simpsonhaugh

Crown Street, Phase 3 – Manchester

DESIGN & ACCESS STATEMENT | APRIL 2023

Z1-SHP-A180-RP-XX-B5D801 | REVISION X02

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1.0 Introduction

PURPOSE

This Design and Access Statement has been prepared by SimpsonHaugh in support of a full planning application for the development of a residential-led, mixed use development at Crown Street Phase 3 which forms part of the Great Jackson Street Regeneration Area.

The site is 1.09ha and is bound by Silvercroft Street, Crown Street Phase 2 development, Owen Street and Melbourne Street. Part of the Site is currently used as site compound for construction works on an adjacent development and a Marketing Suite. The other part of the site is cleared, however, previous to this, its established use was low rise industrial units.

PROJECT

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

- Erection of four residential buildings (Use Class C3) in total - two at 47-storeys and two at 51-storeys, providing a mix of 1, 2 and 3 bed properties.
- A two-storey colonnade surrounding new public square, with residential towers anchoring each corner of the square.
- Centralised landscaping made up of predominantly soft 'lawned' landscape space.
- Ground floor flexible commercial spaces (Use Class E) and / or drinking establishment (Use Class Sui Generis).
- A three-storey car park located at basement levels, with 483 car parking spaces and 1,746 cycle spaces, with access from Melbourne Street, Owen Street and Silvercroft Street.
- Servicing / loading bays proposed at each tower, except one tower which will have shared access with Plot F development.

NOTE Submitted at the same time as planning application for the Plot D development, environmental impacts have been considered together.

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 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.

1.1 Development Team

Design Team

Developer

Renaker Build Ltd

NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Architect

SimpsonHaugh

Riverside
4 Commercial St
Manchester
M15 4RQ

Planning Consultant

Deloitte

Hanover Building,
Corporation St,
Manchester
M4 4AH

Heritage Architect

Heritage Architecture Ltd

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

Structural Engineer

DP Squared

Suite 3, Unit 8
Pennine Industrial Park
Valley Road
Hebden Bridge
HX7 7BZ

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

REC Ltd

Osprey House
Pacific Quay
Broadway
Manchester
M50 2UE

Daylight & Sunlight

GIA

2 Commercial St
Manchester
M15 4RQ

Building Services

Futureserv

10 Oxford Court
Manchester
M2 3WQ

Landscape Architect

TPM Landscape

Studio 10
10 Little Lever Street
Manchester
M1 1HR

Transport

Curtins

17-19 Whitworth St. West
Manchester
M1 5WG

Sustainability

Element Sustainability

65A High Street
Tarporley
Cheshire
CW6 0DP

Ecology

ERAP

49a Manor Lane
Penwortham
Preston
Lancashire
PR1 0TA

Electronic Interference

Pager Power

South Suffolk Business Centre
Alexandra Road
Sudbury
Suffolk
CO10 2ZX

Fluid Dynamics

WSP

WSP House
70 Chancery Lane
London
WC2A 1AF

Fire Engineer

Tenos

1 St. Peter's Square
Manchester
M2 3DE

2.0 Site Context

2.1 Location

AREA

The Site is well placed strategically - located within the Great Jackson Street (GJS) Framework study area. Measuring approx 1.09ha the Site represents tremendous development potential.

The application Site is formed from three previously separate land ownerships, referred to as Plot C, Plot E and Gaddum House in the GJS SRF:

Plot C comprises approximately 0.85 acres of land, currently housing a marketing suite on part of the site and site cabins for the Phase 2 development site on the other. Bounded by Great Jackson Street to the east. Silvercroft Street to the north and Melbourne Street to the south.

Gaddum House is located to the north east of the Plot C site and measures approximately 0.15 acres. The Site is currently occupied by a three storey red brick building with a pitched roof. The Site sits on the corner of the junction of Silvercroft Street and Great Jackson Street.

Plot E comprises approximately 1.2 acres of brownfield land, bounded by Great Jackson Street to the West, Owen Street to the east, Plot B development site to the north and Plot F development site to the south.

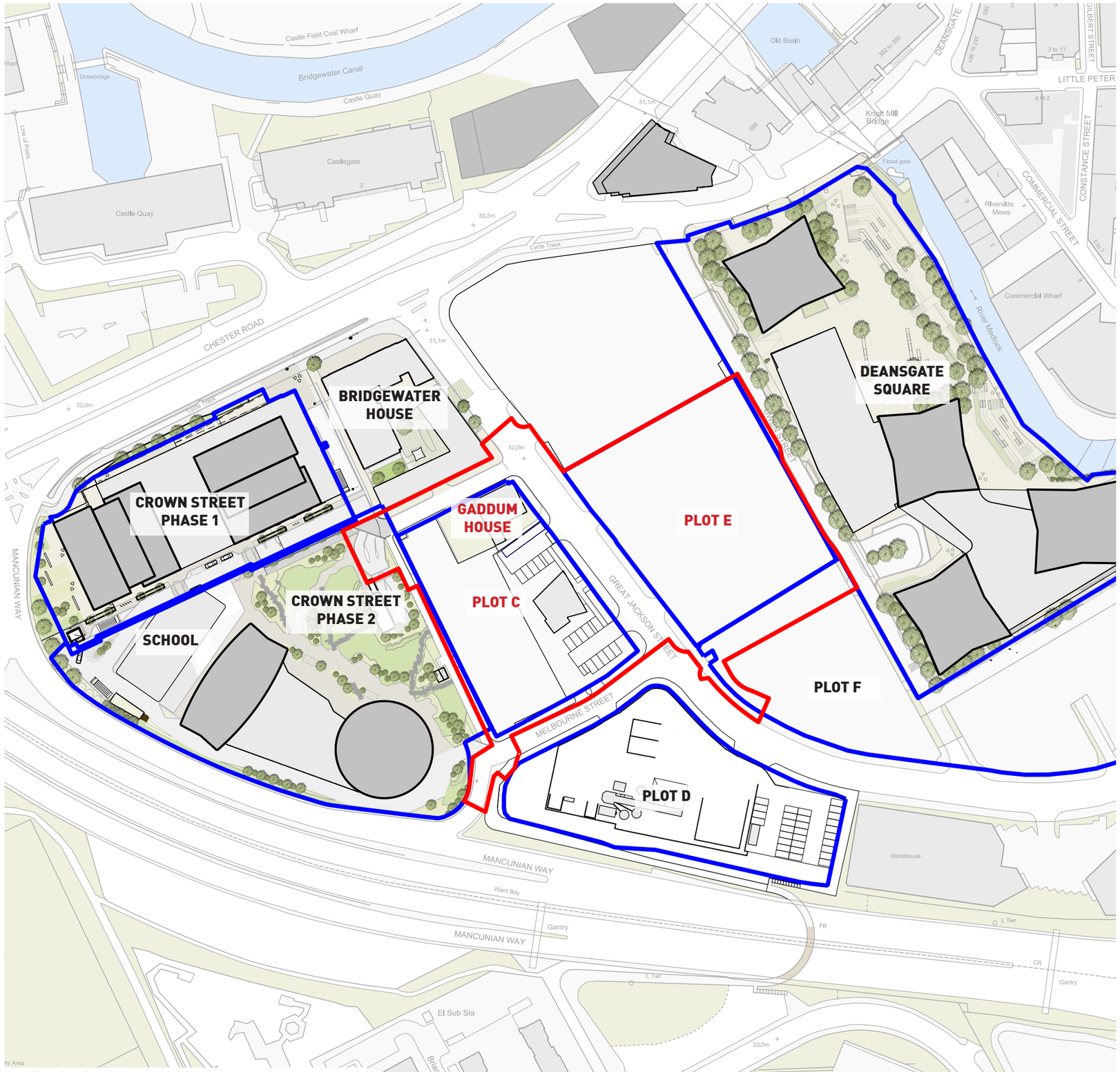
CONNECTIVITY

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. Connectivity between the sites currently is poor, Great Jackson Street cuts through the centre of the site. There are no linkages from Great Jackson Street through to Owen Street until the termination of Owen Street at the junction of Great Jackson Street.

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 Site History

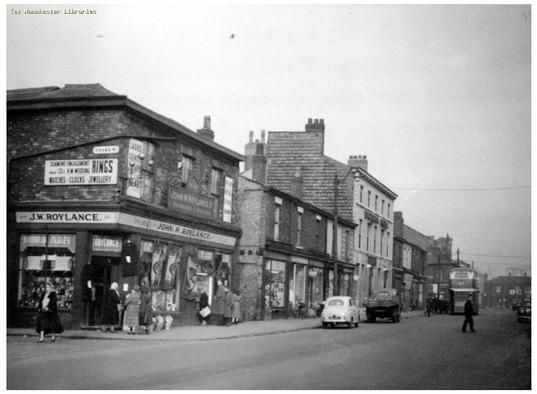
Until late in the 18th century the Great Jackson Street area was open land. A few Georgian villas stood on Chester Road which was already an important route into the city. The Great Jackson Street area was originally developed as part of the Hulme area and by the middle of the 19th Century most of it 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 buildings to the east, including the industrial sheds on the on the Plot E site took place in the early 1980's.

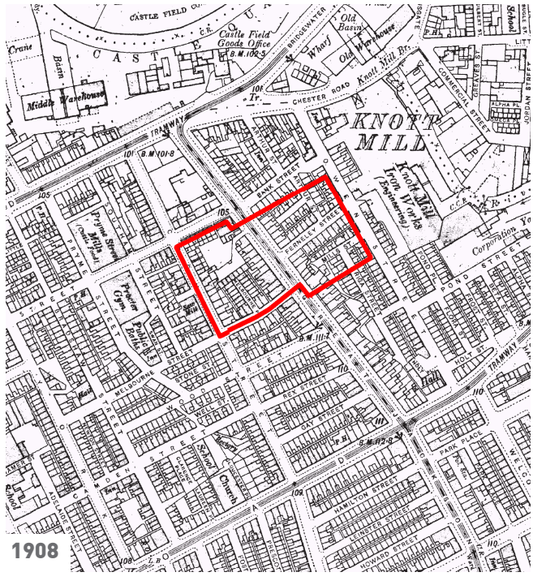
The Renaker Marketing suite was constructed on the Plot C site under a temporary planning consent (most recently in October 2020). The industrial sheds (illustrated on the 2007 aerial image) on the Plot E site were demolished in early 2023.

1922 - Hulme and Great Jackson Street

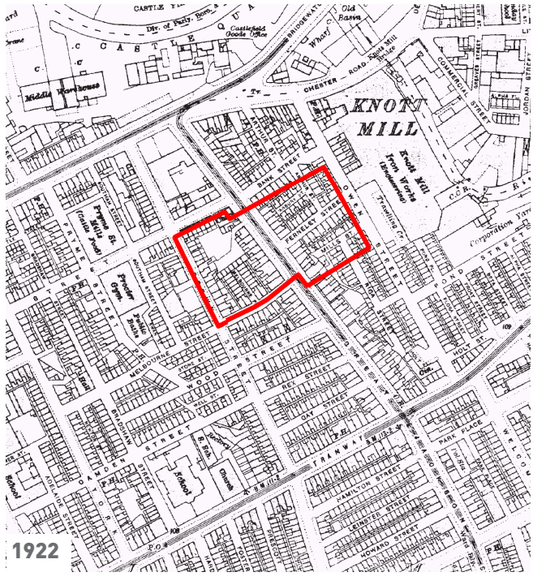


1954 - Crown Street to Great Jackson Street

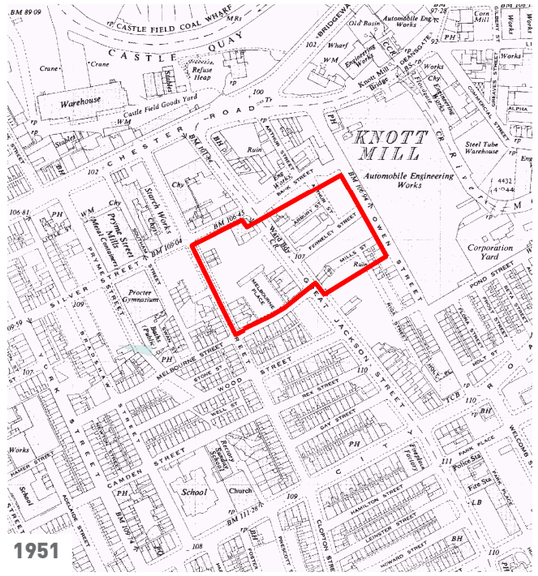
2007 - Great Jackson Street Area



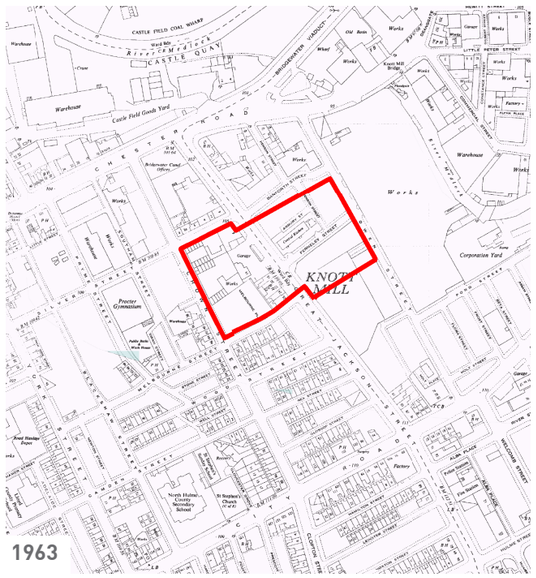
1908



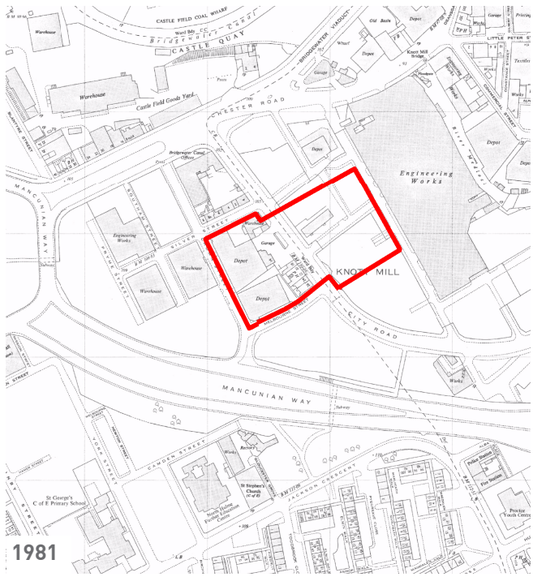
1922



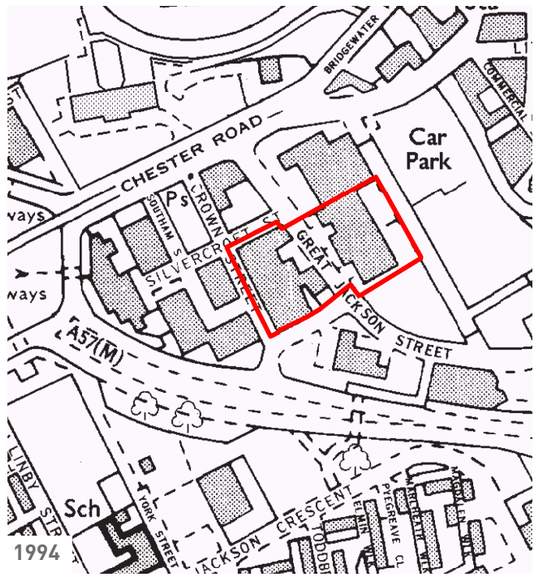
1951



1963



1981



1994

2.3 Surrounding Streets

The streets surrounding the Site have been previously characterised by a poor pedestrian environment, dead frontages and unwelcoming spaces. The environment currently acts as significant physical and psychological barrier to movement around this part of the city.

The environment is however rapidly improving through the recent completion of a number of projects including; Deansgate Square, Castle Wharf and Crown Street Phase 1.

Chester Road
A major arterial vehicular route in to the city centre, Chester Road is also a heavily used pedestrian and cycle route in to the city from the popular residential districts to the south of the city. The completion of Crown Street Phase 1 has created active frontage along Chester Road and the colonnade has formed an attractive covered public route.

Great Jackson Street
Running through the entire Great Jackson Street Framework area, this road 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'.

Silvercroft Street
Running parallel with Chester Road. Silvercroft Street is a tight cobbled street flanked by narrow pavements with palisade security fencing and surface car parking beyond. Currently provides access to the complete Crown Street Phase 1 development (Elizabeth Tower and Victoria Residence) and a secondary site access to the Crown Street Phase 2 construction site. Silvercroft Street also provides vehicular access to Bridgewater and Gaddum House. On the completion of Crown Steet Phase 2, Silvercroft Street will continue past the Phase 1 development to a turning head or private left turn to the Phase 2 service road.

Melbourne Street
Currently Melbourne Street provides access to the Crown Street Phase 2 development site and Plot D, Concrete Batching Plant. Connection from the Mancunian Way is temporarily closed. On the commencement of Plot F, Melbourne Street will continue east to a junction with Owen Street.

Owen Street
This street has been improved in recent years through the completion of the Deansgate Square development. The road has been resurfaced and new sections of hard landscaping completed. Commercial units from Deansgate Square provide active frontages to the southern edge of the street.

2.4 Heritage Context

CONSERVATION AREAS

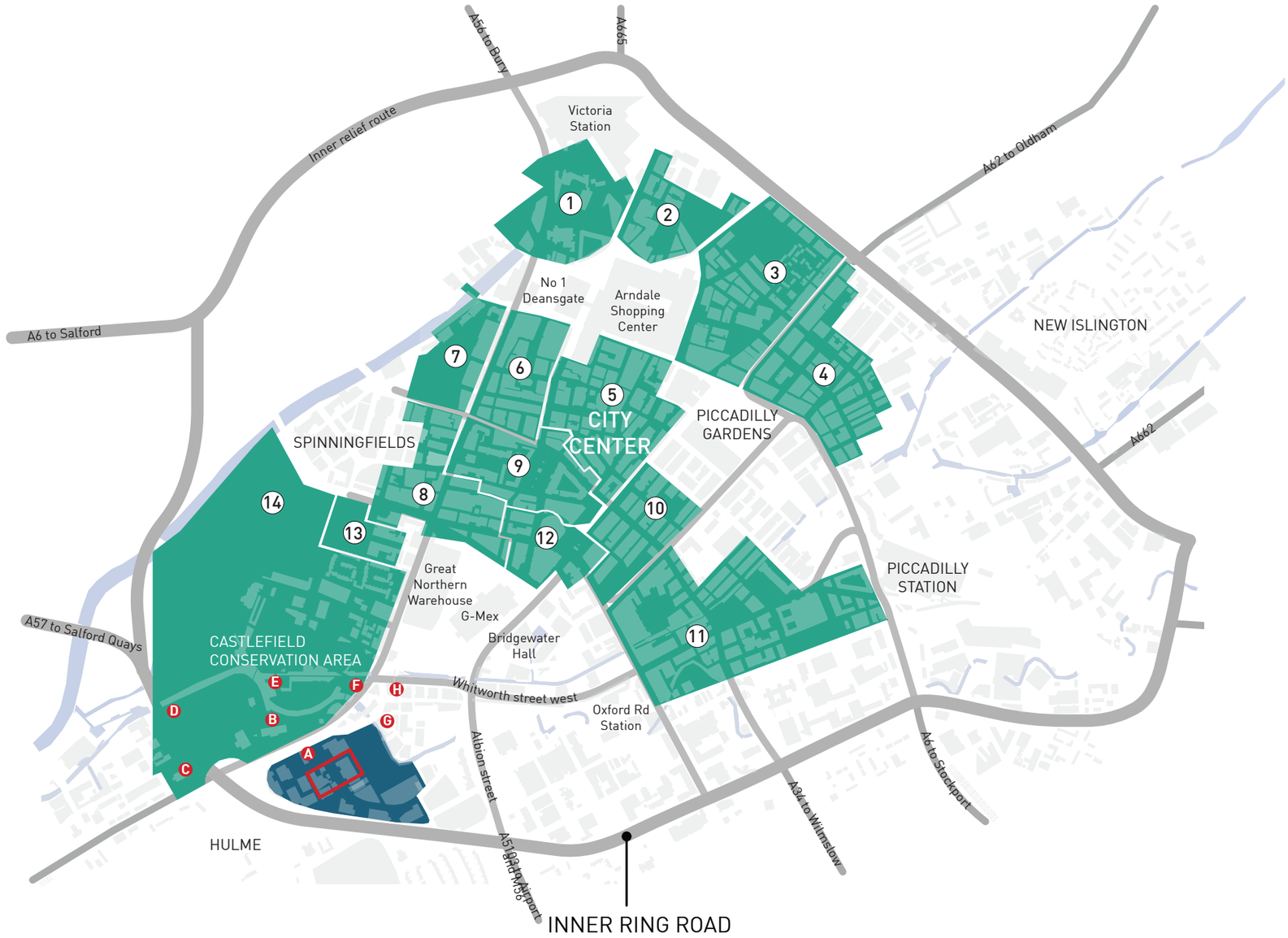
The Site is located to the southern boundary of the Castlefield Conservation Area. At present, the Castlefield Basin and Castlefield Conservation Area are disconnected in terms of character, spatial configuration and streetscape from the Great Jackson Street area. Chester Road functions as a physical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

The Conservation Area is a varied and multi-layered area of the city, and encompasses a large part of the south-west of the city centre. The Conservation Area's focus is primarily towards its south-eastern corner, across Chester Road from the Site, where the original canal basin and canalside warehouses are located. The conversion of these existing industrial buildings into residential and leisure premises since the 1980's, has created a dynamic and evolving place, where historic buildings sit alongside new development. It has also resulted in more connectivity between Castlefield and the rest of the city and surrounding areas. These changes have allowed greater public access and enjoyment of the industrial architecture and spaces of Castlefield.

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.

HERITAGE ASSETS

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.



CONSERVATION AREA

GREAT JACKSON SITE STUDY AREA

① CATHEDRAL
② SHUDEHILL
③ SMITHFIELDS
④ STEVENSON
⑤ UPPERKING STREET
⑥ STAAN'S SQUARE
⑦ PARSONAGE GARDENS
⑧ PETER STREET
⑨ ALBERT SQUARE
⑩ GEORGE
⑪ WHITWORTH
⑫ ST PETER'S SQUARE
⑬ ST JOHN STREET
⑭ CASTLEFIELD

LISTED BUILDINGS IN 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 KNOTT MILL BRIDGE	GRADE II
H	DEANSGATE STATION	GRADE II

2.5 Development Context

INTRODUCTION

Crown Street Phase 3 sits within the Great Jackson Street Strategic Regeneration Framework study area as part of development Plot C & Plot E.

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.

GREAT JACKSON STREET FRAMEWORK - 2018

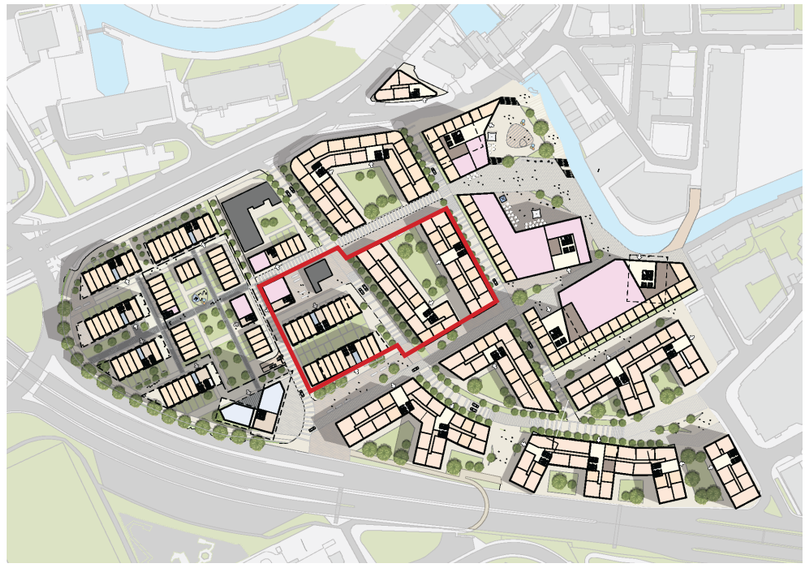
The Framework was updated during 2017/2018 retaining the central vision of the 2015 Framework but offers an enhanced form of high density development, which allows a greater quantity, quality and variety of public spaces as well as greater separation between buildings.

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 floorplate 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.

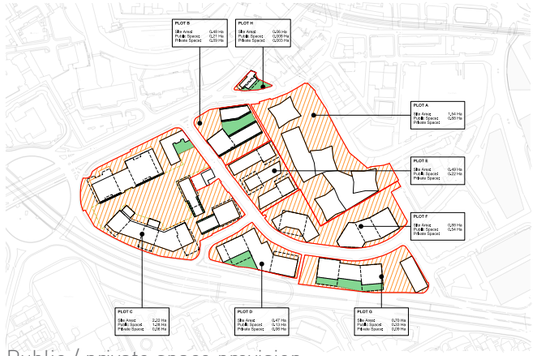
These principles are outlined overleaf.



2015 GJS Framework - Masterplan ground level

2015 GJS Framework - Indicative massing

Building orientation and separation

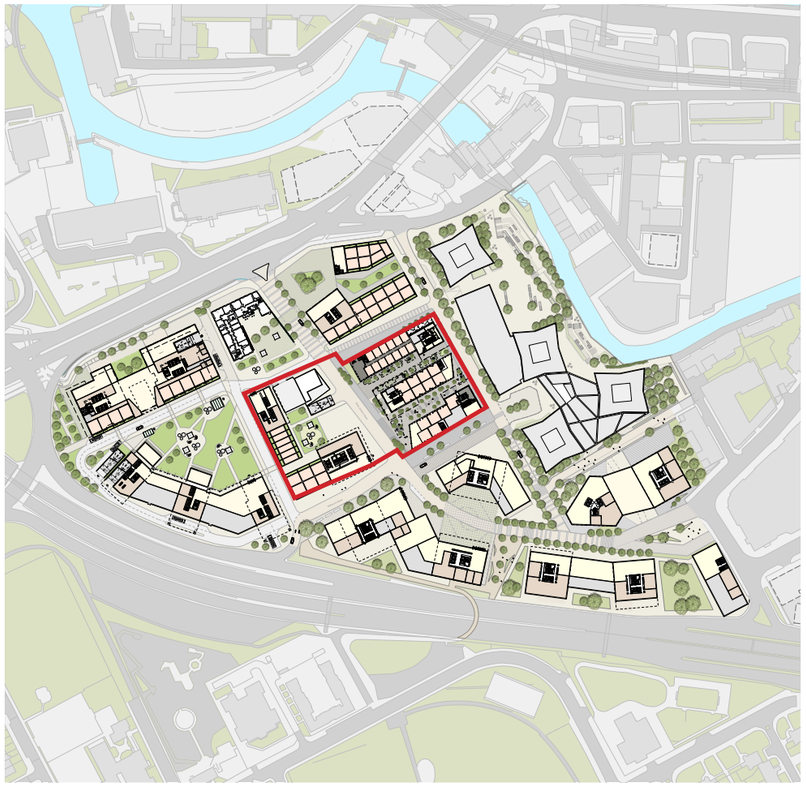


Public / private space provision

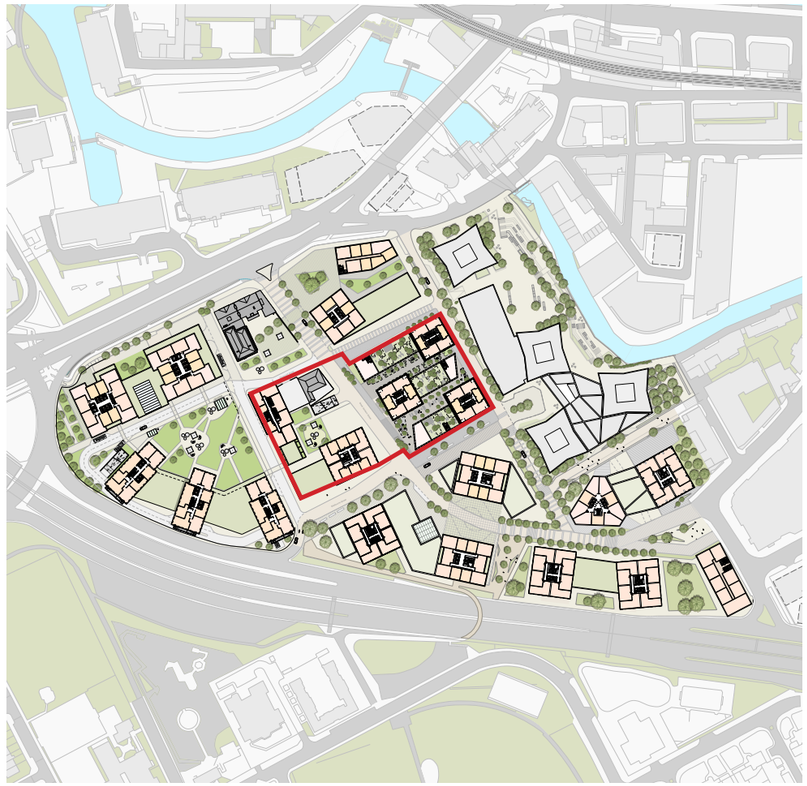
Strategic site linkages

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.

PLOT E - 2019 PLANNING CONSENT

In 2019 DeTrafford secured planning approval for a proposal on the Plot E portion of the site. The scheme contained the following elements:

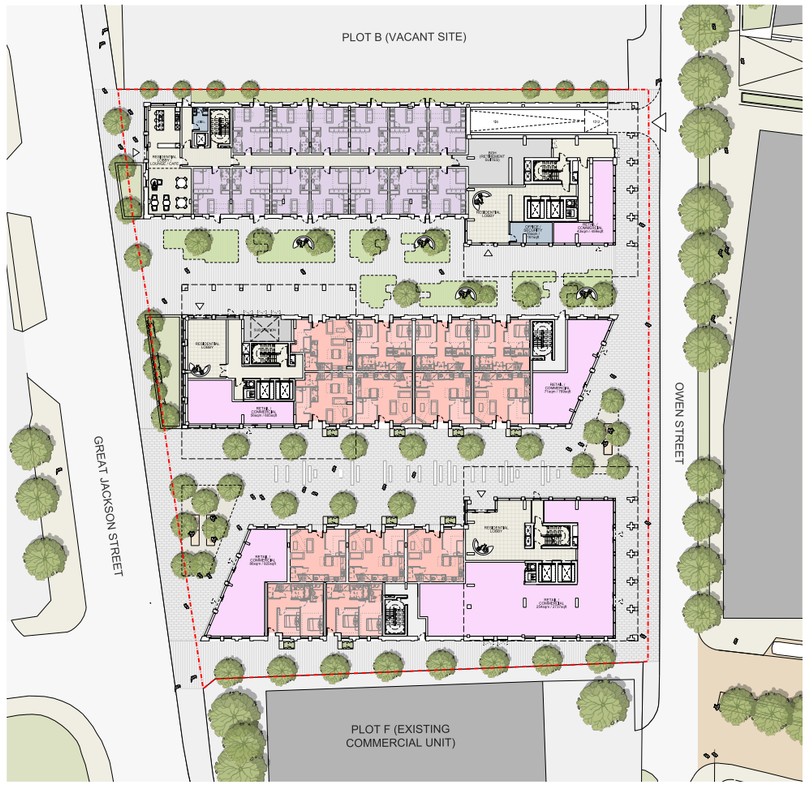
'The demolition of existing buildings on site and construction of three residential buildings, 32, 26 and 18 storeys in height, each with a podium level 5 storeys in height. The development consists of 399 residential units (C3) and 50 retirement living units (C2) with rooftop ancillary restaurant; 400 sq m of commercial floor space (Use Classes A1, A2, A3, A4, B1 and/ or D2); associated car and cycle parking within a basement level; extensive public realm and landscaping; access and servicing arrangements and other associated works.'

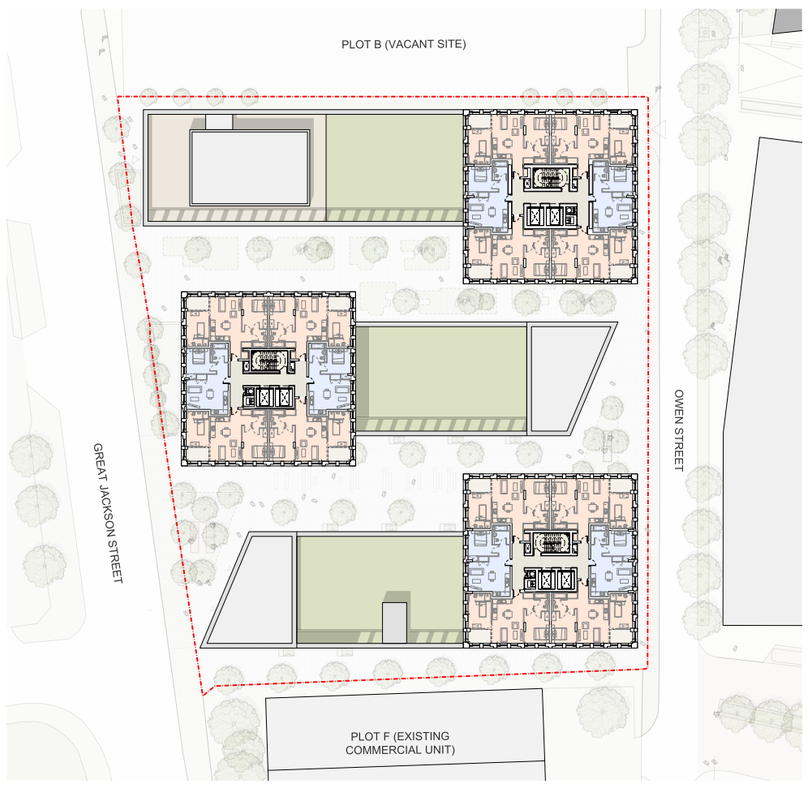
The 2018 GJS Framework was drafted to reflect the DeTrafford proposals for the site in terms of plan arrangement and massing.

When Renaker purchased the site they decided to revisit these proposals to explore ways in which a residential led scheme of high quality could be delivered on the site.

PLOT E - 2019 PLANNING CONSENT

PLOT E - 2019 PLANNING CONSENT

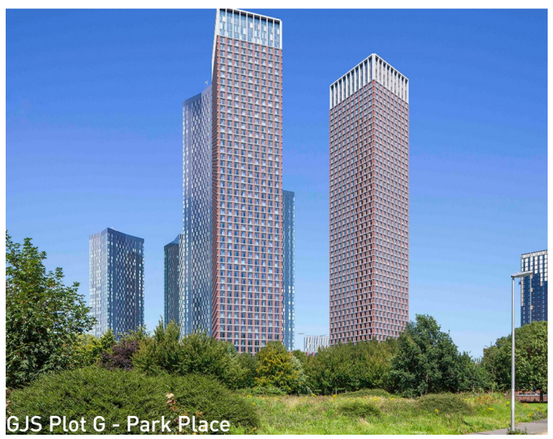




GJS Plot F

Deansgate Square

2-4 Chester Road


GJS Plot G - Park Place

Crown Street - Phase 1&2

2.6 Emerging Context

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

- Deansgate Square (residential)
- Crown Street Phase 2 incl school (residential & school)
- Viadux (mixed use)
- Plot 9 First Street (office)
- 10-12 Whitworth Street(residential)
- Trinity Islands (residential)
- Arundel street (residential)
- Plot H, Great Jackson Street (student residential)
- 1 Alpha Place (apart hotel)
- 325 Deansgate (apart hotel)
- Hotspur Press (residential)
- Plot 11 First Street (co-living)
- One City Road (office)
- Plot G, 34 Great Jackson Street (residential)
- 2-4 Whitworth Street (hotel)
- Plot F Great Jackson Street (residential)
- One Medlock Street (office and student residential)
- Plot 10 First Street (commercial and student residential)

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 has recently and will continue to 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 completed,is the tallest building in Manchester (and tallest residential building in the UK) with a cluster of residential towers from 38 - 65 storeys. Deansgate Square, along with Crown Street phases 1 and 2 and Castle Wharf, have set a new benchmark in terms of quality and a new precedent in building tall within the city and serves as a catalyst for the development of the wider Great Jackson Street area.

2.7 Neighbourhood Context

GJS FRAMEWORK

The 2018 Framework establishes the principles for delivering the social infrastructure necessary to support the new and existing residents. This includes both community and commercial provision strategically located within a number of sites

COMMUNITY PROVISION

The Crown Street development phases includes provision for a Medical Centre, a Primary School and a Day Care Nursery..

COMMERCIAL PROVISION

Opportunities for retail are identified across several of the GJS framework plots. A significant number of these have been delivered as part of the Deansgate Square development. These include a new grocery store, bakeries, cafés, bars, restaurants, florists and beauty retail.

Elsewhere within the framework zone, 2no units are to be delivered within the Crown Street phase 2 development, and a single unit within Plot G / Park Place.

DEANSGATE SQUARE PRECEDENT

The neighbouring development of Deansgate Square has already provided significant improvements to the area. Some of these include, but are not limited to:

High quality public realm along the River Medlock, providing a new pedestrian connection with First Street

Growing number of families living in Deansgate Square, with 60 children resident currently

70 Different nationalities into the area, creating a cosmopolitan community. All of which sets a positive place for Phase 3 to be positioned within.

DEVELOPING NEIGHBOURHOOD

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

- **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)
- **Placemaking**
  Creation of new retail and leisure destination with curation of high quality independent retailers:

Salvis

General Store

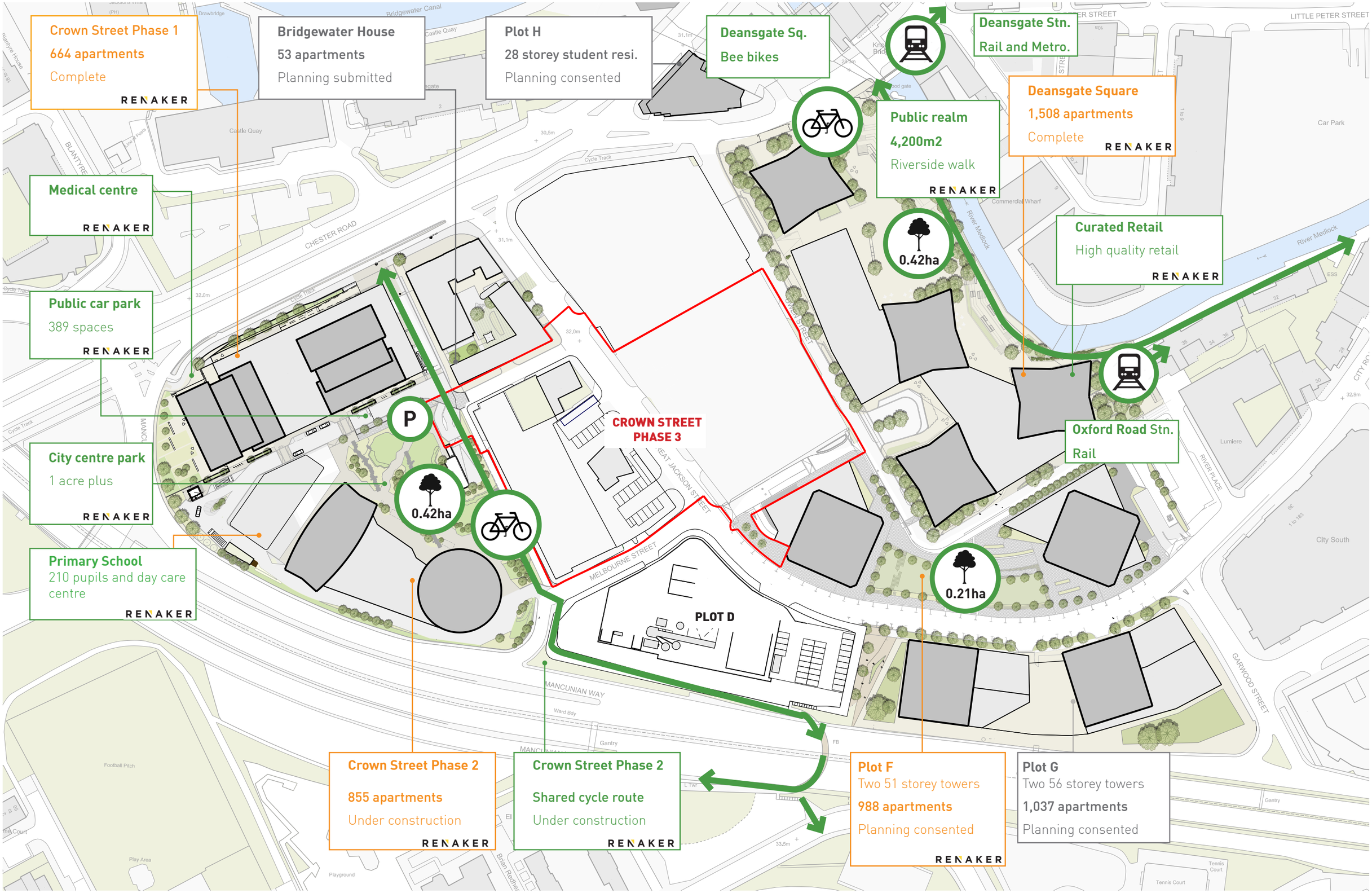
Kitten

Atomeca

Crown Street Phase 2 park and school

Deansgate Square - Public Realm

Deansgate Square - Public Realm


Crown Street Phase 1
664 apartments
Complete
RENAKER
Bridgewater House
53 apartments
Planning submitted
Plot H
28 storey student resi.
Planning consented
Deansgate Sq.
Bee bikes
Deansgate Stn.
Rail and Metro.
Deansgate Square
1,508 apartments
Complete
RENAKER
Public realm
4,200m2
Riverside walk
RENAKER
Medical centre
RENAKER
Public car park
389 spaces
RENAKER
City centre park
1 acre plus
RENAKER
Primary School
210 pupils and day care centre
RENAKER
0.42ha
0.42ha
0.21ha
Curated Retail
High quality retail
RENAKER
Oxford Road Stn.
Rail
CROWN STREET
PHASE 3
PLOT D
Crown Street Phase 2
855 apartments
Under construction
RENAKER
Crown Street Phase 2
Shared cycle route
Under construction
RENAKER
Plot F
Two 51 storey towers
988 apartments
Planning consented
RENAKER
Plot G
Two 56 storey towers
1,037 apartments
Planning consented
CHESTER ROAD
MANCUNIAN WAY
MELBOURNE STREET
GREAT JACKSON STREET
LITTLE PETER STREET
River Medlock
GARWOOD STREET
RIVER PLACE
Castle Quay
Bridgewater Canal
Commercial Wharf
Car Park
City South
Football Pitch
Play Area
Playground
Tennis Court
Lumiere
Gantry

3.0 Brief and Design Process

3.1 Constraints & Opportunities

CONSTRAINTS

The design development of the Proposed Development has been a complex process and a variety of options have been generated to analyse key issues associated with the Site and its surroundings; the scale, massing and permeability of the Proposed Development and its relationship to the current surrounding context.

Analysis of the existing site identified a series of factors and constraints that had to be taken into account when considering any development on the Site.

Great Jackson Street

Currently up to 13m across at its widest point. Great Jackson Street presents a significant barrier to connectivity between the two sites and forms a poor quality pedestrian environment.

Listed Building

The impact of the development and its relationship with the former Bridgewater Canal Company Offices should be considered throughout the design development.

Conservation Area

Although not within the conservation area boundary - careful consideration should be given to the potential impact tall buildings could have on the adjacent Castlefield Conservation Area and its listed buildings.

Gaddum House

The three storey brick building and associated car park was not in Renaker's ownership and sterilised the development opportunity to north east corner of the Plot C site when the 2018 GJS Framework masterplan was drafted.

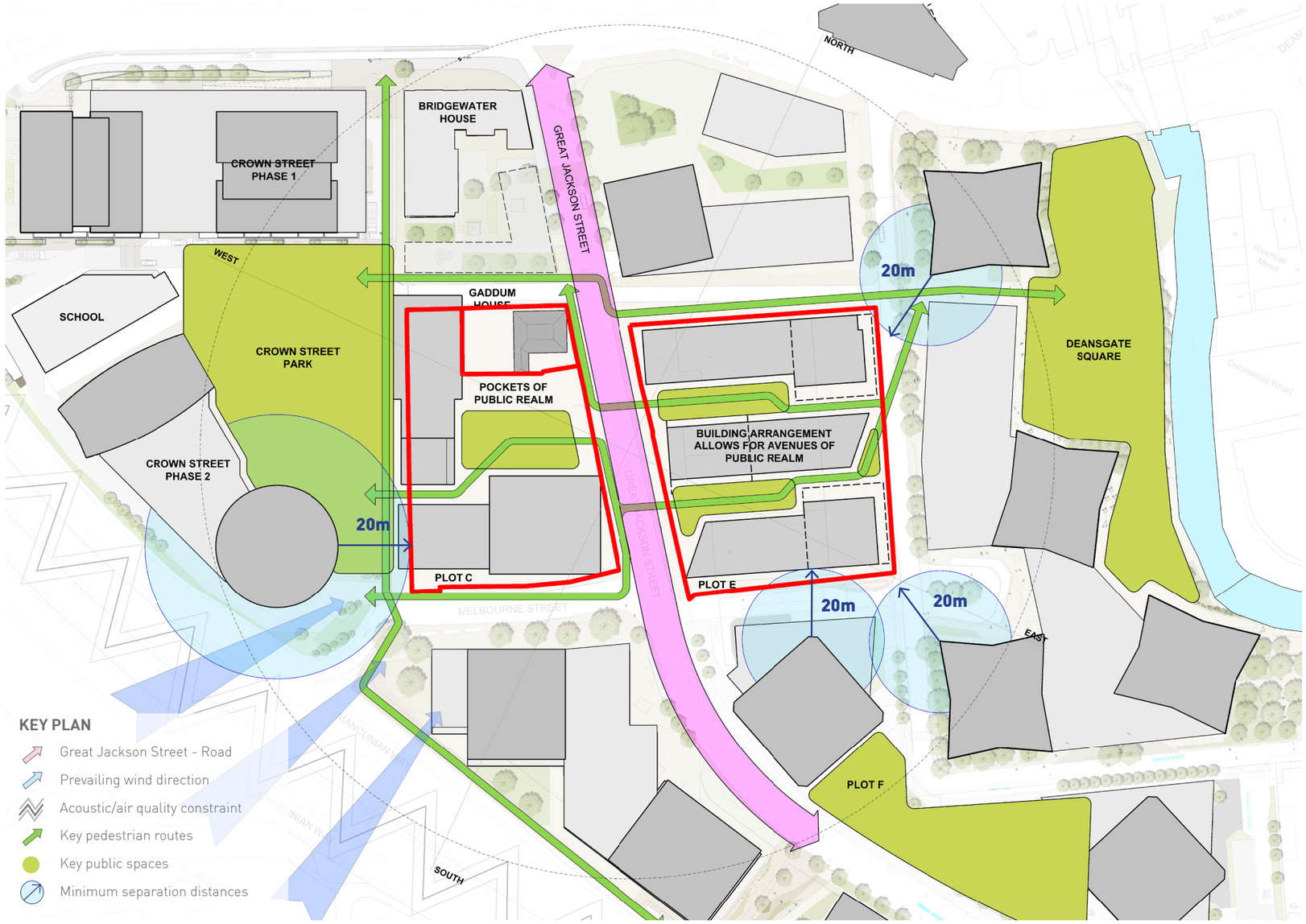
Site ownerships

Within the Framework, the site comprised of three separate site ownerships. The constrained nature of the Plot C site in particular dictated the site plan arrangement. DeTrafford were progressing their own proposals for the Plot E site.

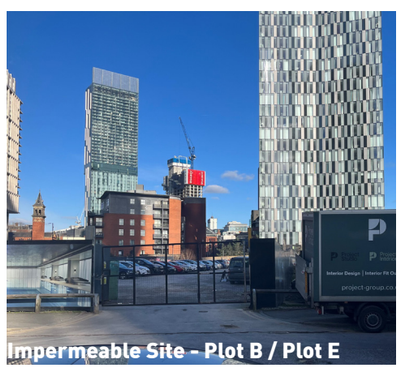
Environmental - Wind

A large proportion of the site faces the prevailing wind direction as such, consideration in terms of the positioning and orientation of the proposed buildings.

Supplementary reports describe how the proposal deals with wind, solar glare,acoustics, flooding and other environmental considerations.



Constraints diagram

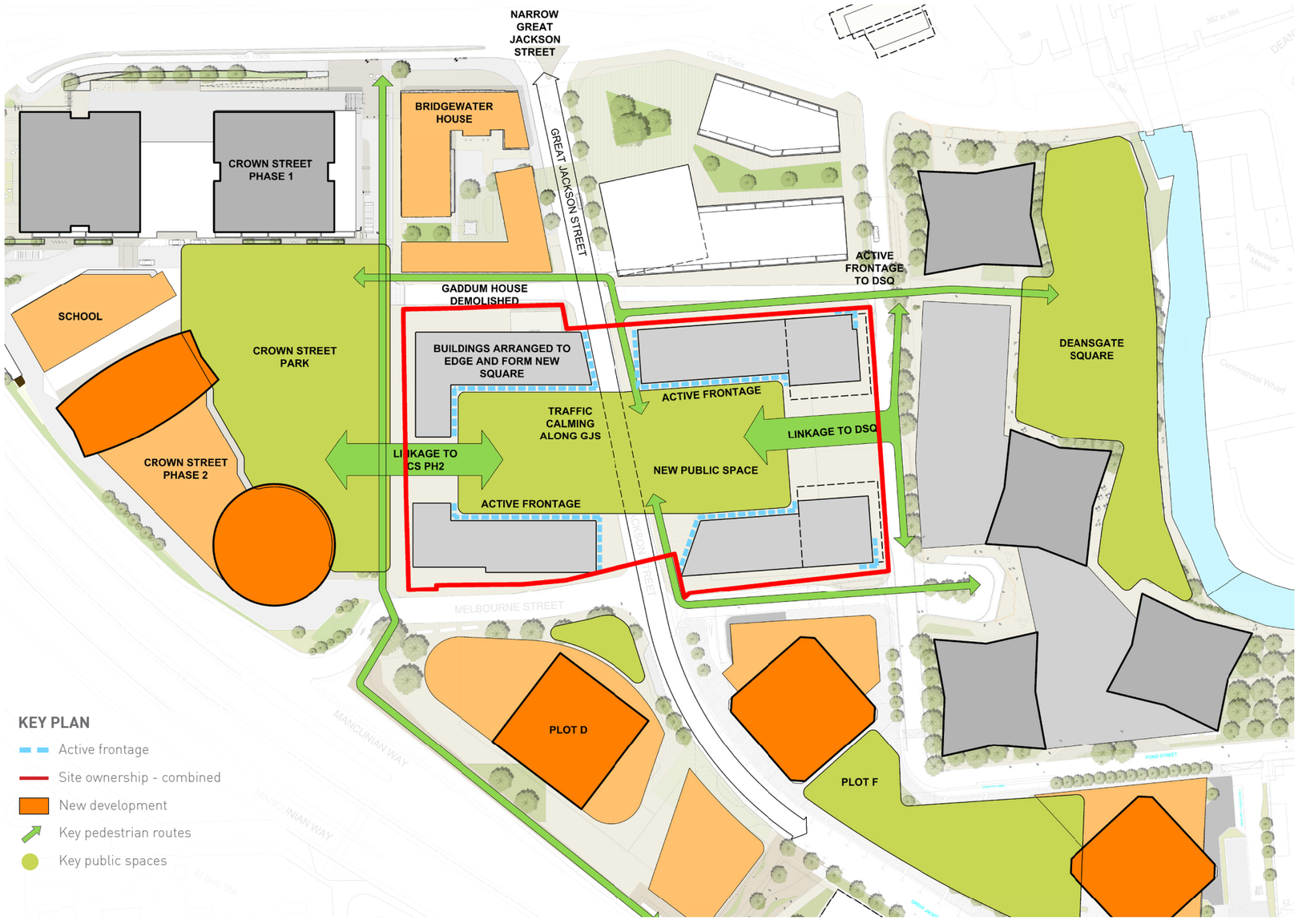


Impermeable Site - Plot B / Plot E

Great Jackson Street

Plot E - consented massing

Gaddum House



Opportunities diagram

Crown Street Park

Deansgate Sq Public Realm

Pedestrian bridge to Hulme

Commercial units

OPPORTUNITIES

The Site is strategically well positioned within the 2018 Framework. The Proposed Development can build on the established Framework to allow positive development with the huge potential that a site of this scale and nature possesses.

Quantum of development

The Site represents an opportunity to deliver a significant number of high quality residential units as defined in the Framework, and potentially even more through the combination of separate site ownerships.

Height

The Framework encouraged greater separation distances between buildings, increased public realm and greater sunlight and daylight penetration through to these spaces through the use of building height to create, fewer but taller buildings.

Street Level Environment

There is significant potential to improve the street level environment and define the site edges.

Wider Regeneration

As the central element of the Framework the site occupies an important role to link Deansgate Square / Plot F with Crown Street Phase 1 and 2 and the emerging proposals for Plot D

.

Connectivity / Green and Blue Network

Primarily the Site has the opportunity to link the key areas of public realm within the GJS Framework Area, the riverside element at Deansgate Square and the new park at Crown Street Phase 2.

In a wider sense there is considerable potential for the Site to act as part of an important network of linked public realm, in particular between established zones in Castlefield and Hulme Park across Mancunian Way.

Public Realm

The amalgamation of the separate sites allows for a significant, consolidated piece of public realm at the centre of the GJS Framework area.

Great Jackson Street

Measures to narrow Great Jackson Street will help to create a more cohesive development site across the two plots and significantly play down the prominence of the street. In line with Framework, opportunities to introduce traffic calming will also be explored.

Active frontage / mix of uses

To support the residential element of the scheme and provide significant public benefit, opportunities for active frontages in the form of small commercial units edging the new public space have been identified.

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:

CONTEXT
- Deliver on the objectives of the 2018 Great Jackson Street Framework.
- Improve the street level environment.
- Create new high quality public realm at the heart of the development.
- Maintain minimum 20m separation distances between facing buildings.
- High quality as demanded by the Manchester Residential Quality Guidance

USE
1700+ residential apartments
Opportunities for 10-18 flexible ground floor commercial units

RESIDENTIAL UNIT MIX
33% 1 bed units
62% 2 bed units
5% 3 bed units

SPACE PLANNING
Net internal area of apartments to meet or exceed Manchester's Emerging Space Standards.

FLOOR TO CEILING
2.4m floor to ceiling for typical levels
2.6m floor to ceiling for penthouse apartments and upper levels

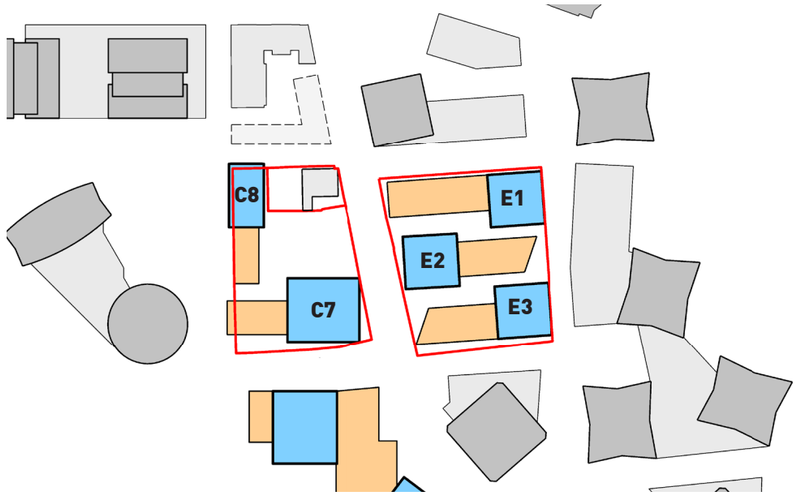
RESIDENTIAL AMENITY
Gymnasium
Studios
Workspace
Meeting rooms
Resident's lounge
Resident's terrace

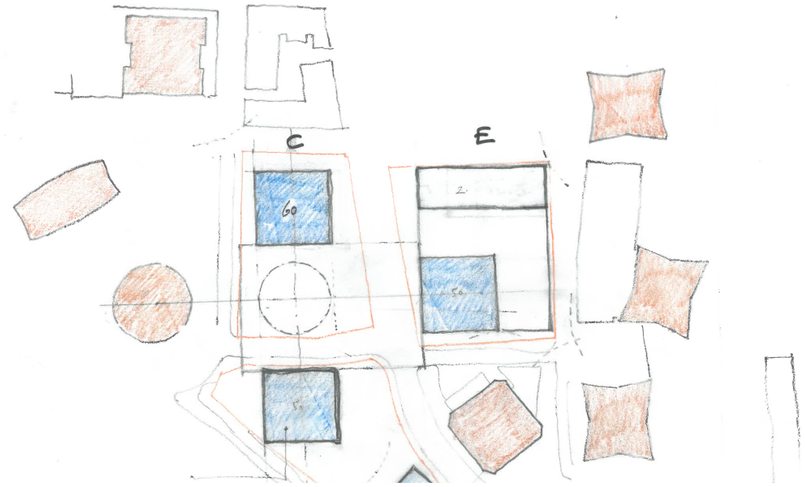
LINKAGES / PUBLIC REALM
Consideration to improve upon or create new pedestrian linkages and public realm to complement the wider GJS Framework area.

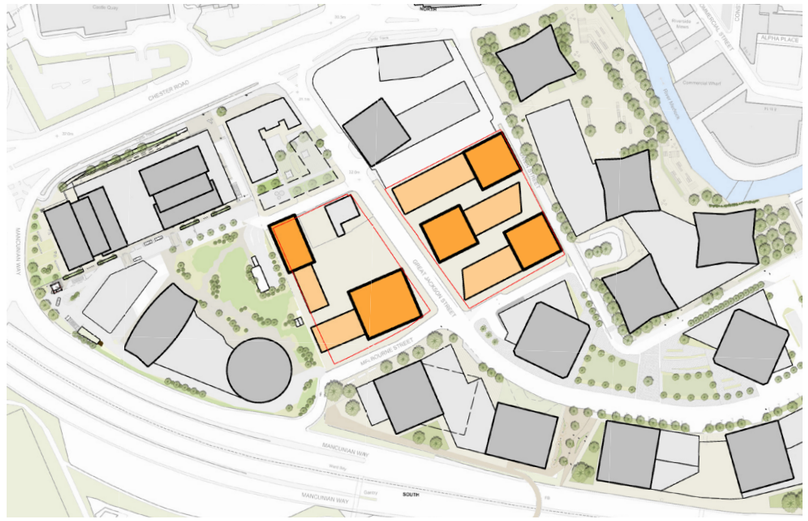
CAR PARKING
Private car park - up to 30% across three basement levels.

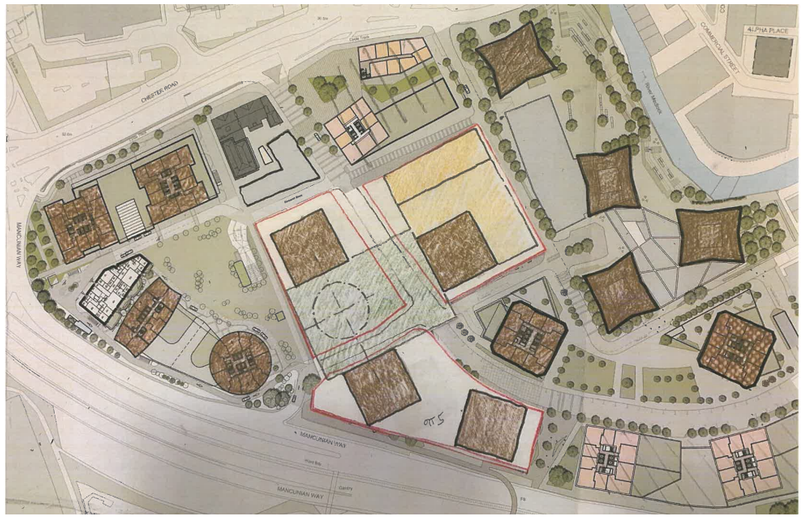
CYCLES
Provide minimum 1:1 secure cycle storage

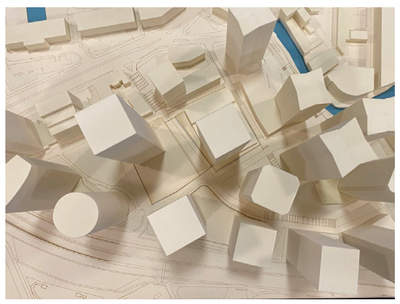
EV CHARGING
Up to 20% demand-led Electric Vehicle Charge provision.

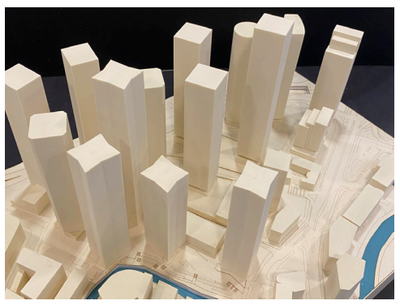










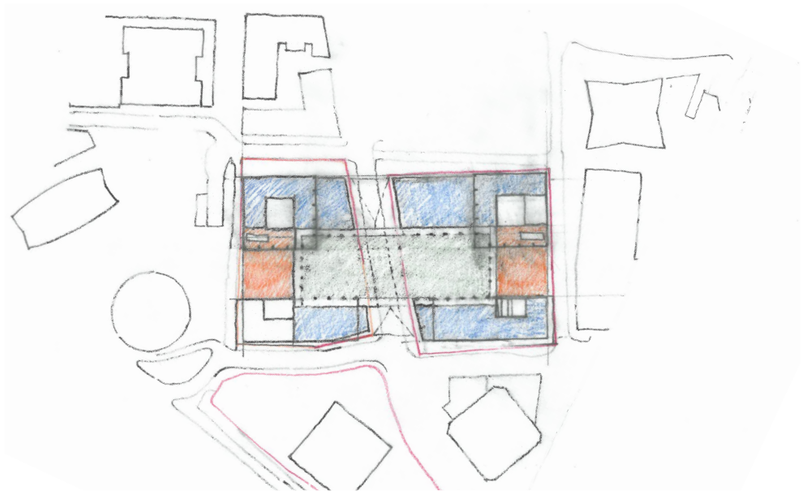


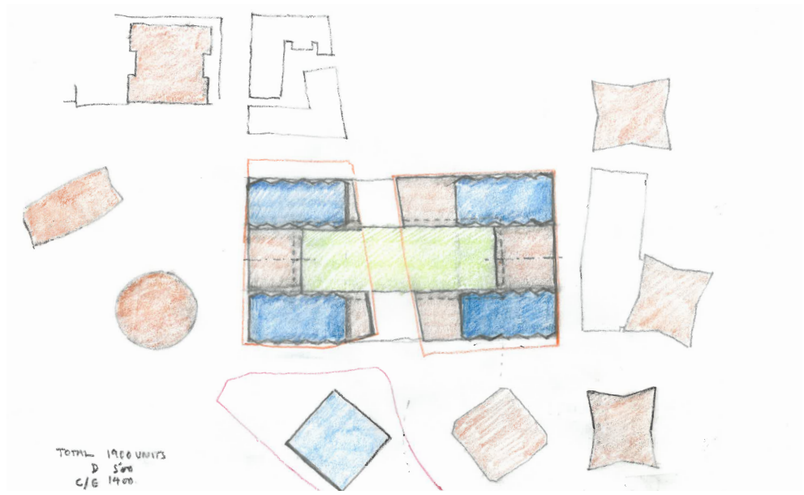
2018 GREAT JACKSON STREET FRAMEWORK - EMERGING MASTERLAN

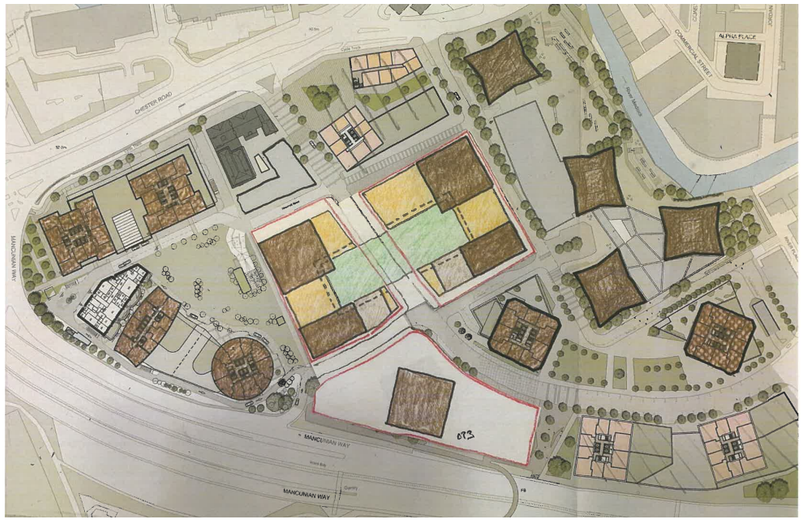
- 5 tower volumes; C7 & C8, E1.E2 & E3
- Sites considered separately
- Gaddum House retained

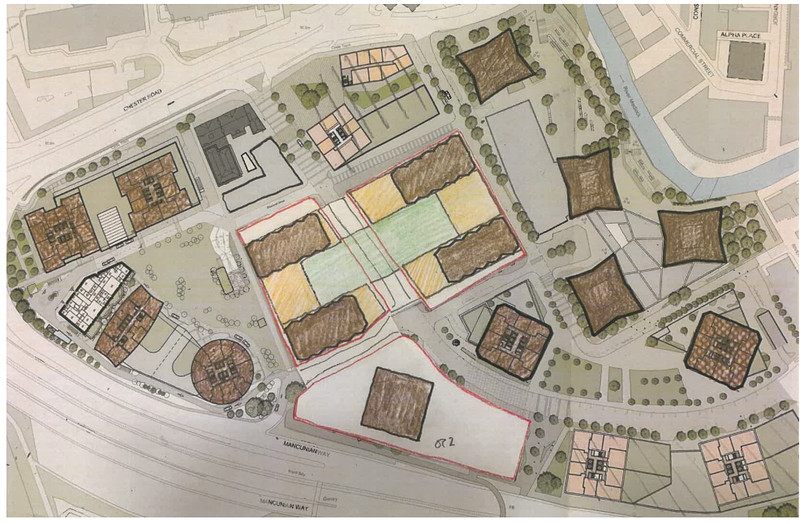
DESIGN DEVELOPMENT ITERATION 01

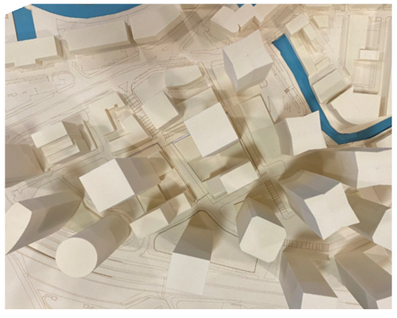
- Two sites considered as one development, Gaddum house demolished
- 2 tower volumes and additional lower level podium and block
- Creation of new public realm leading to the park
- Square tower floorplates

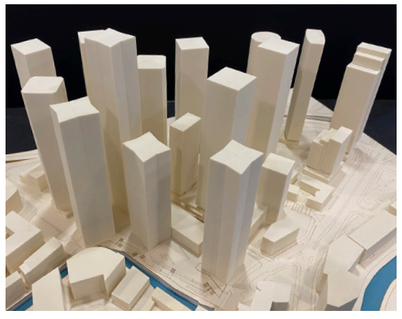






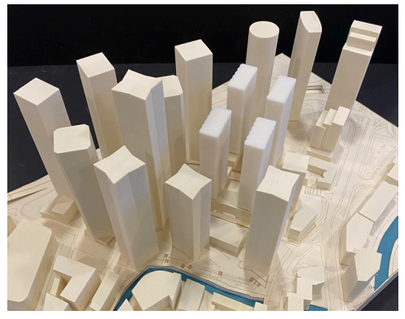






DESIGN DEVELOPMENT ITERATION 02

- 4 tower volumes; 2 square in plan, 2 rectangular
- Definition of new public square by low level podium



PROPOSED ARRANGEMENT

- 4 tower volumes and podium
- Linear tower plan provides variety in masterplan massing
- Slender tower plan maxmises separation and daylight in to new public realm

3.3 Concept Design

Having developed the brief with the client, a series of massing arrangements have been tested and refined over the past twelve months.

TWO BUILDINGS

In conjunction with proposals for the Plot D site. An initial proposal considered two towers on the Plot C / Gaddum site with a lower podium and rectilinear block on the Plot E site. Although this had advantages in terms of separation distances, on reflection the space created was not clearly defined and was dominated by the existing street network.

FOUR BUILDINGS

A series of options for four buildings were explored, four buildings rather than five (as illustrated in the GJS Framework) allowed a more elegant massing response to be developed with greater separation between the buildings, and greater potential for a significant clearly defined public space.

PUBLIC REALM

Central to the concept, a new consolidated, usable & high quality public space has been created at the heart of the scheme, defined on each side by a lower level podium element.

TWO STAIRS

A further requirement introduced after the publication of the Framework has been the introduction of a second fire escape stair. The impact of this has meant that the floorplates for the residential buildings have had to increase in plan form. This required increase in floorplate dimensions also meant that reducing the number of towers across the two sites from five to four would be advantageous.

FORM AND MASSING

Slender rectilinear forms have been utilised for the towers to maximise separation distances between facing buildings.

The rectilinear plan forms also provide a point of difference to the GJS Framework area which currently contains predominantly square plan forms.

SCALE

As a response to the brief the building heights have increased above the Framework heights. The smaller plan forms located on the Plot C site have been taken higher to read as a cluster with the Crown Street Phase 1 & 2 towers. The scale then drops down towards the centre of the site.

The scale of the podium element has been subject to rigorous design option study in order to maintain a significant structure that positively defines the new square whilst allowing sufficient daylight in to the space and a human scale at ground level.

2018 GREAT JACKSON STREET FRAMEWORK - SUMMARY

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

Since the publication of the Framework a number of factors regarding the Plot C and Plot E sites has evolved, summarised under the three following subheadings:

Site Area

The overall site area of the Plot C site has now increased significantly with the inclusion of the Gaddum House site, allowing for larger buildings and greater separation distances.

Site Ownerships

Separate site ownership inhibited the potential site layout arrangements at the Framework stage. The 2018 GJS Framework reflected specific proposals for the Plot E site to suit a previous developer's requirements (covered in detail in page 12). The combined ownership of the three sites allows for greater development potential, and the option to reduce the number of buildings, thereby increasing separation distances and overall quantum of usable public realm (illustrated in pages 22-25).

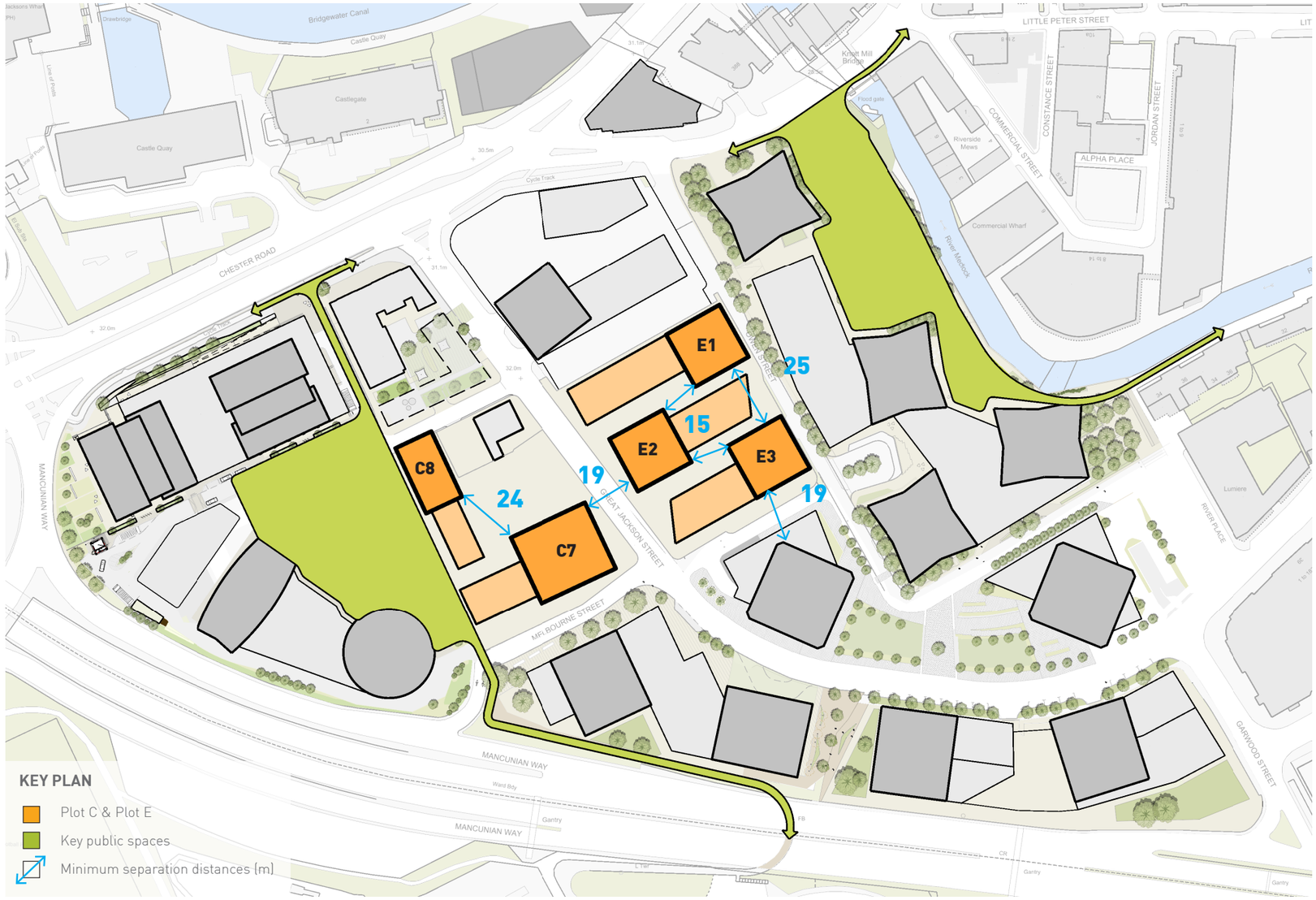
Developer Capability

The original framework massing was developed to suit a range of developer / contractor capabilities. Renaker have a proven track record in delivering high quality residential projects and constructing tall buildings.

ACCOMMODATION

Given the above factors, the proposed number of residential apartments has increased since the publication of the GJS Framework.

2018 GJS Framework	(386+399)	785 units
Crown St Phase 3	(844+902)	1,746 units

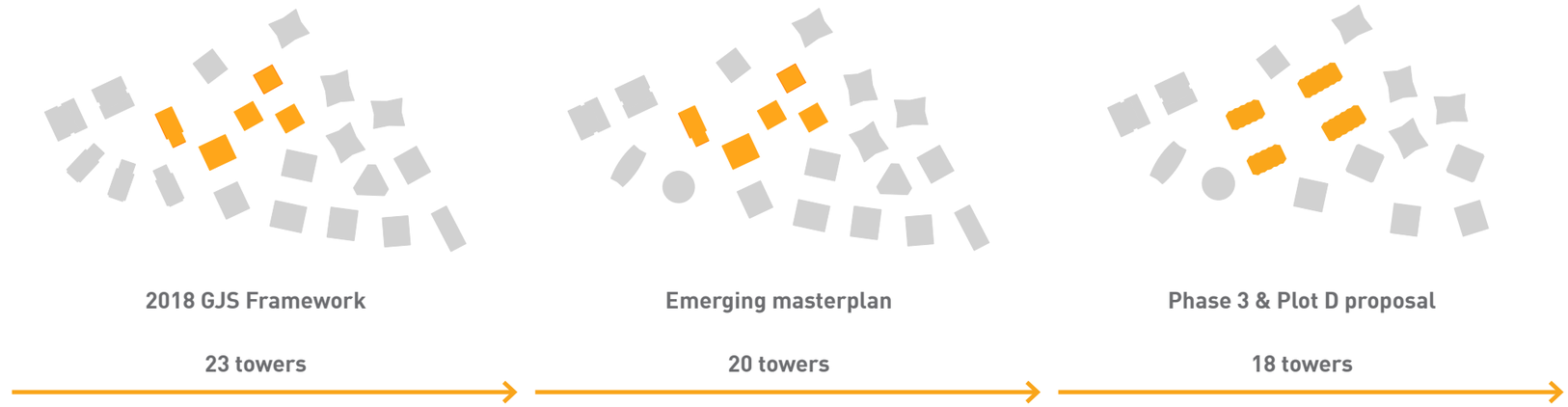


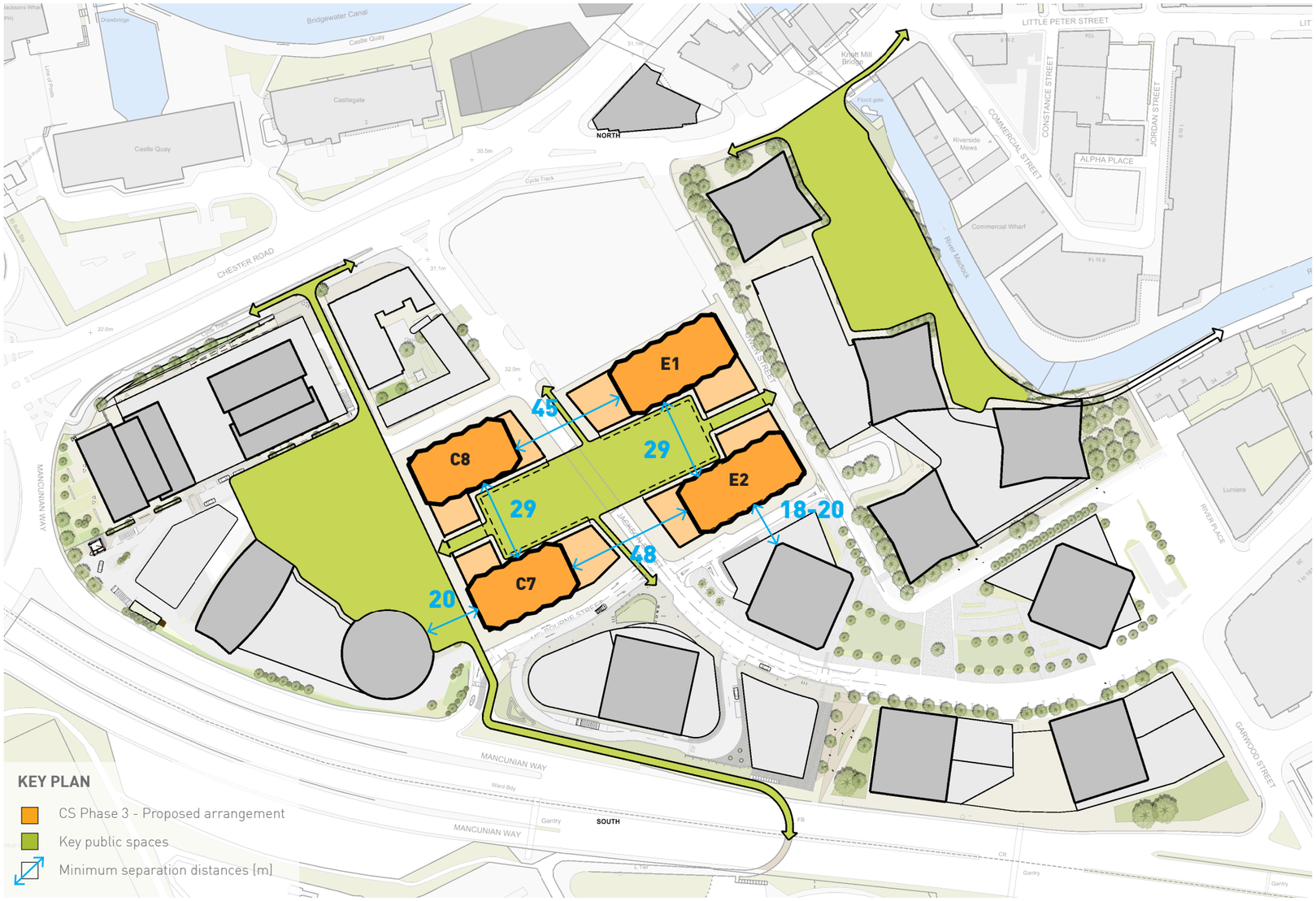
2018 Great Jackson Street Framework site layout diagram

NUMBER OF TOWERS / BUILDING SEPARATION

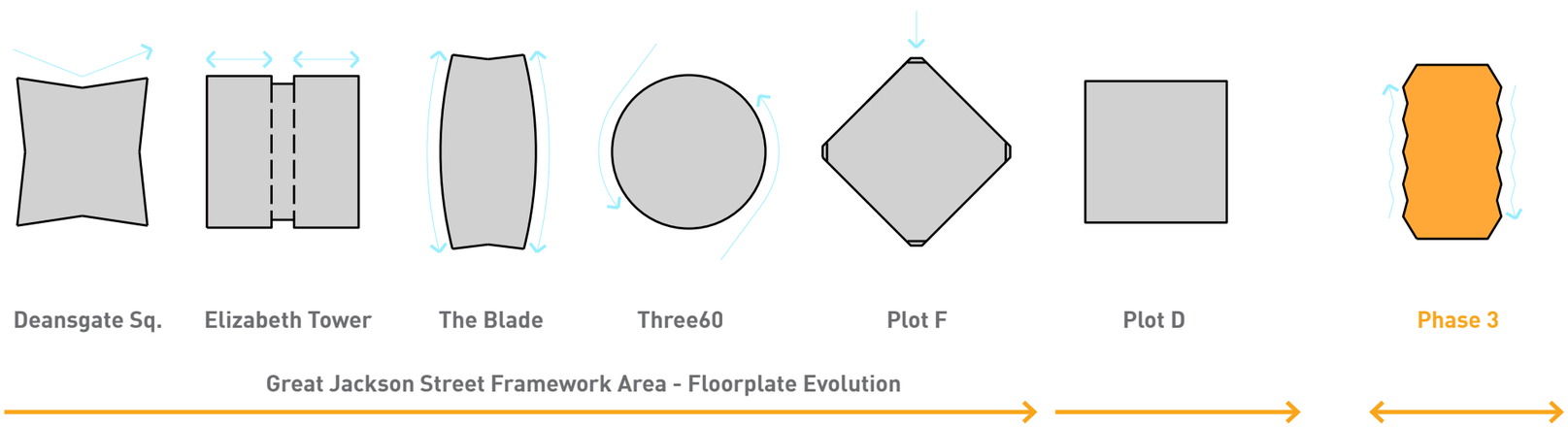
Reducing the number of towers from five to four has allowed the separation distances to increase.

The adjacent figure ground drawings illustrate the reduction to date in the number of towers in the Framework area.





Proposed site layout diagram



USE

In line with the Framework the uses are predominantly residential with car parking and significant public realm included. The Framework does however identify that; "Ground floor active uses should be provided along key routes and onto areas of public open space... potential ground floor uses could include retail and leisure uses such as restaurants, cafes and local convenience stores."

2018 GJS Framework	Residential / Car parking / Commercial
Crown St Phase 3	Residential / Car parking / Commercial

SCALE

The proposed massing increases the overall heights of the buildings from the GJS Framework:

2018 GJS Framework	(27 + 21) + (32 + 18 + 26)	124 storeys
Crown St Phase 3	(51 + 51) + (47 + 47)	196 storeys

As identified under the 'accommodation' heading, the 2018 GJS Framework figures and the proposed Phase 3 figures are not directly comparable.

CAR PARKING

The Framework makes an allowance for up to approx. 40% parking provision per plot. The Framwork proposal for Plot E (as with the general scale, quantum and massing) incorporated a specific developer proposal with only a single level of basement car parking provision yielding approx. 24%.

The Phase 3 proposal is in line with the outline figures within the Framework and adjacent developments. Due to the increase in overall accommodation provides slightly more space but a lower comparative percentage:

2018 GJS Framework	191 + 97 spaces	288 spaces (37%)
Crown St Phase 3	212 + 271 spaces	483 spaces (28%)

PLAN FORM & MASSING

The rectilinear plan form of each tower provides a point of contrast to the predominantly square plan form towers within the Framework area. This form has been articulated further through the incorporation of a 'sawtooth' facade to the longer elevations.

PUBLIC SPACE - SCALE

The overall space (including the extension across Great Jackson Street) proposes a significant new high quality public space for Manchester, slightly larger than St Ann's Square.

Public square comparison study

PUBLIC SPACE - TOTAL

The Proposed Development delivers greater public realm than identified in the 2018 GJS Framework. Public space has been measured in the same manner as the Framework i.e. all area outside the building footprint within the site ownership .

Total public space - 2018 GJS Framework
3,949m2

Total public space - Crown Street Phase 3 proposal
4,655m2

+18% increase in overall public realm

2018 GJS Framework - Public Space

Crown Street PH3 - Public Space

PUBLIC SPACE - DEDICATED

The separate site ownerships and existing planning consent that the framework masterplan incorporated, resulted in the Plot E site in a two routes or avenues through the site, and whilst public, were focussed on providing access to the low levels residential accommodation rather than providing a space to enjoy.

The combination of the two sites and revised plan arrangement allows the Proposed Development to not only deliver a greater quantum of public realm than the 2018 GJS Framework it provides a greater amount of usable well proportioned space.

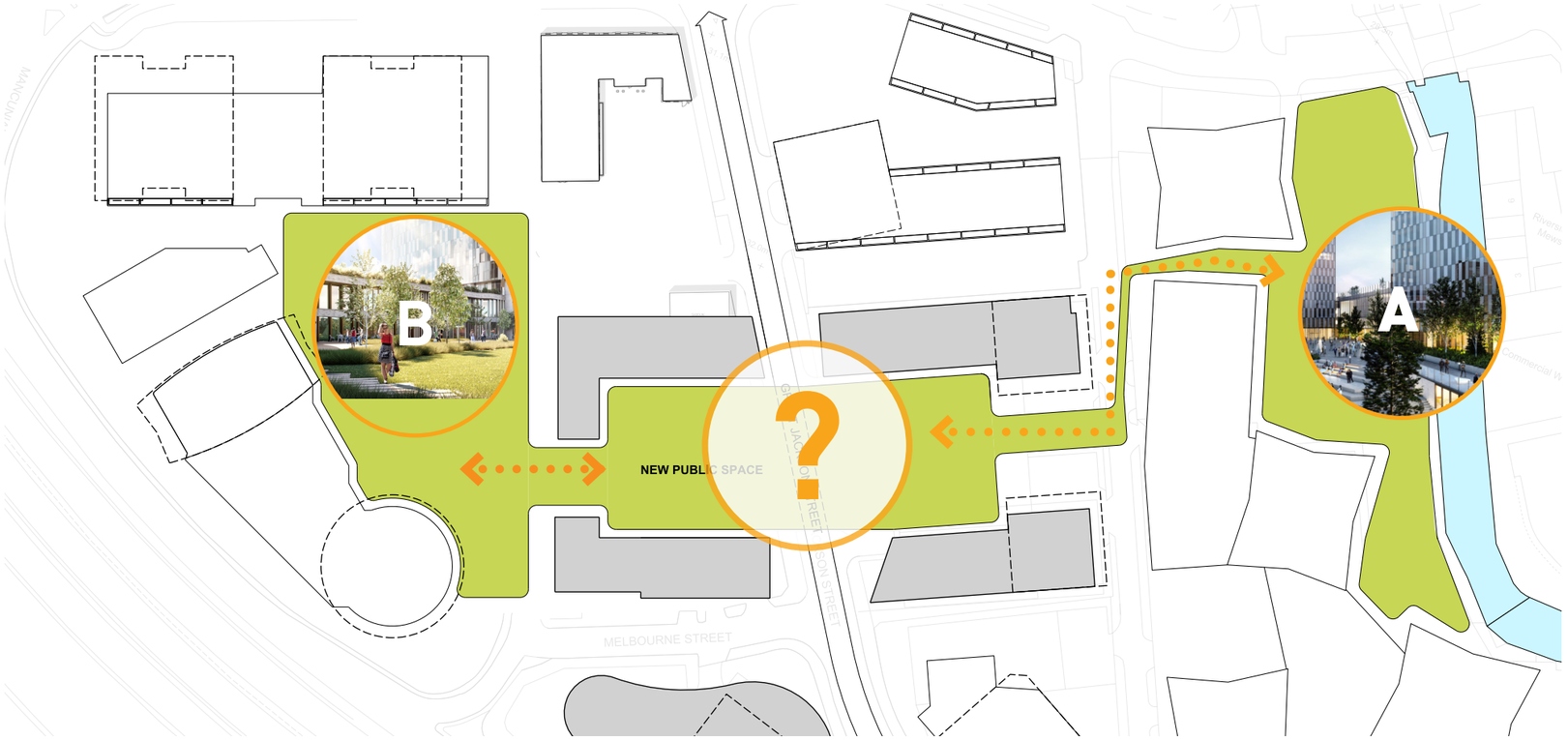
Dedicated public space - 2018 GJS Framework
2,083m2

Total public space - Consolidated high quality public realm
2,646m2

+27% increase in dedicated public realm

2018 GJS Framework - Dedicated Public Space

Crown Street PH3 - Dedicated Public Space



CONTEXTUAL ANALYSIS

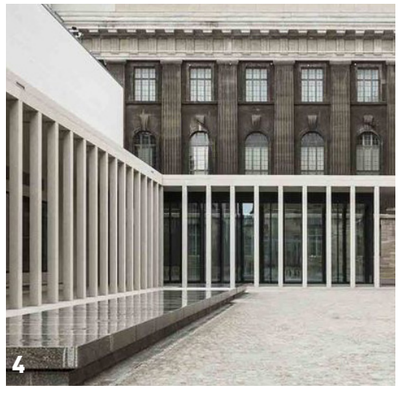
In considering the creation of a significant new are of public realm at the heart of the Framework area, it was necessary to analyse the existing key space that have been delivered / are proposed.

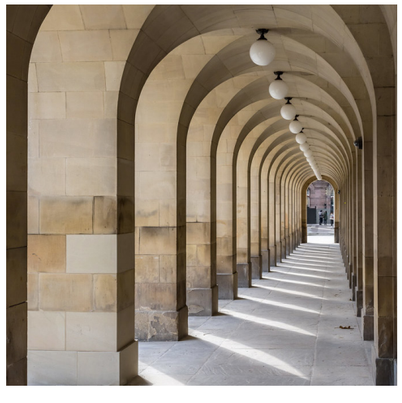
Deansgate Square (A)

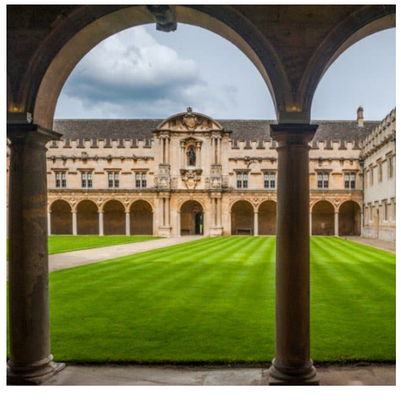
Deansgate Square benefits from its riverside location and new riverside walkway linking through to First Street. The palette of materials is typically hard in nature with high quality stone paving used throughout. The space terraces down towards the River Medlock, with a series of raised stone planters and timber seating integrated in to the terraces.

Crown Street Phase 2 Park (B)

In contrast to Deansgate Square is the proposed park that will be delivered on the completion of Crown Street Phase 2. By definition the park will provide a much more informal space with large areas of open lawn, punctuated by swathes of grasses. Significant tree planting of approximately 100 new trees exists throughout the space planted in landscaped mound.







CHARACTER

The 2018 GJS Framework identified the need to not only provide more public realm but also a desire to provide different complimentary spaces:

"Increasing the quantum and variety of public spaces within the Development Framework area and improving pedestrian connections through a linked sequence of those public spaces."

Having analysed the existing and proposed areas of public realm, a complimentary public space was identified that could take the form of a new public square defined on each side by a podium building. A colonnade is then used to unify the lower levels, define the edges of the space and provides shelter from the elements, allowing the space to be active throughout the year.

PRECEDENT

A thorough analysis of precedent has helped to identify examples of successful public spaces, in Manchester, nationally and internationally adjacent images illustrate a small range of these spaces, classical and contemporary examples.

1. St Mark's Square, Venice
2. St Peter's Square, Manchester
3. St John's College, Oxford University
4. James-Simon-Galerie, Berlin

3.4 Design Development

USE

Through development of the brief with the client, it was initially agreed that the podium element of the scheme could should look to accommodate residential accommodation at the upper levels. This arrangement was explored throughout the taller podium options. Ultimately it was considered that the best arrangement contained only residential amenity spaces.

FORM / SCALE

A key consideration for the podium design was its overall scale, the podium is instrumental in defining and containing the new public square whilst maintaining an inviting and permeable environment.

Podium / colonnade

Initial considerations allowed for a six storey podium with residential balconies at the upper levels and a two storey colonnade at the lower levels.

Tower 'Boot'

An alternative arrangement was considered whereby the lower four storeys of the tower were extended, creating an 'L' shape in elevation. This allowed the tower itself to provide the containment to the space with a secondary canopy forming the 'colonnade'.

Colonnade - accommodation set back

With the brief change to remove the residential element of the scheme at the upper levels, it was possible to set the accommodation back on the inner building line.

ARTICULATION

A number of options have been modelled and appraised, initial studies looked at an arched fenestration picking up on the inflection / angle that exists in the tower plan form.

MATERIALITY

Although options for other materials within the podium have been explored, including but not limited to; brick, aluminium and curtain wall glazing. The use of precast concrete has endured through numerous options due to the following key considerations:

- Provides a visual grounding to the scheme in a 'heavyweight' solution
- High quality material - compliments the GJS Framework area.
- Ability to span the required distances (both horizontally and vertically).
- Advantages from off site construction

DESIGN ITERATION 01

DESIGN ITERATION 02

DESIGN ITERATION 01A

DESIGN ITERATION 02A

6 STOREY PODIUM

Design iteration 01

- Two storey colonnade, 4 storeys of residential above
- Arched fenestration to acknowledge the inflection of the tower floor plan

Reflection - Arched language overly complicated visually

Design iteration 01A

- Two storey colonnade, 4 storeys of residential above
- Simplified design language
- 'Supergrid' at the upper levels - opportunities for balconies

Reflection - Brief evolved to remove balcony provision

6 STOREY PODIUM - TOWER 'BOOT'

Design iteration 02

- Two storey colonnade, 4 storeys of residential tower above
- Inflected tower language extended to define the square
- 'Lightweight' canopy provides shelter

Reflection - Lightweight canopy didn't sufficiently define public space

Design iteration 02A

- Two storey colonnade, 4 storeys of residential tower above
- Inflected tower language extended to define the square
- 'Two storey precast colonnade

Reflection - Proportions of two storey element unsuccessful

DESIGN ITERATION 03

DESIGN ITERATION 04

DESIGN ITERATION 05

DESIGN ITERATION 03A

DESIGN ITERATION 04A

DESIGN ITERATION 05A

4 STOREY PODIUM

Design iteration 03

- Two storey colonnade, two storeys of residential above
- Arched fenestration to acknowledge the inflection of the tower floor plan
- Opportunities for balconies at the residential levels above

Reflection - Double height arched module unsuccessful at 4 storeys

Design iteration 03A

- Four storey colonnade, two storeys of residential set behind
- Simpler form with taller colonnade
- 'Arch at head of colonnade maintains relationship with tower above

Reflection - 4 storey option had negative impact on wind analysis

3 STOREY PODIUM

Design iteration 04

- Three storey colonnade, single storey of residential set behind
- Arched fenestration to acknowledge the inflection of the tower floor plan

Reflection - Proportions podium structure not as successful at 3 storeys

Design iteration 04A

- Three storey colonnade, single storey of residential set behind
- Simplified design language - flat leading edge to colonnade but sculpted soffit behind

Reflection - Brief evolved to remove residential element at level 02

2 STOREY PODIUM

Design iteration 05

- Brief evolved to remove residential from podium
- Two storey colonnade, residential redistributed in to tower
- Flat soffit

Reflection - Flat soffit overly simplified

Option 05A - Developed Option

- Coffered soffit applied to colonnade to add drama to the space.
- Proportion and form of precast elements provides clear and strong response
- Scale of podium responds to human scale and allows for greater sunlight / daylight in to public realm.

3.5 Consultation

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

PLACES MATTER

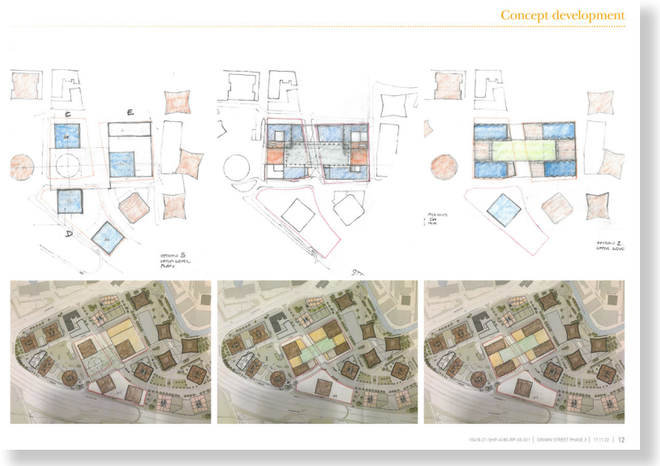
The Proposed Development was subject to the Places Matter Design Review 26th November 2019, early enough in the design phase to allow comments and feedback to help improve the Proposed Development. The Places Matter Panel were very positive about the design quality of the Proposed Development:

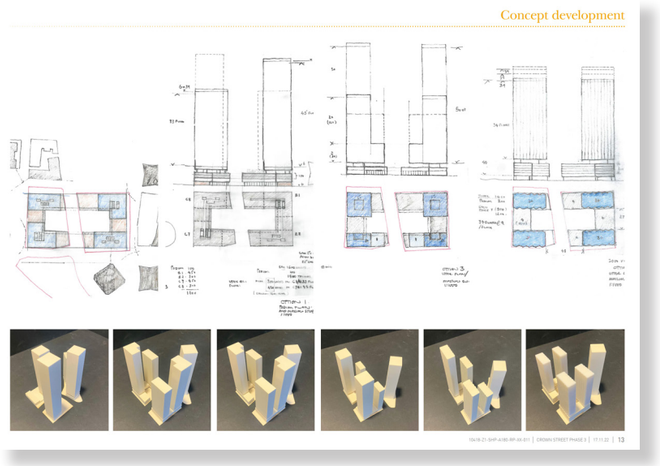
"From a strategic urban design perspective, the evolution of Phase 3 was felt to have resolved a number of the previous ambiguities with the usefulness of the public realm spaces. Life at street level within Phase 3 seems to be "coming together well". The scale of the public space was felt to be exciting"

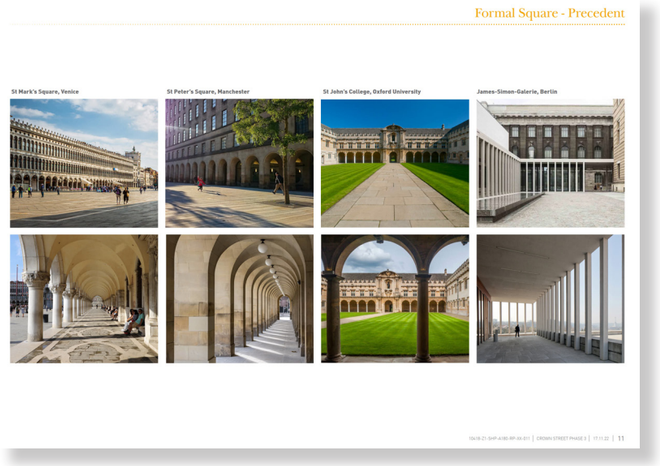
The detailed feedback is shown overleaf and the design team's response to their points have been summarised in the next couple of pages.

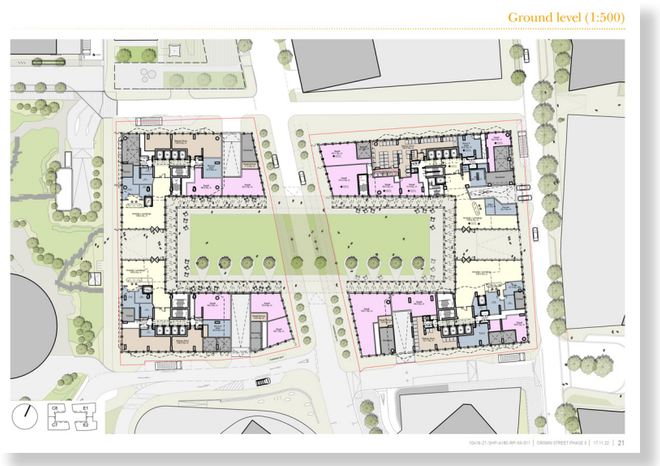
HISTORIC ENGLAND

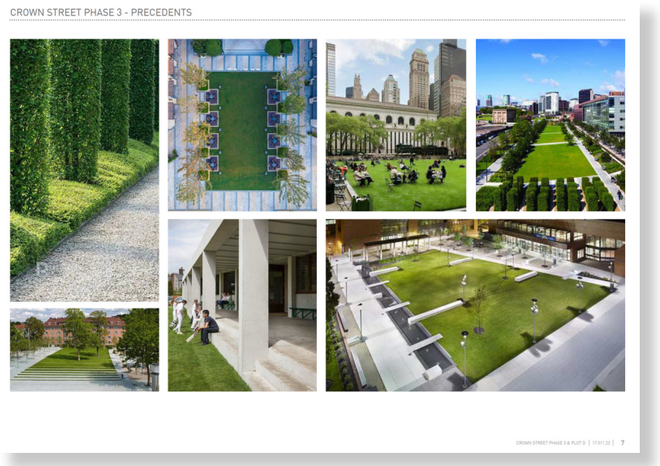
Due to the Site's location on the edge of the Castlefield Conservation Area, and the nearby Grade II listed former Bridgewater Canal Offices, Historic England were a statutory consultee. Engagement has taken place however Historic England did not find it necessary to meet to formally discuss the scheme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

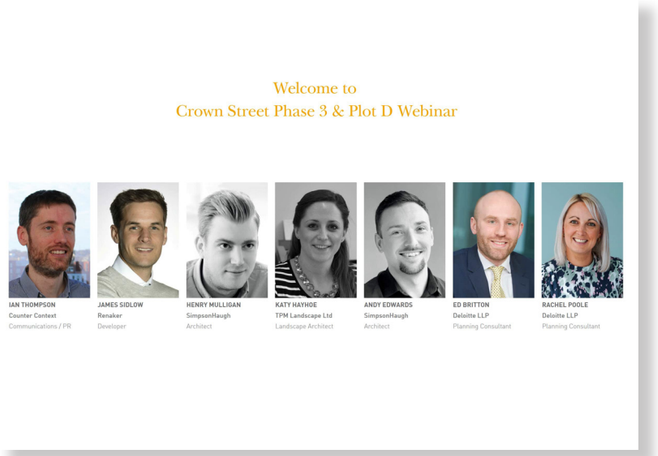


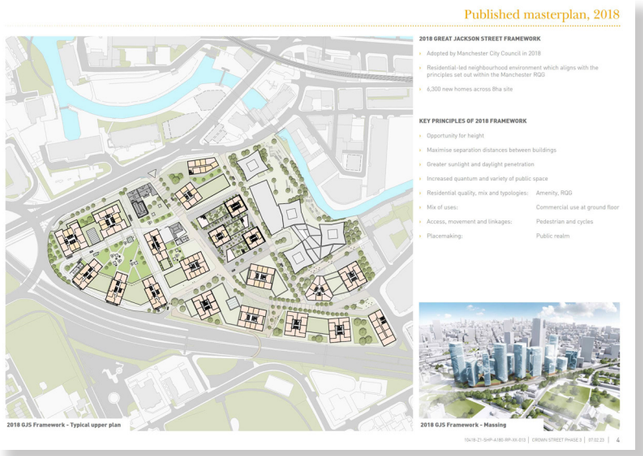


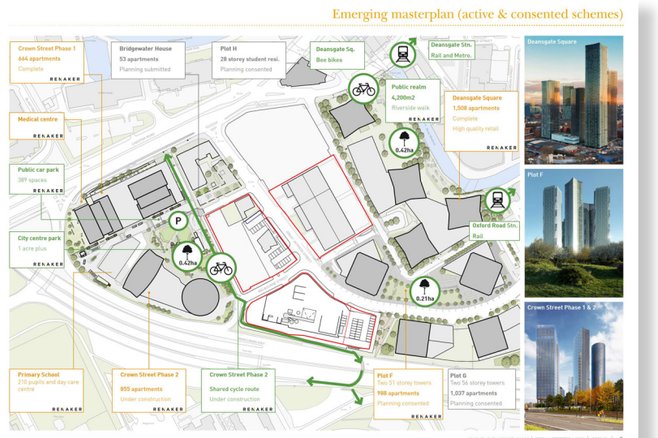












PUBLIC CONSULTATION

Renaker Build Ltd provided a public consultation website (greatjacksonstreet-consult.co.uk). The website went live on 30th January 2023 and a three-week period was allowed for comments to be made, until 2nd July 2021. The consultation website has remained accessible since 20th February 2023.

The website included the following information: the Applicant and the project team; the development opportunity; the Site, the strategic context within the GJS Framework area, and the proposals, including design evolution; layout; materials; servicing and deliveries; and public realm and connections.

A dedicated 'Have your Say' page was provided to enable members of the public to provide comments and ask questions via the website.

As part of the consultation process, a zoom webinar was held on 7th February 2023 between 6pm and 7pm. 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.

This was attended by the Applicant and members of the design team from SimpsonHaugh (Architect), TPM Landscape (Landscape Architect), and Deloitte LLP (Planning Consultant). Where questions were asked in the chat function, the project team were available on video and audio to explain the proposals and answer any questions.

Comments received

The website had a total of 5,140 visits which included 4,594 unique visits. In total 89 responses were received.

The responses to question 4 *(4. Overall, do you support the residential-led redevelopment proposed at Crown Street Phase 3?)* were positive overall, with 53 individuals indicating their support or strong support, 8 respondents being unsure and 28 respondents not supporting the proposals.

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.

EVALUATION

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

3.6 Places Matter

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

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.

In consultation with MCC highways the stretch of Great Jackson Street through the central section of public realm has been successfully narrowed to its minimum permitted width for a two way carriageway at 5.5m.

The design team have collectively pushed for improved finishes across Great Jackson Street in the form of high quality paving, however through consultation with MCC Highways they would not accept upgraded treatments over and above hot rolled asphalt, which does at least provide an uplift over standard black top asphalt.

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.

The level of the central public square has been set in between the lower level of Owen Street (-500mm) and the higher level of Crown Street Phase 2 (+500mm). The lawn element has been raised by approximately 2 steps, (300mm) in height. For the following reasons; limit the desire lines across the grass to ensure its longevity, create a more generous planting zone for trees to be planted flush with the lawn.

At the interface with Great Jackson Street the upper level of the raised lawn ties through flush with the existing pavement levels, allowing for step free access to either side of the development and also allows access for maintenance equipment..

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 a been a 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.

The edge of lawn has been pulled back to create a wider paved area between the outer edge of the colonnade and the lawn.

The residential accommodation has now been removed from the upper level of the podium. Private shared terraces are located at level 02 for each tower.

North facing apartments are limited in number, the majority of apartments to the north of the plan are dual aspect two bed apartments.

The use of linear, rather than square floor plates has allowed for larger residential apartments and far greater separation distances from the consented massing up to almost 30m face to face.

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.

Consideration was given to the provision of additional small retail units on the northwest and southwest corners facing the park. Ultimately due to their limited footprint and location they were not considered viable.

The C8 refuse store has been reduced in size and is now split across ground and basement levels, additionally the plans have been refined to position some of the back of house / management spaces at the upper level which has allowed the clear glazed elevations for the C7 & C8 building that front on to the park have been maximised to improve the frontage on this key elevation.

On building E2 the substation has been moved west to sit more centrally along Melbourne Street allowing for a larger retail with a greater active frontage that now wraps around the corner of Owen Street & Melbourne Street facing Deansgate Square.

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.

Through the development of the brief, the residential accommodation has been removed from the podium, and consolidated in the towers. The residential storey has been removed from the podium reducing the overall height from three storeys to two. The reduction in height allows the colonnade to present a more human scale whilst maintaining an elegant proportion an scale.

The removal of the residential accommodation allows for a more successful elevational treatment at the upper levels due to the gym / workspace programme behind which allows for greater flexibility in the facade arrangement and more vision units than residential apartments.

Additionally the detailed design of the precast element of the podium has developed with a degree of modelling to the precast soffits to the colonnade includes a coffered precast soffit.

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 current alignment of the podium parallel with Great Jackson Street helps to enclose the new public realm.

Altering the geometry to more closely align with the 'Lighthouse' would remove important retail units which help to activate the new public square.

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.

The lawned area has been reduced in width slightly to allow a more generous hard paved perimeter for cafes to spill out on to and for use throughout the year. The corners of the lawn have been radiused to allow the corners to be 'cut' without walking across the lawn element.

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.

The lawn incorporates a 400mm stone layer to act as attenuation for surface water from the public realm element of the development.

To facilitate the SUDs function and allow for flush tree planting, the level of the lawn has been raised slightly which has two benefits. Firstly this will allow level access at the Great Jackson Street interface and also serve as maintenance access. Additionally and as noted by the Panel the raised lawn will help to mitigate wear across the space.

Raised seating has been positioned centrally at the end of each section of lawn to further manage the overuse of the lawned element.

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 a been a

PlacesMatter

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.

3.7 Layout

SITE

The built element of the Proposed Development is arranged around the new public realm that spans across Great Jackson Street, the towers have been positioned to anchor each corner of the site.

Tower C7 sits on axis with the Crown Street Phase 2, Three60 tower and edges Melbourne street. To the north Tower C8 is positioned parallel to C7 addressing Silvercroft Street, maximising the separation distances between the two.

On the Plot E site to the east of Great Jackson Street, Tower E2 addresses Melbourne Street. Tower E1 is positioned to follow the site boundary and sit perpendicular to Owen Street.

PHASING

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

Z1-SHP-G100-PL-GRD-B5D812 & Z1-SHP-G100-PL-B1-B5D811
Z1-SHP-G100-PL-GRD-B5D813 & Z1-SHP-G100-PL-B1-B5D812

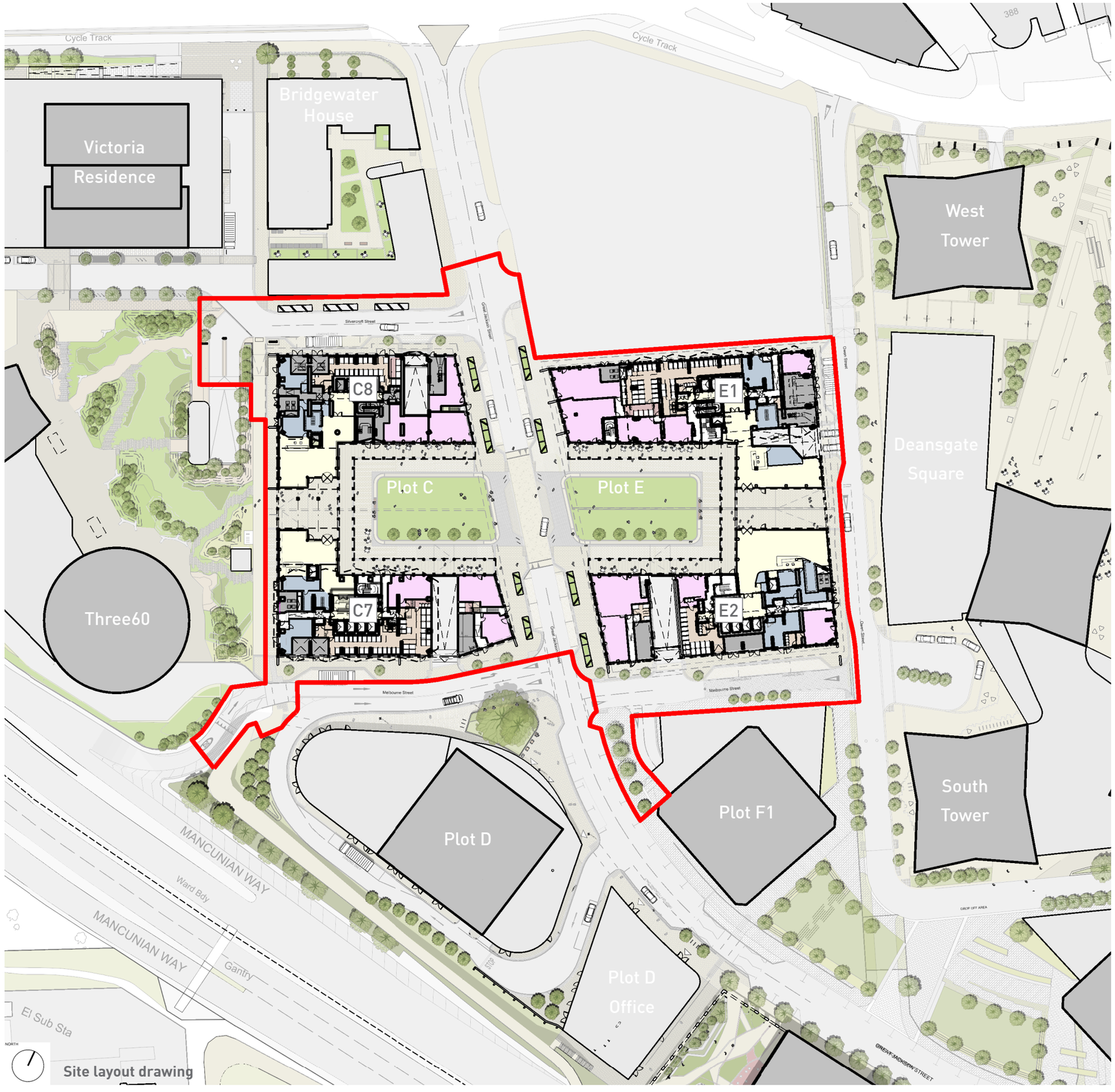
The Proposed Development will be phased as described below in order to facilitate delivery process of each part of the scheme:

- Phase 1: Plot E2
- Phase 2: Plot E1
- Phase 3: Plot C8
- Phase 4: Plot C7

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.



Site layout drawing

GROUND FLOOR

At ground floor accommodation has been arranged to have a strong relationship with the new public realm, active frontages have been arranged around the new space. A series of 14 commercial units have been positioned around the square and facing the Deansgate Square development.

Each residential building benefits from a dedicated double height concierge entered directly from the new public square supplemented with associated residential lounge facilities and amenity.

Servicing is provided from Melbourne Street, Owen Street and Silvercroft Street. Each tower has an off street loading bay positioned close to the moving in / refuse store for each building. Basement car parking access is also provided from these streets.

FIRST FLOOR

The residential concierges benefit from double height volumes providing a strong relationship with the new public realm. At first floor high quality residential amenity is arranged within the podium building to include; gymnasium and associated studios for classes such as spinning and yoga. Additionally flexible workspace and meeting rooms for residents make up the remaining areas.

Spaces for the facilities management team have in some cases been positioned on the upper level to create a generous concierge at ground level.

SECOND FLOOR

Each tower is cut back at level two, articulating the tower separately from the grounded podium block. By setting back the towers opportunity for residential terraces have been created.

Residential amenity is provided at this level comprising; flexible spaces such as residential lounges and private dining etc, each with aspect and access directly on to the resident's garden. Residential units begin at this level in E1 and E2:

Building E1 2no. units (1no. 2 bed unit, 1no. 1 bed unit)
Building E2 2no. units (1no. 2 bed unit, 1no. 1 bed unit)

TYPICAL UPPER LEVELS - TYP1

From level three upwards each building provides an efficient and generously proportioned floorplate which repeats up each of the buildings. The specifics of each of these is covered in further detail in the following pages.

Building C7 10no. units (4no. 2 bed units, 4no. 1 bed units & 2no. studios)
Building C8 9no. units (6no. 2 bed units, 2no. 1 bed units & 1no. studio)

Building E1 10no. units (6no. 2 bed units & 3no. 1 bed units & 1no. studio)
Building E2 10no. units (6no. 2 bed units & 3no. 1 bed units & 1no. studio)

TYPICAL UPPER LEVELS - TYP2

At the mid levels of each tower the following unit mixes are accommodated:

Building C7 8no. units (8no. 2 bed units)
Building C8 9no. units (6no. 2 bed units, 2no. 1 bed units & 1no. studio)

Building E1 10no. units (8no. 2 bed units & 2no. 1 bed units)
Building E2 10no. units (8no. 2 bed units & 2no. 1 bed units)

TYPICAL UPPER LEVELS - TYP3

At the upper levels of each tower larger units are accommodated with a mix of 2 bed lux units and 3 beds, plus a small proportion of 1 bed units.

Building C7 8no. units (2no. 3bed units, 4no. 2 bed units & 2no. 1 bed units)
Building C8 8no. units (2no. 3bed units, 4no. 2 bed units & 2no. 1 bed units)

Building E1 6no. units (4no. 3 bed lux. units & 2no. 2 bed units)
Building E2 6no. units (4no. 3 bed lux. units & 2no. 2 bed units)

PENTHOUSE LEVELS

The uppermost levels of each tower contain a mix of two bed and two bed lux apartments and generously proportioned three bed penthouse units arranged across a single level. This level also benefits from an increased floor to ceiling height, further enhancing the views from the upper levels.

Building C7 6no. units (2no. 3bed ph units, 2no. 2bed ph units, 2no. 2bed units)
Building C8 6no. units (2no. 3bed ph units, 2no. 2bed ph units, 2no. 2bed units)

Building E1 6no. units (4no. 3 bed ph units & 2no. 2 bed units)
Building E2 6no. units (4no. 3 bed ph units & 2no. 2 bed units)

ROOF LEVELS

Above the penthouse units, the roof will contain plant equipment such as smoke extract system and the Building Maintenance Unit (BMU). Plant and the BMU is screened from view by a full height parapet with the same elevational treatment as the tower below.

BASEMENT LEVELS

The Proposed Development contains a significant element of basement excavation works. The basement levels will accommodate building plant, car parking and cycle stores allowing the maximum space for public realm to be given over at ground level.

PRIVATE CAR PARK

Accessed from the Melbourne Street, Owen Street and Silvercroft Street, the private car park entrances 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.

Tower C7

Total Car Parking Spaces	**105** *(107 including tandem)* **25%****
Electric Vehicle Charging	10-20%*
Accessible Spaces	5-6%
Cycle spaces	422 (100%)

Tower C8

Total Car Parking Spaces	**99** *(105 including tandem)* **25%****
Electric Vehicle Charging	10-20%*
Accessible Spaces	5-6%
Cycle spaces	422 (100%)

Tower E1

Total Car Parking Spaces	**144** *(150 including tandem)* **33%****
Electric Vehicle Charging	10-20%*
Accessible Spaces	5%
Cycle spaces	451 (100%)

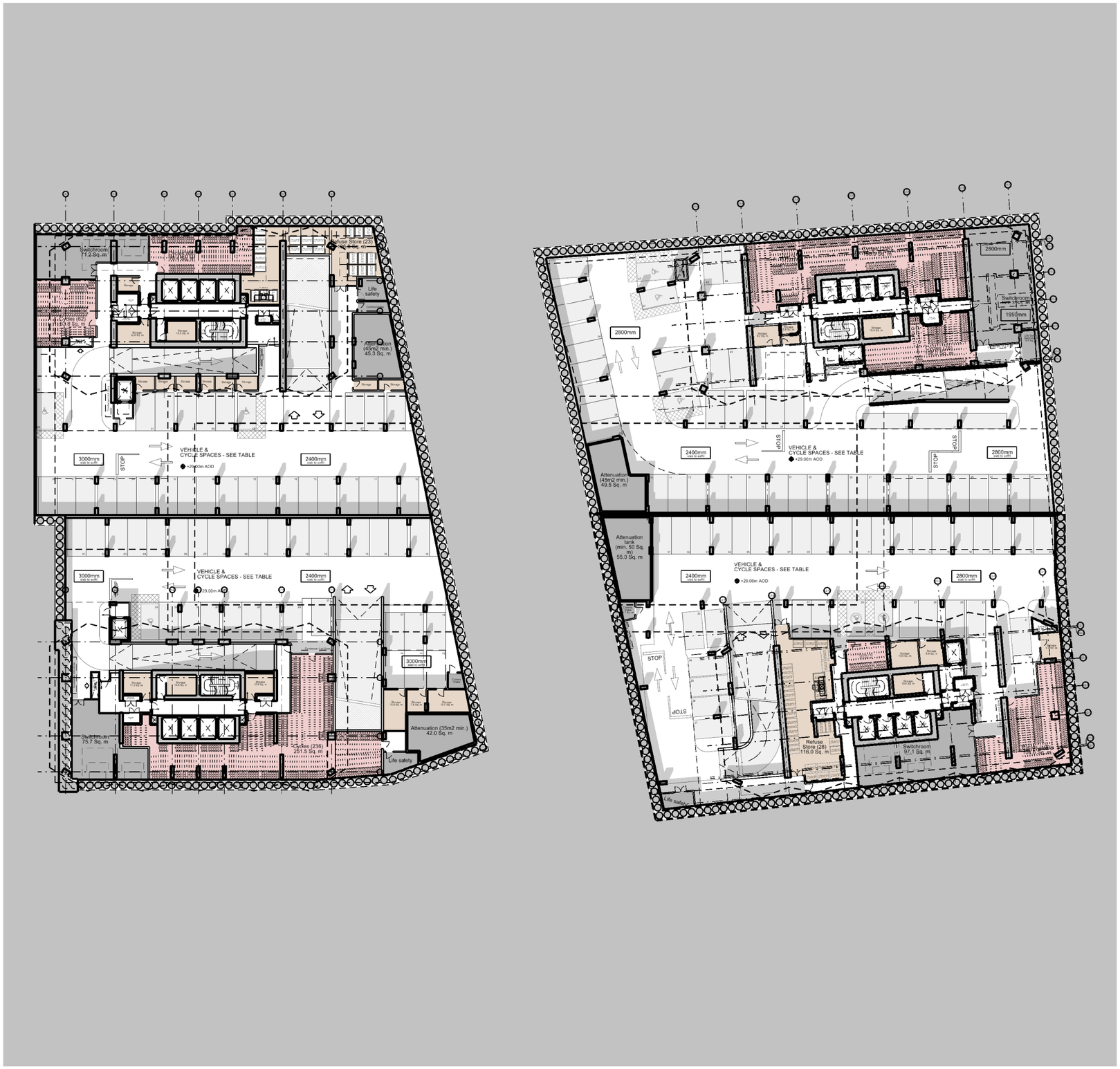
Tower E2

Total Car Parking Spaces	**119** *(121 including tandem)* **(27%)****
Electric Vehicle Charging	10-20%*
Accessible Spaces	5%
Cycle spaces	451 (100%)

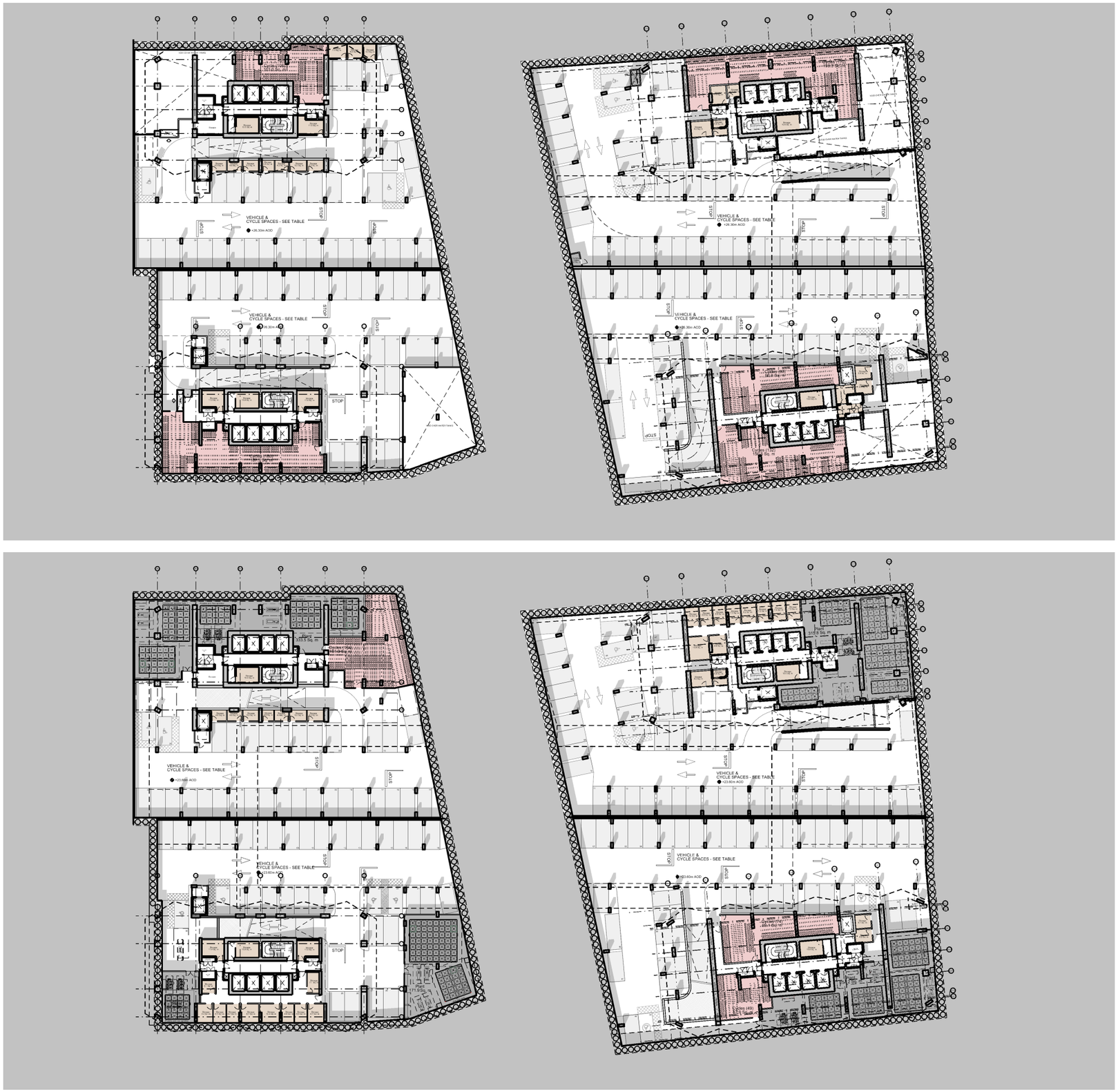
Total	**467 spaces @27%**
Total (incl tandem bays)	**483 spaces @28%**

*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.

**Percentages taken from max. values including tandem parking bays.



BASEMENT LEVEL 1



BASEMENT LEVEL 2

BASEMENT LEVEL 3

Residential - Tower C7/C8

FLOORPLATE DESIGN

The residential buildings have been developed to provide high quality, desirable spaces to live, with exceptional city views, well proportioned and laid out apartments with adequate storage provision.

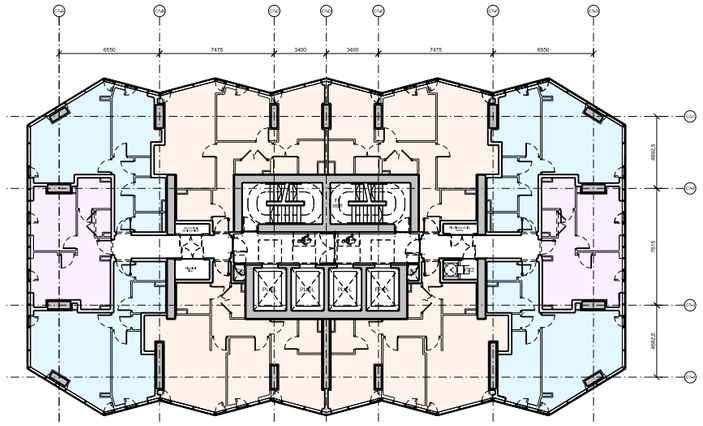
The buildings have a generous 29m separation distance between facing elevations (at the closest point). Room widths and frontages have been maximised to ensure a high level of natural daylight penetrates each habitable space, whilst corner units also benefit from dual aspect living spaces.

CORE DESIGN

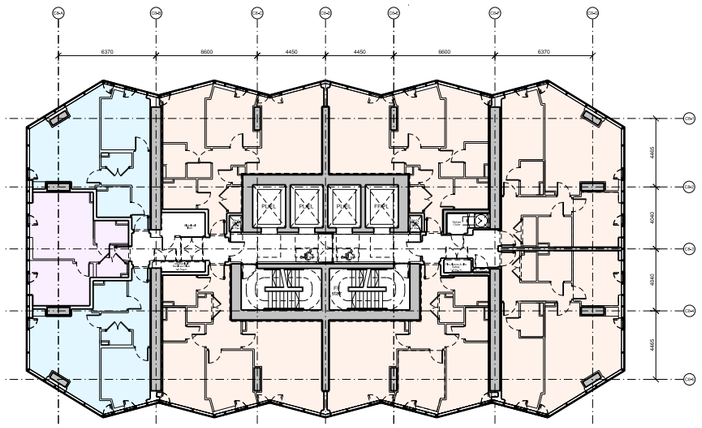
Apartments are arranged around a central linear core. The linear arrangement allows for a generous landing within the lift lobby and inviting arrival experience at ground floor level.

The core contains a refuse chute lobbied from circulation space, serving a refuse store at ground / basement level. The core benefits from two escape stairs, over and above current regulatory requirements for a residential building of this nature.

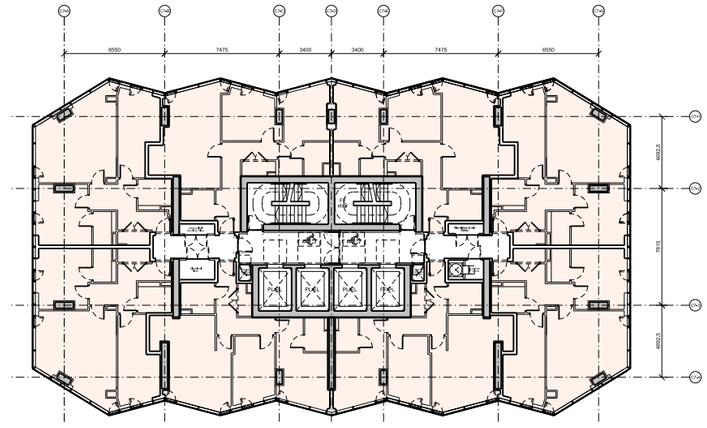
The position of the stairs, corridor lengths and relationship with the lifts have been developed in line with draft guidance of the new BS9991 standard.



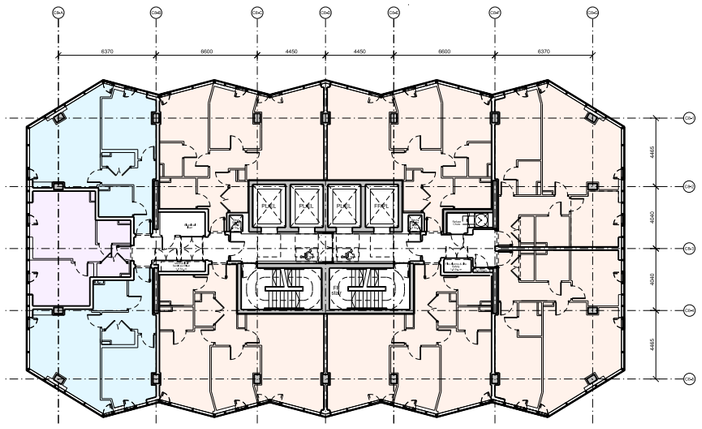
Building C7 Typical 1 - 10 units



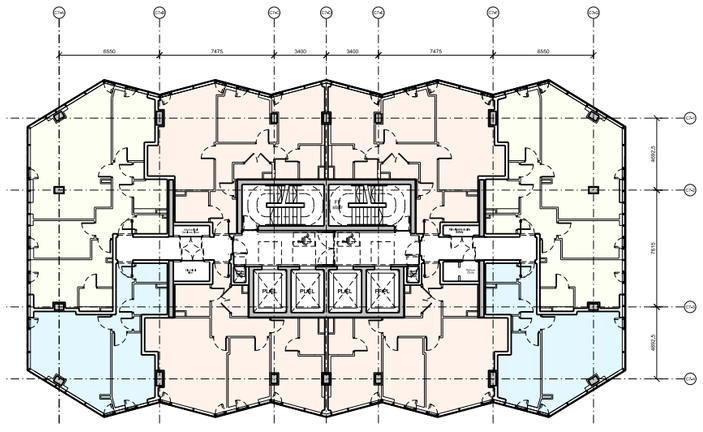
Building C8 Typical 1A - 9 units



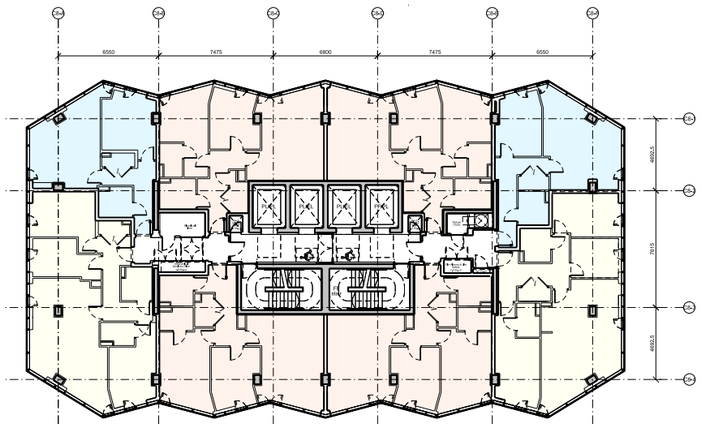
Building C7 Typical 2 - 8 units



Building C8 Typical 1E - 9 units

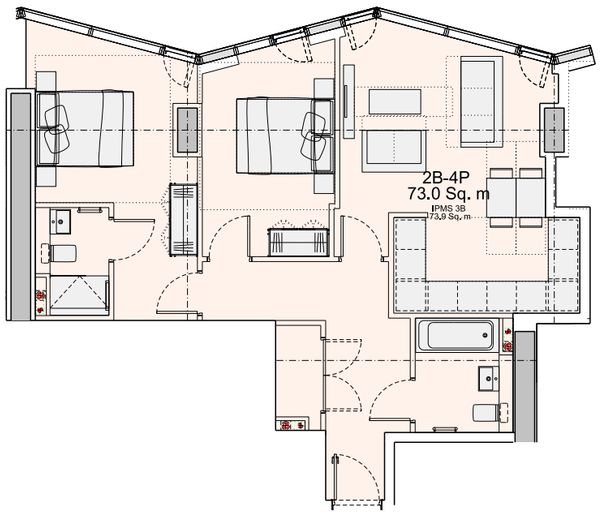


Building C7 Typical 3 - 8 units

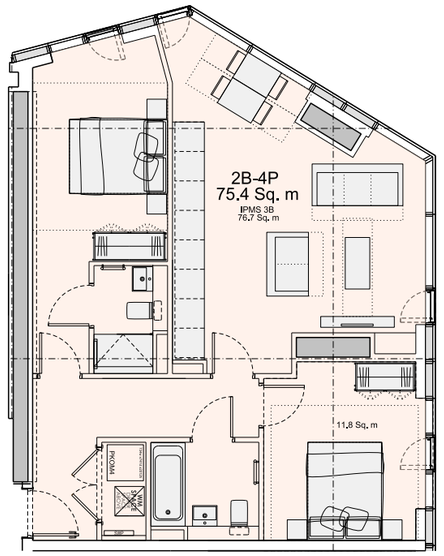


Building C8 Typical 1 - 8 units

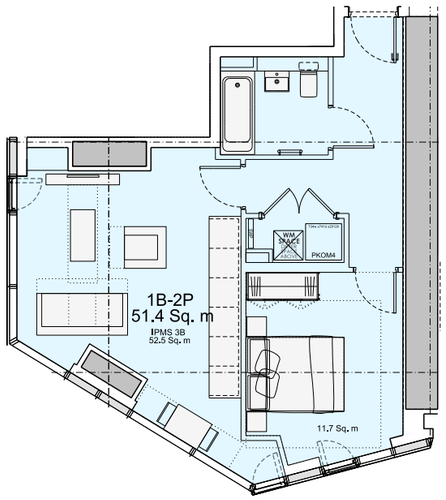
Studio apartment
1 bed apartment
2 bed apartment
3 bed apartment



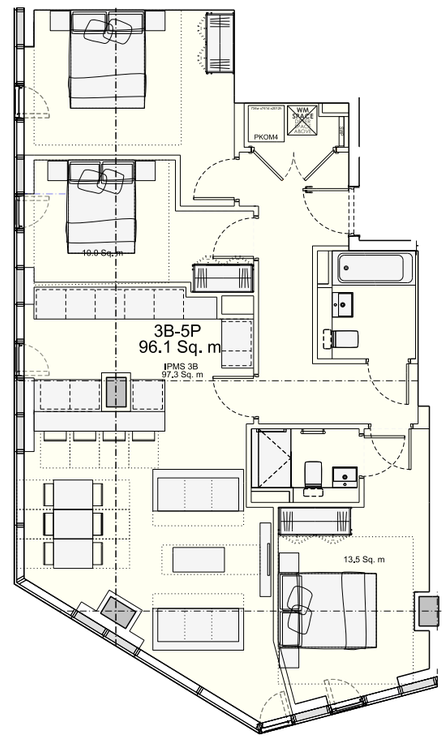
2 Bed TYP A - 4 Person (73 sqm)



2 Bed TYP B (corner) - 4 Person (76 sqm)



1 Bed - 2 Person (53 sqm)



3 Bed - 5 Person (96 sqm)

COMPLIANCE

The residential apartments have been designed to meet and in some cases exceed Manchester's Emerging Space 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 floorplates, 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.

Units have been designed for future adaption to accessible units wherever possible - further details of this are included in the section on 'inclusive access'.

PROPOSED SIZES		MANCHESTER'S EMERGING SPACE STANDARDS	
3B - 5P		**3B - 5P**	
Gross Internal Area:	96 sqm	Gross Internal Area:	86 sqm
Built in storage:	2.74sqm	Built in storage:	2.5 sqm
2B - 4P - TYP A		**2B - 4P**	
Gross Internal Area:	73 sqm	Gross Internal Area:	70 sqm
Storage	3.2 sqm	Storage	2.0 sqm
2B - 4P - TYP B (Corner)			
Gross Internal Area:	76 sqm		
Storage	2.7 sqm		
1B - 2P		**1B - 2P**	
Gross Internal Area:	51 sqm	Gross Internal Area:	50 sqm
Storage	1.9 sqm	Built in storage:	1.5 sqm

Residential - Tower E1/E2

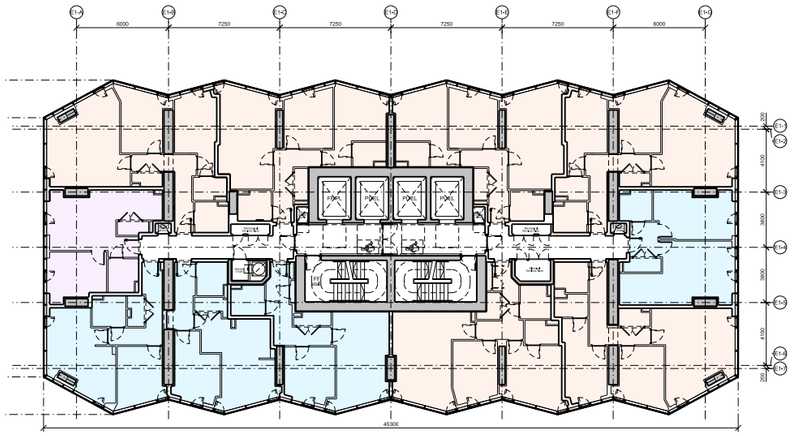
FLOORPLATE DESIGN

The residential buildings have been developed to provide high quality, desirable spaces to live, with exceptional city views, well proportioned and laid out apartments with adequate storage provision.

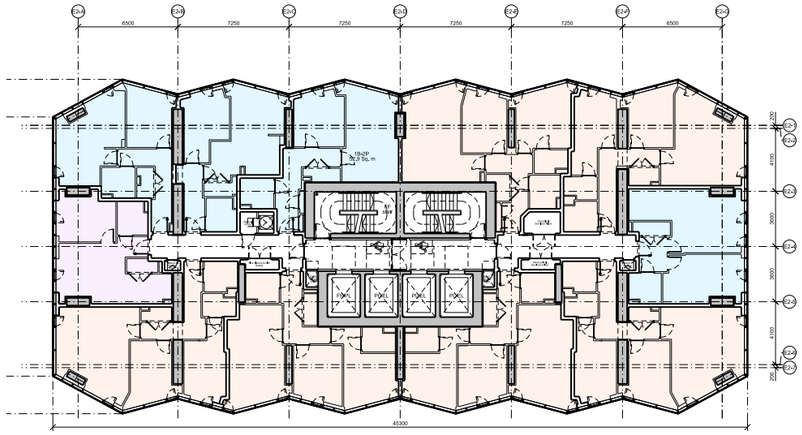
The buildings have a generous 30m separation distance between facing elevations (at the closest point). Room widths and frontages have been maximised to ensure a high level of natural daylight penetrates each habitable space, whilst corner units also benefit from dual aspect living spaces.

CORE DESIGN

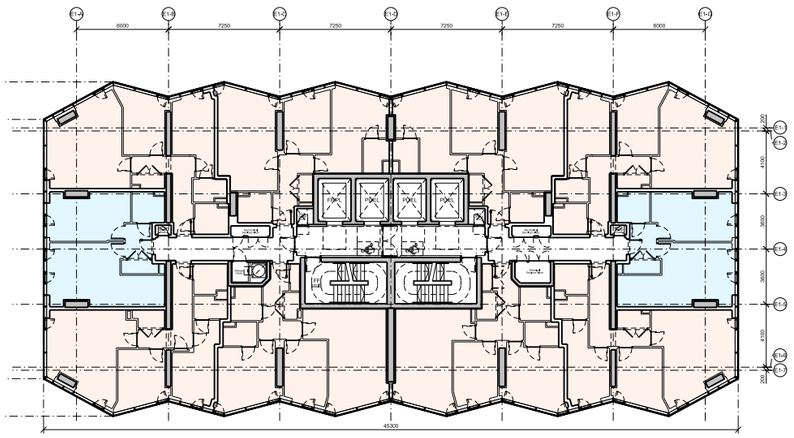
The E1 / E2 tower core has a similar layout to the C7/C8 core, as the corridor lengths are slightly longer, additional smoke shafts have been designed in at the end of each corridor, developed in line with draft guidance of the new BS9991 standard.



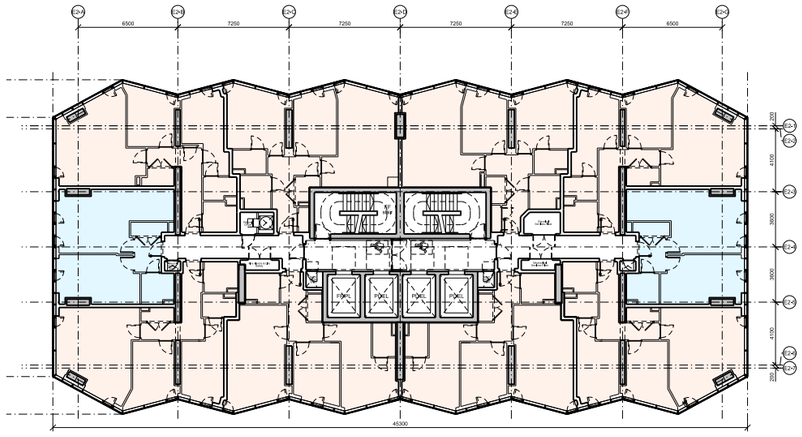
Building E1 Level 03-15 - 11 units



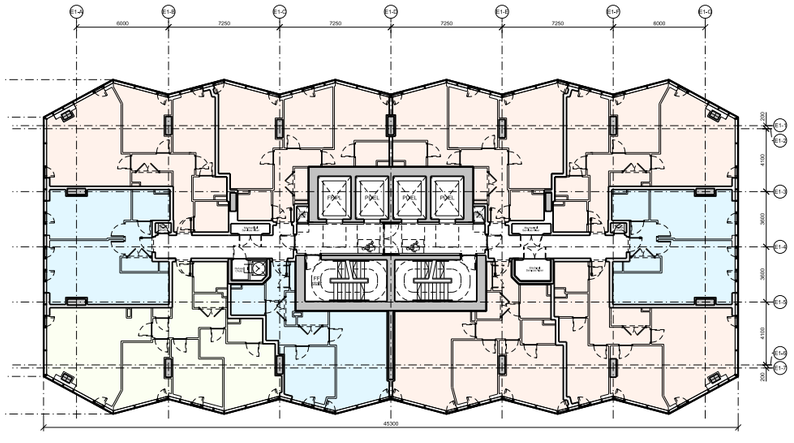
Building E2 Level 03-15 - 11 units



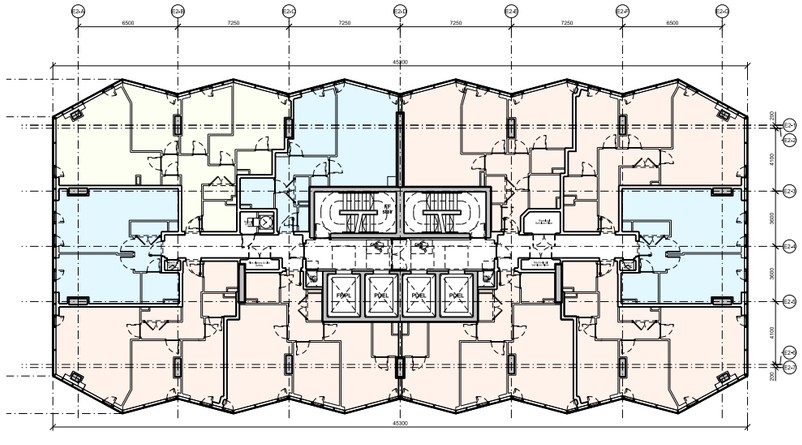
Building E1 Level 15-25 - 10 units



Building E2 Level 15-25 - 10 units



Building E1 Level 26-45 - 10 units



Building E2 Level 26-45 - 10 units

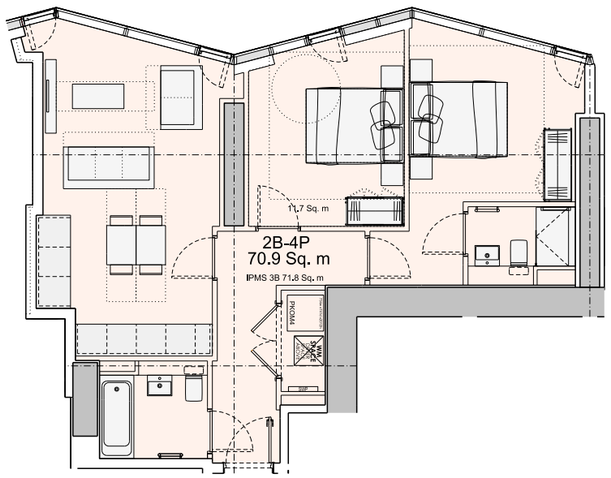
Studio apartment
1 bed apartment
2 bed apartment
3 bed apartment

COMPLIANCE

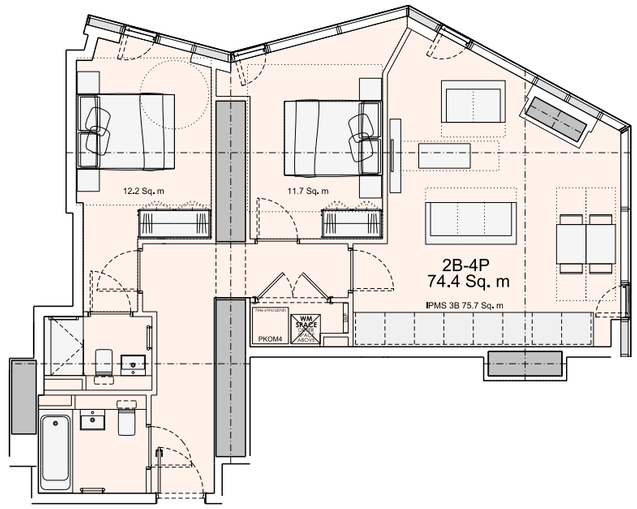
The residential apartments have been designed to meet and in some cases exceed Manchester's Emerging Space Standards defined in the Manchester City Council Residential Quality Guidance 2017 (RQG).

The layouts shown demonstrate the range of apartment layouts on the more typical floorplates, 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.

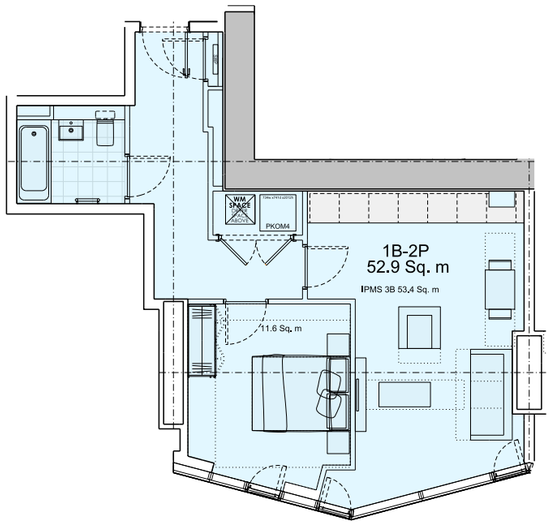
Units have been designed for future adaption to accessible units wherever possible - further details of this are include in the section on 'inclusive access'.



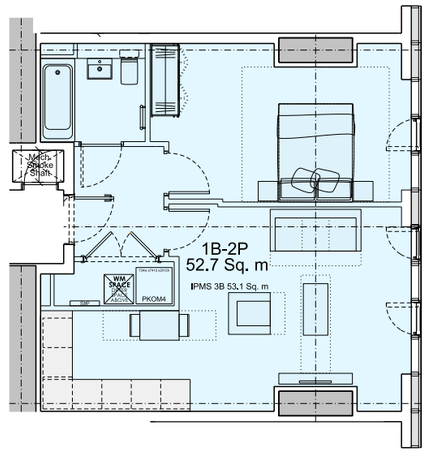
2 Bed TYP A - 4 Person (73 sqm)



2 Bed TYP B (corner) - 4 Person (76 sqm)



1 Bed TYP A - 2 Person (54 sqm)



1 Bed TYP B - 2 Person (52 sqm)

PROPOSED SIZES

3B - 6P
Gross Internal Area: 95.9 sqm
Built in storage: 2.60 sqm

2B - 4P - TYP A
Gross Internal Area: 70.9 sqm
Storage 2.10 sqm

2B - 4P - TYP B (corner)
Gross Internal Area: 74.4 sqm
Storage 2.60 sqm

1B - 2P - TYP A
Gross Internal Area: 52.9 sqm
Storage 1.98 sqm

1B - 2P - TYP B
Gross Internal Area: 52.7 sqm
Storage 1.80 sqm

MANCHESTER'S EMERGING SPACE STANDARDS

3B - 6P
Gross Internal Area: 95 sqm
Built in storage: 2.5 sqm

2B - 4P
Gross Internal Area: 70 sqm
Storage 2.0 sqm

1B - 2P
Gross Internal Area: 50 sqm
Built in storage: 1.5 sqm

3.8 Use

RESPONSE

The Proposed Development seeks to provide high quality residential accommodation befitting a city centre location, recognising the opportunity for the Site to deliver a critical mass of high quality accommodation to support the economic growth of Manchester. The proposed uses meet the objectives of the 2018 Great Jackson Street Framework.

RESIDENTIAL

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.

The Manchester Residential Growth Strategy (2016) cites 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.

Provision has been made for shared amenity spaces and gardens for all residents of each tower to access.

COMMERCIAL

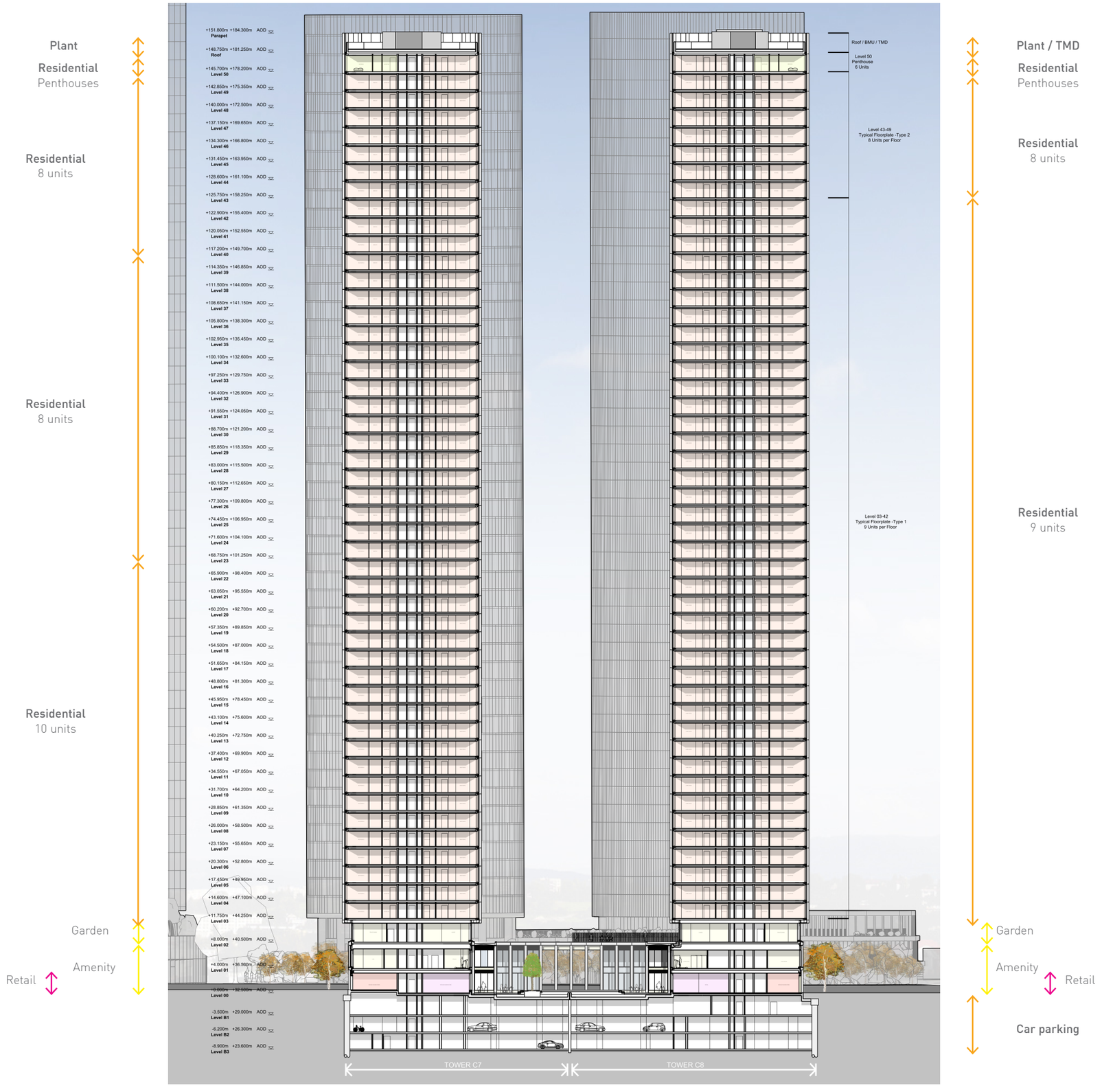
Commercial units has been positioned at ground floor within the podium of each building, concentrated around the new public square but also on the corners of Plot E adjacent to Deansgate square. The self contained units combined have an area of approximately 992m2. The Applicant is seeking to provide flexible commercial spaces (Use Class E) and / or drinking establishment (Use Class Sui Generis). The ultimate use aims to be in line with the uses outlined within the Framework and will compliment the new public square within the residential neighbourhood.

CAR PARKING

Private car parking has been included to serve the anticipated demand arising from the residential development.

PUBLIC REALM

The provision of a public realm builds upon the principle of the GJS 2018 Framework and will benefit residents of the Great Jackson Street area and the wider community.



3.9 Scale

RESPONSE

Scale has been used to consolidate the required quantum of accommodation into four building and generate maximum separation distances between buildings and maximise public realm.

The two towers to the west of the site are 51 storeys tall (151.800m) from ground level) and the two to the east are 47 storeys tall (140.400m). The taller towers benefit from a more slender plan form and will add to the established cluster of gateway 51 storey towers of Crown Street Phase 1 and 2.

The towers step down in scale slightly to the east dropping just below the level of West Tower of Deansgate Square.

BUILDING HEIGHTS

A series of massing compositions were appraised through the design development, with both physical and 3D modeling used to test each arrangement (page 20-21) before arriving at the proposed massing.

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 per residential development plot were considered by the development team in order to provide a robust and viable offer. The brief therefore required for a similar sized quantum of accommodation in each of the four plots.

STRATEGIC REGENERATION FRAMEWORK

The development of the 2018 Framework from the 2015 Framework identified that in order to accommodate larger apartments that adhered to National Space Standards and to provide a higher proportion of public space it was necessary to build taller buildings - but fewer buildings.

Therefore the development of the Crown Street Phase 3 scheme is in the spirit of the revised Framework in that it:

- Reduces the number of buildings - but increases their height
- Increases the separation between the buildings, to allow more public realm
- Provides larger apartments albeit in taller more elegant forms.

3.10 Amount

RESPONSE

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.

QUANTUM

- 188,006 sq m / 2,023,679 sq ft gross internal total
- 196,340 sq m / 2,113,386 sq ft gross external total
- 1,103 sq m / 11,872.sqft gross internal commercial total

RESIDENTIAL MIX

- 1,746 Total residential apartments, comprising;

• 108	Studio apartments	(6%)
• 458	One bedroom residential apartments	(26%)
• 1,094	Two bedroom residential apartments	(63%)
• 86	Three bedroom residential apartments	(5%)

PARKING

For a detailed breakdown of parking provision refer to page 30.

- 483 Private parking spaces for residents, located across three basement levels.

CYCLES

- 1,746 cycle spaces are located in secure compounds across the across the basement levels.

C7

	LEVEL	FL-FL	Height	Height (AOD)
TOWER C7 & C8	Parapet		151800	184300.00
	Roof	3050	148750	181250.00
	50	3050	145700	178200.00
	49	2850	142850	175350.00
	48	2850	140000	172500.00
	47	2850	137150	169650.00
	46	2850	134300	166800.00
	45	2850	131450	163950.00
	44	2850	128600	161100.00
	43	2850	125750	158250.00
	42	2850	122900	155400.00
	41	2850	120050	152550.00
	40	2850	117200	149700.00
	39	2850	114350	146850.00
	38	2850	111500	144000.00
	37	2850	108650	141150.00
	36	2850	105800	138300.00
	35	2850	102950	135450.00
	34	2850	100100	132600.00
	33	2850	97250	129750.00
	32	2850	94400	126900.00
	31	2850	91550	124050.00
	30	2850	88700	121200.00
	29	2850	85850	118350.00
	28	2850	83000	115500.00
	27	2850	80150	112650.00
	26	2850	77300	109800.00
	25	2850	74450	106950.00
	24	2850	71600	104100.00
	23	2850	68750	101250.00
	22	2850	65900	98400.00
	21	2850	63050	95550.00
	20	2850	60200	92700.00
	19	2850	57350	89850.00
	18	2850	54500	87000.00
	17	2850	51650	84150.00
	16	2850	48800	81300.00
	15	2850	45950	78450.00
	14	2850	43100	75600.00
	13	2850	40250	72750.00
	12	2850	37400	69900.00
	11	2850	34550	67050.00
	10	2850	31700	64200.00
	9	2850	28850	61350.00
	8	2850	26000	58500.00
	7	2850	23150	55650.00
	6	2850	20300	52800.00
	5	2850	17450	49950.00
	4	2850	14600	47100.00
	3	2850	11750	44250.00
	2	3750	8000	40500.00
PODIUM	1	4000	4000	36500.00
	GF	4000	0	32500.00
	B1			
	B2			
	B3			

		Studio	1 Bed	2 Bed	3 Bed	Total	IPMS 3B	NIA	GIA	GEA
		no.	no.	no.	no.	no.				
	LX			4	2	6	627.0	619.5	776.7	799.6
Floorplate Type 3	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
	T3		2	4	2	8	609.4	601.7	776.7	799.6
Floorplate - Type 2	T2-C			8		8	617.0	610.3	776.7	799.6
	T2-C			8		8	617.0	610.3	776.7	799.6
	T2-C			8		8	617.0	610.3	776.7	799.6
	T2-C			8		8	617.0	610.3	776.7	799.6
	T2-C			8		8	617.0	610.3	776.7	799.6
	T2-B			8		8	610.0	602.8	776.7	799.6
	T2-A			8		8	610.0	602.6	776.7	799.6
	T2-B			8		8	610.0	602.8	776.7	799.6
	T2-A			8		8	610.0	602.6	776.7	799.6
	T2-B			8		8	610.0	602.8	776.7	799.6
	T2-A			8		8	610.0	602.6	776.7	799.6
	T2-B			8		8	610.0	602.8	776.7	799.6
	T2-A			8		8	610.0	602.6	776.7	799.6
	T2-B			8		8	610.0	602.8	776.7	799.6
	T2-A			8		8	610.0	602.6	776.7	799.6
	T2-B			8		8	610.0	602.8	776.7	799.6
	T2-A			8		8	610.0	602.6	776.7	799.6
Floorplate - Type 1	T1-B	2	4	4		10	588.3	580.4	776.7	799.6
	T1-A	2	4	4		10	588.3	580.4	776.7	799.6
	T1-B	2	4	4		10	588.3	580.4	776.7	799.6
	T1-A	2	4	4		10	588.3	580.4	776.7	799.6
	T1-B	2	4	4		10	588.3	580.4	776.7	799.6
	T1-A	2	4	4		10	588.3	580.4	776.7	799.6
	T1-B	2	4	4		10	588.3	580.4	776.7	799.6
	T1-A	2	4	4		10	588.3	580.4	776.7	799.6
	T1-B	2	4	4		10	588.3	580.4	776.7	799.6
	T1-A	2	4	4		10	588.3	580.4	776.7	799.6
	T1-B	2	4	4		10	588.3	580.4	776.7	799.6
	T1-A	2	4	4		10	588.3	580.4	776.7	799.6	
									436	454
									1017	1,215
									1008	1,215
									1716	1,884
									1716	1,884
									1716	1,884
		40	100	260	22	422	28,892	28,528	44,891	46,917
		9%	24%	62%	5%					

C8

		Studio	1 Bed	2 Bed	3 Bed	Total	IPMS 3B	NIA	GIA	GEA
		no.	no.	no.	no.	no.				
	LX			4	2	6	624.4	616.0	776.7	799.6
Type 2	T2			4	2	8	610.7	609.4	776.7	799.6
	T2			4	2	8	610.7	609.4	776.7	799.6
	T2			4	2	8	610.7	609.4	776.7	799.6
	T2			4	2	8	610.7	609.4	776.7	799.6
	T2			4	2	8	610.7	609.4	776.7	799.6
	T2			4	2	8	610.7	609.4	776.7	799.6
	T2			4	2	8	610.7	609.4	776.7	799.6
Floorplate - Type 1	T1-E	1	2	6		9	616.8	608.2	776.7	799.6
	T1-E	1	2	6		9	616.8	608.2	776.7	799.6
	T1-E	1	2	6		9	616.8	608.2	776.7	799.6
	T1-D	1	2	6		9	614.6	606.1	776.7	799.6
	T1-D	1	2	6		9	614.6	606.1	776.7	799.6
	T1-D	1	2	6		9	614.6	606.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-C	1	2	6		9	605.8	597.1	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-B	1	2	6		9	585.6	576.9	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
	T1-A	1	2	6		9	583.4	574.4	776.7	799.6
									436	454
									906	1,113
									944	1,113
									1819	1,947
									1819	1,947
									1819	1,947
		40	94	272	16	422	28,742	28,374	45,025	46,902
		9%	22%	64%	4%					

	Studio	1 Bed	2 Bed	3 Bed	Total	Total GEA
Total	108	458	1094	86	1746	196,340
	6%	26%	63%	5%		
	32.42%					

Commercial	NIA (m2)	GIA (m2)	GEA (m2)
C7-1	72.4		
C7-2	62.8		
C7-3	40.2		
C7	**175.4**	**209.7**	**237.6**
C8-1	67.2		
C8-2	66		
C8-3	50.4		
C8	**183.6**	**205.3**	**236.9**
E1-1	94.1		
E1-2	103.3		
E1-3	56.2		
E1-4	39.2		
E1-5	32.4		
E1	**325.2**	**376.4**	**424.7**
E2-1	169.9		
E2-2	44.1		
E2-3	66.5		
E2	**280.5**	**312.3**	**363.7**
TOTAL	**964.7**	**1103.7**	**1262.9**

Total GIA
188,006

Total NIA
119,124

E1

		LEVEL	FL-FL	Height	Height (AOD)
TOWER E1 & E2		Parapet		140400	172900.00
		Roof	3050	137350	169850.00
		46	2850	134300	166800.00
		45	2850	131450	163950.00
		44	2850	128600	161100.00
		43	2850	125750	158250.00
		42	2850	122900	155400.00
		41	2850	120050	152550.00
		40	2850	117200	149700.00
		39	2850	114350	146850.00
		38	2850	111500	144000.00
		37	2850	108650	141150.00
		36	2850	105800	138300.00
		35	2850	102950	135450.00
		34	2850	100100	132600.00
		33	2850	97250	129750.00
		32	2850	94400	126900.00
		31	2850	91550	124050.00
		30	2850	88700	121200.00
		29	2850	85850	118350.00
		28	2850	83000	115500.00
		27	2850	80150	112650.00
		26	2850	77300	109800.00
		25	2850	74450	106950.00
		24	2850	71600	104100.00
		23	2850	68750	101250.00
		22	2850	65900	98400.00
		21	2850	63050	95550.00
		20	2850	60200	92700.00
		19	2850	57350	89850.00
		18	2850	54500	87000.00
		17	2850	51650	84150.00
		16	2850	48800	81300.00
		15	2850	45950	78450.00
		14	2850	43100	75600.00
		13	2850	40250	72750.00
		12	2850	37400	69900.00
		11	2850	34550	67050.00
		10	2850	31700	64200.00
		9	2850	28850	61350.00
		8	2850	26000	58500.00
		7	2850	23150	55650.00
		6	2850	20300	52800.00
		5	2850	17450	49950.00
		4	2850	14600	47100.00
		3	2850	11750	44250.00
		2	3750	8000	40500.00
PODIUM		1	4000	4000	36500.00
		GF	4000	0	32500.00
		B1			
		B2			
		B3			

		Studio	1 Bed	2 Bed	3 Bed	Total	IPMS 3B	NIA	GIA	GEA
		no.	no.	no.	no.	no.				
	LX			2	4	6	742.1	732.3	904.8	931
Floorplate Type 3	T3-C		3	6	1	10	715.0	705.2	904.8	931
	T3-C		3	6	1	10	715.0	705.2	904.8	931
	T3-C		3	6	1	10	715.0	705.2	904.8	931
	T3-D		3	6	1	10	716	706.3	904.8	931
	T3-D		3	6	1	10	716	706.3	904.8	931
	T3-D		3	6	1	10	716	706.3	904.8	931
	T3-C		3	6	1	10	715.0	705.2	904.8	931
	T3-C		3	6	1	10	715.0	705.2	904.8	931
	T3-C		3	6	1	10	715.0	705.2	904.8	931
	T3-B		3	6	1	10	719.2	709.3	904.8	931
	T3-B		3	6	1	10	719.2	709.3	904.8	931
	T3-B		3	6	1	10	719.2	709.3	904.8	931
	T3-A		3	6	1	10	718.9	709.0	904.8	931
	T3-A		3	6	1	10	718.9	709.0	904.8	931
	T3-A		3	6	1	10	718.9	709.0	904.8	931
	T3-B		3	6	1	10	719.2	709.3	904.8	931
	T3-B		3	6	1	10	719.2	709.3	904.8	931
	T3-B		3	6	1	10	719.2	709.3	904.8	931
	T3-A		3	6	1	10	718.9	709.0	904.8	931
	T3-A		3	6	1	10	718.9	709.0	904.8	931
Floorplate Type 2	T2-B		2	8		10	718.9	708.8	904.8	931
	T2-A		2	8		10	719.2	709.2	904.8	931
	T2-A		2	8		10	719.2	709.2	904.8	931
	T2-B		2	8		10	718.9	708.8	904.8	931
	T2-B		2	8		10	718.9	708.8	904.8	931
	T2-B		2	8		10	718.9	708.8	904.8	931
	T2-A		2	8		10	719.2	709.2	904.8	931
	T2-A		2	8		10	719.2	709.2	904.8	931
	T2-A		2	8		10	719.2	709.2	904.8	931
Floorplate - Type 1	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-A	1	4	6		11	698.1	688.7	904.8	931
	T1-A	1	4	6		11	698.1	688.7	904.8	931
	T1-A	1	4	6		11	698.1	688.7	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-A	1	4	6		11	698.1	688.7	904.8	931
	T1-A	1	4	6		11	698.1	688.7	904.8	931
	T1-A	1	4	6		11	698.1	688.7	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
	T1-B	1	4	6		11	697.8	688.3	904.8	931
		1	0	1		2	130.9	130.0	550.2	569.8
									1200.6	1,469
									1291	1,469
									2216	2,407
									2216	2,407
									2216	2,407
		14	132	281	24	451	31,475	31,054	49,501	51,693
		3%	29%	62%	5%					

E2

		Studio	1 Bed	2 Bed	3 Bed	Total	IPMS 3B	NIA	GIA
		no.	no.	no.	no.	no.			
	LX			2	4	6	751.5	741.7	904.8
Floorplate Type 3	T3-C		3	6	1	10	723.5	714.1	904.8
	T3-C		3	6	1	10	723.5	714.1	904.8
	T3-C		3	6	1	10	723.5	714.1	904.8
	T3-D		3	6	1	10	724.1	714.4	904.8
	T3-D		3	6	1	10	724.1	714.4	904.8
	T3-D		3	6	1	10	724.1	714.4	904.8
	T3-C		3	6	1	10	723.5	714.1	904.8
	T3-C		3	6	1	10	723.5	714.1	904.8
	T3-C		3	6	1	10	723.5	714.1	904.8
	T3-B		3	6	1	10	719.4	709.8	904.8
	T3-B		3	6	1	10	719.4	709.8	904.8
	T3-B		3	6	1	10	719.4	709.8	904.8
	T3-A		3	6	1	10	719.2	709.5	904.8
	T3-A		3	6	1	10	719.2	709.5	904.8
	T3-A		3	6	1	10	719.2	709.5	904.8
	T3-B		3	6	1	10	719.4	709.8	904.8
	T3-B		3	6	1	10	719.4	709.8	904.8
	T3-B		3	6	1	10	719.4	709.8	904.8
	T3-A		3	6	1	10	719.2	709.5	904.8
	T3-A		3	6	1	10	719.2	709.5	904.8
Floorplate Type 2	T2-B		2	8		10	718.9	708.9	904.8
	T2-A		2	8		10	719.3	709.3	904.8
	T2-A		2	8		10	719.3	709.3	904.8
	T2-B		2	8		10	718.9	708.9	904.8
	T2-B		2	8		10	718.9	708.9	904.8
	T2-B		2	8		10	718.9	708.9	904.8
	T2-A		2	8		10	719.3	709.3	904.8
	T2-A		2	8		10	719.3	709.3	904.8
	T2-A		2	8		10	719.3	709.3	904.8
Floorplate - Type 1	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-A	1	4	6		11	699.6	690.2	904.8
	T1-A	1	4	6		11	699.6	690.2	904.8
	T1-A	1	4	6		11	699.6	690.2	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-A	1	4	6		11	699.6	690.2	904.8
	T1-A	1	4	6		11	699.6	690.2	904.8
	T1-A	1	4	6		11	699.6	690.2	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
	T1-B	1	4	6		11	699.3	689.8	904.8
		1	0	1		2	131.2	129.8	554
									1022
									1125
									2026
									2026
									2026
		14	132	281	24	451	31,593	31,167	48,590
		3%	29%	62%	5%				

3.11 Appearance - Towers

2018 GJS FRAMEWORK

The 2018 Framework defines that tall buildings demand 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.

It continues to state that taller buildings will typically be lighter weight in appearance, will take reference from relationships with adjacent buildings, key vistas, and may develop individual expressions / identities. Lower buildings on the other hand will form clear relationships with the existing context including the former Bridgewater Canal Offices.

The overall approach for the elevation treatment of the phase 3 towers has been to complement the emerging context of the GJS Framework area, whilst providing a unique appearance for the Proposed Development. Consideration has been given to the composition of the towers and their relationship with Deansgate Square, Crown Street Phase 1 and 2, Plot F and Plot D.

APPROACH

The proposal utilises a lightweight unitised façade solution to ensure installation from within the building footprints; particularly important when working at height and enabling slim structural slab thicknesses with lightweight curtain wall construction; important to delivering an efficient residential model.

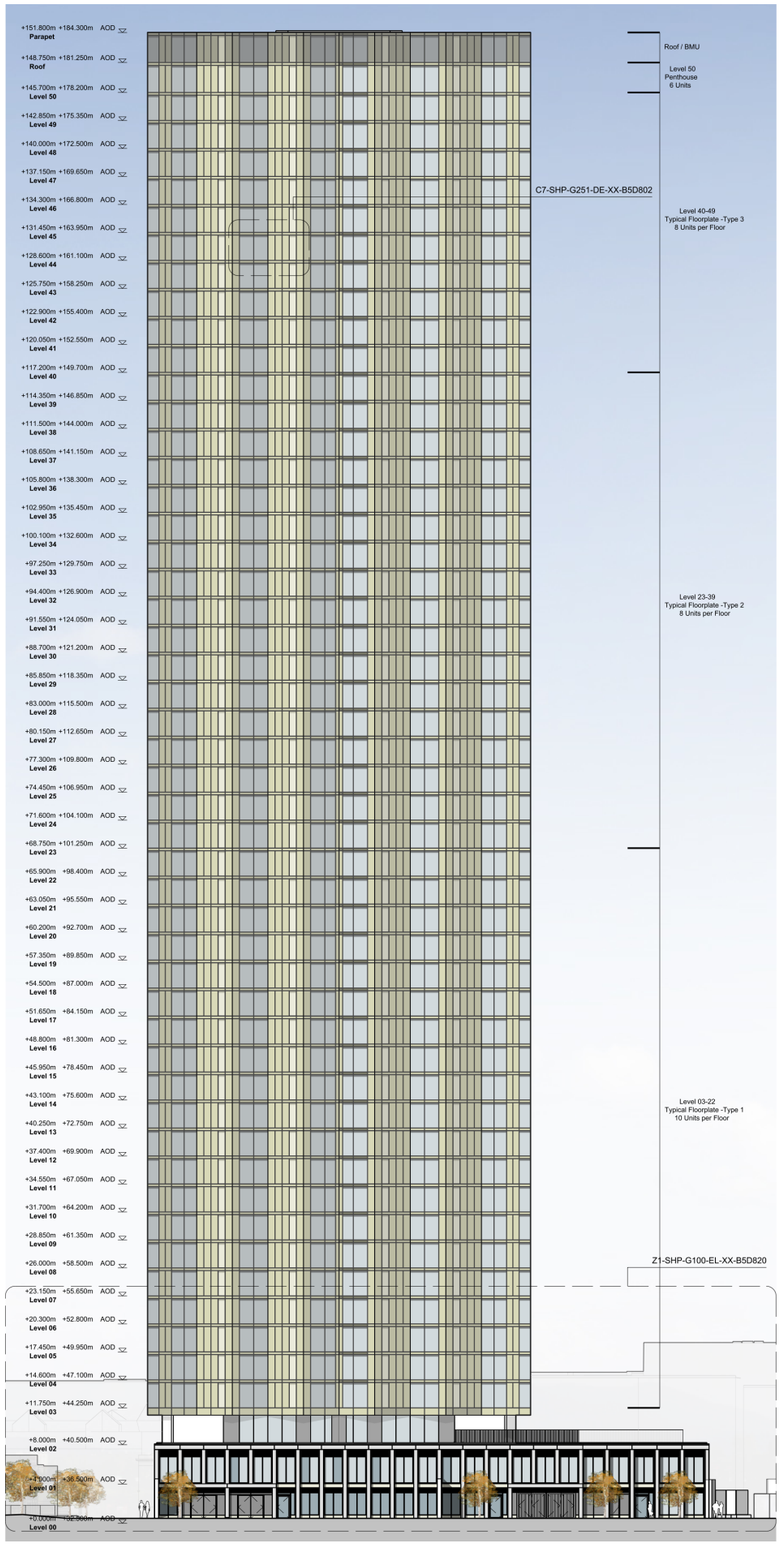
The combination of vision glass, perforated solid panels and perforated rapid vent panels for ventilation have been arranged to contrast each other and enhance the unique tower forms proposed.

The façades will reflect the light differently on each facet and provide changing backdrops to GJS Framework Area. The contrasting use of texture, colour and glazed panels within these plan forms provides the buildings with their own character.

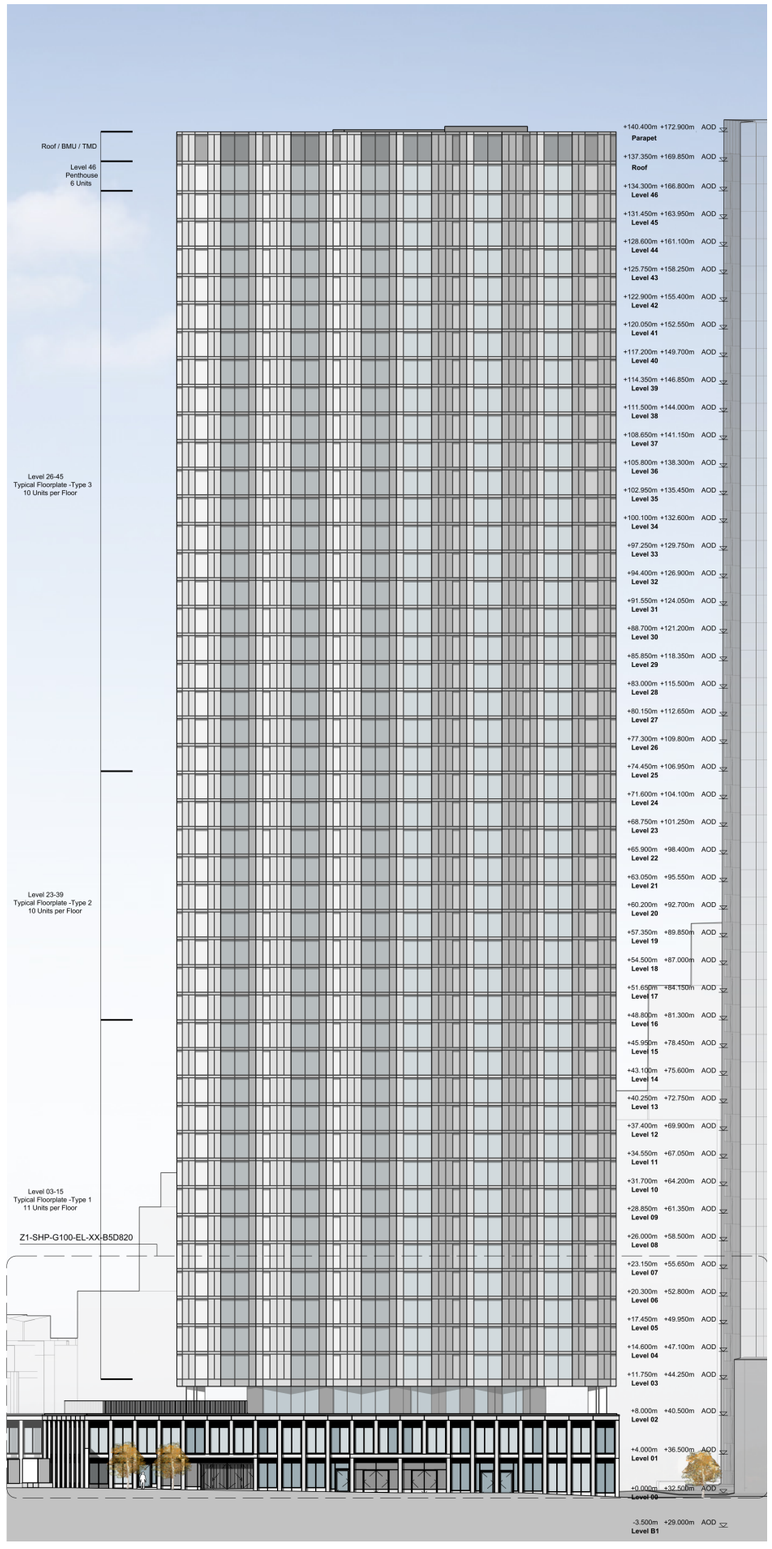
DETAIL

The materiality of the building is summarised on the following drawings submitted as part of the planning application:

Z1-SHP-G100-EL-XX-B5D801 Zone 1 - North Elevation
Z1-SHP-G100-EL-XX-B5D802 Zone 1 - South Elevation
Z1-SHP-G100-EL-XX-B5D803 Zone 1 - East Elevation
Z1-SHP-G100-EL-XX-B5D804 Zone 1 - West Elevation



C7 - South Elevation



E2 - South Elevation

View east across public square towards Deansgate Square and Plot F

3.12 Towers C7 & C8

ELEVATIONS

North & South Elevations

The sawtooth plan form articulates the longer building elevations and allows for views out of the building to be orientated away from the opposing tower.

The plan form is emphasised through the careful distribution of clear and solid units and the use of subtle texture. Wherever possible solid units have been placed on the opposing facet to create a contrast between the two faces and create a sharp 'crease' of clear to solid.

To create further contrast the solid panels are formed of a perforated aluminium sheet, with a solid backing panel of the same finish to contrast with the more sleek and reflective clear glazed units.

East & West Elevations

The sawtooth creates a 'pinch' to the gables allowing a more slender elevation to be presented back to the city. The same palette of textured perforated units and glazed units wrap around these faces.

COLOUR

For tower C7 and C8, the perforated aluminium elements of the building are proposed in an anodised 'champagne' tone. This tone has been chosen to compliment the bronze tone of Elizabeth Tower of Crown Street Phase 1, the polished silver of The Blade (Crown Street Phase 2) and the dark grey of Three60 (Crown Street Phase 2).

DETAIL

The materiality of the residential towers is summarised on the following drawings submitted as part of the planning application:

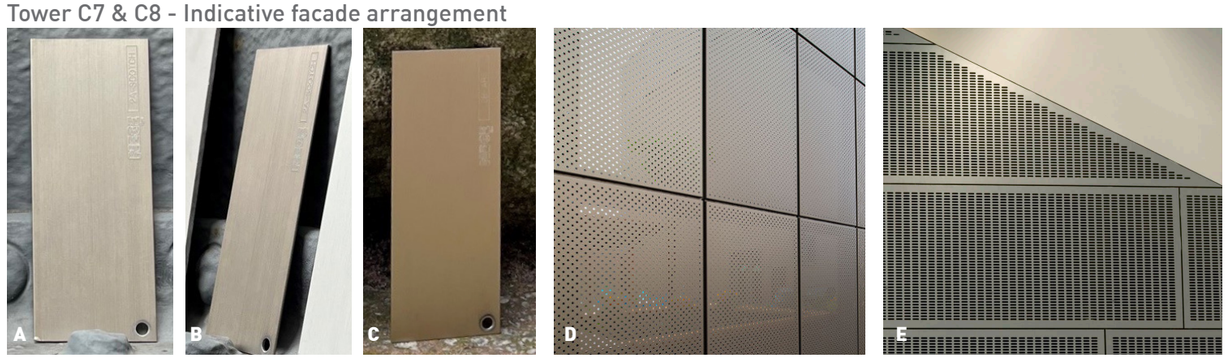
C7-SHP-G251-DE-XX-B5D801 - Typical facade bay - Section details
C7-SHP-G251-DE-XX-B5D802 - Typical facade bay - Detail elevation
C7-SHP-G251-DE-XX-B5D803 - Typical facade bay - Detail plan

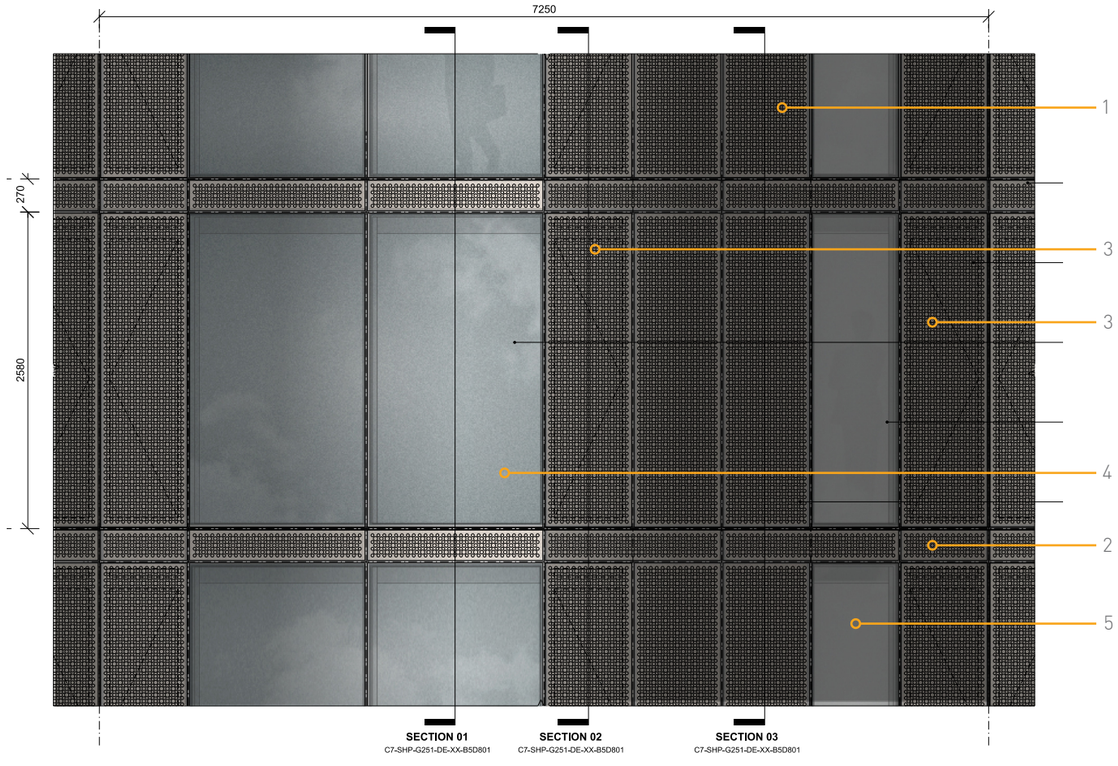
Tower C7 & C8 - Indicative facade arrangement

PRECEDENT & MATERIAL SAMPLES

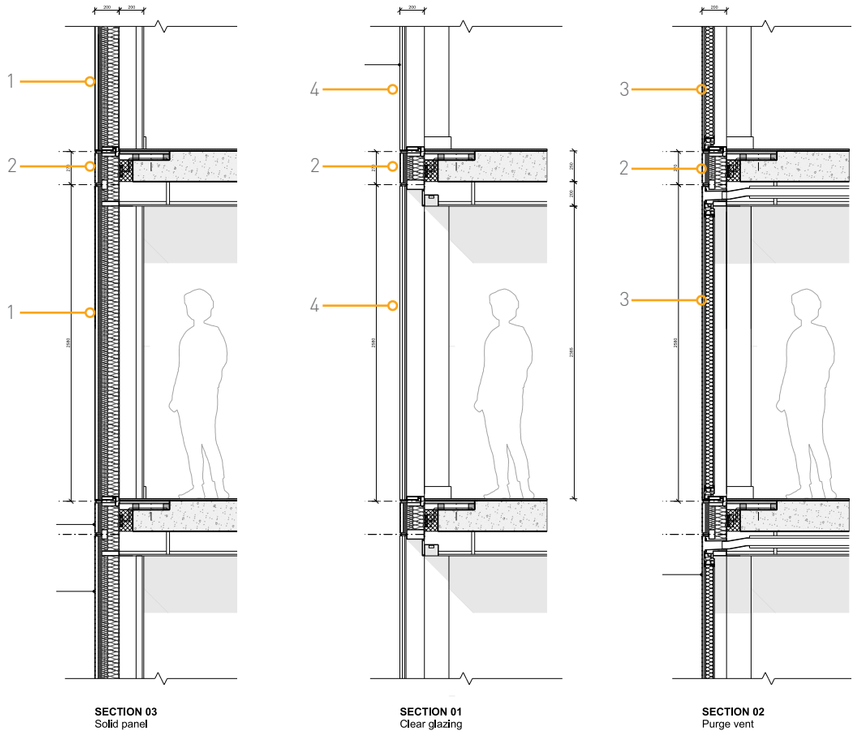
A thorough analysis of precedent has informed the design process. A series of samples have been procured throughout the design development to test the relationship of varying material combinations.

A-C Anodised champagne hand sample (differing light conditions)
D Indicative perforated anodised aluminum
E Indicative perforated anodised aluminum

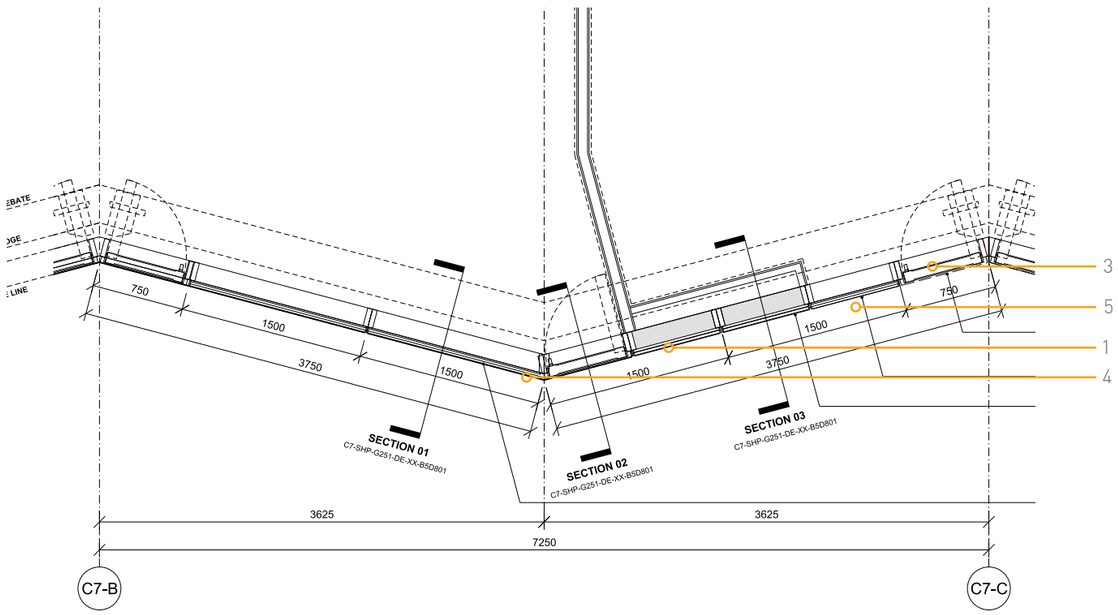




Detailed facade elevation



Detailed facade section



Detailed facade plan

Indicative view from living space

Material Key

1 Perforated aluminium panel
Solid behind
Finish - Anodised 'Champagne'

2 Perforated aluminium panel
Solid - horizontal spandrel
Finish - Anodised 'Champagne'

3 Perforated aluminium panel
Openable purge vent behind
Finish - Anodised 'Champagne'

4 Clear double glazed unit

5 Clear double glazed unit with 50% dot matrix frit*
Finish - 'Champagne'

*none courtyard elevations only

3.13 Towers E1 & E2

APPROACH

North & South Elevations

The approach taken for E1 and E2 is similar in overall design to Tower C7 & C8 and emphasises the plan form but features a slightly different facade arrangement responding to the larger floorplate design.

East & West Elevations

As per C7&C8 the sawtooth creates a 'pinch' to the gables allowing a more slender elevation to be presented back to the city. The same palette of textured perforated units and glazed units wrap around these faces.

COLOUR

For tower E1 and E2, the perforated aluminium elements of the building are proposed in an anodised 'silver' tone. This tone has been chosen to compliment the silver used in Deansgate Square and provide a neutral counterpoint to tower F1 of the Plot F development.

DETAIL

The materiality of the residential towers is summarised on the following drawings submitted as part of the planning application:

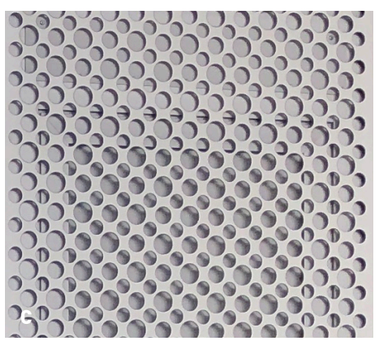
E1-SHP-G251-DE-XX-B5D801 - Typical facade bay - Section details
E1-SHP-G251-DE-XX-B5D802 - Typical facade bay - Detail elevation
E1-SHP-G251-DE-XX-B5D803 - Typical facade bay - Detail plan

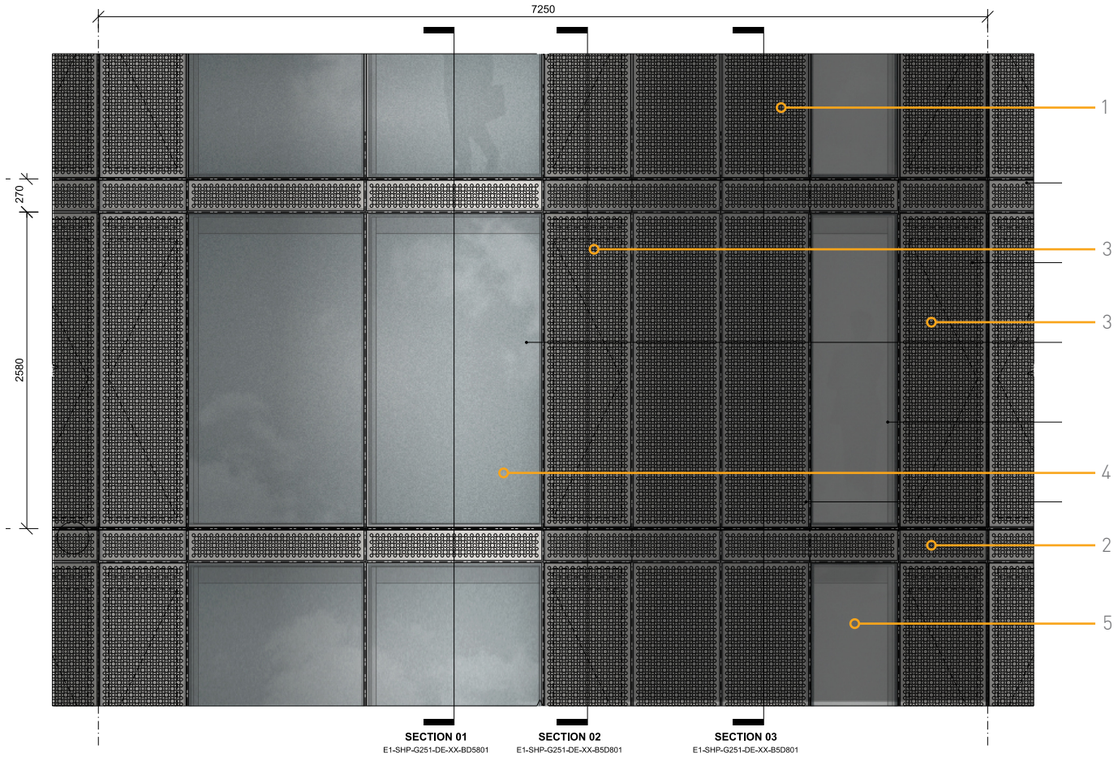
Tower E1 & E2 - Indicative facade arrangement

PRECEDENT & MATERIAL SAMPLES

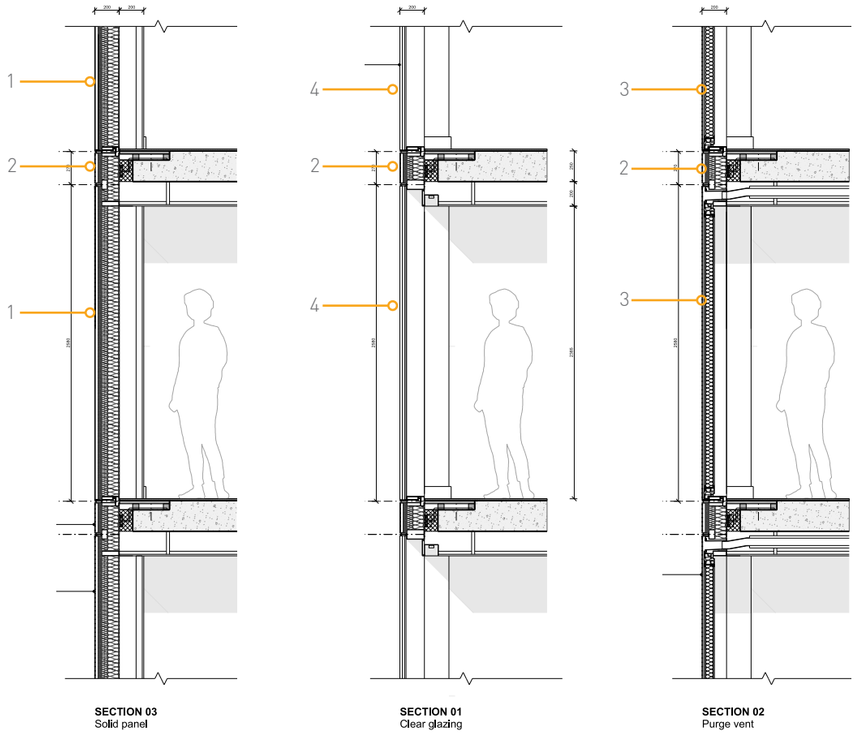
A thorough analysis of precedent has informed the design process. A series of samples have been procured throughout the design development to test the relationship of varying material combinations.

A Natural anodised hand samples
B Indicative perforated natural anodised aluminum
C Indicative perforated natural anodised aluminum

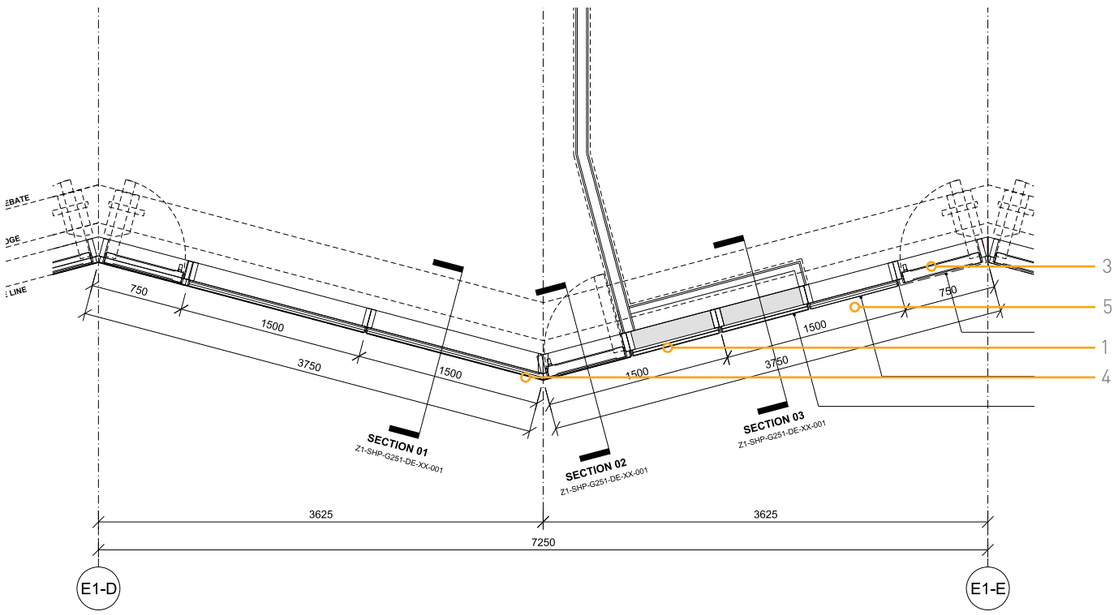




Detailed facade elevation



Detailed facade sections



Detailed facade plan

Indicative view from living space

Material Key

1 Perforated aluminium panel
Solid behind
Finish - Anodised 'Silver'

2 Perforated aluminium panel
Solid - horizontal spandrel
Finish - Anodised 'Silver'

3 Perforated aluminium panel
Openable purge vent behind
Finish - Anodised 'Silver'

4 Clear double glazed unit

5 Clear double glazed unit with 50% dot matrix frit*
Finish - 'Silver'

*none courtyard elevations only

3.14 Appearance - Podium

APPROACH

The language and scale of the podium acts as a heavyweight base to anchor the scheme, articulated distinctly from the towers above. The podium relates to the scale of the immediate context of Castlefield. The podium also relates in scale to the Crown Street Phase 1 and 2 developments but with a clearly defined character of its own.

In line with the 2018 GJS Framework, the podium element has been designed to be simply detailed, limited in palette, robust, high-quality and easily maintained.

Courtyard Elevations (internal)

The colonnade is formed from 400sq precast concrete columns stretching almost 8m in height. Set at 2.4m centres the columns allow a 2m space in between each - allowing informal access all the way round the square. This structure defines the edge of the colonnade and forms the primary setting out to the elevation design beyond.

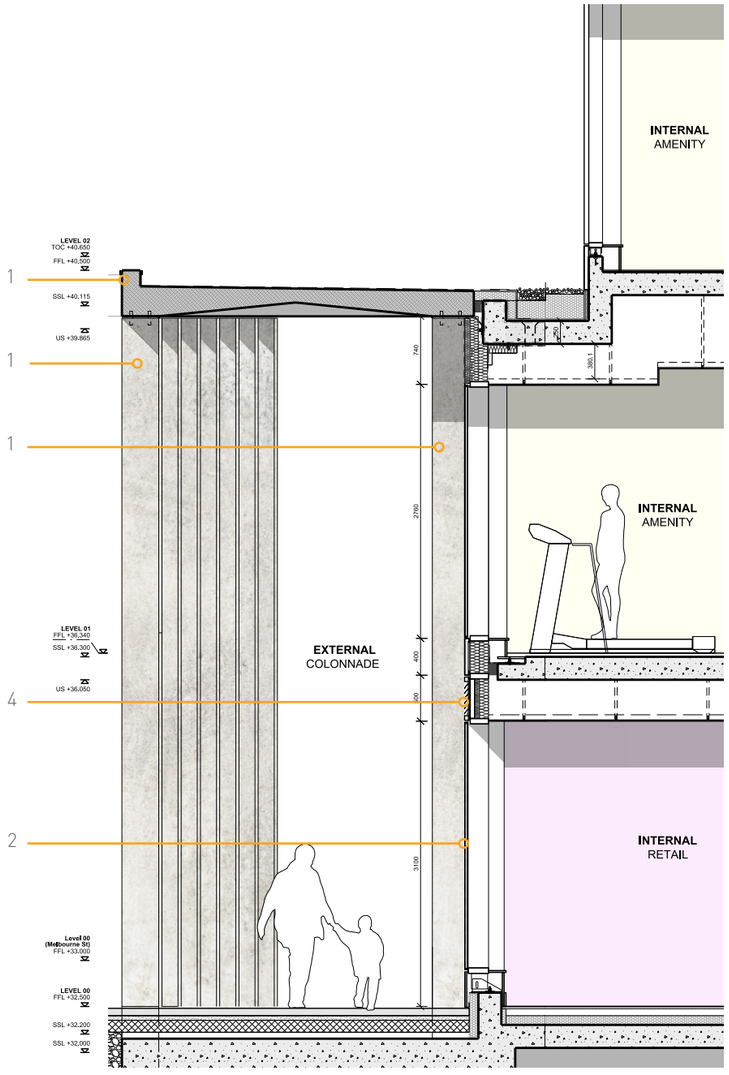
Along the building line precast columns are set to line through with those in colonnade, forming an ordering device for the secondary facade elements. The treatment around the new public square has been designed as a double height module with a predominantly clear in fill to maximise active frontages and views out to the new square.

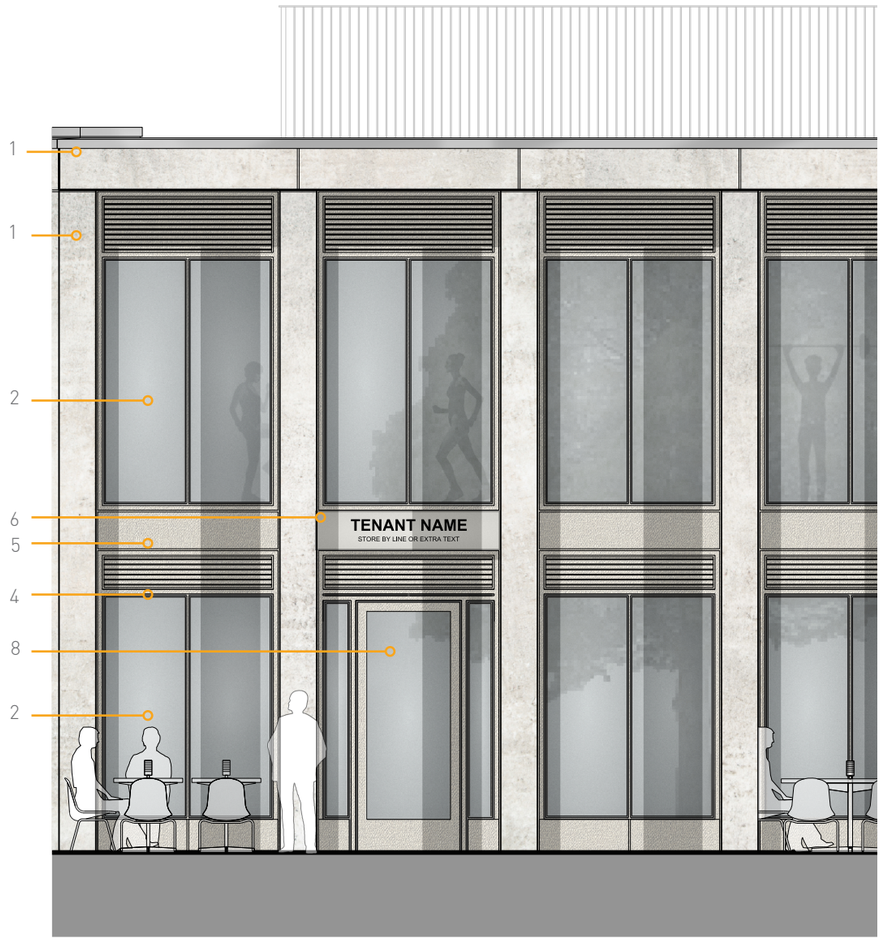
At first floor a solid spandrel band has been introduced as a secondary element in the plane of the glazing. The spandrel conceals the slab edge and provides a zone for signage for the commercial units. Horizontal louvers have been positioned to provide air in / out to the retail unit and are included in a consistent band to create a more cohesive treatment, without ad-hoc placement of louvers as and when required.

The soffit to the colonnade has been coffered to create visual interest, lining through with the primary structural bays.

Material Key

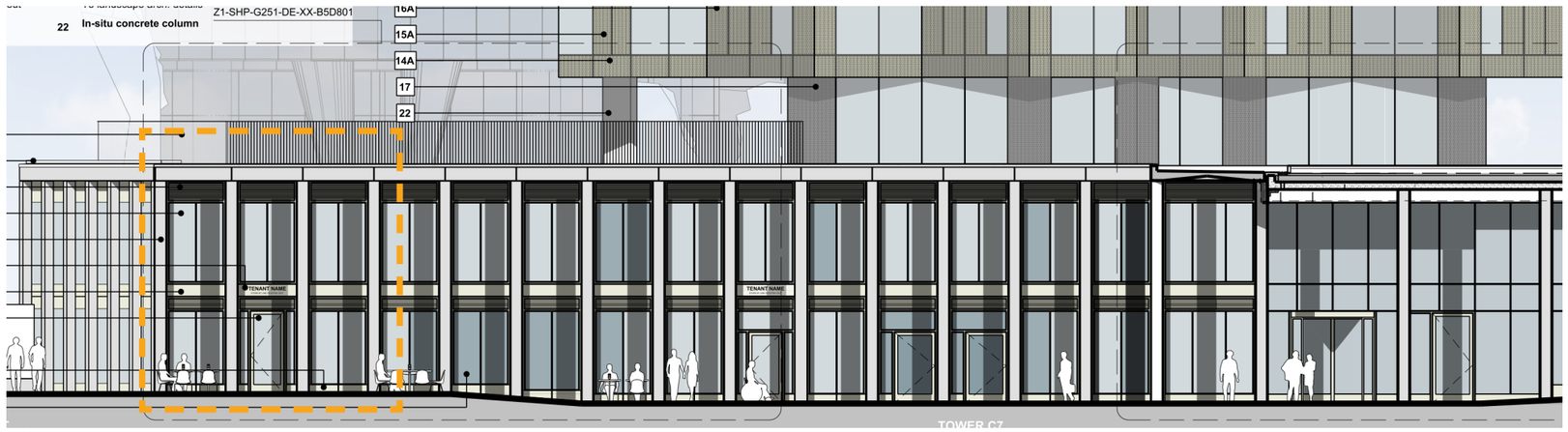
1 Precast concrete - white, acid etched
2 Curtain wall - clear double glazed unit
3 Curtain wall - opaque double glazed unit (Dark grey)
4 Horizontal louvers - aluminium (Champagne)
5 Horizontal spandrel - aluminium (Champagne)
6 Retail signage - strategy tbc as part of tenant fit out
7 Steel balustrade - PPC (Dark grey)
8 Door - clear glazed, aluminium framing (Champagne)





Detailed bay study - section through north elevation

Detailed bay study - north elevation



View south east down Great Jackson Street to Plot D

View south down colonnade

Street Elevations (external)

The rhythm of the colonnade continues round the external elevations. These elevations retain the 300mm deep reveal present on the building line of the colonnade elevations, without the projecting colonnade structure above.

The site layout has generally dictated the servicing strategy and available locations for back of house accommodation. The extent of back of house frontage has however been kept to a minimum through the organisation of plant spaces across basement levels and refuse stores split between ground and basement floors. Opportunities for retail units have been maximised wherever possible in particular around the courtyard and on corners facing other developments.

Resultant back of house areas are treated with a high quality treatment; precast concrete columns set the primary grid and are infilled with back painted glazed units to provide visual continuity with the clear areas. Full height louvers infill the remaining bays, where the programme dictates a signficant free area requirement i.e. substations and generator rooms.

At the upper level the majority of units are clear glazed providing views out from the large amenity spaces.

Summary

The proposed high quality materials are appropriate to their purpose and location, and an attention to detailing will be maintained to ensure an exemplar of good design.

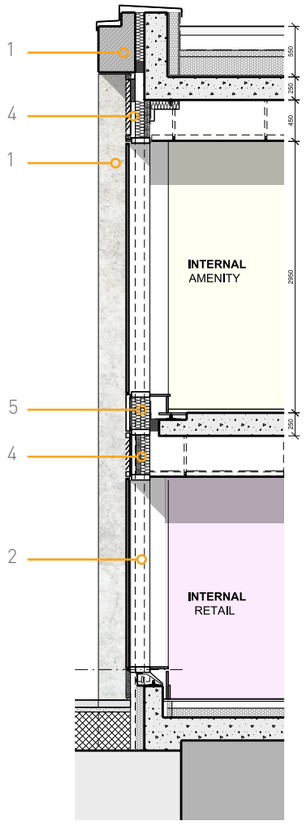
DETAIL

The materiality of the podium is summarised on the following drawings submitted as part of the planning application:

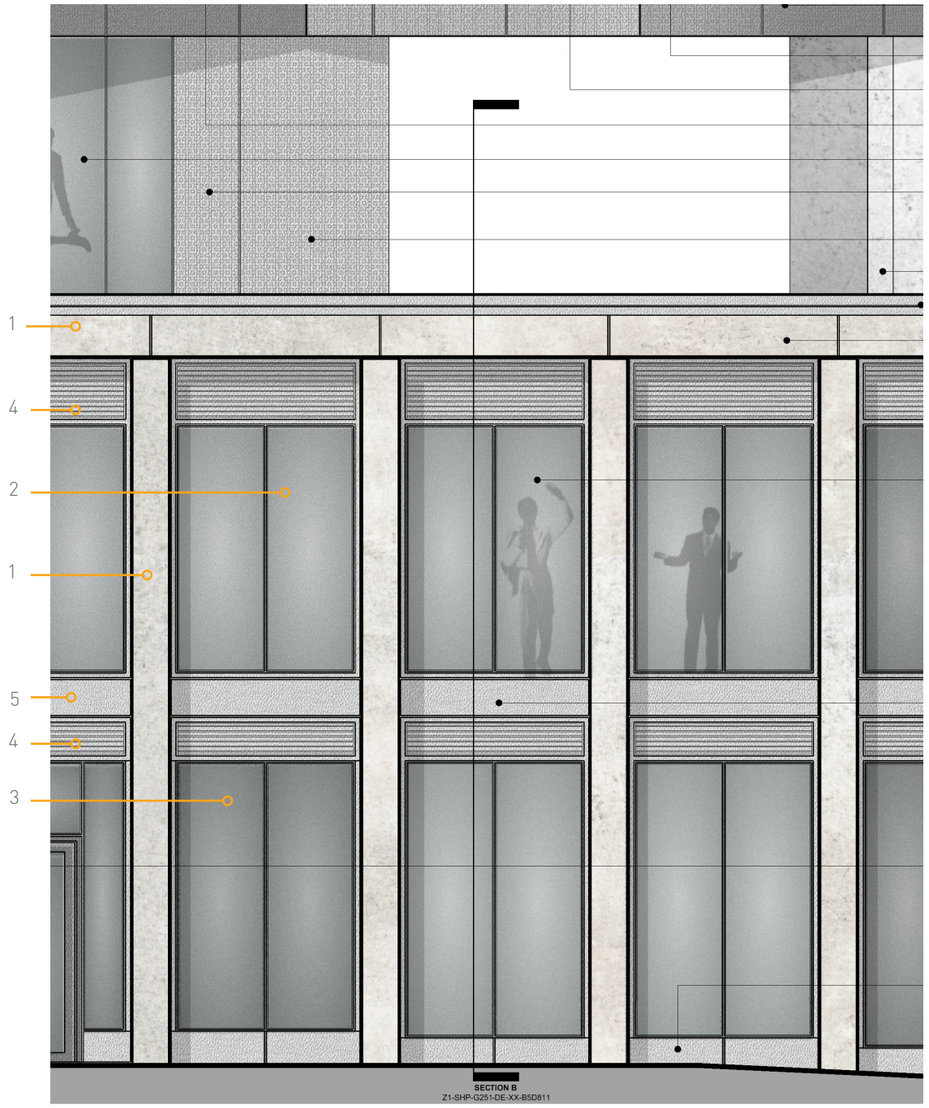
Z1-SHP-G251-DE-XX-B5D801 - Zone 1 Podium - Typical colonnade / retail unit
Z1-SHP-G251-DE-XX-B5D802 - Zone 1 Podium - Typical BOH / car park ramp
Z1-SHP-G251-DE-XX-B5D803 - Zone 1 Podium - Typical BOH / retail unit
Z1-SHP-G251-DE-XX-B5D804 - Zone 1 Podium - Typical entrance detail

Material Key

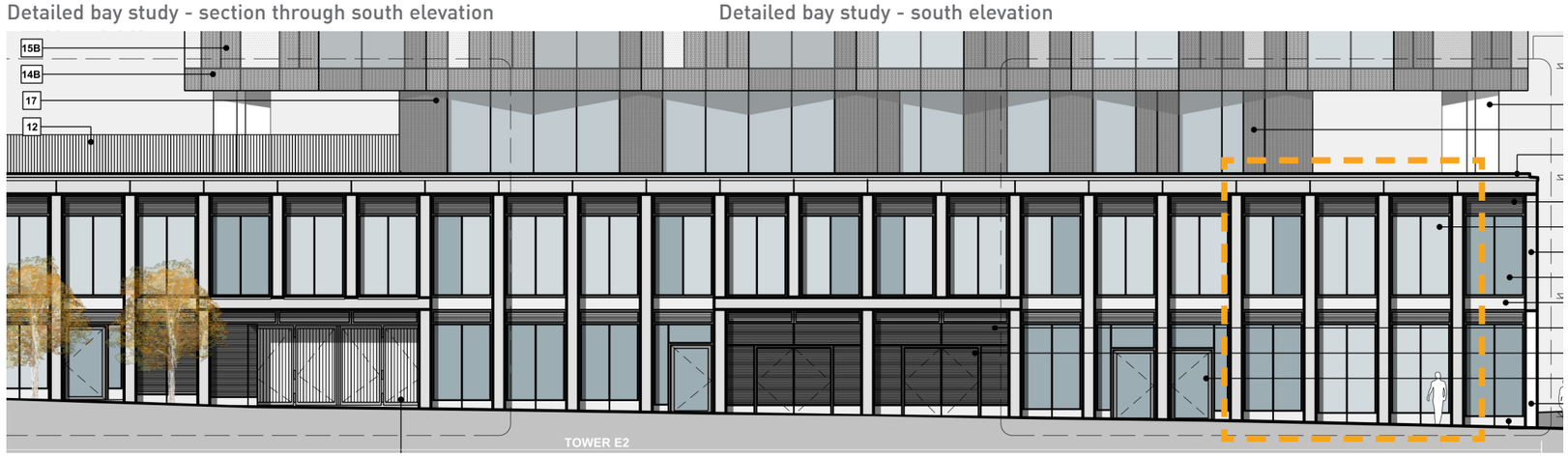
1 Precast concrete - white, acid etched
2 Curtain wall - clear double glazed unit
3 Curtain wall - opaque double glazed unit (Dark grey)
4 Horizontal louvers - aluminium (Silver)
5 Horizontal spandrel - aluminium (Silver)
6 Retail signage - strategy tbc as part of tenant fit out
7 Steel balustrade - PPC (Dark grey)
8 Door - clear glazed, aluminium framing (Silver)



Detailed bay study - section through south elevation



Detailed bay study - south elevation



View west towards Crown Street Phase 2 Park

Design development images

Design development view 01

3.15 Landscaping

APPROACH

The proposal contains significant new elements of landscaped space and public realm which will support delivery of the wider Framework vision. The 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-4156 501).

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.

Crown Street Phase 3 Public Realm

Established within the Great Jackson Street Development Framework was the desire to create several connected public realm spaces. The proposals for Crown Street Phase 3 acts as the bridge between the civic style of Deansgate Square (North) and the fluid nature Crown Street Phase 2 park (South). A central courtyard space is proposed that is akin to the size of Stevenson Square in the Northern Quarter.

A classical design of a raised central lawn and single line of striking trees offers an attractive and simple form that compliments the architectural colonnade that surrounds the public realm. A covered and an external landscape walkway creates a circular route around the development allowing people to move freely and also create a zone for commercial spill out.

The courtyard space is designed to feel that it encapsulate Great Jackson Street, with the proposals of roadway narrowing, a raised table and public realm street furniture that together create a more pedestrian friendly environment. .

Street trees around the periphery will add human scale to the streets.

Hard landscape palette

View of central courtyard space

Soft landscape / planting palette

TPM Landscape drawing (ref PR-TPM-G710-PL-GRD-4156-101)

3.16 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.

WIND MICROCLIMATE STUDY

The Wind Microclimate study identifies a series of wind mitigation measures, those at street level have been captured by the Landscape Architect. A horizontal screen is proposed between building E1 and E2 at podium roof level which is illustrated on the architectural plan drawings and elevations for these buildings.

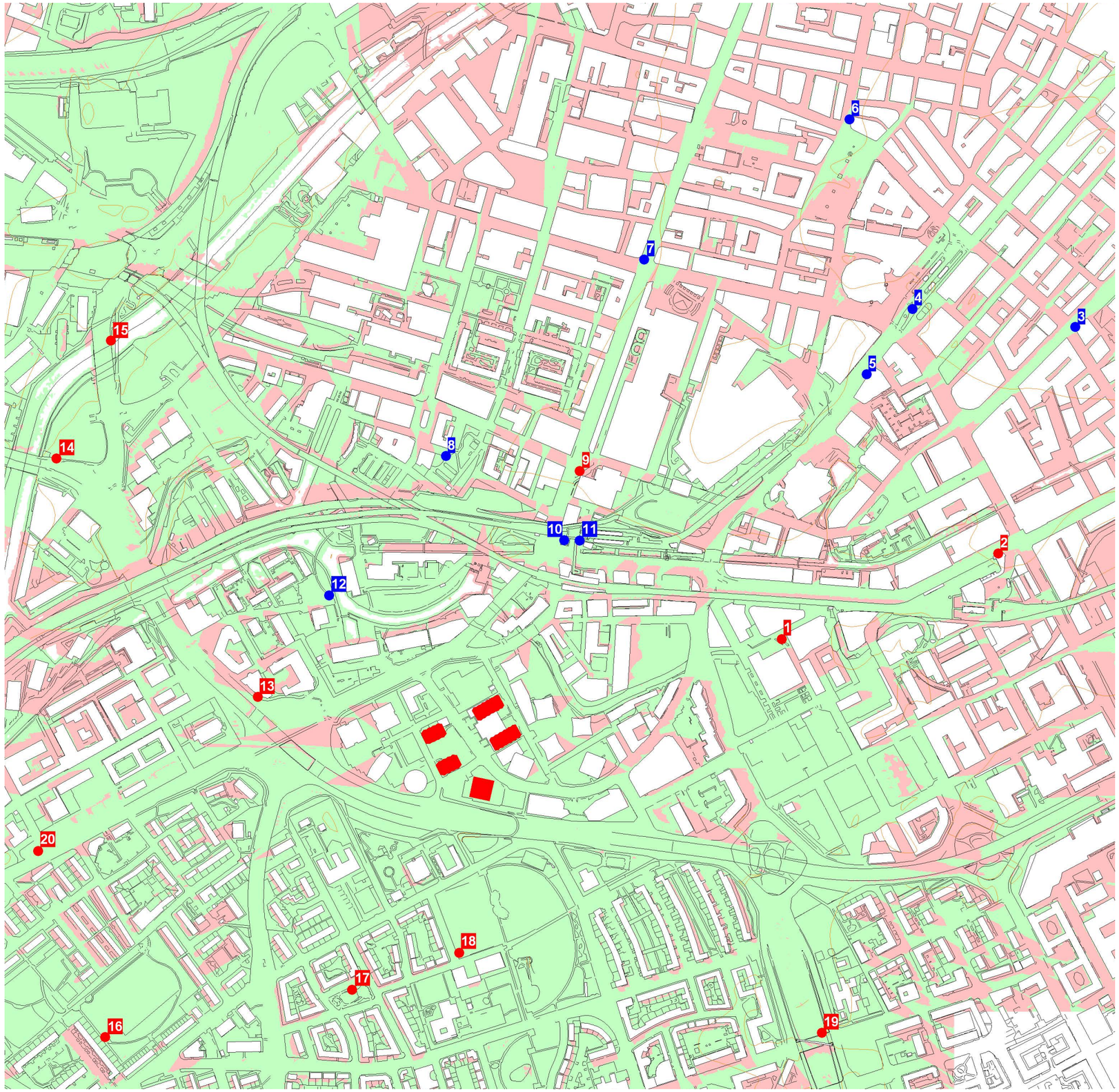
3.17 Townscape Impact

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 and Heritage Statement.

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



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4.0 Access

4.1 Inclusive 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 commercial units, 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
Main reception areas and concierge facilities are located at ground floor of each tower 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.

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.

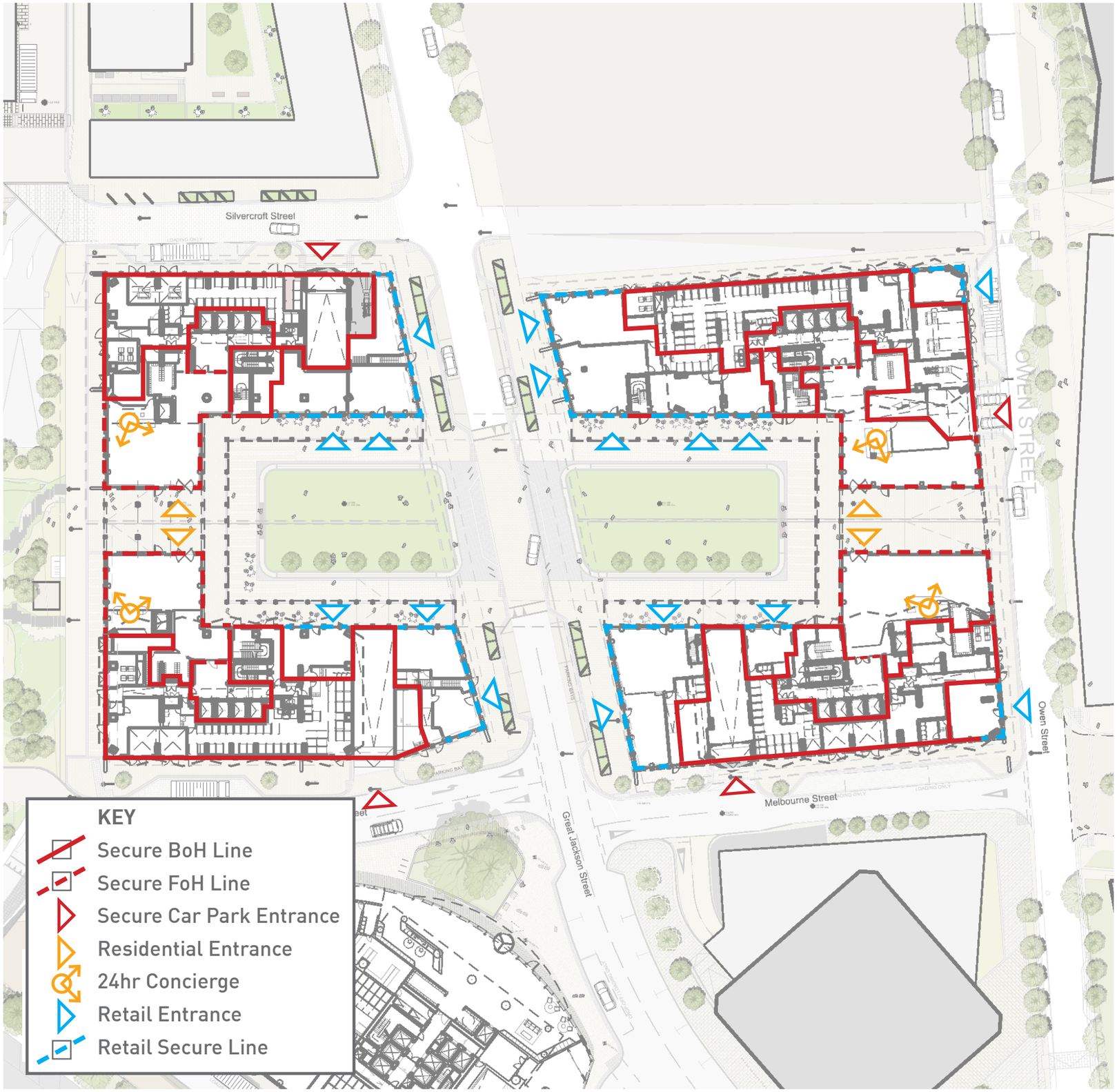
ACCESSIBLE PARKING SPACES
Accessible parking spaces are located across basement levels 01, 02 & 03. Accessible space provision has been calculated based on 5% of the total private parking provision.

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.



4.2 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. Residential entrance lobbies are situated adjacent to the new public square, 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.

4.3 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.

4.4 Servicing

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

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.

TOWER C7

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

Refuse vehicles, removals etc will come from the Mancunian Way and on to Melbourne Street where the loading bay is located. Exiting forwards towards Great Jackson Street.

Small service vehicles (Deliveries) - (B)

Smaller vehicles; daily delivery vans etc, will be able to use the loading bay, making deliveries via the back of house entrance before continuing out forward to Great Jackson Street.

Taxi - (C)

Taxi drop offs for tower C7 are located on the west side of Great Jackson Street - a short walk to the colonnade providing covered access to the concierge.

Cars / Parking - (D)

Car park access is from Melbourne Street, vehicles will need to enter from the Mancunian Way side and exit left out on to Great Jackson Street as Melbourne Street will operate as one way

TOWER C8

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

The loading bay is located on Silvercroft Street. Vehicles can then continue down past the Crown Street Phase 1 development where there is a turning head suitable for large vehicles.

Small service vehicles (Deliveries) - (B)

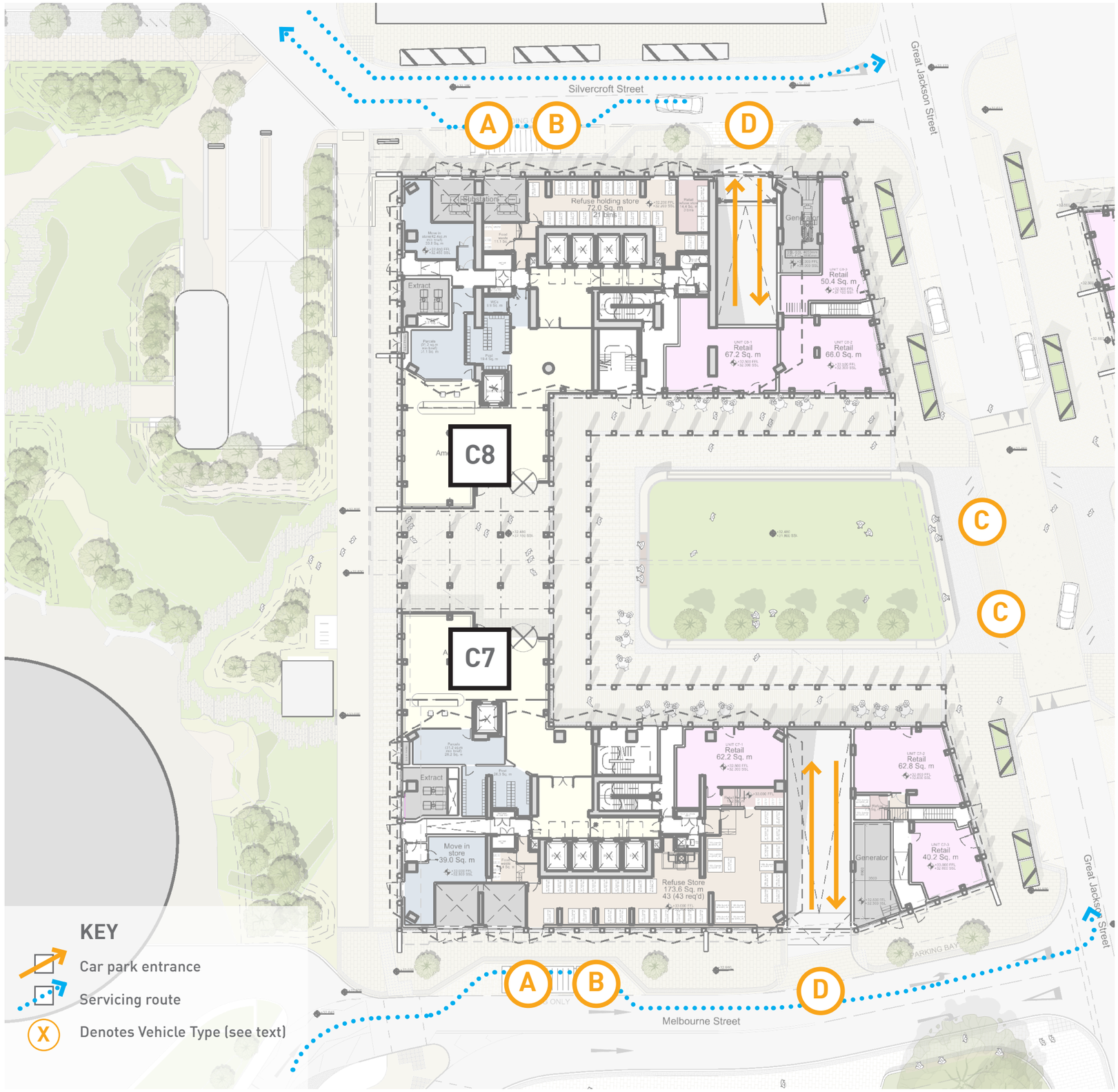
Smaller vehicles; daily delivery vans etc, will be able to pull in at the loading bay, making deliveries via the back of house entrance before being able to turn round at the turning head just past the Phase 1 development.

Taxi - (C)

Taxi drop offs for tower C8 are located on the west side of Great Jackson Street - a short walk to the colonnade providing covered access to the concierge.

Cars / Parking - (D)

Car park access is via a two way ramp from Silvercroft Street, vehicles will then exit right back on to Great Jackson Street.



TOWER E1

Large service vehicles (e.g. refuse / removals) (A)
A dedicated servicing bay is located on Owen Street. Large deliveries will be handled by the 24 hour management team, dedicated 'moving in stores' are located off the concierge space, with direct access to the core.

Small service vehicles (Deliveries) (B)
Smaller vehicles; vans etc, can also use the loading bay and having made contact with building management make deliveries via the back of house entrance. Having delivered, vehicles will be able to continue down Owen Street.

Taxi (C)
Taxi drop offs for tower E1 are located on the east side of Great Jackson Street - a short walk to the colonnade providing covered access to the concierge.

Cars / Parking (D)
Car parking is accessed via Owen Street. There is sufficient space for two cars to wait clear of the highway and footpath before continuing down the one-way access ramp with traffic light control.

TOWER E2

Large service vehicles (e.g. refuse / removals) (A)
A large servicing bay is located on Melbourne Street (shared with Plot F1). Large deliveries will be handled by the 24 hour management team, a dedicated 'moving in store' is located off the concierge space, with direct access to the core.

Small service vehicles (Deliveries) (B)
Smaller vehicles; vans etc, will turn down the Melbourne Street and pull in at the loading bay, and having made contact with building management make deliveries via the back of house entrance. Having delivered, vehicles will be able to continue straight on to Owen Street.

Taxi (C)
Taxi drop offs for tower E2 are located on the east side of Great Jackson Street - a short walk to the colonnade providing covered access to the concierge.

Cars / Parking (D)
Cars will enter Melbourne Street, turning left in to the secure basement car park. On exiting cars will turn right and emerge back on Great Jackson Street.

4.5 Waste Management Strategy

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 MCC Waste Management Strategy Profoma is included on the following pages. This provides a Waste & Servicing Strategy for the Phase 3 development incorporating 4 large residential towers.

BIN STORE LOCATIONS

Building C7

The refuse store is located at ground floor adjacent to the loading bay, off Melbourne Street.

Building C8

The refuse stores are split between ground and basement level 1. The ground floor holding bay is located adjacent to the loading bay off Silvercroft Street.

Building E1

The refuse store is located at ground floor a short distance from the loading bay on Owen Street.

Building E2

The stores are split between ground and basement level 1. At ground floor the refuse holding store opens out on to the loading bay on Melbourne Street.

Commercial Units

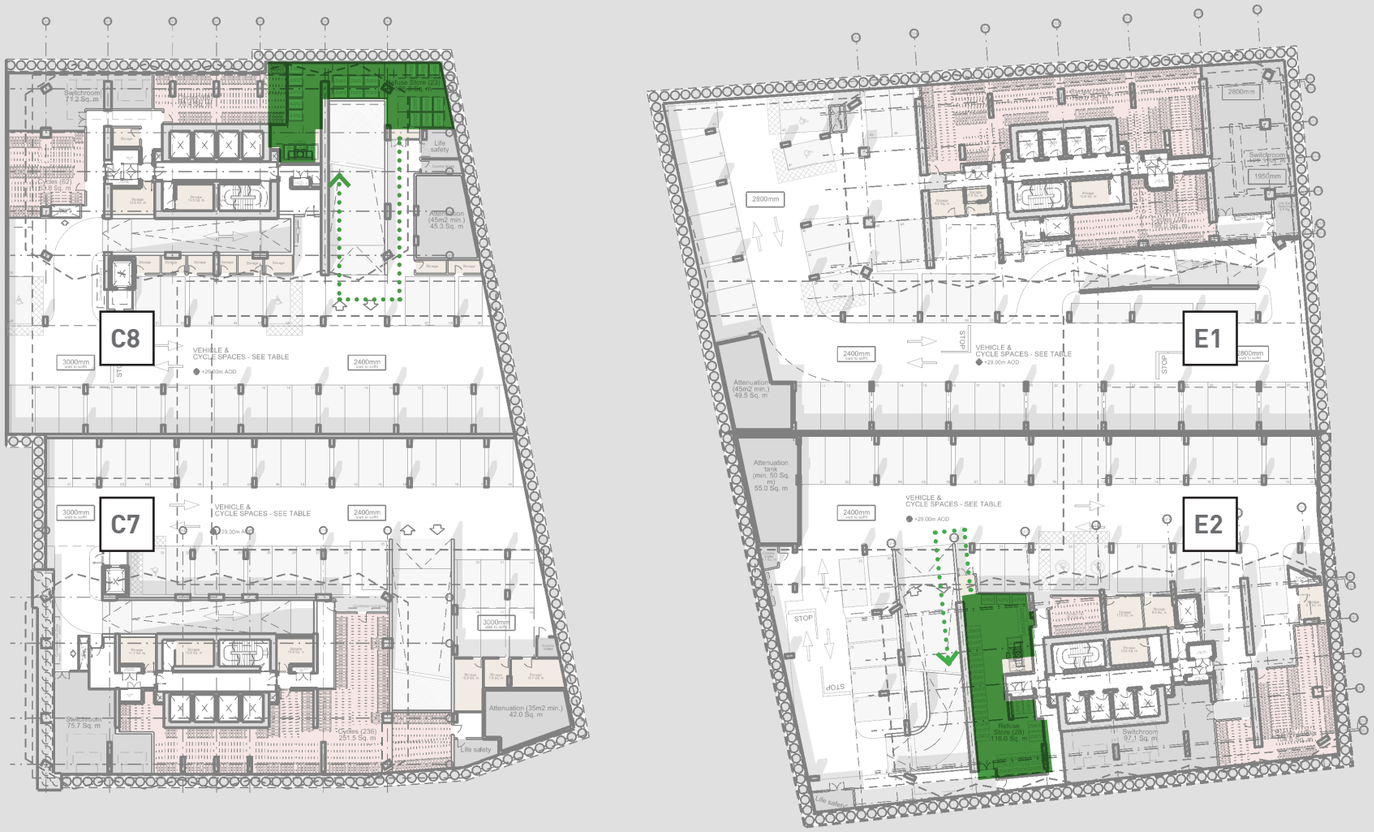
Where possible, each commercial unit has a self contained refuse store within the demise with direct access out towards the building service bays.

Other units have a shared store or store linked directly to the residential refuse store with a management procedure in place for these bins to be brought out for collection through the residential store on collection day.

On some of the smaller units e.g. C8 within the 'courtyard', or those where a link to the residential store is not possible, units will take refuse externally to a cental store.

Stores will benefit from mechanical ventilation through the building facade.

Refuse Strategy at Ground Floor



Refuse Strategy at Basement Level 01

BIN STORES & REFUSE COLLECTION

Waste collection for Crown Street Phase 3 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 units 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.

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

RESIDENTS WASTE STRATEGY (TOWERS)

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 (02-46/50) there will be lobbied access to a waste chute from the main circulation corridor. 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 purpose built bin stores close to the lift cores at ground level.

WASTE FORECASTS

Residential waste forecasts have been calculated using MCC Waste Storage and Collection guidance for New Developments (GD04 V6). The figures for the residential forecast are outlined in table (right).

SUMMARY

The residential waste forecast has informed the strategy and the completion of the proforma. The waste forecast has provisionally been issued to MCC's Waste, Recycling & Street Cleansing Team with no adverse comments made.

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.

BUILDING C7

Building C7 - Residential					**Building C7 - Commercial**			
			No. apts x 0.43m2					
Apartments	422	no.	181.46	0.43	Commercial units	167	m2	0
Weekly Forecast/ Apartment	110	L / week			Weekly Forecast/ Apartment	10	L / week	
TOTAL Waste	46,420	L / week			TOTAL Waste	1,670	L / week	

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	23210	21.1
Organic	2%	928	0.844
Paper/Card	24%	11141	10.128
Plastic/ Metal / Glass	24%	11141	10.128
Total Eurobins	**100%**	**46,420**	**42.2**

C7 Eurobin provision	
Ground	43
TOTAL	**43**

C7 Refuse store area	
Ground	184
TOTAL	**184**

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	835	0.8
Organic	2%	33	0.0
Paper/Card	24%	401	0.4
Plastic/ Metal / Glass	24%	401	0.4
Total Eurobins	**100%**	**1,670**	**1.5**

C7 Commercial Eurobin provision	
Ground	2
TOTAL(min)	**2**

BUILDING C8

Building C8 - Residential					**Building C8 - Commercial**			
			No. apts x 0.43m2					
Apartments	422	no.	181.46	0.43	Commercial units	189	m2	0
Weekly Forecast/ Apartment	110	L / week			Weekly Forecast/ Apartment	10	L / week	
TOTAL Waste	46,420	L / week			TOTAL Waste	1,890	L / week	

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	23210	21.1
Organic	2%	928	0.844
Paper/Card	24%	11141	10.128
Plastic/ Metal / Glass	24%	11141	10.128
Total Eurobins	**100%**	**46,420**	**42.2**

C8 Eurobin provision	
Ground	21
Basement	22
TOTAL	**43**

C8 Refuse store area	
Ground	83
Basement	107
TOTAL	**190**

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	945	0.9
Organic	2%	38	0.0
Paper/Card	24%	454	0.4
Plastic/ Metal / Glass	24%	454	0.4
Total Eurobins	**100%**	**1,890**	**1.7**

C8 Commercial Eurobin provision	
Ground	3
TOTAL	**3**

BUILDING E1

Building E1 - Residential					**Building E1 - Commercial**			
			No. apts x 0.43m2					
Apartments	451	no.	193.93	0.43	Commercial units	332	m2	0
Weekly Forecast/ Apartment	110	L / week			Weekly Forecast/ Apartment	10	L / week	
TOTAL Waste	49,610	L / week			TOTAL Waste	3,320	L / week	

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	24805	22.55
Organic	2%	992	0.902
Paper/Card	24%	11906	10.824
Plastic/ Metal / Glass	24%	11906	10.824
Total Eurobins	**100%**	**49,610**	**45.1**

E1 Eurobin provision	1100L Eurobins
Ground	46
TOTAL	**46**

E1 Refuse store area	m2
Ground	199
TOTAL	**199**

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	1660	1.5
Organic	2%	66	0.1
Paper/Card	24%	797	0.7
Plastic/ Metal / Glass	24%	797	0.7
Total Eurobins	**100%**	**3,320**	**3.0**

E1 Commercial Eurobin provision	1100L Eurobins
Ground	4
TOTAL	**4**

BUILDING E2

Building E2					**Building E2 - Commercial**			
			No. apts x 0.43m2					
Apartments	451	no.	193.93	0.43	Commercial units	266	m2	0
Weekly Forecast/ Apartment	110	L / week			Weekly Forecast/ Apartment	10	L / week	
TOTAL Waste	49,610	L / week			TOTAL Waste	2,660	L / week	

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	24805	22.55
Organic	2%	992	0.902
Paper/Card	24%	11906	10.824
Plastic/ Metal / Glass	24%	11906	10.824
Total Eurobins	**100%**	**49,610**	**45.1**

E2 Eurobin provision	1100L Eurobins
Ground	18
Basement	28
TOTAL	**46**

E2 Refuse store area	m2
Ground	81
Basement level 01	116
TOTAL	**197**

Waste Recycling %		Litres/ Week	1100L Eurobins
General Refuse	50%	1330	1.2
Organic	2%	53	0.0
Paper/Card	24%	638	0.6
Plastic/ Metal / Glass	24%	638	0.6
Total Eurobins	**100%**	**2,660**	**2.4**

E1 Commercial Eurobin provision	1100L Eurobins
Ground	3
TOTAL (min.)	**3**

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

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?
0.43m² 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.	Tower C7 - 0.43x422 apts = 181.46m2 (Yes 184m2 provided) Tower C8 - 0.43x422 apts = 181.46m2 (Yes 190m2 provided) Tower E1 - 0.43x451 apts = 193.93m2 (Yes 199m2 provided) Tower E2 - 0.43x451 apts = 193.93m2 (Yes 197m2 provided)

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 4.5 of the Design and Access Statement.

Has / will a contract be obtained with a licenced waste carrier?	Y

Mixed Use Developments

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

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 accessed 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 4.5 of the Design and Access Statement.

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

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.

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.

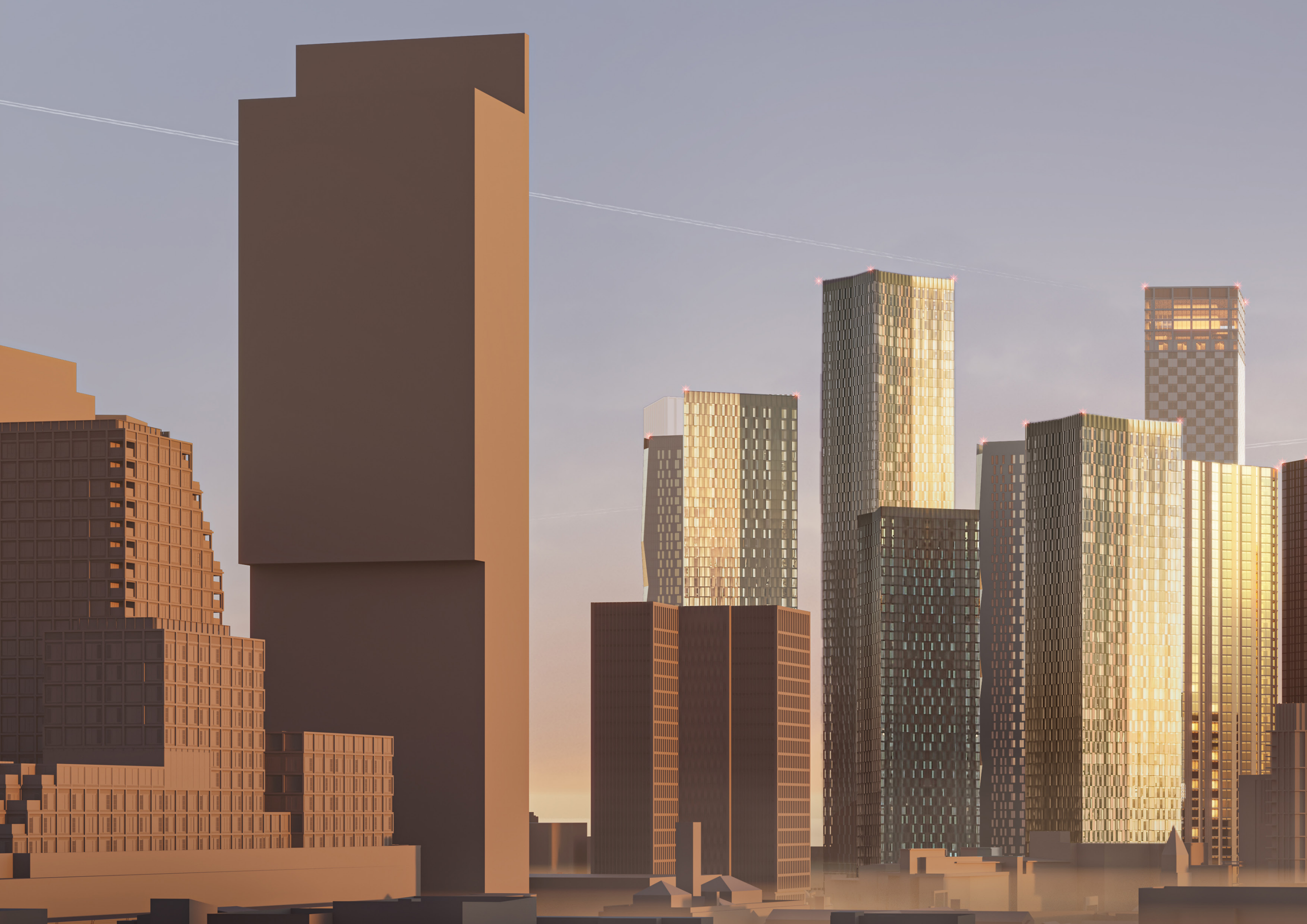
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

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.

Please ensure that you have attached:

Detailed plans of waste stores	Y	NOTE 2
Location plans showing stores	Y	NOTE 2
Location plans showing the proposed collection point and the route the collection vehicle will take	Y	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, ground floor and basement plans which accompany the application, and section 4.5 in the Design and Access Statement.

NOTE 3: Refer to section 4.4 and 4.5 in the Design and Access Statement, and the Transport Statement which accompanies the planning application.