The Residence at Plymouth Grove, Ardwick

Design & Access Document

September 2023

Contents

1.0	Introduction	03
2.0	Site Analysis	08
3.0	Design Development	16
4.0	Design Proposal	29
5.0	Interior Look & Feel	54
6.0	Landscaping	58
7.0	Access & Servicing	66
8.0	Sustainability	77

1.0

Introduction

Introduction

This Design and Access Statement (DAS) will accompany our planning application and provide information about the design principles, accessibility considerations, and the relationship between the proposed development and its surroundings. The document structure will follow guidance from the Commission for Architecture and the Built Environment (CABE), along with requirements from Manchester City Council. The document will also include details of the waste management strategy and public consultation process.

Overview of Application Documents:

- Application forms, certificates, and notices
- Covering letter
- Application Drawings, including:
  - Site Location Plan
  - Existing Site Plan
  - Proposed Site Plan
  - Proposed Elevations
  - Proposed Sections
  - Contextual Elevations
- Landscaping Plans
- CGI Visuals
- Design and Access Statement, including:
  - Waste Management Plan
  - Landscape Strategy
- Planning Statement, including:
  - Statement of Community Involvement
  - Blue & Green Infrastructure Statement
- Acoustic Survey
- Air Quality Assessment
- Archaeological
- Broadband Connectivity Assessment
- Framework Construction Management Plan
- Crime Impact Statement
- Daylight Sunlight Assessment
- FRA, Drainage and SUDS Strategy
- Ecological Assessment, including:
  - BNG Assessment
- Energy Statement, including:
  - Circular Economy Statement
- Heritage Assessment
- Local Labour Agreement
- Site Investigation Report (Phase 1)
- Student Need Assessment
- Transport Statement
- Travel Plan
- Tree Survey
- TV Reception Survey



WUKPG

WUKPG are Manchester based property developer and investor with a strong track record of delivery across the PBSA, industrial, affordable housing and specialist healthcare sectors. They possess 23 years experience in developing complex projects in locations across the UK, having delivered over £100m of real estate to date. This development will be owned by the SPV, Plymouth Grove Property Developments Ltd, part of WUKPG.

The proposed 239-units/ 263 bedspaces development in Ardwick, Manchester will incorporate the highest standard of amenity quality with residents having safe access to a gym, games room, private study rooms, outdoor rooftop terrace and large open plan social space. The building will be operated by, and has consulted on all aspects of design, layout, amenity and specification with a well established third-party management operator with over 30,000 beds under management across the UK.

WUKPG have remained a developer and investor cognisant of the impacts of all of their real estate projects. That is why sustainable technologies will be incorporated throughout the scheme in order to mitigate operational effects. For example by working with Utopi, an innovative prop- tech company that leverage advanced technology to ensure live data collection on hot water usage, air quality and CO2, which may lead to carbon

1.3 | Site Location

Introduction

DAY

Project Description & Key Design Principles

The proposed development Site is located at the junction of Plymouth Grove and Dryden Street in Ardwick. It is approximately 0.15ha in size and currently consists of vacant previously developed land. It is also located in the Oxford Road Corridor and is within easy walking distance to both University campuses and the City Centre, making the Site highly sustainable and accessible to the rest of the city.

The proposed development would transform the currently vacant site, re-establishing its important role in the area by creating a high quality and sustainable building design, and providing a resource to cater for Manchester's growing student population. The development is for 239 student units, providing a total of 263 bed spaces with associated amenity spaces and landscaping, plus new street trees.

At its core, this project aims to continue the redevelopment and revitalisation which Ardwick has experienced across recent years and will strive to achieve the following Key Design Principles:

- Environmentally conscious, targeting recognised industry accreditations
- Support and strengthen the growing community of Ardwick.
- Suitability for the context; for the massing to respond to the surrounding building heights.
- Supporting an existing vibrant community through managed solutions for student activity.



Design Team

This design and access statement has been prepared on behalf of WUKPG who intend to deliver purpose built student accommodation (PBSA) at the site. Supporting this process is an experienced and multi-disciplined team consisting of the following participants:

Client & Developer: WUKPG

Architect: DAY Architectural

Project Manager: RECOM Solutions

MEP: King Associates

Structural Engineers: XO Square

Planning Consultant: Avison Young

Fire Consultant: Jensen Hughes

BREEAM Consultant: Element Sustainability

Landscape Designers: TPM Landscape

PD/ CDM: Safer Sphere

Highways: Eddisons

Ecology: Rachel Hacking Ecology

Acoustics: E3P

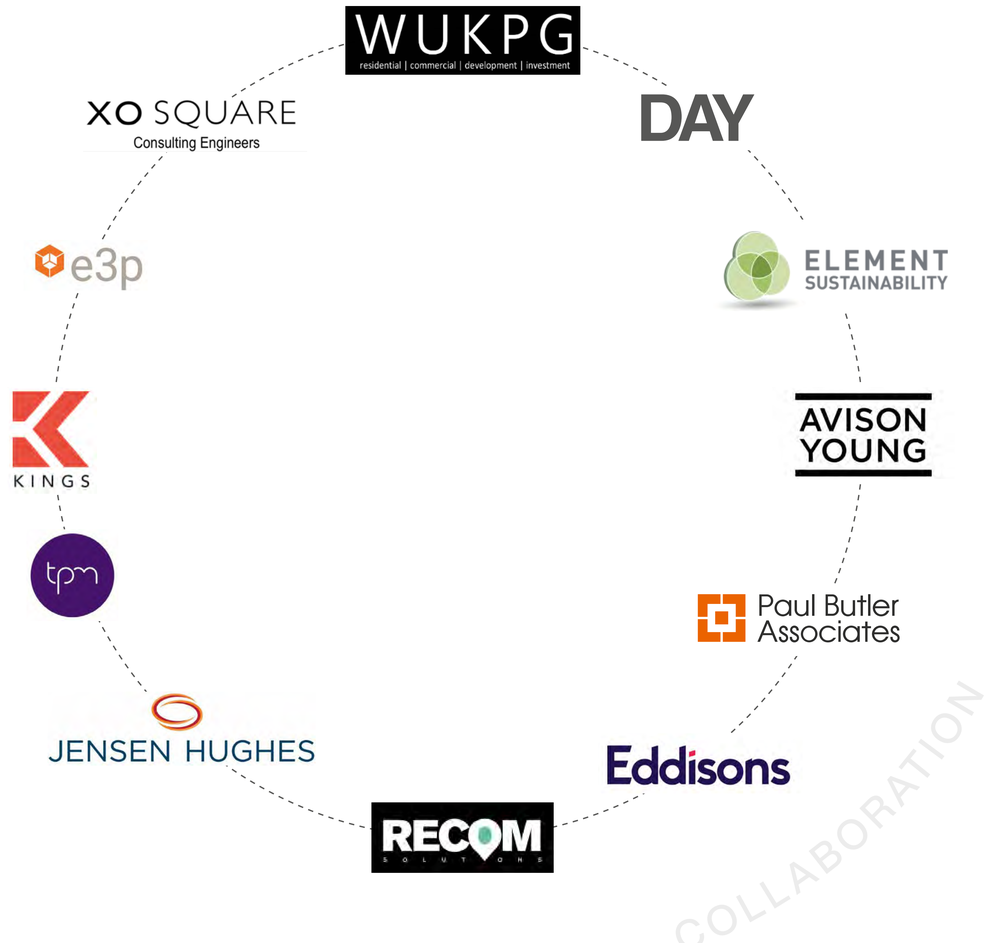
Aboriculturalist: Lally Tree Management

Archaeology & Heritage: Paul Butler Associates

Daylight/ Sunlight Assessment: Base Energy

Air Quality: Redmore Environmental

Elemental & Component LCC & Circular Economy: Quinn Ross



2.0

Site Analysis

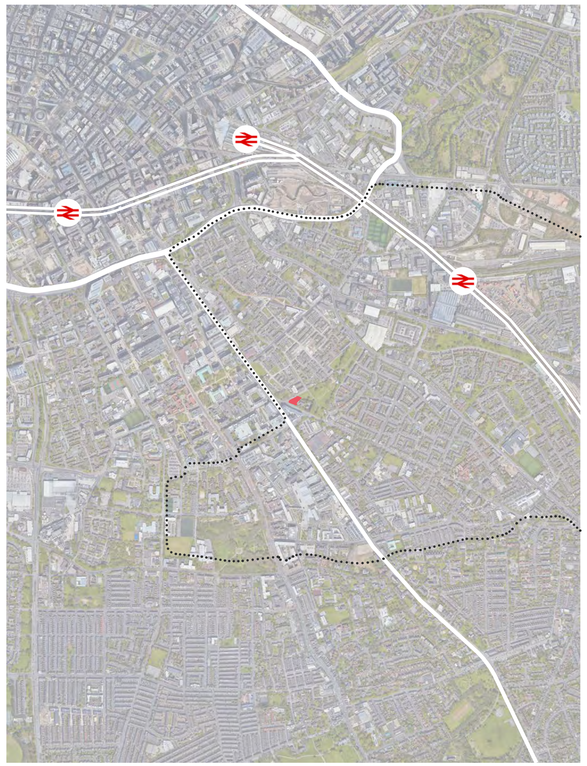
2.1 | Site Overview

Site Analysis

DAY

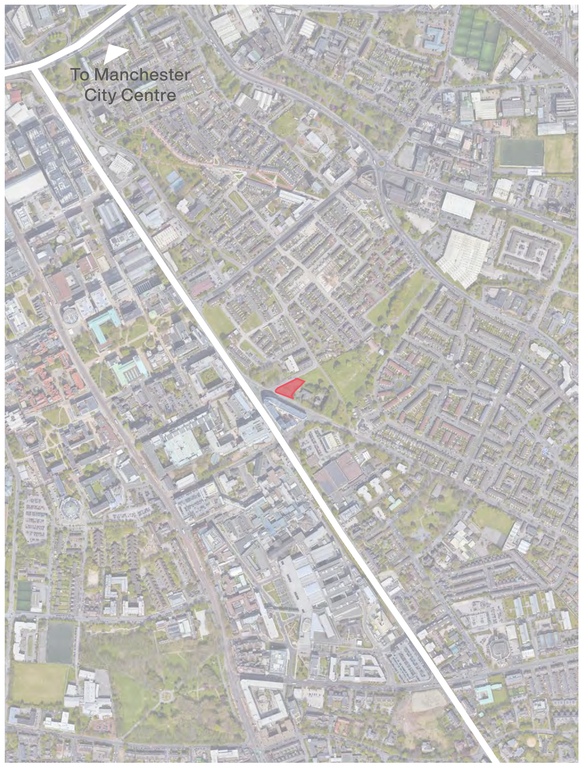
Location

The site is located in Ardwick to the south east of Manchester City Centre. The site has excellent connections via public transport such as Ardwick Train Station, local bus stops and cycle routes. It's also in close proximity to the university of Manchester and Manchester Metropolitan campuses.



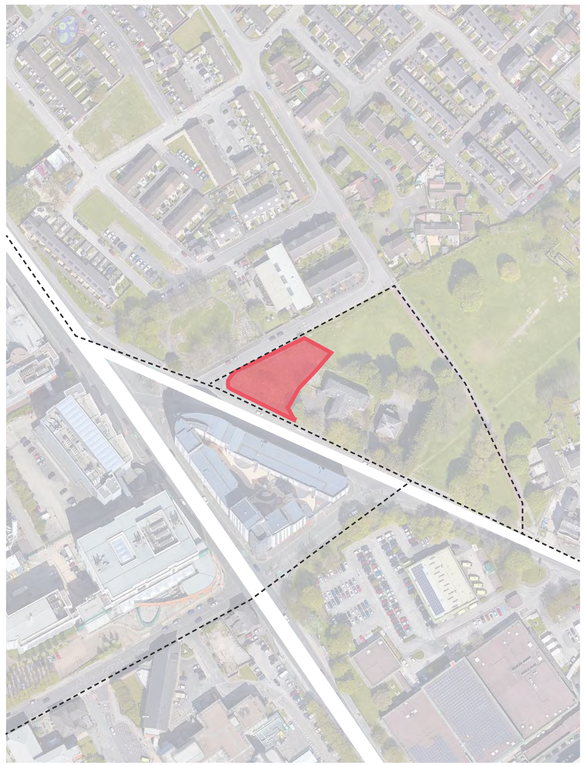
Macro Map

The site is situated south east of Manchester City centre with excellent transport links into and out of the city.



Meso Map

The site is well located near to the city centre but also the university campuses and the existing community of Ardwick.



Micro Map

There are excellent pedestrian and cycle routes around the wider area. There is an opportunity for a high quality building due to the visibility of the site from Plymouth Grove.

- Site
- Primary Roads
- Train Line
- Train Station
- Manchester City Centre
- Ardwick Boundary
- Pedestrian Route

Site Description

The site is currently vacant with no existing buildings or structures present. The site has been cleared of low-level vegetation and requires levelling due to the previously demolished houses. Current boundary treatments include a brick wall, temporary fencing and metal railings.

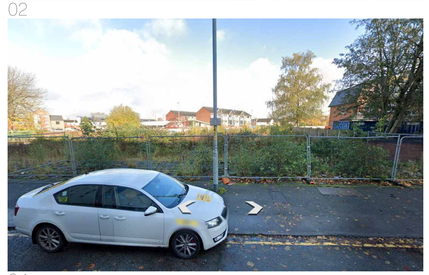



01



02


03


04

Nearby Relevant Buildings




A - Nick Everton House - Student Accommodation



B - Plymouth Grove Hotel - Grade II Listed Building

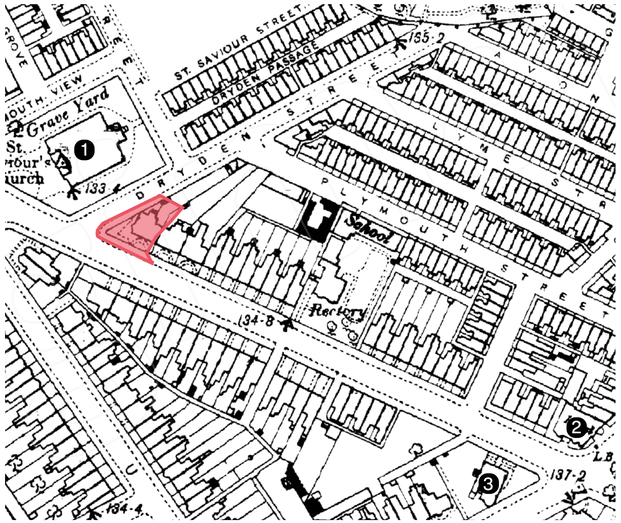

C - Elizabeth Gaskell House - Grade II* Listed Building

Ardwick Historic Development

Ardwick, which was initially a village grew into a wealthy suburb of Manchester in the early 19th Century. As the population of Manchester expanded during the Industrial Revolution areas such as Ardwick became densely populated.

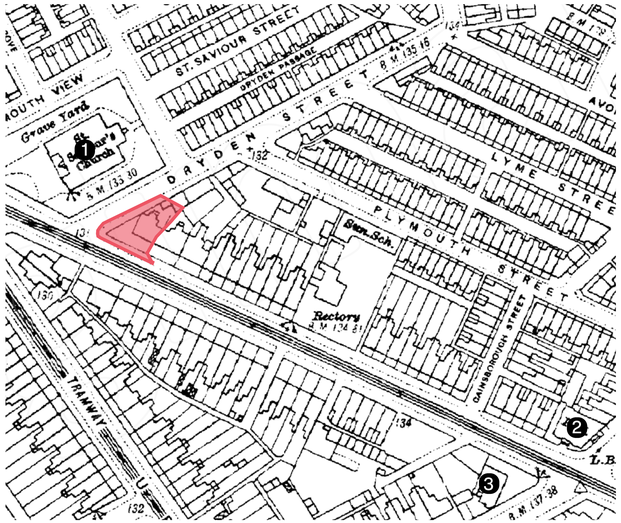
In particular, the Plymouth Grove area was initially characterised by large Georgian-style houses and villas built for the city's affluent residents. It quickly became a desirable neighbourhood for the upper middle class and attracted prominent figures of the time.

Plymouth Grove, beyond its association with Elizabeth Gaskell, remains an important area in Manchester's history. The district has witnessed significant urban development and transformations over the years, reflecting the growth and changing dynamics of the city. Its historical charm and connection to notable literary figures make it a significant landmark in the heritage of the north west.



1890s

Manchester had from the 1830s to the 1890s rapidly expanded due to the industrial revolution which in turn promoted the building of high density housing in the Chorlton-on Medlock area. This provided a high contrast in architecture to houses that had been built in the 1850s such as Elizabeth Gaskell's 84 Plymouth Grove which is now a Grade II Listed, neoclassical museum.



1920s

Tram lines were installed on Plymouth Grove to replace the historical horse-drawn trams which had run from 1820s to the 1900s. This brought more workers into the centre of Manchester, fuelling the growing industries.



1960s

St Saviour's Church on the corner of Plymouth Grove was demolished in the early 1960s. A new church was intended to be constructed but due to the parish moving to other local churches it was not rebuilt.



The Ardwick Empire Theatre next to Ardwick Green, 1904



1 Saint Saviour's Church 1835 - 1960



2 Grade II Listed Plymouth Grove Hotel



3 Grade II* Elizabeth Gaskell's House

2.4 | Project Context

Site Analysis

Ardwick

Ardwick is a residential area located to the south of Manchester City Centre and is home to a diverse population, with residents from various ethnic backgrounds and cultural communities. The area attracts a mix of families, professionals, and students due to its proximity to Manchester's universities and employment opportunities. The area's proximity to universities such as the University of Manchester and Manchester Metropolitan University makes it an attractive location for students.

Ardwick has a mix of housing options, including Victorian terraced houses, newer apartment buildings, and social housing estates.

Ardwick offers a range of community facilities and services to its residents. These include schools, healthcare centres, libraries, places of worship, parks, and recreational spaces. The area is well-served by public transportation, with bus routes and train stations providing easy access to the city centre and other parts of Manchester.

Like many urban areas, Ardwick faces various challenges, including social deprivation and economic disparities.

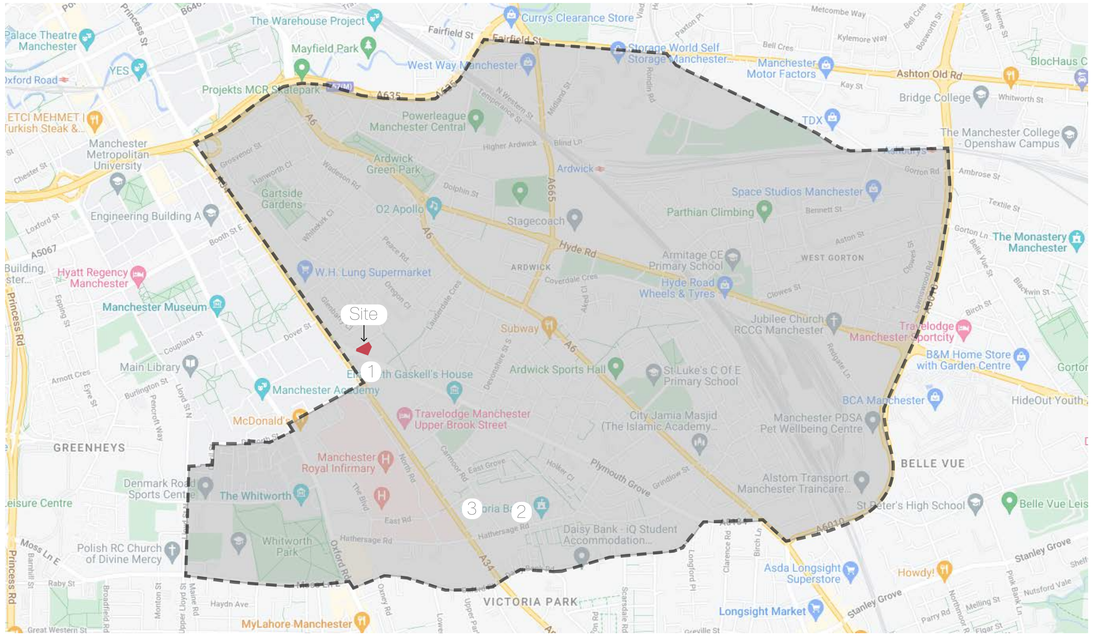
Notably, Ardwick has a significant presence of Houses in Multiple Occupation (HMOs). HMOs are properties where three or more individuals who are not from the same household share facilities.

Ardwick has a relatively high concentration of HMOs due to its proximity to universities, including the University of Manchester and Manchester Metropolitan University. Many students and young professionals choose to live in HMOs in Ardwick due to its convenient location and affordable housing options.

The concentration of HMOs can have both positive and negative impacts on the local community. On one hand, HMOs provide affordable accommodation options for students and young professionals. On the other hand, concerns have been raised about reduction of family homes, and the impact on the character of the neighbourhood due to the high turnover of residents in HMOs.

Ardwick has seen ongoing urban regeneration efforts, including the development of purpose-built student accommodation. These developments aim to improve the quality of housing and address some of the concerns associated with traditional HMOs.

Our proposal is ideally located to address the above issues and provide much needed student accommodation within the area, freeing up family homes for local residents and providing adequate accommodation for students.



Ardwick Boundary



1 - Nick Everton House - Student Accommodation



2 - Victoria Point Hello Students - Student Accommodation

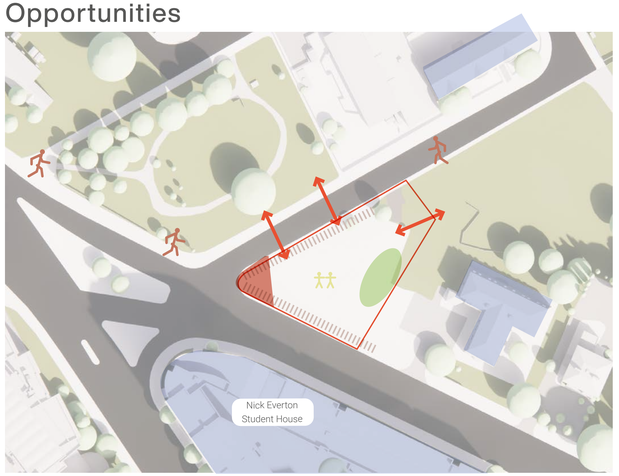


3 - Unite Students, Brook Hall - Student Accommodation

Existing Site Context

The site is located in the community of Ardwick along Plymouth Grove. There is residential housing to the north and east. The University of Manchester and Manchester Metropolitan University campuses are located to the west and Manchester Royal Infirmary is located to the south, beyond Nick Everton House. Recent investment has seen Ardwick re-branded as a popular location for young professionals.

Opportunities



- Opportunity to bring a vibrant residential community to the area
- Opportunity to activate a prominent corner
- Opportunities to activate frontages
- Opportunity to strengthen the Pedestrian Experience to local focal points
- Improve and engage the interface with the existing neighbouring buildings
- Opportunities for outlook across greenery
- Opportunity for considered landscaped Courtyard
- Opportunity for increased height towards Nick Everton House

- Site
- Cycle Routes
- Primary Vehicle/ Pedestrian Routes
- Ardwick Boundary

University of Manchester and Manchester Metropolitan

Housing

Healthcare



Proposed Site Context

Ardwick

The site is located towards the outskirts of Ardwick in a prime location for new purpose built student accommodation (PBSA) close to the university campus'. This development would free up family housing in Ardwick by reducing the demand for HMOs. This is a small scale PBSA scheme designed to a high standard, looking to provide a total of 263 student bed spaces; this allows for a greater connection with the community of Ardwick.

Oxford Road Strategic Framework & Upper Brook Street Masterplan

The site is within the Oxford Road Corridor strategic framework boundary and although the site has not specifically been identified as a development opportunity, it has benefited from planning permission for redevelopment in the recent past, and notably, it sits directly adjacent to opportunities for increased density.

Within the regeneration framework there has been a proposed masterplan site in Brunswick, within the Ardwick Ward, which aims to revitalize currently vacant sites and restore their significance in the area. The plan focuses on reintroducing permeability, enhancing public spaces, and incorporating active community-facing uses at the ground floor level.



- Site
- Ardwick Boundary
- Upper Brook Street Masterplan Proposed Massings
- Oxford Road Strategic Framework Boundary
- Brunswick Rregeneration Area
- Area identified for increased density
- 35m + Tall Building - Existing
- 35m + Tall Building - Proposed

Identification Of Key Views

The Design Team have identified a series of key views which have been used to test the proposals throughout design development.





01 Looking down Plymouth Grove



02 Looking south towards the site



03 View from Upper Brook Street looking towards Plymouth Grove



04 View from Plymouth Grove looking towards Upper Brook Street



05 View from Dryden Street looking towards Upper Brook Street



06 View from Glenbarry Close looking towards Dryden Street



07 View from Lauderdale Crescent towards Plymouth Grove

3.0

Design Development

3.1 | Planning History
Design Development

July 2017- Approved

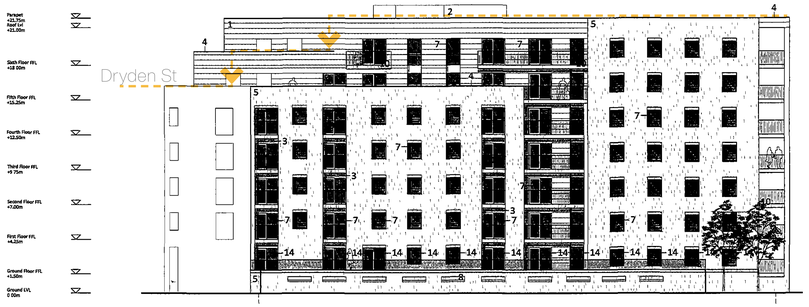
'Erection of an apartment block with a maximum height of 7 storeys (excluding roof top plant) constructed above a semi-raised basement to form 16 x one bedroom and 45 x two bedroom units (61 in total) (Class C3) with 31 car, 64 cycle and 2 motorcycle parking spaces in the basement area, 10 surface level car parking spaces and visitor storage with new access from Dryden Street, communal garden areas, landscaping and boundary treatments.'

The previous approved scheme for residential development at the site, utilised the site boundary as the footprint of the building, leaving a small amount of space to the north for car parking. In terms of scale and massing, the previously approved scheme at its highest is 7 storeys and steps down to 5 storeys towards Dryden Street. The building was designed such that the 5 and 7 storey elements sat on a raised basement, thereby increasing the height of the building above to more like 6 and 8 storeys.

The previous scheme was in line with 2017 building regulations which have since progressed. Furthermore, we are seeking a highly efficient floor plan with a far more detailed facade in keeping with the local area of Ardwick.



1st Floor Plan



Approved Scheme



Approved Scheme



Approved Scheme



Design Intentions

01 Respect the surrounding context and character of Ardwick

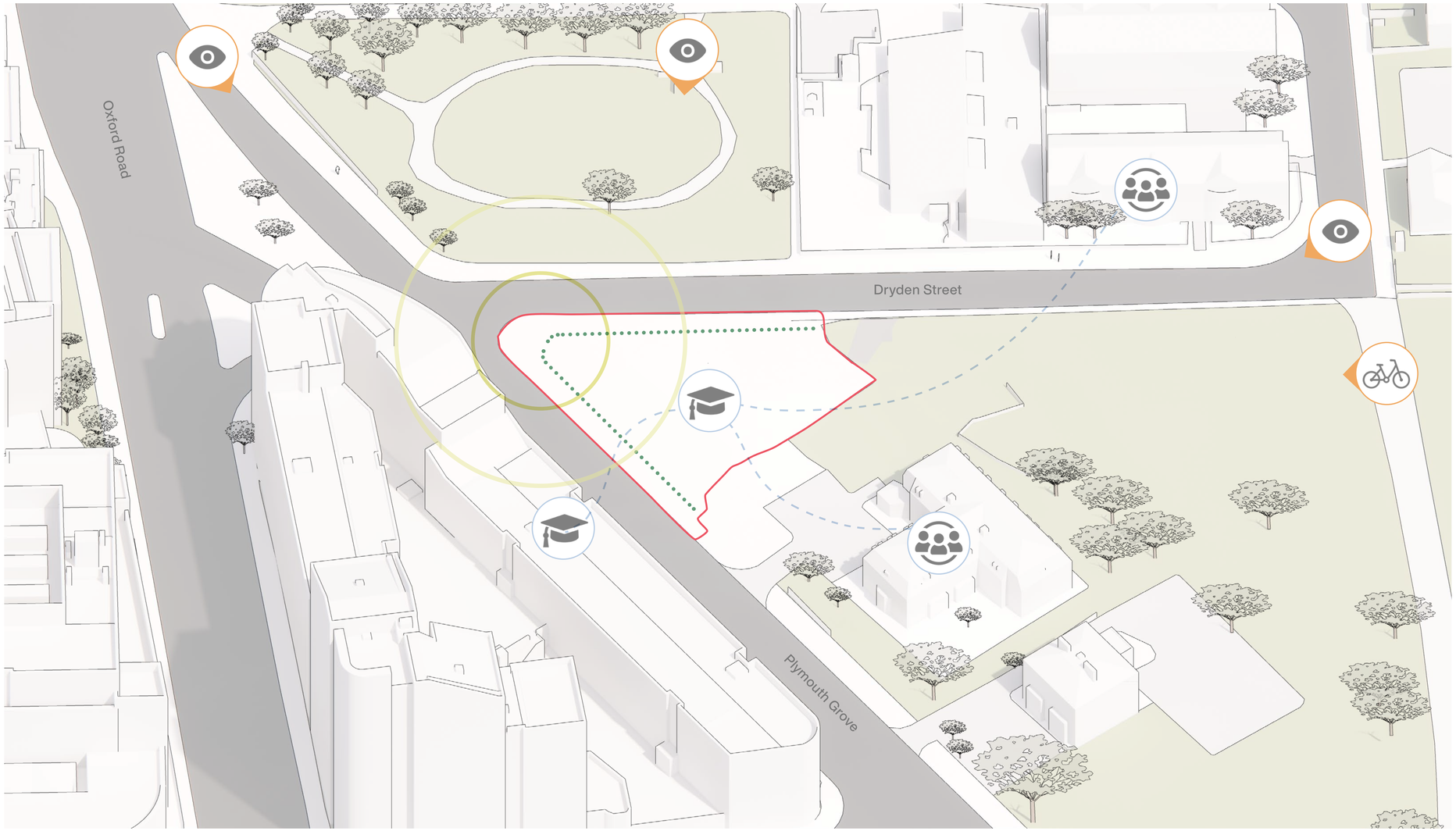
02 Activate the intersection of Dryden Street and Plymouth Grove

03 Use of a high-quality material palette suited to the area

04 To assess both the needs of the users and the local residents

05 Provision of landscaping to visually enhance both the Site and surroundings

06 To support residents' well-being through communal amenity spaces with support from the Management Company



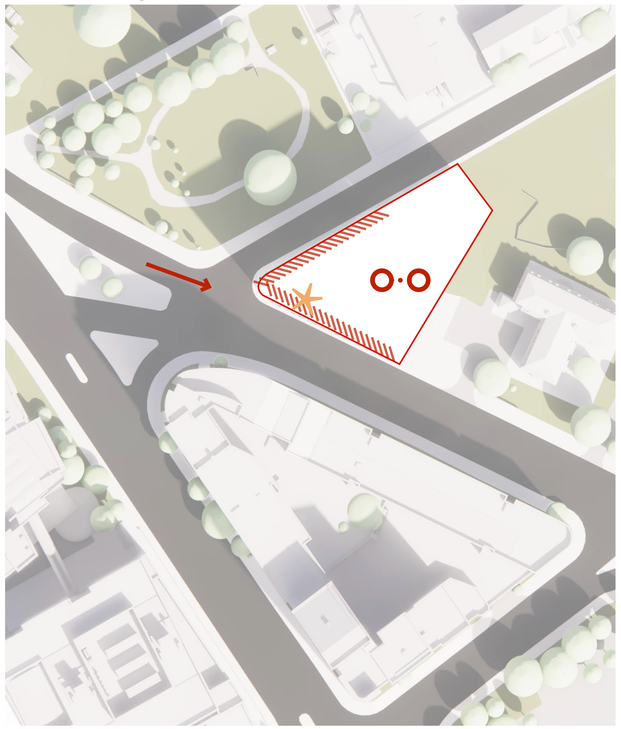
— Site Boundary
◯ Key Ardwick Views
◯ Activation of the Site
--- Connection to Local Residents

Sun Path



The proposed courtyard spaces to the immediate east of the building benefits from a south easterly facing direction with low development and landscaping to the north. The area will therefore benefit from a sunny aspect from morning through to early evening which would complement the proposed outdoor commercial space usage within the courtyard.

Visual / Physical Connections



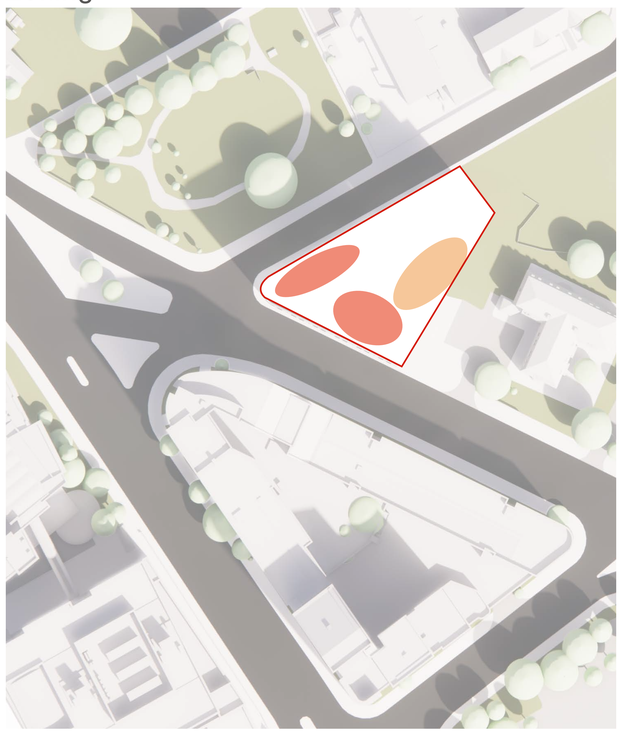
New Gateway building from Upper Brook Street looking down Plymouth Grove

Key active frontage along Plymouth Grove

Proposed linkage of internal amenity spaces to the courtyard

Proposed resident access to the building

Zoning



Proposed residential private space

Proposed amenity landscape for residents

Servicing



A - Proposed plant / bin store

B - Proposed temporary bin holding zone (collection day only)

C - Potential service lay-by (subject to highways input)

3.4 | Ground Floor & Upper Floor Development

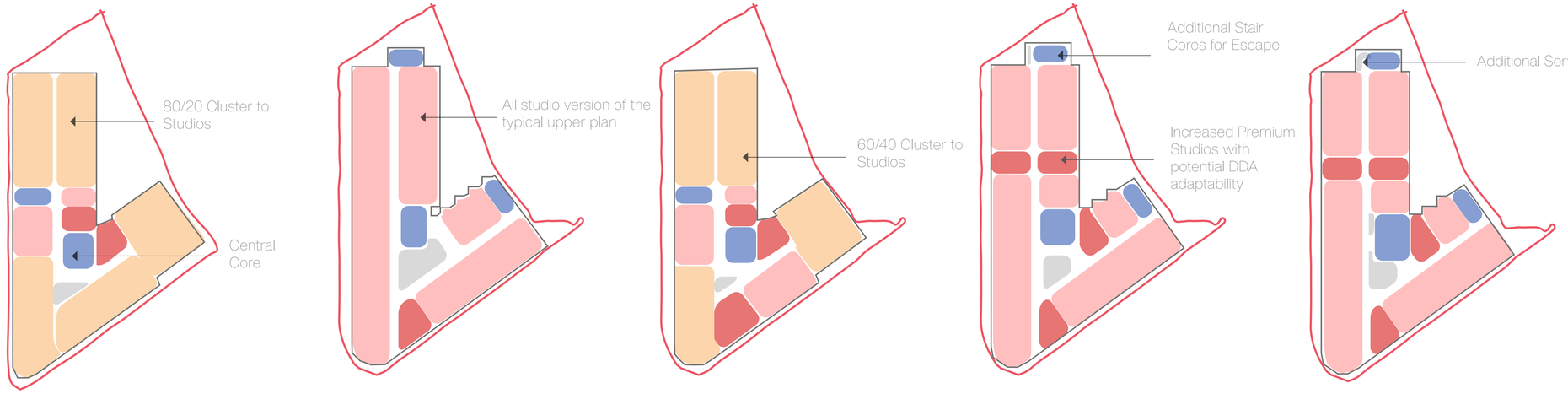
Design Development

DAY

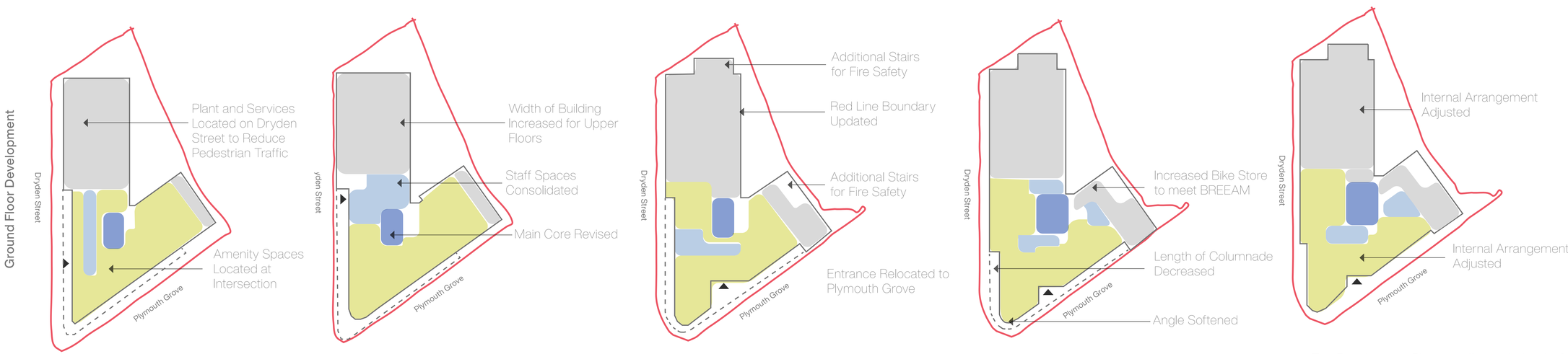
Ground Floor & Upper Floor Development

Both the ground floor and typical upper floors have been designed with the key design drivers in mind. Various iterations have been designed with inputs from internal and external design reviews with the team helping to inform the direction of the plans.

Typical Upper Floor Development



Ground Floor Development



- Residents Amenity Space
- Staff/ BoH Space
- Standard Studios
- Premium Studios
- Plant & Services
- Cluster Beds with Kitchen

3.5 | Massing Strategy
Design Development

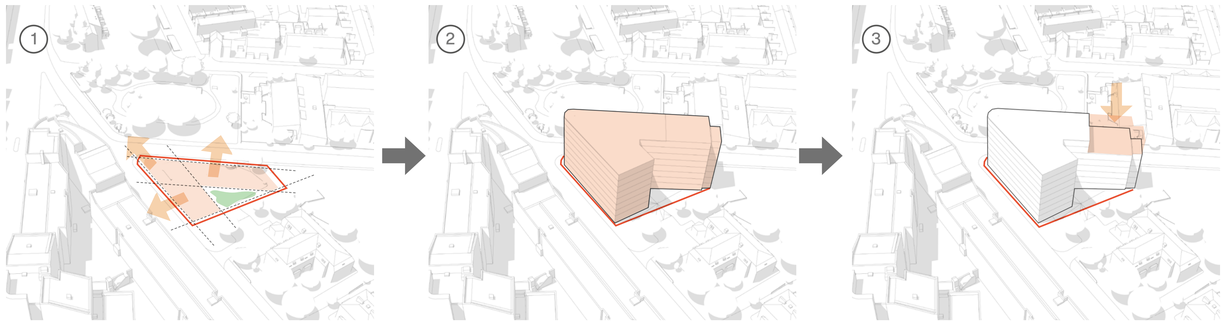
DAY

Height and Context

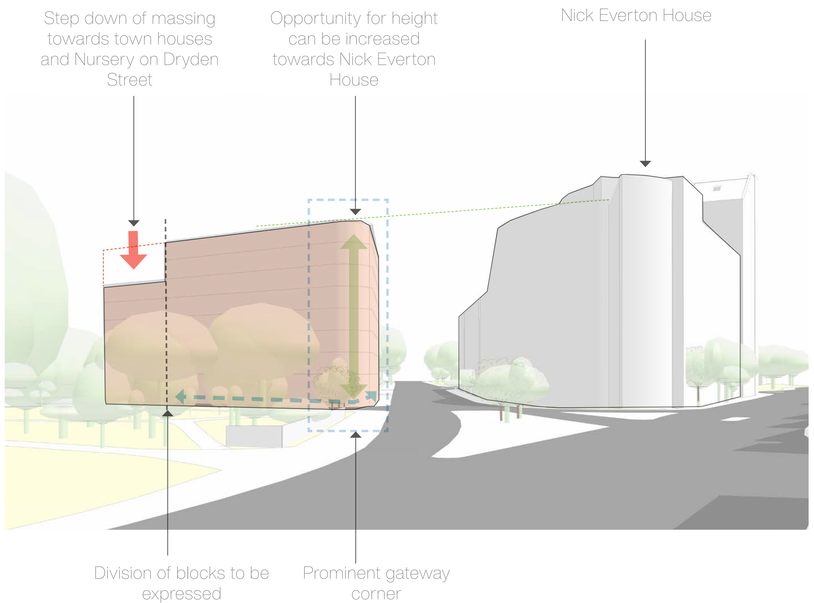
The proposed development massing/ topology has been informed by a comprehensive review of the existing surrounding built context, in order to develop a suitable massing for the site which is appropriate to the locality. The scheme has then been designed efficiently within this wider context, seeking to maximise the quantum of well-proportioned units, to support the ambition to deliver the desired high-quality aesthetic, amenity space, and sustainability targets, whilst also providing the quantum of units required within the massing context to support the intended premium management and operational approach offered by the leading PBSA-operator that will manage the scheme.

- The local context suggest a maximum height of 8 storeys.
- The increased height of the building towards Nick Everton House has informed a taller section to the south west (8 storeys).
- Whereas a lower section responds to the built context towards the east and north (6 storeys)
- The building height allows for a sufficient number of floors occupied by studios to warrant high quality amenity spaces to the ground floor.
- The proposed building height sucessfully navigates the transition from the university area to a residential area.

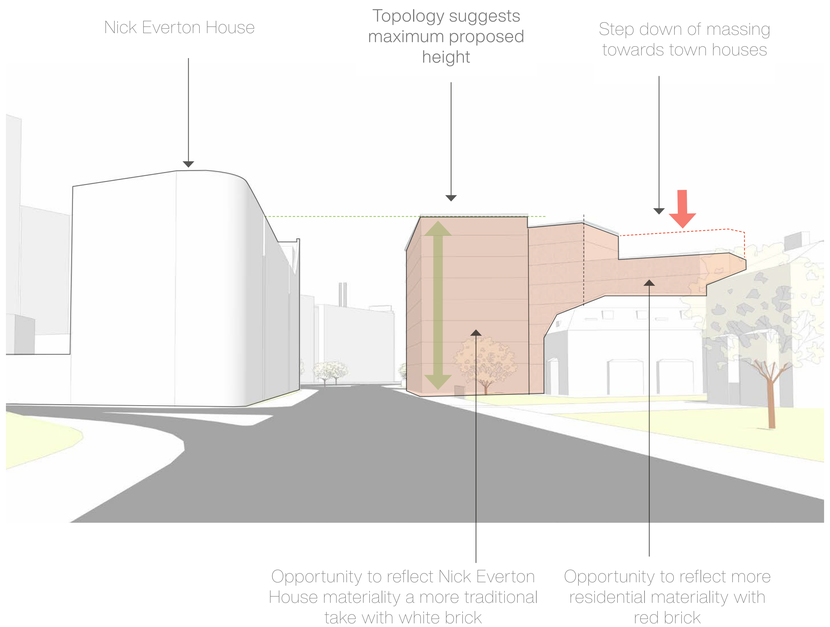
Massing Development



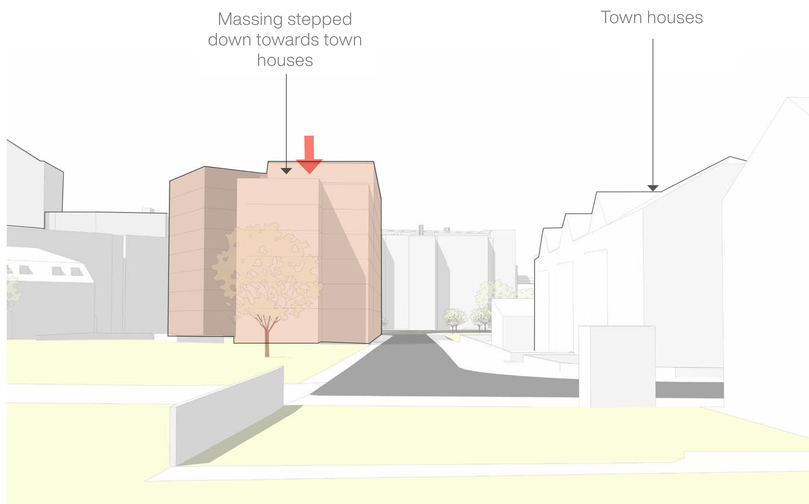
01 -. Main principles at ground level respond to existing building lines
02 - Mass pulled up to G+07 floors in location to respond to adjacent Everton House
03 - Step down towards the town houses to provide articulation along the street scape



View from Upper Brook Street looking towards Plymouth Grove



View from Plymouth Grove looking towards Upper Brook Street



View from Dryden Street looking towards Upper Brook Street

3.6 | Defining Blocks Through Articulation

Design Development

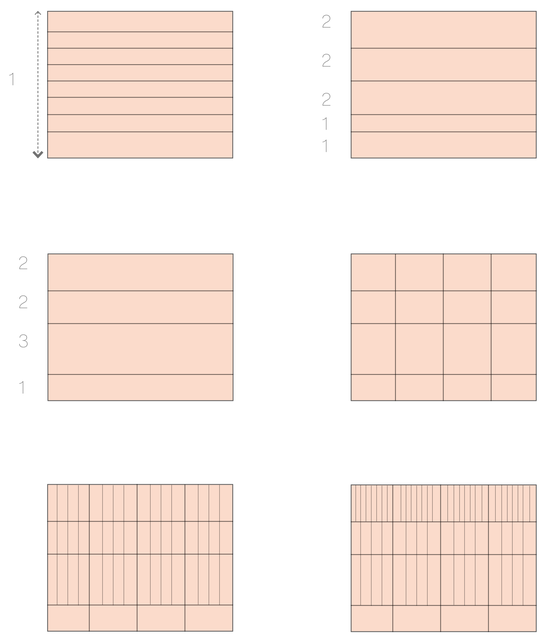
DAY

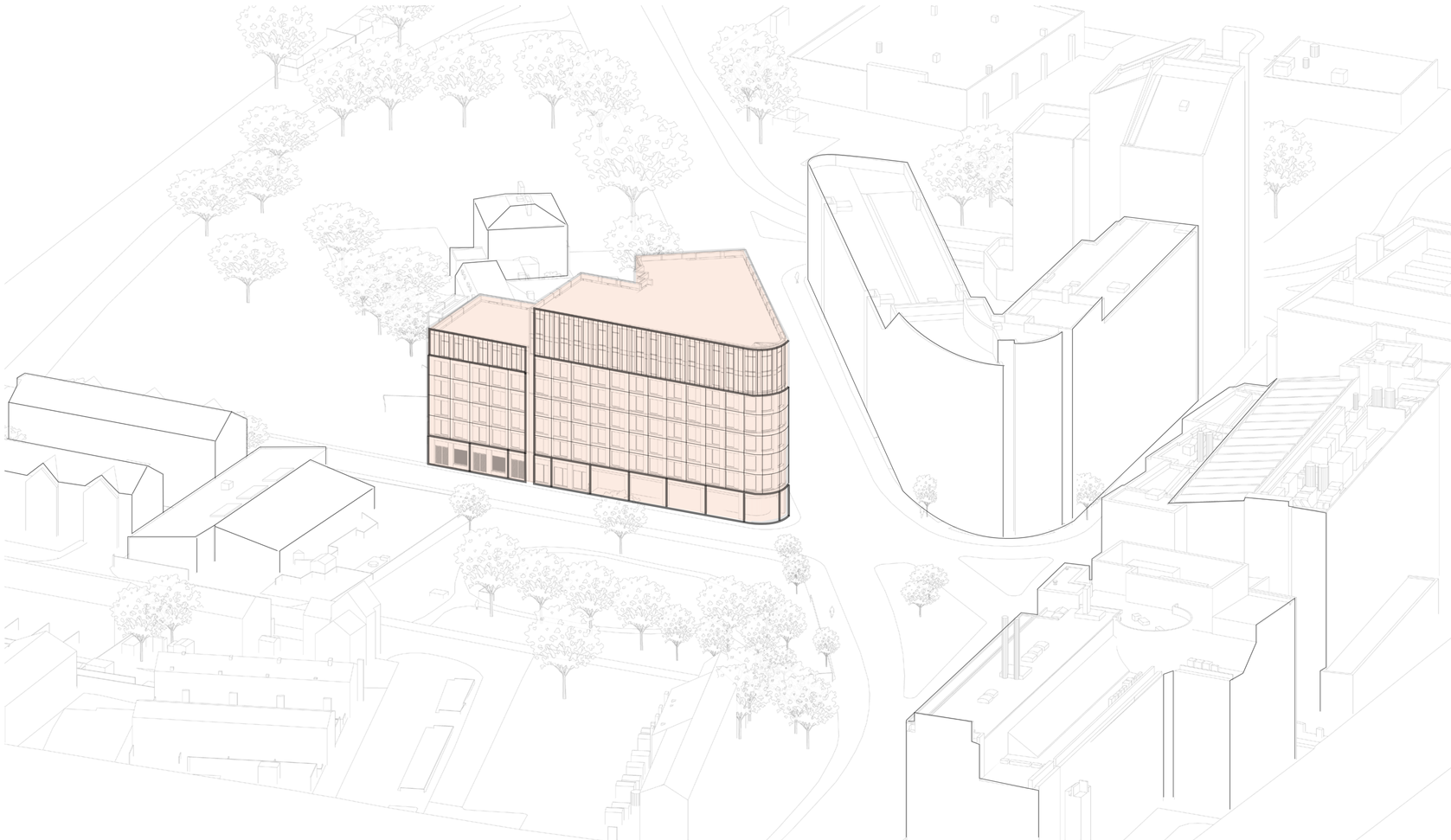
Elevation Hierarchy

The building has been designed to have a clear top / middle / bottom. The bottom will open up to the street, providing active frontage along Plymouth Grove and part of Dryden Street.

The middle section will echo the rhythm of the Georgian style properties, with expressed piers, detailed brick patterns and banding.

The top section will provide a more contrasting relief to the massing as a whole.

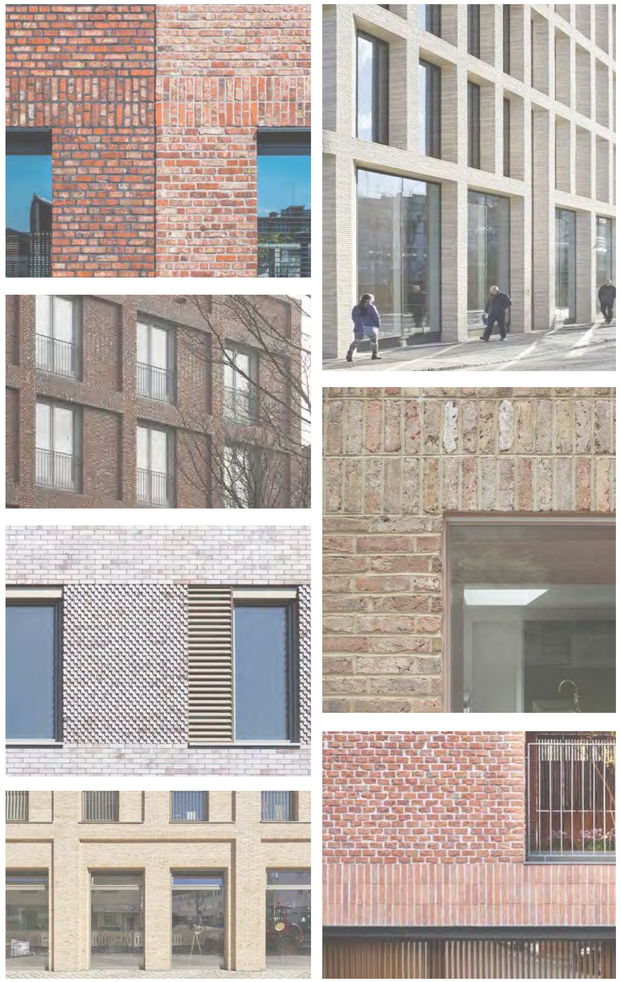




Inspired Material Palette

Through the use of colour and texture the scheme will look to create a contemporary reinterpretation of the historical, characterful context of Ardwick. The palette and textures have taken inspiration from the surrounding heritage buildings, but also successful contemporary additions elsewhere with architectural intent and suitable expression in mind.

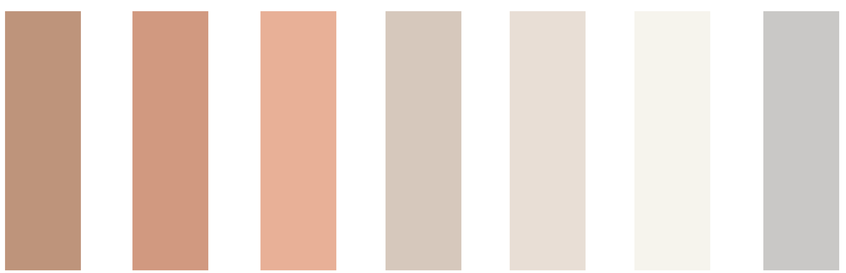
A simple palette is formed to be sensitive to its context with masonry acting as the primary material and will ensure a robust development that will stand the test of time reflecting the past history of Manchester and in particular Ardwick.



Inspired Material Palette



Ardwick Local Material Palette

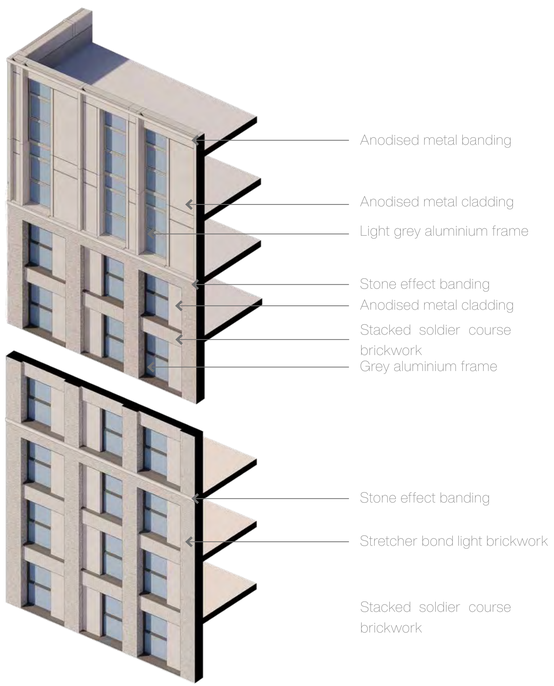


Inspired Colour Palette

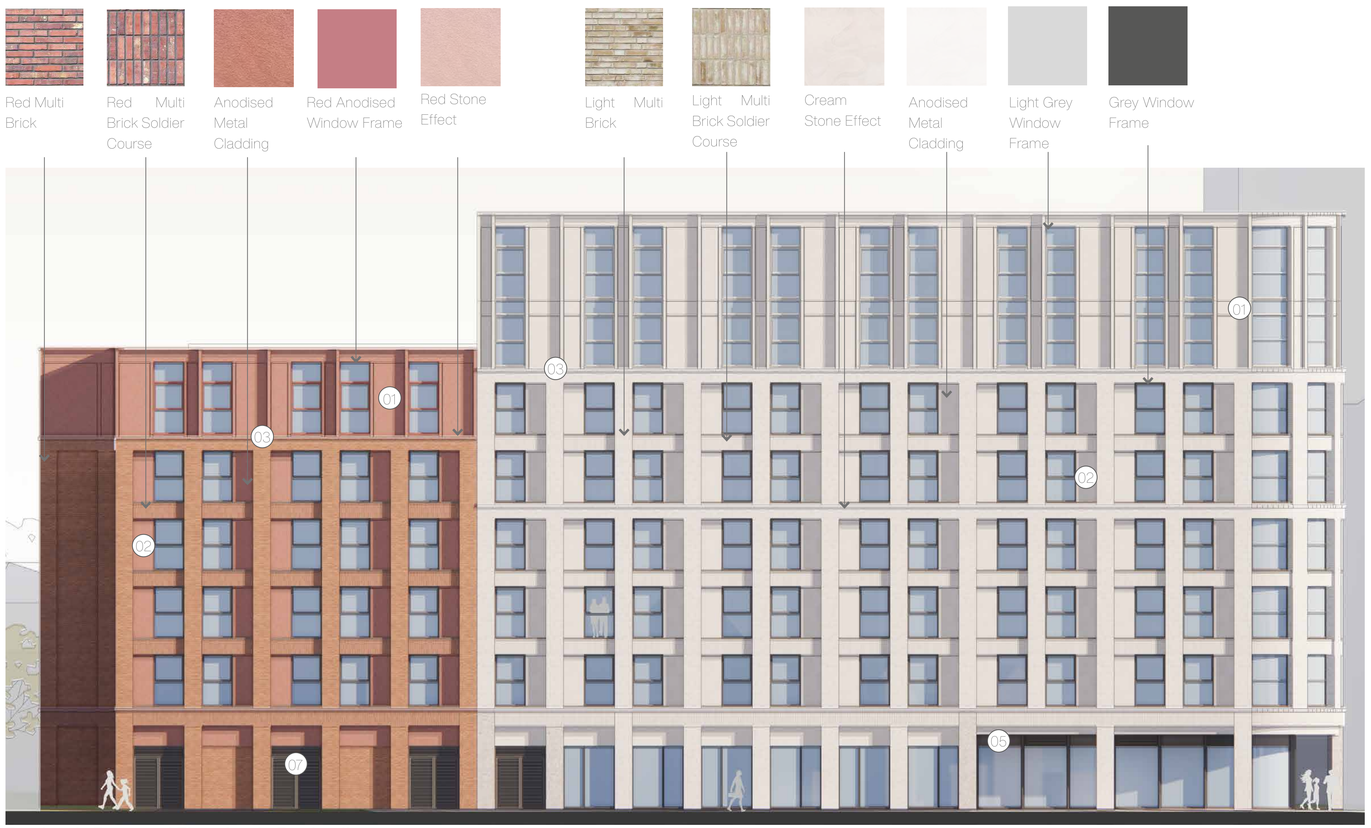
Initial Design Proposal Presented to MCC

A pre-application meeting with the local planning authority was held on 6th June 2023 and the design document was subsequently submitted to the planners on 12th June 2023. The initial design proposal was for a predominantly brick building with two upper levels of cladding to block a and one upper level of cladding to block b.

Formal feedback was subsequently issued by the local planning authority on 5th July 2023 which is listed in the adjacent table. The advice received for the scheme all relates to detailed design matters such as the materiality therefore the scale, massing, layout and appropriateness were viewed positively. Adjacent is a visual summary of the scheme presented to the council which has since been updated to respond to the advice provided by the Planning Officers.



Previously Proposed Bay Studies



Previously Proposed Elevation 1 - Dryden Street

Pre-Application Advice

Upper Level Materials
01 "This is a brick building and its scale doesn't lend itself to a change in material at the upper level."

Materials within Window Reveal
02 "There appears to be a fixed cladding panel within the window reveal. As discussed, I would much prefer a well detailed decorative masonry reveal that is more in line with the precedent images shown in the document;"

Horizontal Banding
03 "There appears to be a metal cladding band at several horizontal points in the building. These should be removed and replaced with brick work"

Ventilation
04 "It's not clear how the windows are ventilated? Is it through the window soffit?"

Ground Floor Window Head
05 "There is a solid metal panel in the ground floor window head. This either needs to be removed or perforated if it is to be used for ventilation"

Window Frames
06 "Any metal work on the building needs to be anodised including window frames which need to be slim profile with the opening elements flush with the main casement;"

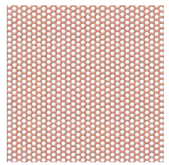
Ground Floor to Dryden Street
07 "The ground floor elevation as it returns onto Dryden Street needs to be improved if it simply contains standard louvres and doors. Decorative perforated panels need to be used."

Revised Material Key


Red Multi Brick Stretcher


Red Multi Brick Stacked

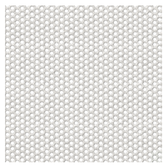

Stone Effect Cladding


Anodised Perforated Metal Panel


Buff Multi Brick Stretcher


Buff Multi Brick Stacked

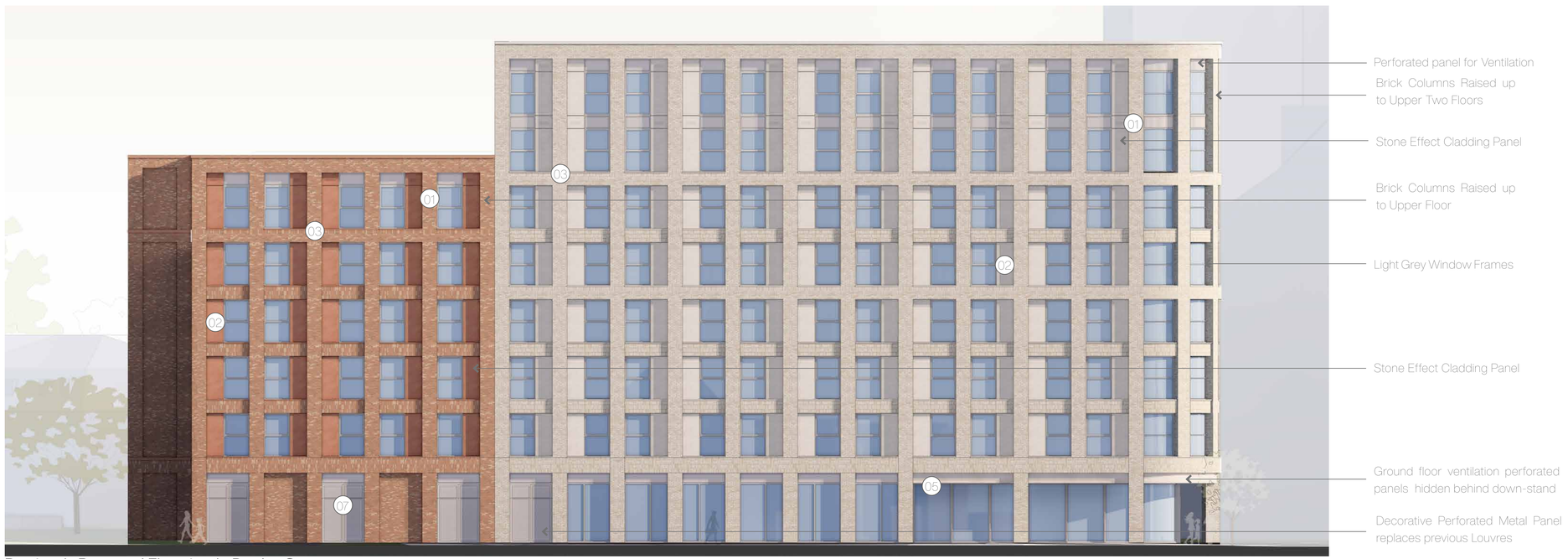

Stone Effect Cladding


Anodised Perforated Metal Panel


Anodised Metal Frame

High Quality Brickwork

High Quality Brickwork



Previously Proposed Elevation 1 - Dryden Street

	Design Response to Advice
01	**Upper Level Materials** The upper level cladding has been significantly reduced with the addition of brick column and headers.
02	**Materials within Window Reveal** A lighter panel such as stone effect cladding allows greater focus on the high quality brickwork proposed whilst maintaining an overall masonry look.
03	**Horizontal Banding** The anodised metal banding to the parapet has been retained with the banding on other levels switched to a stacked flush soldier course brick detail.
04	**Ventilation** The ventilation strategy is a sealed building with openable windows only for user comfort. There will be soffit ventilation on the typical floors with the ground and upper levels vented through discrete perforated panels.
05	**Ground Floor Window Head** The louvres on the ground floor window head along with the dark grey spandrel panels have been switched for light grey decorative perforated panels.
06	**Window Frames** The window frames will all be anodised and the 3d modelling has bee updated to better reflect the opening element being flush with the main casement.
07	**Ground Floor to Dryden Street** The organisation of the ground floor has been revised to include the perforated decorative panels in the same grey as the doors.

Negative Flemish Bond Brickwork Chosen

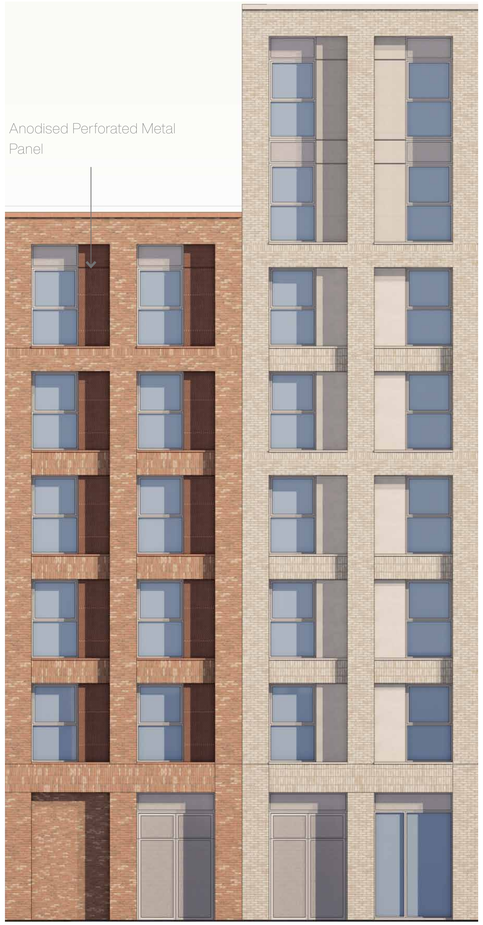
There have been additional discussions with the Planning Officers on the materiality of the window reveals. As such alternative options were provided including a negative Flemish brickwork detail, anodised perforated metal panel and stone effect cladding with the option of increasing the header to ventilate through the soffit.

The design has then been further updated to incorporate the negative Flemish bond brickwork detail to the window reveals, the removal of the perforated panels at the upper levels to include ventilation through the soffit. These changes can be seen in the next section of this statement.



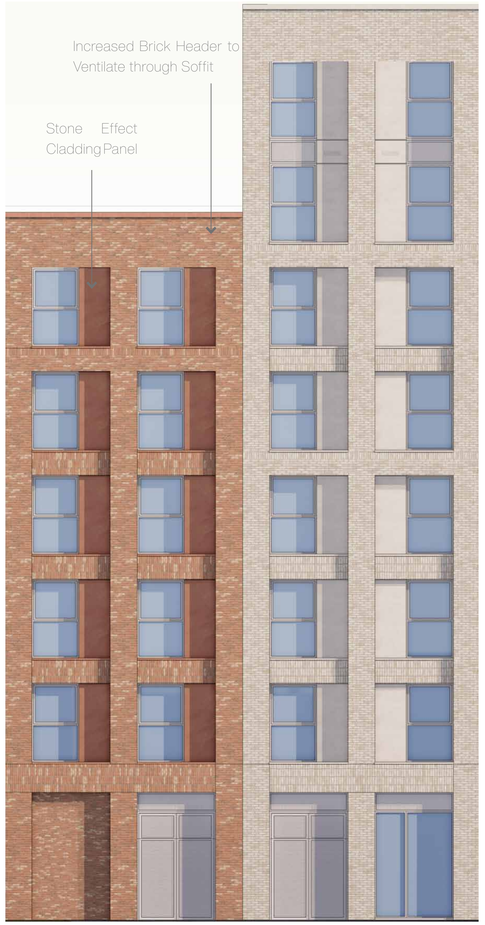
Alternative Option - Brick Detail Reveal

The negative Flemish bond brickwork is provides a detailed approach to the window reveals. This is a more detailed alternative to the previously proposed anodised metal cladding panel however draws attention away from the primary brick structure.



Alternative Option - Perforated Panel Reveal

The anodised perforated metal cladding panel to the reveals provides a more detailed option for the window reveals whilst maintaining the prominence of the main brick structure. This detail also allows for a neat approach to ventilation at the uppermost levels where soffit ventilation is not viable due to the brick parapet to the roof.



Alternative Option - Brick with Increased Header

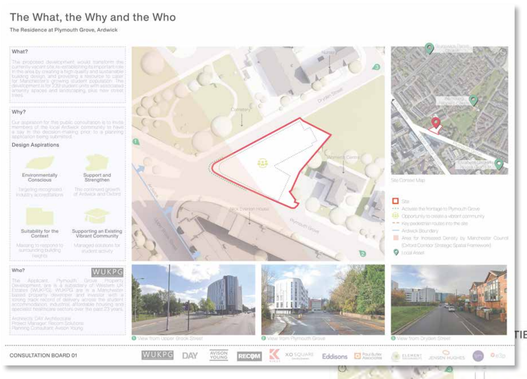
In order to provide soffit ventilation to the roof the uppermost spandrel has been removed and the brickwork lowered. The top height of the building is determined by having a sufficient parapet height for protection from falling. The increased brickwork makes the proportions appear top-heavy and was therefore discounted as part of the design process.

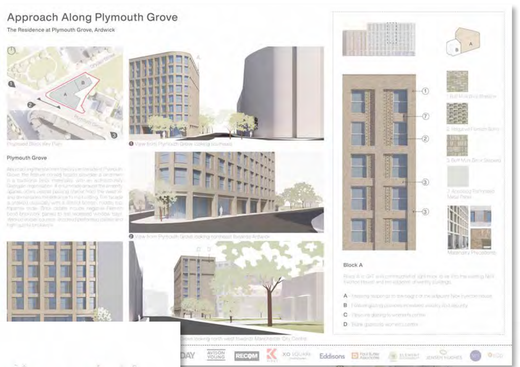
Public Consultation

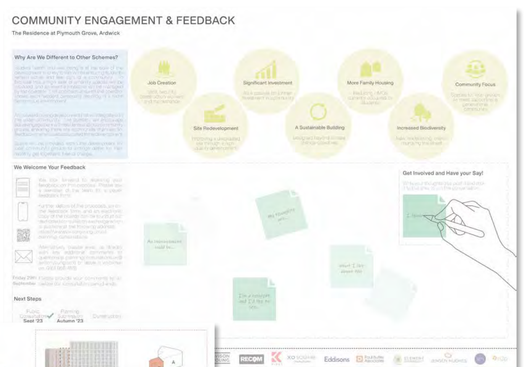
A public exhibition was held on Thursday 21st September 2023 at Elizabeth Gaskell House which is close to the site and is where local community groups meet. The planning consultants invited local councillors and residents to provide feedback on the development.

Feedback was collected via paper forms, emails, voice mail and a website by the planning consultants Avison Young. Local residents had been informed of the development by a letter drop and there was an article in Places North West which raised awareness of the event.

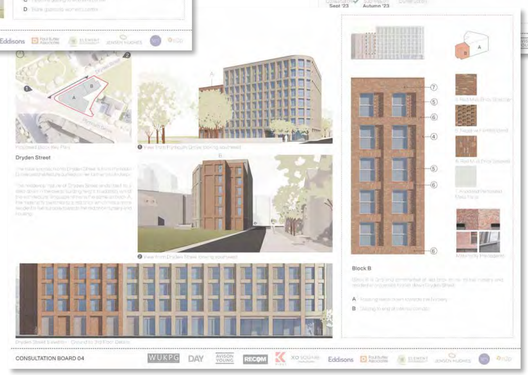
Residents were largely supportive or neutral about the development with some concerns raised over car parking which were addressed. Furthermore, the developer is prepared to engage further with the local community regarding their needs for the area.











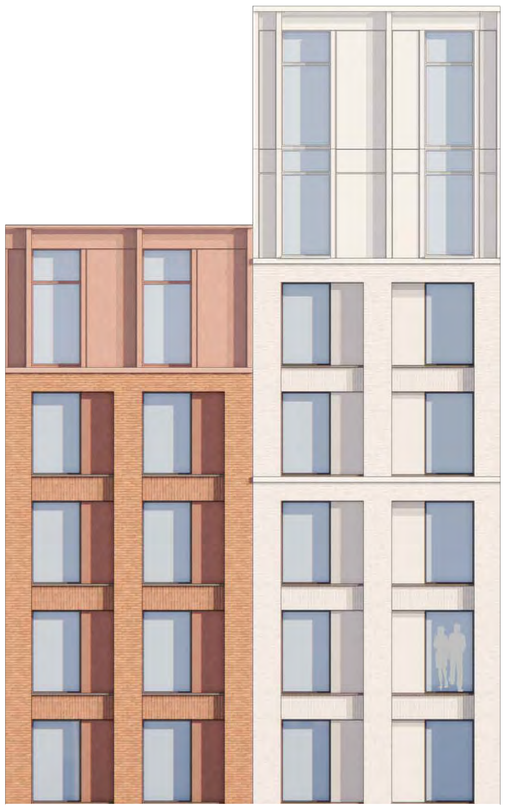


3.12 | Summary of Changes

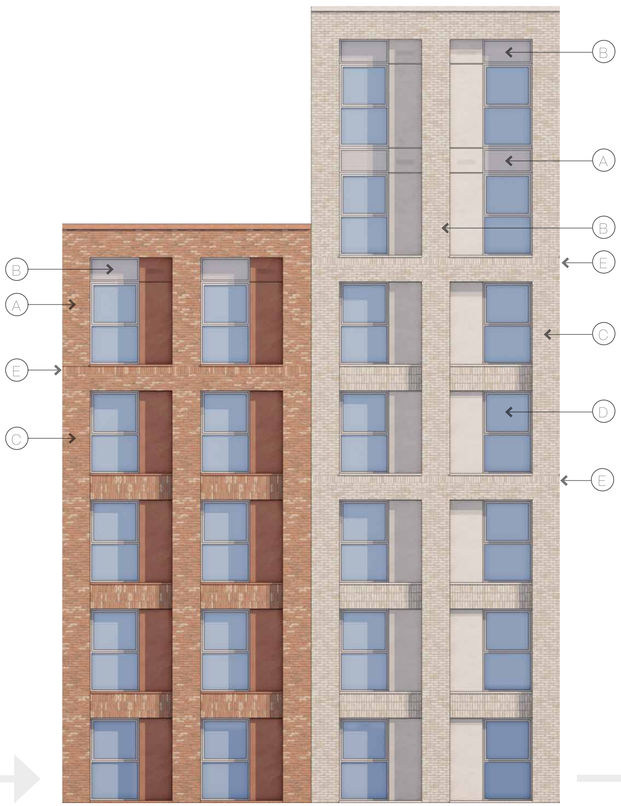
Design Development

DAY

Iteration 1 : Initial Design Presented During Pre-App



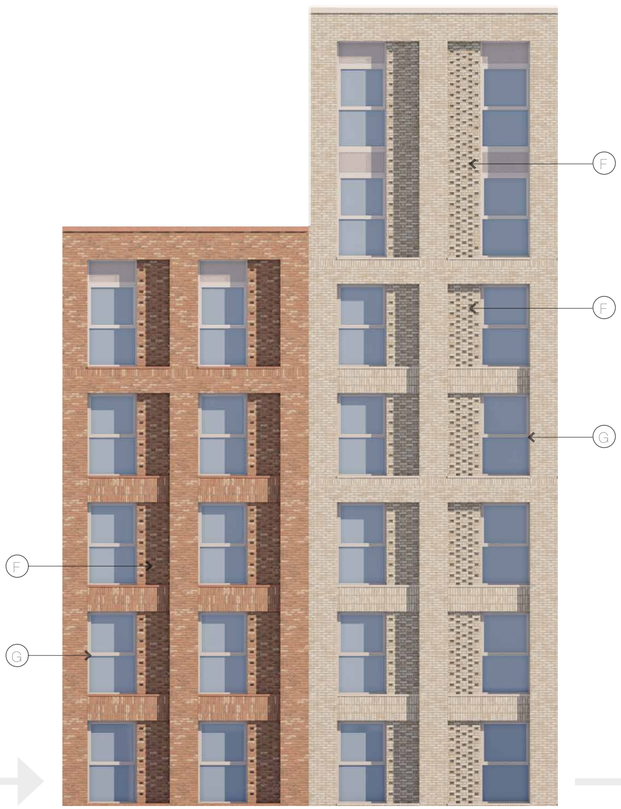
Iteration 2 : Design Revised Following LPA Pre-App Feedback



Summary of Changes

A - Brick columns continued to upper levels
B - Perforated metal panels to spandrels at upper levels
C - Brickwork colours updated
D - Opening section of window added for user comfort
E - Metal cladding banding removed at mid-levels

Iteration 3 : Design Further Revised



Summary of Changes

F - Negative Flemish bond brickwork recessed panel to windows
G - Window colours standardised

Iteration 4 : Current Design Proposal



Summary of Changes

H - Stacked soldier course detail removed from 3rd floor block A
I - Window width increase to allow soffit ventilation at all levels
J - Stacked soldier course brick detailing to parapet
K - Parapet height/ overall building height reduced

4.0

Design Proposal

Design Methodology

The Design Team understands that achieving superior architecture is driven by a requirement to question and critique the emerging proposal in order to develop a building which has a refined plan with a quality external aesthetic. Considering this point, the Design Team are influenced by the local character of Ardwick and prominence of an ordered Georgian architectural style. This is mostly expressed through the following facade methodologies and proposals in line with the Façades Design Criteria summarised below.

1. Composition
How are the component parts of the design positioned and sized to form a coherent whole?

2. Proportions
How do the components within the façade relate to each other and to the buildings in the setting and context?

3. Geometry
How do the form and size of all of the façades and each of their parts relate to each other and to the shape of the setting and context?

4. Mass treatment
How do the façade components contribute to defining the massing of the building and how are these treated to relate to the setting and context?

5. Palette & textures
How does the proposal relate to the range of colours within the existing setting and context and how might these appear at different times of the day and with the changing seasons? Further, how does the proposal relate to the range of porosities and patterns (geometrical or not) which can be found within the existing setting and context?

6. Details
How has the proposal addressed and managed detail, their quality and appropriateness, and how do these relate to the setting and context?



4.2 | Proposed Site Plan

Design Proposal

DAY

Site Plan

The layout of the ground floor level has been designed to accommodate a range of spaces which are best suited to serve the students and activate the surrounding streetscapes.

Active frontages have been introduced to Dryden Street and to Plymouth Grove where the student amenity space will be situated at ground floor level, activating the pavements and providing connectivity along the street scape. There is a proposed on street layby outside the servicing areas to Dryden Street, the layout and location are TBC with the Transport Consultant.

The internal courtyard space provides opportunities for the students to spill out and enjoy the considered landscaping strategy, bicycle storage and service provisions.

The upper floor layouts have been designed to carefully interface with the existing and future context. Key to this aspect of the design is the acknowledgement of scale along Plymouth Grove.

To achieve this, the internal layouts have been carefully located to balance an efficient use of the site against the context within which it sits with the proposed massing stepping back at key moments to express a series of two blocks.

Internally a mix of standard and premium studios will provide a variety of living spaces for future students.



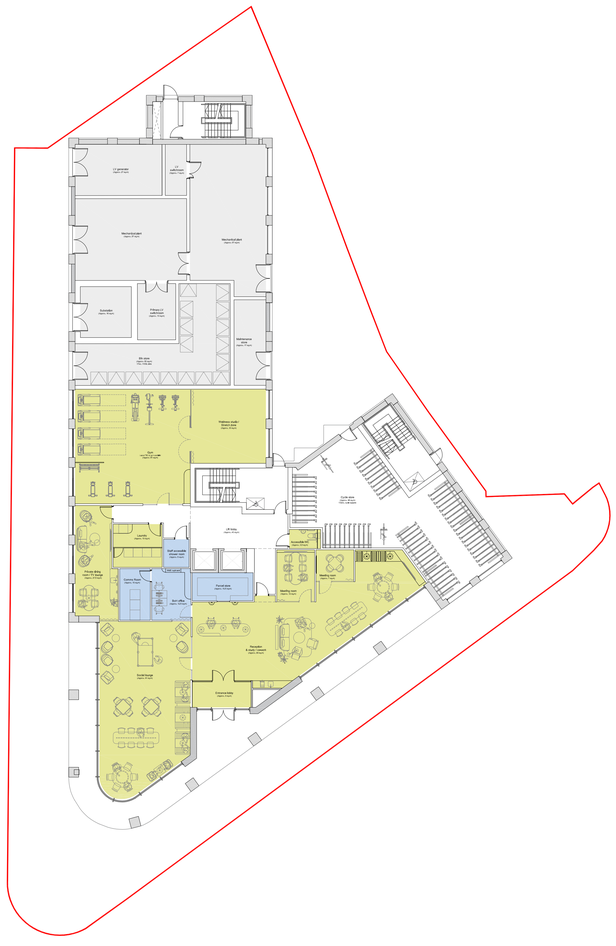
Use & Amount

Level	Studio		Premium Studio				
	Units	Occupancy	Units	Occupancy	Units/ Level	Occupancy/ Level	GIFA/ Level (m²)
0	0	0	0	0	0	0	933
1	33	33	4	8	37	41	1049
2	33	33	4	8	37	41	1049
3	33	33	4	8	37	41	1049
4	33	33	4	8	37	41	1049
5	33	33	4	8	37	41	1049
6	25	25	2	4	27	29	796
7	25	25	2	4	27	29	796
Total	**215**	**215**	**24**	**48**	**239**	**263**	
U:O Ratio	1:1		1:2				
Total Units	**215**		**24**		**239**		
Total GIFA							8819
Mix %	90%		10%		100%		

The standard studios range in size from 19.3m² to 20.9m² and are designed for single occupancy. The premium studios range from 24.6m² to 33.7m² and are designed for dual occupancy. The larger sizes of the premium studios can be easily modified or adapted to meet specific accessibility requirements.

	Room Area (m²)	Quantity
Studios	18.7	7
	19.3	183
	19.7	4
	20.5	7
	20.6	7
	20.9	7
Premium Studios	24.6	10
	29.5	7
	33.7	7
Total		239

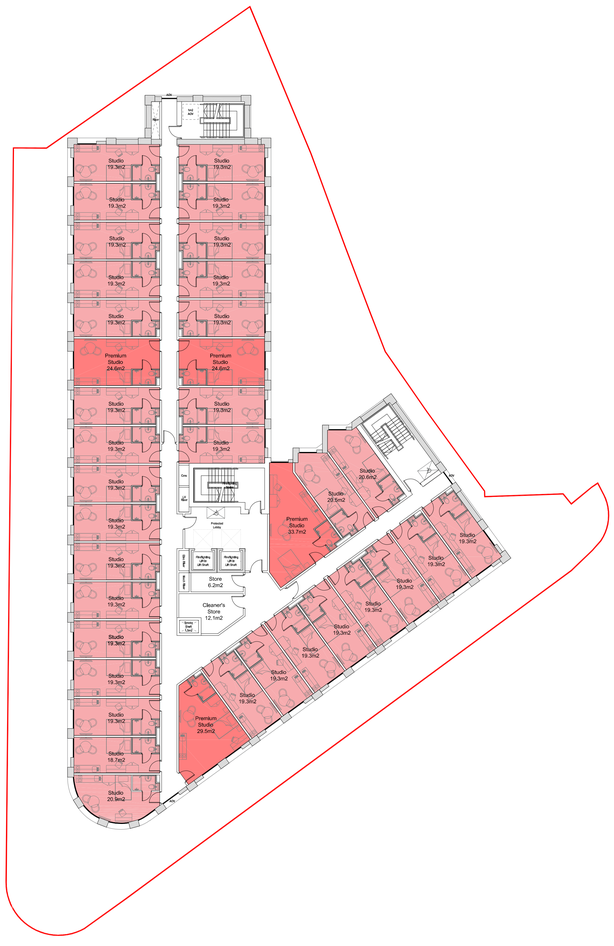
- Residents Amenity Space
- Staff/ BoH Space
- Standard Studio (19.3 - 20.9m²)
- Premium Studio (24.6 - 33.7m²)
- Plant & Services



Proposed Ground Floor Plan



Proposed 1st - 4th Floor Plan



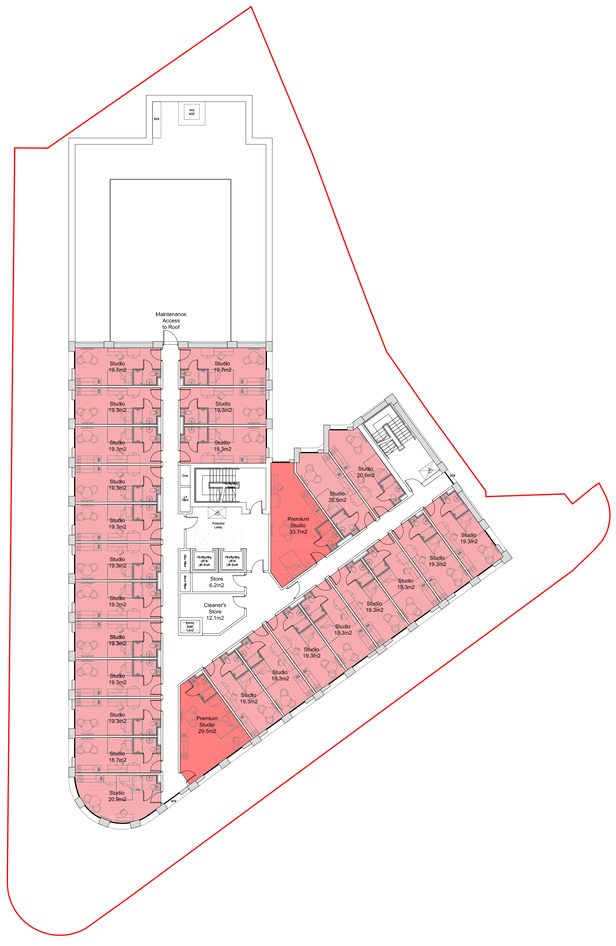
Proposed 5th Floor Plan

Use & Amount

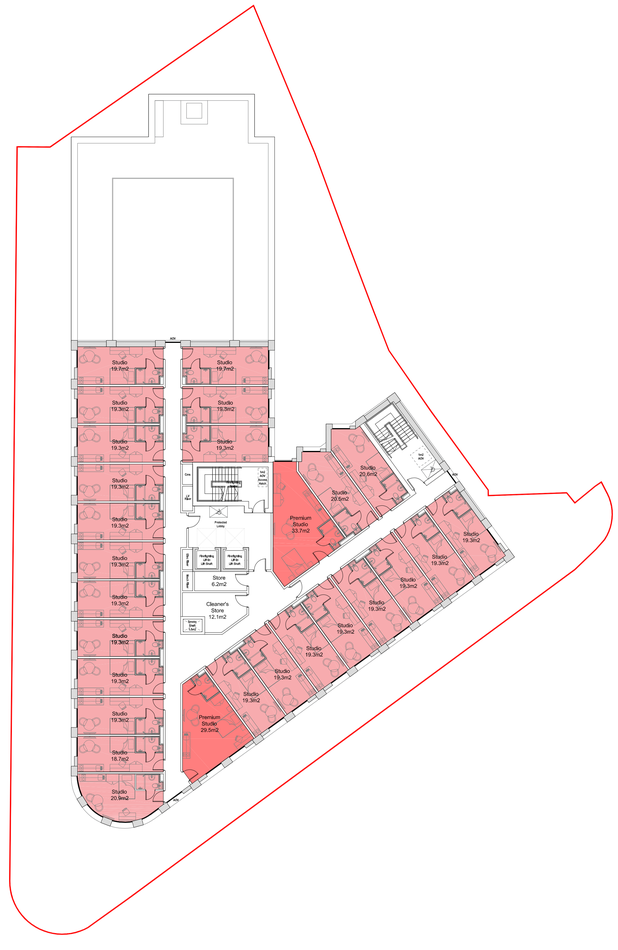
Level	Studio		Premium Studio				
	Units	Occupancy	Units	Occupancy	Units/ Level	Occupancy/ Level	GIFA/ Level (m²)
0	0	0	0	0	0	0	933
1	33	33	4	8	37	41	1049
2	33	33	4	8	37	41	1049
3	33	33	4	8	37	41	1049
4	33	33	4	8	37	41	1049
5	33	33	4	8	37	41	1049
6	25	25	2	4	27	29	796
7	25	25	2	4	27	29	796
Total	**215**	**215**	**24**	**48**	**239**	**263**	
U:O Ratio	1:1		1:2				
Total Units	**215**		**24**		**239**		
Total GIFA							8819
Mix %	90%		10%		100%		

	Room Area (m²)	Quantity
Studios	18.7	7
	19.3	183
	19.7	4
	20.5	7
	20.6	7
	20.9	7
Premium Studios	24.6	10
	29.5	7
	33.7	7
Total		239

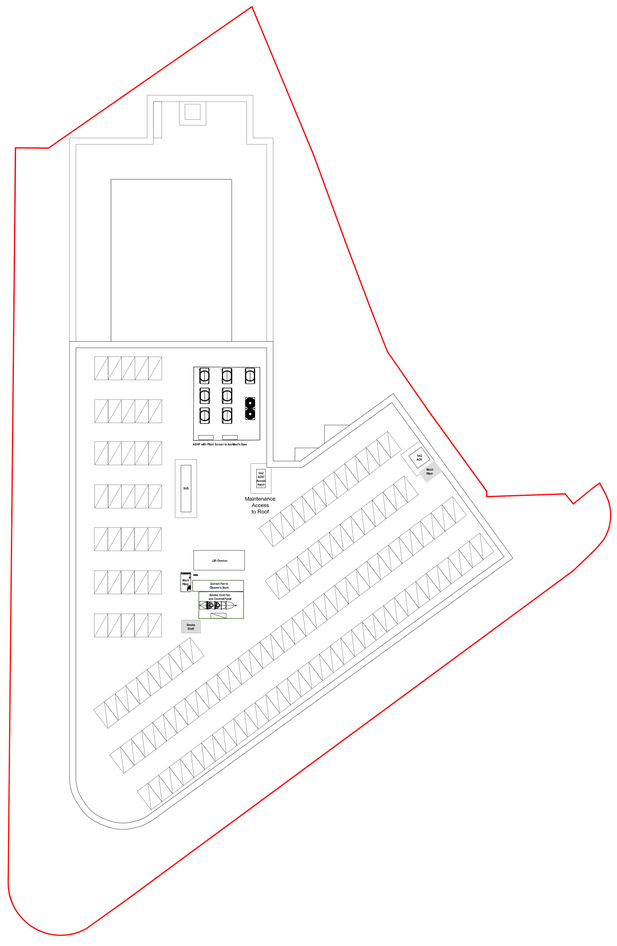
- Residents Amenity Space
- Staff/ BoH Space
- Standard Studio (19.3 - 20.9m²)
- Premium Studio (24.6 - 33.7m²)
- Plant & Services



Proposed 6th Floor Plan



Proposed 7th Floor Plan

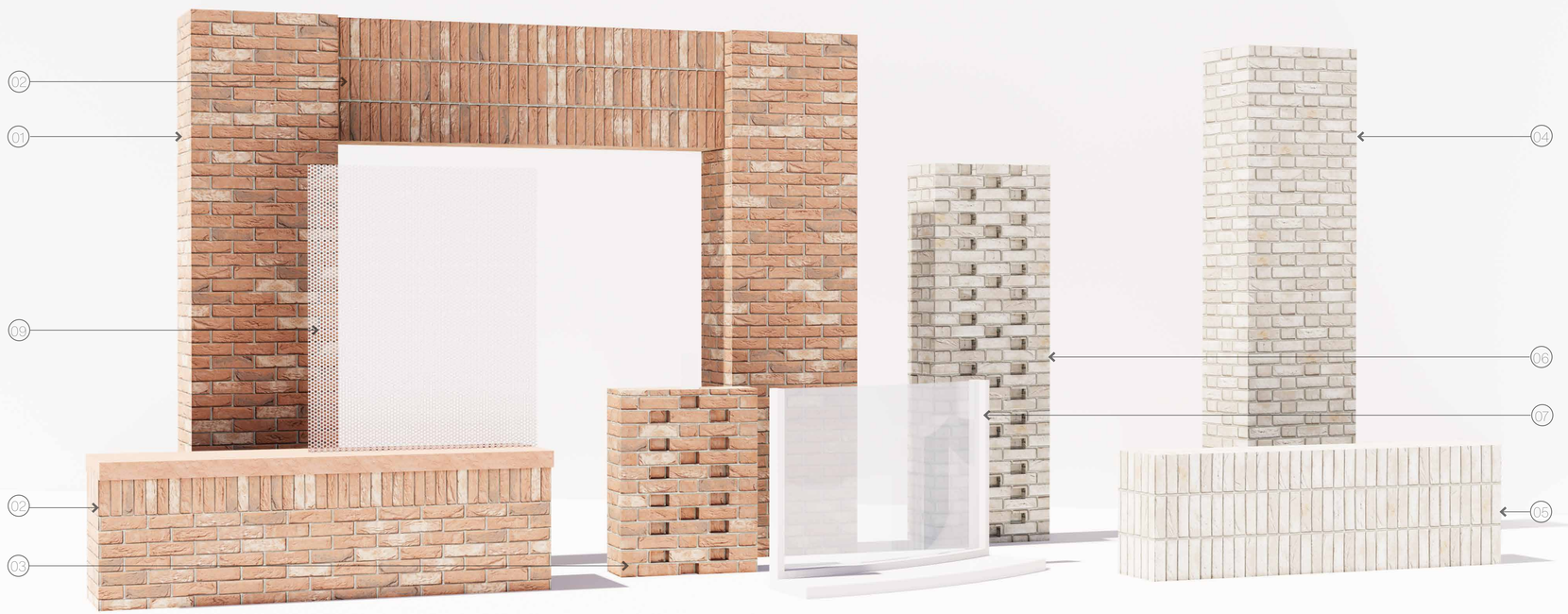


Proposed Roof Plan

Material Palette

The material palette has been chosen to sensitively respond to the immediate vernacular and within the wider setting of Manchester. Light multi brickwork directly responds to the more modern additions along Upper Brook Street, e.g. Nick Everton House, with a more traditional material choice. The red multi brick further along Dryden Street responds more sensitively to the existing town houses.

A negative Flemish bond brickwork panel will then sit within the window recess to create a relief from the primary columns.



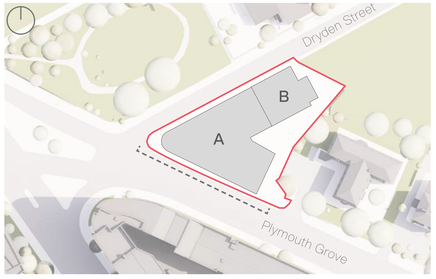
Material Key

- 01. Red Multi Brick Stretcher
- 02. Red Multi Brick Stacked
- 03. Red Negative Flemish Brickwork
- 04. Buff Multi Brick Stretcher
- 05. Buff Multi Stacked
- 06. Buff Negative Flemish Brickwork
- 07. Anodised Metal Frame and Sill RAL 7047
- 08. Anodised Red Metal Sill
- 09. Anodised Perforated Metal Panel

4.6 | Proposed Context Elevations

Design Proposal

DAY



Proposed Block Key Plan

Material Key

01. Red Multi Brick Stretcher

02. Red Multi Brick Stacked

03. Red Negative Flemish Brickwork

04. Buff Multi Brick Stretcher

05. Buff Multi Stacked

06. Buff Negative Flemish Brickwork

07. Anodised Metal Frame and Sill
RAL 7047

08. Anodised Red Metal Sill

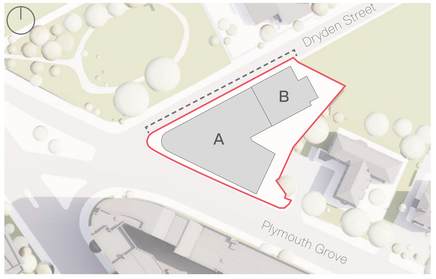
09. Anodised Perforated Metal Panel



4.7 | Proposed Context Elevations

Design Proposal

DAY



Proposed Block Key Plan

Material Key

01. Red Multi Brick Stretcher

02. Red Multi Brick Stacked

03. Red Negative Flemish Brickwork

04. Buff Multi Brick Stretcher

05. Buff Multi Stacked

06. Buff Negative Flemish Brickwork

07. Anodised Metal Frame and Sill
RAL 7047

08. Anodised Red Metal Sill

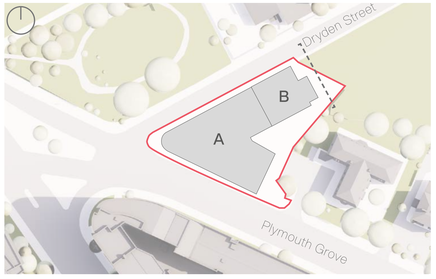
09. Anodised Perforated Metal Panel



4.8 | Proposed Context Elevations

Design Proposal

DAY



Proposed Block Key Plan

Material Key

01. Red Multi Brick Stretcher

02. Red Multi Brick Stacked

03. Red Negative Flemish Brickwork

04. Buff Multi Brick Stretcher

05. Buff Multi Stacked

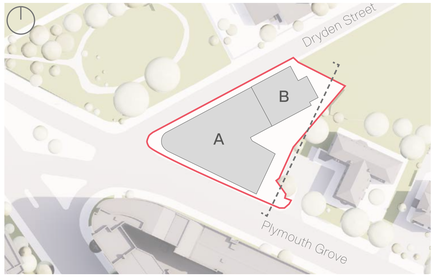
06. Buff Negative Flemish Brickwork

07. Anodised Metal Frame and Sill
RAL 7047

08. Anodised Red Metal Sill

09. Anodised Perforated Metal Panel





Proposed Block Key Plan

Material Key

01. Red Multi Brick Stretcher

02. Red Multi Brick Stacked

03. Red Negative Flemish Brickwork

04. Buff Multi Brick Stretcher

05. Buff Multi Stacked

06. Buff Negative Flemish Brickwork

07. Anodised Metal Frame and Sill
RAL 7047

08. Anodised Red Metal Sill

09. Anodised Perforated Metal Panel



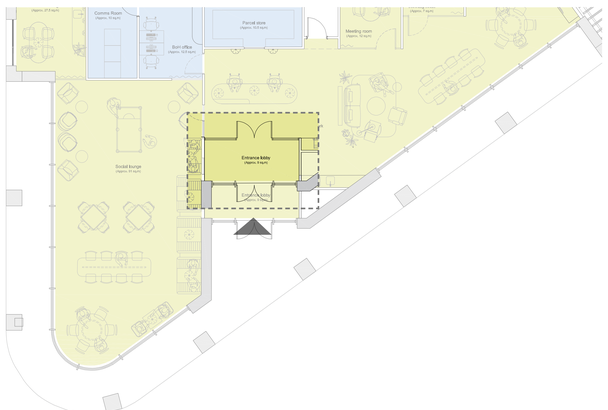
4.10 | Proposed Entrance Detail

Design Proposal

DAY

Plymouth Grove Entrance

The entrance is located on Plymouth Grove as this is the busier elevation. The entrance is chamfered to provide a small relief area before walking through the covered walkway. Way-finding signage will be provided on the chamfered wall to the left of the entrance. To further aid with way-finding, the anodised metal headers to the ground floor covered walkway will be backlit.







Plymouth Grove Elevation

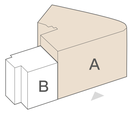
4.11 | Bay Studies - Block A - Active Frontage

Design Proposal

DAY

Bay Study - Active Frontage

The ground floor to floor has been increased at this level to provide presence along the street scape at a human level. The ground floor boasts large areas of glazing, activating the street ad providing opportunities for direct interaction between the inside functions and outside street scape.











DAY Architectural

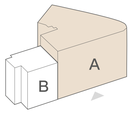
4.12 | Bay Studies - Block A - Typical Floor

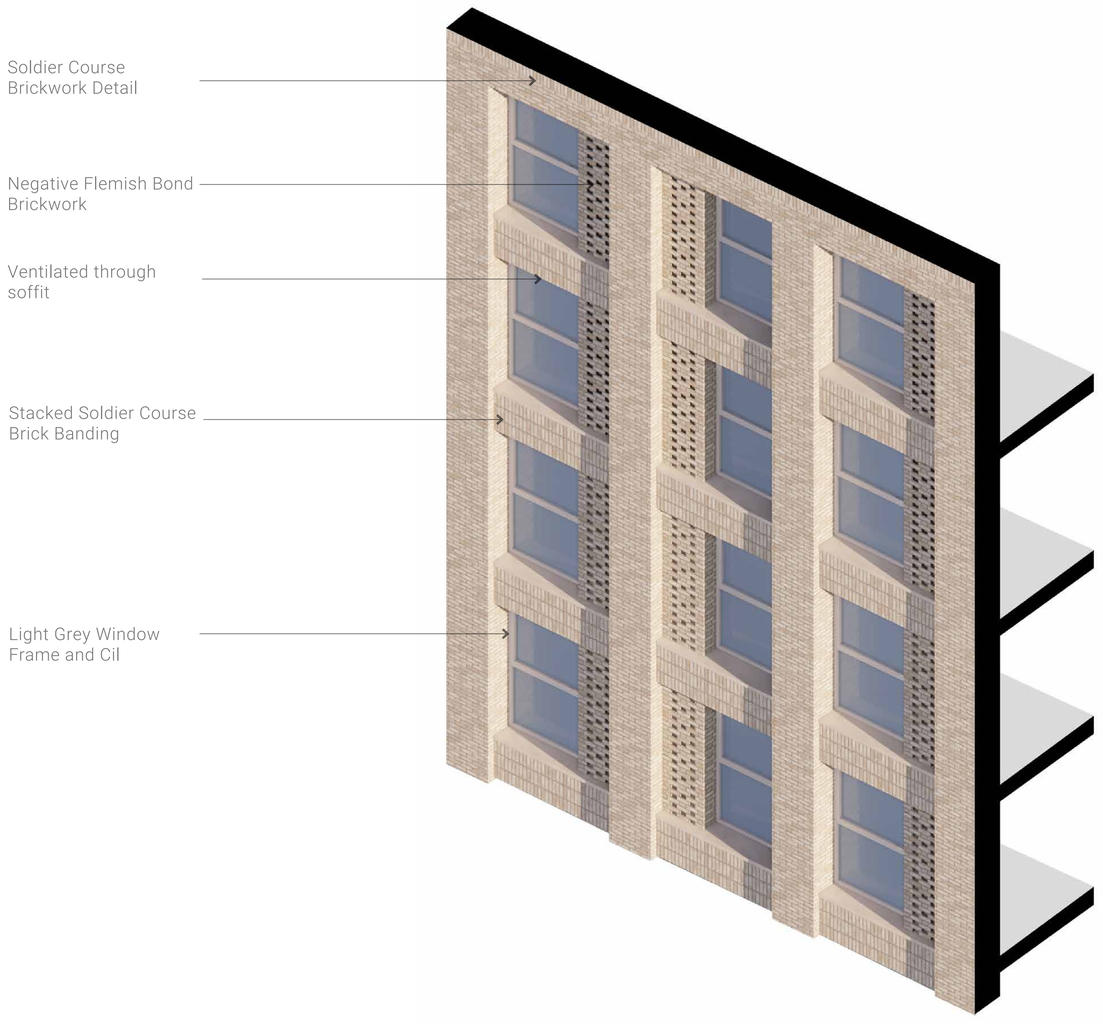
Design Proposal

DAY

Bay Study - Typical Floor

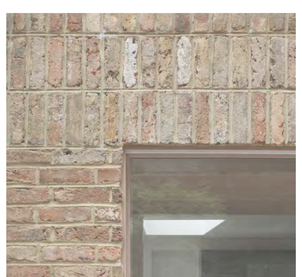
The middle section of the tripartite order reflects the historic precedents of the Georgian Architecture with ordered grid articulation. Detailing further breaks up the facade though the use of recessed stacked soldier coursing, double/triple bays, and soldier course brickwork banding.









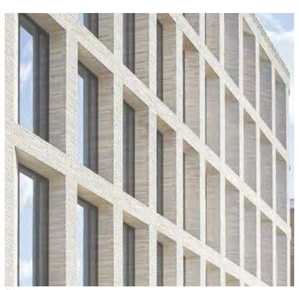


DAY Architectural

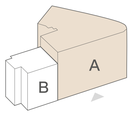
Bay Study - Upper Floors

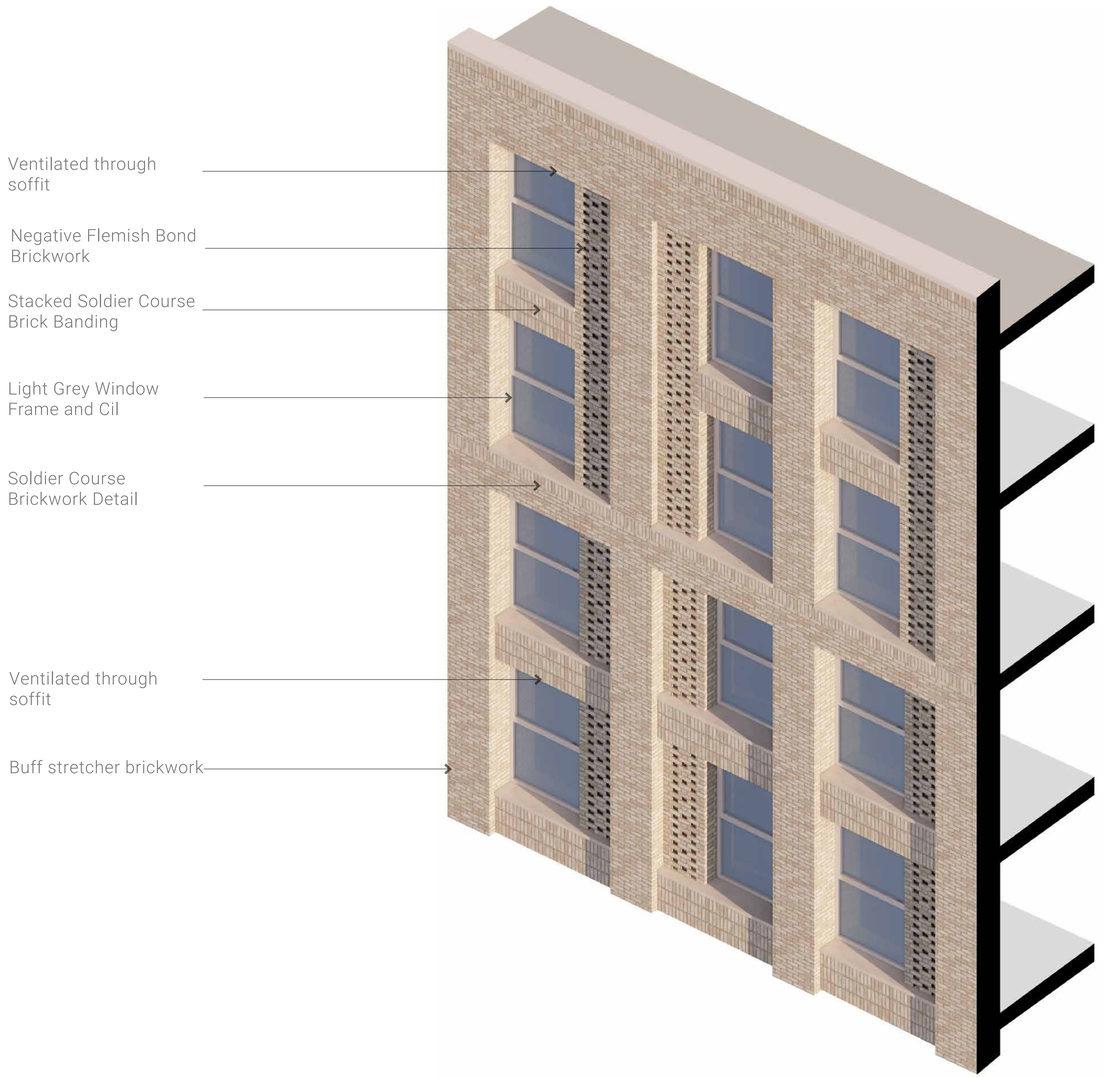
The uppermost floors of the building are proposed to have a continuation of the brick columns with the negative Flemish bond brickwork panels allowed to break the stacked soldier course detailing prevalent on the typical floors. This helps to visually reduce the appearance of the massing and allows the top storeys to be distinguishable within the tripartite order.





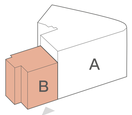


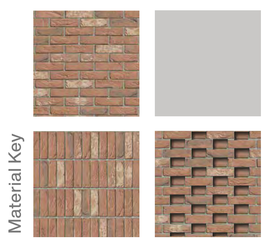


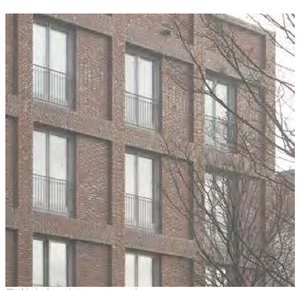


Bay Study - Block B

Servicing to the ground floor level is located in Block B and uses decorative perforated metal panels in front of the ventilation to the plant areas. The light grey frames provide continuity throughout the scheme.









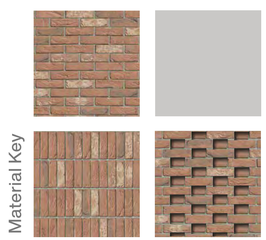


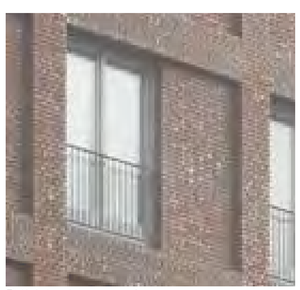
4.15 | Bay Studies - Block B - Typical Floor

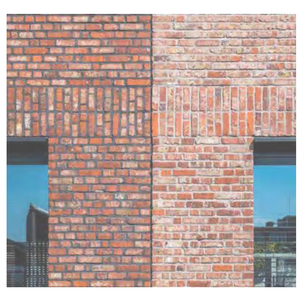
Design Proposal

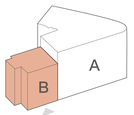
Bay Study - Typical Floor

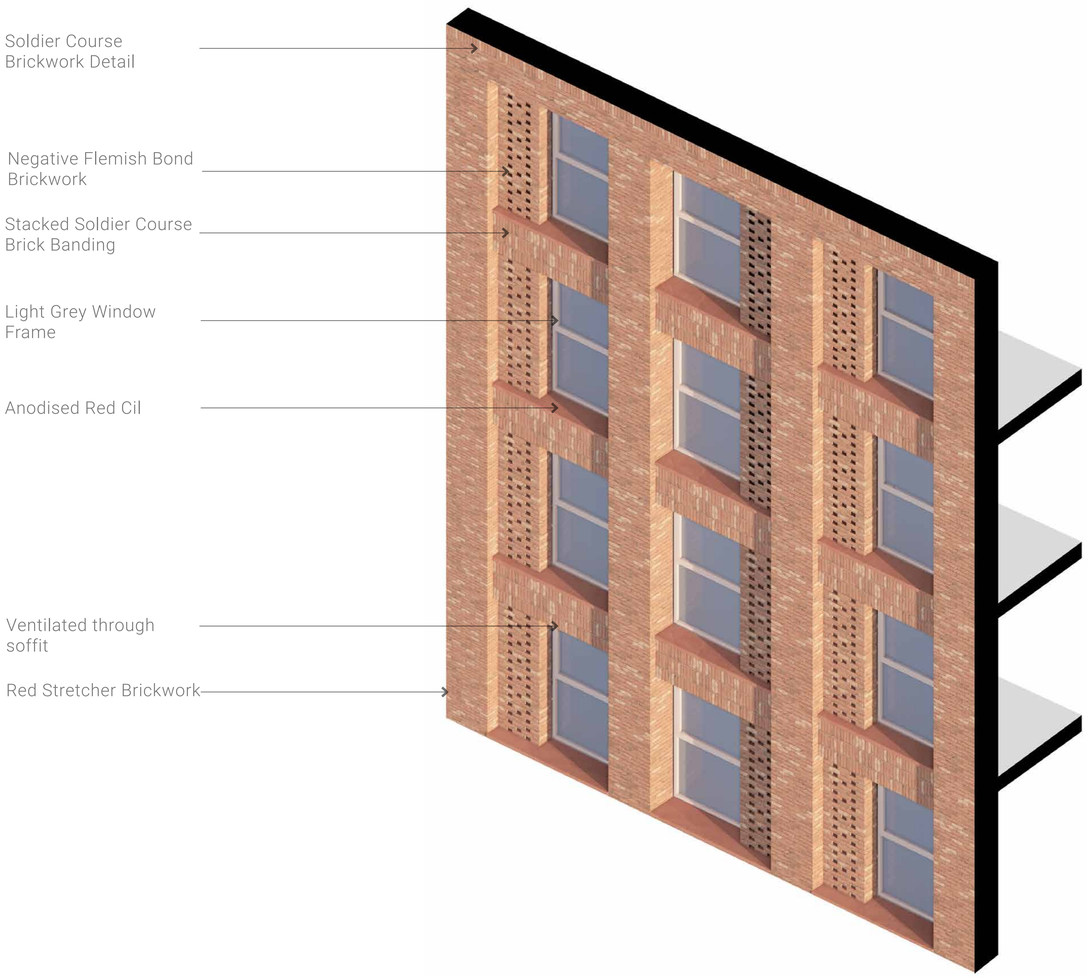
Block B follows the same key design principles as Block A, however the tone of the materiality changes as the building steps down along Dryden Street and towards the red brick residential town houses at the end of the street. This directly responds to the surrounding materiality and creates a homogeneous street scape.











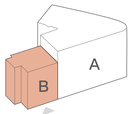
4.16 | Bay Studies - Block B - Upper Floor

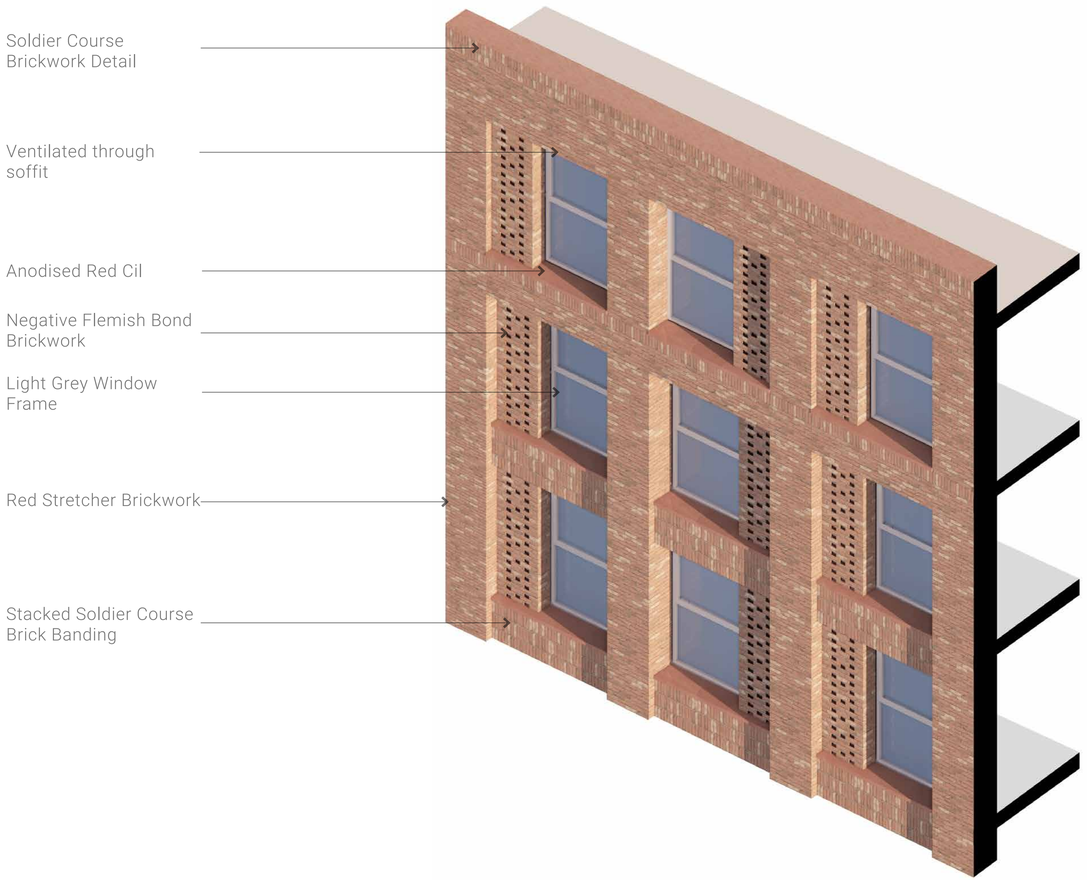
Design Proposal

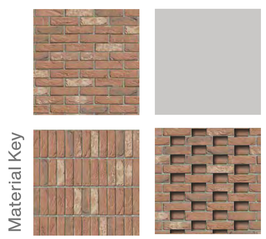
DAY

Bay Study - Upper Floor

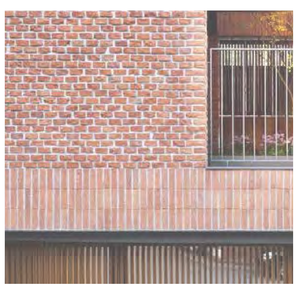
The top section of Block B follows the same design principles as the top section of Block A with the continuation of the brick columns and negative Flemish bond brickwork panels to the window recesses.





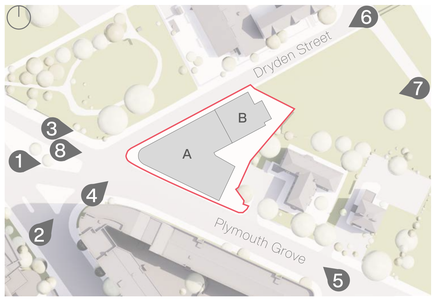






4.17 | Serial Visions

From Upper Brook Street Looking East to the Site



Proposed Block Key Plan

Approaching the building from Plymouth Grove, highlights the curved brick facade to block A. The ground floor to block A is fully glazed to act as an active frontage to the student amenity spaces.



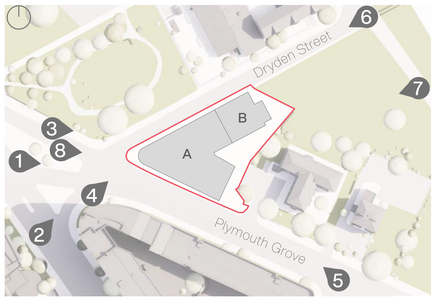
Existing View 1



Proposed View 1

4.18 | Serial Visions

From Upper Brook Street Looking North East to the Site



Proposed Block Key Plan

Looking north east at the building from Upper Brook Street, the curved corner provides a landmark at the intersection. The negative Flemish bond brickwork panels to the window reveals along with stacked soldier course rows add depth to the facade.



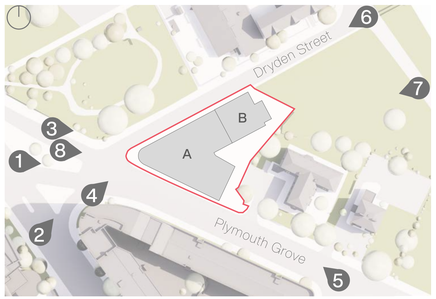
Existing View 2



Proposed View 2

4.19 | Serial Visions

From Plymouth Grove Looking South East to the Site



Proposed Block Key Plan

Walking from the city centre along Plymouth Grove, the step down in the building height indicates a more residential context to the north. A covered walkway provides interaction between the development and the street scape.



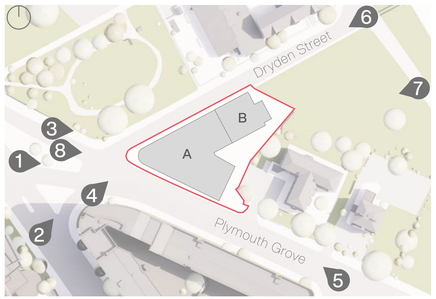
Existing View 3



Proposed View 3

4.20 | Serial Visions

From Plymouth Grove Looking North East to the Site



Proposed Block Key Plan

The entrance detail at ground floor is made apparent by a splayed brick wall. The anodised metal header will be perforated and backlit to provide way-finding with the entrance clearly marked with signage.



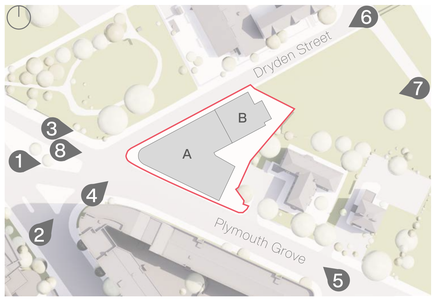
Existing View 4



Proposed View 4

4.21 | Serial Visions

From Plymouth Grove Looking North West to the Site



Proposed Block Key Plan

Approaching the building from the south east on Plymouth Grove the gable has been detailed with negative Flemish bond brickwork panels and recessed panels.



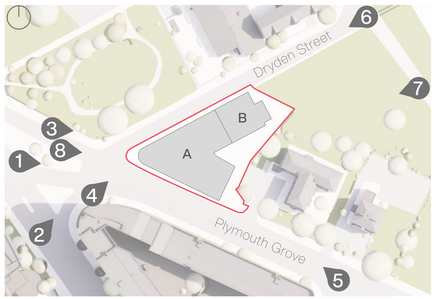
Existing View 5



Proposed View 5

4.22 | Serial Visions

From Dryden Street Looking South West to the Site



Proposed Block Key Plan

Similar to the gable on Plymouth Grove, the gable to Dryden Street has been detailed sensitively to respect the residents further down Dryden Street.



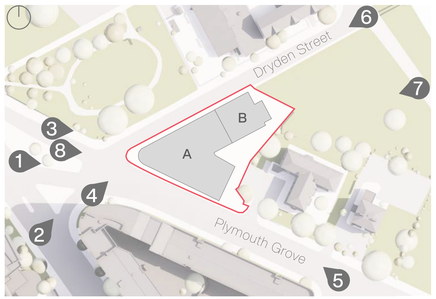
Existing View 6



Proposed View 6

4.24 | Serial Visions

From the Park Along Dryden Street



Proposed Block Key Plan

The view of the building from the park highlights the detailed gables along with the sensitive additions to landscaping around the perimeter of the site.



Existing View 7

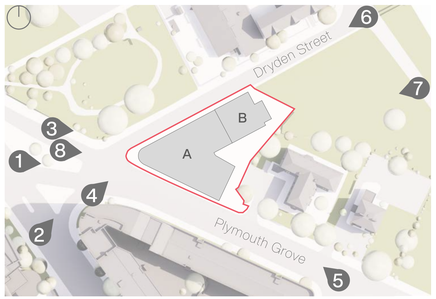


Proposed View 7

4.23 | CGI

Looking Down Plymouth Grove

DAY



Proposed Block Key Plan



Existing View 8



Proposed View 8

5.0

Interior Look & Feel

5.1 | Ground floor - internal amenity

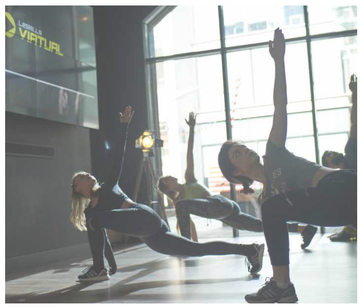
Design philosophy

Building a community

The overarching desired outcome of the design is to create a 'home from home' environment that encourages interaction between students, improves physical and mental well-being and ultimately, has a lasting and meaningful impact on the user.

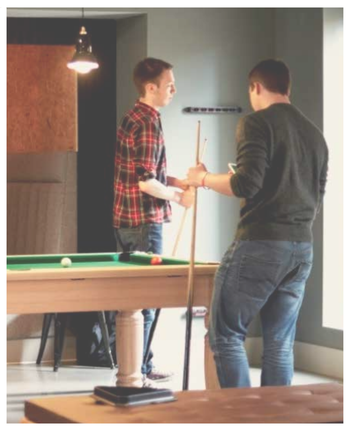
As the development consists solely of studio apartments, the ground floor and external amenity spaces become very important in building friendships and bringing people together. Designing shared, flexible spaces that can adapt to the changing needs of the user allows us to provide students with places to work independently but also to collaborate and socialise with their peers.

Our aim is to design an amenity space which encourages this social cohesion and allows a sense of community to develop within the scheme.















5.2 | Ground floor - internal amenity

Narrative

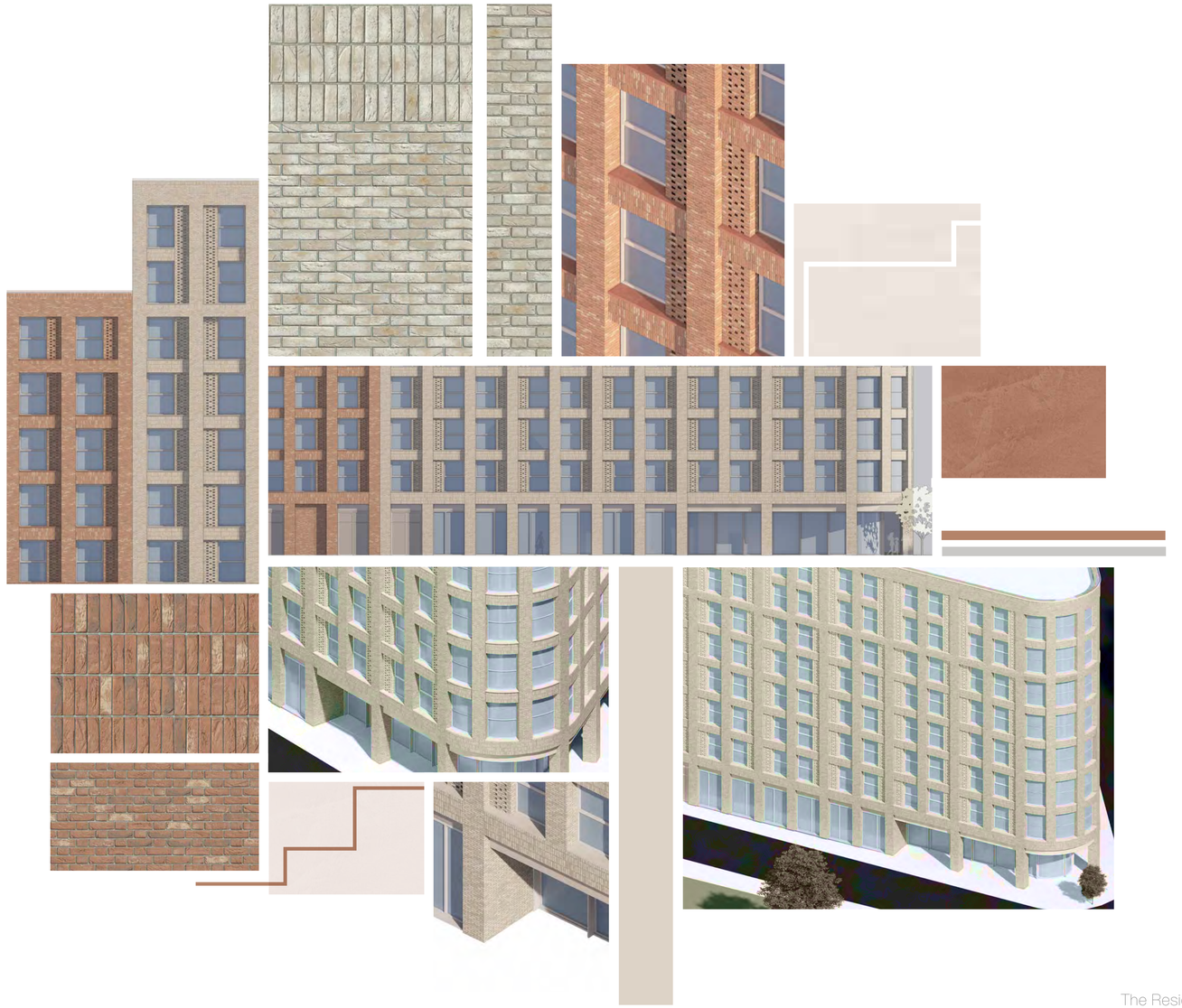
Inspiration

Our aim is to create a dynamic and inviting interior space that activates the street frontages along Plymouth Grove and Dryden Street.

The proposal for the ground floor amenity design is inspired by the material palette and approach to massing that has informed the architecture of the building.

By bringing key elements from the architecture within, we aim to create a scheme that feels united as a whole and is cohesive with the external proposal:

- Soft, neutral material palette
- Natural, raw materials and varied textures
- Dynamic curve that forms the footprint of the building
- Geometric cut-out which is used to express the main entrance and is echoed throughout the spatial planning of the amenity space
- Tripartite division form to the external facade
- Grid-like articulation to the facade



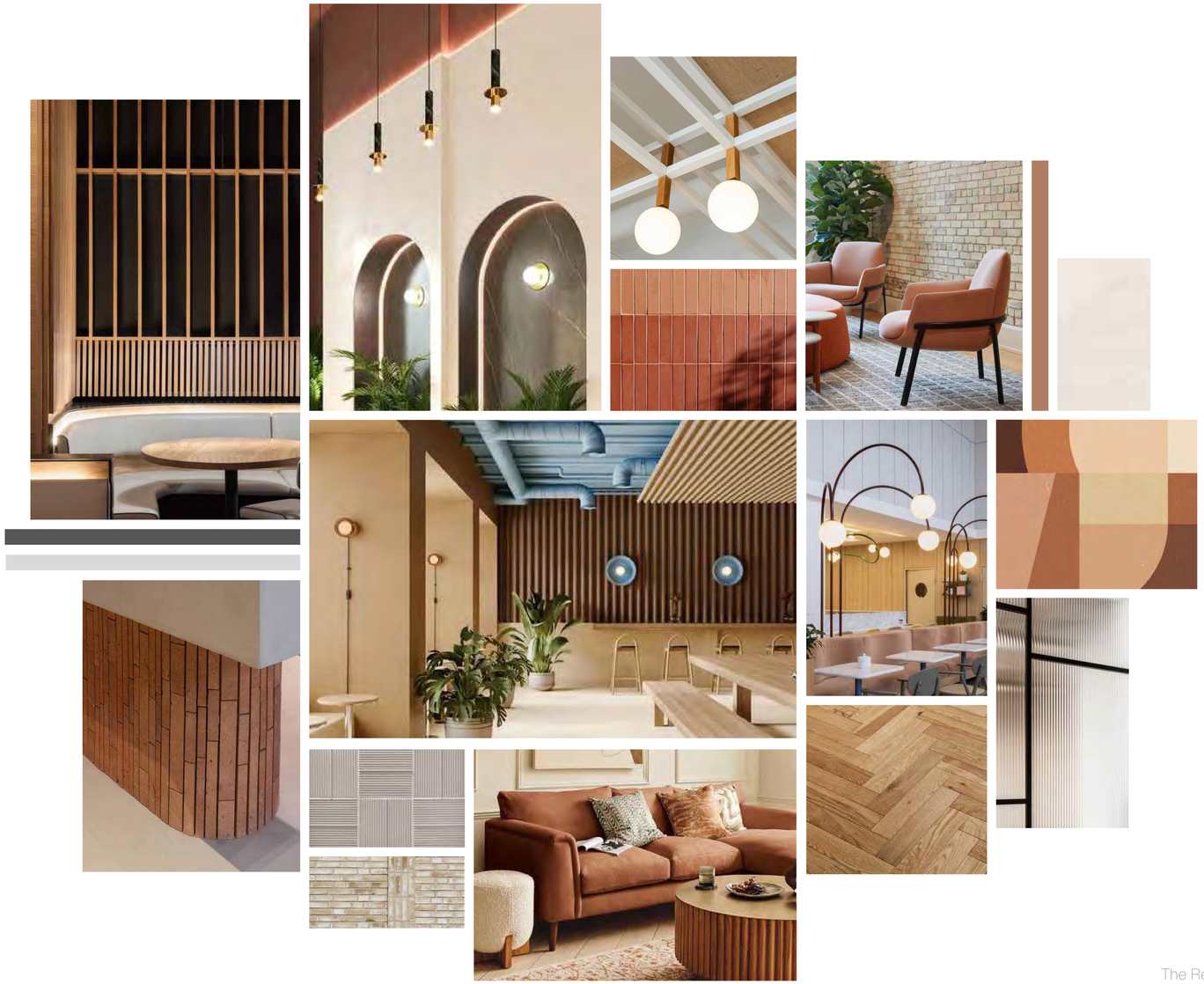
5.3 | Ground floor - internal amenity

Overall look & feel

Design strategy

A timeless and sophisticated material and colour palette draws from the materiality of the proposed architecture to create a playful environment that is light, homely and welcoming:

- Soft, subtle and fresh colour palette
- Natural materials and textural finishes
- Warmth is introduced through timber panelling and soft furnishings
- Textured wallpapers, tiles and brickwork reflect the external material palette
- Feature curves are evocative of the building's footprint
- Sprayed exposed services maximise generous ceiling heights
- Linear detailing within timber and acoustic panels
- Grid-like structures create feature areas within the ceiling
- Herringbone-effect flooring echoes the staggered cut-outs to the building's footprint



6.0

Landscape Strategy

6.1 | Landscape Strategy
The Site

The Site

- Open parcel of land that has previously been cleared
- Small existing remnant level change evident from a past structure along Plymouth Grove
- Self set buddleia, willow and alder along Plymouth Grove
- Off-site trees along the south eastern boundary (Cherry, Birch, Alder)
- Development site is a corner plot on Plymouth Grove and Dryden Street
- The cemetery to the north has a green open character
- Public open space provision to the north east; open lawns and mature trees
- To the south east an adjacent large building, with surface level car parking and amenity landscape
- To the south west a large linear student residential block
- Existing relic brick wall and vertical bar railings along Dryden Street (forming vertical edge to the back of the footway)
- Existing On-street parking to the north of Dryden Street (pay and display)

Landscape Opportunities

The corner plot location in close proximity to the main junction at Plymouth Grove and the A34 creates a focal end to the development. The existing street scene in this location heading south down Plymouth Grove has a green verdant character where the introduction of a corner feature tree could enhance the street scape.

Retention of the existing perimeter (off- site) vegetation will help create a mature setting to the development and seasonal interest for the occupants.

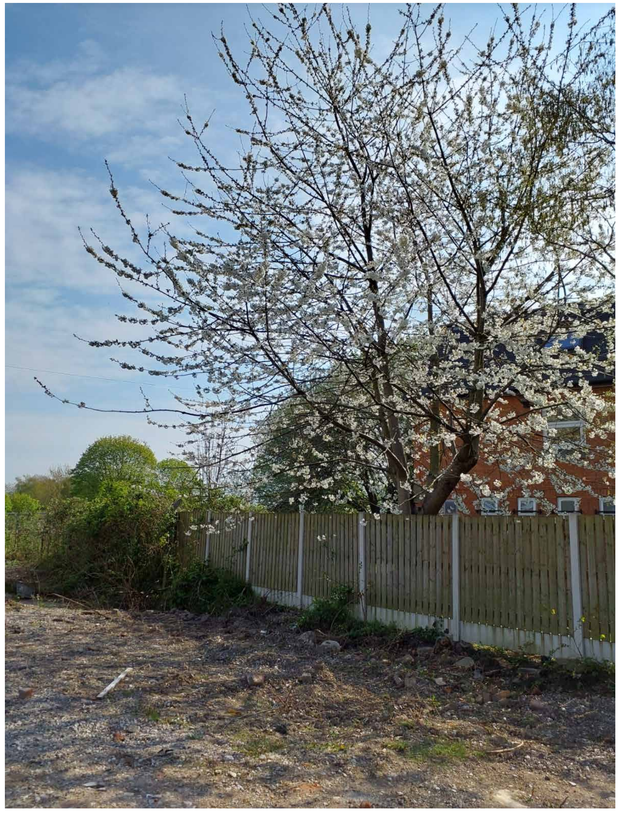
Enhancement to the perimeter of the site facing Plymouth Grove and Dryden Street would lift the quality in the area, with the existing site having an unkempt character with the plot having no active usage.

External amenity space for the residents could form an opportunity to link existing habitats together and help engage residents with nature and the outdoors.

Opportunity to use the constraints of the off-site trees root protection area (at a higher level) to create an interesting courtyard over split levels. Using level changes to integrate seating opportunities and activity zones.



Aerial image (Google Maps) showing the green frontage to Plymouth Grove and the open public open space to the north east.



There are several trees bordering the site that will have tree root protection areas that need reviewing and potential works to low over hanging branches that straddle into the site.

6.2 | Landscape Strategy

Precedents

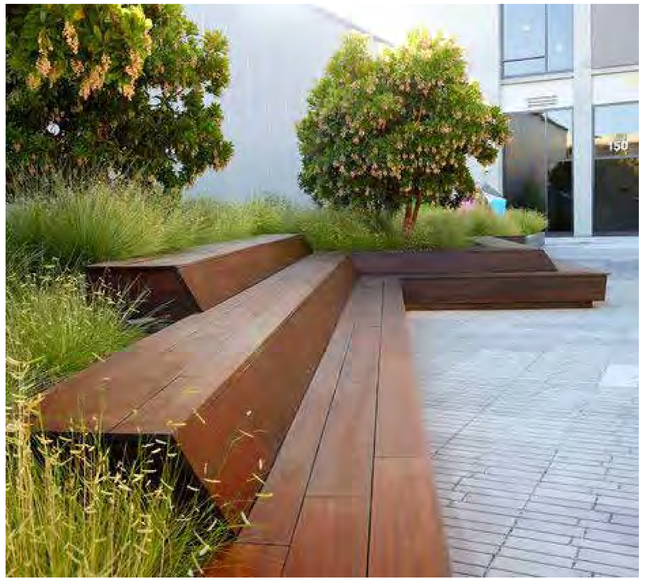
The images contained show the character and materiality of the proposed courtyard landscape, pavers to the frontage, and the statement street tree and the apex of the building / site boundary.

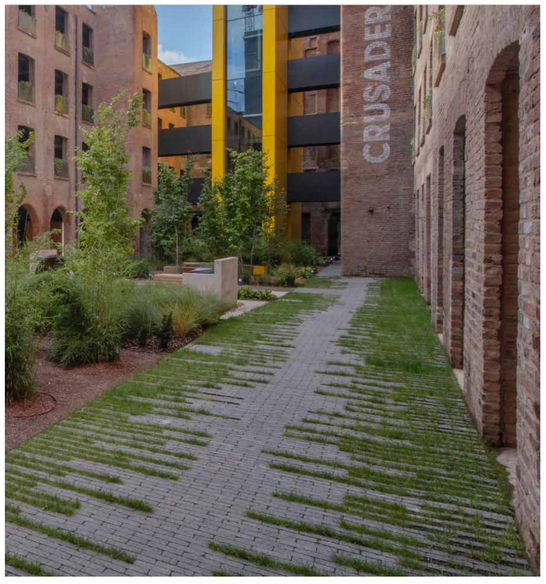
Hard wearing materials that have a small plan size and softness to their appearance that would create the character to the external development.











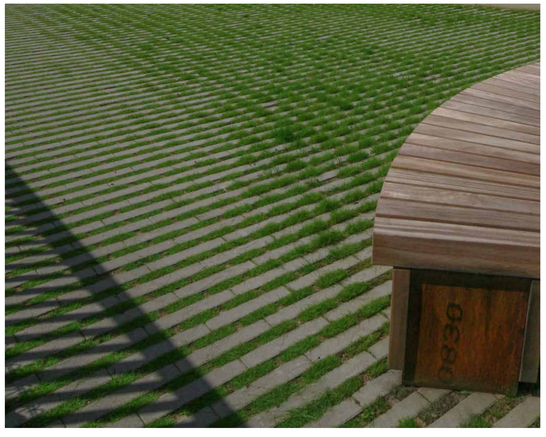






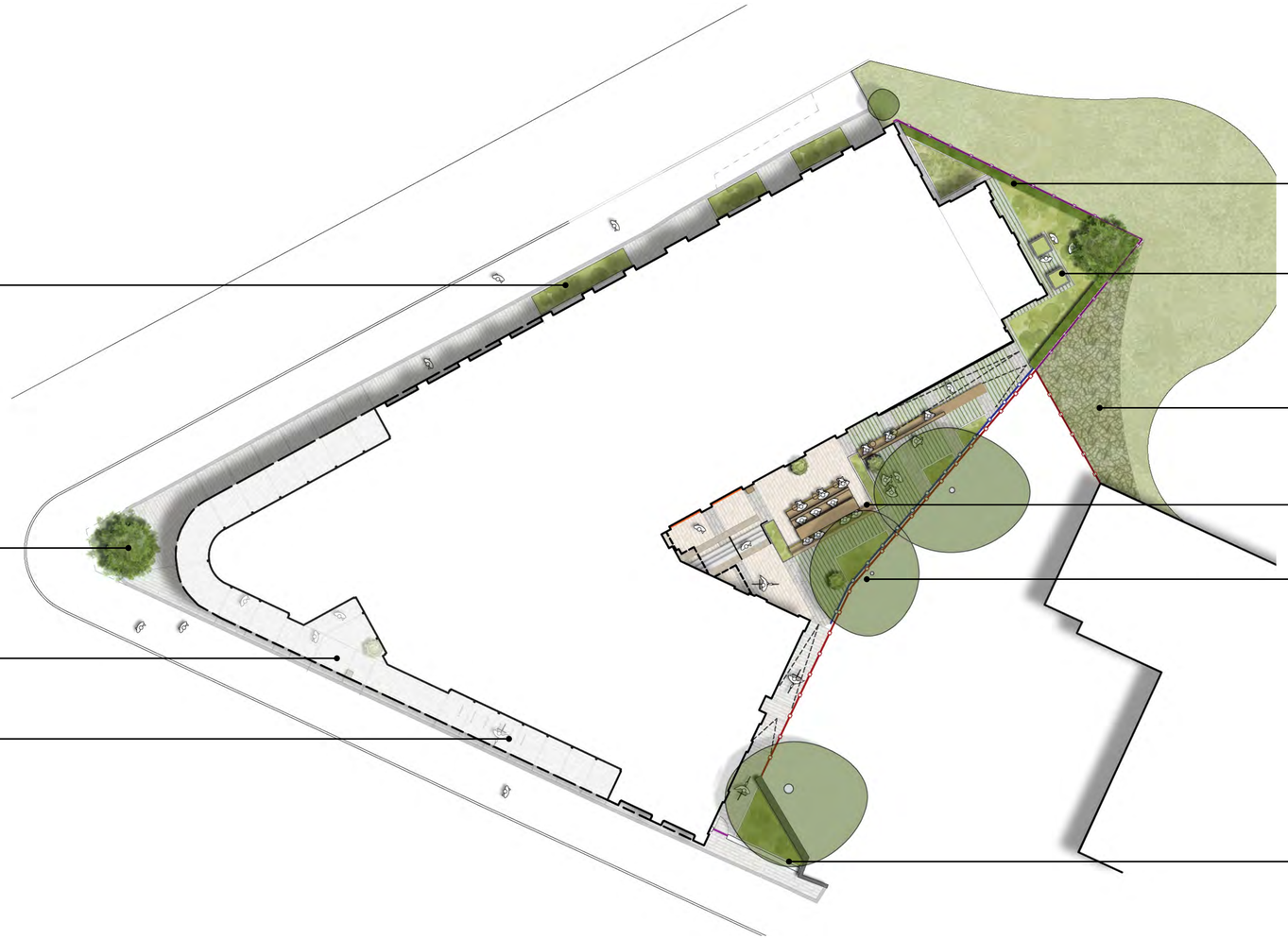






6.3 | Landscape Strategy

Landscape Layout



Landscape planting to soften the ground floor facade by gym area (to provide privacy and by the plant areas where there is less street scape interaction between passers by and the internal amenity uses).

Opportunity for corner feature tree

Entrance materials in contrast tone to wider footways to denote the entrance area. Colour and laying pattern help to highlight the entrance area.

Visitor cycle stands located close to the main entrance with natural surveillance from the adjoining amenity space.

Native hedgerow and native planting to northern corner of the site

Small residents grow beds set within a lawned area.

Off-site scrub, trees and open Public open space is considered to be an existing wildlife attractive area. Proposals within the courtyard space would contribute to the variety of habitats within the area.

Courtyard split over two levels with an upper and lower aspect. Level change forms nice interface for seating edges.

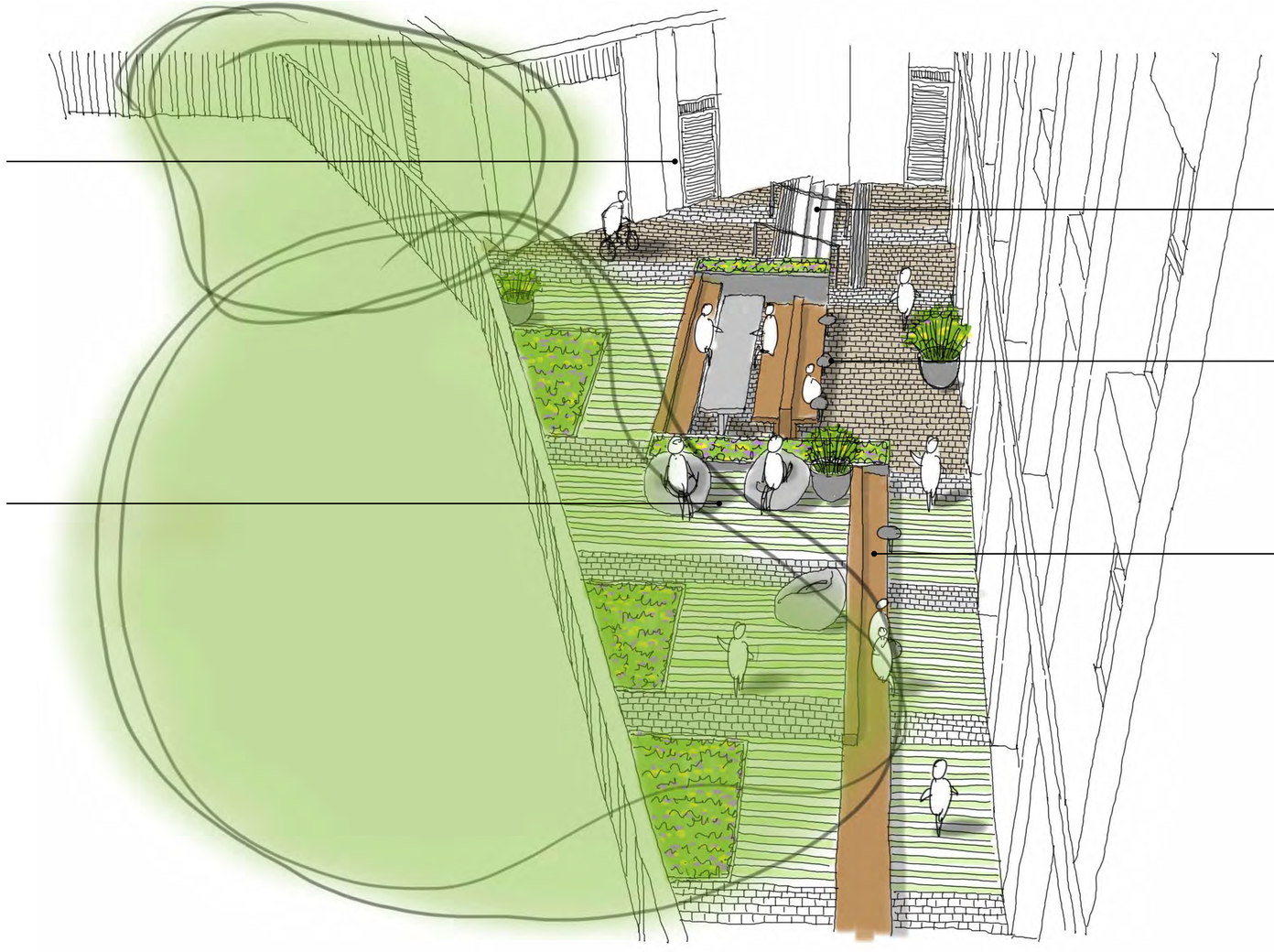
Existing off-site trees at a higher level than the finish floor level of the proposed building, resulting in a tiered landscape. Level changes occur outside of the existing tree root protection area.

Secure boundary enclosure to the back of the footway with gated access for users accessing the bike store

6.4 | Landscape Strategy

Sketch View

Cycle store access location within the upper courtyard area



Steps provide a transition between the upper courtyard level and lower courtyard level in the vicinity of the bike store access point.

Social seating area / outdoor work zone located at the interface of the level change. Social table arrangement at the centre and linear workspace stations along the pathway.

Upper courtyard proposed to be surfaced in a reinforced grass paver system to provide a hard wearing surface and green backdrop to the courtyard.

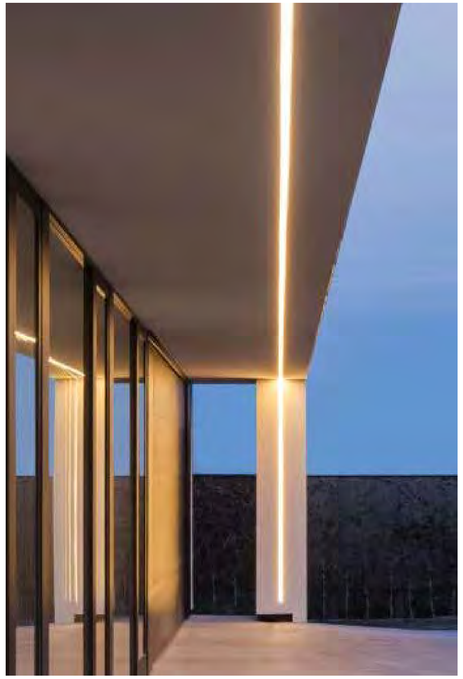
Informal seating in the form of bean bags and deck chair style seating could be provided by the operator for people to use on the upper courtyard. The furniture is proposed to be flexible to allow the upper courtyard area to be an accessible route.

Soft landscape planting beds are proposed along the boundary line to break up the fence-line and provide seasonal interest to the space, below the off-site existing trees.

Continuation of the work stations along the pathway. Bench seating diminishes with the raise of the site levels along the ramp.

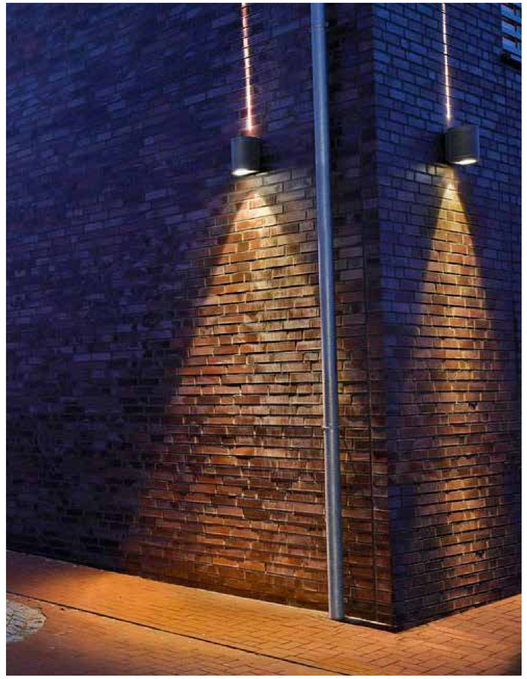
6.5 | Landscape Strategy

Concept Lighting Proposals











Existing Lighting

Plymouth Grove and Dryden Street are currently illuminated with highway street lighting. Lighting columns positioned on the footways illuminating the road and footway. There are no proposals to seek approval to change any of the existing highways lighting.

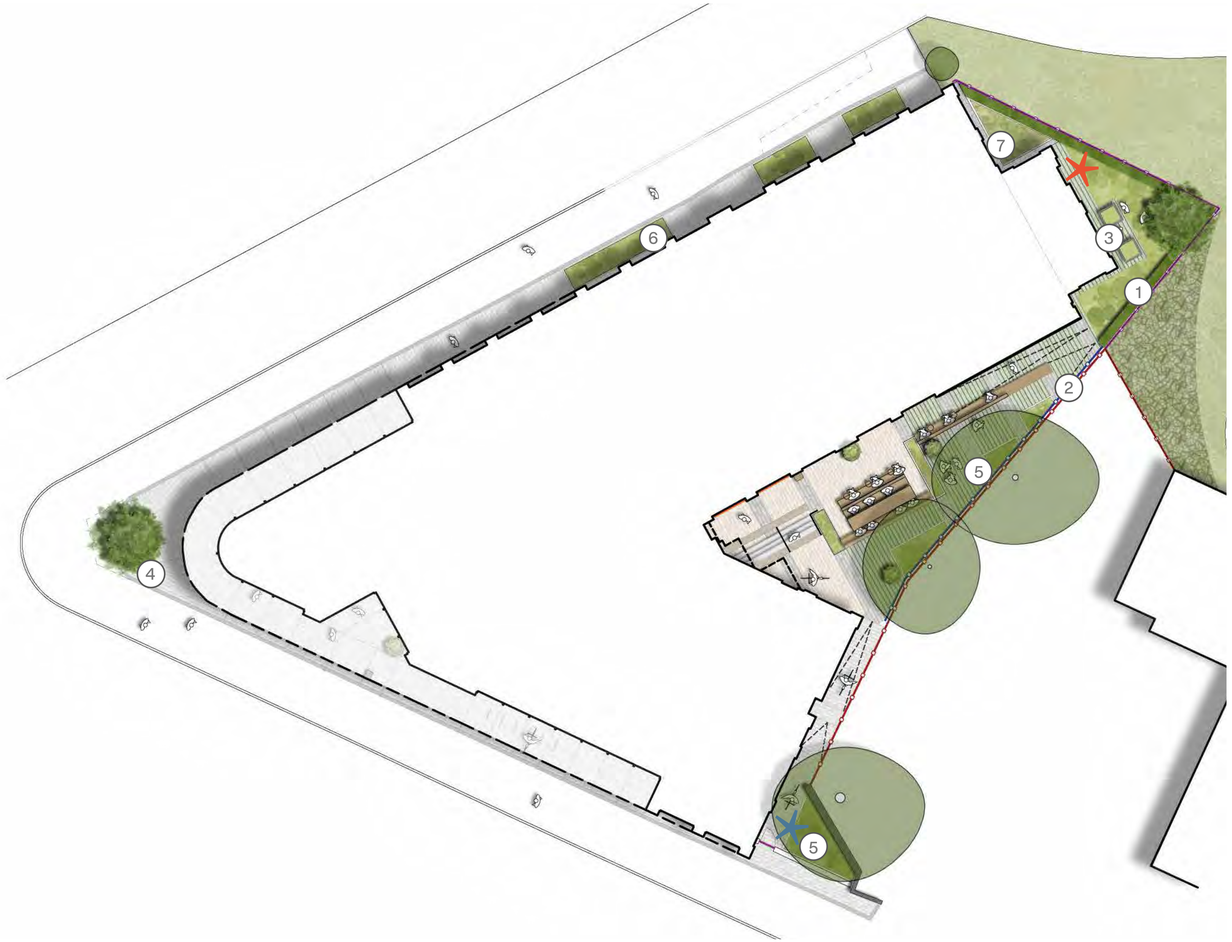
Proposed Lighting

There is the opportunity to incorporate accent lighting along the primary facade in the form of column up/down lighters and feature lighting to denote the entrance.

Building mounted lighting is proposed to illuminate the pedestrian route from Plymouth Grove into the courtyard space. Bollard lighting is proposed to illuminate the upper courtyard level.

6.6 | Landscape Strategy

Landscape/ Ecological Proposals





Native instant hedging



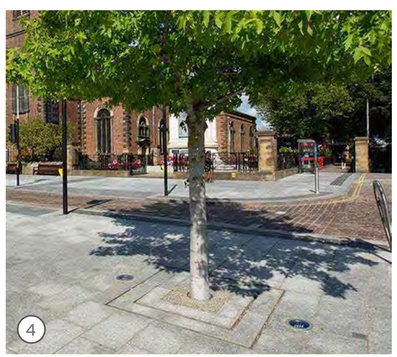
Pre-grown vegetative screens. Berrying to attract wildlife.



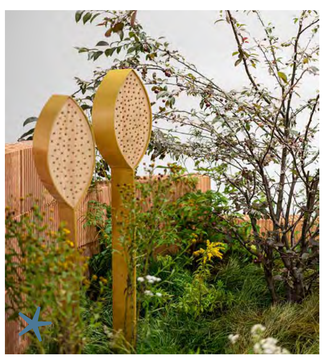
Bird and bat boxes



Resident grow zone / 'help yourself' herb garden raised beds



Feature street tree set in paving



Bug hotels a

The landscape amenity spaces although relatively small have the opportunity to create varying character zones and habitats. More ornamental semi shade tolerant planting is proposed within the courtyard space (area 5) with more native and naturalistic planting located along the boundaries and north eastern landscape (Area 2 and 7). The planting along Dryden Street will need to be fully shade tolerant and low maintenance.

To create a green back drop to the courtyard space a native hedge is proposed along the northern boundary with pre-grown green screens along the existing timber fence line to break up the visual impact of the neighbouring properties boundary.

Refer to drawing 4353 201 - Planting Plan and the Rachel Hacking Ecology report for further detail.



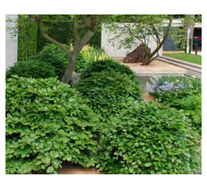






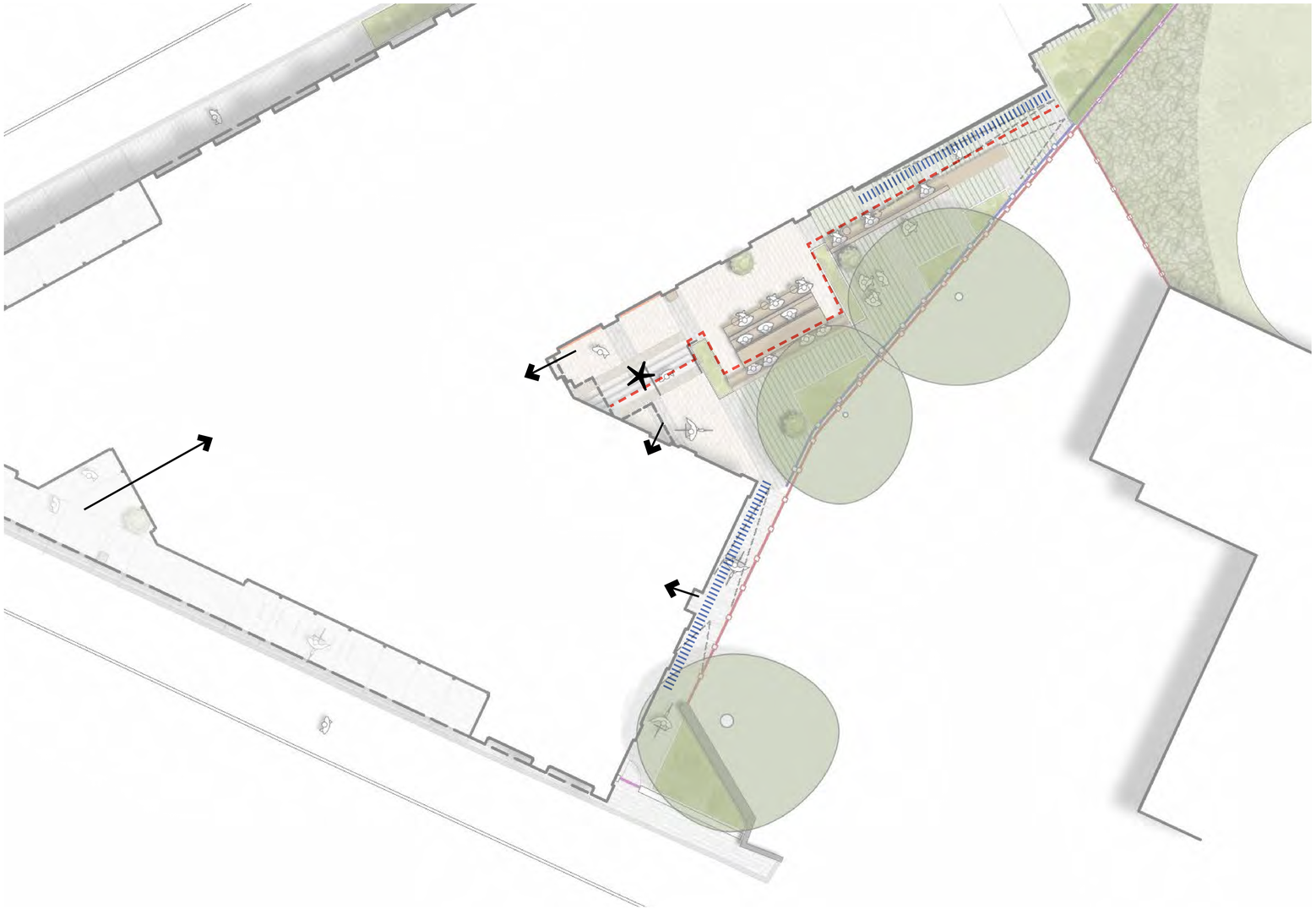






6.7 | Landscape Strategy

Access and Inclusivity



Access

The finished floor level of the building has been set to tie with the existing footway levels on Plymouth Grove allowing level access into the building.

The courtyard is split over two levels as neighbouring site to the south east is a higher level with the tree root protection areas encroaching within the courtyard area. The level difference between the adjoining site and the proposed finished floor level of the building is circa 0.5m.

To design in the level changes the levels rise up along the south western boundary providing a 1:21 ramp and level landing to the fire escape. The levels for the cycle store is at the higher courtyard level with stepped access proposed down to the lower courtyard main amenity access door.

Access via a 1:21 ramp is proposed within the courtyard running along the southern elevation of the building creating a transition from the upper courtyard to the lower courtyard with level access into the building.

- Level threshold to resident areas
- 1:21 ramped access
- Position of split between upper and lower courtyard levels
- Stepped access with handrails

7.0

Access & Servicing

Inclusive Design

Inclusive design is an important consideration for new-build student accommodation. The goal is to create living spaces that are accessible and inclusive for all individuals, including those with disabilities or specific needs. Below are some aspect of inclusive design that have been considered:

Accessibility: The regulations should require adherence to accessibility standards, ensuring that all areas of the building, including common areas, entrances, corridors, and individual units, are accessible to individuals with disabilities. This includes level access throughout, wide doorways, accessible lifts, and appropriate signage.

Adaptable Accommodation: Premium studios are provided on each floor and it can be easily modified or adapted to meet specific accessible requirements, such as adjustable workstations, adaptable bathroom fixtures, or provisions for assisted technology. The intention is to operate a tailored approach with rooms fitted out to bespoke arrangements as required.

Communal Spaces: Inclusive design will extend to communal spaces. This involves providing accessible seating areas, considering diverse seating options, and accommodating different social and sensory needs in shared spaces such as the lounges, study areas, and dining facilities.

Universal Design: Incorporating universal design principles to help create spaces that are usable by a wide range of individuals, regardless of their abilities or limitations. Features such as lever door handles, non-slip flooring, adjustable-height fixtures, and clear signage will be incorporated within the scheme.

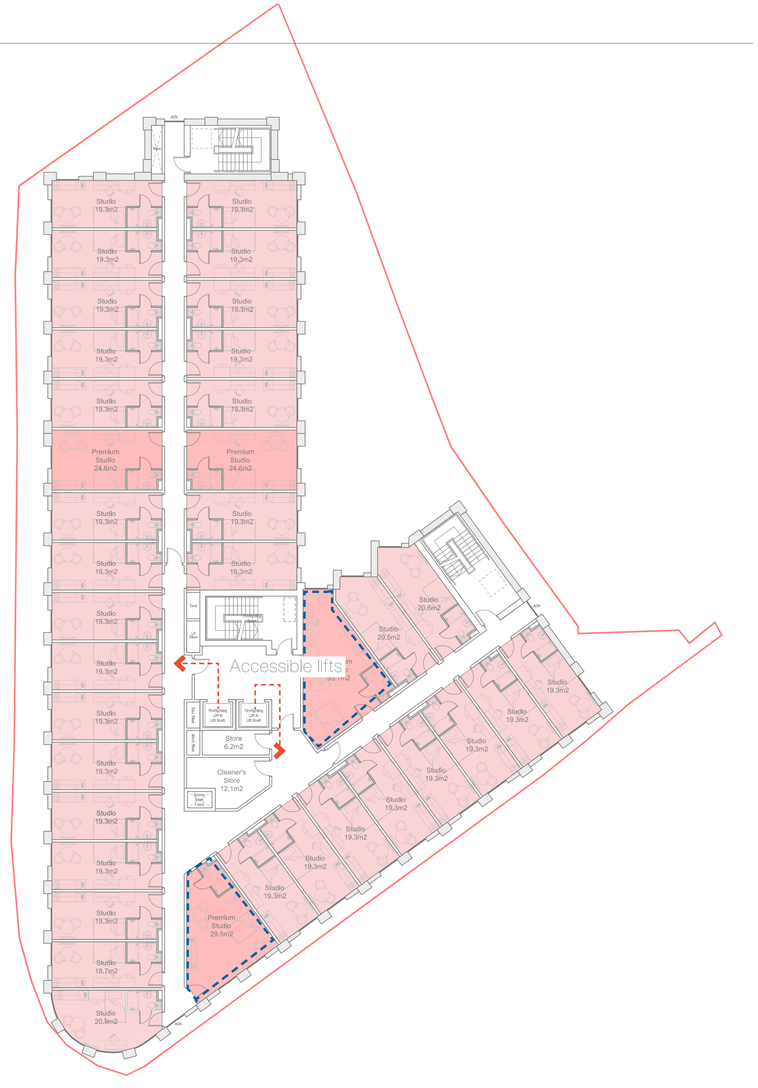
Way-finding and Signage: Having clear and accessible signage throughout the building will help individuals navigate the space easily, particularly those with visual impairments or cognitive disabilities.

Acoustic Considerations: The proposal will be designed to minimize noise transmission between units and common areas. Adequate sound insulation and noise reduction measures will be incorporated to create a comfortable living environment for all occupants, including those with hearing impairments or sensory sensitivities.

By incorporating these considerations into the proposal, it is possible to create an inclusive and accessible living environment that caters to the diverse needs of students.



Ground Floor Layout



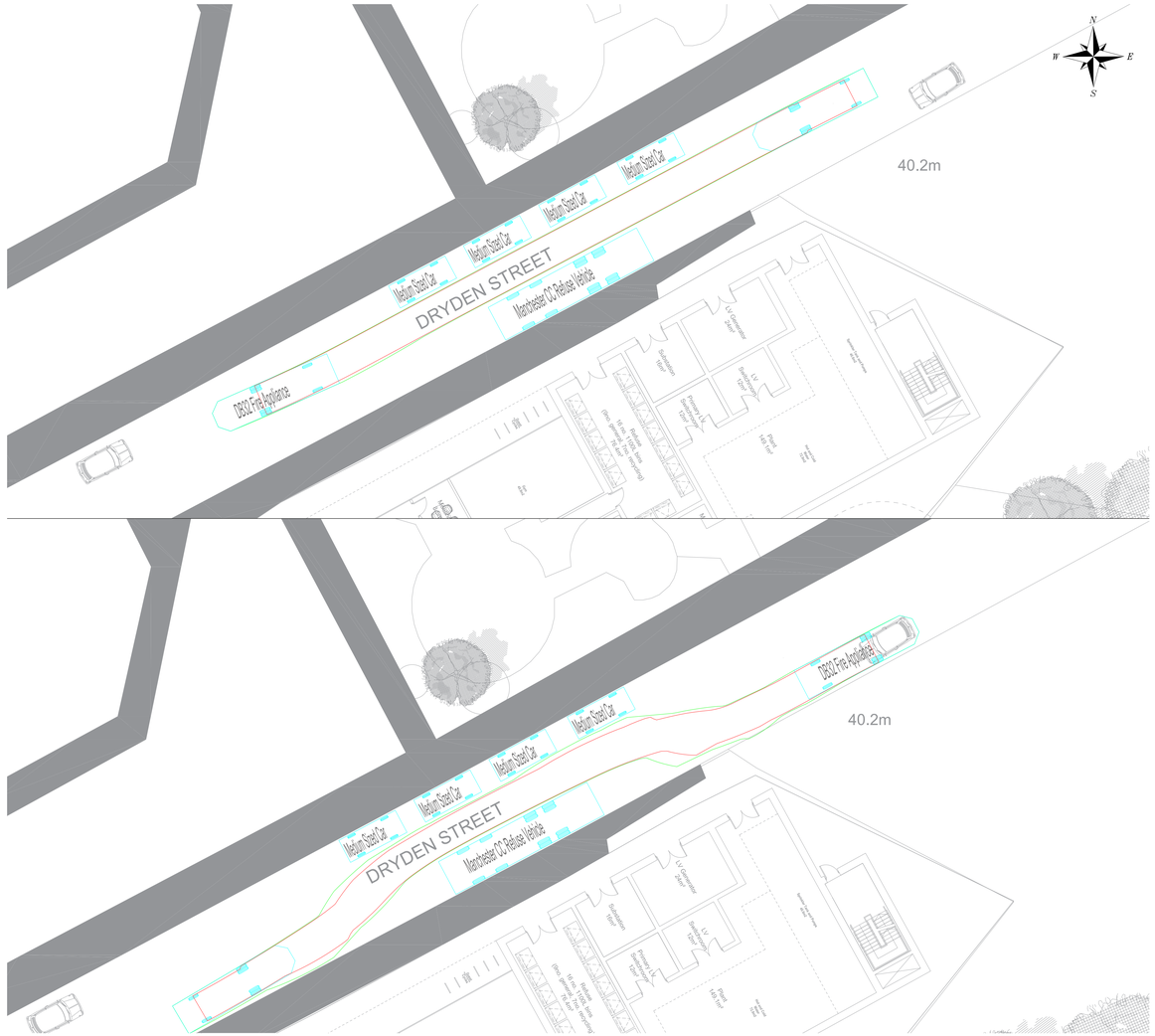
Typical Floor Layout

Studio plus with potential to be converted into accessible studio

Vehicle Tracking

Refuse collection will take place on the southern side of Dryden Street twice weekly, which would take a few minutes. The refuse vehicle would approach from the north and turn onto the A5184 Plymouth Grove. The operation of Dryden Street would not be materially affected by the proposed refuse strategy at the site.

In order to fully advise the local highway authority, a swept path analysis has been undertaken of a refuse vehicle. The analysis demonstrates that a refuse vehicle can safely manoeuvre from the north, park adjacent to the site and then travel in a forward gear towards the A5184 Plymouth Grove.



Vehicle Tracking produced by Eddisons

7.3 | Move-In/ Move-Out Arrangements

Access & Servicing

DAY

Move-In Arrangements

All moving in, dropping off, and picking up will take place along Dryden Street using a slot system to minimise congestion. To facilitate a smooth move-in process, the following steps will be taken:

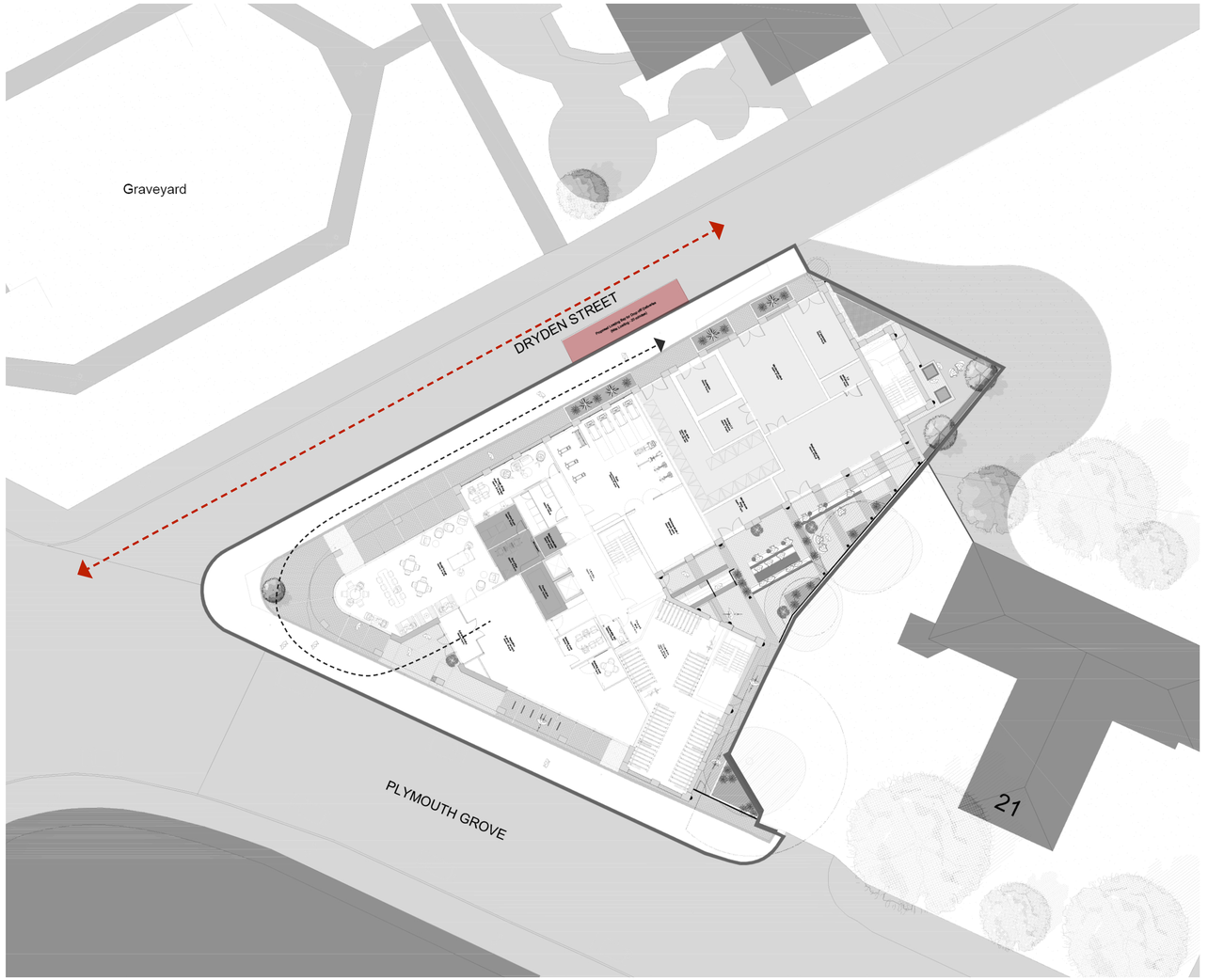
- Implement an appointment-only system: Students will receive information six weeks prior to the contract start date, requesting them to make an appointment for moving in.
- Staff will be available 24 hours during move-in weekends and the week in between to accommodate different arrival times.
- Increase staffing levels: Sufficient staff will be available at the reception desk to check people in efficiently. Staff will greet students, assist with unloading vehicles, and help carry luggage into the building. Trolleys/carts will be provided to expedite the process.

Move-Out Arrangements

Contracts are for 51 weeks, but residents typically move out gradually from June to September, depending on course end dates, travel plans, and family stays. Similar preparations as move-in weekends will be made for the contract end weekend to ensure minimal disruption to roads and residents.

Key

- Vehicle Access Route
- Occupant Route
- Indicative On Street Layby Location (TBC with Transport Consultant)



Maintenance

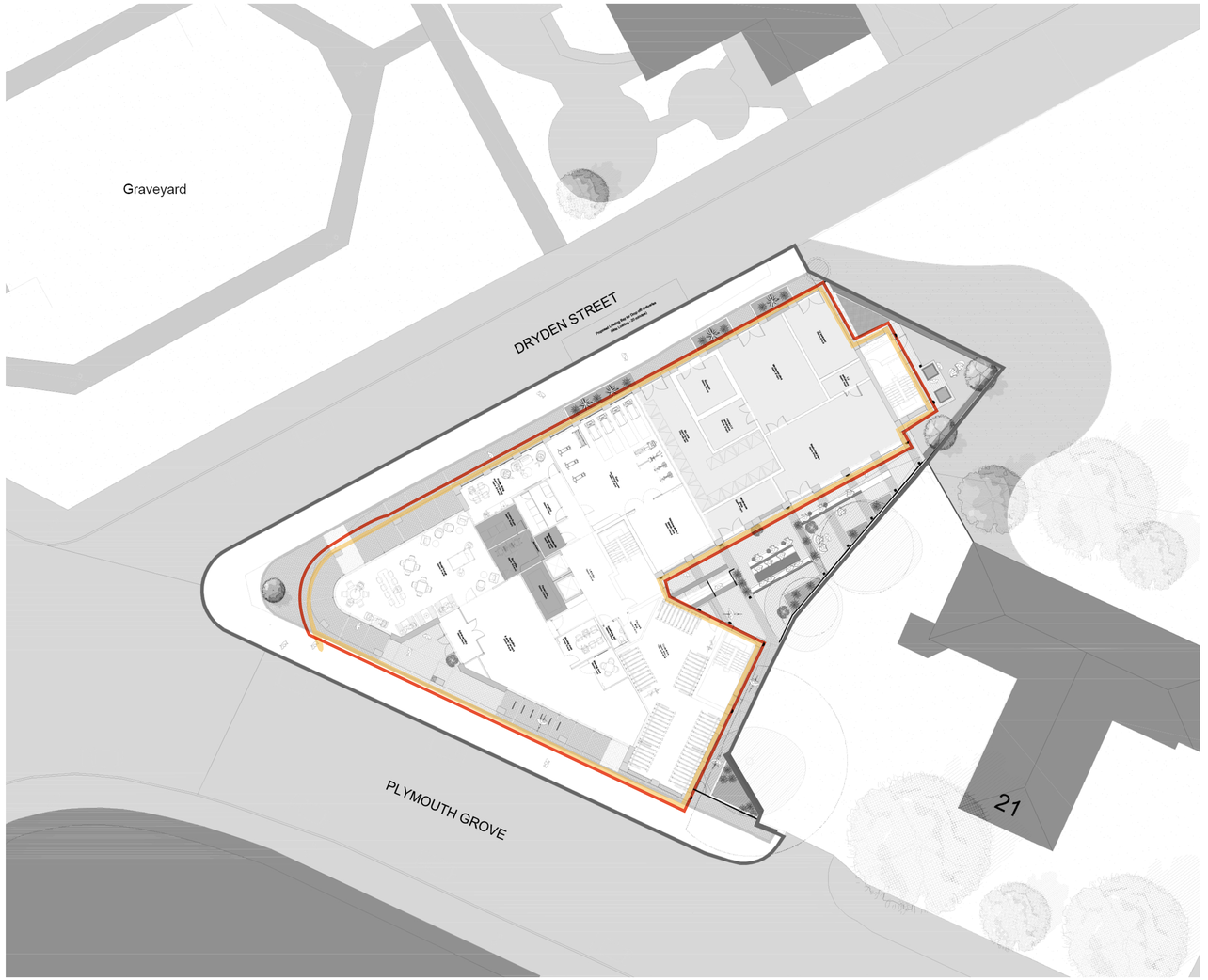
Maintenance will be from ground level where possible via a water fed pole system (possible to 24m). To be carried out by specialist, trained contractors. Temporary road closures may be necessary to Dryden Street/Plymouth Grove. Opening windows can be cleaned from within the rooms.

Any cleaning and maintenance above 24m will be carried out via abseil with fall restraint measures in place on the roof.

All other high level maintenance and replacement services to be carried out via MEWP access.

Key

- Abseil
- Water fed pole where possible



7.5 | Vehicle Provisions
Access & Servicing

DAY

Cycle Provisions

A total of 132 secure cycle parking spaces are provided at ground floor.

This equates to 1 space per 2 students in line with BREEAM excellent requirements.

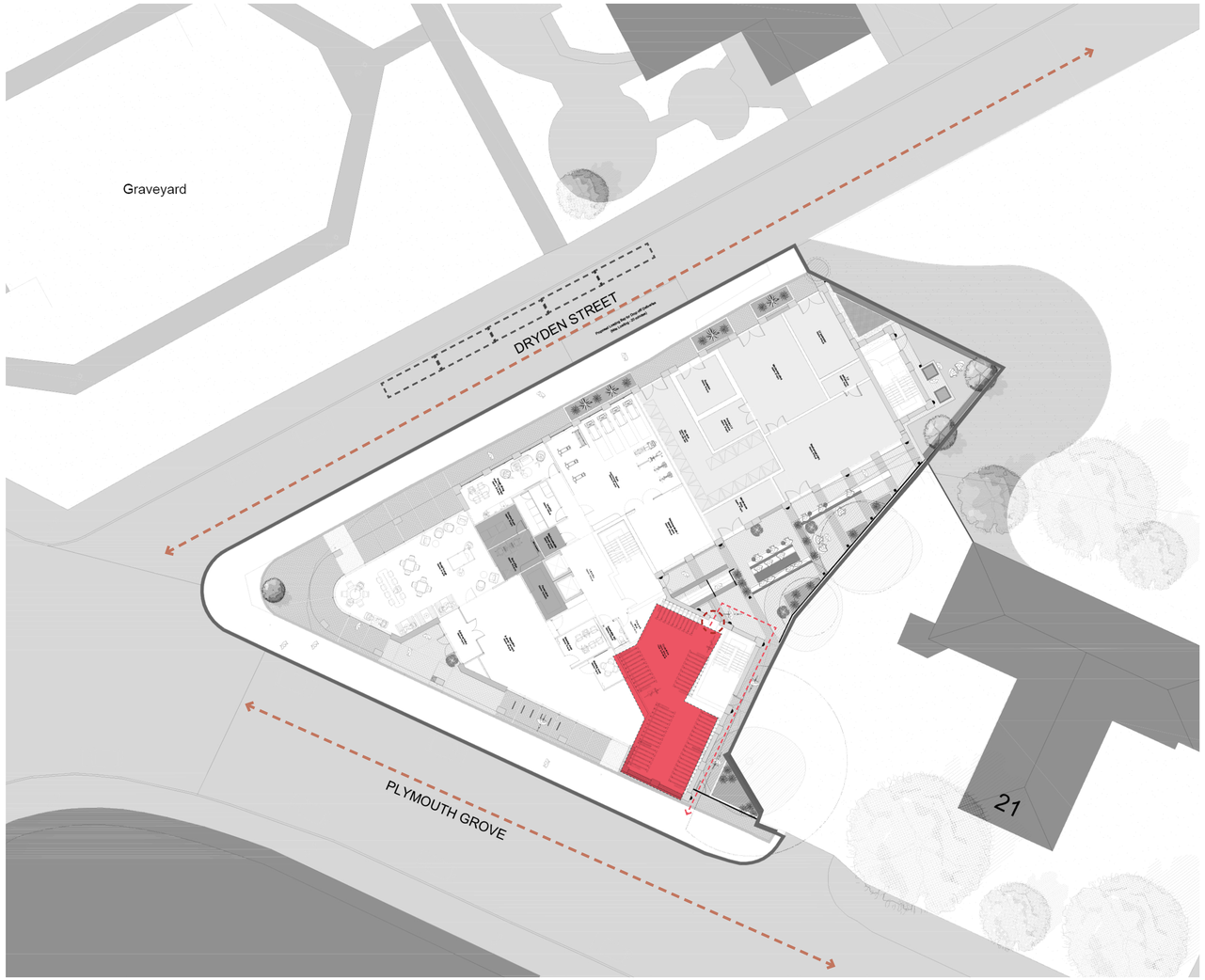
Key
- Cyclist Entrance Point
- Store to max.132No. Cycles
- Cycle route

Vehicular Access

The site is car-free.

The development has an agreement with the local Q-Park. Students with cars with be asked to demonstrate they have a dedicated parking space as part of the tenancy agreement and those students found to be in breach of this could be subject to termination of the tenancy contract. The operator management will be taking a pro-active role in this and would ask that cars found to be in breach, be reported to the onsite manager.

Key
- Parking Bays - DIS parking available along Dryden Street
- Vehicle Access Routes



Waste Management Strategy

The bin stores are located to the north of the building at ground floor, easily located for students and to allow for ease of movement to the collection points.

The number of bins on the current ground floor plan has been calculated using the operators (Fresh) guidance of an average of 60L of waste per student (36L general, 24L recycling). This has then been applied to 263 students (dual occupancy in premium studios) across the 239 studios. Resulting in 17 total bins (10 general, 7 recycling).

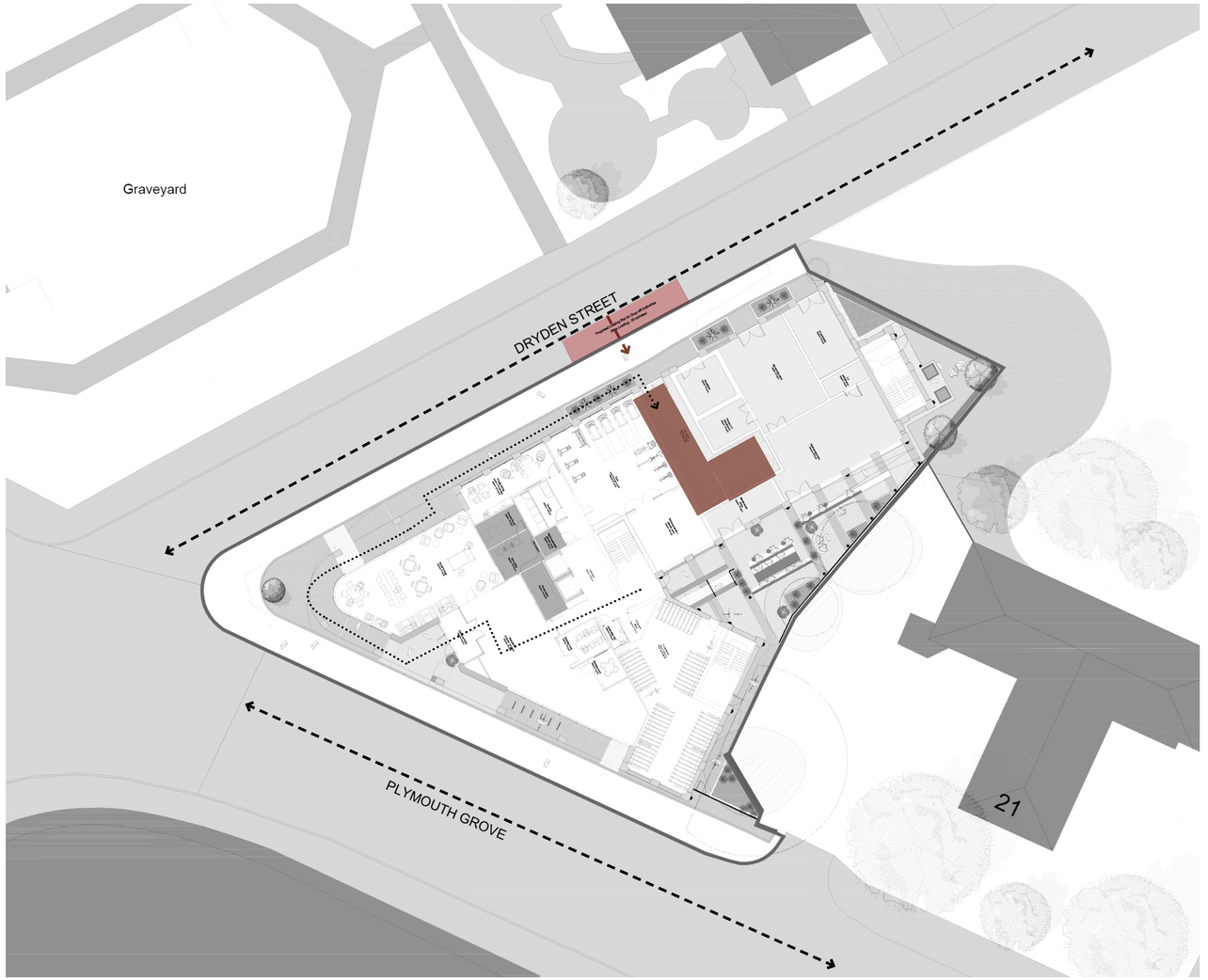
The bin store has been sized to accommodate 17x 1100L Eurobins with the space manouevre them to the external doors.

Vehicle Access

Please see the vehicle tracking section of this D&A statement which illustrates a car can pass a parked car and a refuse lorry in fron tof the bin store.



Vehicle Turning Route



Key

- Bin Stores
- Indicative On Street Layby Location (TBC with Transport Consultant)
- Vehicle Access Route
- Route to Collection Points
- Occupant Travel

Waste Management Strategy

The stores indicate provisions for twice weekly management collection (outside of school hours) in line with the operators recommendations.

Ventilation

The store will be ventilated through a perforated metal doorset access via Dryden Street.

Hygiene

The store will include wash down facilities plus a central drainage point for hygiene.

Statement from the Student Operator:

"Residents will be responsible for putting their waste in the bin store. We will actively promote recycling and the use of specialist banks for clothing and other recyclables to avoid as much refuse going to landfill as possible.

Waste and recycling levels will be monitored, allowing us to identify trends and take corrective action when required.

Waste generated by residents will be stored within each studio or flat in refuse and recycling bins. It will be the responsibility of the residents to take their own refuse down to the ground floor main bin store using the lifts or staircase as and when required and place refuse in the wheeled Eurobins provided.
We minimise management staff handling of bins as this will add significant management costs. All waste and recycling is stored in a secure purpose built bin storage accessible from the ground floor.

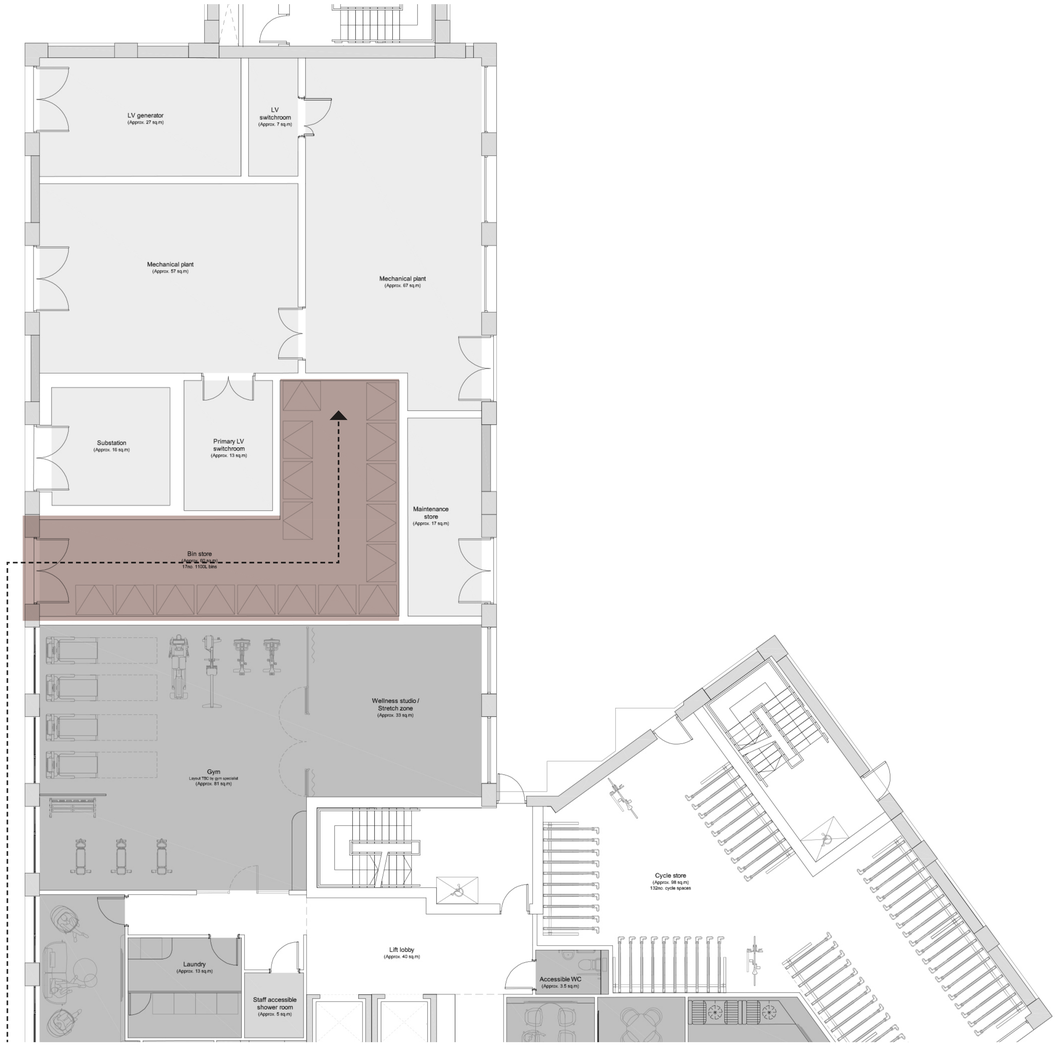
To assist in maximising the recycling and recovery of waste and thus minimise waste disposed to landfill, storage will be provided for mixed/recyclable waste within each studio and flat and also within the main bin store at ground floor level. Recyclables including paper, cardboard, cans, plastics and bottles will be stored in a proportion of the bins provided. These will be clearly labelled to advise the occupants about what materials can be recycled in the mixed/recycle waste bins."

Please refer to the 'Fresh - Management Plan - The Residence, Plymouth Grove' for further details.

Key

Bin Store

Occupant Travel



7.8 | Emergency Access

Access & Servicing

DAY

Emergency Vehicle Access

Vehicles can easily access the site along Dryden Street and Plymouth Grove with sufficient space for manoeuvring accordingly.

Key

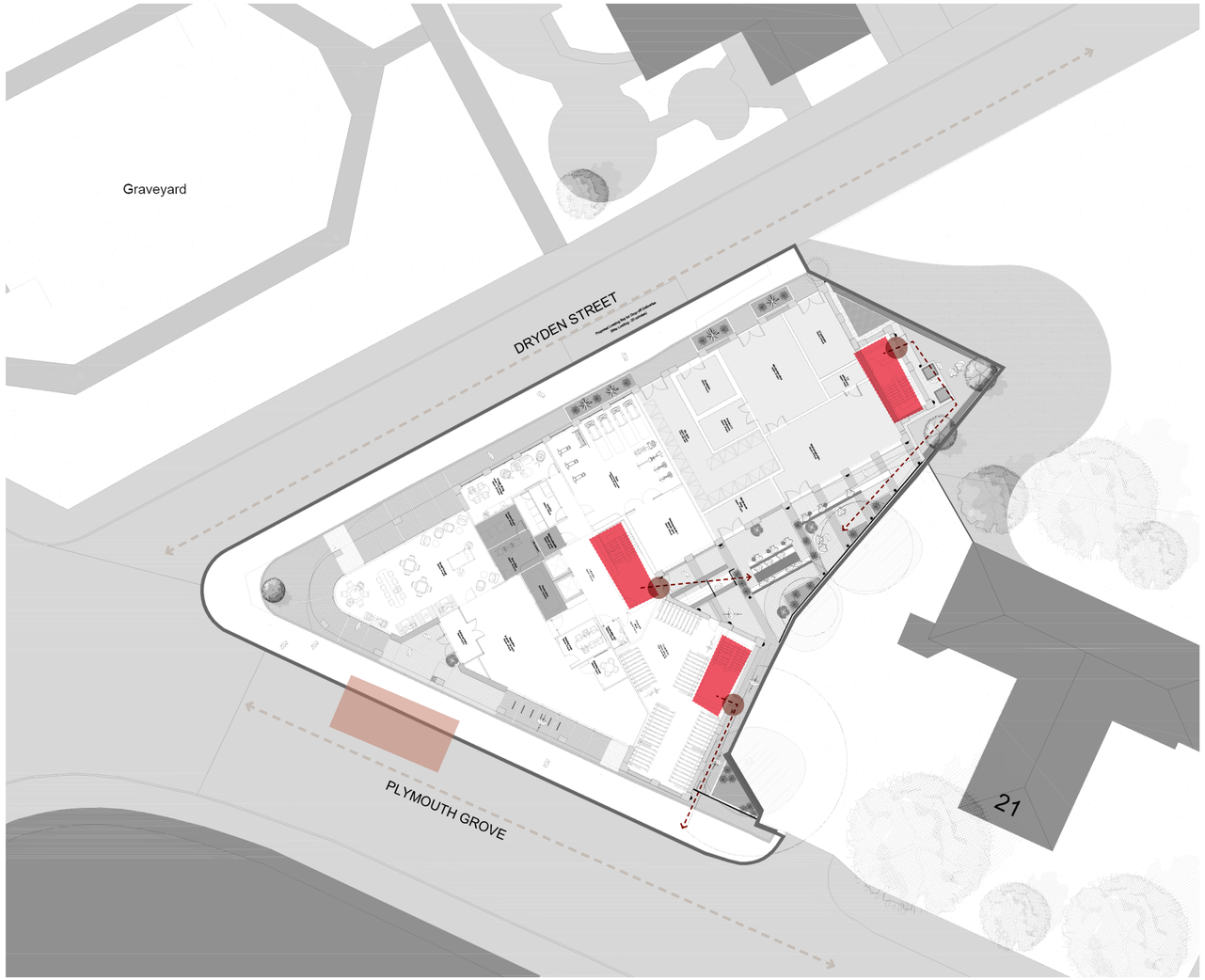
- General Use Exit Points with Level Access
- Main Roads for Emergency Vehicle Access
- Location for Emergency Parking

Fire Tender Routes

There are two means of vertical escape within protected cores with exits leading out onto pavements or external fire refuge point. All rooms are within no more than 15m from the protected cores or smoke vented corridors.

Key

- Vertical Means of Escape
- Escape Routes



Servicing

Provisions for plant space is provided on the ground floor to the north of the building. Vehicular access is not required, however access is from Dryden Street and to the proposed courtyard.

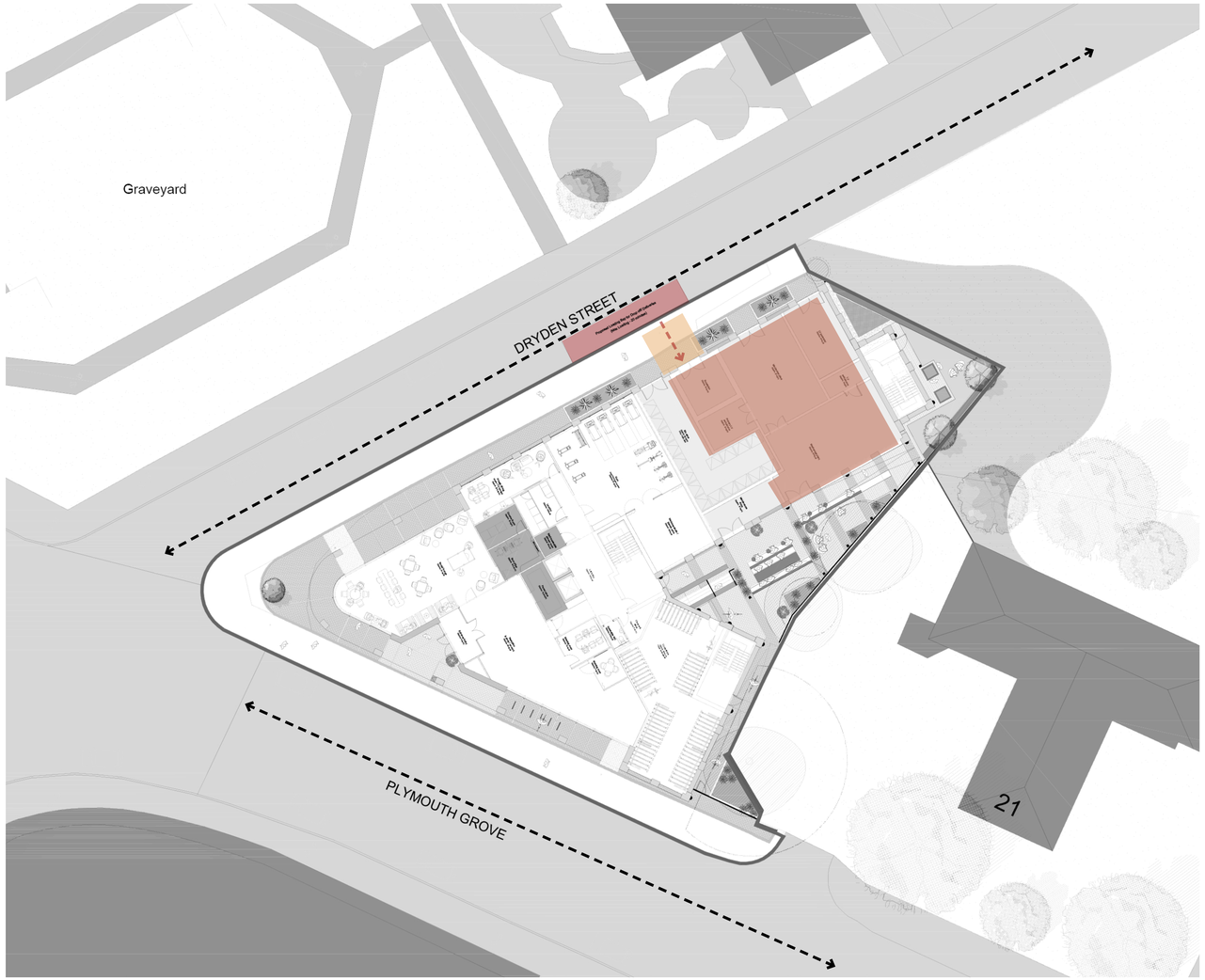
A substation is provided adjacent to the plant spaces along Dryden Street and provides 24hr access.

Key

- Plant Rooms/ Switch Room
- Service Access
- Service Vehicle Pull in location
- Indicative On Street Layby Location (TBC with Transport Consultant)

Key

- Vehicle Access Route
- Route to Collection Points

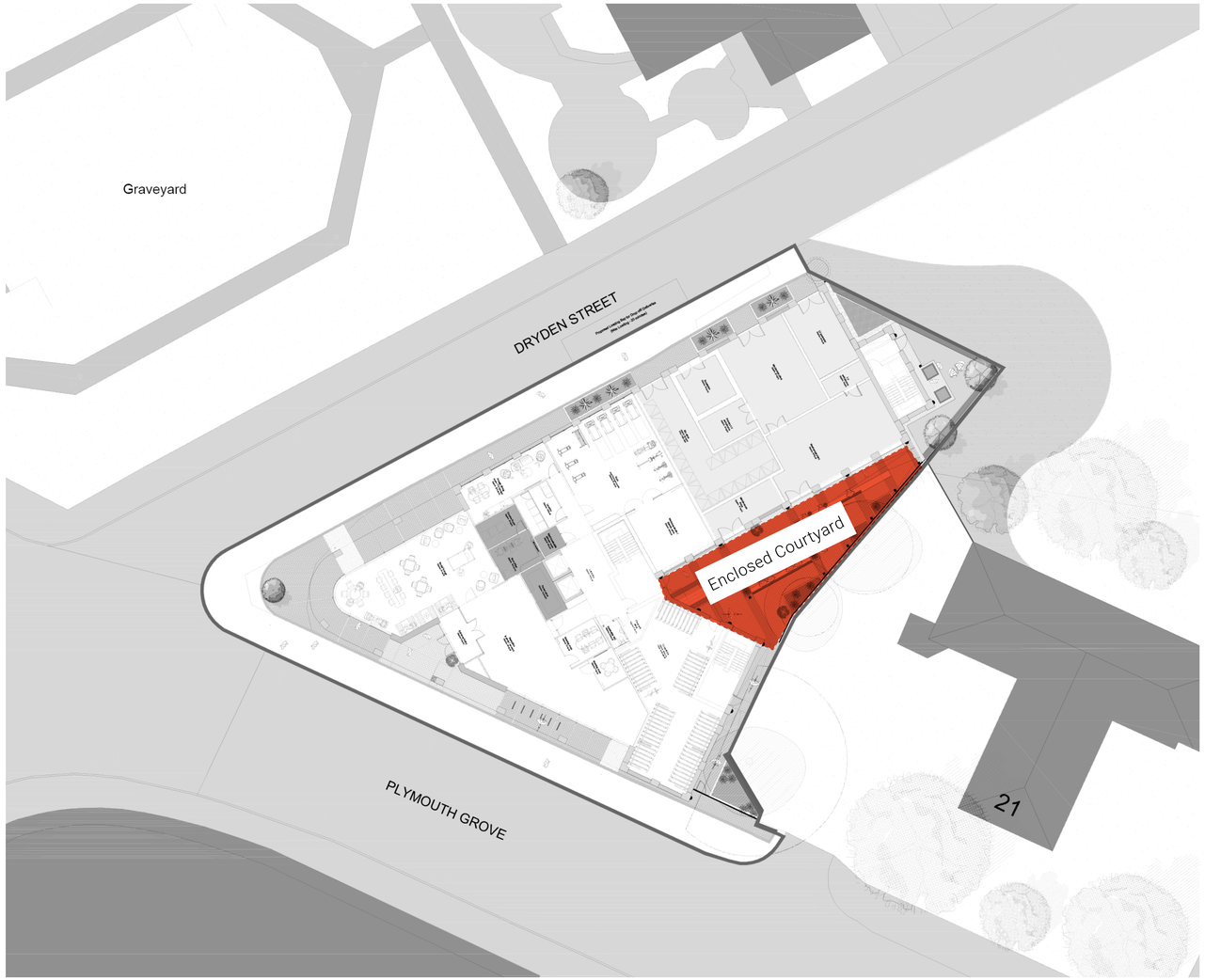


Crime Prevention

This development has been assessed against the principles of 'Crime Prevention Through Environmental Design', in order to reduce the opportunities for crime and the fear of crime. The following key areas have been identified as a concern and have been addressed.

- Following the initial review, the rear of the building has now been enclosed and access restricted to residents.
- Access control and physical security of the buildings will be carefully considered within the detailed design stage of the project.
- A comprehensive CCTV system will be provided within the detailed design stage of the project.

In addition to the Crime Impact Assessment recommendations the development is to be built to Secured by Design standards.



8.0

Sustainability

Sustainable Design & Construction

BREEAM Excellent

The proposal aims to achieve a BREEAM Excellent rating, demonstrating exceptional sustainability performance across various categories, such as energy efficiency, water usage, materials, waste management, and ecology. The assessment takes into account factors like design, construction, operation, and management of the building.

The proposal will meet stringent environmental standards, incorporate sustainable design and construction practices, use renewable energy sources, prioritize efficient water usage, reduce carbon emissions, and demonstrate a commitment to sustainable operations and maintenance.

The building will be designed, constructed, and operated with a strong focus on sustainability and environmental responsibility. The proposal demonstrates a commitment to reducing the building's environmental impact, enhancing occupant comfort and well-being, and promoting sustainable practices throughout its life-cycle.

Biodiversity Aims/Benefits

SUDS Proposals
The project will incorporate SUDS proposals, which aim to create more sustainable and resilient urban environments by managing storm water runoff in a way that reduces flooding risk, protects water quality, and enhances biodiversity. They promote a holistic approach to urban planning and development, integrating natural processes and minimizing the impact of urbanization on the water cycle.

A Biodiversity Impact Assessment has been conducted by Rachel Hacking Ecology which predicts a 21.61% increase in habitat units and an increase of 0.05 hedgerow units (a % gain is not possible as the baseline is 0). This exceeds current policy requirements, which do not state a level of net gain.

Energy Efficiency Measures

Elemental Life Cycle Cost (LCC) and Component Life Cycle Cost (CLCC) are two approaches the proposal has used to assess the financial costs associated with the life cycle of buildings or individual components within them. These approaches help to evaluate the economic implications of design, construction, operation, maintenance, and disposal over the lifespan of a building or its components.

Together, LCC and circular economy principles support the development of sustainable and economically viable buildings. They encourage a holistic perspective that considers the entire life cycle of a building or its components, leading to more informed decision-making, reduced environmental impacts, and improved resource efficiency.

Other energy efficiency measures have been to incorporate Air Source Heat Pumps (ASHP) to improve the energy efficiency of the building.

ASHPs offer several advantages:

Energy Efficiency: ASHPs are more efficient than traditional heating/cooling systems, resulting in lower energy consumption and reduced emissions.

Versatility: ASHPs provide year-round climate control, eliminating the need for separate systems and reducing costs.

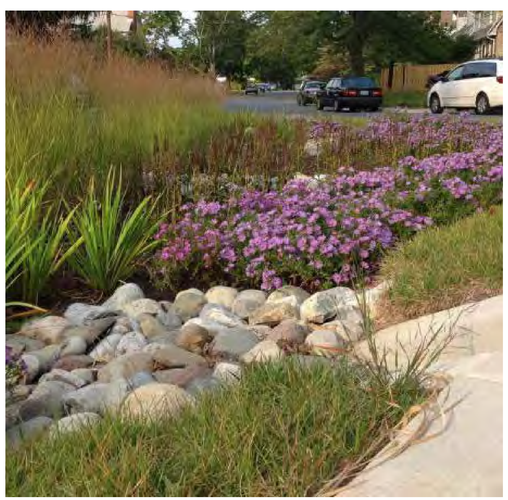
Renewable Energy Integration: ASHPs can be powered by renewable electricity, reducing the overall carbon footprint.

Cost Savings: ASHPs save energy costs, particularly in moderate climates, and potential incentives/rebates can enhance savings.

No Fuel Storage: ASHPs utilize ambient air as a heat source, eliminating fuel storage requirements and associated risks.

PV Panels will also be incorporated which offer advantages such as renewable energy generation, low environmental impact, cost savings, modularity, scalability, durability, and low maintenance











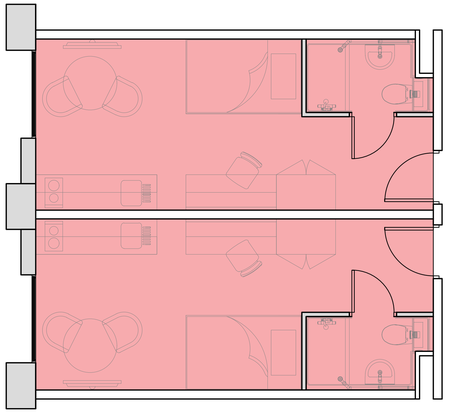
Acessibility

Future Adaptability

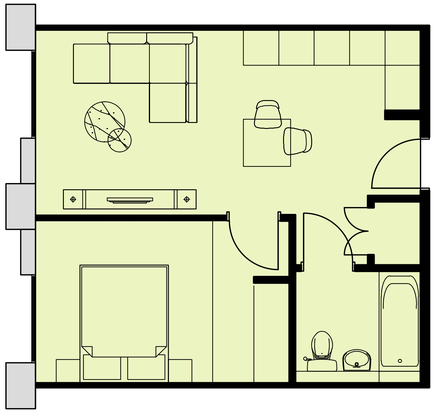
The proposal has considered adaptability of student studios into 1 & 2 bedroom apartments if required in the future, with consent to be obtained in agreement with the local planning authority. The internal partitions are made of a metal stud system which is easily demountable and therefore the internal spaces are flexible.

2 x studios equates to 1 bed 1 person apartments which comply with NDSS guidance.

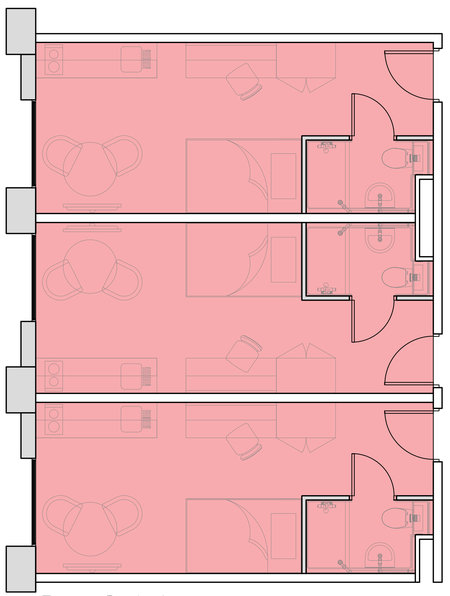
3 x studios equates to 2 bed 3 person apartments which comply with NDSS guidance.



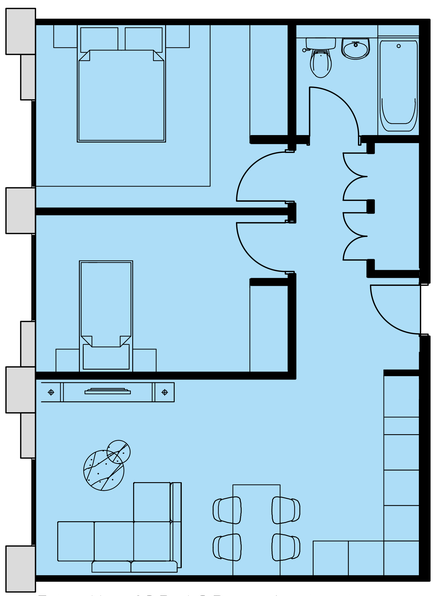
Existing Studio Arrangement



Future Use of 1 Bed, 1 Person Apartment



Existing Studio Arrangement



Future Use of 2 Bed, 3 Person Apartment

DAY

Studio 1
Lancaster Building
77 Deansgate
Manchester
M3 2BW
0161 834 9703