

simpsonhaugh



Great Jackson Street, Plot D – Manchester

DESIGN & ACCESS STATEMENT | JUNE 2023

Z1-SHP-A180-RP-XX-B5D801 | REVISION P02



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1.0 Introduction





1.1 Purpose of the Document

This Design and Access Statement has been prepared by SimpsonHaugh, on behalf of the Applicant, to be submitted in support of a full planning application for the development of a residential-led, mixed use development at Plot D which forms part of the Great Jackson Street Strategic Regeneration Framework Study Area.

This Statement explains how the design proposal has evolved from an analysis of the site and its context and describes the final proposals of the proposed development. This document should be read in conjunction with the application drawings and other material that accompanies this application.

NOTE: This application is submitted at the same time as the planning application for the Crown Street Phase 3 development nearby. Environmental impacts have been considered together.

1.2 Process

The Proposed Development has been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the Site and directly responds to market demand but also embraces the Site’s unique heritage and delivers key policy objectives and statutory requirements. The Proposed Development has been subject to extensive pre-application consultation with the Local Planning Authority, statutory consultees and local stakeholders. The involvement of statutory consultees at the pre-application stage has informed the design of the development, and changes to the scheme have been included where appropriate.

1.3 The Project: Executive Summary

SimpsonHaugh was appointed in Spring 2022 by Renaker Build Ltd to assess the potential to redevelop the site at Plot D, in Manchester. The site is currently occupied by a temporary concrete batching plant with adjacent car parking.

The proposed development is an elegant, high quality building that shall positively contribute to the townscape of Manchester and complement the cluster of tall buildings emerging in this area. It is composed of a street scale podium above which a single tower of ground plus 70 storeys sits. Adjacent to the residential tower is a stand-alone 3-storey office building which is expressed in a similar fashion to the main tower to provide a cohesive architectural approach to the Site.

The proposed scheme will provide a mix of one, two and three-bedroom apartments with extensive communal private amenity facilities including residents’ lounges, co-working spaces, gyms, studios and a swimming pool. A total of 642 apartments are contained within the development. A 3-storey basement spans the Site, housing residents’ car and cycle parking.

On the uppermost floor of the tower is a public restaurant. The proposals also include extensive amendments to the public realm within the Site, including a new servicing route.

In summary, the proposals include the following elements for which full planning permission is sought:

- Erection of 71-storey residential building (Use Class C3), providing a mix of 1, 2 and 3 bed properties.
- A two-storey podium with private external amenity and green space for residents.
- A publicly accessible restaurant (Use Class E) located at the top floor of the residential tower
- A three-storey office building (Use Class E)
- Internal and external amenity spaces, including a sky pool, yoga studio, lounge, co-working spaces and a gym.
- A three-storey car park located at basement levels, with 214 car parking spaces and 642 cycle parking spaces, with secure access from Melbourne Street and Great Jackson Street.
- A servicing / loading bay proposed at the rear of the building.

1.4 The Development Team



Developer

Renaker Build Ltd

NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

The Design Team



Architect

SimpsonHaugh

Riverside
4 Commercial St
Manchester
M15 4RQ



Planning Consultant

Deloitte

Hanover Building
Corporation Street
Manchester
M4 4AH



Structural Engineer

DP Squared

4 Albert Street
Hebden Bridge
West Yorkshire
HX7 8AH



Building Services

Futureserv

10 Oxford Court
Manchester
M2 3WQ



TVIA

Chris Burnett Associates

Whitehouse Farm
Shocklach
Malpas
Cheshire
SY14 7BN



Verified Views

Ambiente

Hurstwood House
Station Court
New Hall Hey Road
Rossendale
BB4 6AJ



Air Quality

Enzygo

Ducie House
Ducie Street
Manchester
M1 2JW



Daylight Sunlight

GIA

2 Commercial St
Manchester
M15 4RQ



Landscape Architect

TPM Landscape

Studio 10
10 Little Lever Street
Manchester
M1 1HR



Sustainability

Element Sustainability

65A High Street
Tarporley
Cheshire
CW6 0DP



Transport & Flood Risk

Curtins

Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG



Fire Engineer

Tenos

1 St Peter's Square
Manchester
M2 3DE



Heritage Architect

Heritage Architecture Ltd

Suite 1.6, Canada House
3 Chepstow Street
Manchester
M1 5FW



Ecology

ERAP

49a Manor Lane
Penwortham
Preston
Lancashire
PR1 0TA



Wind Micro-climate

WSP

WSP House
70 Chancery Lane
London
WC2A 1AF



Climate Change

WSP

WSP House
70 Chancery Lane
London
WC2A 1AF



Acoustics

Fisher Acoustics

The Flint Glass Works
64 Jersey Street
Manchester
M4 6JW



Arboricultural

Godwins

17 Wood Street
Bolton
Greater Manchester
BL1 1EB

2.0 Site and Context Appraisal

2.1 Site Location

2.1.1 Area

The Site is well placed strategically - located within the Great Jackson Street (GJS) Framework study area. The Site measures approximately 0.47ha.

The Site is defined by notable roadways along three of its boundaries. These are: Melbourne Street to the west, Great Jackson Street to the north and the A57 (M) - otherwise known as the Mancunian Way - to the south. On a small strip of interstitial land between the Site and the Mancunian Way sits the Hulme/Knott Mill Bridge Link which spans the motorway.

To the east is Plot G of the Great Jackson Street Framework study area - which was recently granted planning consent. This is separated slightly from the Site by a narrow public footpath providing a route to the stepped access to the aforementioned footbridge.

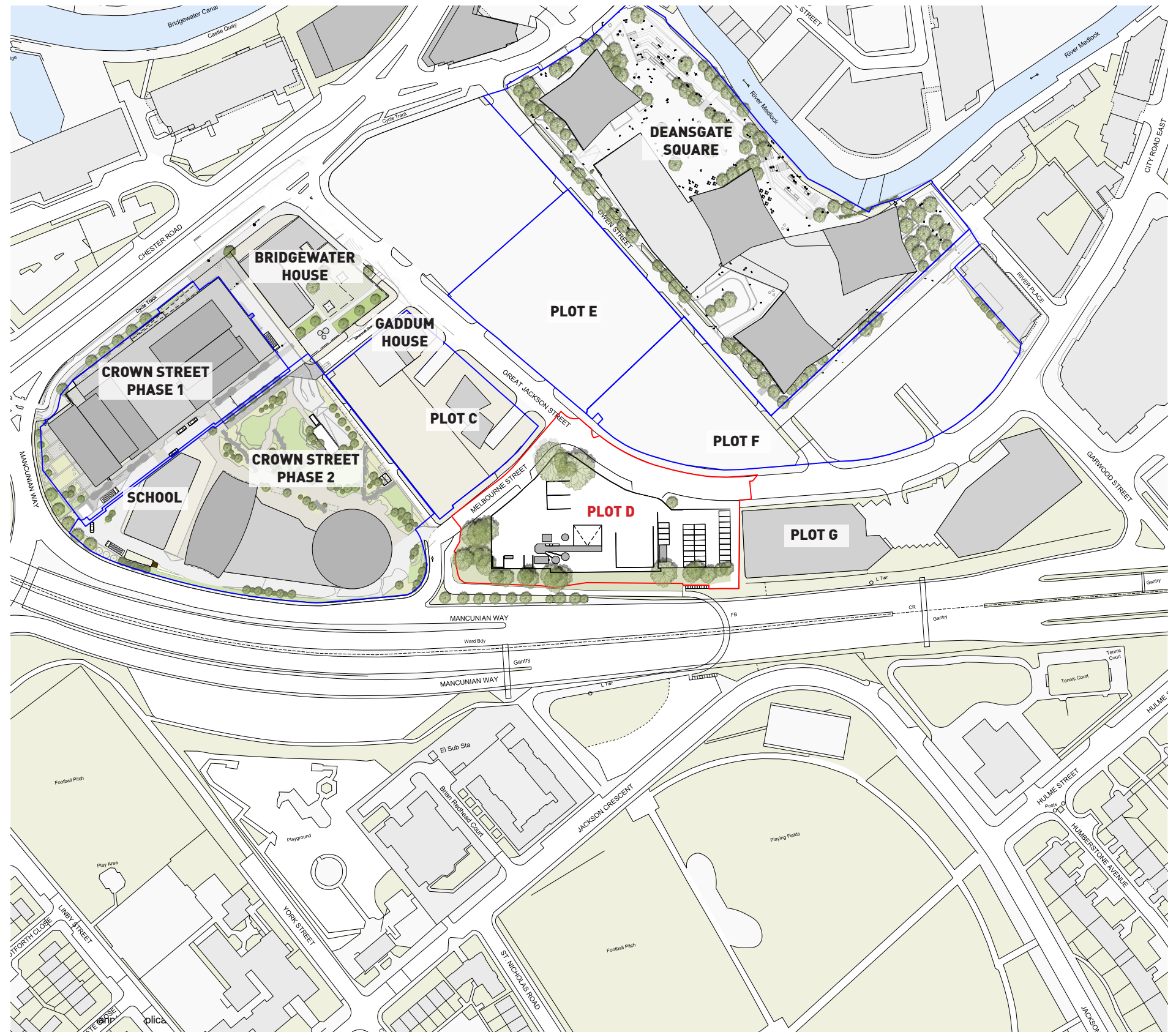
Key neighbouring developments include the presently under construction Crown Street Phase 2 and its associated parkland, the consented Plot F scheme (on the opposite side of Great Jackson Street to the north) and Crown Street Phase 3 on the Plot E and Plot C sites submitted alongside this application.

2.1.2 Connectivity

The Site sits between the established residential neighbourhoods including Castlefield and City Road East and key Strategic Development Zones of First Street and The Corridor.

Connectivity to Deansgate Square and the Crown Street Phase 2 park will be strong. Strategically, connections to the south in particular to Hulme and Hulme Park have been severed by the Mancunian Way. This poor connectivity has been exacerbated by a lack of signage and poor quality pedestrian environment.

The 2018 GJS Framework has looked to address this through the creation of high quality linkages and legible street hierarchy that connects to the existing pedestrian bridge.



Application boundary plan

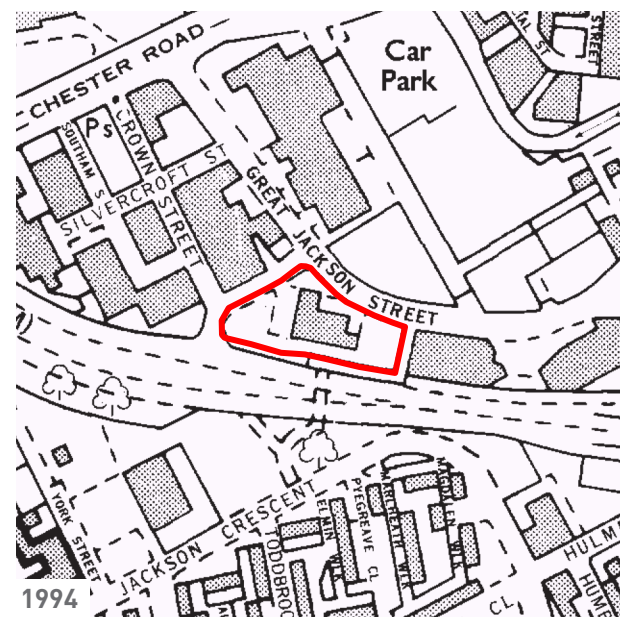
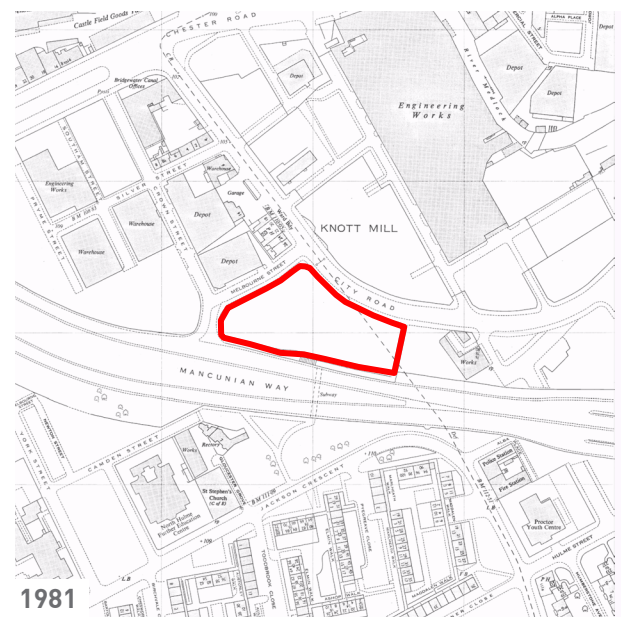
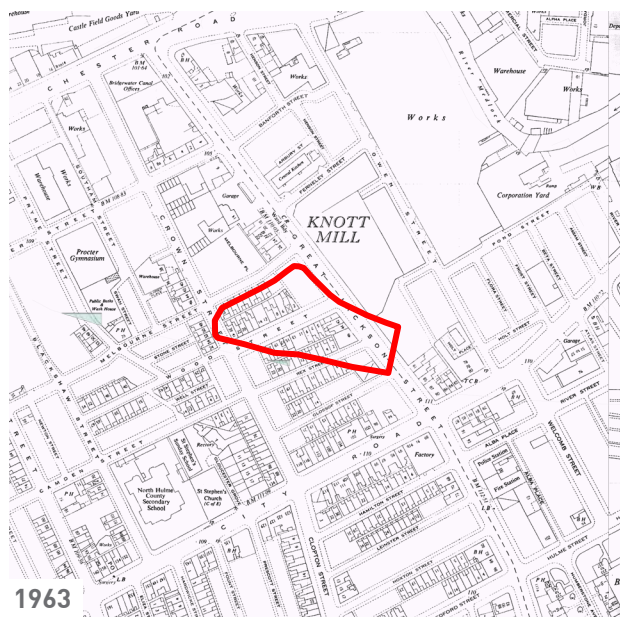
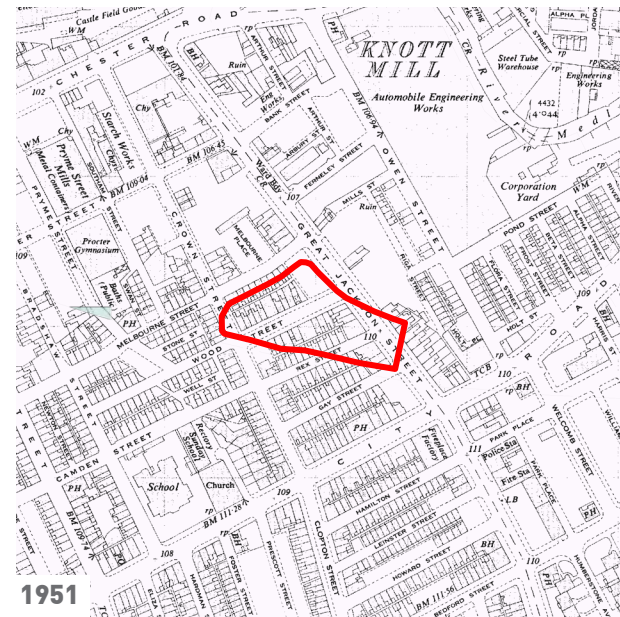
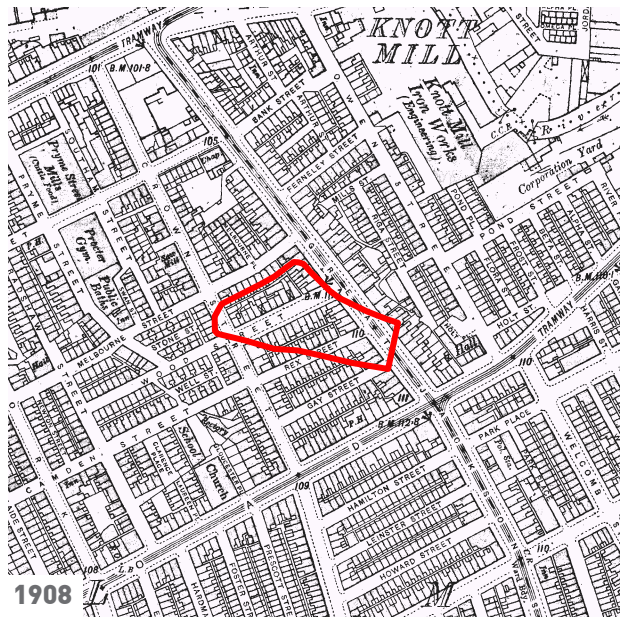


2.2 Historic Context

Until late in the 18th century the Great Jackson Street area was open land. A few Georgian villas stood on Chester Road which was already an important route into the city. The Great Jackson Street area was originally developed as part of the Hulme area and by the middle of the 19th Century most of it was laid out in a gridiron pattern of terraces.

The OS plans, dated 1908 and 1922 show no significant changes to the Site, other than the extension of the tramway network along Great Jackson Street shortly after the turn of the century and the conversion of Pryme Street Mill to a 'canned' food factory and Knott Mill to an Iron Works.

Between 1950 and 1970 the residential properties which occupied the Site were demolished to make way for the construction of the Mancunian Way, and the street layout altered to its present day configuration. Construction of the present day industrial sheds took place in the early 1980's.



1922 - Hulme and Great Jackson Street



1954 - Crown Street to Great Jackson Street



2007 - Hulme and Great Jackson Street

2.3 Existing Site

Presently on the Site is a temporary concrete batching plant which supports the construction in the vicinity. This is supplemented by a small on-site car park. Beyond the hoardings which enclose these are a number of trees and general overgrowth, particularly along the southern site boundary beside the Mancunian Way and pedestrian/cycle bridge link.

The Hulme/Knott Mill Bridge Link runs immediately adjacent to the Site, with ramped access granted to the west of the site at Melbourne Street, and stepped access to the east.

The streets surrounding the Site are characterised by a poor pedestrian environment, dead frontages and unwelcoming spaces. This condition currently acts as significant physical and psychological barrier to movement around this part of the city. However, the environment is changing. The recent delivery of nearby Crown Street Phase I and previous completion of Deansgate Square have materially improved the urban fabric, providing new public realm and active street frontages. With Crown Street Phase II now under construction the immediate area along the Mancunian Way is being further regenerated, with Plot D serving as a natural next step in continuing this trend.

Running through the entire Great Jackson Street Framework area, Great Jackson Street links Chester Road and Medlock Street (culminating as City Road East). The relatively wide single carriageway road can become busy during rush hour times, used by commuters as a 'rat run'.

Melbourne Street is a narrower road, used principally by those exiting the Mancunian Way, and once complete some traffic associated with the Crown Street Phase II development.

Vehicular access to the Site is currently provided via Melbourne Street and Great Jackson Street. There are a series of pay-and-display car parking spaces along both of these roads.



View from across the Mancunian Way



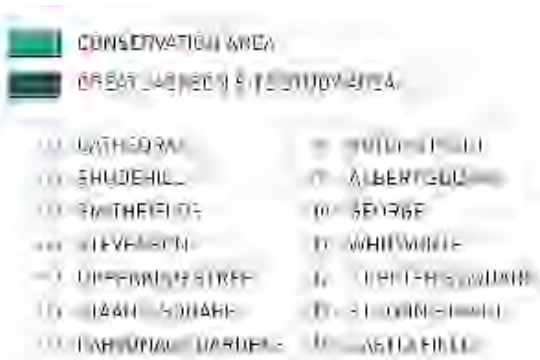
View along Great Jackson Street at the head of Melbourne Street



View of the Site from the Hulme/Knott Mill Bridge Link



Pedestrian route along the Site's eastern boundary



The Site is located to the southern boundary of the Castlefield Conservation Area. At present, the Castlefield Basin and Castlefield Conservation Area are disconnected in terms of character, spatial configuration and streetscape from the Great Jackson Street area. Chester Road functions as a physical boundary dividing the two areas.

The development of the Site, and other sites within the Great Jackson Street Framework area, presents an opportunity to further improve the immediate surroundings of the Conservation Area and better connect it to surrounding areas.

There are no listed buildings or structures within the Site. The Grade II listed Former Bridgewater Canal Company Offices are located to the north of the Site. Middle Warehouse, also Grade II listed, is located on the opposite side of Chester Road. The Grade II* listed Church of St George is positioned to the southwest of the Site on the other side of Deansgate Interchange Roundabout.

LISTED BUILDINGS IN THE VICINITY		
A	BRIDGEWATER CANAL OFFICES	GRADE II
B	MIDDLE WAREHOUSE	GRADE II
C	CHURCH OF ST GEORGE	GRADE II*
D	FORMER CANAL FLOUR MILLS	GRADE II
E	MERCHANTS WAREHOUSE	GRADE II
F	ARTINGSTALLS AUCTIONEERS	GRADE II
G	FLOODGATE & BOUNDARY STONE	GRADE II
	KNOTT MILL BRIDGE	
H	DEANS GATE STATION	GRADE II

2.5 Development Context

2.5.1 Introduction

Great Jackson Street Plot D sits within the Great Jackson Street Strategic Regeneration Framework study area.

2.5.2 Great Jackson Street Framework - 2015

The 2015 framework proposals responded to the demand for high value, high quality homes to support the growth of the economy.

This document established parameters for the creation of a residential neighbourhood, the ambition being to create a vibrant, safe, secure and sustainable community with a range of dwelling types that provide an attractive place to live.

An analysis was undertaken to determine suitable sites for tall buildings, these locations were identified along key viewpoints from within the City. An opportunity for height was identified on Plot C on the Deansgate Interchange and along the Mancunian Way.

2.5.3 Great Jackson Street Framework - 2018

The Framework was updated during 2017/2018 retaining the central vision of the 2015 Framework but offers an enhanced form of high density development, which allows a greater quantity, quality and variety of public spaces as well as greater separation between buildings.

The changes to the Framework were necessary in order to incorporate changes in Manchester City Council legislation including the adoption of the Residential Quality Guidance and associated minimum unit sizes (Nationally Described Space Standards), resulting in larger floor plate buildings.

The City Council's Executive Committee endorsed the Framework in January 2018. The Framework will be a material planning consideration in the determination of all applications that come forward in the Framework Area.

The Framework sets out a series of urban design and development principles as well as an illustrative masterplans and indicative development matrix. It reinforces the opportunities for height within this part of the city centre, as identified within previous versions of the Great Jackson Street Development Framework.

These principles are outlined overleaf.



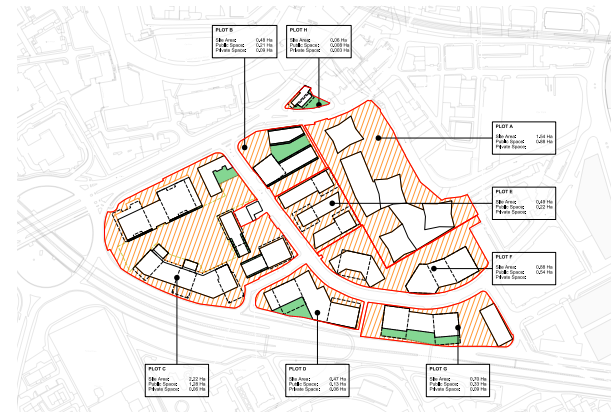
2015 GJS Framework - Masterplan ground level



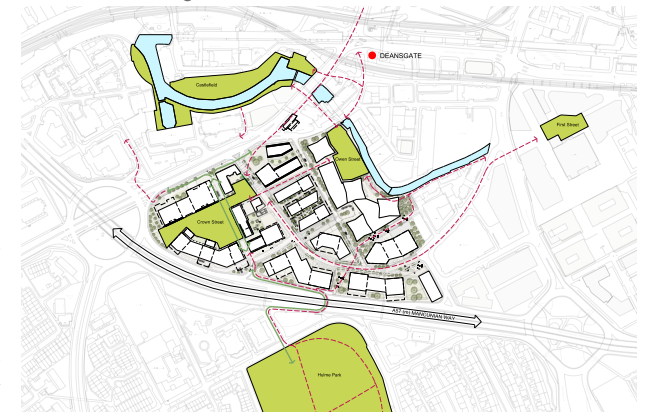
2015 GJS Framework - Indicative massing



Building orientation and separation



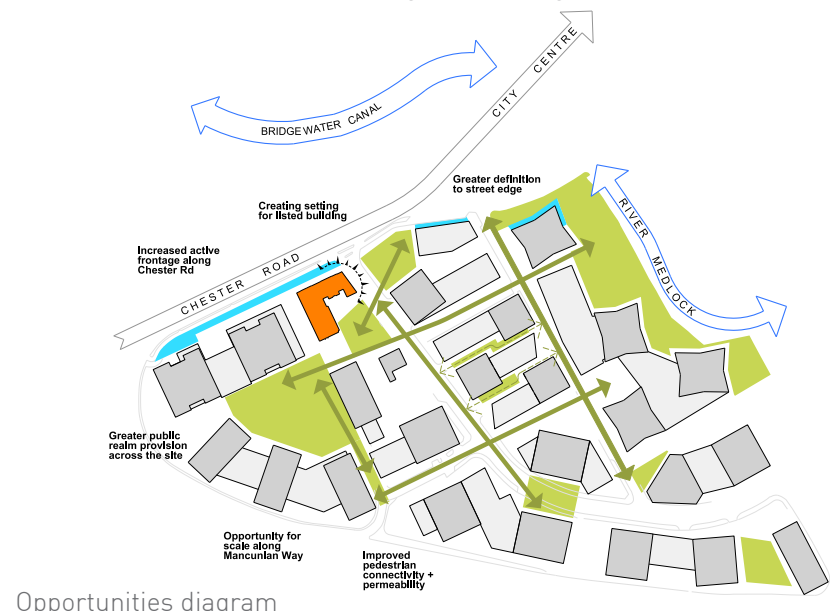
Public / private space provision



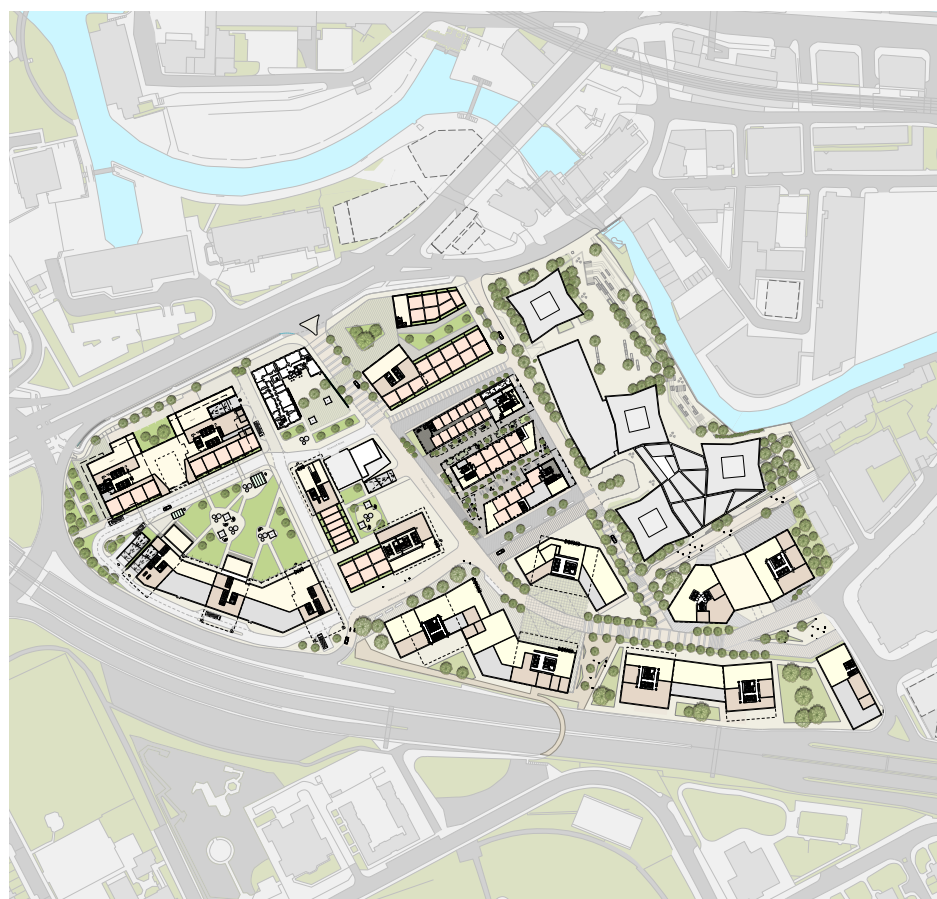
Strategic site linkages



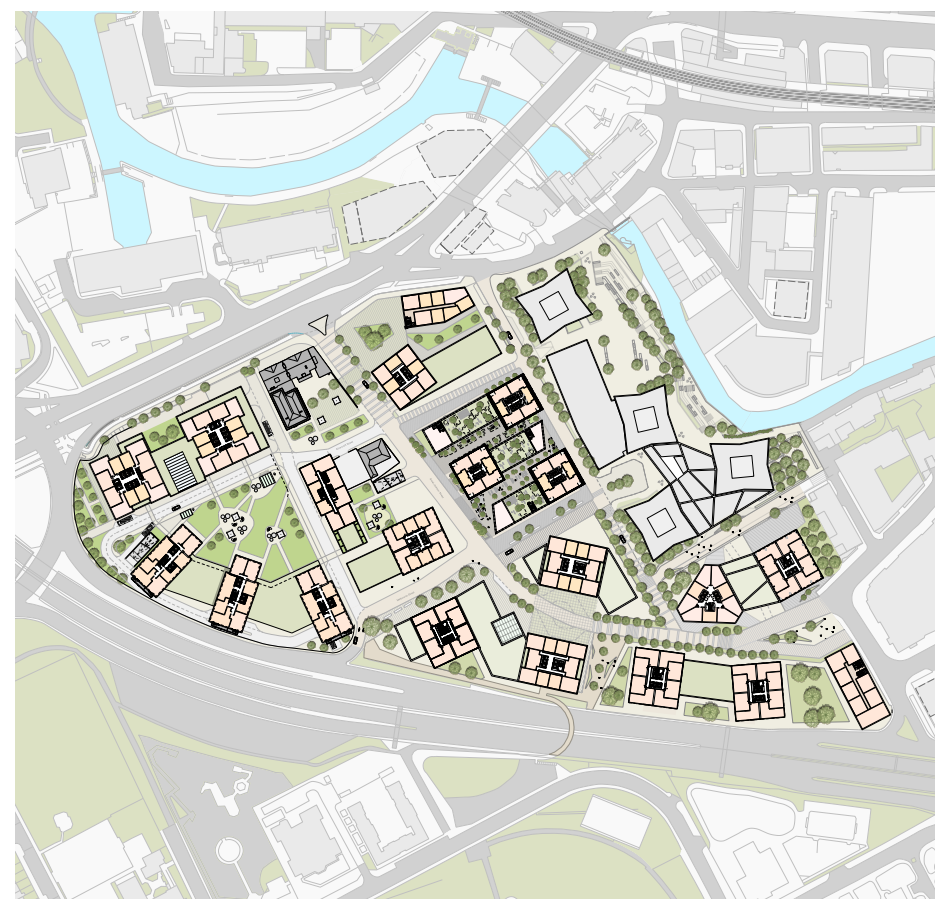
Constraints diagram



Opportunities diagram



2018 GJS Framework - Masterplan ground level



2018 GJS Framework - Masterplan typical upper level



2018 GJS Framework - Indicative Massing (view north)



2018 GJS Framework - Indicative Massing (view south east)

› **Increased quantum and variety of public space**

The Framework sets out a clear public realm strategy, which provides larger spaces / more meaningful areas of public space over and above the previous 2015 Framework for the area.

› **Mix of uses**

The need for each development phase to consider and make allowances for provisions for delivering social infrastructure necessary to support new and existing residents.

› **Pedestrian and cycle linkages**

The Framework details the importance of improving the pedestrian environment through active frontages and landscaping, as well as defining a clear-cut street hierarchy to promote cycling and walking.

› **Greater Separation between Buildings**

Increased separation between buildings. A back to back separation of c.20m is proposed where higher density developments are located.

› **Greater Sunlight and Daylight Penetration**

Greater separation between buildings will allow for more sunlight penetration to public spaces.

› **Reinforcing Previously Identified Opportunities for Height**

Sites identified for height are located around the perimeter of the Framework area addressing the key views. Building heights step down within the centre of the Framework area and towards the former Bridgewater Canal Offices.

2.5.4 Plot D

The 2018 Framework includes a number of development plots. The Site comprises 'Plot D'.

Height

The 2018 Framework established an opportunity for 2 tall buildings on this site ranging in height from 38 to 44 storeys. A series of key viewpoints were studied in order to allow tall buildings to terminate key views from within the city centre on the larger land parcels.

Density

Retaining the fundamental principles of the 2015 Framework, the 2018 GJS Framework has allocated higher densities to the larger sites coupled with a greater proportion of site area to public realm. Plot D is defined in the framework as having 685 units on the plot itself, and an overall density of 1,457 units per hectare.

Public Space

The 2018 framework identifies that 28% of the site area is given over to public space. It is the masterplan intention that the public space provision for Plot D will be delivered as part of this phase of development.

Parking

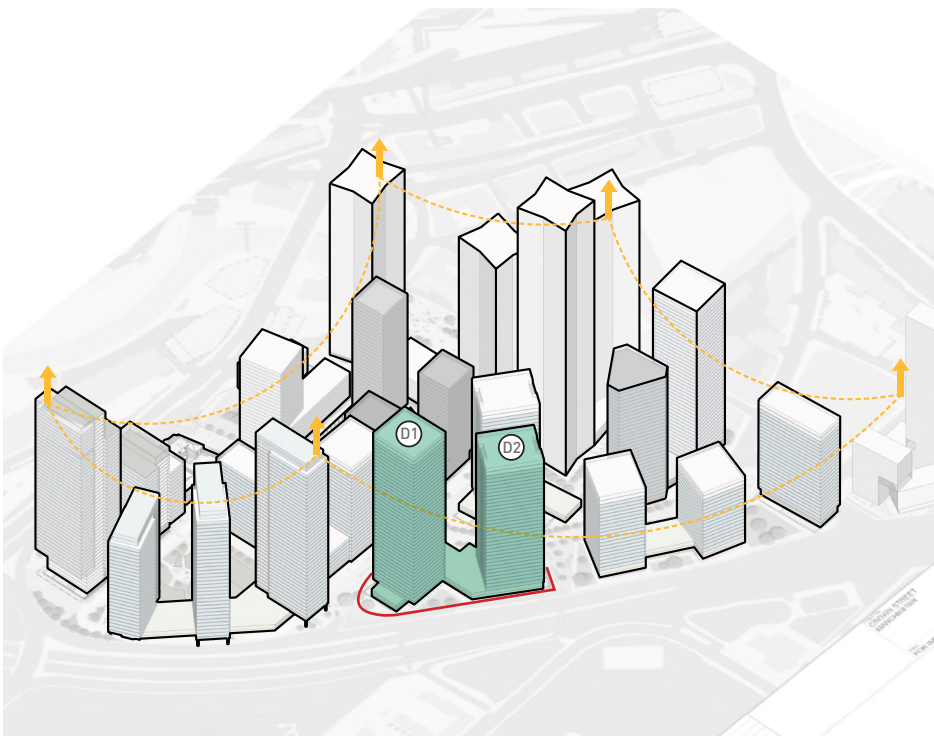
The Framework suggests a car parking ratio of 40% of residential units across the site, totalling 264 spaces.

Strategic Linkages

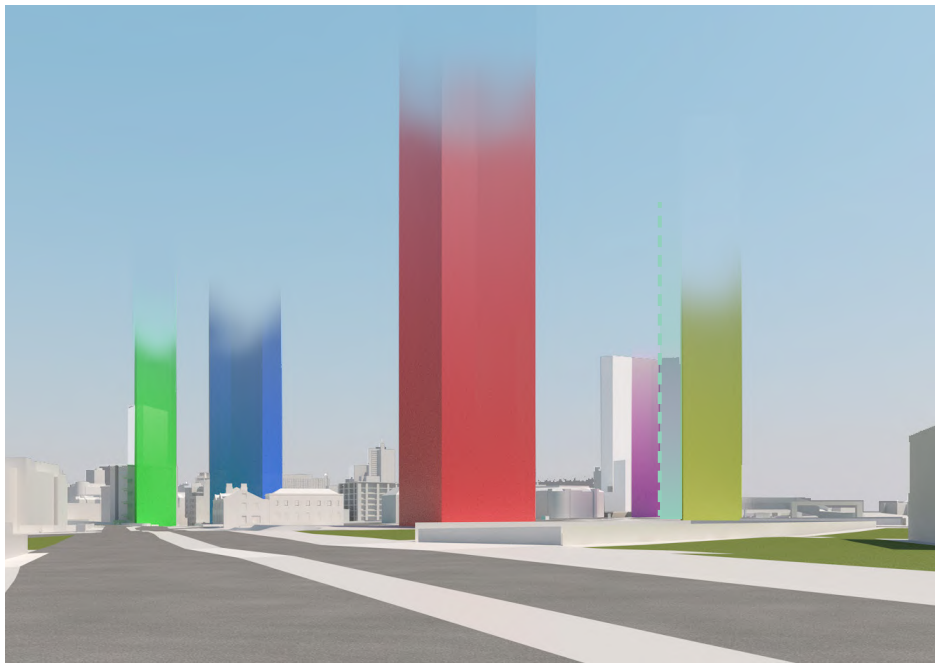
The importance of creating a stronger pedestrian and cycle connection through Plot D has been identified in order to create a wider network of linked public spaces. The creation of better links between the city and Hulme Park is a key ambition of the Framework.



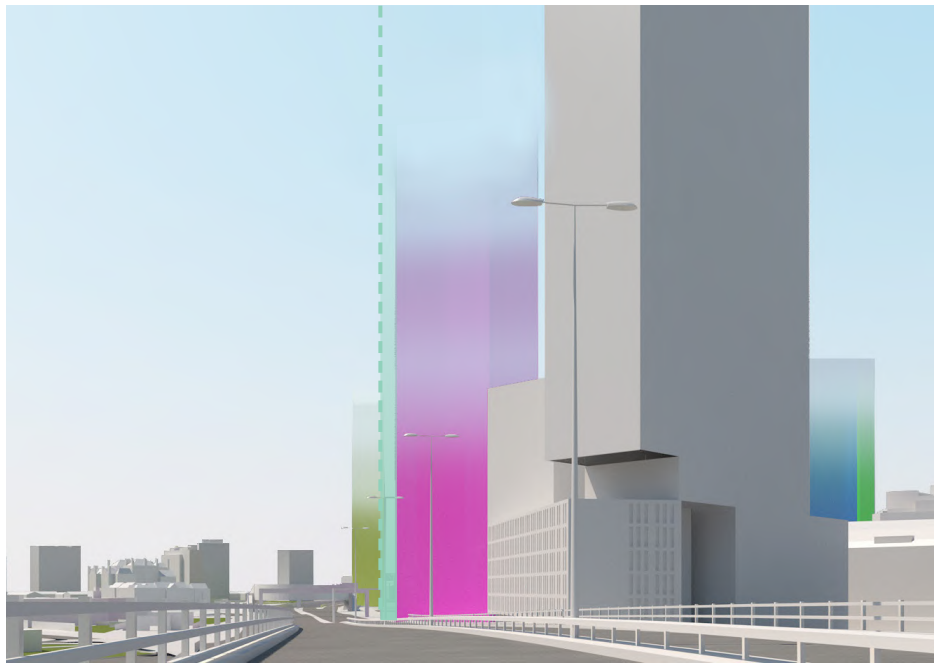
Key plan



Massing and heights



View from Chester Road



View from the Mancunian Way

Zone	Site Area (Hectare)	Public Space (Hectare)	Public Space (%)	Storeys (Total)	Storeys (Resi.)	Townhouses	Units	Density (Unit/Hectare)	Typical Floorplate (GEA m2)	GEA (m2)	GEA (ft 2)
Plot D											
D1				44	42	0	356			35,658	
D2				38	36	0	329			31,392	
Podium				2	0	0	0			5,577	
Total	0.47	0.13	28				685	1457		72,627	781,761



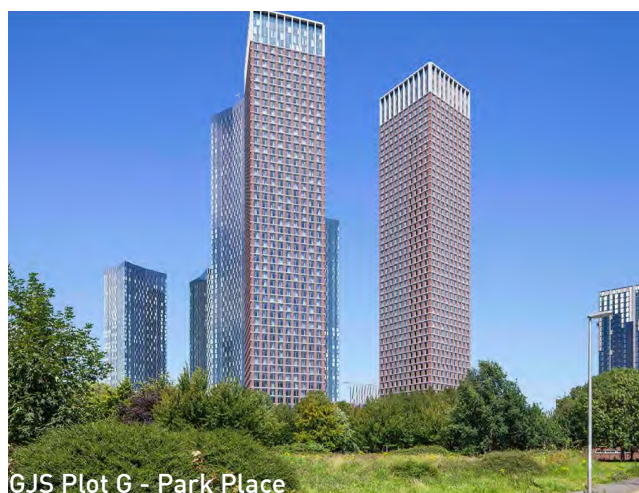
Deansgate Square & Plot F



Deansgate Square



2-4 Chester Road



GJS Plot G - Park Place



Crown Street - Phase 1&2

2.6 Emerging Context

2.6.1 Development

The immediate area surrounding the Site has a number of schemes consented and under construction including, but not limited to the following:

- Crown Street, Phase 2 (residential)
- Plot G Slate Wharf, Castlefield (residential)
- 2 - 4 Chester Road (residential)
- Deansgate South, Plot H (residential)
- Deansgate Square (residential)
- Transition, Plot E, Great Jackson Street (residential)
- 10-12 Whitworth Street (residential)
- Axis, Albion Street (residential)
- Viadux, Albion Street (mixed use)
- River Street (residential)
- Sky gardens (residential)
- City Gardens (residential)
- St George's Gardens (residential)
- Arundel Street (residential)
- 1 Alpha Place (hotel)
- Potato Wharf Phase 3 & 4

These schemes have been used to test the cumulative impact of the scheme both visually and environmentally; this is covered in further detail in the relevant Environmental Statement.

The dynamic nature of development within this area will change the immediate context and scale of the area. The area will be transformed from a series of vacant surface car parks to clusters of mid / high rise buildings to the south of the city centre.

Deansgate Square (now complete), has seen the construction of the tallest building in Manchester (and tallest residential building in the UK) with a cluster of residential towers from 38 - 65 storeys. The development sets a new benchmark in buildings of height within the city and serves as a catalyst for the development of the wider Great Jackson Street area.

2.7 Neighbourhood Context

In the spirit of the GJS Framework's ambitions, a host of mixed uses and public benefits have emerged from recent nearby developments. A summary of some of these is provided below:

➤ New homes delivered	3,029*
Deansgate Sq	1,508
Crown St Ph1	664
Crown St Ph2	857 (under construction*)

➤ Public realm	
Deansgate Square	4,200m2 (approx. delivered)
Crown Street Park	4,200m2 (approx. consented)
Plot F	2,100m2 (approx. consented)

A new high quality public realm has been delivered along the Medlock riverside walkway, linking First Street to Castlefield.

- **Primary school**
- **Medical centre**
- **Day care nursery**
- **Place-making**
Creation of new retail and leisure destination with curation of high quality independent retailers:

Salvis
General store
Kitten
Atomeca
Flourish
The Green Lab

A new cosmopolitan community has been formed, composed of residents of 70 different nationalities.

All of the above has helped establish a positive neighbourhood context for the Plot D development to sit within, and contribute to further.



Salvis



General Store



Kitten



Atomeca



Crown Street Phase II Park



Deansgate Square - Public Realm



Deansgate Square - Public Realm

3.0 Brief and Design Process

3.1 Site Constraints & Opportunities

The proposals have been developed as a direct contextual response to the specific constraints and opportunities that the site presents in order to deliver a considered and appropriate scheme that is fully integrated into its context. At the beginning of the design process a comprehensive analysis of the specific site conditions that would drive the development of the design was undertaken. The findings of this investigation are outlined below:

3.1.1 Site Constraints

Mancunian Way

The Mancunian Way presents a considerable constraint in the form of road noise and air quality which the new development must acknowledge. Specialist consultant advice is being provided as part of the Environmental Impact Statement with regard to mitigating the effects of these.

Hulme/Knott Mill Connection

Maintaining the routes to the Hulme/Knott Mill Bridge Link is of paramount importance and public realm and landscape strategies should be mindful of these - and improve them where possible. Consideration should also be paid to the raised section of the bridge with relation to aspect from the building and privacy.

Melbourne Street

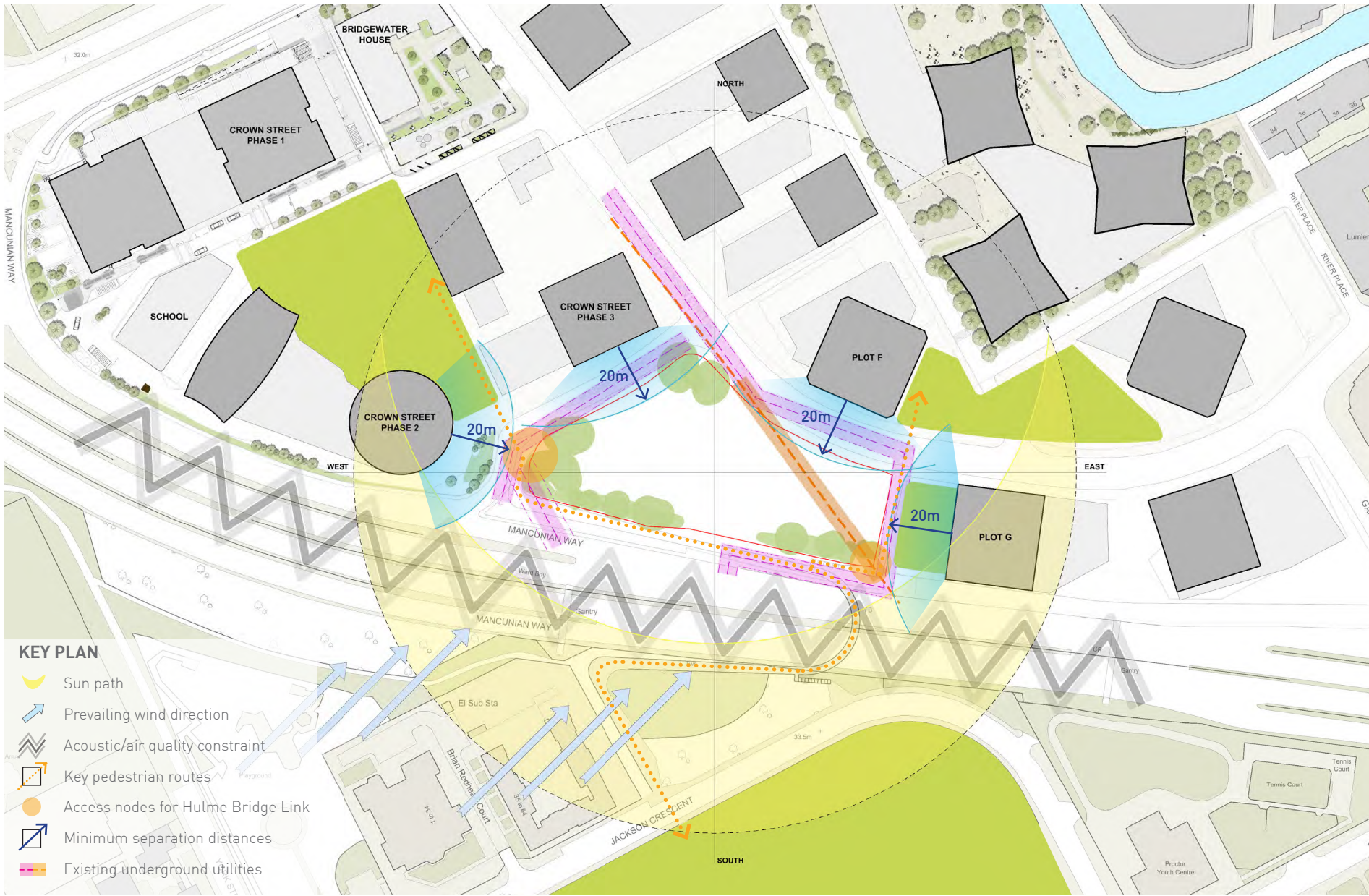
The current road layout will need to be adjusted to enable development of the Site in particular Great Jackson Street and Melbourne Street. The existing spur off the Mancunian Way to the south of the Site is subject to motorway traffic regulation due to the potential speed of vehicles exiting - as such limitations are imposed in terms of the position and nature of junctions at this location. There are a number of pay-and-display parking spaces along Great Jackson to be aware of.

Environmental - Wind

As is always important when designing buildings of height, the micro-climatic conditions of the Site must be closely studied and reflected in the architectural massing approach so as not to create an unacceptable wind environment around the immediate Site and beyond. The relative exposure of the Site to prevailing winds from the southwest elevates the necessity of its consideration in this case.

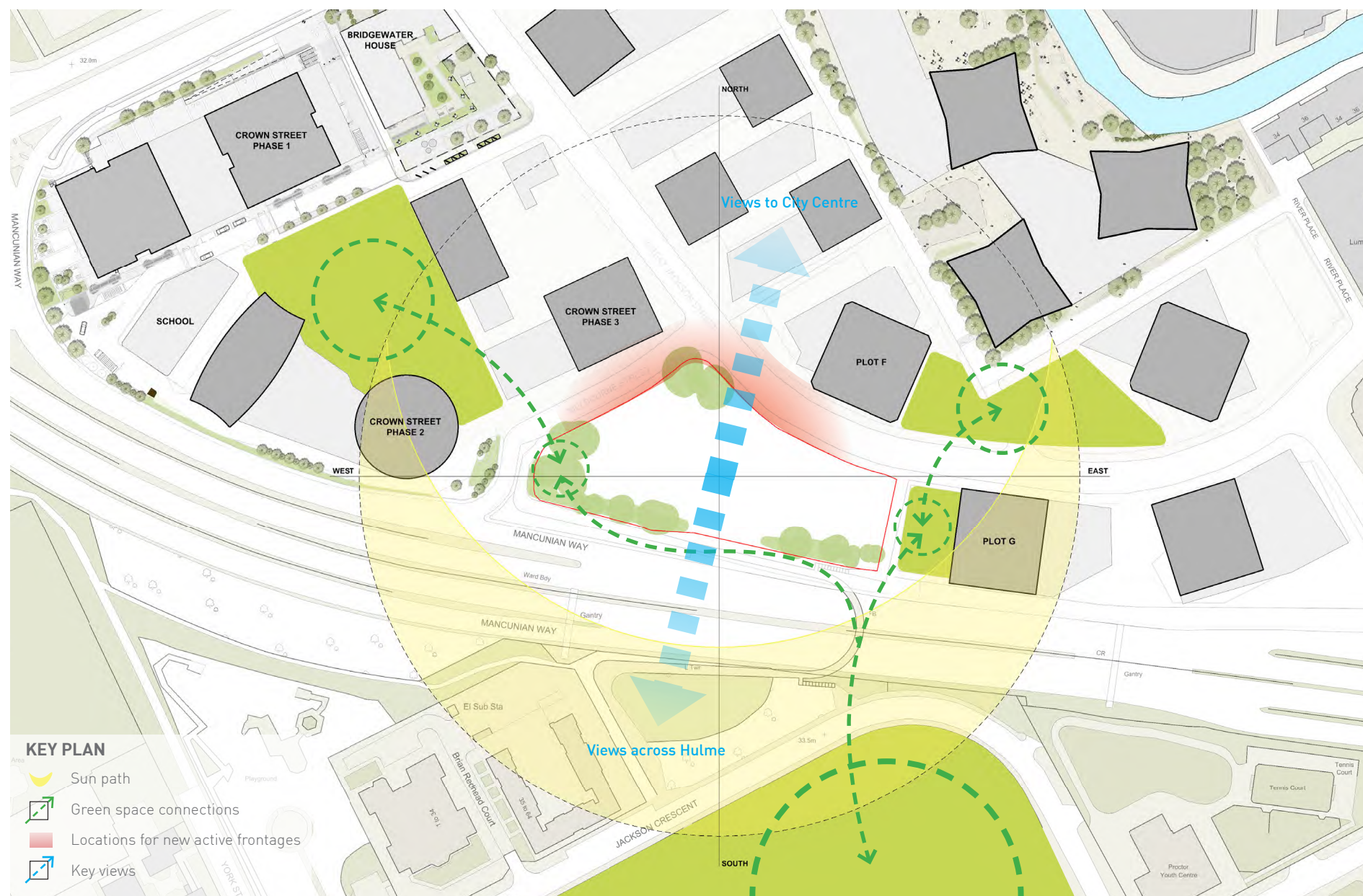
Conservation Area

Although not within the conservation area boundary, the proximity of the nearby Castlefield Conservation Area and its listed buildings places heightened onus on the design strategy to respect these and their setting.



Site Constraints Diagram





Site Opportunities Diagram



Plot F Public Realm



Hulme/Knott Mill Bridge Link



Hulme Park

Existing Trees

A number of existing trees are located within the Site or are in close proximity to its boundary. The protection or replacement of these established trees will need to be pursued in line with policy guidance.

Separation Distances

Development on the Site will need to be cognisant of the proximity of neighbouring buildings within the masterplan. A minimum of 20m separation distance should be maintained between the Plot D, Phase III, Crown Street Phase II (under construction), Plot F (planning consented) and Plot G (planning consented) developments, alongside considerations of overshadowing and overlooking.

Existing Utilities

A number of existing underground utilities and sewers run across the Site, some of which will need diverting.

3.1.2 Site Opportunities

Quantum of Development

The Site's central location and excellent public transport links imbue it with vast redevelopment potential which supports a high density development, and one that covets the highest architectural quality. In line with the GJS Framework, there is an opportunity to deliver a significant number of high quality residential units on the Site, and within a building of height.

As one of the final parcels of land within the Great Jackson Street Regeneration Area, this site represents an opportunity to deliver a landmark proposal for Manchester, with an element of public function at the top.

Active Frontage / Mix of Uses

To support the residential element of the scheme and provide significant public benefit, opportunities for alternative land uses including commercial and office space have been identified.

Public Realm

The proposal has the capacity to improve the street level environment along Great Jackson Street by creating a more active street-scene and by redefining the site edge. Alongside this, the Site has the potential to form part of a wider strategic linkage to Hulme, particularly when considering its relationship with the Hulme/Knott Mill Bridge Link. The landing points of the bridge link are of considerably poor quality and so provide an opportunity for vast improvement.

Aspect

Being located on the periphery of the masterplan the Site benefits from unobstructed southerly aspects. Equally, it is visible from those approaching the city from the South and as such grants the Development notability as a gateway site.

3.2 Brief Development

The brief has evolved and been informed by the extensive design evolution and consultation process, however, a number of objectives have remained constant throughout this process, as follows:

Context

- Deliver on the objectives of the 2018 Great Jackson Street Framework
- Improve the street level environment
- Maintain minimum 20m separation distances between facing buildings

Use

- c. 640 residential apartments
- c. 20,000sqft office space
- Opportunity for an elevated public restaurant

Residential Unit Mix

- 33% 1 bed units
- 62% 2 bed units
- 5% 3 bed units

Residential Quality

- Net internal area of apartments to meet or exceed Manchester's Emerging Space Standards.
- min. 2.4m floor to ceiling height for typical levels
- min. 2.6m floor to ceiling height for penthouse apartments

Residential Amenity

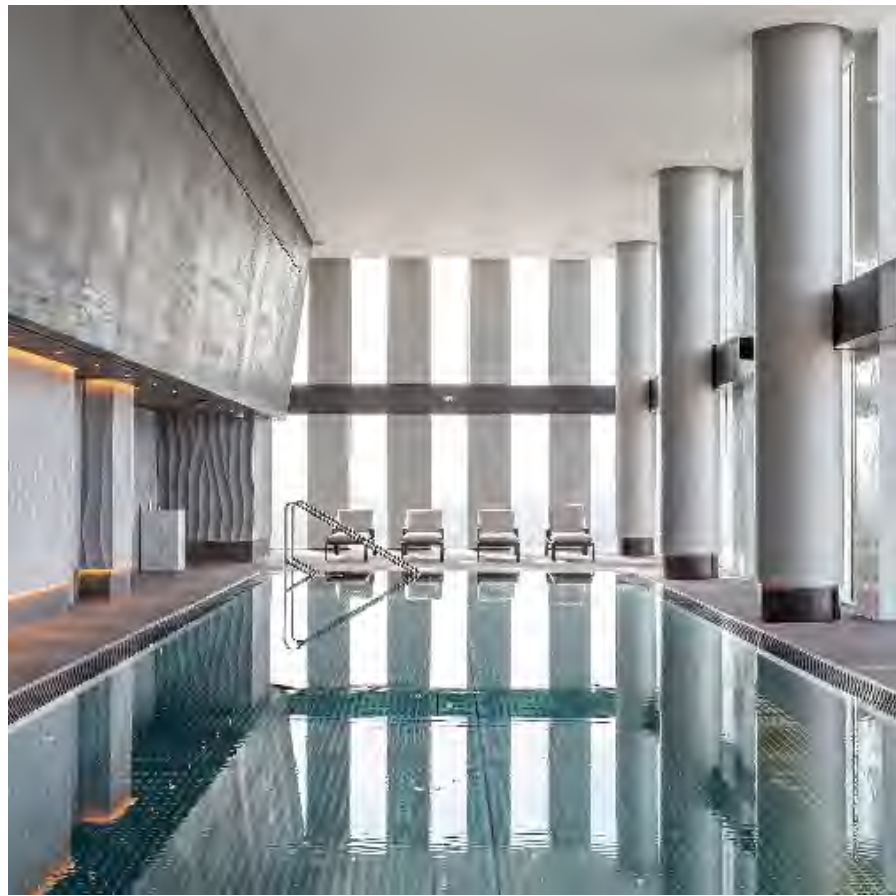
- Gymnasium
- Flexible studios
- Swimming pool and changing facilities
- Workspace
- Private dining / meeting rooms
- Resident's lounge
- Resident's external terrace

Car Parking

- Private residential car park - c.30% across three basement levels
- 2 office visitor parking spaces at ground level

Phasing

- The development should be delivered in phases





View north from Hulme Park

3.3 Design Ambition

In addition to the rationale of the objectives of good design and the achievement of the Applicant's brief, the architecture of the building is driven by an aspiration to create a place that is comfortable to visit, to live in, and that is visually satisfying. In particular, this aspiration recognises various architectural themes that are embraced by the architectural language of SimpsonHaugh. The themes which are considered particularly relevant to the development comprise the following:

Realising the Ambitions of the 2018 Great Jackson Street Framework

The concentration of active uses along Great Jackson Street has developed to re-invigorate the streetscape. Public elements within the development provide premises for uses which align with the ambitions of the 2018 Great Jackson Street Framework.

Contribution to the Emerging Skyline

The scale of the development continues the theme of development in this area of Manchester, contributing to the emerging cluster of tall buildings while providing a composed and considered building when viewed from all aspects, including the city centre.

A Well-Considered Object

The proposal has evolved into an elegant object with an evocative lantern as it's crowning feature held above a grounding street scale podium that re-establishes the street edge.

Materiality, Texture and Pattern

The slender form is emphasised in its materiality. A glass-faced envelope is proposed for the tower reflecting the surrounding skies and changing light of the day and seasons. The visual and surface qualities of the podium, dressed with brick and perforated metalwork have been considered in order to offer a contrasting grain and texture to the elevation and pay homage to the surrounding historic warehouse buildings.

3.4 Development Approach

3.4.1 Approach to Development

The 2018 Great Jackson Street Framework identified the Site as an appropriate location for two tall buildings. Since this time, the make-up of the surrounding context within the masterplan has evolved, with planning consents granted for developments at neighbouring Crown Street Phase II, Plot F and Plot G.

Having developed the brief with the Applicant a series of massing studies have been tested over the course of the past nine months. When first approaching the design concept for Plot D it was important to reflect on the changes in built form presented in these recent schemes, and re-evaluate what the optimal quantum, arrangement and orientation of building(s) on the Site would be. Part of these early studies involved the assessment of below ground utilities that cut across the Site and whether to pursue diverting them. It was concluded that doing so would be necessary to unlock the full development potential of the Site.

As opposed to the previous two tower configuration, this investigation concluded that a singular tower would be the most appropriate response to the site constraints. This arrangement allows for far greater separation distances between buildings and maximises sunlight penetration into the heart of the masterplan.

To maintain a similar quantum of residential accommodation the height of the building has needed to be increased. However, the resultant massing is far more elegant in its proportions and helps to punctuate the centre of the masterplan's southern elevation, to break the uniformity of height that has developed along the Mancunian Way.

Reducing the number of towers released the eastern portion of the Site, allowing for the small-scale office - set out in the development brief - to stand as an independent building with its own demise and identity.

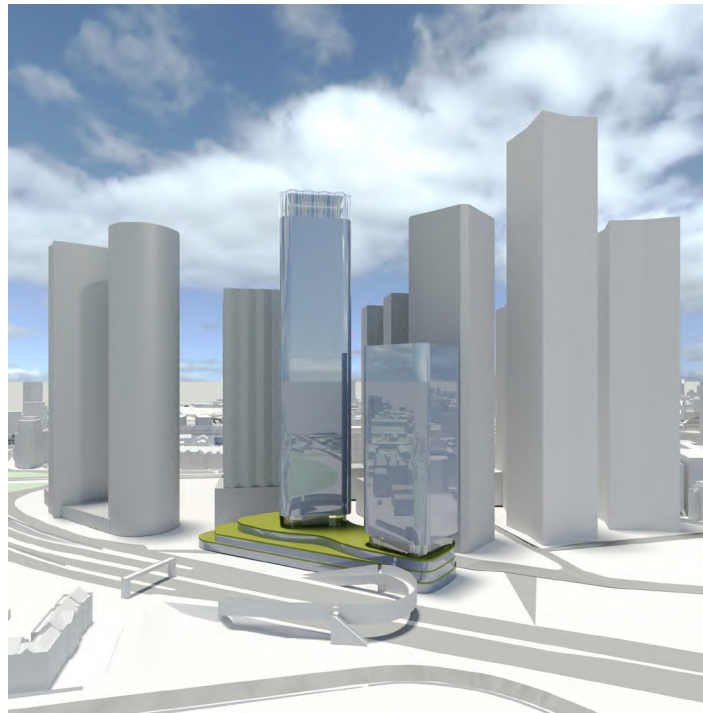


2018 GJS Framework - Indicative massing



2018 GJS Framework - Indicative massing, with since-consented (and under construction) schemes identified

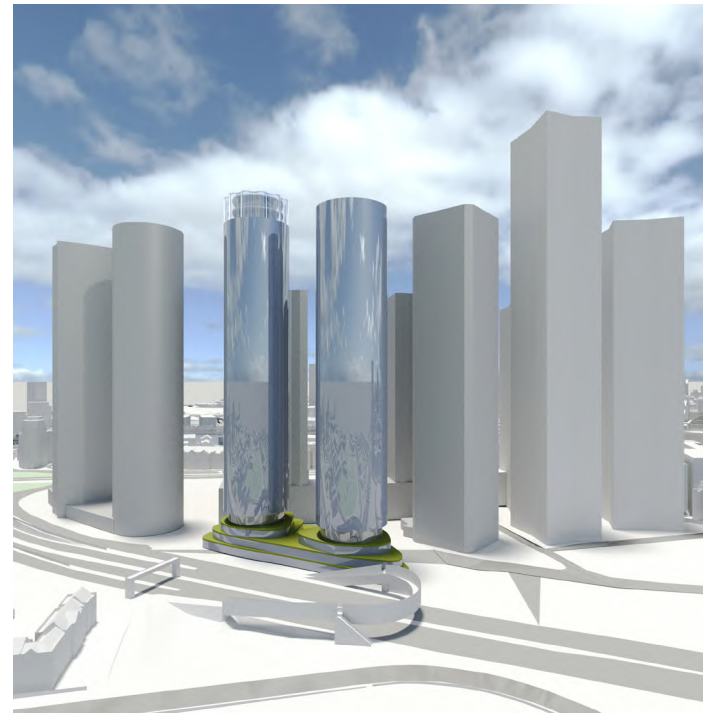
Design development iteration 01



Two towers arranged as per GJS Framework

- Requirement for two escape stairs enlarged the building footprints and reduced separation distances between neighbours beyond acceptable levels

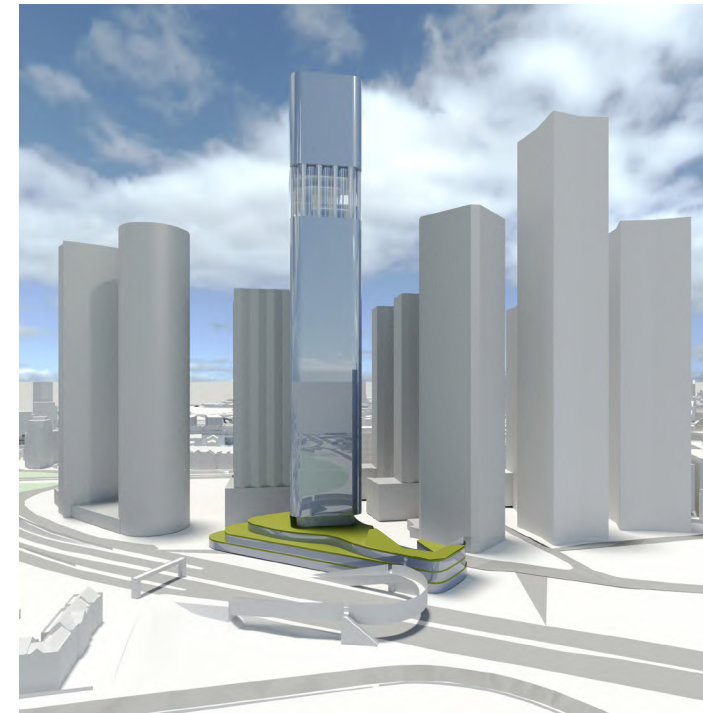
Design development iteration 02



Two cylindrical towers

- Narrower building profiles improved separation distances
- Inefficient floor plates required greater height to achieve same residential density
- Daylight and outlook from neighbours was compromised

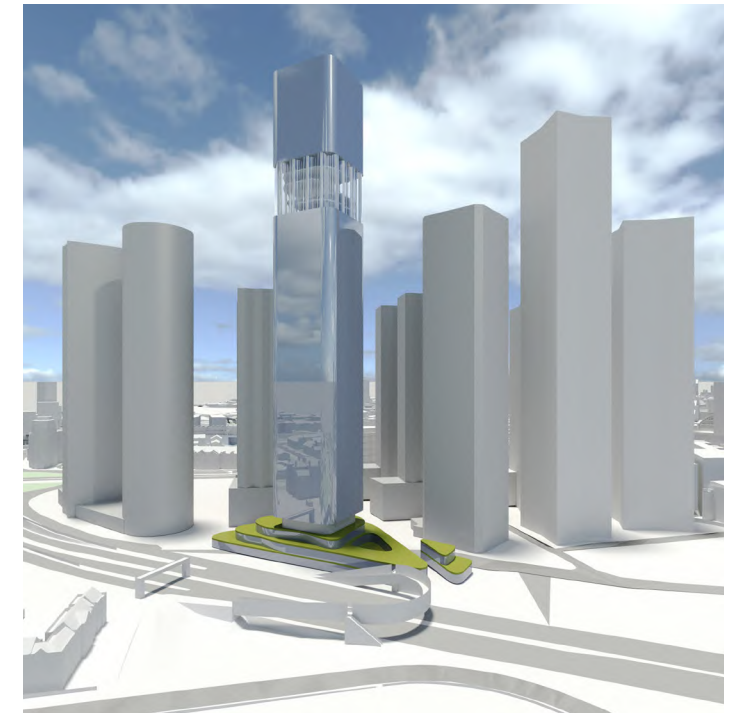
Design development iteration 03



Single tower with site-wide podium

- Greatly increased separation distances between buildings
- Facing elevations between Plot D and Crown Street Phase 3 proposals
- Accommodation in one, taller building commensurate with heightened context

Proposed Arrangement



Single tower with pavilion building

- Tower is reorientated to reduce overlooking with corner-to-corner arrangement with Plot F and Crown Street Phase 3
- Opportunity for office to have independent demise in purpose-built 'pavilion' building

3.4.2 2018 Great Jackson Street Framework Comparison

The following figures summarise the proposed development quantum and uses against those defined in the adopted 2018 GJS Framework.

Accommodation

The number of residential apartments is slightly below that stated in the 2018 Framework, by 43 units. This shortfall is in conjunction with the consolidation of two towers into one and the provision of new office accommodation on site.

2018 GJS Framework	(356+329)	685 units	1,457units/Ha
Plot D	(642)	642 units	1,366 units/Ha

Use

In line with the Framework the predominant land use on the Site is residential. Surplus to this an element of office and commercial use is proposed which aligns with the principles of the Framework in that ground floor active uses are welcomed in support of creating a lively neighbourhood.

2018 GJS Framework	Residential
Plot D	Residential / Office / Restaurant

Public Space

The amount of public space across Plot D has increased considerably from the GJS Framework. Care has been taken to focus this space into consolidated areas around building entrances and bear meaningful relationships with adjacent areas of public realm for successful, connected green infrastructure.

2018 GJS Framework	0.47 Ha Site Area	0.13 Ha Public	28%
Plot D	0.47 Ha Site Area	0.18 Ha Public	38%

Form, Scale & Massing

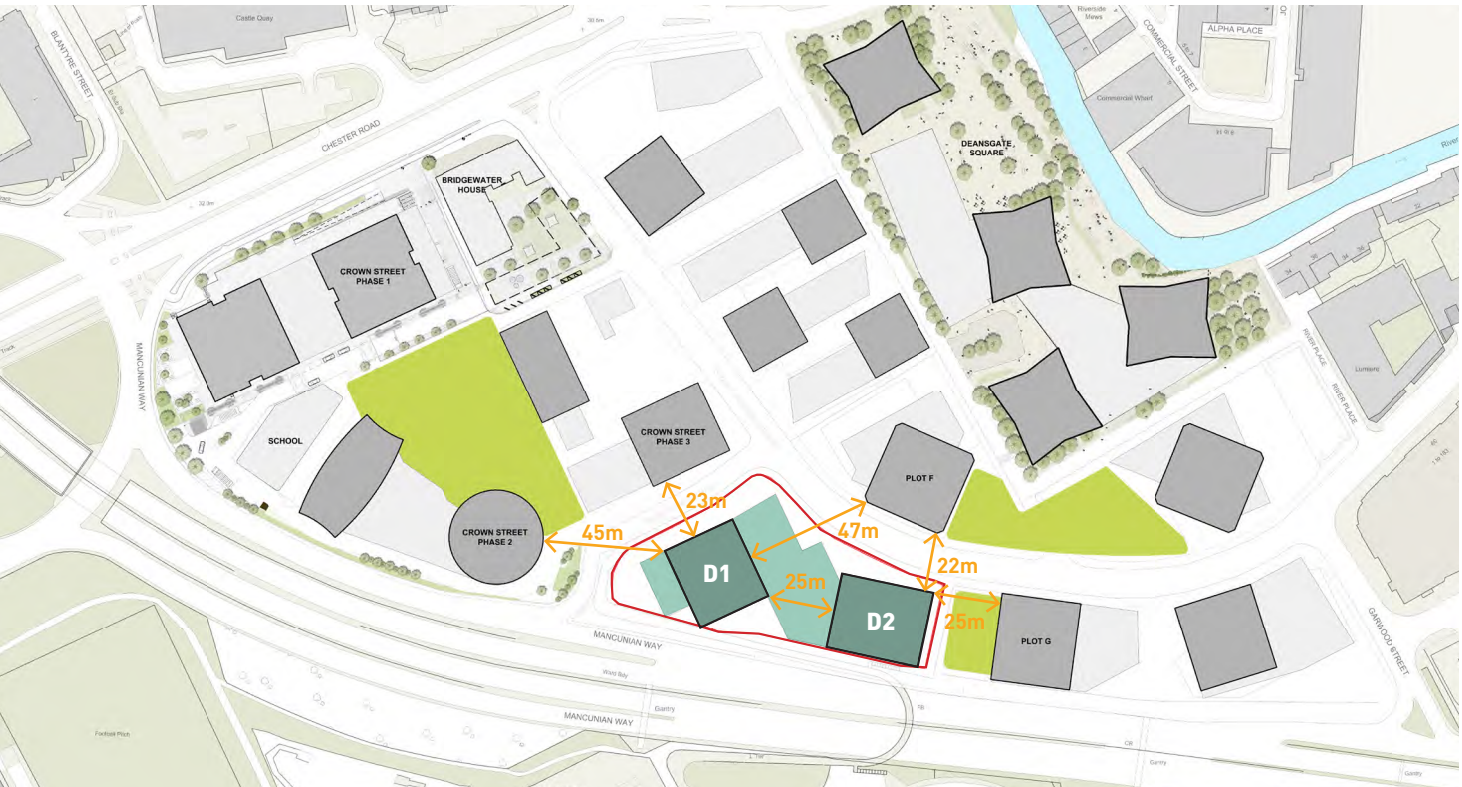
The overall tower floor plates are similar in size to the Framework but have been optimised to present a more efficient arrangement of accommodation. Consequently, there has been a 13% reduction in the total number of storeys from the Framework massing whilst maintaining a relatively similar density of accommodation. Reducing the number of towers from two to one has allowed the separation distances to increase. The new orientation of the tower mitigates parallel facing elevations, instead keeping tightest points at corner-to-corner junctions.

The two storey podium building has been re-designed to have a stronger relationship with the streetscape.

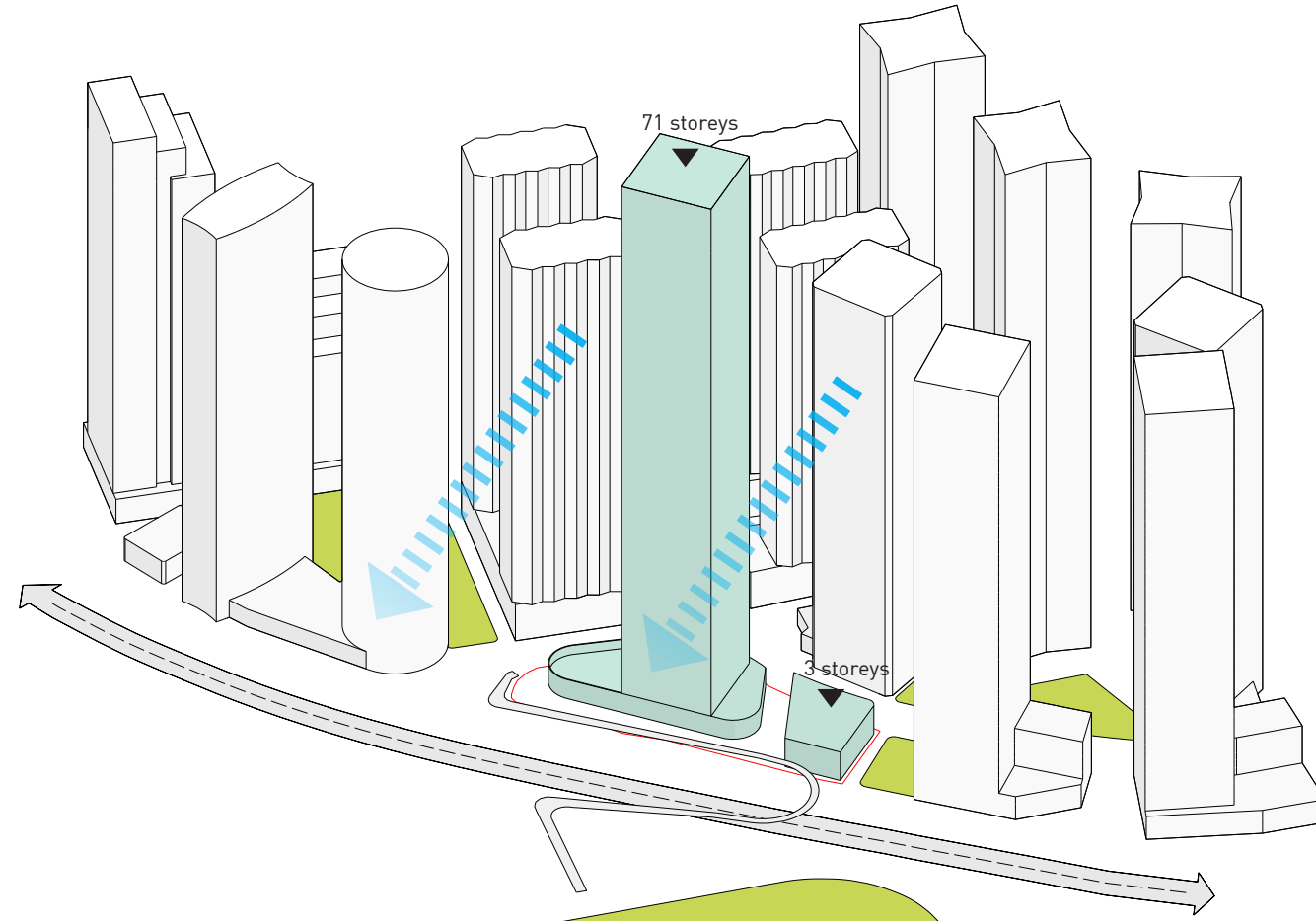
2018 GJS Framework	(38 + 44)	82 storeys
Plot D	(71)	71 storeys (-13%)



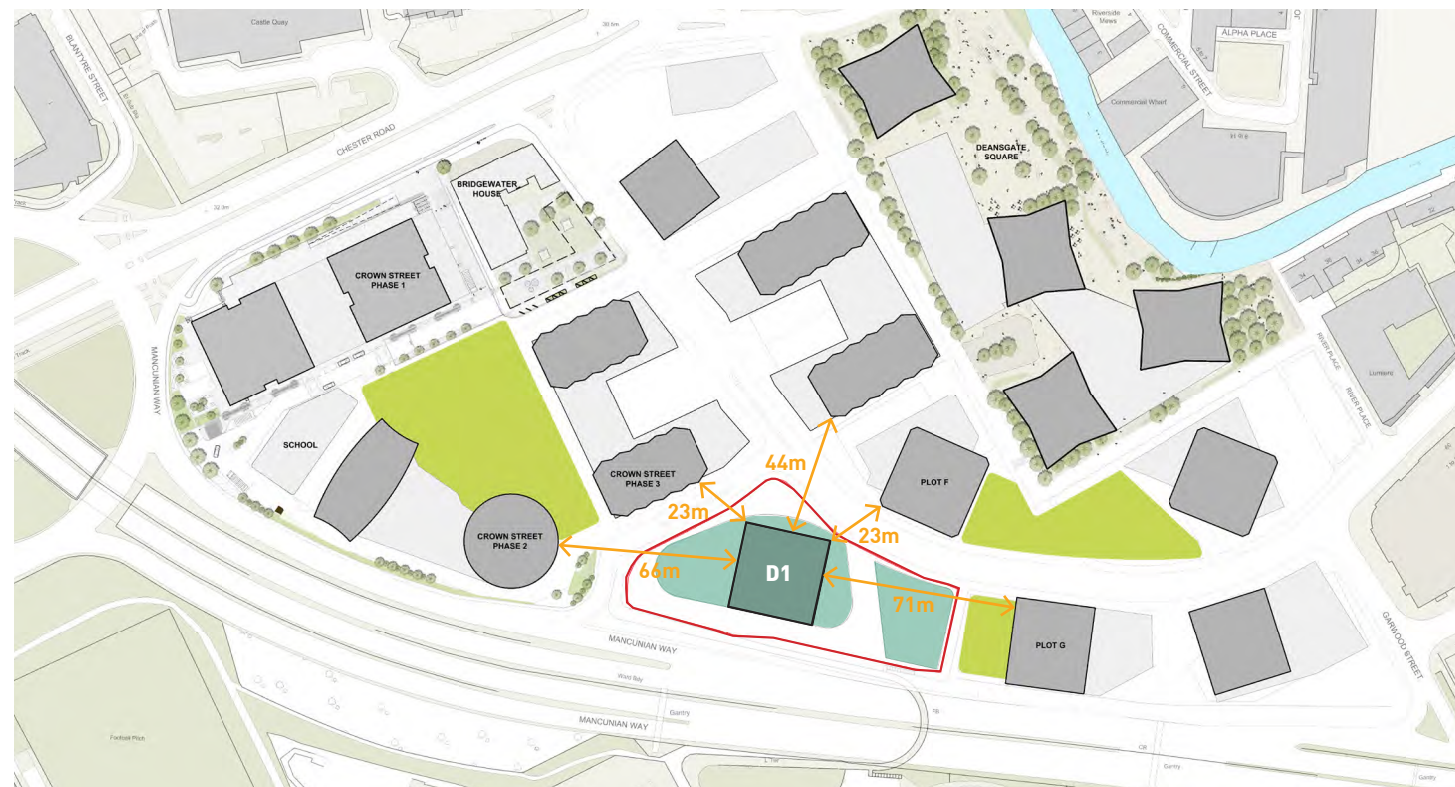
Illustrative massing view from the south



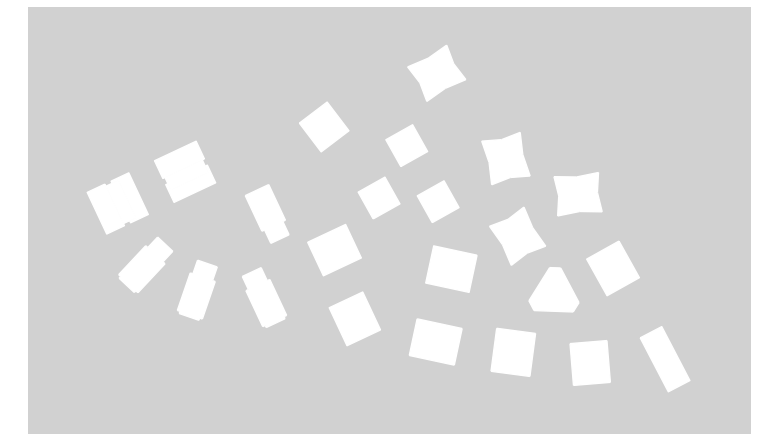
2018 GJS Framework site layout



Illustrative massing view from the south

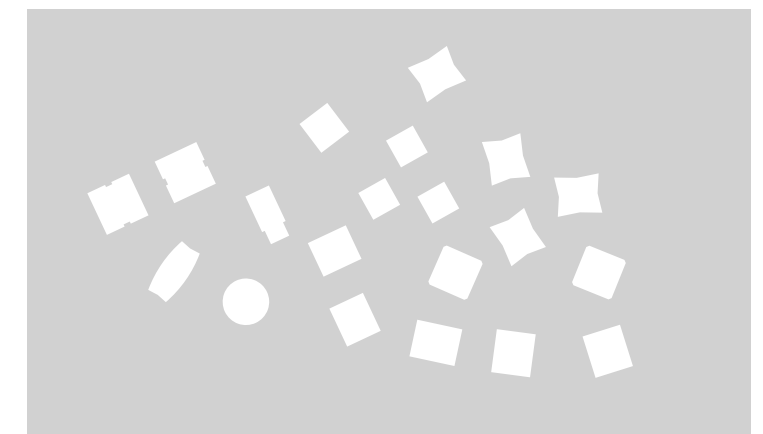


Proposed site layout, including proposals for Crown Street Phase 3



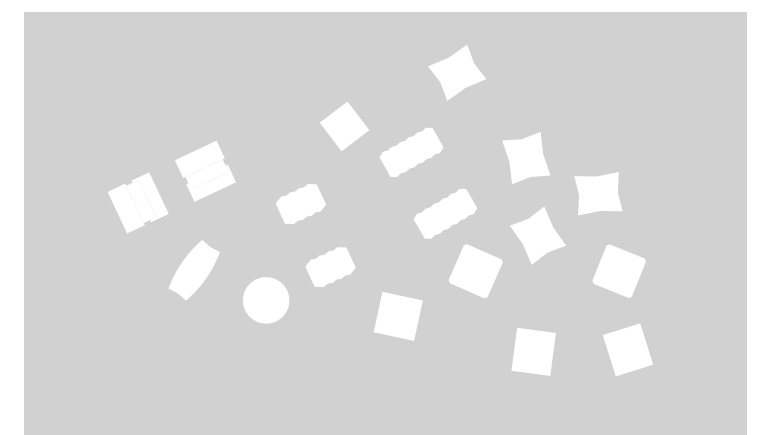
2018 GJS Framework

23 towers



Emerging Masterplan

20 towers



Plot D & Phase 3 Proposals

18 towers



3.5 Concept Design

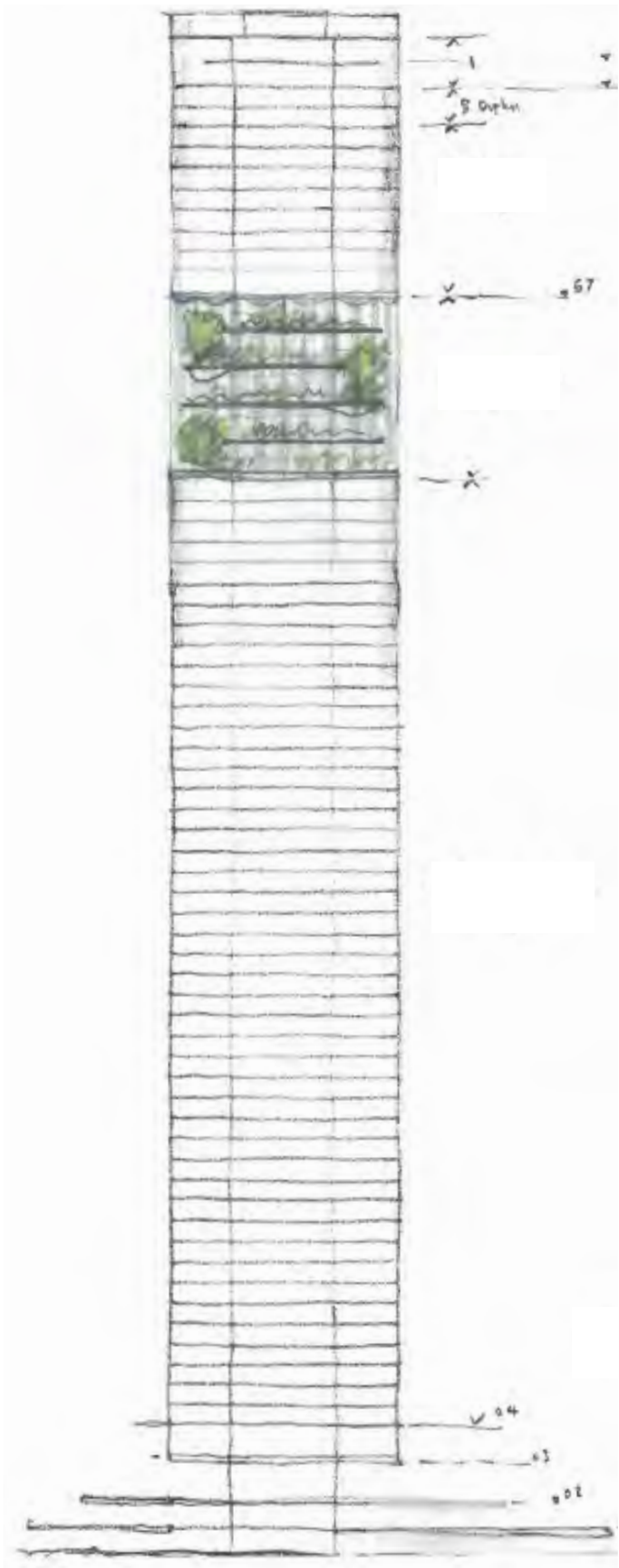
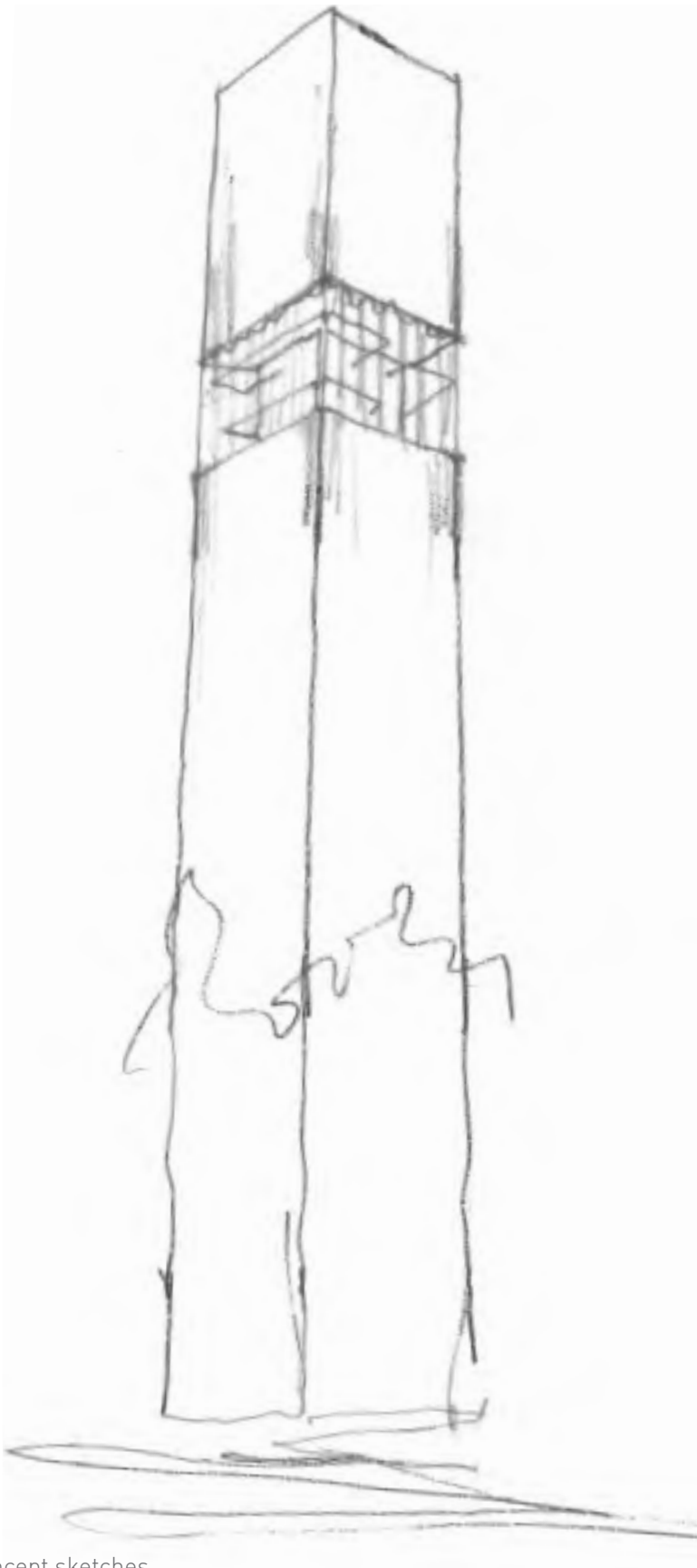
Resolving to proceed with the singular tower on the Site, the necessary increase in height to deliver the quantum of residential accommodation stipulated in the Framework led to a tower design that would stand as the tallest within the emerging cluster of tall buildings, and Manchester as a whole. As such, it has been paramount that the proposals are of the highest design quality to reflect the iconic nature of the development.

Originally the slender form was punctuated with a visually expressed joint that announced itself above the 52nd storey, coinciding with the datum of built mass established by neighbouring buildings. Beyond this and running for several storeys were residential amenity spaces that could look out across the city. Additional residential accommodation was then provided above.

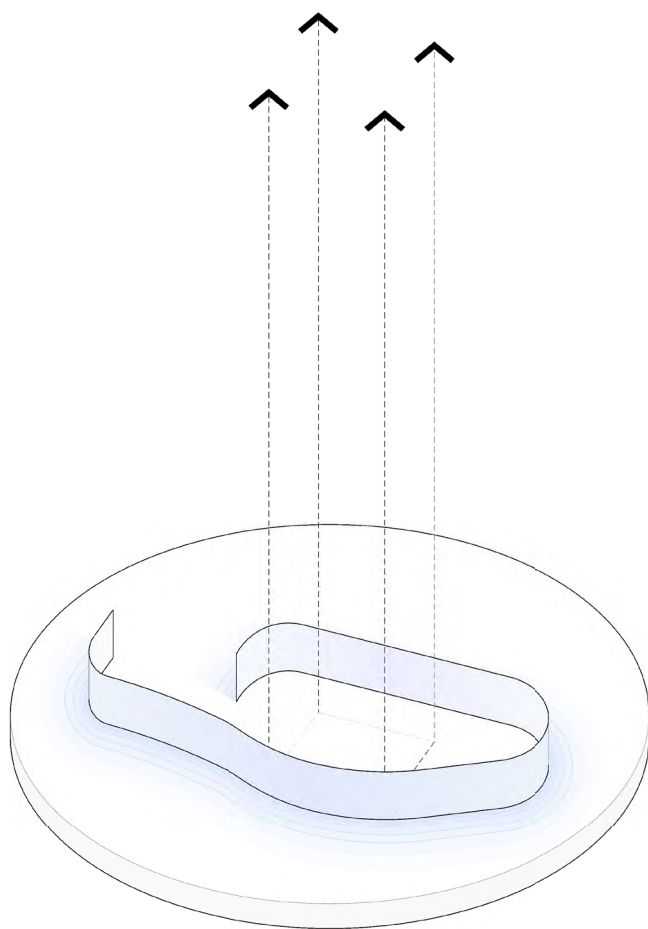
However, with the introduction of the restaurant function into the brief, the decision was made to relocate it to the pinnacle of the building, transforming the interstitial joint into a lantern. Subsequently, the concept of the 'Lighthouse' was born.

Naturally, the 'lantern' at the top of the building has become a key focal point within the massing, and the expression of such has evolved to serve as a beacon - day and night - marking the prominent site location and greeting those approaching the city from the south.

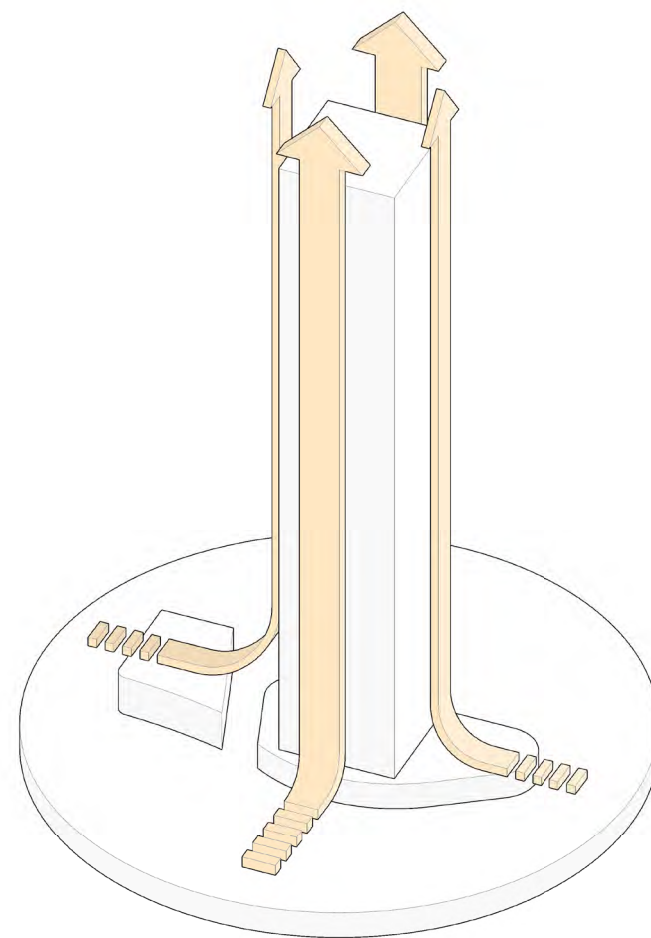
To ground the tower a contrastingly free-form podium is envisaged beneath it with a 'natural' mounding effect expressed through a series of contoured planes.



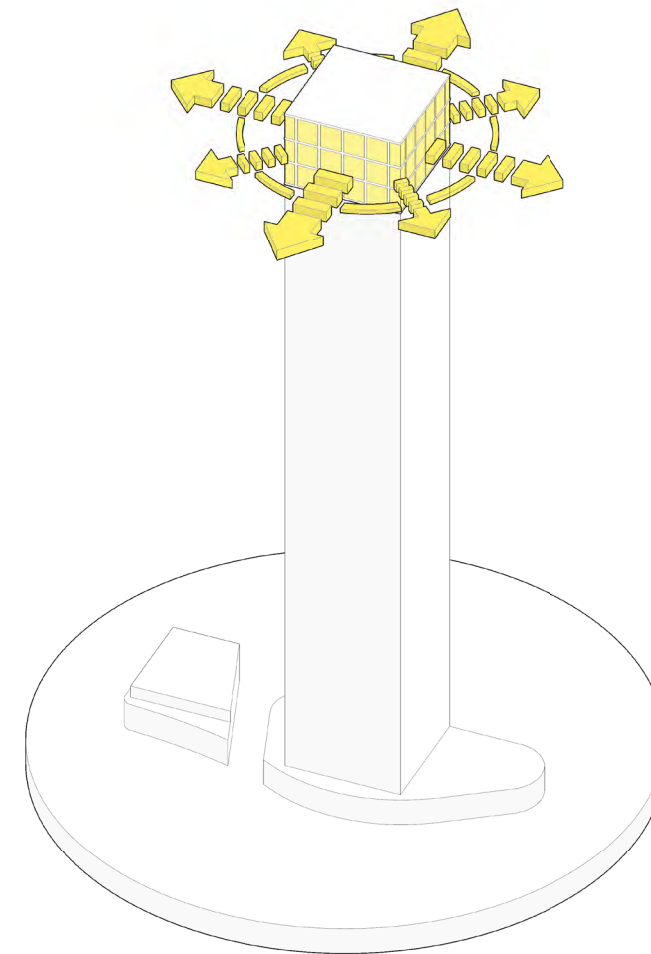
Original concept sketches



A free-form podium defines the site ...



grounding a tower of tall, slender proportions ...



culminating in a beacon that addresses the City.



3.6 Design Development

3.6.1 Podium and Office Design Evolution

Use

At the outset, the brief requirement for private residential car parking saw that it was housed within the podium, as this was deemed unsuitable for residential living accommodation given its footprint and locale. However, once the office was introduced into the brief, and occupied part of the site, the capacity of the podium became strained and the car parking was relocated to a new site-wide basement.

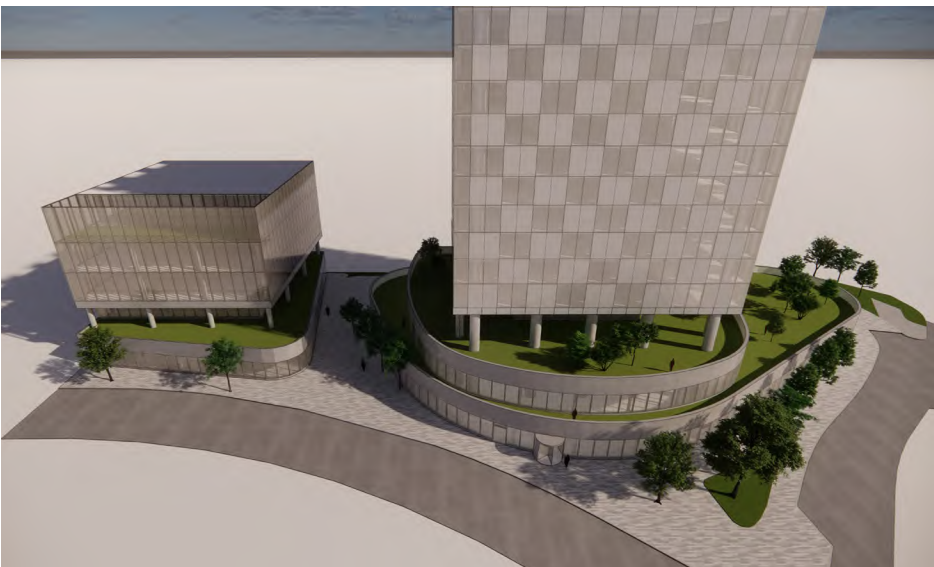
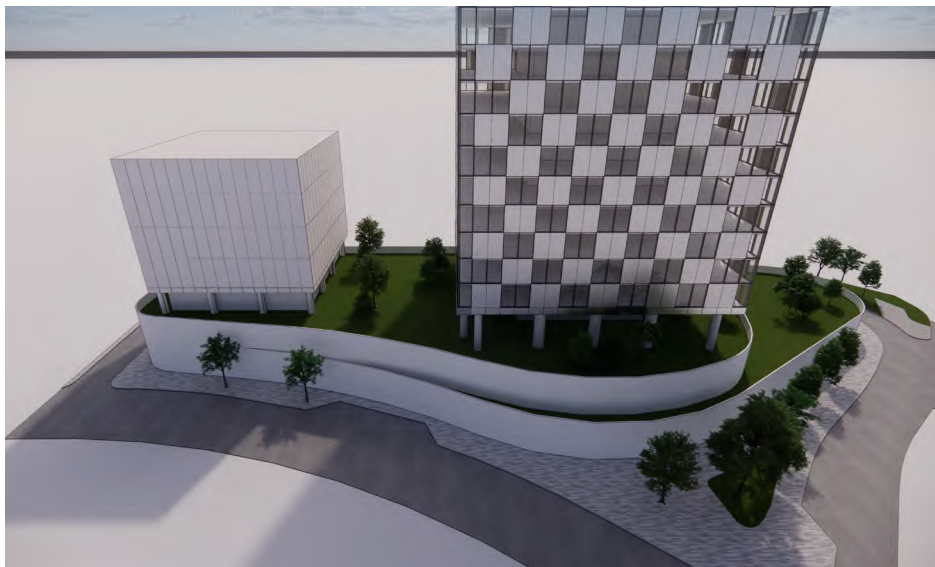
Form and Scale

Following the initial concept of the mounded podium, the original design studies explored options for the podium which spanned the full extent of the site and ranged from 3-4 storeys in order to fully contain the car parking. These early designs explored the opportunity to deliver a series of contoured, habitable roofscapes that followed the sloping floor plates of the car park. When the office element was incorporated into the proposals, the reduction in available floorspace subsequently led to a growth in the number of storeys (up to 6). It was at this point that the decision to relocate the car park into a basement was taken. The extent of above-ground parking elevation became too great to make for an attractive street level environment and the taller podium created too severe a disconnect between the tower and the street.

The introduction of the office also required the podium form to be reconsidered. Definition between the commercial and residential uses on the Site was important to establish, as well as functional allocations of the interior spaces. Arrangements which sought the consolidation of both buildings into the expression of a singular podium form (with a clean vertical demise line between) evolved first. However, with greater consideration of the logistical requirements of delivering the building, it was concluded that the office should be a stand-alone building. This independent building however would be governed by the same overarching design principles of the podium to ensure a harmonious relationship between the two.

The two independent buildings allowed for greater separation between the two functions and removed the service road from the eastern site boundary and the public route to the stepped access to the Hulme Bridge Link. Rather, the office would provide an active frontage along here.

As the scheme design developed, the terracing of the podium was reflected upon. The tiered nature of it meant that a largely single storey massing was experienced at street level which seemed inadequate a critical mass to define the street edge and ground a tower of this scale. Consequently, the





massing at the entrance to the tower was revisited, and increased to a more appropriate double storey.

External Appearance

Throughout the design process, various options for the elevational treatment of the podium were considered. With a large portion of the elevations dressing public-facing entrances and arrival spaces, a large extent of curtain wall glazing to the north has been consistent, however, how this transitions into a more 'closed' facade to the south has been subject to much deliberation.

Options tested have included - but are not limited to - patterned aluminium, textured concrete and back-painted curtain wall glazing with a fritted tree motif. Ultimately, a combination of perforated metal screens and brick have been selected due to the following key considerations:

- Provides a visually 'heavyweight' solution to the grounding of the building
- They are high quality materials which complement the GJS Framework area
- Advantages from off-site construction



3.6.2 Tower Facade Design Evolution

To visually complement neighbouring developments within the GJS Framework area, the initial approaches to the tower façades featured a similar palette of unitised facade components. However, the composition aspired to be strikingly different to form a unique identity for the building.

Moving away from the more vertically expressed panel formats, a pixelated aesthetic soon emerged following a series of studies into the application of frit patterns to vision and back-painted glass panels. A ‘patchwork’ effect was achieved and supported by the adoption of pantograph windows for natural ventilation. However, when the tower was viewed as an object externally, these openings pockmarked the elevation and detracted from the clean, slender form of the building. Therefore, a singular, perforated screen in front of an internal raid vent door was opted for. This provided the desired flush facade plane, as well as a subtle chequerboard effect.



3.6.3 Lantern Design Evolution

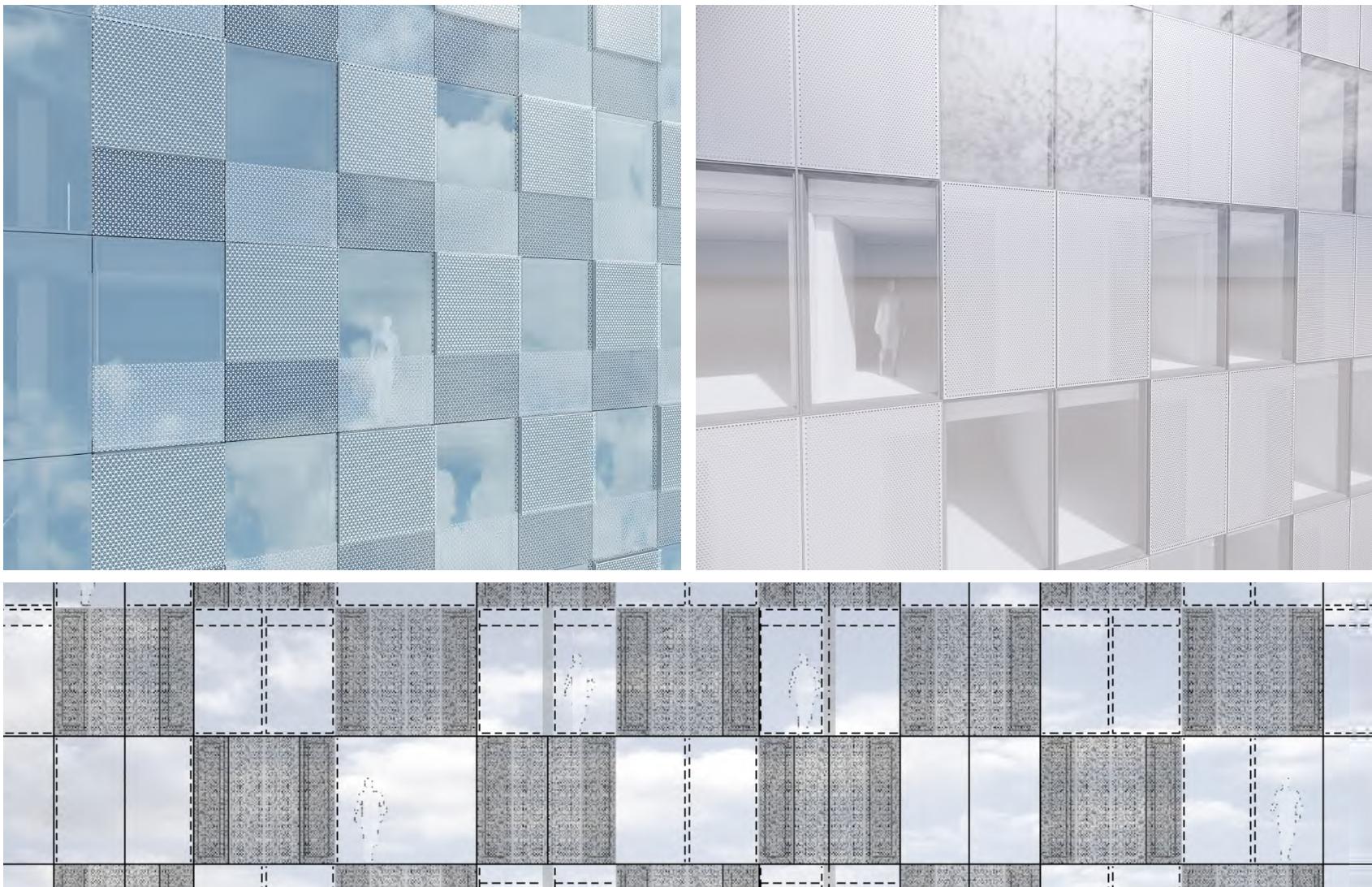
Internal Arrangement

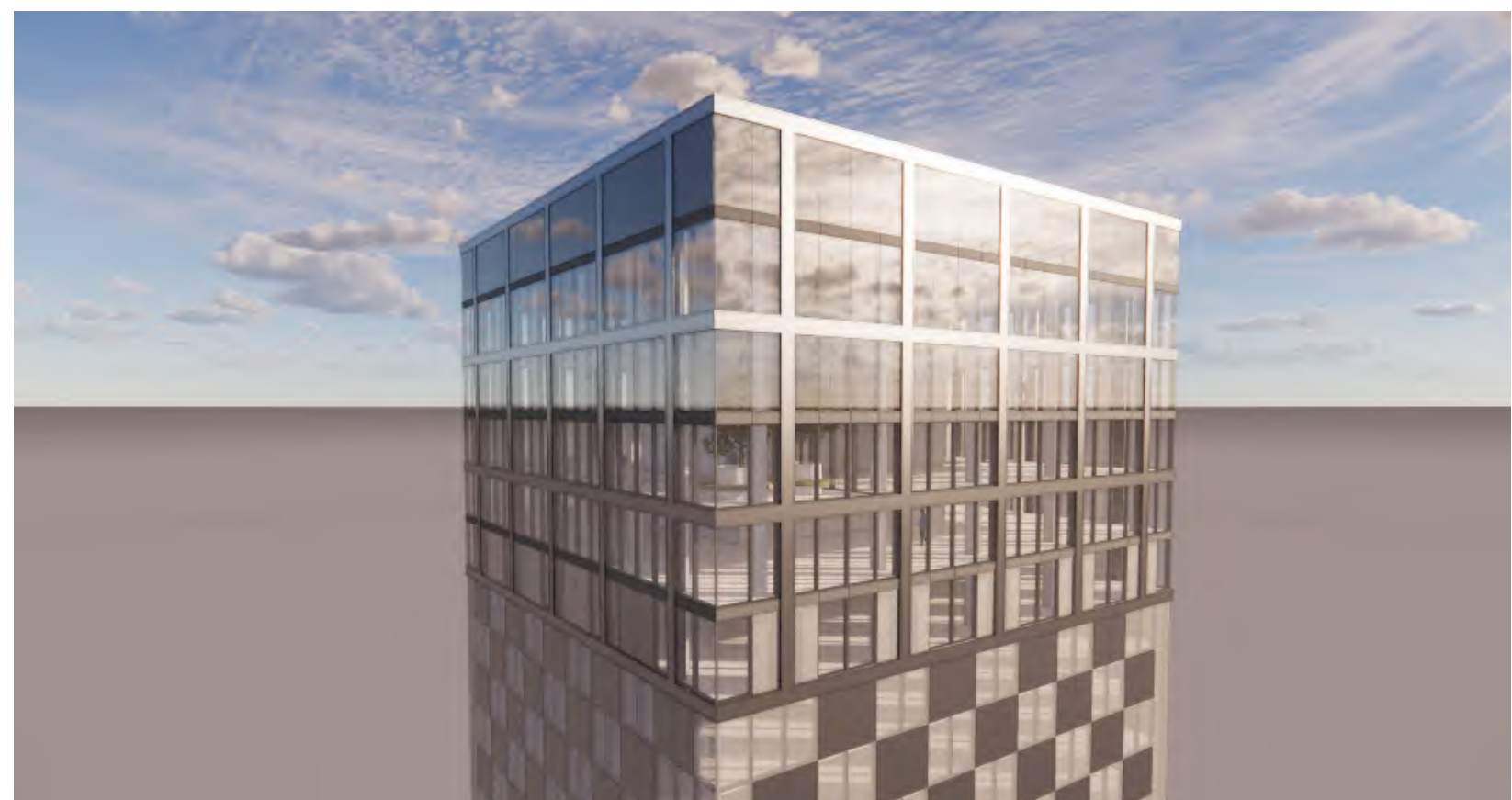
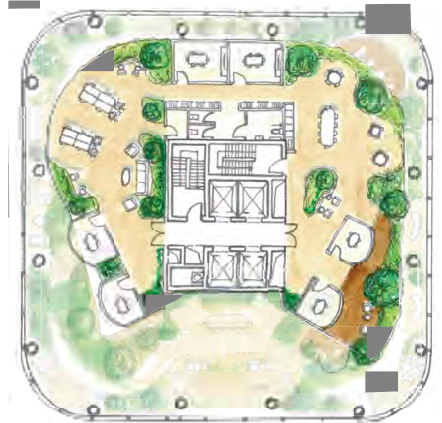
Originally conceived as a large ‘winter garden’ zone that enveloped a series of suspended volumes within which housed the residential amenity, this strategy provided areas of elevated ‘external’ amenity space. However, as the brief and design developed it became apparent that the deliverable quantum of actual internal amenity was thus compromised when working within the limits of the lantern volume. It was also confirmed through multiple environmental analyses that the ‘winter garden’ approach would incur unsuitable internal atmospheric conditions for its intended use, and would be unsustainable to control.

The resulting strategy adopts a single-skin external facade to internal conditioned spaces that are generously sized and still benefit from double height volumes. The result is residential facilities of an exceptional quality.

External Appearance

As a focal point of the building when viewed from a distance, the design of the lantern has been subject to an equal degree of design scrutiny. The largely glazed box appearance has been a staple feature in the treatment of this component of the tower, yet the scale and ordering of the facade has evolved considerably. Ensuring an appropriate proportion is achieved at the height of the massing has been a key driver, and maintaining a clean order to the expressed grid.





3.7 Consultation

3.7.1 Third Parties

The scheme has been developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers. As part of the consultation process, the following key stakeholders have been engaged:

- › Manchester City Council
- › Historic England
- › Greater Manchester Police
- › Local Ward Councillors
- › Local businesses and residents
- › Places Matter Design Review

3.7.2 Places Matter!

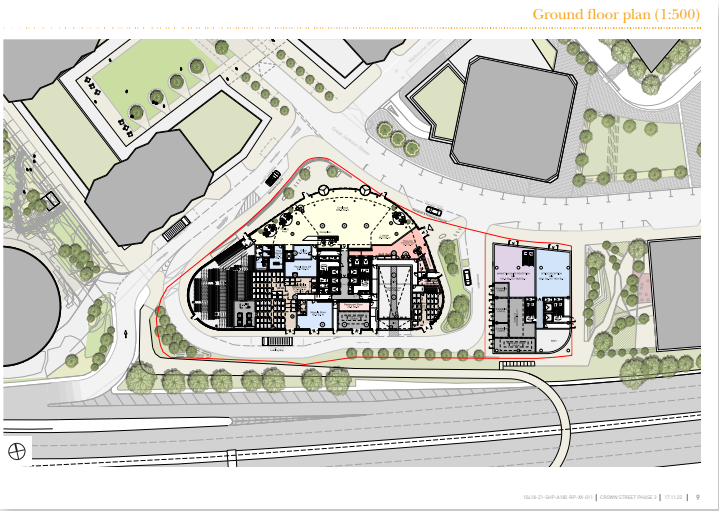
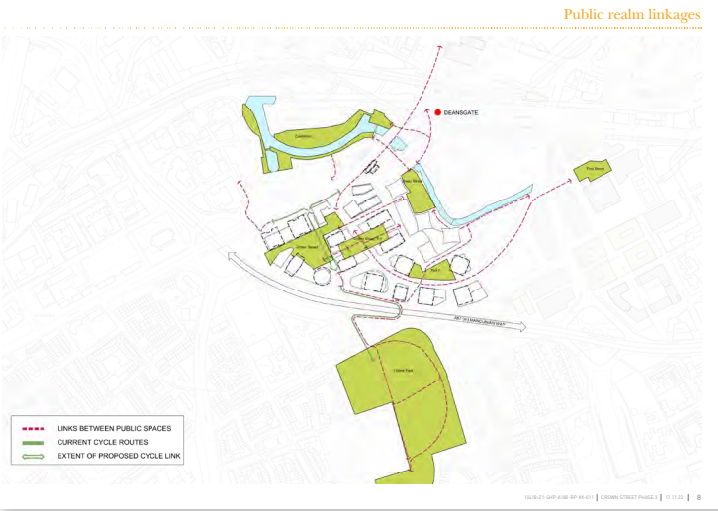
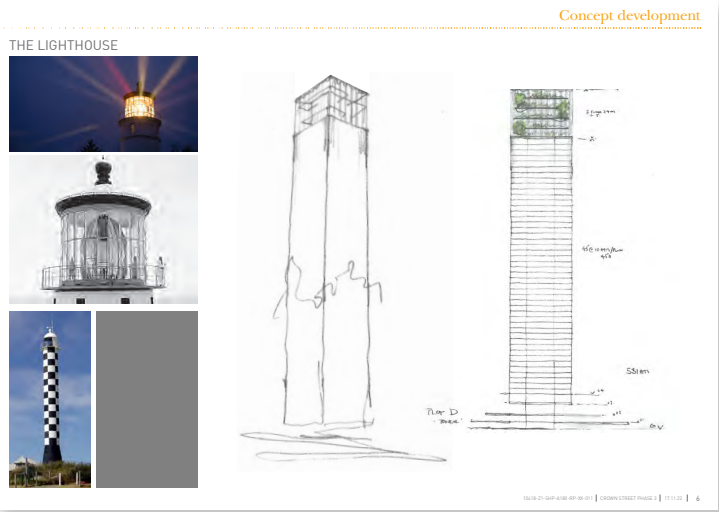
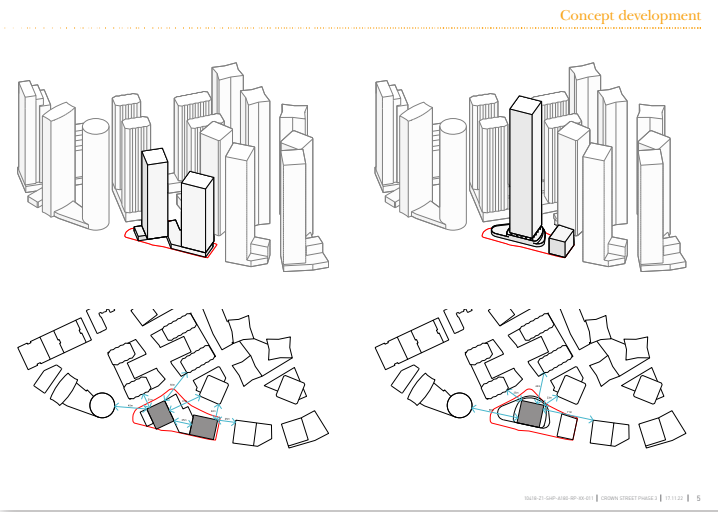
The Proposed Development was subject to the Places Matter Design Review on 17th November 2022, early enough in the design phase to allow comments and feedback to help improve the Proposed Development. The Places Matter Panel were very positive about the design quality of the Proposed Development concluding their feedback with the following:

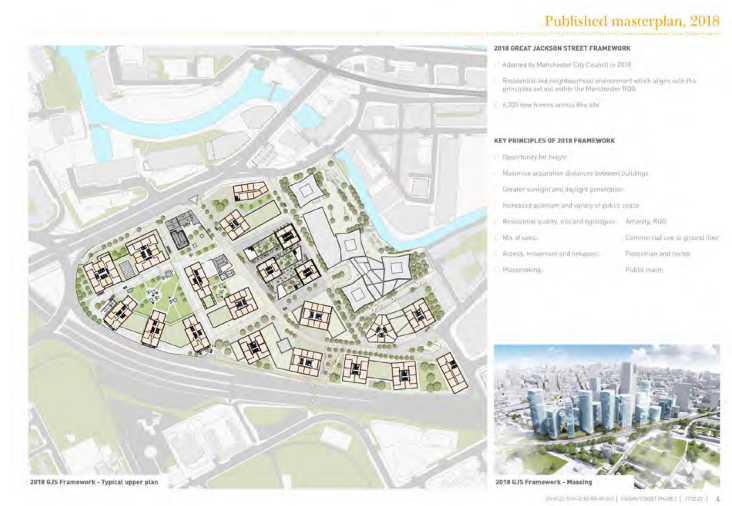
“In summary, the Panel thanked you for your presentations for what is an exciting set of proposals”

The detailed feedback is shown overleaf and the design team’s response to their points have been summarised in the next couple of pages.

3.7.3 Historic England

Due to the Site’s location on the edge of the Castlefield Conservation Area, and the nearby Grade II listed former Bridgewater Canal Offices, Historic England were a statutory consultee. Engagement has taken place however Historic England did not find it necessary to meet to formally discuss the scheme further.



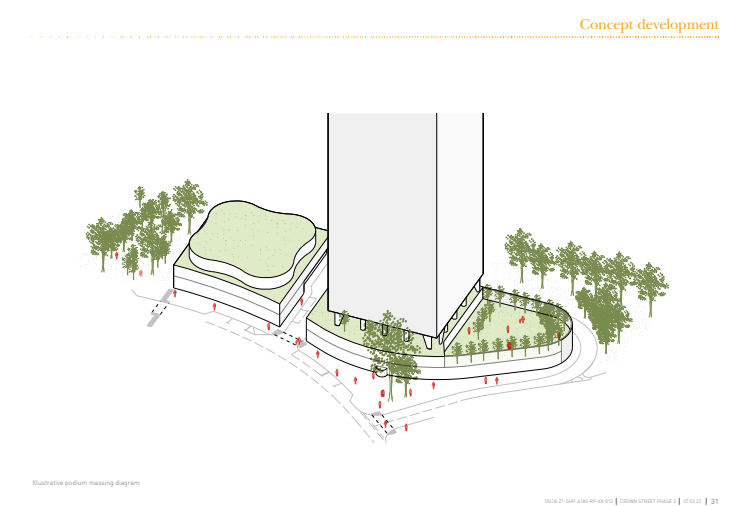
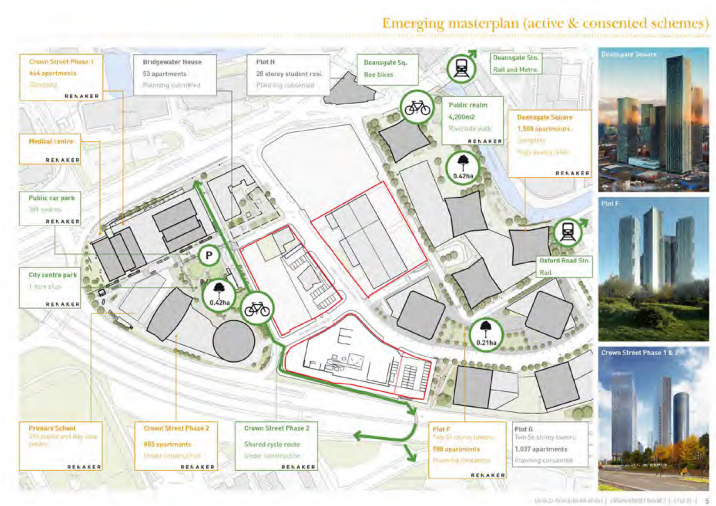


3.7.4 Public Consultation

Renaker Build Ltd held an online public consultation webinar on Tuesday 7th February 2022 between 18:00 – 19:00. The webinar included a presentation from the scheme architects and landscape architect followed by a Q&A session. It was primarily aimed at local neighbours, as an opportunity to find out more about the proposals and ask questions.

Ahead of this event, a consultation website went live on 30th January 2023 providing a background to the proposals and a three-week period was allowed for comments to be made. The consultation website remained accessible until 20th February 2023. The webinar was recorded and made available to watch back after the occasion on the consultation website.

The website had a total of 5,140 visits which included 4,594 unique visits. In total 89 responses were received. The responses were positive, and the majority were in support or strong support of the proposals.



A selection of slides from the webinar are included for reference here. Details of the communications/engagement tools used can be viewed in the Statement of Consultation, along with a summary of the comments and queries raised and responses to those queries.

3.7.5 Evaluation

Throughout the process of developing the vision across the Plot D and Phase 3 Sites and wider area, the team has taken on feedback and been available to clarify any queries.



3.8 Places Matter!

Detailed responses to the Panel’s feedback has been provided below (Design Team response in *orange*). The project was presented together with Phase 3 - we have only addressed comments relative to Plot D in this section.

It may be difficult to get the levels correct to ensure the connectivity that you are seeking from the link to Hulme Park, but this connection really needs to be made to work, as it is a key arrival and welcome point for the whole development. This key arrival space is also undermined by the sense of back of house here. Seek to use the landscape to help you manage the pollution aspects of the Mancunian Way at the edges.

The landing point of the Hulme bridge has been considered and levels examined to ensure that connectivity is not impeded. Dedicated crossing points have been considered to promote the link along the pedestrian and cycle route between the Crown Street Phase II and Phase III sites. These, alongside the surface treatments have been discussed with MCC highways.

As the tallest tower with a public function, it is vital that the ‘Lighthouse’ is better connected to the wider development at street level. At the moment it seems very disconnected and appears as an island site. This is exacerbated by the form of the podium being led too much by the highway geometry and having a very different language from the tower and so disconnecting the tower from the streetscape visually.

The tiered podium has been omitted in favour of a consistent 2-storey podium to provide a more appropriate, planar grounding piece for the tower above. The podium footprint has also been tightened up so that the tower above is more visible and therefore bears a stronger relationship to the streetscape.

There is also a missed opportunity to better visually connect the ‘Lighthouse’ to the new public space in Phase 3. A more landscape led approach would assist this as part of the better pedestrian and cycle network across the whole development. It was suggested that rotating the tower towards this public space might help aid the visual connection.

The northern prow of the podium facing Great Jackson Street has been ‘pulled back’ to offer a greater area of landscaped public realm to the immediate frontage of the Development. In so doing, the existing, large and high quality mature trees on the corner of the Site have been retained. This is located at the juncture between Plot D and Phase 3 to create a stronger visual link to the plaza within the Phase 3 development.

After studying the potential rotation of the tower, it was concluded that doing so would be too detrimental with respect to overlooking and overshadowing. Rather, the original ‘corner-to-corner’ orientation of the tower presented a narrower southerly elevation and views to neighbours would be more oblique.

On the key route along Great Jackson Street from the West through Phase 3, the framed view was of the small office building, rather than the ‘Lighthouse’. The Panel considered that reassessing the geometry of the cut through the Phase 3 courtyard, which currently follows the Great Jackson Street alignment, would both help downplay Great Jackson Street as a vehicle corridor and open up views of the ‘Lighthouse’ from the square.

The design of the office has evolved so that it is less prominent in scale, naturally shifting the focal point along Great Jackson Street towards the ‘Lighthouse’.

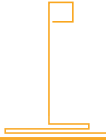
The subtlety of the ‘check-board’ effect needs to ensure it never becomes glaring or gauche, and you were asked to maintain the greatest soaring quality with more verticality emphasised to avoid it flattening the visual experience. The small office element would be better integrated with the whole tower as it looks too isolated and rather like someone else’s scheme.

The tonal palette of materials used within the tower facade has been reviewed and adjusted to reduce the visual contrast between glazed and metallic elements. As a consequence the chequerboard effect is limited to a more subtle textural variation as opposed to a striking patternation. The sense of a singular, soaring volume is promoted before culminating in the expressed lantern.

The scale and formal massing of the office has been reconsidered to more closely align with the design principles of the residential podium. This is manifest in the reduction of the height of the building from 6 to 3 storeys, the set-back at roof level revealing an external terrace, and the sweeping elevation along Great Jackson Street continuing the curved profile of the residential podium.

The visual break on the podium might better be filled with some accommodation, rather than cutting back to the core at podium level. This itself needs to be simplified and you need to do more work on the route between Phase 3 and Plot D, as part of a conversation with the City Council about downgrading the whole of Great Jackson Street.

The plan at the joint level has been remodelled to feature a cylindrical volume of accommodation relating to the rooftop terrace. The columns within the joint have also been sculpted further to provide a more satisfying articulation to the visual break.



PlacesMatter

Background

The site consists of three large plots spread over two planning applications, within the Great Jackson Street SRF area.

The proposals envisage a set of four towers with connecting colonnaded podium for Crown Street, rising to 47 storeys, with four private terraces and a large public space with traffic calmed roadway, giving a total of 1666 dwellings. A single 71-storey tower on a free form podium and a 6-storey office block are proposed for Plot D, with a sky pool and restaurant in the upper lantern floors of the 'Lighthouse'.

Design Review

The Panel thanked you for your clear and informative presentations and noted that this would have benefitted from being two separate Design Reviews, to provide sufficient time for detailed comments to be made.

This, together with the fact that very limited information was provided in advance of the Design Review, has meant that the Panel has restricted its input to headline strategic thoughts.

From a strategic urban design perspective, the evolution of Phase 3 was felt to have resolved a number of the previous ambiguities with the usefulness of the public realm spaces. Life at street level within Phase 3 seems to be "coming together well". The scale of the public space was felt to be exciting and you were asked to downgrade the road as much as possible, in pursuit of a sense of St Mark's Square, Venice.

Walk through this central space and be confident that subtle ways to get in to it are as accessible as possible. Undertake a space syntax analysis to be certain how the space will be used and where residents and others will be coming from and going to.

Uses may spill out beyond the colonnade, so make that exciting, and use the Option 3 approach to enable greater engagement with the space. Residents above the colonnade might benefit from balconies and small terraces to aid overlooking and engagement between them and the street level. There seems to have been a

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trade off in the loss of the double aspect apartments, with many more having a Northern aspect only, which will likely reduce levels of comfort.

Whilst the internal elevations of the courtyard had a lot of active frontages, the external elevations had very little and presented an almost back of house feel, which needs to be reconsidered, perhaps by moving functions to the basement. The Western edge of the whole piece needs a careful look over in terms of whether it really presents its best face to the rest of the development.

It may be difficult to get the levels correct to ensure the connectivity that you are seeking from the link to Hulme Park, but this connection really needs to be made to work, as it is a key arrival and welcome point for the whole development. This key arrival space is also undermined by the sense of back of house here. Seek to use the landscape to help you manage the pollution aspects of the Mancunian Way at the edges.

The colonnade detail shows a very 1930s stripped back approach and you need to think through the human scale of that to ensure a quality experience when adjacent to the masonry.

As the tallest tower with a public function, it is vital that the 'Lighthouse' is better connected to the wider development at street level. At the moment it seems very disconnected and appears as an island site. This is exacerbated by the form of the podium being led too much by the highway geometry and having a very different language from the tower and so disconnecting the tower from the streetscape visually.

There is also a missed opportunity to better visually connect the 'Lighthouse' to the new public space in Phase 3. A more landscape led approach would assist this as part of the better pedestrian and cycle network across the whole development. It was suggested that rotating the tower towards this public space might help aid the visual connection.

On the key route along Great Jackson Street from the West through Phase 3, the framed view was of the small office building, rather than the 'Lighthouse'. The Panel considered that reassessing the geometry of the cut through the Phase 3 courtyard, which currently follows the Great Jackson Street alignment, would both help downplay Great Jackson Street as a vehicle corridor and open up views of the 'Lighthouse' from the square.

PlacesMatter

The subtlety of the 'check-board' effect needs to ensure it never becomes glaring or gauche, and you were asked to maintain the greatest soaring quality with more verticality emphasised to avoid it flattening the visual experience. The small office element would be better integrated with the whole tower as it looks too isolated and rather like someone else's scheme.

The visual break on the podium might better be filled with some accommodation, rather than cutting back to the core at podium level. This itself needs to be simplified and you need to do more work on the route between Phase 3 and Plot D, as part of a conversation with the City Council about downgrading the whole of Great Jackson Street.

Overall, there is a very generous public realm at the core of the development in Phase 3 with the colonnade surrounding this and framing the space. Develop your options further and add more concepts to these, and consider the impacts of sunlight in the space. It is very difficult to successfully do a large area of lawned urban square, so consider the impacts of over use and the balance of hard to soft landscape more.

Look at how you use and manage rainwater in Phase 3 and work SUDS / rain capture / rain gardens in the masterplan, within a formal landscape philosophy. A blended approach to lawns / colonnades / contemplation spaces / raised lawns with seating / clipped hedges, would help manage wear across what might otherwise become an overused space.

In summary, the Panel thanked you for your presentations for what is an exciting set of proposals.

4.0 The Proposed Development

4.1 Scheme Configuration and Use

As means of an introduction to the scheme, the diagram opposite illustrates the content of the development as it is distributed across the buildings.

4.1.1 Residential

The Manchester Residential Growth Strategy (2016) and Core Strategy (2012) both cite the need to locate higher density developments towards district centres and transport hubs. The Site is well connected to both heavy and light rail and a short walk to the city centre. The Framework identifies the Site as being both in an existing and an emerging residential location that forms part of a series of connected neighbourhoods. The connected central location and the opportunity for scale both suit a residential usage. Therefore, the Proposed Development seeks to provide high quality residential accommodation befitting the prominent city centre location of the Site.

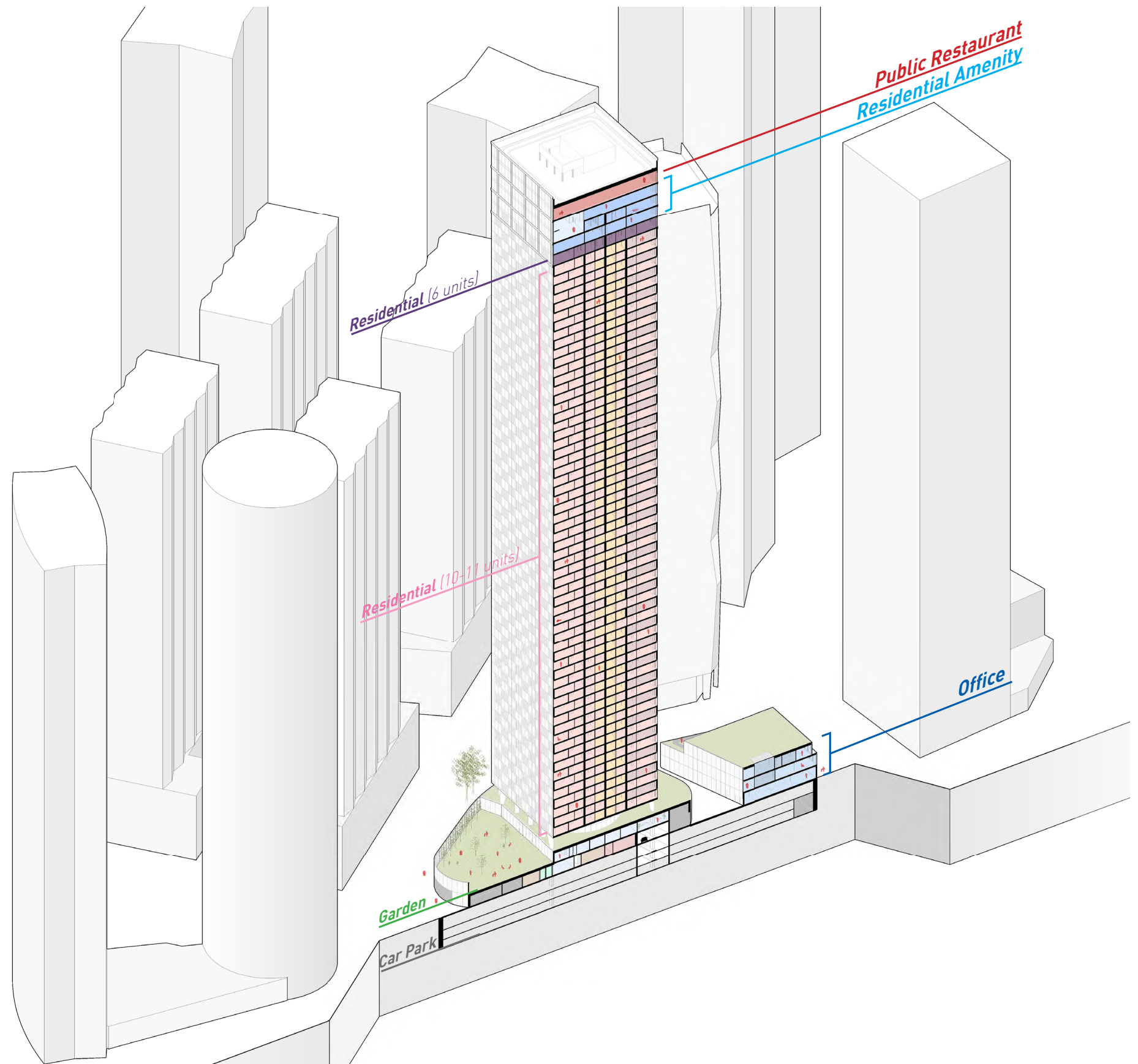
Accompanying the residential accommodation is a collection of shared amenity spaces and gardens for all residents of the tower to access.

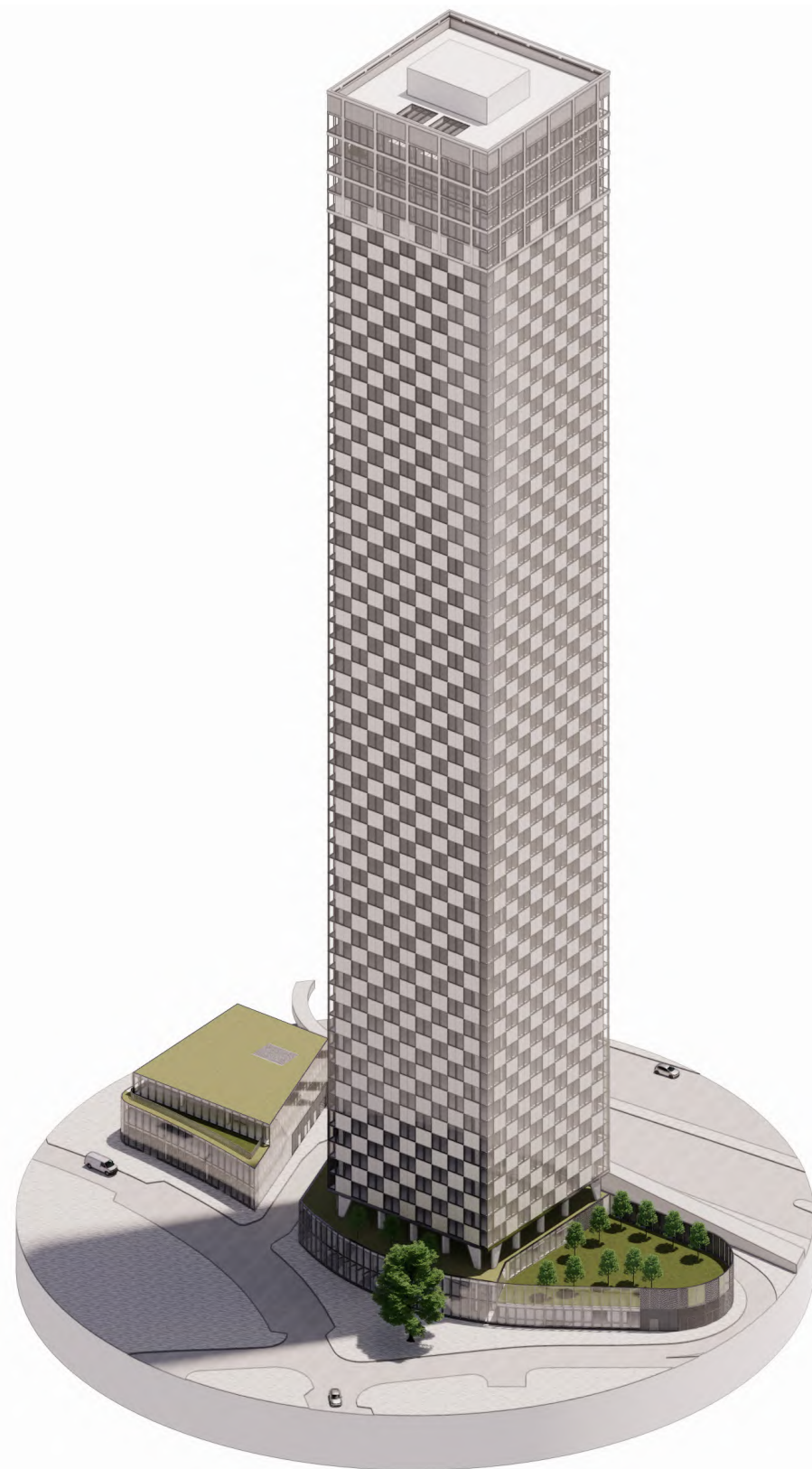
4.1.2 Office

The Proposed Development seeks to provide high quality office accommodation on the Site to support the further economic growth of Manchester. This is manifest in a low-level standalone building positioned to the east of the Site along Great Jackson Street, bearing a strong relationship to the open green space between buildings on Plot F. Whilst in the Framework the uses are predominantly residential, it does also identify that; “Ground floor active uses should be provided along key routes and onto areas of public open space”. This approach therefore aligns with the objectives of the 2018 Great Jackson Street Framework.

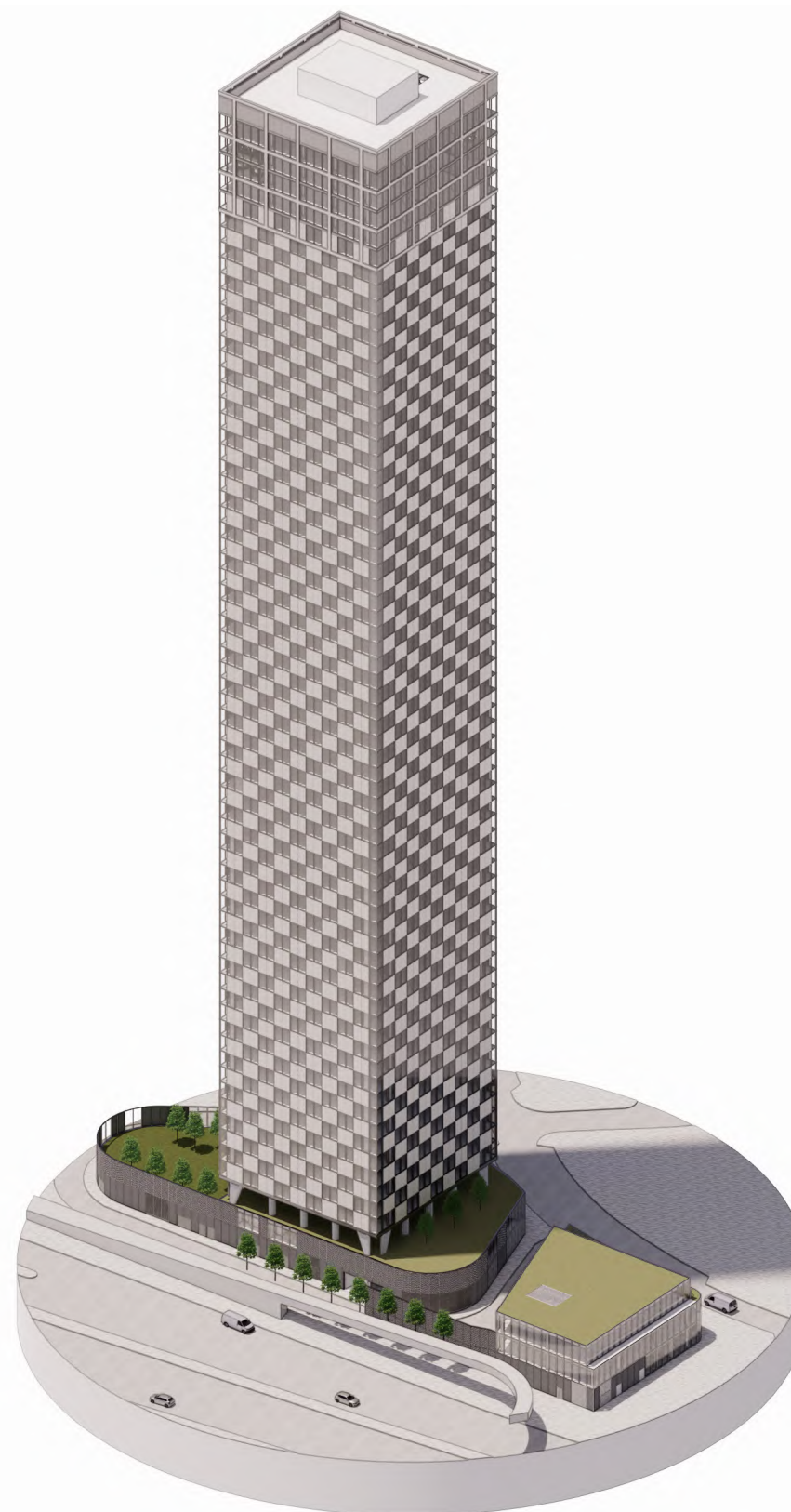
4.1.3 Public Restaurant

At the uppermost level of the Development, a public restaurant is proposed (Use Class E). The main restaurant space has an approximate area of 762 sqm / 8,202 sqft. This is accompanied by ground floor ancillary space.





Illustrative view from the north-west



Illustrative view from the southeast

4.2 Form, Mass & Scale

4.2.1 Scale

The approach to scale has been informed directly by the development context. The extent of development across the Site has been conceived to provide greater separation between the built-form on the Site and adjacent developments including Crown Street Phase 2, Phase 3, Plot F and Plot G.

The Proposed Development stands at 71 storeys tall, with an actual height above ground level of 213.00m. A two-storey podium block grounds the tower form and sits alongside a three-storey office building to the east. The height of these correlate to the height of grounding elements of surrounding tall buildings and relates back to the scale of the pre-existing buildings around the Site.

The brief for the quantum of accommodation had been developed based on a proven track record for delivering high quality residential developments. Necessary commercial considerations with regard to quantum of development were considered by the development team in order to provide a robust and viable offer.

4.2.2 Articulation of the Form

The podium and office buildings have evolved a curvaceous plan form, particularly along Great Jackson Street, mirroring the inflection in the road.

Emerging from the podium is the tower; a pure extrusion with a perfectly square footprint to contrast the free-form nature of the podium. A recessed joint has been expressed at the base of the massing to visually disconnect it from the podium and is articulated with double-height feature columns.

The orientation of the tower has been influenced by the quality of outlook from the residential apartments, and so sits 'corner-to-corner' with buildings on Plot F and Crown Street Phase 3. It's relationship to Plot F has also been considered to form a symmetrical composition when viewed together along Great Jackson Street.

Following the concept of the lighthouse, the building terminates with the 'lantern' - an appropriately expressive form that not only reflects the functional requirements of the spaces within but has the potential to serve as a new city landmark.

4.3 Quantum

The overall quantum of accommodation contained within the development has been derived as a product of the composition and massing of building elements in response to location, orientation and programme. The proposal's key metrics for each function within the building are as follows:

Overall Quantum

77,004 sqm / 828,871 sqft total residential gross internal area
1,088 sqm / 11,711 sqft total restaurant gross internal area
2,059 sqm / 22,163 sqft total office gross internal area

Residential Mix

642 residential units, comprising;

16	Studio residential apartments	(2.5%)
187	One bedroom residential apartments	(29%)
402	Two bedroom residential apartments	(62.5%)
37	Three bedroom residential apartments	(6%)

Car Parking

A detailed breakdown of parking provision is provided in Section 4.5.15

- 214 Private car parking spaces for residents, located across three basement levels.
- 2 Car parking spaces for visitors to the office, located within the service road.

5% of residential parking spaces are provided as accessible

Cycle Parking

- 642 Long stay cycle spaces for residents, located in secure compounds at ground and basement levels.
- 20 Long stay cycle spaces for restaurant staff, located in a secure room at ground level.
- 10 Long stay cycle spaces for office staff, located in a secure room at ground level.
- 12 Short stay, visitor cycle parking spaces for all proposed uses on the Site are provided within the public realm.



				Great Jackson Street - Plot D Area Schedule			03/11/2022	
LEVEL	FL-FL	HEIGHT	HEIGHT (AOD)	STUDIO (1b 1p)	1 BED APT (1b 2p)	2 BED APT (2b 4p)	3 BED APT (3b 6p)	TOTAL NO. RESI UNITS
				(min. 42 sqm)	(min. 50 sqm)	(min. 70 sqm)	(min. 81 sqm)	
LEVEL 00	3500	0	33450					
LEVEL 01	3500	3500	36950					
LEVEL 02	2850	7000	40450					
LEVEL 03	2850	9850	43300					
LEVEL 04	2850	12700	46150	1	5	4	1	11
LEVEL 05	2850	15550	49000	0	2	8	0	10
LEVEL 06	2850	18400	51850	1	5	4	1	11
LEVEL 07	2850	21250	54700	0	2	8	0	10
LEVEL 08	2850	24100	57550	1	5	4	1	11
LEVEL 09	2850	26950	60400	0	2	8	0	10
LEVEL 10	2850	29800	63250	1	5	4	1	11
LEVEL 11	2850	32650	66100	0	2	8	0	10
LEVEL 12	2850	35500	68950	1	5	4	1	11
LEVEL 13	2850	38350	71800	0	2	8	0	10
LEVEL 14	2850	41200	74650	1	5	4	1	11
LEVEL 15	2850	44050	77500	0	2	8	0	10
LEVEL 16	2850	46900	80350	1	5	4	1	11
LEVEL 17	2850	49750	83200	0	2	8	0	10
LEVEL 18	2850	52600	86050	1	5	4	1	11
LEVEL 19	2850	55450	88900	0	2	8	0	10
LEVEL 20	2850	58300	91750	1	5	4	1	11
LEVEL 21	2850	61150	94600	0	2	8	0	10
LEVEL 22	2850	64000	97450	1	5	4	1	11
LEVEL 23	2850	66850	100300	0	2	8	0	10
LEVEL 24	2850	69700	103150	1	5	4	1	11
LEVEL 25	2850	72550	106000	0	2	8	0	10
LEVEL 26	2850	75400	108850	1	5	4	1	11
LEVEL 27	2850	78250	111700	0	2	8	0	10
LEVEL 28	2850	81100	114550	1	5	4	1	11
LEVEL 29	2850	83950	117400	0	2	8	0	10
LEVEL 30	2850	86800	120250	1	5	4	1	11
LEVEL 31	2850	89650	123100	0	2	8	0	10
LEVEL 32	2850	92500	125950	1	5	4	1	11
LEVEL 33	2850	95350	128800	0	2	8	0	10
LEVEL 34	2850	98200	131650	1	5	4	1	11
LEVEL 35	2850	101050	134500	0	2	8	0	10
LEVEL 36	2850	103900	137350	0	3	6	1	10
LEVEL 37	2850	106750	140200	0	2	8	0	10
LEVEL 38	2850	109600	143050	0	3	6	1	10
LEVEL 39	2850	112450	145900	0	2	8	0	10
LEVEL 40	2850	115300	148750	0	3	6	1	10
LEVEL 41	2850	118150	151600	0	2	8	0	10
LEVEL 42	2850	121000	154450	0	3	6	1	10
LEVEL 43	2850	123850	157300	0	2	8	0	10
LEVEL 44	2850	126700	160150	0	3	6	1	10
LEVEL 45	2850	129550	163000	0	2	8	0	10
LEVEL 46	2850	132400	165850	0	3	6	1	10
LEVEL 47	2850	135250	168700	0	2	8	0	10
LEVEL 48	2850	138100	171550	0	3	6	1	10
LEVEL 49	2850	140950	174400	0	2	8	0	10
LEVEL 50	2850	143800	177250	0	3	6	1	10
LEVEL 51	2850	146650	180100	0	2	8	0	10
LEVEL 52	2850	149500	182950	0	3	6	1	10
LEVEL 53	2850	152350	185800	0	2	8	0	10
LEVEL 54	2850	155200	188650	0	3	6	1	10
LEVEL 55	2850	158050	191500	0	2	8	0	10
LEVEL 56	2850	160900	194350	0	3	6	1	10
LEVEL 57	2850	163750	197200	0	2	8	0	10
LEVEL 58	2850	166600	200050	0	3	6	1	10
LEVEL 59	2850	169450	202900	0	2	8	0	10
LEVEL 60	2850	172300	205750	0	3	6	1	10
LEVEL 61	2850	175150	208600	0	2	8	0	10
LEVEL 62	2850	178000	211450	0	3	6	1	10
LEVEL 63	2850	180850	214300	0	2	8	0	10
LEVEL 64	2850	183700	217150	0	3	6	1	10
LEVEL 65	2850	186550	220000	0	2	8	0	10
LEVEL 66 Penthouse	3500	189400	222850	0	0	0	6	6
LEVEL 67	3500	192900	226350					
LEVEL 68	3500	196400	229850					
LEVEL 69	3500	199900	233350					
LEVEL 70	4700	203400	236850					
ROOF	4900	208100	241550					
TOP		213000	246450					
Totals				16	187	402	37	642
Unit Mix %				2.5%	29.1%	62.6%	5.8%	
				31.6%				

[illegible]

smpsonhaugh			Great Jackson Street - Plot D Area Schedule - Tower					01/03/2023		10419-Z1-SHP-F900-SC-XX-002				Rev. X04			
LEVEL	FL-FL	HEIGHT	HEIGHT (AOD)	GEA		GIA		RESIDENTIAL NIA		INTERNAL AMENITY NIA		TERRACE	PUBLIC REALM		RESTAURANT NIA		
				GEA (sqm)	(GEA sqft)	(GIA sqm)	(GIA sqft)	(NIA sqm)	(NIA sqft)	(NIA sqm)	(NIA sqft)	(sqm)	(sqft)	(sqm)	(sqft)	(sqm)	(sqft)
BASEMENT LEVEL 3	2700	-8900	24550	3984	42,882	3650	39,285										
BASEMENT LEVEL 2	2700	-6200	27250	3664	39,441	3330	35,845										
BASEMENT LEVEL 1	3500	-3500	29950	3664	39,441	3330	35,845										
LEVEL 00	4000	0	33450	2165	23,304	2,119	22,807							1,779	19,153		
LEVEL 01	3625	4000	37450	964	10,376	918	9,883		128	1,372		680	7,315				
LEVEL 02	2650	7625	41075	423	4,548	405	4,354					999	10,749				
LEVEL 03	2650	10275	43725	261	2,811	243	2,617										
LEVEL 04	2850	12925	46375	992	10,680	961	10,339	669	7,201								
LEVEL 05	2850	15775	49225	992	10,680	961	10,339	676	7,280								
LEVEL 06	2850	18625	52075	992	10,680	961	10,339	669	7,201								
LEVEL 07	2850	21475	54925	992	10,680	961	10,339	676	7,280								
LEVEL 08	2850	24325	57775	992	10,680	961	10,339	669	7,201								
LEVEL 09	2850	27175	60625	992	10,680	961	10,339	676	7,280								
LEVEL 10	2850	30025	63475	992	10,680	961	10,339	669	7,201								
LEVEL 11	2850	32875	66325	992	10,680	961	10,339	676	7,280								
LEVEL 12	2850	35725	69175	992	10,680	961	10,339	669	7,201								
LEVEL 13	2850	38575	72025	992	10,680	961	10,339	676	7,280								
LEVEL 14	2850	41425	74875	992	10,680	961	10,339	669	7,201								
LEVEL 15	2850	44275	77725	992	10,680	961	10,339	676	7,280								
LEVEL 16	2850	47125	80575	992	10,680	961	10,339	669	7,201								
LEVEL 17	2850	49975	83425	992	10,680	961	10,339	676	7,280								
LEVEL 18	2850	52825	86275	992	10,680	961	10,339	669	7,201								
LEVEL 19	2850	55675	89125	992	10,680	961	10,339	676	7,280								
LEVEL 20	2850	58525	91975	992	10,680	961	10,339	669	7,201								
LEVEL 21	2850	61375	94825	992	10,680	961	10,339	676	7,280								
LEVEL 22	2850	64225	97675	992	10,680	961	10,339	669	7,201								
LEVEL 23	2850	67075	100525	992	10,680	961	10,339	676	7,280								
LEVEL 24	2850	69925	103375	992	10,680	961	10,339	669	7,201								
LEVEL 25	2850	72775	106225	992	10,680	961	10,339	676	7,280								
LEVEL 26	2850	75625	109075	992	10,680	961	10,339	669	7,201								
LEVEL 27	2850	78475	111925	992	10,680	961	10,339	676	7,280								
LEVEL 28	2850	81325	114775	992	10,680	961	10,339	669	7,201								
LEVEL 29	2850	84175	117625	992	10,680	961	10,339	676	7,280								
LEVEL 30	2850	87025	120475	992	10,680	961	10,339	669	7,201								
LEVEL 31	2850	89875	123325	992	10,680	961	10,339	676	7,280								
LEVEL 32	2850	92725	126175	992	10,680	961	10,339	669	7,201								
LEVEL 33	2850	95575	129025	992	10,680	961	10,339	676	7,280								
LEVEL 34	2850	98425	131875	992	10,680	961	10,339	669	7,201								
LEVEL 35	2850	101275	134725	992	10,680	961	10,339	676	7,280								
LEVEL 36	2850	104125	137575	992	10,680	961	10,339	677	7,287								
LEVEL 37	2850	106975	140425	992	10,680	961	10,339	683	7,352								
LEVEL 38	2850	109825	143275	992	10,680	961	10,339	677	7,287								
LEVEL 39	2850	112675	146125	992	10,680	961	10,339	683	7,352								
LEVEL 40	2850	115525	148975	992	10,680	961	10,339	677	7,287								
LEVEL 41	2850	118375	151825	992	10,680	961	10,339	683	7,352								
LEVEL 42	2850	121225	154675	992	10,680	961	10,339	677	7,287								
LEVEL 43	2850	124075	157525	992	10,680	961	10,339	683	7,352								
LEVEL 44	2850	126925	160375	992	10,680	961	10,339	677	7,287								
LEVEL 45	2850	129775	163225	992	10,680	961	10,339	683	7,352								
LEVEL 46	2850	132625	166075	992	10,680	961	10,339	677	7,287								
LEVEL 47	2850	135475	168925	992	10,680	961	10,339	683	7,352								
LEVEL 48	2850	138325	171775	992	10,680	961	10,339	677	7,287								
LEVEL 49	2850	141175	174625	992	10,680	961	10,339	683	7,352								
LEVEL 50	2850	144025	177475	992	10,680	961	10,339	677	7,287								
LEVEL 51	2850	146875	180325	992	10,680	961	10,339	683	7,352								
LEVEL 52	2850	149725	183175	992	10,680	961	10,339	677	7,287								
LEVEL 53	2850	152575	186025	992	10,680	961	10,339	683	7,352								
LEVEL 54	2850	155425	188875	992	10,680	961	10,339	677	7,287								
LEVEL 55	2850	158275	191725	992	10,680	961	10,339	683	7,352								
LEVEL 56	2850	161125	194575	992	10,680	961	10,339	677	7,287								
LEVEL 57	2850	163975	197425	992	10,680	961	10,339	683	7,352								
LEVEL 58	2850	166825	200275	992	10,680	961	10,339	677	7,287								
LEVEL 59	2850	169675	203125	992	10,680	961	10,339	683	7,352								
LEVEL 60	2850	172525	205975	992	10,680	961	10,339	677	7,287								
LEVEL 61	2850	175375	208825	992	10,680	961	10,339	683	7,352								
LEVEL 62	2850	178225	211675	992	10,680	961	10,339	677	7,287								
LEVEL 63	2850	181075	214525	992	10,680	961	10,339	683	7,352								
LEVEL 64	2850	183925	217375	992	10,680	961	10,339	677	7,287								
LEVEL 65	3250	186775	220225	992	10,680	961	10,339	683	7,352								
LEVEL 66 Penthouse	3500	190025	223475	992	10,680	961	10,339	698	7,516								
LEVEL 67	3500	193525	226975	992	10,680	961	10,339			320	3,442						
LEVEL 68	3500	197025	230475	980	10,546	953	10,253			728	7,836						
LEVEL 69	3500	200525	233975	642	6,913	611	6,572			291	3,130						
LEVEL 70	4700	204025	237475	992	10,680	961	10,339							762	8,202		
ROOF	4900	208725	242175	106	1,142	101	1,085										
TOP		213625	247075														
Totals				81,349	875,636	78,092	840,575	42,623	458,794	1,466	15,780	1,678	18,065	1,779	19,153	762	8,202

simpsonhough		Great Jackson Street - Plot D Area Schedule - Office		01/03/2023	10419-Z1-SHP-F900-SC-XX-002				Rev. X04
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LEVEL	FL-FL	HEIGHT	HEIGHT (AOD)	GEA		OFFICE NIA PER FLOOR		GIA PER FLOOR		EFFICIENCY PER FLOOR	EXTERNAL AMENITY PER FLOOR	
				GEA (sqm)	GEA (sqft)	(NIA sqm)	(NIA sqft)	(GIA sqm)	(GIA sqft)		(sqm)	(sqft)
LEVEL 00	4150	0	33300	776	8,357	487	5,245	748	8,049	65.2%		
LEVEL 01	3625	4150	37450	776	8,357	636	6,845	748	8,049	85.0%	68	735
LEVEL 02	3825	7775	41075	583	6,275	454	4,882	563	6,061	80.6%		
TOP		11600	44900									
Totals				2,136	22,989	1,577	16,971	2,059	22,158	76.9%	68	735

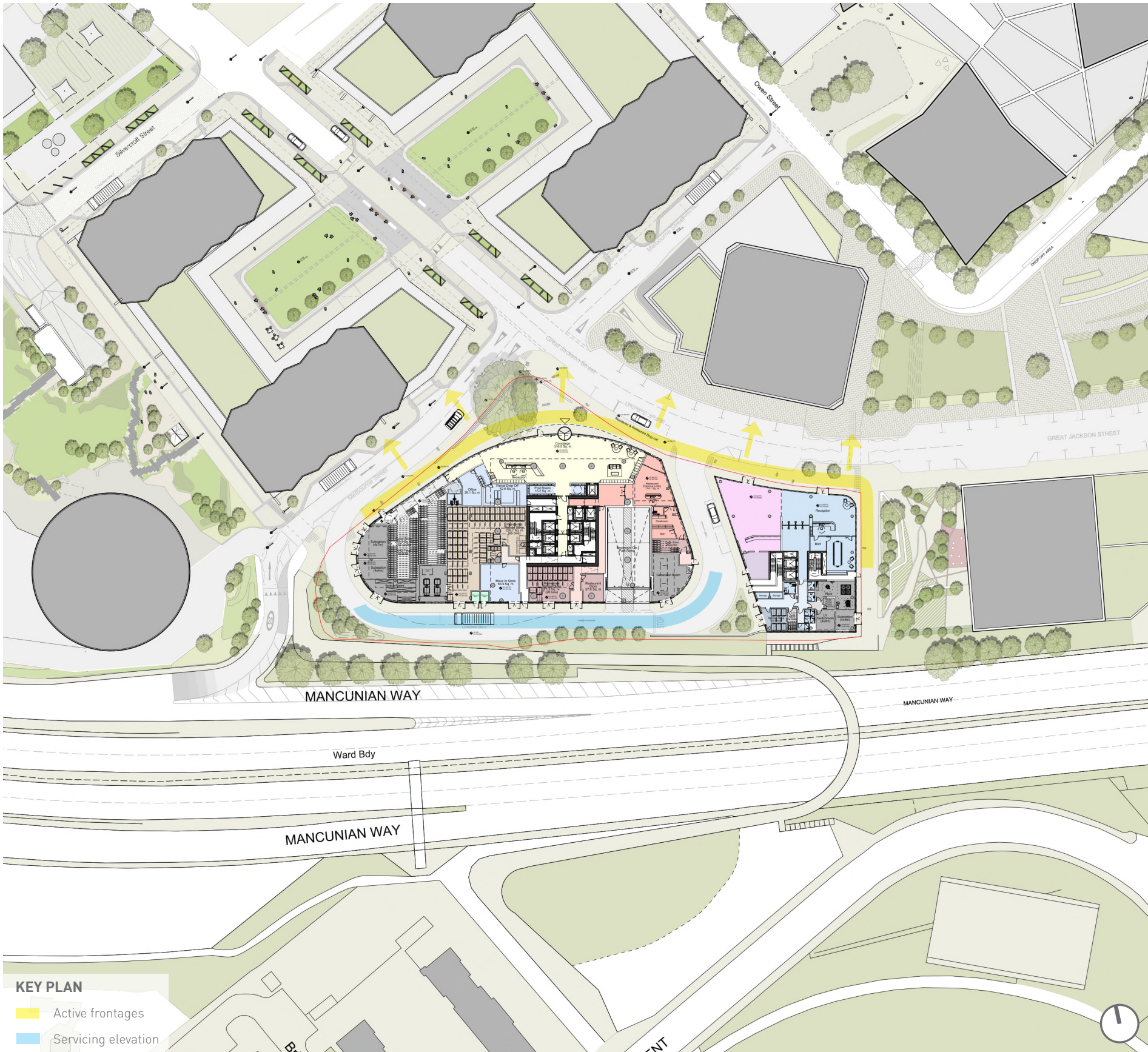
4.4 Site Strategy

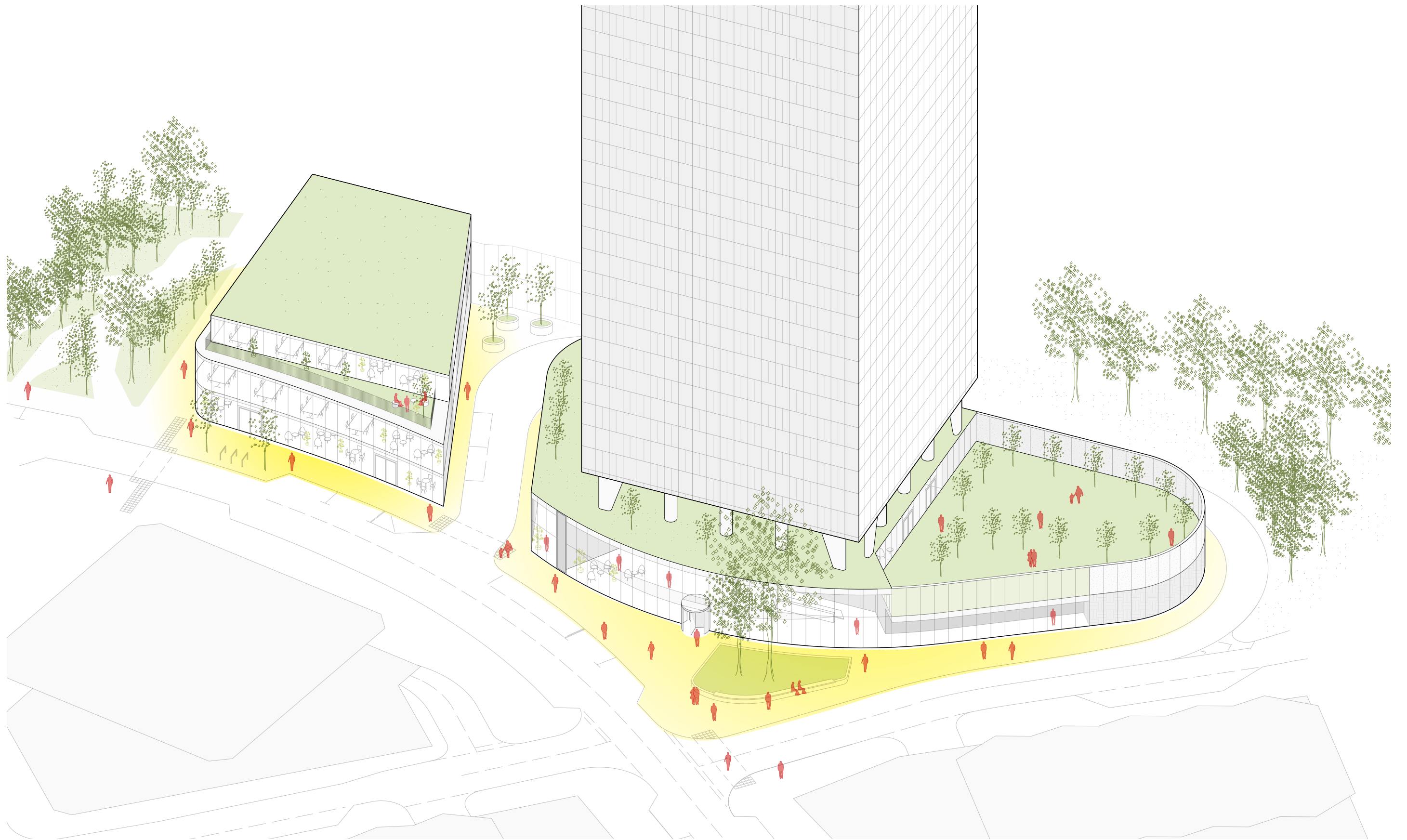
4.4.1 Site Arrangement

The proposed configuration of the Site and the siting of the proposals within it is the product of an exhaustive process involving the reconciliation of the demands of the functional brief, access and servicing requirements and optimising the quality of the new street-scene. The principles adopted align with the Manchester City Council Residential Quality Guidance 2017 (RQG).

The ground floor functional arrangement has been devised to locate active frontages along Great Jackson Street and Melbourne Street, with all residential and office servicing kept to the rear of the site, adjacent to the Mancunian Way. This is achieved through the adoption of a one-way private service road through the Site that is entered onto from Great Jackson Street and discharges onto Melbourne Street. This is treated as a shared surface with some landscaping. Running between the residential and stand-alone office building, this route helps define each building and establishes their own sense of address along Great Jackson Street. Whilst this is the case, the formal and material language of the buildings will remain consistent across both buildings to ensure a harmonious architectural approach to the development of the Site. The main building entrances are all located along Great Jackson Street and are framed by improved areas of public realm.

An off-street service bay is provided for refuse collections and loading of goods for both residential and restaurant components of the Development. This route also serves as the means of access to the private residential car park ramp down to the basement.





4.4.2 Phasing

The Proposed Development will be phased as described below in order to facilitate delivery process of each part of the scheme:

- Phase 1: Plot D2 Office Building
- Phase 2: Plot D1 Residential Tower

As noted earlier, the application is being submitted concurrently with an application for Plot D of the GJS Framework and one Environmental Impact Assessment is submitted to support both applications, it should be noted that the Phasing across the two applications is:

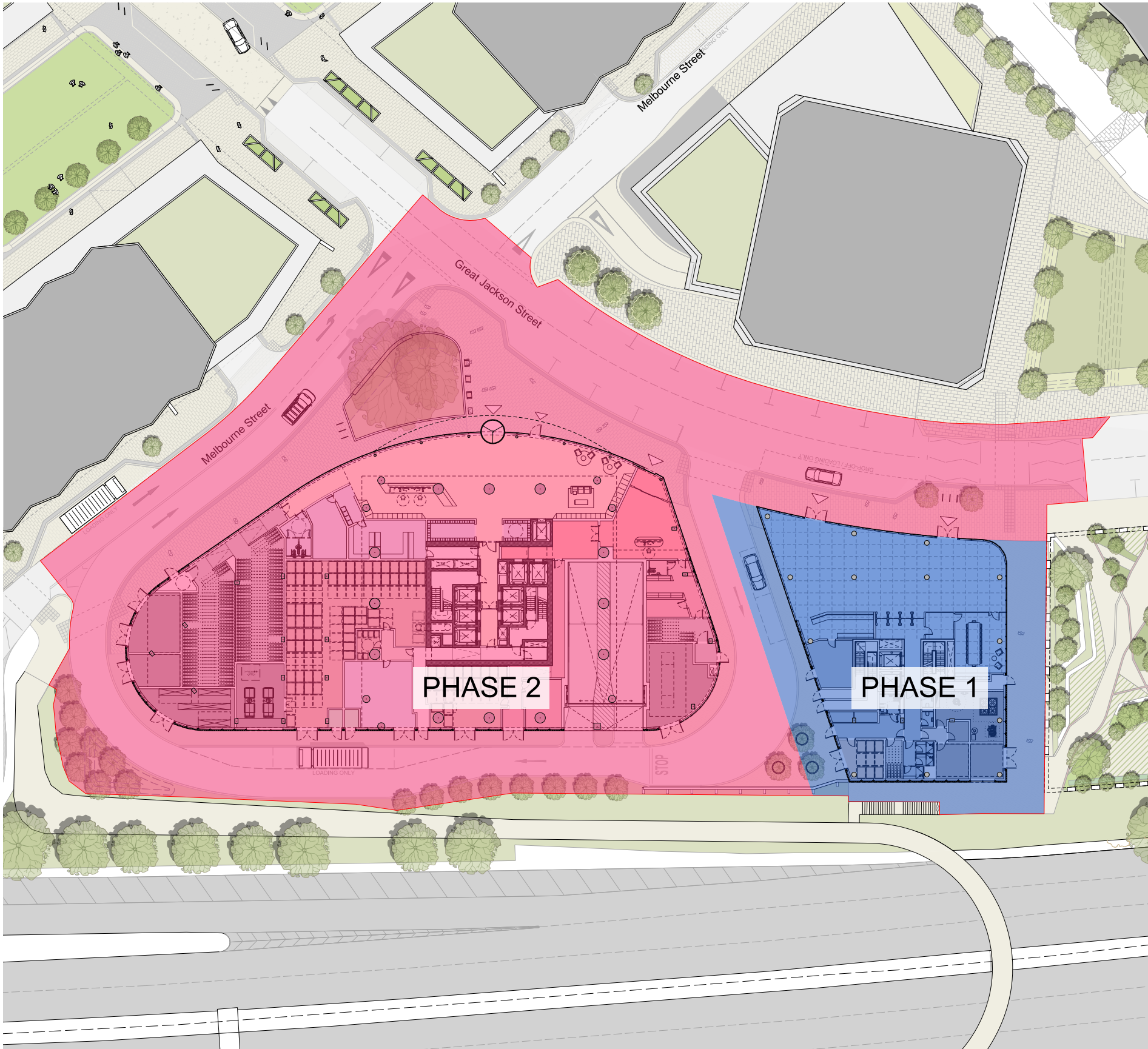
- Phase 1: Plot D2 Office Building
- Phase 2: Crown Street Phase 3 Plot E2
- Phase 3: Crown Street Phase 3 Plot E1
- Phase 4: Crown Street Phase 3 Plot C8
- Phase 5: Crown Street Phase 3 Plot C7
- Phase 6: Plot D1 Residential Tower

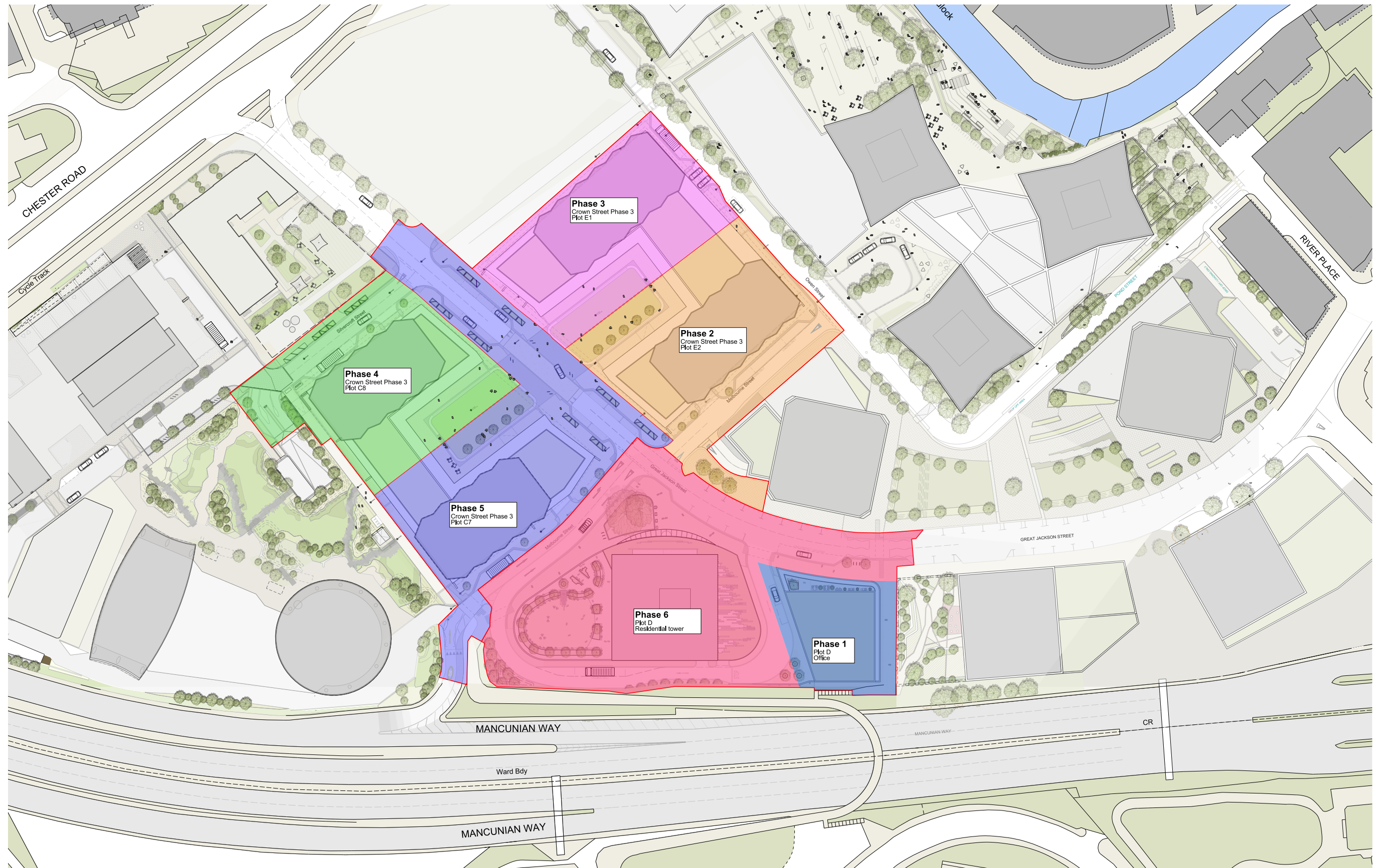
Phase 1, the three-storey office building, has been considered as being capable of coming forward at any stage of the development. This is to allow a degree of flexibility in preparing for and delivering the larger development plots and ensuring the finished building aligns with future occupier timescales.

For further details regarding the phasing and sequencing of the development refer to the following drawings submitted as part of the application:

Z1-SHP-G000-PL-GRD-B5D804
Z1-SHP-G000-PL-XX-B5D811

Z1-SHP-G000-PL-B1-B5D801
Z1-SHP-G000-PL-B1-B5D811





4.5 Functional Arrangement

4.5.1 Ground Floor Plan

The residential concierge area is found within the northern prow of the podium building, addressing the approach through Crown Street Phase 3 and fronted by a small area of public realm. This generous double-height space leads directly to the residential core, composed of 5 lifts and 2 stairs. The residential reception area is supported by a series of ancillary spaces for storage of deliveries and a small management office.

Adjacent to, but independent from, the residential concierge is the public restaurant entrance, also fronting Great Jackson Street. This features a greeting point (and ancillary staff facilities behind) which leads to a dedicated bank of lifts taking guests directly up to the 70th floor. A corridor provides connection from the lift lobby to refuse and goods stores at the rear.

Residential waste stores and plant rooms are also located along the southern service road elevation, in direct proximity to the loading bay. There is some secure, indoor cycle storage provided at ground floor level for residents.

The office is entered from Great Jackson Street, with a generous ground floor arrivals space. Plant, cycle and refuse stores are positioned away from the main street and have direct access to the service road.

4.5.2 Level 01 Plan

At Level 01 - above the concierge and restaurant lobby - there is void space to provide well-proportioned, double-height points of entry for an appropriately grand sense of arrival to the building. To the south of the plan there is also an element of staff back-of-house function including changing facilities, a staff room and storage spaces.

The largest area at Level 01 is allocated to a generous external roof terrace for residents to enjoy which can be accessed directly from an associated area of internal residential amenity. This space is reminiscent of a walled garden, with glazed and perforated metal screens defining the edges of the landscape and integrating the space into the volume of the podium massing. These screens also help to mitigate any visual and acoustic impacts as a result of the proximity to the Mancunian Way.

Further details surrounding the landscape strategy across the podium terraces is set out in Section 4.12 of this report.

The full extent of open plan office floorspace emerges at Level 01. The core sits at the centre of the plan, leaving the full perimeter of the building available for workspace that takes advantage of multiple aspects. The shallow depth plan also ensures suitable levels of internal daylight.





4.5.3 Level 02 & Level 03 Plan

Marking the threshold between the podium building and the tower, Level 02 and Level 03 forms a clear, double-storey joint between the two. This is achieved by carving away the base of the tower to reveal a cylindrical volume encompassing the core; a form that is considerate of the curved geometry of the podium. Within this mass is a series of small ancillary spaces relating to the use and maintenance of the podium landscaped terrace. The structure supporting the tower is expressed externally here and corner columns are sculpted to elegantly ground the building.

The office terminates at Level 02, and this final storey is equally set-back to form a terrace along the northern and eastern elevations of the building, similar to the scenario on the residential podium.



4.5.4 Residential Accommodation Levels

The square format plan of the tower begins at level 04 and along with it introduces the first of the residential accommodation floors. There are a total of 63 storeys of residential accommodation in the Proposed Development. Several typical floor plan types are proposed to ensure a suitable mix of studio, one bedroom, two bedroom and three bedroom apartments. Each floor arrangement corresponds to a specific facade panel set-out dictated by the chequerboard pattern of the facade and so naturally alternate between storeys. As a consequence there is an even distribution of apartment sizes and types across the full height of the tower. The apartment sizes have been designed in accordance with the Manchester City Council Residential Quality Guidance 2017 (RQG).

The orientation of the tower and its relatively compact square footprint means that single-aspect units are mitigated as far as practically possible.

4.5.5 Typical Residential Level Plan - Type 1

The first typical residential plan has 10 units per floor, with 2 one bedroom units and 8 two bedroom units.

4.5.6 Typical Residential Level Plan - Type 2

The second typical plan introduces three bedroom apartments to the mix, with a total of 11 units per floor comprising 1 studio, 5 one bedroom units, 4 two bedroom units and 1 three bedroom unit.





4.5.7 Typical Residential Level Plan - Type 3

The third typical plan is a variation on Type 2, with the replacement of the north-eastern studio and one bedroom apartments, in favour of 2 two bedroom units instead. In total there are 10 units per floor comprising 3 one bedroom units, 6 two bedroom units and 1 three bedroom unit.



4.5.8 Level 66 Plan - Penthouse

The final floor of residential accommodation is found at Level 66, and hosts a suite of 6 generously sized three bedroom penthouse apartments. This level also benefits from an increased floor to ceiling height above the typical levels.

Further details of the typical apartment arrangements and associated layouts are found in section 4.6.1.

4.5.9 The Lantern

As previously described, the majority of the private residential amenity spaces are housed within the expressed 'lantern' at the top of the tower. There is also a publicly accessible restaurant on the uppermost level. The floor-to-floor heights within the lantern are an increased 3.5m - 3.7m providing generous ceiling heights appropriate for the functions housed at these levels.

4.5.10 Level 67 Plan

Starting at Level 67, the lantern offer residents various flexible-use spaces such as lounges and private dining/meeting rooms. These are located to the south of the plan, capitalising on the extensive views across south Manchester, as well as plenty of natural sunlight. To the north is an area of plant space which sits beneath and directly serves the recessed swimming pool at Level 68, above.



4.5.11 Level 68 Plan

Level 68 marks the primary entry point for residents wishing to use the swimming pool and gym. The pool and its associated sauna and changing facilities are all contained within this level, whereas the gym is distributed across three levels spanning Level 67 to Level 69, with various flexible studio spaces and open plan gym floors. The main swimming area is sited to the north of the plan with views over the Great Jackson Street Regeneration Area towards the City Centre, whereas to the west is a shallower, lounge pool.





4.5.12 Level 69 Plan

At Level 69 is the uppermost gym floor, which occupies half of the plan, leaving a generous double-height clear zone to the north and west above the pool. Either end of the gym space will be glazed to allow visual connectivity between the gym and the pool area.



4.5.13 Level 70 Plan - Restaurant

Above all other uses, the final storey in the building is dedicated entirely to the public restaurant. The space runs along the full perimeter of the building, offering 360 degree views of Manchester.

4.5.14 Roof Level

Above the restaurant - at roof level - is an portion of external plant and the Building Maintenance Unit. This will all be screened from view by adopting an enclosure at the perimeter of the roof plan, designed with the same elevational treatment as the tower below.

4.5.15 Basement Levels

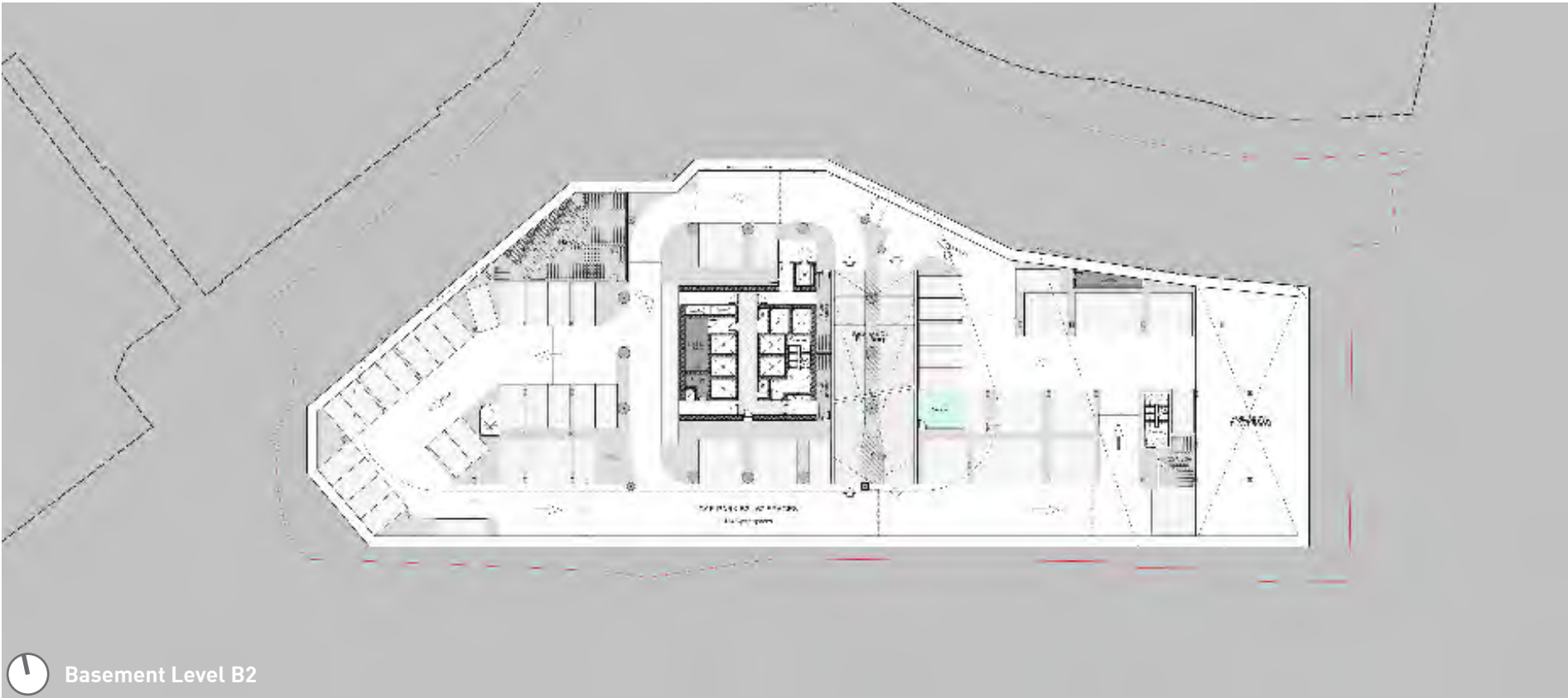
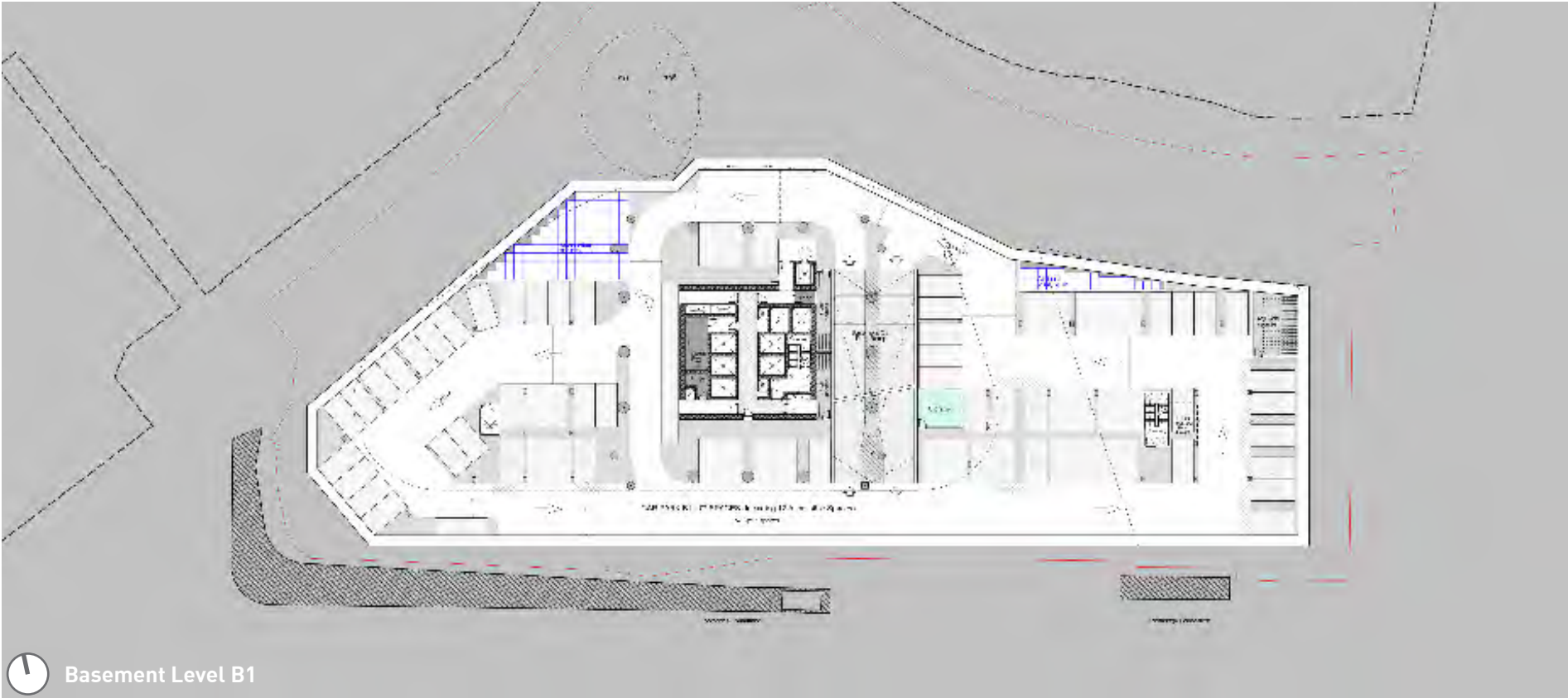
The Proposed Development contains a significant element of basement excavation works, with a three storey basement across the majority of the Site. These basement levels will accommodate private residential car parking, additional secure cycle storage and building plant. The profile of the basement floor plate has been derived so as to help retain 2 established, large Category A trees to the north of the site at the junction between Great Jackson Street and Melbourne Street.

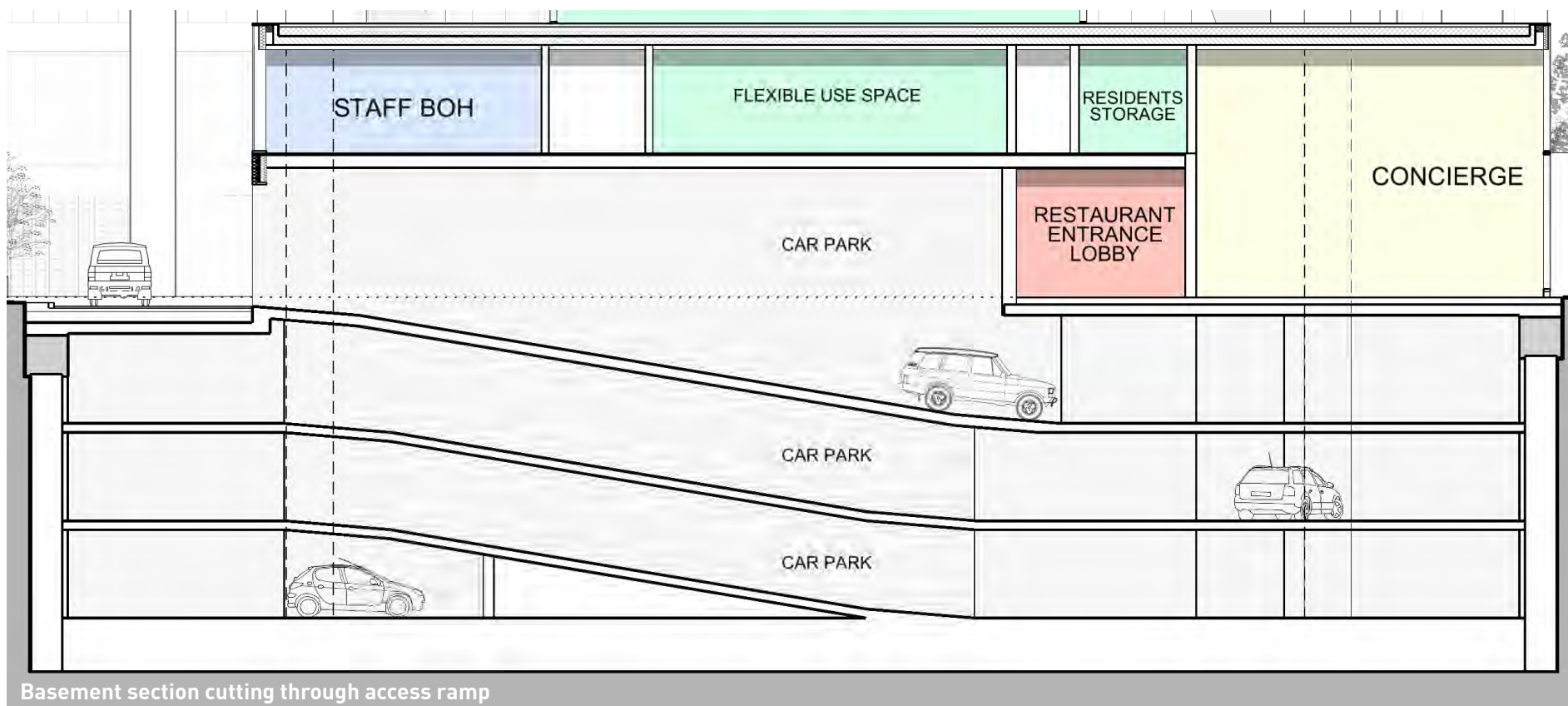
Private Car Park

Accessed from the service road, the private car park entrance will be secured by a bi-fold security gate arrangement with resident fob access. Residents will use a shuttle lift between the concierge and the basement levels.

Total Car Parking Spaces	214 (33%)
Electric Vehicle Charging	20%*
Accessible Spaces	5%
Cycle spaces	642 (380 in basement levels)

*Renaker Build Limited will provide the electrical capacity and infrastructure for up to 20% demand-led Electric Vehicle Charge (EVC) provision (7kW each). Spaces will be future proofed with containment channels that enable connections to be installed as and when required.



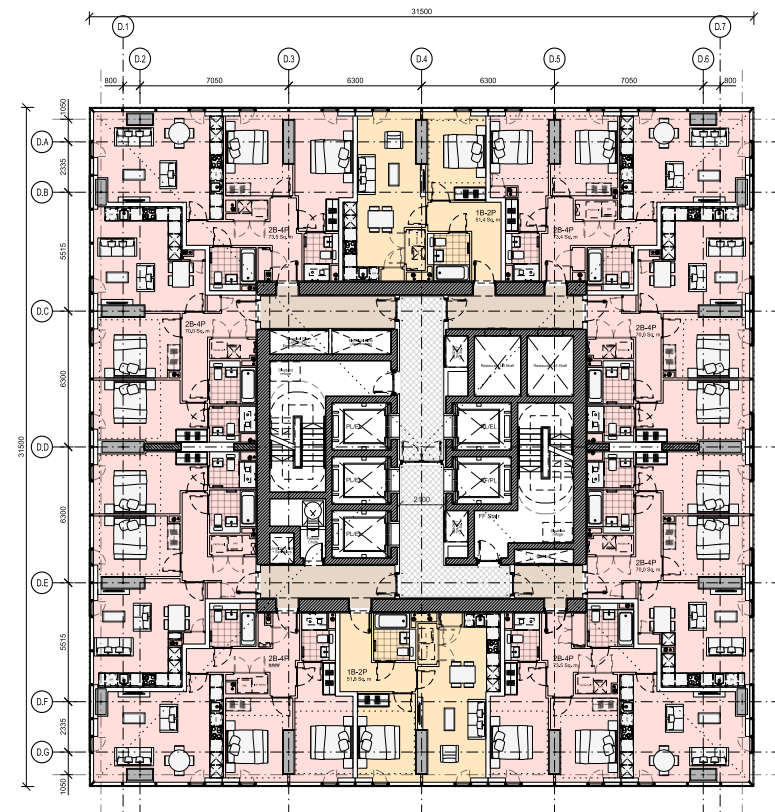


4.6 Residential Design

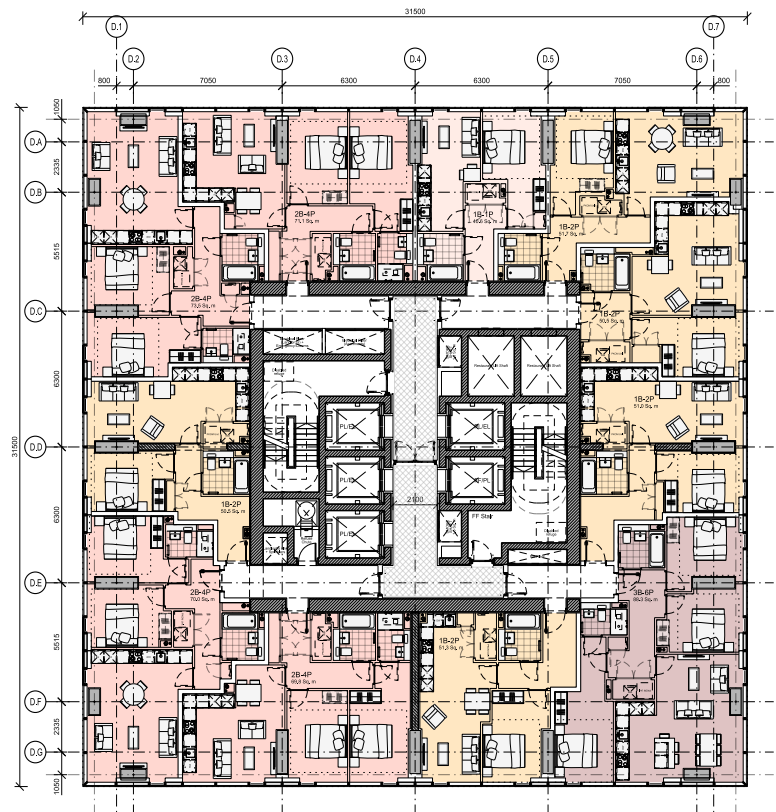
There are typically 10-11 residential units per floor plate in the Proposed Development, arranged around the full perimeter of the building. At the heart of the plan is the residential core, featuring 5 residential passenger lifts and 2 escape stairs (over and above current regulatory requirements for residential buildings of this nature). A generous landing area greets residents at each level and provides access to 4 compact communal corridors each serving a maximum of 3 units. Long, narrow and unwelcoming corridors are eliminated.

Each apartment has been designed to provide high quality, well-proportioned homes that benefit from exceptional views and adequate storage provision. Room widths have been maximised and depths refined to ensure a high level of natural daylight penetration and optimal usability. The facade design has evolved to provide generous glazing units and each habitable room has access to a minimum of one openable rapid vent door for fresh air/purge ventilation. The units are otherwise mechanically ventilated.

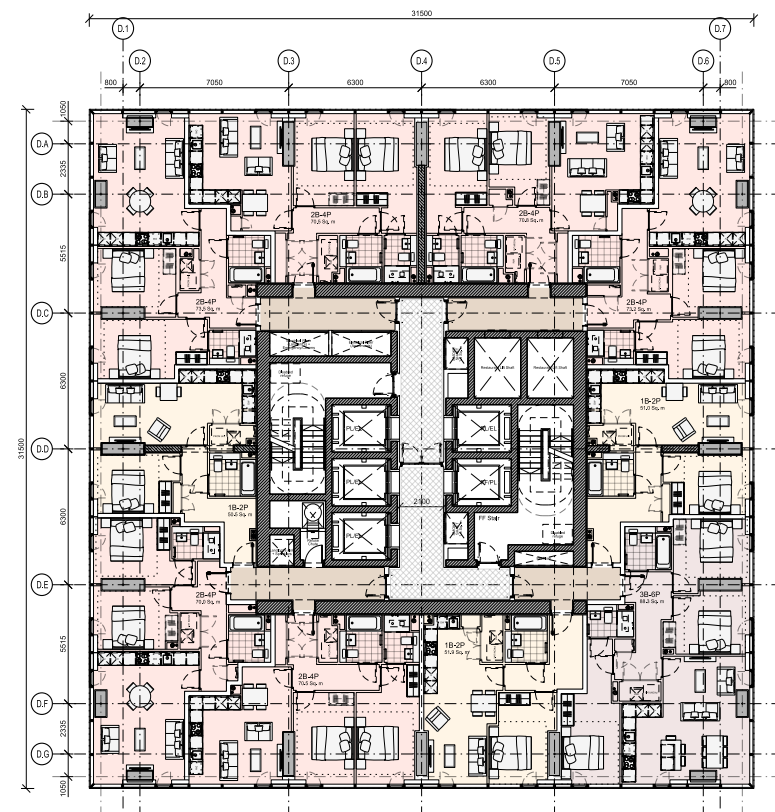
The position of the stairs, corridor lengths and relationship with the lifts have been developed in line with draft guidance of the new BS9991 standard.



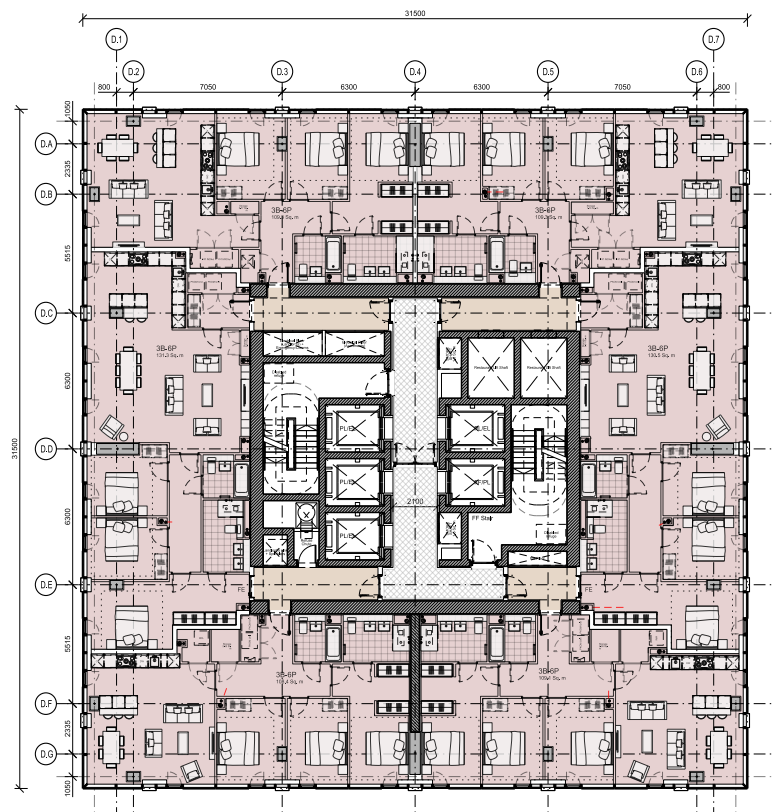
Typical Residential Level- Type 1



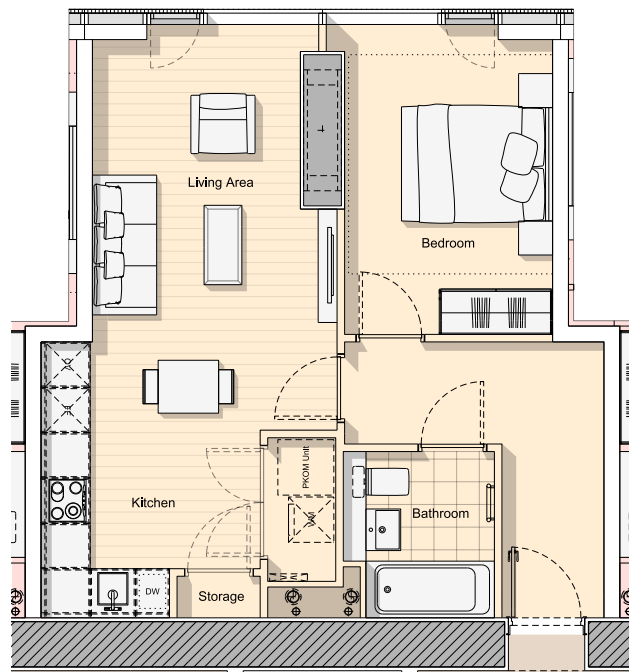
Typical Residential Level- Type 2



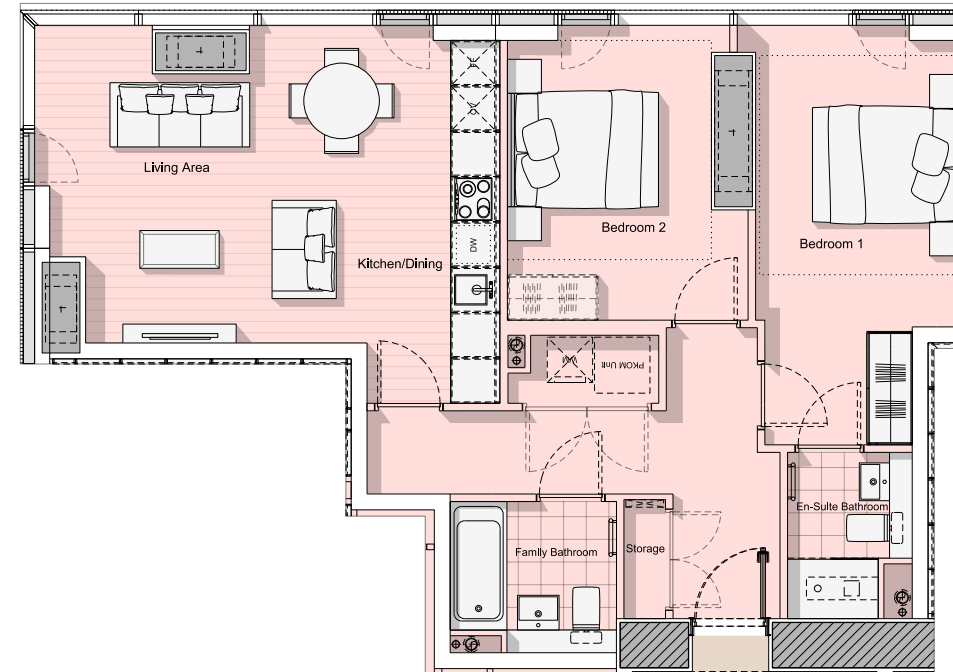
Typical Residential Level- Type 3



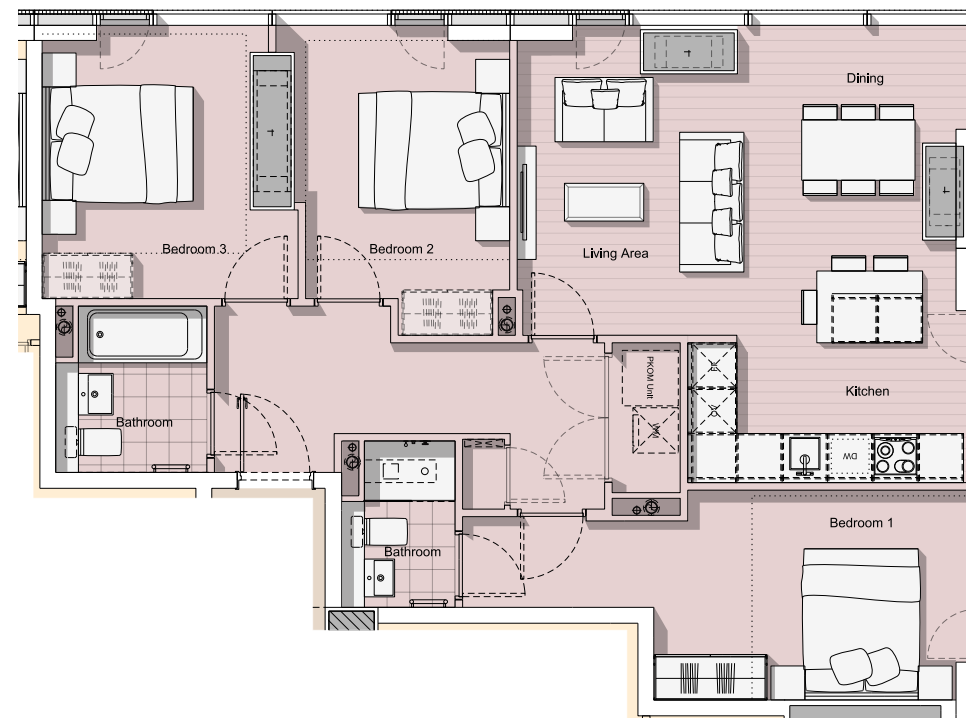
Level 66 Residential - Penthouse



Typical 1 Bed Apartment - 51.4 Sqm



Typical 2 Bed Apartment - 73.5 Sqm



Typical 3 Bed Apartment - 89.5 Sqm

4.7 Apartment Layouts

The residential apartments have been designed to meet and in some cases exceed Manchester's Emerging Space Area Standards defined in the Manchester City Council Residential Quality Guidance 2017 (RQG).

The layouts shown demonstrate the range of apartment layouts on the more typical floor plates, these are representative of the well planned and generously proportioned apartment layouts provided throughout the scheme. The GIA of the apartments are outlined below. Further details of all the apartment types and sizes can be found in the accompanying plan drawings.

10% of all residential units have been designed for future adaptation to accessible units, ensuring Building Regulations M4(2) compliance and Design for Access 2 (DFA2) wherever possible.

PROPOSED SIZES

1B - 2P

Gross Internal Area: 51.4 sqm
Built-in Storage: 2.31 sqm

2B - 4P - TYP A

Gross Internal Area: 73.5 sqm
Built-in Storage: 2.63 sqm

3B - 5P

Gross Internal Area: 89.5 sqm
Built-in storage: 2.51 sqm

MANCHESTER'S EMERGING SPACE STANDARDS

1B - 2P

Gross Internal Area: 50 sqm
Built in storage: 1.5 sqm

2B - 4P

Gross Internal Area: 70 sqm
Storage: 2.0 sqm

3B - 5P

Gross Internal Area: 86 sqm
Built in storage: 2.5 sqm

4.8 External Appearance

4.8.1 Introduction

The massing and formal composition of the building has been explained together with the manner in which it has been articulated in section 4.2. This section of the Design and Access Statement extends this explanation to describe how the articulated massing is developed in detail to ultimately stand as an elegant and appropriate addition to the skyline.

The 2018 Framework defines that the prominent gateway location and the location of tall buildings demands high quality architectural solutions. Materials used must be durable with a long design life to ensure that a high quality design and finish is maintained.

4.8.2 Composition, Order and Hierarchy

To provide a formal rationale and structure to the external expression of the tower, a clear ordering device has been applied to the elevational treatment by defining three character zones; 'podium and office', 'tower' and 'lantern'.

In the podium and office buildings a more planar approach to surface and material application has been taken to accentuate the sweeping nature of the built form.

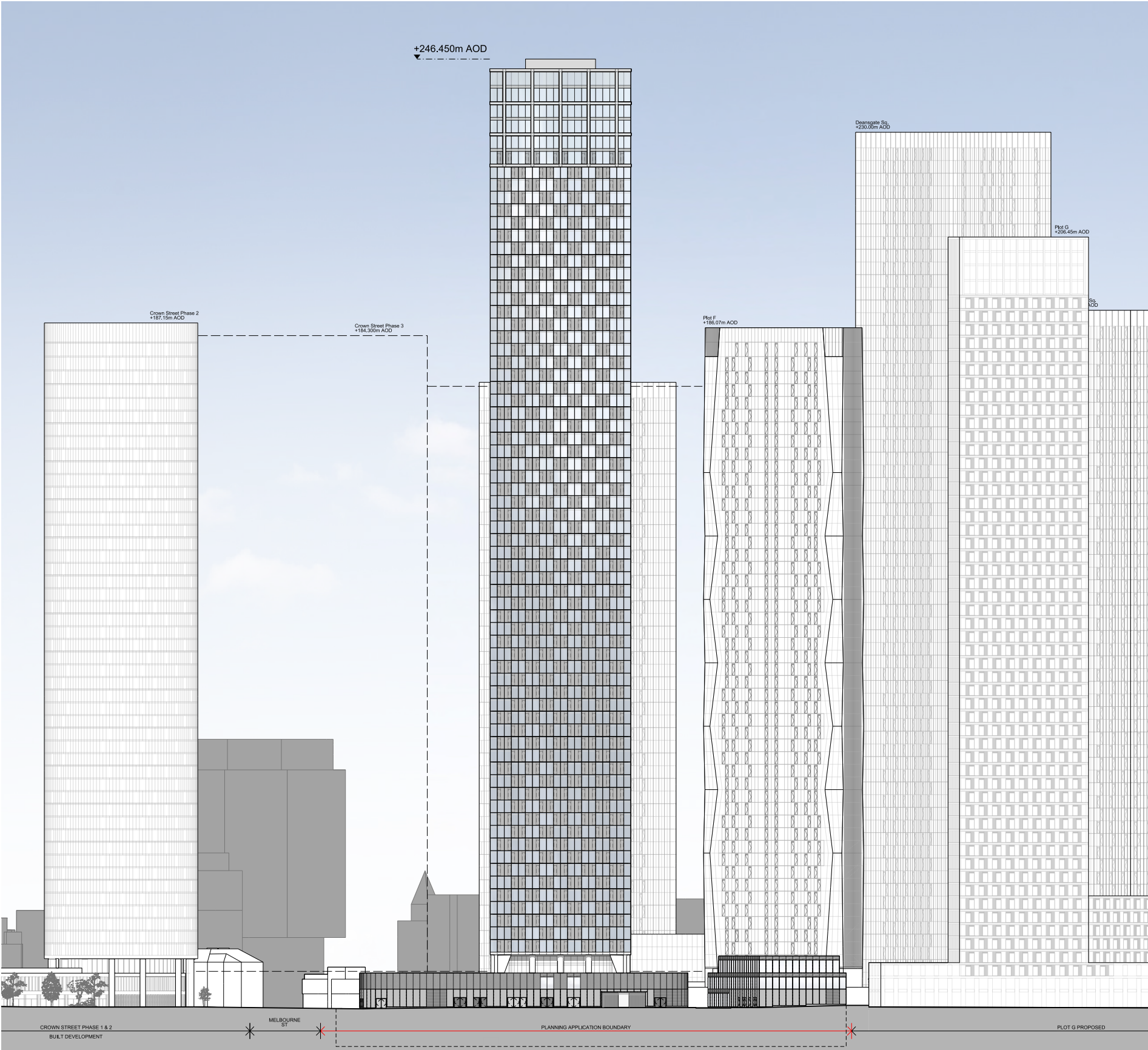
In contrast, the body of the tower features a finer grain, more suitably aligned to the residential scale. A subtle patchwork of texture is achieved through an alternating composition of facade elements.

Following the concept of the lighthouse, the building terminates with the 'lantern' - articulated by a super-grid, reminiscent of the lattice structures found adorning lighthouse lamp rooms.

When viewed collectively, the three zones work harmoniously together to reveal a well-considered and well-proportioned building.

4.8.3 Materiality, Tone and Detail

The material palette adopted has been conceived with the intent to complement the emerging context of the GJS Framework area. A selection of glazing, metalwork and brick materials has been made, similar to neighbouring developments, however these are composed in an alternative fashion that will create a clearly unique and striking identity for the Development. This is in keeping with the design ambitions of the 2018 Framework where it states that taller buildings are expected to be typically lighter weight in appearance and take reference from relationships with adjacent buildings. Aluminium with a silver tone and a dark grey brick have been selected following a thorough analysis of precedent and a review of multiple samples.



South elevation



View west along Great Jackson Street from Crown Street Phase III plaza



View west from Jackson Crescent

4.9 Podium & Office

4.9.1 Introduction

The facade approaches described here encompass both the residential podium and office buildings. A consistent approach to the treatment of their elevations has been taken in order to realise a holistic and harmonious strategy across the full extent of the development site. Individual identity and sense of address for each building has been achieved through the consideration of the massing strategy.

Within the combined approach to the facade design a distinction has been drawn between different elevations. Each of the façades has been directly influenced by its specific situation, defined by its immediate context and internal function. These are broadly identified as the public-facing Great Jackson Street frontage, and the Mancunian Way elevation.

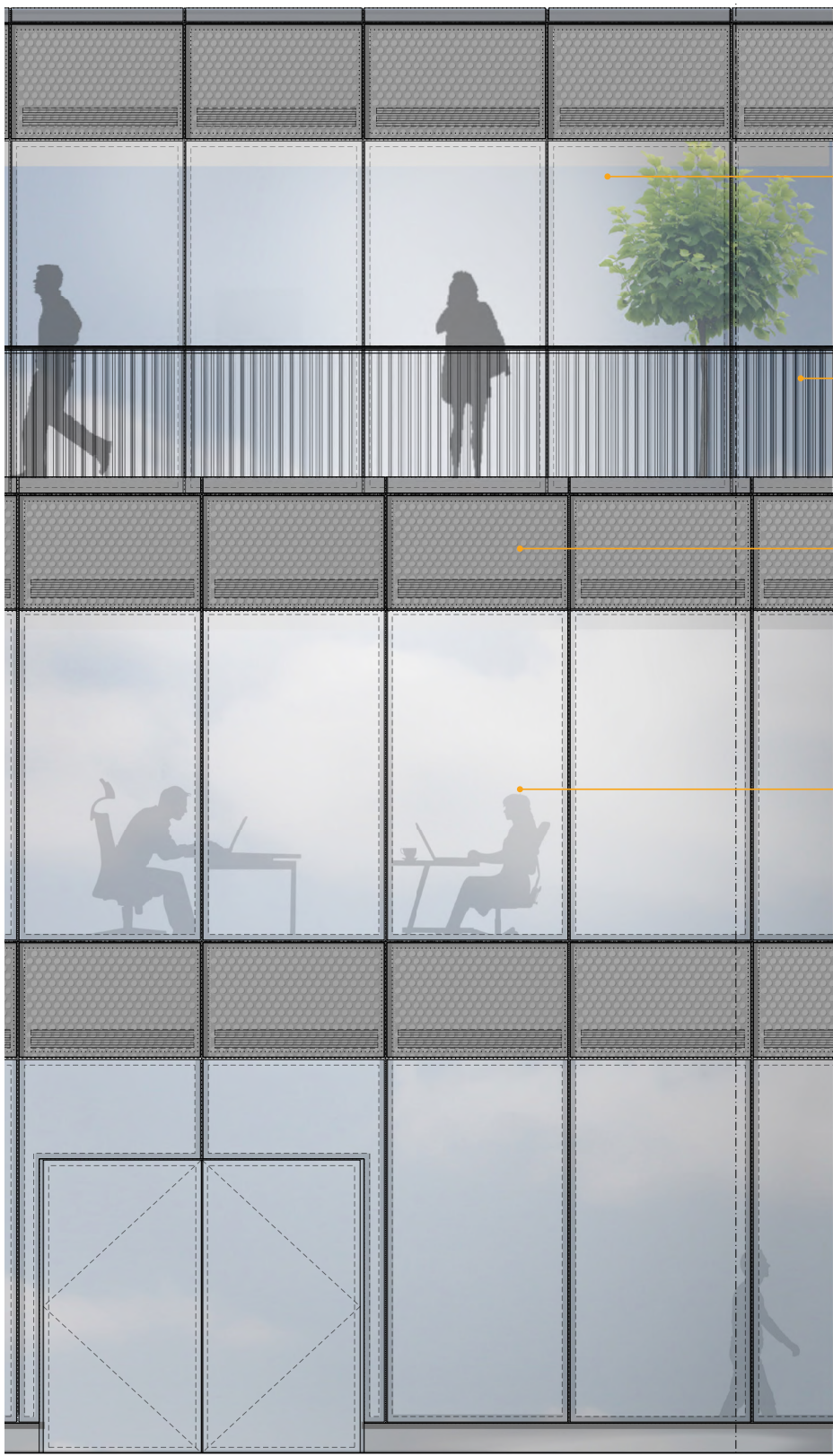
4.9.2 Great Jackson Street Frontage

As the main public frontage and facade to the entrance lobby spaces for the office, restaurant and residential building the Great Jackson Street elevation is fully glazed. The generous double height spaces in the podium are showcased, and diffuse northern daylight is allowed to fill the areas within. The curves in the building geometry are purposefully shallow to allow the faceted application of vision units to maintain an elegant curved appearance. The glazing system is uncapped to maintain this sleek aesthetic.

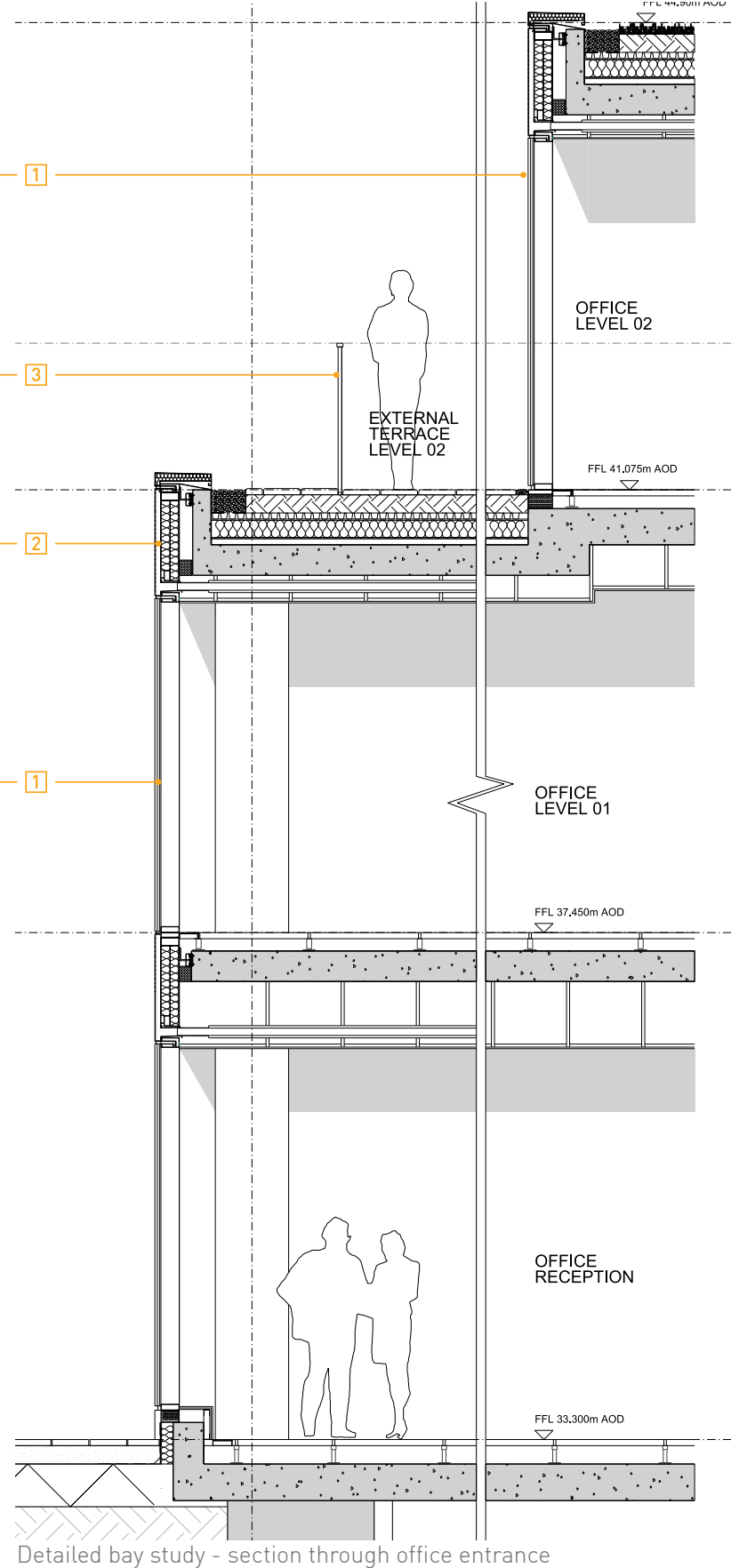
The balustrade to the accessible rooftop terrace on the office is set back from the building edge to limit its visibility from street level and promote the continuous single surface expression across both the podium and office.

Material Key

- 1 Clear, full height vision unit, uncapped
- 2 Perforated aluminium panel, horizontal spandrel masking floor slab edge and ventilation behind
Finish - Dark grey
- 3 Hand railing



Detailed bay study - office north elevation



Detailed bay study - section through office entrance



View west along Great Jackson Street

4.9.3 Mancunian Way Elevation

Contrasting the treatment along the Great Jackson Street and Melbourne Street frontages, the Mancunian Way elevation has a material palette largely consisting of dark grey brickwork (with integrated dark grey louvred panels for ventilation where necessary) and perforated aluminium panels. At Level 01 this is punctuated with full-height vision units as appropriate for the internal arrangements - typically residential amenity and back-of-house spaces.

The brick is expressed as a series of panels, articulated with a recessed vertical joint between, following the rhythm of facade panels that is prevalent across the podium. On the residential podium insulated aluminium panels faced with a perforated metal - akin to those on the residential tower façades (see sub-section 4.10.1) - seamlessly transition into fully perforate screens to form the boundary of the Level 01 external terrace.

The materials have been chosen for their textural as well as visual qualities. It is acknowledged that despite not being the main building frontage this will still be highly visible from the Mancunian Way and Hulme bridge link.

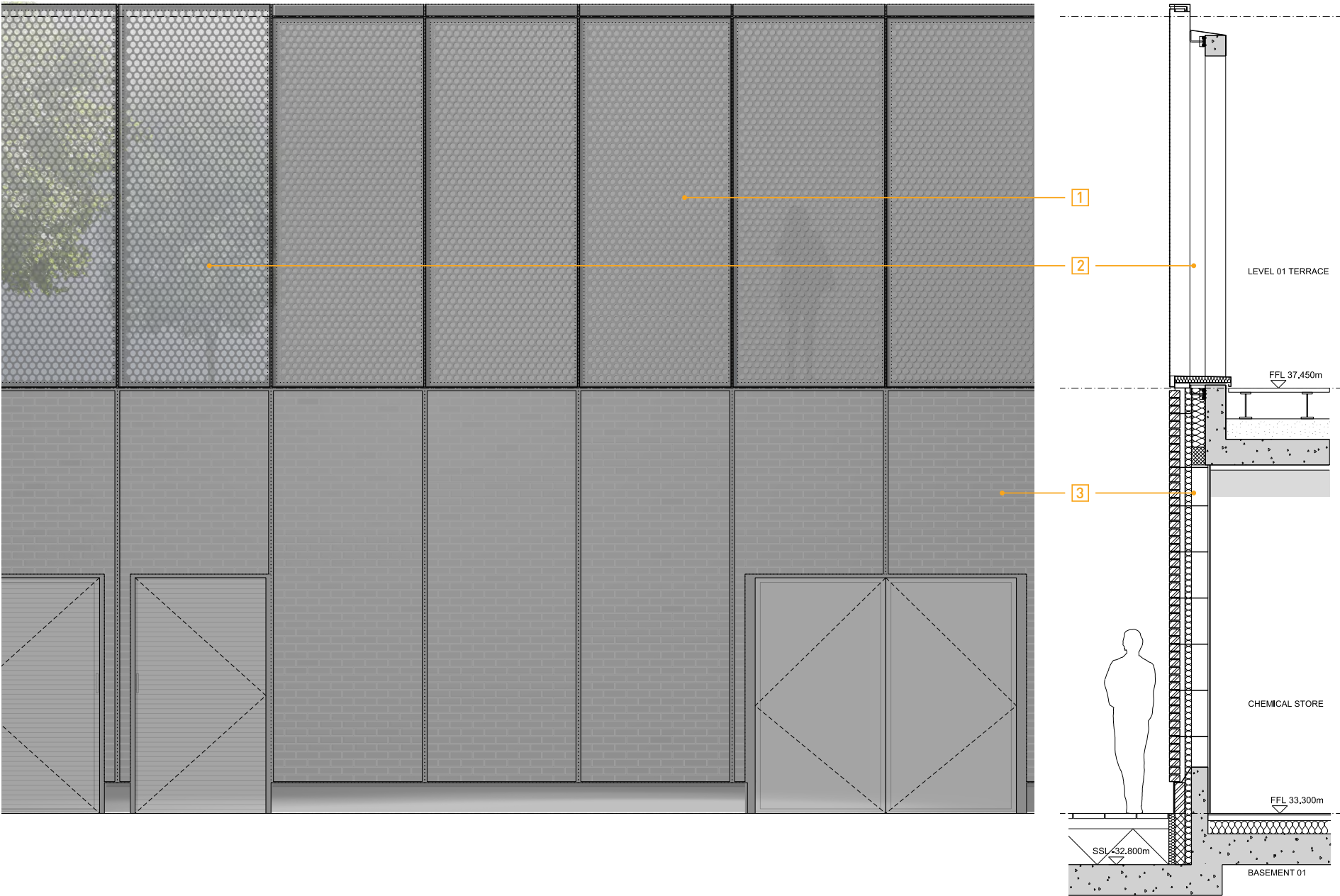
The choice of more robust and durable materials here has been informed by the heightened exposure of them to harsher active and environmental conditions associated with the servicing of the building and pollution from the Mancunian Way. Doing so will help ensure the façades endure and continue to look attractive far into the future.

Following a series of wind assessments, a perforated screen of approximately 7.8m high and 25.5m wide has been provided alongside the office building to mitigate any wind safety exceedances within the surroundings.

4.9.4 Detail

The materiality of the podium and office buildings, respectively, is summarised in these drawings submitted as part of the planning application:

- 10419-Z2-SHP-G251-DE-XX-B5D801 - (Detailed bay study - north elevation)
- 10419-Z2-SHP-G251-DE-XX-B5D802 - (Detailed bay study - south elevation)
- 10419-OB-SHP-G251-DE-XX-B5D801 - (Detailed bay study - north elevation)
- 10419-OB-SHP-G251-DE-XX-B5D802 - (Detailed bay study - west elevation)

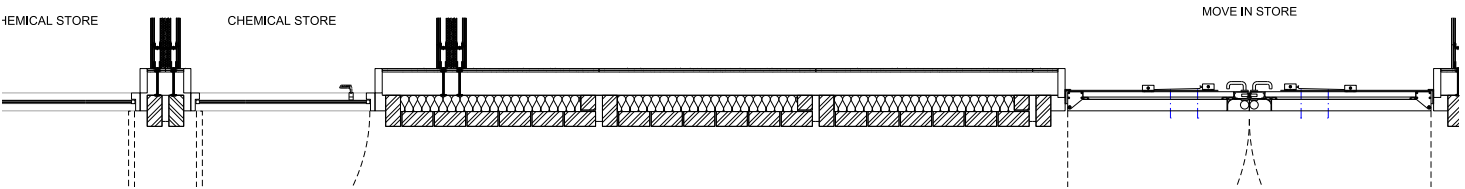


Detailed bay study - south elevation

Detailed bay study - section

Material Key

- 1 Perforated aluminium panel, solid behind
Finish - Dark grey
- 2 Perforated aluminium screen
Finish - Dark grey
- 3 Feature facing brickwork panel
Dark grey with matching mortar



Detailed bay study - ground floor plan



View east along Great Jackson Street

4.10 Tower

4.10.1 Design

The elevations of the main body of the tower are each expressed in the same way, with a chequerboard pattern formed by an alternating rhythm of opaque and vision units. This will be a unitised facade system.

All elements across the facade sit in a single uniform plane to emphasise the crisp, smooth appearance of the form. The glazing spans the full height of each storey, keeping the joints between panels minimal to further enforce this purity of form.

The opaque facade panels are conceived as an insulated panel with an integrated, full-height openable rapid vent door for purge and natural ventilation of the accommodation within. This component is faced with a singular perforated anodised aluminium screen providing visual continuity across the panel as well as protection while the rapid vent door is open. This screen also helps shield mechanical ventilation extracts from view, maintaining a cleaner expression. The composition of more reflective glass panels alongside subtly textured metalwork will help to create a dynamic, animated façade which will react to changing environmental conditions and appear different when seen from different viewpoints.

The width of each facade panel is equal, and have been coupled together to present a square format configuration, reflecting the square proportion of the tower plan in the vertical plane. The glazing units when combined provide generous windows for all habitable rooms within the Proposed Development.

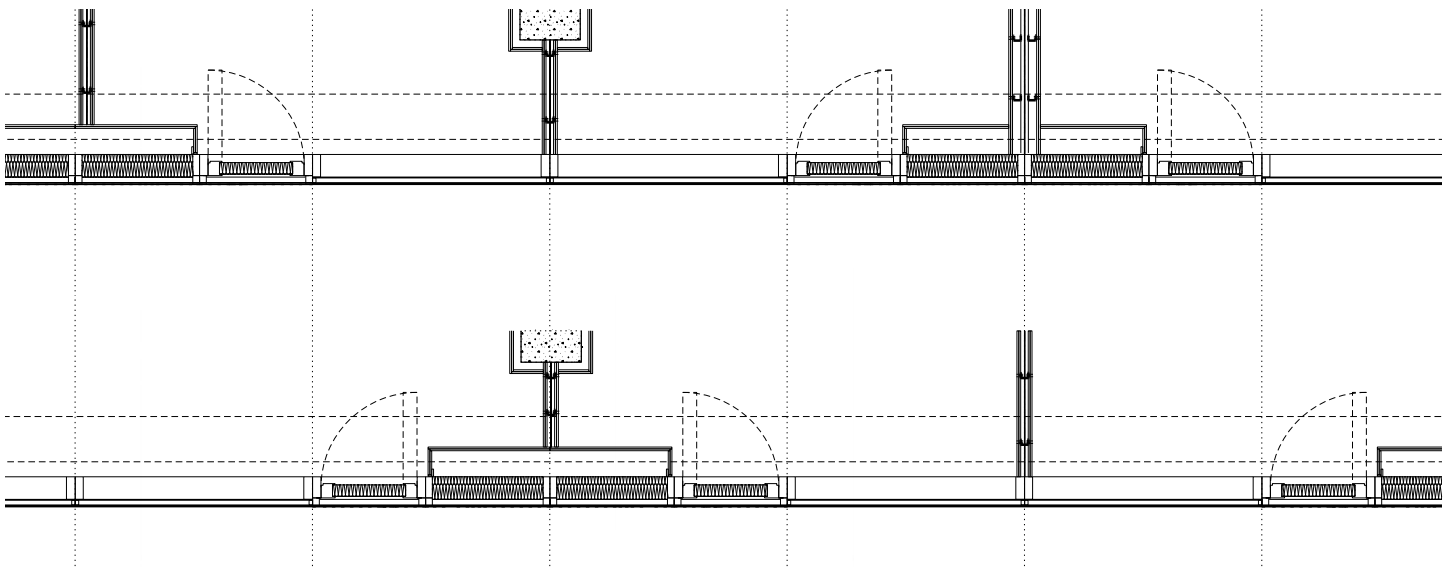
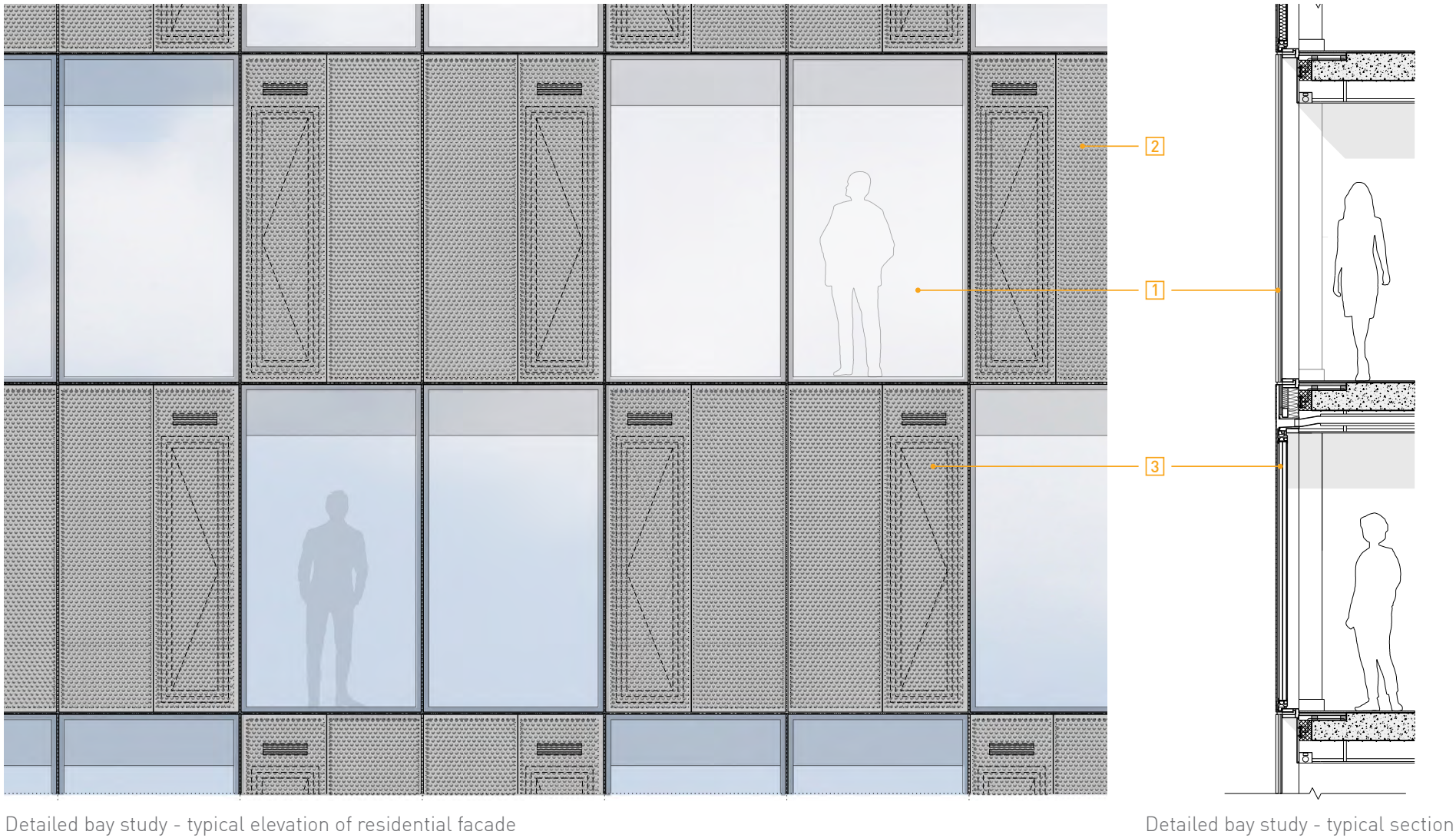
4.10.2 Detail

The materiality of the residential tower facades is summarised in this drawing submitted as part of the planning application:

10419-TD-SHP-G251-DE-XX-B5D801 - (Detailed bay study - tower elevation)

Material Key

- 1 Clear, full height vision unit
- 2 Perforated aluminium panel, solid behind
Finish - Natural Anodised, Silver
- 3 Perforated aluminium panel, solid openable purge vent behind
Finish - Natural Anodised, Silver



Detailed bay study - alternate facade plan types



Close-up view of typical residential level facade



Typical internal apartment view out



Up-view of residential tower

4.11 Lantern

4.11.1 Design

As the building rises and culminates in the 'lantern', the density of opaque panels greatly diminishes, in favour of greater expanses of glazing framed by a skeletal aluminium super-grid. This treatment envelops the crown of the building, promoting the concept of the beacon when viewed externally, but also delivering uninterrupted, distant views across Manchester from the residential amenity spaces and restaurant within.

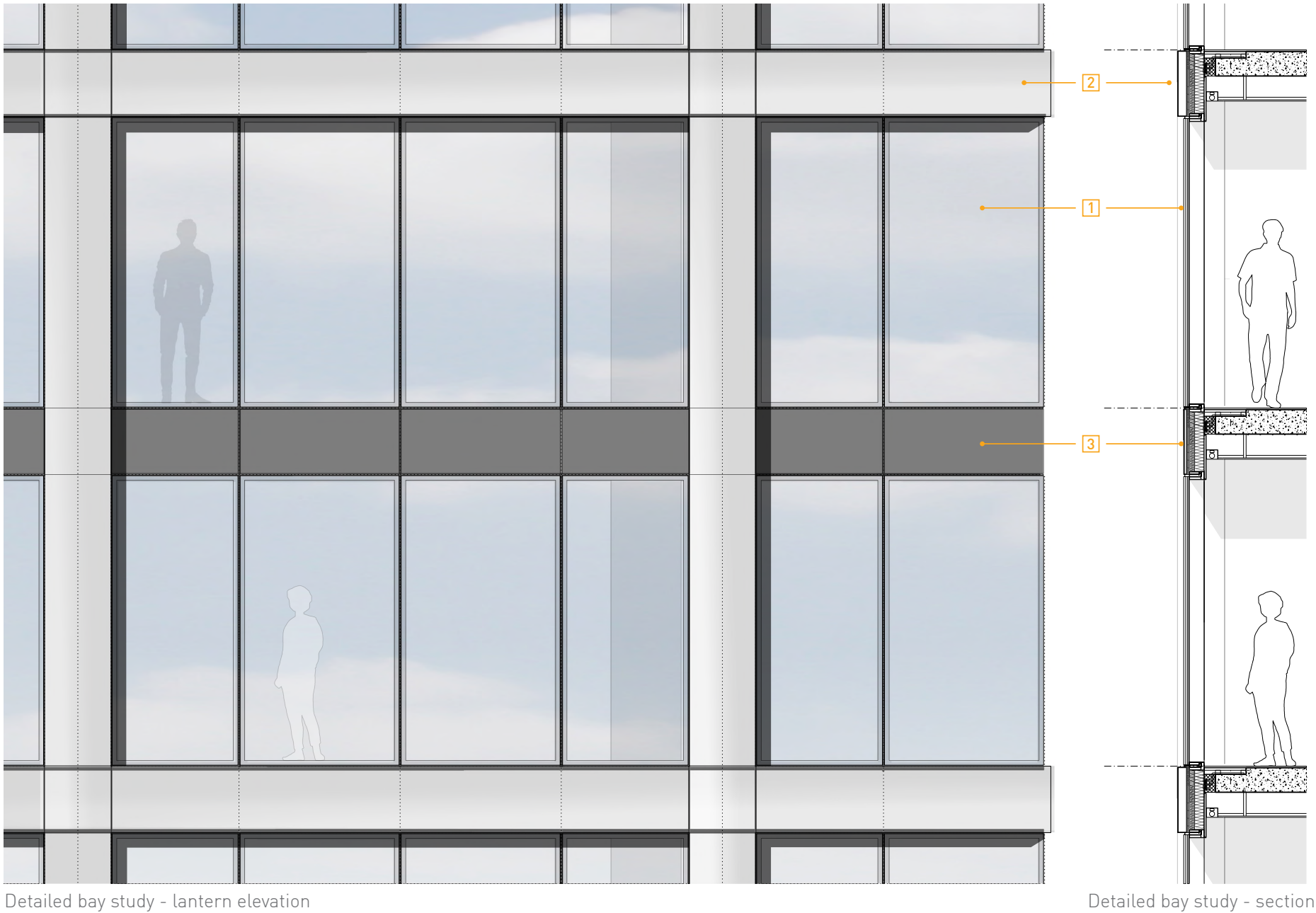
The expressed grid proportions follow the same square format as the rest of the building, albeit on a grander scale with each bay spanning a double storey height and over 6m across. An symmetrical arrangement of 3 x 6 modules encapsulate the penthouse, amenity and restaurant levels as well as the parapet screen at roof.

The material and colour of the expressed grid is to match the metal panels in the body of the tower for a seamless transition. As a result the continuous soaring nature of the tower is not at all compromised.

4.11.2 Detail

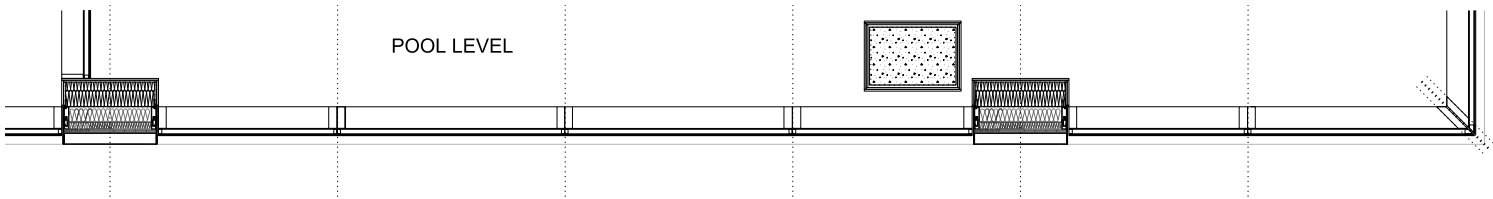
The materiality of the lantern facades is summarised in this drawing submitted as part of the planning application:

10419-TD-SHP-G251-DE-XX-B5D802 - (Detailed bay study - lantern elevation)



Detailed bay study - lantern elevation

Detailed bay study - section



Detailed bay study - typical plan

Material Key

- 1 Clear, full height vision unit
- 2 Profiled aluminium framing panel
Finish - Natural Anodised, Silver
- 3 Aluminium horizontal spandrel panel
Finish - Anodised, Dark grey



4.12 Landscaping

This Section provides a brief overview of the landscape and public realm strategy. Further detail is provided in the Landscape Design Statement (PR-TPM-G710-RP-GRD-4175 501).

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. The proposals for Plot D are located at the entrance to Manchester City Centre from Hulme in the south. The public realm is small in scale and is limited to the external envelope of the new buildings.

The focal point of the public realm is located at the junction between Melbourne Street and Great Jackson Street where seating opportunities are proposed around a feature planter/raised edge that enables two large London Plane trees to be retained.

Principles established within the Great Jackson Street Development Framework and the Public Realm Guidance document will be followed for the landscape treatment surrounding the Proposed Development. The design of the public realm looks to provide a seamless transition with the wider areas of the Great Jackson Street Masterplan. This includes a continuation of high quality material palette and street furniture.

Street trees around the periphery will add human scale to the streets and structural planting is proposed to the other site boundaries to integrate the development within the wider landscape and context.



Hard Landscape Palette



Graphic Visualisation of the Core Public Realm



Soft Landscape Palette

GENERAL NOTES

1. This drawing is the copyright of TPM Landscape Ltd and cannot be reproduced in any form without the consent of the company.
2. This drawing is to be read in conjunction with detail landscape drawings, details and specification.
3. This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialist, Bills of Quantities and Specifications.
4. The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
5. The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
6. All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
7. All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
8. All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

REVISION NOTES

Rev	By	Description	Date
X5	DC	Great Jackson St drop off bays amended	17/04/23
X4	DC	Minor amends to client comments	03/04/23
X3	DC	Surfacing from Hulme bridge steps amended	28/03/23
X2	DC	Second Issue	20/03/23
X1	DC	First Issue	06/03/23

Client
Renaker Build Ltd
Project
Plot D, Manchester

Description
Ground Floor: Landscape General Arrangement
Status
For Planning

Scale @ A1
1:200
Drawn
DC
Checked
DC
Date
06.03.23
Drawing number
PR-TPM-G710-PL-GRD-4175 101
Revision
X5

tpm landscape
chartered landscape architects
address: 4th Floor Studio 10 Little Lever St Manchester M13 1HR
tel: 0161 235 0600 fax 0601 email info@tpmlandscape.co.uk

4.13 Environmental

A full suite of environmental technical assessments have been submitted with the planning application, including an Environmental Impact Assessment, details of which are provided within the Planning and Tall Building Statement and supporting documents.

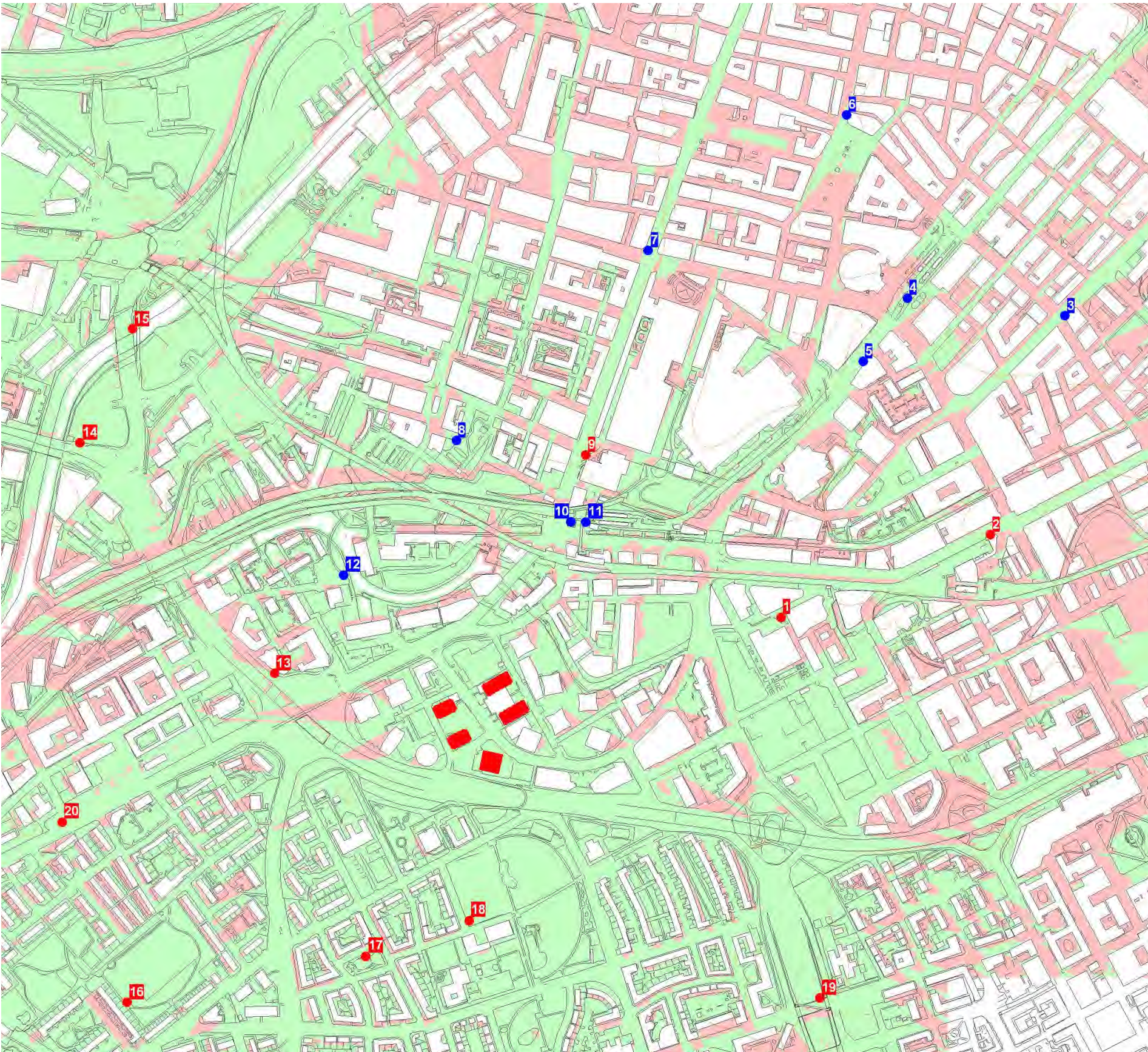
4.14 Townscape Impact

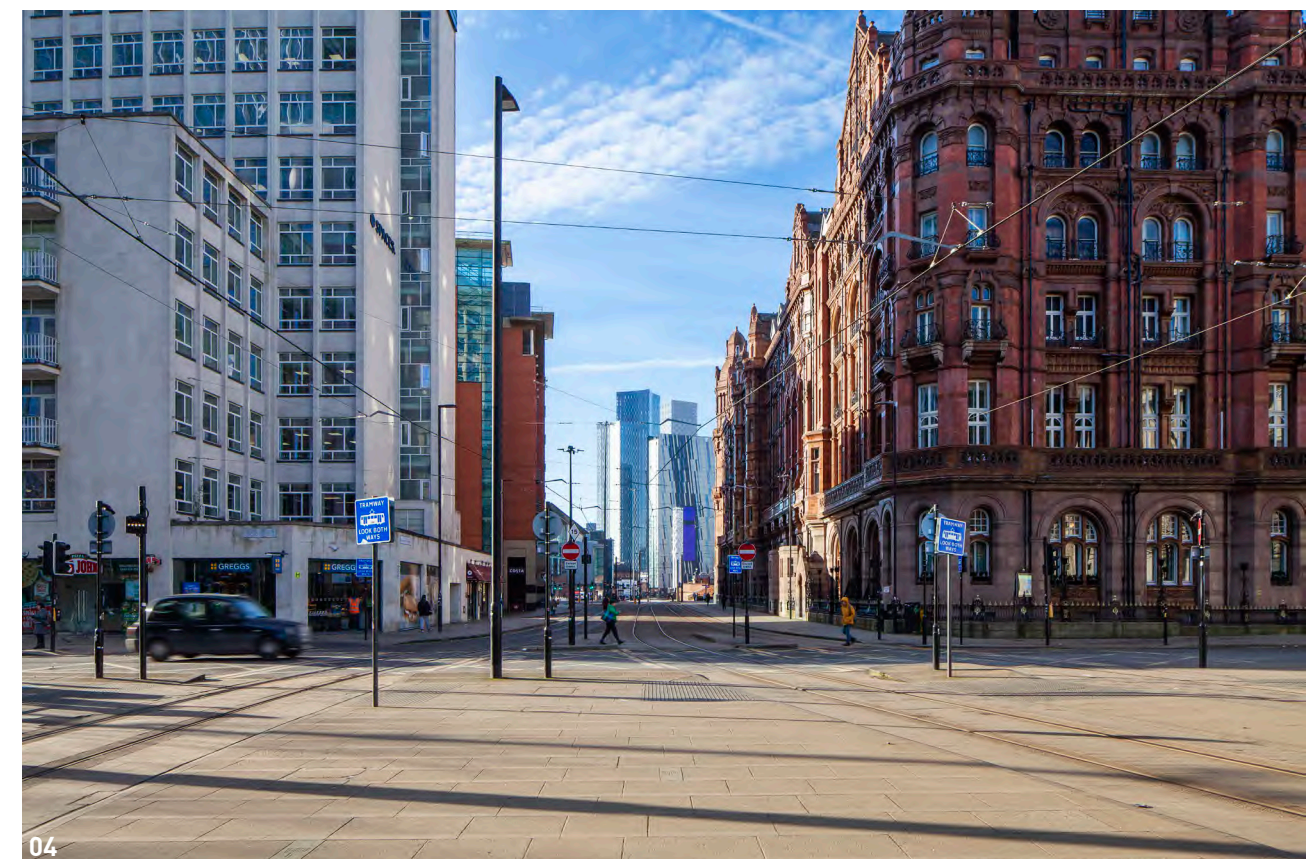
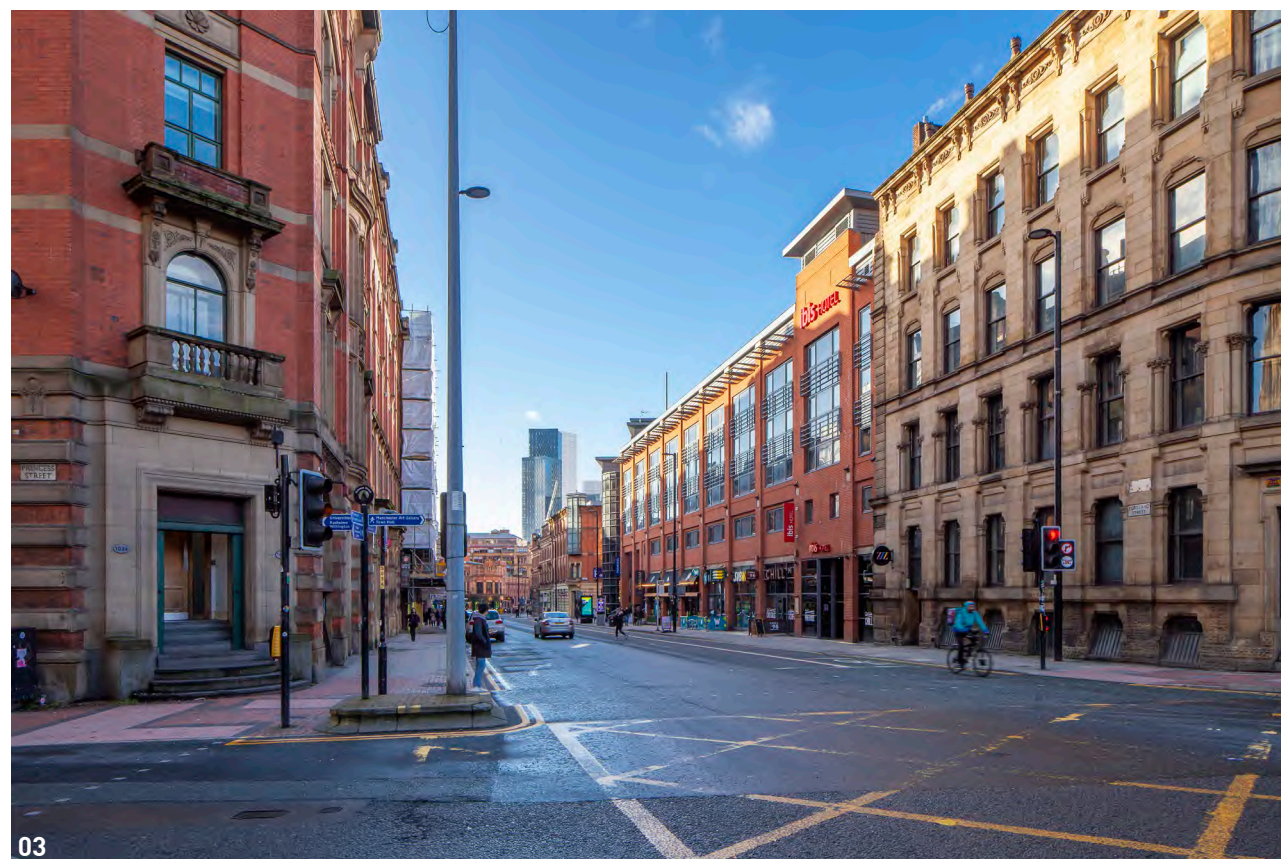
The architectural composition of the Proposed Development takes account of the impact of the buildings at both local level and within the context of the wider city centre and also takes into account both the current and emerging future context.

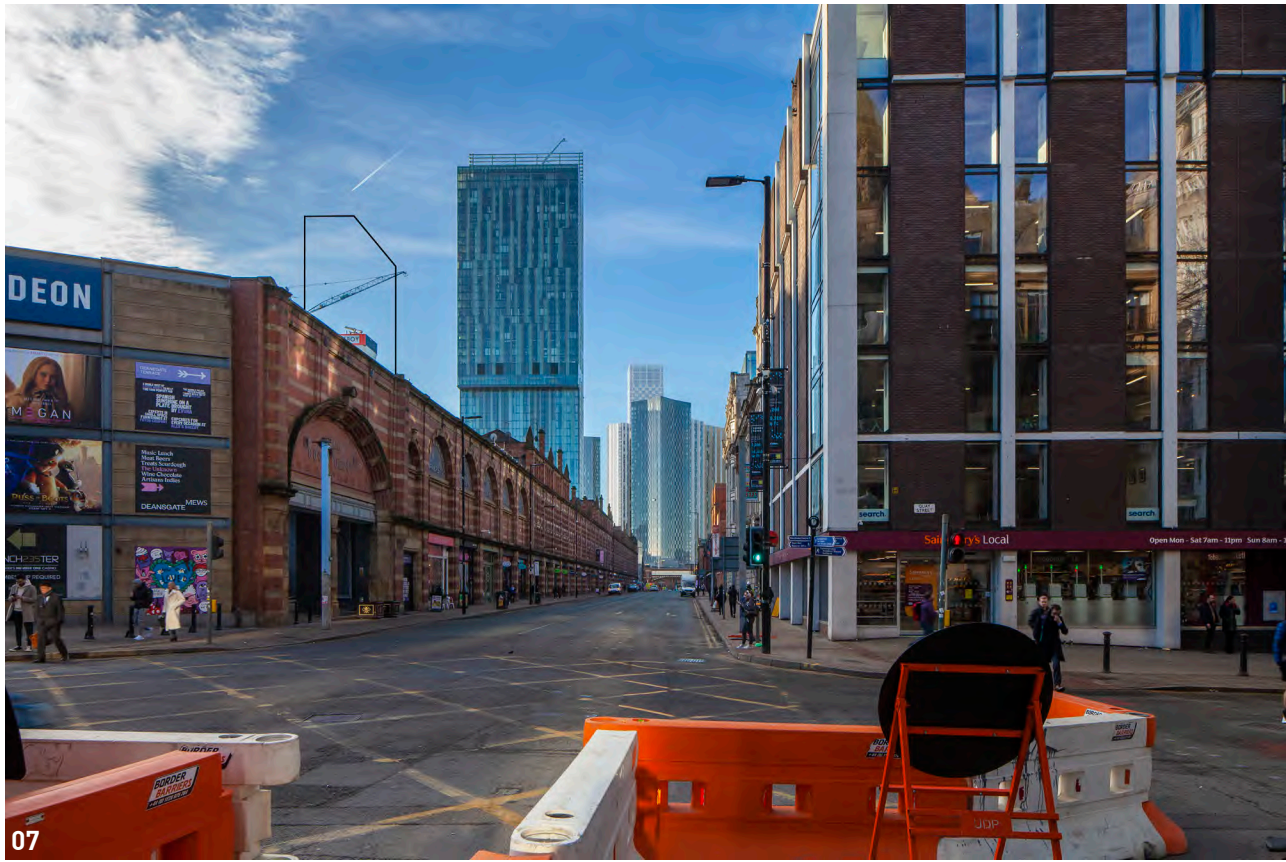
The scale and massing of the scheme has been designed to relate to, and connect with, both the immediate surroundings and also with due regard to the setting of and views to the city of Manchester.

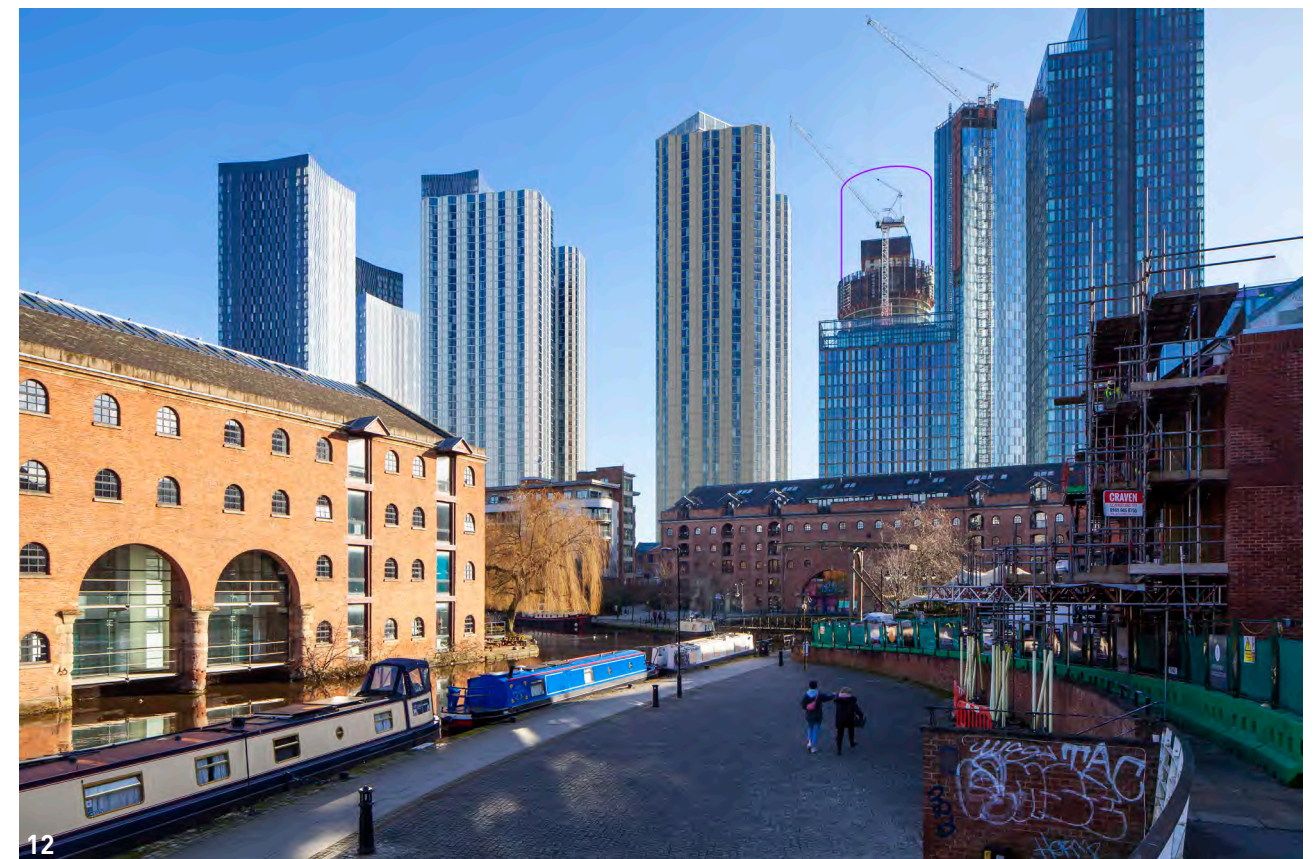
The impact of the proposals has been tested through engagement with Historic England and other key stakeholders, during which key views have been established. The impact of the development on townscape, visual impact and built heritage assets is included within the submitted Environmental Statement and discussed in the Planning and Tall Building Statement.

A summary of the views are included in the following pages.





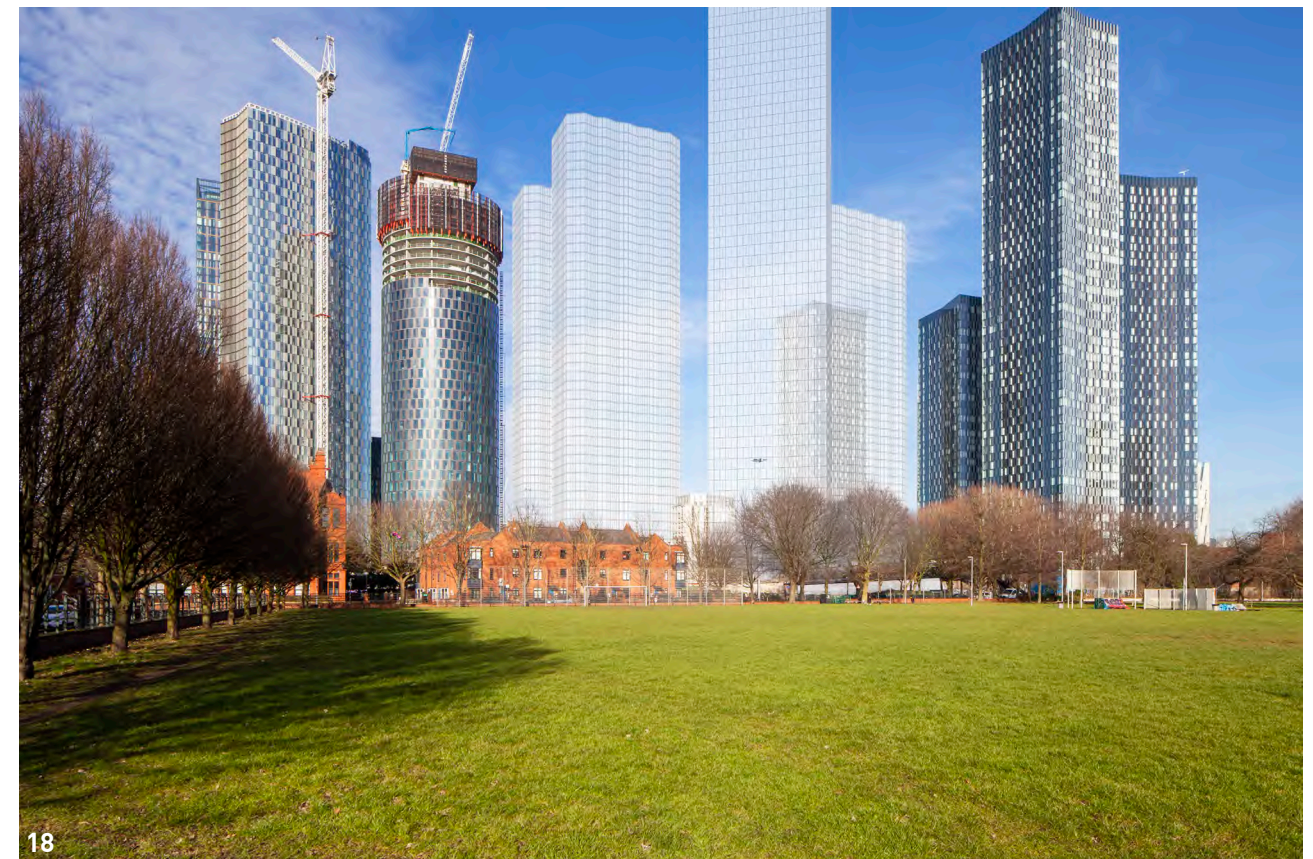




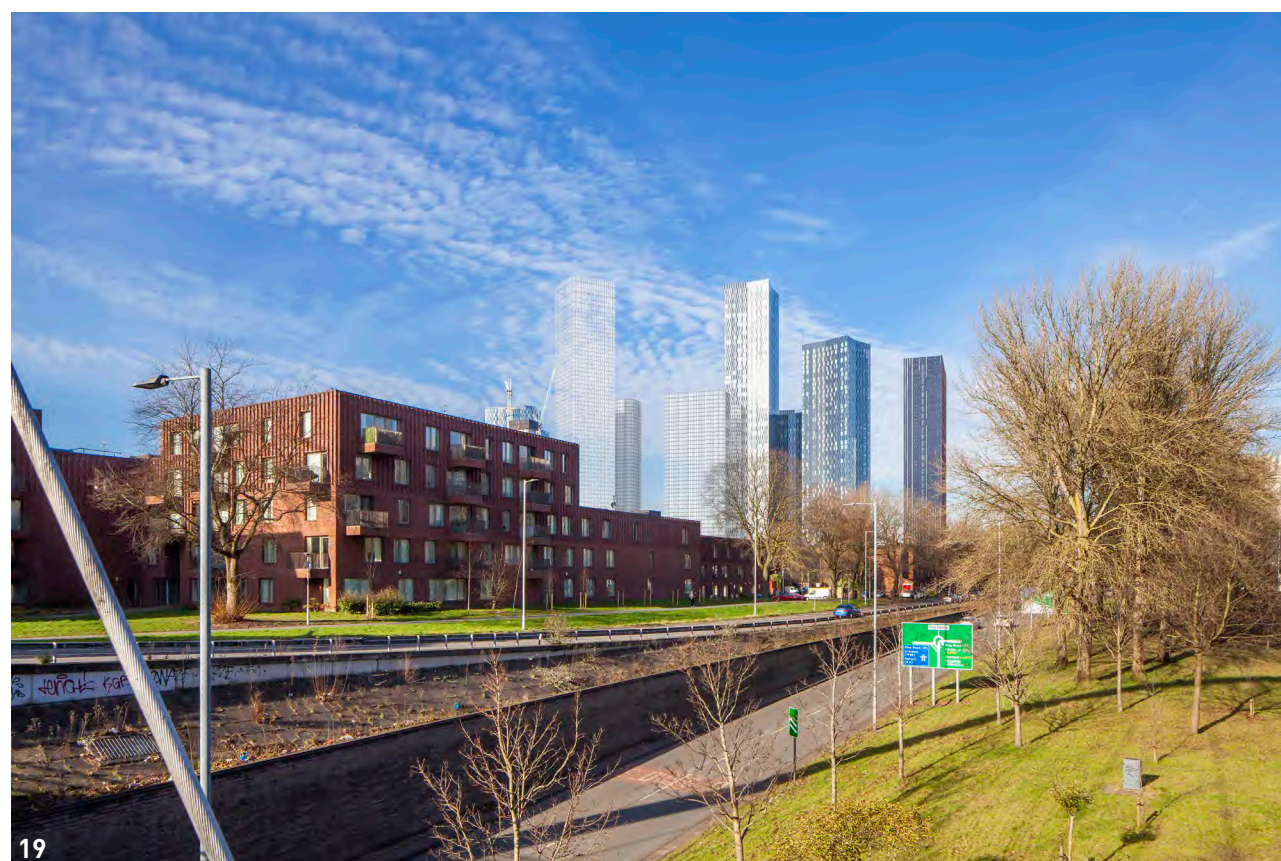




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5.0 Access

5.1 Wider Access

Overview

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

The design has been developed in consideration of national legislation. The considerations seek to avoid discrimination regardless of disability, age or gender. These cover the access within the new buildings and the public realm within the application site.

Access at Site Boundary

The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances (either to the office, restaurant, residential lobbies, and car parking entrance lobbies) can be accessed from flat and level approaches.

Circulation and Access to Primary Entrances

The clear width of all access routes from pavement to main entrances are at least 1500mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are either 'flat' (cross falls introduced for drainage only) will be set at no more than 1 in 21.

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

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

Reception Desk / Waiting Area / Entrance Lobbies

The main reception areas and concierge facilities are located at ground floor with self contained facilities.

Further detailed design will be undertaken with the end users to determine a suitable fit out and interior design for these spaces. Reception desks will include a low level desk area for wheelchair users. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places in line with statutory guidance. In addition, waiting areas and entrance lobbies will include some of the following;

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

Communal Stairs and Lifts including Lobbies

Communal stairs to all cores will be designed to comply with all appropriate Building Regulations. All buildings will be provided with a designated Fire Fighting lift which can be used at the Fire Officers discretion for wheelchair users in an evacuation event. There are wheelchair refuges with intercom access to the concierge provided to the car park stair and amenity floors.

Width of Internal Circulation Routes

All primary circulation corridors are minimum 1500mm wide. The layout of the apartments has been carefully considered to avoid facing front door apartment entrances wherever possible.

Internal Layout of Apartments

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

Emergency Egress

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

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

Fire Fighting Access

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

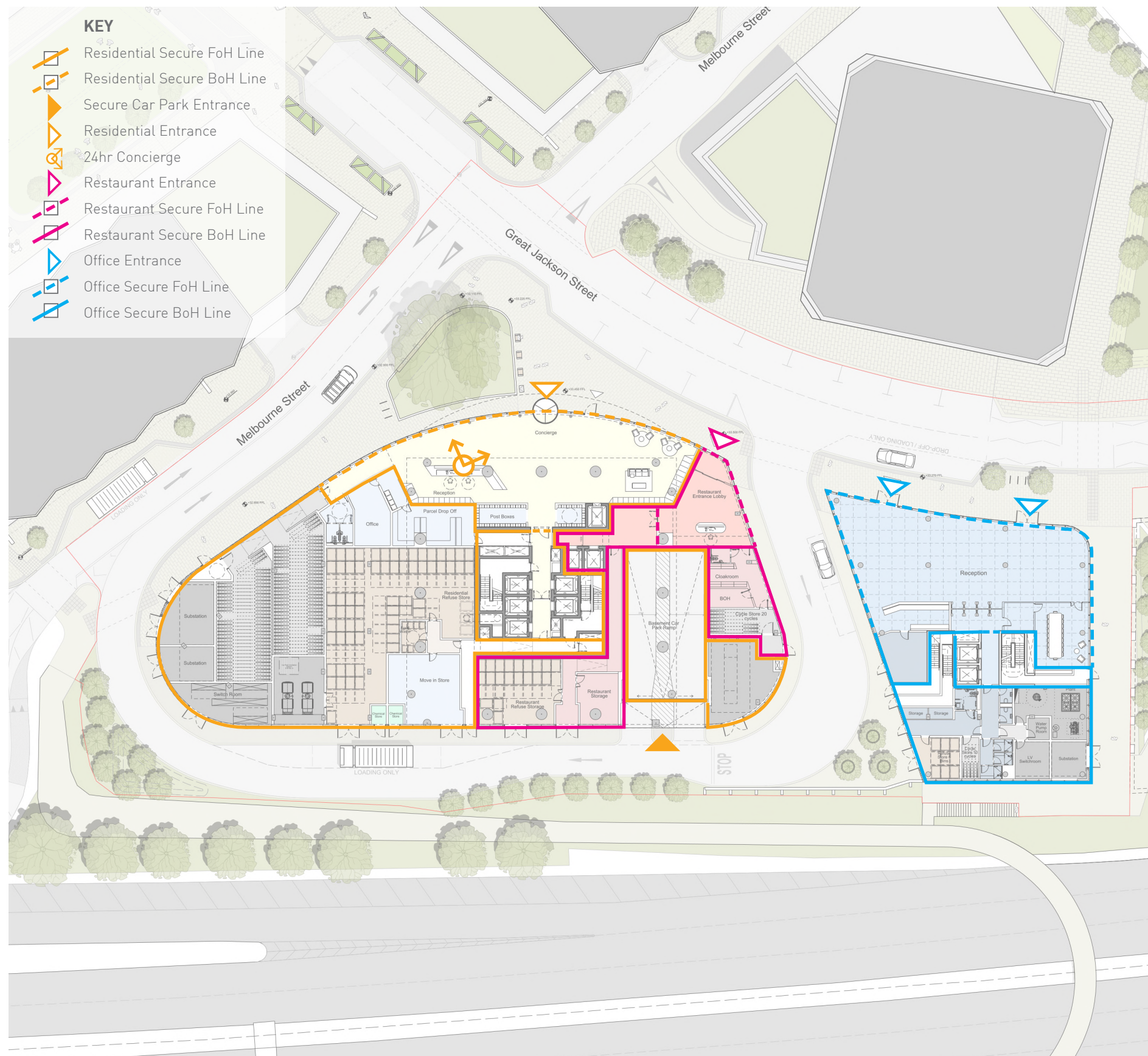
Accessible parking spaces

Accessible parking spaces are located at basement level 01. Accessible space provision has been calculated based on 5% of the total private parking provision.

MCC Design for Access 2

Consideration has also been given to the requirements of MCC Design for Access 2, albeit noting that this is guidance for public buildings and pre-dates the more recent equalities legislation and building regulations.

- Corridors and circulation spaces have been designed through an extensive iterative process in order to drive necessary efficiencies within the building to make it buildable and viable, and to meet the developers operational requirements.
- All corridors serving residential apartments are a minimum of 1500mm wide, exceeding the requirements of Part M.
- Due to the high rise nature of the building it was not possible for stairs to meet the DFA2 requirements. However two escape stairs are provided in each building, a measure which exceeds the required building regulations provision for a high rise residential building.
- Units have been designed for future adaptation to accessible units wherever possible.



5.2 Security

Greater Manchester Police

Greater Manchester Police liaison were consulted during the design process in order to review the scheme design in relation to security issues. This generated a useful discussion and a positive response to the proposed design.

The ground floor layout has been designed to maximise opportunities for passive surveillance of the public realm spaces. All the main residential, restaurant and office entrances are situated directly on Great Jackson Street which will be well lit and overlooked.

The development will benefit from 24 hour on-site concierge/management staff in each tower. The car park entrances will be provided with a security shutter / bi fold gate arrangement.

The ground floor layout provides good visibility to access routes and spaces. Entrances will be well lit and the development will incorporate CCTV.

A Crime Impact Statement has been produced by GMP in relation to the Proposed Development containing useful recommendations to inform the process of design development.

5.3 Management

Management Appraisal

A supplementary Management Evaluation has been prepared by Zenith Property Management; ARMA accredited Management Agents specialising in large city centre residential schemes and is included within the Appendices.

The report identifies the scheme has been designed such that an effective management structure is in place from day-one and is able to provide a high-quality resident experience, meeting the expectations and challenges that are common to large residential developments.

The appraisal concludes that the proposed scheme and its management facilities will be well placed to deliver a comprehensive service to future residents and visitors. The design anticipates and accounts for the operational needs of the management team and will ensure that a robust service is delivered to the resident as the ultimate end user.

5.4 Servicing

This section of the Design and Access Statement is supported by a Travel Plan and Transport Statement submitted as part of the application.

5.4.1 Transport Connections

The Site is within easy walking distance of the central retail and commercial districts of Manchester city centre. The site benefits from being closely linked to Deansgate Railway Station and Deansgate-Castlefield Metrolink Stop. Bus stops are located close by on Chester Road.

5.4.2 Tower and Office Servicing

Large service vehicles (e.g. refuse collections) - (A)

Refuse vehicles, large scale goods deliveries, removals etc will utilise a dedicated loading bay to the rear of the development. This is accessed via the service road which runs alongside the Mancunian Way and is entered from Great Jackson Street. This is a one-way road and exits onto Melbourne Street returning to Great Jackson Street.

Small service vehicles (Deliveries) - (B)

Smaller vehicles; daily delivery vans etc, will be able to use a small loading area to the front of the building along Great Jackson Street, making deliveries directly to the concierge.

Taxi - (C)

A taxi drop off for the tower is located on the southern side of Great Jackson Street, adjacent to the concierge and restaurant entrances.

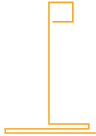
Cars / Parking - (D)

Car park access is from the service road. Vehicles will enter this road from Great Jackson Street and continue south before turning right onto the car park ramp. As this road will operate as a one-way road, egress from the car park will be through a right-hand turn and cars will exit onto Melbourne Street.

Office Visitors - (E)

Space for two visitors parking spaces are provided alongside the service road between the residential podium and office building.

These principles are illustrated on the plan overleaf.



5.5 Waste Management Strategy

5.5.1 Introduction

MCC have published guidance on the design and management of buildings to produce waste management strategies that maximise the amount of waste that is recycled.

To achieve high recycling rates, it states that all refuse should be separated at source and stored off the highway in purpose built stores minimising the distance to collection thus the opportunity for spillage.

The residential waste forecast has informed the strategy and the completion of the proforma. This provides a Waste & Servicing Strategy for the Phase 3 development incorporating 1 large residential tower and 1 small office building.

It is concluded that the waste management and refuse collection strategy proposed is appropriate for this scale of development and that servicing and waste collection can be undertaken in an efficient manner, in line with Manchester City Council Guidance GD04.

Residential	Residential			
				No. apts x 0.43m2
	Apartments	642 no.		276.06
	Weekly Forecast/ Apartment	110 L / week		
	TOTAL Waste	70,620 L / week		
	Waste Recycling %		Litres/ Week	1100L Eurobins
	General Refuse	50%	35310	32.10
	Organic	2%	1412	1.28
	Paper/Card	24%	16949	15.41
	Plastic/ Metal / Glass	24%	16949	15.41
	Total Eurobins	100%	70,620	64.20
	Eurobin provision			
	Ground			65
			TOTAL	65
	Refuse store area			
Commercial - Office	Ground			276
			TOTAL	276
	Office			
				Gross area / 1000m2
	Office Gross Floorspace	2056 m2		2.056
	Weekly Forecast/1000 m2	2600 L / week		
	TOTAL Waste	5,346 L / week		
	Waste Recycling %		Litres/ Week	1100L Eurobins
	General Refuse	50%	2673	2.43
	Organic	2%	107	0.10
	Paper/Card	24%	1283	1.17
	Plastic/ Metal / Glass	24%	1283	1.17
	Total Eurobins	100%	5,346	4.86
	Eurobin provision			
	Ground			6
			TOTAL	6
Commercial - Restaurant	Restaurant			
				Dining spaces / 20
	Dining Spaces	288 no.		14.4
	Weekly Forecast/20 dining spaces	1500 L / week		
	TOTAL Waste	21,600 L / week		
	Waste Recycling %		Litres/ Week	1100L Eurobins
	General Refuse	50%	10800	9.82
	Organic	2%	432	0.39
	Paper/Card	24%	5184	4.71
	Plastic/ Metal / Glass	24%	5184	4.71
	Total Eurobins	100%	21,600	19.64
	Eurobin provision			
	Ground			20
			TOTAL	20

Appendix E Proforma for Planning Applications



Planning Application – Waste Management Strategy

Planning Application Number: TBC
Date Submitted: March 2023

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	N/A
Pulpable Recycling	140 / 240	1 x wheeled bin	N/A
Mixed Recycling	140 / 240	1 x wheeled bin	N/A
Garden Waste	140 / 240	1 x wheeled bin	N/A
Food Waste	23	1 x 23 litre caddy	N/A

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Yes - 276m ²

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Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste - Pulpable Recycling - Mixed Recycling - Food Waste - Industrial Waste -	Refer to calculations in section 5.5 of the Design and Access Statement.
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Has / will a contract be obtained with a licenced waste carrier? ☐

Mixed Use Developments

Are the stores for residential and commercial separate from each other? ☒

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Each apartment will be provided with 3no. bins which are colour coded to match the colours of the waste chute hopper. Residents will be given instructions on the use of the waste chute.
Waste chutes are accessible at every residential level via a lobby from the communal corridor.
The waste chutes will incorporate a tri-separator located at the bottom of the chute to separate the different waste streams.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The refuse stores are shown in the accompanying drawings in section 5.5 of the Design and Access Statement.

Ensure all bins in the store are accessible	☒	NOTE 1
Ensure recycling facilities are as easy to access as general refuse	☒	

NOTE 1: The refuse stores are not accessed directly by residents (other than the food waste store), but will be accessed by management and operational staff. Residential access will typically only be to the waste chute.

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Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - Refuse stores will incorporate mechanical ventilation
Hygiene - The floor and walls of the refuse stores will be constructed and finished in materials that are impervious and easily cleaned. Overall waste management will be undertaken by the on-site staff / management company who would monitor the cleanliness on a regular basis, and would ensure that all areas of the site are kept clean.

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

The on-site staff / management company will ensure that bins are presented on the roadside ready for collection and will return the bins to the bin store immediately after collection has taken place. This would be under the direction of the building general manager.
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Please ensure that you have attached:

Detailed plans of waste stores	☒	NOTE 2
Location plans showing stores	☒	
Location plans showing the proposed collection point and the route the collection vehicle will take	☒	NOTE 3

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

NOTE 2: Refer to site layout and ground floor plans which accompany this application, and section 5.5 of the Design and Access Statement.

NOTE 3: Refer to section 5.4 and 5.5 of the Design and Access Statement, and the Transport Statement which accompanies the planning application.

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5.5.2 Bin Stores and Refuse Collection

Waste collection for Plot D will be supervised by the on-site building management team and involves bins being brought out immediately prior to collection and returned immediately after and to ensure areas are kept clean.

It is proposed that Residential Waste will be collected by the local Authority waste collection company. The waste from the ancillary Commercial accommodation will be collected by a licensed waste carrier in accordance with government legislation requiring the appropriate documentation to ensure that waste is disposed of in a hygienic and environmentally sustainable way.

5.5.3 Collection Frequency

Through correspondence with MCC’s Waste, Recycling & Street Cleansing Team, it has been agreed that waste will be collected on a weekly basis. General refuse would be collected each week and recycling would be collected each week but alternating streams, on a different day to keep the total number of bins collected at one time to a minimum. Therefore the expected weekly collection would be as follows:

Week 1

Day ‘x’ - General refuse
Day ‘y’ - Paper / Card + organic

Week 2

Day ‘x’ = General refuse
Day ‘y’ - Plastic / metal / glass

5.5.4 Residents’ Waste Strategy

Residents will benefit from three colour coded waste bins within each residential unit. The development will employ a waste chute system with an automated tri-separator located at the bottom of the chute to separate each different form of waste. There would therefore be three waste streams created, colour coded to assist management and compliance.

On all residential floors (04-66) there will be lobbied access to a waste chute from the main circulation core. The chute will incorporate a series of buttons relating to the type of recycling, allowing the tri-separator to deposit the waste in the correct bin in the store. The building management company will monitor the bins as they fill and replace with empty bins when required.

Following advice from Zenith Property Management - food waste will be bagged and brought to a purpose built bin store close to the lift core at ground level.

5.5.5 Bin Store Locations

Residential Bin Store Location

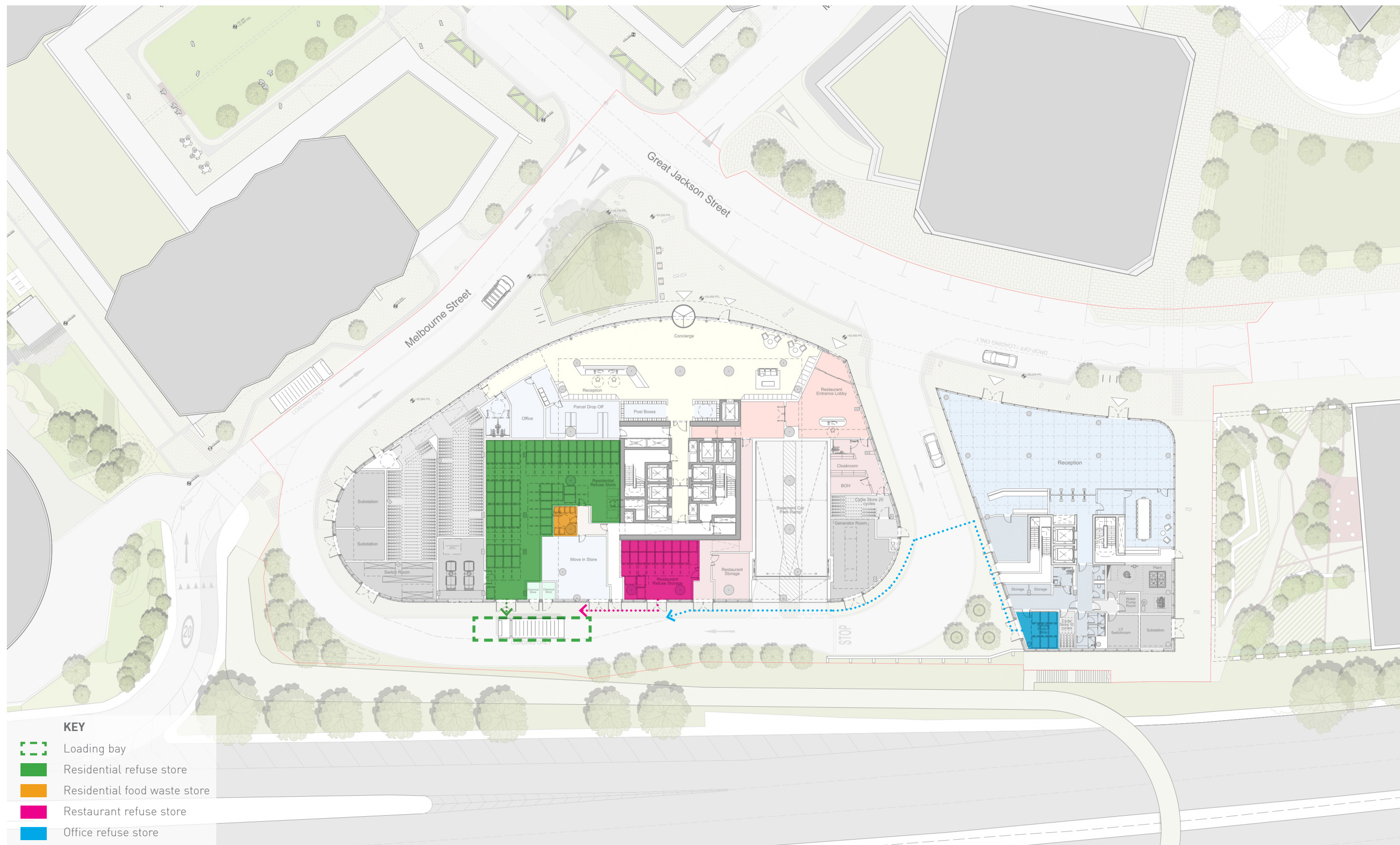
The refuse store opens out onto the loading bay along the service road providing straightforward access on collection day.

Office Bin Store Location

The refuse store opens out towards the service road providing straightforward access on collection day. The refuse store will benefit from natural ventilation through the building facade.

Restaurant Bin Store Location

The refuse store opens out onto the loading bay along the service road providing straightforward access on collection day.











simpsonhaugh

MANCHESTER Riverside, 4 Commercial Street, Manchester M15 4RQ, +44 (0)161 835 2345 | LONDON 5-8 Roberts Place, London EC1R 0BB +44 (0)20 7549 4000 | simpsonhaugh.com | mail@simpsonhaugh.com