework. The development sites at Plots 9 and 10 were considered to be suitable for delivery of contemporary well designed medium height buildings (up to 17 storeys).

The encouragement of active ground floors where possible for all buildings, with an emphasis on strong north/south and east/west pedestrian links with First Street, Medlock Street and Wilmott Street in particular; flexible commercial, retail and leisure uses along Wilmott Street frontage that interacts positively with generous and high quality public realm along this route.

First Street North was the first completed phase of the masterplan with a major cultural facility, HOME, as its key anchor. The initial phase of First Street Central saw the creation of new office accommodation at Number One First Street.

Construction is currently on site within the First Street South zone.



Masterplan Orientation

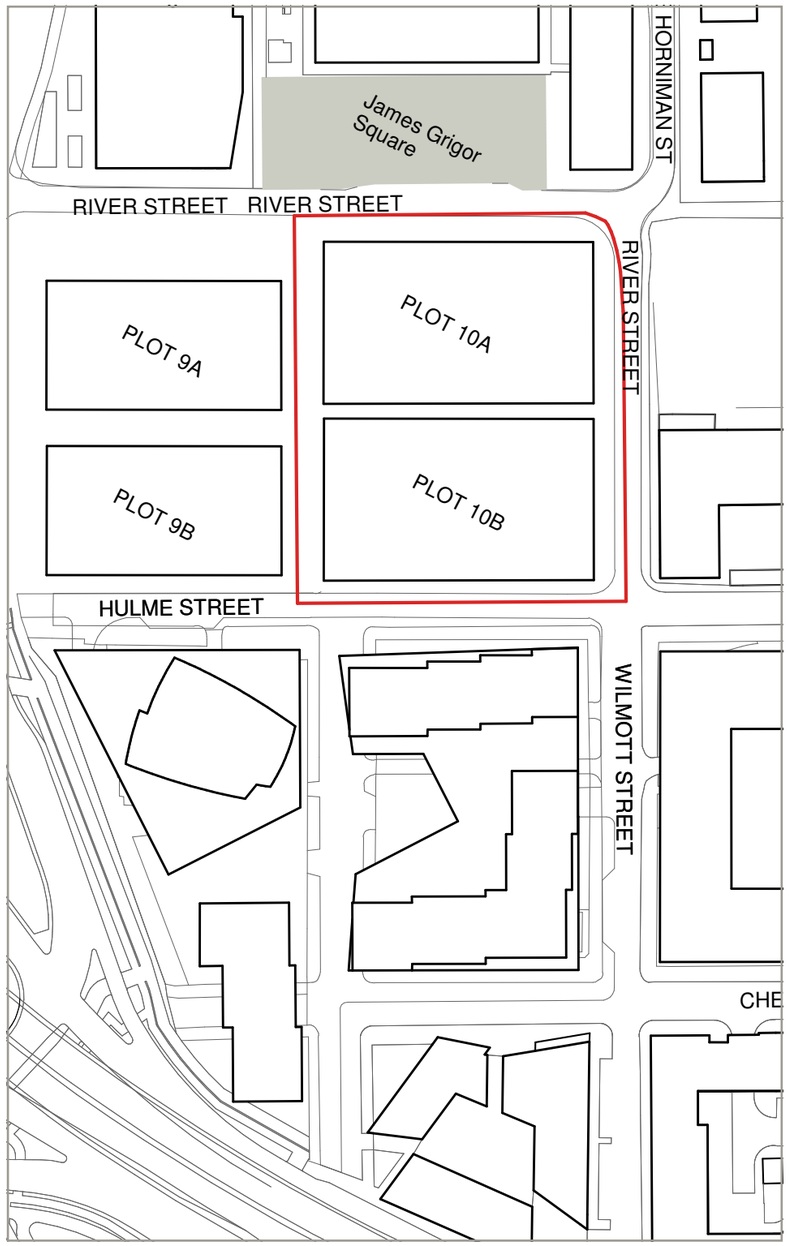
The site is located within Plot 10 of the First Street Central character zone.

The 2018 update to the Framework introduced increased density in this zone with building heights of up to 17 storeys considered sustainable and deliverable. The Framework states:

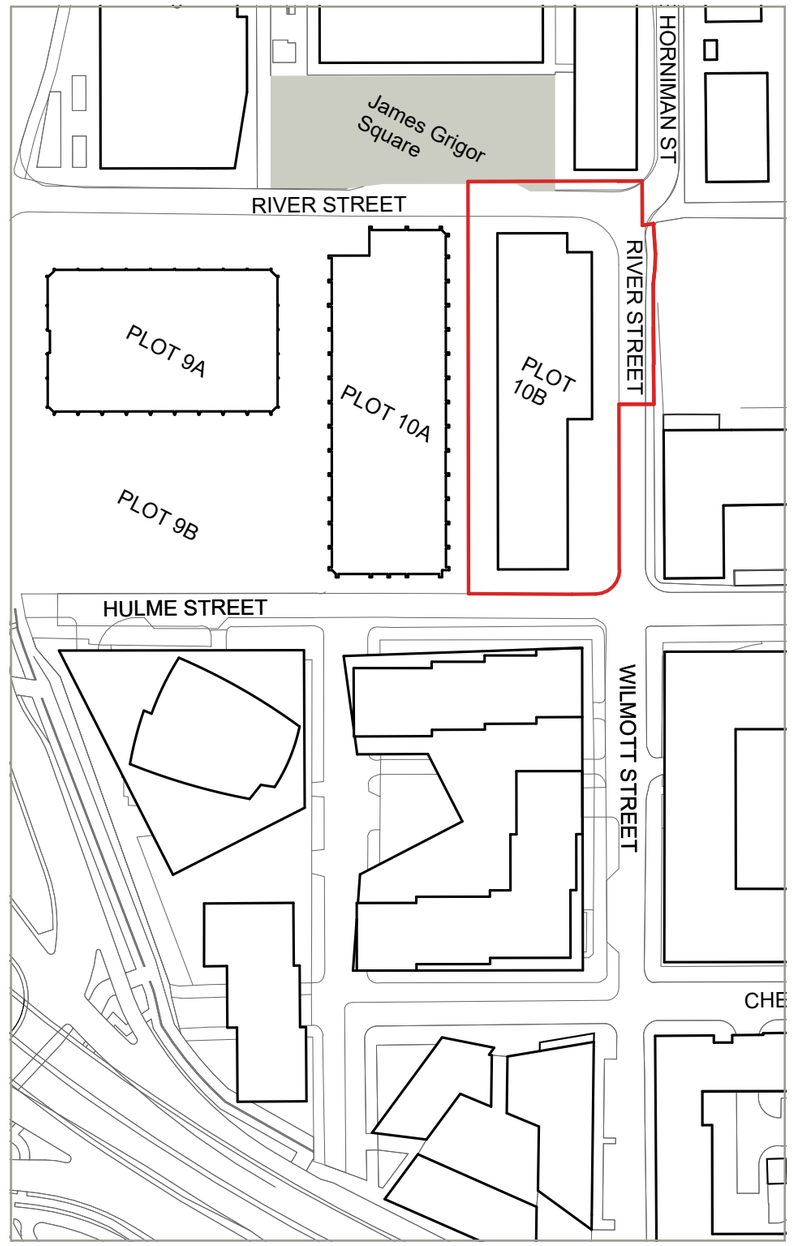
'An increase in scale and density will respond to the emerging spatial context around First Street and create a powerful visual and functional connection between the edge of the City Centre and its core.'

It is proposed that the buildings within Plot 10 are re-orientated from that envisaged in 2018 to create more choice in the type of office space available. This supports a new mix of uses on the plot without diluting the commercial office focus of the area.

The new layout and mix of uses will allow the buildings to respond more sensitively to surrounding uses.



Existing SRF Masterplan Layout



Proposed SRF Masterplan Layout

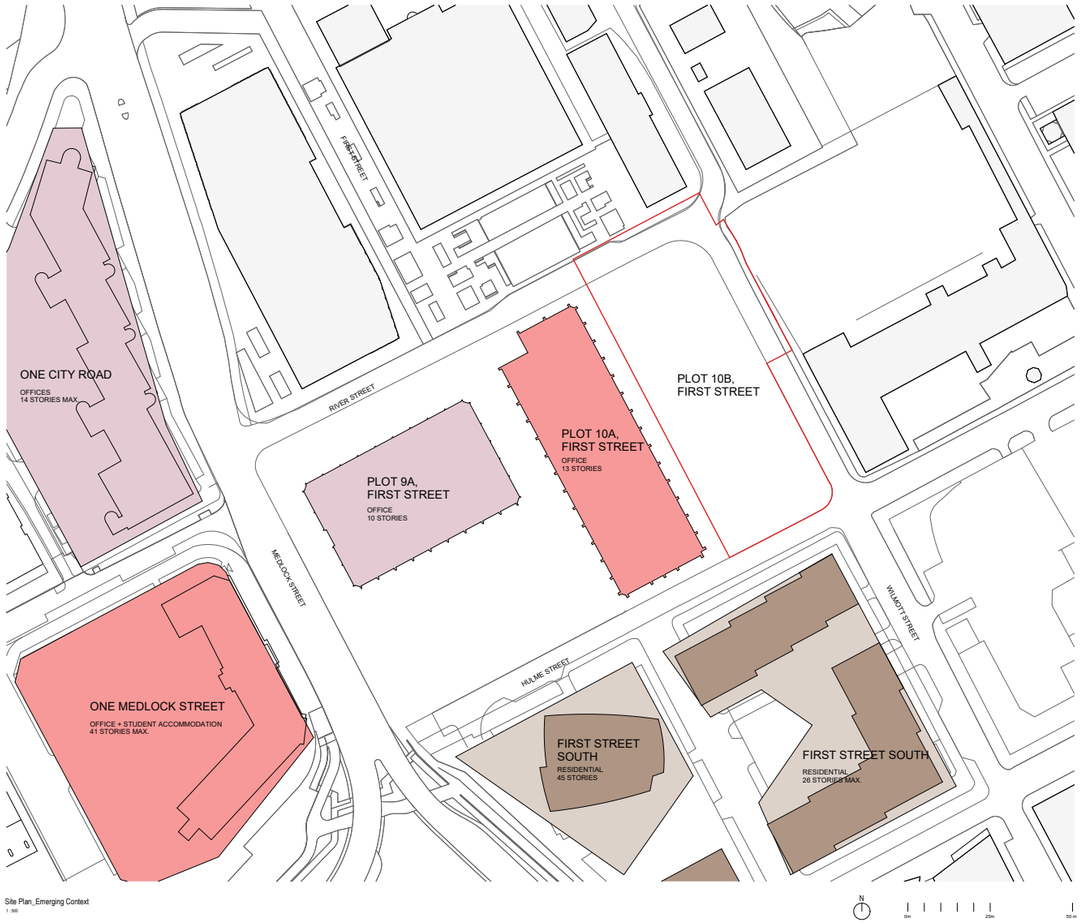
Emerging Development Context

A number of sites within the First Street Masterplan have been subject to a number of recent planning approvals.

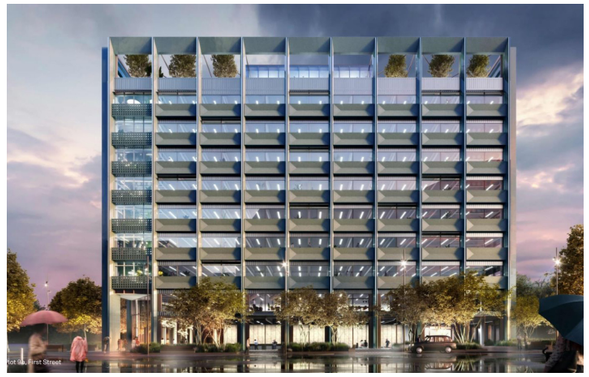
One City Road was granted planning approval in January 2021. The scheme, designed by Jon Matthews Architects, provides 370,000 sqft of Office Space split across two buildings of 11-storeys and 14-storeys in height.

First Street South has been the subject of planning approval for four buildings of heights, varying from 10-storeys to 45-storeys, providing co-living bedspaces and associated amenity facilities. The scheme has been designed by SimpsonHaugh and gained approval in March 2021. The project is currently on site.

Plot 9a and Plot 9b were combined in an application approved in January 2020. A subsequent revised scheme for Plot 9a was approved in December 2021. The approval provided a 9-storey commercial building and ancillary facilities. The scheme was designed by Jon Matthews Architects and has started onsite.



Site Plan_Emerging Context
1: 500


Plot 9a (Commercial) - Jon Matthews Architects


First Street South (Co-Living) - SimpsonHaugh


One City Road (Commercial) - Jon Matthews Architects

Development Plots 10a and 10b

We have collaborated with the design team for Plot 10a to ensure all site constraints and buildability implications are considered across the two plots. Plots 10a and 10b are however being submitted as two separate applications.

The plots will include a commercially led, mixed use development on Plot 10 that will kick-start the next phase of this vibrant area.

Plot 10 sits behind No.1 First Street and James Grigor Square. The site is bound by Hulme Street, River Street and Newcastle Street.

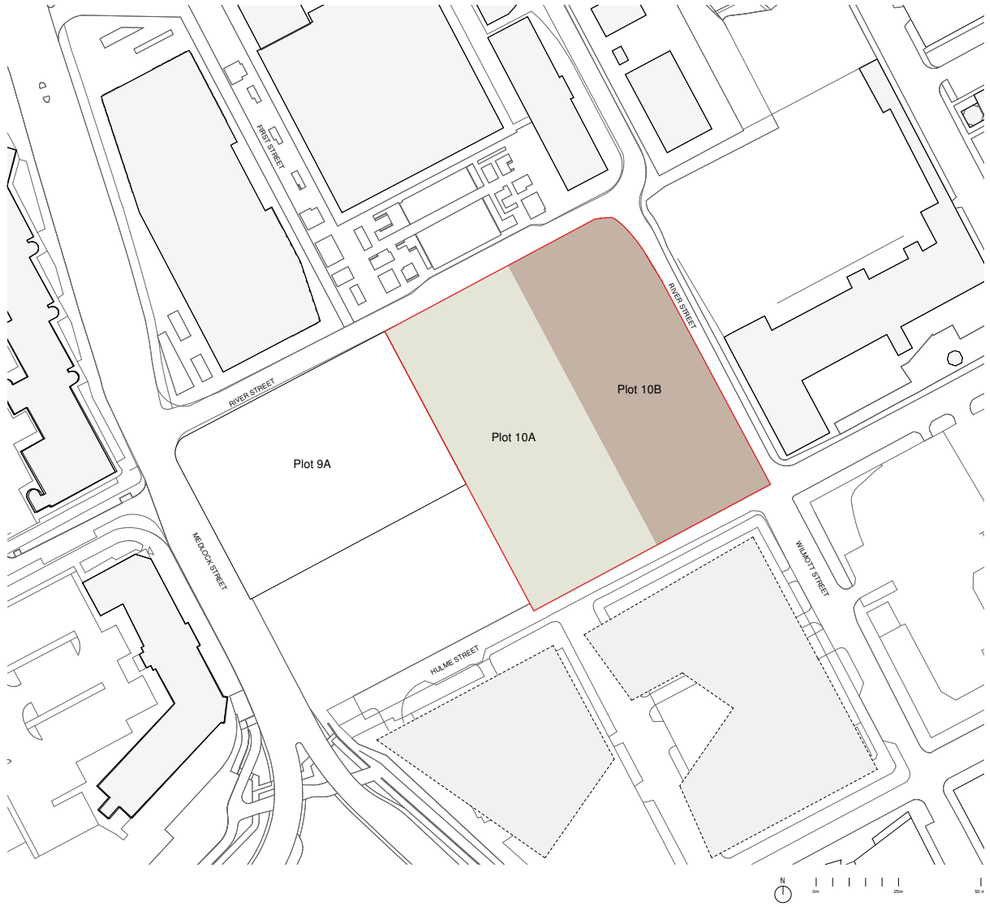
This application relates to Plot 10b for the Vita House of Social scheme. Due to the proximity to Plot 10a it is critical that the design of the two sites respond to one another.

Plot 10a is being developed by First Street Developments Ltd, part of Ask Real Estate and Jon Matthews Architects. Their proposal for Plot 10a reflects the drive to remain at the leading edge, with the ambition to deliver next generation sustainable office space at First Street, designed to the highest standards of environmental performance and sustainability.

Jon Matthews Architects' design for the 13-storey building will contribute to the emerging streetscape in this part of First Street.

The collaboration exercise that has taken place by the two design teams ensures the continuity and consistency with the greater masterplan.

This application is proposing a ground floor food hall within Plot 10b which will benefit the occupiers of the office and the wider community.









Plot 10a - Jon Matthews Architects

Landscape and Public Realm

The proposed public realm associated with the plot 10b application opens up a pedestrian connection along First Street to the south.

The new footpath will facilitate access between Plot 11 (to the south) with the existing First Street Estate, including; Tony Wilson Place, James Grigor Square and HOME.

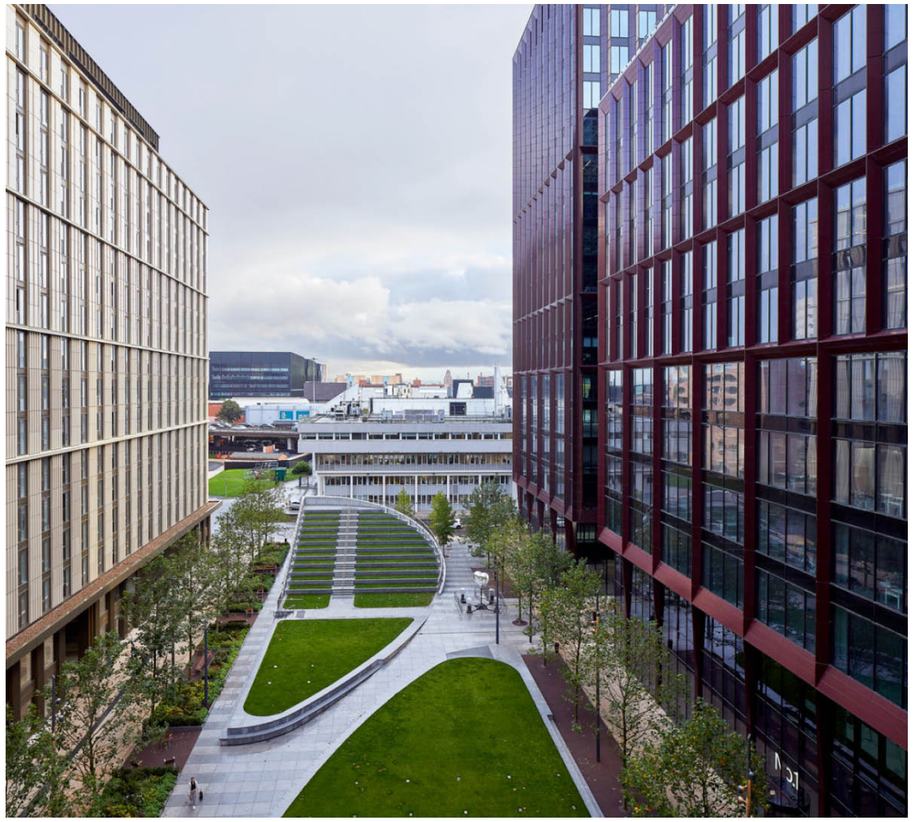
Although the full extent of First Street will not be realised until the completion of Plot 9b, the pedestrian connectivity will be realised with Plot 10a.



Client

Vita

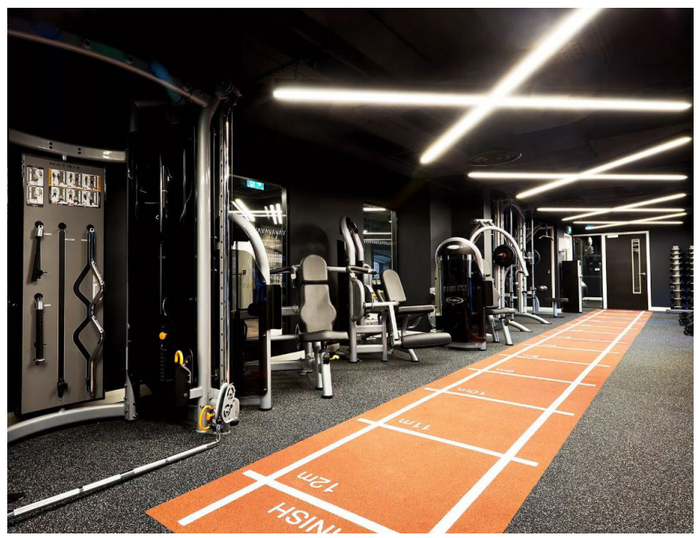
Vita Student currently operates 23 buildings across the UK with two sites in Manchester, located at Circle Square on Oxford Road and First Street. Both are ideally situated for both The University of Manchester and Manchester Metropolitan University.











Brief Development

Vita House of Social

House of Social is Vita Group's pioneering new student accommodation concept.

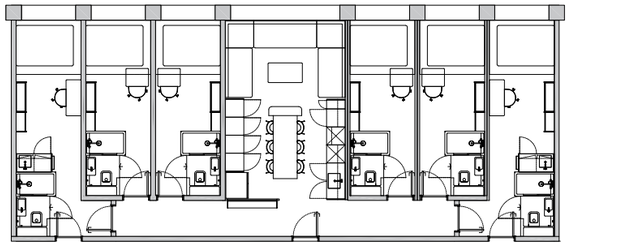
House of Social is primarily targeted at students who don't want a full PBSA all-inclusive experience, but want to live in stylish, shared apartments with like-minded people, in a building which brings to their front door elements of city living that residents love and which bring communities together. Each House of Social building not only boasts a dedicated fitness and wellbeing studio, but also a vibrant food hall which offers a unique environment to meet new people and build a friendship network, as well as a change of scene to inspire the mind.

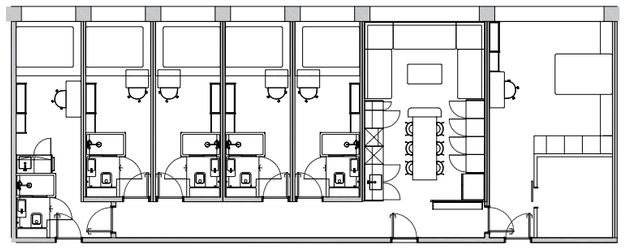
Moreover, House of Social is the purpose-built, well managed student HMO that will relieve pressure on local housing stock, and specifically traditional housing designated for families, that the current demand for shared student living places on local housing markets in key student cities.

This brand is for students who favour sharing space over private space. House of Social offers an escape from convention and a place for independent minds to belong.

The brief seeks to provide a total of 576 student residences with associated gym and amenity facilities.

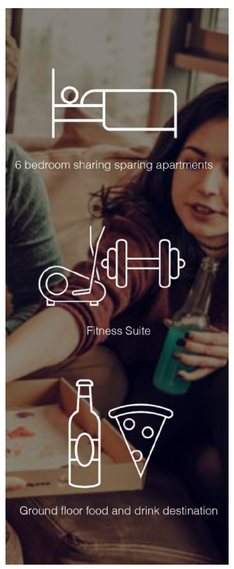
The food hall will provide space for a variety of food and beverage vendors with associated ancillary spaces.













Client Brief - Building Facade

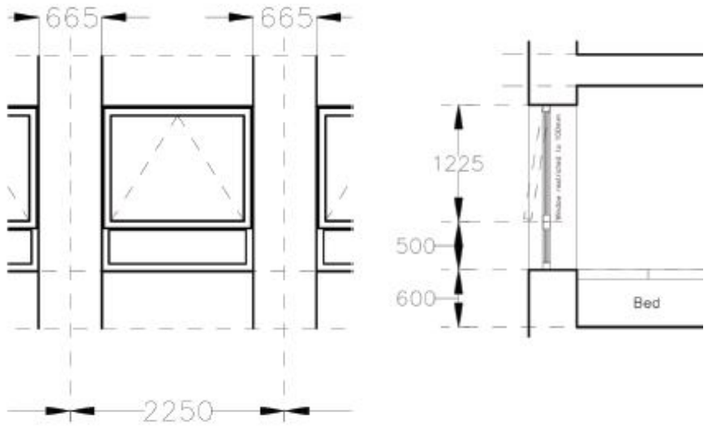
The client's architectural brief was for a landmark recognisable building that represents the HoS brand. It will be a destination for students and the wider community.

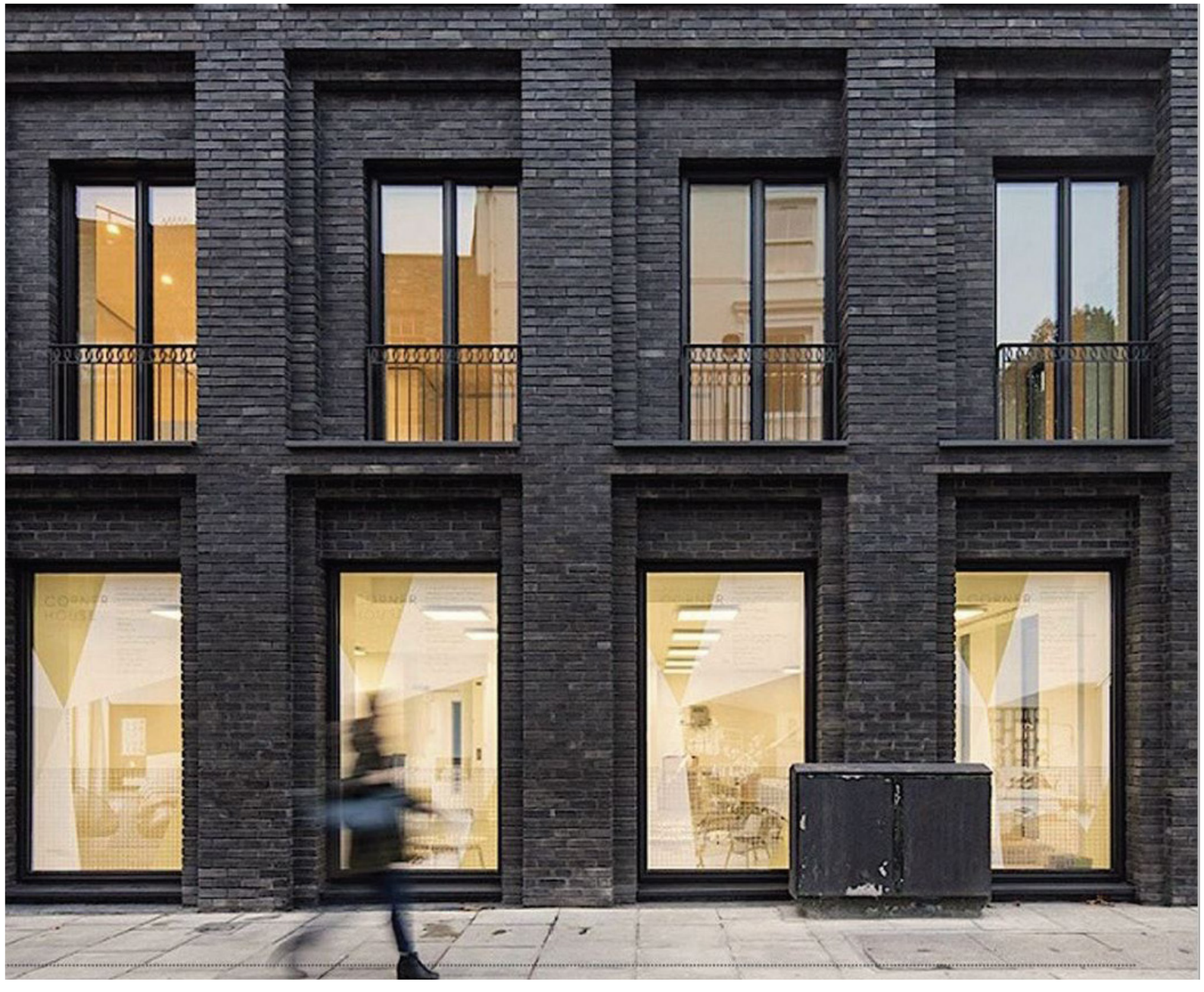
The brief requested a contemporary building that references the brick mill typology and compliments the site context.

A layered building that is robust, refined and is rich in architectural detailing. The brief set a number of parameters which dictated window proportion and operation which also needed to be considered.

The building facade brief included:

- a preference for House of Social buildings to have a brick façade which is dark in colour;
- fenestration design that focuses on maximising daylight and enhancing customer experience; and
- the ground (food hall) and upper floors to be different in appearance/materiality.





Architectural Character

The site sits on the edge of the First Street Masterplan. Forming the transition between the new emerging architecture within First Street and the historical mills to the East.

To form our proposal we undertook a detailed study of the historic buildings around First St and the wider city centre. We questioned what makes a Victorian warehouse and considered composition, hierarchy, banding, rhythm, structure, materiality and detailing.

















Architectural Character Analysis

The surrounding context of the site is dominated by mills that were functional working places of manufacture. The brick built buildings feature large openings arranged in an ordered and repetitive manner across the facade.

The openings are simply framed with subtle brick detailing or sandstone dressing and deep reveals. Entrances are often more decorative with stepped brick detailing or sandstone ornamentation.

Beyond these, to the east of the site are more decorative warehouses. The architectural quality of the buildings of Manchester became more refined as the city flourished during the industrial revolution.

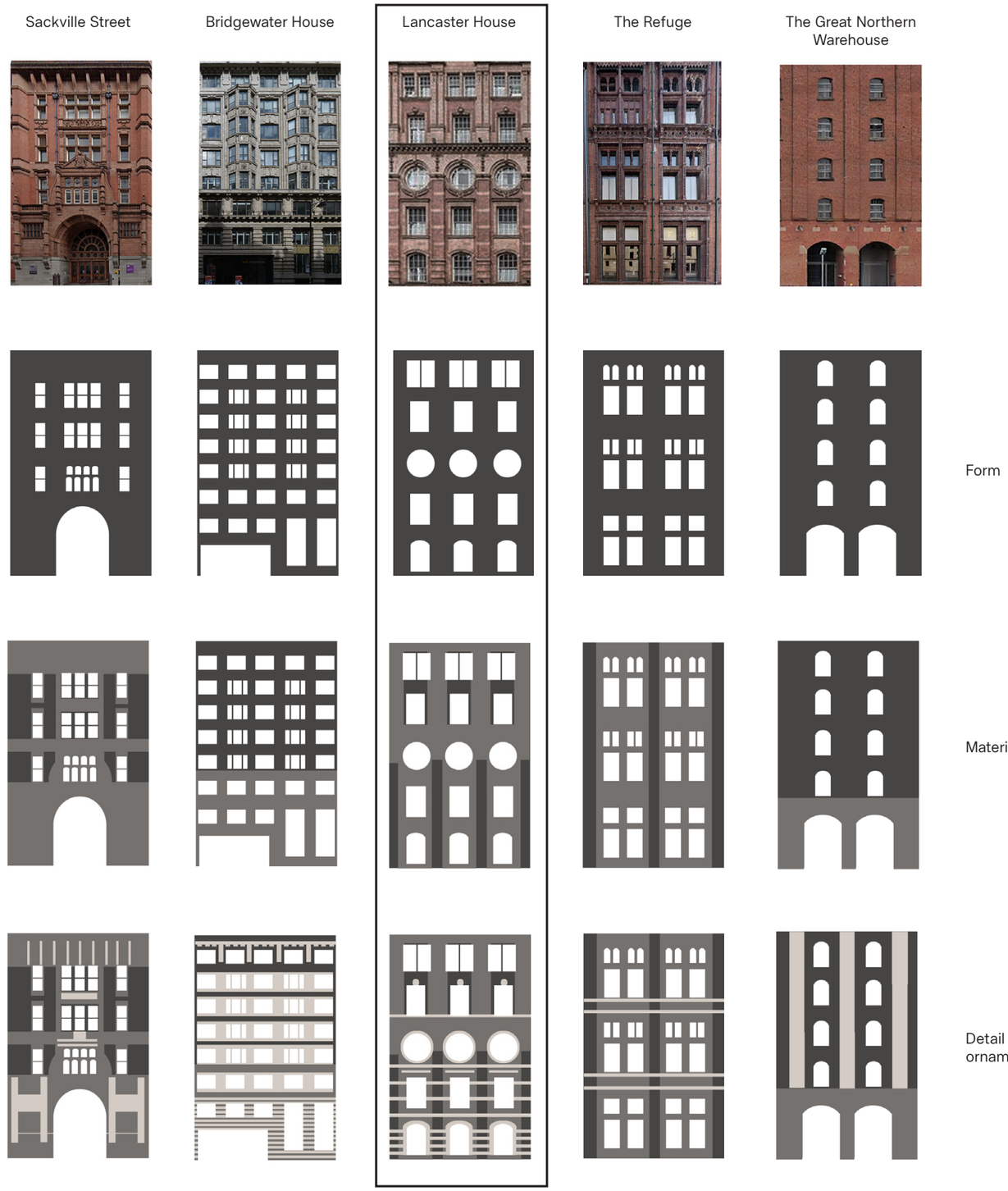
Warehouses were distinct in size and reflective of the scale of Manchester's economic growth. Decorative, imposing façades, often of an Italiante style, were adopted as an expression of wealth.

The palazzo style warehouses were elegant buildings with varied architectural treatment provided to windows at different levels. Secondary architectural detail and texture added layers to the facade through string courses, lintels and piers.

Decoration and dressings were treated in bold relief. Both the ground and first floors often exhibited a degree of architectural embellishment.

Warehouses continued to grow in exuberance and moved away from the pure palazzo style and designs became increasingly diverse in style. Terracotta became a more prominent decorative material.

Entrances tended to be located centrally and expressed through larger openings and increased ornamentation. Upper floor levels featured decorative detailing with large dental cornice details and pilasters.



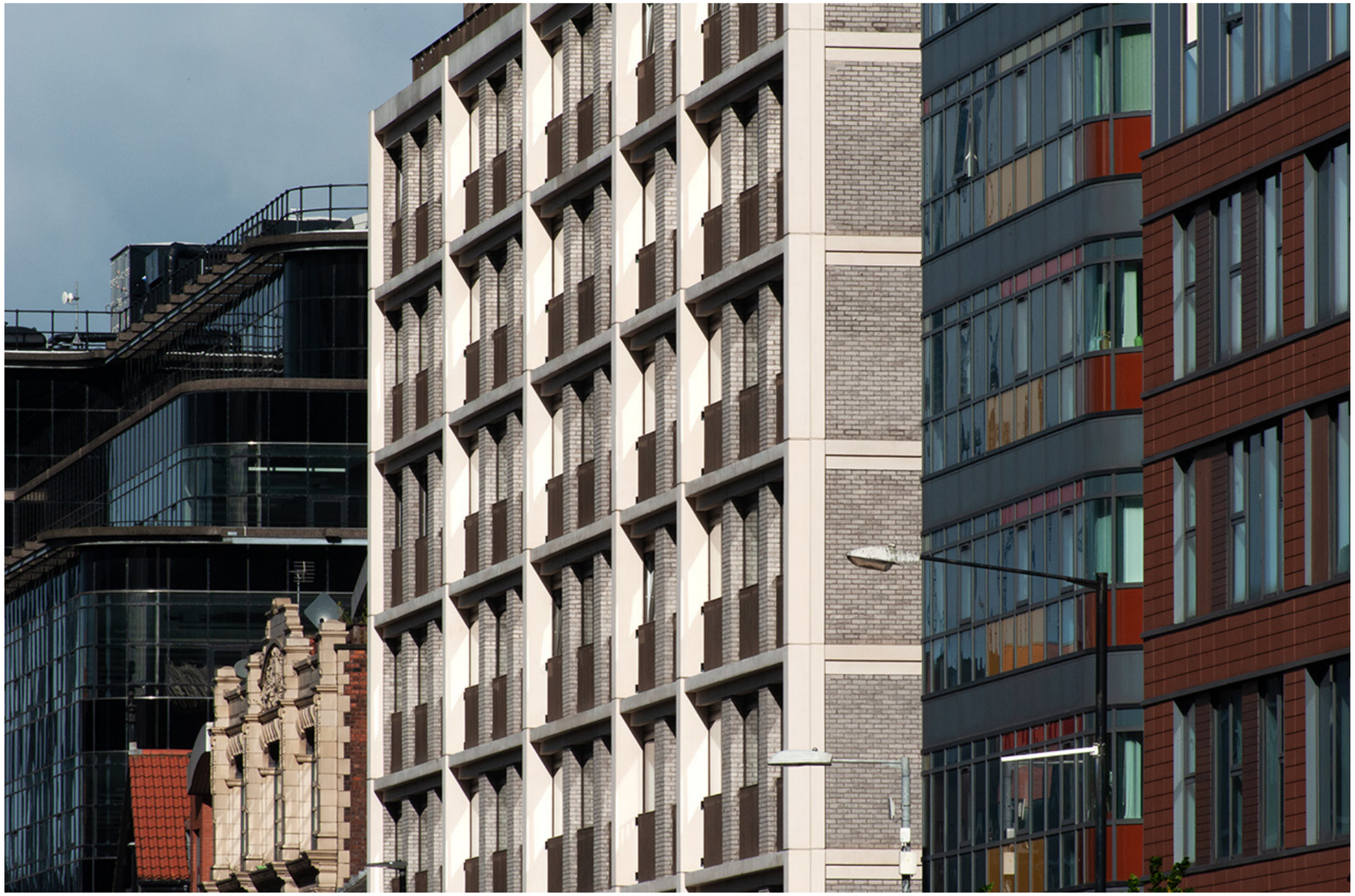
Historical Context - Material Detail and Articulation

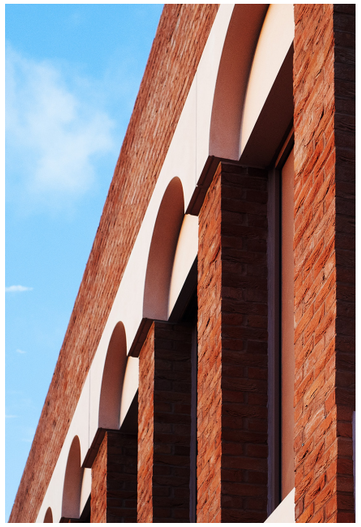




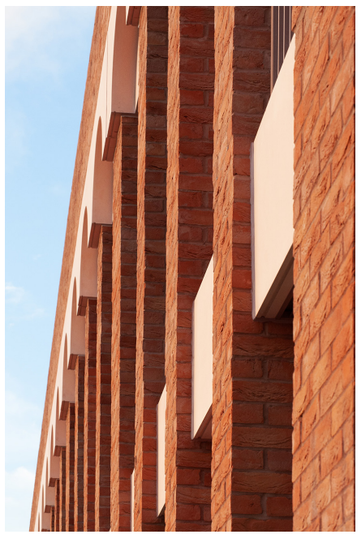


TIM GROOM ARCHITECTS Manchester Built Schemes - Material Detail and Articulation









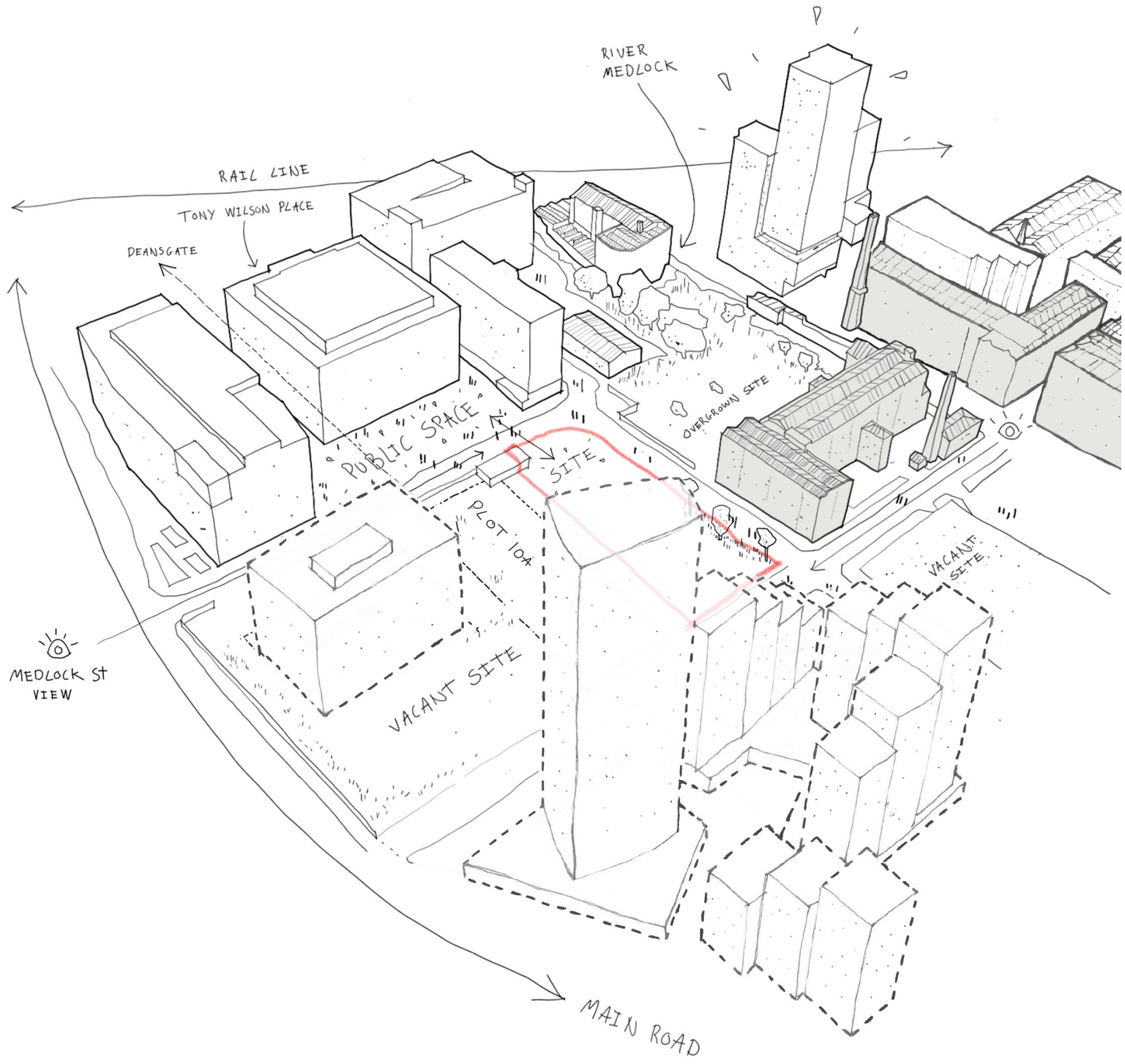




Site Opportunities

The location of the site presents a number of opportunities. The proposal aims to:

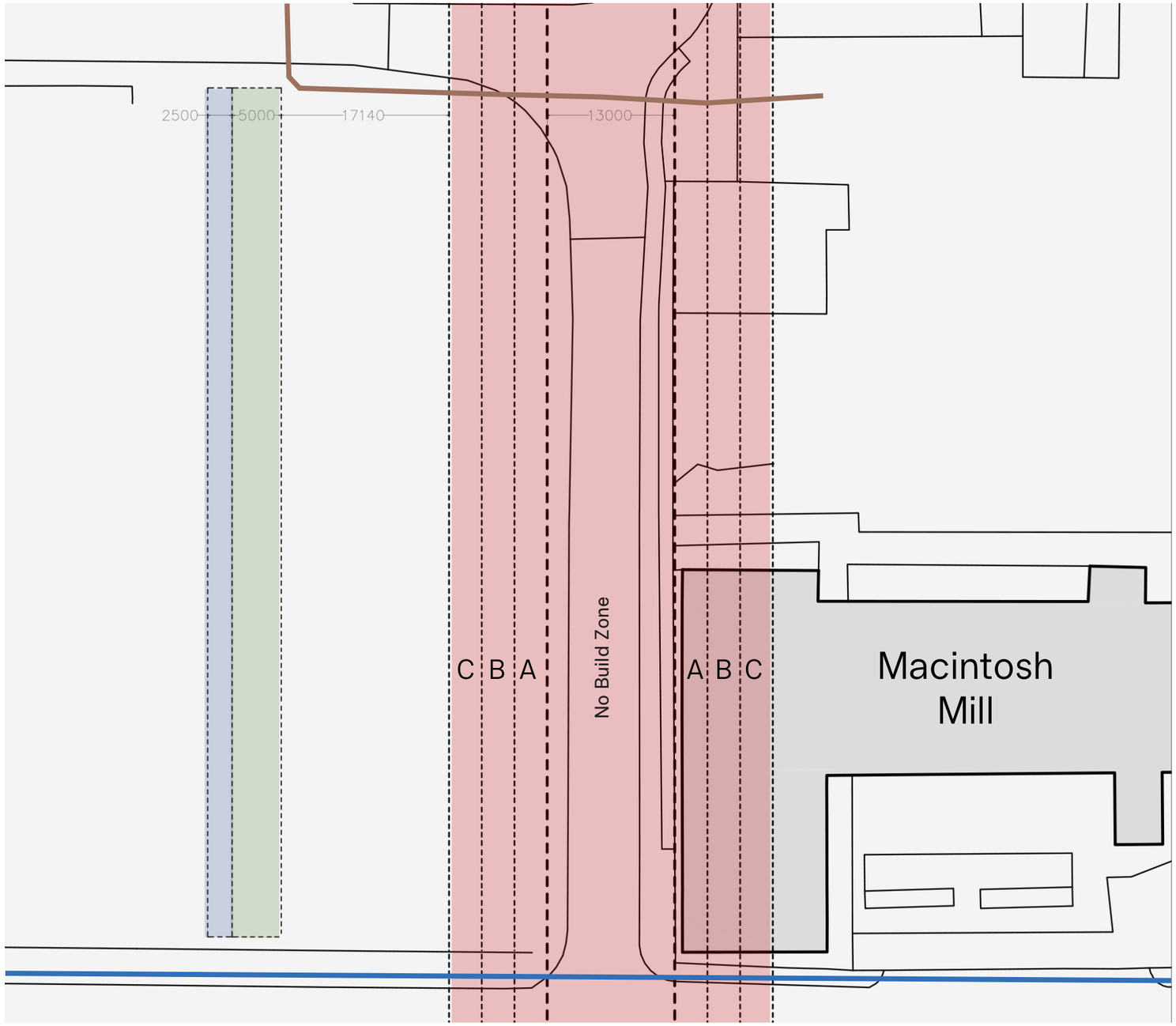
- continue the development within the First Street Masterplan with a building of appropriate use and scale;
- integrate the developments of First Street North and First Street South;
- create a visual connection between Tony Wilson Place and James Grigor Square;
- provide a meaningful activation to James Grigor Square through ground floor amenity space;
- enhance the street scene through the use of active frontages and place making;
- forms the link between areas of heritage and the emerging architecture of First Street through material quality and detailing; and
- provide positive public realm and landscaping to the setting for Macintosh Mills.



Site Constraints

The drawing opposite identifies the constraints which define the area of the site that can be developed. The main constraints are:

- the restrictive height covenant and the location of existing services and their respective easements;
- the restrictive height covenant states that any buildings contained within zones A, B and C on the proposed site (Plot 10b) do not exceed the maximum height of the East site (Macintosh Mill);
- the restrictive height covenant states that any buildings constructed within zones A and B of the retained site (Plot 10b) shall not exceed the height of the buildings constructed or existing directly opposite within zones A and B of the East Site (Macintosh Mill);
- the restrictive height covenant inhibits the construction of any new buildings or permanent structures on the “No Build Zone”; and
- gas and electrical mains and their respective easements which run along the North and South boundaries of the site.



03. DESIGN PROPOSAL

Scheme Overview

Our proposed scheme for Plot 10b aims to provide:

- active frontages to ground floor with a direct relationship to James Grigor Square;
- enhanced public realm and landscaping to the setting of the Grade II listed Macintosh Mills;
- an architectural approach which compliments the historic context;
- an elegantly proportioned building with a strong plinth formed of piers and arches;
- a building that celebrates the use of brickwork, with a variety of brick details across the scheme;
- a generous two storey food hall that is open to both residents and the public;
- a use that activates the surrounding area during the day and into the evening;
- purpose-built student accommodation with amenity space that encourages an active lifestyle;
- a refined palette of materiality that compliments the historical context and emerging First Street architecture; and
- a high-quality, durable and sustainable scheme that will stand the test of time.

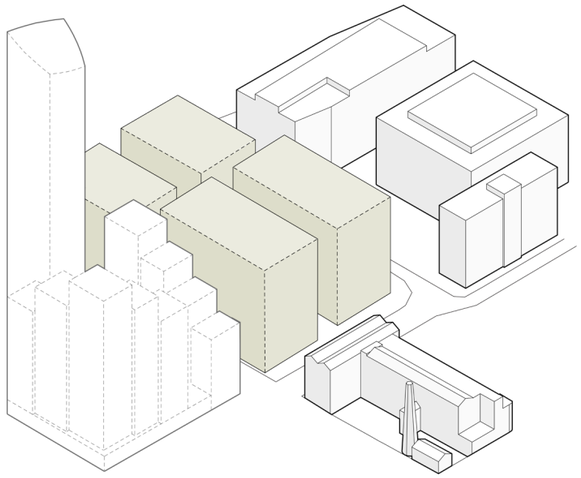


Massing Strategy

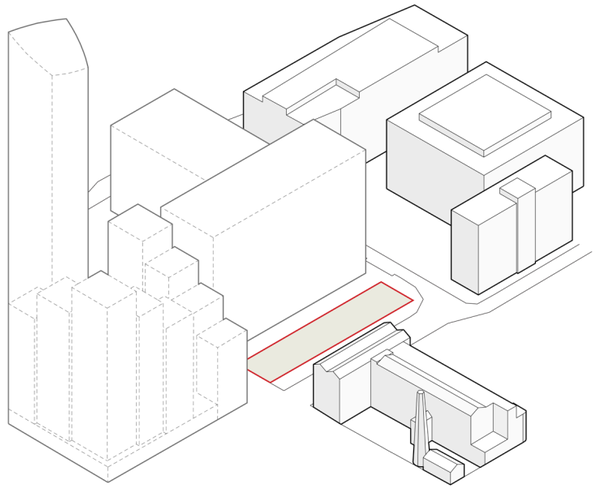
The massing proposal has been developed as a response to both the historic and emerging context of the site.

The diagrams illustrate the development of the overall massing strategy in relation to the various site constraints.

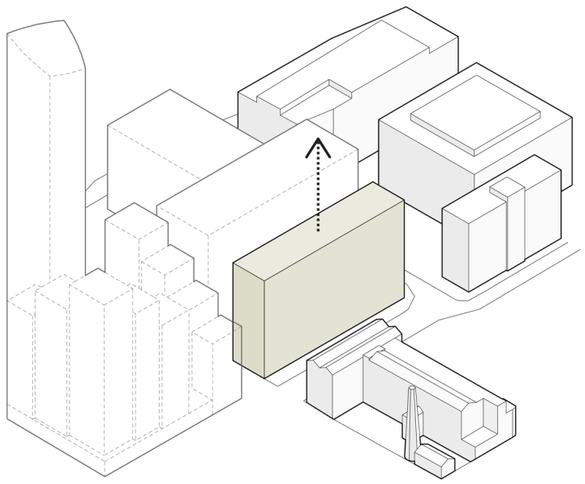
The massing responds to the First Street Strategic Development Framework 'SRF' guidance as well as a restrictive height covenant related to the land title.



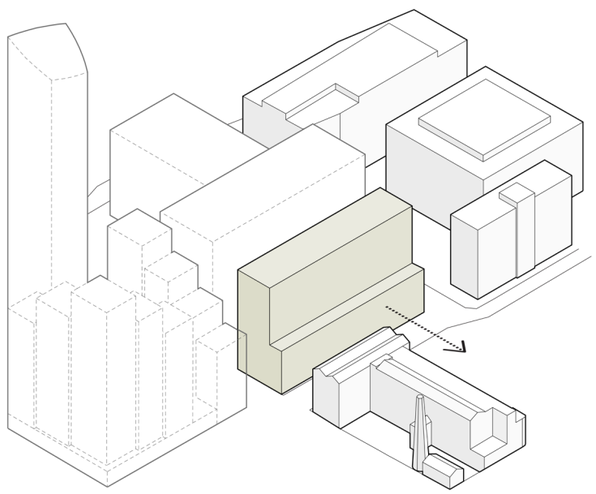
1. The original proposal for Plot 10 envisaged in 2018 outlined plots 10a and 10b running east to west at a height of up to 17 commercial storeys.



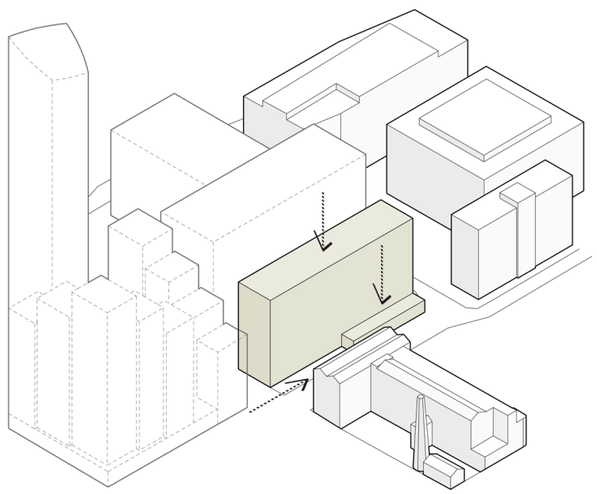
2. The new north to south layout will allow the buildings to respond more sensitively to surrounding uses. The site is a narrow linear plot that is slimmer in width than standard residential or office blocks.



3. The SRF prescribes a height of up to 17 storeys for commercial office on Plot 10.



4. A restrictive height covenant allows the building to be built to the back of pavement line along River Street provided it is no higher than Macintosh Mill.



5. The building height is reduced to 14 storeys stepping down to Macintosh Mills. Pushing back the building opposite Macintosh Mill to create a landscape buffer between the buildings. A two storey Food Hall is proposed on the corner of the plot to allow further activation onto James Grigor Square.

Public Consultation

The Proposed Development has been designed collaboratively as part of wider proposition for Plot 10, and was therefore consulted on jointly with Ask's proposals at Plot 10a. This application and supporting Statement of Community Involvement focuses on the relevant responses to Plot 10b only and a separate Statement of Consultation has been submitted with the recently submitted Plot 10a application (Ref: 136043/FO/2023). Prior to the submission of the Plot 10b planning application the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested.

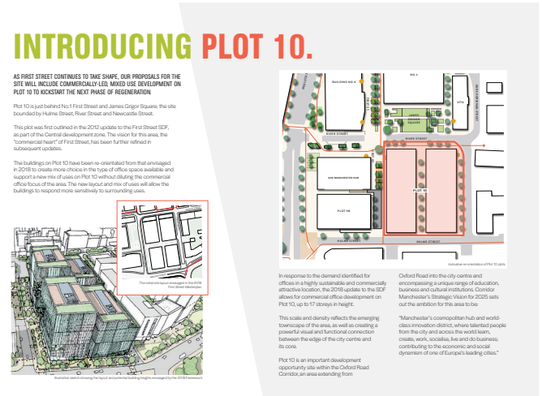
Public engagement was undertaken through a two-phase consultation process with the first phase taking place from 25 August 2022 to 12 September 2022 providing an opportunity for the community to provide feedback on the early stage proposals. The second phase of consultation provided another opportunity for public engagement with more detailed proposals for each of the schemes and took place between 26 October 2022 and 11 November.

During the consultation period the public had access to the First Street public consultation website, which provided details of the site history, masterplan context, project objectives and emerging scheme proposals and allowed visitors to provide feedback and raise any questions. A press release regarding the consultation was also distributed which was picked up by numerous media outlets.

In total 4247 leaflets were delivered to the local businesses and residential community to notify them of the events. Over the first consultation period the website received approximately 786 unique visitors and 10 responses were submitted and 74 visitors attended the two in person events. The majority of the respondents were local residents or those who worked in the local area. During the second consultation period the website received approximately 745 unique visitors and 7 responses were submitted and 6 visitors attended the two in person events. A press release regarding the consultation was also distributed which was picked up by numerous media outlets.

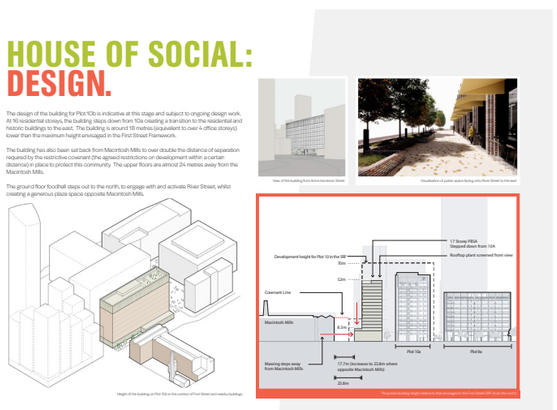
A detailed summary of the responses received during the public consultation period is found within the Statement of Consultation.













Pre-Application Advice

There was extensive engagement with Manchester City Council as the Local Planning Authority. These discussions are summarised as follows:

Relationship with First Street SDF and surrounding area – Discussions involved the proposed PBSA use and how this interacts with its existing surroundings. The LPA acknowledged the suitability for PBSA at this location due to its proximity to the Oxford Road corridor. Discussions also focused on the need for the high-quality and bespoke PBSA product offered and how this will help to reduce strain on the local Private Rented Sector. Lastly, it was also discussed how the proposals meet Core Strategy Policy H12 (Purpose Built Student Accommodation) as well as robustly meet the criteria set out within the Planning and Tall Building Statement.

Architectural Design Quality - MCC challenged the Applicant to ensure the Proposed Development is the highest quality, with discussions centred around the quality and durability of the materials, detailed design elements such as window reveal depths, louvre details, metalwork finishes, the construction methodology, and ensuring well-crafted brick detailing. As such, the high quality of detail is expressed through the bay studies being submitted whilst the chosen contractor has been involved throughout the design process to ensure the high-quality vision is realised.

Orientation of Plot 10 – The Applicant explained the decision to re-orientate the layout of Plot 10 from that originally envisaged in the SDF by splitting the plots on a north-south axis rather than east-west was discussed and agreed with officers. This led to a solution that responds to desire to increase north-south permeability and facilitate optimum layouts for the intended uses. For Plot 10b, the layout provides the opportunity for the PBSA to create a transition from the more commercial heart of First Street towards the residential uses within Macintosh Village and for the food-hall to activate River St / Wilmott St.

Permeability of First Street - Linked to the above, MCC emphasised the important role Plot 10 would play in connecting First Street North with First Street South. As part of this, MCC recognised how this re-orientation of the plot would enable the opportunity for the reinstatement of First Street as proposed to be delivered through the Plot 9a and 10a applications, and also the activation of Wilmott Street / River Street at part of the Plot 10b application through public realm improvements such as street trees, external seating and active ground floor food-hall use.

Scale and Massing - MCC reviewed the proposed scale and massing across a series of pre-application meetings. Whilst the initial proposals at 17 storeys were SDF compliant, it was felt that the building may have been overbearing on the surrounding streetscape. These discussions led directly to a reduction in the scale and massing resulting in a more elegant and human scale building of 14 storeys. In addition, the proposals have been deliberately set back from Macintosh Mills to a much greater extent than shown indicatively within the SDF in order to improve the amenity of Macintosh Mill and provide the opportunity for public realm. Overall, officers acknowledged that the height of the development was significantly less than the maximum envisaged in the SDF and welcomed the proposed step further down on Plot 10b to address the lower height buildings in Macintosh Village.

Relationship with nearby heritage assets - It was acknowledged that the site is in close proximity to a number of heritage assets, including Macintosh Mill. Discussions included how to use the scale and massing to respond sensitively to these assets, as well as an appropriate choice of materiality. Officers supported the early façade strategy, in particular for its use of brick facades and strong grid which references the nearby historical grid / warehouses.

Consultation Strategy – The proposed two-phase approach to public consultation was discussed with MCC. An overview of the feedback provided during the public consultation was also presented to MCC, including setting out how the Proposed Development would respond to these comments.

Massing Development

At 14 residential storeys, the building steps down from Plot 10a creating a transition to the residential and historic buildings to the east. The building is around 24 metres, the equivalent to 6 office storeys, and lower than the maximum height envisaged in the First Street Framework.

The lower section of the building directly opposite Macintosh Mill has been set back so that no mass is proposed within the covenant area. This separation, required by the restrictive covenant, protects the residents of Macintosh Mill.

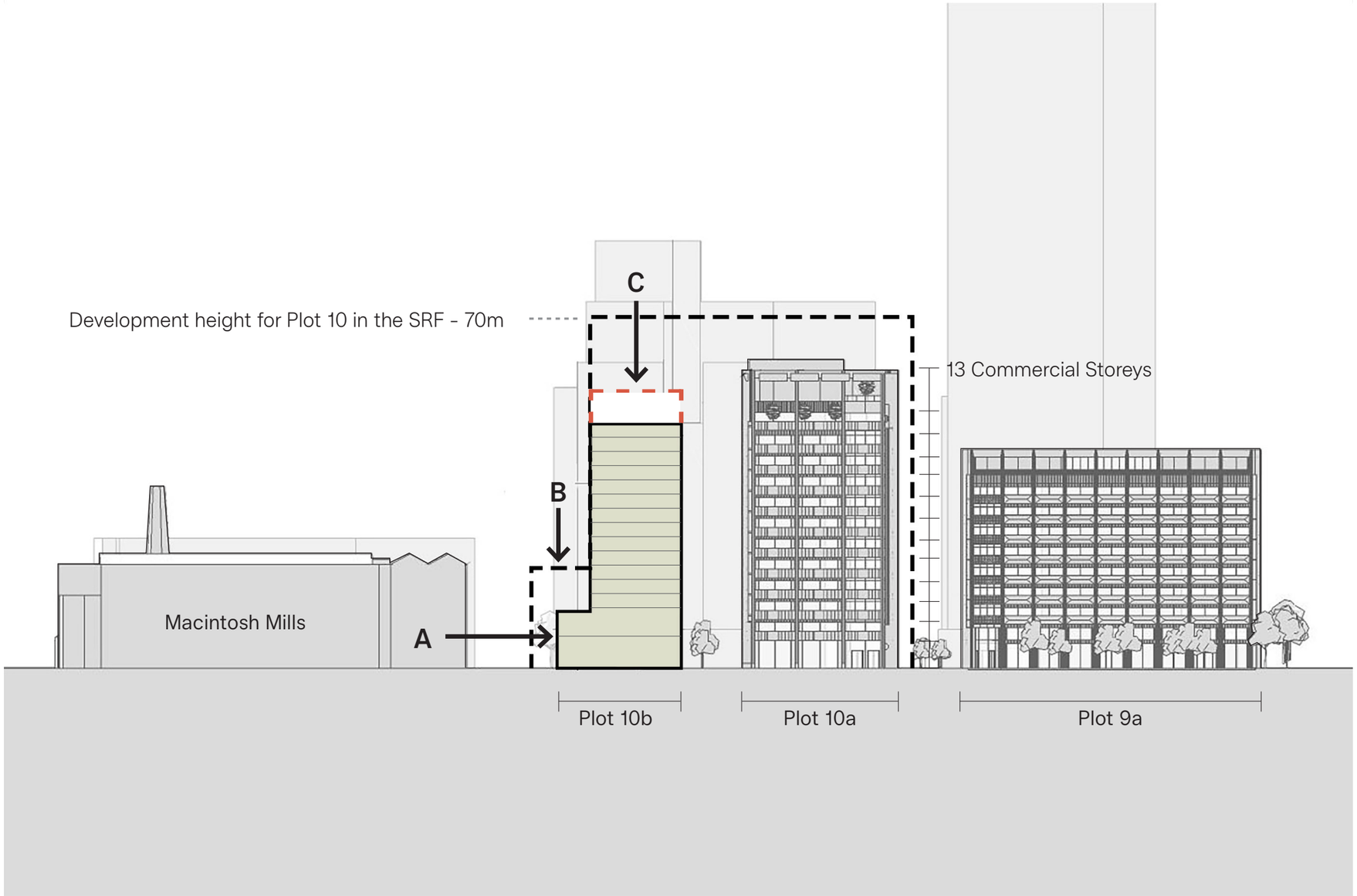
The upper floors are almost 24 metres away from Macintosh Mills. The ground floor food hall steps out to the north, to engage with and activate River Street and James Grigor Square, whilst creating a generous public realm opposite Macintosh Mills to the south.

Key strategic moves that have been made as part of the massing development are:

A - The lower section of the building has been moved away from the Macintosh Mills covenant line, giving greater space between the mill and the proposed building.

B - The height of the lower section has also been dropped to 8.3m, below the height of Macintosh Mill as prescribed in its restrictive covenant. This makes the proximity to Macintosh Mills less intrusive.

C - The overall building height has dropped by 2 residential storeys following pre-application advice, to just under 46m. This makes the building, 24m below the SRF development height and the equivalent to 11 commercial storeys.



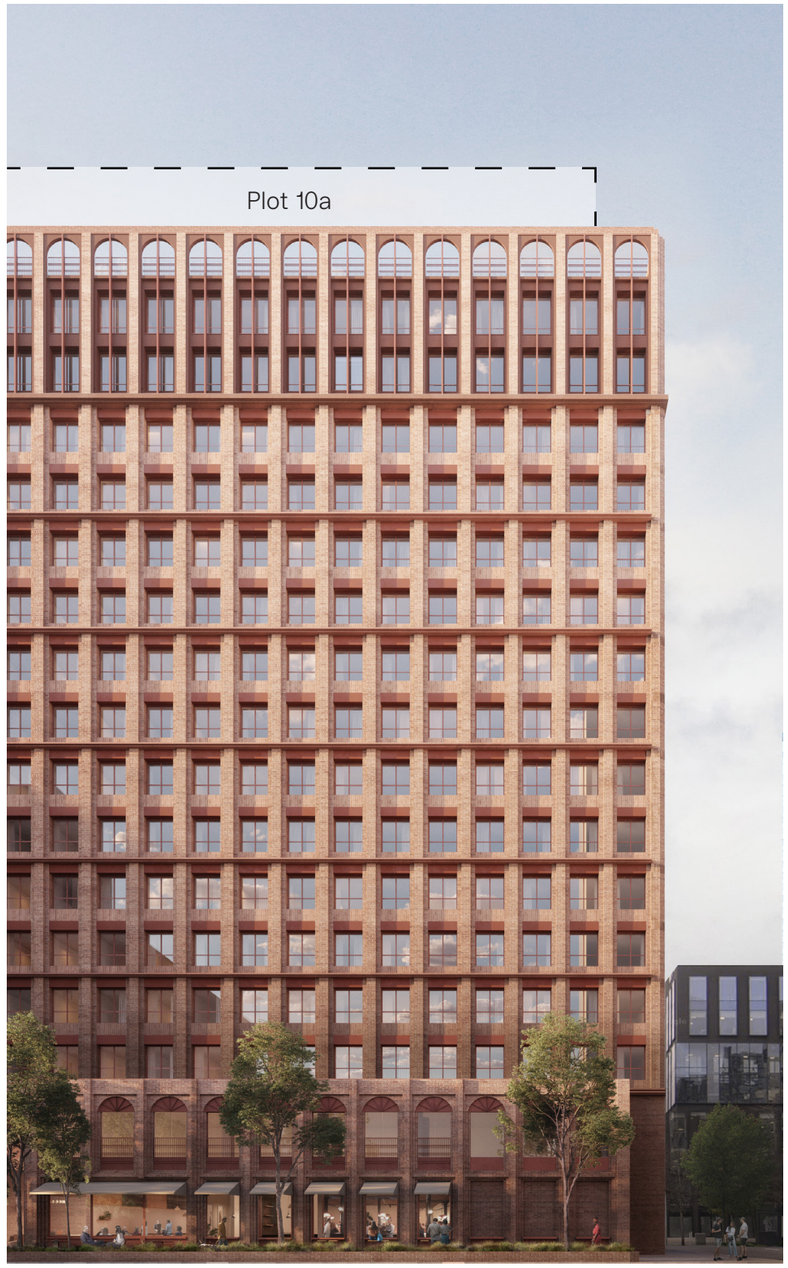
Design Development - Building Height

During a pre-application meeting, Manchester City Council indicated a preferred lower height. The two opposing concept images illustrate the reduction in building height following this pre-application advice.

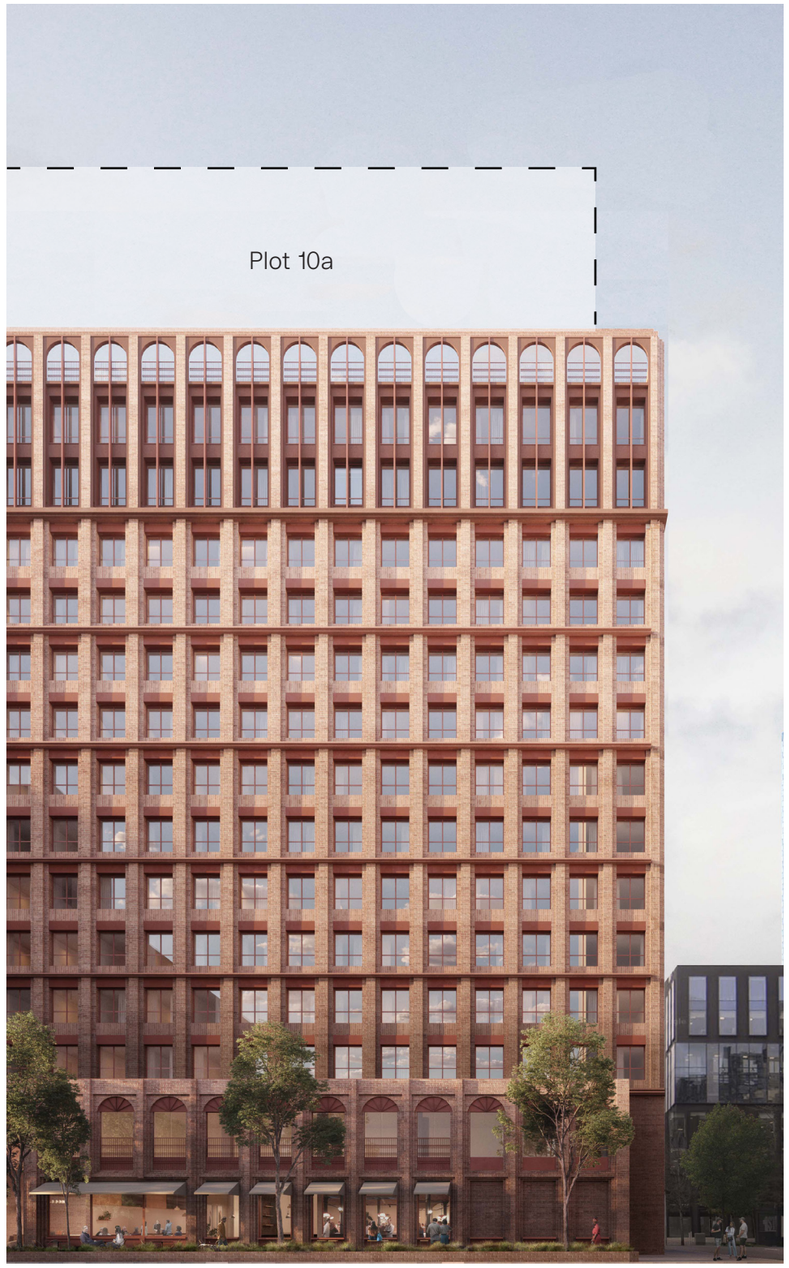
The Eastern elevation of the building sits adjacent to the Macintosh Mill gable end.

The reduction of building height allows the massing to tie with the existing Vita Student First Street scheme and lower end of the SimpsonHaugh approved proposal to the south of the site. The move also creates an improved transition to the historic Macintosh Mills from the larger office block on Plot 10a.

The reduced building height also aids with improving the elevation proportions and the banding heights of the plinth, middle section of the building and the crown.



16 Storey building - concept image



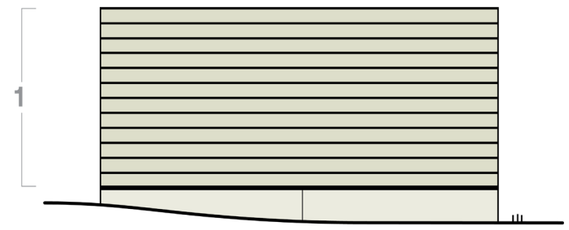
14 Storey building (reduced height) - concept image

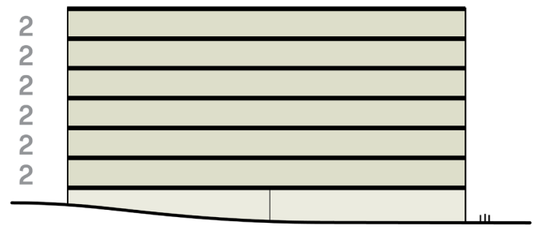
Elevational Ordinance

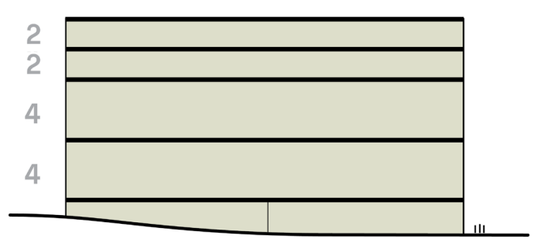
Due to the linear nature of the building, early studies were undertaken in relation to the elevational proportions over the building's mass.

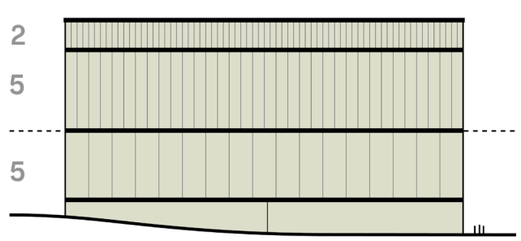
The studies review the elevational order of the facade which is divided into horizontal bands to reduce the perception of overall height and provide a rhythmic order to the building.

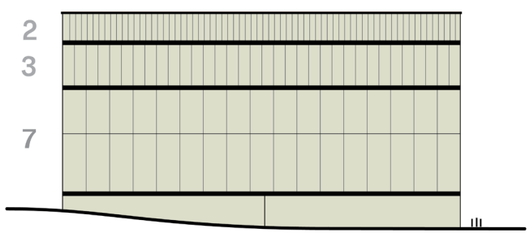
The preferred arrangement of shown highlighted provides a subtle hierarchy to the facade which expresses the main principle of the elevational order.

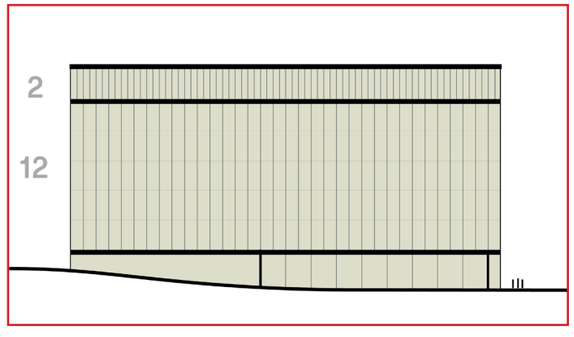












Elevation Hierarchy

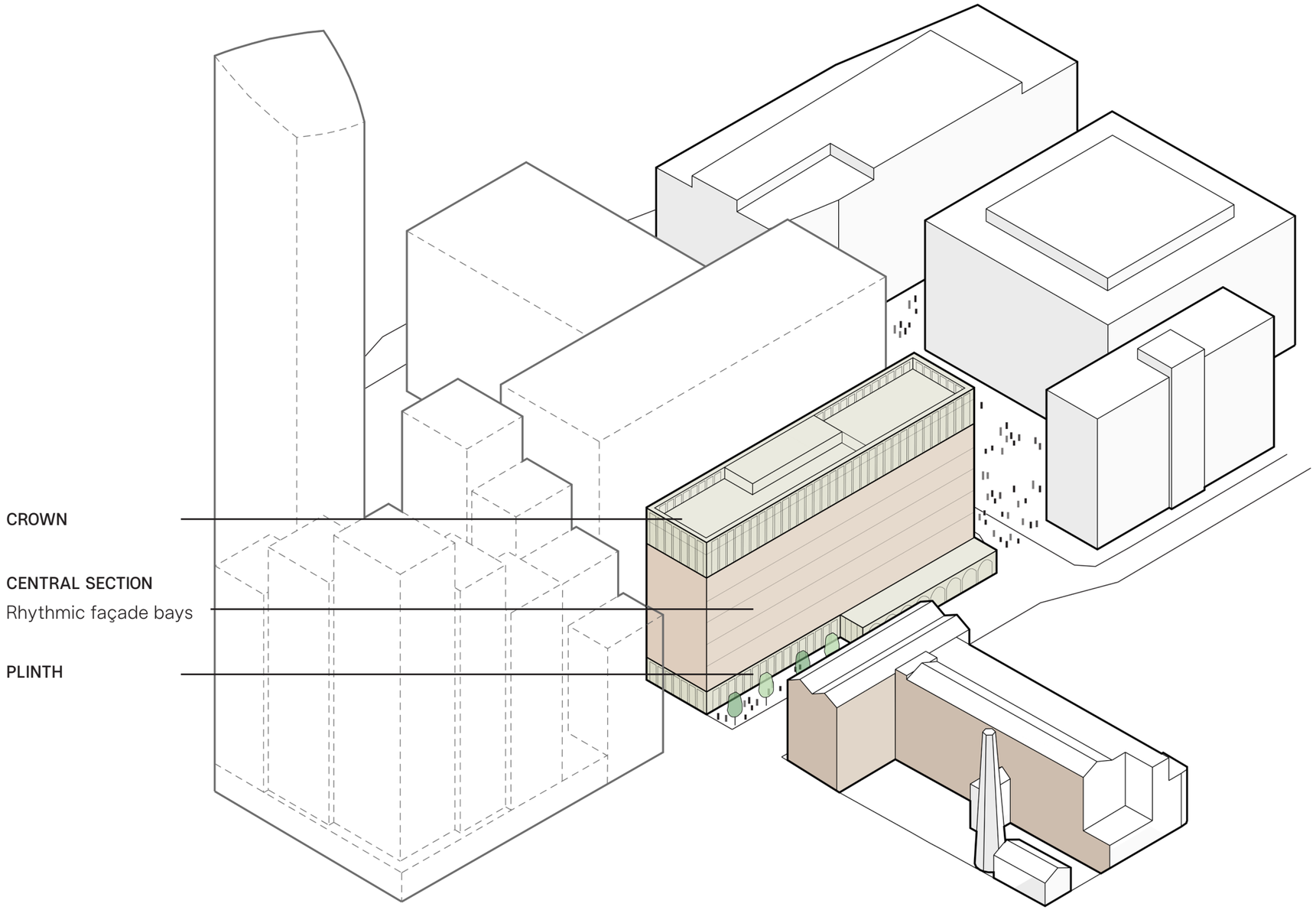
The articulation of the building massing has been arranged to provide a distinctive plinth, middle and top.

The purpose of the plinth is to address the human scale. This will be rich in depth and detailing.

The central section responds to the regular rhythm of the historical mills in the surrounding area. The architecture is referential in detail to those elements prominent in the mill buildings, such as the window reveals, expressive piers and decorative banding.

The top element, or crown, of the building will be visible from the wider range view of the site. As such, it is proposed that the upper floors will provide a distinctive architectural element.

Within each of these bands there are key architectural elements that give the building its character and depth.



Design Development - Building Height Context

The alteration to building height compliments the surrounding context. The building steps down from the larger office block on plot 10a towards the historic Macintosh Mill. This also provides more variation along the North and South elevations of the site.

Stepping the building away from Macintosh Mill provides a buffer zone between plot 10b and the existing mill, protecting the qualities of the existing building.

The articulation of the facade has been developed to provide a contemporary expression of the surrounding mill contexts, with a strict, repetitive facade and careful detailing being expressed on the eastern side. This, along with the material choice, provides additional variation to the sites emerging context.



Layout and Use

The proposed scheme for Plot 10b provides purpose built student residential accommodation from first to thirteenth floor with an offering of communal amenities at ground floor and first floor.

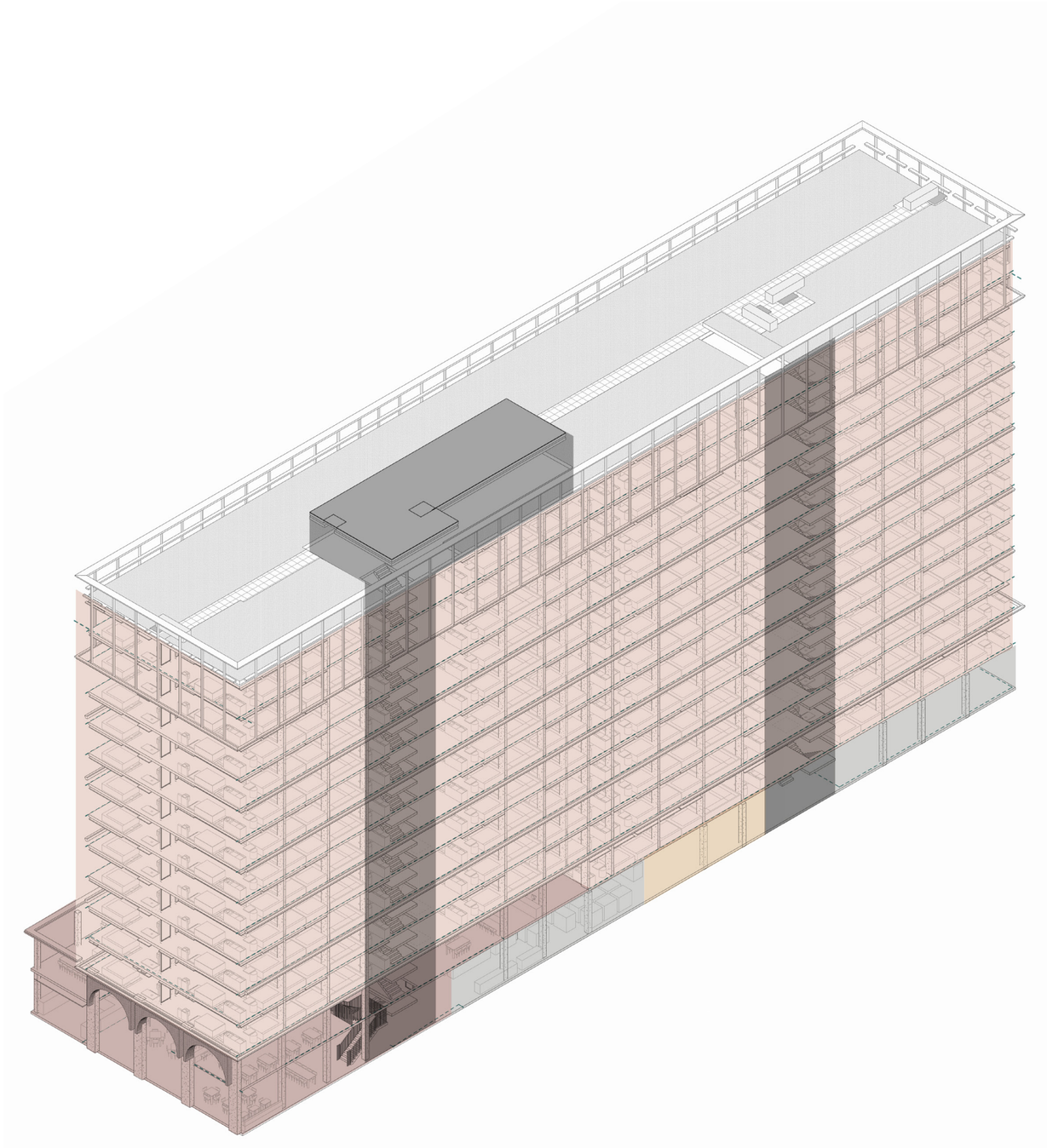
The ground floor and first floor also provide a large food hall and retail unit which can be accessed by both the public and residents of the building.

The cores are split evenly across the building, rising from ground to roof. The cores contain the majority of the building's services risers, fire fighting shafts and vertical circulation.

The internal upper floors consist entirely of residential accommodation arranged in clusters. The residential accommodation is accessed via corridors located centrally along the axis of the building. Each enters directly into a generous communal area encouraging social interaction.

The back of house and service areas are located to the south and west elevations, which offer access for refuse collection and maintenance.

Roof plant has been located towards the north west of the building.



- Student accommodation
- Food hall
- Student amenity - gym / cycle
- Circulation
- Back of house

Approach and Active Frontages

The scheme is located at an important intersection linking the First Street development to the historic areas of the city.

The main approach to the scheme will either be through the established areas of First Street or via Hulme Street from Oxford Road.

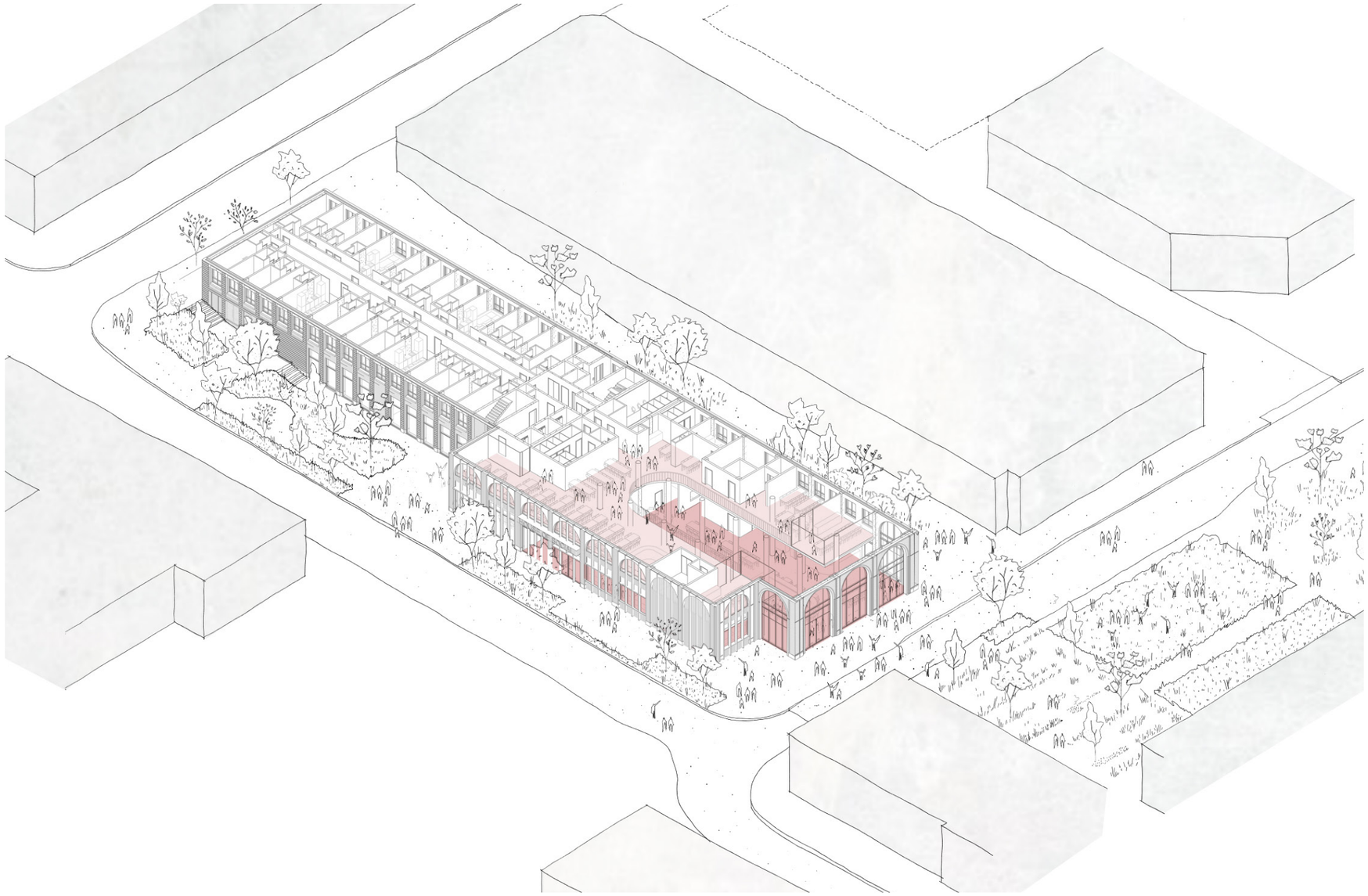
The approach through First Street from the north frames the gable of the building which addresses James Grigor Square.

Approaching from Hulme Street the building footprint is recessed to provide a positive setting to Macintosh Mills along River Street, with improved public realm and landscaping.

The proposal provides active frontages along River Street to the north and east elevations providing a positive contribution to the pedestrian journey between First Street and the historic mills to the east.

The student residence is accessed from the east elevation along River Street. The entrance lobby ceiling is higher than a standard floor, which is expressed within the elevation.

The food hall entrance is double height space, located directly opposite James Grigor Square.



Design Development - Ground Floor Activation



Architectural Interpretation

The proposed design is a building that is contemporary in its architectural resolution whilst also comfortable in the immediate context.

The primary material is brickwork that is tonely akin to that of the surrounding historic context.

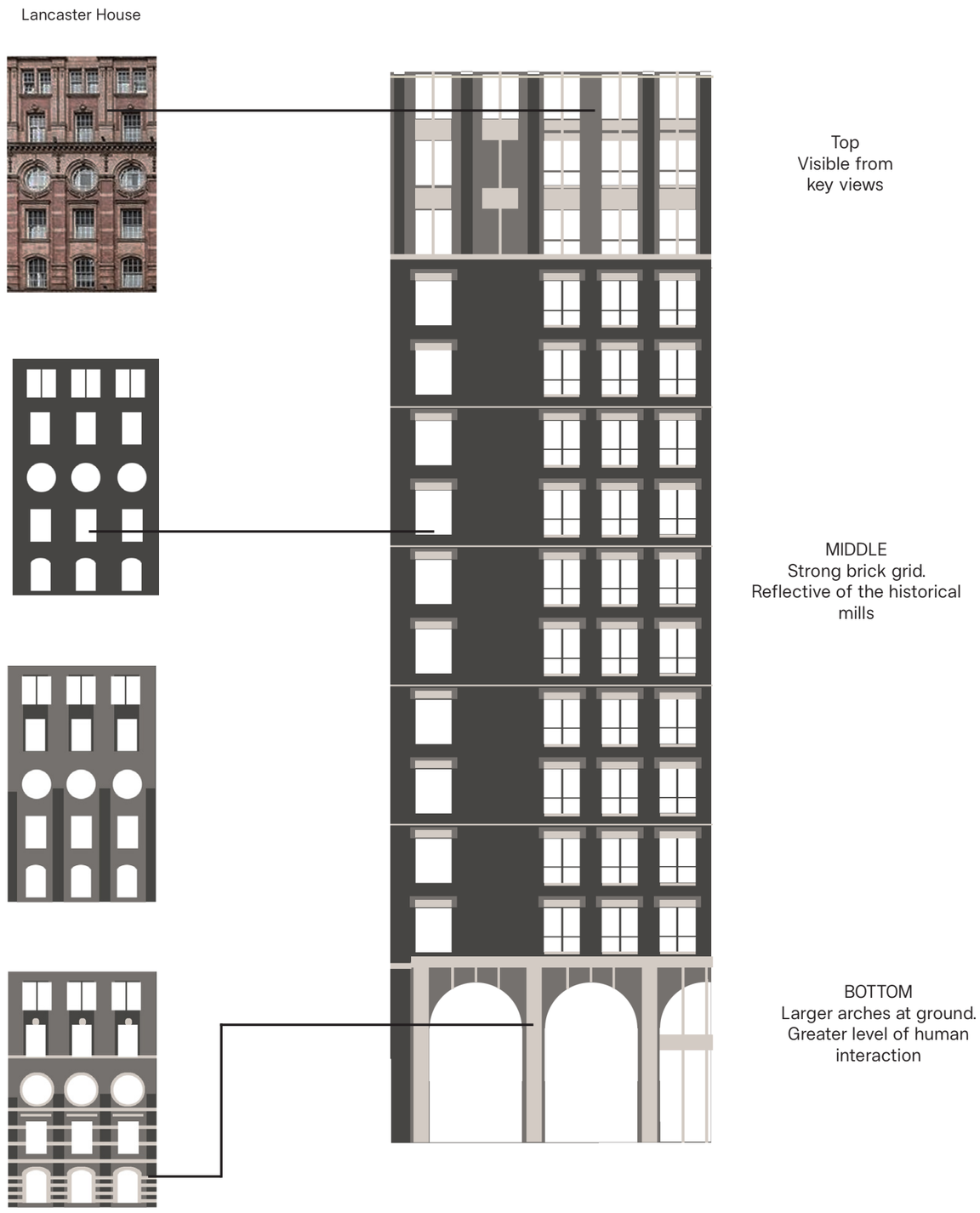
The regular grid of the facade is featured to the east and west elevations, with openings expressive of their internal function.

The facade has been set out to keep the brick piers and window openings consistent across the length of the building. This provides a uniform expression reminiscent of the nearby mills.

The proposed language and material expression of the facade has been developed following the analysis of Manchester's mills and warehouses.

Secondary detail within the ordered facade provides depth and layering with stepped piers, string courses and elegant pilasters to upper floors.

Entrances are demarcated by enlarged arched openings and architectural embellishments such as multiple stepped brickwork, referencing those of Macintosh Mill.

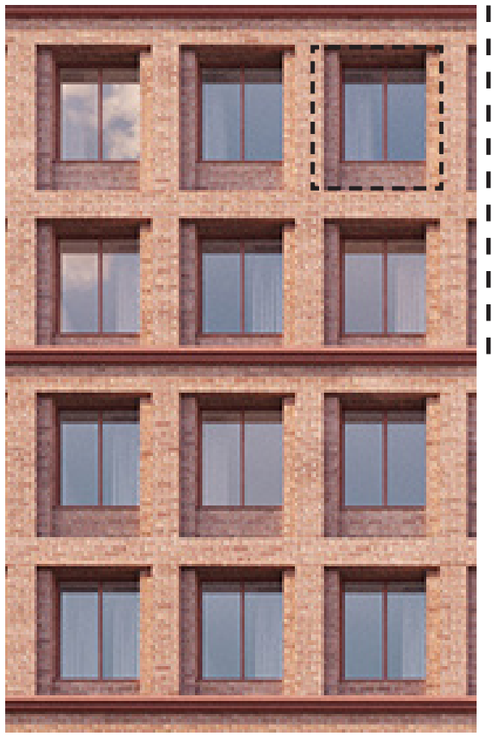


Design Development - Facade

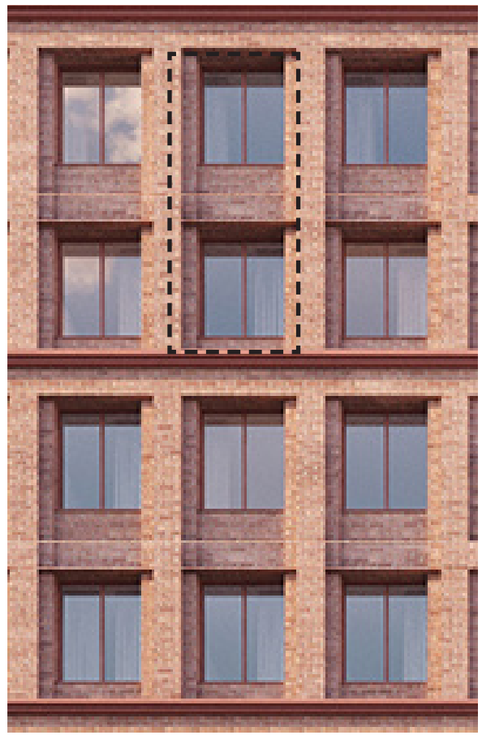
Reference was made to the historical mills to determine the appropriate vertical and horizontal banding and whether the window bays should be singular or coupled up.

The linear nature of the building and the site has led to the Eastern and Western Elevations being considerably longer than the building height. Coupling up the window bays and introducing horizontal detail bands on every other floor helps to elongate the building height and balance out the building proportions.

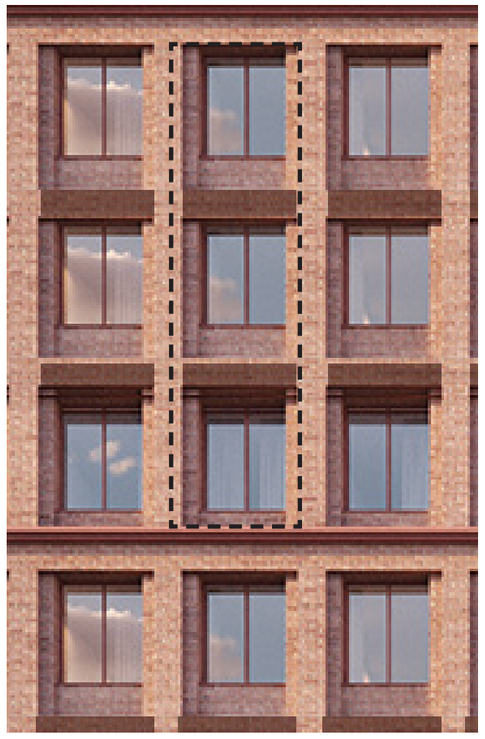
Single bay
Two storey vertical banding



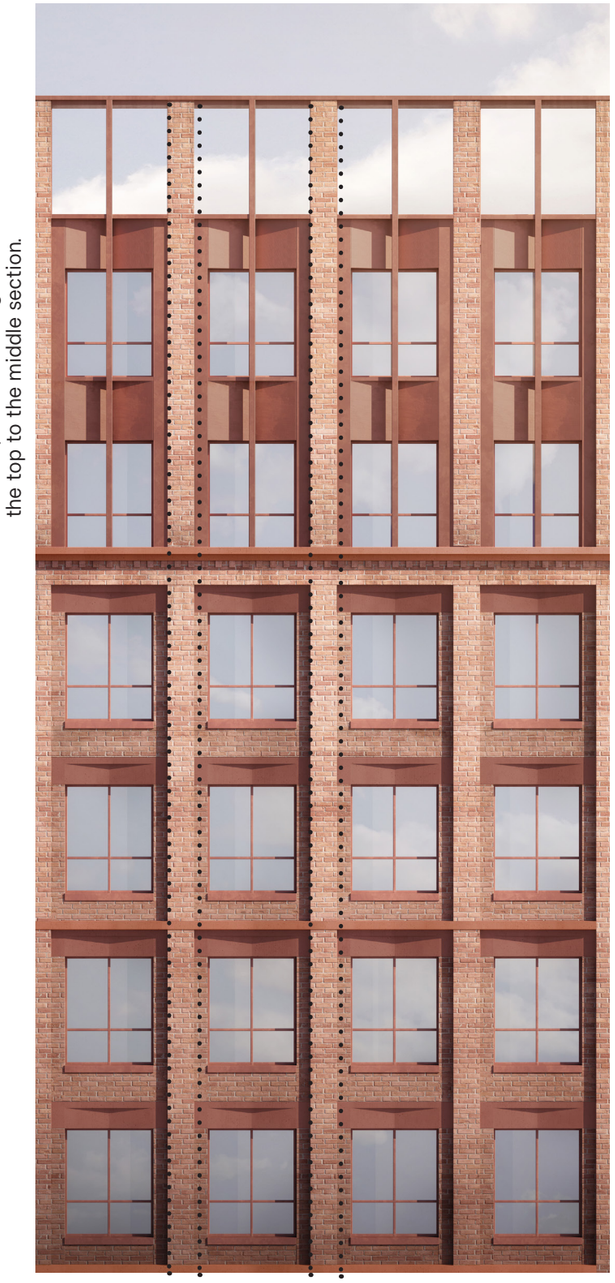
Double bay
Two storey vertical banding



Triple bay
Two storey vertical banding



Crown - piers continuing to link the top to the middle section.



Design Development - Facade

We carried out a study of the historic mills and more modern window lintels. This architectural detail gives extra depth to the elevations.

Several modern examples of stone, concrete or GRC window lintels had a tone that matched the brickwork and a shaped profile.

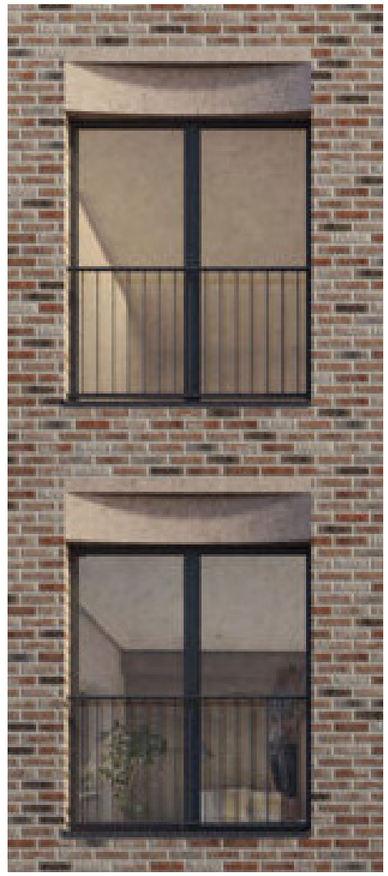
The lintel shadows provide animation to the facade as the sunlight moves across the building elevation.





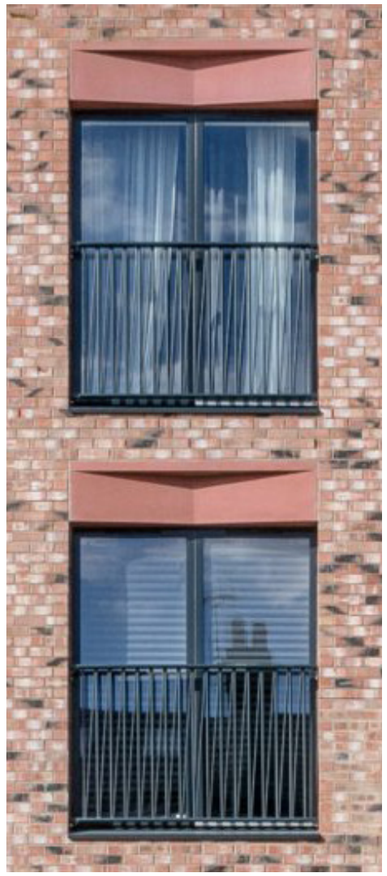
Morris + Company





Gort Scott





Gort Scott





Fuse Architects

Emerging Architectural Character

The scheme will positively contribute to the richness of the emerging architectural character of First Street.

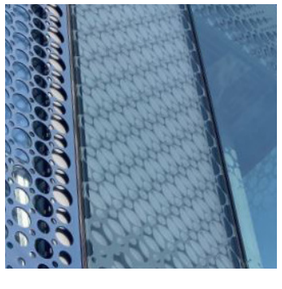
SimpsonHaugh have proposed a scheme to the south of the site, currently under construction, which employs a fritted unitised glazing system.

Adjacent to the site, on Plot 10a, Jon Matthews Architects have proposed a scheme utilising a muted precast concrete facade.

The proposals for Plot 10b will complement these two adjacent schemes and provide a contrast in materiality and tone which enriches the emerging context.



SimpsonHaugh
Fritted Unitised Glazing



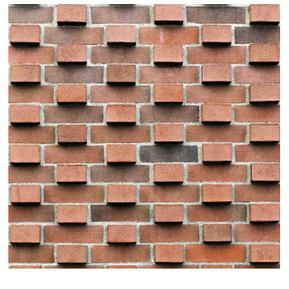


Jon Matthews
Precast Concrete





Tim Groom Architects
Brickwork



Material Palette

The material palette proposed references the varying tones and textures of the existing and emerging context.

The main facade is predominantly composed of textured red brickwork, in tones of red, which reference the historic fabric of the city.

Layering of the facade is created through the use of anodised aluminium detailing and architectural precast elements as secondary materials. The materials retain the use of the red tones, however more depth in colour is proposed to enrich the facade.

Internally, the use of industrial materials maintain continuity with the use of a natural palette of timber which provides warmth.

1. Anodised aluminium coping

2. Anodised aluminium spandrel

3. Brickwork

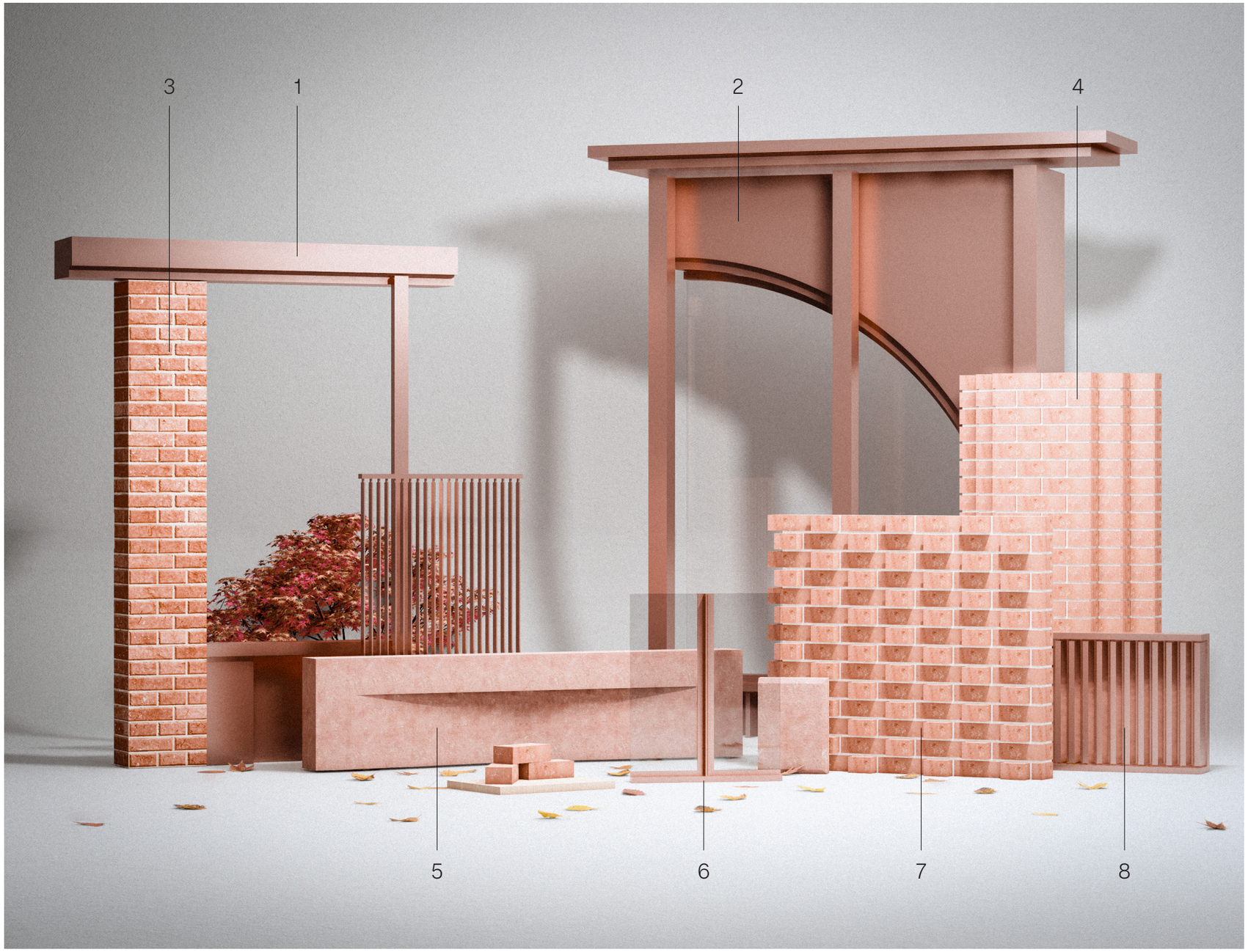
4. Brickwork pier

5. Angled architectural precast window head

6. Anodised aluminium window frame

7. Protruding flemish bond brickwork

8. Extruded anodised aluminium cladding



Design Principles

The design principles have been informed by the contextual analysis of the historic fabric of the city and the expression of the internal functions of the building.

Principles have been defined in respect of the elevational order and hierarchy and the secondary architectural details providing additional layering to key aspects of the building.

The key principals are:

- an expressive ground floor featuring larger openings and architectural embellishments which enrich the architecture at a human scale;
- a rigorously ordered main body of the building defined as an expression of the internal function; and
- elegant detailing to the upper floors defined by slim pilasters and openings.



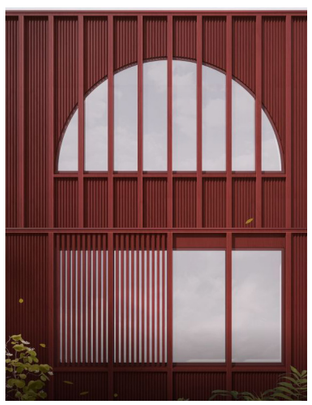
Facade Details - Plinth

The ground and first floors are defined by tall arched openings which are punctuated by large areas of glazing, activating the street.

Opportunities are provided for informal interaction between the internal functions and the surrounding streets with covered canopies for external seating and service hatches for food and beverage.

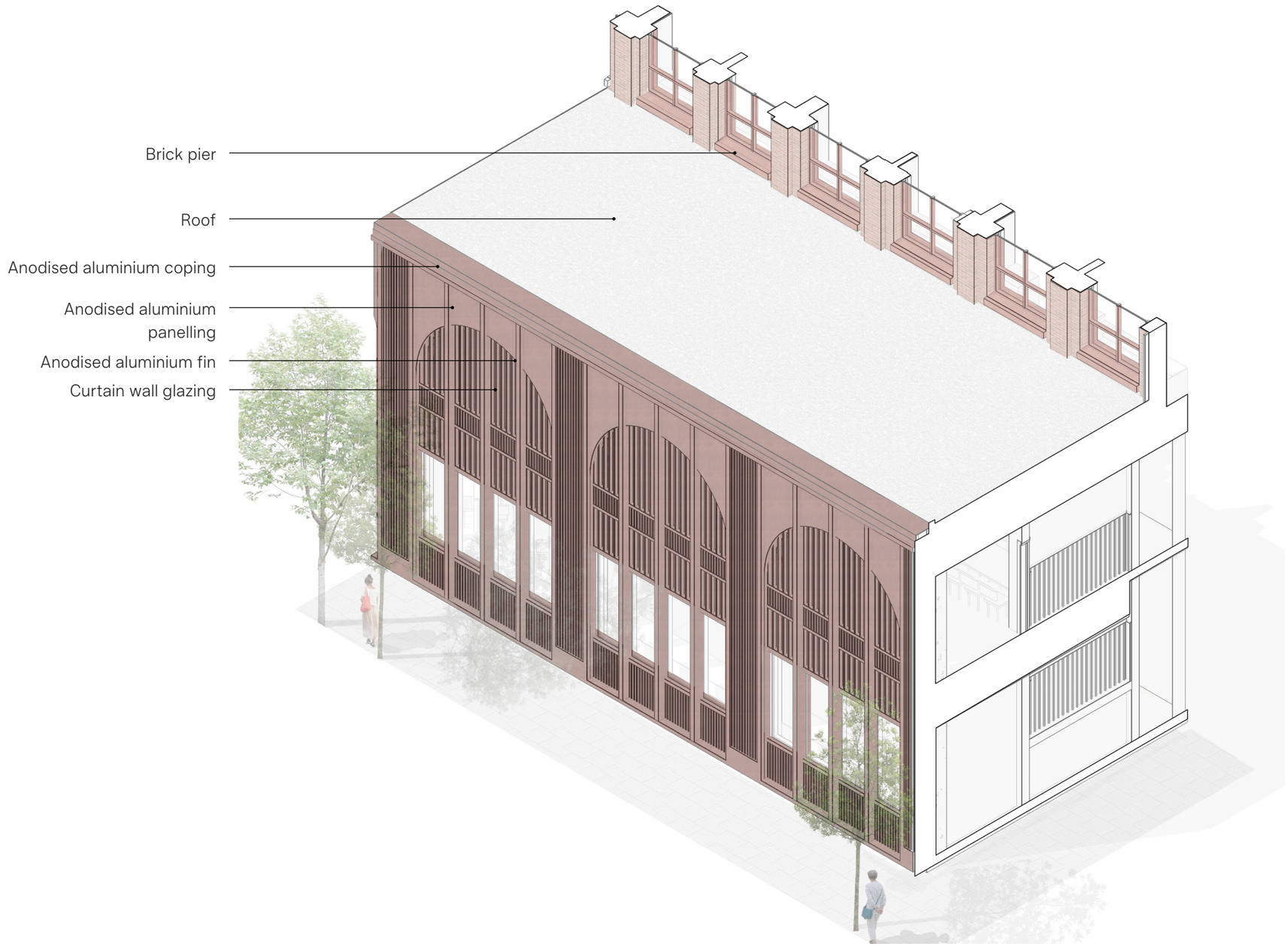
Stepped brickwork and articulated metalwork add detail and depth to the facade which can be appreciated at the human scale.



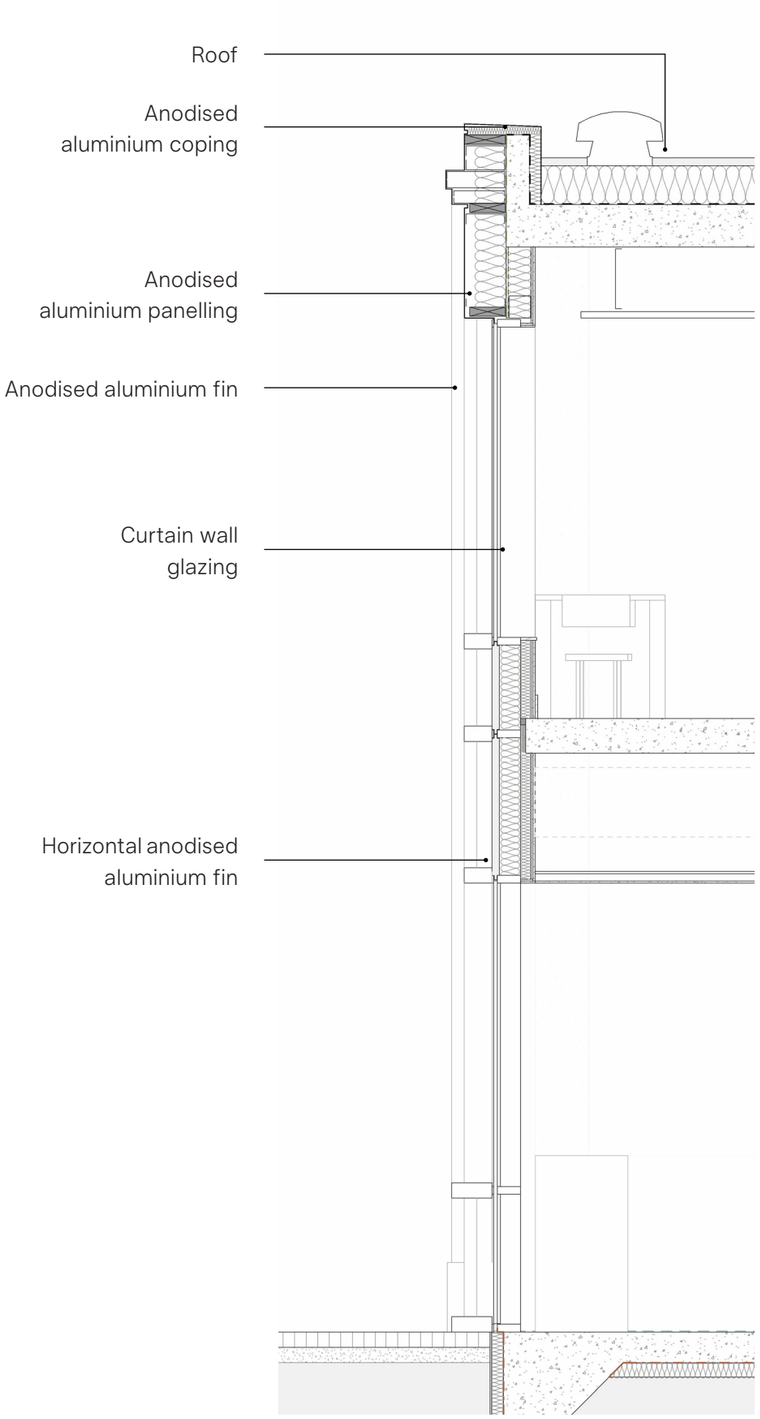


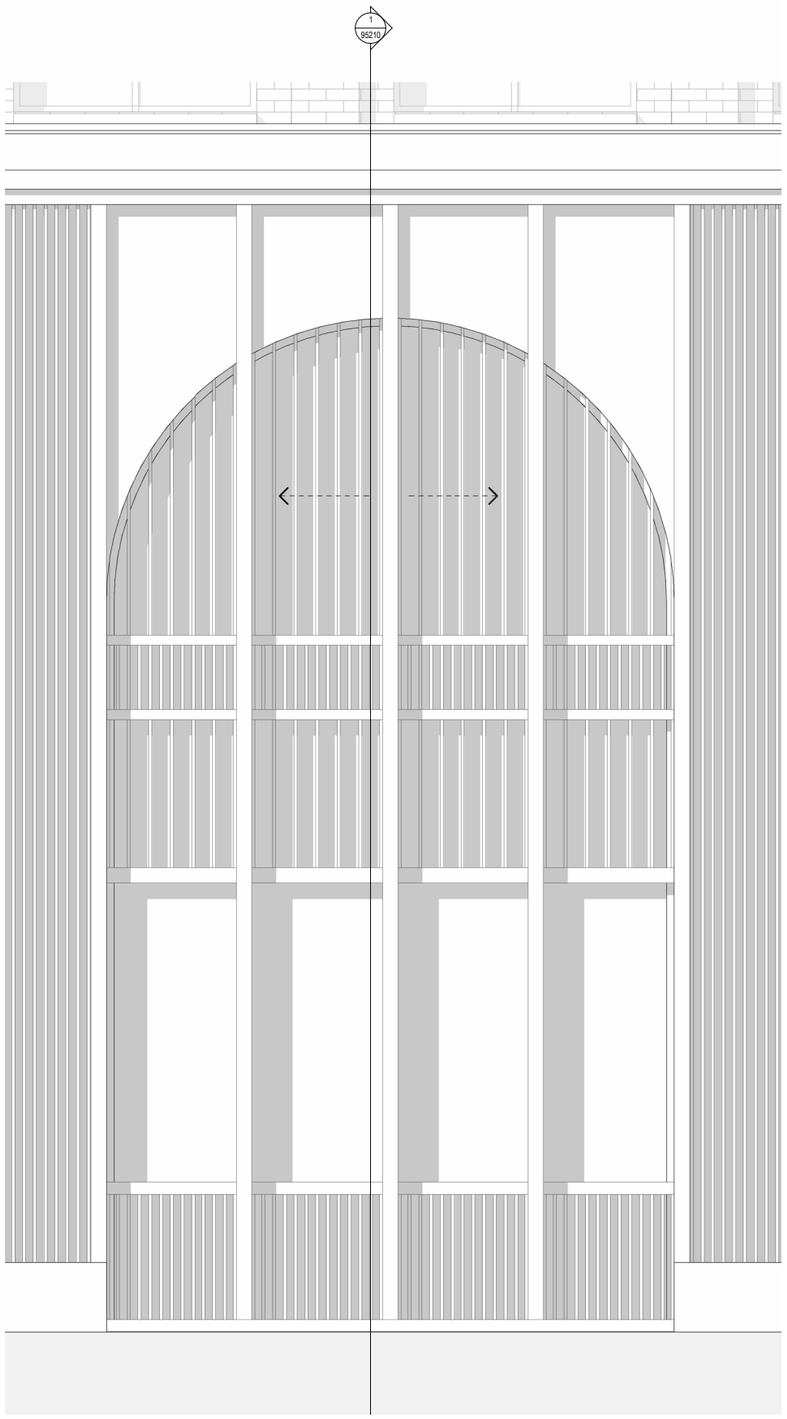


Material Precedent



Facade Details - Plinth





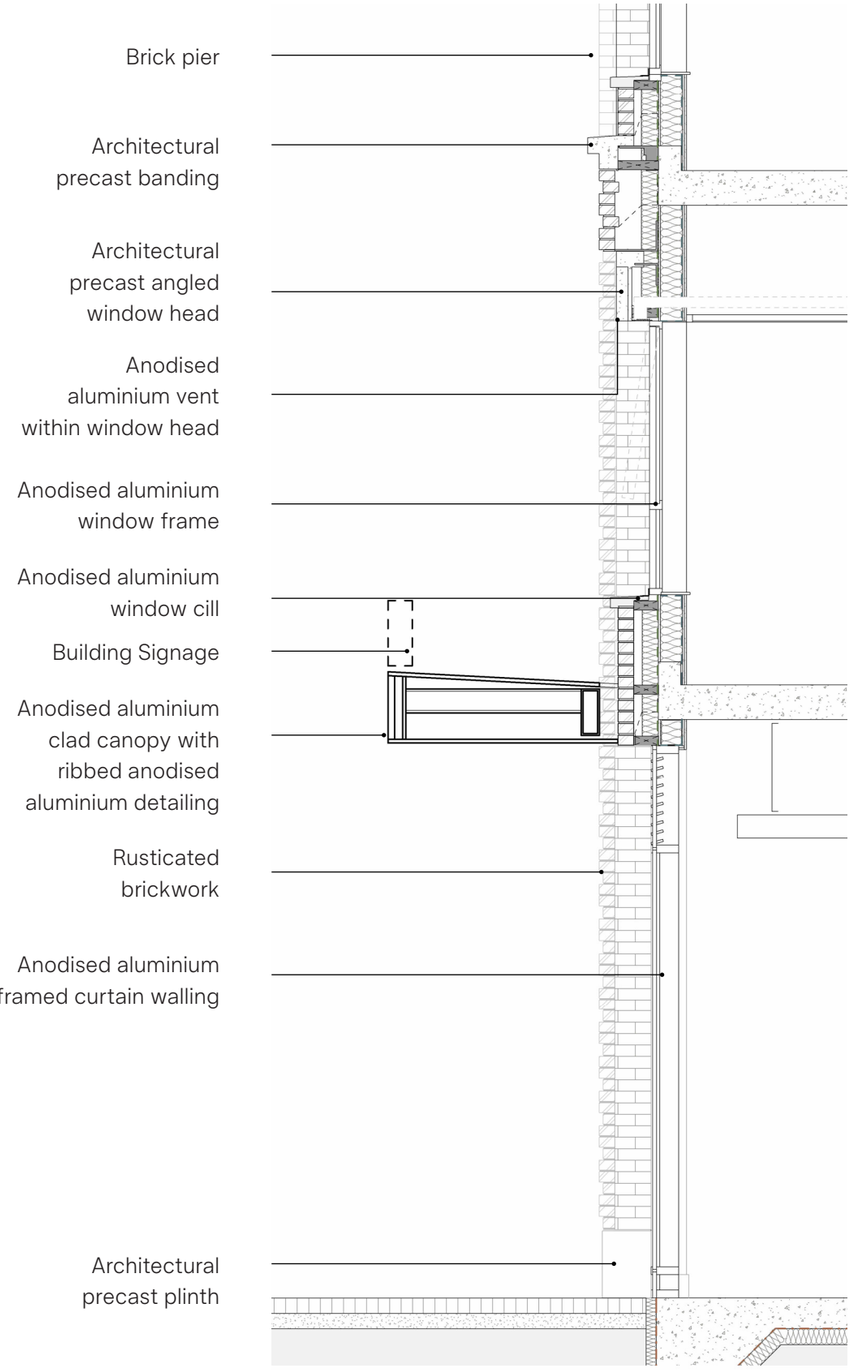
Facade Details - Plinth

An increased level of detailing and rustication has been introduced to the none food hall areas of the ground and first floor. This is achieved through the recessing of every fourth course of brickwork to these areas. Providing more texture to the building at the human scale.

Material Precedent



Facade Details - Plinth





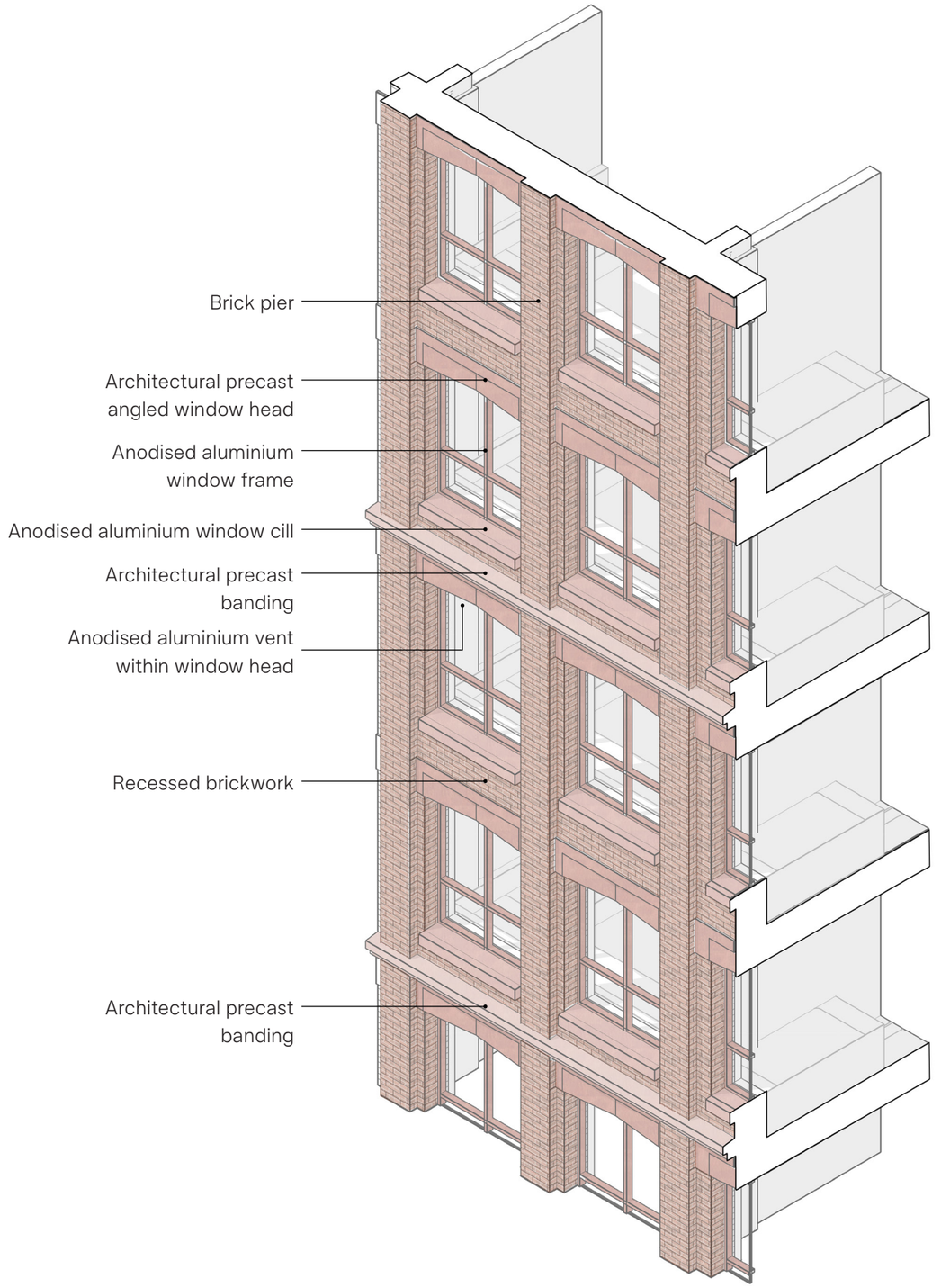
Facade Details - Typical Floor (East Facade)

The typical floors on the East facade comprise the main body of the facade and follow the rigorous principles of the historical references within the site context.

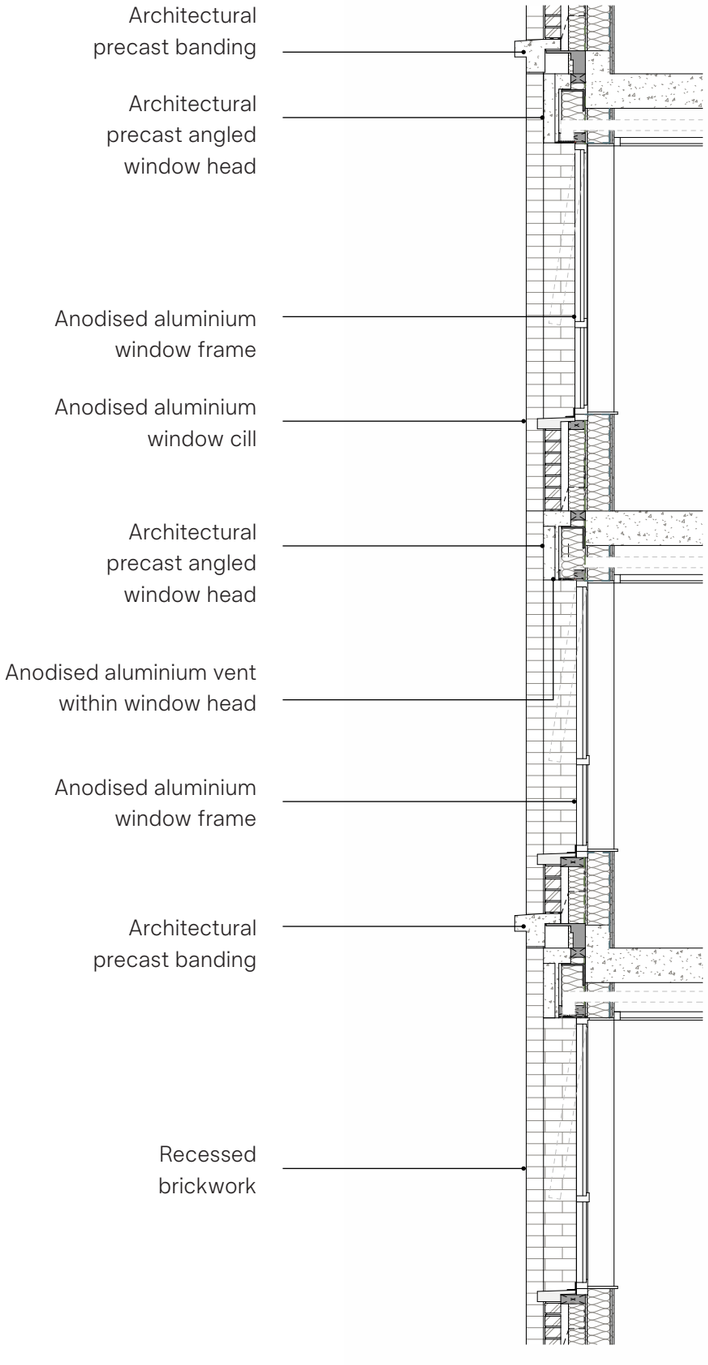
The architectural bays are ordered as an expression of the internal use with large glazed openings to each room which are accentuated by an architectural precast panel to the head.

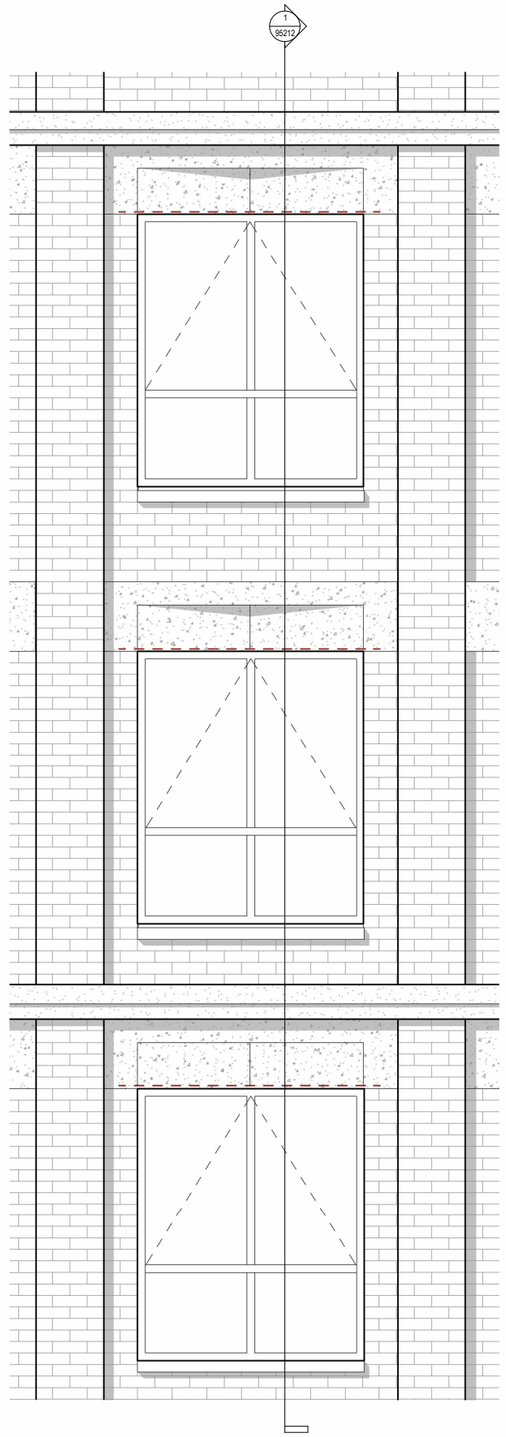
Piers are expressed through stepped brickwork detailing and extend over two floors. A horizontal string course stretches across the facade at the junction of each vertical pier. Architectural precast banding splits piers every two floors and extend along the facade.





Facade Details - Typical Floor (East Facade)



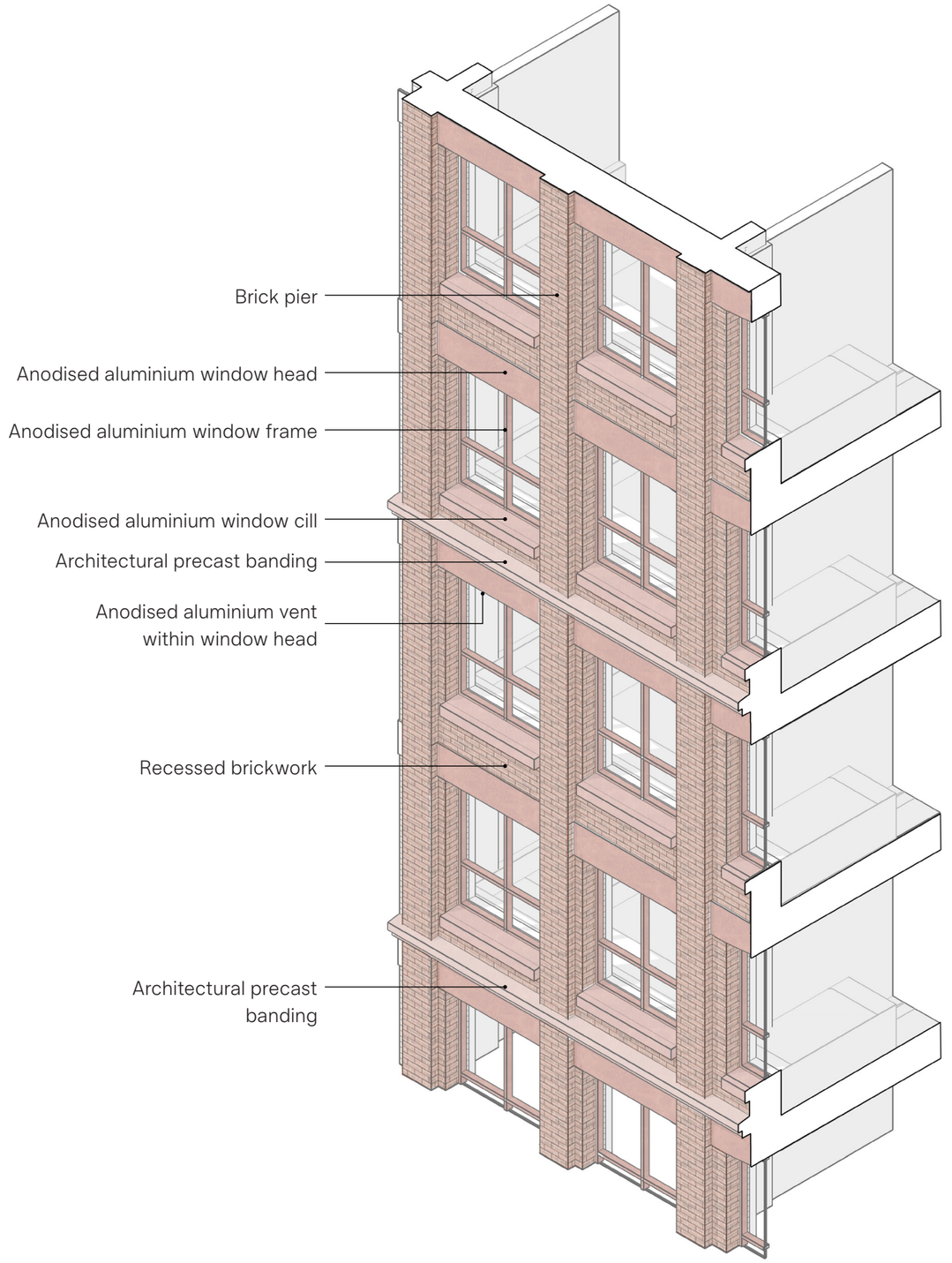


Facade Details - Typical Floor (West Facade)

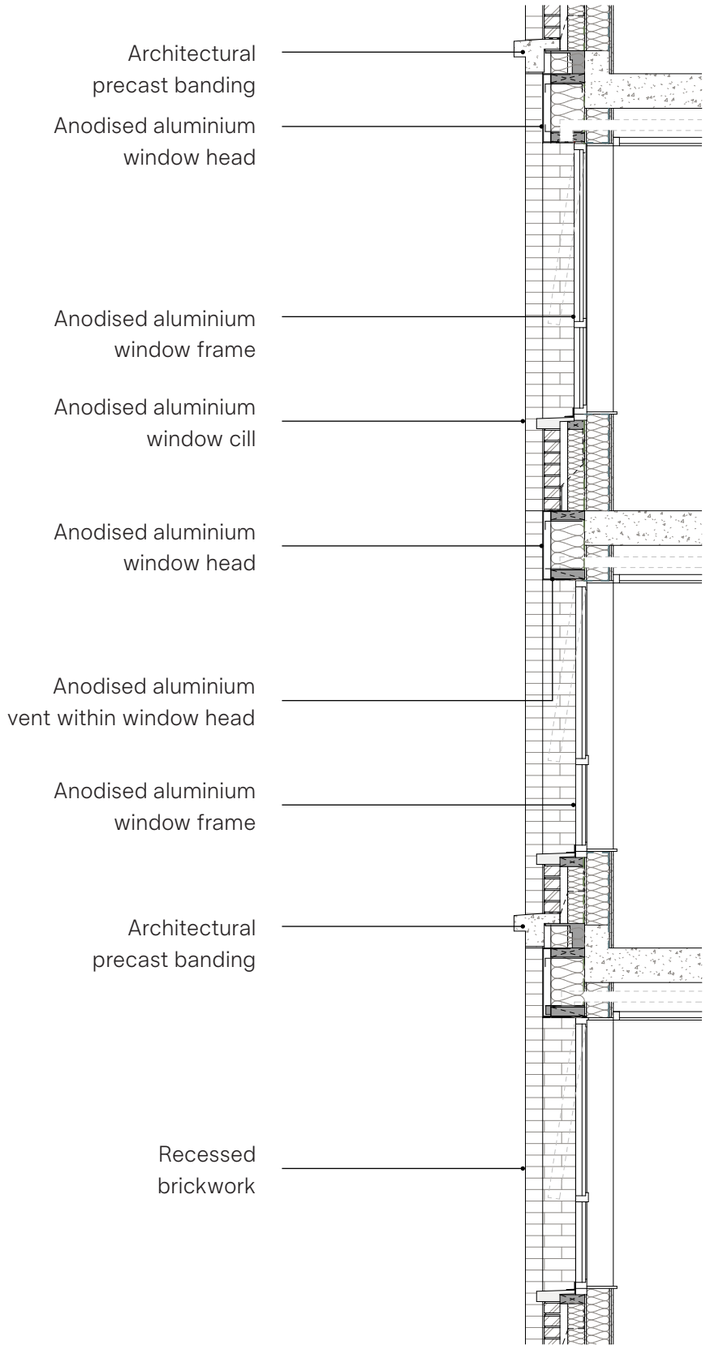
Windows at typical floors on the West facade (facing towards plot 10a) follow similar principles of the historical references within the site context.

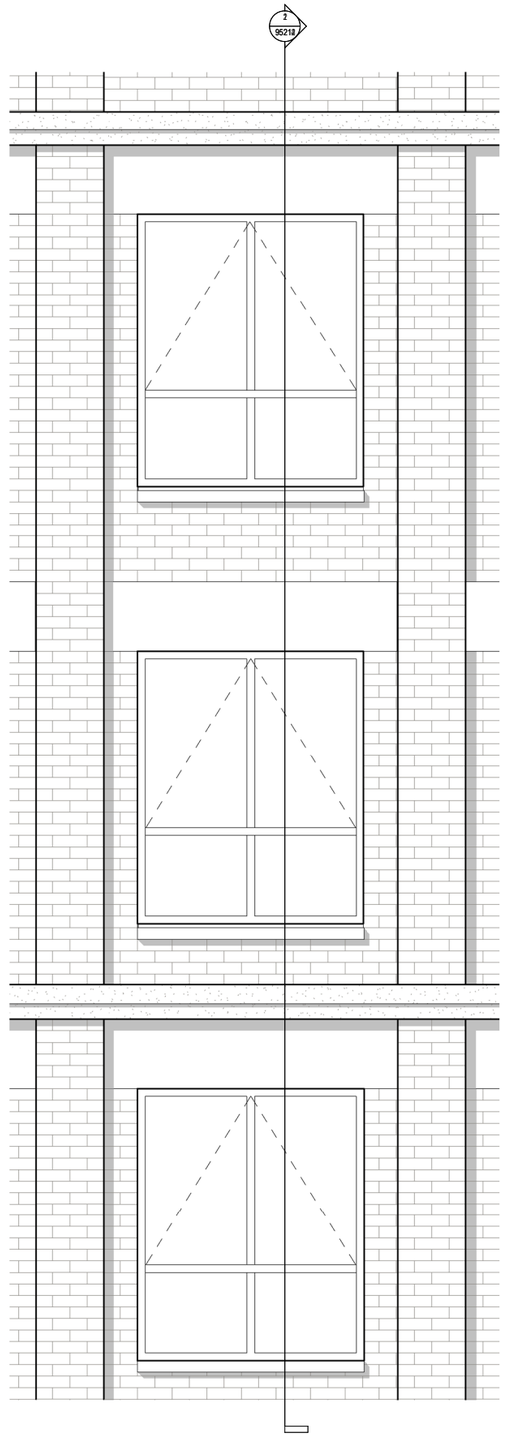
The architectural bays are ordered as an expression of the internal use with large glazed openings to each room which are accentuated by an anodised aluminium panel to the head. Different to the East facade, the West facade has flat anodised aluminium panels which emulate a more standard window lintel.

Piers are expressed through stepped brickwork detailing and extend over two floors. Architectural precast banding splits piers every two floors and extend along the facade. A horizontal string course stretches across the facade at the junction of each vertical pier.



Facade Details - Typical Floor (West Facade)



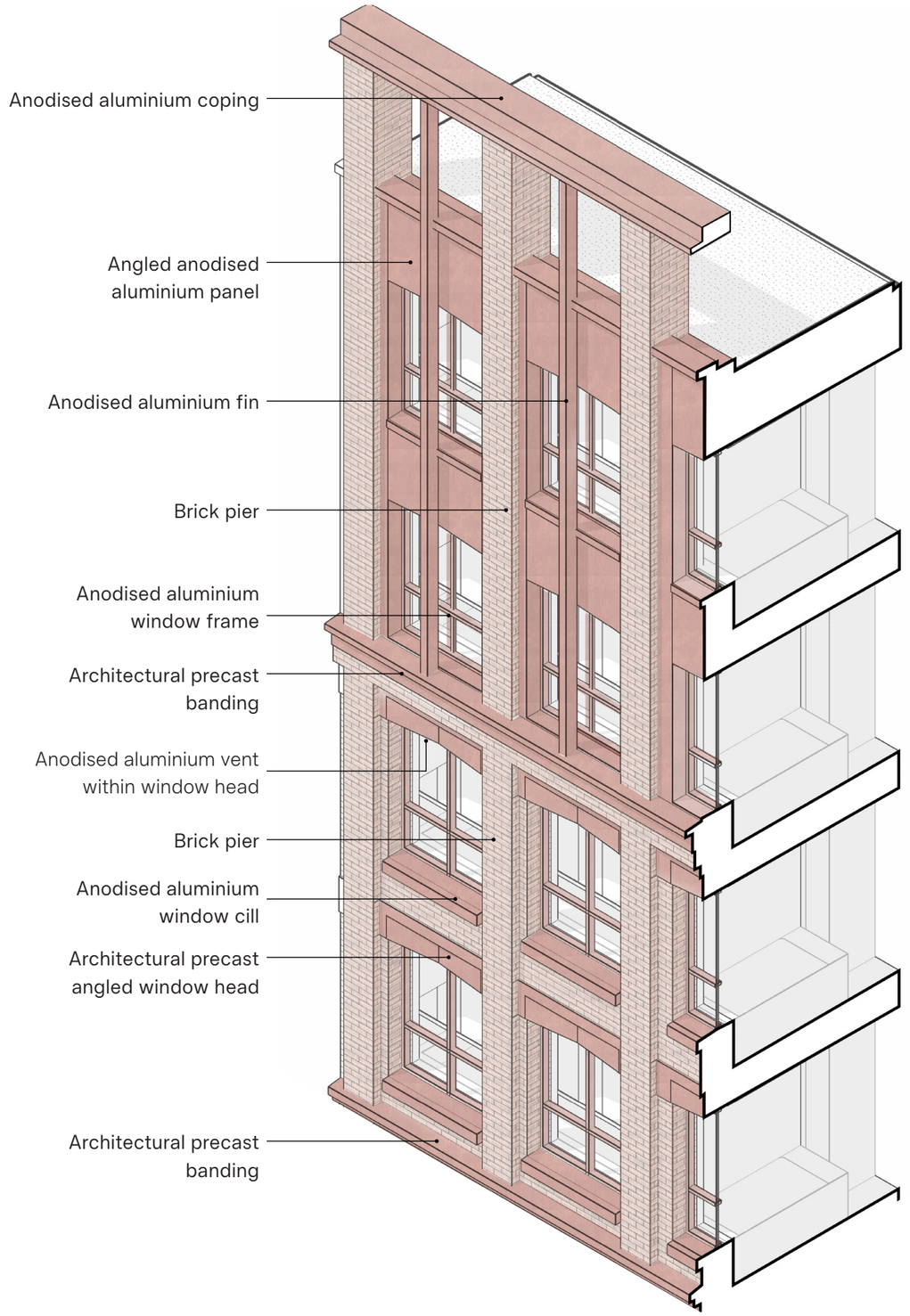


Facade Details - Crown

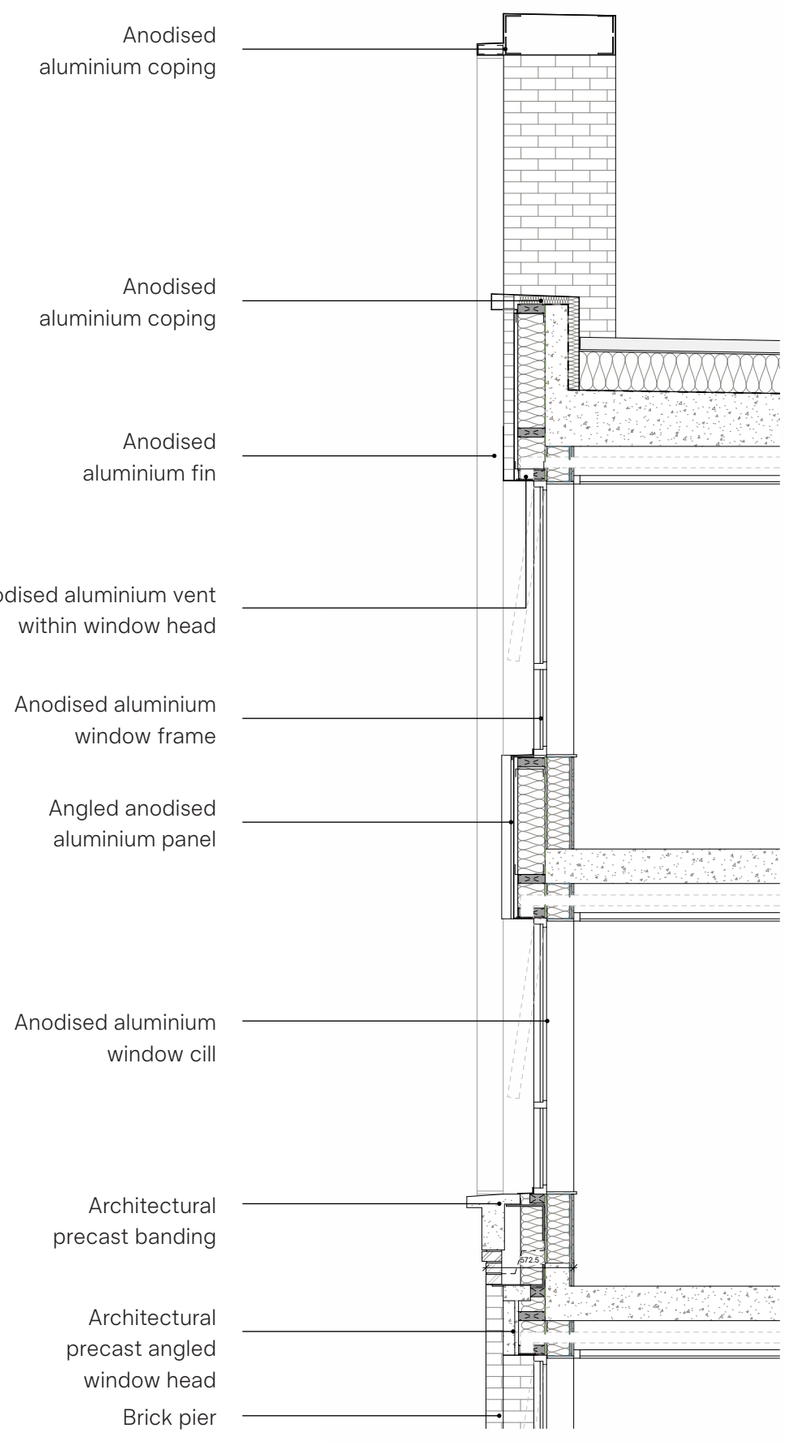
A subtle shift in materiality is proposed to the top two floors, with only the brick piers continuing up to parapet level. This allows the top two floors to be distinguishable as the crown of the building, whilst not looking like an unconnected extension.

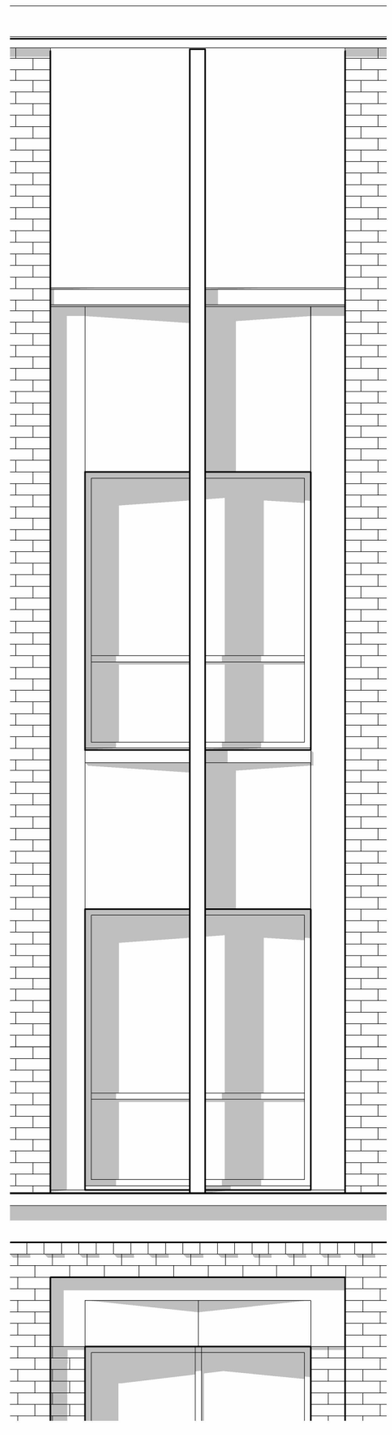
A warm tone of anodised aluminium panels replaces the recessed brickwork in this area, articulated through introduction of the slim anodised aluminium pilasters. A change in material between the bays adds to the perception of further depth.





Facade Details - Crown





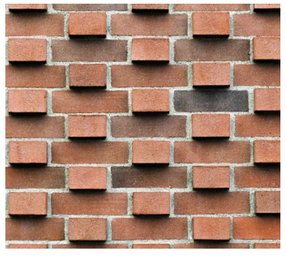
Facade Details - Gable

The gable is viewed at a distance from Tony Wilson Place and represents an opportunity to celebrate the facade detailing.

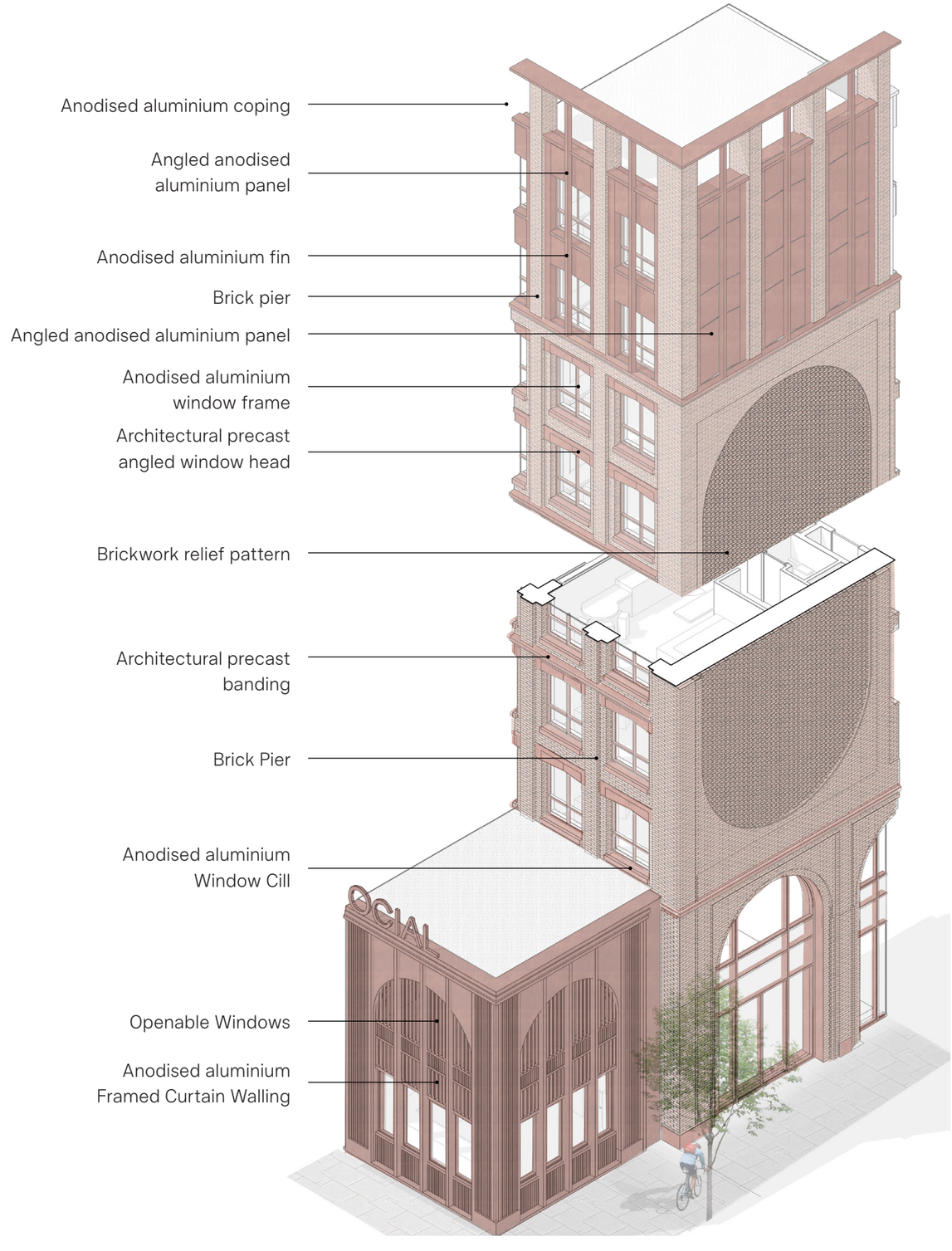
A brickwork relief pattern is applied through protruding header bricks in a Flemish bond. This provides depth and relief to the elevation which addresses James Grigor Square.

The articulation of the crown is continued around to the upper floors of the gable elevation.









Landscape and Public Realm

Masterplan Development

River Street
A high quality Yorkstone street surfacing that forms a continuation of the material palette used at James Grigor Square.

First Street
The proposals provide continuity to the existing First Street works implemented to the north of the site. The adjacent Plot 9a delivers the majority of the public realm extension with Plot 10a completing the pedestrianised footpath connecting First Street to Hulme Street to the south.

Pocket Space
Located off River Street, between both developments (10a & 10b), a flexible pocket space is proposed. The space is designed with mixed shrub and perennial planting as backdrop and a provision for F&B spill out associated with the Plot 10b Market Hall. Small and simple, the space offers a contrast to the larger events spaces found across the estate.

Habitat Zone
A linear planting area along Wilmott Street including a rain garden that acts as part of the wider SuDS system. Pollinator friendly species and ecology features such as bee posts will be incorporated to create a habitat that encourages biodiversity in Manchester city centre.

Servicing Access
Provided off Hulme Street through a series of managed bollards. Plot 10a and 10b will both be serviced along this route, freeing up pedestrian space along Hulme Street and River Street.

Hulme Street
A simple paved street with trees and planting to add colour, scale and help to maximise the site's tree planting opportunities.

Refer to Planet IE Landscape Design & Access Statement for full details of the Landscape and Public Realm proposals.



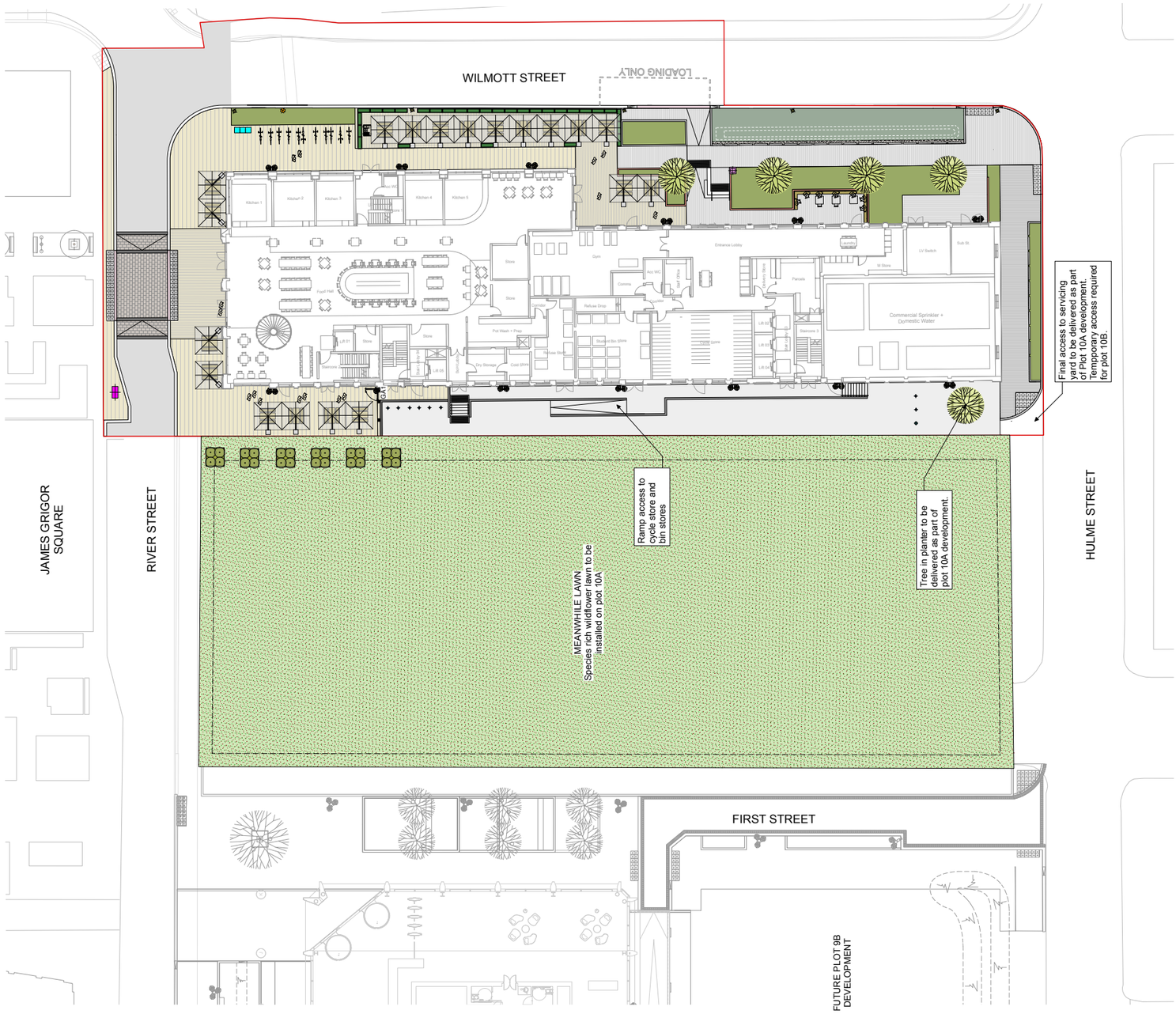




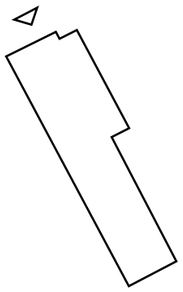


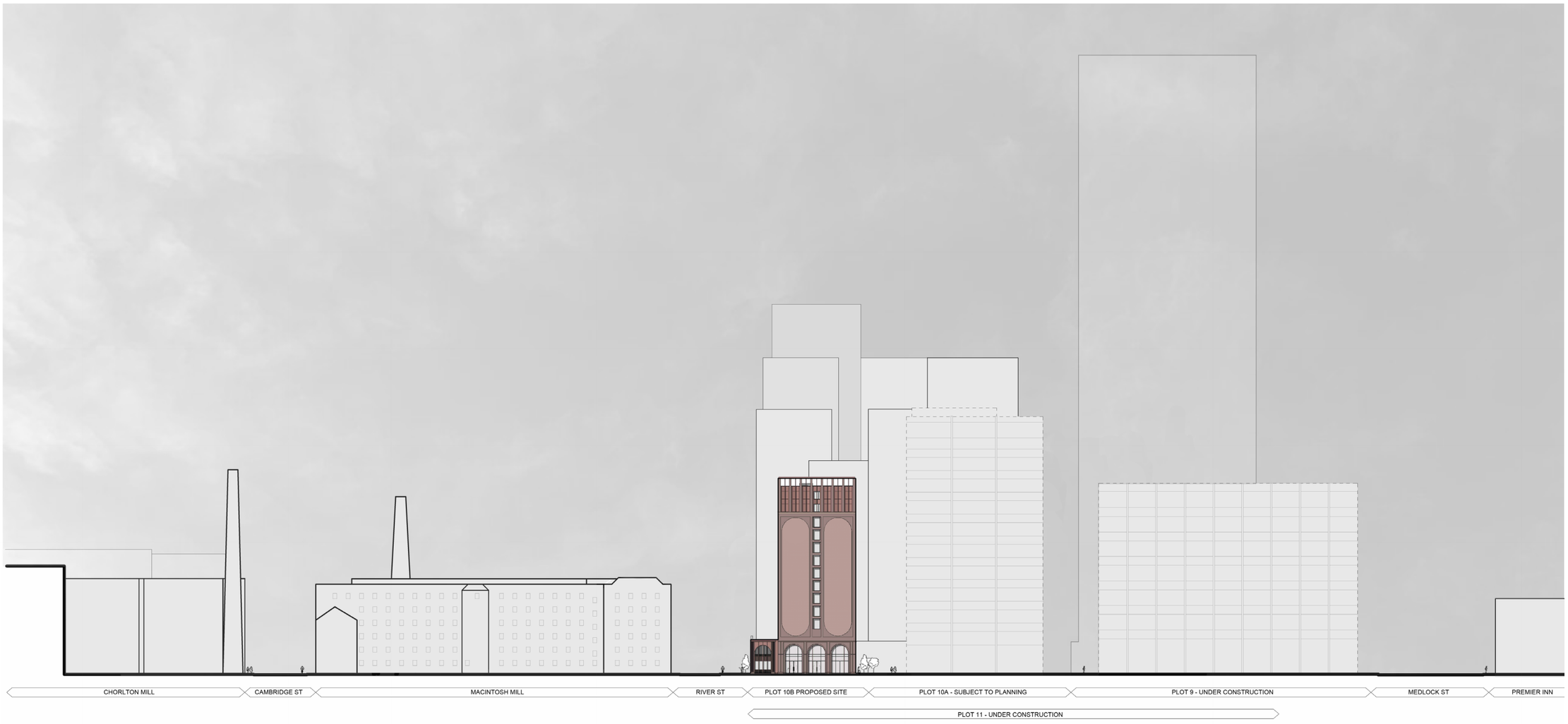




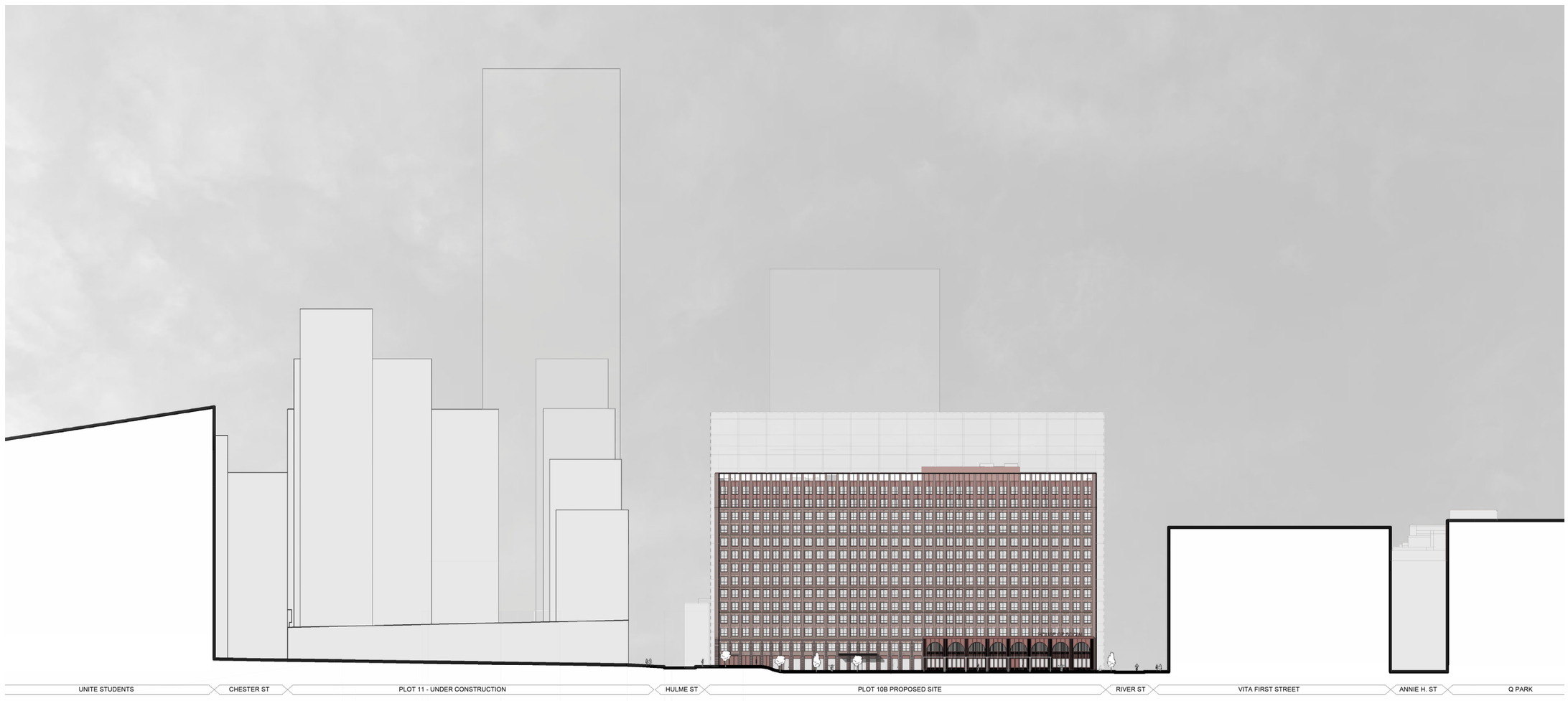


Context Elevations - North Elevation

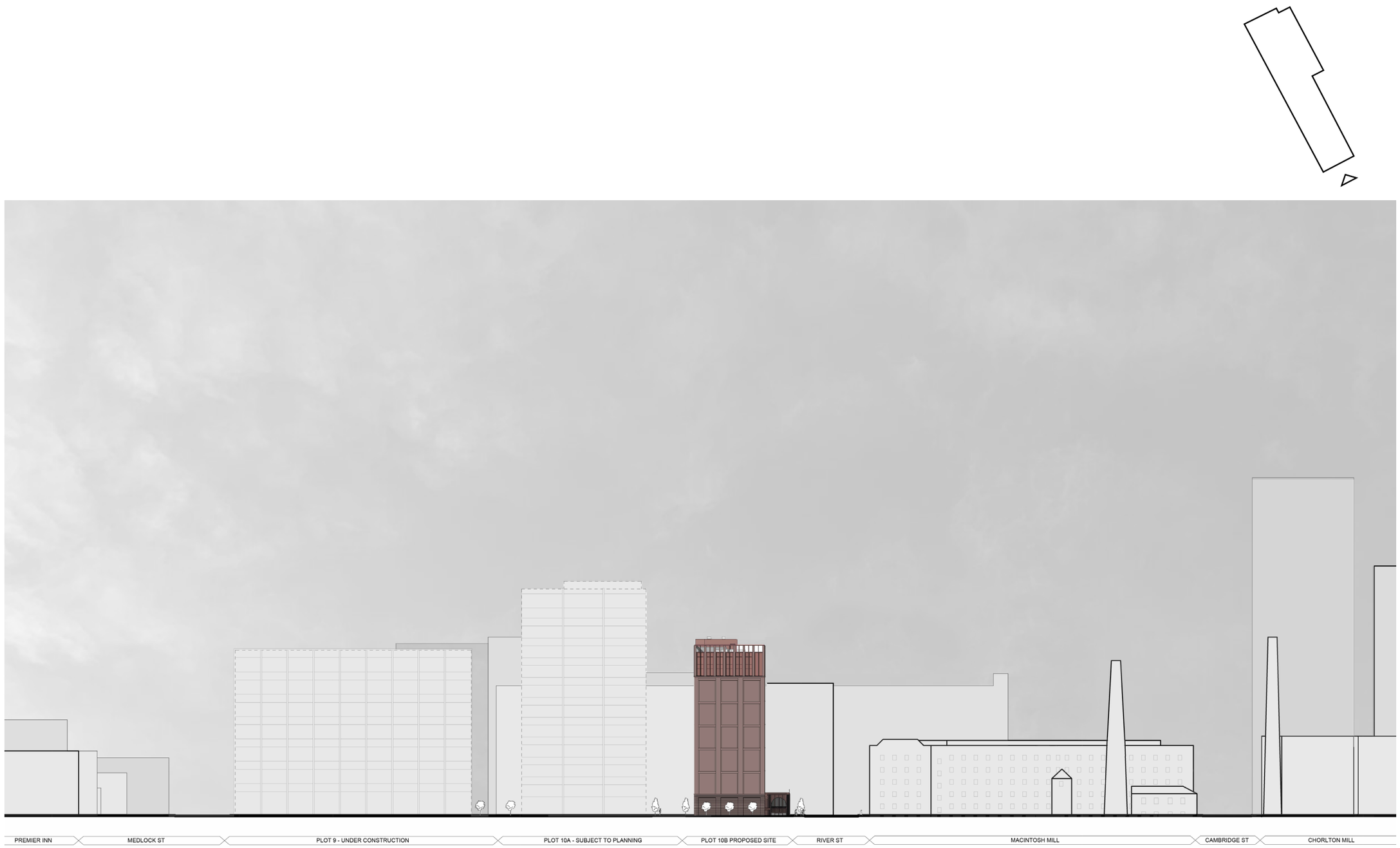




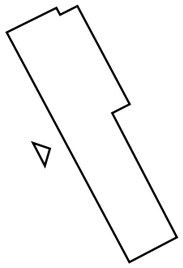
Context Elevations - East Elevation

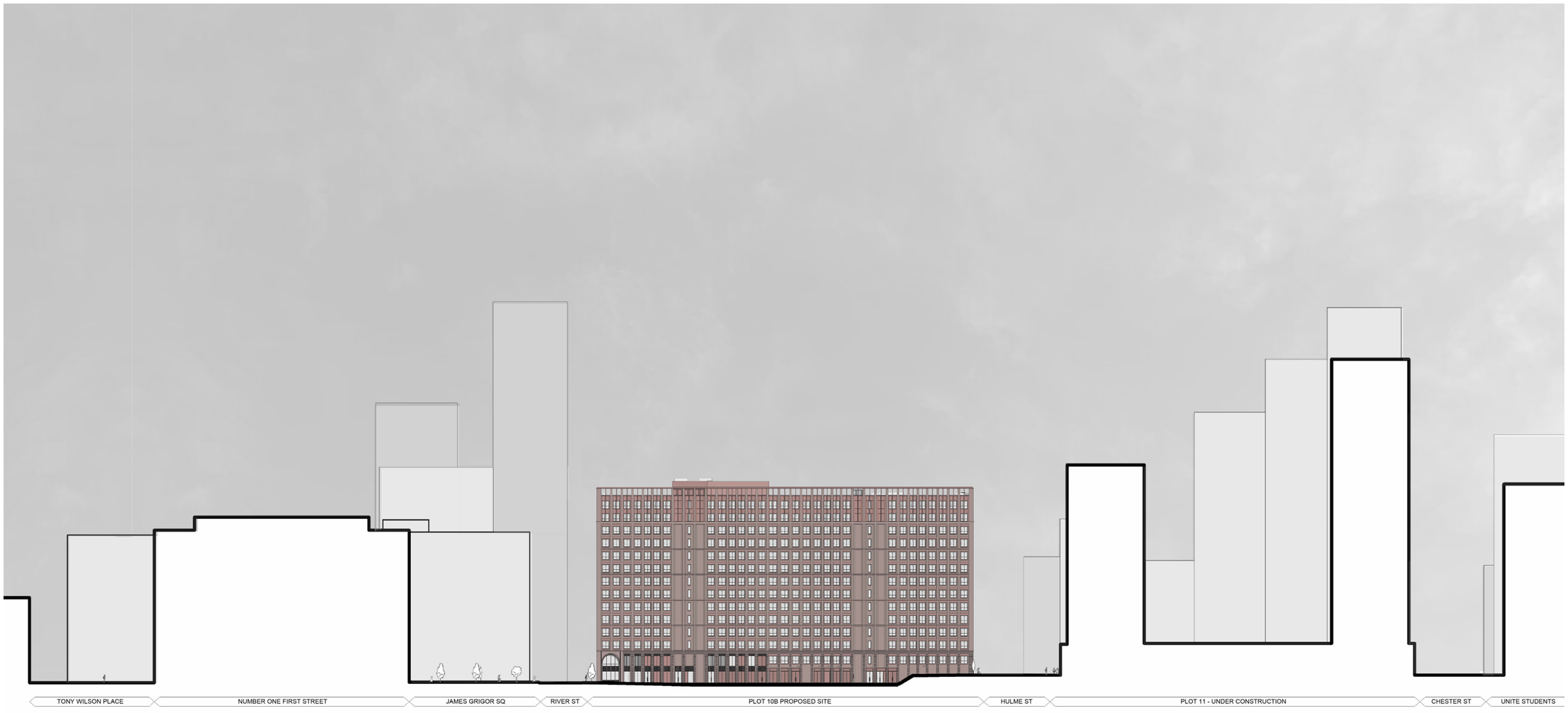


Context Elevations - South Elevation

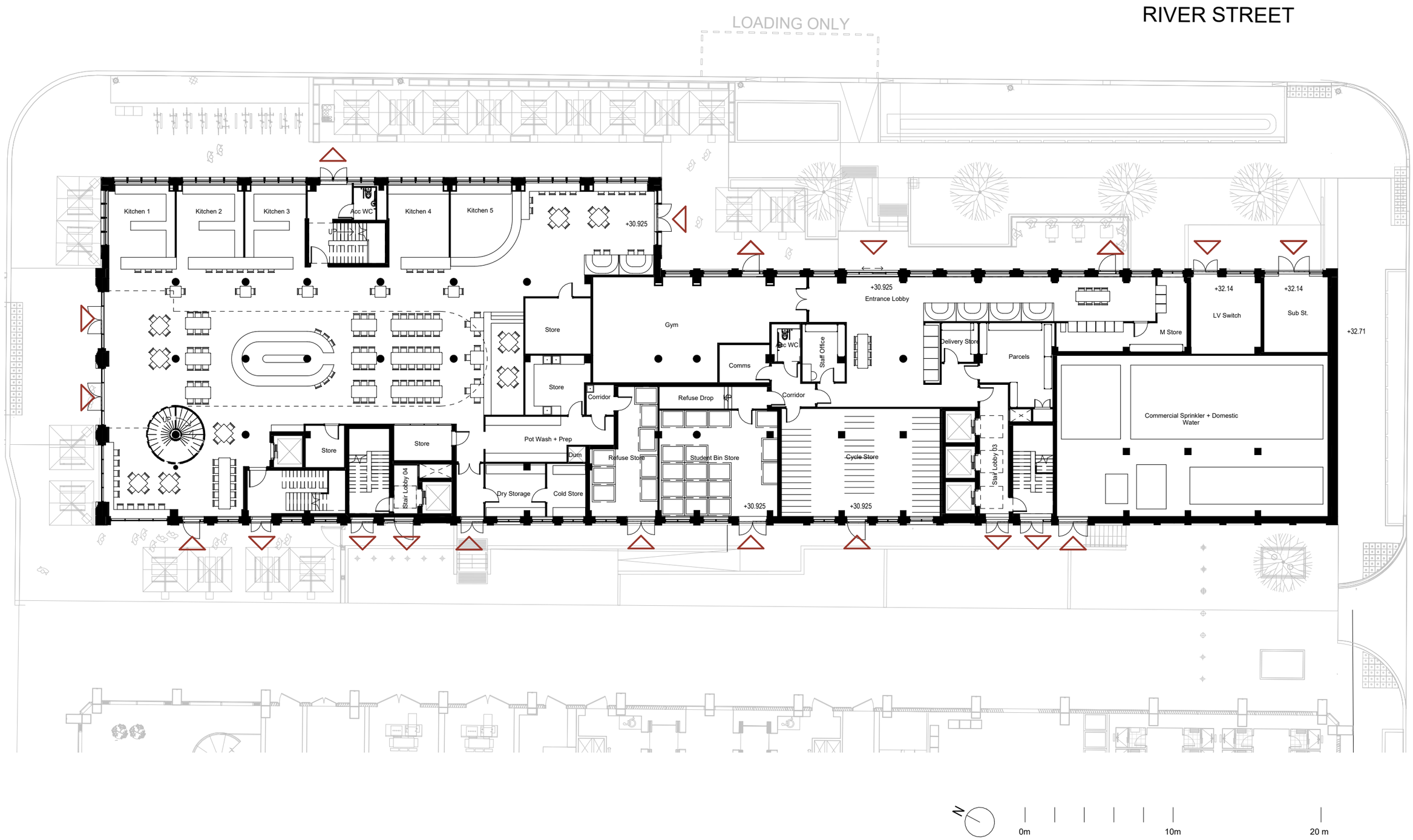


Context Elevations - West Elevation

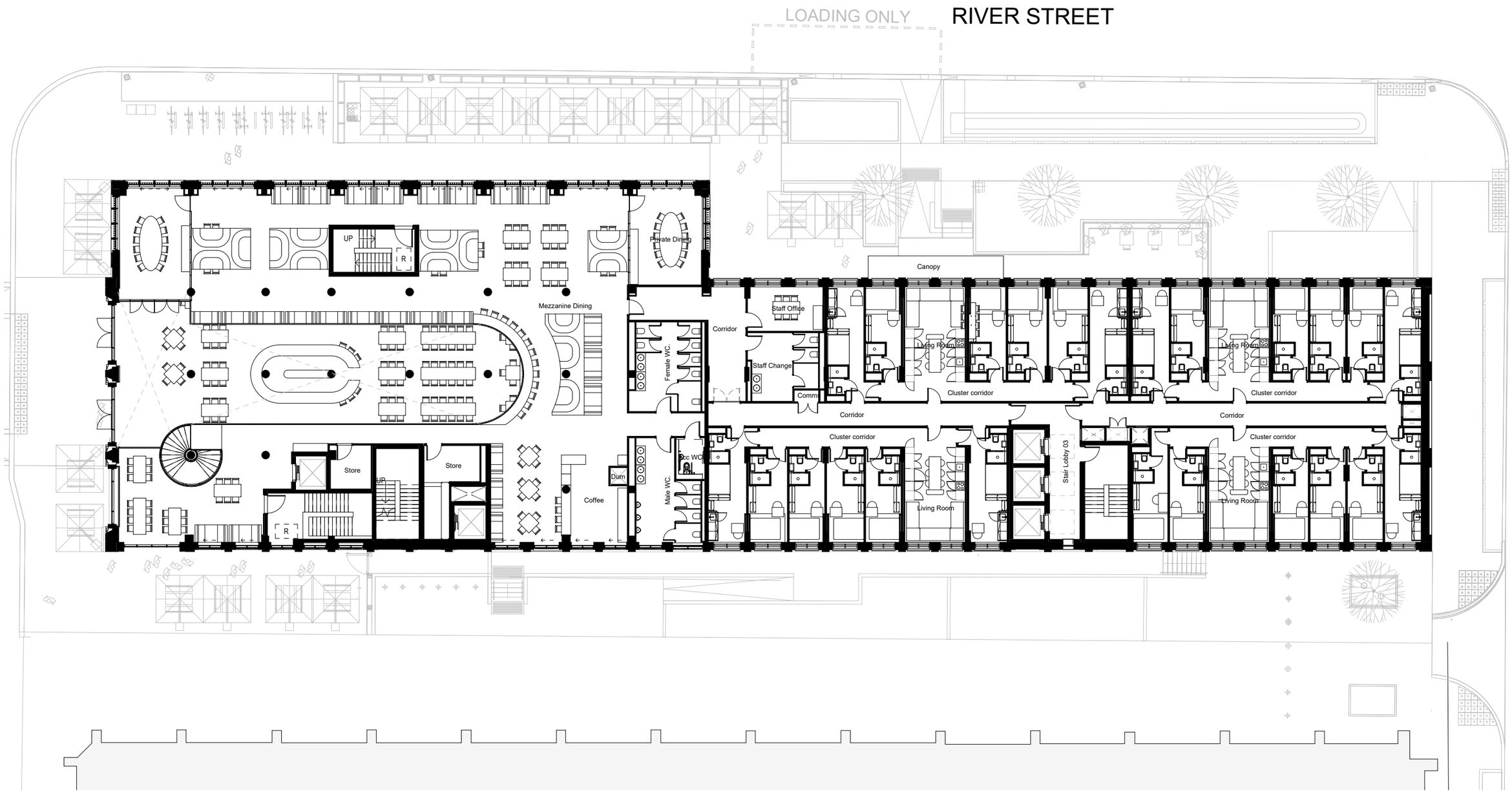




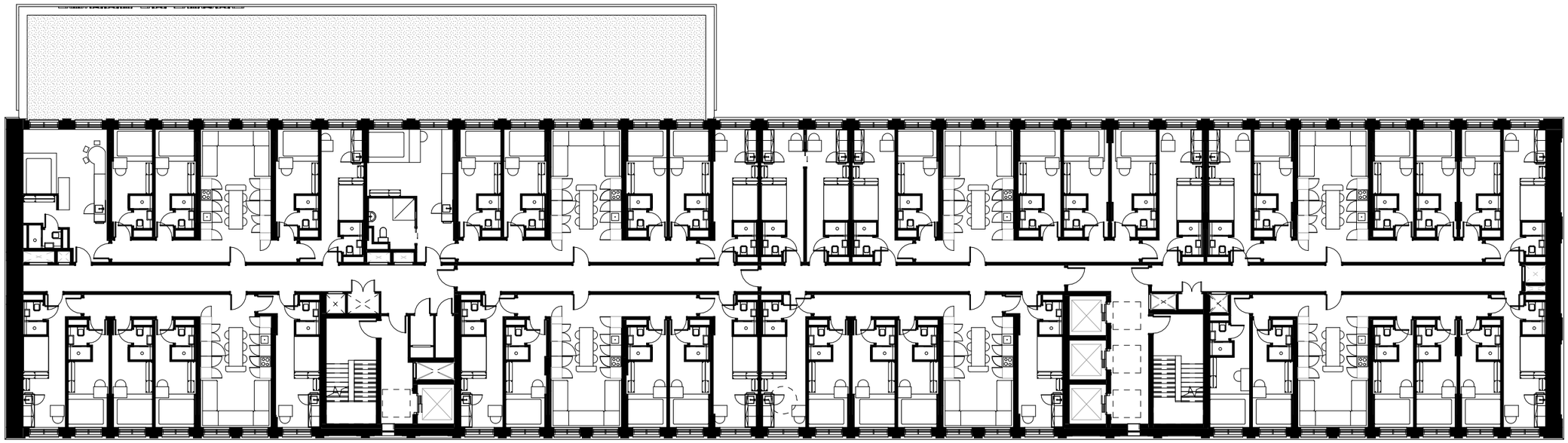
Ground Floor Plan



First Floor Plan

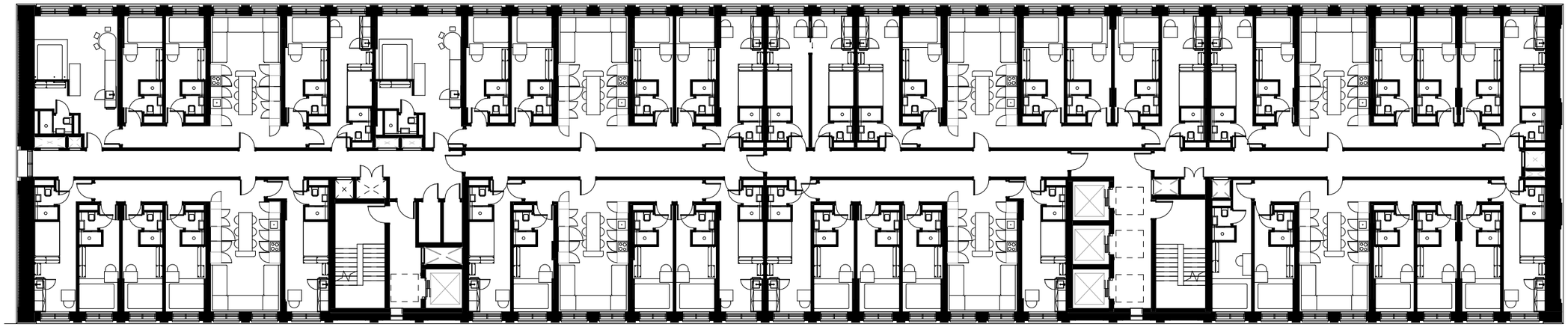


Second and Third Floor Plan



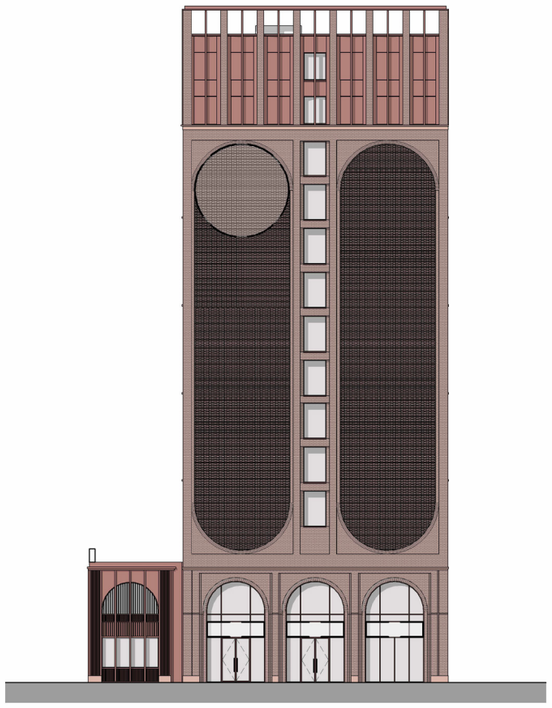


Fourth to Thirteenth Floor Plan

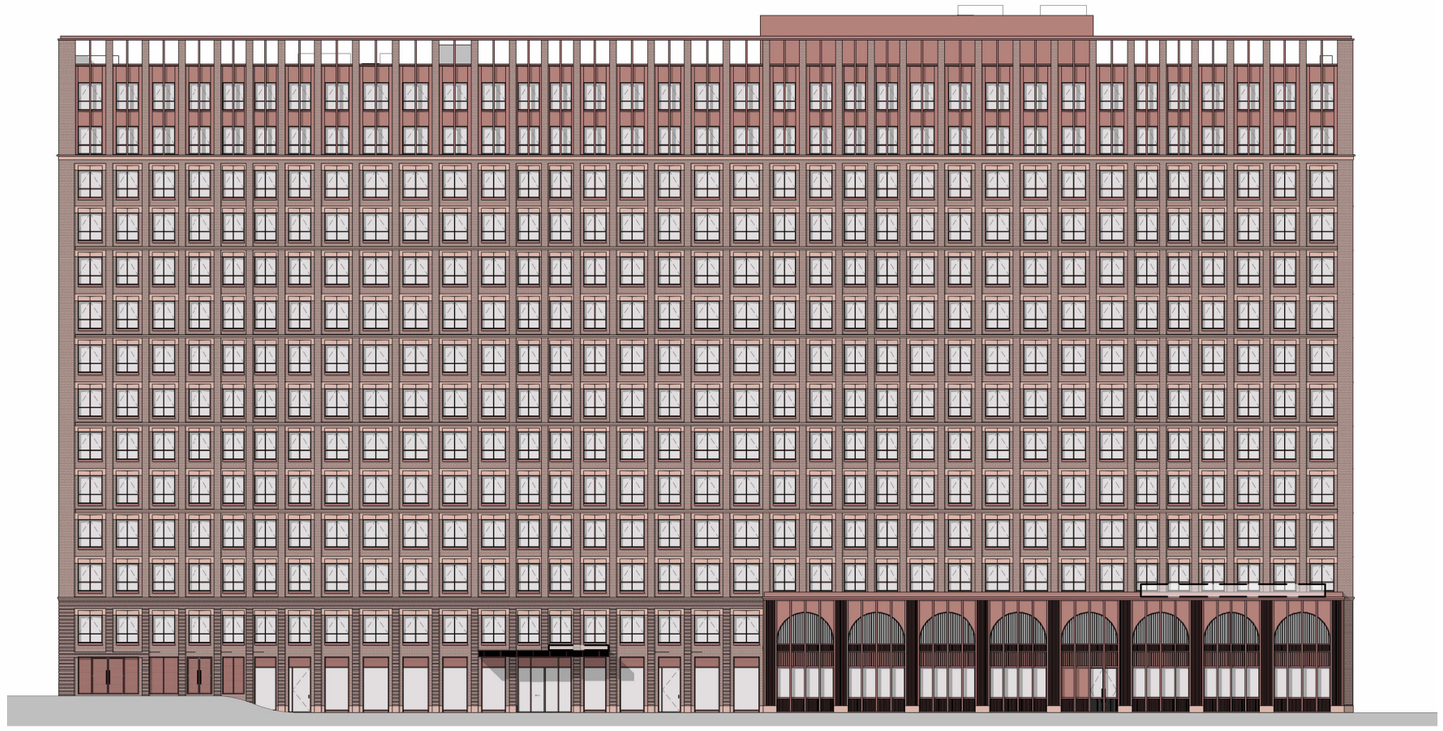




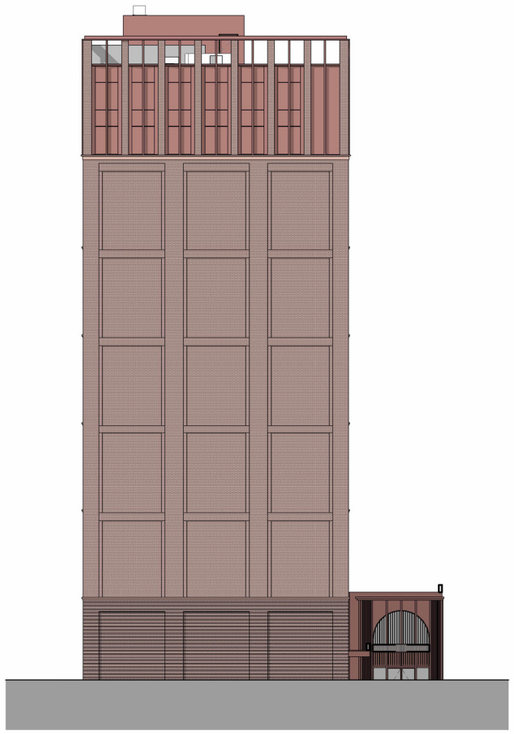
North Elevation



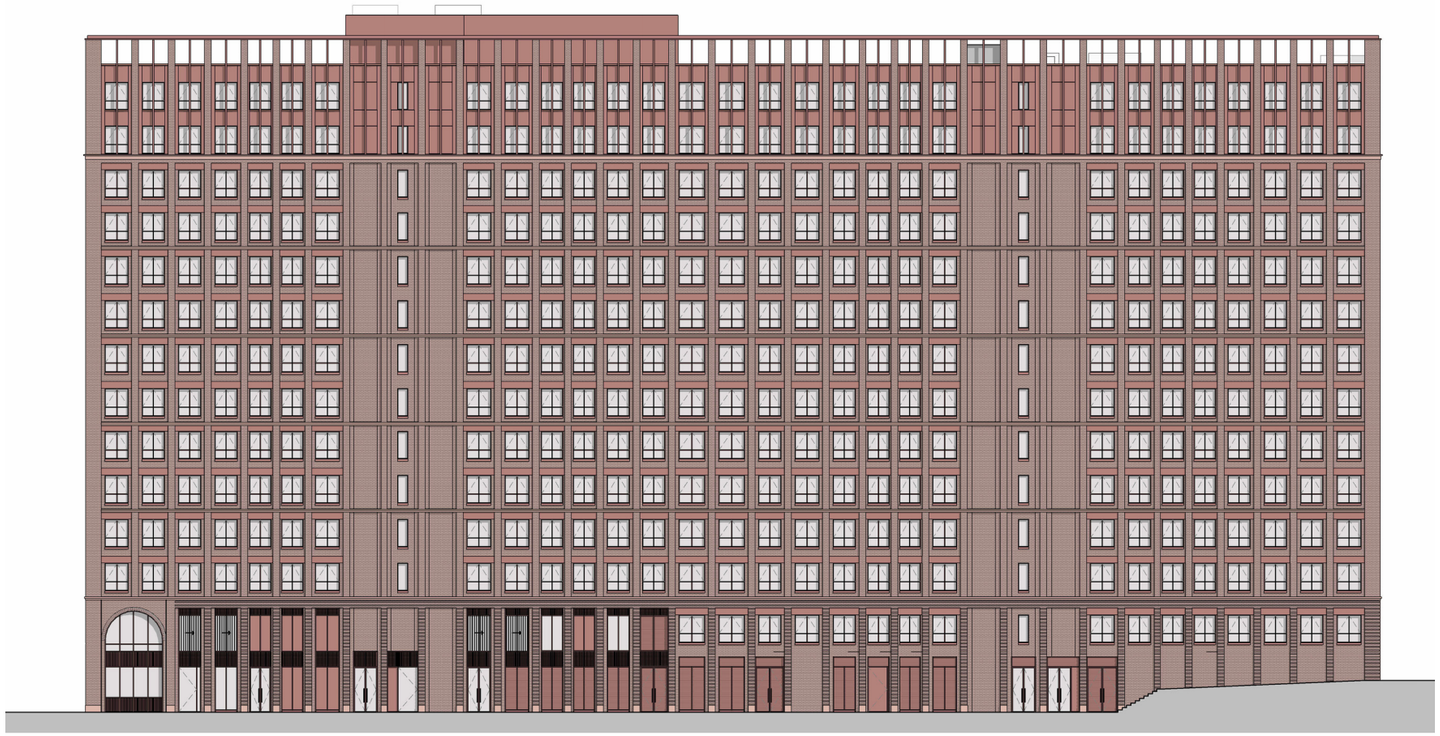
East Elevation



South Elevation



West Elevation



0m 10m 20 m

Architectural Imagery



Architectural Imagery



HOUSE OF SOCIAL

04. TECHNICAL CONSIDERATIONS

Sustainability Strategy

Approach - Sustainable Facilities and Features incorporated in the Design

The project will be delivered to new environmental standards, targeting a BREEAM 'Excellent ' rating through exceptional design and quality, promoting the health and well-being of the occupants.

During the design process, BREEAM, sustainability workshops and climate change assessment workshops have been held by the project team to promote an embedded approach to sustainability for the project.

As a design team we have considered the anticipated CO2 performance of the proposed building and the energy contribution low or zero-carbon technologies can provide.

The energy demand has been reduced through the optimum design of the building fabric and form. This has been assessed by undertaking dynamic simulation modelling.

The strategies that have been investigated to achieve this have looked to:

- optimise passive design;
- maximise daylighting;
- undertake a fabric-first approach;
- reduce air permeability; and
- use full electric servicing.

Please refer to Ridge Energy Strategy Report for further details.

Fabric First Approach

Improvement in fabric performance and solar shading on a development can maximise the retention of heat in winter and reduce solar gains in summer. These actions will help combat the extremes expected as a result of climate change.

Based on the initial thermal assessments the following façade parameters have been set:

- External walls 0.15 w/m²k
- Floors 0.15 w/m²k
- Flat Roofs 0.15 w/m²k
- Glazing 1.4 w/m²k 0.4 G-value
- Air permeability m²/(h.m²) at 50Pa

All of the U-values above are an improvement limiting U value limits set under Part L2021 building regulations.

Part L 2021

Accumulatively, the building regulations have forced roughly 36% improvement over the Part L notional targets since 2010. As such for the Vita Manchester scheme which improves on the 2021 Part L regulations by circa 6% as such the scheme is at a circa 42% betterment over the 2010 part L regulations.

Our strategy has sought to reduce the carbon emissions for the building using a lean, mean green approach and these findings have been applied to the building.

Please refer to Ridge Energy Strategy Report for further details.

BREEAM

BREEAM is a market focused tool aimed at encouraging improvements in the performance of buildings through the recognition and demonstration of improvements made to those buildings.

The BREEAM assessment process benchmarks and measures the environmental impact of a building throughout its life, providing a means to;

- maximise opportunities of building performance during the design phase of both new and refurbishment schemes;
- specify environmental requirements in the procurement and management of developments of any age or type;
- provide an independently verifiable measurement tool for use within Environmental Management Systems; and
- provide an independently verifiable environmental label for marketing and promotional purposes.

The House of Social building is being assessed against BREEAM 2018 New Construction and the criteria has been specifically set Multi Residential Buildings. The project is currently in the design stage of the assessment process, which will be followed by a post construction stage assessment upon completion.

The client brief and aspiration are that the building will be designed to achieve a BREEAM rating of 'EXCELLENT'.

Specification of Materials

An Environmental Product Declaration will be sought for each material specified to assess the environmental life cycle impact, this will be carried out by a building life cycle assessment All materials will be responsibly sourced, including all timber used on the project, which is to be 'legally harvested and traded timber' and sourced in accordance with the UK government Timber Procurement Policy.

Materials will be selected for their durability and resilience and materials making up key building materials will be assessed using the BREEAM calculator tool. Material efficiencies will also be maximised. We will assess all architectural detailing to ensure that materials are durable, robust and correctly detailed to prolong the building life span and avoid replacement.

Sustainable Strategies

Environmental Sustainability	Whole Life Carbon	Net Zero Operational Carbon	Operational carbon modelled and analysed	We are adopting a fabric first approach to achieve betterment on Part L 2021 Air tightness of 3 m³h.m²	LZC and efficient ASHP system with MVHR units to be adopted	Responsive controls local to living areas	LZC technologies appraisal undertaken use of PV, ASHP and MVHR units to be adopted				
		Net Zero Embodied Carbon	Embodied carbon to be reported on and reviewed	Ethical sourcing of all materials prioritised	Low embodied carbon and healthy materials to be prioritised	Materials with high embodied carbon to minimised and designed out where possible	Zero construction waste diverted to landfill strategy to be adopted	All construction detailing to be long life and robust. Low maintenance materials and finishes where appropriate	Design for disassembly review undertaken		
	Social Sustainability	Sustainable Water Cycle	Low flow water fittings and appliances to be pursued	Waterless appliances to be considered	Leak protection to be provided	Rainwater attenuation to be included as part of landscaping on Wilmott St					
		Sustainable Connectivity & Transport	Nearby city centre location that encourages green transport and takes advantage of digital connectivity	Advantageous city centre location that supports high quality digital connectivity	City centre location with public transport links within 1m radius.	New public realm which improves pedestrian links. Improved crossing point to First street and traffic calming measures included	Cycle storage included and bike hire scheme to be included				
		Sustainable Land Use & Ecology	Site ecological condition improved from previous industrial use.	Redevelopment of a Brown Field Site	Sustainable remediation of site pollution to be undertaken	Improved public Realm. Soft landscaping, planting and raingardens designed to the East façade					
	Economic Sustainability	Good Health & Wellbeing	Strong visual connection from all internal spaces to outside	Occupant operated glare and openable window controls	All rooms sized assessed against occupancy	Use of ultra low toxic materials and finishes that contribute to health and wellbeing	Good level of natural light provided to all internal spaces	Mixed mode thermal comfort controls to all spaces	All spaces designed to provide comfortable acoustic environments	Adaptable and accessible rooms to provided	Central stair core to support active circulation routes	External planting spaces provided facing Wilmott St. New permanent trees to be included.
		Sustainable Communities & Social Value	Redevelopment of vacant site with an iconic building that references historic context	Private rooms for study and privacy	Ground floor and mezzanine food hall to be used by students and general public	Building features a ground floor food hall accessible to the public and student residence above	Improved pedestrian crossing to the North towards First St and to the East towards Oxford Road.	Improved public realm to connect to James Grigor Square	Food Hall to be accessible to wider public. Working with local businesses to deliver food and drink	Redevelopment of vacant site that will contribute safety of wider area.		
		Sustainable Life Cycle Cost	Whole life cycle analysis undertaken	Aftercare support and POE to be undertaken	Predicted operational energy consumption to be undertaken Submetering of end use categories to be installed.	Management and maintenance costs to be monitored	Overall running costs to be monitored	POE to be carried out and fed back to client and design team				

RIBA Sustainable Outcomes

All though it is not a statutory requirement, the proposed project also been assessed against the RIBA Sustainable Outcomes. This framework enables the environmentally conscious design across 9 categories:

1. Good Health and Wellbeing
2. Sustainable Water Cycle
3. Net Zero Operational Carbon Emissions
4. Net Zero Carbon Embodied Emissions
5. Sustainable Life Cycle Cost
6. Sustainable Connectivity and Social Value
7. Whole Life Carbon Emissions
8. Sustainable Land Use and Ecology

Using BREEAM as measurement tool, the matrix above identifies the measures that project seeks to employ as part of a holistic approach to sustainability.

Energy and Ventilation Strategy

Building Ventilation Strategy

Natural ventilation will be used in a mixed-mode approach with mechanically powered ventilation units to counter space overheating and due to acoustic considerations.

MVHR provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building.

For the majority of the day, openable windows will provide natural ventilation in bedrooms and living rooms. At night and during noisy periods, a low-voltage MVHR system will provide mechanical ventilation when Heating and LZC Technologies.

The House of Social Building will feature an all-electric heating approach, therefore no gas-burning equipment will be used to generate heat within the building.

Electrically powered air source heating pumps (ASHP) will be utilised to provide heating throughout the building. Air source heat pumps extract thermal energy from the surrounding air and transfer it into the water which is then distributed throughout the building. The ASHP system is compatible with the de-carbonisation of the national grid.

Metering

The project will incorporate metering to monitor the use of electrical energy, heating / cooling and water consumption. This will provide data on usage to building operators and occupants.

Climate Change Risk Assessment

The project has been assessed against the risk of future climate change. The risk assessment primarily uses data from the UK Climate Projections 2018 (UKCP18), combined with literature analysis to review the likely climate impacts. The objectives of the assessment are to:

- outline future risk scenarios;
- identify the expected extreme weather conditions arising from climate change;
- assess the risks associated with climactic changes on the development; and
- develop recommendations to manage and reduce these impacts.

Please refer to Cundall Climate Change Risk Assessment Document for more details.

Bicycle Storage and Facilities

House of Social will offer bikes free of charge for students, kept within the cycle store, to use on a regular basis as well as the students being able to store their own bikes within the secure cycle stores.

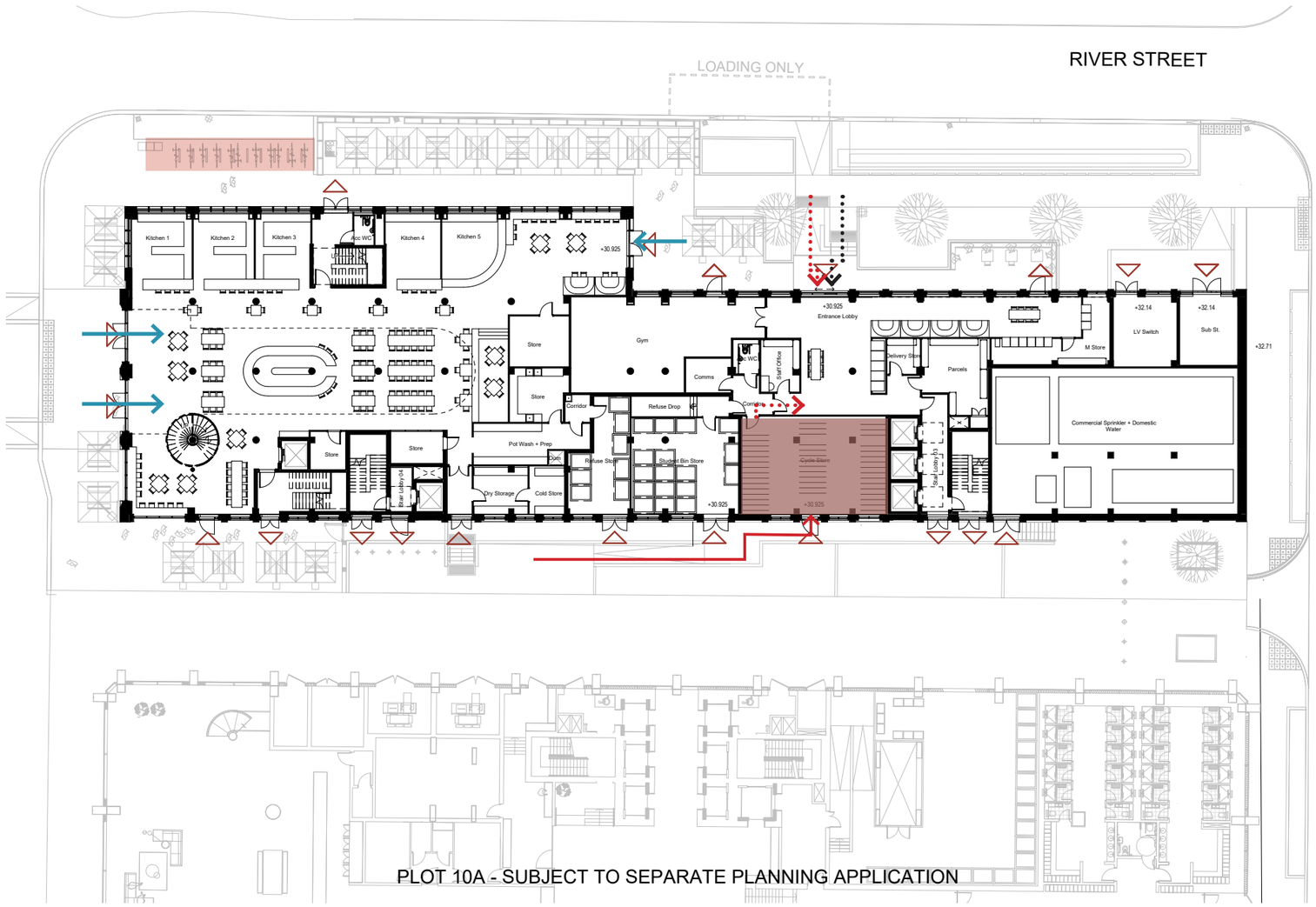
To access the House of Social bikes, the students must go to reception to sign out a bike and get a padlock key for use. The management team allocate the student a specific bike which they can go and collect. On return, the student will follow the same process – this allows the management team to check the bike for issues upon return.

A large secure cycle store is located on the west facade of the building, providing access through the reception from the cycle store. The cycle store provides 88 cycle spaces using vertical double stacked storage solutions. An additional **12 spaces** are provided for visitors at street level.

The Manchester Bee Network provides access to cycle hire throughout Manchester. The nearest station is located within close proximity.

Manchester City Council requirement

Refer to the 'Transport Assessment' and 'Travel Plan' documents by Vectos for full details on the cycle requirements.



Ground Floor Plan

- Residents cycle storage
- Visitor's cycle storage
- Cycle store access route
- Resident's entrance route
- Visitors entrance route
- Food hall entrance

Servicing Strategy

The student residence will have a 24 hour management team which will be responsible for managing the waste and recycling strategy on-site. The proposed strategy has been designed according to the number of weekly collection days.

Deliveries and servicing of the building will take place via a shared service zone located to the west of the proposed scheme. The service zone will be shared with the proposed adjacent office scheme.

Student refuse is stored at ground floor level and is located along west facade adjacent to the service yard. The management team will move the refuse bins to the collection point at the day of servicing. The refuse store has a raised platform for users to drop off waste. Staff will collect the waste of residents whose disability prevents them from climbing stairs and taken the waste to the refuse area. The food hall has its own individual refuse store with convenient access to the shared service zone. This will be managed by the food hall operations team.

The refuse vehicle will enter the service zone via an access road from Hulme Street. The vehicle will collect the waste and then reverse back down the service zone in a reverse gear to Hulme Street. To mitigate the risk of extended reversing distances, strategies reducing the number of pedestrians in this area have been carried out in the landscaping design.

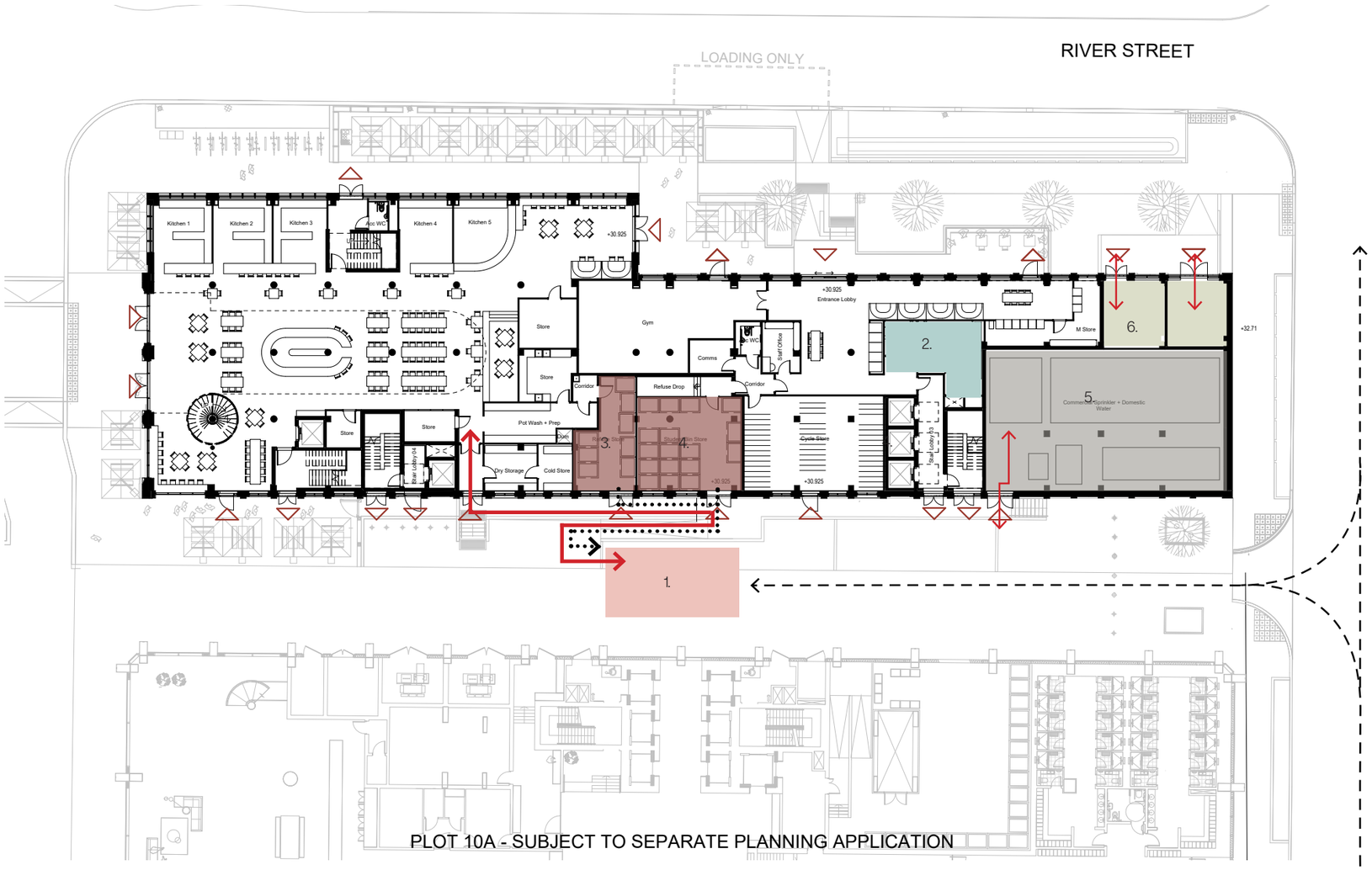
Plant room areas are easily accessed for maintenance from the access road on Hulme Street. Level access provides a simple method for plant replacement. Occasional servicing will be required for the substation, which is located on the ground floor on the east facade adjacent to Hulme Street.

Refer to the ‘Waste Management Plan’ documents prepared by Vectos for full details.

Sub. station & LV switch
Parcel store
Refuse store
Refuse collection bay / service zone
Plant room

Main servicing route
Secondary servicing routes
Refuse collection route
Refuse vehicle route

1. Refuse collection bay
2. Parcel store
3. Food hall refuse store
4. Student refuse store
5. Plant room
6. Sub. station



Ground Floor Plan

Security Strategy

The proposed is to have a building management team on site, alongside a 24 hour security presence on site.

24 hour CCTV will cover the building perimeter and key internal areas.

There is a manned reception controlling the student residence access point. Entrances past reception via the core, lifts or stairs will be managed by controlled fob access.

Entrances to the gym and cycles stores will be provided through secure fob access and will be monitored by CCTV.

The food hall security will be managed by the dedicated operations team and will be monitored by CCTV to key areas.

The scheme has been developed in accordance with the recommendations identified within the ‘Crime Impact Statement’ prepared by Greater Manchester Police.

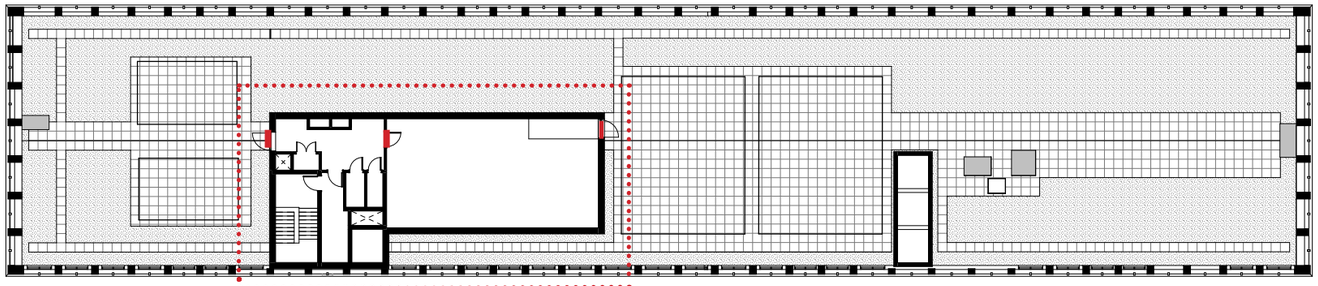


First Floor Plan

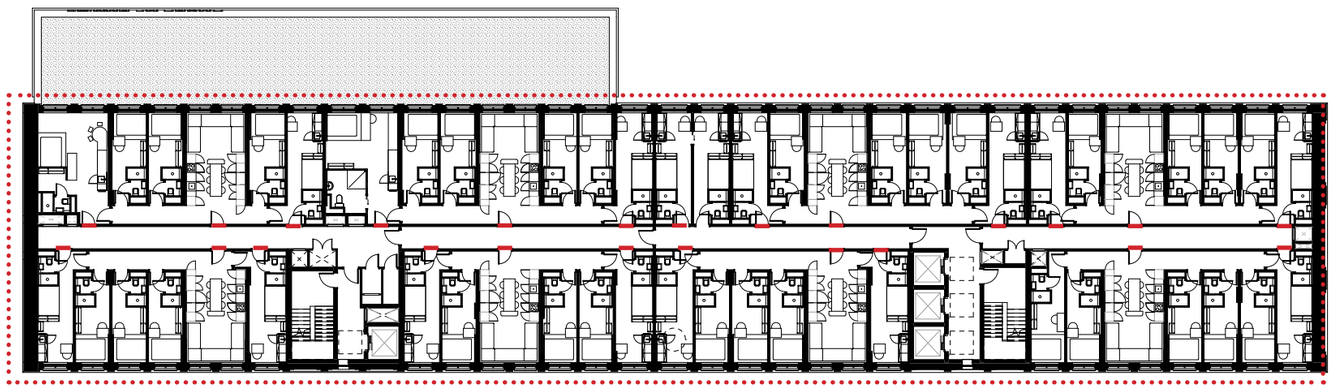
Ground Floor Plan

Security Strategy

- Public entrance / exit
- Private entrance / exit
- Private entrance / exit
  + accessible by distribution network operator
- Fire exit only
- Building management / security office
- Fob access door
- Fob access area
- Manned reception desk



Roof Plan



Typical Upper Floor Plan

Move in/Move out strategy

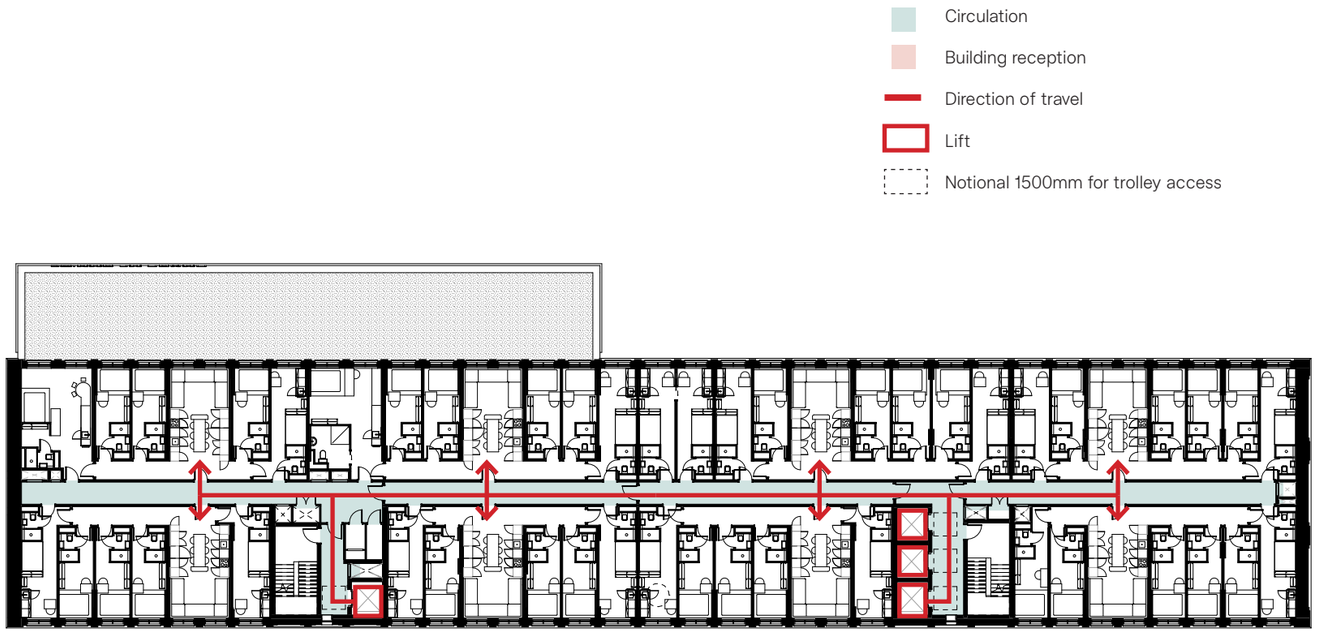
Prior to arrival, all students are contacted by email to confirm the arrival arrangements and move-in procedure. House of Social will encourage students to spread their arrival to the accommodation. Students can arrive at any point from the tenancy start date, with most students arriving throughout September based on university start dates, which allows gradual fill of the building. Booked move in time slots allow for equal spread of residents throughout the first few days following the tenancy start date.

Students book their arrival online and will be assigned a time slot to arrive at the residence to avoid congested arrival periods. Student arrivals will be deliberately spread to not inconvenience other road users or cause congestion issues. The appointment system enables students to choose the time of their arrival.

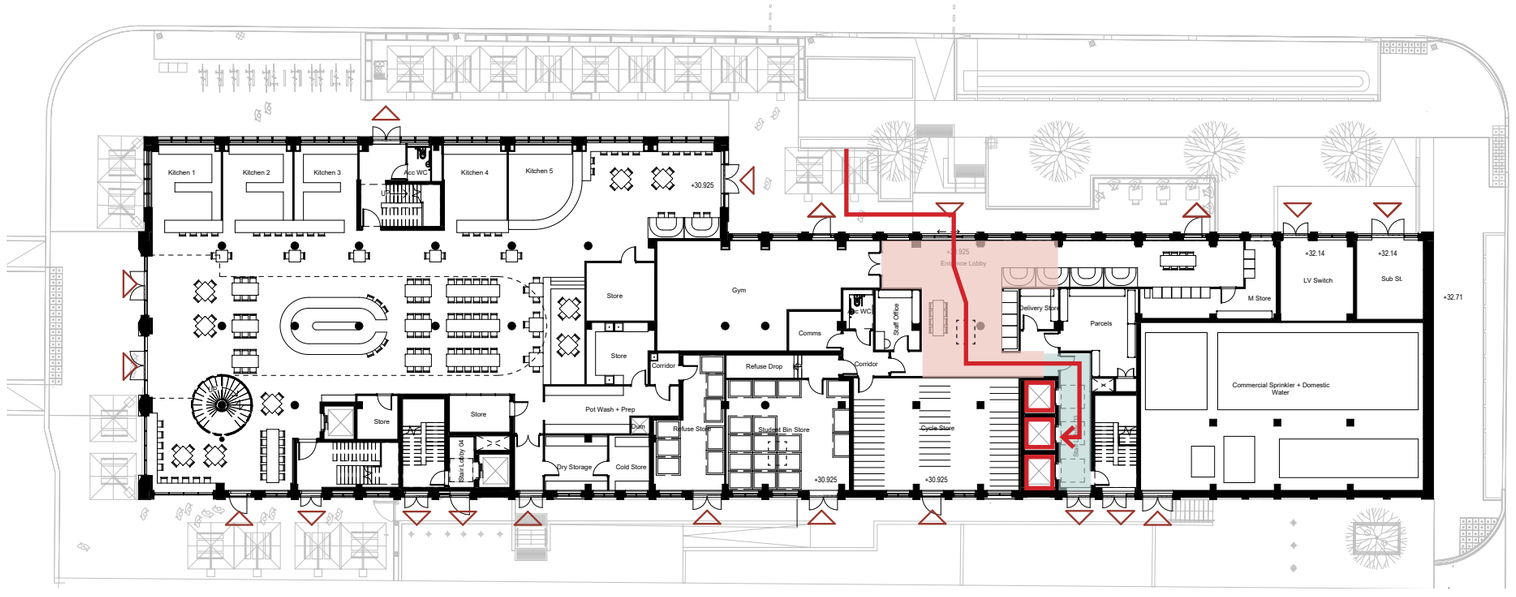
The students are met at reception by House of Social staff who will have trolleys ready to take their luggage to the rooms. The student and their belongings will be taken into the building by the residence staff and shown straight up to their room, where the trolleys will be unloaded and returned to the building entrance.

The student move-out period is managed in a similar fashion to the move-in process. Students are expected to confirm with the Accommodation Team their proposed move-out times and dates. However, busy move-out periods are unlikely as the students tend to move out over an extended period.

Students who arrive by car with family and friends are given information about local car parks before they arrive, including the First Street Car Park (Q-Park) located adjacent to the site. They are advised to park away from the site in advance of checking in, to avoid the reception area being congested with lots of family members and luggage blocking the entrance.



Typical Floor Plan



Ground Floor Plan

TREET

Fire Strategy

Principle guidance documents adopted for the scheme are BS 9999 (2017) and BS9991 and associated British Standards. Refer to the 'Fire Statement' provided by Design Fire Consultants.

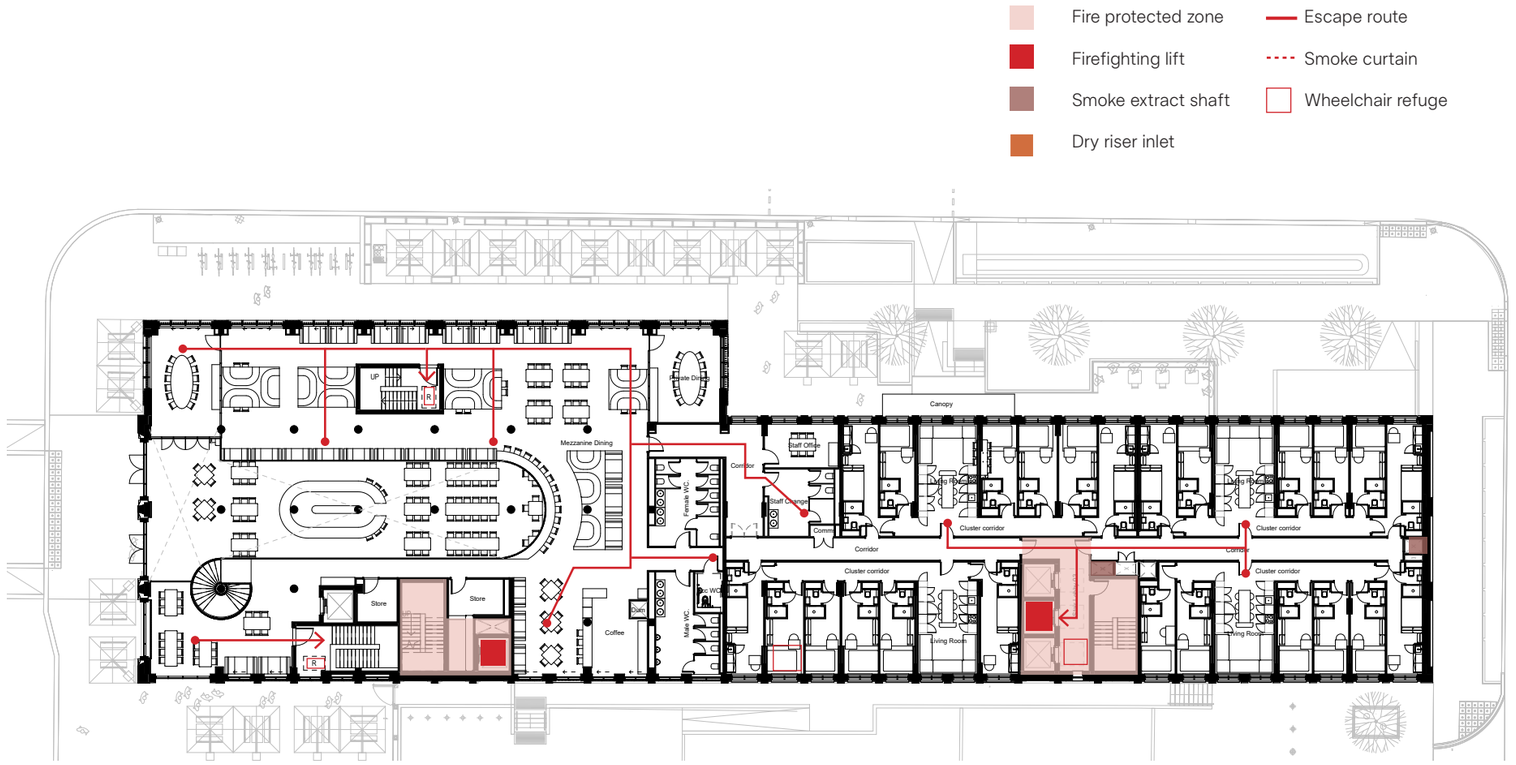
The building uses are mixed with student residential accommodation as well as the proposed ground and first floor food hall.

The overall building height is 38.7m from ground floor to the top occupied floor. Sprinklers are required throughout the building as the top floor height is above 30m. The building incorporates two fire-fighting shafts.

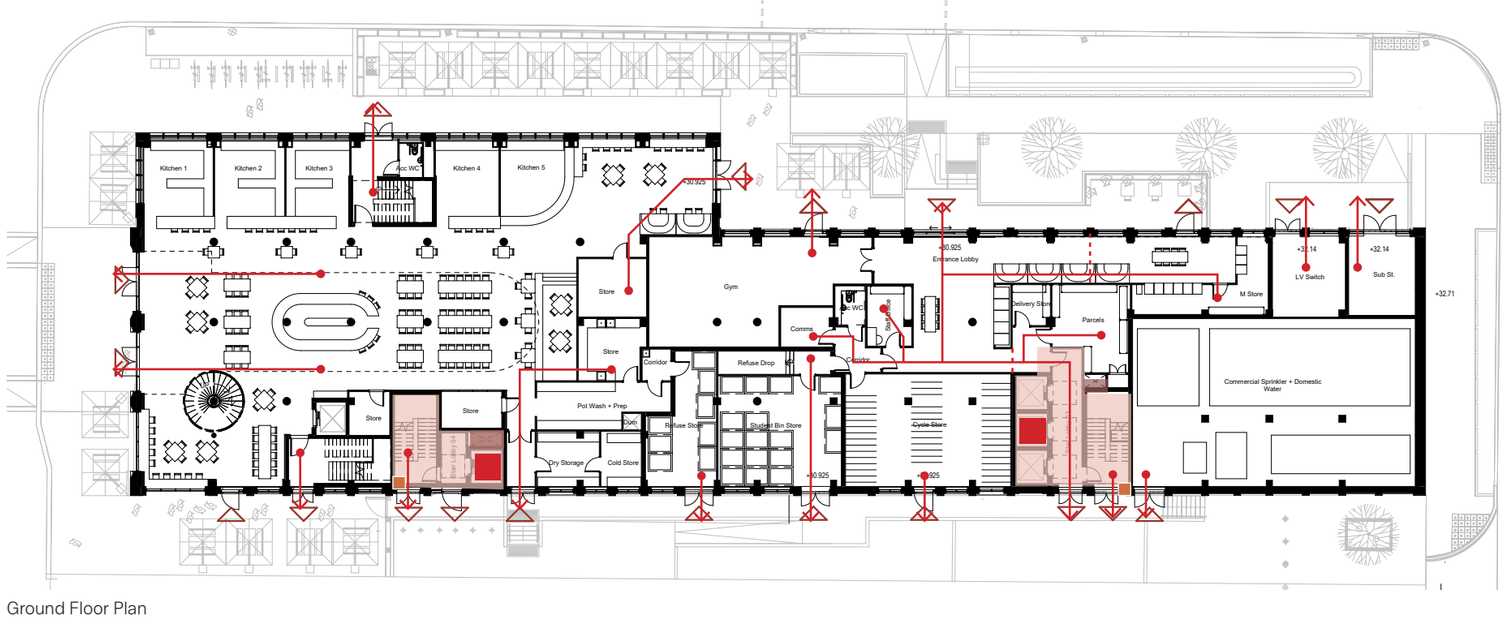
Two separate cores split evenly across the building are proposed, reducing fire escape distances for the student clusters. Mechanical smoke shafts and automatic opening vents have been designed by the fire engineer to provide safe means of escape.

Evacuation of occupants in wheelchairs is addressed by provision of refuges with emergency voice communication (EVC) points at each level within the protected fire fighting lobbies.

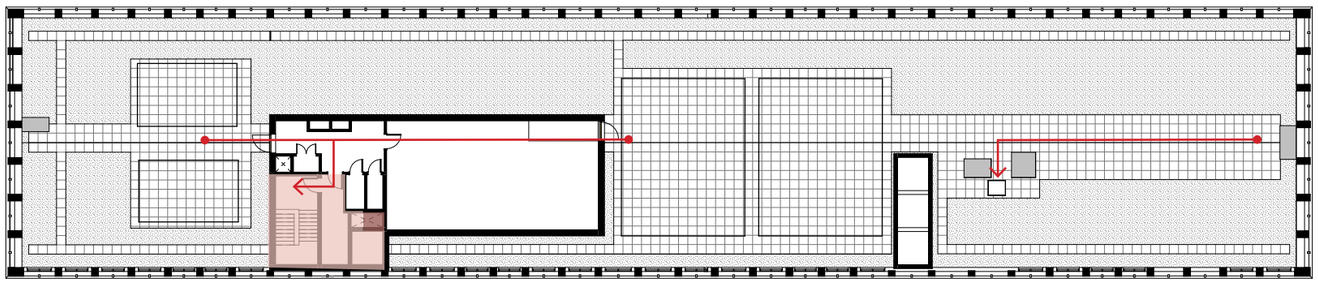
Fire tender access will be provided to the access road located to the west facade entered from the Hulme Street. Firefighters will then have dedicated access to the fire fighting core.



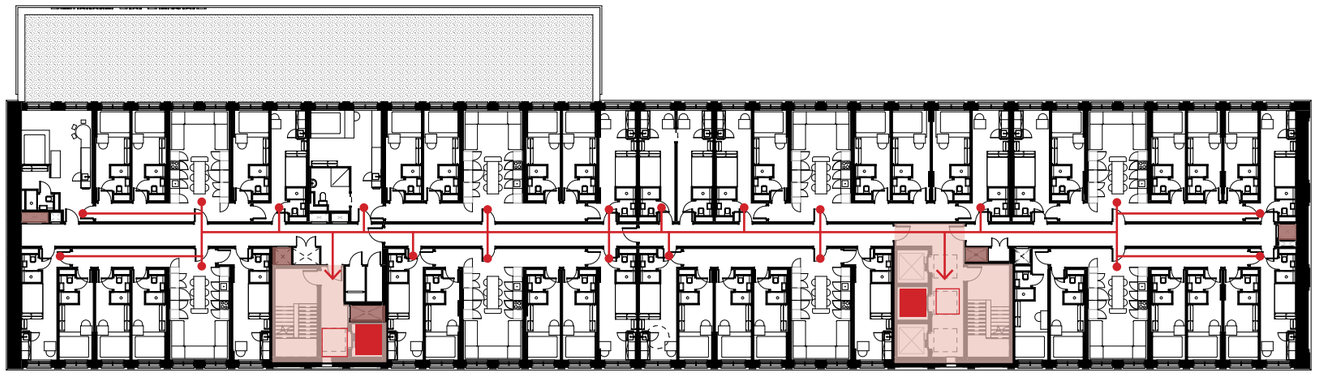
First Floor Plan



Ground Floor Plan



Roof Plan



Upper Floor Plan (Typical)

Accommodation Schedule

The adjacent schedules indicate the the accommodation on ground floor and first floor, each cluster type within the building at each level and the GIA for each level.

Ground and first floor level accommodation

Level	Name	Area	Department
Level 0	BoH Lobby	6.7	Circulation
Level 0	Corridor	7.1	Circulation
Level 0	Corridor	3.5	Circulation
Level 0	Lift 01	4.3	Circulation
Level 0	Lift 02	4.3	Circulation
Level 0	Lift 03	4.3	Circulation
Level 0	Lift 04	4.3	Circulation
Level 0	Lift 05	4.3	Circulation
Level 0	Stair Lobby 03	19.2	Circulation
Level 0	Stair Lobby 04	5.8	Circulation
Level 0	Staircore 1	20.6	Circulation
Level 0	Staircore 2	19.2	Circulation
Level 0	Staircore 3	15.4	Circulation
Level 0	Staircore 4	15.6	Circulation
Level 0	Food Hall	436.2	Food Hall
Level 0	Acc WC	3.3	Food Hall BoH
Level 0	Cold Store	8.6	Food Hall BoH
Level 0	Dry Storage	13.6	Food Hall BoH
Level 0	Dum	1.1	Food Hall BoH
Level 0	Kitchen 1	23.9	Food Hall BoH
Level 0	Kitchen 2	24.1	Food Hall BoH
Level 0	Kitchen 3	22.1	Food Hall BoH
Level 0	Kitchen 4	22.1	Food Hall BoH
Level 0	Kitchen 5	23.2	Food Hall BoH
Level 0	Pot Wash + Prep	22.9	Food Hall BoH
Level 0	Refuse Store	33.6	Food Hall BoH
Level 0	Store	15.2	Food Hall BoH
Level 0	Store	14.1	Food Hall BoH
Level 0	Store	9.5	Food Hall BoH
Level 0	Store	7.0	Food Hall BoH
Level 0	Commercial Sprinkler + Domest	198.7	Plant
Level 0	Comms	8.2	Plant
Level 0	LV Switch	23.6	Plant
Level 0	Riser	1.1	Plant
Level 0	SR	1.9	Plant
Level 0	SR	1.0	Plant
Level 0	Sub St.	23.3	Plant
Level 0	Cycle Store	77.1	Student Amenity
Level 0	Entrance Lobby	82.6	Student Amenity
Level 0	Gym	84.3	Student Amenity
Level 0	Laundry	28.0	Student Amenity
Level 0	Acc WC	4.7	Student BoH
Level 0	Delivery Store	9.6	Student BoH
Level 0	M Store	23.1	Student BoH
Level 0	Parcels	23.9	Student BoH
Level 0	Refuse Drop	11.1	Student BoH
Level 0	Staff Office	10.9	Student BoH
Level 0	Student Bin Store	57.7	Student BoH
Total		**1485.9**	
Level 01	Cluster corridor	15.3	Circulation
Level 01	Cluster corridor	14.9	Circulation
Level 01	Cluster corridor	14.6	Circulation
Level 01	Cluster corridor	14.2	Circulation
Level 01	Corridor	30.0	Circulation
Level 01	Corridor	27.2	Circulation
Level 01	Corridor	27.1	Circulation
Level 01	Lift 01	4.3	Circulation
Level 01	Lift 02	4.3	Circulation
Level 01	Lift 03	4.3	Circulation
Level 01	Lift 04	4.3	Circulation
Level 01	Lift 05	4.3	Circulation
Level 01	Stair Lobby 03	21.0	Circulation
Level 01	Staircore 1	14.0	Circulation
Level 01	Staircore 2	20.4	Circulation
Level 01	Staircore 3	15.4	Circulation
Level 01	Staircore 4	15.6	Circulation
Level 01	Mezzanine Dining	398.9	Food Hall
Level 01	Private Dining	29.3	Food Hall
Level 01	Private Dining	27.6	Food Hall
Level 01	Acc WC	4.6	Food Hall BoH
Level 01	Coffee	21.0	Food Hall BoH
Level 01	Dum	1.1	Food Hall BoH
Level 01	Female WC.	23.0	Food Hall BoH
Level 01	Male WC.	22.5	Food Hall BoH
Level 01	Staff Change	17.0	Food Hall BoH
Level 01	Staff Office	12.7	Food Hall BoH
Level 01	Store	14.1	Food Hall BoH
Level 01	Store	7.0	Food Hall BoH
Level 01	Comms	1.1	Plant
Level 01	Mech	1.1	Plant
Level 01	Riser	0.4	Plant
Level 01	SR	1.9	Plant
Level 01	SR	1.0	Plant
Level 01	SR	1.0	Plant
Level 01	SR	1.0	Plant
Level 01	Enhanced	17.4	Student Accomodation
Level 01	Enhanced	17.3	Student Accomodation
Level 01	Enhanced	17.3	Student Accomodation
Level 01	Enhanced	17.2	Student Accomodation
Level 01	Enhanced	17.0	Student Accomodation
Level 01	Enhanced	16.9	Student Accomodation
Level 01	Enhanced	16.6	Student Accomodation
Level 01	Standard	13.4	Student Accomodation
Level 01	Standard	13.4	Student Accomodation
Level 01	Standard	13.3	Student Accomodation
Level 01	Standard	12.7	Student Accomodation
Level 01	Standard	12.5	Student Accomodation
Level 01	Standard	12.1	Student Accomodation
Level 01	Standard	12.1	Student Accomodation
Level 01	Standard	12.1	Student Accomodation
Level 01	Standard	12.0	Student Accomodation
Level 01	Standard	12.0	Student Accomodation
Level 01	Standard	12.0	Student Accomodation
Level 01	Standard	11.9	Student Accomodation
Level 01	Standard	11.9	Student Accomodation
Level 01	Standard	11.9	Student Accomodation
Level 01	Standard	11.9	Student Accomodation
Level 01	Standard	11.5	Student Accomodation
Level 01	Std w/ Riser	13.7	Student Accomodation
Level 01	Living Room	22.9	Student Amenity
Level 01	Living Room	22.9	Student Amenity
Level 01	Living Room	22.9	Student Amenity
Level 01	Living Room	22.8	Student Amenity
Total		**1259.2**	

Level	Type 01	Type 02	Type 03	Type 04	Type 05	Type 06	Total	Clusters
	Standard	Std w/ Riser	Enhanced	Adaptable	Adapted	Adjoining Studio		
Level 01	16	1	7				24	4
Level 02	28	1	13	1	1	2	46	8
Level 03	28	1	13	1	1	2	46	8
Level 04	28	1	13	2		2	46	8
Level 05	28	1	13	2		2	46	8
Level 06	28	1	13	2		2	46	8
Level 07	28	1	13	2		2	46	8
Level 08	28	1	13	2		2	46	8
Level 09	28	1	13	2		2	46	8
Level 10	28	1	13	2		2	46	8
Level 11	28	1	13	2		2	46	8
Level 12	28	1	13	2		2	46	8
Level 13	28	1	13	2		2	46	8
Total	352	13	163	22	2	24	576	100
	61.1%	2.3%	28.3%	4.2%		4.2%	100.0%	

Cluster and room types per level

GIA

Level	Area
Level 00	1565.8
Level 01	1380.3
Level 02	1335.4
Level 03	1335.4
Level 04	1335.4
Level 05	1335.4
Level 06	1335.4
Level 07	1335.4
Level 08	1335.4
Level 09	1335.4
Level 10	1335.4
Level 11	1335.4
Level 12	1335.4
Level 13	1335.4
Level Roof	163.2
Total	**19134.1**

Gross internal area

Facade Cleaning Strategy

The scheme proposes high quality, durable materials which require minimal maintenance.

Windows will be cleaned from the building exterior.

The strategy for window cleaning will be split between three main principles, pole wash, MEWP (Mobile Elevated Working Platform) and abseiling.

Ground to first floor levels will be pole cleaned from street level with access available to the perimeter of the building.

Upper floor levels will be cleaned via MEWPs where access can be achieved from street level from the pavement or hard-standing.

Abseiling functionality from the 14th floor roof level will be provided for cleaning and maintenance of the majority of the facade. Safe landing spots are available to the extent of the perimeter of the building.

Window and cladding replacement will be carried out via MEWP access where possible, with panes transported vertically through the lifts. Scaffold access will be utilised as and when required.

05. ACCESS

Access Statement

Introduction

This Access Statement explains the access strategy for the development. This has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

The proposals have been designed with reference to the guidance provided in the Approved Document M (Volume 1 and 2, 2015 and Approved Document K (2013) of the Building Regulations.

Further progression of design details will reference best practice in inclusive design from resources such as BS 8300:2018 Volumes 1 and 2.

Building Description

The development comprises of 13 floors of student residential accommodation set over one storey of ancillary and amenity spaces.

The site is currently vacant, meaning the development will be a new build. This will allow the proposal to be designed to meet access requirements.

The design proposals have endeavoured to make the building as accessible as possible by:

- designing the building such that the primary entrance to both the student residence and cycle store to the east of the building, and the food hall entrance to the north of the building, have level entrances;
- providing accessible lifts to all levels; inclusive of the food hall first floor;
- utilising a primary access stair through the main building core and a secondary escape stair to the north west of the building, with both providing refuges in line with the requirements of AD Part M; and
- including accessible toilets at ground floor level and level 01 within both the student residence entrance and the food hall.

Approaches

The site is located in the highly accessible First Street Development area of Manchester City Centre.

Public transport access

There are 3 bus stops within 100m of the site.

The Metrolink tram runs to the north of the site with the nearest tram stop being Deansgate-Castlefield. The station is fully accessible and all metrolink trams are accessible to wheelchair users.

The railway also runs to the north of the site, which is located between Deansgate and Manchester Oxford Road stations. Both stations provide step free access throughout.

Pedestrian approach

The building is approached along River Street with a significant level change when approached from the south. The landscaping has been designed in such a way to ensure that there is level access into the building from the street.

Car Parking

The development is car free.

Circulation

There are two main vertical core that serves the 13 levels of student accommodation. It includes four passenger lifts that go from Level 00 - Level 13. There is an additional lift provided in the food hall that serves Level 00 - Level 01.

Lift Design

All lifts are designed to meet Part M, being at least 1100mm x 1400mm, and there is circulation space in front of each set of doors on all floors exceeding the minimum 1500mm x 1500mm.

The detailed design of the lifts will fully meet the appropriate standards including car entrance door clearance (at least 800mm) and the location of controls inside and outside of the lift being at suitable heights and set out from any corners.

Voice announcements as well as digital indicators. An accessible emergency call and handrail will be provided.

Stair Design

All new stairs are designed to meet provisions of Part K. Stairs will be a minimum of 1200mm wide (structural width) with no more than 12 rises to a single flight. All stair treads are 250mm long, all stair riser heights are 150-170mm and all tread overhangs are no more than 25mm. Visual contrast of colour to 55mm of the tread and riser edges will be provided.

Landings meet Part K as required. Suitable grippable handrails will be provided on both sides of the stairs. All handrails to stairs will meet Part K and will extend 300mm beyond the top and bottom steps and the handrails will continue around all the landings. They will turn down or inwards at their ends to avoid catching clothing. Common corridors are typically 1400mm wide.

Accessible Accommodation

The proposal of 576 student residences has sought to provide accessible rooms as part of the proposed mix of accommodation.

The scheme provides a total of 24 sized accessible rooms, which represents a total of 4% of the overall accommodation.

The accessible rooms have been located in the immediate adjacency of the accessible circulation core, which also accommodates an emergency refuge location.

A preliminary review of proposed accessible layouts has been undertaken with Building Control to validate the proposed layouts, locations and figures identified above for planning purposes. Further engagement and development is proposed post-planning as part of the Building Regulations approval process.

06. APPENDICES

Drawing Register

Document Issue Register **Project:** 1172 First Street **Series:** FI_Brochures		Date	8	21	19	22	23	27	3	3	6	8	21	24	28	31	27
		Month	11	11	12	12	1	1	2	2	2	2	2	2	2	3	4
		Year	22	22	22	22	23	23	23	23	23	23	23	23	23	23	23
Document No.	**Document Title**	**Current**															
1172-TGA-XX-XX-RP-A-FI_10_10-00000	Preliminary Report					**P1**											
1172 TGA-XX-XX-RP-A-FI_00201	Vita Façade Review	**P1**	P1														
1172 TGA-XX-XX-RP-A-FI_00202	Pre Application Report					P3											
1172-TGA-XX-XX-RP-A-FI_10_10-0206	Pre-App Meeting	**P01**			P01	P01											
1172-TGA-XX-XX-RP-A-FI_10_10-00208	Pre-App Meeting					P01											
1172-TGA-XX-XX-RP-A-FI_10_10-00225	Pre-Application 02	**P01**		P01		P01											
1172-TGA-XX-XX-RP-A-FI_10_10-00250	Design and Access Statement	**P07**					P01		P02			P03		P04	P05	P06	P07
1172-TGA-XX-XX-RP-A-FI_10_10-00500	BREEAM WST 06 Report	**P01**						P01									
1172-TGA-XX-XX-RP-A-FI_10_10-00501	BREEAM WST 01 Report	**P02**								P01			P02				
1172-TGA-XX-XX-RP-A-FI_10_10-00502	BREEAM MAT 03 Report	**P01**									P01						

Document Issue Register **Projec** 1172 First Street **Series**: 95_Planning Drawings			Date		8	3	19	23	30	3	27	28	31	27		
			Month		11	1	1	1	1	2	2	2	3	4		
			Year		22	23	23	23	23	23	23	23	23	23		
Drawing No.		**Drawing Title**	**Scale**	**Current**												
02 Site Plans																
1172-	TGA-XX-XX-DR-A-95020	Existing Site Plan	1:1250	**P05**			P01	P02	P03	P03	P04	P05	P06	P07		
1172-	TGA-XX-XX-DR-A-95021	Proposed Site Plan	1:500	**P03**					P01	P01	P02	P03	P04	P05	**P06**	
03 GA Plans																
1172-	TGA-XX-00-DR-A-95030	General Arrangement - Level 00 (Ground Floor)	1:200	**P03**		P01			P02	P02	P03			P04	**P05**	
1172-	TGA-XX-01-DR-A-95031	General Arrangement - Level 01	1:200	**P02**					P01	P01	P02			P03	**P04**	
1172-	TGA-XX-ZZ-DR-A-95032	General Arrangement - Level 02-03	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-ZZ-DR-A-95033	General Arrangement - Level 04-13 (Typical upper floor layout)	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-14-DR-A-95034	General Arrangement - Roof Level	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-15-DR-A-95035	General Arrangement - Plant Level Roof	1:200	**P02**					P01	P01	P02			P03		
04 GA Sections																
1172-	TGA-XX-XX-DR-A-95040	General Arrangement - Section AA	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95041	General Arrangement - Section BB	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95042	General Arrangement - Section CC	1:200	**P02**					P01	P01	P02			P03		
05 GA Elevations																
1172-	TGA-XX-XX-DR-A-95050	General Arrangement - North Elevation	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95051	General Arrangement - East Elevation	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95052	General Arrangement - South Elevation	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95053	General Arrangement - West Elevation	1:200	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95054	General Arrangement - Existing Context Elevation North	1:500	**P02**					P01	P01	P02					
1172-	TGA-XX-XX-DR-A-95055	General Arrangement - Existing Context Elevation East	1:500	**P02**					P01	P01	P02					
1172-	TGA-XX-XX-DR-A-95056	General Arrangement - Context Elevation North	1:500	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95057	General Arrangement - Context Elevation East	1:500	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95058	General Arrangement - Existing Context Elevation South	1:500	**P01**							P01					
1172-	TGA-XX-XX-DR-A-95059	General Arrangement - Context Elevation South	1:500	**P01**							P01			P02		
1172-	TGA-XX-XX-DR-A-95060	General Arrangement - Existing Context Elevation West	1:500	**P01**							P01					
1172-	TGA-XX-XX-DR-A-95060	General Arrangement - Context Elevation West	1:500	**P01**							P01			P02		
21 External Envelope																
1172-	TGA-XX-XX-DR-A-95210	Typical Bay Study - Ground Floor Food Hall	1:20	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95211	Typical Bay Study - Ground to Level 01	1:20	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95212	Typical Bay Study - First Floor to Level 10	1:20	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95213	Typical Bay Study - Level 11 to Level 13	1:20	**P02**					P01	P01	P02			P03		
1172-	TGA-XX-XX-DR-A-95214	Typical Bay Study - Level 11 to Level 13 West Elevation	1:20	**P02**							P01			P02		

TIM GROOM ARCHITECTS

Eastgate
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