room2 Hometel: Manchester Piccadilly

Design and Access Statement: July 2023

BENNETTS
ASSOCIATES

Document Control

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1.0 Introduction

a) Executive summary
b) Introduction
c) Applicant Details
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1a. Executive Summary

This report has been prepared by Bennetts Associates in conjunction with a multidisciplinary team on behalf of Northside (Manchester) Ltd to support a full planning application and associated application for Listed Building Consent for an aparthotel development (hereafter referred to as the ‘Proposed Development’) at 12-16 Manchester Piccadilly, Manchester M1 3AN (hereafter referred to as ‘the Site’), submitted to Manchester City Council.

The proposals comprise of a new 32 storey building and interlinked conversion of the Grade II Listed former Union Bank building adjacent, to create a 251-bedroom aparthotel and a range of accessible public amenities including a ground floor café, first floor exhibition hall and a rooftop bar, restaurant and terrace.

The new development prioritises placemaking and integration within the townscape. It will complete the urban block by fully occupying the vacant and poor-quality gap site, provide the development with a distinctive entrance off Piccadilly and bring the former Union Bank building back into active use, having been unoccupied and fallen into a state of disrepair since previous occupation over 10 years ago.

The development site has a long history of failed projects dating back to the early 2000’s. The previous consented scheme in 2019, proposed a 23-storey budget hotel with basic spec rooms, establishing the principle of a new hotel use and tall building on the site, though requiring the alteration and removal of historic fabric to the adjacent Grade II listed building and offering minimal benefit to the local community, failing to maximise the potential of its location and setting within the city.

The new development proposes a higher quality aparthotel by a leading operator, it will meet increasing demand for hotel beds in the City Centre and offers a more diverse mix or rooms in comparison with the previous consent. The ambition is for a landmark building, achieving Whole Life Net Zero Carbon. Integrating a range of sustainable design features and demonstrating leadership and inspiring action to create a sustainable future.

Aerial perspective view from the east capturing the full height of the building in context, with views of Manchester City Centre beyond.

1b. Introduction

The Planning Application

This Design and Access Statement accompanies a full planning application and listed building application for the redevelopment of the former Union Bank Building at 12 Piccadilly and the adjacent plot of land on the junction of Piccadilly and Gore Street, central Manchester.

The document outlines proposals to re-purpose the Grade II listed bank building with an innovative new aparthotel, constructed on the vacant site adjacent. The scheme proposes a landmark building, achieving Whole Life Net Zero Carbon, integrating a range of sustainable design features and demonstrating leadership and inspiring action to create a sustainable future. This will include the provision of high-quality accommodation including a range of public and community amenities. The proposals will bring the listed building and vacant site back into active use, positively contributing to the unique historic setting and forming a distinctive new building at an important gateway into the city.

The description of the development is as follows:

Full planning and listed building permission *for the erection of a 32 storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create a aparthotel, including a ground floor café (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)).”*

Purpose of the Document

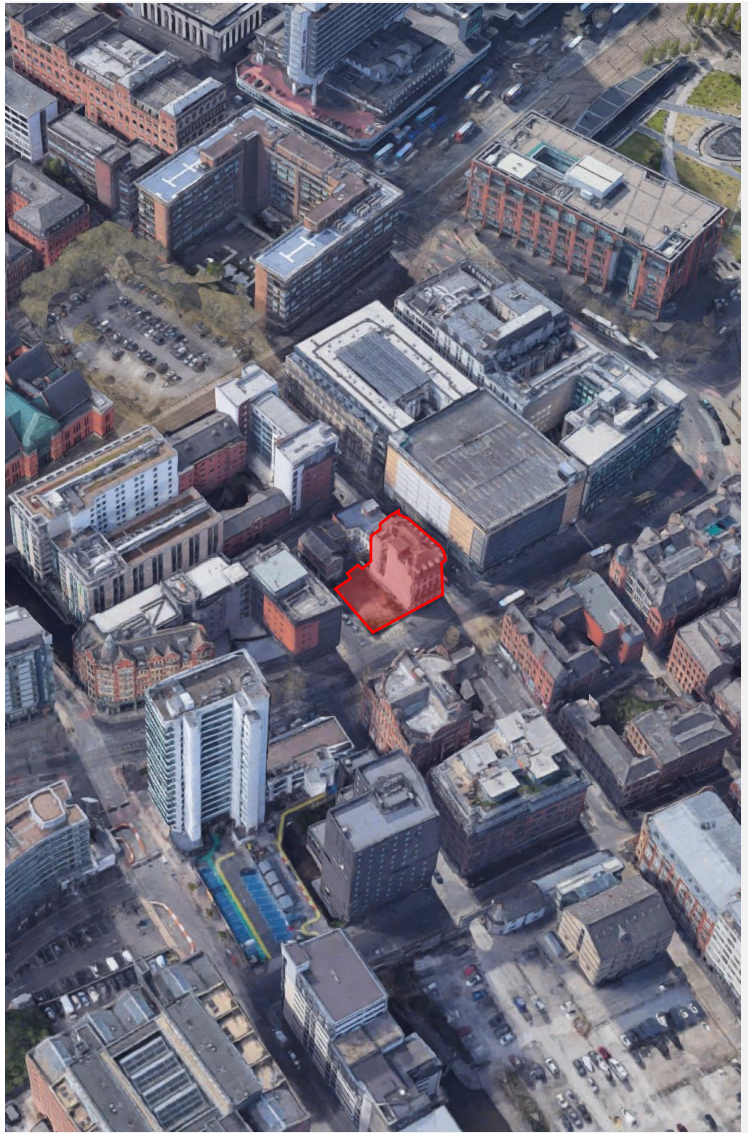
The document has been structured to reference the requirements of Circular 01/06 and the Cabe Guidance “Design and Access Statements – How to Read, Write and Use Them”.

The proposals have followed the key principles established in the 2019 consented planning and listed building applications for a hotel by Toyoko Inn (planning ref: 121014/FO/2018 listed building ref: 121015/LO/2018), comprised a 23-storey building and conversion of the former Union Bank building as a new hotel on the site. The previous consent established the viability of a high rise building on the vacant plot with connection and strategic interventions to the former Union Bank building. These agreed principles have been a key reference point, forming the basis for the design proposals outlined in this document.

The development site is located in close proximity to the Stevenson Square Conservation Area and several Listed Buildings, including the Grade II listed former Union Bank within the development site boundary. This document explains the design response to these conditions and demonstrates how the proposals have been shaped in relation to this historic context, neighbouring sites and the surrounding area.

The design proposals and access requirements of the scheme are explained in the following document structure:

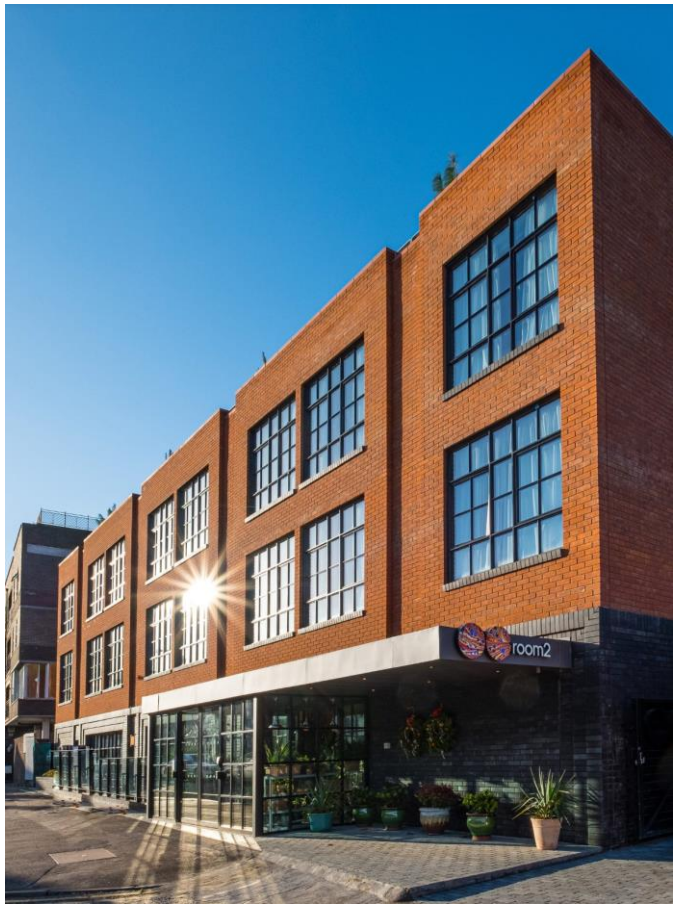
Section 1: Introduction
Section 2: Site Analysis and Historical Appraisal
Section 3: Consultation
Section 4: Scheme Evolution
Section 5: Design Proposals
Section 6: Visual Impact Assessment
Section 7: Technical Studies, including Access.
Section 8: Conclusion



Aerial view of the development site from the east looking west to the city centre

1c. Applicant Details

Northside (Manchester) Ltd are the developer behind the Room2 Hometel provider. Room2 Hometels strive to create places to live, not just to stay. They are committed to delivering a landmark building, which will achieve a whole of life, net-zero carbon development, and to deliver the UK's first net zero tower. The development will be operated by room2 providing 251 bedrooms and a range of publicly accessible amenities.



room2

LAMINGTON GROUP

Room2 are a hotel provider who have hotels in London (Chiswick, Hammersmith, images above), Southampton and Belfast and are looking to expand into the north of England with their first northern aparthotel to be located in Manchester

1d. Vision and Brief

The vision and brief has been established from the outset and set out the aspirations for the project. The ambition is for a landmark building, achieving Whole Life Net Zero Carbon. Demonstrating leadership and inspiring action to create a sustainable future. These principles have remained a touchstone throughout the design evolution.

We believe that the new Hometel development can amplify the Net Zero aspirations set by Manchester City Council, helping bring forward a ground-breaking new building for the City, demonstrating leadership in response to the Climate Emergency.

1e. Project Team

Applicant

Northside (Manchester) Ltd

Consultants

Bennetts Associates
Architect
Principal Designer

Price and Myers
Structural Engineer
Transport Consultant

Waterman Building Services
Mechanical, Electrical and Public Health

Equals Consulting Ltd
Project Management
Cost Consultant

Buro Happold
Fire Engineering

Avison Young
Planning Consultant
Public Consultation Consultant

Stephen Levrant Heritage Architecture
Heritage Consultants

JLL
Carbon Consultant
Well Assessor

Goddard Consulting Ltd
CDM Advisor

KP Acoustics
Acoustic Consultant

The Lift Consultancy
Vertical transportation

Egniol Consulting Ltd
EIA Consultant

Urban Microclimate Ltd
Wind Analysis

Virtual Planit
Verified Views

Eight versa
BREEAM Assessor

2.0 Site Analysis & Historic Appraisal

a) Site location and context
b) Previous Consents
c) Planning Policy context
d) Historic Appraisal
e) Transport & Access
f) Plot opportunities & constraints

2a. Site Location and Context

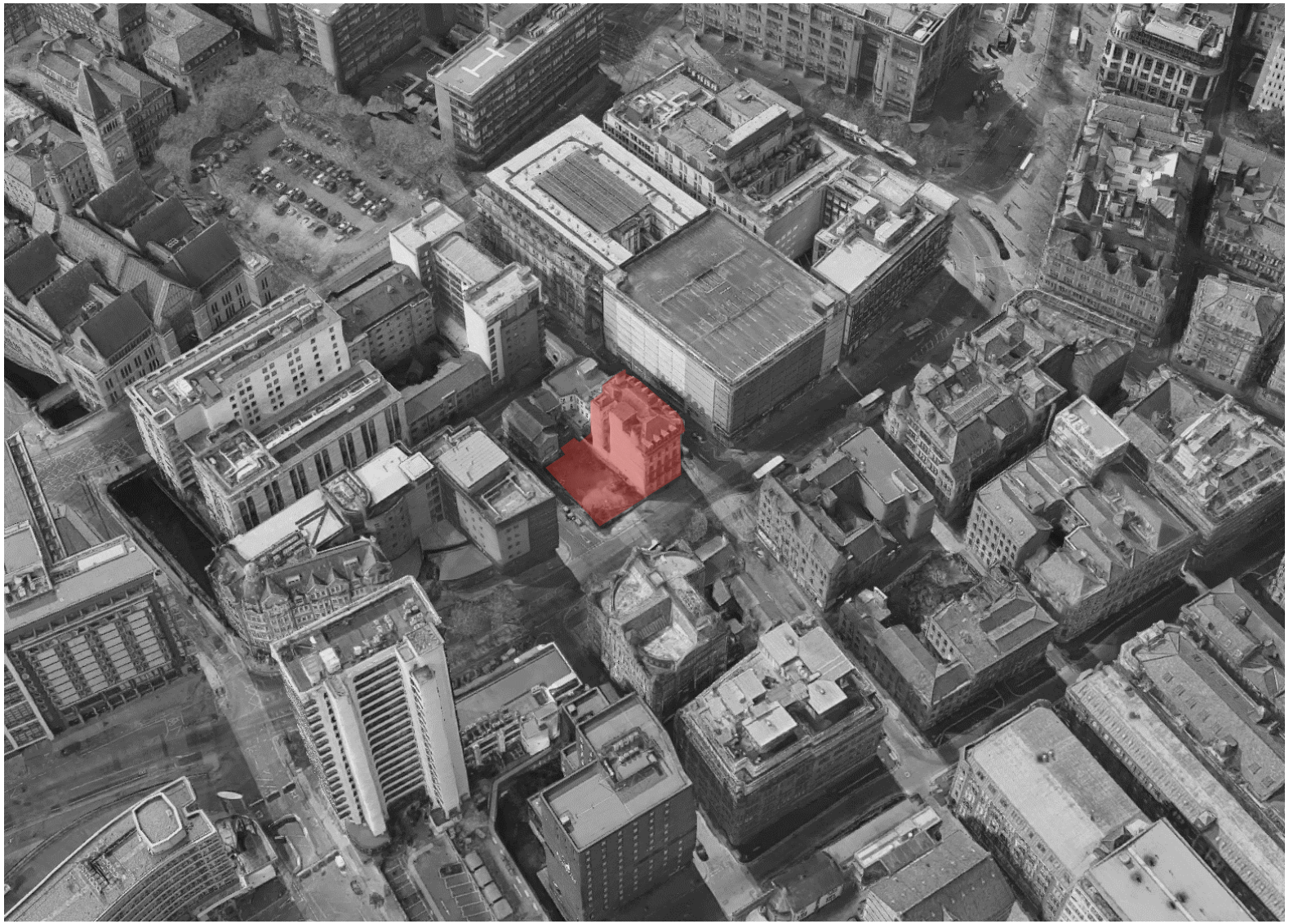
The site

The site is located within Manchester City Centre on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station. The site is located at 12 – 16 Piccadilly, Manchester M1 3AN.

The site encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.

The land adjacent to the Listed Building is currently a vacant and derelict site, offering adverse visual impacts to the urban block and has an adverse impact on the streetscape given the lack of enclosure. The site is in a key, prominent, city centre location. In addition, the setting of the Listed Building is adversely affected by the presence of a gap site immediately adjacent to it.

Street views of the site on Piccadilly (top looking south, bottom looking north)



Site aerial photograph

2a. Site Location and Context

The Grade II listed former Union Bank at 12 Piccadilly is a four-storey building that was built in 1911 and designed by Architect Thomas Worthington and Son.

Strategic context

The site is within close proximity to Piccadilly Railway Station and has a frontage onto Piccadilly, which is an important city centre street and key gateway pedestrian pathway for those entering or exiting the railway station and wishing to connect to Manchester primary retailing and central commercial areas in particular. Market Street, which is at the heart of Manchester's Primary Retail Area, merges with Piccadilly at its western end. Just to the south of Market Street is Manchester's established commercial core. Stevenson Square Conservation Area runs parallel to the Site along the east side of Piccadilly.

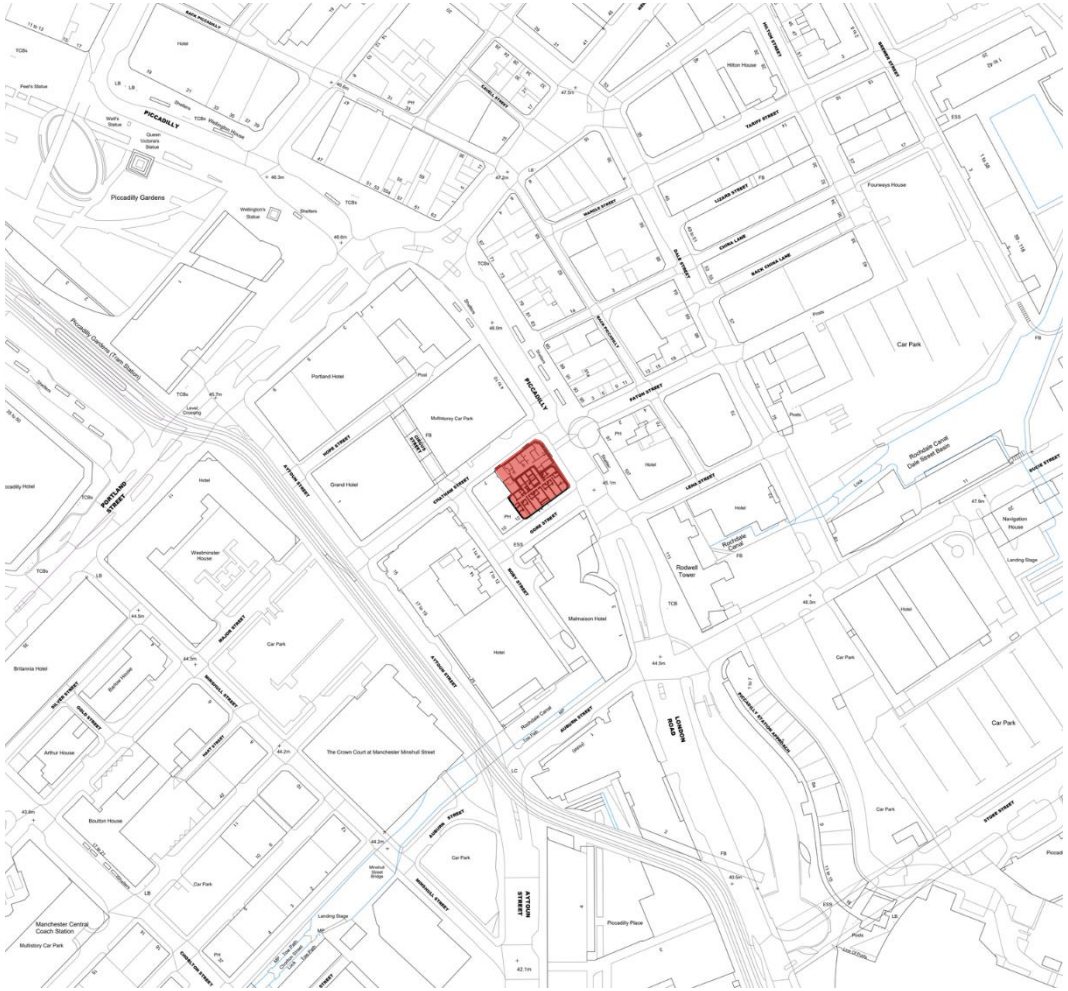
Due to the site being long-term unoccupied and the nature of its past uses, it has a distinct lack of destination appeal with no active frontage or transparency to positively contribute to visitor experience at street level.

The site's main frontage faces onto Piccadilly, which is an important pedestrian thoroughfare from Manchester Piccadilly Train Station to the city centre and Manchester's primary retail and commercial district. The close proximity of the development to this major transport hub and important entry point into the city emphasises the strategic importance of the site and hence, the proposed scheme will act as a key gateway building for visitors traversing via Station Approach.

The initial experience and first impression of the city is crucial, the scheme will therefore aim to both repair the shortcomings of the current vacant condition of the site, replacing it with a new piece of architecture which is more active and accessible at street level, designed to complement the surrounding context, celebrates sustainable design and promotes the city's aspirations for a net-zero carbon future.

Piccadilly elevation with historically significant listed façade.

On the corner of Gore Street, showing vacant gap site.



Site location plan

2a. Site Location and Context

The interior of the existing listed building has been stripped of non-original elements, revealing what remains of the original loadbearing structure and features. The images below show the present condition of the interiors of the upper floors.

Present Condition

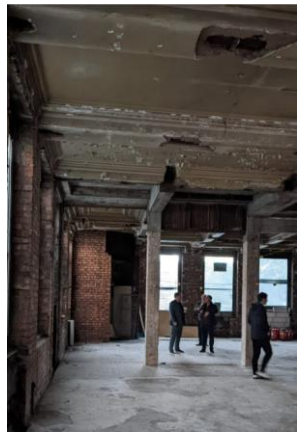
The building has been unoccupied since 2006 when the Barclays Bank vacated the site, and as such, the condition is deteriorating and hence is in urgent need of repair / restoration is required to ensure the building is protected and brought back into active use. The proposed scheme will ensure this and provide more public access into the building than has been previously possible.

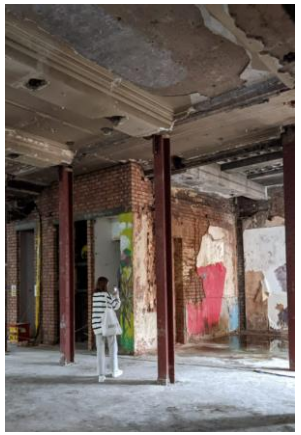
The development presents a unique opportunity to finally deliver a project on the site that can bring growth in the City Centre economy and restore this gateway site and former Union Bank to its former glory, whilst providing a significant positive contribution to Manchester and its net-zero carbon story.

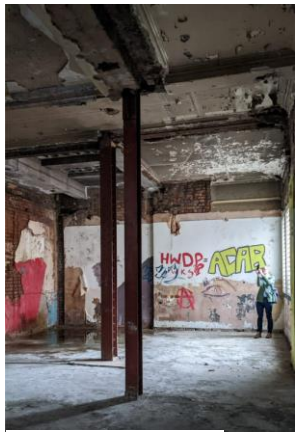
Recent interior views of Level 3, showing signs of water ingress and previous occupation

Recent interior views of Level 4, showing signs of water ingress.

Original image of the ground floor Banking Hall interior



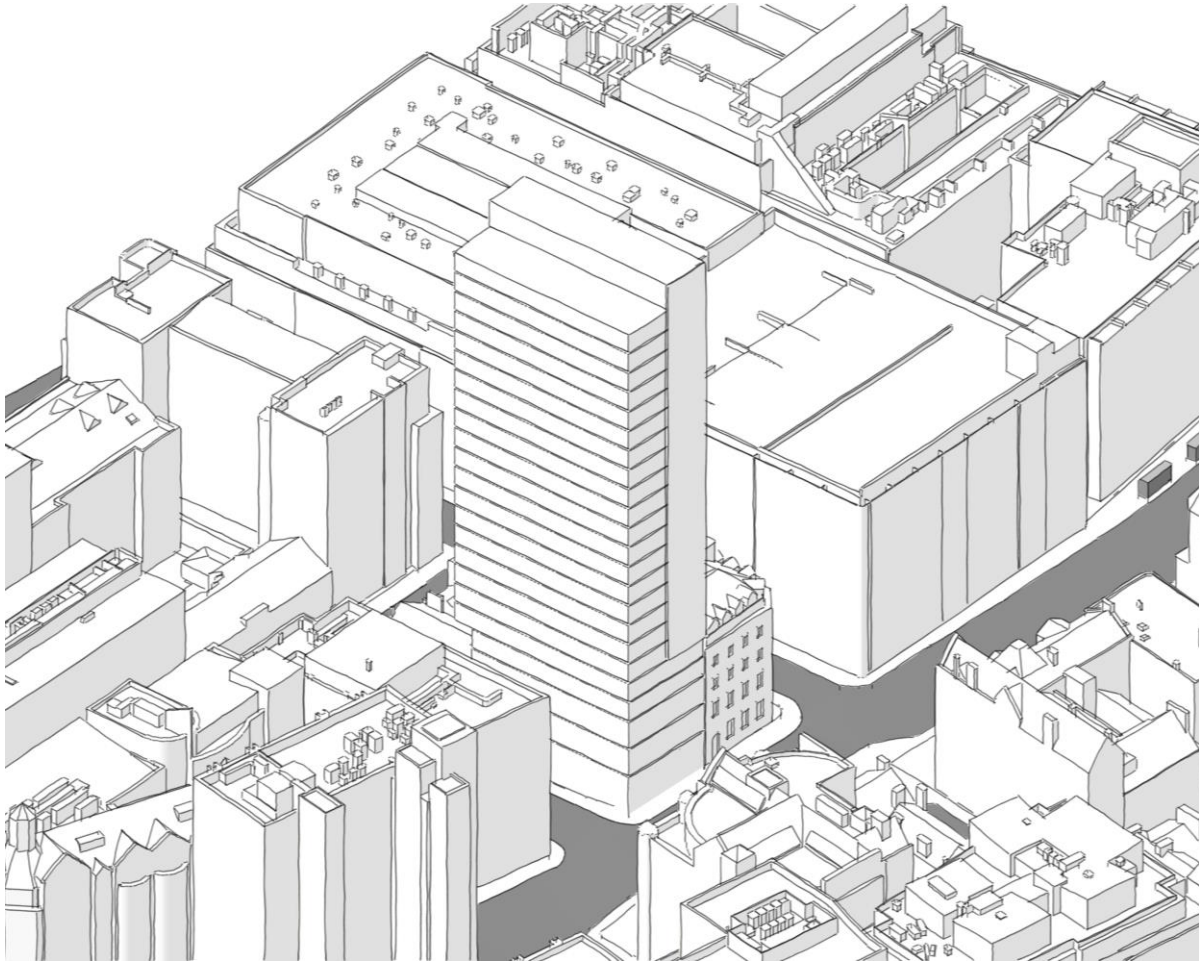




Recent interior views of the Banking Hall, showing condition following soft strip out works

2b. Previous Consents

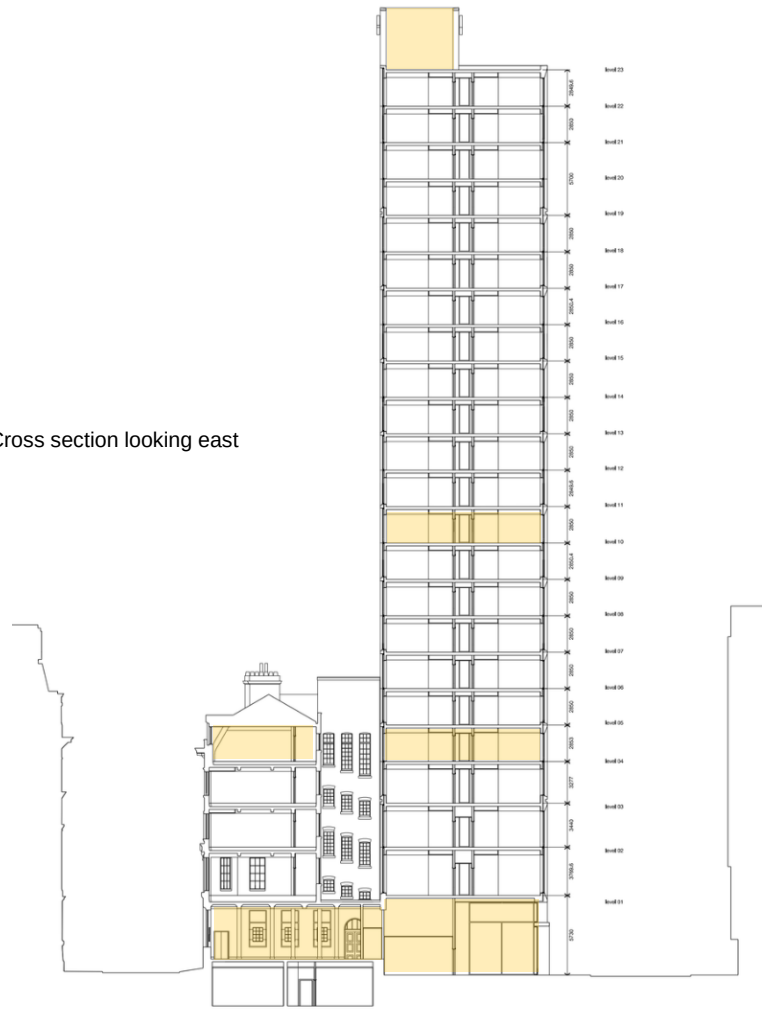
The site has been neglected and vacant for approximately 30 years with a long history of failed projects. The previous consented scheme in 2019, proposed a 23-storey budget hotel with very basic spec rooms, offering minimal benefit to the local community and failing to maximise the potential of its location and setting within the city. The proposed scheme will develop this long neglected and vacant site.



Axonometric and selection of verified views of the previous consent.

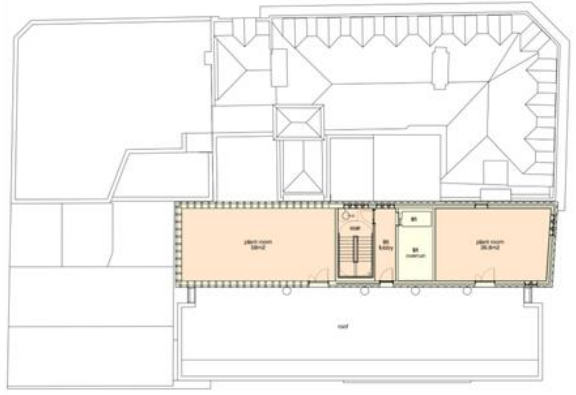
2b. Previous Consents

Key plans of the previous 2019 planning and listed building consents are included below. We have identified several shortfalls in this design, including a single stair and inadequate fire escape provision to the tower, substandard bedroom sizes, core layout and plant / riser provision. This assessment has identified areas where design standards and relationship with the Union Bank Building can be improved, informing a baseline for our design proposals.

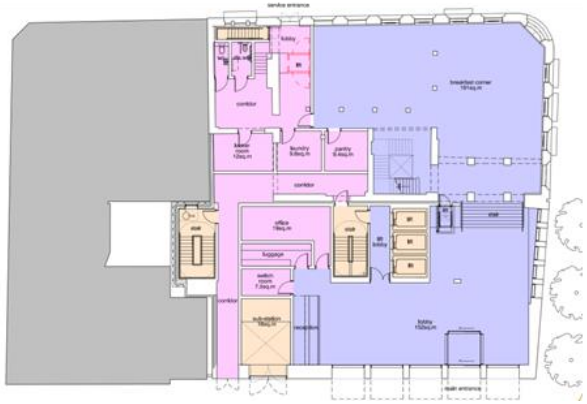


Cross section looking east

4th Floor Plan



23rd Floor (Roof) Plan



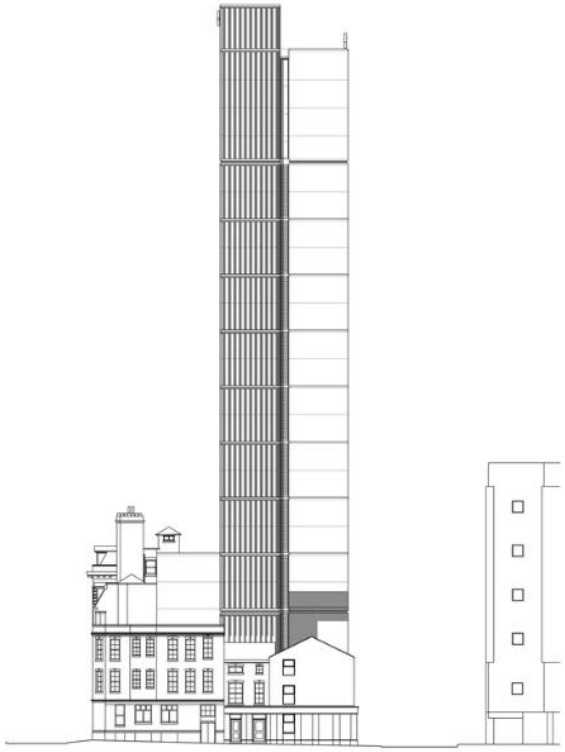
Ground Floor Plan

Typical Tower Plan (6th – 17th Floor)

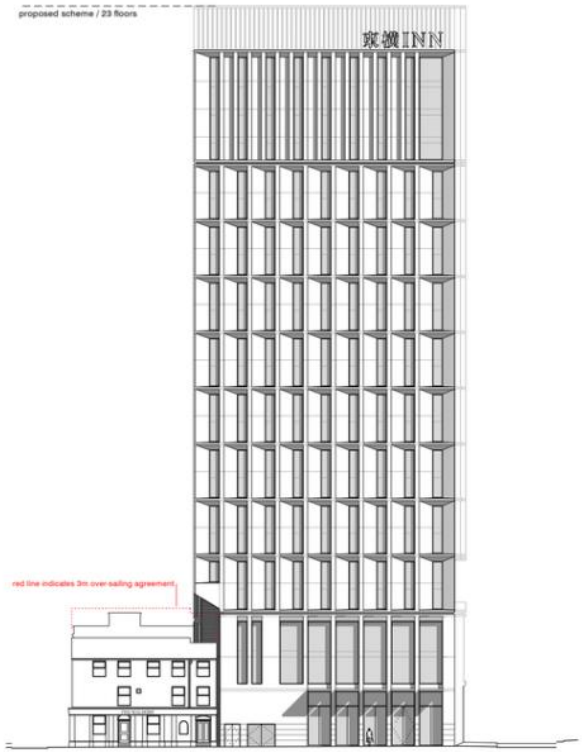
2b. Previous Consents

The previous consents have proven a helpful initial reference for our emerging design ideas. The information below notes the key points regarding the site and planning history, including building elevations noting the approved massing.

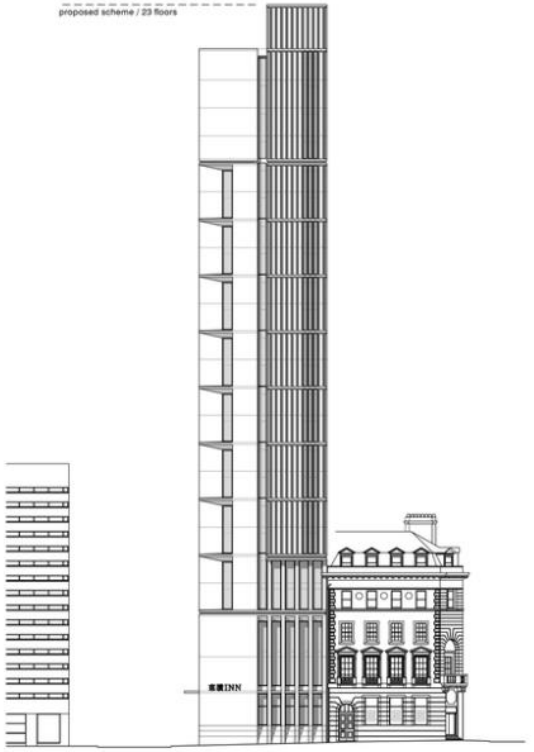
- Long planning history on site with vacant plot unused for approx. 30 years.
- Site encompasses the vacant Grade II listed former Union Bank building (1911).
- The condition of the bank building is deteriorating and needs to be brought back into active use.
- 2013 Consented Planning Application for Yotel Hotel – 21 floors.
- 2019 (January) Consented Planning Application for Toyoko Inn Hotel – 23 floors.
- Oversailing agreement with neighbouring property, The Waldorf pub on Gore Street.
- Principles of a new hotel use, a tall building and the alteration and removal of historic fabric to the adjacent Grade II listed building established.



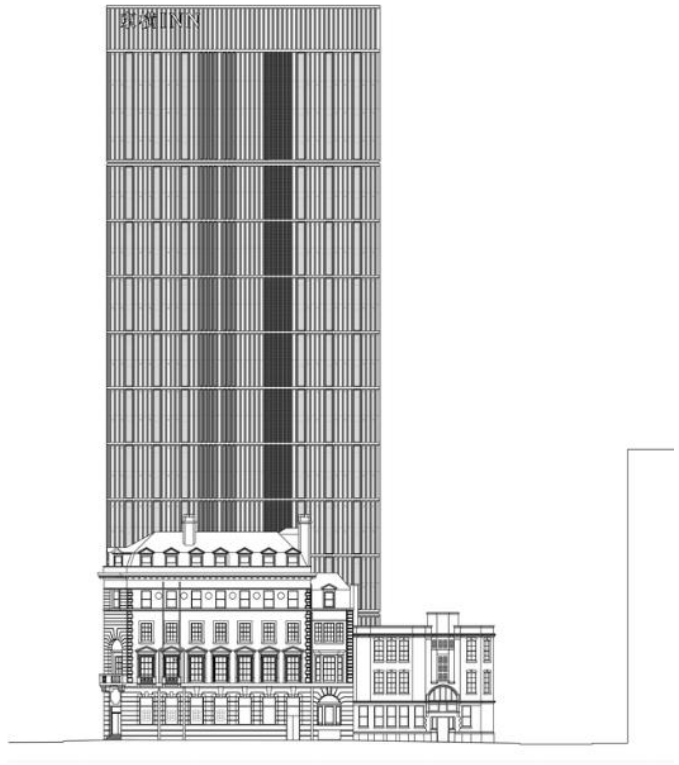
2019 Consented Scheme
South West Elevation



2019 Consented Scheme
South East Elevation



2019 Consented Scheme
North East Elevation



2019 Consented Scheme
North West Elevation

2c. Planning Policy Context

12-16 Piccadilly contains a Grade II listed building, and although it is not within a Conservation Area, there are a number of listed building in close proximity to the site.

In accordance with the 2011 guidance of the International Council on Monuments and Sites (ICOMOS) on ‘Heritage Impact Assessments’, it is important to test development Proposals “against existing policy frameworks and the management plan for the property and surrounding area” (para.5-11). Therefore, this section outlines the legislative and planning policy framework within which the proposals for the Site are based and will be subsequently tested.

In accordance with Historic England’s Guidance, consideration needs to be proportionate to the relative significance of the identified heritage asset, and the actual impact of the proposed development. The methodology outlined below is one derived from guidance set out by ICOMOS to ensure objectivity.

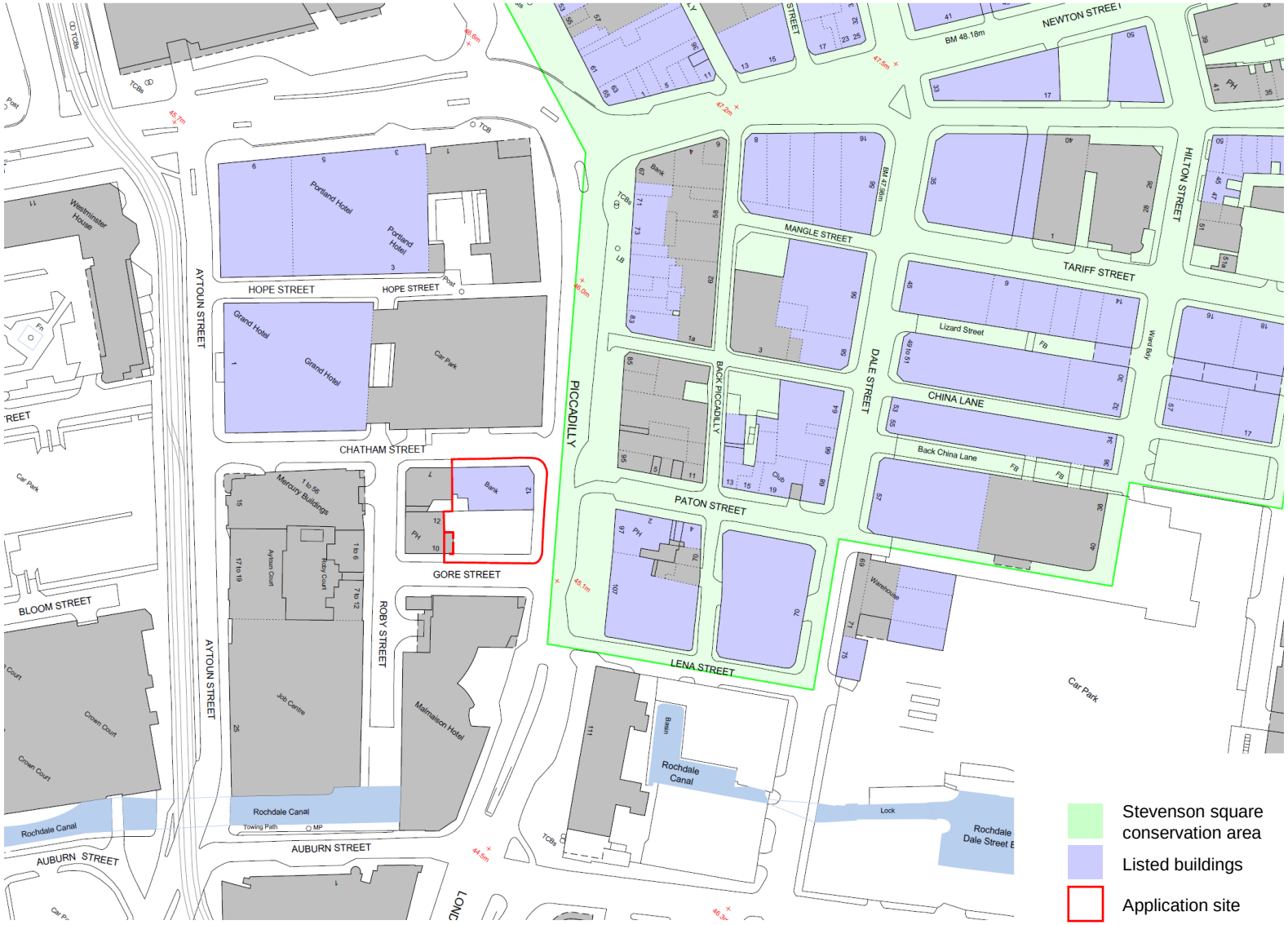
The key planning policy documents are respectively, the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) (2021) and Manchester City Council’s local planning policies. The relevance of the policy framework to the development of the Site is discussed below.

The scheme is informed by Historic England’s guidance on Conservation Principles (2008). This guidance is consistent with the legislative framework and local planning policy is focused upon the need to understand the heritage value of a site and apply policy in a manner proportionate to its significance.

The below evaluation of significance and subsequent conclusions have thus been framed by the methodology outlined in Conservation Principles, and the following:

- the relevant legislation relating to both planning and heritage designations.
- the objectives and policies for the historic environment stated in the National Planning Policy Framework (NPPF), Planning Practice Guidance.
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings.
- The methodologies for the assessment of physical and visual heritage impact as defined in Historic England Guidance (see below).

For further details refer to the accompanying Planning Statement and Heritage Statement documents.



Site plan highlight heritage assets and conservation areas

2d. Historical appraisal - Site

Location

12 Piccadilly, the former Union Bank, is located on the west side of Piccadilly, to the south of Piccadilly Gardens and north of Piccadilly train station, in the centre of Manchester.

The building sits on the north-east corner of an island site bounded by Piccadilly to the east, Gore Street to the south, Roby Street to the west and Chatham Street to the north. Immediately south of the building is a gap site, whilst to the west the building is adjoined to Indemnity House. The Waldorf Public House occupies the island site to the south-west corner.

Brief Historical Background of the Area

The area of Piccadilly is located to the south-east of the city centre. London Road/ Piccadilly forms one of the primary routes into the city and is the location of the Manchester's main train station.

Up until the 18th century, this part of the city was open countryside. The area to the north-east of Piccadilly was laid out in the 18th century and the focal point of Stevenson Square formed a dense urban grain comprising of housing. However, with the rise in local industry the area was redeveloped with commercial development, displacing the resident population who moved out to the developing suburbs of Manchester.

The construction of the Rochdale Canal (1804 – 06) and Piccadilly Station (1842) created an important transport interchange in this area. Large buildings such as the Royal Infirmary, which stood in Piccadilly Gardens from 1752 – 1910, and the London Road Fire Station (1901 - 06), provided key landmarks along the road.

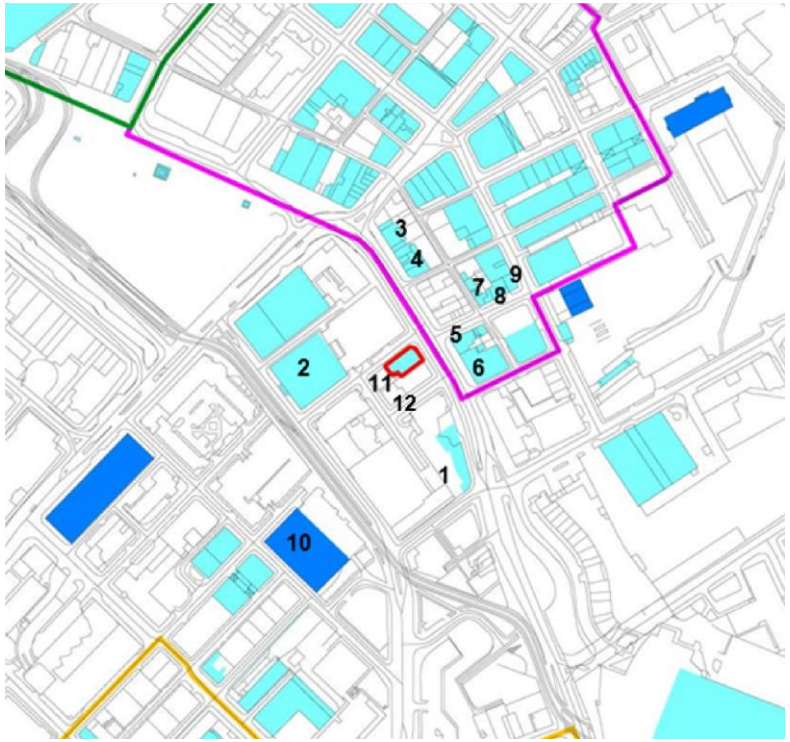
Commercial growth of the area continued until the economic down-turn in the first half of the 20th century. Redevelopment in the 1960s saw the construction of new, notable landmarks such as Gateway House, Station Approach, (1967 – 69) and 111 Piccadilly (1963 – 66).

In recent years further regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street which has seen a residential population returning to the area and a growing number of bars, restaurants, cafes, and other commercial uses.

Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Stevenson Square Conservation Area has been designated as a Conservation Area as it represents a significant portion of the city centre in which the majority of Victorian buildings remain intact. The main characteristic of the Stevenson Square Conservation Area is one of a closely woven network of narrow streets intersecting at right angles. The area was designated in February 1987 and extended in December 1987. The boundary of the Conservation Area runs along the east side of Piccadilly, opposite the subject site.



1. Joshua Hoyle Building (Grade II),
2. Grand Hotel (Grade II),
3. Halls Buildings (Grade II),
4. 77 – 83 Piccadilly (Grade II),
5. The Brunswick Hotel (Grade II),
6. 107, Piccadilly (Grade II),
7. Nos. 13 & 15 and Attached Railings, Paton Street (Grade II),
8. 19, Paton Street (Grade II),
9. 68, Dale Street (Grade II);
10. City Police Courts (Grade II*),
11. Indemnity House, Chatham Street (unlisted),
12. Waldorf Public House, Gore Street (unlisted)

Location of the site and the other designated heritage assets (listed buildings and conservation areas) surrounding the site

2d. Historical appraisal - Site

Statutory Designations

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.

12 Piccadilly is listed at Grade II. The list entry for the building on the statutory list is: "*No.12 Barclays Bank.*" The description of the building is as follows:

Bank. Dated 1911 on frieze; by Thomas Worthington and Son, for Union Bank of Manchester. Portland stone, slate roof. Rectangular plan on corner site, with chamfered corner. Classical style. Four storeys and attic, 4 bays to Piccadilly and 8-bay return to Chatham Street; with channelled rustication to ground floor, rusticated quoins to all angles of the upper floors (carried across the corner as narrow channelling), 3rd-floor sill-band, frieze with carried-round inscription "UNION BANK OF SCOTLAND LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI", prominent modillioned cornice, and small pedimented attic dormers. The ground floor has a square-headed doorway to the corner, a round-headed doorway at the left end, and windows with cavetto surrounds and keystones (those to the front and 1st 2 bays of the side scrolled); 1st and 2nd floors have 12-pane sashed windows with moulded architraves, those at 1st floor with pediments, and balustraded balconies to the front and 1st 2 side bays, and that in the corner set in a round-headed arch, with cornice instead of pediment, and carved tympanum; 3rd floor has windows with plain surrounds, and roundels between them. Eighth bay of return side differs: 3 storeys and attic, round-headed window at ground floor and tripartite windows above. Interior not inspected.

Listing NGR: SJ8457698148

Due to the nature of the proposals, the potential impact on the setting of adjacent listed buildings is limited to the following buildings within the immediacies of the site:

- Joshua Hoyle Building (Grade II),
- Grand Hotel (Grade II),
- Halls Buildings (Grade II),
- 77 – 83 Piccadilly (Grade II),
- The Brunswick Hotel (Grade II),
- 107, Piccadilly (Grade II),
- Nos. 13 & 15 and Attached Railings, Paton Street (Grade II),
- 19, Paton Street (Grade II),
- 68, Dale Street (Grade II);
- City Police Courts (Grade II*),
- Indemnity House, Chatham Street (unlisted),
- Waldorf Public House, Gore Street (unlisted)

List descriptions for the above listed buildings are provided in the Heritage Statement.

Non-Designated Heritage assets

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets.

In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. Manchester City Council does not have such a local list at the present time.

Indemnity House and Waldorf Public House, Gore Street, adjacent to the Site has been identified as a non-designated heritage asset for the purposes of this assessment.

Historical development of 12 Piccadilly

12 Piccadilly was built in 1911 for the Union Bank of Manchester. The building was designed by Thomas Worthington and Son and constructed of Portland stone.

Since the last application for the Site, the original plans for the building have been accessed from The Worthington Archive at the University of Manchester. A series of plans from 1910 (following pages) illustrate the original layout and arrangement of the interiors of the bank, including the strong room at basement level, banking chamber at ground floor level, and offices across the upper levels of the building. The status and hierarchy of the banking chamber is reflected in the quality and standard of its design and fixtures as illustrated.

Early 20th century photograph of the newly completed bank from Piccadilly. The adjacent building, which sits within the existing site area. Was subsequently demolished. Note the original level of the corner entrance is at street level.

2d. Historical appraisal – 12 Piccadilly

The resource of archive documents of the former Union Bank Building in its early years, not available in previous applications has been an invaluable reference and foundation to guide design development for the proposed scheme, aiding to highlight key heritage features to be retained and restored, as well as helping to determine non-original features and cumulative alterations over the years.

Early 20th Century photograph of the Chatham Street elevation. Note the two entrances shown on this elevation have subsequently been lost and truncated to form windows matching the others at this level. The four-over-three glazed windows at basement level have also since been removed and infilled with blockwork to match the plinth

Early 20th Century photograph of the banking chamber at ground floor level. Very little of this interior survives with the exception of deteriorated areas of moulded coffered plaster ceiling.

2d. Historical appraisal – 12 Piccadilly

Building Description

The Portland stone building is four storeys with attic and basement and is rectangular in plan with a chamfered corner to the north-east, articulating the principal entrance at ground floor. The tripartite elevations are expressed with channelled rustication to the ground floor (bottom), rusticated quoins to all angles of the upper floors (middle) and pedimented attic windows articulate the roof (top). A frieze is carried around the west and north elevations and is inscribed with: "UNION BANK OF MANCHESTER LD / MDCCCCXI / ESTABLISHED ANNO DOMINI MDCCCXXXVI." The ground floor has a square headed doorway to the corner entrance, via four steps, which was the principal entrance into the former banking hall. The door is not original and has been replaced. The round-headed doorway on the Piccadilly (north-east) elevation retains its original doors and formerly provided access into the former office spaces to the upper storeys of the building.

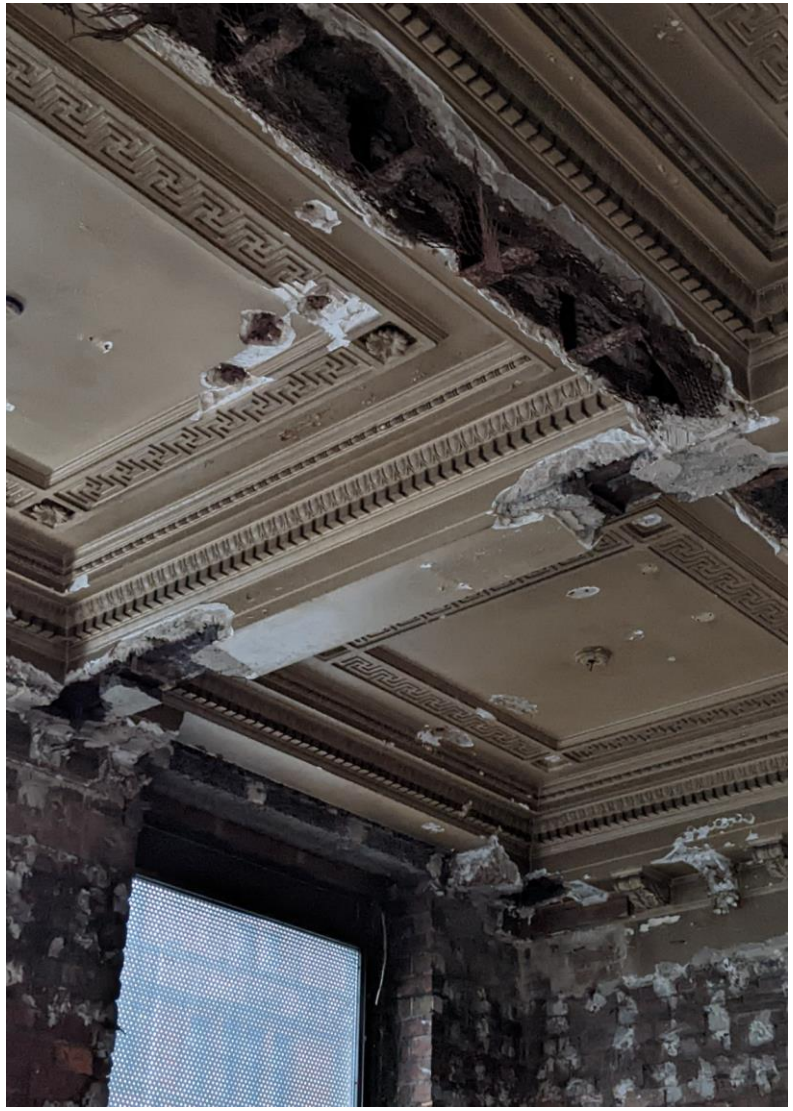
Two former entrances on the Chatham Street (north-west) elevation have been converted into windows. Windows on the Chatham Street elevation which illuminated the basement level have also been removed and infilled with rusticated stone to match the building's plinth. Whilst all the windows to the ground floor level have been altered and replaced, the window openings to the first and second floors retain their original 12-pane sashes. The windows at first floor level have pediments and balustraded balconies to the Piccadilly elevation and the first two eastern bays of the Chatham Street elevation. The corner first floor bay is set within a round-headed arch with cornice instead of pediment and carved tympanum. It is evident in the design of the building that only the north and east elevations were ever intended to be seen. The existing gap site to the south-east has exposed the blind wall of the former south party wall. The utilitarian west elevation is visible from the fire escape and roof of the adjacent property (Indemnity House) and highlights the two light-wells which provided light and ventilation to the toilet block and stairwell.

Internally, comparison with the original drawings for the building demonstrates that the interior of the building has been altered by interventions in the 20th and 21st centuries. The principal corner entrance originally provided access into the 'Banking Chamber' at ground floor level. This space would have contained banking desks and a staircase down into the basement; this staircase still survives.

The original interior features of the ground floor plan have largely been lost, although there are areas of coffered plaster ceiling surviving, although in a deteriorated condition. Partitions separating the former banking hall from the offices beyond have been removed and the original floor plan has subsequently been considerably altered, reducing the legibility and ability to appreciate the historic arrangement of the former banking hall in relation to the ancillary office accommodation at this level. An original dividing wall remains at the back of the floorplan which was formerly a small office space with a fireplace.

Two additional staircases to the basement are illustrated in the original plans; one was directly accessed from a separate entrance on Chatham Street and one was to the rear (south-west side of the building). The ground floor formerly contained three offices and a corridor between the entrance on Piccadilly and the western entrance on Chatham Street. As stated above, the western entrance on Chatham Street has been altered and is now a window opening. The Piccadilly entrance leads into the corridor where the building's primary staircase provides access to the basement and the upper floors. The staircase formerly wrapped around a modern lift, which replaced an historic one as detailed on the 1910 ground floor plan, and which has since been removed. The entrance corridor is clad in coloured marble panels which has been altered and repaired in areas.
The basement level is wholly utilitarian in character and devoid of any significant architectural detailing or character. The bones of the basement floorplan have been largely retained, including the former strong room, although later partitions have subdivided the space to create a series of small rooms.

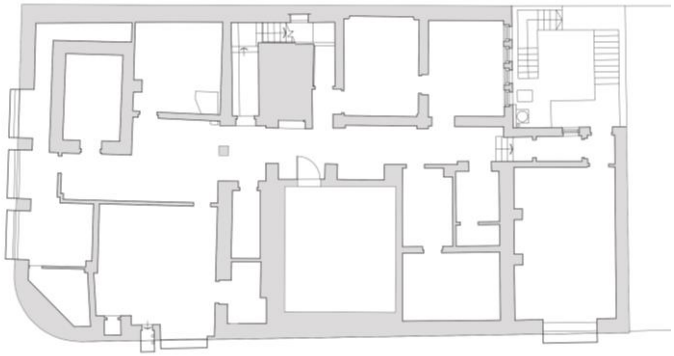
The large office spaces at the upper floor levels were formerly sub-divided and suspended ceilings fitted in the latter part of the 20th century although these have since been removed. With the recent removal of modern partitions, the historic floorplan at the first, second, third, and fourth floor levels has been maintained. These levels are arranged with two large open plan office spaces and a smaller room to the back of floorplan, with the exception of the fourth-floor level where there were only two large rooms and a smaller office space within the block that accommodates the toilets at lower levels. The central corridor at each level provided access to the stair core and toilet block to the east which were separated from each other by a glazed lightwell.



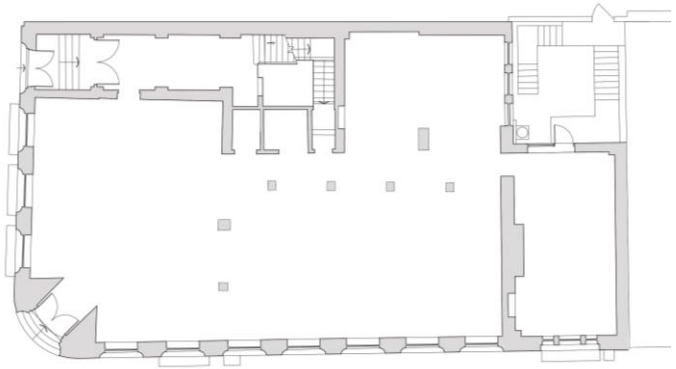
Areas of coffered plaster ceiling in the ground floor Banking Hall have survived although in a deteriorated condition.

2d. Historical appraisal – 12 Piccadilly

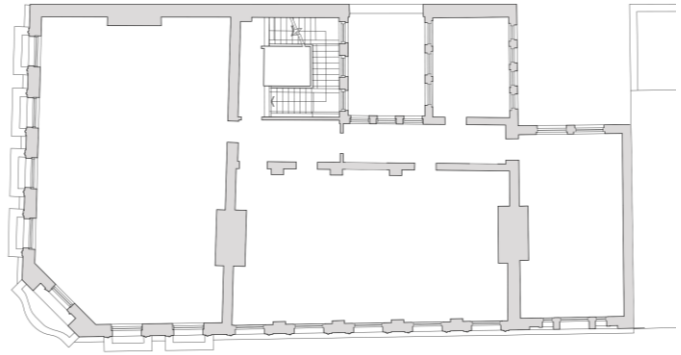
Plan drawings of the original construction, have been used to inform our design development strategy which has compared the original design with the present condition across all levels, highlighting opportunities for how the proposed development may best be brought back into active use.



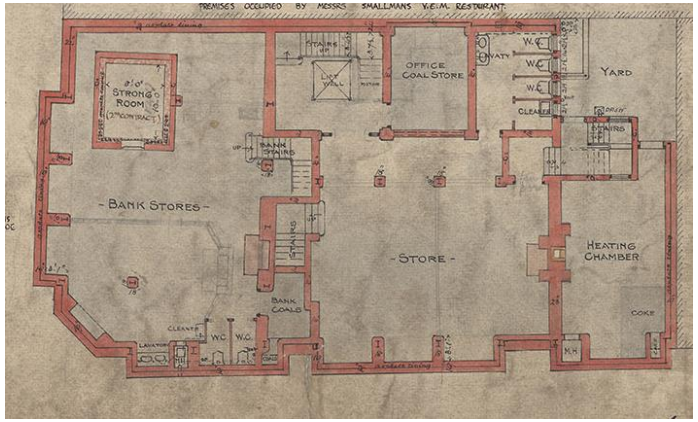
Basement plan – site survey 2012 with recent strip-out works removed



Ground floor plan – site survey 2012 with recent strip-out works removed



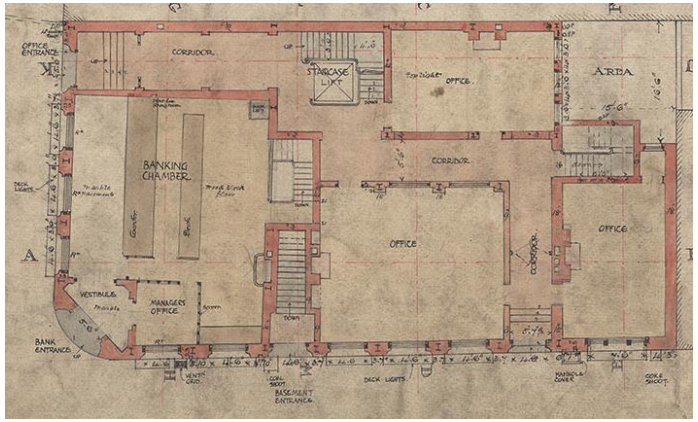
First floor plan – site survey 2012 with recent strip-out works removed



Basement plan – archive drawing 1910

Key changes from original construction :

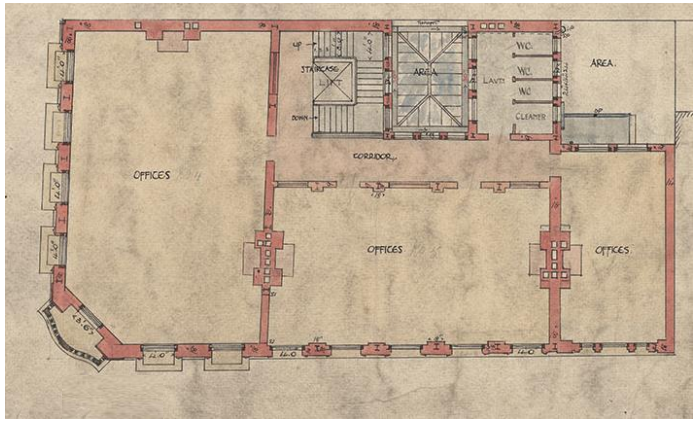
- A number of masonry dividing walls / rooms have been added
- 3no. Access staircases from ground floor removed
- Stairwell lift removed
- External fire escape stair to yard added



Ground floor plan – archive drawing 1910

Key changes from original construction :

- External bank corner entrance steps added
- Banking Chamber floor level raised above street level by approx. 600mm
- Chatham street external entrances removed / infilled
- A number of masonry dividing walls / rooms have been removed
- 3no. Access staircases to basement removed
- Stairwell lift removed



First floor plan – archive drawing 1910

Key changes from original construction :

- Stairwell lift removed
- Glazed canopy to lightwell removed
- WC assemblies removed
- Various internal reconfigurations over the years, dividing walls recently removed.

2d. Historical appraisal – 12 Piccadilly

Openings have at some point been created between the two largest rooms at second and third floor level and at the upmost levels to provide means of escape onto the roof. Interior features such as cornicing, skirting, and architraves are considered to be typical for a building of this period and use and not of particular special interest. A terrazzo floor is a continuous feature of the upstairs corridors and though characterful, again is not considered to be of any particular architectural significance. Stained glass to the stairwell of the hall, in addition to the coffered ceiling in the former banking hall, as well as the legibility of the historic internal layout at the upper levels are considered to be the primary features of interest within the interior of the building.

Other alterations identified by the design team during their investigation of the Site are as follows:
• Addition of external bank corner entrance steps;
• Rising of the former banking hall floor by approximately 600mm;
• Removal of glazed canopy to the former lightwell between the stair core and toilet block; and
• Rising of the stairwell roof level about pitch roof level and replacement with a flat roof.

Online planning records are limited but it appears the site adjacent was demolished in the 1980s. As has already been illustrated, the building was designed as part of a developed site with only the north and east elevations intended to be visible. Alterations to the streetscape have shorn the building of its original context and have had an adverse impact on the setting of the listed building.
In 2007, 2013, and 2018, schemes for the redevelopment of the Site were approved. These schemes proposed the wholesale removal of the interior of the listed building, demolition of the rear toilet bloc, with the retention of either the historic floorplan at upper levels or main staircase, and an attached nine-storey/ twenty-storey/ twenty three-storey new build extension, respectively. These schemes have not been realised.
A series of photographs at Figures 14-36 illustrate the existing condition of the building as recorded in January 2023, following a soft strip exercise under the 2018 consented scheme.

For further details and site photography refer to Heritage Statement.

Assessment of heritage significance

Introduction

The purpose of the following significance assessment is to use recognised criteria to assess the heritage significance and interest of the Grade II listed 12 Piccadilly and any heritage assets which have the potential to be affected by the proposed development in the setting of the Site. Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.

The following significance assessment is framed within the context of established guidance, utilising recognised and well-established terminology used with the ICOMOS Guidance for Heritage Impact Assessments (2011), with particular reference to the example guide for assessing the 'value' of heritage assets (ICOMOS, Appendix 3A).

The ICOMOS guidance makes specific reference to designated, locally listed and historic buildings and is therefore an objective (and widely recognised) method to assess heritage significance.
Ultimately, the significance of a heritage asset is determined by an analysis of the relevant aspects of Archaeological interest, Architectural and artistic interest, and Historical interest. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance, with definition of significance terms used being:

- High heritage significance
- Medium heritage significance
- Low heritage significance
- No significance / detrimental

Section drawings of the original construction, have been used to inform our developing design strategy. The below notes analyse how the building has been altered since its original construction, highlighting opportunities for how the proposed development may best be brought back into active use.

Key changes from original construction :

- External bank corner entrance steps added
- Banking Chamber floor level raised above street level by approx. 600mm
- Chatham street external entrances removed / infilled
- A number of masonry dividing walls / rooms have been removed
- 3no. Access staircases to basement removed
- Stairwell lift removed
- Glazed canopy to lightwell removed
- Stairwell roof level raised above pitch roof level and replaced with flat roof

2d. Historical appraisal – 12 Piccadilly

The following assessment of significance will inform the subsequent Heritage Impact Assessment, which considers the effects of the proposed development upon the significance of the listed building and heritage assets in the setting of the Site. This in turn allows the extent of “harm” upon any designated heritage assets incurred by the proposed development to be established within the terms defined by the NPPF. The significance assessment accords with the requirements of the NPPF and takes account of Historic England’s guidance.

The concluding ‘Statement of Significance’ provides a summary of the contribution of the various components of the Site in order to identify the most and least significant areas/elements.

Heritage Interest and significance of site

Below, the significance of the listed building at 12 Piccadilly is considered in terms of its archaeological, architectural and artistic, and historic interest. A series of significance plans have been prepared to reflect the value ascribed to individual elements of the building at Figures 37-44 below. The discussion below also considers the setting of the listed building and assesses the contribution this makes to an appreciation of its significance.

Archaeological Interest

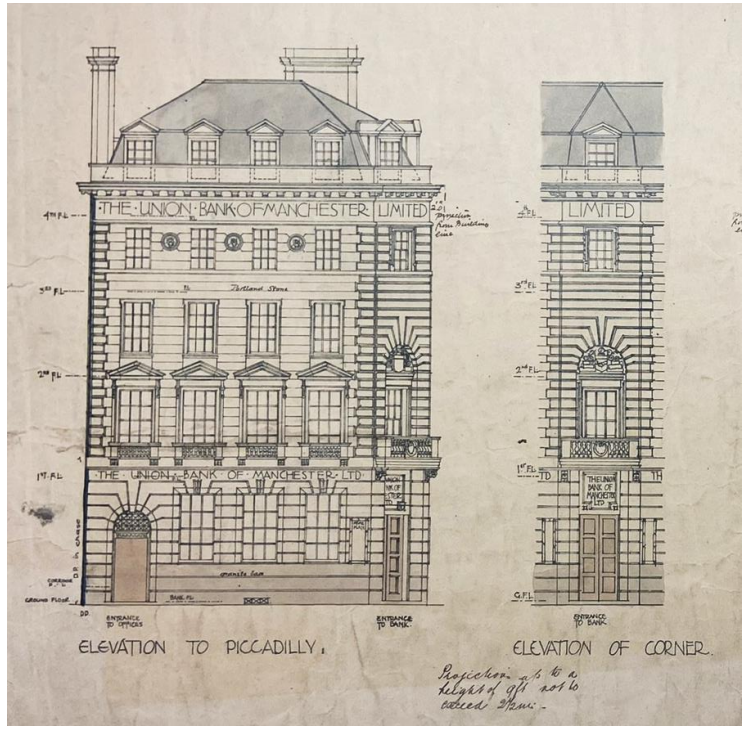
The listed building occupies a site which was previously developed before the bank was constructed in the early 20th century. Owing to the Site’s position within the historic core of the city, and its previous development, it is likely the listed building possesses some archaeological potential although this is probably wholly limited due to the extent of excavation required for the existing building with its double mazement level. The archaeological interest of the listed building is subsequently considered to be of low heritage significance. (Refer to the Archaeological DBA by Pre-Construct).

Architectural and Artistic Interest

The external architectural expression of the building is fundamental to an understanding of the architectural design concept of 12 Piccadilly and its reflection of contemporary trends in the design of bank buildings and commercial buildings more broadly in the early part of the 20th century. The external envelope of the listed building, and specifically those elevations fronting Piccadilly and Chatham Street, are considered, subsequently, to be of high heritage significance. This is notwithstanding the incremental effect of small-scale alterations such as changes to historic openings and the replacement of original windows at the upper levels. The Neo-Classical design of the building is articulated in the proportions of the building, as well as in details such as the Roman numerals inscription on the frieze to the north and west elevations, the pediment and carved tympanum on the corner bay, and the pedimented first floor windows. The craftmanship expressed in the execution of these details also reflects the artistic value of the listed building.

The elevation facing towards Gore Street was never intended to be seen from the public realm, hence its unadorned/blind appearance. Notwithstanding this, the elevation clearly communicates its former relationship with the neighbouring building within the Site boundary at 14-16, since demolished. The stair core was also not intended to be publicly visible; it is functional and utilitarian in character but includes interesting architectural features such as tiered, stained and leaded windows, and subsequently it is considered to be of medium heritage significance overall. The toilet block is considered to be of low heritage significance.

Due to the internal alterations to the building, there is a lack of surviving fixtures and fittings of note, with the exception of remnants such as the coffered ceiling at ground floor level, central stair, and cornices, skirtings and architraves which are judged to be typical for a building of this period and function. The loss of legibility of the internal plan form to the basement and ground floor levels and removal of three staircases has detracted from an understanding of the historic function of the bank, though the historic floorplan at upper levels is largely intact with the exception of a number of new small openings between rooms.



Elevation drawings of the original construction, have been used to inform our developing design strategy. The below notes analyse how the building has been altered since its original construction, highlighting opportunities for how the proposed development may best be brought back into active use.

Key changes from original construction :

- External bank corner entrance steps added
- Banking Chamber floor level raised above street level by approx. 600mm
- Chatham street external entrances removed / infilled
- Sash windows removed from ground, third and fourth floors
- Chatham street basement windows removed / infilled

2d. Historical appraisal – 12 Piccadilly

Setting

The listed building sits on an island block that is formed of Chatham Street to the north-west, Piccadilly to the north-east, Gore Street to the south-east, and Roby Street to the south-west. No. 12 Piccadilly is positioned in the northern corner of this block, with a gap site to the east, Indemnity House to the west, and a public house at 12 Gore Street to the south.

In the experience of the listed building from Piccadilly, the building is seen adjacent to the gap site within the eastern half of the Site. The gap site is of low townscape quality, with hoardings, scrub vegetation, and low-quality hardstanding and creates a sense of a temporary state and incompleteness within the streetscape.

Experienced in conjunction with the gap site, the listed building appears isolated from the streetscape, with an understanding of how the building would have related to its historic context entirely eroded. This effect in turn impacts on the ability to appreciate the architectural and historic significance of the building, and the intended formality, robustness and presence that was intended to be conveyed and communicated through the bank's corner position and its architectural articulation.

Lower quality, coarse grain modern developments to either side of the Site along Piccadilly serve to further reinforce the sense of the historic building's isolation from its historic context, which includes a series of finer grain and traditional buildings on the north side of Piccadilly.

Experienced from Chatham Street, the building is seen alongside the contemporary Indemnity House (1910), which provides an insight into the historic context of the listed building. The differing architectural styles of 12 Piccadilly and Indemnity House reflect the varying architectural styles employed in the early years of the 20th century.

The public building is subsequently considered to make a positive contribution to an appreciation and understanding of both the architectural and historic interest and overarching significance of 12 Piccadilly.

The presence of historic buildings on the north side of Piccadilly and along Paton Street, which include a number of listed buildings (the Brunswick Hotel, 107 Piccadilly, 13-15 and 19 Paton Street, and 68 Dale Street, all Grade II listed) contribute positively to the setting of the listed building, and frame attractive views along Paton Street towards the bank on its corner position.

The contribution of the Site's wider setting to an appreciation of the listed building's significance is limited owing to the density of the local townscape and the relatively contained nature of views towards the Site.

Statement of Significance

The special architectural and historic interest of 12 Piccadilly has been recognised by its Grade II listed status. The intrinsic architectural value of the building is fundamental to the significance of the building as a whole and an understanding of the original design intent to provide a structure that communicated the stability and security of the Manchester Union Bank. The overarching retention of the original building façade is positive, notwithstanding a number of detracting alterations, although the neighbouring gap site diminishes an appreciation of the listed building's architectural presence and presents an inactive street frontage to Piccadilly in particular.

Whilst the interior floorplan at upper levels has been largely preserved, alterations at ground and basement level have diminished the ability to appreciate and understand the historic function of the bank. Remnant architectural features fail to effectively convey the historic formality of the public-fronting space that was the former banking hall, although the legibility of the upper levels is more transparent. Fixtures and fittings at upper levels are considered to be largely typical of a building of this period and use, albeit still worthy of protection.

In terms of historical interest, the building is considered to contribute to an understanding of the broader commercial development of this part of Manchester's centre and presents a fine example (through its exterior envelope) of the employment of the Neo-Classical aesthetic at the start of the 20th century.

The setting of the listed building is varied and makes a mixed contribution to an appreciation of 12 Piccadilly. Overarchingly, the gap site at 14-16 Piccadilly detracts from the street presence of the listed building and limits the ability to appreciate its architectural and historic value. Incorporating the listed building back into an active streetscape along Piccadilly has the potential to considerably enhance value and appreciation of the listed building, as well as its local setting.

For more details and full Heritage Impact Assessment refer to Heritage Statement accompanying this Application.

2e. Transport and Access

12-16 Piccadilly is located in the Piccadilly ward of the city centre, in close proximity to Manchester Piccadilly Train Station. The site has high levels of accessibility in terms of its location, boasting immediate access to a variety of public and private transport modes. In location terms, the site is situated within easy walking and cycling distance to a number of key services and facilities within Manchester City Centre. The site is located in the heart of the city and is well connected to surrounding areas by a comprehensive network of illuminated pedestrian routes.

There is a major bus interchange hub located at Piccadilly Gardens, approximately 330m from the Site, which is served by more than 85 bus services connecting the majority of the Greater Manchester area. The nearest bus stops are located adjacent to the proposed development along A6 Piccadilly, approximately 40 meters from the Site.

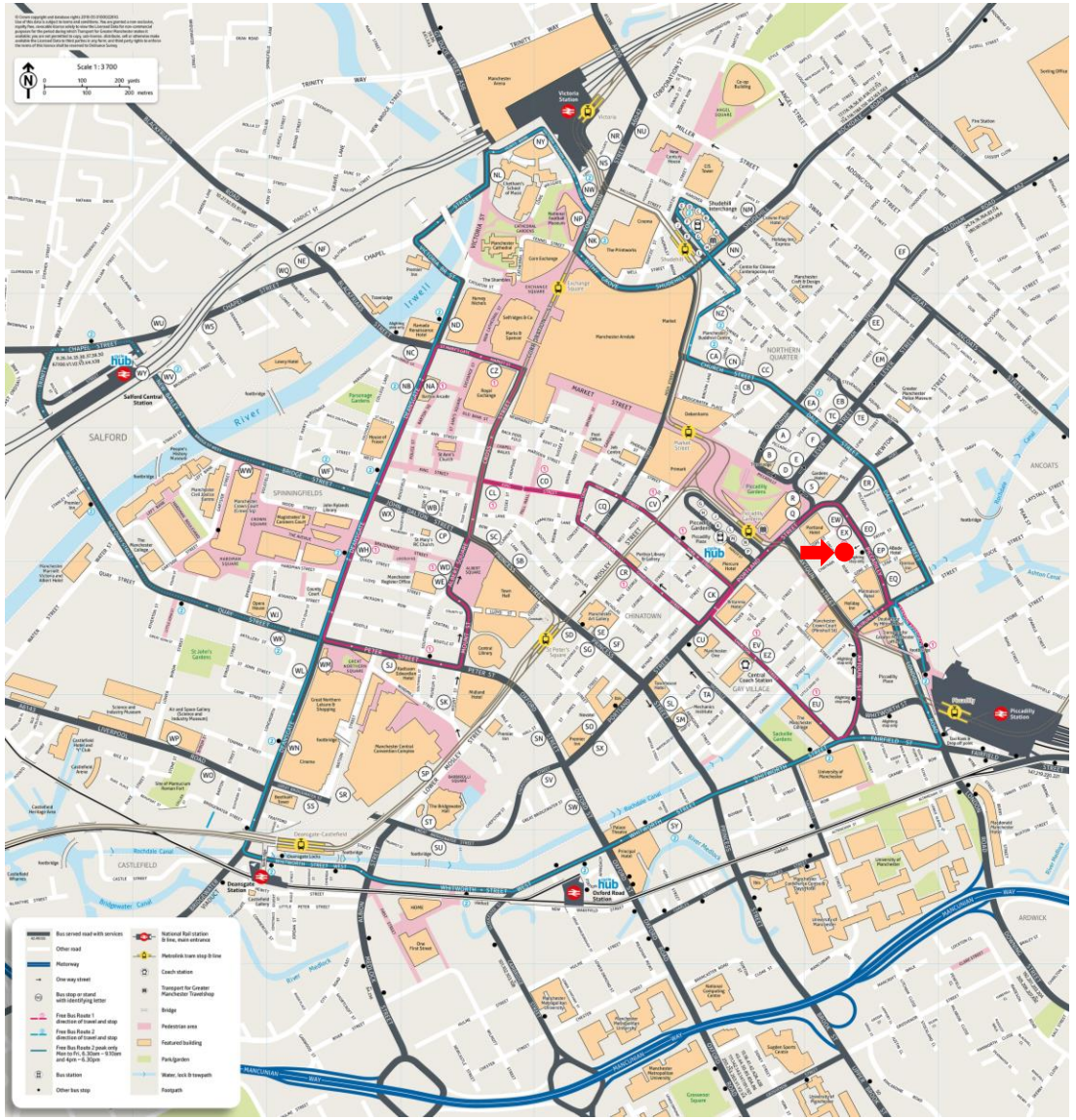
There are a range of public transport options within short walking distance of the site, include:

- Manchester Piccadilly Train Station (4min walk)
- Metrolink stops at Piccadilly Gardens at Piccadilly Train station (4min walk)
- Bus stops on Piccadilly and Portland Street (1min walk)

The site is also located close to a number of major highway corridors. Local roads that frame the site and provide access to the development via Piccadilly are Chatham Street, Roby Street and Gore Street. With the number of city centre multi-storey carpark options available, the nearest being located on Chatham Street opposite the development.

The vast majority of the pedestrian traffic to and past the site will be via Piccadilly, which connect Piccadilly Railway Station to the South and Piccadilly Gardens to the North. With the site facing onto the west side of Piccadilly, the development will enjoy the benefits high pedestrian footfall into the city centre.

A range of future improvements are also under development to further enhance transport connectivity in the area, including cycling infrastructure. This is outlined in the City Centre Transport Strategy to 2040.



Transport for Greater Manchester - city centre map and extract showing site location

2f. Site opportunities and constraints

Our analysis of the site, its surroundings and future developments has led to the defining of several key constraints and responsive key opportunities. These associated challenges are described below as:

Townscape and relationship to wider site – the west side of Piccadilly hosts an array of different architecture styles, colours and materials to be used a reference

Increased demand for hotel provision in the city – the development will contribute additional high quality room accommodation, with the scheme's focus on sustainability and net-zero design bringing a new and unique offer to the sector.

Prominent corner site on Piccadilly – potential for impactful gateway building for Piccadilly Railway station into city centre.

Integration of Union Bank Building – reimagining use of the existing building into the brief, with considered alterations to historic fabric to restore and reactivate heritage asset back into active usage, whilst also improving accessibility and public benefit.

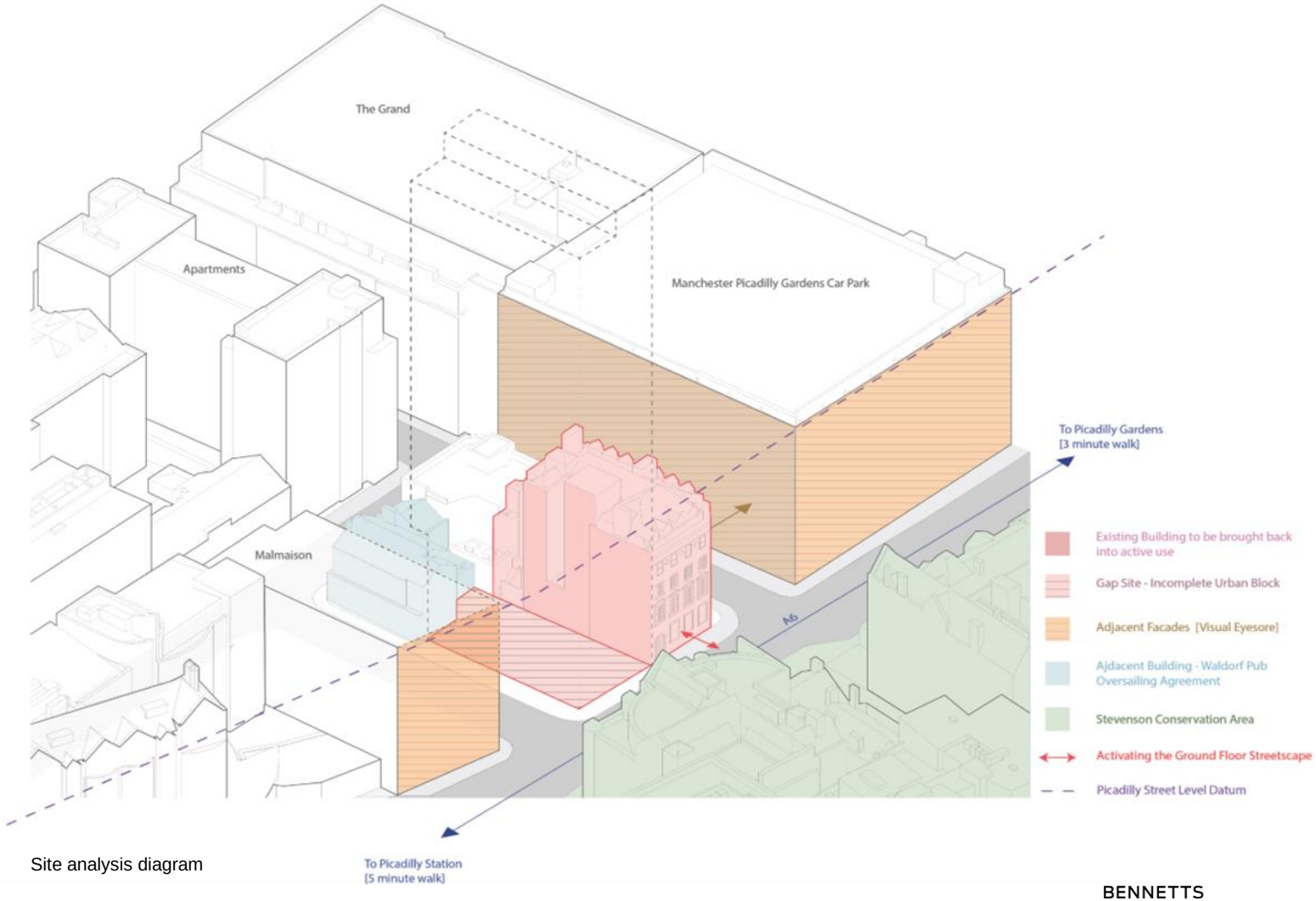
Vacant 'gap site' and eyesore – Infilling the existing void site and completing the urban block, visually improving the immediate streetscape and reinstating the Union Bank Building's Piccadilly facing relationship.

Relationship to conservation area – Stevenson Square Conservation Area is opposite the site on the east side of Piccadilly

Tall building context – the relationship of new tall buildings to the heritage asset and town-scape views in this part of the city centre needs careful analysis.

Site orientation and footprint – the vacant plot of land within the site boundary is small and narrow, constraining the internal organising and layout of a tower element within the scheme

Amenity space / public benefit – opportunity to enliven a section of streetscape that currently doesn't contribute any active frontage or economic benefit



Site analysis diagram

3.0 Consultation

a) Manchester City Council
b) Historic England
c) Public Consultation

3a. Manchester City Council

The proposals have undergone an extensive consultation process, which has helped develop and inform the final design of the submitted application proposals.

Pre-Application Meetings

The project team has had three pre-application meetings with officers from the Manchester City Council (MCC).

These meetings have helped refine the design proposals and ensure that planning and design matters have been identified and appropriately addressed prior to the formal submission of the application.

Three meetings were held as set out below:

Pre-application meeting 1 – 31.10.22

Pre-application meeting 2 – 18.01.23

Pre-application meeting 3 – 10.05.23

The design evolution informed by the pre-application meetings is described in Section 4 on this Statement, a summary of the feedback received follows on the next page.

Following the third Pre-application meeting, the letter (adjacent) was prepared by Planning Consultants, Avison Young to inform Piccadilly Ward Council Members of the proposed development and the intention to host an online Public Consultation event to present the plans for the scheme.

The letter offered the opportunity to discuss the proposals on a one-to-one basis to provide explanation of the scheme and answer any questions in advance of the Public Consultation.

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Our Ref: 04C202007/NL/VR/LS

12 May 2023

By Email: cllr.sam.wheeler@manchester.gov.uk

Dear Cllr Wheeler

PUBLIC CONSULTATION ON ROOM2, HOMETEL, 12 – 16 PICCADILLY MANCHESTER - PROPOSED HOTEL DEVELOPMENT

On behalf of our clients, Lamington Group, I am writing to inform you of an upcoming online public consultation event we are hosting to present plans for a new hotel development located at 12 – 16 Piccadilly, Manchester.

The site is approximately 220 metres northwest of Manchester Piccadilly train station and is adjacent to the Northern Quarter. The site is currently vacant, derelict and benefits from a previous planning permission for a hotel development to be delivered within the refurbished Grade II Listed Building and a new tall building.

Our clients are committed to delivering a high-quality, sensitively designed development at 12 – 16 Piccadilly. They are proposing to develop a new high-quality hotel to be operated by the Room2 Hometel brand, with the provision of up to 251 rooms. The proposals introduce a new publicly accessible rooftop terrace, adding a unique social space for visitors to the City and the local community. A public, net-zero exhibition space and fair cost café are also proposed on the ground floor, providing a space for functions and to educate and inform.

Building on the previous planning permission, the design seeks to address both the scale and character of buildings along Piccadilly and on a city-wide scale, retaining a significant yet sympathetic presence on the skyline. The development has been designed to respond to the context of the local area, in particular the adjacent Union Bank Grade II Listed Building, and will deliver a high-quality piece of architecture which will marry well with the existing townscape.

The scheme also proposes to use highly sustainable building materials, with the lowest possible embodied carbon and efficient environmental systems to minimise carbon emissions. The intention is for Room2 Hometel to be an exemplar, landmark development in terms of environmental credentials.

All aspects are considered to be sustainable and will amplify net-zero carbon aspirations which are a key focus for Manchester City Council. In summary, the design and ambition of this proposed development incorporate all three components of sustainable development, bringing environmental, economic and social benefits to the wider community.

Avison Young (UK) Limited registered in England and Wales number 6382509.
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

AVISON YOUNG

Following extensive discussions with Planning Officers at the Council, Historic England and the community through this public consultation, it is envisaged that a planning application will be submitted to Manchester City Council in Summer 2023, with the intention of starting on site in Q1 2024.

We will be hosting an online public consultation event which will commence from **18 May 2023 until 25 May 2023** to give members of the community and stakeholders the opportunity to share their views on the proposed development. I have enclosed a copy of the leaflet which will be distributed to properties within the vicinity of the site.

As part of our consultation process, we would welcome the opportunity to discuss the proposals with you on a one-to-one basis. We would be very happy to arrange a convenient time to speak to you and your colleagues in person or via video call prior or during the consultation period to talk you through the emerging scheme and answer any initial queries you may have.

Please feel free to contact me on the number below should you have any questions.

Yours sincerely

Vanessa Rowell
Associate
+44 07771635107
Vanessa.Rowell@avisonyoung.com
For and on behalf of Avison Young (UK) Limited

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2

Letter to MCC Members providing details of the proposed development and Public Consultation.

3a. Manchester City Council

Pre-application meeting 1 – 31.10.22

The Project Vision was presented to Manchester City Council at the first Pre-Application meeting at the end of October 2022. A summary of the key outcomes are noted below.

- A positive meeting with buy in for both the Project Vision, developer ambition, proposed use and quality of offer.
- MCC keen to see a deliverable proposal for the site after a long history of failed projects, strong desire for hotel space in Manchester
- Public access and benefits of the proposal were acknowledged
- Acknowledgement of the technical challenges of some aspects of the scheme and keen to see how these are being tackled to create a deliverable scheme

Pre-application meeting 2 – 18.01.23

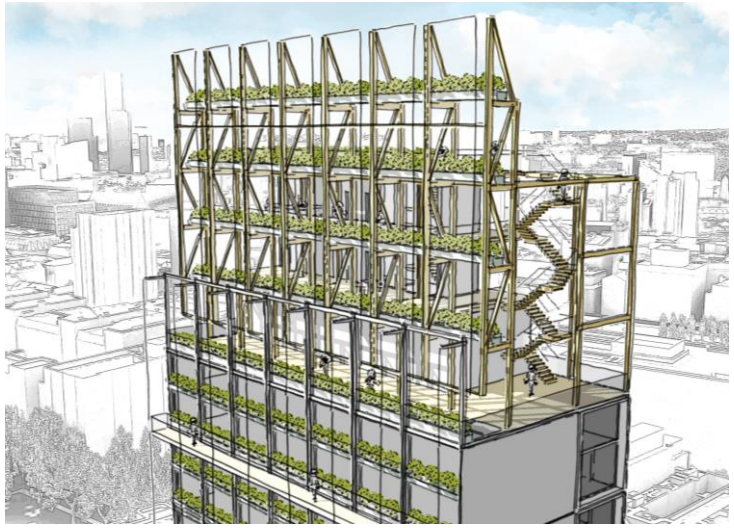
A second Pre-Application meeting was held in mid January 2023 to present design development including the key public spaces, a summary of the key outcomes are noted below.

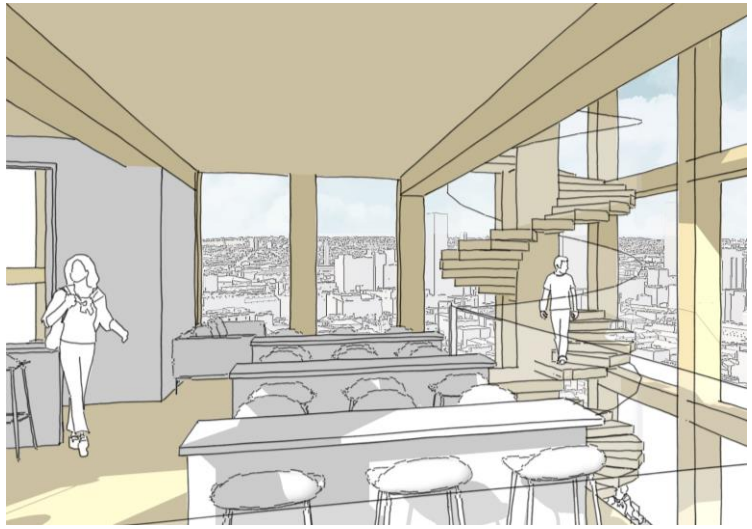
- Another productive meeting with support for project objectives.
- Team presented emerging design proposals and MCC offered feedback on key challenges to be addressed, these included the need to liaise with Historic England regarding the Listed Building design strategy for the former Union Bank building and any potential heritage impacts associated with the additional building height above the previous consent.
- MCC reiterated feedback from the first pre-app meeting that in many ways the proposals are exemplary in their sustainability, vision and in line with the Council's objectives.
- MCC advised that key aspects of the project vision and sustainability aspirations be tested and further substantiated prior to the next session to ensure these aspirations remain deliverable.

Pre-application meeting 3 – 10.05.23

A third Pre-Application meeting was held in early May 2023 to present development of the building facades and proposed materials, a summary of the key outcomes are noted below.

- Feedback from the meeting with Historic England needs to be addressed in the planning application.
- Quality of façade is important for a building of this scale and needs to be protected from future cost saving.
- Application needs to address the poor quality of the site at present, including the neglected condition of the Union Bank.
- Sunlight and daylight impacts need to be carefully considered and presented in the planning application.





Design Development images at each Pre-application meeting stage.

3b. Historic England

Following feedback from MCC at Pre-App 2 a meeting with Historic England was held on 1st February 2023 to outline the opportunities to the Union Bank Building back into public use, enhance the condition of the interiors and successfully integrate this notable building with the new tower and within the wider townscape.

Our proposals advocate for a heritage led design strategy - a balanced approach to refurbishment, restoration and strategic removal of low significance existing fabric. The creation of a unique new development showcasing the original building.

The response from Historic England confirmed they believe the scheme will result in “less than substantial harm” retaining the same position from the previous scheme and deferring to MCC for the planning determination.

The feedback recognised the benefits of the scheme and sets out the information required in order to justify the proposals, including an options appraisal for why the proposed location/ and orientation of the core is the preferred. These details are covered in the following section.

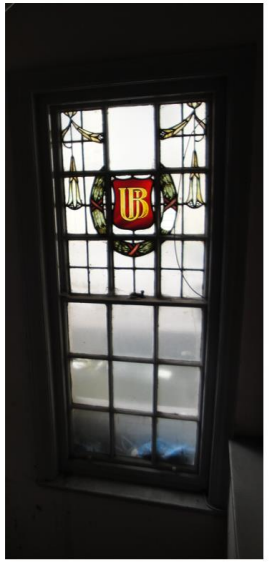
Listed Building Design Strategy: Restoration and Enhancements

Our design proposals include consideration of the original interior features. We have identified a range of works which will further mitigate against the harm caused by the selective removal of historic fabric, this includes:

- The repair of external stonework.
- Reinstatement of the historic fenestration.
- Repairs to the ceiling of the former banking hall.
- Repairs and relocation of the lightwell stained glass windows.

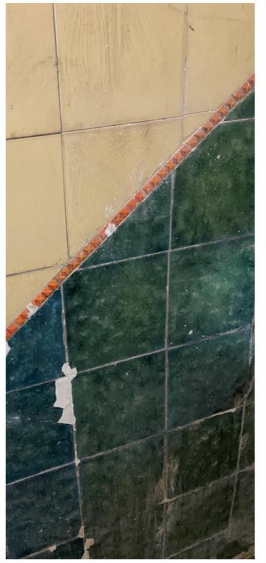
Other opportunities to enhance the interiors include refurbishment of the remaining fixtures and fittings such as doorframes, skirtings, glazed tiles and terrazzo flooring.

Historic Fenestration


Stained Glass Windows

Ornate Plasterwork

Doorframes and Skirtings


Glazed Tiles

Terrazzo

BENNETTS ASSOCIATES 37

Extract from Historic England meeting presentation – 01.02.23

3c. Public Consultation

Local stakeholders, residents and ward councillors have also been contacted and consulted to ensure the submitted proposals are sympathetic to local concerns and aspirations. Design proposals were made available on Avison Young's Planning Consultation website in an online exhibition between Thursday 18th May 2023 and Thursday 25th May 2023.

The Applicant contacted Piccadilly Ward Councillors on the 12th May 2023 via email, seeking their views and feedback on the draft proposals. The email letter invited Councillors to meet with the Applicant and Project Team to discuss any matters or queries prior to the public consultation going live.

On the 18th May 2023, approximately 2,000 consultation leaflets were distributed to nearby residents and business owners which provided members of the community the opportunity to share their views on the proposed development via an online feedback form, email, phone or post.

The online public consultation received a total of 28 responses, 69% of which were either fully supportive or partially supportive. The comments received include the following:

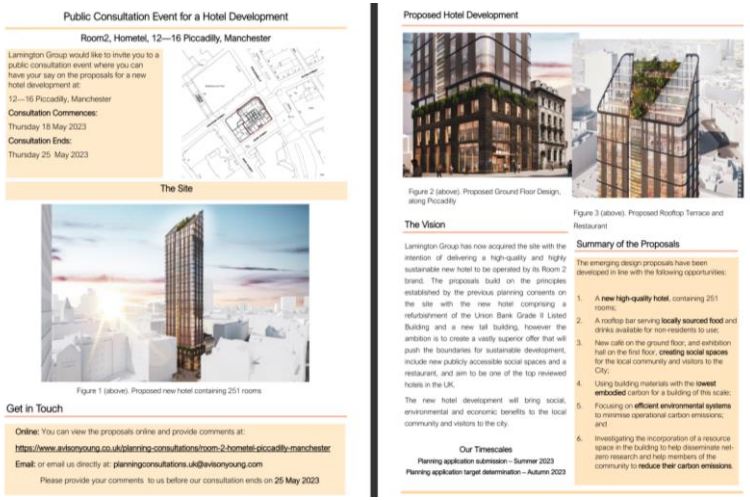
- Stunning design, incorporating the old bank building and adding a spectacular new structure.
- Manchester should use this to set the bar of what a scheme should achieve.
- Good to have something interesting proposed on site but there is a need to resolve infrastructure issues.
- Looks like a fantastic designed hotel. What confidence. Much better than the previous designed hotels for this spot. Excellent public amenities and a restaurant are welcomed too.
- This area is the first impression of Manchester for people arriving at Piccadilly and it has for too long been the wrong one.
- The current bank building and empty plot is an eyesore and a waste of such an important piece of land in an important visitor corridor to our city.

Of the remaining 31%, the issues relate to noise emissions during the construction period, overlooking and privacy as well as the need for an additional hotel in this City Centre location.

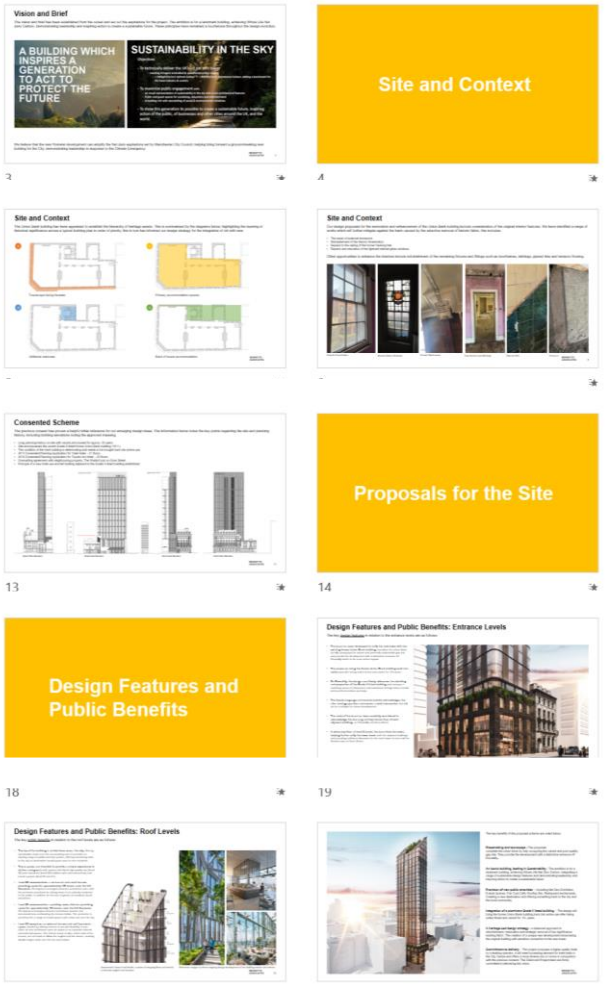
As part of the full planning application, a noise impact assessment, daylight and sunlight assessment and construction management plan will be submitted to assess any impacts of the proposed development.

The need for a hotel development in Manchester City Centre will be assessed against policies within the Manchester City Council Core Strategy and National Planning Policy Framework. It is also noted that the site was consented for a hotel development in both 2019 and 2013, and therefore, the principle of a hotel development at the site can be considered acceptable.

All feedback was taken into consideration by the project team and Applicant, and design amends to the scheme were made where possible. Overall, the consultation with the local community was considered generally positive.



Consultation leaflet issued to surrounding residents and businesses



Extract from consultation design proposals pack hosted in an online exhibition

4.0 Scheme Evolution

a) Design concepts
b) Design evolution
c) Heritage Impact of proposals
d) Delivering ambitious sustainability benefits

4a. Design Concepts – A landmark net-zero, publicly accessible development

A review of the previous consent has formed the basis for a more ambitious and considered design approach, capturing the clarity and significance of the project vision. The ambition is for something much more substantial, a landmark building, achieving Whole Life Net Zero Carbon, integrating a range of publicly accessible amenities and sustainable design features to demonstrate leadership and inspiring action to create a sustainable future. Our emerging design proposals have been developed in line with the following opportunities:

1. **A high-quality new aparthotel development with the ambition to become the UK's first Net-Zero tower,** finally bringing forward development of this important site.

2. **A rooftop bar and restaurant serving locally sourced food and drinks** available for both aparthotel guests and non-residents to use.

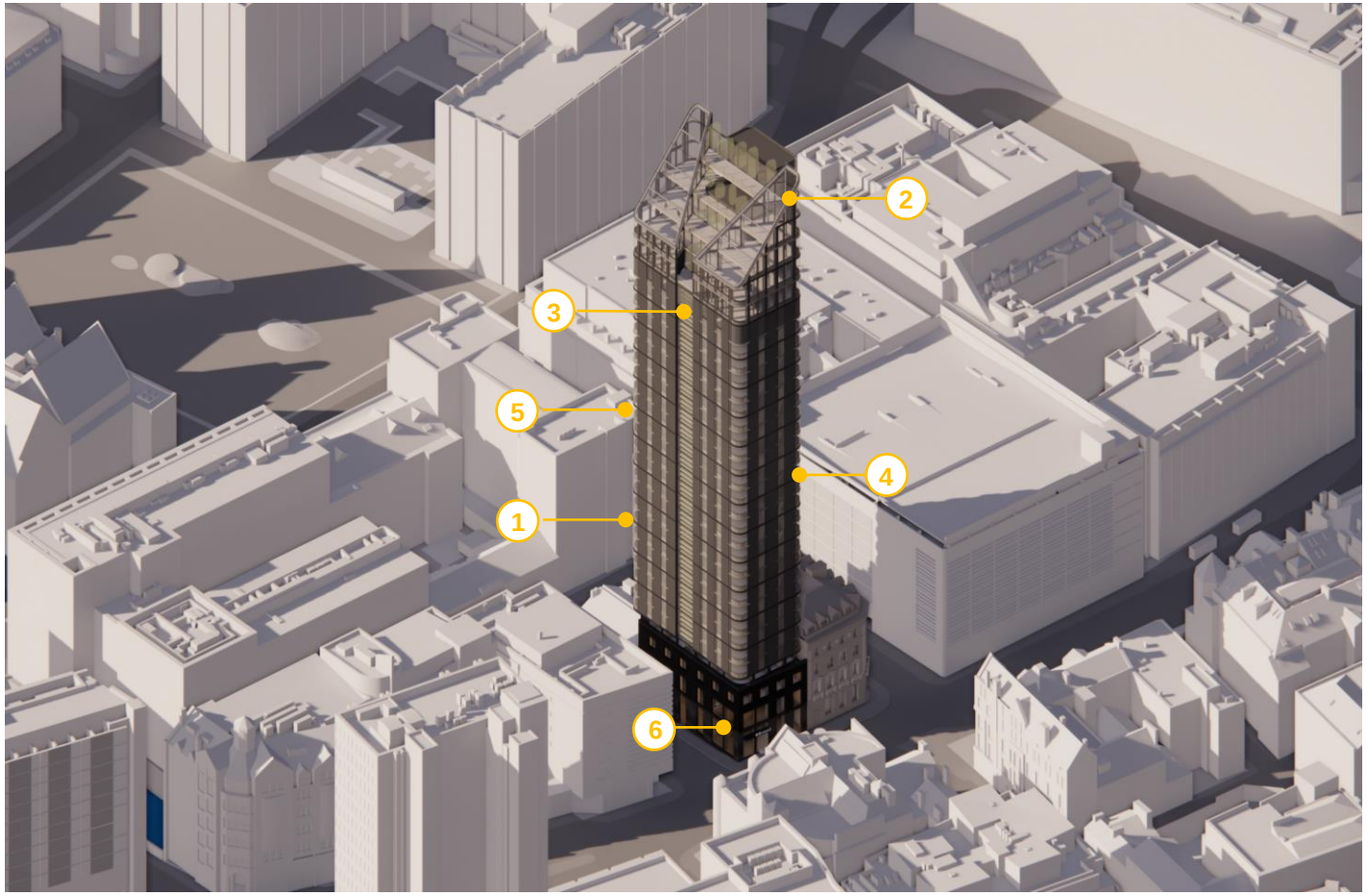
3. **An internal vertical planted zone** incorporating automated watering and monitoring and serviced by a dedicated maintenance platform.

4. **Design informed by detailed embodied carbon analysis** across all building elements, working to a target of < 500kgCO2e/m2.

5. **Integration of efficient environmental systems** to minimise operational carbon emissions. Working to a target of < 90KWh/m2/a.

6. **A resource space in the building to help disseminate net-zero research** and help members of the community to reduce their carbon emissions.

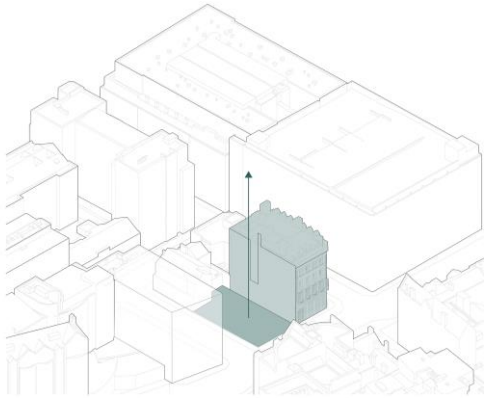
Achieving deliverability remains a key consideration, in parallel with the creation of a number of significant public benefits.



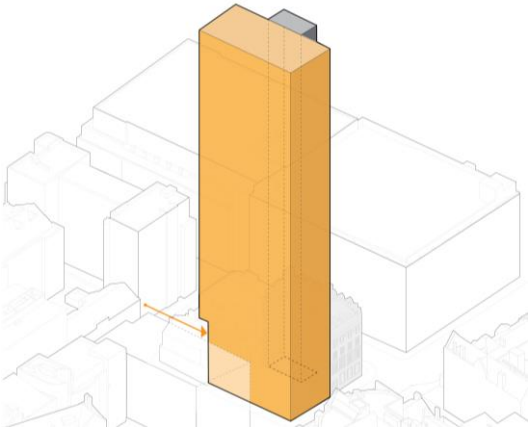
Our conceptual approach to the proposed new development – a landmark net-zero development accessible to the public

4a. Design Concepts – Massing and Definition

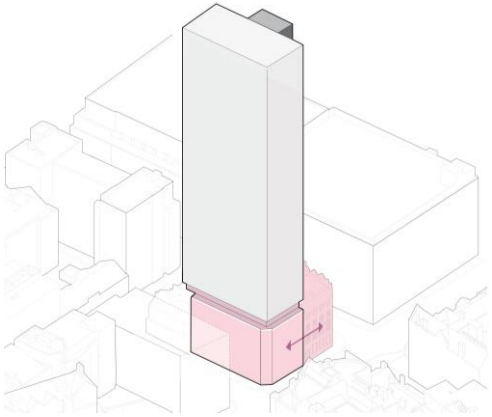
The diagrams below set out our conceptual approach and design strategy. These consider approach to massing, definition of key elements and the relationship of the building with its immediate surroundings and on a city-wide scale.



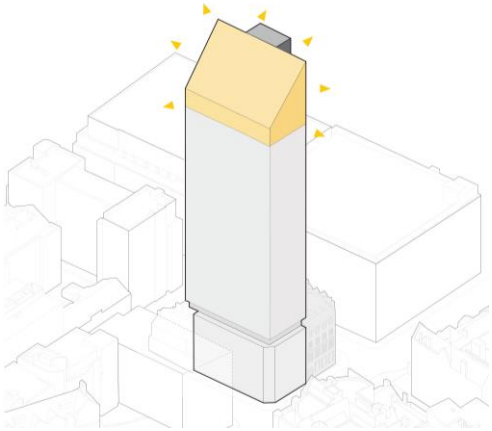
1. Site consisting of Grade II listed building and adjacent plot



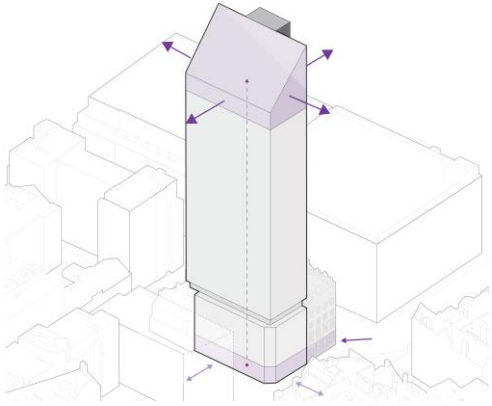
2. Optimised tower form compared to consented scheme, lower roof level through rationalisation of floor-to-floor heights. Projection over Wardorf PH.



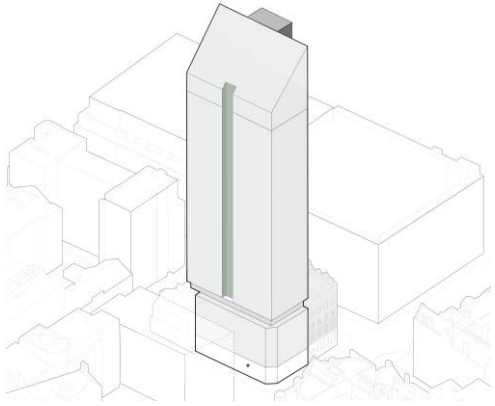
3. Opportunity for division of the Tower, sensitive link to Union Bank, unified base addresses scale of buildings along Piccadilly.



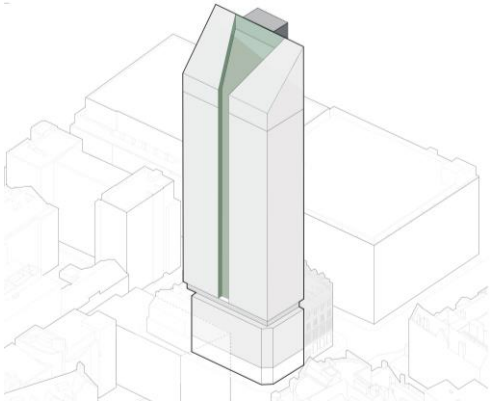
4. Roof level public amenities set behind dramatic angled roof, to be visibly active, an identifiable landmark from across the city.



5. New public amenity spaces at ground floor and top of the building, an exciting new destination for use by both community and aparthotel guests



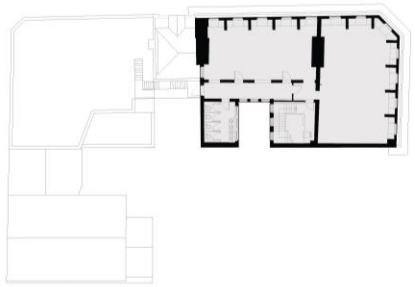
6. The composition is informed by the central planting zone on the south east façade to add visible greenery to the façade facing Piccadilly Station.



7. The canopy structure peels away at the junction with the planting zone, referencing the symmetry of the facade to reveal the stepping external terraces and roof top planting,

4a. Design Concepts – Internal Configuration

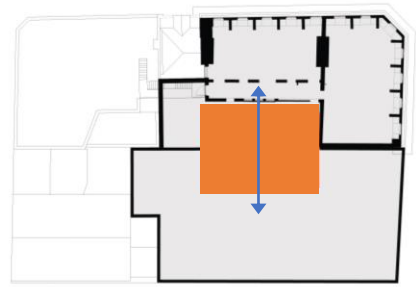
The diagrams below set out our conceptual approach to the arrangement of internal spaces, proposing a layout that is highly efficient to optimise the best spaces for aparthotel rooms, whilst successfully stitching the new and existing elements of the building.



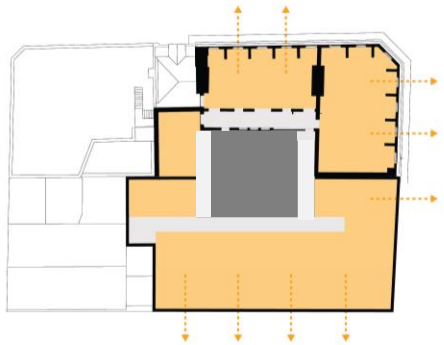
1. Plan of Existing Union Bank Building

2. Intervention of tower alongside Union Bank Building

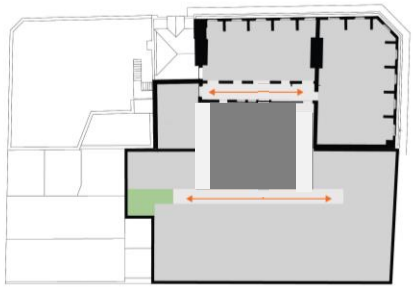
3. Connection between the two plans through partial demolition. Lightwells filled to allow unlocking of the plan



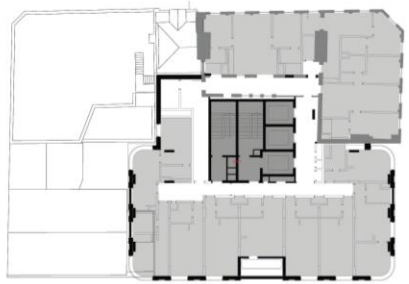
4. Core aiding in integration of the plans



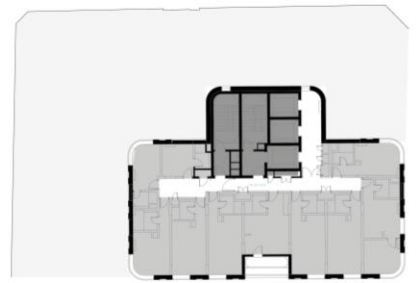
5. Central core in dark area of plan. Rooms on outer edge to access sunlight and views



6. Back of House facilities and circulation towards centre of the plan, optimising daylight in bedroom spaces.



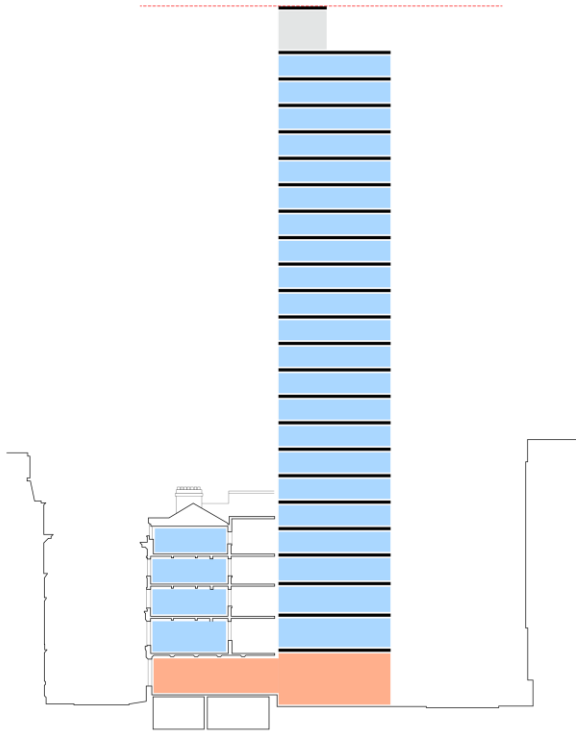
7. Developed Plan at Lower Level integrating new tower with listed bank. Layout of tower floors configured with central planting zone on south east elevation.



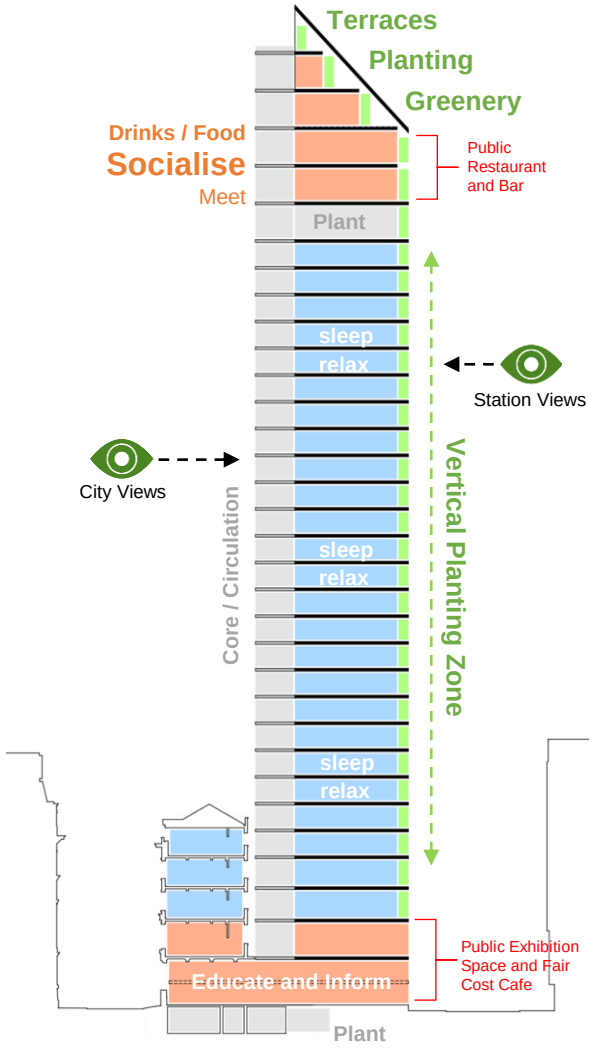
8. Projecting core on NW elevation creating additional Bedrooms on Upper Tower Floor with improved mix.

4b. Design Evolution – Building Section

The diagrams below highlight the evolution of the development over the design stages and in comparison with the previous consent which gained approval in 2019 and established the principle of high-rise development on the site. The design has evolved into a taller, destination building, accommodating a diverse mix of uses, prioritising both public and community amenities in addition to the provision of higher quality hotel accommodation to meet increasing demand in the city centre.



Consented scheme



Proposed Scheme

4b. Design Evolution – Conceptual testing and efficient space planning

We have appraised several layout options to develop our architectural ideas and test scheme viability. The options (1-3) adjacent were identified during the initial feasibility studies.

The diagrams below highlight how the plan form has developed in comparison with the consented scheme, following analysis, the associated plant and core areas were found to be too small and below standard.

Plan Option 2 (Central core with projection on north west elevation) has been developed to rectify the shortfalls of the previous consent and create a more deliverable scheme and to better integrate the ground floor with the principal spaces in the existing building.

In the proposed development, the main core projects over the footprint of the existing building's stair and WCs. This offers several significant benefits including a more realised / tested provision of plant and core areas and further life safety enhancements such as a second escape stair.

Option 1: Linear core configuration on north

Option 2: Central core with projection on north

Option 3: Central main core with satellite staircase

Consented Scheme:

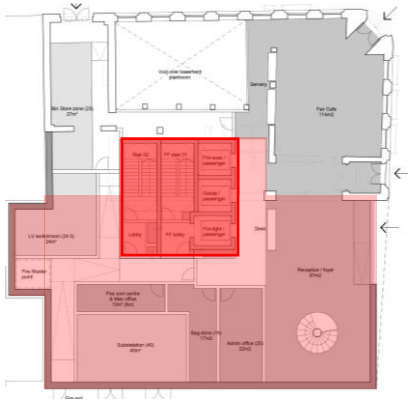
Ground Floor

- Basic level room size / quality. Limited room mix.
- Underdeveloped core size with no riser spaces.
- Single escape stair.
- Lift sizes / strategy under provided.

Typical Tower Floor

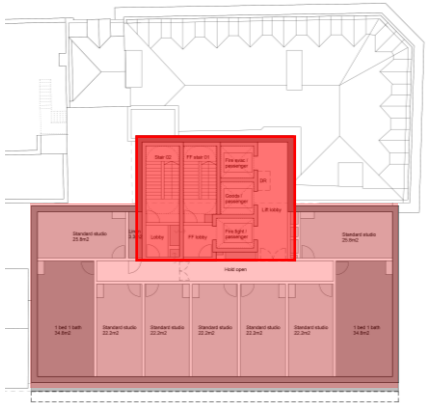
- Inefficient split core arrangement.
- Mix of circulation routes.
- No riser spaces.
- Lift sizes / strategy under provided.

Proposed Development:



Ground Floor

- larger / optimised central single core.
- Riser spaces optimised and included.
- Second escape stair included.
- Lift sizes / strategy optimised.



Typical Tower Floor

- Efficient central single core.
- Consolidated / simplified circulation routes.
- Riser spaces optimised and included.
- Lift sizes / strategy optimised.

4c. Heritage Impact of Proposals on 12 Piccadilly - Overview

In addition to creating an efficient layout, the proposed plan form has been developed with the key objective to minimise the impact on the 12 Piccadilly. The following pages outline the Heritage Impact Assessment made to support the Listed Building Consent application. The aim is to demonstrate the impact of the proposed alterations are necessary to secure the optimum viable use of the heritage asset and that these will not result in substantial harm to the overall architectural interest of the listed building.

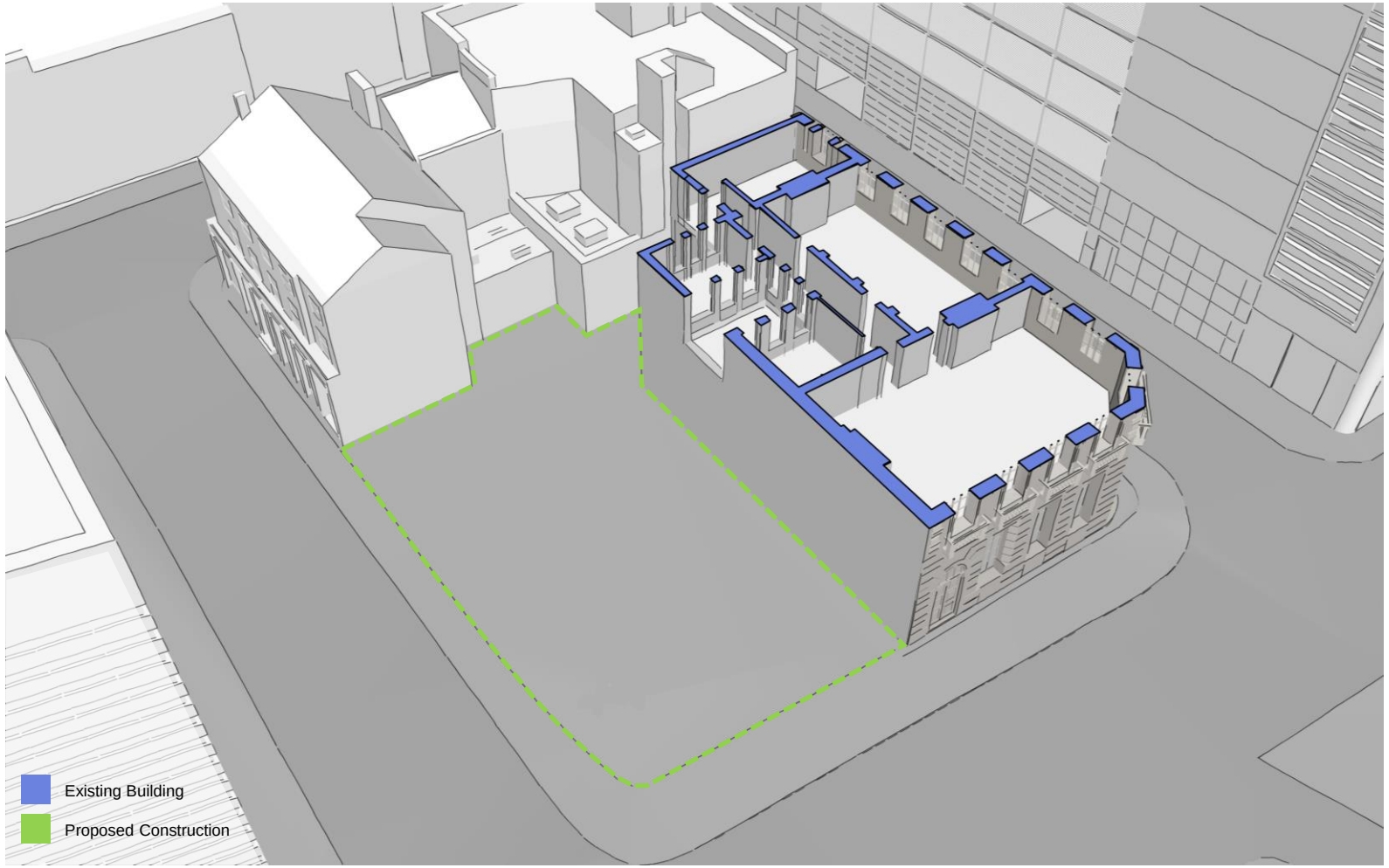
Overview

The assessment is informed by the understanding of heritage significance as set out previously. It identifies the impact of the proposed development on the key components of the heritage asset, evaluating the results and justifying the proposed interventions by demonstrating an overall beneficial outcome.

The key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to ensure sustainable use of the building is secured. The basic objective is to provide the evidence to facilitate clear, transparent and practical planning decisions.

There is no recognised standard methodology for the appraisal of impact on listed buildings. Therefore, the method used is based on the English Heritage guidance in “Conservation Principles”, 2008. The development proposals aim to minimise the loss or compromise of significance.
The effects of the proposed development on the integrity and authenticity of the heritage assets and their significant components may be measured as: adverse; neutral; or beneficial.

The development proposals aim to minimise the loss or compromise of significance. For more further detail and information refer to the Heritage Statement accompanying this application.



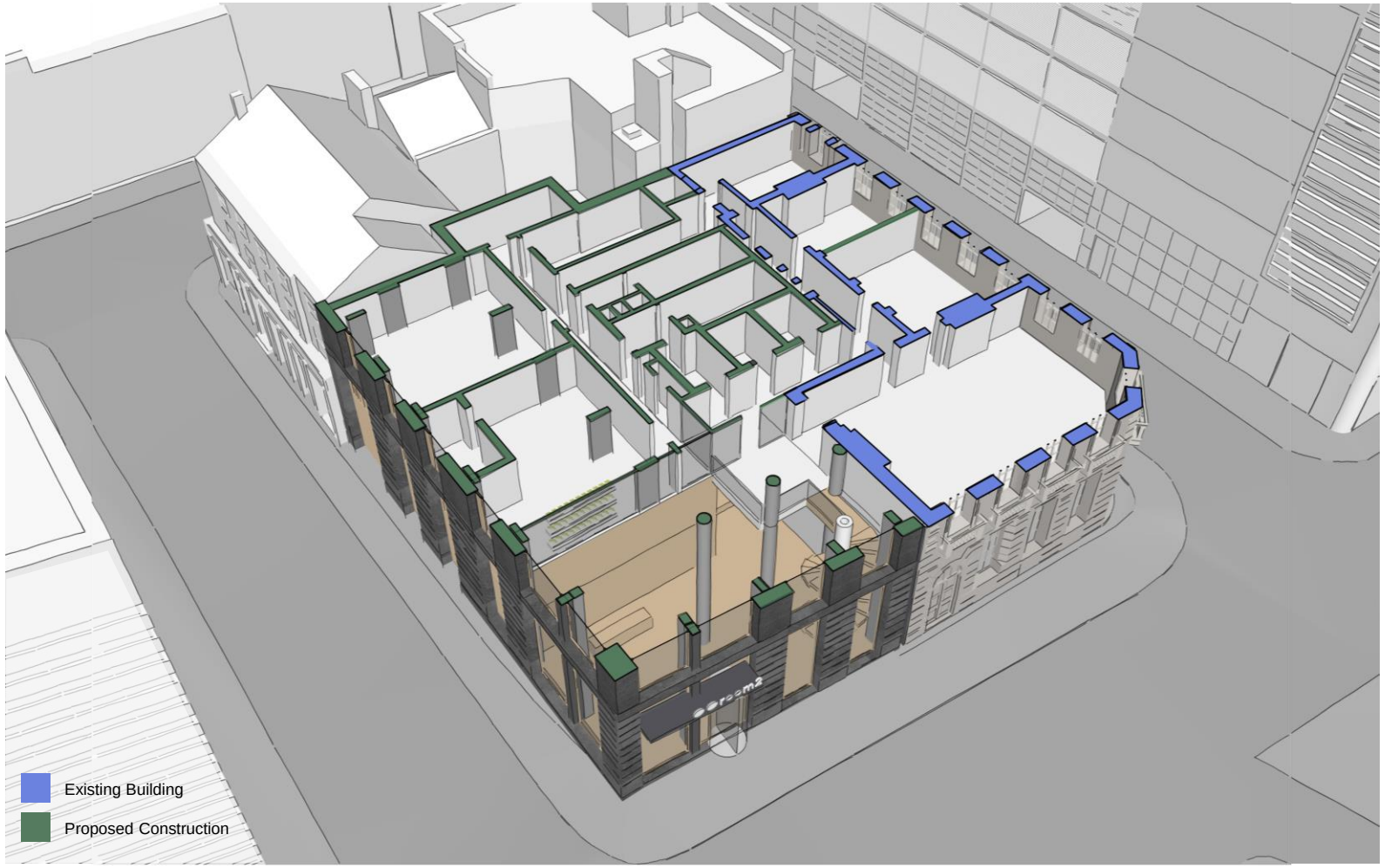
Existing condition - Axonometric cut-away plan at first floor with vacant gap site adjacent

4c. Heritage Impact of Proposals on 12 Piccadilly - Overview

In addition to creating an efficient layout, the proposed plan form has been developed with the key objective to minimise the impact on the 12 Piccadilly. The following pages outline the Heritage Impact Assessment made to support the Listed Building Consent application. The aim is to demonstrate the impact of the proposed alterations are necessary to secure the optimum viable use of the heritage asset and that these will not result in substantial harm to the overall architectural interest of the listed building.

Summary of Approach

- To adopt a balanced, 'heritage led' approach to refurbishment, restoration and removal of existing fabric.
- To preserve the integrity of the visual appearance of the highly significant street facades and prioritise interventions to the less visible areas of the interior.
- To bring Union Bank Building back into active use, ensure sensitive integration of existing and new buildings with strong combined identity and relationship to the surrounding streetscape.
- To enable better connection between the two plans, in comparison with the previous consent, with level access at ground floor through strategic demolition.
- To focus on retention of existing fabric and as much loadbearing structure as possible, though the interior arrangement needs to reconcile the requirement for an optimal layout of rooms on the upper tower floors with careful integration with the existing building at lower levels. Core location a key consideration.
- To consider the architectural form / visual expression of the tower and integrated base from a range of view points from across the city. The north west elevation, viewed from the City Centre is of equal significance to the south east elevation, viewed from Piccadilly Station. This consideration has informed the layout of spaces within the building.



Proposed Development - Axonometric cut-away plan at first floor showing the integration of the existing building with the new construction

4c. Heritage Impact of Proposals on 12 Piccadilly

The following pages provide further detailed commentary of the proposed key strategic interventions to the external fabric of 12 Piccadilly together with the associated justifications and benefits. The intention is to demonstrate a balanced 'heritage led' approach to refurbishment, restoration and removal of existing fabric. For more further detail and information refer to the Heritage Statement accompanying this application.

External fabric

The following is the list of key strategic interventions being proposed to the Union Bank building exterior. Each proposal has been considered to offer a balanced approach between retaining the character of the heritage asset, offering benefit and value to the public and the overall scheme viability.

Each intervention has been assessed against historical information to determine which elements are original and of significance. This process has informed the design development and refurbishment strategy to successfully bring the Union Bank back into active use. This includes considerations to positively connect the new and existing building, upgrade the use to be more inclusive and reflect modern standards, and give more back to the public through accessibility and transparency.

1) Removal of roof level fire escape stair

Intervention:
Demolition of existing steelwork fire escape stair from levels 3 and 4 to neighbouring property roof.

Justification / Benefit:
Staircase is non-original building feature that is no longer required for fire escape strategy.

2) Removal of rear part of south wall, toilet and staircase blocks

Intervention:
Demolition of original staircase and toilet blocks to in there entirely.

Justification / Benefit:
Stair and toilet blocks are considered to be lower significance rear elements of the external façade, housing original 'core' back of house facilities. Removing these elements to accommodate a new modern 'core' that is more realistic than the previous consent, is required to enable the building to meet updated building standards with regards to inclusivity, servicing and health and safety.
The removal of these elements and infilling the lightwell will enable the new and existing building to more successfully connected, improving accessibility, functionality and means of fire escape.

3) Infilling of rear lightwell

Intervention:
Infilling of rear lightwell to south elevation between stair / toilet block and adjacent to neighbouring property.

Justification / Benefit:
Infilling of lightwells allows for insertion of the new core and generates space in the centre of plan for accommodation and secondary means of fire escape from the Union bank building.

4) Opening in party wall / gable end

Intervention:
Structural openings formed in existing party / gable end wall to the ground and first floor levels.

Justification / Benefit:
Forming of structural opening in south façade will enable the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.

5) Removal of stained-glass windows to lightwell

Intervention:
As a result of demolishing the stair and toilet blocks (item 2) the stain glass windows will also be removed.

Justification / Benefit:
The stain glass windows are currently in poor condition and have deteriorated further since the previous Planning application. The design intent is to reclaim and repair these windows to be used as a design feature on the building interior. (location tbc)

6) Removal of non-original windows to ground floor and levels 3-4

Intervention:
Replacement of windows to ground, level 3 and 4

Justification / Benefit:
Current windows to these levels are non-original and don't match the architectural style of the building. Windows are to be replaced with new multi pane sash windows to match that of the original intact windows on levels 1 and 2, restoring the character and aesthetic of the original design intent.

4c. Heritage Impact of Proposals on 12 Piccadilly

7) Removal of ground floor corner staircase

Intervention:
Demolition of staircase to corner between Piccadilly and Chatham Street elevations, and installation of heritage door.

Justification / Benefit:
This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level. The scheme proposes to lower the ground floor slab of the Union Bank to improve accessibility between the new and existing portion of the development, creating inclusive and step free access between. The removal of the corner stair facilitates this move and provides opportunity to install a heritage door that matches that of the original design intent.

8) Lowering of Ground floor window sills

Intervention:
Removal of lower portion of masonry below existing window openings, lowering of sills, and installation of sash panelled windows.

Justification / Benefit:
Lowering of window sills provides improved transparency and visibly into the original banking hall café, improving active frontage contribution the building has to Piccadilly that's more fitting of its repurposed use. In parallel with the existing internal ground floor level being lowered, dropping of the sills will allow views out from the café and provides better access to natural daylight.

Note the extent of glazing and openings on the Chatham Street elevation are non-original. This elevation previous containing two door openings and low levels windows to basement which has been since infilled with stonework.

9) Glazed windows replaced with grillage to Chatham Street

Intervention:
Three ground floor windows to Chatham Street replaced with ventilation louvres.

Justification / Benefit:
Louvred grillage required to provide smoke ventilation to the basement and ventilation to the refuse store. Location chosen to be most discrete and furthest distance from the building primary elevation on Piccadilly.

10) Removal of masonry / new door added on Chatham Street facade

Intervention:
Existing masonry and glazing demolished to provide back of house service entrance and cycle store door.

Justification / Benefit:
Window opening has been altered since the original construction, with low level glazed opening to basement being infilled with solid tiled element.

There were originally two Back of House (BoH) doors located on the Chatham Steet elevation that have since been infilled with masonry and windows, hence adding a BoH door in the location somewhat relates to the original design philosophy.

The architectural style and detailing of the existing masonry opening differs from that of the other adjacent windows on this elevation. This masonry expression suggests an entrance, with a new door sited here not appearing misplaced.

11) Cleaning / refreshing of existing facade

Intervention:
Existing facade to be cleaned of any weathering / graffiti and repair where required.

Justification / Benefit:
To restore / improve the appearance, quality and character of the Union Bank to better match that of its original aesthetics.

12) Roof refurbished

Intervention:
Existing roof to be removed and refurbished

Justification / Benefit:
Existing roof is in poor condition with water ingress apparent in multiple locations. Replacement, refurbishment and repair of roof will safeguard the condition of the building and allows for thermal upgrades to improve the buildings energy performance.

New roof to match that of the existing materials and aesthetic.

4c. Heritage Impact of Proposals on 12 Piccadilly

The drawings below illustrate the proposed interventions to the external fabric as described on the previous pages.

1. **Removal of roof level fire escape stair** - a non-original building feature that is no longer required for fire escape strategy.
2. **Removal of rear part of south wall, toilet and staircase blocks** - lower significance rear elements, removal will enable the new and existing building to more successfully connect.
3. **Infilling of rear lightwell** - Infilling of the rear lightwell allows for insertion of the new core and generates space in centre of plan for accommodation and fire escape from 12 Piccadilly.
4. **Opening in party wall / gable end** - Forming of structural opening in south façade will enable the new and existing building to more successfully connect.
5. **Removal of stained glass windows to lightwell -** The design intent is to reclaim and repair these windows to be used as a design feature on the building interior.
6. **Removal of non-original windows to ground floor and levels 3-4 -** Current windows to these levels are non-original, they are to be replaced with new multi pane sash windows to match the original condition.
7. **Removal of ground floor corner stair** - This staircase is a non-original feature of the building that was installed when the banking hall was later raised higher than street level.
8. **Lowering of Ground floor window sills** – This will provide improved transparency and visibly into the original banking hall, now proposed as a café, improving active frontage contribution the adjacent streetscape.
9. **Glazed windows replaced with grillage to Chatham Street** - Louvred grillage required to provide smoke ventilation to the basement and ventilation to the refuse store.
10. **Removal of masonry and new door added on Chatham Street facade** – This window opening has been altered since the original construction, adding a door in the location relates to the original design.
11. **Cleaning / refreshing of existing facade** - To restore / improve the appearance, quality and character of the Union Bank to better match that of its original aesthetics.
12. **Roof refurbished** - Existing roof is in poor condition with water ingress apparent in multiple locations. Replacement, refurbishment and repair of roof will safeguard the condition of the building
13. **Sash windows refurbished -** Existing panelled sash windows to be refurbished, restored and painted

Existing condition with proposed alterations

Proposed

12 Piccadilly, Piccadilly Façade showing proposed works to the external fabric

Existing condition with proposed alterations

Proposed

Retained Construction

Original Construction

Non-original Construction

12 Piccadilly, Chatham Street Façade showing proposed works to the external fabric

4c. Heritage Impact of Proposals on 12 Piccadilly

The following pages provide further detailed commentary of the proposed key strategic interventions to the interior features of 12 Piccadilly together with the associated justifications and benefits. The intention is to demonstrate a balanced 'heritage led' approach to refurbishment, restoration and removal of existing fabric. For more further detail and information refer Heritage Statement accompanying this application.

Internal features

The following is the list of key strategic interventions being proposed to the Union Bank building interior. Each proposal has been considered to offer a balanced approach between retaining the character of the heritage asset, offering benefit and value to the public and the overall scheme viability.

Each intervention has been assessed against historical information to determine which elements are original and of significance. This process has informed the design development and refurbishment strategy to successfully bring the Union Bank back into active use. This includes considerations to positively connect the new and existing building, upgrade the use to be more inclusive and reflect modern standard.

Note the internal layouts and fittings of the Union bank has been altered extensively over time, causing the removal and damage of numerous original internal architectural features.
In addition, as part of the previously Consented Scheme works, interior strip out has taken place, removing a number of walls, ceilings, doors and fixtures / fittings.

1) Lowering of the Ground floor slab

Intervention:
Demolition of ground floor slab and replacement with new lowered slab to match finished floor level of new build

Justification / Benefit:
The current ground floor slab level is non-original, it was later raised higher than the original banking hall which aligned with the street level.

The scheme proposes to lower the ground floor slab of the Union Bank to improve accessibility between the new and existing portion of the development, creating inclusive and step free access between. The proposed new ground floor level is to match that of the main building entrance.

Lowering of the ground floor slab facilitates the addition of a mezzanine floor, generating additional space to support scheme viability

2) Removal of central staircase

Intervention:
Demolition of staircase as part of removal of rear blocks of building (refer item 2 of external fabric interventions)

Justification / Benefit:
Staircase is utilitarian in design with low architectural significance. A lift shaft was previously housed in the well of the stair, hence the original design contained no significant architectural design features to the stringers or balustrades. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.

3) Strategic removal of basement walls

Intervention:
Demolition of various basement walls

Justification / Benefit:
A large extent of the basement walls are non-original, being added over time as part of various layout alterations.

The removal of the identified walls facilitates space for plant equipment and distribution to be located in the basement. This intervention reduces the need for plantrooms on other floor levels, prioritised available space for amenity and front of house functions.

4) Insertion of new mezzanine level

Intervention:
Installation of new mezzanine level between ground and first floor levels

Justification / Benefit:
Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor, generates additional space to support scheme viability.

The area above the original banking hall is maintained as a double height space, allowing for the exposing of the characterful original coved ceiling.

4c. Heritage Impact of Proposals on 12 Piccadilly

5) Removal of internal walls at ground floor

Intervention:
Demolition of existing internal walls including the staircase entrance corridor and lobby

Justification / Benefit:
The removal of these elements will enable the new and existing building to more successfully connect, improving accessibility and functionality. When removed, this will open up the main entrance of the aparthotel in the newbuild tower to the café in the old banking hall.

The interior design intent for this space will be to clearly differentiate between the two halves of the development, with complimentary material selection being considered as a clear dividing point to the threshold of the Union Bank.

6) Levels 1-4 structural openings in masonry walls

Intervention:
Structural openings formed in masonry walls

Justification / Benefit:
Limited / isolated structural opening formed in walls to allow connection between and into aparthotel rooms. This will allow the reconfiguring of the floorplates to include aparthotel rooms as defined in the brief and allow layouts to address fire and escape constraints.

7) Infilling of doors and high level internal windows

Intervention:
Infilling of high-level internal windows in corridor and existing doorways

Justification / Benefit:
Where existing doorway openings are present, these have been prioritised to retain to provide access into aparthotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings and provide doorways elsewhere.

Within the corridor wall there are high level windows that currently provide natural daylight from the existing lightwell into the rooms off the corridor. As the lightwell is being infilled, and to resolve privacy and sound transmittance issues into the aparthotel rooms, it is proposed these are infilled.

8) Removal of level 2 escape stair

Intervention:
Demolition of internal staircase that accesses external escape stair (refer item 1 of external fabric interventions)

Justification / Benefit:
Stair is non-original feature and is redundant following the removal of the external fire escape stair.

9) Structural openings in floor slabs

Intervention:
Small localised openings formed in existing floor slab on upper levels

Justification / Benefit:
Openings required to enable risers and gravity water drainage system distribution from individual aparthotel room ensuites to basement level

10) Repair of ceilings and covings

Intervention:
Repair of existing ceiling features where exposed and visible

Justification / Benefit:
To restore internal heritage ceiling features, celebrating the qualities of the original building.

11) General refurbishment and upgrade

Intervention:
Refurbishment of Union Bank interiors in parallel with proposed alternations / additions and upgrading

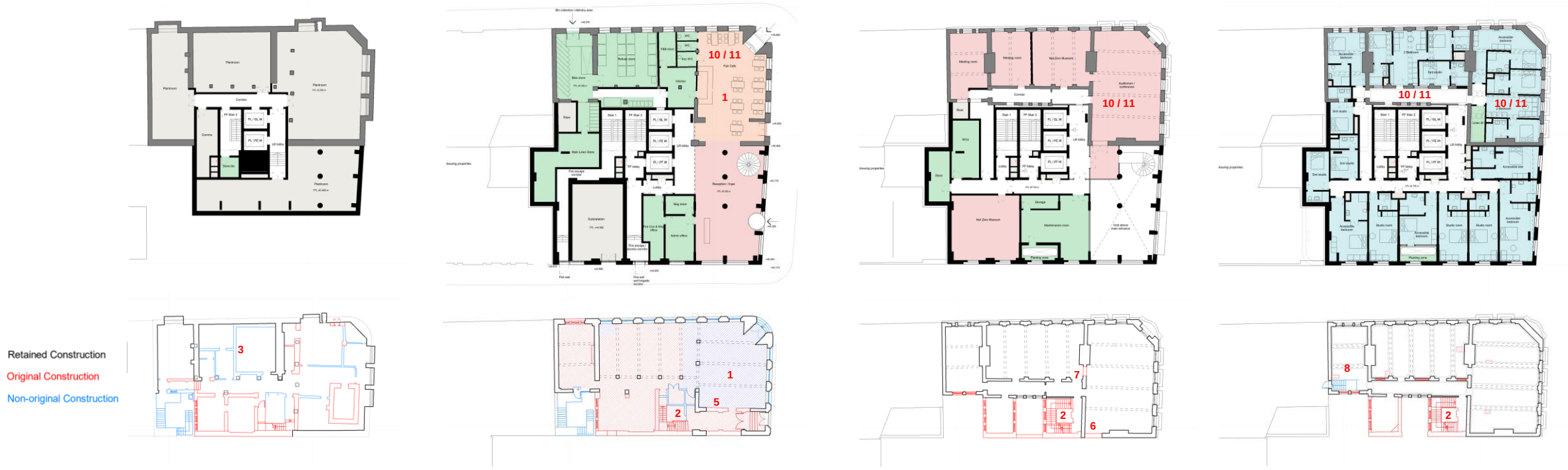
Justification / Benefit:
The current condition of the interiors is degraded after years of neglect and alterations.

The proposal will look to refurbish the scheme back into active use, and upgrade areas to meet modern standards and performance requirements.

4c. Heritage Impact of Proposals on 12 Piccadilly

The drawings below illustrate the proposed interventions to the internal features as described on the previous pages.

1. **Lowering of the ground floor slab** - The current ground floor slab level is non-original, it was later raised higher than the original banking hall that aligned with street level. The proposal will improve accessibility between the new and existing floor levels.
2. **Removal of the central staircase** - Staircase is utilitarian in design with low architectural significance. Removal enables the new and existing building to more successfully connect, improving accessibility, functionality and means of fire escape.
3. **Strategic removal basement walls** – to facilitate space for heavy plant equipment and distribution. This intervention reduces the need for plant on other floor levels, prioritised available space for amenity and front of house functions
4. **Insertion of new mezzanine level** - Lowering of the ground floor slab provides additional height and the insertion of a mezzanine floor generates additional space to support scheme viability (Plan included in Section 9.0).
5. **Removal of internal walls at ground floor** - removal of these elements will enable the new and existing building to more successfully connect, improving accessibility and functionality in these key front of house spaces.
6. **Levels 1-4 structural openings in masonry walls** - Limited / isolated structural opening formed in walls to allow connection between and into aparthotel rooms
7. **Infilling of doors and high-level internal windows** - Where existing doorway openings are present; these have been prioritised to retain to provide access into aparthotel rooms. Where this isn't feasible due to layout constraints, it is proposed to infill these openings
8. **Removal of level 2 escape stair** - Stair is non-original feature and is redundant following the removal of the external fire escape stair.
9. **Structural openings in floor slabs** - Openings required to enable risers and gravity water drainage system distribution from individual aparthotel room ensuites to basement level.
10. **Repair of ceilings and covings** - To restore internal heritage ceiling features, celebrating the qualities of the original building.
11. **General refurbishment and upgrade** - The current condition of the interiors is degraded after years of neglect and alterations. The proposal will look to refurbish the in line with modern standards and performance requirements.



Basement Level | Ground Floor | Level 1 | Level 2 (typical, extent of work at level 3 and 4 to match)

Floor plans showing the extent of works to the internal fabric - existing condition with proposed alterations (bottom row) and proposed layouts (top row)

4d. Delivering ambitious sustainability benefits

The aparthotel has been designed to align with the UK Green Building Council's Net Zero definition in anticipation of meeting the upcoming industry backed UK Net Zero Carbon Building Standard, which a number of the design team are helping to develop. Through our work with JLL, we are on track to deliver these ambitious sustainability benefits. Further details on our Energy and Sustainability targets can be found in Section 7.0.

- Both the energy used by the building and the carbon emissions associated with the materials used to construct the building are being measured and reduced in line with industry standards,
- No fossil fuels are used on site and the building is all-electric from renewable sources
- Any residual carbon emissions from construction or use are offset.
- The project has an upfront carbon target of **500kgCO2e/m2**, which is aligned with the RIBA's 2025 carbon targets for residential buildings.
- Its energy usage is targeted to achieve **<90kWh/m2/a** using a predictive rather than just compliance modelling for building regulations), which aligns with CRREM (Carbon Risk Real Estate Monitor) benchmark energy targets.
- The project's final net-zero certification will be based on as-built carbon emissions and in-use energy figures to avoid the risk of a performance gap.

RIBA Sustainable Outcome Metrics	Business as Usual	2025 Targets	2030 Targets	Notes
Operational Energy $kWh/m^2/y$	120 $kWh/m^2/y$	< 60 $kWh/m^2/y$	< 35 $kWh/m^2/y$	Targets based on GIA. Figures include regulated & unregulated energy consumption irrespective of source (grid/renewables). BAU based on median all electric across housing typologies in CIBSE benchmarking tool. 1. Use a 'Fabric First' approach 2. Minimise energy demand. Use efficient services and low carbon heat 3. Maximise onsite renewables
Embodied Carbon $kgCO_2e/m^2$	1200 $kgCO_2e/m^2$	< 800 $kgCO_2e/m^2$	< 625 $kgCO_2e/m^2$	Use RICS Whole Life Carbon (modules A1-A5, B1-B5, C1-C4 incl sequestration). Analysis should include minimum of 95% of cost, include substructure, superstructure, finishes, fixed FF&E, building services and associated refrigerant leakage. 1. Whole Life Carbon Analysis 2. Use circular economy strategies 3. Minimise offsetting and use as last resort (accredited and verifiable) BAU aligned with LETI band E; 2025 target aligned with LETI band C and 2030 target aligned with LETI band B.
Potable Water Use Litres/person/day	125 l/p/day (Building Regulations England and Wales)	< 95 l/p/day	< 75 l/p/day	CIBSE Guide G.

RIBA 2025 Domestic / Residential use targets

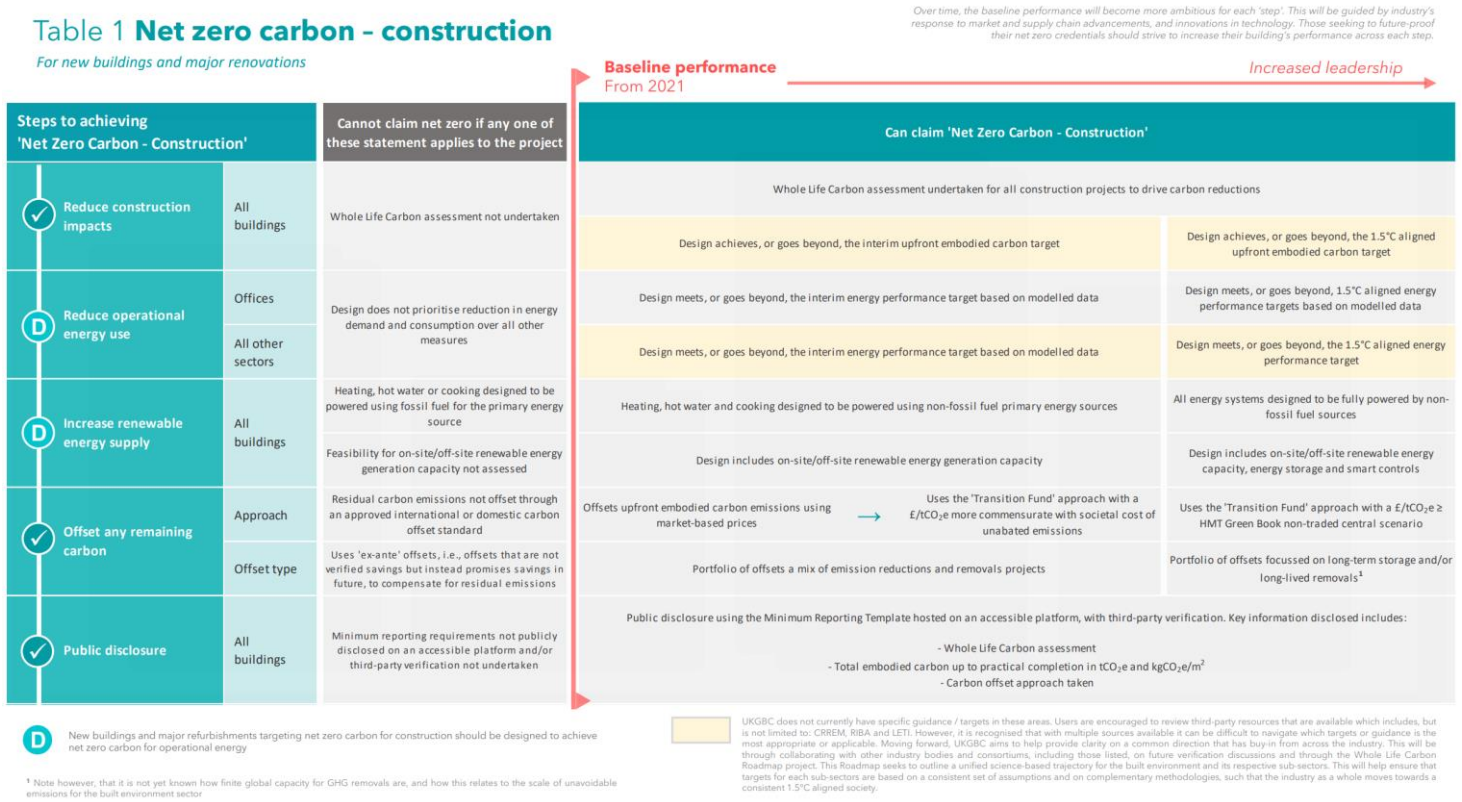


Table 1 **Net zero carbon - construction**

For new buildings and major renovations

Over time, the baseline performance will become more ambitious for each 'step'. This will be guided by industry's response to market and supply chain advancements, and innovations in technology. Those seeking to future-proof their net zero credentials should strive to increase their building's performance across each step.

Baseline performance From 2021 → *Increased leadership*

Steps to achieving 'Net Zero Carbon - Construction'		Cannot claim net zero if any one of these statement applies to the project	Can claim 'Net Zero Carbon - Construction'	
			Whole Life Carbon assessment undertaken for all construction projects to drive carbon reductions	
Reduce construction impacts	All buildings	Whole Life Carbon assessment not undertaken	Design achieves, or goes beyond, the interim upfront embodied carbon target	Design achieves, or goes beyond, the 1.5°C aligned upfront embodied carbon target
D Reduce operational energy use	Offices	Design does not prioritise reduction in energy demand and consumption over all other measures	Design meets, or goes beyond, the interim energy performance target based on modelled data	Design meets, or goes beyond, 1.5°C aligned energy performance targets based on modelled data
	All other sectors		Design meets, or goes beyond, the interim energy performance target based on modelled data	Design meets, or goes beyond, the 1.5°C aligned energy performance target
D Increase renewable energy supply	All buildings	Heating, hot water or cooking designed to be powered using fossil fuel for the primary energy source	Heating, hot water and cooking designed to be powered using non-fossil fuel primary energy sources	All energy systems designed to be fully powered by non-fossil fuel sources
		Feasibility for on-site/off-site renewable energy generation capacity not assessed	Design includes on-site/off-site renewable energy generation capacity	Design includes on-site/off-site renewable energy capacity, energy storage and smart controls
Offset any remaining carbon	Approach	Residual carbon emissions not offset through an approved international or domestic carbon offset standard	Offsets upfront embodied carbon emissions using market-based prices → Uses the 'Transition Fund' approach with a £/tCO_2e more commensurate with societal cost of unabated emissions	Uses the 'Transition Fund' approach with a £/$tCO_2e \geq$ HMT Green Book non-traded central scenario
	Offset type	Uses 'ex-ante' offsets, i.e., offsets that are not verified savings but instead promises savings in future, to compensate for residual emissions	Portfolio of offsets a mix of emission reductions and removals projects	Portfolio of offsets focussed on long-term storage and/or long-lived removals[1]
Public disclosure	All buildings	Minimum reporting requirements not publicly disclosed on an accessible platform and/or third-party verification not undertaken	Public disclosure using the Minimum Reporting Template hosted on an accessible platform, with third-party verification. Key information disclosed includes: - Whole Life Carbon assessment - Total embodied carbon up to practical completion in tCO_2e and $kgCO_2e/m^2$ - Carbon offset approach taken	

D New buildings and major refurbishments targeting net zero carbon for construction should be designed to achieve net zero carbon for operational energy

UKGBC does not currently have specific guidance / targets in these areas. Users are encouraged to review third-party resources that are available which includes, but is not limited to: CRREM, RIBA and LETI. However, it is recognised that with multiple sources available it can be difficult to navigate which targets or guidance is the most appropriate or applicable. Moving forward, UKGBC aims to help provide clarity on a common direction that has buy-in from across the industry. This will be through collaborating with other industry bodies and consortiums, including those listed, on future verification discussions and through the Whole Life Carbon Roadmap project. This Roadmap seeks to outline a unified science-based trajectory for the built environment and its respective sub-sectors. This will help ensure that targets for each sub-sectors are based on a consistent set of assumptions and on complementary methodologies, such that the industry as a whole moves towards a consistent 1.5°C aligned society.

[1] Note however, that it is not yet known how finite global capacity for GHG removals are, and how this relates to the scale of unavoidable emissions for the built environment sector

Extract from UK Green Building Council's Levels of performance primer document

5.0 Design Proposals

a) Form and Massing
b) Layout
c) Facade

5a. Form and Massing

The key design principles relating to the overall building form are as follows:

The form and massing are composed of five primary elements:

- **The tower base**, **open and accessible to the street and providing new community facilities,** formed of masonry with punched window openings with scale, detailing and proportions to complement those of the former Union Bank and neighbouring buildings.

- **The repurposed and refurbished former Union Bank Building** successfully integrated with the new tower through a range of the strategic interventions and removal of low significance fabric.

- **The tower bedroom levels with perimeter windows to maximise views and daylight and central internal vertical planting zone**, expressed with unitised curtain glazing and precast cladding panels with double storey emphasis to improve the overall proportion of the tower.

- **The roof levels providing unique ‘destination’ public amenities set behind a dramatic angled roofline**, with the central planting zone informing the peeling away of the roof structure to reveal external terraces and greenery.

- **The building core, a central element providing access and servicing all levels**, sensitively integrated into the building footprint to support effective circulation and visual interest on the north west elevation.

Aerial perspective view from the east capturing the full height of the building in context, with views of Manchester City Centre beyond.

5a. Form and Massing

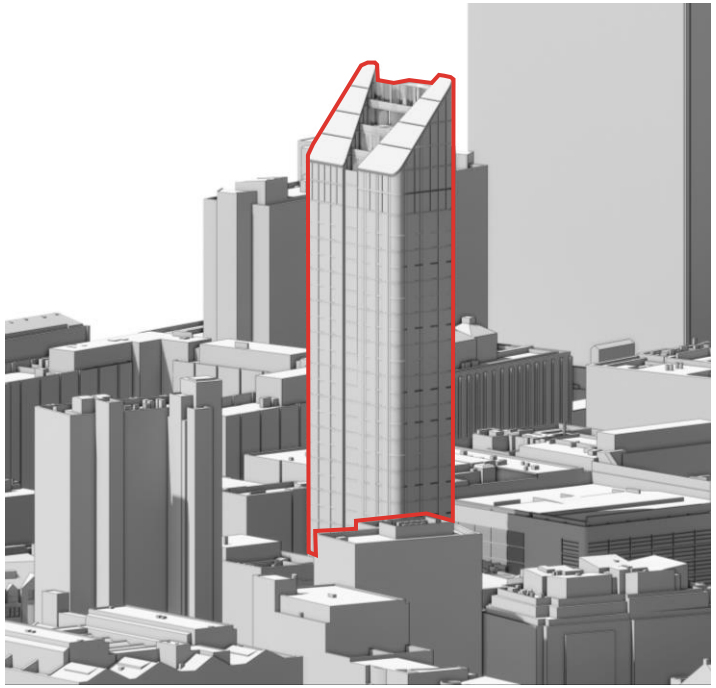
The key design principles relating to the overall form, massing and materiality are as follows:

- **The design seeks to address both the scale and character of buildings along Piccadilly and on a city wide scale**, retaining a significant yet sympathetic presence on the skyline.
- **The elevations provide architectural interest and a coherent language** across each element of the overall composition through application of a limited palette of materials and consistent tonal quality. The radiused corners help soften the massing against the skyline.
- **The facades seek to visually represent the sustainable qualities of the building** through a reduction of façade elements, refined articulation and selection of low carbon materials to aid positive perception and meet embodied and operational carbon targets.
- **The character of the façades adapt and change to relative internal uses**, **allowing generous views of the key public spaces within**, creating a sense of activity and visual interest when viewing the building from the surrounding area. The glazing ratios to the bedrooms have been optimised (80% solid, 20% glazed) to balance daylight and privacy requirements.
- **The Bedroom Levels are a core element of the design, providing the key accommodation for the aparthotel** and comprising the majority of the development area with the provision of 251 rooms.
- **The internal layout has been developed in accordance with the room2 brand guidelines, providing high quality accommodation to a range of sizes** including Studio, 1 and 2 bed rooms all with access to daylight and views.

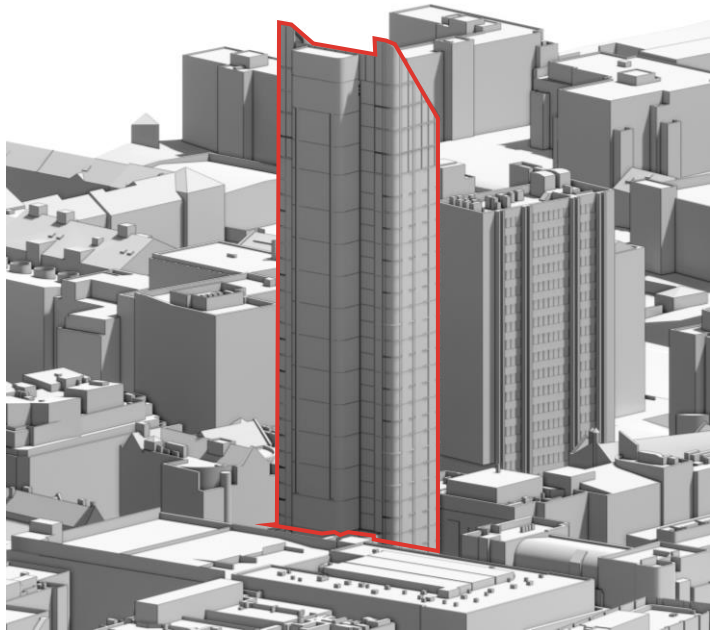
Perspective view from the north along Piccadilly showing the north west elevation and street view from the corner of Newton Street.

5a. Form and Massing

The 32-storey building accommodates a diverse mix of uses, prioritising both public and community amenities in addition to the provision of higher quality aparthotel accommodation. Public access to two floors at the base and three floors at the top of the building offering significant public benefit and access to a range of amenities

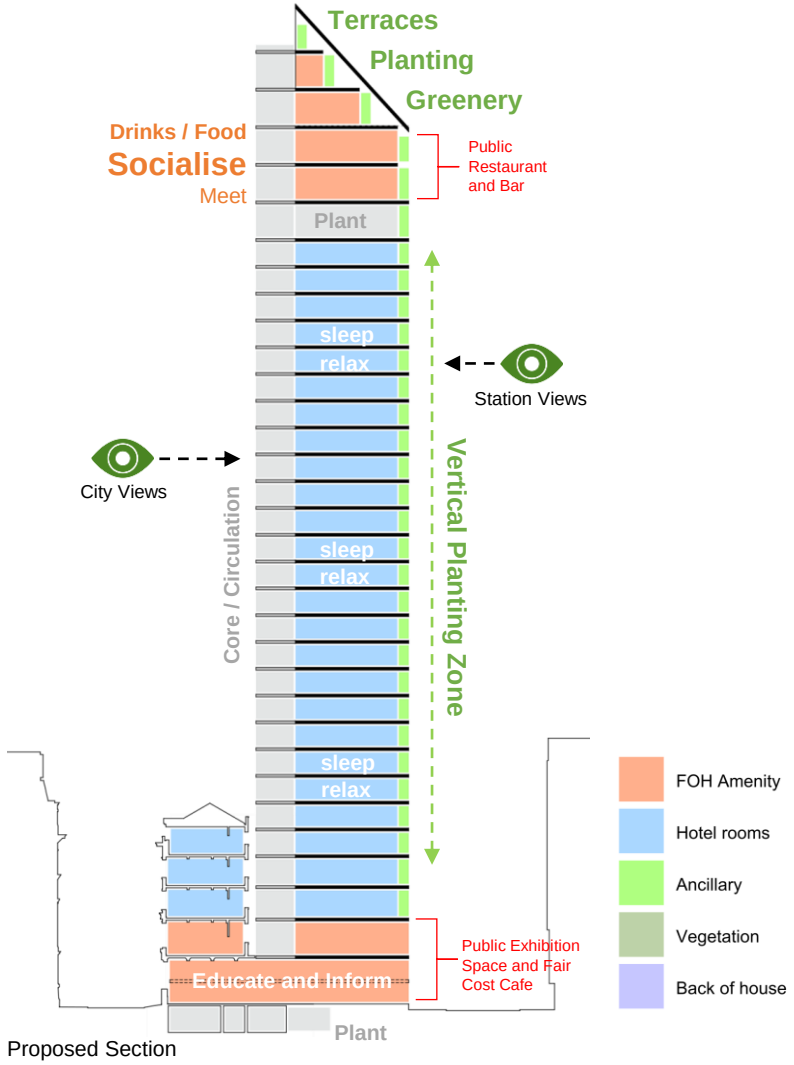


Axonometric view from the east



Axonometric view from the west

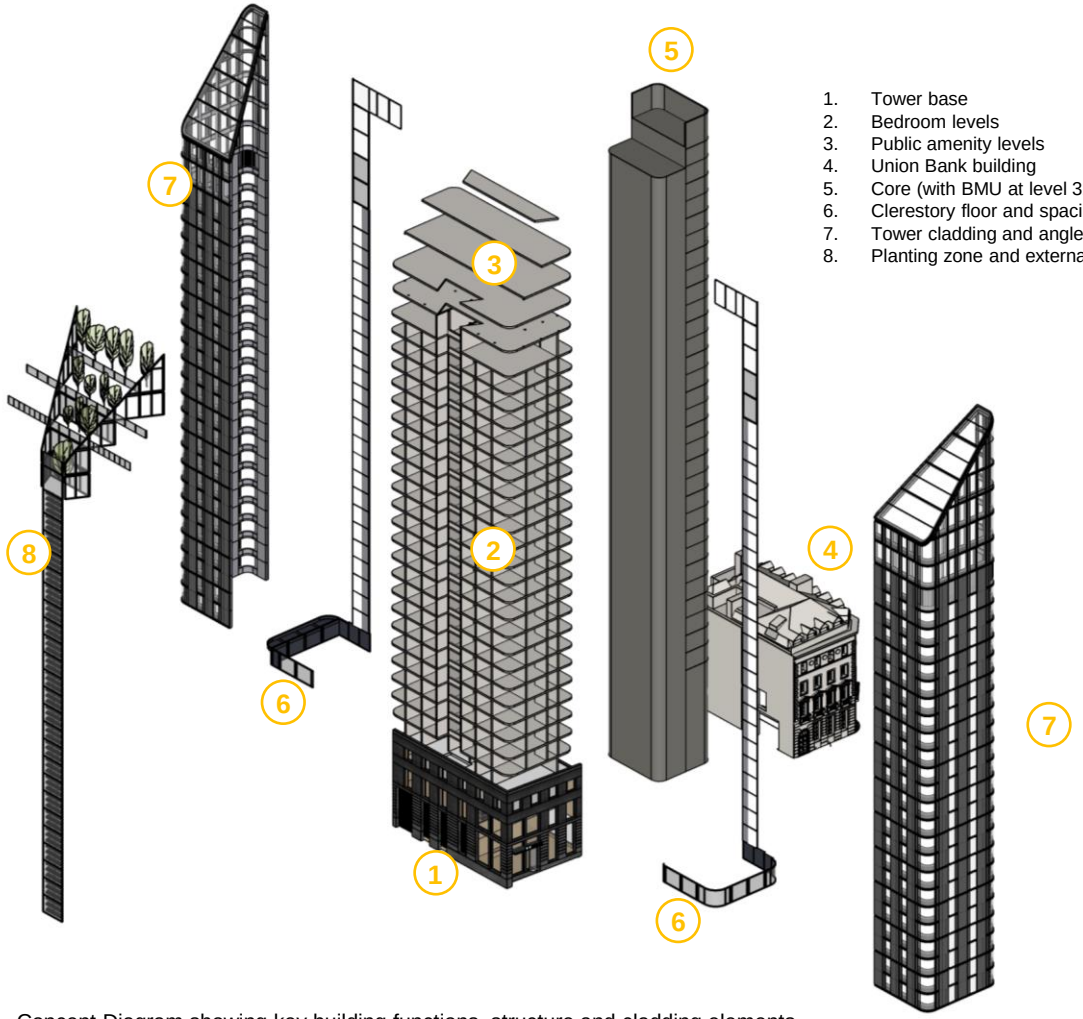
The form of the building appears as a smooth extruded form with softened edges and a protruding core element above the Union Bank building. The top levels of the building are expressed as a clean cut to the massing, adding drama / interest and giving the proposal directionality South-East, facing visitors as they exit Manchester Piccadilly Train Station and enjoying the best access to sunlight.



Proposed Section

5a. Form and Massing

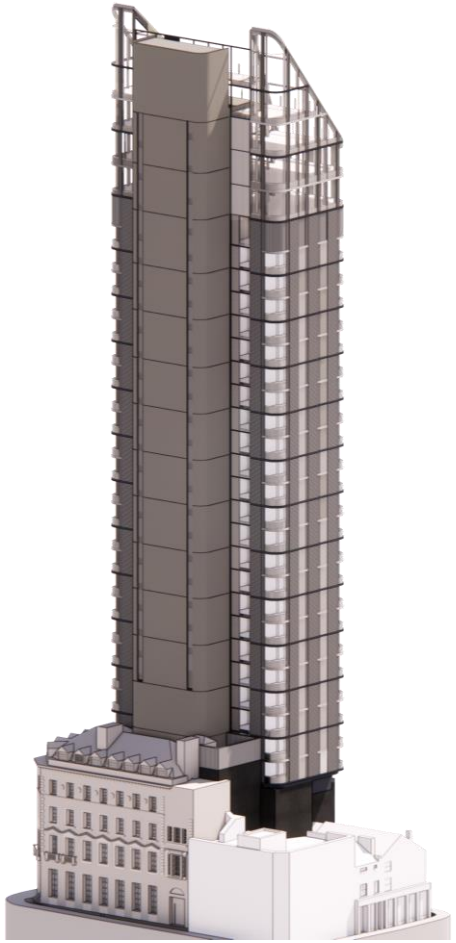
The new building is expressed in two parts; a base building, and a tower. The tower is a singular form which has prominence on the city skyline whilst the base of the building is expressed separately and relates to the scale and grain of the older buildings along Piccadilly. The tower building's smooth extruded form has curved corners with different types of cladding to express a range of uses within as shown in the diagram below.



1. Tower base
2. Bedroom levels
3. Public amenity levels
4. Union Bank building
5. Core (with BMU at level 32)
6. Clerestory floor and spacing panels
7. Tower cladding and angled roof canopy
8. Planting zone and external terraces

Concept Diagram showing key building functions, structure and cladding elements

Axonometric view from the east



Axonometric view from the west

5b. Layout – Land Use / Amount of Development

The proposal provides the following uses and total areas:

Aparthotel (Use class C1)

GEA = 13,942 m2
GIA = 12,369 m2

Café, bar & restaurant (Use class E(b))

GEA = 1,028 m2
GIA = 1,001 m2

Museum / Exhibition / conference (Use class F1)

GEA = 254 m2
GIA = 216 m2

Total Areas

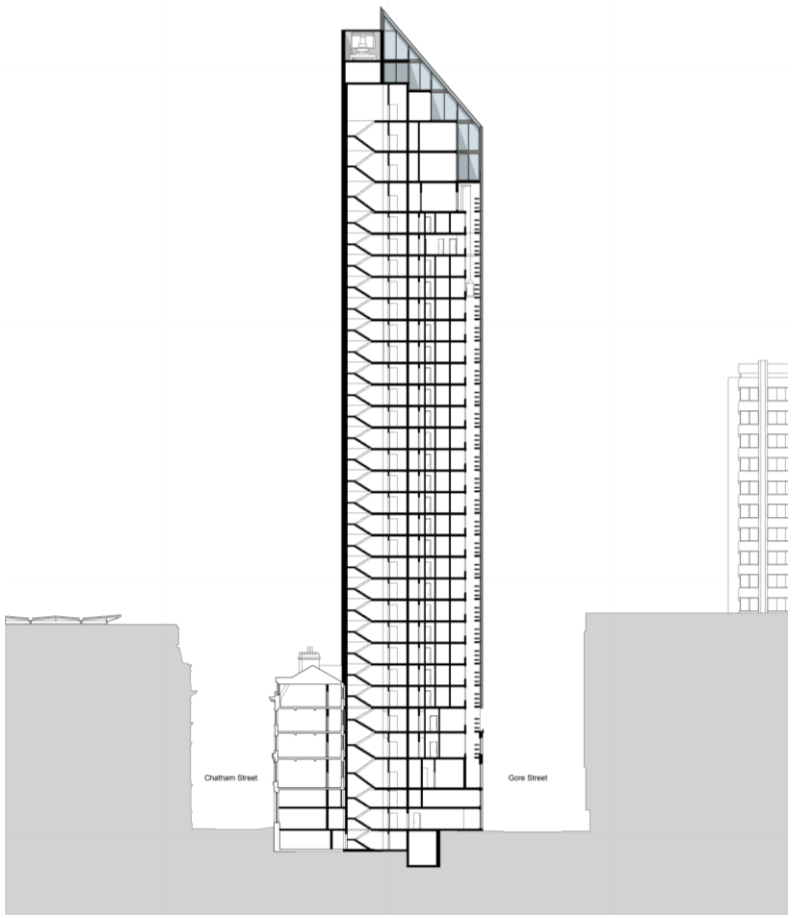
GEA = 15,224 m2
GIA = 13,586 m2

			Areas by level												
Description	Unit	Total	B	GF	M	L01	L02	L03	L04	L05-26	L27	L28	L29	L30	L31
Total GEA	m2	15224.1	514.8	705.6	703.7	697.2	697.3	673.3	661.9	9088.2	413.1	349.5	349.5	293.7	76.3
Hotel (use class C1)	m2	13942	514.8	547.3	703.7	442.7	697.3	673.3	661.9	9088.2	242.8	0	0	293.7	76.3
Café & restaurant (Use class E(b))	m2	1027.7	0	158.3	0	0	0	0	0	0	170.4	349.5	349.5	0	0
Exhibition (Use class F1)	m2	254.4	0	0	0	254.4	0	0	*0*	0	0	0	0	0	0
Total GIA	m2	13586	468.8	594.5	435.2	591.6	649.4	631.2	616.8	8184	372	354.1	354.1	266.1	68.2
Hotel (use class C1)	m2	12369.1	468.8	455	435.2	375.7	649.4	631.2	*616.8*	8184	218.7	0	0	266.1	68.2
Café & restaurant (Use class E(b))	m2	1001	0	139.5	0	0	0	0	0	0	153.3	354.1	354.1	0	0
Exhibition (Use class F1)	m2	216	0	0	0	216	0	0	*0*	0	0	0	0	0	0

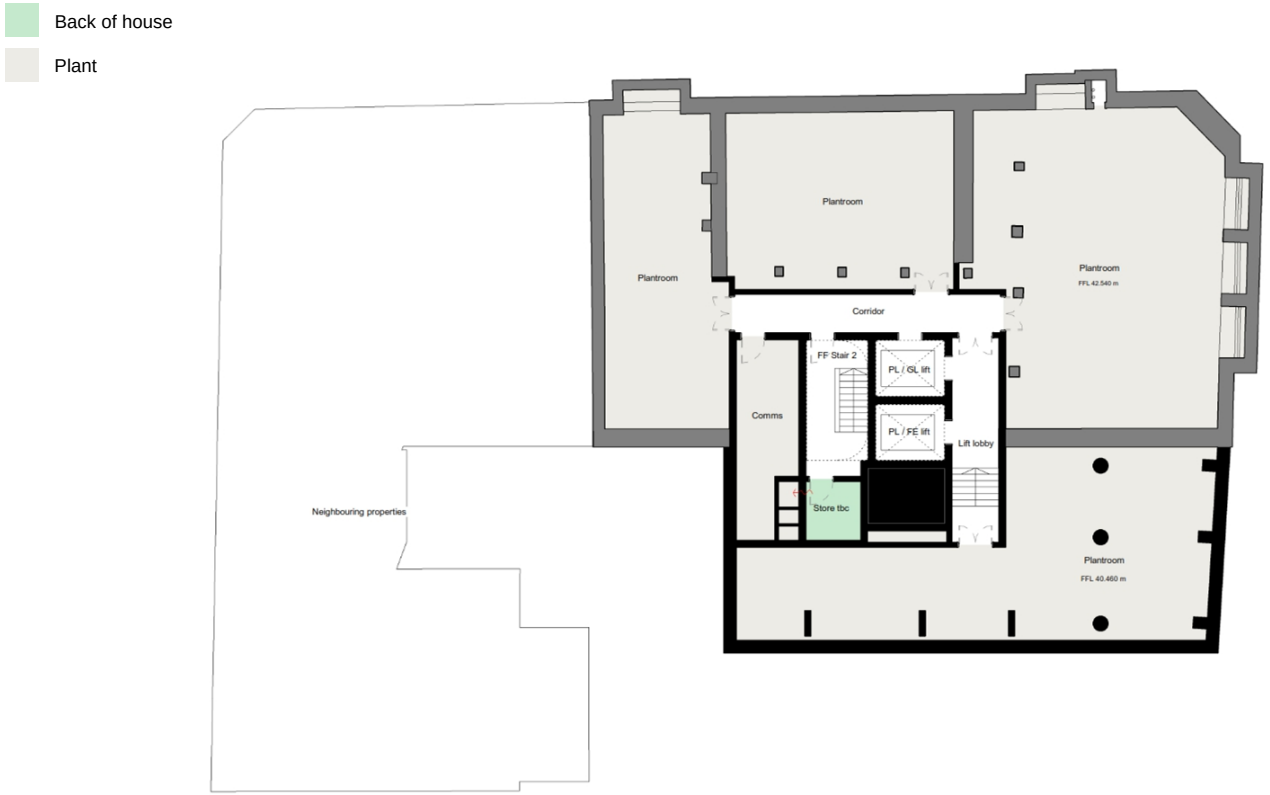
Area table of breakdown of uses / area per level

5b. Layout – Basement

New basement construction has been minimized to reduce upfront carbon impacts, only a small area of new basement required under the tower footprint. The existing Basement below 12 Piccadilly and partial new basement construction below the tower accommodate the heavier MEP plant equipment onto the ground bearing slabs. Existing nonloadbearing basement walls have been removed and plantrooms optimised to their most efficient to allow placement of the larger and heavier MEPH plant equipment in these areas to ensure the entrance and rooftop levels remain clear and are prioritised for front of house and amenity functions.



Section showing the existing basement beneath 12 Piccadilly with new partial basement below the tower. The amount / extent of new build basement has been minimised to mitigate embodied carbon, Following site inspections it was found that a previous building basement was located in this area, hence excavation (to create sound foundations for the new tower) would have to take place regardless.



Basement level- accommodating water processing, sprinkler, wet riser and pumps. The finish floor level is split with the existing Union Bank basement being largely retained, and the new basement being lower to provide 5m headroom to accommodate the sprinkler tank.

5b. Layout – Entrance levels

The Building Base and Entrance Levels are intended to be open, active, and highly visible on approach. They will combine a triple-height entrance, integrating new and existing buildings with a range of public amenities. This provide a community resource, drive activity at street level and generate public awareness. The scheme has the potential to become a destination for both residents and visitors to Manchester.

Axonometric View of entrance levels and reference images which have informed our design approach

Ground Floor - accommodating the Entrance Lobby and Reception in addition to a Fair Cost Café. This will be accessible to the public with food and drinks served from sources which cause no additional harm to the environment or society. The provision of a 'harm free' menu is intended to raise the awareness of guests and visitors around these issues. The development will have a distinctive entrance off Piccadilly.

5b. Layout – Entrance levels

The Mezzanine level, a new floor inserted into the existing volume and Level 1 will accommodate a mix of Front and Back of House facilities to complement those at Ground Floor. The building perimeter is prioritised for active uses, visible on approach to the building and with views out. The rooms within 12 Piccadilly will be reinstated to their original proportions. These will be linked to the new building via the central core and efficient racetrack of circulation. A dramatic triple height void over the entrance area on the corner of Piccadilly and Gore Street provides visitors with a sense of arrival allowing for views into the building interior.

Front of house

Back of house

Plant

Publicly Accessible

Mezzanine Level - a new floor inserted into the volume between lowered ground floor and Level 1. Providing space for Plant Areas and Back of House facilities to serve the ground floor Front of House spaces. Void spaces have been retained over reception to create a triple height entrance atrium with direct connection to the Fair Cost Café located in the former Banking Hall volume.

Level 1 - accommodating the first Net Zero lifestyle museum with the aim to inspire behavioural change in the public and guests through teaching of environmental issues and impacts. It replaces one floor of bedroom accommodation, providing highly flexible, rotating education, exhibition facilities and a community centre for sustainability led topics. It is intended as a centre of leadership, driving conversation across building users and local community.

5b. Layout – Bedroom levels

The Bedroom Levels are a core element of the design, providing the key accommodation for the aparthotel and comprising the majority of the development area with the provision of 251 rooms, providing high quality accommodation to a range of sizes including studios and 1 and 2 bed rooms. The internal layout has been developed to accommodate a central planting zone to support productive planting and visible greenery on the south east façade.

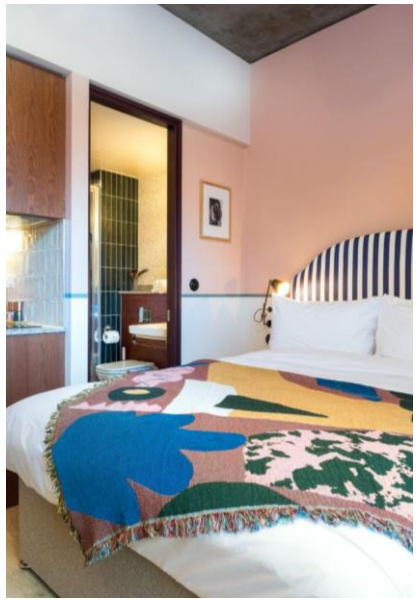
		Room types				
Level	Lvl no.s	Studio	1 bed / 1 bath	2 bed / 2 bath	Accessible	Total
GF	1	0	0	0	0	N/A
M	1	0	0	0	0	N/A
1	1	0	0	0	0	N/A
2	1	7	0	2	6	15
3	1	8	1	2	4	15
4	1	11	1	2	1	15
5 to 20	16	9	1	0	0	160
21 to 24	4	8	0	1	0	36
25 to 26	2	1	0	3	1	10
27	1	0	0	0	0	N/A
28 to 31	4	0	0	0	0	N /A
Total	33	204	18	16	13	251

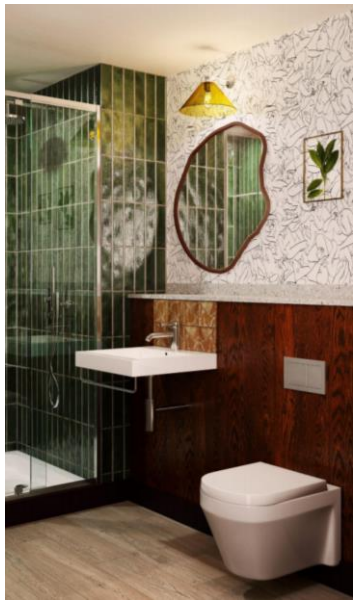
Room Schedule – showing the proposed breakdown of room types across the bedroom levels.

Lower Plan – at levels 2-4 the tower base connects to the Union Bank, the two elements are integrated through partial demolition with the existing lightwells filled to unlock the plan. The layout comprises a mix of 1 and 2 bedroom accommodation, wrapping the perimeter of the plan for best access to natural light and views. The circulation is configured to improve interconnectivity and efficient access and fire escape.

5b. Layout – Bedroom levels

The tower rises above 12 Piccadilly and the surrounding buildings at level 5. Radiused corners help soften the massing of the tower against the skyline and the core on the north west elevation becomes an expressed element providing visual interest to the long façade visible from the city centre. The plan form is arranged to maximise space for bedroom accommodation whilst supporting effective circulation and integration of building services.





1) L shaped sofa with cushion
2) Sofa table
3) Console table/unit
4) Dining chair
5) Bedside table
6) Bedhead
7) 1500mm wide bed
8) Bedside table
9) Dining/work table under TV
10) 49" television on tilting/swiveling wall bracket
11) Open fronted wardrobe to detail
12) Laptop safe fixed to wardrobe shelf
13) 2 No wall mounted coat hooks
14) Rug under bed
15) Notice board
16) Kitchen to detail
17) Wall mounted mirror
18) Towel rail
19) Shower tray
20) Wall hung WC
21) Wall hung WHB
22) Shelf with mirror over
23) Room MCB
24) Amenity Bracket for WHB
25) Amenity bracket for Shower

Reference images from the room2 brand guidelines which have informed our design approach

Back of house

Aparthotel rooms

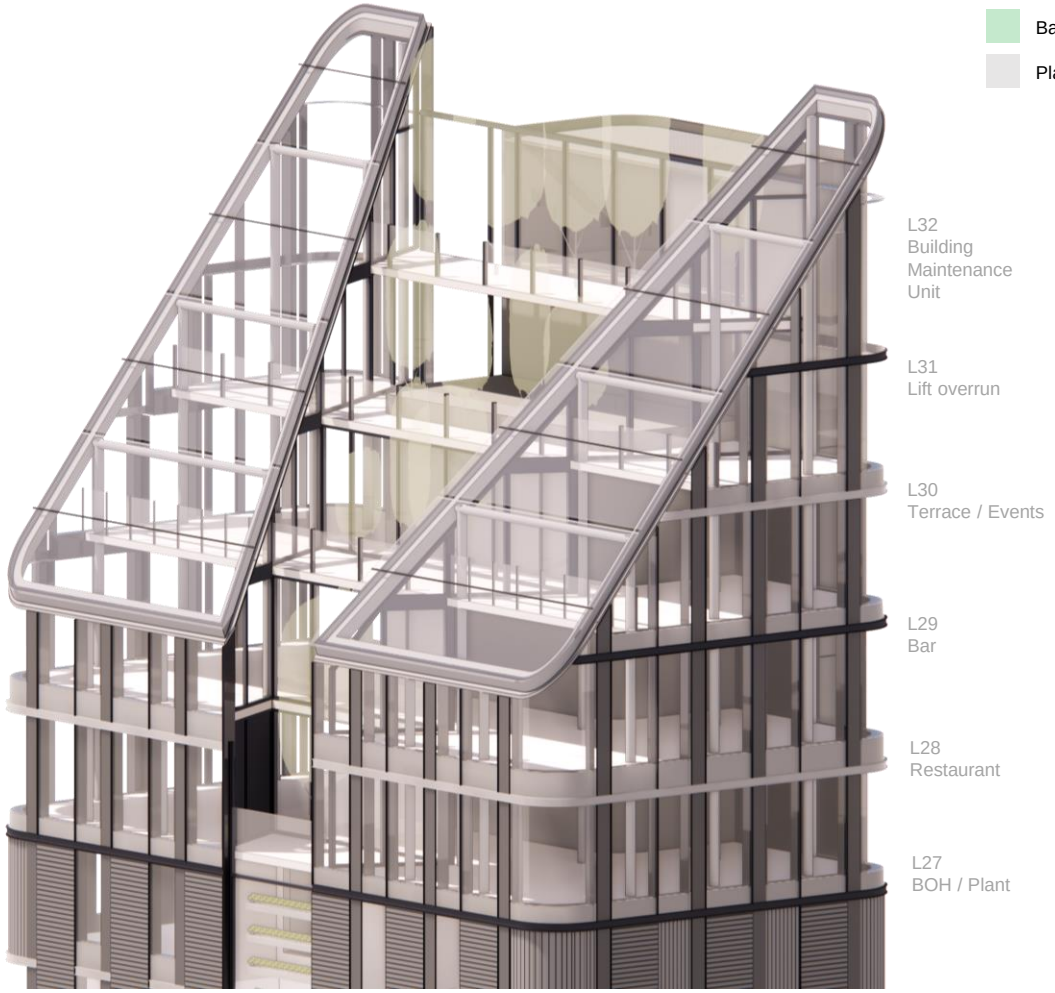
Level 6-20 Plan

Level 25 & 26 Plan

Upper level plans – The typical layout between levels 5 – 24 provides a total of ten bedrooms on each level, including seven studio bedrooms, a single standard one bed room and two small bedrooms.. The central studio room on the south elevation is unique, offering guests views of the internal planting zone and views of the skyline beyond. The layout offers flexibility with the opportunity to create larger bedroom suites, levels 25 and 26 are proposed for this purpose with a number of exclusive apartments created by combing multiple rooms together.

5b. Layout – Roof levels

The roof levels with a visible ‘crown’ are identifiable from across the city, offering spectacular views over the surrounding area. It provides a range of public amenity spaces, creating a destination social space open to non-residents. The top of the building is punctuated with a dramatic angled roof canopy, expressed as cutting through the tubular tower form, opening up views and enclosing the interior spaces within. The structure announces the building on the skyline and will be lit effectively at night.



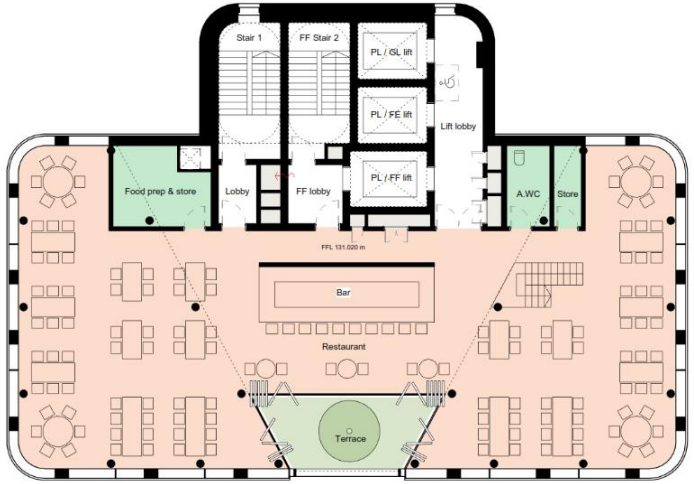
Axonometric View of roof levels, a series of stepping floors set behind a dramatic angled roof structure

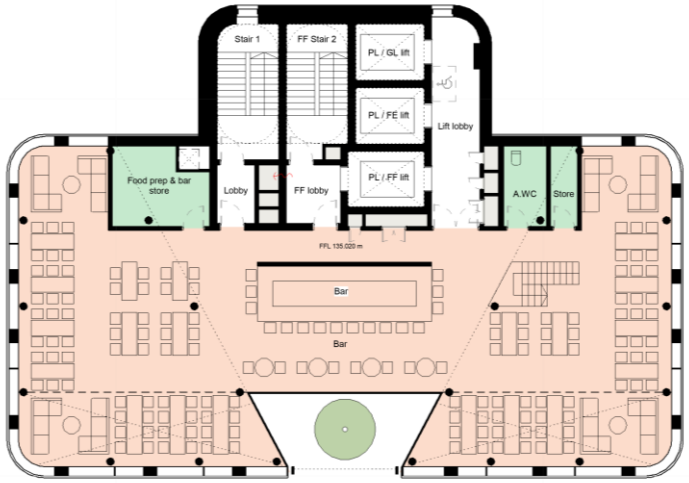
Level 27 – marks the transition between bedroom accommodation (below) and public amenities (above), providing a range of Back of House facilities to support the bar and restaurant including kitchen, stores and WCs. The centre of the plan accommodates a loading area for the planting zone, including a docking space for the dedicated BMU. VRF (variable refrigerant flow) plantroom areas are located at either end of the plan, ventilated via louvres in the external façade.

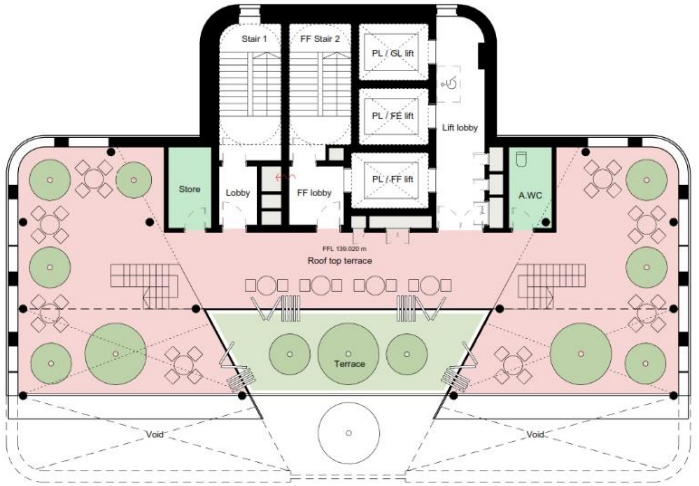
5b. Layout – Roof levels

The roof levels are intended to provide a high-quality visitor experience with a restaurant (level 28), bar area (level 29) and external terraces (level 30 and 31). The layout is informed by the central planting zone on the south east façade which transforms into a tapered opening in the roof. This is expressed on plan by angled recesses, enclosing a double height terrace on the south elevation which in turn informs a series of stepping external terraces on the floors above. The core to the north rises above the top level of accommodation and integrates a telescopic Building Maintenance Unit (BMU) sized to reach all facades when deployed and concealed from view behind screens when not in use.

- Front of house
- Back of house
- Retail / food / bev
- Plant







Level 28 – accommodates a restaurant and small terrace providing space for approximately 130 covers over the full floorplate. The layout is arranged around a central bar area and includes local support functions including a food preparation area. The perimeter is prioritised for dining areas which are accessible and actively marketed to the public, in addition for the use of guests at breakfast, lunch and dinner. The plan accommodates potential soft spots for staircases connecting to the adjacent floors.

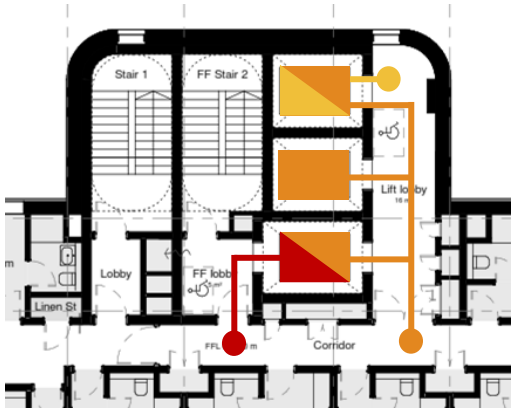
Level 29 – accommodates a publicly accessible bar providing space for approximately 184 covers over the full floorplate. The layout is arranged around a central bar counter and communal area overlooking the terrace below. The perimeter is prioritised for a range of social spaces with views out over the city. The plan accommodates potential soft spots for staircases connecting to the adjacent floors.

Level 30 – comprises an external terrace and roof top events space, divided by sliding screens to provide flexibility in use; either as one continuous open air space or as separate internal and external spaces. The interior areas of plan, either side of the terrace, are set back to follow the angled roof line above, creating double height voids over the bar area below. The plan accommodates potential soft spots for staircases connecting to the adjacent floors.

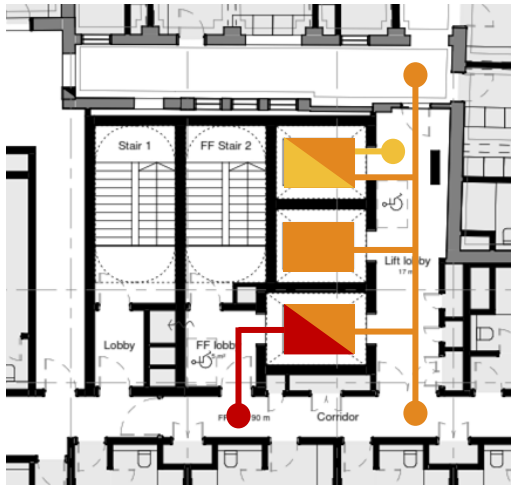
5b. Layout – Core Strategy

The efficiently-planned core design provides all the required circulation, servicing and life safety aspects of the project and is compliant with current building standards. The configuration mediates between the new tower and existing Union Bank building and successfully integrates both halves of the plan. The design balances the priority for front of house space in the entrance levels with an efficient footprint to maximise floor area for bedrooms and public amenity spaces.

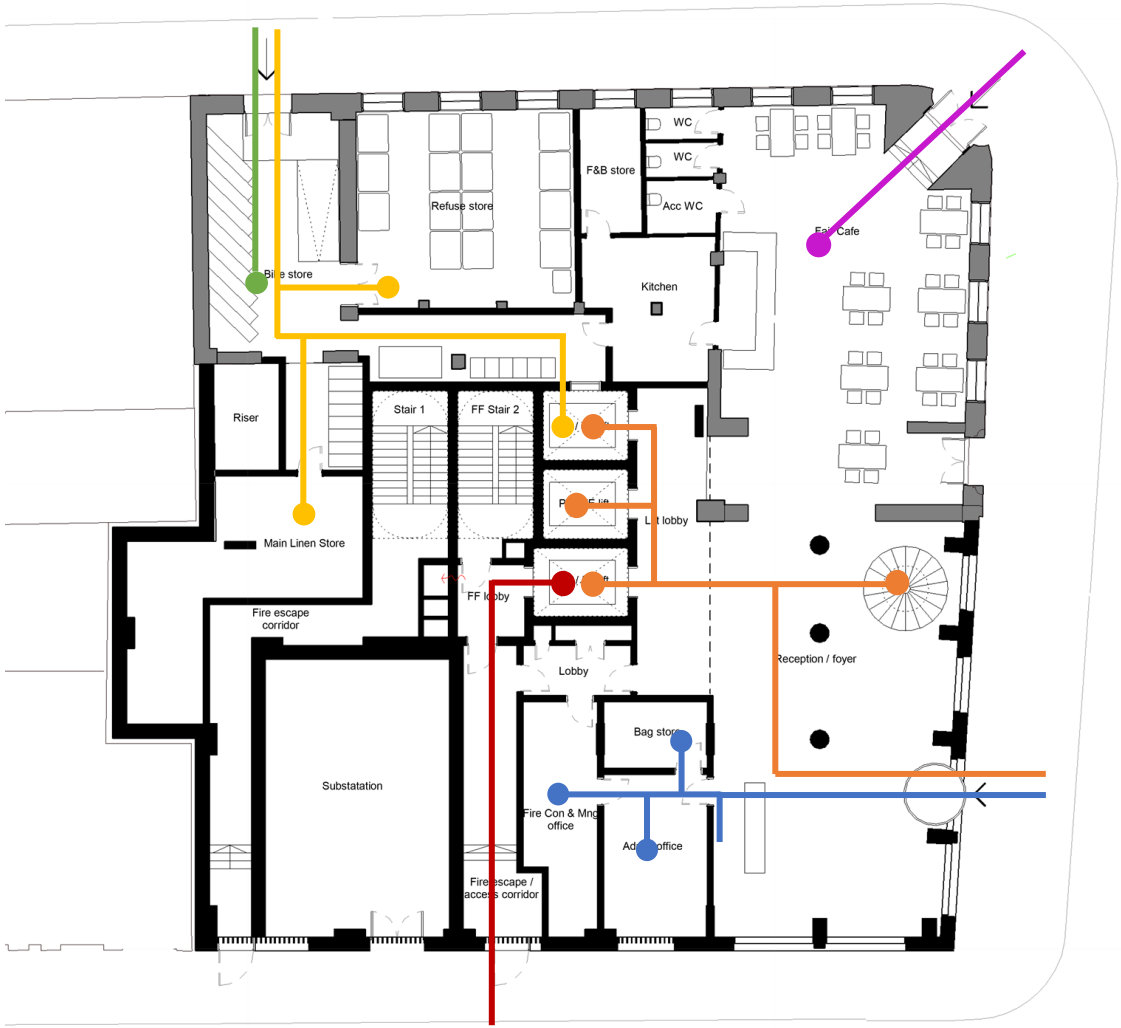
The adjacent diagrams illustrate how the core layout changes at each of the key levels and how this supports the range of building users.



Upper level tower core plan



Lower level core plan

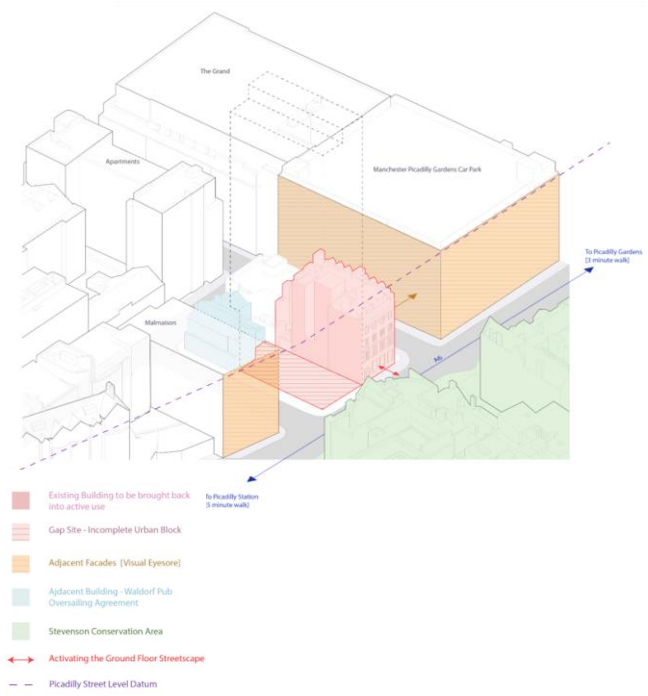


Ground floor building operation / access diagram

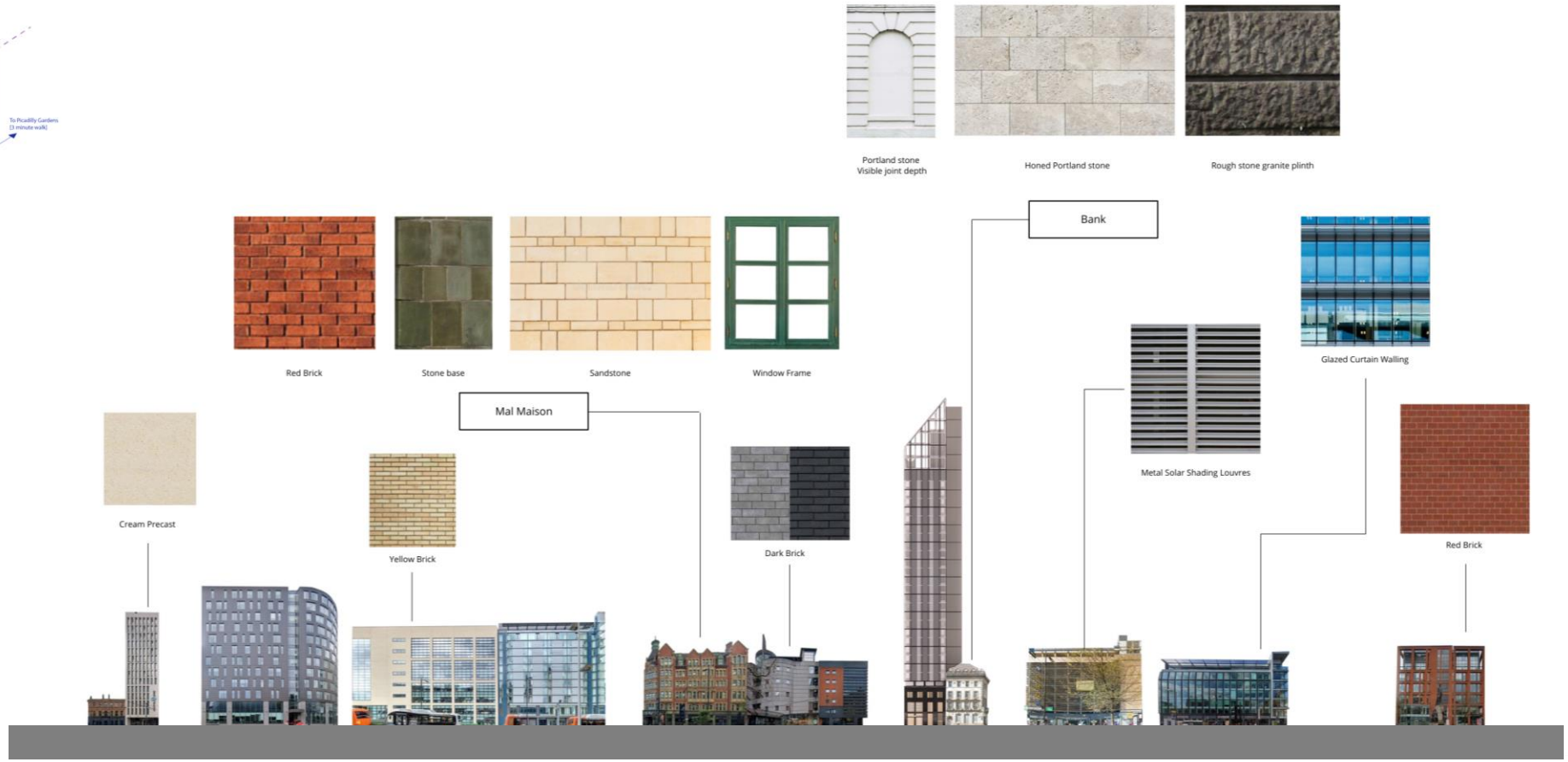
- Occupier / aparthotel guest
- Cycle store
- Occupier retail / food / bev
- Building staff / operations
- Service and delivery / waste
- Fire service

5c. Façade – Relationship with Context

The site comprises half a small urban block defined by Gore Street to the South, Roby Street to the West, Chatham Street to the North and Piccadilly to the East. The previous consent included an oversailing agreement with The Waldorf pub on Gore Street which is retained. We have analysed the streetscape to ensure our proposals integrate successfully with the townscape. The diagram below highlights the range of building scales and façade treatments of the adjacent buildings along Piccadilly.



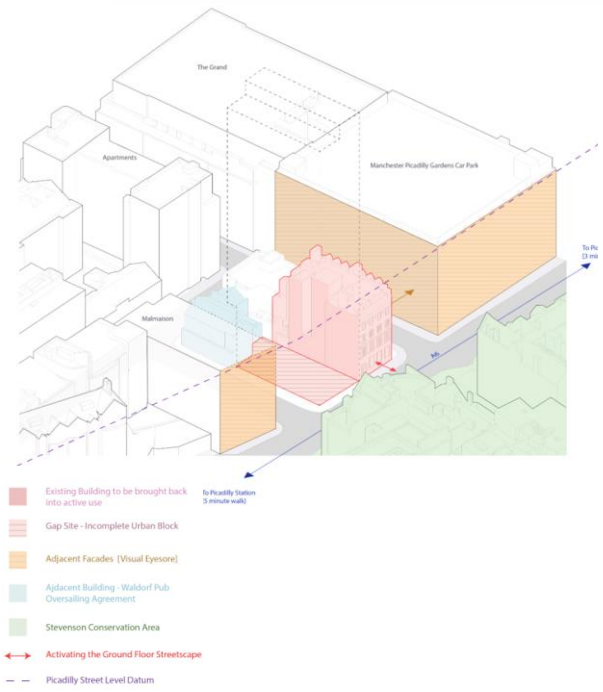
Site location diagrams

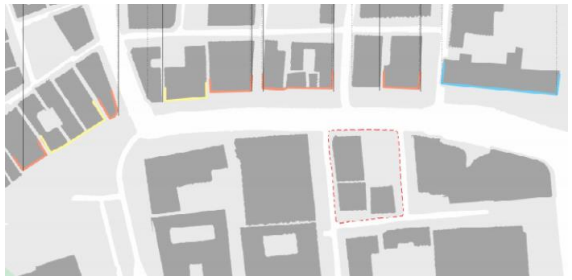


Piccadilly streetscape looking south west, (with proposed design inserted) highlighting the range of building scales and façade treatments of the adjacent buildings.

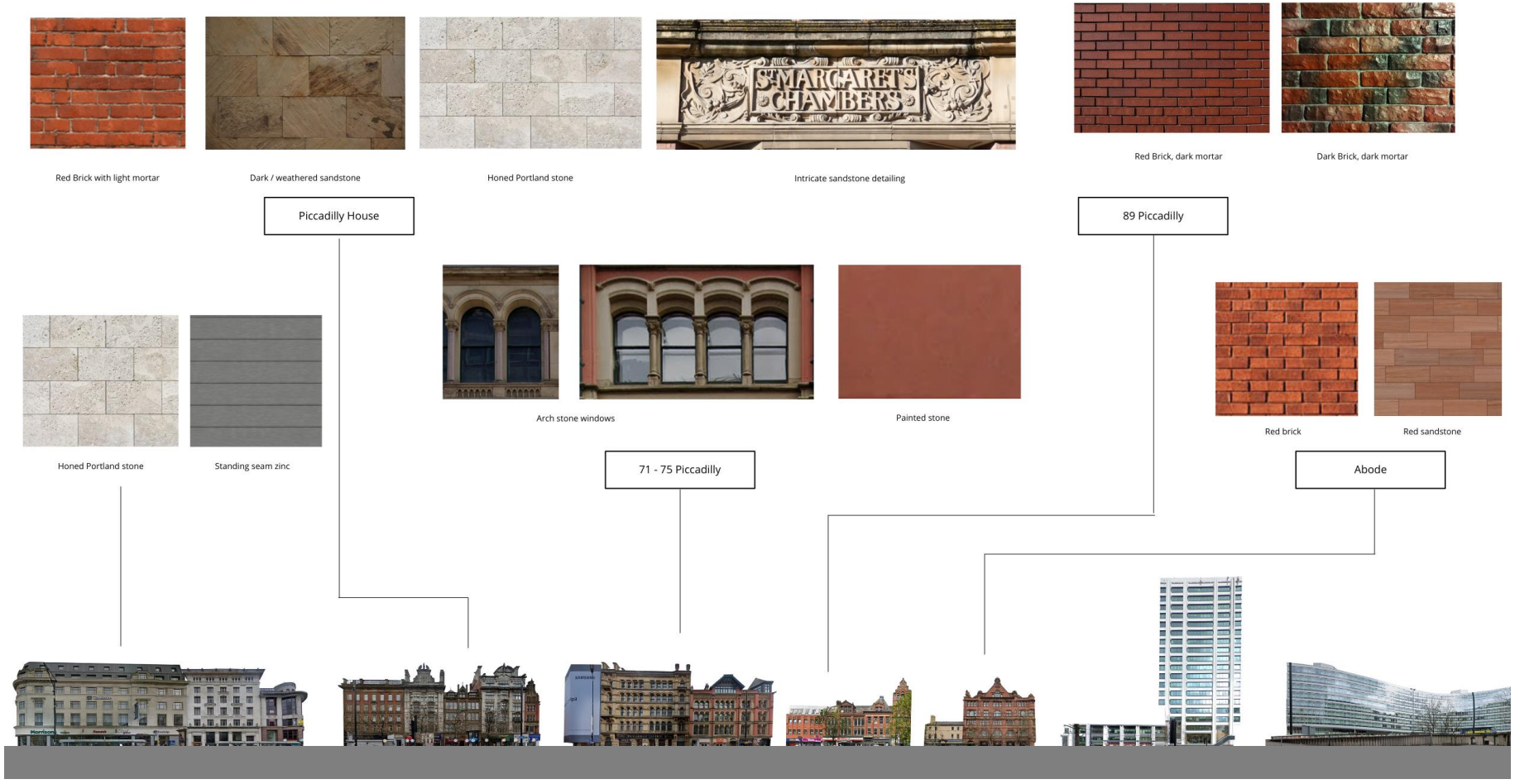
5c. Façade – Relationship with Context

The site comprises half a small urban block defined by Gore Street to the South, Roby Street to the West, Chatham Street to the North and Piccadilly to the East. The previous consent included an oversailing agreement with The Waldorf pub on Gore Street which is retained. We have analysed the streetscape to ensure our proposals integrate successfully with the townscape. The diagram below highlights the range of building scales and façade treatments of the adjacent buildings along Piccadilly.





Site location diagrams



Piccadilly streetscape looking north east, highlighting the range of building scales and façade treatments of the adjacent buildings.

5c. Façade - Materiality

The range of building scales and façade treatments adjacent, suggests some flexibility in our proposed materials palette as that there is no prevailing language to the adjacent streetscape. The architectural character of our proposals is informed by this and are further derived from the requirement to create a strong visual presence with a clear philosophy about the use of materials to complement the building form. The proposes materials for both inside and outside of the building, indicated below, will reflect this intent and adhere to the following low carbon principles:

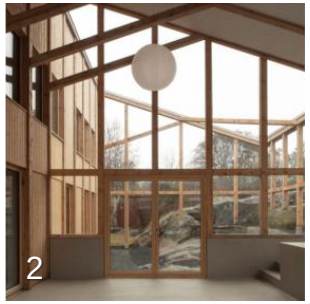
Sustainable - Priority has been given to materials that meet the sustainability ambitions and the specification will aim to source core construction products and materials from ethical and sustainable sources e.g.

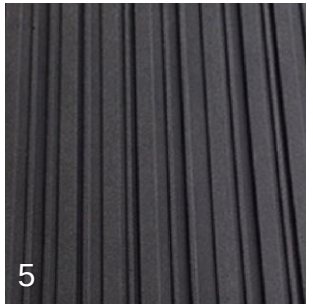
- High recycled content and postconsumer reclaimed materials
- Cement replacement products, like GGBS and PFA
- Rapidly renewable materials like timber
- Regional materials
- Durable materials

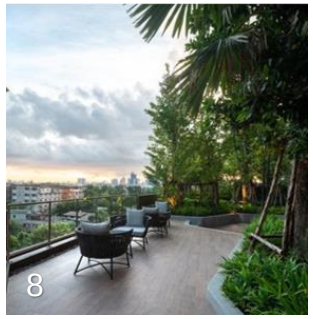
Daylight and solar shading - Key to the reduction of operational energy of the building is minimising the need for internal lighting. The aim is to provide good daylight whilst minimising the risk of overheating.

Lightweight - The embodied carbon of a building is its most significant contribution to its impact on the climate.
In aiming to achieve net zero carbon, we have reviewed the carbon associated with a range of building materials and made informed selections to remain on track to achieve our carbon targets

Reduce – Reducing the amount of material used in the development is one of the primary aims. The construction strives to follow the principle of Design for Manufacture and Assembly, maximising off site prefabrication, repetitive, standardised module, reducing wastage and using standardised sized elements to reduce unnecessary processing.







Materials: 1. dark grey / black brickwork / 2. Timber window frames / 3. Unitised Curtain wall glazing / 4. CLT / natural timber linings / 5. Profiled precast concrete / 6. Insitu exposed concrete / 7. Edible planting / 8. External planting and greenery to support biodiversity

5c. Façade – Building Base

The facades visually represent the sustainable qualities of the building through a reduction of façade elements, refined articulation and selection of low carbon materials to aid positive perception and meet embodied / operational carbon targets. The key principles relating to the configuration and proposed materials for the base are:

The base has been developed to unify the new tower with the existing former Union Bank building, complete the urban block by fully occupying the vacant plot and provide the development with a distinctive entrance off Piccadilly which is the main active façade.

On Piccadilly, the design sensitively references the detailing and proportion of the Grade II listed building and conveys a matching sense of robustness and substance through deep reveals and punched window openings.

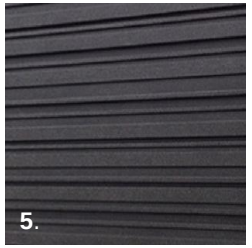
The façade language and material palette acknowledges the sites heritage position and creates a bold intervention that will act as a catalyst for future development.

The scale of the base has been carefully considered to acknowledge the massing and key datum lines of both adjacent buildings on Piccadilly and Gore Street.

Larger openings have been formed on the corner to allow for views of the building interior, providing visual connections between the street, main reception area and the community spaces within.

The internal configuration has prioritised publicly accessible spaces on the building perimeter to provide active frontages to the adjacent streetscape and level access for all visitors.

A clerestory floor at level 3 breaks the base from the tower, helping further unify the lower levels with the adjacent buildings and providing sufficient clearance for the main tower to over sail the Waldorf pub on Gore St.



1. **CLT / natural timber linings** – proposed internally to provide a tactile and natural finish with sense of warmth in public facing spaces to improve the user experience.
2. **Insitu exposed concrete** – proposed internally as primary structure. Exposed where possible to emphasise strategy for reduction in material use and associated carbon.
3. **dark grey / black handset brickwork** – to L1&2 facades. A low carbon material, providing strong visual identity in a varied streetscape, a modern interpretation of other adjacent face treatments.
4. **Timber window frames and panels** – to building base window openings. Reinforcing the visual presence of the building at street level with purposeful contrast to the brickwork to emphasise views into the building and consistency with the natural materials proposed internally.
5. **Precast concrete / Profiled reconstituted stone** – to rusticated base and string courses. A robust material with inherent structural qualities, minimising additional fixings back to the structure, offering a suitable intrinsic external cladding finish, removing the need for additional surface applied facing materials.

Street level perspective view of the tower base and former Union Bank building from Piccadilly showing the main entrance and views of the interior.

5c. Façade – Tower

The facades visually represent the sustainable qualities of the building through a reduction of façade elements, refined articulation and selection of low carbon materials to aid positive perception and meet embodied / operational carbon targets. The key principles relating to the configuration and proposed materials for the tower are:

The top of the building is visible from across the city offering spectacular views over the surrounding area. It provides an exciting range of public amenity spaces, offering something back to the city.

These spaces are intended to provide a unique experience to visitors and guests with spaces that blend high quality bar (L29) and restaurant (L28) facilities with external amenity spaces (L30 & 31).

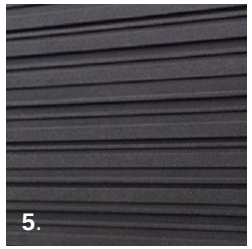
The top of the building is punctuated with a dramatic angled roof canopy, expressed as cutting through the tubular tower form, opening up views and enclosing the interior spaces within. The structure announces the building on the skyline and will be lit effectively at night.

The composition is informed by the central planting zone on the south east façade which transforms into a tapered opening in the roof at the intersection with the angled canopy.

The canopy structure peels away at this junction, referencing the symmetry of the facade to reveal the stepping external terraces, flanked on the north west elevation by the core, rising above the top level.

The overall impact provides an iconic resolution to the top of the building and emphasises this green zone at the heart, enclosed by two wings of accommodation either side and the core to the north.

The planting zone and roof terrace are proposed as ideal locations for areas of planting to support biodiversity and grow produce for use in the restaurant and different species to support biodiversity. The integration of visible greenery further supports the sustainable narrative of the development, providing a strong visual reference.



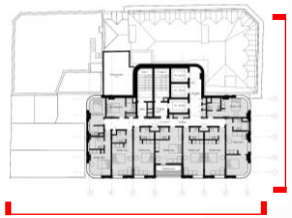
Aerial view of the top of the building showing the dramatic angled roof, active public spaces within, areas of planting and external terraces.

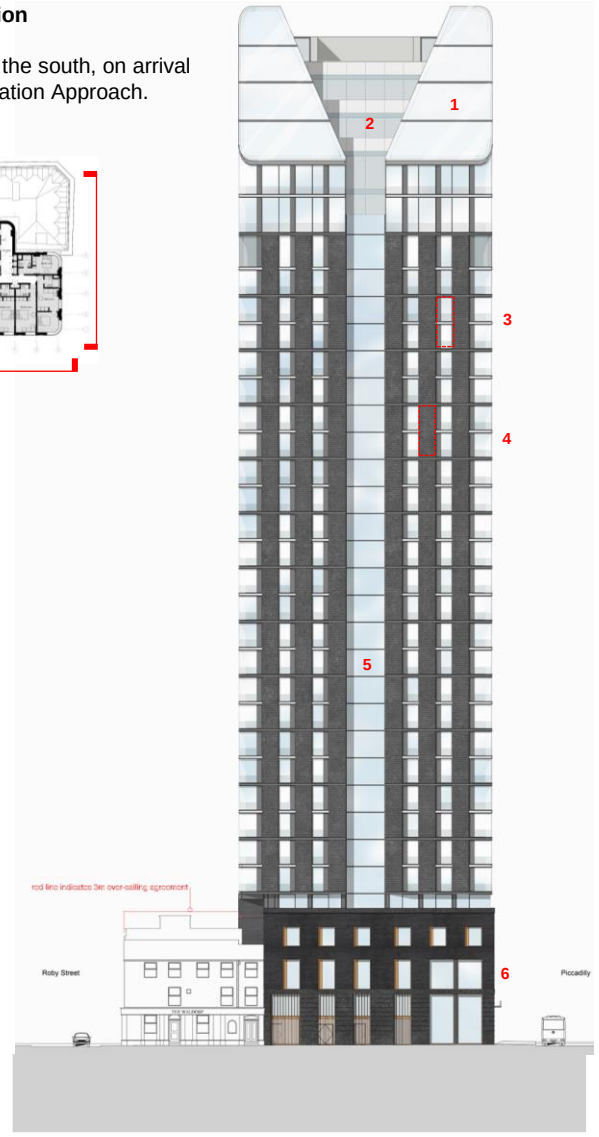
1. **External planting and greenery** – to the vertical planting zone and rooftop terraces. Proposed to enhance the public amenity spaces, support biodiversity, crop growth and visitor wellbeing.
2. **CLT / natural timber linings** – proposed internally to provide a tactile and natural finish with sense of warmth in public facing spaces to improve the user experience.
3. **Insitu exposed concrete** – proposed internally as primary structure. Exposed where possible to emphasise strategy for reduction in material use and associated carbon.
4. **Unitised Curtain Wall glazing** – to the tower façade. A high-performance envelope to address the climatic conditions associated with high-rise buildings and reduce operational energy.
5. **Precast concrete / Profiled reconstituted stone** – to the tower façade. A robust material with inherent structural qualities, minimising additional fixings back to the structure, offering a suitable intrinsic external cladding finish, removing the need for additional surface applied facing materials.

5c. Façade - Elevations

South East Elevation

Primary views from the south, on arrival into the city from Station Approach.





South East Elevation

1. Angled roof canopy formed of unitised glazing units combining integrated photovoltaic glass panels and concealed perimeter and intermediate horizontal gutters. Light grey PPC aluminium frame and flashing details..

2. Planted publicly accessible terrace at level 30 with stepping planting zones at level 31 and 32 above. Edge protection provided by glazed safety screens. Terrace enclosed by screens either side, fitted with sliding folding doors to link internal and external spaces.

3. Double storey unitised curtain glazing units on alternating rhythm with double storey concrete panels, combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, light grey PPC aluminium side panels and secondary horizontal channel.

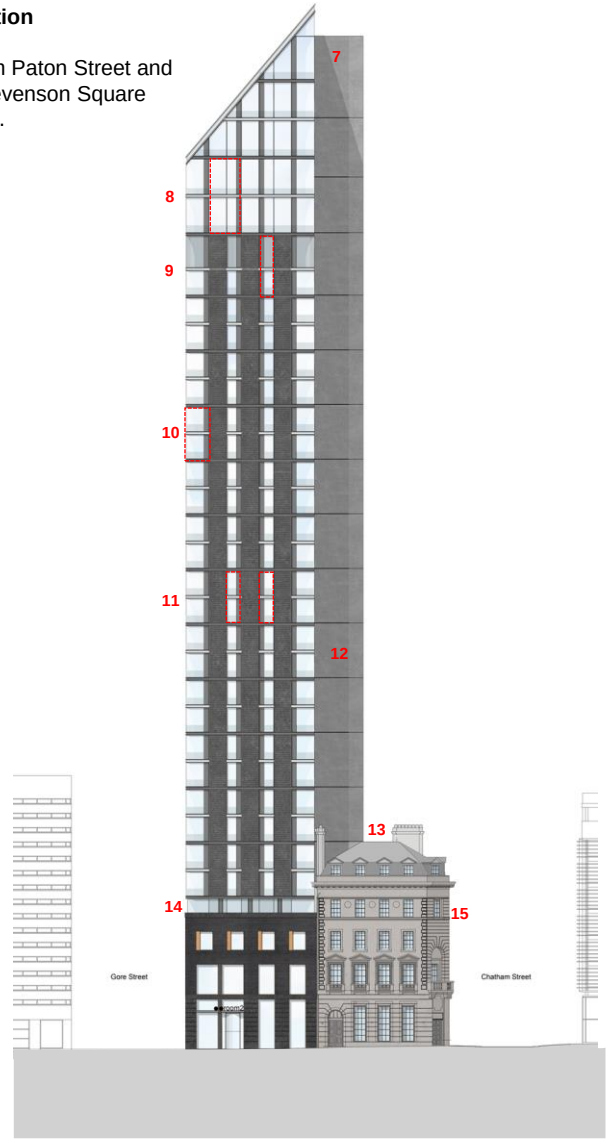
4. Double storey dark grey precast concrete / reconstituted stone cladding panels (colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation.

5. Composition informed by vertical planting zone which transforms into a tapered opening in the roof at the intersection with the angled canopy. Dark grey PCC aluminium capped window frames with transoms at every level.

6. Building base sensitively references the detailing and proportion of 12 Piccadilly and conveys a matching sense of robustness and substance through deep reveals and punched window openings. Façade comprised of dark grey precast concrete / reconstituted stone base and detailing with black handset brickwork above. Timber frames to windows and double height curtain wall glazing on corner of Piccadilly / Gore St..

North East Elevation

Primary views from Paton Street and from within the Stevenson Square Conservation area.



North East Elevation

7. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

8. Double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes to match those on main tower façade. Single skin equivalent to levels 30-32 above.

9. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26).

10. Double storey unitised curtain glazing units with curved glazing to all four corners of the tower, with 1.5m outer radius. combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, light grey PPC aluminium side panels and secondary horizontal channel.

11. 2 No.central window bays on north east and south west facades glazed to maximise daylight and views

12. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames,

13. 12 Piccadilly roof replaced and upgraded to match appearance and materials of the existing condition.

14. Clerestory floor providing visual separation between main tower façade and building base. Cladding system and finishes to match vertical planting zone. Curved glazing to the corners facing onto Piccadilly.

15. 12 Piccadilly façade upgraded including replacement windows and refurbishment, cleaning and repair of existing masonry

5c. Façade - Elevations

South West Elevation

Primary views from Bloom Street and Canal Street to the south west.

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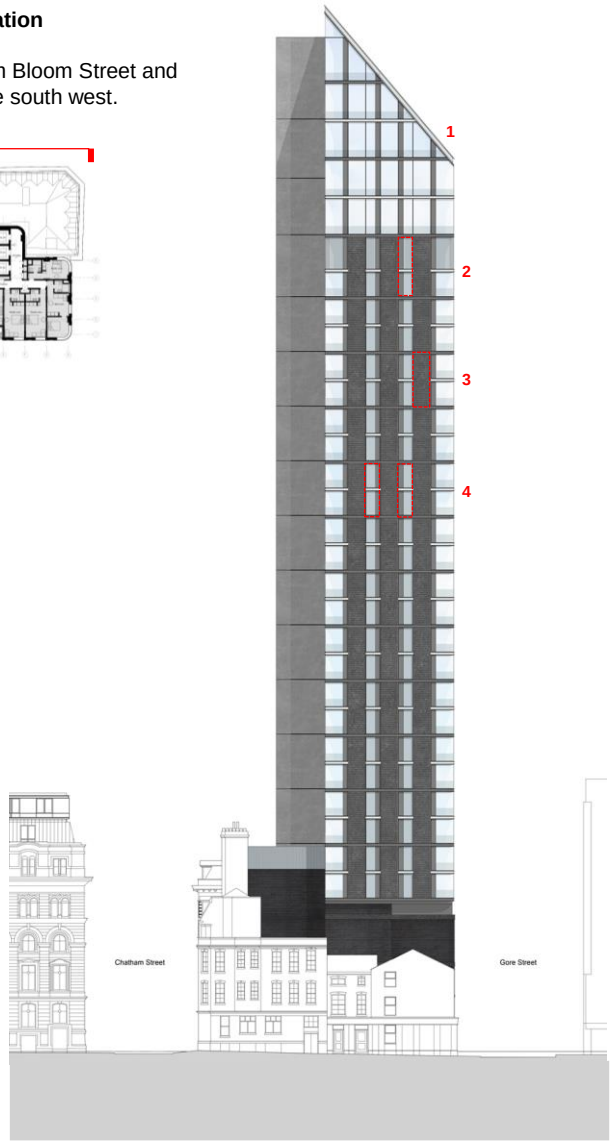


South West Elevation

1. Angled roof canopy formed of unitised glazing units combining integrated photovoltaic glass panels and concealed perimeter and intermediate horizontal gutters. Light grey PPC aluminium frame and flashing details..

2. Double storey unitised curtain glazing units on alternating rhythm with double storey concrete panels, combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, light grey PPC aluminium side panels and secondary horizontal channel.

3. Double storey dark grey precast concrete / reconstituted stone cladding panels (colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation.

4.. 2 No.central window bays on north east and south west facades fitted with back painted / obscured glazing to provide privacy to ensuite accommodation behind.(levels 4-24) Clear glazing to Levels above.

5. Due to proximity of neighbouring buildings, proposal to have fully fire rated west façade above neighbouring property / party wall Fire rated facade

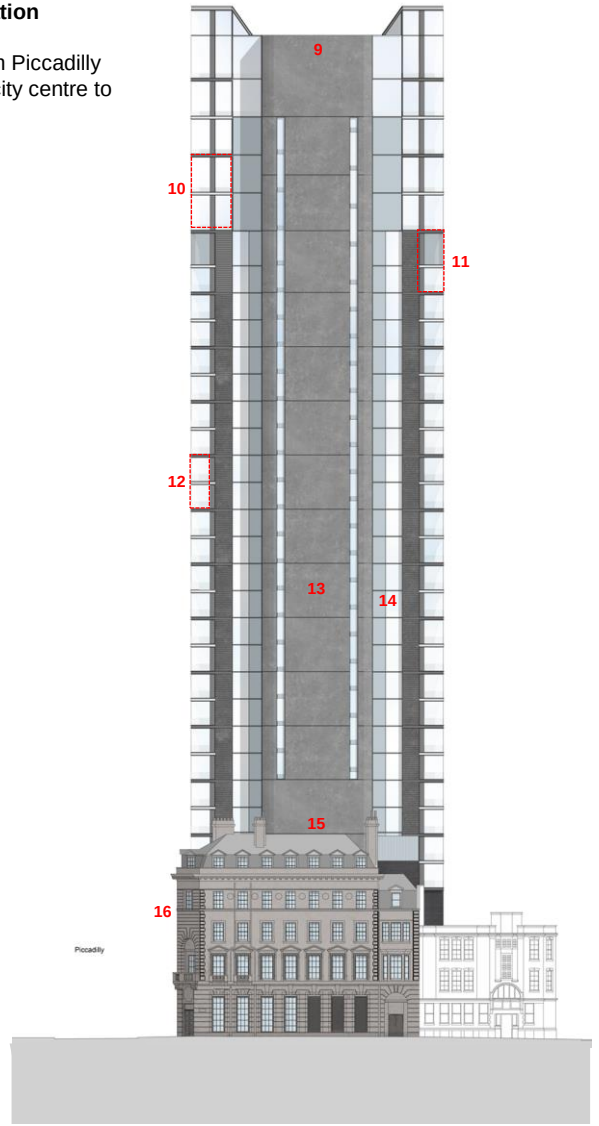
6. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

7. South-west corner of proposal over sails over the neighbouring property by approx. 2.6m in plan. Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m.

8. Black handset brickwork to low level facades overlooking the adjacent properties on the site boundary line.

North West Elevation

Primary views from Piccadilly Gardens and the city centre to the north.



North West Elevation

9. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

10. Double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes to match those on main tower façade. Single skin equivalent to levels 30-32 above.

11. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26).

12. Double storey unitised curtain glazing units with curved glazing to all four corners of the tower, with 1.5m outer radius. combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, light grey PPC aluminium side panels and secondary horizontal channel.

13. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (colour to match those on main tower) with continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames,

14. Tower façade visually broken from core by infill glazing either side of the core. Glazed units and back painted / obscured glazed panels with dark grey PCC aluminium capped window frames with transoms at every level.

15. 12 Piccadilly roof replaced and upgraded to match appearance and materials of the existing condition.

16. 12 Piccadilly façade upgraded including replacement windows and refurbishment, cleaning and repair of existing masonry

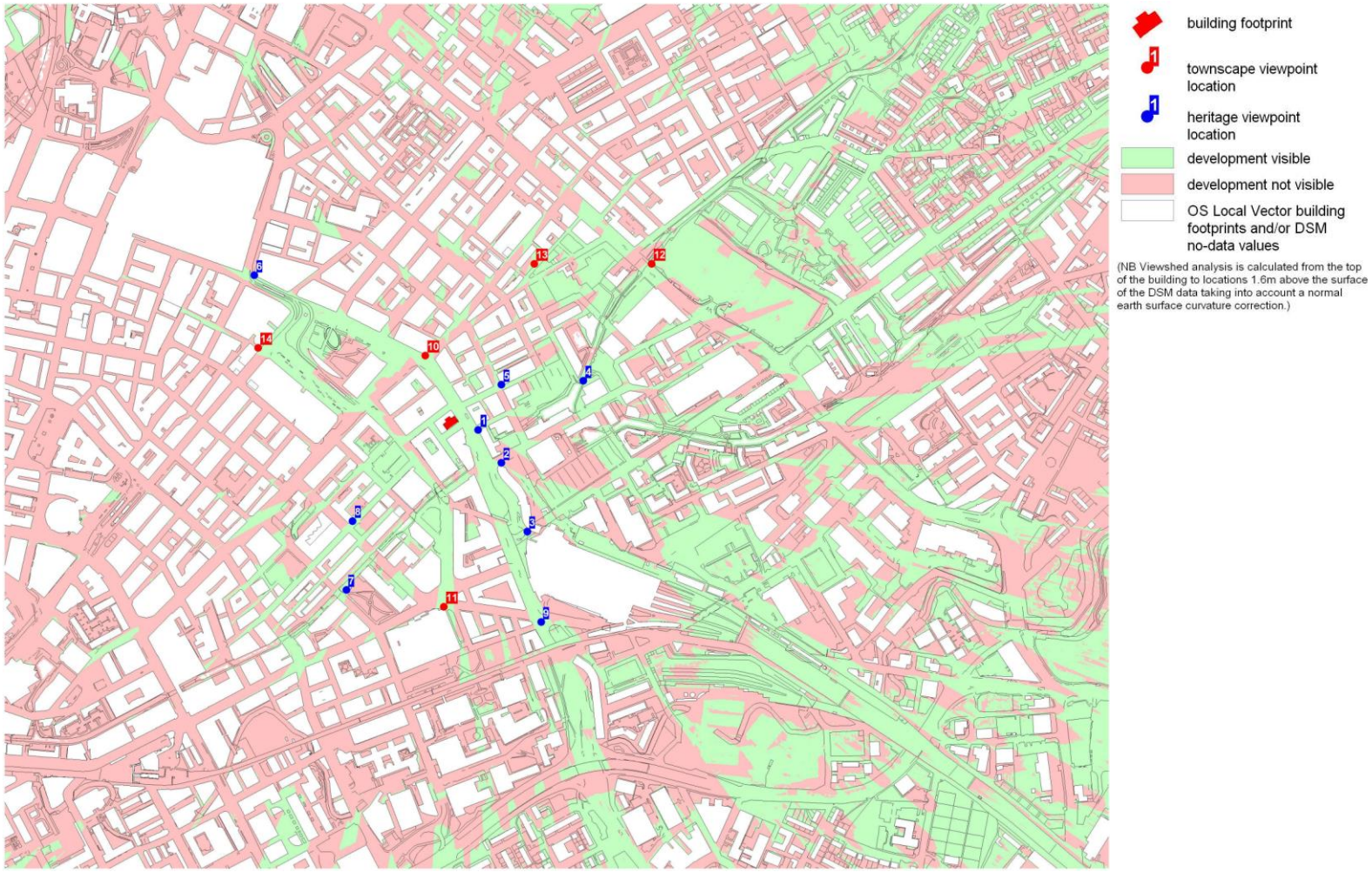
6.0 Technical Studies

a) Visual impact assessment – analysis and locations
b) Accessibility and Social Inclusion
c) Access and Egress
d) Delivery, Servicing and Refuse
e) Vehicle Parking
f) Cycle Parking
g) Energy and Sustainability Targets
h) Energy Strategy
i) Sustainability Strategy
j) Fire Strategy

6a. Visual Impact Assessment – Analysis and Locations

The Zone of Theoretical Visibility (ZTV) diagram below, has been produced to inform the potential visual impact for the planning applications and Environmental Impact Assessment. This analysis suggests that the additional height above the 2019 consented scheme won't be visible from a significantly greater number of locations within the city centre. We have explored the requirement for other views, in addition to those included within the previous Consent. Refer to EIA information for assessment of verified views.

Axonometric building views



ZTV Viewshed Analysis and Viewpoint locations established for the accompanying EIA.

6b. Accessibility and Social Inclusion

This Access Statement has been prepared to support the Planning and Listed Building Applications for the proposed development. The project requires the approval of Manchester City Council and describes and appraises the inclusive design provisions.

Overview

The proposed development is a new 32 storey aparthotel building (Use Class C1) with amenity space (Use Class Eb) at ground level and levels 28-31, and an exhibition / museum on level 1 (Use Class F1). The site footprint is occupied by 50% new build tower and 50% existing Grade II listed former Union Bank, being former be adapted and upgraded to meet the brief and modern standards where reasonable. There is on street car parking and drop-off bays to the roads surrounding the development, and the ground floor will contain cycle storage, refuse and a substation.

Scope

This Access Statement describes how the architect has developed the design proposals with consideration and understanding of the principles of inclusive design. The scheme has been designed with specific regard to disabled people as:

- Occupants of the development.
- Visitors to the development.

The Access Statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Schedule 1 of Approved Document Part M (2015 edition) to the Building Regulations 2010.

If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out retrospectively as and when the need is identified. The meaning of ‘disabled’ in this Access Statement is the definition stated in the Equality Act 2010.

Design Principles

The proposed building has been designed and assessed for use by all people, including disabled people and those with mobility, sensory and cognitive impairments including wheelchair users.

The following documents and guidelines were used to inform the design development and parameters where necessary:

- The Building Regulations 2010, Access to and Use of Buildings, Approved Document M, HMSO, 2015 edition;
- The Building Regulations 2019, Fire Safety, Volume 2- Buildings other than Dwellings, Approved Document B, HMSO, 2019 edition with 200 and 2022 amendments
- The Building Regulations 2010, Protection from falling, collision and impact. Approved Document K, HMSO, 2013 edition;
- British Standard 8300-1&2:2018 Design of an accessible and inclusive built environment - Code of Practice, British Standards Institution;
- British Standard 9999:2017 Fire Safety in the Design, Management and use of Buildings - Code of Practice, British Standards Institution.
- Manchester City Council, Design for Access 2, 2003

12-16 Piccadilly is required to fulfil accessibility requirements outlined by guidance to ensure inclusive design, access and wayfinding strategy.

In addition to these design drivers, the building proposal will be developed in line with the Manchester City Council Design for Access 2 guidance, complimenting the city's aim to be recognised as the most accessible city in Europe and the City Councils commitment to improving access for disabled people.

Interpretation of the standards

While frequently used documents such as Approved Document M and BS 8300:2018 +A2010 – Design of Buildings and their Approaches to Meet the Needs of Disabled People, provide general advice, other guidance may be more specific.

Access standards are in a continuing state of development with no single authoritative document as a source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions. This report also seeks to interpret those standards where there is an absence of clarity.

Access aims

The project team aims to achieve the following as part of the design development process:

To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability and as required by local, regional and national policy;

- To ensure that required standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible;
- To design inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment;
- To address the anticipated, substantial increase of older people in proportion to the working-age population and their future needs;
- To meet the aims of the Equality Act (2010), where applicable; and
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people and inclusive design.

6b. Accessibility and Social Inclusion

Summary of access provisions

The proposals for the development at this stage demonstrate that a good level of inclusive design can be achieved.

Details of the access provisions are described in the following pages but in brief will include:

- Transport - close proximity to public transport via Manchester Piccadilly;
- Parking - on-site car parking provision and multi-storey carpark is adjacent to the proposed development with disabled parking provision.
- Cyclists storage with staff showering facilities
- Entrances - direct and convenient approach at street level, well defined within the building façade, and logically located in relation to the surrounding streets;
- Lifts - three lifts in building core to enable back-up in case of lift failure / maintenance and reduced waiting time.
- Circulation - step-free circulation routes at each level (with exception to ground floor café and roof level)
- Escape - internal escape routes suitable for independent escape, with the availability of a Firefighting lift to assist with the safe and efficient evacuation of disabled people if needed;
- Deliveries and services – ramp provided for level change and ease of goods and waste movement.

Please refer to the diagrams in the following pages of the statement to illustrate the strategy.

The internal layout plans of the proposed scheme have been reviewed by SWECO Building Control, with the internal layouts amended to address feedback.

Entrances and foyer

The main entrance to the aparthotel will provide level access through an external automatic circular sliding door into the foyer / reception space. This entrance door will be maintained and available for people to use at all times without requiring assistance.

The aparthotel principal entrance is to be designed to meet the Building Regulations Part M (Section 2) standards and include:

- Manifestation to glazed screens and doors, dependent on their detailed design;
- Any out of hours intercom will be located to suit wheelchair users and have a speech reinforcement system included;
- Transitional lighting from outside, and into the foyer will have similar lighting levels;
- A large wipe off area of floor will be provided to remove water as people arrive at the office foyer; and
- The internal finishes will seek to avoid highly reflective surfaces that might confuse or disturb people with sensory disabilities, and use materials with adequate slip resistance to the floor surfaces especially when wet.

The reception desk to the aparthotel entrance will be located in full view of the entrance doors and fitted with an induction loop. This will ensure that reception staff are able to identify and offer assistance to those visitors and staff who need help when entering or leaving the building.

The ground floor level of the existing building has been lowered to match the new build portion of the development and its main entrance, improving accessibility internally by allowing for level access across the floorplate.

As a result, and the address the changing topography of the external pavement (approx. 700mm difference across the plot), the secondary entrances / exits have been developed as below to account for the level change between external and internal:

Café entrance has three steps down internally, the close proximity of the main aparthotel entrance, in the room adjacent is proposed for the use of ambulant visitors to gain access to the café.
Cycle store, deliveries and refuse entrance has a 1:12 ramp internally for ease of traversing bikes, goods and bins.
Fire exits to Gore St. have 3/4 steps within internal protected corridors.
Substation has level access for serving and maintenance on Gore St.

Horizontal circulation

Each level has circulation routes that are step free and reached from the lift lobby (or stairs) within the core to the centre of the floorplate. Lifts travel to each level enables wheelchair access throughout, except to level 31 roof top mezzanines and basement plantrooms that are confined to servicing and plant maintenance.

Generally the scheme design will be developed to ensure that:

- Décor will distinguish the walls from the floors, and doors within walls to all circulation spaces and corridors;
- Any highly reflective surfaces will be carefully chosen so that they avoid causing confusion or might disturb people with sensory disabilities;
- Doors on all circulation routes will be designed with minimum opening pressures of less than 30 Newtons or where this is not possible are either power assisted or on hold open devices;
- All doors on routes to be used by people in wheelchairs will have 300 mm offsets and will be a minimum of 800 mm wide per leaf unless power operated or held open;
- Corridors and lobbies will meet Building Regulations Part M standards and doors that open across corridors will be recessed. Generally all corridors on principal circulation routes will be at least 1200 mm wide, with pass points of 1800mm width.
- Any restricted areas accessed by security controlled pass doors will be wheelchair friendly so that their operation and closure arrangement can be accommodated to suit independent access by wheelchair and stick users.

6b. Accessibility and Social Inclusion

Vertical circulation

The proposed lifts and stairs within the building core provide a consistent arrangement of connection to lifts and stairs at upper office levels as well as ground level reception, entrance foyer and cycle facilities. This will help people to navigate from the lifts and stairs at each level. All lifts will be designed to meet current standards of AD Part M as a minimum and BS EN 81 – 70 with suitable controls for people with sensory disabilities.

Lifts:

There will be 3 passenger lifts, of which one also serves as a firefighting lift, one fire evac lift and one a goods lift. The goods lift continues to basement level for plant and maintenance access.

Internal Stairs:

There are two principal stairs within the core - the Firefighting stair and escape stair. These both serve all aparthotel floors from ground to level 30. The fire fighting stair also continues to basement level for plant and maintenance access.

On the ground floor there is a small internal stair consisting of 3 steps down from corner Chatham Street entrance door into the café. There are also two small stairs within the fire exit corridors onto Gore Street, both have 3/4 steps.

All stairs will be designed to afford ease and meet Part M regulations in respect of stair profile, number of risers and handrails, etc, or defer to later design guidance in BS8300:2018, that is considered to be best practice. Fire escape stairs will also be designed in accordance with BS9999:2017 and Approved Document B 2019.

Room accommodation

5% of the total aparthotel room provision (13 rooms) will be assigned as accessible bedroom accommodation in line with the following details:

- 5% of the total bedroom numbers are to be wheelchair accessible, designed in accordance with BS 8300, equating to a total of 13no. rooms.
- This 5% provision amalgamates the BS 8300 guidance requirement for wheelchair, ambulant and rooms with hoists installed.
- Of the 13no. accessible room provision, 1no. will be designed and have a hoist tracked system installed
- A potential future provision of up to a further 5% may be considered, should there be clear evidence of this requirement after 3-4 months of operation.
- Where necessary an Accessibility Statement will be provided to justify the above strategy.

The location of these rooms are noted on the application drawings with specific room layouts to be developed in the next stage.

Wayfinding and orientation

Signage for the building both internally and externally for each occupancy will be located at strategic places and within the central circulation areas at ground level to enable people to navigate easily. The main building signage is located externally over the main entrance on Piccadilly.

The proposals will be subject to consideration for internal signage at a later stage as part of detailed design development and branding for the scheme.

Communications

Hearing enhancement systems:

The extent of provision depends upon future detailed requirements, but these may include Induction Loop systems (or Inductive Couplers) at the entry points for staff and public, reception desk and at any security-controlled gates and doors and the equivalent speech reinforcement facility at any safe refuge communication points.

Two-way communications systems with inductive couplers will be provided within each lift car that communication in an emergency can be successfully conducted with a person who has impaired hearing / or a speech impairment. This is subject to further specialist advice and most equipment will be provided as and when required by the occupants in the tenanted areas. The base build will ensure that such installations can be potentially accommodated.

Management polices, practices and procedures

The effectiveness of the access provisions of the building will be dependent on how well the building's management policies and procedures are implemented.

Whilst this is not a duty placed directly upon the designers or developers there will be an implicit requirement for suitable handover procedures that will enable the building management and individual tenants to plan and accommodate any special needs of the occupants. This includes the awareness and training of staff responsible for day-to-day contact with the people.

6b. Accessibility and Social Inclusion

Emergency escape

This guidance should not be relied upon in isolation of the fire strategy, which will take precedence. The safe evacuation of people, including those with disabilities, will be of paramount importance in the fire strategy and evacuation plans for each part of the accommodation. Vertical escape will be by either a Firefighting lift or protected stairs.

The following measures will be considered in addition to a full fire strategy report and plan:

- An approach to assess the building for risk and to plan a fire evacuation strategy that ensures best practice procedures for disabled people across the whole building.
- Management procedures for the occupants will need to include the training and provision of staff to assist with the evacuation of disabled people from their relevant parts of the building.
- Evacuation in an emergency for people who are unable to use the escape stairs with be either the use of a disabled stair evacuation chair or the use of the Fire Evac lift as part of an agreed strategy with the rescue services and the individual tenants throughout the building. This will require a management agreement with all tenants.
- All designated escape routes will allow people to reach a safe area or a safe refuge location (to await assistance) at each level where there is wheelchair access.
- Each safe refuge will have a two way communications system, within reach of a user sitting in a wheelchair at the location that enables people using the refuge to communicate directly with the fire controlling authority in accordance with BS 9999:2017.
- Alarm systems will provide visual as well as audible signals in an emergency where disabled people may be in an isolated location such as unisex wheelchair accessible toilets, and general toilets. An alternative method for using vibrating pagers may be considered where the occupants have established the individual needs of an occupant through a Personal Emergency Evacuation Plan (PEEP) assessment.

6c. Access and Egress

Pedestrian access

It is envisaged that the vast majority of the footfall to the development be via Piccadilly, navigating from Manchester Piccadilly train station to the South and Piccadilly Gardens to the North. There is a traffic light road cross adjacent to corner entrance on Chatham Street.
The main entrances and active frontage for both the aparthotel and café have been positioned facing Piccadilly to account for this public route, and footfall of city visitors passing the development into Manchester city centre.

Public Transport networks

There are a range of public transport options within close proximity to the site, including:

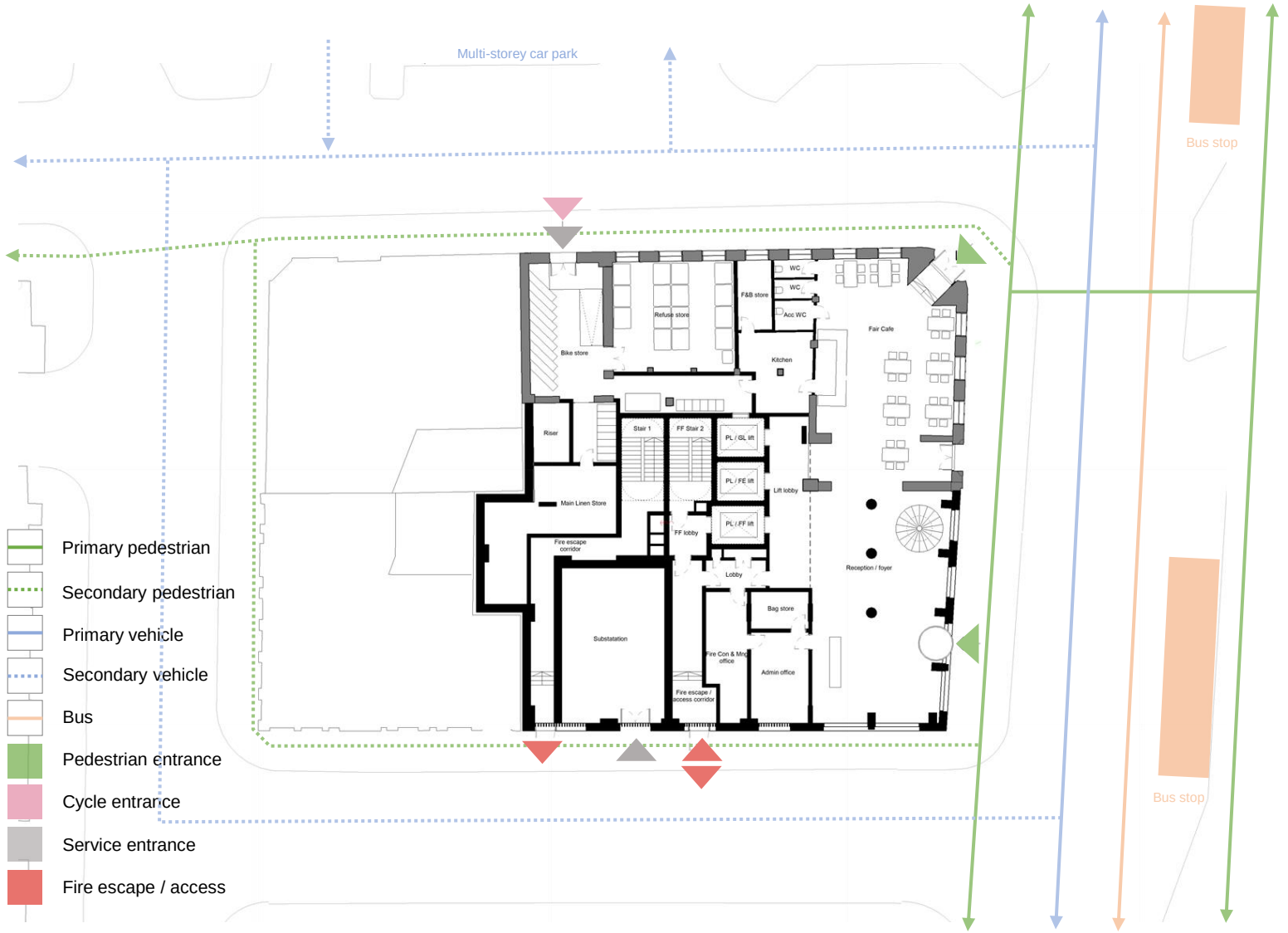
- Manchester Piccadilly Train Station (4min walk)
- Metrolink stops at Piccadilly Gardens at Piccadilly Train station (4min walk)
- Bus stops on Piccadilly and Portland Street (1min walk)

Road access

12-16 Piccadilly is located close to a number of major highway corridors. Local roads that frame the site and provide access to the development via Piccadilly are Chatham Street, Roby Street and Gore Street. With the nearest multi-storey car park being located on Chatham Street opposite the development.

Access for non-motorised users

Building entrances are level with external highway pavements.
Due to the changing topography of the site (approx. 700mm difference across the plot), and the nature of integrating a historic and new build, best efforts have been made to provide ease of access to priority entrances. The floor of the existing building has been lowered to match that of the new build to provide a level main entrance and ground floor. Secondary entrances to the café and fire exits have 2-3 stepped access into the building, while the cycle store and services entrance has ramped access.



Ground floor plan showing access strategy, concerning access to and from the building

6d. Delivery, Servicing and Refuse

Servicing and Deliveries

Servicing areas have been located to the North-West corner of the development along Chatham Street, a loading bay has been provided on the highway opposite to the service entrance. The loading bay will be sized 12x2.75m (lxw) and is a suitable size to cater for access / reversing requirements. The bay will be demarcated and labelled on site and its use will be restricted as required.

Refuse

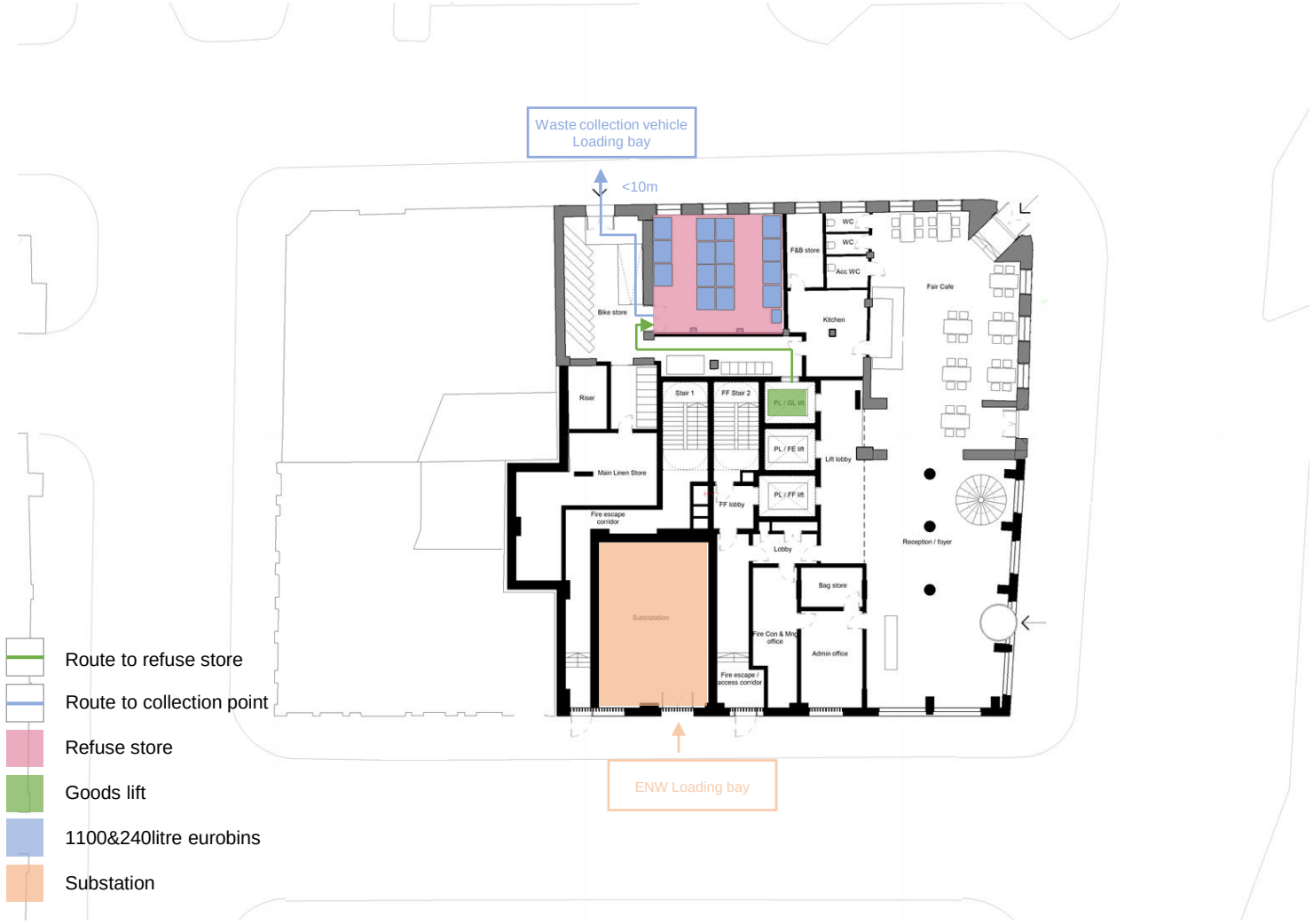
Waste and recycling will be collected at each floor level and transferred via the goods lift to the dedicated refuse and recycling store. The store is located on the ground floor with direct access to Chatham Street where a loading bay will be demarcated. The proposed refuse and recycling store includes Eurobin provision that has been sized based upon daily collection frequency for both the aparthotel and amenity uses. As such a total bins to be provided equate to:

- 15no. 1100 litre eurobins
- 1no. 240 litre eurobin

The approach to waste disposal and volumes has been advised by guidance document BS5906:2005 Waste Management in Buildings. For more detail refer waste management strategy submitted as part of this application.

Substation

A double substation is location in the South-West corner of the development on Gore Street, a loading bay will been provided on the highway opposite the access doors. The loading bay will be sized 19x2m (lxw) and is a suitable size to cater for 24hr access requirements. The loading bay area will have dual function, doubling up as a 3 car drop off area when access to the substation isn't required.



Ground floor plan showing servicing and delivery strategy

6e. Vehicle Parking

Parking Allowances

In line with the building's sustainability ethos to encourage sustainable transport methods, there is no on site parking proposed as a part of the scheme. This is mitigated by its central location in close proximity to the neighbouring NCP car park and several transport modes including rail, tram, bus, cycle paths, pedestrian walkways and roads.

The existing on street parking provision, local to 12-16 Piccadilly is allocated along Chatham Street, Roby Street and Gore Street:

- 2no. Blue badge bays
- 19no. Standard car parking spaces

To encourage more sustainable travel plans and due to the close proximity of several multi-storey car parks to the development, it is proposed that the total number of parking spaces be reduced by 5no and will be converted into 2 new loading bays. Below is the mix and quantity of street parking proposed along Chatham Street, Roby Street and Gore Street:

- 2no. Blue badge bays
- 14no. Standard car parking spaces
- 3no. Dropoff spaces

Suitable surfaces and associated road markings will be provided to enable the proposed parking bays and access strategies to be implemented. Refer to the Transport Statement and Travel Plan submitted as part of this application for more detail and description of strategies.

Car Clubs

A number of car club bays are located in close proximity to the site, with the closest being on Piccadilly and Piccadilly Place, allowing combined access and parking to the site from car sharing apps.

Local multi-storey car parks

The development is in close proximity to a number of city centre multi-storey car parks, with the closest being Piccadilly Gardens Car Park, opposite / adjacent to the site on Chatham Street.

Ground floor plan showing parking areas

6f. Cycle Parking

Cycle parking

Promoting sustainable travel and the increasing trend for occupants to cycle to work, cycle facilities have been provided for both staff and visitor needs. In response cycle storage will be provided internally on the ground floor with access via Chatham Street, and externally along Gore Street to better suite short stay visitors using the café and restaurants amenity spaces.

Secure access for building occupants will be provided to the cycle store, containing two tier and wall mounted racks, folding cycle lockers and accessible bike spaces. Externally along Gore Street, Sheffield stands will be provided along a demarcated area of the highway.

Total provision will amount to 54 cycle storage spaces, in line with MCC Local Development Framework Core Strategy Development Plan, and exceeding the quantities required by BREEAM and WELL. Of this provision 29 standard storage spaces will be internal, supplemented by foldable bike lockers. The storage provision breakdown being provided is:

Internal
- 10 two tier racks (20 spaces)
- 8 vertical rack spaces
- 6 bike lockers (for 18 foldable bikes)
- 1 Accessible bike space

External
- 6 Sheffield stands
- 1 Accessible bike space

Shower and locker facilities are also included in the staffroom for staff members, with occupants using their individual aparthotel rooms facilities.

For further information refer to Travel Plan and Transport Statement, submitted as a part of this application.

Ground floor plan showing parking areas

6g. Energy and Sustainability Targets

Sustainability and Wellbeing has been central to the design proposal with the overarching objective to deliver the UK's most sustainable tower and Whole Life Net Zero Carbon aparthotel, with the ambition for the development to become a highly sustainable gateway building into Manchester city centre that both draws international recognition and inspires and educates the public on the environment and sustainable lifestyles.

Overview

The development proposals have been developed to reduce Embodied, Operational and Whole Life Cycle Carbon as far as feasibly possible. Through the design process, the scheme has been tested, optimised and tracked to ensure we are on target meet our ambitious sustainability benefits.

A wide range of sustainability initiatives have been considered in parallel with the 'Zero Carbon Framework 2020-2038' that sets out Manchester's goal to become carbon neutral by 2038. The development employs a range of strategies to further support the developments environmental commitments, with key targets listed adjacent:

- **BREEAM Excellent**
- **WELL Gold Rating**
- **EPC A Rating**
- **Operational Energy Use Intensity (EUI) < 90KWh/m2/a**
- **Embodied Carbon Intensity < 500kgCO2e/m2**

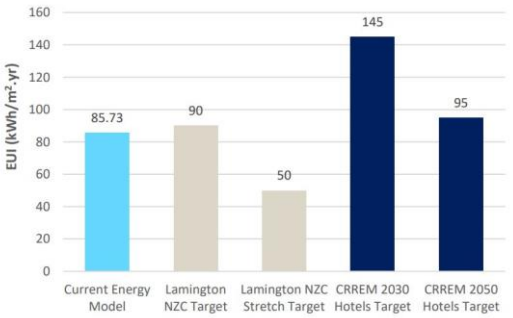
Embodied Carbon

	Target % Contribution	Carbon Budget	Results Based on Current Design/ Estimates
		$kgCO_2/m^2$	$kgCO_2/m^2$
Substructure	11%	55	35
Superstructure	40%	200	218
Facades	26%	130	131
MEP	14%	70	80
Internal Finishes/ FF&E	9%	30	45
	Total	**500**	**509**

Operational Energy

	Lighting	Equipment	Heating	Cooling	DHW	Fans	Pumps	Lifts
Energy Consumption (MWh/year)	128	439	181	44	265	29	38	33
Energy Use Intensity, EUI (kWh/m^2)	9.47	32.48	13.40	3.26	19.64	2.17	2.84	2.45
Percentage contribution to the total energy consumption	11%	37.9%	15.6%	3.8%	22.9%	2.5%	3.3%	2.9%

	EUI ($kWh/m^2.yr$)
Room2 Manchester	85.73
Lamington NZC Target	90
Lamington NZC Stretch Target	50
CRREM 2030 Target (Hotels)	145
CRREM 2050 Target (Hotels)	95



Current Embodied Carbon and Operational Energy predictions only for the development, compared with the established targets

6h. Energy Strategy

Reducing Energy Demand

Design measures have been implemented within the scheme to limit solar gains reaching the inside of the building and control heat loss through massing and building envelope design. Occupant controlled natural ventilation is included in aparthotel rooms to compliment and reduce demand on the mechanical systems.

The development will be an all-electric solution with no fossil fuels used on-site. Optimisation of energy efficient MEP system and design will reduce energy consumption and achieve an energy use intensity (EUI) of 90 kWh/m^2 of GIA.

Façade Optimisation and Building Fabric

The building envelope aims to balance solar heat gains and daylighting in order to limit energy use through cooling and lighting loads. The hotel room window to wall ratio of 20:80 will reduce heat loss through the building fabric and contain high levels of thermal insulation and low air permeability rate, in line with the client's standards, which are in line with best practice.

Building Services Design

A non-centralised strategy to MEP has been adopted for the HVAC system, with each room locally having a dedicated MVHR unit providing occupants full control over their comfort. To reduce domestic hot water consumption waste water heat recover system will be installed.

This is complimented by the inclusion of a centralised building management system (BMS) and smart technology, to optimise controls and reduce energy consumption during out-hours operation.

Energy Metering

To monitor operation energy usage the scheme incorporate a detailed metering and sub-metering strategy.

Renewable Energy

The proposal has assessed a range of renewable energy technologies, with the via solutions below be incorporated into the scheme :

- The proposed development will comprise a hybrid VRF (H-VRF) system to provide heating and cooling; and a dedicated heat pump to provide domestic hot water. The heating component of the H-VRF and the heat pump, which provides domestic hot water, are considered renewable energy technologies.
- Building integrated PVs (BIPVs) at the roof are also considered and their feasibility for the scheme is assessed.

Lighting Design

All amenity and service spaces will include high performing and efficient LED lighting systems to reach energy targets. Lighting controls including automated on-off switches, absence detection and daylight dimming systems will be employed throughout the building

Overheating Assessment

As required by Approved Document O, the building must have appropriate passive control measures to minimize excessive solar gains in summer. The following design measures have been implemented to achieve this:

- Considered window to wall ratios and selection of appropriate g-value glazing options
- High level of thermal insulation in solid elements of building fabric
- Double skin façade to upper levels of tower where greater proportion of glazing is required to maximise views.

Water Use and surface water run-off

The proposed development will aim to:

- reduce potable water consumption, through the specification of efficient water fittings and achieving the BREEAM Excellent standard for the 'Wat 01' water category.
- incorporate water meters and sub-meters to enable monitoring and efficient control of the building's water demand.
- incorporate water leak detection and flow control devices to reduce water consumption.
- Develop a drainage strategy to reduce surface water run-off.
- Incorporate a waste water heat recovery system to reduce hot water demand.

In addition rainwater harvesting with be employed to capture runoff from the new build element of the scheme, acting as both attenuation and providing irrigation to the hydroponic planting zone in the building.

Targets

The scheme aims to achieve a BREEAM Excellent rating as a minimum, being assessed under the BREEAM UK Non-Domestic Refurbishment and Fit-Out (RFO) 2014 scheme (refurbished areas) and BREEAM UK New Construction 2018 (new built areas).

The above ambition is to reduce energy consumption and achieve an energy use intensity (EUI) of 90 kWh/m^2 of GIA, and an EPC A rating to align with statutory requirements.

6i. Sustainability Strategy

Adaptive Reuse

The Union Bank forms a significant part of the development, with this existing grade II listed building encompassing approx. 50% of the site footprint. In order for the newbuild element of the scheme to be viable, the Union Bank has had to be assessed and adapted to support a aparthotel change of use, whilst importantly both preserving and bringing this heritage asset back into active use. Additionally the building fabric performance, accessibility and inclusivity will be improved to reflect modern standards, benefiting future occupants.

Low Carbon Materials

Minimising carbon emissions has been a key design driver in the scheme development from inception. This entails both minimising energy consumption as well as embodied carbon emissions related to the production of the materials, systems and maintenance throughout the proposed developments life cycle.
The design principles for the reducing embodied carbon have been to prioritise the use of low carbon materials and optimise material quantities to make them as carbon efficient as feasible. The process has included several studies to inform the design development, this has included options for façade cladding materials, structural solutions and MEP systems. In parallel recommendations have been made to introduce higher recycled content within materials in line with LETI guidance where feasible and available.

Green Infrastructure / biodiversity planting

The building footprint is on an area of land which has previously been developed. With this in mind, the proposal engages in opportunities to improve the ecology and biodiversity.
Externally, green terraces with planters for shrubs and tree plantation will be provided on levels 28-31. These areas will increase quality and quantity of biodiversity, whilst also providing biophilia health and wellbeing benefits for occupants.

Transport

12-16 Piccadilly is located within Manchester City Centre with good access to travel by cycle, foot and public transport. This is identified within the travel plan, which aims to promote healthy lifestyles, sustainable travel and vibrant communities. Secure cycle storage is proposed internally and externally within a cover shelter on Gore Street and end of trip facilities will be provided for staff, with guests using their aparthotel room. Refer to the Transport Assessment submitted as part of this application for more detail .

BREEAM & WELL Accreditations

12-16 Piccadilly has targeted to achieve a BREEAM ‘Excellent’ rating. The BREEAM pre-assessment carried out at RIBA Stage 2, indicates the proposals achieving ‘Excellent’ score for both the New Construction and Refurbishment and Fitout sections of the scheme. The building is also assessed under the WELL Building Standard aiming for a WELL Gold rating as a minimum.

Health and Wellbeing

12-16 Piccadilly has targeted to achieve WELL ‘Gold’ Rating. To satisfy the certification many enhancements and benefits are proposed to the scheme that will improve occupant health, wellbeing and satisfaction. This includes but is not limited to; indoor thermal comfort, access to natural daylight, ambient noise levels, occupant controlled heating / cooling and access to plants / biophilia.

Air Quality Monitoring

An indoor air quality plan will be developed and implemented to monitor air quality during the construction and operation of the building. The removal of contaminant sources and dilution and control of contaminant sources will be controlled through the air quality plan.

Pollution

The proposed development will incorporate the following measures:

- Minimise the generation of air pollution and prevent increased exposure to poor air quality, as it will be an all-electric building with no fossil fuels used on-site
- minimise air pollution during construction.
- Avoid excessive noise levels that might have an impact to surrounding buildings.
- reduce night-time light pollution, through appropriate specification of external lighting.

Circular Economy

The proposed scheme promotes circular economy and resource efficiency, as it involves the refurbishment of the existing building, retaining the majority of the existing building envelope. This results in use of less new materials and low embodied carbon, as materials remain in use, at their highest value, for longer.
The proposed development will also aim to:

- Achieve high rate of diversion of demolition and construction waste from landfill
- Reduce the amount of waste generated during the construction phase
- The new building elements will be designed for longevity, flexibility and adaptability
- The proposed design will aim to design out waste, through the use of prefabricated elements.

6j. Fire Strategy

Firefighting Access

Firefighting vehicle access is available on three sides of the development with the exception of the south west elevation where the development adjoins the Party Wall of neighbouring properties. Main access to the firefighting shaft is via the centre of the South elevation with direct access from Gore Street, with stair 2 being arranged as a firefighting shaft with the following provisions:

- 2 hour fire protection.
- Mechanically ventilated lobby using 0.6m2 shaft.
- Dual entry firefighting lift, with fire smoke curtain across doors opening onto lift lobby.
- Wet rising mains system.
- Secondary power supplies to electrical equipment associated with the firefighting shaft.

Firefighting vehicle access will be to within 18m of the external firefighting shaft access door.

Means of Escape

The building is proposed with two protected stair cores, with stair 1 serving all storeys above ground (levels M-31) and stair 2 serving all levels . Stair 2 is arranged as a firefighting shaft with a firefighting lobby providing access to firefighting stair and side access of a dual entry firefighting lift. Stair 1 is arranged as a protected stair that will be accessed via a protected lobby at each storey.

Both fire escape stairs 1 and 2 discharge directly to atmosphere at ground floor via protected corridors to the building south elevation. The main ground floor foyer area has multiple exits routes directly to atmosphere on the north elevation of the proposal.

Escape provisions from each floor for disabled occupants is provided by way of refuge areas located in the protected lift lobby adjacent to the fire evacuation lift and within firefighting lobby, from here occupants can await further assistance by the building management. Each refuge will be sized to accommodate a standard disabled chair and have means of two-way communication with the building management. The development of a management strategy will be required to facilitate the evacuation of disabled occupants in line with the above provisions, and with reference to recommendations given in BS9999.

Fire escape and access: Typical upper and ground floor plan

6j. Fire Strategy

Structural approach

The proposed new building core from basement to roof level will formed of reinforced concrete with a 120min fire performance. Levels 2-26, containing aparthotel room accommodation will also employ a reinforced concrete frame to slabs and columns, with 120min fire separation between floor levels.

To facilitate the project targets for reduced embodied carbon, the non-bedroom accommodation floorplates from ground to level 1 and levels 28-31, CLT slab with hybrid steel or concrete frame are proposed. The levels will also provide a 120min fire separation performance.

Cladding

The proposed development will incorporate a façade system that is fully fire protected on the west elevation of the site boundary above neighbouring properties. All cladding will be supported by either concrete or steelwork primary structure.

Internal planting zone

To the centre of south façade, an internal vertical planting zone is proposed, running vertically on the inside of the facade to provide 24 storeys, accessed via a continuous atrium and gantry lowered from level 27 to the Net Zero Museum / exhibition space on level 1.

The planting zone will be automatically irrigated and will be protected with a 30min fire rated enclosure with smoke ventilation provided at the head of the atrium.

Existing Union Bank building

It is proposed that the vertical fire compartmentation of the Union Bank remain as existing, as this element of the development is independent and fire separated from the new build tower works, with neither being reliant on the other from a structural perspective.

Where relevant a Qualitative Design Review (QDR) technique as outlined is BS 7974-0 will be utilised to establish a range of strategies to reduce and maintain any fire or hazard to an acceptable level for approval with Building Control and Manchester Fire Rescue Service.

7.0 Conclusion

7a. Conclusion

The contents of this document have outlined the range of considerations made in the evolution of the development proposals, together with the actions taken to demonstrate viability. The key points in relation to this process are summarised below.

12 Piccadilly – an informed and considered approach

The resource of archive documents of the former Union Bank Building in its early years, not available in previous applications has been an invaluable reference and foundation to guide design development for the proposed scheme, aiding to highlight key heritage features to be retained and restored, as well as helping to determine non-original features and cumulative alterations over the years.

Our proposals advocate for a heritage led design strategy - a balanced approach to refurbishment, restoration and strategic removal of low significance existing fabric. The creation of a unique new development showcasing the original building and carefully integrating it with the new tower.

An active new building, with strong identity and prioritising both public and community amenities.

A key element of the brief is to create an active new building, open to both the general public and aparthotel guests, demonstrating leadership in sustainability and inspiring action.

The proposals achieve this by bringing 12 Piccadilly and the long vacant adjacent plot back into active use, creating a destination building, accommodating a diverse mix of public, including Net Zero Exhibition, Events Spaces, Fair Cost Café and Rooftop Bar, Restaurant and terraces uses; in addition to the provision of higher quality aparthotel accommodation to meet increasing demand for aparthotel beds in the City Centre and offers a more diverse mix or rooms in comparison with the previous consent.

Target driven approach to Sustainability

Ambitious Upfront Carbon and Energy Use Intensity targets were established from the outset and have been used to inform decision making and design iterations as the scheme has developed.

The proposals have been designed to align with the UK Green Building Council's Net Zero definition in anticipation of meeting the upcoming industry backed UK Net Zero Carbon Building Standard, which a number of the design team are helping to develop.

Working with the Design Team we have managed the challenge on carbon and cost to achieve the right blend of leanness and efficiency with a strong architectural response and are on track to deliver these ambitious benefits.

Optimised and deliverable proposals

We have iterated and appraised several layout options to develop our architectural ideas and test scheme viability. The plan form has been developed to rectify the shortfalls of the previous consent and create a more deliverable scheme and to better integrate the ground floor with the principal spaces in the existing building.

The proposed development offers several significant benefits over the previous Consent, including a more realised / tested provision of plant and core areas and further life safety enhancements such as a second escape stair.

Contextual response

We have analysed the streetscape to ensure our proposals integrate successfully with the townscape. The architectural character of our proposals, reference the scale and façade treatments of the adjacent buildings and are further derived from the requirement to create a strong visual presence with a clear philosophy about the use of materials to complement the building form.

Assessment of Visual Impact

A Visual Impact Assessment been carried out to inform the potential visual impact for the planning applications and Environmental Impact Assessment.

This ongoing analysis has been a valuable way in which to test the building massing and form and suggests that the additional height above the 2019 consented scheme won't be visible from a significantly greater number of locations within the city centre.

We have explored the requirement for other views, based on the new design, in addition to those included within the previous Consent.

Informed by the consultation process.

The proposals have undergone an extensive consultation process, which has helped develop and inform the final design of the submitted application proposals.

This includes three Pre-Application meetings with MCC officers, a Public Consultation where local stakeholders, residents and ward councillors were contacted and consulted to ensure the submitted proposals are sympathetic to local concerns and aspirations, and a meeting with Historic England to outline the opportunities to the Union Bank Building back into public use, enhance the condition of the interiors and successfully integrate this notable building with the new tower and within the wider townscape.

7a. Conclusion

In conclusion, the key benefits of the proposed scheme are summarised below.

Placemaking and townscape - The proposals complete the urban block by fully occupying the vacant and poor-quality gap site. They provide the development with a distinctive entrance off Piccadilly.

A landmark net-zero development - The ambition is for something much more substantial, a landmark building, achieving Whole Life Net Zero Carbon, integrating a range of sustainable design features and demonstrating leadership and inspiring action to create a sustainable future.

Provision of new public amenities - Including Net Zero Exhibition, Events Spaces, Fair Cost Café, Rooftop Bar, Restaurant and terraces. Creating a new destination and offering something back to the city and the local community.

Integration of a prominent Grade II listed building – The design will bring the former Union Bank building back into active use after being under threat and vacant for 10+ years.

A Heritage Led design strategy - a balanced approach to refurbishment, restoration and strategic removal of low significance existing fabric. The creation of a unique new development showcasing the original building with sensitive connection to the new tower.

Commitment to delivery – The project proposes a higher quality aparthotel by a leading operator, it will meet increasing demand for hotel beds in the City Centre and offers a more diverse mix of rooms in comparison with the previous consent. The Client and Project team are firmly committed to delivering this vision.

8.0 Appendices

a) Illustrative Bay Studies
b) Application Drawings

8a. Illustrative Bay Studies

Tower Base and 12 Piccadilly
Location: Gore Street, North East Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

1. Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows. Works at GF require the removal of lower portion of masonry below existing window openings, lowering of sills, and installation of new multi panel sash panelled windows in these enlarged openings.
2. Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior.
3. Refurbishment, cleaning and repair of existing masonry (extent and treatment type to be agreed in order to retain character).
4. Replacement and upgrading of existing roof to match appearance and materials of existing.
5. External steps removed, with replacement heritage door into café.
6. Refurbishment / repair of existing heritage door or like for like replacement if not feasible.

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

7. Dark Grey/Black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), bricks returned into circa 300mm deep window reveals.
8. Double glazed units on timber frames generally. 400mm wide fixed solid side panel, finish to match window frames, to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
9. Dark Grey/Black precast concrete / reconstituted stone horizontal string courses, column and copings to align with key façade features / datums on 12 Piccadilly.
10. Revolving entrance door integrated into double glazing system
11. 1.2x5m entrance Canopy with illuminated 'lightbox' room2 signage.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

12. Double glazed units and back-painted/obscured glazing on 150mm curtain wall framing system
13. 25/50mm framing caps, dark grey / black PPC finish to match Primary C-channel horizontal breaks on main tower façade.

Piccadilly Elevation (North East) Bay Study

8a. Illustrative Bay Studies

Tower Base

Location: Gore Street, South East Elevation

Type 2 Cladding

Tower Base (GF-L3), Masonry with punched window openings

1. Dark grey/black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), bricks returned into circa 300mm deep window reveals
2. Double glazed units on timber frames generally.
3. 400mm wide fixed solid side panel, finish to match window frames, to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
4. Dark Grey/Black precast concrete / reconstituted stone horizontal string courses, column and copings to align with key façade features / datums on 12 Piccadilly.
5. Vertical slatted screens to conceal fire escape exits and ventilated substation doors, double glazed window units at mezzanine level behind. PPC finish, colour to complement timber windows.

Type 3B Cladding

Clerestory Floor and Planting Zone, Curtain wall framing system

7. Double glazed units and back-painted/obscured glazing on 150mm curtain wall framing system
8. 25/50mm framing caps, dark grey / black PPC finish to match Primary C-channel horizontal breaks on main tower façade.
9. Double glazed units on 150mm curtain wall framing system, Back-painted/obscured fire rated glazing panels (adjacent neighbouring properties) held within curtain walling frame.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall

Gore Street Elevation (South East) Bay Study

8a. Illustrative Bay Studies

Tower Base
Location: South West Elevation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

1. Dark grey/black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf (tbc), bricks returned into circa 300mm deep window reveals.
2. Dark Grey/Black precast concrete / reconstituted stone horizontal string courses and copings to align with key façade features / datums on 12 Piccadilly.
3. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

7. Double glazed units on 150mm curtain wall framing system, Back-painted/obscured fire rated glazing panels (adjacent neighbouring properties) held within curtain walling frame.

Note:

- South-west corner of proposal over sails over the neighbouring property by approx. 2.6m
- Oversailing agreement in place with proposal being above minimum required height over neighbouring roof of 3m
- Proposal to have fire rated façade +9m above neighbouring property / party wall

Roby Street Elevation Bay Study

8a. Illustrative Bay Studies

12 Piccadilly
Location: Chatham Street Elevation

Type 1 Cladding
12 Piccadilly, Façade upgrades

1. Like for like replacement of windows to GF, Levels 3 and 4 to match existing multi pane sash windows. Works at GF require the removal of lower portion of masonry below existing window openings, lowering of sills, and installation of new multi panel sash panelled windows in these enlarged openings.
2. Repaired and refurbished existing windows to levels 1-2 with secondary glazing on interior
3. Refurbishment, cleaning and repair of existing masonry
4. Replacement and upgrading of existing roof (to match appearance / materials of existing)
5. Steps removed, replacement heritage door into café
6. Service entrance door reinstated into façade, removing masonry infill added at later date
7. Existing windows replaced with ventilation louvres for basement smoke ventilation

Type 2 Cladding
Tower Base (GF-L3), Masonry with punched window openings

8. Dark grey/black handset brick masonry with 250mm mineral wool insulation and internal blockwork leaf tbc), bricks returned into circa 300mm deep window reveals.
9. Open air plant enclosure at level 5 with dark grey PPC aluminium screen to blend in with 12 Piccadilly roofscape.

Note:

- Proposal to have fire rated façade +9m above neighbouring property / party wall

Chatham Street Elevation Bay Study

8a. Illustrative Bay Studies

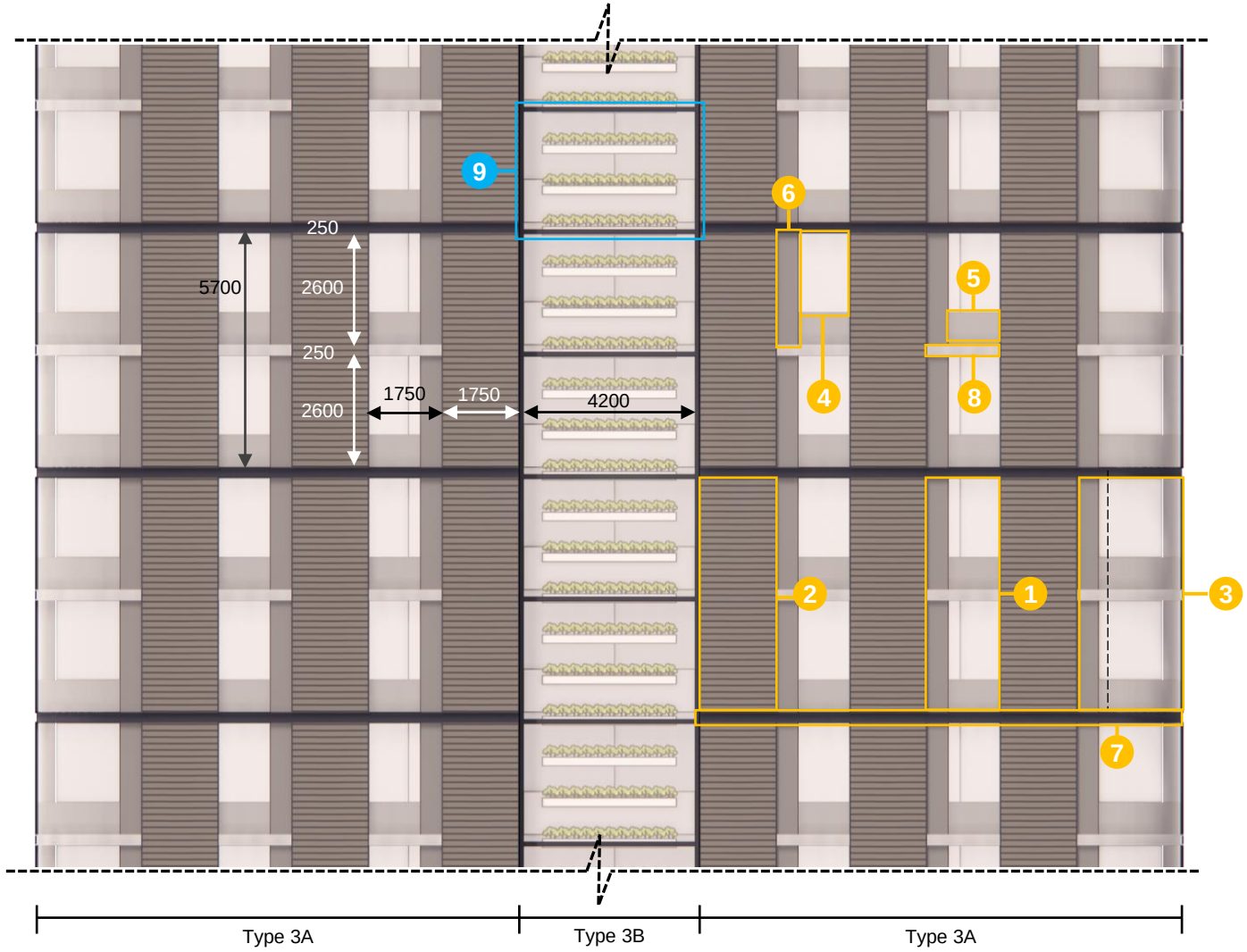
Main Tower Façade and Planting Zone
Location: South East Elevation

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

1. Double storey unitised curtain glazing units (depth circa 250mm) on alternating rhythm with double storey concrete panels, combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, mid grey PPC aluminium fixed side panels (to match adjacent precast) and light grey secondary horizontal channel.
2. Double storey dark grey precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation.
3. Double storey unitised curtain glazing units with curved glazing to all four corners of the tower, with 1.5m outer radius. combining double glazed window units, fixed side panels, back painted / obscured glazed spandrels and intermediate (secondary) horizontal channel at window head locations incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Dark grey PCC aluminium capped window frames, mid grey PPC aluminium fixed side panels and secondary horizontal channel
4. Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be dark grey PPC finish.
5. Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame.
6. 500mm wide fixed solid PPC finished aluminium fixed side panel, colour to match adjacent framing to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
7. Primary C-channel horizontal break at window head, dark grey / black PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts
8. Secondary C-channel horizontal break at window head, PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts. Spanning between the double height precast concrete cladding and coloured to match the back painted glazing spandrels.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

9. Composition informed by vertical planting zone which transforms into a tapered opening in the roof at the intersection with the angled canopy. Double glazed units on 150mm curtain wall framing system, dark grey PCC aluminium capped window frames with transoms at every level.



South East Elevation Bay Study

8a. Illustrative Bay Studies

Main Tower Façade with Plant Screen and Core
Location: South West and North East Elevations

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

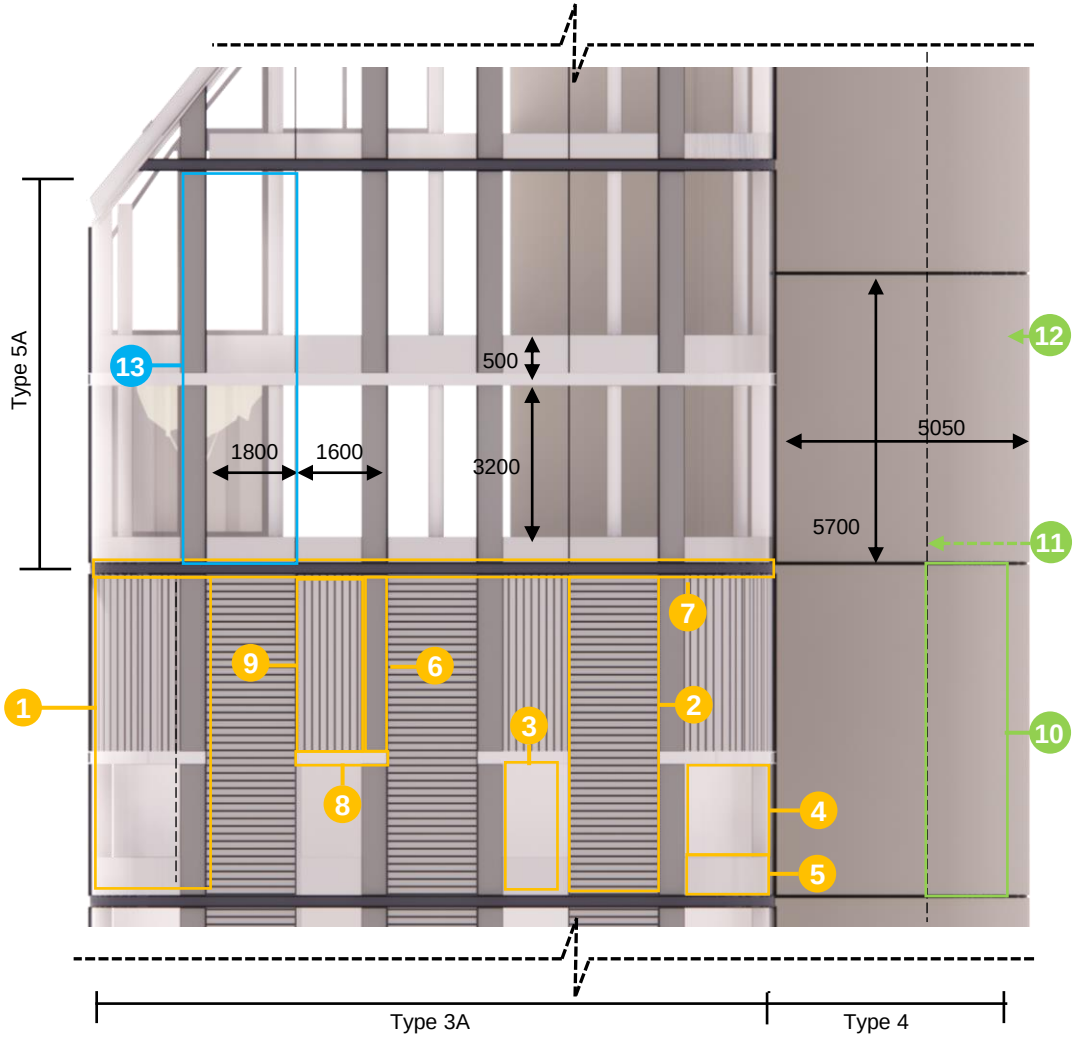
1. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26).
2. Double storey dark grey precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation
3. 1 No.central window bays on north east and south west facades fitted with back painted / obscured glazing to provide privacy to ensuite accommodation behind.
4. Double glazed units on 250mm curtain wall framing system, 25/50mm wide capped frame to be dark grey PPC finish. Curved corner unit indicated.
5. Back-painted/obscured glazing spandrel (upstand) panels with 250mm mineral wool insulation held within curtain walling frame. Curved corner unit indicated.
6. 500mm wide fixed solid PPC finished aluminium fixed side panel, colour to match adjacent framing to allow for future adaption to manual opening vent for natural ventilation to bedrooms.
7. Primary C-channel horizontal break at window head, dark grey / black PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts
8. Secondary C-channel horizontal break at window head, PPC aluminium circa 250mm tall, 75mm deep. Incorporating louvred ventilation intake and extract ducts. Spanning between the double height precast concrete cladding and coloured to match the back painted glazing spandrels.
9. Vertical architectural louvred panels, light grey PPC aluminium finish, circa 50% free area with weather louvre behind as required

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

10. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames.
11. 1500mm outer radius curved concrete corner panels
12. Expressed horizontal joint lines.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels)

13. Double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.



South West / North East Elevation Bay Study

8a. Illustrative Bay Studies

Main Tower Façade with Plant Screen and Core
Location: North West Elevation

Type 3A Cladding
Main Tower Façade (L4-27), Unitised curtain glazing and precast cladding panels

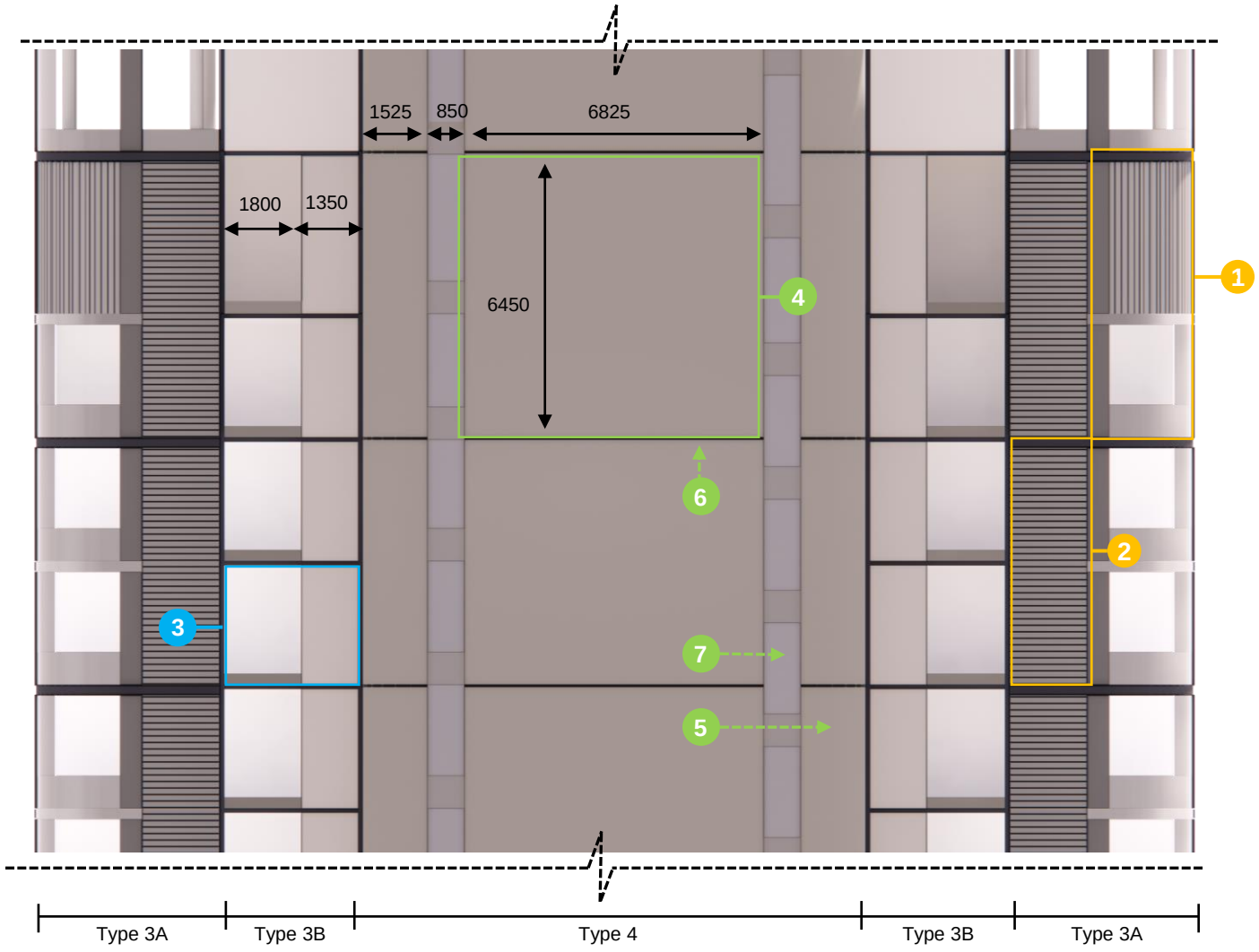
1. Double storey unitised curtain glazing units combining vertical louvred panels for plant room ventilation (level 27) above standard bedroom glazing unit (level 26). Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.
2. Double storey dark grey precast concrete / reconstituted stone cladding panels (depth circa 75mm, colour to match those on the core) on alternating rhythm with unitised curtain wall glazing units. Profiled / horizontal textured panel finish. Panels incorporate dark grey PPC aluminium (primary) horizontal channel at panel head incorporating louvred ventilation intake and extract ducts to bedroom accommodation. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

3. Tower façade visually broken from core by infill glazing either side of the core. Glazed units and back painted / obscured glazed panels with dark grey PCC aluminium capped window frames with transoms at every level.

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

4. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames.
5. 1500mm outer radius curved concrete corner panels
6. Expressed horizontal joint lines.
7. Continuous vertical linear punched window slot



North West Elevation Bay Study

8a. Illustrative Bay Studies

<u>Crown Façade and Winter Garden Screen</u>
Location: Rooftop levels

Type 3B Cladding
Clerestory Floor and Planting Zone, Curtain wall framing system

1. Tower façade visually broken from core by infill glazing either side of the core. Glazed units and back painted / obscured glazed panels with dark grey PCC aluminium capped window frames with transoms at every level.

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

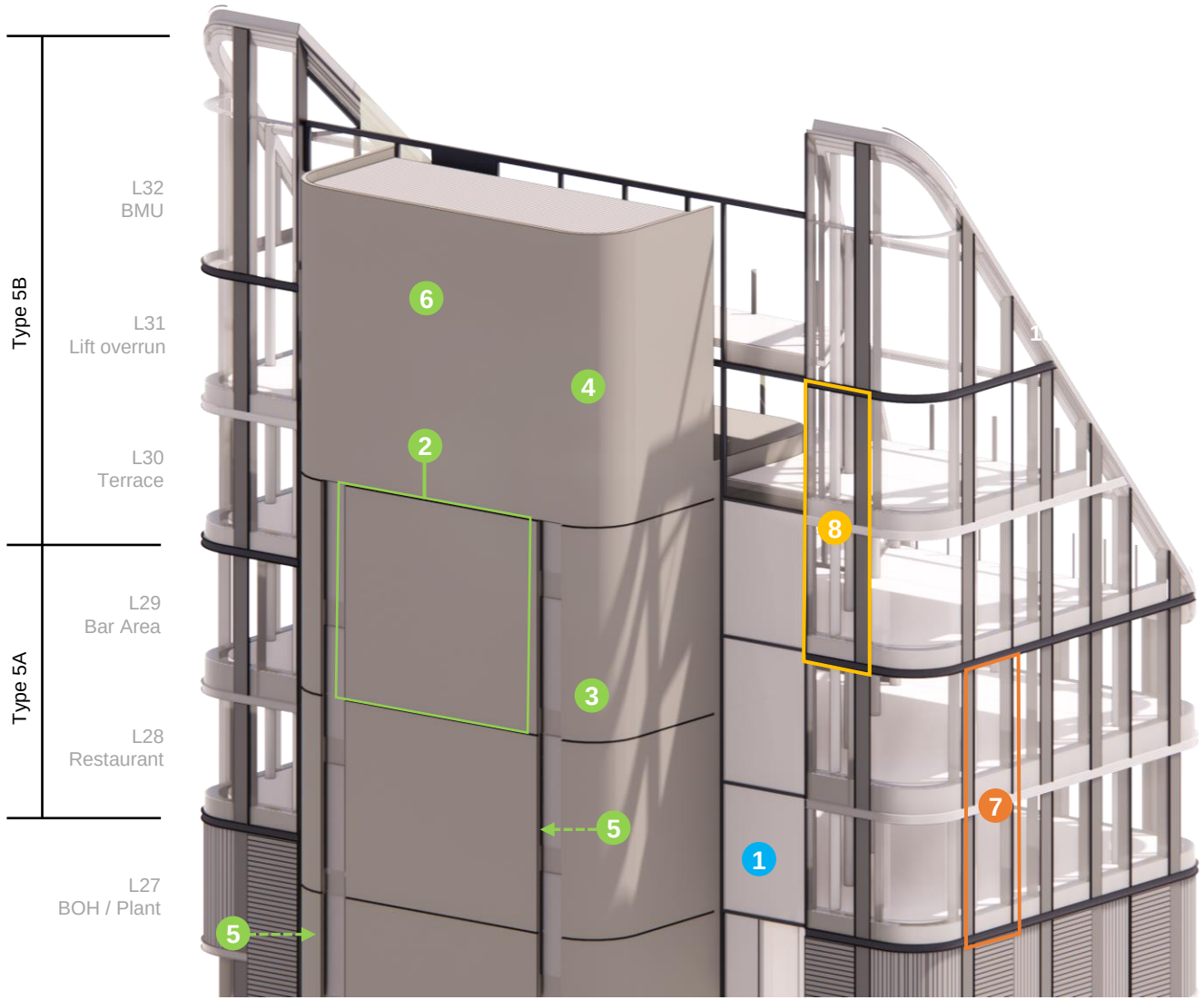
2. Double storey dark grey precast concrete / reconstituted stone cladding panels to core (depth circa 150mm, colour to match those on main tower) with 1.5 m radiused corners, continuous vertical slot windows on the north west elevation. Untextured concrete panel finish, Dark grey PCC aluminium capped window frames.
3. 1500mm outer radius curved concrete corner panels
4. Expressed horizontal joint lines.
5. Continuous vertical linear punched window slot
6. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels

7. Double storey, double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade, (L30-32) Unitised curtain glazing (single glazed units with fixed panels)

8. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.



Crown Façade and Winder Garden Screen North Axonometric View

8a. Illustrative Bay Studies

<u>Crown Façade and Winter Garden Screen</u>
Location: Rooftop levels

Type 4 Cladding
Core (L4-32), Precast concrete cladding panels with continuous vertical punched windows

1. Retractable / telescopic Building Maintenance Unit (BMU) integrated into top level of the core. BMU sized to reach all facades when deployed. Concealed from view behind screens when not in use.

Type 5A Cladding
Crown Façade (L28 & 29), Unitised curtain glazing (double skin units with opening panels

2. Double storey, double skin unitised curtain glazing units to lower portion of crown façade (level 28 and 29) combining window units and BMS controlled side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study. Single skin equivalent to levels 30-32 above.

Type 5B Cladding
Crown Façade, (L30-32) Unitised curtain glazing (single glazed units with fixed panels)

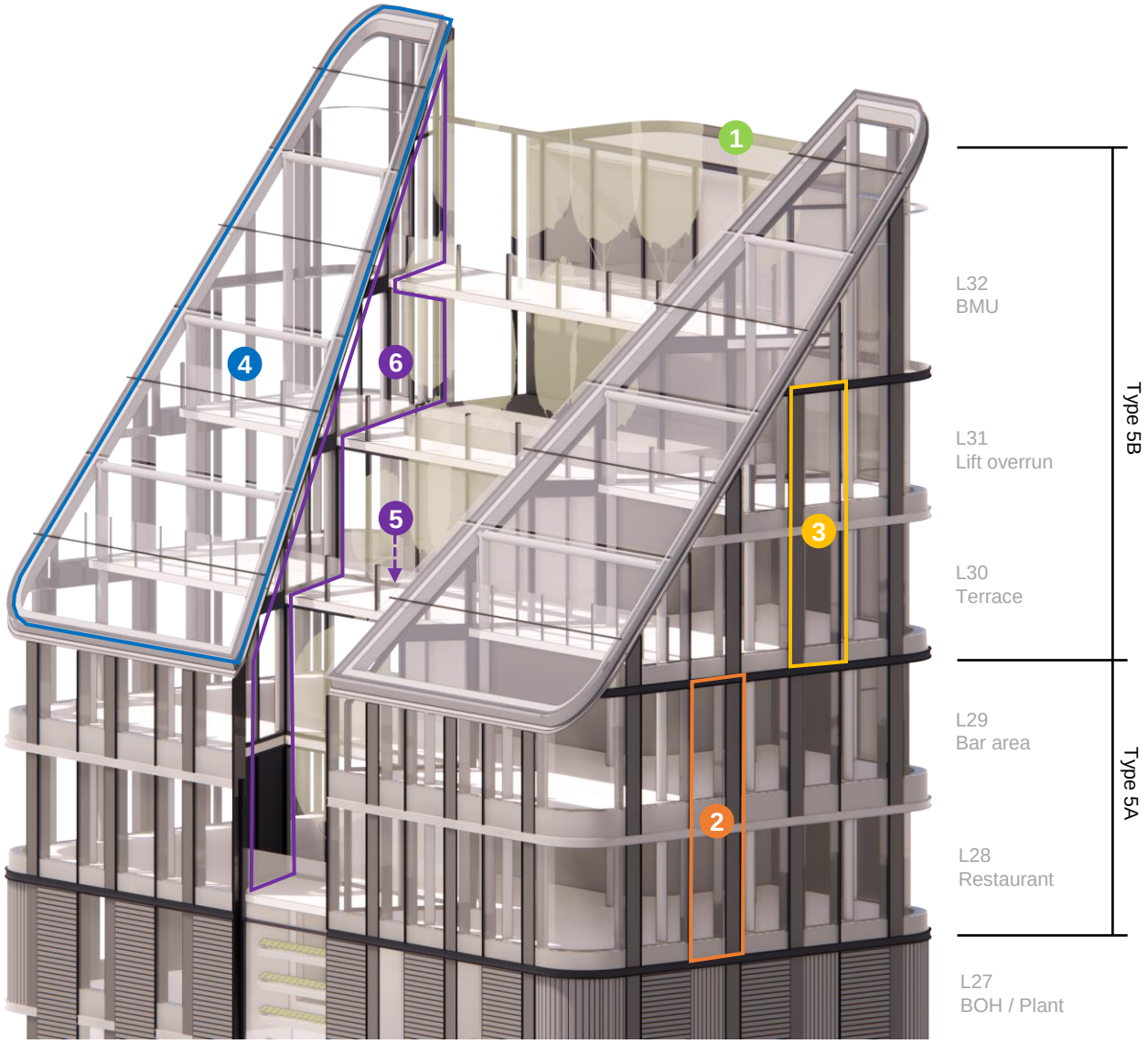
3. Double storey, single skin unitised curtain glazing units to upper portion of crown façade (level 30,31 and 32) combining window units and fixed side panels. Finishes / components to match those on main tower façade – see Main Tower Façade and Planting Zone bay study.

Type 6 Cladding
Crown Canopy, Unitised curtain glazing with integrated PV

4. Angled roof canopy (2 sections broken by central stepping terraces) formed of unitised glazing units combining integrated photovoltaic glass panels and concealed perimeter and intermediate horizontal gutters. Light grey PPC aluminium frame and flashing details.

Type 6A Cladding
Terrace enclosure (L30–32) Unitised curtain glazing with sliding folding doors.

5. Planted publicly accessible terrace at level 30 with stepping planting zones at level 31 and 32 above. Edge protection provided by 1.3m high glazed safety screens.
6. Terrace enclosed by curtain glazing screens either side, fitted with sliding folding doors to link internal and external spaces. Dark grey PPC aluminium finish to frames and doors to match finishes on the main tower facades.



Crown Façade and Winder Garden Screen South Axonometric View

8b. Application Drawings

BENNETTS ASSOCIATES

TRANSMITTAL SHEET
NO. 2211(TS)0010
(1 / 2)

issued by	project	date
Kieran Conway	2211 room2 Hometel Manchester Piccadilly	23.06.23

issued to	company	method of issue
Michael Liverman	Lamington Group	Email
Robert Godwin	Lamington Group	Email
Patrick Carter	Equals Consulting	Email
Laura Kelly	Equals Consulting	Email
Anna Wai	Price & Myers	Email
Oliver Frapwell	Price & Myers	Email
Peter Downing	Waterman Building Services	Email
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Katie Krelle	JLL	Email
Hannah Cain	Buro Happold	Email
Stuart Martin	Buro Happold	Email
Goncalo Lemos	KP Acoustics	Email

issue purpose	comments
Information	Documents to support Planning and Listed Building Consent applications

document no	rev	document title	document format
Reports (TRP)			
HMP_BA-XX-XX-TRP-A-0001	P02	Design & Access Statement	PDF
HMP-BA-ZZ-XX-TFN-A-0001	P01	Waste Management Strategy	PDF
Site (10)			
HMP-BA-10-EE-DP-A-0	P02	Site East Elevation	PDF
HMP-BA-10-EN-DP-A-0	P02	Site North Elevation	PDF
HMP-BA-10-ES-DP-A-0	P02	Site South Elevation	PDF
HMP-BA-10-EW-DP-A-0	P02	Site West Elevation	PDF
HMP-BA-10-L00-DP-A-0	P02	Site Plan	PDF
HMP-BA-10-L01-DP-A-0	P01	Location Plan	PDF
Demolition (12)			
HMP-BA-12-B01-DP-A-0	P01	Demolition Basement Plan	PDF
HMP-BA-12-EE-DP-A-0	P01	East Elevation, Heritage	PDF
HMP-BA-12-L00-DP-A-0	P01	Demolition Ground Floor Plan	PDF
HMP-BA-12-L01-DP-A-0	P01	Demolition First Floor Plan	PDF
HMP-BA-12-L02-DP-A-0	P01	Demolition Second Floor Plan	PDF
HMP-BA-12-L03-DP-A-0	P01	Demolition Third Floor Plan	PDF
HMP-BA-12-L04-DP-A-0	P01	Demolition Fourth Floor Plan	PDF
HMP-BA-12-L05-DP-A-0	P01	Demolition Fifth Floor Plan	PDF
HMP-BA-12-SN-DP-A-0	P01	Demolition North Section, Heritage	PDF
General Arrangements (20)			
HMP-BA-20-B01-DP-A-0	P01	Basement Floor Plan	PDF
HMP-BA-20-L00-DP-A-0	P01	Ground Floor Plan	PDF
HMP-BA-20-L01-DP-A-0	P01	Level 01 Floor Plan	PDF
HMP-BA-20-L02-DP-A-0	P01	Level 02 Floor Plan	PDF

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TRANSMITTAL SHEET
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document no	rev	document title	document format
HMP-BA-20-L03-DP-A-0	P02	Level 03 Floor Plan	PDF
HMP-BA-20-L04-DP-A-0	P02	Level 04 Floor Plan	PDF
HMP-BA-20-L05-DP-A-0	P02	Level 05 Floor Plan	PDF
HMP-BA-20-L06-DP-A-0	P02	Level 06 - 20 Floor Plans	PDF
HMP-BA-20-L21-DP-A-0	P02	Level 21-24 Floor Plans	PDF
HMP-BA-20-L25-DP-A-0	P02	Level 25-26 Floor Plans	PDF
HMP-BA-20-L27-DP-A-0	P02	Level 27 Floor Plan	PDF
HMP-BA-20-L28-DP-A-0	P01	Level 28 Floor Plan	PDF
HMP-BA-20-L29-DP-A-0	P01	Level 29 Floor Plan	PDF
HMP-BA-20-L30-DP-A-0	P01	Level 30 Floor Plan	PDF
HMP-BA-20-L31-DP-A-0	P02	Level 31 Floor Plan	PDF
HMP-BA-20-M01-DP-A-0	P01	Mezzanine Floor Plan	PDF
HMP-BA-20-R00-DP-A-0	P01	Roof Plan	PDF
Sections (20)			
HMP-BA-20-SN1-DP-A-0	P01	North Section	PDF
HMP-BA-20-SW1-DP-A-0	P01	West Section	PDF
Bay Studies (21)			
HMP-BA-21-01-DP-A-0	P02	Bay Studies 1 of 5	PDF
HMP-BA-21-02-DP-A-0	P02	Bay Studies 2 of 5	PDF
HMP-BA-21-03-DP-A-0	P02	Bay Studies 3 of 5	PDF
HMP-BA-21-04-DP-A-0	P02	Bay Studies 4 of 5	PDF
HMP-BA-21-05-DP-A-0	P02	Bay Studies 5 of 5	PDF
Elevations (21)			
HMP-BA-21-EE-DP-A-0	P02	East Elevation	PDF
HMP-BA-21-EN-DP-A-0	P02	North Elevation	PDF
HMP-BA-21-ES-DP-A-0	P02	South Elevation	PDF
HMP-BA-21-EW-DP-A-0	P02	West Elevation	PDF
Reflected Ceiling Plans (35)			
HMP-BA-35-B01-DP-A-0	P01	Basement Reflected Ceiling Plan	PDF
HMP-BA-35-L00-DP-A-0	P01	Ground Floor Reflected Ceiling Plan	PDF
HMP-BA-35-L01-DP-A-0	P02	Level 01 Reflected Ceiling Plan	PDF
HMP-BA-35-L02-DP-A-0	P02	Level 02 Reflected Ceiling Plan	PDF
HMP-BA-35-L03-DP-A-0	P02	Level 03 Reflected Ceiling Plan	PDF
HMP-BA-35-L04-DP-A-0	P01	Level 04 Reflected Ceiling Plan	PDF
HMP-BA-35-M01-DP-A-0	P02	Mezzanine Reflected Ceiling Plan	PDF

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