Carson Sall

Moss Lane East, Manchester

Design & Access Statement

October 2022

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1_INTRODUCTION

1. Introduction

1.10 Overview

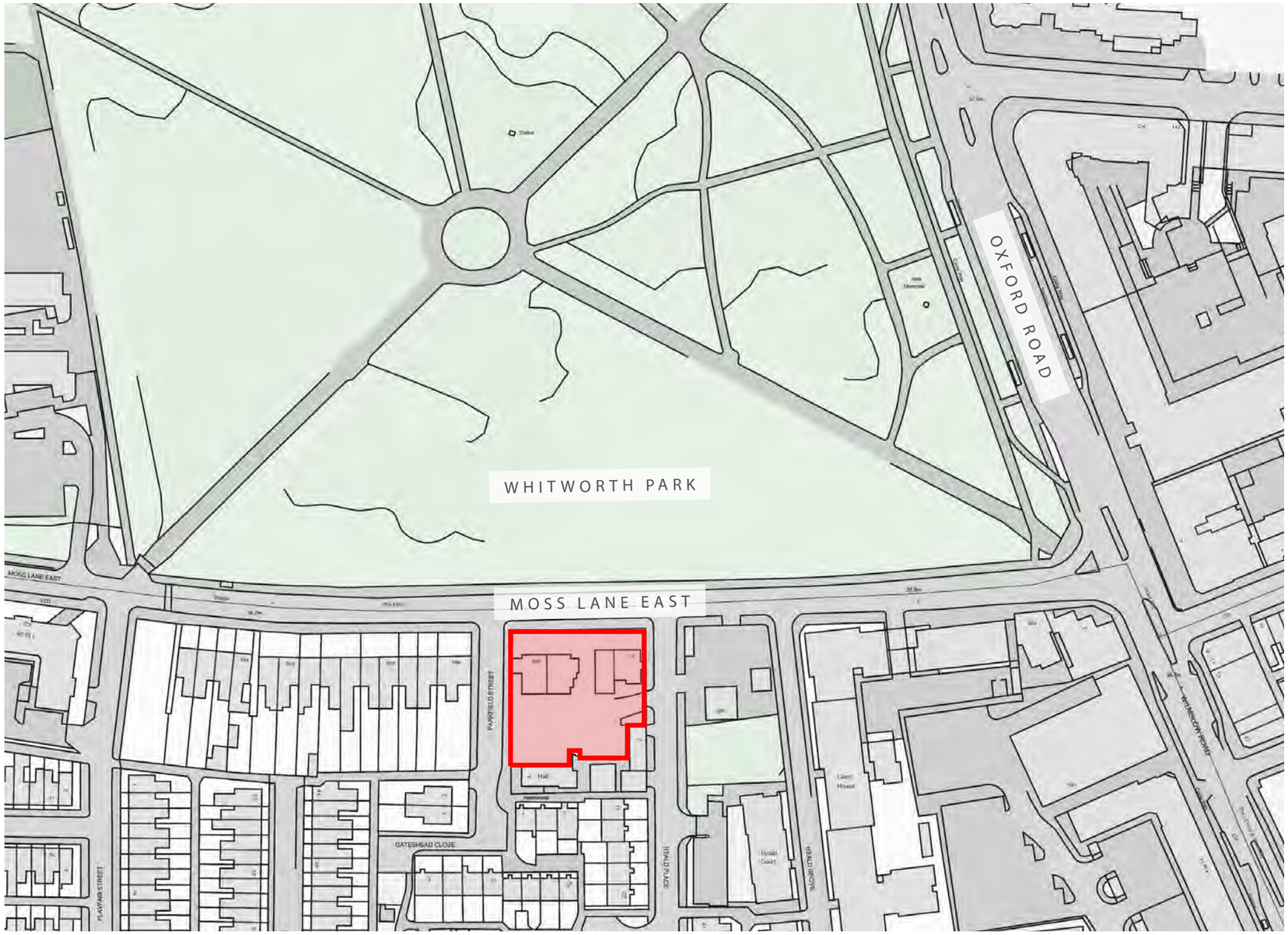
The site comprises of land and property at 466-472 Moss Lane and historically consists of a large detached property on the site that was formally a large dwelling. Now consisting of 28 self-contained apartments, the property was first converted to apartments in the 1980's.

Application : 100055/FO/2012/S1 | Change of use of basement to create three 1-bedroom flats (providing 12 flats in total), installation of seven light-wells and the provision of three additional parking spaces. | 470-472 Moss Lane East Moss Side Manchester M14 4PJ

Application : F17763 | Approved in 1982 - restoration and change of use of building from 14 bedsits to 12 self contained flats.

We have not been able to obtain drawings for the works which were carried out when the building was in a very severe state of dilapidation and was on the risk register.

The site comprises of two standalone properties no.'s 466-468 and 470-472 and a car park at the rear. The semi-detached property 466-468, on the west of the site, is grade 2 listed and will be retained. The property at 470-472 on the east side is not locally listed and will be demolished.



466-472 Moss Lane East Existing Site Plan

1. Introduction

1.11 The Applicant

CS Moss Lane East Limited (CML) is a group company of Cityside, which is a privately owned forward-thinking property development company driven by a passion for great design, regeneration, sustainable place-making and community cohesion.

This is why they engage the council, local community and other key project stakeholders early on in the planning process.

CML is a hub for partnership and innovation. CML create successful developments through collaborative relationships with our strategic partners. CML work with other like-minded innovators to achieve the best possible outcomes on every development. They work very closely with our funding partners to align our incentives as early as possible. CML aspires to set new standards of excellence and is a business here for the long term.

CS Moss Lane East Limited regeneration project - Silk Works, Cheshire

1. Introduction

1.12 The Architect

CarsonSall is an innovative design studio whose practice spans the fields of architecture, construction, development and heritage. Our work is in the UK and overseas, with offices in London, Glasgow and Manchester.

Our award winning team, led by Iain Carson and Clive Sall offer architectural services for all building typologies. Our work is characterised by a pragmatic and collaborative approach to client-requirements, leading to rational, responsive and intelligent architecture. Mixed with the other disciplines offered by the studio, we offer a scope of services to suit each project, including full turnkey delivery, seamlessly taking your project from conception to completion.

1.13 The Team

Client – CS Moss Lane East Limited (CSM)

Project Manager – Russell Bolton Consulting (RBC)

Architect – Carson Sall (CS)

Mechanical & Electrical Engineer – Future Serve (FS)

Structural & Civil Engineer – ROC Consulting (ROC)

Cost Consultant – Russell Bolton Consulting RBC)

Principle Designer (CDM) – Rawlings (RWL)

Acoustic Consultant – Hann Tucker (HT)

Air quality assessment – Hydrock (HR)

Waste and Transport – RSK (RSK)

Environmental – Middlemarch (MM)

BREEAM – Ridge & Partners (RP)

Fire Consultants – OFR (OFR)

Planning & Heritage Consultant - Turley

The Quad, Norwich

- Client: Alumno Developments Ltd
- Value: Private
- Date: 2015-2018
- Status: Construction

Church Inn, Manchester

- Client: Alumno Developments Ltd
- Value: Private
- Date: 2018-Ongoing
- Status: Construction

Powis Place, Aberdeen

- Client: Alumno Developments Ltd
- Value: £10.5 million
- Date: 2014-2016
- Status: Complete
- Awards: 2016 Aberdeen Civic Awards (Commendation)

All Saints Green Student Residences, Norwich

- Client: Alumno Developments Ltd
- Value: Private
- Date: 2013-2015
- Status: Complete

2_SITE AND CONTEXT

2. Site and Context

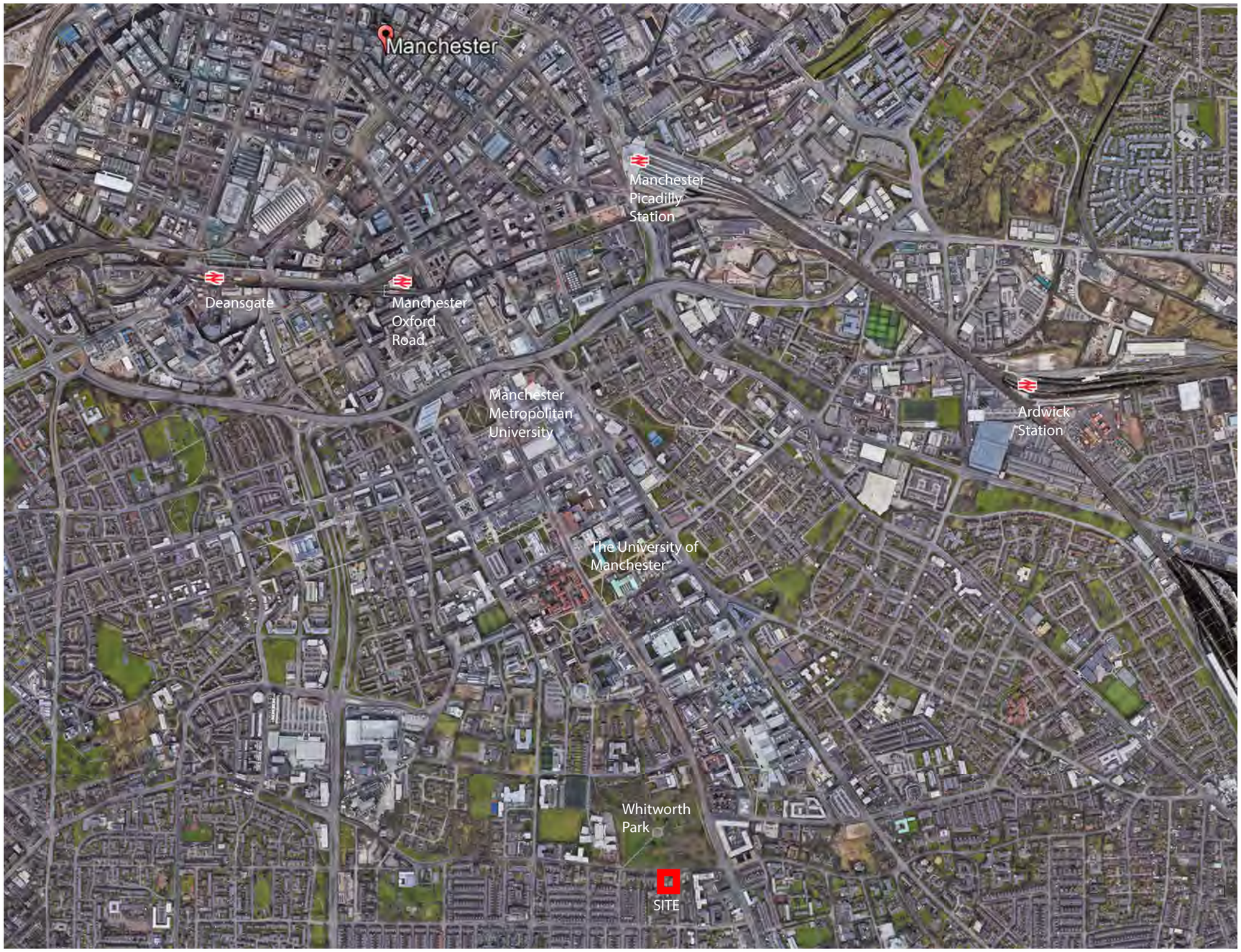
2.10 Site Location

The site for the proposed development is located on the Northern edge of the Moss Side ward and on the border of Rusholme, the site is directly adjacent to Whitworth Park. The site is situated with Moss Lane East to the north, Heald Place to the east, and Parkfield Street to the west.

The site occupies a transition zone between the low-rise residential areas of Rusholme to the south and the mid-rise university quarters and city centre to the north.

The site lies along a route running north-south populated extensively with university facilities and associated student accommodation.

The site is in a transitional zone where the large scale city grain blends into the residential grain.



2. Site and Context

2.11 Urban Context

The site for the proposed development is located in a transition zone of the mid rise, dense urban grain along the Oxford Road Corridor and the dense low rise terraced housing of Moss Side. The site presents one of the last opportunities for development along Moss Lane East given that all the other properties are formed of terraced housing or multiple ownership structures.

The proposed scheme sits within the context of similar schemes and is placed on the adjacent site of Whitworth Park to a similar scheme operated by Sanctuary Students. The transition zone highlighted in blue on the adjacent image captures the transitional nature of development in the area and to this side of the Oxford Road Corridor.

Dense Urban Grain

Transition Zone

Site

2. Site and Context

2.12 Strategic Context

The applicants site is located less than a 10-minute walk to the heart of the University of Manchester Campus and a c.15-minute walk to Manchester Metropolitain University cluster off Oxford Road. The site is a c.20-minute walk into the city centre of Manchester. A number of PBSA blocks, both universities owned, and private halls of residence exist within the vicinity of the site. There are also a number of student HMOs within the area. A significant proportion of the population around the applicant site are students. Therefore the location could be viewed as an "existing student zone" on the periphery of the university campus.

The Corridor is generally defined by the north-south alignment of Oxford Road, connecting the city centre and the areas of Fallowfield, Withington, Didsbury and beyond to the various university institutions, hospital and innovation corridor. The east-west connection of Moss Lane East should also be considered when assessing the success of the area. Moss Lane East is an important link road between Princess Road and Wilmslow Road connecting Moss side, Hulme, and beyond to Ardwick, Rusholme, Fallowfeild and the city centre.

The development site sits just outside of the area of the main Corridor development zones and is located just off the main axial road to the innovation corridor on Oxford Road.

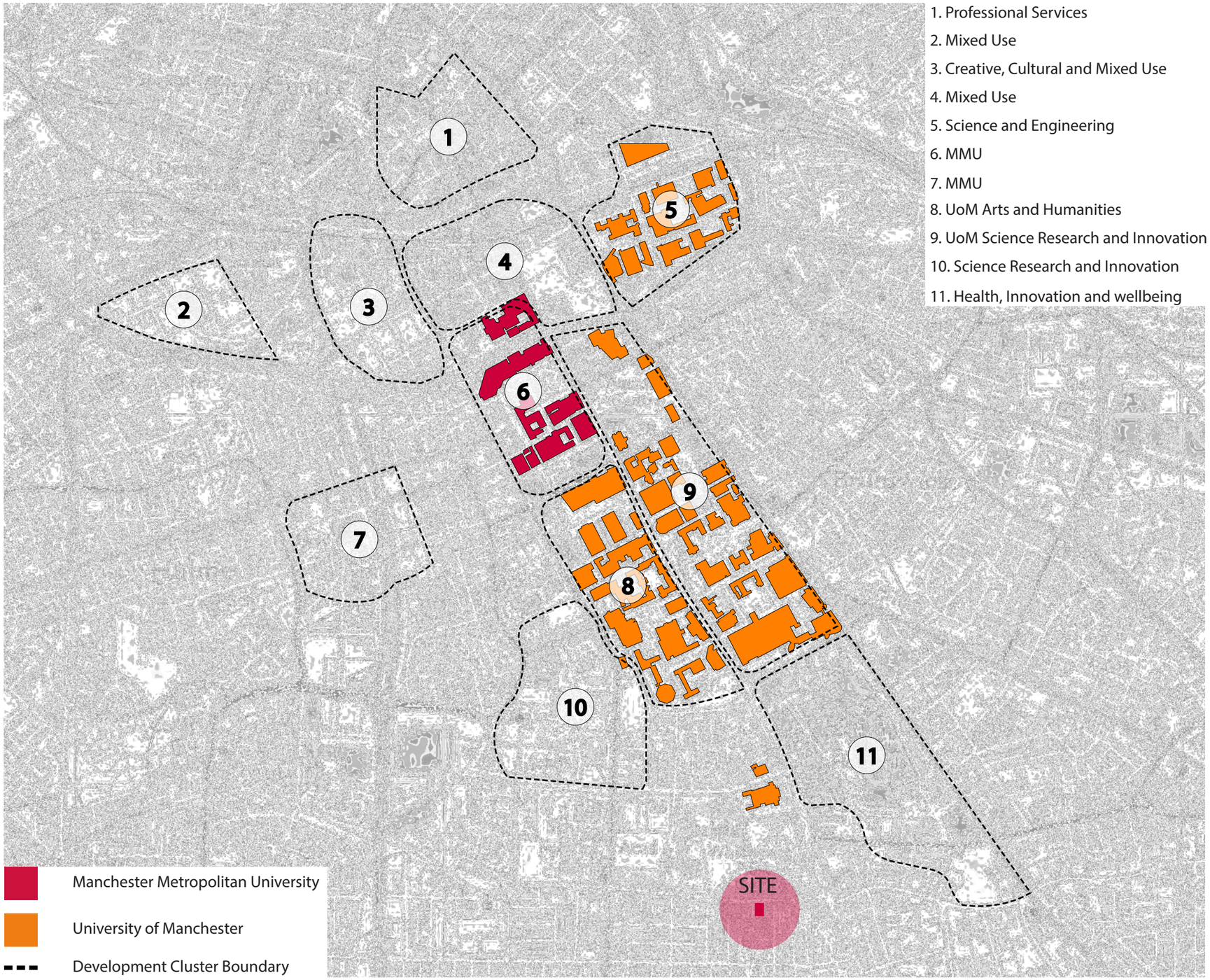
The Birley Fields Campus (7) can also be easily accessed from the site via frequent public transport or a c.20 minute walk.

The site's strategic context is further emphasised by its position within the Oxford Road Corridor ('The Corridor'), an area of 243-hectares which is home to an exceptional group of knowledge-intensive organisations and businesses. The Oxford Road Corridor is home to nearly 75,000 students, alongside a workforce of more than 70,000[1], providing an estimated contribution of £3 billion GVA per annum – consistently accounting for around 20% of Manchester's economic output over the last 5 years[2].

1-(https://oxfordroadcorridor.com/about-us/)

2-(https://www.manchester.gov.uk/info/500113/city_centre_growth_and_infrastructure/7900/city_centre_regeneration_area/17)

The Knowledge Sector is considered to be a key component of the Corridor and includes the UoM, MMU and the Royal Northern College of Music (RNCM). Both the UoM and MMU have aspirational growth plans and strategic investment proposals designed to further enhance the world-class higher education status of the Universities and the City.



1. Professional Services
2. Mixed Use
3. Creative, Cultural and Mixed Use
4. Mixed Use
5. Science and Engineering
6. MMU
7. MMU
8. UoM Arts and Humanities
9. UoM Science Research and Innovation
10. Science Research and Innovation
11. Health, Innovation and wellbeing

Oxford Road Corridor

2. Site and Context

2.13 Urban Design Analysis

The site is a natural termination point for development along Moss Lane East. Given its large plot and single land ownership there is limited opportunity along Moss Lane East for future development of this kind.

The adjacent image depicts the dense urban grain that can be found along Oxford Road, and the transitional zone in which the site lies, which is characterized by purpose built student accommodation schemes of a similar scale as highlighted in red. A lot of the existing student halls in the area are around c.20 years old and some are in need of modernization. The proposed scheme helps the city deliver upon much needed purpose built student accommodation bed spaces in an area suitable to house such schemes.

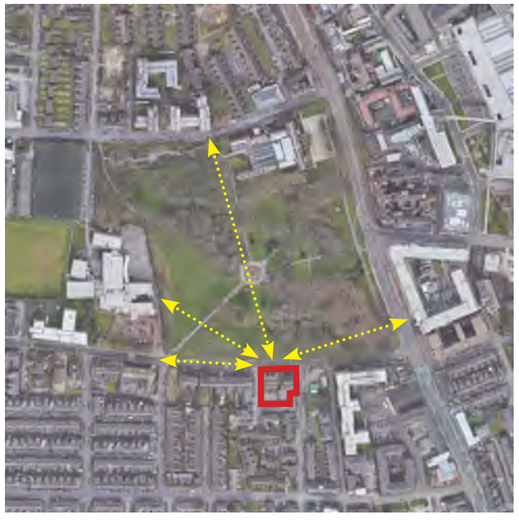
The below images pick up predominant buildings in the area and aims to extrapolate key characteristics in design and materiality which we have applied to the proposed design, to ensure the proposal is in keeping with the areas natural charm and character, and also adheres to the high quality desing principles set out in the initial brief.

Dense Urban Grain

Transition Zone

Site

Axial Relationship & Framing in Park

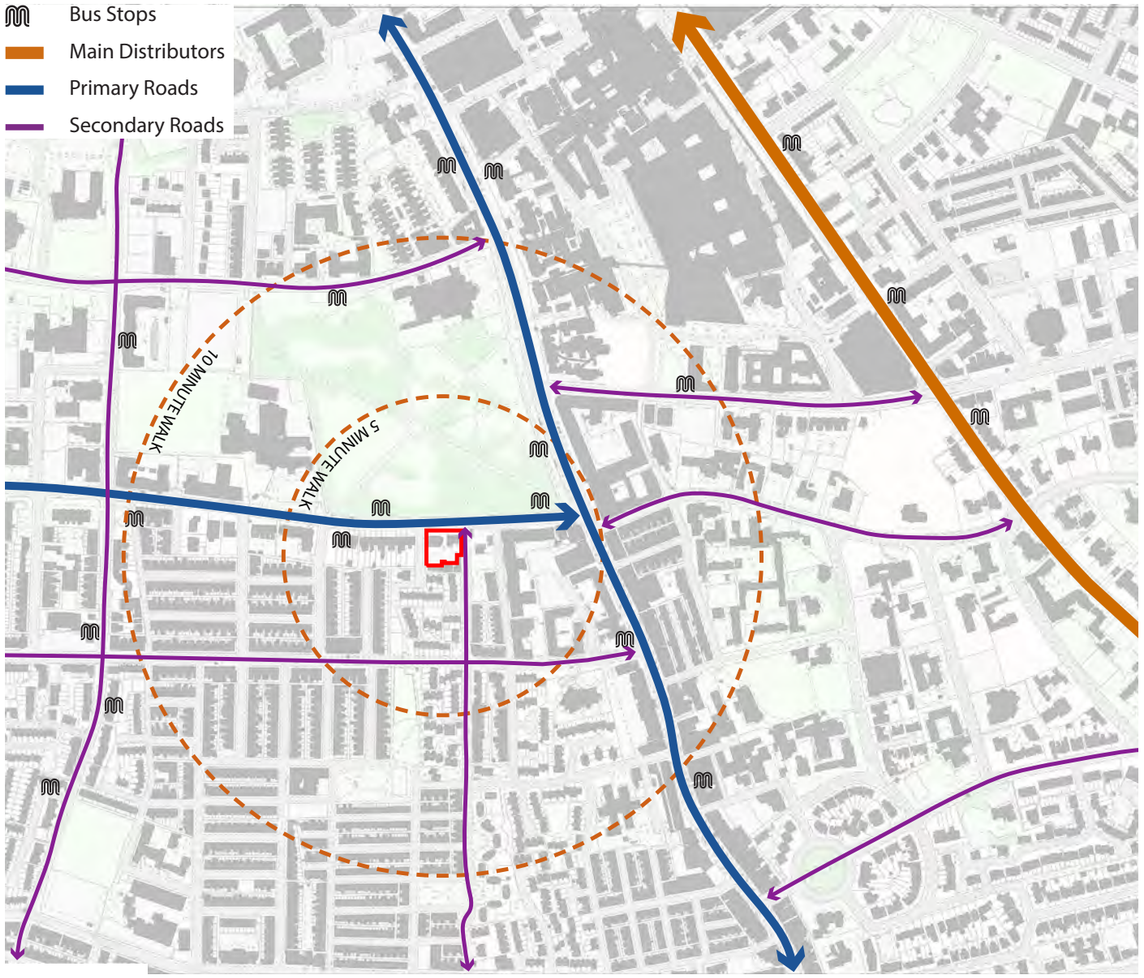


2. Site and Context

2.14 Transport and Connectivity

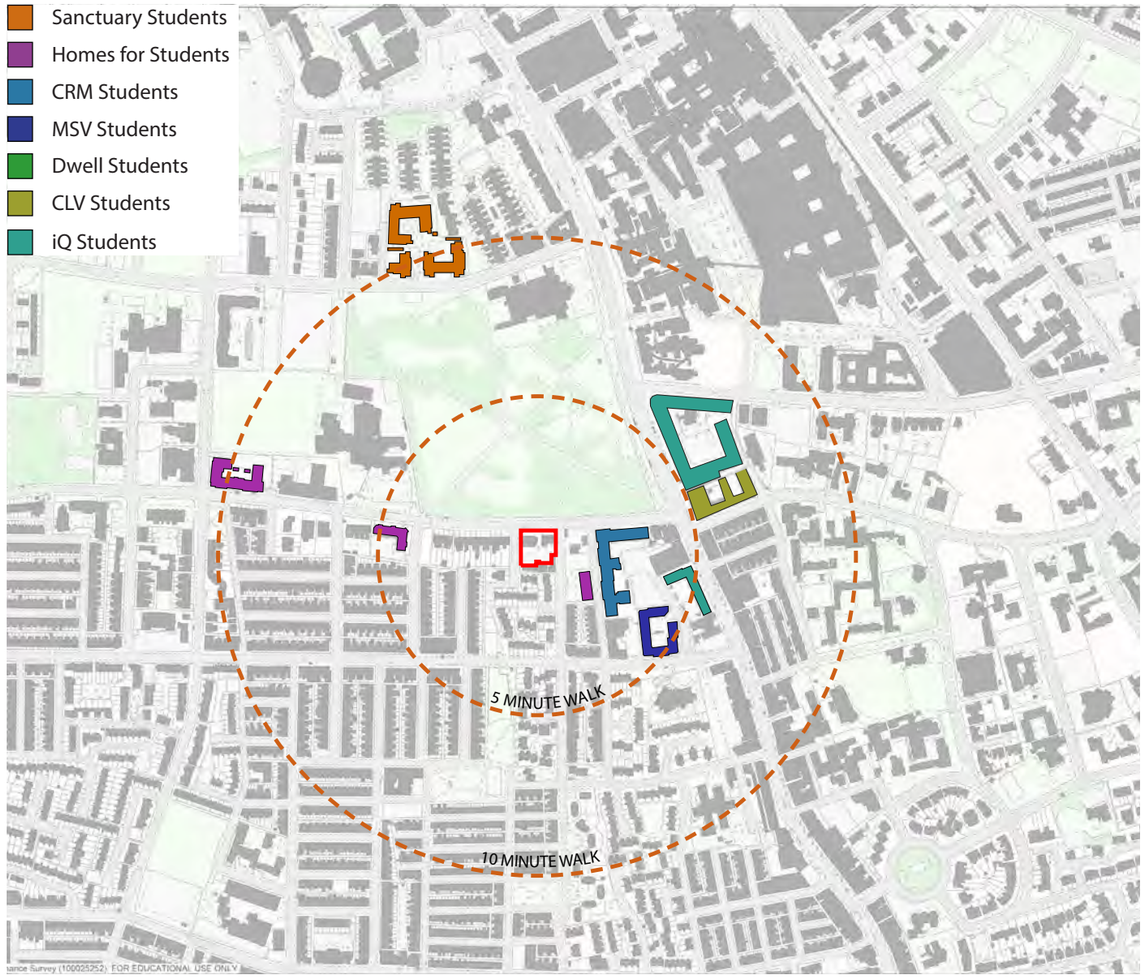
The site on Moss Lane East benefits from its proximity to key transport infrastructure in Manchester. It has an immediate link to Manchester City Centre via Oxford Road and hence is connected to Oxford Road Train Stations, The Oxford Road Bus Corridor and extensive cycle infrastructure.

In addition, the site benefits from substantial east-west connection via Moss Lane east.



2.15 Adjacent Student Accommodation

By virtue of the site's location, there are several other PBSA schemes within a 10-minute walking distance from the site including a pedestrian connection to Sanctuary Students to the north, Dwell students to the east, and CRM students to the south.



2. Site and Context

2.16 Site Aerial Views

North-East Aerial View

South-East Aerial View

Souh-West Aerial View

North-West Aerial View

Site

2. Site and Context

2.17 Proximity to existing PBSA

Sanctuary Students, Denmark Road

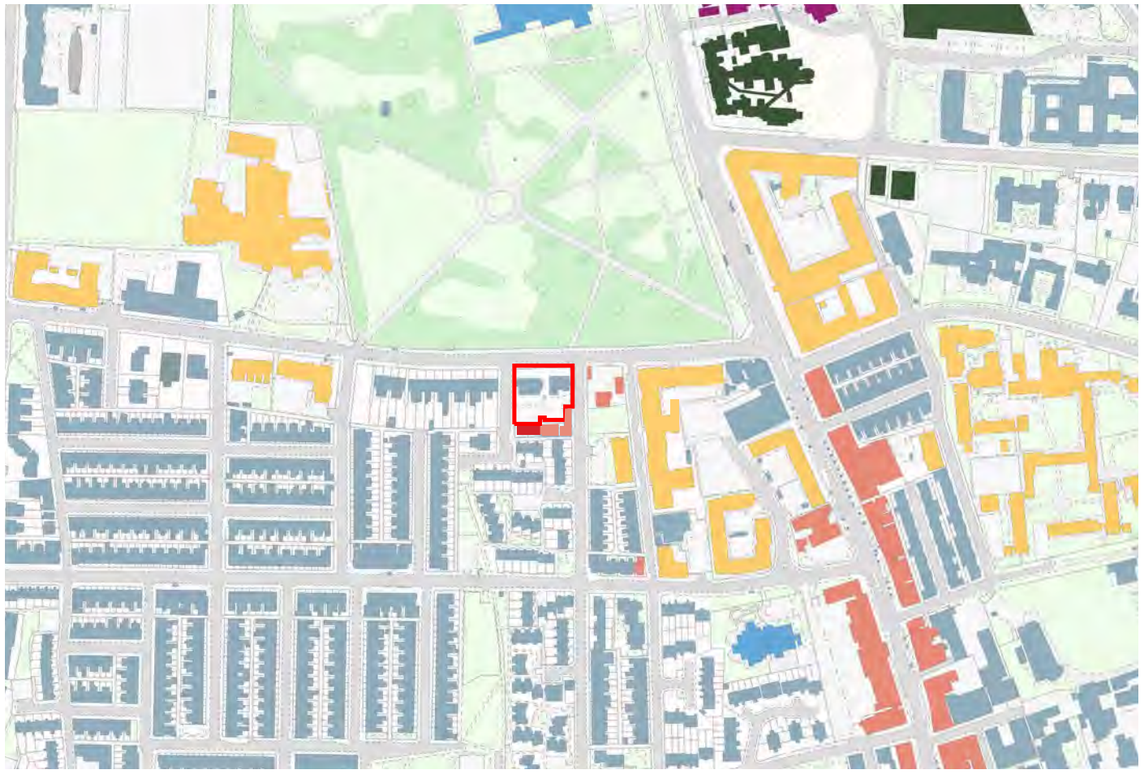
IQ Student Accommodation, Oxford Road

South-West Aerial View

2. Site and Context

2.18 Character Analysis

The area to the south of the site is predominantly residential. To the east, there is a dominance of commercial uses that becomes campus facilities further north up Oxford Road. Around Whitworth Park there are a mix of uses from PBSA through to education and culture.



2.19 Scale and Height

The contextual height plan identifies the variation of height that exists across the study area. It depicts the transition of height from the residential neighbourhood south of Moss Lane East and the taller adjacent PBSA schemes.

This analysis demonstrates that the site sits in the context of the university. An area that can be characterised by peak points of height such as the Hotel & Executive Education Centre (Crowne Plaza). The characteristics of peak points of height across the area is further reinforced by the context of future development proposals within and around the area - MMU Birley Fields Residences Phase 2 and Coupland Street for example.

2. Site and Context

2.20 Listed Building

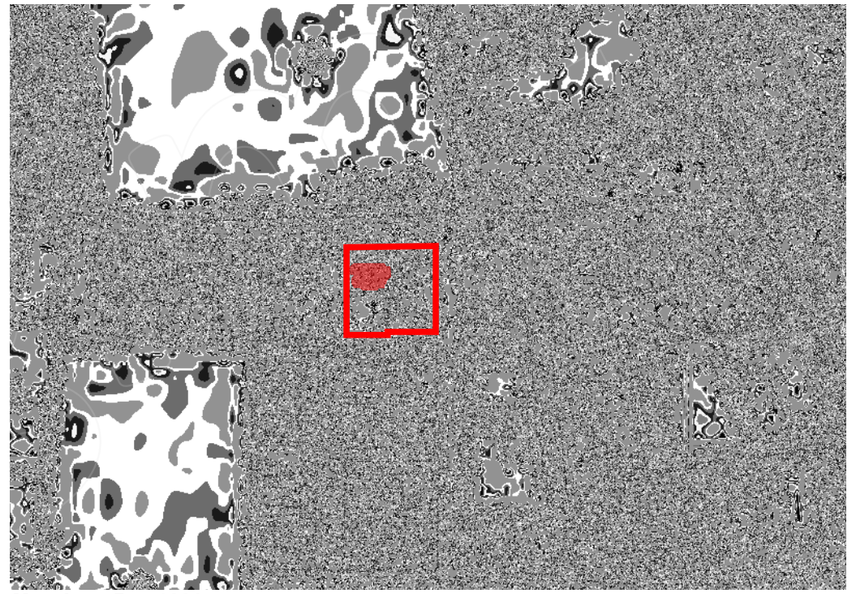
Statuary Address : 466 and 468 Moss Lane East

Grade: II

List Entry Number: 1197931

Pair of town houses, now flats. c.1840, altered. White-painted stucco on brick, slate roof. Double-depth halls-adjoining plan, each house single-fronted but with a set-back side wing, and back-extension. Two storeys, 2+2 windows arranged 1:2:1, plus lower 1-window side wings; symmetrical; with a plinth, pilasters to slightly-raised outer bays, and prominent wooden eaves; channelled rustication to ground floor; coupled recessed porches with pilastered surrounds including frieze with wreaths, cornice and blocking course, and panelled inner doors with overlights; tripartite windows at ground floor of the outer bays, these and the other windows of the main range all with moulded architraves, and all now furnished with top-hung casements with glazing bars, imitating sashes. Gable chimneys. Skylights inserted in roof. Low side wings with one window to each floor.

Moss Lane East 1840s



Moss Lane East 1890s

Listed Building

Moss Lane East 1920s

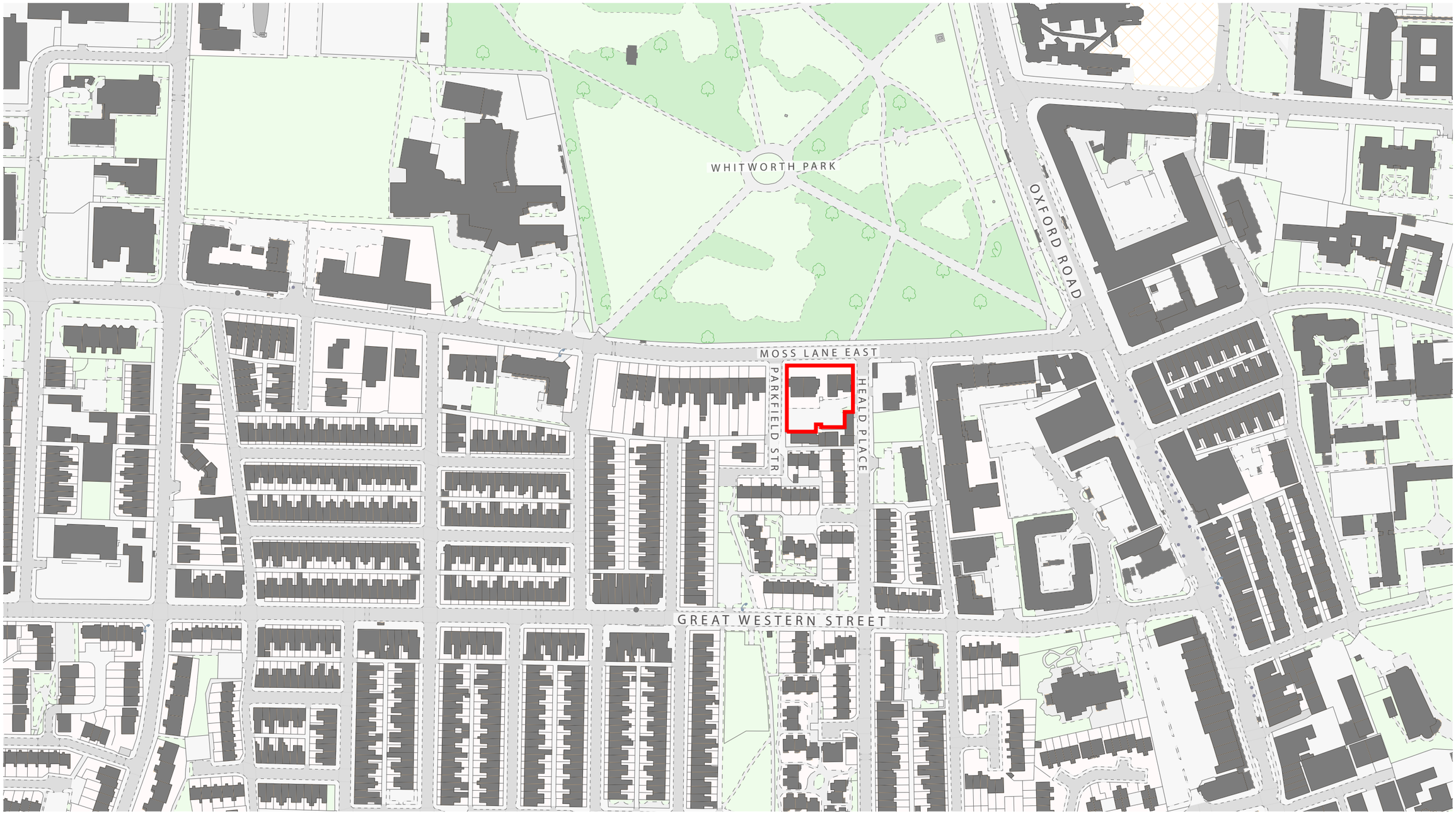
Moss Lane East 1950s

Site

Listed Building

2. Site and Context

2.21 Location Plan



466-472 Moss Lane East Location Plan

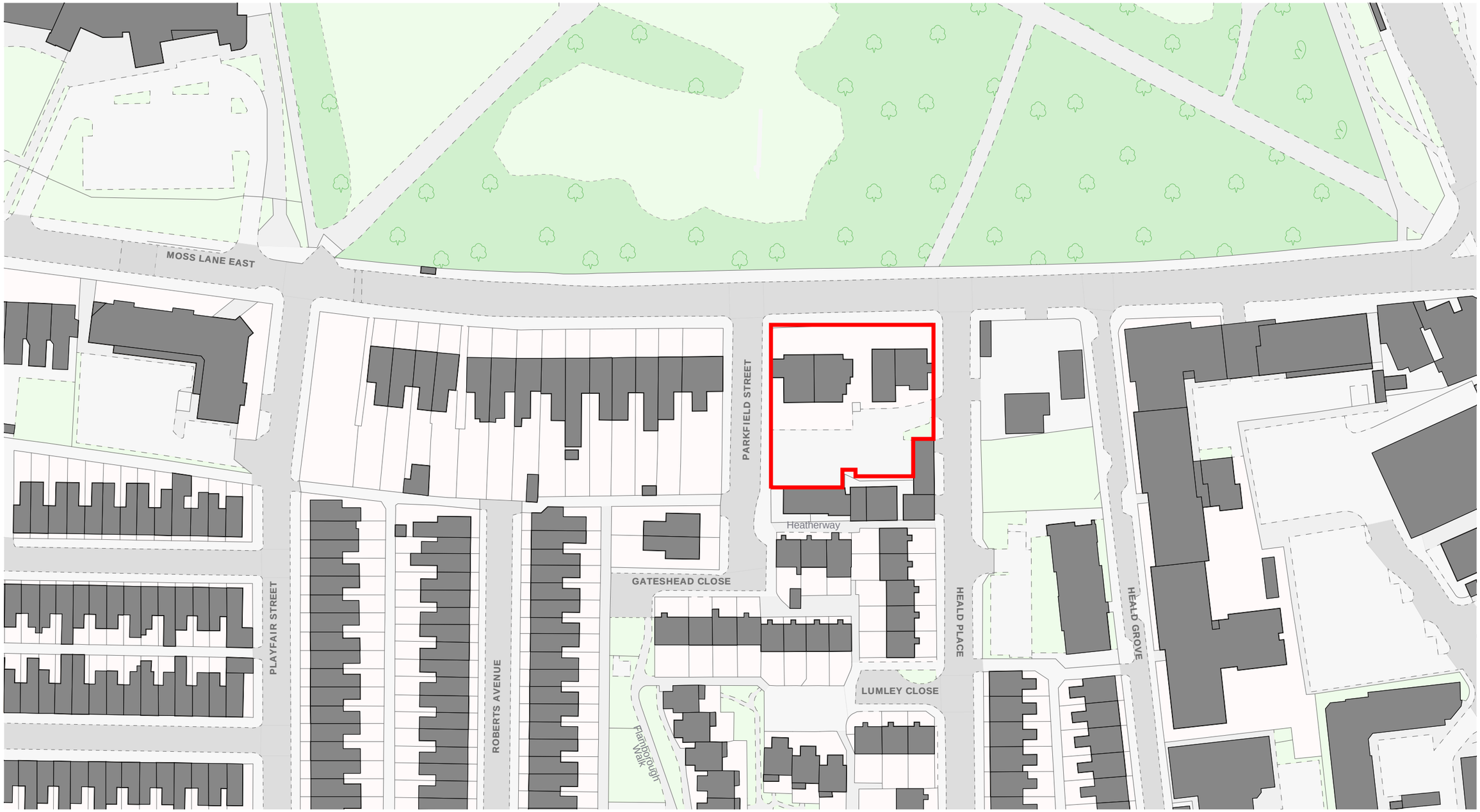
Scale: 1/1250

0 10 20 40 100m

Site

2. Site and Context

2.22 Site Context



2. Site and Context

2.23 Immediate Site Context

1. View of the listed building from Moss Lane East

2. View of the existing building on site from Moss Lane East

3. Site approach looking West down Moss Lane East

4. View of the adjacent car wash on Moss Lane East

5. Site approach looking north up Heald Place

6. View of the back of the existing buildings on site

1

2

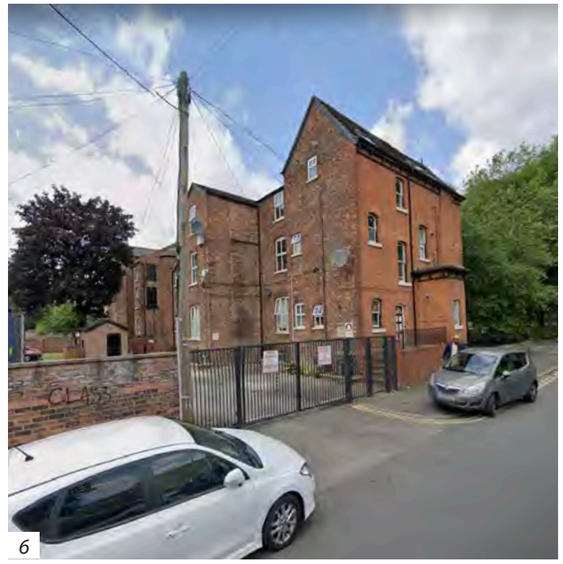
3

Key Plan

Site

4

5



6

2. Site and Context

2.24 Existing Condition of Listed Building

1. Moss Lane East listed building elevation

2. Car park

3. Rear of property

4. Parkfield street elevation detail

5. Interior of property

6. Interior of property

1

2

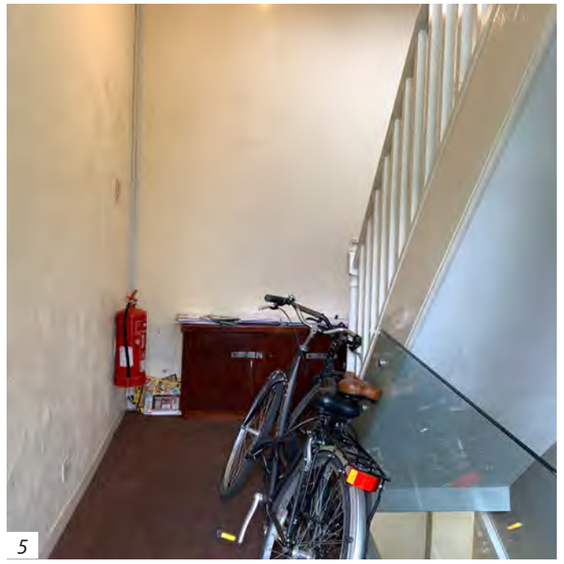
3

Key Plan

Site

Existing Listed Building

4



5

6

3_DESIGN DEVELOPMENT

3. Design Evolution

3.10 Design Strategy

Framing + Natural development Terminus

The site is a natural terminus for development between the urban transition zone of Oxford Road and Moss Side/Rusholme, because it is one of the last large freehold sites along the road in a single ownership. Depicted in blue on the below image, the outlines of individual dwellings are visible. For a developer to assemble a site suitable for development within this would be legally very complex and financially viability challenging. Therefore, the applicant's site represents one of the last opportunities along Moss Lane East to develop a building suitable for purpose built student accommodation.

Some of the best public parks in the world are framed and defined by buildings, Central Park in New York, Hyde Park in London, Mayfield in Manchester, and Whitworth Park. The proposed massing builds on this framing principle and helps define the park edge acting as a wayfinding beacon and forming part of the park's vernacular. The high density of people in the neighbourhood keep the park vibrant and active. Bringing a new scheme with a good amount of new residents helps accomplish the vibrancy and use that parks such as the Whitworth require. The practice of framing parks, with similarly massed buildings seems to be a common design strategy in Manchester, NOMA (image 1), All Saints Park of Oxford Road (image 2), Parsonage Gardens (image 3 & 6), Mayfield Park (image 4 & 5), Angel Meadow (image 7 & 8), and The Vimto park (image 9), along with numerous other parks and squares in Manchester all of which use the framing principle to help enhance the sense of place experienced from the park.

3. Design Evolution

3.10 Design Strategy

Overview

This chapter provides an overview and account of the ideas and options that have been considered over a twelve month period for the redevelopment of the site.

A wide range of specialist consultants provided input into the evolving scheme. Detailed consultation with other stakeholders also served to inform the design process and assist the team in arriving at an appropriate solution.

All design iterations were assessed by the design team from a number of differing aspects, from both an aesthetic point of view and the ability to match the project brief.

Drawings and computer visuals have been used to test how each alternative would fit within the site and its surroundings. Of particular interest through the design evolution process was the relationship between the proposal and its immediate context.

Brief

The brief was to respond to the constraints and limitations that the site presents and unlock the site for development whilst adhering to the highest standards of sustainability to deliver a scheme of the highest quality. This scheme would respond to the surrounding context whilst preserving the existing qualities of the listed building, and refurbishing where necessary. The brief has been developed through extensive design development and the design has been informed from meetings with Manchester City Council planning department, Manchester University, local councillors and the local community. The intention is to improve and enhance the existing listed building on the site to become a hub for student amenities, including private study booths, collaboration space and lounges for inhabitants to enjoy, and to also make a positive contribution to the local area.

A minimum number of beds needs to be achieved in order to offset the operating expenses, and cost of working towards and delivering a BREEAM excellent rated building. Post-Covid we believe that offering higher quality amenities for residents to enjoy and also more amenity provision for residents to enjoy is the correct approach.

We are aiming to provide high quality amenity spaces across the ground floor of the property and within the retained listed building. These amenity spaces will include:

- Study rooms
- Study booths
- Collaboration spaces
- Residents lounges
- Cinema space
- Gym
- Games area
- Karaoke/entertainment space
- Laundry facilities
- Well-being room

View from Whitworth Park

View from Moss Lane East

View from Heald Place

3. Design Evolution

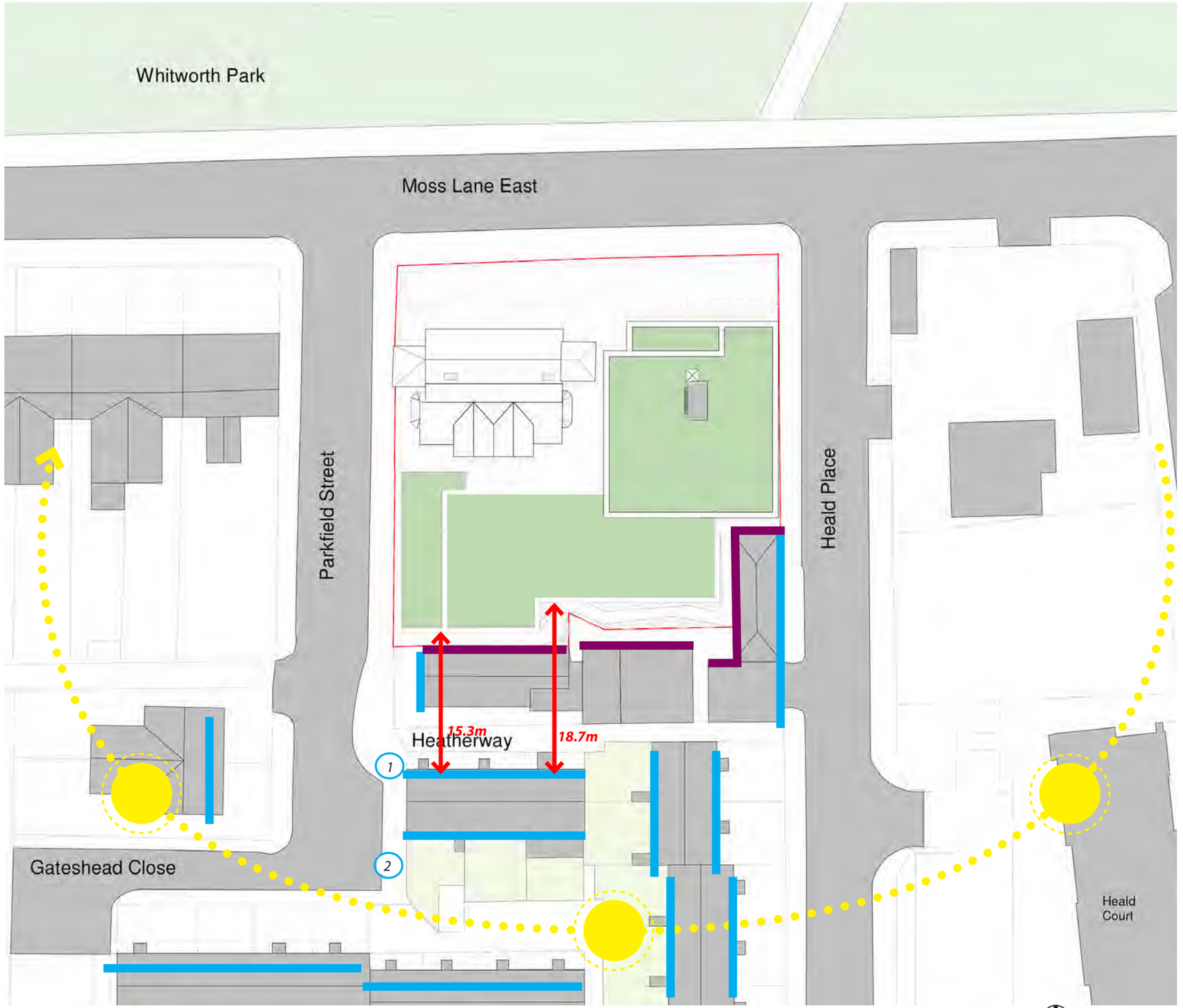
3.12 Key Site Considerations

1

Gateshead Close Front Elevation

2

Gateshead Close Rear Elevation



Site Plan

Neighbouring elevations with windows

Sun path

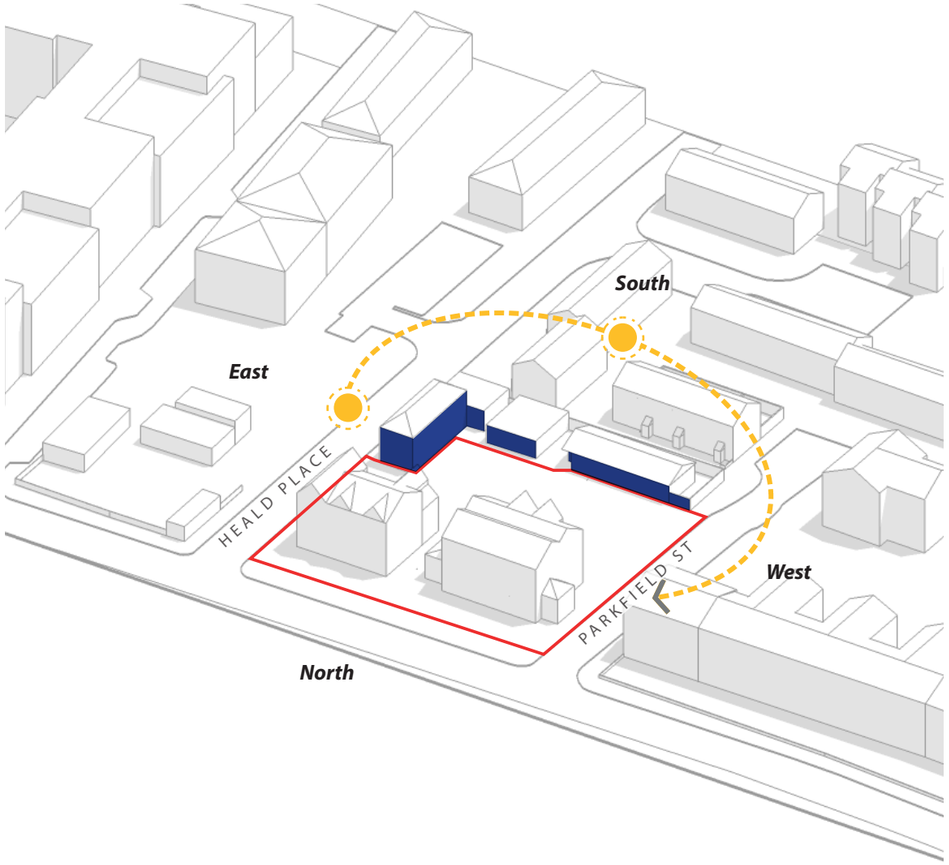
Proximity between windows

X m

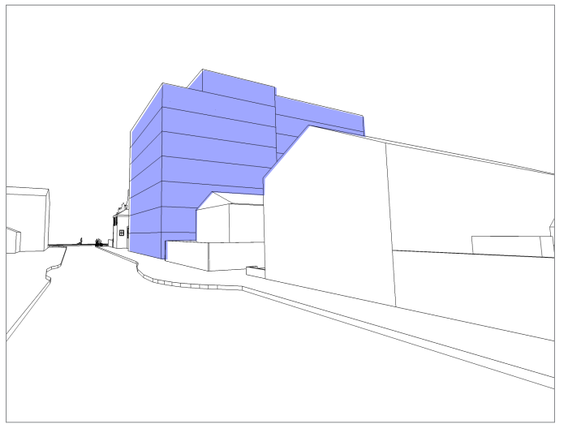
Blank elevations (no windows)

3. Design Evolution

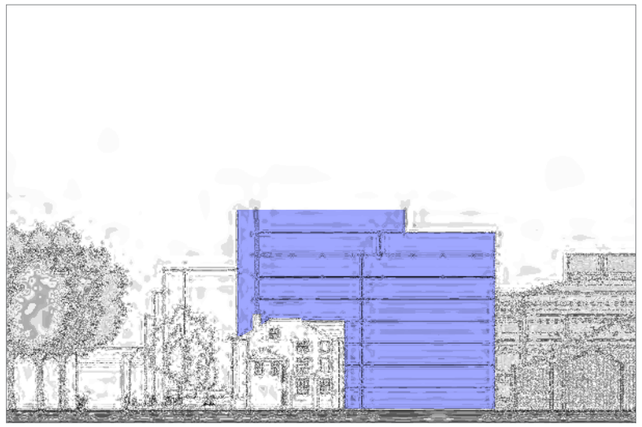
3.13 Massing Development



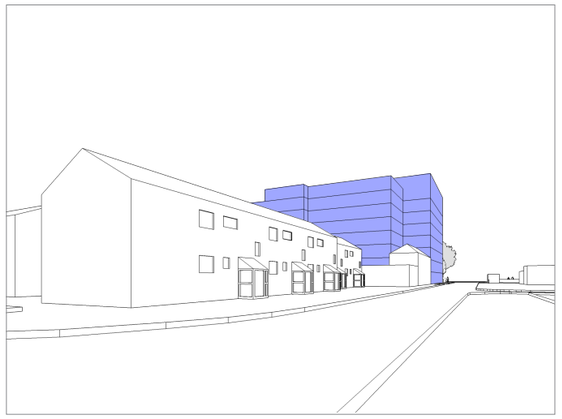
Existing site relationship to neighbouring buildings



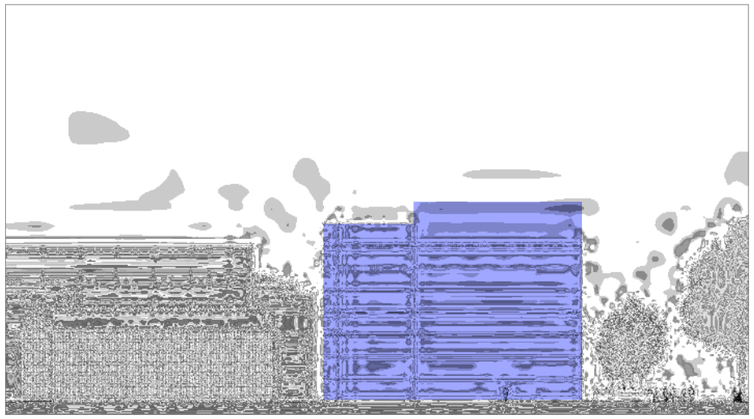
View from Parkfield Street



West Elevation - Parkfield Street



View from Heald Place



East Elevation - Heald Place

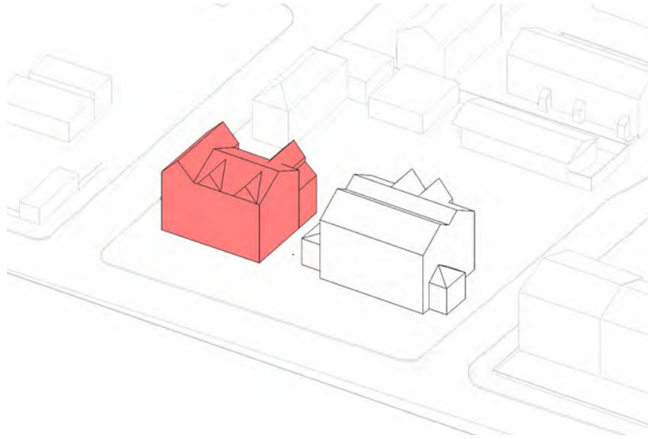
Site Boundary

No windows

3. Design Evolution

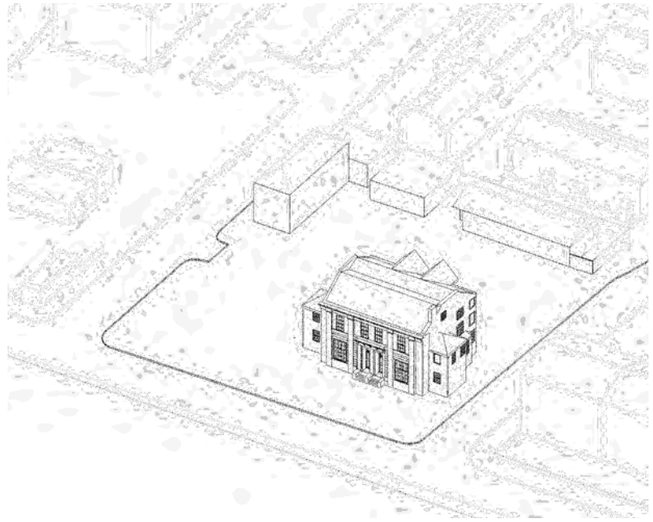
3.14 Key Design Moves

The massing of the site has been developed in response to the surroundings. The listed building is to be retained on site. Meanwhile, the height of this scheme has been designed to relate to the neighbouring student residential scheme.



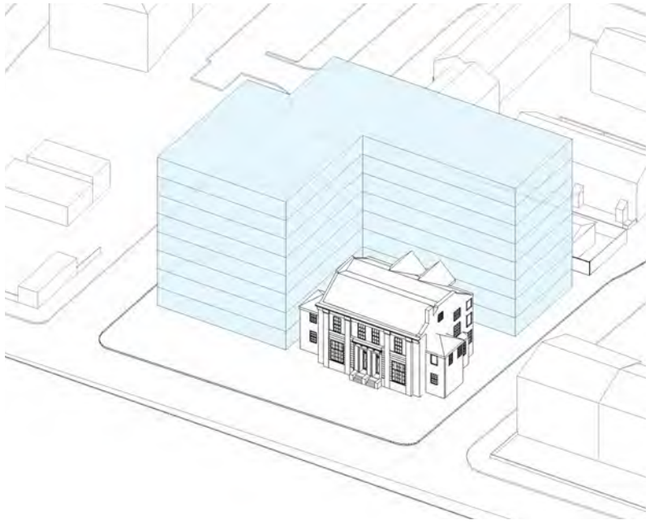
1. Demolish existing building

- Existing building highlighted to be demolished
- Listed building identified to be of interest and therefore retained as part of the design



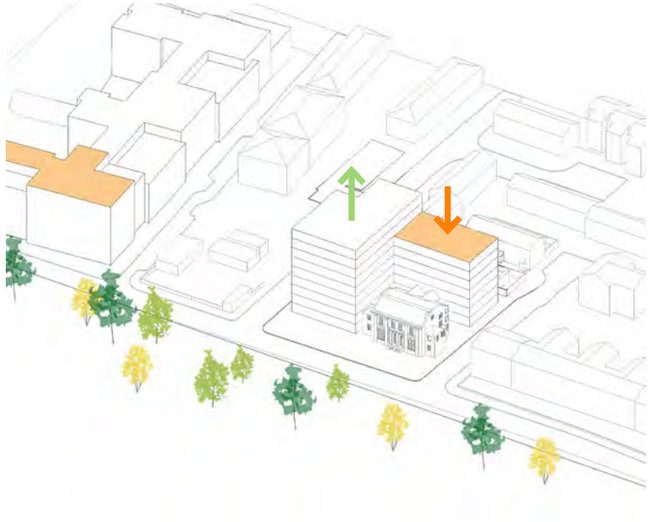
2. Retained listed building

- Retained building suitable for elements of programme.
- Requirement for retrofit of the existing building to become accessible.



3. Proposed mass

- An extrusion of the site wrapping around the form of the Listed Building, allowing full utilisation of the site, as an inital mass.
- Overlooking Whitworth Park and adjacent to other student schemes, proposed height sits comfortably within its context.



4. Respond to context

- Stepped heights to relate to height set by neighbouring student residential scheme
- Increase in height towards Whitworth Park

5. Articulate corners and maximise views out

- The location of the cluster social spaces allows them to be enjoyed as dual aspect spaces
- The elevational expression of these spaces is much more open and transparent allowing maximised views out over the Park and City

3. Design Evolution

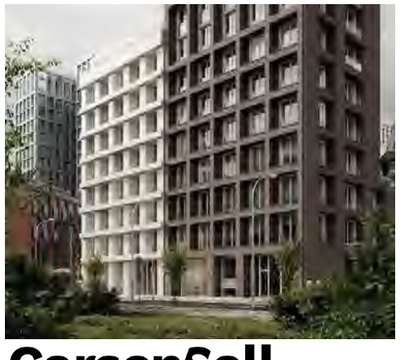
3.15 Facade Development Studies

Option 1

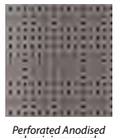
Glazed Curtain Wall

White Brick Tone from Eighth Level

Brown Brick Tone

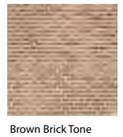


Option 2



Perforated Anodised aluminium panels

White Brick Tone from Fourth to Seventh Levels



Brown Brick Tone

Option 3

Perforated Anodised aluminium panels

Architectural Red Brick

Brick Texture

Option 4

Perforated Anodised aluminium panels

Architectural Red Brick

Brick Texture

3. Design Evolution

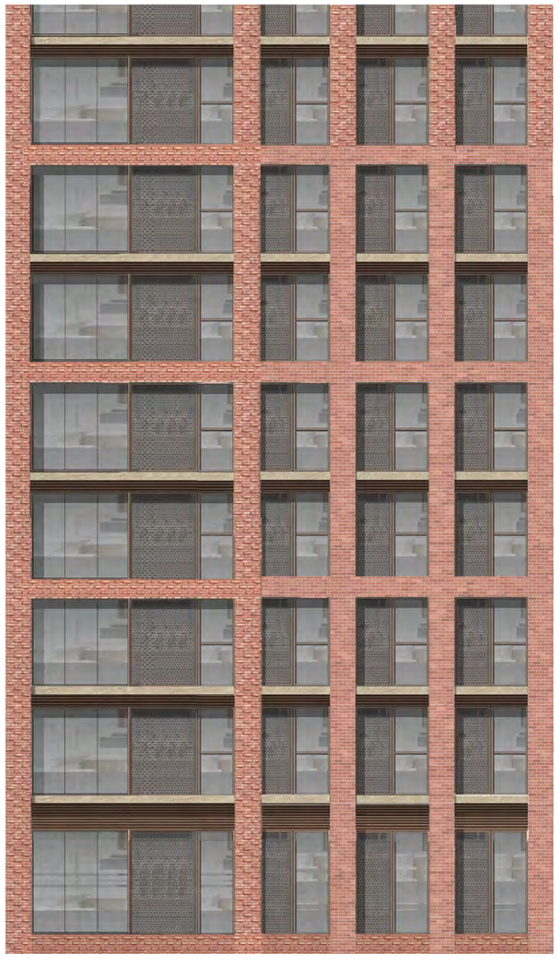
3.16 Facade Articulation

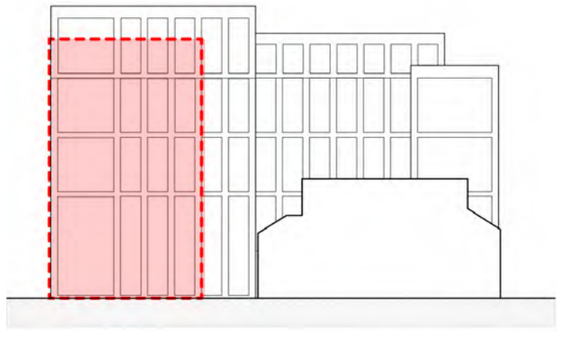
The facade reflects the rational internal layout of the scheme.

The tone of the facade draws inspiration from its surrounding context picking up on the earthen red and brown tones of the adjacent buildings.

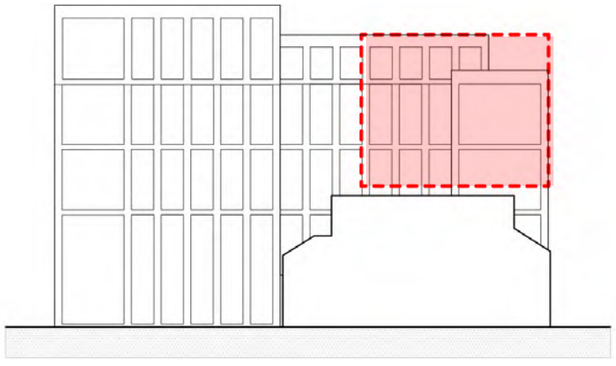
Variations in texture and scale give the facade a dynamic and engaging quality.

Facade Study - North-East Corner





Facade Study - North-West Corner



3. Design Evolution

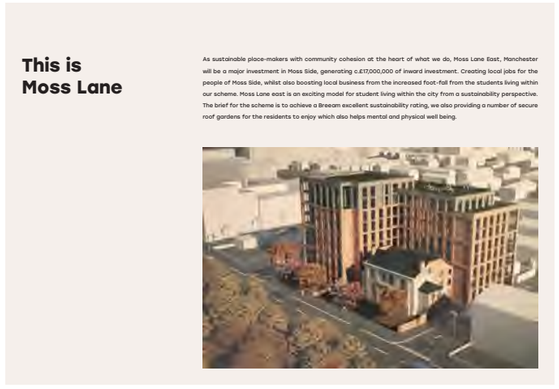
3.17 Consultation

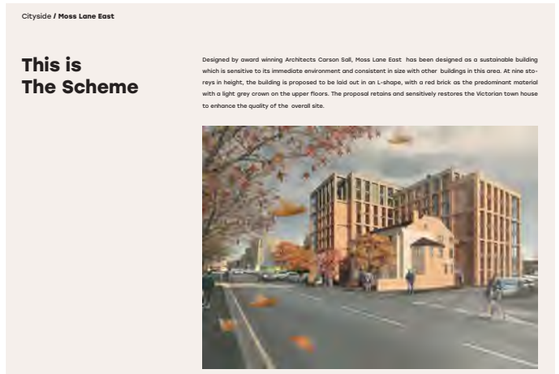
The applicant has engaged with local community members to obtain positive endorsement for the scheme.

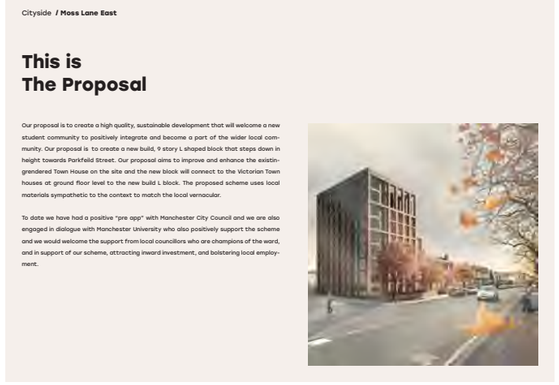
The applicant held three meetings with the ward councilors where they talked them through the scheme and subsequently took on board comments raised by the local councillors. This positive engagement has resulted in a written letter of support from the local councillors. The applicant has also engaged with the University of Manchester, meeting with them on two occasions to run through the scheme and the high-quality design, resulting in a letter of support.

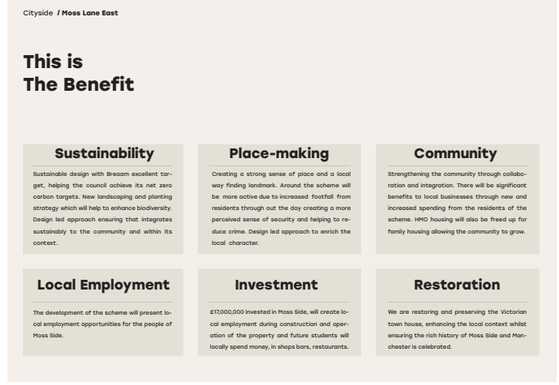
The applicant engaged with Manchester City Council, as the local planning authority were consulted in relation to a range of design and planning matters throughout the evolution of the design. These have established an agreement in principle that the site is an appropriate location for the proposed use, mix and quantum of accommodation.

The design has followed a rigorous formal pre-application process with Manchester City Council Planning and Regeneration Department, at all stages of the design development. Comments received from officers during these meetings have influenced the developing design and have helped to ensure that an appropriate proposal was developed.







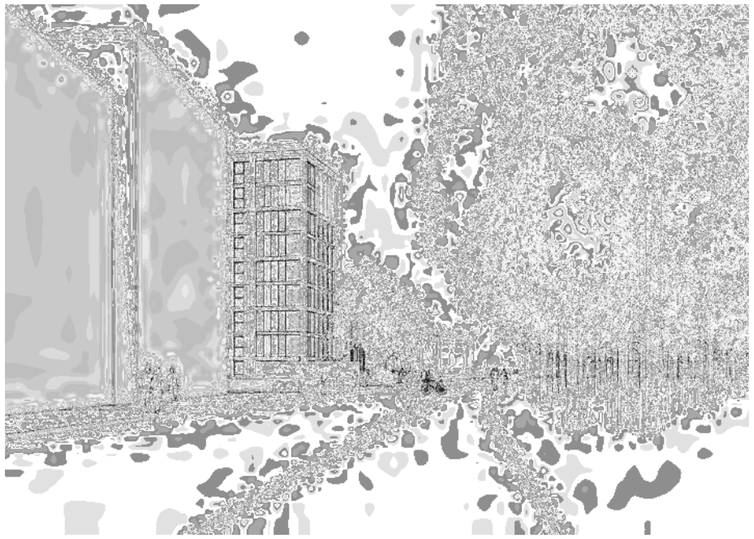


4_DESIGN

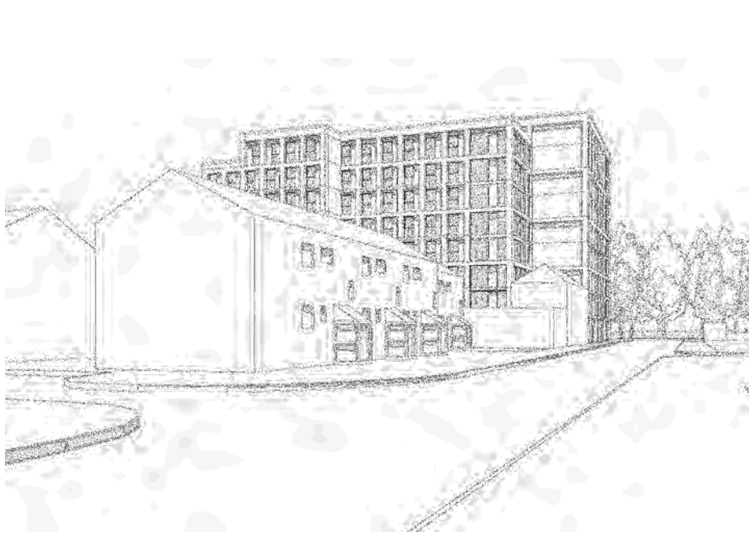
4. Design

4.11 Massing in Context

View from Moss Lane East



View from Heald Place



View from Moss Lane East

View from Moss Lane East

View from Heald Place

View from Moss Lane East

4. Design

4.12 Relationship Between Existing & New

The height, scale and massing of the proposed building is broken down using well established principles of proportion. The façade has a layered grid; adding rhythm, depth and interest whilst maintaining order and simplicity in the design. The façade will have vertical elements that reference the pilasters of the listed building. Horizontal bands will also subtly reference the listed buildings classical design and will add further depth and articulation to the facades. The ground floor storey will be taller than those above, a distinctive element of the design which is common in classical architecture. The height of the ground floor of the new build also aligns with the ground floor of the listed building.

The proposed materials and tone take account of the surrounding existing and emerging context as well as the existing palette of the listed building. The earthen red brick selected for the facades compliments the brick tone used on the rear elevations of 466 and 468 as well as on the terraced housing that lines Moss Lane East to the west of the proposed new building. Texture will be applied to the building through the use of hit and miss coursing on stepped back portions and the plate glass for the windows will be recessed slightly to avoid glare that would distract the eye in views of the listed building.

4. Design

4.16 Internal Rationalisation - Existing Listed Building

Vertical elements from existing listed building mirrored on proposed new building

The new proposal mimics the length of frontage from the existing building, and mirrors the 'shoulders' to step part of the proposal back from the road, in a way that is sympathetic to the original architectural features

The use of horiztonal and vertical elements to 'frame' the existing listed building have been mimicked in a contemporary way on the new building.

The connection between the 'original' and 'new' elements is contained to the ground floor, the connecton and the use of glass is sympathetic to the original fabric of the listed building.

4. Design

4.17 Design Rationale - New Build

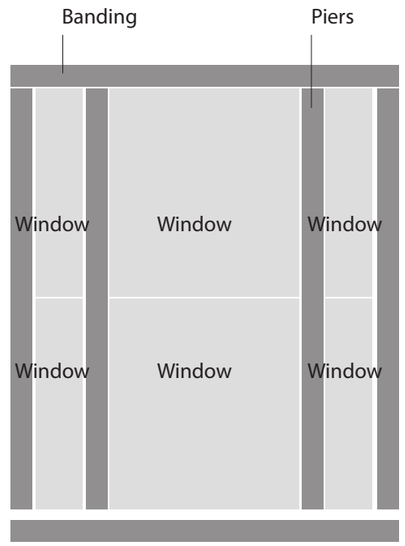
Design rationale for the proposed building is derived via analysis of a typical bay window from the existing listed building, as shown in the adjacent diagrams.

The window has a clear framing design with strong horizontal and vertical features.

The proposed building draws upon the horizontal and vertical banding to provide a design that reflects the existing listed building.

The window proportions of the proposed building have been influenced by those of the existing Georgian house. Floor to ceilling windows are proposed to maximise views out of the building over Whitworth park.

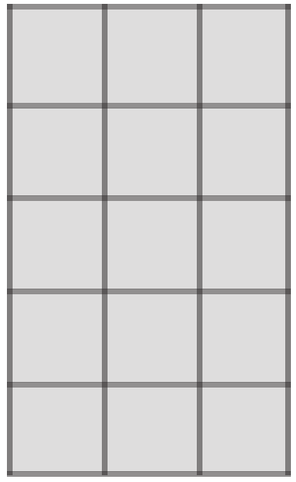
Existing Window Bay



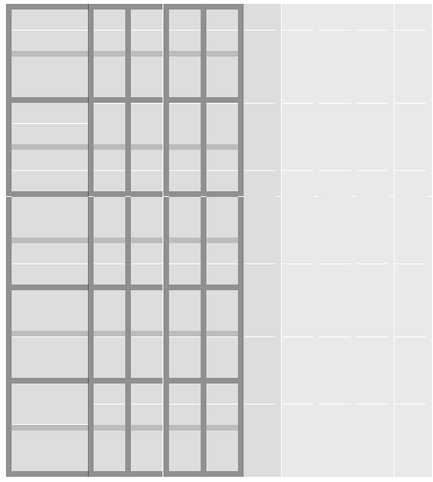
Existing Building Window Bay - Analysis

Proposed Facade Design

1. Building divided into strips mirroring the window surrounds of the existing building



2. Strips split vertically to represent piers present within existing window design.



3. Window proportions and introduction of decorative piers. Glazing transoms introduced to replicate existing windows.

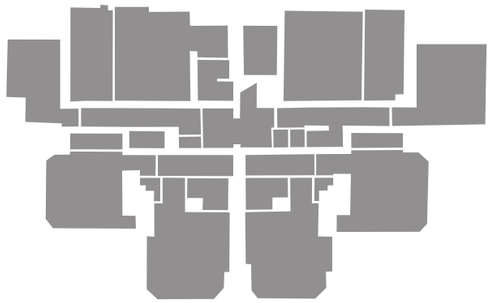
4. Design

4.18 Internal Rationalisation - Existing Listed Building

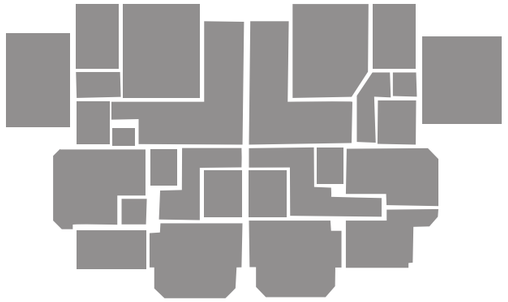
The design rational for layout / floor plans of the listed building is to reinstate the symmetrical layout that is reflected in the elevations.

The existing floor plan has been altered over time with non-original partitions erected to split the plan into various flat/ apartment configurations. We are proposing to remove the non-original partitions to rationalise the floor plan and create a symmetrical design. Several of the partitions clashed with window openings, these have been removed.

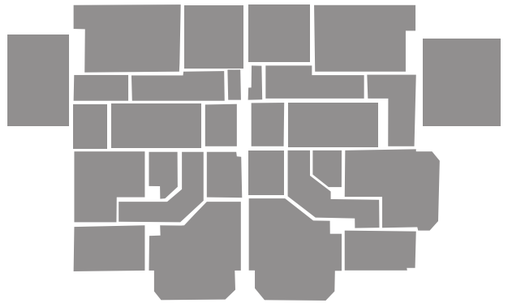
Existing Plan - Basement



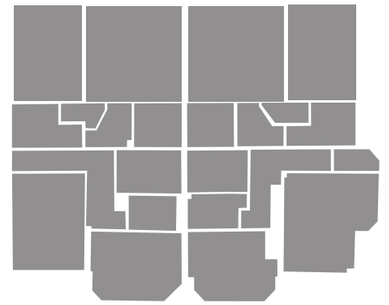
Existing Plan - Ground Floor



Existing Plan - First Floor



Existing Plan - Second Floor

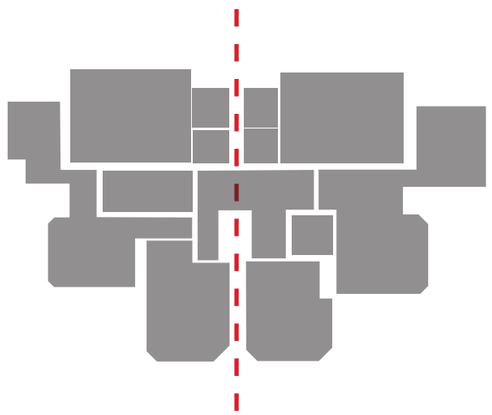


Proposed Plan - Basement

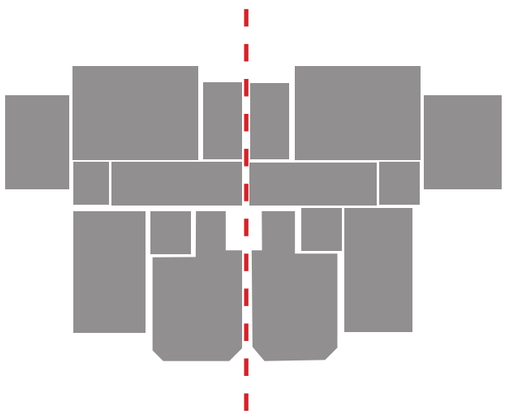
Proposed Plan - Ground Floor

Proposed Plan - First Floor

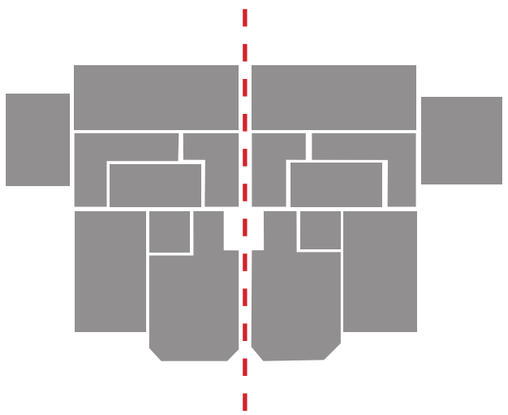
Proposed Plan - Second Floor



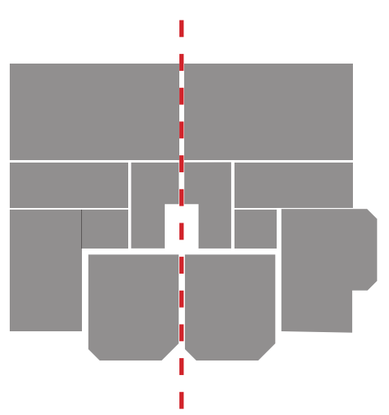
Original building split (symmetry)



Original building split (symmetry)



Original building split (symmetry)

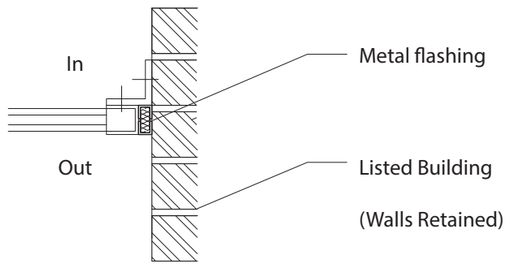


Original building split (symmetry)

4. Design

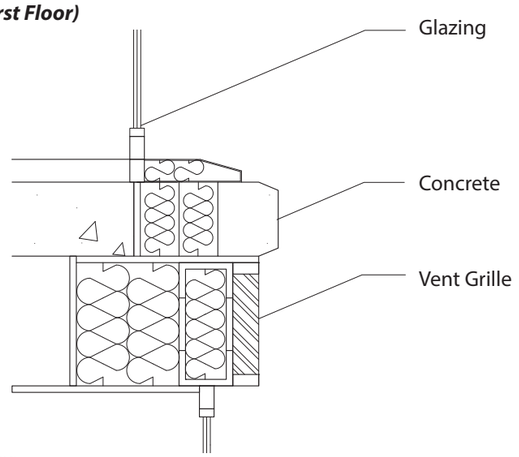
4.19 Detail Drawings - Existing Listed Building

The proposal aims to create a link between the listed building and the new build.

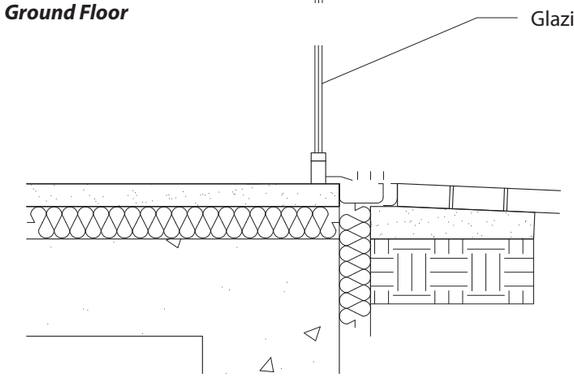


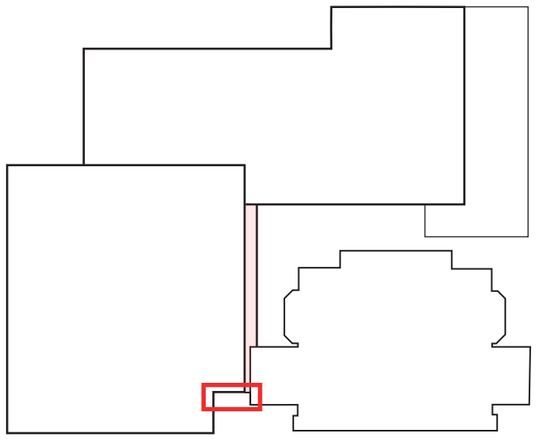
Expansion Joint
1:10

Section - Window (First Floor)
1:10

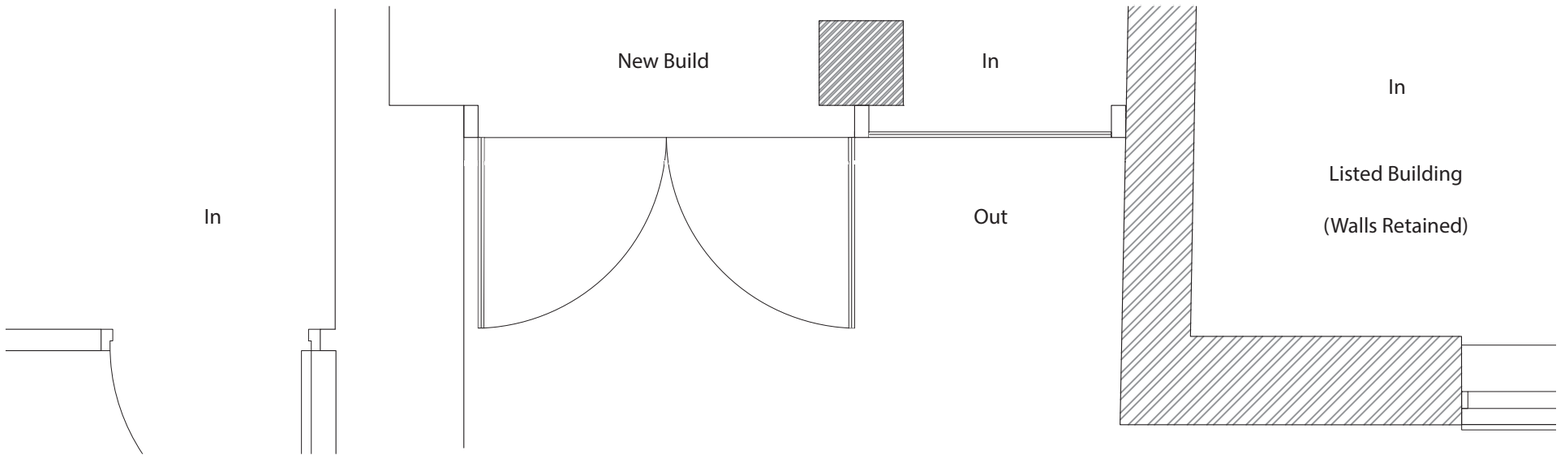


Section - Ground Floor
1:10





Location Plan - New Build to Listed Building



Plan - New Build Entrance & Adjoining Listed Building
1:10

4. Design

4.20 Use and Amount

Use

The proposal seeks to redevelop the site on Moss Lane East, with a new-build student residence comprising of a range of bedroom types meeting a variety of affordability criteria.

Associated student amenity and ancillary spaces will be included. External landscape works will seek to improve the current urban condition.

Amount

The total quantum of development totals 8080 sqm (NIA). The bedrooms are arranged in a mixture of studio apartments and bed cluster flats with shared kitchen facilities. This allows flexibility to offer different types of accommodation to suit individual requirements.

In addition to approximately 885 sqm of amenity facility, the basement and ground floors will also house plant, a substation, bin storage, reception, staff amenity space and bike storage.

There is approximately 450 sqm of student amenity space including:

- Study rooms
- Study booths
- Collaboration spaces
- Residents lounges
- Cinema space /Karaoke/entertainment space
- Gym
- Games room
- Laundry facilities
- Well-being room

The schedule adjacent illustrates the proposed total number of bedrooms and the mix of studios and size of cluster flats.

Proposed New Build					
Floor	Type				
	Studio	Accessible/Adaptable Studio	6 Bed	7 bed	8 bed
Basement					
Ground		1	1		1
1	3		1	1	2
2	3		1	1	2
3	3		1	1	2
4	3		1	1	2
5	3		1	1	2
6	3		1	1	2
7	11	1	1	1	
8	2	3	1		
UNITS	31	5	54	49	104

GRAND TOTAL for Proposed New Build + Existing Listed building	261

Unit Mix %					
	Type				
	Studio	Accessible/Adaptable Unit	6 Bed	7 bed	8 bed
% Mix	15	5	21	19	40

Existing Listed Building		
Floor	Type	
	Studio	Accessible/Adaptable Studio
Basement	4	2
Ground		
1	3	3
2	3	3
Units	10	8

Shared Amenity Area (sqm)	
Internal Amenity	450
Internal Amenity per bed	1.7
External Amenity	435
Total Amenity	885
Total Amenity per bed	3.4

4. Design

4.21 Layout

Approach

The public realm has been designed to guide pedestrian access to the main entrances located in the listed building, as well as between the listed building and the proposed development off Moss Lane East. This central entrance has presence on the primary elevation of the development.

A landscaped area of planting and seating keeps the entrances to the refurbished listed building and the new development separate and facilitates the flow of pedestrians between the two buildings. The landscaped areas draw a parallel between the new development and Whitworth park.

At ground level, the main entrance is recessed back from the exterior face of the main development to aid way-finding.

Ground Floor

Entering through the main entrance off Moss Lane into the student residence, occupants and visitors must first pass reception. From this point, the occupants can circulate up the lifts to their rooms, or into several ground-storey amenity areas such as the communal workspace, cinema, lounge and gym.

Entering into the secondary entrance into the listed building, the occupants similarly pass reception before circulating into either one of many ground-floor amenity spaces, or their private room.

1 3 5
0 2 4 scale @1:200 / A3 A1 A3

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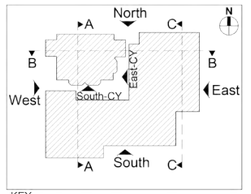

KEY

REV	DATE	NOTE	DWN	CHCK
PL	05/11/22	Planning Issue	CB	CS

Services:
Futureserv

Structures:
ROC Consulting

Client:
CS Moss Lane East Ltd

Project:
Moss Lane East
466-472 Moss Lane East, Manchester M14 4PJ

Drawing Title:
GA - Ground Floor
Proposed GA plan

Project No:	Sheet No:	Stage:
1094	100	Planning
Scale: 1 : 100 1:200	Paper Size: A1 A3	Revision: PL
Drawn By: CB	Checked By: CS	Date of first Issue: 05/11/22

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4. Design

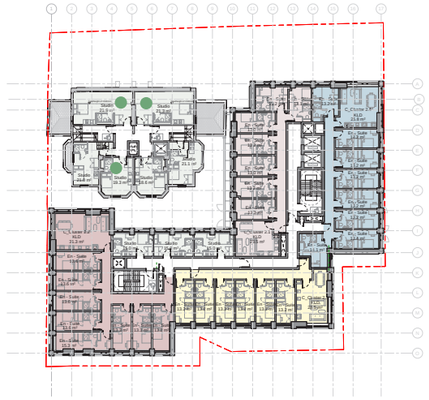
4.22 Layout

The layouts have been worked up in line with the operational requirements of the scheme and the approach is to provide a high-quality scheme with high-quality amenity space for residents to enjoy. High-quality exemplar architecture and more amenity provision for residents to enjoy is the correct approach on the site and the evolution of the layouts demonstrates how more amenities has been added to the scheme during the design process.

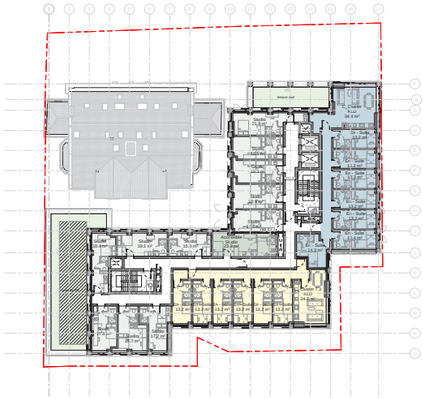
We are aiming to provide high quality amenity spaces across the ground floor of the property and within the retained listed building. These amenity spaces will include

- Study rooms
- Study booths
- Collaboration spaces
- Residents lounges
- Cinema space
- Gym
- Games room
- Karaoke/entertainment space
- Laundry facilities
- Well-being room

Ground Floor Plan



Second Floor Plan



Seventh Floor Plan

First Floor Plan

Typical (3rd-6th) Plan

Eighth Floor Plan

Shared Amenity
Quiet Study Rooms
Plant/ Back of House
Studio
Adaptable Studio
Accessible Studio
6 bed Cluster
7 bed Cluster
8 bed Cluster

4. Design

4.23 Typical Room Layouts

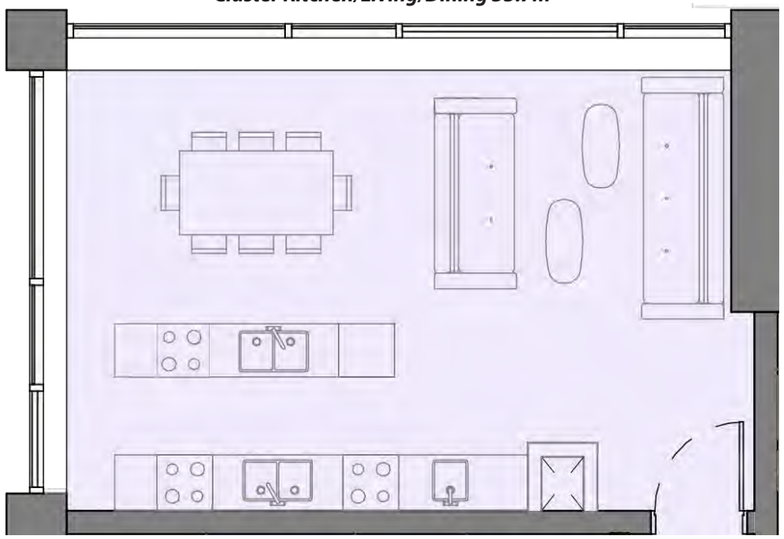
Kitchen / Living / Dining

Each cluster of student rooms has a comfortably sized social area with a kitchen, living and dining area. Sufficient recycling provision in line with a Breeam excellent rating is allowed for within the kitchen areas of the clusters.

Studio

The studios are efficiently proportioned and are the largest of the accommodation typologies. The rooms accommodate a bathroom, a double bed, a desk and cupboard space.

Cluster Kitchen/Living/Dining 33.7m²



Studio (20.9m²)

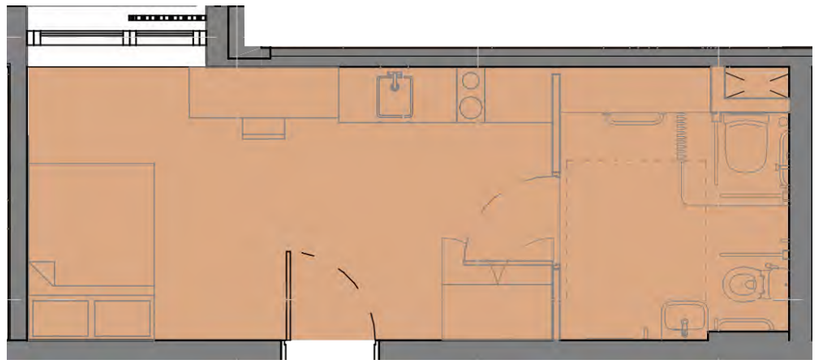
Accessible Studio

The studios are efficiently proportioned and are the largest of the accommodation typologies. The rooms accommodate a bathroom, a double bed, a desk and cupboard space.

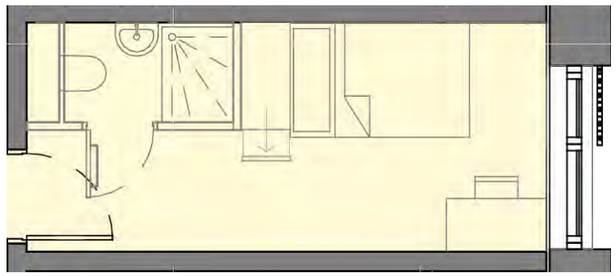
En-Suite

The en-suite typologies are smaller than the studios with efficient proportions accommodating a bathroom, a double bed, a desk and cupboard space**.**

Accessible Studio (17.4m²)



En-Suite (13.2m²)



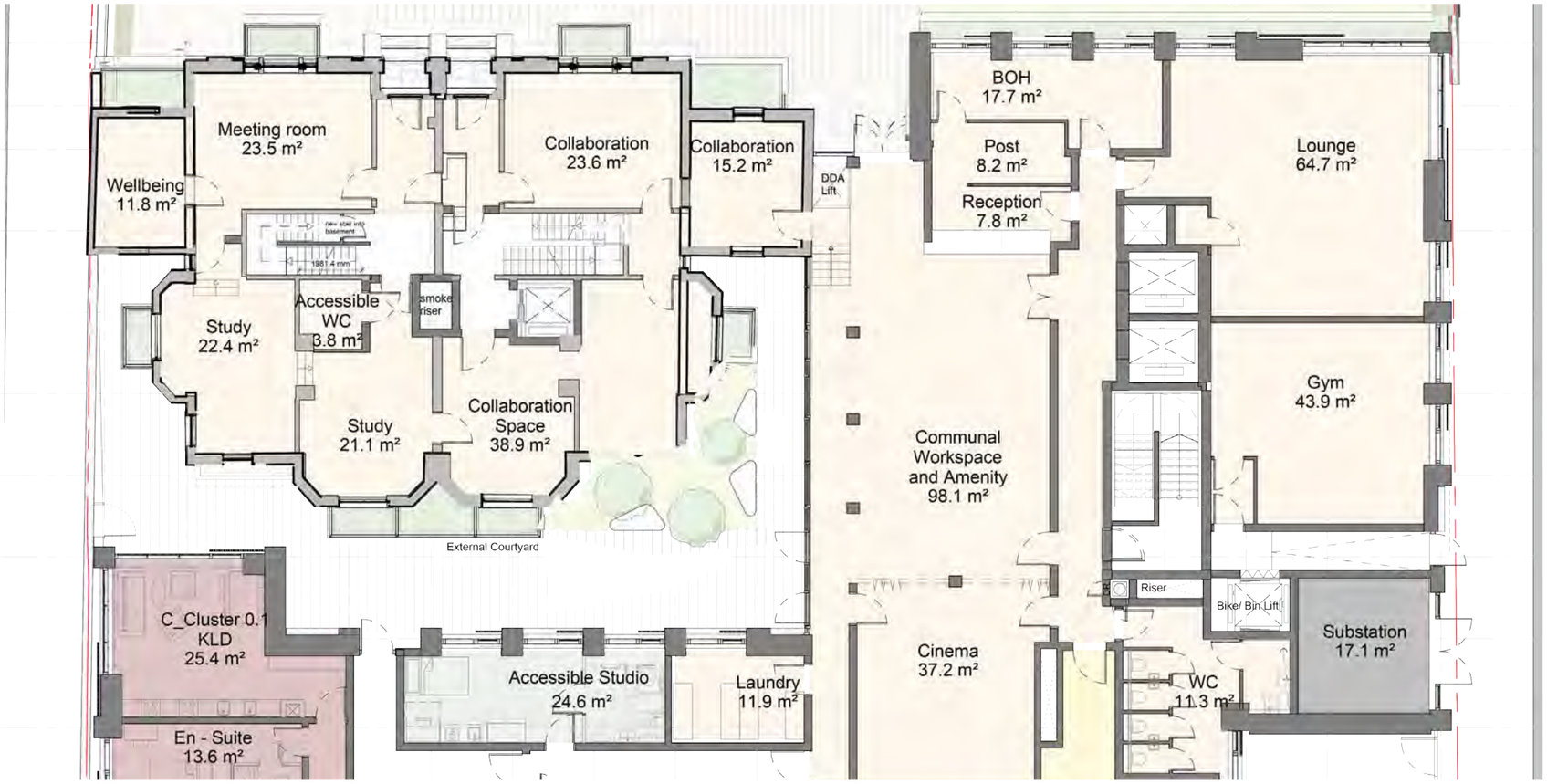
4. Design

4.24 Amenity Uses

We are providing high quality amenity spaces across the ground floor of the property and within the retained listed building. These amenity spaces will include.

- Study rooms
- Study booths
- Collaboration spaces
- Residents lounges
- Cinema space
- Gym
- Games room
- Karaoke/entertainment space
- Laundry facilities
- Well-being room

Ground Floor Amenity

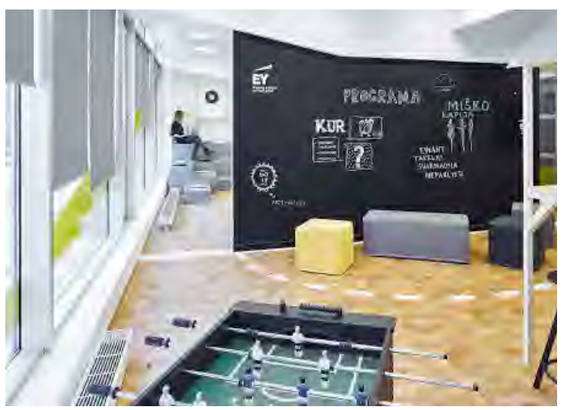


Cinema

Gym Room

Communal Workspace

Communal Workspace



4. Design

4.25 Elevation Treatment

The treatment of the elevations has been carefully considered throughout the design development process to ensure that the proposals are robust and deliverable.

Specific consideration has been given to the brick tonality of the surrounding context.

466-468 Moss Lane East rear elevation.
Red/ brown brickwork

53 to 57 Heald Pl residential properties.
Red/white brickwork facades

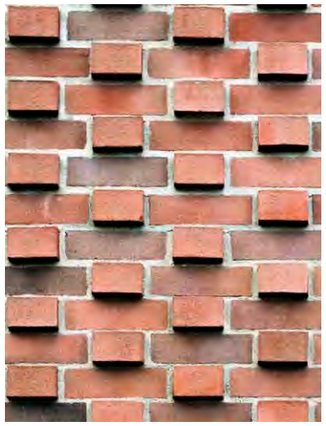
South Elevation

North Elevation

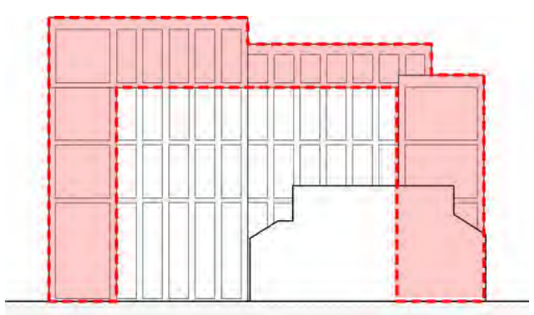
4. Design

4.26 Materiality and Appearance

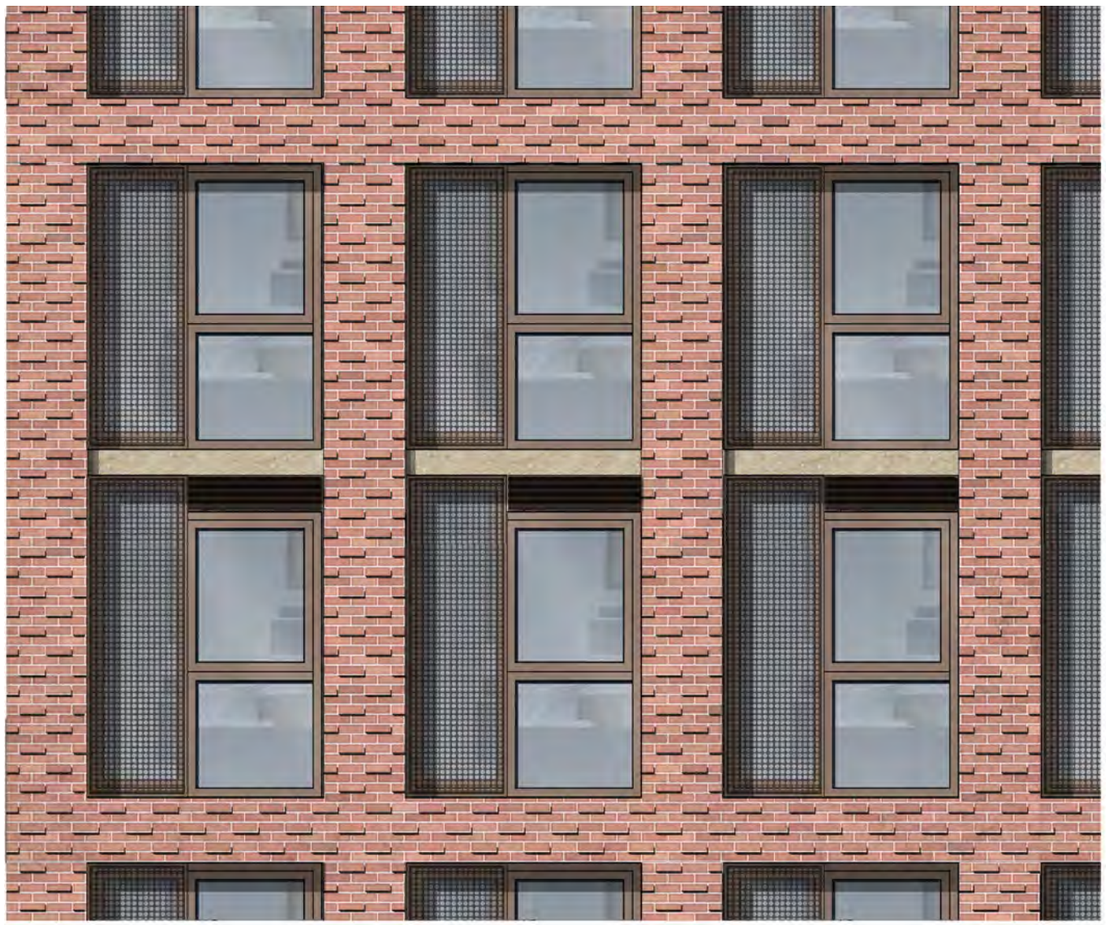
The central mass of the development is expressed in a hit-and-miss red / brown brick texture.



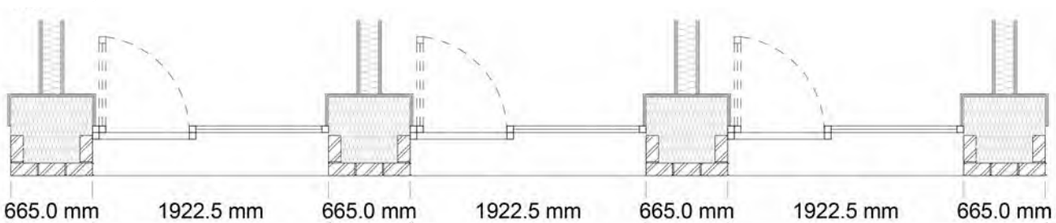
Elevation Key



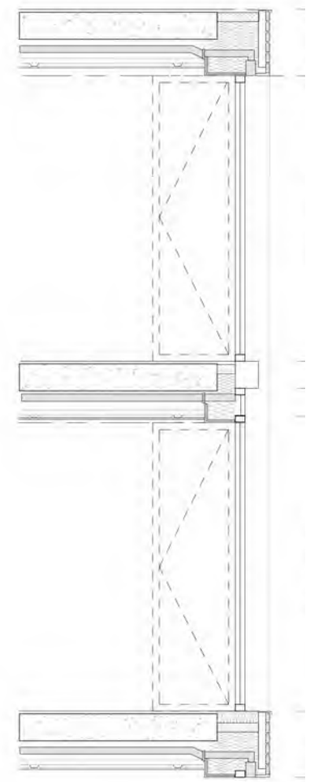
Elevation Study



Plan Study



Section Study

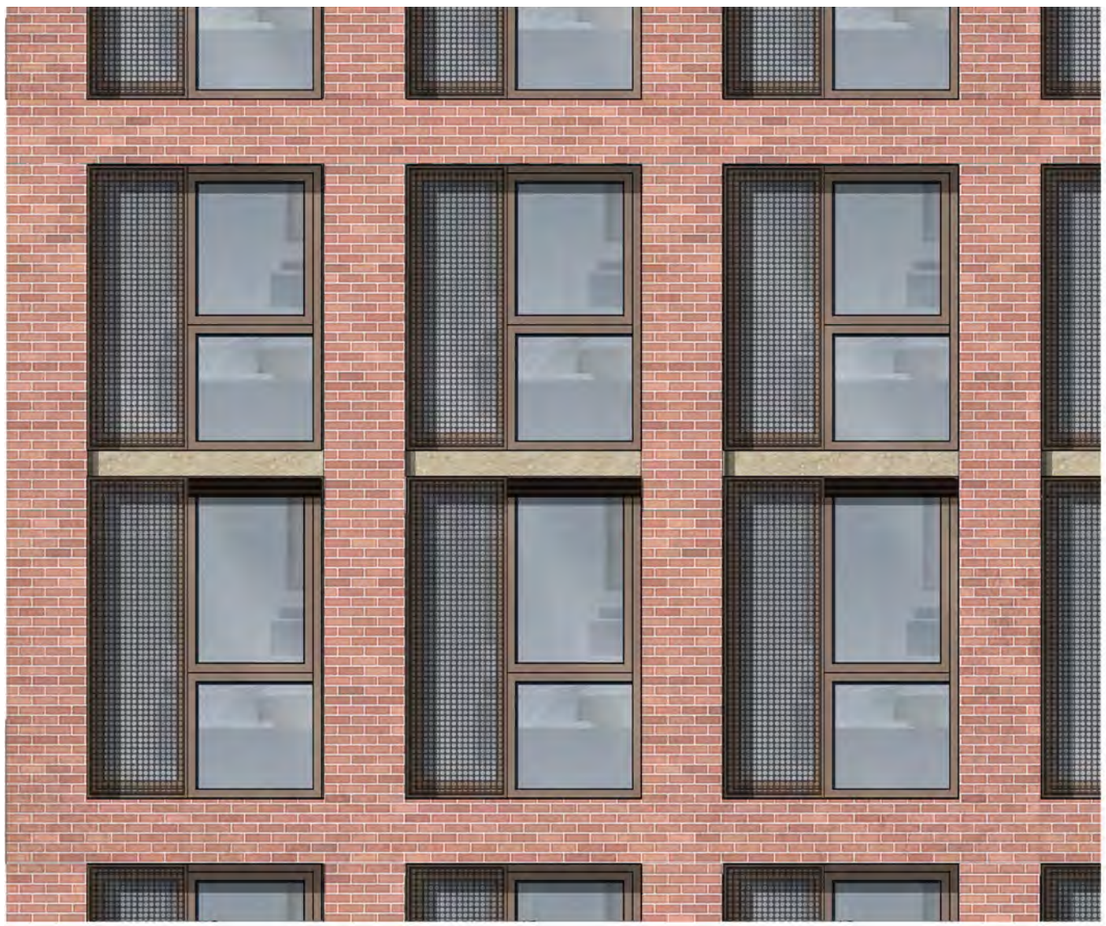


4. Design

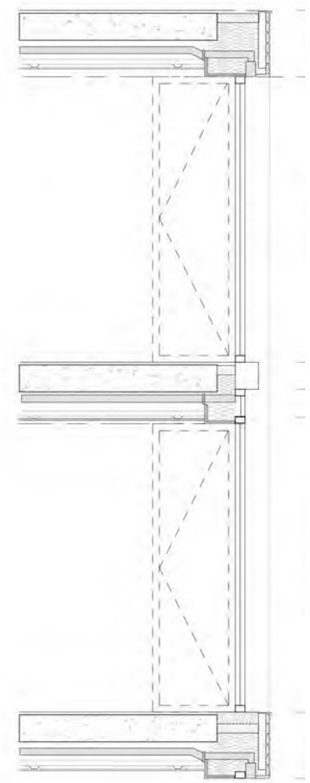
4.27 Materiality and Appearance

The exterior frame of the development is comprised of smooth red / brown brick

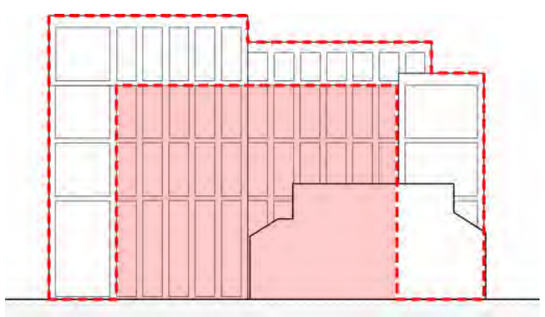
Elevation Study



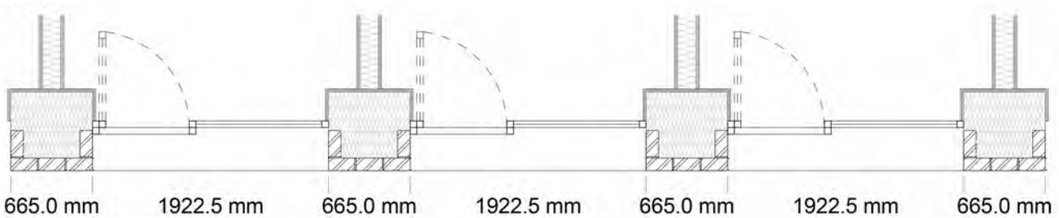
Section Study



Elevation Key



Plan Study



4. Design

4.28 Visuals

Arrival View

4. Design

4.29 Visuals

Arrival View

4. Design

4.30 Visuals

View from Heald Place

4. Design

4.31 Visuals

View from Whitworth Park

4. Design

4.32 Development to rear of site

Future development at the rear of the site is possible. Developments can be placed near the northern boundary of the plot allowing for south-facing gardens. Each property would have a comfortable amenity spac.e Access to these homes can be either from Parkfield Street, Heald Place or Heatherway. Windows can be facing Parkfield Street, Heald Place or south-facing.

4. Design

4.33 Improvements to the Public Realm

The off-site improvements to the public realm will be discussed with MCC.

As per community feedback, the proposal could provide improvements to on-street parking and the availability of waste bins.

Proposed planting can bring people closer to nature, therefore creating more inviting spaces in neighbouring streets.

Planting also defines the pedestrian movement creating subtle visual barriers.

Parkfield Street

5_ACCESS

5. Access

5.10 Inclusive Design

Overview

This section of the document outlines the approach to inclusive design within the building and how it has been designed to meet the relevant regulations and standards.

The Grade 2 listed building will be adapted internally with the addition of a lift while the new build entrance is at grade. The proposal has been designed to apply inclusive design principles to the internal and external spaces, creating a safe and secure environment which respond to the needs of all users.

The development has been designed to be as accessible as possible, to not put mobility challenged people at a disadvantage, either as residents or visitors, as laid out in the Equality Act 2010.

Entrance and Ground Level

The Landscaping design statement outlines the design for the hard and soft landscaped surfaces. However, in terms of access, pedestrian routes within the site will be level and slip resistant under all conditions. All pedestrian routes connect with entrance points to the building with flush level access other than the existing listed building. The external lighting will be developed to ensure that the route is adequately lit as required. Trees and furniture within the landscape have been located and designed to keep pedestrian routes free from trip hazards.

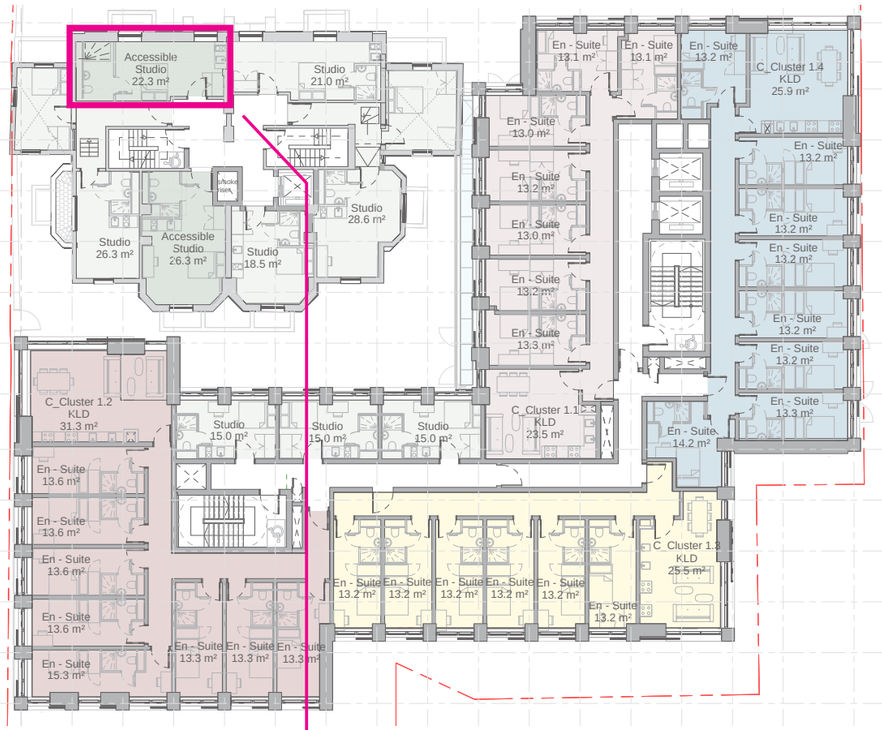
The pavement to the perimeter of the site along Moss Lane East is level with a shallow fall from North to South along Parkfield Street and Heald Place of around 220mm. A drain inset flush into the proposed paving on the North elevation will mitigate water ingress without impeding access.

Internal Environment and Student Bedrooms

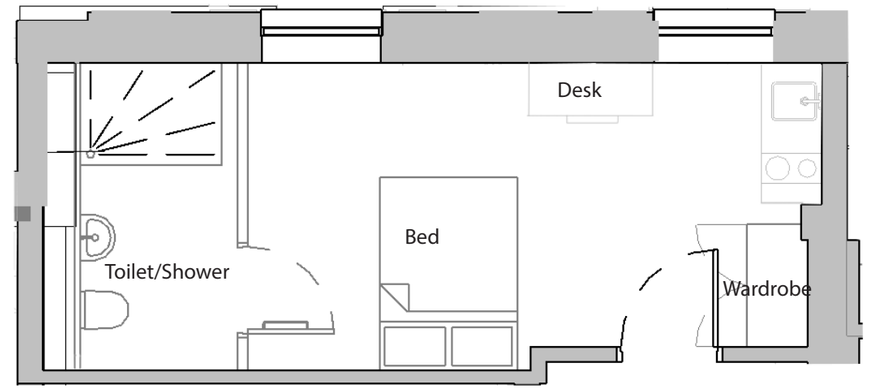
The entrance leads directly to the lifts and internally, the student accommodation cluster and studio entrances lead directly to the circulation cores, which provide access to all floor levels. Each level is served by two passenger lifts and two stair cores.

All residential units 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 exceeds the 5% provision of accessible/adaptable bedrooms and studios as required in Part M.

First Floor Plan



Typical Accessible Room



5. Access

5.12 Design for Security

Overview

The Secure by Design principles have been considered throughout the initial design development processes.

Security Principles

A summary of the security principles for the development are as follows:

24-hour manned site with surveilance opportunities both passive and CCTV.

A single point of entry with enclosed courtyards.

Access control system with fob system to restrict unauthorised entry.

Intercoms from the main entrance to clusters but this will not contain a door release.

Visitors will be required to be physically let into blocks by residents.

Mail will be delivered to central post boxes

Cycles will be securely stored internally

Refuse stores will be internally housed

Adequate illumination will be provided through external lighting

Appropriate window and door specification will allow for the building to become the defense line. The development will also employ a defensible planting strategy and security fencing in part will be included.

Ground Floor Plan

Defensible Planting

Retain Existing Railings 1.5m High

Retain Existing Brick Wall and Railings 1.7m High

Access Controlled Pedestrian

Access Controlled Maintenence

Access Controlled Bins and Cyclist

Fire Door

5. Access

5.13 Vehicular & Cycle Access

Overview

Access for servicing, deliveries and waste collection will be from Heald Place.

Service vehicles can access and leave the site in forward gear.

Access to Development

Vehicular access to the development is provided from Heald Place.

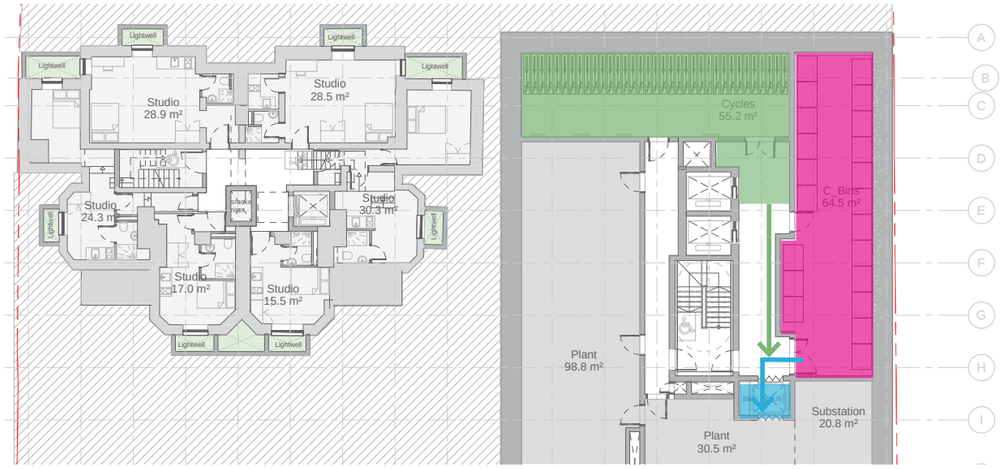
Cycle access is also provided from the existing footway along Heald Place.

Cycle Parking

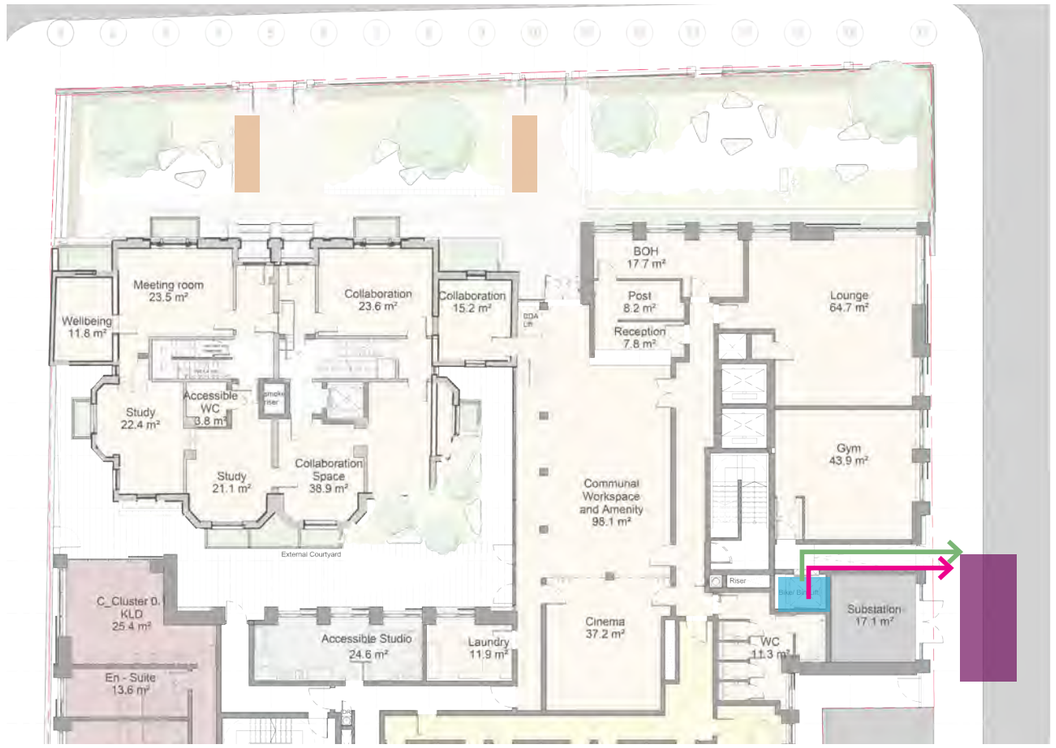
Provision for cycle parking has been considered in accordance with the sustainable travel plan intitatives described in detail within the transport statement.

Cycle storage is provided in the basement within designated internal secure storage.

Basement Plan



Ground Floor Plan



Refuse Store
Cycle Store
Lifts
Temporary Bin Collection Area

Refuse Access
Service Access
Cycle Access
Visitor Cycle Parking

5. Access

5.14 Refuse Strategy

Disposal and Collection of Refuse

Refuse will be sorted within each cluster kitchen of the development as per the following:

(i) general/ food waste (ii) paper and card (iii) glass and tin

It is the students responsbility to pre-sort waste into the correct bins. Facilities management providers coordinate the management of this, ensuring waste is not rejected for transfer. Students will regularly transfer waste from the individual bins within each kitchen to the respective external bins. This will be controlled by an agreed inspection strategy of flat areas. The strategy will state that the waste from the flats is not to build-up & must be removed regularly. Waste is not to be stored in the corridors and lift lobbies. Waste must be transferred in 1 manouevre from the flats down through the building and out to the designated bin store. The bin store will be ventilated via full height louvres in the external bin store door and wall. Under no circumstancews should waste be left in any communal areas to cause a risk of fire and potetially block evacuation. The transferred waste from the building will be removed to designated waste handling areas on Heald Place.

Servicing & Delivering: Waste Collection

All waste is removed via a private contractor, who sorts and recycles at the depot. Generally, two bin collections are organised per week. However, this can be amended to suit circumstances. E.g. More collections may be required at the beginning and end of terms, when students generate more rubbish. Provision of waste storage is therefore considered to be sufficient for the purposes of private waste collection.

Eurobins will be accessed via an external air lock door on the day of collection, and returned to the store once collection has been made. Bins will not be left on street any longer than required for collection

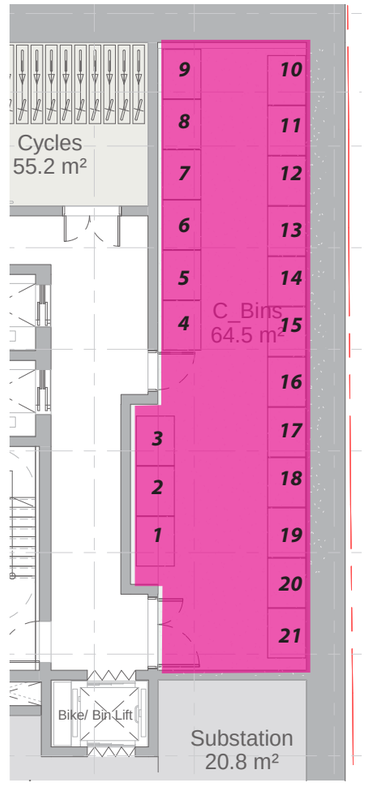
Servicing & Delivering: Maintenance

Vehicular access to the substation and plant room is from Heald Place. An area of hard landscaping is provided here for refuse collection.

Servicing & Delivering: Deliveries & Post

It is anticipated that deliveries to the development will be predominantly vehicular. A delivery drop-off bay provided along Heald Place.

Refuse Store



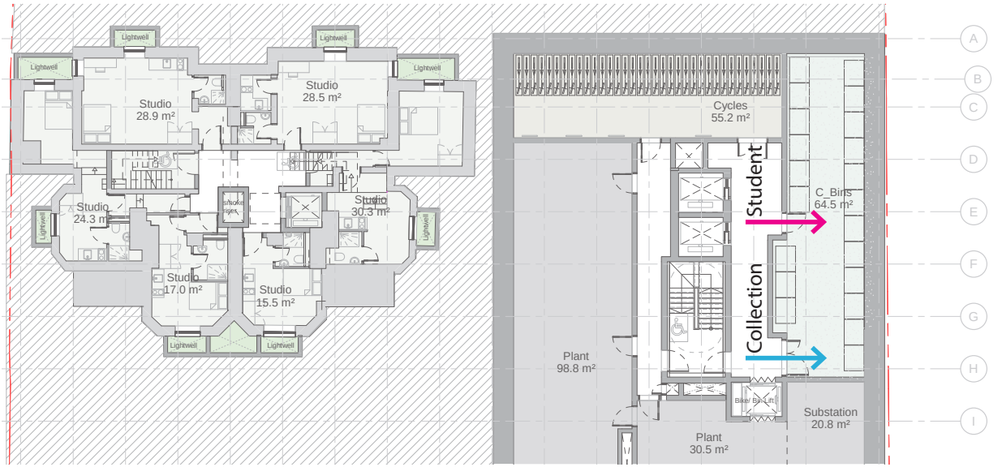
Refuse Store

Refuse Access

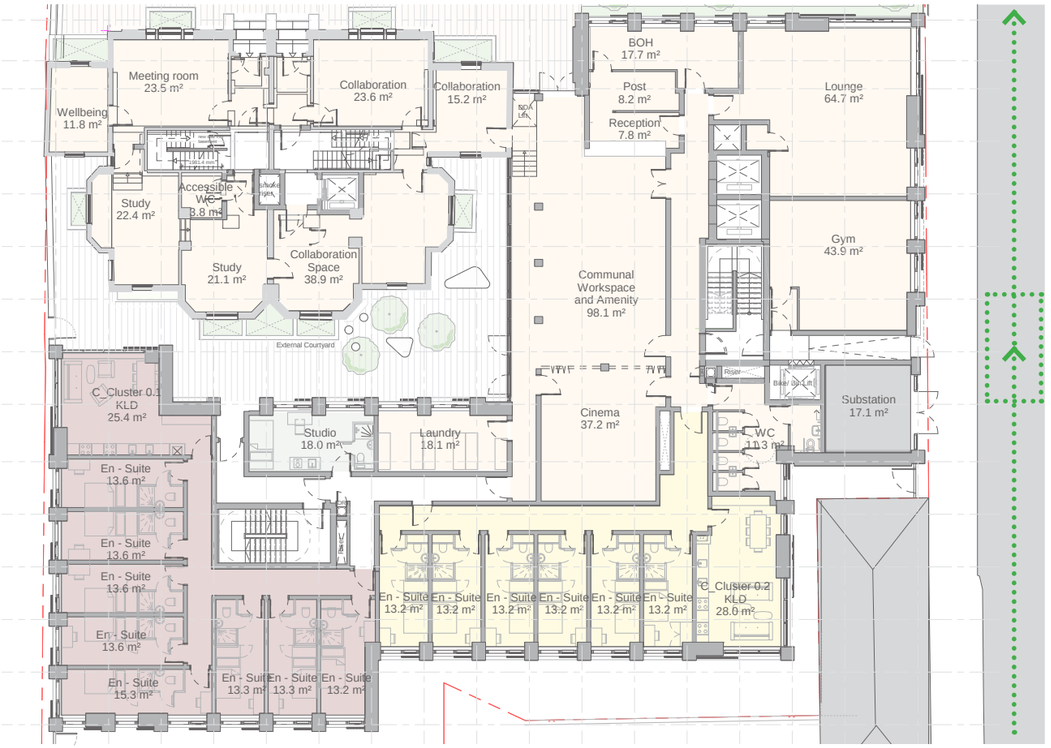
Service Access

Bin Lorry Route

Basement Plan



Ground Floor Plan



The transferred waste from the building will be removed to the designated waste handling area. The bins used shall be 1100l wheelie bins and the quantity has been informed by the Manchester City Council GD-04 'Waste Storage and Collection Guidance for New Developments' guidance.

The accepted amount of waste per student is 80l per week, with 2 collections per week planned with Manchester City Council. This results in the following calculation:

261 Students x 80l / 1100l = 18.98

Proposed collection = 20

Divided by 2 collections per week = 10

10 Bins = 5 x General Waste + 5 x Mixed Recycling

5. Access

5.15 Maintenance Principles

Overview

The design and layout of the building has been considered to accommodate both regular cleaning and maintenance as well as facade and plant replacement.

The maintenance strategy will be developed further during the next design stage. However, consideration has been given for building use, height, adjacencies, and facade type.

For window replacement, communal space windows are full height (floor to ceiling) double glazed units and will require replacement externally.

These windows are located on the elevations closest to the street for ease of access. The windows to the studios and en-suites are divided into two. They can be changed from the inside and can be accomodated in the passenger lifts.

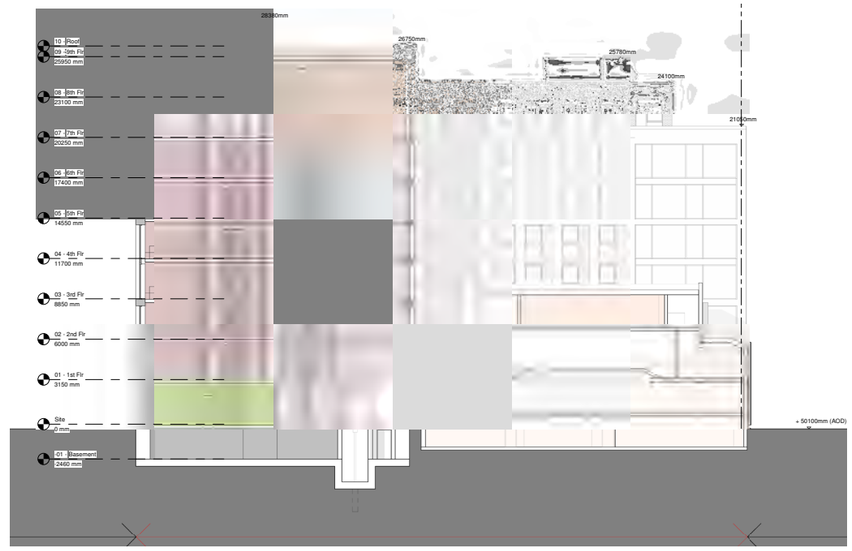
Principles

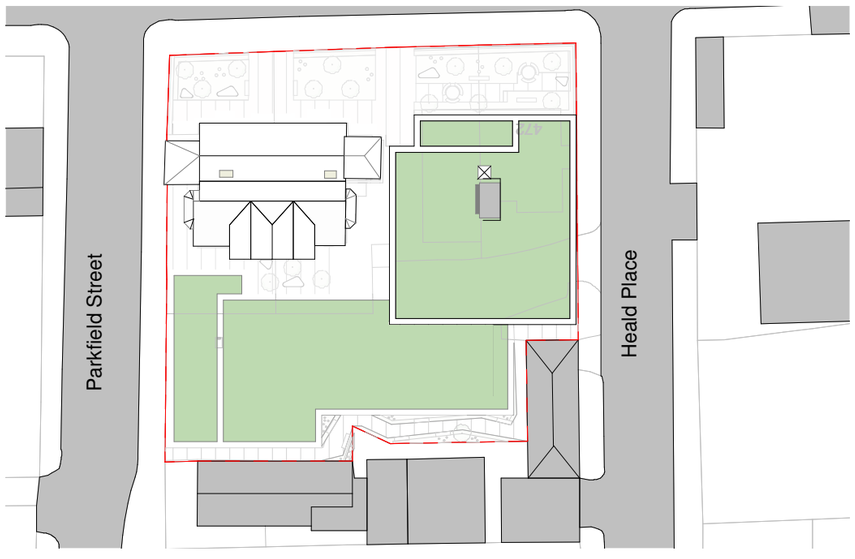
Visual inspection can be carried out from a MEWP located adjacent to the relevant façade or ground level.

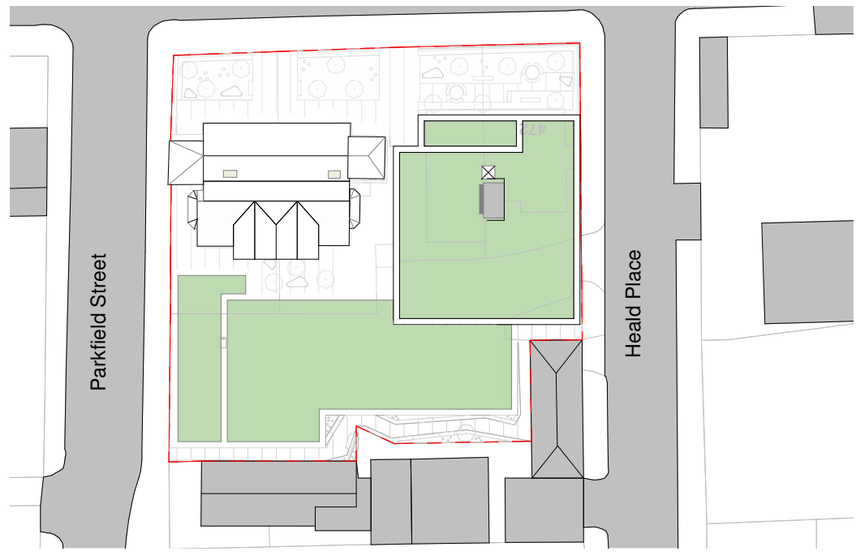
For the majority of the building, regular cleaning should be undertaken using a reach and wash pole and from a MEWP located adjacent to the relevant façade or ground level.

For the majority of the building, maintenance should be undertaken from a MEWP located adjacent to the relevant façade or from ground level, with the support of a crane to manoeuvre large items.

Parapets to all roofs have been provided so that regular cleaning, maintenance, and visual inspection can also be carried out from roof levels adjacent to the relevant facades if appropriate and to the roof themselves.







5. Access

5.16 Cleaning & General Maintenance

All contractors working on the development should supply equipment which is in accordance with the relevant British Standards. If necessary, the contractor will provide their own safe means of access to the area to be cleaned.

External Window Access and General Maintenance

The cleaning of external windows can be completed with a variety of methods shown on the elevation diagrams that follow.

North Elevation

The north elevation on site is all accessed within the site boundary and all external cleaning would not affect public access on Moss Lane East.

Most of the elevation is accessible with a waterfed pole. For higher access a scissor lift or abseiling system can be utilised. There are two areas on the north elevation that are accessible via the roof.

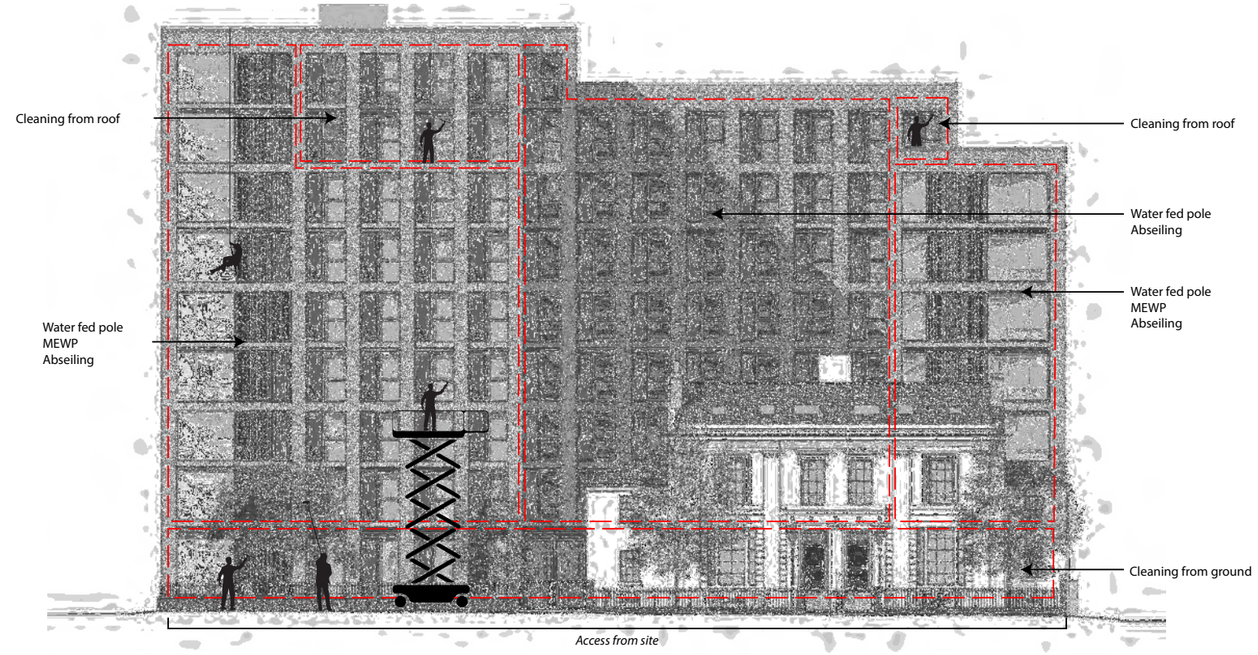
The elevation behind the listed building has a narrow access point and this area may be more appropriate for waterfed pole cleaning and abseiling instead of a scissor lift.

Further details are available in the cleaning and maintenance document.

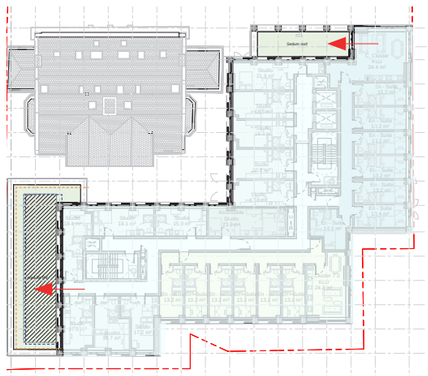
Roof Access

There are four roof spaces on the proposed building. These are to be accessed via external doors with level threshold or AOV's from internal staircases.

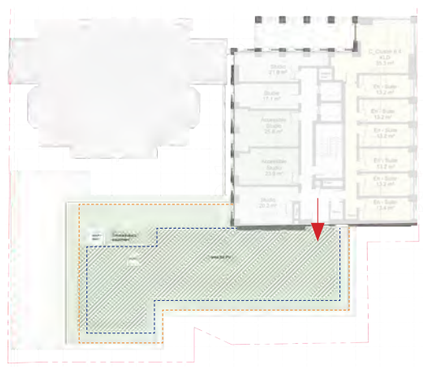
Further details are available in the cleaning and maintenance document.



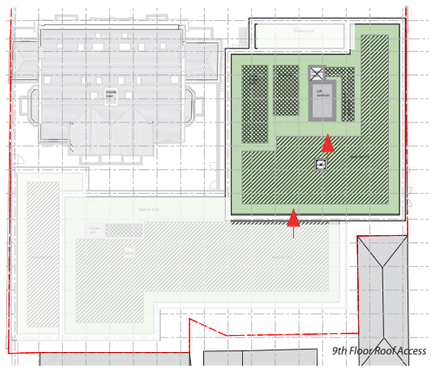
North Elevation



7th Floor Roof Access



8th Floor Roof Access



9th Floor Roof Access

6_ENVIRONMENT AND SUSTAINABILITY

6. Environment and Sustainability

6.10 Sustainability Principles

BREEAM - excellent

The project is striving to achieve BREEAM Excellent, which reflects best practice and places it within the top 10% of BREEAM rated buildings.

Refer to the BREEAM Report for further details. Adaption to Climate Change and Design for Functional Adaption documentation have also been produced separately.

Ecology, Wildlife and Habitats

Biodiversity and wildlife habitats are important in urban spaces. Levels, 7, 8, and 9 will host sedum roofs, hosting several native wildflower plant species. The ground floor will benefit from intentional planting around the existing and new building.

Flooding and Water

The site is in an area with a low probability of flooding. By using permeable paving, planting in the landscape, SuDs and water attenuation in the wildflower green roof, rainwater from the site will be absorbed into the landscape.

Refer to Flood Risk Assessment and Ecological Survey and Evaluation for further details.

Energy

To reduce the energy demand of the building the building will utilise:

- Controlled electric panel heaters to all student rooms
- Domestic hot water generated via Air Source Heat Pumps.
- VRF comfort cooling & heating
- Continuous background ventilation provided by Mechanical Ventilation with Heat Recovery (CHECK)
- Highly efficiency LED lighting.
- Enhanced performance external walls.
- Photovoltaic array on the roof
- Refer to Low Carbon Design – passive design analysis and low carbon feasibility study for further details.

Travel

As part of the development proposals, 74 secure cycle parking spaces will be provided, equating to over 25% of occupancy. The site is optimally positioned and is within a 10 minute from the campus and 2 minutes from Oxford Road.

Refer to the Travel Plan for further details

6. Environment and Sustainability

6.11 Adaptability

Should the situation arise, the building has been designed to be adapted into a typical apartment configuration. The internal walls can be removed without compromising the structural integrity of the overall building.

The layout opposite illustrates the adapted floor plan apartments on a typical floor plan. The facade will require minor reconfiguration to ensure each apartment is provided with sufficient light and ventilation but the overall external aesthetic would not need to alter.

Adaptability Diagram

7_LANDSCAPE DESIGN

7. Landscape Design

7.10 Existing Landscape

The existing landscape has sparse shrub plants along the site boundaries and lawns with little to no variation in plant species.

A large area of the site is currently a car park.

Existing Trees

There are currently 8 existing trees on site. Of these, 5 are located along the northern boundary of the site and 3 are located behind the existing building. An arboriculturalist impact assessment has identified trees labelled 3, 4, and 5 as of sufficient quality to be retained. The proposal aims to retain these trees. Tree 1 will be replaced with a tree of higher quality Cherry Tree to match trees 4 and 5.

Existing Listed Lampposts

Also, there are 2 listed lampposts placed in front of the listed building which will also be retained.

Existing Boundaries

The site boundaries are a mix of low walls with railings and brick walls. The northern boundary along Moss Lane is comprised of low walls with railings. There are two gates along this boundary. These railings and gates are to be retained.

The existing boundary along Parkfield Street is comprised of a brick wall of which approximately half will be retained.

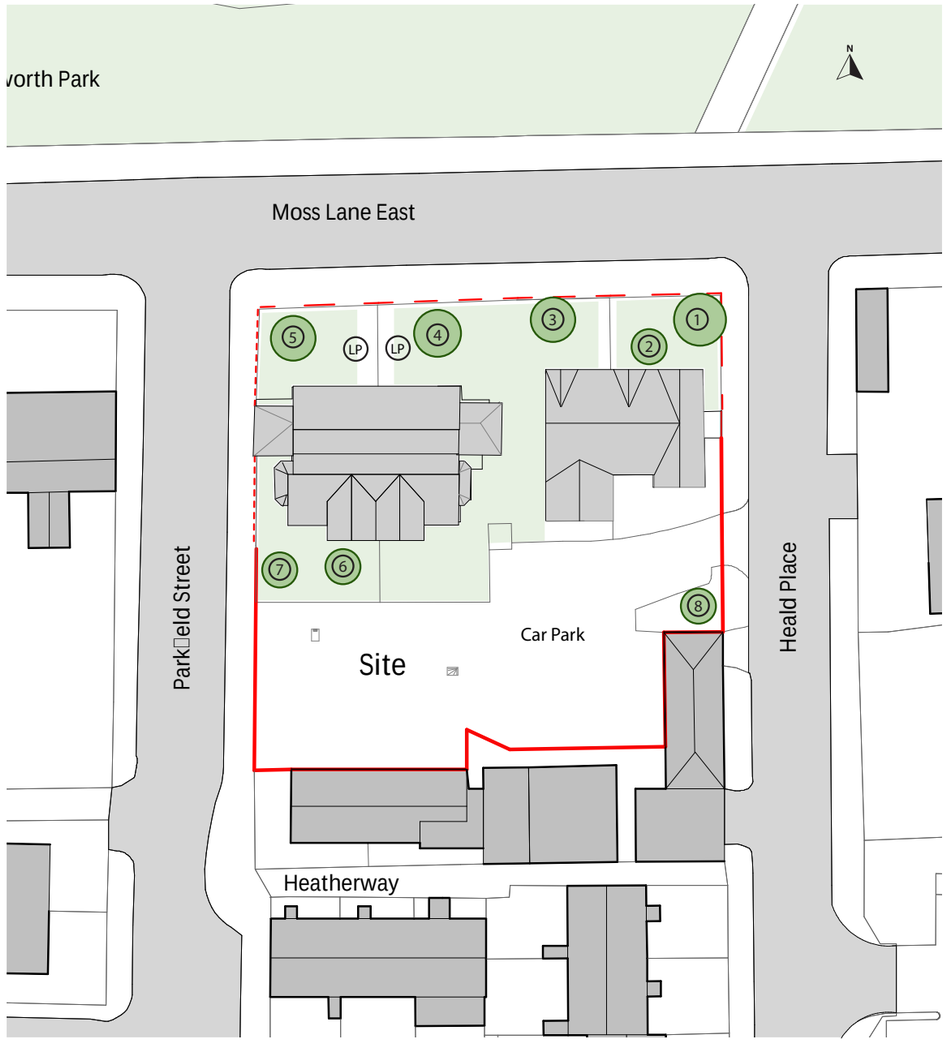
The existing boundary along Heald Place is a continuation of the railing that runs along Moss Lane. This will be retained and is shown with the large dashed line on the plan shown.

Existing landscaping condition

Trees along the north boundary of the site

Existing wall boundary along Parkfield Street

Existing railing boundaries along Moss Lane East and Heald Place



Existing Plan

2 listed lampposts

Key

- Site Boundary
- Existing Boundary Railings
- Existing Boundary Brick Walls
- Existing Trees (1-5)
- Existing Listed Lampposts (LP)

8_HIGH LEVEL CLEANING AND MAINTENANCE

8. High Level Cleaning and Maintenance

8.10 Cleaning & General Maintenance

All contractors working on the development should supply equipment which is in accordance with the relevant British Standards. If necessary, the contractor will provide their own safe means of access to the area to be cleaned.

External Window Access and General Maintenance - Option 1

The cleaning of external windows can be completed with a variety of methods shown on the elevation diagrams that follow.

North Elevation

The north elevation on site is all accessed within the site boundary and all external cleaning would not affect public access on Moss Lane East.

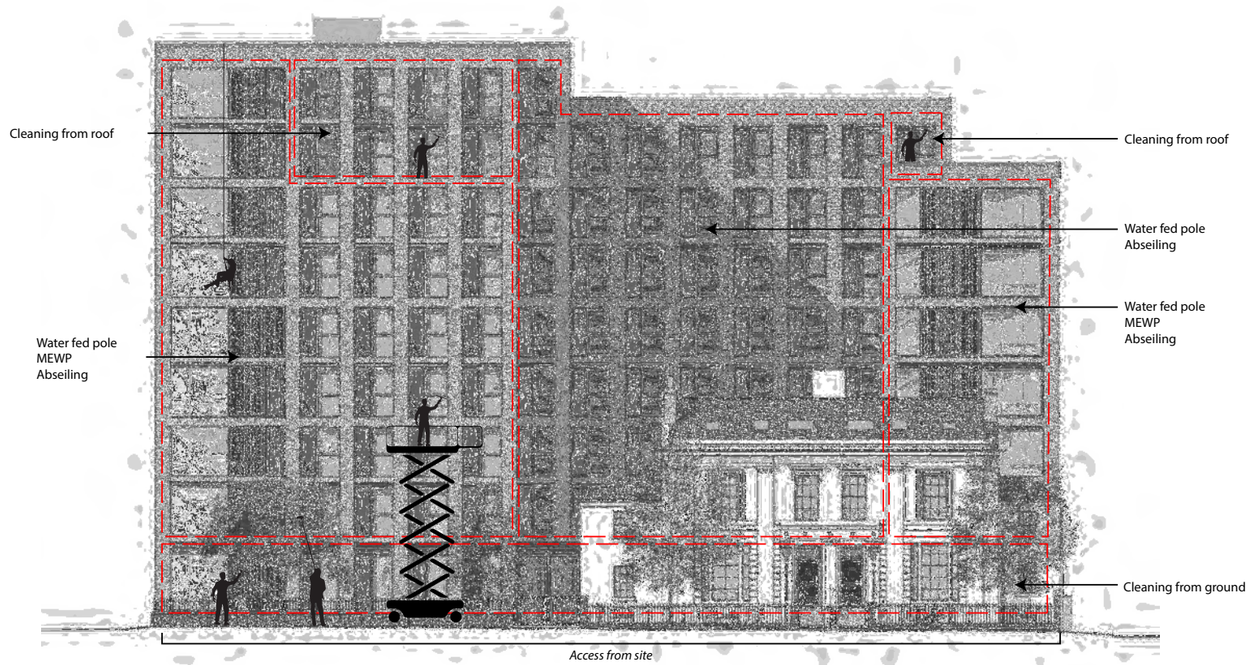
Most of the elevation is accessible with a waterfed pole. For higher access a scissor lift or abseiling system can be utilised. There are two areas on the north elevation that are accessible via the roof.

The elevation behind the listed building has a narrow access point and this area may be more appropriate for waterfed pole cleaning and abseiling instead of a scissor lift.

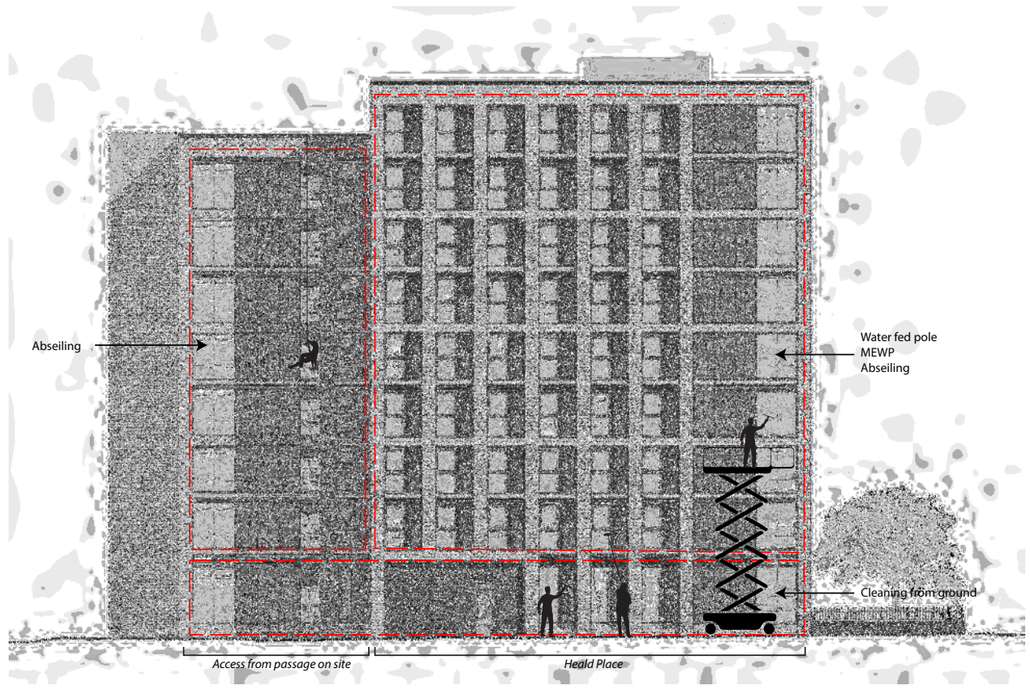
East Elevation

The east elevation is mostly accessible from Heald Place. Any of waterfed, scissor lift, or abseiling is possible in this area. This will take place on the public walkway on Heald Place and therefore should be suitable demarcated and segregated.

The left segment of the east elevation is accessed from a small passage within the site boundaries. This passage is gated and only accessible by maintenance staff. The narrowness of this passage would require abseiling for high level window cleaning.



North Elevation



East Elevation

8. High Level Cleaning and Maintenance

South Elevation

The south elevation is accessible via a small passage within the site boundaries. This passage is gated and only accessible by maintenance staff. The narrowness of this passage would require abseiling for high level window cleaning.

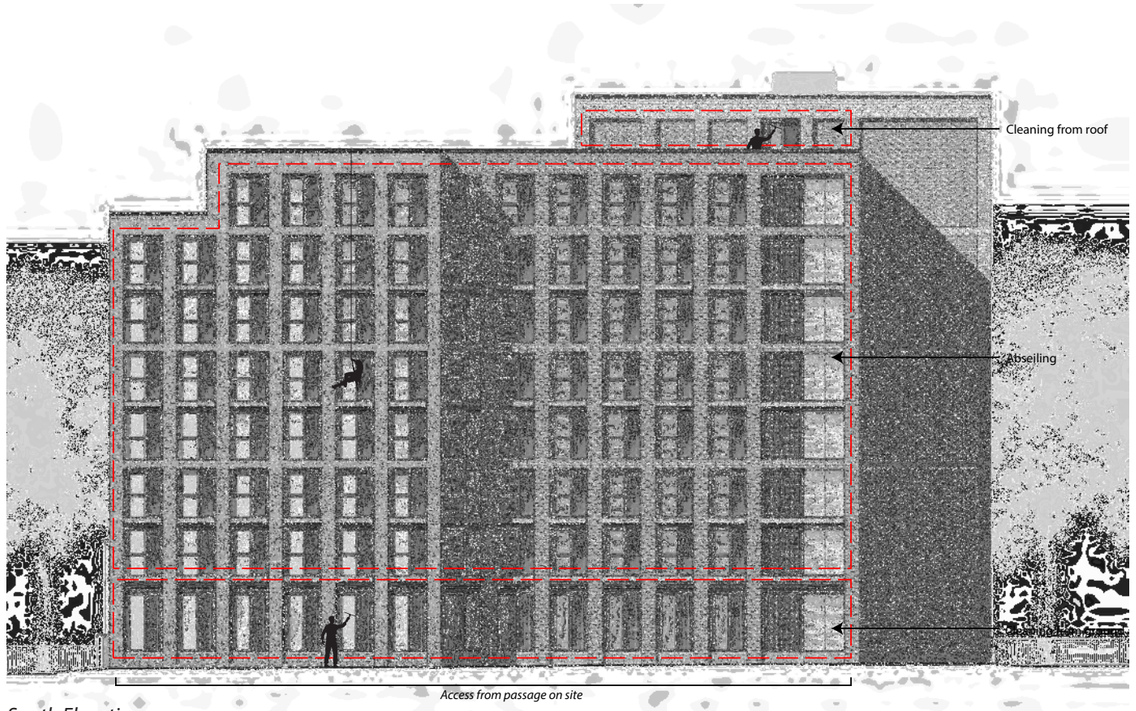
Some windows are accessible via the roof.

West Elevation

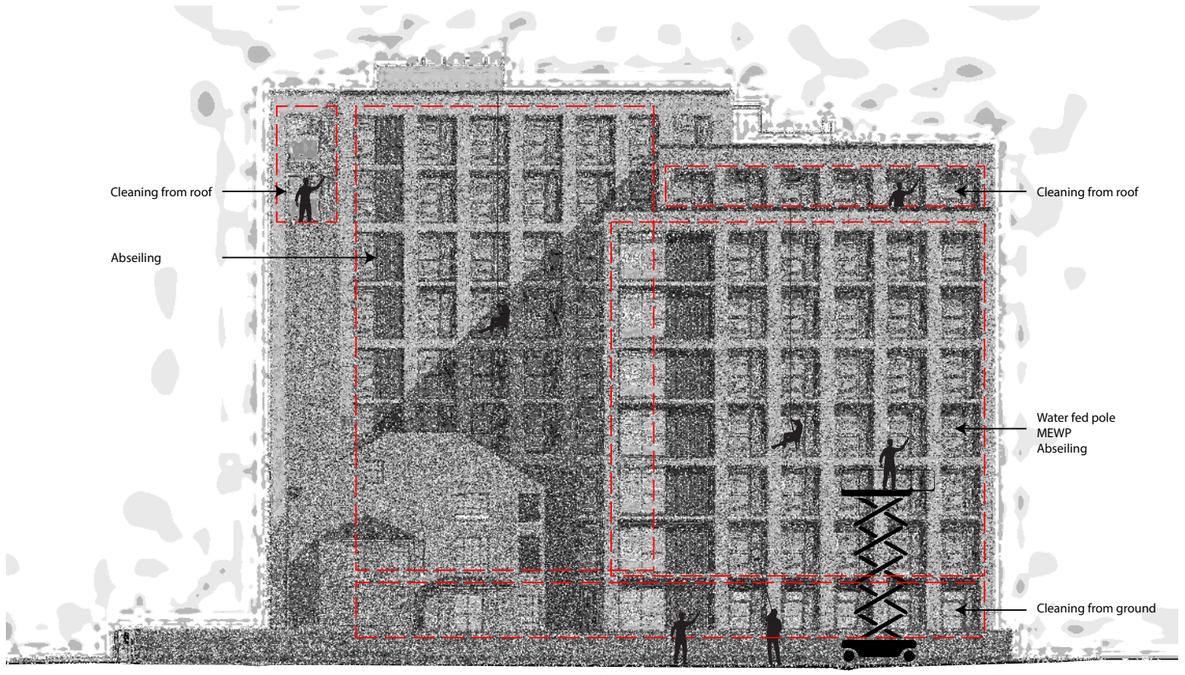
The west elevation is mostly accessible from Parkfield Street. Any of waterfed, scissor lift, or abseiling is possible in this area. This will take place on the public walkway on Parkfield Street and therefore should be suitable demarcated and segregated.

The left segment of the west elevation is accessed from within the site. Due to the proximity of the listed building, a mix of waterfed pole cleaning and abseiling will be required for high level window access.

There are two areas on the west elevation that are accesible via the roof.



South Elevation



West Elevation

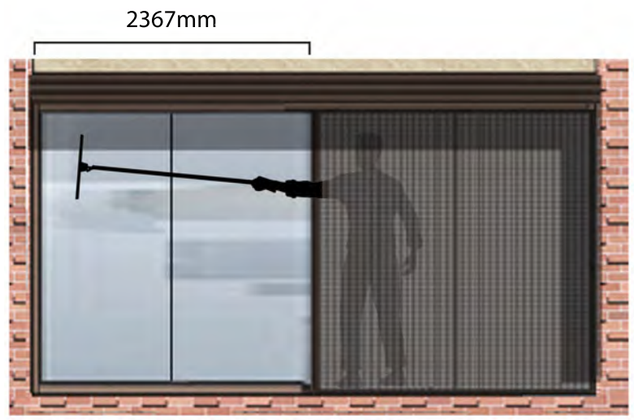
8. High Level Cleaning and Maintenance

External Window Access and General Maintenance - Option 2

The cleaning of all external windows can be completed from inside the building. All bedroom windows have been arranged to allow for this method of cleaning. A fixed louver is placed in front of a fully openable window/door panel. A suitable gap will be provided between the louvers and windows to allow access for cleaning at all heights.

All ground floor windows can be cleaned from the perimeter of the building. The passage on the south elevation is gated and only to be accessed by maintenence staff.

Typical Bedroom Window Arrangement

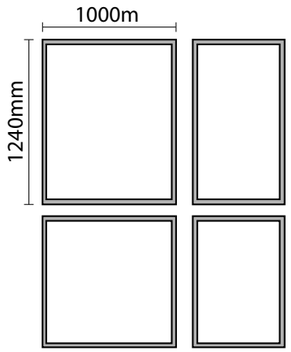


Typical Kitchen Window Arrangement

8. High Level Cleaning and Maintenance

8.11 Bedroom Window replacement

All bedroom windows have been designed to be able to be replaced internally without the need for high level access. The diagram across shows the arrangement of bedroom windows. The opening is divided into 4 seperate panels. The largest of these windows is 1000mm by 1240mm. This size would fit on a trolley and be transported internally to the goods lift.



8.12 Communal Area Window replacement

The windows in the communal areas are composed of larger panels and therefore would require external high level access to replace them. The elevation images across show the proposed methods to access these windows in the case of replacement.

Windows will require vacuum lifting equipment. MEWP's can be used to raise operatives above ground and spider cranes can be used to raise the window panels to the desired level.

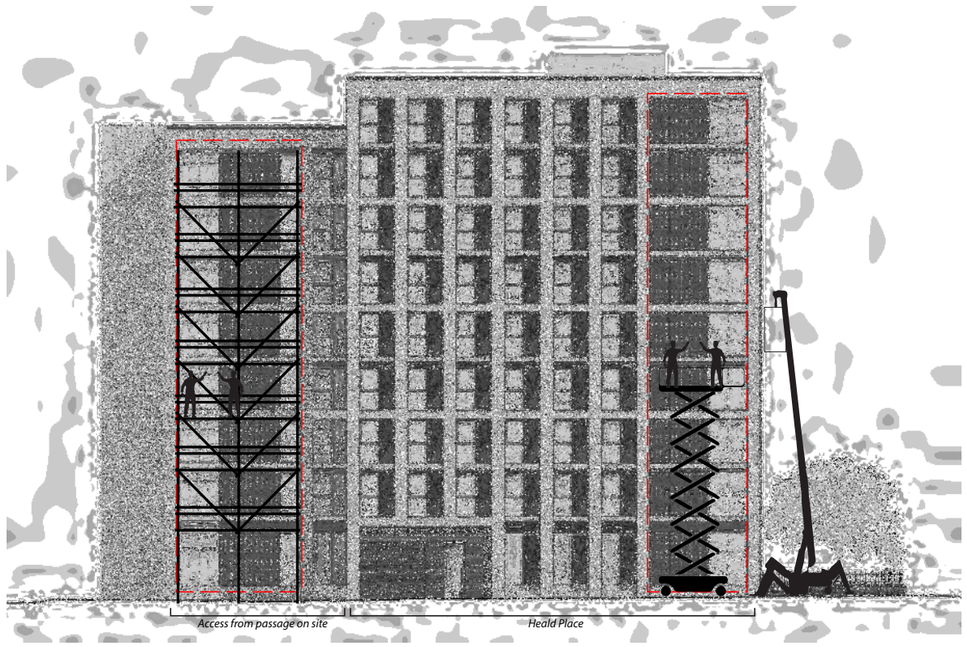
North Elevation

The north elevation has sufficient space for MEWP's directly in front of the facade and spider cranes would have to be placed on Heald Place or Parkfield Street. This would require suitable demarcation and segregation as they would be placed on public access areas.

East Elevation

The east elevation can be accessed from Heald Place with a MEWP and spider crane. This would require suitable demarcation and segregation as they would be placed on public access areas.

For access to the left segment of the east elevation, scaffolding would need to be erected due to limited width on the private passage on site.



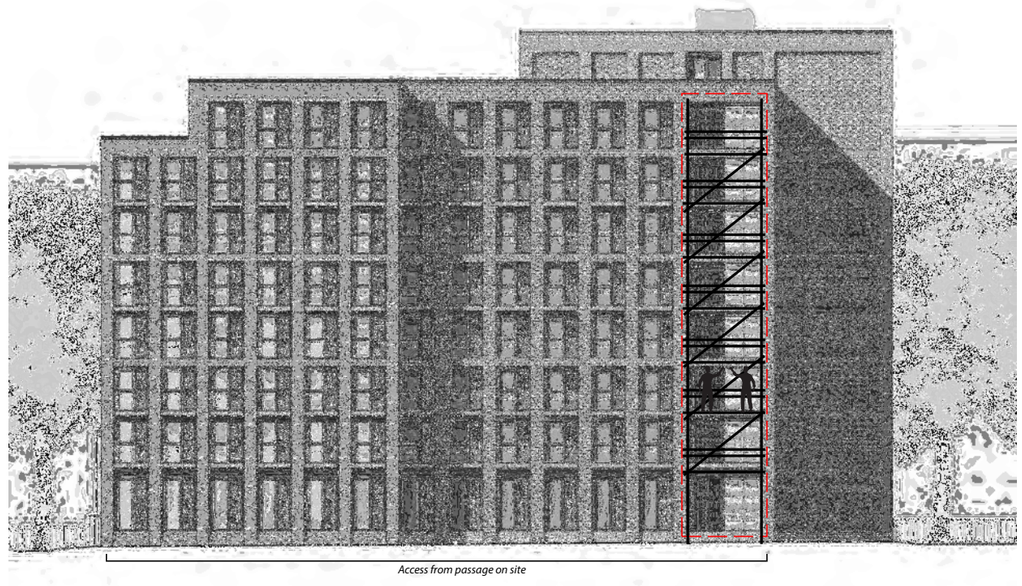
8. High Level Cleaning and Maintenance

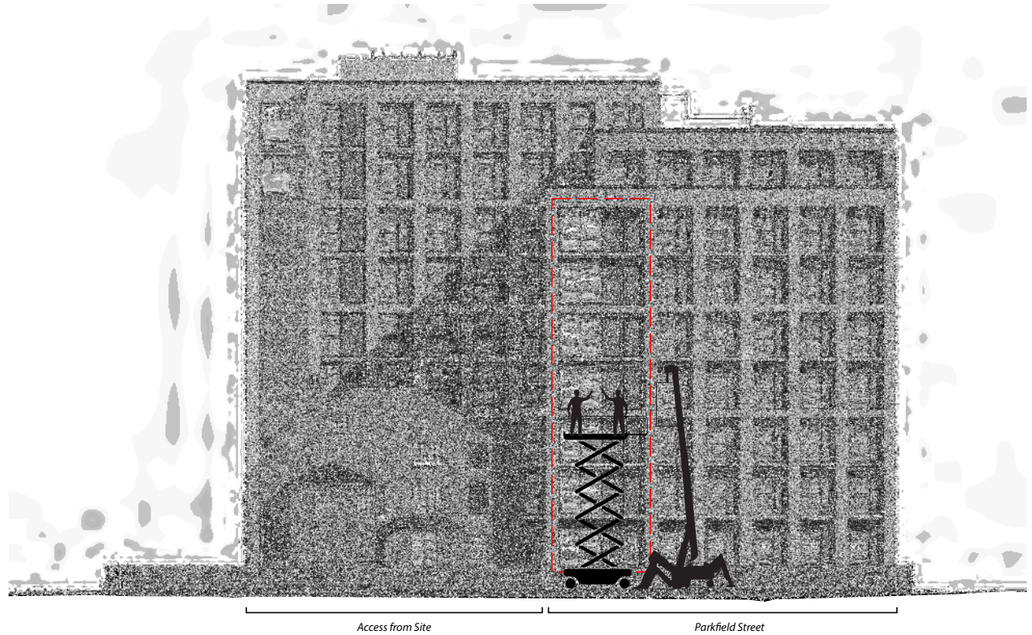
South Elevation

For high level access on the south elevation, scaffolding would need to be erected due to limited width on the private passage on site.

West Elevation

The west elevation can be accessed from Parkfield Street. A MEWP and spider crane can be used for high level access. This would require suitable demarcation and segregation as they would be placed on public access areas.





8. High Level Cleaning and Maintenance

8.13 Roof Access

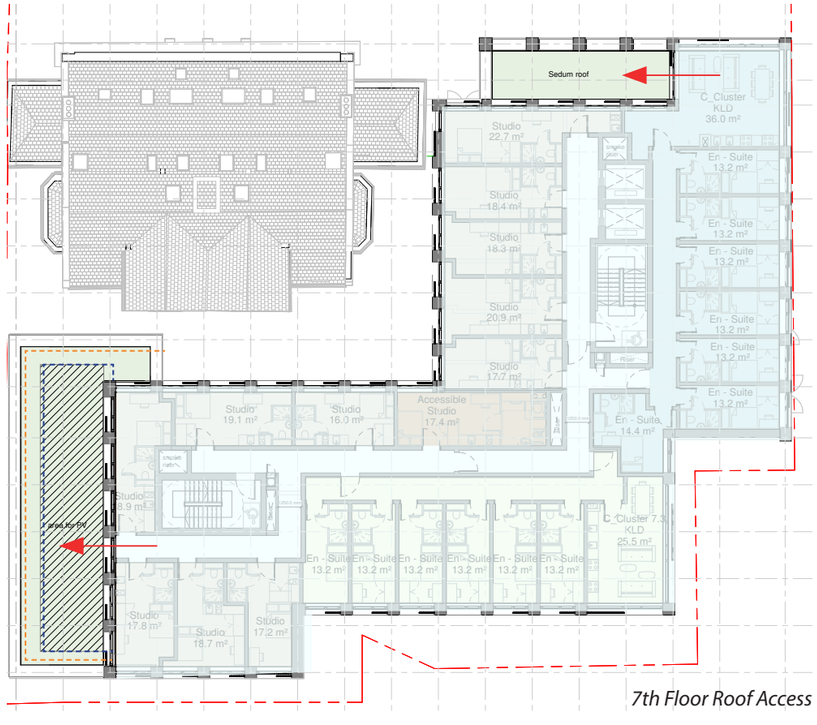
In total, there are four sedum roofs. Two are located on the seventh floor, one on the eighth and lastly, one on the main roof on the ninth floor. 7th and 8th floor roofs are accessible via external doors with level threshold. The 9th floor roof is accessible via the AOV or ladder from the 8th floor roof. A mansafe system will surround the perimeter of the PVs providing fall protection on all sedum roofs.

RWP outlets and gutter channels are located alongside the accessible side of the parapet. General maintenance of the parapet roofs is via gutter vacuums and telescopic cameras for inspection. Parapets and mansafe systems are in place. The roofs are only to be accessed by suitable staff or contractors.

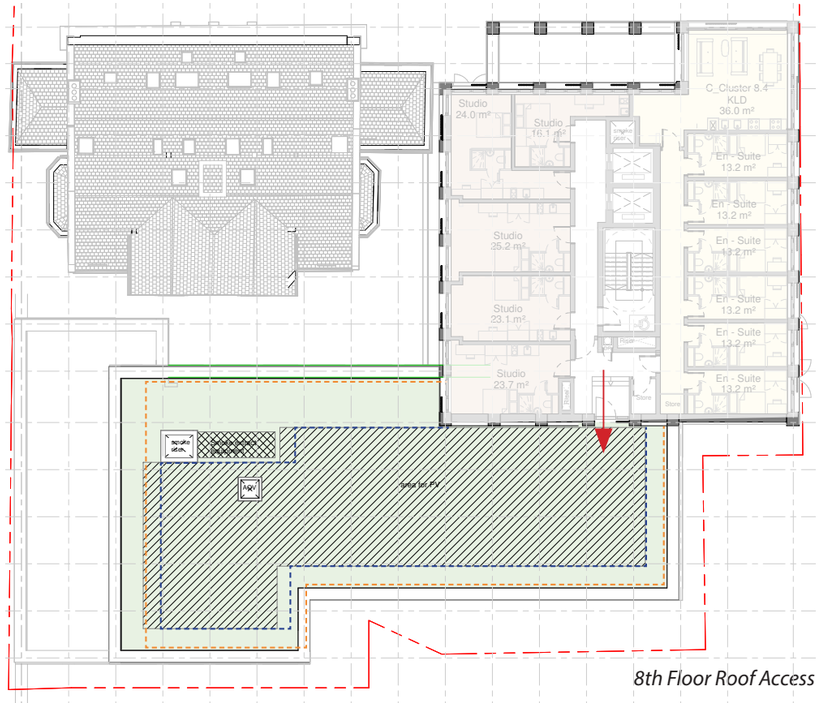
Roof Safety

Safety harnesses are to be worn when accessing all roofs.

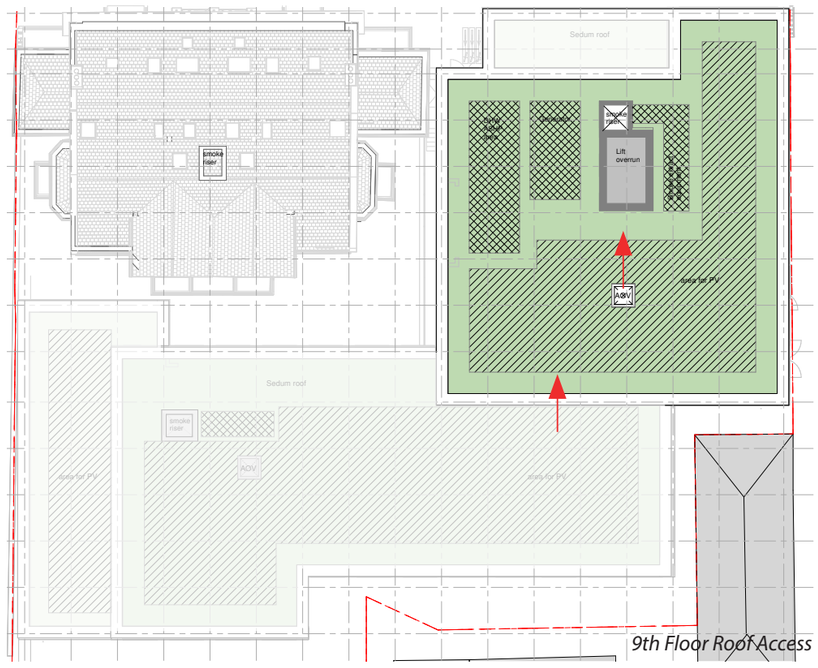
Works are to be carried out by suitably trained persons.



7th Floor Roof Access



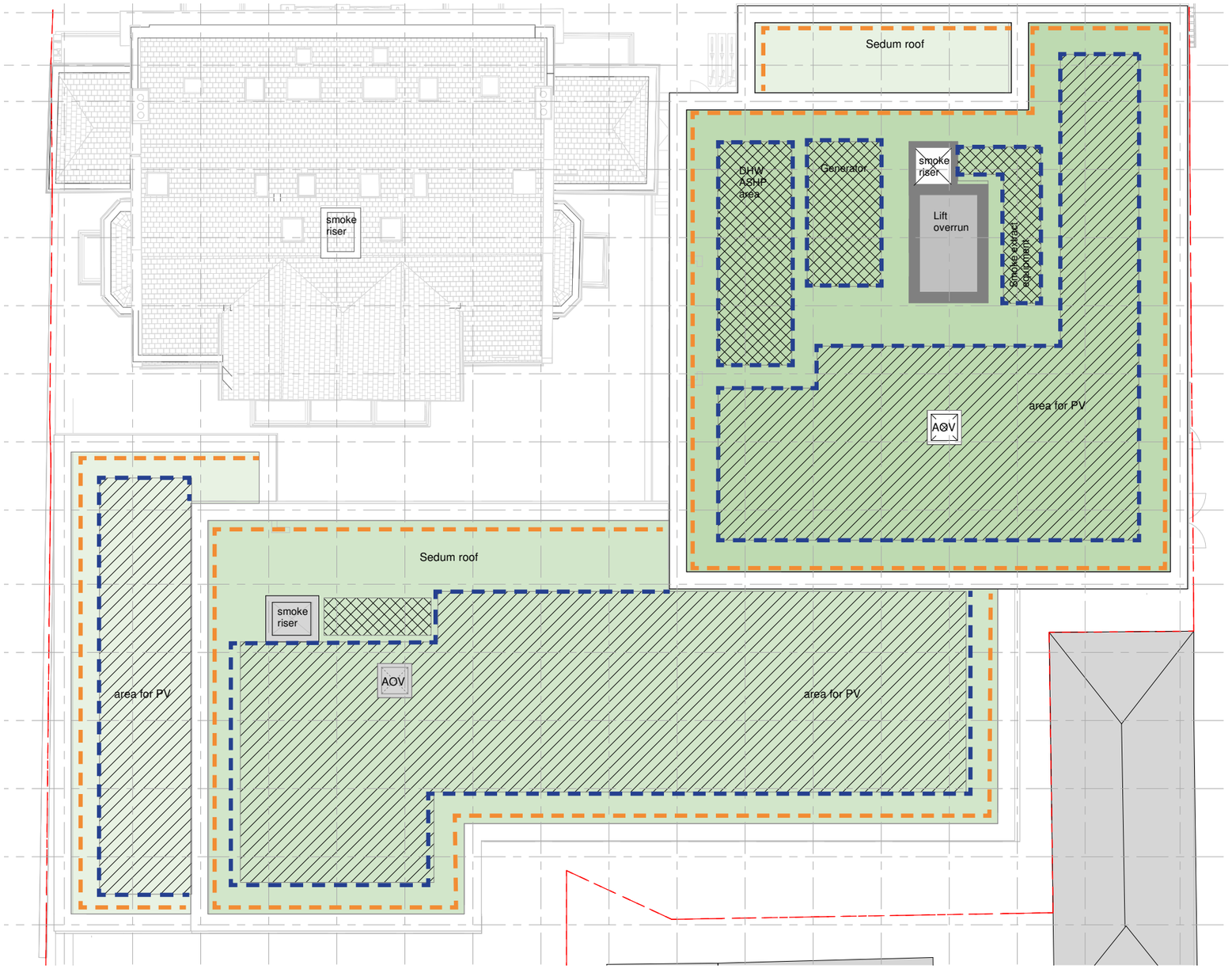
8th Floor Roof Access



9th Floor Roof Access

8. High Level Cleaning and Maintenance

8.14 Roof Safety

All roofs will have a parapet and man-safe system. The roofs will only be accessed by suitable trained persons.

The image across shows the combined roof plans with parapet and man-safe systems.