
Design & Access Statement

Prepared by Lechler Hayes Architects on behalf of Tiger Developments Ltd.

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Lechler Hayes Architects
The Coach House, 4a Grange Park Road, Cheadle,
SK8 1HQ

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1.0 INTRODUCTION

Document scope

This report has been prepared by Lechler Hayes Architects (LHA) to accompany the planning application for a Purpose Built Student Accommodation development at Carmoor Road and Autumn Street in Ardwick, Manchester, M13 0EA.

Project Objectives

To achieve a sustainable, high quality, PBSA development that will contribute to the regeneration of Ardwick, address student rental needs in this area and contribute to creating a sense of place in the site and the immediate neighbourhood.

The design considerations for the proposed development have evolved from developing the project brief within the urban planning considerations of the immediate site surroundings and the context of the local area.

Functional Requirements

The proposed development provides purpose built student accommodation including a mix of accommodation options as well as the following associated management and amenity spaces:

- Reception/Foyer
- Management Suite
- A range of social amenity spaces
- Mix of apartment types including designated accessible provision
- Outdoor landscaped amenity space
- Launderette
- Refuse storage
- Plant room/s
- Substation and LV Switch Room
- Secure bicycle parking
- Secure perimeter with access control doors and gates



VIEW FROM LEVEL 03 CLUSTER KITCHEN/LOUNGE LOOKING SOUTH WEST DOWN AUTUMN STREET TOWARDS UPPER BROOK STREET

Project Introduction

The proposed development site is located on Autumn Street and Carmoor Road within the defined central area of Manchester on the periphery of the City Centre boundary within walking distance of the Central Manchester Hospital sites and both The University of Manchester and Manchester Metropolitan University campuses.

The proposals will provide 172 student bedrooms in Purpose-Built Student Accommodation (PBSA) within a single building ranging from 3-6 storeys and split into two blocks.

The accommodation includes 137no. cluster bedrooms and 35no. studio flats. The total number of apartments is 61. *NOTE: An apartment is defined as a Cluster Flat or a Studio Flat.*

A proportion of affordable rooms will be included in the development. Residents will have access to internal and external amenity spaces including dedicated spaces for socialising and exercising.

A secure residents cycle store will provide 70 cycle spaces and a further 4 cycle spaces will be provided for visitors to the student accommodation on Carmoor Road. The development will provide 2no. accessible on-street parking spaces on Carmoor Road.



Client Profile

Tiger Developments Limited together with our sister company Host Student Housing Limited is a commercial property developer which operates in excess of 10 000 beds throughout the UK.

We work with our investor partners to realise single and mixed use schemes from initial site acquisition through the development process to occupation. Our partners include some of the UK’s largest hospitality and retail operators.

Our objective is to commit to the local areas in which we operate and to form lasting relationships with the local community - our on-site teams, staffed by local people, are responsible for achieving this.

Every site is constructed with an emphasis on safety; the entrances to the complex are strictly controlled by door entry and intercom systems whilst being supported by the presence of a 24 hour, on-site concierge, a secure perimeter and CCTV cameras.



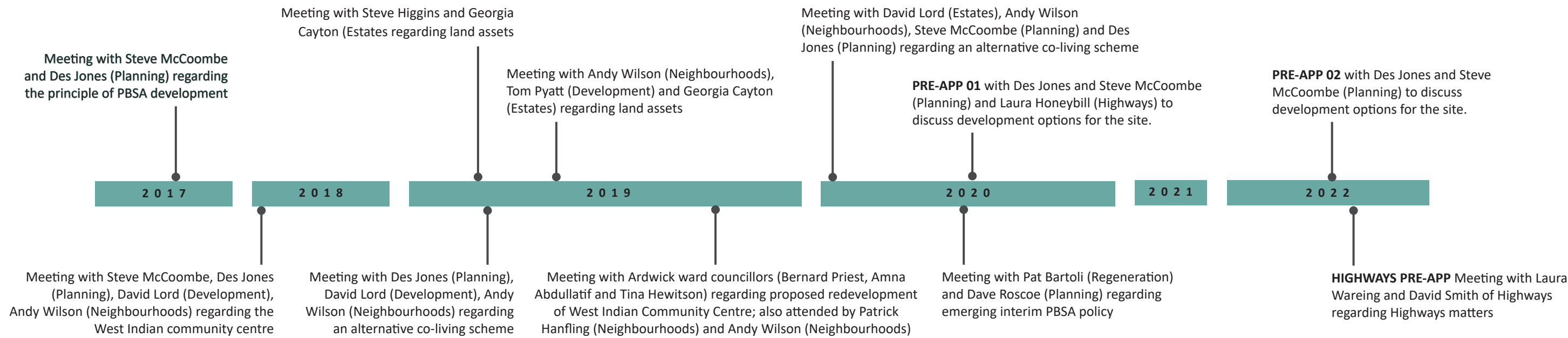
2.0 PLANNING CONTEXT

Relevant development plan policy is contained within the Core Strategy and saved policies of the Unitary Development Plan. Material considerations include: national planning policy and guidance; the Guide to Development in Manchester SPD; Interim Guidance for PBSA Development in Manchester; and the 'Places for Everyone' plan. A new Manchester Local Plan is in the early stages of preparation.

The composite proposals map identifies the site as within the Central Manchester Area where Core Strategy policy EC8 applies and the Inner Area where the general spatial principles policy SP1 is relevant. Policy EC8 states that in the Central Manchester Area, the Council will promote development which complements existing uses and makes use of the design opportunities offered by key transport infrastructure and arterial roads.

There is a specific Core Strategy policy (Policy H12) which forms part of the development plan and which sets out criteria for new Purpose Built Student Accommodation. Key among the criteria is the requirement to demonstrate a positive regeneration impact which the project seeks to provide through the delivery of a high quality development that will contribute to the creation of a vibrant neighbourhood.

The time line below demonstrates Tiger Development's and Host's commitment to the redevelopment of the site through ongoing dialogue with the Council over a five year period. Advice and guidance provided has assisted in the development and evolution of the composition, layout, design and massing of the proposed development ahead of a formal pre-application submission.



3.0 SITE

SITE LOCATION

The 0.21ha site is located within the defined central area of Manchester. It sits immediately adjacent to the defined city centre and Corridor Manchester sub-area. It also borders the defined Oxford Road Corridor regeneration area.

The site is also very close to three hospitals which form part of the Manchester University NHS Foundation Trust, namely Manchester Royal Infirmary, The Royal Manchester Children's Hospital and The Manchester Royal Eye Hospital.

Nearby Upper Brook Street is part of a high frequency bus route connecting Didsbury, the universities and the city centre.

- Manchester Royal Infirmary, St Mary's Hospital and Royal Manchester Children's Hospital
- Manchester University Campus
- Oxford Road
- Upper Brook Street
- Local parks inc. Whitworth Park & Swinton Grove Park

SITE

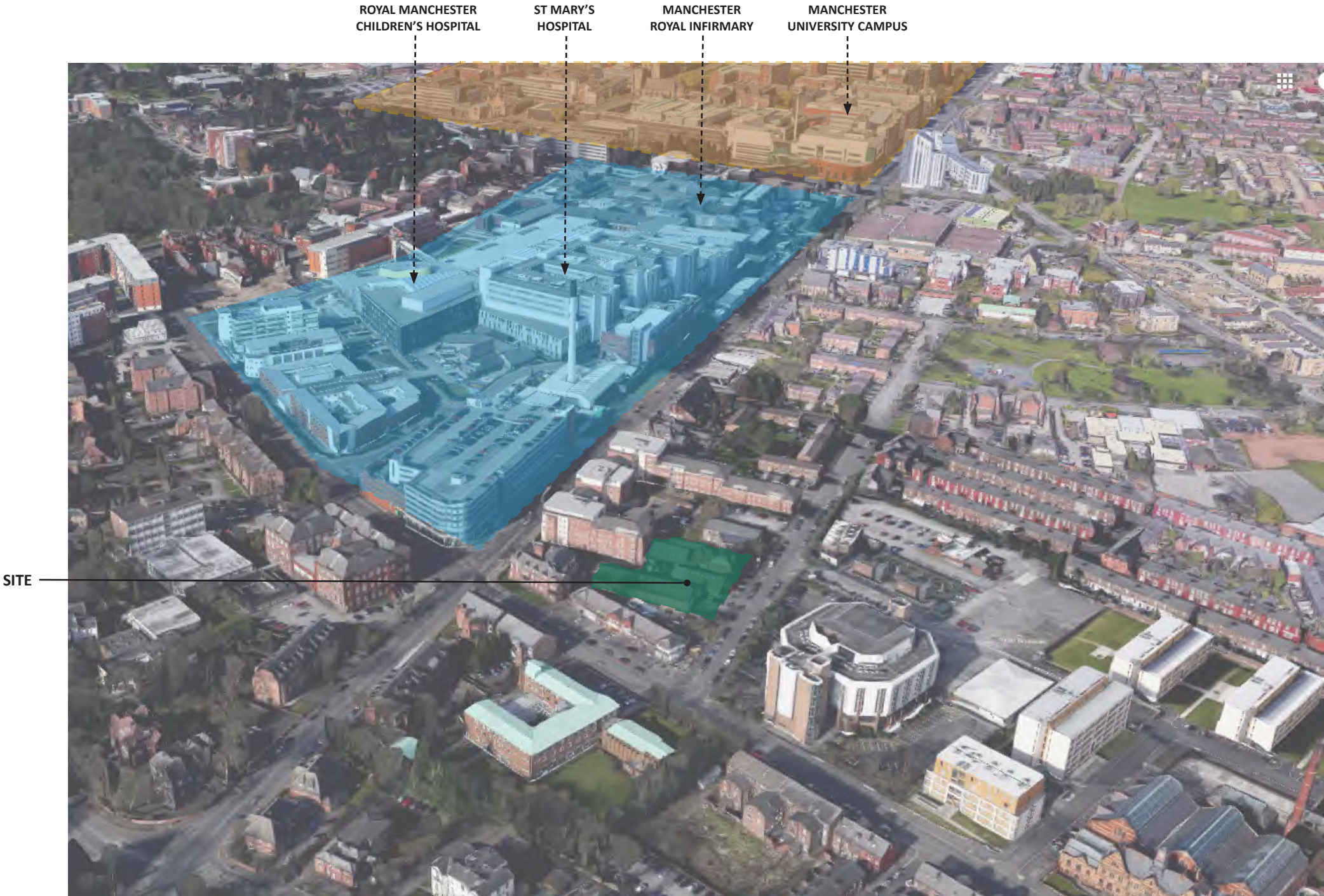


SITE CONTEXT

The Carmoor Road site is ideally suited to playing a role in meeting the need for additional Purpose Built Student Accommodation (PBSA), necessary to ensure that the range and quality of student accommodation available in Manchester is commensurate with the high quality of educational opportunities available. The site is in a prime location, close to the city centre, the Oxford Road Corridor and St Mary’s Hospital.

An existing purpose built student development known as Brook Hall adjoins the site. Host Student Housing Management (UK) Limited (formerly Victoria Hall), built and originally operated this development prior to it entering the Liberty Living and latterly, the Unite accommodation portfolios.

The site has the potential to contribute to wider regeneration in Ardwick, consistent with the objectives of the wider Central Manchester Regeneration Framework. A PBSA development will also assist with the delivery of an increased supply of centrally located student accommodation, relieving some of the pressure on sites in the Oxford Road Corridor and helping with the return of HMOs across south Manchester suburbs to the general housing stock.



CURRENT LAND USE - PHASE 01 SITE

Existing uses on the site include an MOT garage workshop, a residential property sub-divided into flats, and a former day nursery (now closed).

The existing MOT garage use on part of the site results in multiple cars parked between the existing building and the pavement which detracts from the overall street scene.

Autumn Street is currently used primarily as a vehicular access route to the rear of the MOT garage and car park to the rear of Darbishire House with little pedestrian activity resulting in a slightly intimidating atmosphere.



EXISTING SITE PLAN

Existing site plan showing the existing buildings on and around the site and proposed site boundary.

The site area is: 2128m²/0.21ha.

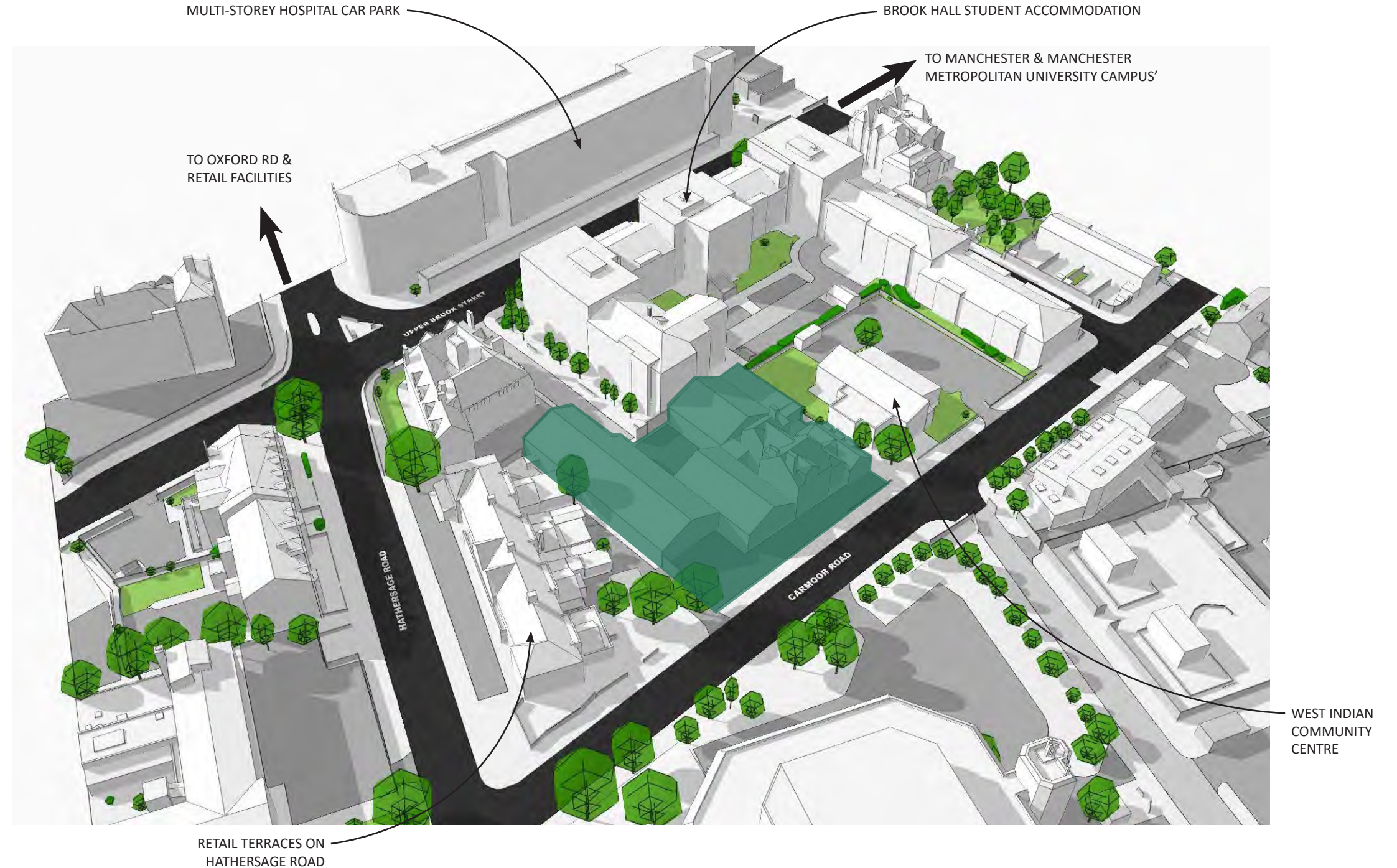
EXISTING BUILDINGS

- 1. Residential property providing 4no. flats
- 2. MOT garage and workshop
- 3. Former creche (now closed)
- 4. West Indian Community Centre
- 5. Brook Hall Student Accommodation
- 6. Darbshire House Student Accommodation
- 7. Terraced housing with retail units at ground floor
- 8. Octagon House inc. adjacent car park with planning permission for a new Energy Centre
- 9. Hospital NCP multi-storey car park
- 10. Electricity substation



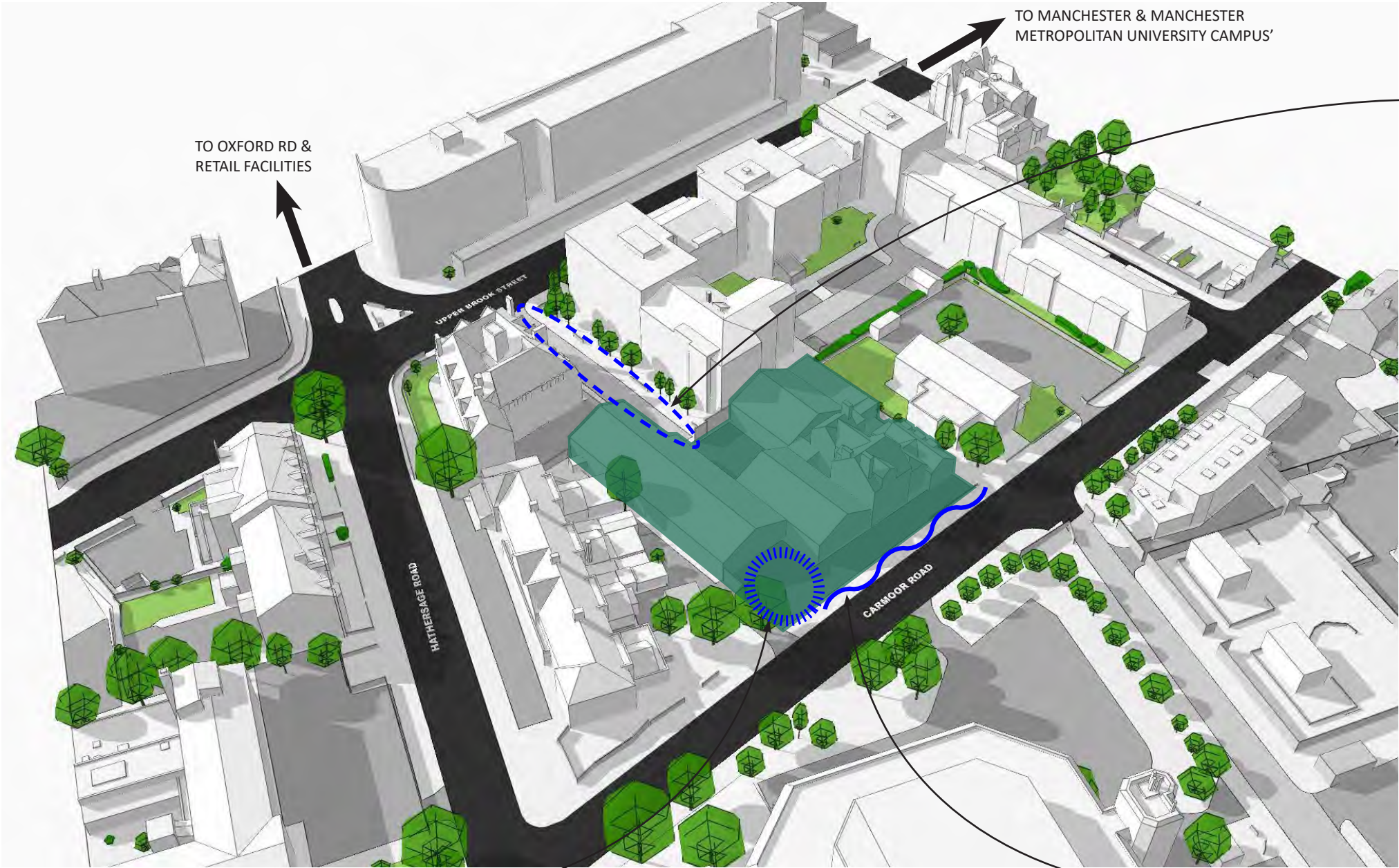
CONSTRAINTS

- Relationship between proposed development and the West Indian Community Centre building.
- Relationship between proposed development and retail terrace on Hathersage Road. Scale, massing and window positioning must be carefully considered with regard to daylighting and overlooking.
- Proximity to the adjacent Brook Hall buildings to ensure acceptable separation distances are achieved.



OPPORTUNITIES

- Significant regeneration benefit of an under utilised brownfield site.
- New development will target BREEAM ‘Excellent’ with a focus on sustainability and well-being.
- The development will include a proportion of units at an affordable rent.
- Create a PBSA cluster, alongside the well-established Brook Hall facility to contribute to student accommodation supply in South Manchester and reduce student reliance on HMOs.
- Close proximity to university campuses.
- Adjacent to high-frequency public transport routes on Upper Brook Street and Oxford Road.
- Provide active street frontages to Carmoor Road and Autumn Street.
- Improvement to Autumn Street by generating more activity and introducing better lighting
- Deliver a high quality development which will have a positive impact on visual amenity and the character of the area.
- Improve the public realm along Carmoor Road through the provision of an active frontage.



CREATE INTEREST AND PROMOTE ACTIVITY ON AUTUMN STREET TO IMPROVE SAFETY

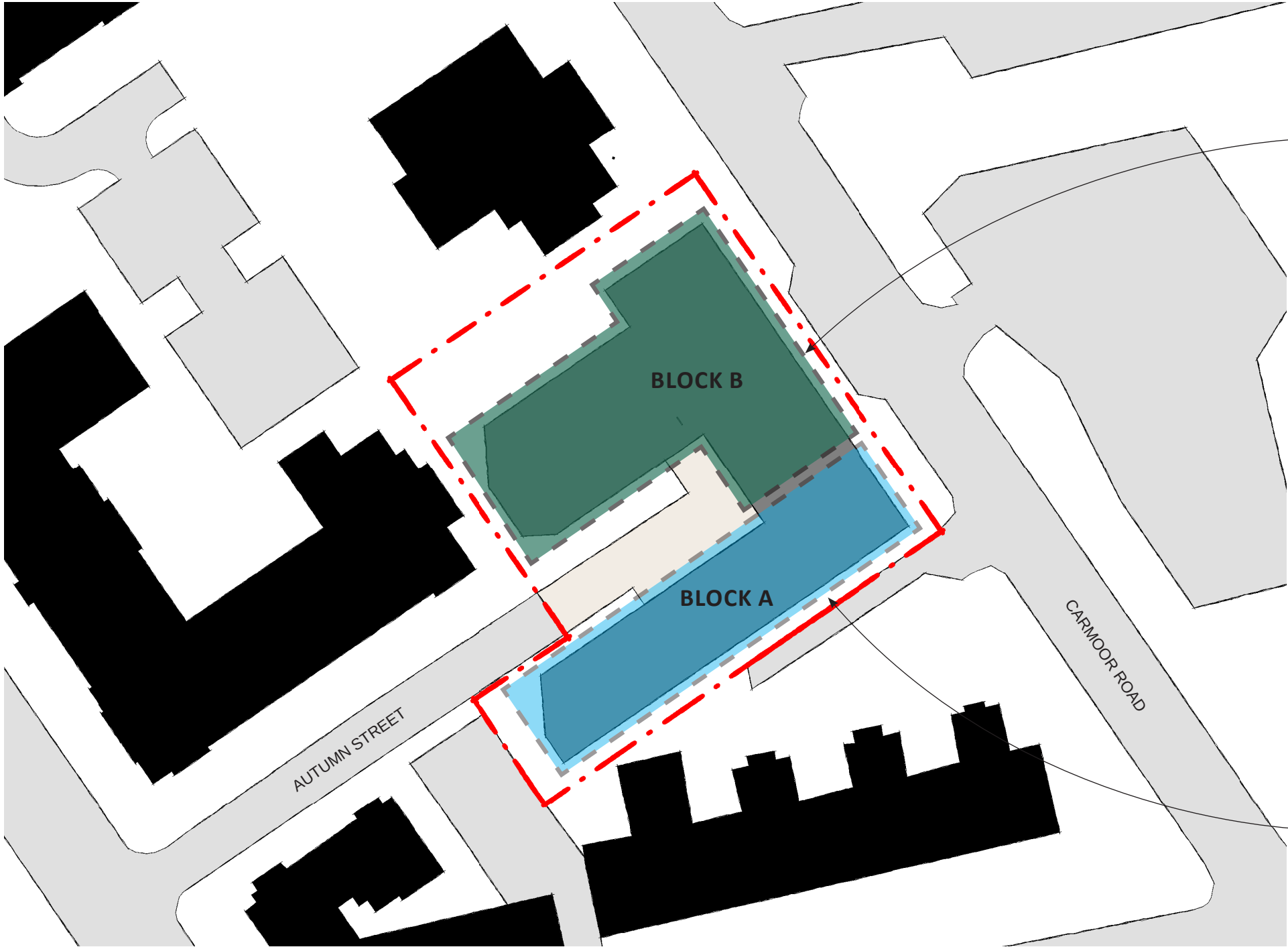
REPLACE GARAGE FORECOURT PARKING WITH NEW STREET FRONTAGE

ACTIVE FRONTAGE ALONG CARMOOR ROAD

4.0 PROPOSALS

SITE PLAN: NEIGHBOURHOOD

- Although part of the same building, Block A belongs to the wedge shaped block defined by Autumn Street, Hathersage Road, and Carmoor Road.
- Block A's proportions have been influenced by the domestic scale of the terraces along Hathersage Road and Darbshire House on the corner.
- Block B has been arranged to continue the building line created by the Brook House PBSA development to the west.

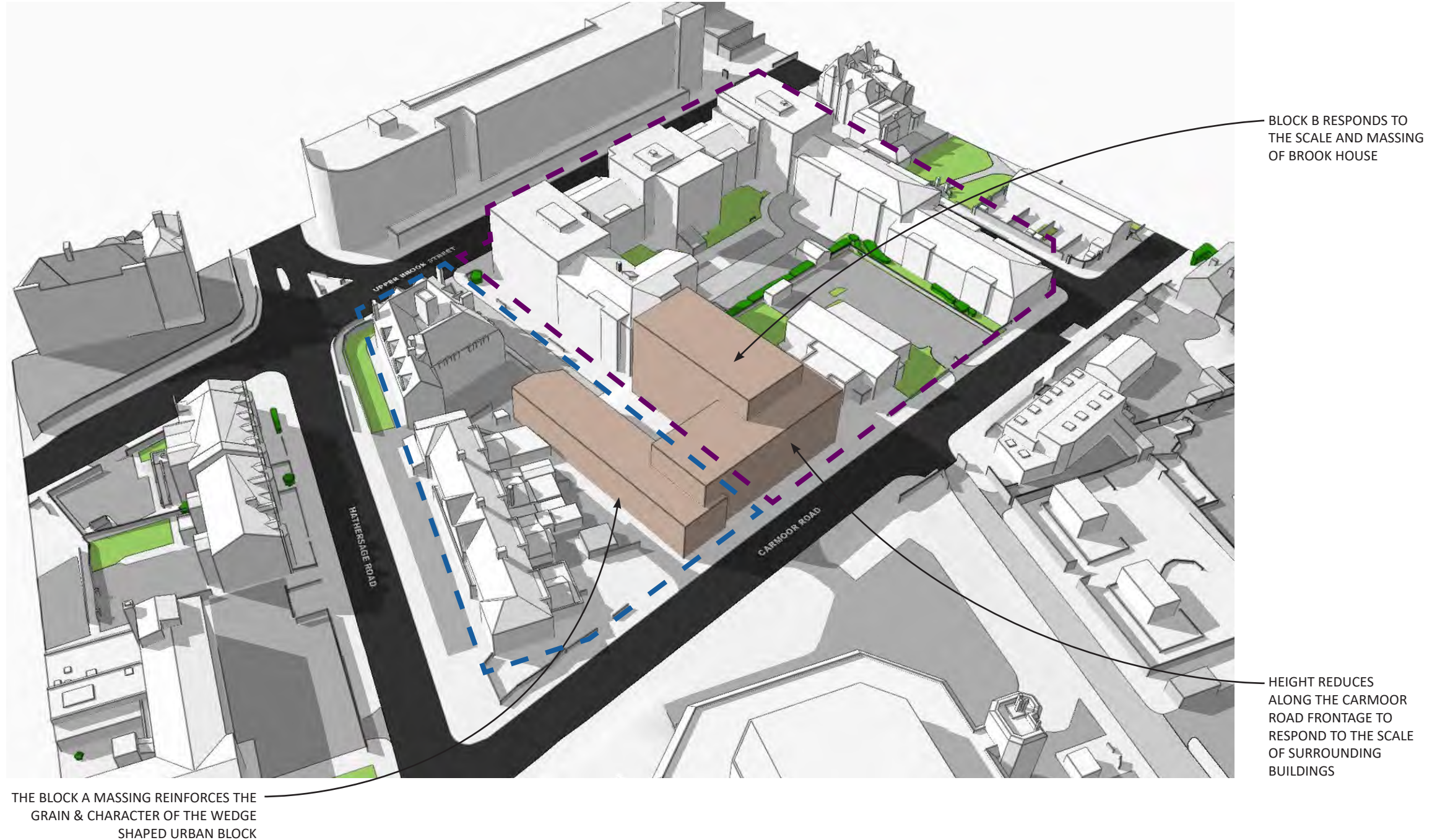


BLOCK B CONTINUES THE NEIGHBOURHOOD BLOCK CREATED BY THE ADJACENT BROOK HOUSE PBSA DEVELOPMENT IN TERMS OF FOOTPRINT AND SCALE

REDUCED SCALE APPLIED TO BLOCK A ALONG SOUTHERN BOUNDARY WHICH ECHOES THE EXISTING BUILT FORM AND RELATES TO THE SCALE OF THE TERRACES TO THE SOUTH

MASSING: NEIGHBOURHOOD

- The development can be considered as two distinct blocks when viewed at neighbourhood scale.
- Block A replaces the linear warehouse form and is comparable in scale and massing.
- At the western boundary where Block B continues along the line of Brook Hall the massing is consistent with the existing urban form.
- Block B steps down in scale along Carmoor Road to respond to the scale of the surrounding context.



SITE PLAN: STREET/BLOCK

- The main pedestrian entrance is located on Autumn Street to respond to the natural route students are most likely to use when travelling to and from the university campuses and city centre.
- The main entrance will create a new focal point on Autumn Street which will generate activity and improve the passive surveillance and safety of the street.
- Separation distances between adjacent buildings to the north, south, and west have been indicated.
- The proposed building line along Carmoor Road has been set back to allow a 3m wide pavement.
- A lay-by is proposed on Carmoor Road for start and end of term drop off/pick up, refuse collection, deliveries, taxis etc.
- 2no. new accessible parking spaces are proposed on Carmoor Road.



MASSING: STREET/BLOCK

The following series of massing studies demonstrate how the proposed massing has been developed in response to the surrounding context.

- 1. Block A relates to the scale and height of the adjacent retail terraces to the south.

Block B relates to the height of the Brook Hall student accommodation to the west with a reduction in scale towards the Carmoor Road frontage.

The horse-shoe arrangement creates a courtyard that opens onto Autumn Street.

- 2. Block A upper floors set back from the boundary to increase separation from terrace.

Stepped massing introduced at corner where separation distance is greatest

Gable ends of Blocks A & B angled to address Autumn Street and main entrance. Glazing on these gable elevations will frame views down Autumn Street and provide natural surveillance.

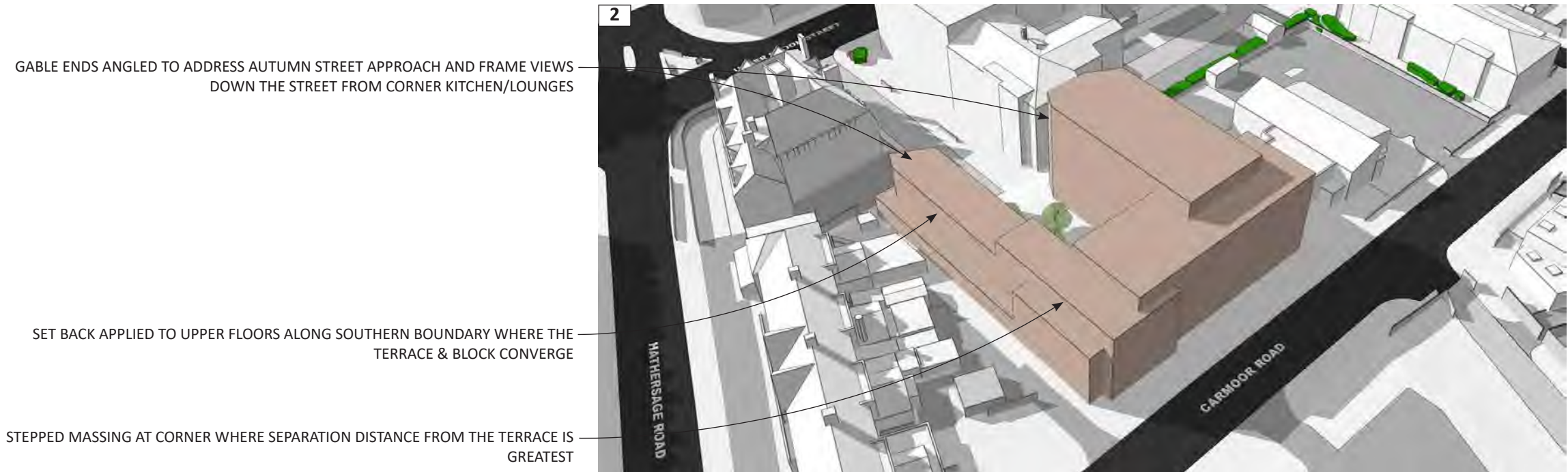


TALLER ELEMENT FOLLOWS HEIGHT OF ADJACENT PBSA DEVELOPMENT BUT IS SET BACK FROM CARMOOR ROAD FRONTAGE AND NORTHERN BOUNDARY ADJOINING THE WEST INDIAN COMMUNITY CENTRE SITE

MASSING REDUCES ALONG CARMOOR ROAD AND WEST INDIAN CENTRE SITE FRONTAGE

HORSESHOE ARRANGEMENT CREATES SPACE FOR A COURTYARD BETWEEN THE BLOCKS

BLOCK A MASSING EMULATES THE SCALE OF THE RETAIL TERRACE ALONG HATHERSAGE ROAD



GABLE ENDS ANGLED TO ADDRESS AUTUMN STREET APPROACH AND FRAME VIEWS DOWN THE STREET FROM CORNER KITCHEN/LOUNGES

SET BACK APPLIED TO UPPER FLOORS ALONG SOUTHERN BOUNDARY WHERE THE TERRACE & BLOCK CONVERGE

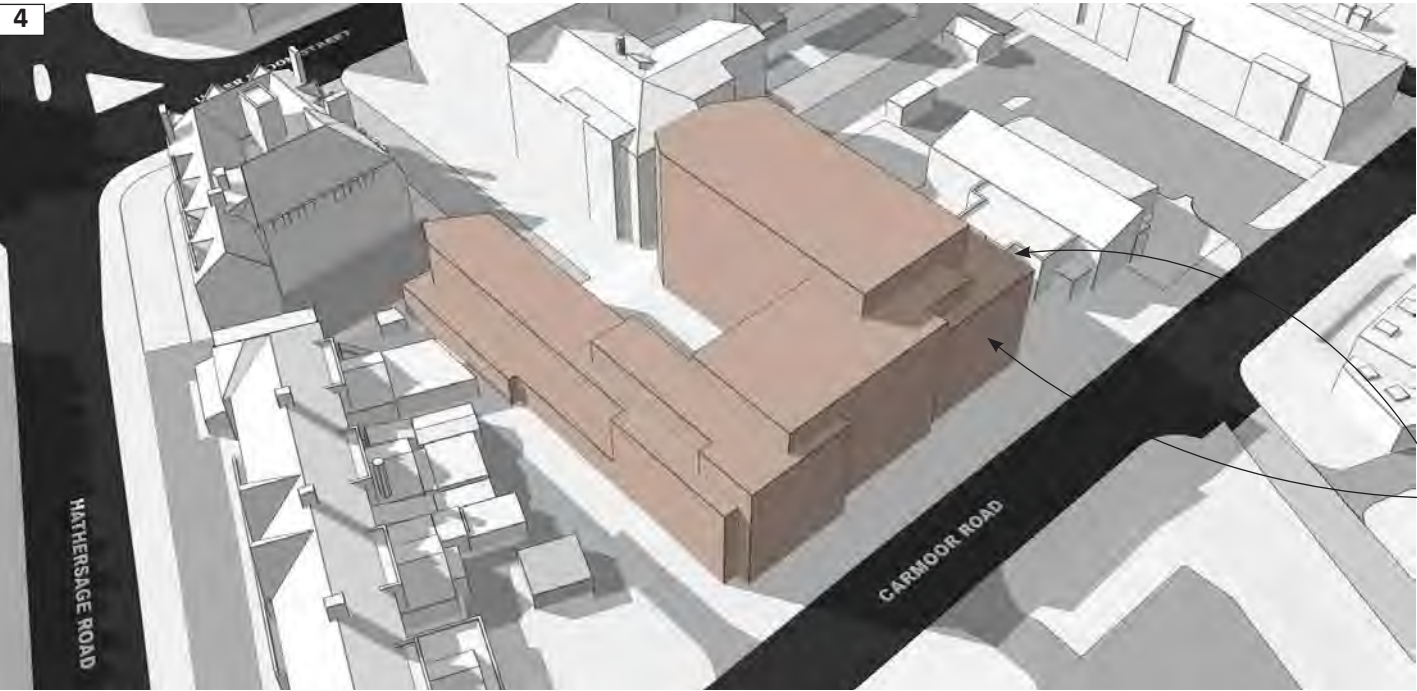
STEPPED MASSING AT CORNER WHERE SEPARATION DISTANCE FROM THE TERRACE IS GREATEST

MASSING: STREET/BLOCK

- 3. Additional set back applied to south elevation to reduce perceived mass from rear windows of terrace.
- Block A set back along south-east corner
- 4. Height and massing reduced at north west corner to respond to the scale of the West Indian Community Centre.

FURTHER SET-BACK TO UPPER FLOOR ON SOUTH ELEVATION

SET-BACK INCREASED ALONG SOUTH EAST CORNER



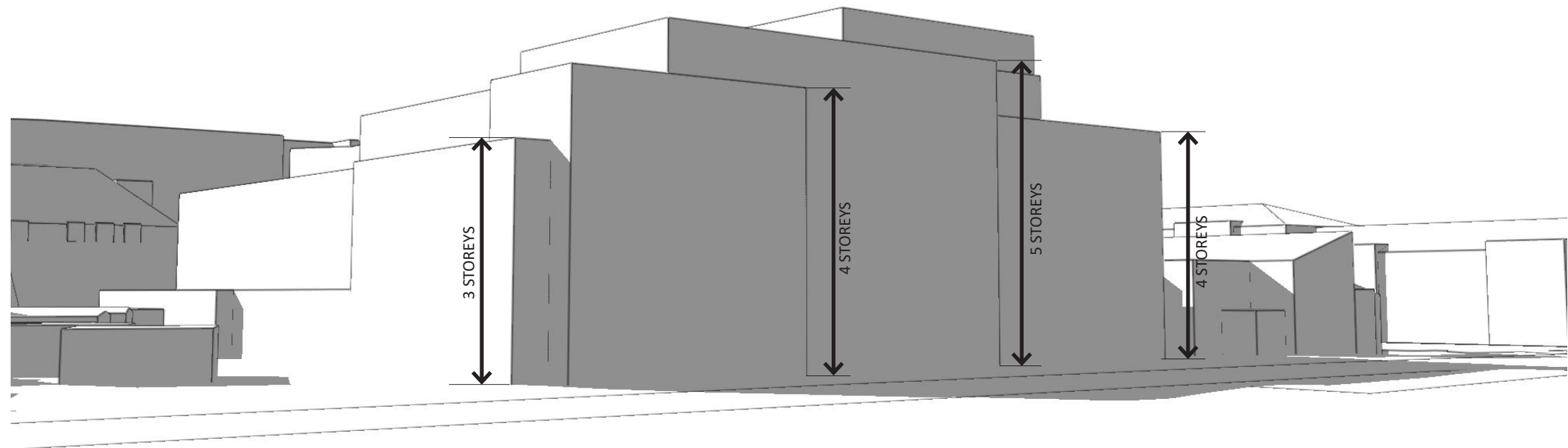
HEIGHT REDUCED AND BUILDING SET BACK AT NORTH-WEST CORNER TO RESPOND TO THE SMALLER SCALE OF THE WEST INDIAN COMMUNITY CENTRE ON THE ADJACENT SITE

MASSING: STREET/BLOCK - CARMOOR ROAD FRONTAGE

The massing along Carmoor Road has been developed to create the impression of a series of elements to break down the massing.

The height of the blocks has been limited along the Carmoor Road frontage with upper floors set-back to decrease the sense of scale from street level.

The massing along Carmoor Road has been staggered to reflect the varied building heights of the area.



MASSING: STREET/BLOCK - BLOCK A

The scale along the southern boundary, adjacent to the back of the retail terraces and also along Carmoor Road has been carefully considered.

The massing sketch shows the relationship between Block A and the rear of Hathersage Road Retail Terraces. Bedroom and kitchen windows facing the terraces have been positioned at the east end of the block where the separation distance is greatest. Where the gap between the buildings narrows the layout changes to single aspect with windows facing into the courtyard.

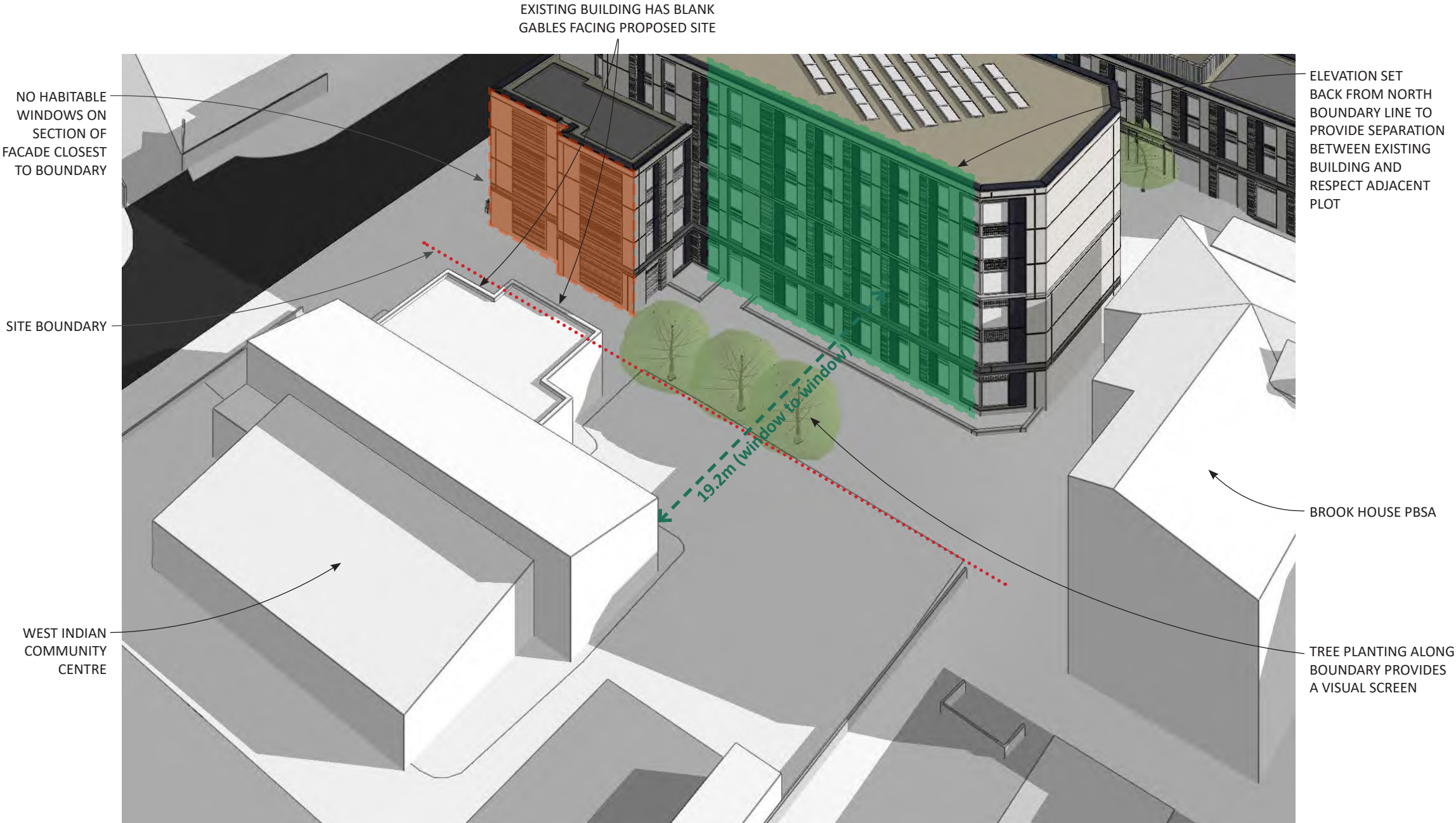


MASSING: STREET/BLOCK - BLOCK B

The arm of accommodation running parallel to the northern boundary (hatched green) has been set back by approximately 10m from the boundary to provide a separation distance approaching 20m.

New tree planting is proposed along the northern boundary to provide a degree of screening.

The gable end of the Carmoor Road frontage (shown orange) contains no habitable windows and faces onto a blank facade of the West Indian Community Centre building.



GROUND FLOOR PLAN

The ground floor provides a total of **23** bed-spaces in a mix of 4 and 5-bedroom cluster flats and studios.

The primary pedestrian access into the development is gained via the gates at the NE end of Autumn Street. A secondary entrance is located on Carmoor Road.

Blocks A and B are accessed via the central reception.

A set-back building line has been applied along Carmoor Road to provide space for a generous pavement which will improve the public realm along Carmoor Road.

The Reception and Management Suite is located centrally and is glazed front and back to allow views through the building creating a visual link between the courtyard and Carmoor Road.

Amenity spaces such as Fitness Suite, Common Room and Laundry open out onto the central courtyard.

The ground floor also makes provision for plant, cycle storage and refuse areas which are located off Autumn Street, or the courtyard, or on Carmoor Road to provide access for servicing.



LEVEL 01 PLAN

Level 01 provides a total of **40** bed-spaces in a mix of 4, 5, 6 and 7 bed flats and studios.

The majority of shared kitchen/lounges have been arranged in plan to allow corner windows providing dual aspect to these spaces.

Roof access doors provide access to roof areas (access for maintenance personnel only).

- Studio
- Kitchen/Lounge
- Study Bed



Level 1	A	5 Bed Cluster Flat	1
Level 1	A	7 Bed Cluster Flat	1
Level 1	A	Studio Flat	3
Level 1	B	4 Bed Cluster Flat	1
Level 1	B	5 Bed Cluster Flat	1
Level 1	B	6 Bed Cluster Flat	2
Level 1	B	Studio Flat	4
Level 1			13

LEVEL 02 PLAN

Level 02 provides a total of 40 bed-spaces in a mix of 4, 5, 6 and 7 bed flats and studios.

- Studio
- Kitchen/Lounge
- Study Bed



Level 2	A	5 Bed Cluster Flat	1
Level 2	A	7 Bed Cluster Flat	1
Level 2	A	Studio Flat	3
Level 2	B	4 Bed Cluster Flat	1
Level 2	B	5 Bed Cluster Flat	1
Level 2	B	6 Bed Cluster Flat	2
Level 2	B	Studio Flat	4
Level 2			13

LEVEL 03 PLAN

Level 03 provides a total of **31** bed-spaces in a mix of 4, 5 and 6 bed flats and studios.

An acoustic rooftop plant enclosure provides screening to the Air Source Heat Pumps located on the Block A roof.

A roof access door provides access to the Block A roof from the lift lobby (access for maintenance personnel only).

- Studio
- Kitchen/Lounge
- Study Bed

ROOFTOP PLANT ENCLOSURE

GREEN ROOF



Level 3	A	6 Bed Cluster Flat	1
Level 3	B	4 Bed Cluster Flat	1
Level 3	B	5 Bed Cluster Flat	1
Level 3	B	6 Bed Cluster Flat	2
Level 3	B	Studio Flat	4
Level 3			9

LEVEL 04 PLAN

Level 04 provides a total of **24** bed-spaces in a mix of 4, 5, and 7 bed flats and studios.

Shared kitchen/lounges have been arranged in plan to allow corner windows providing dual aspect to these spaces.

Roof access doors provide access to roof areas on Blocks A and B (access for maintenance personnel only). NOTE: Access to the roof area of Block B is through a Studio window.

- Studio
- Kitchen/Lounge
- Study Bed



Level 4	B	4 Bed Cluster Flat	1
Level 4	B	5 Bed Cluster Flat	1
Level 4	B	7 Bed Cluster Flat	1
Level 4	B	Studio Flat	8
Level 4			11

LEVEL 05 PLAN

Level 05 provides a total of **14** bed-spaces in a mix of 4 and 5 bed flats and studios.

Roof access door provides access to roof area (access for maintenance personnel only).

- Studio
- Kitchen/Lounge
- Study Bed

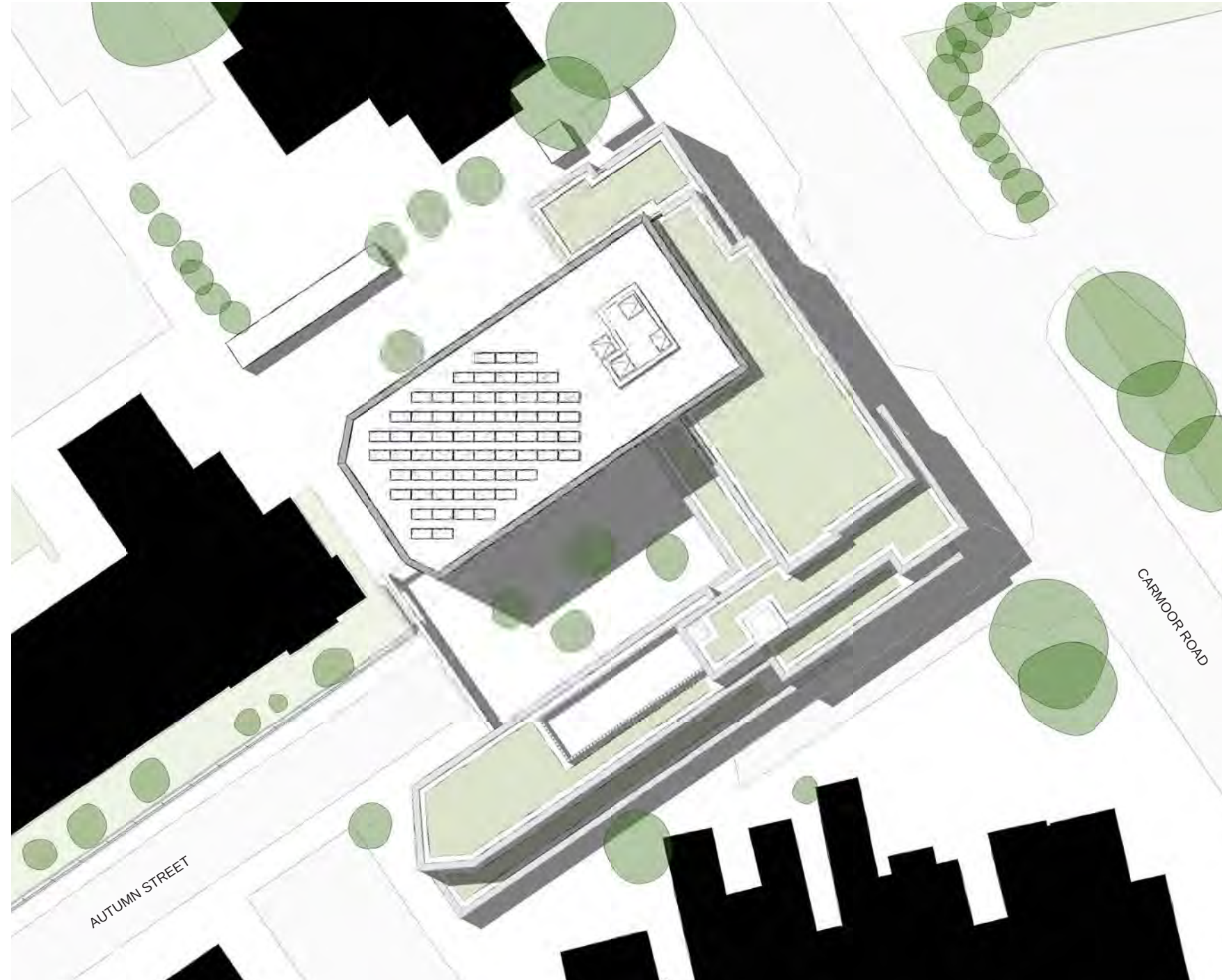


Level 5	B	4 Bed Cluster Flat	1
Level 5	B	5 Bed Cluster Flat	1
Level 5	B	Studio Flat	5
Level 5			7

ROOF PLAN

Level 6 (Roof level) provides space for PV panels.

Roof access is via a roof access hatch/AOV in the Level 05 lift lobby (access for maintenance personnel only).





01 NORTH EAST ELEVATION ALONG CARMOOR ROAD



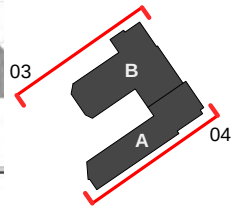
02 SOUTH WEST ELEVATION



03 BLOCK B NORTH WEST ELEVATION



04 BLOCK A SOUTH EAST ELEVATION





05 BLOCK B SOUTH EAST ELEVATION



06 BLOCK B NORTH WEST ELEVATION

MASSING: STREET/BLOCK - CARMOOR ROAD FRONTAGE

The taller sections of Block B will be set behind the street frontage to reduce the perceived scale from street level.



ELEVATIONS & FACADE TREATMENT

The building form has been broken down into a series of blocks of varying heights which generates a vertical rhythm along the street and avoids creating a strong horizontal axis.

The massing will be broken down by the articulation in the facade and variation in fenestration.

A patterned window panel is proposed to all accommodation windows. This panel is a functional requirement of the proposed design as it provides guarding to the opening portion of the tilt/turn windows when opened in the 'turn' function while still providing daylight and partial views out.

Bat and Bird Bricks will be integrated into the brick facades in line with the recommendations in the Ecological Appraisal.

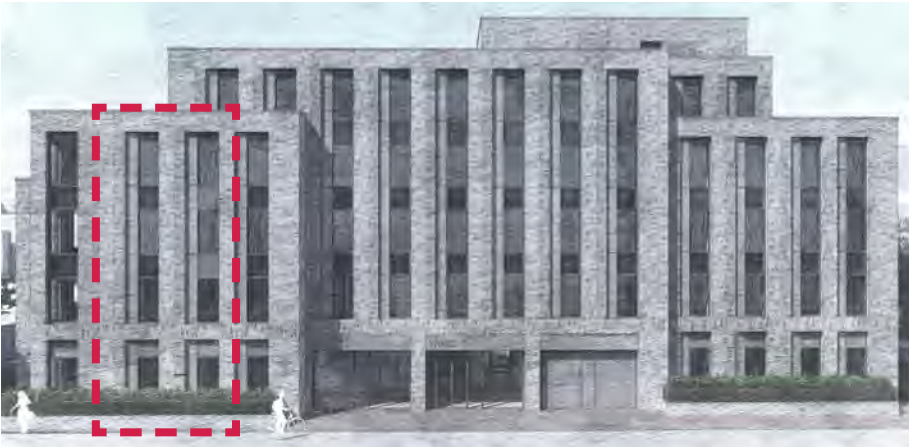
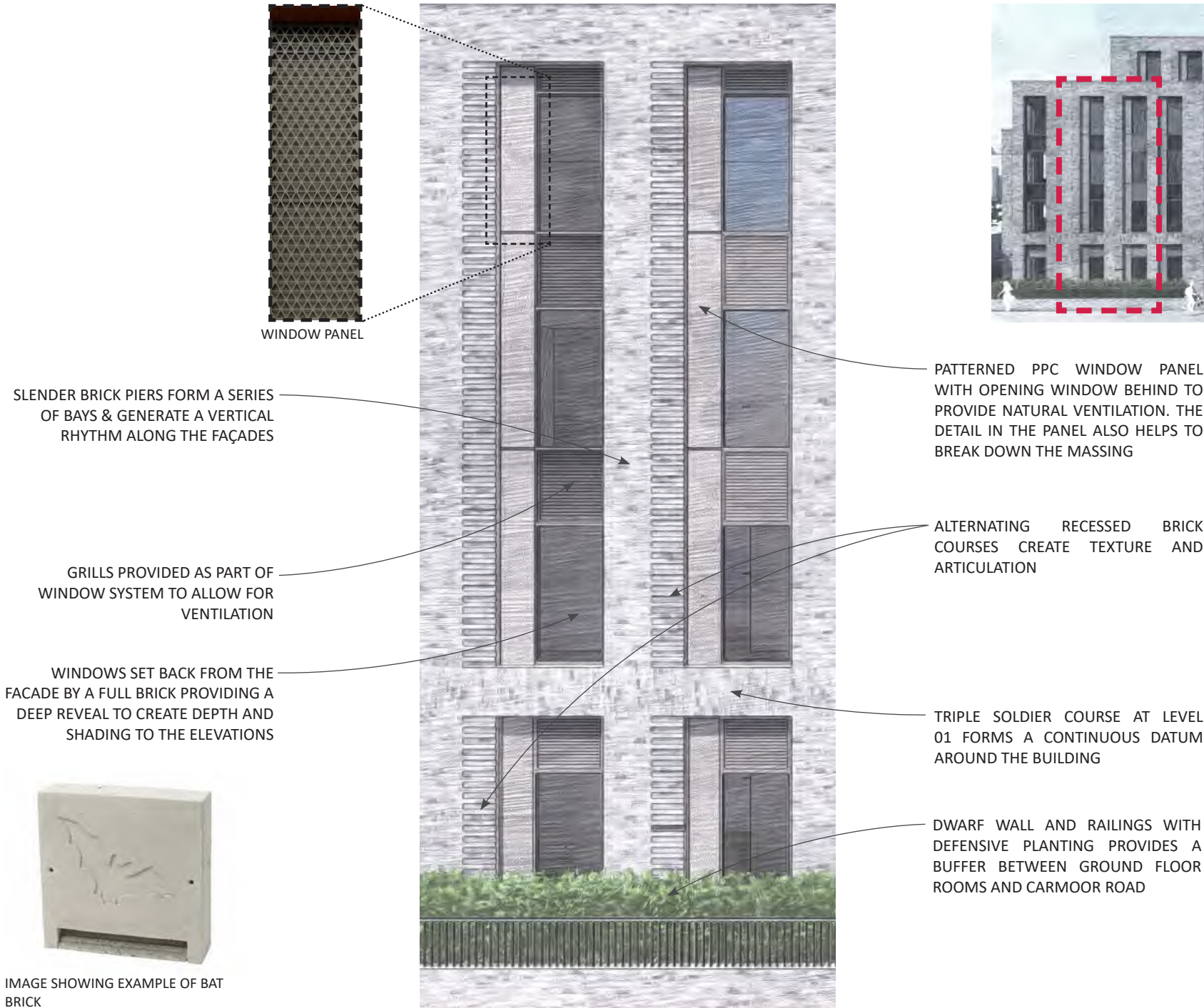


IMAGE SHOWING EXAMPLE OF RECESSED BRICK COURSING DETAIL

MATERIALITY

The predominant material found in the surrounding area is red/orange brickwork with decorative brick detailing found on some of the older buildings.

The proposed development will use a limited palette of high-quality materials such as facing clay bricks and PPC metal windows.

A light grey, stock multi facing brick is proposed throughout which is paired with a light grey mortar and complimented by a grey/bronze metallic PPC to the metalwork.

The use of brickwork is intended to reflect the character and identity of the area however the selection of a light grey multi brick marks the building as a modern addition.

Facade detailing will add interest at building and human scale.



GREY/BRONZE METALLIC PPC



LIGHT GREY MULTI BRICK

HEALTH & SAFETYCLEANING & MAINTENANCE**WINDOWS**

Opening lights within windows have been designed to enable safe cleaning from within the building using Tilt/Turn operation. Guarding is provided by an integral guarding vent panel fixed to the window frame. The fixed panes are to be cleaned from the ground or using a 'reach & wash system'.

ROOFS

Roof finish, associated parapets and drainage will be designed and specified to minimise the need for access. Where access to roofs is required from internal roof access points a portable fall restraint system will be provided.

Roof drainage outlets will generally be located away from building edges. But in some instances, safe access and maintenance can be carried out from a scaffolding tower, not from the roof itself.

Access doors/roof hatches are provided to allow access to roof areas for inspection and maintenance. These access points are accessible by management and trained operatives only. Where access to the roof is gained via roof hatches portable ladders with ladder restraints will be provided.



INCLUSIVE DESIGN

Inclusive design decisions:

- Level access is provided at external entrances.
- Lifts are provided to both cores.
- Ramp and stepped access provided to accommodate level change in courtyard.
- 2no. accessible parking bays provided on Carmoor Road
- Accessible student units provided which will accommodate a range of disabilities.
- Clear, legible wayfinding signage provided (internal & external).
- Accessible, gender-neutral WC provided for staff and visitors in reception.
- The reception will have an accessible level section of counter to accommodate wheelchair users.



SUSTAINABILITY

The proposed development will be designed and constructed to exceed the minimum standards set out in the current Building Regulations and Manchester City Council Core Strategy Objectives and specific energy policies. The project is also targetting BREEAM Excellent using passive design, efficient building services and Low Carbon technology.

PASSIVE DESIGN

A ‘fabric-first’ design that does not rely on high performance, complex Building Services installations will be applied to the building envelope.

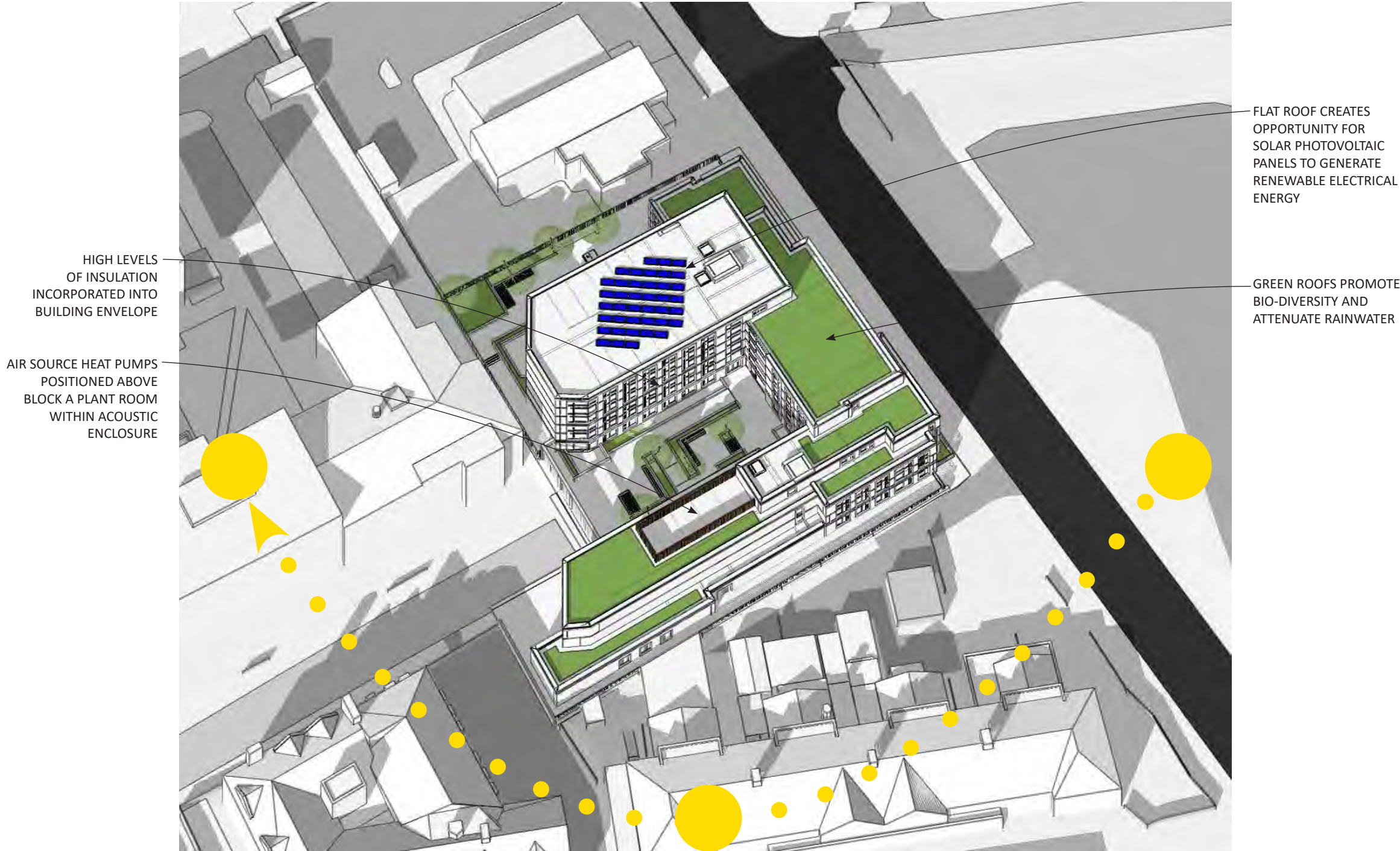
EFFICIENT BUILDING SERVICES

A series of Active Building Services improvements are to be designed to minimise energy consumption and CO₂ emissions.

RENEWABLE TECHNOLOGY

A range of Renewable and Low Carbon technologies are being considered for inclusion within the development and this list currently includes;

- Heat Recovery Systems
- Air source heat pumps
- Solar Photovoltaic Panels



COMMUNITY BENEFIT

- New wayfinding signage to surrounding streets.
- Improvements to public realm and the Autumn Street/Carmoor Road streetscape with addition of landscaping which would address the following issues:
 1. The existing MOT garage use on part of the site results in multiple cars parked between the existing garage building and the pavement which detracts from the overall street scene.
 2. Autumn Street is currently used primarily as a vehicular access route to the rear of the MOT garage and car park to the rear of Darbshire House with little pedestrian activity resulting in a slightly intimidating atmosphere.
- Improvements to surface water drainage and biodiversity.
- Significant indirect investment in the immediate area to the benefit of the local economy.
- Potential to offer construction apprenticeships targeted at the local community when the project reaches site.
- Potential to engage with the local primary school around the corner (St Chrysostom's Primary School).
- New attractive building will contribute to place-making and provide active frontages.



IMAGE SHOWING STREETSCENE ALONG CARMOOR ROAD



INDICATIVE EXAMPLE OF WAYFINDING SIGNAGE

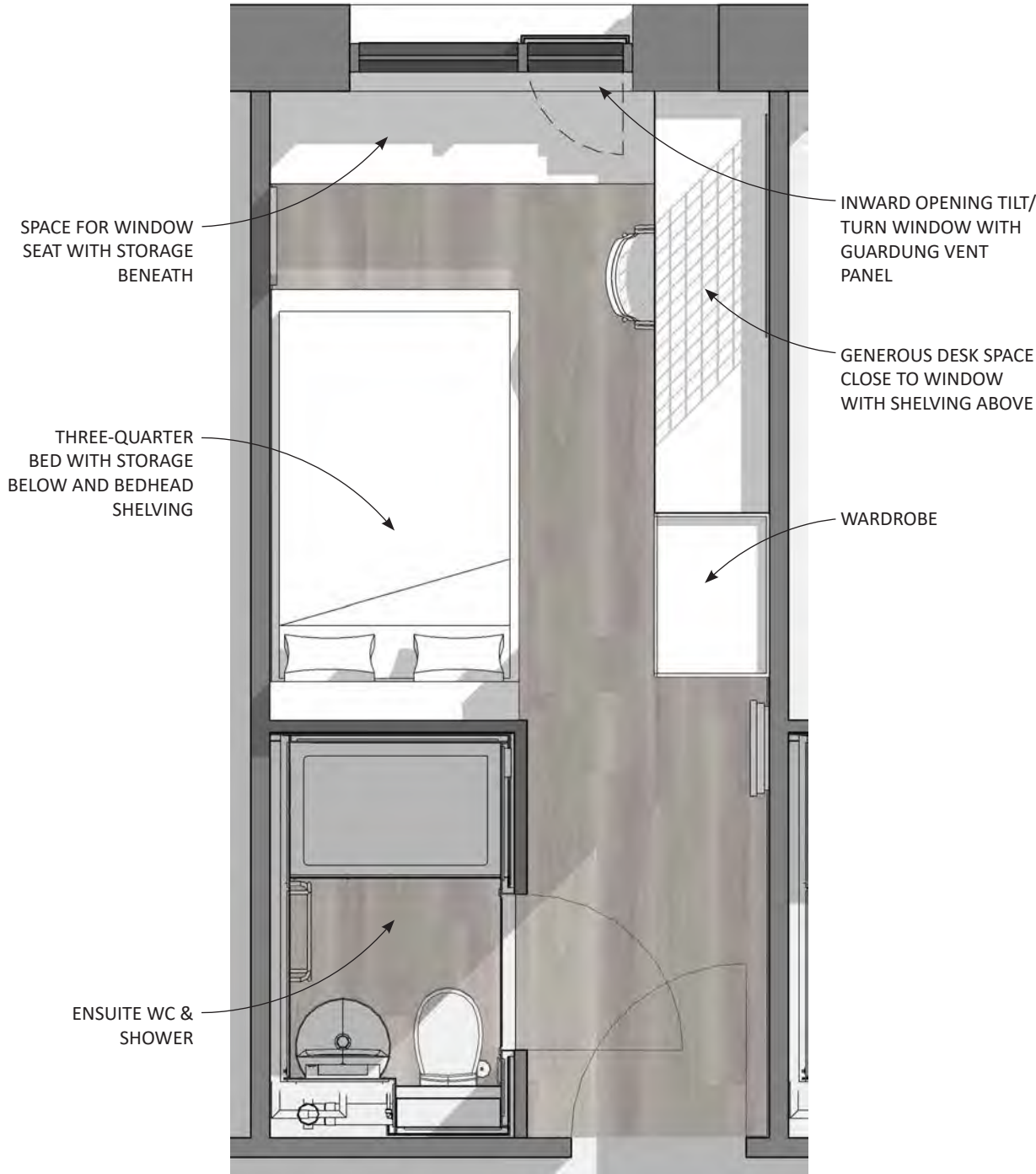
TYPICAL CLUSTER BEDROOM

The cluster bedrooms have been designed to provide space for working and relaxing as well as offering sufficient storage.

Large windows provide excellent levels of daylighting.

Generously proportioned desks allow residents to spread out when working.

Mesh clipboards and large pinboards provide opportunities for students to personalise their space.



INDICATIVE BEDROOM FURNITURE LAYOUT



IMAGES SHOWING A TYPICAL STUDY BEDROOM FROM A RECENTLY COMPLETED TIGER DEVELOPMENTS/HOST PROJECT

TYPICAL KITCHEN/LOUNGE

The cluster kitchen/lounges have been designed to provide sociable space to encourage social cohesion within the cluster flats.

A large kitchen island creates opportunities for residents to cook and eat together.

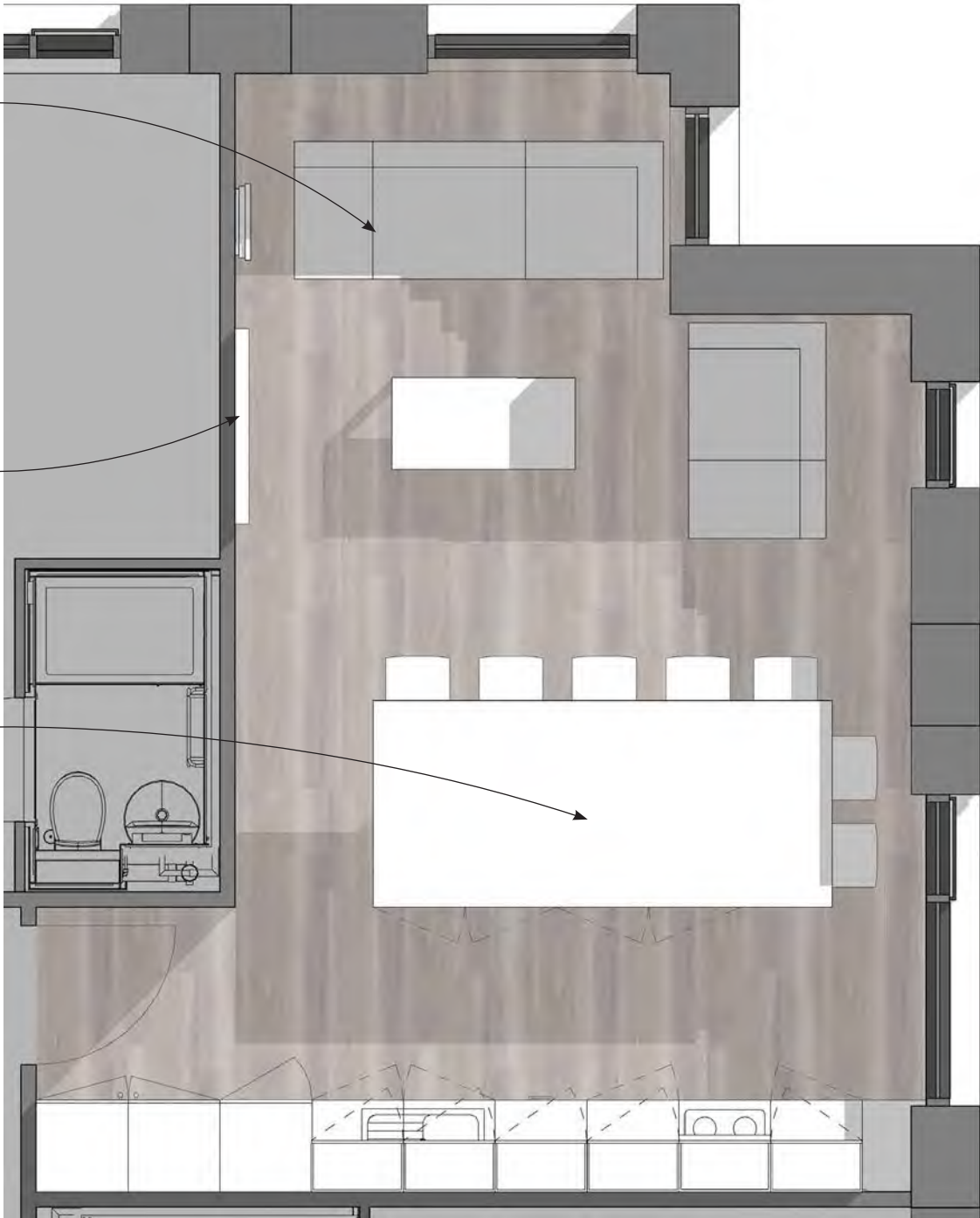
All lounge areas will include space to relax with seating and a TV.

Large windows provide excellent levels of daylighting and ventilation.

LOUNGE AREA PROVIDES SUFFICIENT SPACE FOR ALL MEMBERS OF THE CLUSTER TO SIT TOGETHER

ALL LOUNGES HAVE A LARGE TV INCLUDED

GENEROUS KITCHEN ISLAND TO ENCOURAGE GROUP MEALS AND SHARED COOKING



INDICATIVE KITCHEN/LOUNGE FURNITURE LAYOUT



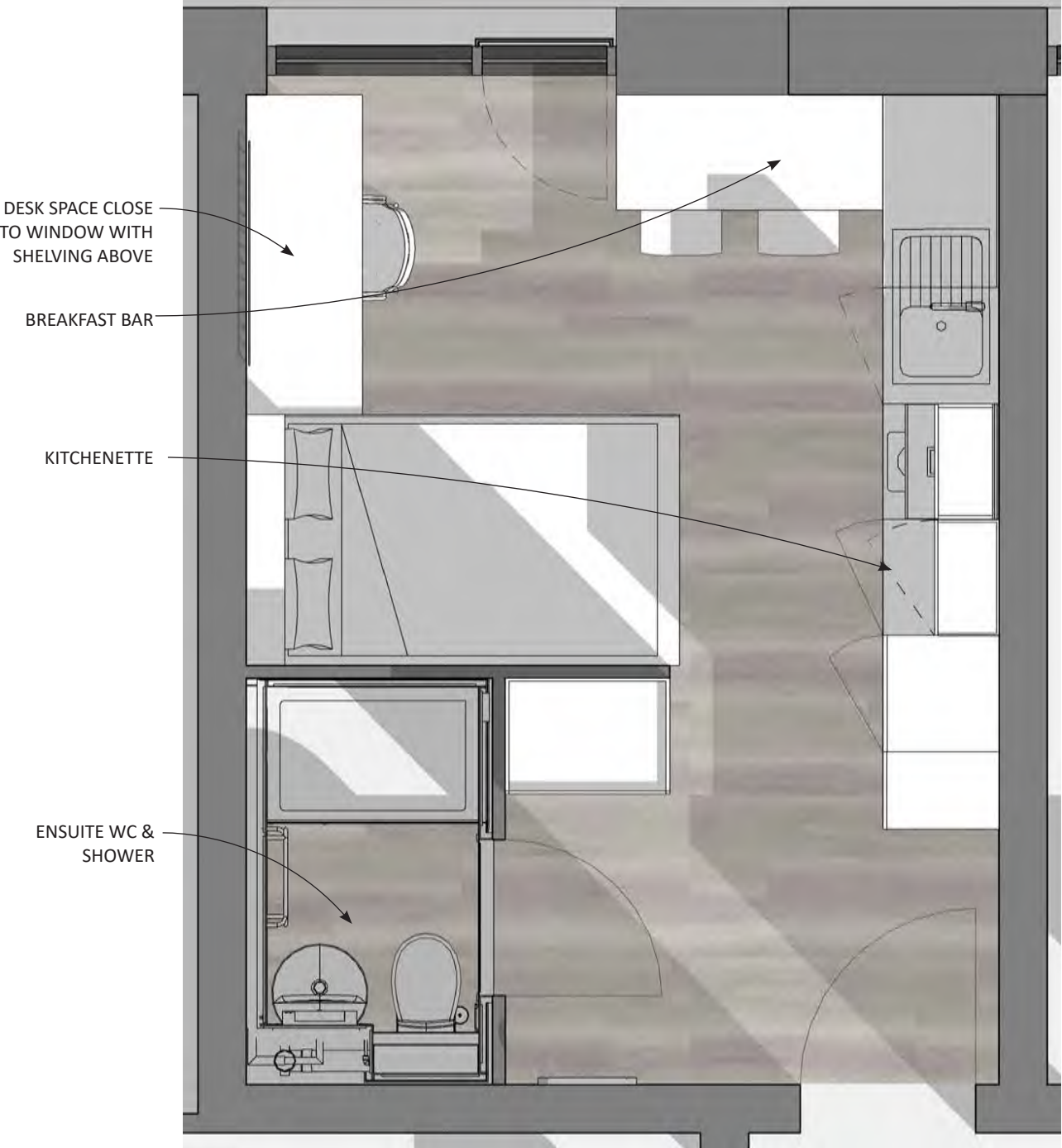
IMAGES SHOWING A TYPICAL KITCHEN/LOUNGE FROM A RECENTLY COMPLETED TIGER DEVELOPMENTS/HOST PROJECT

TYPICAL STUDIO

The studio apartments are self-contained units which provide space for working and relaxing as well as cooking and dining facilities.

Large windows provide excellent levels of daylighting.

Mesh clipboards and large pinboards provide opportunities for students to personalise their space.



INDICATIVE STUDIO FURNITURE LAYOUT



IMAGES SHOWING A TYPICAL STUDIO FROM A RECENTLY COMPLETED TIGER DEVELOPMENTS/ HOST PROJECT

AMENITY - INTERNAL

The proposal will benefit from communal spaces to meet various needs and expectations of students.

The development will include a Laundry, a Student Common Room and a Fitness Suite.



AMENITY - EXTERNAL

The proposal benefits from two distinct outdoor areas which include hard and soft landscaping and seating designed to reflect the inner-city location and the nature of the uses proposed, and to allow for appropriate ongoing maintenance.

The site is also proximate to Whitworth Park which offers a well maintained, diverse green space which is already well used by the local community including the resident student population.

Swinton Grove Park is also easily accessible from the site. Therefore, future students can positively benefit from these local parks.

Please refer to TPM Landscape drawings for landscape design proposals.



THE SOUTH-WEST FACING CENTRAL COURTYARD HAS A SERIES OF SEATING AREAS ENCLOSED BY RAISED PLANTERS AND SHADED BY TREES.

THE NORTHERN COURTYARD IS ORIENTATED TOWARDS THE NORTH-WEST AND WILL PROVIDE SECURE CYCLE STORAGE AND SEATING AREAS

INDICATIVE VIEWS OF COURTYARDS - REFER TO TPM LANDSCAPE INFORMATION FOR DETAILS

STRATEGIES - TRANSPORT & SERVICING

A Travel Plan will encourage students to make use of sustainable modes of transport when travelling to/from the site and which includes measures relating to pedestrian, cyclist and vehicle access.

The development will provide 2no. accessible on-street parking spaces on Carmoor Road.

The development will include 60 cycle parking spaces for residents which will be located within a secure store.

In addition to this a resident's cycle hire scheme will be included as part of the development, which will be promoted through the Travel Plan and provide all residents with access to a bicycle. A further 10 spaces will be provided for bicycles in the hire scheme.

As the building operator, Host's Management Plan will, amongst other matters, include measures to manage student arrivals and departures at the beginning and end of the academic year.

REFUSE

The proposed development will be consistent with the provision of Core Strategy policy EN19. Recycling facilities will be provided in flats and within the communal refuse store.



FIRE SAFETY

INTRODUCTION

Fire safety has been carefully considered in the building design and an RIBA Stage 2 Fire Strategy Report has been prepared by Hoare Lea Fire Engineers. The report addresses issues relating to means of escape, internal fire spread, external fire spread and Fire Service access, and is principally based on the guidance given in BS 9991.

BUILDING REGULATIONS

The proposed building must comply with the requirements of Part B of the Building Regulations. In order to achieve compliance with these regulations, the design will be progressed using British Standard Design guidance. BS9991 is the current guidance prepared by the BSI for Fire Safety in the design, management and use of residential buildings and has been used as the primary design guidance for the residential parts of the building.

FIRE SAFETY SYSTEMS

Automatic fire alarm and detection systems will be installed. Natural smoke shafts will be provided to provide smoke ventilation where required.

Sprinkler systems will be provided as appropriate for the accommodation served.

All escape routes will be provided with adequate artificial lighting and escape signage to guide occupants.

CONSTRUCTION

All structural elements will achieve the required fire resistance. Compartmentation will be provided to comply with the recommendations of BS9991. This includes the cluster flats and studios, each of which will be treated as individual flats.

EXTERNAL FIRE SPREAD

Any cladding material, insulation product, filler material etc. used in the external wall construction will be non-combustible and achieve European Class A2-s1, d0 or Class A1 other than those exempted by Regulation 7(3).

FIRE SERVICE ACCESS & FACILITIES

Dry rising mains will be provided to both blocks. Fire tender access will be provided via the lay-by on Carmoor Road.

FIRE SAFETY MANAGEMENT

The operator will be required to provide a detailed Fire Safety Management Plan including Evacuation Protocols for each block.

SECURITY

The approach to security has evolved from Tiger Developments and Host's national portfolio and extensive operational experience. This has informed a range of measures that have been incorporated into the scheme such as:

- Limited access points to the development
- CCTV and access control
- 24 hour on site concierge service
- Passive surveillance

The primary resident access to the development is via the gate at the end of Autumn Street. This area is overlooked by kitchen/lounges and will have CCTV coverage. A secondary entrance is located on Carmoor Road which is intended to be the public or visitor entrance however this can also be used by residents.

Access to the development will be controlled by a combination of networked online and offline devices linked to the Building Management System (BMS) and monitored by staff in the management suite.

- Lifts and Ground Floor lift lobbies will be fitted with online access control devices
- Staircore access doors will be fitted with access control devices
- Flat entrance doors and associated ironmongery will be specified to suit the requirements of Approved Document Q Security - Dwellings
- Study bedrooms within cluster flats are to be provided with key access control to minimise residents being locked out within their apartment or suitable offline system with facility to prevent this happening.
- Internal amenity spaces to be fitted with offline access control devices.

In addition, a CCTV and lighting scheme is to be developed to provide coverage to the following areas:

- The building perimeter and public realm
- Primary and secondary entrances (internally)
- Lifts, lift lobbies and common circulation areas
- Internal amenity spaces including common rooms / launderette
- External amenity spaces
- Cycle and Bin stores



Accommodation Schedule - Totals	
Name	Count
Studio	33
Studio - Accessible	2
Study Bed	137
Grand total	172

Accommodation Schedule - By Level			
Level	Block	Name	Count
Level 0	A	Studio	2
Level 0	A	Study Bed	5
Level 0	B	Studio	2
Level 0	B	Study Bed	14
Level 0			23
Level 1	A	Studio	3
Level 1	A	Study Bed	9
Level 1	B	Studio	4
Level 1	B	Study Bed	24
Level 1			40
Level 2	A	Studio	3
Level 2	A	Study Bed	9
Level 2	B	Studio	4
Level 2	B	Study Bed	24
Level 2			40
Level 3	A	Study Bed	6
Level 3	B	Studio	4
Level 3	B	Study Bed	21
Level 3			31
Level 4	B	Studio	8
Level 4	B	Study Bed	16
Level 4			24
Level 5	B	Studio	3
Level 5	B	Studio - Accessible	2
Level 5	B	Study Bed	9
Level 5			14
Grand total			172

Apartment Schedule - Totals	
Comments	Count
4 Bed Cluster Flat	6
5 Bed Cluster Flat	10
6 Bed Cluster Flat	7
7 Bed Cluster Flat	3
Studio Flat	35
Grand total	61

Apartment Schedule - By Level			
Level	Block	Comments	Count
Level 0	A	5 Bed Cluster Flat	1
Level 0	A	Studio Flat	2
Level 0	B	4 Bed Cluster Flat	1
Level 0	B	5 Bed Cluster Flat	2
Level 0	B	Studio Flat	2
Level 0			8
Level 1	A	5 Bed Cluster Flat	1
Level 1	A	7 Bed Cluster Flat	1
Level 1	A	Studio Flat	3
Level 1	B	4 Bed Cluster Flat	1
Level 1	B	5 Bed Cluster Flat	1
Level 1	B	6 Bed Cluster Flat	2
Level 1	B	Studio Flat	4
Level 1			13
Level 2	A	5 Bed Cluster Flat	1
Level 2	A	7 Bed Cluster Flat	1
Level 2	A	Studio Flat	3
Level 2	B	4 Bed Cluster Flat	1
Level 2	B	5 Bed Cluster Flat	1
Level 2	B	6 Bed Cluster Flat	2
Level 2	B	Studio Flat	4
Level 2			13
Level 3	A	6 Bed Cluster Flat	1
Level 3	B	4 Bed Cluster Flat	1
Level 3	B	5 Bed Cluster Flat	1
Level 3	B	6 Bed Cluster Flat	2
Level 3	B	Studio Flat	4
Level 3			9
Level 4	B	4 Bed Cluster Flat	1
Level 4	B	5 Bed Cluster Flat	1
Level 4	B	7 Bed Cluster Flat	1
Level 4	B	Studio Flat	8
Level 4			11
Level 5	B	4 Bed Cluster Flat	1
Level 5	B	5 Bed Cluster Flat	1
Level 5	B	Studio Flat	5
Level 5			7
Grand total			61

Area Schedule (GIA)	
Name	Area
Level 0	1146.7 m²
Level 1	1008.2 m²
Level 2	1008.2 m²
Level 3	784.7 m²
Level 4	614.8 m²
Level 5	387.7 m²
Grand total	4950.3 m²

Area Schedule (GEA)	
Name	Area
Level 0	1244.5 m²
Level 1	1108.5 m²
Level 2	1108.5 m²
Level 3	860.2 m²
Level 4	671.2 m²
Level 5	425.8 m²
Grand total	5418.9 m²

EXTERNAL CGI

Street view showing the main entrance gate at the NE end of Autumn Street.



EXTERNAL CGI

Street view looking North West up Carmoor Road.



EXTERNAL CGI

Street view looking South-East down Carmoor Road with the West Indian Community Centre in the foreground.



EXTERNAL CGI

View looking towards the main entrance door into the reception.



EXTERNAL CGI

View from main entrance gate looking East across central courtyard showing view extending through reception space to Carmoor Road beyond.



CONCLUSIONS

The demolition of the existing buildings will facilitate development that will fully utilise a city fringe site and exploit its proximity to both the Manchester and Manchester Metropolitan University campuses.

The proposed development has been developed with consideration to comments raised by Officers at Manchester City Council. The size and scale of the design engages with the surrounding streetscape and existing built form. The design aesthetic seeks to be both contextual and contemporary through the choice of materials, application and detailing.

The project will have a positive regeneration impact on the local area by activating Autumn Street as the primary pedestrian approach to the development from Upper Brook Street and introducing active frontages to Carmoor Road.



STREETVIEW SHOWING VIEW OF MAIN ENTRANCE GATE ON AUTUMN STREET