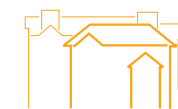




simpsonhaugh
McLAREN
PROPERTY

St Gabriel's, Manchester

DESIGN & ACCESS STATEMENT | JULY 2022
Z0-SHP-A180-RP-XX-B5D8-0001 | REVISION P01



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1.1 Introduction

PURPOSE OF DOCUMENT

This Design and Access Statement has been prepared by SimpsonHaugh in support of a planning application for the development of a student accommodation scheme for McLaren Property and The Sisters Of The Cross and Passion on the site of the St. Gabriel's chapel and lodge in the Victoria Park Conservation Area, Rusholme, Manchester.

The site is 0.88ha in area and situated adjacent to Oxford Place at the edge of the Victoria Park Conservation Area. The Site currently accommodates a series of vacant existing buildings; St. Gabriel's lodge (c.1850, extended in 1922), Chapel (1963), Woodthorpe Hall (1939) and St. David's Hall (1935). Until recently, St. Gabriel's Hall and Woodthorpe Hall were used as student accommodation with St. David's Hall used as a place of worship, and for indoor sports and recreation.

SUMMARY OF PROPOSALS

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

- › Partial demolition of St Gabriel's (1922 Extension / modern lean-to / extensions), retaining the original lodge and chapel. Alterations to internal layouts to increase number of studio accommodation and maximise amenity space provision.
- › Renovation of Woodthorpe Hall, alterations to internal studio layouts.
- › Demolition of St David's Hall
- › Erection of two new build (4/5 storey) student residential blocks
- › Landscaping and repairs to the boundary walls.
- › Public Realm works on Oxford Place where necessary
- ›

DESCRIPTION OF DEVELOPMENT

The demolition of certain buildings and the erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation comprising of 319 bed spaces, together with associated landscaping, cycle parking, car parking and associated works.



ST GABRIEL'S LODGE



1.2 Document Structure

STRUCTURE

The document has been prepared in accordance with CABE guidance 'Design & Access Statements: How to write, read and use them' (2006), and is divided into four sections:

Section 1 provides an introduction to the site location and context, introduces the design team, and sets out the key principles of the document, and of the planning submission.

Section 2 includes a detailed assessment of the site and its context, including the site's history, heritage and character in relation to its existing buildings and its setting within the Victoria Park Conservation Area.

Section 3 describes the design process, including the development and evaluation of design options in relation to the brief and site context, and the evaluation and refinement of the proposed design in response to involvement of and consultation with key stakeholders, including public consultation and discussions with local groups. This chapter includes a description of the key principles of the proposed design.

Section 4 provides a summary of the key principles in relation to access, including the vehicular access and servicing strategy, inclusive access principles, security and waste strategies, and the access and maintenance strategy.



ST GABRIEL'S - PROPOSED SCHEME



1.3 Project Team

TEAM

The proposals have been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the Site and directly responds to market demand but also embraces the Site’s unique heritage and delivers key policy objectives and statutory requirements.

PROCESS

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.



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2.1 Location

SITE LOCATION

The site is located on Oxford Place, adjacent to Oxford Road, south of the city centre, in close proximity to the University of Manchester and Manchester Metropolitan University campuses at the north-west edge of the Victoria Park Conservation Area within the 'Oxford Road Corridor', as set out within the 'Corridor Manchester Strategic Vision To 2025'.



EXTRACT FROM 'CORRIDOR MANCHESTER STRATEGIC VISION TO 2025' SHOWING OXFORD ROAD CORRIDOR WITH SITE LOCATION INDICATED IN RED



SITE LOCATION PLAN (SITE EDGED RED)



2.2 Neighbourhood Context

EXISTING SITE

The site includes a number of buildings, comprising St Gabriel's Hall (including the original lodge and later extension), the adjacent Chapel, Woodthorpe Hall and St David's Hall. None of the existing buildings are listed, but St Gabriel's Hall and Woodthorpe Hall in particular are considered to provide a positive contribution to the conservation area. The Chapel, constructed in 1962, is considered to have some contribution to the conservation area. The St Gabriel's Hall extension building and St David's Hall are considered to have a neutral contribution to the conservation area.

SITE CONTEXT

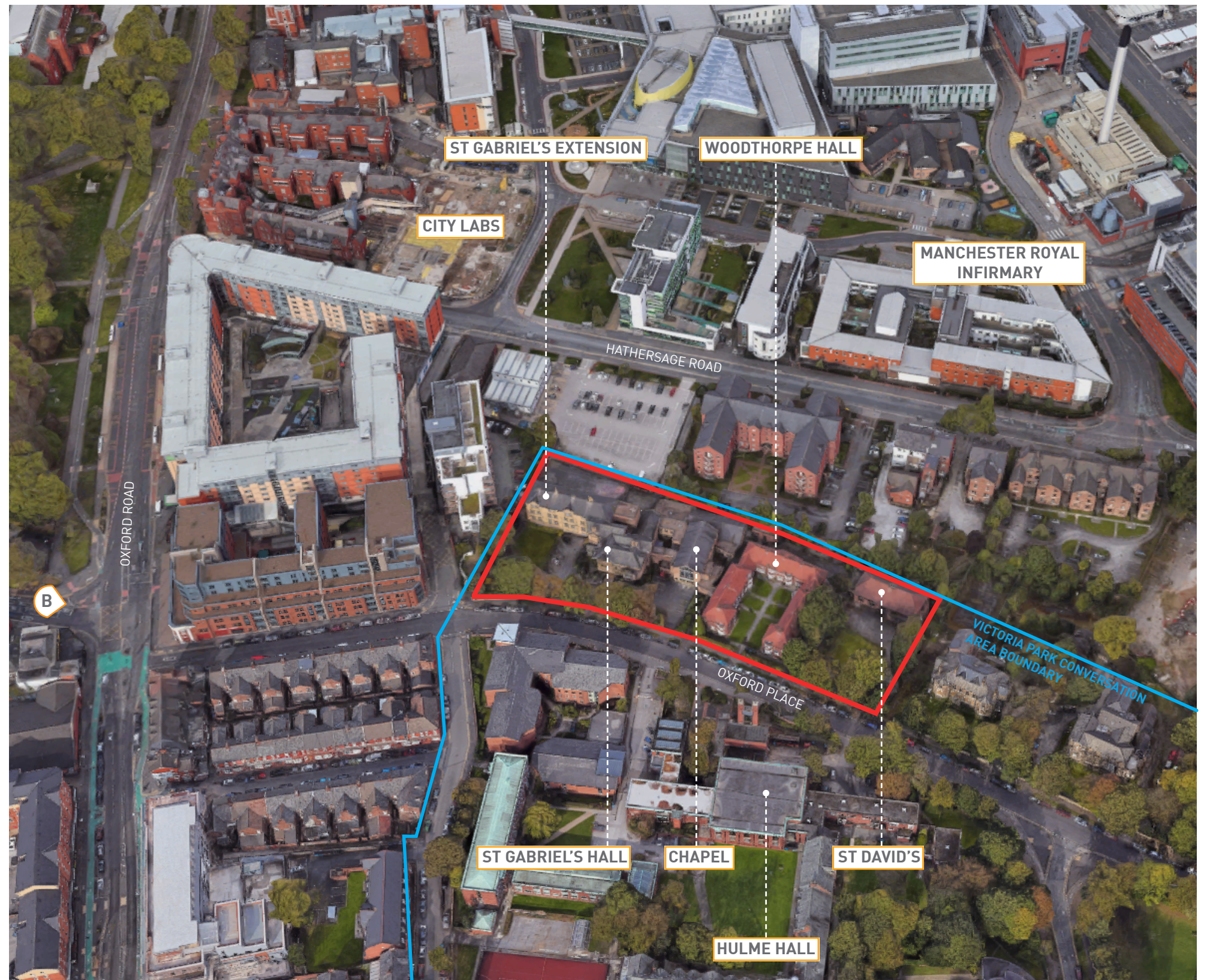
The site is bounded to the south by Oxford Place, and to the west, north and east by boundaries to adjacent properties. The site includes significant mature tree planting along its southern boundary to Oxford Place, which contributes positively to the character of the streetscape.

Building heights within the site vary between 2 and 5 storeys. The site is situated immediately to the east of residential and student residential buildings of 6-8 storeys, which sit outside of the conservation area.

To the North is Manchester Royal Infirmary which presents an increase in scale on Hathersage Road, including the 'City Labs' buildings (both completed and consented).

To the East of the site are a number of former 'villas' that form part of the original layout to Victoria Park. These are all in a state of disrepair and abandonment which engenders a sense of deterioration to this part of the Conservation Area.

Directly opposite the site there are two further student accommodation blocks, Burkhardt House and Hulme Hall, both of which are more recent additions to the area than the original St Gabriel's Lodge.



AERIAL VIEW SHOWING EXTENT OF SITE EDGED RED



2.3 Site Context



EXISTING SITE PLAN



2.3 Site Context





2.3 Site Context - Oxford Place

STREET FRONTAGE

The location and heritage value of the existing buildings are important considerations in the development of proposals for the site. The established existing mature tree line to Oxford Place is a positive asset to the streetscape and a significant visual marker for the entrance to the conservation area. Due to the nature of the boundaries and location of some adjacent buildings, careful consideration has been given to issues of privacy and overlooking, together with the scale, materiality and quality of the proposals.

The site currently has a low stone wall along Oxford Place, with overgrown shrubbery or hedges along sections of the boundary blocking low levels views into the site. St Gabriel's Lodge is almost completely obscured by the mature tree line towards the western end of Oxford Place, particularly during spring and summer months.

As Evidenced in the adjacent images, the majority of trees along the boundary edge are deciduous, meaning the buildings can be seen to a much greater extent during autumn and winter.



1- View East down Oxford Place (showing trees in leaf during spring/summer months)



2 - View West down Oxford Place (showing trees without leaves during winter months)



2.3 Site Context - Oxford Place

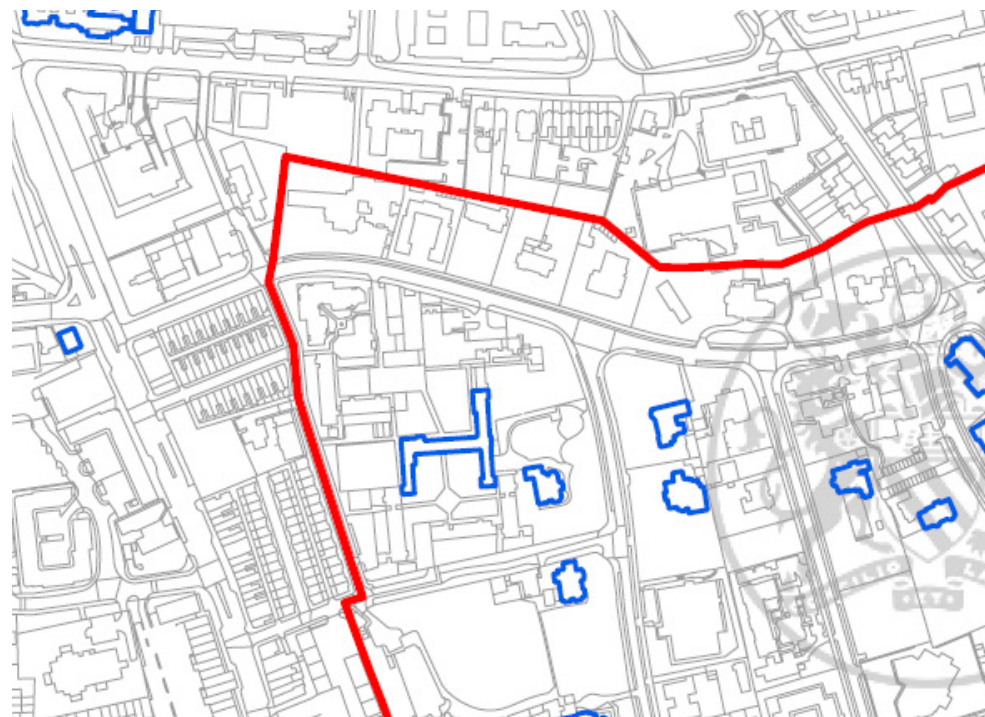
ADJACENT BUILDINGS

The Victoria Park Conservation Area has seen significant development with few of the existing villas remaining. Many have been demolished and replaced with groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

The villas across from the site on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style, incorporating a quadrangle. The building has a significant frontage to Oxford Place. The Arts and Crafts style compliments the architectural style of Woodthorpe Hall.

To the West of the site are more recent student accommodation developments including Burkhardt House, Rusholme Place and Wilmslow Park IQ Student accommodation. These buildings are around 6-8 storeys in height. The buildings are nondescript in their architectural style and are not designed sympathetically, or with consideration to, the adjacent conservation area, which results in an abrupt change in urban character at this point along Oxford Place. Burkhardt House is a student accommodation building that sits within the Conservation Area. The building has a brick facade and pitched roof, and steps up towards the west from 3 to 5 stories on the corner of Oxford Place and Oxney Road, which to a degree helps to reconcile the scale of the buildings immediately abutting the conservation area boundary with the existing scale of Victoria Park.

There are no listed buildings (Blue below) in the immediate vicinity of the site.



Map of listed buildings within the Victoria Park conservation Area



A - View of Burkhardt House



C - View of 11 Rusholme Place



B - View of Rusholme Place, student accommodation, from Oxford Road



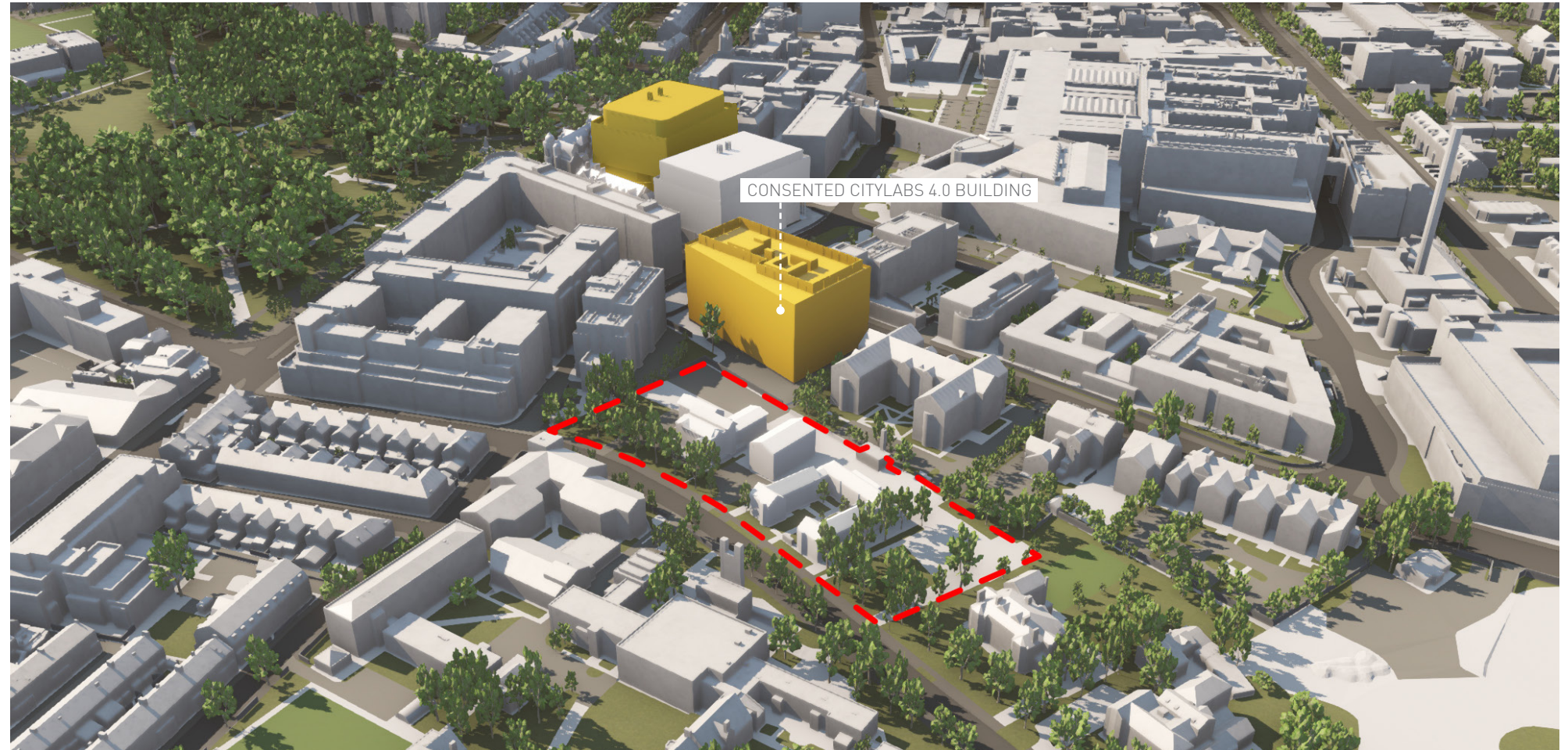
D - View of Hulme Hall



2.4 Emerging Context - City Labs

In terms of emerging context, the only major developments in close proximity to the site relate to the expansion of Manchester Royal Infirmary on Hathersage Road to the north of the site (City Labs). One lab building has been completed on the north side of Hathersage Road, and another 2 are consented. The City Labs 4.0 scheme to the south of Hathersage Road will, when built, border the northern edge of the St Gabriel's site.

In terms of scale, the consented City Labs 4.0 building is over 30m in height and predominantly comprises a glazed office / lab building. Whilst it sits outside the conservation area boundary, given its size it will have a significant visual impact on the site and the surrounding Victoria Park Conservation Area.



CONSENTED CITYLABS 4.0 BUILDING





2.5 Historic Context - Victoria Park Conservation Area

VICTORIA PARK CONSERVATION AREA

As part of this application a Heritage Statement has been produced by Heritage Architecture Ltd, to provide an assessment of the site's historic context and existing non-designated heritage assets. Below is an excerpt from this statement regarding the history of the Victoria Park Conservation Area.

Victoria Park crosses the boundaries of the townships of Rusholme, Moss Side and Chorlton-on-Medlock, and was established in 1836, with the formation of the Victoria Park Company on the 23rd May 1836.

In August of 1836, the land was offered first to the shareholders of the company, then in September to the public. On the 7th May 1837, still under the reign of King William, the Victoria Park Company received an Act of Parliament to consolidate the company. The Act provided very definite powers to the Company. The objective of the Company was to build a number of dwellings of respectable appearance and condition, with gardens and pleasure grounds attached, with proper rules and regulations for the management thereof.

One of the founding members of the Victoria Park Company was the architect Richard Lane. The Company had made a conditional purchase on pieces of land at three pence per yard and the idea for Victoria Park was to buy land from its owners, on lease, and develop the land by means of laid out road networks and drainage.

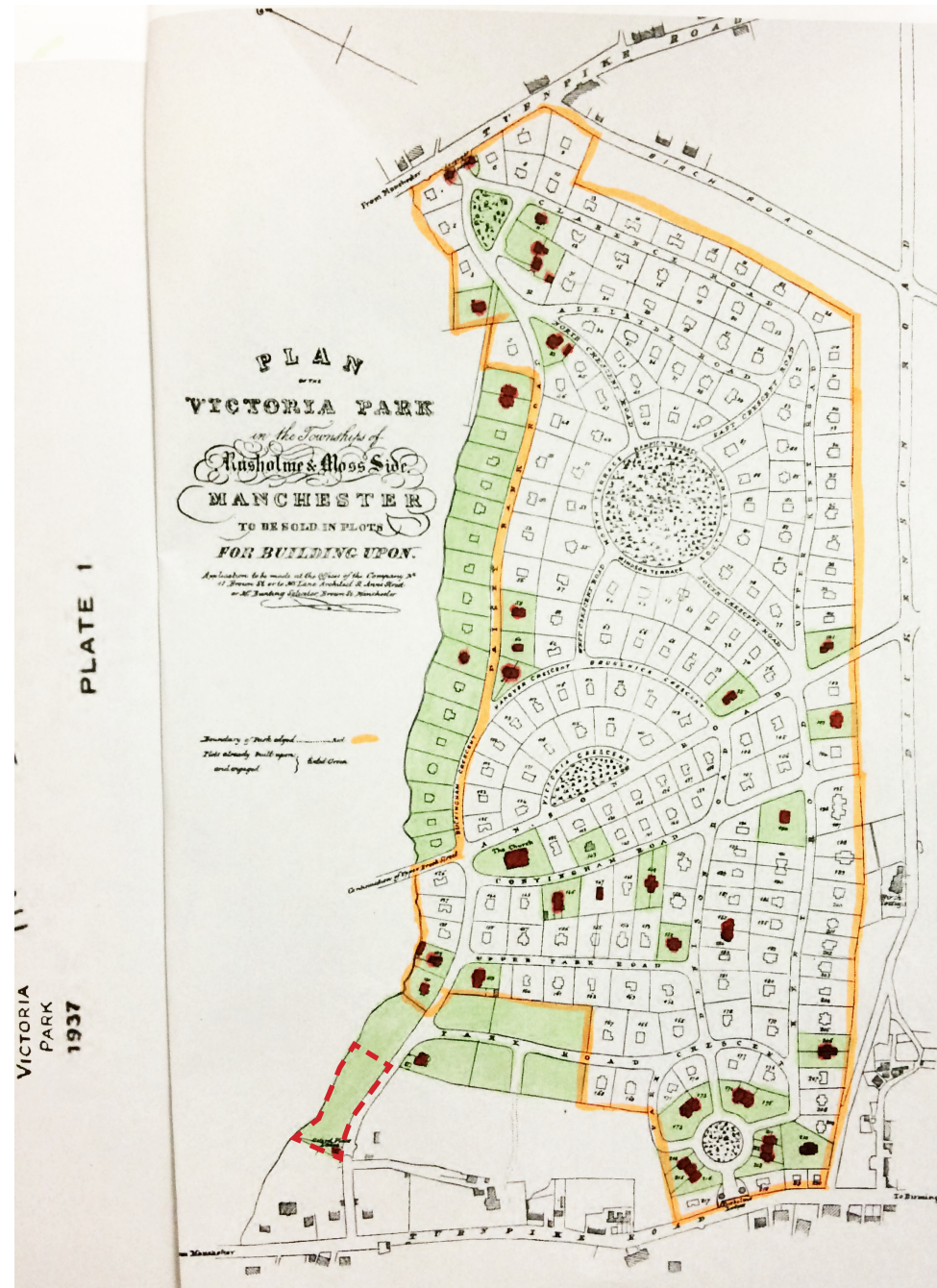
Some individual plots could be purchased with a house already built upon it to the purchaser's design, although when the Park opened on the 31st July 1837 the majority of plots contained no buildings, and could be bought as a plot ready for construction. Architect Richard Lane was directed to complete contracts for the construction of roads, for the building of a perimeter wall around the park, and to construct classical stone lodges at the entrances. Lane was also responsible for the design of the majority of the earliest houses within the development, which originally focused around Oxford Road Crescent and the eastern end of Oxford Place.

When the Park was opened nine 'mansions' had already been built. However, by December 1839, the Victoria Park Company was declared bankrupt and ceased to exist, owing to a decline in trade and to its impracticality. In 1845 a new group, the Victoria Park Trust, was founded to develop the remaining portions of the site and by 1850 it was recorded the Park had sixty-five houses within it.

Between 1836 and 1898 the Park contained only large 'mansion' houses, as were originally intended, and it was during this period in which the two villa's originally located on the Site, The Lodge and Woodthorpe, were constructed. However, following 1898 a number of smaller houses were constructed in the locations originally intended for large villas. By 1899 the park had grown to accommodate 128 houses, which is in stark contrast to the total number of 700 houses that were present by the time of the Park's centenary in 1937.

By the early-20th Century, a number of original, large 'mansions' in the park had been converted for alternative uses such as hotels, nursing homes and educational buildings. A. P. Simon's book of 1936, entitled 'Manchester Made Over', explains the change in Victoria Park's original purpose: "The large mansion, built for a large family, served by a large staff, can only be conserved as a hostel, or for some purpose of a similar character, and is very often not particularly suitable for that use".

It was indeed during the early-20th century that the Site's original exclusive residential use ceased, and it became used for educational, religious, student residential and nursing purposes.

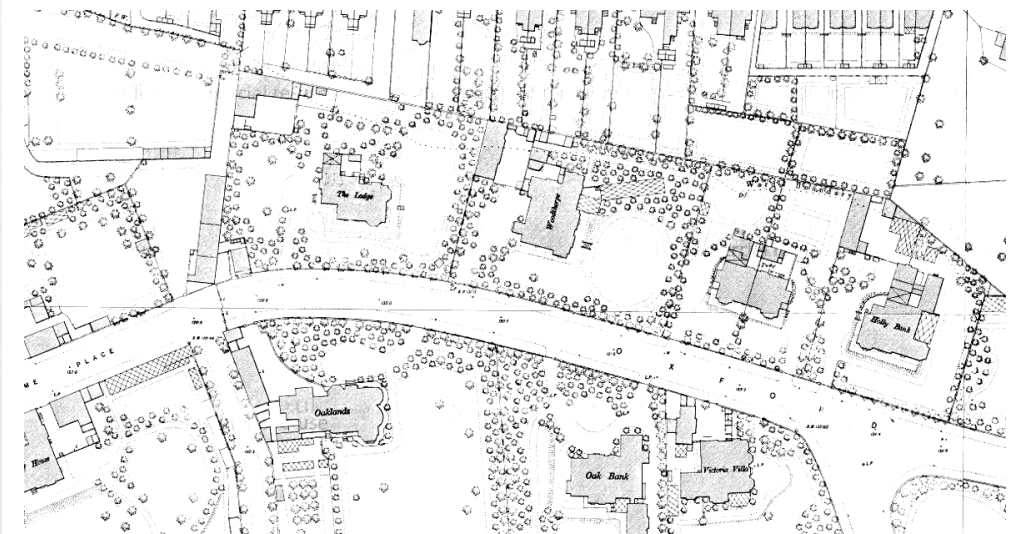


Richard Lane's plan for the laying out of The Victoria Park in 1836

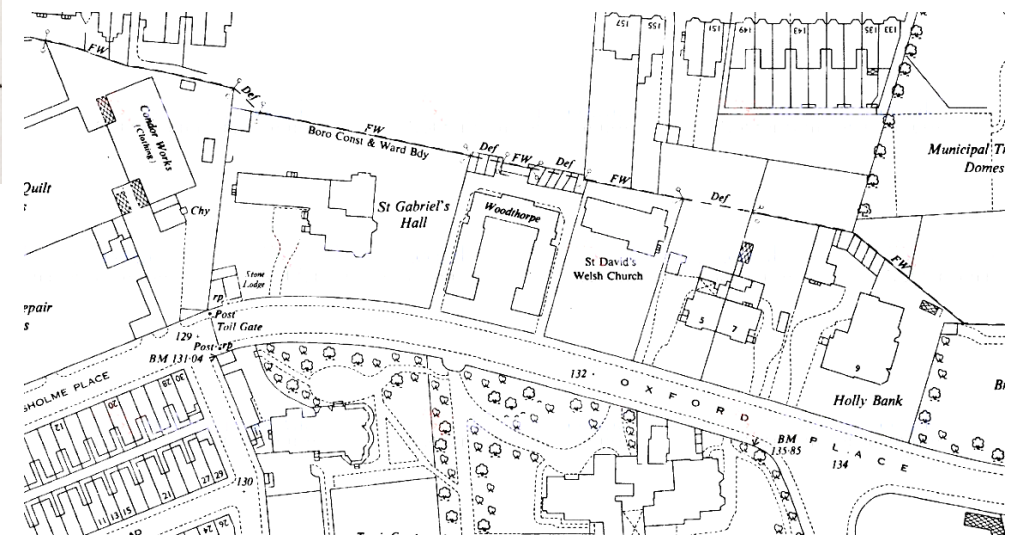
The area of Victoria Park is described in Nicholas Pevsner's 'The Buildings of England' guide as "an early example of a planned residential suburb all laid out in one go; the first gated suburban residential park in Manchester, and one of the first in the country".



1850 OS Map



1891 OS Map



1951 OS Map



2.5 Historic Context - Victoria Park Conservation Area

CURRENT CONDITION OF VICTORIA PARK

Victoria Park was designated in March 1972 as a Conservation Area due to its high historic and architectural interest as an important, early example of a planned residential suburb all laid out in one go; the first gated suburban residential park in Manchester, and one of the first in the country.

Relatively few of the houses from the 1830s and 1840s still exist and where they were demolished there now stand either groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats. Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high-quality buildings were built on the site in the 1960s and later.

The north side of Oxford Place, between Rusholme Place/ Oxney Road and Anson Street contains five of the original 19th Century Victoria Park villas; all are either empty or derelict. Oxford Place is a key route through the Conservation Area and whilst the architectural interest of this character area can still be understood and appreciated, the inactivity and dereliction have an adverse impact on the character and appearance of the wider Conservation Area.

To the west of the St Gabriel's site, and within the setting of the Conservation Area, lower quality modern development has also had an adverse impact on the character and appearance of the Conservation Area. The loss of the historic entrances and gate lodges and indeed the eclectic amount of development within the St Gabriel's site has seen the defined residential character of the Conservation Area eroded in this area. However, the western end of Oxford Place, is a distinct character area, and represents the 20th century development of this part of the Conservation Area, reflecting changes to the social and economic spheres that changed the predominant use from residential to educational/ institutional.

As a consequence, the buildings within the St Gabriel's site that beneficially contribute to the character and appearance of the Conservation Area, are the c.1850s villa (St. Gabriel's Lodge), the 1963 Chapel, and the 1938-39 Woodthorpe Hall.

There is clearly a capacity for change within the St Gabriel's site, especially to the west side where the larger height, form, massing and scale of the buildings within the Site's setting are different to the smaller scale of development to the east.

It is considered that a number of buildings across the Site could be considered by the LLP as being non-designated heritage assets. Local planning authorities may identify buildings, monuments, sites, places, areas or landscapes as "non-designated heritage assets" (NDHA)



Gate Lodge in 1907



Gate Lodge in 1938



Entrance to Oxford Place in 1953



2.6 History, Heritage & Character : St Gabriel’s Hall

LODGE & CHAPEL

“The Lodge” now forms the centre of the much-extended St Gabriel’s Hall site. The villa was constructed in the c.1850s and set in expansive, mature grounds. The building was designed in the Italianate style, using buff brick, and was similar in style to a number of other contemporary villas in the immediate area, such as Holly Bank and Greygarth Hall.

In 1920, the Passionist Sisters furthered their work supporting women by founding St Gabriel’s Hall within The Lodge. By establishing a sorority hall, the Sisters of the Cross and Passion enabled many women to attend university without scandal and thus offered them a revolutionary opportunity. The building was extended in 1922 and then again in 1950 to add the current chapel

The extension was designed by J. W. Gunson and Son, recorded in the 1922 street index book held in Manchester Central Library’s Archives as being “Additions to St Gabriel’s Hostel”. The new building was completed in June 1923. The once spacious ‘study bedrooms’ of the extension have all been subdivided and the original communal spaces converted into bedrooms. Other alterations include the replacement of all of the original windows. The c1850s “The Lodge” Villa had previously been extended to the north-east with a chapel, by Manchester practice Reyonolds and Scott, but in 1963 a larger chapel was constructed to designs by the same architects. The earlier chapel extension to the north-east was thereafter converted into a library



View of 1922 Extension in 1976



View of 1922 Extension in 1976



Aerial photograph from 1937



Photo of Chapel from 1970



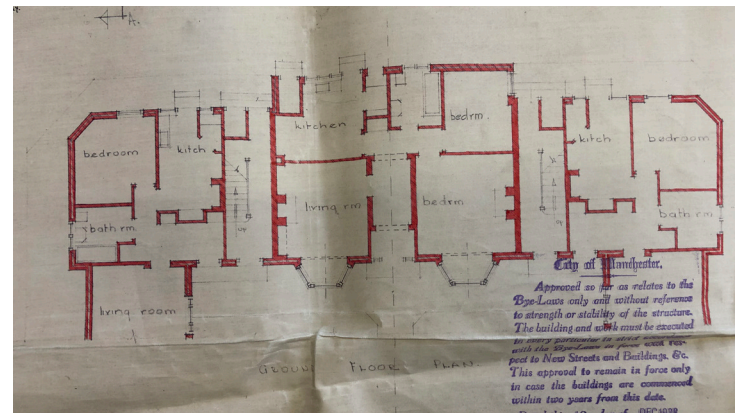
2.6 History, Heritage & Character : Woodthorpe Hall

WOODTHORPE

The original Woodthorpe was built as a large, detached villa in the circa late 1850s. The 1929 Kelly's Directory of Manchester and Salford records that the former Woodthorpe villa, which had been in residential use throughout its history, became the Woodthorpe Nursing Home. However, this use was a short-lived as on the 18th February 1933 an article was published in the Manchester Guardian advertising the auction of nursing home furniture and equipment at Woodthorpe.

The original Woodthorpe was built as a large, detached villa in the circa late 1850s. The 1929 Kelly's Directory of Manchester and Salford records that the former Woodthorpe villa, which had been in residential use throughout its history, became the Woodthorpe Nursing Home. However, this use was a short-lived as on the 18th February 1933 an article was published in the Manchester Guardian advertising the auction of nursing home furniture and equipment at Woodthorpe.

The current Woodthorpe Hall was designed by Oakley & Sanville and built on the site of the earlier Woodthorpe villa in 1938-9 and formed three sides of a quadrangle containing thirteen flats, each within their own front door at ground floor level. The Neo-Georgian/Arts and Crafts styled Woodthorpe Hall was a private residential development of thirteen flats each with a sitting room, two or three bedrooms, bathroom, kitchen and larder. Each flat had a private hall and front door at ground level. Six lock-up garages and an air raid shelter were also provided. It remained rented accommodation until the mid-1950s or later, before being taken over to provide additional accommodation for St Gabriel's Hall of Residence.



View of 1922 Extension in 1976



Photo of Woodthorpe - 1976



Photo of Woodthorpe - 1969



Photo of Woodthorpe - 1976



2.7 Condition & Character : Site

EXISTING BUILDING CONDITION

A number of specialist surveys have been undertaken to establish the condition of the existing buildings, and to inform the strategy for repair, refurbishment and alteration. The full survey information forms part of this application. The proposed external alterations, demolitions, and repairs, are included as part of the 'Alterations' drawings submitted as part of this application. A summary of some of the key points highlighted by these surveys is provided below.

BUILDINGS FORMING THE ESTATE

The estate is formed of 3 main Buildings: St Gabriel's Lodge (Inc. The Chapel), Woodthorpe & St David's as well a multiple lean-to extensions and outbuildings.

MISCELLANEOUS OUTBUILDINGS

The boiler house is a standalone single storey building to the rear of Woodthorpe House. It has cavity masonry walls supporting a concrete beam and block flat roof with an assumed asphalt covering overlaid with pebble ballast. A chimney, currently covered in ivy, sits at the rear of the boiler house next to the site boundary.

Service trenches 800mm wide by 500mm deep covered by pre-cast concrete panels connect the boiler house to the main building and Woodthorpe House.

CULVERT

To the rear of the site there is an existing culvert, the position of which has been surveyed in discussion with United Utilities. The proposals have been designed to avoid buildings (other than lightweight structures) sitting above the culvert and associated easement.

EXISTING LANDSCAPE

The low retaining walls around the external areas to the south of the main building require repointing in places. A short section of stone retaining wall requires rebuilding completely and the copings require re-bedding.

The low stone wall on the south (street) boundary requires repointing to its full length. The copings require re-bedding, together with isolated replacements where cracked or damaged.

Landscape finishes are currently overgrown lawn and tarmacadam in poor condition. Vegetation on the site is overgrown and a tree survey has been conducted showing multiple trees on the site are dead or of low value, with a number of the larger trees onto Oxford Place being of value to the local streetscape.



Photo of existing Woodthorpe Courtyard



Photo of existing St Gabriel's driveway



Photo of existing berm in front of St Gabriel's Lodge



Photo of existing boiler room



2.7 Condition & Character : Trees

EXTRACT FROM HERITAGE REPORT - VISUAL IMPACT ASSESSMENT

“The view looking East down Oxford Place illustrates some of the typical characteristics of the Victoria Park Conservation Area and wider Victoria Park area, with the generous width of the street, a continuous buff sandstone boundary wall to the left of the view, which forms the southern boundary of the Site, much mature planting and trees, and views of both 19th and mid-20th century buildings which can be glimpsed through the mature canopy of the trees along the perimeter of the Site, and can be seen to be in a state of neglect, with overgrown grounds and boarded-up windows.”

“The view west down Oxford Place contains much mature planting and trees, with isolated, partial views of the 1930s Woodthorpe Hall and St David’s Church Hall to the foreground, and the roof of the c1850s The Lodge villa to the far distance.”

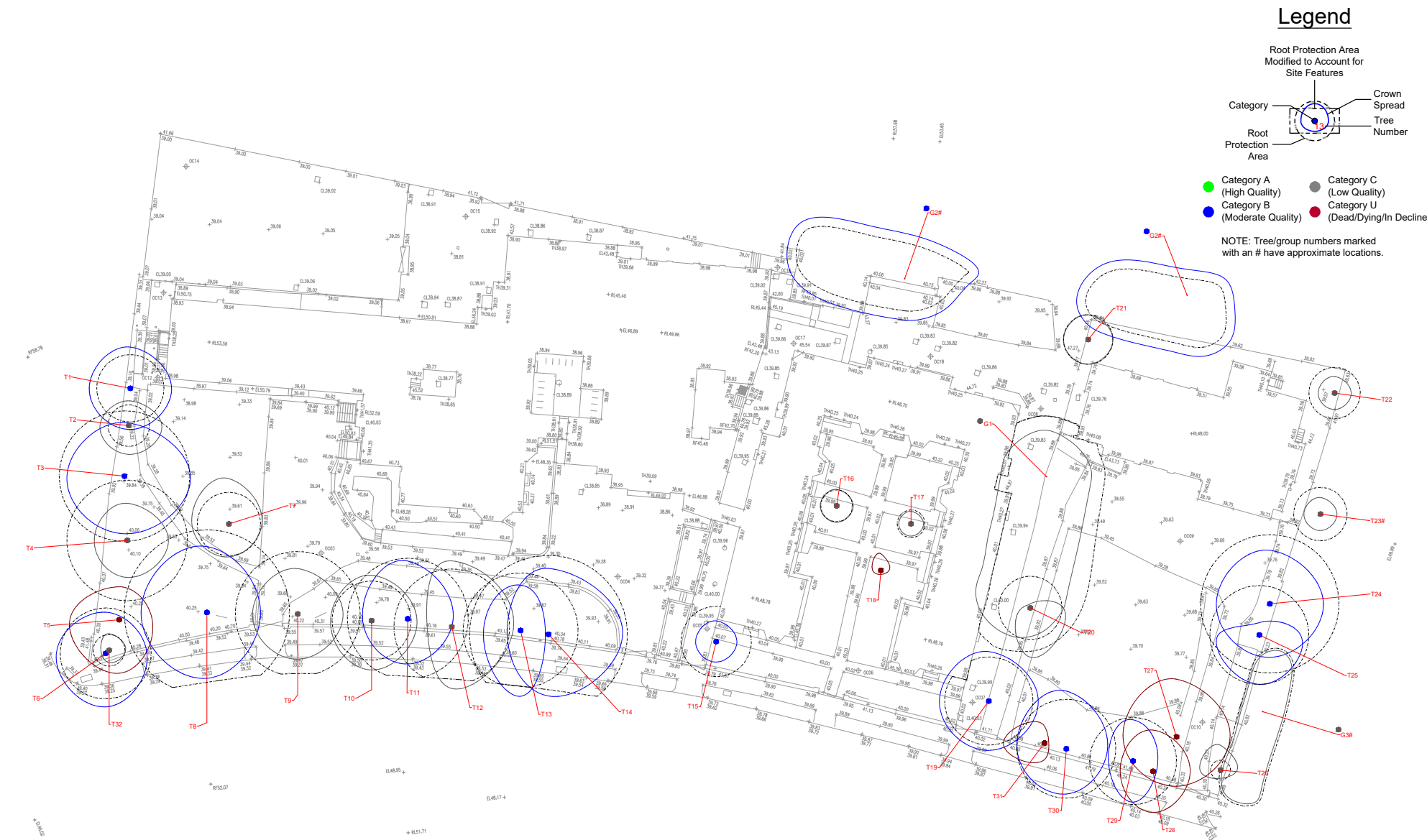
TREE SURVEY

A tree survey has been conducted by Tree Solutions, submitted as part of this application and findings extracted (right) showing the quality of trees currently existing on the site.

There are a number of trees graded as Category B - Moderate Quality, these predominantly sit along Oxford Road in a cluster in front of St Gabriel’s Lodge. As described above these form part of the character of Victoria park, with a number of the lodge buildings having a similar tree line. Mixed in with this cluster are a number of lower quality, generally small trees and overgrowth. The majority of trees on the site are classed as ‘Semi / Early Mature’.

The mature treeline along Oxford Place is broken adjacent to the Woodthorpe building, the front face of which is closer to Oxford Place than the building line of St Gabriel’s. In this location there is also a low buff stone wall with a mature hedge that provides some privacy to the inner courtyard.

There are currently 32 individual trees on site, which are primarily either Category B or C. Some trees are Category U (5.No.) and are recommended for removal on health and safety grounds, as indicated on the adjacent survey plan.



Tree Survey Site Plan



View Across Oxford Place Looking North Towards The Site, Showing Mature Trees



2.7 Condition & Character : St Gabriel's Hall

ST GABRIEL'S & CHAPEL

St. Gabriel's, like the rest of the estate is currently unoccupied and has been for several years. Lack of maintenance has led to significant deterioration in the building.

The Victorian lodge is of traditional load bearing masonry construction with solid brickwork external walls. The chapel has a concrete portal frame. The chapel and connecting buildings, constructed in the 1950's/60's, have loadbearing cavity masonry external walls. Internal walls are a mix of loadbearing and non-loadbearing masonry, with isolated timber stud partitions.

The lodge, library and chapel roofs are timber framed with slate coverings. The villa roof has 60mm x 90mm rafters at 450mm centres, supporting timber battens and slate coverings with lime parging to the underside. There are flat roofs to the single storey structures connecting the villa and library to the chapel. The slate roofs to the lodge have reached the end of their life expectancy with cracked and damaged slates throughout. The fixings are likely to be starting to fail and the lime parging to the underside of the slates has mostly dropped off, compromising the weatherproofing and leading to water ingress in several locations.

Windows are a mix of original single glazed timber framed sashes, steel framed Crittal-style single glazed windows and modern PVCU double glazed replacements. The main entrance doors are timber, some with wire glazed panels and surrounds.

Isolated sections of masonry require rebuilding, particularly to the main villa chimney stack and the flat roof parapet on the south elevation, where redundant embedded steelwork has corroded and cracked the surrounding brickwork. Isolated patch repointing is required to the external walls, particularly at higher levels and around the lodge chimney stacks. Areas of brickwork at high level on the west elevation of the lodge have spalled and need to be cut out and replaced.

The exposed concrete elements of the chapel building (frame, sills and lintels) are reaching the end of their serviceable life with minor cracking and spalling noted to lintels and historic repairs to the window mullions on the south elevation.

Internally, the lodge retains some original features such as ornate plasterwork and joinery to the ground floor. The ceilings are mostly original lath and plaster in the villa, with plaster over structural concrete in the extensions. The chapel and library have ceiling liner panels and there are suspended ceilings to the chapel ground floor. Generally the finishes and fit out are fairly utilitarian and reflect the premises' former use as a student hall of residence.



St Gabriel's



St Gabriel's



The Chapel



St Gabriel's



St Gabriel's



St Gabriel's



2.7 Condition & Character : Woodthorpe

WOODTHORPE

As with St Gabriel's Hall, Woodthorpe has also been vacant for several years, with a lack of maintenance leading to the existing building deteriorating both externally and internally.

Woodthorpe Hall is of traditional load bearing cavity masonry construction with a cross-hipped timber framed roof. The flats appear to have been reconfigured from their original arrangement, with previous entrances to the rear having been infilled with masonry. Internal walls are generally masonry with isolated stud partitions.

The roof is approximately 80 years old and is nearing the end of its anticipated lifespan, there are noted areas where the weatherproofing has failed and water / damp ingress into the ceilings at L01 has occurred. The main roof has timber rafters, supporting felt, timber battens and terracotta clay tile coverings. The eaves are clad with timber fascias and soffits. Other roof details include brick chimney stacks with clay pots to each flat, lead flashings to valleys and abutments and terracotta clay ridge tiles. There are PVCU rainwater goods throughout, connecting to the below ground drainage.

Windows are PVCU double glazed replacement units, with original timber sills. The ground floor windows were obscured externally by steel security shutters. External doors are generally solid timber. Flat entrance doors have feature timber surrounds with short porch projections covered with rolled lead.

There is cracking at low level internally and externally to the bay projections, and to the mortar infills surrounding the windows above. This appears to be owing to foundation settlement and will be further investigation by a structural engineer. Isolated patch repointing is required to the external walls, particularly at ground level on the west elevation and to the north east corner of the courtyard.

Internally, finishes reflect the premises' former use as student accommodation, including timber skirting and architraves, painted plaster walls and ceilings, carpet finishes to bedrooms and ceramic tiles or vinyl to kitchen and bathroom floors. The en suites are of modular construction.



Woodthorpe



Woodthorpe



Woodthorpe



Woodthorpe



2.7 Condition & Character : St David’s

ST DAVID’S

In 1935 the Woodthorpe estate was bought by the Trustees of St David’s Welsh Church, who retained the villa and built the current church hall on the eastern part of the grounds. The Church’s original plan for the Woodthorpe site was to build a large church along with a “parochial hall” and caretaker’s lodge, allowing the original Woodthorpe villa to be retained and let as apartments.

However, the Church’s original aspirations for the site were never fulfilled, and in 1937 they sold the western half of the plot, retaining only their already completed church hall (St. David’s) on the site, never realising their original, more ambitious scheme.

Designed by architect G. Caradoc Roberts, the simple, brick hall is purely functional and utilitarian in appearance with no architectural embellishment; all the original windows have been replaced. Internally, the hall retains its open plan form, but does not contain any original fixtures or fittings.

In assessing the heritage interest of the building against Historic England’s Selection Guides, and the DCMS’ Principles of Selection for Listing Buildings, it will be clear that the building does not yield sufficient heritage interest to warrant statutory listing. In a local context, the building yields low historic interest due to its association with the development of the wider site and is considered to be a neutral contributor to the Conservation Area.

EXTRACT FROM HERITAGE REPORT - VISUAL IMPACT ASSESSMENT

“St David’s Church Hall and its earlier stone perimeter wall can be seen to be in a state of disrepair to the extreme right of the view, whilst the unkempt and graffitied lamppost and area of warn grass verge to the right allude to the neglected, and sometimes undesirable nature of this north-western corner of the conservation area.”

St David’s Church Hall is considered to be a neutral contributor to the character and appearance of the Conservation Area.

CONDITION

St David’s is currently unused, sitting within the overgrown and unkept landscape. Building is



St David's



St David's



St David's



St David's



2.8 Significance of Existing Buildings

At an early stage in the design process, and in conjunction with the Heritage consultant, the significance of the heritage value of the existing buildings was assessed. This assessment was undertaken on the basis of their historic and architectural merit, to establish the contribution of each building to the Victoria Park Conservation Area. The outcomes of the assessment are summarised below, and in the diagram to the right:

ST GABRIEL'S LODGE

Areas of high significance include:

- The south, east and west elevations.
- The ground floor plan form which still survives.
- Original windows.
- Decorative features such as mosaic tiling, plasterwork, and joinery (including doors, skirtings, doorframes etc).
- The boundary wall to Oxford Place, including gate piers.

Areas of medium significance include:

- The 1950s chapel extension (latterly the library) which is by architects Reynolds and Scott.
- The basement plan form.

Areas of low significance include:

- The second floor Interior.
- The 1922 Extension is considered to be a neutral contributor to the conservation area.

ST GABRIEL'S CHAPEL

Areas of high significance include:

- The south elevation.
- The canopy to the southern entrance, doors and terrazzo lobby which are a set piece.
- The fenestration, including stained glass.
- The boundary wall to Oxford Place.

Areas of no significance include:

- The fittings to the lower ground floor.

WOODTHORPE

Areas of high significance include:

- The external elevations.
- The grassed courtyard setting.
- The boundary wall to Oxford Place.

Areas of no significance include:

- The interior.

ST DAVID'S HALL

Considered of low historical significance and has a neutral impact on the conservation area.



KEY



Buildings of historical or architectural significance



Buildings of low/no historical or architectural significance



Category B Trees (Moderate Quality)



Category C Trees (Low Quality)



Category U Trees (Dead / Dying / In Decline)

Site Plan Diagram Showing Building Significance



3.1 Brief

OUTLINE BRIEF

At the outset of the project, an outline brief was provided to the design team. The brief included the retention and sensitive refurbishment of the key heritage assets (St Gabriel's, Woodthorpe and the chapel) in addition to the creation of new buildings to provide high quality student accommodation designed to meet modern requirements, and set within generous landscaped spaces, designed to provide amenity for residents, and to enhance and complement the character of the Victoria Park Conservation Area. The key functional aspects of the brief are summarised below.

CONTEXT

- Retain and restore the significant elements of the existing estate.
- Remove lean-to elements to the rear of St Gabriel's to give more clarity to the original building form.
- Enhance/upgrade the landscape around the building to enhance the sense of place.
- Develop a strategy to integrate new accommodation buildings into the existing fabric of the site.
- Provide a strategy that enhances the wider context of the Victoria Park Conservation Area.

USE

- Student accommodation rooms - A mix of cluster bedrooms (5-8 bed clusters with communal kitchen and living spaces) and studio rooms.
- Amenity and Ancillary spaces.

SPACE PLANNING

- To utilise the existing larger rooms in St Gabriel's Lodge and Woodthorpe as studio spaces, benefiting from the large floor to ceilings and existing internal features.
- The cluster bedrooms will be accommodated in purpose built new buildings.

FLOOR TO CEILING

- 2.4m floor to ceiling for typical levels in new buildings.
- Floor to ceiling heights will vary within the existing buildings.

AMENITY SPACES

- Lounge
- Concierge/Reception
- Staff Office / Facilities
- Laundry



St Gabriel's



3.2 Site Analysis

ACCESS AND MOVEMENT

Vehicular, pedestrian and cycle access to the site is via Oxford Place. There are currently separate access points to St Gabriel's Hall, Woodthorpe Hall and St David's Hall. A separate alley, outside the site boundary, provides a potential link to the site from the north edge to Hathersage Road, although this space is currently unused and gated.

Currently Traffic Regulation Orders (TROs) are in place along Oxford Place to safeguard existing accesses to the site, due to the significant on-street parking on the side of the street bordering the site.

Existing pedestrian and vehicular entrances through gates in the boundary wall facing Oxford Place are relatively narrow, and would need to be widened to provide suitable access for service and emergency vehicles.

ORIENTATION AND VIEWS

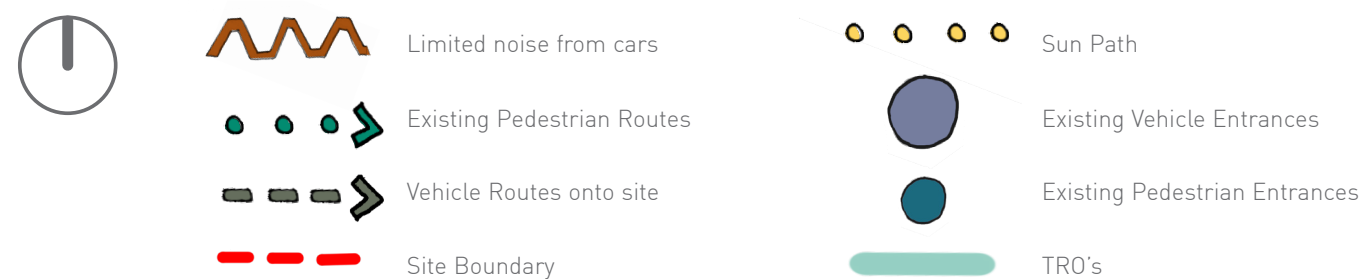
The site is laid out in an east-west direction, and enjoys a good southerly orientation along its entire frontage. The views to the west are obscured by adjacent modern mid-rise student accommodation blocks of 6-8 storeys. The northern edge of the site currently overlooks vacant land opposite Manchester Royal Infirmary. There is a consented scheme for the 'City Labs 4' building on the site immediately adjacent to the northern boundary of the St Gabriel's site.

There is the potential to open up the courtyard between St Gabriel's and The Chapel for the first time given its views over Oxford Place and southern aspect.

Whilst the site provides a frontage to Oxford Place given the existing courtyards and arrangements of the existing buildings the new builds should address internal aspects as well as fronting the street.



KEY - SITE ANALYSIS DIAGRAM





3.3 Character Appraisal / Demolition Strategy

APPROACH

The over-arching design philosophy and approach to the site comprises the retention and refurbishment of the existing historic buildings, identified within the Heritage Assessment as providing a positive contribution to the Conservation Area; and the provision of new, high quality buildings designed to be complimentary and sympathetic to their historic neighbours.

Over time, a number of buildings and structures have been added to the original St Gabriel's lodge building, including the 1922 extension building, and single storey extensions to the rear, which have diminished the clarity of the original building's form. These elements have been assessed as having either no value, or as detrimental to, the estate, and as such it is proposed to carefully demolish them, retaining the original lodge and chapel, to provide clarity and legibility to these buildings. In order to retain connectivity between the proposed new amenity spaces within the St Gabriel's and Chapel buildings, the existing link structure to the rear of the small courtyard space between the two buildings will be retained. The link structure at the front of this space will be removed, to improve the legibility of the two buildings, increase the courtyard and open it to a southern orientation, and remove the clumsy existing interface between this element and the St Gabriel's building, currently obscuring part of one of the original bay windows.

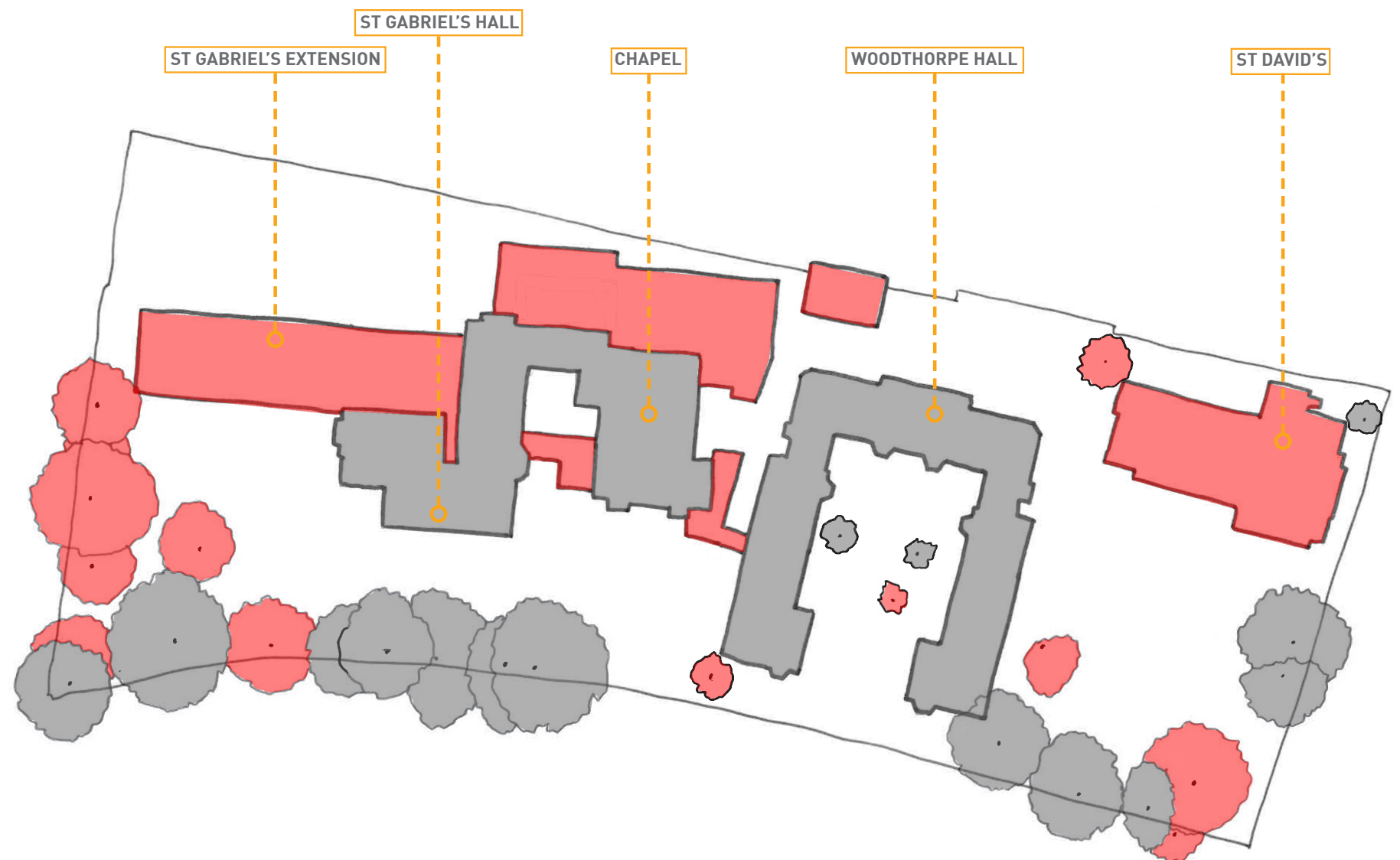
Woodthorpe, by contrast, is relatively unaltered in terms of its original massing and appearance, and therefore requires little in terms of demolition or alteration, apart from the removal of the small link structure between Woodthorpe and the Chapel. This connecting structure is not required as part of the proposals, and its removal will enhance the legibility of the forms of both Woodthorpe and the Chapel. The St David's building to the east does not provide a positive contribution to the Conservation Area, and it is proposed to demolish this building to create space for the provision of a new high quality building.

REPAIR AND PRESERVE

The retained existing buildings are in urgent need of repair and restoration, given their age and the fact that they have been vacant for a number of years, resulting in significant degradation. Care and attention will be taken with elements that need to be replaced, to retain the visual character and quality of the existing fabric. The majority of windows and doors on both the St Gabriel's and Woodthorpe buildings are not original, and have been replaced at some point in the buildings life-span, either more recently in the case of Woodthorpe (which now has uPVC replacement windows), and at various stages in its alteration in the case of St Gabriel's. As a result of any demolition, newly exposed brickwork will either be made good or replaced with a visually similar brick. Similarly replacement of roof elements will be undertaken using visually similar materials.

ENHANCE AND CELEBRATE

The proposals have been developed to enhance the buildings and their setting, by reinstating the clarity of form to the historically significant elements through the removal of poor quality/ low significance structures that have been added over time, and which currently diminish the character of the buildings and the character of the Conservation Area. The proposals allow the buildings to retain their original use, retaining and refurbishing key characterful internal features as part of a strategy to upgrade the internal spaces to a modern standard of high quality student accommodation. This approach will provide a renewed and sustainable life for the buildings, protecting their future, and enhancing the gateway into Victoria Park. The proposals also include sympathetic new interventions to complement and enhance the historic setting, and to contribute to the renewal of the site and its sense of place, both in terms of built form and landscape design.



KEY - Retention / Demolition Diagram



Intended removal of existing elements



Retained elements



3.4 Heights

SITE

The existing buildings within the site have differing footprints and formal articulation, creating a varied architectural character across the site. St Gabriel's is 4 storeys tall, including a lower ground level which becomes a semi-basement under the original lodge building. Its roofscape is made up of pitches of various levels and orientations. Both the Chapel and former library have pitched roofs with the link buildings 2 storeys tall with flat roofs. The 1922 extension is 4 storeys with a pitched roof.

Woodthorpe is 2 storeys tall with a pitched roof, with St David's a single storey pitched roof building.

CONTEXT

To the East of the site the remaining original villas along Oxford Place are all similar in height and setting to St Gabriel's Lodge.

To the South across Oxford Place is Hulme Hall, The hall itself is 2 storeys including a 4 storey brick tower/spire element onto Oxford Road opposite Woodthorpe. Next to Hulme Hall sits Burkhardt House, a predominantly 4 storey building with a 5 storey element onto the junction of Oxford Place and Oxney St.

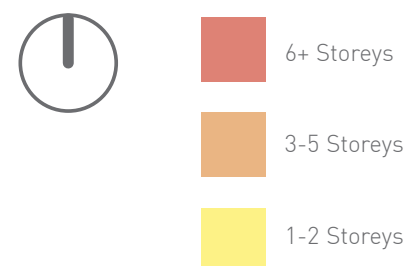
To the West sit the newer student blocks on Oxford Road, Rusholme Place and Wilmslow Park IQ Student accommodation, which sit a 6-8 stories.

EMERGING CONTEXT

The most significant emerging context is situated on the site's northern boundary. The Manchester Royal Infirmary has planning consent for a new 'City Labs' building on a vacant plot adjacent to Hathersage Road and immediately adjacent to the northern boundary of the site. This, whilst outside of the conservation area, presents a significant increase in scale to the rear of the site, at around 30m tall.



KEY - Heights of Surrounding Built Context





3.5 Design Principles

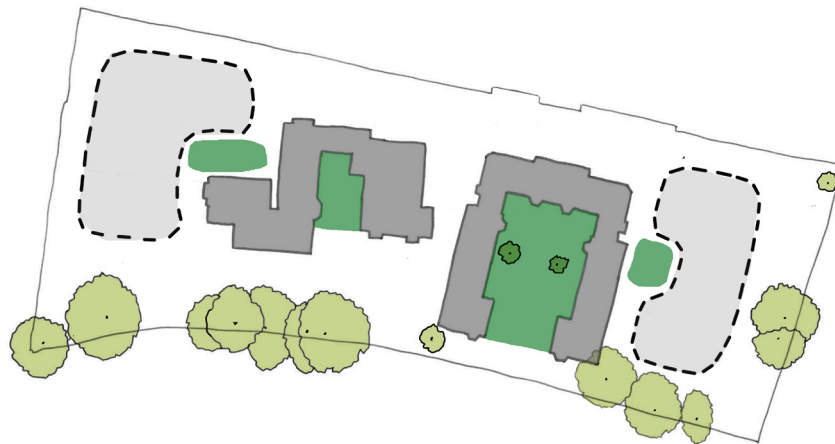
PRESERVING HISTORICAL SIGNIFICANCE

The proposals include the removal non-original and detrimental extensions and lean-to's from St Gabriel's, The Chapel and Woodthorpe to give greater clarity to the forms of these buildings, and to provide space for improved landscaping and movement around the site. This approach is consistent with the character of the original buildings, which were developed as individual villas within a landscaped setting.



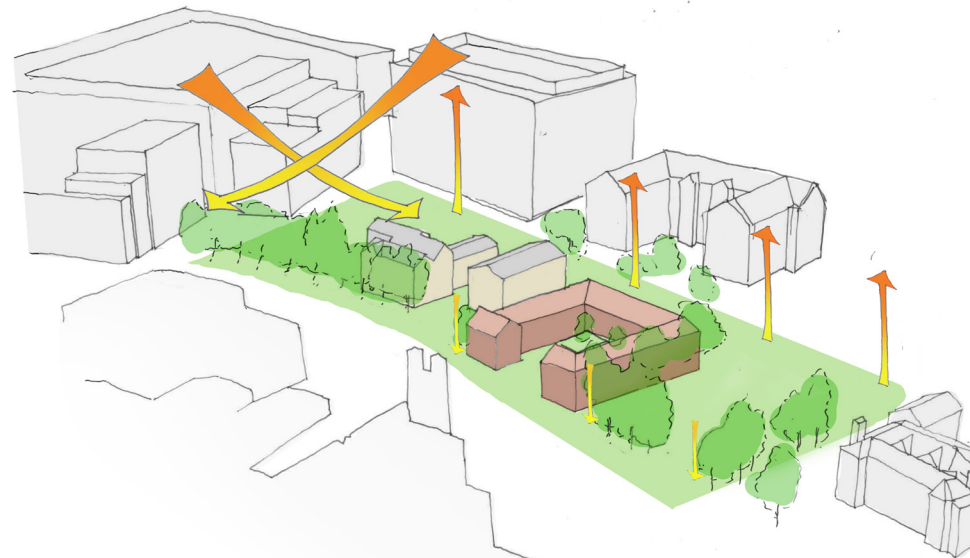
CREATING GREEN COURTYARDS

The addition of two new buildings to the east and west of the site allows the possibility to create characterful new courtyard spaces defined by the relationship of the buildings to one another, and complementing the existing courtyard spaces between St Gabriel's and the Chapel, and within the Woodthorpe building. These spaces will all contribute to a distinct a sense of place across the site as a whole, and will provide amenity for the residents a sense of each individual building.



HEIGHT

The retained existing buildings of Woodthorpe and St Gabriel's have a lower scale than the newer and consented schemes adjacent to the site, which are significantly taller. The proposals have been developed to respond sympathetically to the scale and massing of the existing buildings from key views along Oxford Place, with opportunities for increased height at the rear of the site to relate to the taller context immediately to the north and west.



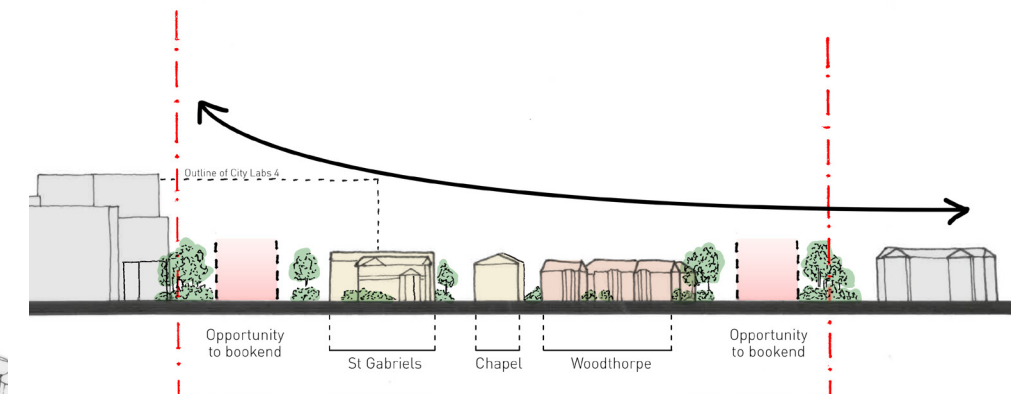
STREET FRONTAGE (OXFORD PLACE)

Aligning the faces of new buildings to the existing facades of the retained buildings will create a complimentary relationship between the group of buildings and their relationship to the streetscape. This relationship will be further enhanced through facade design and materiality.



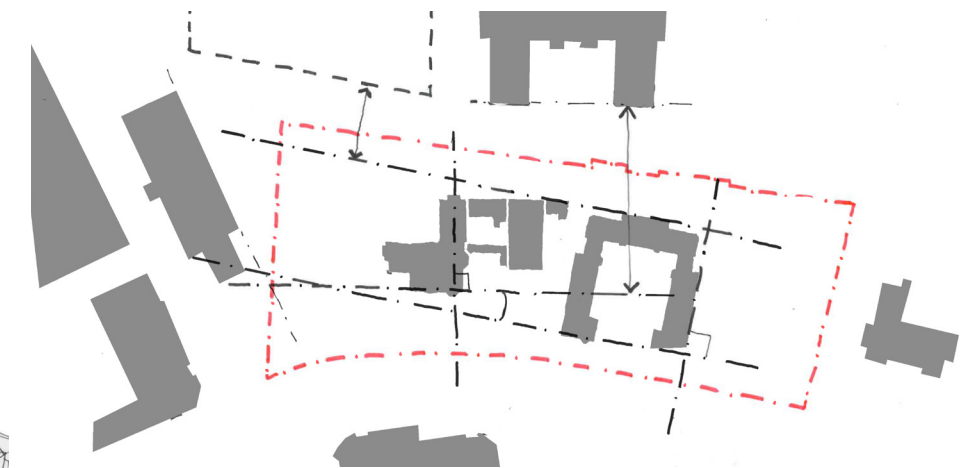
'BOOK END' THE SITE

At present the 1922 extension to St Gabriel's and St David's Hall do not offer any substantial relationship to the boundary condition and contextual urban form. The demolition of these buildings provides 'book ends' to the site, enclosing the site, framing the historic buildings, and creating pockets of green space within.



RESPONDING TO HERITAGE ASSETS

The two retained buildings, St Gabriel's and Woodthorpe Hall, sit on different axes due to the curve of Oxford Place at this point. The two new buildings will relate to these differing contextual orientations.





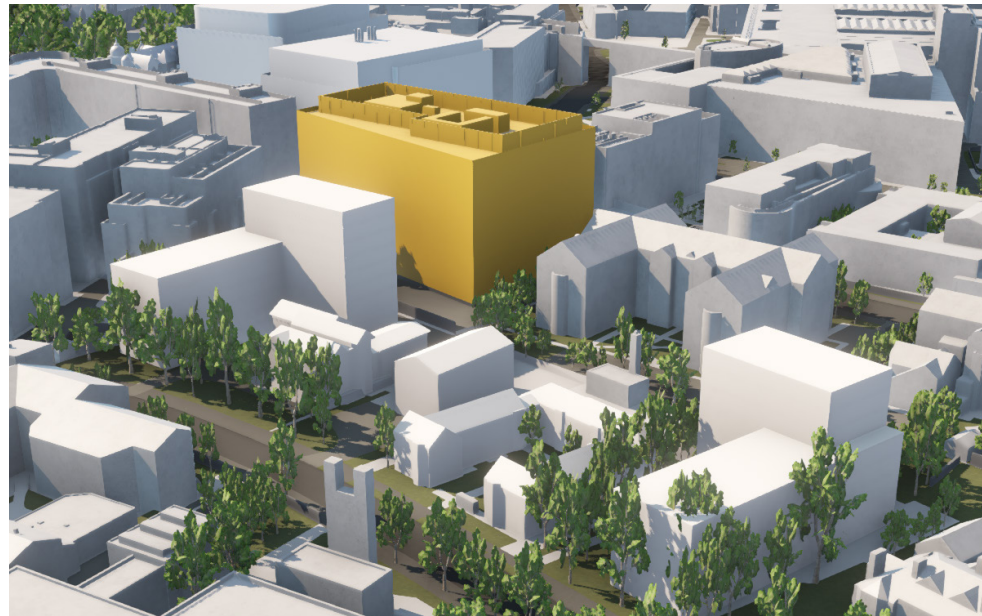
3.6 Massing Development

OPTION A - INITIAL MASSING STUDY (L-SHAPED BUILDINGS)

- L-Shaped blocks bookending the site.
- 5-8 storeys, with taller elements to rear of site.
- Presents gable ends to Oxford Place.



SITE PLAN



AERIAL MASSING VIEW

OPTION B - INITIAL MASSING STUDY (COURTYARD BUILDINGS)

- Blocks creating defined courtyard spaces between the buildings.
- 5-8 storeys, with taller elements to rear of site.
- Angles of blocks respond to established building lines.



SITE PLAN



AERIAL MASSING VIEW

OPTION C - DEVELOPED MASSING OPTION

- Reduced height of massing in response to consultation, with Manchester Planning Officers.
- 4-5 storeys, with taller elements to rear/west of site only.
- Development of courtyard scheme to better integrate existing and proposed buildings.



SITE PLAN



AERIAL MASSING VIEW



3.6 Massing Development

MASSING DEVELOPMENT

Layout and massing options were developed based on the identified strategic design concepts as described in section 3.5. Options A and B (shown opposite) show the initial interpretations of the design concepts. Both options incorporate new buildings that book-end the site, and both include the retention of the key original forms of the existing buildings. Options A and B incorporated building heights stepping from 5 storeys on the Oxford Place frontage to 8 storeys to the north edge of the site, acknowledging the contextual increase in scale adjacent to this part of the site.

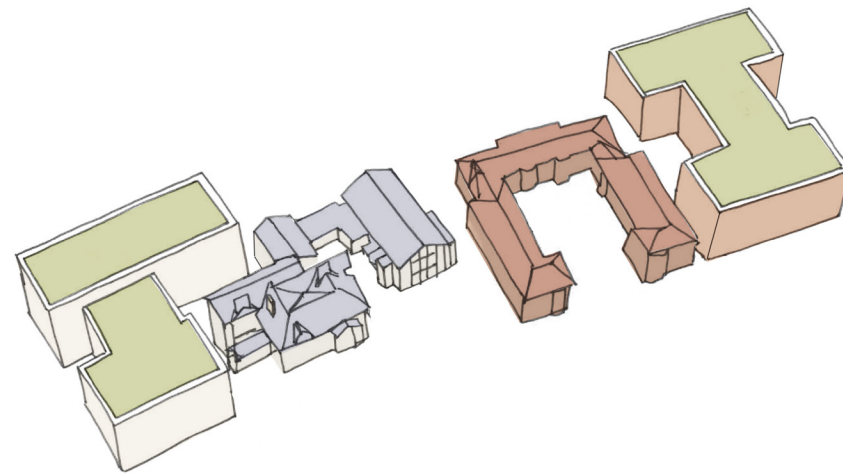
Massing option A comprised L-shaped buildings edging the site and containing small courtyard spaces between the site boundaries and the adjacent existing buildings. Whilst this element of the design was considered successful, the L-shaped plan presented a blank gable in close proximity to Oxford Place, which did not successfully address the street or contribute positively to the conservation area. The massing for option B set back the two new buildings further from Oxford Place, and turned the ends of the buildings to provide a frontage to Oxford Place, of similar proportions to the existing villas.

Option C was a further development reducing the height of both buildings to better respond to the scale of the conservation area whilst still retaining a step up in massing to the North West corner facing the consented City Labs building, and incorporating a small set back at level 3 on both buildings to respond to the eaves line of adjacent existing buildings.

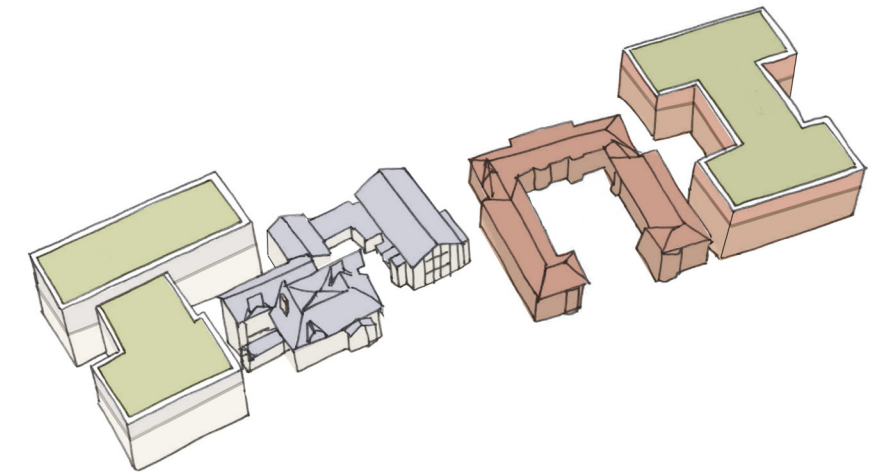
MATERIALITY & COLOUR STRATEGY

The differing character and tonality of St Gabriel's and Woodthorpe is a key defining feature of the site's existing varied contextual character. St Gabriel's has a buff brick and sandstone facade and grey slate roof typical of other original villas within the conservation area, and Woodthorpe has a dark red/brown brick with a terracotta roof similar to other more recent buildings within the conservation area, such as Hulme Hall opposite. Brick was selected for the primary facade material for the two new buildings to complement the existing adjacent buildings, and the character and setting of the conservation area.

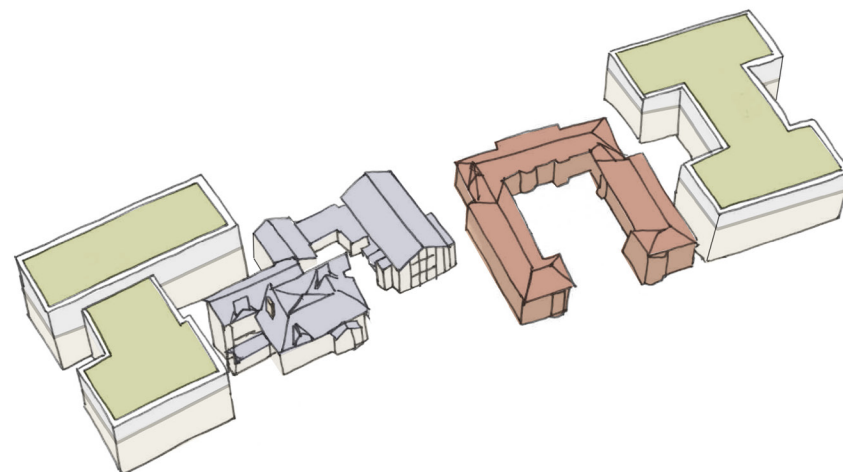
A number colour studies (shown opposite) were conducted to review the relationship between the new and existing buildings. The preferred option (option 4) was based on the tones for each of the two new buildings being derived directly from the adjacent existing building, creating a strong contextual relationship and visually reinforcing the articulated set back upper levels and their relationship to the roof tones of the existing buildings.



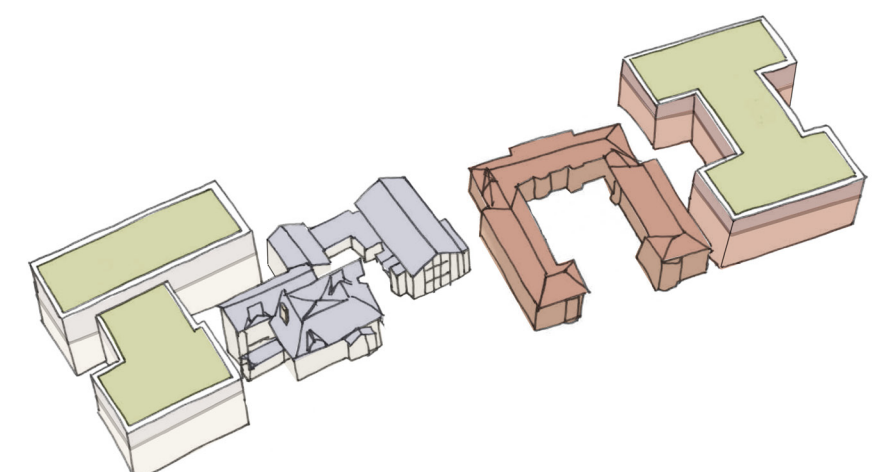
OPTION 01 - BLOCK RESPONDING TO BRICK COLOUR OF ADJACENT EXISTING BUILDINGS



OPTION 02 - STEP BACK BUILDING AND CREATE TOP LEVEL WHICH RELATES IN COLOUR TO EXISTING ROOFSCAPES



OPTION 03 - AS PER OPTION 02, BUT RELATE COLOURS TO ST GABRIEL'S - LESSEN VISUAL IMPACT OF EASTERN BUILDING WITH LIGHTER COLOUR



OPTION 04 - RETAIN RELATIONSHIPS IN OPTION 02 BUT USE LIGHTER TONES FOR EASTERN BUILDING TO SOFTEN VISUAL IMPACT





3.7 Consultation - Key Stakeholders

STAKEHOLDERS

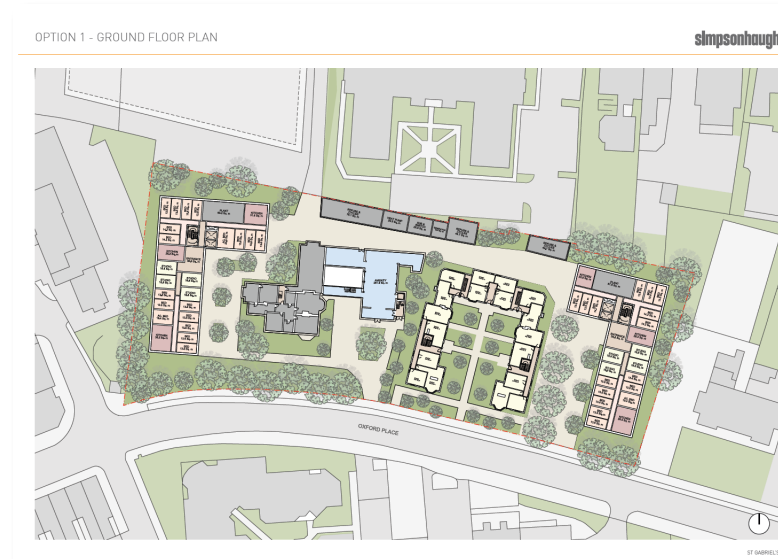
The scheme has been developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers. As part of the consultation process, the following key stakeholders have been engaged:

- › Local MP
- › Elected Ward Members for Rusholme and Fallowfield and Ardwick as of 2022 local elections
- › Schuster Road Civic Society
- › Rusholme and Fallowfield Civic Society
- › Rusholme Facebook Group
- › Fallowfield Community Facebook Group
- › Greater Manchester Police
- › Manchester City Council (In the form of 3 pre-application meetings)

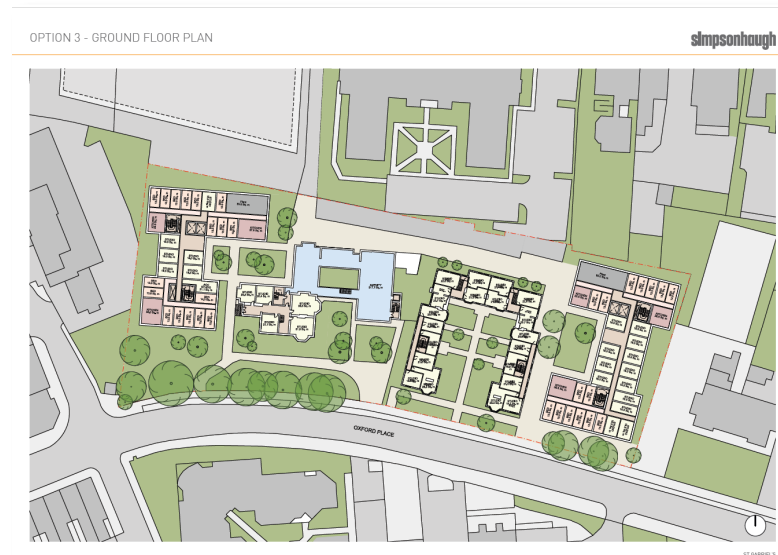
MANCHESTER CITY COUNCIL PRE-APPLICATION MEETINGS

A number of pre-application meetings were held with Manchester City Council Planning Officers to review the design development of the scheme. As a result of comments received during the initial pre-application meetings, the heights of both maximum height of the new buildings were reduced from 8 to 5 storeys to reduce the visual impact on the conservation area. Additionally, the proposed new building to the east of the site was reconfigured to move the northern edge further from the northern boundary.

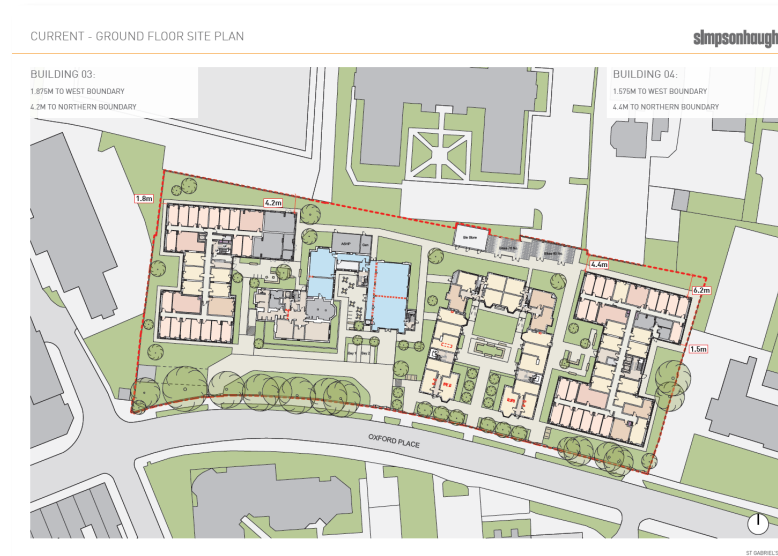
The proposals were positively received by Manchester City Council, as were the amendments received in relation to comment received.



PRE_APP 01 - INITIAL OPTIONS



PRE_APP 02 - 'COURTYARD SCHEME'



PRE_APP 03 - DEVELOPED PROPOSAL





3.8 Consultation : Public

PUBLIC CONSULTATION

Due to COVID19 restrictions, the consultation was managed across multiple platforms. In the first instance, a website was launched on Friday 6th May as an alternative means to review and comment on the scheme, that were sent to local residents. Comments were welcomed from this date up until Friday 20th May. During this period, McLaren Property held a public consultation in person (the boards for which are shown on this page), on the site of St Gabriel's itself. These boards covered Introduction, Existing Site & History, Design Principles, Draft Masterplan, Public Realm and Illustrative Visuals. The same boards were made available for viewing on the consultation website. This event was held on Thursday 12th May (3pm-7pm) for the public, with various stakeholders who had already been consulted previously also invited. In attendance at this event were members of the design team, the client (McLaren Property) and the Planning Consultant to field any questions the public may have.

The website was publicised through leaflets being posted to local residents, Ward Councillors and key stakeholders. Details of the event were also included in a press release to maximise public awareness of the project.

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.

St Gabriel's

Welcome to Our Public Exhibition

Thank you for attending today's public exhibition. Please take your time and visit each of the boards we have prepared. Once you've viewed the information on offer today, we'd really like to hear your feedback.

You can provide your feedback in the following ways:

- Talk to a member of the team on hand today - they can be identified by their name badges.
- Complete one of our anonymous feedback surveys available at the feedback station;
- Visit our web portal to submit your feedback online planningconsultations.uk/davisonyoung.com

01 Introduction

Site Location

Existing Site

Oxford Road Corridor

The Site - Planning Policy

The Site is located within the Victoria Park area of Manchester, and consists of three principal parts, each with their own respective buildings.

In accordance with the adopted Manchester Core Strategy, the site is located within central Manchester Policy (C2) which states that the Council will promote development which has regard to creating a positive sense of place at the interface of the health and education institutions along Oxford Road and the residential areas, using design and public realm.

The site is located within the Victoria Park Conservation Area, which was designated in March 1972.

None of the buildings that form the Site are statutorily listed and the Site is not within the immediate setting of any listed building.

The site is located outside of the Manchester Air Quality Management Area (AQMA).

The entirety of the site and its immediate surroundings are located within Flood Zone 1 (indicating an annual probability of fluvial flooding of less than 1 in 1,000).

Our Timetable

We propose to work to the following timetable from today to the first occupation of the new development:

- June 2022: Planning application submission
- Late 2022: Planning application determination
- Spring 2023: Start on site
- September 2025: First term time occupation

St Gabriel's

View Along Oxford Place Looking East

04 Draft Masterplan

Building 03 (West)

Building 04 (East)

Proposed Site Plan - First Floor Plan (St Gabriel's Ground Floor)

Existing Building Precedent

Retained Buildings

The retention of St Gabriel's and Woodthorpe Hall gives the opportunity for the facade of the new additions to the site to complement the style of the existing buildings with a sense of materiality and texture.

Facade

The facade of the new build elements will comprise of brick and with half height glazing and recessed brickwork. Below the brickwork on the gable ends, brick relief patterns are used to make the roofline of the existing buildings more prominent.

Illustrative Detailed Elevations

Woodthorpe Hall

St Gabriel's Hall

Previous Images of Other Changes

St Gabriel's

Gate Lodge 1885

Woodthorpe 1976

Woodthorpe 1976

Chapel 1976

02 Existing Site & History

Significance Summary

- The St Gabriel's site is of historic and architectural interest due to its association with the Victoria Park development from the 1830s to the late 1890s and because of its association with the provision of women's only halls at a time when women struggled to access higher education due to their sex. Consequently, the established use of the site as student accommodation is of high importance.
- The St Gabriel's site is multi-phased and eclectic in character; this reflects the character area of the west end of Oxford Place within the Victoria Park Conservation Area which is different to the defined residential character to the south east, within the centre of the Conservation Area.
- None of the buildings within the Site yield sufficient heritage interest to warrant statutory listing.
- The c. 1650s villa, 1943 Chapel, and 1938-39 Woodthorpe Hall are considered to be positive contributors to the character and appearance of the Conservation Area. These buildings are non-designated heritage assets (NDHA).
- The 1922 villa extension and 1935 St David's Church Hall are considered to be neutral contributors to the character and appearance of the Conservation Area.
- It is considered that there is capacity for change within the site, as a whole, which could enhance the heritage interest of the NDHA buildings. In turn there is the opportunity to enhance the character and appearance of the Conservation Area by reactivating the Site and giving it a sustainable active use.

Existing Site Plan - Ground Floor Plan (St Gabriel's Lower Ground Floor)

St Gabriel's

05 Public Realm

Public Realm

The illustrative masterplan aims to create a high quality, attractive and accessible external environment at St Gabriel's, that responds to the Conservation Area context and creates a biodiverse and resilient landscape.

Key components of the masterplan includes:

- 01 Reconfigured driveway to accommodate 2 accessible parking spaces and fire tender access;
- 02 Enhanced landscaped frontage to the Lodge and Chapel building;
- 03 Enhanced courtyard to Woodthorpe building;
- 04 New courtyard to proposed buildings; and
- 05 Landscaped areas and accessible pedestrian paths between all buildings (with step-free route options)
- 06 Bin presentation area for collection of Oxford Place
- 07 Retention of mature trees to site frontage

Frontage

- Retention of the majority of existing trees to maintain a mature and established character along Oxford Place;
- Integration of new, high quality planting and hard landscaping to offer a sophisticated and revitalised appearance;
- Provision of usable greenery and routes into the site;
- Accommodation of fire tender vehicle and accessible parking bays

Courtyards

- Enclosed on at least three sides by buildings, with a strong relationship to the surrounding context;
- Various seating opportunities for individuals, or for small gatherings;
- Integration of vertical planting to create a sense of enclosure and to provide a sense of privacy and to create a sense of enclosure;
- Provision of space for informal play and amenity spaces.

Gardens

- Peripheral areas around the edge and back of the site that primarily focus on pedestrian circulation and providing an attractive setting to the buildings;
- Focus on soft landscaping, with a mixture of mixed ornamental planting, lawn areas and wild flower meadows.

St Gabriel's

Chapel (Current)

St Gabriel's

Woodthorpe

St Gabriel's

03 Design Principles

Street Frontage (Oxford Place)

Tying the lines of any new blocks into the urban grain already established by the retained heritage assets will further enhance their place and importance on the streetscape. The alignment of the new blocks can be tied into St Gabriel's and Woodthorpe respectively through materiality.

Height

As already established the retained existing buildings of Woodthorpe and St Gabriel's have a lower scale than the newer and converted volumes adjacent to the site. Any new proposal must seek to respect this scale through its massing, with more scale toward the rear of the site, stepping down to Oxford Place.

Responding to Heritage Assets

The two retained buildings, St Gabriel's and Woodthorpe Hall, sit on different axes, thanks to the way in which they sit on Oxford Place at this point. The two new blocks could be tied into these grids, both in terms of massing and in their facade details.

'Book End' the Site

The two new blocks at either end of the retained buildings can provide 'book ends' to the site, enclosing the site and creating pockets of green space within. As per the landscape strategy this sets a main courtyard in between different sets of buildings, giving each a distinct character and place. The benefit of this is to give the residents a sense that they are inhabiting a unique part of the site, with entrances to all blocks off these landscaped spaces.

Massing

Materiality

St Gabriel's

View of St Gabriel's Lodge and Building 3 (West)

06 Illustrative Visuals

View Of Courtyard Between St Gabriel's and Building 03 (West)

View Of Courtyard Between Woodthorpe and Building 04 (East)



3.8 Consultation : Public

PUBLIC CONSULTATION EVENT

The public consultation event was well attended by both local interest groups (Rusholme & Fallowfield Civic Society) and members of the public. Hosting the event outside of the site allowed for discussion and observation around the condition and situation of the existing buildings.

A feedback form, enclosed at Appendix IV of the accompanying 'Statement of Community Involvement' by Avison Young, was produced and made available for individuals visiting the event to provide their views.

As a summary of feedback, the event was attended by approximately 50 local community members and there was a high level of engagement between the community and members of the project team.

16 completed survey forms were received. The forms required respondents to state whether they were supportive partially supportive of not supportive of the proposals. 9 were supportive, 6 were partially supportive, and 1 was not supportive.

Key supportive feedback included:

- Investment/ regeneration in the area;
- Retention of historic buildings;
- Reuse of derelict buildings;
- Supportive of student accommodation near campus.

Key non-supportive feedback included:

- Concern surrounding loss of mature trees in conservation area;
- Development is too modern for its setting;
- Concerns around increase in occupants on site from 100 to 300;
- No need for further students accommodation;
- Eastern block is too close to street, will overwhelm the street;
- Over development of site.

A website consultation was also conducted, with responses provided via email. When combining the feedback form and email responses 36 comments were received. Of these, 12 were supportive, 10 were partially supportive, 12 were not supportive. 2 were requesting further information/ meetings.



Photos from the public consultation, held on 12th May 2022 outside the main gates of St. Gabriel's Chapel.



3.8 Consultation : Public

PUBLIC CONSULTATION RESPONSE

The response to the scheme during the public consultation was largely positive, with consultees generally supportive of the redevelopment of the site and refurbishment of the key heritage assets. However, a key issue that was raised by a number of people during the public consultation was concern over the loss of some of the mature trees along Oxford Place (albeit that new trees were proposed to replace those that were lost) due to the position of the proposed new building to the east of Woodthorpe Hall, together with the associated visual impact of the proximity of the building to Oxford Place. As described in section 3.6, the building was positioned to respect the building line established in that part of the site by the adjacent Woodthorpe building. Some of the consultees suggested that it may be better to set back the building and increase the height on the northern edge (where there is far less visual impact to Oxford Place) in order to retain the mature trees.

The concerns raised were acknowledged by the design team, and the design of this building was developed to reduce the plan extents and set back further from Oxford Place. Similarly to the proposed new building to the west of the site, a single storey increase of height was added as part of the redesign to compensate for the substantial reduction in the floorplan. This allows the mature trees along Oxford Place in this location to be retained, preserving this characteristic of the street and of the conservation area. The visual impact of the building was substantially reduced, particularly given that for much of the year the mature trees obscure views of most of the site. Whilst this amendment slightly reduced the size of the internal courtyard space, it was considered that this still provides ample amenity space for residents.

As part of the redesign of this building, the internal layouts were also reconfigured to omit the cluster bedrooms and provide studio bedrooms throughout.

The design team felt that the concerns raised during the public consultation, and the subsequent redesign of this building and retention of the mature trees resulted in improvements to the design of the scheme, and to its relationship to the conservation area.



BUILDING 04 GROUND FLOOR PLAN PRESENTED AT PUBLIC CONSULTATION



REVISED BUILDING 04 GROUND FLOOR PLAN DEVELOPED AFTER PUBLIC CONSULTATION





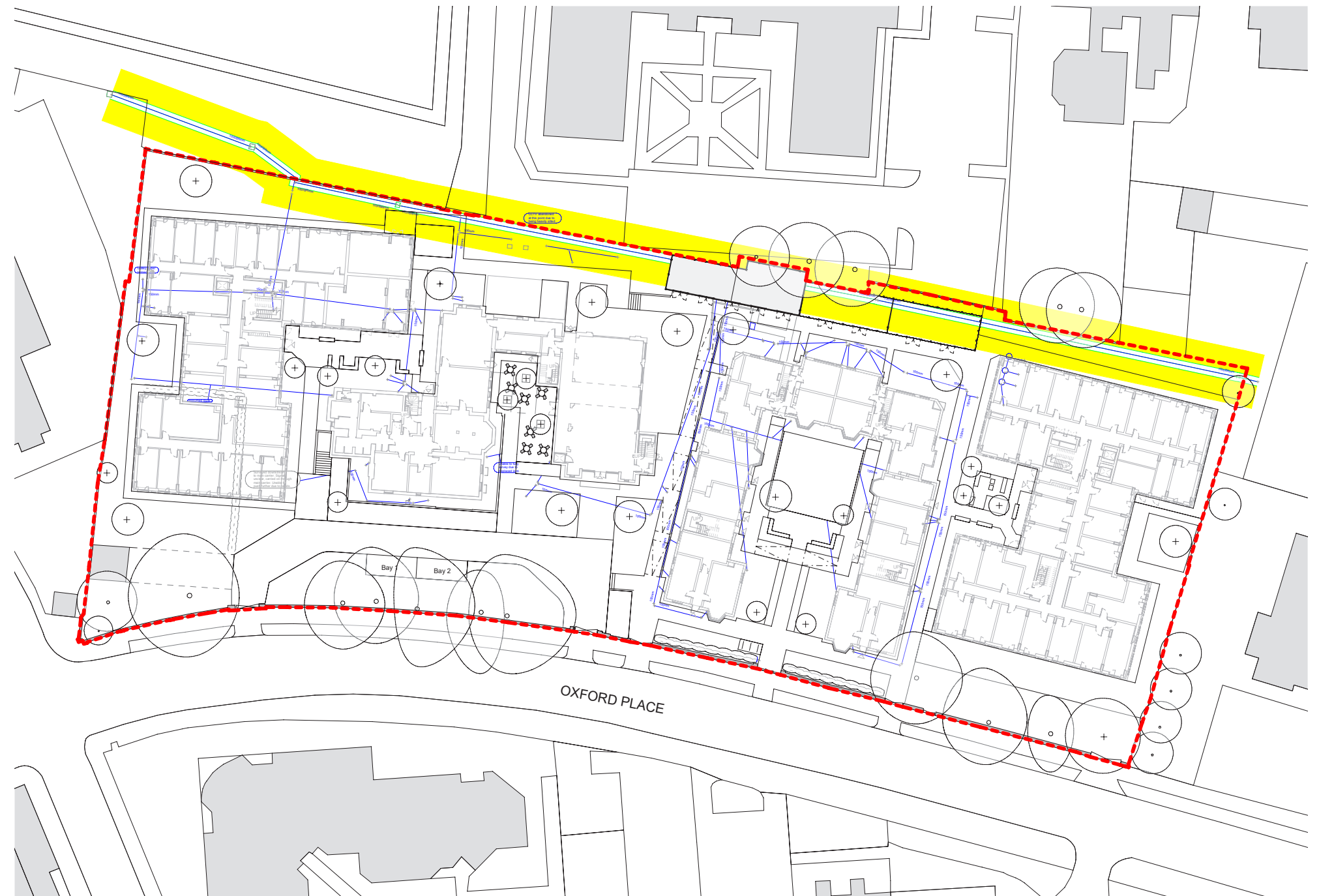
3.9 Consultation - United Utilities

CULVERT

An existing Severn Trent Culvert runs along the northern boundary of the site running east to west and sitting partially within the site. The culvert is 1m Ø, approximately 500mm below ground level and required a 3m easement zone where no permanent structure can be built.

Following liaison United Utilities, it is understood that lightweight structures (e.g. bike stores and bin stores) will be allowed to be constructed over the culvert, on the agreement that they can be removed if major works are required to the culvert.

The design proposals were adjusted to move the proposed western block to sit outside the easement zone.



KEY - CURRENT PROPOSAL AVOIDING CLASH WITH CULVERT



- Site Boundary
- Private Drainage
- United Utilities Sewer
- 3m Easement



3.10 Consultation - Greater Manchester Police

SUMMARY

Consultation with Greater Manchester Police was conducted via email and a follow up meeting on 07/06/2022 to run through the design of the scheme. As a result GMP produced a Crime Impact Statement (Ref: 2022/0179/CIS/01) to be submitted as part of this application. Suggestions and recommendations have been taken on board by the design team and have been integrated into the design where required or will be addressed at the appropriate work stage.



CRIME IMPACT STATEMENT

St Gabriel's Hall, Oxford Place, Manchester
Student Accommodation (9,477sqm)

FOR: McLaren Property

VERSION A: 9th June 2022

REFERENCE: 2022/0179/CIS/01

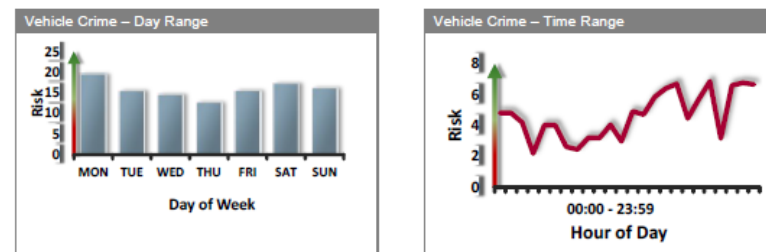
Greater Manchester Police
designforsecurity

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2.6 Vehicle Crime: Risk Analysis

The data below relates to vehicle crime committed within 500m of the site.



2.6.1 Day/Time Range: The risk of vehicle crime in the local area peaks on a Monday and Saturday during the afternoon and into the evening. Vehicles parked within close proximity to the city centre, and around hospital sites, are likely to be left unattended, out of sight of the owner for long periods of time, creating a perceived low risk opportunity for the offender.

3 Layout Appraisal

3.1 Proposed development

3.1.1 The proposed development includes the retention of two of the existing buildings on the site (St Gabriel's Hall and Woodthorpe) and two new building blocks. The buildings will be used for student accommodation and will feature a number of apartments as well as cluster flats.

3.2 Positive Aspects of the Proposal

The following proposed features would make a positive contribution to the prevention of crime and fear of crime.

- 3.2.1 The proposed new build building footprints at ground floor level are relatively simple and contain no areas of potential concealment.
- 3.2.2 There will be a large amount of secure bicycle parking in secure enclosures at the rear of the site, allowing residents to secure their bicycle on site.
- 3.2.3 The resident's amenity space on the lower floors of St Gabriel's Hall overlooking the surrounding landscaped areas of the development, allowing residents using these spaces to observe the surrounding areas and detect any inappropriate use.
- 3.2.4 The two parking spaces provided will be well overlooked from the buildings and public realm.
- 3.2.5 The site is presently vacant, and this can give rise to antisocial and criminal behaviour, such as fly-tipping, loitering, drug/alcohol consumption, and criminal damage/graffiti. The redevelopment of the site will allow the site to be used legitimately and this will benefit the security of surrounding sites.
- 3.2.6 On the day of my site visit I noticed that Oxford Place was well used by pedestrians and those in vehicles. Those passing the site will contribute to passive surveillance of the site which will deter offenders from operating.
- 3.2.7 The development will be staffed at all times by a concierge/security team. The presence of staff on site will allow any incidents to be responded to swiftly and will deter offenders from operating in the area.
- 3.2.8 The majority of existing windows and doors will be replaced due to their current poor condition. This will allow security rated products to be installed and improve the security of the existing buildings.
- 3.2.9 The vehicular gates into the site will be closed and locked the majority of the time unless in use. Residents, staff, and visitors to the site will use an adjacent pedestrian gate to gain access to the site.

2022/0179/CIS/01

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- 3.2.10 The number of residents at the site will mean that it will be continuously busy and well used, which will deter offenders from targeting the site if they perceive they will be seen or identified.
- 3.2.11 Ground floor apartment windows on the new buildings will be fixed lights which will prevent residents from leaving them insecure which could allow any offender to gain entry, or reach in, to steal property.

3.3 Changes Needed and Recommendations

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

- 3.3.1 Ground floor windows should have some form of defensible space to prevent them from being easily accessible which could generate nuisance for residents. Defensible space can be provided by a low boundary treatment, planters, or dense shrubbery, or similar. Any opening lights that area easily accessible should be restricted in opening to 100mm. If windows are required to open further for ventilation purposes, then a manual override is permitted but it should re-engage when the window is subsequently closed.
- 3.3.2 Slot windows at lower ground floor level on St Gabriel's Hall should be fixed lights or have restricted opening. Some protection should be afforded to these windows to prevent them from being accidentally, or maliciously, damaged. This could be provided by a low boundary, planting, or decorative window bars/grilles.
- 3.3.3 Existing site boundaries should be inspected for damage and replaced/repared where necessary.
- 3.3.4 Planting behind the low wall to the front of the site should be retained where feasible to provide a natural barrier to entering the site.
- 3.3.5 It is proposed that the site boundary to the East of the development will be defined with hedges/shrubbery. It is highly recommended that established hedges be used so that access cannot easily be gained into the site from the adjacent property. It is recommended that a fence, or similar, is installed behind the planting whilst it establishes to restrict access, which can then later be removed.
- 3.3.6 Planting and hard landscaping in the grounds surrounding the apartment buildings should be carefully considered so that it does not generate antisocial behaviour, to the detriment of legitimate users. Low planting should not exceed heights of 1000mm, and tree canopies should not fall lower than 3000mm to allow good sightlines. Seating areas should be positioned where they can be easily seen from the buildings.
- 3.3.7 Pedestrian routes through the development should be illuminated so that they can be safely used by residents in the evening and at night when it is dark. The main communal entrances and external doors should be illuminated. The two car parking spaces at the front of the site should be illuminated.
- 3.3.8 The pedestrian gate into the site should operate on an access control system with a video intercom for visitors.
- 3.3.9 External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system. The communal entrance doors should be self-closing and secured with a multi-point electronic lock operating with an electronic access control system, these features should be permitted under the scope of the certification. Access into the buildings should be controlled by a video entry phone system (with the picture viewable on the phone unit, rather than on a television set) so that residents can vet visitors before allowing them access into the building. There should be no unrestricted trade access into the building.
- 3.3.10 Doors/gates into cycle stores should operate on an access control system, operated with resident's key card/fob. Access into cycle stores should be restricted to genuine users rather than every resident of the building/block. All resident's amenity spaces and staff only areas should operate on an audible access control system.

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3.11 Masterplan Layout

SITE

As previously described, the principles of the masterplan include two new build elements to book-end the site, framing the existing buildings of St Gabriel's and Woodthorpe.

The existing buildings will be predominantly used for Studio bedrooms, with the Chapel and adjoining lower ground floor areas of St Gabriel's providing amenity spaces.

Plant spaces are proposed to the rear of the estate and in the lower ground (sub-basement) under the St Gabriel's lodge. The only external plant / back of house areas are the Air Source Heat Pump, Refuse and Cycle enclosures. These will be constructed as lightweight structures clad in a perforate metal panel. All but the ASHP enclosure will have a lightweight roof covering. The design of these is such that they could be removed if work is needed to the culvert to the rear of the site and can also be easily removable interventions to the site in the future.

Entrances to all blocks are accessed off the courtyards created between the various buildings. The main site entrance is opposite the Chapel, with the concierge being located at Lower Ground Floor within the chapel. Areas identified as amenity not within the chapel will be used for management offices, laundry rooms and other service spaces for the students.

Accessible Studio units will be situated in all blocks with the exception of St Gabriel's (Lift access is not possible to existing St Gabriel's lodge), with 1. accessible studio at Ground Floor in Building 03, 7No. in Woodthorpe and 8No. in Building 04.



KEY



Amenity Space

Studio Bedrooms

Accessible Studios

Cluster Bedroom

Cluster Kitchen

Plant

BOH



3.11 Building 01 - St Gabriel's Lodge Layout

LOWER GROUND FLOOR

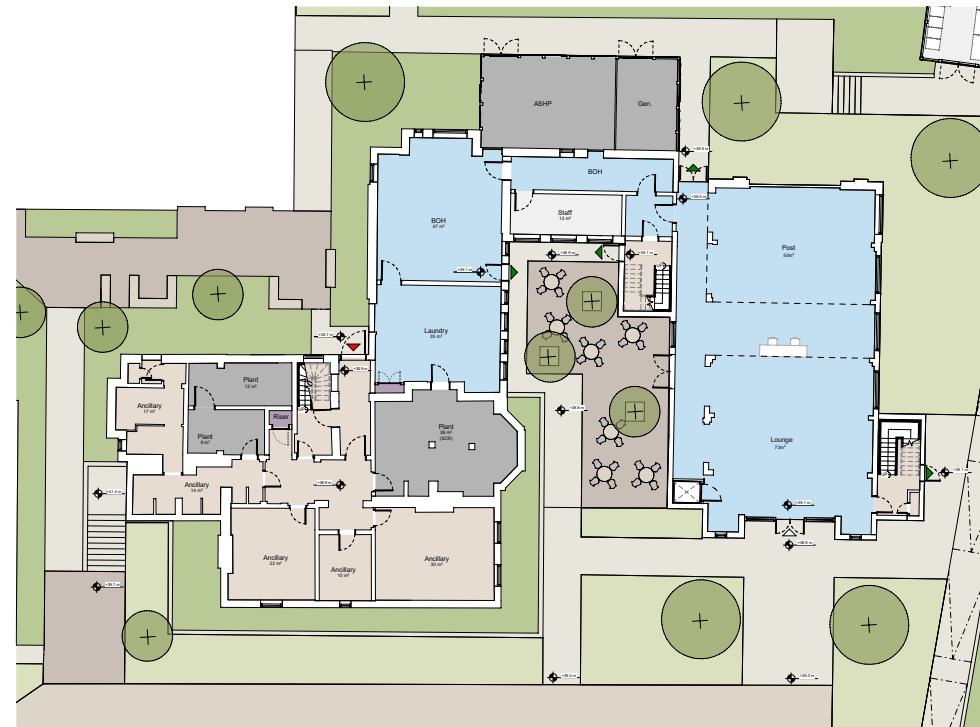
The lower ground floor of St Gabriel's under the main lodge building will accommodate plant and ancillary spaces. The external levels are lower adjacent to the Chapel allowing the main entrance and reception to be at lower ground floor. The main hall will be used for shared amenity space, with the remainder of the lower ground in the link building and under the former chapel being used as ancillary space.

GROUND FLOOR

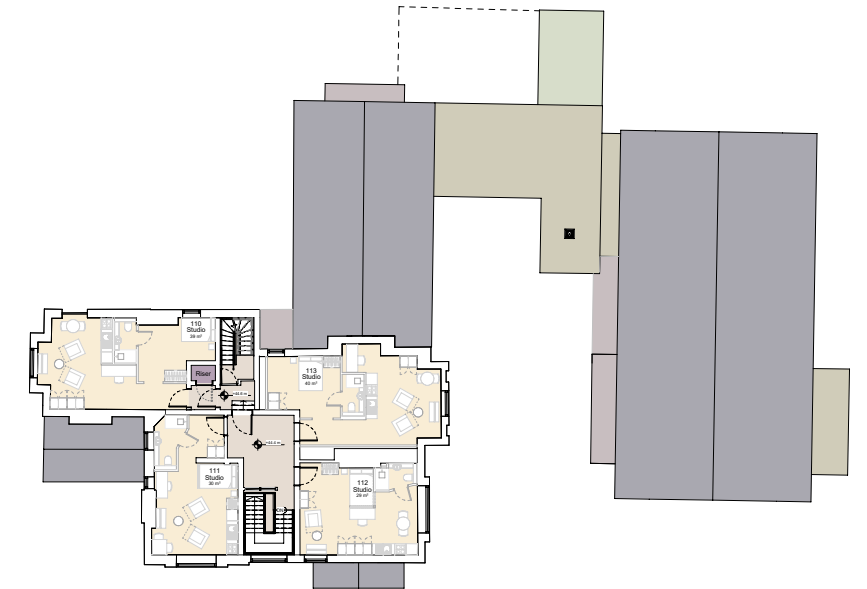
The ground floor in the main St Gabriel's lodge will retain many of the internal walls and the existing layout, and the space will be refurbished to provide high quality studio rooms, retaining original features where possible. Efforts to retain as much of the existing internal features as possible will be made depending on condition. The former chapel / library to the rear of the lodge is to be re-planned into 3 Studios, with a further studio in the link building between St Gabriel's lodge and the chapel. The upper floor of the chapel (now one storey above external level) will use the existing hall as an amenity space (lounges etc.).

UPPER FLOORS

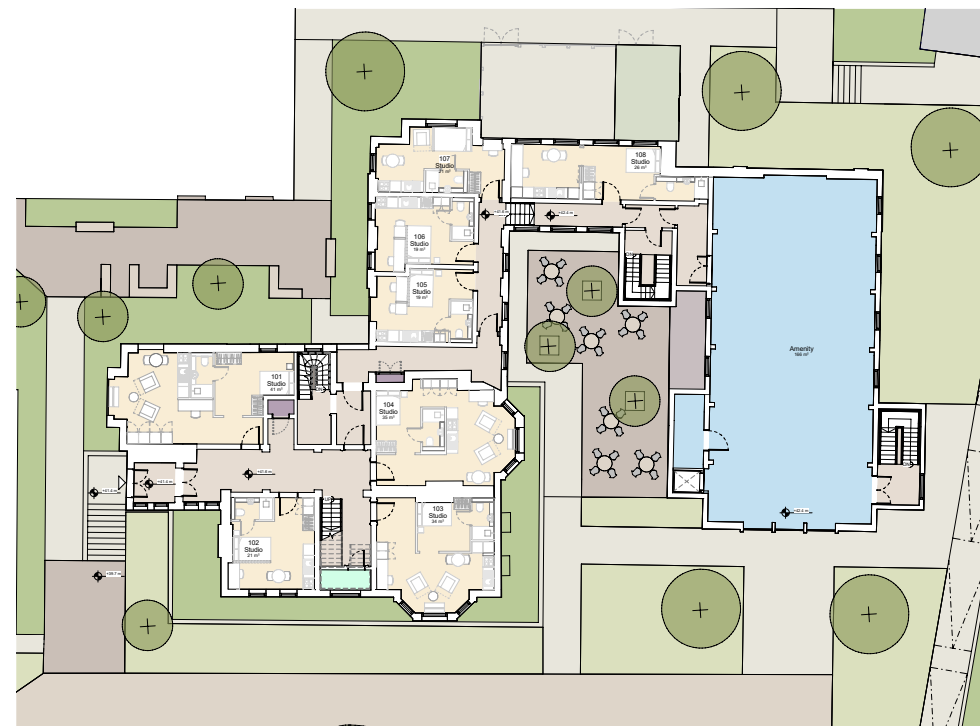
The Upper floors of St Gabriel's lodge will accommodate 5.No studio apartments retaining the principles of the existing room layout.



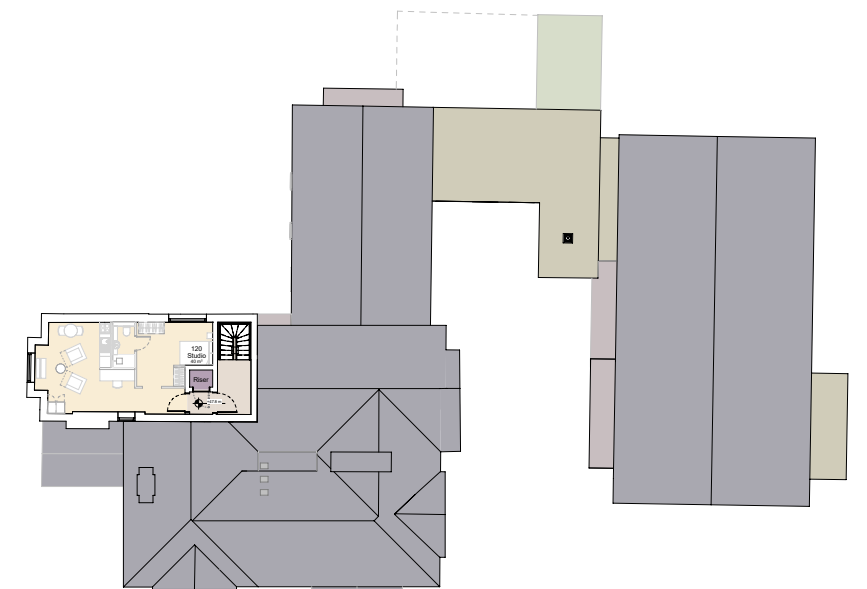
LOWER GROUND FLOOR



FIRST FLOOR



UPPER GROUND FLOOR



SECOND FLOOR

KEY

	Amenity Space		Plant
	Studio Bedrooms		BOH

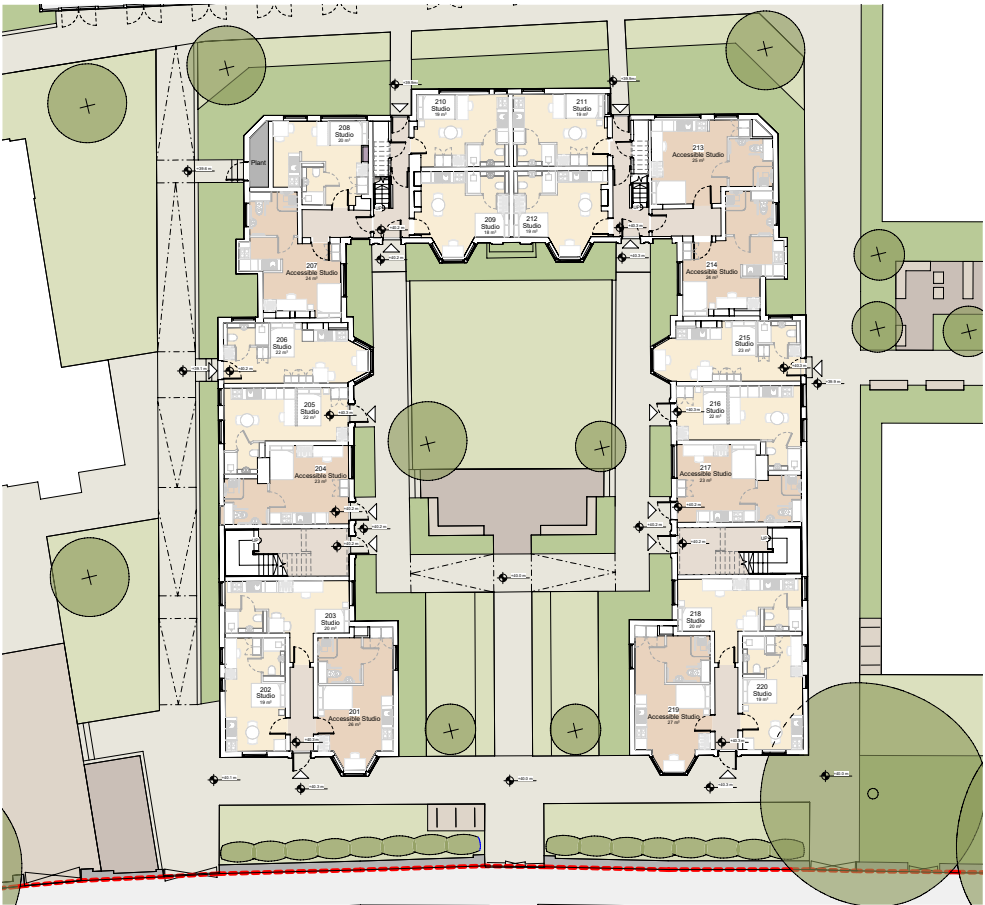


3.11 Building 02 - Woodthorpe Layout

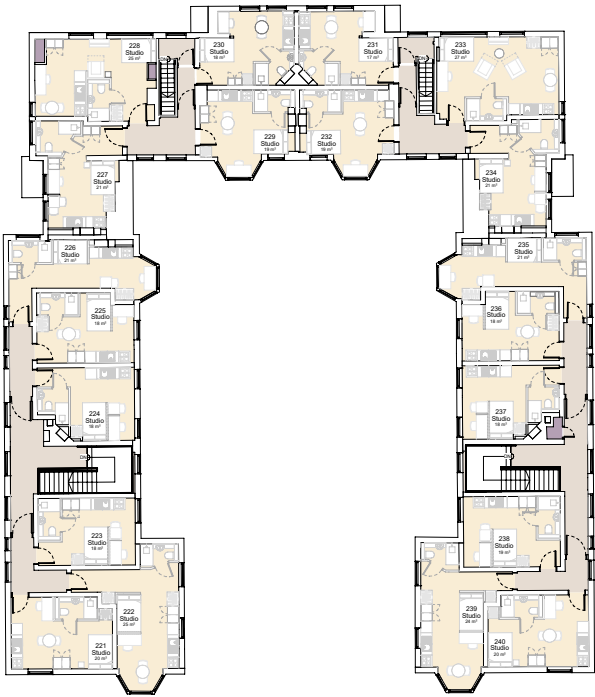
GROUND / FIRST FLOOR

Both floors in Woodthorpe are to be refurbished to provide studios and accessible studios, which will require some alterations to the existing layouts. The stairs to two wings of the building are to be removed and replaced in line with modern building regulations.

The proposals include improvements to the external courtyard to remove the centralised path and create a green 'collegeate' square, and to provide improved step-free access to ground floor bedrooms.



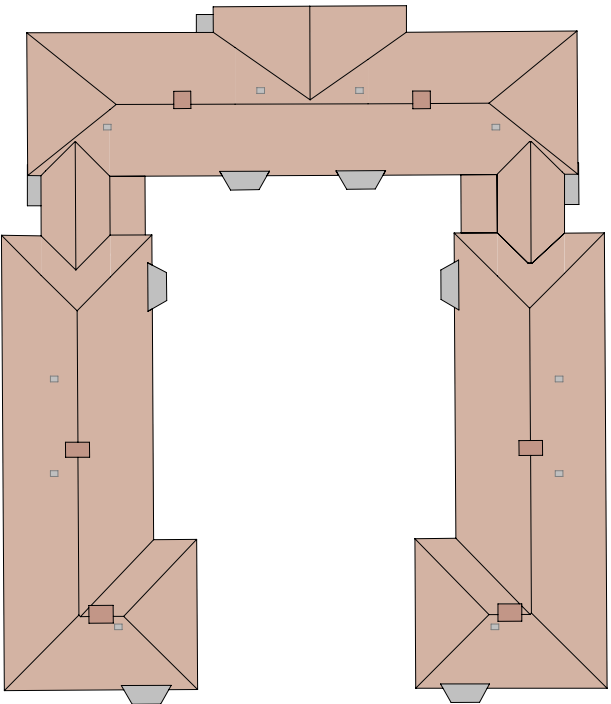
GROUND FLOOR



FIRST FLOOR

KEY

- Studio Bedrooms
- Accessible Studios
- Plant



ROOF PLAN



3.11 Buildings 03 / 04 Typical Plans

GROUND FLOORS

The ground floor plans on both Building 03 and 04 provide entrances and escape exits to and from the building, and access to the cluster bedrooms and studios at ground floor. The layouts are similar to the typical plans on the levels above with the exception of the omission of a studio on each with a post room / entrance added in its place and some allocation of plant space.

TYPICAL FLOORS

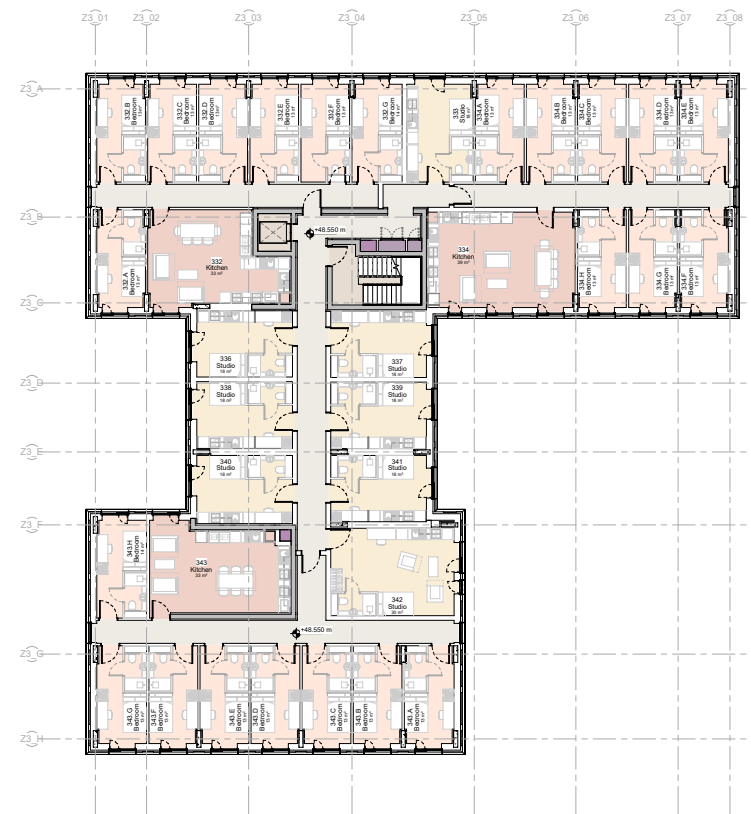
The typical floors on the new builds are comprised of two horizontal wings linked by a section containing studio apartments and the core. Each cluster contains a share living/kitchen/dining space. Clusters vary between 5 and 8 bedrooms each with 3 clusters on each typical floor.

BUILDING 03 - UPPER FLOOR

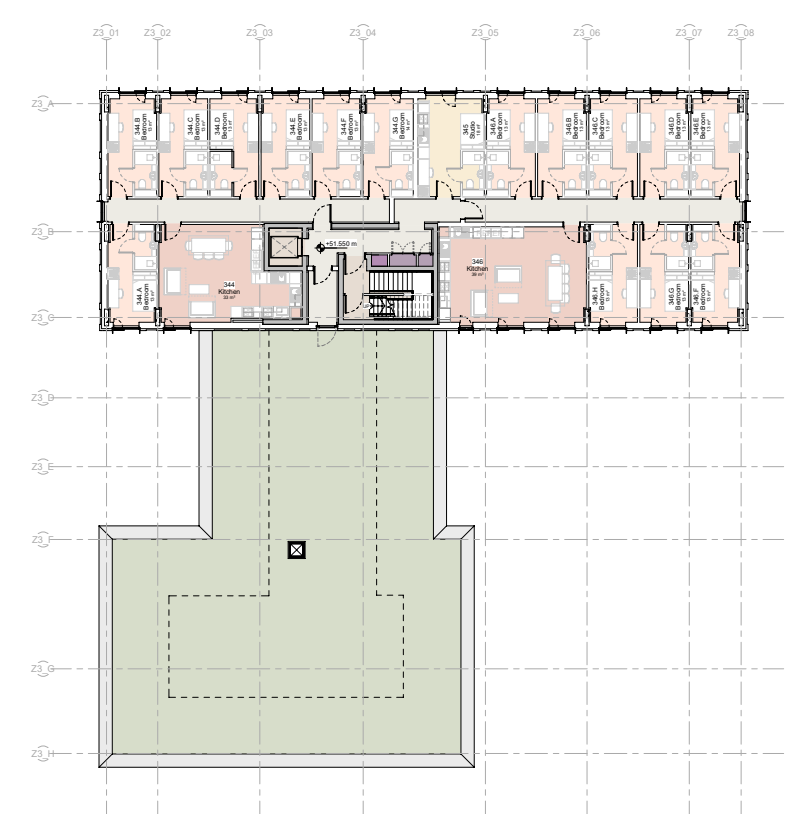
Both buildings include a partial top floor at level 04 which takes the form of the linear section to the northern side of each building. The roof space at level 04 will be a sedum roof for maintenance access only.

KEY

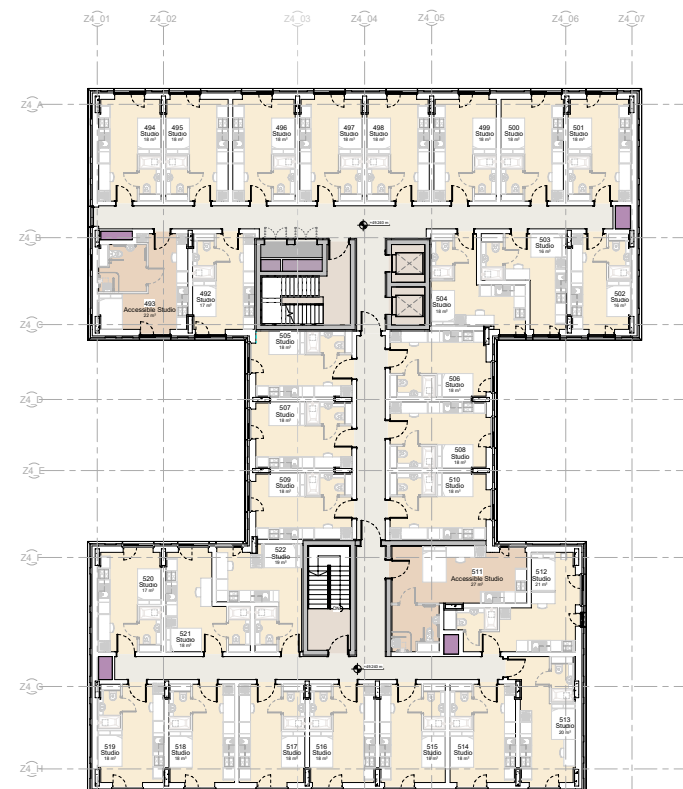
	Studio Bedrooms		Plant		Cluster Kitchen
	Accessible Studios		Cluster Bedroom		



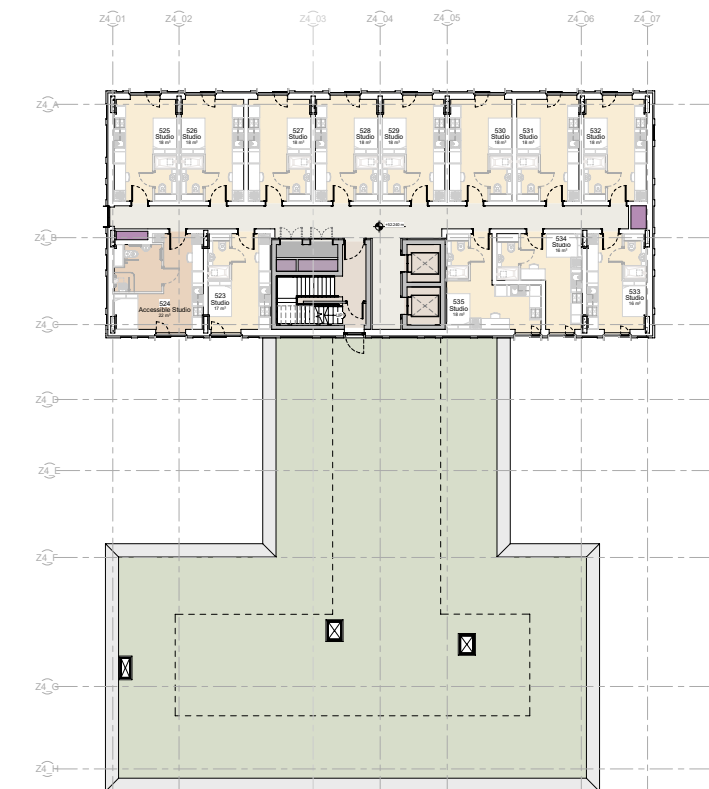
TYPICAL FLOOR PLAN - BUILDING 03



TYPICAL UPPER FLOOR PLAN - BUILDING 03



TYPICAL FLOOR PLAN - BUILDING 04



UPPER FLOOR PLAN - BUILDING 04



3.12 Layout - Studios

ST GABRIEL'S LODGE

The studio layouts for St Gabriel's lodge take advantage of the existing room layouts, large sash windows and existing internal features such as intricate cornicing, ceiling roses and timber shutters. These rooms boast much larger ceilings than typical student accommodation and will be unique in their character and size. Taking advantage of the space available means bedroom spaces can be arranged to make them feel separate from the lounge / kitchen spaces.

ST GABRIEL'S FORMER LIBRARY / LINK BUILDING

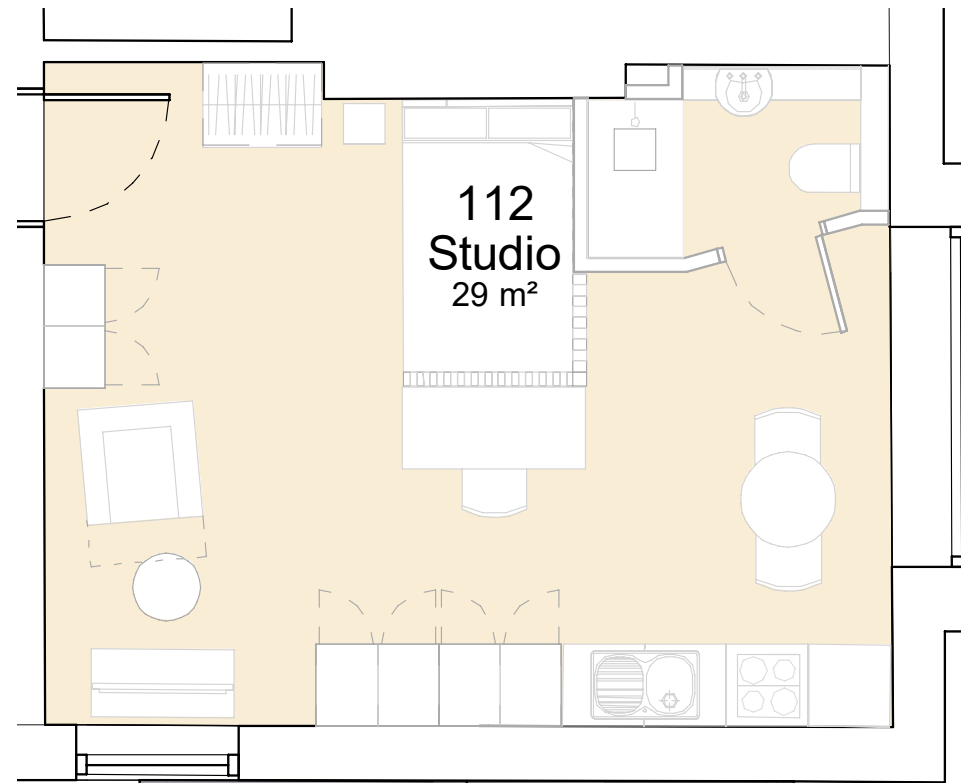
The former library to the rear of the lodge will be split into 3 more standard floor plan rooms, but which boast the higher ceiling heights associated with the existing building.

WOODTHORPE

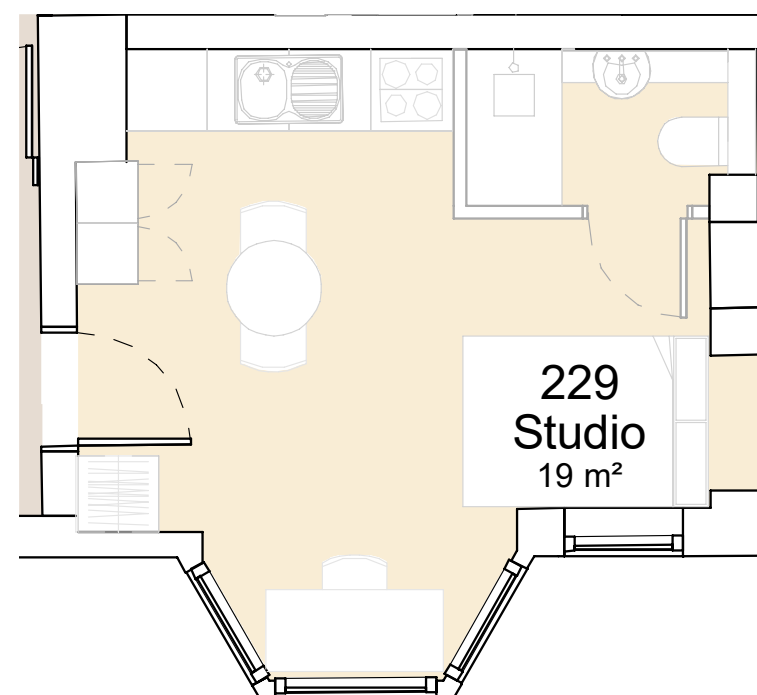
The treatment of studios in woodthorpe is similar to that in St Gabriel's albeit more internal alterations are required to improve the layout to provide modern, fit-for-purpose studio accommodation. The layouts include accessible bedrooms (compliant with Building Regulations Part M4(3)). This is addressed in more detail in section 4 of this document.

NEW BUILDINGS

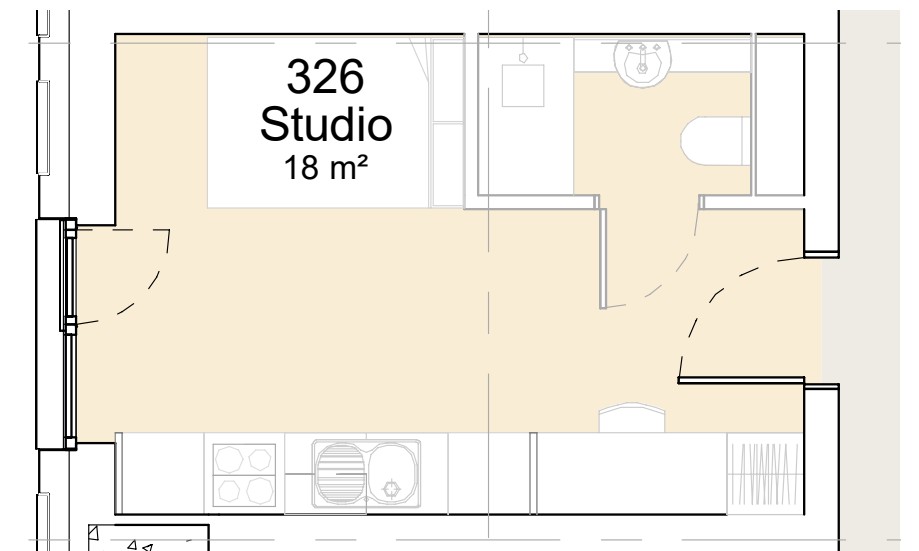
Studios in the new buildings largely follow a more standardised layout than those within the refurbished existing building, but similarly each studio bedroom includes a kitchenette and ensuite bathroom, together with bed and study spaces.



TYPICAL STUDIO - ST GABRIEL'S LODGE



TYPICAL STUDIO - WOODTHORPE



TYPICAL STUDIO - NEW BUILD

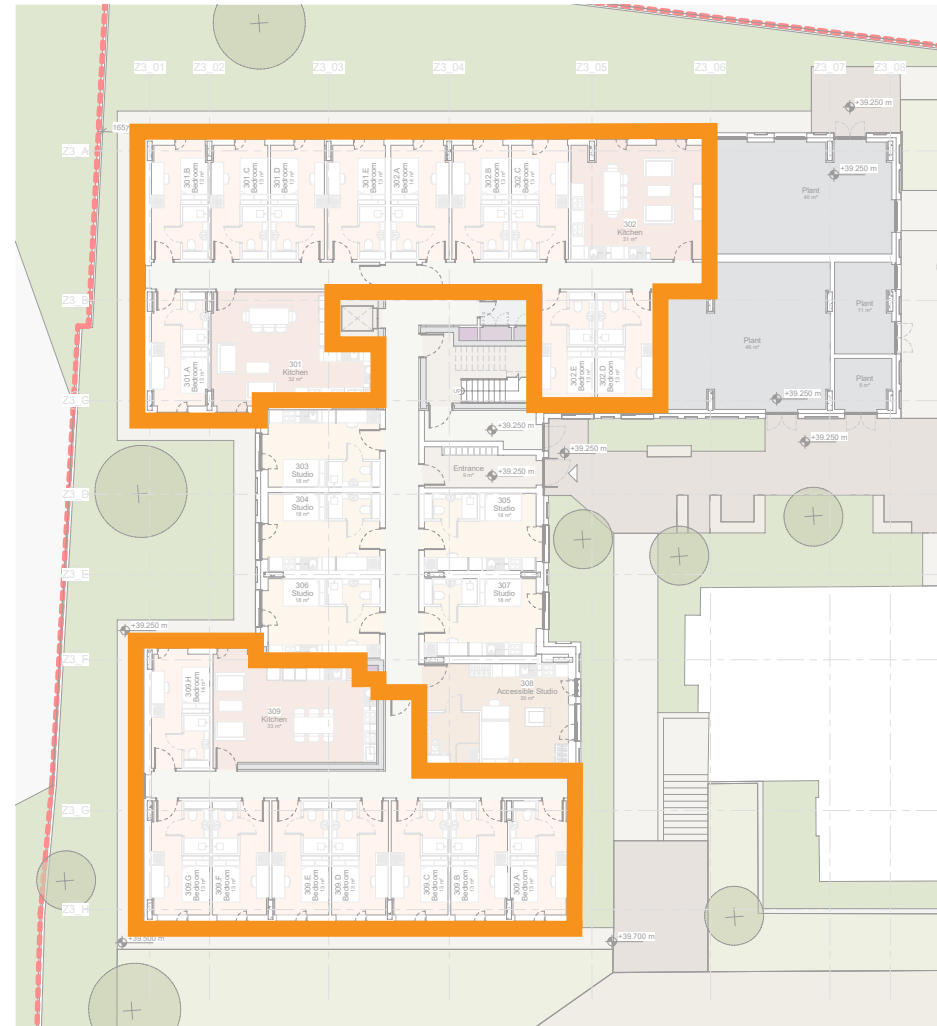


3.13 Layout - Cluster Bedrooms

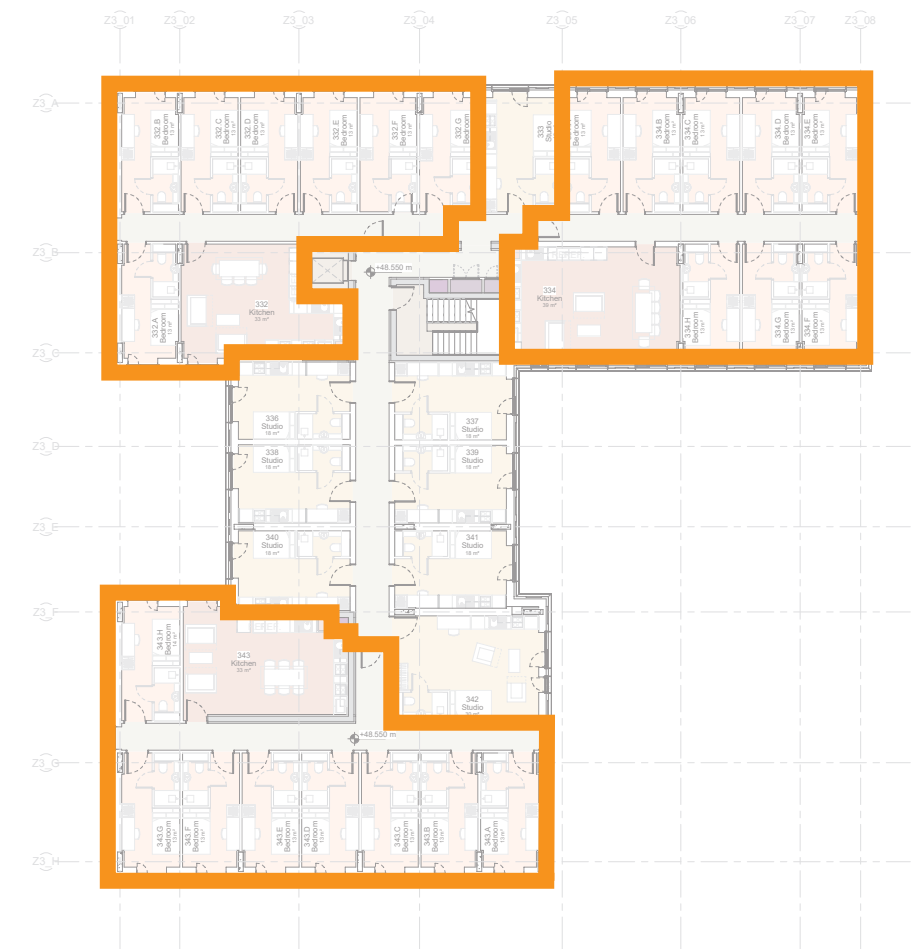
TYPICAL CLUSTER LAYOUTS

The plans opposite show the layout of 2 clusters on the ground floor and 3 clusters on a typical floor of Building 03. Clusters vary from 5 to 8 bedrooms across the scheme with associated kitchen / living spaces.

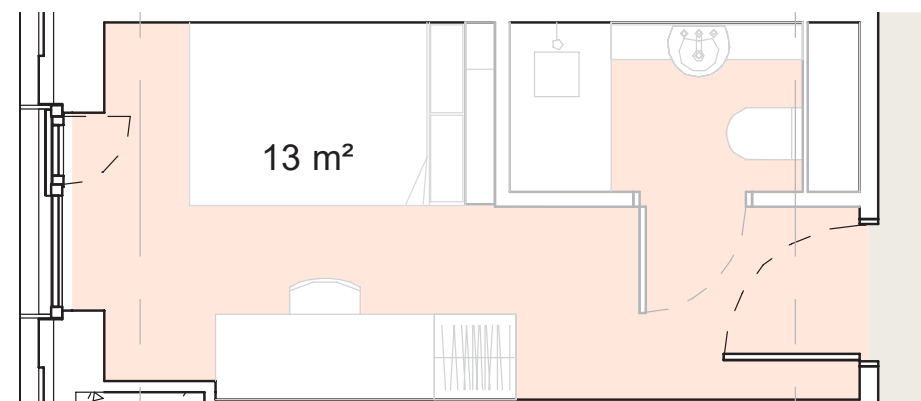
Cluster rooms have a standardised layout with an ensuite to the side of the entrance doors (served from a communal corridor). Each room has a double bed with a desk and wardrobe.



BUILDING 03 - GROUND FLOOR



BUILDING 03 - TYPICAL FLOOR



TYPICAL CLUSTER BEDROOM



3.14 Amount

AMOUNT

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, programme and working within the fabric of the existing buildings to be retained

QUANTUM

- 9,686 sq m gross internal area in total

MIX

- 319 Total Student Rooms comprising:
- 137 Studio Bedrooms
- 102 Cluster Bedrooms

PARKING

- 2No. Accessible Spaces are to be provided on the existing driveway in front of St Gabriel’s Lodge.

CYCLES

- 160 secure cycle spaces are located in double stacked units.
- 18 visitor spaces provided by means of Sheffield Stands

BUILDING	TYPE	USE	LEVEL	CLUSTERS	CLUSTER ROOMS	ACCESSIBLE STUDIOS	STUDIOS	ROOMS (CLUSTER + STUDIOS)	AMENITY AREA (m2)	PLANT AREA (M2)	TOTAL GIA (m2)	TOTAL GIA- EXCL ANCILLARY SPACE IN B1 LG (m2)
Includes Plant, Ancillary, Amenity, Generator & Ext. Lift												Includes Plant, Amenity, Generator & Ext. Lift
BUILDING 1 ST GABRIEL'S/CHAPEL	REFURB	Entrance/Plant/Accommodation	Lower Ground/Basement	0	0	0	0	0	297.0	63.0	570.0	475.0
		Accommodation	Ground	0	0	0	8	8	168.0	0.0	559.0	559.0
		Accommodation	01	0	0	0	4	4	0.0	0.0	196.0	196.0
		Accommodation	02	0	0	0	1	1	0.0	0.0	59.0	59.0
			TOTAL FLOORS	TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	TOTAL GIA
			4	0	0	0	13	13	465	63.0	1384.0	1289.0
		MIX:			0%	0%	100%	100%				
BUILDING 2 WOODTHORPE	REFURB	Accommodation	Ground	0	0	7	13	20	0.0	0.0	561.0	
		Accommodation	01	0	0	0	20	20	0.0	0.0	562.0	
			TOTAL FLOORS	TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	
			2	0	0	7	33	40	0.0	0.0	1123.0	
		MIX:			0%	18%	83%	100%				
BUILDING 3 (NEW BUILD WEST)	NEW BUILD	Entrance/Plant/Accommodation	Ground	3	18	1	5	24	0.0	103.0	802.0	
		Accommodation	01	3	23	0	8	31	0.0	0.0	802.0	
		Accommodation	02	3	23	0	8	31	0.0	0.0	802.0	
		Accommodation	03	3	23	0	8	31	0.0	0.0	802.0	
		Accommodation	04	2	15	0	1	16	0.0	0.0	422.0	
			TOTAL FLOORS	TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	
			5	14	102	1	30	133	0.0	103.0	3630.0	
		MIX:			77%	1%	23%	100%				
BUILDING 4 (NEW BUILD EAST)	NEW BUILD	Entrance/Plant/Accommodation	Ground	0	0	3	24	27	0.0	35.0	801.0	
		Accommodation	01	0	0	2	29	31	0.0	0.0	801.0	
		Accommodation	02	0	0	2	29	31	0.0	0.0	801.0	
		Accommodation	03	0	0	2	29	31	0.0	0.0	801.0	
		Accommodation	04	0	0	1	12	13	0.0	0.0	345.0	
			TOTAL FLOORS	TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	
			5	0	0	10	123	133	0.0	35.0	3549.0	
		MIX:			0%	8%	92%	100%				

SIDE-WIDE SUMMARY TOTALS:

BUILDING	TYPE	USE	LEVEL	TOTAL CLUSTERS	TOTAL CLUSTER ROOMS	TOTAL ACCESSIBLE STUDIOS	TOTAL STUDIOS	TOTAL ROOMS	TOTAL AMENITY AREA	TOTAL PLANT AREA	TOTAL GIA	TOTAL GIA
BUILDINGS 1 AND 2	REFURB	ALL	ALL	0	0	7	46	53	465.0	63.0	2507.0	2412.0
	MIX:				0%	13%	87%	100%				
					0%	100.0%						
BUILDINGS 3 AND 4	NEW BUILD	ALL	ALL	14	102	11	153	266	0.0	138.0	7179.0	7179.0
	MIX:				38%	4%	58%	100%				
					38%	61.7%						
ALL	ALL	ALL	ALL	14	102	18	199	319	465.0	201.0	9686.0	9591.0
	MIX:				32%	6%	62%	100%				
					32%	68.0%						

AMENITY (m2) PER ROOM:	1.5
------------------------	-----

EXTERNAL PLANT/REFUSE/CYCLE ENCLOSURES:

Plant / Refuse / Cycles Enclosure										21.0	192.0
No. Of Cycles:											160



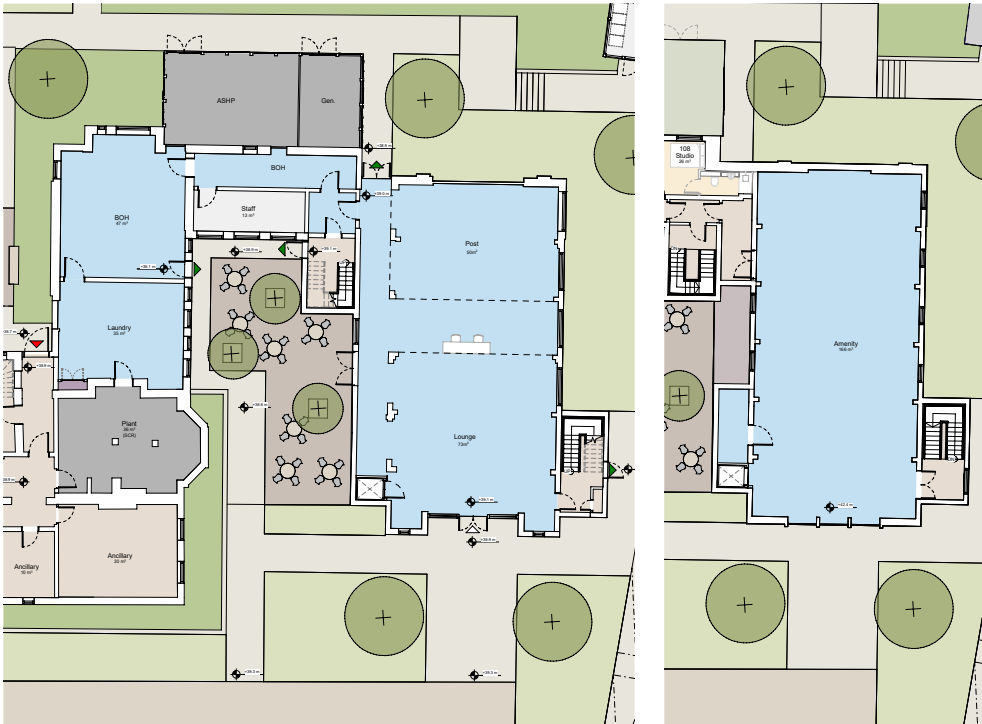
3.15 Use

AMENITY SPACE - THE CHAPEL

As described earlier in this document, the proposals include the refurbishment of the existing spaces in the chapel to provide shared amenity spaces for the students. Currently the spaces are vacant with dated and deteriorating decor, with the areas under St Gabriel's and in the link building previously used for back of house areas and in poor condition.

The Chapel is suitable in terms of size and layout and spaces are open and will be subdivided on the lower floor to separate into different rooms / spaces if necessary. There is some historical significance to the Chapel and it still boasts an exposed roof space at the upper floor and the full height original windows facing Oxford Place. These features can be utilised and enhanced through the interior design of the space to make a truly unique space that celebrates the existing building.

At ground floor efforts will be made to retain the Terrazzo tile entrance floor, identified as a key feature in the heritage report. The current front doors are to be replaced and brought up to modern standards to comply with the recommendations in the Crime Impact Statement. The existing doors are quite institutional in nature with metal mesh in the glass. There will be replaced with one new glazed door and two full height glazed panels either side. The inner lobby is to be removed making a visual link into the amenity space at Lower Ground with the main reception.



LOWER GROUND FLOOR AND GROUND FLOOR LAYOUTS OF THE AMENITY SPACES

EXISTING PHOTOGRAPHS OF THE CHAPEL



AMENITY SPACE PRECEDENT





3.16 Scale

VIEW 01 (EXTRACTED FROM HERITAGE REPORT)

“The existing view illustrates some of the typical characteristics of the Victoria Park Conservation Area and wider Victoria Park area, with the generous width of the street, a continuous buff sandstone boundary wall to the left of the view, which forms the southern boundary of the Site, mature planting and trees, and views of St Gabriel’s Lodge and the 1922 Extension which can be glimpsed through the mature canopy of the trees along the perimeter of the Site, and can be seen to be in a state of neglect, with overgrown grounds and boarded-up windows.”

“The proposed development will be partially visible to the immediate left and distant left of the view from this location. The development will be seen to introduce two modern, new build elements, which will form new student accommodation. This view illustrates the approach to the Site-wide design well, which can be seen to use historic and architectural cues from The Lodge, including buff brickwork, raised brick patterns, and window screen design to the left (west), and darker red brickwork echoing the original 1939 Woodthorpe Hall to the right (east)”

VIEW 01

The design of the buildings has been considered to minimise the impact on Oxford Place. Both buildings have been set back from the boundary to retain the existing mature tree line on Oxford Place and a significant proportion of the existing lawn.

The form of both buildings steps up from 4 storeys adjacent to Oxford Place to 5 storeys to the northern edge of the site.

The treatment of the top floor of both new build blocks has a small set back with the intent of reducing the visible mass of the building, with a colour change that mirrors the roofs of the adjacent existing buildings, further articulating their form.



VIEW LOOKING EAST ALONG OXFORD PLACE



3.16 Scale

VIEW 02 (EXTRACTED FROM HERITAGE REPORT)

“This view is experienced looking in a westerly direction along Oxford Place from its junction with Lower Park Road towards the Site (right).”

“The existing view again illustrates some of the typical characteristics of the Victoria Park Conservation Area and wider Victoria Park area, principally being the generous street widths that form mature tree-lined boulevards, the use of 19th century buff sandstone boundary walls, which partially forms the southern boundary of the Site to the right of the view, with areas of surviving perimeter wall to the left of the view, which originally contained a large 19th century villa which has since been demolished and replaced with the current Hulme Hall student campus.”

“The proposed development will be visible to the immediate right of the view from this location, and will be seen to introduce a new build element to the immediate foreground.”

“The proposed student accommodation building to the foreground uses historic and architectural cues from the 1939 Woodthorpe Hall, including darker red brickwork echoing the original building and patterned screens derived from the historic roof structure.”

“Although the proposals introduce a new building in this location, the placement of the building in this location corresponds with the entirely late-20th century character of the Hulme Hall campus to the southern side of Oxford Place.”

“The new building will be seen to be one storey higher than roof level of the adjacent Woodthorpe Hall, however its visibility in the view will be lessened by the addition of new mature trees to the boundary of the Site onto Oxford Place, and by the use of a darker palate to the uppermost floor.”



VIEW LOOKING WEST ALONG OXFORD PLACE

VIEW 02

As with View 01, the design ethos for the building follows the same principles. The facade colours and building line relate to Woodthorpe and Hulme Hall opposite. The existing tree line adjacent to Building 04 is to be replaced with new trees. Building 04's scale relates to the existing established heights of the original villas.



3.17 Landscape Strategy

SITE FRONTAGE

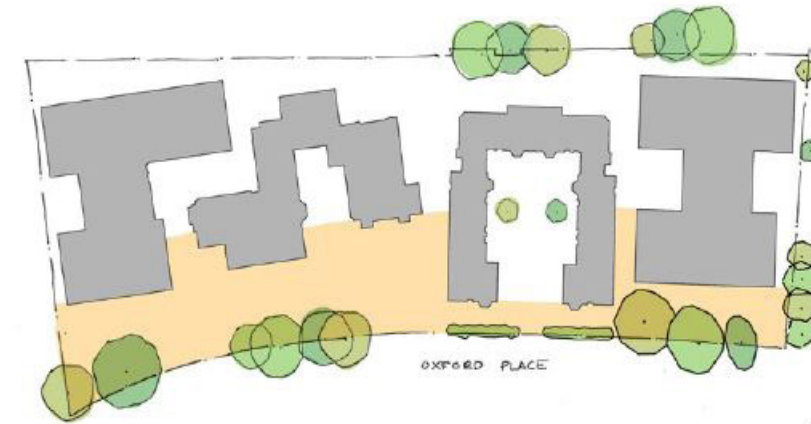
- Retention of the majority of existing trees to maintain a mature and established character along Oxford Place;
- Integration of new, high quality planting and hard landscape to offer a sophisticated and rationalised appearance;
- Provision of legible gateways and routes into the site;
- Accommodation of fire tender vehicles and accessible parking bays

COURTYARDS

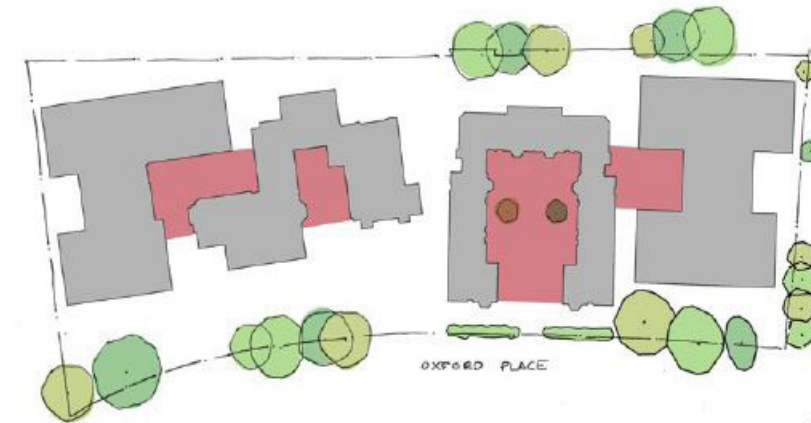
- Enclosed on at least three sides by buildings, with a strong relationship to main entrances;
- Various seating opportunities for individuals, or for small gatherings;
- Integration of verdant planting to provide calming and attractive spaces to overlook and to occupy;
- Provision of space for internal spill out of amenity spaces.

GARDENS

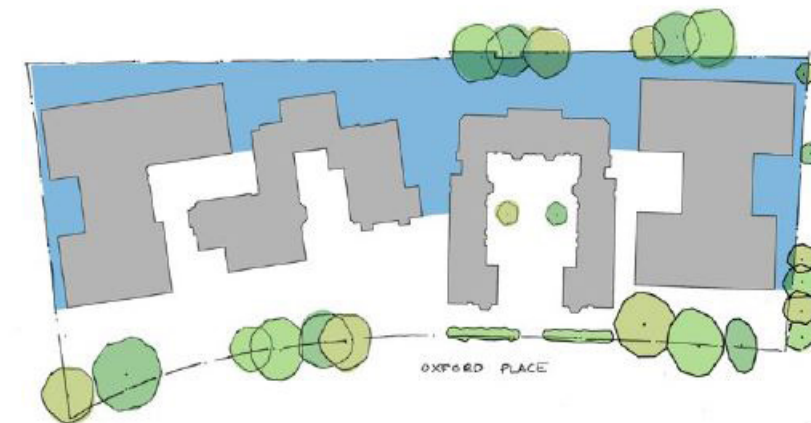
- Peripheral areas around the edge and back of the site that primarily focus on pedestrian circulation and providing an attractive setting to the buildings
- Focus on soft landscape, with a mixture of mixed ornamental planting, lawns trees and wild flower meadows



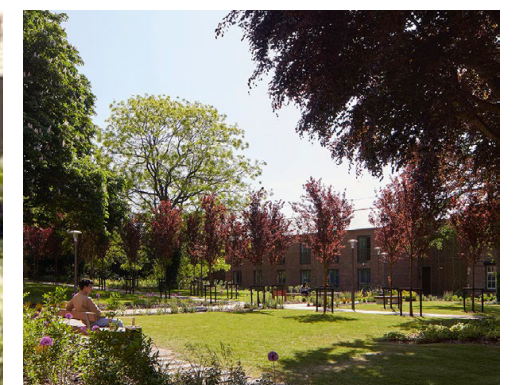
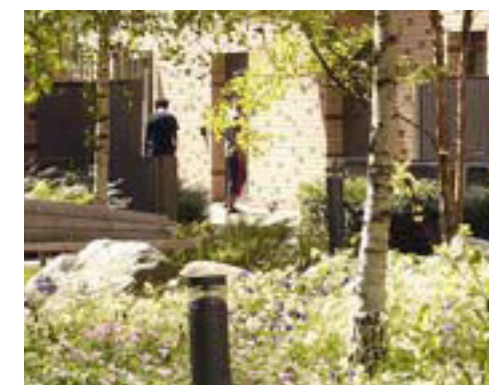
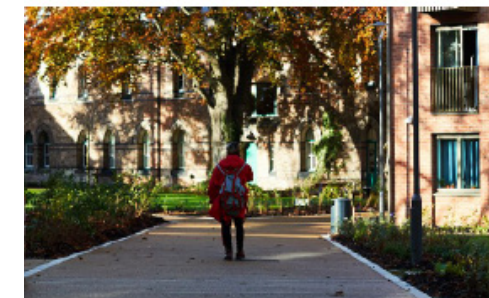
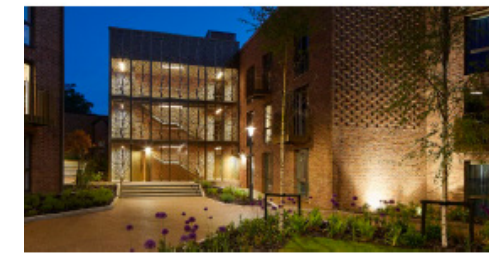
Site Frontage



Courtyards



Gardens





3.17 Landscape Strategy

APPROACH

The illustrative masterplan incorporates the landscape principles established in the Landscape Strategy Statement submitted as part of this application. The summary of this is extracted below:

The landscape design aims to create a high quality, attractive and accessible external environment at St Gabriel's, that responds to the Conservation Area context and creates a biodiverse and resilient landscape. (Refer to drawing 0919-RFM-XX-00-DR-L-0001 for scaled version of masterplan) Key components of the masterplan include:

- 01 Reconfigured driveway to accommodate 2 accessible parking spaces and fire tender access;**
- 02 Enhanced landscaped frontage to The Lodge and Chapel building;**
- 03 Enhanced courtyard to Woodthorpe building;**
- 04 New courtyards to proposed buildings; and**
- 05 Landscaped areas and accessible pedestrian paths between all buildings (with step-free route options)**
- 06 Bin presentation area for collection of Oxford Place**
- 07 Retention of mature trees to site frontage**





3.17 Landscape Strategy : Tree Retention

SUMMARY OF SOFT LANDSCAPING & TREE RETENTION / PLANTING

EXISTING INDIVIDUAL TREES

There are 32 existing individual trees on site

The majority of trees are Category B and C, with some U. Non are Category A.

Of the 32 individual trees on site, 14 are being removed to facilitate development (of which all are Category B and C) and 5 are being removed on health and safety recommendations (Category U)

EXISTING TREE GROUPS

There are 3 existing tree groups on site or overlapping the site

All tree groups are Category B or C

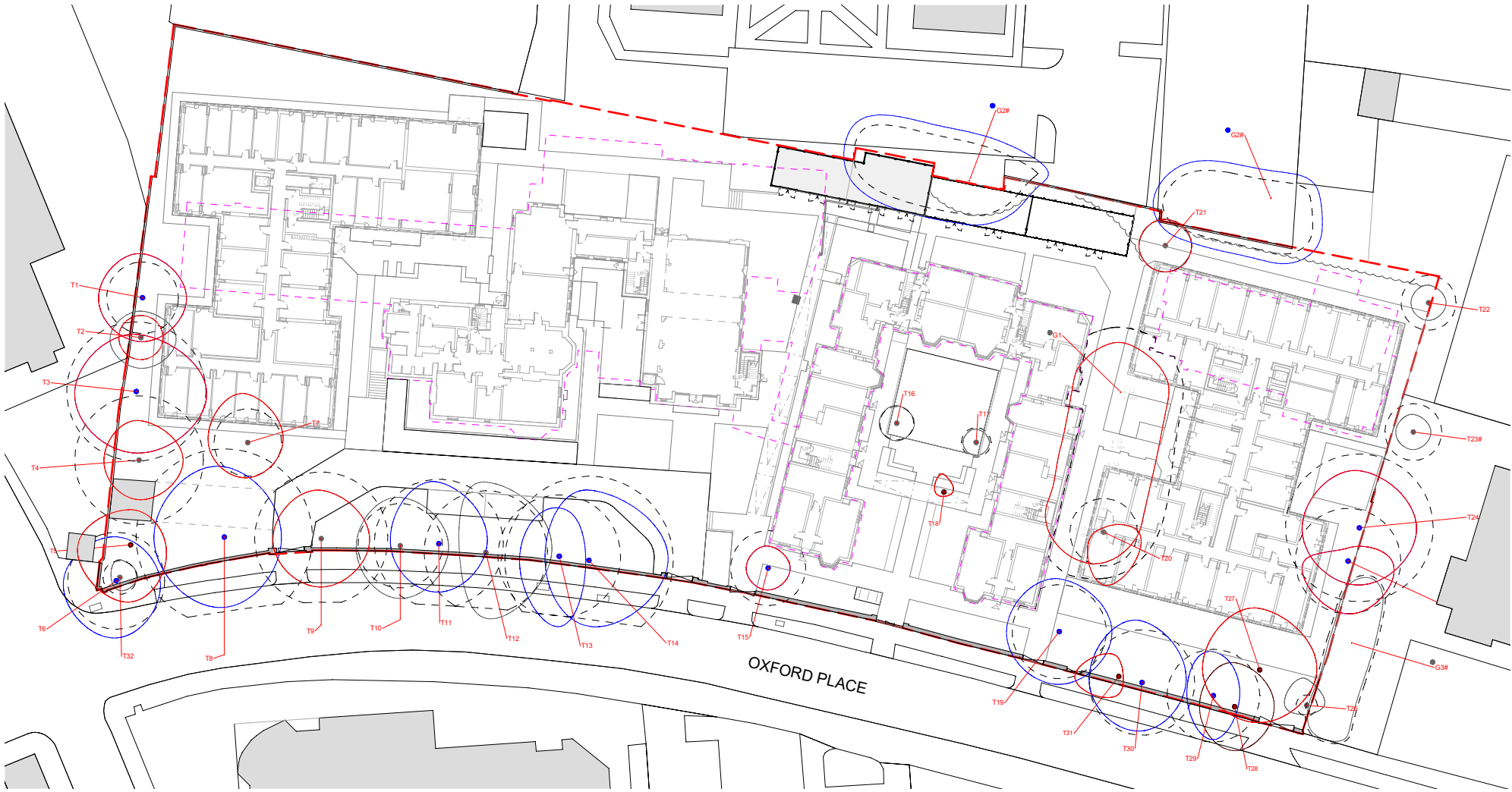
Of the 3 tree groups only 1 is being removed

PROPOSED TREES

There are 24 proposed trees on site consisting of 9 new species, 4 of which are native to the UK. This is an overall increase of 4 trees on site

SOFT LANDSCAPE

There will be an increase in soft landscape on site of 785m2 (18% increase) across the whole site, compared to what is currently existing.



TREE RETENTION PLAN

Legend

Root Protection Area
Modified to Account for
Site Features

Category

Root
Protection
Area

Crown
Spread

Tree
Number

Category A
(High Quality)

Category B
(Moderate Quality)

Category C
(Low Quality)

Category U
(Dead/Dying/In Decline)

Tree Proposed for Removal

Outline of Existing Buildings

NOTE: Tree/group numbers marked
with an # have approximate locations.

52 | ST. GABRIEL'S

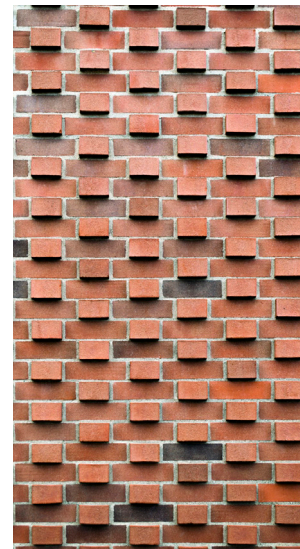
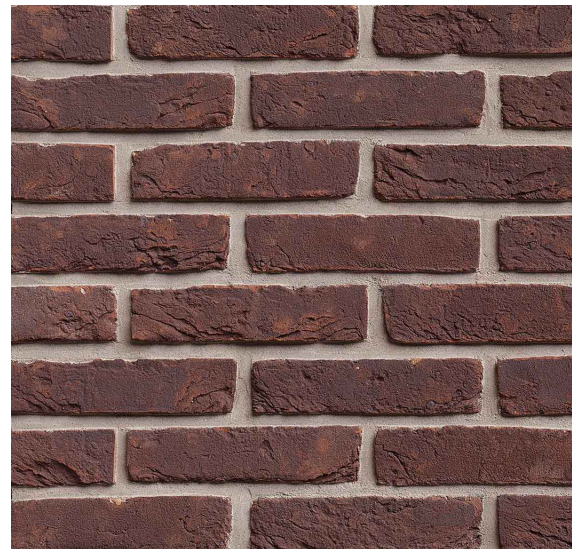


3.18 Appearance

STRATEGY

The materiality for the two new buildings has been derived and interpreted from the St Gabriel's and Woodthorpe buildings, in order to provide a complimentary and visually cohesive overall group composition of buildings, and to protect and enhance the character of the conservation area.

Woodthorpe Hall

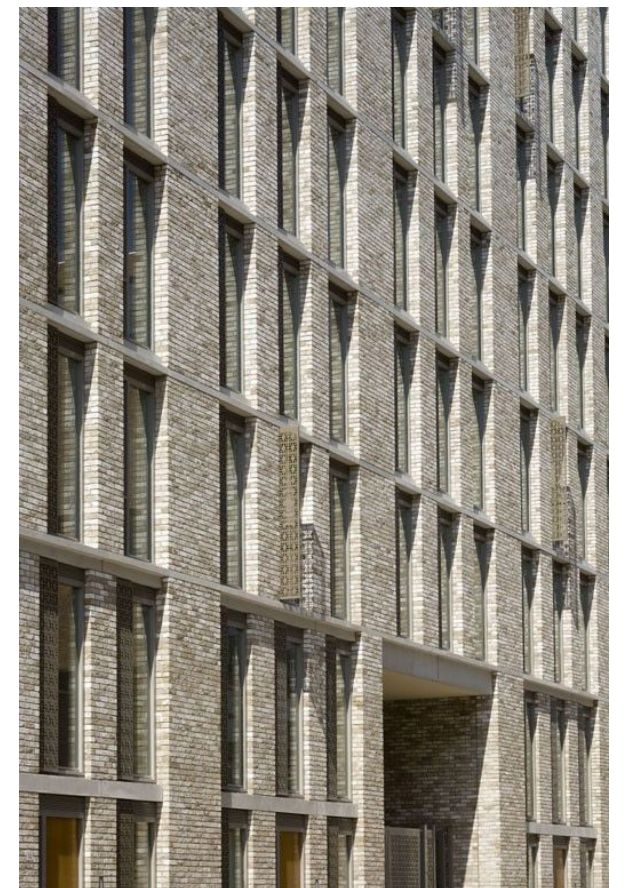
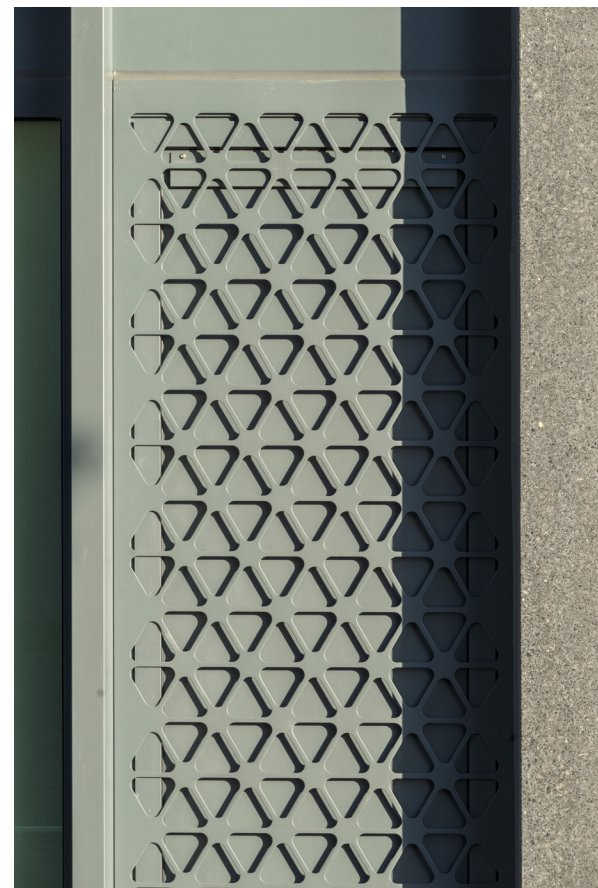
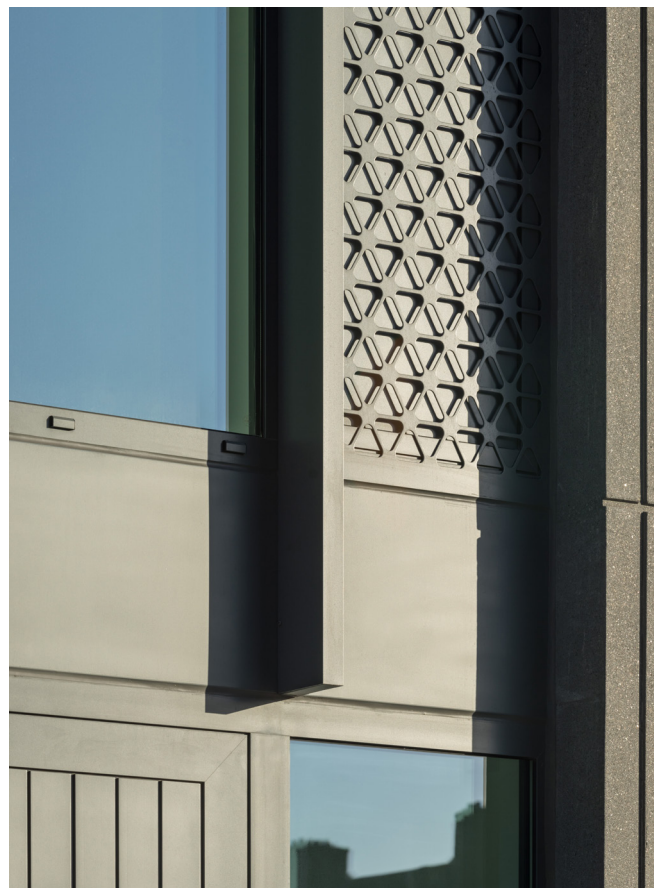
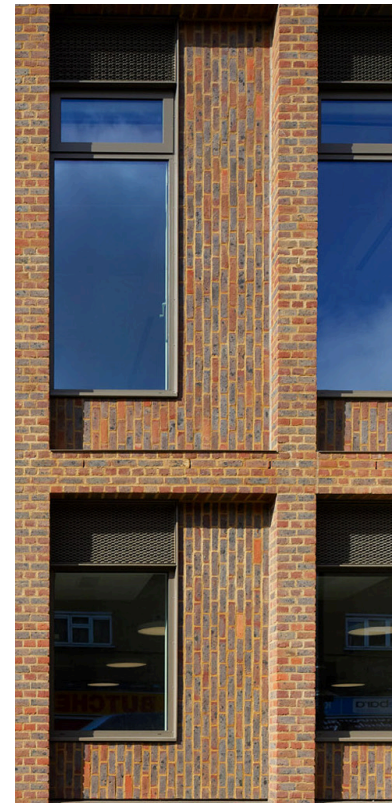
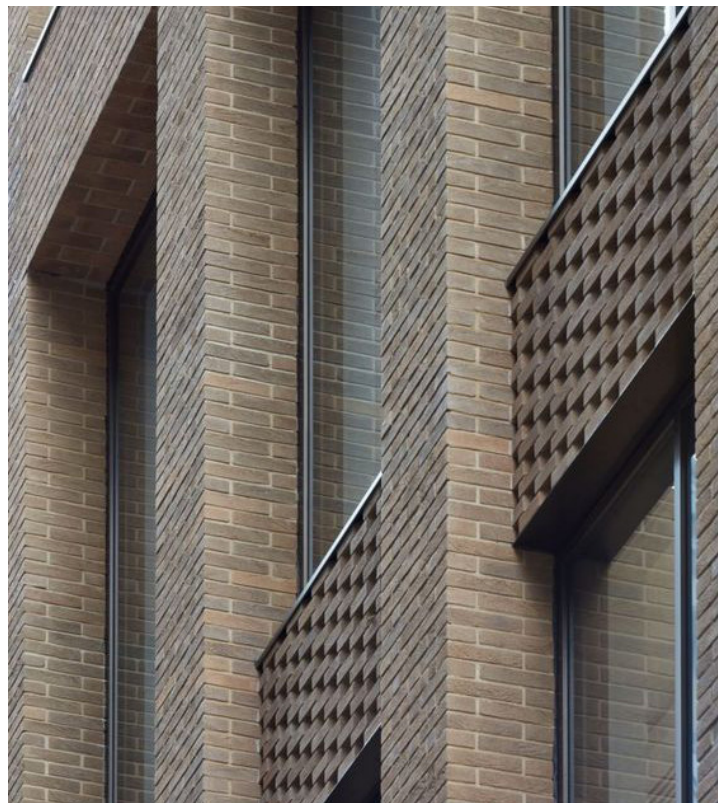
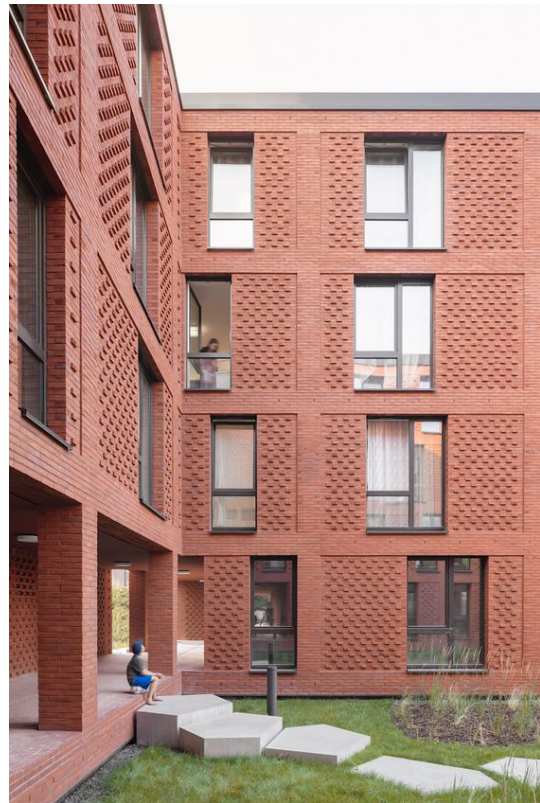


St Gabriel's Lodge





3.18 Appearance



FACADE PRECEDENT IMAGES



3.18 Appearance

APPROACH - BRICKWORK

A key driver for the facades of the new buildings was to compliment the character and quality of the existing buildings. The proposed facade design for both the new buildings incorporates a simple masonry grid, with reveals to windows providing modelling and relief similar to the qualities of St Gabriel's (and other original villas along Oxford Place). The nature of student accommodation is repetitive from floor to floor, and to mitigate this, the facade design includes shifted windows on alternate floors, which creates a contemporary interpretation of the articulation of bay windows in both St Gabriel's and Woodthorpe, and allow the forms of the buildings to be read more coherently.

The courtyard elevations and gable elevations (which are predominantly solid) will include patterned relief to the recessed brickwork, derived from the pattern to the decorative brickwork banding on the St Gabriel's building. This patterned brickwork will also be used to denote the inner courtyard elevations, and has a different tone to the brickwork below to further articulate the building form, and to relate to the eaves level and roofscape of the adjacent buildings.

BRICK COLOURS

The brick colour for both new buildings is derived from the adjacent existing buildings (St Gabriel's & Woodthorpe). The forms of both buildings include a step back in the brickwork to articulate the forms of the buildings. Windows on the top floor have a metal surround to provide articulation similar to the partially exposed roof structure on the St Gabriel's building.



DIAGRAM SHOWING LOCATION OF PATTERNED BRICKWORK ON ELEVATIONS (IN ORANGE)

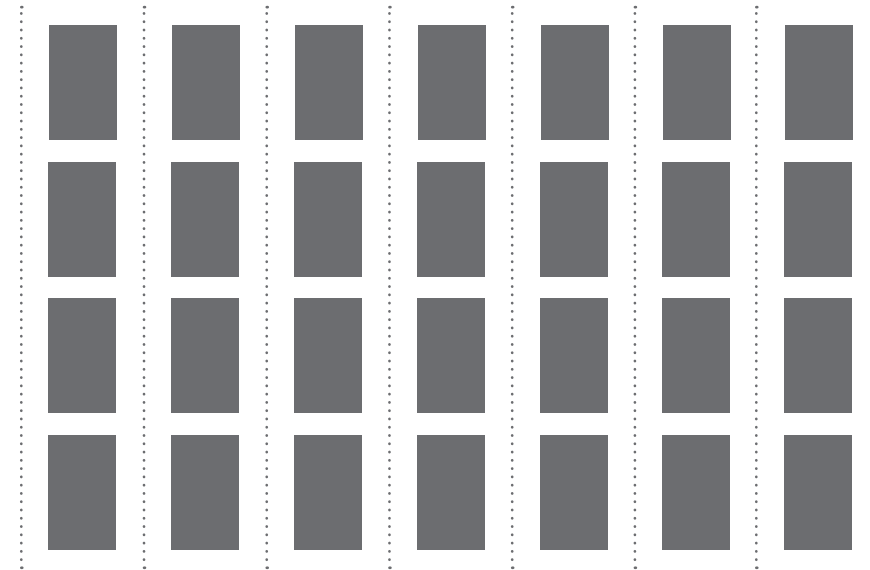


3.18 Appearance

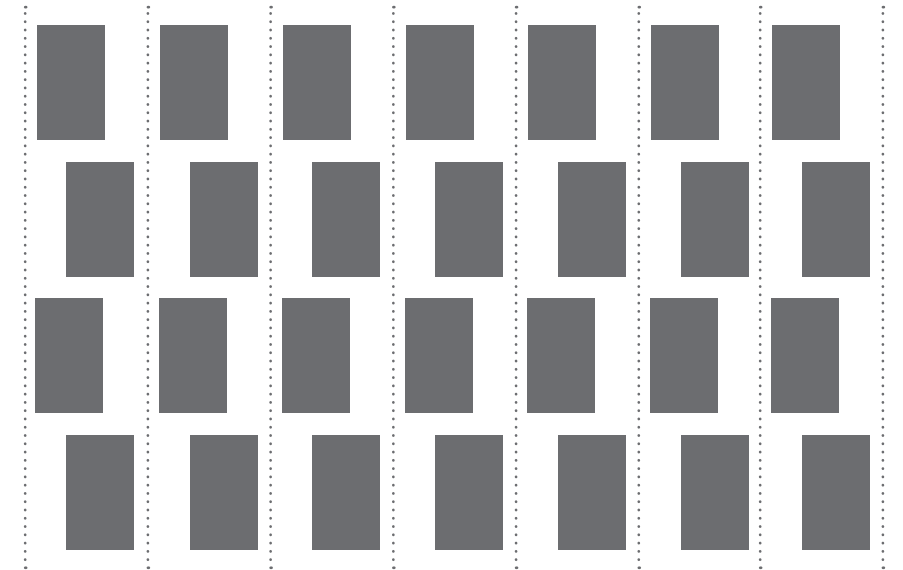
APPROACH - GRID

As described overleaf, the proposed facade design mitigates the repetitive stacking of rooms through the use of a staggered brick grid. This also provides depth and shadow to the facades, and creates a more successful relationship with the historic buildings, which both have an eclectic mix of different window arrangements.

LINEAR GRID



STAGGERED GRID



GABLE END ELEVATION OF BUILDING 04



SOUTH ELEVATION OF BUILDING 04

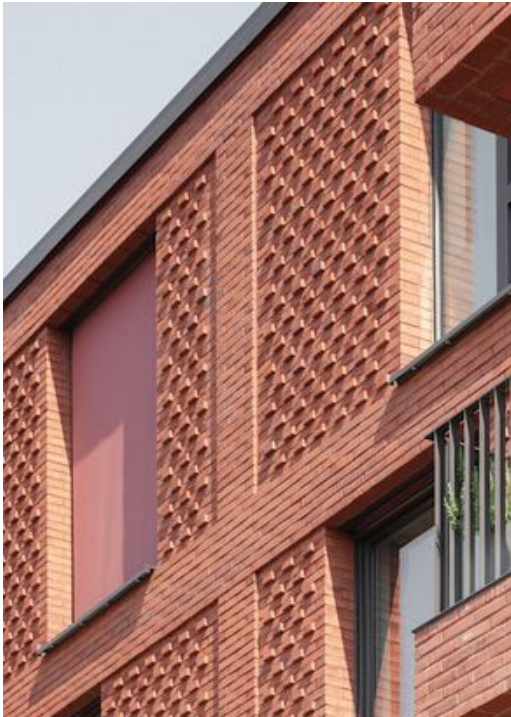


3.18 Appearance

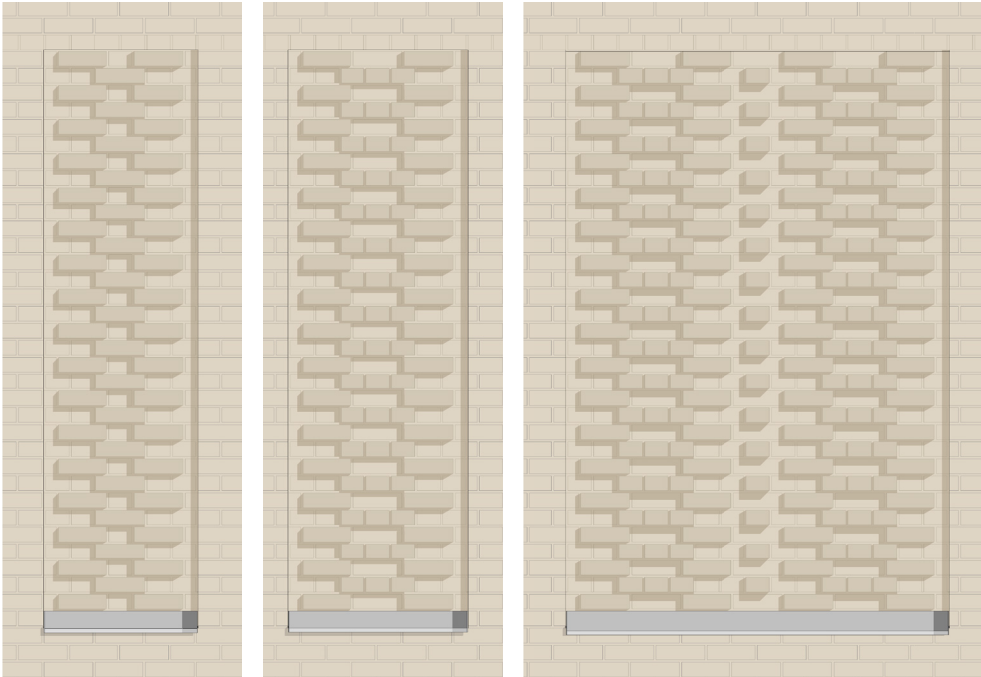
PHOTOS OF EXISTING BRICKWORK TO ST GABRIEL'S



PRECEDENT



ELEVATIONAL TESTS FOR BUILDING 04





3.18 Appearance

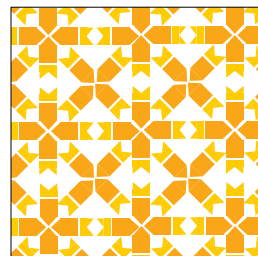
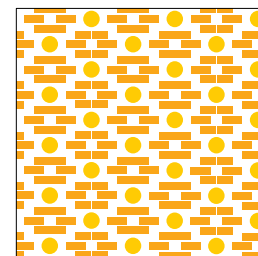
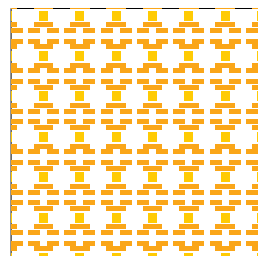
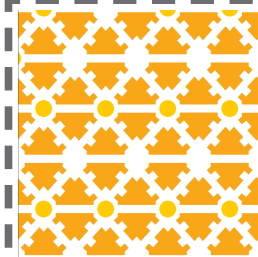
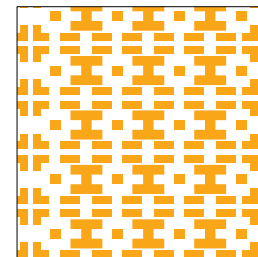
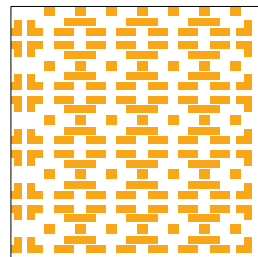
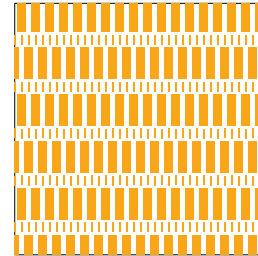
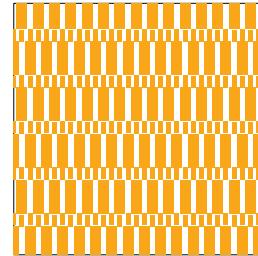
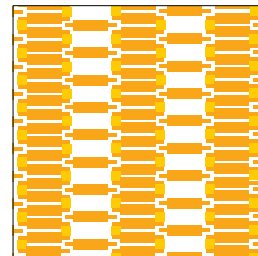
PERFORATED SCREENS

To provide natural ventilation to the bedrooms within the new buildings, the facade design includes perforated screens with openable full height glazed windows behind.

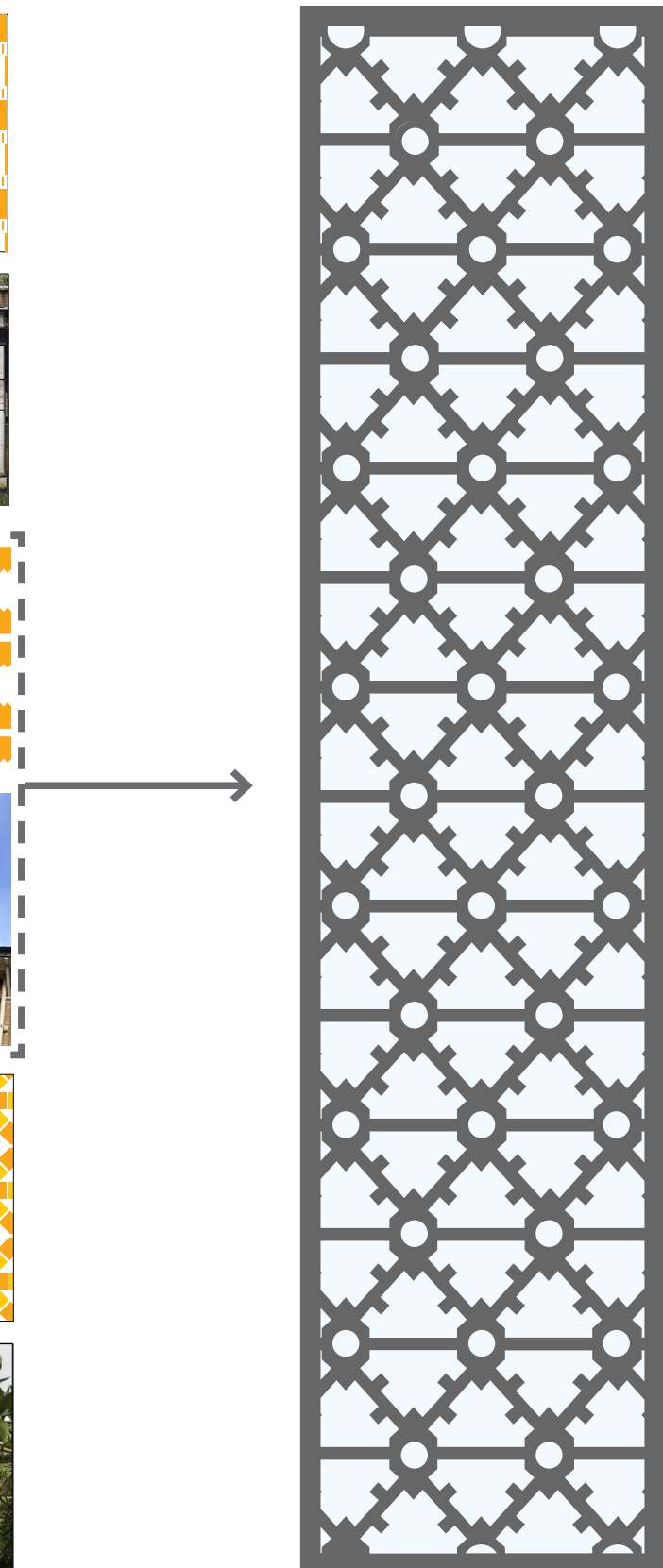
The perforate screen itself is another opportunity to further reference the existing buildings in the facade of the new build elements. A number of patterns were explored, all of which were derived from the design of the existing St Gabriel's and Chapel buildings. The selected pattern was derived from the stepping of the brickwork around the roof structure.

DETAILED FACADE STUDIES

The page overleaf shows detailed facade bay studies for both the new buildings incorporating the design strategies described within this section of the document.



DESIGN DEVELOPMENT OF PERFORATED SCREEN PATTERN



PERFORATE SCREEN DESIGN



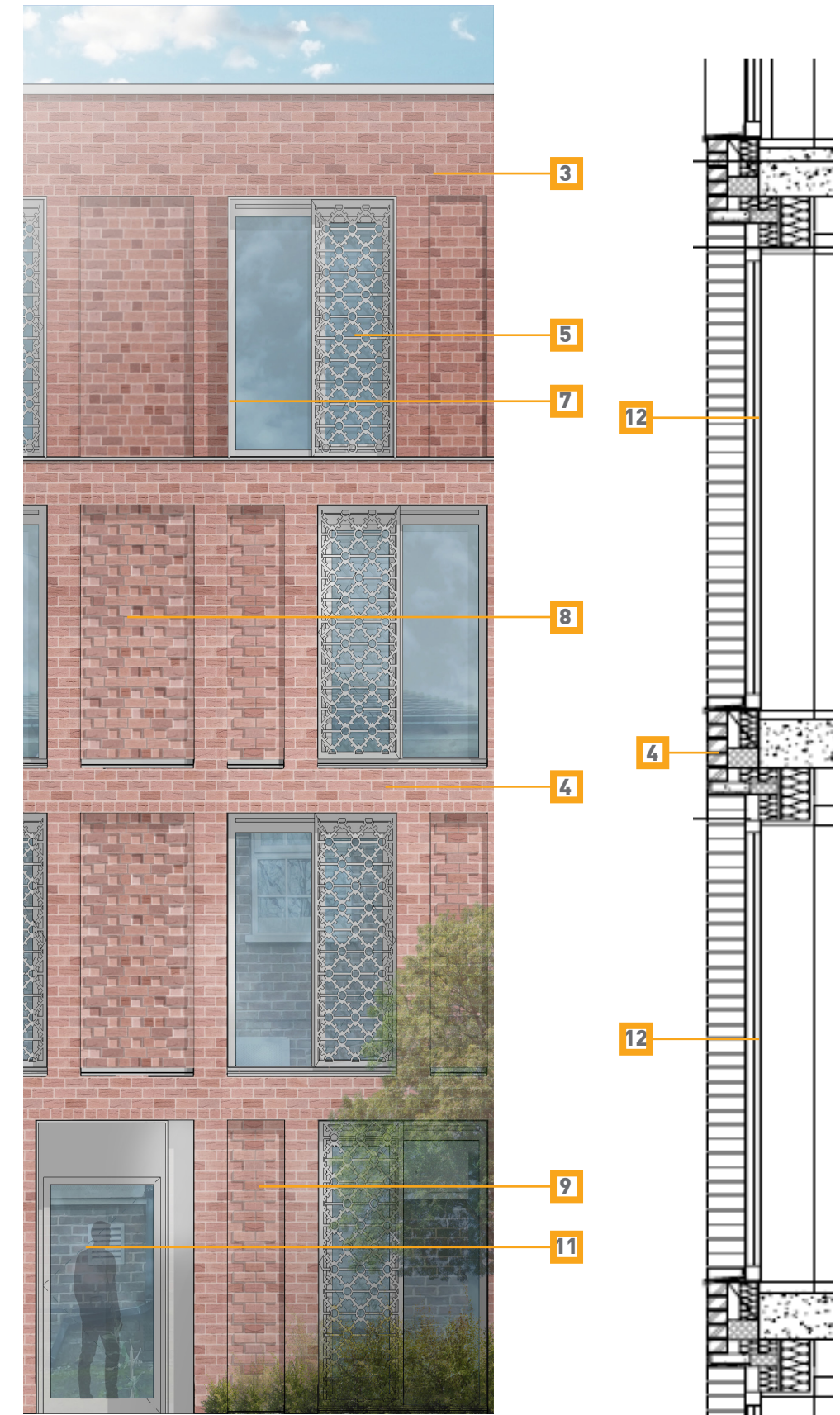
3.18 Appearance

KEY

1. Grey Brick - Standard hand set brickwork (Light Grey) with some variation to reference slate colour of St Gabriel's Roof.
2. Buff Brick - Buff brick in tonal range of existing St Gabriel's brick.
3. Mid-tone red/brown brick in similar tonal range of Woodthorpe Roof but desaturated in line with design development decisions.
4. Mid to Light toned red brick in similar tonal range of Woodthorpe Roof but desaturated in line with design development decisions.
5. Perforated metal vent panel (Patterned)
6. Metal spandrel panel
7. Brick Recess 'A' - 1/2 brick recess with flat brickwork.
8. Brick Recess 'B' - 1/2 brick recess with patterned brickwork.
9. Brick Recess 'C' - 1/2 brick recess with patterned brickwork at ground floor, depth of protruding brick to be nominal.
10. Metal Cill
11. Glazed Door
12. Full Height Glazing with full brick reveal.



DETAIL ELEVATION - BUILDING 03



DETAIL ELEVATION - BUILDING 04



3.18 Appearance



VIEW OF ST GABRIEL'S AND BUILDING 03

3.18 Appearance



VIEW INTO COURTYARD - BUILDING 03 & ST GABRIEL'S



VIEW INTO COURTYARD - BUILDING 04 & WOODTHORPE



3.19 Alterations

WINDOW SCHEDULE

The window schedule opposite was developed from visual inspections and condition surveys undertaken for the existing buildings during the pre-application stage, and used to inform the design process.

ST GABRIEL'S & THE CHAPEL

The original timber and metal framed windows are in poor condition with external redecoration required and numerous opening lights and sashes painted and sealed shut. Thermal performance is poor as evidenced by widespread secondary internal glazing. The UPVC double glazed replacement windows are in varying condition but generally in need of overhaul with broken opening restrictors and mismatched ironmongery.

WOODTHORPE

The UPVC windows are generally weathertight but are reaching the end of their life expectancy with numerous missing decorative muntin bars and stiff hinges and handles

SUMMARY

As a result of this initial survey a more in depth window survey is to be conducted to assess the full condition of the windows, with the intent to repair / replace where necessary, whilst keeping the same visual appearance, noted on the alterations drawings submitted as part of this application.

Room Number	Total Area (M ²)	Measurabl e Area (M ²)	Purge Ventilation Required (M ²)	Number of Windows	Window Reference	Material (Existing Window)	Sill Height	Head Height	Width	Features	Openable	Part K Compliant	Overall Structural Opening	Maximum PotentialPurge Ventilation Achieved (M ²)	Potential for Part F Compliance	Replace Window
101 ACCESSIBLE	35	32	1.6	1	W 001	N/A	N/A - Currently Door	Max - 2000	Max - 1900	Currently Front Door	N/A - Currently Door	N/A - Currently Door	3.8m2	Assuming 800mm above FFL for Part K compliance. (1200x1500)x2.25m 2 = Maximum 2.82 / 2 = 1.41m2	Window design needs to be reviewed - based on 50% currently not achieving required purge	Yes
102 ACCESSIBLE	21	18	0.9	2	W 002 - W003	W 002 - Timber Sash W 003 - Timber Sash	W 002 - 175mm - 175mm "Note survey seems to be incorrect based on site observation estimate of sill height"	W 002 - 2000mm W 003 - 2000mm	W 002 - 300mm W 003 - 900mm	Timber (painted white) sash window with Timber Shutters on the inside	Yes - acts as a sash window. The lower section can be opened upwards. There is currently a restrictor on both windows	No	4.05m2	((3000-750)x300)/2x(300-0-750)x900)/2x 2.025m2	Yes	Subject to window survey - restrictors to be reviewed
103 ACCESSIBLE	33	30	1.5	3	W 004 - W 005 - W 006	Bay Windows W 004 - Timber Sash W 005 - Timber Sash W 006 - Timber Sash	W 004 - 300mm W 005 - 300mm W 006 - 300mm	W 004 - 2000mm W 005 - 2000mm W 006 - 2000mm	W 004 - 850mm W 005 - 1500mm W 006 - 850mm	Timber (painted white) sash window with Timber Shutters on the inside of W 004, W 005 and W 006.	Yes - acts as a sash window. The lower section can be opened upwards. There is currently a restrictor on all windows	No	8.235m2	((2100/2+1350)x85-0+5.235 + (2100/2+1350 x1.822-2.235+1.822x4.117	Yes	Subject to window survey - restrictors to be reviewed
					W 007 - W 008 - W 009	Bay Windows W 007 - Timber	W 007 - 300mm	W 007 - 2000mm	W 007 - 850mm	Timber (painted white) sash window with Timber Shutters on the inside of W 007 and W 008.	W 007 - Yes lower section can open upwards. Top section could open			((2100/2+1350)x85		Subject to window survey -

WINDOW SCHEDULE - ST GABRIEL'S

Room Number	Total Area (M ²)	Measurabl e Area (M ²)	Purge Ventilation Required (M ²)	Number of Windows	Window Reference	Material (Existing Window)	Sill Height	Head Height	Width	Features	Openable	Part K Compliant	Overall Structural Opening	Purge Ventilation Achieved (M ²)	Potential for Part F Compliance	Replace Window
201	25	22.46	1.123	4	W 032 - W 033 - W 034 - W 035	W 032 - PVC W 033 - PVC W 034 - PVC W 035 - PVC	W 032 - 450 W 033 - 450 W 034 - 450 W 035 - 370	W 032 - 2260 W 033 - 2260 W 034 - 2260 W 035 - 1300	W 032 - 950 W 033 - 1160 W 034 - 950 W 035 - 1300	W 032, W 033, W 034 is a bay window. Overall split into 2 sections with click on dividers. W 035 - Split into 2 sections with click on dividers	W 032, W 033, W 034 - Acts like a sash window. Can open from top down or bottom up. W 035 - Acts like a sash window. Can open from top down or bottom up. All currently have restrictors.	W 032, W 033, W 034, W 035 - Yes - The bottom panel must have restrictors. W 035 - Yes - The bottom panel must have restrictors	8.03m2	Assuming the sash windows can only be opened top down. 0.618m x 0.688m (575x950)=(575x1160-0.326+2.63m2	Yes	Yes - due to poor condition
202	19	16.1	0.805	3	W 036 - W 037 - W 038	W 036 - PVC W 037 - PVC W 038 - PVC	W 036 - 630 W 037 - 1070 W 038 - 1070	W 036 - 2260 W 037 - 2190 W 038 - 2050	W 036 - 1300 W 037 - 675 W 038 - 675	W 036 - Sash window W 037 - split into 2 panels with click on dividers W 038 - split into 2 panels with click on dividers	W 036 - acts like a sash window. Can open from top down or bottom up. W 037 - split into 2 panels with click on dividers W 038 - top section opens	W 036 - Yes - The bottom panel must have restrictors. W 037 and W 038 - Yes	3.65m2	Assuming the sash windows can only be opened top down. 0.618m x 0.688m (Approx)=1.11m2	Yes	Yes - due to poor condition
					W 039 - W040					W 039 - split into 2 panels	W 039 - top section opens					

WINDOW SCHEDULE - WOODTHORPE



3.19 Alterations

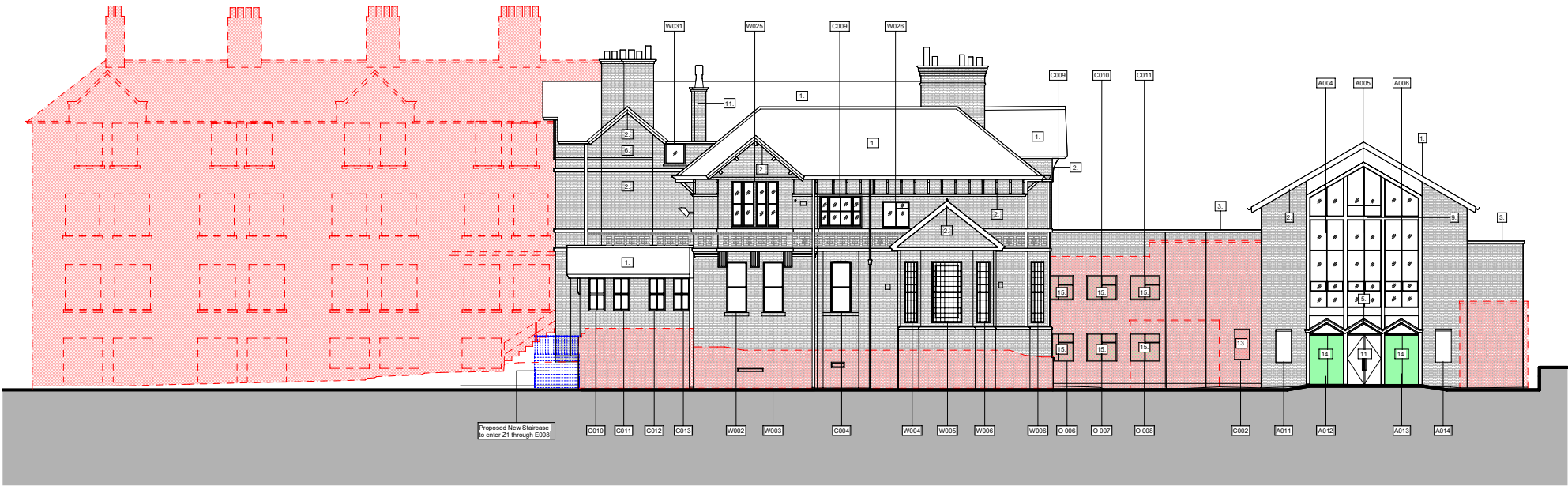
APPROACH

Demolition and alteration drawings have been included as part of this planning submission in order to better display the demolition / alterations effecting the existing buildings. This set of drawings will indicate demolition, areas of making good and incorporate general condition comments included in site condition surveys undertaken during the pre-application design stage. A schedule of works has also been included below to provide further information.

As part of ongoing design works structural surveys and inspections have been conducted to ascertain the existing buildup of floors, columns and walls in the existing buildings and have been used to inform design work on any alterations.

Schedule of Work

Item	Work Description
Main Building	
1	Re-lay slate roof coverings
2	Isolated repairs to timber roof structures
3	Renew all lead flashings
4	Renew slate roofs over library and chapel
5	Repairs to exposed roof joinery
6	Investigations to flat roof coverings
7	Overlay flat roof coverings
8	Upgrade roof insulation
9	Replace rainwater goods
10	Replace linings to lead gutters
11	Install lightning protection
12	Repointing to external walls
13	Rebuild chimney stacks
14	Rebuild flat roof parapets
15	Replace spalled lintels
16	Re-bed and re-point copings
17	Replace spalled and rotten window sills
18	Long term repairs to window sills and concrete frame
19	Anti-bird netting and spikes
20	Investigation and repairs to uneven timber floors
21	Window replacements
22	Hack off and replace damaged plaster to walls
23	Replace water damaged ceilings
Woodthorpe Building	
24	Fix loose / damaged roof tiles
25	Repoint roof verges
26	Repair / replace external joinery
27	Lead flashing repairs and replacements
28	Upgrade roof insulation
29	Re-cover bay roofs
30	Replace rainwater goods
31	Clear air bricks and roof vents
32	Structural investigation and repairs to bay
33	Re-bed and re-point parapet copings
34	Make good holes and penetrations in external brickwork
35	Investigation and repairs to uneven timber floors
36	Overhaul or replace windows
37	Redecorate external joinery
38	Patch re-pointing to external walls
39	Hack off and replace damaged plaster to walls
40	Replace water damaged ceilings



ALTERATIONS ELEVATION (SOUTH) - ST GABRIEL'S



ALTERATIONS ELEVATION (NORTH) - WOODTHORPE



ALTERATIONS ELEVATION (SOUTH) - WOODTHORPE

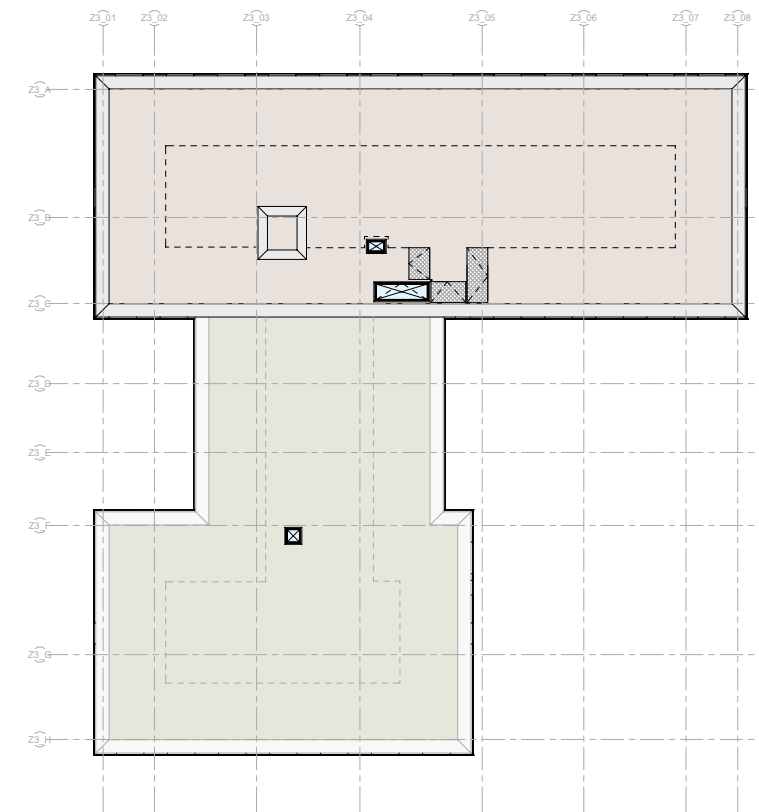


3.20 Roof Treatment

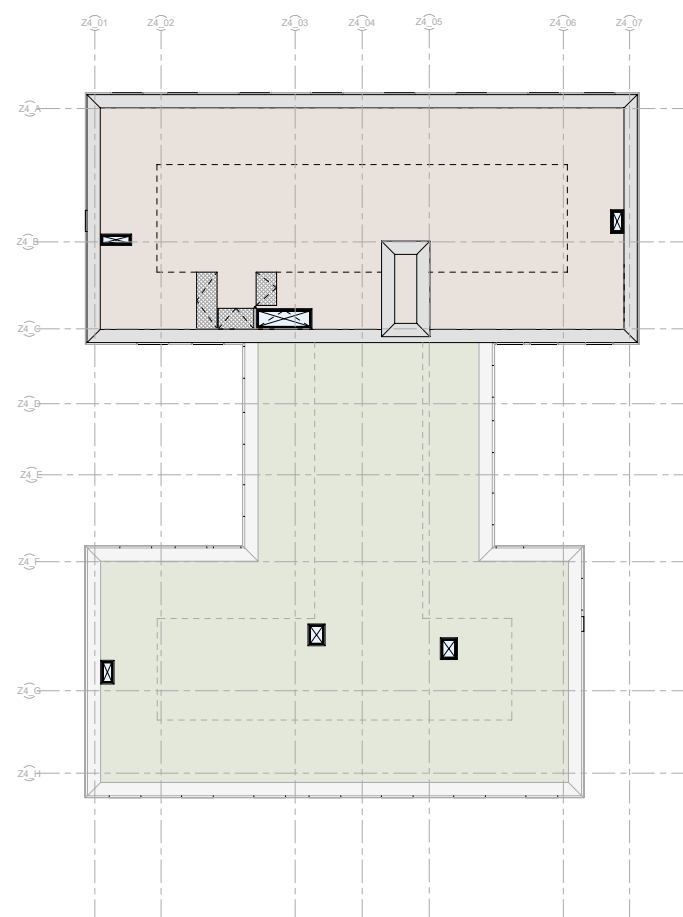
APPROACH

Whilst the roof spaces on the new build elements are only accessed for maintenance purposes the intent is to utilise the lower roof spaces to assist in rainwater attenuation across the scheme. Whilst a separate tank will likely be required based on investigations at this stage, having the roof spaces as part of the strategy will limit its size. The scheme also provides an 18% increase in the total amount of soft landscaping across the site (not including the roof spaces) meaning the proposal is performing quantifiably better in terms of rainwater attenuation overall. The use of the sedum roof covering will also encourage increased biodiversity on the site.

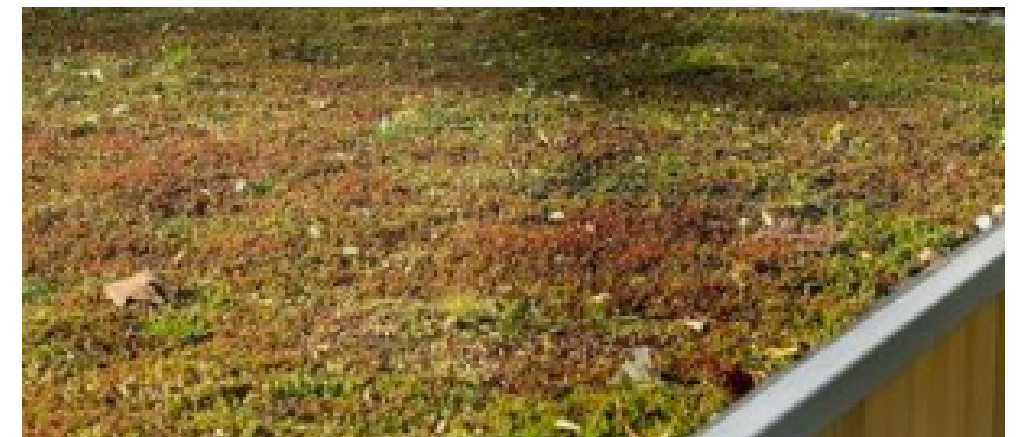
Stair access via a hatch is afforded from the top of the stair, with foldable edge protection. No plant is anticipated to be on the roof, the only element above the roof will be 2 low level fan extracts from the push-pull smoke extract system.



ROOF PLAN - BUILDING 03



ROOF PLAN - BUILDING 04



EXAMPLES OF SEDUM ROOF COVERINGS





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 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 in the chapel.

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.

WIDTH OF INTERNAL CIRCULATION ROUTES

All primary circulation corridors are minimum 1500mm wide with passing places where required

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. 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 utilizing references from BS9991.

ACCESSIBLE PARKING SPACES

Accessible parking spaces are located in front of St Gabriel's Lodge on the existing drive (2No.) for use by residents.

4.2 Transport

OVERVIEW

The following has been extracted from the Transport Statement submitted as part of this application. A trip generation exercise has been undertaken using the TRICS v 7.9.1 database. A series of other similar sites have been compared to create a bespoke trip rate based on car-free environments. This has shown that, based on 318 single occupancy units, a maximum of four vehicle trips during the peak hour(20-21.00) would be expected at the proposed development. The report has also estimated the total people trips by mode of travel. With a maximum of 40 pedestrian trips and 23 public transport trips anticipated during peak hours, it is anticipated that the local transport network would not be adversely impacted.

PUBLIC TRANSPORT

The site provides high levels of public transport accessibility with the closest bus stop located on Oxford Road approximately 250m from the site. Oxford Road bus stances are sheltered and equipped with seating and timetabling information. Residents and visitors can use the existing bus infrastructure to travel to Stockport to the south and Manchester city centre to the north. Further connecting services can be acquired to Stretford, Didsbury and railway stations at Levenshume, Mauldeth Park and Manchester Piccadilly. Manchester Piccadilly can be accessed via an approximate 18 minute journey on the Stagecoach Manchester 147 service, which stops 250m from the development site.

EXISTING ROAD INFRASTRUCTURE

The site is located off Oxford Place which has a 20mph speed limit. On-street parking is prevalent on the northern carriageway of Oxford Place as well as surrounding streets. Oxford Road, located 200m to the west of the site has a 30mph speed limit although is subject to bus gate controls further to the north towards Manchester City Centre.

WALKING CONDITIONS

The surrounding streets provide pedestrian footways, street lighting and dropped kerbs are equipped as a minimum at each crossing point. In addition to this, Oxford Road has signalised crossing facilities in multiple locations providing controlled crossing to Manchester University and other local facilities on Oxford Road. Typical

Walking distances include:
Manchester University - 850m
Manchester Royal Infirmary - 650m
Nearest Bus Stop - 250m
Oxford Road - 200m

CYCLING CONDITIONS

The streets surrounding the site are well equipped to provide a safe and inviting cycle culture for new residents. As well as a dedicated Bee Cycle Network Point directly across from the site on Oxford Place, there are dedicated cycle lanes provided along Oxford Road towards Manchester University. Cyclists would be able to gain access to Whitworth Park, Manchester University, Manchester Royal Infirmary and other local facilities through utilizing the cycle lanes provided on Oxford Road.



4.3 Accessible Bedrooms

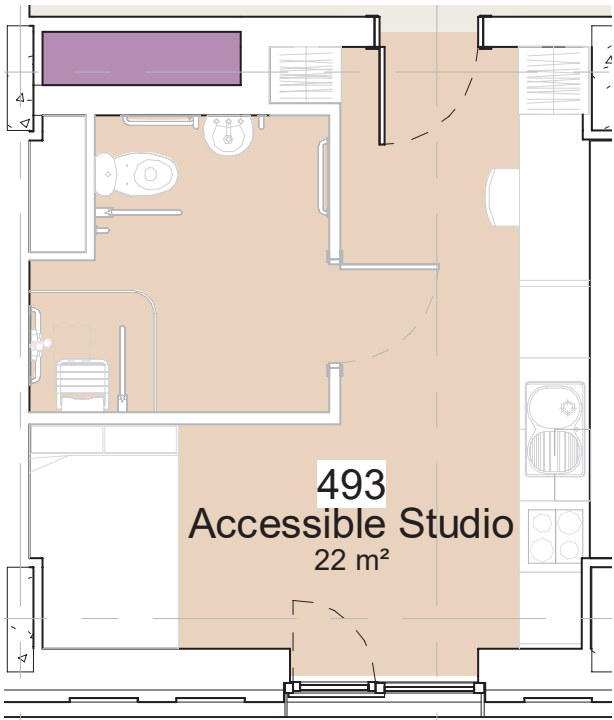
APPROACH

Internally, the new-build accommodation main entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is served by lift and stair core containing two passenger lifts.

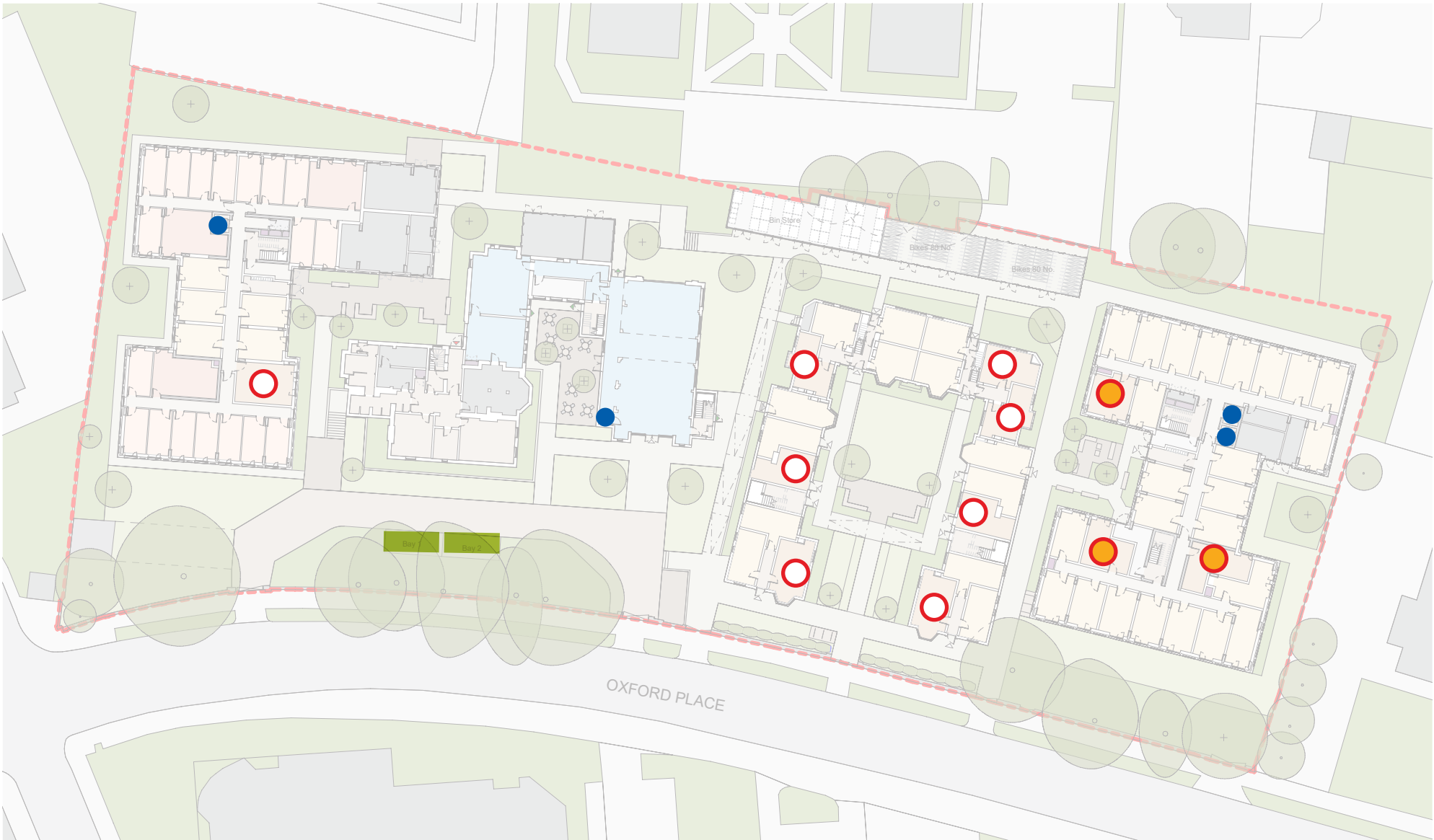
All rooms are located along wheelchair accessible routes from the vertical circulation cores. The internal circulation strategy will be developed to meet the requirements for Approved Document Part M.

As demonstrated in the accommodation schedule the scheme meets the 5% provision of accessible/adaptable bedrooms and studios as per the requirements of Part M

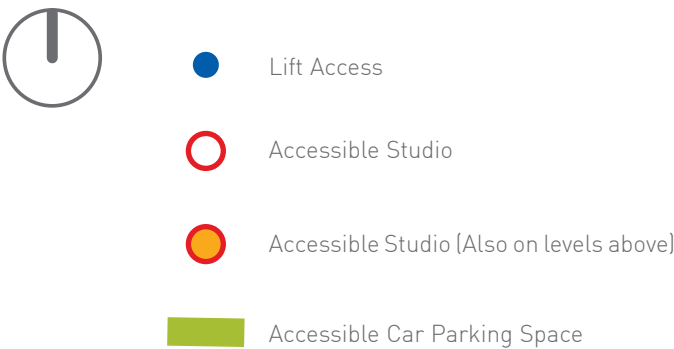
Given the nature of the existing buildings it is not feasible to retro-fit a lift into both St Gabriel's Lodge (Albeit a lift will serve both levels of the amenity space) and Woodthorpe given the tight circulation spaces existing in the buildings and level changes on upper floor levels that cannot be overcome with compliant ramps due to space constraints. The landscape around the ground floor of Woodthorpe has been developed to give level access to all rooms to allow 7 of the 18 Accessible Studios to be in the existing building.



Accessible Studio in Z4



KEY - DIAGRAM SHOWING LOCATION OF ACCESSIBLE UNITS





4.4 Vehicle Access - Parking / Servicing

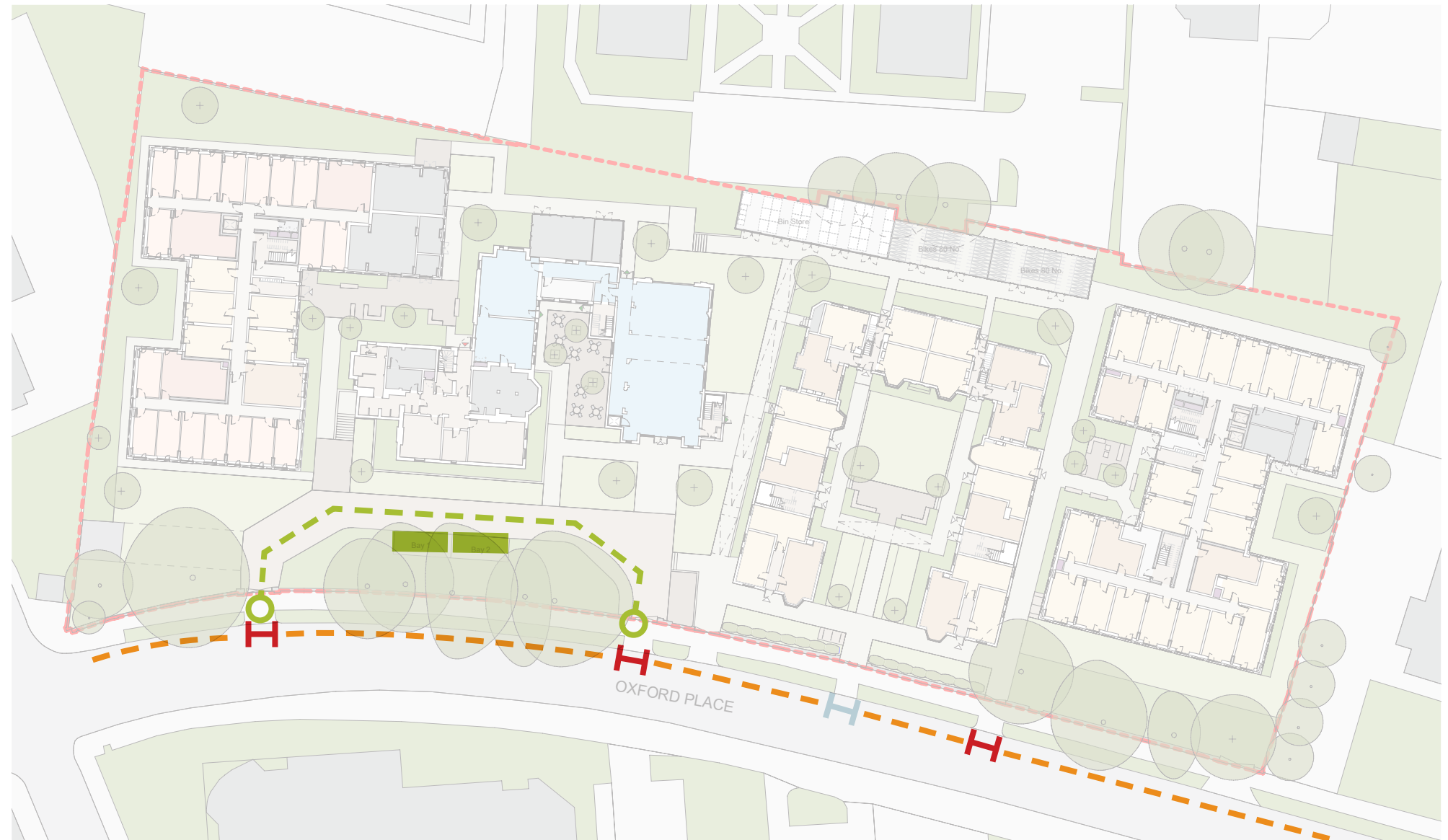
APPROACH

The development is proposed to be largely car free, with the exception of delivery and emergency vehicles. Two electric vehicle charging equipped blue badge holder spaces would also be provided, although it is intended that these would be used for drop off and pick up purposes only. Other than emergency vehicles, vehicular traffic on site would be confined to one entry and exit loop in front of St Gabriel's Chapel. Vehicular entry to the site would be gated and controlled. At this stage it is anticipated entry would be operated via an electronic fob and intercom system.

General vehicle access would be limited to delivery and blue badge holders only during normal parts of the year. Entry would be controlled via a fob and intercom arrangement. Special dispensation would be allowed for 'moving in / moving out' days. 'move in / move out' strategy would be operated by the site management team. This would likely involve the use of an online booking portal which would allocate new or departing residents a timeslot in which they could access the site with a vehicle for packing / unpacking. The incorporation of a time slot system would avoid residents arriving during congested periods and impacting on Oxford Place and the local road network surrounding the site.

The tracking shown adjacent evidences the existing drive, expanded as per the landscape strategy, is sufficient to allow a large box van (7.5tonne) to provide single direction transit across the site. This tracking covers any vehicle that may be used by residents to access the accessible parking spaces and also meet the requirements to be able to pick up and drop off replacement parts of demountable plant as part of ongoing site maintenance and repair.

Traffic Regulation Orders (TROs) are in place along Oxford Place to safeguard these existing accesses. As part of the proposed development these TROs would be amended to accommodate revised vehicle access arrangements to the site.



KEY - DIAGRAM SHOWING VEHICLE ACCESS IN AND AROUND SITE



- Current on-street parking
- TRO's (Existing)
- TRO's (Recommended)
- On-site vehicle traffic
- Accessible Car Parking Space



VEHICLE TRACKING - 7.5T VAN



4.4 Vehicle Access - Fire Tender Access

APPROACH

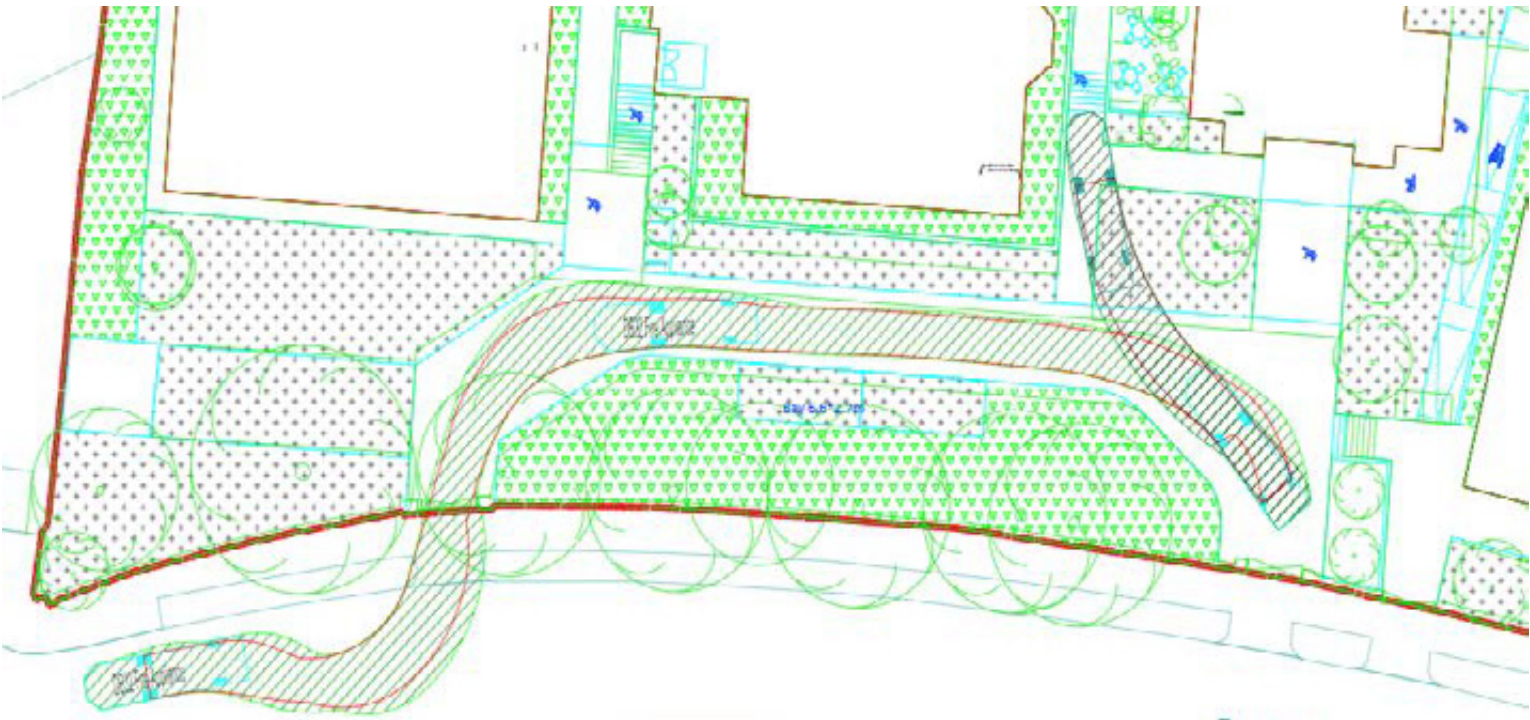
A total of four points have been identified to ensure fire tender vehicles can access all parts of the property. This is further detailed in the Fire Strategy document prepared by OFR Consultants. Swept Path Analysis (SPA) has been prepared to demonstrate the accessibility of the four access points. The fire tender represents the most robust case in terms of typical emergency vehicles and therefore it can be assumed that ambulance and police services could also access the site.

Fire tender access Points 1 and 2 are situated in front of St Gabriels Chapel and provide access to the front and rear of the western portion of the site.

The emergency vehicle is able to enter and exit from the proposed vehicle access points. To access fire tender access Point 2 the vehicle has to reverse over a small landscaped section. This would include a reinforced build up to allow the vehicle to drive over without risk of damage

Fire tender access Point 3 is located at the centre of the site at the Woodthorpe Building. The vehicle would be required to reverse in to the access in front of the Woodthorpe building, which would normally be accessed by pedestrians only. The vehicle would then reverse a total of 20m from the access to reach the fire tender access point. To facilitate fire tender access point 3 a further TRO may be required to ensure on-street parking which could block the entry point at Woodthorpe is not permitted.

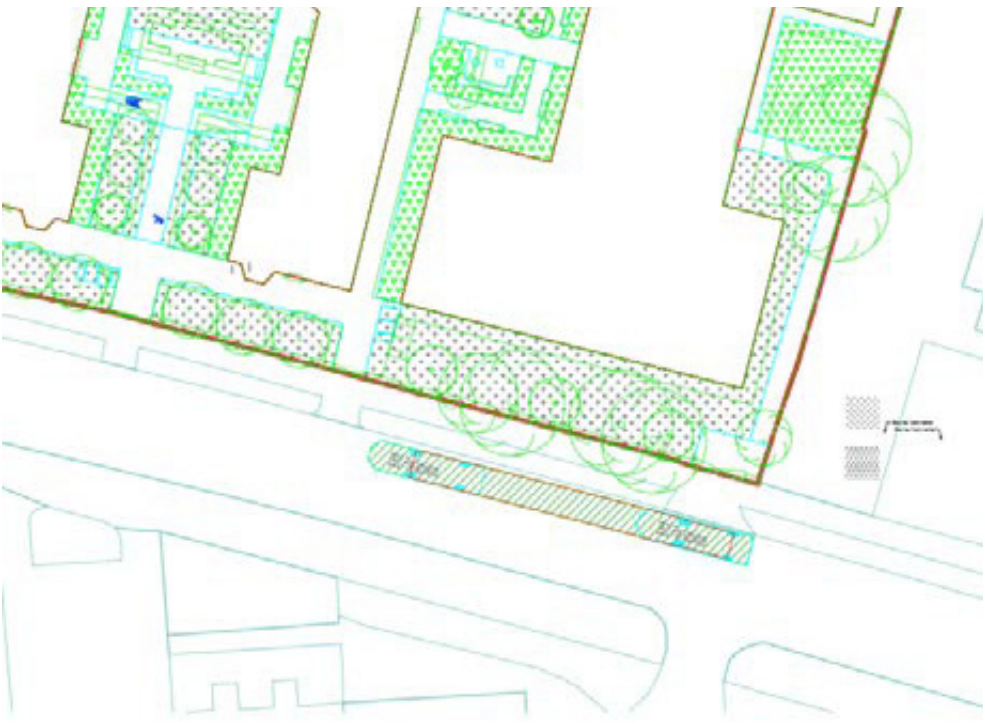
Fire tender access Point 4 is located on Oxford Place. The key requirement is that the vehicle rear end can be located 45m (hose length) from all parts of the site. Fire tender access Point 4 allows the eastern portion of the site to be covered. This also accounts for vehicles being parked on Oxford Place, although in this instance there would be a partial blockage to the carriageway in emergency events only.



Analysis covering two access points, one in front of Building 03 and the second required to the courtyard in between the lodge and the chapel.



Fire tender access to Woodthorpe, engine can reverse up to 20m into the site to the required access point



Fire tender access to Building 04 will be from the street accessed through the existing gate access point

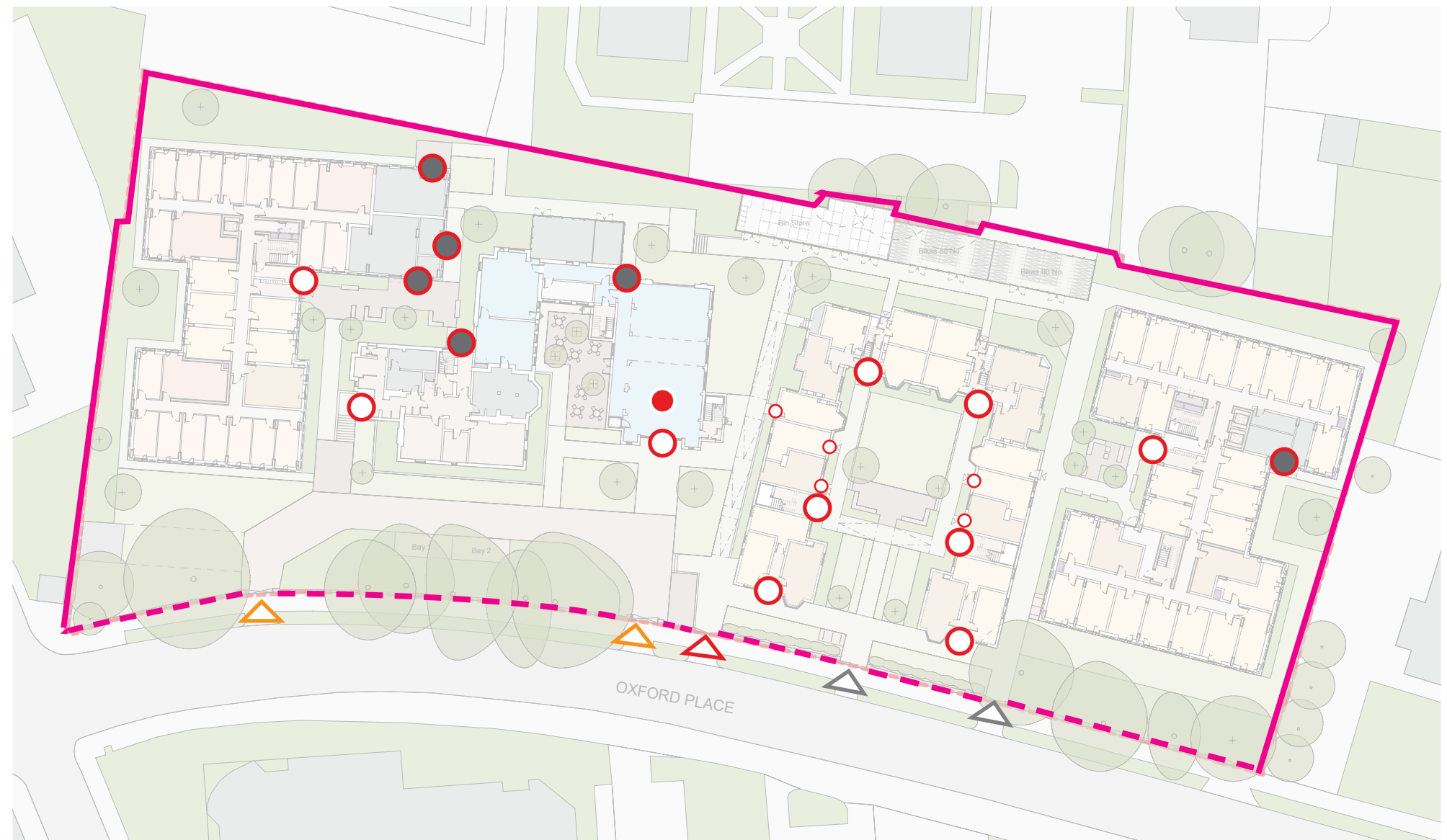


4.5 Security

APPROACH

The site will be managed by a permanent on site team, from the reception/staff area situated within the Chapel building, as indicated on the adjacent plan diagram. Each building will have secure fob access to all entrances.

The buildings will be designed in accordance with the recommendations of the Crime Impact Statement produced by Greater Manchester Police.



KEY - DIAGRAM SHOWING ACCESS POINTS / ENTRANCES



Pedestrian Entrance



Vehicle Entrance



Access & Maintenance Only



Apartment Entrance (External)



BOH External Door



Main Building Entrance

Site Boundary Wall

Site Boundary wall (low)



Main Concierge



4.6 Waste Management Strategy

BIN STORES & REFUSE COLLECTION

The bin store for all of the blocks is a lightweight structure clad in perforate metal screens situated on the rear boundary wall of the site. The bin store will benefit from ventilation, impermeable surfaces and a nearby water tap to assist in cleaning. There is no intention to compact or process the waste on site.

The on-site building management team at St. Gabriel's would bring the bins out to an agreed collection point immediately prior to collection and returned immediately after and to ensure areas are kept clean. The bin lorry will pull up over the exit gate to St Gabriel's driveway to collect the bins from the temporary store next to the gate.

All routes for transferring bins will be step free and will have a minimum width of 1.54m, ensuring adequate maneuvering space.

RESIDENTS WASTE STRATEGY

Residents will benefit from three colour coded waste bins within each kitchen / studio unit. The waste will then be transferred from each unit by the respective residents. The oversight for waste management would be from the on-site facilities management team for the development. They would ensure that residents are informed about recycling, that the bin stores are kept clean and if there is a need to rotate full bins and present them for filling by residents they will do so.



KEY - WASTE STRATEGY



Bin Lorry Collection Point

Temporary Bin Store (In Landscape)

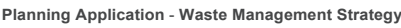
Collection route to street

Bin Store

Route for management to move bins



Appendix E Proforma for Planning Applications



Estimated volumes/ m² required by the development

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	Not applicable for this application.	Not applicable for this application.
Pulpable Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Mixed Recycling	140 / 240	Not applicable for this application.	Not applicable for this application.
Garden Waste	140 / 240	Not applicable for this application.	Not applicable for this application.
Food Waste	-	Not applicable for this application.	Not applicable for this application.

0.43m ² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	Yes/ No - how much space has been provided? 137 sqm
--	---

Residents will transfer waste from their apartment to the bin store. The On Site Buildings Management would oversee the collection of waste and monitor how full the bins are.

The on site management would transfer the bins to an agreed collection point (as shown starred above) and will return the bins to the bin store immediately after collection has taken place. This would be under the direction of the on site Building Manager.

Detailed plans of waste stores	Y
Location plans showing stores	
Location plans showing the proposed collection point and the route the collection vehicle will take	Y

Residential Waste						
The Proposed Recycling Waste Calculations are given below.						
Dwellings		318				
Weekly Waste Forecast						
G206 Waste Forecast (110 litres per Apartment per Week)						
		= 34300 litres per week				
Bin Storage Requirement		0.43 sq m per apartment		= 137		sqm
		Plus Manoeuvring Space				
Recycling Streams Based on G204		Waste Recycling				Total
		General Refuse	Organic	Paper/ Card	Plastics/ Metal/ Glass	
		40%	24%	24%		
		11000t Eurobin	240 litre	1100t Eurobin	1100t Eurobin	
		1710t	777t	85t	85t	3420t
Bin Storage 11000t Eurobins		16			8	32
Bin Storage 2400t bins			4			4

ST. GABRIEL'S | 73



4.7 Access & Maintenance Strategy

APPROACH

Given the nature of the proposal in that it has both new and existing buildings, the strategy for both will need to differ to cater to specific needs. Below is a short summary of the Access & Maintenance strategy at planning stage, based on the information currently available. As the project progresses and further window condition surveys are conducted and inputted into the window schedule, specific access and maintenance requirements and strategies will be developed, particularly with regards to the existing buildings given the eclectic mix of window types.

ST. GABRIEL’S LODGE - PROPOSED DRAFT STRATEGY

WINDOW CLEANING

- Window cleaning will be via a pole externally, care has been taken in the landscape design to provide access points around the existing buildings for pole cleaning.

WINDOW REPLACEMENT

- The existing windows will all be either repaired or replaced upon review as part of the design proposals.
- The windows are predominantly sash or broken up into smaller panes and can be internally beaded and replaced internally.
- Due to the higher ceiling heights in the Lodge, scaffold may need to be erected internally in order to reach and replace panes at the top of windows.
- Note: A window schedule will detail sill heights of all existing windows, some panes may be able to be replaced without the need for any temporary edge protection, however given the age of the buildings, a large proportion of window sills fall below levels of edge protection detailed in Part K and as such internal replacement may require temporary measures to be put in place.

ROOF ACCESS

- Access to external gutters for cleaning will be via MEWP.
- Given the shape of the roof space on the lodge, there are internal sections of roof not accessible via MEWP or visible from outside. MEWP Access for inspection of internal valley gutter and pitched roof areas to assess if maintenance is required. For maintenance access to these areas, options have been proposed to be reviewed at the next design stage:
 - Scaffold Access
 - Review possibility of new roof hatch in stair landing of lodge, to assess viability of access from L02 into internal roof spaces.

THE CHAPEL

WINDOW CLEANING

- Window cleaning will be via a pole externally, care has been taken in the landscape design to provide access points around the existing buildings for pole cleaning.
- Taller windows at first floor will need a strategy for internal pole cleaning given the height of the space.

WINDOW REPLACEMENT

- Windows at ground floor to be internally beaded.
- Given the age of the building, all windows are broken up into smaller panes and can be replaced internally.
- 2 new glazed screens are proposed at GF, which are the largest panes in the existing building; these can be manoeuvred internally and taken out / replaced through the same opening.
- Given the height of the windows at L01 of the chapel, if replacement is required, a scaffold may need to be erected internally for access.
- The feature window at the front of the Chapel will have the following options to be reviewed at a later design stage:
 - External replacement via MEWP
 - Internal replacement via scaffold (depending on height of pane needing replacement)
- A window system has not yet been procured for the replacement feature window and will impact on strategy selection.

WOODTHORPE - PROPOSED DRAFT STRATEGY

WINDOW CLEANING

- Window cleaning will be via a pole externally, care has been taken in the landscape design to provide access points around the existing buildings for pole cleaning.

WINDOW REPLACEMENT

- The existing windows will all be either repaired or replaced upon review as part of the design proposals.
- The windows are predominantly sash or opening, broken up into smaller panes and can be internally beaded and replaced internally.
- Note: A window schedule will detail sill heights of all existing windows, some panes may be able to be replaced without the need for any temporary edge protection, however given the age of the buildings, a large proportion of window sills fall below levels of edge protection detailed in Part K and as such internal replacement may require temporary measures to be put in place.

ROOF ACCESS

- Roof access for maintenance and cleaning will be via temporary erection of aluminium scaffold.
- Visual inspection of the roof for maintenance will be from ground level or via MEWP if closer inspection is required.
- Maintenance strategy for Woodthorpe to depend on what work is required, to be assessed on a case-by-case basis, either:
 - MEWP
 - Scaffold

NEW BUILDING 03 (WEST) - PROPOSED DRAFT STRATEGY

WINDOW CLEANING

- Window cleaning will be via a pole externally, care has been taken in the landscape design to provide access points around the existing buildings for pole cleaning.
- The gable end elevations on Building 03 (West) have a strip of windows into the communal cluster corridor. Given the proximity to the boundary (1.5-2m), further work is required to see if pole cleaning the windows is possible (consultation with management and cleaning contractors required). As such, the following options are to be reviewed:
 - Pole Clean all windows on western gable elevation (Preferred)
 - Split window with central transom, top portion internally opening, side hung window. Transom above required height for Part K compliance, bottom half cleaned via extended pole internally.

WINDOW REPLACEMENT

- Ground floor windows to be internally beaded and removed, manoeuvred inside the rooms and taken out / replaced via the same opening.
- Above L01, proposed windows all consist of large full height (Approx 2.4m) panes and to be replaced externally.
- External access above ground floor via scissor lift MEWP.
- As with the cleaning strategy, the West gable end elevation closest to the boundary, there are 3 strategies being considered:
 - Access via Boom Articulated MEWP, unit to be setup at end of gable with sufficient arm reach.
 - Erect Scaffold
 - Split window with transom, internally bead window and take replacement glass in lift.

ROOF ACCESS

- Lower section of roof to Building 03 can be accessed via the core on L04.
- Stair access via a hatch is afforded from the top of the stair, with foldable edge protection to be erected as the operative comes up the stair to give them a safe path from the stair at the edge of the building into the centre of the roof within the mansafe system zone to allow them to clip on.

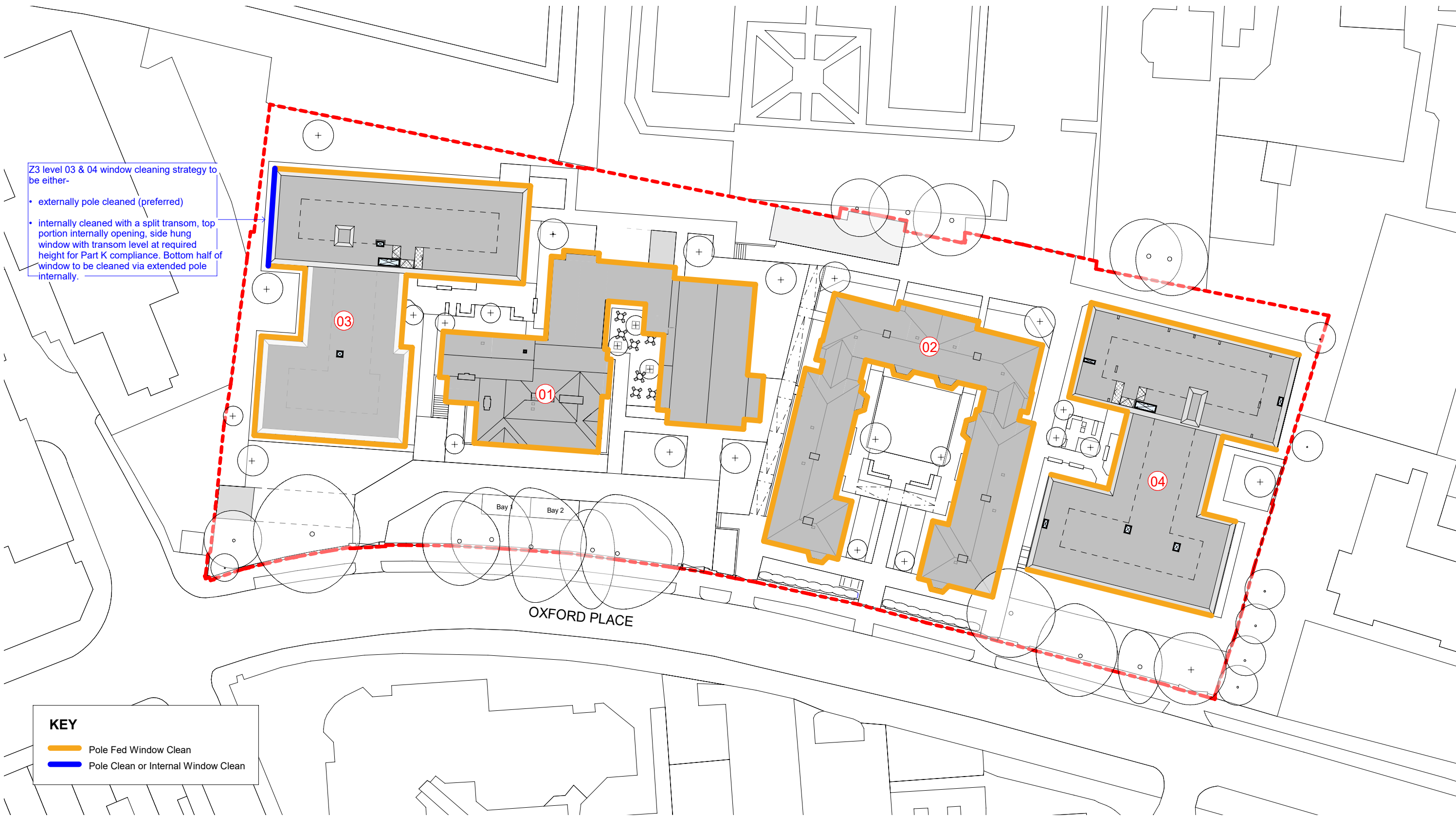
NEW BUILDING 04 (EAST)- PROPOSED DRAFT STRATEGY

The A&M Strategy for Building 04 matches that of Building 03 with the following exceptions:

- Window cleaning strategies are not required for gable ends without windows.

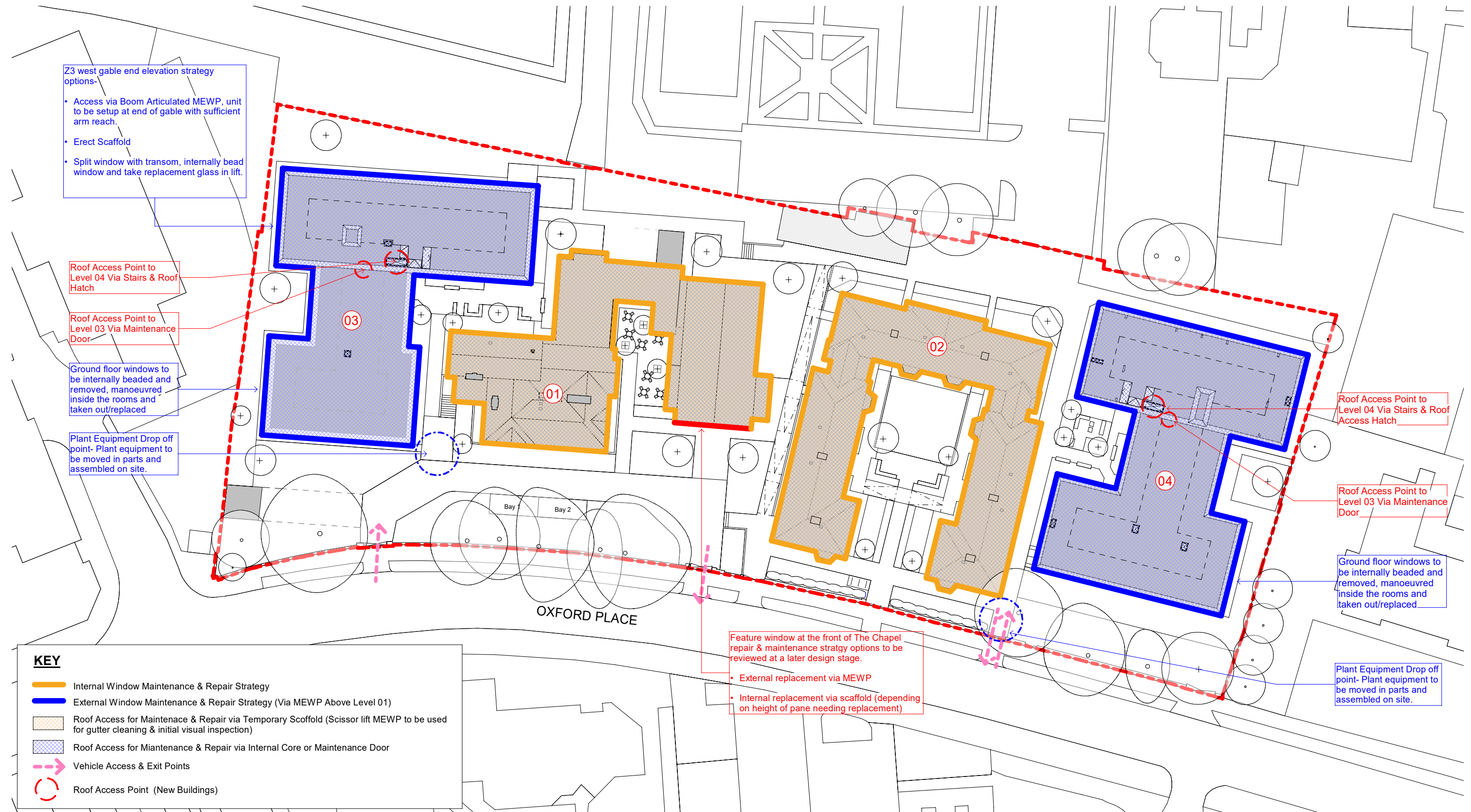


4.7 Access & Maintenance Strategy - Cleaning





4.7 Access & Maintenance Strategy - Maintenance / Replacement



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