Jon Matthews Architects

First Street Developments Ltd
Plot 10a First Street
Design & Access Statement

Issue No. 01 13.01.2023

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Client(s)

1ST & ST.

Project Team

Jon Matthews Architects

Chroma Consulting - Project Managers

Deloitte Real Estate - Planning Consultants

Gardiner and Theobald - Cost Consultants

Ramboll - Structural Engineers

Planit-ie - Landscape Architects

Cundall - M+E Engineers, Acoustician, BREEAM Consultants

Design Fire Consultants - Fire Engineers

Vectos - Transport Consultant and Waste Management

Penny Anderson Associates - Ecologists

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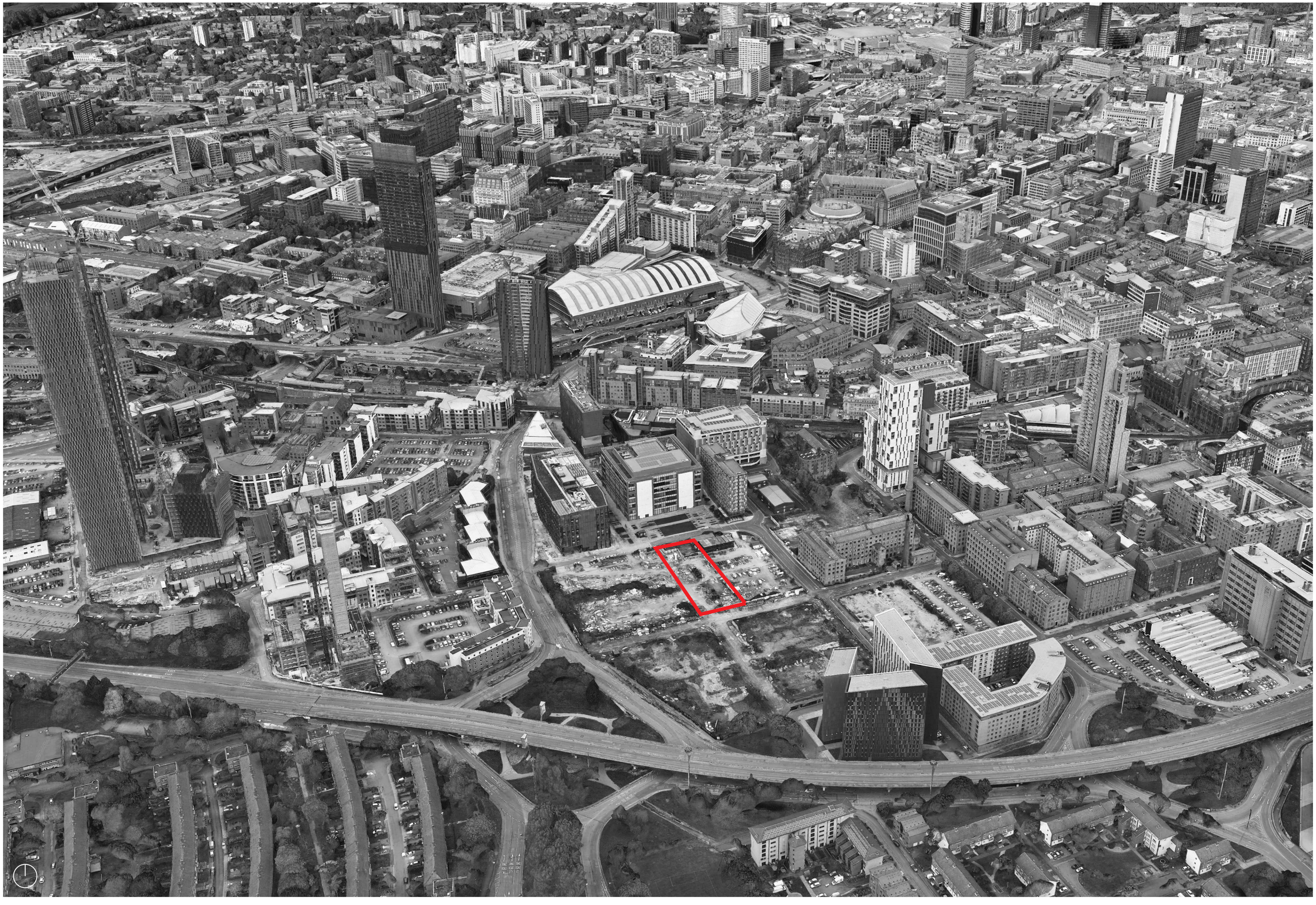
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1.0 Introduction

1.0 Introduction

Purpose of the Document

This document has been prepared on behalf of Vita Ventures and First Street Developments Ltd in support of a full planning application for the redevelopment of Plot 10a First Street. It has been prepared by Jon Matthews Architects with input from the technical team.

The site is broadly split in half, resulting in two building plots; 10a and 10b. The proposals include a low carbon office building (Plot 10a) and purpose-built student accommodation ("PBSA"), a food hall and further public realm (Plot 10b).

This planning application relates solely to Plot 10a. A separate planning application will be submitted for Plot 10b. Whilst both proposals are subject to stand alone planning applications, which will each be considered on their own merits, the two buildings have been developed, designed and consulted on as joint proposition which together will largely deliver the comprehensive regeneration of the central part of the First Street masterplan.

Document Contents

The analysis and context section of the document looks at the local surroundings and history of the site, to understand the local environment within which the proposal sits.

The design response shows how the massing has developed from the design parameters to meet the requirements of the current brief.

The layout and design section explains in detail how the building and landscape functions, before going on to explain the appearance of the proposals.

The access section looks at how the building is accessed from a practical point of view.

The consultation section outlines the consultations that have taken place over the course of the various iterations of the development proposals and how the design developed in response to the consultation.

The Brief

'To respond to accelerating changes to occupier requirement and redesign Plot 10a to be a market leading office building for sustainability.'

Erection of a thirteen storey building with basement comprising:

- The scheme provides 20,175m² (NIA) of office space in a 28,252m² (GIA) building.
- Commercial office (Use Class E(c)),
- Target net zero carbon building.
- 204 double stacked cycle racks provided at Ground Floor with associated changing, locker and shower facilities.
- Landscaping, and public realm works.
- Floor 11 terrace and Floor 12 terrace/ pavilion for tenants use.
- Winter gardens for office accommodation.

The sustainability criteria for Plot 10a is to:

- Target net zero carbon building.
- Reduce energy in use.
- Reduce embodied carbon.
- Achieve a 5.5 star NABERS rating.
- Increase access to fresh air.

Design response to meet this criteria:

- Post-tensioned concrete frame with a reduced the structural span to improve embodied carbon impact.
- Reduce glazing to 40%.
- Improve U-Values and avoid curtain walling.
- Use of natural materials: pre-cast concrete reduces embodies energy and increases airtightness.
- Facade designed to allow for mixed mode ventilation with opening vents.
- Retain naturally ventilated winter garden amenity on office floor plates, external terraces, fitness studio and generous cycle provision and associated facilities.

The Site Context

First Street has long been a regeneration priority for Manchester City Council and after many years of positive development is now well established as a destination within Manchester City Centre.

First Street is divided into four principal Development Areas: First Street North, First Street Central, First Street South and the First Street Creative Ribbon.

The site sits in First Street Central, the focus for commercial development within the masterplan. First Street is now an established commercial office location, with an ecosystem of high quality occupiers emerging within No. 1 and No. 8 First Street.

The Manchester Market

Manchester has one of the largest office centres outside of central London. The Manchester office market remains highly competitive, building off the strength of the local economy and the desire for businesses to want to locate here for business combined with a growing population.

Continued strong uptake of office space has led to a shortage of Grade A office space in Manchester, as demand outstrips supply.

Location

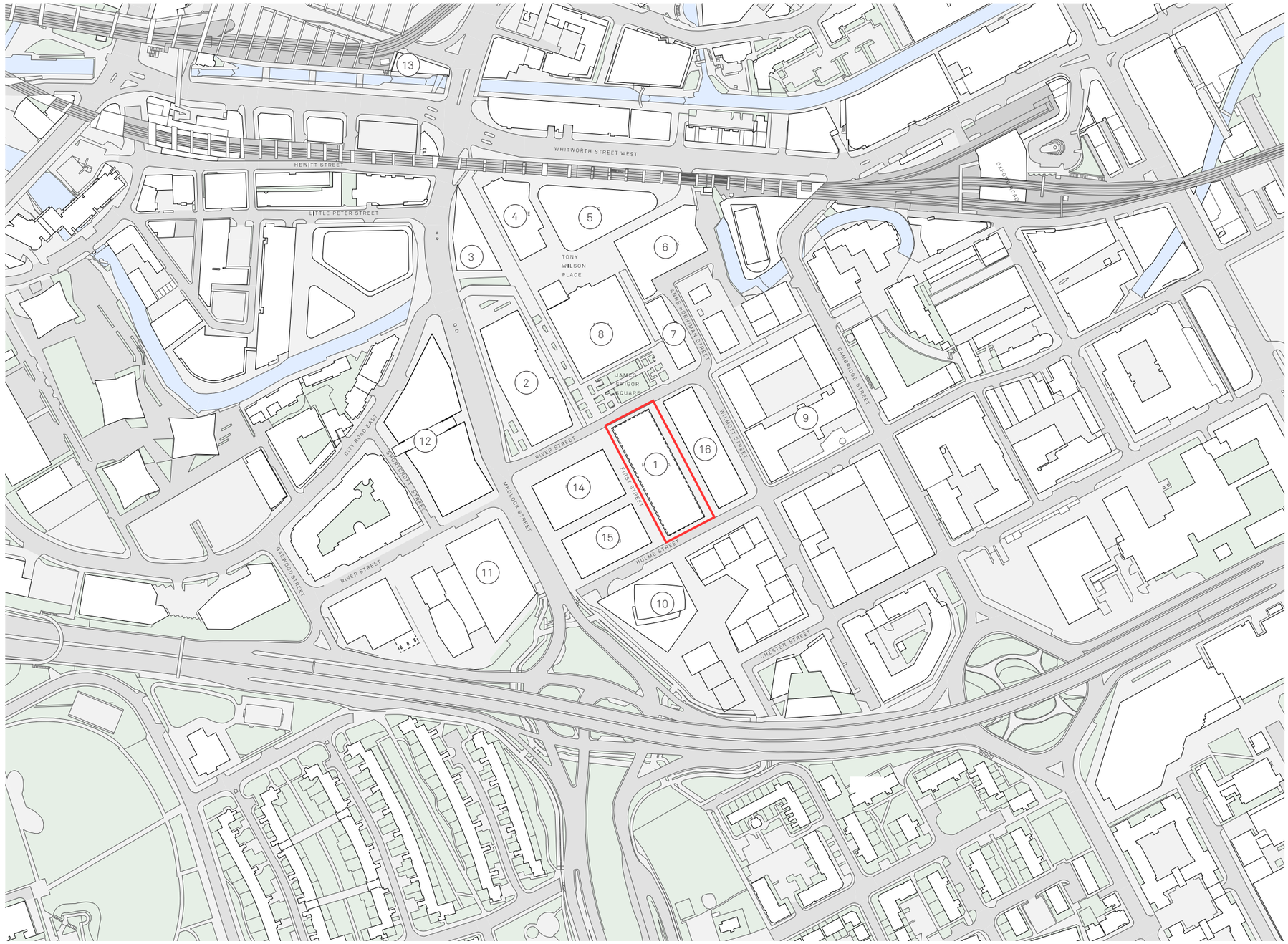
The Plot 10a site (0.3647 ha) currently consists of an area of hard standing that has previously been used as a surface car park. There are a number of trees along the Medlock Street boundary and some self seeded vegetation close to Plot 9a.

Plot 10a is bounded by River Street and No.1 First Street to the north and Plot 9a to the west, a future sister building to Plot 10a. Works on site have now begun on Plot 9a adjacent to the site.

Plot 10b, also a future development site, is located to the east of Plot 10a. A planning application for this scheme is to be submitted in parallel with Plot 10a.

The site also has a key interface with Plot 11 to the south of Hulme Street, a high-rise scheme which is currently being constructed.

The wider area is characterised by a mix of uses including primarily office and leisure uses to the north, residential to the east and west, and a proposed student residential development to the south of the site (Plot 11).



Key

Planning Application Boundary

1. Plot 10a
2. No. 8 First Street
3. Sainsburys
4. INNSIDE
5. HOME
6. MSCP
7. VITA First Street
8. No. 1 First Street
9. Macintosh Mill
10. Plot 11, First Street South (under construction)
11. Premier Inn
12. City Road Offices
13. Axis
14. Plot 9a (under construction)
15. Plot 9b
16. Plot 10b

2.0 The Site

2.1 Site History

Historical maps of the site provide an insight into the development within the area over the last 200 years.

1821

The 1821 map shows the site lying in an area that was being prepared for development. Numerous roads are shown to have been laid out, creating a grid-iron of streets awaiting development. The site itself is undeveloped.

1848

The following quarter century shows a rapid development of the site and surrounding areas.

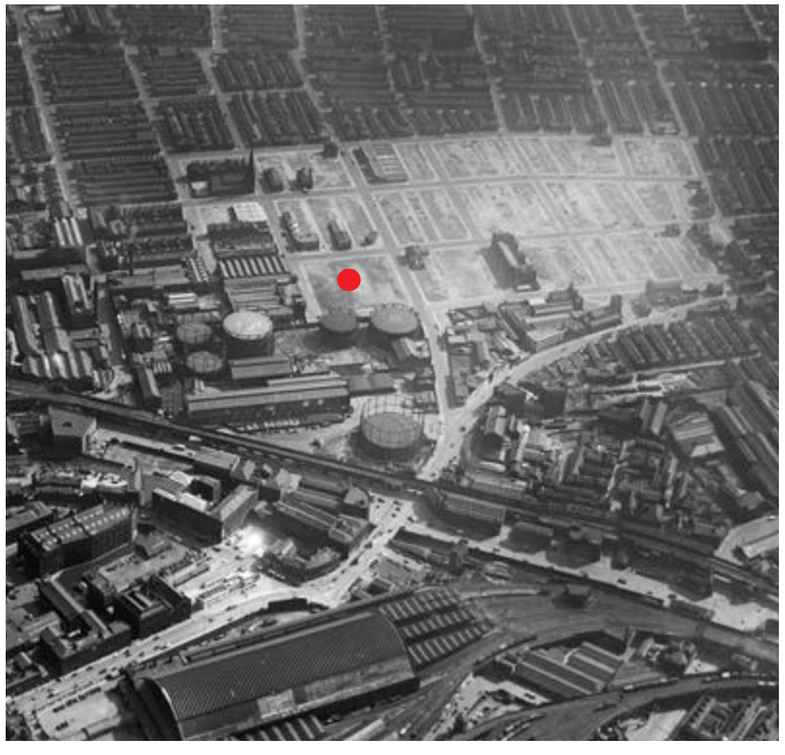
The streets set out in the previous map have been developed and the site now shows low rise high density housing.

The site sits at the edge of the housing zone, with larger more industrial buildings to the north and east.

The aerial view shown here reflects the 1960 map and shows the area having been cleared of the Row Houses whilst the Gaythorn Gas Works and Dunlop Rubber Works dominate the area. To the east of Medlock Street Gaythorn Mill, Saw Mill, The Globe and Duke Street Primary School remain.

Key

Site



Key

Site



Key

Site



1896

The area to the north of the site has been developed into a Gas Works, with the railway and mill buildings to the north.

The road network remains similar within the surrounding area, with the exception of Hulme Street to the east, which now runs over the River Medlock.

Key

Site



1960

By the end of the first half of the twentieth century all the row houses have been cleared from the First Street masterplan area leaving only the Duke Street Primary School and the Globe public house.

The Dunlop Rubber Works has been built in the east and the north.

In the late 1960s the Mancunian Way made further radical changes to the area dividing Hulme to the south from the city core to the north.

Key

Site

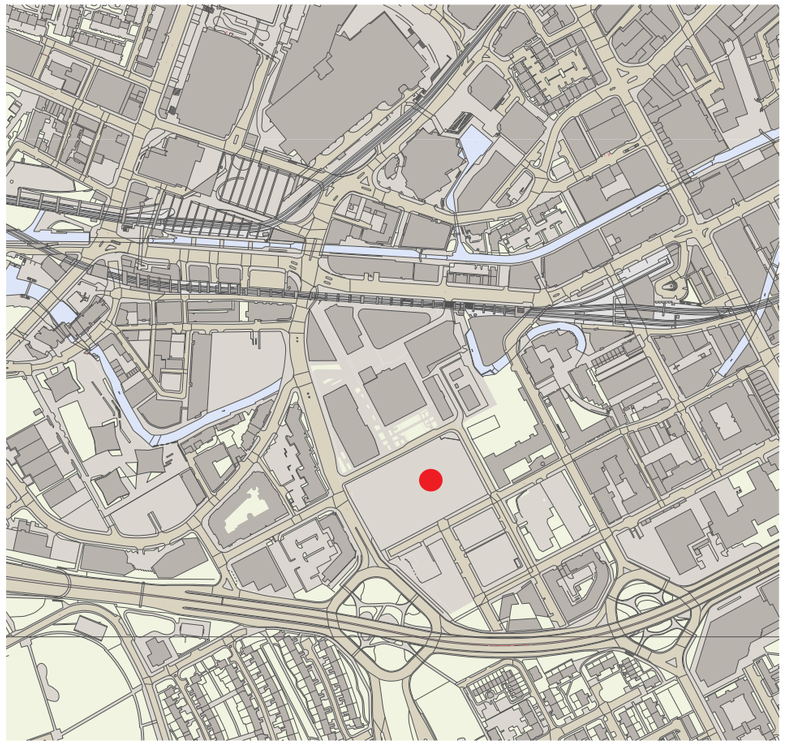


Present

The surrounding area has changed dramatically over the last decade, with new developments in place to the north of the site on the site of the gas works. Warehouses and factories to the east of the site have been converted into apartments, and developments to the west and south of the site are larger scale residential developments.

Key

Site



2.2 Site Analysis

Environmental

- There are noise sources close to the site along Medlock Street and from the Mancunian Way to the south of the site.
- The south of the site is currently exposed to the sun for the majority of the afternoon, although this is likely to decrease as the surrounding area develops further. Plot 11, which is currently under construction, sits to the south of Plot 10a and so will have an impact on sunlight levels.

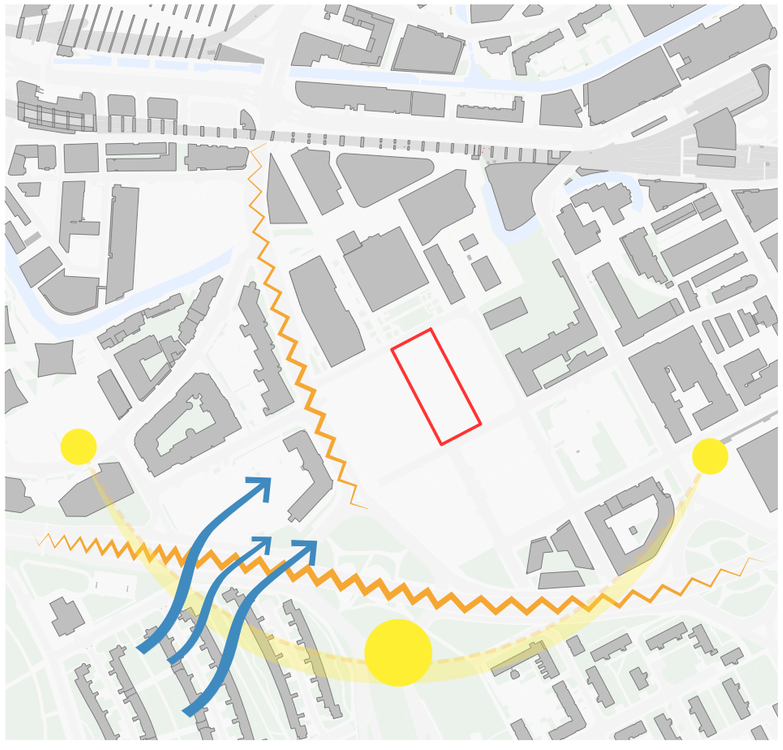
Key

Plot 10a Boundary

Prevailing Wind

Noise Source

Sun Path



Building Heights

- To the north of the site, a number of medium height buildings have recently been developed. Medium height and high rise buildings increase further to the north beyond the railway line.
- Plot 11 is currently under construction, which sits directly south of Plot 10a, and will step in height from 10 to 45 storeys, marking the edge of the city along the Mancunian Way. Planning consent has been given for a directly south west development to the site on Plot 9a at 10 storeys.
- The scale of development changes dramatically on the other side of the Mancunian Way to low rise residential.

Key

Plot 10a Boundary

>100M

51-100m

41-50m

31-40m

21-30m

11-20m

0-10m



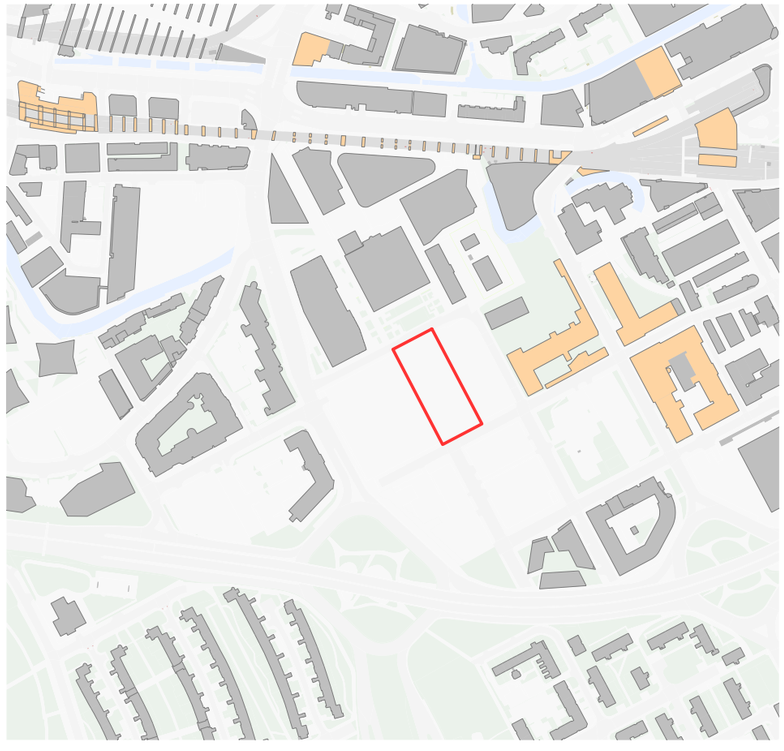
Heritage

- The mills to the east of the site are Grade II listed - the closest to the site is Macintosh Mill. These have all been converted to residential use.
- The Altrincham Rail Viaduct to the north is Grade II listed from Piccadilly Station to both the River Irwell Railway Bridge and the Ring Road (forking at the Manchester South Junction).
- Oxford Station and Deansgate Station, both served by the Viaduct above, are fully listed.
- There are no listed buildings adjacent to the site.

Key

Plot 10a Boundary

Grade 2 Listed



2.2 Site Analysis

Uses

- The area is mainly a mix of residential, commercial and leisure uses.
- Plot 11, which is currently under construction, sits to the south of Plot 10a and will provide residential use.

Key

- Plot 10a Boundary
- Retail
- Leisure
- Hotel
- Residential
- Educational/ Student Residential
- Industrial/Warehousing
- Offices
- Transport
- Parking



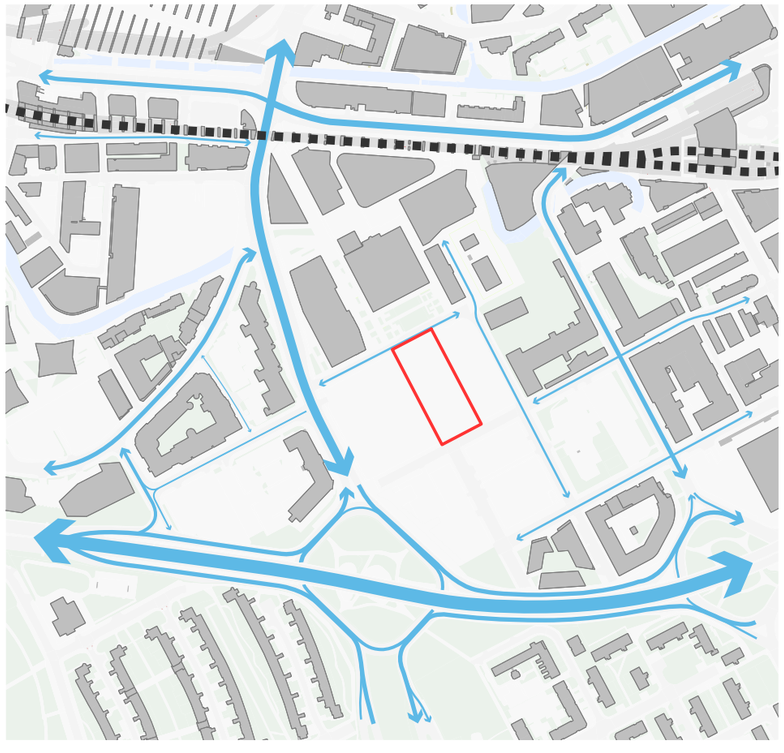
Vehicular Movement

The Site is in a highly accessible location by a variety of modes of transport.

- Deansgate transport hub – comprising Deansgate Castlefield Metrolink Station and Deansgate Railway Station is located 400m north west of the site.
- Oxford Road Station is located 385m north east of the site.
- Regular bus routes run along Medlock Street and Cambridge Street immediately adjacent to the site.
- The site is also highly accessible by car, being located immediately beside the slip road onto the Mancunian Way.

Key

- Plot 10a Boundary
- Vehicular Movement
- Rail Movement



Pedestrian Movement

- First Street is the primary pedestrian route to the site, formed as a quiet tree lined route away from vehicles. Pedestrians will need to cross River Street to access the site. The corner of the site is visible from this pedestrian route.
- There is a north/south route established within Plot 11, which is currently under construction, and so there is opportunity to continue the pedestrian route through the site, providing a continuous connection from First Street North to First Street South.

Key

- Plot 10a Boundary
- Pedestrian Movement
- Cycle Movement
- Bus Stop
- Metrolink Station
- Train Station



2.3 Contextual Building Scale

Over the recent years First Street has established itself as a destination with its own identity and not seen as the city fringe but part of the City Centre. As shown on these photos the character of the First Street Central area is large scale commercial mid-rise development which meets market demand and makes better use of the land delivering the ambitious regeneration plan.

The Great Jackson Street SRF to the west of the site, the River Street Tower and First Street Plot 11 site adjacent to the Mancunian Way are all emerging high-rise residential developments.



No.2 Commercial Street, (up to 7 storeys)



The Nile Building, (up to 8 storeys)



HOME, First Street (up to 5 Storeys), Meccanoo



City South apartments, (up to 8 storeys)



Jordan Street apartments (up to 9 storeys)



No. 1 First Street (up to 7 storeys) BDP



Ropeworks (up to 9 Storeys)



Luminaire Building (up to 10 Storeys)



INNside, First Street (up to 12 Storeys), Simpson Haugh & Partners

2.3 Contextual Building Scale



Number 8 First Street (up to 7 Storeys), Fletcher Priest Architects



Plot 9a, First Street (up to 10 Storeys), Jon Matthews Architects



One City Road (up to 14 Storeys), Jon Matthews Architects



Axis(Up to 27 Storeys),Jon Matthews Architects



Vita, First Street (up to 12 Storeys), 5plus Architects



Hotspur House (up to 28 Storeys), Hodder and Partners



River Street Tower (up to 32 Storeys), Simpson Haugh & Partners



10-12 Whitworth Street West (up to 35 Storeys), Jon Matthews Architects



Cambridge Street (28 Storeys), Hodder & Partners



Manchester Central (up to 40 Storeys), Simpson Haugh & Partners



Plot 11 (up to 45 storeys), Simpson Haugh & Partners



Deansgate Square (up to 64 storeys), Simpson Haugh & Partners

2.4 Planning Context

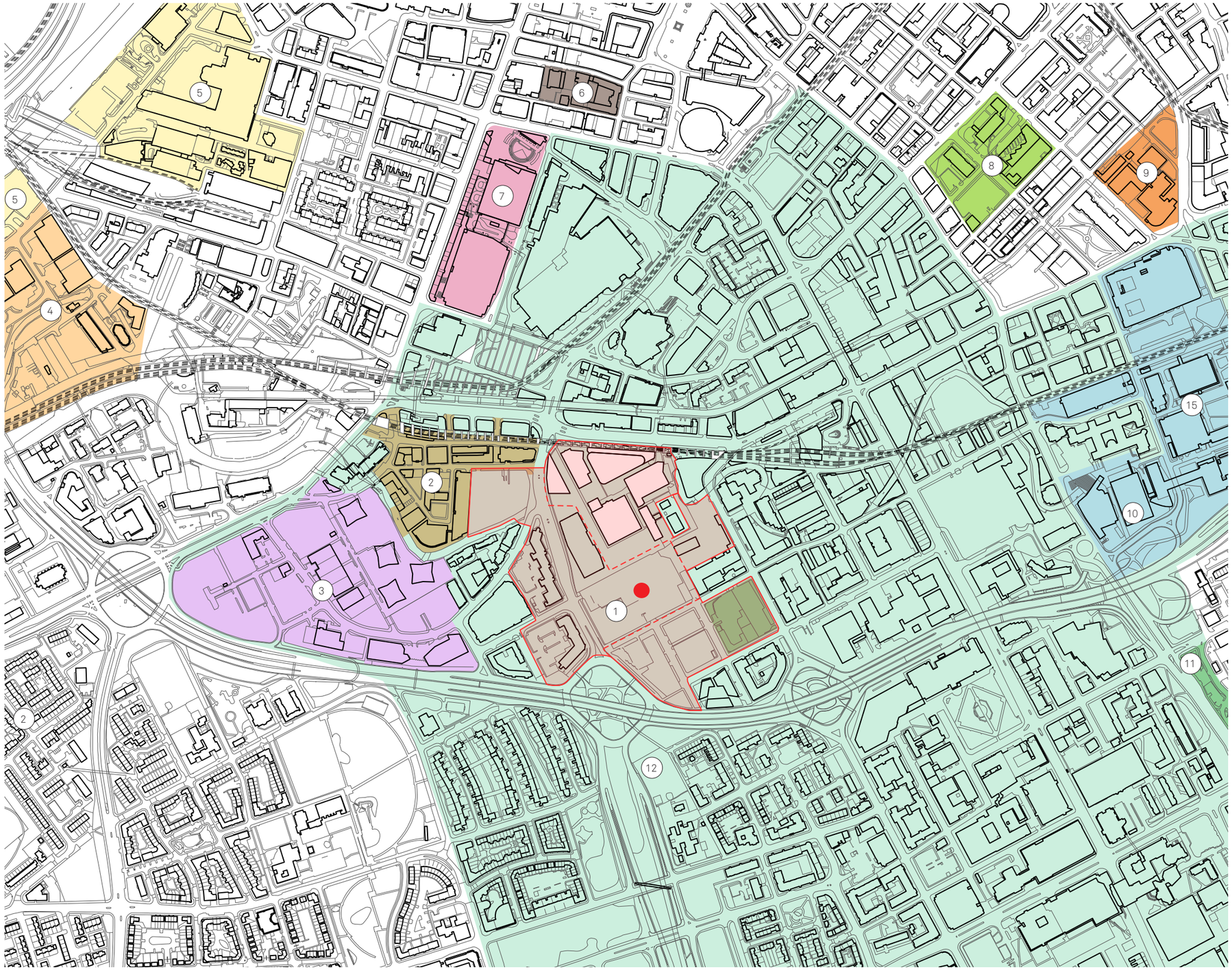
This plan demonstrates the site's key strategic location and how it sits within the wider emerging development areas within this part of the City Centre. The site falls within the First St Central area of the First St Development Framework which requires developments to be 'commercially led'. The site sits at the junction between River Street and Medlock Street which will enhance connectivity in this part of the city; connecting in with other routes to regeneration areas.

First Street has been of one of Manchester City Council's key regeneration priorities for over a decade. A Development Framework for First Street was first endorsed by Manchester City Council's Executive Committee in 2005. This was updated in 2007 and 2010 to broadly focus on a commercially led neighbourhood.

The 2012 and 2015 Frameworks identified three distinct development areas of First Street, incorporating four of the character zones: First Street North, First Street Central, First Street South, and the Creative Ribbon. The site falls within the 'First Street Central' character zone, a new office destination targeted at a range of commercial occupiers, particularly those seeking the benefits of a central and highly accessible City Centre location, competitively priced to help distinguish the accommodation from other locations in the City Centre.

The focus of the 2018 Framework was to update the development principles for the First Street Central area of the masterplan, particularly Plots 9 and 10, which were subject to further viability and design analysis. This analysis indicates that greater scale and density of office accommodation can be delivered on these plots. This will ensure that First Street can meet the level of demand in the area and maximise its contribution to the City's economic growth.

An Addendum to the 2018 First Street SDF was adopted in July 2020. Whilst this provides more focus on the Western plots of First Street, it also reiterates the economic context of the regeneration area, as well as the demand for office space in the city. In addition, the Addendum provides an added emphasis on climate change and sustainability. To this effect, all developments within the SRF area must positively contribute toward the city's net zero carbon by 2028.



Key

1. First Street SRF
2. Knott Mill Masterplan
3. Great Jackson Street SRF
4. Water Street SRF
5. St. John's Street SRF
6. Jackson's Row SRF
7. Great Northern Warehouse SRF
8. Portland Street SRF
9. Aytoun Street SRF
10. North Campus SRF
11. Oxford Road Corridor SRF
12. Oxford Road Corridor

Site

2.5 First Street Development Framework

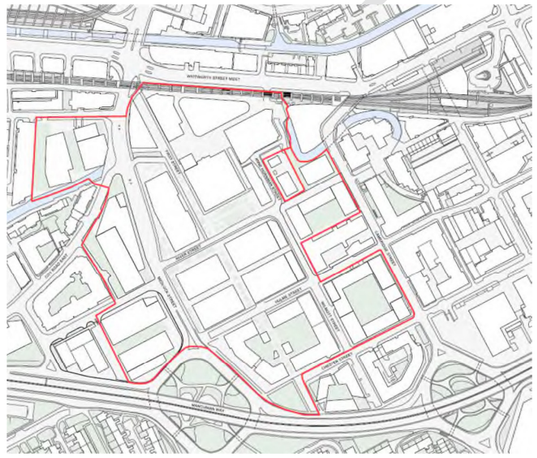
Deloitte.
Real Estate

First Street Medlock Sites, Manchester
Development Framework Addendum
July 2020

General critical urban design criteria:

- The need to deliver robust low capital cost but high quality commercial office buildings that are flexible in nature, capable of easy sub-division or expansion, with generous floor plates.
- Delivery of contemporary well-designed medium height office buildings, extending the emerging density across First Street Central.
- Prioritising enhancements to the pedestrian experience across First Street to encourage sustainable modes of transport, aligned with the Manchester Climate Change Framework 2020-2025, which details the city's high level plan for tackling climate change.
- The encouragement of active Ground Floors where possible for all buildings, with an emphasis on strong north/ south and east/west pedestrian links with First Street, Medlock Street and Wilmott Street in particular.
- Attention to maximising sun light to spaces and buildings and noise mitigation measures in all individual building design.
- Improving the connections through to Knott Mill and Great Jackson Street as well as to adjacent residential areas including Hulme and across Medlock Street.
- A commitment to the highest sustainability standards (BREEAM through innovative building design promoting carbon neutral output and low operational costs to occupiers.
- The promotion of interaction within and between buildings through effective use of roof terraces and shared Ground Floor foyers where practical.
- Appropriate façade treatments which recognise the prominence and landmark status of the site in the context of an arrival point to the City Centre.
- Respecting neighbour amenity through providing appropriate building set backs from existing buildings and between proposed buildings.
- The provision of public realm on all of the sites to create high quality living and working environments.

Appendix A: 2018 First Street Masterplan



SRF Diagram

Key

Plot 10a

Building Outline

Primary Link/ Route

Secondary Link/ Route

Existing and Proposed Public Space.

Front Doors

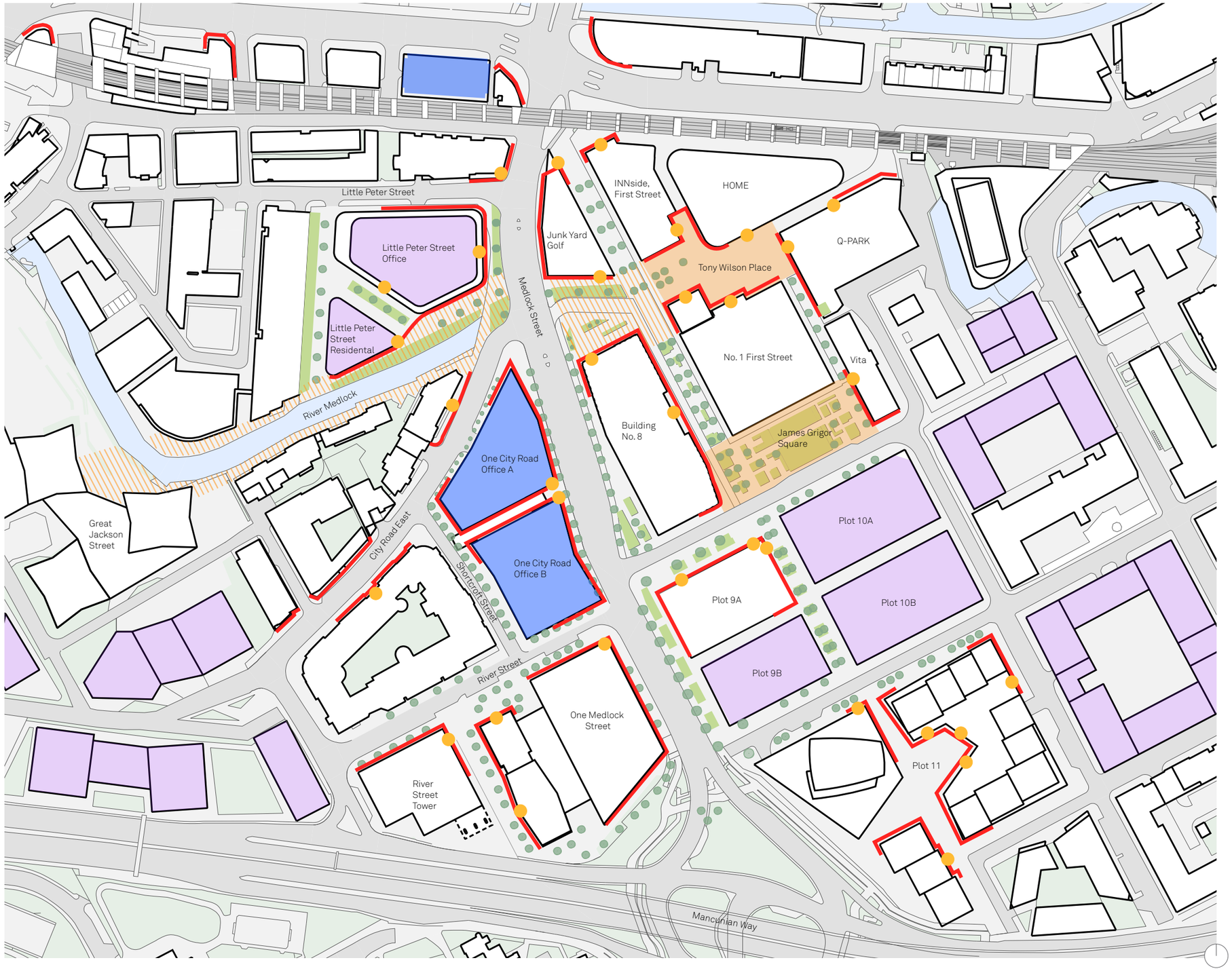
1 Plot 10b
2 Plot 9a
3 One City Road
4 Medlock Street Junction



2.6 SRF Masterplan (2018)

First St Central Development Principles
The 2018 First Street Design Principles aim to:

- Provide commercial office buildings that are flexible in nature, capable of easy sub-division or expansion, with generous floor plates.
- Create contemporary well designed medium height buildings (up to 17 storeys).
- Deliver active Ground Floors with strong north/south and east/west pedestrian links with First Street, Medlock Street and Wilmott Street.
- Show commitment to the highest sustainability standards (BREEAM) through innovative building.
- Build flexible commercial, retail and leisure uses along Wilmott Street frontage that interacts positively with generous and high quality public realm.
- Champion the selivery of this scale and type of buildings which are critical to the long term success of the wider neighbourhood.



Key

Positive frontage

Front doors

Existing building / Under construction

Approved / Live Application

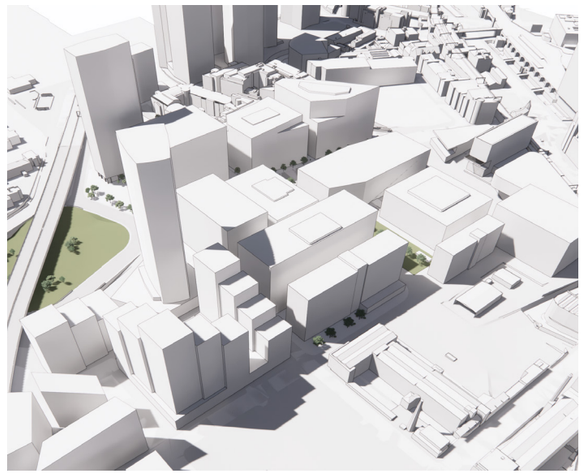
Indicative form only based on development framework

2.7 SRF Masterplan Update (2020)



Response to First St Central Development Principles
Th updated 2020 First Street Design Principles allow for:

- The delivery of greater diversity and flexibility in terms of office accommodation that meets market demand.
- Heights well below maximum parameters set out in SRF.
- A new proposal which does not dilute the overall office quantum within masterplan.
- The removal of less desirable commercial address at Plot 10b.
- Creating an opportunity for 10a address from Medlock Street.
- Improved fenestration design and use to transition to residential areas to east.
- Support to public realm and active Ground Floor use on Wilmott Street.



Key

Positive frontage

Front doors

Existing building / Under construction

Approved / Live Application

Indicative form only based on development framework

2.8 Previous Consented Scheme - Plot 9a

Planning permission was secured in December 2021 (Ref 121462/FO/2018) for the latest iteration of Plot 9a.

The original scheme combined two building typologies of office and hotel into one form unified by a louvred veil which provided a constant form and appearance. However, this latest scheme focused solely on providing high grade office space to the area.

The consented Plot 9a development consisted of;

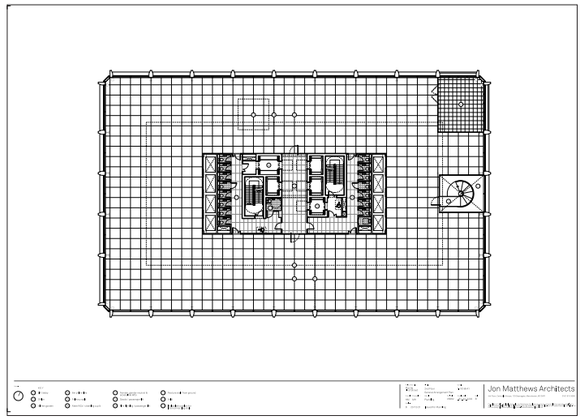
- Contemporary office building
- 10 stories + basement
- 35, 941 ft² floor plates
- 271,408 ft² NIA
- 396,061 ft² GIA

Images of this consented proposal are presented adjacent.

As of September 2022, works began on site for Plot 9a. Enabling works are currently undergoing and the project has a 2.5 year build programme.



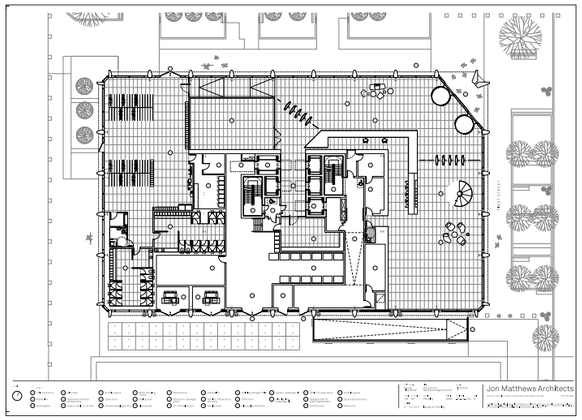
Plot 9a - Proposed Site Plan



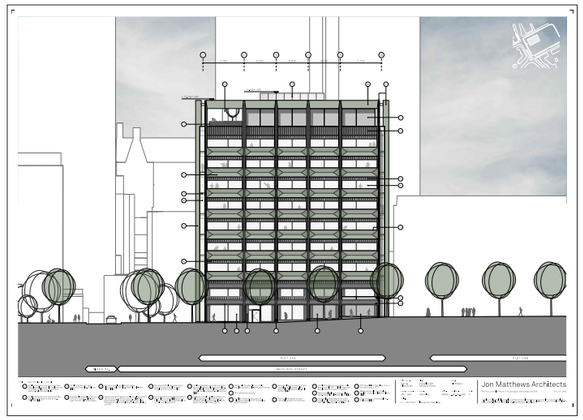
Plot 9a -Typical Office Floor



Plot 9a from River Street



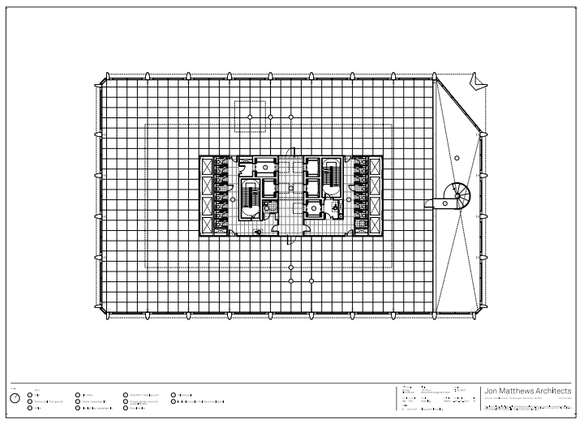
Plot 9a - Ground Floor



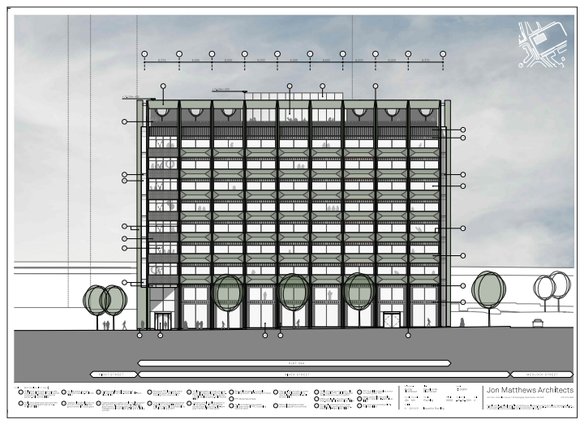
Plot 9a - Medlock Street Elevation



Plot 9a from John Griggor Square



Plot 9a - First Floor



Plot 9a - River Street Elevation

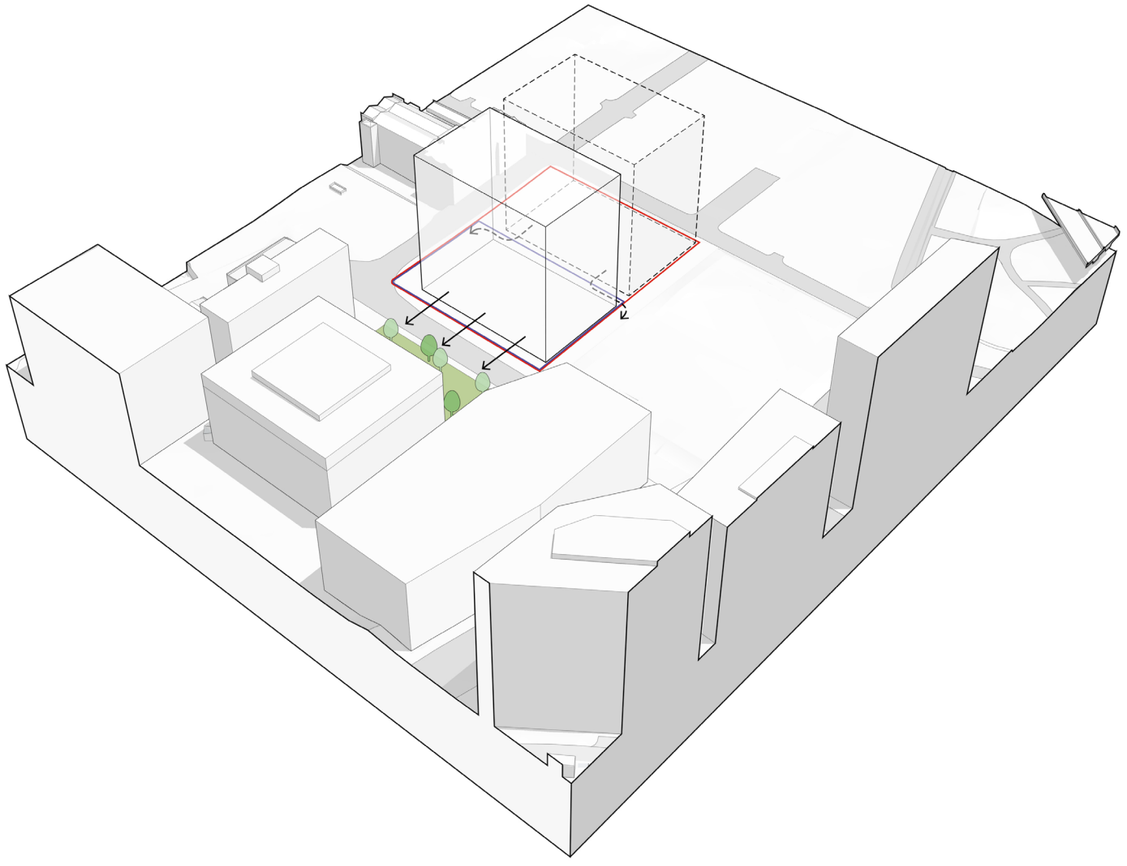
3.0 Design Development

3.1 Key Urban Principles of Proposed Development

Design Principle 1

Original masterplan

The original masterplan positioned two blocks parallel to River Street. This allows one block to positively address River Street and the other to respond to Hulme Street on the opposite side of the site.



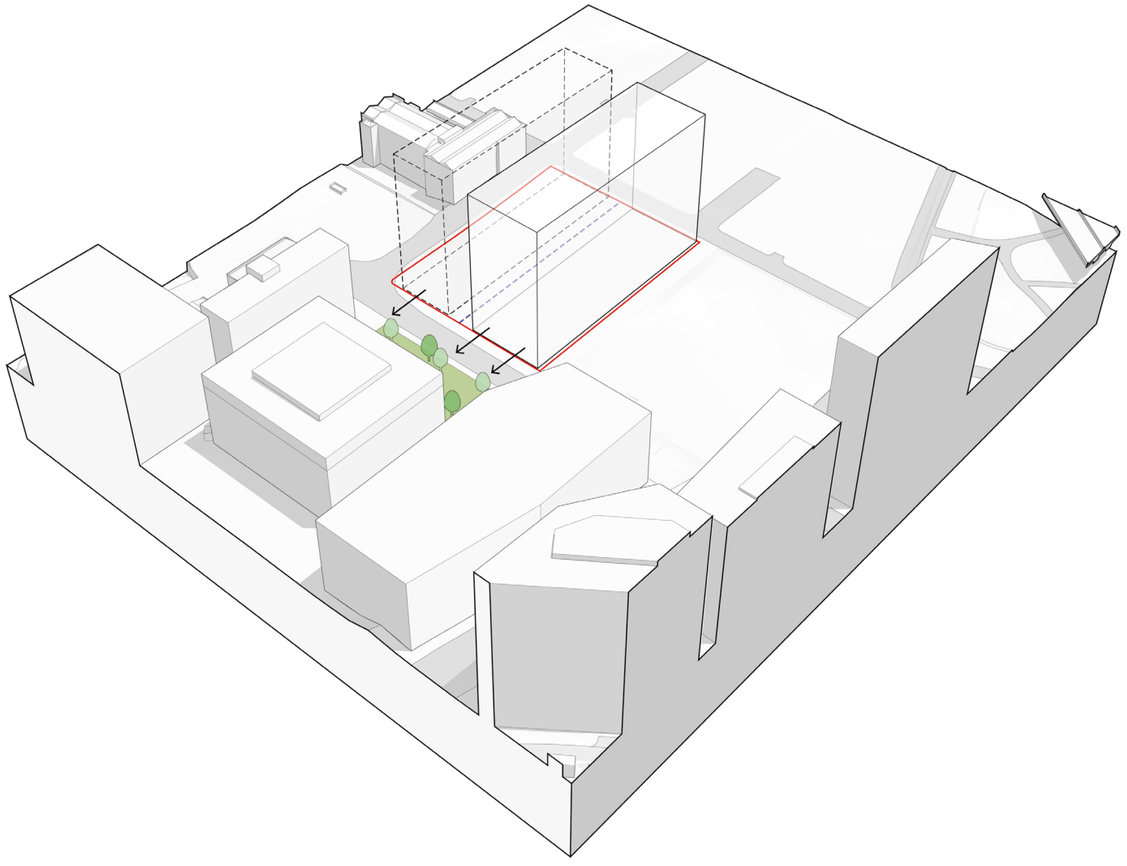
Design Principle 2

Rotating the blocks

By rotating the blocks by 90 degrees it allows both addresses to front onto River Street.

This ensures both Plot 10a & 10b respond positively to John Grigor Square, and free up Hulme Street to act as primarily service access.

The proposal supports linkages between First Street North and First Street South, allowing for improved pedestrian movement through the site to Plot 11.

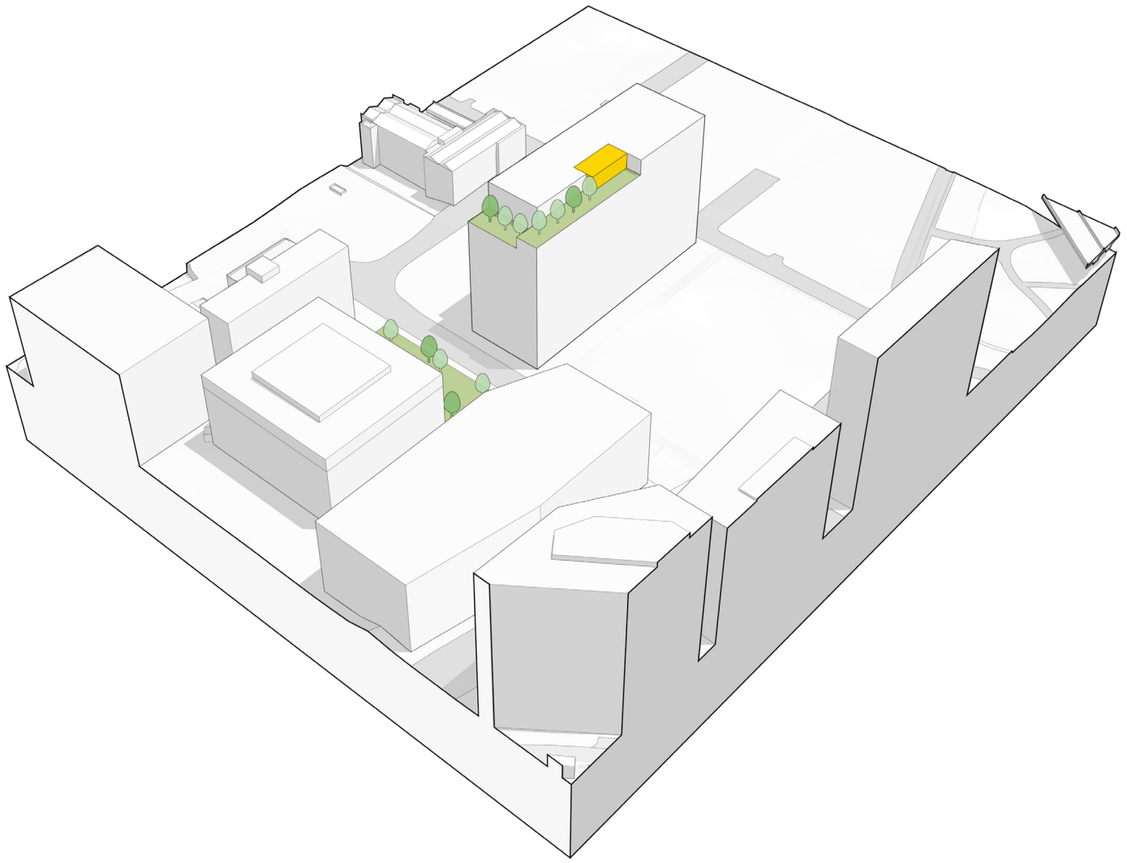


3.1 Key Urban Principles of Proposed Development

Design Principle 3

External terraces and roof pavilion

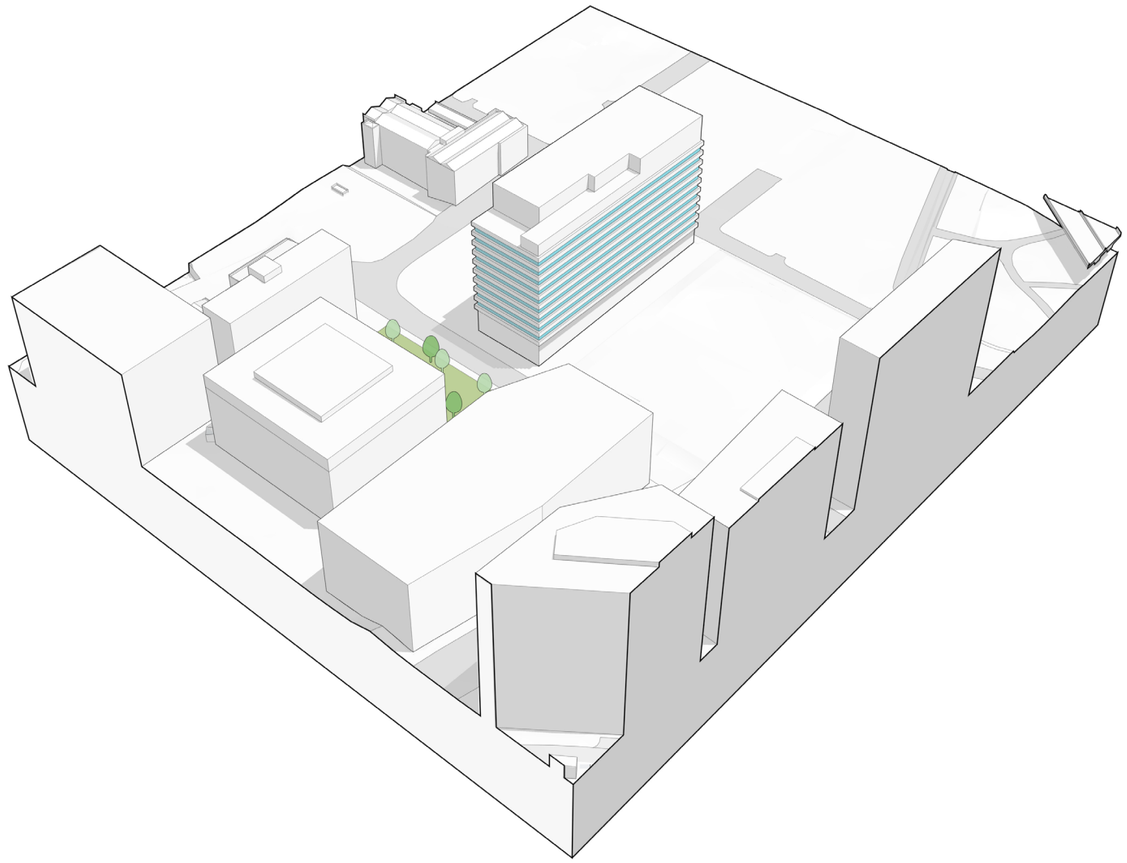
Significant Floor 11 and 12 external terraces generate city scale opportunities in the massing of the building and enhances occupier wellbeing and further increases access to fresh air.



Design Principle 4

Sustainable facade: 40% glazing

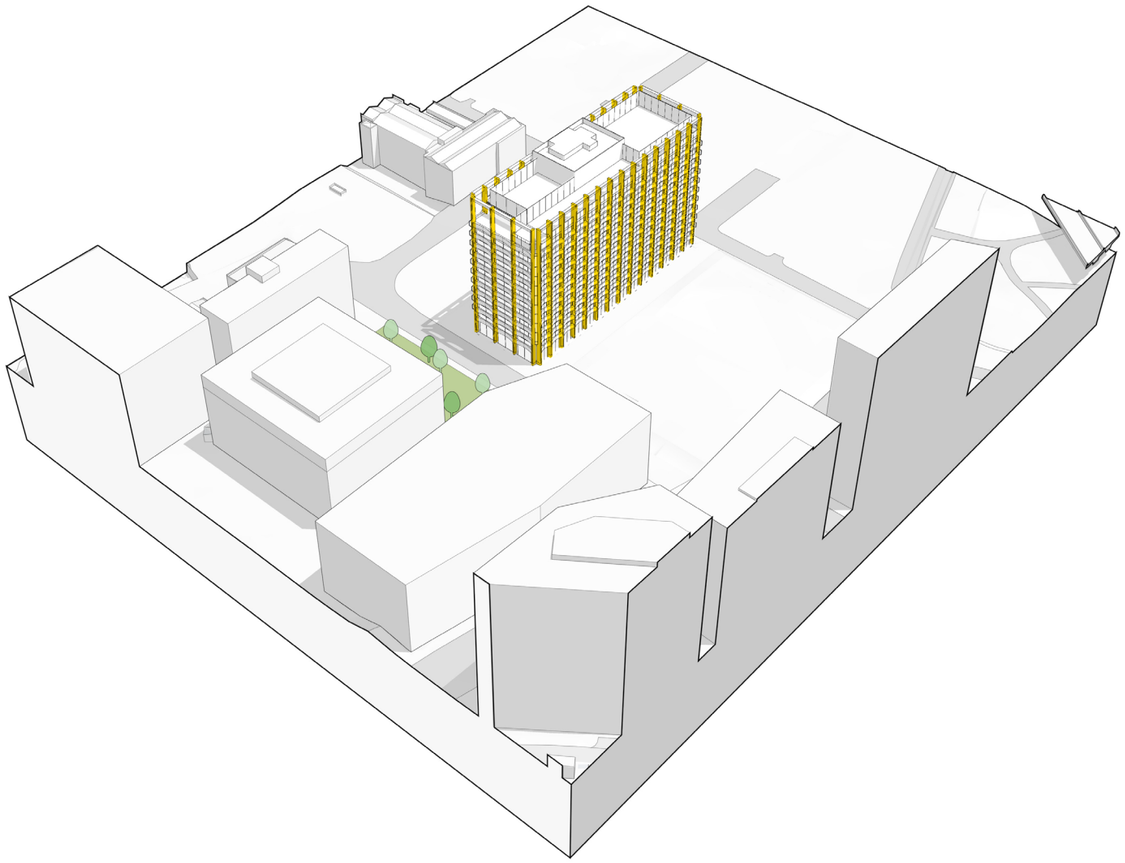
To meet the sustainability criteria of a net zero carbon facade the building fabric reduces glazing to 40%. Strong horizontal bands which uses natural materials, such as pre-cast concrete, help to reduce embodied energy.



Design Principle 5

Order and rhythm

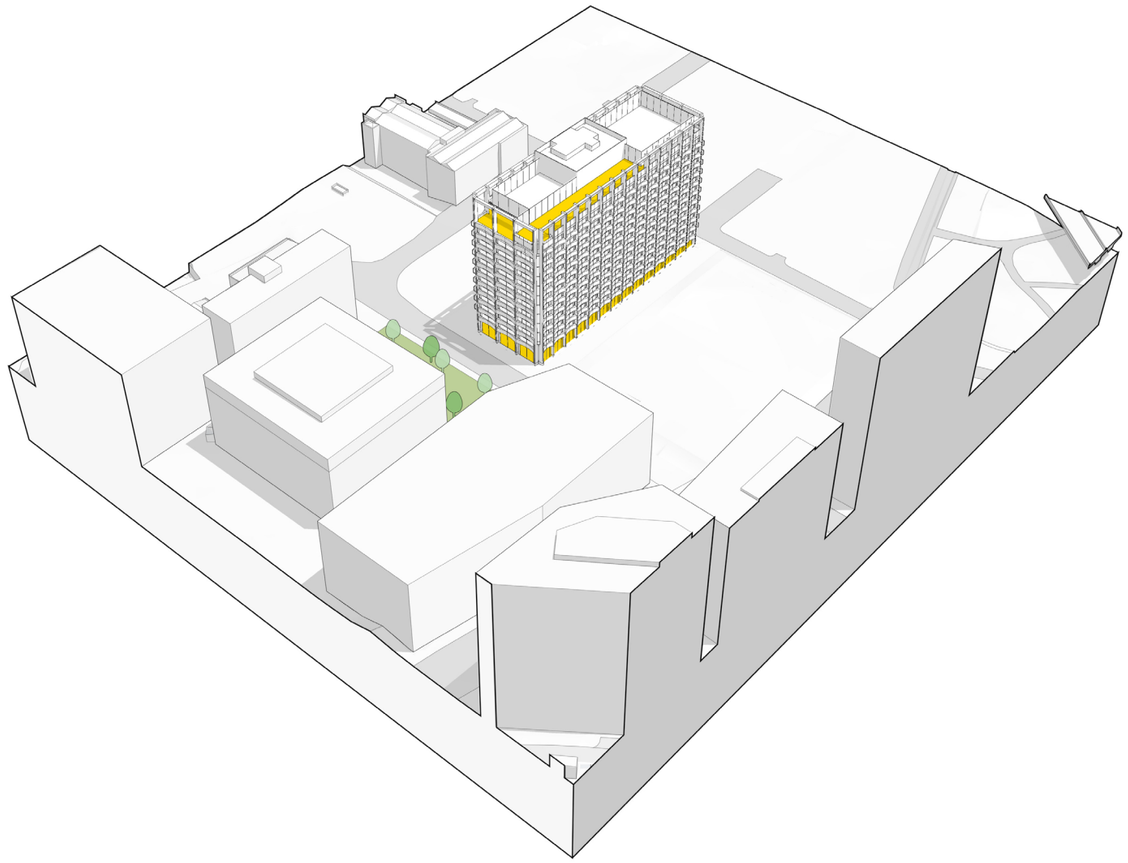
The band of horizontals defining the glazing and solid elements of the facade are broken down by a vertical order.
The vertical elements echo that of the structural gird to create a strong order and rhythm.



Design Principle 6

Activate base and crown

The base is articulated with active frontage along River Street and continues as the building turns the corner to face First Street. The crown of the building is articulated by a double order.



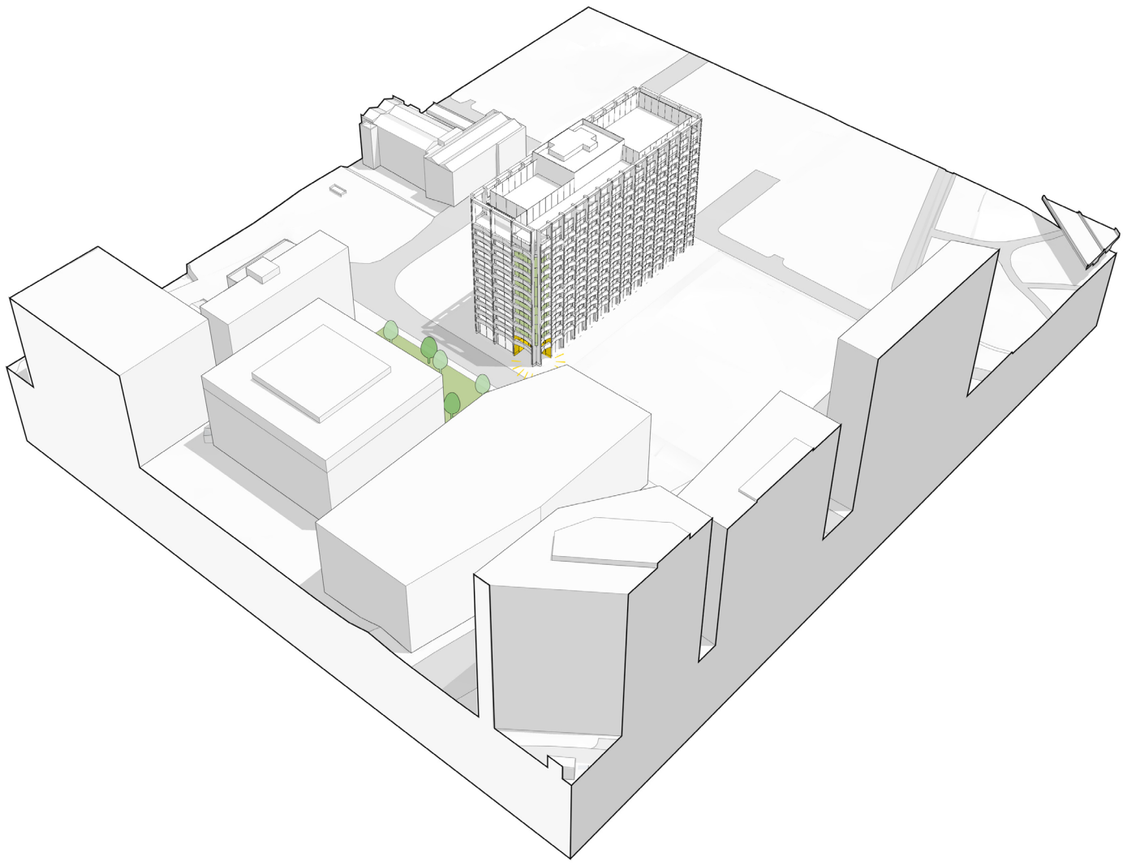
3.1 Key Urban Principles of Proposed Development

Design Principle 7

Express key moments

The winter gardens provide a controllable environment with access to natural ventilation and different type of space to increase the well being of the occupants.

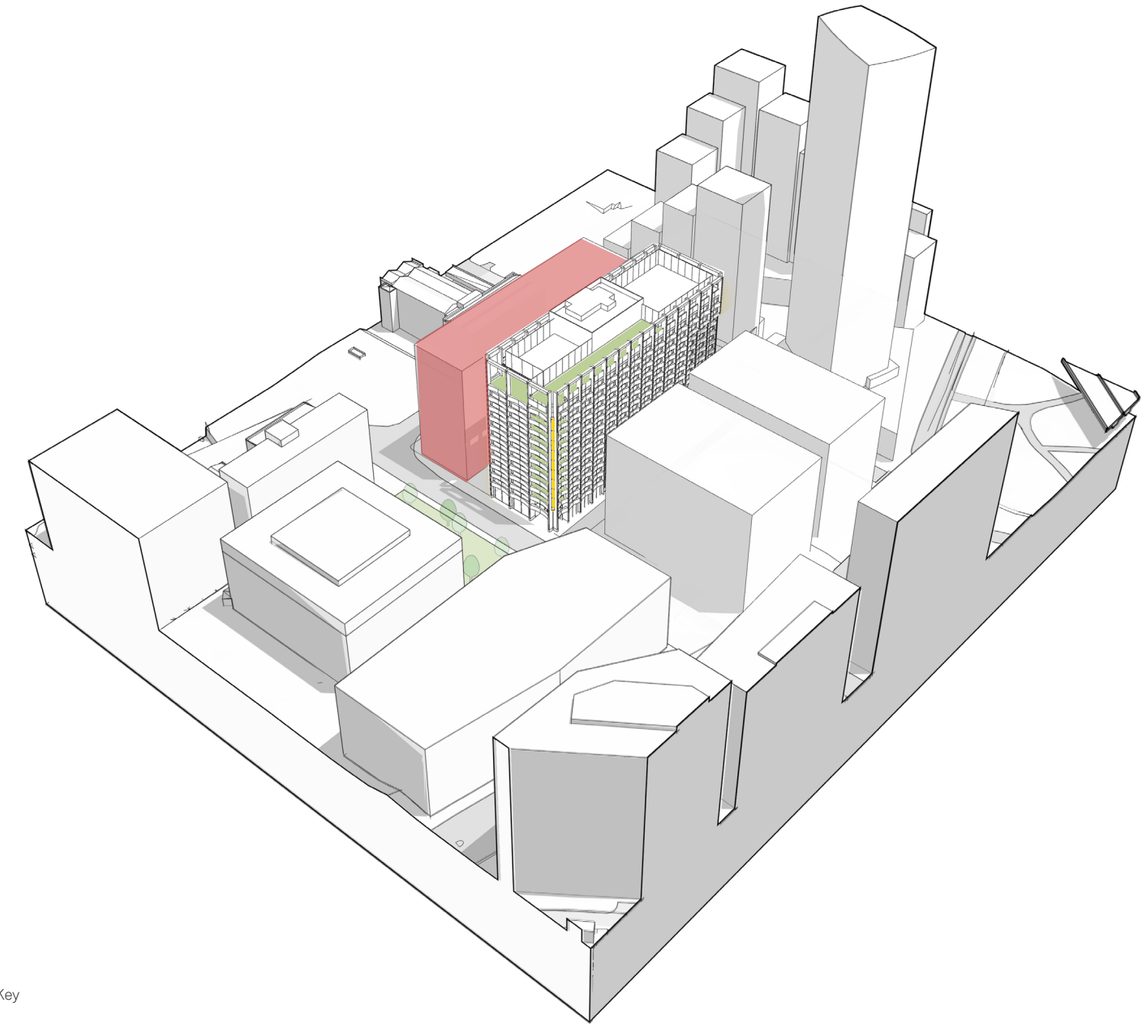
The corners are expressed with full height glazing and provide views out.



Design Principle 8

A market leading office building for sustainability

Brought together these design principles present a cohesive, exciting and forward looking sustainable new commercial offering for the city.



Key

Proposed Plot 10b


JAMES
GRIGOR
SQUARE
NO. 8
RIVER STREET
PLOT 10B
PLOT 9A
FIRST STREET
PLOT 10A
MEDLOCK STREET
PLOT 9B
HULME STREET

3.3 Sustainability

1. Embodied Carbon
Plot 10a has been designed to reduce and limit embodied carbon in construction to a minimum. This has been the main driver behind both the structural strategy and design approach to the envelope cladding.

An extensive exercise was undertaken to test various structural approaches, from steel frame/composite deck, to cross-laminated timber (CLT) and post tensioned concrete.

Post tensioned concrete set out on a 9m x 12m grid has proven to be the most appropriate solution in terms of reducing embodied carbon.

In addition to this, pre-cast concrete cladding, similar to Plot 9a, was shown to be the most effective option when comparing different cladding materials in the context of embodied carbon.

2. Facade & Net Zero Carbon
Plot 10a has sustainability and well-being embedded into its design from first principles and will be market leading in terms of sustainability.

The design proposal for Plot 10a aims to reduce embodied energy, and strives to be a front-runner in office design when it comes to energy-in-use performance. The client brief is to deliver a building that performs highly for sustainability and tenant well-being. The design and performance of the building will be appraised, monitored and refined by using BREEAM and a scoring system called NABERS - a sustainability rating system specifically targeted at energy in use.

Following on from Plot 9a, the scheme aims to become the second net zero carbon building in operation on the First Street Estate and the first to benefit from a mixed mode heating and cooling system using a mix of natural and mechanical ventilation.

The building will be achieving a minimum of 5.5 stars from NABERS UK which will ensure that the scheme is on a net zero carbon trajectory in operation.

In order to meet these sustainability levels the physical characteristics of the building fabric have evolved as follows:

- Glazing is reduced to 40%. The introduction of 60% solid to the façade reduces the impact of solar gain, and therefore reduces energy demands by minimising the need to provide cooling.
- The increase in solid façade will include additional insulation which will improve the thermal performance of the building. This will further reduce heat losses.
- The solid façade will be made from a natural material; Pre-cast concrete has been chosen for its inherent reduction in embodied energy. Use of this material will provide significant savings in the energy used to construct the building. It will also improve the airtightness of the façade resulting in less energy escaping from the building.
- Mixed mode ventilation is available with opening vents as part of the glazing system. These will provide natural ventilation to the workplace.
- The vents will be manually opened. The windows can be opened to allow fresh air into the floor plate. This fresh air will be pulled across the floor plate by mechanical extractors and will provide fresh air to all parts of the workplace.
- Using natural ventilation reduces the energy requirement by removing the need to provide fresh air to office floor plates. When the air outside is too cold or hot, the windows can be closed and a normal office ventilation system will operate to provide fresh air.
- The access to natural ventilation will also help to improve employee well-being. Natural ventilation helps to avoid recirculated air, reducing CO2 which in turn improves employee's performance and health.

3. Winter Gardens
Winter gardens on Floors 02 to 10 provide occupant controllable environments for access to fresh air and improve well-being. These gardens which provide visual, social and working amenity on the floors, can be used for a multitude of purposes, as alternative working environments or as collaborative breakout spaces.

Each winter garden has access to parallel opening vents (POVs) and are serviced through mixed mode ventilation. When outdoor conditions permit, the manually open-able POVs can be used to naturally ventilate the winter gardens. However, when a comfortable environment cannot be maintained by naturally ventilating, the POVs are closed by the occupants and the mechanical system used.

4. External Terraces
A generous private external terrace is provided for the occupier at Floor 11 which is open to the elements. There is also a terrace at Floor 12 open to all users of the building.

The Floor 12 terrace is highly flexible and easy to adapt for social and business events or to offer a refreshing change of scenery for meetings and individual working and enable occupants access to outside space.

5. Cycle Hub
The development will benefit from a generous cycle hub facility allowing for the storage of 204 cycles, 200 lockers, 20 showers, drying lockers and cycle maintenance facilities.

Cyclists will also enter the building via a dedicated cycle path and access point. The facility has been designed in partnership with Cycle Score who have helped create a well-designed cycle friendly and modern environment.

The cycle hub also includes a fitness studio space on the Ground Floor where exercise classes will be held on a regular basis and space can be booked out by occupiers.

6. Wellness
The development is targeting a WELL certification under the WELL building standards. The building includes areas such as winter gardens, studios, external terrace, large cycling facilities and a visible reception staircase to encourage use. This sustainability and wellness strategy across the building ensures the scheme is environmentally responsive and meets market demands.

7. EPC/ BREEAM
The building will be designed and built to achieve a BREEAM 'outstanding' accreditation and an EPC A rating.

Energy efficient services and renewable technologies provide betterments over the building regulations to meet occupier demands. Winter gardens provide occupant controllable environments for access to fresh air and improve well-being. health and fitness suites are provided at the Ground Floor along with informal working environments. Stairs are visible at the Ground Floor to encourage their use.

8. Smart Spaces
Along with Plot 9a, Plot 10a will be one of the first buildings in Manchester to have a Smartscore rating.

Smart Spaces will be installing a smart platform for the development that not only provides the softer services for occupiers such as a community via a building social media platform, but also allows a more efficient management of some of the harder services such as access into buildings and energy saving through integrated building intelligence. Having a smart platform integrated into the design is an effective way of improving the efficiency and sustainability of a building.

Smart Spaces works by installing a smart sensor into every electrical component in the building from the outset – Lighting, HVAC, Power, Security, Fire, Blinds, Access. This then allows the following:

- Control of all systems from one integrated app that can be downloaded on any device.
- More importantly monitors energy usage and data throughout the building creating opportunities to analyse and save energy.
- The app also allows the FM team to manage some of the softer services in the building such as:
- Creating a community for staff through a social platform.
- Booking communal spaces for staff such as the roof terrace or fitness studio.
- Staff and visitor access control.
- This is all done from a very user-friendly app that can be downloaded on phone, tablet or PC.

4.0 Design Principles

4.1 Plot 10a Use & Amount

Amount
The quantity of development is detailed in the schedule adjacent. Full planning permission is sought for erection of a 13-storey building with basement. The scheme includes office accommodation (Use Class E(c)), cycle storage and associated facilities, landscaping and associated works.

The scheme provides 20,175m² NIA of office space through the building. A typical floor comprises of circa 1,880m² NIA which reduces on lower and upper floors due to internal voids and external terraces.

Use
The proposed use for floors ground to eleven is office (E (c)), with amenity and external terrace space on Floor 12. This highest level is also used as a designated separate external plant area.

The Ground Floor will accommodate distinct entrances for both the office and cycle store, as well as shared work space for informal meetings and breakout spaces. Servicing space is provided to the south of the building.

The basement is dedicated as a plant space to serve the building above.

Floor	GIA		NIA		NIA - 1%		NIA:GIA	Winter Gardens NIA		Office Front of House Area GIA		Office Fitness Area GIA	
	m²	ft²	m²	ft²	m²	ft²	%	m²	ft²	m²	ft²	m²	ft²
Basement	630	6,781											
Ground	2,260	24,327								1,594	17,158	90	969
1st	1,982	21,334	1,555	16,738	1,560	16,792	78%						
2nd	2,309	24,854	1,879	20,226	1,885	20,290	81%	55	592				
3rd	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
4th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
5th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
6th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
7th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
8th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
9th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
10th	2,309	24,854	1,879	20,226	1,860	20,023	81%	55	592				
11th	2,139	23,024	1,709	18,396	1,692	18,212	80%						
12th	460	4,951								164	1,765		
TOTAL	28,252	304,105	20,175	217,164	20,019	215,480	71%	495	5,328	1,758	18,923	90	969

Notes: NIA includes winter gardens. Areas subject to minor changes following ground floor, core & façade development/ coordination at post-planning stages. Net Area allows for internal dry lining to perimeter (100mm) of Floors 01 to 11.

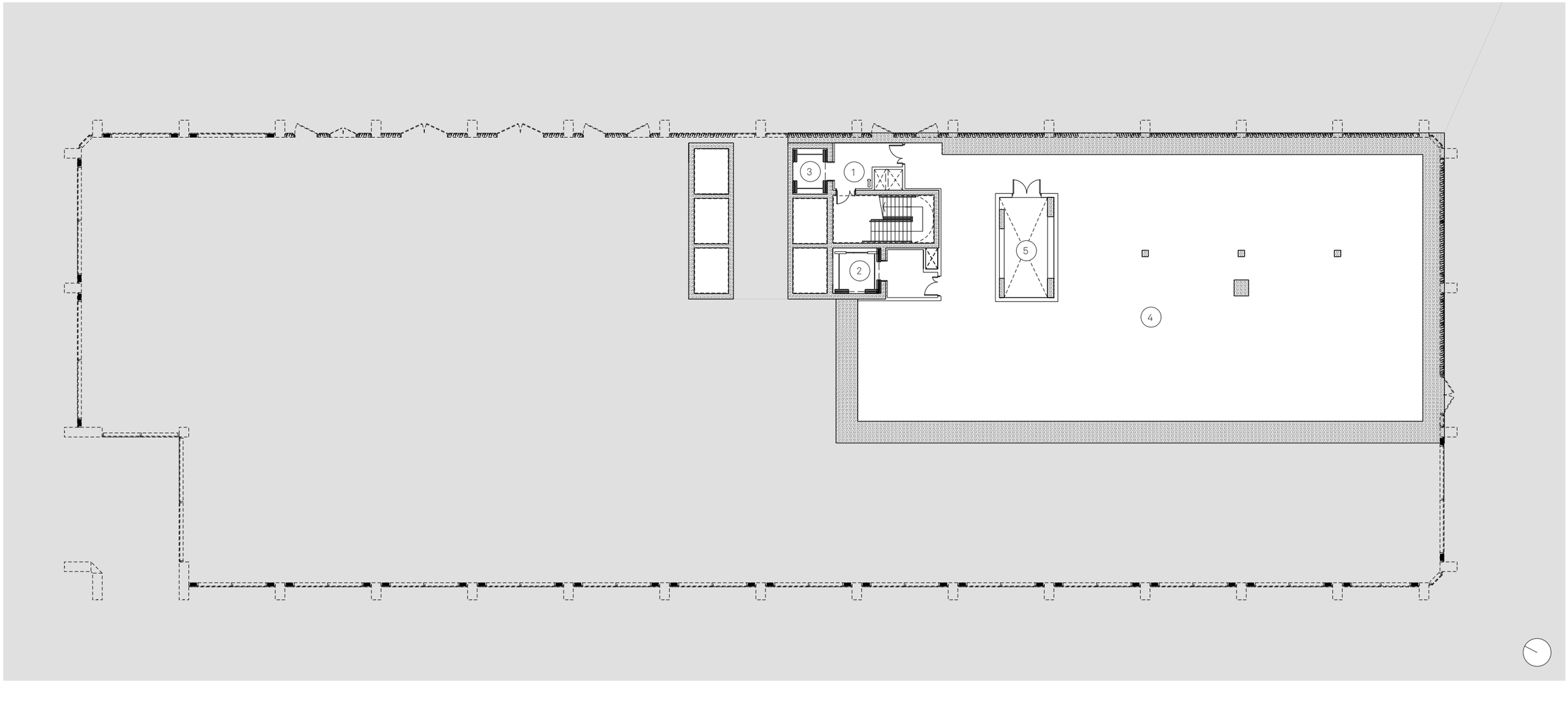
4.2 Proposed Plans
Basement

The basement is occupied by service plant for the building. One fire fighting and one goods lift provide access to this space which is to be used by trained maintenance staff only.

A void through to Ground Floor is to be cast to allow the future maintenance and replacement of plant.

Key

1. Lift lobby
2. Goods / passenger lift
3. Fire fighting / passenger lift
4. Plant space
5. Lifting void to Ground Floor above



4.2 Proposed Plans
Ground Floor

The reception features a double height void providing views from Floor 01 above into reception.

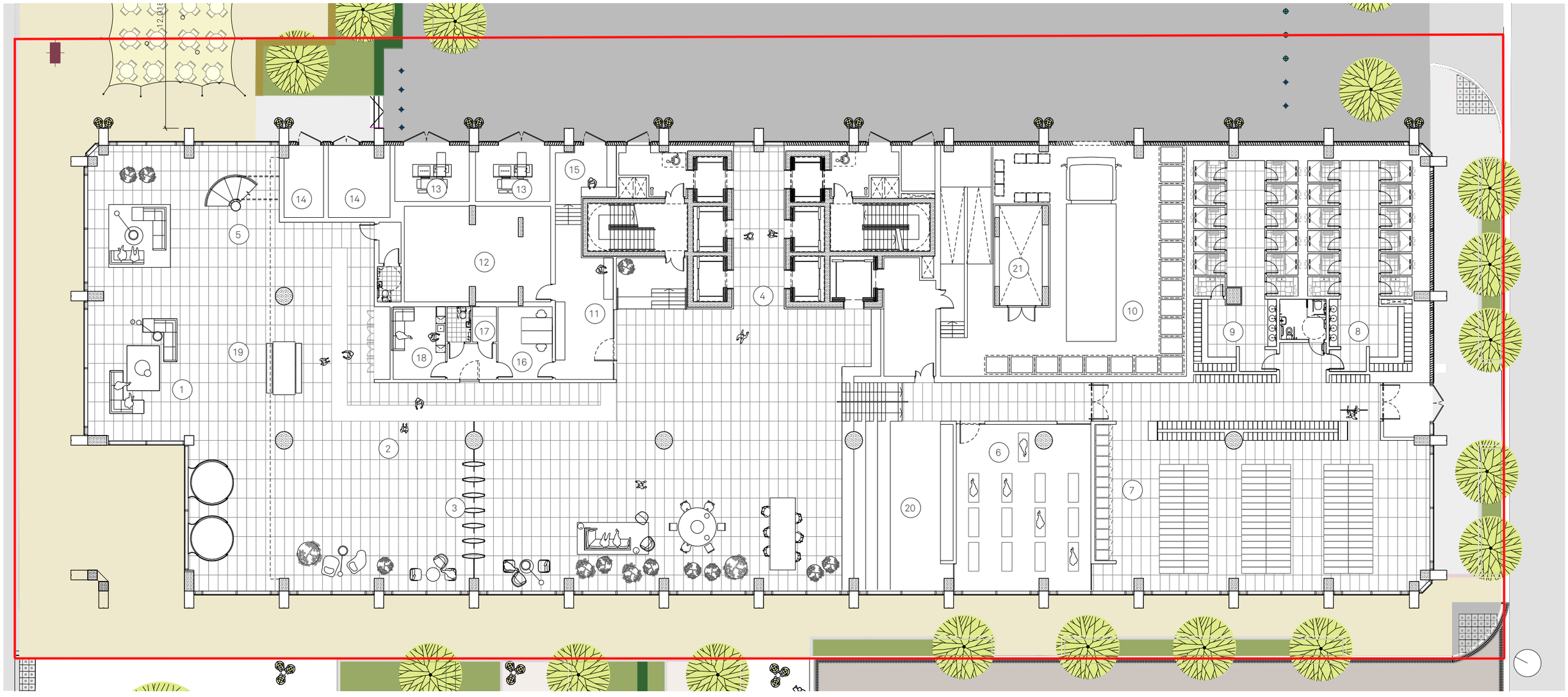
The Ground Floor is subdivided into various co-working spaces creating a hive of activity. This space provides a unique sense of arrival with the first and second floor accessed by a feature spiral staircase (or similar).

A designated entrance to the cycle store is provided along Medlock Street where cyclists can secure their bikes in a generous and well designed cycle store with double stacker racks making efficient use of the space.

Back of house, substations and plant space is provided to the north of the building with a designated service area and entrance providing a connection to a generous post / package store room.

Key

1. Office entrance
2. Reception
3. Speed gates
4. Lift lobby
5. Sculptural spiral stair to First Floor
6. Fitness Studio
7. Cycle store
8. Female changing rooms
9. Male changing rooms
10. Refuse store
11. Post room / package store
12. LV/HV switch room
13. Substation
14. Comms rooms
15. 'Bring-me' lockers
16. Building manager suite
17. CCTV room
18. Staff room
19. Cafe / break-out area
20. Feature steps
21. Lifting void to Basement



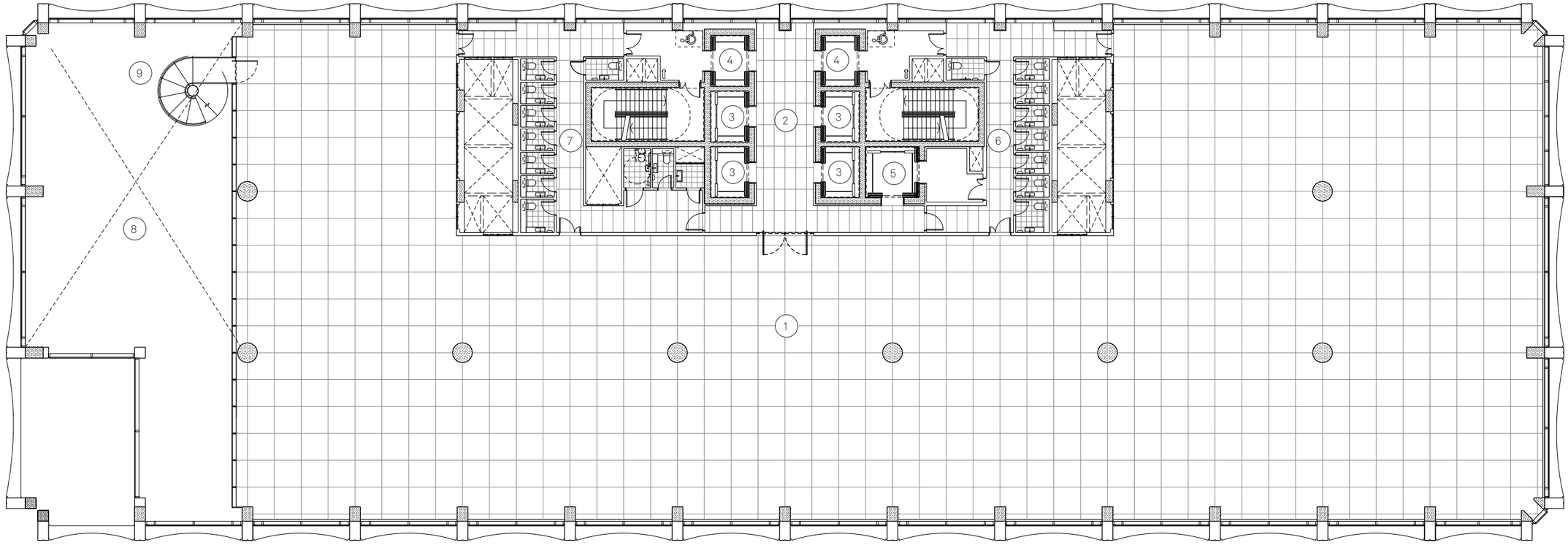
4.2 Proposed Plans
Floor 01

Floor 01 provides self-contained flexible commercial space with a feature spiral staircase providing a link from ground.

The floor plate is pulled back above the entry sequence below showcasing a dynamic double height entrance.

Key

1. Office
2. Lift lobby
3. Passenger lift
4. Fire fighting / passenger lift
5. Goods / passenger lift
6. Male WCs
7. Female, gender neutral & accessible WCs
8. Void
9. Feature stair from ground



4.2 Proposed Plans
Floors 02 to 10

Floor 02 through to Floor 10 are all typical.

The office accommodation wraps around the central core that is located on the north elevation. The core has been designed to allow the floor plate to be split into two vertical primary tenancy splits. The core has been carefully co-ordinated to allow for access and service requirements.

Each floor will also benefit from indoor winter gardens providing further amenity space within the building. These gardens provide visual, social and working amenity on the floors and can be used for a multitude of purposes such as alternative working environments or as collaborative breakout spaces.

The winter garden facade is articulated with full height curtain walling to heighten the sense of openness as the building turns the corner to reveal a moment of change within the facade.

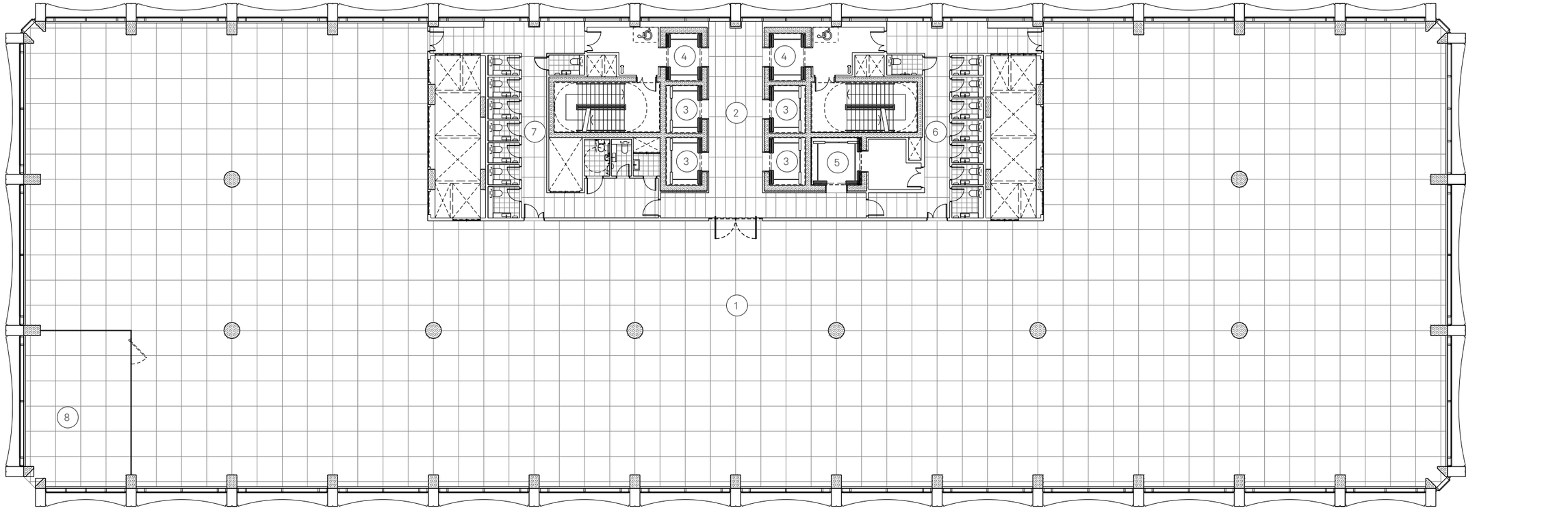
A mix of self contained WC facilities have been provided on each floor plate, Including:

- 1no. unisex accessible
- 1no. gender neutral
- 8no. male (including ambulent & oversized provision)
- 8no. female (including ambulent & oversized provision)

A cleaning cupboard is also provided on each floor plate.

Key

1. Office
2. Lift lobby
3. Passenger lift
4. Fire fighting / passenger lift
5. Goods / passenger lift
6. Male WCs
7. Female, gender neutral & accessible WCs
8. Winter garden



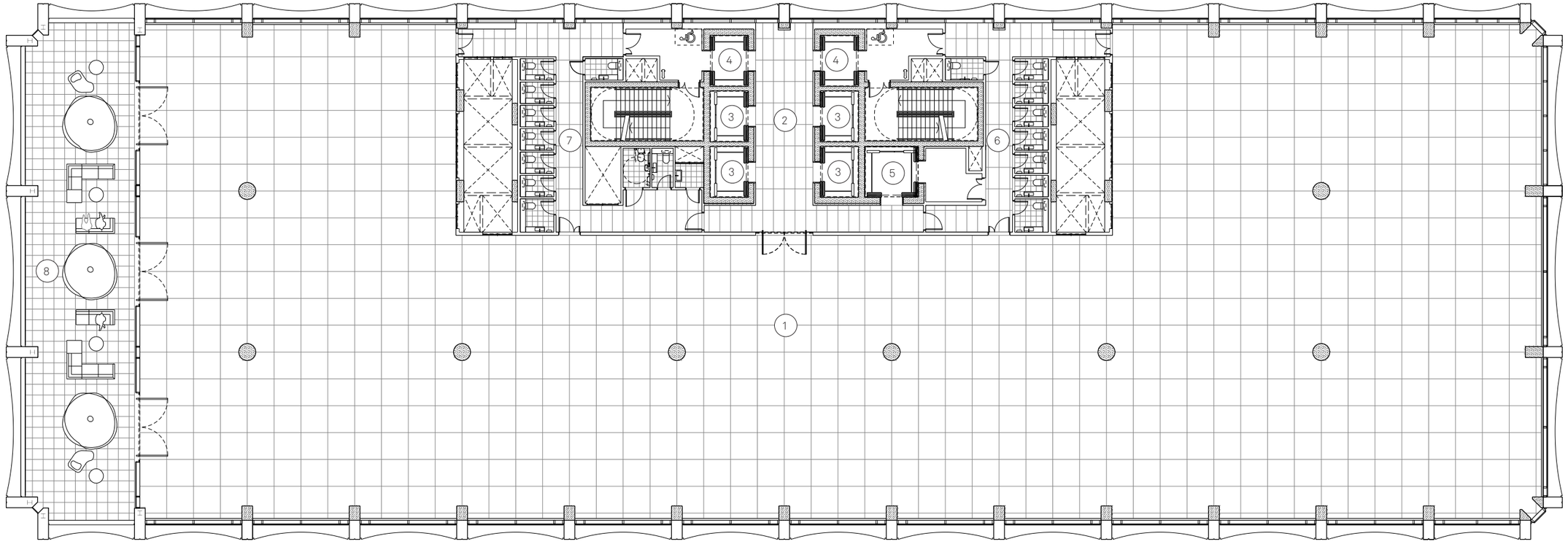
4.2 Proposed Plans
Floor 11

Floor 11 has a slightly smaller net internal area to the typical floor, but benefits from an external terrace overlooking River Street.

This terrace is for the use of the floor plate occupier only, with views of the sky above due to a void space which extends up past the plant space on Floor 12.

Key

1. Office
2. Lift lobby
3. Passenger lift
4. Fire fighting / passenger lift
5. Goods / passenger lift
6. Male WCs
7. Female, gender neutral & accessible WCs
8. External terrace (private)



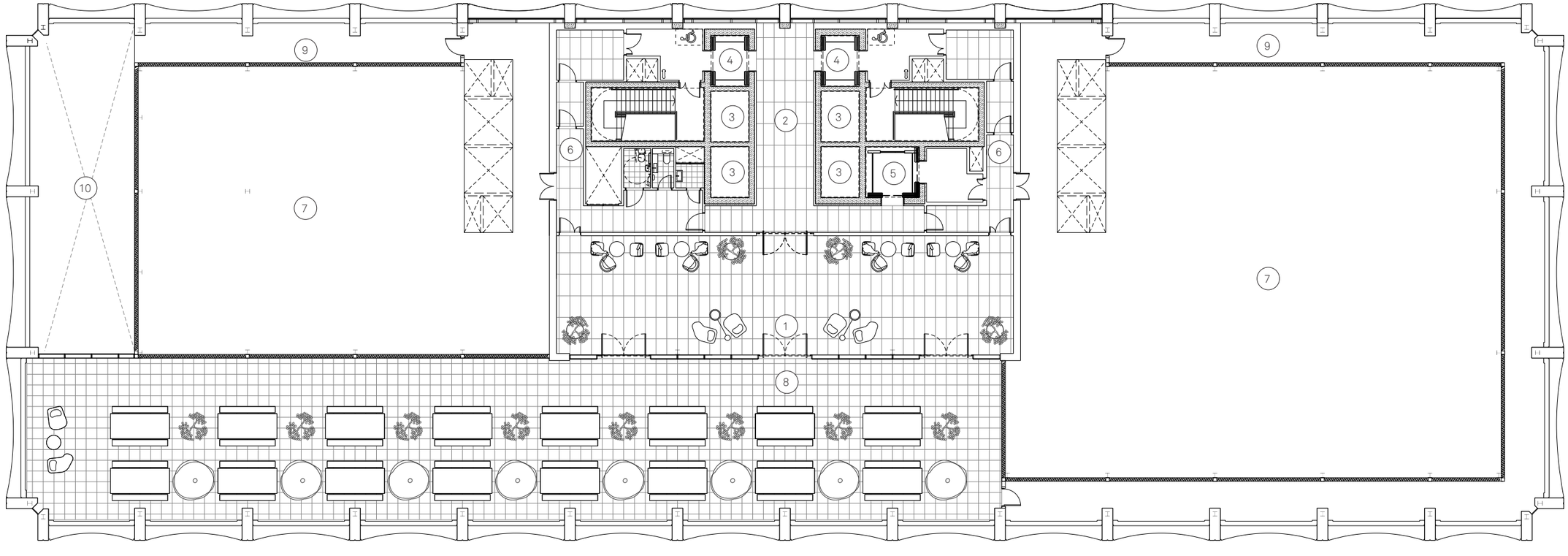
4.2 Proposed Plans
Floor 12

At Floor 12, an internal pavilion space and an external terrace are provided for all building occupiers. The terrace is open to the elements and set back from the building perimeter. The structural columns and vertical pre-cast concrete panels of the facade continue up to provide a sense of enclosure and complete the form of the building.

The terrace is a flexible space and easy to adapt for social and business events or to offer a refreshing change of scenery for meetings and individual working. It also provides occupants additional access to outside space and fresh air.
External plant equipment is also accommodated on this floor, concealed by a full height plant screen set back from the building perimeter to provide a walkway for access cleaning and maintenance.

Key

1. Roof pavilion
2. Lift lobby
3. Passenger lift overrun
4. Fire fighting / passenger lift
5. Goods / passenger lift
6. Circulation / escape corridors
7. External plant space
8. External terrace (public)
9. Plant screen
10. Void to Floor 11

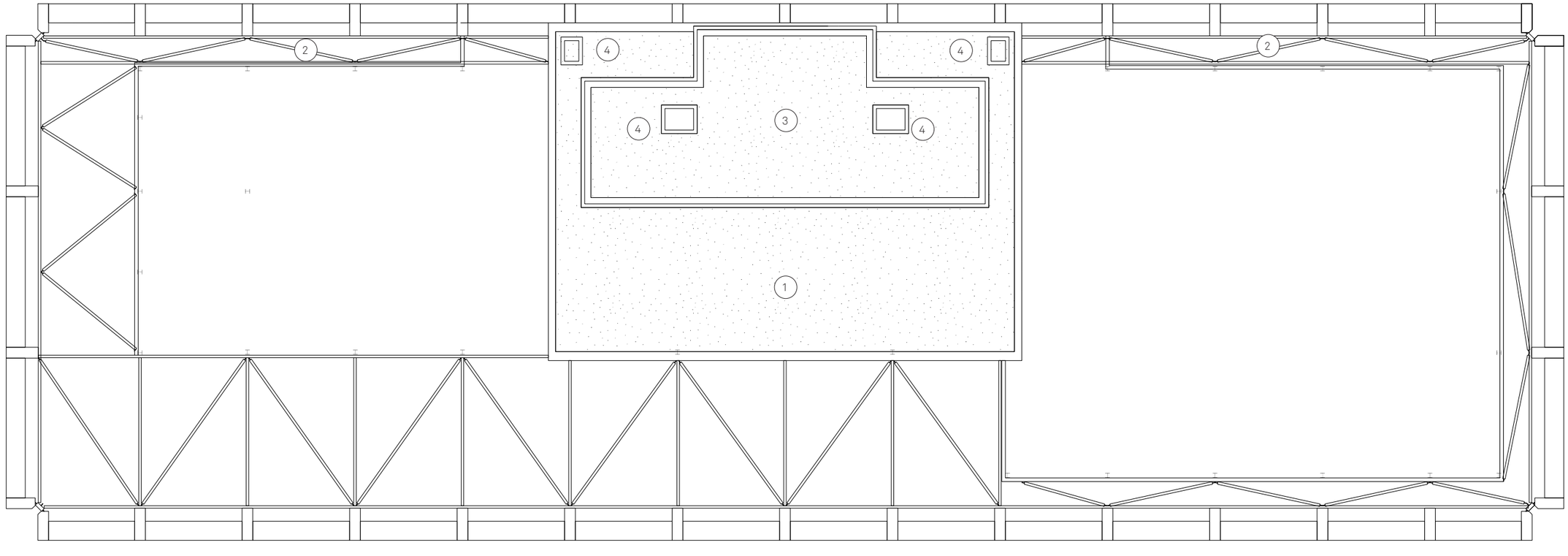


4.2 Proposed Plans
Roof Level

Floor 13 core roof accommodates further plant provision. Please refer to the Energy and Sustainability reports for further information.

Key

1. External plant
2. Plant screen
3. Lift overrun
4. Roof access hatch



4.3 Design Development

The Brief

The client brief is to design a market leading, highly sustainable office building. This is achieved through the reduction of energy in use and embodied carbon during construction.

To reduce energy-in-use the glazing percentage is reduced to 40%. The increased percentage of external wall helps control the building U-Value, whilst the reduced window percentages helps prevent overheating.

The reduction in embodied energy is achieved by avoiding curtain walling, including metal panels, and using a masonry facade system.

Within a typical bay either side of the large fixed windows, side-hung windows provide natural ventilation reducing the requirement for mechanical systems. A long vent panel stretches above at notional ceiling level. This is provided to further future proof the building so it can adapt to alternative ventilation strategies in the future.

Response

Two concepts were developed and tested from the outside in and the inside out to establish the principle for the facade design:

1. Floor to ceiling windows.
2. Windows in a band above desk height.

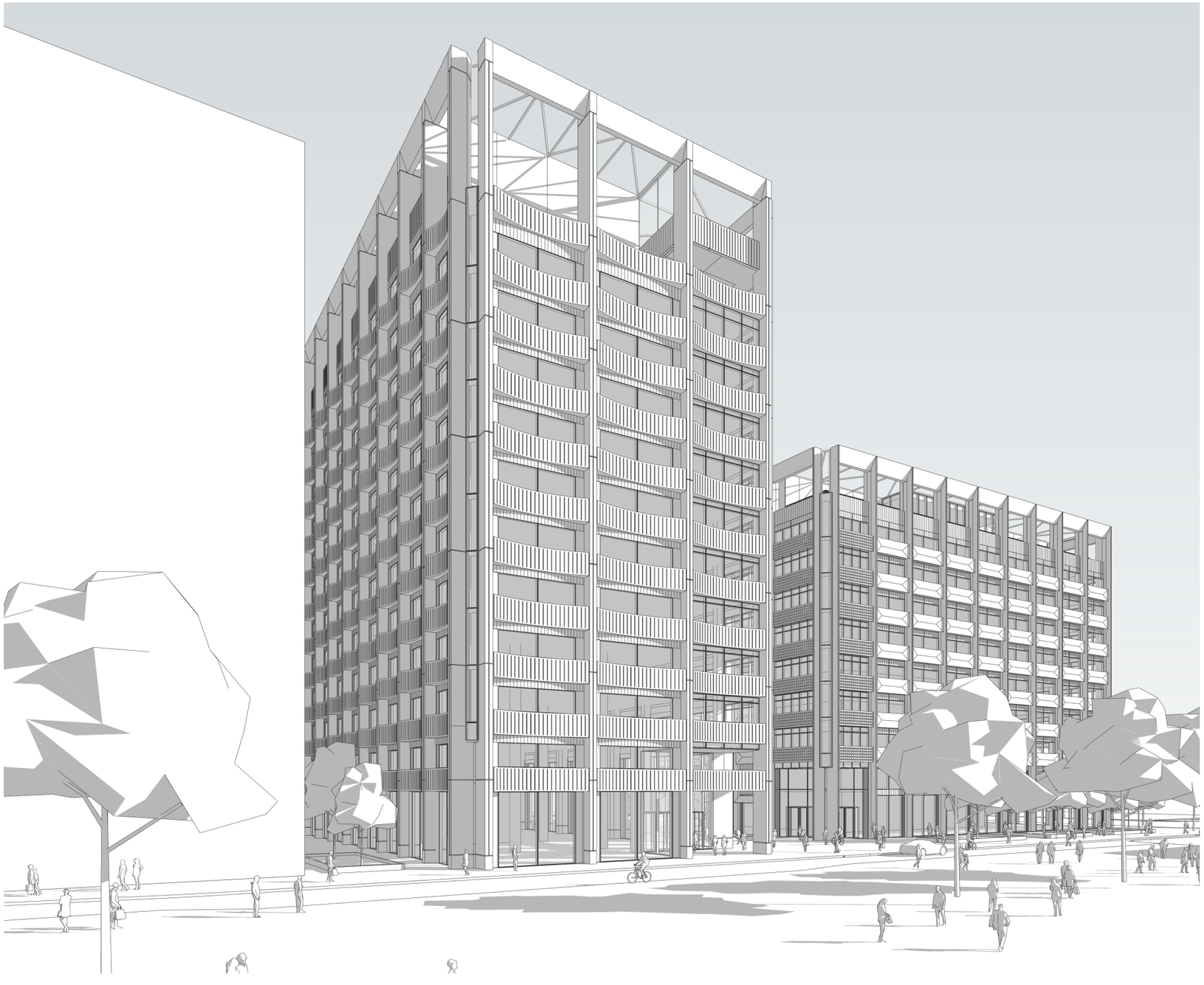
The windows in a band above desk height was selected and taken forward for the following reasons:

- Increased daylight penetration into the floor plate. This also reduces energy in use.

- Providing panoramic views and improving occupier's well being. by providing connectivity with the outside.

- Concealing the view of items located on the office floor from street level (ie. boxes, bags desks and cables etc).

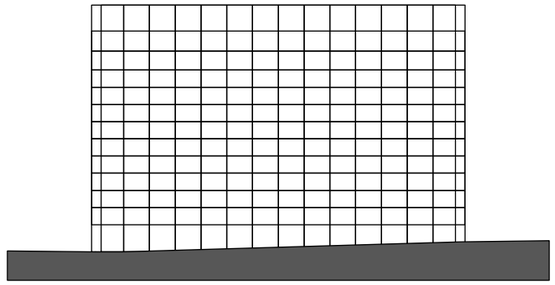
Plot 10a is central to the image adjacent, between Plot 10b (left) and Plot 9a (right). Plot 10a is designed to be read alongside Plot 9a as a 'family' of buildings, both of which share the same design approach described above.



4.3 Design Development

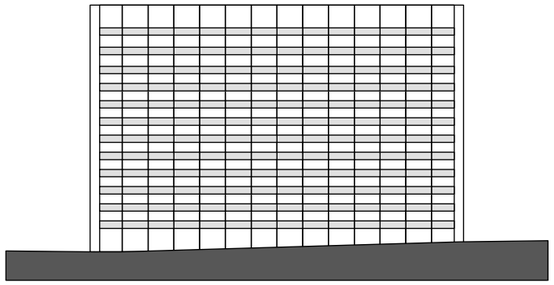
1. Structural Grid, Planning Grid, Floor Levels

The facade principles are defined by a 1.5m planning grid, floor to floor heights and a 6m wide structural bays.



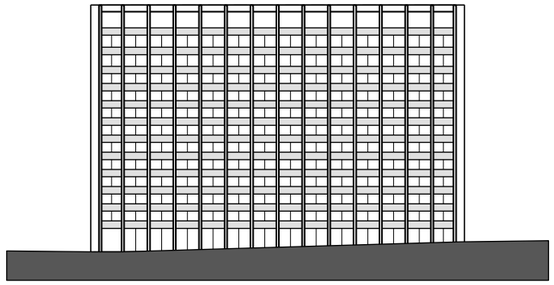
2. 40% Glazing

Introduction of 40% glazing and 60% solid creates a strong horizontal order.



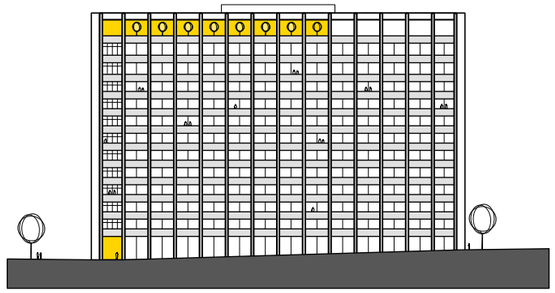
3. Order & Rhythm

The order is broken by the introduction of sharp vertical elements creating a regular rhythm with articulation to the base and crown introduced.



4. Express Key Moments

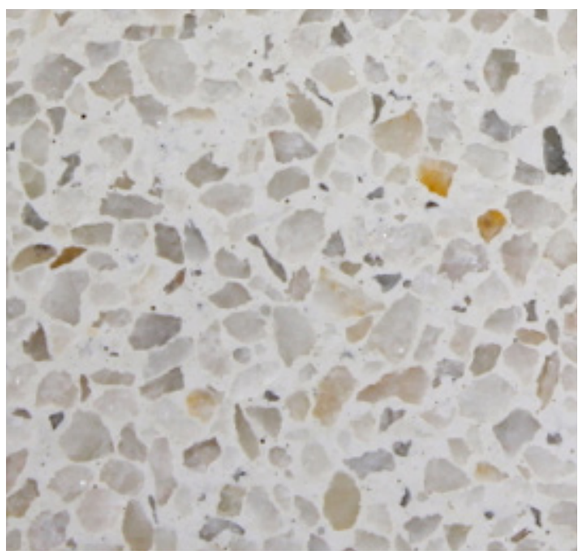
High level terraces and double height entrance are revealed and expressed within the building envelope.



5. Order



6. Colour, Finish & Material



7. Form



8. Texture



4.3 Design Development

The image adjacent shows a design development visualisation looking south from River Street and begins to articulate how the final proposal will look.

The proposed cladding is a pre-cast concrete panel system. This helps to reduce the embodied carbon over using a curtain walling system. The aggregate with the warm grey cement is a copper tone.

The vertical columns are 600m wide x 800mm deep and polished. Polishing the panel reveals the aggregate providing a rich texture.

The horizontal elements are scalloped in form. These are 3 dimensional pieces, inlaid with a vertical groove pattern and in an acid etched finish.

The different finishes will provide a contrast between the horizontal and vertical elements. The horizontal meets the vertical with a shadow gap. The vertical element appears continuous and in the primary plane, whilst the horizontal appears slightly disengaged from the vertical.

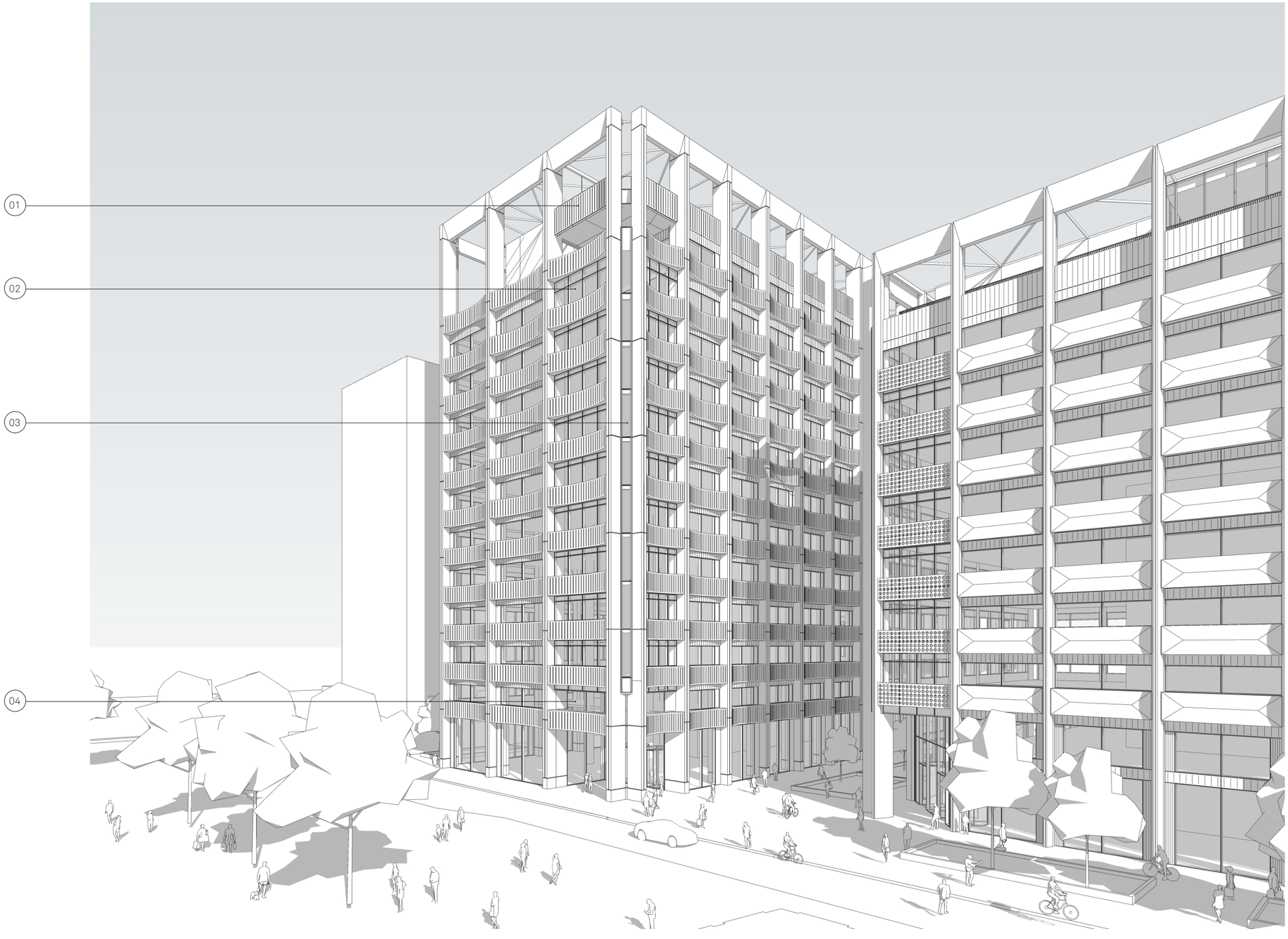
Key elements of the design are:

1. Making a feature of the Floor 12 terrace to highlight the corner/crown of the building and allow it to turn the corner into First Street.

2. Relocating the winter gardens and the different cladding panels into one vertical strip above the entrance.

3. Opening up the corner to create views out from the floor plate.

4. Double to triple height entrance space highlighting the front door to the development.

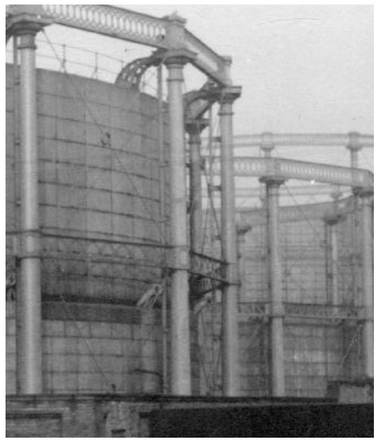


The photograph below illustrates the detail of concrete aggregate proposed for the facade of Plot 10a.

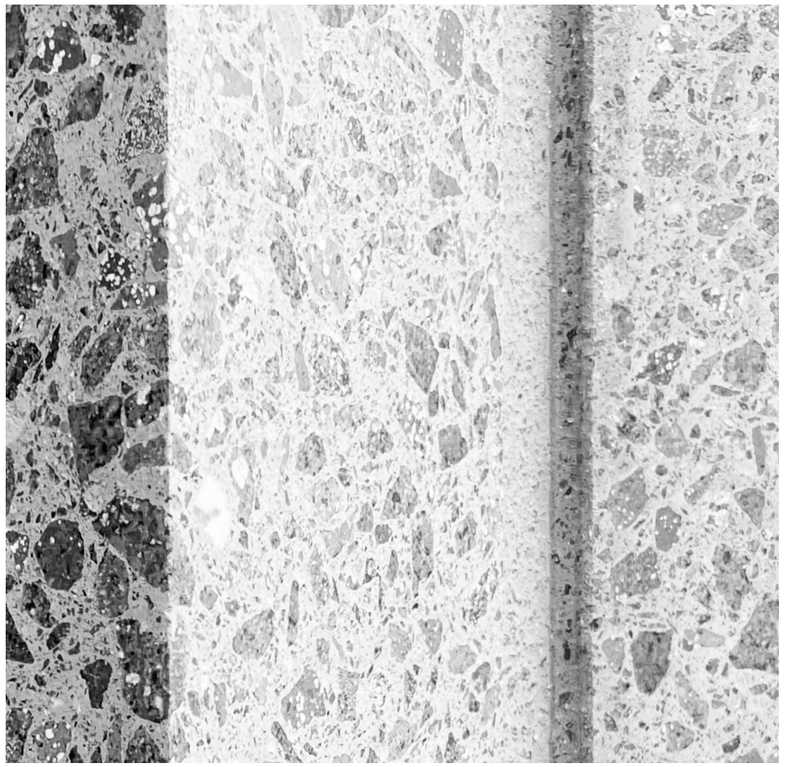
The detail will be developed during the next design stage and will be agreed with MCC through additional drawings and samples.

Adjacent is a visual of the entrance of Plot 10a demonstrating the double to triple height space with 'floating' pre-cast panel sections.

Here the strong vertical elements of the building are expressed which is an honest representation of the structure. This aims to pay homage to the gas works that once stood on First Street.



Historic photo of gas holders at First Street



Detail showing scale and richness of aggregate



Plot 10a entrance

4.4 Elevations
South West Elevation (First Street)

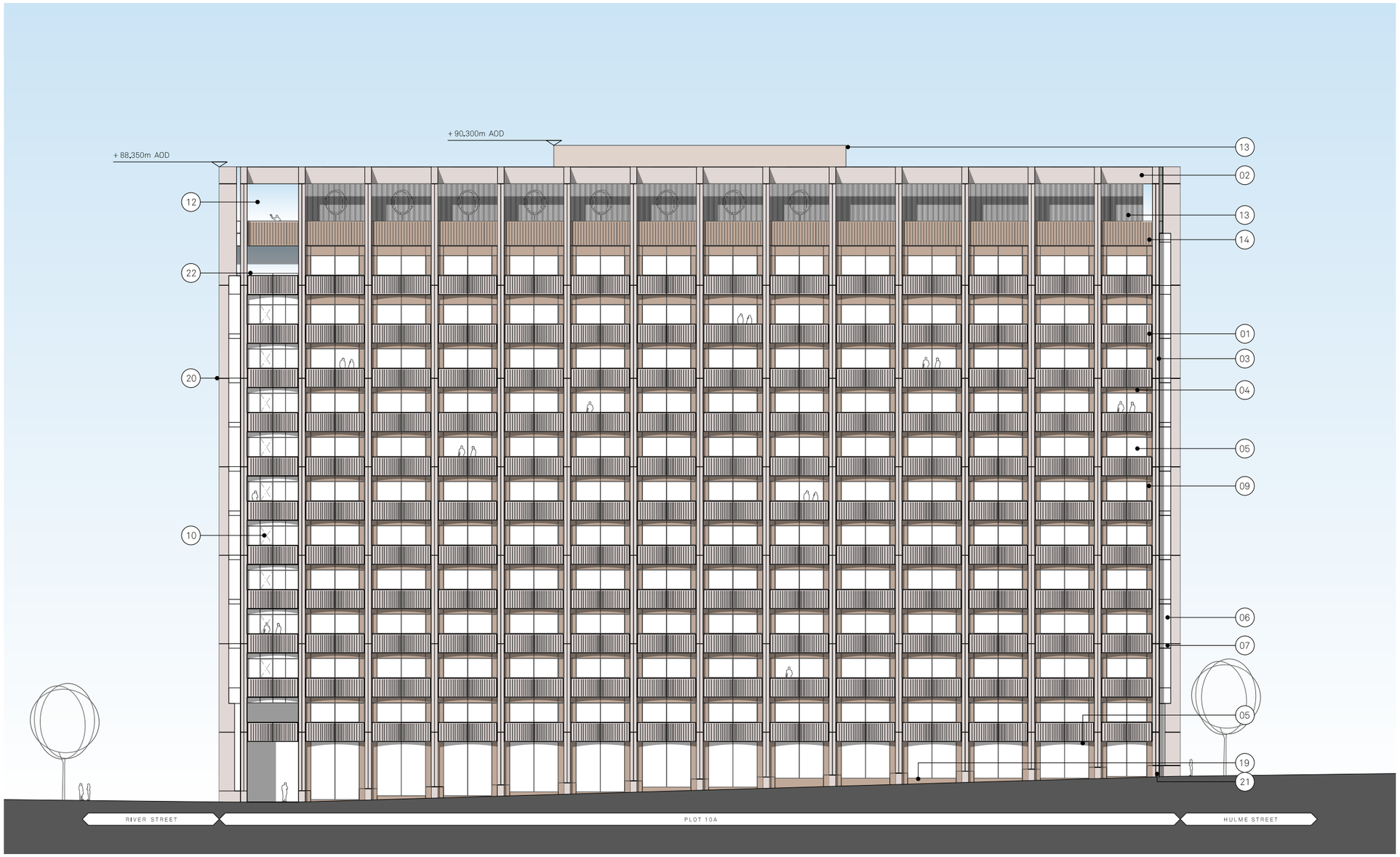
The structural columns and vertical pre-cast concrete panels of the facade continue up above Floor 12 to provide a sense of enclosure and complete the form of the building.

Key

1. Horizontal pre-cast scalloped concrete spandrel panel articulated with a vertical groove. Acid etched finish
2. Horizontal pre-cast concrete forming an angled crown at top. Polished finish
3. Vertical pre-cast concrete cladding with central vertical groove. Polished finish
4. Ventilation louvres 'dummy' panel at high level. Metallic anodised copper finish
5. Cap-less curtain walling system. Mid to light grey frames with clear glass infill
6. Cap-less curtain walling system. Mid to light grey frames with clear glass. Module width changes to suit full height glazing at building corners
7. Recessed insulated metal spandrel panel behind glass masking floor construction
8. Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system
9. Manually open-able windows within curtain wall glazing system. Mid to light grey frames. Decorative anodised metal panel with perforated pattern in front. Copper finish
10. Cap-less curtain walling system to winter gardens with opening POV panels. Mid to light grey frames with clear glass
11. Back painted glass in a curtain walling system, mid to light grey frames
12. Terrace open to atmosphere
13. Vertical metal louvre system, copper anodised metal screening external plant
14. Metal panel cladding system with vertical groove. Copper metallic anodised finish
15. Back painted glass screen concealing plant at roof level
16. Vertical metal louvre system. Mid to light grey anodised metal with integrated service doors as part of the system
17. 'Floating' pre-cast panel above entrance
18. External double storey void above office entrance
19. Aluminium flashing, colour to match copper finish
20. Horizontal joints within pre-cast concrete
21. Pre-cast concrete plinth. Polished finish
22. Metal flat bar balustrade to Floor 11 terrace
23. Brise soleil above each window to assist solar shading. Anodised metal with decorative profile, copper finish

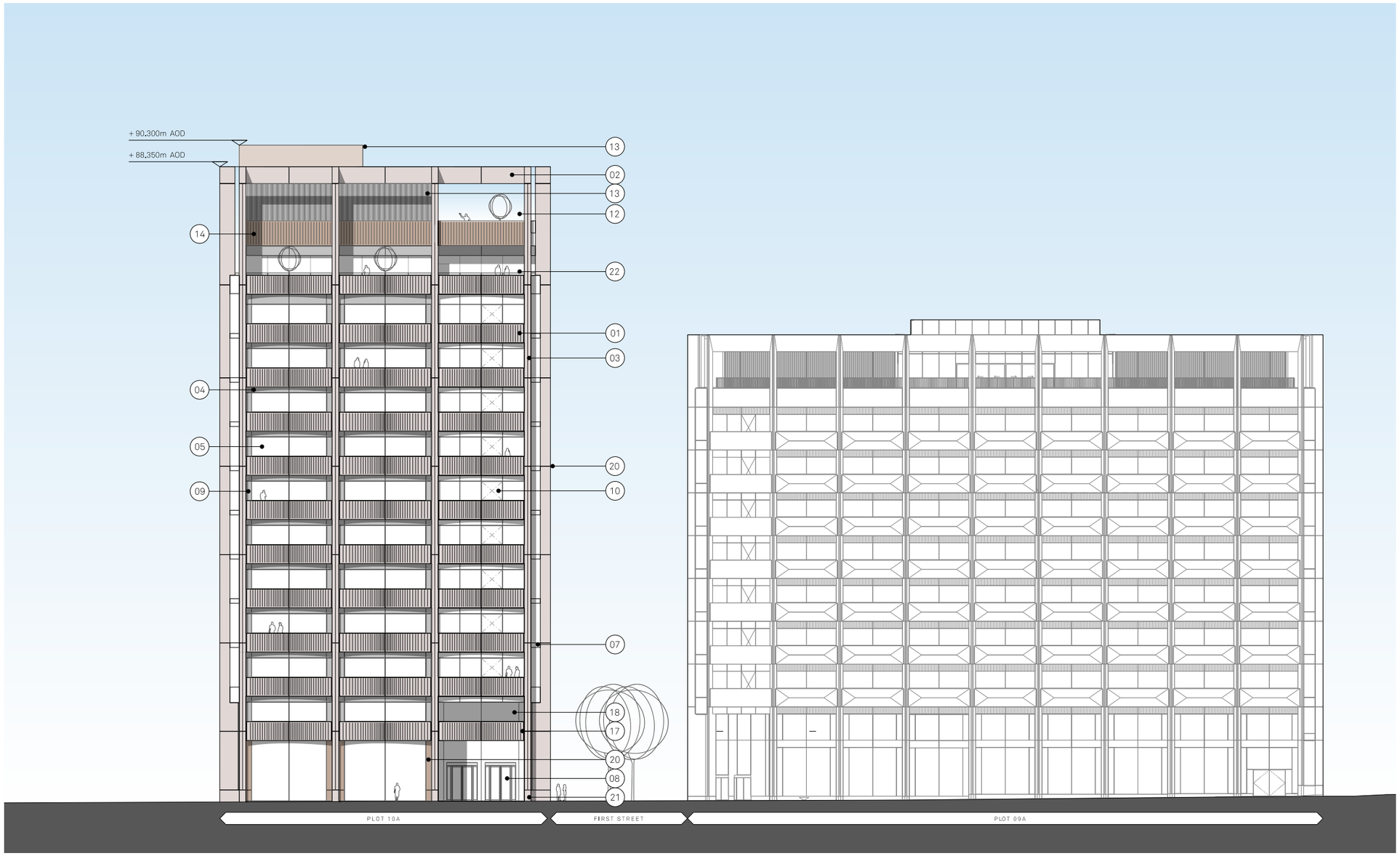
View Location





4.4 Elevations
North West Elevation (River Street)

The Floor 11 and 12 external terraces are set back from the facade and faces towards the city.



Key

1. Horizontal pre-cast scalloped concrete spandrel panel articulated with a vertical groove. Acid etched finish
2. Horizontal pre-cast concrete forming an angled crown at top. Polished finish
3. Vertical pre-cast concrete cladding with central vertical groove. Polished finish
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5. Cap-less curtain walling system. Mid to light grey frames with clear glass infill
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20. Horizontal joints within pre-cast concrete
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View Location



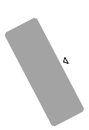
4.4 Elevations
North East Elevation (River Street)

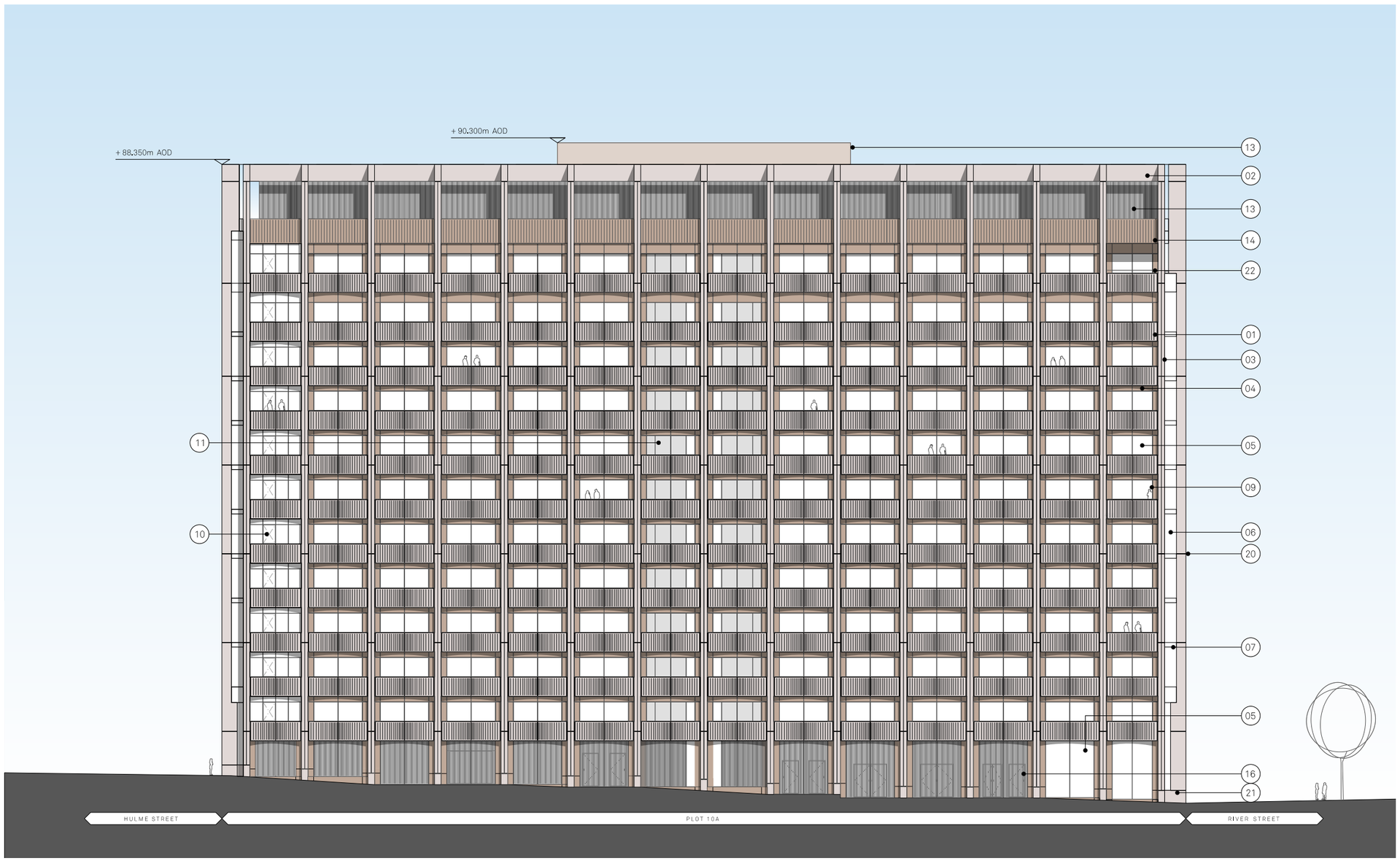
The winter gardens continue to be expressed as a key moment in the envelope as the building turns the corner on the upper levels.

Key

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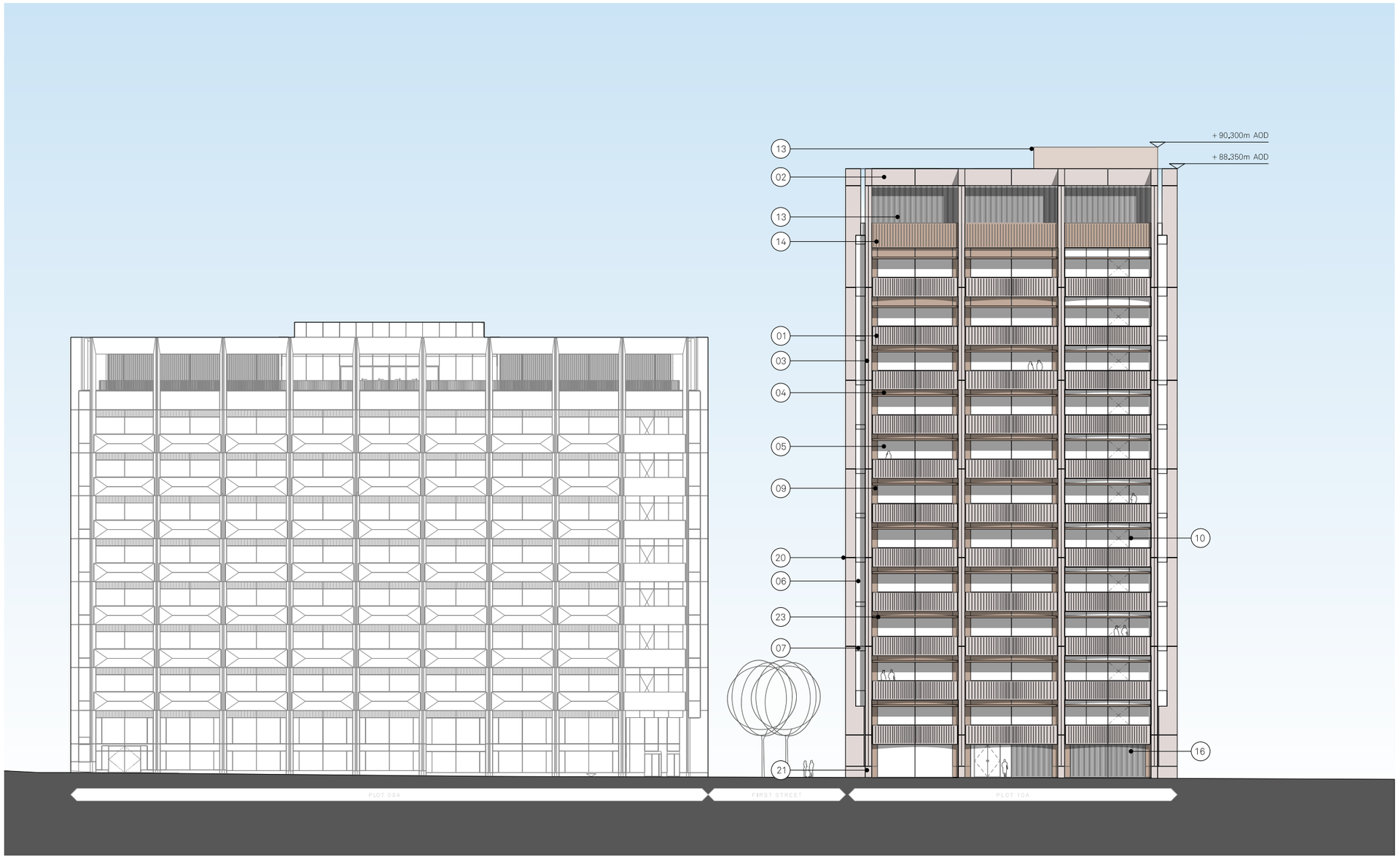
View Location





4.4 Elevations
South East Elevation (Hulme Street)

The Hulme Street elevation is where the office and cycle store entrance is located. Here the external grade level is higher than at River Street resulting in a more modest sense of scale at Ground Floor. Decorative metal solar shading panels are incorporated at ground to mitigate overheating.



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View Location



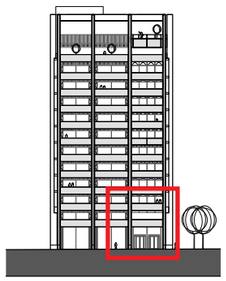
4.5 Bay Study
River Street Entrance

Positive and active street frontage is proposed at Ground Floor with the north-east building corner carved out of the mass to reveal the building entrance.

Key

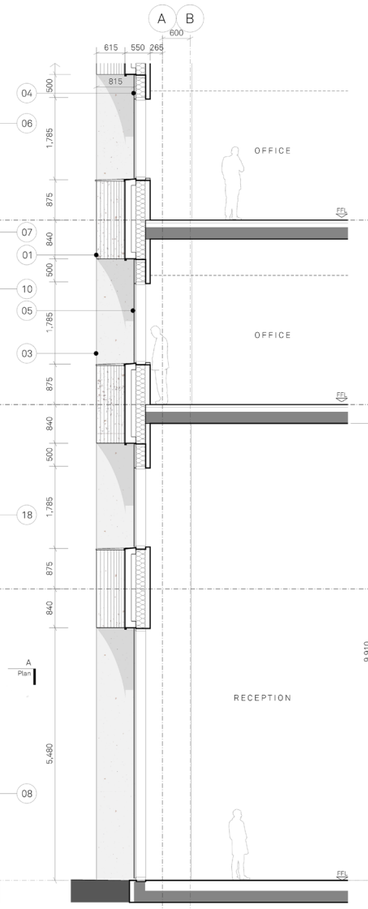
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View Location

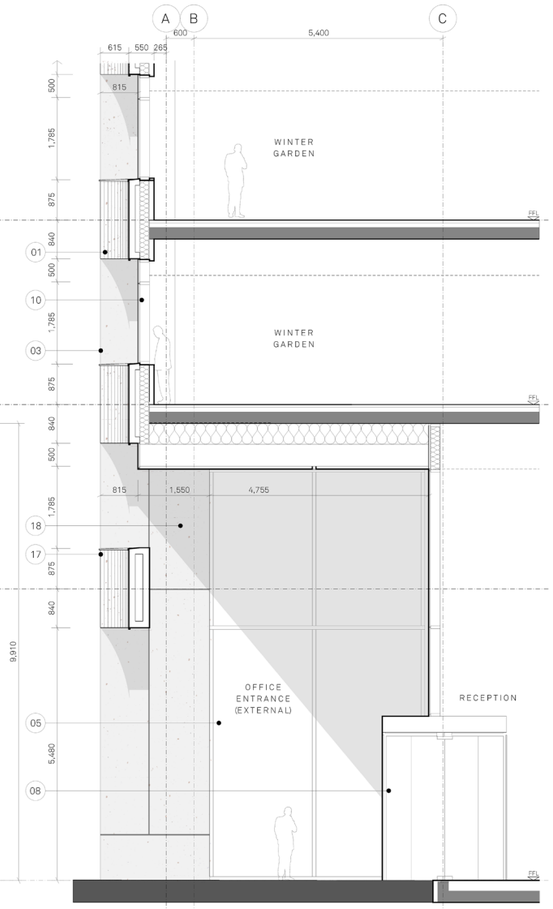




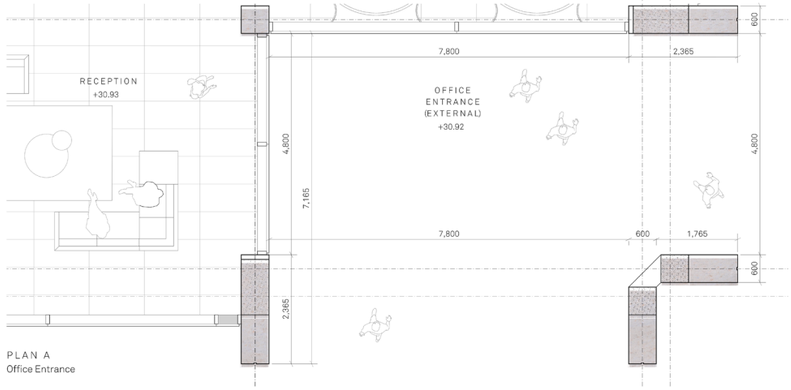
PARTIAL ELEVATION
Office entrance



SECTION A
Through ground floor curtain walling



SECTION B
Office entrance



PLAN A
Office Entrance

4.5 Bay Study
3D Axonometric

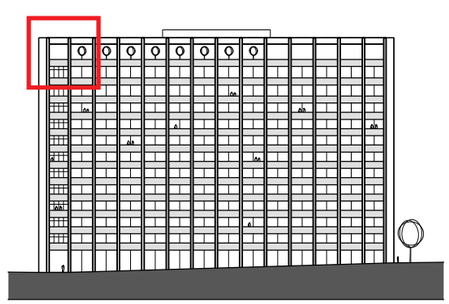


The pre-cast panels will be articulated with a scalloped profile with a vertical groove. The finish will be acid etched exposing grain and depth.

Key

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View Location



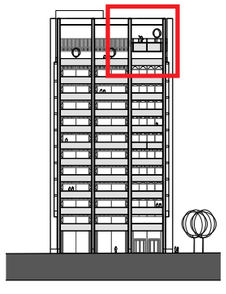
4.5 Bay Study
Building Terraces

A horizontal angled crown frames the building at the top, intersected with vertical pre-cast concrete panels per structural bay. The vertical components will be a polished finish articulated with a sharp inverted profile.

Key

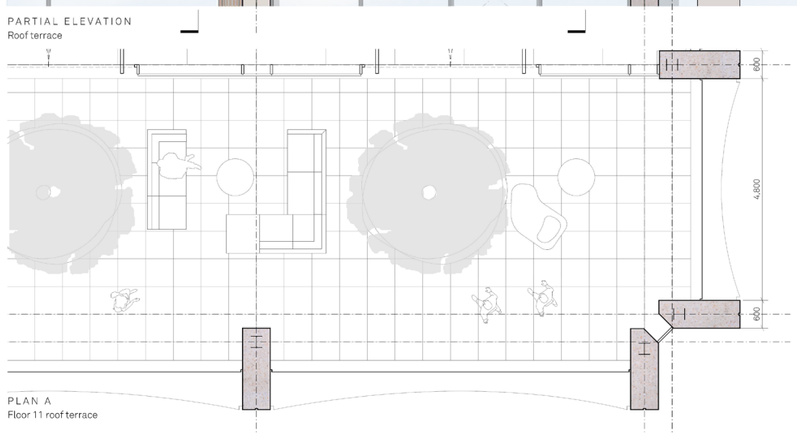
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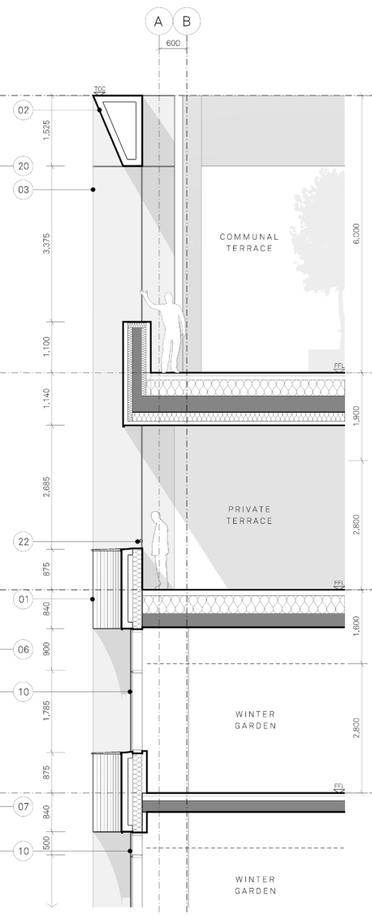




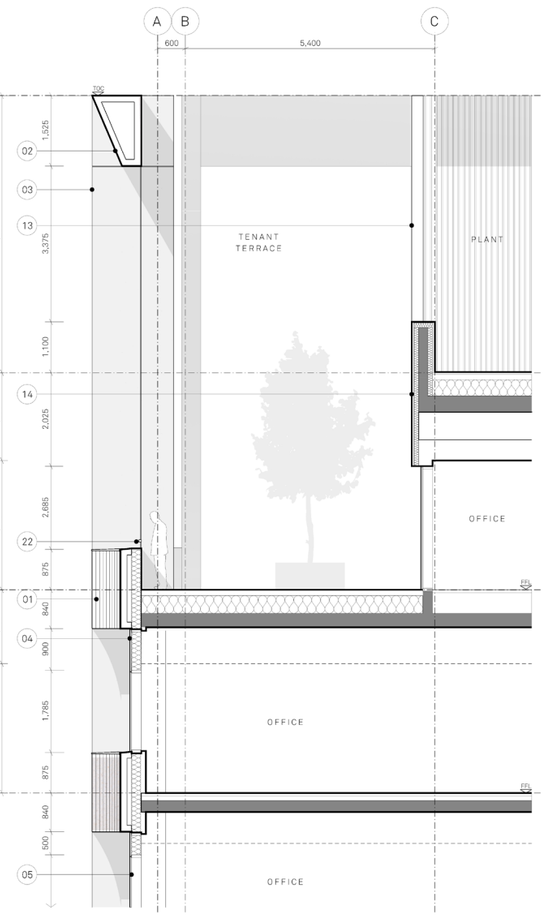
PARTIAL ELEVATION
Roof terrace



PLAN A
Floor 11 roof terrace



SECTION A
Through Floors 11 & 12 terrace



SECTION B
Through Floor 11 terrace

4.5 Bay Study
3D Sectional Axonometric

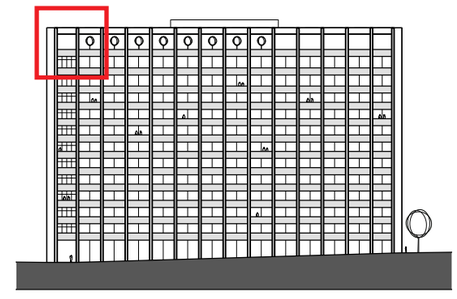


The building section illustrates the concrete flat slab to all office floor plates, the depth of the facade and spatial quality of the Floor 12 terrace.

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View Location



4.6 Terrace Views
Overview

A series of images are presented over the following pages illustrating the relationship between the Floor 11 and 12 terraces.

The Floor 12 terrace cantilevers out above the Floor 11 terrace as shown in the image adjacent.



4.6 Terrace Views
Floor 11



The Floor 11 double height terrace extends the full width of the building and is lined by precast concrete columns. At high level, a secondary steel structure ties the concrete pillars back to the main frame.

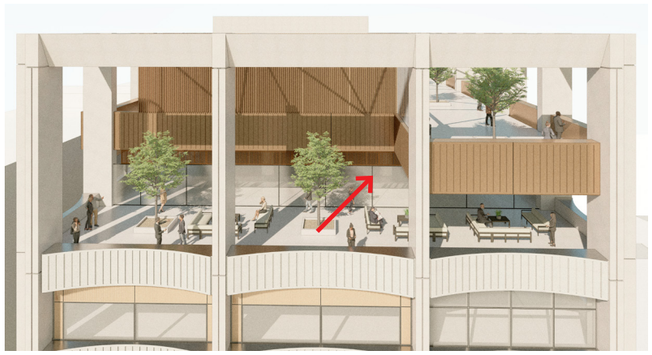
The space allows users to interact with an external environment whilst working on the highest office level of the building. The terrace is softened by planting and outdoor furniture.



4.6 Terrace Views
Floor 11

To avoid Floor 11 being overlooked by the terrace above, translucent etched glass will be installed to suggest a sense of activity behind, whilst providing privacy to the lower terrace.

An undercover area is created where the Floor 12 terrace extends out over Floor 11. The provides shelter in adverse weather and shade in the warmer months.

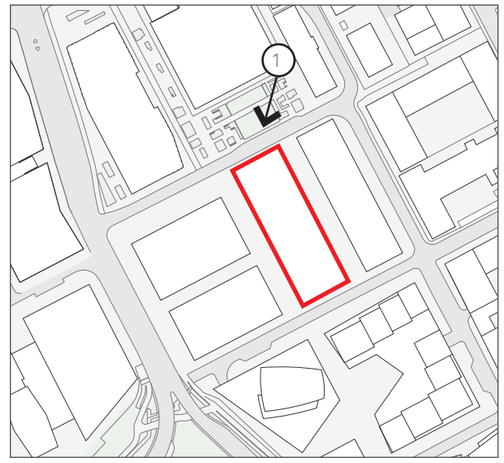




5.0 Views

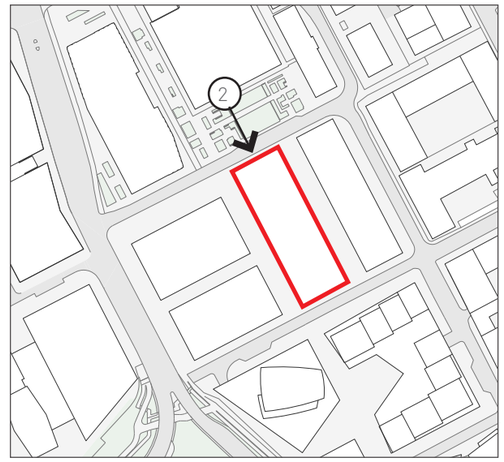
5.1 Proposed View
North / East Elevation (River Street)





5.1 Proposed View
North Elevation (River Street)

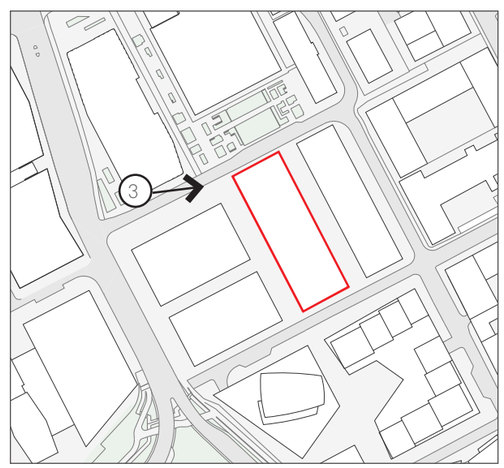




5.1 Proposed View

North / West Elevation (River Street)





6.0 Landscape

6.1 Landscape Design Principles

Design Principles

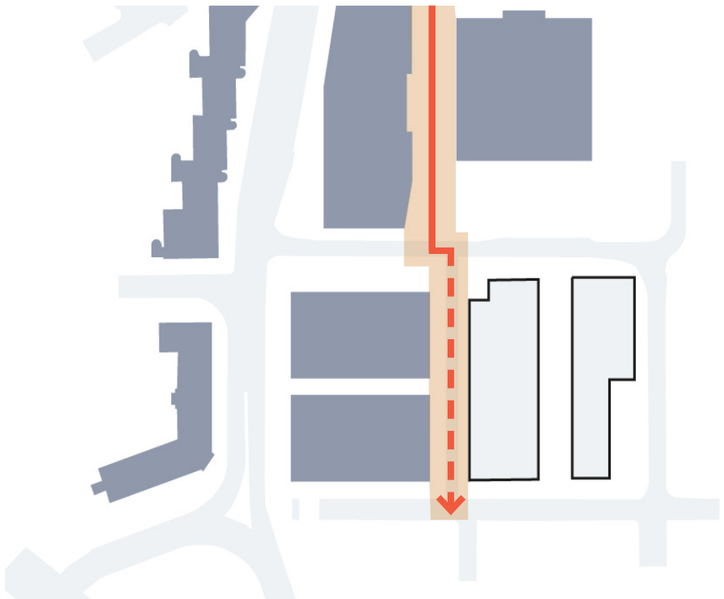
The concept for the public realm is to create a series of contemporary and distinctive spaces that draw upon the sites unique location within the city. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external spaces will become both a destination and a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.

A contemporary palette of materials will reinforce this as a key quality destination defined by a simple, robust palette of landscape elements.

Design quality and delivery is key in establishing the development proposals as a fundamental link in the wider emergence of First Street. The use of quality, robust and appropriate materials will create a vibrant landmark development with a strong identity.

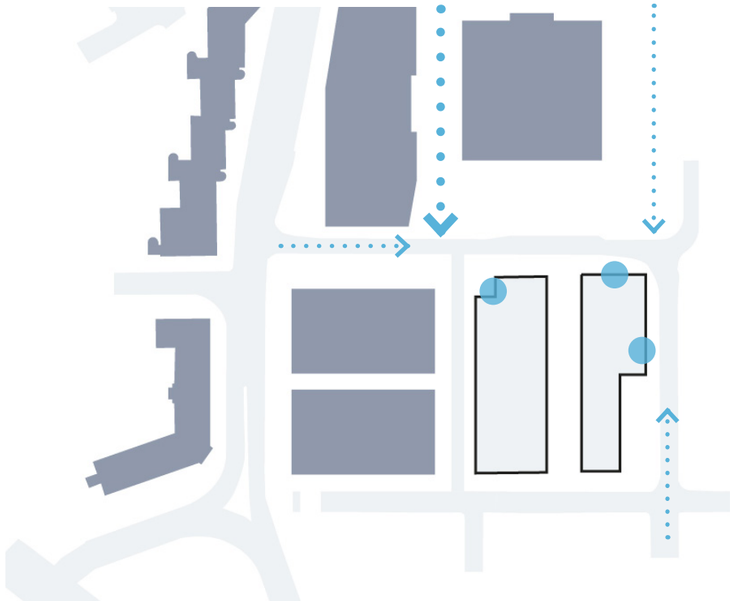
A contemporary palette of materials in part, echo's the industrial heritage defined by a simple, robust palette of landscape elements.

Extension of First Street



1. Providing a continuation of the implemented First Street public realm
2. Reinforcing the First Street characteristics
3. Using similar palette of materials

Clear Building Entrances



1. Reinforce building entrances through clear viewpoints
2. Provide a sense of arrival within the public realm

New Public Spaces



1. The creation of safe places to cross River Street
2. Extending public realm spaces and permeability
3. Creating more opportunities for dwell

6.2 Wider Masterplan Context



Plot 10a Estate Context

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

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

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

6.3 Landscape Masterplan Elements

Masterplan Development
The adjacent plan illustrates the external proposals for the site. A meanwhile use lawn has been proposed to the Plot 10b site which will be developed as part of the Plot 10b planning application.

As part of the Plot 10a scheme, a number of key public realm spaces have been proposed including:

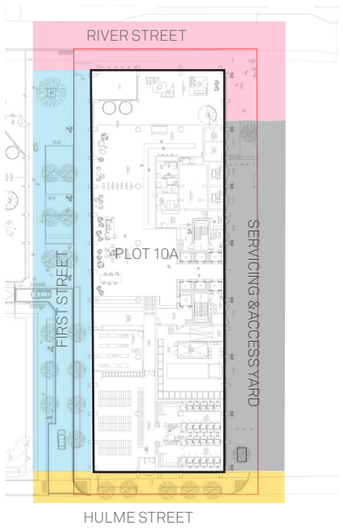
First Street
Our proposals look to provide a continuity to the existing First Street works implemented to the north of the site. The adjacent Plot 9a delivers the majority of the public realm extension with Plot 10a completing the pedestrianised footpath connecting First Street to Hulme Street to the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

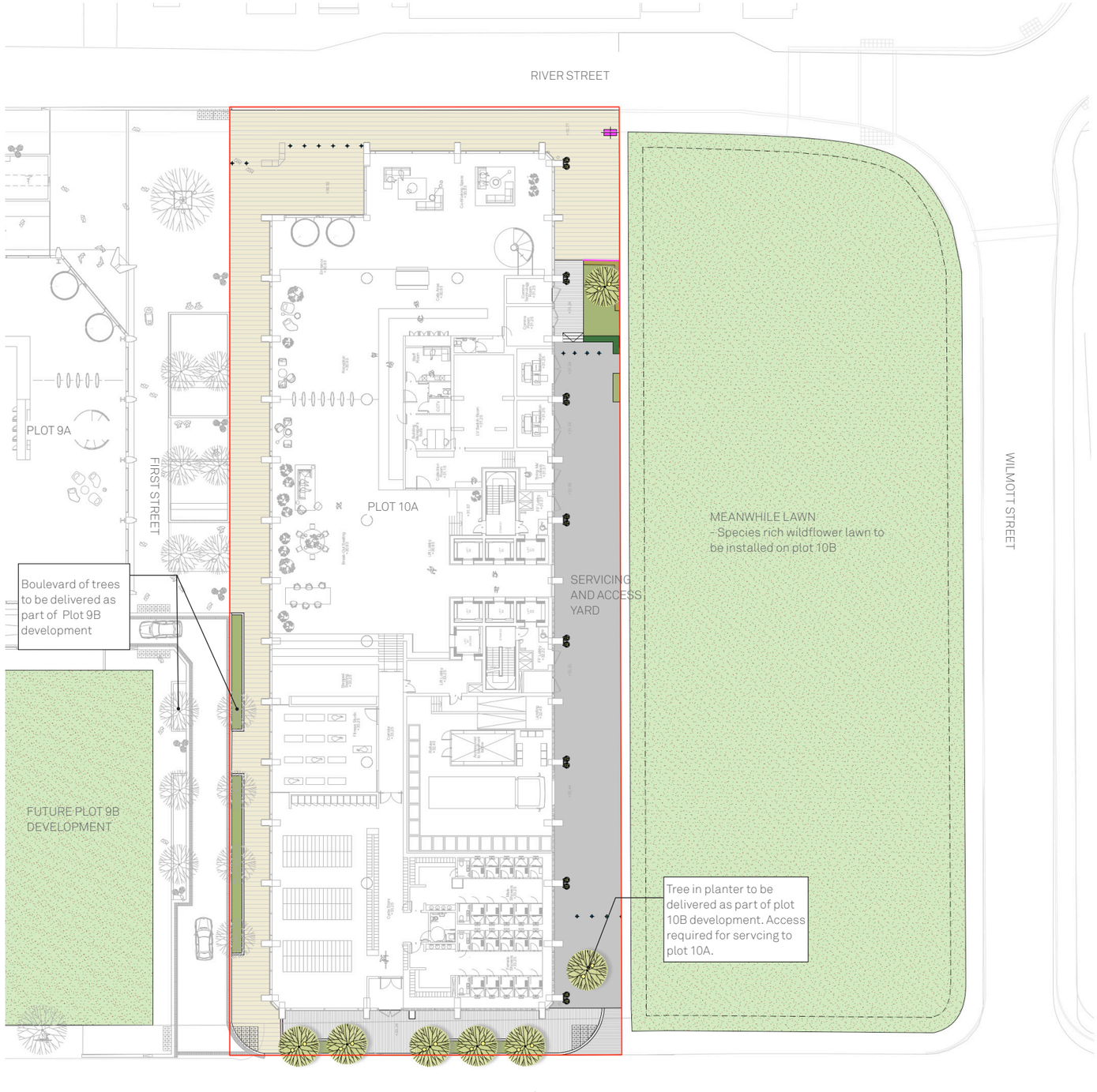
River Street
A high quality Yorkstone street surfacing that forms a continuation of the materials palette used at James Grigor Square.

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

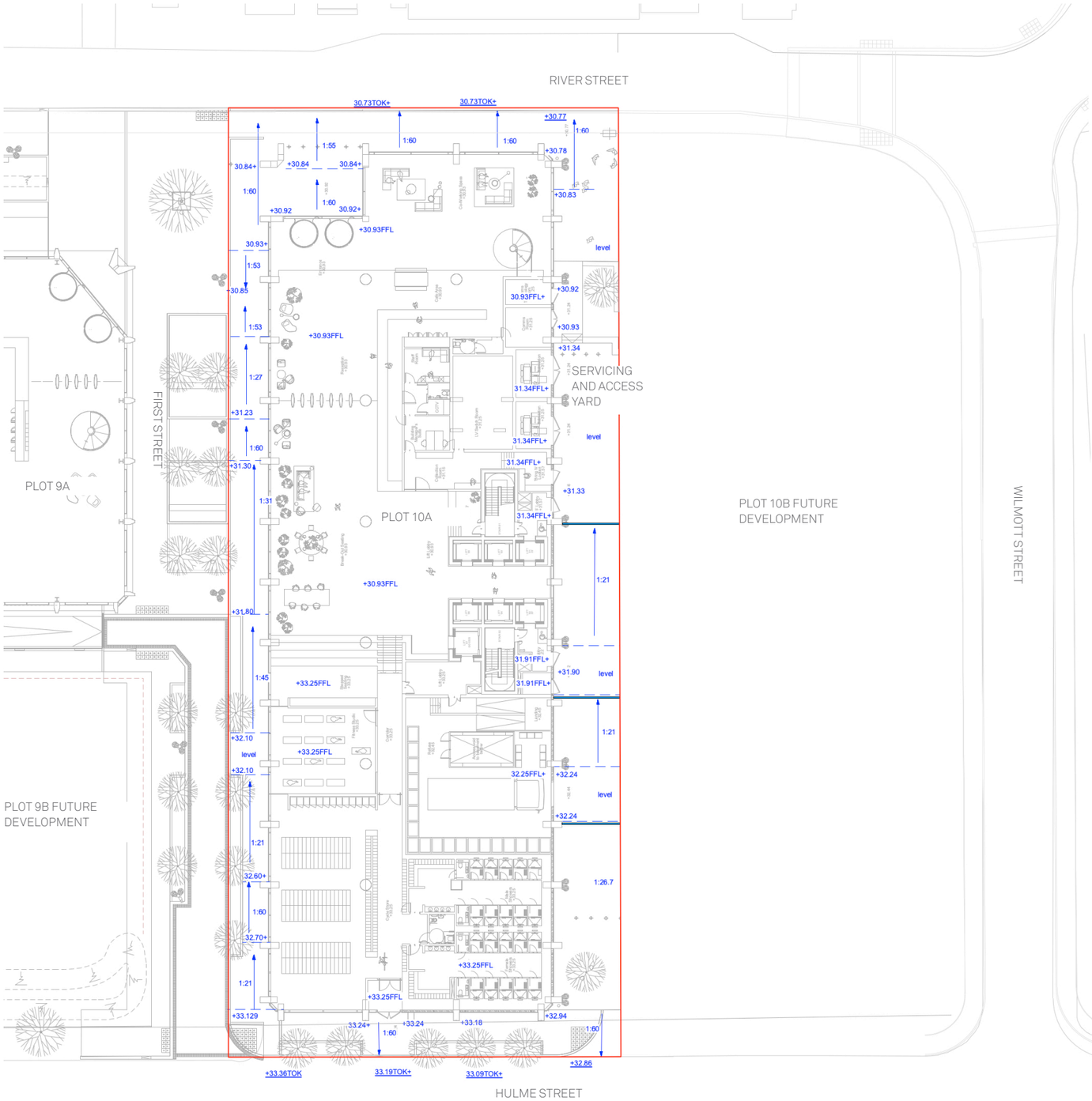
Hulme Street
A simple paved street with trees and planting to add colour, scale and help to maximise the sites tree planting opportunities.

Character Spaces





6.4 Public Realm Levels



Site Levels

The proposals have considered the existing topography and aim to effectively integrate the scheme into the existing landform without significant changes to the current levels.

A level approach is proposed to the entire envelope of the building.

The levels across the site generally fall from the highest point along Hulme Street to the south falling down towards River Street to the north.

Proposals will include for surface water collection across the site and along required interfaces with the building.

KEY

Application Boundary

LEVELS & CONSTRAINTS

+31.21 **SPOT LEVEL - Existing**
Levels as per Topographic Survey

+31.21 **SPOT LEVEL - Proposed**

31.21 FFL+ **FINISHED FLOOR LEVEL - Proposed**

6.5 Public Realm Access & Circulation

Access + Circulation
A clearly defined hierarchy of vehicular, servicing and pedestrian routes is essential for the establishment of clarity of movement within and around the site. This approach provides a clear and legible spaces for all users. The adjacent diagrams identify this, and the key modes of access are discussed further.

Pedestrian Routes
Our proposals look to give greater priority to pedestrians, making the streets more accessible for people of all ages and levels of mobility.

New pedestrian connections and an increase in the number of places where pedestrians can cross the road safely will be developed to connect the existing First Street, River Street and Hulme Street.

Improving navigation and increasing place-making opportunities will also create a better and safer environment for pedestrians day and night.

A number of these routes which fall outside of the site boundary are dependant being lead by other parties, nevertheless should be pursued as they will be a positive impact on First Street.

Cycle movement
Access to the cycle store is gained off the existing street network off Medlock Street providing a short route with entry directly off Hulme Street.

Servicing Routes
The proposal aims to deliver high standards and expectations in the public realm from Hulme Street.

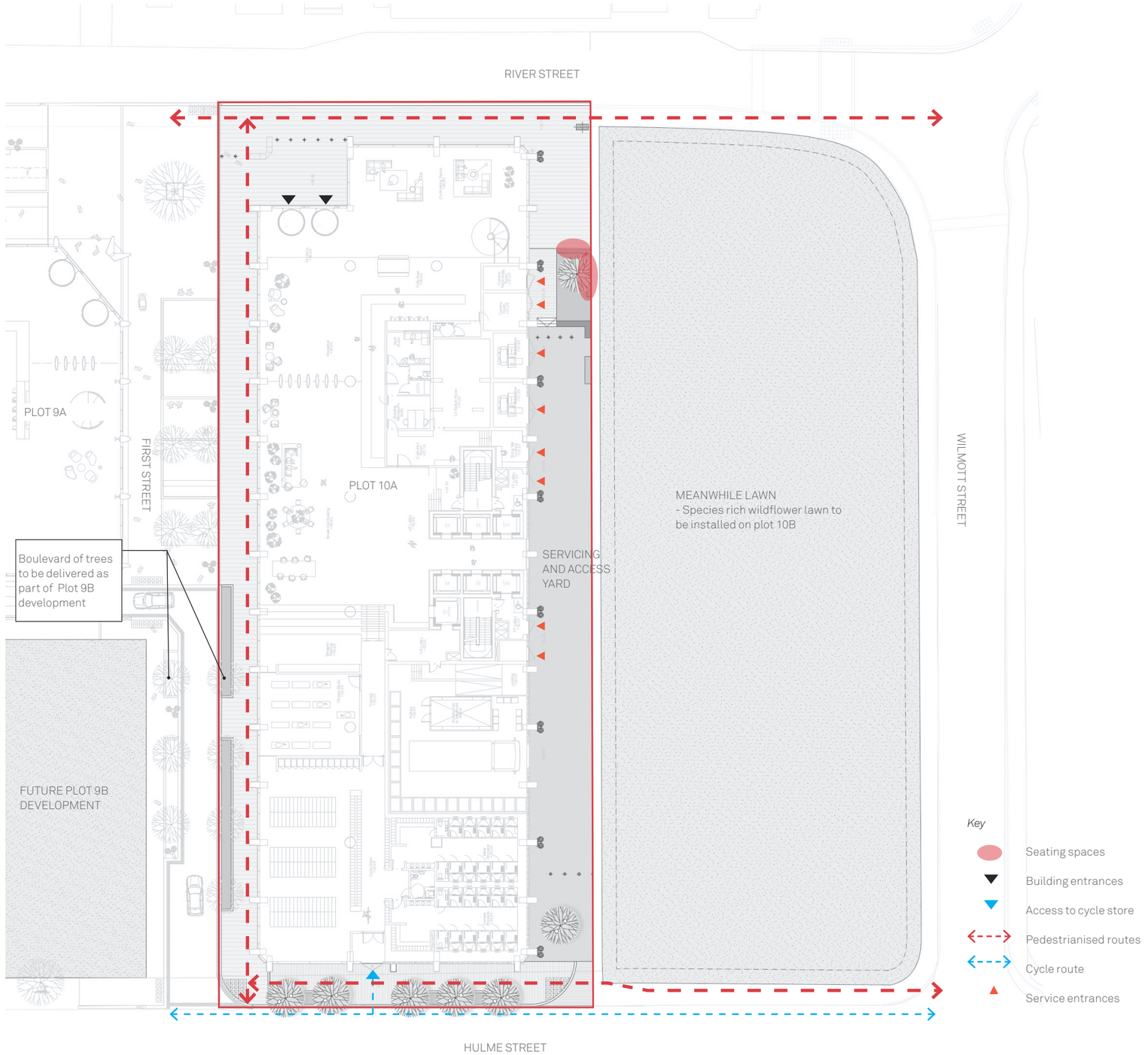
A separate 'servicing route' will maintain efficient delivery of goods and services whilst minimising disturbance along First Street.

Design For Access
Its design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in Europe.

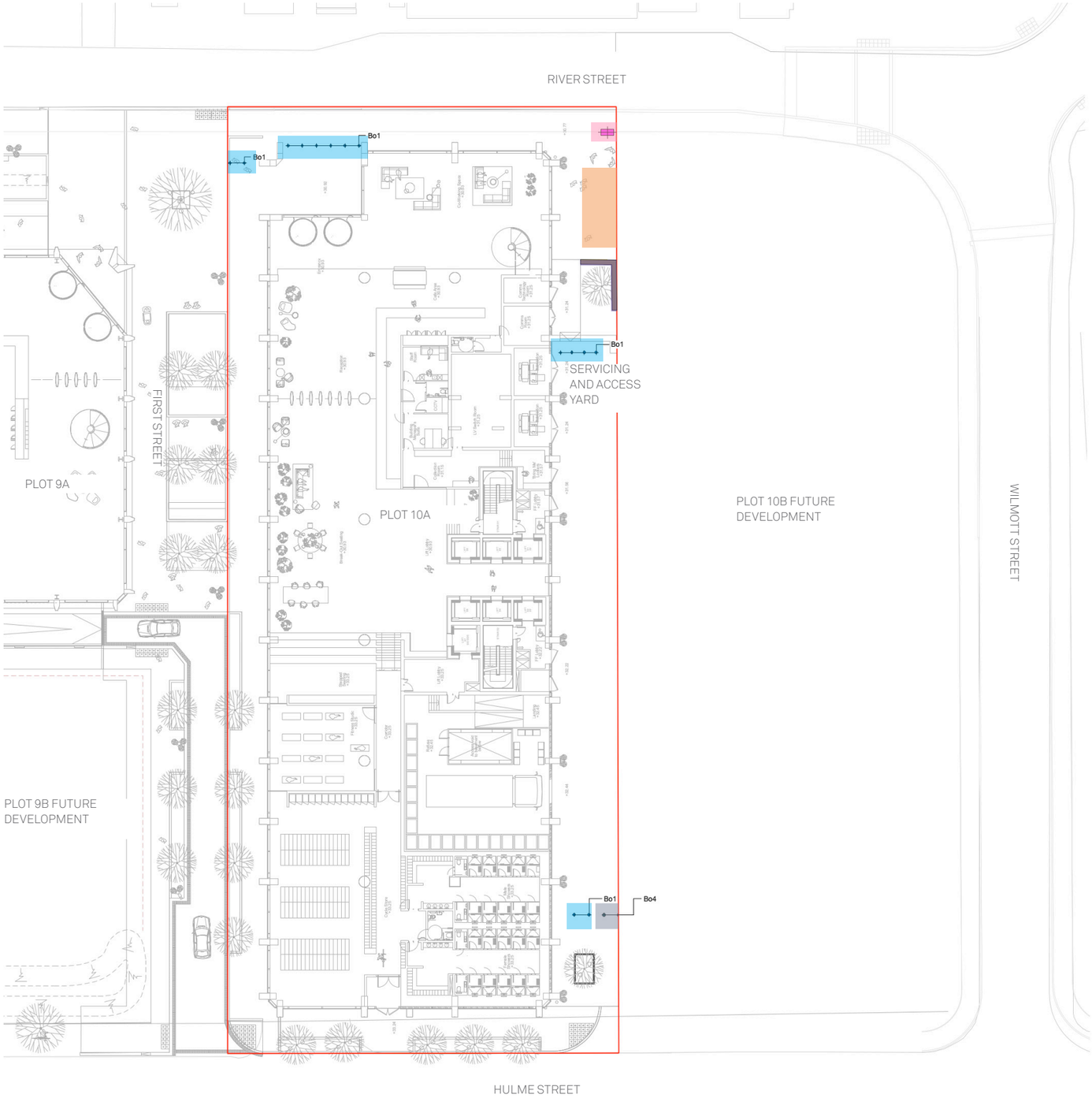
In order to make the site as usable as possible the following considerations have been incorporated into the design as per the Design for Access document commissioned by Manchester City Council.

Width and surfacing of access routes.
Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
Street furniture located off main access routes.
Inclusion of well designed signage and wayfinding features.
Inclusion of lighting to allow ease of navigation after dark.





6.6 Public Realm Street Furniture



Furniture
The design aims to minimise footpath clutter by co-locating the street furniture and planting, thus creating spaces for people to sit and dwell. The proposals intend to co-ordinate with the materials used with the neighbouring built schemes.

Seating
Opportunity for sitting and dwelling are provided in the public realm space between this development and the future First Street 10B development. Bespoke seating discs will draw people to the space creating a destination. Wide zones adjacent to the buildings and within the space allow for flexible spill-out dining opportunities.

Wayfinding Totem
We wish to encourage exploration and assimilation of the site by improving wayfinding.
A wayfinding Totem is proposed along River Street & between First Street building main entrance as we consider this as a key pedestrian desire line. The totem itself will display information including a site map & directional arrows.

Bollards
The site is designed to restrict daily vehicular access to key pedestrian areas on First Street & River Street using manual telescopic bollards. Service access off Hulme street will be managed using automatic telescopic bollards.

The location of trees, benches, lighting columns and planting have been positioned to reduce the requirement for excessive bollard protection.

Key

- Proposed Bo1 fixed bollards
- Proposed Bo2 automatic telescopic bollards
- Wayfinding totems
- Flexible space
- Seating

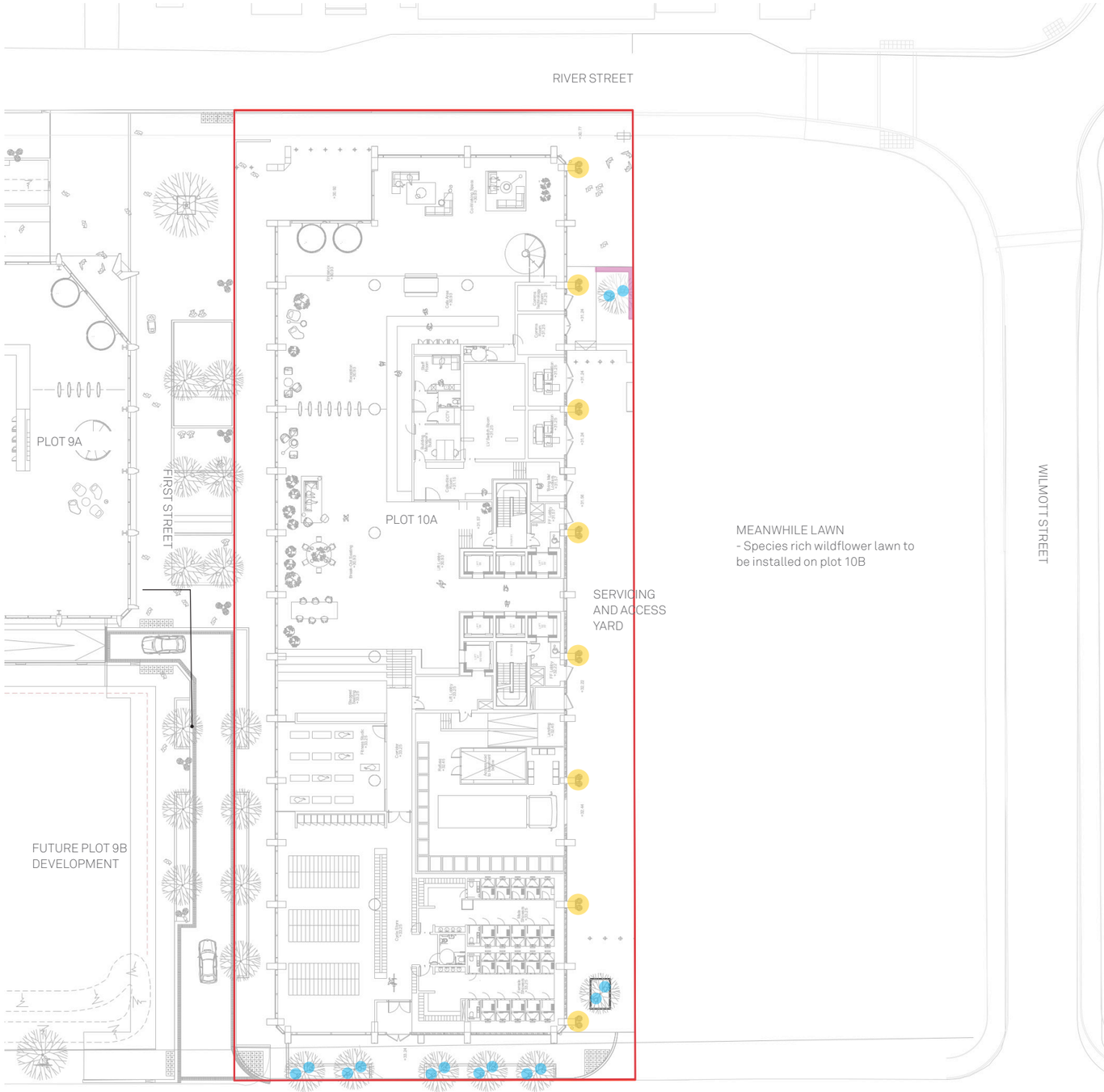
6.7 Public Realm Lighting Intent

Lighting Concept
The proposed lighting responds to the streetscape requirements, assists in reinforcing the street based character areas and takes into account any existing lighting features currently on site.

River Street and First Street
Column lighting is proposed predominately within the public realm, comprising of a single column upright with multi directional lighting heads.

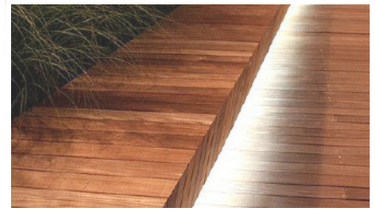
Trees are highlighted with up-lighters within the planting beds or recessed up-lighters in the pavement for continuity, tying in with the existing First Street.

Service access Street
Lighting proposals along this street are confined to the building to allow for free movement of service vehicles within this space also helping to de-clutter the streetscape.





Illumination Bollards
Features: Fixed bollards will have the potential to be illuminated providing indication of boundaries at night.

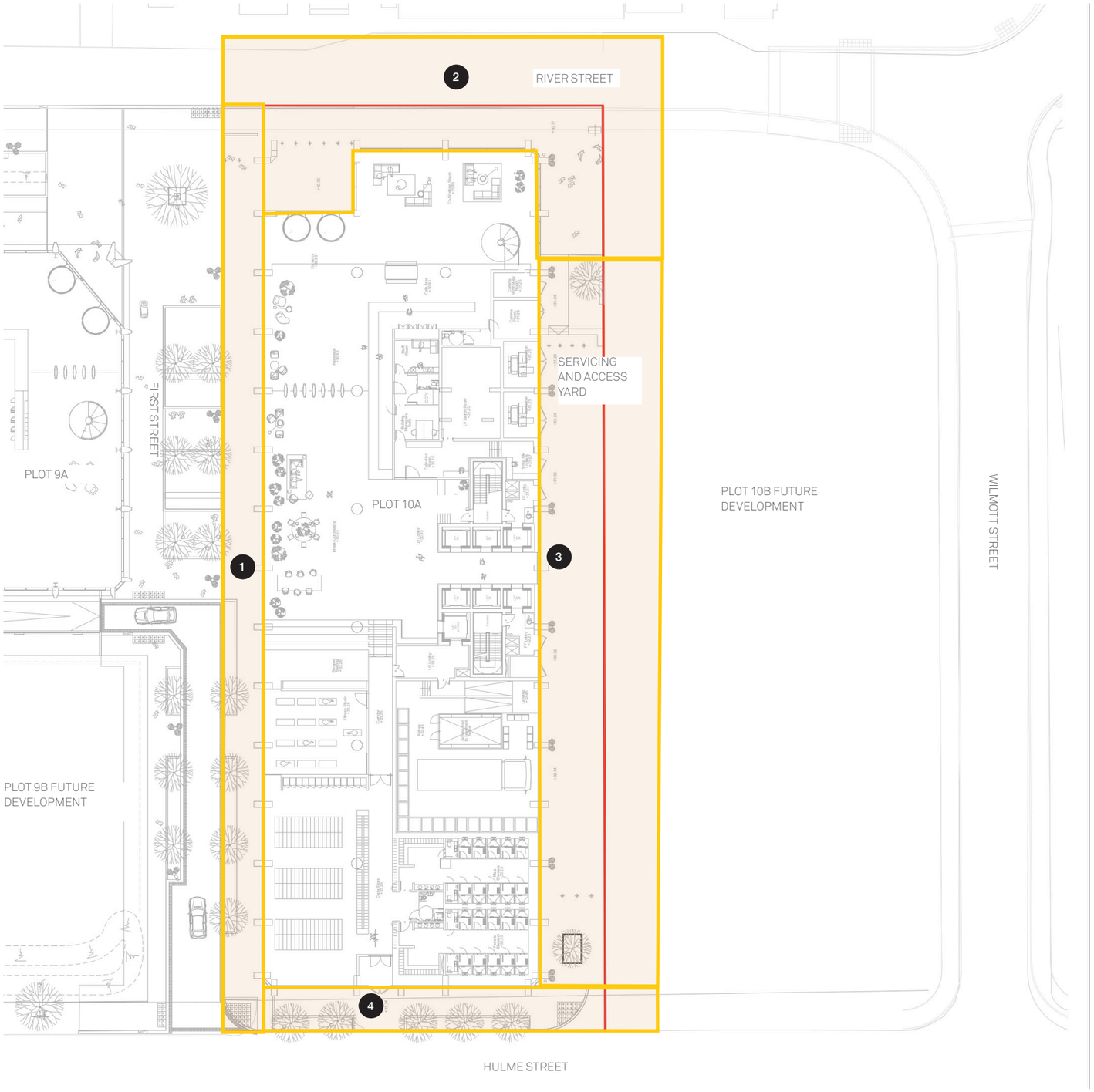


Under-bench Lighting
Features: Lighting in the form of LED strips of spot lights placed under benches throws light across footways as indication of seating locations and wayfinding.

Key

- Building mounted lighting
- Lighting column
- Planting uplighter - in soft
- Under-bench lighting

6.8 Landscape Masterplan Character Areas



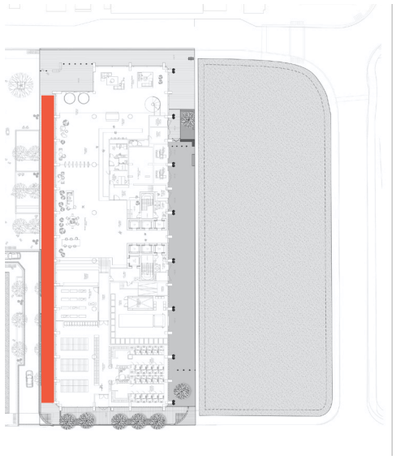
Character Areas
The site naturally splits itself into a street based character types, which respond to their adjoining neighbouring schemes.

Each character area listed below is described in detail over the subsequent pages.

Character Areas:
1. First Street
2. River Street
3. Servicing and Access Yard
4. Hulme Street

6.9 Detail Area: Completion of First Street

Location plan



First Street

The Plot 10a application interfaces with the extended First Street proposed as part of the approved Plot 9a development. A new yorkstone footpath is proposed that will run along the full length of the westen elevation of Plot 10a.

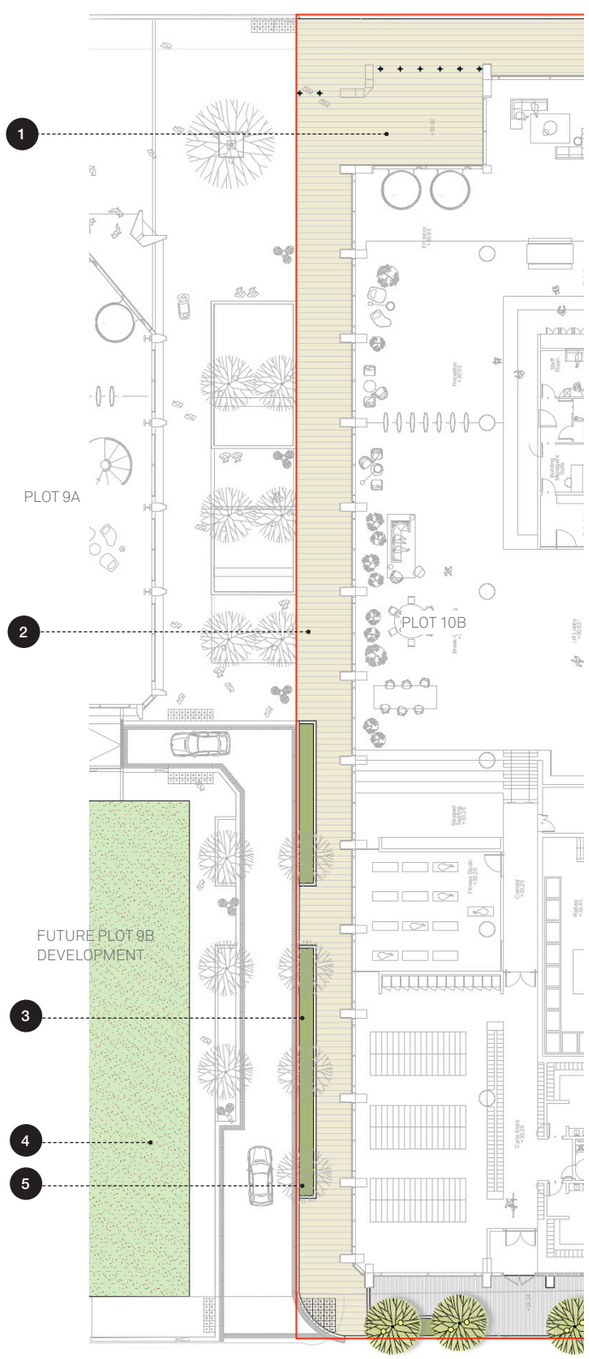
This route will provide a connection south towards Hulme Street, providing pedestrian access to the very southern portion of the First Street estate.

Trees will be delivered as part of the future Plot 9b development to ensure consistency in growth of the proposed boulevard, creating a balanced and equally proportioned canopies to both sides of the Plot 9a service route.

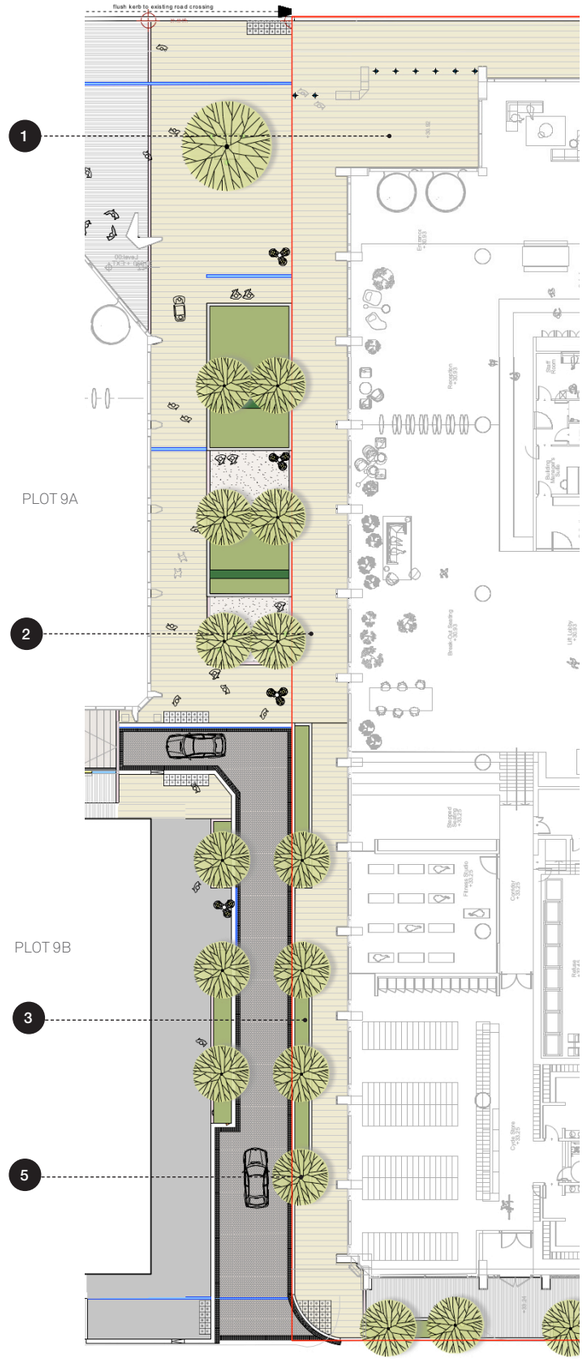
The plans opposite demonstrate this strategy.

1. Arrival space
2. Sandstone paved footpath to match existing First Street paving
3. Shrub and perennial planting
4. Temporary wild flower lawn
5. Boulevard of trees (to be delivered as part of Plot 9B development)

Plot 10A First Street Proposals

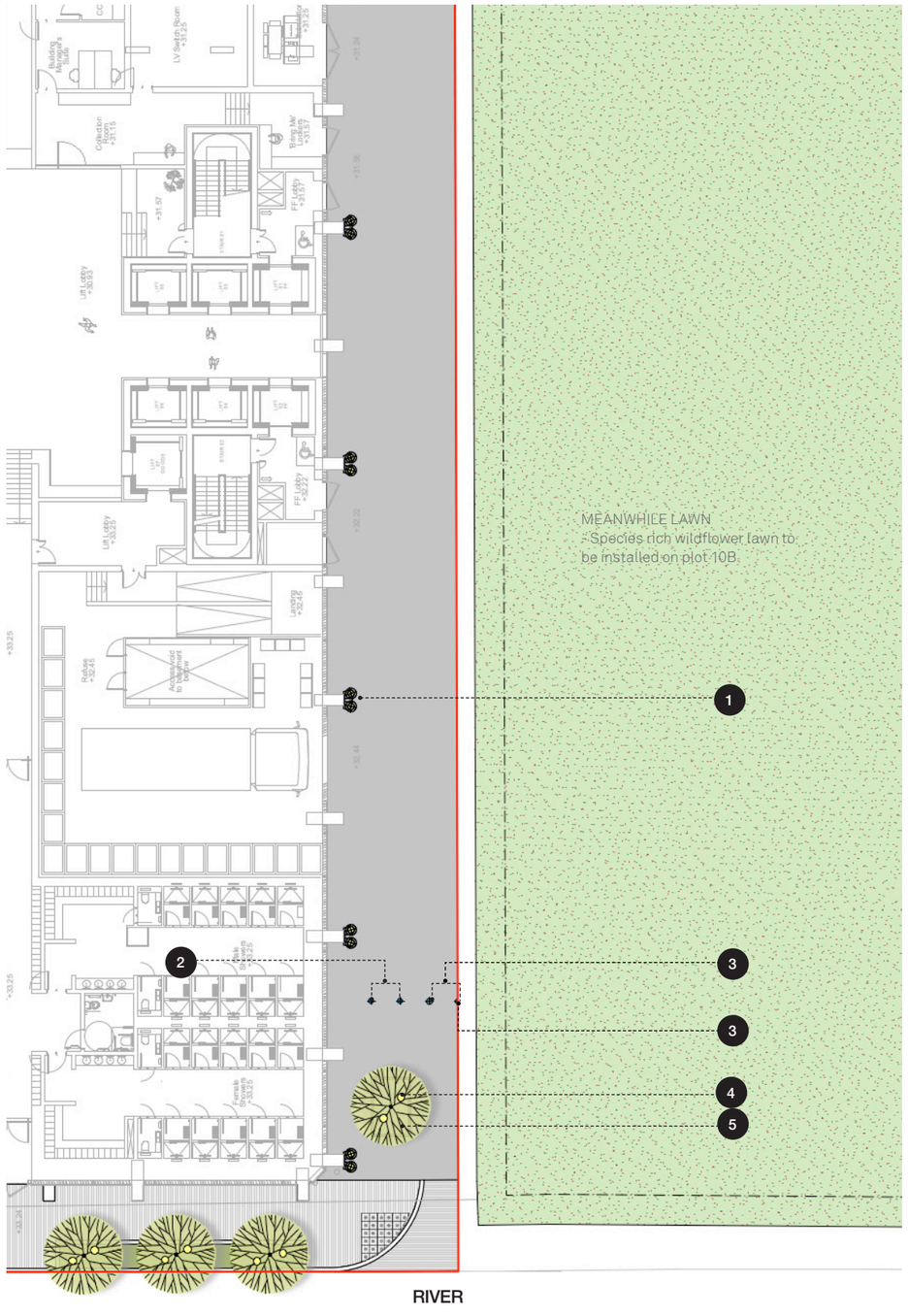


Completion of First Street fully realised as part of Future Plot 9b application

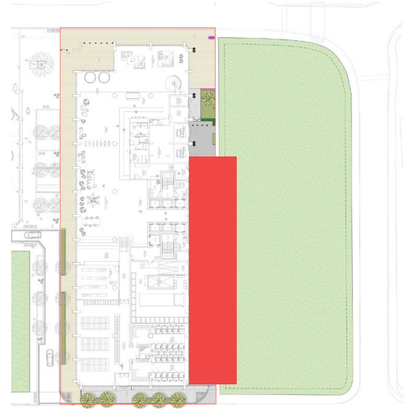


6.10 Detail Area: Servicing and Access Lane

Serving and Access Lane proposals



Location plan



Servicing and Access Lane
A separate servicing route will maintain efficient delivery of goods and services.

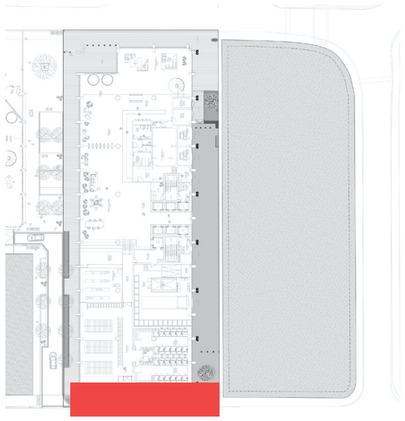
Servicing off Hulme Street will be managed using automatic telescopic bollards.

Semi-mature trees in planters will provide screening and support the access control measures.

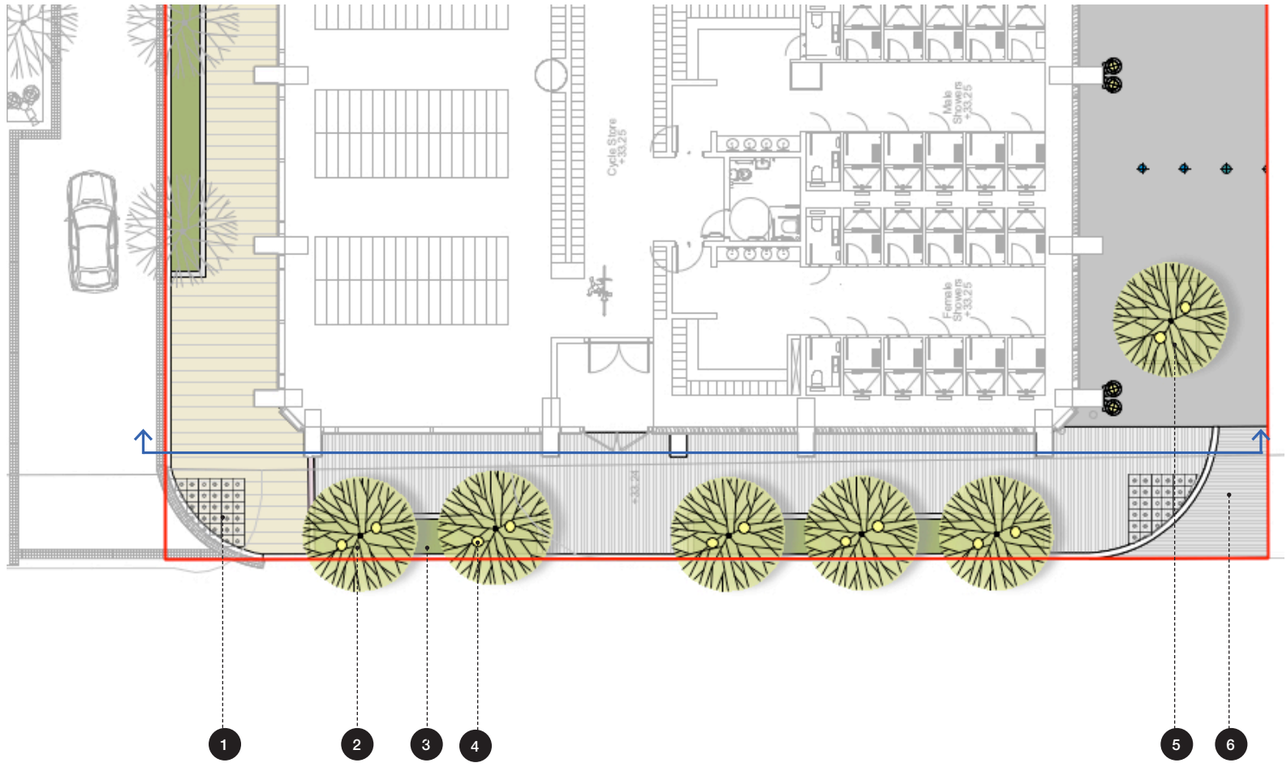
1. Building mounted lighting
2. 2 no. Bo1 fixed bollards
3. 2 no. Bo4 automatic telescopic bollards
4. Planting uplighter - in soft
5. Semi-mature trees in planters (to be delivered as part of plot 10b development. Access to servicing yard required.)

6.11 Detail Area: Hulme Street

Location plan



Hulme Street



Hulme Street
Service access off Hulme street with managed access accommodates a refuse vehicle, service vehicles and deliveru vehicles.

The entire length of this street is accessible for pedestrians.

No trees have been provided along the servicing and access street in order to give refuse vehicles the maximum amount of space.

1. Granite tactiles
2. Semi-mature trees
3. Shrub and perennial planting
4. Planting uplighter - in soft
5. Tree in planter - to be delivered as part of plot 10b development.
6. Servicing vehicle entrance

Hulme Street - Illustrative Section



6.12 Landscape Hardworks

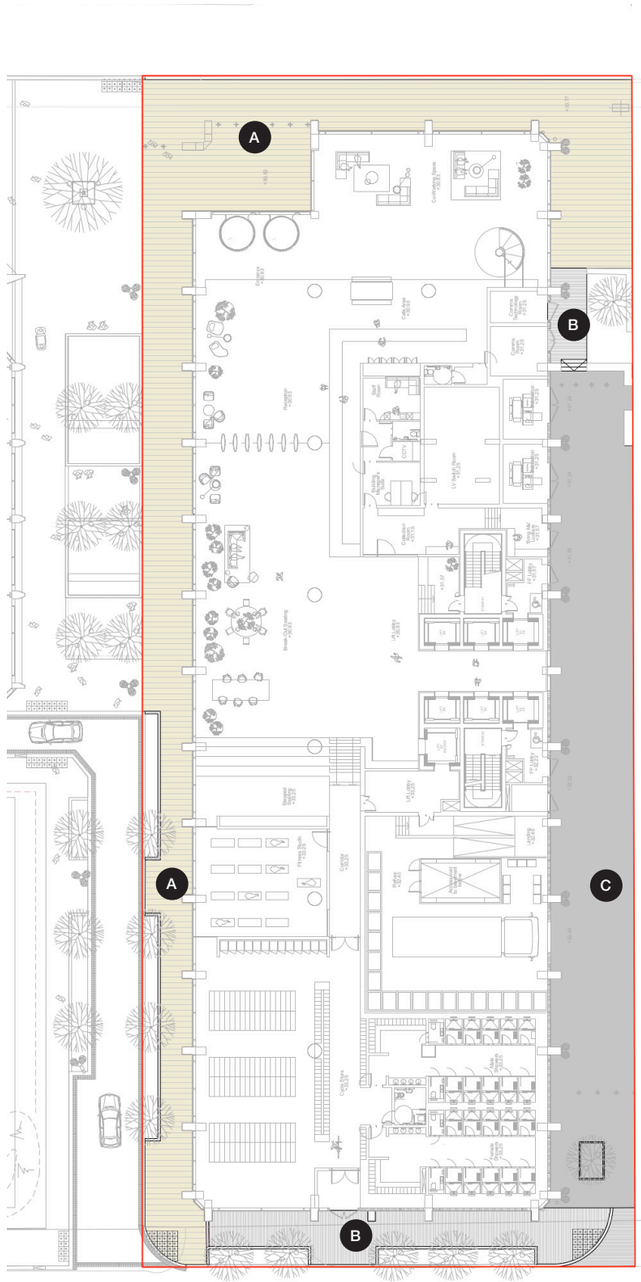
Hardworks Materials







Hardworks plan



Materiality
In response to the envisaged demands on the area, a simple and robust materials palette will be utilised. When considering materials reference has been made to the surrounding context.

Suitability
The proposed surfaces must be designed to be robust and durable, capable of withstanding user traffic / service vehicles, vandalism, general wear and tear, and thus reduce maintenance and long term management costs. The proposed mix of surface treatments aims to satisfy all of these whilst retaining a high level of quality materials in key public areas and to building thresholds.

For robustness and durability we have proposed the vehicular route is made from insitu concrete surfacing.

Detailing
Quality and long lasting materials will be selected. The use of stone feature paving to key areas will provide a quality surface. The design proposes to use a blend tones to complement the architecture. The use of high quality materials will be focussed around the public realm interface along River Street, First Street and Hulme Street.

Durability
The materials will be robust to withstand the levels of use expected within the development - including both pedestrian and vehicular traffic and service vehicles accessing the office and hotel unit. Maintenance will also be a key consideration in product selection.

Sustainable

HARDWORKS

A — **YORKSTONE FLAG PAVING**
- Sandstone paving to match specification of existing First Street surfacing

B — **LINEAR CONCRETE BLOCK**
- Option to use permeable system

C — **INSITU CONCRETE SURFACING**

6.13 Landscape Softworks

Softworks proposals

Planting concepts

The planting design has been a key consideration from the outset of the proposals, not only in the choice and size of species to reflect the planted trees within the adjacent schemes but to also ensure their successful establishment and long-term health and vigour.

Approach and Planting Character
A planting character strategy was developed to assist in delivering continuity

1. River Street North
2. Servicing and Acess Lane
3. Hulme Street

Trees

As part of the tree species selection it is vitally important to select species which are tolerant of the urban environment, respond architecturally to the proposed development and still capture the character of the space in which they are planted.

Trees within the site perform a variety of functions; they are used to define routes, frame views, provide continuity from the neighbouring schemes and create varying degrees of screening and shelter.

The selected species internally along Wilmott Street will be feature semi-mater trees and a boulevard of tree planting along First Street.

Street tree species:
Liquidambar styraciflua (Sweet gum)

Single stem species:
1. Gleditsia triaccanthos f. inermis ‘Sunburst’
2. Betula ‘Fascination’

	FIRST STREET PLOT 10A TREE SCHEDULE						
Code	**Species**	**Common name**	**Height**	**Root zone**	**Specification**	**Density**	**Number**
	TREES						
Ba 'F'	Betula albosinesis 'Fascination'	Birch 'Fascination'	350-400cm	RB	Semi-mature, clear stem min 2m	Counted	1
Gt 'S'	Gleditsia triacanthos 'Sunburst'	Honey locust	400-450cm	RB	Semi-mature, clear stem min 2m	Counted	1
	STREET TREE						
Ls	Liquidambar styraciflua	Sweet gum	450-500cm	RB	Semi-mature, clear stem min 2m	Counted	5



Liquidambar styraciflua



Gleditsia triacanthos f. inermis

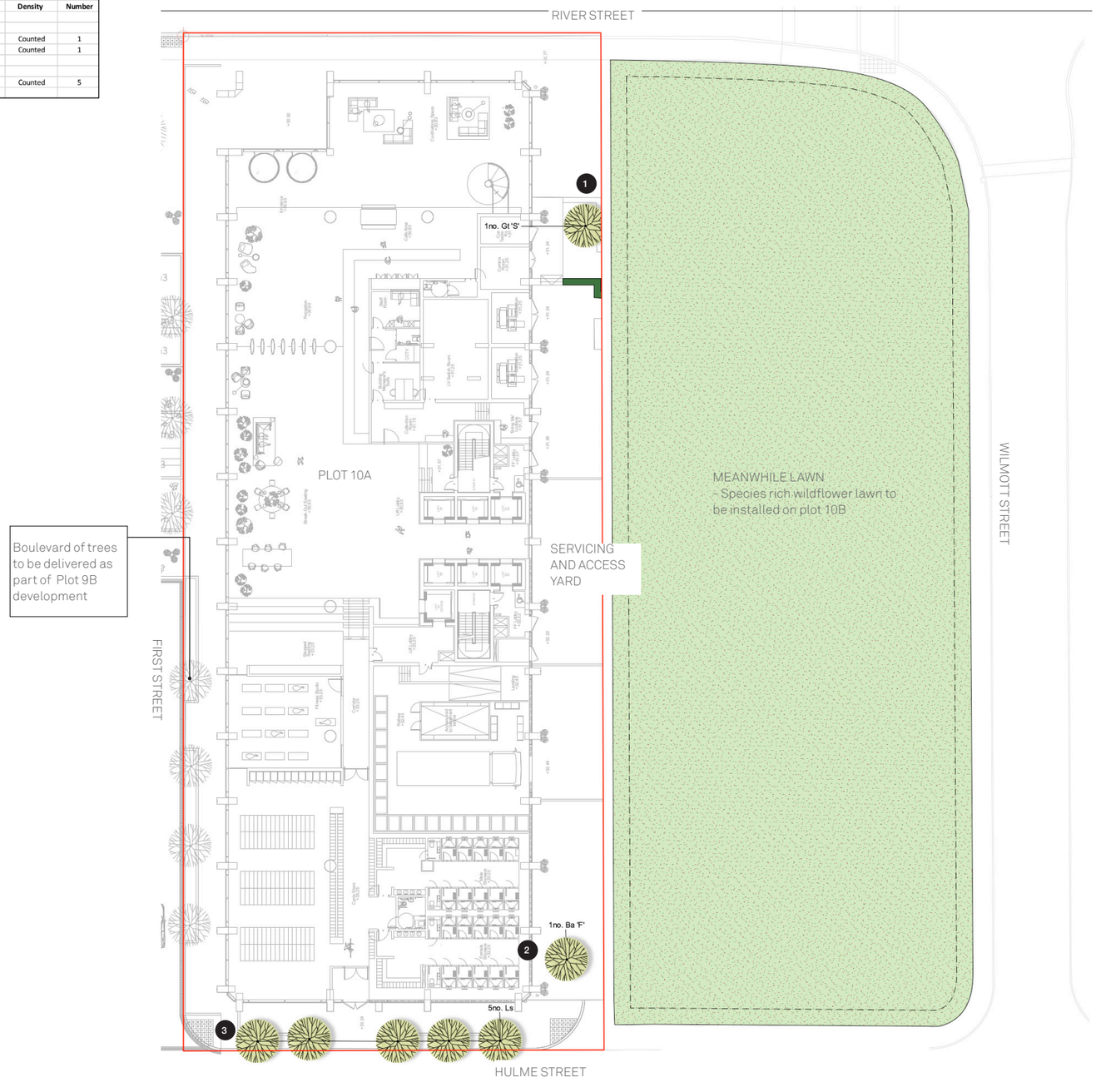


Betula ‘Fascination’

SOFTWORKS

- **SEMI-MATURE TREE - Proposed**
- **SHRUB/PERENNIAL PLANTING**
- **HEDGE - Instant, trough grown, 1.2m high, 1m troughs**
- **TEMPORARY MEANWHILE USE LAWN**
  - Species rich wildflower lwan to be installed to future Plot 10B
  - To be removed before the construction of Plot 10B

Softworks plan



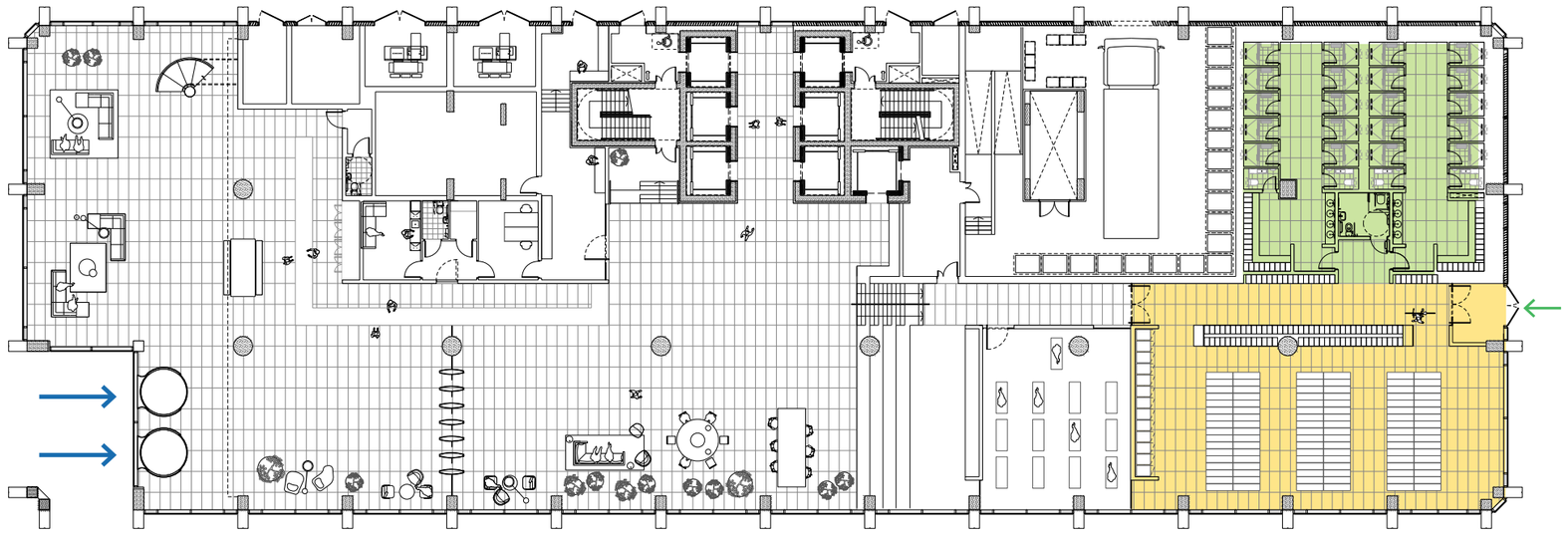
7.0 Access & Maintenance

7.1 Pedestrian, Cycle & Service Access

Vehicle access to the site is from Hulme Street with service access to the north east elevation of the building. This access is shared with Plot 10b adjacent.

Access is provided to the office via the central core within the floor plate. Please refer to the Transport Consultants reports for additional information.

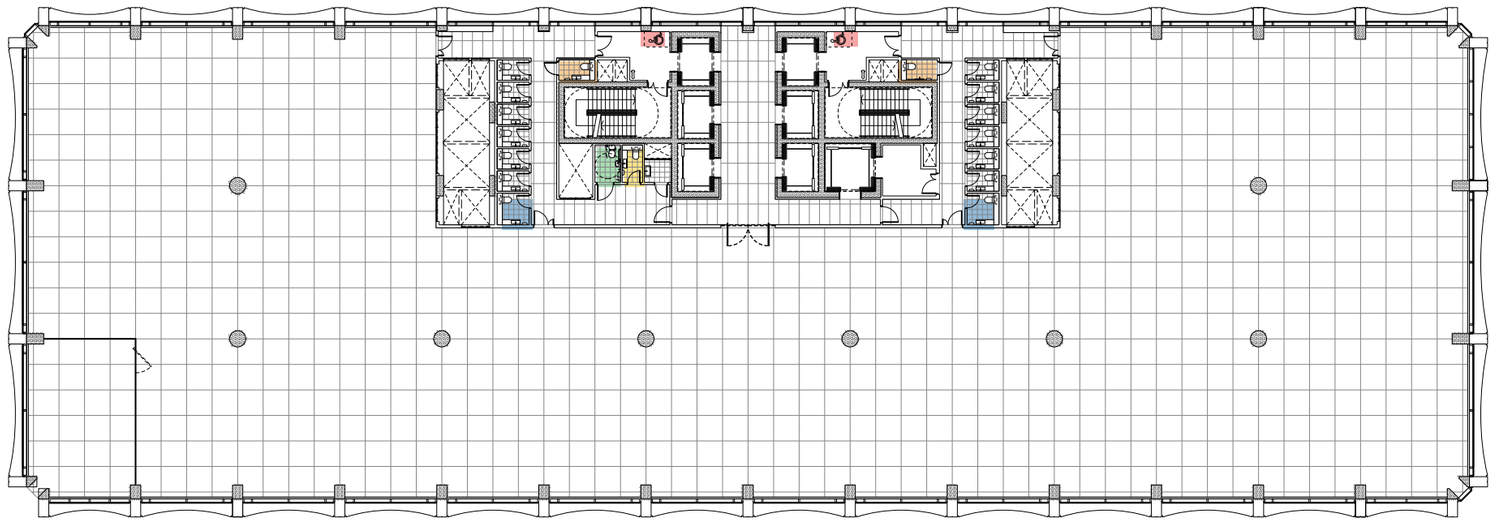
A secure cycle store with a dedicated entrance accessed from Hulme Street, accommodates 204 cycles with floor mounted cycle racks, male, female, accessible and gender neutral changing rooms with showers, 200 lockers and a access to individual drying cabinets.



Key

- Cycle entry/exit
- Pedestrian entry/exit
- Cycle store
- Staff changing/showers

7.2 Inclusive Access



Accessibility
The design of the development has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

1. Level access is provided at Ground Floor level with a pass door suitable for inclusive access

2. All cores include lift access, disabled refuges and accessible WCs at each floor, to meet the requirements of Part M.

As part of this Part M assessment, the proposals are considered to be in line with DfA2:

- All main entrances within the development fully comply with DfA2.
- For landscape design please refer to landscape section in this report.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation within each location will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional.
- Fob accessed turnstiles positioned alongside the reception desk indicate the secure line to the office core beyond. At least one of these turnstiles will allow wheelchair users to pass through.
- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are typically 1.5m wide which expand outside the lift core to 3.2m.
- Access to office units will be via lift: there are four dedicated passenger lifts, each approximately 2800mm wide by 2000mm deep, exceeding the minimum standard set out in the Approved Document M. There is also a duel goods / passenger lift and two fire fighting / passenger lifts which again exceeds the minimum standards of Part M. The provision of multiple lifts, will provide resilience, should one of the lifts fail and require servicing. Lift lobbies incorporate more than the minimum 1500mm x 1500mm unobstructed clear space in front of the lifts.

Gender Neutral Facilities
As part of the improvement of inclusivity in the work place, 1 gender neutral WC has been included on every floor which are accessed from common corridors.

Gender neutral showers and changing are also included in the cycle store.

Key

- Accessible WC
- Gender neutral WC
- Oversized WC
- Ambulant WC
- Disabled refuge

7.3 Cleaning and Maintenance

A number options have been explored and considered to provide a clear and logical strategy for cleaning, accessing and maintaining each section of the building facade. The solutions proposed are deemed to be the safest, simplest, most practical and quickest, with the least disruption to the building occupants and the general public.

Reach & Wash (Lower Floors & Floor 12 Roof Pavilion)
The lower levels (Ground & First Floor) of the building facade along with the Floor 12 roof pavilion will be cleaned, accessed and maintained from ground level, using generic window cleaning methods.
Cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

Typically, this kind of system is comfortable of reaching heights up to 18m. Suitable Water-Fed Pole Systems and providers will be identified at a later stage.

It is likely that pedestrian access routes along Hulme Street, River Street and First Street will need to be temporarily disrupted with bollards used to redirect pedestrians during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created to handle and manoeuvre the Water-Fed Pole System when cleaning is in operation.

The adjacent Diagram 02 indicates the minimum 3m zone around the perimeter of the building needed to sufficiently operate a Water-Fed Pole System.

Option 1: Abseiling (Upper Levels)
The upper levels of the building will be cleaned, accessed and maintained through high level access. The facade and balustrade enclosing the external terrace is set back 1.5m on Floor 12 to provide an access and maintenance walkway for building operatives (refer to Diagram 01).

A Davit arm solution is currently regarded as the safest and most cost effective solution for an operative to connect to and clean the lower levels if the building via abseiling. Further investigation of this option will take place during the next design stage.

It is likely that pedestrian and access routes around the building will need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created for abseil landing zones when cleaning is in operation. The hard standing surrounding the building provides a safe abseil landing zone.

Option 2: Mobile Elevated Work Platform (Spider MEWPS)
A second strategy for consideration at this Stage is for the building to be cleaned, accessed and maintained through a large reach spider MEWP. This is another safe, efficient and cost effective way to maintain the building. The strategy for this, along with the spatial requirements for the setting out of the MEWPs at ground, will be explored and developed further with a specialist designer during the next design stage.

When accessing lower elevations the unit can be positioned closer to the façade and can operate at angles which will minimize disruption to surrounding roads etc. Pedestrian and access routes around the building may need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance.

This ensures that there is a safe and adequate amount of space created enabling the MEWP to be positioned at both the minimum and maximum distance from the facade. This will be developed further and interrogated with a specialist designer during the next stage.

The adjacent Diagram 02 begins to indicate the minimum zone around the perimeter of the building needed to sufficiently position and operate a Spider MEWP.

Glass Replacement
A number of options have been considered for glass replacement:

1. Replace glass using temporary options from the roof and ground
2. Use a BMU on the roof where possible
3. Replace the glass from inside

The third option has been discounted due the size of panels that would need to be manoeuvred through lifts and floor plates potentially filled with partitions and furniture.

The preferred option to replace the glass makes use of Davit arms, already proposed for use for cleaning the building facade. In this scenario, the Davit arms could be used for attaching a cradle for operatives to use while an additional arm is used as a winch to remove the demountable fins, remove the damaged glass, install the new glass and remount the fins. As an alternative, the glass could be winched into place using a Davit arm with two abseilers either side.

The cradle and glass would be placed at Ground Floor level for connection to the Davit arm / winch.

Alternatively, the option to replace the glass can also be achieved through the Spider MEWP, already proposed as an additional option for considerations for the cleaning of the building facade. Both options will be explored in further detail during the next design stage.

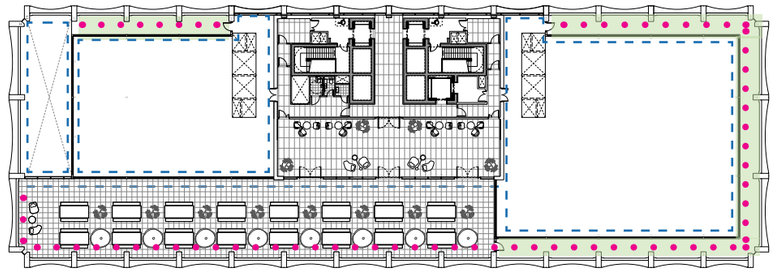


Diagram 01 - Floor 12 Plan

Key

1.5m maintenance walkway

Possible locations for Davit arms / connections

Reach and wash access from terrace level

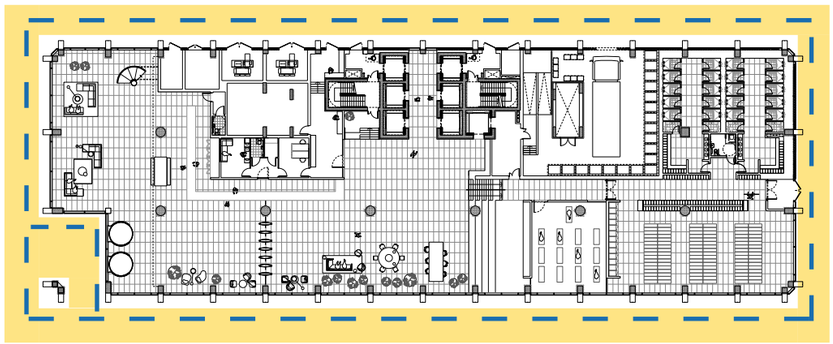


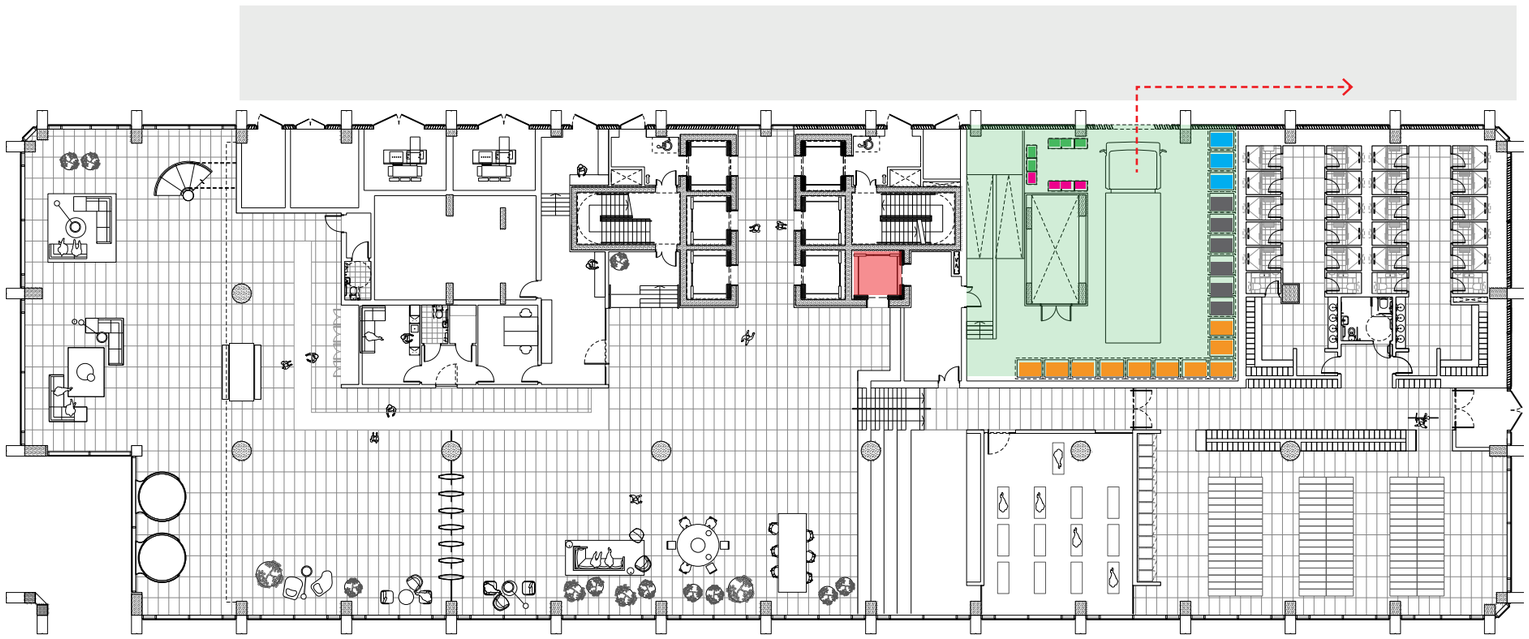
Diagram 02 - Ground Floor Plan

Key

3m Clearance zone

Reach and wash access from Ground Floor level

7.4 Refuse and Recycling



Refuse & Recycling
At Ground Floor level, the building will house a Refuse Store for the office and other ancillary spaces.

The Refuse Store is located at Ground Floor with direct access to the service street to the north of the building. The store benefits from ramped access and is connected to the wider building by the Goods Lift.

To account for the office space, this provides space for 19 No. 1100L Eurobins plus 5 No. 240 L bins for green waste and additional 4 No. 240L bins are provided for the Ground Floor cafe space.

The waste provision forecast has been based on BS5906:2005 for Offices & Hotels and will be a daily private collection.

Further information regarding recycling and refuse collection and servicing can be found within the Servicing and Waste Management Statement.

Plant Replacement
Within the Refuse Store is a void opening to the Basement. This is to allow for the future lifting of large plant equipment to the lower level.

This will ensure the ongoing maintenance and replacement of plant if required. This area will be strictly secured and for maintenance staff use only. This concept is to be tested further at the next design stage.

Key

- Service & refuse area
- Goods lift
- General refuse: 1100L Eurobin x 6
- Paper / card: 1100L Eurobin x 10
- Metal & Glass: 1100L Eurobin x 3
- Organic: 240L Eurobin x 5
- Cafe Waste: 240L Eurobin x 4
- Service Road
- Plant Replacement Void

8.0 Consultation

8.1 Consultation

The Proposed Development has been designed collaboratively as part of wider proposition for Plot 10, and was therefore consulted on jointly with House of Social's proposals at Plot 10b. This application and supporting Statement of Community Involvement focuses on the relevant responses to Plot 10a only and a separate Statement of Community Involvement will be submitted with the forthcoming Plot 10b application.

Prior to the submission of the planning application the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested.

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

Relationship with First Street SDF and surrounding area
Discussions involved the proposed commercial use and how it these interacts with the existing and emerging uses at First Street and the wider Oxford Road Corridor. It was acknowledged that the delivery of a commercial building in this location would support the long-standing regeneration objectives of First Street and complement the existing commercial spaces in the area. Discussions also This included explaining the challenges of delivering highly-sustainable buildings but that the delivery of such buildings is important to drive forward sustainable economic growth for the benefit for the wider Greater Manchester conurbation. Discussions related to the increasing demand for highly-sustainable buildings that incorporate areas of high-quality amenity space and respond to an identified market demand by companies for spaces which will help them attract and retain the best talent and meet their own net zero carbon objectives. and therefore the cross-funding position of the NABERS 5.5* office.

Orientation of Plot 10
MCC supported the decision to re-orientate the layout of Plot 10. Previously, it was envisaged within the First Street SDF (2018) that plots 10a and 10b would comprise two separate buildings to the north and south of Plot 10. The current proposals have re-oriented the buildings so they occupy the eastern and western parts of the site in longer linear blocks. MCC acknowledged how this would create larger and more diverse floor plates and would provide a better interface with James Grigor Square.

Reinstatement of First Street
Following on from the above point, MCC emphasised the important role Plot 10 would play in connecting First Street North with First Street South. As such, As part of this, MCC recognised how this re-orientation of the plot would enable the opportunity for the reinstatement of First Street and how this would increase the level of permeability for pedestrians. In addition, it was highlighted that the interface of Plot 10a with Plot 9a would be critical in order to create a high-quality public realm along First Street including an integrated public realm strategy that creates a tree lined pedestrian route from First Street South to First Street North.

Architectural design quality
MCC challenged the Applicant to ensure the Proposed Development is of the highest architectural quality. This included significant discussions on the quality and durability of the materials for each building, detailed design elements such as window reveal depths, louvre details, metalwork finishes, and the construction methodology, and ensuring well-crafted brick detailing. MCC showed support for the design approach and it was considered that the same architectural language to the adjacent Plot 9a office development (also being delivered by Ask Real Estate) would lead to a high-quality streetscape. In addition, MCC noted it was positive that which was recently approved and the high levels of sustainability proposed at Plot 10a has been achieved whilst also delivering a high-quality design. highlighted how sustainability was at the forefront without compromising quality.

Scale and Massing
MCC reviewed the proposed scale and massing across a series of pre-application meetings. These included discussions on the technical impact of the proposed scale and massing, as well its relationship with the surrounding uses, the SDF and the heritage assets. The discussions have fed into the proposed scale and massing, which are in accordance with those set out within the SDF. The scale and massing of the Plot 10a proposals were also discussed in relation to the forthcoming Plot 10b application, noting that it was positive that the proposals provide a varied series of heights that step down towards Macintosh Village.

Relationship with nearby heritage assets
it was acknowledged that the site is in close proximity to a number of heritage assets, including Macintosh Mill. Discussions included how to use the scale and massing to respond sensitively to these assets , as well as an appropriate choice of materiality and the copper tones proposed.

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

Public Consultation
Public engagement was undertaken through a two-phase consultation process. The first phase of consultation with local residents and businesses took place from 25 August 2022 to 12 September 2022 and provided an opportunity for the community to provide feedback to ensure local priorities and concerns were addressed as plans develop. The second phase of consultation provided another opportunity for public engagement with more detailed proposals took place between 26 October 2022 and 11 November.

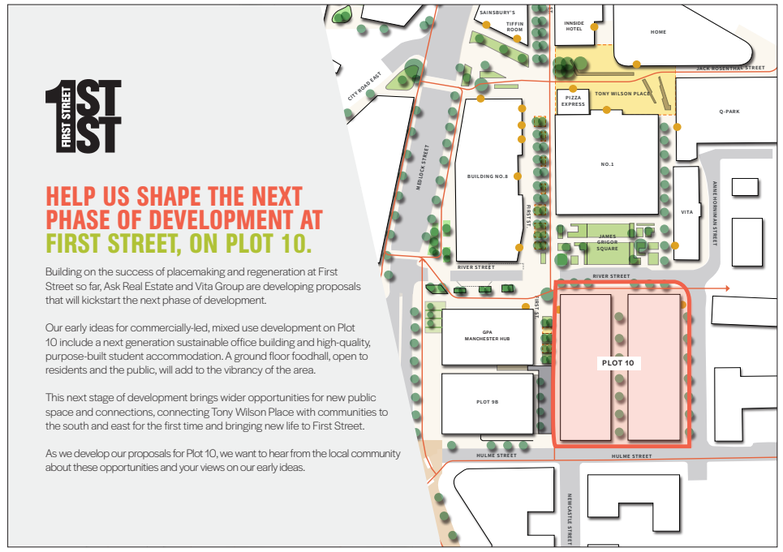
The objectives for pre-application engagement for the next phase of development at First Street were to:

1. Communicate the vision for the next phase of development at First Street and generate support for the new development being proposed;
2. Gather feedback on the key issues and addressing any potential concerns that relate to the proposed development; and
3. Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.

Throughout the duration of the public consultation period, members of the public had access to the First Street public consultation website, which provided details of the site history, masterplan context, project objectives and emerging scheme proposals. The website also provided visitors with the opportunity to provide any comments or raise questions, which have been responded to by the project team during the pre-application period.

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

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



First Street Consultation Postcard



First Street Consultation Board

8.2 Greater Manchester Police - Design for Security

Greater Manchester Police Design for Security were consulted during the pre-application stage. The Crime Impact Statement makes reference to the main of discussion points as follows:

- Landscape plan
- Ground Floor glazed elevations
- Entrance to basement
- Refuse collection
- Access beyond reception lobby
- Access to spiral staircases
- Inter floor travel
- Night access
- Subdivision of floor space
- Post room

Please refer to the Crime Impact Statement for additional information and the landscape section in this report. Design responses to the above points are summarised as following:

Building footprint
The simple building footprint with few recesses was viewed positively.

Storage and servicing functions
The secure enclosures for plant and refuse stores discourages anti-social behaviour.

Active frontages
The office reception, Ground Floor cycle store and amenity space will all provide active frontage to the building. The service yard will also be active through deliveries and refuse collection.

Street animation
It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned reception will also increase natural surveillance.

Primary entrance
The primary office entrance leads directly to reception and Ground Floor amenity space. Lift lobbies will be accessible through access control points. The office reception desk will have excellent views of the entrance, lifts and access to amenity space.

Basement access
General basement access is via a stair, Fire Fighting Lift and Goods Lift. Lift access is limited to maintenance staff only, and the stair lobby can only be passed through with fob access. Access to the refuse is controlled by a single fast action roller shutter which permits access only to approved users. From here there is a void to the basement for future plant maintenance and repair.

Refuse collection
The bin store is located at the Ground Floor. There is sufficient space within the refuse store to allow for a 11.5m vehicle to enter in forward or reverse gear.

Cycle Store access
The cycle store is accessed off Hulme Street through glazed double doors fitted with access control. To mitigate risk of tailgating and unauthorised access, all areas and entrance will be covered by CCTV.

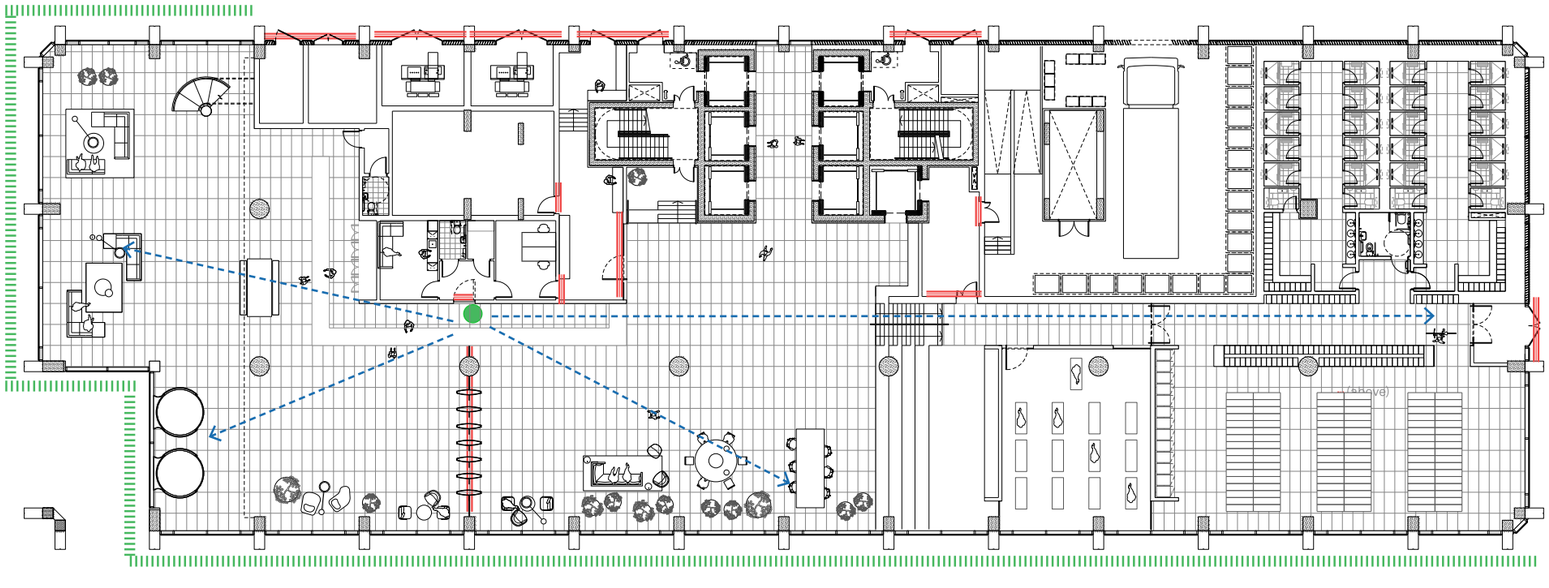
Access beyond reception
Speed gates adjacent to the reception desk control access to the lift lobby and amenity space to approved users. Visitors access will be controlled by the building managers.

Access to spiral staircases
A spiral staircase is proposed between the Ground and Floor 01. Access will be secure and controlled by a door located at Floor 01 level.

Interfloor travel
The stairs between floors are located in the landlord areas. Access beyond landlord areas is controlled by fob and or controlled by tenants.

Night Access
The building will have an on site security presence 24 hours a day. Details of access controls will be finalised with managing agents and the design team.

Subdivision of floor space
Any subdivision of floor space will result in individual access controls



Key

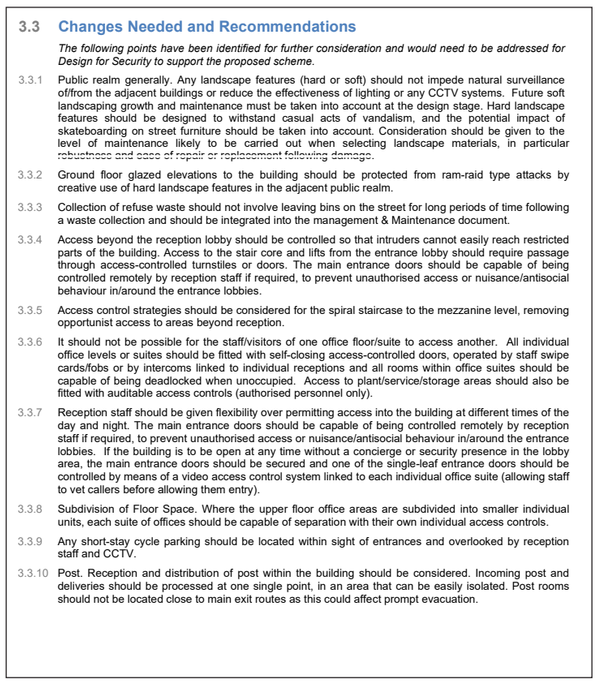
Active frontage

Security / access control

Reception

Line of sight





3.3 Changes Needed and Recommendations

The following points have been identified for further consideration and would need to be addressed for Design for Security to support the proposed scheme.

3.3.1 Public realm generally. Any landscape features (hard or soft) should not impede natural surveillance of/from the adjacent buildings or reduce the effectiveness of lighting or any CCTV systems. Future soft landscaping growth and maintenance must be taken into account at the design stage. Hard landscape features should be designed to withstand casual acts of vandalism, and the potential impact of skateboarding on street furniture should be taken into account. Consideration should be given to the level of maintenance likely to be carried out when selecting landscape materials, in particular robustness and ease of repair or replacement following damage.

3.3.2 Ground floor glazed elevations to the building should be protected from ram-raid type attacks by creative use of hard landscape features in the adjacent public realm.

3.3.3 Collection of refuse waste should not involve leaving bins on the street for long periods of time following a waste collection and should be integrated into the management & Maintenance document.

3.3.4 Access beyond the reception lobby should be controlled so that intruders cannot easily reach restricted parts of the building. Access to the stair core and lifts from the entrance lobby should require passage through access-controlled turnstiles or doors. The main entrance doors should be capable of being controlled remotely by reception staff if required, to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobbies.

3.3.5 Access control strategies should be considered for the spiral staircase to the mezzanine level, removing opportunist access to areas beyond reception.

3.3.6 It should not be possible for the staff/visitors of one office floor/suite to access another. All individual office levels or suites should be fitted with self-closing access-controlled doors, operated by staff swipe cards/fobs or by intercoms linked to individual receptions and all rooms within office suites should be capable of being deadlocked when unoccupied. Access to plant/service/storage areas should also be fitted with auditable access controls (authorised personnel only).

3.3.7 Reception staff should be given flexibility over permitting access into the building at different times of the day and night. The main entrance doors should be capable of being controlled remotely by reception staff if required, to prevent unauthorised access or nuisance/antisocial behaviour in/around the entrance lobbies. If the building is to be open at any time without a concierge or security presence in the lobby area, the main entrance doors should be secured and one of the single-leaf entrance doors should be controlled by means of a video access control system linked to each individual office suite (allowing staff to vet callers before allowing them entry).

3.3.8 Subdivision of Floor Space. Where the upper floor office areas are subdivided into smaller individual units, each suite of offices should be capable of separation with their own individual access controls.

3.3.9 Any short-stay cycle parking should be located within sight of entrances and overlooked by reception staff and CCTV.

3.3.10 Post. Reception and distribution of post within the building should be considered. Incoming post and deliveries should be processed at one single point, in an area that can be easily isolated. Post rooms should not be located close to main exit routes as this could affect prompt evacuation.

Crime Impact Statement
Adjacent is an extract from the Crime Impact Statement outlining changes needed and recommendations for the Plot 10a scheme.

All of these points will be reviewed and integratted into the design proposals at Stage 3.

The Physical Security measures indicated in the final point 3.3.11 will also be incorporated as the design enters the next stage.

9.0 Architectural Drawings



Notes:

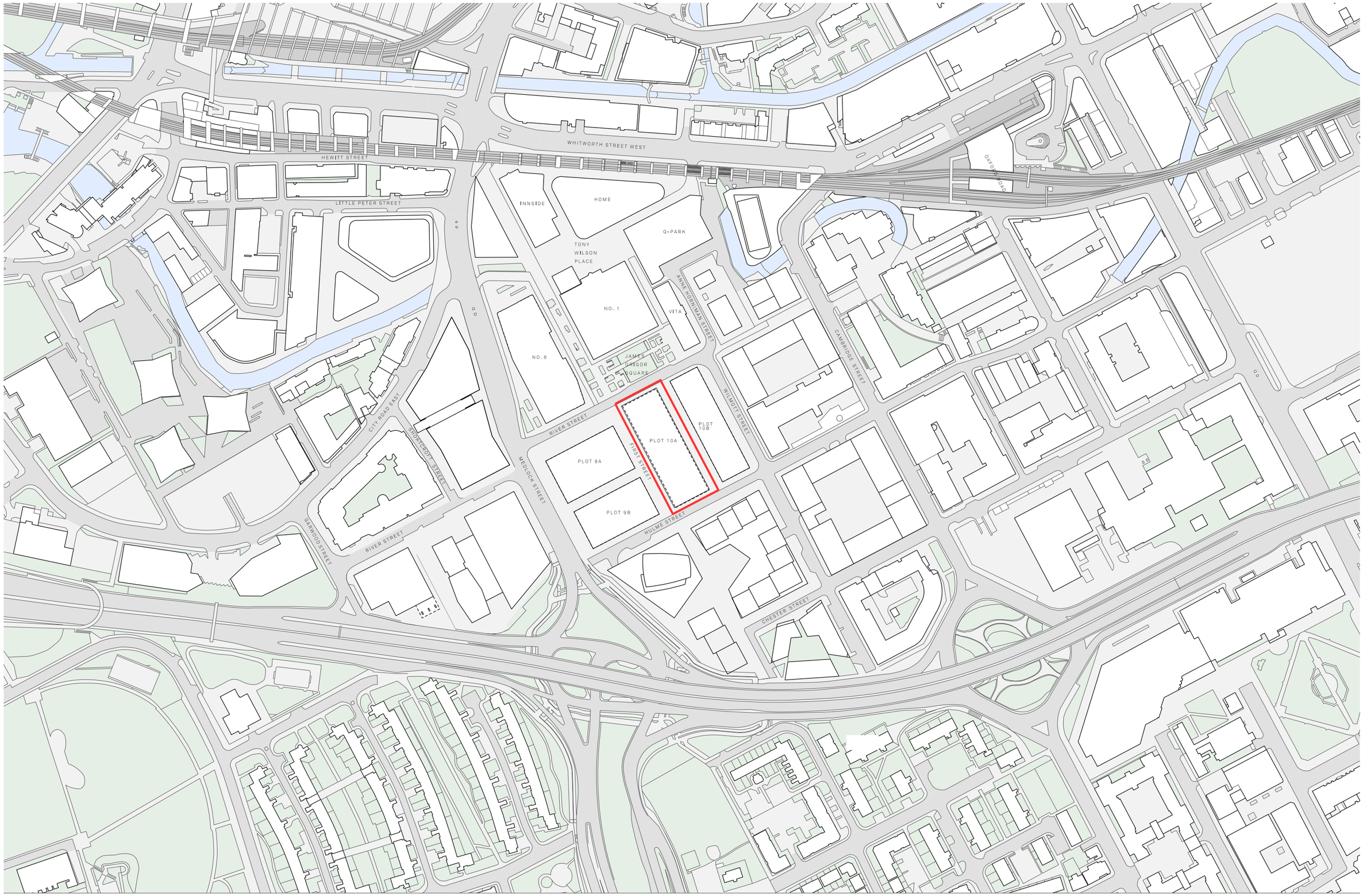
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Date: 13.01.23	Issued for Planning					

Jon Matthews Architects

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Notes:

Planning Application Boundary

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Drawn: MH	Checked: JC	Status: Information	Projects: 105	Drawing No: MP_00_2200	Rev: B	
Date: 13.01.23	Issued for Planning					

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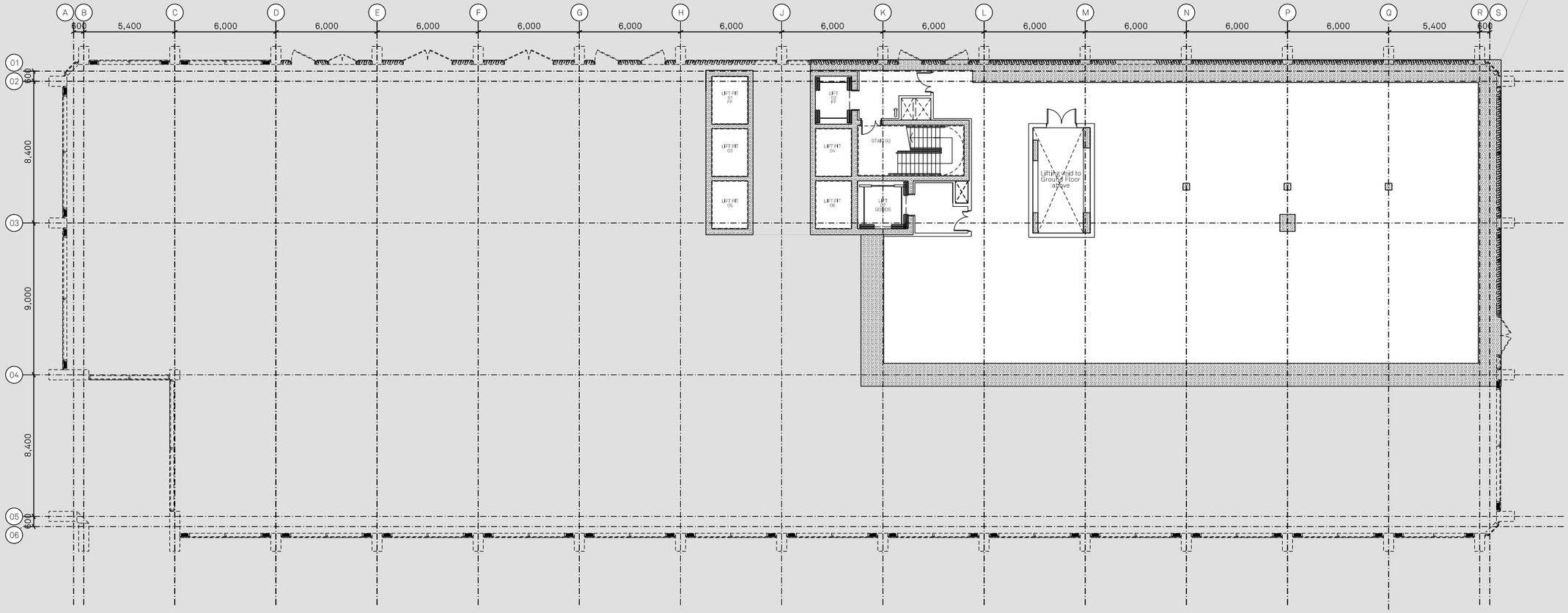
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Details: 13.01.23 Issued for Planning						

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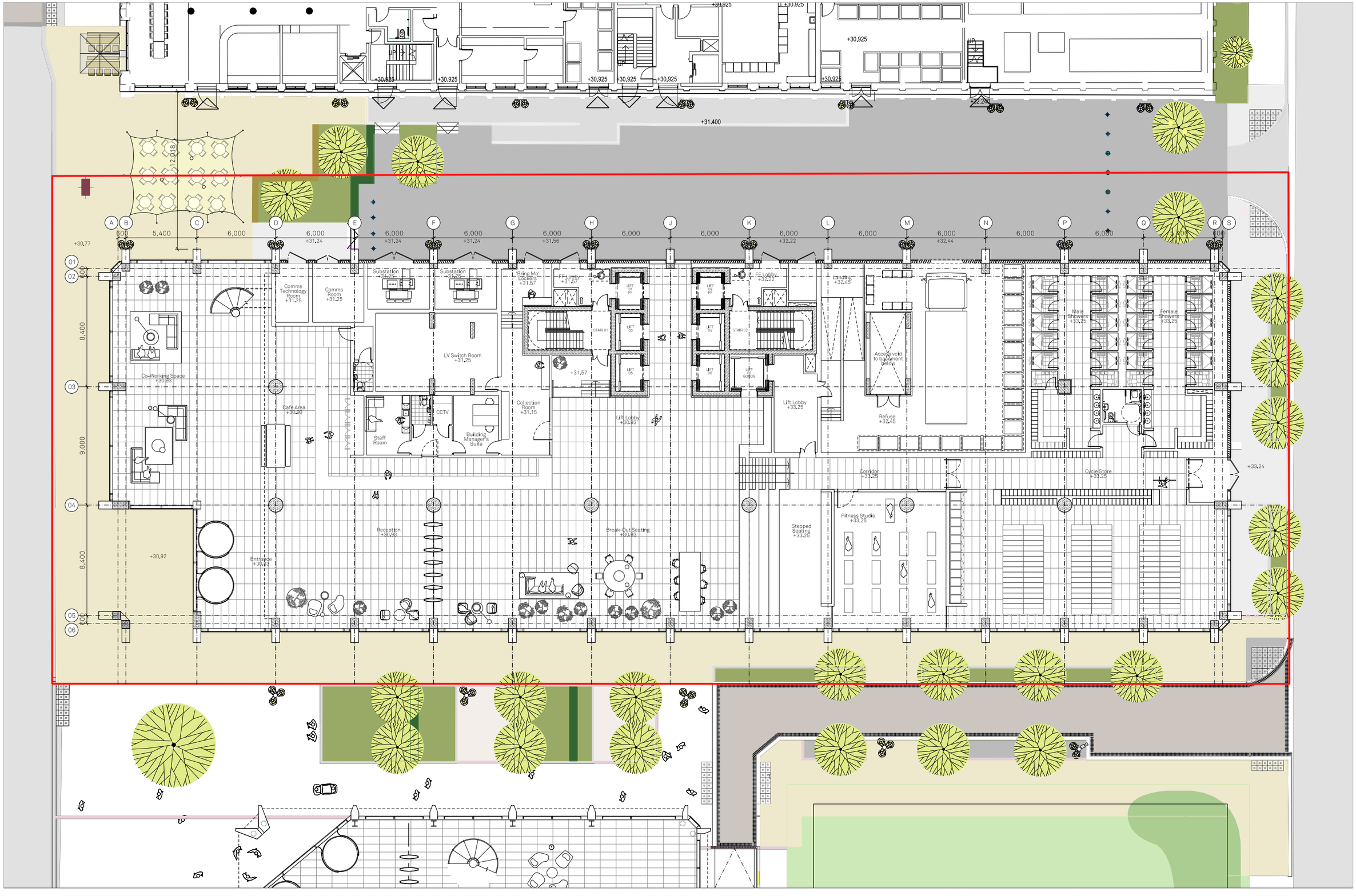
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Details: 13.01.23 Issued for Planning						

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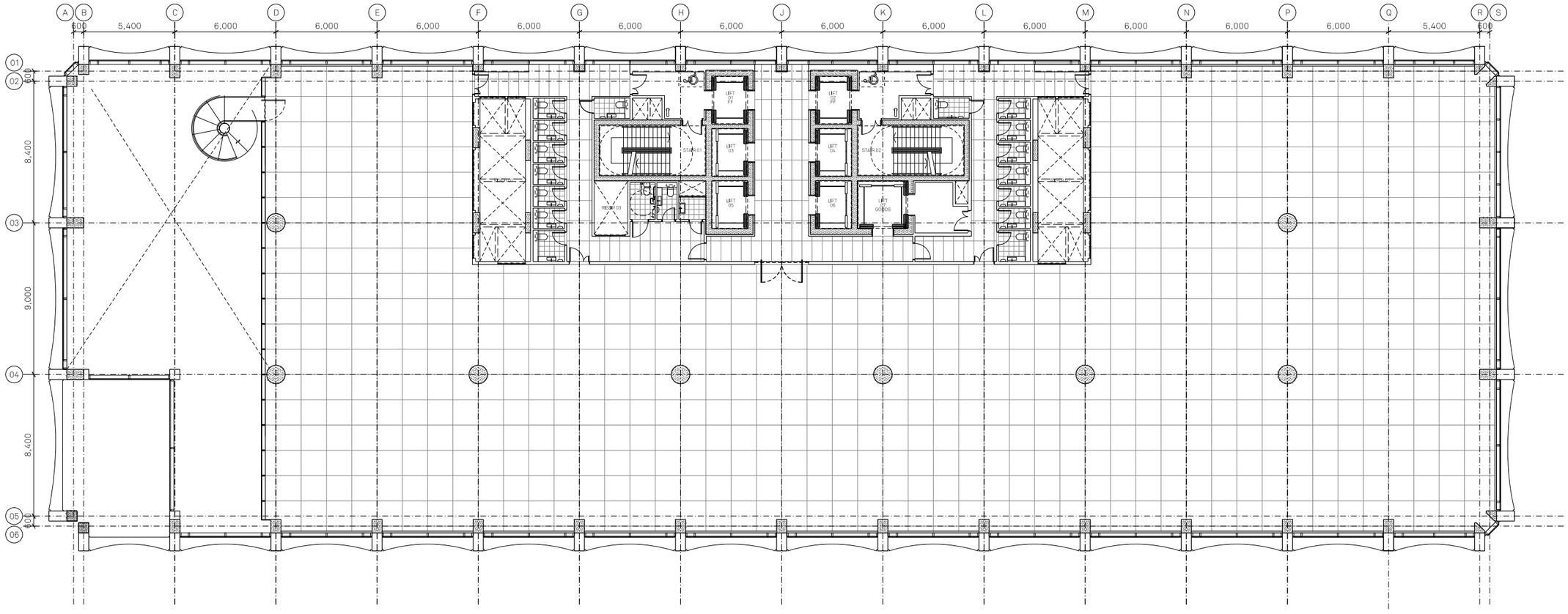
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Details: 13.01.23 Issued for Planning					

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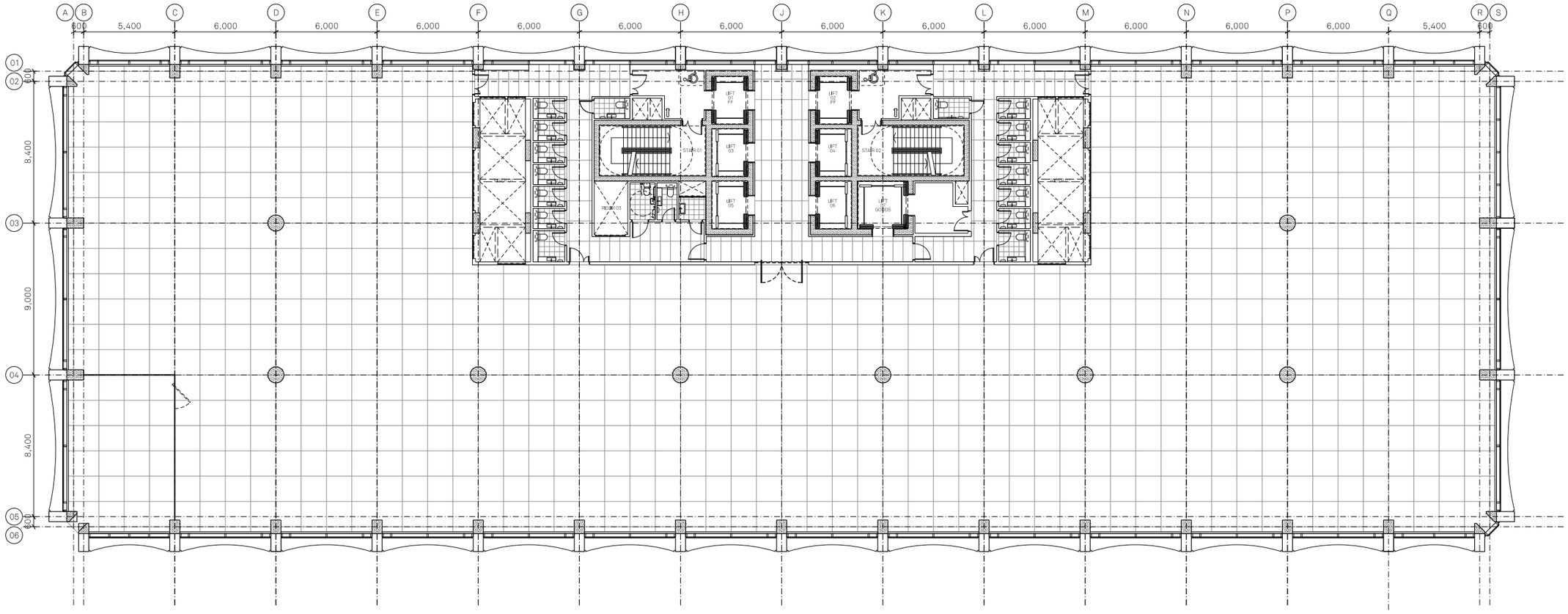
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Details: 13.01.23 Issued for Planning					

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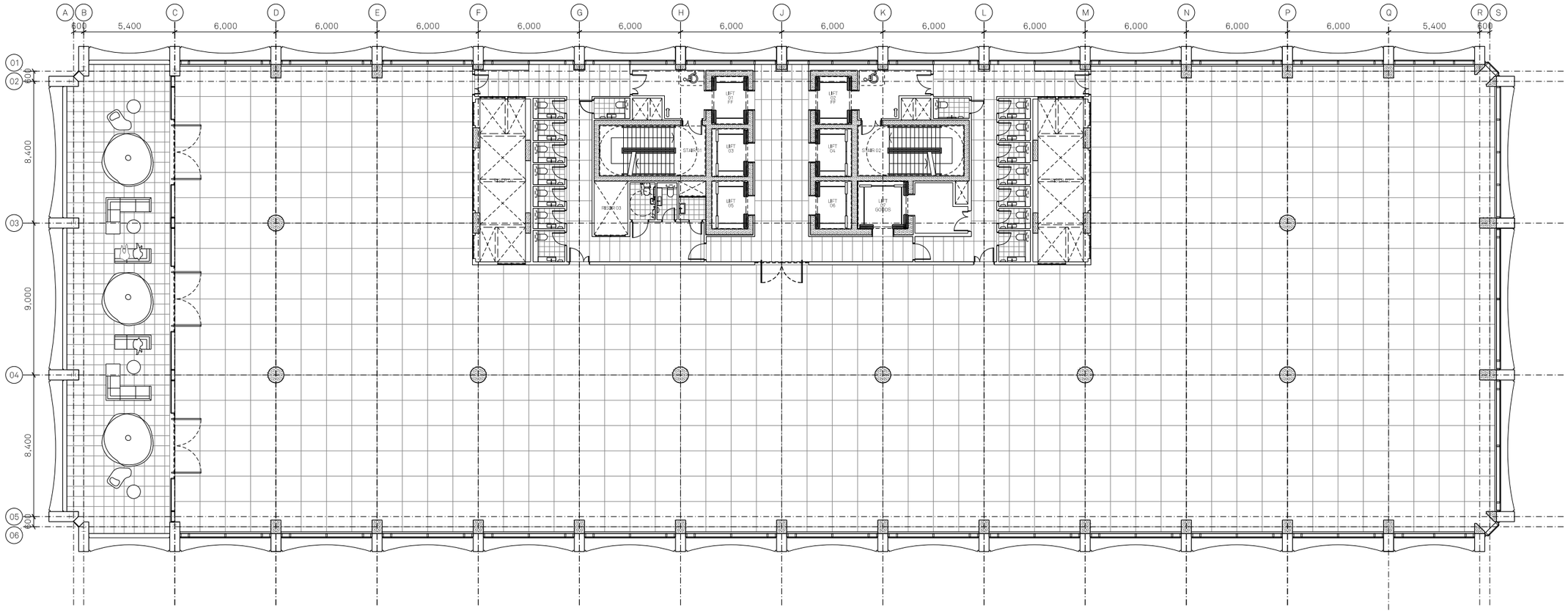
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Drawn: IB	Checked: JC	Status: Information	Project: 105	Drawing No: B1_02_2202	Rev: F
Details: 13.01.23 Issued for Planning					

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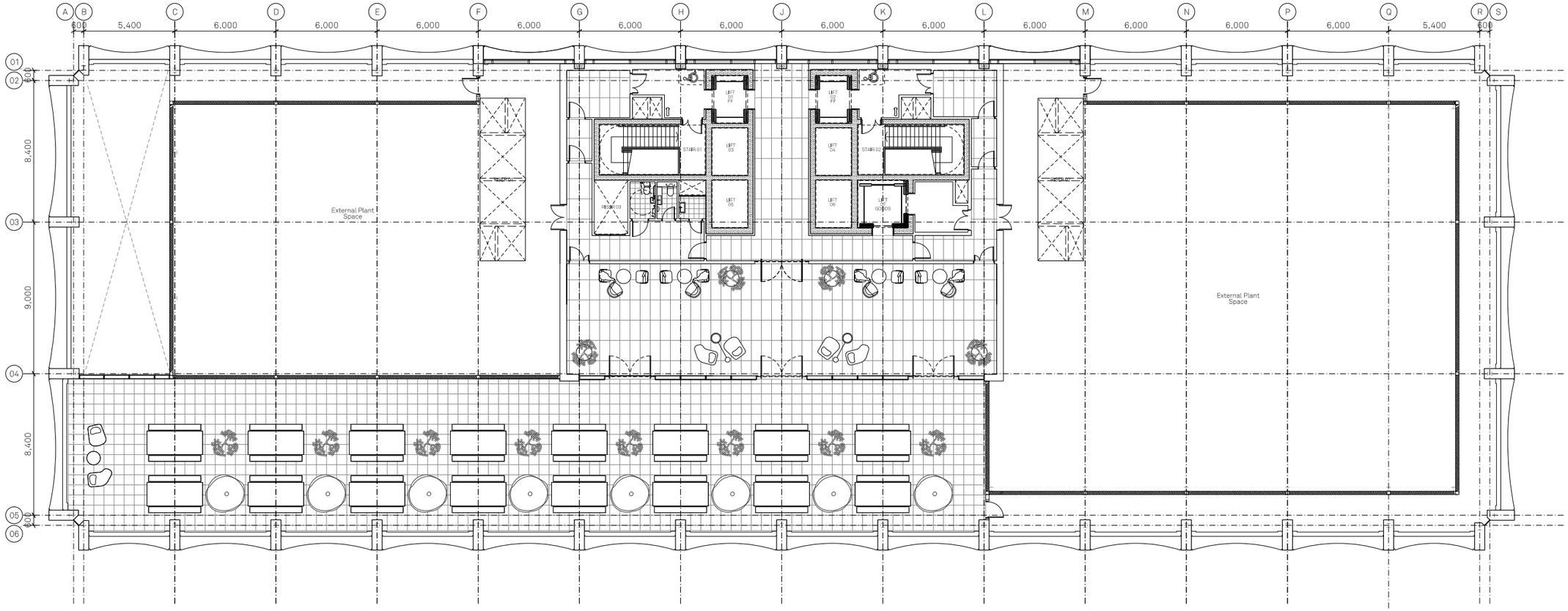
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Details: 13.01.23 Issued for Planning						

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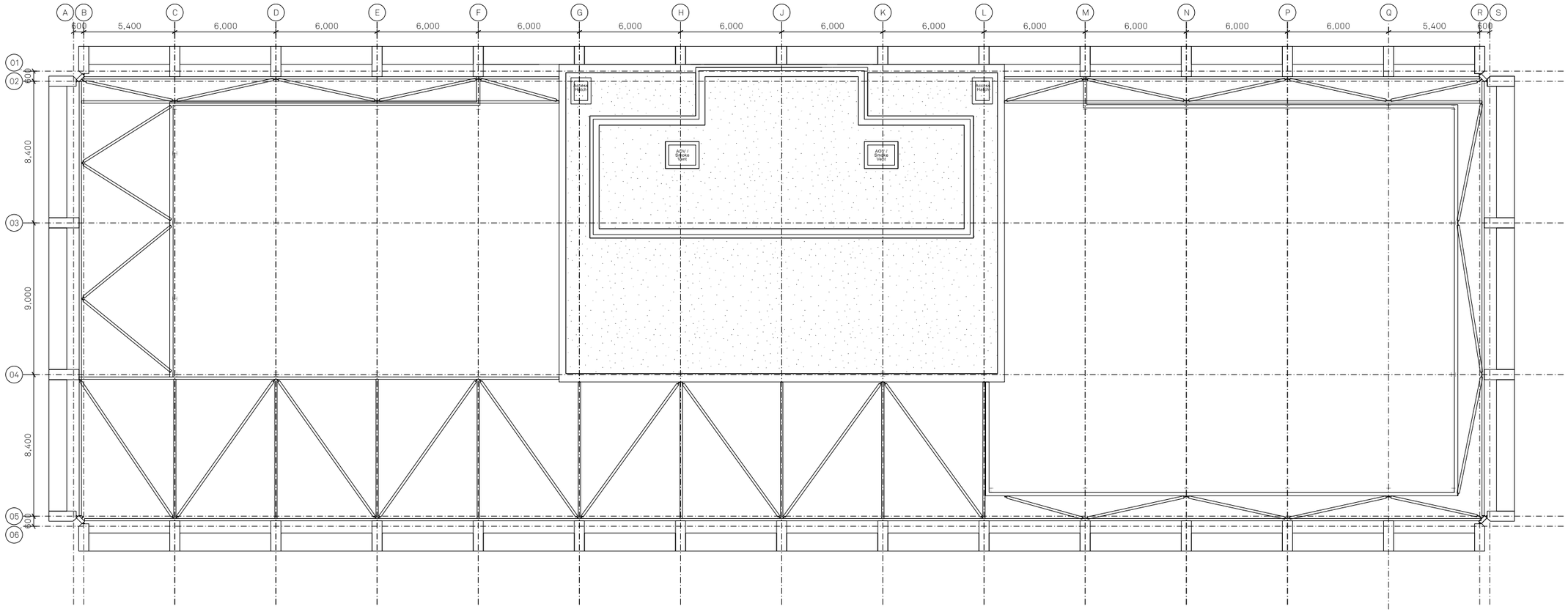
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Details: 13.01.23 Issued for Planning						

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Notes:

Project Name:
Plot 10a
First Street

Title:
Proposed Roof Plan
Floor 13

Scales:
1:125 @ A1
1:250 @ A3

Drawn: IB
Checked: JC
Status: Information
Project: 105
Drawing No: B1_02_2213
Rev: F

Details:
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MATERIALITY KEY:

01 Horizontal pre-cast scalloped concrete spandrel panel articulated with a vertical groove. Acid etched finish

02 Horizontal pre-cast concrete forming an angled crown at top. Polished finish

03 Vertical pre-cast concrete cladding with central vertical groove. Polished finish

04 Ventilation louvre 'dummy' panel. Metallic anodised copper finish

05 Cap-less curtain walling system. Mid to light grey frames with clear glass infill

06 Cap-less curtain walling system. Mid to light grey frames with clear glass. Module width changes to suit full height glazing at building corners

07 Recessed insulated metal spandrel panel behind glass masking floor construction

08 Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system

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11 Back painted glass in a curtain walling system. Mid to light grey frames

12 Terrace open to atmosphere

13 Vertical metal louvre system, copper anodised metal screening external plant

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15 Back painted glass screen concealing plant at roof level

16 Vertical metal louvre system. Mid to light anodised metal with integrated service doors as part of the system

17 'Floating' pre-cast panel above entrance

18 External double storey void above office entrance

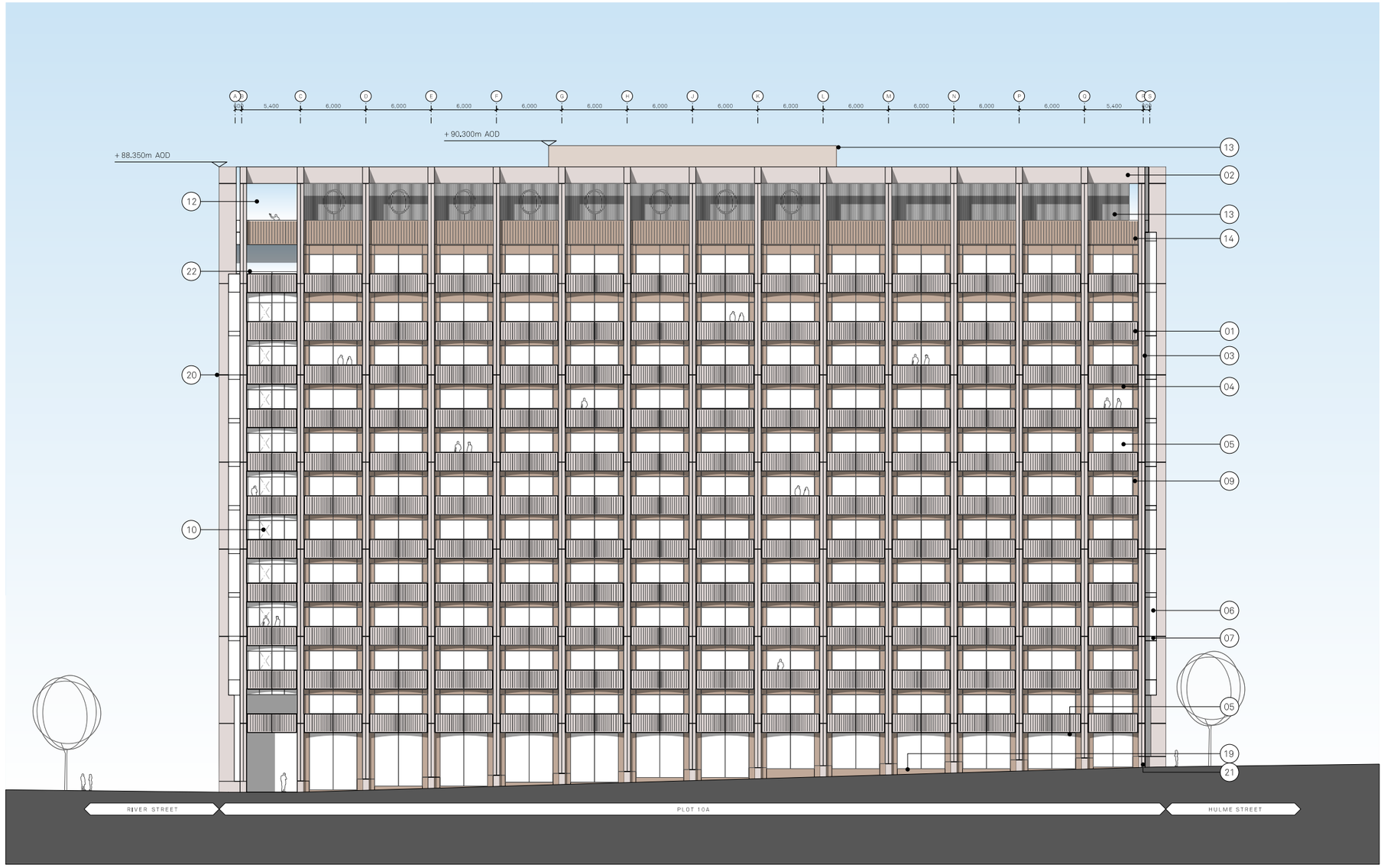
19 Aluminium flashing, colour to match copper finish

20 Horizontal joints within pre-cast concrete

21 Pre-cast concrete plinth. Polished finish

22 Metal flat bar balustrade to Floor 11 terrace

23 Brise soleil above each window to assist solar shading. Anodised metal with decorative profile, copper finish



Notes:

Project Name: Plot 10a First Street
Title: Proposed Elevation (A) First Street
Scale: 1:200 @ A1 1:400 @ A3
Drawn: IB
Checked: JC
Status: Information
Project: 105
Drawing No: B1_04_2200
Rev: D
Details: 13.01.23 Issued for Planning

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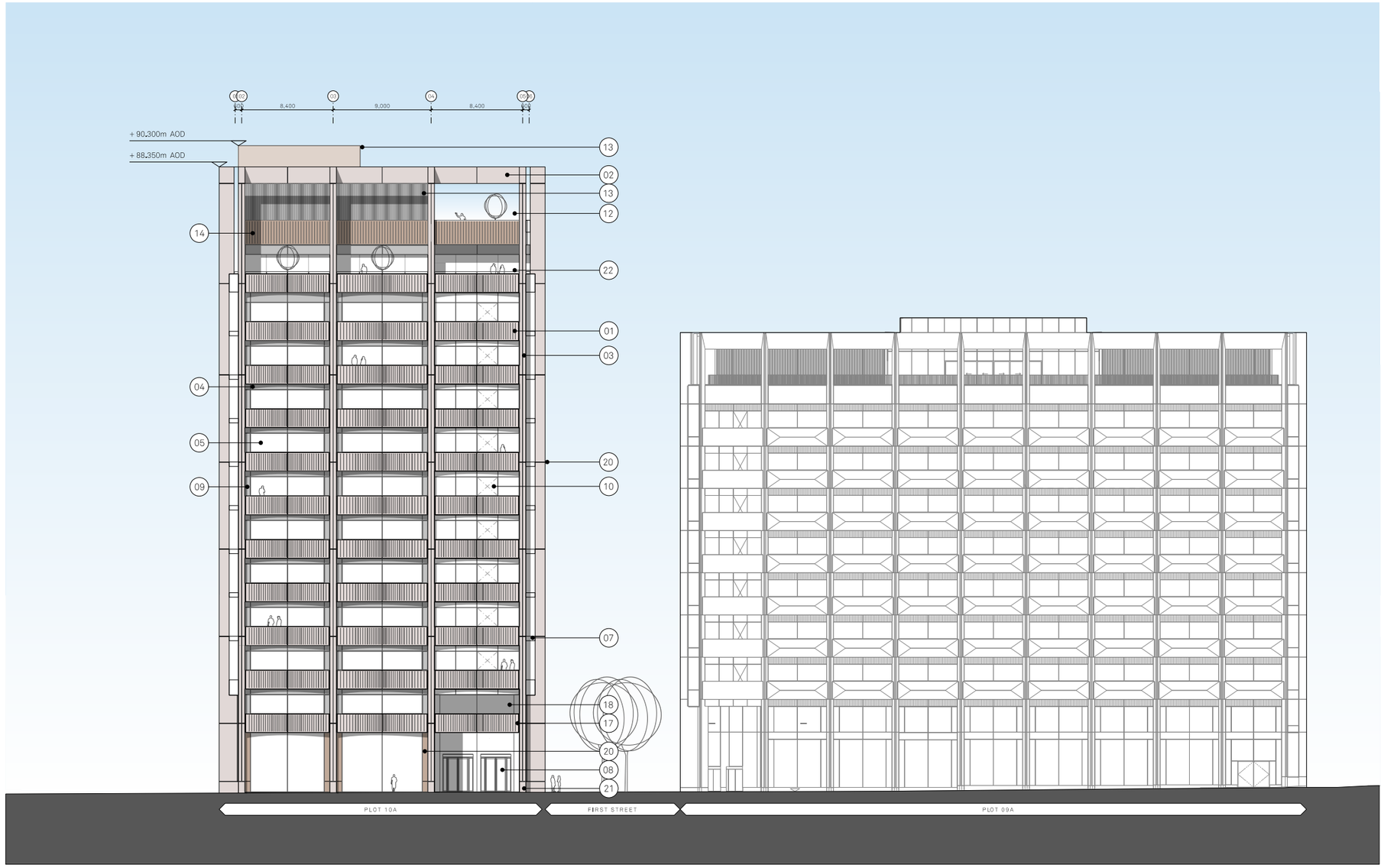
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Notes:

Project Name: Plot 10a First Street		Title: Proposed Elevation (B) River Street		Scales: 1:200 @ A1 1:400 @ A3		
Drawn: IB	Checked: JC	Status: Information	Project: 105	Drawing No: B1_04_2201	Rev: D	
Details: 13.01.23 Issued for Planning						

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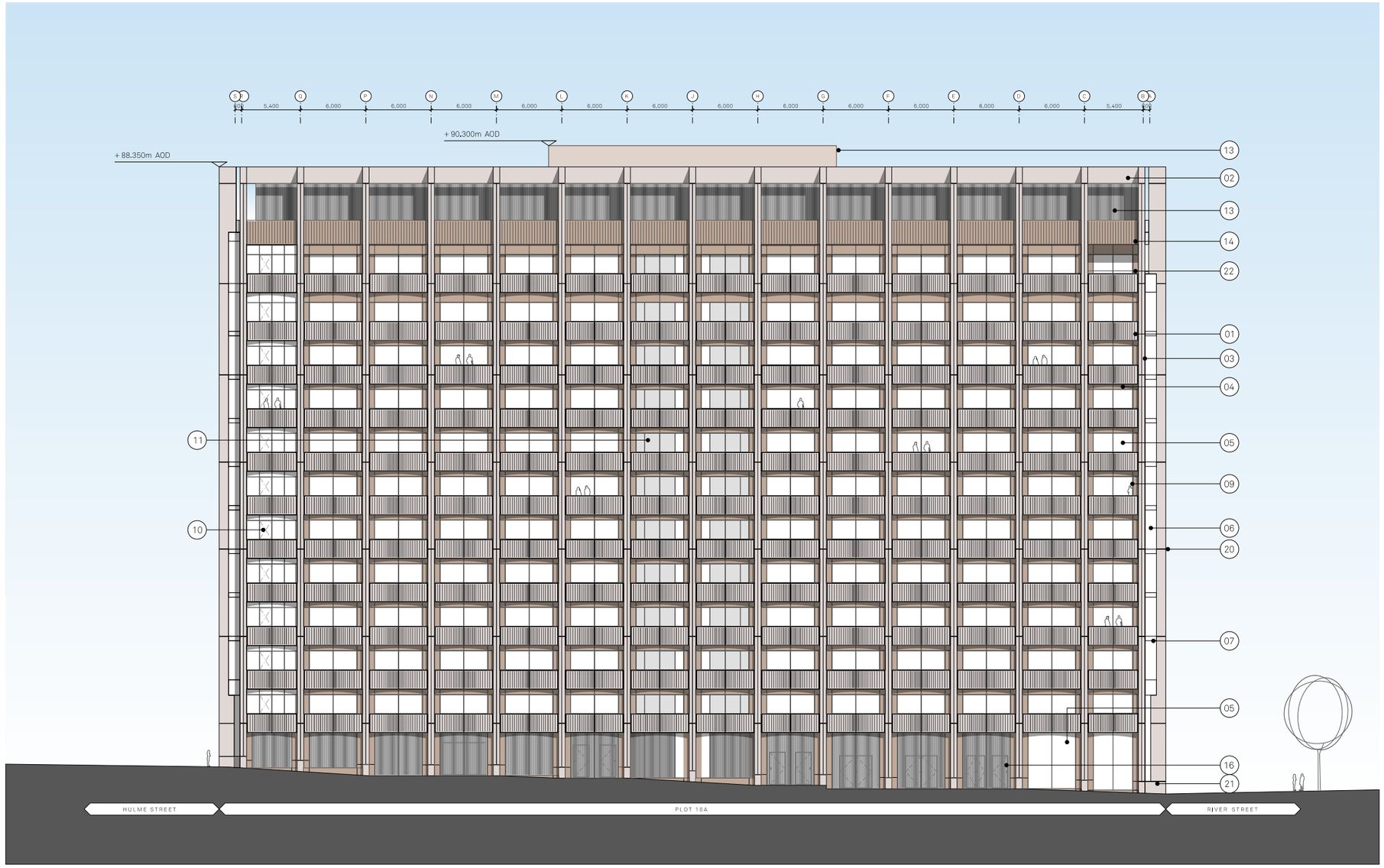
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Notes:

Project Name: Plot 10a First Street	Title: Proposed Elevation (C) First Street		Scale: 1:200 @ A1 1:400 @ A3		
Drawn: IB	Checked: JC	Status: Information	Project: 105	Drawing No: B1_04_2202	Rev: D
Details: 13.01.23 Issued for Planning					

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17 'Floating' pre-cast panel above entrance

18 External double storey void above office entrance

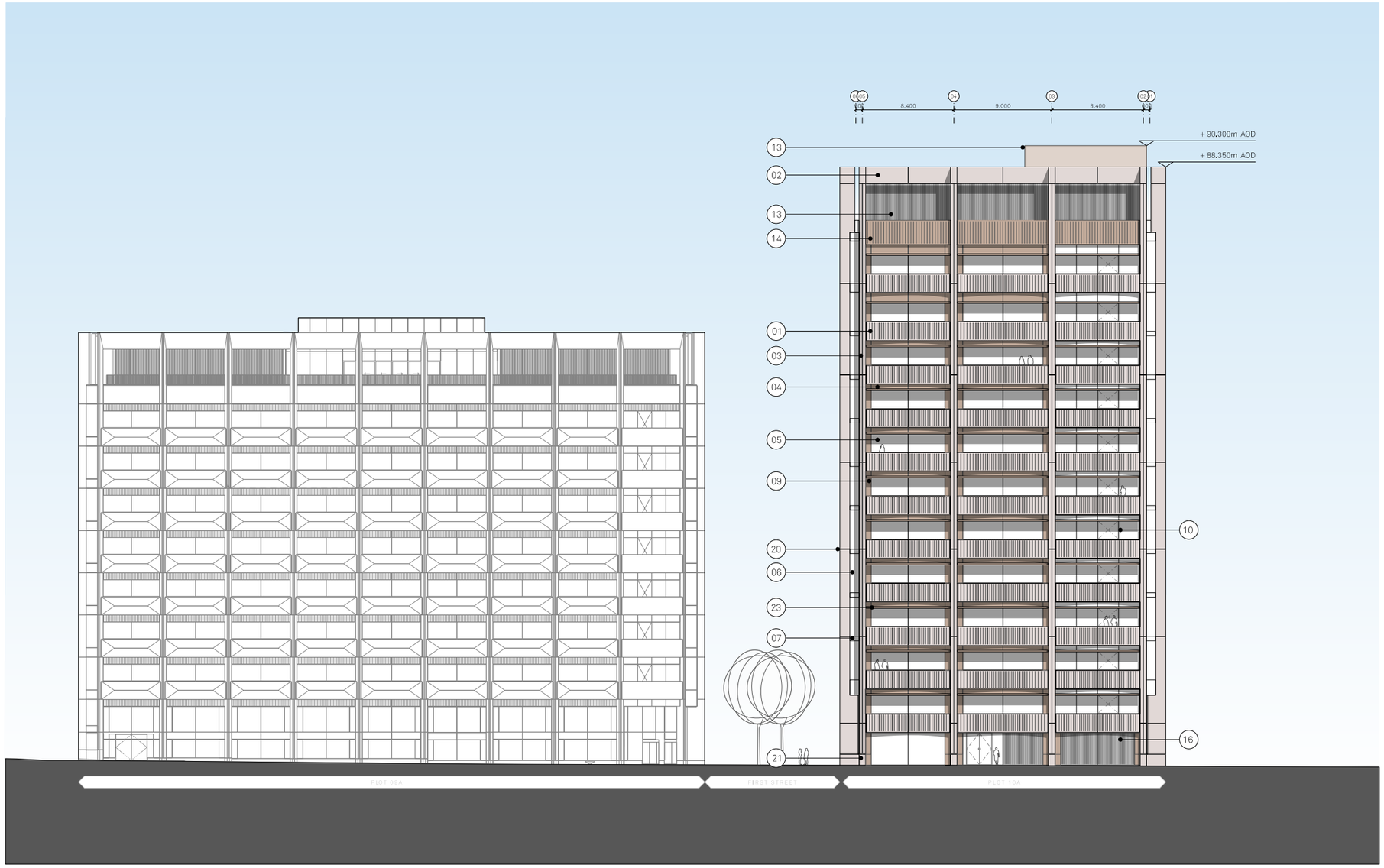
19 Aluminium flashing, colour to match copper finish

20 Horizontal joints within pre-cast concrete

21 Pre-cast concrete plinth. Polished finish

22 Metal flat bar balustrade to Floor 11 terrace

23 Brise soleil above each window to assist solar shading. Anodised metal with decorative profile, copper finish



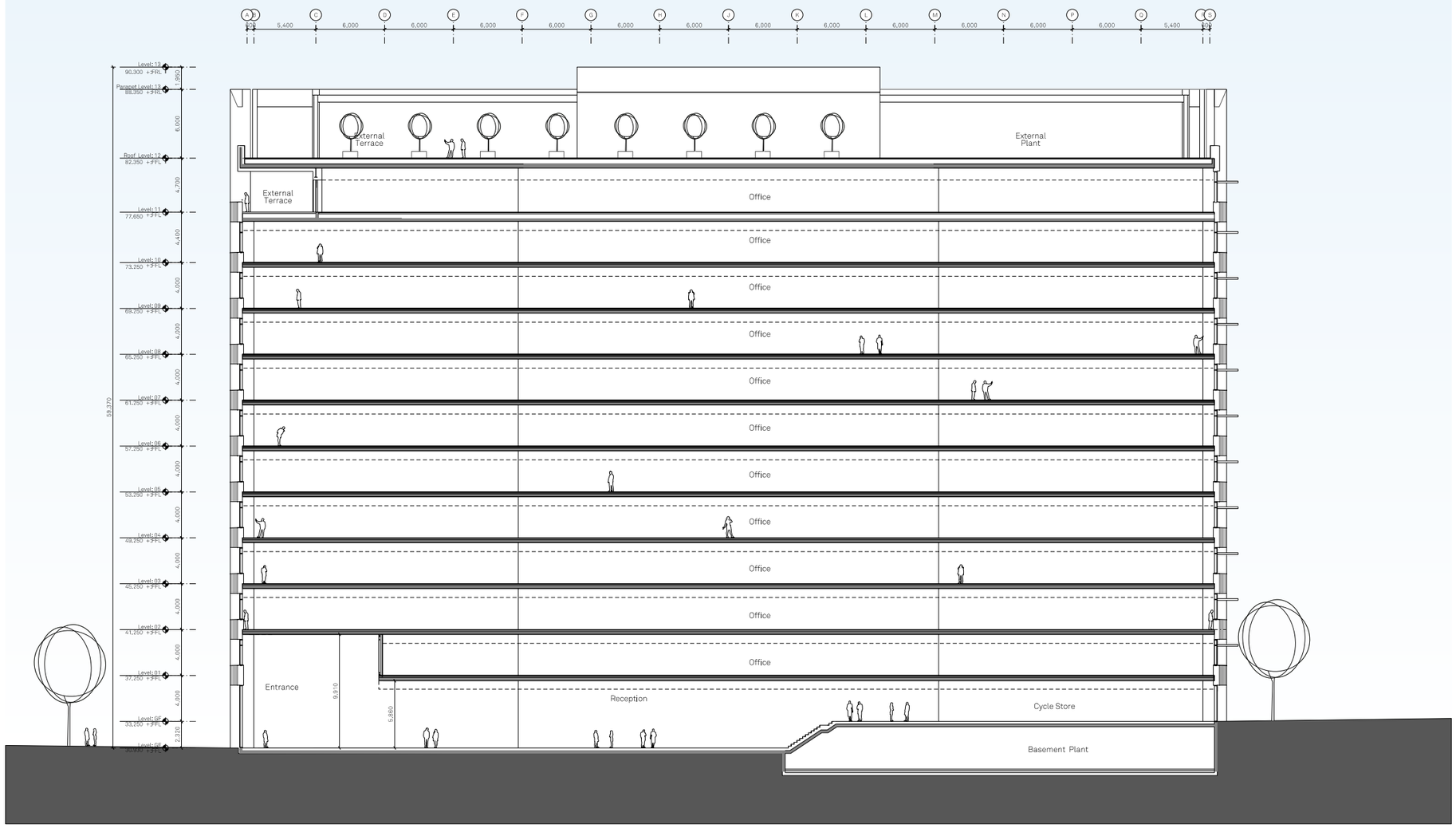
Notes:

Project Name: Plot 10a First Street		Title: Proposed Elevation (D) Hulme Street		Scales: 1:200 @ A1 1:400 @ A3		
Drawn: IB	Checked: JC	Status: Information	Project: 105	Drawing No: B1_04_2203		Rev: D
Details: 13.01.23 Issued for Planning						

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Notes:

Project Name: Plot 10a First Street

Title: Proposed Section (A)

Scales: 1:200 @ A1 1:400 @ A3

Drawn: IB Checked: JC Status: Information Project: 105 Drawing No: B1_05_2200 Rev: E

Details:

13.01.23 Issued for Planning

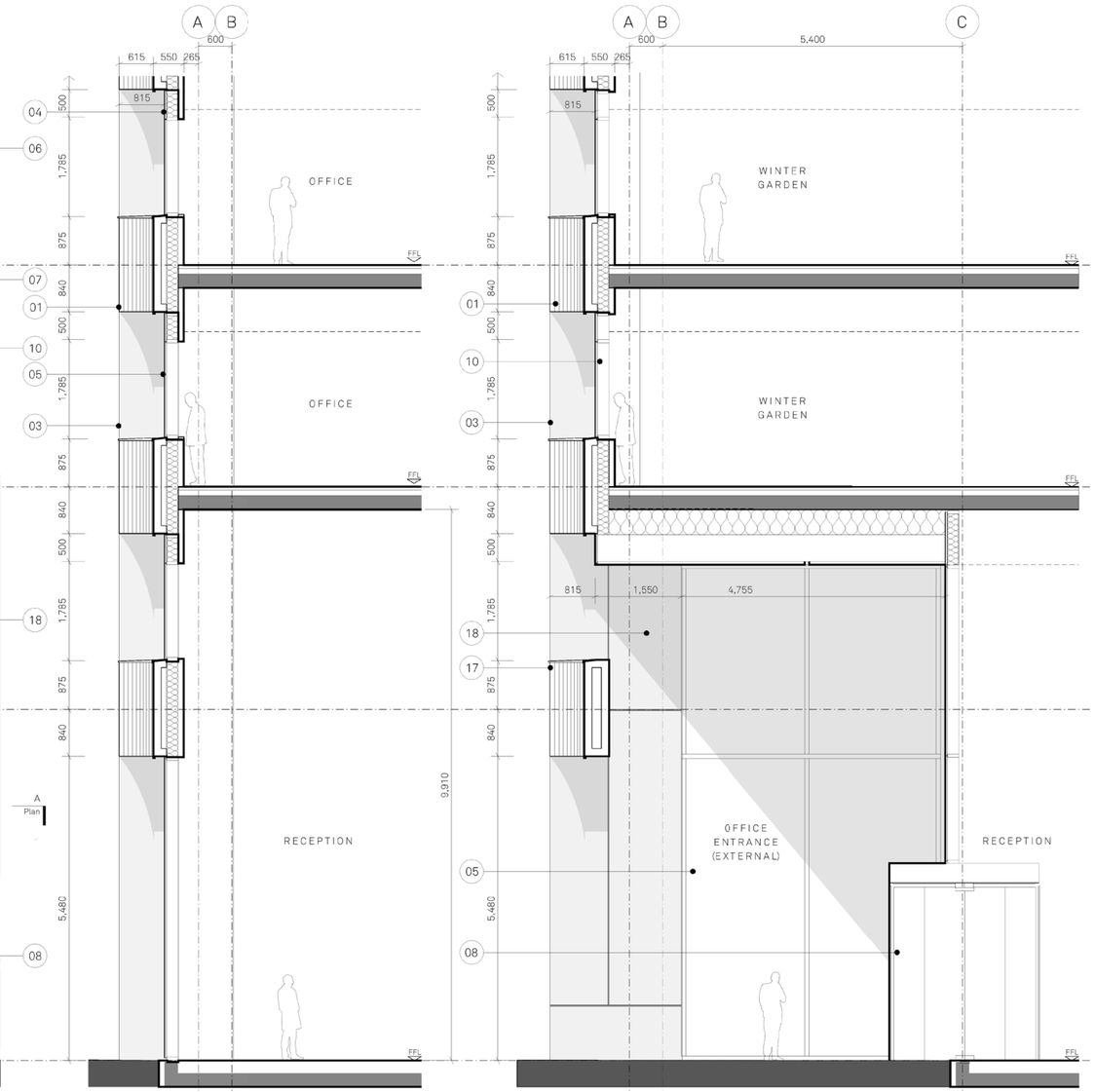
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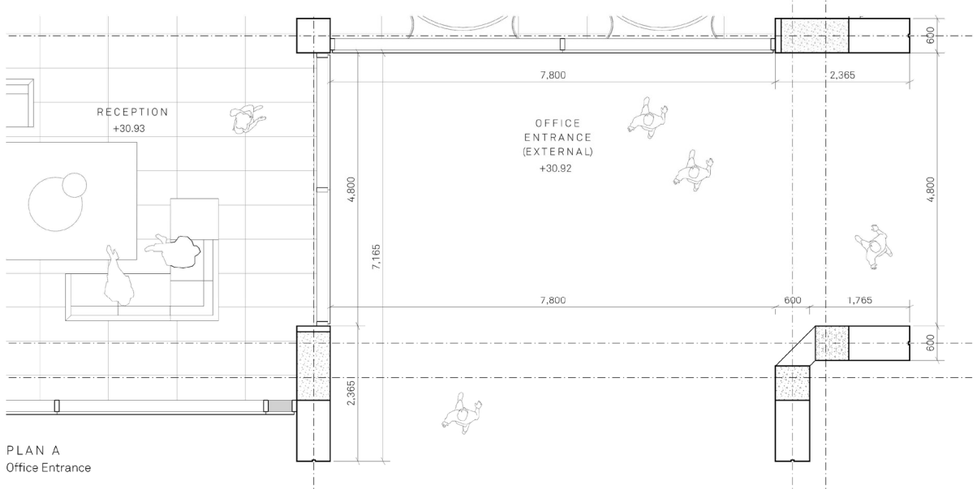


PARTIAL ELEVATION
Office entrance



SECTION A
Through ground floor curtain walling

SECTION B
Office entrance



PLAN A
Office Entrance

MATERIALITY KEY:

01 Horizontal pre-cast scalloped concrete spandrel panel articulated with a vertical groove. Acid etched finish

02 Horizontal pre-cast concrete forming an angled crown at top. Polished finish

03 Vertical pre-cast concrete cladding with central vertical groove. Polished finish

04 Ventilation louvre 'dummy' panel. Metallic anodised copper finish

05 Cap-less curtain walling system. Mid to light grey frames with clear glass infill

06 Cap-less curtain walling system. Mid to light grey frames with clear glass. Module width changes to suit full height glazing at building corners

07 Recessed insulated metal spandrel panel behind glass masking floor construction

08 Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system

09 Manually open-able windows within curtain wall glazing system. Mid to light grey frames. Decorative anodised metal panel with perforated pattern in front. Copper finish

10 Cap-less curtain walling system to winter gardens with opening POV panels. Mid to light grey frames with clear glass

11 Back painted glass in a curtain walling system, Mid to light grey frames

12 Terrace open to atmosphere

13 Vertical metal louvre system, copper anodised metal screening external plant

14 Metal panel cladding system with vertical groove. Copper metallic anodised finish

15 Back painted glass screen concealing plant at roof level

16 Vertical metal louvre system. Mid to light anodised metal with integrated service doors as part of the system

17 'Floating' pre-cast panel above entrance

18 External double storey void above office entrance

19 Aluminium flashing, colour to match copper finish

20 Horizontal joints within pre-cast concrete

21 Pre-cast concrete plinth. Polished finish

22 Metal flat bar balustrade to Floor 11 terrace

23 Brise soleil above each window to assist solar shading. Anodised metal with decorative profile, copper finish

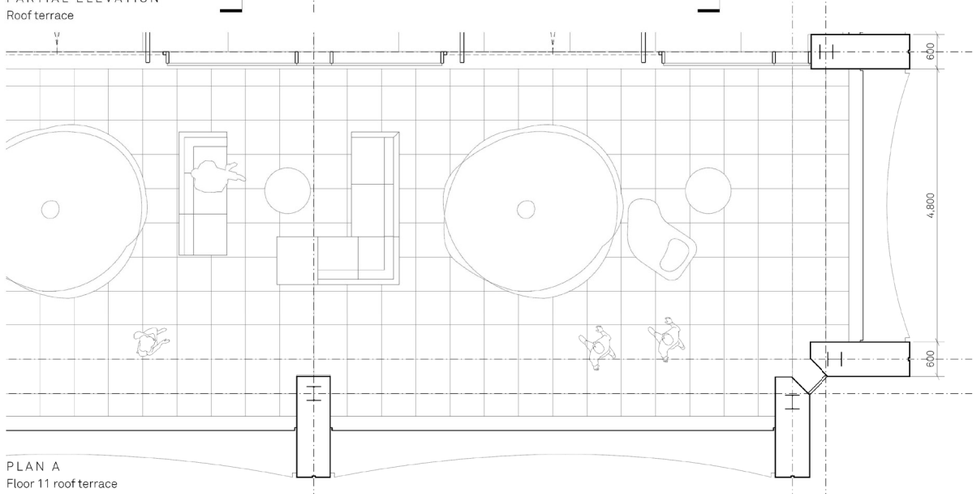
Project Name: Plot 10a First Street		Title: Bay Study 01		Scale: 1:50 @ A1 1:100 @ A3		
Drawn: IB	Checked: JC	Status: Information	Project: 105	Drawing No: B1_10_4201	Rev: B	
Details: 13.01.23 Issued for Planning						

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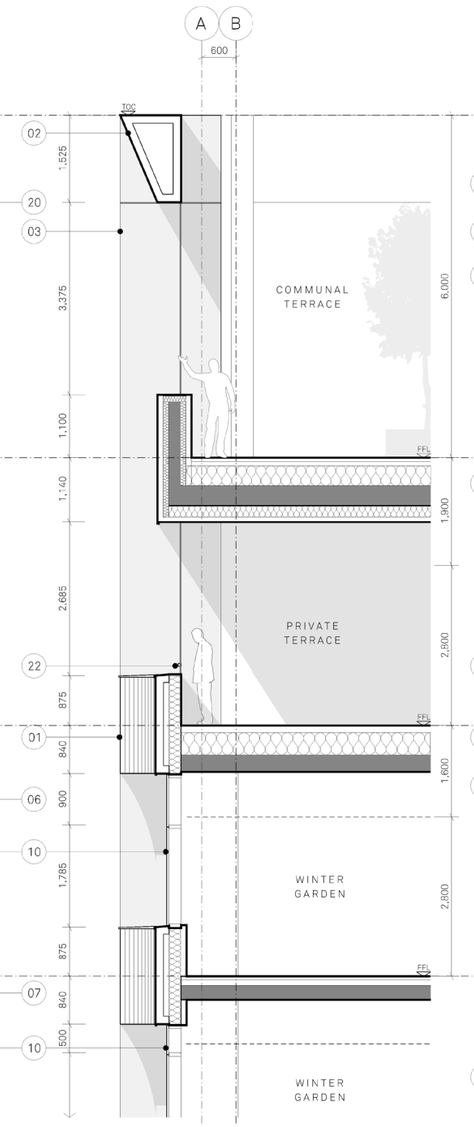
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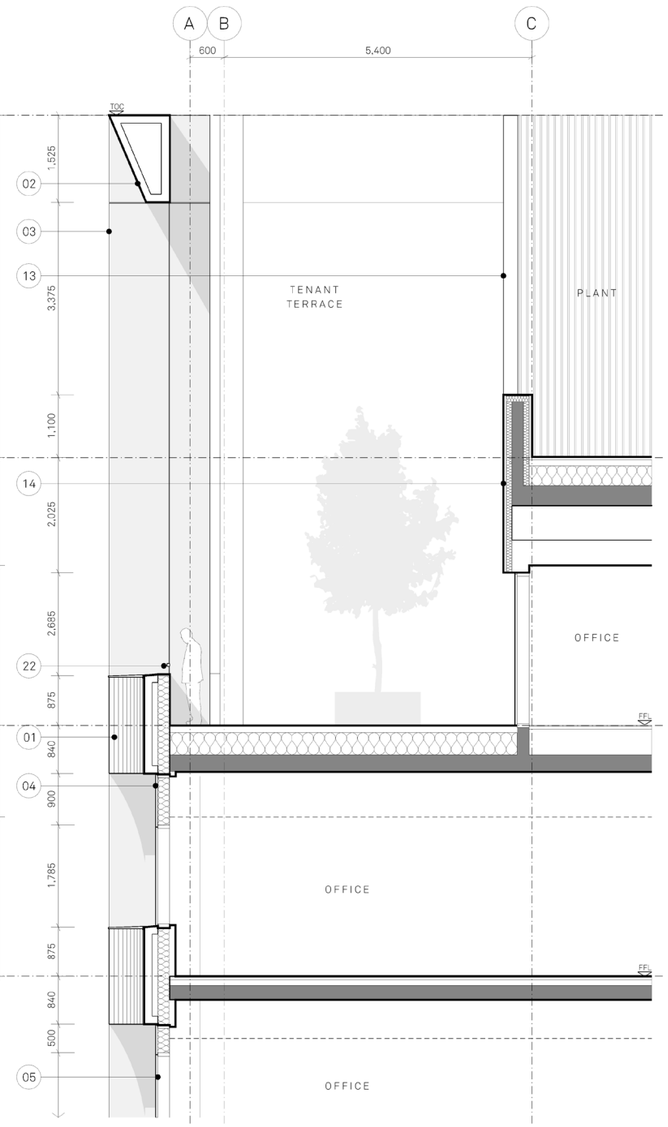
PARTIAL ELEVATION
Roof terrace



PLAN A
Floor 11 roof terrace



SECTION A
Through Floors 11 & 12 terrace



SECTION B
Through Floor 11 terrace

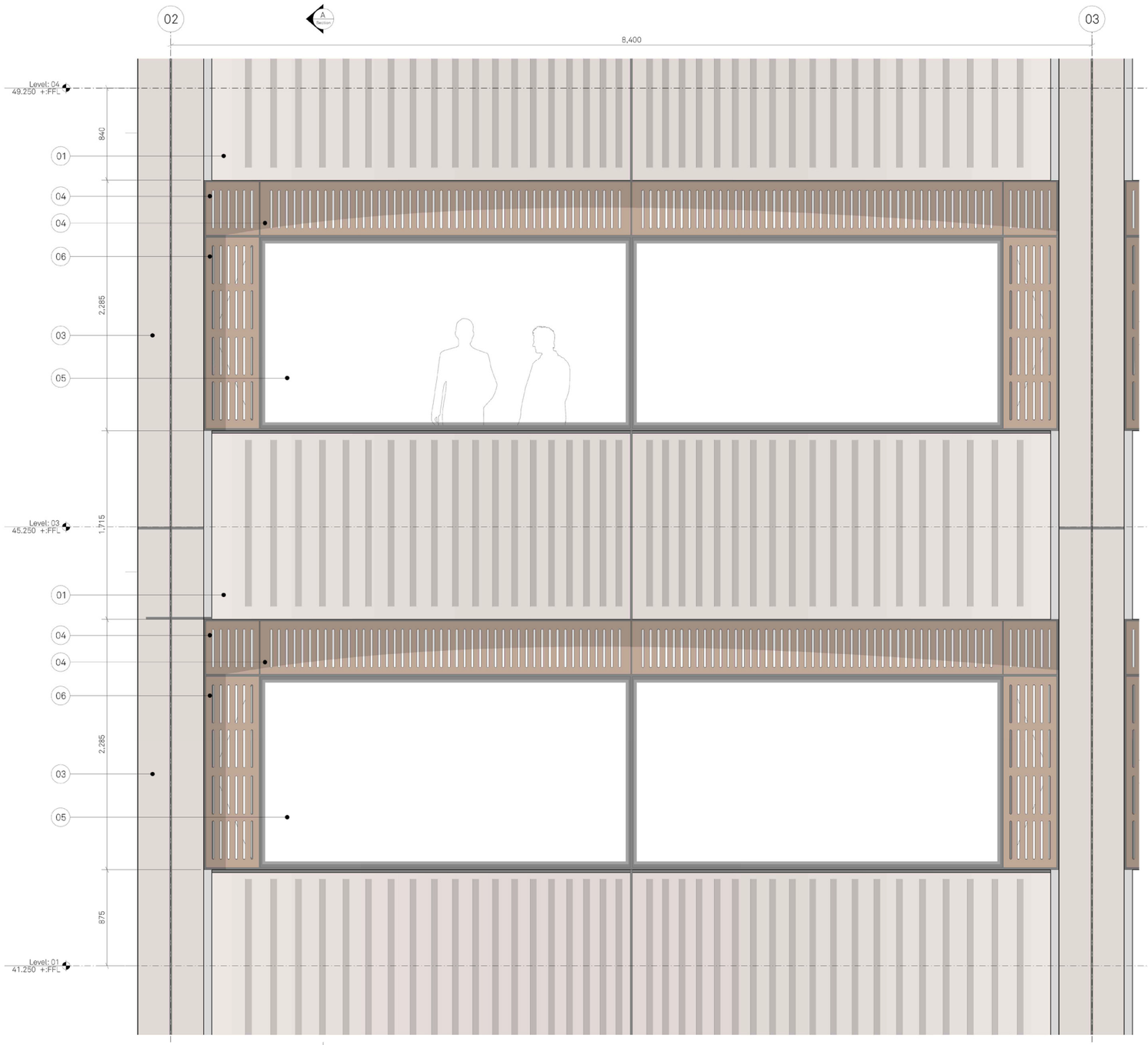
MATERIALITY KEY:

01 Horizontal pre-cast scalloped concrete spandrel panel articulated with a vertical groove. Acid etched finish
02 Horizontal pre-cast concrete forming an angled crown at top. Polished finish
03 Vertical pre-cast concrete cladding with central vertical groove. Polished finish
04 Ventilation louvre 'dummy' panel. Metallic anodised copper finish
05 Cap-less curtain walling system. Mid to light grey frames with clear glass infill
06 Cap-less curtain walling system. Mid to light grey frames with clear glass. Module width changes to suit full height glazing at building corners
07 Recessed insulated metal spandrel panel behind glass masking floor construction
08 Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system
09 Manually open-able windows within curtain wall glazing system. Mid to light grey frames. Decorative anodised metal panel with perforated pattern in front. Copper finish
10 Cap-less curtain walling system to winter gardens with opening POV panels. Mid to light grey frames with clear glass
11 Back painted glass in a curtain walling system. Mid to light grey frames
12 Terrace open to atmosphere
13 Vertical metal louvre system, copper anodised metal screening external plant
14 Metal panel cladding system with vertical groove. Copper metallic anodised finish
15 Back painted glass screen concealing plant at roof level
16 Vertical metal louvre system. Mid to light anodised metal with integrated service doors as part of the system
17 'Floating' pre-cast panel above entrance
18 External double storey void above office entrance
19 Aluminium flashing, colour to match copper finish
20 Horizontal joints within pre-cast concrete
21 Pre-cast concrete plinth. Polished finish
22 Metal flat bar balustrade to Floor 11 terrace
23 Brise soleil above each window to assist solar shading. Anodised metal with decorative profile, copper finish

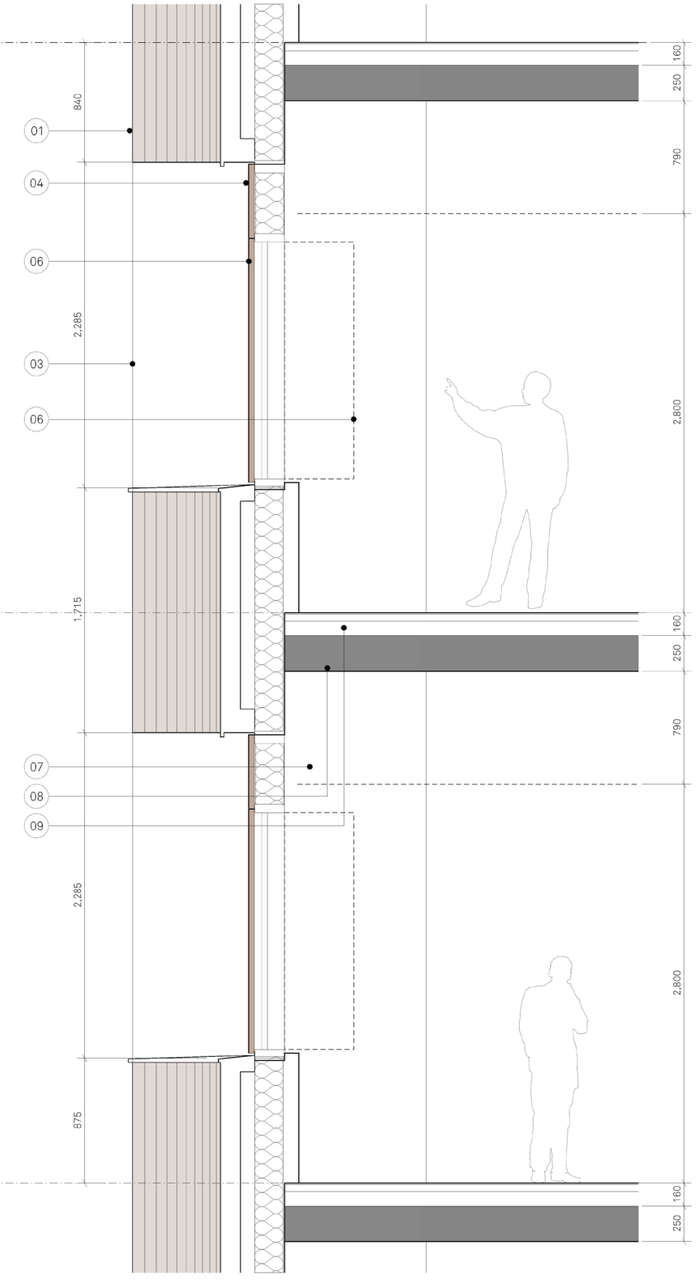
Project Name: Plot 10a First Street
Title: Bay Study 02
Scale: 1:50 @ A1, 1:100 @ A3
Drawn: IB
Checked: JC
Status: Information
Project: 105
Drawing No: B1_10_4202
Rev: B
Details: 13.01.23 Issued for Planning

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PARTIAL ELEVATION
Typical Bay



SECTION A
Typical Bay

MATERIALITY KEY:

01 Horizontal pre-cast scalloped concrete spandrel panel articulated with a vertical groove. Acid etched finish

02 Horizontal pre-cast concrete forming an angled crown at top. Polished finish

03 Vertical pre-cast concrete cladding with central vertical groove. Polished finish

04 Ventilation louvre 'dummy' panel. Metallic anodised copper finish

05 Cac-less curtain walling system. Mid to light grey frames with clear glass infill

06 Manually openable windows within curtain wall glazing system. Dark grey frames. Decorative anodised metal panel with perforated pattern in front. Copper finish

07 Notional ceiling zone including 150mm zone for suspended ceiling (if required)

08 Post-tensioned concrete floor slab

09 Raised access floor and floor finishes zone

Project Name: Plot 10a First Street
Title: Bay Study 03
Scale: 1:20 @ A1
Drawn: IB Checked: JC
Status: Information
Project: 105
Drawing No: B1_10_4203
Rev: A
Details: 13.01.23 Issued for Planning

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Simple, elegant design.