ST.MICHAEL'S Manchester
Supplementary Design Report



November 2022

SGI Studios
1 Kelso Place
Manchester M15 4LE
t: +44 (0)161 832 9842
e: mail@hodderandpartners.com
w: www.hodderandpartners.com

hodder+partners

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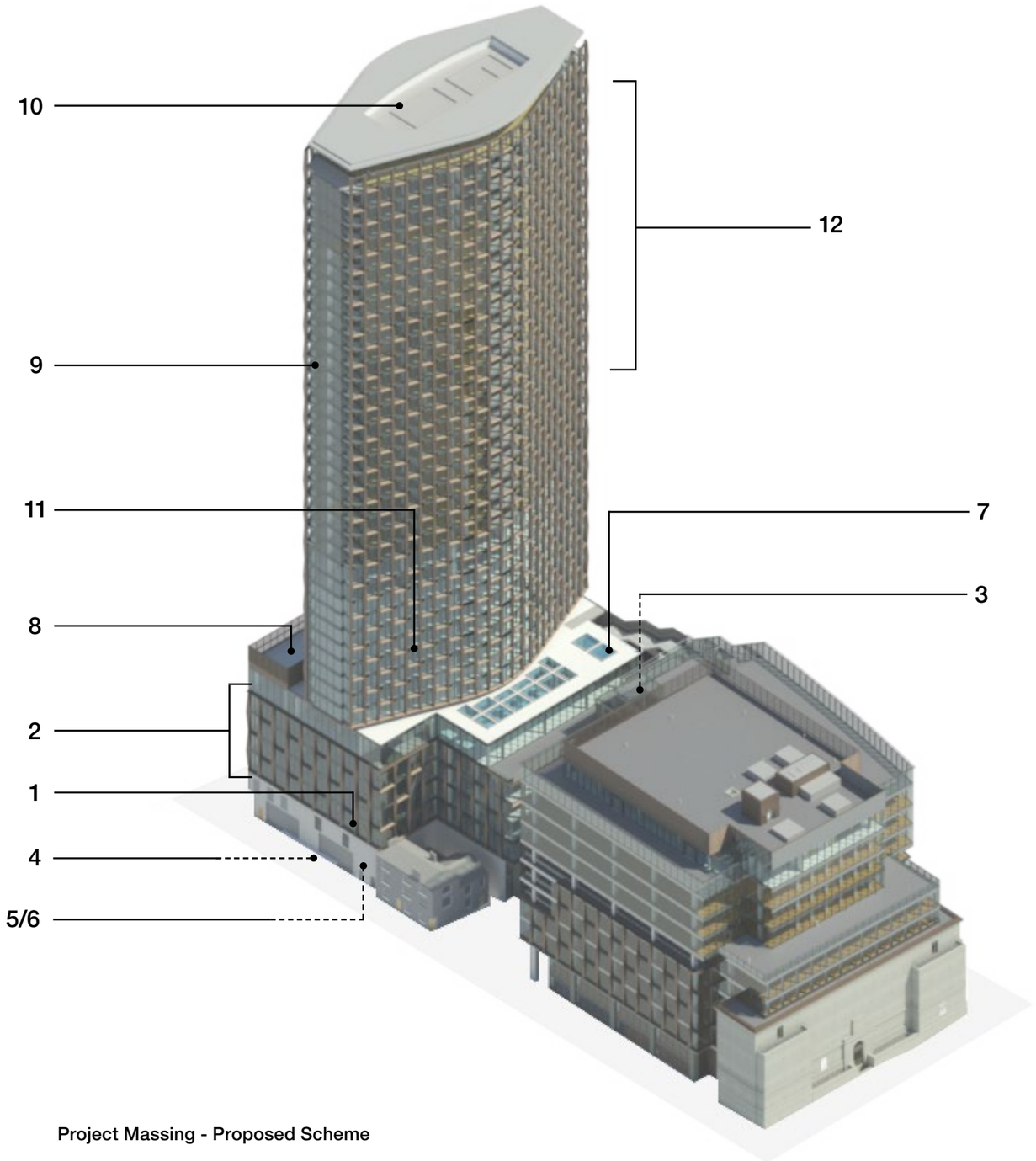
Project Massing - Consented Scheme

Introduction 1.0

Statement 1.1

This report is intended to illustrate the differences between the consented development scheme and the latest proposed design iteration. The proposed design incorporates changes concerning the refinement and evolution of the consented design in response to concerns of environmental, practical, and cultural changes that have occurred through the course of the project.

This page highlights the key changes that mark the difference between what is consented and what is being proposed, while the following pages provide more description for each selected reference.



Project Massing - Proposed Scheme

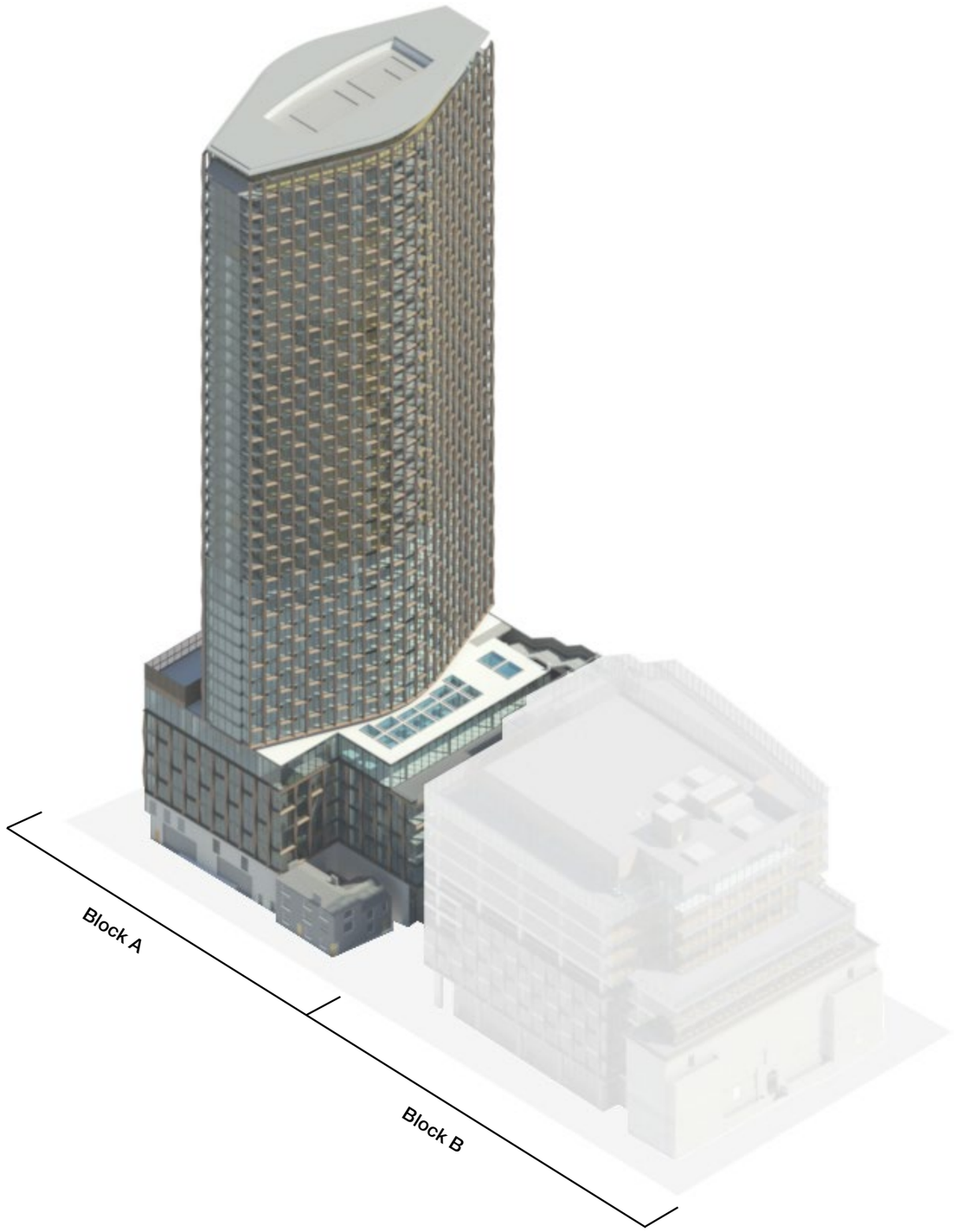
Introduction

1.0

Key Changes

1.2

+ **1.** Removal of the Synagogue from the main buidling program
+ **2.** Introduction of Grade A Office space into Levels 01-05 of the Block A podium in lieu of Synagogue space. Addition of Hotel Gym & Spa, Hotel Conference Suite, Back of House and Plant space.
+ **3.** Reconfiguration of ground floor Level Entrances, Frontages and Loading to accommodate revised accommodation program.
+ **4.** Increase the depth of the basement below the tower podium creating a third basement level and increasing the footprint of the second basement level.
+ **5.** Reduction of Car Parking
+ **6.** Increase in Cycle Parking
+ **7.** Remodelling the layout of the Level 06 internal space and roof terraces to get a more efficient layout.
+ **8.** Repositioning and expansion of the plant deck on the west side of the Block A podium due to increase in Mechanical Equipment
+ **9.** Increase in height of the tower by 750mm
+ **10.** Removal of the glass 'lid' to the centre of the tower roof to leave central maintenance area 'open'
+ **11.** Reduction in the number of Hotel Rooms
+ **12.** Increase in the number of Residential Apartments



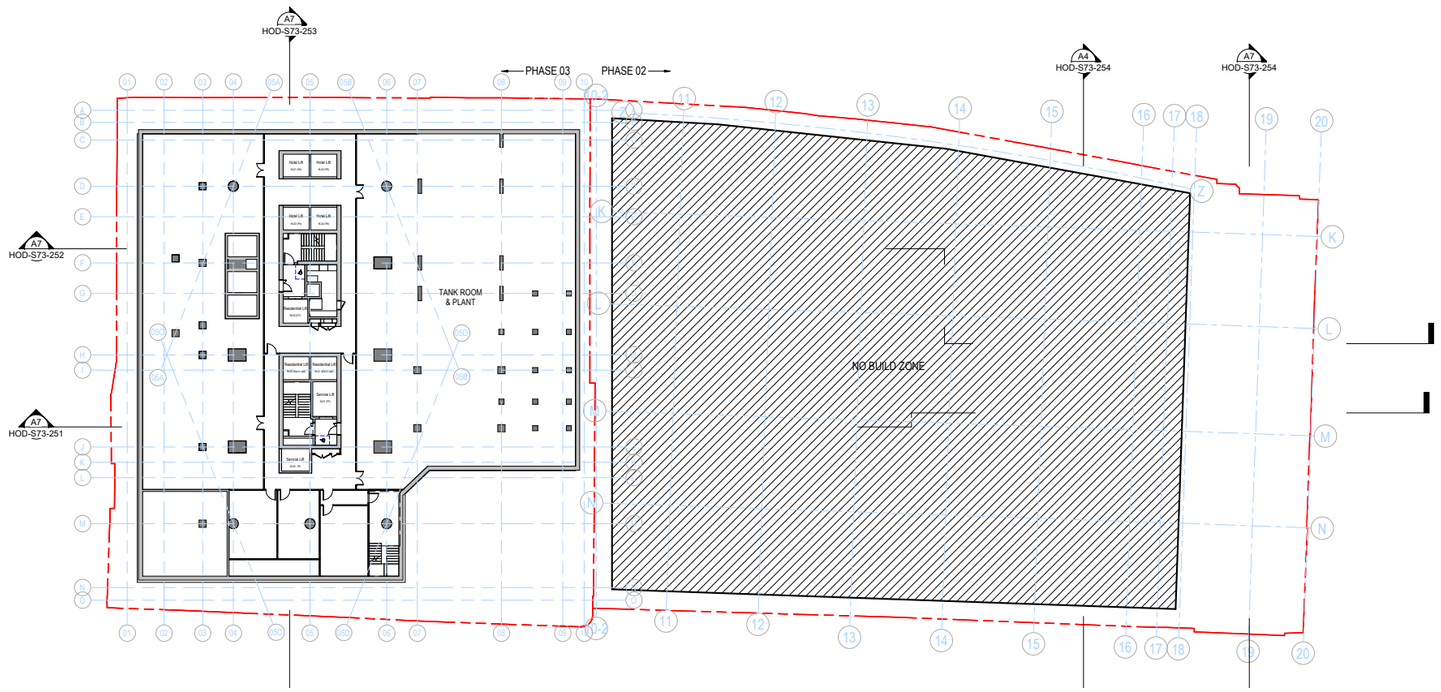
Introduction

1.0

Report Intent

1.3

This application focuses on the material amendments and changes made to Block A. There have been no material amendments made to Block B since the last consent (reference: 131612/JO/2021, dated 22nd October 2021, as amended by 133317/NMC/2022 and 134638/NMC/2022).



Proposed Basement Level -03

No Consented Basement Level -03

Floor Plans

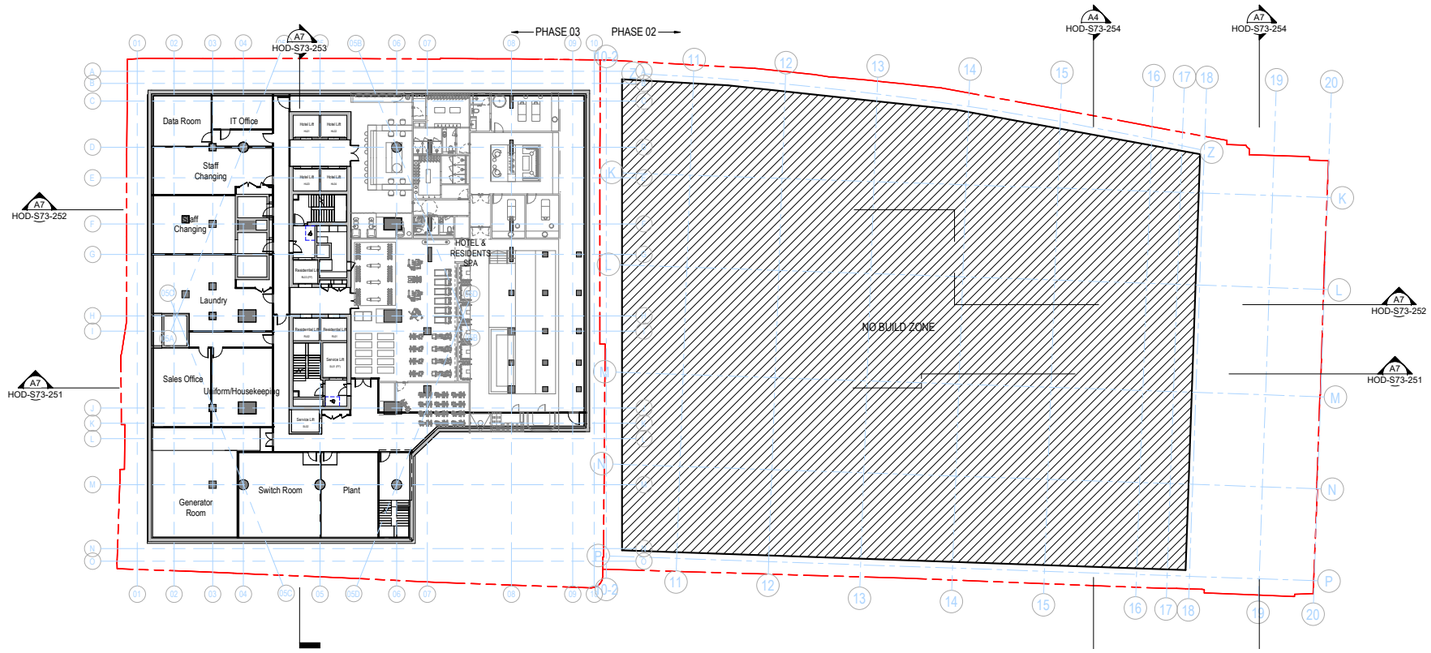
2.0

Basement Level -03

2.1

There was no previously consented basement at this level.

The new lowest level of basement contains plant rooms, these mainly consist of water tanks providing the separate provision and sprinkler supply for the multitude of uses within the building.



Proposed Basement Level -02

No Consented Basement Level -02

Floor Plans

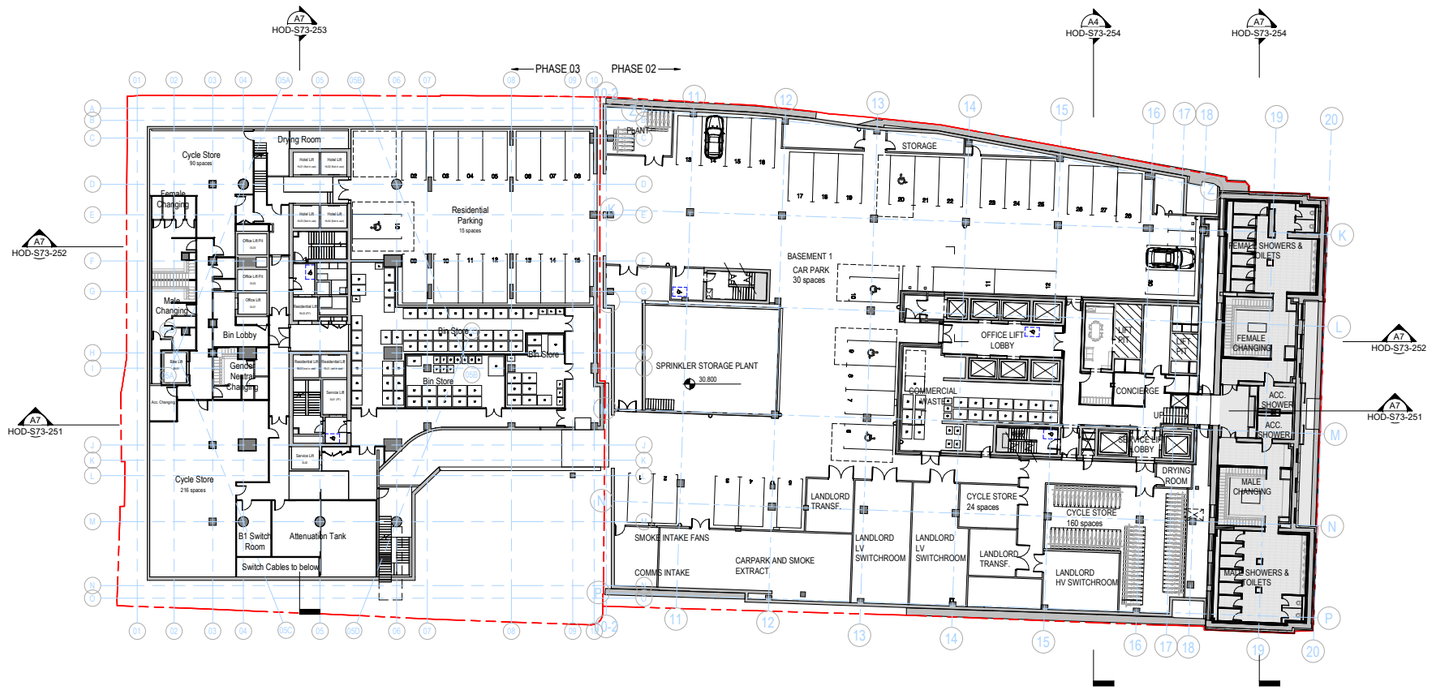
2.0

Basement Level -02

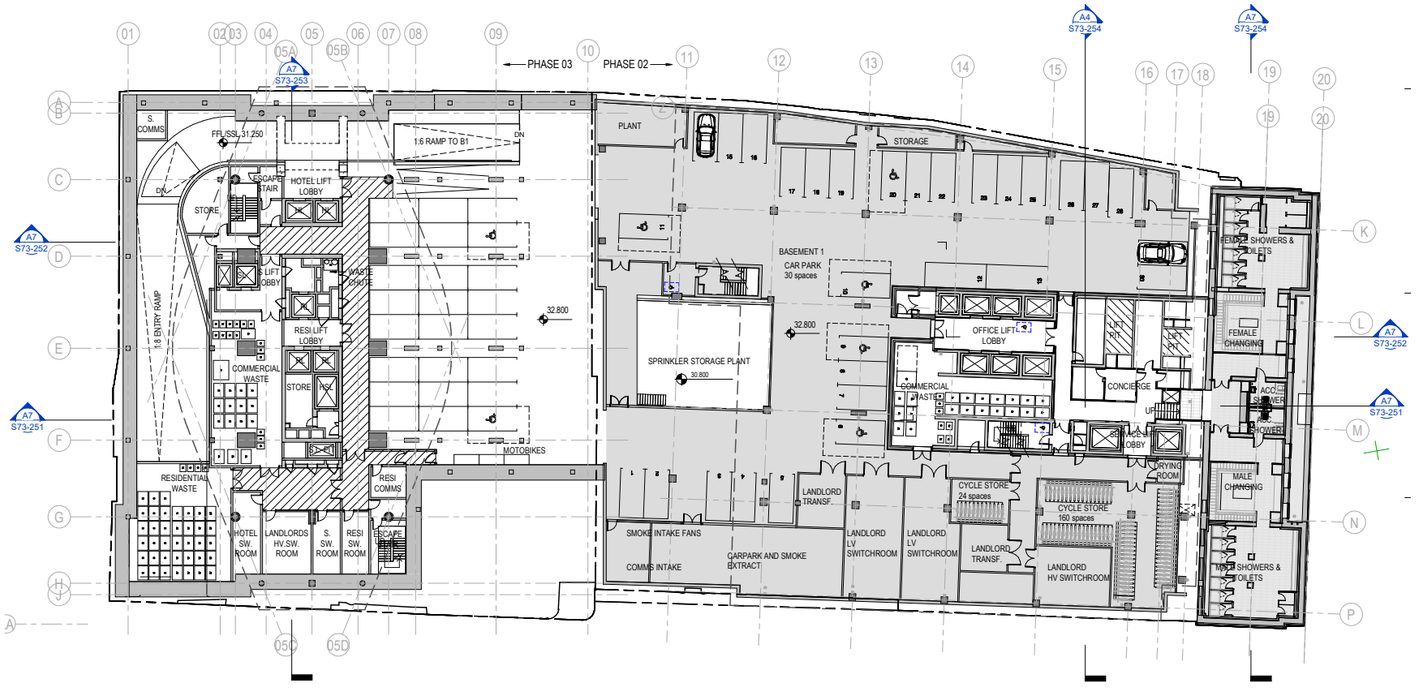
2.2

There was no previously consented basement at this level.

The second level of basement contains a generous spa and health facility which will be managed and form part of the hotels offering but will also be available to be utilised by the occupiers of the residential apartments. This sits to the eastern side of the main core with the western side housing associated back of house and ancillary spaces to support the management of the hotel. this will include laundry, changing and it services. The level also provides a small of amount of plant space to the south.



Proposed Basement Level -01



Consented Basement Level -01

Floor Plans

Basement Level -01

The main basement level has been reconfigured to allow for the access ramp for the car park to switch positions with the loading bay. This reduces the amount of space which is devoted to the car park ramp and allows for an expansion of the residential cycle store and the inclusion of an office cycle store.

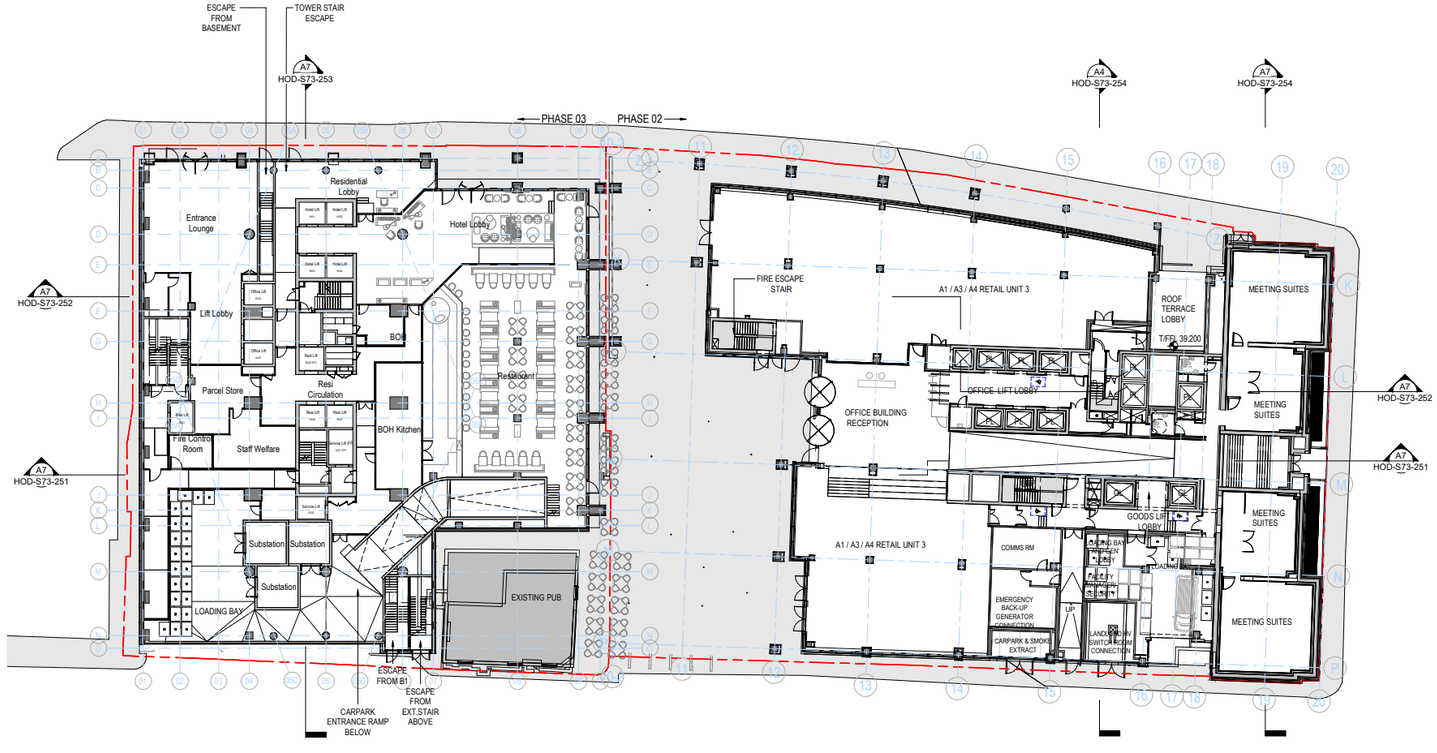
The car park spaces for the podium are accessed via a route around the Block B plant space. The reconfiguration of the car park spaces has allowed for the refuse stores to be centred around access to the refuse chute and car park ramp.

Proposed Basement Total

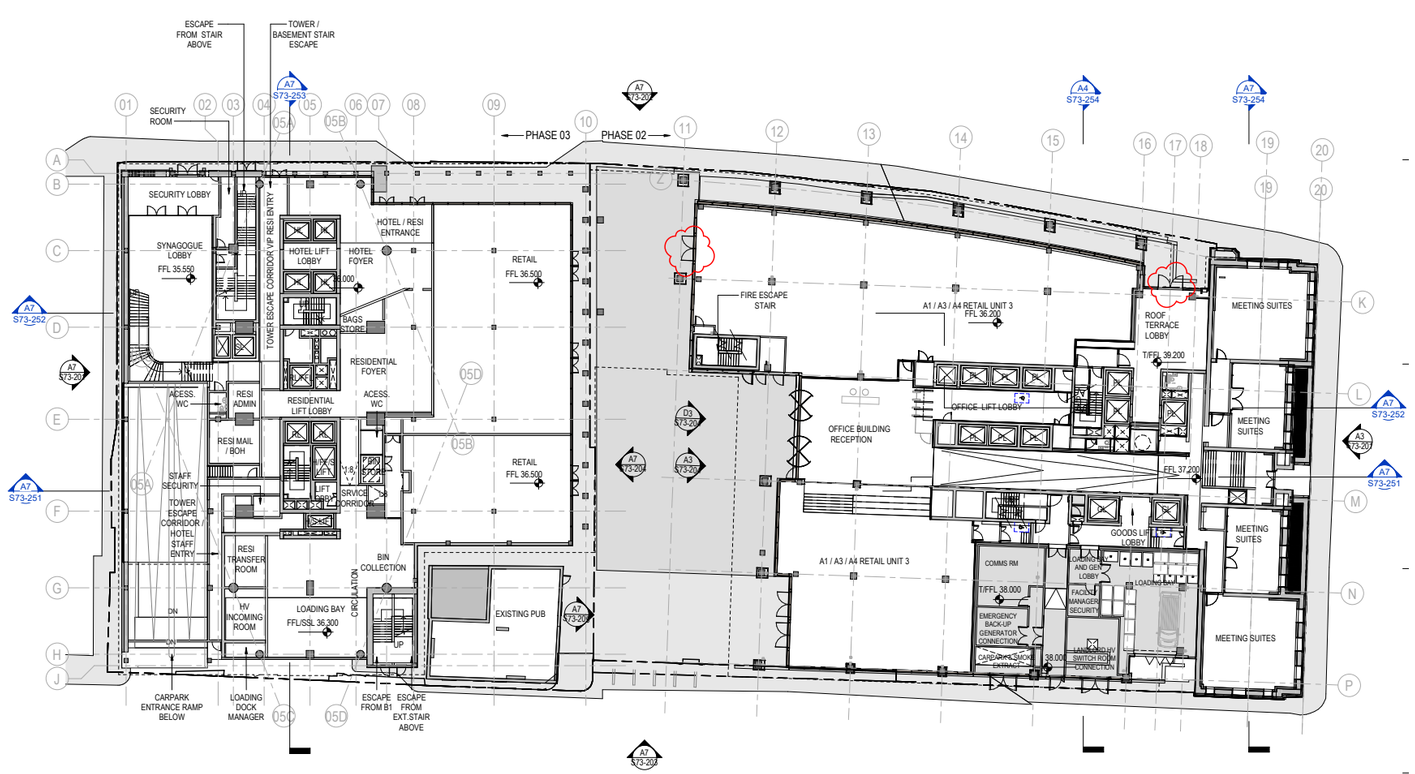
+	Car Parking Spaces (Inc. 5 Accessible)	44
+	Cycle Spaces	494

Consented Basement Total

+	Car Parking Spaces (Inc. 5 Accessible)	54
+	Cycle Spaces	400



Proposed Level 00



Consented Level 00

Floor Plans

2.0

Ground Level

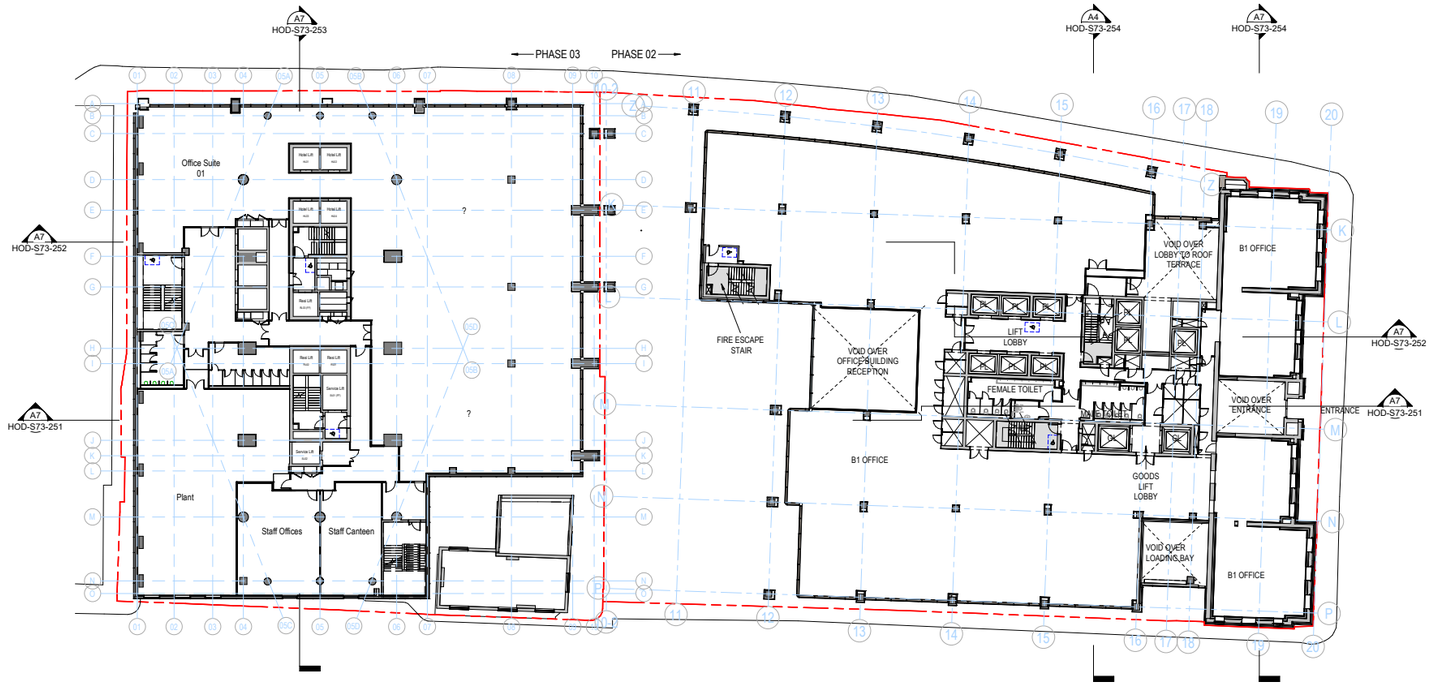
2.4

The proposed scheme has replaced the synagogue entrance in the north west corner of the scheme with an office entrance. This leads directly into a reception area and on to a dedicated office lift core outside the main tower core. The retail units which face Abercromby square have been replaced with an associated hotel restaurant frontage. This has allowed the hotel entrance on the corner to expand and become a feature where the building interacts with the junction of Abercromby Square and Jacksons Row.

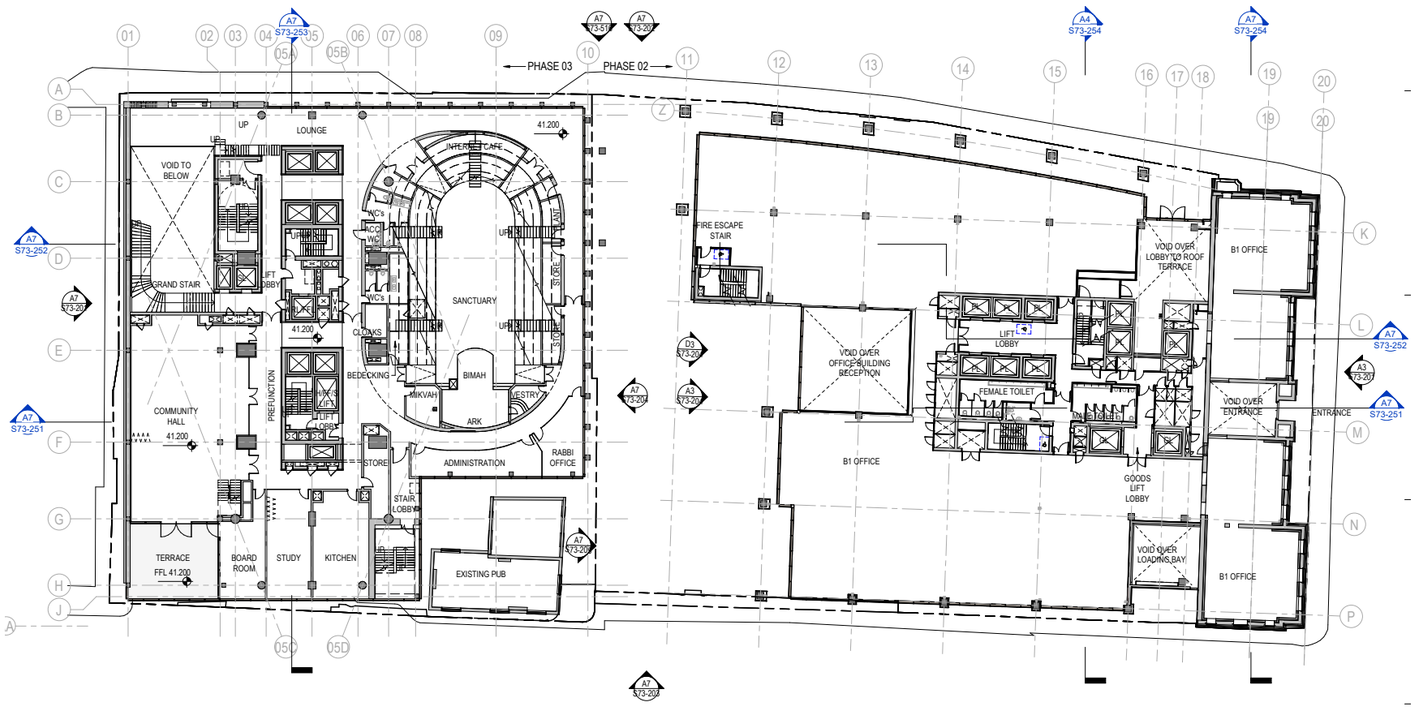
The hotel associated restaurant will still open onto and interact with the new public realm at Abercromby Square, bringing activation to the street frontage. These changes has allowed the residential entrance which sits between both uses to expand and have its own dedicated concierge. Residents will still be able to use the hotel entrance if desired with a secondary access.

The loading bay and car park ramp entrance have swapped positions allowing the escape stairs to discharge alongside it.

There has been no change to Block B



Proposed Level 01



Consented Level 01

Floor Plans

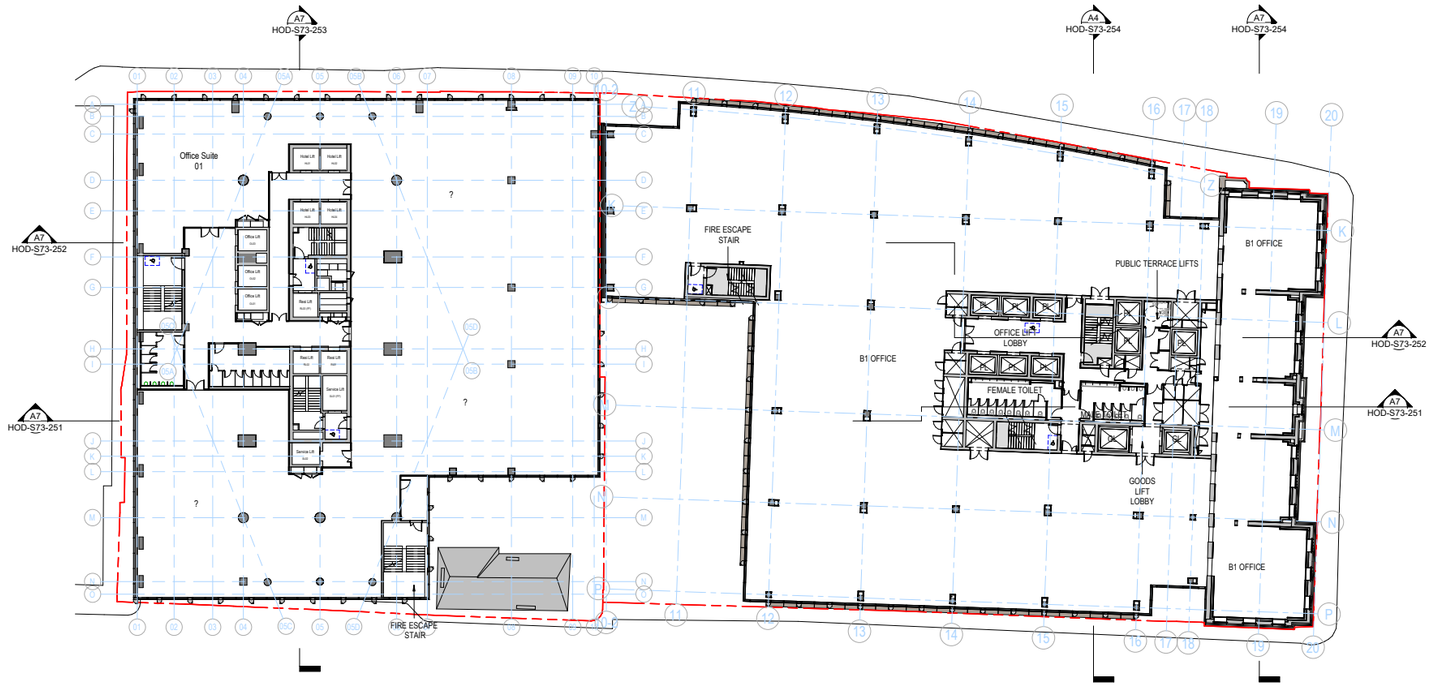
2.0

Level 01

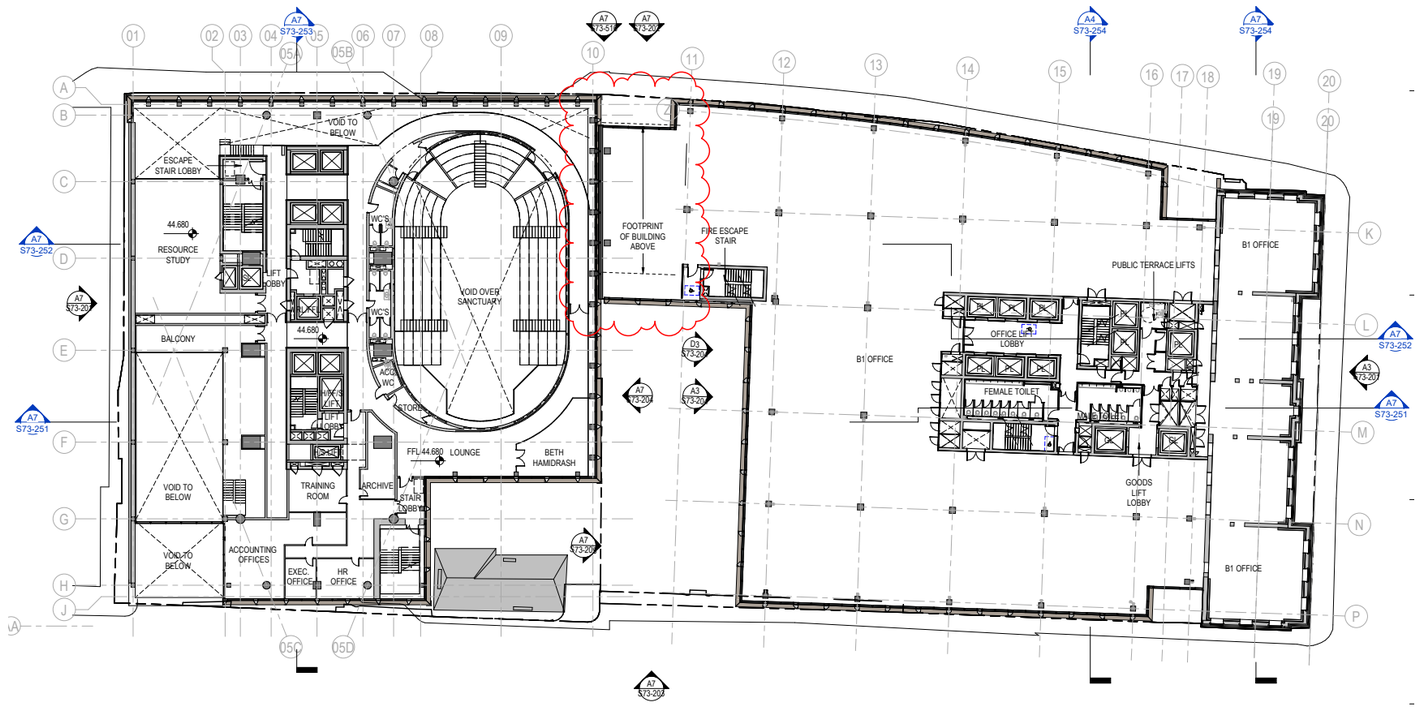
2.5

The former synagogue usages have been removed form this level and it now how houses office space for the majority of the floor, with some plant area and Hotel BOH in the south west corner. To the south east is the upper floor to the Sir Ralph Abercromby pub.

There has been no change to Block B



Proposed Level 02



Consented Level 02

Floor Plans

2.0

Level 02

2.6

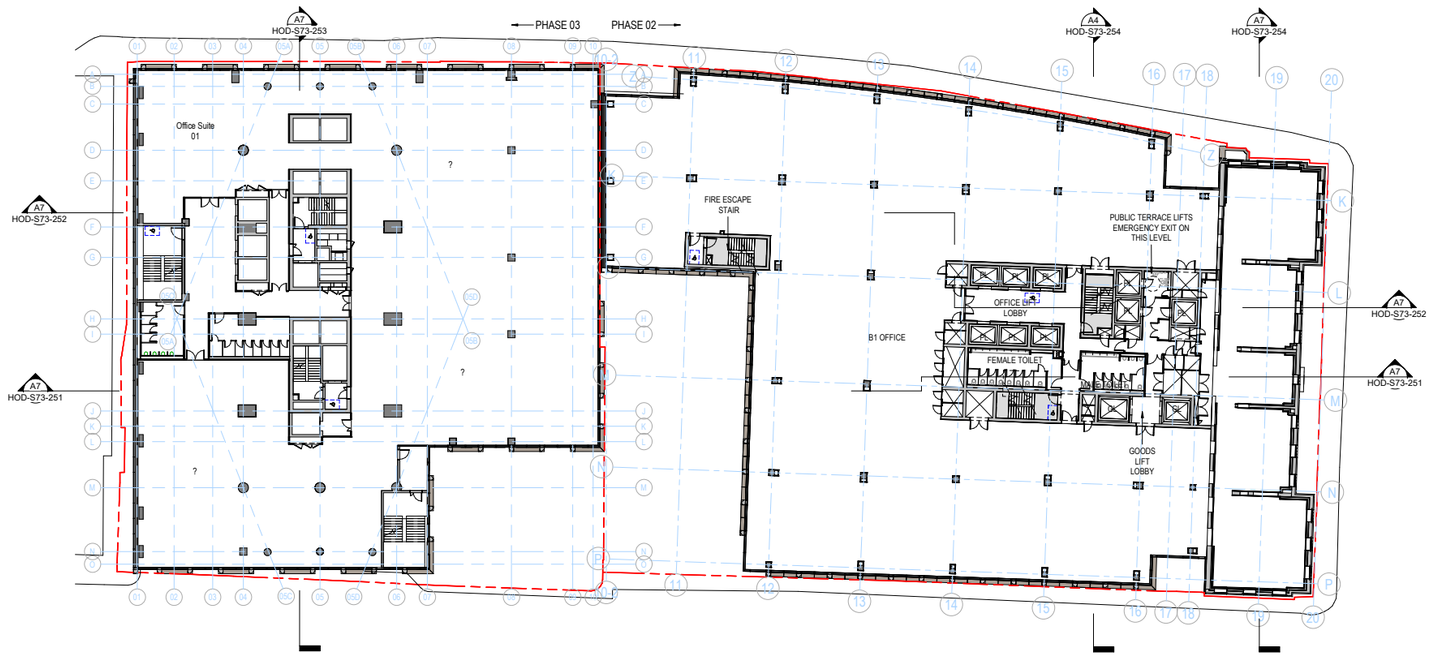
The former synagogue usages have been removed form this leve. Block A now contains office space across the entirety of the floor. The office core sits to the west of the main core and there is an additional escape stair to the south east corner.

There has been no change to Block B

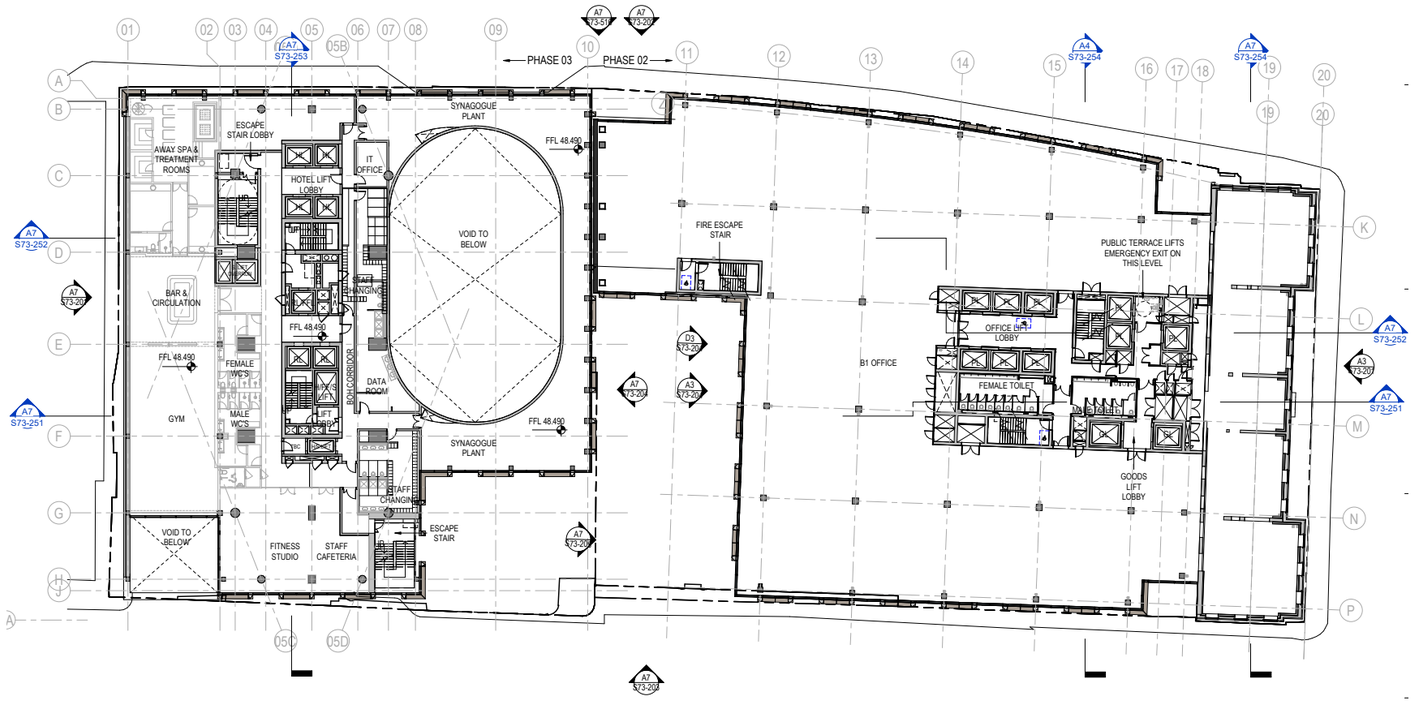
Level 03

The usages have been removed form this level. Block A has the same layout as the level below.

There has been no change to Block B



Proposed Level 03



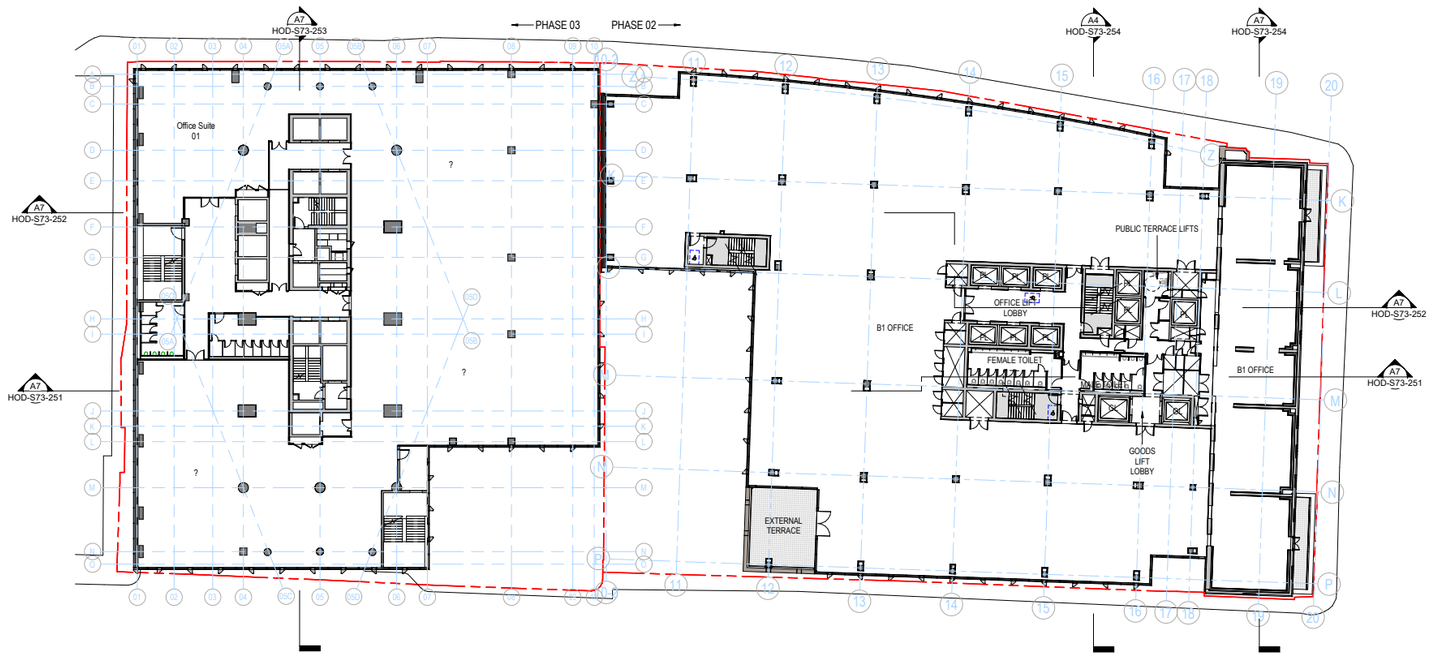
Consented Level 03

Level 04

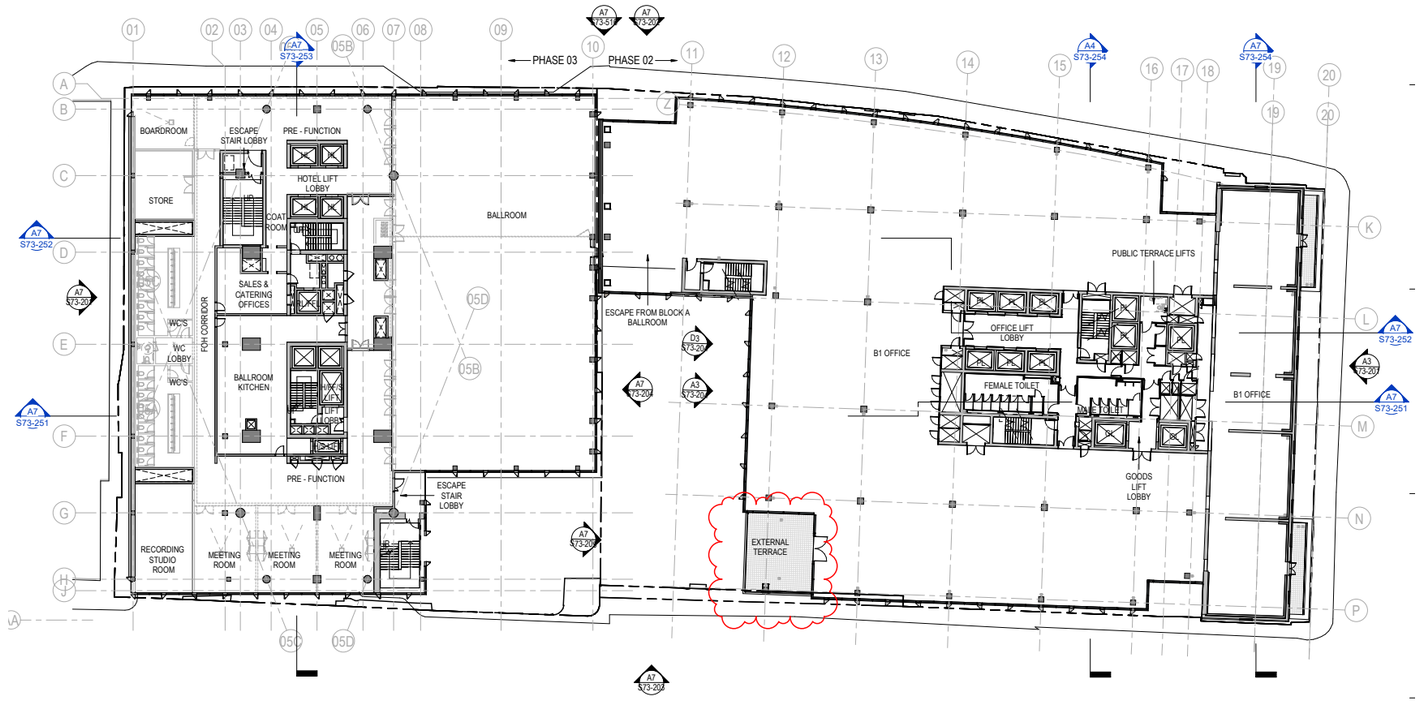
2.7

The usages have been removed form this level. Block A has the same layout as the level below.

There has been no change to Block B



Proposed Level 04

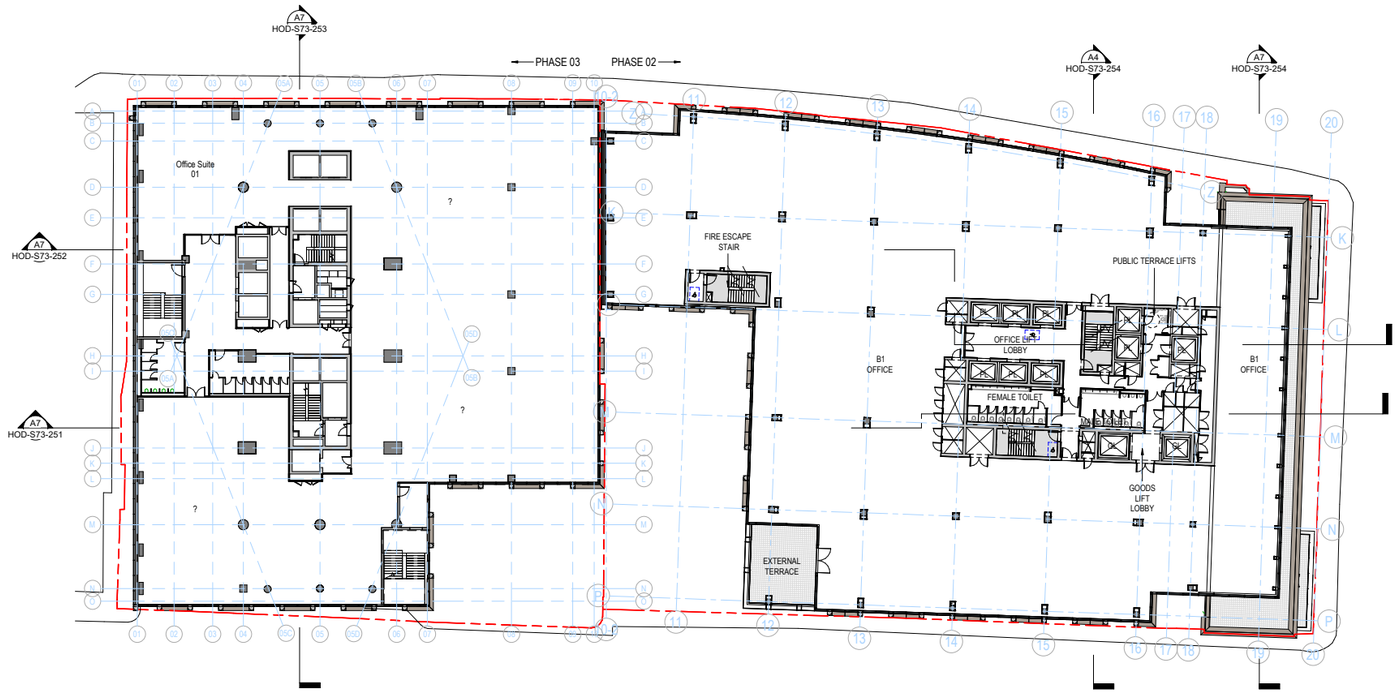


Consented Level 04

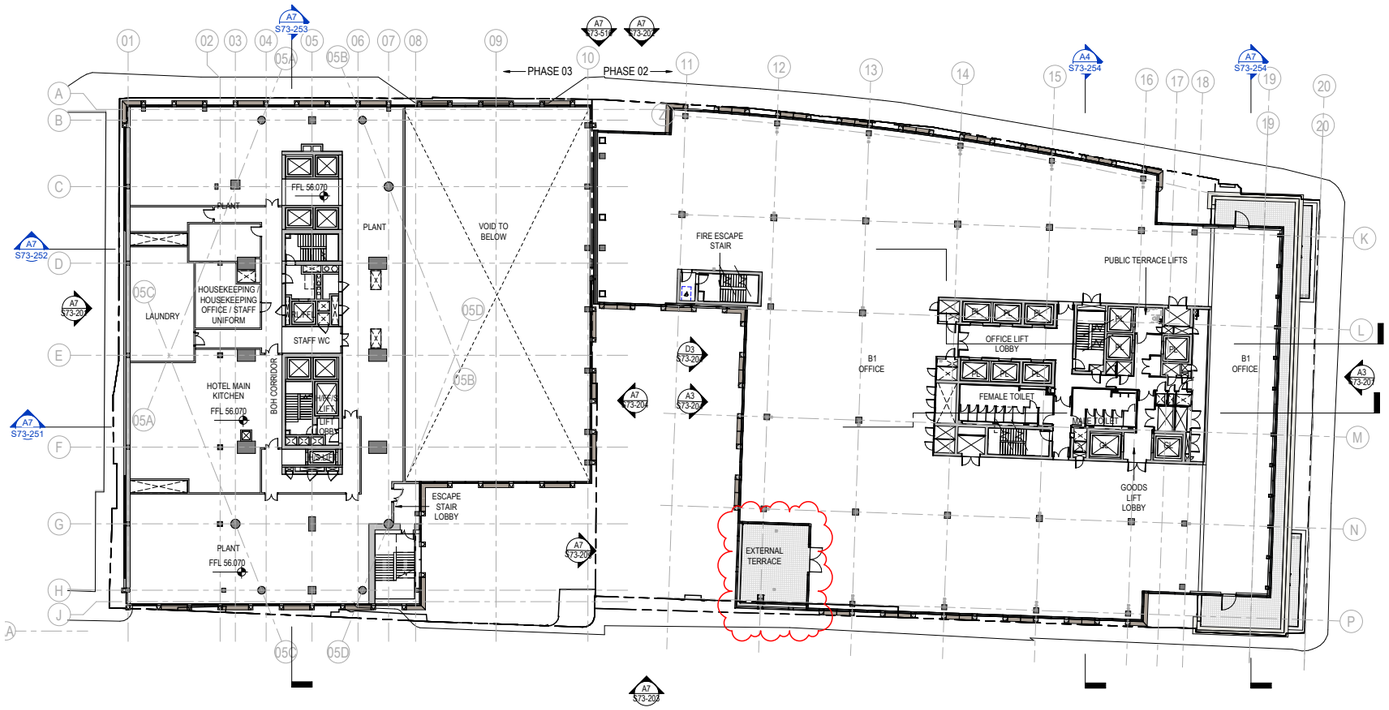
Level 05 2.8

The usages have been removed form this level. Block A has the same layout as the level below.

There has been no change to Block B



Proposed Level 05



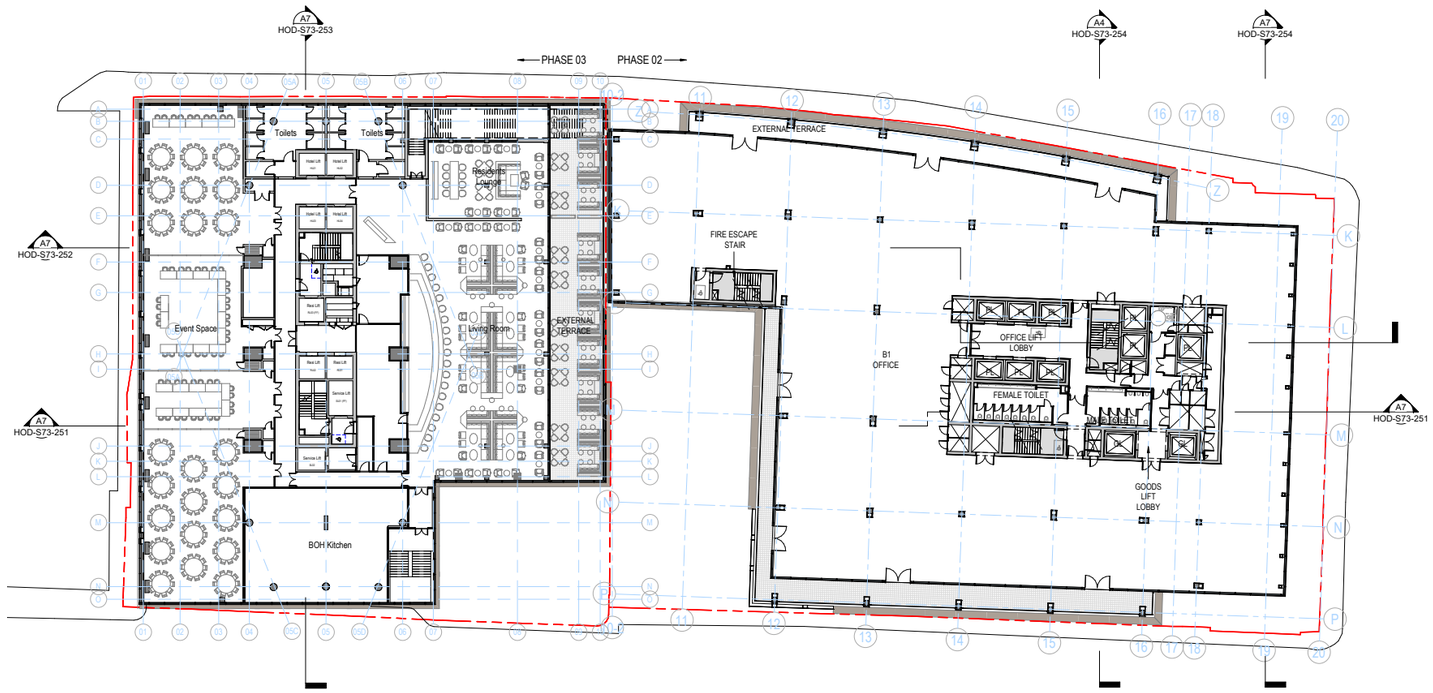
Consented Level 05

Level 06

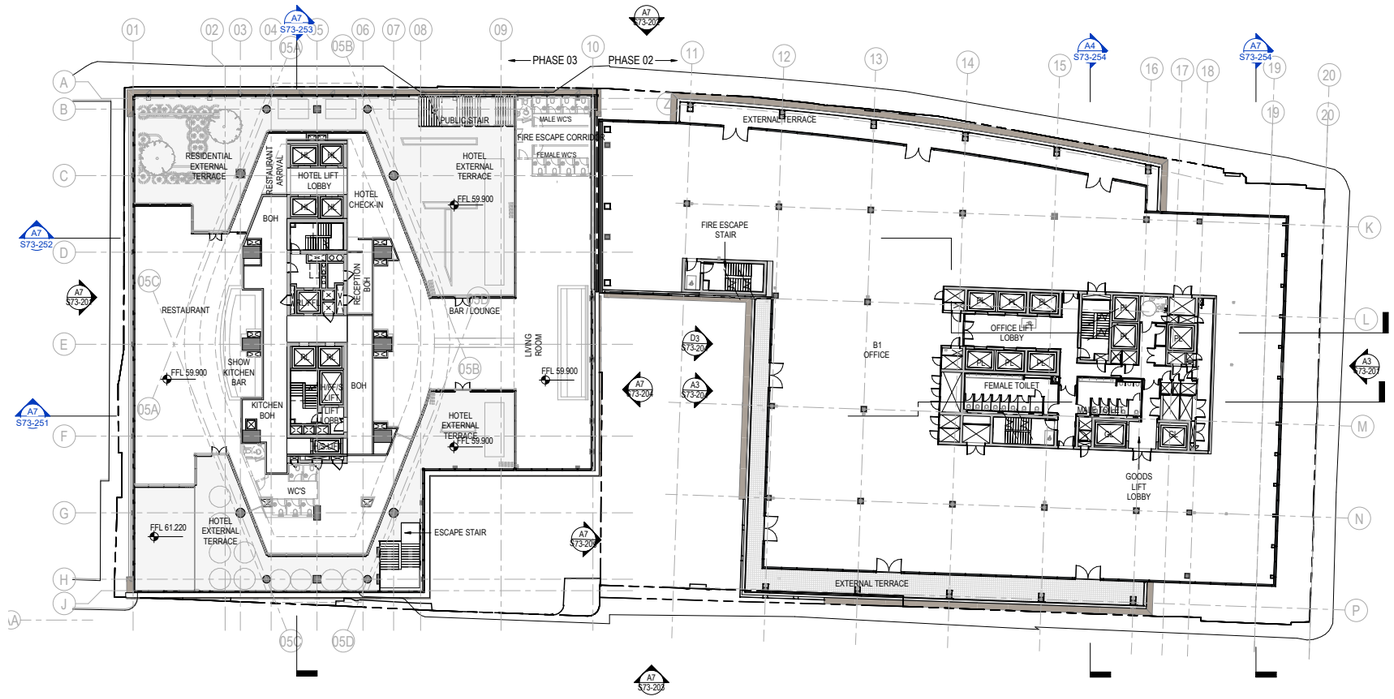
2.9

The extent of internal space has been expanded at this level to remove some of the abnormal shaped terraces. This expanded internal area has allowed for the created of a more regular usable terrace to the east of the site. It has also allowed for the creation of a flexible events space on the western side of the site. Like in the consented scheme the entirety of this floor will be managed by the hotel.

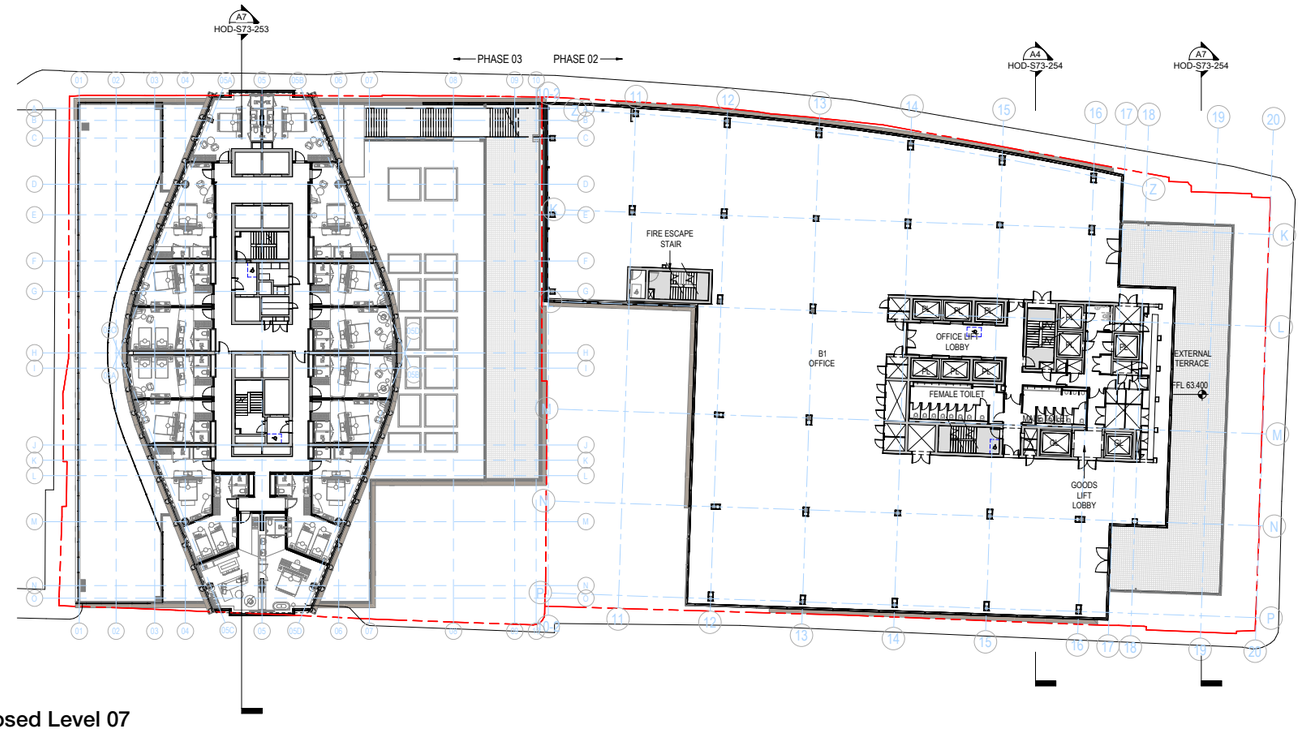
There has been no change to Block B



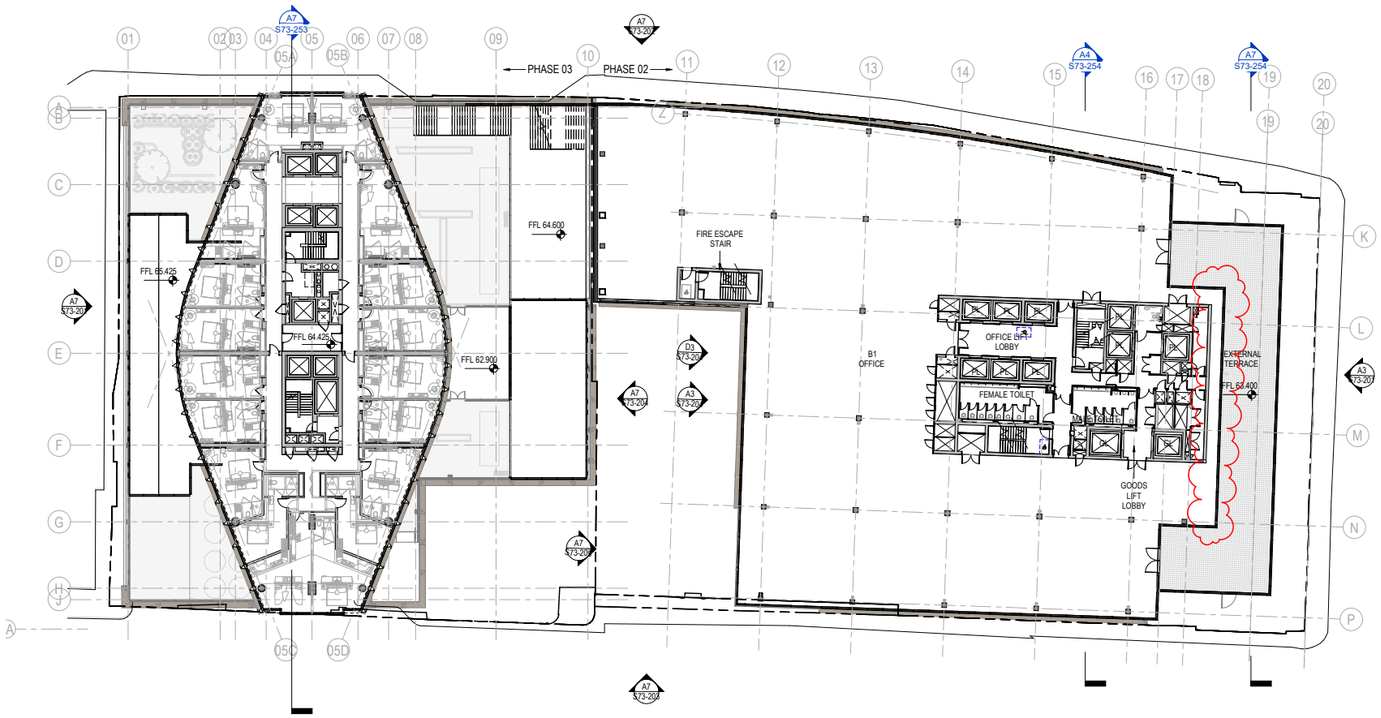
Proposed Level 06



Consented Level 06



Proposed Level 07



Consented Level 07

Floor Plans

2.0

Level 07

2.10

The louvred plant deck to the west of the site has been expanded to accommodate the increase in Mechanical Equipment. The hotel room layouts have been amended in lin with the detail design process.

There has been no change to Block B

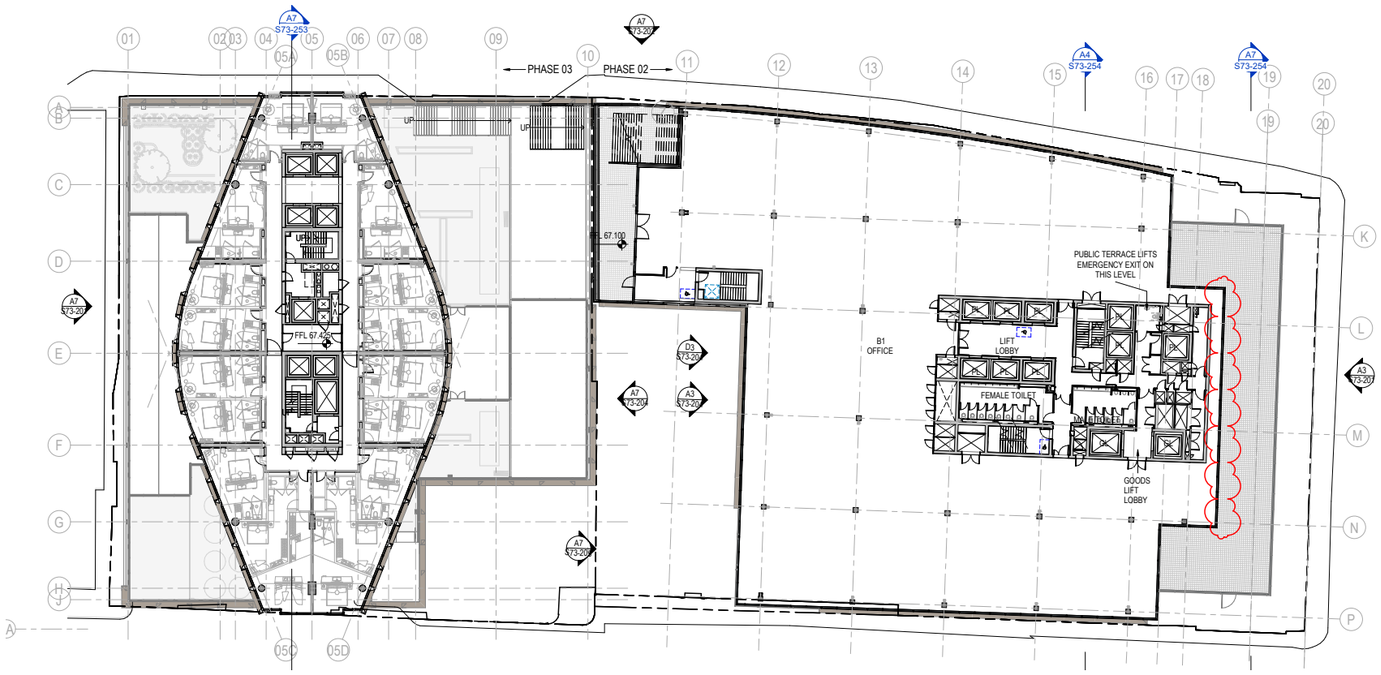
Level 08 2.11

The hotel room layout remains the same as the level below.

There has been no change to Block B



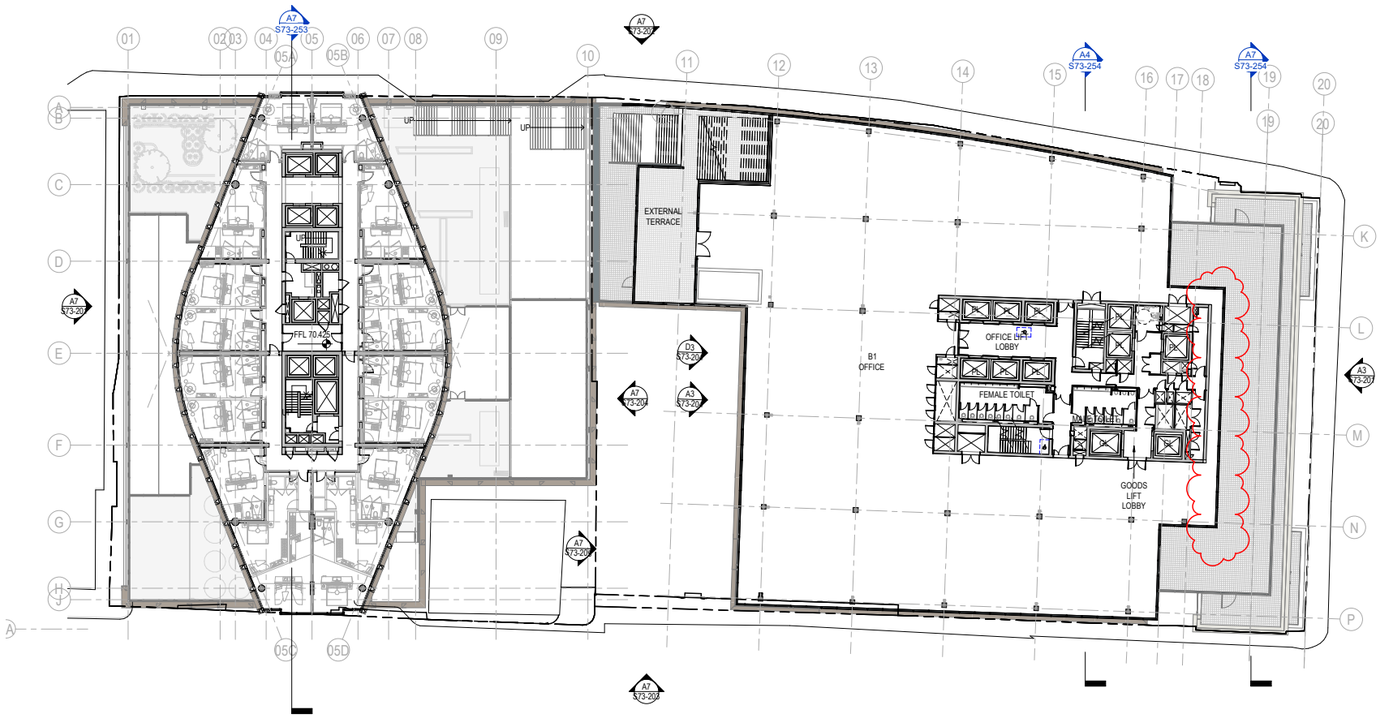
Proposed Level 08



Consented Level 08



Proposed Level 09



Consented Level 09

Floor Plans

2.0

Level 09

2.12

The hotel room layout remains the same as the level below.

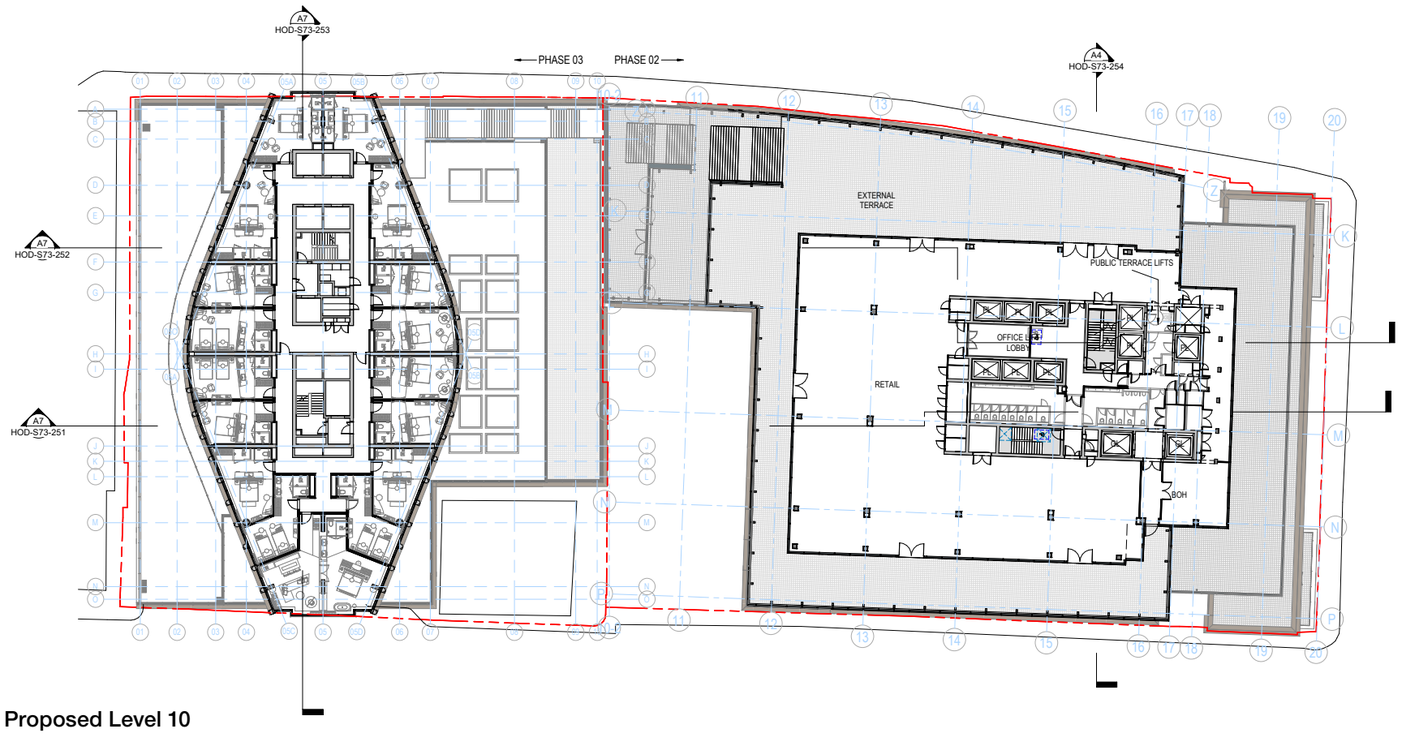
There has been no change to Block B

Level 10

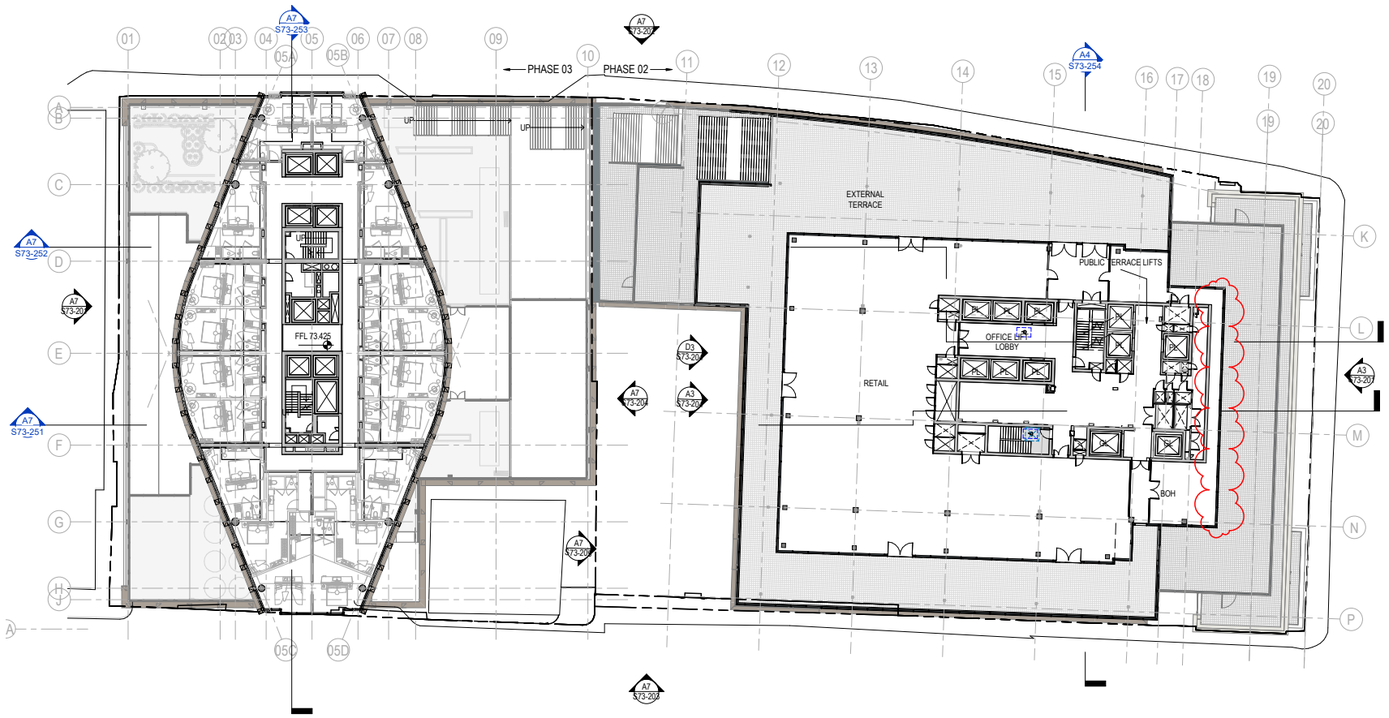
2.13

The hotel room layout remains the same as the level below.

There has been no change to Block B



Proposed Level 10



Consented Level 10

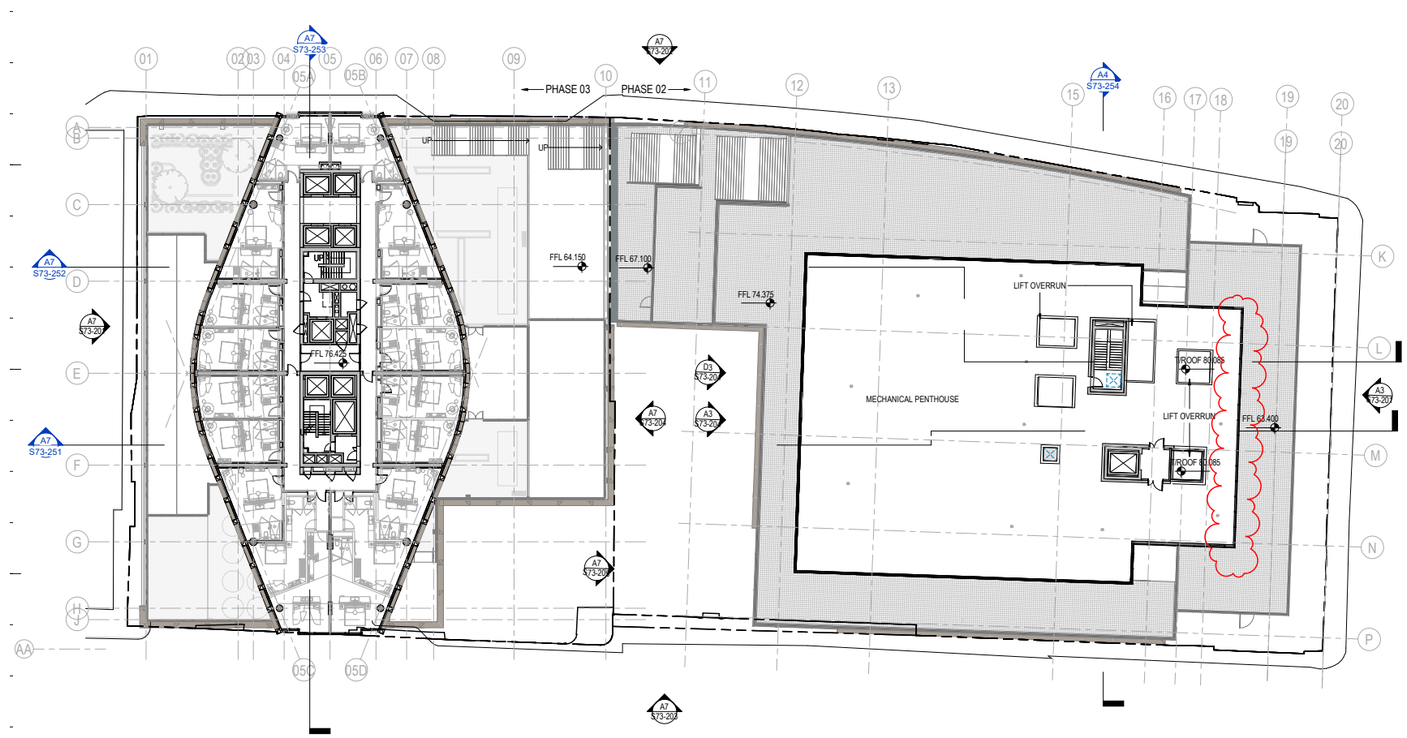
Level 11 2.14

The hotel room layout remains the same as the level below.

There has been no change to Block B



Proposed Level 11



Consented Level 11

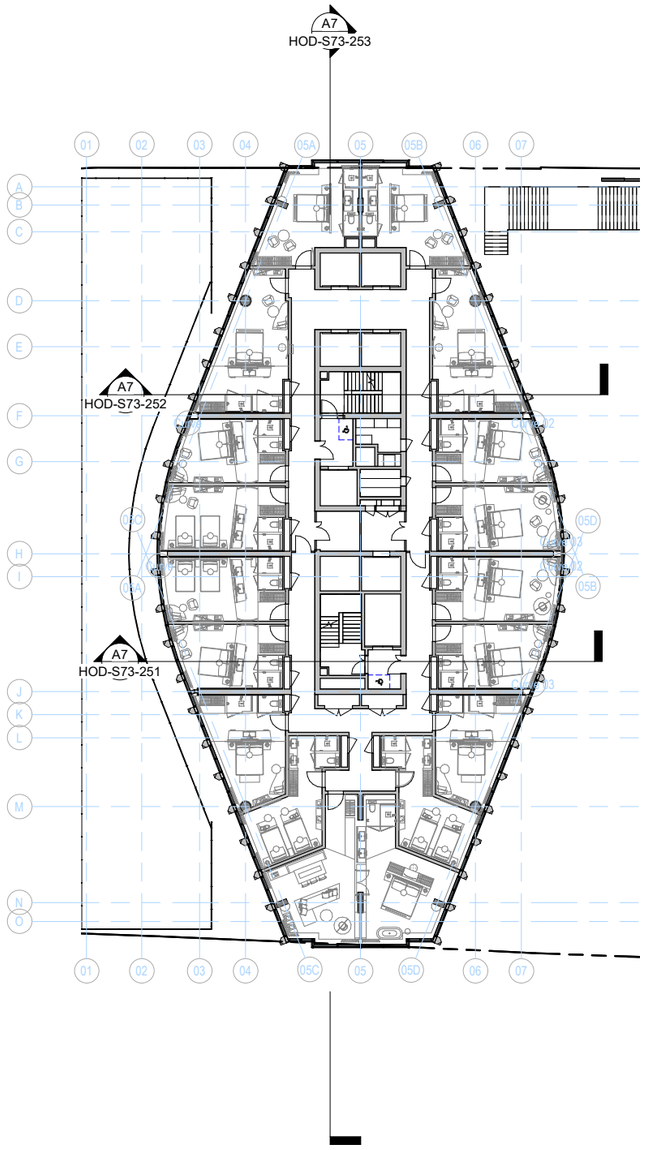
Typical Layouts - Proposed

3.0

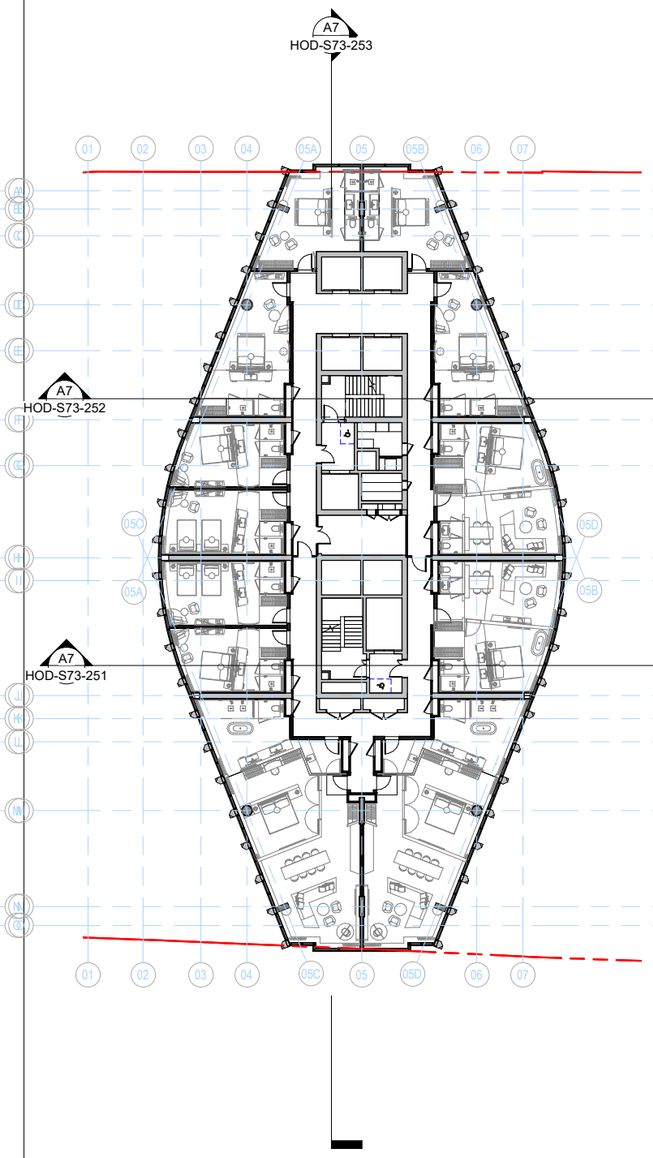
Hotel 07-16

3.1

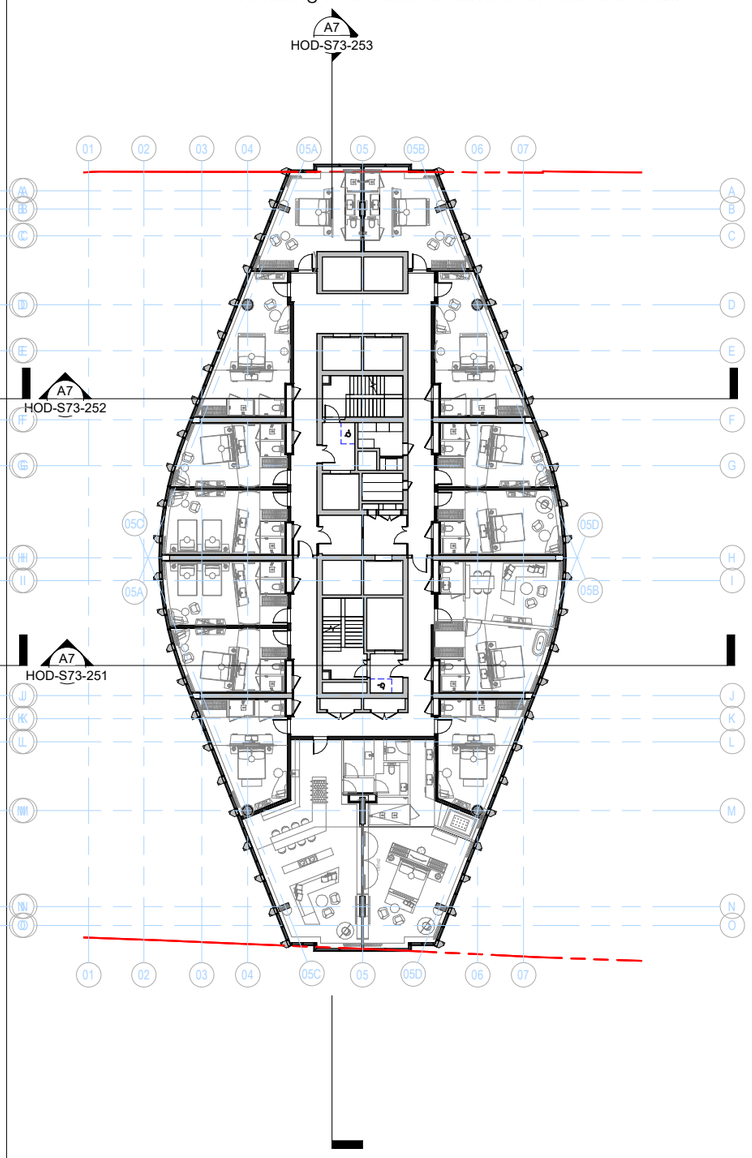
The typical hotel room floor layout remains the same as the previous consent, but there is an updated mix of room types resulting in a reduced number of rooms overall.



Level 07, Hotel 01 Plan - 1:200



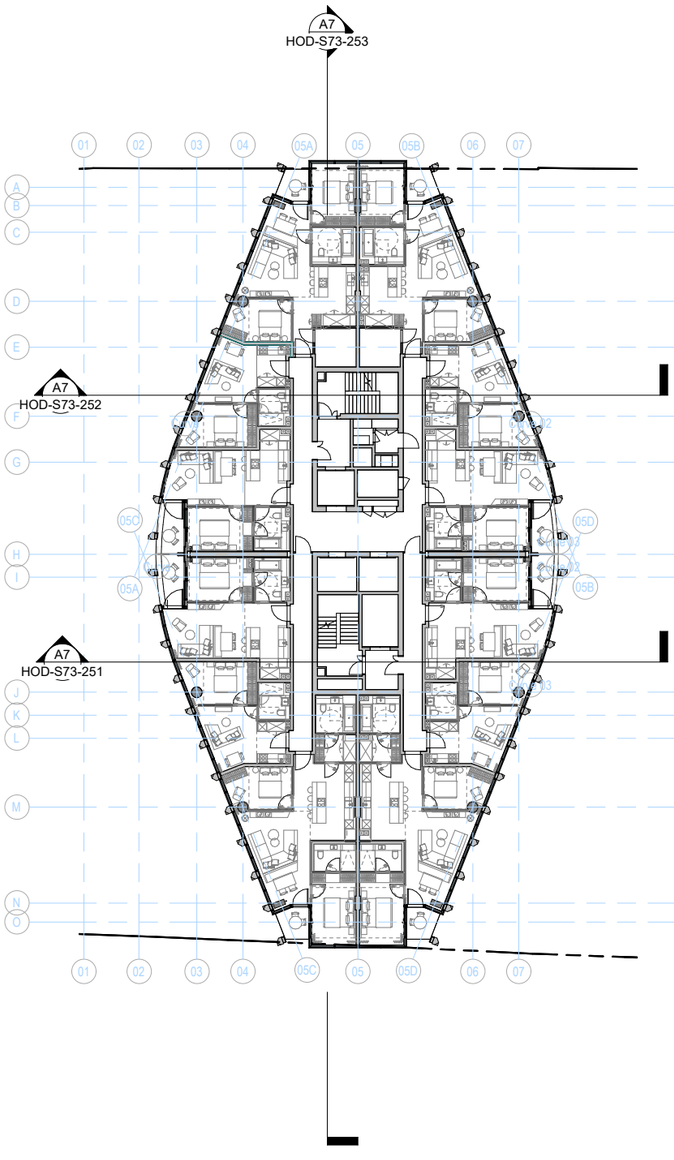
Level 15, Hotel 09 Plan - 1:200



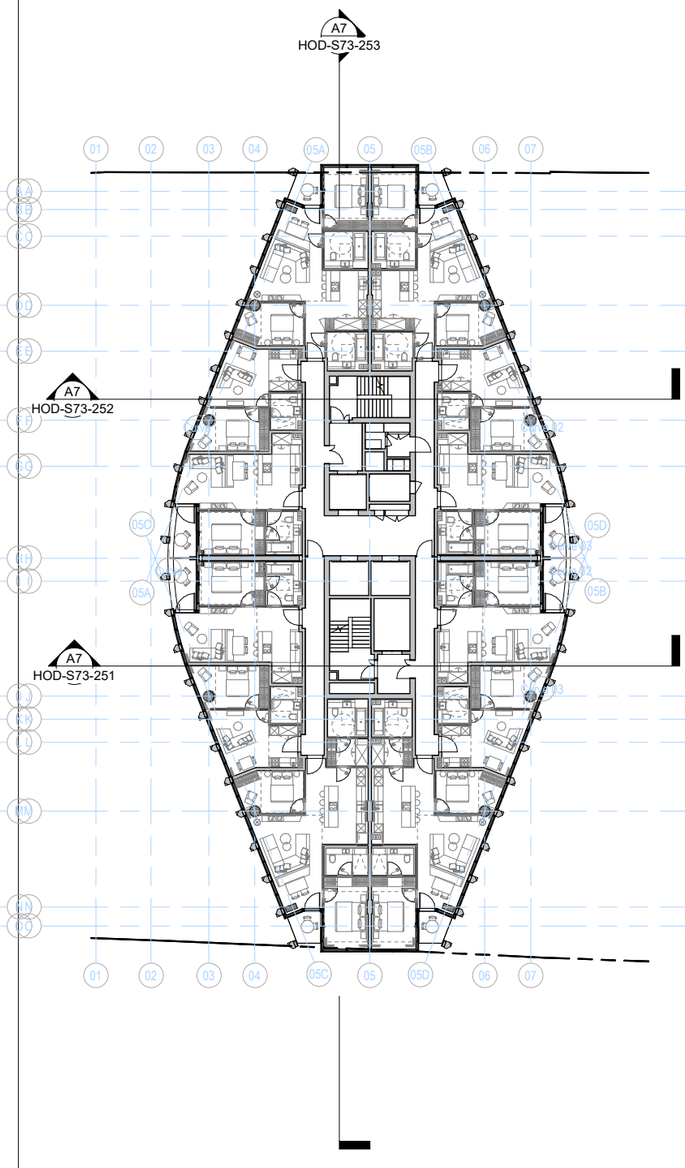
Level 16, Hotel 10 Plan - 1:200

Residential 17-26

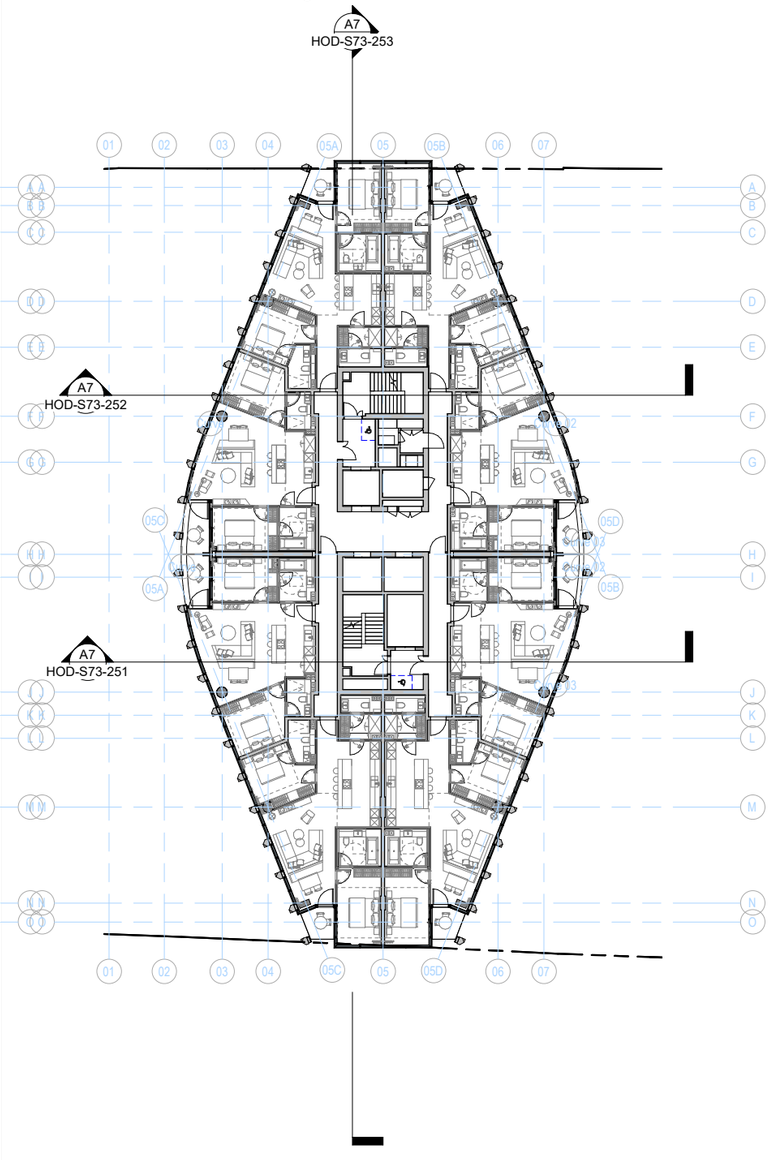
The typical residential floor layout remains the same as the previous consent, but there is an updated mix of room types resulting in an increased number of rooms overall.



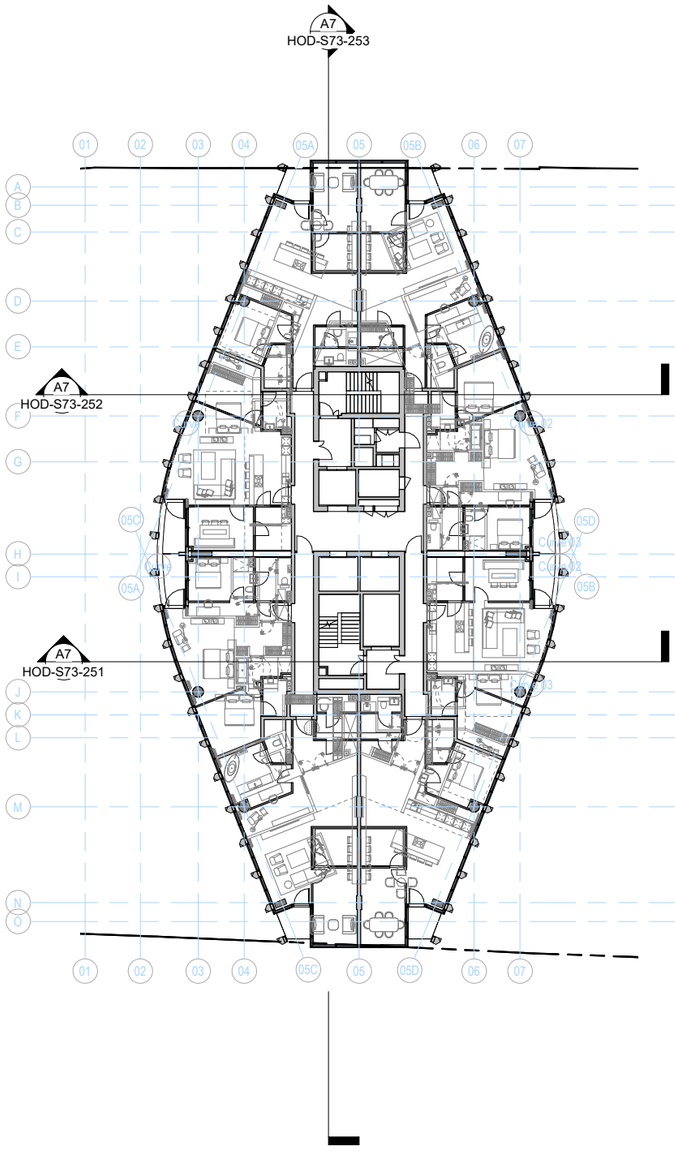
Level 17, Residential 01 Plan - 1:200



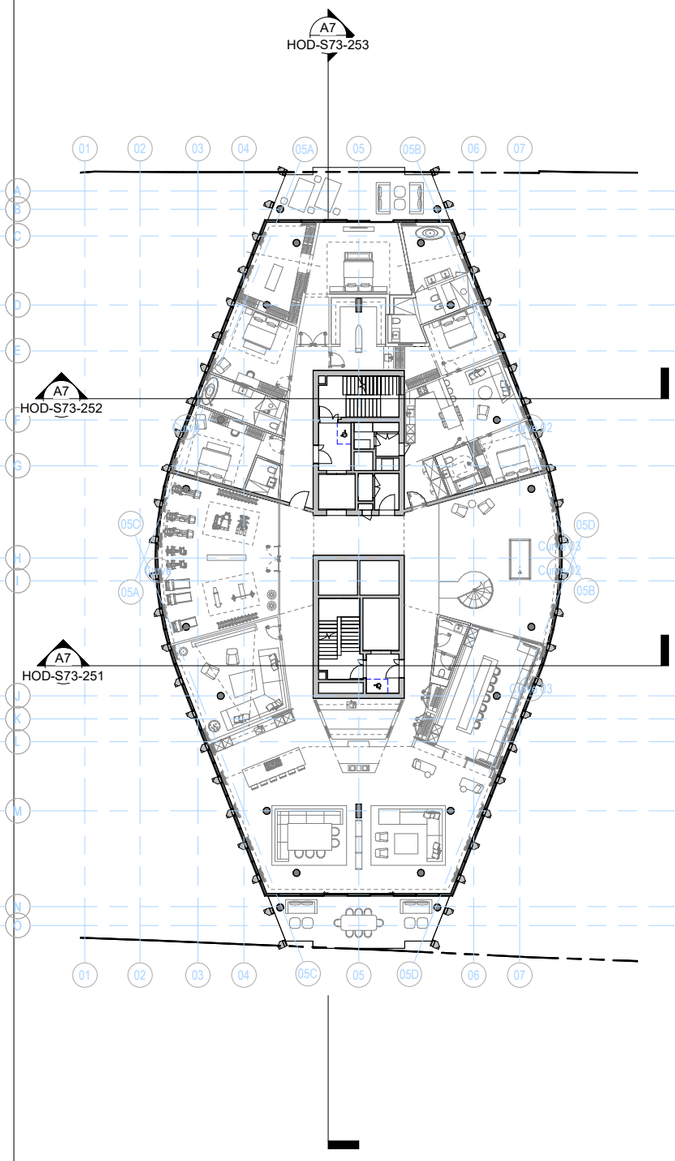
Level 18, Residential 02 Plan - 1:200



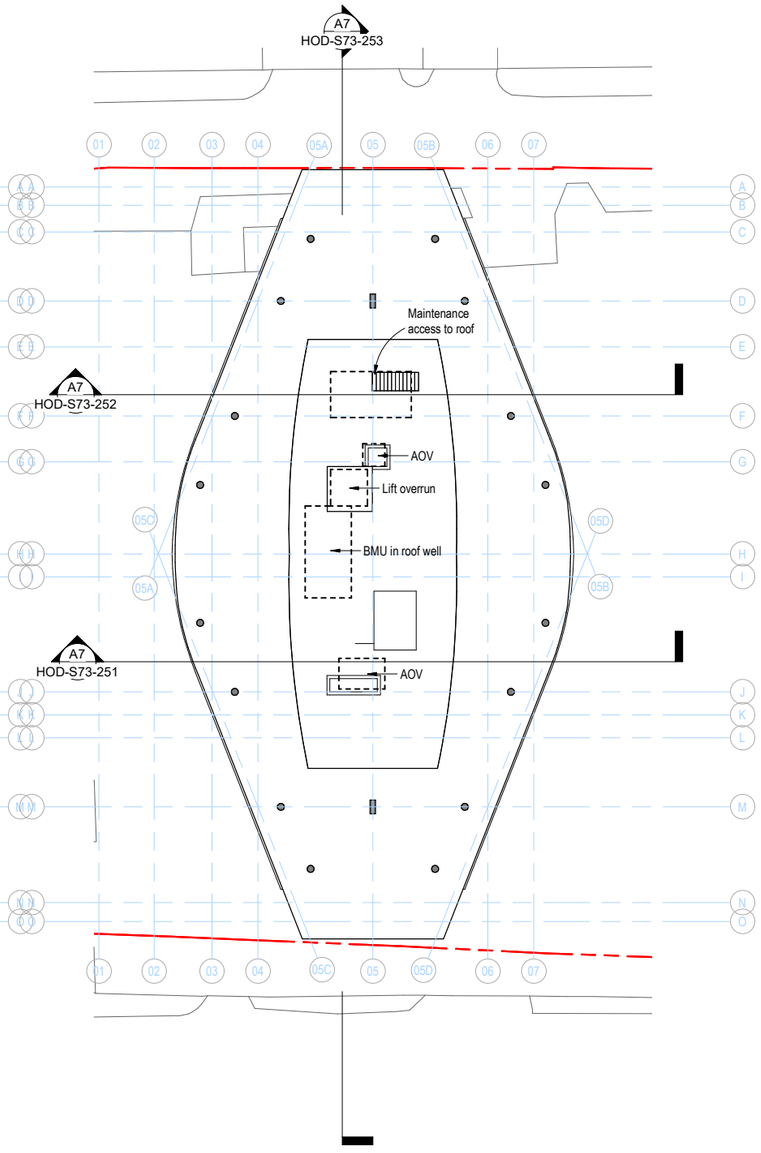
Level 26, Residential 10 Plan - 1:200



Level 37, Residential 20 Plan

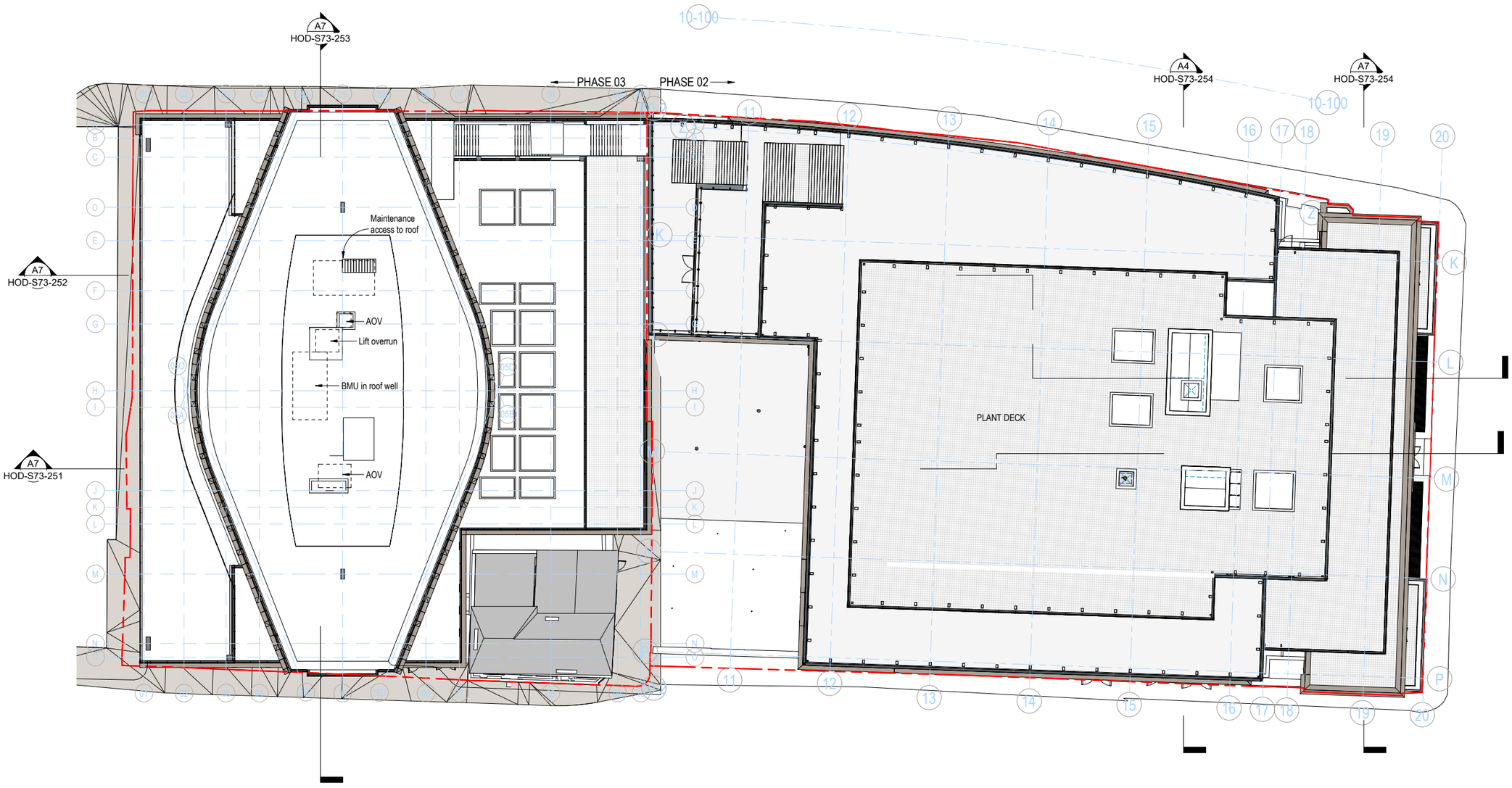


Level 41, Residential 25 Plan

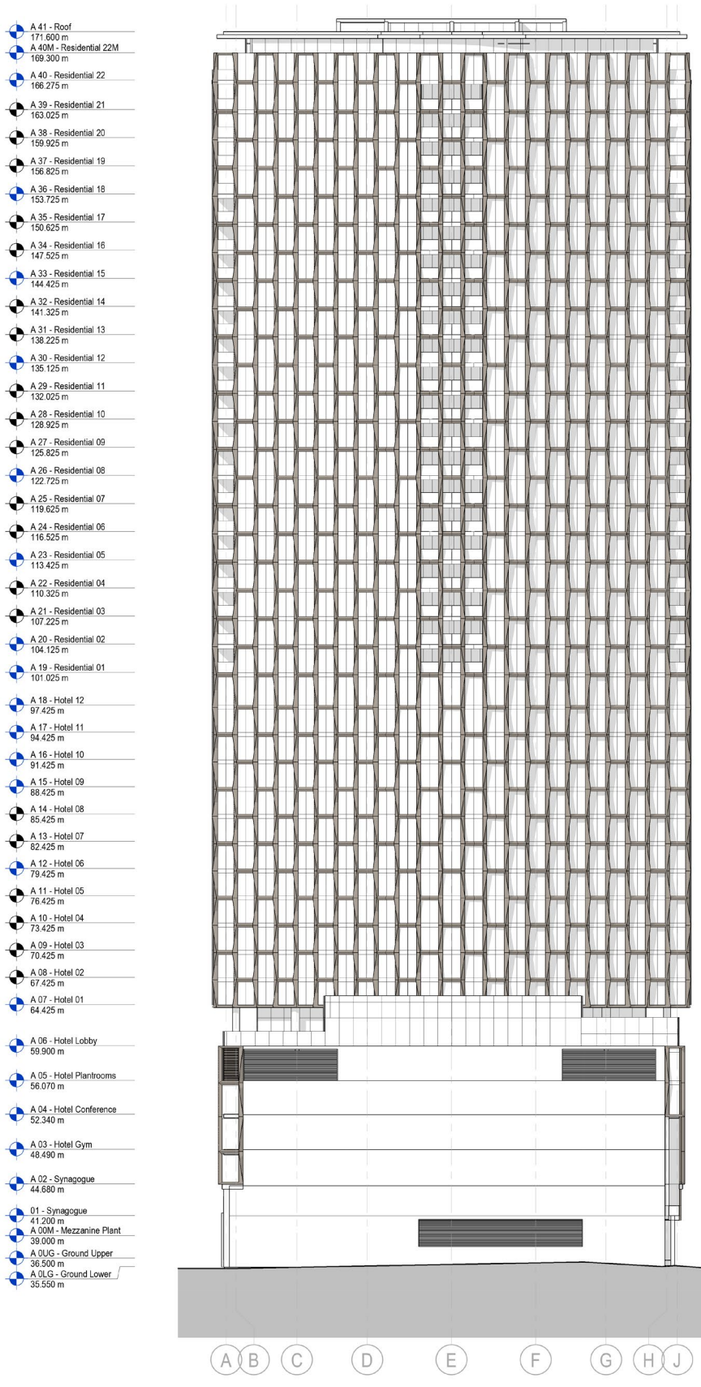


Level 41m, Residential 25m Plan

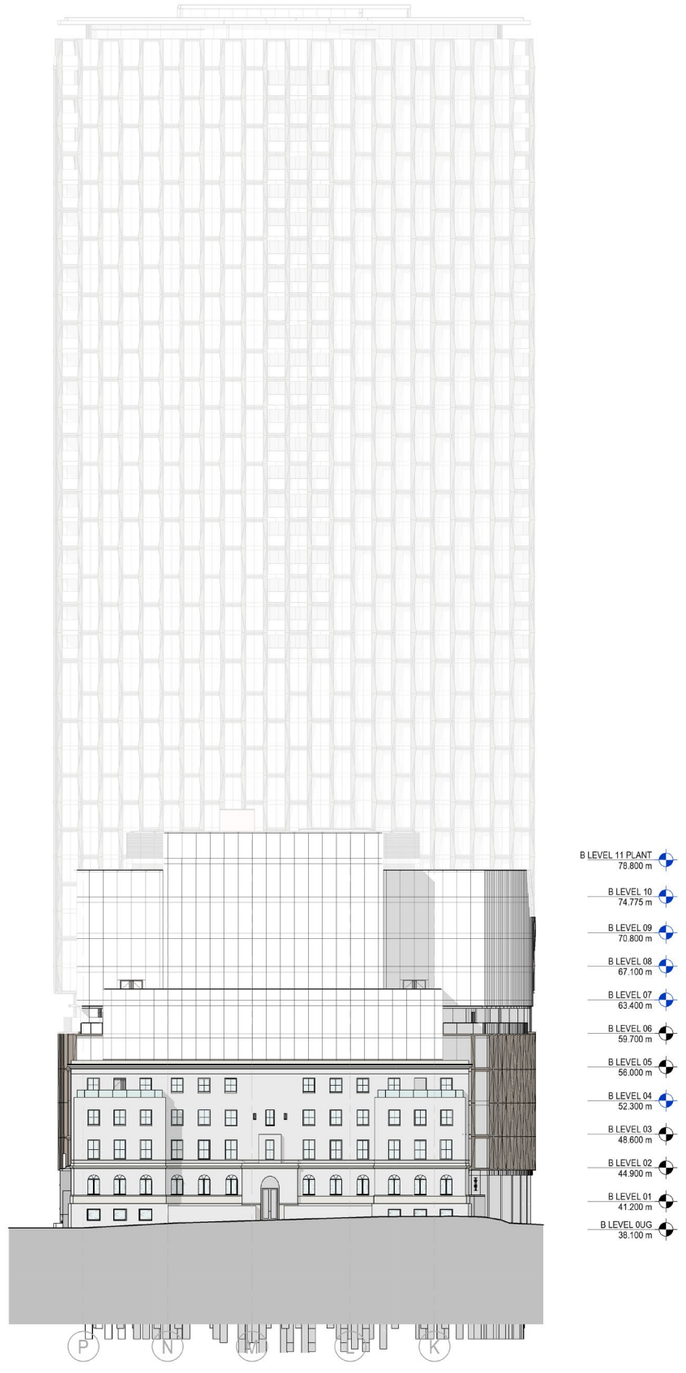
Site Roof Plan



Elevations



Courtyard West Elevation - Consented

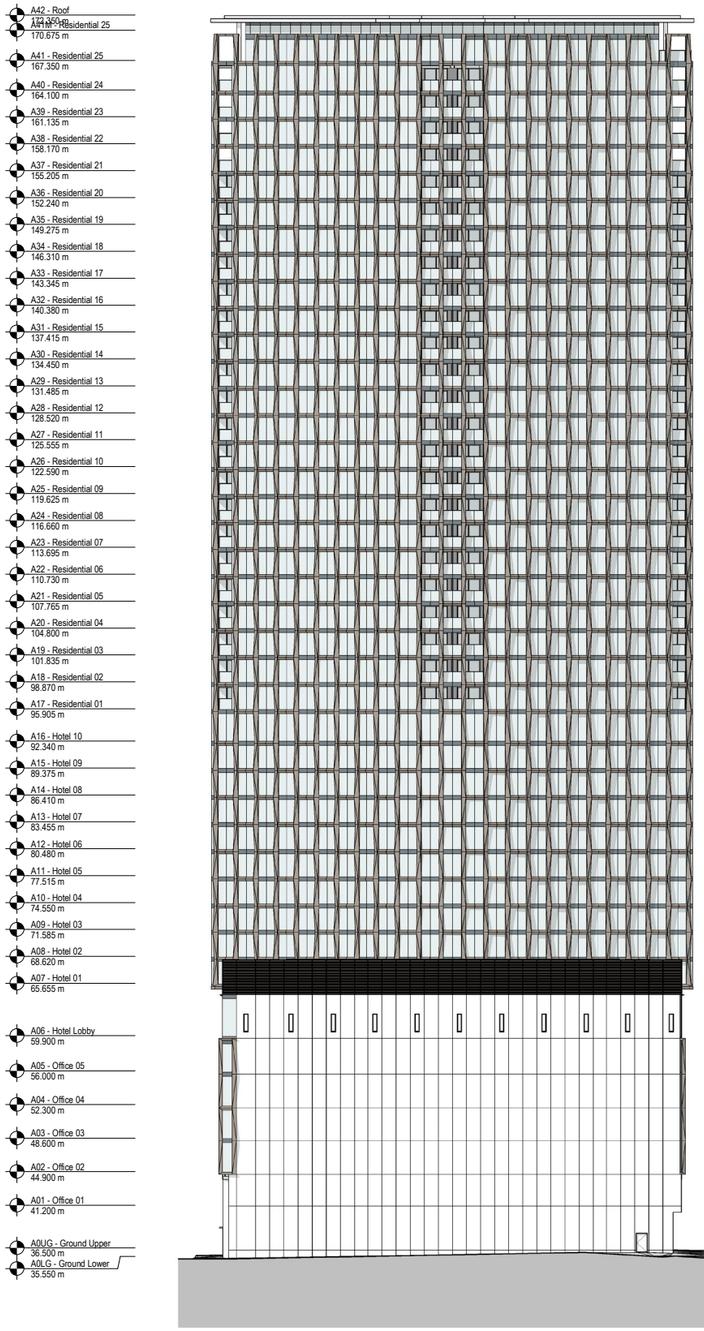


Courtyard East Elevation - Consented

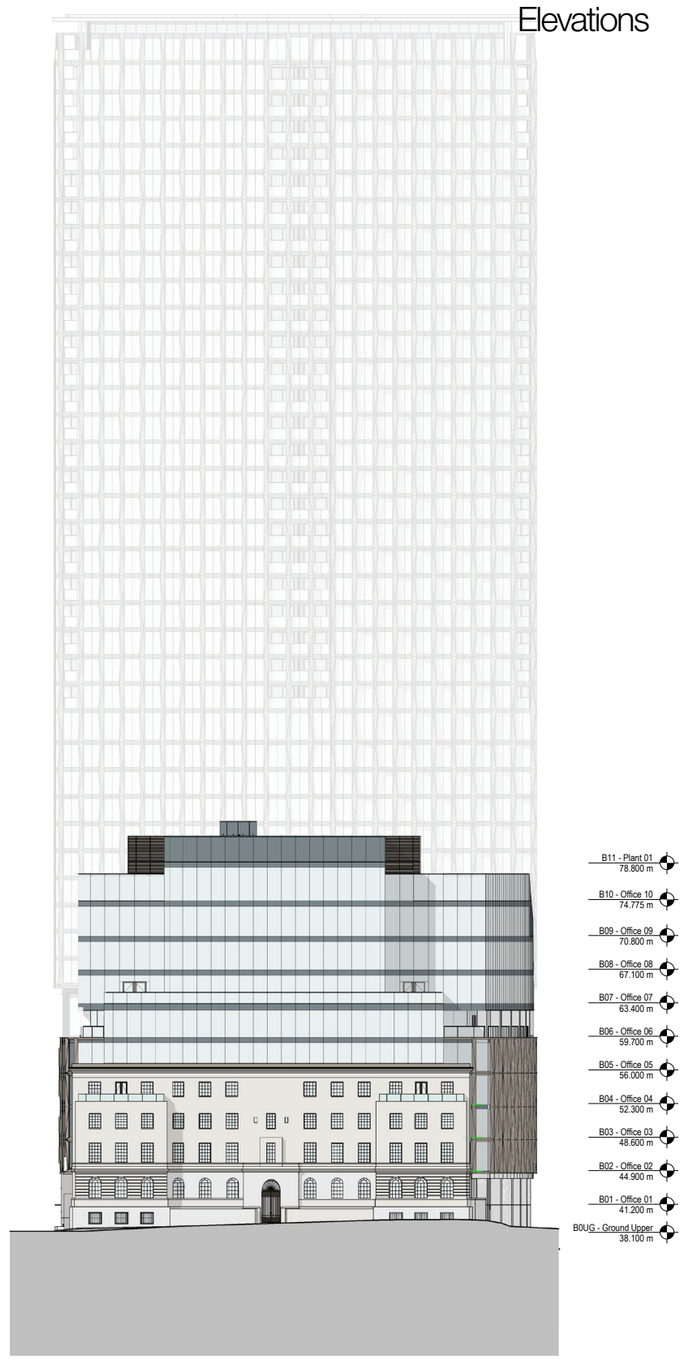
The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.

Elevations

The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.



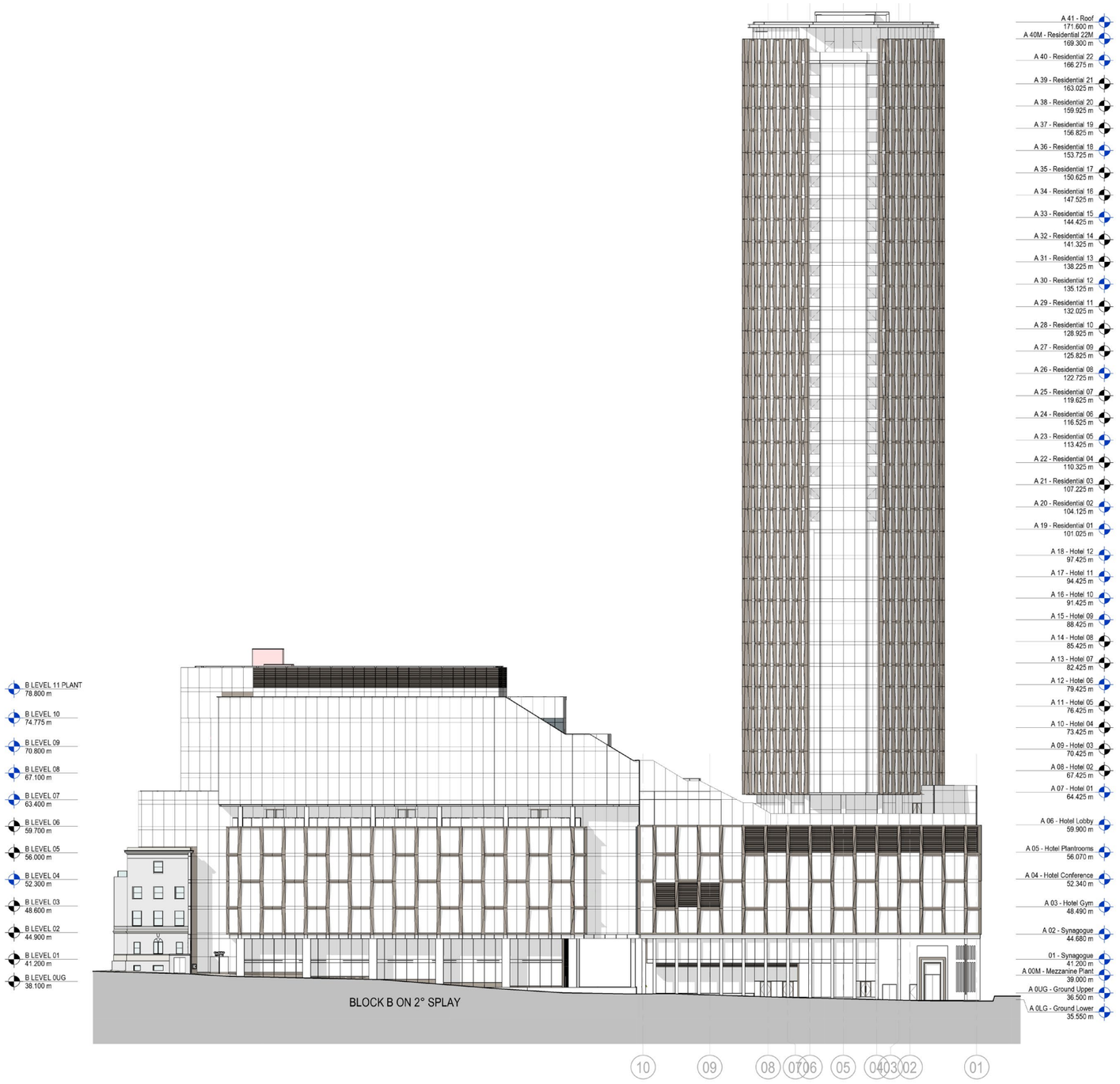
Courtyard West Elevation - Proposed



Courtyard East Elevation - Proposed

Elevations

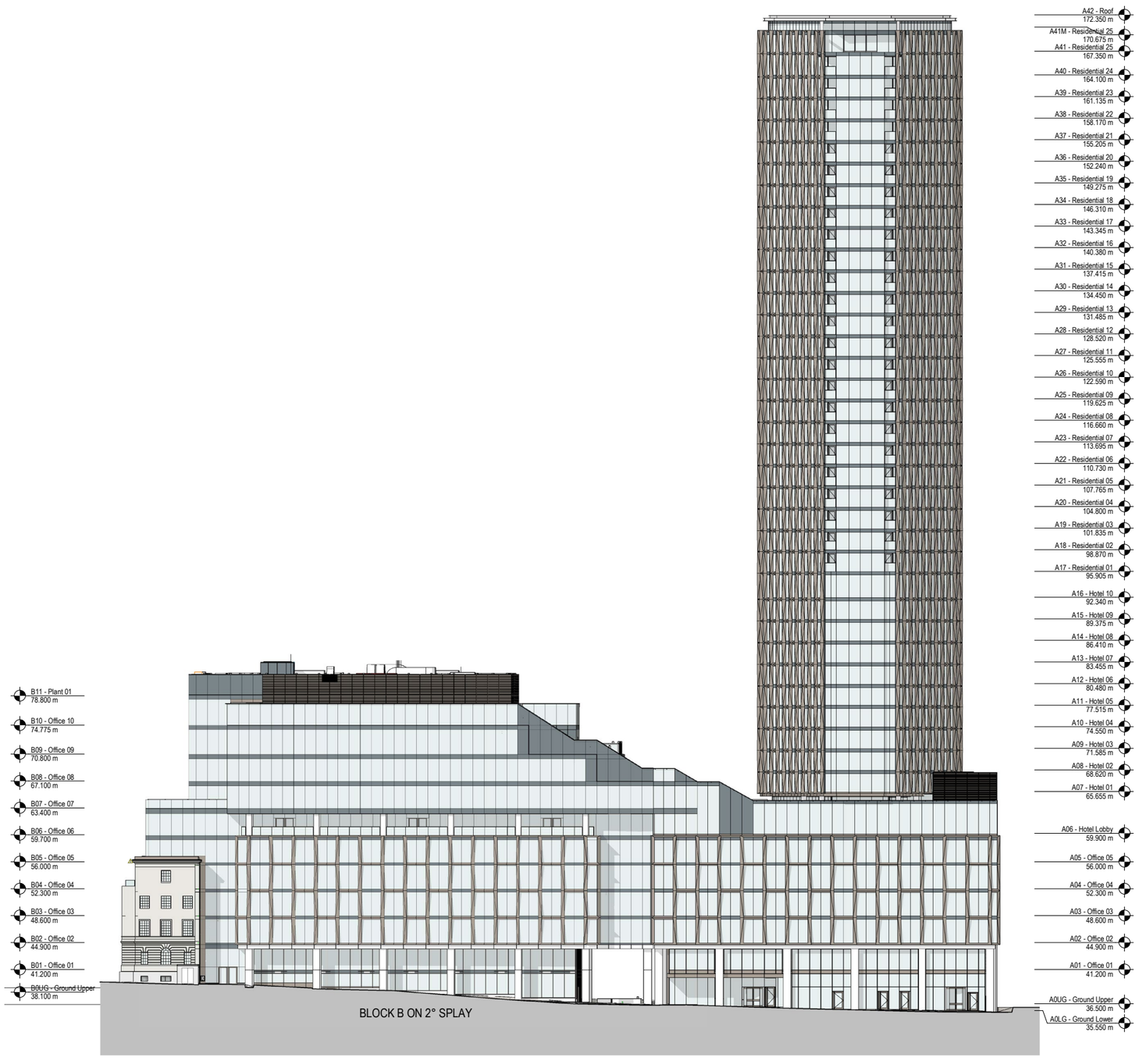
The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.



Jacksons Row Elevation - Consented

Elevations

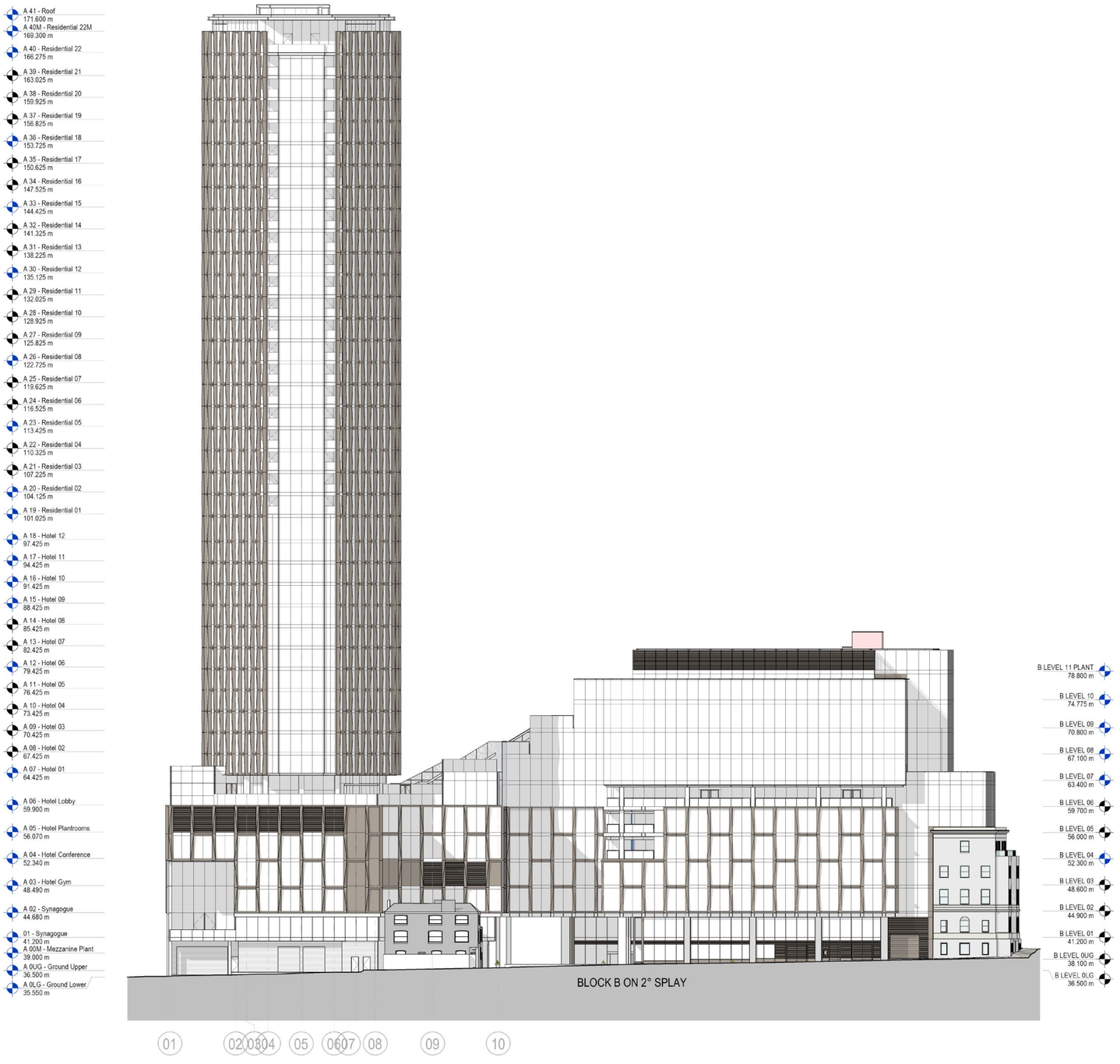
The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.



Jacksons Row Elevation - Proposed

Elevations

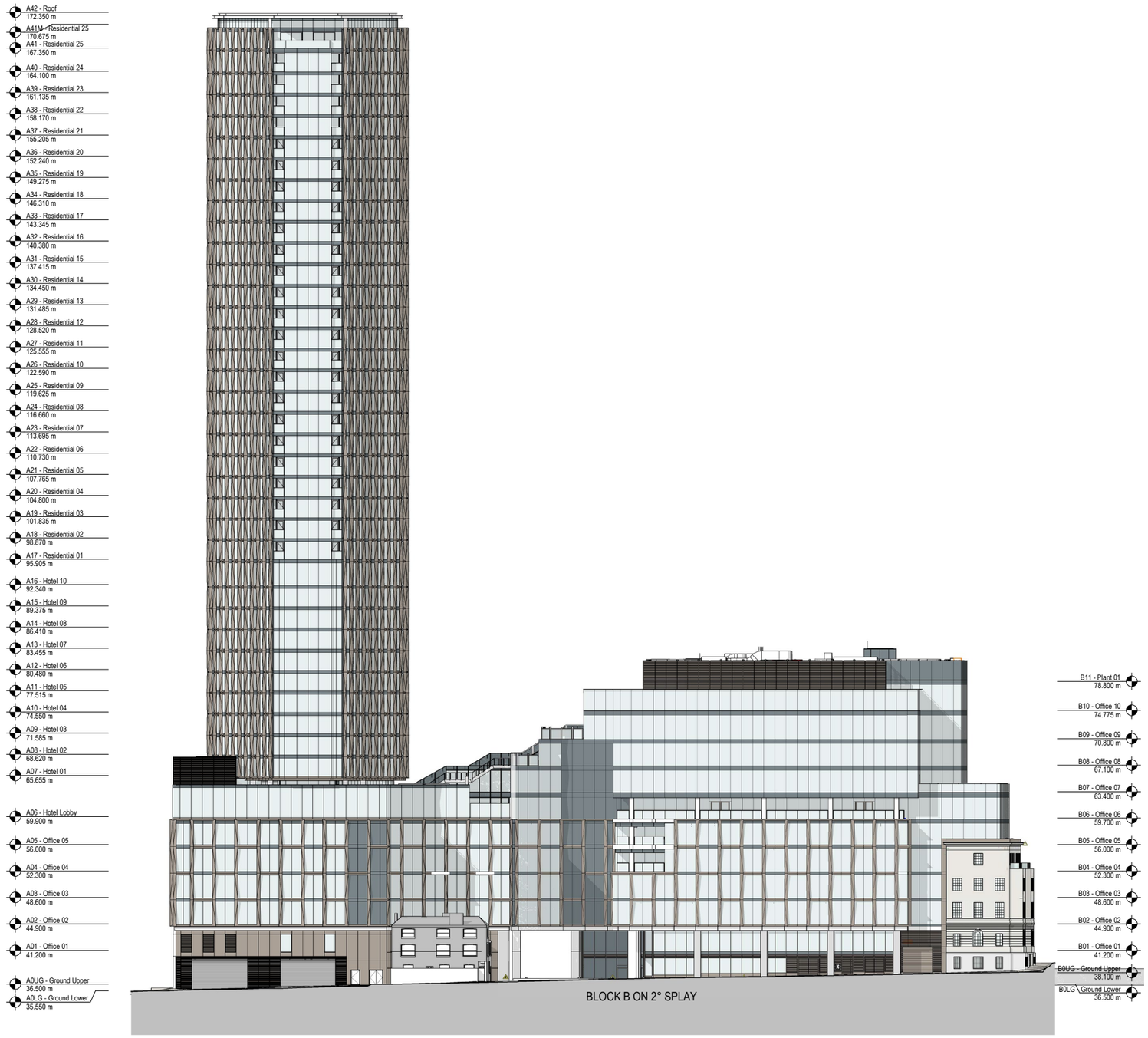
The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.



Bootle Street Elevation - Consented

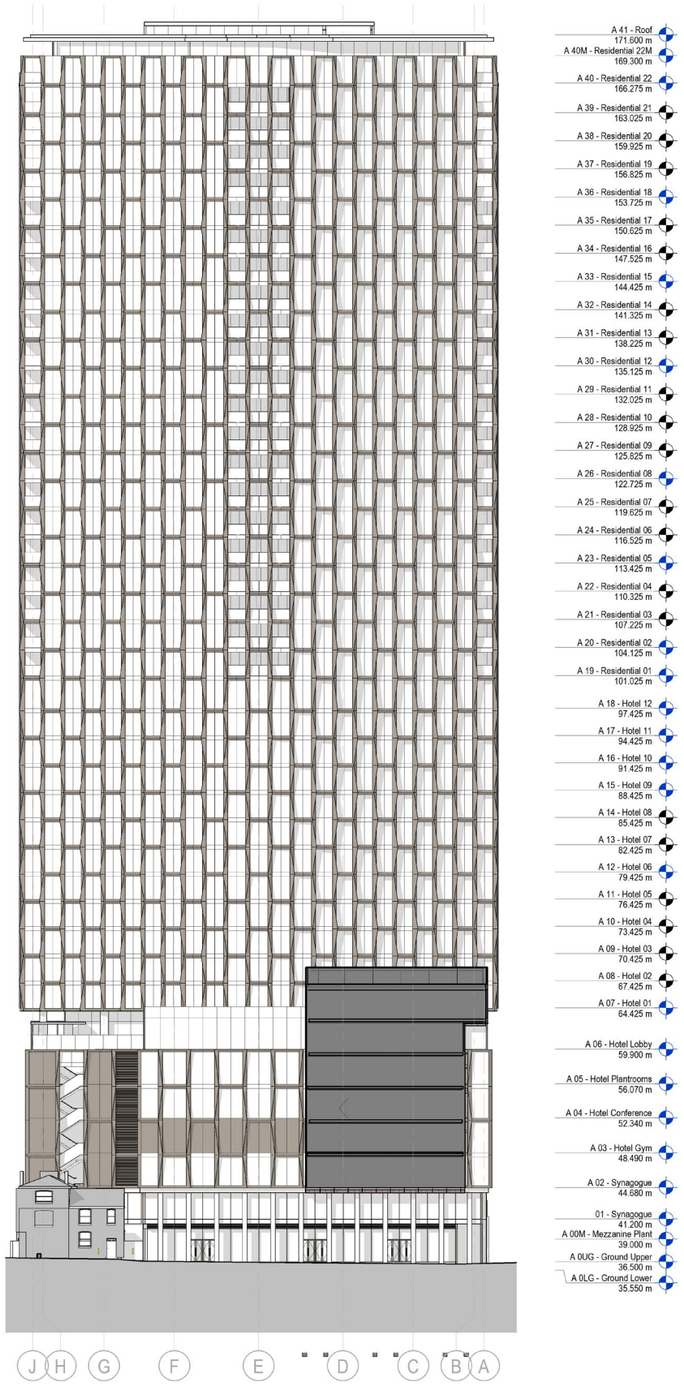
Elevations

The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.

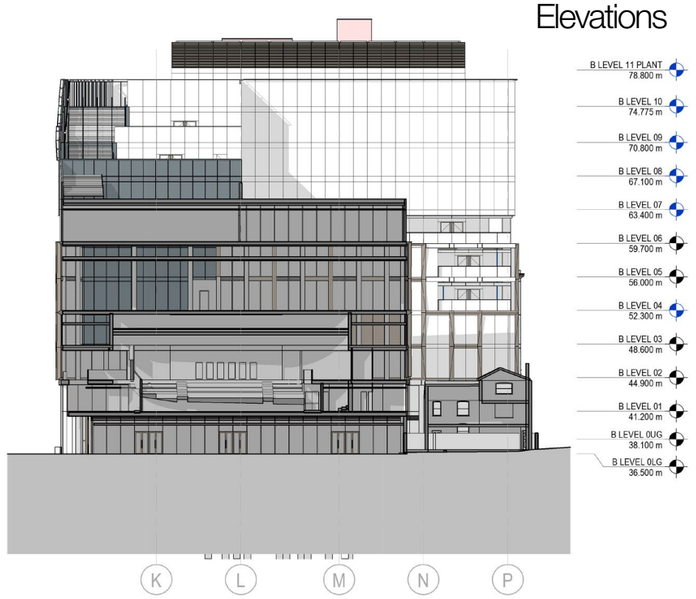


Bootle Street Elevation - Proposed

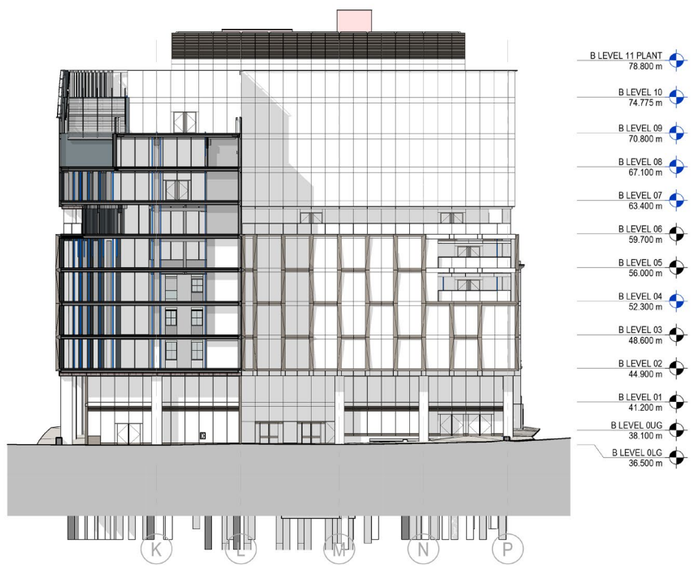
Elevations



Block A Courtyard Elevation - Consented



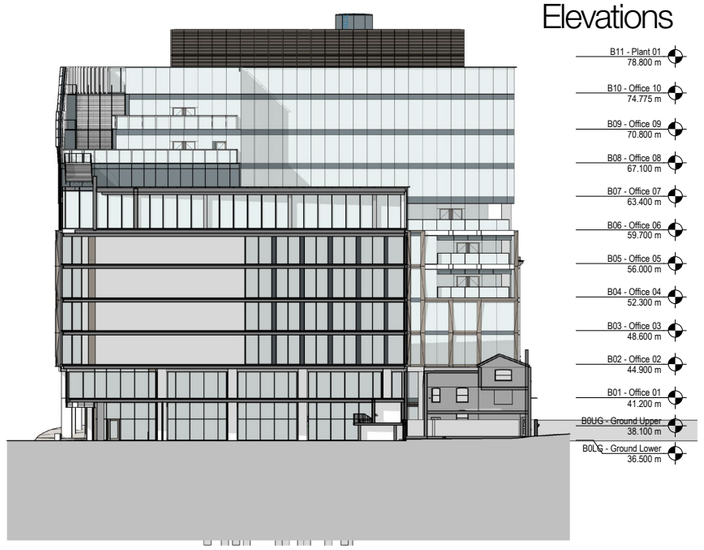
Block B Terraces Elevation - Consented



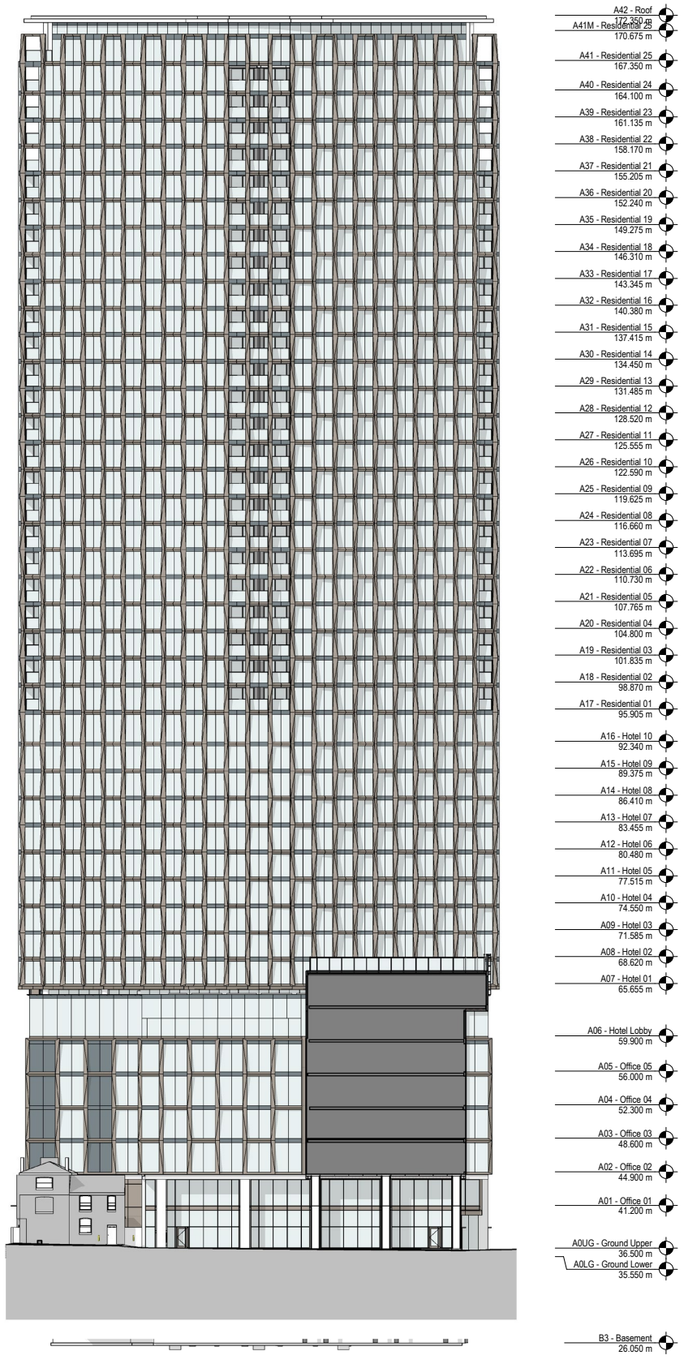
Block B Courtyard Elevation - Consented

The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.

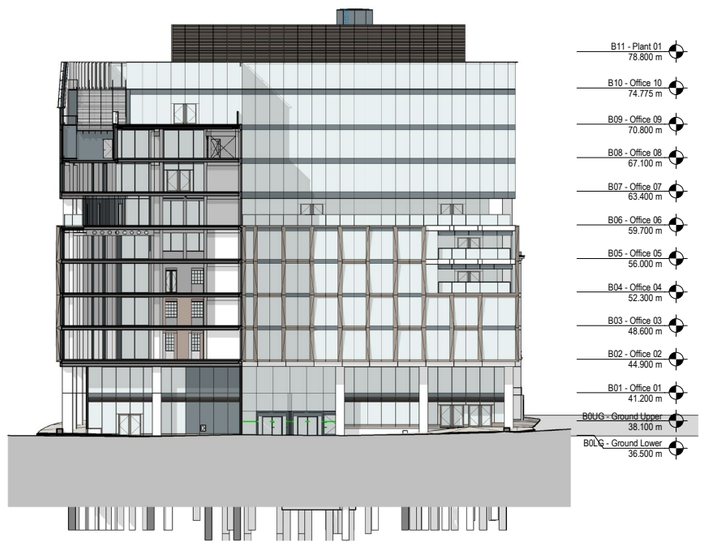
Elevations



Block B Terraces Elevation - Proposed



Block A Courtyard Elevation - Proposed



Block B Courtyard Elevation - Proposed

The changes to the mix have also involved an additional level of residential accommodation being added to the tower. This has needed an increase to the tower's height to accommodate.



View looking down Jacksons Row - Proposed



View looking down Bootle Street - Proposed



View from Manchester Central Library - Proposed



View from St. Albert Square - Proposed