

Upper Brook Street Masterplan Williams / Alliance UBS Limited Design and Access Statement

Design and Access Statement

Document control and issue sheet

Document history

Version	Date	Description
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1 Introduction

- 1.1 Executive Summary
- 1.2 Details of Client and Design Team
- 1.3 Overview of Consultation and Engagement

1

1.1

Introduction

Executive Summary & Client

This report has been prepared by Hawkins\Brown, Simpson Haugh Partnership and Re-Form Landscape Architects on behalf of Williams Motor Co (Holdings) Limited and Alliance UBS Limited, to support a full planning application for a life sciences and purpose-built student accommodation (PBSA) development (hereafter referred to as the ‘Proposed Development’) on land within the emerging the Upper Brook Street Masterplan (hereafter referred to as the ‘Site’). The proposal would bring forward development on a previously developed site which is earmarked for commercial and PBSA uses in the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) endorsed by Manchester City Council (MCC) in 2019. This application is accompanied by a comprehensive suite of technical documents, reports and plans.

Concept

The site is identified in the SRFG as representing a transformational opportunity to accommodate larger, flexible floorplate commercial buildings (including life-sciences) that will provide the right type of product to continue the strong and sustained economic growth of the Oxford Road Corridor and wider City Region, alongside other supporting uses such as PBSA and community uses. The proposed scheme responds to the desire aims for the site, which include:

- -Improving permeability for pedestrians and cyclists
- -A transformational opportunity for development to provide over one million square feet of new floorspace
- -Identifying opportunities for community uses and active ground floor uses
- -Desire to accommodate new commercial buildings to support economic growth in the city
- -Creating new public open space and landscaping
- -An opportunity for new residential or student accommodation uses
- -High quality design of new buildings and public realm
- -An opportunity to create new and enhanced connections between existing communities
- -A location for taller buildings at specifically defined “landmark” opportunities

Planning Application Proposal

The application boundary extends from Grosvenor Street to the edge of the temporary car park. This does not include the Grade II* listed ‘Former Unitarian Chapel’. Please refer to drawing UBS-HBA-SW-00-DR-A-08100 for site location and application boundary.

Life Sciences - The proposed buildings will provide approximately 45,874sq.m of combined laboratory and office space along with a ground floor publicly accessible café and doctors surgery. The buildings will also house conference space alongside secure cycle store and cycle changing. The massing is split into three buildings surrounding the proposed public square and retaining Grade II* listed ‘Former Unitarian Chapel’ and the buildings will range from 4 to 9 storeys in height.

Purpose Built Student Accommodation (PBSA) - The proposed buildings will provide 1,100 student bedrooms (55% studios and 45% clusters in buildings A1 and A2 and 100% clusters in building A3 (c.20% affordable clusters), student amenities, management suite, commercial/ community spaces and supporting ancillary areas. The proposed PBSA scheme is arranged in three building blocks with buildings A1 and A2 linked on the ground floor to form spaces for student amenities and building A3 is separated by the proposed public square. The buildings step down in height in a north-south direction comprising ground +41/14/12.

Community Uses - The proposed development includes the following community spaces at ground floor level across the Life Science and PBSA buildings:

- Community medical facility (up to 566m2);
- Retail space (385m2);
- Two spaces to be occupied by cafes/ coffee shops (121m2 and 278m2).

Application Name:

Williams Motor Co (Holdings) Limited and Alliance UBS Limited

Client:

Propery Alliance Group (PAG)
Moda Living (Moda)

Joint Venture

The Proposed Development is being brought forward by the Applicant, Williams Motor Co (Holdings) Limited and Alliance UBS Limited, which is a Joint Venture between Property Alliance Group (PAG) and Moda Living (Moda).



Property Alliance Group (PAG)

PAG is an award-winning, full service property company which has a highly successful track record based on 30 years of development and investment in the North West region. This is reflected in their exciting residential, industrial, office, hotel, and student accommodation development pipeline which has been built by their strong team of qualified professionals and in-house asset management team. Recent examples of PAG’s success in Manchester include Axis, Oxygen, Renaissance, Piccadilly Place, 55 Portland Street and 3 St Peters Square. Moda is the UK’s fastest growing residential brand pioneering positive change in the rental sector via its “Next Generation Neighbourhoods” across a range of living platforms. Their student resident neighbourhoods represent an opportunity to reimagine the benefits of renting within a highly amenitised, highly managed and affordable landlord system attracting student residents from a wide ranging cross section of the community. Their neighbourhoods deliver happy, healthy and secure living environments with the health and well-being of our residents at their core.



Moda Living (Moda)

With a UK-wide pipeline of 20,000 homes worth a combined £6.5bn, Moda are investing substantial monies in their Next Generation Neighbourhoods. Moda’s key objective is to create inclusive long-term neighbourhoods which exceed the needs of today while enabling agile adaptation to proactively respond to an ever-changing world. The integrated approach of Moda to innovative design solutions coupled with long-term stewardship enables the high-quality of the built and lifestyle environment to be maintained throughout the lifetime of the development. Examples of Moda’s success in the North West includes their high-quality residential schemes in Manchester (Angel Gardens), Liverpool (The Lexington) and Leeds (New York Square).

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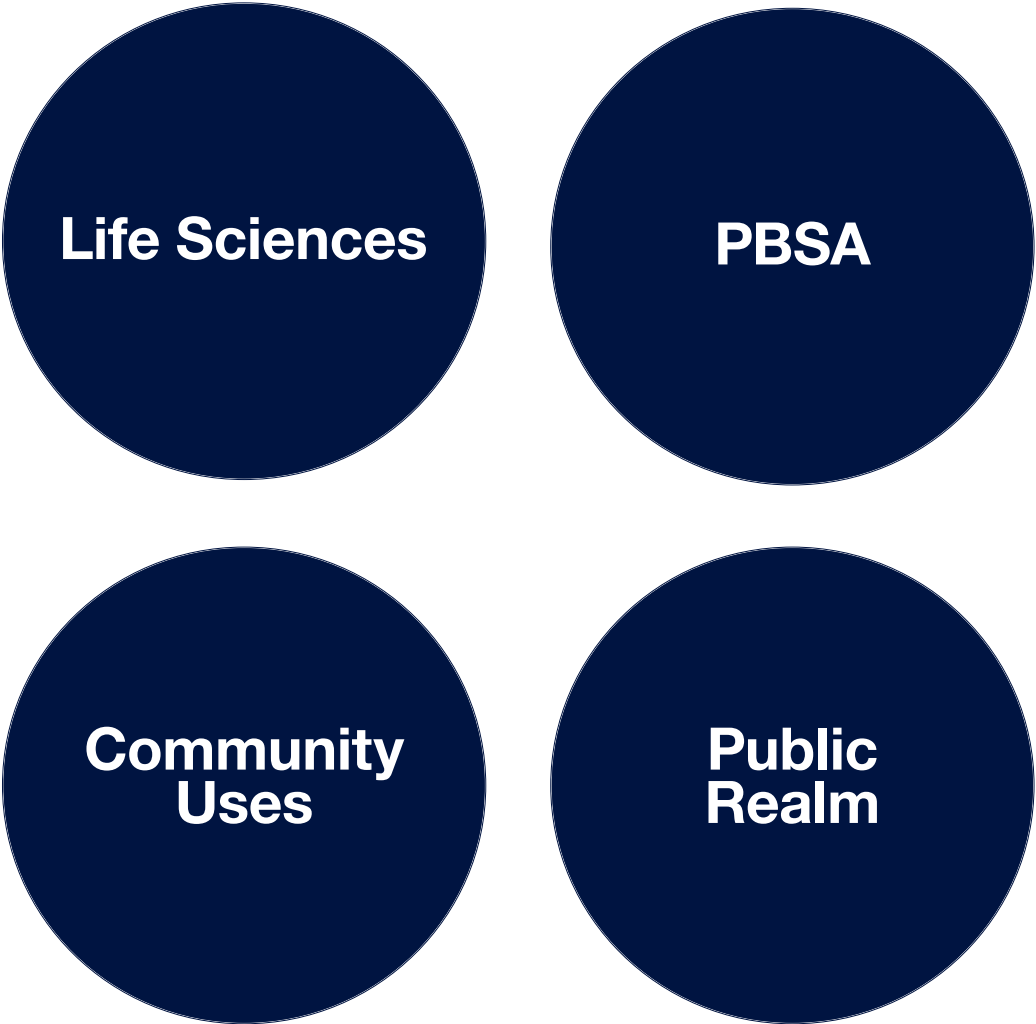
Introduction

1.2

Brief and Design Team

Brief

The brief for the site was established from the SRFG, which identifies the site as being suitable for new high density mixed use development including Life Sciences and PBSA. Hawkins\Brown were initially appointed as masterplan Architect for the Upper Brook Street site to co-ordinate the masterplan for the former Williams Garages. With Simpson Haugh later being appointed to take forward the PBSA portion of the scheme, Plot A, and Hawkins\Brown bringing forward the Life Sciences portion, Plot B, also continuing their role as Masterplan Architects. A key part of the scheme is the introduction of new public realm, Re-form Landscape architecture were appointed as Landscape Architects. They were appointed across the wider illustrative Upper Brook Street Masteplan, knitting the sites together via the landscape.



Masterplan

Masterplan Architects:
Hawkins\Brown

Planning Consultant:
Avison Young

Landscape Architects:
Re-Form

Civil Engineer:
WSP

Fire Engineer:
Design Fire

Heritage Consultant:
Turley

Transport Consultant:
Focus Transport

Plot A - PBSA

Architects:
Simpson Haugh Partnership

Structural Engineer:
Edge

MEP:
Ridge

Transport Consultant:
Curtins

Plot B - Life Sciences

Architects:
Hawkins\Brown

Structural Engineer:
WSP Plot B

MEP:
KJTait (Plot B)



1

Introduction

1.3

Overview of Consultation and Engagement

During the design development of the masterplan and subsequent plots, regular dialogue has taken place with senior officers at Manchester City Council's Planning Department. Before formal pre-application meetings took place, the development partners met with the Local Authority to discuss the principles of the development before engaging in the detailed design process. The design team then consulted with the Local Authority through a series of Pre-Application meetings, with the design being informed by the feedback from this consultation. The overall feedback from these pre-application discussions has been positive and supportive in principle, including positive feedback on the proposed public realm and amenity being provided and the design of the buildings.

Pre Application Meeting 01 - 30.01.2023

Early meeting to discuss the proposals in principle and the key considerations that should be worked through during the design development stages; important feedback was that this should be a scheme that makes a positive contribution for the people of Ardwick.

Pre Application Meeting 02 - 28.02.2023

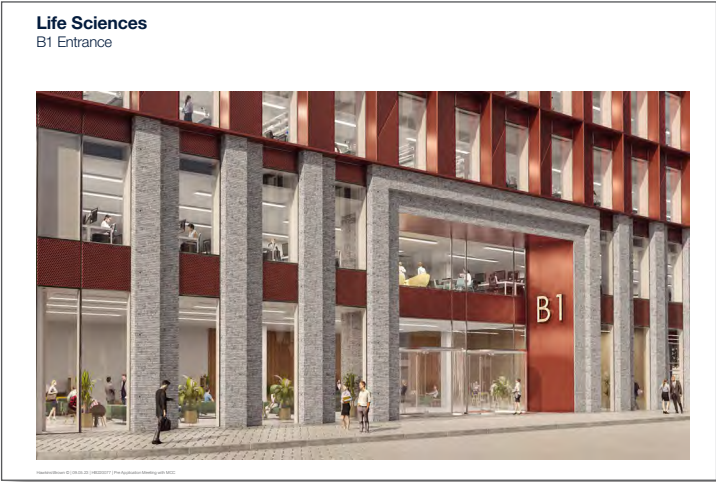
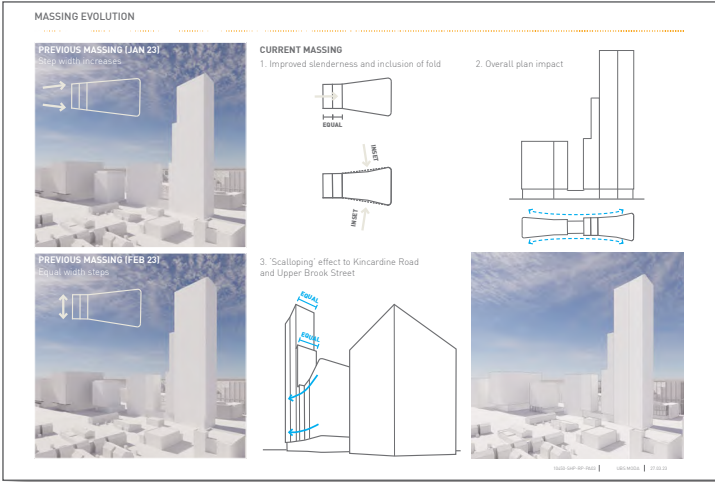
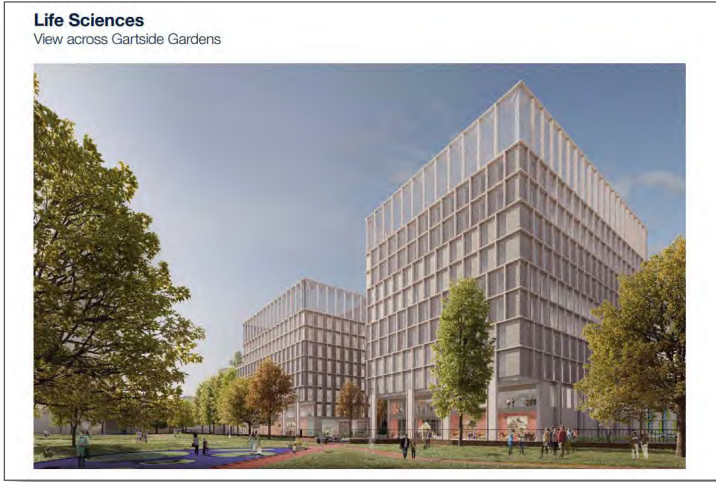
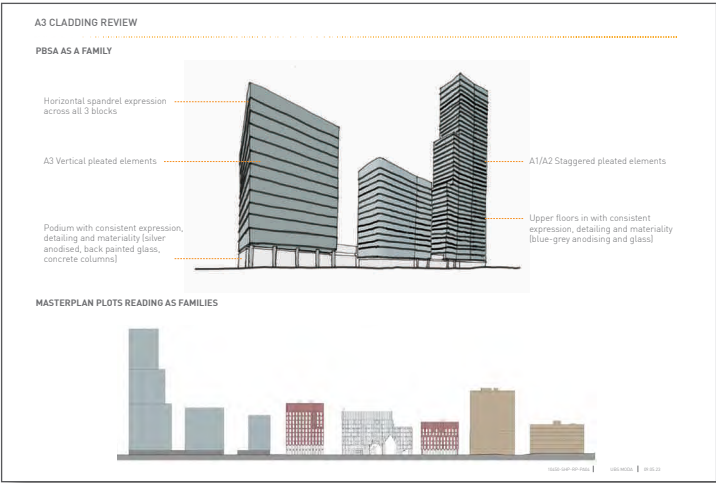
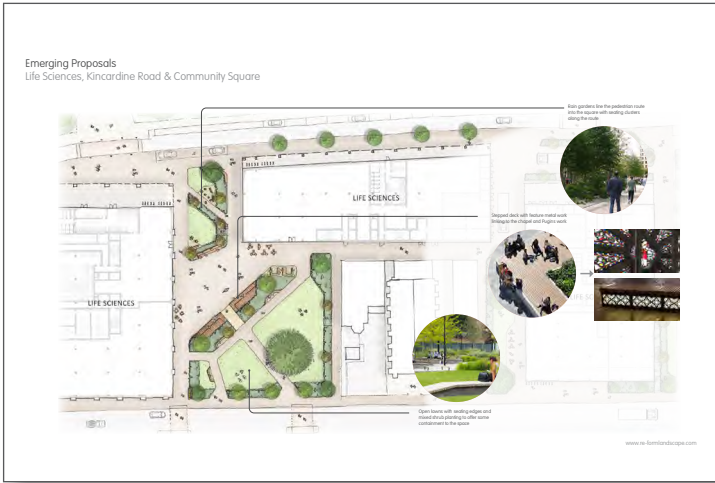
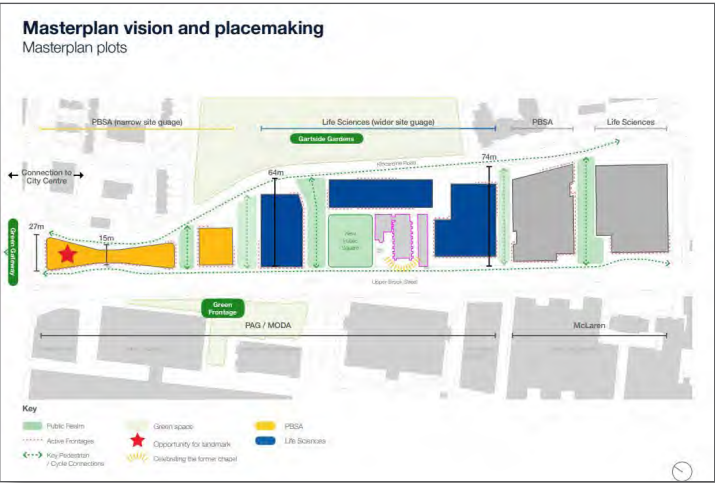
To provide an update on the emerging scheme proposals and key moves since previous meeting. First meeting including the Landscape Architects, explaining their strategy for the site.

Pre Application Meeting 03 - 27.03.2023

To provide an update on the emerging scheme proposals and to provide an update in relation to feedback received from the consultation events and online engagement.

Pre Application Meeting 04 - 09.05.2023

This pre-application meetings was held prior to submission to present the designs proposed to be submitted for planning. We also consulted with them regarding the issues which had been raised following the public consultation and how we had addressed these ahead of the next Public Consultation.



1

Introduction

1.3

Overview of Consultation and Engagement

Public Consultation

Public consultation was carried out across the wider Upper Brook Street Masterplan, alongside McLaren Property, Kadans and Sheppard Robson Architects. There were two in-person public consultations held over the course of the design development. To engage people with the public consultation there was an online platform, door to door leaflets, posters, emails and text alerts. The aim was to reach as many local residents as possible.

More information regarding the Public Consultation and how the team responded to the feedback the public gave can be found in the Masterplan and Vision chapter of this document.

Historic England

With the support of Turley Heritage Consultants, the team met with Historic England in relation to the scheme on the 14th March and sent supporting information for consideration. The meeting was in relation to the impact on a heritage asset, the existing Grade II* listed chapel. Historic England agreed with our assessment that the current context negatively impacted the listed buildings significance. In principle, they had no concerns over the proposed development and welcomed the opportunities the site could bring. They also highlighted key considerations that should be given in relation to the chapel whilst the scheme was developed:

- Care to be taken to ensure that the new development, by means of its sighting, scale, design and materiality, allows the listed building to be read and experienced, rather than overshadowed and enclosed.
- ensure that the chapel is a visually prominent element in views along Upper Brook Street,
- ensure sufficient space is created to the north, south and east of the building in order to allow it to breathe.

Highways

The scheme involves significant highways works in relation to the proposed amendments to Kincardine Road, closing of Inchley Road. Our highways engineers have engaged in pre-application meetings with Manchester City Council Highways in conjunction with Transport for Greater Manchester (TfGM). Further information on their consultation can be found in the supporting Transport Assessment. For an overview:

- 1st November 2022: Initial Pre-Application Meeting
Setting out key development principles and the nature of highway improvement that could be required to allow for closure of Inchley Road and allow effective site servicing.
- 16th March 2023: Pre-App Meeting 2
Discussion of submitted Technical Note and Sketch Drawings.
- 11th April 2023: Pre-App Meeting 3
Conformation of one-way extension principles and identification of preliminary assessment scope / requirements and required formal documentation.
- 14th May 2023: Pre-App Meeting 4
Discussion of detailed technical matters following MCC / TfGM review of Scoping Note 03 and detailed comments on junction modelling & assessment parameters.
Discussion of revised junction arrangements at A34 Upper Brook Street / Booth Street East junction and incorporation improved pedestrian arrangements.

Manchester University

The Client and design teams have consulted with Manchester Metropolitan University about the proposed development with overwhelming support for the scheme. Dr David Lambrick, Deputy Pro-Vice Chancellor, Faculty of Science and Engineering, Manchester Metropolitan University: “The development of purpose-built, high quality laboratory research and development space on the Oxford Road Corridor is important to achieve the full potential of Manchester’s scientific economy, contributing to it being one of the top cities in the world for innovation.” “MMU provides excellent education to its students, 50% of which commute locally, and has ambitious research goals

both of which will be supported by the provision of such space. Future occupiers will provide innovation employment opportunities to retain students and the local population, and work to address health inequalities, again to the benefit of the local community.”

NHS

Following the public consultation, the need for more medical facilities was highlighted as the existing health centre in the area was already at capacity. The Client have engaged with NHS England to establish which of the proposed lettable units would be appropriate for a medical facility. Engagement with the body has been positive and they have given their support to the scheme. Caroline Bradley, Associate Director of Primary Care (NHS GM Manchester Locality): “Manchester has experienced significant population growth in recent years, this is set to continue with expected further growth of 100,000 over the next ten years. With this positive growth for the city, it is important that we understand and address the health needs and requirements of the population through expansion of our NHS estates and infrastructure including primary care, community services and facilities for patients and NHS staff. We have been exploring a number of ways to do this alongside General Practice colleagues and patients, and continuing to develop partnerships in the city is fundamental to progress. The proposed medical centre as part of the wider masterplan at Upper Brook Street is certainly one such opportunity for General Practice, and wider primary care services in the area, that Manchester Locality colleagues as part of NHS GM Integrated Care will want to consider. A modern, purpose-built facility will benefit patients, carers and staff whilst supporting the expansion and development of our clinical and non-clinical workforce who work tirelessly to deliver General Practice and wider primary care services to our local population.”

Statutory Consultation

In addition to pre-application and public consultation, this comprehensive strategy has involved many months of discussions with key stakeholders, interest groups, statutory bodies and Manchester City Council departments in addition to local Ward Councillors, prior to this application being submitted. Below we have provided a list of stakeholders with whom consultation has occurred.

- Lead Local Flood Authority
- Transport For Greater Manchester (TfGM) and Highways
- Environmental Health
- MCC Tree Officer
- Greater Manchester Police (GMP)
- United Utilities
- Local Councillors

Full details of all pre-application engagement and how the application responds to comments received from all parties is set out in the Statement of Community Involvement prepared by Avison Young, submitted with this application. The consultation process will also continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this process, the applicant and the project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

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2 The Site and Local Context

2.1	Site Location	2.3	Historic Context and Local Character	2.4	Existing Conditions	2.6.3	Oxford Road, Strategic Regeneration Framework
	2.1.1 City Scale		2.3.1 Surrounding Historic Character		2.4.1 Site Section A	2.6.2	Manchester City Council PBSA Executive Paper
	2.1.2 Local Scale		2.3.2 Historic Photos		2.4.2 Site Section B	2.6.3	Summary
	2.1.3 Existing Aerial View		2.3.3 Historic Mapping	2.5	Movement	2.7	Site Opportunities and Constraints
	2.1.4 Existing Character		2.3.4 Local Heritage Assets		2.5.1 Pedestrian Routes		2.7.1 Site Constraints
	2.1.5 Existing Buildings on Site		2.3.5 Former Unitarian Chapel		2.5.2 Transport Infrastructure		2.7.2 Site Opportunities
2.2	Understanding Local Area		2.3.6 Upper Brook Street	2.6	Policy Context		
	2.2.1 Local Building Uses and amenities		2.3.7 Kincardine Road		2.6.1 Oxford Road Corridor		
	2.2.2 Local Building Heights				2.6.2 Oxford Road Corridor: The Knowledge Quarter		
	2.2.3 Understanding Ardwick						

2 The Site and Local Context

2.1 Site Location

2.1.1 City Scale

Overview

The site is located within the Brunswick area of Ardwick, on the edge of the city centre. It sits along the arterial road of Upper Brook Street, with Brunswick residential neighbourhood to the East and the two Manchester university campuses to the West. Located within 10minutes walk of Manchester Piccadilly Station and Oxford Road, it is well connected to the city centre and Greater Manchester more widely.



Key



Site boundary

2.13 Ha

Total site area
(based on planning area boundary)

The Site covers 2.13 hectares and is bounded by Upper Brook Street (UBS), Grosvenor Street and Kincardine Road with Inchley Road running through the centre. The site comprises the various former Williams Garage buildings and their associated car parking forecourts. These buildings are now vacant and are formed around the Grade II* listed ‘Former Unitarian Chapel’ (sits outside of the site boundary) which now operates as student accommodation. The Site is identified for redevelopment within the Oxford Road Corridor Strategic Regeneration Framework Guidance (SRFG) with mixed commercial uses, purpose built student accommodation, and high-density development identified as being a priority for the UBS site.

Key

Site boundary



2

The Site and Local Context

2.1

Site Location

2.1.3

Existing Aerial View

Overview

The 2.13Ha site is currently occupied by a series of former car garages, dissected in the middle by Inchley road. It surrounds the former Unitarian Chapel, a grade II* listed building, which is now student residential accommodation. The site is flanked by the busy Upper Brook Street and the residential street of Kincardine road. The north of the site is constrained by a tight gauge of 26m, but opens up to the south to 86m.

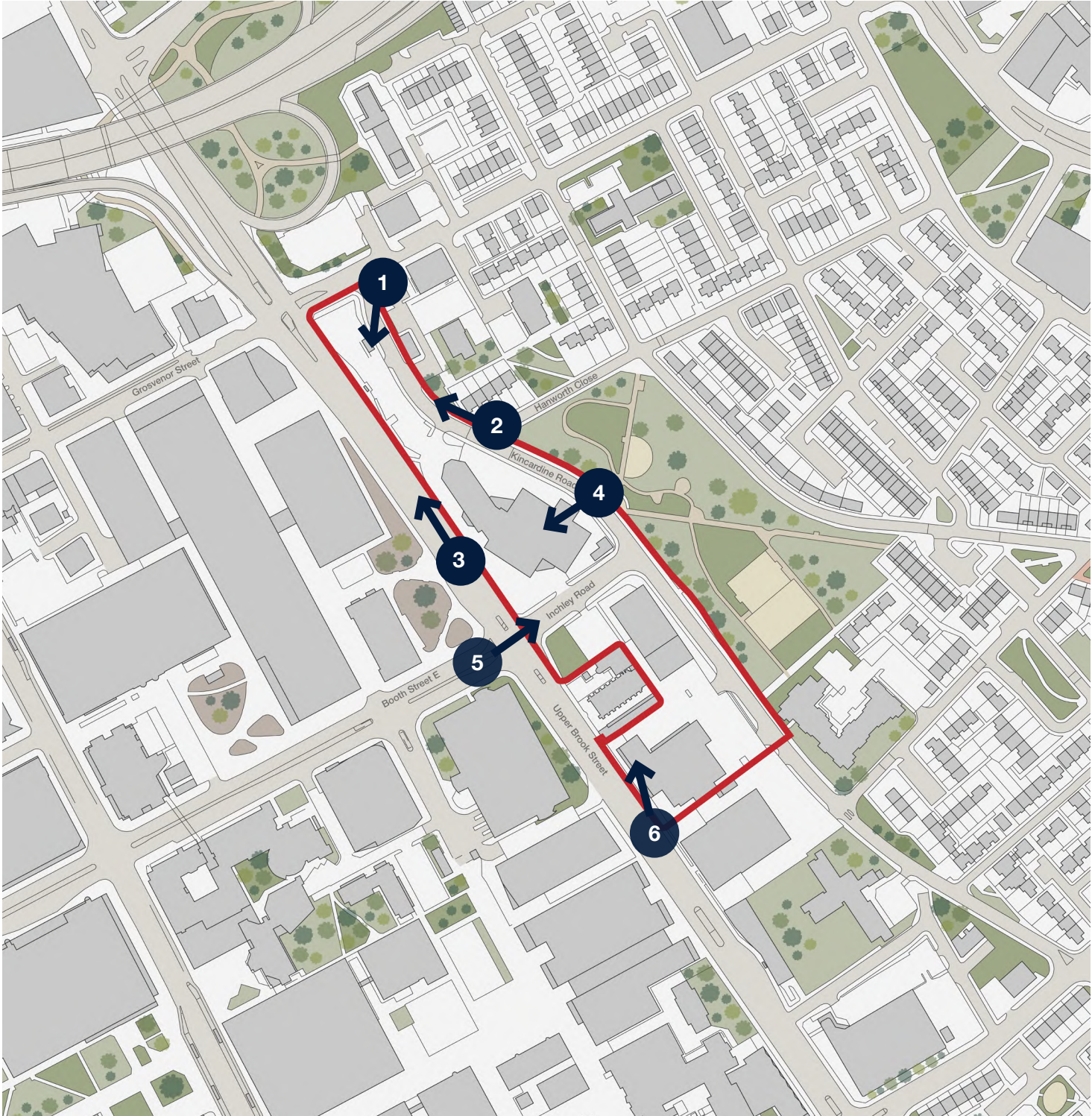
The east of the site is the residential area of Brunswick, which includes the local community park Gartside Gardens. To the west are a series of mid-rise buildings which include a car park and a range of university research facilities. The university buildings create a wall along Upper Brook street with little to no active frontage facing towards Brunswick.



2 The Site and Local Context

2.1 Site Location

2.1.4 Existing Character



2 The Site and Local Context

2.1 Site Location

2.1.5 Existing Buildings on Site

Existing Context

The existing site photos show how the low massing does not fit in the context of Upper Brook Street. There is no mediation between the university and the residential neighbourhood. The buildings also focus their attention to Upper Brook Street while treating Kincardine Road like a back of house area with the numerous fences and barriers present. As such, there is no positive connection between the residential neighbourhood and the university.

Existing Buildings

The existing buildings on site are former car showrooms. These have been unoccupied for a number of years and have fallen into a state of disrepair. The buildings are of low architectural value in comparison to the Chapel and have a harmful impact on the Chapels setting. As such, the massing and landscape are not currently utilising the potential of the site for the wider area.



Existing buildings on site



Setting of the former chapel

2

The Site and Local Context

2.2

Understanding Local Area

2.2.1

Local Building Uses and Amenities

Proximity to healthcare facilities

- The Vallance Centre Brunswick**
9 min walk
- Manchester Royal Infirmary**
15 min walk
- Cornbrook Medical Practice**
8 min walk
- Moss Side Health Centre**
20 min walk
- The Arch Medical Practice**
16 min walk

Proximity to amenities

- Tesco Express**
10 min walk
- Sainsbury's Local**
11 min walk
- Morrisons**
11 min walk
- Cafe Nero**
5 min Walk

Appraisal of local use and amenities

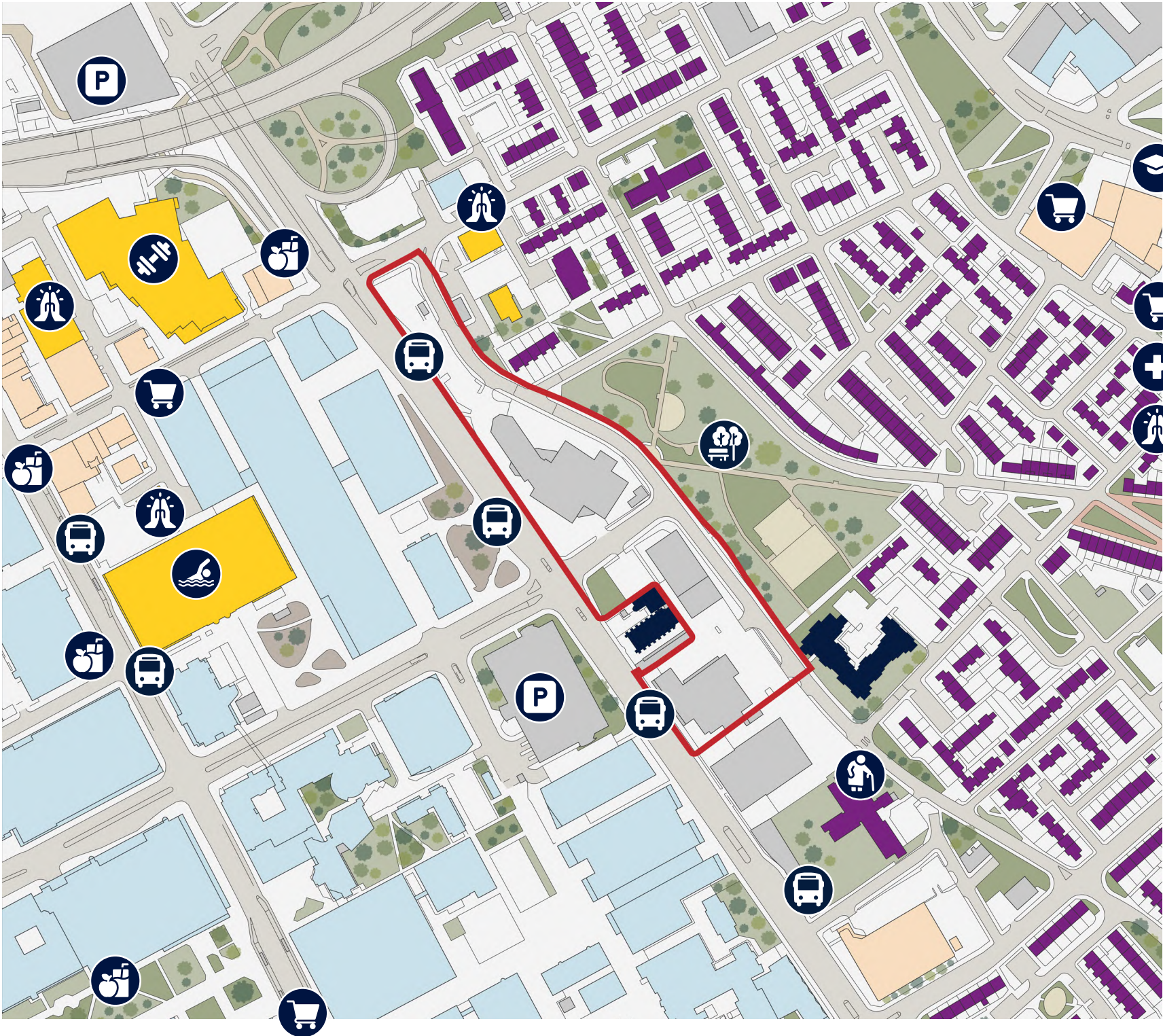
The site is a barrier between the residential buildings to the east and the university buildings to the west. The development of the site can create a more permeable route to integrate these two neighbourhoods. There is also a distinct lack of buildings with commercial and community uses that serve the local residents of Brunswick. Development of the site will bring new locations for much needed community facilities within the area.

Key

- Site boundary
- Residential
- Commercial
- Education
- Religious, community & leisure
- Student residential

- Park
- Shop
- Food and beverage
- Religious building
- Medical building
- Primary school

- Assisted living
- Aquatics Centre
- Gym facility
- Car park
- Bus stop



2 The Site and Local Context

2.2 Understanding Local Area

2.2.2 Local Building Heights

Proximity to existing and emerging Tall Buildings

University of Manchester Engineering Campus

8 storeys / AOD 76.7m
3 min walk

Circle Square

10 storeys / AOD 88.2m
14 storeys / AOD 95.0m
18 storeys / AOD 111.8m
36 storeys / AOD 148.3m
8 min walk

The Poulton, Mayfield

9 storeys / AOD 74.9m
13 min walk

Baring Street Office, Mayfield

12 storeys / AOD 95.0m
13 min walk

Hulme Street (planning consented)

55 storeys / AOD 198.4m
16 min walk

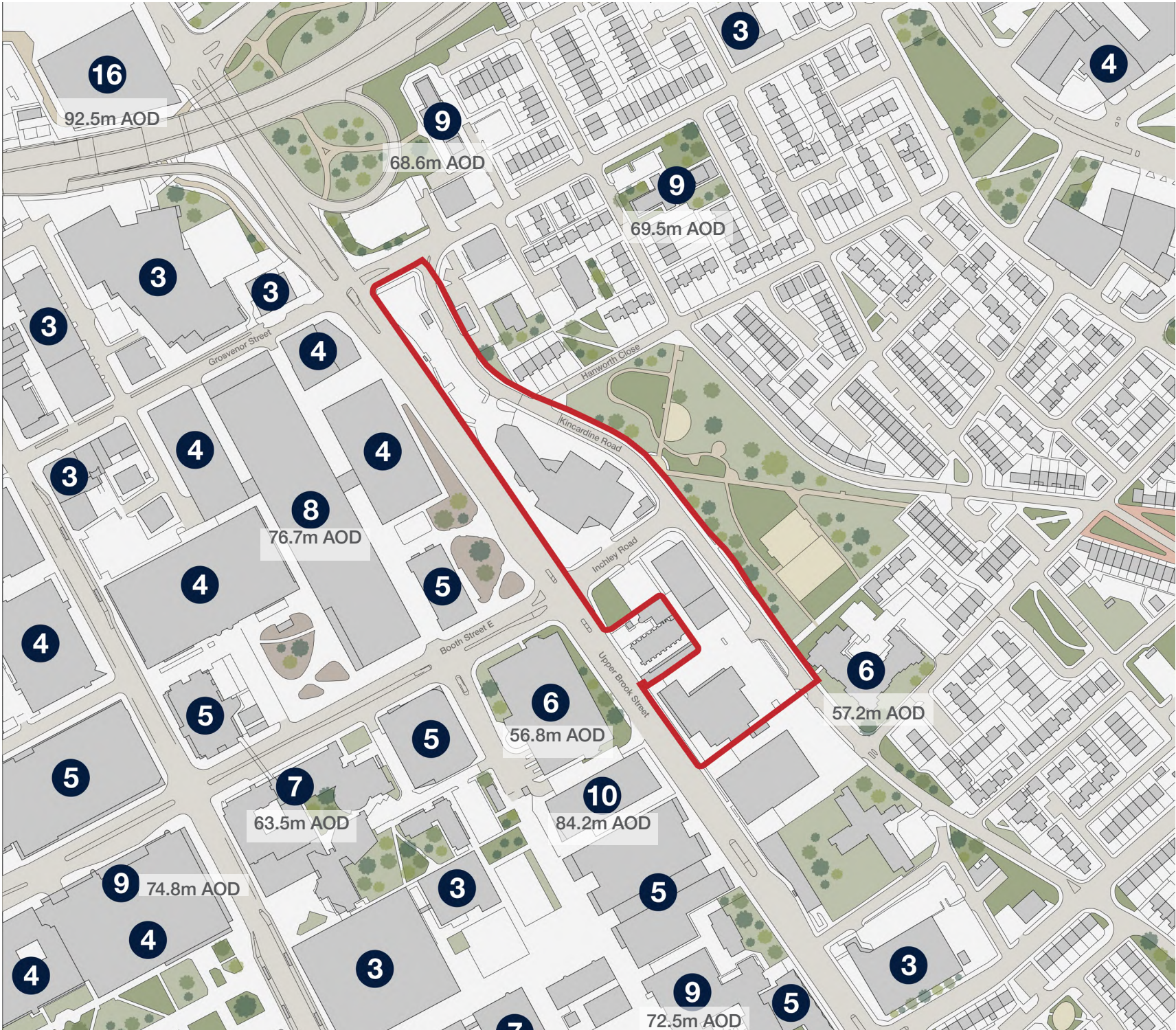
Building Height Appraisal

The residential area is predominantly 2-3 storey homes, with pockets of 4-13 storey residential blocks. The university area is a series of mid-rise buildings ranging from 5-12 storeys lining Upper Brook Street. The current buildings on site are single storey former car garages, which fail to mediate the height of the university with the local residential buildings. Within the Oxford Road corridor there are a series of new and emerging tall buildings ranging from 18-55 storeys. These form part of the wider cityscape of tall buildings.

Key

Site boundary

Number of storeys



2

The Site and Local Context

2.2

Understanding Local Area

2.2.3

Understanding Ardwick

Local Context

Much of the Victorian housing stock of the area was demolished post war and replaced with a mix of low, mid and high rise homes in the 1960s and 1970s. The Ardwick area has undergone significant regeneration over the last 10 years, specifically Brunswick. This has delivered a modern primary school, medical centre and new homes. These facilities form a hub in Brunswick, with modern homes lining new public realm, linking pedestrians to Gartside Gardens and the site.



Brunswick Street Residential Tower

High rise homes



Mancroft Walk Residential Block

Mid rise homes



Example of the existing homes of Brunswick

Low rise homes



Sylvia Pankhurst Way New Build Residential Blocks

Modern homes & new public realm



Polygon Street Convenience Shops

Shops



Medlock Primary School

Schools



The Valance Medical and Community Centre

Healthcare & community



Brunswick Parish Church and Community Hub

Religion & community

2 **The Site and Local Context**
2.3 Historic Context and Local Character
2.3.1 Surrounding Historic Character

Local Character
The wider Ardwick area has a number of historic buildings from different periods. A common theme of materials is the red bricks common to Manchester’s industrial heritage.



Higher Ardwick



Victek House, Ardwick Green South



Stockport Road, Ardwick



Dolphin Street, Ardwick



O2 Apollo Manchester



Co-working Office, Ardwick



Ardwick Green



Stockport Road, Ardwick

2 **The Site and Local Context**
2.3 Historic Context and Local Character
2.3.2 Historic Photos



1 **1959**
Unitarian Chapel and terrace of shops, seen from Upper Brook Street



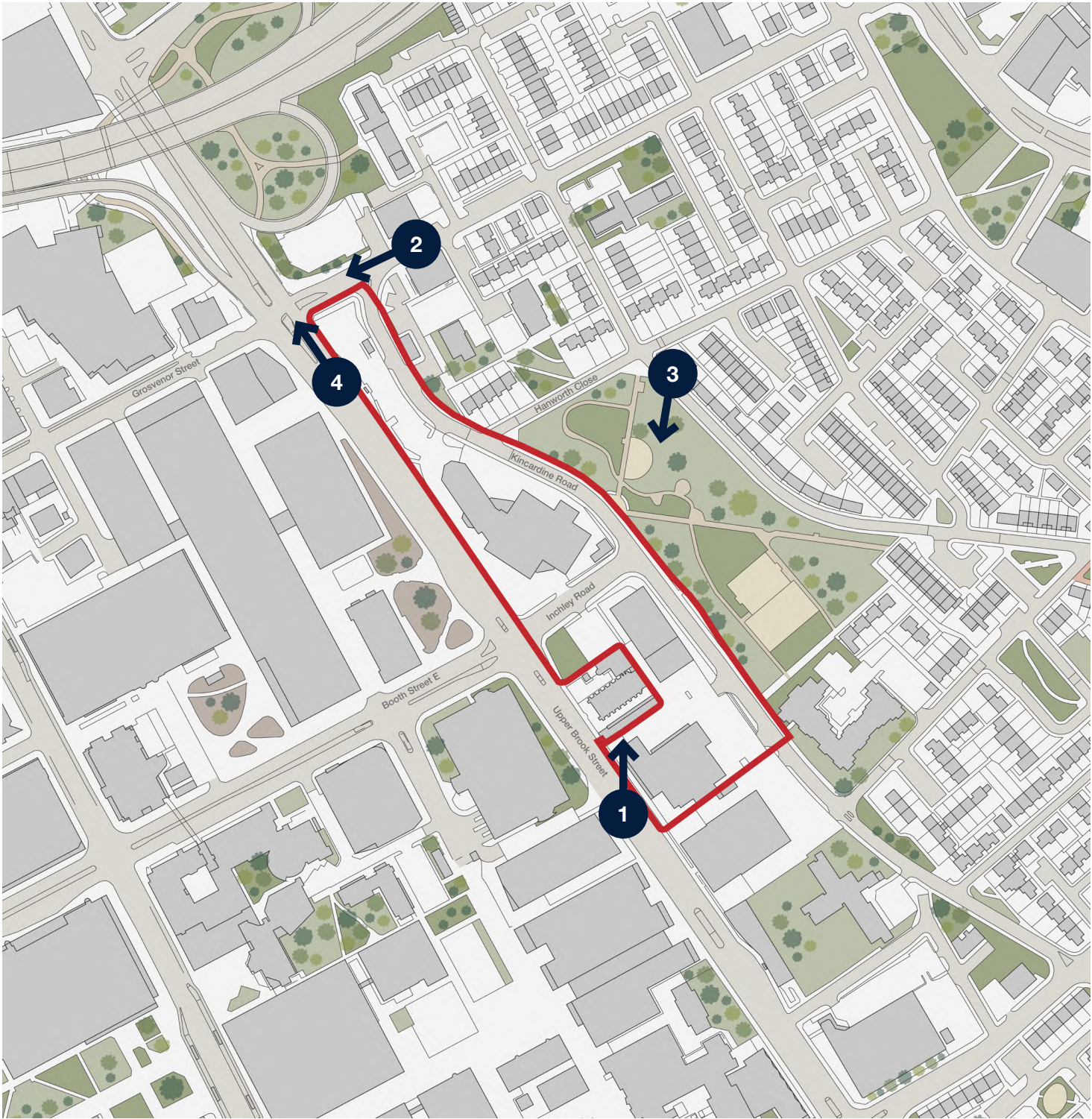
2 **1960**
Looking West across Upper Brook Street, seen from 68 Grosvenor Street



3 **1963**
Unitarian Chapel and terraced houses, seen from across Gartside Gardens (formerly Rusholme Cemetery)



4 **1966**
Upper Brook Street, looking towards Manchester City Centre



2

The Site and Local Context

2.3

Historic Context and Local Character

2.3.3

Historic Mapping

1848

OS Map Lancashire Sheet CIV, National Library of Scotland. Northern area of site occupied by dense terraces of houses and associated yards, and Rusholme Road Chapel. Southern area of site occupied by lower density houses and gardens. Many orchards and allotment gardens to east.

1890

OS Map Lancashire Sheet CIV, National Library of Scotland. Northern area of site occupied by dense terraces of houses with yards, and Rusholme Road Chapel. Southern area now also occupied by dense terraced housing. Robert Street has been extended to Upper Brook Street. Area to east of site has been covered by dense terraced housing.

1921

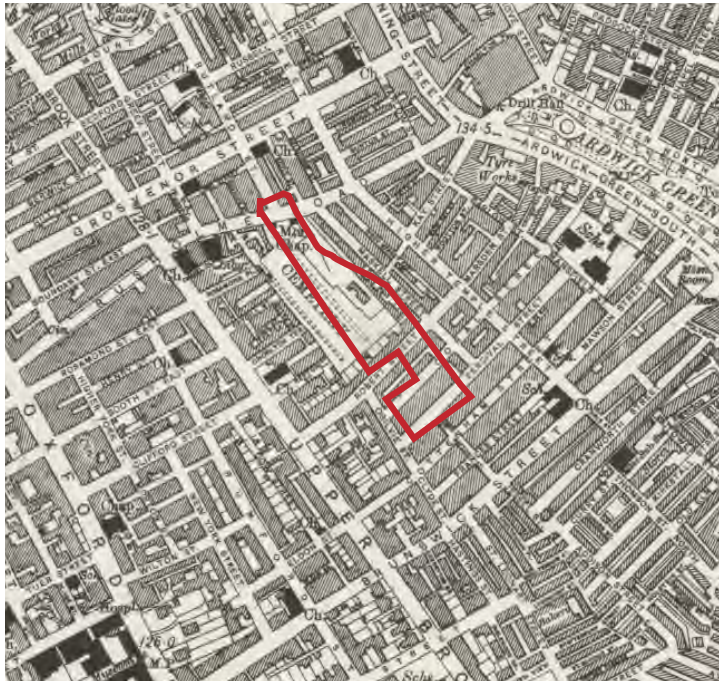
OS Map Lancashire Sheet CIV, National Library of Scotland. Little change to site since 1884. Further dense development to land to south east of site.



1848



1890



1921

1948

RAF aerial photograph, Historic England. Some clearance of terraces across site, due to bomb damage and slum clearance. Terraces demolished to areas surrounding the site, particularly to the north east.

1960

OS Map Lancashire Sheet CIV, Manchester Maps. Further slum clearance of Victorian terraces and industrial buildings in areas surrounding site.

1969

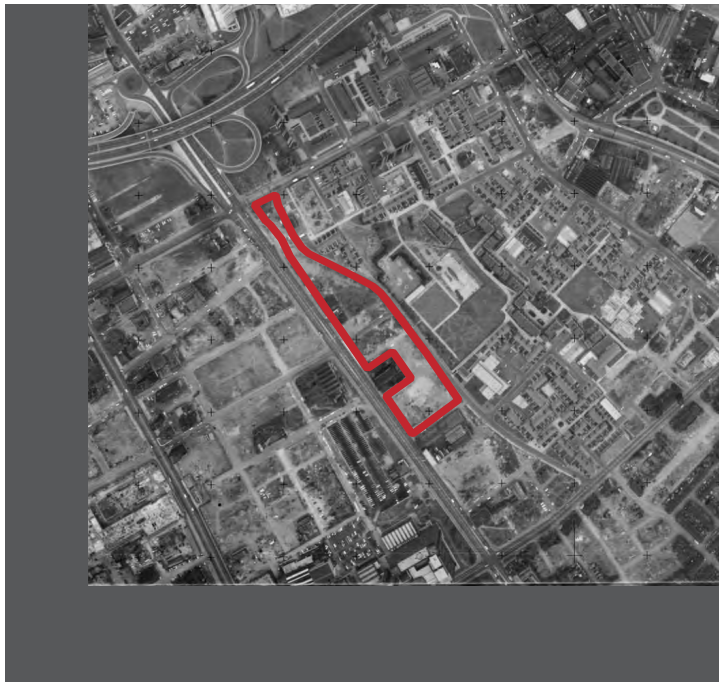
RAF aerial photograph, Historic England. Site almost completely cleared, including Rusholme Road Chapel. Kincardine road created, and Rusholme Road Cemetery is now Gartside Gardens. Slum clearance of terraced housing around site. Mancunian Way completed to north of site.



1948



1960



1969

2

The Site and Local Context

2.3

Historic Context and Local Character

2.3.4

Local Heritage Assets

Former Unitarian Chapel, Upper Brook Street
Grade II*

Upper Brook Street. Chapel and Sunday school, listed in October 1974. Designed by Sir Charles Barry, built 1837-39. Early English Gothic style, sandstone with slate roofs. Currently student accommodation.

Former Grosvenor Picture Palace, Grosvenor Street
Grade II

Former cinema, listed in October 1974. Built in 1912, but subsequently altered. Green and white tiled façade with slate roof. Currently a pub.

The Deaf Institute, Grosvenor Street
Grade II

Former Adult Deaf and Dumb Institute, listed in October 1974. Designed by John Lowe, completed 1878, since altered. Gothic style, sandstone with slate roof. Currently a live music venue.

94-98 Grosvenor Street
Grade II

Row of 3 townhouses, listed in May 1974. Early 19thC, since altered. Red brick and sandstone with slate roof. Currently commercial units.

Oddfellows Hall, 97 Grosvenor Street
Grade II

Former GVII Friendly Society offices, listed in June 1994. c.1900-10, since altered. Brick, Edwardian Baroque style. Currently University of Manchester engineering building.

Drill Hall, Ardwick Green North
Grade II

Territorial Army Drill Hall and offices, listed in October 1974. Designed by Laurence Booth, completed 1886. Medieval style, with four storey tower.

The Mawson Hotel, 78 Frances Street
Grade II

Public house, listed in March 2010. Mid-late 19thC hotel and two terraced houses, amalgamated and rebuilt in 1936-37. Currently disused.

Key

Site boundary

Grade II Listed building

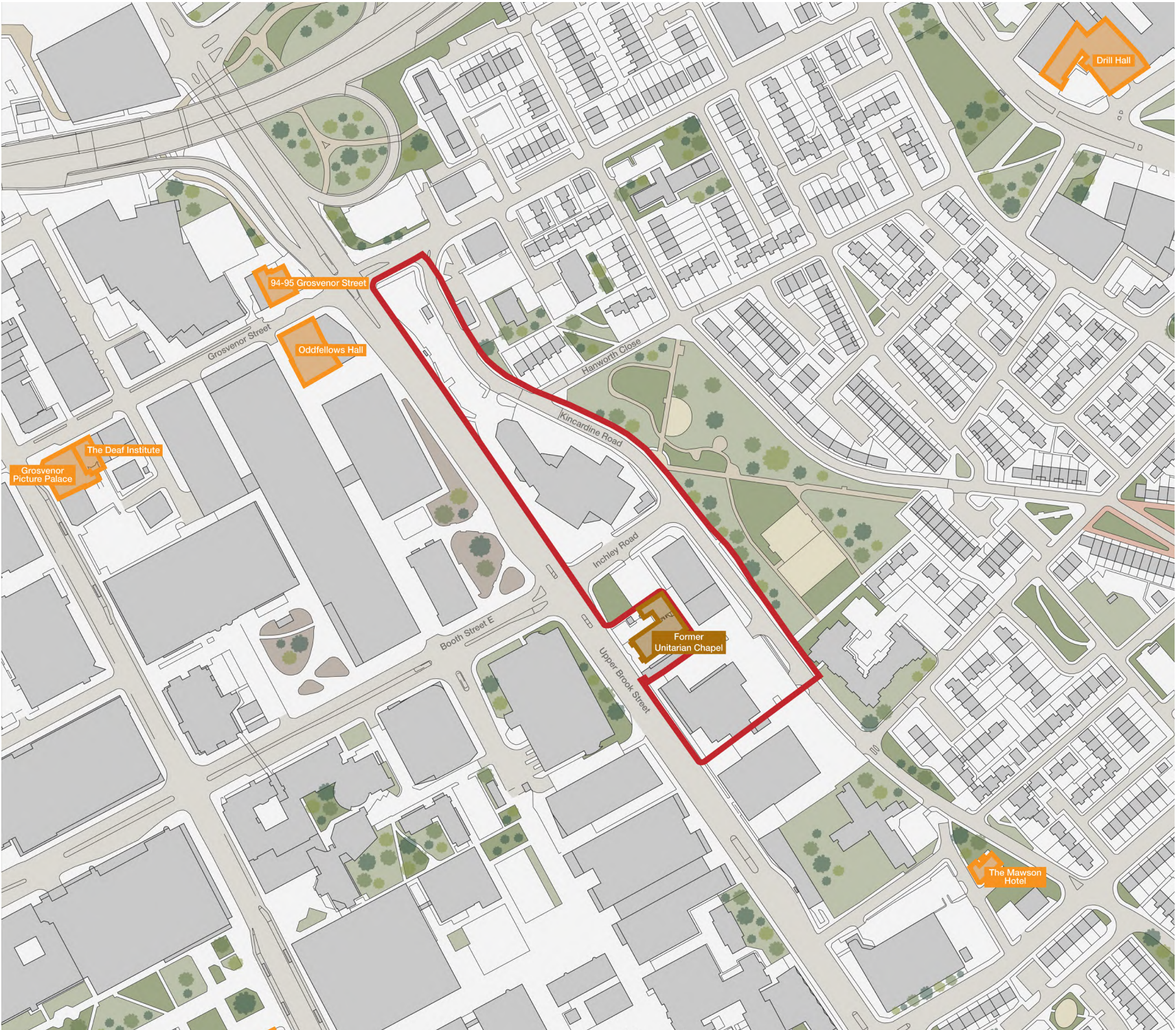
Grade II* Listed building



The Deaf Institute, Grosvenor Street



Oddfellows Hall, Grosvenor Street



2

The Site and Local Context

2.3

Historic Context and Local Character

2.3.5

Former Unitarian Chapel, Upper Brook Street Grade II*

Overview

The Upper Brook Street Chapel (also known as the Welsh Baptist Chapel and the Islamic Academy) consists of a church and attached Sunday School building, now in current use as student accommodation.

The Chapel is Grade II* listed and was awarded this status in 1974. The Chapel was built between 1837 and 1839 with the adjacent Sunday School added in 1887. The Chapel was closed in 2005 due to its poor condition, and the Sunday School building was used by various occupiers until 2015. In the 2017/18 the buildings were repaired and refurbished into student accommodation.

Historic and Architectural Interest

The chapel was designed by prominent architect Sir Charles Barry, who was responsible for the Palace of Westminster and Manchester Art Gallery. It is one of the earliest and potentially the first example of a neo-Gothic Nonconformist Chapel. There was also input from Augustus Welby Pugin a noted figure of the Gothic Revival Style.

The chapel is a Gothic revival building built of sandstone. It has a rebuilt steep pitched roof to match the original. It's features include buttresses, lancet windows, a moulded archway entrance, a large stone rose window and four pinnacles at each corner. Recent additions include the refurbished roof, replaced windows, conservation roof lights and dormer, repaired east elevation and a modern brick extension. The Sunday School is built in a similar Gothic revival style.

Information from Heritage Appraisal undertaken by Turley.



Front (West Elevation) of Chapel



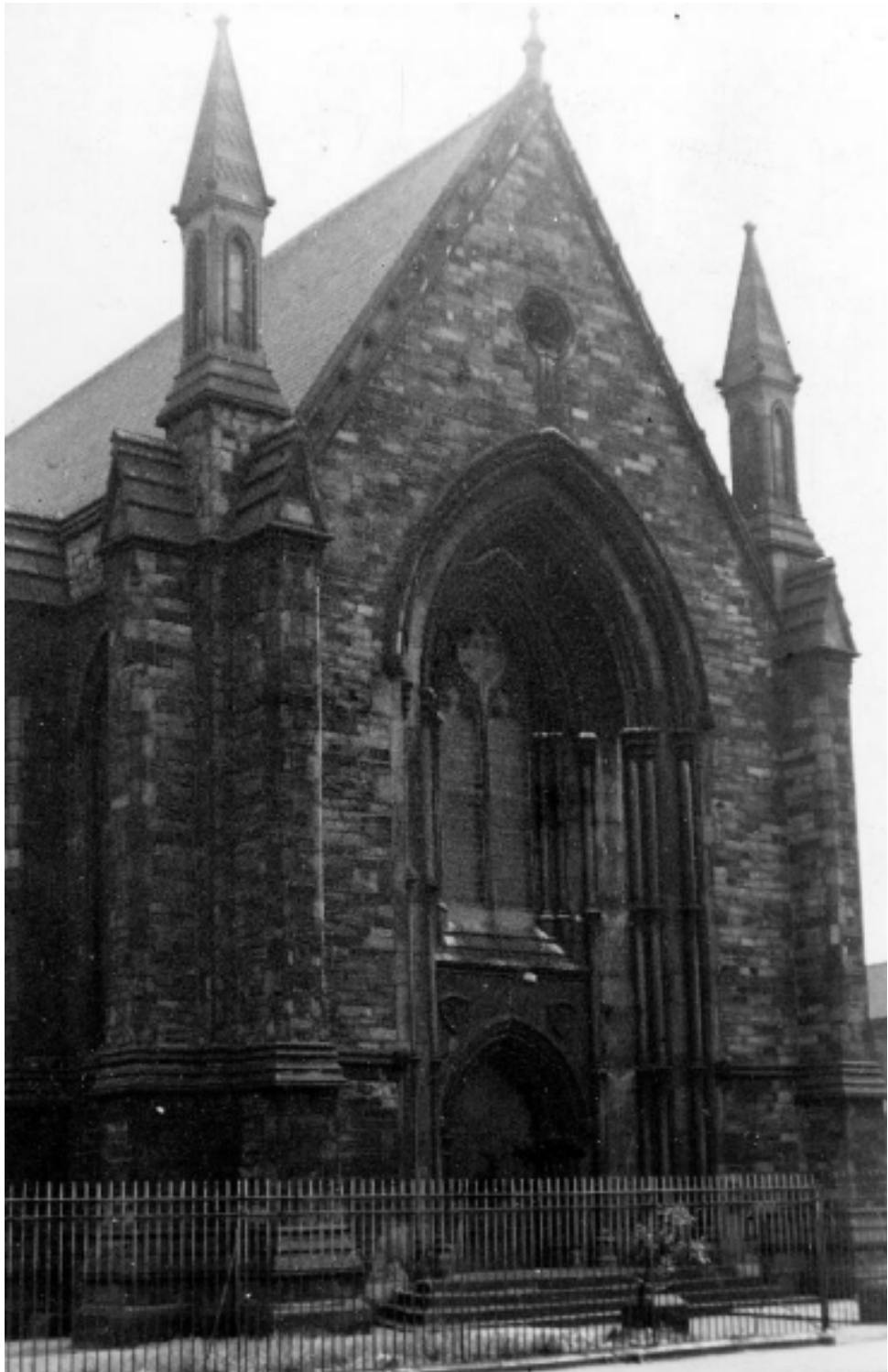
Attached Sunday School



Rear (East Elevation) of Chapel



Chapel Entrance



The Chapel in 1959

2

The Site and Local Context

2.3

Historic Context and Local Character

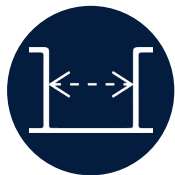
2.3.6

Upper Brook Street



Busy arterial road

Large amount of traffic heading in and out of the City Centre, causing noise and pollution



Wide road

5 lanes of traffic and landscaping along the road edge



University building context

Development largely University of Manchester life sciences and engineering buildings



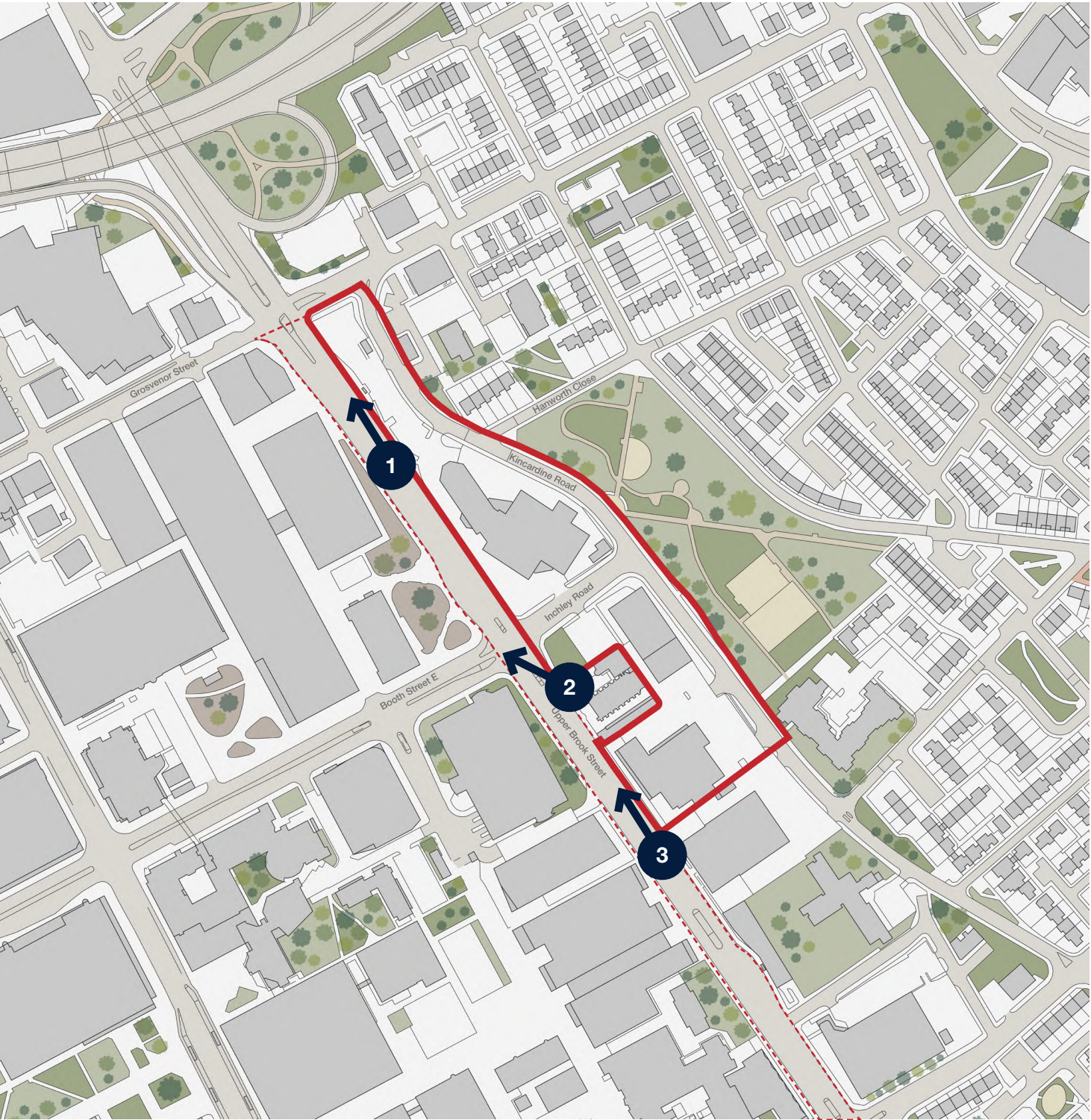
Varied scale and grain of development

2 - 6 storey development

Key

Site boundary

Upper Brook Street



2

The Site and Local Context

2.3

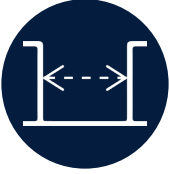
Historic Context and Local Character

2.3.7

Kincardine Road



Quiet residential road
Small amount of traffic, road mainly used for access to housing and park



Narrower road
2 lanes of traffic and 1 lane of street parking



Low and mid rise development
Mainly 2-6 storey development



Lack of positive frontages
There are issues with Kincardine Road at present

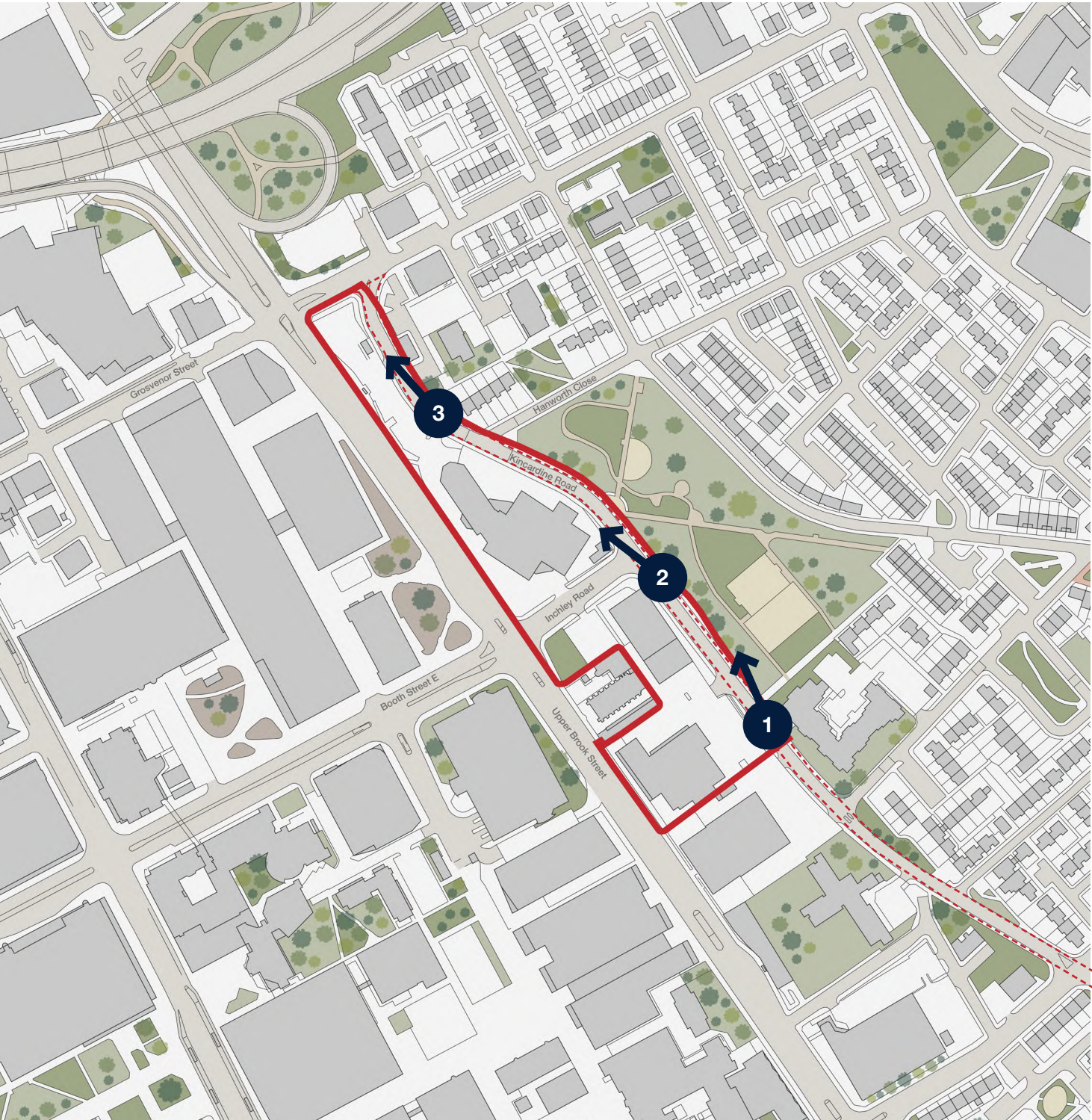


Commercial and residential context
Site neighbours Gartside Gardens and residential neighbourhood with redundant commercial space on site.

Key

 Site boundary

 Kincardine Road



2

The Site and Local Context

2.4

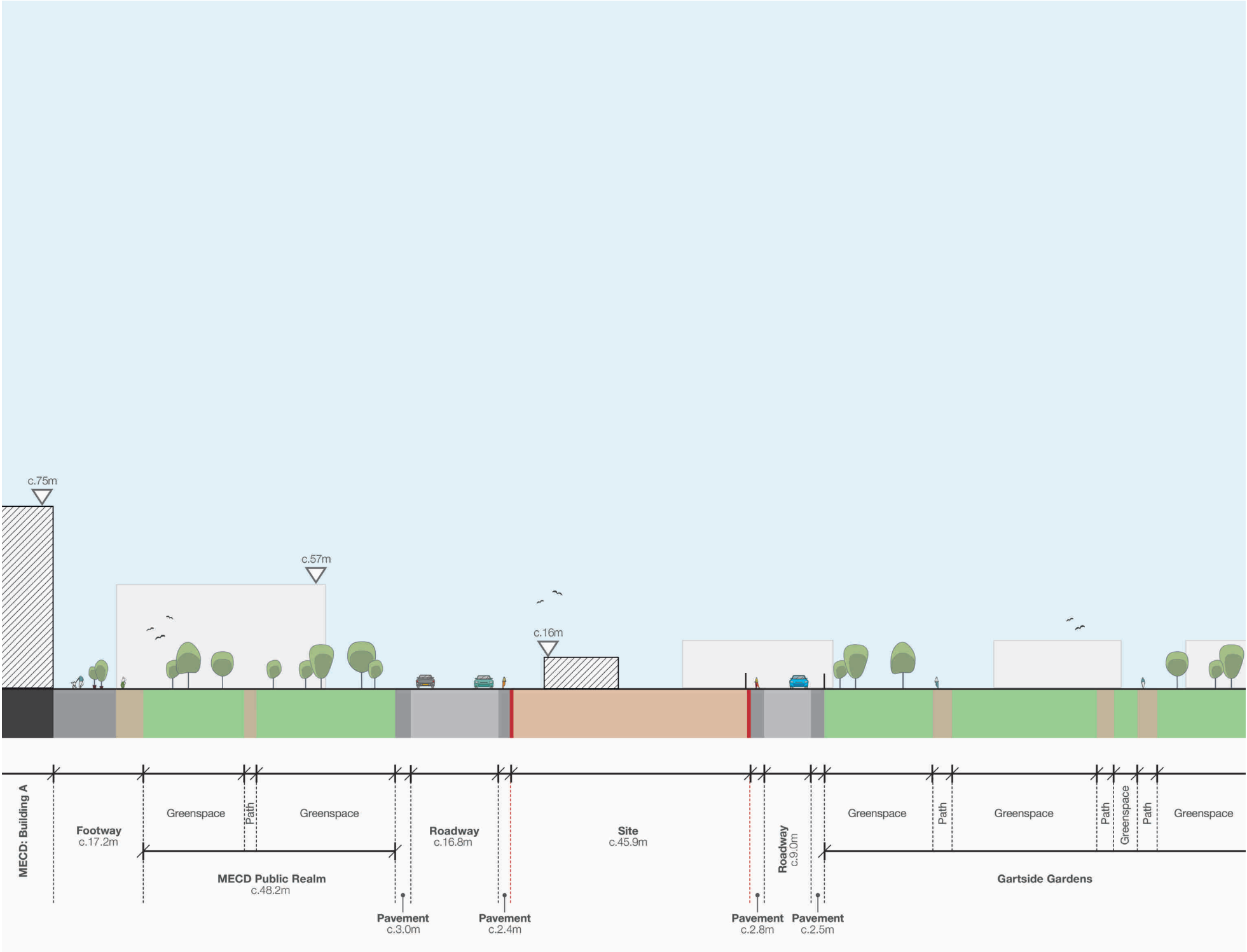
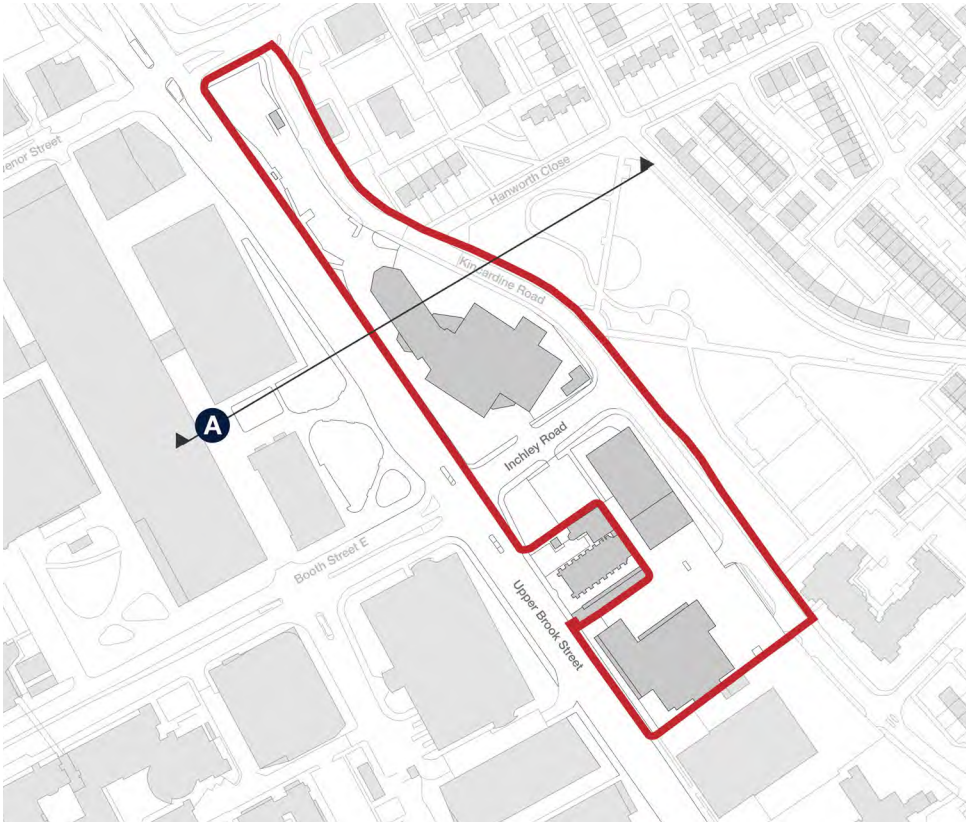
Existing Conditions

2.4.1

Site Section A

Site Section A: Condition to the north

Section A represents the poor connectivity between Brunswick and the university campuses. There are two areas of public realm either side of the site with poor pedestrian access between them. The northern end of the site has a narrower gauge than the southern part. This constraint limits the proposed uses for this area.



2 The Site and Local Context

2.4 Existing Conditions

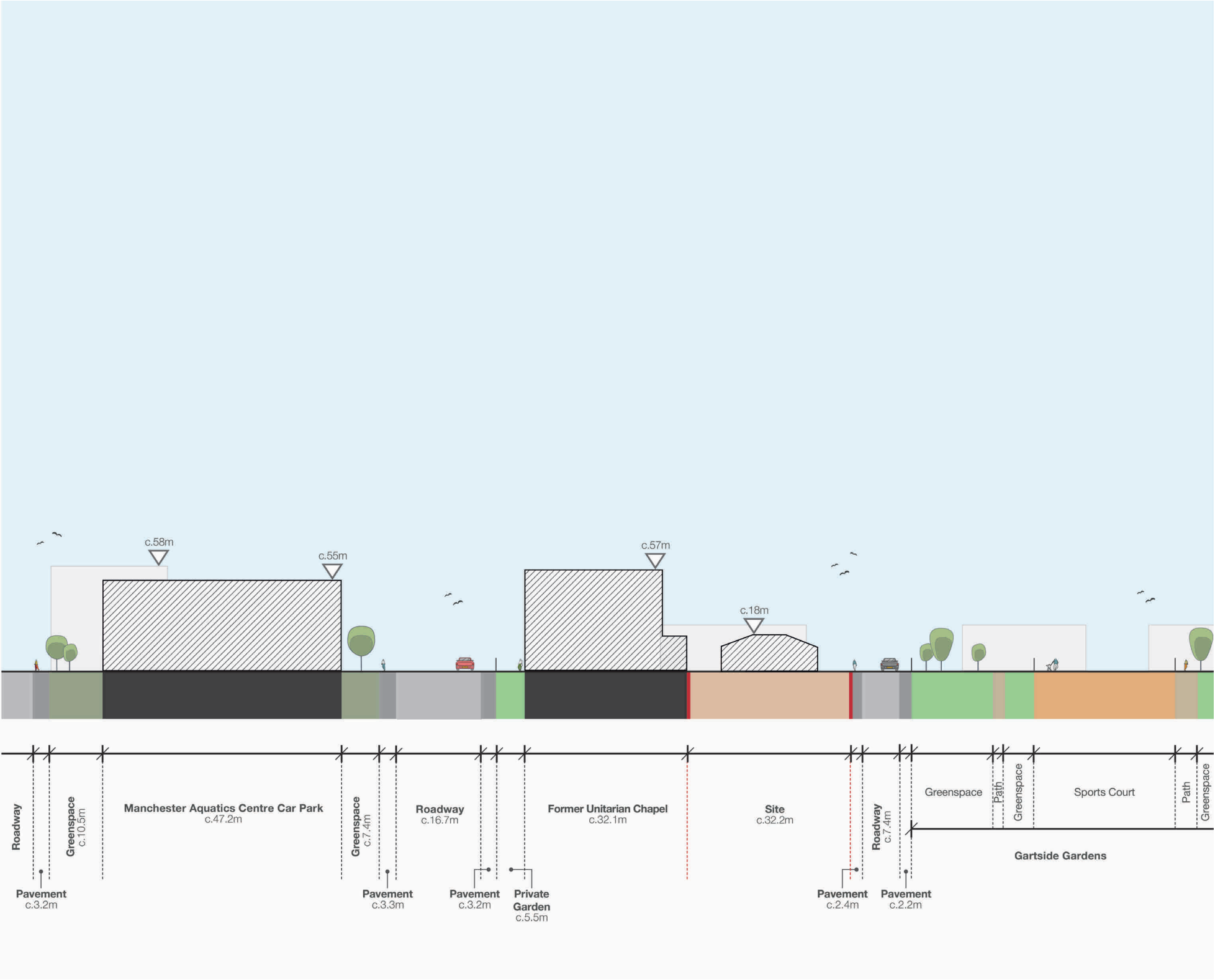
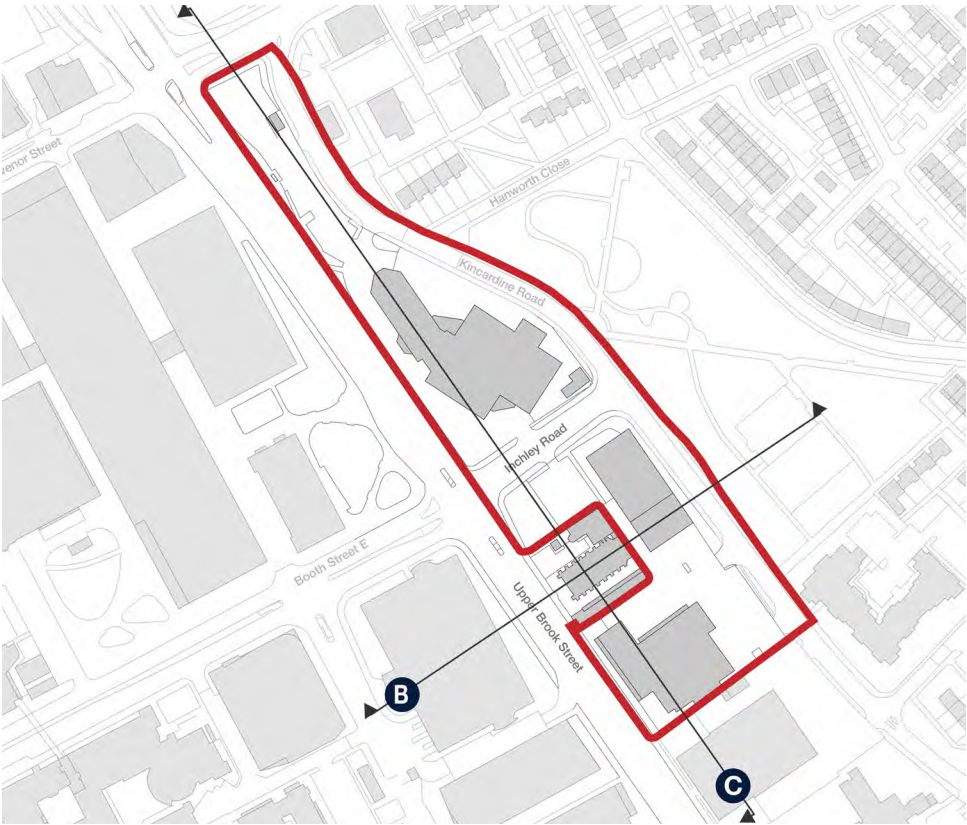
2.4.2 Site Section B

Site Section B: Condition to the South

Section B shows the constraint for the site surrounding the chapel. Similar to the northern end, this limits the potential use for this part of the site.

Site Section C: General condition across the site (next page)

Section C shows the full length of the site within the context of the chapel and demonstrates clearly the potential the site has to positively frame the chapel within its context. The main constraint here is the current Inchley road which runs through the middle of the site.



2

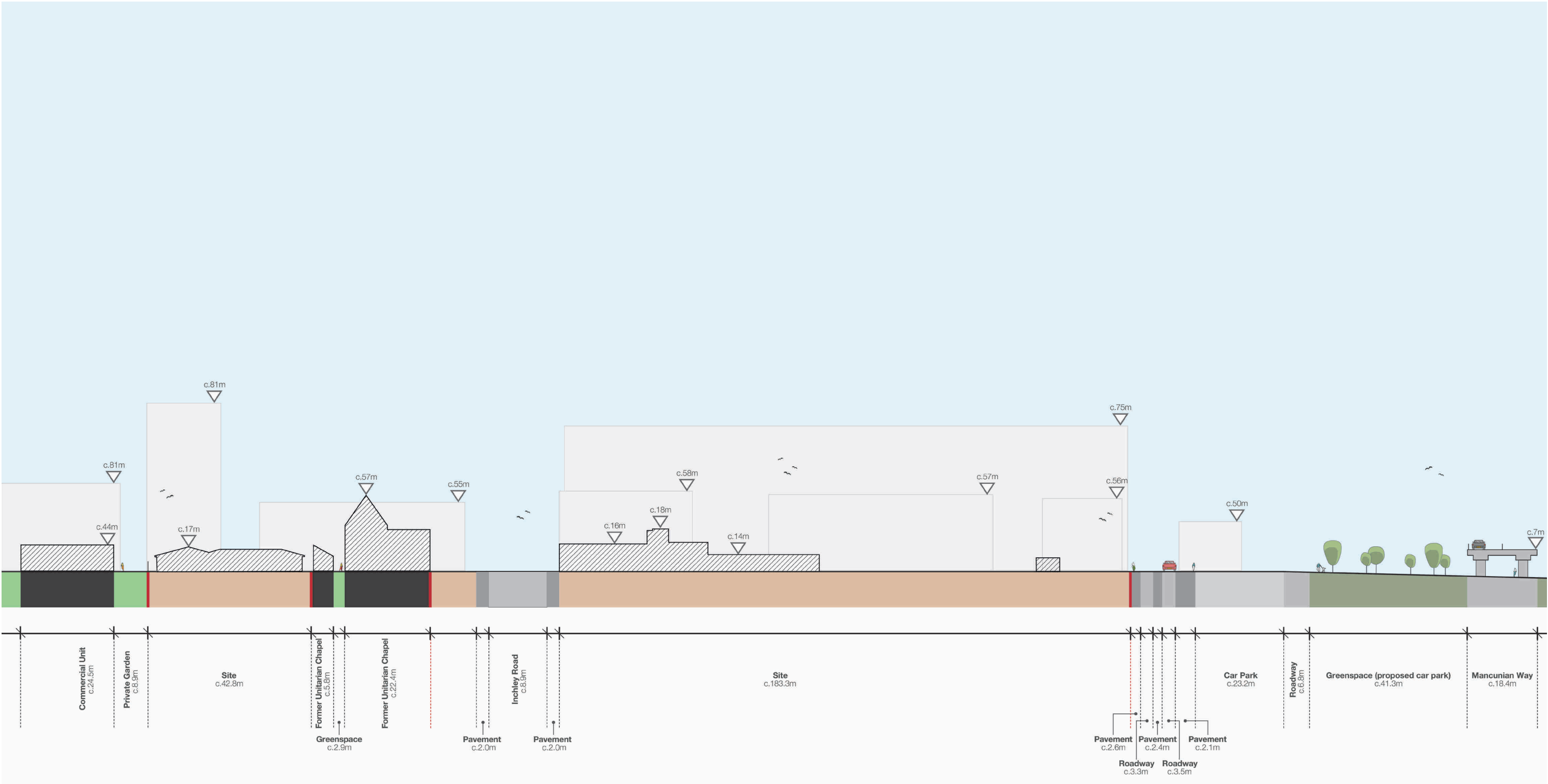
The Site and Local Context

2.4

Existing Conditions

2.4.3

Site Section C



2

The Site and Local Context

2.5

Movement

2.5.1

Pedestrian Routes

The Site
The current site isn't accessible to the public and the only route through is via Inchley road This serves as the only connection between Brunswick and the University.

Brunswick
The site frames a key a pedestrian route from Brunswick's hub towards the city centre. The route begins at the Valance Community Centre and leds towards Gartside gardens, framed by modern homes and new public realm. The site has the potential to act as a continuation of this route through to the city centre and additional routes across Upper Brook Street.

Upper Brook Street
Upper Brook street is a busy road that serves as one of the main routes into the city from the south. As such it isn't a pedestrian friendly route and has limited permeability for pedestrians.

Key

Site boundary

Key pedestrian route

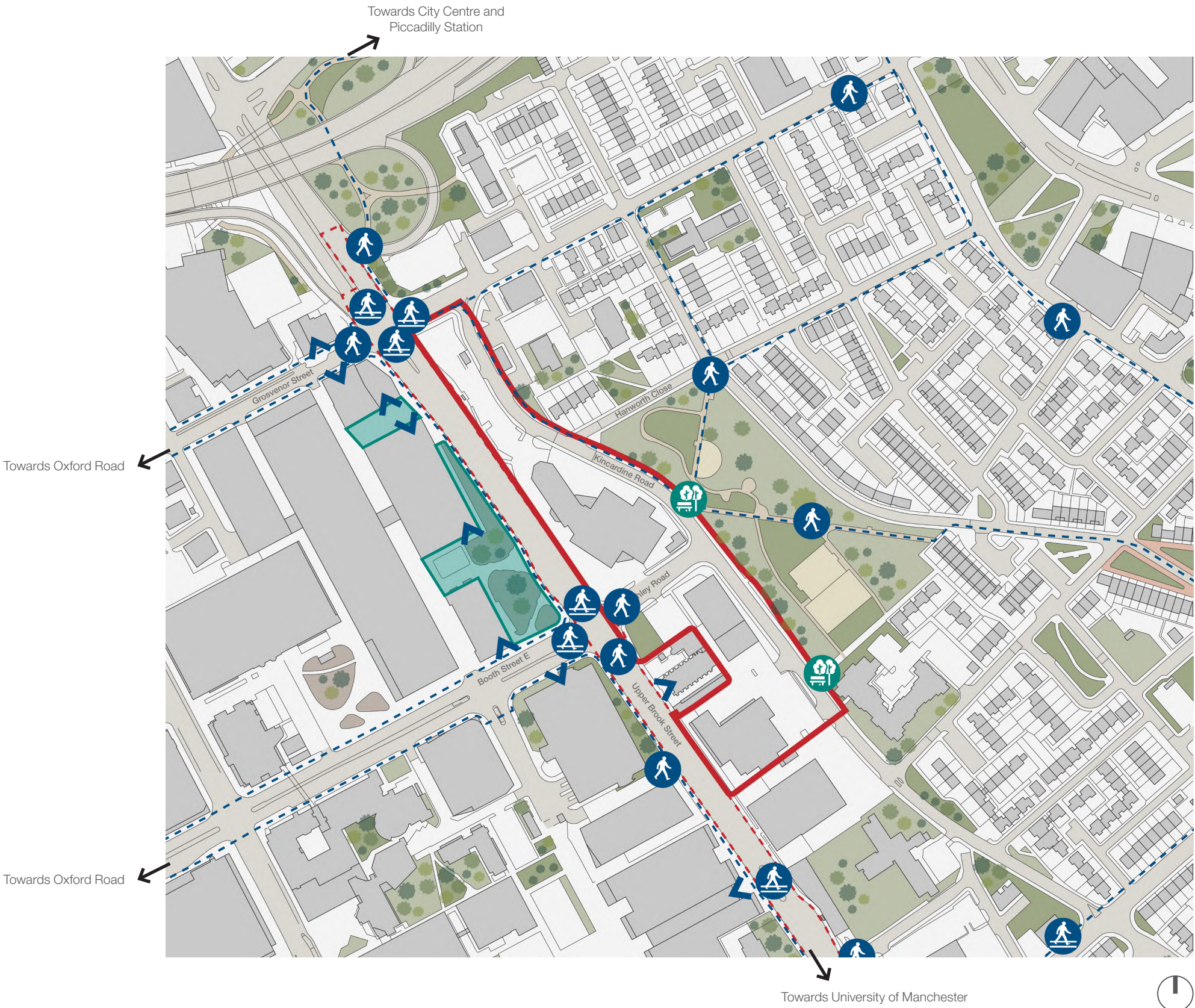
Pelican crossing

Crossing

Building entrance

Landscaped public realm

Park entrance



2.5.2 Transport Infrastructure

Citywide connections. 16 min walk, 6 min drive.

212 spaces. 8 min walk, 3 min drive. Serves Manchester Oxford Road Station and MMU.

 Rail Link

2 **The Site and Local Context**
2.6 Policy Context
2.6.1 Oxford Road Corridor

**Oxford Road Corridor Strategic Vision to 2030
(January 2023)**

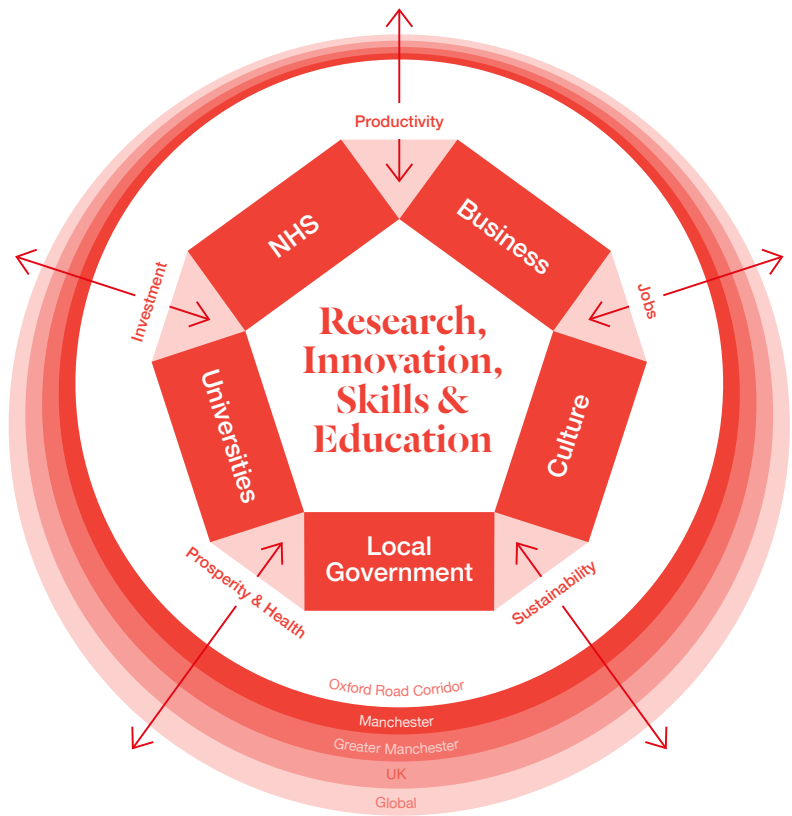
The Oxford Road Corridor covers an area of 243-hectares running south from St Peter’s Square, where it overlaps with the core of Manchester’s Central Business District, to Whitworth Park along Oxford Road. The Oxford Road Corridor is home to an exceptional group of knowledge intensive organisations and businesses; 74,445 students and a workforce of over 71,700 within one of Europe’s fastest growing cities.

For more than 15 years, public and private sector partners in the area have worked together to build on the Oxford Road Corridor’s research and development (R&D) strengths, with a shared vision to create an innovation ecosystem that can match and exceed leading knowledge quarters across the world. It is the longest-standing, formally constituted knowledge quarter partnership operating in the UK and over the last 15-years partners have aligned investment against a shared strategic vision which has transformed the area creating over 45,000 jobs and increasing annual economic output by c£2.5bn.

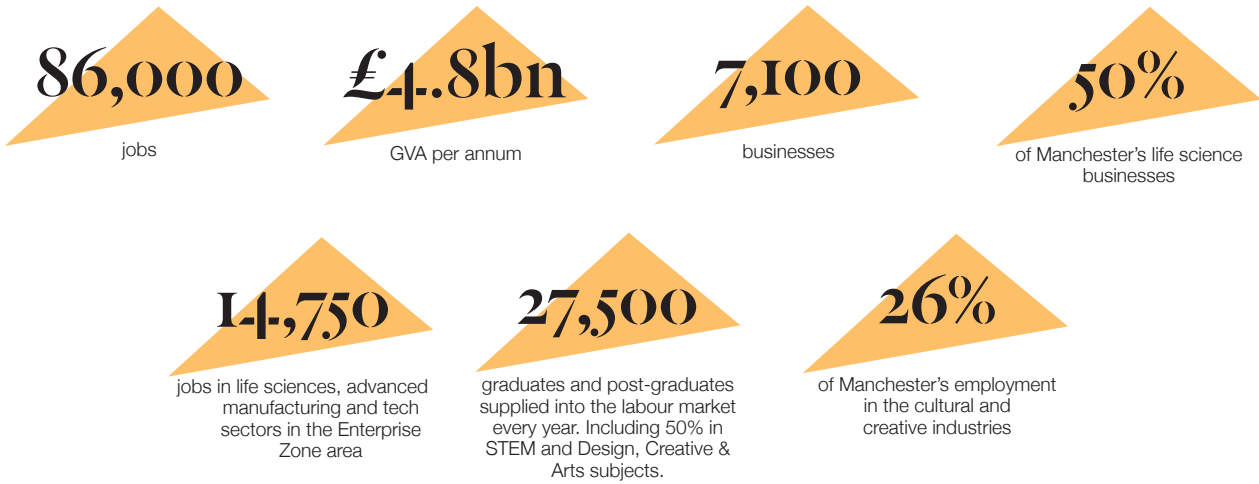
The area has undergone significant change, including a series of flagship projects, which have helped to transform the area and create over 45,000 jobs and an additional £2.5bn annual GVA. Each year over 27,500 graduates are supplied into the labour market fuelling growth in key sectors. The area now accounts for 86,000 jobs, over 7,000 businesses, including 50% of Manchester’s life sciences businesses, and 26% of the city’s employment in cultural and creative industries.

This importance of the Oxford Road Corridor to Manchester and the wider region was described in January 2023 by the Leader of Manchester City Council, Cllr Bev Craig, as follows:

“The area represents a unique opportunity to counterbalance innovation-led growth in the South East, and delivering this new vision will help drive sustainable and inclusive growth across the North.”



Extract from the Oxford Road Corridor Vision Document: ‘Oxford Road Corridor is a world-class knowledge quarter that transforms lives through research, innovation skills and education’



Key Statistics extracted from the Oxford Road Corridor Vision Document

2 The Site and Local Context

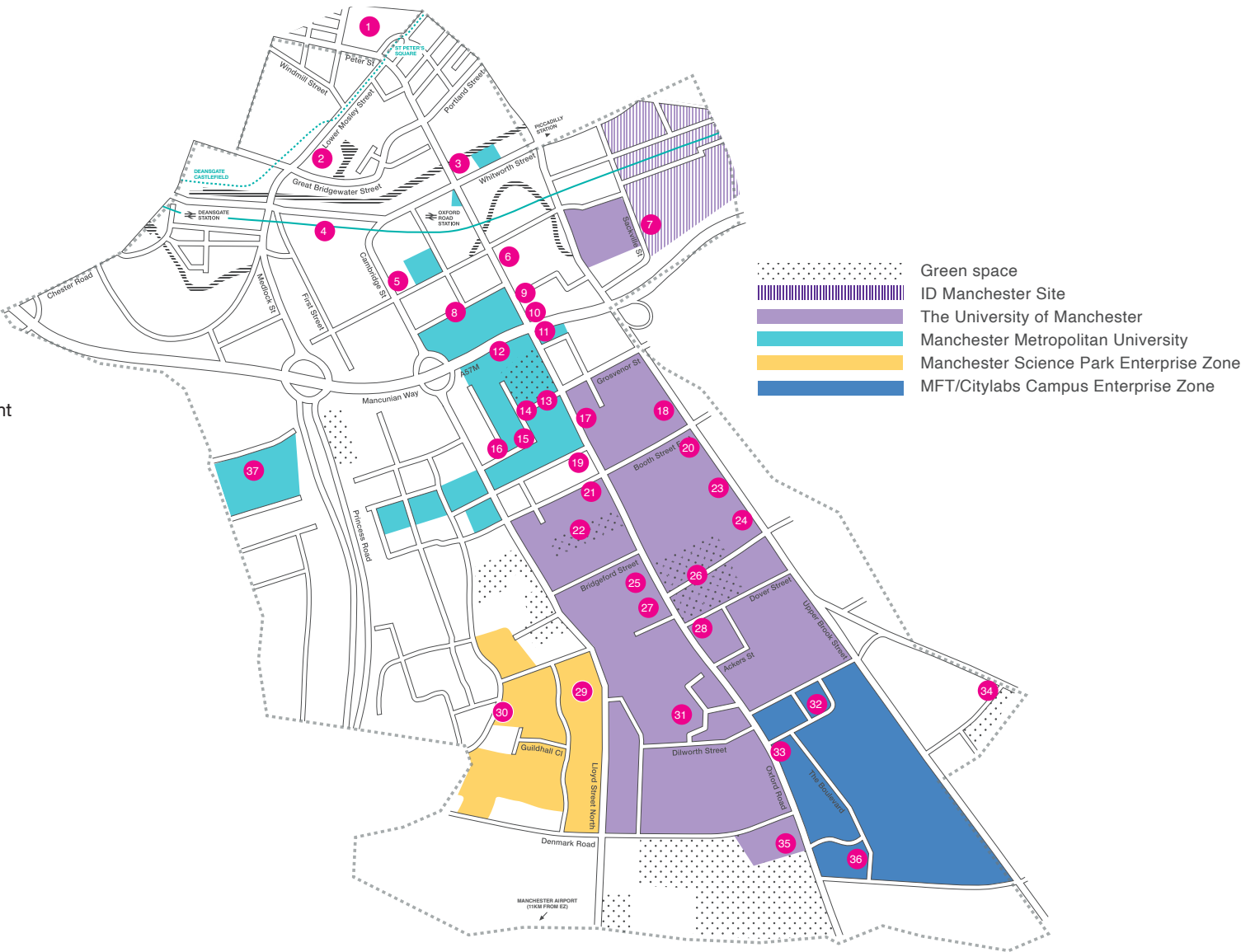
2.6 Policy Context

2.6.2 Oxford Road Corridor: The Knowledge Quarter

The Knowledge Quarter

The Oxford Road Corridor now hosts one of the largest clinical academic campuses in Europe, harnessing the research power of the universities and NHS foundation trust, which feeds a cluster of life science businesses such as those at Citylabs and the adjacent Manchester Science Park. Investment has been made across a range of cultural assets, including Central Library, the Royal Northern College of Music, the Whitworth, HOME, Contact, and more recently, Manchester Museum, The universities have invested heavily in world-leading education and research facilities, as well as opening up their estates with new high-quality public realm, complementing the improved cycling, walking, and bus infrastructure on Oxford Road to shape the conditions for future innovation.

- 1. Central Library
- 2. The Bridgewater Hall
- 3. Palace Theatre
- 4. HOME
- 5. International Anthony Burgess Foundation
- 6. Circle Square
- 7. Graphene Engineering Innovation Centre
- 8. Faculty of Science and Engineering
- 9. Manchester Technology Centre
- 10. HATCH
- 11. Manchester Institute of Sport
- 12. Manchester Metropolitan University
- 13. Manchester Poetry Library
- 14. Manchester School of Art
- 15. Manchester School of Architecture
- 16. SODA - School of Digital Arts
- 17. Manchester Aquatics Centre
- 18. Manchester Engineering Campus Development
- 19. Royal Northern College of Music
- 20. National Graphene Institute
- 21. Alliance Manchester Business School
- 22. University Green
- 23. Henry Royce Institute
- 24. Alan Turing Building
- 25. Manchester Museum
- 26. Brunswick Park
- 27. The University of Manchester
- 28. The Christabel Pankhurst Institute
- 29. Bright Building
- 30. Base
- 31. Contact
- 32. The Pankhurst Centre
- 33. Citylabs 1.0
- 34. Elizabeth Gaskell's House
- 35. The Whitworth
- 36. Citylabs 2.0
- 37. Birley Fields



Extracted from the Oxford Road Corridor Vision Document, highlighting the key sites which make up the knowledge quarter of the Oxford Road Corridor

2

The Site and Local Context

2.6 Policy Context

2.6.3 Oxford Road Corridor Strategic Regeneration Framework Guidance

In September 2019, Manchester City Council published a Strategic Regeneration Framework Guidance (‘SRFG’) for the Oxford Road Corridor. The document identified a number of sites within the area suitable for redevelopment including the land along Upper Brook Street, adjacent to Brunswick. The SRFG seeks to encourage development and facilitate growth within the Oxford Road Corridor, whilst fostering improved connectivity, opportunity and benefits for surrounding communities; including employment opportunities, culture, leisure, transport, healthcare and sports’ facilities. The proposals have been informed by the SRFG with the key aims for the site represented below.

Key

Site boundary

Landmark opportunities

Up to 4 storeys

Up to 6 storeys

Up to 8 storeys

Up to 10 storeys

Permeable at ground level

Animate public realm

A transformational opportunity for development to provide over one million square feet of new floorspace

Improving permeability for pedestrians and cyclists

Identifying opportunities for community uses and active ground floor uses

High quality design of new buildings and public realm

Creating new public open space and landscaping

An opportunity to create new and enhanced connections between existing communities

A location for taller buildings at specifically defined "landmark" opportunities

An opportunity for new residential or student accommodation uses

Desire to accommodate new commercial buildings to support economic growth in the city

Extract from the Oxford Road Corridor Strategic Regeneration Framework Guidance

June 2023 | Upper Brook Street Masterplan (Williams Motor Co (Holdings)/ Alliance UBS Limited)| Design and Access Statement

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2

The Site and Local Context

2.6

Policy Context

2.6.4

Manchester City Council PBSA Executive Paper

The Need for PBSA

Manchester is in the top tier of international cities for higher education. It also has one of the largest student populations in Europe, with over 120,000 studying at Greater Manchester’s five universities, and over 400,000 students at the 22 Higher Education Institutions (HEIs) within an hour’s drive. 84,260 students were enrolled at one of Manchester’s three HEIS in 2021/22, of which 53,155 had a term time address in Manchester (HESA). Students make an invaluable contribution to the city’s economy, diversity and vibrancy. They help to underpin a broad based, highly skilled economy and are essential to some of Manchester’s most valuable growth sectors in advanced manufacturing, health and life sciences. Over 50% of students remain in the city after graduation.

MCC has identified that providing a residential offer for students to address needs has been a long-held Council objective as part of its Housing Strategy and planning policy framework. In 2020 MCC approved an Executive Report regarding Purpose Built Student Accommodation (PBSA) in Manchester. The report confirmed that new PBSA should be located in the areas immediately adjacent to the core university areas, principally the Oxford Road Corridor area. It sets out numerous reasons why location is a significant consideration in determining the acceptability of new PBSA developments, such as how:

- New stock in appropriate locations represents an opportunity to deliver an improved student experience;
- The location of accommodation close to University facilities is a critical issue in ensuring the safety and wellbeing of students; and
- Given the current climate emergency and Manchester’s commitment to be carbon neutral by 2038, it is increasingly important that the location of student accommodation in Manchester should continue to be driven by proximity to university campuses.

It is now broadly recognised and accepted that there is a shortage of PBSA in Manchester. This was brought clearly into focus at the beginning of this academic year when some Manchester students could not be housed in PBSA in the City. This was in part a result of the Universities closing some sub-standard accommodation but also because sufficient new accommodation had not been delivered in appropriate locations. The shortage of accommodation also resulted in the University of Manchester having to secure student accommodation in nearby cities, including Liverpool and Preston, and offering financial support to mitigate the additional costs to those having to commute to Manchester. This demonstrates the exceptional need for PBSA within Manchester.

Executive Paper Summary

The May 2023 Executive Paper identifies 20 sites, including the UBS site, which could potentially support around 12,500 PBSA bedspaces. The Paper states that their suitability, availability and deliverability have been assessed to establish whether they are capable of meeting bedspace requirements, in line with identified and projected need.

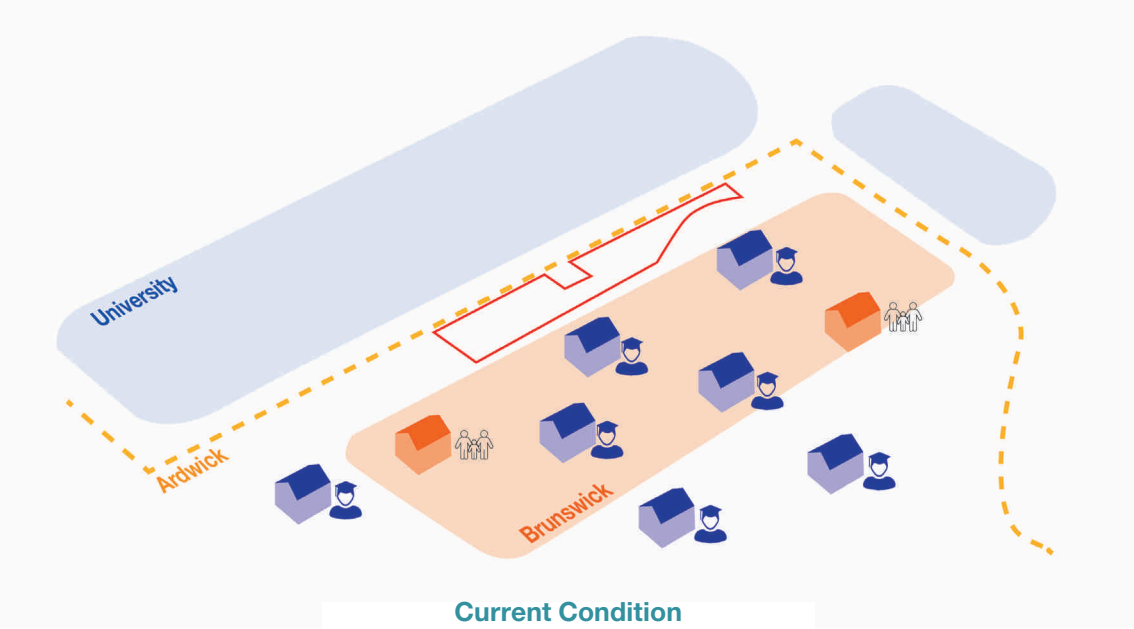
Each site identified has been assessed based on agreed criteria to objectively test and challenge deliverability, understand the realistic / defensible timing of delivery, and the capacity of those sites: The deliverability criteria included:

- the site’s planning history and whether that presents an obvious challenge or limitation to PBSA delivery;
- potential land ownership issues or constraints;
- accordance with planning policy;
- potential contribution to regeneration;
- identifiable technical constraints - e.g. access, flood risk, adverse ground conditions, listed buildings and conservation areas;
- any known infrastructure capacity limitations;
- known viability issues;
- adjacent land use and impact considerations, especially with regard to existing local communities;
- buildability / construction logistics where possible to assess; and,
- whether proposals have received support from the universities or form part of their estate’s plans.

The inclusion of high-density PBSA on the UBS site, and this application in particular, is therefore supported in principle through the ORC SSF, SRFG and the recently endorsed May 2023 MCC Executive Paper. All three recognise that PBSA has a strategic role to play in maintaining Manchester’s status in the top tier for higher education, as well as helping to unlock regeneration objectives and economic growth.

Local Need

There are 1,873 students living in mainstream housing in Ardwick in 2021/22 (the 2nd highest of any ward in the city), and over 250 students within Brunswick alone. New high-quality PBSA can help provide an attractive and viable alternative accommodation for such students that will help to free up this accommodation for use by local people and families.



2

The Site and Local Context

2.6

Policy Context

2.6.5

Summary

Regeneration Context Summary

Regeneration is an important planning consideration. Over the past fifteen years the City Council has successfully regenerated areas such as Piccadilly, Spinningfields, Circle Square, and Ancoats and New Islington. This is an ongoing process, and much remains to be done if the City is to continue being competitive and attractive. Manchester City Centre is the primary economic driver in the City Region and is crucial to its longer-term economic success. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, including providing new sci-tech and student facilities as part of mixed used neighbourhoods.

This Site forms part of the wider Upper Brook Street (‘UBS’) development opportunity, which sits within both Ardwick ward and the Oxford Road Corridor – straddling two important regeneration areas. The UBS site is identified within the Oxford Road Corridor Strategic Spatial Framework (‘SSF’) as being a transformational development opportunity, being in total larger than Circle Square, with scope for increased density with mixed commercial uses being the priority. It has also been identified that the UBS site has a key role to play in completing the regeneration arc through Ardwick, and helping to enhance connectivity between the Oxford Road Corridor and other transformational regeneration areas within the city, including Manchester Piccadilly and Mayfield, and other residential communities.

The UBS site is located within Ardwick, a ward which is home to vibrant and diverse communities, but which also contain pockets of deprivation. MCC has already delivered a number of significant regeneration initiatives within Ardwick, including the transformation of the former Plymouth Grove estate with new housing alongside a neighbourhood centre. The UBS site is located adjacent to the Brunswick Masterplan PFI and also comprises a small element of it. The £110 million regeneration will transform the Brunswick estate, through refurbishment of 715 existing homes and delivery of 522 new homes (including 60 extra care units designed for older people). As well as enhancements to the housing stock, the Brunswick Masterplan includes major community infrastructure projects

The UBS site is also located within the wider Oxford Road Corridor area, directly adjacent an area of the UoM estate (to the west) that is identified as being a cluster for activity and growth within the Science, Research and Innovation sectors, and is home to National Graphene Institute (NGI) and the Manchester Engineering Campus Development (MECD) and Sir Henry Royce Institute.

The Oxford Road Corridor is recognised globally and locally as a place that is original, creative and smart, where knowledge is put to work. The presence and substantial investment programmes of its major institutions combined with investment in new research, incubation, science park facilities, important civic buildings, public space and cultural facilities have already established the area as a strategically important place, and one of the most distinctive and remarkable districts in Europe. A major objective in delivering its continued growth is to help drive employment and skills, and share the benefits with surrounding neighbourhoods such as Ardwick.

2

The Site and Local Context

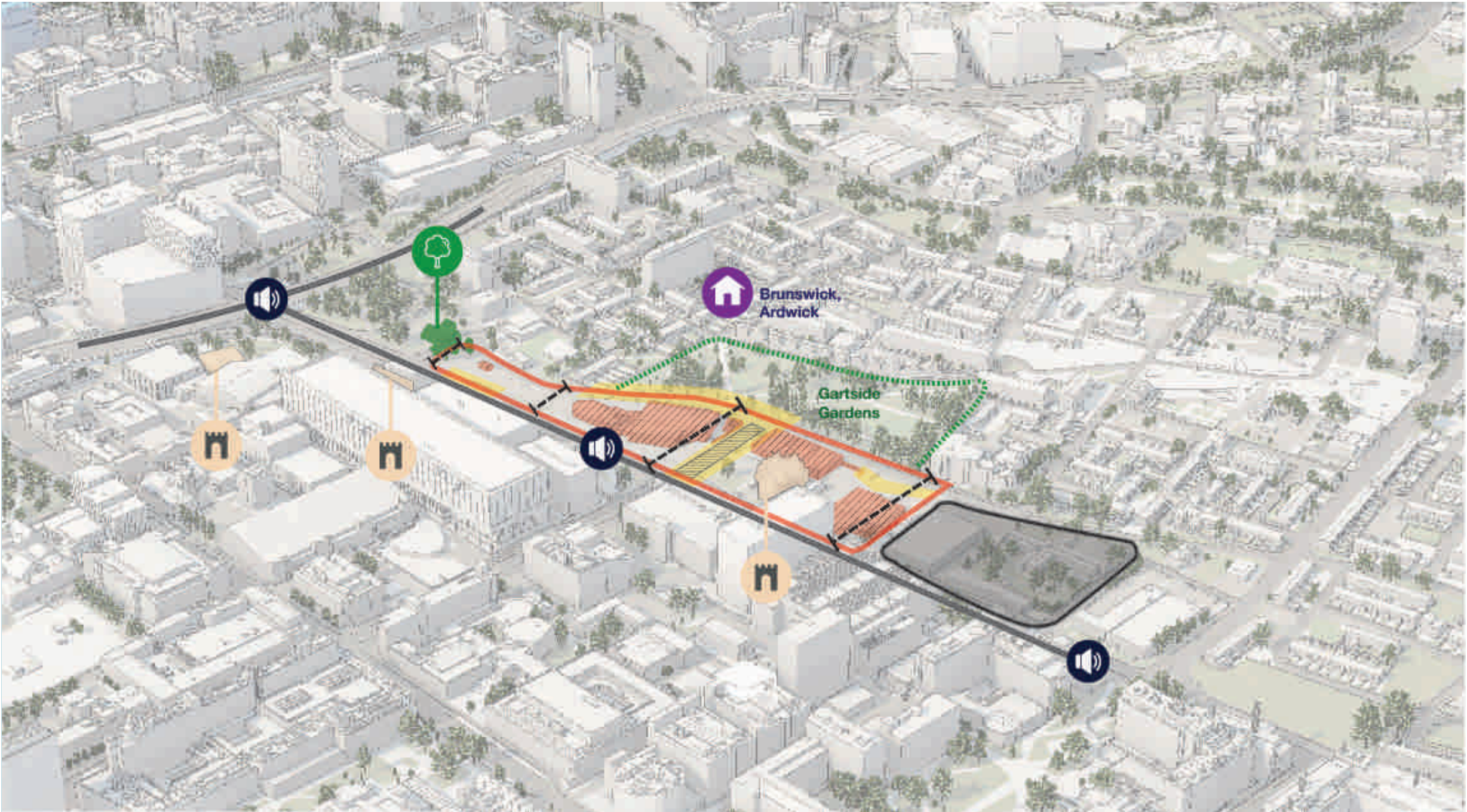
2.7

Site Opportunities and Constraints

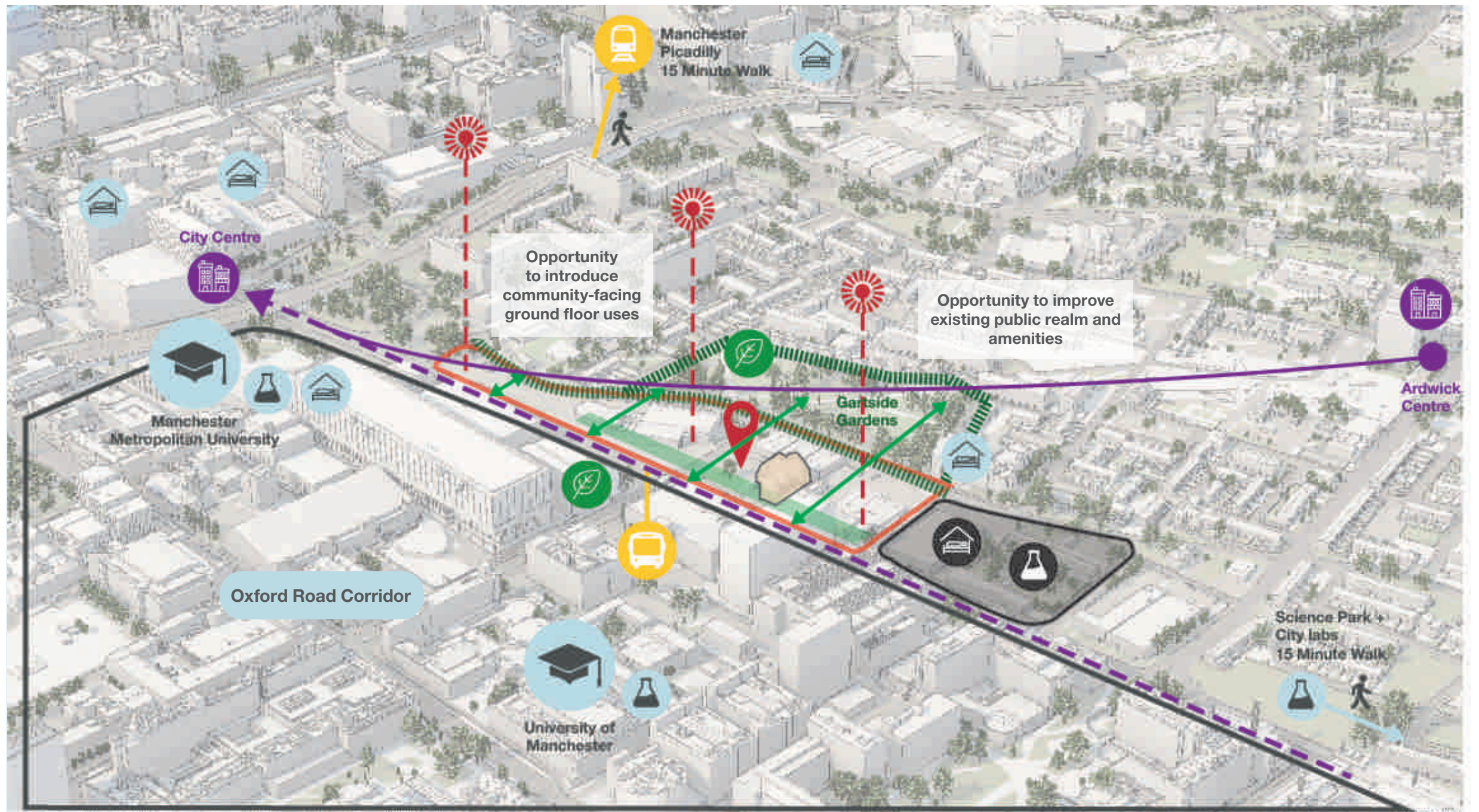
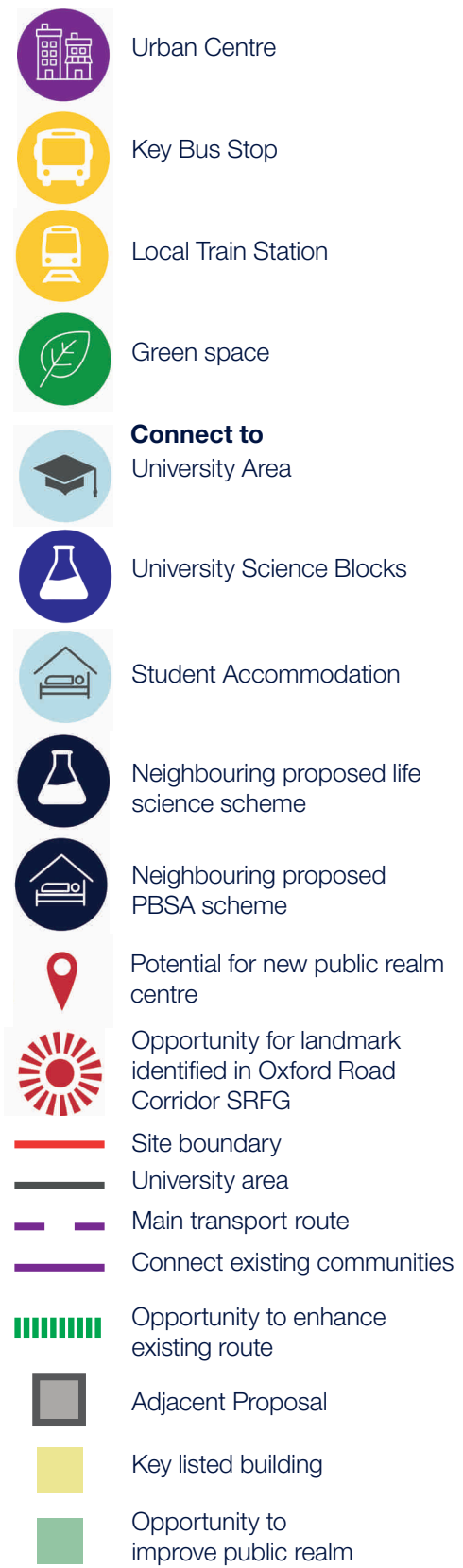
2.7.1

Site Constraints

- Protected Trees
- Listed Building
- Residential Area
- Vehicular noise source and air quality
- Site boundary
- Site gauge
- Upper Brook Street - Lack of East- West permeability
- Residential Condition
- Easements
- Neighbouring Site - Emerging Proposals
- Existing Buildings
- Inchley Road



2
2.7
2.7.



3 Wider Illustrative Masterplan

3	Wider Illustrative Masterplan		
3.1	An integrated Neighbourhood	3.9	Massing Development
3.2	Planning Boundaries	3.10	Landmark Location
3.3	Masterplan Principles	3.11	Architectural Narrative
3.4	Life Sciences and PBSA	3.12	Summary of the Economic and Community Benefits
3.5	In Ardwick, Of Ardwick, For Ardwick		
3.6	Community Uses		
3.7	Vision		
3.8	Public Engagement		

3 Wider Illustrative Masterplan

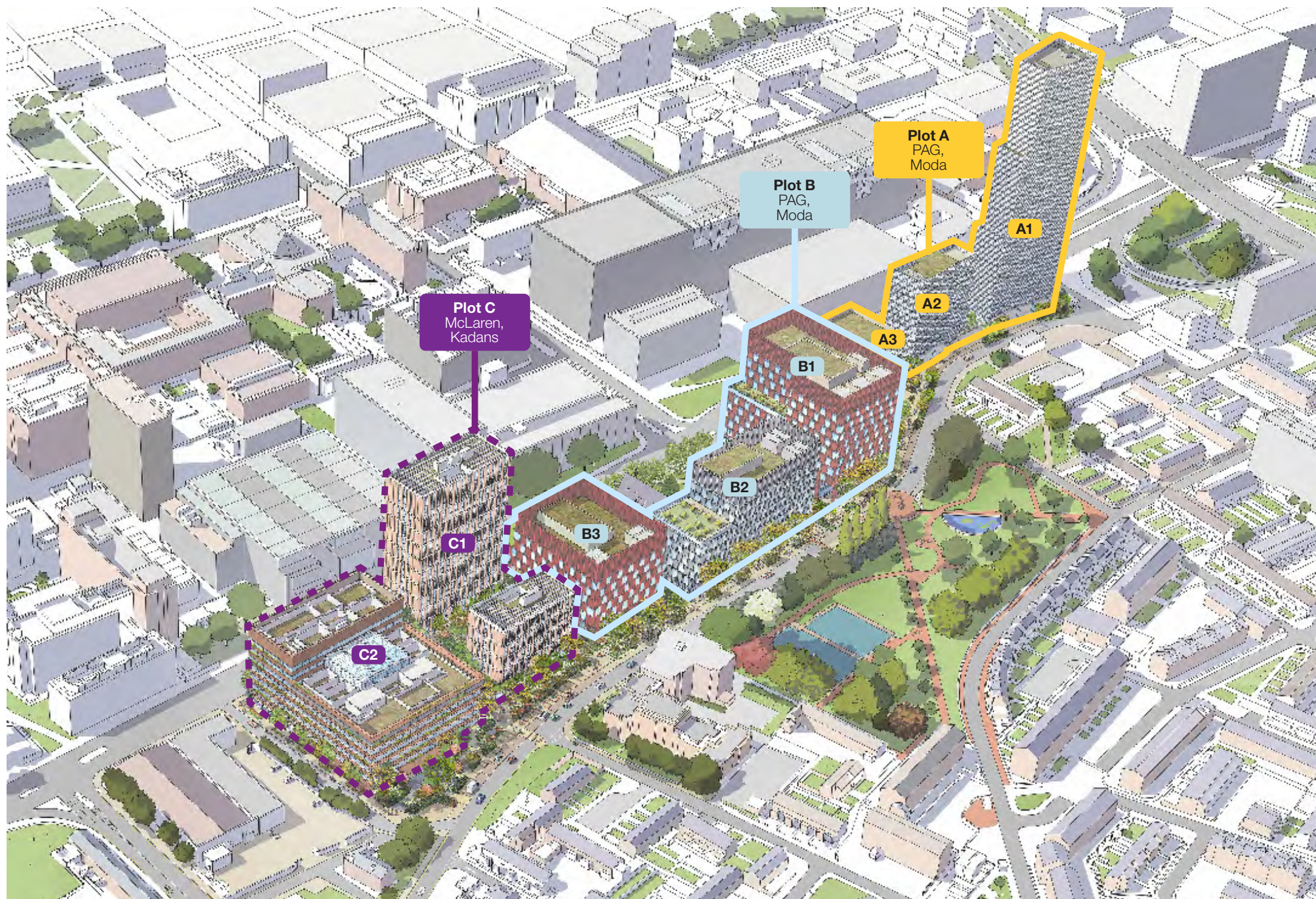
3.1 An Integrated Neighbourhood

Overview

The site forms part of a wider illustrative Upper Brook Street masterplan, made up of three plots as part of two separate planning applications. The design teams across the application sites have worked closely to ensure cohesion across the masterplan, with the same Landscape Architect working across all three plots. The Clients, planning consultants and design teams have engaged with the public as a collective, to ensure clear messaging and that public needs or concerns are addressed.

The intentions of the combined masterplan are to:

- Create a framework for the delivery of high quality Life Sciences and PBSA schemes.
- Improve connections between Kincardine Road and Upper Brook Street.
- Ensure that high quality landscape and public realm will be at the heart of the scheme.
- Ensure that the development knits into the surrounding urban fabric, creating attractive streets and spaces for the public and residents to enjoy.

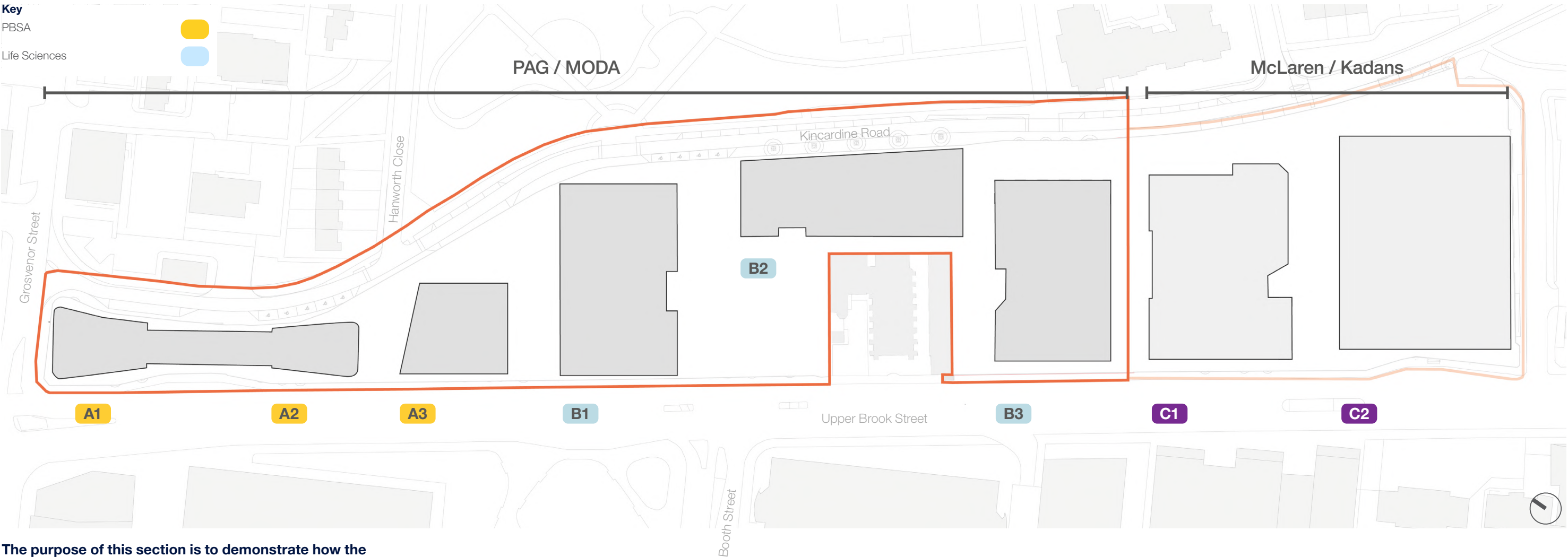


3

Wider Illustrative Masterplan

3.2

Planning Boundaries



The purpose of this section is to demonstrate how the wider illustrative masterplan was developed. The three plots will be brought forward as two separate planning applications. This application pertains to Plot A & B, with Plot C forming a separate application.

Planning Application 01

Plot C
McLaren Property and Kadans with Sheppard Robson Architects & Re-Form Landscape Architects

Planning Application 02

Plot A & Plot B
Property Alliance Group and Moda Living with Hawkins Brown Architects, Simpson Haugh Partnership and Re-Form Landscape Architects

Plot A

This part of the scheme will house Purpose Built Student Accommodation (PBSA) which will be delivered by MODA Living. The ground floor provides entrances, amenity and ancillary facilities alongside community focused Use Class E spaces.

Plot B

This part of the scheme will form a collection of Life Science buildings which will house laboratory spaces on the upper floors. The ground floor will accommodate a range of uses from additional laboratory spaces, to a cafe and medical facility.

Plot C

This plot forms part of Planning Application 01, it will include a mixture of PBSA, Life Sciences and community uses.

3

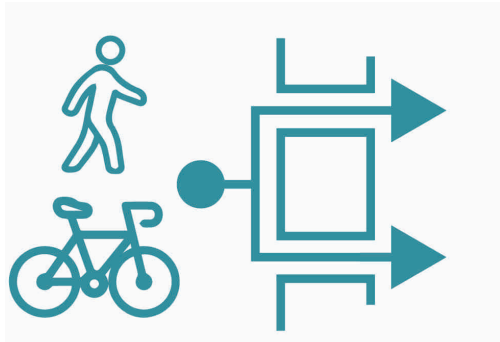
Wider Illustrative Masterplan

3.3

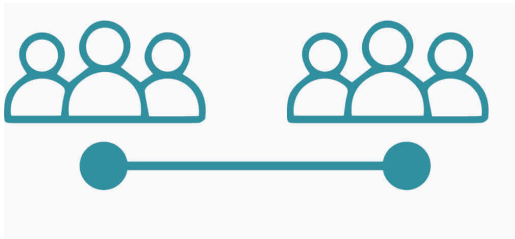
Masterplan Principles

The below key principles have been the foundation in which the masterplan has been developed. They have been informed by the guidance in the Oxford Road Corridor Strategic Regeneration Framework Guidance prepared by Manchester City Council.

This guidance has been the starting basis for the development of the site. It is this guidance that identifies the site as being appropriate for new high density and wholesale redevelopment, prioritising the delivery of commercial and life science uses, alongside new public realm and community uses, with PBSA supported where it is required to unlock and deliver the priority uses.



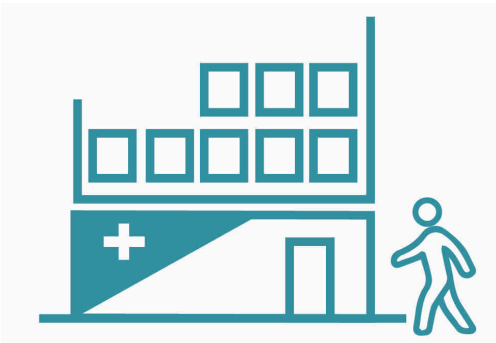
Improving permeability



Create new and enhanced connections between existing communities



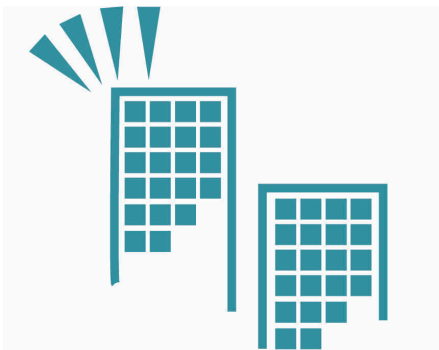
Opportunity for new uses



Opportunities for community uses and active ground floor uses



Accommodate new commercial buildings to support economic growth in the city



A location for taller buildings at specifically defined "landmark" opportunities



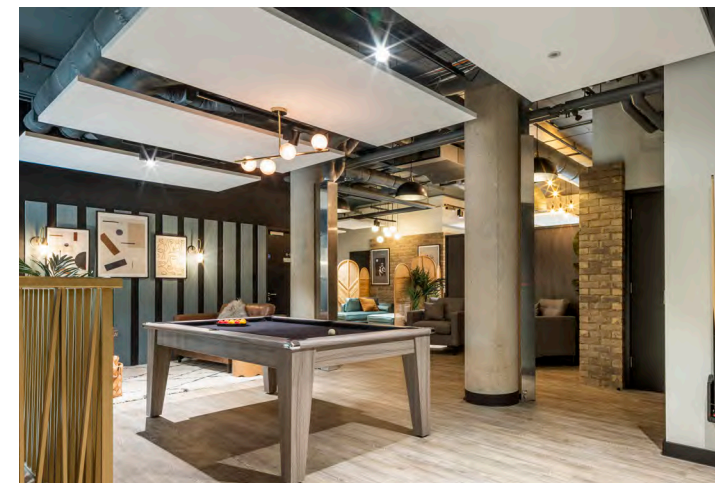
Creating new public open space and landscaping



High quality design of new buildings and public realm

3 Wider Illustrative Masterplan

3.4 Life Sciences and PBSA



Life Science

Life Sciences is focussed on the research of life and living things such as microbiology, food science, genomics and the manufacturing of pharmaceuticals. Below are a few examples of life science sectors:

- Genomics
- Pharmaceuticals
- Agri-tech
- Medical device companies

In recent years, awareness of the life science sector has grown through the response to the COVID-19 pandemic through vaccine development and respiratory research.

Purpose Built Student Accommodation

Purpose-built student accommodation (PBSA) is a form of residential accommodation that is specifically designed and built for students who are studying at university or other higher education institutions.

PBSA typically includes a mix of studios and cluster flats with shared kitchen and living areas. They also often include a range of communal amenity spaces which the students are free to use such as study areas, lounges, gyms, laundry facilities and recreation rooms. Additionally, PBSA usually includes all utility bills and will often include services such as concierge, security, maintenance, and cleaning.

3

Wider Illustrative Masterplan

3.5

Responding to public feedback on amenities that can accommodated



New flexible community facility



New local convenience store



New medical facility



New cafes and coffee shops



Almost 3 acres of public realm



Landscape with informal play and exercise spaces



Financial contribution for improvements to Gartside Gardens



Upgrading of Kincardine Road including pedestrian and cycle crossings



Enhanced pedestrian crossings to Kincardine Road and Upper Brook Street

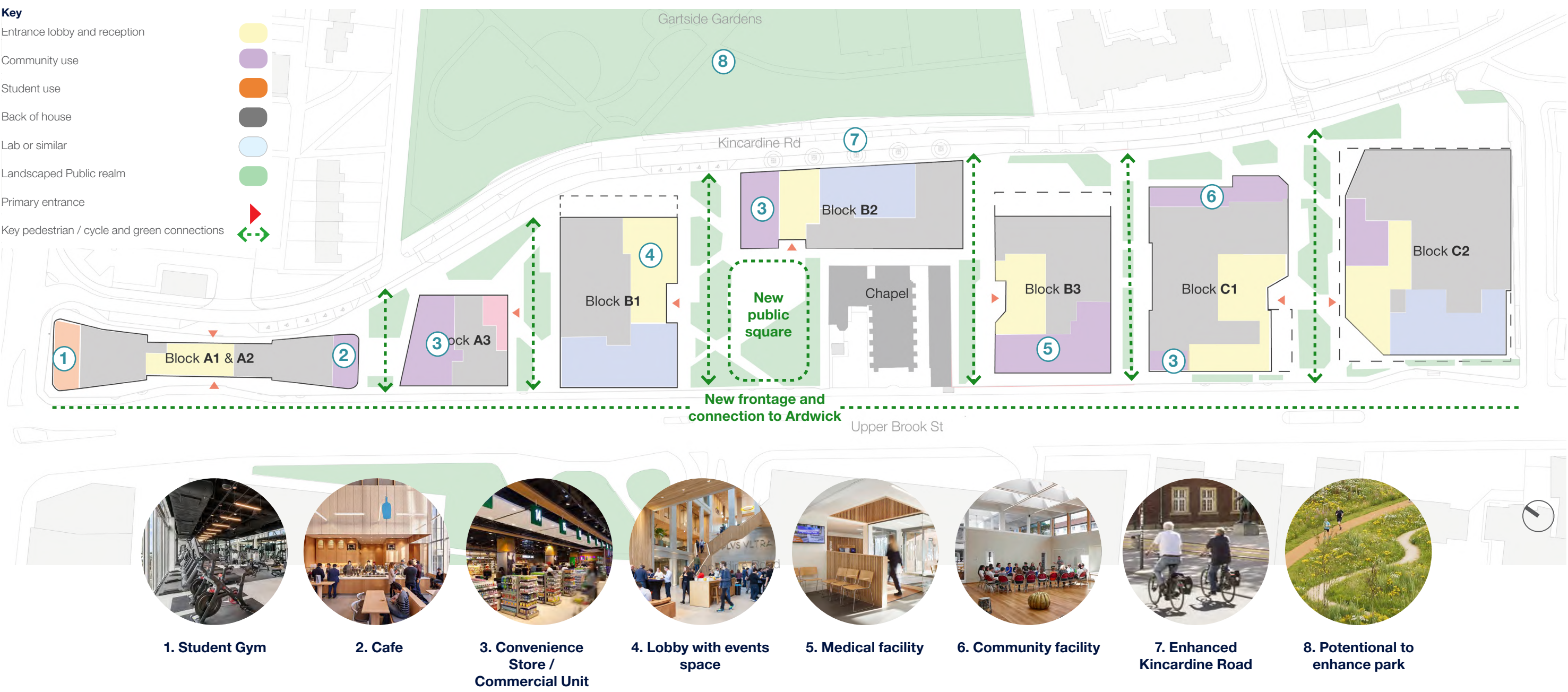
Through public engagement, a range of community uses and local needs have been identified. This feedback has informed the manner in which we have approached the ground floor uses and public realm within the wider masterplan. Within the proposed masterplan, we have looked where possible to accommodate spaces and uses that can respond to these local needs.

3

Wider Illustrative Masterplan

3.6

Active Ground Floor Uses







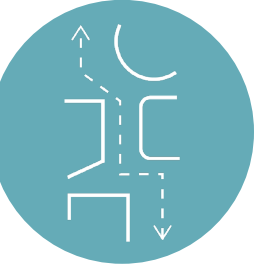
Create variety in how the buildings look and feel across the masterplan



Introduce a wide range of public uses at Ground Floor



Create high quality student homes and Life Sciences spaces



Create new public spaces and landscapes for play



Ensuring the site is welcoming, approachable, and provides a positive offer for the surrounding community



Create new public spaces and landscapes for play

3

Wider Illustrative Masterplan

3.8

Public Engagement

As part of the design process, a cohesive and comprehensive approach has been taken to consultation with the wider Illustrative Upper Brook Street Masterplan to ensure that the community and stakeholders have an understanding of the wider visions for Upper Brook Street and to demonstrate that the two proposals are being brought forward with due consideration to the neighbouring plans. Full details of the consultation are contained within the Statement of Community Involvement submitted in support of this application.

Public Consultation 01: 13th - 31st March 2023

Public consultation 01 took place online from the 13th to the 31st March 2023 and in person on the 23rd March 2023. 68 people attended and there were 65 written responses with over half being supportive or partially supportive of the site's redevelopment.



Summary of public response:

Main areas of support

- Redevelopment of a brownfield site
- Improved appearance of the area
- Investment in Ardwick
- Job creation
- New public realm

What respondents would like to see:

- Convenience store
- More community facilities, including facilities for children
- Medical facilities
- Cafes
- Greenery and outdoor space

Main areas of concern raised:

- Height and density
- Number of students
- Traffic and parking
- Lack of offering for the community

Summary of public response:

Main areas of support

- Redevelopment of a brownfield
- Proposed community uses
- Site safety improvements to the surrounding road network
- High quality architectural design.

What respondents would like to see:

- Food Store
- Free Community Space
- Library
- NHS Dentist/ Pharmacy

Main areas of concern raised:Main areas of concern raised:

- Height and density;
- Number of students;
- Traffic and parking; and,
- Community offering.

3

Wider Illustrative Masterplan

3.9

Massing Development Overview

Aiming to promote sight lines, permeability and public realm; the proposed masterplan mass has developed in response to the SRFG, client briefing, context, site constraints and the need to provide a sufficient quantity of PBSA to unlock and viably delivery the proposed life science and community uses. The massing development of Plots A and B are described in greater detail within the chapters relating to the specific plots.

Alongside identifying the suitability of uses on the plots (see Chapter 4), an important determining factor in developing the overall masterplan mass strategy was the identification of suitable locations for landmark height and the distribution of accommodation; as shown overleaf and within the chapters relating to Plots A and B.”

SRF Masterplan Key

-  Wider Site Boundary
-  Landmark Opportunity
-  Public Realm
-  Proposed Building

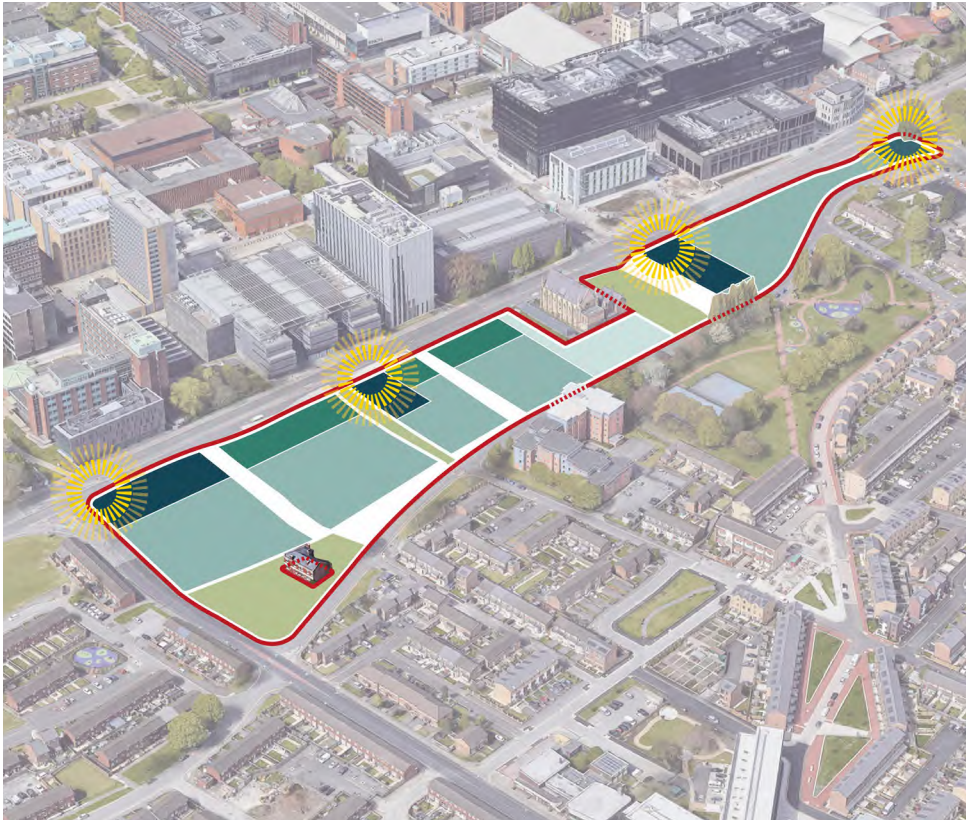
SRFG Massing

This massing shows the Strategic Regeneration Framework (SRF) diagram turned into a basic 3D form. The massing shows the four potential points which the SRFG identified potential taller buildings.

Proposed Massing

The proposed mass of Plots A and B, as described in greater detail within the chapters relating to the specific plots alongside the Design and Access statement for Plot C, situated height and PBSA accommodation to the north of the site on Plot A, with Plot B utilising the site geometry to provide large Life Sciences floor plates.

As described overleaf, landmark height has been located to the very north of the masterplan on the basis of its relationship to the city, the open space to the north of the site and the impact on adjacent buildings and Gartside Gardens. This approach enables the rest of the buildings on Plot B to be reduced in height.



3

Wider Illustrative Masterplan

3.10

Landmark Location

Masterplan Landmark Location Study

The SRFG suggests four opportunities for landmark buildings of height, which are as demonstrated in the four images on this page.

In terms of townscaping, overshadowing, impact on homes and adjacent buildings including the Grade II* chapel, location ‘North 2’ is deemed to be the most successful and appropriate location for height. This is on the basis of being to the north and west of many of the adjacent residential buildings, providing an link to the buildings of height in the wider context and addressing the open space to the north of the site; in comparison to ‘South 1’ for example, where a building of height would be incongruous to its surroundings.

The best location for the landmark opportunity has been explored considering the overshadowing, impact on homes, heritage assets and generally how a taller building would fit in to the wider context.

Key Plan



North 1



North 2



South 2



South 1

3

Wider Illustrative Masterplan

3.11

Architectural Narrative



Families of three

The wider masterplan is subdivided by three plots. Each designed by different Architects. A distinctive Architecture within each plot allows the buildings to read as a family.



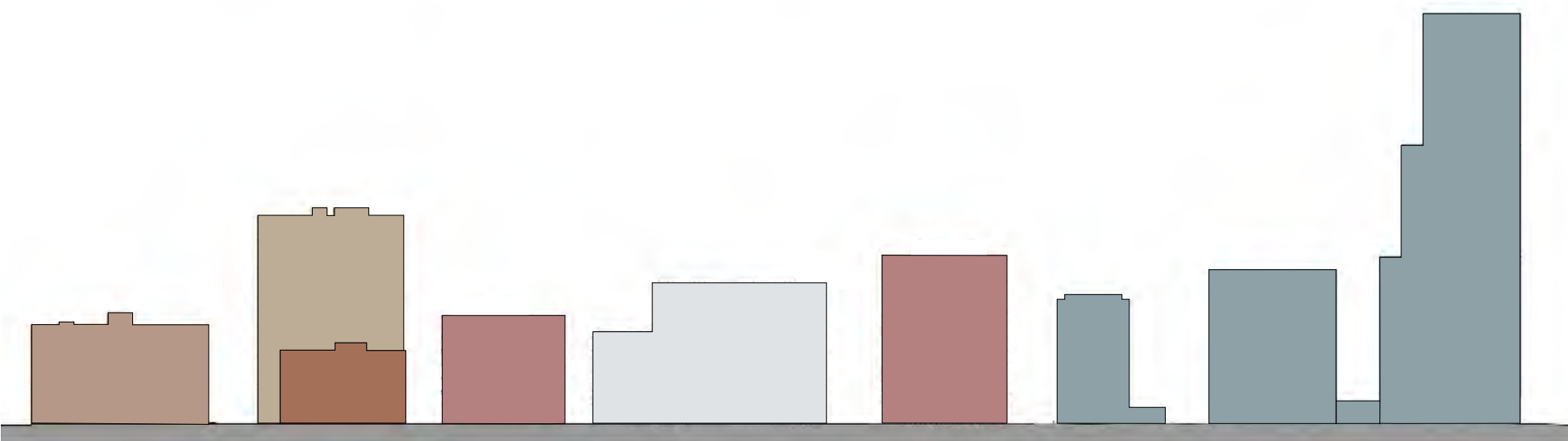
Material Palette

There are two narratives which follow through the masterplan in terms of materials. This starts from the earthy brown and red tones or Ardwick, represented through brick and red anodised materials. To the more playful reflective nature of materials.



Podium Typology

The buildings are all designed with a podium that relates to the public realm and ground floor uses. Whilst creating a human scale to the buildings, it also gives opportunity for outdoor terraces for the buildings occupants.



Masterplan East Elevation



Masterplan West Elevation

3

Wider Illustrative Masterplan

3.12 Summary of the Economic and Community Benefits



4 Application Masterplan

4	Application Masterplan	4.9	Celebrating the Chapel
4.1	Massing and Form	4.10	Transport
4.2	Design Principles	4.11	Masterplan Analysis
4.3	Location of Use		
4.4	Masterplan Typical Level		
4.5	Masterplan Ground Floor		
4.6	Masterplan Roof Plan		
4.7	Public Realm		
4.8	Character		

4 Application Masterplan

4.1 Massing and Form

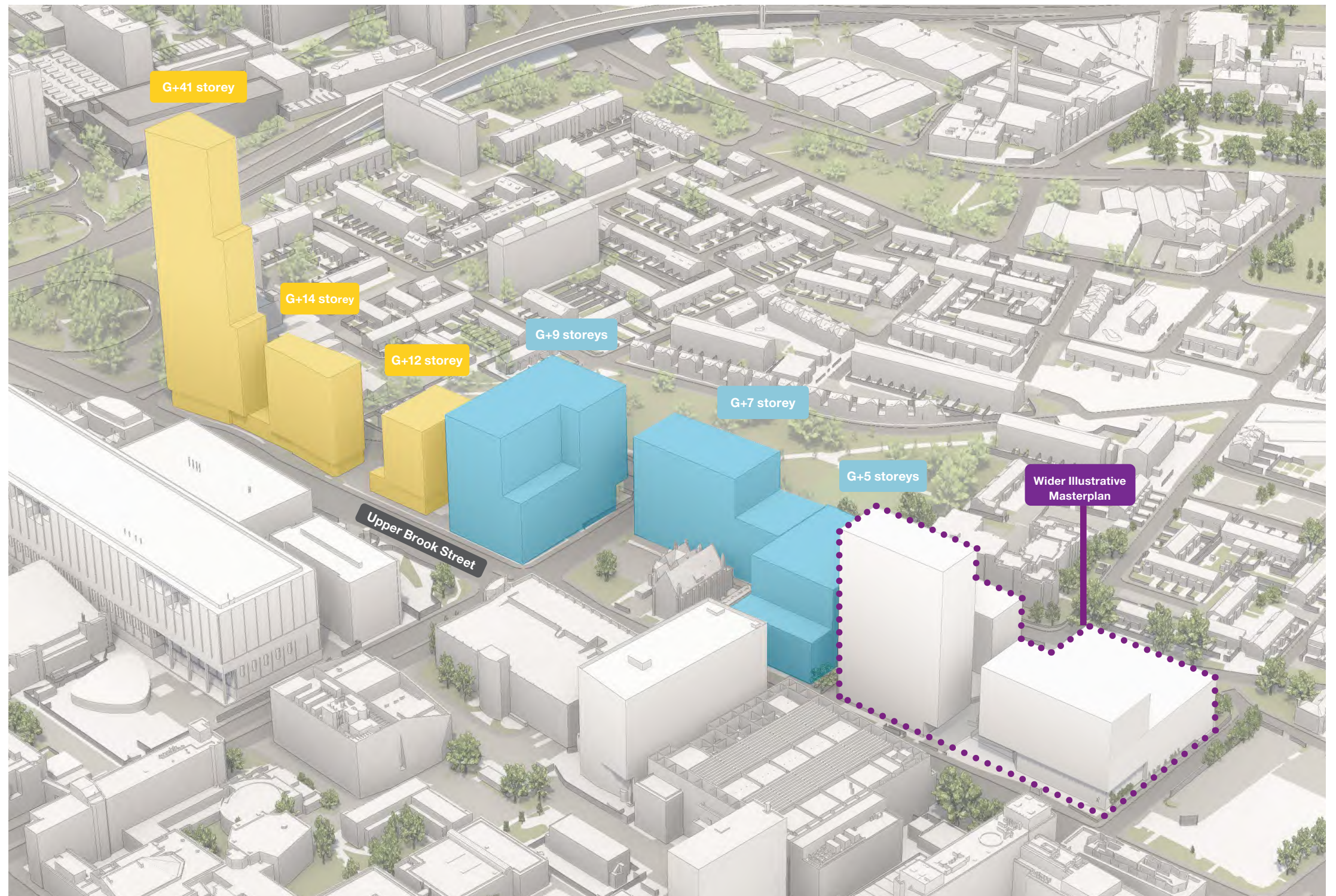
Proposed Masterplan

The section addresses the proposed development this application pertains to, the Upper Brook Street Masterplan PAD/MODA. As previously mentioned, this is Plot A, PBSA and Plot B, Life Sciences, including the ground floor community uses and the proposed public realm. This section summarises the design development and principles that are contained within the illustrative masterplan drawings:

- UBS-HBA-SW-00-DR-A-081000 Proposed Illustrative Masterplan Site Location
- UBS-HBA-SW-00-DR-A-081005 Proposed Illustrative Site Plan
- UBS-HBA-SW-00-DR-A-081010 Proposed Illustrative Phasing Plan
- UBS-HBA-SW-00-DR-A-081000 Proposed Illustrative Ground Floor Plan
- UBS-HBA-SW-XX-DR-A-081001 Proposed Illustrative Typical Floor Plan
- UBS-HBA-SW-RF-DR-A-081002 Proposed Illustrative Roof Plan
- UBS-HBA-SW-XX-DR-A-081200 Proposed Illustrative North Elevation
- UBS-HBA-SW-XX-DR-A-081201 Proposed Illustrative East Elevation
- UBS-HBA-SW-XX-DR-A-081202 Proposed Illustrative South Elevation
- UBS-HBA-SW-XX-DR-A-081203 Proposed Illustrative West Elevation
- UBS-HBA-SW-XX-DR-A-081300 Proposed Illustrative Section A-A

Key

- PBSA
- Life Sciences

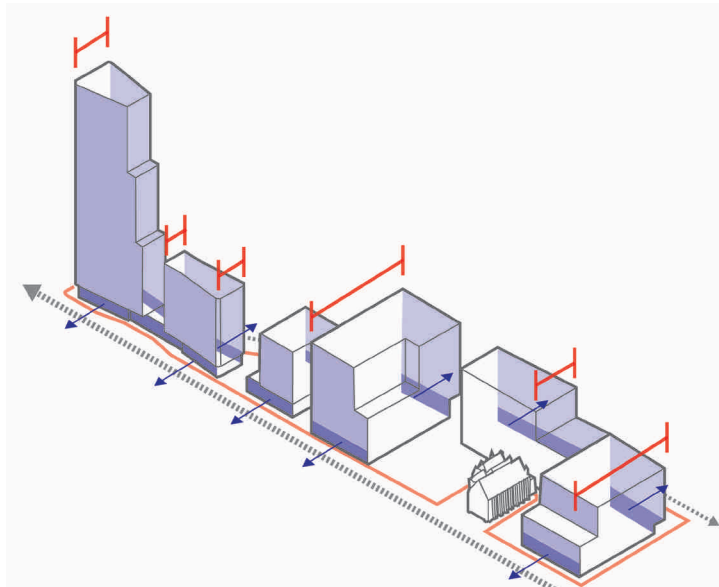


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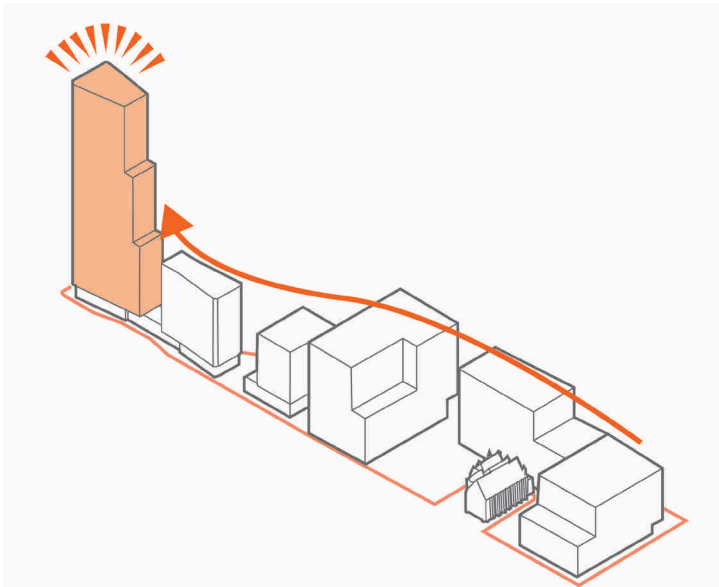
Application Masterplan

4.2

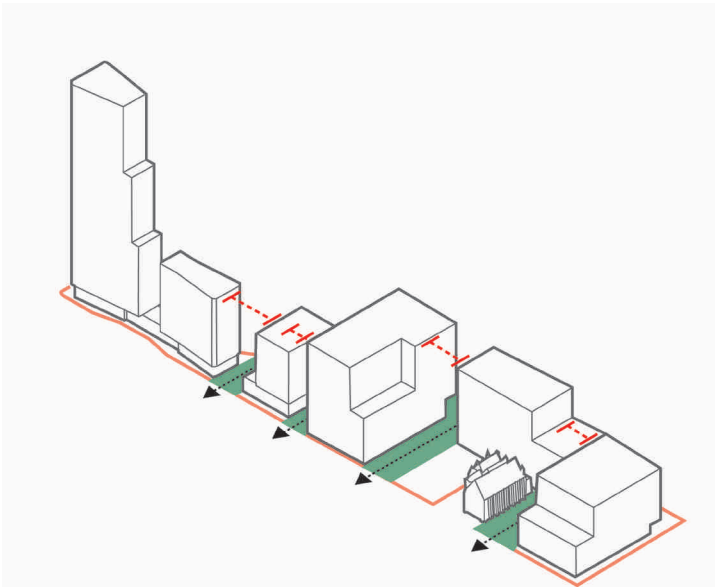
Design Principles



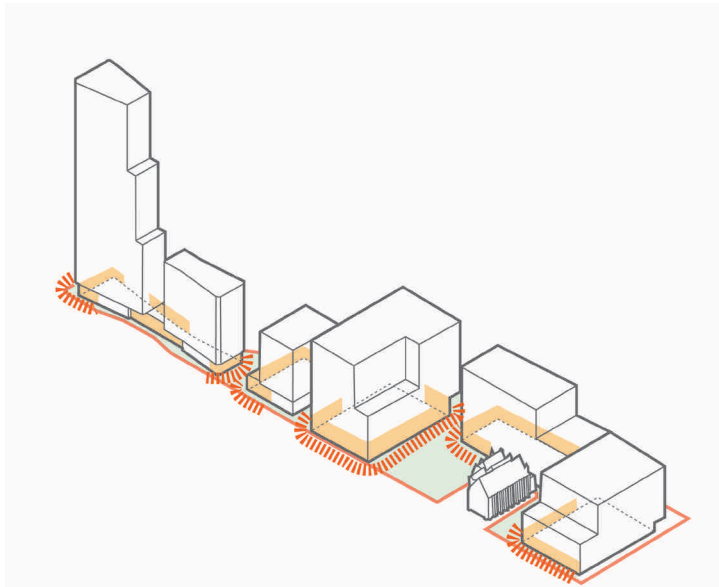
Responding to the changing site gauge with mass and frontage on primary edges
The northern end of the site is particularly constrained, which informs the positioning of uses and the proposed massing of each plot. Plot B to the south of the site allows for larger footprint, lower massing buildings.



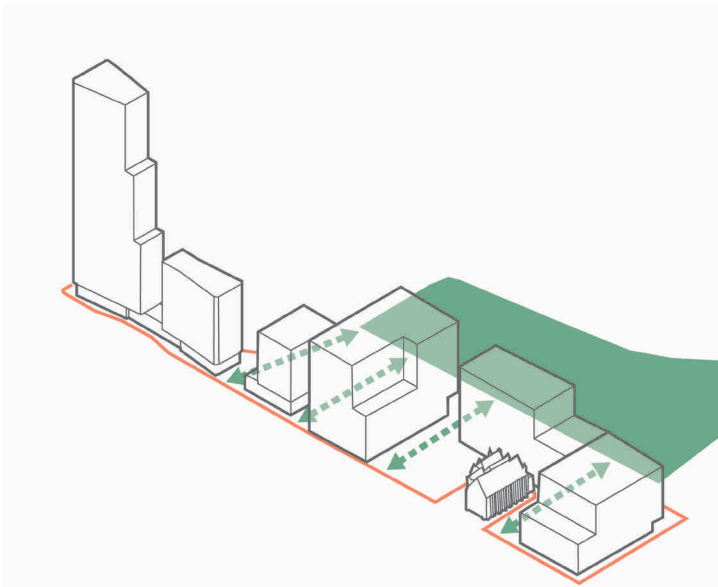
Location of Landmark Building
In response to the SRFG, Plot A is the ideal location to create a landmark for the site and Ardwick which highlights the development and area in the wider city. The landmark height is allowing the quantum of PBSA required to ensure the overall masterplan is deliverable, and ensuring the heights of the other plots are kept as low as possible.



Displacing built mass to encourage permeability
Current site conditions exhibit poor permeability through the site for the local residents and the wider city context. Creating new and varied routes with different character through the site give more opportunities for public realm.

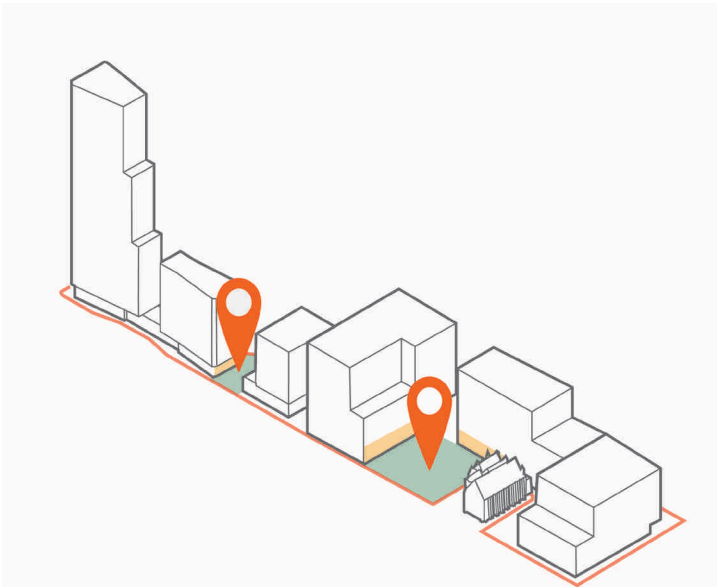


Distributing active frontages and public realm
Provision of new public realm and amenity spaces for the local community is at the heart of the scheme. The location of active frontages and their associated spaces is directly linked to this to ensure public spaces are vibrant and active.



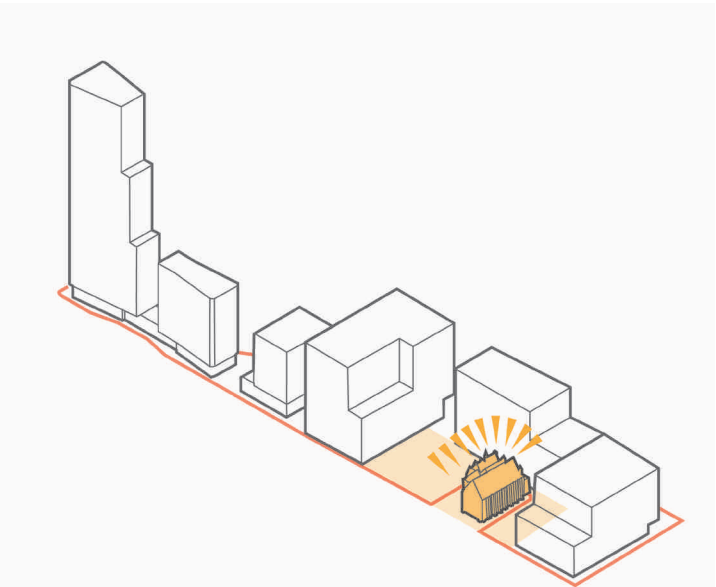
Connectivity and views to Gartside Gardens

A key community asset is Gartside Gardens, the scheme looks to celebrate the asset and create new links and routes through to the park.



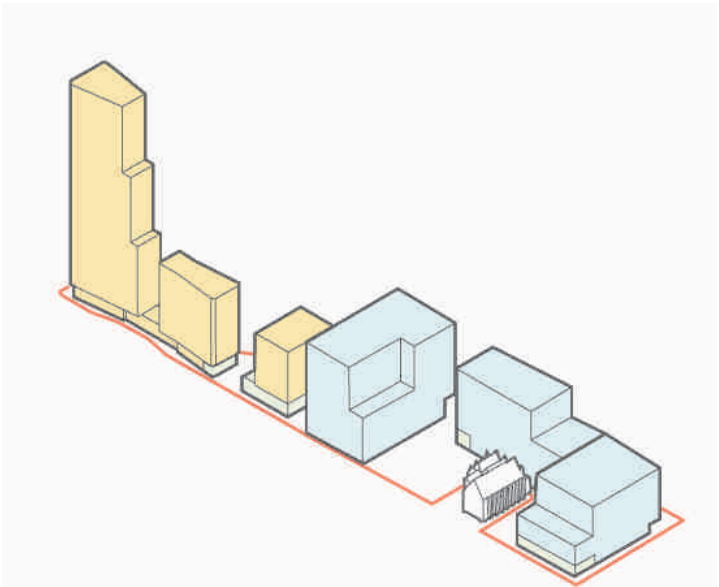
Creating distinctive public realm nodes

The landscape masterplan creates a series of public realm spaces for the both building users and the existing community. To be used for play, meeting, communing and socialising.



Responding to historic asset

Bedded within the masterplan is the Grade II* former Unitarian Chapel. The proposed scheme responds to the form and massing of the former chapel, with inspiration being taken from the detail of the chapel to inform particular details within the proposed buildings and landscaping.



Clustering uses to create vibrant communities

Placing buildings of similar uses together in clusters more efficiently utilises spaces around the buildings and allows greater provision of public realm for building users and the local community.

4

Application Masterplan

4.3

Location of Use

The site's gauge varies significantly from north to south.

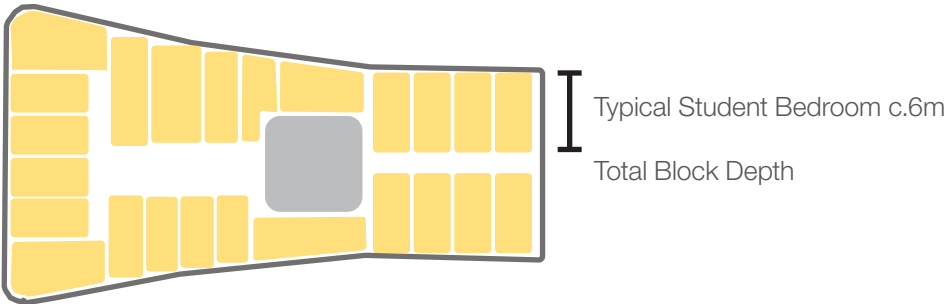
North of the site - narrow gauge

The narrow-gauged north of the site is well suited towards student residential. The layouts of these buildings can accommodate a linear run of student rooms, the depth of which can work with the constraints of long and narrow sites.

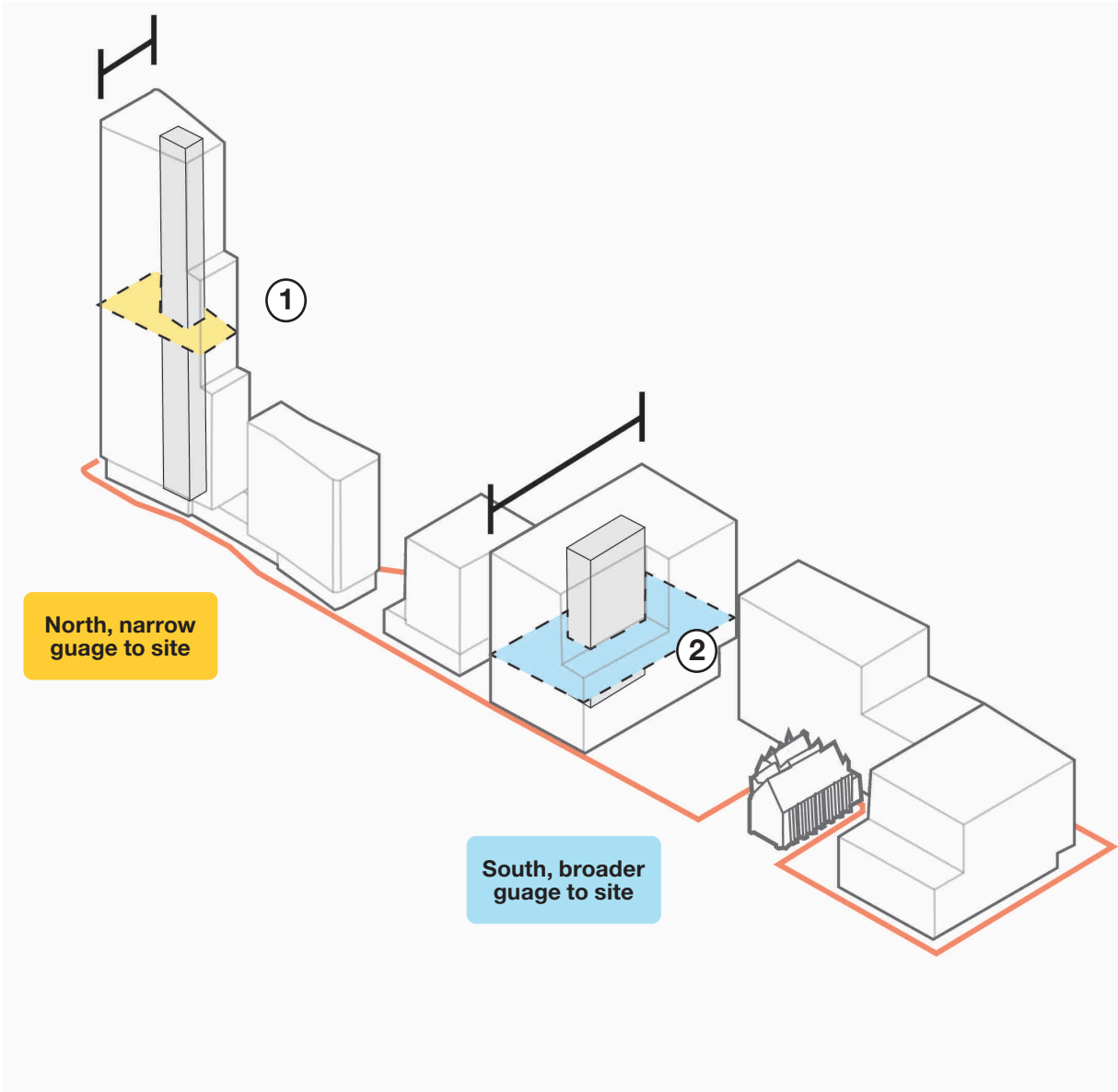
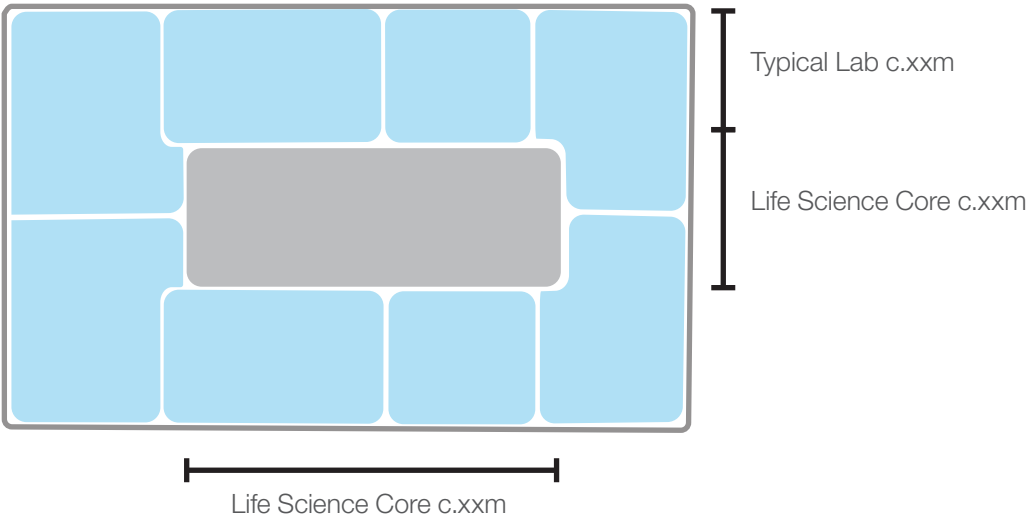
South of the site - broad gauge

To create effective Life Sciences workspace, deeper building footprints are required. This makes the broader-gauged south of the site more suitable for Life Science uses.

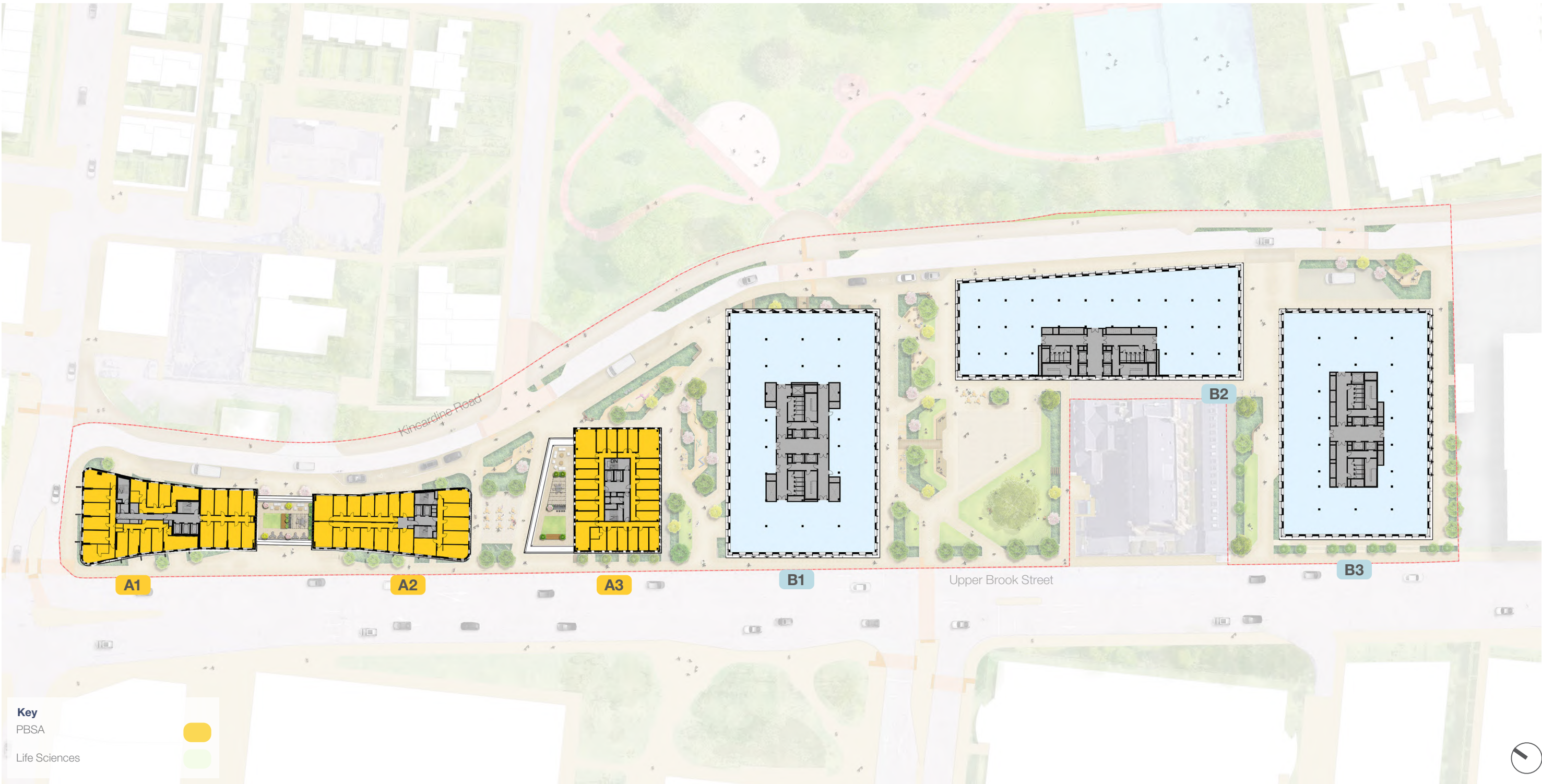
- 1
- PBSA Floor plate Summary**
 - A typical student room is around 18m²
 - The core is efficient in size.



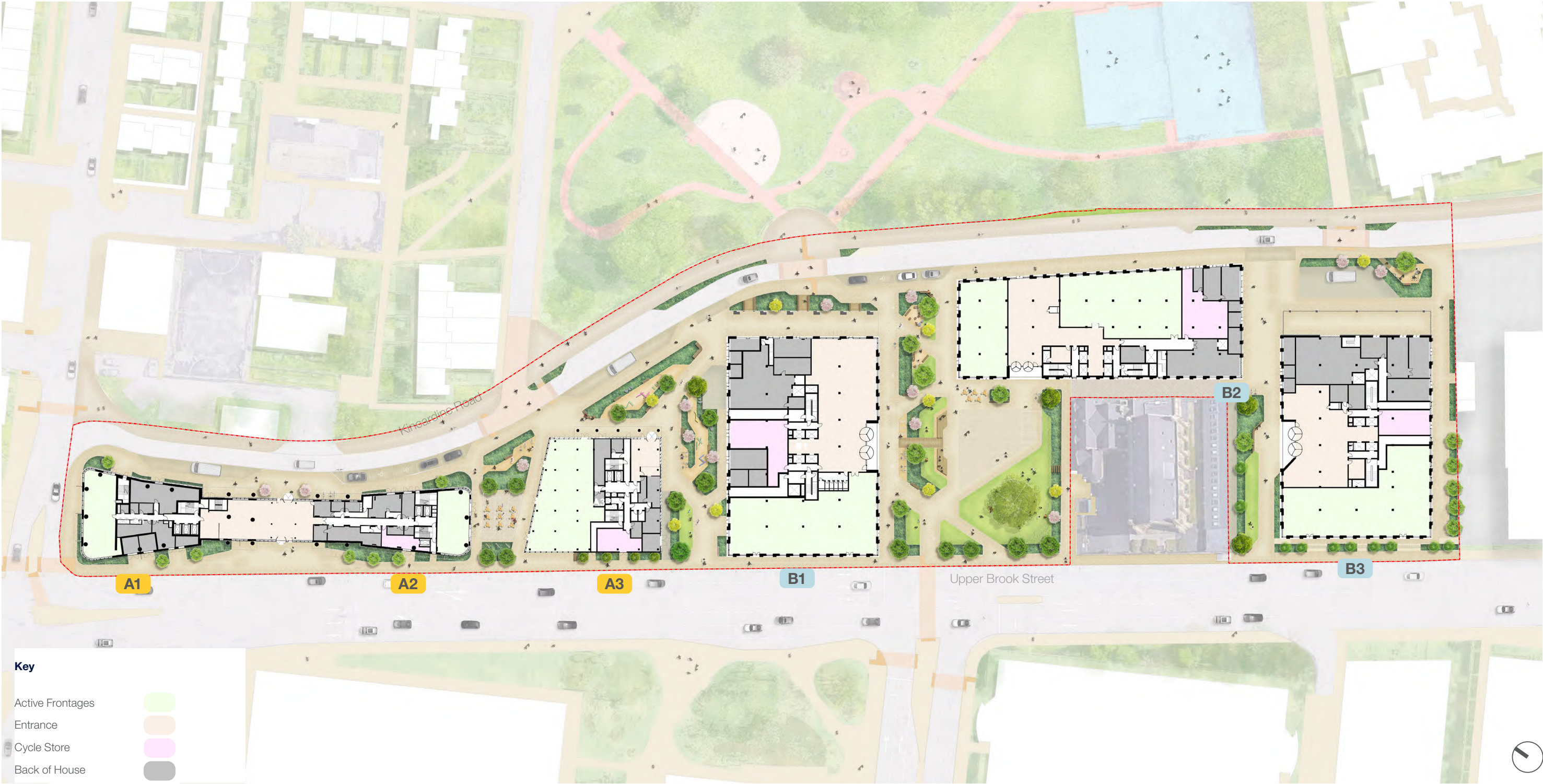
- 2
- Life Science Floor plate Summary**
 - Large core due to required lift provision, riser provision, circulation and WC provision.
 - Deep floorplate allows for effective lab bench configurations.



4 Application Masterplan
4.4 Masterplan Typical Level

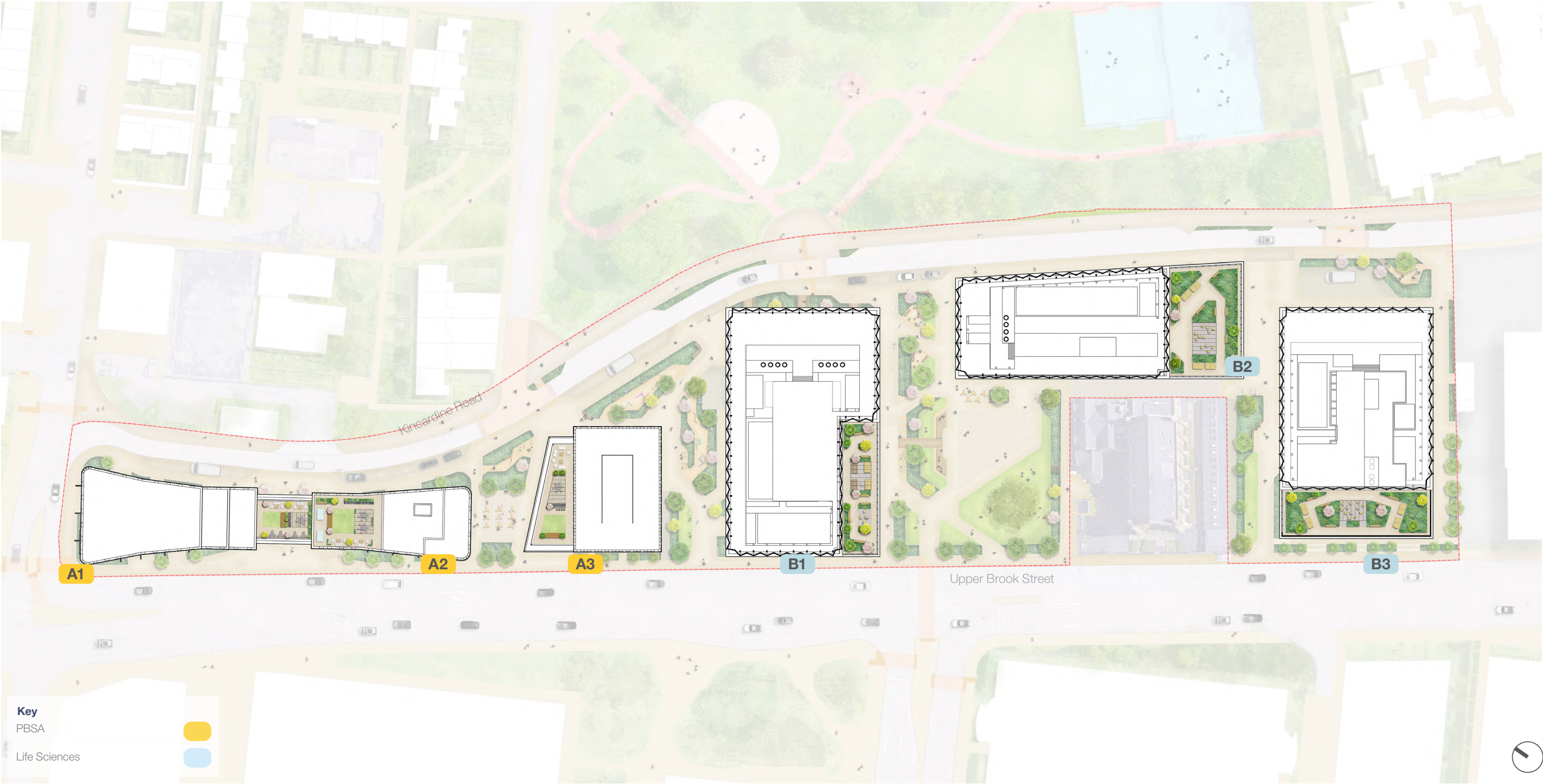


4 Application Masterplan
4.5 Masterplan Ground Floor



4 Application Masterplan

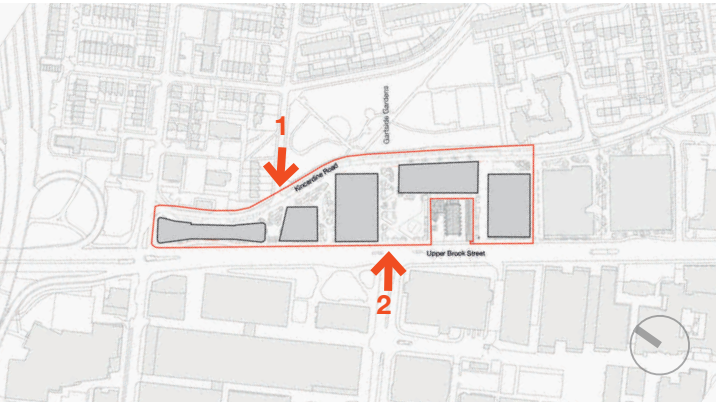
4.6 Masterplan Roof Level





At the heart of this masterplan is the public realm. This page looks at some of the early concept sketches and key principles of the new public realm nodes within the site. Please refer to the Landscape section of this document for detailed information on the public realm and landscape proposals.

Image Left - Early artists impression of view from Hanworth Close
Image Below - Early artists impression of area between Life Sciences and PBSA



Circa 80 new trees



Over 3,000m² of soft landscape



1.9 acres of new public realm



5 new informal play spaces



2 new key public spaces

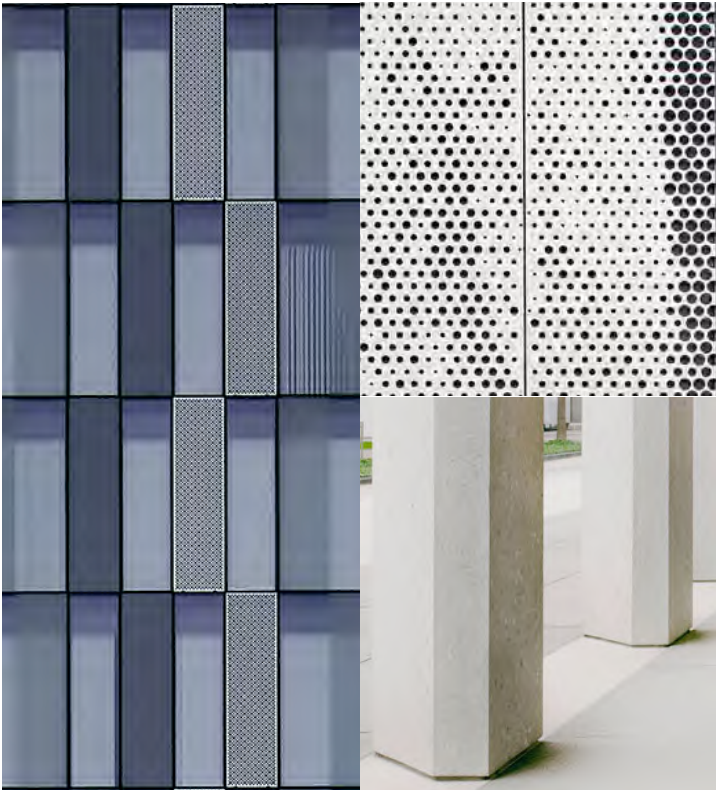


Early Artists Impression of the Proposed Public Square, Gaskell Gardens



Celebrating Context

Understanding, responding to, and celebrating the existing buildings, context and environment have been key factors in the development of the scheme.



Materiality

Materials have been carefully considered to be of high quality, long lasting, and responsive to the context around them.



Colour

Across the wider masterplan the three plots have their own colour identity. Within this application the Life Sciences reference the rich reds of Ardwick, whilst also adopting silver to reflect the tones of the chapel and nature within Gartside Gardens. The PBSA has grey-blue tones to give its landmark status, which dynamically changing with the daylight.



Pattern and Rhythm

Each building facade follows a rhythm that responds to its function. Hints of patternation reference and celebrate the surrounding context, within both the landscape and the architecture.

4

Application Masterplan

4.9

Celebrating the Chapel

Celebrating the Former Chapel

The former chapel is an important existing landmark along Upper Brook Street. The low-quality setting of the former chapel (see below photographs and the Site Analysis chapter) is currently detrimental to the significance of the building.

Within the proposals, the buildings form, citing, and massing have been shaped to respond to the citing and character of the former chapel.

References to the former chapel can be read across the proposed scheme; from the rhythm of projection columns at ground floor level of the Life Sciences buildings, to paving patterns in the landscape, and perforation patterns within facade panels.



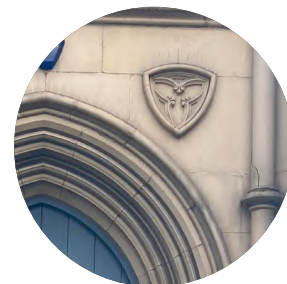
1 Fenestration



2 Rhythm



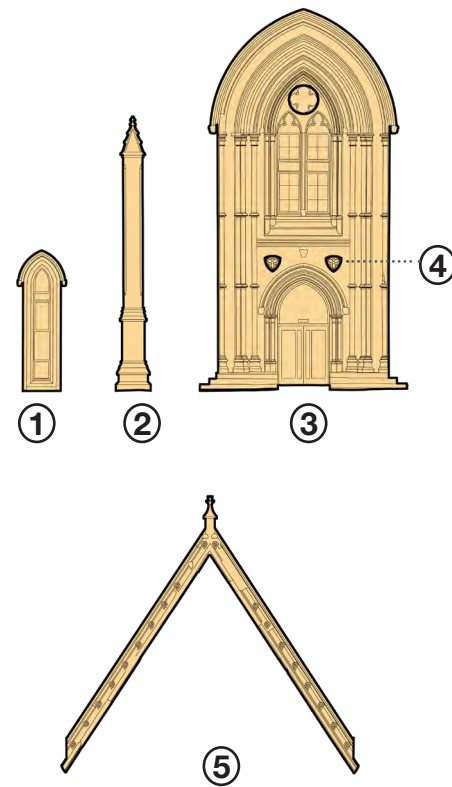
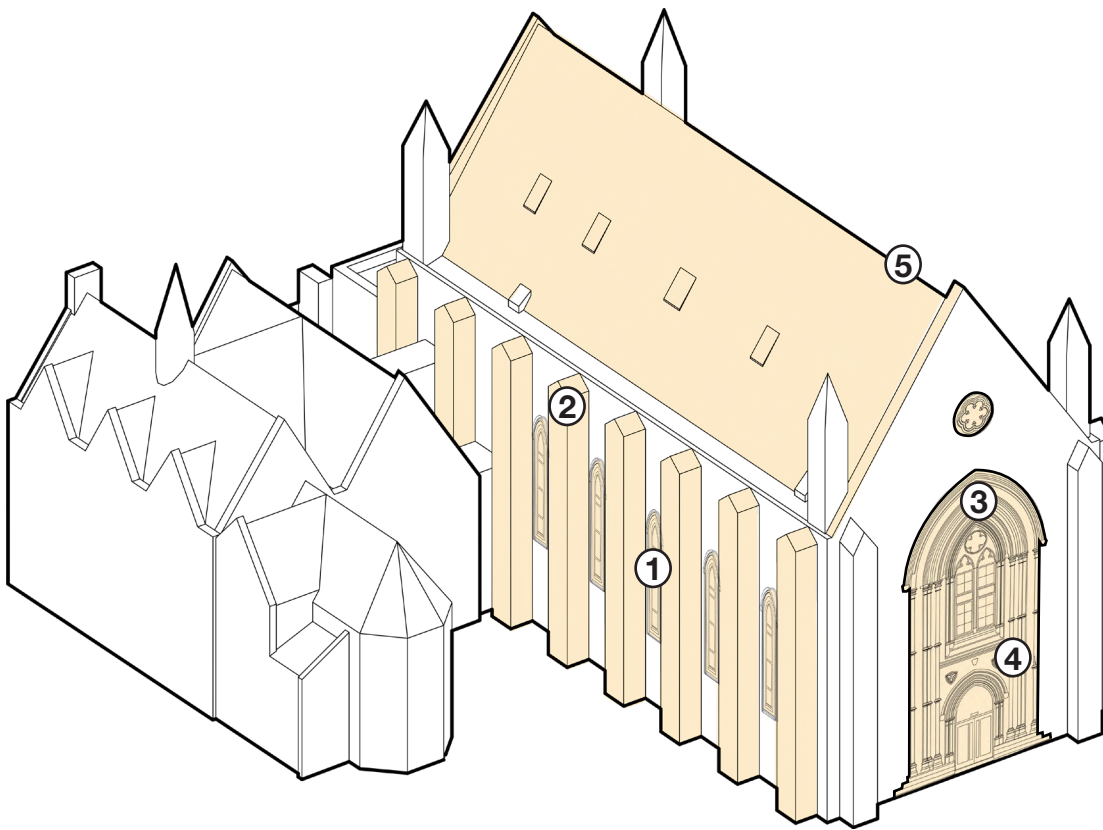
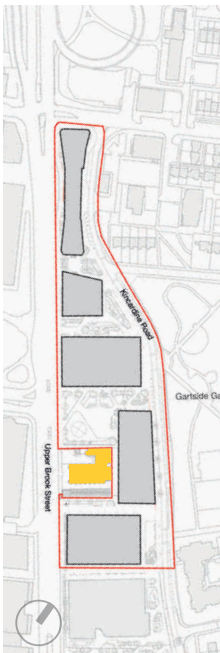
3 Entrance Moment



4 Detail and Pattern



5 Form and Geometry



4

Application Masterplan

4.10

Transport

The masterplan proposed changes to the highways surrounding the site. (please refer to the transport report prepared by Focus Transport in support of this application). This page gives an overview of the principles of the masterplan.

Car Free Development

The development is car free except for disabled parking. Land uses to be supported by Travel Plan Initiatives to promote sustainable travel. Development related traffic will be limited to taxis, deliveries and disabled persons.

Kincardine Road

The enhancements to Kincardine Road will provide an improved environment for walking and cycling trips and to manage vehicle speeds. Any trips to the site by car will be directed away from the site and to make use of the large public car parks that lie within a short walk.

Cycle Routes

The development introduces new cycle routes that connect to and enhance existing routes.

Key

Cycle Route

Walking Route

Kincardine one-way traffic

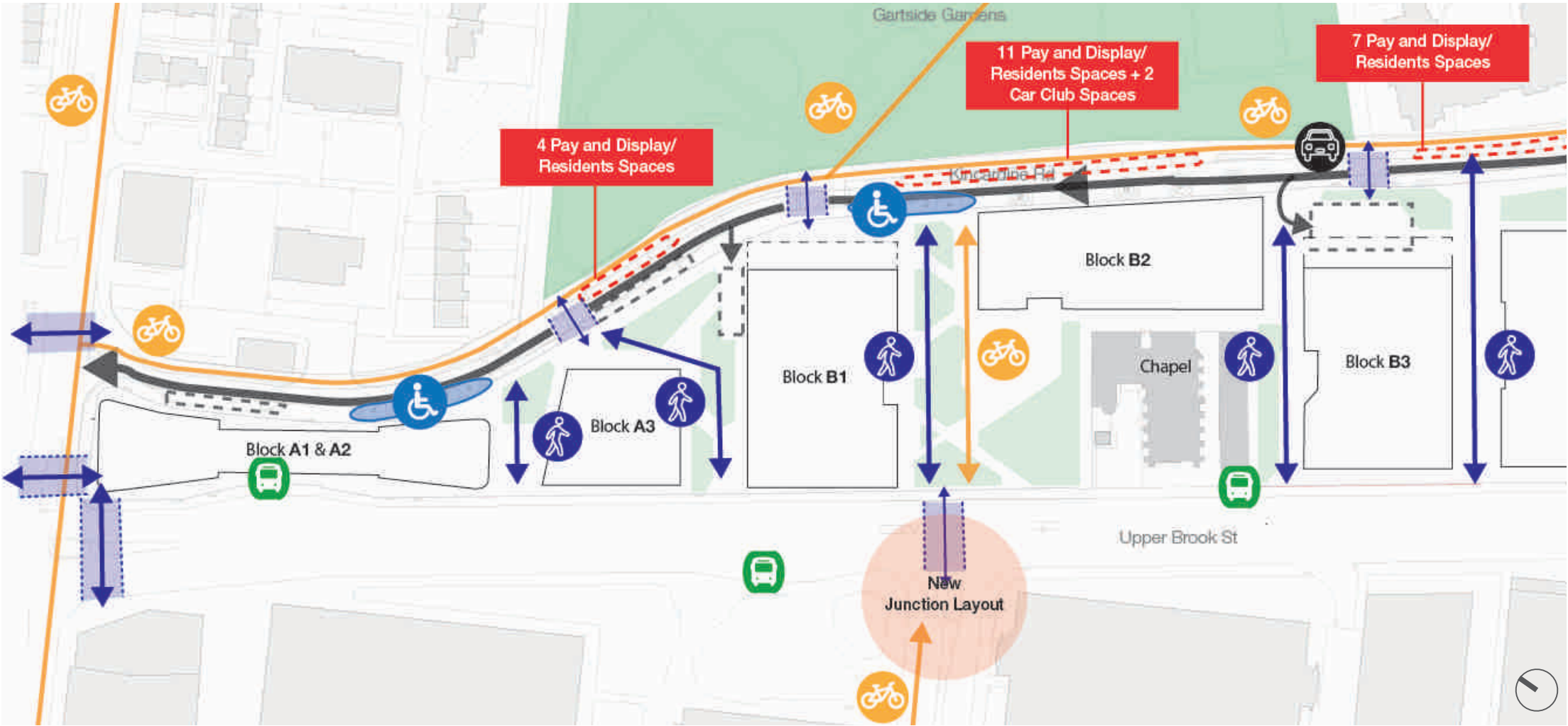
Pay and display / residents Parking

Service / delivery area / drop off point

Bus Stop

Scheme disabled parking

Safe Pedestrian Crossing



4

Application Masterplan

4.11

Masterplan Analysis

Full assesments of the impacts and mitigation measures which are being put in place are included within the EIA as part of this application. An an overview:

Fire Safety

Design Fire Consultants

A Fire Statement has been prepared by Design Fire Consultants for the PBSA buildings. The life science buildings are not a relevant for the purpose of Planning Gateway One, and is therefore not included in the Fire Statement. The report provides recommendations in terms of active fire safety systems, apartment layouts, means of escape, construction, elevations, and firefighting access. The report and its findings have been reviewed by the design team to aid the design of the development. The scheme is therefore considered wholly acceptable in terms of fire safety considerations.

Climate Change, Sustainability and Energy Efficiency

The

public realm design is driven by climate resilience. The areas between buildings maximise the quantum of green spaces provision, with widespread tree planting integrated across the extent of the masterplan. This proves shade and comfort during warmer periods of weather, with woody plant species included, that are known for their carbon sequestration properties

Air Quality

Redmore Environmental

Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of demolition, earthworks, construction and trackout activities. It is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. During the operational phase of the development there is the potential for the exposure of future residents to elevated pollution levels. Dispersion modelling was therefore undertaken in order to predict concentrations across the proposed development site as a result of emissions from the highway network. Results were subsequently verified using local monitoring data. During the operational phase of the development there is the potential for air quality impacts as a result of traffic exhaust emissions associated with vehicles travelling to and from the site.

Noise

Hann Tucker

The environmental noise impact upon the proposed dwellings has been assessed in the context of building regulations, and national and local planning policies. Appropriate target internal noise levels have been proposed. These are achievable using conventional mitigation measures. Preliminary acoustic performance specifications for the external building fabric elements have been recommended such that appropriate internal noise levels should be achieved. These are intended for planning use only, and detailed design stage octave band acoustic specifications will need to be developed for tender.

Flood Risk and Drainage

WSP

This Flood Risk and Drainage Strategy report concludes that this development is appropriate in its proposed location, can be occupied safely for its lifetime, does not increase flood risk elsewhere in the local catchment and seeks to reduce the risk of flooding overall. This will be secured through the implementation of the recommended flood risk management and mitigation measures and the provision of an Emergency Plan to inform site users what the relevant emergency procedures are in the event of a flood.

Crime Impact Statement

GMP Design for Security

We engaged in early consultation with the local metropolitan police on the scheme. This was to address early any areas for concern in the public spaces and public realm. There were no in principle concerns as long as standard security practices were followed. It was noted that the PBSA and massing would improve the overall security of the area due to the nature of PBSA.

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5 Public Realm and Landscape Design

5

Public Realm and Landscape

5.1

Introduction

re-form landscape architecture has been commissioned to prepare, on behalf of Property Alliance Group and Moda Living, landscape design proposals to support the detailed planning application for the site at Upper Brook Street.

This Landscape chapter sets out the ways in which the landscape proposals fit within the wider site masterplan and respond to the site context. It then provides an overview of the Landscape approach to design and appearance, access, materials, and sustainability. This document summarises information contained within the following planning submission landscape drawings:

- 0983-RFM-XX-00-DR-L-0001 Illustrative Landscape Masterplan
- 0983-RFM-XX-00-DR-L-0002 & 0983-RFM-XX-00-DR-L-0003 Illustrative General Arrangement
- 0983-RFM-XX-RF-DR-L-0004 Illustrative Roof Terrace
- 0983-RFM-XX-XX-DR-L-0005 & 0983-RFM-XX-XX-DR-L-0006 Illustrative Landscape Sections
- 0983-RFM-XX-00-DR-L-0007 & 0983-RFM-XX-00-DR-L-0008 Planting Strategy



5

Public Realm and Landscape

5.2

SRFG Landscape Principles

SRFG Key Priorities for public realm

- Deliver high quality, inclusive new public realm, where communities can happen;
- Calm the vehicular dominated environment of Upper Brook Street and create an appropriate environment for pedestrians through; setting back buildings, tree planting, animation and interaction with building uses
- Enhance pedestrian crossings to Upper Brook Street and simultaneously strengthen east to west connections across the Oxford Road Corridor area and through to Ardwick and Hulme;
- Enhance east to west connections and integrate new public realm with existing, including the upgraded Gartside Gardens and new Brunswick Park.

SRFG Opportunities

- The proposals for Upper Brook Street present an exciting opportunity to build upon the principles of the Oxford Road Corridor SRFG. This includes:
- Delivering high quality, inclusive new public realm, where communities can connect and knowledge and skills-sharing can happen.
 - Engage more positively with the Ardwick community
 - Enhance east to west connections and integrate new public realm with existing, including the upgraded Gartside Gardens and Brunswick Park.
 - Creating an appropriate environment for pedestrians through setting back buildings, tree planting, animation and interaction with building uses..

Key Landscape Concepts

The wider landscape strategy for the masterplan site will look to achieve the following aims:

- Creating a positive frontage to Ardwick
- Extending the edge of Ardwick to re-establish the edge of the community along Upper Brook Street
 - Creating a series of positive points of arrival/ gateways announcing the arrival to Ardwick
 - Providing a new positive active frontage for the community
- Removing barriers and encouraging permeability
- Establishing new east west routes reconnecting the neighbourhood with Upper Brook Street and beyond
 - Forming a series of clear pedestrian routes through the site
 - Creating a legible hierarchy of routes through the site
- Offering back to the Community
- Creation of a series of new community focussed spaces
 - Spaces to support both the existing and new community users
 - Green infrastructure plays a key role in creating a welcoming neighbourhood character
- Extending Ardwick’s Green Infrastructure
- Provide a new green streetscape to offer new opportunities for recreation and restoration
 - Link to existing green areas including Gartside Gardens to form a green network

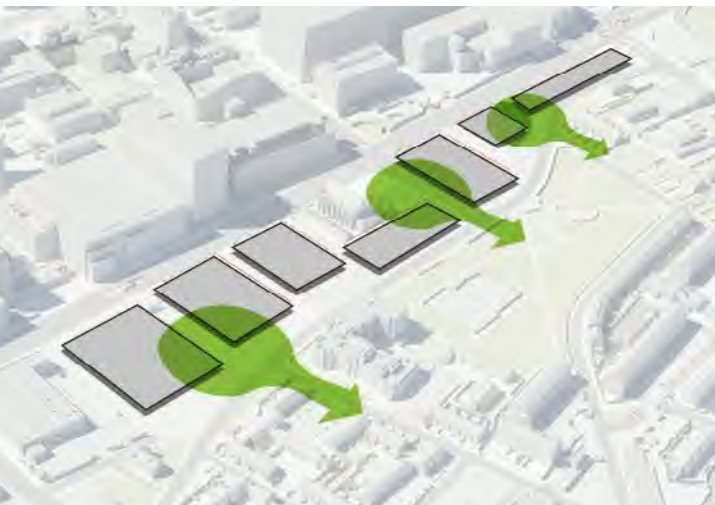
Creating a positive frontage to Ardwick



Removing barriers and encouraging permeability



Offering back to the Community



Extending Ardwick’s Green Infrastructure



5

Public Realm and Landscape

5.3

Landscape Design Principles

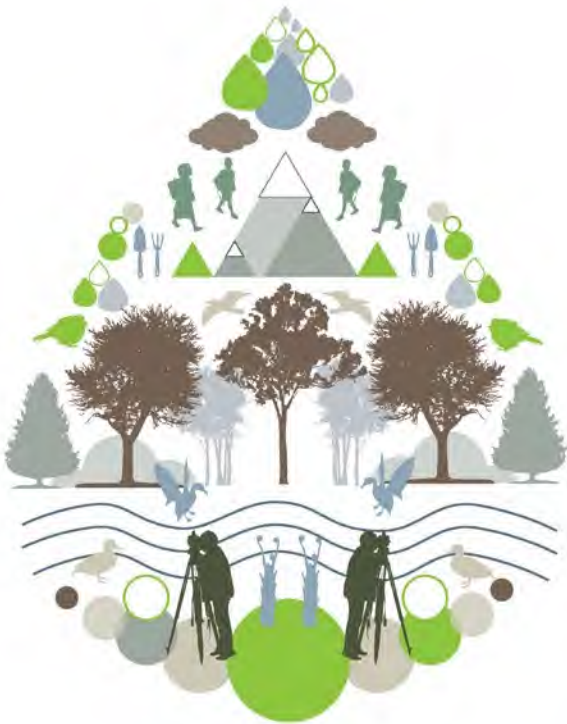
Given the size and location of the wider masterplan there is a great opportunity to establish a series of guiding principles that clearly address the importance of sustainability within the scheme. This will provide a bench mark for this and future developments within the Ardwick area and address targets set out in emerging planning policy.

Threading through the building and landscape design is the desire to create and build a sustainable development that responds to its environment. High quality landscape will be at the heart of the scheme. This will ensure the development knits into the surrounding city fabric, creating attractive streets and spaces for the public and residents to enjoy.

Three key sectors are outlined covering; climate sensitive design, biodiversity and carbon footprint

Climate Sensitive Design

- Inclusion of sustainable urban drainage systems where possible
- Permeable paving, rainwater gardens and bio-retention tree pits where appropriate
- Introduction of hedging species that are known to capture micro pollutants from surrounding road network
- Responding to the microclimate of the site considering the aspect, daylight and shelter from the wind



Biodiversity

- Careful selection of planting varieties including native species with seasonal variation
- Including flowering and fruiting varieties that encourage insects and birds supporting native fauna
- Maximise the quality of the green spaces across the site including the podium and roof gardens



Carbon Footprint

- Considered specification of materials avoiding heavily processed materials
- Natural materials such as FSC wood which has less embodied carbon to be used within the street furniture
- Maximise the quantum of green spaces and incorporate trees and woody plant species that are known for their carbon sequestration properties



5

Public Realm and Landscape

5.4

Landscape Analysis

Public Realm and Landscape Context

Within the wider site context there are a series of positive public spaces, including parks to greens that serve the surrounding communities and whilst these green spaces are a great resource for the area they are distinctly separate. Key spaces include; Gartside Gardens, Ardwick Green, Mayfield Park and Brunswick Gardens.

The development at Upper Brook Street offers an opportunity to harness these positive elements and expand on them through new and improved public realm and street greening, helping connect the surrounding areas of Ardwick and the university corridor.

Existing Green Infrastructure

There is limited green infrastructure within the site with most concentrated to the edges of existing plots as verges or strips of planting. Existing vegetation is largely comprised of perimeter shrub and lawn, with trees at edges of the site. Along Kincardine Road, existing planting is poorly managed, with overgrown shrubs imposing on key pedestrian footpaths. The existing conditions contribute little in aesthetic or social value to the surrounding community, with no publicly accessible green space currently provided on the site.

The trees on site include species such as Birch, Ash, Lime, Sycamore, Cherry and Poplar.

There is a Tree Protection Order (TPO 1998 Order 'B') applied to the northern end of the site which encompasses 5 trees including three Common Limes, a Black Poplar and a Tree of Heaven all addressing Grosvenor Street.

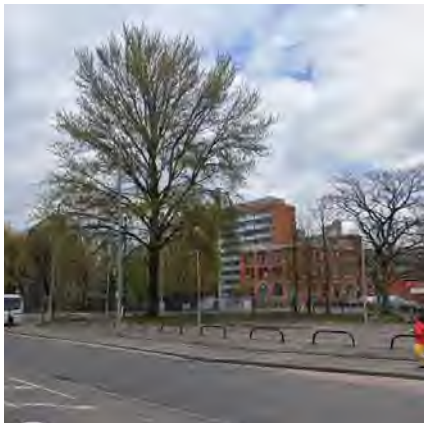
A full arboricultural survey has been undertaken where details of health and quality are captured.

There is one Cat A tree, a Sycamore, beside Inchly road that will be retained, all other trees on site are proposed to be removed with their losses mitigated through an extensive planting scheme including suitable native street trees and ornamental tree varieties. Refer to softworks proposals for exact details.

Existing boundary vegetation will be replaced with more diverse understorey planting and areas of accessible amenity lawns.



Brunswick Park



Existing trees to North of site



University green spaces



Tree outside Chapel



Gartside Gardens



Overgrown perimeter scrub



5

Public Realm and Landscape

5.4

Landscape Analysis

Local Character

Ardwick is a primarily residential area, with an emphasis on 2-3 storey terraced dwellings. Roadways currently dominate the majority of routes, and an opportunity to create a new pedestrian focussed public realm is apparent. Ardwick is largely characterised by red brick terraces with more modern developments incorporating a variety of warm tones in buffs and cream shades. Green spaces play an established role within the vicinity, with numerous streets set facing open areas of green. Gartside Gardens in particular provides an important community space to local residents.

Along Upper Brook Street and into the city centre, there is a stronger orthogonal emphasis to the streetscape character. Strong geometries, larger scale building plots and grey toned material palettes contribute to a more functional character.

Historic Urban Character

Ardwick originally developed as a leafy residential suburb, due to its close proximity to the industrial city centre. Small dwellings continued to be built throughout the 19th century.

Within the site boundary, the land was largely occupied by terraced and semi-detached housing with occasional works and small mills more prevalent in the northern section of the area. Chapels with associated Sunday Schools were an important part of the local urban grain.

During the 20th century, the area became home to a number of significant recreational and cultural establishments, including the Empire Music Hall, the Ardwick Picture House, and the Apollo.

Historically, the site had a much finer urban grain, largely comprised of terrace housing and other small scale businesses and public establishments which were positioned along narrow streets that linked east west across the site.



View down Arkley Street



View down Arkley Street



Historic map showing tight urban grain



Gartside Gardens Games Court



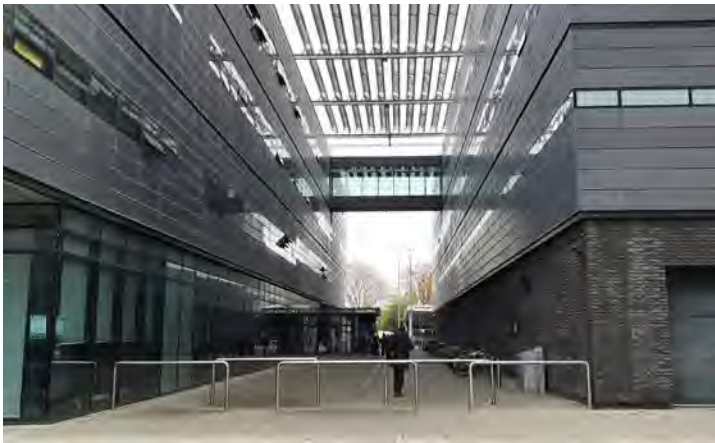
Community Allotments



View of the Apollo Hippodrome



View looking south down Upper Brook Street



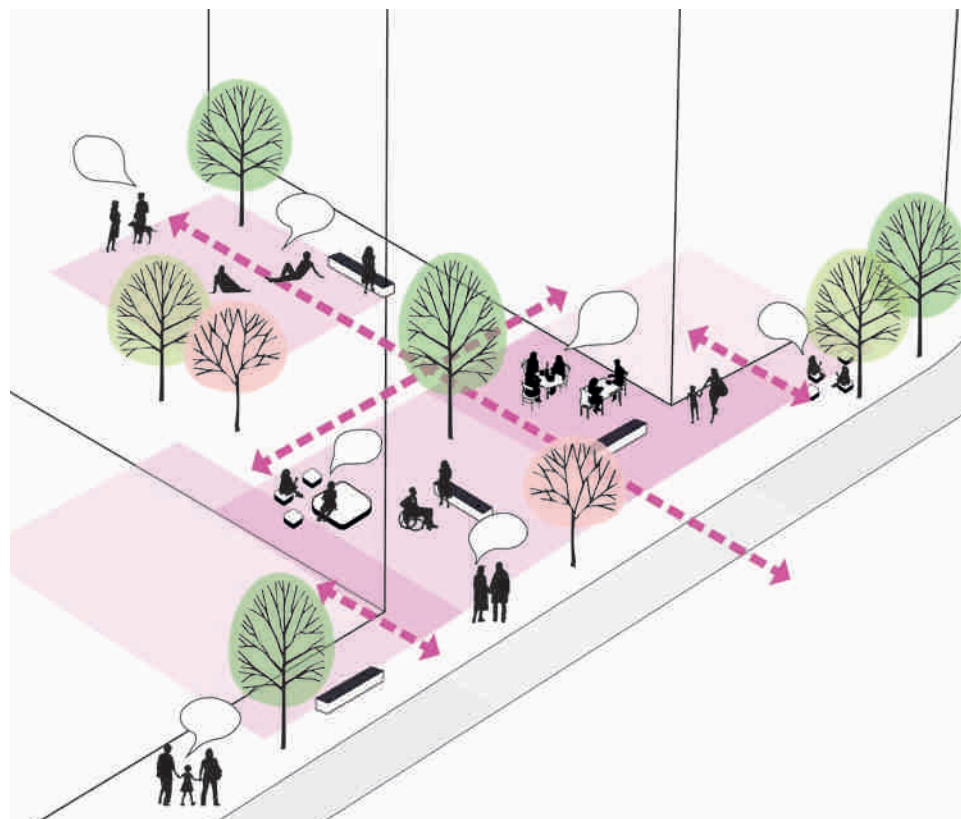
View through Alan Turing Building walkway



Photo of Oregon Close from 1960s

5 Public Realm and Landscape

5.5 Landscape Design Concepts



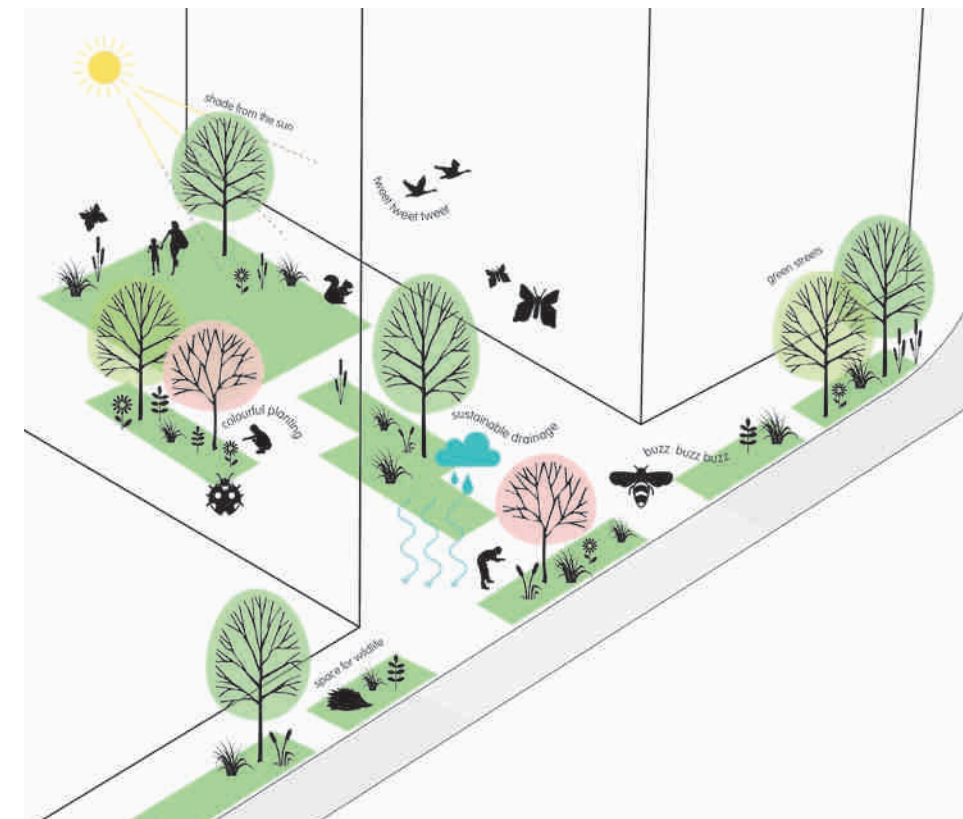
A Place to Connect with People

- Public realm will offer a variety of places to enjoy being outside and with others.
- A range of seating areas will create opportunities for gathering and quiet contemplation
- Social spaces to be amongst an abundance of trees, planting and green spaces that encourage walking, cycling and dwelling



A Place to Play and be Active

- Streets and spaces will include elements that encourage play, exploration and physical activity.
- Pedestrian focussed public realm with green character to encourage walking and activity through the site
- Play areas created along Kincardine Road to create an active and community oriented public realm space
- Play areas to be set within planting to enhance connection to nature



A Place for Nature

- Landscape to be designed as a whole system that will work to support and benefit nature
- Climate resilient planting with an emphasis on native species
- Integrated SUDs systems
- Planting to include species that are attractive to birds, pollinators and other wildlife

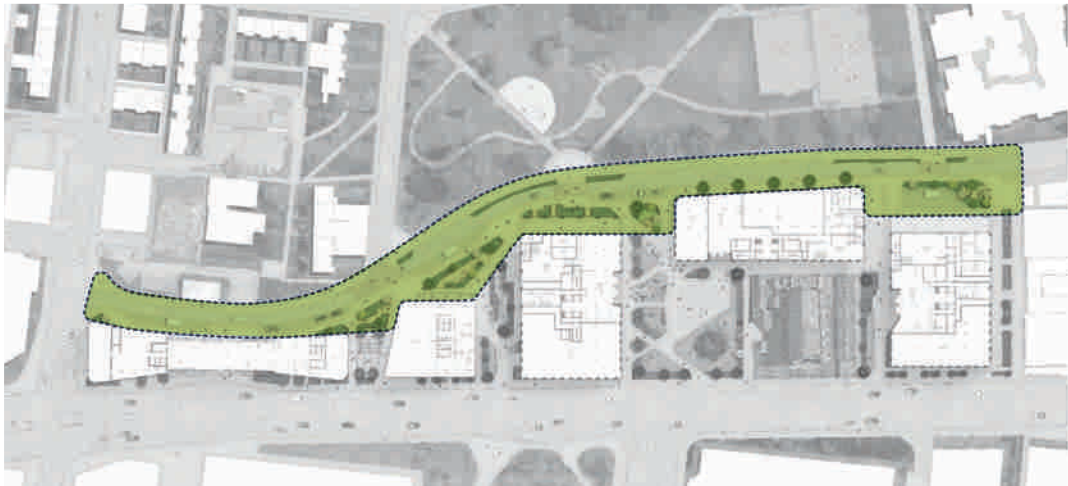
5

Public Realm and Landscape

5.7

Landscape Character Areas

Whilst the landscape approach intends to create a single cohesive piece of public realm that links the various blocks, there are a series of smaller character spaces emerging within the public realm. These spaces aim to support the adjacent community and the respond to the uses within the new buildings. These are explored through the following pages.



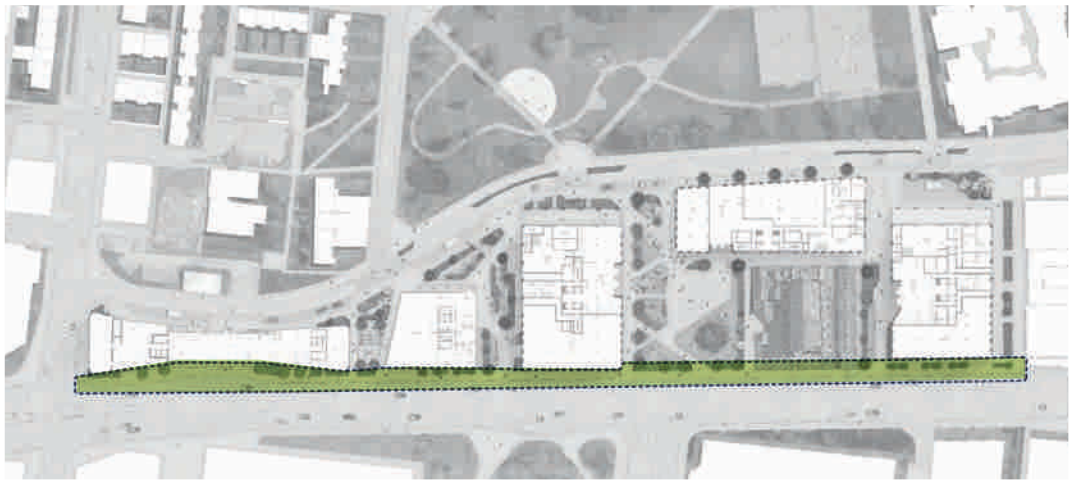
Kicardine Road



The Walks



Community Squares



Upper Brook Street

5

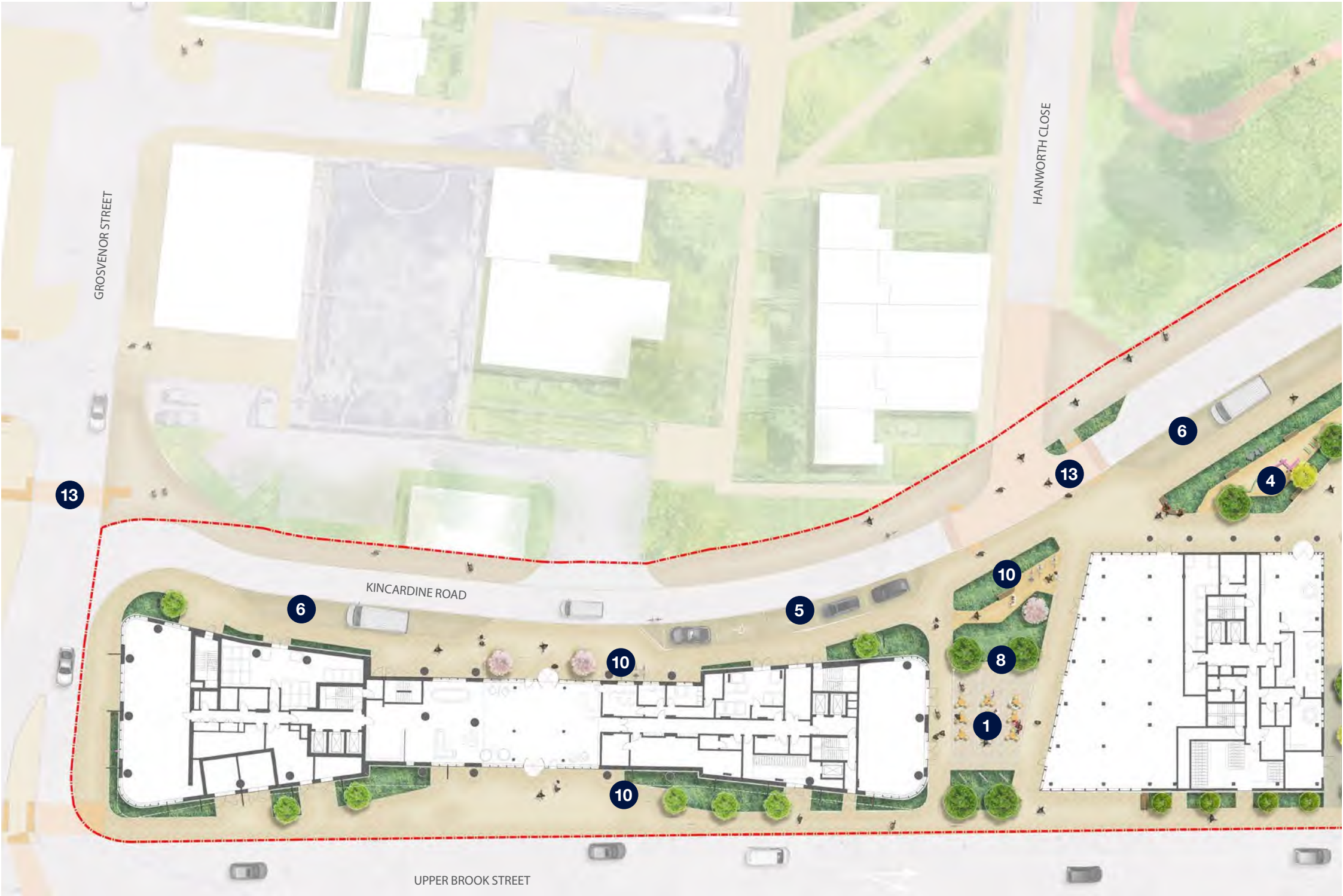
Public Realm and Landscape

5.6

Design Proposals

Site Plan
The Site plan looks to encapsulate the key design strategies to create a cohesive and community oriented development.

- Legend**
- 1 Hanworth Square
 - 2 Gaskell Green
 - 3 The Walks
 - 4 Informal play / outdoor exercise area
 - 5 Accessible parking bays
 - 6 Deliveries / servicing layby
 - 7 Servicing area
 - 8 Seating area and flexible spillout
 - 9 Feature seating to Gaskell green
 - 10 Cycle parking
 - 11 Existing tree retained
 - 12 Adjacent site subject to separate planning application
 - 13 New and improved crossing points



5 Public Realm and Landscape

5.7 Landscape Character Areas

Kincardine Road
Kincardine Road will form a new community oriented and active edge to the Ardwick area. Changing from a two way road down to a one way street will enable improvements to the public realm, promote active travel through the introduction of dedicated cycle routes and widen public footpaths.

A primary pedestrian path will be complemented by secondary routes meandering through areas of planting. Natural play and outdoor exercise elements will be incorporated throughout, encouraging residents to explore and play.

Tree, shrub and herbaceous planting will give the street a revived green character, interwoven with areas for seating and informal play.

Kincardine Road will also include 9 disabled parking spaces and a series of delivery/ drop off bays all of which are off the main carriageway.



5

Public Realm and Landscape

5.7

Landscape Character Areas



5

Public Realm and Landscape

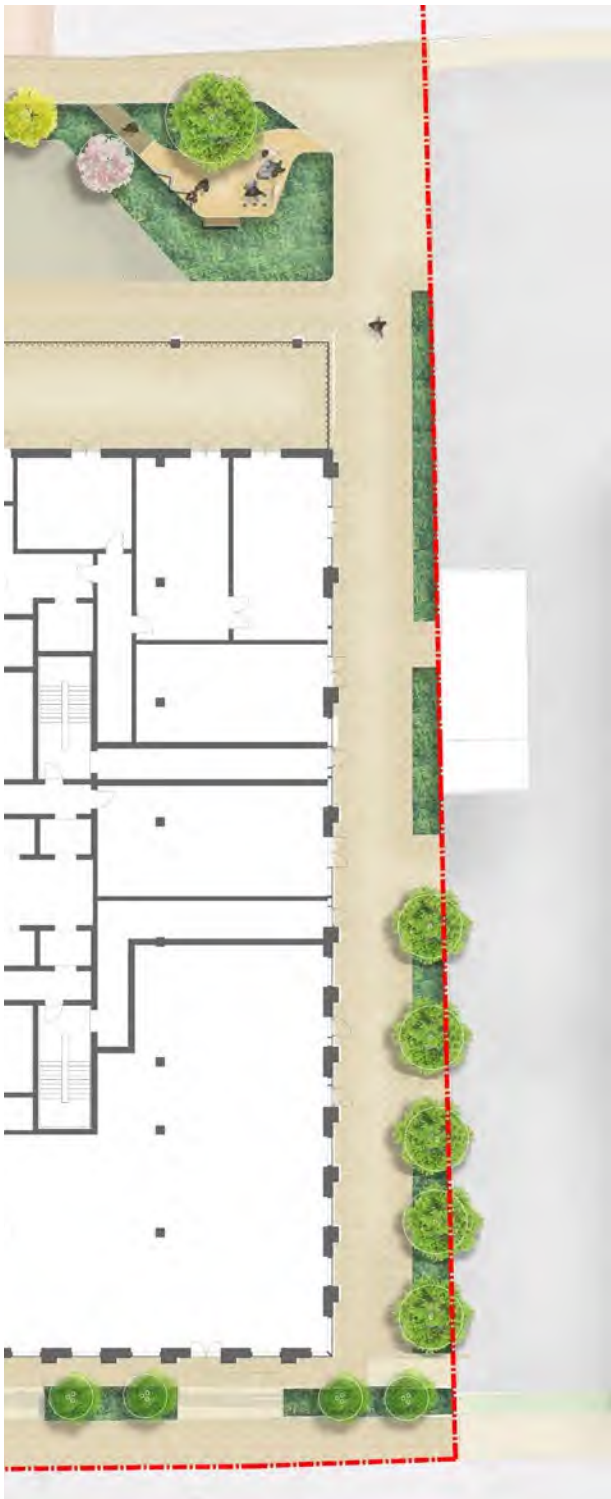
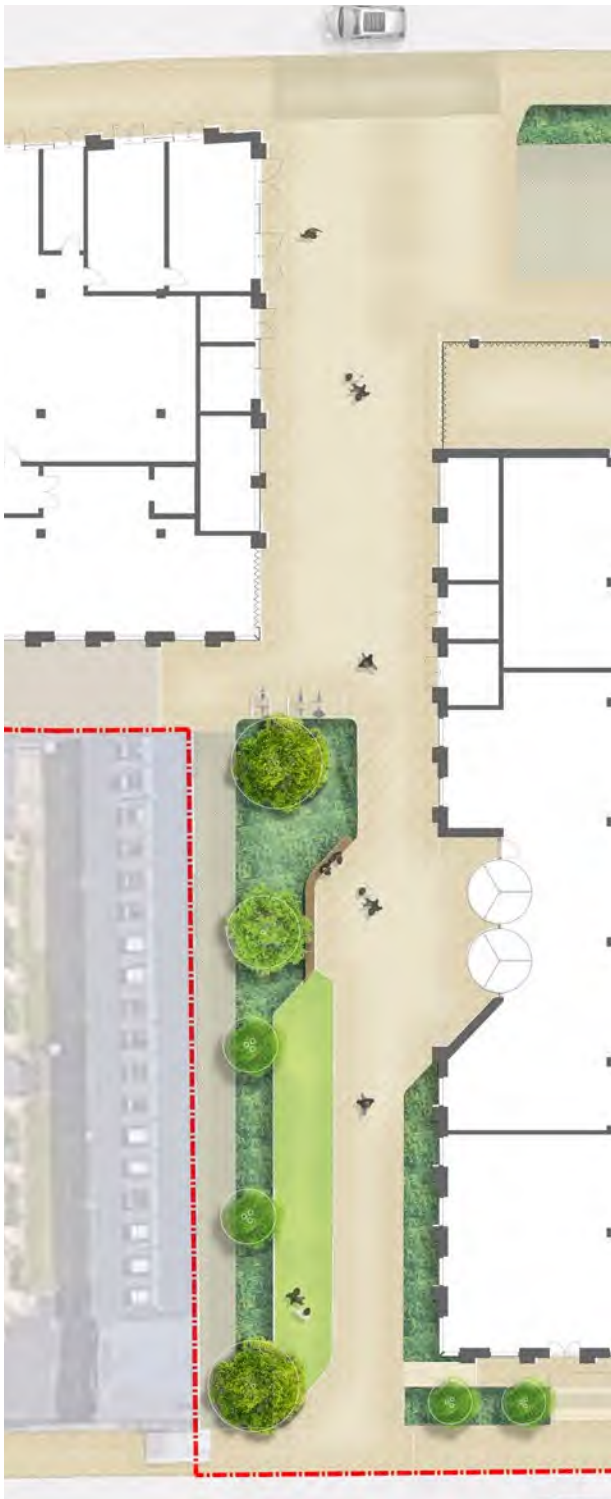
5.7

Landscape Character Areas

The Walks
The Walks will create new routes connecting Kincardine Road and Upper Brook Street.

The creation of a sequence of small garden spaces, with, ornamental planting, open lawns and a variety of seating elements, will facilitate a range of community activities, including gathering, meeting and dwelling. These are arranged to respond to the active edges of the buildings on the site, encouraging a synergy between building and landscape. Broader routes along building edges will allow for occasional emergency access.

Avenue planting, mixed material surfacing and a variety of paths help create a sense of journey, encouraging people to slow down and connect with their surroundings. Areas of herbaceous planting will give the street a vibrant and restorative character.



5 Public Realm and Landscape

5.7 Landscape Character Areas



Green routes with priority for pedestrian and cycle users



Integrated seating with opportunities to pause



Wide pathways with clear sight lines



Kincardine Road

Upper Brook Street

SECTION A: KINCARDINE ROAD - THE WALKS - UPPER BROOK STREET

5

Public Realm and Landscape

5.7

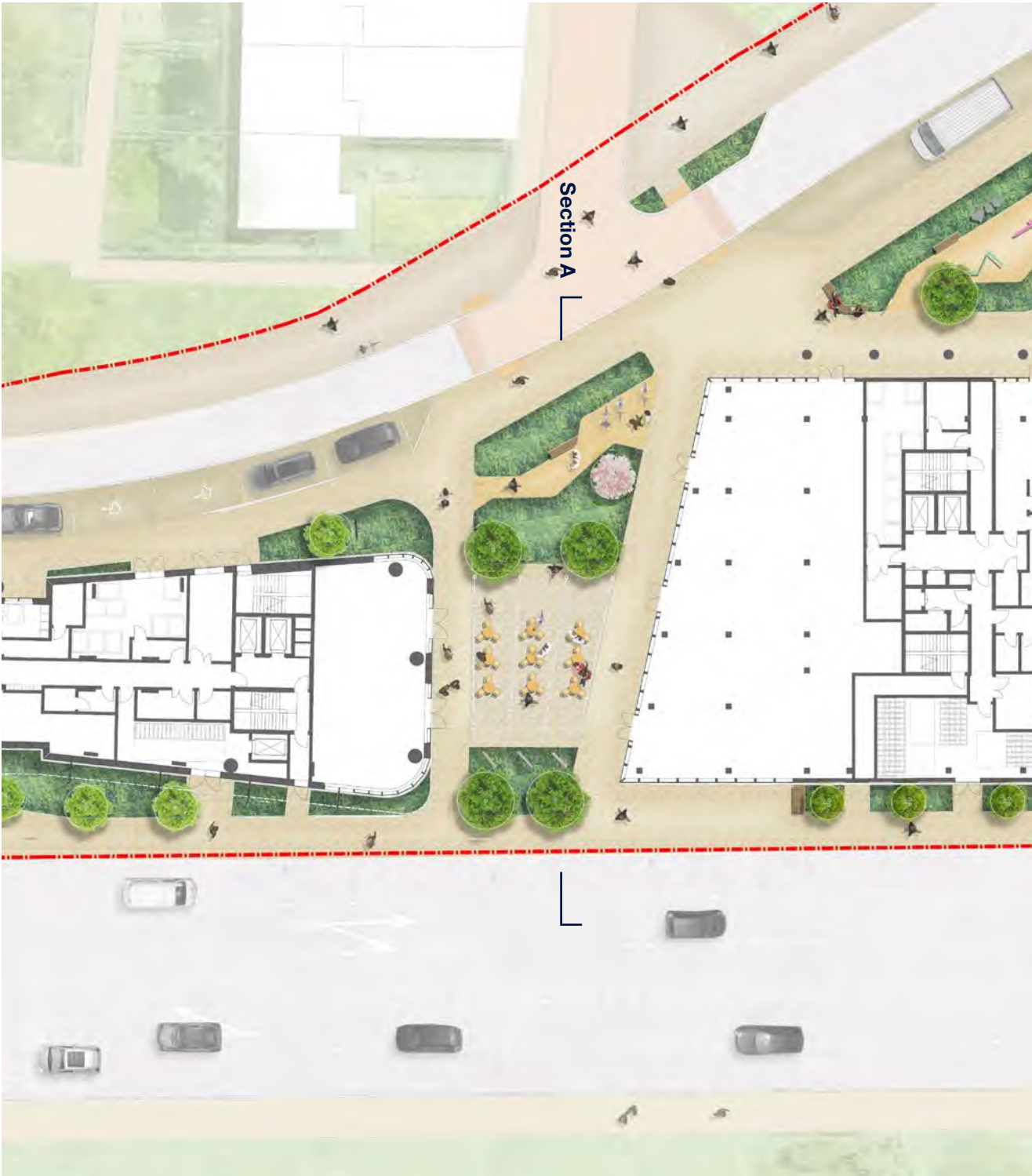
Landscape Character Areas

The community square 1 - Hanworth Square

The Hanworth Square is proposed between two PBSA buildings and will be fronted by letable units that will help to activate the space.

Boardered by a series of semi mature broadleaf trees and with catenary lighting over the main space, the square will provide a space to host community events whilst providing spillout for the surrounding ground floor uses.

Raised planters with mixed evergreen and herbaecous planting will create containment for the space whilst offering seasonal colour, form and texture for the community to enjoy. Fixed seating is provided alongside cycle racks to cater for visitors to the area.



Feature catenary lighting across the square
Opportunity for flexible seating and community uses



5 Public Realm and Landscape

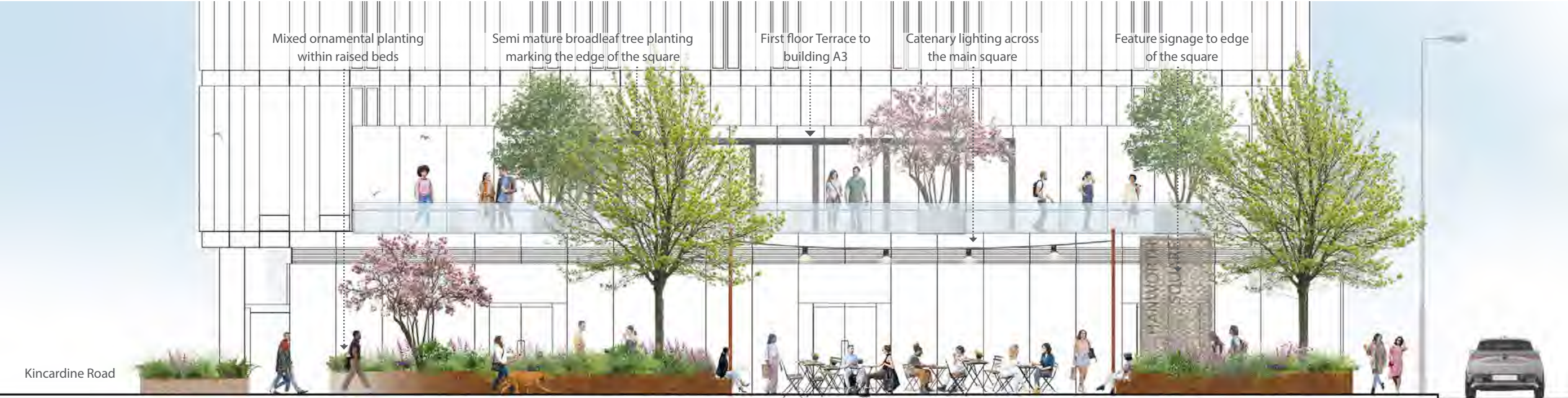
5.7 Landscape Character Areas



Green routes with priority for pedestrian and cycle users



Proposed view from the edge of Hanworth Close looking into the square



SECTION A: KINCARDINE ROAD - HANWORTH SQUARE - UPPER BROOK STREET

Upper Brook Street

5

Public Realm and Landscape

5.7

Landscape Character Areas

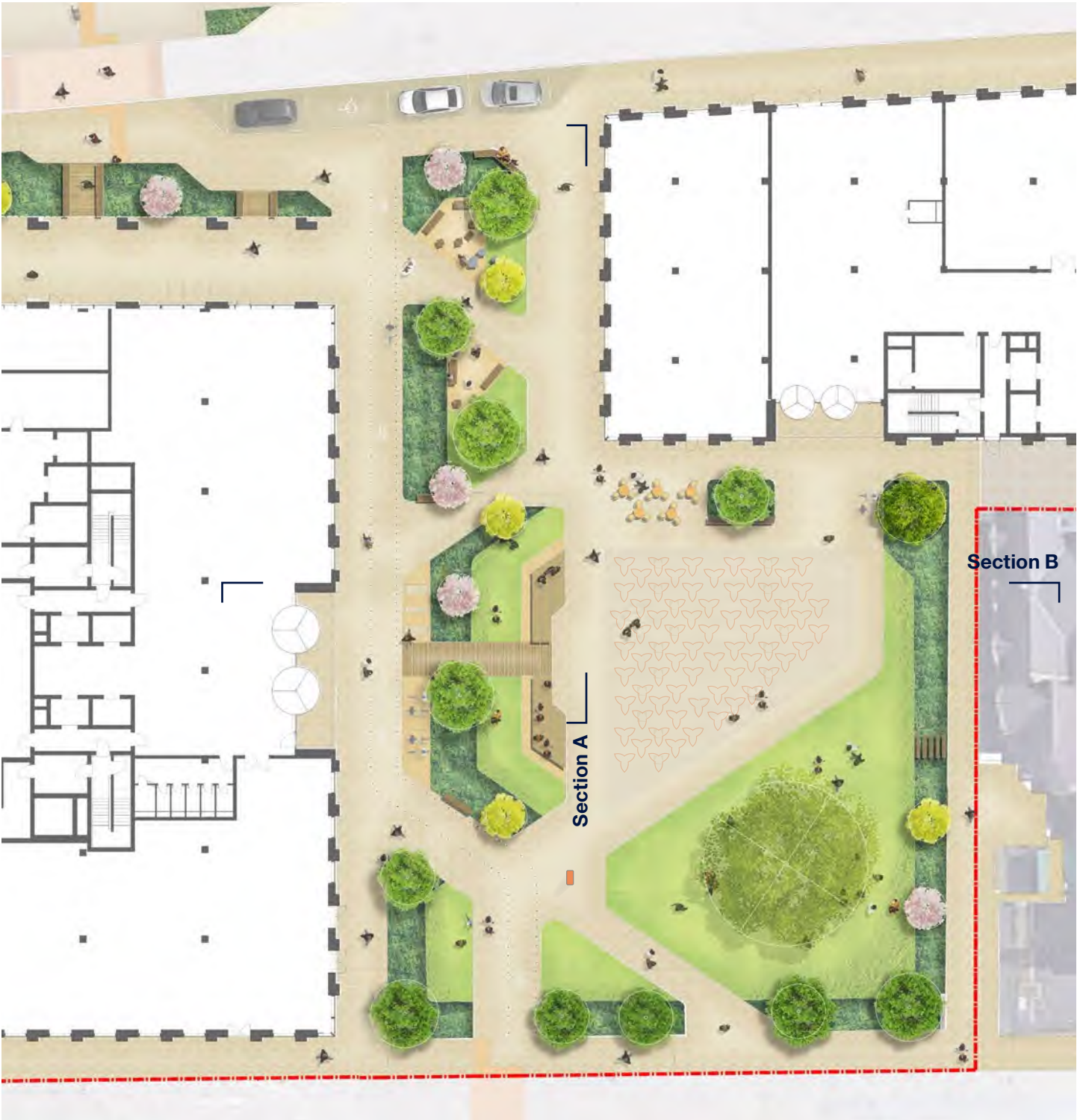
The community square 2 - Gaskell Green

Gaskell Green will be a key public space at the heart of the development. The green character will offer an extension to Gartside Gardens and create a much more positive setting for the Chapel. A large existing tree will be retained as a focal point with open lawns and planting creating a park-like setting.

The central paved area will provide a larger flexible space for community events and organised activities while the open lawns will provide additional informal recreational space for local residents and staff. A central seating plinth addresses the space offering a point of focus to the square and a place to pause and admire the listed building.

Broadleaf trees and lowever level planting will line the edge of Upper Brook Street creating a more positive edge to the busy road and offering an improved sense of containment and shelter.

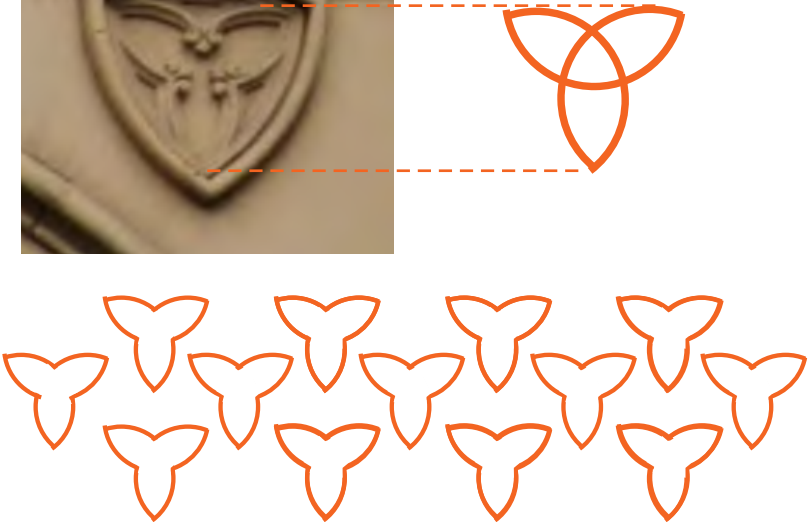
Generous footpaths link through the space guiding pedestrian and cycle users to the realigned crossing point over Upper Brook Street. These paths widen at key points offering spillout for ground floor cafe uses, seating and cycle parking.



Design response to the Chapel

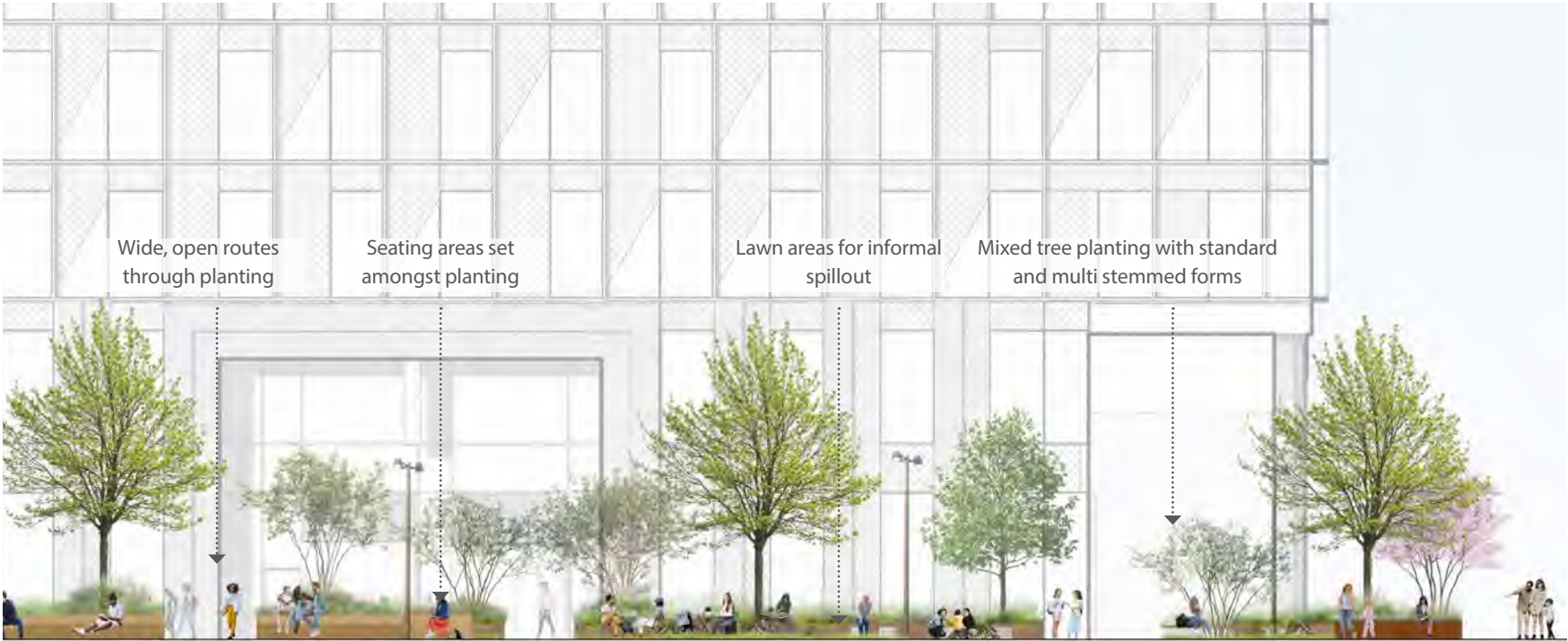
The adjacent listed chapel provides an important setting for the Gaskell Green and the proposals will seek to visually integrate the chapel into the Green layout.

Architectural details such as trinity circle relief or window detail will be integrated into the feature square paving, street furniture and signage throughout the development.



5 Public Realm and Landscape

5.7 Landscape Character Areas



SECTION A: ELEVATION THROUGH SEATING AREAS

Kincardine Road



Proposed view from Upper Brook Street looking into the square



SECTION B: CHAPEL - OPEN LAWNS AND EXISTING TREE - SQUARE - LAWNS

5

Public Realm and Landscape

5.7

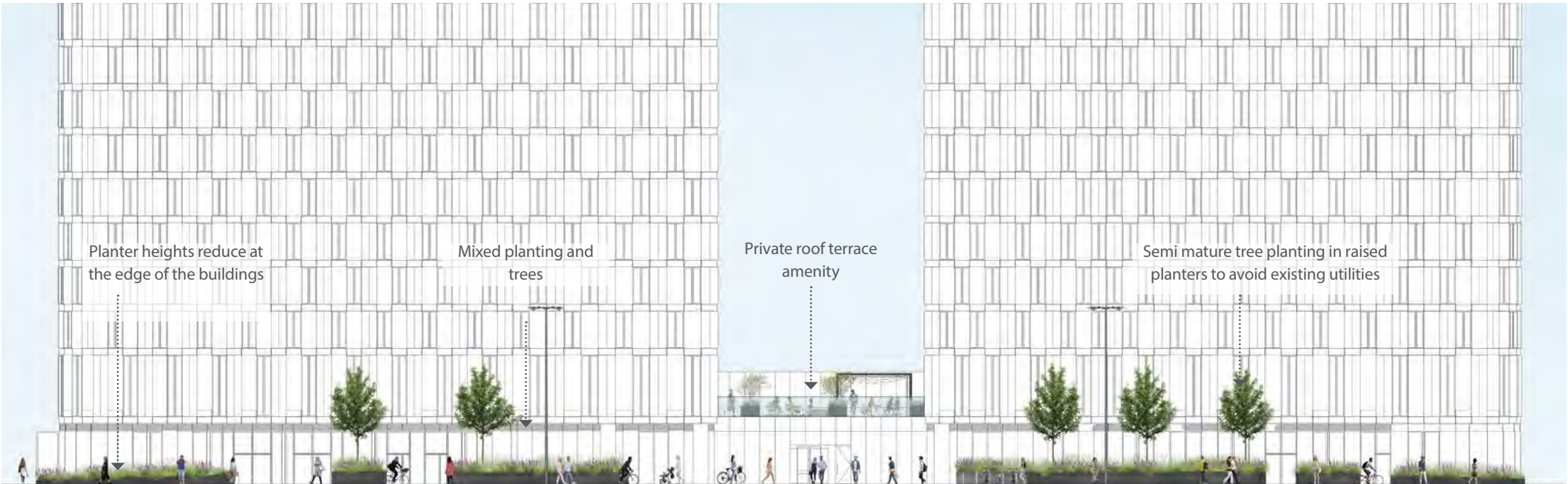
Landscape Character Areas

Upper Brook Street

A more formal character is intended along Upper Brook Street with new areas of planting and broadleaf trees lining the edge of the street where there is opportunity to do so. This new planting will aim to change the character of Upper Brook Street to create a more positive experience for pedestrians and cyclists.

The new planting will act as a buffer from the busy road, creating a more pleasant and pedestrian focussed route.

A pre-existing level change in the southern section of the site, adjacent to B3 will be addressed through small stepped areas and gentle accessible slopes. These will also help define a small spill out area outside the lettable unit at the corner.



ELEVATION A: ALONG UPPER BROOK STREET

5 Public Realm and Landscape

5.7 Landscape Character Areas



View to A1 showing street tree planting along the edge of Upper Brook Street



Proposed view from Upper Brook Street looking into the square

5 Public Realm and Landscape

5.8 Roof Terraces

Roof Terraces

The proposed roof terraces within the PBSA buildings will seek to maximise the useable space and provide a flexible space for social gatherings events and general enjoyment of students.

The roof terraces will include such elements as:

- Covered seating areas with dining tables
- Open lawn area with mini-stage and outdoor screen
- Outdoor kitchen and barbecue
- Small, intimate pockets of seating
- Outdoor recreation elements, such a pool or table tennis
- Small, flexible planters with multi-stem trees



5 Public Realm and Landscape

5.8 Roof Terraces

The proposed roof terraces to Life Sciences buildings will provide a relaxing and green environment acting as a breakout space for staff and visitors to enjoy.

The roof terraces will feature the following elements:

- Large, free-form planters
- Mixed shrub and herbaecous planting that will be selected to support native insect and bird species and provide additional habitat for local wildlife
- Covered seating areas for shade and shelter
- A range of seating areas with space for groups or individuals.
- Points of respite which offer views onto adjacent public realm and over the listed chapel.



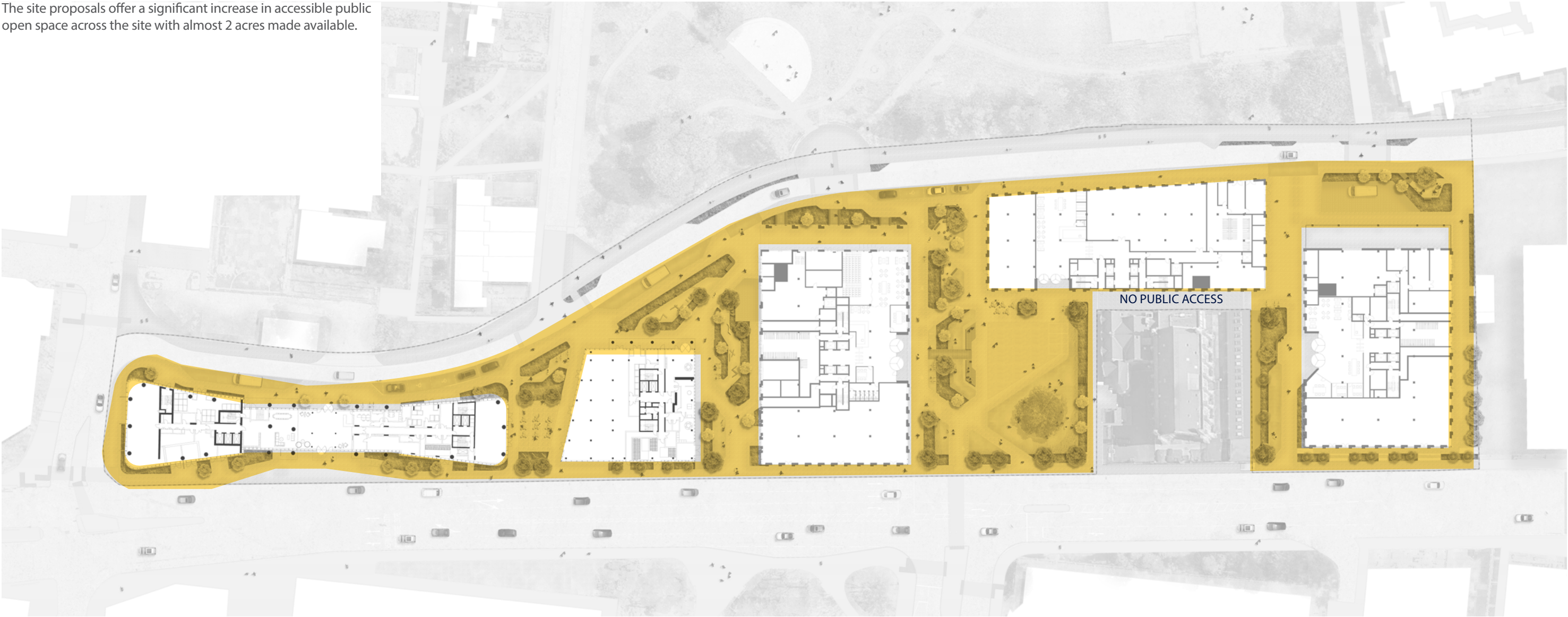
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Public Realm and Landscape

5.9

Functionality Schematics

The site proposals offer a significant increase in accessible public open space across the site with almost 2 acres made available.



Accessible Public Realm

1.9 acres of accessible public realm

5

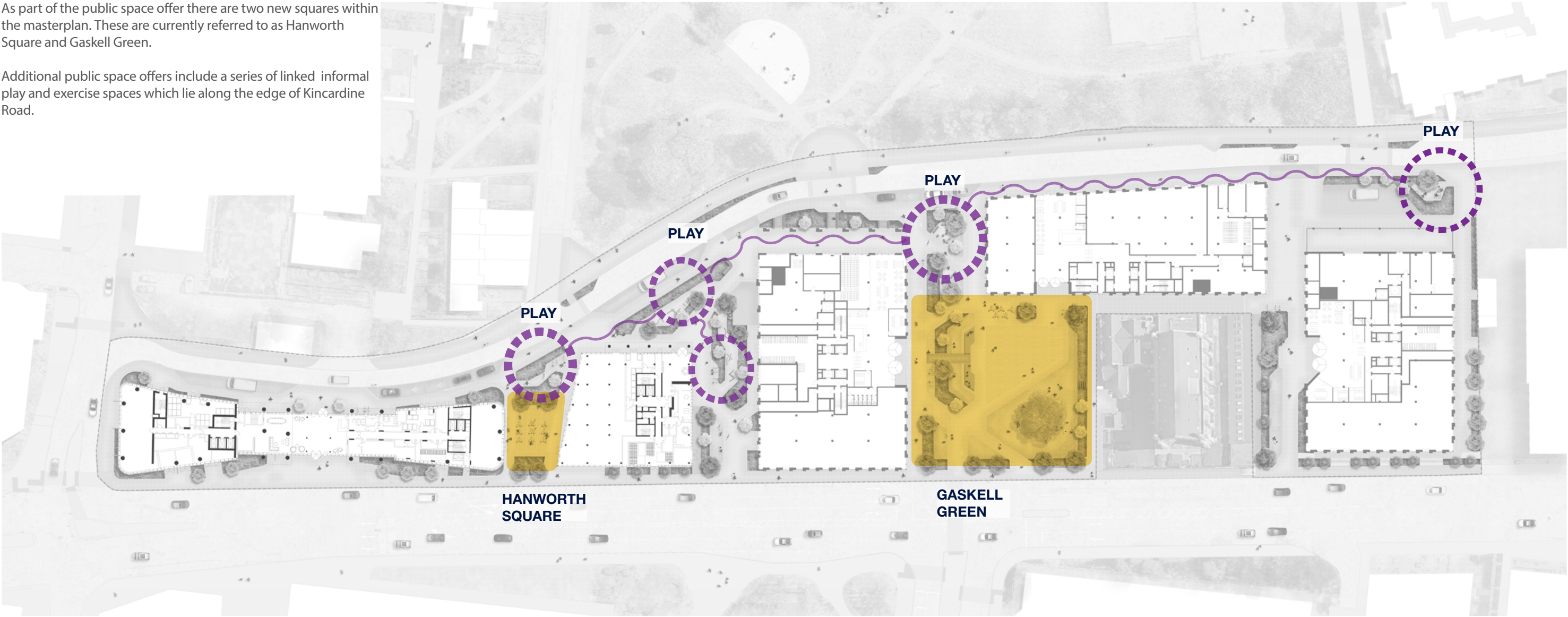
Public Realm and Landscape

5.9

Functionality Schematics

As part of the public space offer there are two new squares within the masterplan. These are currently referred to as Hanworth Square and Gaskell Green.

Additional public space offers include a series of linked informal play and exercise spaces which lie along the edge of Kincardine Road.



Public offer and playful landscapes

-  Key public squares
-  Informal play and outdoor play areas
-  Connecting routes

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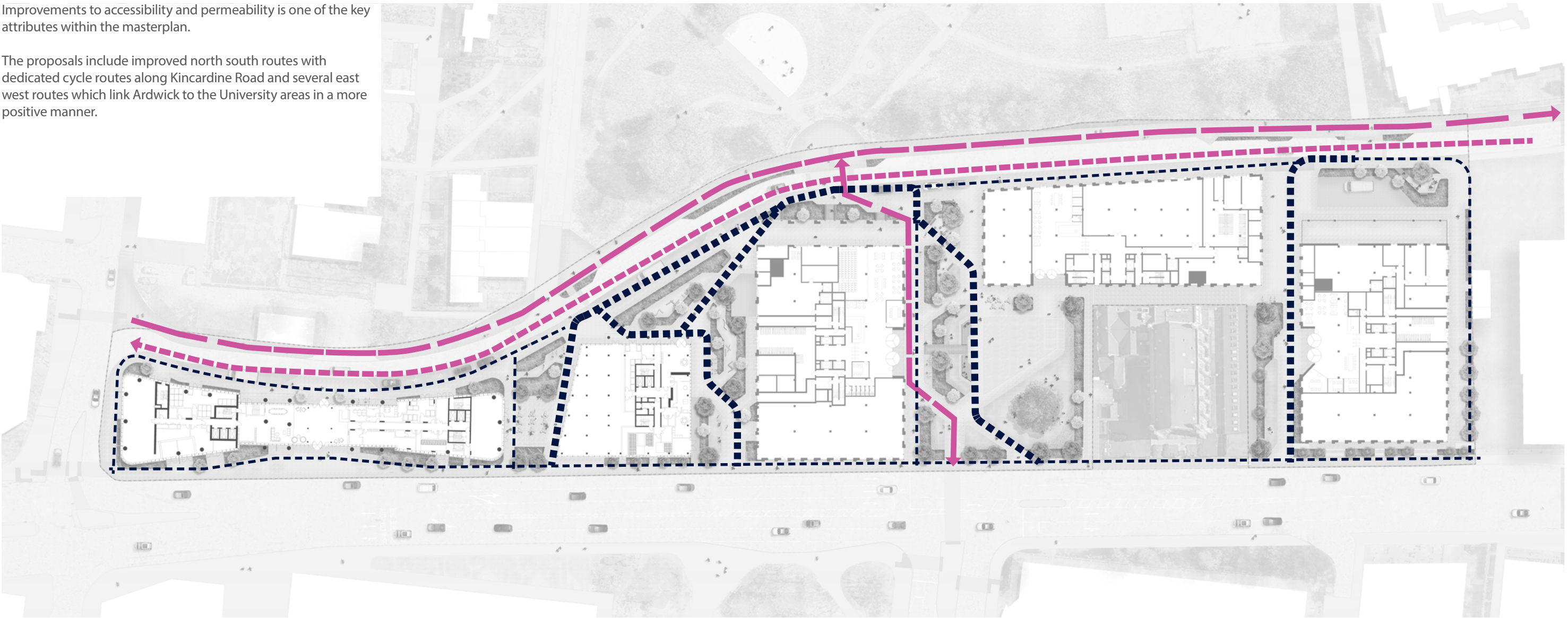
Public Realm and Landscape

5.9

Functionality Schematics

Improvements to accessibility and permeability is one of the key attributes within the masterplan.

The proposals include improved north south routes with dedicated cycle routes along Kincardine Road and several east west routes which link Ardwick to the University areas in a more positive manner.



Pedestrian and Cyclist Movements

----- Key pedestrian routes

← Shared footpath & cycleway

→ On street cycling

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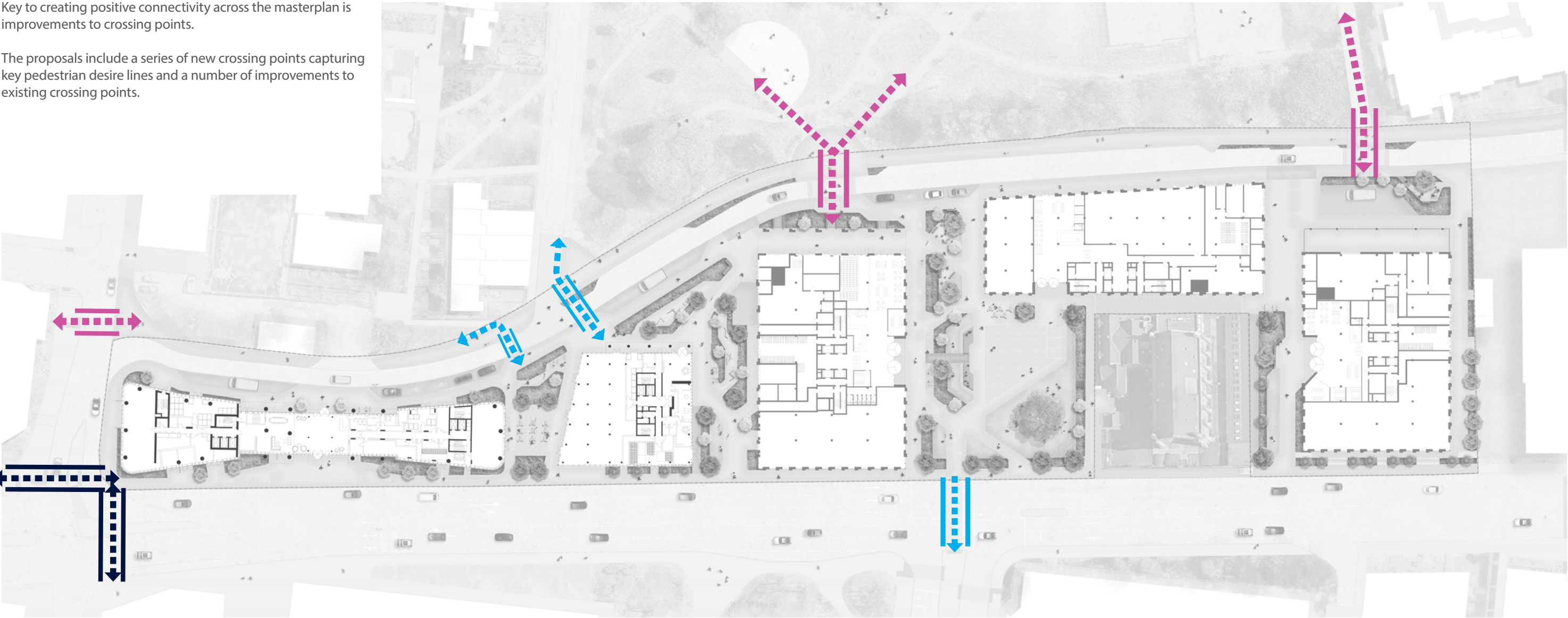
Public Realm and Landscape

5.9

Functionality Schematics

Key to creating positive connectivity across the masterplan is improvements to crossing points.

The proposals include a series of new crossing points capturing key pedestrian desire lines and a number of improvements to existing crossing points.



Crossing points

-  New crossings
-  Existing crossings improved
-  Existing crossings retained

5

Public Realm and Landscape

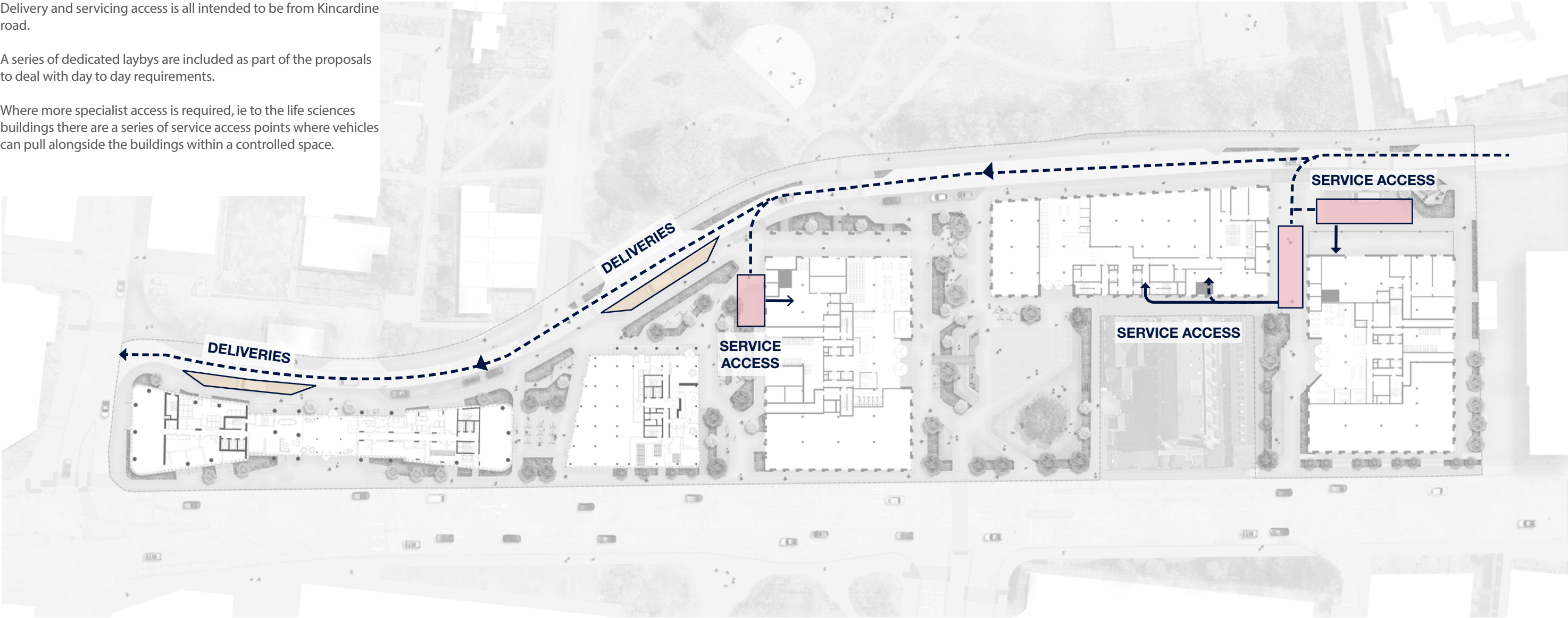
5.9

Functionality Schematics

Delivery and servicing access is all intended to be from Kincardine road.

A series of dedicated laybys are included as part of the proposals to deal with day to day requirements.

Where more specialist access is required, ie to the life sciences buildings there are a series of service access points where vehicles can pull alongside the buildings within a controlled space.



Deliveries and servicing

-  Kincardine Road delivery laybys
-  Specialist service access, with managed deliveries
-  Vehicle movement
-  On foot deliveries

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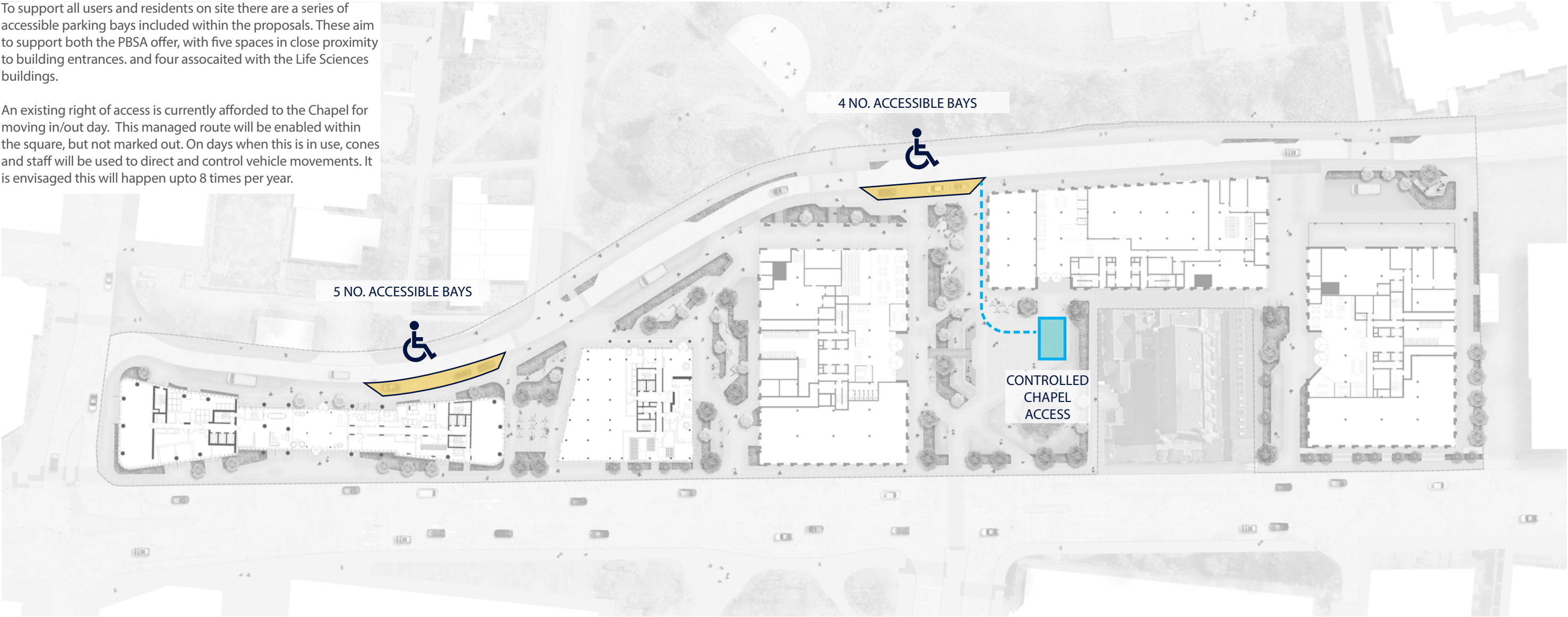
Public Realm and Landscape

5.9

Functionality Schematics

To support all users and residents on site there are a series of accessible parking bays included within the proposals. These aim to support both the PBSA offer, with five spaces in close proximity to building entrances. and four associated with the Life Sciences buildings.

An existing right of access is currently afforded to the Chapel for moving in/out day. This managed route will be enabled within the square, but not marked out. On days when this is in use, cones and staff will be used to direct and control vehicle movements. It is envisaged this will happen upto 8 times per year.



Accessible parking

- Accessible parking bays
- Occassional, controlled access for Chapel move in/ out days

5

Public Realm and Landscape

5.10

Landscape Appearance and Quality

Hard Surfacing Palette

The materials selected will aim to create a unifying palette across the masterplan which changes in tone or unit sizes informing the heirarchy of routes; highlighting entrance areas and marking key gathering points within the site. The public realm surfacing should complement the changing tones of the building and ensure it does not compete with the palette.

- Key ideas:
- Choosing a palette of colours and textures inspired by the local Ardwick setting
 - Choosing surfaces and materials complimentary to the proposed architecture on the site
 - Using material changes to designate area functions
 - Creating a heirarchy of surfaces delineate routes and a variety of gathering areas
 - Utilising small elements of colour to add interest and depth
 - Pedestrian routes largely surfaced in concrete paving
 - Informal play spaces surfaced in resin bound gravel with smaller areas of timber, or composite timber boardwalks linking the areas
 - Larger block paving along Upper Brook Street will create a more formal character to the streetscape with a smaller unit paver used to northern and southern edges, defining their secondary function.



Elevation treatments across the scheme

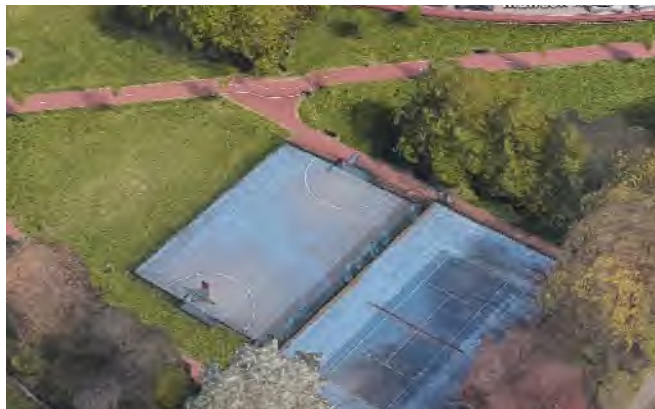
Understanding the existing palette



Existing red terraces



Mixed warm tone brick



Gartside Gardens red and buff surfacing

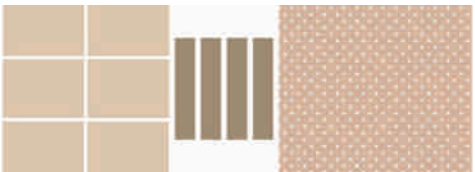
Architectural Palettes



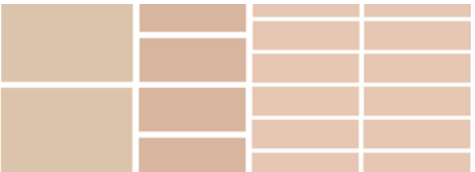
Landscape Hard Material Palette



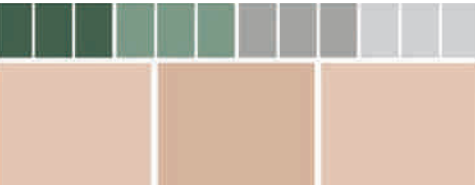
Using materiality to define distinct areas



Creating scale and spatial heirarchy



Colour and detail to create unique character



Material consideration



High quality paving to primary routes



Warm and light colour palette



Varied laying patterns informs use



Varied surface treatments



Resin bound gravel



Timber boardwalk to play areas

5

Public Realm and Landscape

5.10

Landscape Appearance and Quality



Legend

- | | |
|---|----------------------------------|
| High quality paving to main pedestrian routes | Timber board walks |
| High quality setts to accessible parking and service bays | Permeable paving to service yard |
| Feature paving to square | Reinforced grass system |
| Resin bound gathering areas | Steps |

5 Public Realm and Landscape

5.10 Landscape Appearance and Quality

Street Furniture

The street furniture should reinforce the identity of place from its form through to its materiality. Where possible the furniture will express an appropriate character that is of Ardwick.

A diverse mix of street furniture including tables, benches and stools will be utilised to create distinct social spaces throughout the scheme, promoting socialising, support working and encourage relaxing within the public realm.

Seating is provided at key points throughout the development and is positioned so it does not obscure routes and is set back from footpaths allowing a minimum 1.8m clear footpath zone. Back rests, arm rests and different seating heights are made available within the development to suit different needs. Areas for wheelchairs are accommodated beside seating areas to ensure no users are excluded.

Key features

- A variety of seating types to support diverse and active community, orientated spaces
- Timber seating to include armrests and backrests to increase comfort and cater for all users and abilities
- Linear benches along walkways to provide resting points
- Social platform benches located in larger gathering areas
- Smaller seating elements grouped to create clusters of activity along key routes for couples and individuals
- Secure cycle racks to provide external and visitor cycle parking located near building entrances
- Fixed and drop bollards to control vehicle access into site, centred at no less than 1.2m widths to facilitate wheelchair access at all points
- Litter bins with segregated recycling sections are intended throughout the public realm and positioned at key points.
- Natural material palette including stone and timber used within the informal play spaces
- Mixture of elements such as boulders, balance beams and stepping stones to facilitate a variety of play, each set within areas of planting to increase connection to nature
- Outdoor exercise frames to support calisthenics activities



5

Public Realm and Landscape

5.10

Landscape Appearance and Quality



Legend

- | | | | | | |
|---|----------------------------|---|----------------------------|---|--|
|  | Bench |  | Natural play features |  | Cycle parking area |
|  | Cube bench |  | Outdoor exercise equipment |  | Demountable bollard |
|  | Platform bench |  | Feature signage totem |  | Secure boundary with vertical greening |
|  | Indicative loose furniture |  | Wind baffles | | |

5

Public Realm and Landscape

5.10

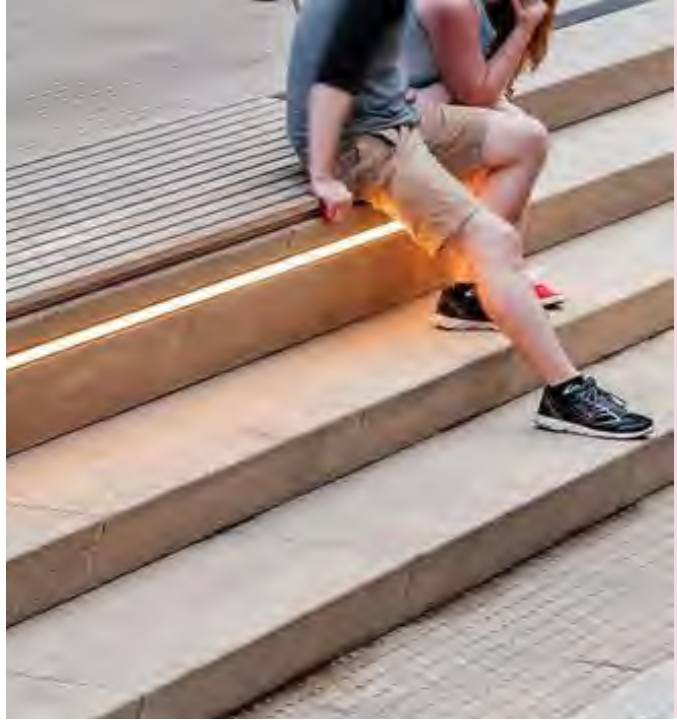
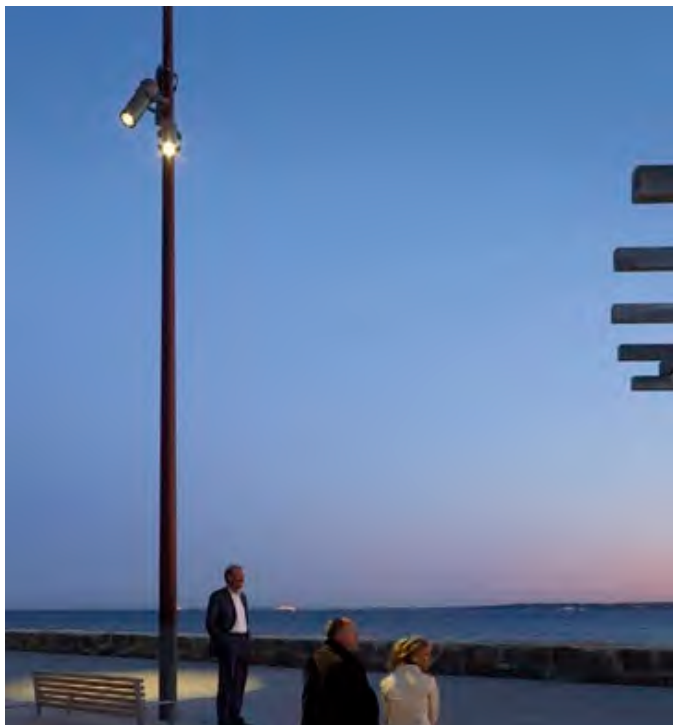
Landscape Appearance and Quality

Lighting Strategy

The lighting across the site is hugely important, it adds character, informs use, instils a sense of comfort and safety and activates key arrival spaces. The proposed lighting is layered to support the site's day to day functionality for routes and spaces alongside feature lighting supporting events and varied uses at the key public spaces.

Key features

- Create a series of well-lit routes with emphasis on social areas
- Pedestrian scale amenity lighting to general public realm
- Typical street lighting to Upper Brook Street and Kincardine Road
- Focal lighting to community squares and building entrances
- Catenary lighting is proposed to Hanworth Square with fittings suspended over the main space
- Functional lighting to servicing areas
- Uplighters to trees located within planting areas
- Accent lighting will be in the form of concealed lighting used within street furniture and planting, rather than visually obtrusive fittings within the space.

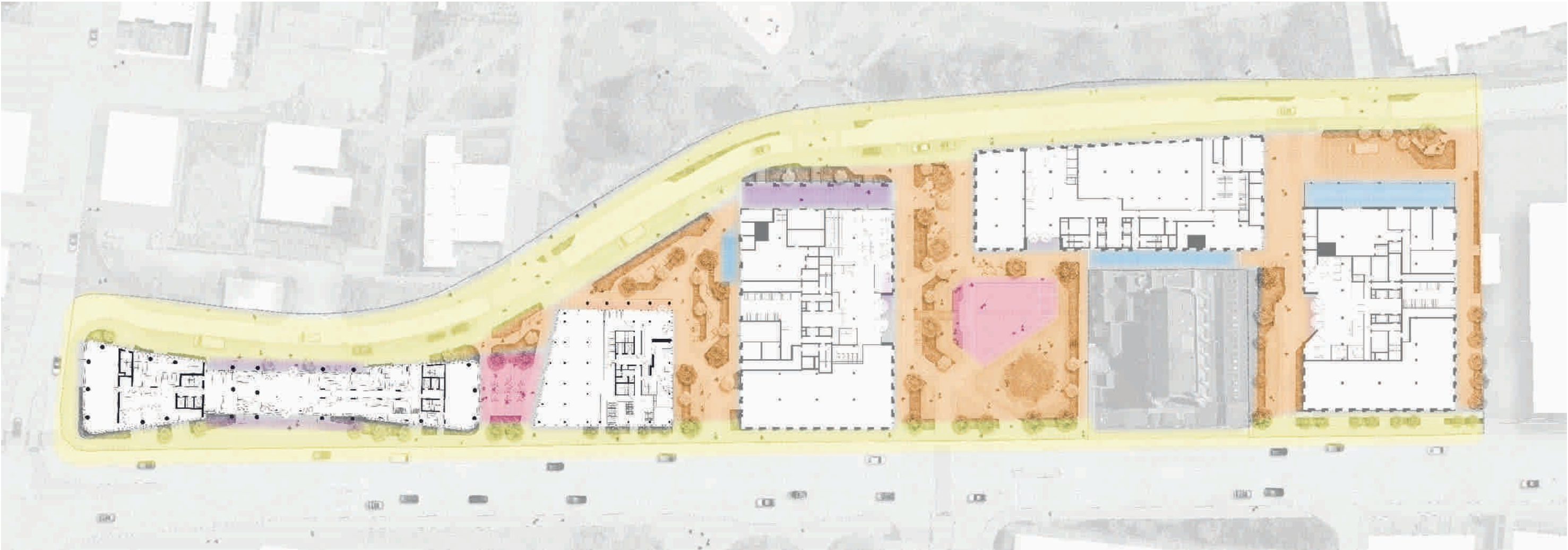


5

Public Realm and Landscape

5.10

Landscape Appearance and Quality



Legend

- Street lighting to MCC standards
- General amenity lighting
- Feature square lighting
- Building-mounted lighting
- Functional lighting to servicing areas

5 Public Realm and Landscape

5.10 Landscape Appearance and Quality

Planting Concepts



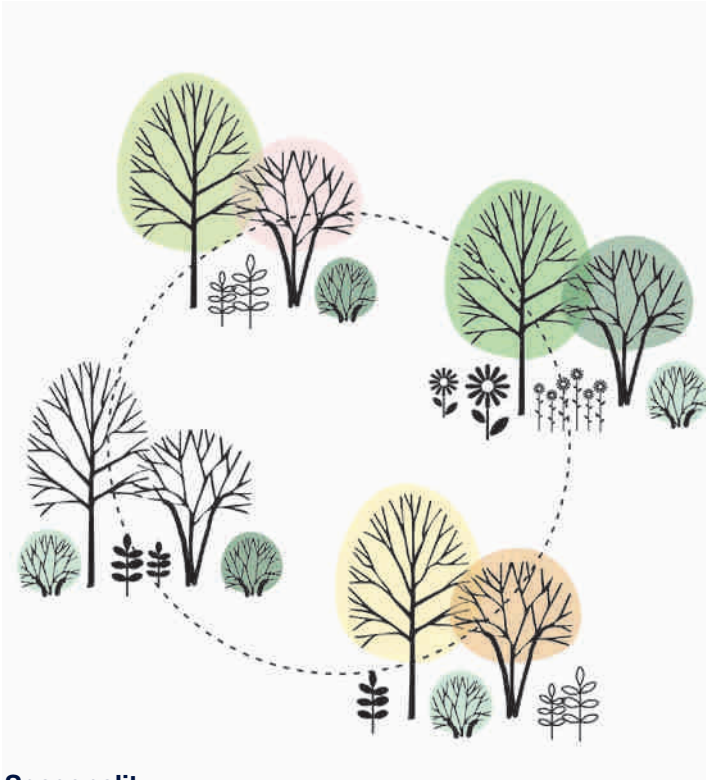
Placemaking

- Using tree and ornamental planting to define a sense of place
- Facilitate connection to nature
- Utilising focal trees, avenue planting and informal arrangements to create a variety of environments at various scales
- Incorporating play and social elements into planting areas



Climate Responsive

- SUDs drainage strategy
- Trees will increase canopy cover and provide shade and protection in extreme weather conditions
- Tree planting will help reduce air pollution
- Trees and planting will enhance local microclimate



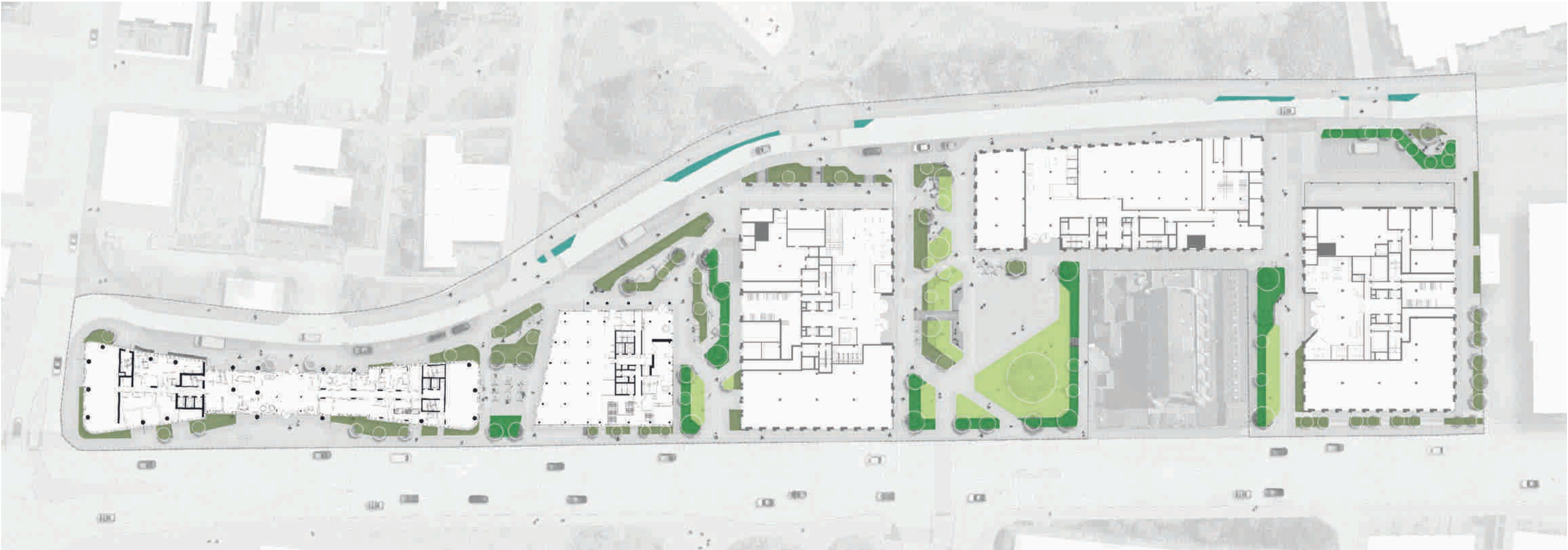
Seasonality

- Creating a planting palette that will provide year-round colour and interest
- Layering tree planting, shrubs and herbaceous perennials to provide multilayered planting
- Incorporating evergreen species to provide structure and textural interest in winter months



Supporting Local Biodiversity

- Incorporation of a variety of native species
- Choosing trees and plants that are beneficial to pollinators and wildlife
- Incorporating a range of species to increase resilience to disease



Soft Landscape Plan

The soft landscape strategy incorporates a variety of native and ornamental species to create a vibrant, biodiverse and attractive public realm.

Along Kincardine Road, ornamental planting areas will create a meandering route with natural play elements incorporated. Tree planting will include a variety of species including single and multi-stemmed forms, to create a vibrant and dynamic edge.

Along the walks, Focal trees are proposed at key entrance points aiding with the wayfinding, while smaller avenue and multi-

stemmed trees will add form and seasonal interest. Ground level planting will incorporate a variety of grasses, shrubs and flowering perennials to promote a restorative and diverse planting character.

Along Upper Brook Street, a more formal planting approach will enhance the character of this major thoroughfare. Semi-mature avenue trees will provide a strong directional emphasis, with ground level planting creating a more pedestrian focussed environment and a softening to the busy road edge.

The Roof Terraces will include ornamental planting and compact multi-stem trees in raised planters. A mixture of fixed and moveable planters will allow for a wide variety of uses.

Legend

- Ornamental planting
- Landscape buffer planting
- Kincardine Road planting
- Lawn

5 Public Realm and Landscape

5.10 Landscape Appearance and Quality



● Focal Trees



Alnus glutinosa

● Avenue Planting



Tilia cordata 'Greenspire'

● Ornamental Planting



Sorbus aucuparia

● Wind mitigation trees



Acer campestre



Crataegus monogyna



Corylus avellana



Prunus cerasifera



Carpinus betulus 'Frans Fontaine'



Pinus sylvestris

5

Public Realm and Landscape

5.10

Landscape Appearance and Quality

Indicative Planting Palettes

Full Sun Ornamental Planting Mix



Carex muskingumensis



Aster x frikartii 'Mönch'



Seslaria autumnalis



Polystichum
polyblepharum



Asarum europaeum



Myosotis sylvatica



Geranium sanguineum



Echinacea pallida



Anemanthele lessoniana



Holcus lanatus



Melica uniflora f. albida



Rosa rubiginosa



Luzula sylvatica



Eurybia divaricata



Heuchera 'Plum Pudding'



Deschampsia cespitosa



Carex elata 'Aurea'



Carex panicea



Lavandula angustifolia
'Munstead'



Thymus pulegioides'



Ajuga pyramidalis



Hyacinthoides non scripta



Adiantum venustum



Polystichum tsussimense



Juncus effusus



Echinops ritro 'Veitch's
Blue'



Kniphofia 'Tawny King'



Teucrium scorodonia



Anthriscus sylvestris



Carex remota



Cardamine pratensis



Carex divulsa



Melica uniflora f. albida



Gaura lindheimeri



Armeria maritima



Verbena Bonariensis

Partial Shade Ornamental Planting Mix

Raingarden Planting Mix

5

Public Realm and Landscape

5.10

Management and Maintenance

A comprehensive management plan, including operation schedules is to be produced by re-form landscape architecture limited, in conjunction with PAG and Moda Living. This is to follow at a later date by landscape condition.

It will set out the following:

- Maintenance responsibilities,
- Key stakeholders
- Plan Objectives/Design vision
- Ecological/BNG considerations
- Sustainability considerations
- Indicators of success
- Schedules of operations for both hard and soft landscape
- Governance

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6.1 Design Statement

6.1.1 Life Sciences Overview

6.1.2 Design Principles

6.1.3 Design Concept

6.1.4 What Makes a Life Sciences Building?

6.1.5 Life Science Typical Spaces

6.1.6 Typical Plan

6.1.7 General Arrangement

6.1.8 Developing Colour Palette

6.1.9 Materials Concept

6.1.10 Facade Principles

6.1.11 Facade Principles: Typical Bay

6.1.12 Facade Principles: Base

6.1.13 Framing the Chapel

6.1.14 Celebrating the Chapel

6.1.15 Ground Floor Plan

6.1.16 Spaces for the Community

6.1.17 Designing for Scientists

6.1.18 B1 Entrance and Amenity

6.1.19 B2 Entrance and Amenity

6.1.20 B3 Entrance Amenity

6.1.21 External Amenity

6.1.22 Facade Principles: Crown

6 Life Sciences (Plot B)

6.1 Design Statement

6.1.1 Life Sciences Overview

Introduction

Plot B within the masterplan is the proposed Life Science quarter. This plot provides:

- Significant public realm, including the creation of Gaskell Green.
- New links through from Kincardine Road to Upper Brook Street.
- Best-in-class Life Sciences workspace.
- New jobs and economic benefits, in an ideal location for prospective business with links to the university and public transport connections.
- A diverse mix of ground floor active uses.
- Putting ‘science on show’ with ground floor lab spaces.

B1 GIA

Basement, Ground Floor and Mezzanine: 2,935 m²

9 Storeys Occupied Floors: 17,557 m²

2 Storeys Roof Plant: 440 m²

B2 GIA

Basement, Ground Floor and Mezzanine: 2,743 m²

7 Storeys Occupied Floors: 10,834 m²

2 Storeys Roof Plant: 420 m²

B3 GIA

Basement, Ground Floor and Mezzanine: 2,256 m²

5 Storeys Occupied Floors: 8,890 m²

2 Storeys Roof Plant: 485 m²

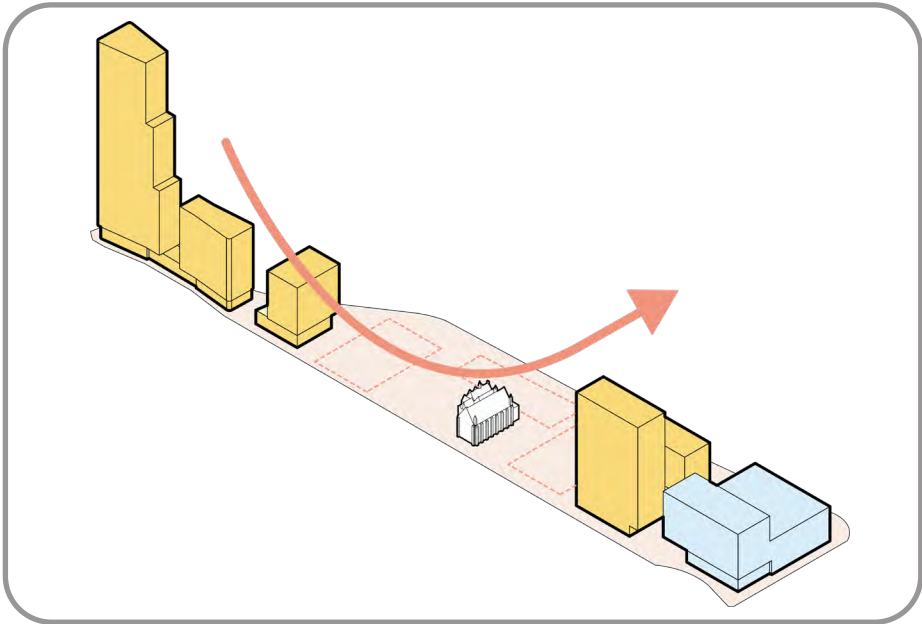


B3
8 storeys
GIA: 11,631 m²

B2
10 storeys
GIA: 13,997 m²

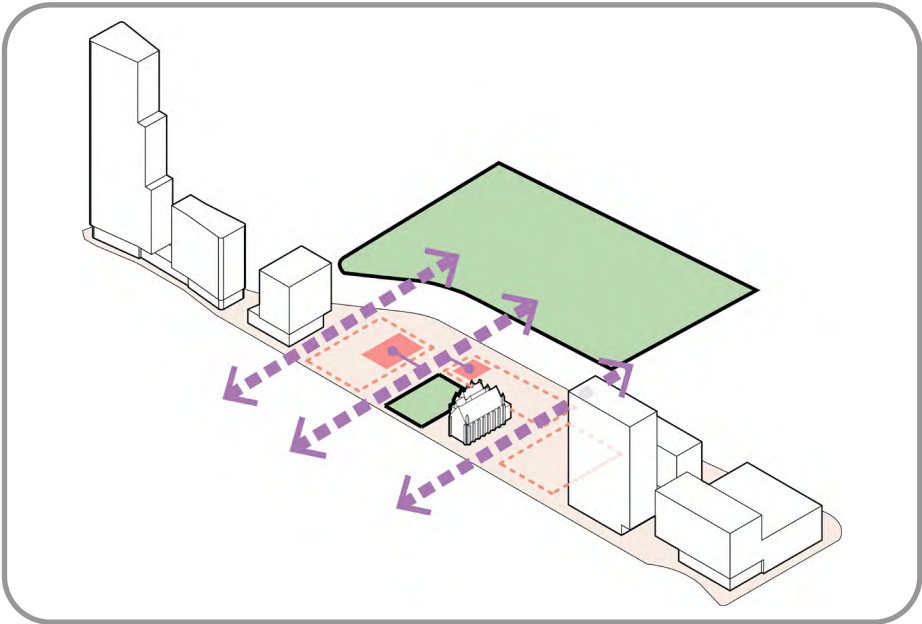
B1
12 storeys
GIA: 20,932 m²

6 Life Sciences (Plot B)
6.1 Design Statement
6.1.2 Design Principles



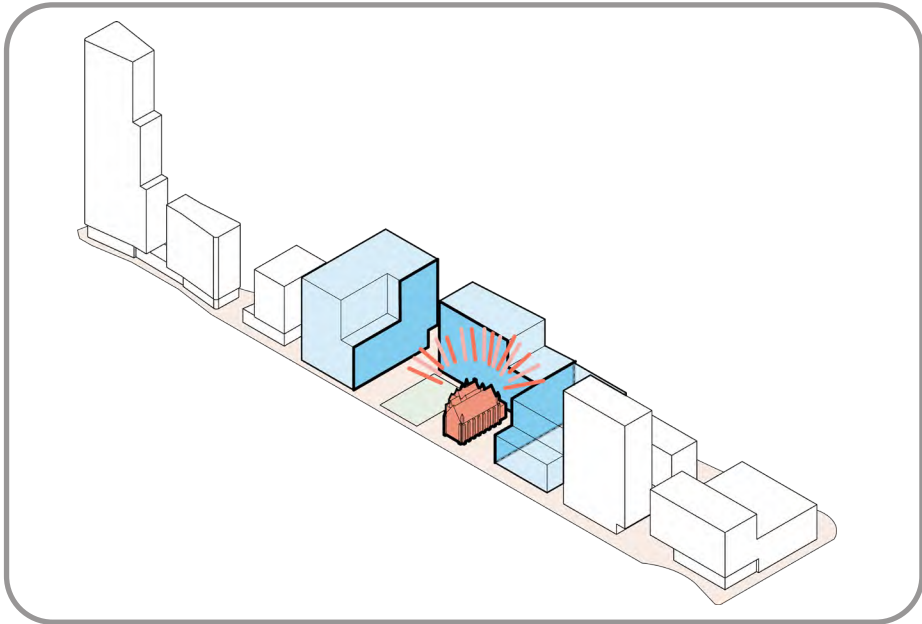
Mediating between the plots

The cluster of Life Science buildings mediate the height between the plot A and the emerging scheme on the adjacent McLaren site, which addresses the park and chapel.



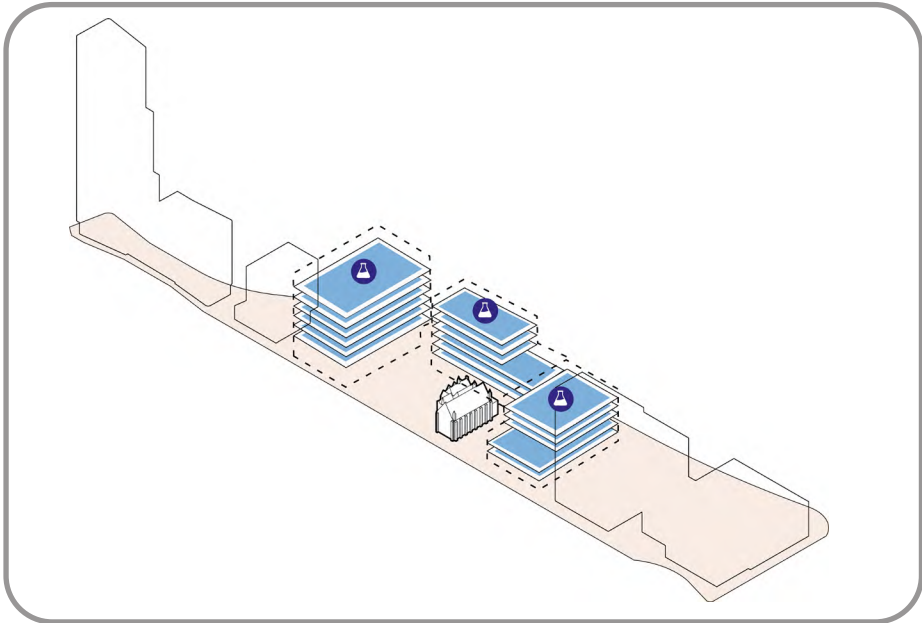
Activating the public realm

The proposed ground floors line the public realm with active frontages including cafés, doctors surgeries, entrance lobbies, and laboratory spaces.



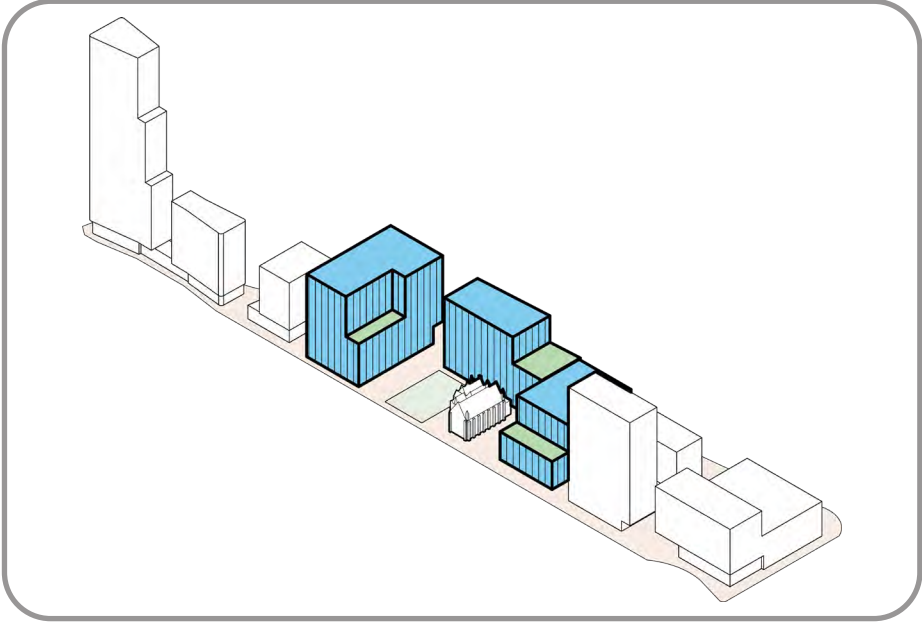
Framing the existing chapel

The massing is carved away to respond to the sensitive context and frame the chapel. Celebrating its prominence and putting it at the heart of the masterplan.



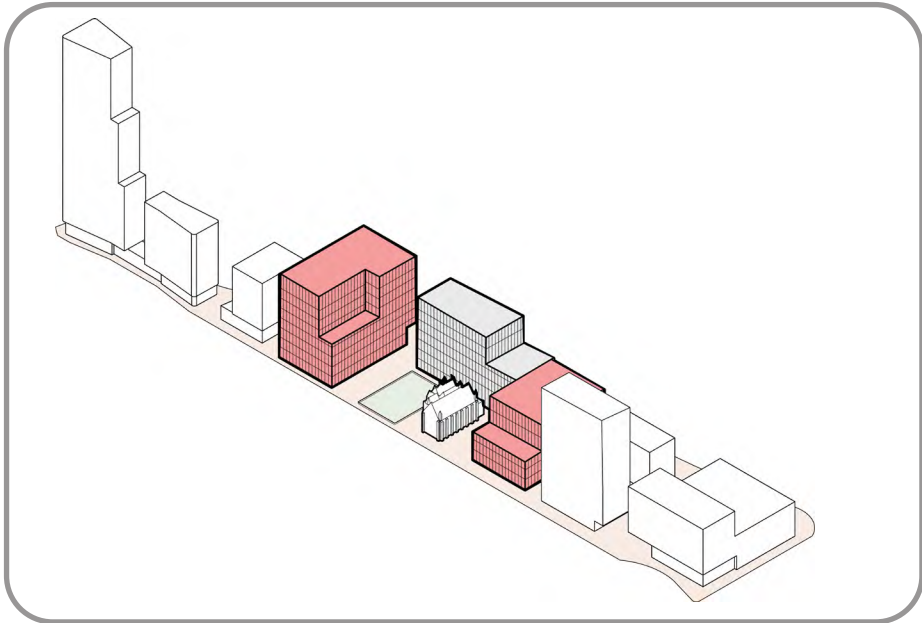
Best-in-class facilities

The proposed buildings will aim to deliver high quality laboratories for the Life Sciences. These have been designed with full flexibility for future tenants to fit out as required. Ensuring the longevity of the building.



Establishing continuity through rhythm and texture

The architecture of the buildings is driven by the use, with the rhythm of the facade being informed by laboratory layouts. Texture has been incorporated with permeability in the facade, to allow for flexibility in servicing the building.



Creating individuality through colour and tone

The trio of buildings read as a family, with different material colours used to differentiate them. The red references the local context, whilst the silver acts a neutral backdrop to the chapel. The proposed materials will give the buildings a different dynamic throughout the day.

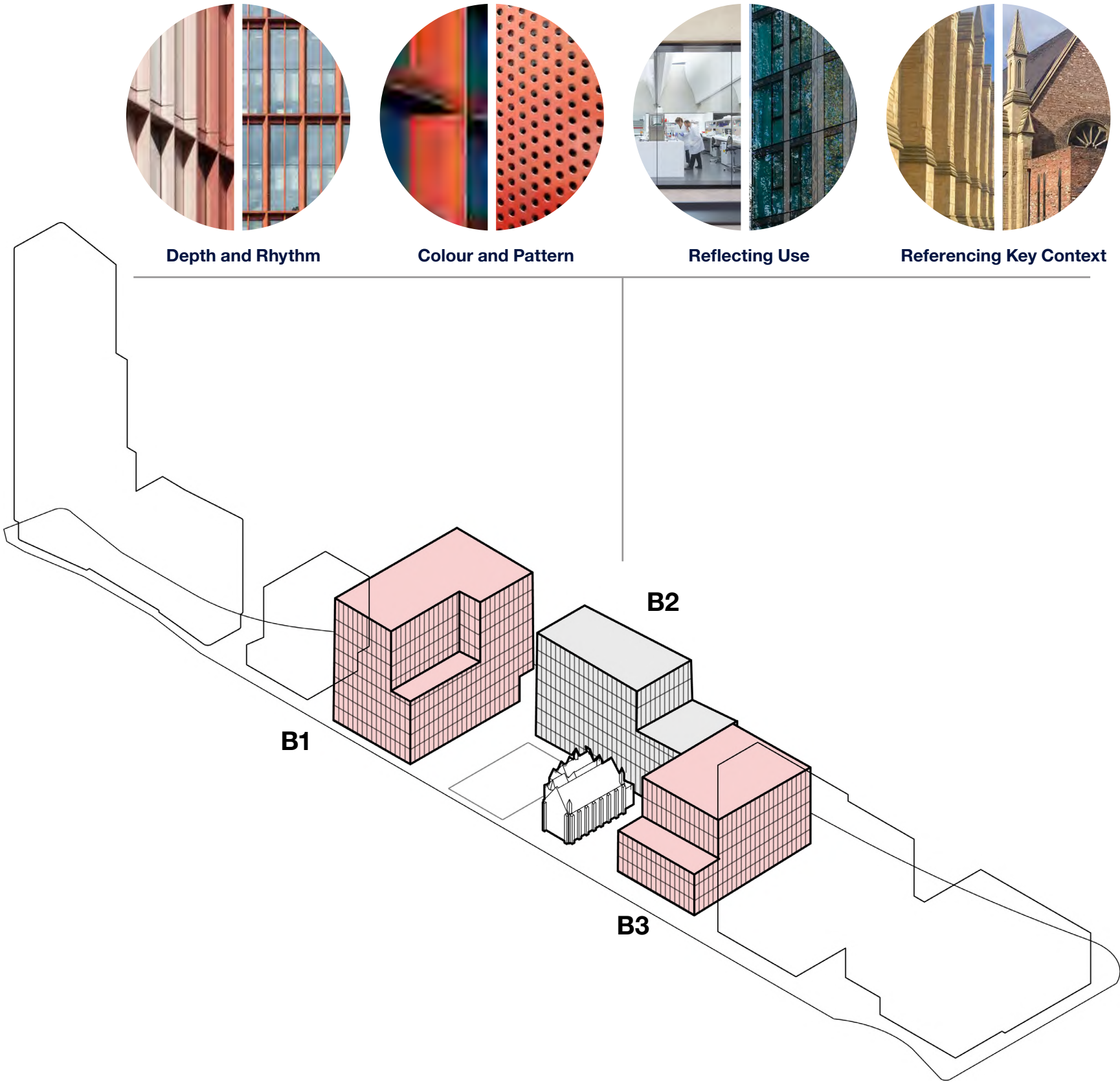
6 Life Sciences (Plot B)

6.1 Design Statement

6.1.3 Design Concept

The Proposed

This part of the masterplan is key at mediating between plot A and the emerging scheme of the adjacent McClaren site. The massing is carved away to respond to the sensitive context and frame the chapel. Celebrating its prominence and putting it at the heart of the masterplan. The basis of the Architecture is been driven by its use as a Life Science building, delivering a trio of heigh quality buildings that are best-in-class.

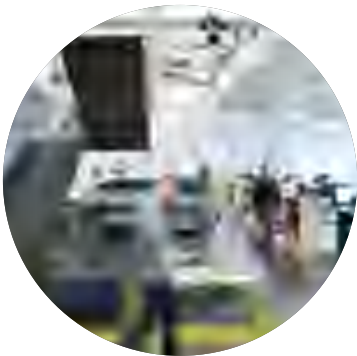


6 Life Sciences (Plot B)
6.1 Design Statement
6.1.4 What Makes a Life Sciences Building?

What are Life Sciences?
Life Sciences is the study of living organisms, including biology, biochemistry and related subjects.

The buildings themselves are a mixture of lab, offices, meeting rooms, collaboration and communal spaces. The more social communal areas are usually focused at the lower levels, creating a central hub for the building. This gives the buildings a buzz of activity at ground which activates the building edge towards the public realm.

The labs themselves will support a number of uses and technologies, they will also have a supporting office space which they use to write up their reports, and for other business support. The important thing to remember with these buildings are that scientists are people too.



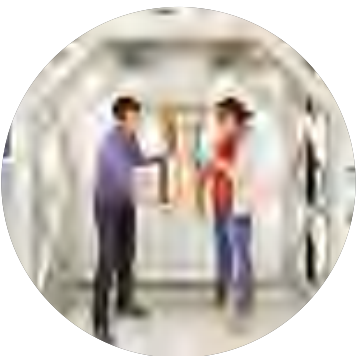
Open Office



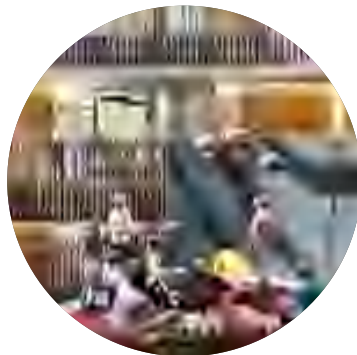
Meeting Space



Wet Lab



Technical Hub



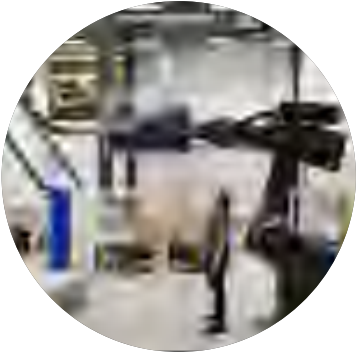
Collaboration Space



Social Space



Dry Lab



Maker Space

OFFICE
30%

LAB
70%

6

Life Sciences (Plot B)

6.1

Design Statement

6.1.5

Life Science Typical Spaces

Kit of Parts

A typical unit will compromise a series of spaces for the individual businesses.

The main space is the primary laboratory, generally these will be equipped as wet labs depending on the type of research being carried out.

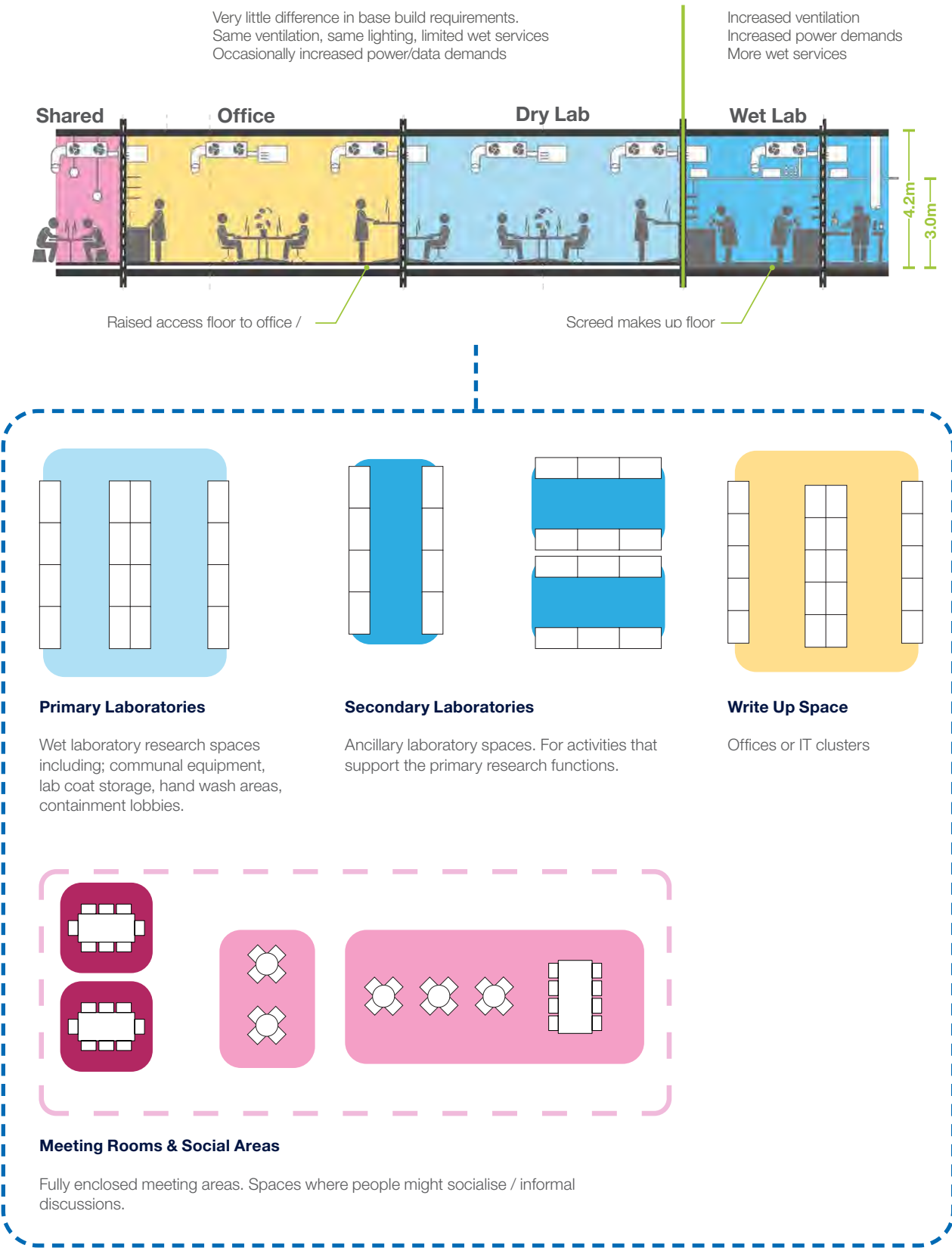
The secondary labs are spaces which support the functions of the primary labs, for example hosting speciality equipment.

To support the labs spaces there will then be a ‘write-up space’, this is a normal office space, where Scientists write up reports. The larger research companies will also have a range of support staff for their business who will also occupy these office spaces.

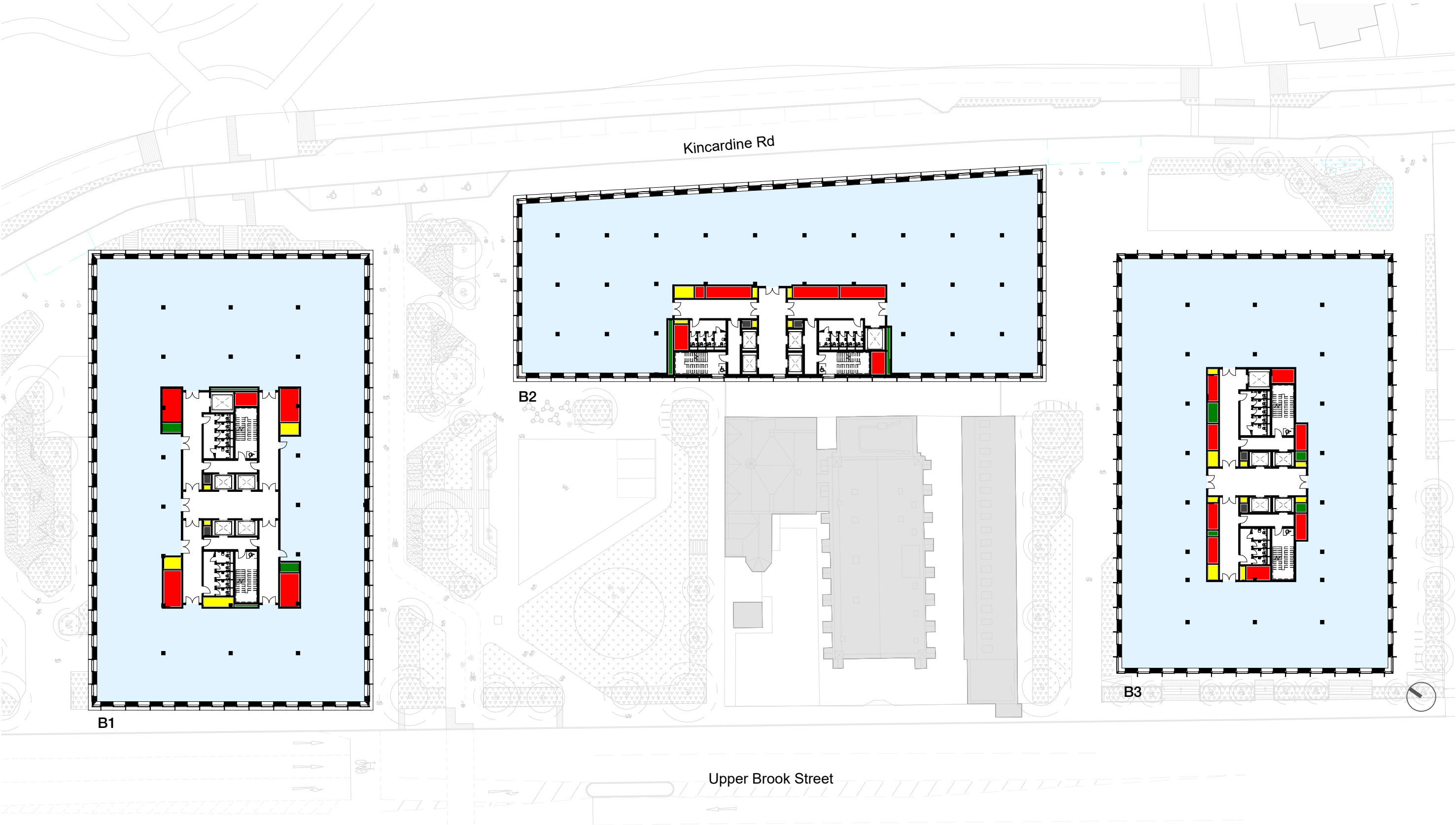
The larger units will also include welcome areas, small meeting rooms and break-out spaces.

Technical Drivers

The planning grid is driven by the standard layout principles for Laboratory spaces, which is 3.3m centres for bench layouts. This has been the starting point for developing our facade and structural grid to make the building as efficient as possible. The typical floor to floors of the building are 4.2m, the nature of these buildings require heavy servicing requirements, with the clear service zone in a typical floor being 800mm.



6 Life Sciences (Plot B)
6. Design Statement
6.1.6 Typical Plan



6

Life Sciences (Plot B)

6.1

Design Statement

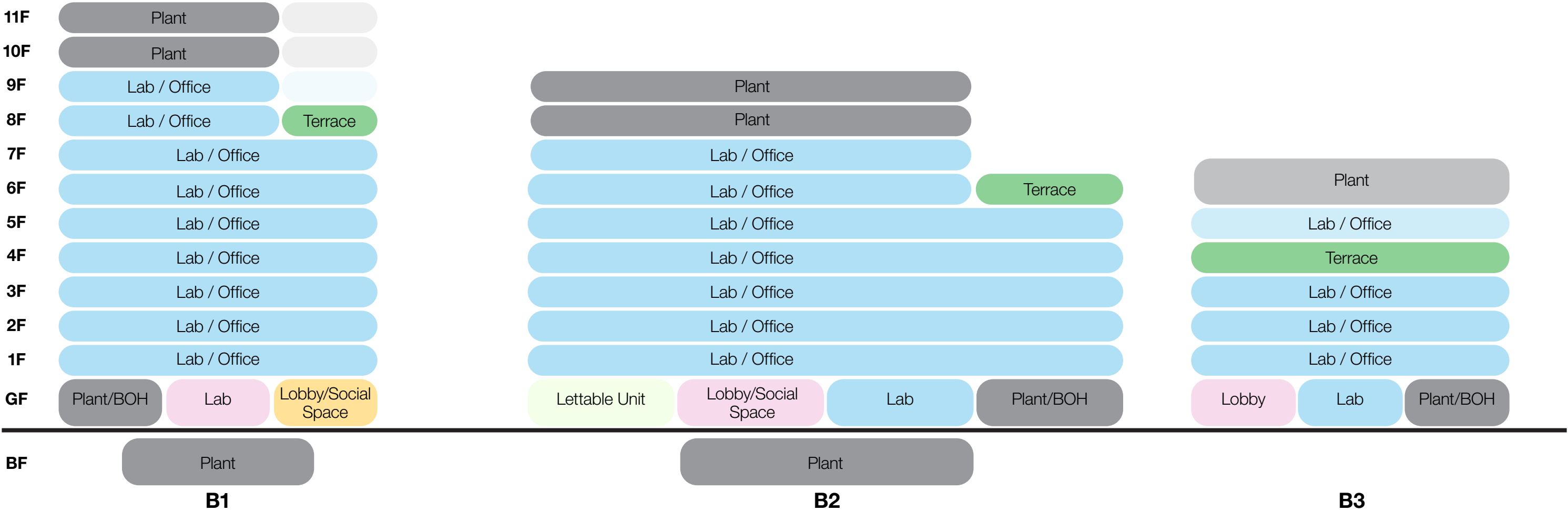
6.1.7

General Arrangement

Layout Strategy

The ground floors include a series of commercial areas and large entrance lobbies supporting the functions of the building. They also accommodate the ancillary requirements for deliveries, refuse, and cycle storage. Also incorporated are a series of ground floor labs, where particularly vibration sensitive equipment can be used.

The typical level of the building will be lab, broken up by a communal terrace where the buildings step. This terrace is an important part of the communal offer as access to outdoor space is good for tenants well-being. Life Science buildings are especially plant heavy, the strategy is split this between basement, ground floor and a two storey roof plant zone.



6

Life Sciences (Plot B)

6.1

Design Statement

6.1.7

General Arrangement

Flexibility of Use

Where possible, the buildings have been designed with a central core to allow full flexibility of the floor plate.

The scheme has the potential to be let as whole buildings, single floor plates or smaller units to support small businesses.

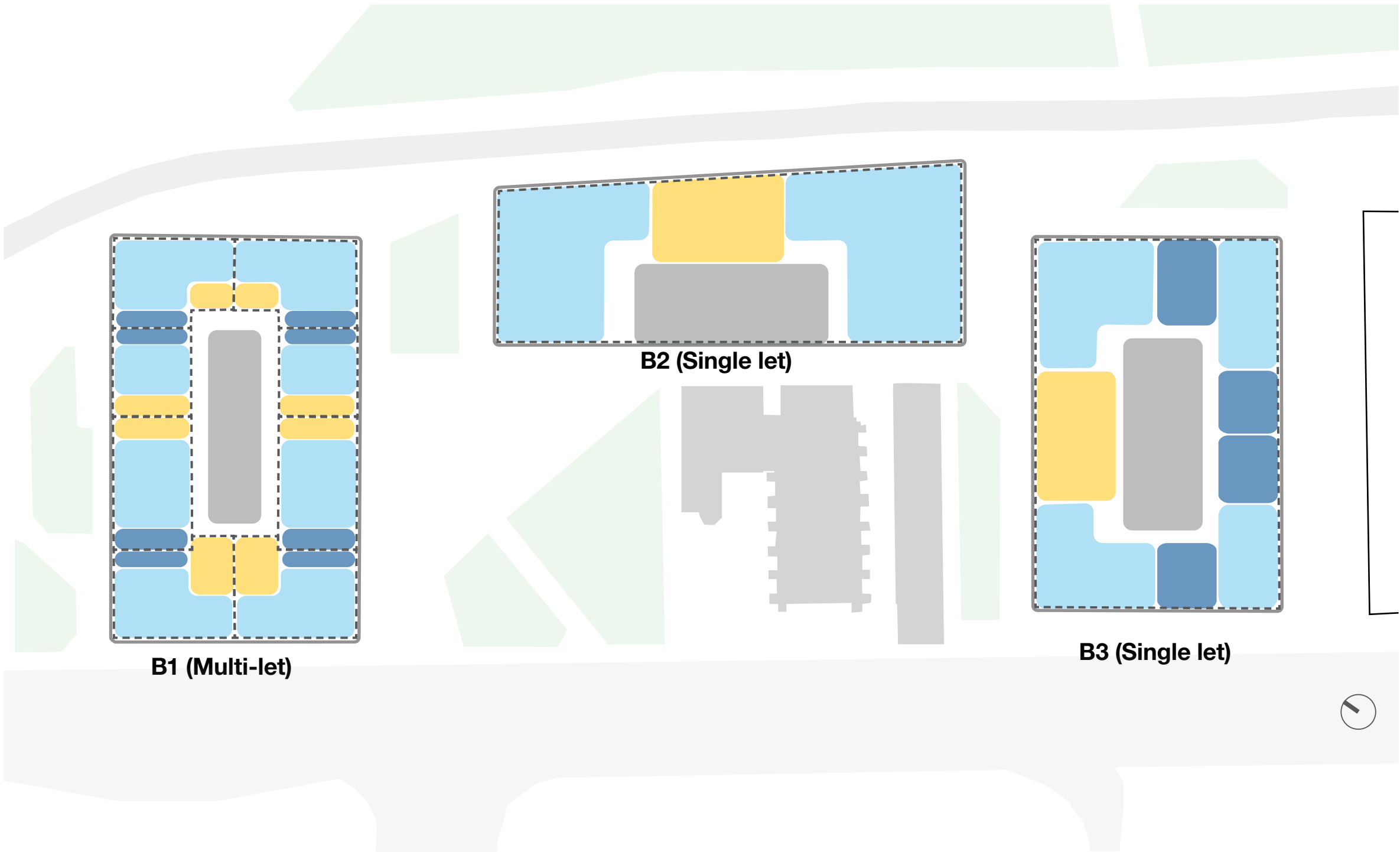
Throughout the development of the proposals, a series of test-fits have been conducted to test a wide range of lab configurations and unit sizes. The result of this process is a floorplate and service core that allows for maximum flexibility of future use and subdivision.

Office

Dry Lab

Wet Lab

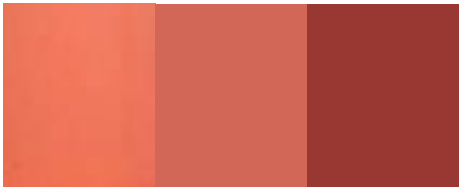
Core



6 Life Sciences (Plot B)
6.1 Design Statement
6.1.8 Developing Colour Palette

Red

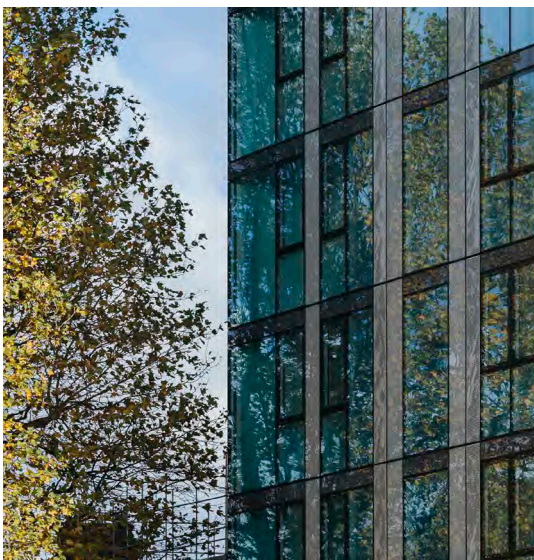
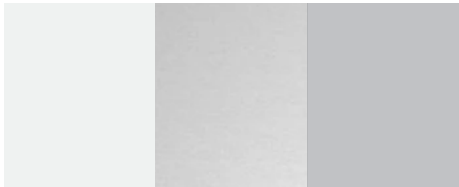
The Ardwick area retains elements of heritage from Manchester’s industrial past, with many of the historic buildings being built with the iconic Manchester red brick. This is referenced in the red tones within the scheme.



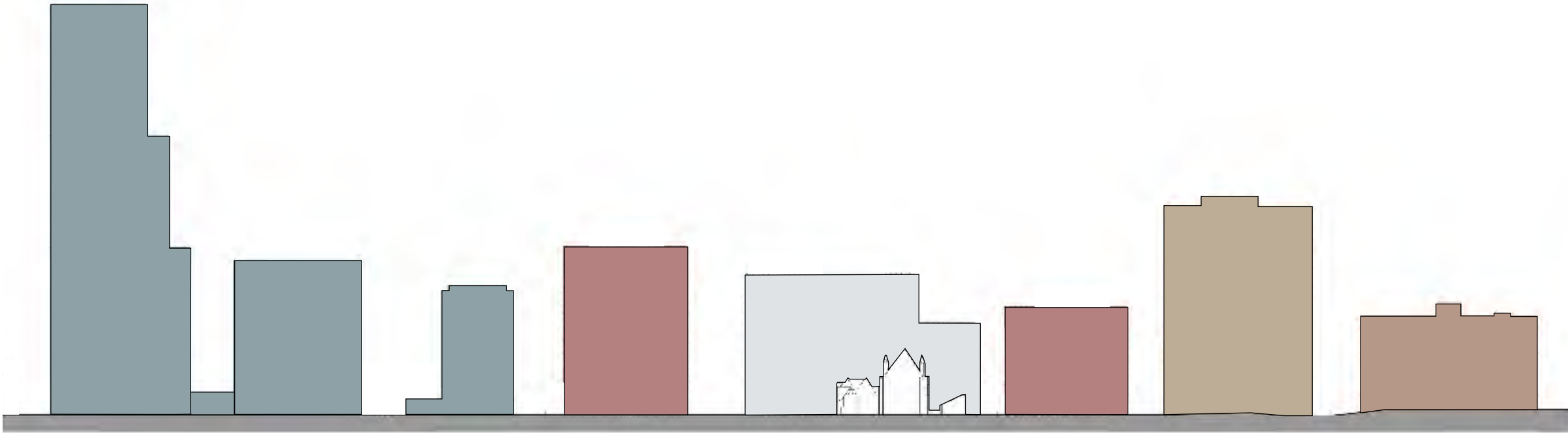
Above:
Stockport Road, Ardwick

Silver/ Grey

The introduction of the silver/grey is to create a neutral backdrop to the chapel and Gartside Gardens. The nature of the proposed materials means that the tones of the church and dappled greens will be reflected in the buildings. The lighter tones at ground will keep the public realm naturally well lit.



Above:
Neutral tones reflecting surrounding
colours and textures



6

Life Sciences (Plot B)

6.1

Design Statement

6.1.9

Materials Concept

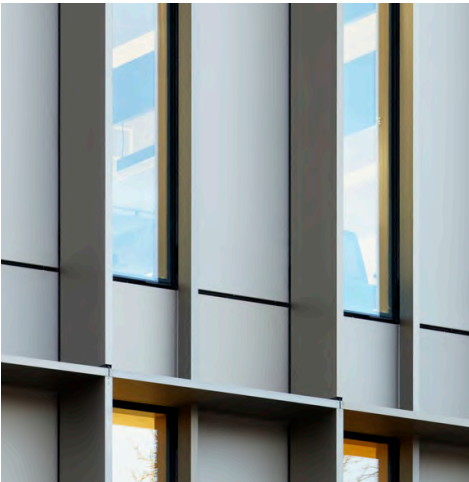
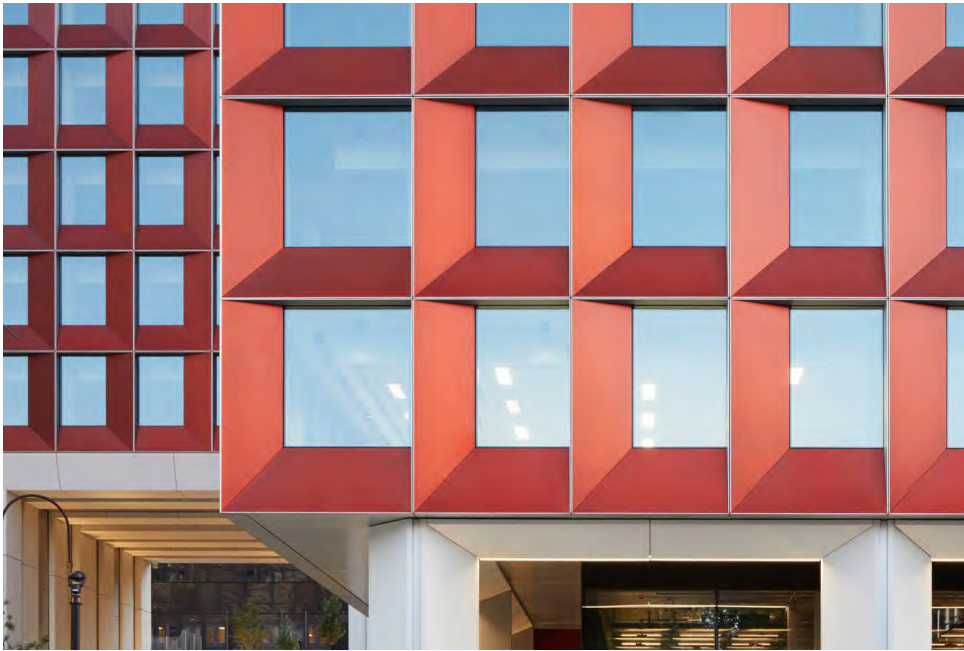
Brick

The base of the buildings will be a brick facade, to help ground the buildings. There will be lots of daily activity and having a durable material like brick is important for the buildings longevity and maintenance. The intention of the proposed material will keep the public realm, entrances and service areas feeling light and airy.



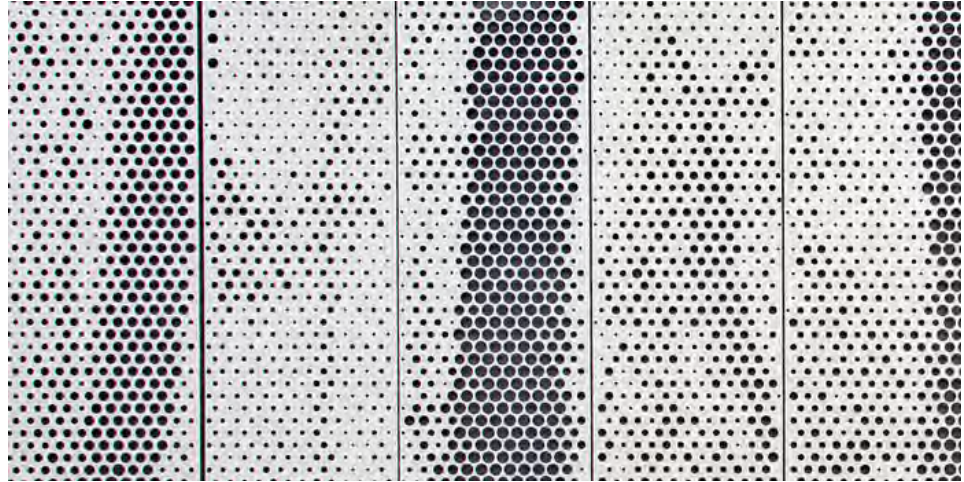
Anodised Aluminium

We are proposing two tones of anodised aluminium which will be used for the façades of the upper levels. Building 1 & 3 are proposed to be red, referencing Ardwick. Building 2 will be silver, to form a backdrop to the chapel and Gartside Gardens. The aspiration for these anodised materials is to be of high durable quality. The nature of the anodised finish means it will give different tones depending on the time day and light conditions.



Perforation

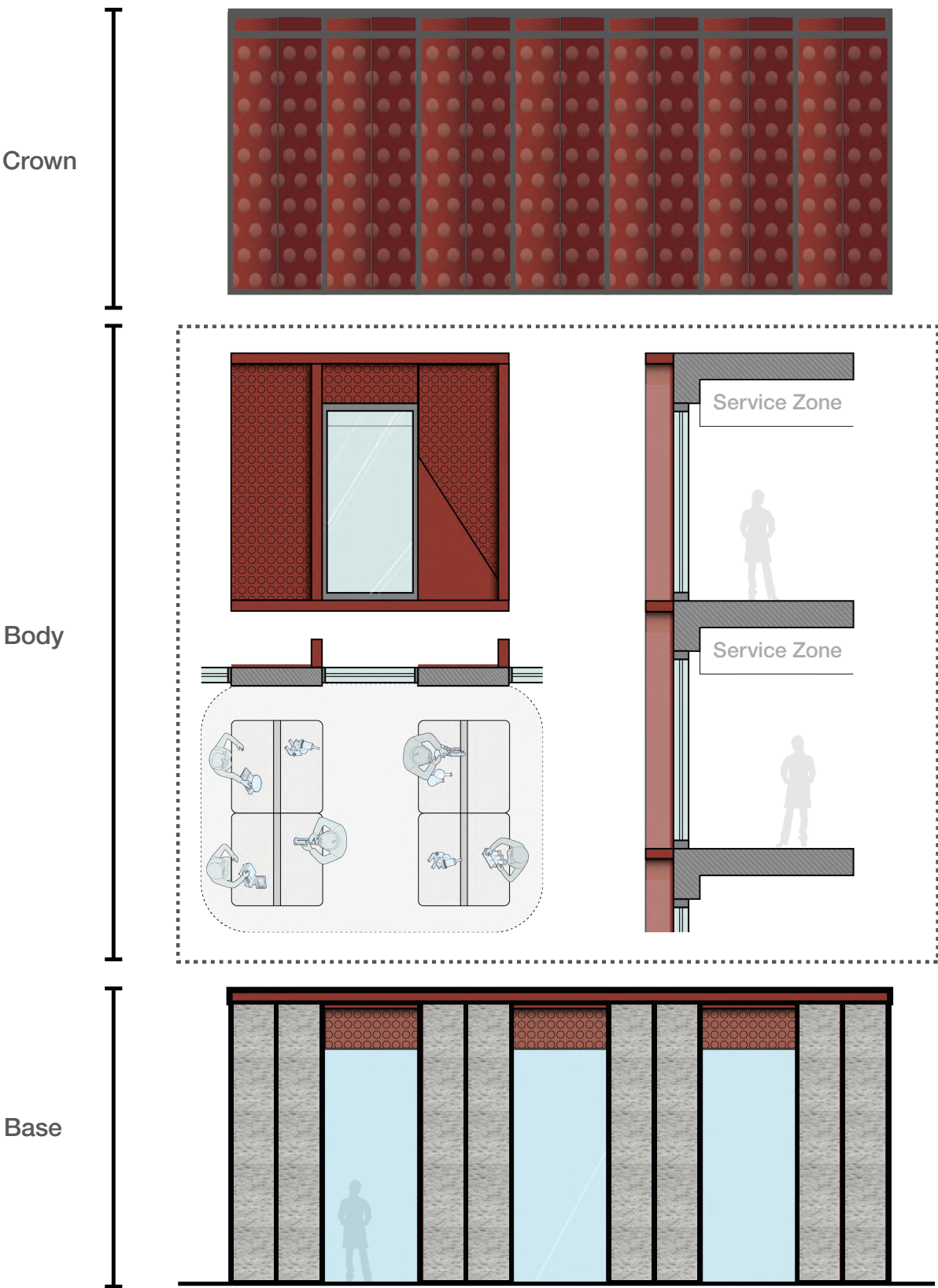
The buildings are designed to be fully flexible for future tenants. By their nature they are heavily serviced buildings, with higher requirements for elements such as air changes than typical workspace buildings. To incorporate this in a considered manner, the scheme incorporates elements of perforated screening. Whilst functional, it is also expressed playfully, creating a visual identity for the buildings within the masterplan.



6 Life Sciences (Plot B)

6.1 Design Statement

6.1.10 Facade Principles



Principles

The building is composed of three sections.

The Base - This forms the main backdrop to the public realm and hold a program of uses which keep the frontages active.

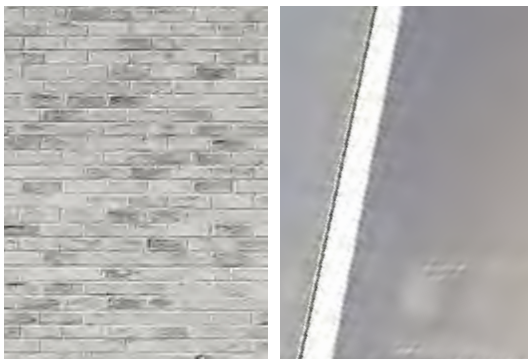
The Body - The design of the main facade has been driven by the function. Movement is introduced across the facade through shifting grids and patterns

The Crown - The nature of the buildings use requires a substantial area of plant. This is concealed by a decorative screen

B1 + B3



B2



6

Life Sciences (Plot B)

6.1

Design Statement

6.1.11

Facade Principles: Typical Bay

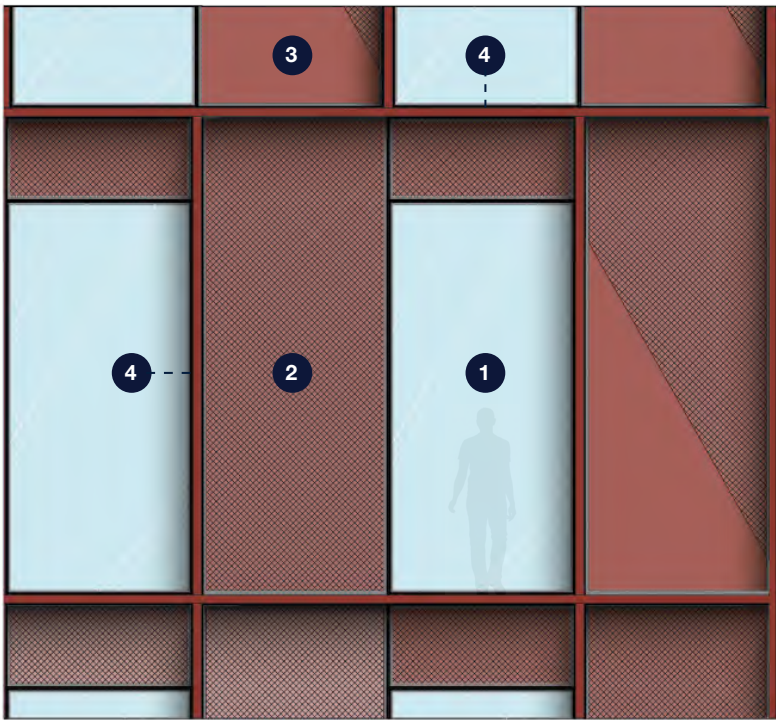
Body
The body of the facade is composed of a repetitive bay. This is framed by an anodised metal fin, to reduce solar gain within the building, a fixed glazed window and a perforated anodised metal panel. To create playfulness and movement in the facade these bays shift as you go up the building. The monotony of the facade is broken up by a series of triangular solid panels that dance

around the building, with the triangle being a nod to the forms found within the chapel.

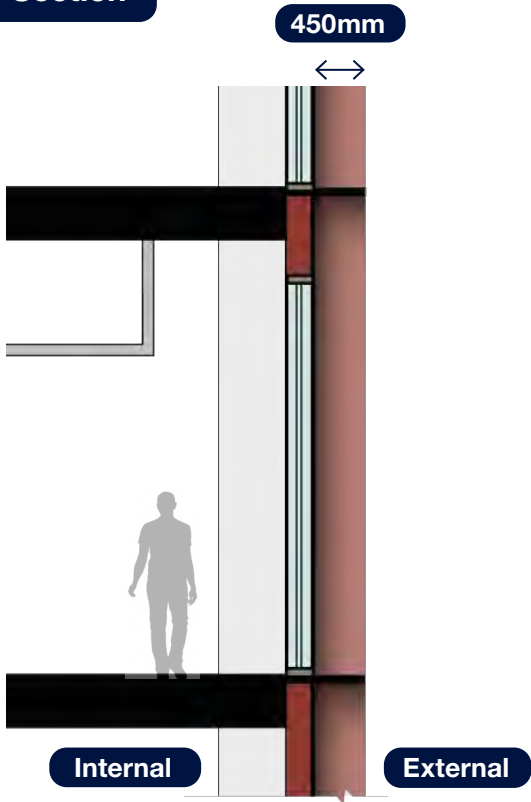
The facade design has been driven by the layout standards required for laboratories. This is a 3.3m planning grid for benches. The design allows for benches to be laid perpendicular to the facade with windows between.

Please refer to the below drawings as part of this submission for more details regarding the facade:
- UBS-HBA-B1-XX-DR-A-080412 -Proposed B1 - Bay Study - Upper Floors
- UBS-HBA-B1-XX-DR-A-080422 -Proposed B2 - Bay Study - Upper Floors
- UBS-HBA-B1-XX-DR-A-080432 -Proposed B3- Bay Study - Upper Floors

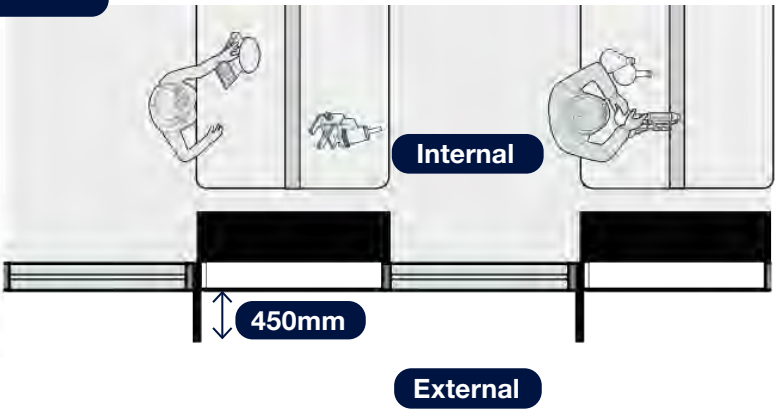
Elevation



Section



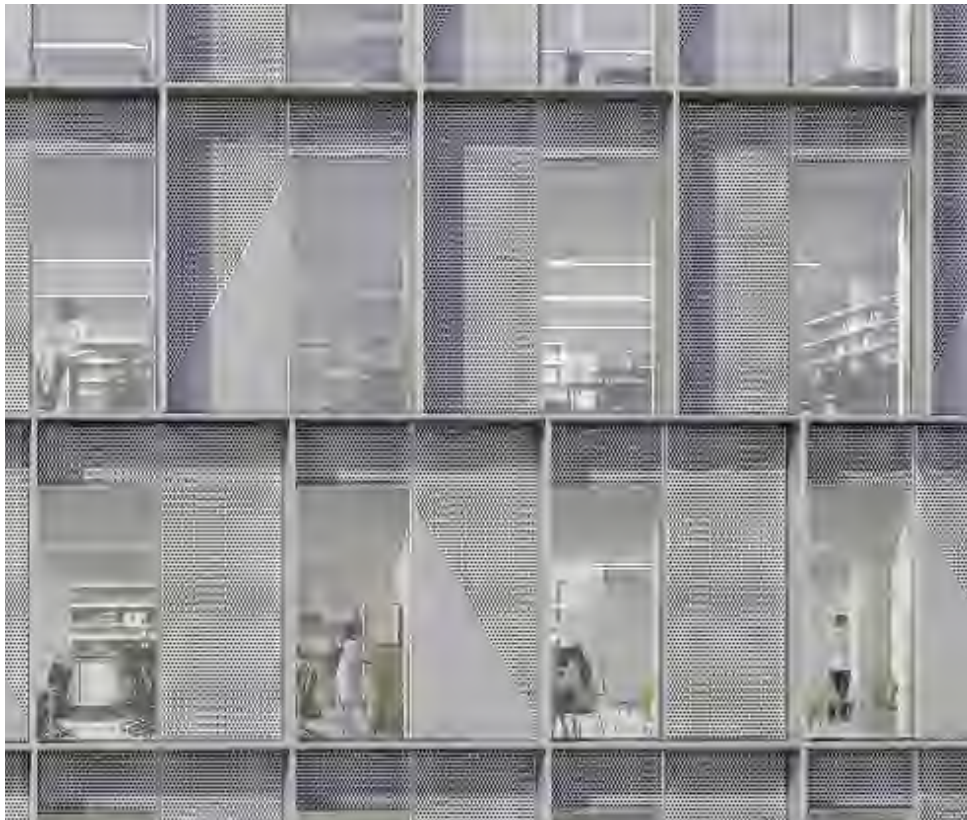
Plan



- Key
- 1 Double glazed window
 - 2 Anodised metal perforate
 - 3 Anodised solid metal panel
 - 4 Anodised metal fin



B1 + B3



B2

6

Life Sciences (Plot B)

6.1

Design Statement

6.1.12

Facade Principles: Base

Base

The buildings are grounded by a light grey brick podium across all three buildings. The spandrel panel between each column is a perforated panel matching the facade above

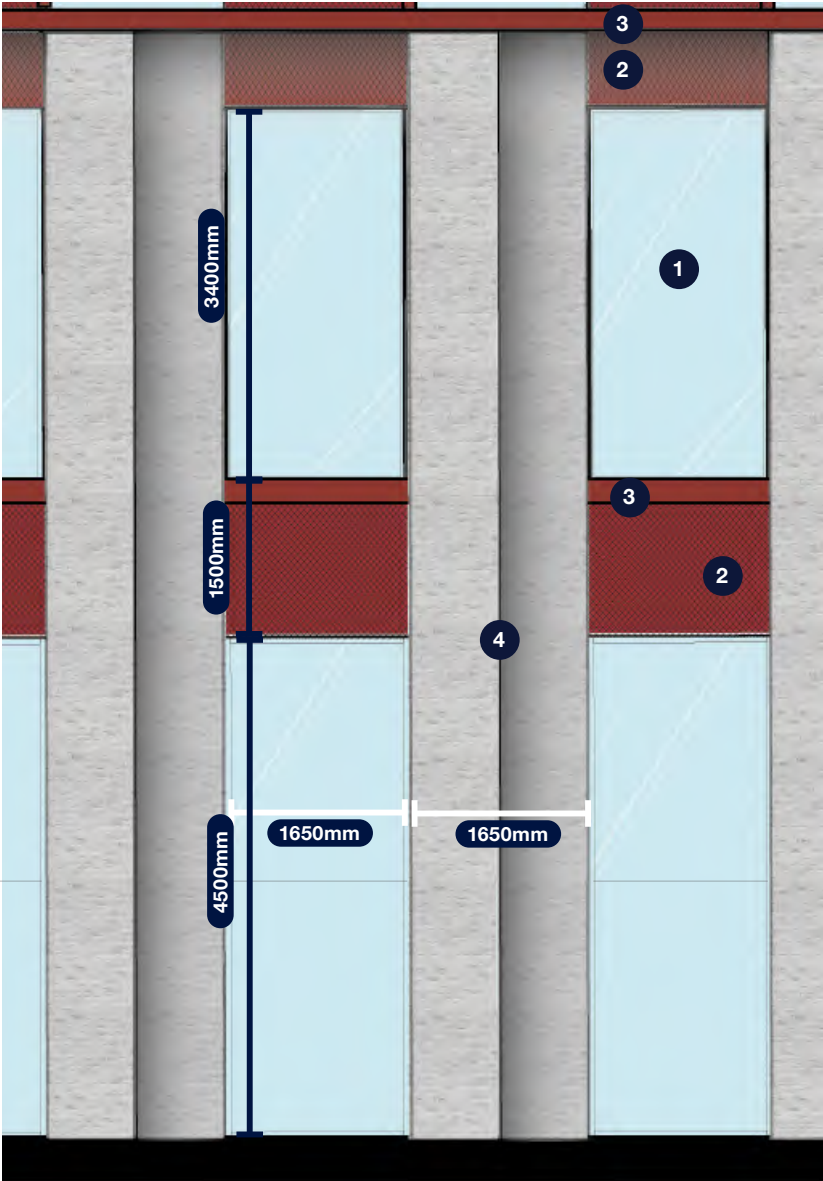
There are two conditions across the buildings for the base. The elevations which frame the main public realm have a double height articulation which follows the rhythm of the main chapel. With B1 this

also compliments the height of the building. B2 steps down to a single story base articulation as you move towards the more residential part of the site.

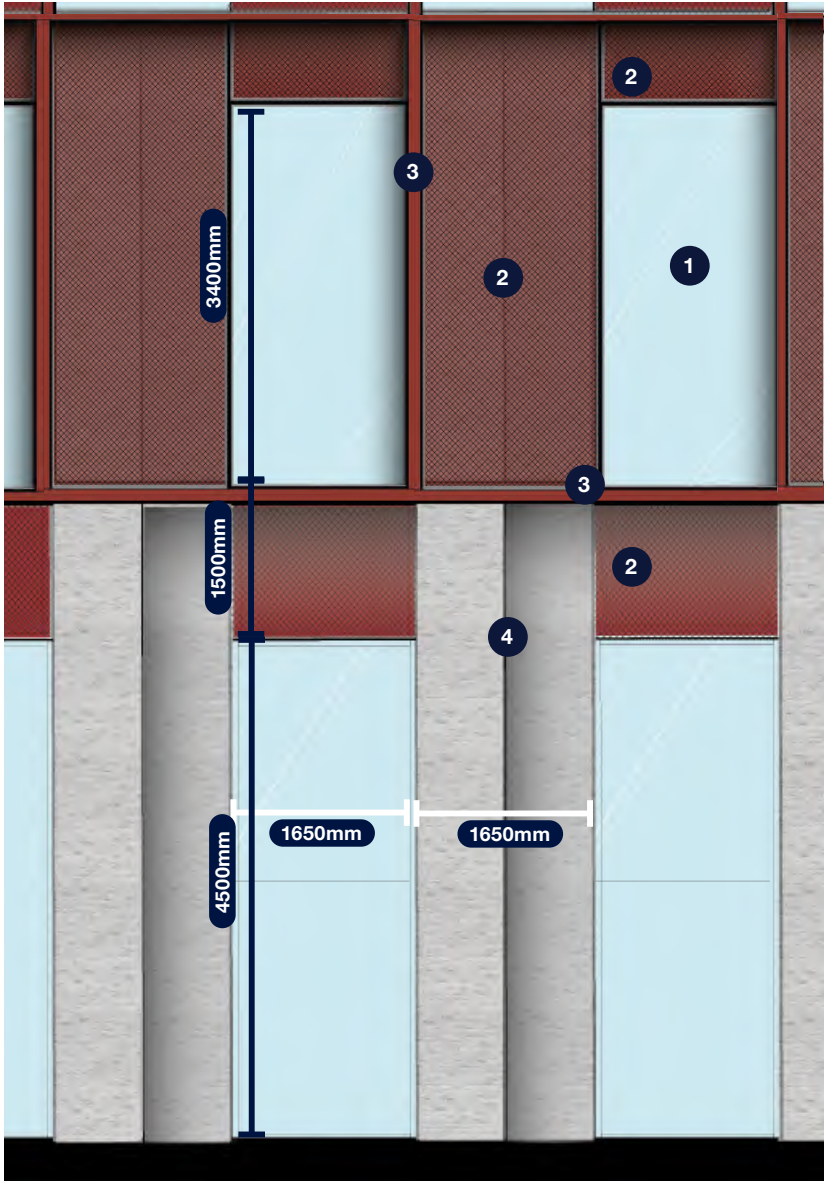
The heights of the ground floor space have been driven by the need for double height laboratory space which can accommodate larger equipment. The potential for this height has been maximised with the introduction of a mezzanine to keep the

ground floor spaces active where possible. Please refer to the below drawings as part of this submission for more details regarding the facade

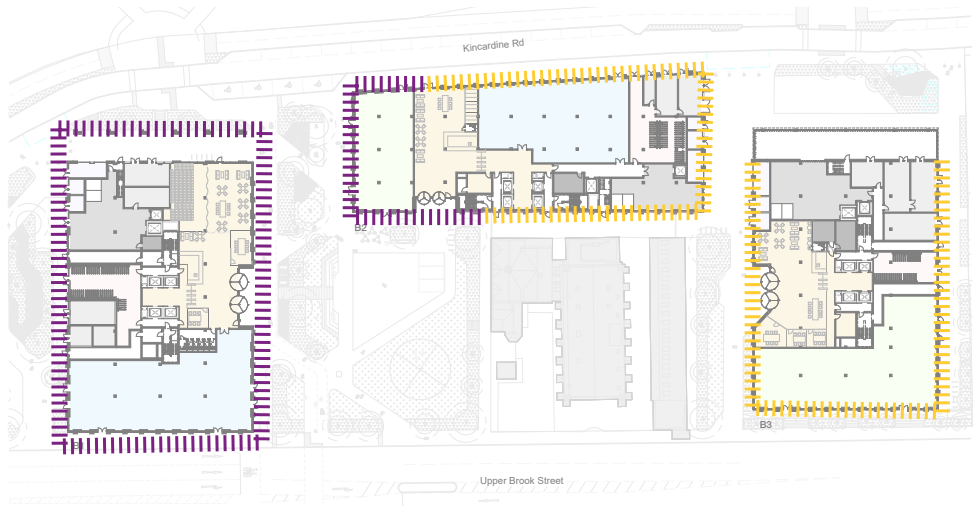
- UBS-HBA-B1-XX-DR-A-080411 -Proposed B1 - Bay Study - Ground Floor
- UBS-HBA-B1-XX-DR-A-080421 -Proposed B2 - Bay Study - Upper Floors
- UBS-HBA-B1-XX-DR-A-080431 -Proposed B3- Bay Study - Upper Floors



Elevation



Elevation



- Key**
- 1 Double glazed window
 - 2 Anodised metal perforate
 - 3 Anodised metal fin
 - 4 Light grey brick
 - Double Storey Base Condition
 - Single Storey Base Condition

6 Life Sciences (Plot B)

6.1 Design Statement

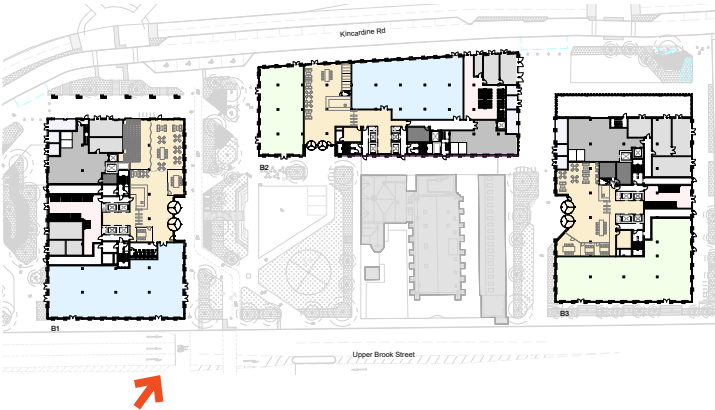
6.1.13 Framing the Chapel

Framing the Chapel

The former chapel is an important existing landmark along Upper Brook Street. The low-quality setting of the former chapel is currently detrimental to the significance of the building.

Within the proposals, the buildings form and massing has been developed as to frame the Chapel, particularly with regard to views along Upper Brook Street.

- The building mass has been designed to create setbacks which address the chapel
- B3's building line along Upper Brook Street has been design to address the stepping of height from the future neighbouring development.
- The plant screen has been designed with a concertina, from the ground this reads as a series of pitches, referencing the pitches of the Sunday school.



6 Life Sciences (Plot B)

6.1 Design Statement

6.1.14 Celebrating the Chapel

Celebrating the Former Chapel

References to the chapel can be read across the proposed scheme;

① Rhythm of columns at ground floor surround the public square as a continuation of the chapel.

② The entrance moments to the building are grand statements with depth and detail being key, like the chapel itself

③ The playfulness of the face, the grid is broken up with a series of triangles which reference the pitches of the chapel and former Sunday school. The vision for the perforation is to take inspiration from the motifs in the chapel.

④ The plant screen reads as a series of small pitches, which is in reference to the various pitch forms found in the chapel complex.



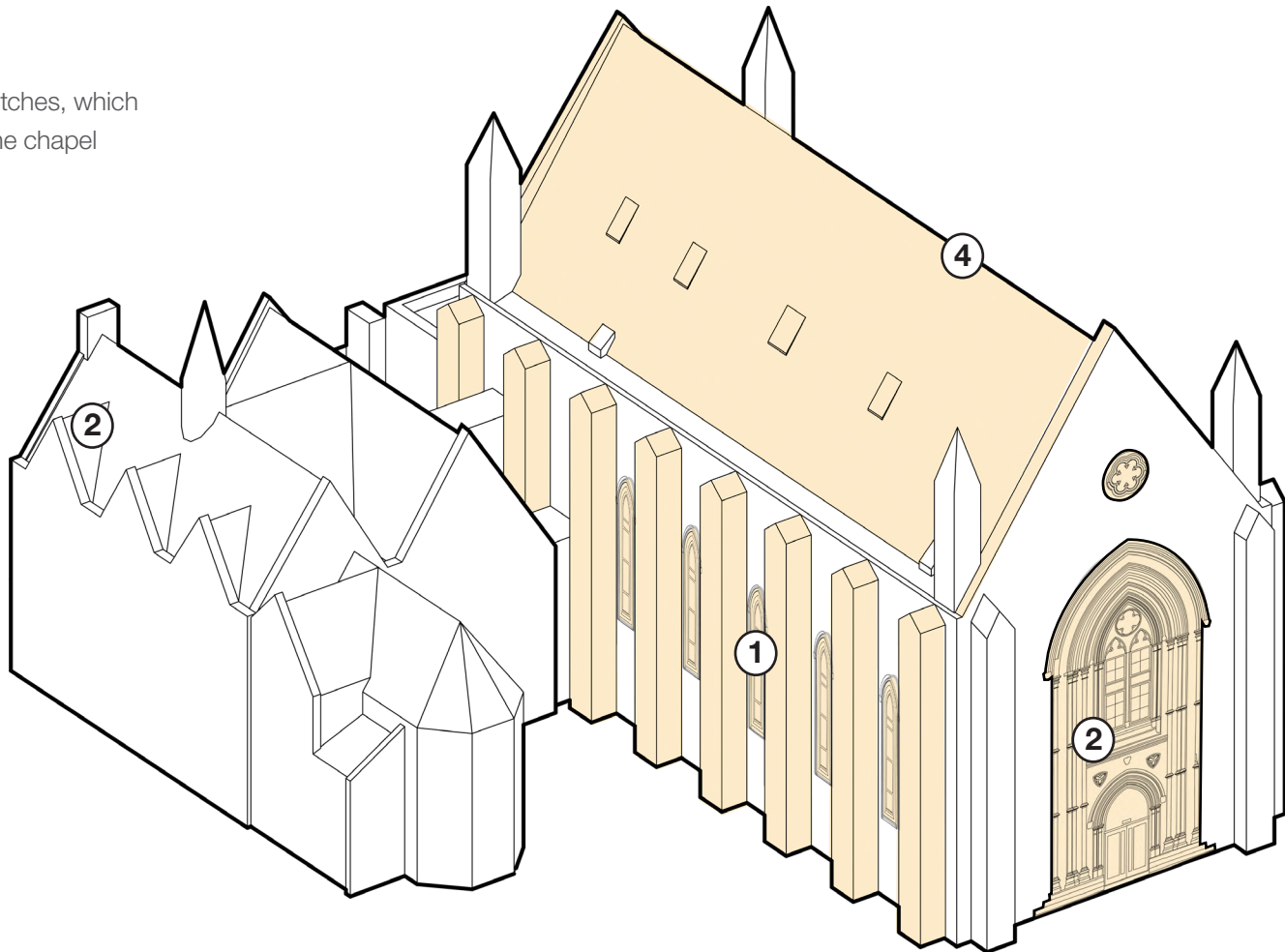
① Rhythm



② Entrance Moment



③ Detail and Pattern



④ Form and Geometry

6 Life Sciences (Plot B)
6. Design Statement
6.1.15 Ground Floor Plan



Colonnade



Entrance Moments



Active Frontage



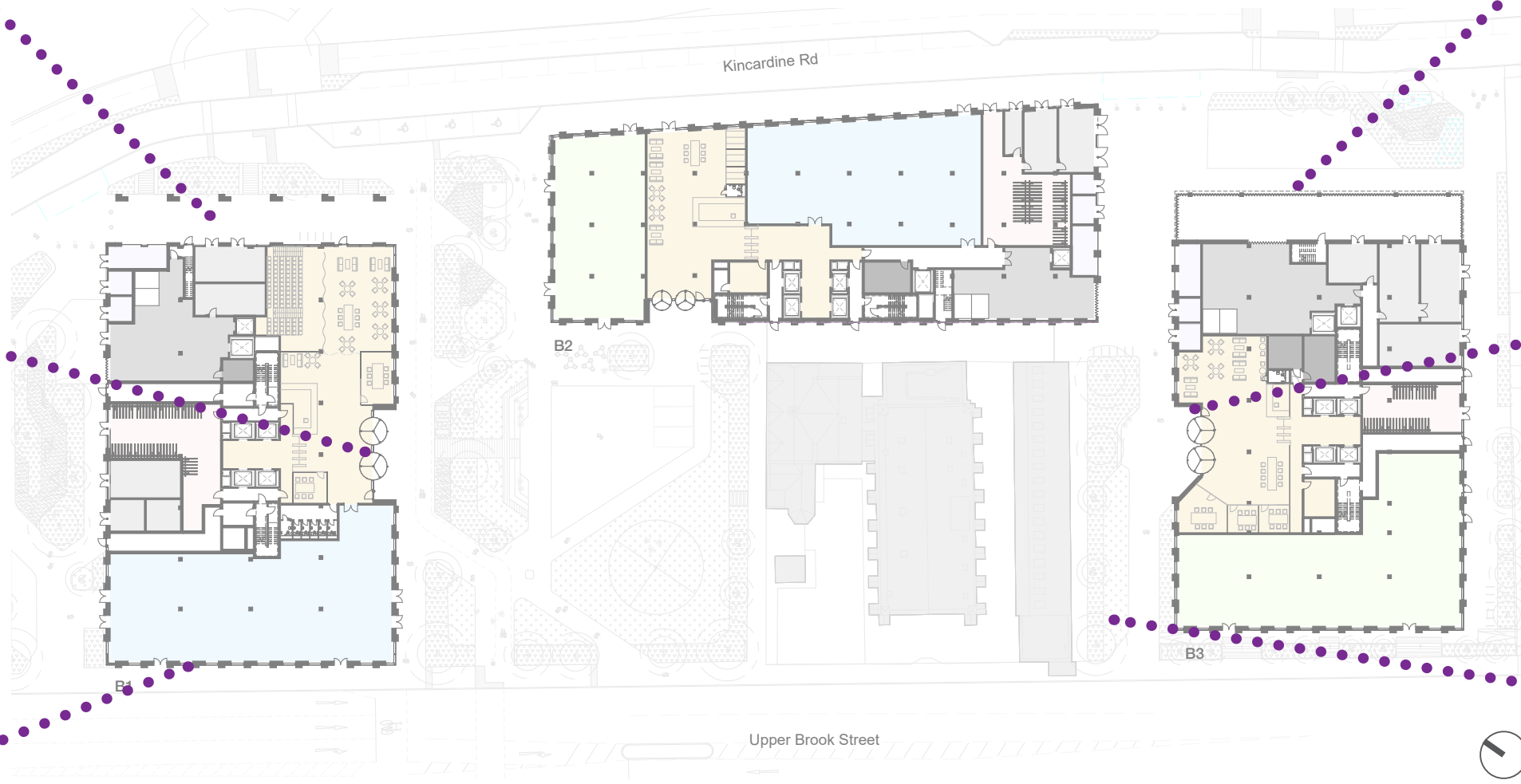
Back of House



Secondary Entrances



Relationship to Context



6 Life Sciences (Plot B)
6. Design Statement
6.1.16 Spaces for the Community



New Public Square

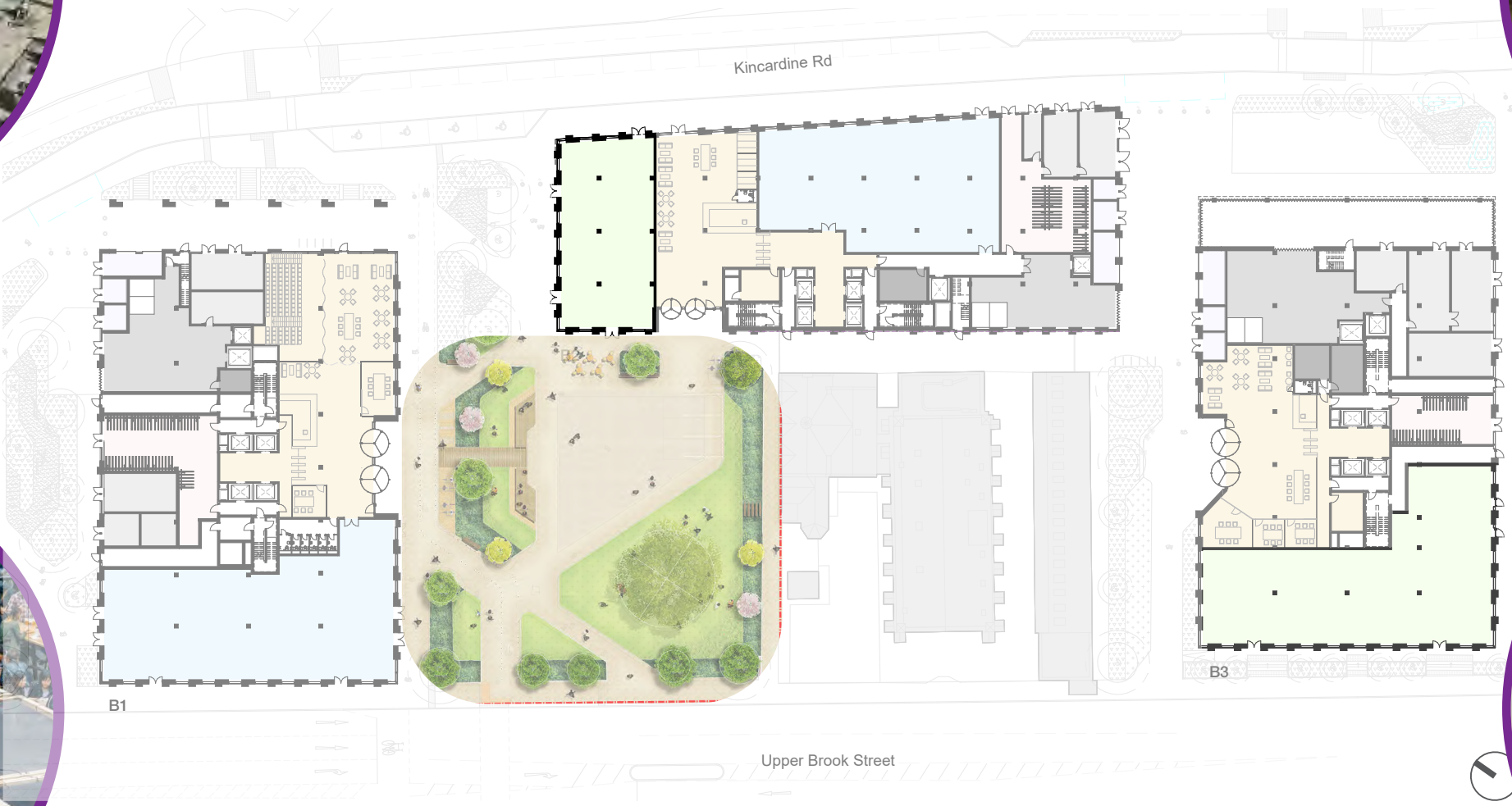


Cafe

Outdoor Events



Medical Facility



6 Life Sciences (Plot B)
6.1 Design Statement
6.1.17 Designing for Scientists

Scientists are People Too
The building will have been design to put the users and their needs at the forefront. The buildings won't just be about the laboratory spaces but will also highlight the importance of the supporting space.



Lectures



Meeting Rooms



Welcoming Reception



Well Being



Outdoor Amenity



Informal Meeting

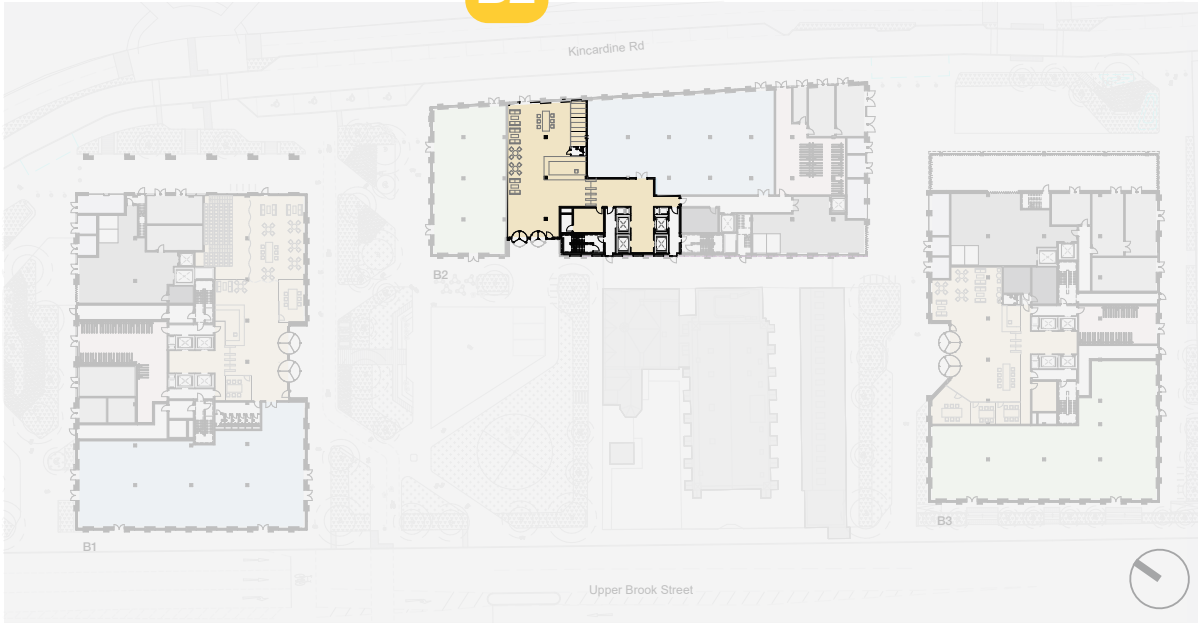
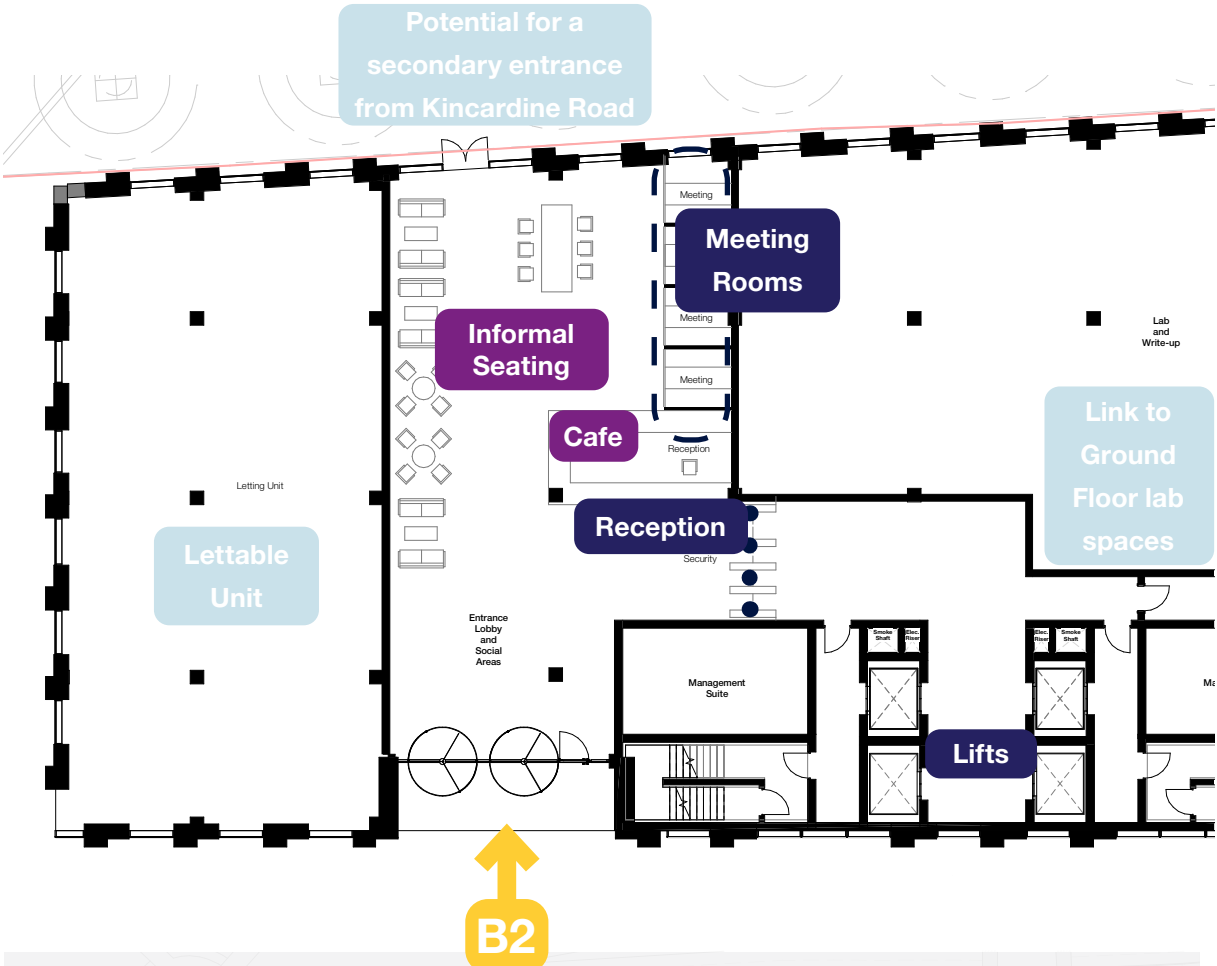
6 Life Sciences (Plot B)
6.1 Design Statement
6.1.18 B1 Entrance and Amenity



6 Life Sciences (Plot B)

6.1 Design Statement

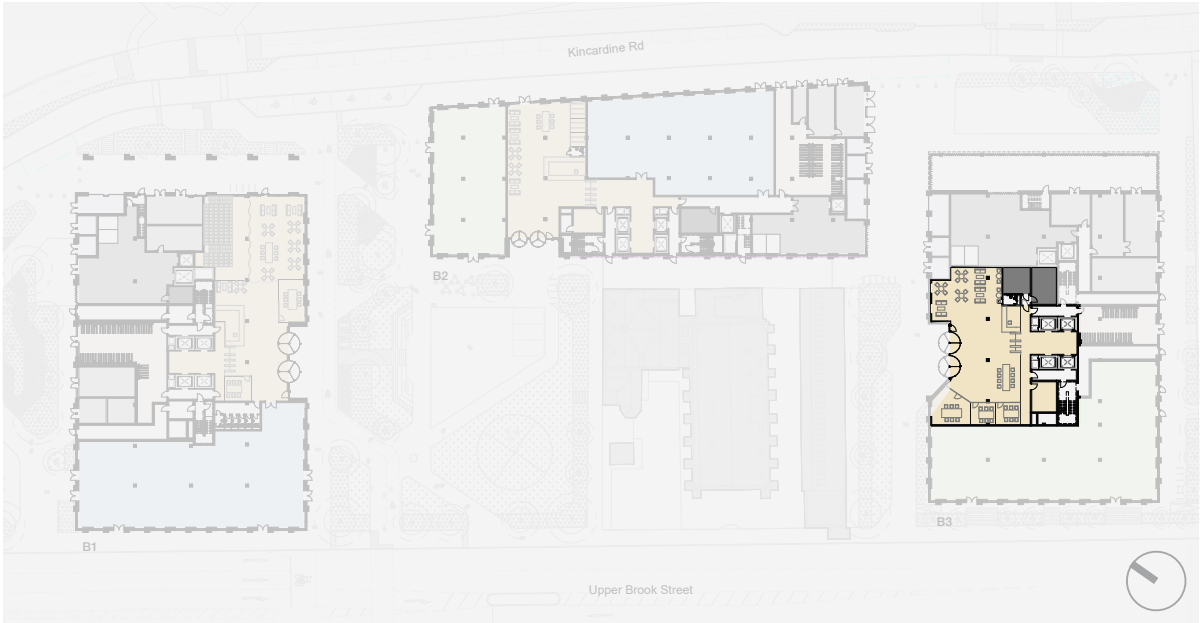
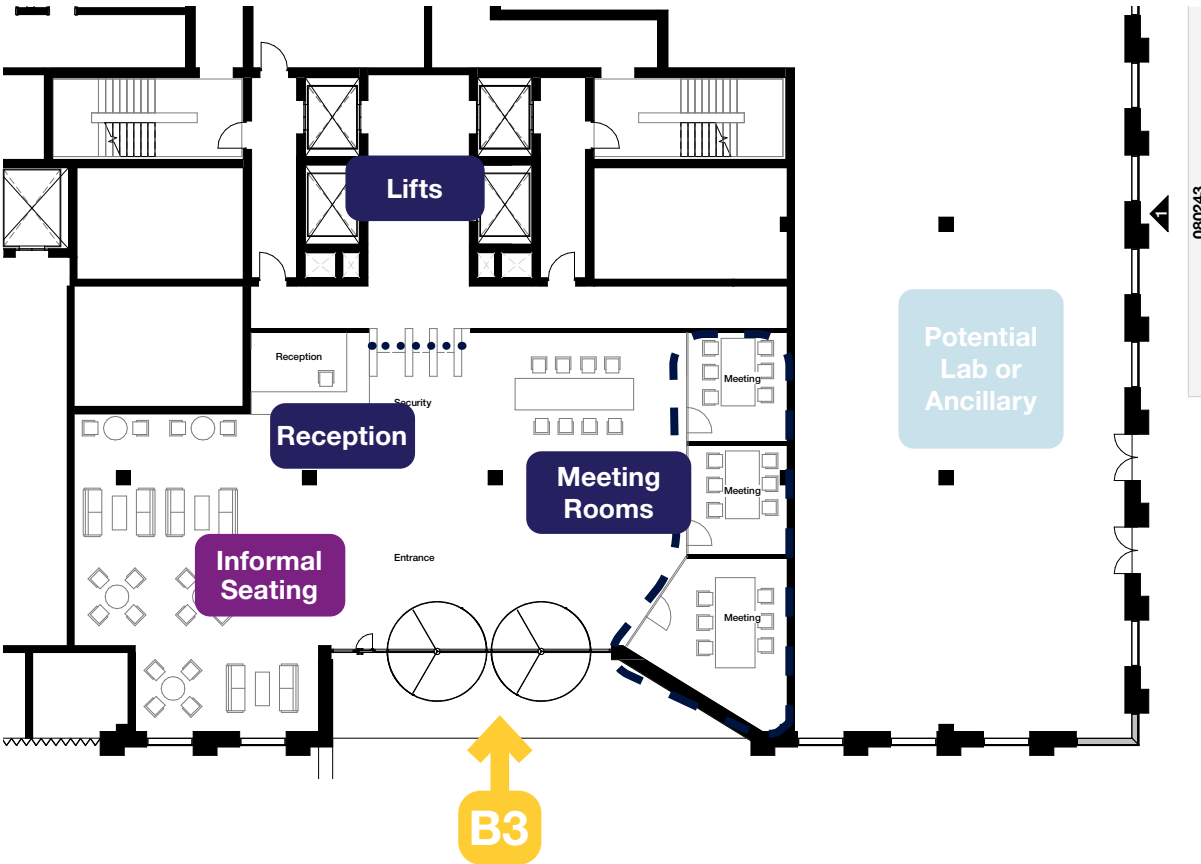
6.1.19 B2 Entrance and Amenity



6 Life Sciences (Plot B)

6.1 Design Statement

6.1.20 B3 Entrance Amenity



6 Life Sciences (Plot B)

6.1 Design Statement

6.1.21 External Amenity

Roof Terraces

An important part of the design development was carving the masses to respond to the sensitive context. These setbacks have been optimised as roof terraces for the buildings occupants. Having access to nature is important for employee well being, so having access to private outdoor amenity will give these buildings additional life.

Please refer to the landscape documents for the detailed proposal on the terrace landscape.



6

Life Sciences (Plot B)

6.1

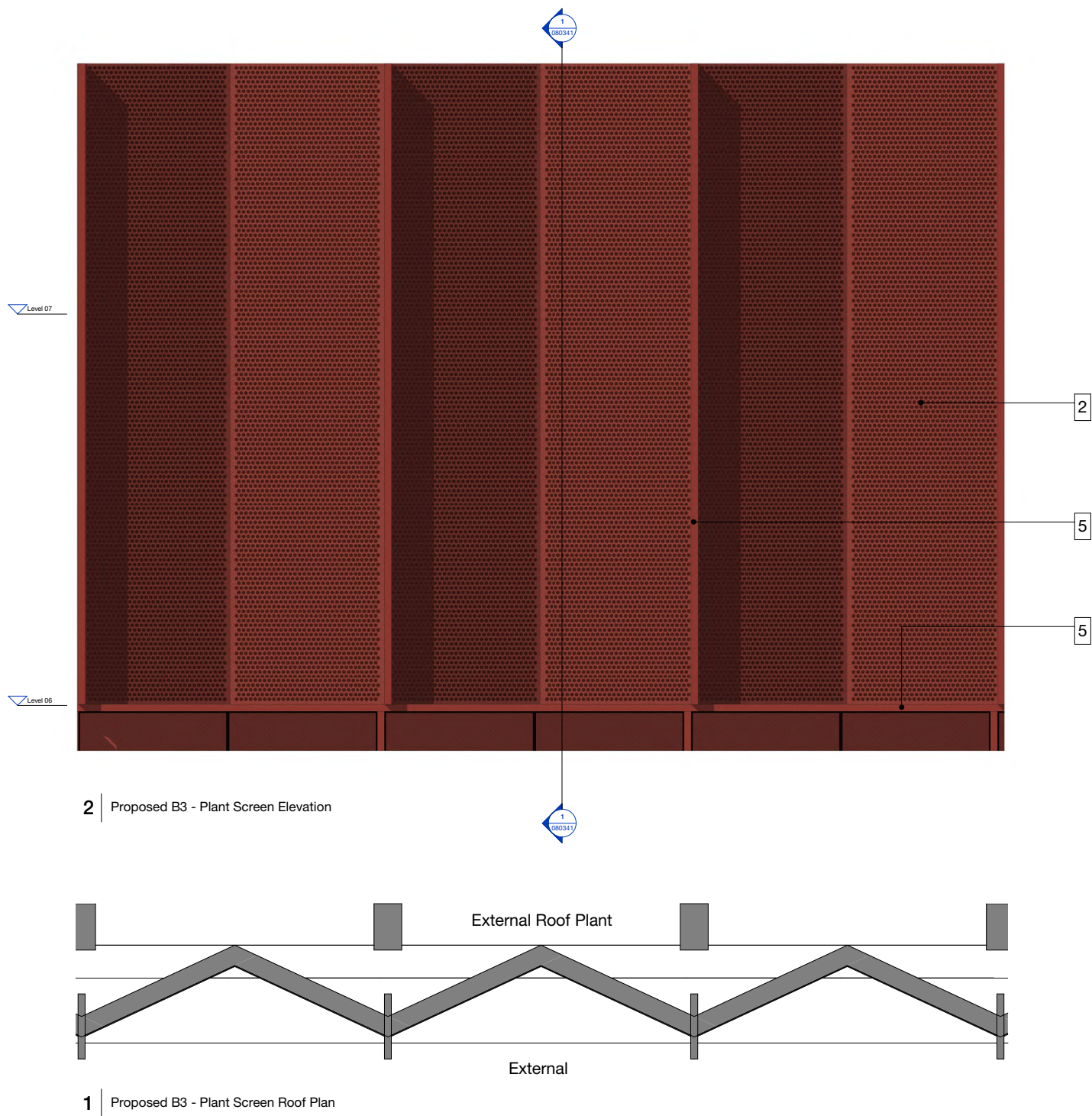
Design Statement

6.1.22

Facade Principles: Crown

Crown

The majority of the buildings plant is situated on the roof level. There are substantial air handling units (AHUS) on the roof at 3m tall, with substantial ductwork feeding out above these AHUS. Due to the sensitive nature of the chapel and the residential context it was important these couldn't be seen from street level hence the double height plant space being proposed. The pleat in the screen was an opportunity to celebrate the chapel, in elevation it reads as a straight edge but from the ground it reads a series of pitches.



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6.2	Access Statement
6.2.1	Access to the Building
6.2.2	Access within the Building
6.2.3	WC Provision
6.2.4	Waste and Refuse Strategy
6.2.5	Car Parking and Cycle Strategy
6.2.6	Building Servicing and Laboratory Support
6.2.7	Facade Maintenance

6

Plot B - Life Sciences

6.2

Access Statement

6.2.1

Access to the Buildings

This section demonstrates that the scheme has been developed with detailed consideration of the Approved Documents: Part M, regarding accessible building requirements and has given consideration to the building’s integration with the existing site and wider context. This section also includes the waste strategy, and car parking and cycle parking strategy.

Equality, Diversity and Accessibility Aim
The Building and Client team’s aim is to achieve equality of physical access for all visitors and staff to the building.

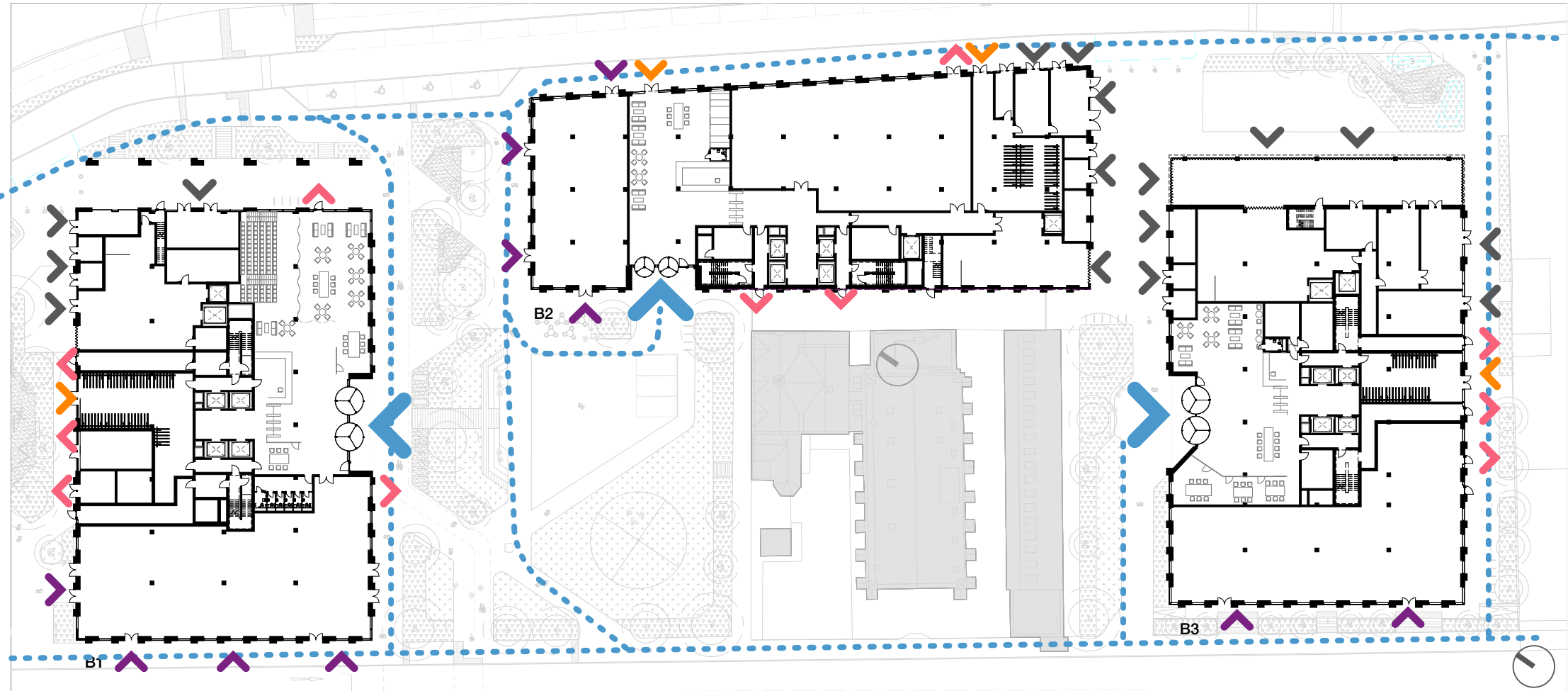
Building Access
As the masterplan is a car free development, access to the buildings is reached on foot or cycle, with the exception of accessible parking provision. Each building has a primary entrance for the Life Science workspace, this consists of two revolving doors and an automated accessible door.

For B1 & B2 this main entrance is off the public square, Gaskell Gardens. For B3 the main entrance is accessed from a landscaped pedestrian route linking Upper Brook Street to Kincardine Road. Separate cycle access routes are provided for each building.

Additional level entrances have been provided for the proposed lettable units to allow for future flexibility of use. All entrances have level thresholds to the landscape, compliant with Part M Regulations.

All ground floor uses have sufficient means of escape. Stairs within the circulation cores all discharge through designated escape routes, developed with Design Fire Consultants. B1 and B3 stairs discharge into the public realm. B2 stairs discharge discharges into the private land behind the chapel, the gated area will have quick release doors in the event of evacuation.

Access for servicing is focused to one zone for each building. A multi-purpose service area is included for each building, allowing service functions to be done internally and away from the street wherever possible.



Ground Floor Plan NTS

- Key**
- Main Entrance
 - Flexible Entrance for ancillary uses
 - Secondary Entrance to Life Science
 - BOH Access
 - Escape Exit
 - Main Pedestrian routes

6

Plot B - Life Sciences

6.2

Access Statement

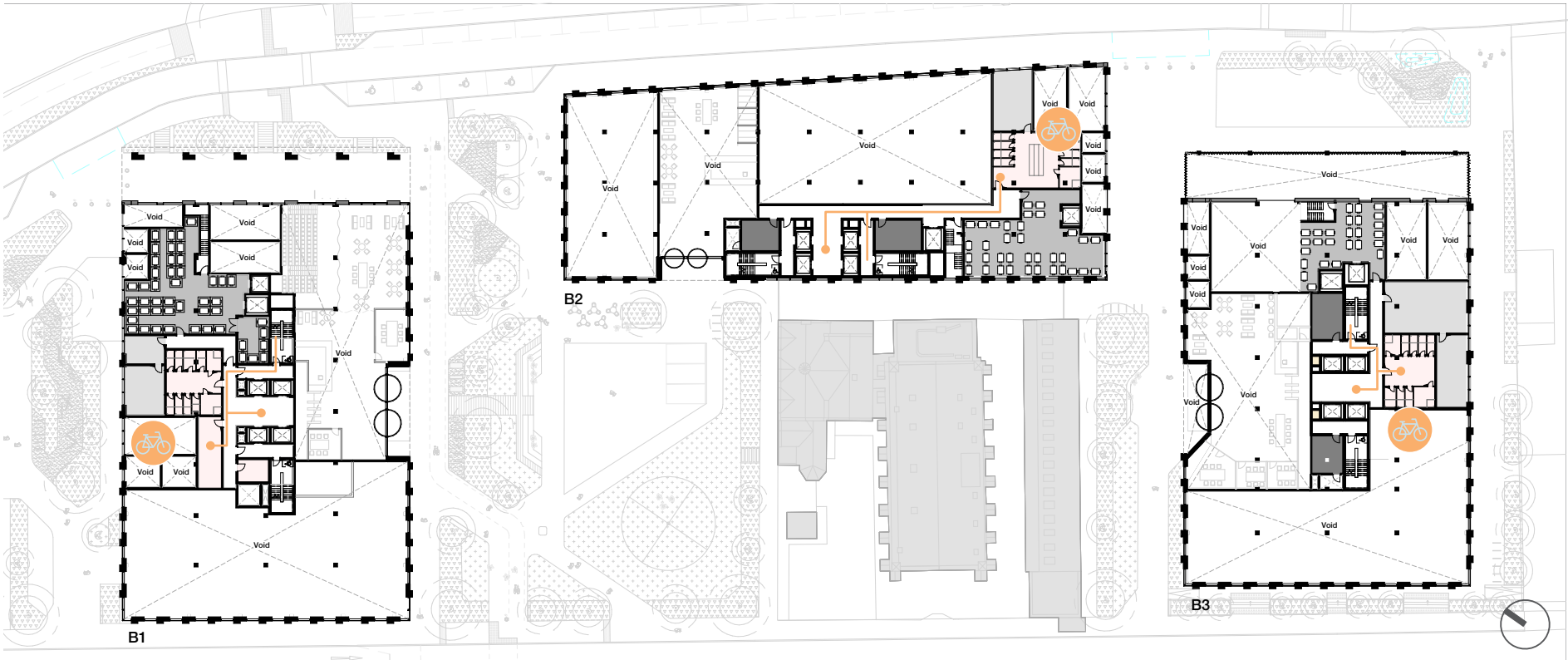
6.2.2

Access within the building

Access

The pedestrian routes into the buildings are via large entrance lobbies. This space will be open to visitors in addition to building staff. There will be a reception and secure line for building tenants and visitors to access the lifts and stairs. Each building has four lifts for vertical transition, two of which also serve as fire fighting lifts.

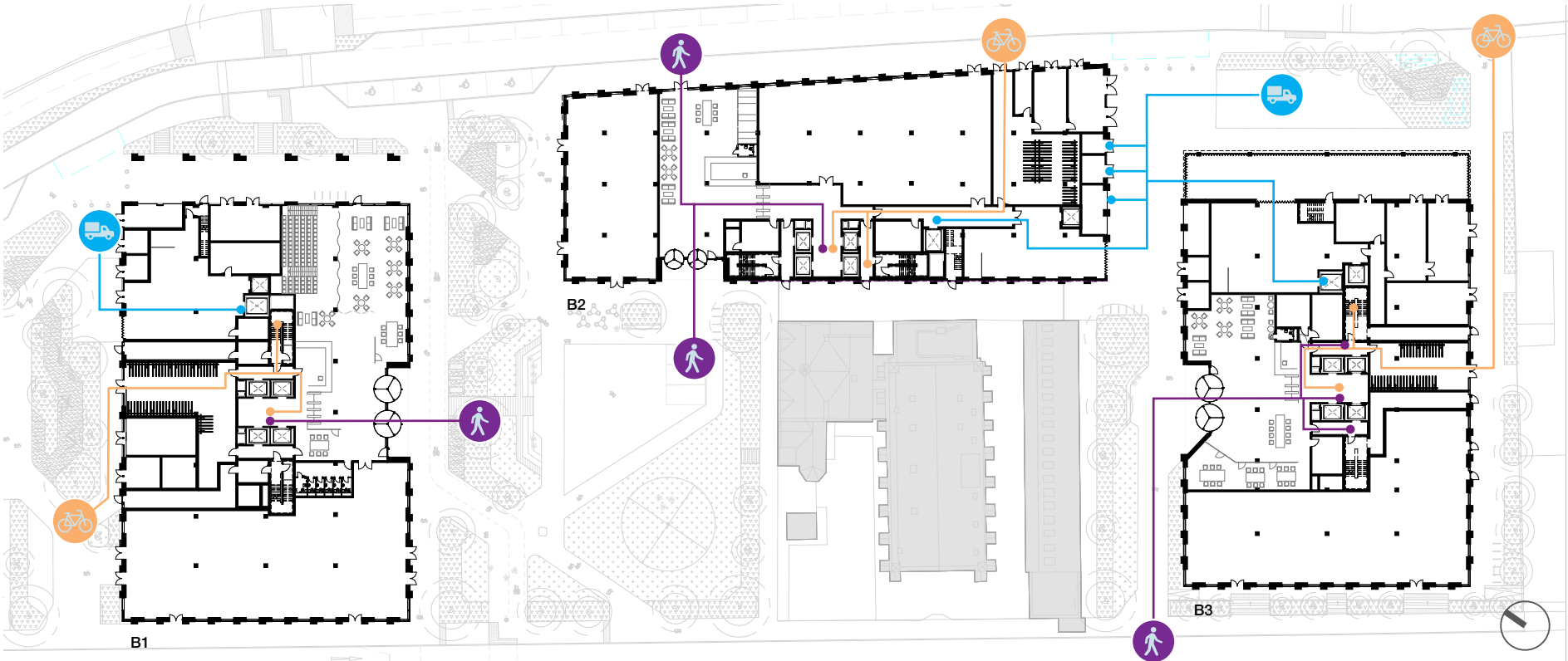
Cycle entrances are separate from the main pedestrian access due to closer cycle connections from Kincardine Road. This access point is from within the public secure line so will have its own fob access. Cyclist showers and lockers are then located at mezzanine level. Servicing access is via a multi-purpose service space. From here there is access to the designated goods lift serving every floor. There is also a designated goods lift for managing flow of bins from the bin reservoir located at Mezzanine Level.



Mezzanine Floor Plan - Access Diagram

Key

- Pedestrian Routes
- Cycle Store Route
- Goods In/Out route
- Passenger lift
- Goods Lift
- Firefighting Lift



Ground Floor Plan - Access Diagram

6 Plot B - Life Sciences

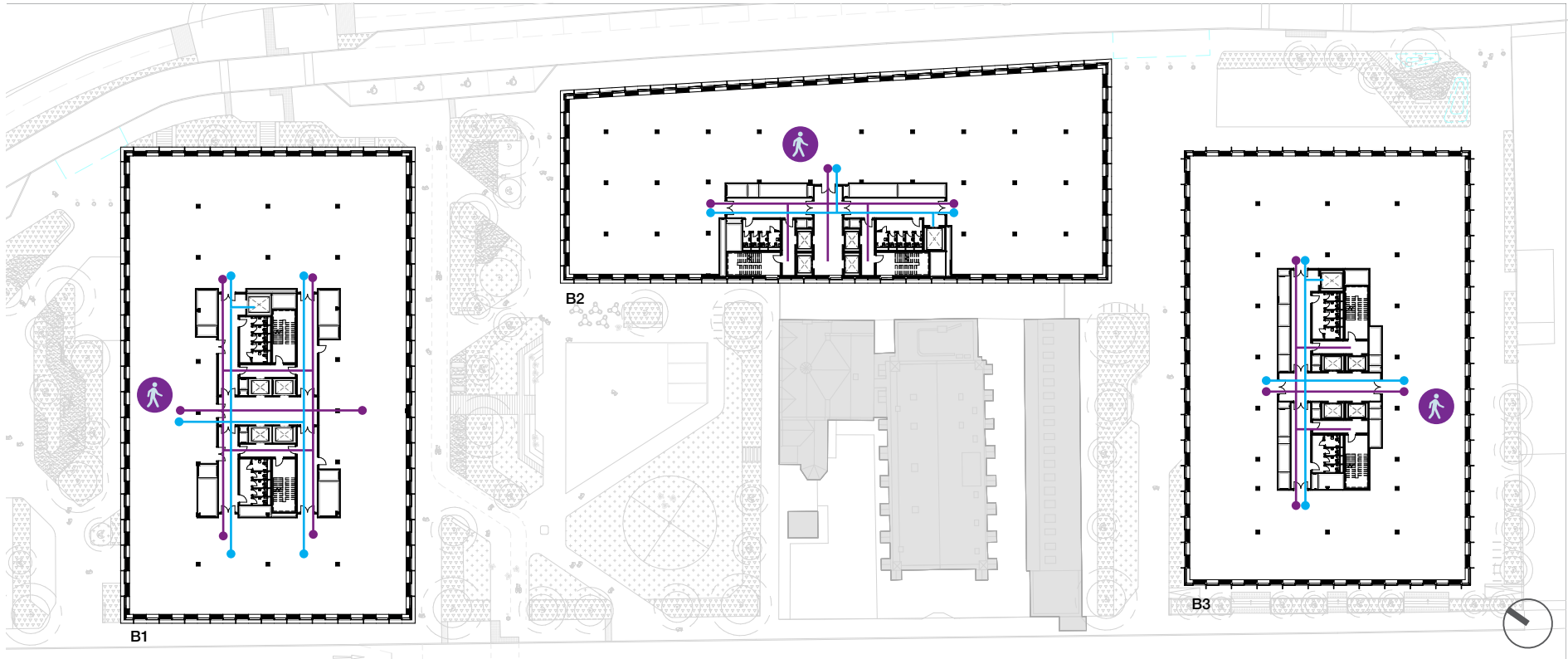
6.2 Access Statement

6.2.2 Access within the building

Access

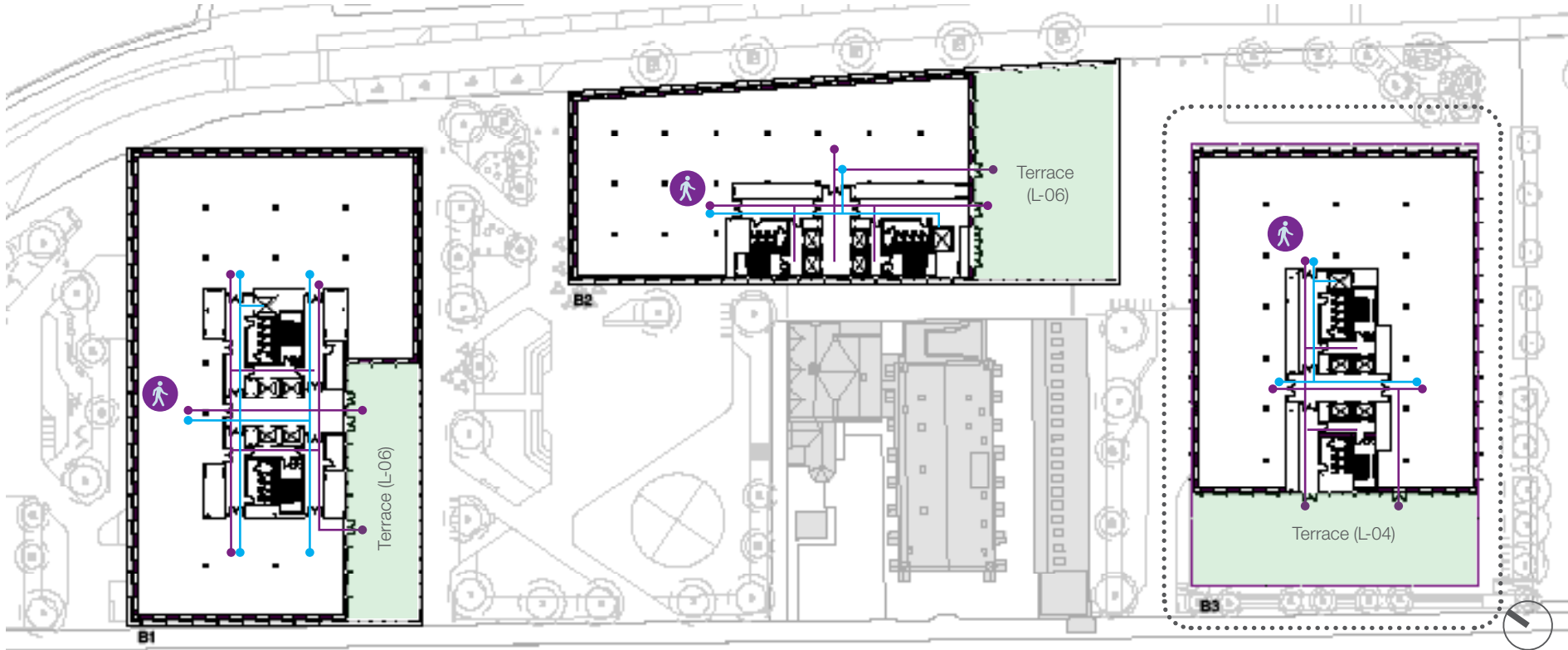
The cores in the building have been design for full flexibility of fit out. As such pedestrians and goods have access into the floor plates from multiple points off the core. It is foreseen that the entrances directly off the lift lobby will be the entrance to units and the laboratory spaces at the end of the floor plates, with their own direct access to the core.

At Level 04 and Level 06 there are access to the building terraces for B3, B1 and B2 respectively. To allow for flexibility of future building management and tenants,



Typical Level - Access Diagram

- Key**
- Pedestrian Routes
 - Cycle Store Route
 - Goods In/Out route
 - Passenger lift
 - Goods Lift
 - Firefighting Lift
 - Terraces



External Terrace - Access Diagram

6 Plot B - Life Sciences

6.2 Access Statement

6.2.3 WC Provision

WC Provision Strategy

WC provision across the site is informed by BS 6465 for workplaces. Occupancy numbers are calculated using an occupancy-to-NIA ratio of 1:15 and 1:10 for labs and workspaces, respectively. The unisex superloos specified throughout promote gender neutrality and inclusivity, while accessible WC provisions also form a crucial part of the overall WC strategy. Currently, WC provision goes above recommended guidelines like BS 6465 to provide flexibility for potential future uses.

Ground Floor

Building 1

5 no. WC's and 1 no. Accessible WC

Building 2

1 no. Accessible WC

Building 3

1 no. Accessible WC

Typical Upper Floors

Building 1

8 no. WC's and 2 no. Accessible WC's

Building 2

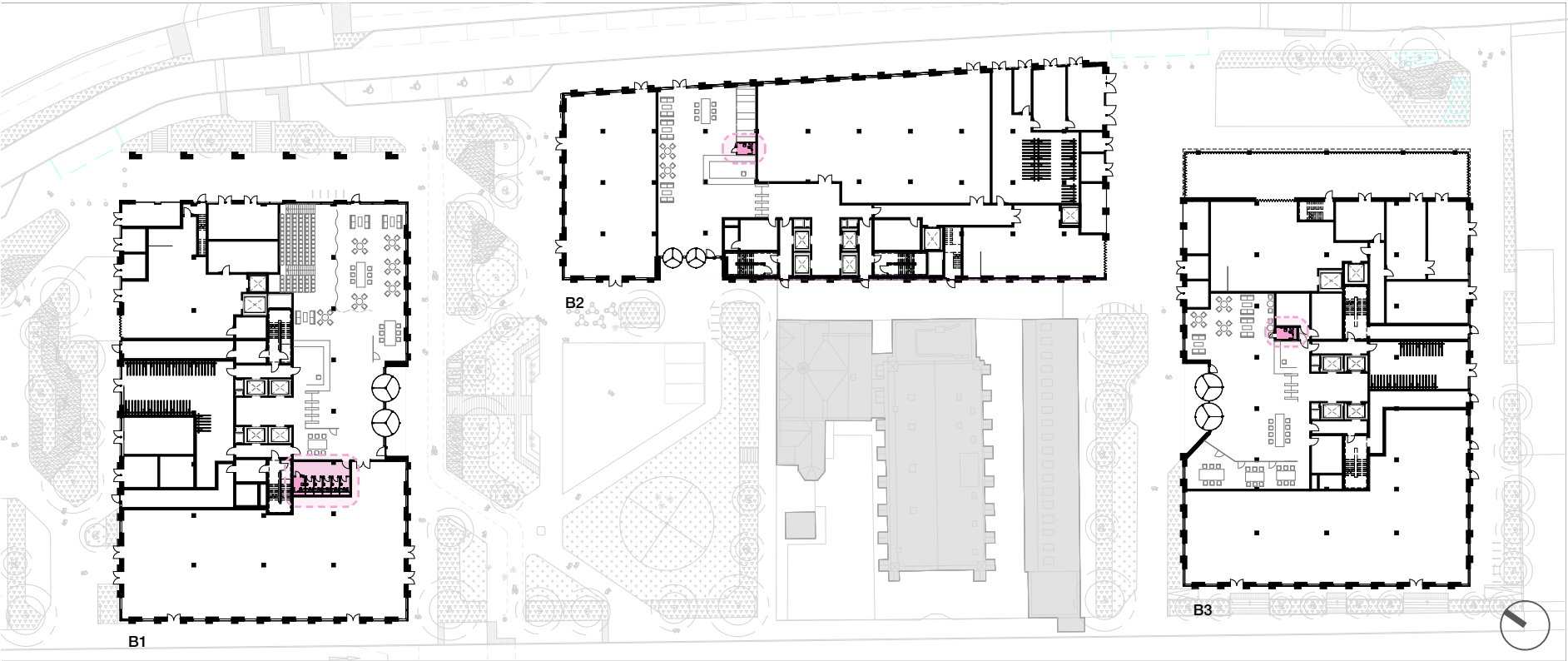
7 no. WC's and 2 no. Accessible WC's

Building 3

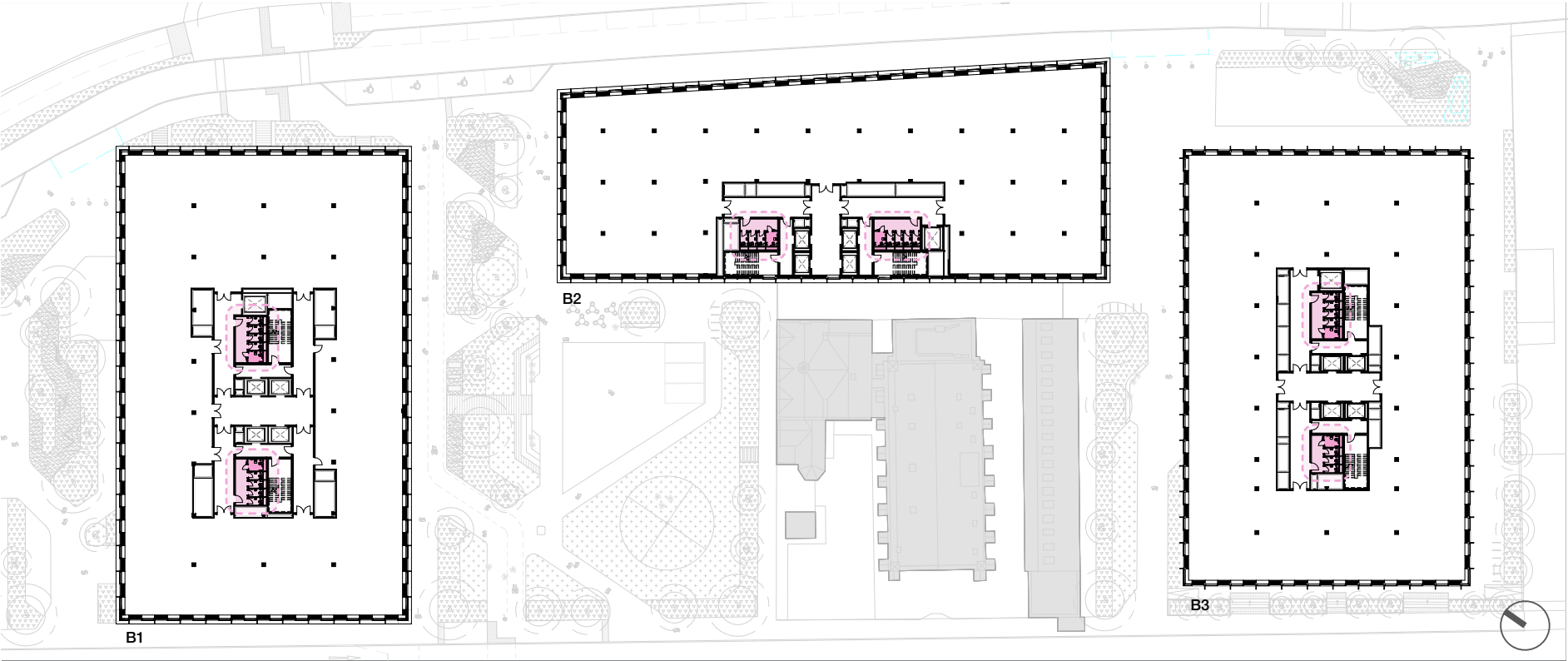
7 no. WC's and 2 no. Accessible WC's

Key

- WC
- Accessible WC



Typical Level NTS



Roof Terrace Level NTS

6

Plot B - Life Sciences

6.2

Access Statement

6.2.4

Waste and Refuse Strategy

Waste and Refuse Storage

Within each building is an individually managed dedicated internal refuse store. These are located on the mezzanine floor level for each building, and are accessed by a dedicated service lift. External access is through the multi purpose service space, where a clear route to the dedicated lift is provided. Refuse provision exceeds that required by MCC’s GD04 - Waste Management Strategy for New Developments.

The refuse store has been designed for easy movement and upkeep of Eurobins. Waste will be separated according to its requirements (refuse and recycling). Gas and chemical refuse can be provided within the multi-purpose service space if required.

The below numbers of bins and bin store sizes are based upon 2x weekly collections for workspace.

Building 1
Space provided by 42 no. x 1100 Eurobins

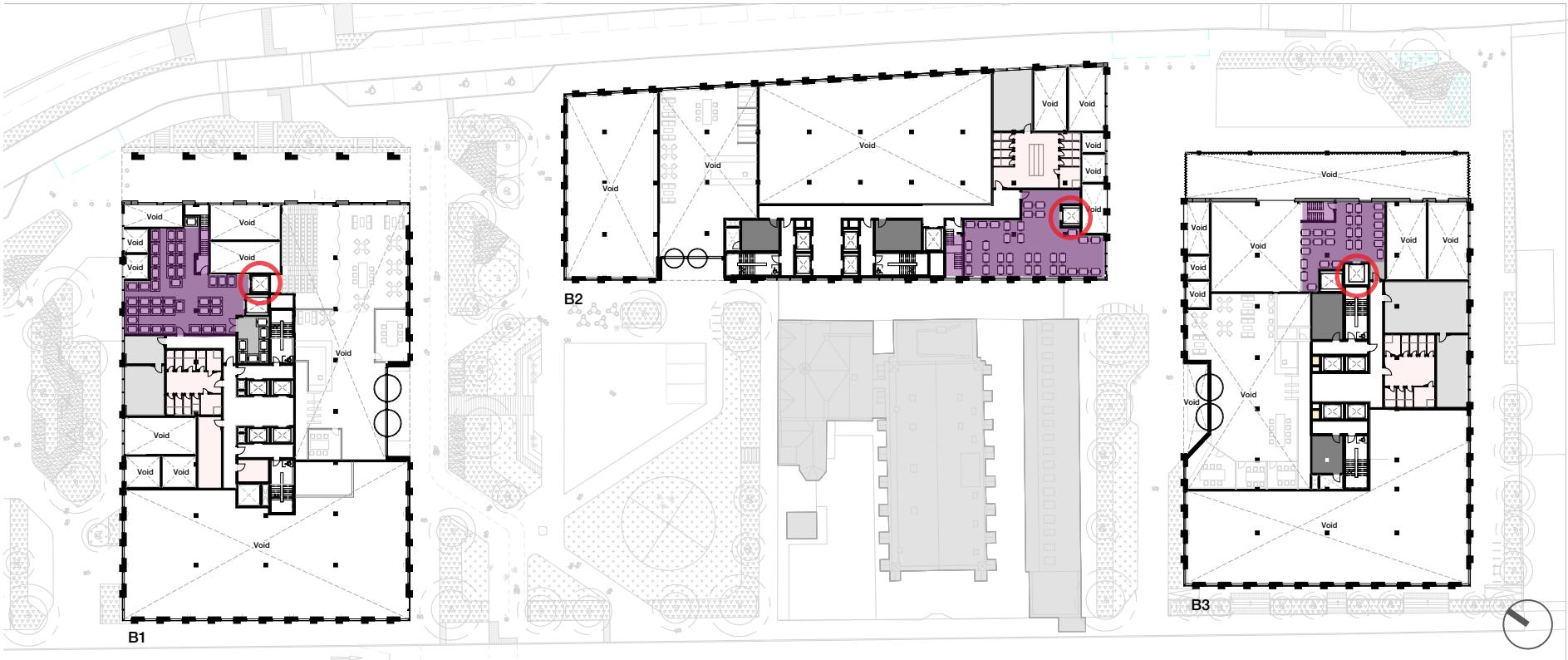
Building 2
Space provided by 32 no. x 1100 Eurobins

Building 3
Space provided by 25 no. x 1100 Eurobins

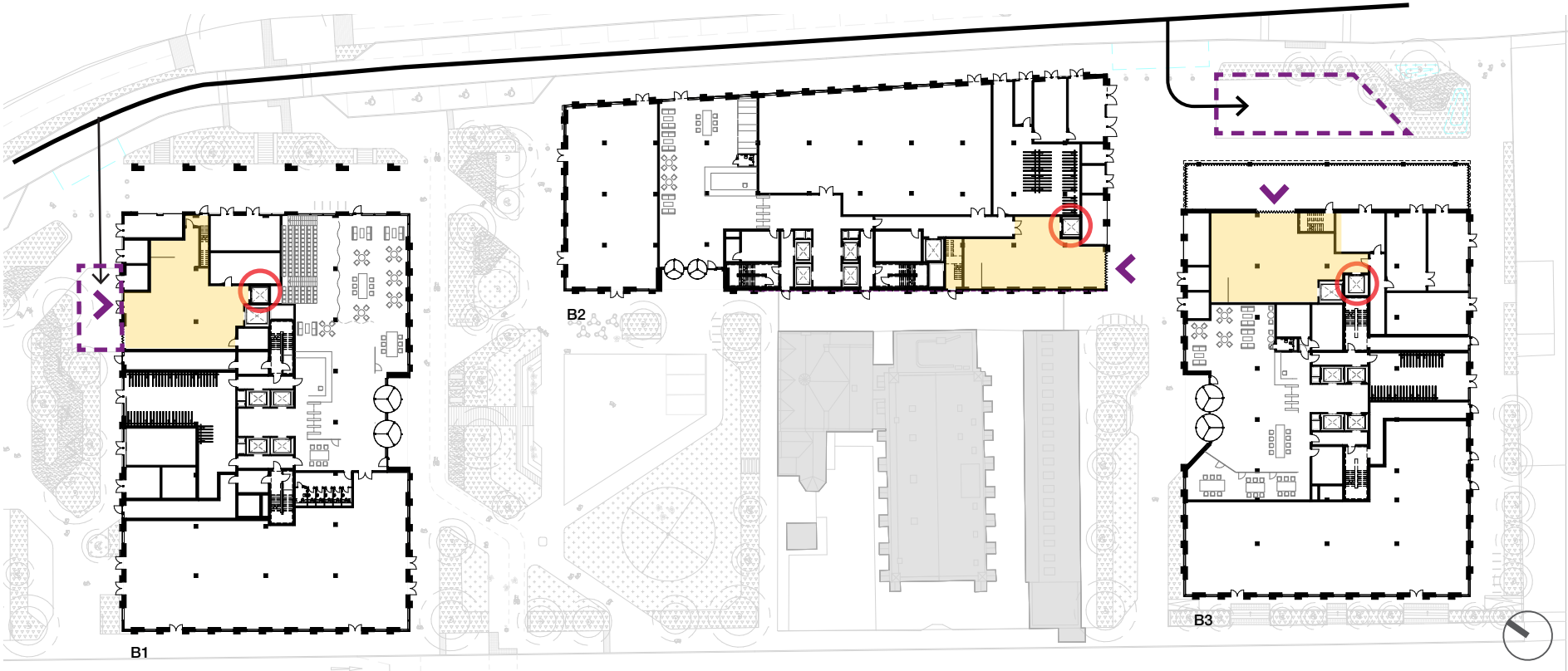
Waste and Refuse Collection

It is proposed that the waste collection vehicles will access the service and delivery areas to collect refuse. The building management will use the multi purpose service yard as a holding area for the bins on collection days. There is level access between the collection point and the point of entry for the refuse store.

- KEY**
- Refuse Store
 - Multi-purpose service space
 - Dedicated refuse lift location
 - Collection point
 - Access to refuse store
 - Refuse collection route



Mezzanine Floor Plan NTS



Ground Floor Plan NTS

6

Plot B - Life Sciences

6.2

Access Statement

6.2.5

Car Parking and Cycle Parking Strategy

Car Parking and Cycle Parking Strategy

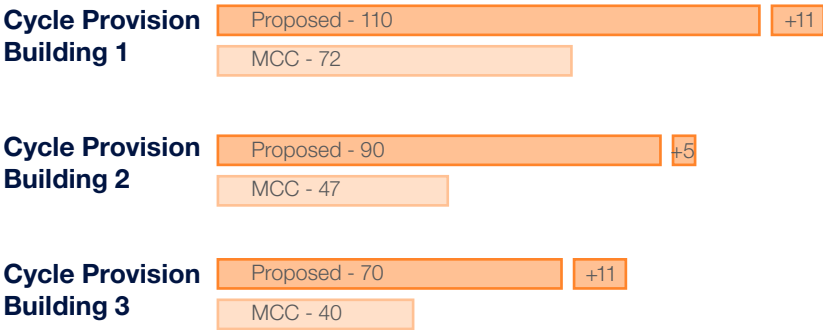
While the development is designed to be car-free, Gaskell Gardens provides two temporary parking / drop off spaces to meet the existing legal rights of Hello Student Accommodation The Chapel. Accessible parking spaces are also offered on Kincardine Road to provide easy access to the site.

Cycle parking is primarily on the ground floor and provided via a Josta double rack system. Visitor cycle parking is available within the external landscape as Sheffield stands/ similar. Showers, lockers and drying spaces are on mezzanine levels. The provision of cycles follows a ratio of one cycle per 150m² NIA, which goes beyond MCC guidelines (MCC Core Strategy 2012-2027) which suggest one cycle per 200m² NIA.

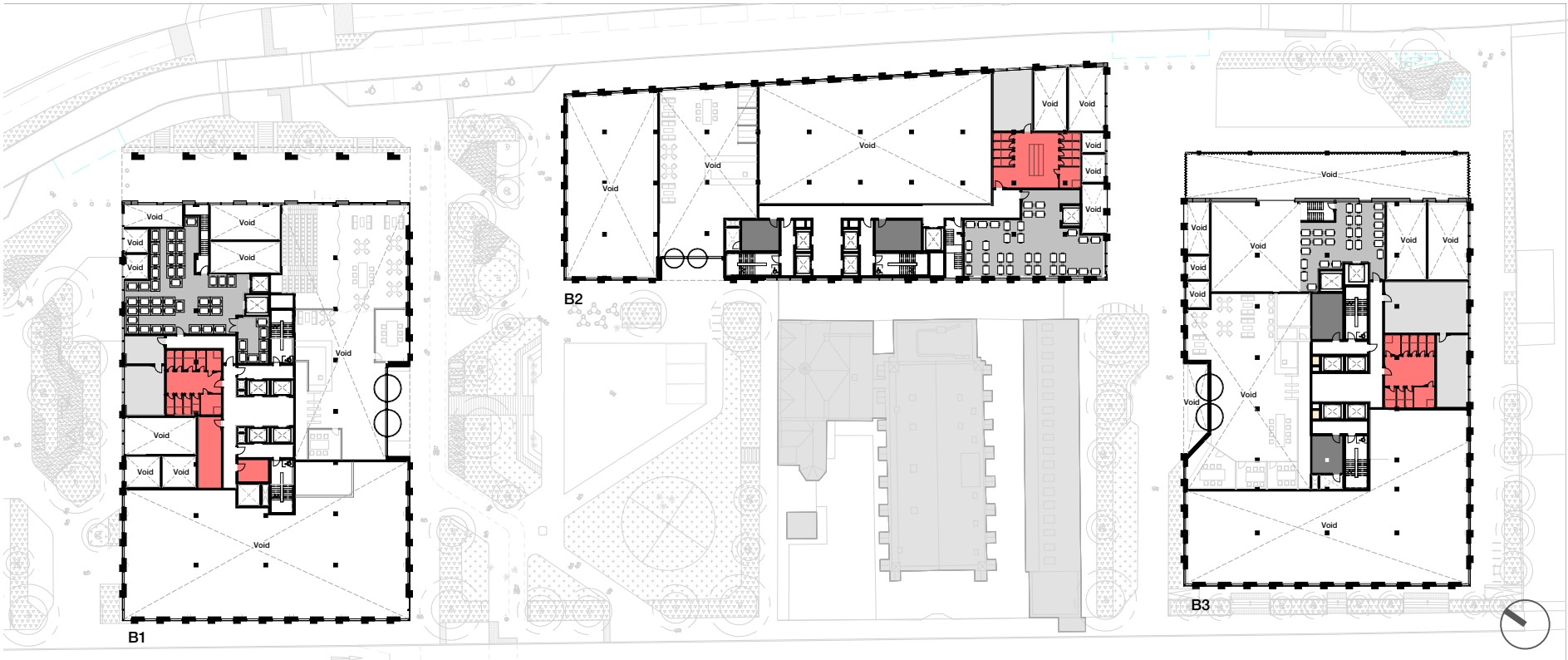
Building 1
110 cycle spaces (ground floor,) 11 cycles (external landscape)
8 no. Showers, 2 no. Accessible showers, Lockers (mezzanine)

Building 2
90 cycle spaces (ground floor,) 5 cycles (external landscape)
8 no. Showers, 1 no. Accessible shower, Lockers (mezzanine)

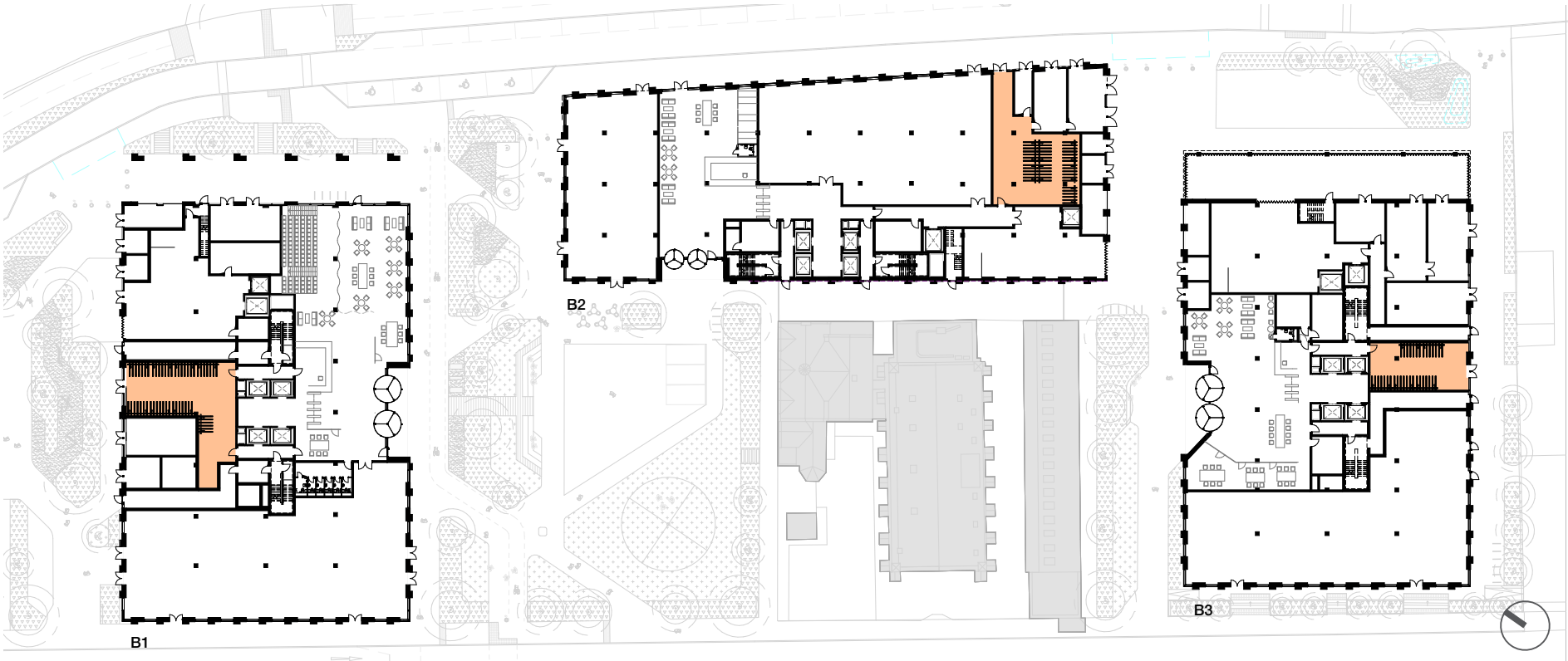
Building 3
70 cycle spaces (ground floor,) 11 cycles (external landscape)
7 no. Showers, 2 no. Accessible showers, Lockers (mezzanine)



- Key**
- Cycle showers and lockers
 - Cycle parking



Mezzanine Floor Plan NTS



Ground Floor Plan NTS

6

Plot B - Life Sciences

6.2

Access Statement

6.2.6

Building Servicing and Laboratory Support

In order to support the laboratory space a number of discreet functions will need to be located at ground floor. These are located within the footprint of each building with each building, and include:

- Gas cylinder storage
- Liquid nitrogen storage
- Solvent Stores
- Transformer room

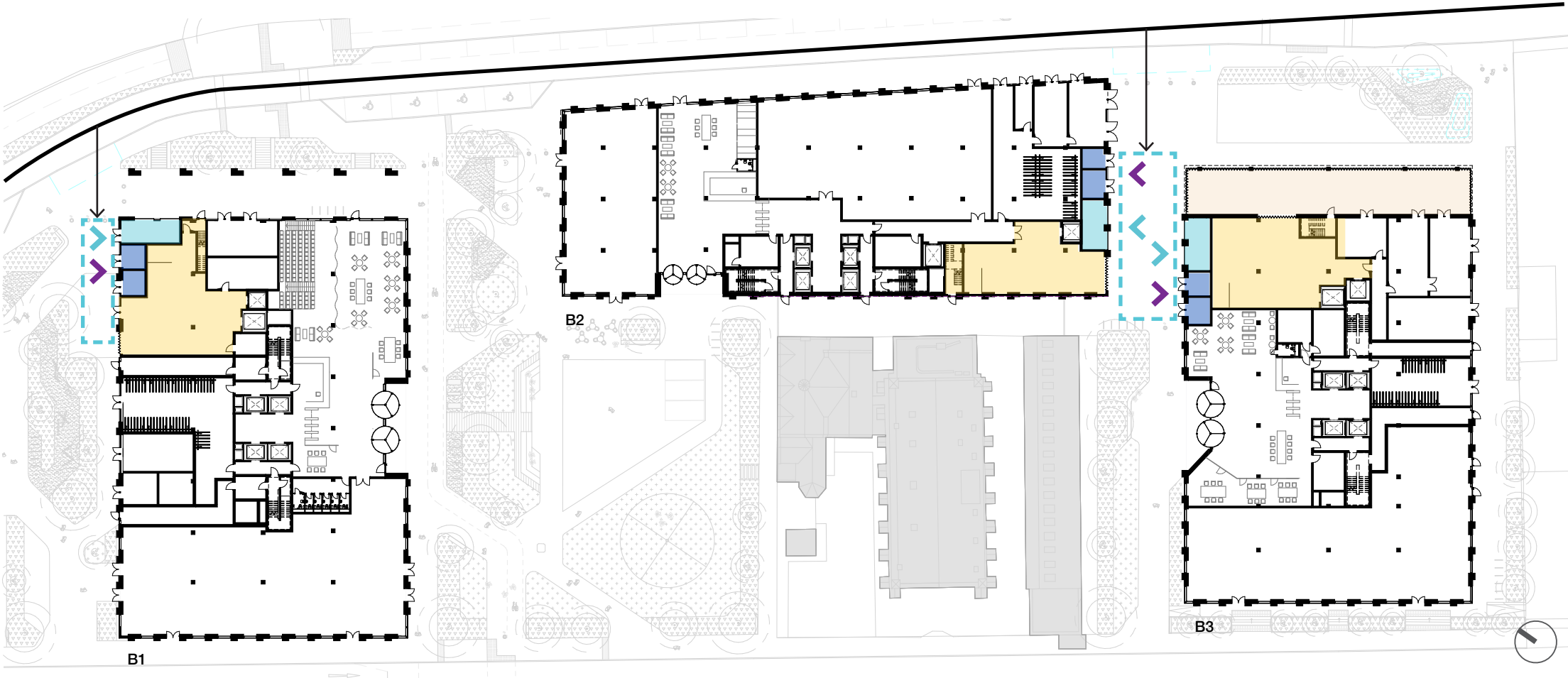
Both the gas cylinder storage and liquid nitrogen tanks require secure open-air enclosures with external access, allowing for safe removal and delivery by an independent supplier. To achieve this environment it is proposed that the stores are located along the external wall of each building and are screened with perforated metal of similar language to the building cladding. Access to these spaces is external only.

Liquid Nitrogen Delivery

To ensure safe delivery of liquid nitrogen, there are appropriate clear areas adjacent to the stores for delivery vehicle access. For Building 1 this is the service and delivery area. For Building 2 & 3 this is located between the two buildings as shown. During delivery, mobile barriers will be used to ensure the safety of pedestrians and building users.

Multi-Purpose Service Space

At ground floor a multi-purpose service spaces allows internal provision for tenant specific servicing (that would not be appropriate to do outside the buildings line) within a screened, secure, and controlled space. These spaces are accessible internally and externally. Any requirement for external service space is provided by a screened under-croft located adjacent to Building 3. This service yard is screened in a perforated metal of similar language to the building cladding. These spaces are key to the effective functioning of the heavily-serviced life sciences buildings.



KEY

- | | | | |
|-------------------------------|--|-------------------------|--|
| Multi-purpose service space | | Gas bottle store access | |
| Screened under-croft | | Delivery route | |
| Liquid nitrogen delivery area | | | |
| Liquid nitrogen store access | | | |

6

Plot B - Life Sciences

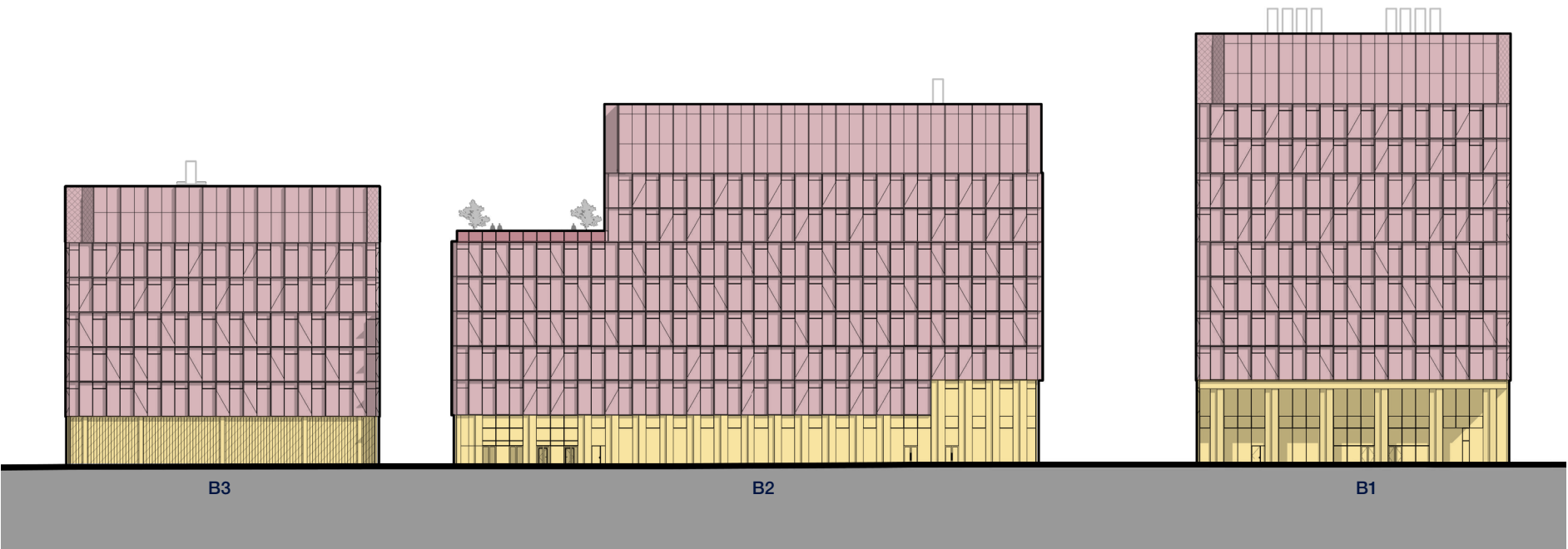
6.3

Technical Considerations

7.1.1

Facade Maintenance

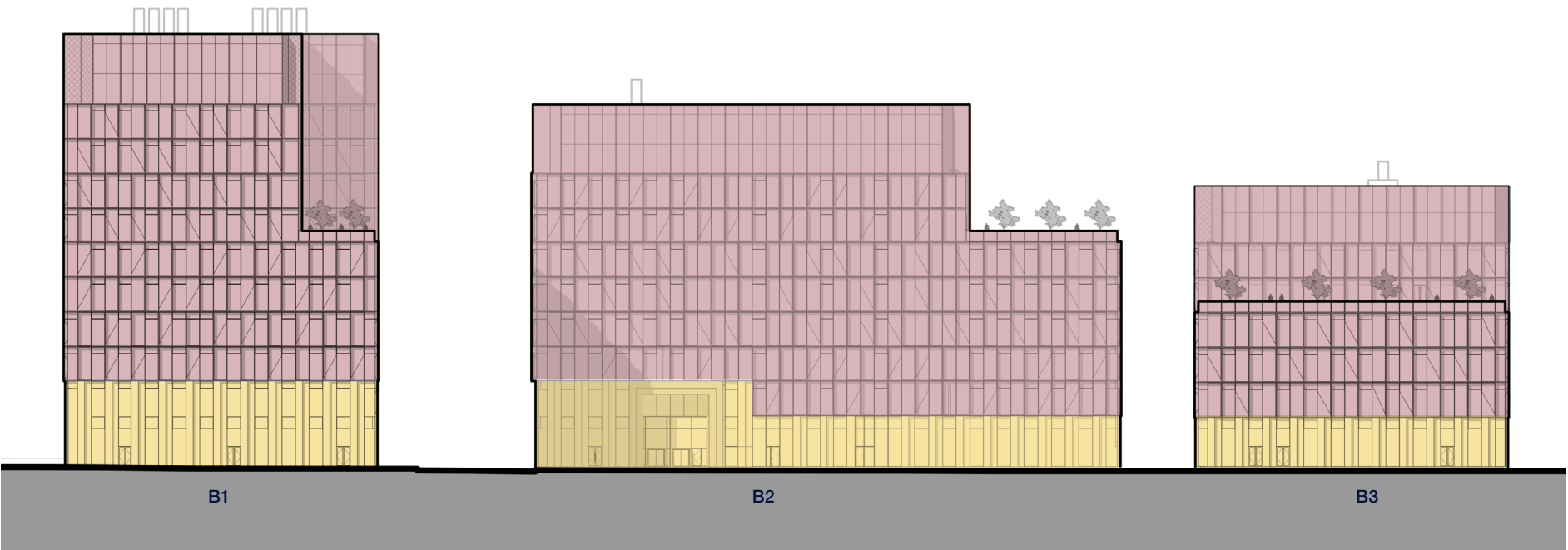
The diagrams on this page set out the facade access and maintenance strategy.



East Elevation

Key

- Cleaning and maintenance by davit arm suspension method, replacement to be carried out externally using MEWP.
- Cleaning by hand or cleaning pole. Replacement to be carried out externally using MEWP.



West Elevation

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7.1 Design Statement

- 7.1.1 Accommodation Summary
- 7.1.2 Site Arrangement
- 7.1.3 Massing Overview
- 7.1.4 Massing Study
- 7.1.5 Mass Concept and Development
- 7.1.6 Mass Testing
- 7.1.7 Building A1/A2 Massing Development
- 7.1.8 Ground Floor Arrangement
- 7.1.9 Site Response
- 7.1.10 Building A1/A2 Basement Principles
- 7.1.11 Building A1/A2 Ground Floor Principles
- 7.1.12 Building A1 Typical Levels
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- 7.1.14 Building A1 Upper Levels
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- 7.1.17 Building A2 Typical Level Accommodation
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- 7.1.21 Building A3 Typical Level Accommodation
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- 7.1.24 Ground Floor Concepts
- 7.1.25 Facade Design Evolution
- 7.1.26 Colour Evolution
- 7.1.27 Material Palette
- 7.1.28 Facade Language
- 7.1.29 Facade Patterning
- 7.1.30 Building A1/A2 Signage
- 7.1.31 Building A1/A2 Entrance Appearance
- 7.1.32 Building A1/A2 Ground Floor Appearance
- 7.1.33 Building A3 Entrance Appearance

- 7.1.34 Building A3 Ground Floor Appearance
- 7.1.35 Building A1/A2 Typical Facade Bay Study
- 7.1.36 Building A3 Typical Facade Bay Study
- 7.1.37 Building A1/A2 Parapet Appearance
- 7.1.38 Building A3 Parapet Appearance

7.2 Accessibility and Inclusive Design

- 7.2.1 Overview and Principle Aims
- 7.2.2 Security Strategy
- 7.2.3 Moving, Delivery and Vehicular Strategy
- 7.2.4 Cycle Storage
- 7.2.5 Waste Strategy
- 7.2.6 Access and Maintenance Strategy
- 7.2.7 Building A1/A2 Staff Accessibility
- 7.2.8 Building A3 Staff Accessibility
- 7.2.9 Accommodation Accessibility
- 7.2.10 Communal Accessibility

7

PBSA (Plot A)

7.1

Design Statement

7.1.1

Accommodation Summary

Informed by the brief, to ensure the deliverability of the overall masterplan, the PBSA development seeks to provide 1100no. beds (sui generis) as the primary use across three buildings. Buildings A1 and A2, which are linked by ground floor uses, contain 880no. beds combined. Building A3, which exists as a standalone building, contains 220no. beds.

In Building A1/A2, the accommodation is provided as a mix of studio apartments and 3-4 person cluster flats with shared kitchen facilities. Included within the studio mix, there are standard studios, large studios and accessible studios; alongside duplex studios. Within the cluster flats, enlarged accessible cluster bedrooms are provided.

In addition to the 880no. beds in Building A1/A2, the ground floor contains a 121sqm GIA commercial unit (Use Class E), reception and amenity spaces, a resident’s gym, plant and refuse spaces, staff welfare and management spaces. A basement is also provided, which houses cycle storage and plant. First floor contains amenity spaces and an external terrace. The fortieth floor of Building A1 contains a full floor of amenity spaces with city-wide views. The fourteenth floor of Building A2 provides amenity spaces alongside an external terrace. The external terracing to Building A1/A2 totals 334sqm.

There is approximately 1,341sqm GIA of amenity within Building A1/A2, providing in the region of 1.5sqm of amenity per bed. The amenity spaces are intended to include:

- residents lounges
- study rooms and booths
- gaming and movie rooms
- games rooms
- private dining
- laundry
- gym

In Building A3, the accommodation is provided in the form of 6 and 8 person cluster flats with shared kitchen facilities. These flats also provide enlarged accessible cluster bedrooms.

In addition to the 220no. beds in Building A3, the ground floor contains a 385sqm GIA commercial unit (Use Class E), reception and amenity spaces, cycle storage, plant and refuse spaces, staff welfare and management spaces. First floor contains amenity spaces and a 183sqm external terrace, alongside plant rooms.

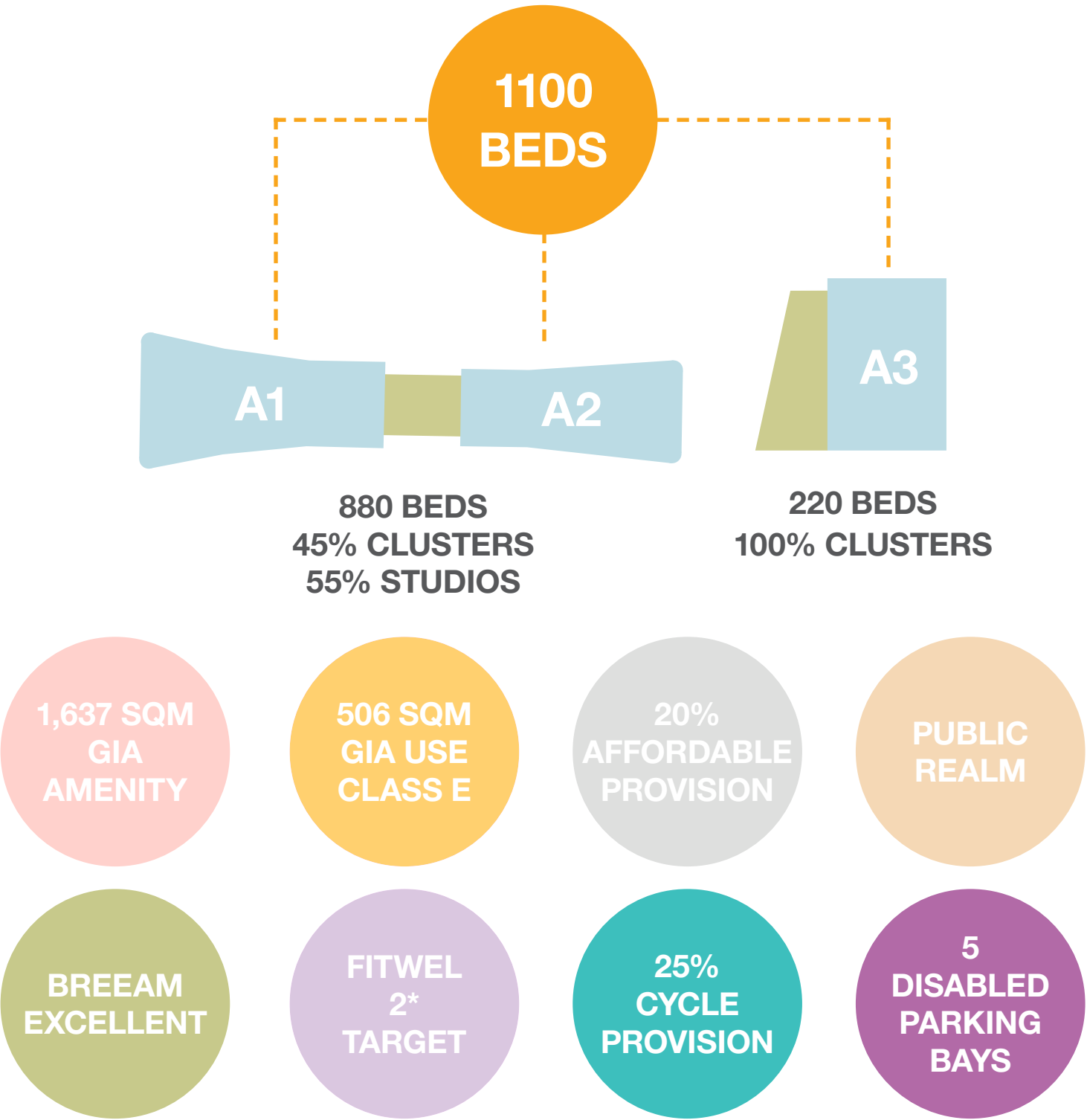
There is approximately 296sqm GIA of amenity within Building A3, providing in the region of 1.3sqm of amenity per bed. The amenity spaces are intended to include uses such as:

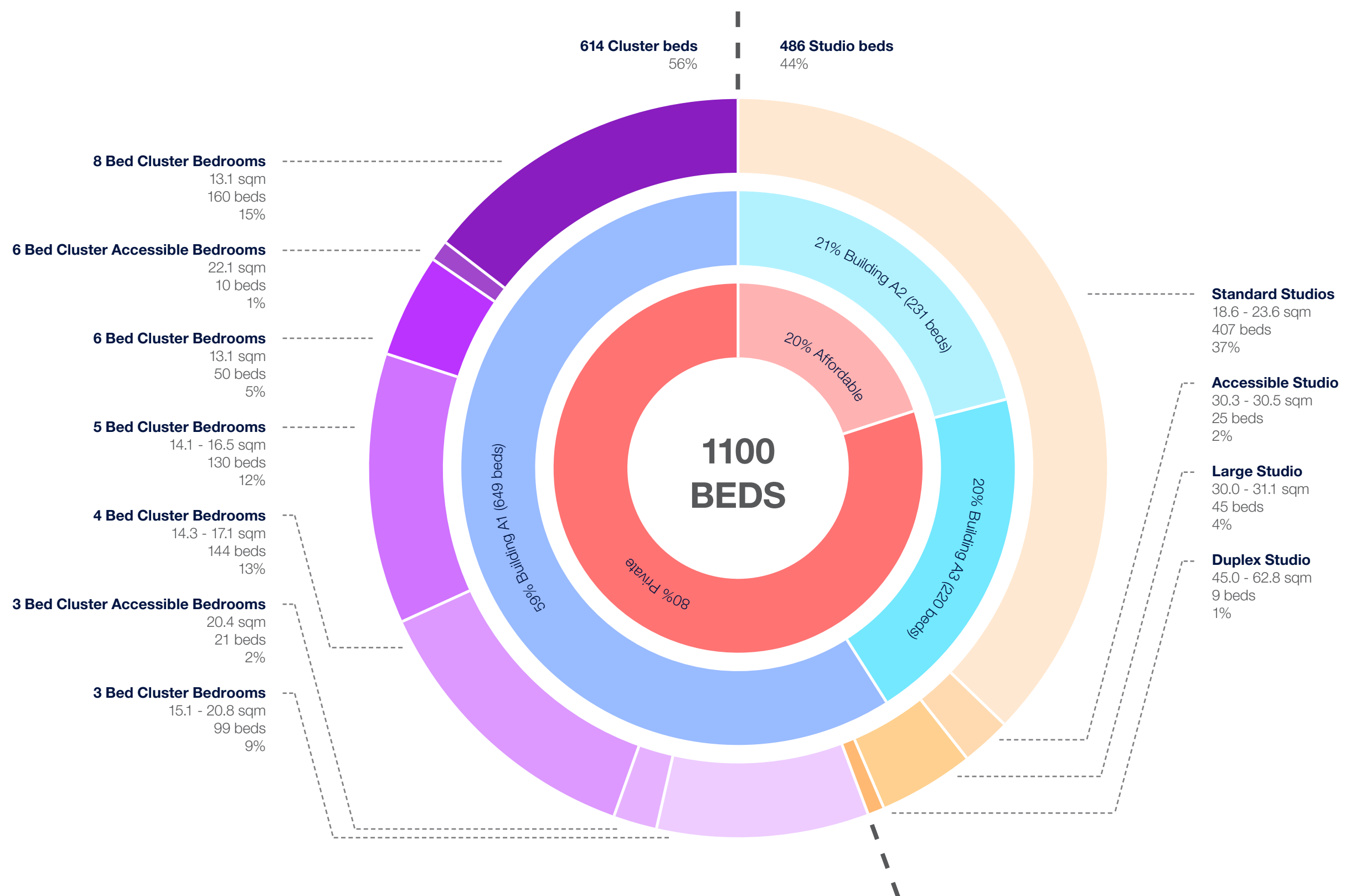
- residents lounges
- study rooms
- games rooms
- laundry

The total quantum of development stands at 46,169sqm GEA.

The diagram on the following pages illustrates the proposed total number of bedrooms and mix of studios and clusters.

The scheme is targeting BREEAM Excellent alongside Fitwel 2* accreditation.





7 **PBSA (Plot A)**
7.1 Design Statement
7.1.2 Site Arrangement

The PBSA buildings form Plot A within the 2.13Ha masterplan site.

The accommodation described on the previous pages take the form of three buildings (A1, A2, A3) with Buildings A1 and A2 linked via the ground plane effectively forming a singular building.

Building A3 sits to the south of the site, adjacent to the Life Sciences buildings.

Community focussed public realm sits between Buildings A2

and A3, at the termination of Hanworth Close. A servicing orientated external space is positioned between Building A3 and the Life Sciences buildings, which provides a secondary access route and further permeability to the public.

The public realm design, comprising hard and soft landscaping, takes a masterplan led approach, as described in Chapter 05.



7 PBSA (Plot A)

7.1 Design Statement

7.1.3 Massing Overview

Top
Sketch plan response
to site constraints

Bottom
Mass concept

The proposals represent a high quality architectural design solution that has been developed through a detailed consideration of form, massing, proportion and articulation.

As set out in Chapters 03 & 04 and as described further on the following pages, the massing of the PBSA buildings has been developed alongside the adjacent Life Sciences buildings and proposals further south in the masterplan. The resulting silhouette takes a stepping form, building in height to the north of the site and addressing the large open space between Grosvenor Road and the university campus north of the Mancunian Way.

From the south, A3 stands at G+12 storeys; A2 at G+14 storeys; A1 at G+41 storeys, with intermediate steps at levels 16 and 28.

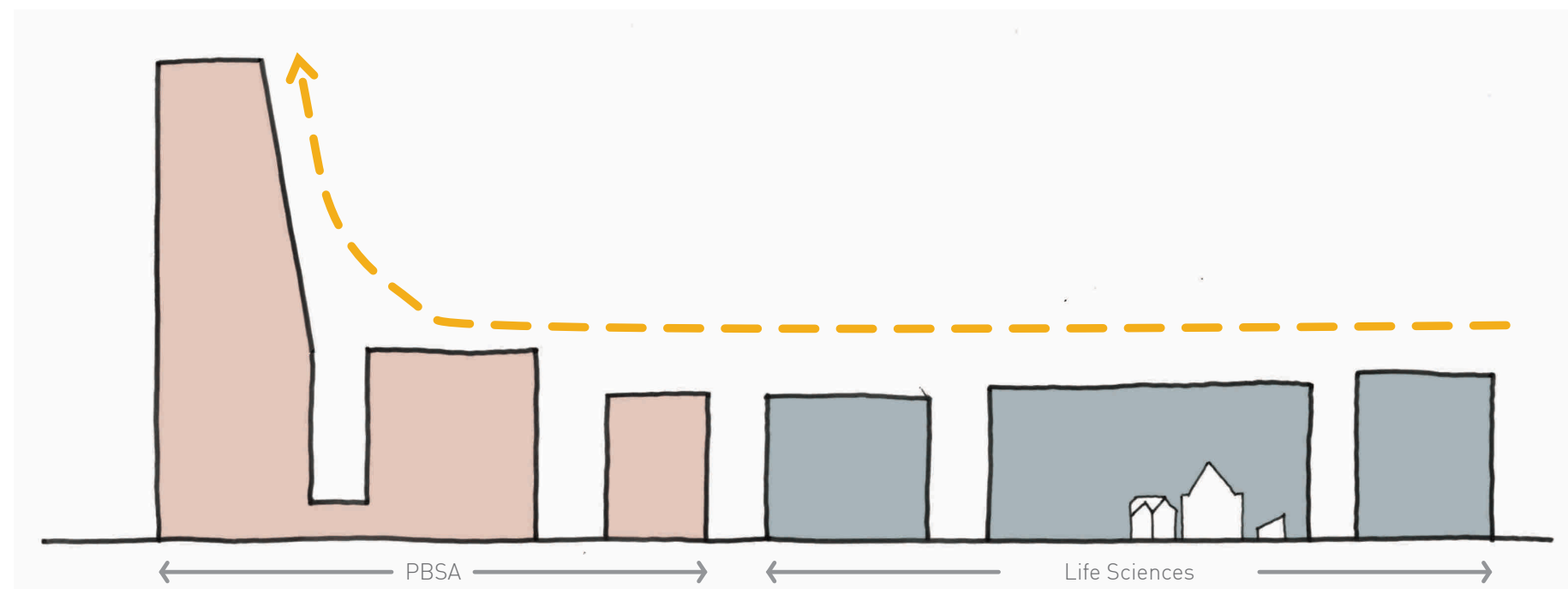
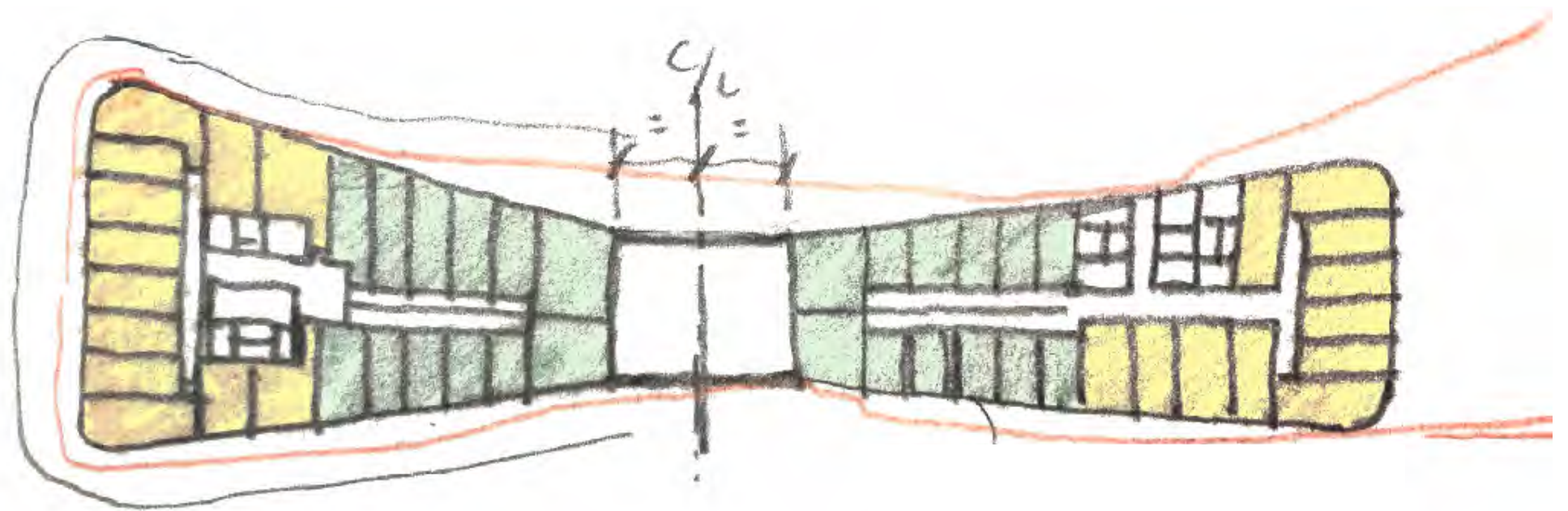
Building A1/A2 responds to the site boundaries with a bow-shaped plan form. The faceting of this plan provides a dynamic three dimensional form that is intended to be viewed from varying perspectives and reacts to changing lighting conditions across the day. These facets work in tandem with the intermediate mass steps to emphasise slenderness at the top of the building. In elevation the gable walls that result from the intermediate steps are purposefully linked to the plan facets so that they are of equal width to enhance this approach to slenderness, opposed to a broadening of the mass at height that would otherwise occur with the stepping of a bow-shaped plan form.

Building A3 is simpler, taking a rectilinear form alongside the adjacent Life Sciences buildings.

The PBSA buildings are read as a family; sharing a consistent use of materiality, colour and detailing, whilst having their own identities through the expression and patterning of windows.

The ground floor of all three buildings are stepped back in key locations, to emphasise entrances. The tone and detailing of the ground floor frontages are purposefully different to the accommodation volumes above, to provide a differing expression of the uses and architecture; whilst creating a similar pedestal language to the adjacent Life Sciences buildings.

The spacing of the buildings has been defined to reflect the hierarchy of the public realm spaces whilst providing vistas between the buildings.

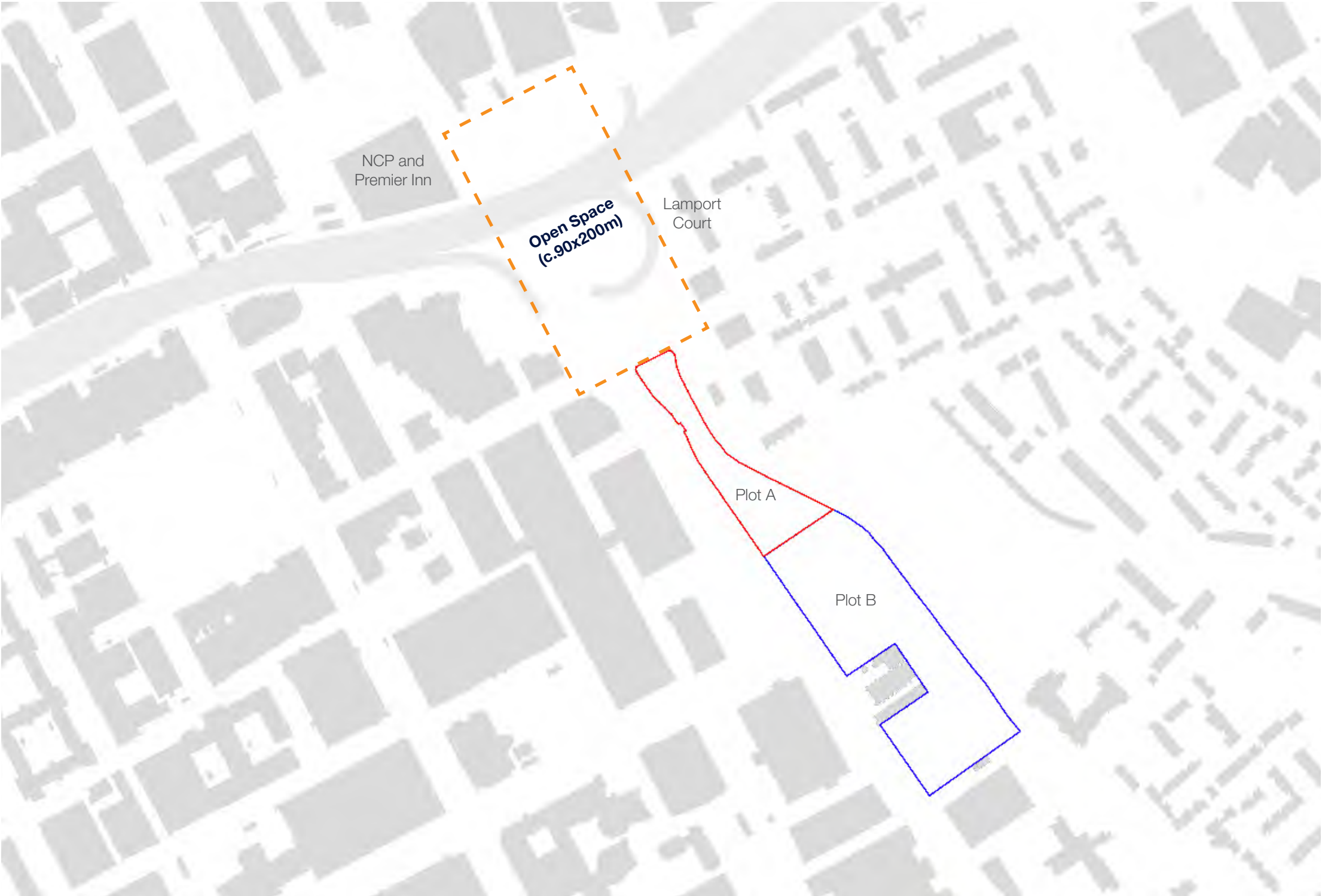


7 **PBSA (Plot A)**
7.1 Design Statement
7.1.4 Massing Study

Figure Ground Study

As part of the study into mass location on Plot A, the figure ground study clearly identifies the urban grain of the area, with residential buildings to the east and education buildings to the west. It also highlights the extent of the open space to the north of the site, which is comparable to the scale of Gartside Gardens.

An open area in the region of 90x200m exists, which encompasses the Mancunian Way, slip roads and the green spaces amongst them. This provides an opportunity for the building to address the open space, in a similar manner to the 9 storey Lamport Court and 17 storey NCP and Premier Inn at Circle Square.



7 PBSA (Plot A)
7.1 Design Statement
7.1.4 Massing Study

Adjacencies

Zooming in to the site, it can be seen that to the west of the site, the adjacent education buildings are circa 25-28m from the site boundary.

To the east, community use buildings exist 30-34m from the site boundary. In terms of residential buildings on the east, at the south of the site, the end terrace on Hanworth Close sits around 18m from the site boundary. At the north of the site, the buildings on Justin Close sit circa 65m from the site boundary, with the Salvation Army, sports courts, Wai Yin Society and substation all positioned between the site boundary and these buildings.

These adjacencies further suggest that mass is most appropriately positioned to the north of the site.



7

PBSA (Plot A)

7.1

Design Statement

7.1.5

Mass Concept and Development

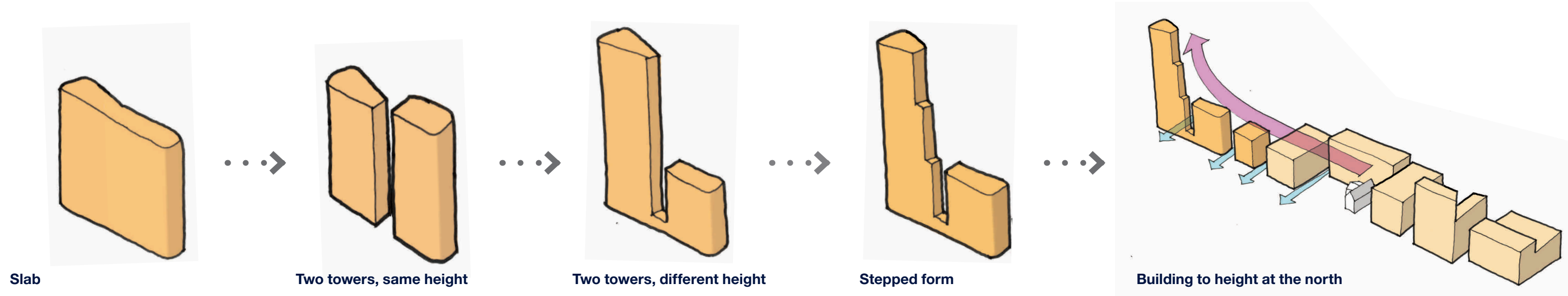
Building A1/A2 mass concept development

Informed by the brief of 1100 beds, the opportunity in the SRFG to explore height, the figure-ground and adjacency studies; the mass of Building A1/A2 was evolved with the following key steps:

- a single long slab
- two towers
- one taller tower alongside a shorter building
- the form of the tower then carved to enhance slenderness.

Increasing height to the north of the masterplan, addresses the open space to the north of the site and removes mass from the south of the plot.

As shown by the bottom row of images, the stepping was developed through an iterative expression study.



7

PBSA (Plot A)

7.1

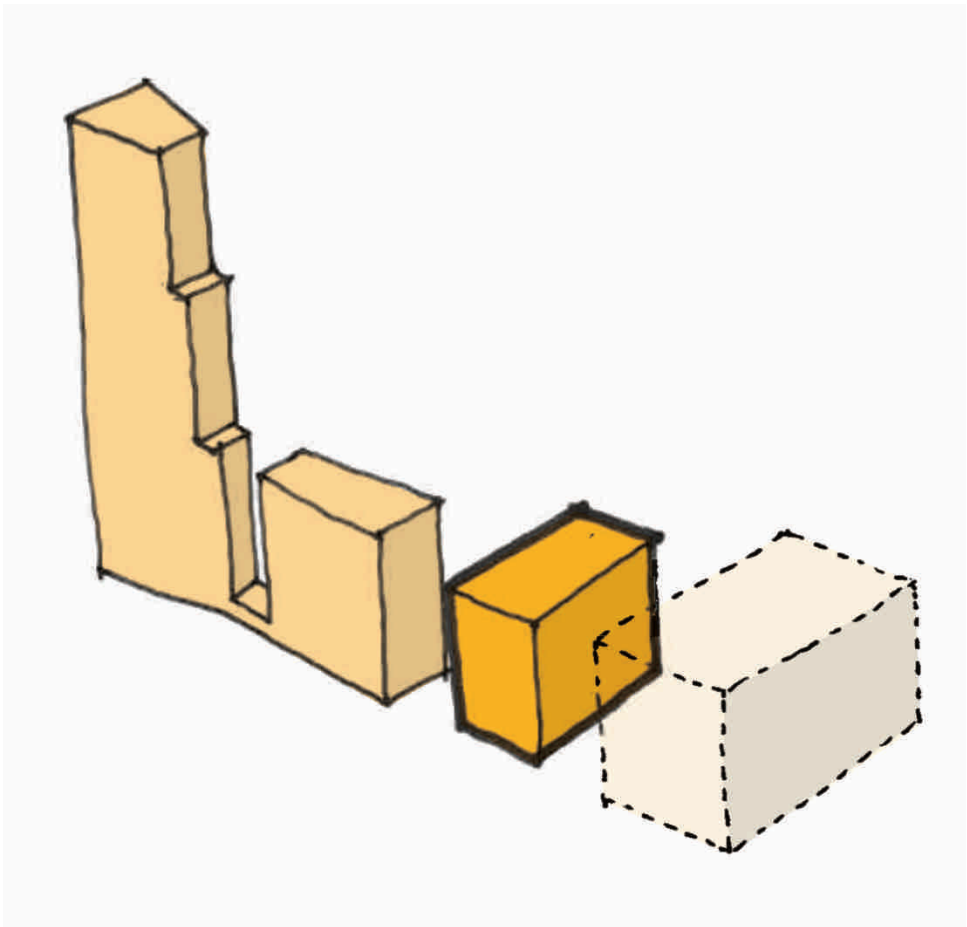
Design Statement

7.1.5

Mass Concept and Development

Building A3 mass concept

The mass of Building A3 is envisaged as a transition point between the form of Building A1/A2 and the large typology driven floor plates of the adjacent Life Sciences building, which are relatively simple and orthogonal in form as a result. The resulting simple mass of Building A3 is combined with a rational and stacking floor plan layout.



Building A1/A2 Upper Brook Street cantilever

The Building A1/A2 ground floor facade line was set back from the line above during the mass development to assist in providing pedestrian comfort in terms of wind effects, alongside trees and baffles. This equally takes into account the existing below ground services constraints. From a pedestrian experience, this is particularly beneficial in terms of the sense of having a greater landscaping zone against the traffic of Upper Brook Street



Building A3 podium

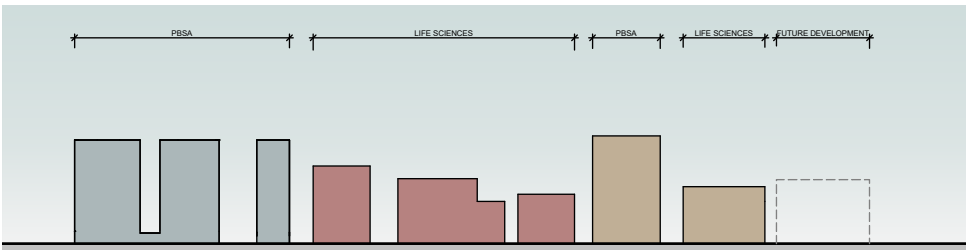
A colonnade facing Gartside Gardens was also introduced on Building A3, to announce the entrance and provide a buffer zone. This mimics the language of the adjacent Life Sciences building. Alongside the colonnade was the extension of the ground floor to the north, envisaged as a 'sliding box' underneath the building, extending the podium language of Building A1/A2 and enabling the inclusion of a large retail unit. This extension also contributes to the enclosure of the public realm between Building A1/A2 and A3.



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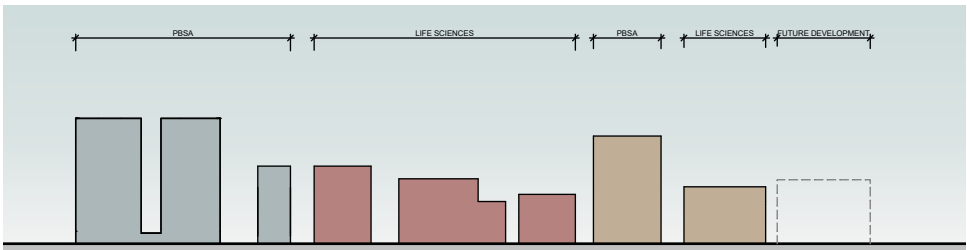
7 **PBSA (Plot A)**
7.1 Design Statement
7.1.6 Mass Testing

Alongside the development of the proposed massing, a concurrent testing was undertaken to explore the effect of a landmark building to the north of the plot, versus other options for distributing mass across the plot.



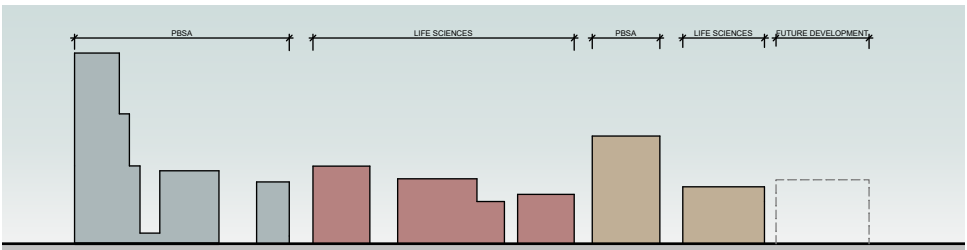
3no buildings of equal height

This option was deemed inappropriate, forming a wall of development that lacked sight lines, permeability, quality from a townscaping perspective and that generally overbears the neighbouring buildings.



Reduced height to southern building

Whilst the reduced height to the south of Plot A improves the relationship with neighbouring buildings to the south of the plot and the overall wall effect; Building A2 remains dominant in relation to Hanworth Close and townscaping lacks diversity from the surrounding viewpoints.



Placement of height to north

Comparatively, height at the northernmost part of the site addresses the aforementioned 90x200m open space to the north, whilst providing a richer townscape and enabling a reduction in height to Building A2 alongside a further reduction in the height of Building A3. The location of height is optimised in terms of proximity to neighbouring residential buildings, with educational and community buildings in closest proximity to Building A1, as guided by the figure-ground and adjacency studies.

7

PBSA (Plot A)

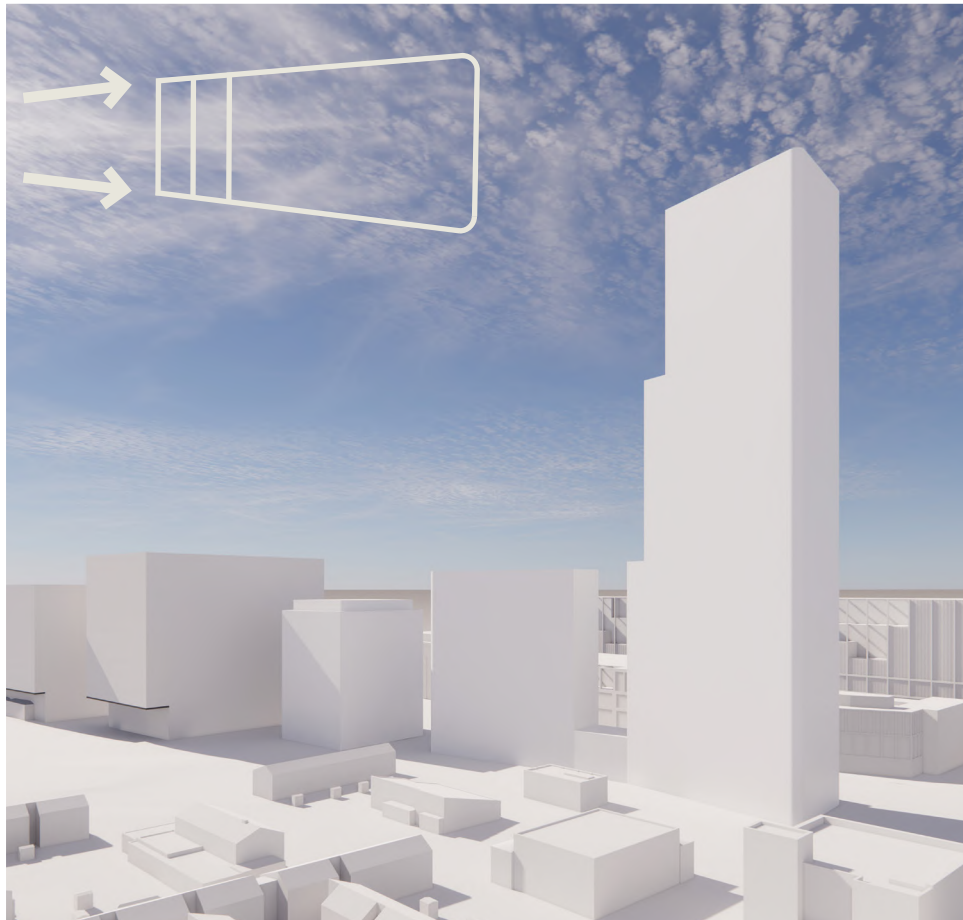
7.1

Design Statement

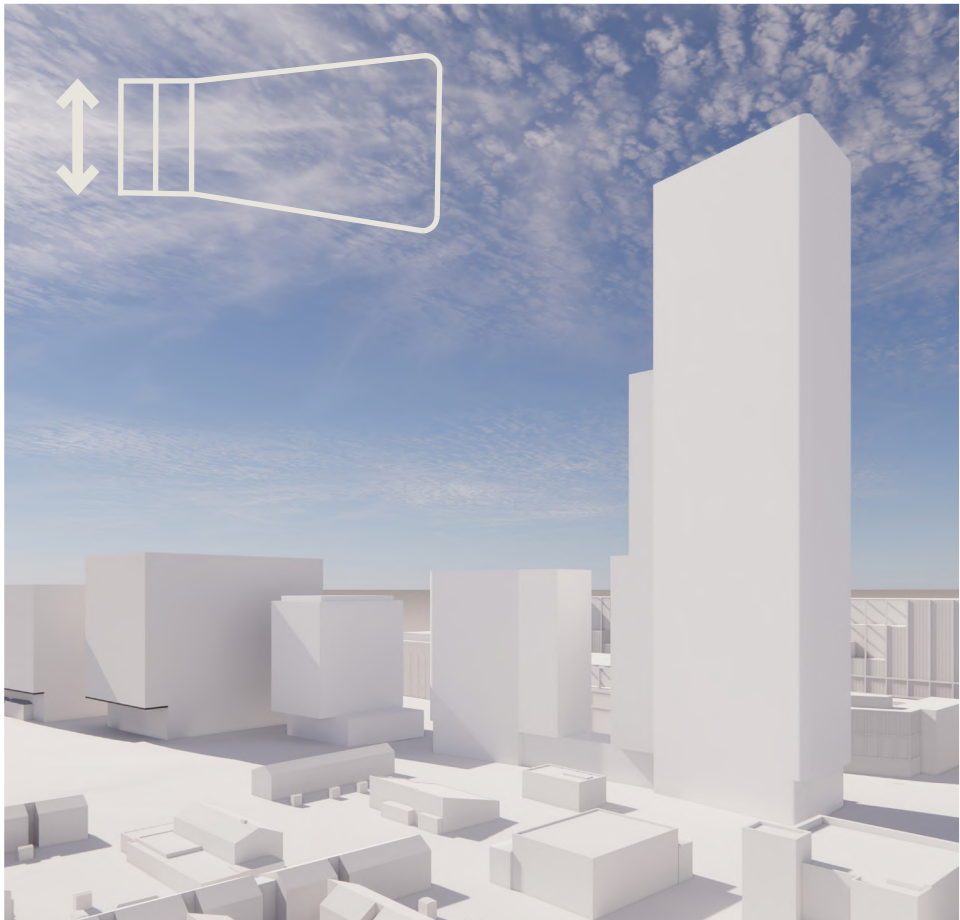
7.1.7

Building A1/A2 Massing Development

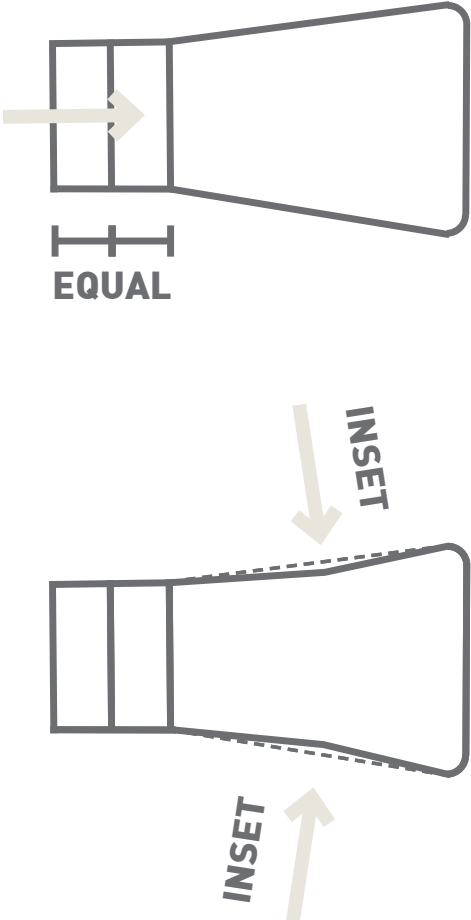
As described on the following pages, the mass of Building A1/A2 was developed extensively, to enhance its townscaping quality alongside optimising internal efficiencies.



Initial stepping
The initial stepping of the bow-shaped plan form resulted in gable wall ends that would be read as being broader at the top of the building.

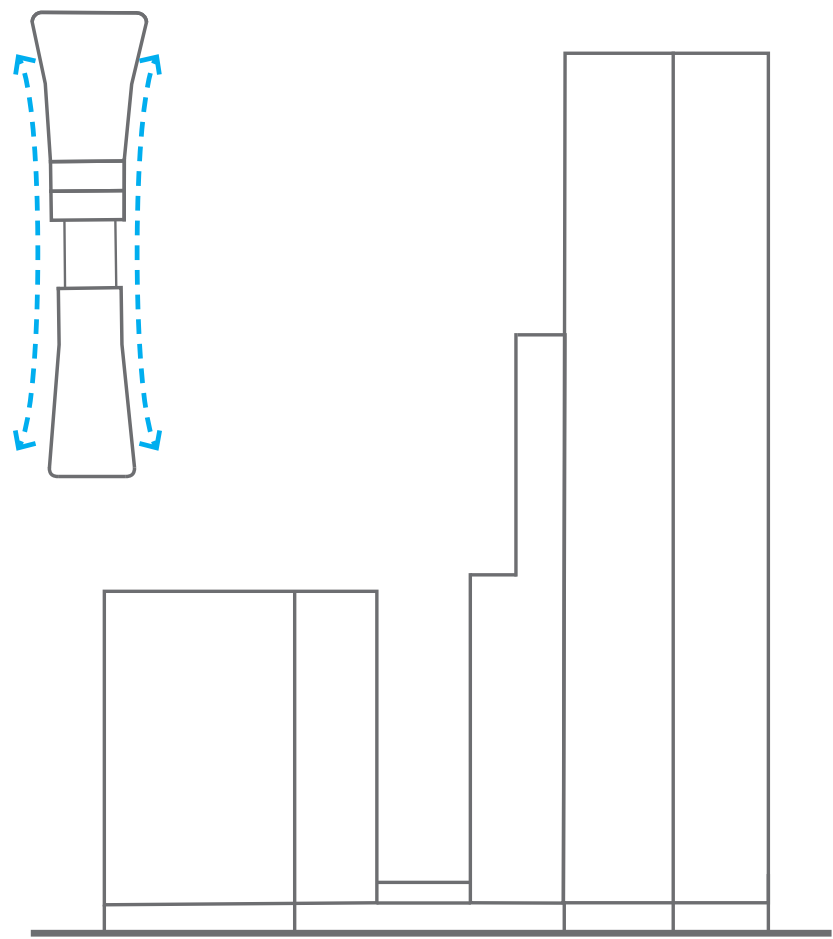


Fold incorporation
As a result the initial fold is incorporated at the point of the highest intermediate step, to provide gable ends of equal width, enhancing slenderness from the south. This is then replicated on Building A2.



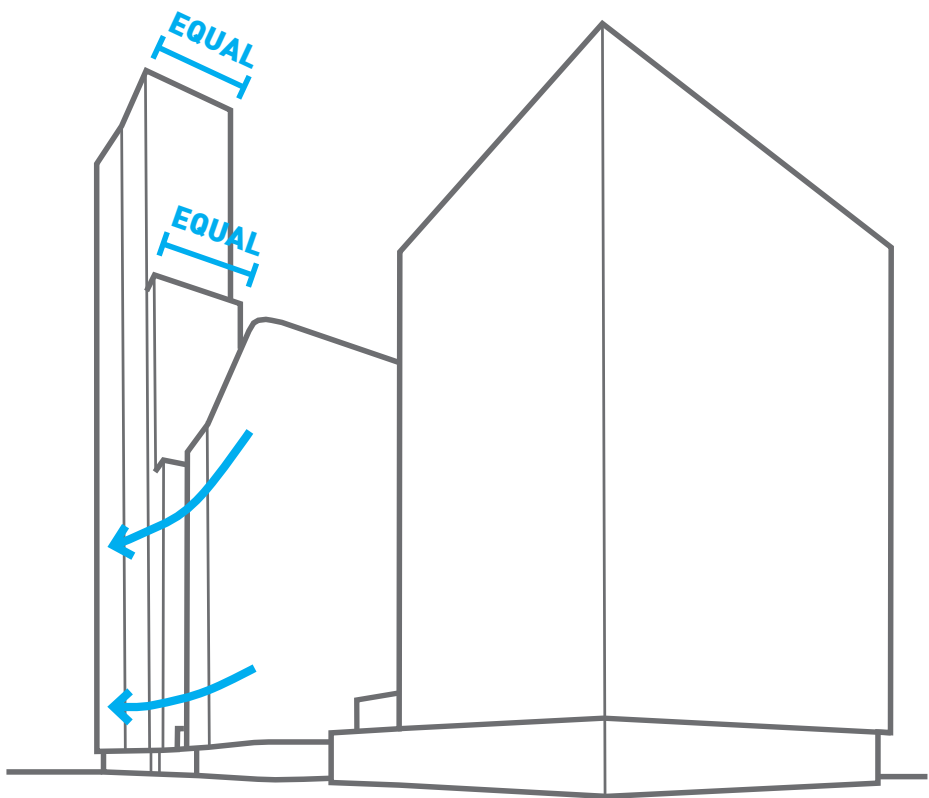
Enhancing slenderness
Along with equal depth steps, to further enhance the slenderness and the dynamism of the overall form, a further fold is incorporated into the sides of the tallest volume. The reduced length of these facets reduces the overall mass and ensures the building reads differently, depending on the aspect.

7 **PBSA (Plot A)**
7.1 Design Statement
7.1.7 Building A1/A2 Massing Development



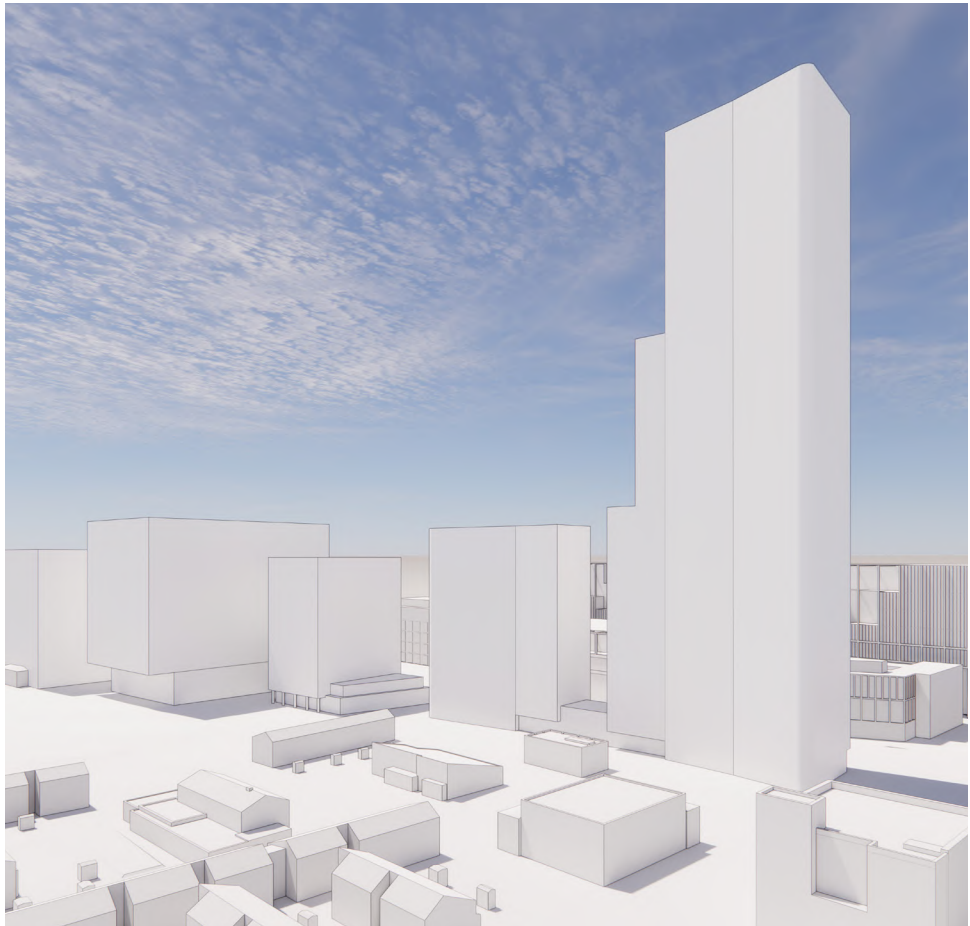
Overall impact

The reduced facet lengths can be seen in the elevation above. In plan, a scalloped form is created, which relates to the site boundaries and also provides an interesting streetscape that draws the eye to the centre of the plan where the main entrances sit.



Streetscape impact

As shown in the perspective diagram above, looking north on Upper Brook Street, all of the aforementioned design intents can be seen in action.



Resulting mass

The resulting mass is one that ties in with the ebbs and flows of the overall masterplan, building to a terminating landmark at the very north of the masterplan. This landmark addresses the open space between the site edge and the Mancunian way, which measures in the region of 90m x 200m; removing mass from the south of the plot and the adjacent residential buildings.

7

PBSA (Plot A)

7.1

Design Statement

7.1.8

Ground Floor Arrangement

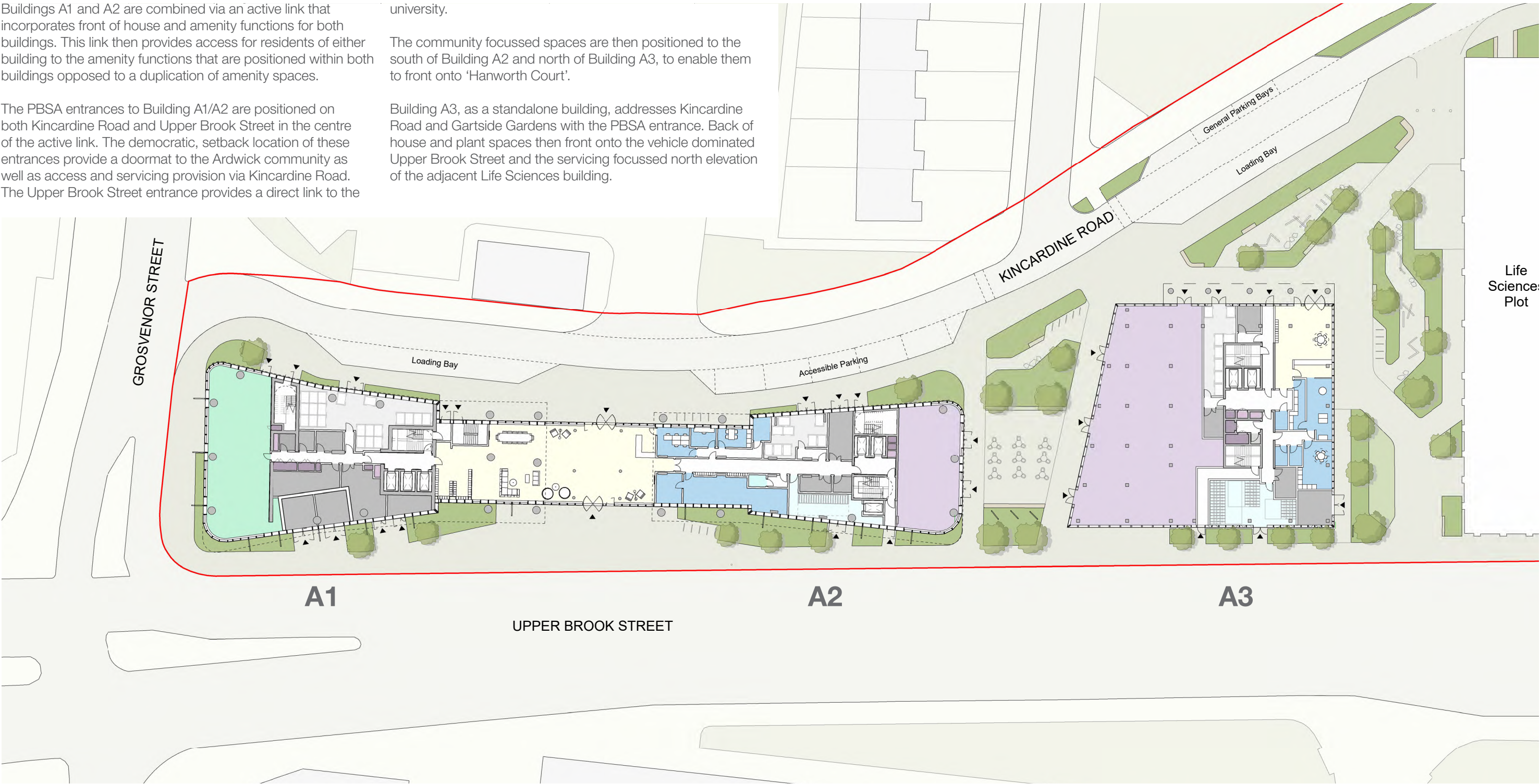
Buildings A1 and A2 are combined via an active link that incorporates front of house and amenity functions for both buildings. This link then provides access for residents of either building to the amenity functions that are positioned within both buildings opposed to a duplication of amenity spaces.

The PBSA entrances to Building A1/A2 are positioned on both Kincardine Road and Upper Brook Street in the centre of the active link. The democratic, setback location of these entrances provide a doormat to the Ardwick community as well as access and servicing provision via Kincardine Road. The Upper Brook Street entrance provides a direct link to the

university.

The community focussed spaces are then positioned to the south of Building A2 and north of Building A3, to enable them to front onto 'Hanworth Court'.

Building A3, as a standalone building, addresses Kincardine Road and Gartside Gardens with the PBSA entrance. Back of house and plant spaces then front onto the vehicle dominated Upper Brook Street and the servicing focussed north elevation of the adjacent Life Sciences building.



7

PBSA (Plot A)

7.1

Design Statement

7.1.9

Site Response

The diagram below demonstrates the ideas behind the arrangement described in the previous section.

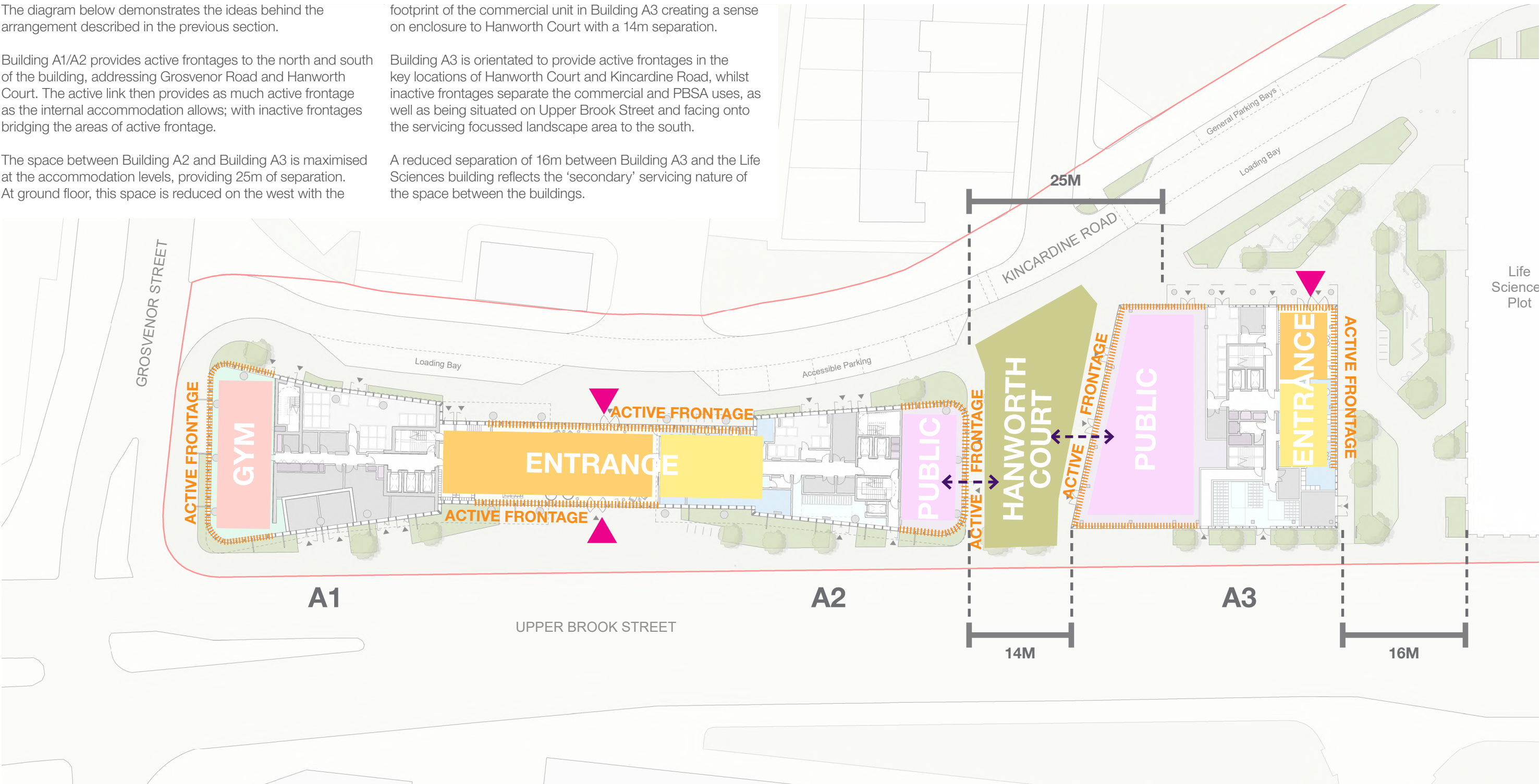
Building A1/A2 provides active frontages to the north and south of the building, addressing Grosvenor Road and Hanworth Court. The active link then provides as much active frontage as the internal accommodation allows; with inactive frontages bridging the areas of active frontage.

The space between Building A2 and Building A3 is maximised at the accommodation levels, providing 25m of separation. At ground floor, this space is reduced on the west with the

footprint of the commercial unit in Building A3 creating a sense of enclosure to Hanworth Court with a 14m separation.

Building A3 is orientated to provide active frontages in the key locations of Hanworth Court and Kincardine Road, whilst inactive frontages separate the commercial and PBSA uses, as well as being situated on Upper Brook Street and facing onto the servicing focussed landscape area to the south.

A reduced separation of 16m between Building A3 and the Life Sciences building reflects the 'secondary' servicing nature of the space between the buildings.

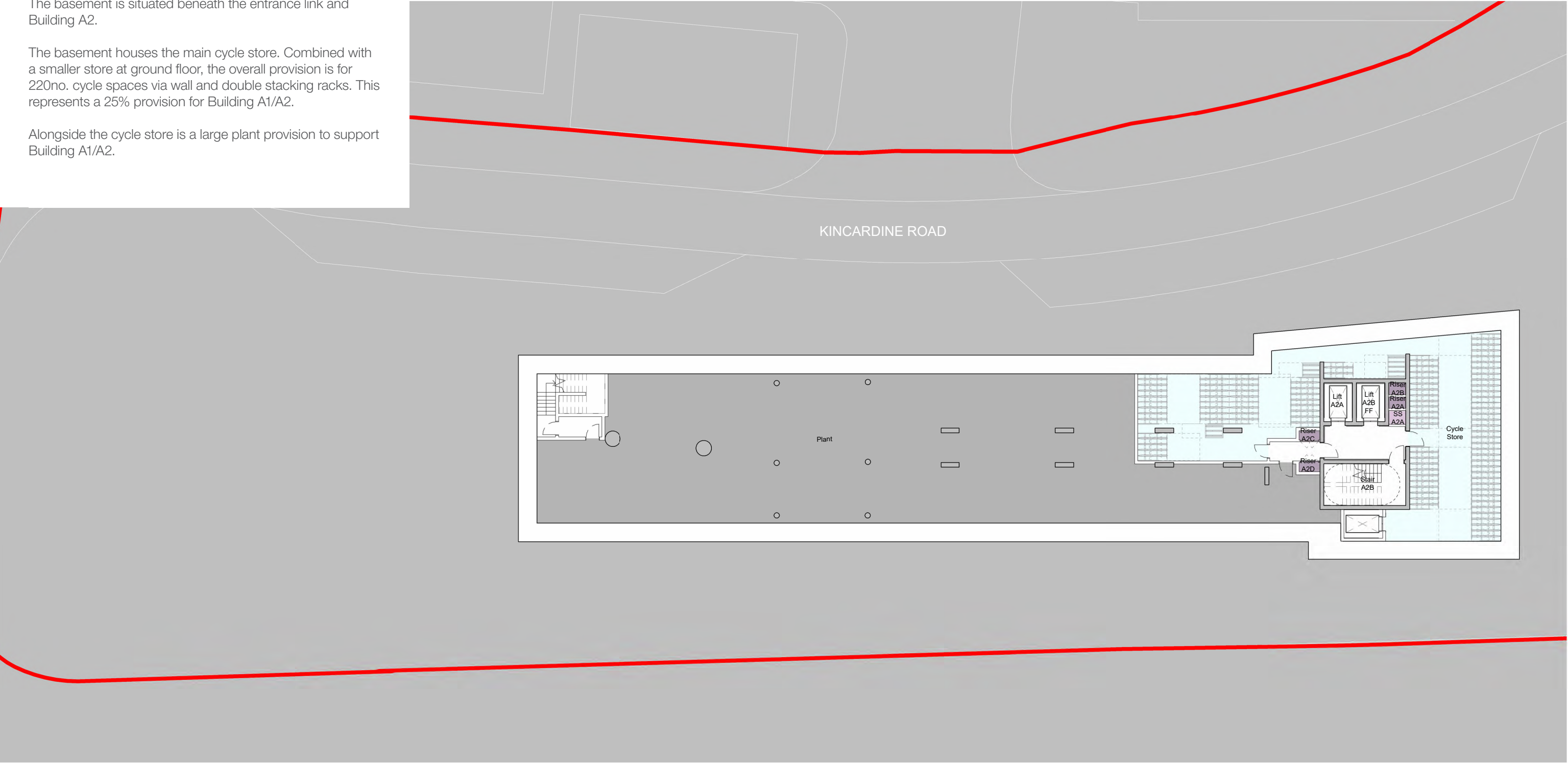


7 **PBSA (Plot A)**
7.1 Design Statement
7.1.10 Building A1/A2 Basement Principles

The basement is situated beneath the entrance link and Building A2.

The basement houses the main cycle store. Combined with a smaller store at ground floor, the overall provision is for 220no. cycle spaces via wall and double stacking racks. This represents a 25% provision for Building A1/A2.

Alongside the cycle store is a large plant provision to support Building A1/A2.



7

PBSA (Plot A)

7.1

Design Statement

7.1.11

Building A1/A2 Ground Floor Principles

The ground floor entrances of Building A1/A2 are setback from the main building line, positioned centrally within the link between articulated columns that support the buildings above. The entrances are also clearly defined through the use of building signage.

Upon arrival, residents and visitors of Building A1/A2 enter into a large reception and amenity ‘hub’, which includes post storage, large social tables and seating areas.

This space leads to the cores of each building, along with access to the staffed areas, which include offices, welfare

spaces and parcel storage. A residents gym is accessible via the Building A1 core, creating high levels of activity on Grosvenor Street.

A loading bay and 5no. accessible parking spaces on Kincardine Road, provide servicing, refuse collection and drop off spaces.

Within the new external landscaping, wind mitigation is incorporated in the form of baffles and trees, which are integrated within the overall landscape design. Sheffield stands are incorporated at each entrance to provide an option for

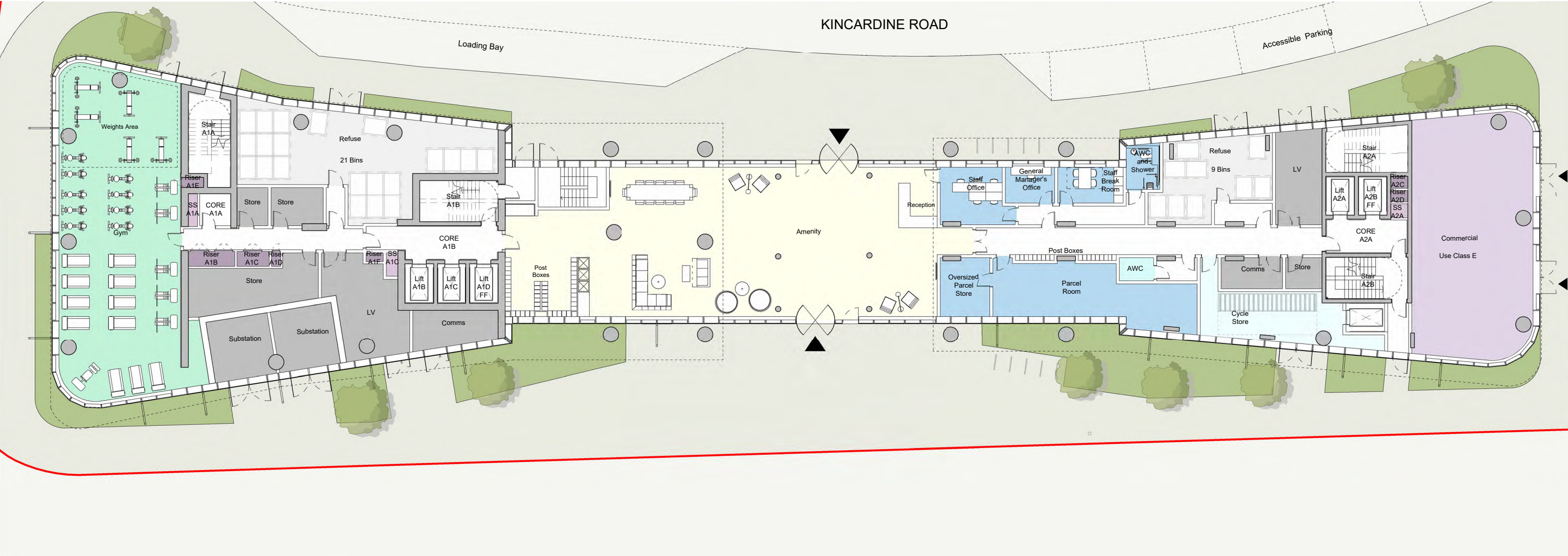
visitors and ad-hoc deliveries via bike.

Plant spaces including a substation face onto Upper Brook Street as a result of their inactive facades and the dominant vehicular nature of the road.

The cycle store is also located on Upper Brook Street, in a highly visible location. The location also provides a direct link to the university and follows the diagrammatic positioning of inactive facades. The main cycle store is situated in the basement, alongside a smaller ground floor store. Lift access is provided between the two levels.

A segregated contraflow cycle lane is also provided on Kincardine Road, providing improved cycle infrastructure in and around the local area.

At the south of Building A2 sits the commercial unit facing onto Hanworth Court, bringing high levels of activity to this area. No internal access is provided to this unit.



7 PBSA (Plot A)

7.1 Design Statement

7.1.12 Building A1 Typical Levels

The Building A1 plan is symmetrically arranged to provide clusters with an easterly or westerly view, with studios facing the city to the north. Typical studios are also located to the south of the building to enable equal steps to be achieved in the mass, which also provide views to the east and west; giving a broad range of variation in studio aspect.

A Building A1 typical level consists of two stair cores, one of which provides a combined fire fighting function and lift core function. The cores provide access to a 3 bed cluster which includes an accessible or large bedroom and a 4 bed cluster, both of which include a shared kitchen and living facility. The clusters are accessed via an entrance door and are served by a dedicated internal corridor. A typical floor also includes 12no self-contained typical studios alongside a large studio and an accessible studio.

Some floor plate variations include intermediate plant rooms, whereby the 4 bed cluster becomes a second 3 bed cluster. Similarly, some accessible studios are replaced with a second large studio.

As the building increases in height and steps back at the south, 4no. typical studios are removed at each step.



7

PBSA (Plot A)

7.1

Design Statement

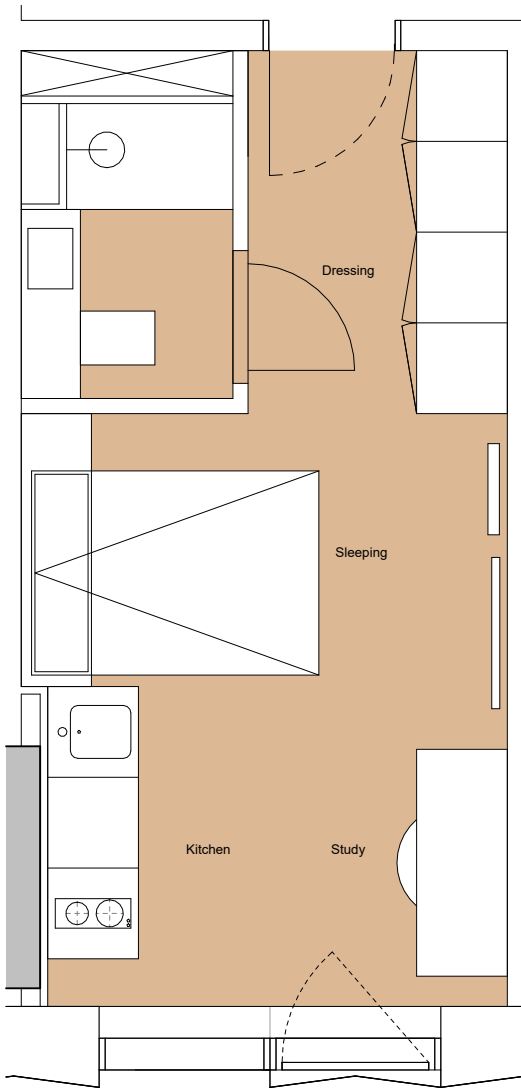
7.1.13

Building A1 Typical Level Accommodation

Standard studios

A typical standard studio provides 19.4sqm of accommodation and variations range from 18.7sqm to 19.7sqm. Standard studios include a dedicated en-suite and kitchenette, alongside a private study desk and wardrobe.

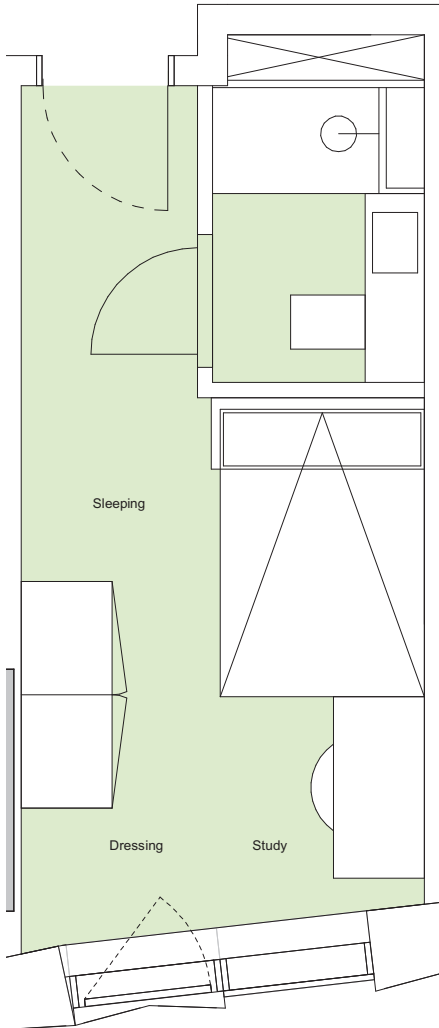
Large and accessible studios increase in size further, ranging from 30.0-31.1sqm and include a similar furniture and equipment provision, which are amended to suit the room and/or room requirements.



Cluster bedrooms

A typical cluster bedroom provides a minimum of 14.4sqm of accommodation and a maximum of 17.1sqm. Cluster bedrooms include a dedicated en-suite, a private study desk and wardrobe.

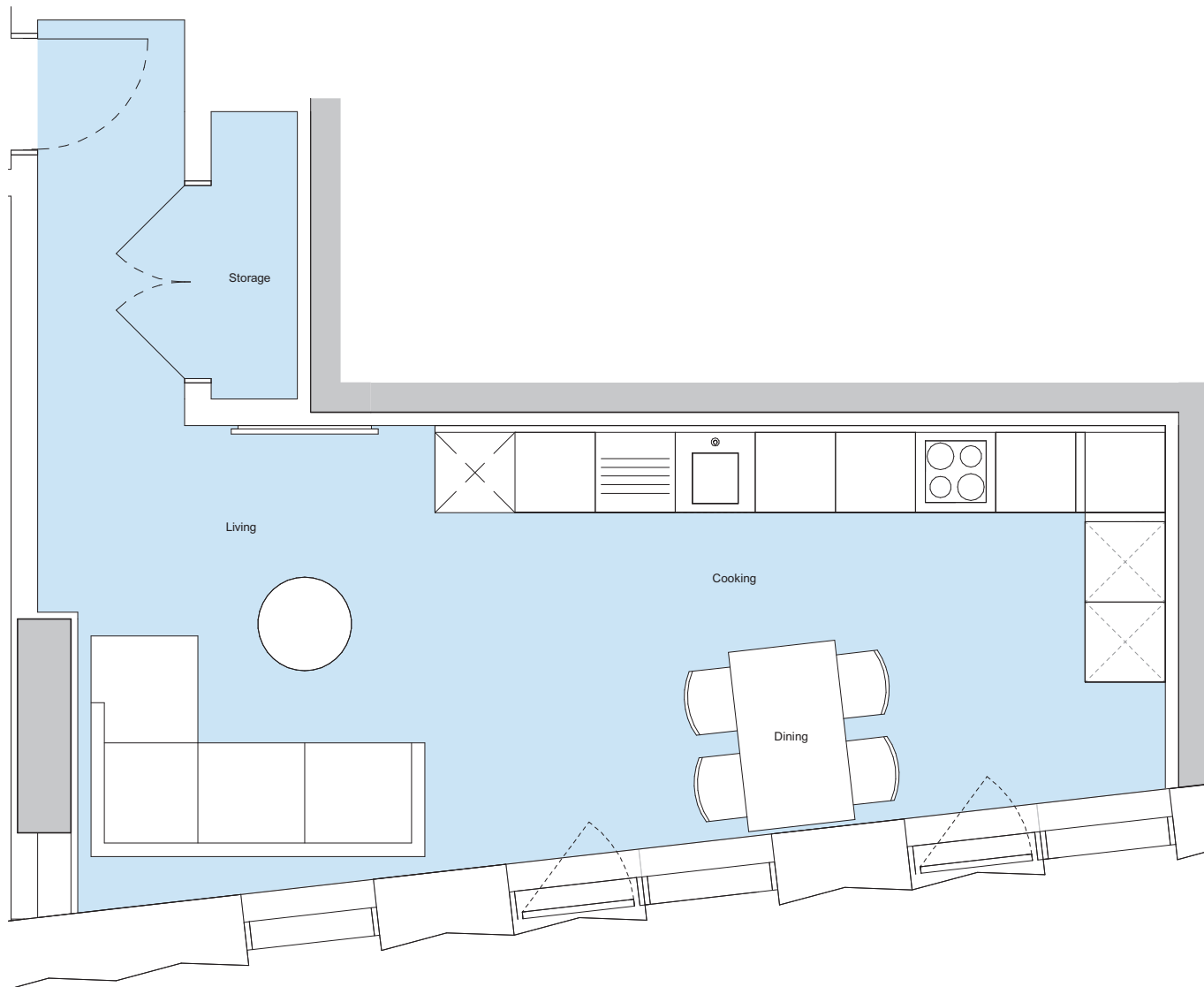
Large cluster bedrooms and accessible bedrooms increase in size to 20.8sqm and include a similar furniture and equipment provision, which are amended to suit the room and/or room requirements.



Cluster kitchens

A typical cluster kitchen provides a minimum of 22.6sqm for a 3 bed cluster and 31.7sqm for a 4 bed cluster.

The fully equipped kitchens include a table with chairs to suit the occupancy of the cluster, along with a similarly sized sofa and a TV; providing a space for the cluster occupants to socialise and cook with one another.



7
PBSA (Plot A)

7.1

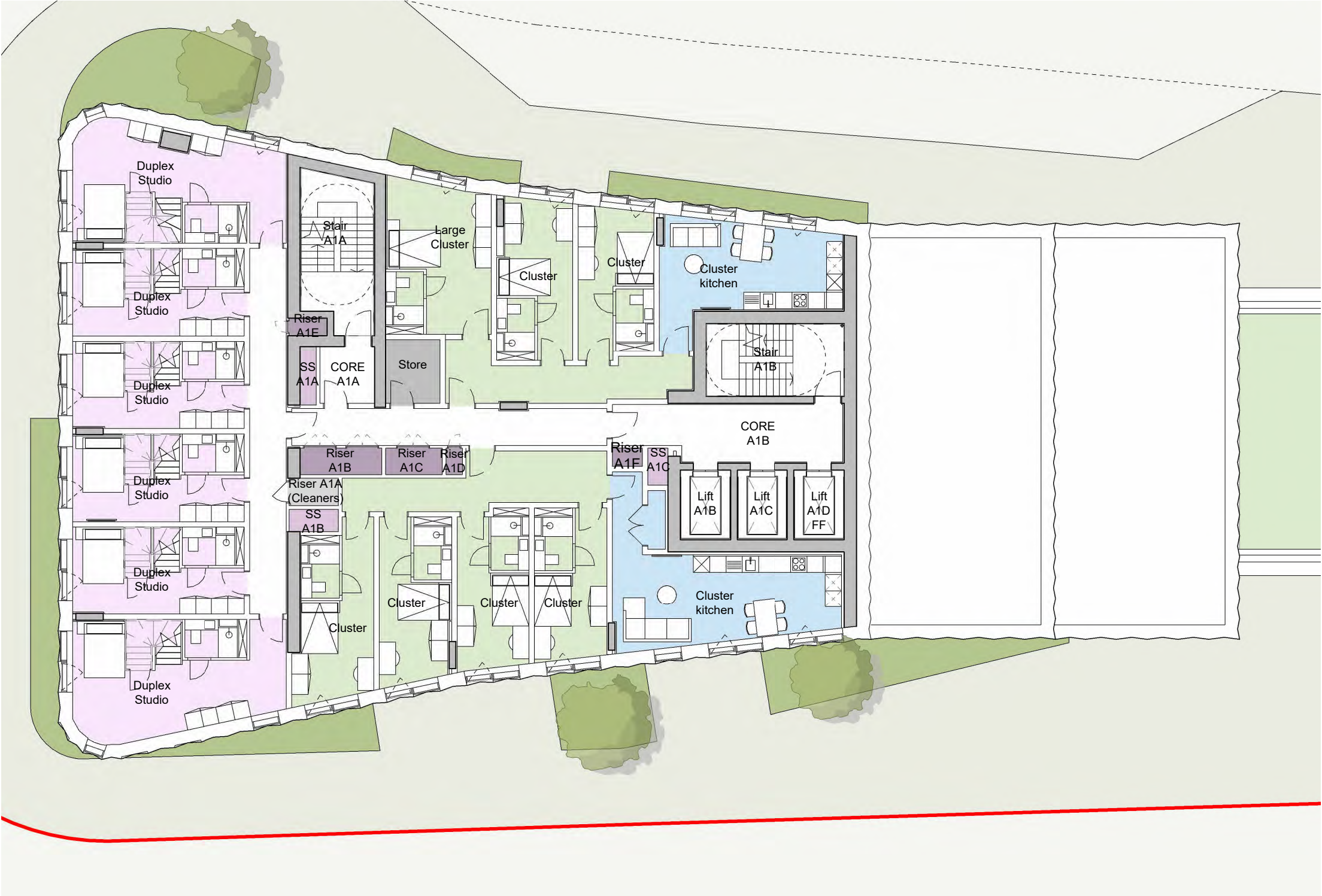
Design Statement

7.1.14

Building A1 Upper Levels

Alongside the typical levels described in the previous section, on the upper levels of the building, some of the studio units are replaced by self-contained duplex studio units.

These units extend the accommodation range on offer and are located at the top of the building to maximise views of the city to the north.



7

PBSA (Plot A)

7.1

Design Statement

7.1.15

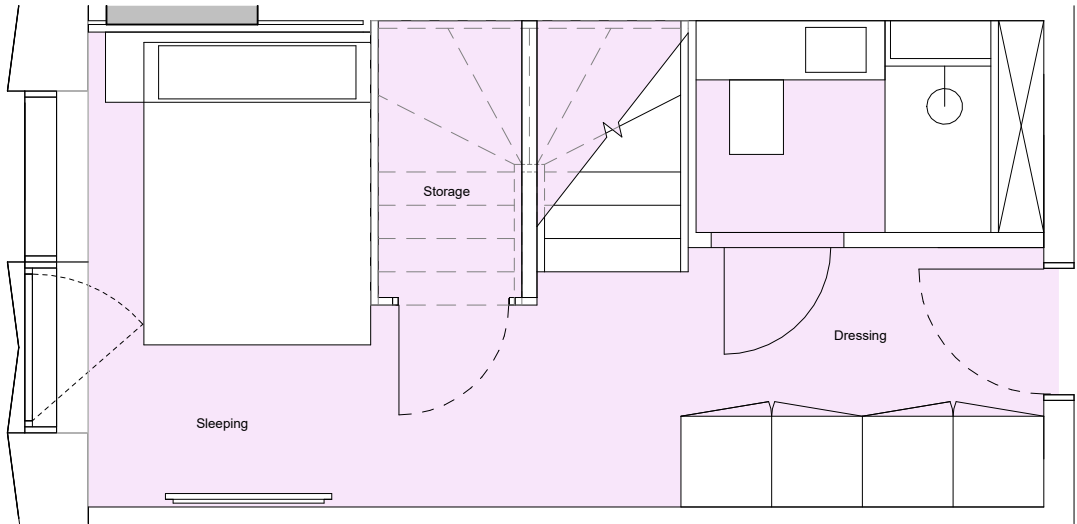
Building A1 Upper Level Accommodation

Duplexes

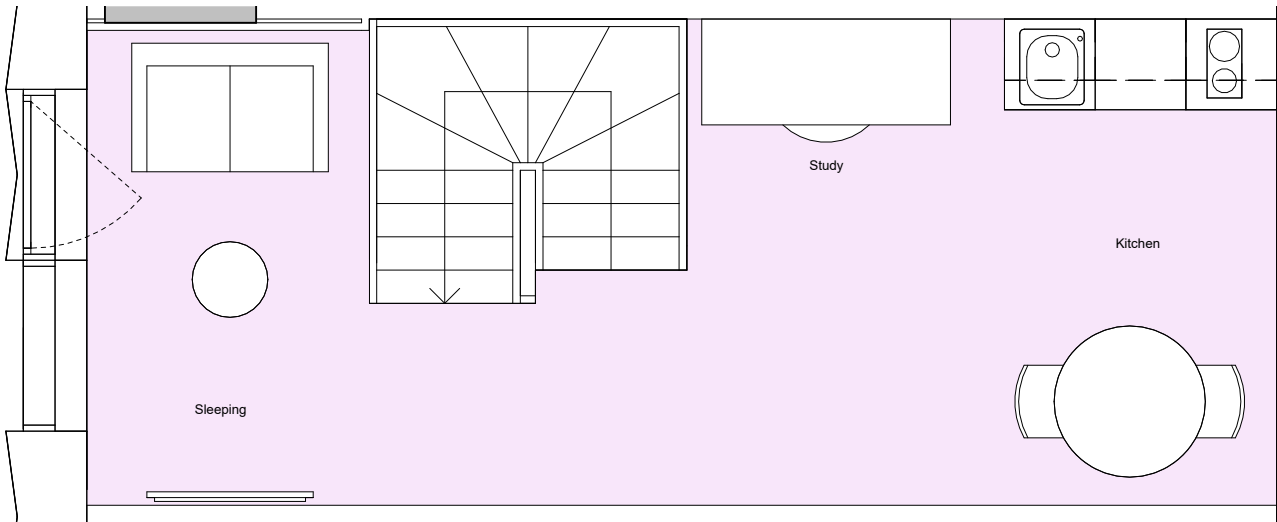
A typical duplex provides 45.0sqm of accommodation. Duplexes are entered at the lower level, which includes a dedicated en-suite and bed alongside increased storage space. Via an internal stair, the living space can be accessed on the upper level, which includes a private study space, sofa, tv, kitchenette and dining table.

Duplex variations provide up to 62.8sqm and include a similar furniture and equipment provision, which are amended to suit the unit.

Typical duplex lower level



Typical duplex upper level



7

PBSA (Plot A)

7.1

Design Statement

7.1.16

Building A2 Typical Levels

The Building A2 plan is also symmetrically arranged to provide clusters with an easterly or westerly view, with studios wrapping around the core and providing an eastern, western or southern aspect.

A Building A2 typical level consists of a two stair core, which provides a combined fire fighting function and lift core function. The core provides access to 2no. 5 bed clusters, both of which include a shared kitchen and living facility. The clusters are accessed via an entrance door and are served by a dedicated internal corridor. A typical floor also includes 8no self-contained typical studios.



7

PBSA (Plot A)

7.1

Design Statement

7.1.17

Building A2 Typical Level Accommodation

Standard studios

A typical standard studio provides 19.4sqm of accommodation and variations range from 18.6 to 23.6sqm. Standard studios include a dedicated en-suite and kitchenette, alongside a private study desk and wardrobe.

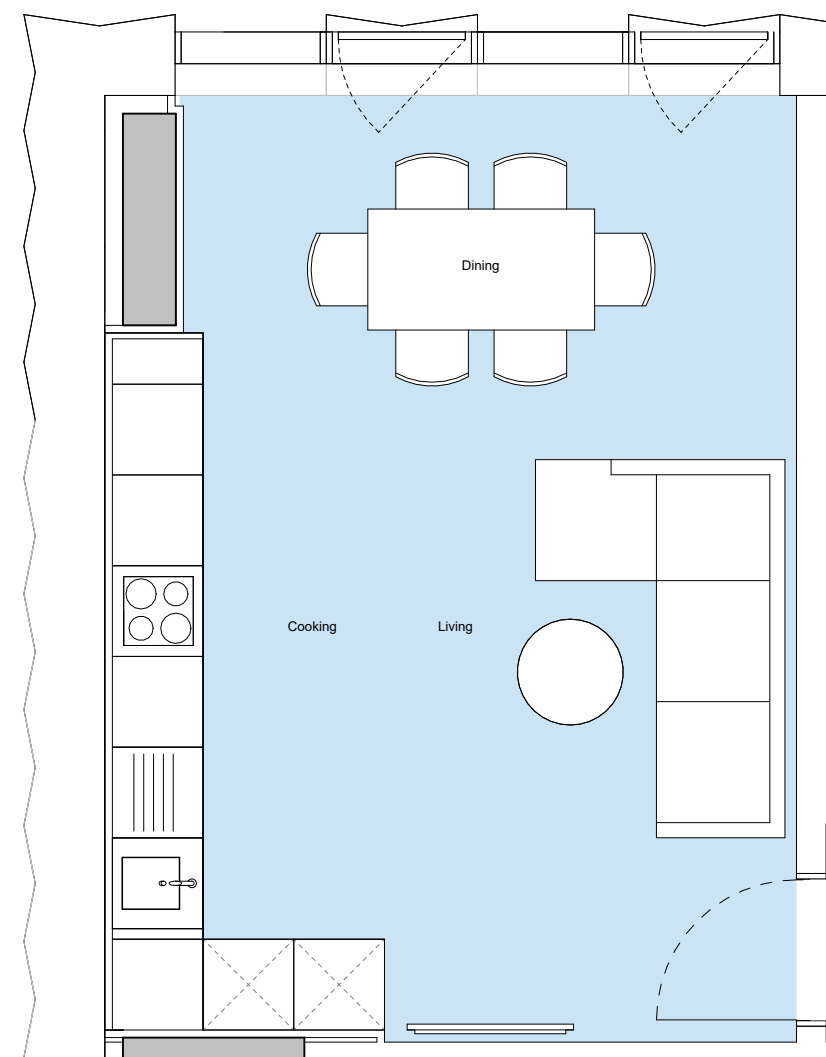
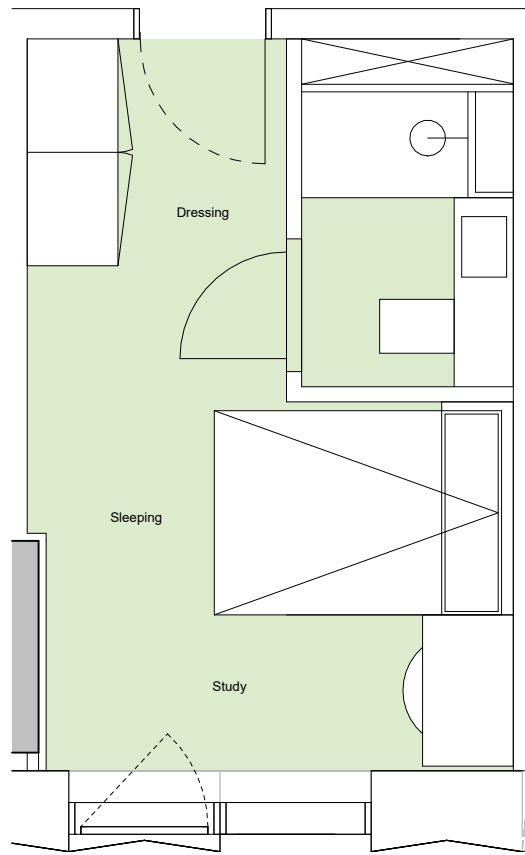
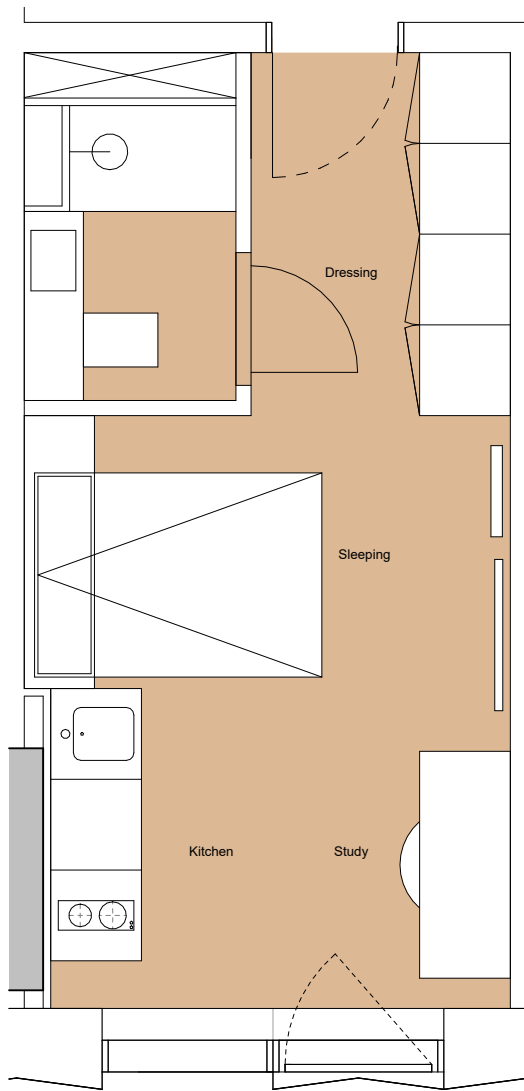
Cluster bedrooms

A typical cluster bedroom provides a minimum of 14.1sqm of accommodation and a maximum of 16.5sqm. Cluster bedrooms include a dedicated en-suite, a private study desk and wardrobe.

Cluster kitchens

A typical cluster kitchen provides 27.6sqm for a 5 bed cluster.

The fully equipped kitchens include a table with chairs to suit the occupancy of the cluster, along with a similarly sized sofa and a TV; providing a space for the cluster occupants to socialise and cook with one another.



7 PBSA (Plot A)

7.1 Design Statement

7.1.18 Building A1/A2 Amenity Provision

Top
Building A1/A2 Ground

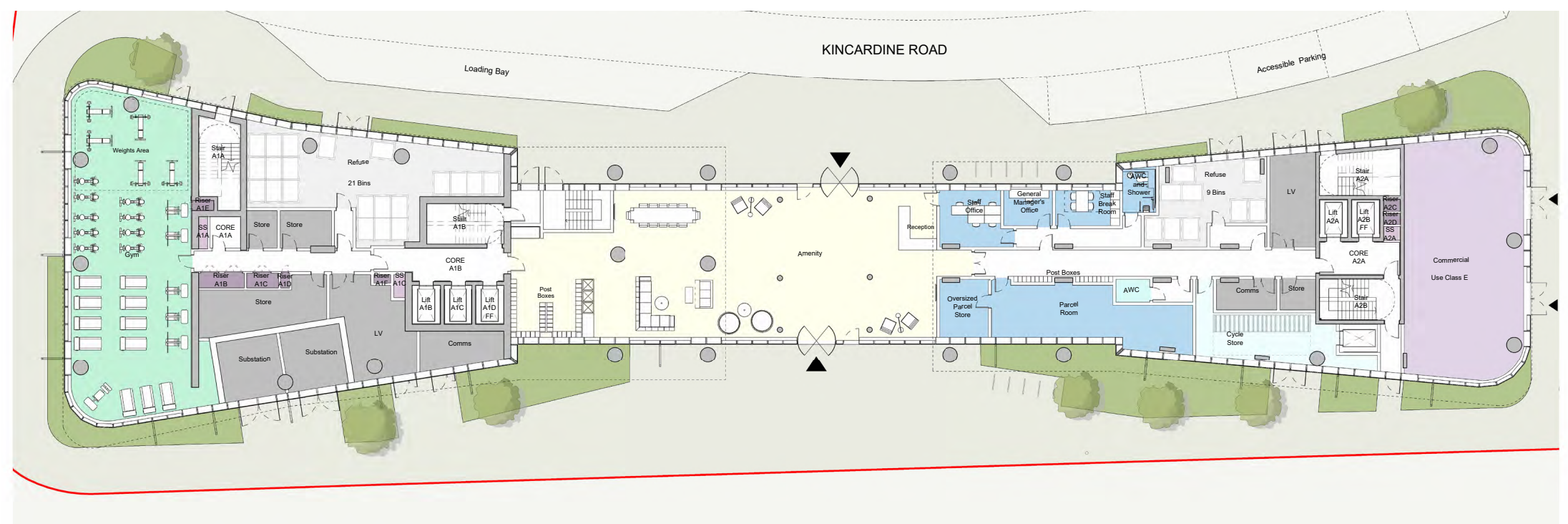
Bottom
Building A1/A2 Level 01

All amenity spaces within Building A1/A2 are accessible to the residents of Building A1/A2 via the active link at ground floor.

Beyond the amenity and gym provision at ground floor, Building A1 Level 01 provides amenity spaces which are study focussed, as individuals and groups. Alongside this is a resident's lounge, which is linked by level access to a 118sqm external terrace.

Building A1 Level 01 includes a private meeting room to ensure the wellbeing of students and to enable the provision of pastoral care.

Both buildings also provide the laundry provision at Level 01, which are sized to suit the occupancy of each building and provide a focus on socialising whilst doing the laundry.



7 PBSA (Plot A)

7.1 Design Statement

7.1.18 Building A1/A2 Amenity Provision

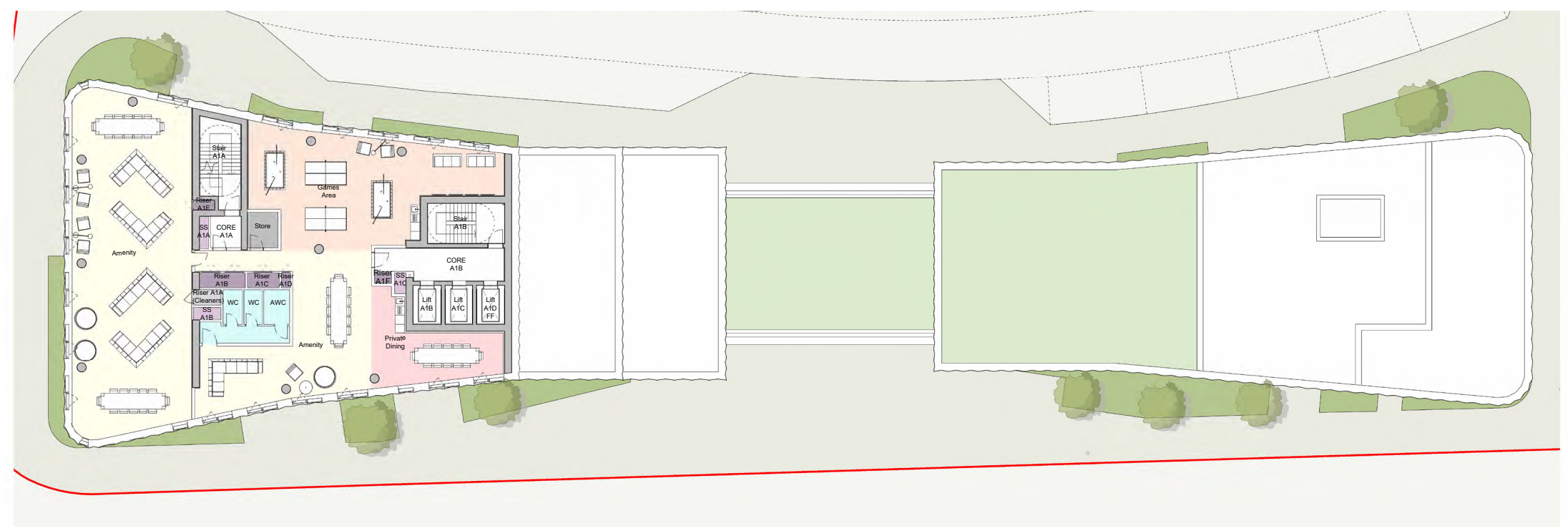
Top
Building A1/A2 Level 14

Bottom
Building A1/A2 Level 40

At Level 14 of Building A2, WCs, storage and back of house spaces are provided alongside another level access external terrace, which provides views towards Gartside Gardens and the university. The external terrace is 216sqm in size.

At Level 40 of Building A1, another full floor of amenity spaces are provided, which are focussed around socialising and include games, gaming and cinema spaces. Being located at the tallest point in the building, these spaces benefit from unobstructed views across Manchester and the surrounding areas for all of the residents.

All amenity spaces and both external terraces are intended to promote a strong emphasis on student health and wellbeing.



7

PBSA (Plot A)

7.1

Design Statement

7.1.19

Building A3 Ground Floor Principles

The ground floor entrance of Building A3 is setback from the main building line above and addresses Kincardine Road and Gartside Gardens. The setback building line creates a buffer zone and echoes that of Building A1/A2. Further replication of the articulation of Building A1/A2 entrance is achieved through the use of exposed columns.

Upon arrival, residents and visitors of Building A3 enter into a reception and amenity space which includes post storage.

This space leads to the core, along with access to the staffed areas, which include offices, welfare spaces and parcel storage.

A second loading bay alongside the 5no. accessible parking spaces, is positioned on Kincardine Road, providing servicing, refuse collection and drop off spaces.

Within the new external landscaping, wind mitigation is incorporated in the form of baffles and trees, which are integrated within the overall landscape design. Sheffield stands are incorporated at the entrance to provide an option for visitors and deliveries via bike.

Cycle Stores and plant spaces including a substation, face onto Upper Brook Street and the servicing focussed landscape area as a result of their inactive facades and the dominant vehicular nature of Upper Brook Street and the nature of the external space between Building A3 and the Life Sciences building.

The positioning of the cycle store also provides a highly visible access point and is well located with regard to the university.

A segregated contraflow cycle lane is also provided on Kincardine Road, providing improved cycle infrastructure in and around the local area.

At the north of Building A3 sits the commercial unit facing onto Hanworth Court, bringing high levels of activity to this area. No internal access is provided to this unit.



7

PBSA (Plot A)

7.1

Design Statement

7.1.20

Building A3 Typical Levels

The Building A3 plan is symmetrically arranged, providing views from all four elevations. Clusters kitchen are located on the two eastern corners facing Ardwick and Gartside Gardens, as well as the north-western corner; providing views towards the city and the university.

A Building A3 typical level consists of a two stair core, which provides a combined fire fighting function and lift core function. The core provides access to a 6 bed cluster which includes an accessible bedroom and 2no. 8 bed clusters, all of which include a shared kitchen and living facility. The clusters are accessed via an entrance door and are served by a dedicated internal corridor.



7

PBSA (Plot A)

7.1

Design Statement

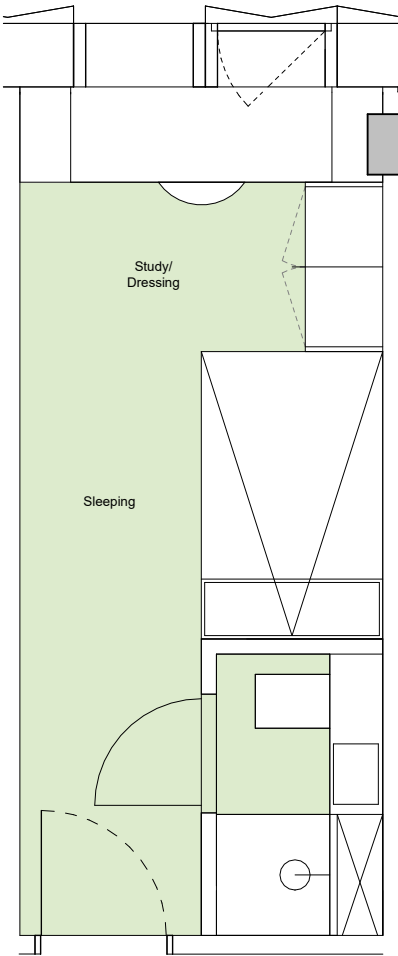
7.1.21

Building A3 Typical Level Accommodation

Cluster bedrooms

A typical cluster bedroom provides 13.1sqm of accommodation. Cluster bedrooms include a dedicated en-suite, a private study desk and wardrobe.

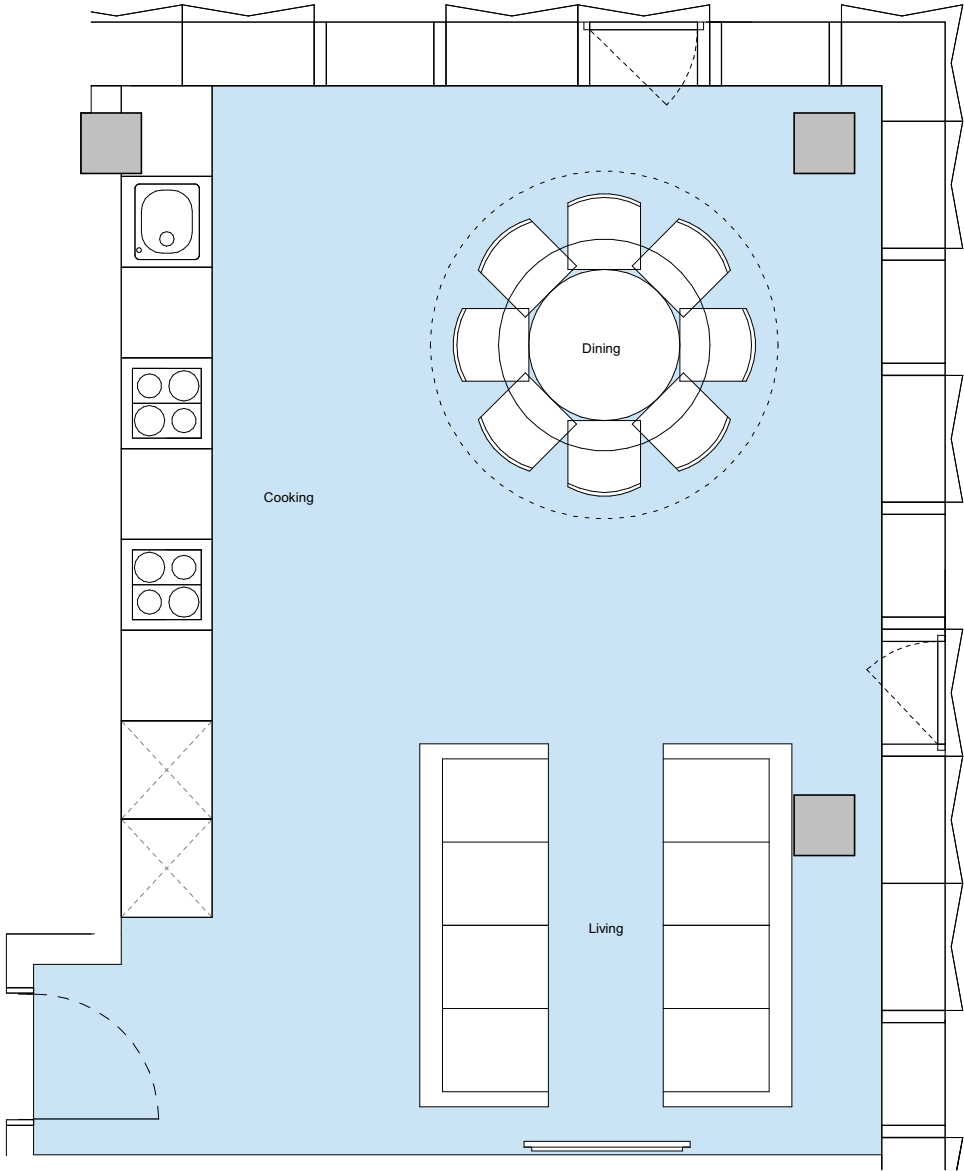
Accessible bedrooms increase in size to 22.1sqm and include a similar furniture and equipment provision, which are amended to suit the room and/or room requirements.



Cluster kitchens

A typical cluster kitchen provides 27.1sqm for a 6 bed cluster and 35.9sqm for an 8 bed cluster.

The fully equipped kitchens include a table with chairs to suit the occupancy of the cluster, along with a similarly sized sofa and a TV; providing a space for the cluster occupants to socialise and cook with one another.



7 PBSA (Plot A)

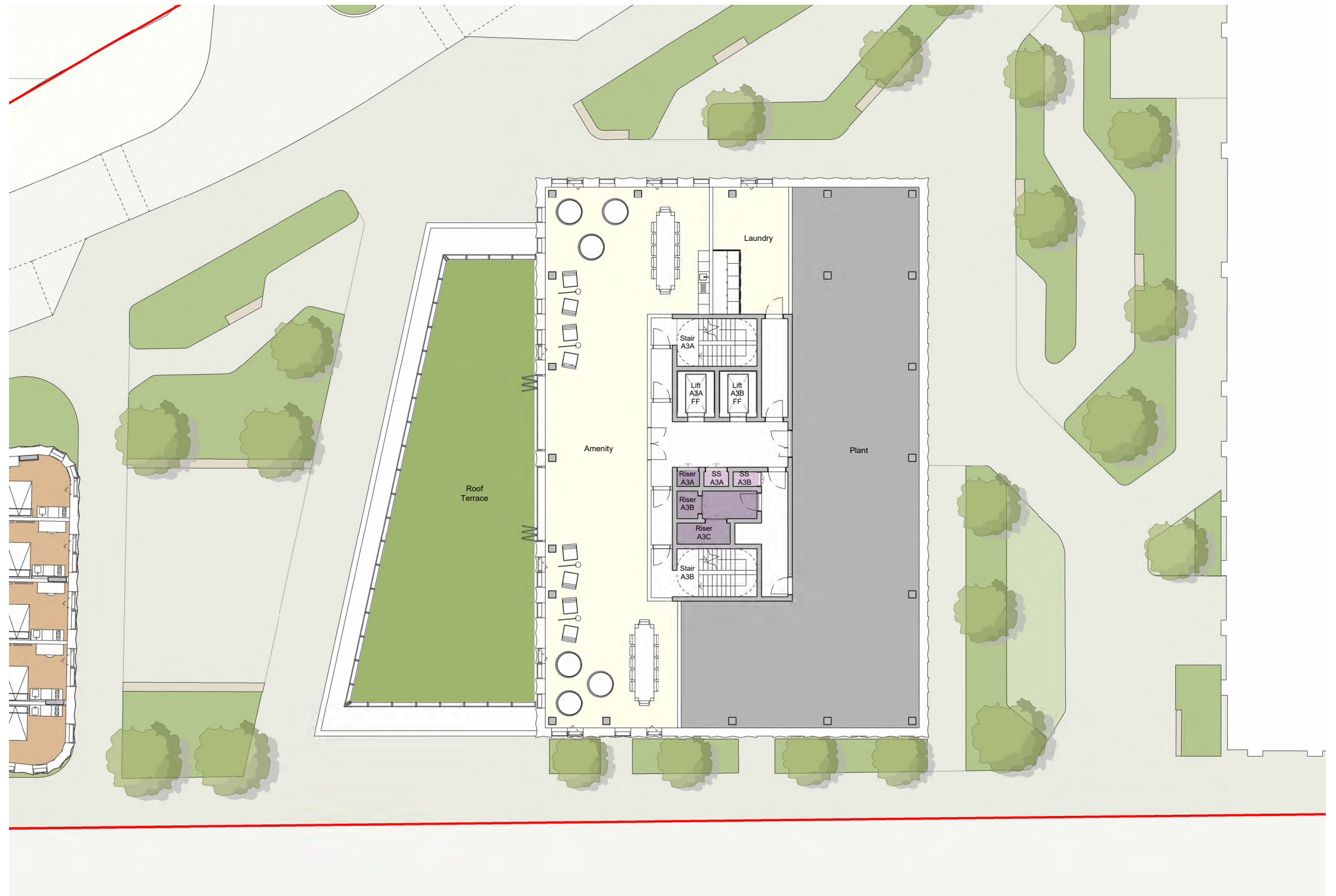
7.1 Design Statement

7.1.22 Building A3 Amenity Provision

Beyond the amenity at ground floor, Building A3 Level 01 provides amenity spaces which are linked by level access to a 183sqm external terrace, which provides views onto Hanworth Court and Gartside Gardens.

Level 01 also includes the laundry provision, which is sized to suit the occupancy of the building.

Provision of specific spaces within the Level 01 is to be further developed, to incorporate social and study spaces alongside meeting rooms to ensure student wellbeing and the provision of pastoral care.



7 **PBSA (Plot A)**
7.1 Design Statement
7.1.23 Design Concept

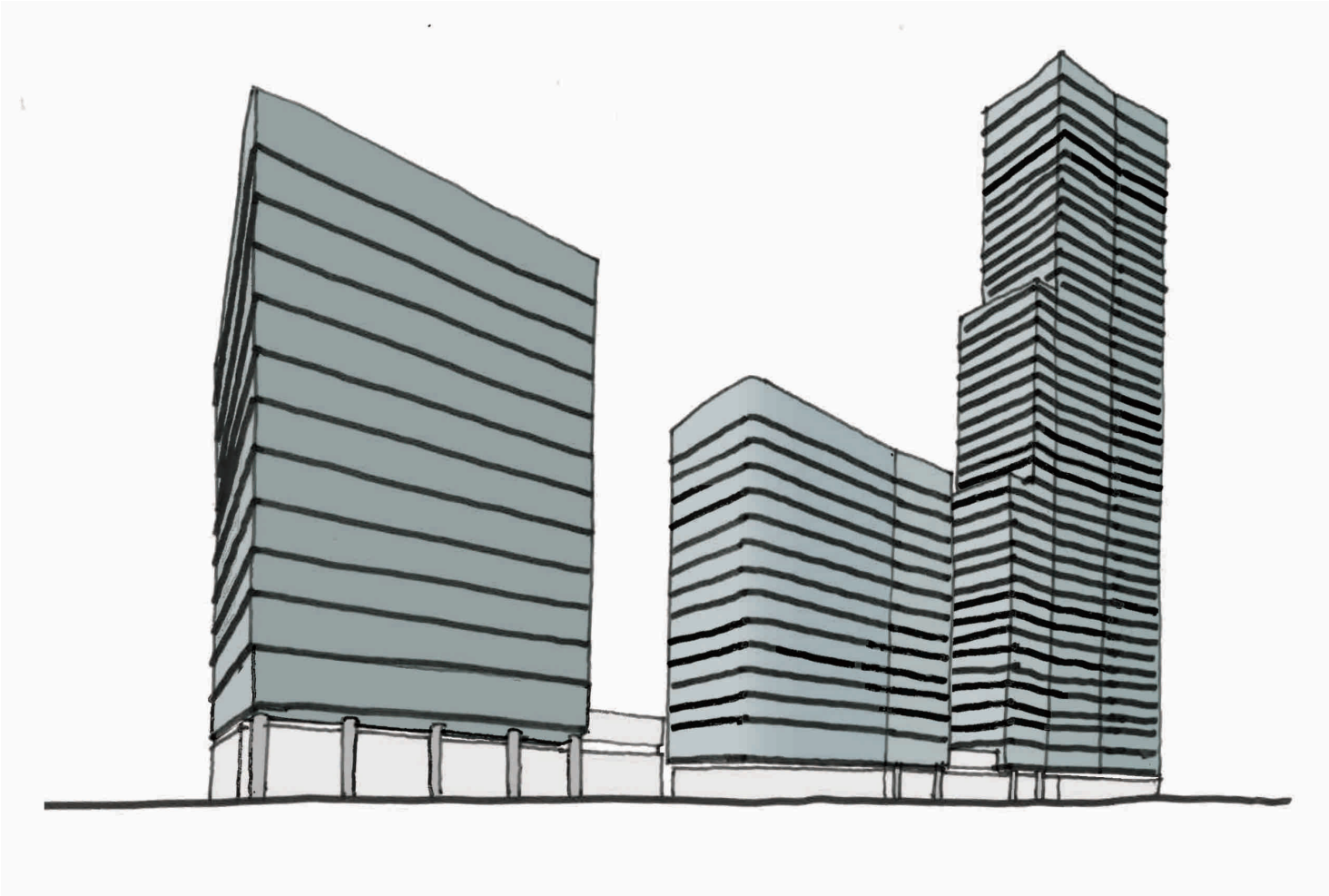
PBSA as a family

The mass of Building A1/A2 and Building A3 are purposefully different in approach; one is a mass with a ‘form’ that responds to the site constraints, whereas the other is simple and rational in response to the internal plan.

However, the buildings are intended to be read as a family and therefore share the same materiality, language and expression.

To accentuate the form of Building A1/A2, an emphasis is placed on the horizontal plane. The articulation of the spandrels enables the facets and corners of the form to be expressed. This is then replicated on the orthogonal mass of Building A3.

A podium with consistent expression, detailing and materiality is also applied across the buildings. This podium is intended to separate the form and volume of the building’s upper accommodation floors from the ground plane below.



Masterplan plots reading as families

The approach of making Building A1/A2 and Building A3 read as a family is an intentional one, enabling areas and typologies to be defined within the masterplan.

Working outward from the listed chapel, the Life Sciences buildings read as one family that is consistent in language, with ‘families’ to the north and south that also read consistently in their design language and philosophies; providing identity.

Common themes are then applied across the plots and masterplan, such as a pedestal base and landscape design.



7 **PBSA (Plot A)**
7.1 Design Statement
7.1.24 Ground Floor Concepts

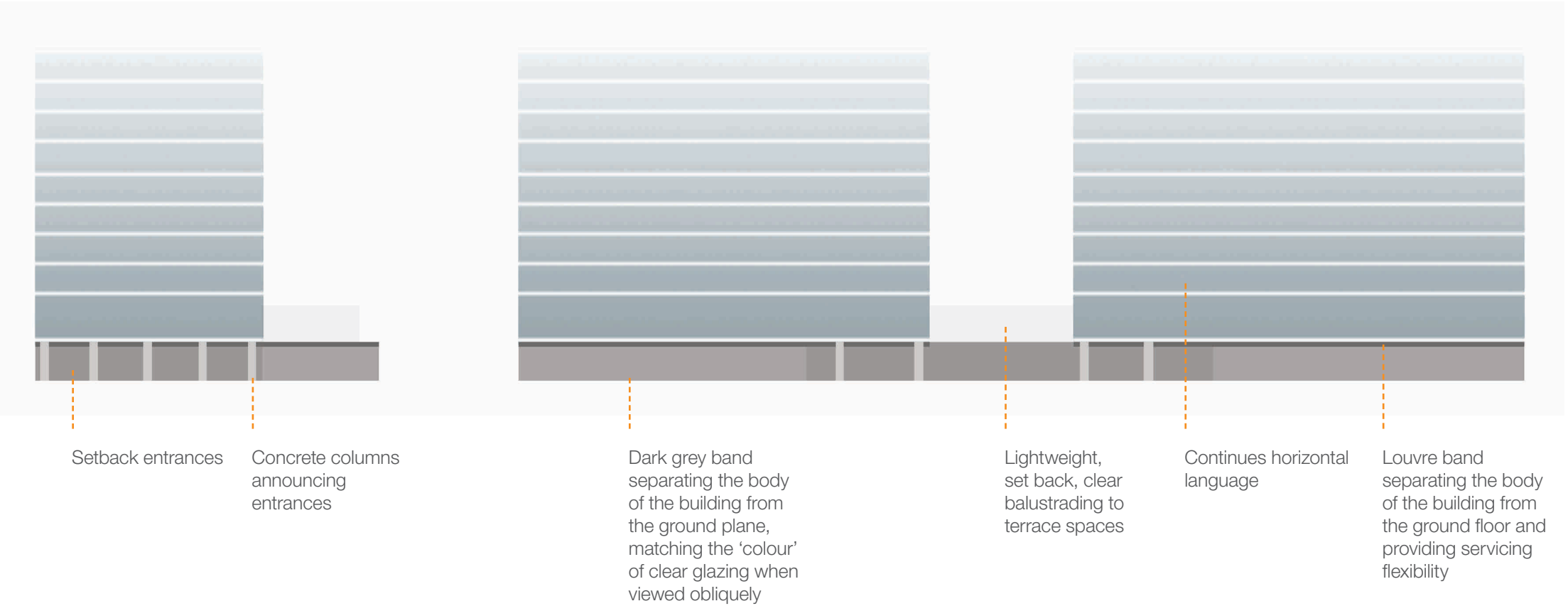
As described in the previous section, the ground floor ‘podium’ is purposefully designed to act as a pedestal to the buildings, which disconnects the ground plane and the accommodation volume above whilst providing a point of difference for pedestrians moving around the buildings.

The detailing and materiality is unified across the buildings, with visual links to the adjacent Life Sciences buildings with regard to the theme of a pedestal base. The pedestal base grounds the buildings and differentiates the ground floor and its uses from those on the levels above.

The main PBSA entrances are setback from the building line above, to provide a more protected and deeper arrival space for residents and visitors. This move is combined with concrete columns creating a ‘colonnade’ to announce the entrances.

To continue the horizontal articulation from above, a louvre band is integrated into the design, providing a neat and flexible services ventilation solution whilst also further separating the volume above from the ground floor.

With regard to colour and materiality; anodised aluminium and glass is continued from above alongside the addition of backpainted glass. A dark grey colour is proposed on the basis that this reads as equal to clear glass and the spaces behind them when daylight and read obliquely, emphasising glass reflections and providing a lightness; in comparison to the colour above.



Pedestal language
across masterplan



7

PBSA (Plot A)

7.1

Design Statement

7.1.25

Facade Design Evolution

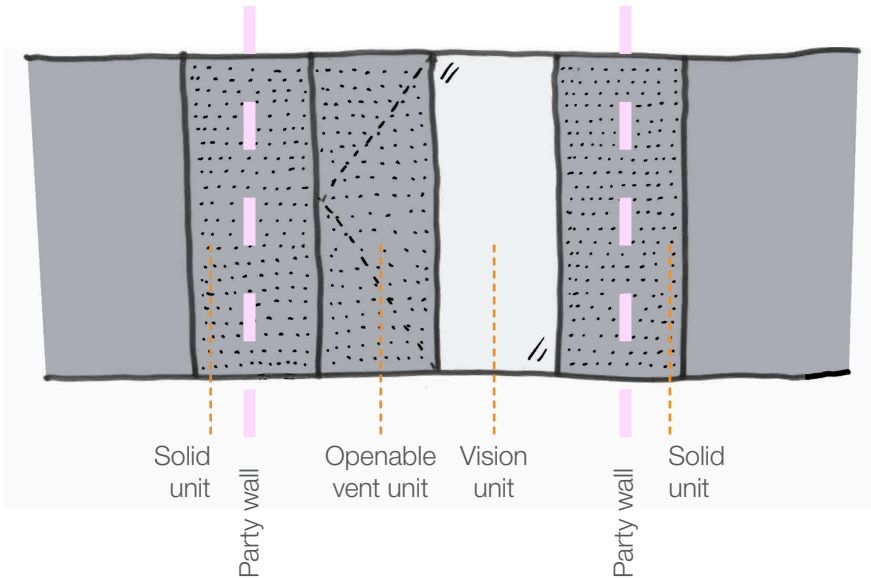
The facade design was derived from an iterative process and is based on specific parameters associated with the PBSA typology. Room widths are narrow and therefore a typical bedroom external wall consists of an openable vent unit and vision unit, with a solid unit sat on each party wall line. Once internally planned, the facade design development focussed around bringing the concepts to the fore whilst avoiding the repetitive nature of the typology sterilising the design.

Material explorations were undertaken, including precast concrete and whether the buildings used different materials; however it was deemed that the visual heaviness of precast concrete was not suitable and that a difference in materiality was not beneficial to the creation of a ‘family’.

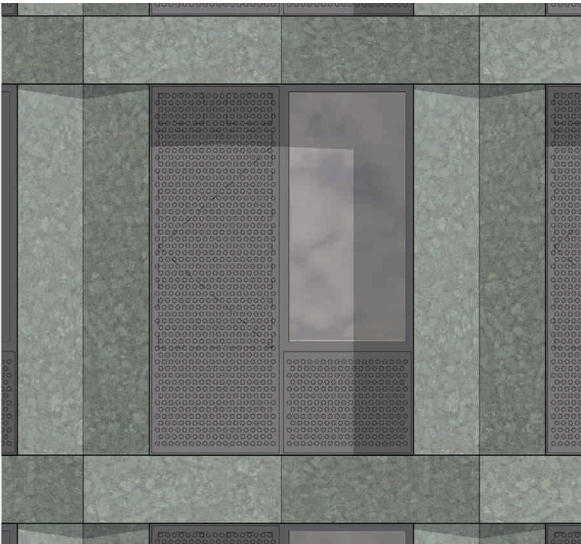
The design evolved to include a pleated panel, bringing a play on light and shade whilst enhancing the expressed horizontal plane described in previous sections. The pleated panel also provides the opportunity to bring depth and texture to the unitised cladding system.

During the design evolution, the ventilation unit patterning was expressed across all panels; including those not requiring perforations. This blanket application of patterning was then optimised with regard to responsible material usage, whilst retaining a kit of parts that plays on light, shadow and the articulation of the overall form through a holistic approach to patterning.

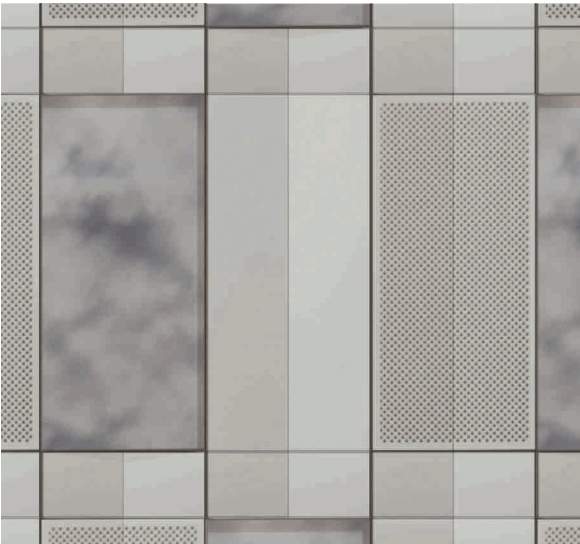
Diagram of the ‘kit of parts’ for PBSA



Early precast concrete study

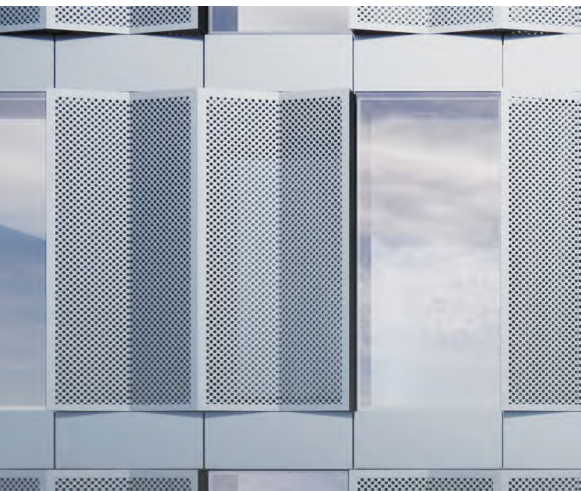
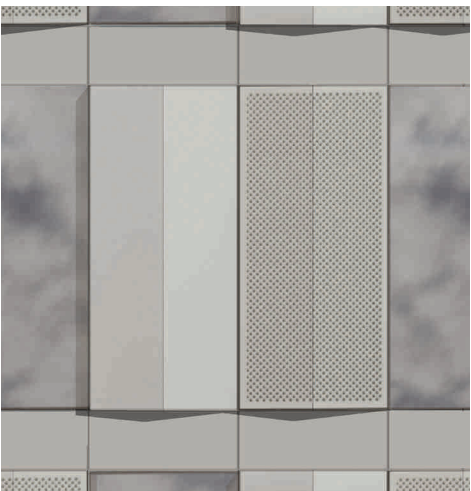
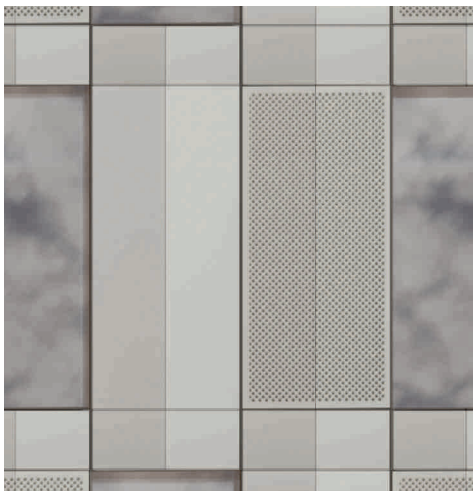


Early unitised facade study



Left to right

Images 1-3; a study in expression i) recessed glazing, ii) recessed spandrel, iii) pleated solid and vision unit with flat spandrel
Image 4; patterning applied to all panels
Image 5; optimisation of pattern application whilst maintaining a holistic approach to patterning



7

PBSA (Plot A)

7.1

Design Statement

7.1.25

Facade Design Evolution

Alongside the expression of the spandrels, one of the key studies with regard to the language of Building A1/A2’s facade was that of the window patterning.

Given the stacking of relatively small spaces across a large mass, with a small kit of parts, the initial result was a strong expression of verticality, requiring heavy detailing or colouring to the spandrel zone to express the horizontality.

With the ambition of expressing the horizontals of the form with a simple palette, the staggering of the windows across Building A1/A2 enables the mass to be broken down and remove emphasis on the verticality through the removal of stacking elements.

It was also decided to remove windows from Building A1’s southern elevation and Building A2’s northern elevation. This has a number of technical benefits with regard to the removal of south facing windows and heat gain, as well as removing any overlooking between Building A1 and Building A2.

Architecturally, this move accentuates the south facing cutbacks within the overall form, with these facades along with Building A2’s northern facade being treated differently to all other elevations. With only the patternless pleated panel type sitting between flat spandrel panels, the horizontal expression is maximised, as is the opportunity for play on light and shadow.



Left
Early facade study with vertically stacked windows



Right
Proposal with staggered windows



Left
Early facade study openings in the gable



Right
Proposal without windows in the gable

7 **PBSA (Plot A)**
7.1 Design Statement
7.1.26 Colour Evolution

Two distinct colour palettes exist in the immediate vicinity of the site; that of Ardwick which is brown and red in tone, reflecting the historic brick fabric of Manchester, alongside the more contemporary palette of greys and blacks of the metal and glass buildings of the university.

As a result, browns, reds, dark greys and silvers were all tested; however these appeared heavy and unwieldy, in comparison to the lightness and reflections of the glazed unitised facade.

Whilst moving away from browns and reds, the intention was equally to avoid the visual assignment of the building to the university, with the building being in and for Ardwick. Therefore the blue-grey proposed provides a point of difference and identity, whilst also bringing lightness and tones of the sky in all conditions; ranging from grey through to blue depending on the viewing angle and lighting conditions.

ARDWICK PALETTE (RED-BROWN)



UNIVERSITY PALETTE (BLACK-SILVER)



7

PBSA (Plot A)

7.1

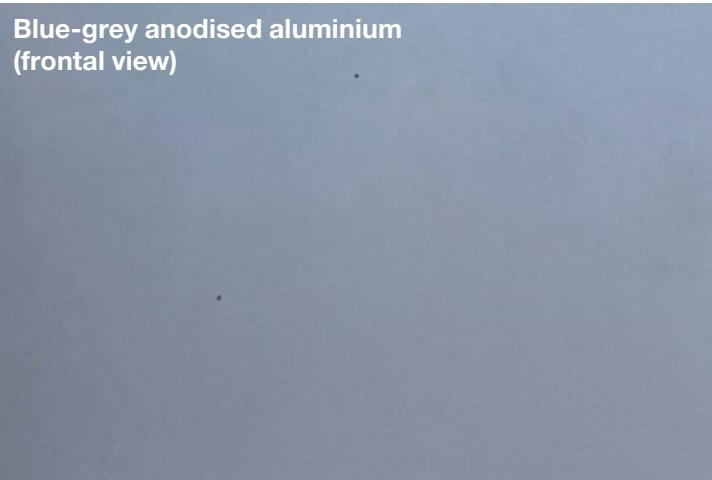
Design Statement

7.1.27

Material Palette

Typical floor palette

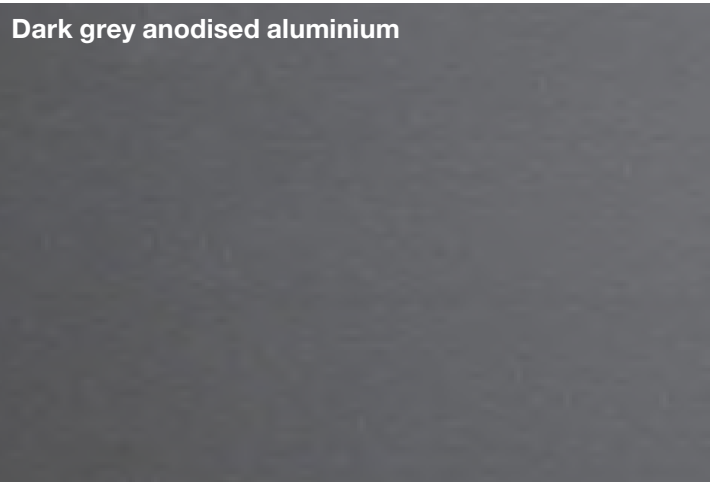
As described in the previous section, the proposed blue-grey anodising provides the benefit of appearing a different tone depending on the viewing angle and daylighting condition, as shown in the three images to the right. This material is applied to all perforated facing panels, pleated panels, blank panels and spandrel panels on the upper floors, within the unitised cladding which will also include large format clear glass. The colour and materiality of panels to the rear of perforated panels is to be determined through visual mock ups.



Ground floor palette

To provide a point of difference at ground floor for the reasons previously described, a palette of dark grey back painted glass and dark grey anodised aluminium is used alongside exposed concrete and clear glazing.

The dark grey back painted glass is used in areas of inactive glass, alongside perforated facing panels in dark grey anodised aluminium. The colour and materiality of panels to the rear of perforated panels is to be determined through visual mock ups. The louvre band to the head of the ground floor facades is also in dark grey anodised aluminium.

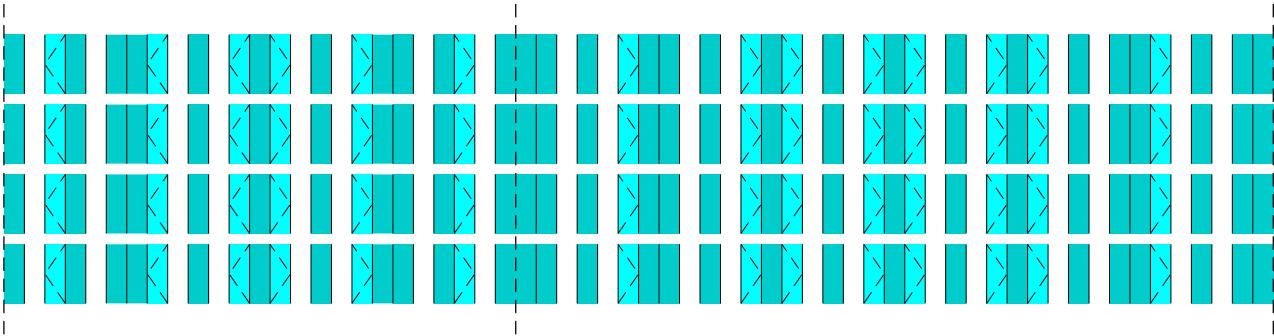


7 PBSA (Plot A)
7.1 Design Statement
7.1.28 Facade Language

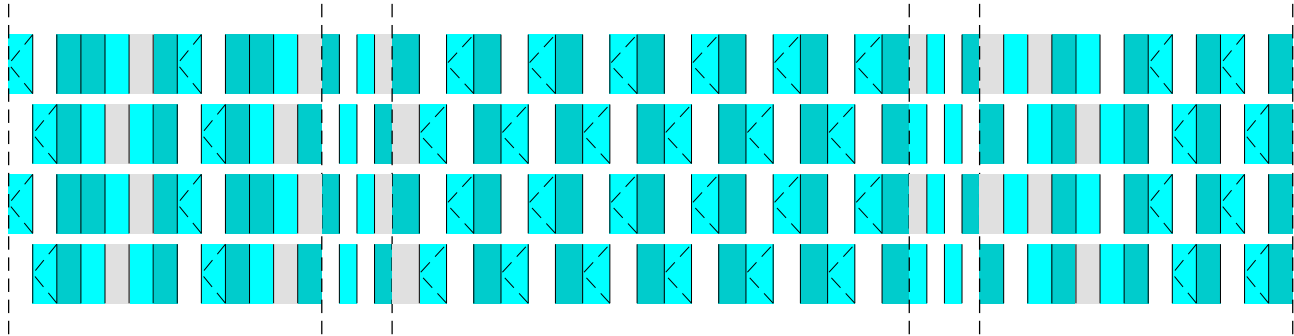
Below
Visual showing
Building A3 with
stacking elements in
comparison to Building
A1/A2

Whilst remaining part of a family, to give Building A1/A2 a visual difference to Building A3, it is proposed that the kit of parts to Building A3 stack vertically, whereas on Building A1/A2 the vision and ventilation units stagger to create a chequerboard effect. This effect is amplified through the application of perforations to match the glazing pattern.

Whilst the vertical stacking on Building A3 provides a rigour and simplicity that befits the form; on Building A1/A2 the staggered approach emphasises the horizontal planes, breaking down the much larger facades and removing large expanses of monotonous vertical stacking elements.



Facet study of the west and south elevations of Building A3 (light teal representing perforated opening vents adjacent to the pleated panels in dark teal)



Facet study of the north facade Building A1 shown in the centre, with corners and northernmost east and west facets (grey representing flat aluminium panels in lieu of windows)

7 **PBSA (Plot A)**
7.1 Design Statement
7.1.29 Facade Patterning

Providing texture and an interesting play on shadows within the accommodation; the patterned ventilation panels provide access to fresh air via the opening vents and perform an important role within the ventilation strategy, whilst enabling opening window sizes to be increased.

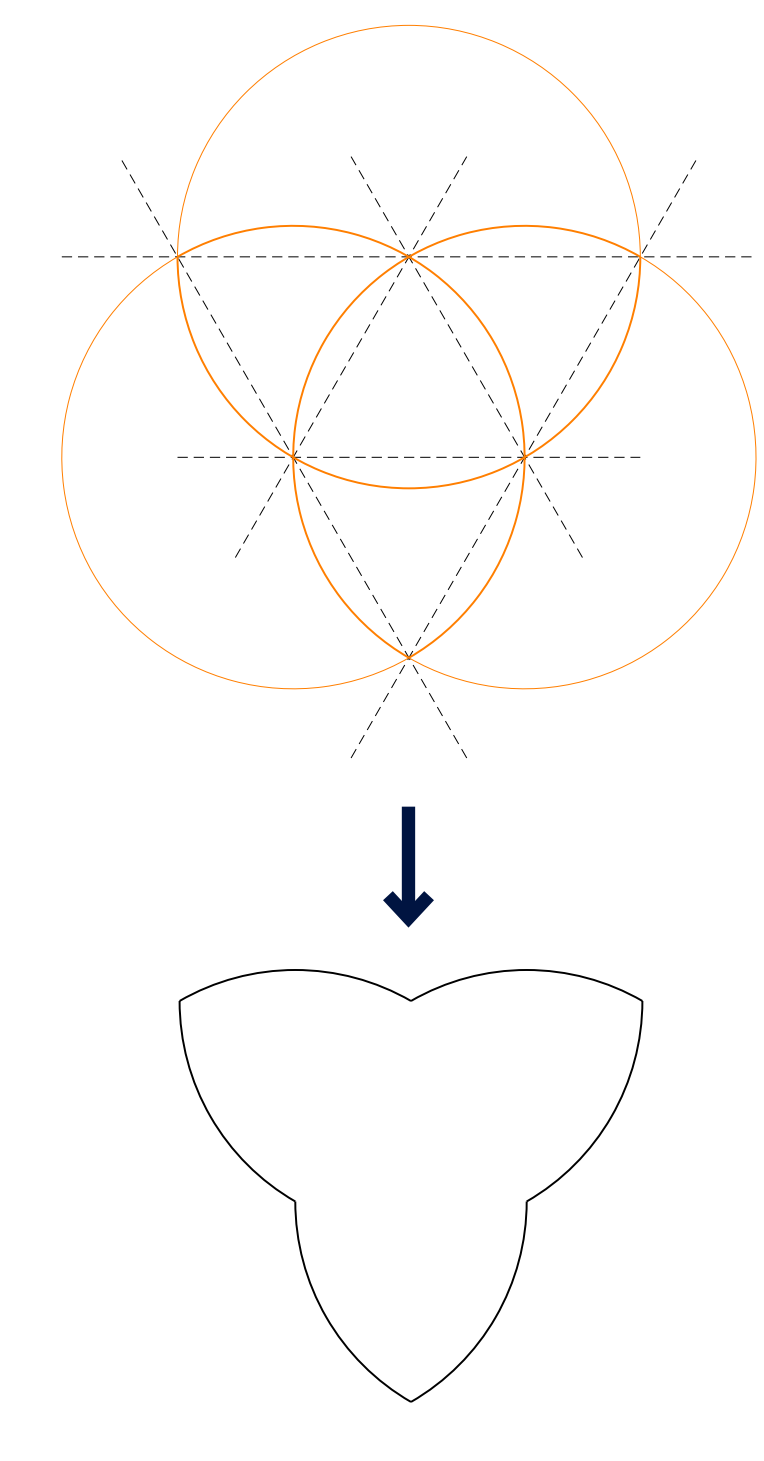
As a prominent feature within the architecture, the patterning has been carefully considered. To provide a contextual link between the old and new buildings on site, the patterning is derived from the ornamental triquetra mouldings above the doorway of the adjacent Pugin and Barry’s Unitarian Chapel.

Taking these forms and redefining a triquetra form by overlapping three equally spaced circles or ‘Borromean Rings’, the silhouette is then mirrored and repeated to provide a decorative pattern.

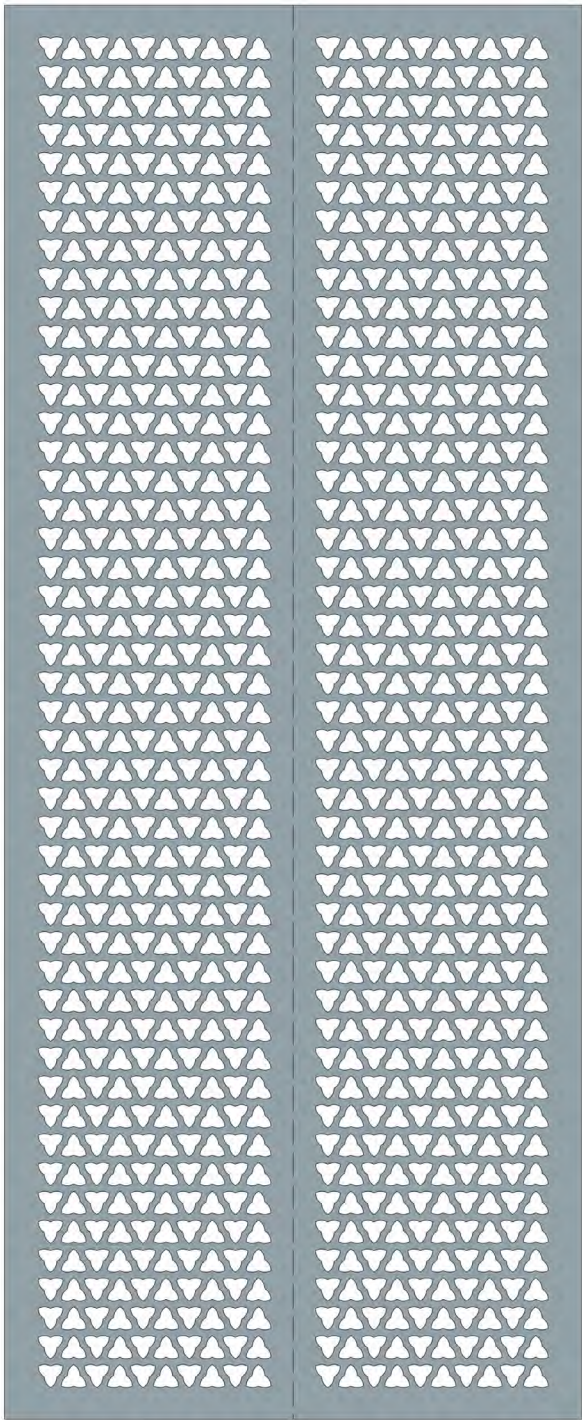
This patterning is applied in other areas of the building such as the inactive areas of ground floor facade to plant rooms and also for wind baffles.



Mouldings on adjacent listed chapel



Triquetra geometry definition



Pattern definition



Visualisation of Hanworth Court, Building A3 (left) and Building A2 (right)

7 **PBSA (Plot A)**
7.1 Design Statement
7.1.30 Building A1/A2 Signage

As part of the building signage strategy, it is proposed that as illustrated on this page, Building A1/A2 will have illuminated freestanding signage at each of the principal PBSA entrances on Upper Brook Street and Kincardine Road; the detailing, font and wording of which is to be developed. This signage sits on top of the ground floor entrance and in front of the set back terrace balustrading, to provide a hierarchy to the entrance and promote a lightweight aesthetic to the terrace balustrade.

It is also proposed that on the northern city facing Grosvenor Road elevation, Building A1 would have parapet mounted backlit building signage; with the detail, font and wording of this also to be developed.

Building A1/A2 entrance signage



Building A1 parapet signage



7 **PBSA (Plot A)**
7.1 Design Statement
7.1.31 Building A1/A2 Entrance Appearance



7

PBSA (Plot A)

7.1

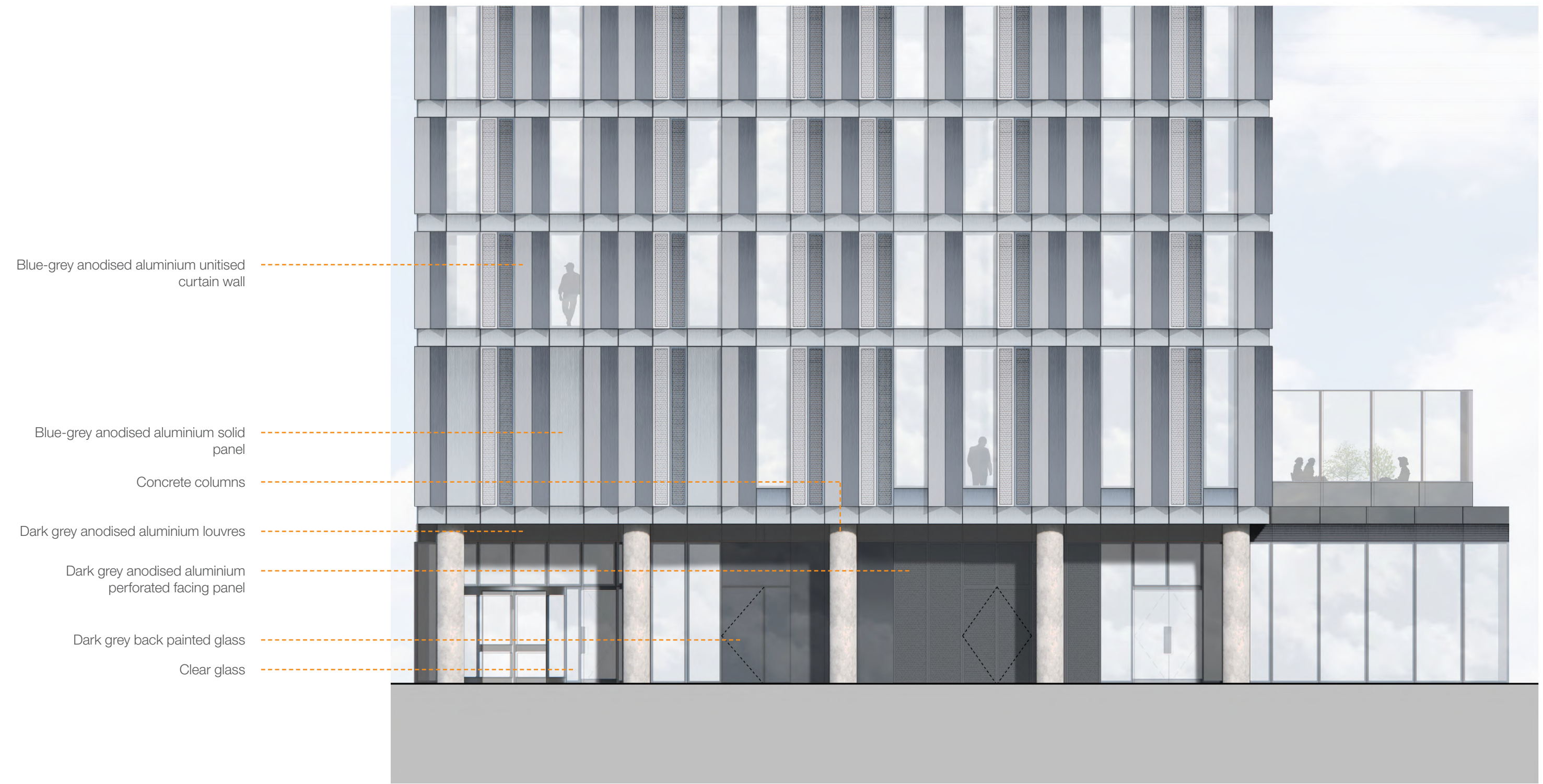
Design Statement

7.1.32

Building A1/A2 Ground Floor Appearance



7
PBSA (Plot A)
7.1
Design Statement
7.1.33
Building A3 Entrance Appearance



7
PBSA (Plot A)

7.1 Design Statement

7.1.34 Building A3 Ground Floor Appearance

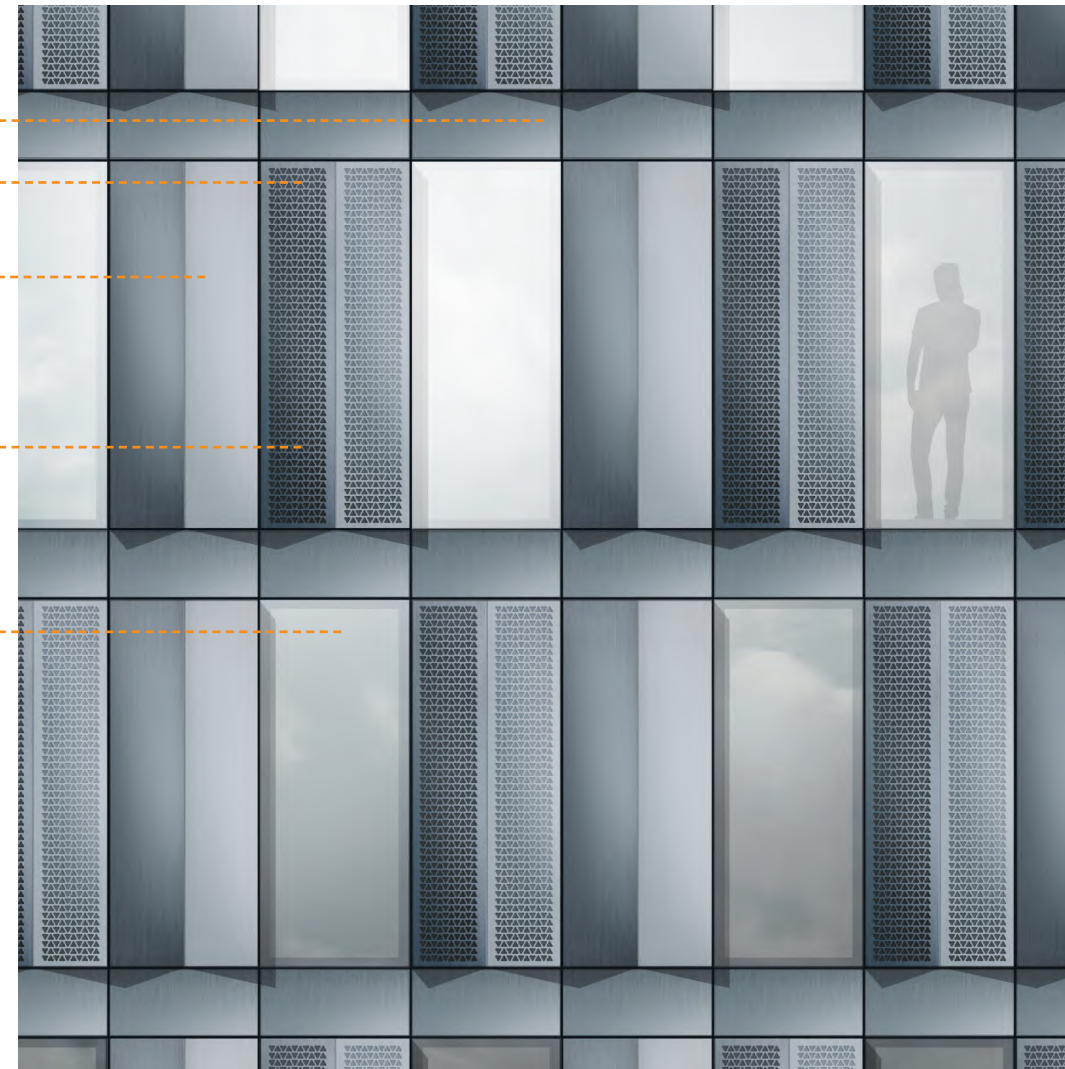
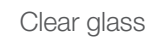
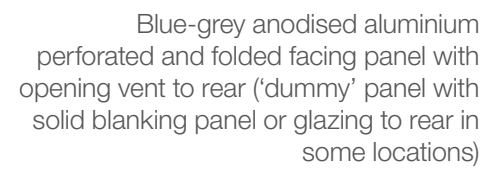
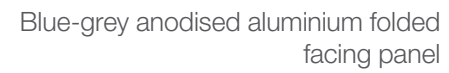
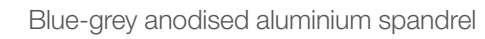


7 PBSA (Plot A)

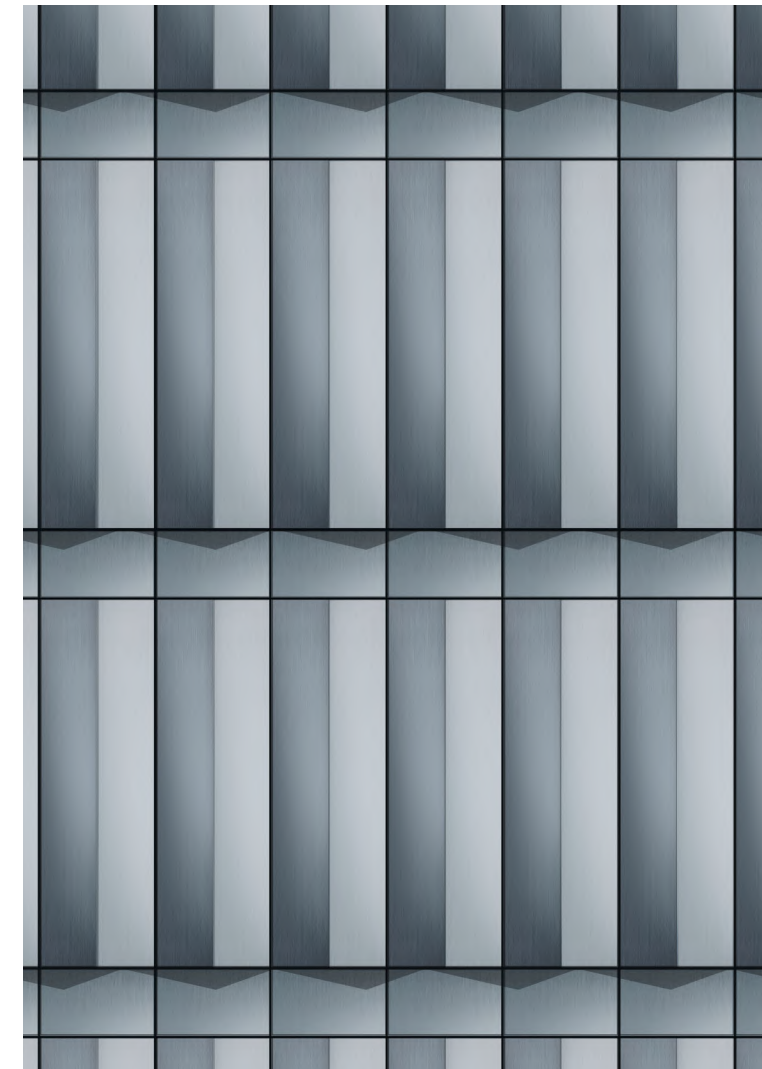
7.1 Design Statement

7.1.35 Building A1/A2 Typical Facade Bay Study

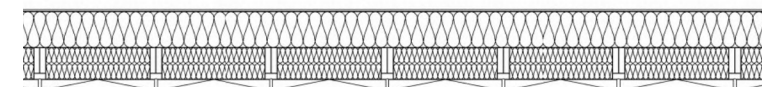
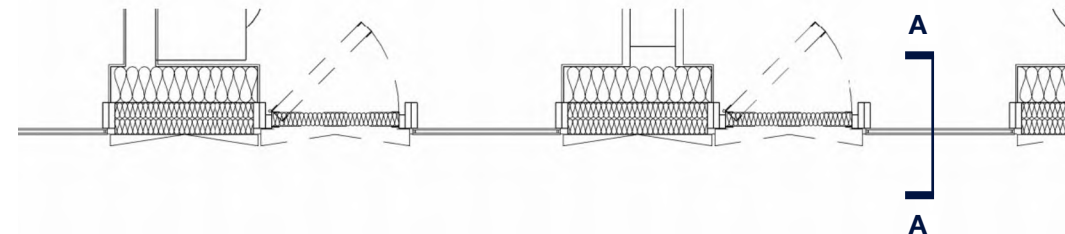
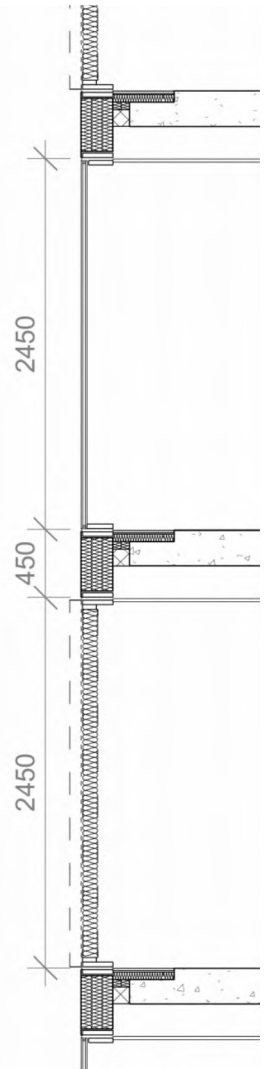
**Typical bay
(Detail as annotated)**



**Building A1 South Elevations and Building A2 North Elevation
(All blue-grey folded facing panels)**



Section AA



7 PBSA (Plot A)
7.1 Design Statement
7.1.36 Building A3 Typical Facade Bay Study

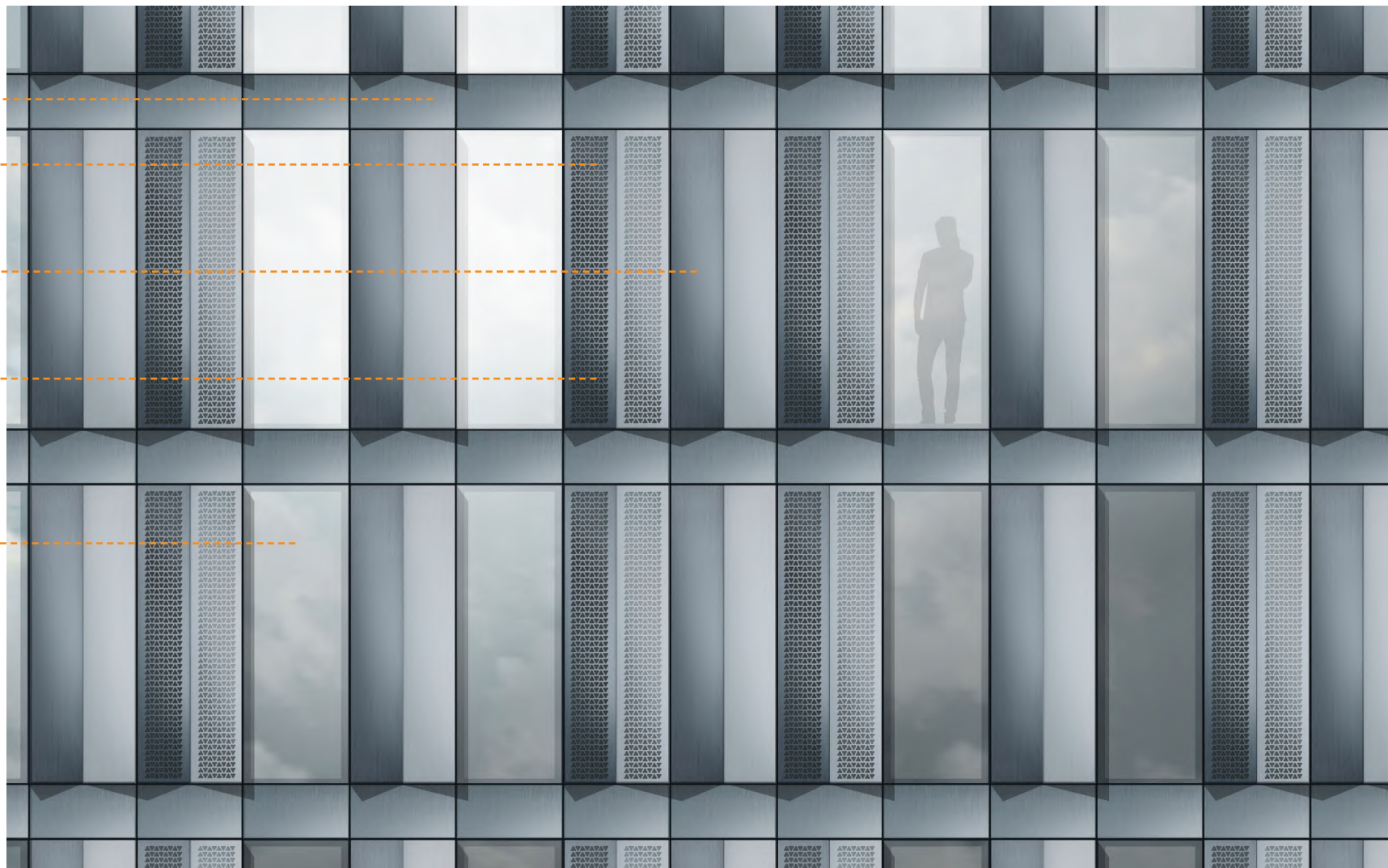
Blue-grey anodised aluminium spandrel

Services connection to rear of panel

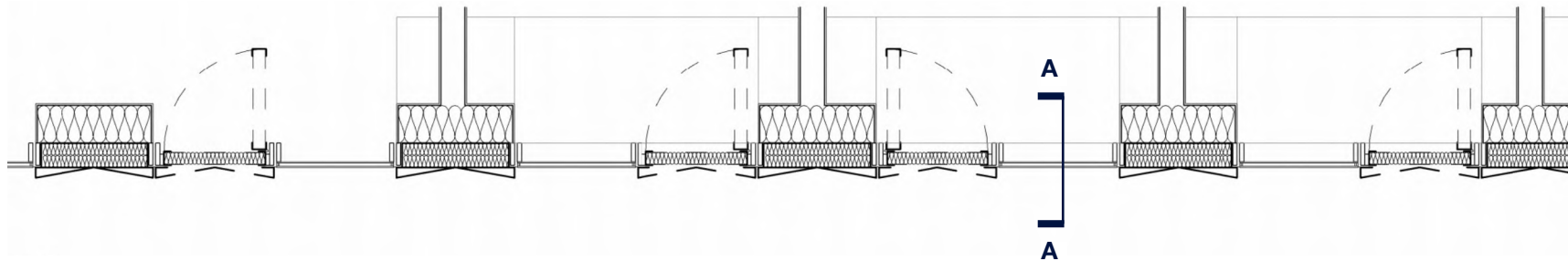
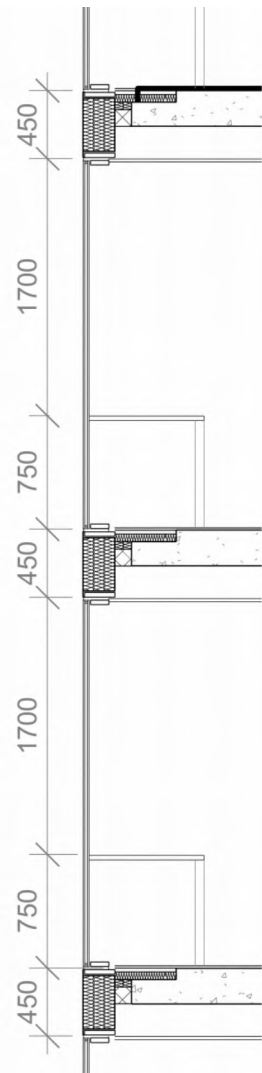
Blue-grey anodised aluminium folded facing panel

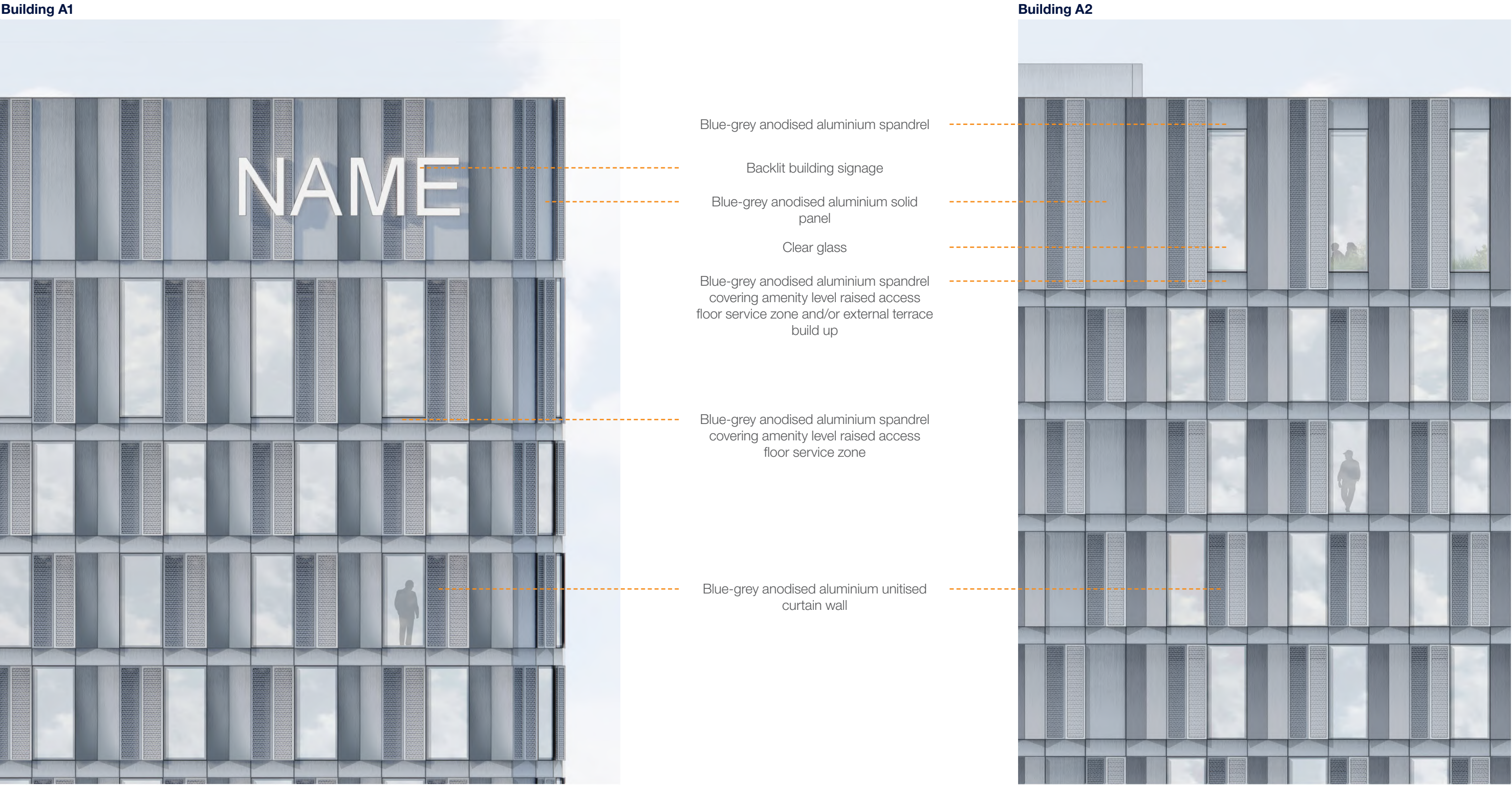
Blue-grey anodised aluminium perforated and folded facing panel with opening vent to rear ('dummy' panel with solid blanking panel to rear in some locations)

Clear glass



Section AA

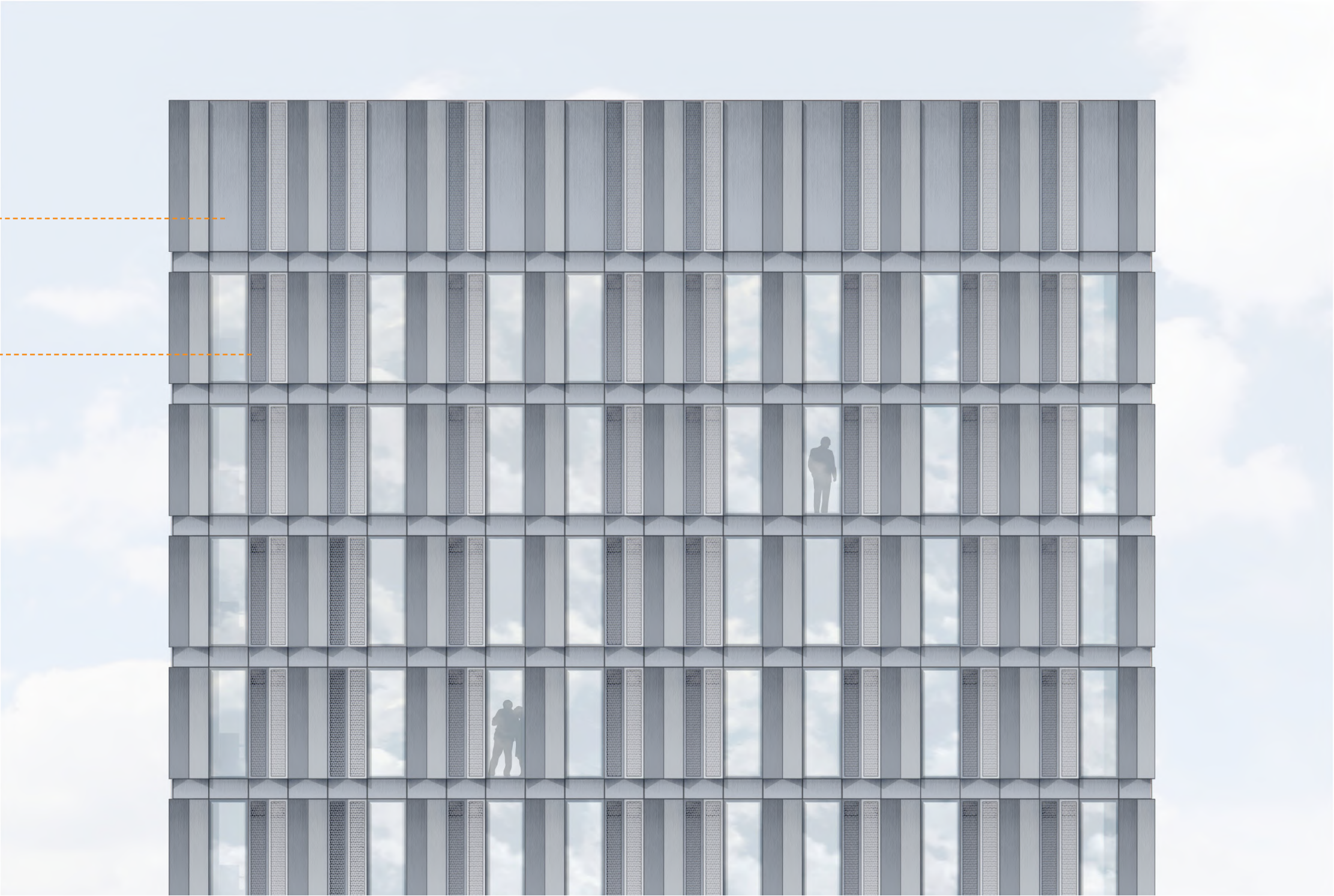




7 **PBSA (Plot A)**
7.1 Design Statement
7.1.38 Building A3 Parapet Appearance

Blue-grey anodised aluminium solid panel

Blue-grey anodised aluminium unitised curtain wall



7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.1

Overview and Principle Aims

Overview

This section of the report sets out details of the measures that have been employed with regard to inclusive access within the PBSA elements of the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings, within the application site.

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age, faith, race, sexual orientation or gender.

Access at the site boundary

The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

Circulation and access to primary entrances

The clear width of all access routes from pavement to main entrances are at least 2000mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are ‘flat’ with cross falls introduced for drainage only.

Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following;

- Clearly defined pedestrian route to main entrance.
- Signs to identify building and entrances.

Reception desk, waiting areas and entrance lobbies

Main reception area and concierge facilities are located at ground floor of the proposed development with self contained facilities. Further detailed design will be undertaken to determine a suitable fit out and interior design for these spaces.

Reception desks will include a low level desk area for wheelchair users.

Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare
- Upon entering, the interior layout will be clearly signposted
- The use of lighting and signage to aid way finding
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement

Communal stairs and lifts, including lobbies

Communal stairs to all cores will be designed to comply with all appropriate Building Regulations. Each building will be provided with a designated Fire Fighting lift which can be used at the Fire Officers discretion for wheelchair users in an evacuation event.

Width of internal circulation routes

All primary circulation corridors are minimum 1350mm wide. A minimum corridor width of 1220mm has been provided within cluster apartments. The layout of the accommodation floors and bedrooms have been carefully considered to avoid facing front door entrances wherever possible.

Internal layout of apartments

5% of the rooms in the PBSA buildings have been allocated as Accessible Rooms, with a pro-rata choice of Accessible Studios and Accessible Cluster Rooms; provided on a variety of building levels across Buildings A1, A2 and A3. The layout and fitout of these rooms will be designed to comply with the guidance in BS 8300 and Approved Document M.

Associated cluster kitchen, living and dining spaces are also designed to accommodate accessibility.

Large format glazing will provide clear unobstructed views, and opening vent panels will be easy to operate. Switches, sockets and controls will be fitted at a height which is usable by all (i.e. between 450mm and 1200mm from the floor).

Emergency egress

Evacuation of disabled people will be a liaison between building managers and occupants; driven by a combination of physical fire safety measures and management procedures. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance. A fire strategy report will be prepared to include egress of people with disabilities, children and elderly people. Alarm systems will provide visual as well as audible signals in an emergency. In addition, Emergency Egress provision will include the following;

- Visual fire alarms especially where people may be alone
- Improvements in legibility of evacuation procedure signs
- Direction and location signs to circulation cores

Fire fighting access

The detailed design will adopt a fire engineered solution utilising references from BS9991.

Accessible parking spaces

The development has been designed as a car free development, save for 5no. on street accessible parking spaces on Kincardine Road.

Equality Act 2010

The client, management and operators of the PBSA development must meet their obligations under the Equality Act 2010, which places specific duties on providers of goods, facilities and services (Part 3), employers (Part 5), those leasing or selling land or property (Part 4), and education providers (Part 6).

Under the EA these duties require that where disabled people are placed at a ‘substantial disadvantage’, ‘reasonable adjustments’ be made to avoid the disadvantage caused by policies, practices or physical features and to provide auxiliary aids. Therefore a suitable management system will be in place with regard to the needs of building users.

7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.2

Security Strategy

The ground floor layout has been designed to provide opportunities for passive surveillance of the public realm spaces; with main entrances and commercial units situated adjacent to the public realm which will be well lit and overlooked. All areas of active frontage include full height glazing to the external facade, maximising visibility.

Both commercial units are fully segregated from the residents area.

Entrances will be well lit and the development will incorporate CCTV. The building becomes the defence line with appropriate window and door specifications.

The development will benefit from 24 hour on-site concierge.

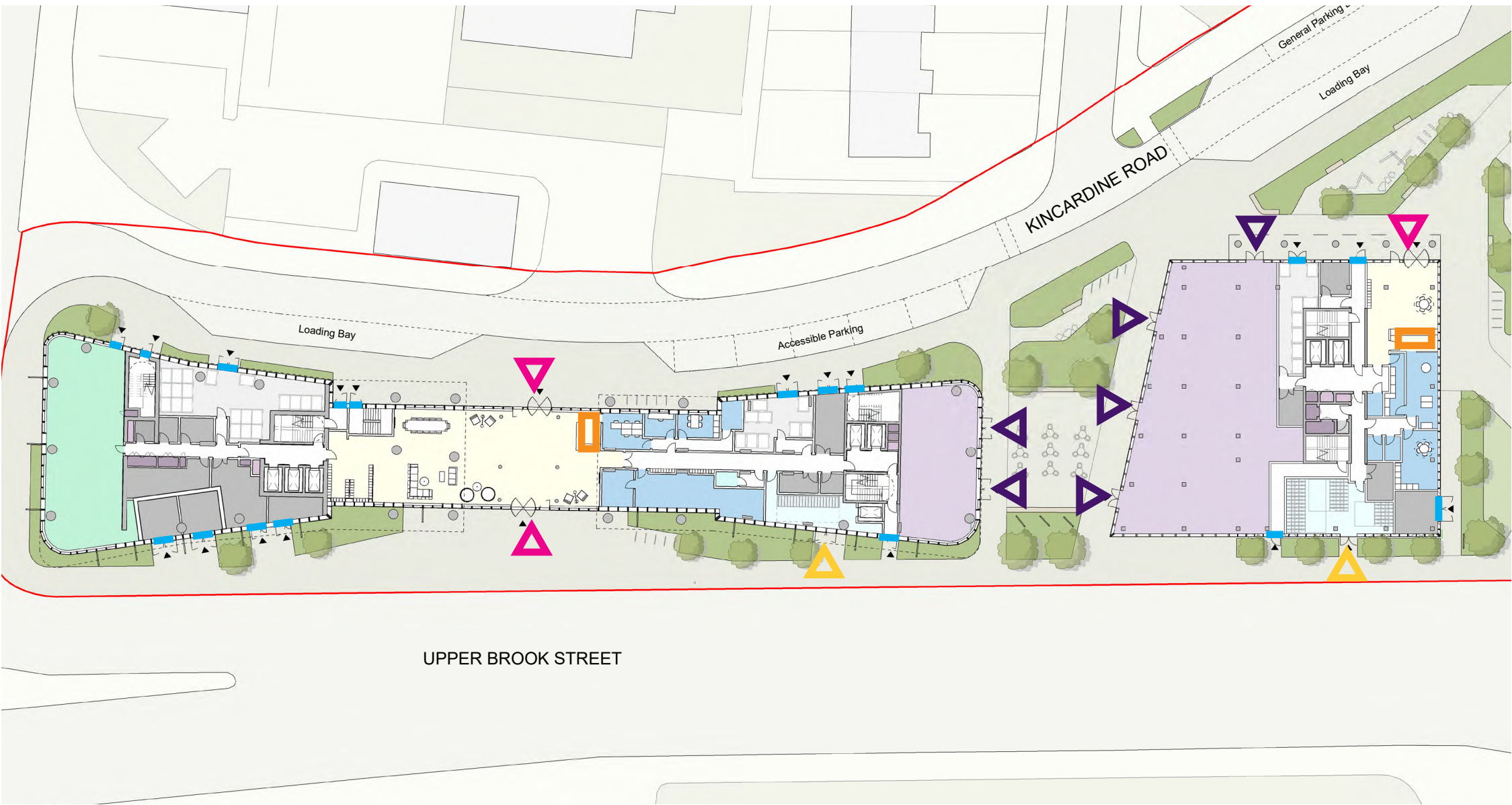
An access control system will be installed, with fob access restricting unauthorised entry and will include the cycle stores. Visitors will need to be physically let into the building by residents. An intercom system from the main entrance to clusters will be installed, but this does not contain a door release mechanism.

Externally accessed refuse stores and plant rooms will be under management access only, with locking mechanisms to suit requirements of the space.

Fire escapes will be linked by alarm to the building management system.

Mail delivery is to internal post boxes, located within the main entrances.

Refuse stores are internally housed and accessed.



-  Secure residential entrance
-  Commercial unit entrance
-  Cycle Store entrance
-  24hr concierge desk
-  BOH entrance/Fire escape

7
PBSA (Plot A)
7.2
Accessibility and Inclusive Design
7.2.3
Moving, Delivery and Vehicular Strategy

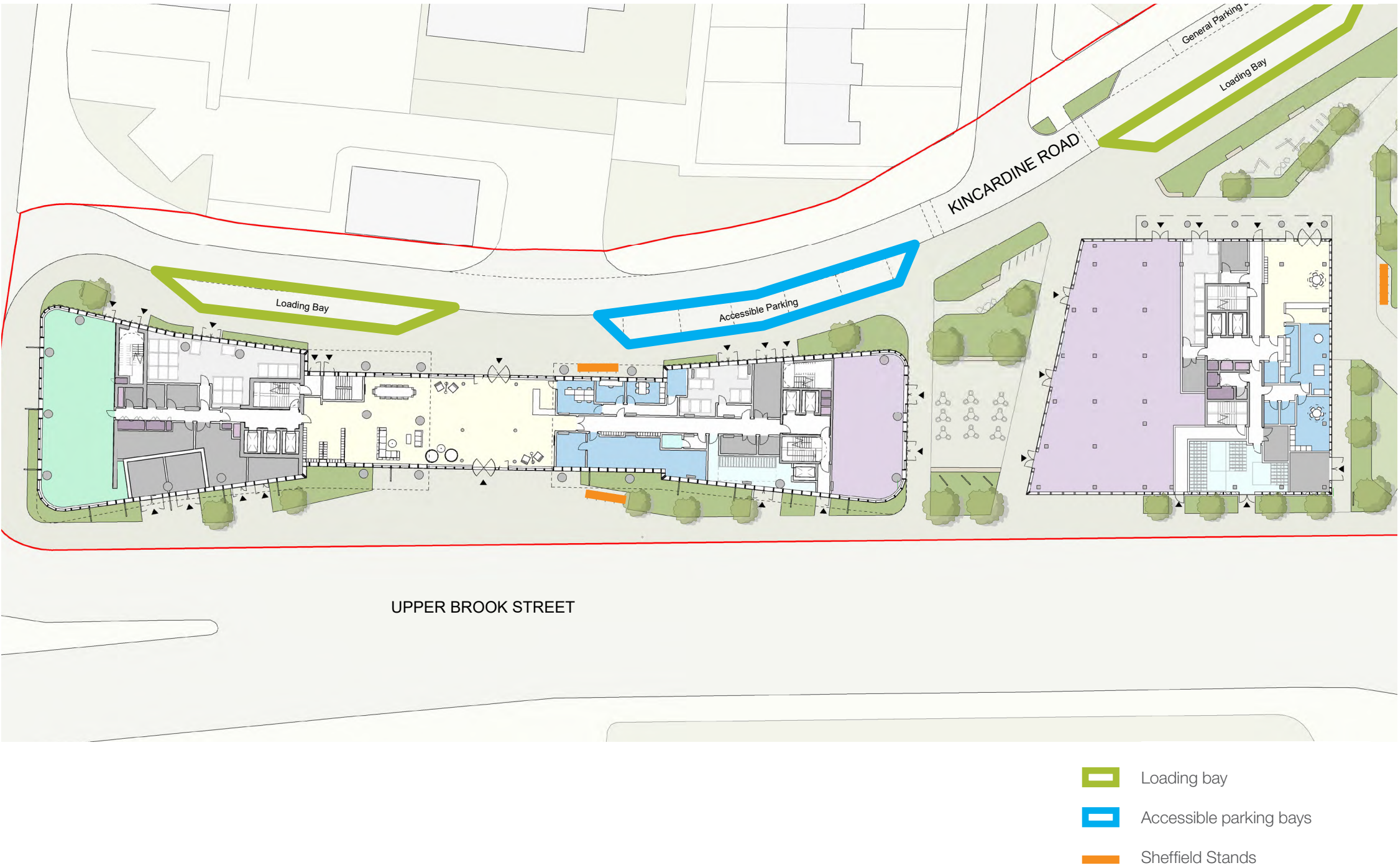
The management of moving in and out of student residents and deliveries is as described in the Site Logistics Management Strategy, prepared by Curtins and submitted as part of the application documents, alongside the submitted Transport Assessment prepared by Focus Transport Planning.

The arrival and departure of students utilises the 2no. loading bays and 5no. accessible parking bays as illustrated in the adjacent diagram.

Sheffield stands are located at each PBSA entrance for ad-hoc deliveries made by bike. These spaces can also be used by visitors.

Taxis will drop off and pick up via the loading bays, along with ad-hoc deliveries by car or van.

Commercial units are also serviced via the loading bays.



7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

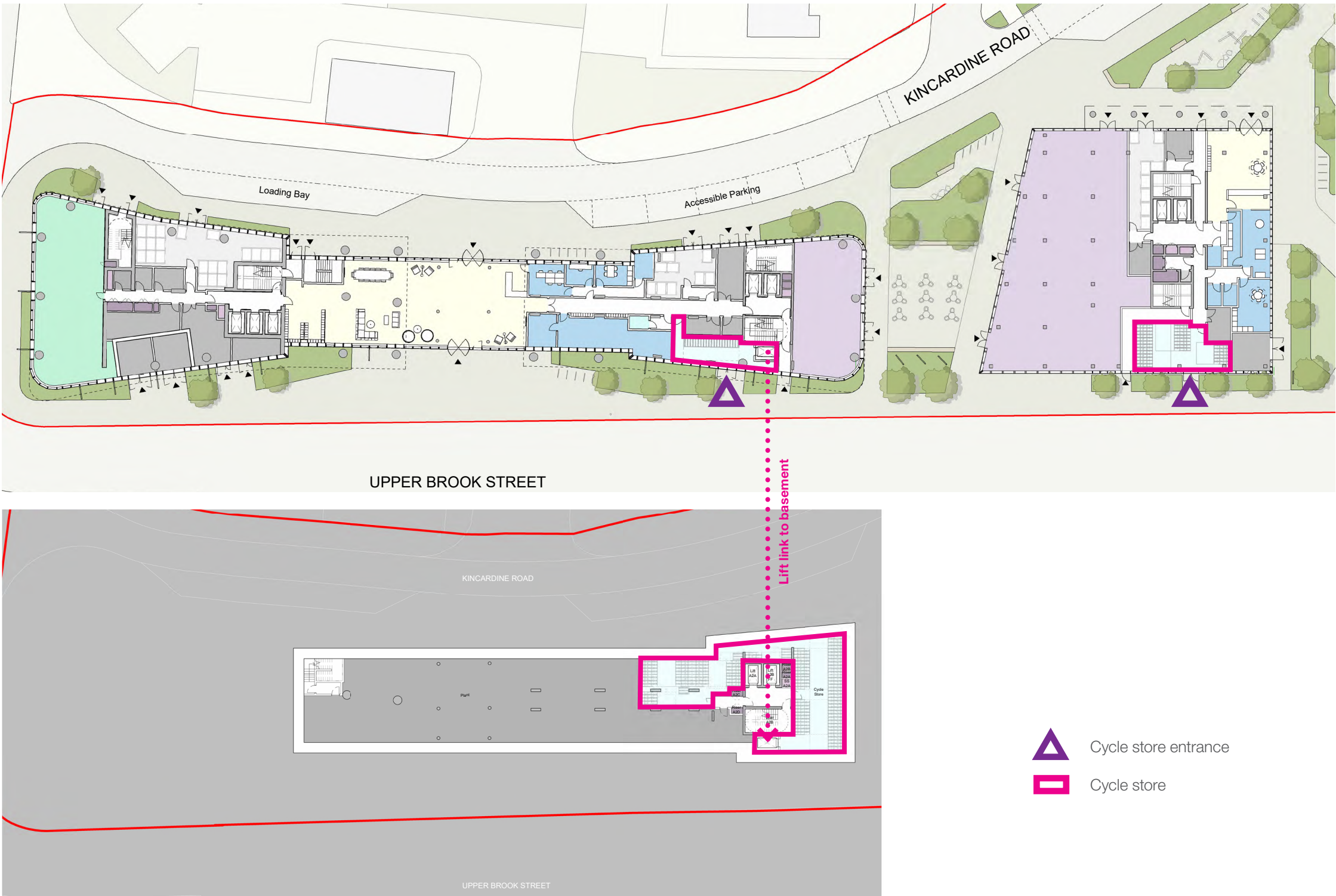
7.2.4

Cycle Storage

A secure cycle store is split across ground and basement of Building A1/A2, with cycle storage racks totalling 25% of the number of bedrooms (220 bike spaces). Some racks are provided at ground floor, with internal access to the main basement cycle store by lift. Access to the cycle store is via a secure fob access door on Upper Brook Street.

In Building A3, a secure cycle store room is provided at ground floor with cycle storage racks totalling 25% of the number of bedrooms (55 bike spaces). Access to the cycle store is via a secure fob access door on Upper Brook Street.

A segregated contraflow cycle lane is also provided on Kincardine Road, providing improved cycle infrastructure in and around the local area.



7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.5

Waste Strategy

The management of waste is as described in the Site Logistics Management Strategy, prepared by Curtins and submitted as part of the application documents.

An internally accessed, communal refuse and recycling store is located at ground floor of each building, facing onto Kincardine Road.

On refuse collection days, the building’s management team will move bins for collection on Kincardine Road. Refuse collection will be by private contractor twice a week. Stores have been sized to store 21no. 1100l eurobins in Building A1, 9no. 1100l eurobins in Building A2 and 9no. 1100l eurobins in Building A3.

Commercial units are anticipated to have a higher frequency of collection and will be managed by the tenant. Refuse for the units will be stored within the unit demise.



7 PBSA (Plot A)

7.2 Accessibility and Inclusive Design

7.2.6 Access and Maintenance Strategy

The objective of the strategy is to provide the most reasonably practicable, appropriate and robust methods of safe access to the entirety of the building facades, including 'set backs', mini-roofs and soffits, for all cleaning and maintenance and replacement tasks expected to occur over the life of the building.

The facade is predominantly formed from unitised curtain walling. Key tasks will typically involve external access and include replacement of fixed light glass panels, openable ventilation doors and fixed metal panels.

The primary method of facade access to Building A1 is a building maintenance unit (BMU) installed at tower roof level on a twin track system around the perimeter of the roof space. The BMU features an integrated material hoisting winch for use during facade replacement works.

Davit arms will then utilise the cradle to access the south facing facades via the intermediate roofs, where the building steps.

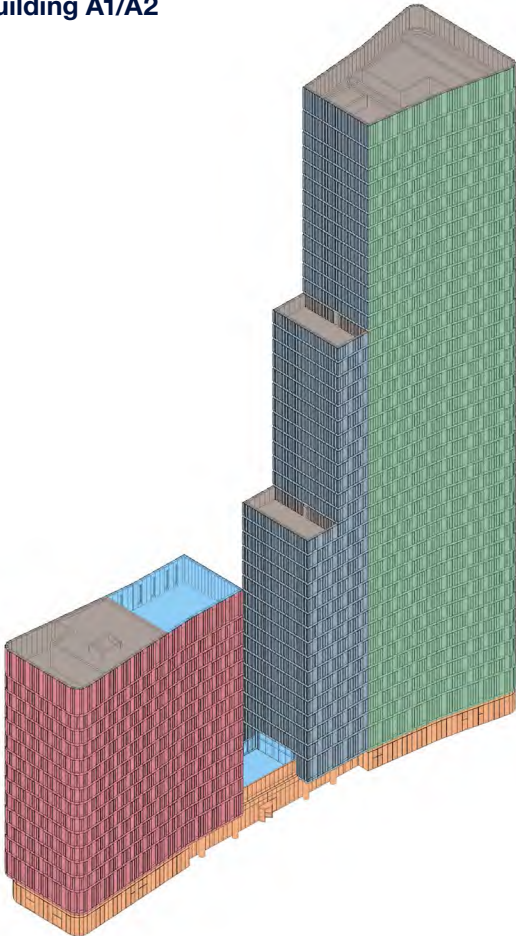
A clear 2m exclusion zone is to be outlined at the foot of each elevation during facade works for safe landing in the event of an emergency.

Buildings A2 and A3 will be accessed and maintained from ground level using MEWPs.

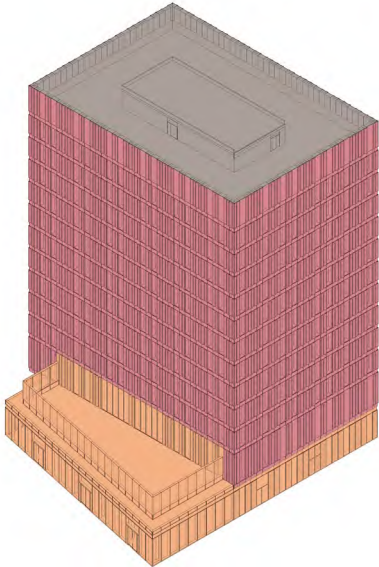
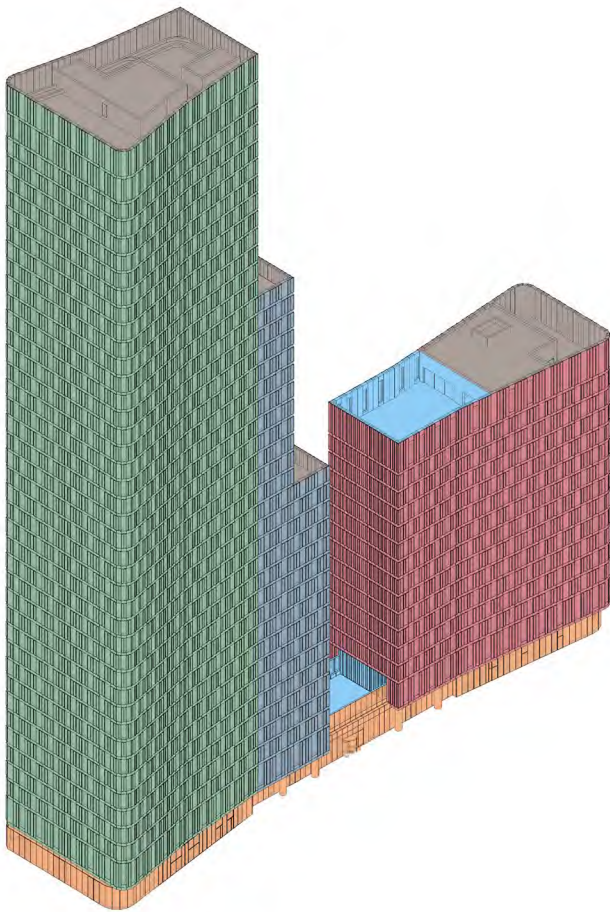
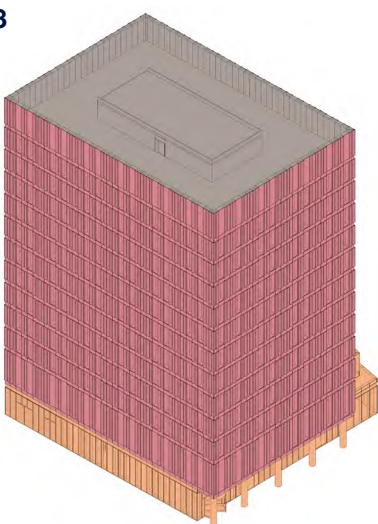
Access to the inward opening windows positioned behind the perforated aluminium panels, to all three buildings, is to be by internal methods for cleaning and replacement. The panels are suitably sized to transport through the building via the lifts, using glazing robots and trolleys

The external envelope is broken down into the zones shown in the adjacent diagrams with regard to the strategy for access, cleaning and maintenance. Various access systems types are required to enable access to these zones, as annotated in the key. These systems will either be used independently or in combination with other systems, depending on the task. Mobile glass robots and trolleys are envisaged as being used to aid glass replacement in all zones, on all levels.

Building A1/A2



Building A3



- Zone 1 - Ground Floor and Podium Facades (Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)
- Zone 2 - Building A1 upper building facades (Twin Track Building Maintenance Units, Glass Replacement Units and Fall Restraint Systems)
- Zone 3 - Building A1 facades accessible from roof steps (Davit Arms and Counterbalance Systems, Building Maintenance Units, Glass Replacement Units and Fall Restraint Systems)
- Zone 4 - Buildings A2 and A3 facades accessible from surrounding landscape (Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)
- Zone 5 - Roofs with accessible accommodation (Scaffold towers)
- Zone 6 - Roofs with plant (Scaffold towers)
- Zone 7 - Soffits (Ground based systems such as MEWPs, ground cranes, scaffold towers, wash systems with telescopic hoses)

7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.7

Building A1/A2 Staff Accessibility

The accessibility requirements of staff have been considered and accounted for; with the arrival and approach to the building being provided via pedestrian routes that will be ‘flat’ and slip resistant. Pedestrian routes connect with entrance points to the building with level and step free access via a revolving door or adjacent pass door.

5no. accessible parking bays are provided, in close proximity of the PBSA main entrance on Kincardine Road.

External lighting will be provided to ensure that pedestrian routes are adequately lit during daylight hours and after dark. Trees and furniture within the landscape have been located and designed to keep pedestrian routes free from hazards.

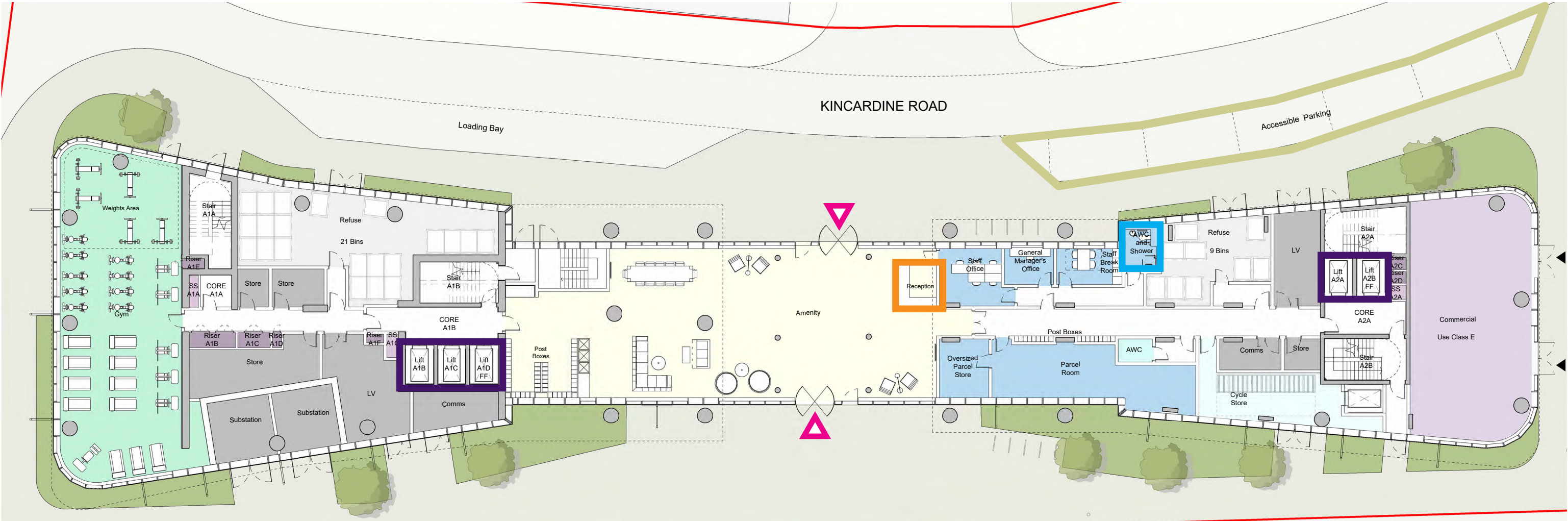
Internally, the main entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is served by lifts, alongside stair access.

Staff areas are provided to reflect the requirements of Approved Document M Volume 2 and will be developed further during the detailed design stages. These include the reception desk, offices, welfare space and wheelchair accessible WC and shower; alongside circulation areas.

The internal layout and interior design of amenity spaces will also be further developed to provide an accessible environment for staff.

External terraces provide step free and level access and the requirements to achieve this have been integrated within the vertical section and facade design.

-  Step free access via revolving door with pass door
-  Accessible parking bays
-  Reception desk
-  Lift access to accommodation and amenity floors
-  Accessible staff WC and Shower



7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.8

Building A3 Staff Accessibility

As Building A1/A2, the same approach and strategy towards staff accessibility is applied to Building A3.

Key aspects of the ground floor accessibility design are as annotated in the adjacent diagram.

The staff accessibility design and strategy will be further developed during the detailed design stages, to meet the requirements of the relevant legislation.

-  Step free access via revolving door with pass door
-  Accessible parking bays
-  Reception desk
-  Lift access to accommodation and amenity floors
-  Accessible staff WC and Shower



7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.9

Accommodation Accessibility

The development provides a 5% provision of accessible/adaptable cluster bedrooms and studios. The quantities of studios and clusters is reflective of the overall mix.

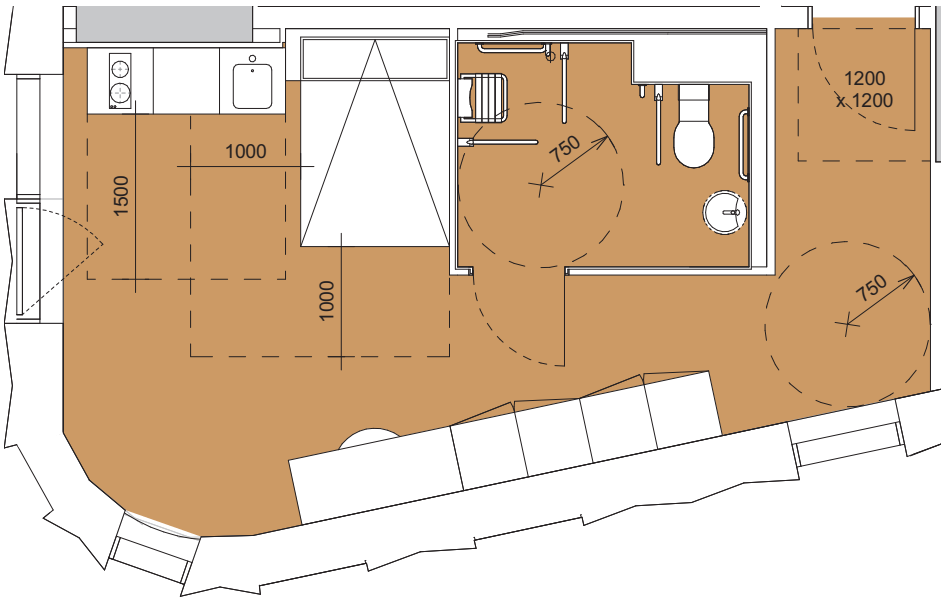
25no. accessible studios are provided in Building A1 and 31no. accessible cluster bedrooms are provided across Building A1 and A3.

All accessible rooms are located along wheelchair accessible routes from the vertical circulation cores, at 1350mm wide in communal corridors and 1220mm within clusters. Communal cluster kitchen are designed to enable wheelchair access, where the cluster incorporates accessible accommodation.

Building A1's layouts are adaptable, to enable accessible accommodation to be fitted out as large, non-accessible accommodation and vice-versa. This is achieved through the stacking of drainage requirements for example and is demonstrated in the varying floorplans of the building.

Building A1/A2 Accessible Studio Layout

Levels 01-25, 25no. Studios

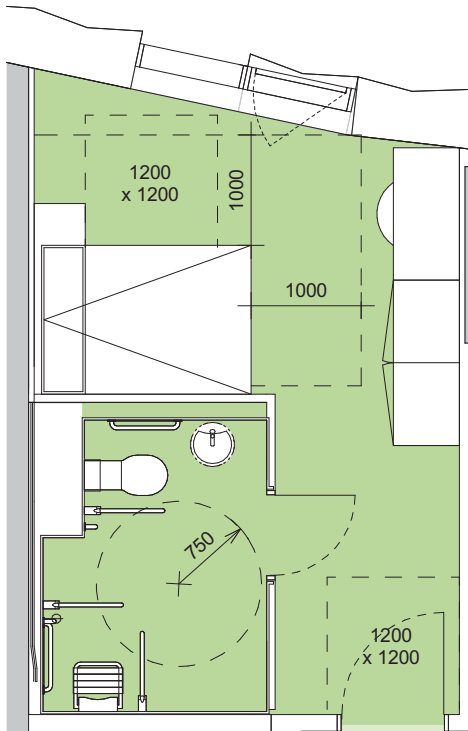


Building A1/A2 Accessible Room Locations



Building A1/A2 Accessible Cluster Bedroom Layout

Levels 02-22, 21no. Bedrooms

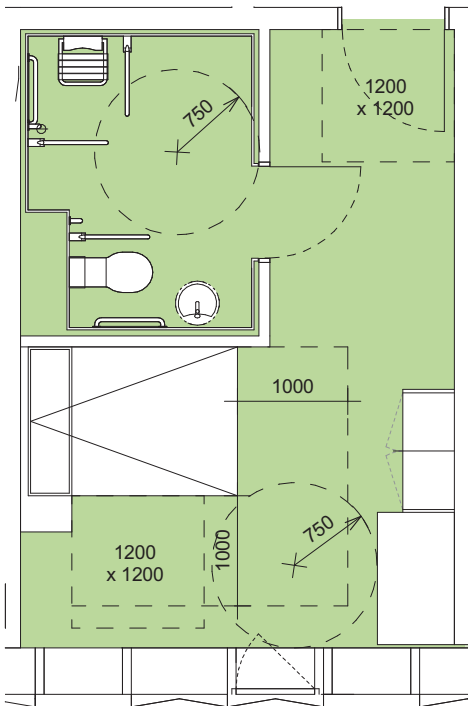


Building A3 Accessible Cluster Bedroom Locations



Building A3 Accessible Cluster Bedroom Layout

Levels 02-11, 10no. Bedrooms



7

PBSA (Plot A)

7.2

Accessibility and Inclusive Design

7.2.10

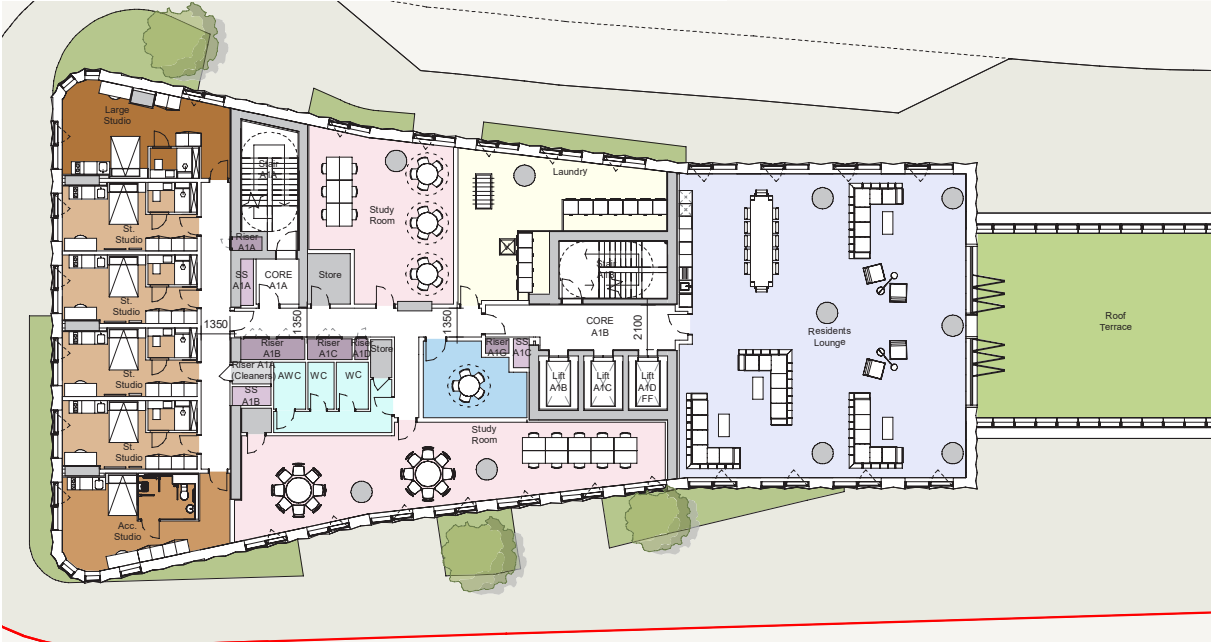
Communal Accessibility

As described in the previous sections, the proposals take into account the regulatory requirements of Approved Document M Volume 2 and will be further developed in the detailed design stages. This is pertinent to the amenity spaces in particular, which will be developed by the operator to reflect market demands and the brand standards.

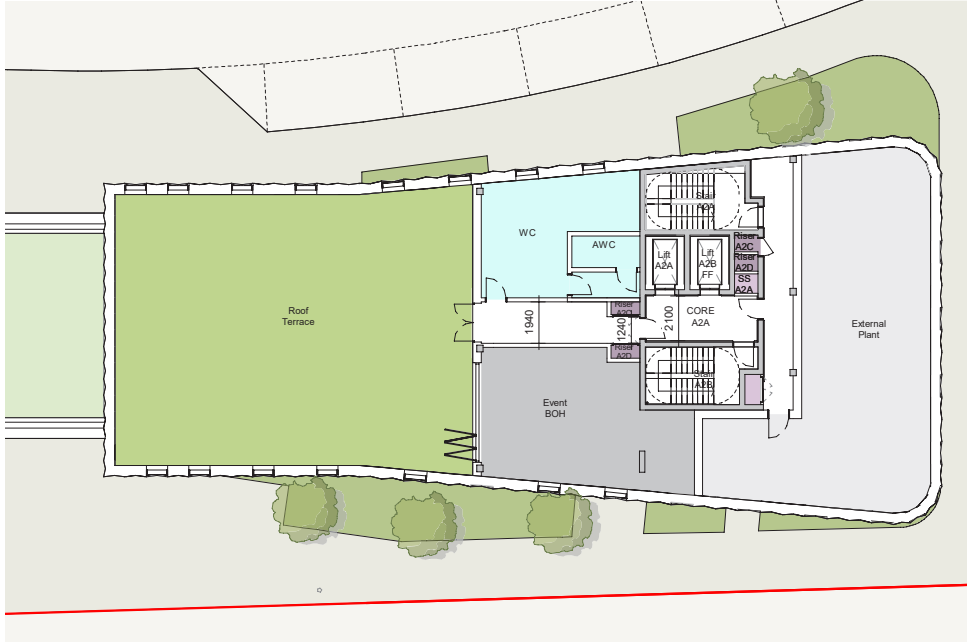
Certain communal elements such as corridors and lift lobbies which provide a shell in which the amenity spaces can be developed are therefore defined to a greater level of detail. As such, wheelchair accessible communal corridors at widths of 1350mm are provided. Lift lobbies are provided at a minimum of 2100mm, providing passing places alongside general circulation and waiting functions. Lift access is provided to all levels, excluding roof plant that is accessed for maintenance purposes only.

In all areas of communal amenity, step free and level access is provided, both internally and externally, including any thresholds between inside and outside.

Building A1 Level 01



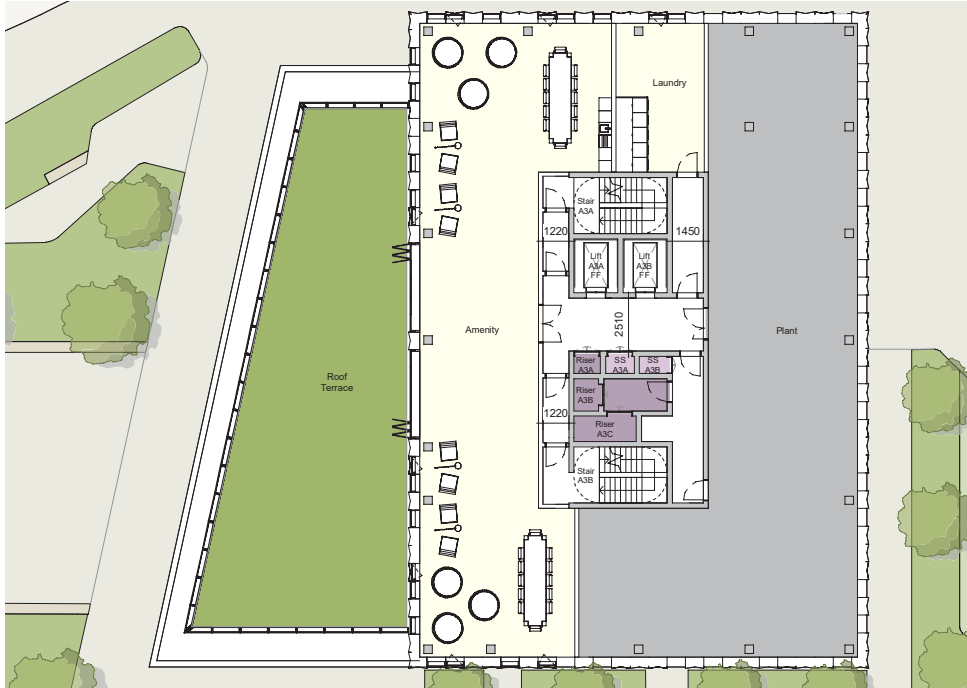
Building A2 Level 14



Building A1 Level 40



Building A3 Level 01



8.1	Design Quality
8.1	View from Mancunian Way Junction
8.2	View from Upper Brook Street
8.3	View from Hanworth Close
8.4	View south from Gartside Gardens
8.5	View north from Gartside Gardens
8.6	View of Gaskell Green from Upper Brook Street

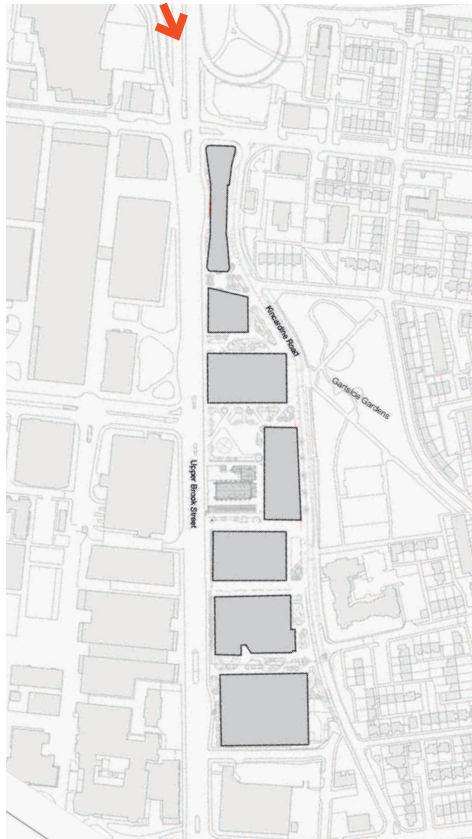
8

Design Quality

8.1

View from Mancunian Way Junction

This chapter shows a series of visuals of the masterplan to demonstrate the design quality of the scheme. These were prepared as part of the wider masterplan so buildings not included in this proposal are shown illustratively.

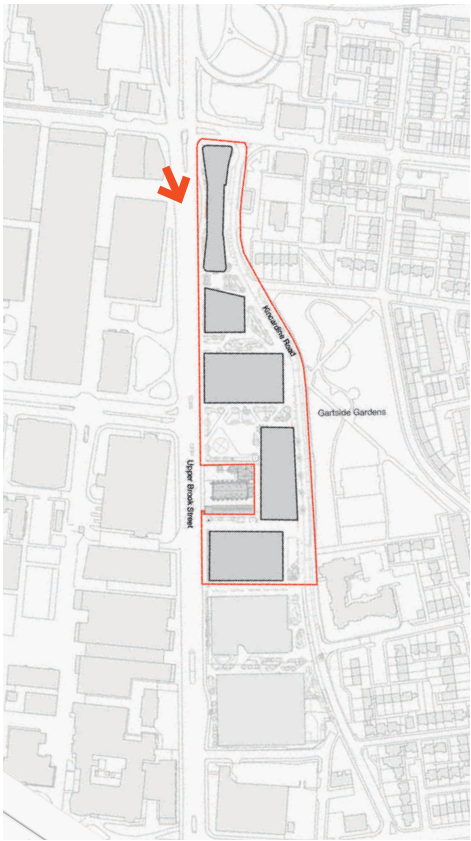


8

Design Quality

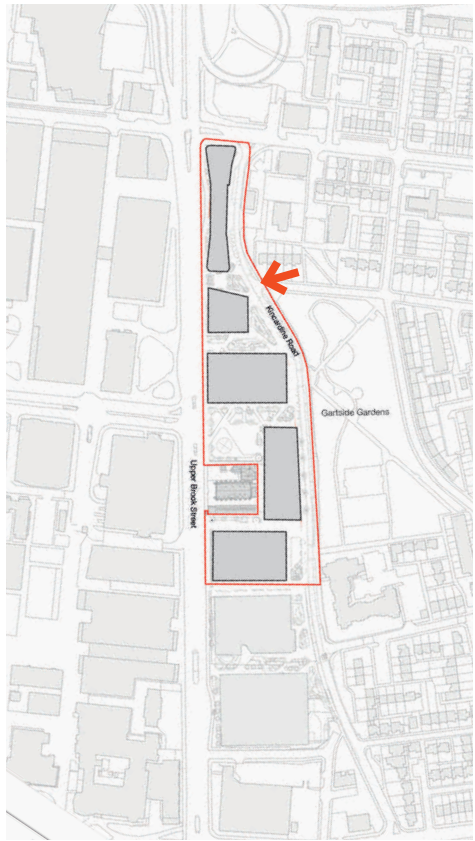
8.2

View from Upper Brook Street



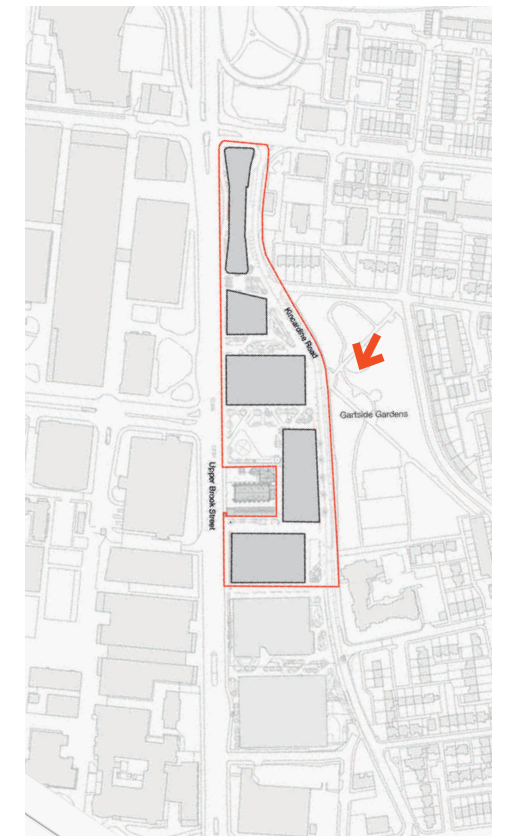
8 Design Quality

8.3 View from Hanworth Close



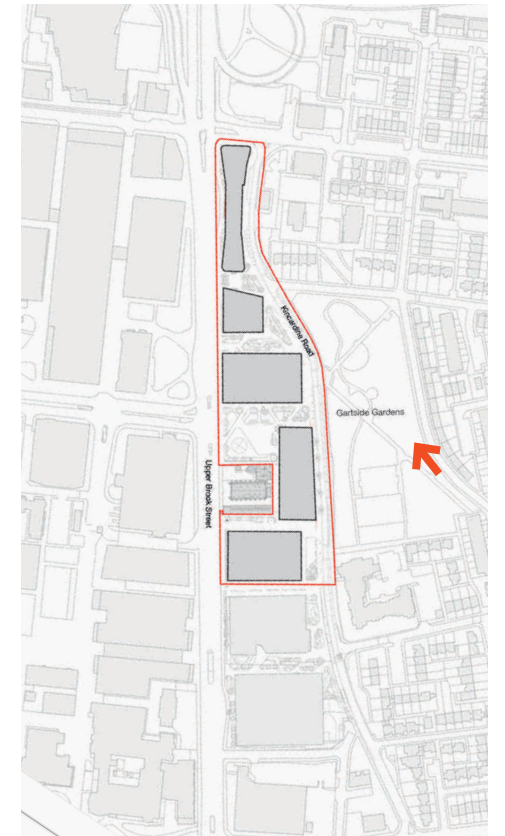
8 Design Quality

8.4 View south from Gartside Gardens



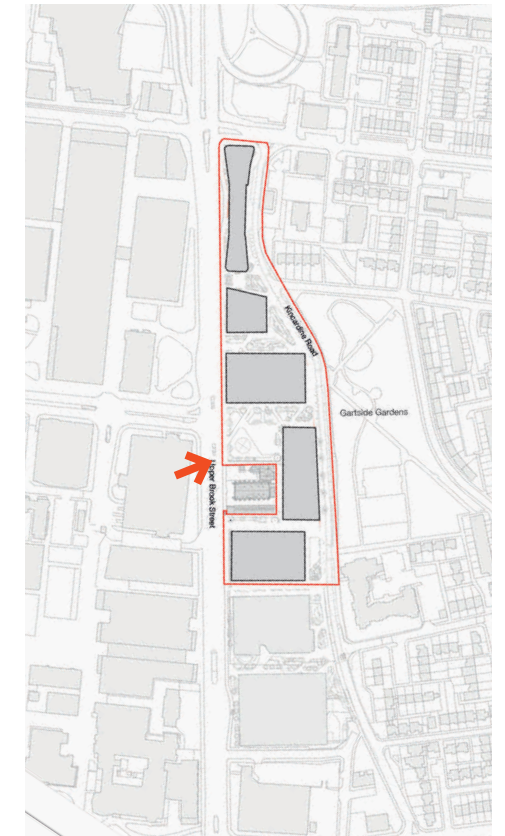
8 Design Quality

8.5 View north from Gartside Gardens



8 Design Quality

8.6 View of Gaskell Green from Upper Brook Street



9

Accommodation Schedule

9.1

Life Sciences (Plot B)

Plot B - Gross External Area		
Level	Area (m²)	Area ft²
Block B1 - Gross External Area		
Level 00	2022.36 m²	21769 ft²
Level 01	2022.36 m²	21769 ft²
Level 02	2338.69 m²	25173 ft²
Level 03	2338.69 m²	25173 ft²
Level 04	2338.69 m²	25173 ft²
Level 05	2338.69 m²	25173 ft²
Level 06	2033.92 m²	21893 ft²
Level 07	2033.92 m²	21893 ft²
Level 08	2033.92 m²	21893 ft²
Level 09	2033.92 m²	21893 ft²
Level 10	478.87 m²	5155 ft²
Mezzanine	607.44 m²	6538 ft²
22621.47 m²		
Block B2 - Gross External Area		
Level 00	1866.36 m²	20089 ft²
Level 01	1877.65 m²	20211 ft²
Level 02	1914.14 m²	20604 ft²
Level 03	1914.14 m²	20604 ft²
Level 04	1914.14 m²	20604 ft²
Level 05	1914.14 m²	20604 ft²
Level 06	1394.22 m²	15007 ft²
Level 07	1394.22 m²	15007 ft²
Level 08	414.45 m²	4461 ft²
Level 09	25.01 m²	269 ft²
Level 09	25.36 m²	273 ft²
Mezzanine	599.06 m²	6448 ft²
15252.90 m²		
Block B3 - Gross External Area		
Level 00	2089.41 m²	22490 ft²
Level 01	2158.48 m²	23234 ft²
Level 02	2158.48 m²	23234 ft²
Level 03	2158.48 m²	23234 ft²
Level 04	1704.63 m²	18348 ft²
Level 05	1704.63 m²	18348 ft²
Level 06	577.82 m²	6220 ft²
Level 07	25.41 m²	274 ft²
Level 07	25.76 m²	277 ft²
Mezzanine	553.51 m²	5958 ft²
13156.61 m²		
Total GEA:	51030.97 m²	

- Notes:
- Method of measurement follows the RICS Code of Measuring Practice.
 - GEA is measured to edge of horizontal fin projection as per RICS guidance.
 - Roof level GEA has been measured to include enclosed plant spaces. This does not include perimeter external plant screen.

Plot B - Gross Internal Area			
Level	Area (m²)	Areas (ft²)	Use Class
Block B1 - Gross Internal Area			
B-Basement	465 m²	5007 ft²	
Level 00	1340 m²	14422 ft²	
Level 00	566 m²	6097 ft²	E-Commercial
Mezzanine	564 m²	6071 ft²	
Level 01	1845 m²	19859 ft²	
Level 02	2115 m²	22768 ft²	
Level 03	2115 m²	22768 ft²	
Level 04	2115 m²	22768 ft²	
Level 05	2115 m²	22768 ft²	
Level 06	1813 m²	19514 ft²	
Level 07	1813 m²	19514 ft²	
Level 08	1813 m²	19514 ft²	
Level 09	1813 m²	19514 ft²	
Level 10	440 m²	4737 ft²	
20933 m²			
Block B2 - Gross Internal Area			
B-Basement	452 m²	4861 ft²	
Level 00	1446 m²	15563 ft²	
Level 00	278 m²	2998 ft²	E-Commercial
Mezzanine	567 m²	6105 ft²	
Level 01	1679 m²	18070 ft²	
Level 02	1698 m²	18278 ft²	
Level 03	1698 m²	18278 ft²	
Level 04	1698 m²	18278 ft²	
Level 05	1698 m²	18278 ft²	
Level 06	1222 m²	13155 ft²	
Level 07	1222 m²	13155 ft²	
Level 08	382 m²	4111 ft²	
Level 09	20 m²	210 ft²	
Level 09	19 m²	207 ft²	
14079 m²			
Block B3 - Gross Internal Area			
Level 00	1191 m²	12815 ft²	
Level 00	556 m²	5983 ft²	E-Commercial
Mezzanine	509 m²	5476 ft²	
Level 01	1948 m²	20965 ft²	
Level 02	1948 m²	20965 ft²	
Level 03	1948 m²	20965 ft²	
Level 04	1523 m²	16394 ft²	
Level 05	1523 m²	16394 ft²	
Level 06	447 m²	4816 ft²	
Level 07	19 m²	208 ft²	
Level 07	20 m²	211 ft²	
11631 m²			
Total GIA:: 39	46643 m²		

9.2 PBSA (Plot A)



10450-SHP-Z0-A-B5D8-F900-SC-XX-001
Accommodation Schedule
2023-06-22 P01

	A1 Cluster Type		A2 Cluster Type	A3 Cluster Type	
	3 Bed	4 Bed	5 Bed	6 Bed	8 Bed
BSMT					
GROUND					
L01	0	0	2	0	0
L02	1	1	2	1	2
L03	1	1	2	1	2
L04	1	1	2	1	2
L05	1	1	2	1	2
L06	1	1	2	1	2
L07	1	1	2	1	2
L08	1	1	2	1	2
L09	1	1	2	1	2
L10	1	1	2	1	2
L11	1	1	2	1	2
L12	1	1	2		
L13	1	1	2		
L14	2	0			
L15	1	1			
L16	1	1			
L17	1	1			
L18	1	1			
L19	1	1			
L20	1	1			
L21	1	1			
L22	1	1			
L23	1	1			
L24	1	1			
L25	1	1			
L26	1	1			
L27	2	0			
L28	1	1			
L29	1	1			
L30	1	1			
L31	1	1			
L32	1	1			
L33	1	1			
L34	1	1			
L35	1	1			
L36	1	1			
L37	1	1			
L38	1	1			
L39	1	1			
L40					
ROOF					
	40	36	26	10	20

Room Type						Beds per floor
Cluster	Acc. Cluster	Standard Studio	Acc. Studio	Large Studio	Duplex Studio	
10		9	1	1		21
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
37	2	20	1	1		61
16	1	20	1	1		39
16	1	20	1	1		39
5	1	12	1	1		20
6	1	12	1	1		21
6	1	8	1	1		17
6	1	8	1	1		17
6	1	8	1	1		17
6	1	8	1	1		17
6	1	8	1	1		17
6	1	8	1	1		17
6	1	8	1	1		17
7		8	1	1		17
7		8	1	1		17
7		8	1	1		17
7		8		2		17
6		8		2		16
7		4		2		13
7		4		2		13
7		4		2		13
7		4		2		13
7		4		2		13
7		4		2		13
7		4		2		13
7		3			3	13
7		3			0	10
7					6	13
7					0	7
583	31	407	25	45	9	1100
53%	3%	37%	2%	4%	1%	Mix

Total Cluster Beds	Total Studio Beds	
614	486	
56%	44%	Mix

[illegible]

NOTES

1. Schedule to be read in conjunction with relevant planning drawings
2. All areas are approximate and subject to change as proposals are developed and co-ordinated with other consultants
3. Drawings show indicative layouts appropriate to the current stage of the project
4. The architect accepts no responsibility for any resulting implications or decisions, commercial or otherwise, made on the basis of this information
5. Amenity areas based on fills shown in planning drawings
6. Method of measurement based on RICS Code of Measuring Practice. Areas to be validated by quantity surveyor/an other

10 Drawing List

- 10.1 Masterplan
- 10.2 Life Sciences (Plot B)
- 10.3 PBSA (Plot A)

10

Drawing List

10.1

Masterplan Drawings



26-28 Hilton Street, Manchester, M1 2EH

Project Name

Project No

Doc Ref

Doc Name

Rev

Upper Brook Street

220077

UBS-HBA-XX-SC-00-A-000001

Planning Dawings

Rev 03 - 30.06.23

- Site / location										
UBS	HBA	SW	XX	DR	A	08	0001	Existing - Site Location Plan	A1	1 : 1,500
UBS	HBA	SW	XX	DR	A	08	0005	Existing - Site Plan	A1	1 : 500
- Existing										
UBS	HBA	SW	XX	DR	A	08	0020	Existing - North Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0021	Existing - East Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0022	Existing - South Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0023	Existing - West Elevation	A1	1 : 500
- Demolition										
UBS	HBA	SW	XX	DR	A	08	0050	Demolition - Site Plan	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0051	Demolition - North Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0052	Demolition - East Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0053	Demolition - South Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	0054	Demolition - West Elevation	A1	1 : 500
- Masterplan										
UBS	HBA	SW	00	DR	A	08	1000	Proposed Illustrative Masterplan - Site Location Plan	A1	1 : 1,500
UBS	HBA	SW	00	DR	A	08	1005	Proposed Illustrative Masterplan - Site Plan	A1	1 : 500
UBS	HBA	SW	00	DR	A	08	1100	Proposed Illustrative Masterplan - Ground Floor Plan	A1	1 : 500
UBS	HBA	SW	03	DR	A	08	1101	Proposed Illustrative Masterplan - Typical Floor Plan	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	1102	Proposed Illustrative Masterplan - Roof Plan	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	1200	Proposed Illustrative Masterplan - North Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	1201	Proposed Illustrative Masterplan - East Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	1202	Proposed Illustrative Masterplan - South Elevation	A1	1 : 500
UBS	HBA	SW	XX	DR	A	08	1203	Proposed Illustrative Masterplan - West Elevation	A1	1 : 500
UBS	HBA	SW	ZZ	DR	A	08	1300	Proposed Illustrative Masterplan Section AA	A1	1 : 500

10

Drawing List

10.2

Life Sciences (Plot B)

Hawkins\Brown

26-28 Hilton Street, Manchester, M1 2EH

Project Name

Upper Brook Street

Project No

220077

Doc Ref

UBS-HBA-XX-SC-00-A-000001

Doc Name

Planning Drawings

Rev

Rev 03 - 30.06.23

- GA Plans											
UBS	HBA	B1	-1	DR	A	08	0099	Proposed B1 - Basement Plan	A1	1 : 100	
UBS	HBA	B1	00	DR	A	08	0100	Proposed B1 - Ground Foor Plan	A1	1 : 100	
UBS	HBA	B1	01	DR	A	08	0101	Proposed B1 - First Floor Plan	A1	1 : 100	
UBS	HBA	B1	02	DR	A	08	0102	Proposed B1 - Second Floor Plan	A1	1 : 100	
UBS	HBA	B1	03	DR	A	08	0103	Proposed B1 - Third Floor Plan	A1	1 : 100	
UBS	HBA	B1	04	DR	A	08	0104	Proposed B1 - Fourth Floor Plan	A1	1 : 100	
UBS	HBA	B1	05	DR	A	08	0105	Proposed B1 - Fifth Floor Plan	A1	1 : 100	
UBS	HBA	B1	06	DR	A	08	0106	Proposed B1 - Sixth Floor Plan	A1	1 : 100	
UBS	HBA	B1	07	DR	A	08	0107	Proposed B1 - Seventh Floor Plan	A1	1 : 100	
UBS	HBA	B1	08	DR	A	08	0108	Proposed B1 - Eighth Floor Plan	A1	1 : 100	
UBS	HBA	B1	09	DR	A	08	0109	Proposed B1 - Ninth Floor Plan	A1	1 : 100	
UBS	HBA	B1	10	DR	A	08	0110	Proposed B1 - Plant Level Plan	A1	1 : 100	
UBS	HBA	B1	12	DR	A	08	0111	Proposed B1 - Roof Plan	A1	1 : 100	
UBS	HBA	B1	00	DR	A	08	0112	Proposed B1 - Mezzanine Floor Plan	A1	1 : 100	
UBS	HBA	B2	-1	DR	A	08	0119	Proposed B2 - Basement Plan	A1	1 : 100	
UBS	HBA	B2	00	DR	A	08	0120	Proposed B2 - Ground Foor Plan	A1	1 : 100	
UBS	HBA	B2	01	DR	A	08	0121	Proposed B2 - First Floor Plan	A1	1 : 100	
UBS	HBA	B2	02	DR	A	08	0122	Proposed B2 - Second Floor Plan	A1	1 : 100	
UBS	HBA	B2	03	DR	A	08	0123	Proposed B2 - Third Floor Plan	A1	1 : 100	
UBS	HBA	B2	04	DR	A	08	0124	Proposed B2 - Fourth Floor Plan	A1	1 : 100	
UBS	HBA	B2	05	DR	A	08	0125	Proposed B2 - Fifth Floor Plan	A1	1 : 100	
UBS	HBA	B2	06	DR	A	08	0126	Proposed B2 - Sixth Floor Plan	A1	1 : 100	
UBS	HBA	B2	07	DR	A	08	0127	Proposed B2 - Seventh Floor Plan	A1	1 : 100	
UBS	HBA	B2	08	DR	A	08	0128	Proposed B2 - Plant Level Plan	A1	1 : 100	
UBS	HBA	B2	10	DR	A	08	0129	Proposed B2 - Roof Plan	A1	1 : 100	
UBS	HBA	B2	00	DR	A	08	0130	Proposed B2 - Mezzanine Floor Plan	A1	1 : 100	
UBS	HBA	B3	00	DR	A	08	0140	Proposed B3 - Ground Foor Plan	A1	1 : 100	
UBS	HBA	B3	01	DR	A	08	0141	Proposed B3 - First Floor Plan	A1	1 : 100	
UBS	HBA	B3	02	DR	A	08	0142	Proposed B3 - Second Floor Plan	A1	1 : 100	
UBS	HBA	B3	03	DR	A	08	0143	Proposed B3 - Third Floor Plan	A1	1 : 100	
UBS	HBA	B3	04	DR	A	08	0144	Proposed B3 - Fourth Floor Plan	A1	1 : 100	
UBS	HBA	B3	05	DR	A	08	0145	Proposed B3 - Fifth Floor Plan	A1	1 : 100	
UBS	HBA	B3	06	DR	A	08	0146	Proposed B3 - Plant Level Plan	A1	1 : 100	
UBS	HBA	B3	08	DR	A	08	0147	Proposed B3 - Roof Plan	A1	1 : 100	
UBS	HBA	B3	00	DR	A	08	0148	Proposed B3 - Mezzanine Floor Plan	A1	1 : 100	

- GA Sections										
UBS	HBA	B1	ZZ	DR	A	08	0300	Proposed B1 - Section AA	A1	1 : 200
UBS	HBA	B1	ZZ	DR	A	08	0301	Proposed B1 - Section BB	A1	1 : 200
UBS	HBA	B2	ZZ	DR	A	08	0320	Proposed B2 - Section AA	A1	1 : 200
UBS	HBA	B2	ZZ	DR	A	08	0321	Proposed B2 - Section BB	A1	1 : 200
UBS	HBA	B3	ZZ	DR	A	08	0340	Proposed B3 - Section AA	A1	1 : 200
UBS	HBA	B1	ZZ	DR	A	08	0341	Proposed B3 - Section BB	A1	1 : 200
- Typical Details										
UBS	HBA	B1	XX	DR	A	08	0411	Proposed B1 - Bay Study - Ground Floor	A1	1 : 25
UBS	HBA	B1	XX	DR	A	08	0412	Proposed B1 - Bay Study - Upper Floors	A1	1 : 25
UBS	HBA	B1	XX	DR	A	08	0413	Proposed B1 - Bay Study - Plant Screen	A1	1 : 25
UBS	HBA	B2	XX	DR	A	08	0421	Proposed B2 - Bay Study - Ground Floor	A1	1 : 25
UBS	HBA	B2	XX	DR	A	08	0422	Proposed B2 - Bay Study - Upper Floors	A1	1 : 25
UBS	HBA	B2	XX	DR	A	08	0423	Proposed B2 - Bay Study - Plant Screen	A1	1 : 25
UBS	HBA	B3	XX	DR	A	08	0431	Proposed B3 - Bay Study - Ground Floor	A1	1 : 25
UBS	HBA	B3	XX	DR	A	08	0432	Proposed B3 - Bay Study - Upper Floors	A1	1 : 25
UBS	HBA	B3	XX	DR	A	08	0433	Proposed B3 - Bay Study - Plant Screen	A1	1 : 25

10 Drawing List

10.2 PBSA (Plot A)



10450-SHP-Z0-A-B5D8-Z330-SC-XX-001
Planning Drawing Register
2023-06-22 P01

Drawing Type	Drawing Number	Drawing Title			Revision	Scale at A3	Sheet size
G100 - Site wide							
Masterplan	10450-SHP-Z0-A-B5D8-G100-PL-00-001	PBSA Site plan	Ground floor		P01	1:500	A3
Masterplan	10450-SHP-Z0-A-B5D8-G100-PL-TY-001	PBSA Site plan	Typical (Level 02 shown)		P01	1:500	A3
Masterplan	10450-SHP-Z0-A-B5D8-G100-PL-RF-001	PBSA Site plan	Roof		P01	1:500	A3
G200 - General Arrangement							
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-B1-001	A1/A2 General Arrangement	Plan	Basement	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-00-001	A1/A2 General Arrangement	Plan	Ground floor	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-01-001	A1/A2 General Arrangement	Plan	Level 01	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-001	A1/A2 General Arrangement	Plan	Typical Levels 02-13 (02 shown)	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-14-001	A1/A2 General Arrangement	Plan	Level 14	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-15-001	A1/A2 General Arrangement	Plan	Level 15	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-16-001	A1/A2 General Arrangement	Plan	Level 16	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-002	A1/A2 General Arrangement	Plan	Typical Levels 17-22 (17 shown)	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-003	A1/A2 General Arrangement	Plan	Typical Levels 23-25 (23 shown)	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-26-001	A1/A2 General Arrangement	Plan	Level 26	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-27-001	A1/A2 General Arrangement	Plan	Level 27	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-28-001	A1/A2 General Arrangement	Plan	Level 28	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-TY-004	A1/A2 General Arrangement	Plan	Typical Levels 29-35 (29 shown)	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-36-001	A1/A2 General Arrangement	Plan	Level 36	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-37-001	A1/A2 General Arrangement	Plan	Level 37	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-38-001	A1/A2 General Arrangement	Plan	Level 38	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-39-001	A1/A2 General Arrangement	Plan	Level 39	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-40-001	A1/A2 General Arrangement	Plan	Level 40	P01	1:250	A3
Plan	10450-SHP-ZZ-A-B5D8-G200-PL-RF-001	A1/A2 General Arrangement	Plan	Roof	P01	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-00-001	A3 General Arrangement	Plan	Ground floor	P01	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-01-001	A3 General Arrangement	Plan	Level 01	P01	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-TY-001	A3 General Arrangement	Plan	Typical Levels 02-11	P01	1:250	A3
Plan	10450-SHP-A3-A-B5D8-G200-PL-RF-001	A3 General Arrangement	Plan	Roof Level	P01	1:250	A3
Section	10450-SHP-Z0-A-B5D8-G200-SE-AA-001	General Arrangement	Site Section AA		P01	1:1000	A3
Section	10450-SHP-Z0-A-B5D8-G200-SE-XX-001	General Arrangement	Site Section	BB,CC and DD	P01	1:1000	A3
Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-EE-001	General Arrangement	Elevation	Kincardine Road	P01	1:1000	A3
Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-EW-001	General Arrangement	Elevation	Upper Brook Street	P01	1:1000	A3
Elevation	10450-SHP-ZZ-A-B5D8-G200-EL-XX-001	General Arrangement	Elevation	Grosvenor Road and South Elevation	P01	1:1000	A3
Elevation	10450-SHP-A3-A-B5D8-G200-EL-XX-001	General Arrangement	Elevation	A3 North and South Elevation	P01	1:1000	A3
G251 - External walls							
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-001	A1/A2 Façade Detail	Typical		P01	1:50	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-002	A1/A2 Façade Detail	Gable typical		P01	1:50	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-003	A1/A2 Façade Detail	Ground floor		P01	1:100	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-004	A1/A2 Façade Detail	Main Entrance		P01	1:100	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-005	A1/A2 Façade Detail	A1 Parapet		P01	1:100	A3
Bay study	10450-SHP-ZZ-A-B5D8-G251-DE-XX-006	A1/A2 Façade Detail	A2 Parapet		P01	1:100	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-001	A3 Façade Detail	Typical		P01	1:50	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-002	A3 Façade Detail	Ground floor		P01	1:100	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-003	A3 Façade Detail	Main Entrance		P01	1:100	A3
Bay study	10450-SHP-A3-A-B5D8-G251-DE-XX-004	A3 Façade Detail	Parapet		P01	1:100	A3
Schedules							
	10450-SHP-Z0-A-B5D8-F900-SC-XX-001	PBSA Accommodation schedule			P01		



Document Issue Sheet

Project No: RF23-983 Project Title : UBS Client Name: Alliance UBS Ltd Sheet No: 1 of 1			Date of Issue																		
			Day	19	26	16	22														
			Month	5	5	6	6														
			Year	23	23	23	23														
Comments:			Drawing Size	Document status																	
Doc Type: CP: Cost Plan, DR: Drawing, HS: Health and Safety, MI: Minutes, M2: 2D model file, M3: 3D Model file, PP: Presentation, RP: Report, SH: Schedule, SK: Sketch Drawing, SN: Snagging list, SP: Specification, WP: Workbook				For Information	For Review & Comment	Final Planning Review	For Information														
				Revision																	
			P=Preliminary C=Contractual																		
Doc Type	Document No.	Drawing Title	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-00-DR-L-0001	Illustrative Landscape Masterplan	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-00-DR-L-0002	Landscape GA 1 of 2	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-00-DR-L-0003	Landscape GA 2 of 2	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-RF-DR-L-0004	Illustrative Roof Level Masterplan	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-00-DR-L-0005	Illustrative Landscape Sections 1 of 2	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-00-DR-L-0006	Illustrative Landscape Sections 2 of 2	A1	P00	P01	P02	P03														
DR	0983-RFM-XX-XX-DR-L-0007	Planting Strategy 1 of 3	A1		P00	P02	P03														
DR	0983-RFM-XX-XX-DR-L-0008	Planting Strategy 2 of 3	A1		P00	P02	P03														
DR	0983-RFM-XX-XX-DR-L-0009	Planting Strategy 3 of 3	A1		P00	P02	P03														
DR	0983-RFM-XX-00-DR-L-0010	Illustrative Landscape Sections 3 of 4	A1	P00		P01	P02														
DR	0983-RFM-XX-00-DR-L-0011	Illustrative Landscape Sections 4 of 4	A1	P00		P01	P02														

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