

simpsonhaugh

CURLEW



Former Gamecock Pub, Booth Street West – Manchester

DESIGN AND ACCESS STATEMENT | AUGUST 2022

10224-SHP-RP-B5D8-DAS01 | REV 02

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1.0 Introduction

1.1 Purpose of the Document

1.1.1 BACKGROUND

This Design and Access Statement has been prepared by SimpsonHaugh, with input from others, on behalf of Curlew Alternatives Eighth Property LP. This document accompanies an Application for Planning Permission for Student Accommodation and a Community Hub in Hulme, Manchester city centre (“the Site”).

This statement explains the design development process and describes the final proposals for the re-development of the Site. This statement should be read in conjunction with the application drawings and other material submitted in support of the planning application as detailed in Section 1.3.

The document is an update to the Design and Access Statement which formed part of a previous Planning Application that was submitted by the Applicant to the Local Planning Authority in May 2021. The Application was heard at Planning Committee in May 2022 and following this a number of changes have been made to the proposal, which are described in this document. For further information regarding the changes to the proposal compared to the May 2021 submitted scheme, refer to Section 3.0 of this document.

1.1.2 THE PROJECT

The Application seeks Planning Permission relating to development of the Site (“the Proposed Development”). The Description of the Development is:

“Demolition of existing building and structure and redevelopment of site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) with ancillary amenity space, a ground floor ‘community hub’ (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure.”

1.1.3 THE PROCESS

In developing the proposal, the Applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to the proposals.

The proposal has been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which will significantly improve the condition of the site.

The Proposed Development has been subject to an ongoing pre-application process whilst the design has been developed over the last two years. The Local Planning Authority, statutory consultees and other key stakeholders and their involvement has informed the design development.

1.2 Document Structure

The document has been prepared in accordance with CABE guidance ‘Design & Access Statements: How to write, read and use them’ (2006), which identifies the four key stages of the design process that need to be described in the planning submission. These are Assessment, Involvement, Evaluation and Design.

1.2.1 ‘ASSESSMENT’

Stage 1 needs to demonstrate that analysis of the Site and its surrounding context have been carried out and used to inform the proposals. This is covered in:

Section 2.0 Assessment

1.2.2 ‘INVOLVEMENT’

Stage 2 requires demonstration of which groups of people have been consulted during the development of the scheme. This is summarised in:

Section 3.0 Design Evolution

1.2.3 ‘EVALUATION’

Stage 3 should show that options have been developed for the Site, which take into account items raised in the assessment, and how these have evolved through the involvement of those consulted on the proposals. This forms the basis of:

Section 3.0 Design Evolution

1.2.4 ‘DESIGN’

Stage 4 should explain the thinking behind the final scheme as it is presented in the Planning Application. This is described in:

Section 4.0: Design
Section 5.0: Access

1.3 Application Details

The Design and Access Statement is to be read in conjunction with the drawings submitted by SimpsonHaugh Architects and TPM Landscape Architects and the following documents:

- Planning Application Forms, Ownership Certificates & Notices
- Planning Statement incl. Tall Building Statement by Turley
- Statement of Community Involvement by Cratus
- Townscape and VIA by Turley
- Transport Statement / Travel Plan by Eddisons
- Air Quality Assessment by Kairus
- Daylight, Sunlight, Overshadowing Assessment by Point 2
- Noise Impact Assessment by MACH Acoustics
- BREEAM Pre-Assessment Report by Turley
- Signal Survey, TV+ Radio Reception Impact Assessment / Broadband Connectivity by GTech Surveys Ltd
- Energy Statement & Environmental Standards Statement by Turley
- Ventilation Strategy by Amber Management & Engineering Services
- Waste Management Proforma by Simpson Haugh
- Flood Risk Assessment / SuDS by Shear Design
- Wind and Microclimate Assessment by Wardell Armstrong
- Arboricultural Impact Assessment by TPM Landscape
- Ecology Assessment by Middlemarch Environmental Ltd
- Geo-Environmental Assessment by TEC
- Archaeological Impact Assessment by Salford Archaeology
- Crime Impact Assessment by Design for Security
- Green/Blue Roof Infrastructure Statement by TPM Landscape
- Student Demand Study by Cushman and Wakefield

1.4 The Applicant & Development Team

1.4.1 THE APPLICANT

Curlew Alternatives Eighth Property LP

Curlew is a privately owned, UK based, real estate business, focusing on the Investment, Development and continued Asset Management of Alternative Real Estate Assets & Funds.

Founded in 2011, the company has raised and invested over £1bn in 34 PBSA and mixed-use schemes through Indirect Funds and Direct Single Accounts across the UK and The Netherlands.

To date, the majority of this investment has been provided by CBRE GIP’s clients and in-house funds across the globe, investing in UK PBSA through the CST1 & 2 PBSA Funds.

CST 2 is a 25-year fund focusing on the funding, development and long-term ownership of PBSA and mixed-use schemes in key strategic locations.



Potter Row, Edinburgh
Curlew



Cricket Field Court, Exeter
Curlew



Benedict's Gate, Norwich
Curlew

1.4 The Applicant & Development Team

1.4.2 THE ARCHITECT

SimpsonHaugh was founded in Manchester in 1987 by Ian Simpson and Rachel Haugh and has since compiled an impressive and diverse portfolio of award winning projects.. Their head office and studio is in Knott Mill, a short walk from the site. The Practice knows and understand the area of the site well, having delivered a number of projects in the area.

SimpsonHaugh care passionately about design excellence and quality and are proud to have spent a substantial part of their professional lives working on projects which have contributed to the reinvention of Manchester. They were the architects of the Manchester Millennium masterplan, creating a framework for development following the 1996 IRA bomb and they have delivered architecturally striking, commercially successful, award winning buildings such as No 1 Deansgate, Urbis, the Manchester Transport Interchange, the Manchester Hilton and Deansgate Square , which have each contributed, in some way, to transforming the perception of the city of Manchester on the International stage.

An objective common to the majority of the practice’s work is the need to improve the public perception of a site or its wider environment. Much of the work has involved new uses for sites in post-industrial cities and solutions have comprised contemporary designs that are derived from the cultural values of the existing urban fabric. The Urbis and Hilton Hotel projects, for example, both demonstrate how innovative architecture can signal both the ambition of their stakeholders to invest in an exciting future and the confidence that it will be successful.

SimpsonHaugh have the experience of designing and delivering a number of architecturally high quality, award winning student residences, delivering over 2500 student bedrooms on city centre sites in Manchester, Newcastle and Coventry.

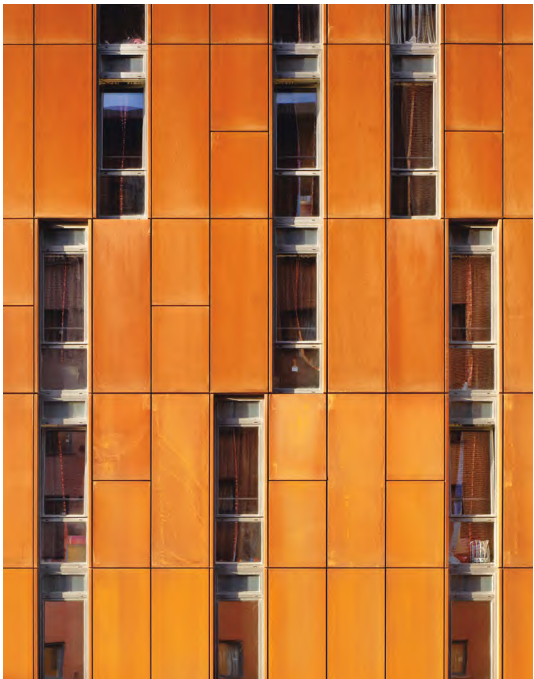
1.4.3 THE TEAM

The team that Curlew has engaged to develop a proposal for this site are:

- › Architect - SimpsonHaugh
- › Planning Consultant - Turley
- › Structural Engineer- Shear
- › Building Services - Amber
- › Fire Engineer - Hydrock
- › Landscape Architect - TPM



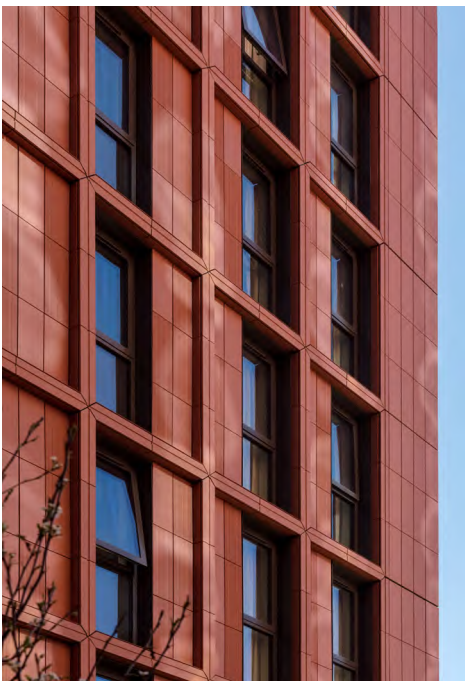
Parkway Gate - Manchester - Student Accommodation
SimpsonHaugh and Partners / Downing



Verde - Newcastle - Student Accommodation
SimpsonHaugh and Partners / Downing



Belgrade Plaza - Coventry - Student Accommodation
SimpsonHaugh and Partners / Downing



Queen's Park Place - London - Residential & Affordable Housing
SimpsonHaugh and Partners / Londonewcastle, Linkcity, London
Borough of Brent

2.0 The Site and Context

2.1 Physical Context

2.1.1 SITE LOCATION

The site for the proposed development is located in the western side if the Hulme ward, adjacent to the Universities. The site sits on the corner of Booth Street West and Boundary Lane.

The site is within a transition zone between the city centre and university quarters and more low rise residential areas.

Currently occupying the site is a single storey pub building, which has been closed for a number of years.

The site lies along the route between the Manchester Metropolitan University Campus to the east and Birley Fields Campus to the west. The site lies at the junction where the character changes from a city centre urban character to a more residential character.





Location Plan

 Development Boundary



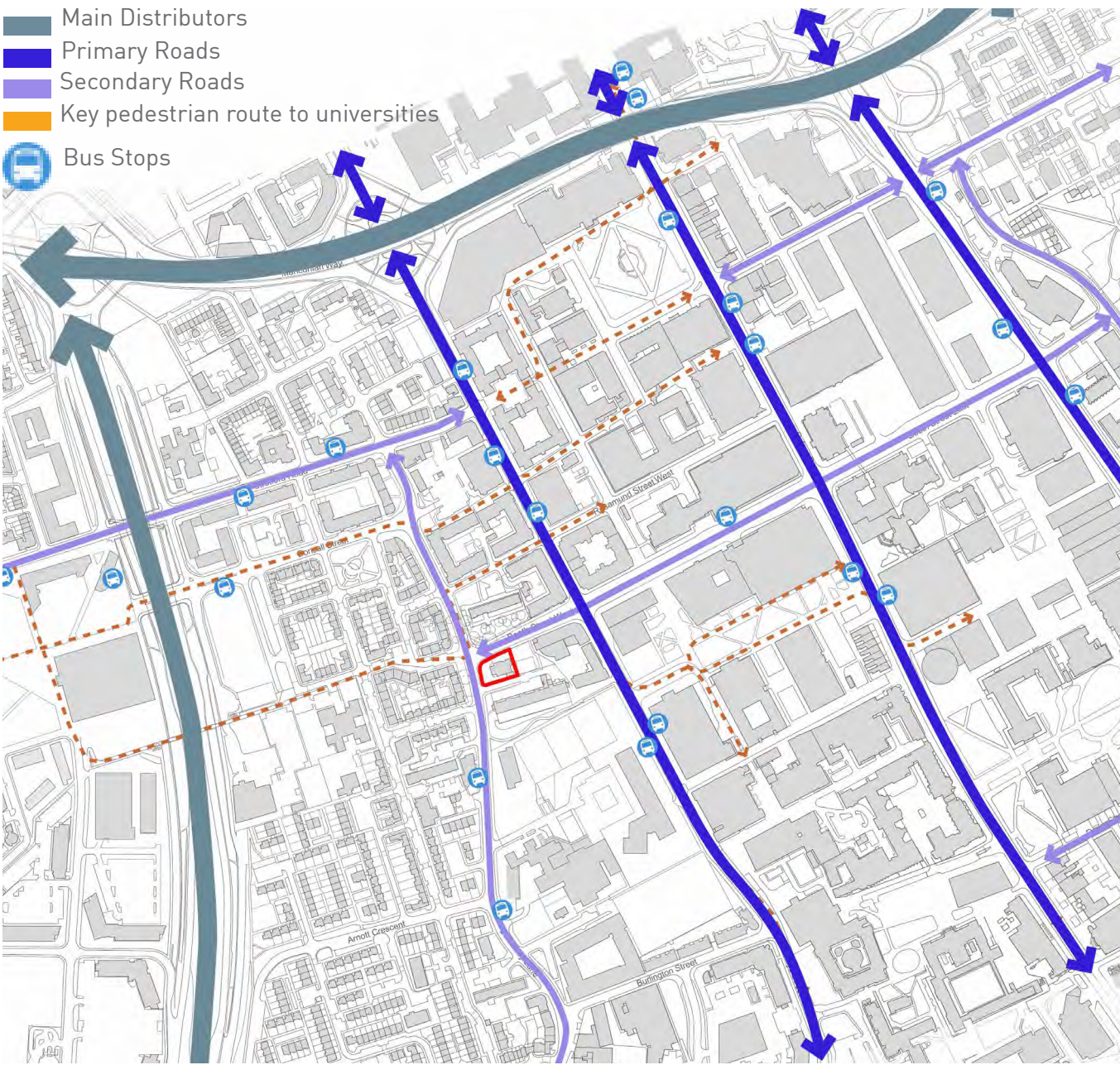
2.1 Physical Context

2.1.2 TRANSPORT AND CONNECTIVITY

The site benefits from a strategic position in proximity to the City’s Higher Education Precinct, key transport infrastructure including Manchester Oxford Road Train Stations, the Oxford Road Bus Corridor and extensive cycle infrastructure.

By virtue of this location an opportunity exists to articulate the importance of the only west-east vehicular connection through the Universities, provided by Booth Street West, between Hulme and Ardwick/Brunswick.

The site is in close proximity to universities, key employers, retail centres and schools.



Local Transport Connections



Walking Distances

2.1 Physical Context

2.1.3 SITE CONTEXT



Aerial from the South West, looking North East

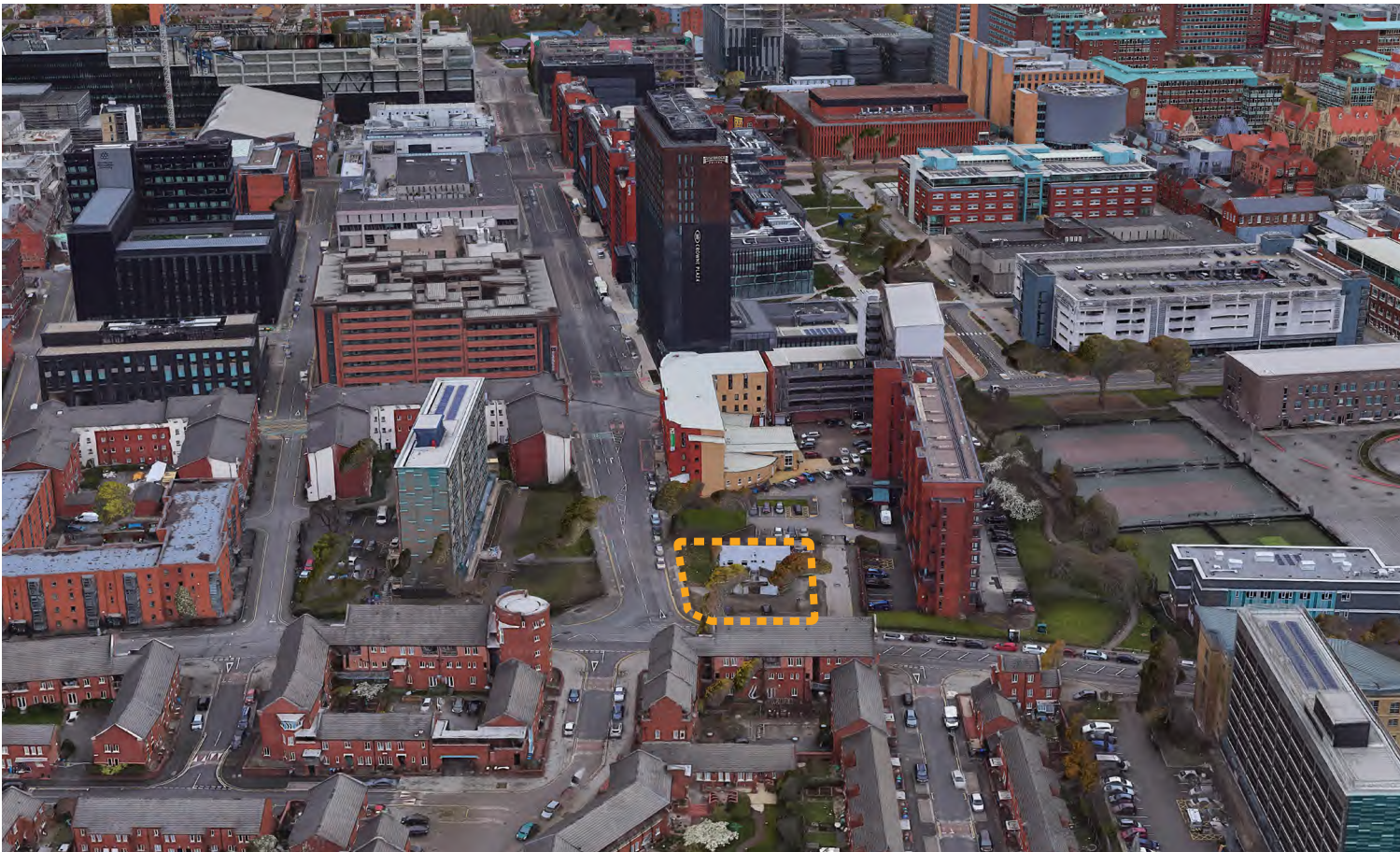
2.1 Physical Context

2.1.4 SITE CONTEXT

The site is surrounded by multi-storey residential buildings, some from the 1970's, some built more recently. There are other residential communities to the west on Boundary Lane and student residential buildings to the east.

The site is on the corner of an island development of buildings.

The planning history of the site itself is discussed in the accompanying Planning Statement.



Aerial looking East



Aerial looking South East



Aerial looking North East

GAMECOCK, BOOTH STREET WEST

2.1 Physical Context

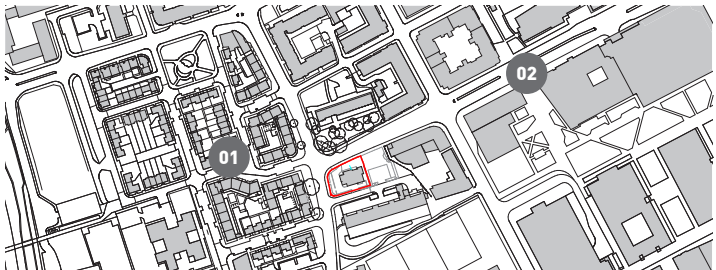
2.1.4 SITE CONTEXT



1. Looking East From Freeman Square towards Boundary Lane



2. Looking West along Booth Street West



2.1 Physical Context

2.1.5 SITE CONTEXT



Site Plan

 Ownership Boundary

1:750 @ A3

2.1 Physical Context

2.1.6 EXISTING BUILDING

The current building on the site is the former Gamecock Pub, built in the 1970's, which has been closed for an extended period of time and is now derelict.

The building currently on the site is in poor condition and not contributing positively to the area or the community. Since the closure of the pub the site has attracted anti-social behaviour, vandalism and vermin.

The redevelopment of the Gamecock Pub site would re-introduce an active use to this part of Booth Street West/Boundary Lane. An outward-facing and visually active ground floor space would be of key benefit to the streetscape to increase activity, interest and natural surveillance of the public realm.



Looking North up Boundary Lane



Existing Building on site



Looking East From Freeman Square



Camelford Close to south of site

2.2 Historic Context

2.2.1 HISTORICAL DEVELOPMENT OF THE WIDER HULME AREA

The character areas of relevance to the site demonstrate that site is located in an area of the Manchester, close to the City Centre, that has experienced significant change.

The regeneration and redevelopment of Hulme, an inner urban area on the southern edge of Manchester City Centre, has been driven by social change.

The comprehensive redevelopment of the area was undertaken in the early-mid 1990s and was largely focused on the area of Hulme to beyond the Princess Parkway to the west.

1900
The industry in Castlefield saw rapid population growth in Hulme and by 1900 this area was described as "the poorest and most neglected district of the city"

1950
Living conditions in Hulme continued to deteriorate up to, during and after WWII. Much of the old housing stock was comprised of dilapidated and over-crowded 'back-to-back' terraces which "lacked many of the basics essential for healthy living". Open space, especially green space, was in very short supply.

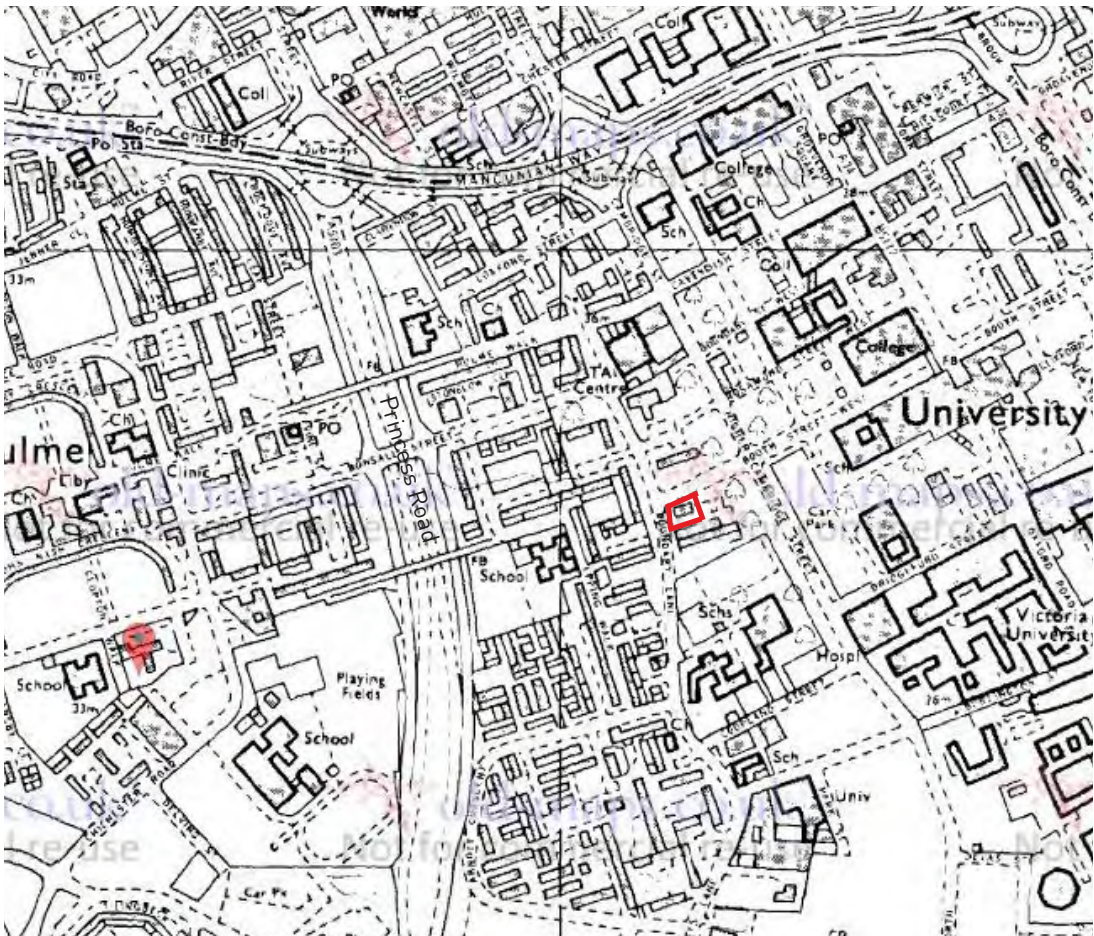
1960's
At the end of WWII, Britain had a very high need for more and better quality housing and, by the 1960s, many towns and cities had begun to clear their 19th Century 'slums'. Nearly all of the slum areas of Hulme were then demolished and for nearly a decade there were vast areas of wasteland.

1970's
Hulme was redeveloped with high-rise residential tower blocks, mid-rise deck-access flats and terraced houses. These housing developments were balanced with the inclusion of large green spaces.

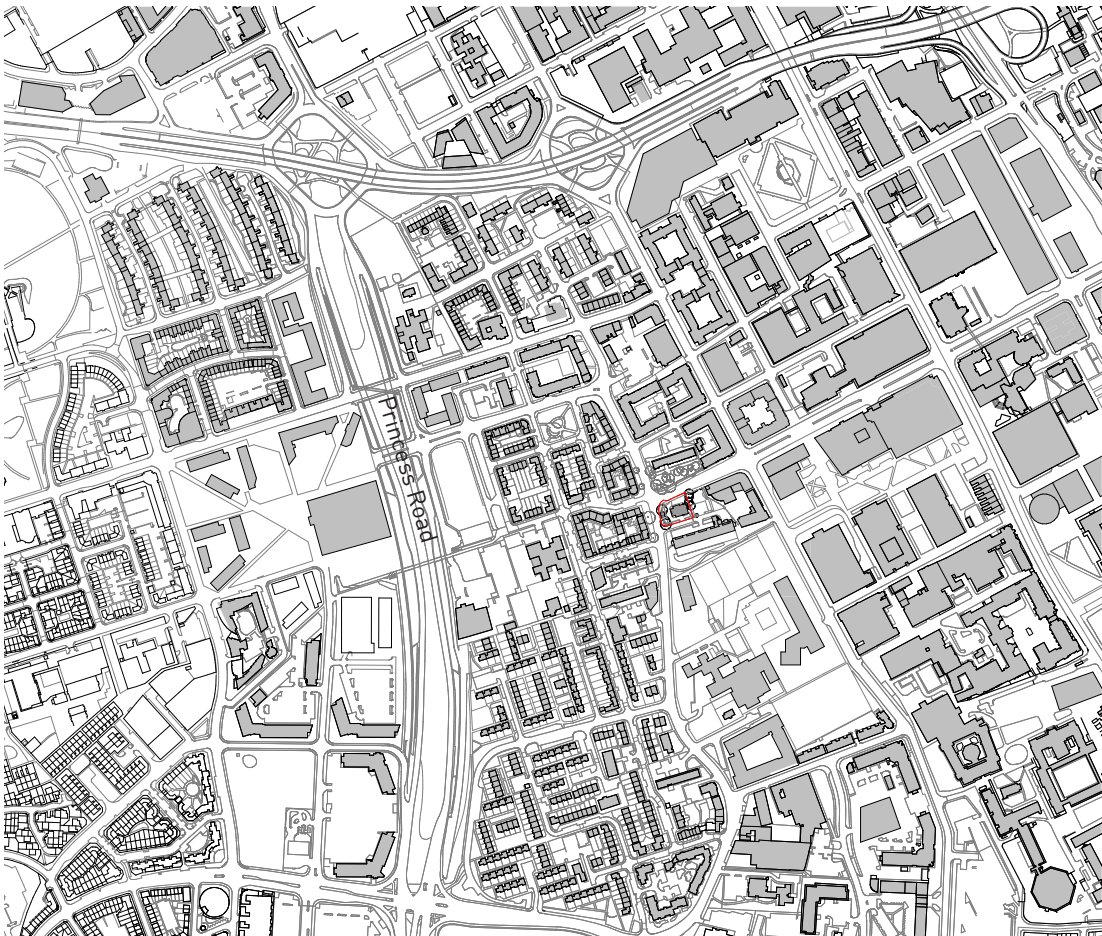
1980
While the 'crescents' and other multi-floored flat buildings were initially popular, within a few years the negative impacts of poor design, workmanship and maintenance began to be felt and within a decade they were declared 'unfit for purpose'. The flats were cold, damp, riddled with cockroaches and other vermin, and crime and drug abuse became significant problems.

1990
The decision was made in the early 90's to demolish the 'crescents' and other large, mid-rise, deck-access buildings in Hulme and replace them with low-rise flats and houses.

2010
The regeneration of Hulme has gathered pace since 2010 and many of the open spaces have now been redeveloped. Perhaps the greatest change has been the extensive redevelopment and expansion of the Manchester Metropolitan and Manchester University campuses at the eastern end of Hulme including the development of the MMU Birley Campus on the former Birley Field.



1980



2020



2.2 Historic Context

2.2.2 HISTORICAL DEVELOPMENT OF THE SITE VICINITY

The site was previously occupied by dense back-to-back terraced housing during the first half of the 20th century.

The area surrounding the site was completely redeveloped in the 1970's, virtually no buildings remain from before this time. The area was predominantly residential with a mix of low rise housing, mid-rise deck-access residential buildings and high-rise residential buildings.

Until the 1990's the site was surrounded by long, linear mid-rise deck-access flat buildings and tower blocks build in the 1970's. The University of Manchester progressed with development to the east.

The mid-rise deck-access residential buildings to the west of the site were cleared in the 1990's (at the same time as the "Crescents"). The high-rise residential buildings remain in this area and most of the low rise housing further north and south of the site remain.



1920 - Pre slum clearance



1972



1956 - Pre slum clearance



1980

2.2 Historic Context

2.2.3 HISTORICAL DEVELOPMENT OF THE SURROUNDING AREA



Woodcock Square 1971 (demolished)



Epping Walk, Hornchurch Court 1970's
(only Hornchurch Court remains)



Epping Walk Shops 1972 (demolished)



Cooper House under construction 1973



Aerial view 1994



Aerial view 2020

Meredith Court



Epping Street
1994

Meredith Court



Epping Street
2020

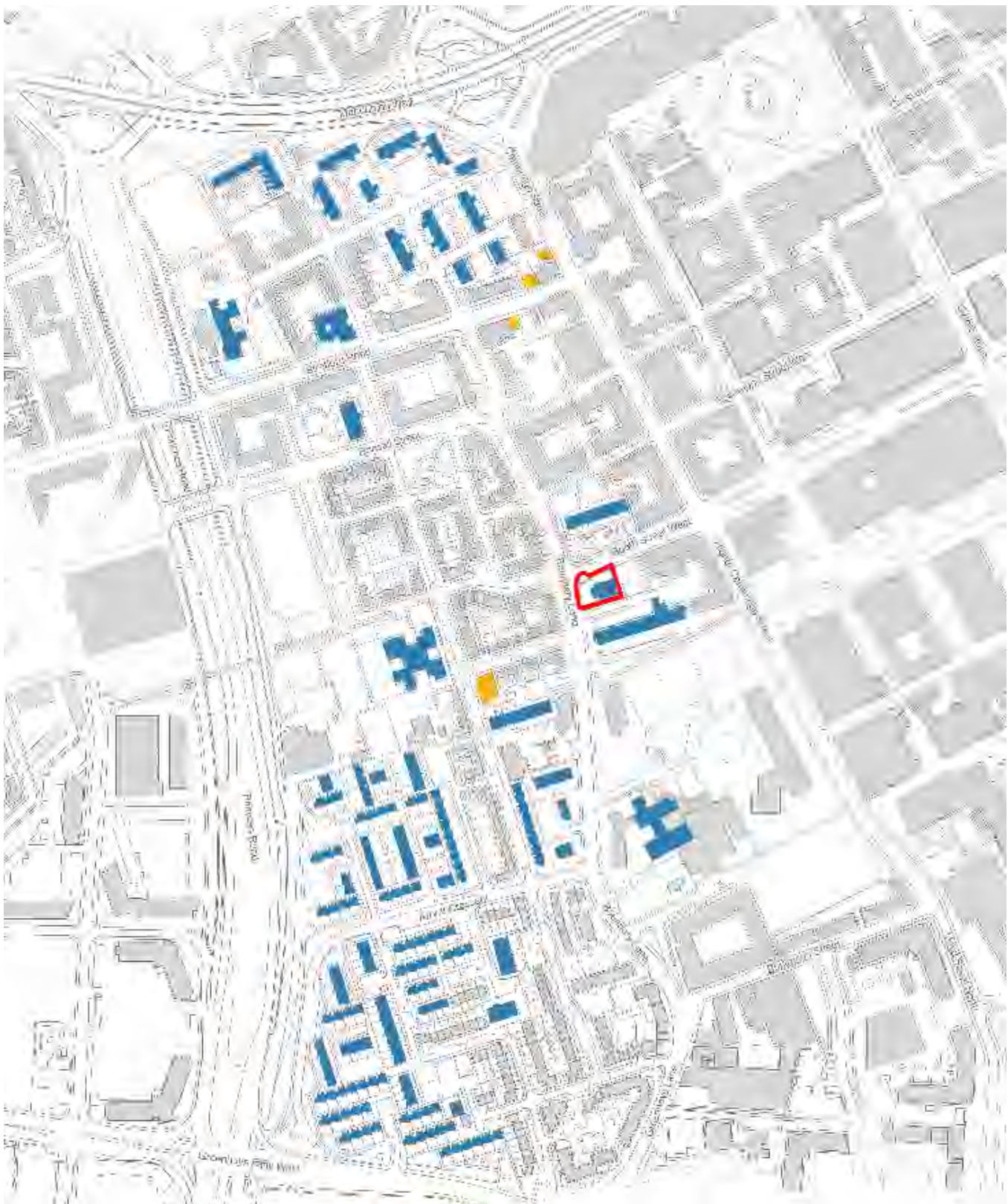
The Site

2.2 Historic Context

2.2.4 HISTORICAL DEVELOPMENT OF THE SURROUNDING RESIDENTIAL AREA



1980
The mid-rise deck-access flat buildings (pink) were demolished in the 1990's



2020
The diagrams illustrate the remaining 70's low-rise housing and tower blocks (blue)
The orange buildings are the only remaining pre-60's buildings



2.3 Strategic Context

2.3.1 KEY LOCATION FOR DEVELOPMENT

The site is located within the Regional Centre, as defined in the Manchester Core Strategy (CS) (2012), adjacent to the boundary of Manchester City Centre which extends south beyond the Mancunian Way and encompasses both the University of Manchester (UoM) and Manchester Metropolitan University (MMU).

It is acknowledged that the development of housing within the Regional Centre is appropriate and its role in supporting the continued sustainable economic growth and regeneration of the centre recognised. Higher density residential development is considered to be an appropriate subject to the site and its location.

The spatial context established in the CS affirms the considerations of relevance to future development within the Regional Centre. This is supplemented by more detailed guidance which outlines that all development in Manchester will be expected to addresses the design principles, reinforces and enhances the local character of the relevant part of the City. Those of relevance to the site include:

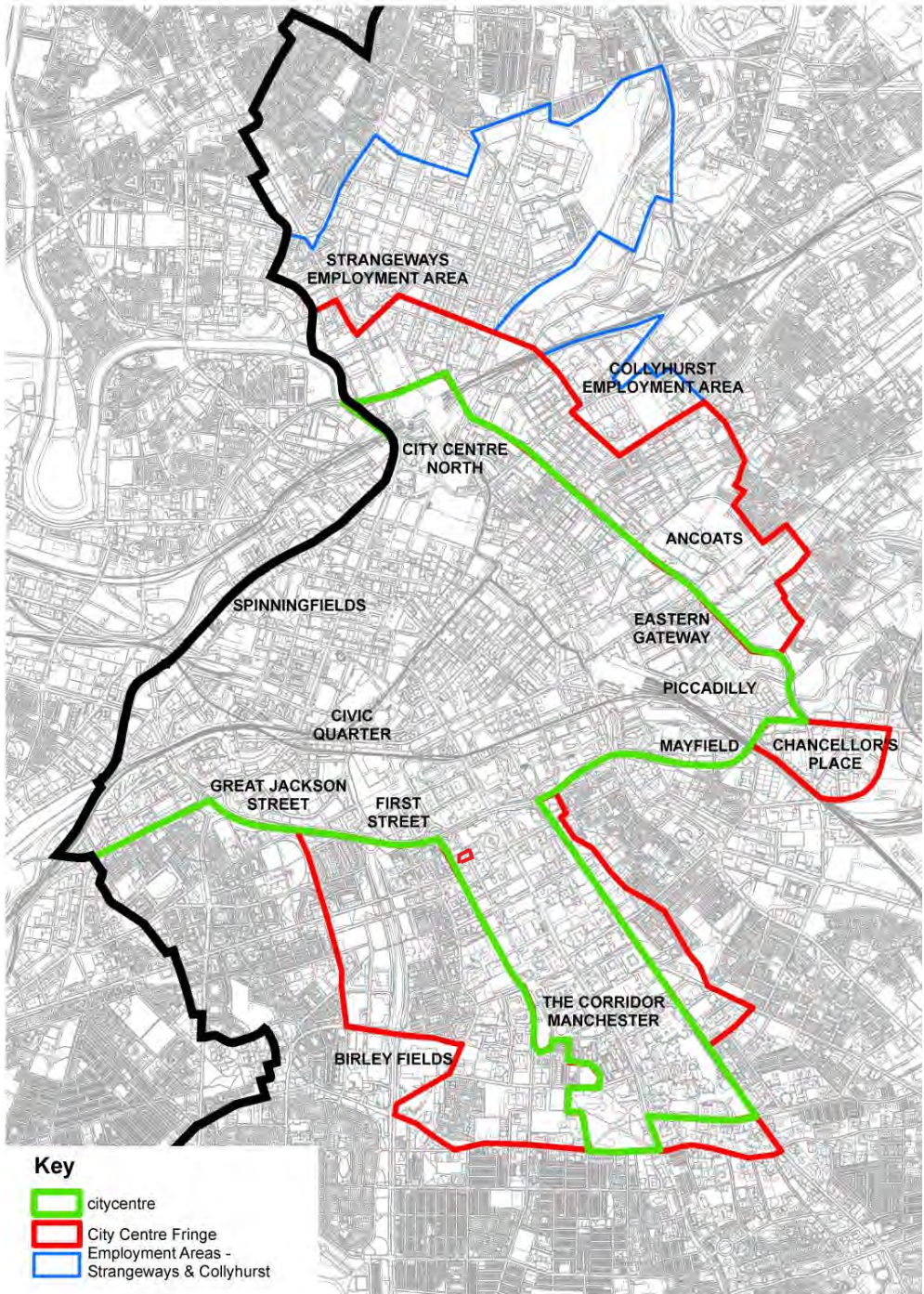
- **The Corridor (Higher Education Precinct (HEP)) Character Area** - the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way; and,
- **The Central Arc Character Areas** - Predominantly one of 1960's social housing estates and zoned industrial areas bisected by the transport network and largely resulting from the comprehensive redevelopment of the past.



Regional Centre Diagram from Manchester Core Strategy



Strategic Character Areas Diagram from Manchester Core Strategy



City Centre and Fringe Diagram from Manchester Core Strategy

2.4 Development Context

2.4.1 RECENT DEVELOPMENT OF THE SURROUNDING AREA

The site is located in the western side of the Hulme ward, adjacent to the Universities.

As a result of the ongoing development of the area, many ‘micro-regions’ comprised of groups of developments of various ages, styles, use and massing exists have emerged.

Given its strategic location adjacent to City’s Higher Education Precinct a number of purpose-built student accommodation buildings have been developed thereby establishing a strong relationship and further enforcing the noting of a transitional zone between the predominantly residential neighbourhood of Hulme to the west beyond Boundary Lane and the strong university core to the east, beyond Cambridge Street.



Housing Estate - part 1970’s, part post-1990’s



Predominantly mid-rise student residential buildings, developed ‘piecemeal’



1997 - Bonsall Street Housing by OMI



Housing Estate - part 1970’s, part post-1990’s

Key to Development Clusters

- Predominantly mid-rise student residential buildings, developed ‘piecemeal’
- 1997 - Bonsall Street Housing by OMI
- 1970s - High-Rise Residential
- 1980 - Manchester School of Art by GT Redmayne
- Housing Estate - part 1970’s, part post-1990’s
- MMU Birley Fields Campus
- MMU and UoM campuses
- Manchester Science Park SRF
- Housing Estate - part 1970’s, part post-1990’s



Key Development Clusters

Site Development boundary



2.4 Development Context

2.4.2 THE CORRIDOR MANCHESTER

Whilst The Corridor is generally defined by the North-South alignment of Oxford Road, the **West-East connection** along Booth Street West must not be undervalued in the success of the area. This is the only West-East vehicular connection between Hulme and Ardwick/Brunswick.

The development site sits within a ‘fringe’ area of the main Corridor development zones, bridging a new North-South region, between areas 03 & 10.

Development in this ‘fringe’ area would aim to unite Hulme on the other side of Princess Road - linking areas 06/08 with 07.

The Birley Fields Campus (07) requires a strengthening of the West-East connection in order to prevent it from becoming an island.

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].

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.

Its continued growth is pivotal to ensuring a continued contribution to the economy of the City and Greater Manchester. A key priority for the City and the Oxford Road Corridor Institutions is, therefore, to identify and support locations for future potential growth, this is in light of an acknowledgement that over the next 10 years space to grow is likely to become more and more of a significant challenge. The finite resources of developable land available within the Corridor must be fully utilised through achieving an appropriate hierarchy of land uses and increased density of development, whilst ensuring that the urban environment remains attractive and sustainable.

A degree of flexibility and adaptability of the land within and adjacent to the key areas of investment, therefore, forms a critical component for achieving the Corridors true potential. In particular, it is critical to emphasise the utilisation of under-utilised or low-quality land and/or buildings. It is in this regarding that development of the Gamecock site is brought forward for development.

The development site sits within a ‘transitional’ area adjacent to the key investment area of the Corridor, it is strategically positioned on the east-west axis between the residential area and Higher Education Institutions.



The Corridor SRF within Hulme - Key Development Clusters

The Oxford Road Corridor Spatial Framework (March 2018), recognises that opportunities areas exist within the Corridor for increased density opportunities. This is earmarked by the dotted hatch area on the Spatial Plan, to the east of the Gamecock site.

Where the density of development increases, the Framework recognises that a further premium that must be placed on the quality of design and public realm. In development management terms, new development must respond to its context, be mindful of the amenity of all users and existing residents,

and contribute positively to public realm and permeability including with surrounding neighbourhoods.’

Careful consideration of the transitional nature of the Gamecock site is necessary for ensuring seamless integration of the residential areas to the west with Corridor key areas. Booth Street West has a pivotal role to play in this transition, it is the only West-East vehicular connection between Hulme and Ardwick/Brunswick.

[1][2] www.corridormanchester.com/uploads/6/6/4/9/66491001/final_version_40pp.pdf

2.4 Development Context

2.4.3 THE CORRIDOR MANCHESTER, SCALE AND DENSITY

The Corridor Spatial Plan identifies areas for “Increased Density Opportunities” (dotted hatch on the adjacent plan.)

With regard to **scale** the Corridor Spatial Framework (2018) paragraph 4.14 states that

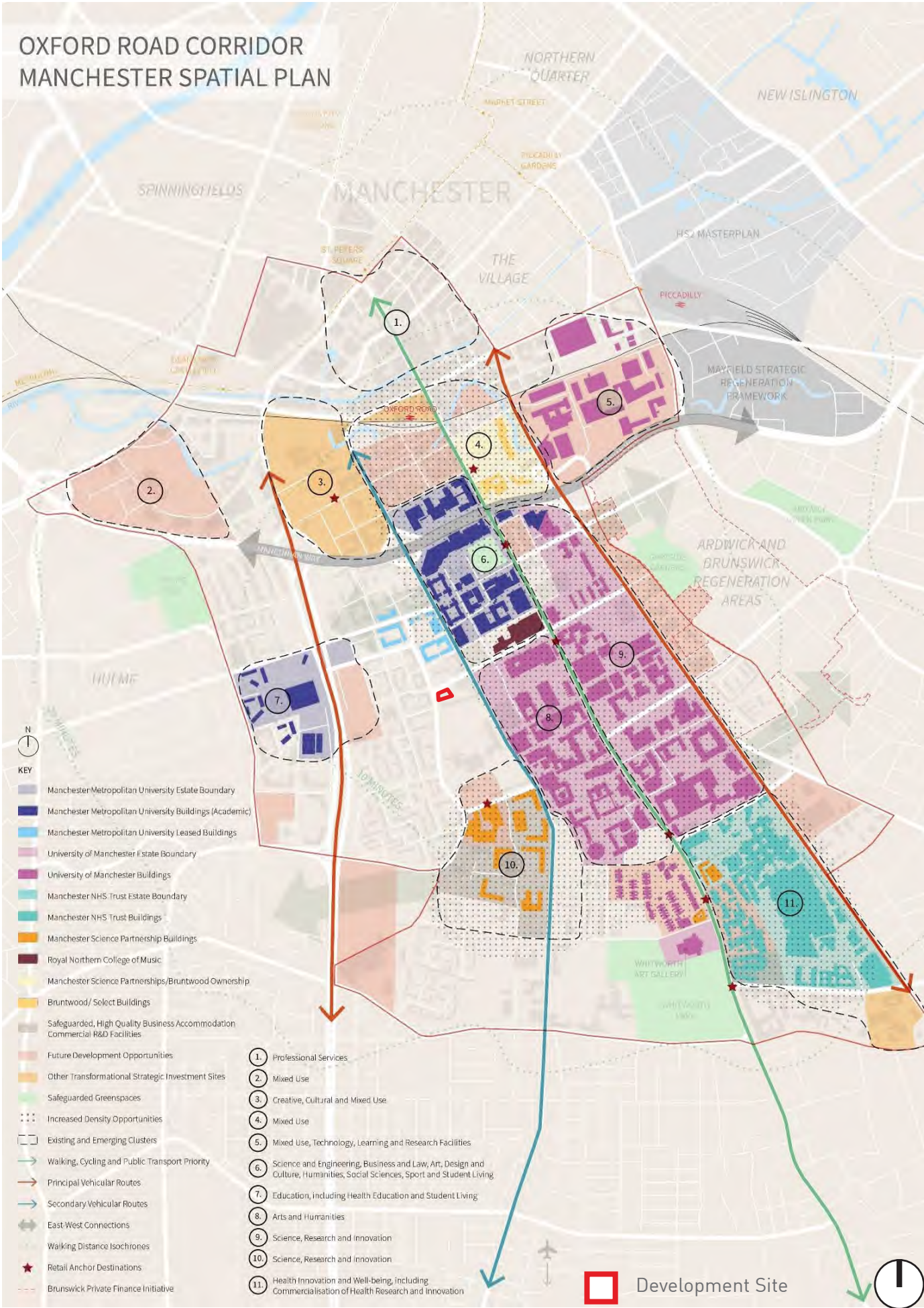
‘On the subject of space to grow, the document identifies a zone within which opportunities should be taken to increase density of development, in particular through accepting development of increased scale within the right circumstances’. This zone is shown on the plan attached and is situated to the east of the Gamecock site.

Paragraphs (4.15 and 4.16) provides a greater depth of commentary on **increased density** of development and proposals for taller buildings in the Corridor.

4.15 states: *“Where the density of development increases, it should be noted that a further premium must be placed on the quality of design and public realm. In development management terms, new development must respond to its context, be mindful of the amenity of all users and existing residents, and contribute positively to public realm and permeability including with surrounding neighbourhoods. Higher density development must have particular regard to architectural quality and consider micro-climatic effects carefully. Whilst high density forms of development can be inherently sustainable, strategies must be in place to maximise energy efficiency, carbon reduction and to deal with climate change issues such as green infrastructure, drainage / use and ongoing effective maintenance of Sustainable Urban Drainage Systems (SuDs).*

4.16 states: *“Any proposals for taller buildings must be able to robustly satisfy the firmly established criteria for assessing the merits of tall buildings within national and local planning policy guidance, including Manchester City Council’s Core Strategy Policy EN2 Tall Buildings and Historic England Advice Note 4 on Tall Buildings. In assessing tall buildings, this means that particular emphasis will be placed on:*

- *Understanding effects on the historic environment through a visual impact analysis and assessment of verified key views.*
- *Ensuring that micro-climatic effects in terms of wind and sunlight / daylight, do not have an adverse effect on the safety, comfort or amenity of the area.*
- *Proposals for tall buildings will need to be sustainable. In terms of energy use, the City Council’s policy standards will be expected to be properly addressed and where possible surpassed.*
- *Landmark buildings will need to be of the highest architectural quality and have a positive relationship to the City’s skyline.*
- *They should contribute to the legibility of the area, and the provision of public space and high quality public realm.*
- *The design needs to be credible and therefore demonstrably deliverable.*
- *Tall building proposals within key city centre regeneration areas such as Oxford Road Corridor should have clearly identified regeneration benefits.”*



2.4 Development Context

2.4.4 CONTEXTUAL ANALYSIS - 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 beyond Boundary Lane to the west and the knowledge institutions along Cambridge Street and beyond to the east.

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 (Hyatt Regency/House). 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.

There is an ‘island’ of development where the Gamecock is situated. The heights emphasise this movement towards the increasing mass of the Corridor.

Policy EN1 of the **Manchester Core Strategy** relates to Design Principles and Strategic Character Areas. The policy identifies that all development in Manchester will be expected to follow the seven principles of urban design. There are eleven areas set out in policy EN1, these give abroad indication of Manchester’s character. Those of relevance to the site are:

- **The Corridor (Higher Education Precinct (HEP)) Character Area.**
The Corridor represents the only area where the levels of activity, range of uses and scale of built form associated with the City Centre extend beyond the Mancunian Way. New development needs to reflect the significant scale and form expected from major City institutions and opportunities will exist for more innovative and contemporary built forms, which have regard to the historic context. A balance between built form and open space which allows for easy movement through and across the area will be required.
- **Central Arc Character Area**
The opportunity exists for development on a large scale using innovative urban design solutions. These should use District Centres and key nodes of public transport as focal points and involve existing communities. The opportunity should also be taken to use the canals to create a distinctive urban environment and enhance access through the City.

The context of a ‘tall building’ in this location is of relevance. Policy EN2 defines ‘tall buildings’ as those which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Sites within and immediately adjacent to the City Centre are considered to be suitable locations for tall buildings, particularly sites that are not located within a conservation area and which can easily be served by public transport. Proposals for tall buildings will be supported where it can be demonstrated that they:



Contextual Heights

- Are of excellent design quality
- Are appropriately located
- Contribute positively to sustainability
- Contribute positively to placemaking, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring regeneration benefits.

Key

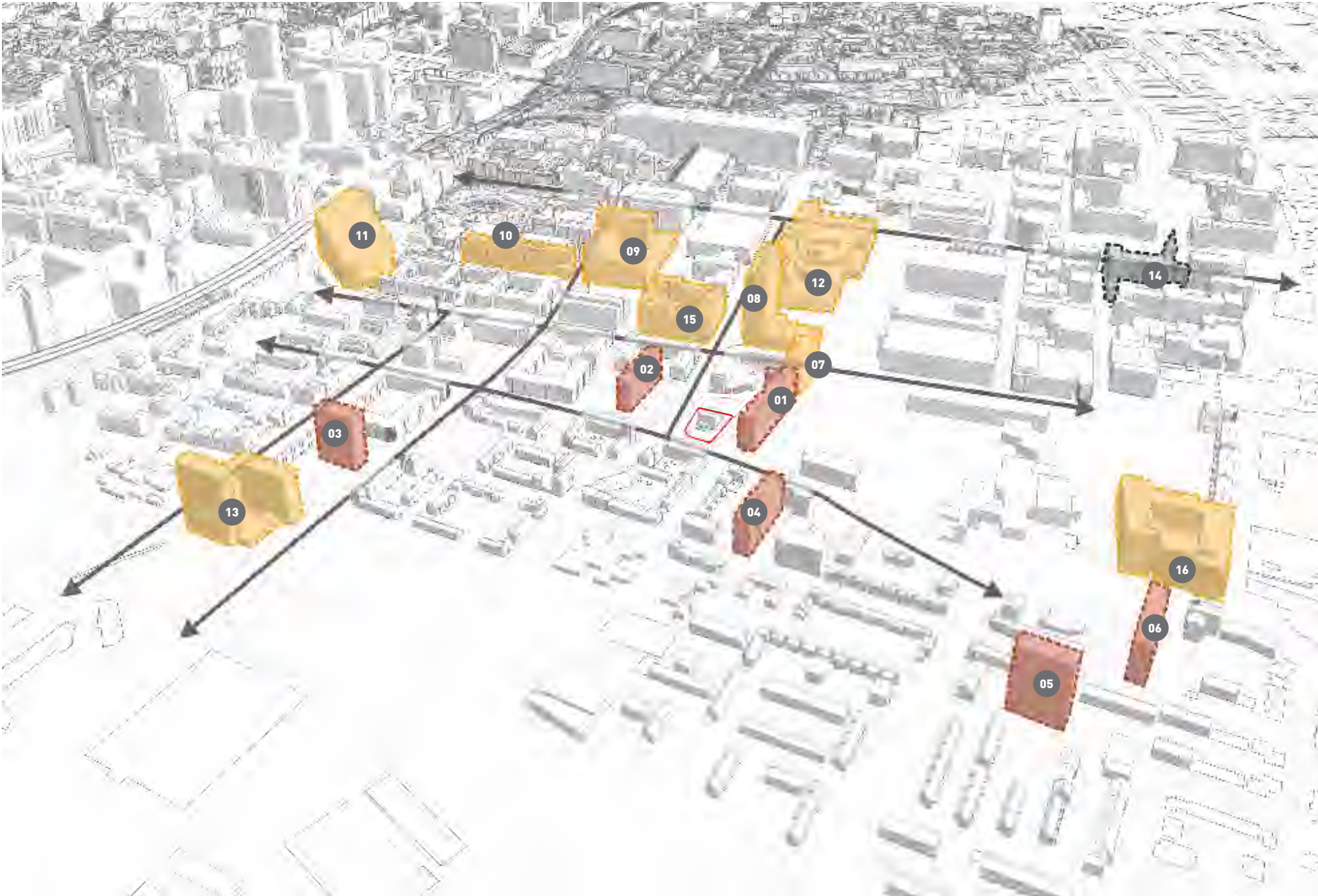
1-4 Storeys	9-12 Storeys	16+ Storeys
5-8 Storeys	13-15 Storeys	

1:3500

2.4 Development Context

2.4.5 SCALE AND HEIGHT

There are a number of tall developments in the immediate vicinity of the site.



Tall building Context Aerial View

Key

- Existing tall linear buildings sited adjacent to houses
- Existing tall buildings
- University Clock Tower
- Site
- Primary Routes

- | | | | |
|----------------------------|--------------------------------|--|---------------------------------------|
| 01 Cooper House (~25.7m) | 05 Duffield Court (~42m) | 09 The Benzie Building (UoM) (~33m) | 13 Birley Residences Phase 2 (~50.6m) |
| 02 Hopton Court (~26m) | 06 Fulton Court (~27m) | 10 Cavendish Hall of Residence (~24m) | 14 Manchester Museum (~43m) |
| 03 Hornchurch Court (~40m) | 07 Trinity House (~31m) | 11 The Manchester Business School (MMU) (~43.5m) | 15 Sir Charles Groves Hall (~32m) |
| 04 Meredith Court (~26m) | 08 Hyatt Regency /House (~61m) | 12 Harold Hankins Building (~33m) | 16 Coupland Street (~22m) |

2.4.6 RECENT PLANNING APPLICATIONS

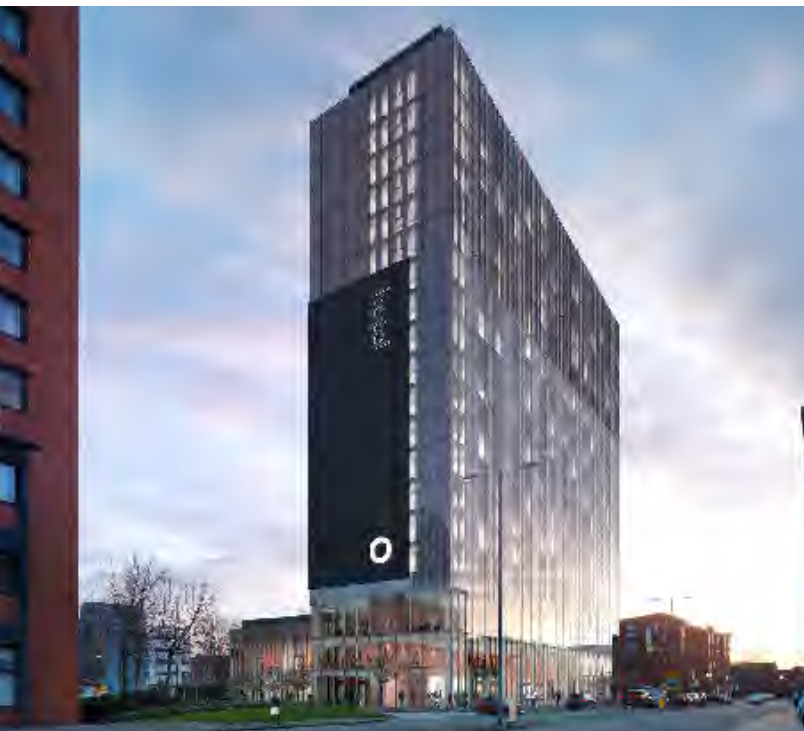
As previously established the site is situated in an area of the City that has experienced substantial change in recent decades. Along with the extensive development of key institutions to the east in the Corridor, a number of other planning applications have been identified within the close proximity to the Gamecock site. Collectively, these applications indicate that the introduction of developments with increased densities can suitably be incorporated within the urban fabric of the area.



13 Birley Residences Phase 2 (~50.6m)
Student Residential
Under Construction
6, 11, 16 storeys



A Church Inn (~25.7m)
Student Residential
Approved
9 storeys



08 Hyatt Regency/House (~65.0m)
Hotel/Education Centre
Built
20 storeys



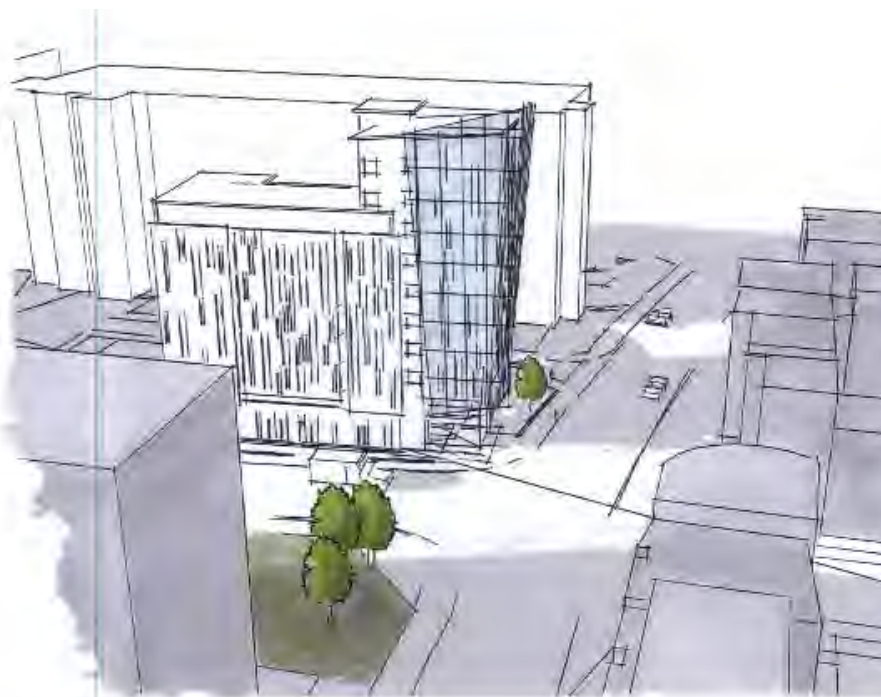
16 Coupland Street (~ +32.5m)
Residential
Built
6, 7, 8, 10 storeys



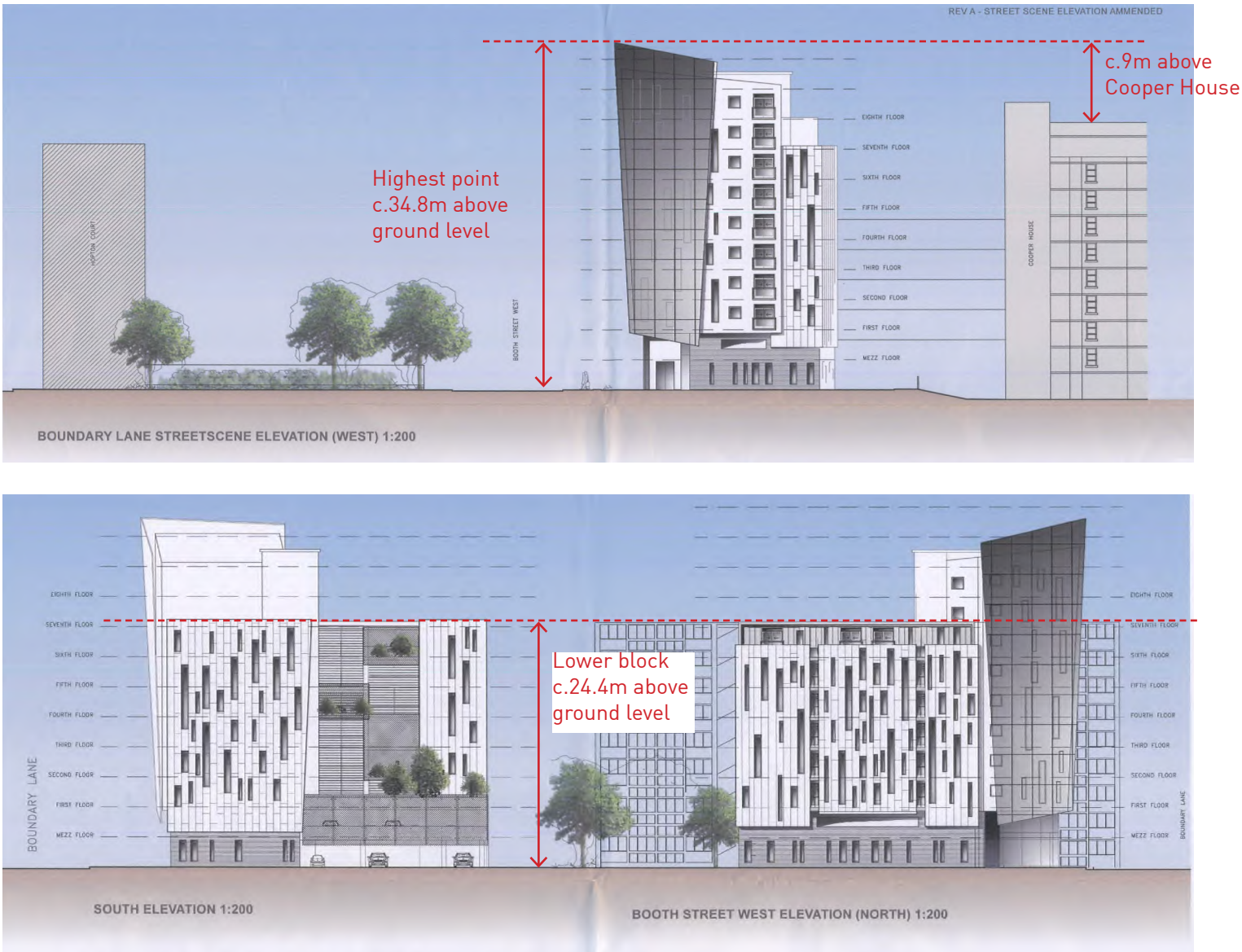
17 Greenhays Lane (~22.0m)
Office
Approved
5 storeys

2.4.7 PREVIOUS CONSENTED SCHEME ON SITE (2008)

A planning application (085071/FO/2007/S1) for a residential development on the site was submitted in November 2007, and was approved on appeal in November 2008 but never implemented. The development was predominantly 8 storeys topped with a further 2 storey tower and roof element at the corner of Boundary Lane and Booth Street West. The building was circa 34.8m at it's highest point measured from ground level which is approximately 9m (3 storeys) above Cooper House.



Previous Consented Scheme (2008) - Planning Drawings and visuals



2.4 Development Context

2.4.8 CONTEXTUAL ANALYSIS - CHARACTER



The Corridor: Birchall Way - Urban Grain

- Key
- Coarse Grain/ Institutional Scale
 - Metropolitan Grain/ Scale
 - Fine Grain/ Domestic Scale
 - Large Commercial Units



The Corridor: Birchall Way - Uses

- Key
- | | | |
|------------------------------------|----------------|-----------|
| Residential | Commercial | Religious |
| Student Residential | School/Nursery | RNCM |
| Manchester Metropolitan University | Carpark | Community |
| University of Manchester | Sports | |

3.0 Design Evolution

3.1 Design Objectives

3.1.1 OVERVIEW

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

A wide range of specialist consultants provided input into the evolving scheme and 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.

3.1.2 SITE

A series of specific site issues and associated impacts were identified which needed to be addressed within the design of the development, including:

- Adjacency to Booth Street West & Boundary Lane = Noise and Air Quality
- Separation between blocks = Daylight
- Solar orientation = Heat Gain
- Wind microclimate = Suitability of surroundings

3.1.3 BRIEF DEVELOPMENT

The proposal aims to respond to the specific constraints and opportunities associated with the site and deliver a scheme of the highest quality which is fully integrated into the surrounding context.

A series of key objectives were established at the start of the project and these objectives have evolved throughout the extensive design development and consultation process.

These key objectives that have driven the development of the design are summarised below:

- The development must be appropriate to its context in terms of:
 - ◊ The proposed use and amount of development on the site,
 - ◊ Integration with its current surroundings,
- Establishing an appropriate form of development on the site in townscape and urban design terms to accommodate the required quantum of development,
- Its appearance in short, mid and long range views and its relationship to key views within the area,
- Delivery of a high quality and inviting streetscape and public realm to provide improved connections and linkages to the surrounding area.
- Establishing a sense of place and a destination within the wider context.

3.1.4 CLIENT OBJECTIVES

The brief has been developed and informed by the extensive design evolution and consultation process; however, a number of objectives have remained constant throughout this process:

- To provide a development that realises the full potential of the site.
- Delivery of a quantum and mix of accommodation to secure redevelopment of the site.
- To provide flexible, affordable, high density, high quality student residential accommodation with complimentary spaces to suit a wide demand.
- Ensure that the development makes a valuable addition to the area.
- To provide a usable and accessible facility for the local community.
- To elevate the street scene to be more secure and visually appealing.
- To create a high quality building and space resulting in an exemplar of architectural design.

The combination of project brief requirements and the site’s strategic location provide a unique opportunity to create a scheme that will enhance and improve the area.

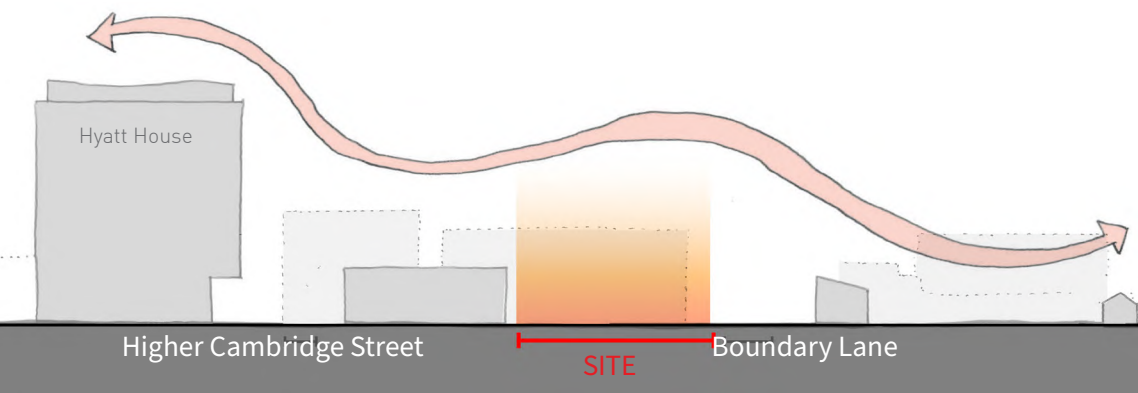
3.2 Constraints and Opportunities

3.2.1 CONSTRAINTS AND OPPORTUNITIES

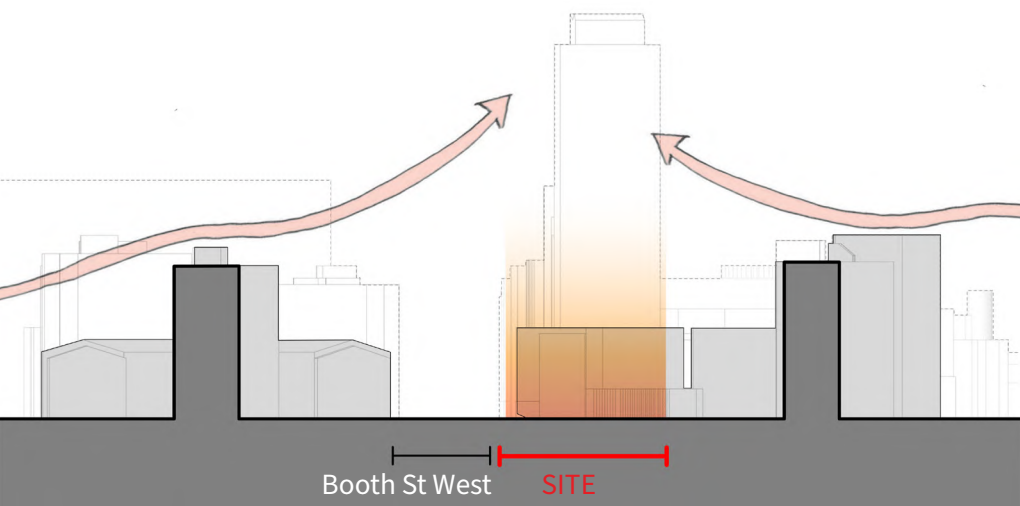
The constraints and opportunities can be summarised as below and in the corresponding diagrams adjacent:

- 1. Height transition
- 2. Overlooking & Daylight impact on adjacent properties
- 3. Gap in the urban grain, inconsistent with character areas
- 4. Articulate and reinforce the corner
- 5. High level noise impact from adjacent roads
- 6. Passive surveillance, active frontage & Increased public realm and quality

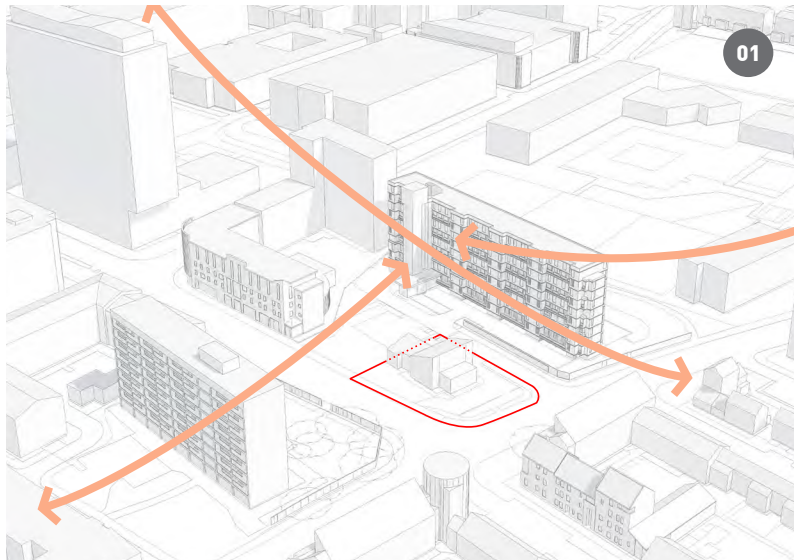
There are a number of tall developments in the immediate vicinity of the site, which orientate themselves generally around the primary circulation routes. There is opportunity to create a culmination point or peak on this site in response to the height of Cooper House and Hopton Court. Along Booth Street West, the height on this site can create a sweeping wave transition to the tallest building in the area, the Hyatt Regency Hotel/Hyatt House.



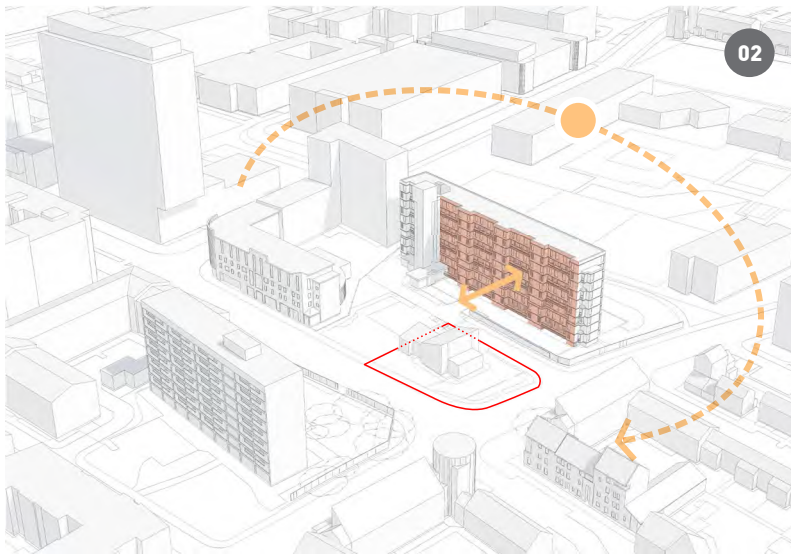
Booth Street West - looking south
Potential transition across the site of the lower datum and the upper sweep.



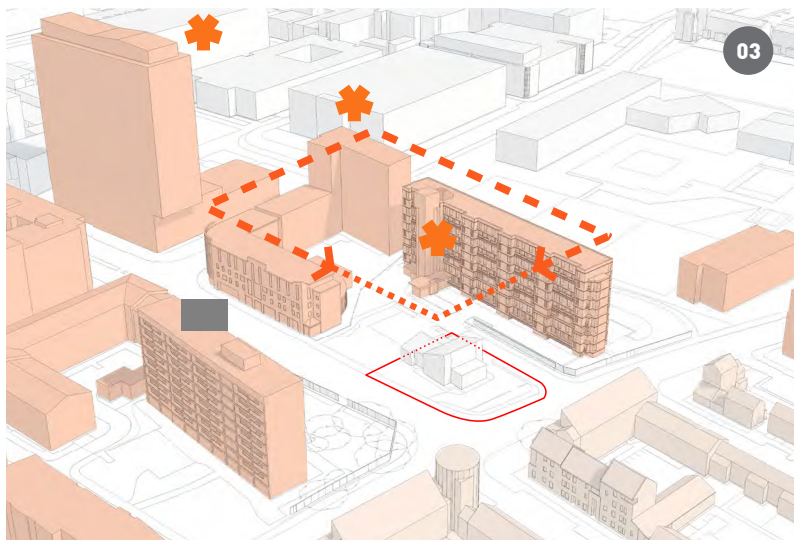
Boundary Lane - looking east
Peak in height located along Boundary Lane at the junction with Booth Street West



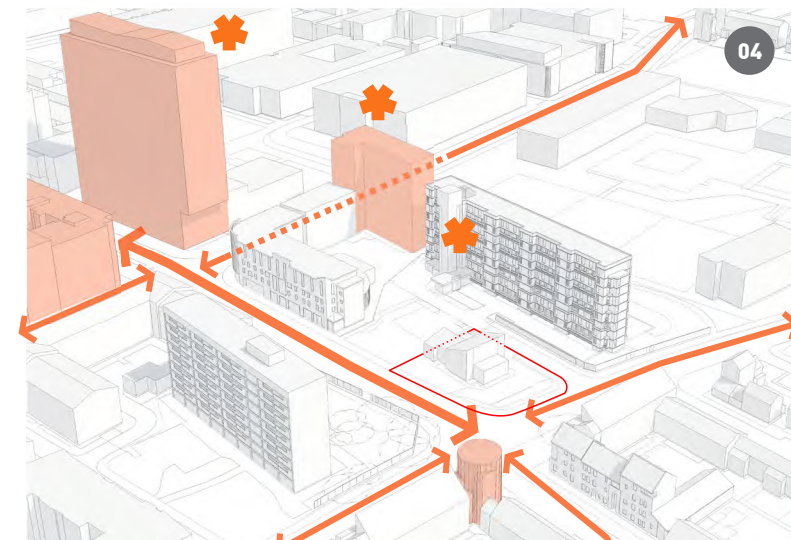
Address the height transition from Booth St West to Boundary Lanes



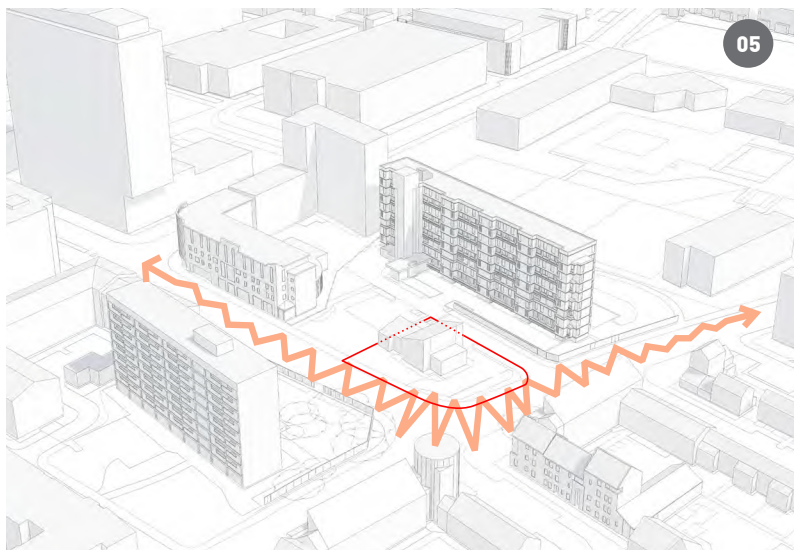
Consider the overlooking & daylighting impacts given the proximity of Cooper House



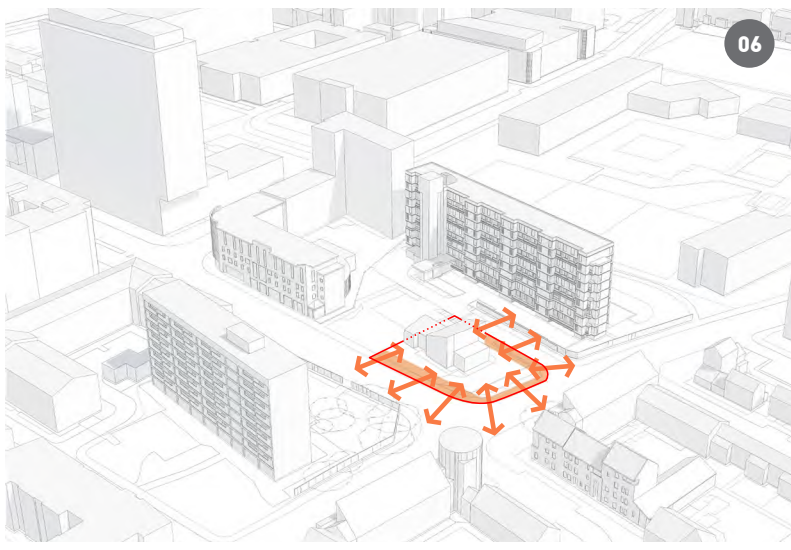
Gap in the urban grain, inconsistent with character areas, opportunity for height to complete block.



Articulate and reinforce the corner, opportunity for height to respond to intersection for wayfinding.



High level noise impact from adjacent roads



Passive surveillance, active frontage & Increased public realm and quality

3.3 Initial Concept Design

3.3.1 INITIAL MASSING TOWNSCAPE STUDY

Following analysis of the site constraints and opportunities, we undertook a detailed Townscape Study during the feasibility stage to analyse appropriate massing for the Site. The diagrams below extracted from that study demonstrate the testing process undertaken to determine potential height and massing for the proposal in relation to the surrounding context.

Out of the four options presented here, Option C was preferred from a townscape and visual impact perspective and formed the starting point for subsequent massing development.

OPTION A

Height similar to the adjacent Manchester Foyer building creates a 'flat' view when viewed along Booth Street West and from Freeman Square.

OPTION B

Similar height to Hopton Court to the north & Cooper House to the south so in keeping with adjacent residential buildings. Elevation to Booth Street West looks squat and wide in it's proportions so further massing articulation required.

OPTION C

Height increased to improve the proportions of facade facing Booth Street West. Shoulder element considered at a lower height datum to respond to stepping down of mass along Freeman Square and provide articulation to the street corner.

OPTION D

Increased height overpowers the adjacent context. Hierarchy of scale lost when looking both east and west down Booth Street West. Option dismissed.

View Locations



OPTION A - 6 Storeys

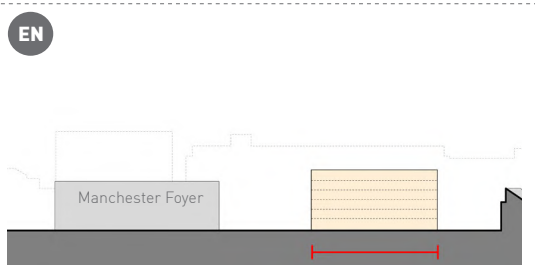


fig 03. North Elevation (Booth St W)

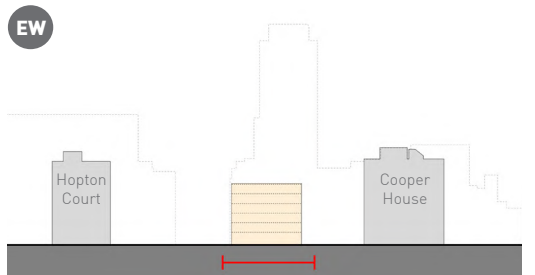


fig 04. West Elevation (Boundary Lane)

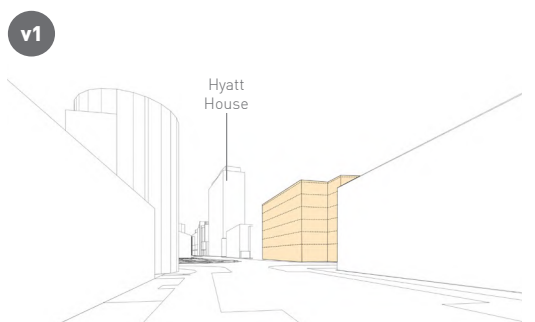


fig.01 Looking east from Freeman Square



fig.02 Looking West along Booth Street West

OPTION B - 10 Storeys

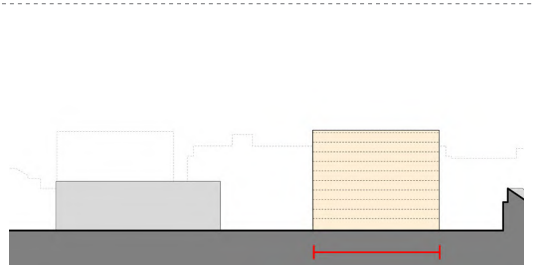


fig 07. North Elevation (Booth St W)

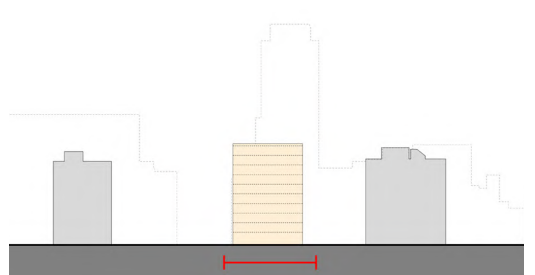


fig 08. West Elevation (Boundary Lane)

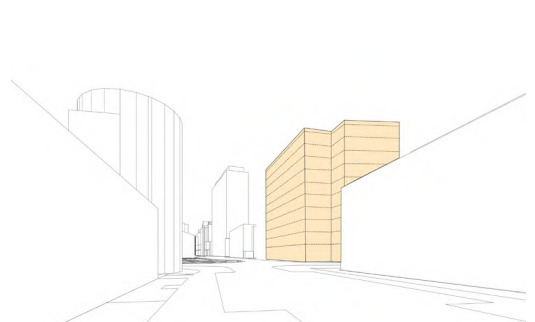


fig.05 Looking east from Freeman Square

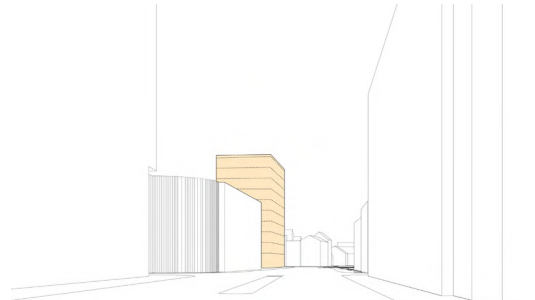


fig.06 Looking West along Booth Street West

OPTION C - 13 Storeys

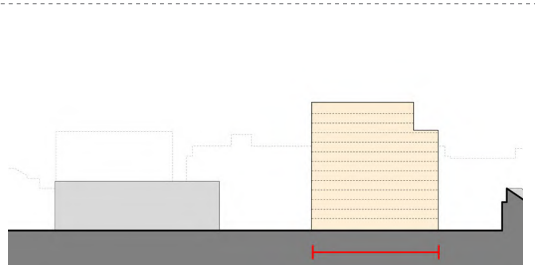


fig 11. North Elevation (Booth St W)

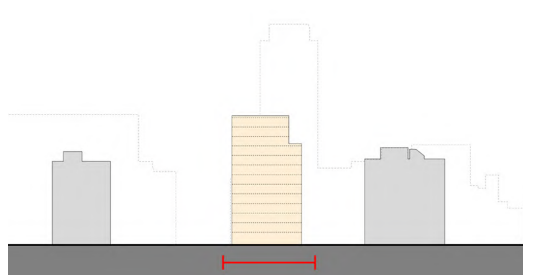


fig 12. West Elevation (Boundary Lane)

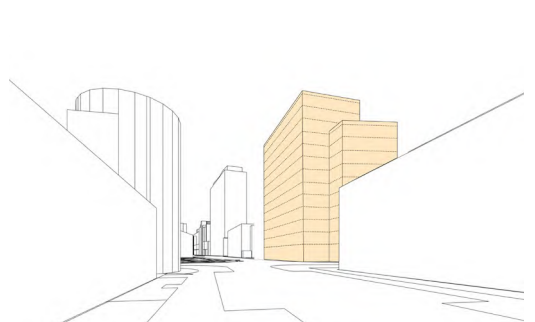


fig.09 Looking east from Freeman Square

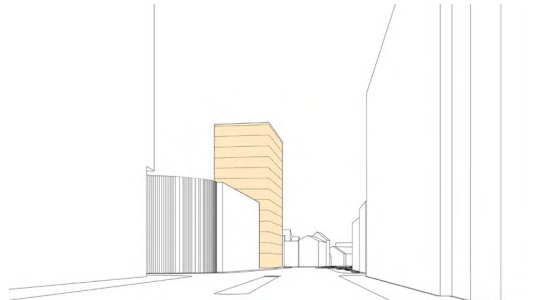


fig.10 Looking West along Booth Street West

OPTION D - 18 Storeys

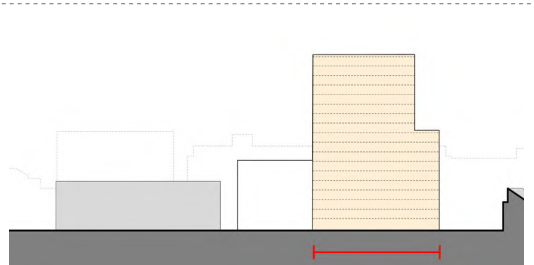


fig 15. North Elevation (Booth St W)

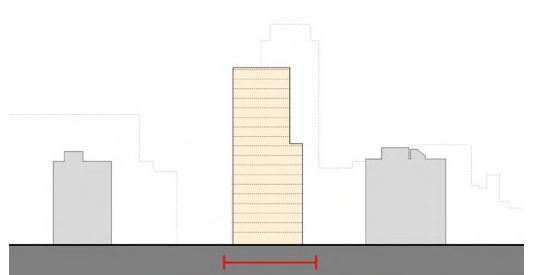


fig 16. West Elevation (Boundary Lane)

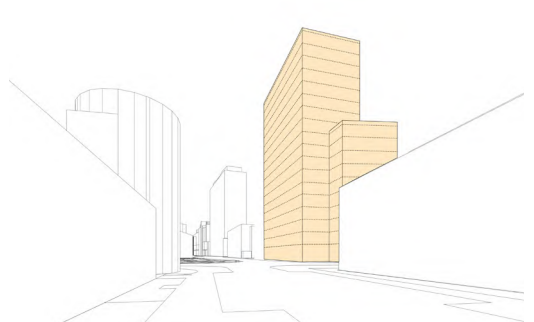


fig.13 Looking east from Freeman Square

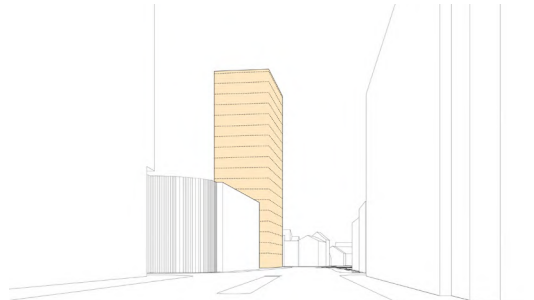


fig.14 Looking West along Booth Street West

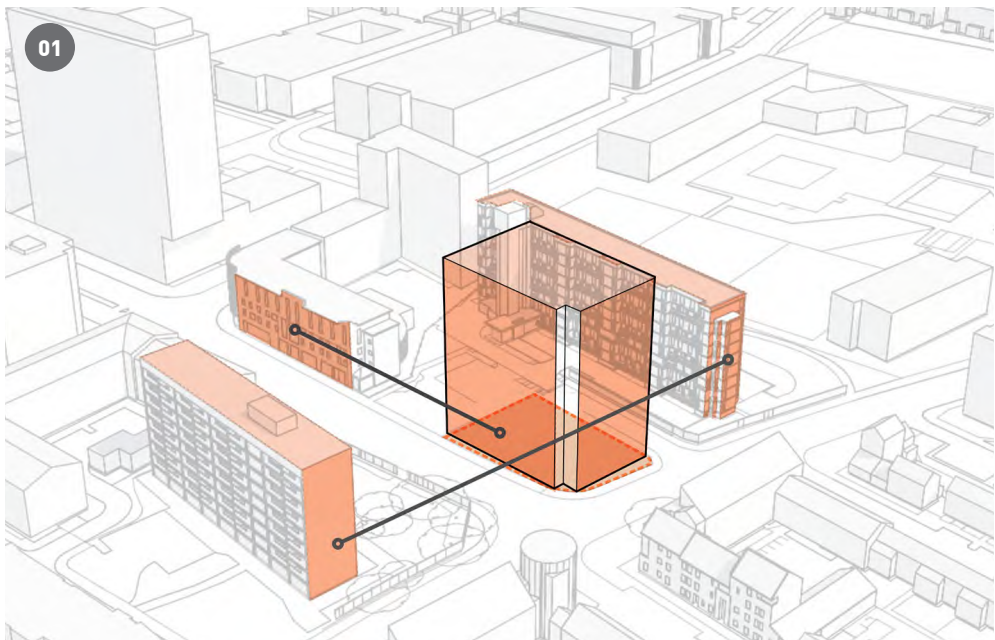
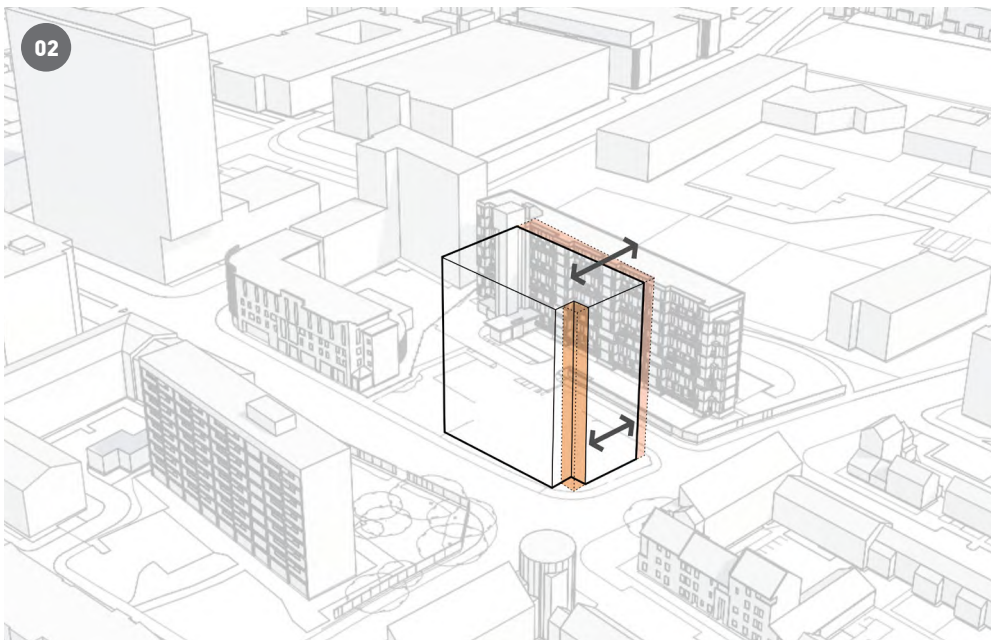
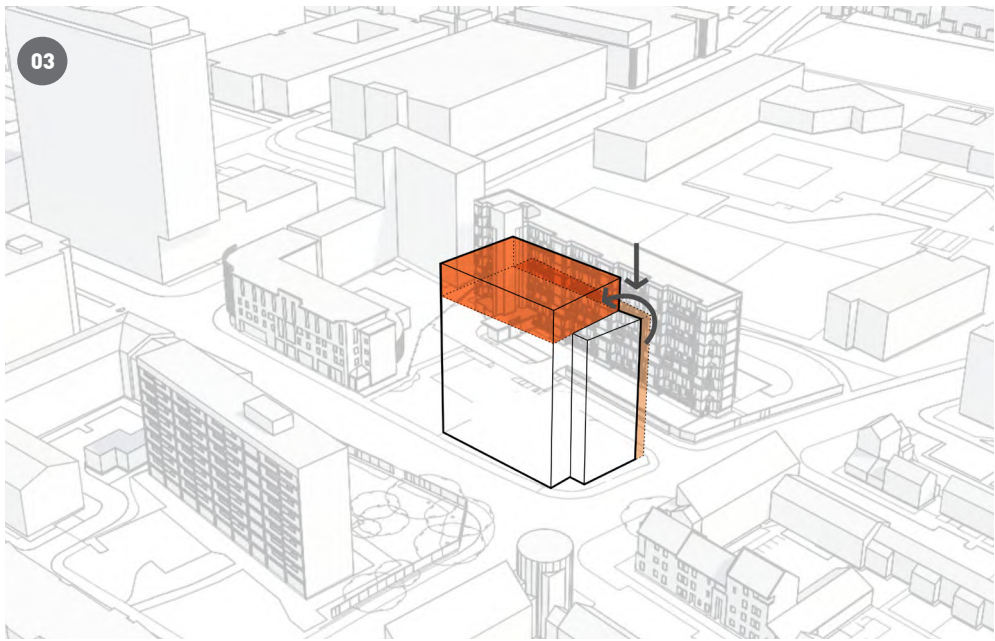
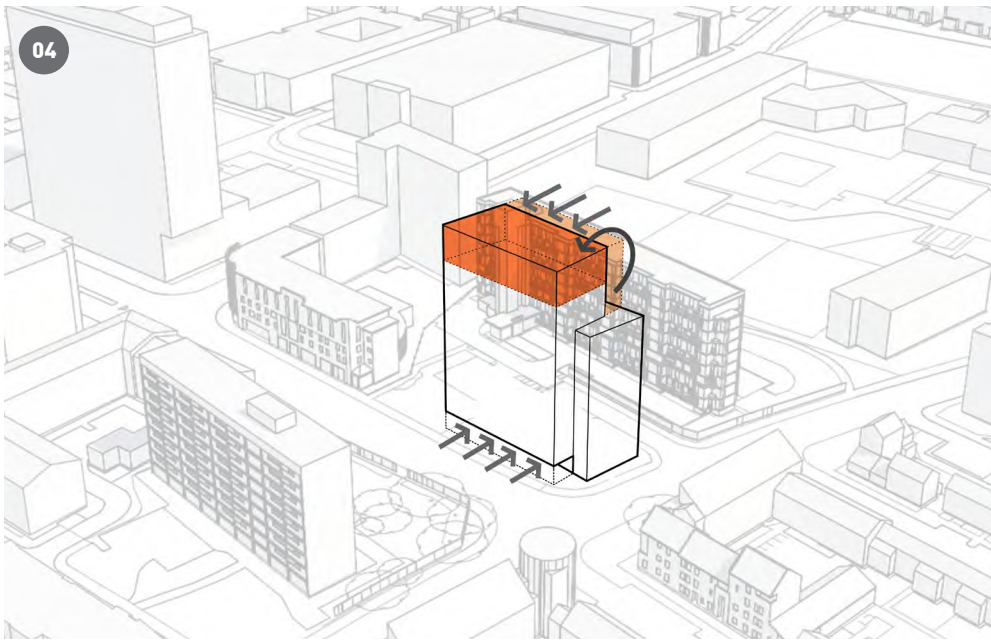
3.3 Initial Concept Design

3.3.2 INITIAL MASSING CONCEPT

Further to the initial studies testing height and basic massing, we explored how to develop the massing from a simple extrusion of the site boundary, through the introduction of strategic set-backs and height transitions to respond to the surrounding context.

The key strategic decisions which assisted in moving the development and resolution of the design massing forward included:

- 1. Align facade facing Boundary Lane with ends of Cooper House and Hopton Court. Align facade facing Booth Street West with Manchester Foyer to reinforce existing street line. Maximum height datum set at 13 storeys following initial townscape assessment.
- 2. Move mass away from Cooper House to increase proximity distance and improve overlooking.
- 3. Introduce lower height datum commensurate with height of Cooper House facing Boundary Lane (c.10 storeys).
- 4. Set back upper level mass from Cooper House to further improve proximity distance and maximise daylight. This formed two interlocking blocks. Ground floor cut-back, creating a cantilever, to increase the public realm.

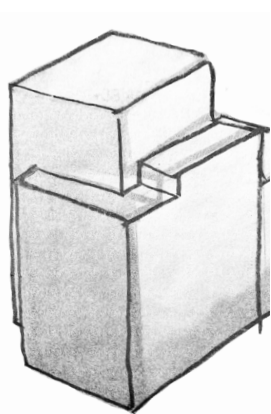
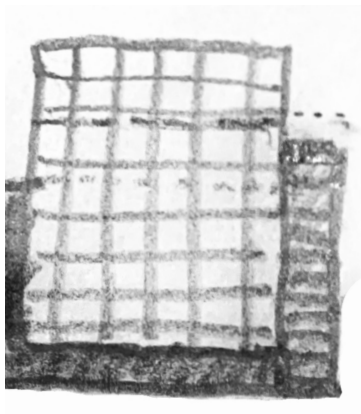
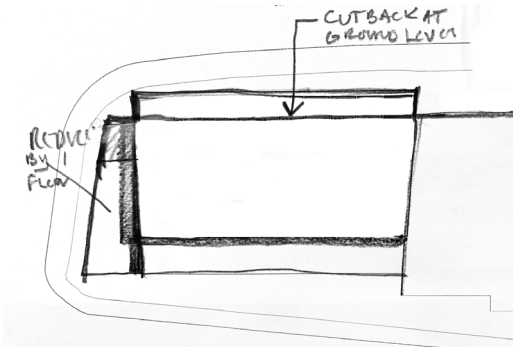


Massing Concept Diagrams

3.3.3 INITIAL ARTICULATION CONCEPT

Key elements of the surrounding urban grain became the starting point for developing the articulation of the building.

To identify each block with the character area that it relates to, two separate grid formats were considered. A number of options were reviewed; a single height punched window in a regular grid to the lower block and a double storey height grid to the upper element was the preferred starting point.



Two blocks: lower element relates to the local scale and contrasts with the more open, larger scale 'grid' of the elevated element.

Reinforcing the street edge along Booth St West and creating more public realm at ground floor.

Articulation Concept Sketches

3.4 Initial Proposals

3.4.1 CONSULTATION

As part of the design development process, prior to planning submission, the client and design team consulted with the Local Planning Authority (Manchester City Council), Local Councillors and Greater Manchester Police. Further to this, consultation with local residents (including residents of Cooper House and Hopton Court) and community leaders took place, and the client and design team responded to their comments where appropriate.

For further information regarding the process of engagement with key consultees, refer to the Statement of Community Involvement, submitted as part of the application.

3.4.2 MASSING EVOLUTION MAY 2020 TO MAY 2021

Building on the initial massing studies, early proposals were based on a lower 9 storey element wrapping around a taller 13 storey element.

Developed proposals retained the initial conceptual ideas with a few changes following review of the overall brief during the consultation process.

During the consultation process, the need for a ‘space for use by the local community’ was identified. The student amenity space was therefore relocated to level 01 and the bedrooms at level 01 relocated in turn.

The community hub developed the inclusion of a fitness facility, which could be accessed from the main community hub space with the intention of the community group being able to reserve for sole use or classes etc. The fitness space would also available to the students, but access managed around times when not in use by the community groups.

Following further development of the brief, with the requirement for relocation of bedrooms the design was reviewed and it was deemed that inhabiting the roof level would have little further effect on the visual impact. Several rooms were therefore added to roof level (ground plus 13), along with a plant enclosure. The mass and form were fully assessed regarding the visual impact and the plan form was stepped back from the main façade to reduce presence when seen from street level.

The scheme (as shown below) was submitted for Planning in May 2021 and heard at Planning Committee in May 2022. The application was subsequently minded to refuse by the Members, predominantly on the grounds of excessive scale and massing in relation to neighbouring properties. The applicant has reconsidered the scheme in light of the committee resolution and changes to the massing strategy have been made which are explained in this Design and Access Statement.

1st Pre-app Presentation May 2020



Councillor Presentation July 2020



Planning Scheme Submitted May 2021



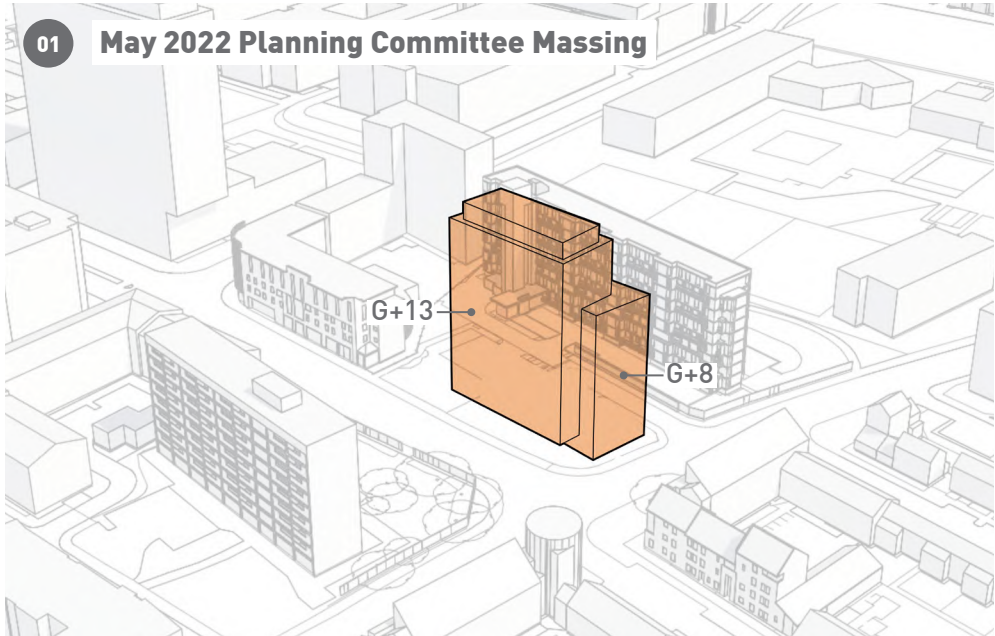
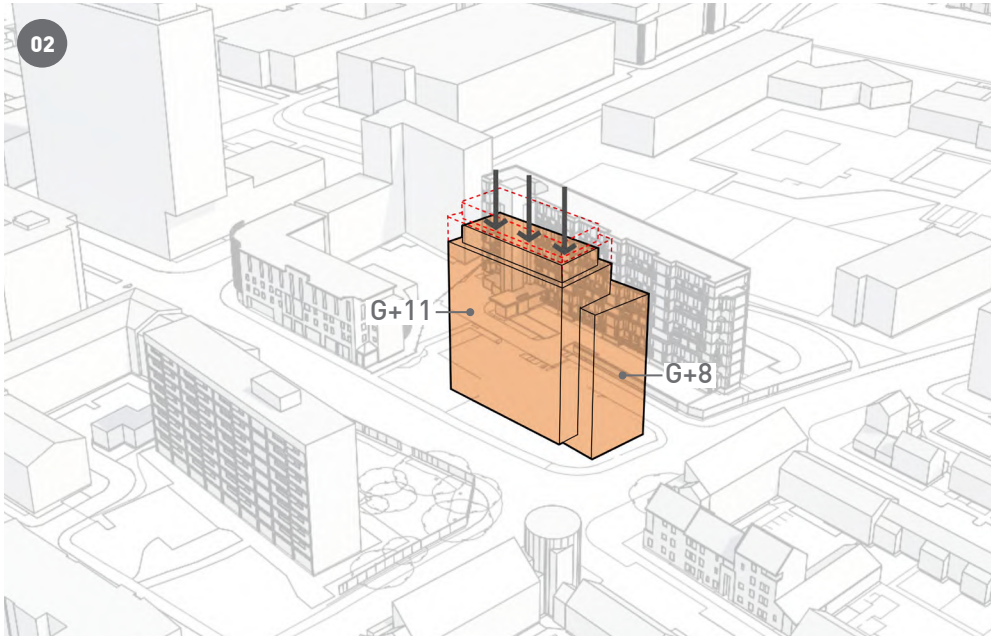
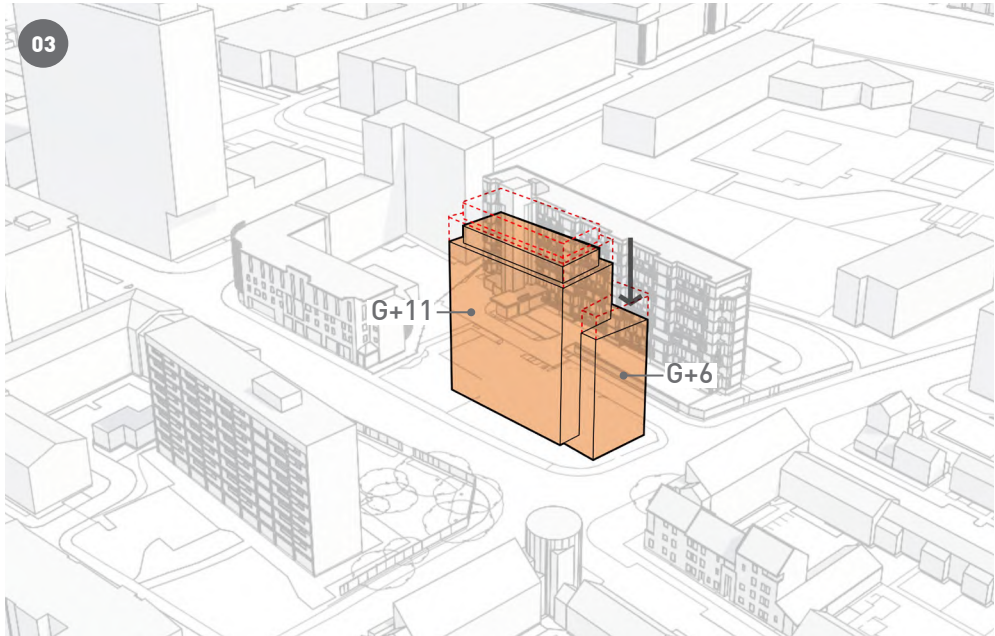
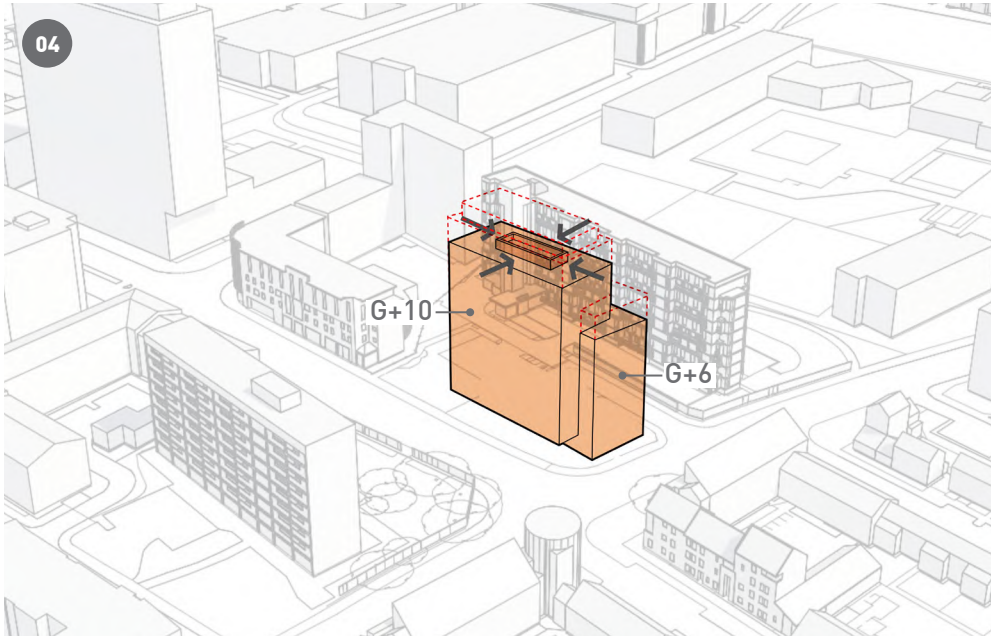
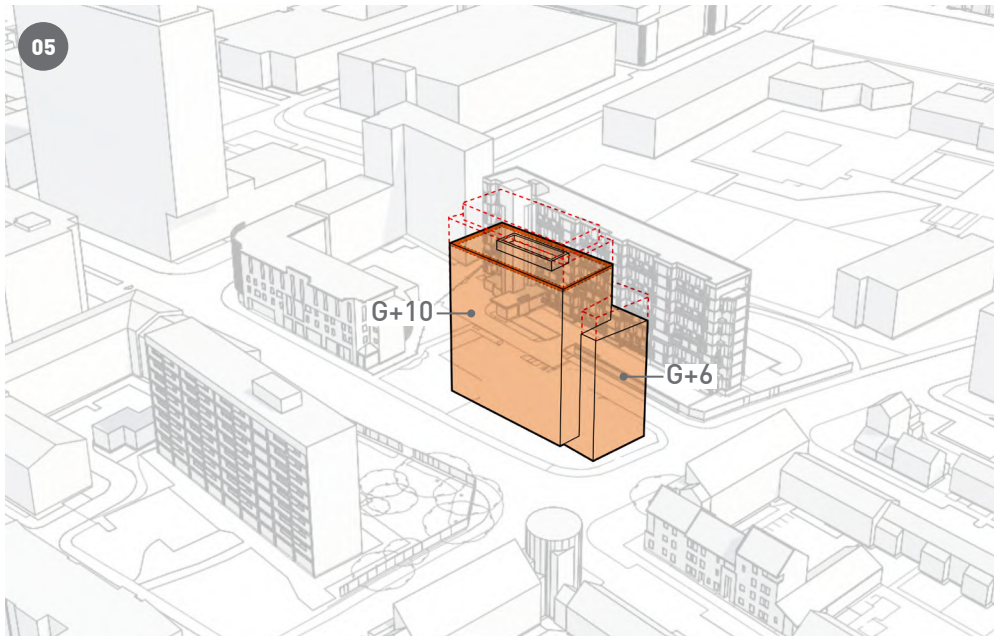
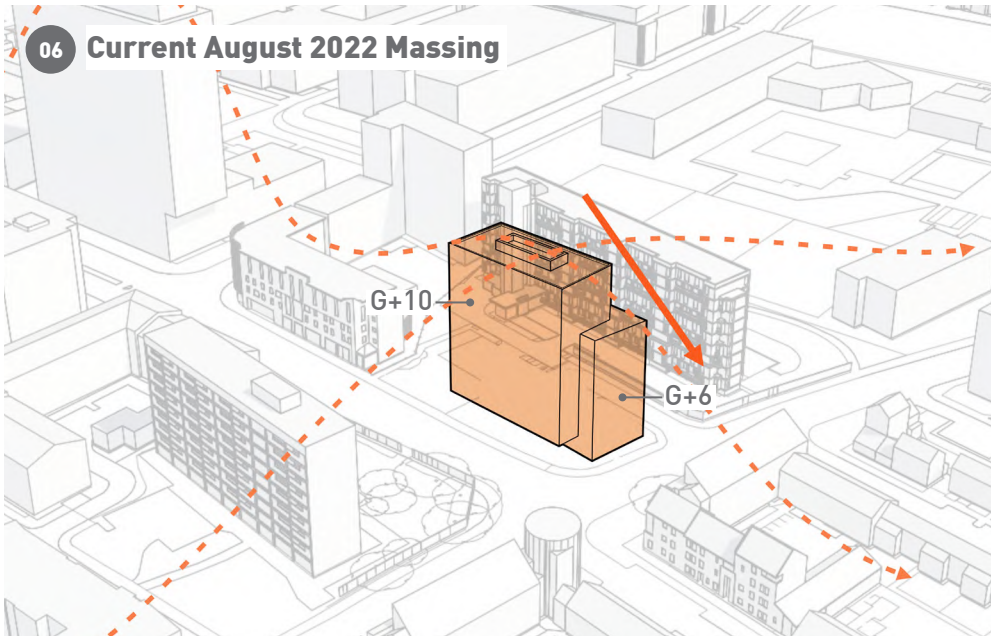
3.5 Developed Proposals

3.5.1 MASSING DEVELOPMENT POST MAY 2022

Reflecting on the committee resolution and informed by a consideration of the 2008 consented scheme for the site, the applicant has taken the decision to reduce the building by 3 storeys to address the issues raised by the Planning Committee. This is explained in the remainder of this Design and Access Statement. This represents a betterment to the scheme in terms of its relationship with the surrounding built context, including adjacent residential blocks.

The adjacent diagrams explain the massing changes that have taken place since the May 2022 Planning Committee.

- 1. Scheme massing as per May 2022 Planning Committee.
- 2. Upper block mass reduced by 2 storeys.
- 3. Lower block mass reduced by 2 storeys to sit 1 storey below the height of Cooper House. Lower height along Boundary Lane reduces any extent of overshadowing to the northern elevation of Cooper House from late afternoon onwards.
- 4. Roof-top accommodation storey omitted and replaced with lower height plant screening, which is significantly set back from the roof edge and covering a much smaller area to minimise visible impact.
- 5. Upper block parapet height reduced to ensure the predominant building mass (at a height of 34.275m above ground level) sits below the maximum building height of the 2008 consented scheme for the site (circa 34.8m above ground level).
- 6. The proposed height responds to the neighbouring context to the north and south whilst terminating the vista along Booth Street West at the junction with Boundary Lane.

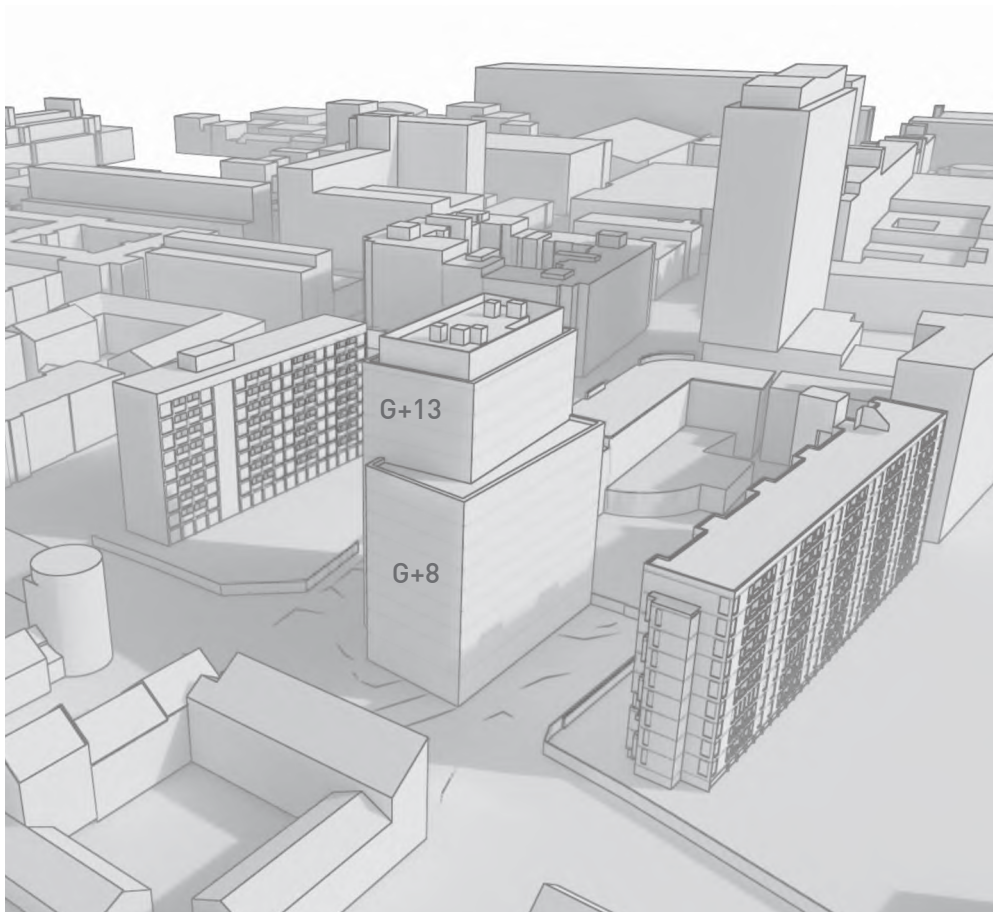


3.5 Developed Proposals

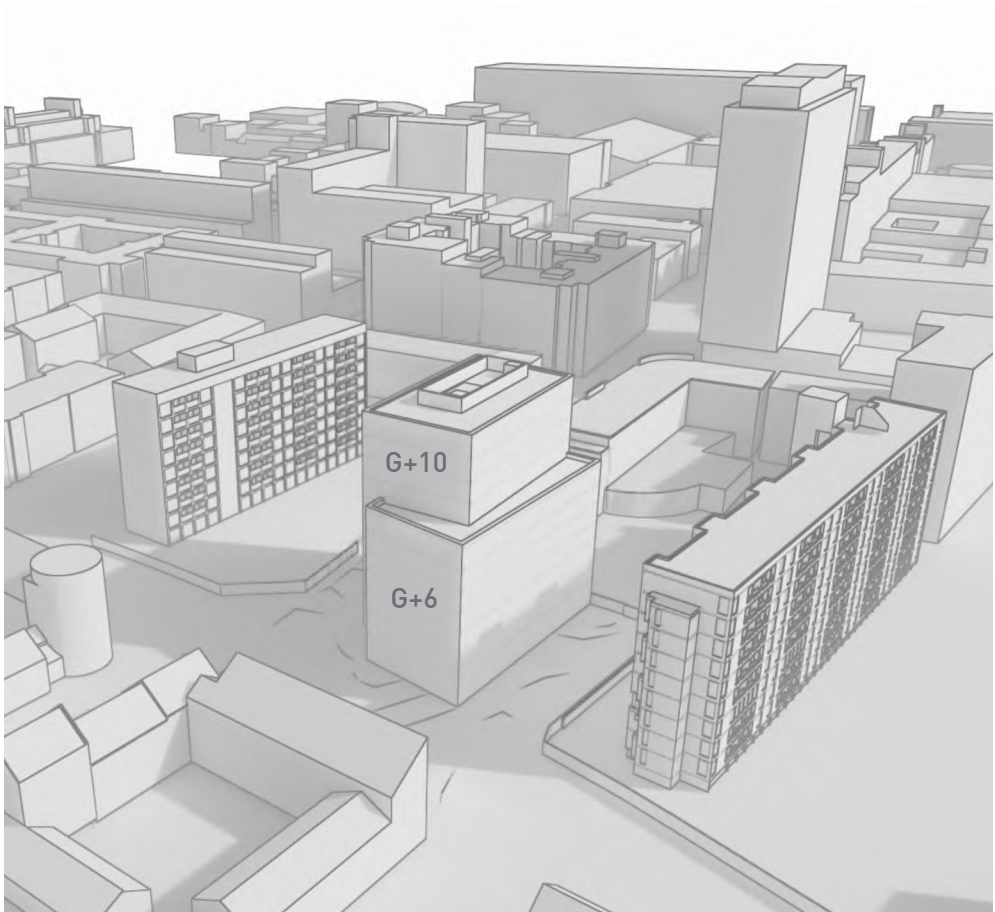
3.5.2 COMPARISON AGAINST MAY 2022 PLANNING COMMITTEE SCHEME

The adjacent 3D views show the current scheme alongside the May 2022 Planning Committee scheme. In summary:

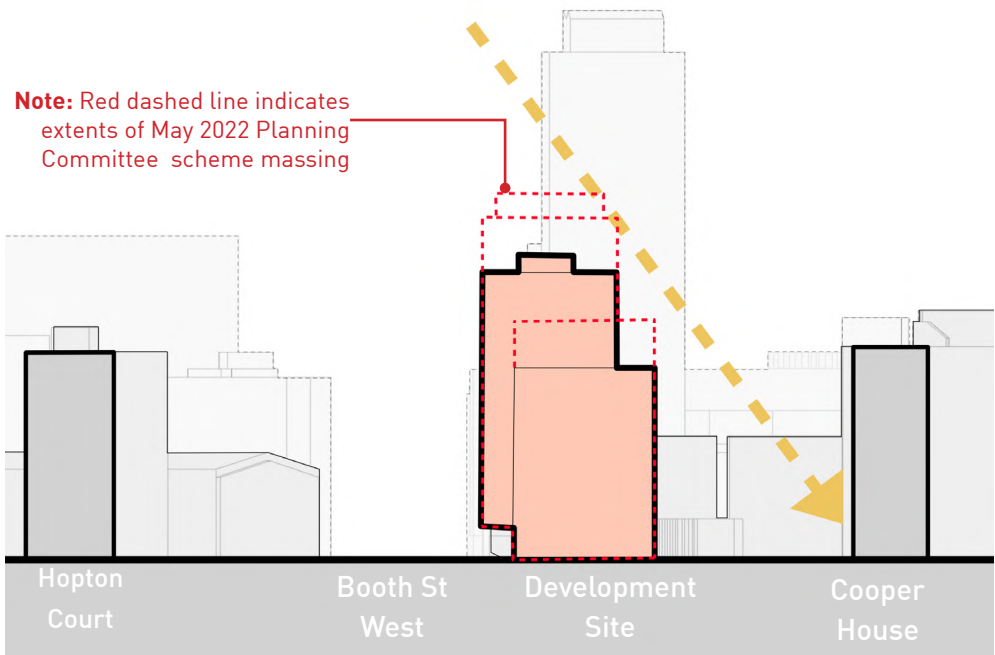
- The lower block mass is 5.625m lower than the lower block mass within the May 2022 Planning Committee scheme.
- The main parapet line of the upper block mass is 9.58m lower than the roof parapet line of the top storey set back volume mass within the May 2022 Planning Committee scheme.
- Volumetrically, the current scheme is c. 20% less than the May 2022 Planning Committee scheme.
- The proposed upper block parapet height sits 0.525m below the maximum building height of the 2008 consented scheme.



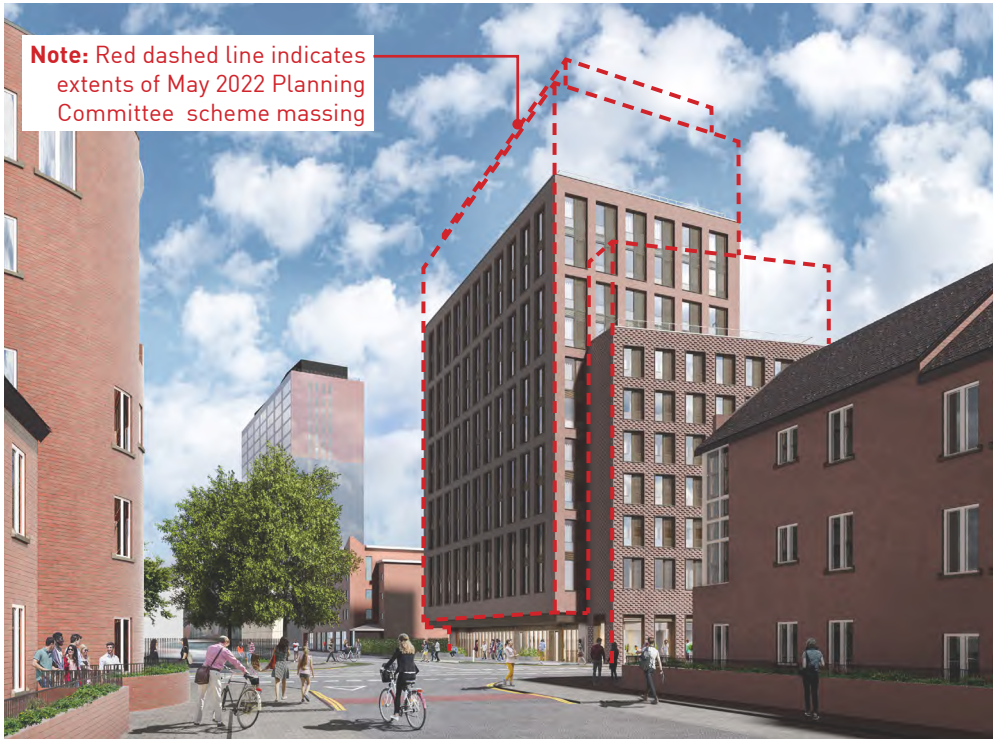
May 2022 Planning Committee Scheme - Aerial Massing View



Current August 2022 Scheme - Aerial Massing View



Current August 2022 Scheme - North-South Site Section Diagram



Current August 2022 Scheme - View from Freeman Square

3.5 Developed Proposals

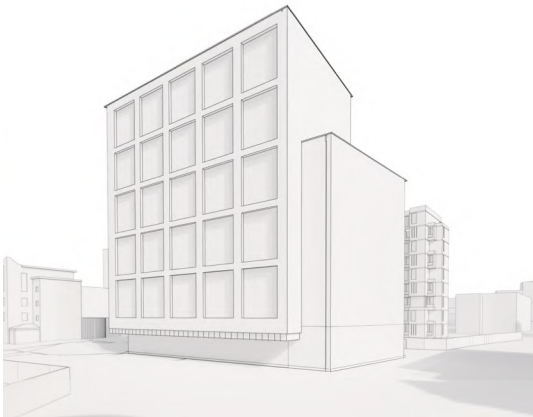
3.5.3 ARTICULATION DEVELOPMENT

The images on this page are a selection of the development sketches produced during the design development process. Design ideas were evaluated and progressed in line with the client’s brief as well as on Architectural merit. The final proposal represents a suitable combination of the design ideas explored during this period.

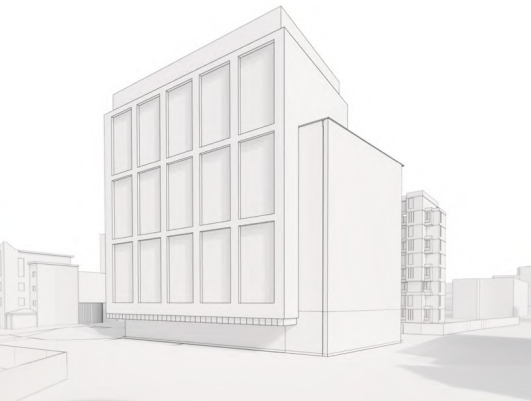
Grid, Horizontal & Vertical Articulation Studies



Single Floor Square



Double Floor Square



Triple Floor Square



Single Floor

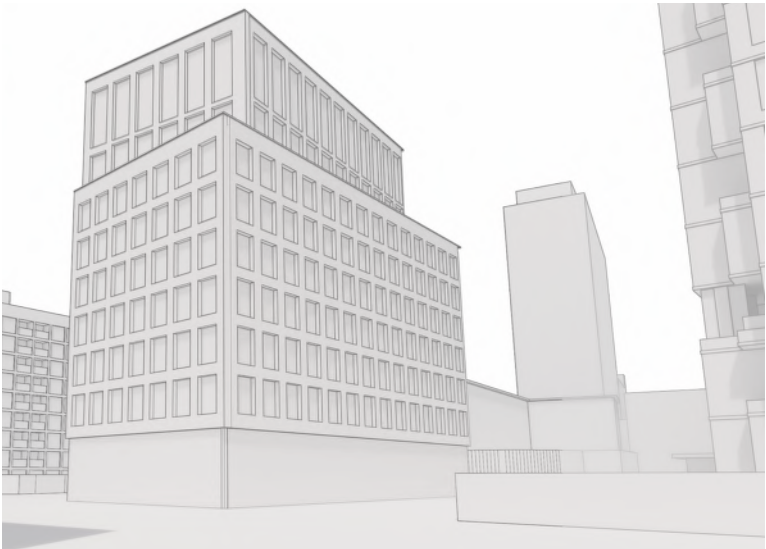


Double Floor & Single Floor

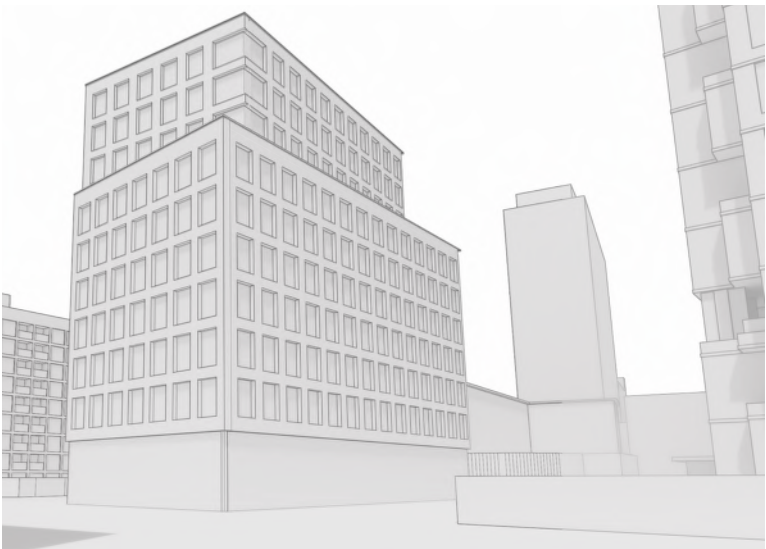


Double Floor

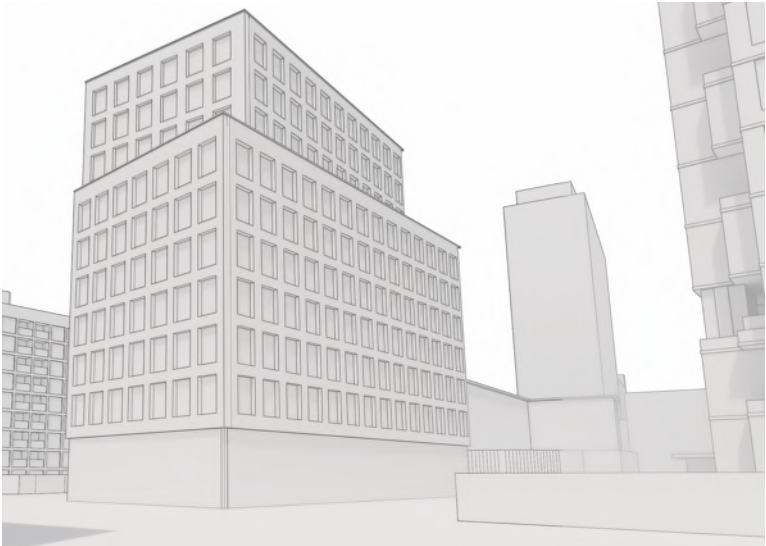
Grid Scale Studies



1x1 and 2x2 Grids

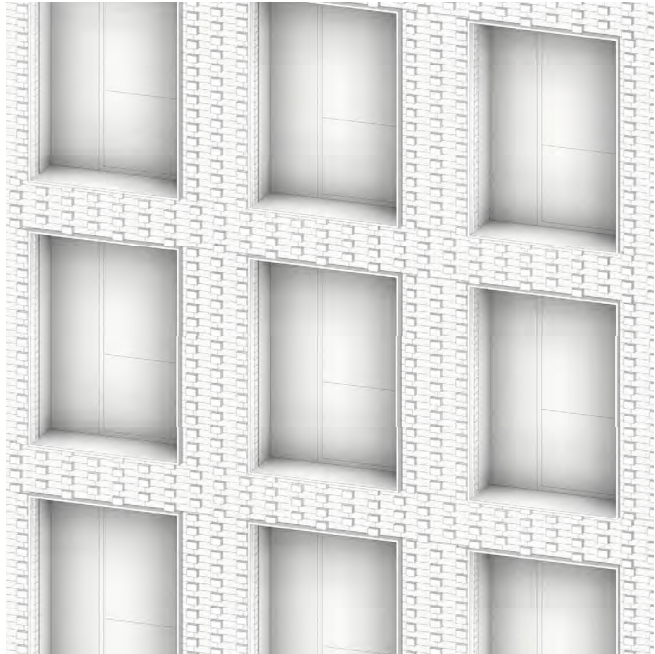


1x1 and 1x1 Grids with open corners



1x1 and 1x1 Grids

Detailed Texture Studies



Expressed Header Brick Texture



Expressed Stretchers With Framed Openings and Perforated Vents

4.0 Design

4.1 Use and Amount

4.1.1 USE

The proposal seeks to redevelop the currently unoccupied site at the corner of Booth St West and Boundary Lane, 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, as well as a ‘Community Hub’ facility incorporated within the ground floor, for use by local residents. External landscape works will seek to improve the current urban condition, introduce a new vehicular lay-by and expand the current pavement zone at the intersection.

4.1.2 AMOUNT

The total quantum of development totals 5840 sqm.

The bedrooms are arranged in a mixture of studio apartments and 3, 9 & 10 bed cluster flats with shared kitchen facilities. This allows flexibility for Curlew to offer different types of accommodation to suit individual requirements.

In addition to the approximately 102.1sqm ‘Community Hub’ facility, the ground and 1st floors will also house plant, a substation, bin storage, reception, staff amenity space and office. Cycle parking is also located at ground floor level.

There is approximately. 236.1sqm of student amenity space including:

- › lounge areas
- › games room
- › study rooms,
- › TV rooms
- › laundry

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

In developing the brief the applicant has sought specialist advice to ensure that the proposed quantum, mix and sizes of the studios and cluster flats was appropriate, deliverable and sustainable.

Level				Room Type					No. beds per floor	Amenity (sqm)	Plant / BOH	Community Hub (sqm)
	Threedio	9 Bed Cluster Units	10 Bed Cluster Units	Cluster Bedrooms	Acc. Cluster Bedrooms	Studio	Acc. Studio	Threedio				
00										46.5	101.7	102.1
01		1		9			1		10	189.6	82.1	
02	2		1	9	1	6	1	6	23			
03	2		1	9	1	6	1	6	23			
04	2		1	9	1	6	1	6	23			
05	2		1	9	1	6	1	6	23			
06	2		1	9	1	6	1	6	23			
07	1		1	10		5		3	18			
08	1		1	10		5		3	18			
09	1		1	10		5		3	18			
10	1		1	10		5		3	18			
RF												

TOTAL	14	1	9	94	5	50	6	42	197	236.1	183.8	102.1
										(sqm)		(sqm)

TOTAL STUDIOS						56
TOTAL THREEDIOS						14
TOTAL CLUSTER UNITS						10
TOTAL UNITS (CLUSTERS & STUDIOS)						80
BED PROPORTION	47.7%	2.5%	25.4%	3.0%	21.3%	100.0%
OVERALL MIX OF BEDS	50.3%	28.4%		21.3%	100.0%	
OVERALL ACESSIBLE BEDS						5.6%
sqm amenity area per student						1.20

- Notes:
- 1 Schedule to be read in conjunction with SHP drawings
 - 2 All areas are approximate.
 - 3 Please note that all information issued is at RIBA work stage 2. As a result, all layouts and areas may be subject to change in line with the coordination of structure and services, together with design development and building tolerances, survey information, or events outside the architect’s control.
 - 4 The architect accepts no responsibility for any resulting implications or decisions. commercial or otherwise. made on the basis of this information.

4.2 Site Layout

4.2.1 FORM AND MASSING

The proposed building form takes it's cue from an analysis of the context as illustrated in the adjacent diagrams.

- 1. Align gable face and height with the adjacent Cooper House and Hopton Court.
- 2. Development completes the urban block .
- 3. Taller elements define the corners of the block and also the edge of Booth Street West. The elevated element has a dialogue with the larger format buildings in the wider context and is 'wrapped' by a lower element which has a dialogue with the local scale buildings in the immediate vicinity.
- 4. The height steps away from Cooper House and Boundary Lane.
- 5. The development reinforces the character along Booth St West.

The first move in shaping a massing on this site comes from negotiating a transition from the urban or city setting of Booth Street West to the more domestic scale on the west side of Boundary Lane.

From a rational floor plan, a rectilinear form has been extruded to a similar height of the adjacent buildings to the north and south. The form has then been shifted north and east, away from Cooper House, before being increased to G +10 storeys.

The intention is that the taller element engages more with the context to the north and east and that the stepping the form engages the proposed building with the context to the south and west.

The analysis of key views is used to assess the developing proposal, so that the scale and configuration does not have a negative impact on its context.

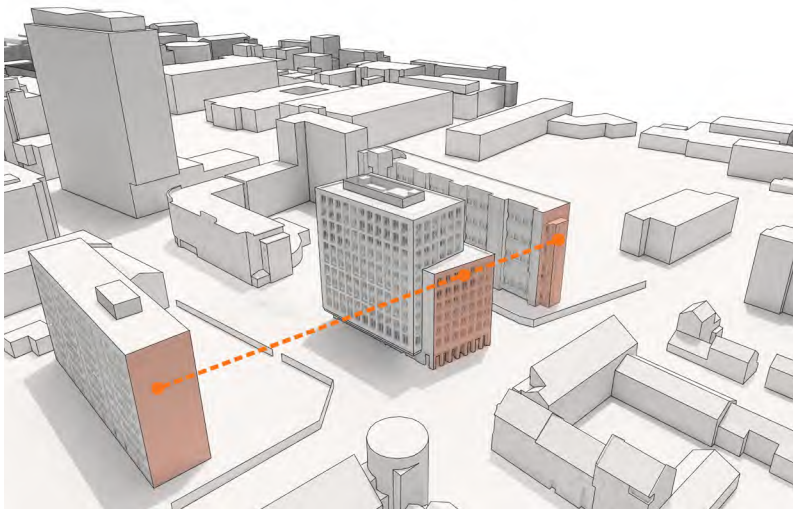


Fig. 01 Align gables & respond to existing datum

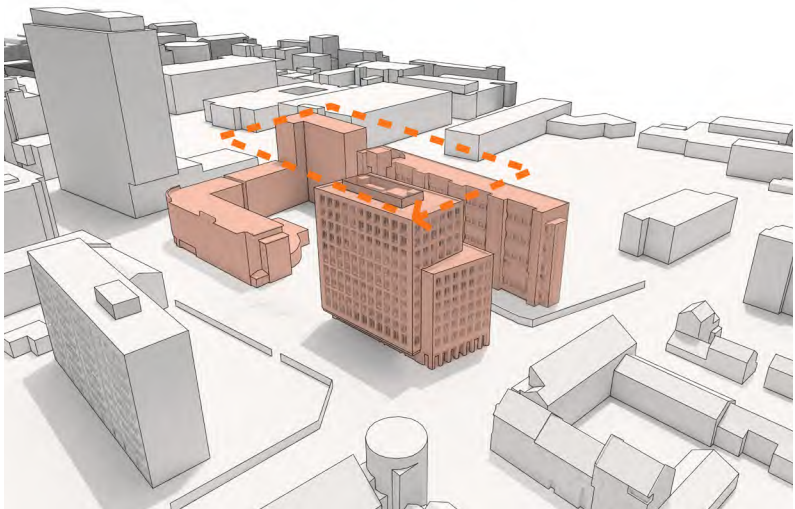


Fig. 02 Complete the block



Fig. 03 Height at block corners

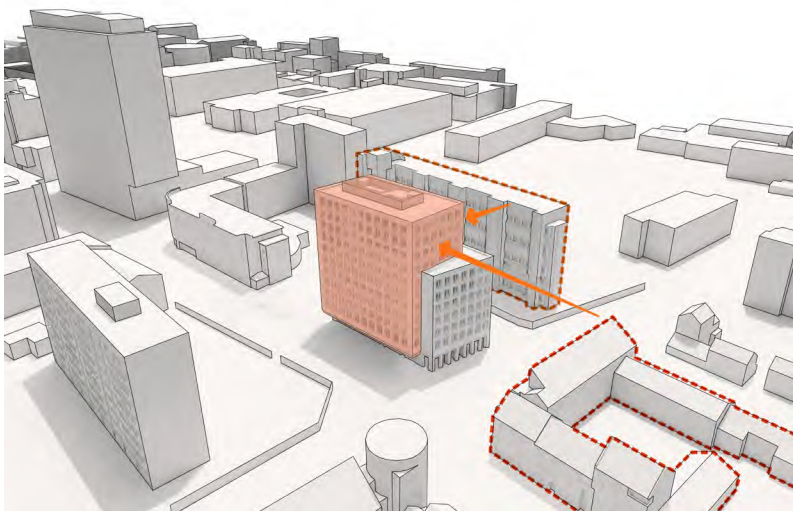


Fig. 04 Shift elevated element away from Cooper House and Boundary Lane

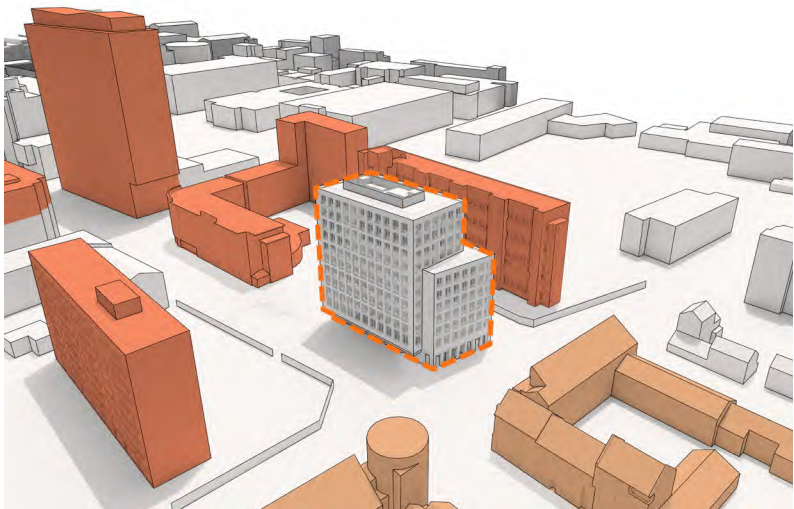


Fig. 05 Character along Booth St W

4.2 Site Layout

4.2.1 FORM AND MASSING

The proposal represents a high quality architectural design solution developed through consideration of scale, form, massing, proportion, materials and relationship to surrounding context.

The 11 storey building is composed as two interacting volumes, the heights of which are described as follows:

Boundary Lane – Grounded / Lower Volume

This volume is a height of 7 storeys, from ground level up to and including level 06. This height was informed by the similar size of the adjacent Cooper House and Hopton Court, purposefully creating a legible relationship with these two buildings along Boundary Lane.

Booth St West – Elevated / Upper Volume

This volume of this mass starts at level 01. This mass is 10 storeys above ground floor.

Interaction of volumes

The narrowest side of the almost rectilinear form of the lower volume faces Boundary Lane, echoing the existing relationships established by Cooper House and Hopton Court with the Bonsall Street Housing Development. This volume is a pedestal or wrap around the upper volume, supporting it above ground level, but also pushing the taller height away to the East of the site and towards the ‘city’ character of University.

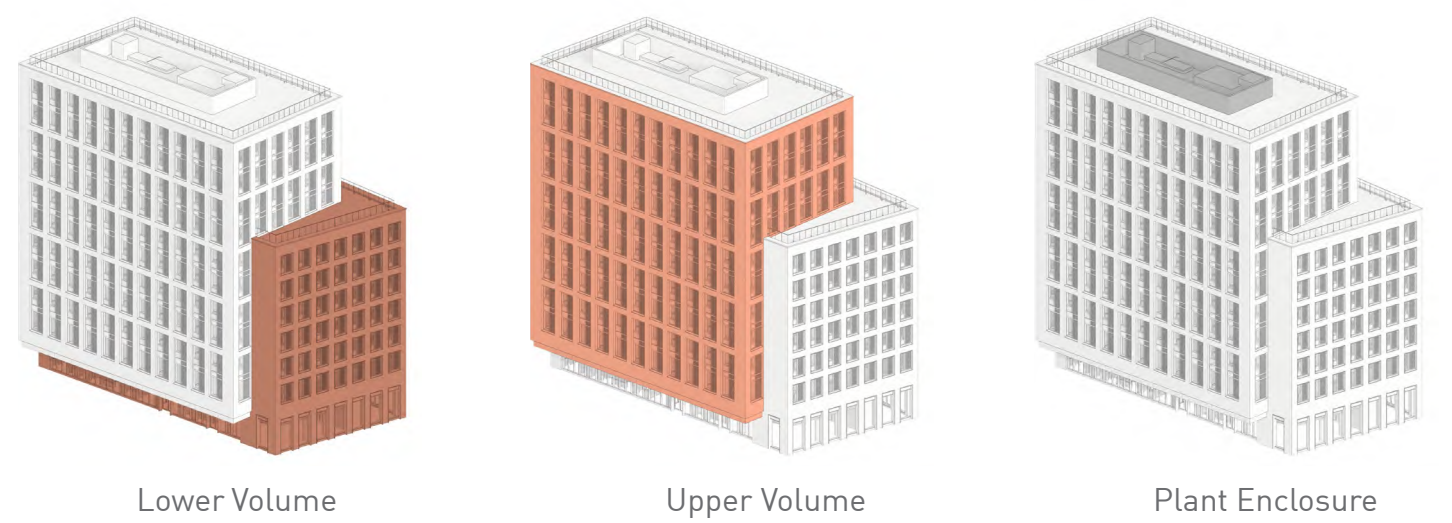
The architectural composition has been designed to relate to both the local surrounding context and to the developing city context. The massing of the lower volume, is set at a scale which is comparable with the surrounding context on the East side of Boundary Lane. The massing of the upper volume is set at a scale which relates to how other forms along Booth St West address this key regional distributor.

The transition between the two volumes stepping down towards Boundary Lanes has been considered, to minimise the impact of a severe change in height to the Bonsall Street Housing Development on the West side of Boundary Lane.

Roof Level Plant Enclosure

At roof level is an open topped, louvred plant enclosure which sits central to the plan footprint of the upper volume in order to minimise visual impact. There are 2no smoke vent pop ups which project slightly above the height of the screen in order to meet the technical requirements for smoke venting, however they are central to the roof area and therefore will have minimal visual impact.

Volume Key



Volume Key - Aerial View Looking South East

4.2 Site Layout

4.2.1 FORM AND MASSING

Looking North Along Boundary Lane



Looking South Along Boundary Lane



Looking East from Freeman Square



4.3 Layout

4.3.1 APPROACH

The public realm has been designed to guide pedestrian access to the main entrances located on the North side of the plan, off Booth St West.

During the consultation meetings, councillors and local residents groups requested that the entrances to the student accommodation and the community space are clearly separated. A landscaped area of planting and seating keeps the Student Residence and Community Hub entrances separate, creating clear entrance zones to each part of the building without creating a visually obstructive barrier.

At ground level the building mass is set back to increase the public realm, whilst the L01 overhang gives the building presence and forms a continuation of the streetscape.

4.3.2 GROUND FLOOR

Entering into the Student Residence, visitors & occupants must pass reception as a security control point. From here occupants can circulate up to their bedrooms and the amenity space located on the first floor, via the 2No. lifts or the staircase. From the ground floor lift lobby there is internal access to the bin store, and also an access corridor linking to the gym. All external doors and internal doors to shared spaces will have security fob access.

The community hub space is entered from Booth St West via a dedicated entrance so that its presence is also announced by the more generous and active public realm on this side of the building. An Accessible WC and Changing Space has been provided, as well as provision for a small kitchen to support potential uses. There is direct access to the fitness facility, to be shared with the Student Residence, both access doors will be security fob controlled. The fitness facility also has a door directly connecting to the urban realm on Camelford Close.

With no specific use for the community hub currently determined by the consultees, the layout was developed to suit a ‘café’ style arrangement. A number of different layouts that included a mini market, workshop classes and exhibitions were also explored, to test the space could be used flexibly. Incorporation of a Changing Space as part of the Accessible WC was undertaken following advice from accessibility consultants.

The ground floor layout aims to engage effectively with its context; by maximising active frontages the proposal enhances passive surveillance (improving the security of the area) and contributes visual interest to the public realm. The open and transparent ground floor breaks down the perception of public/private barrier between inhabitants and neighbours.



4.3 Layout

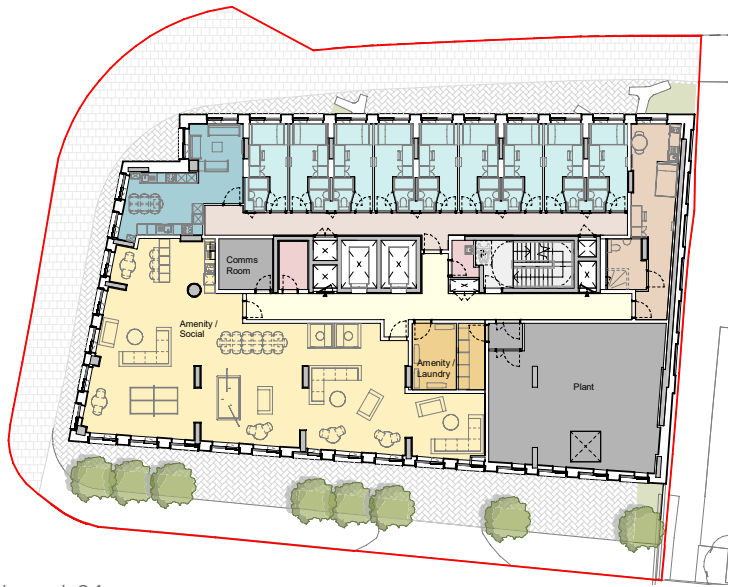
4.3.3 UPPER LEVELS

The student amenity space is located on the first floor, along with a number of bedrooms, this layout has been arranged to reduce cross-over of occupants wanting to access their bedrooms and those wanting to access the amenity space. A laundry facility is also located on this floor for the students to use. The detailed layout and use of this space will be developed at the next design stage with input from relevant stakeholders. There is also a plant room at first floor level, accessed via a secure lobby from the main lift lobby circulation corridor.

From Level 02 to 06, the layout is comprised of one 10 bedroom cluster unit, two threedio units and seven studios. The unique nature of these room types has been developed to deal with the significant constraints of the party wall condition and the depth of plan generated by the form. The cluster kitchen has been located on the north west gable corner to maximise the activity presented to the public realm.

The layout from Level 07 to 10 steps back on the West and South, changing to incorporate several studios and a corner threedio. The Level 07 roof is planted with a wildflower blanket to soften the view from these units. This roof is not to be accessed by residents, only by staff for maintenance purposes.

The roof level has an open top louvred plant enclosure, located centrally to the plan footprint. Photovoltaic panels are also located on the top roof level. Access to this level is via a hatch in the main stair core and is accessible by staff only for maintenance purposes.



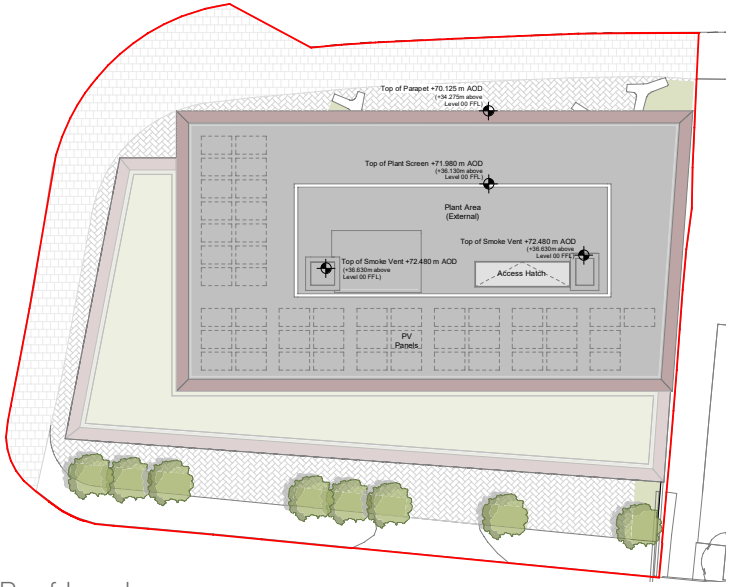
Level 01



Level 02-06



Level 07-10



Roof Level

4.3.4 TYPICAL ROOM LAYOUTS

[illegible]

2213

5065

1613

1035

910

1239

Bed

Desk

Wardrobe

Bathroom

600

This is a detailed floor plan of a 3-bedroom house. The overall dimensions are 6915 mm in width and 7637 mm in depth. The layout includes:

- Entrance:** A front entrance (600 mm wide) and a side entrance (280 mm wide).
- Living Areas:** A large Lounge (3410 mm x 3000 mm) with a fireplace, and a Dining area (2171 mm x 2771 mm) with a round table.
- Kitchen:** A central kitchen (600 mm x 600 mm) with a sink, stove, and refrigerator.
- Bathrooms:** Two full bathrooms, each containing a toilet, sink, and bathtub.
- Bedrooms:** Three bedrooms, each with a bed and wardrobe. The bedrooms have dimensions of 1695 mm x 3410 mm, 1600 mm x 3410 mm, and 1600 mm x 3410 mm.
- Other Features:** A central hallway, a desk area, and a window sill.

The plan also includes various dimensions for walls, doors, and furniture placement, as well as a scale bar indicating 0, 1, 2, and 3 meters.

[illegible]

The floor plan shows a rectangular apartment with the following dimensions and layout:

- Overall Dimensions:** 29.26m (width) x 29.30m (depth).
- Rooms and Dimensions:**
 - Dining:** 3.80m x 3.80m, featuring a round table and four chairs.
 - Kitchen:** 2.24m x 2.47m, equipped with a sink, stove, and refrigerator.
 - Bed:** 1.90m x 2.00m, located in the center of the plan.
 - Desk:** 1.50m x 0.70m, positioned next to the dining area.
 - Wardrobe:** 1.60m x 0.60m, located near the desk.
 - Bathroom:** 2.24m x 2.24m, containing a toilet, sink, and shower area.
- Additional Features:**
 - A red dot is marked in the kitchen area.
 - A red line connects the red dot to the text "Left handed" on the left side of the plan.
 - A red line connects the red dot to the text "Right handed" on the right side of the plan.
 - A red line connects the red dot to the text "Left handed" on the left side of the plan.
 - A red line connects the red dot to the text "Right handed" on the right side of the plan.

Adaptable Kitchen - to be replaced with moveable height equipment if cluster taken up by disabled user

A detailed floor plan of a 100m² apartment. The plan includes a living area with a sofa and coffee table, a dining area with a table and chairs, a kitchen with a sink, stove, and refrigerator, a bathroom with a toilet, sink, and shower, a bedroom with a bed, and a wardrobe. Dimensions are provided for the overall layout and individual rooms. The overall width is 2117 and the overall depth is 1203. The living area is 1823 wide and 1010 deep. The kitchen is 600 wide and 3478 deep. The bathroom is 1203 wide and 3478 deep. The bedroom is 1840 wide and 1900 deep. The wardrobe is 1900 wide and 1200 deep. The total area is 100m².

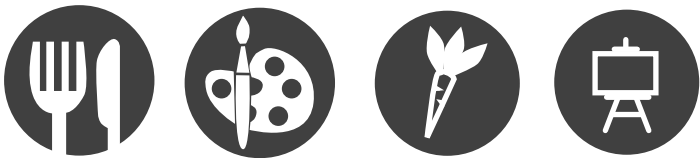
GAMECOCK, BOOTH STREET WEST - DESIGN & ACCESS STATEMENT | AUGUST 2022 | 45

4.3 Layout

4.3.5 COMMUNITY HUB

Through consultation with councillors and community groups, the community hub has been designed to accommodate activities such as:

- 1. Cafe - for informal use, open to the general public
- 2. Social Eating - for community group use, offering an opportunity for older residents in particular to gather with groups of friends within a convenient distance from their homes.
- 3. Workshops - for community group use, creative activities such as painting, calligraphy, fabric and wool crafts, lead by an external tutor or organised by residents. The benefit of such activities for an aging community is both mental stimulation and also social, hopefully facilitating new friendships for those who are socially isolated.
- 4. Mini Food Market - for community group use, a small selection of local producers could offer fresh fruits, vegetables or other goods.
- 5. Exhibitions - For community group and/ or student and/ or third party use, display of (and sale) of work. The window units can be adapted to provide a display platform for work, creating a visual interaction with the street.



View of the community hub



Community hub precedent images

4.4 Appearance and Materiality

4.4.1 OVERVIEW

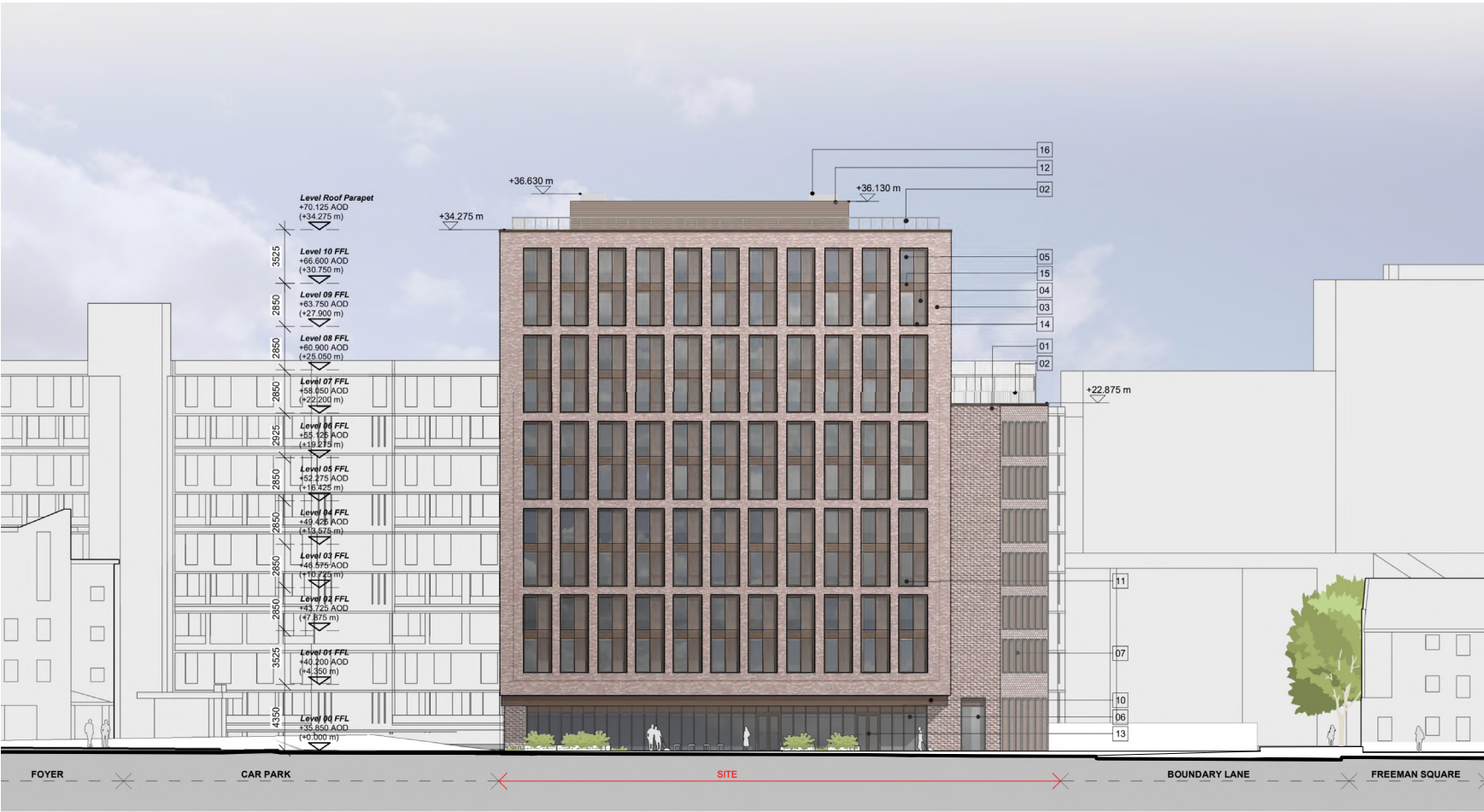
The treatment of the elevations has been carefully considered throughout the design development process to ensure that the proposals are robust and deliverable.

The articulation of the lower volume is a single storey grid, with a contrasting double storey grid on the upper volume. The different approach to scale aims to make a response to the two adjacent contexts respectively; the single storey to the lower domestic character and the double storey to the denser, taller urban/city character that connects with The Corridor. The material strategy has been developed to reinforce the sculptural form of the overall development composition. A limited palette of high quality materials are used to articulate the volume surfaces and to emphasise orientation, scale and context. During the consultation meetings councillors concurred that brick was a suitable high quality material.

Both volumes are clad in brick of the same light buff with a pink-orange hue. Differentiation between the volumes will be made by a projecting bond pattern on the lower block. This texture will give a darker appearance to the lower volume when seen from a distance. Metal reveals, sills and ventilation panels are dark bronze colour, to compliment the brick without creating a stark contrast. This is a subtle approach to materiality, that should let the textures and articulated detail create the character and language.

Given the scale of the development and the ‘grid’ appearance it is anticipated that the construction of the facade will be in the form of mechanically fixed brick slips.

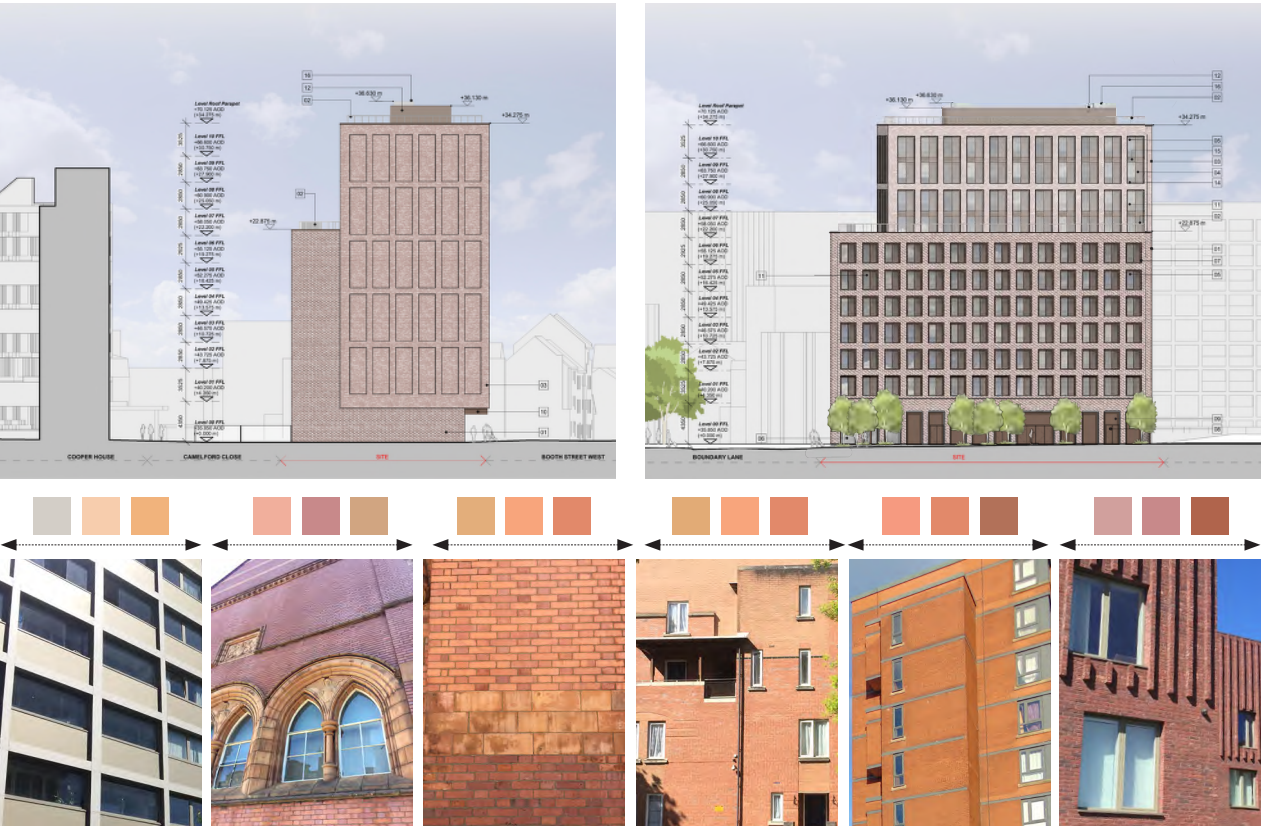
Images on this page refer to planning drawings. Please see the Planning Drawings for full details.



Booth Street West Elevation



Boundary Lane Elevation



Photographs of Context Materiality

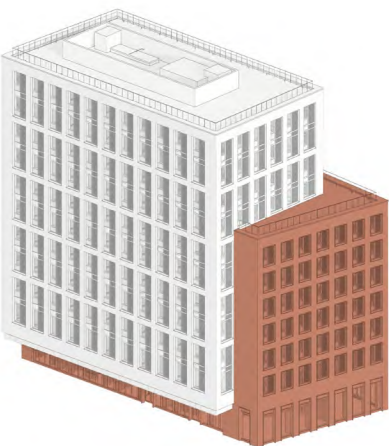
4.4 Appearance and Materiality

4.4.2 PROPOSED MATERIALS PALETTE

After reviewing options, it was decided to have the upper element in brick, and determine a character difference between the two blocks by introducing a stepped/articulated bond in the lower element. The façade design developed further in response to technical input, moisture resistant ventilation louvres were added to the upper element and a metal spandrel at the slab edge fire compartment line. The stepped metal soffit was introduced, stepping the brick cantilevered element in and reducing the appearance of a 'heavy' overhang onto the new Booth St West public realm.

Grounded Volume

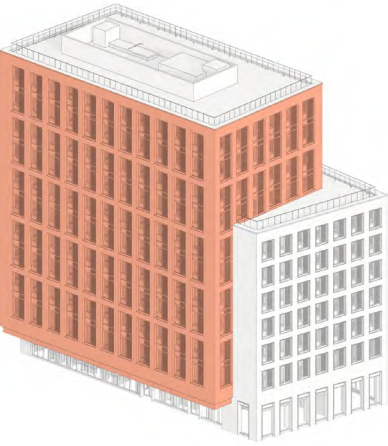
Textured, projecting brick bond pattern



Residential building, Moscow, Sergey Kisseley + Ptnrs

Elevated Volume

Flush brickwork



Kings Crescent, Karakusevic Carson



Vine Hill, Piercy + Co



Neu-Ulm, Fink + Jocher



Leaf Street Housing, Manchester, Meccano



Cultural and residential building, Copenhagen, Cobe Architects



Tongxian Gatehouse, NADAAA



Stadtpark Quartier, Hamburg, KBNK Architekten

Same colour brick throughout, each volume has a different texture to articulate each volume

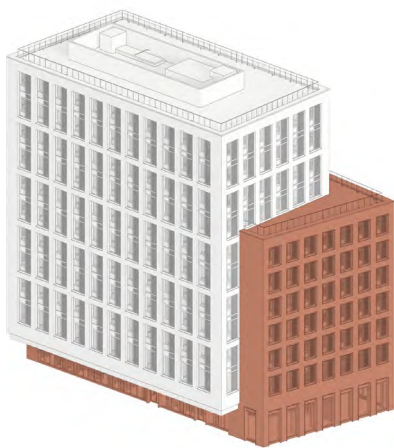
4.4.3 BOUNDARY LANE – GROUNDED / LOWER VOLUME

The articulation of this volume follows a single storey format, expressing individual window and vent panel pairings per floor.

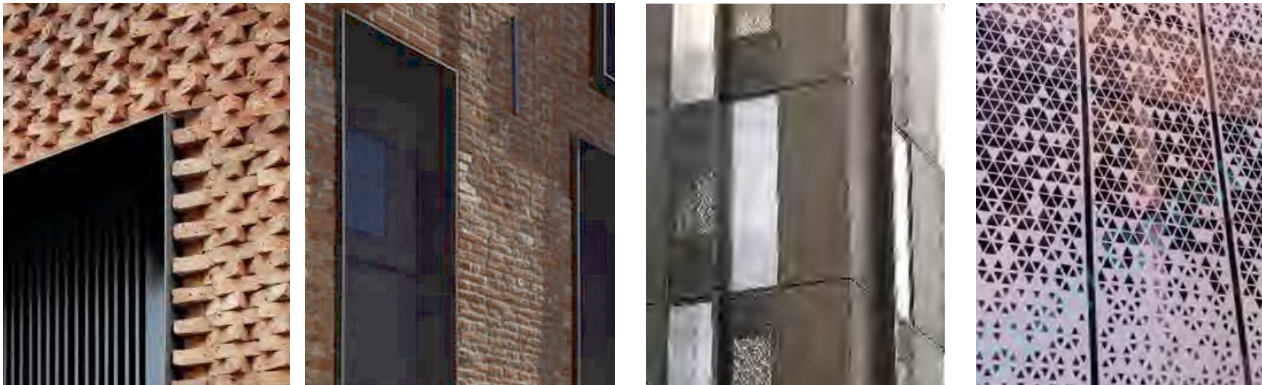
The intention for this volume is to express and elaborate the articulations, for a detailed but elegant character.

The ‘hit and miss’ pattern of the brick bond adds further depth and detail to this volume, more easily read because it directly engages with the public realm.

The reveals in this volume are fully lined with the dark bronze metal, which also projects past the face of the expressed bricks, making the reveal articulation more visible when viewed obliquely.



Precedent Images



Metal Lined Reveals set into Brick

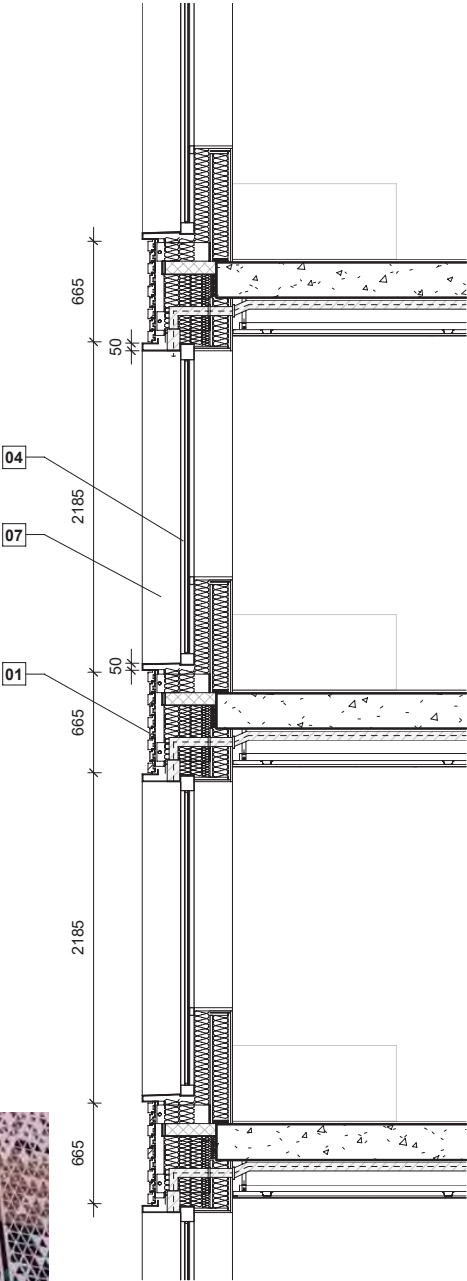
Dark Bronze Metal

Perforated Panel

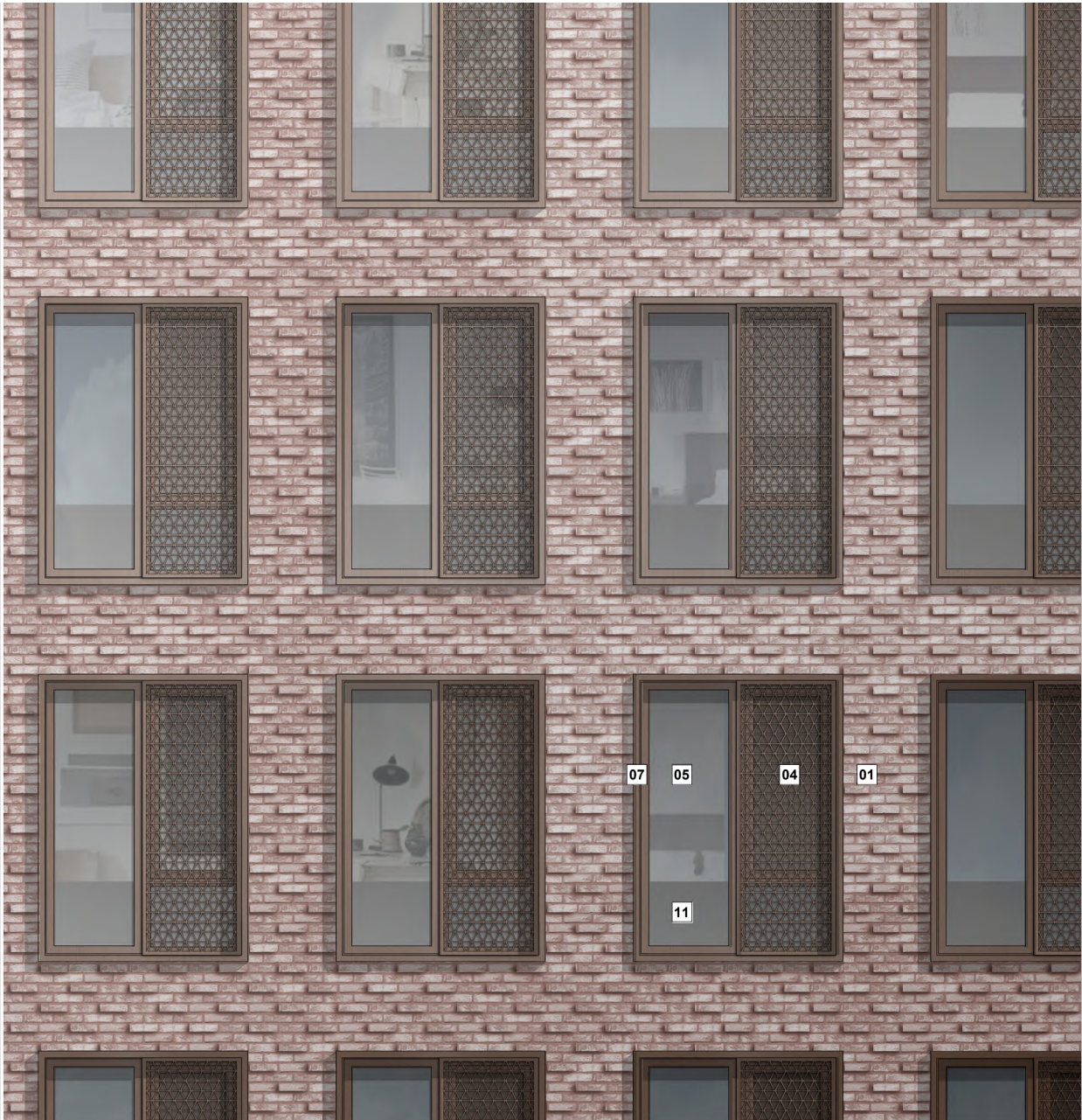


Projecting Brick Bond Texture

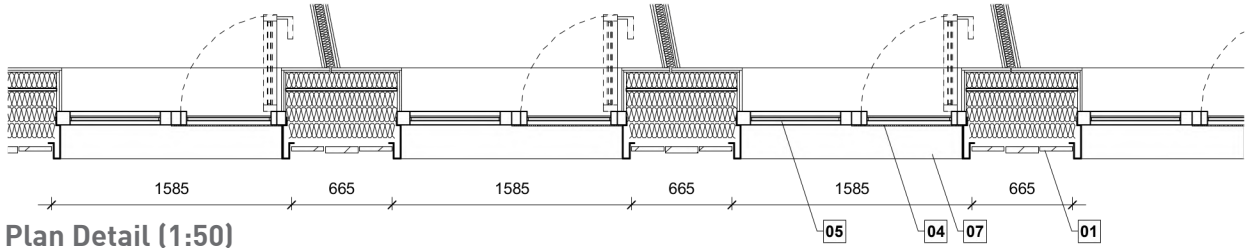
Brick colour & tone



Section - Window



Elevation Detail



Plan Detail (1:50)

Material Key			
01 Facing brick Articulated/ Projecting Bond Pattern.	03 Facing brick With Brick Reveals to Openings (incl. head).	05 Aluminium Window System Dark Bronze Metallic Finished Aluminium Frames with Clear Double Glazed Units. (For locations of Full Height Opaque glazing please refer to GA Plans)	07 Reveal Lining Dark Bronze Metallic Finished Aluminium.
02 Metal Handrail Silver Metallic Finished Aluminium.	04 Perforated 'purge vent' panel Dark Bronze Metallic Finished Aluminium with Opening Light Behind. (For locations of dummy panels please refer to GA Plans)	06 Aluminium Curtain Wall System Dark Bronze Metallic Finished Aluminium Frames with Clear Double Glazed Units.	08 Louvred Door System Dark Bronze Metallic Finished Aluminium.
09 Louvres Dark Bronze Metallic Finished Aluminium.	11 Obscured Glazing Back-painted Dark Grey. (For locations of Full Height Opaque glazing please refer to GA Plans)	13 Glazed Sliding Entrance Doors	15 Metal Louvre System Dark Bronze Metallic Finished Aluminium.
10 Soffit Dark Bronze Metallic Finished Aluminium.	12 Louvred Plant Screen Wall System Dark Bronze Metallic Finished Aluminium.	14 Metal Cill Dark Bronze Metallic Finished Aluminium.	

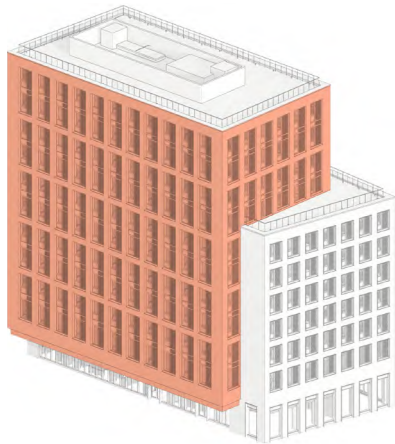
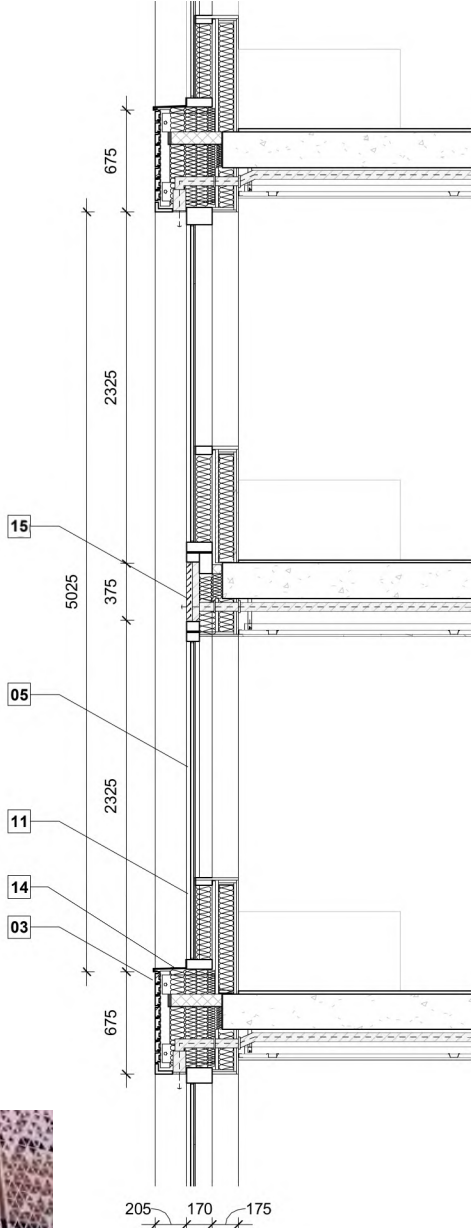
4.4.4 BOOTH ST WEST – ELEVATED / UPPER VOLUME

The articulation of this volume follows a double storey format, expressing window and vent panel pairings for two floors combined.

The intention for this volume was to keep the articulation simple and clean, allowing the scale of the openings and the volume itself to determine the character.

Ventilation and technical requirements mean that a metal spandrel panels are required at the slab edge in the middle of the double storey reveal. The section between the window units is required to be louvred to accommodate ventilation, whilst the section between the rapid vents is clad in the same perforated metal to connect with the visual language above and below.

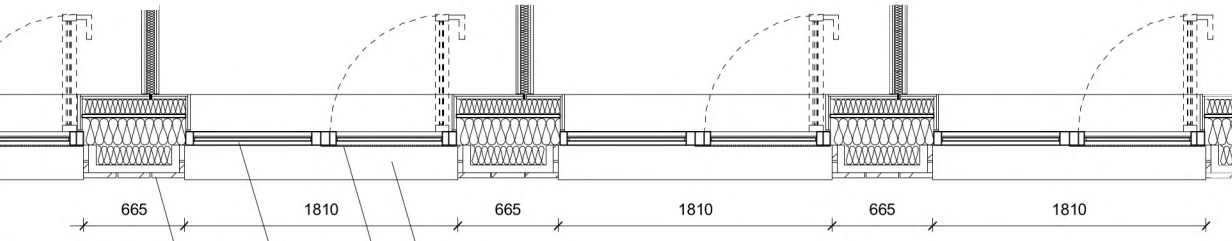
The reveals to the upper volume return the brick from the main face, so that when viewed obliquely, the reveals are read as part of the volume itself rather than additional elements.



Section - Window



Elevation Detail



Plan Detail

Material Key			
01 Facing brick Articulated/ Projecting Bond Pattern.	03 Facing brick With Brick Reveals to Openings (incl. head).	05 Aluminium Window System Dark Bronze Metallic Finished Aluminium Frames with Clear Double Glazed Units. (For locations of Full Height Opaque glazing please refer to GA Plans)	07 Reveal Lining Dark Bronze Metallic Finished Aluminium.
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10 Soffit Dark Bronze Metallic Finished Aluminium.	12 Louvred Plant Screen Wall System Dark Bronze Metallic Finished Aluminium.	14 Metal Cill Dark Bronze Metallic Finished Aluminium.	

Precedent Images



Running Bond Brick Grid



Dark Bronze Metal



Perforated Panel



Flush Bond Contrast Against Projecting Bond



Brick colour & tone

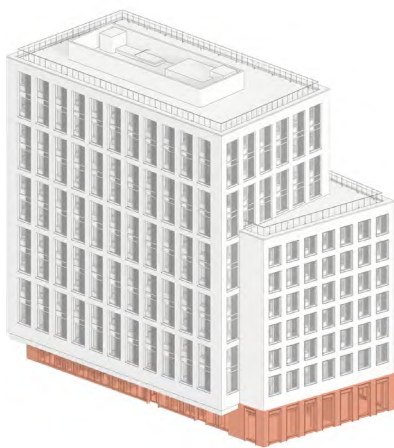
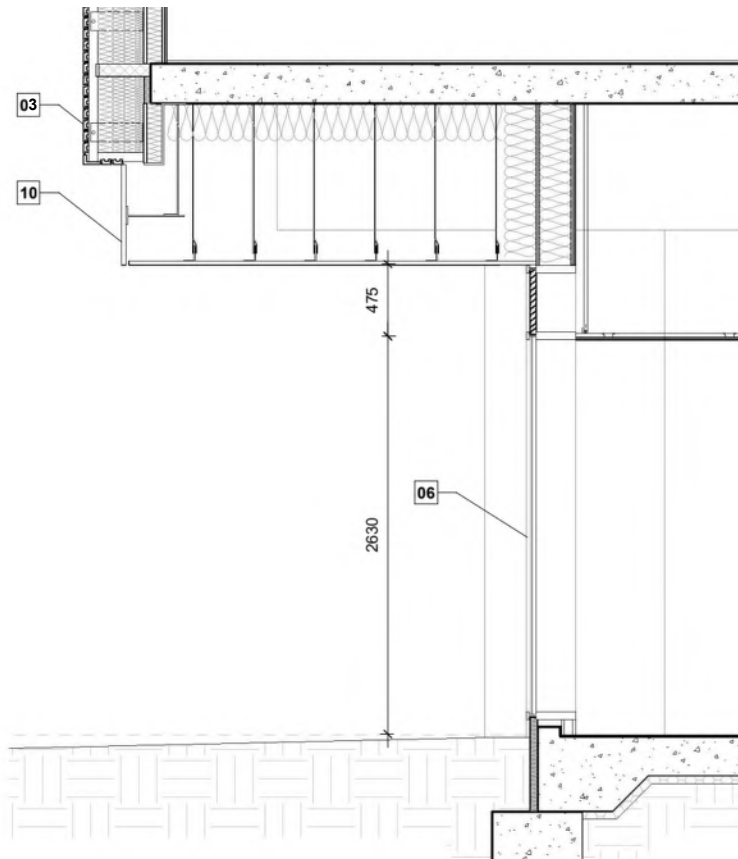


4.4.6 GROUND FLOOR

A key objective of the brief was to create an open and engaging ground floor to improve the public realm. Curtain wall glazing, framed also in dark bronze, extends across the north façade revealing the main entrances to the street.

The vertical brick piers are continued to ground, with tall glazed openings creating picture windows into the Community Hub space.

Where ventilated façade is required along the South elevation, the dark bronze framing and louvres infill within the vertical brick piers.



Section

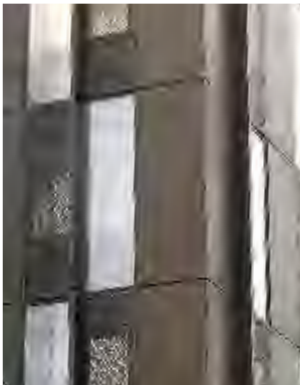


Elevation Detail

Precedent Images



Capped Curtain Wall



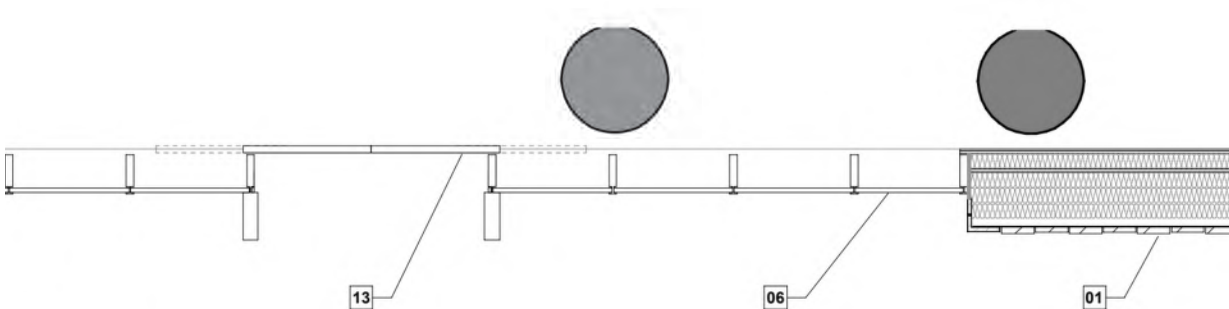
Dark Bronze Metal



Flush Bond Contrast Against Projecting Bond



Brick colour & tone



Plan Detail

Material Key			
01 Facing brick Articulated/ Projecting Bond Pattern.	03 Facing brick With Brick Reveals to Openings (incl. head).	05 Aluminium Window System Dark Bronze Metallic Finished Aluminium Frames with Clear Double Glazed Units. (For locations of Full Height Opaque glazing please refer to GA Plans)	07 Reveal Lining Dark Bronze Metallic Finished Aluminium.
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10 Soffit Dark Bronze Metallic Finished Aluminium.	12 Louvred Plant Screen Wall System Dark Bronze Metallic Finished Aluminium.	14 Metal Cill Dark Bronze Metallic Finished Aluminium.	

4.4.7 VISUALS

View from Boundary Lane



4.4.7 VISUALS

View from Freeman Square



4.4.7 VISUALS

View looking East Across Booth St West



4.5 Public Realm

4.5.1 INTRODUCTION

TPM Landscape have been appointed by Curlew Alternatives Eighth Property LP for landscape architecture services in relation to the Demolition of an existing building (the former Gamecock Public House) and structure and the redevelopment of site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) comprising 197 bedroom units with ancillary amenity space, a ground floor ‘community hub’ (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure.

The following chapters will explore the proposed landscape design.

This report should be read in conjunction with:

- 3661 502 Green & Blue Infrastructure Statement
- 3661 102 Landscape Layout
- 3661 201 Planting Plan
- Amenity Tree Care Tree Survey and AIA
- SimpsonHaugh Design & Access Statement



4.5.2 Key Considerations

THE SITE AND THE LOCAL CONTEXT

The site lies along the route between the university campuses in the east and the Birley Fields campus to the west. The site lies at a junction where the character changes from a city centre urban character to a more residential character. The route along Booth Street West is an important connection with the pedestrian link bridge to the west connecting over the Mancunian Way.

Booth Street West

An urban street with hard edges abutting the footway. Dominated by traffic infrastructure. The character of the road seems very wide once past Higher Cambridge Street with a wide carriageway and junction connecting to Boundary Lane.

The street character at the end of Booth Street West changes, with the set back of development and the trees and green space facing the street. A different character and feel than the rest of Booth Street West. An important streetscape transition / junction between the urban city character and residential character.

Boundary Lane

A wide roadway with a green verdant character from mature street tree planting. Defensible fences and low level walls abut the back of footway due to ground floor residential usage. The pavement to the west of Boundary Lane is wide and generous.

Camelford Close

A private road with narrow asphalt footways leading to the gated entrance of the neighbouring development parking zone.

The development must be appropriate to its context in terms of:

- The proposed use and amount of development on the site,
- Integration with its current surroundings,
- Establishing an appropriate form of development on the site in townscape and urban design terms to accommodate the required quantum of development,
- Its appearance in short, mid and long range views and its relationship to key views within the area,
- Delivery of a high quality and inviting streetscape and public realm to provide improved connections and linkages to the surrounding area.
- Establishing a sense of place and a destination within the wider context.

THE SITE CONDITION

The area around the public house although in a poor condition offers a rare opening of the street where pedestrians aren't 'fenced off' at the back of the footway. The site has a neglected character with overgrown weeds and scrub with little recent maintenance.

THE KEY CONSIDERATIONS

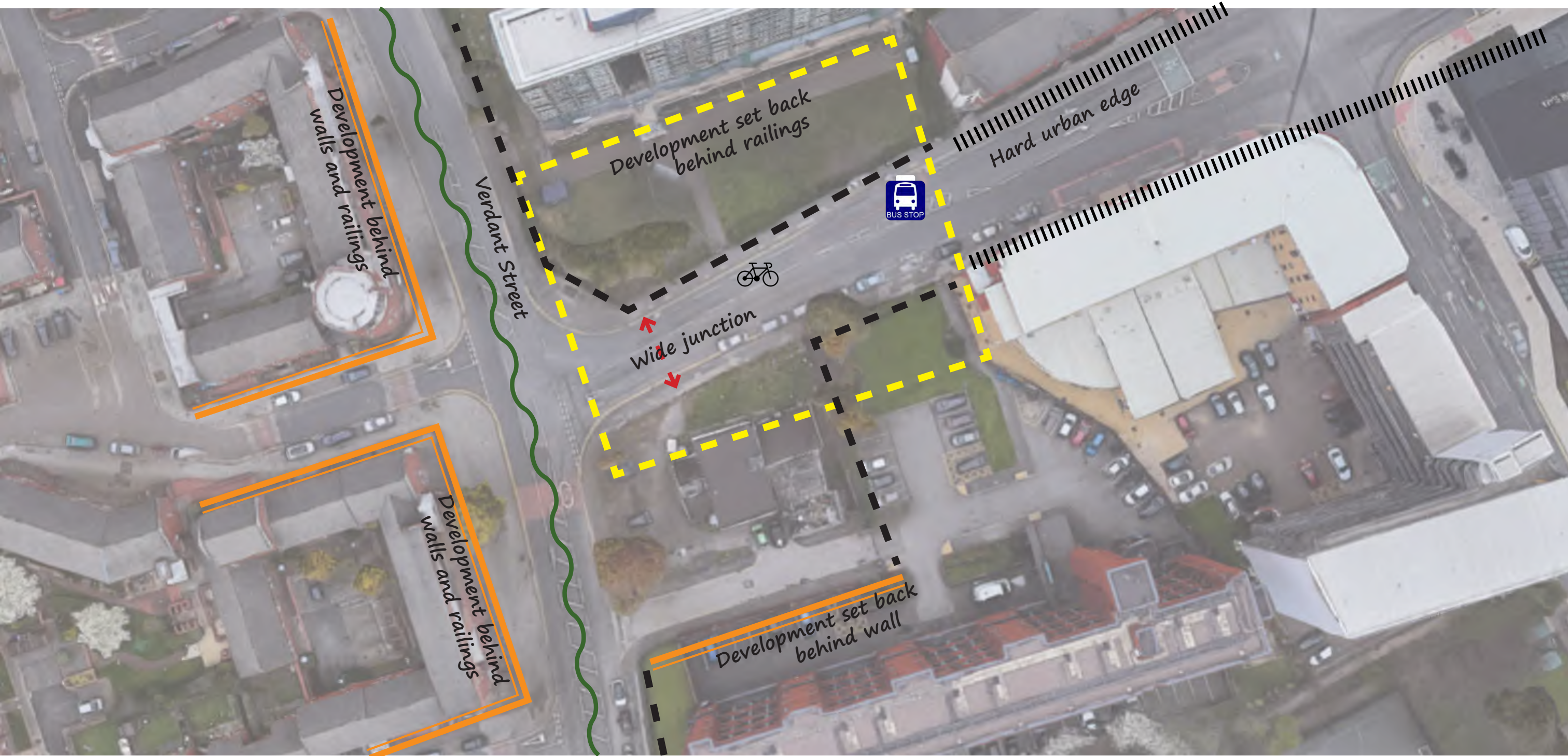
- Creation of an open and inviting entrances
- Utilise the south facing landscape zone
- Improve the pedestrian experience at a key junction and assist pedestrian movement to the bus stop and cycle lane on the northern side by narrowing the carriageway
- Soft landscape planting around the development; akin to the character already established in the area that would add to the neighbourhood character
- Street trees to add to the verdant character and offer vertical greening
- An attractive landscape to encourage the use of the Community hub
- Increase biodiversity on the site
- Use best practice for on-site water management

POLICY

The landscape proposals have sought to build on the existing character established within the neighbourhood and meet the objectives set out within the Manchester City Council: Green and Blue Infrastructure Strategy 2015 - 2025. Refer to - 3661 502 Green & Blue Infrastructure Statement for further information of how the proposals seek to meet the councils objectives.

4.5.2 Key Considerations

THE SITE AND THE LOCAL CONTEXT



4.5.3 Landscape Proposals

PLANS AND VISUALS

Booth Street West

An open an inviting landscape that utilises the set back from the back of the adopted footway. Irregular seating animates the frontage of the building and creates zones for meeting by the student entrance and community hub entrance. Visitor cycle parking is provided against the building facade with natural surveillance from the internal usage. Improving the pedestrian crossing at Booth Street West creates a narrowing of the carriageway to facilitate pedestrian movement. Tree planting at the junction isn't proposed due to known services in the carriageway.

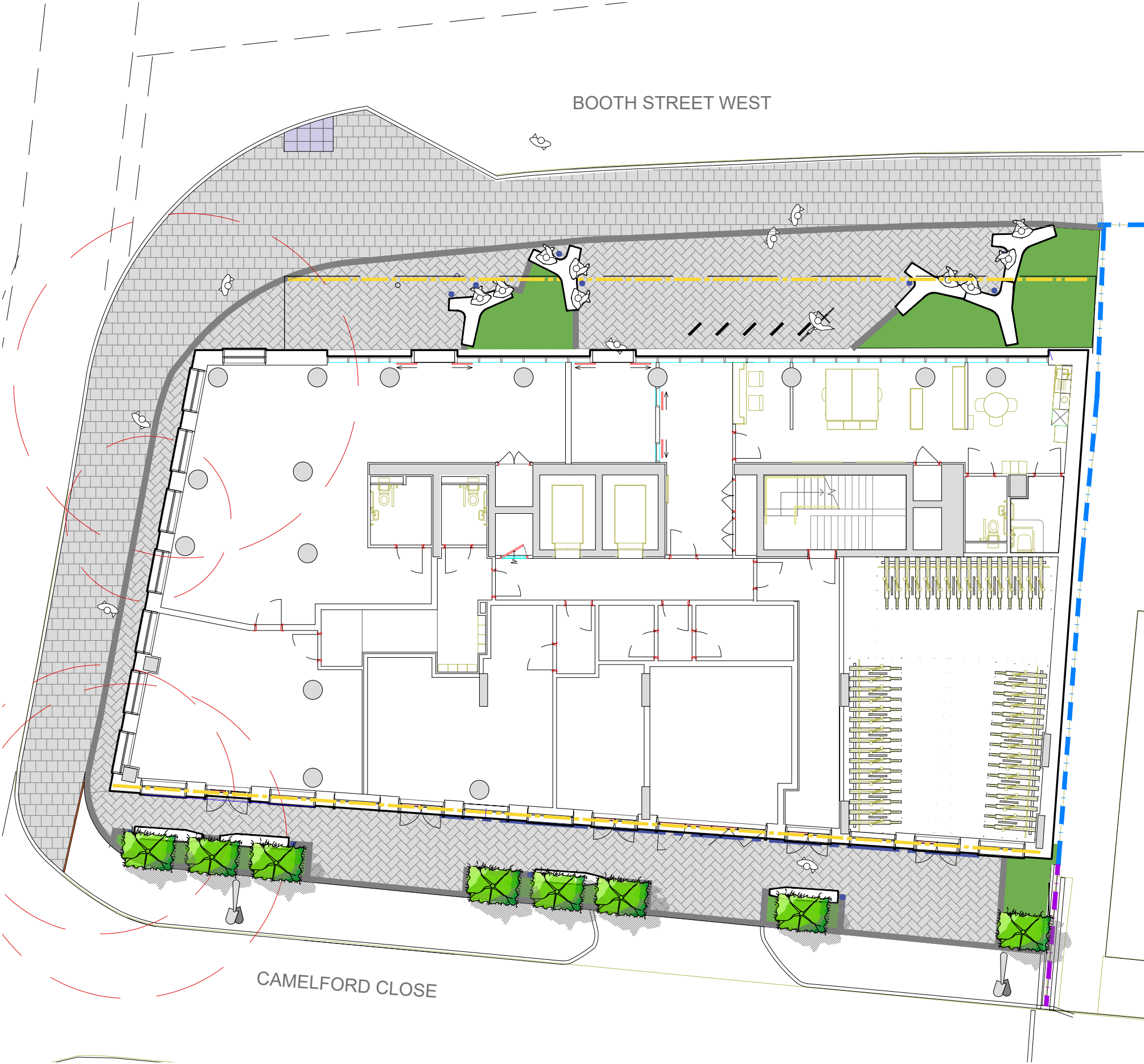
Opportunity for building soffit lighting under the overhang to illuminate the space and create an active facade during the evening.

Camelford Close

A linear south facing public space with seating located to the north of the planting beds. Ornamental planting and box headed trees give structure to the space and form a backdrop to Camelford Close. Access to the sub station, plant room and refuse store requires open zones along the building facade and therefore there are openings in the trees and planting beds to allow for maintenance operations.

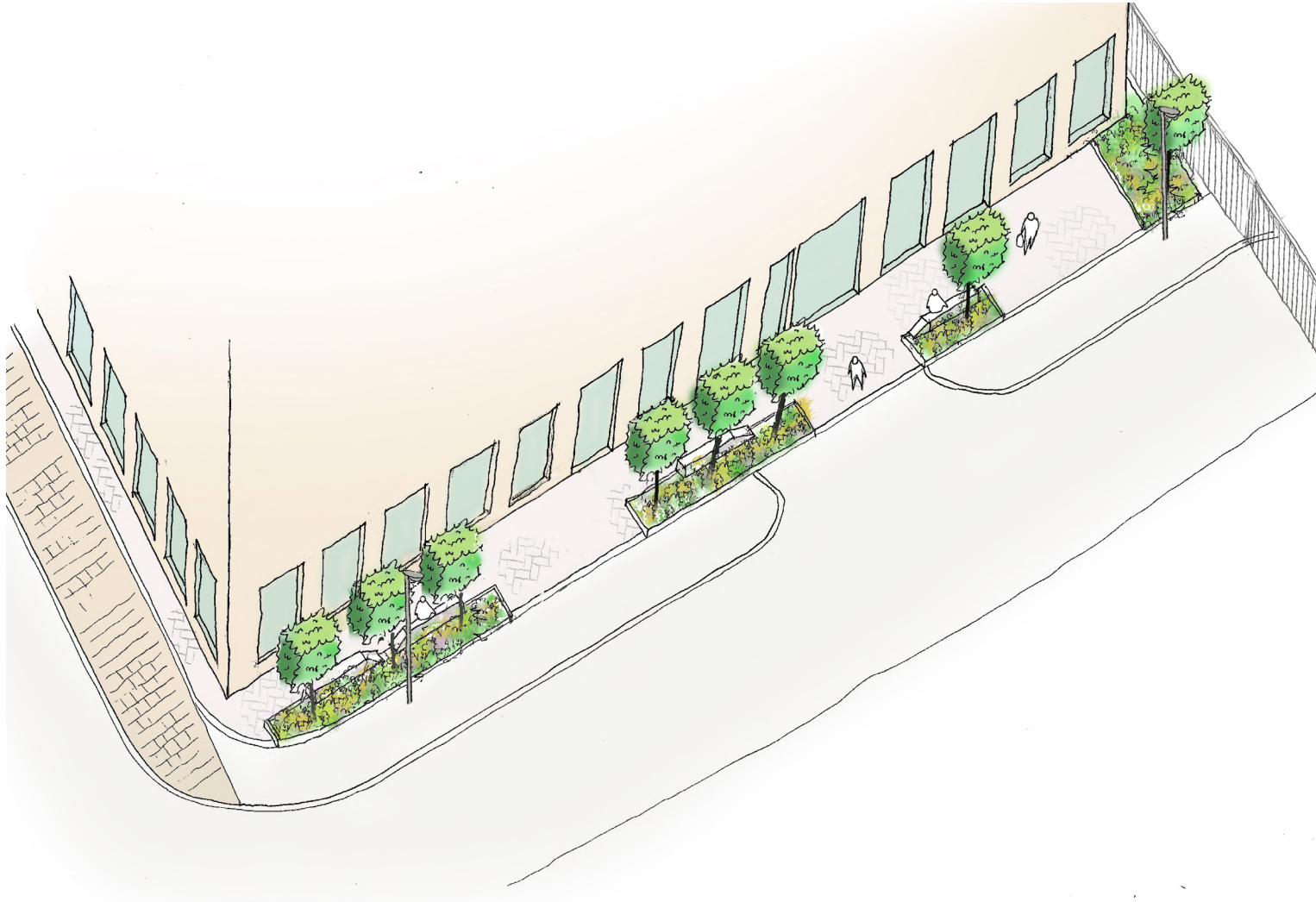
It is the aspiration that the water collected via the permeable paving will be used for irrigation for the plants that will help slow infiltration rates and assist with the long term maintenance of the planting.

Opportunity for building mounted lighting, with accent lighting located by proposed seating.

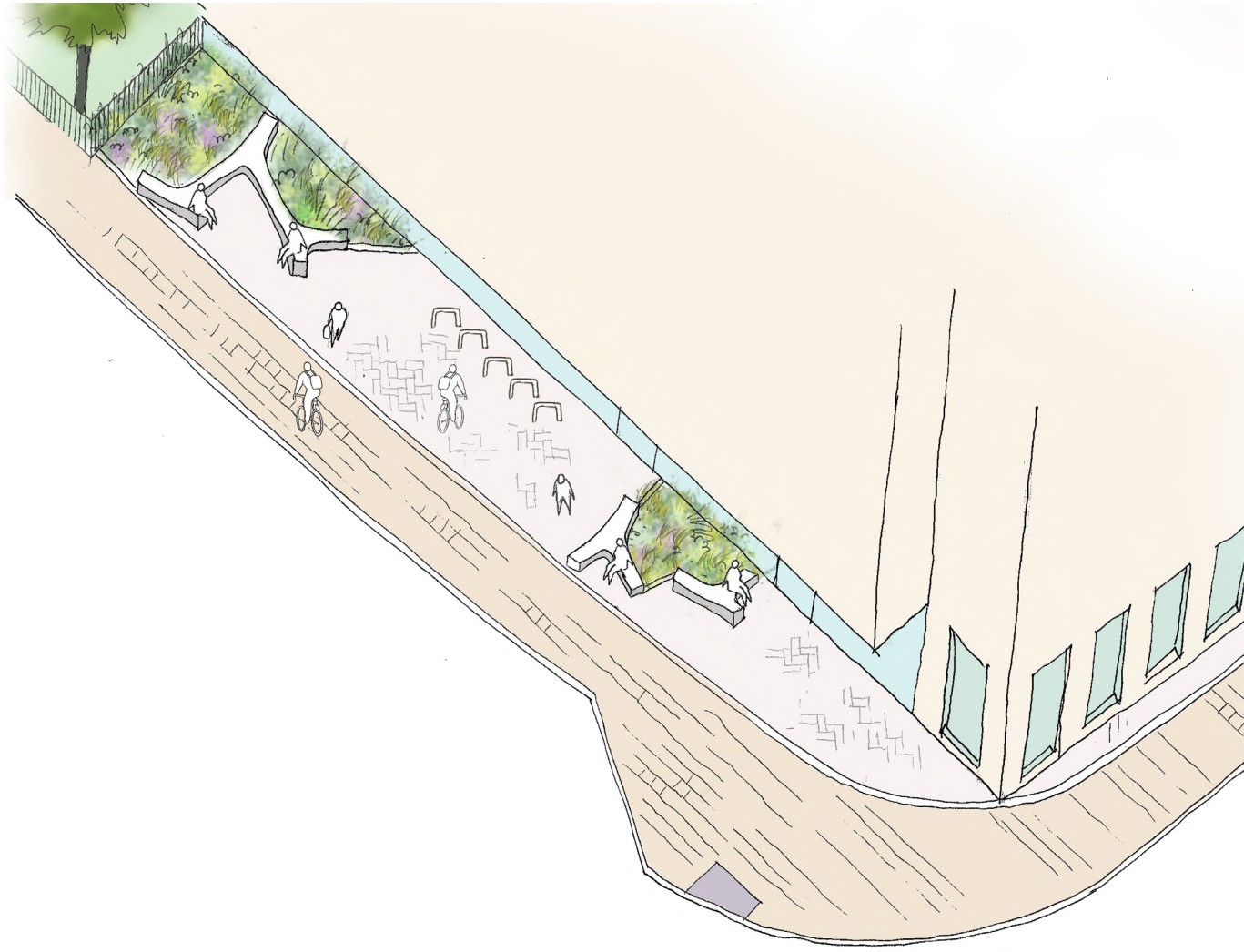


4.5.3 Landscape Proposals

PLANS AND VISUALS



1. Sketch View - Camelford Close



2. Sketch View - Booth Street West

4.5.4 Hard Landscape

PALETTE AND STRATEGY

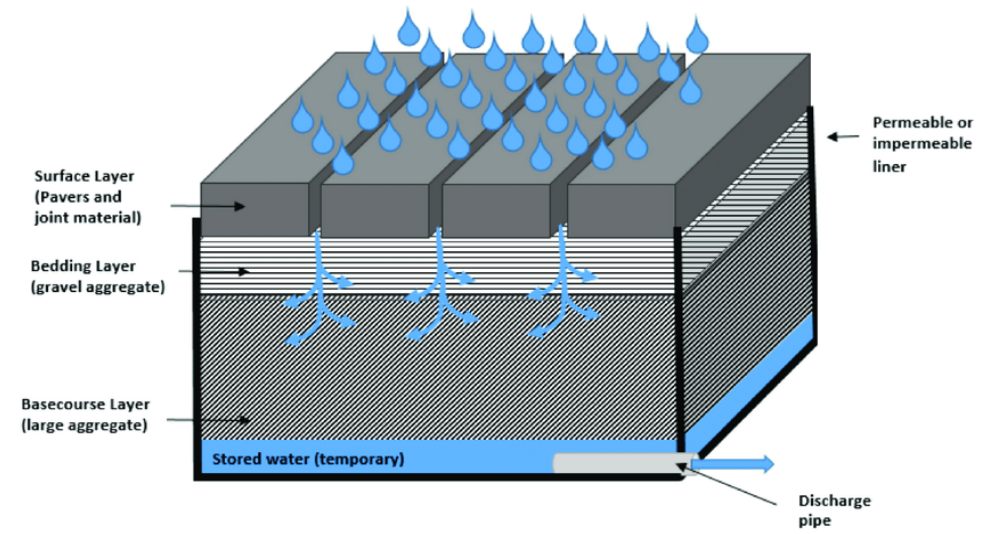
Furniture

Robust seating is proposed to both Booth Street West and Camelford Close. The seating encourages both the student residents and the community to use and engage with the spaces and planting. The seating along Booth Street West has an irregular form to create seating where social interaction is promoted and utilises the wider footway.

Surfacing

The site borders Manchester City Council (MCC) footways and the private road of Camelford Close. Material upgrades to the adopted footways are proposed with further liaison with the highways department required. Materials would be in accordance with their adoptable materials palette. The existing footways to Camelford Close are to remain as existing as they fall outside of the clients ownership.

Within the red line boundary permeable paving is proposed to facilitate management of the sites surface water. Small format elongated clay pavers are proposed to create a smaller grain against the building envelope and tie with the proposed brick facade. To denote the land ownership, a soldier course of the clay pavers is proposed.



‘Aquata Grey’ Clay Permeable Block Paving (subject to sample review)

4.5.5 Soft Landscape

PALETTE AND STRATEGY

Booth Street West

Located as a backdrop to the seating ornamental planting is proposed. The planting is on the northern facade of the development and under the building overhang. Therefore shade and drought tolerant plants are proposed.

Camelford Close

A linear landscape of planting beds and seating. Will a south facing aspect an ornamental planting selection is proposed to create seasonal and wildlife interest. A similar palette to the planting established within the vicinity. Due to the tight nature of the landscape to the south, box headed trees are proposed to create vertical interest.

Level 7 Roof Garden

A wildflower meadow is proposed on the roof of Level 7, creating both visual and wildlife interest.

Tree Mitigation

The removal of four trees to Boundary Lane is required to facilitate the development. Eight replacement trees are proposed on the site. Further liaison with MCC required on the mitigation proposals.



5.0 Access

5.1 Inclusive Design

5.1.1 OVERVIEW

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

The proposals have 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 will be designed to meet standards set out in Part M and BS8300.

The development has been designed to be as accessible as possible, to not put disabled people at a significant disadvantage, either as residents or visitors, as laid out in the Equality Act 2010 and taking into account the following influencing guidance:

- Approved Document M (2010 Edition) of the Building Regulations
- BS8300: 2009
- CIBSE Code for Interior Lighting 2001

5.1.2 ENTRANCE & 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 even and slip resistant when dry or wet. All pedestrian routes connect with entrance points to the building with flush level access. The external lighting will be developed to ensure that the route are adequately lit during daylight hours and after dark. Trees and furniture within the landscape have been located and designed to keep pedestrian routes free from hazards.

The pavement to the perimeter of the site has a shallow fall from East to West, towards Boundary Lane of around 200mm. Between the pavements to the North to South, the levels are relatively flat. Within the site in it’s current state there are some earth embankments that will require levelling as part of the demolition process

The building footprint is too close to the existing pavement to allow for a single internal floor level that with a fall of less than 1:80. Therefore the Community Hub entrance & finished floor level is set lower than the Student Residence, with the internal connection corridor being set at a very shallow incline for the students to access the fitness facility.

To meet the existing pavement levels on the south edge of the building, a fall towards the building is required to facilitate level access. A drain inset flush into the proposed paving will mitigate water ingress in this situation without impeding access.

5.1.3 INTERNAL ENVIRONMENT AND STUDENT BEDROOMS

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

All 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 on p39 the scheme exceeds the 5% provision of accessible/adaptable bedrooms and studios as the requirements of Part M.

Examples of accessible cluster bedrooms and studio apartments are shown on p45. These layouts have been developed with input from an Approved Inspector.

5.2 Servicing & Refuse Strategy

5.2.1 VEHICULAR ACCESS

Vehicles for deliveries and drop-off can access the site via the lay-by integrated into the Booth St West pavement line on the North side of the site, directly adjacent to the main entrances.

During consultation, it was noted that food delivery drivers were considered a nuisance by existing neighbours. The decision to move the lay-by over to Booth St West combined this desire to address that concern with practical issues over locating it off Camelford Close.

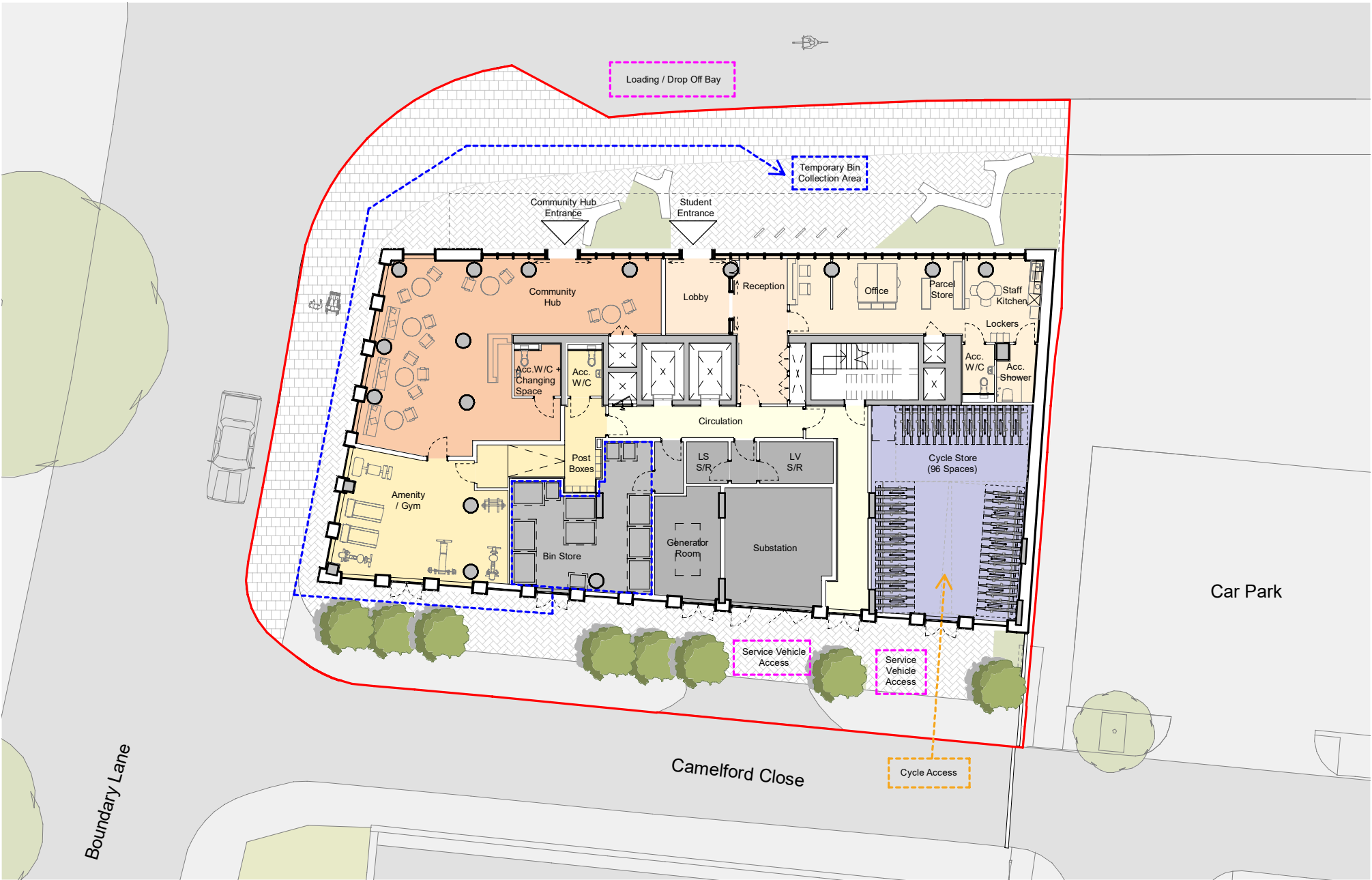
Vehicular access to Camelford Close would only be required in the unlikely or infrequent event that large items of plant in the Level 01 plant room (accessed via a ceiling access void in the cycle store) or the sub-station require replacement.

5.2.2 CYCLE ACCESS

The cycle store is located at Ground Level, directly accessible from the exterior of the building via an access door on the South façade, off Camelford Close.

5.2.3 REFUSE

The refuse store is located on the South edge of the building, accessible by occupants internally from the ground floor lift lobby, and from the exterior via a set of doors to Camelford Close (external access to the refuse store is by building management only). Refuse collection will be managed by the operator on a bi-weekly basis, with management moving bins from the store to the lay-by on Booth St West for collection by a privately engaged refuse contractor.



- | | | | |
|----------------|---------------|------------|-------------------------------|
| Admin / Office | Circulation | Entrance | Planning Application Boundary |
| Amenity / Gym | Community Hub | Plant | Waste Route |
| Bin Store | Cycle Store | Stair Core | Vehicle Access |
| | | | Cycle Access |

Ground Floor Plan



5.3 Maintenance Principles

5.3.1 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.

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

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

For facade replacement, the main elevations are envisaged as rainscreen system. As such, replacement will also be required externally.

5.3.2 PRINCIPLES

Visual inspection can be carried out from a MEWP located adjacent to the relevant façade or ground level. Abseil points are also provided via a demountable davit arm system.

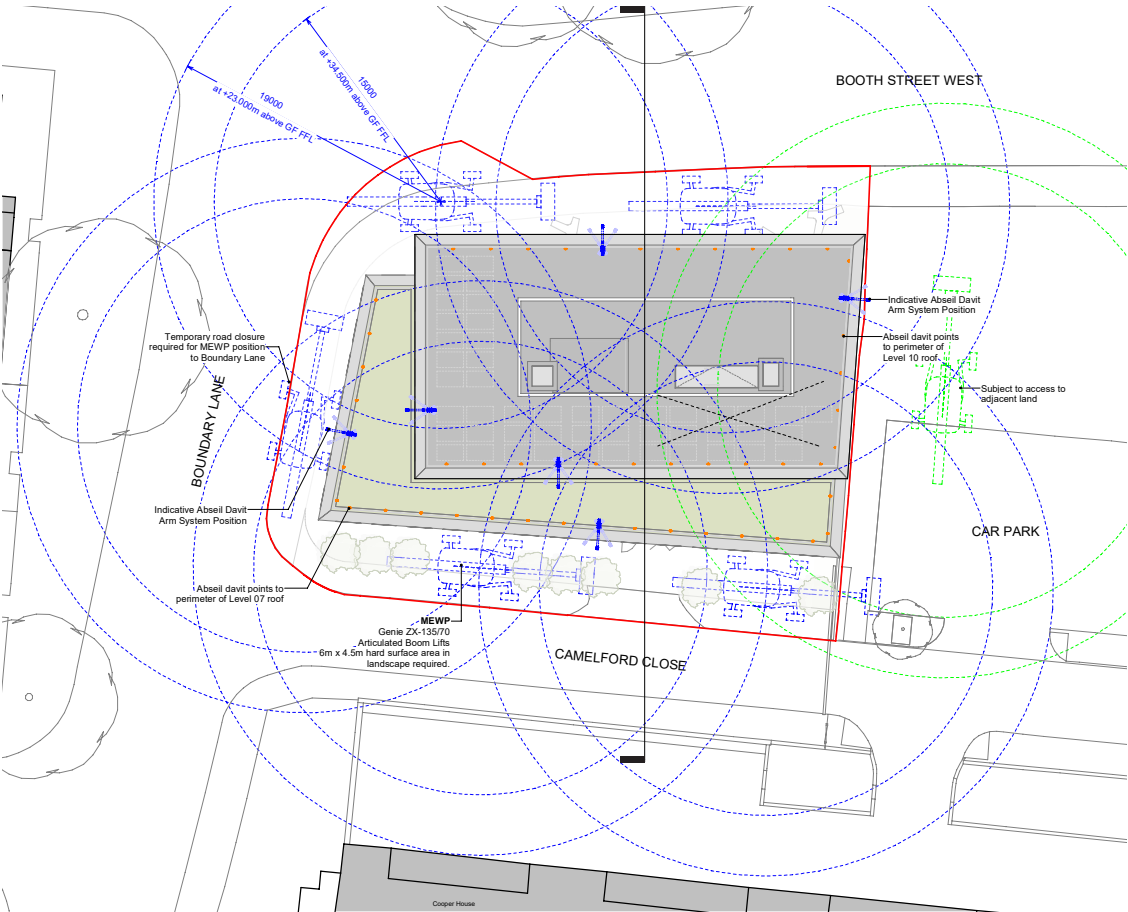
For the majority of the building, regular cleaning should be undertaken using a reach and wash pole and from a MEWP located adjacent to the relevant façade or ground level, or alternatively via abseiling using the davit arm system.

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.

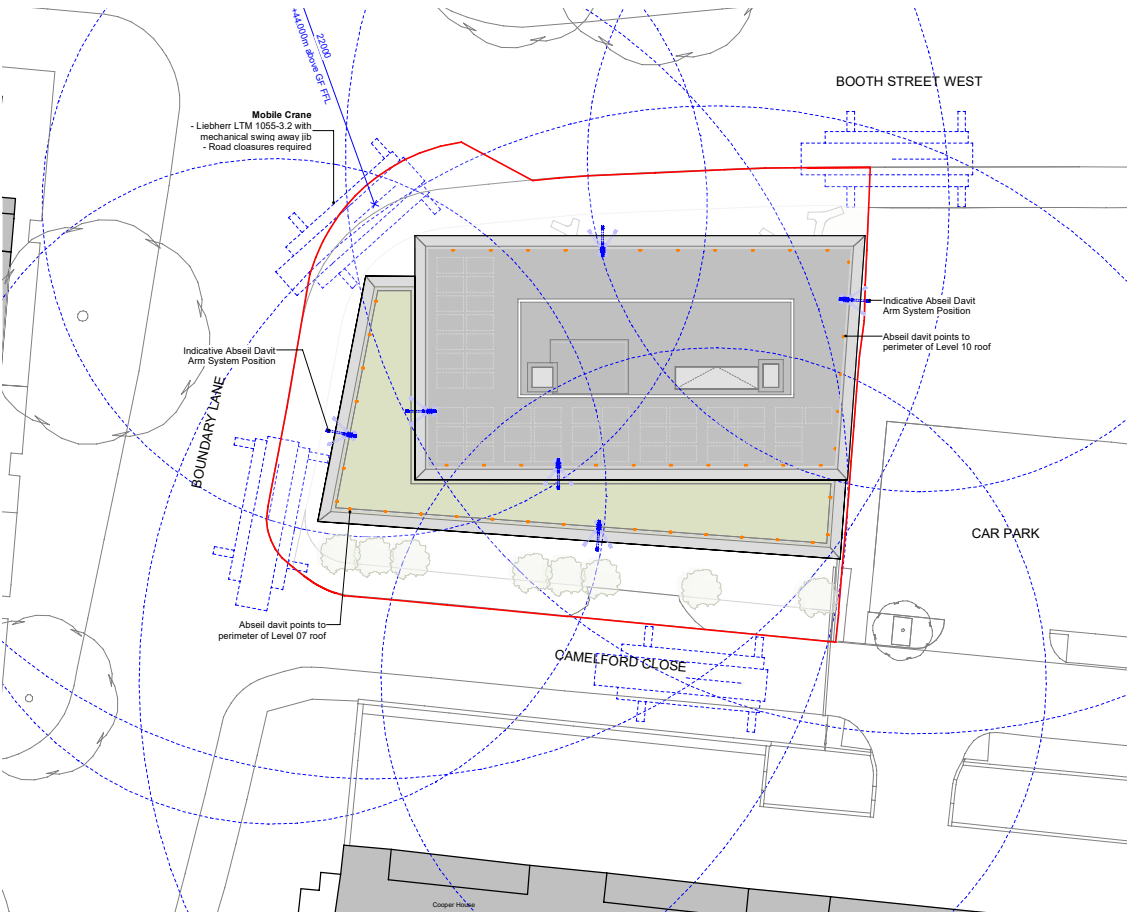
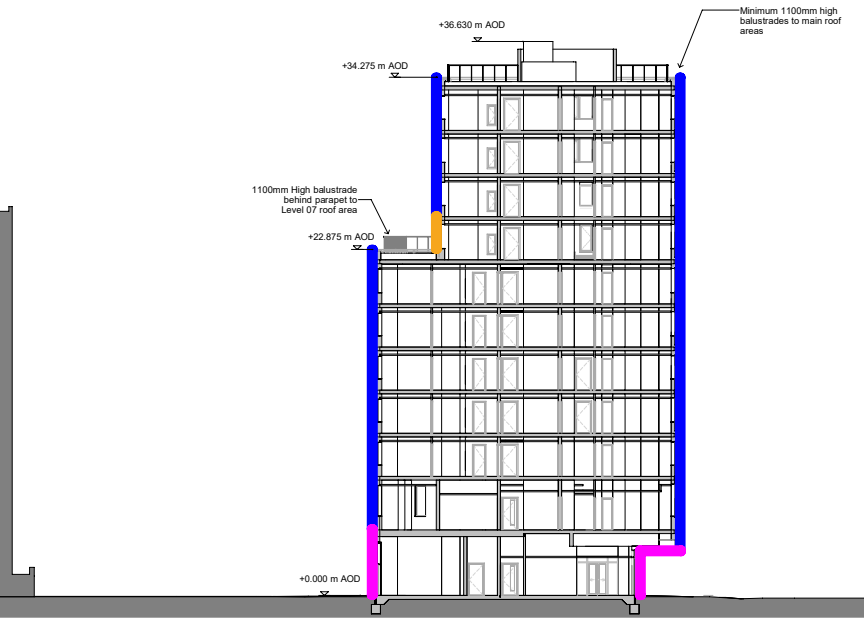
Parapet guardrails to all roofs have been provided so that regular cleaning, maintenance, and visual inspection can also be carried out from roof levels adjacent to the relevant facades if appropriate and to the roof themselves.

Please refer to the diagrams opposite for detailed diagrams of how these principles can be applied to the site.

WINDOW CLEANING STRATEGY

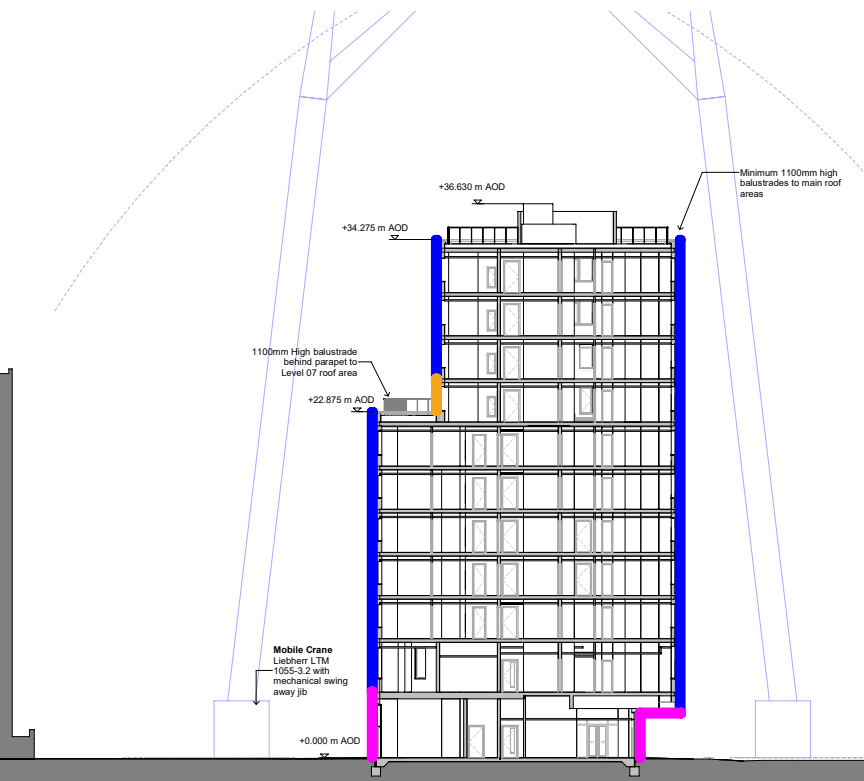


REGULAR INSPECTION & MAINTENANCE STRATEGY



SECTION KEY - WINDOW CLEANING

- Windows cleaned by water fed pole system (WFPS) from adjacent ground level
- Windows cleaning carried out from MEWP (ref. Genie ZK-135/70 Articulated Boom Lift) or via abseil using davit arm system
- Windows cleaned by WFPS from adjacent roof level



SECTION KEY - REGULAR INSPECTION & MAINTENANCE STRATEGY

- Maintenance/replacement from Mobile Crane and adjacent ground level
- Maintenance/replacement from Mobile Crane and adjacent MEWP in close proximity or via abseil/hoist using davit arm system
- Maintenance/replacement from Mobile Crane and from adjacent roof level

6.0 Environment and Sustainability

GAMECOCK, BOOTH STREET WEST

6.1 Sustainability

BREEAM - EXCELLENT

BREEAM is a sustainability assessment method for buildings. It recognises and reflects the value in higher performing assets across the built environment lifecycle. 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 BREEAM Report for further details.

ECOLOGY, WILDLIFE AND HABITATS

Biodiversity and wildlife habitats are important in urban spaces. The Level 7 roof will be a wildflower green roof, hosting several native wildflower plant species. At ground level the community will benefit from intentional planting around the new building, improving on the current overgrown brownfield site shrub.

Refer to Green and Blue Infrastructure Statement, Ecology Assessment, and landscape proposals for further details.

FLOODING AND WATER

In urban areas, the impermeable materials used for roads and pavements mean that rain is not absorbed and remains on the surface, particularly during periods of heavy rain. 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 for further details.

ENERGY

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

- Direct electric heating.
- Domestic hot water generated via Air Source Heat Pumps.
- Continuous background ventilation provided by Mechanical Ventilation with Heat Recovery
- Highly efficiency LED lighting.
- VRF comfort cooling & heating to offices and social spaces.
- Photovoltaic array.
- Enhanced performance external walls.

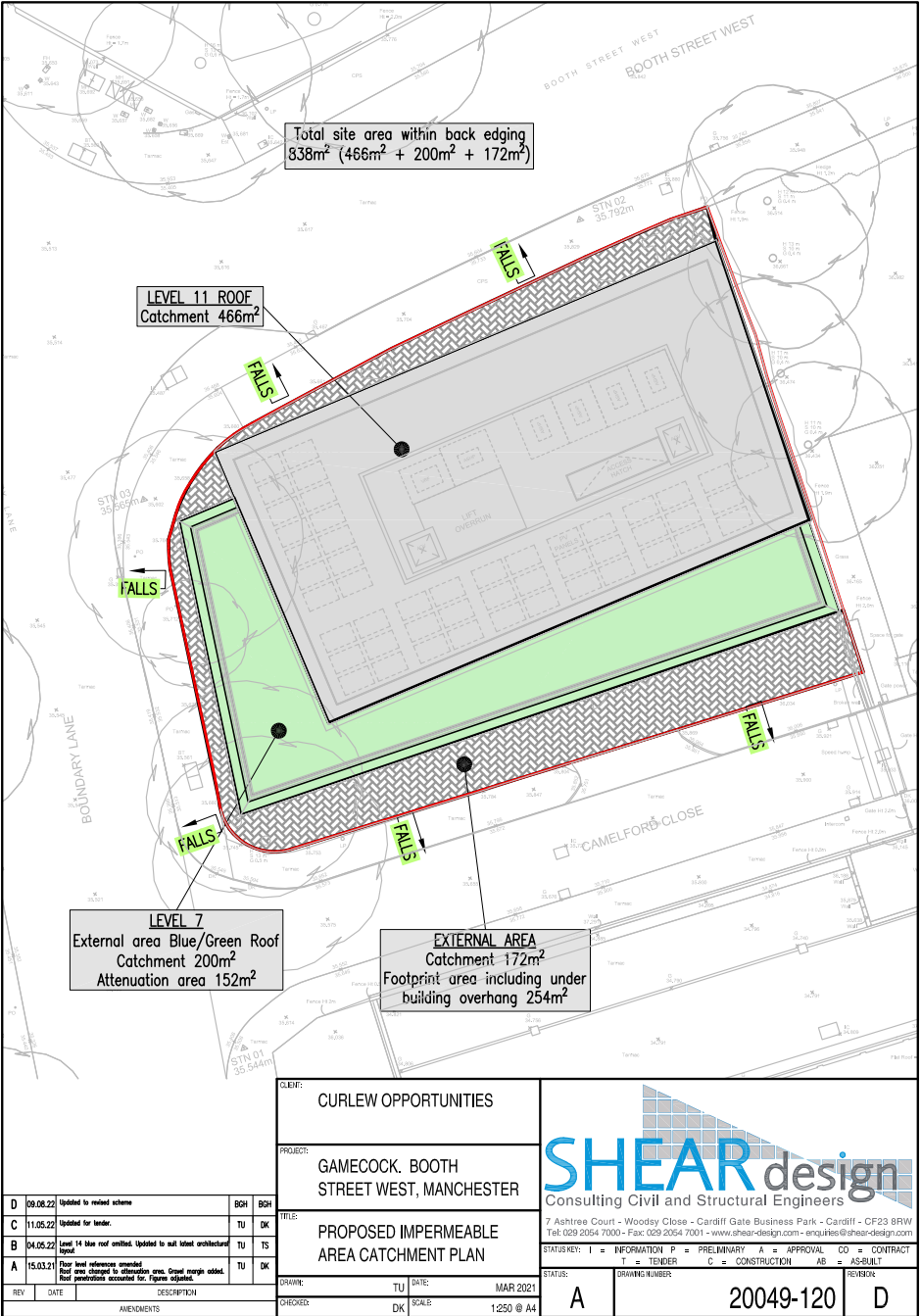
Refer to Energy Statement for further details.

TRAVEL

As part of the development proposals, 96 secure cycle parking spaces will be provided, equating to approximately 49% of occupancy.

The site is optimally positioned for the main day to day journey purpose will be to and from educational facilities. Within the 800 metre walking catchment area, there are a number of educational facilities including, The University of Manchester, Manchester Metropolitan University, Manchester Metropolitan University Birley Fields Campus, The University of Manchester Sugden Sports Centre and Royal Northern College of Music.

Refer to Travel Statement for further details.



6.2 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 for each block and provides 7 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.

On a typical floor plan, the current scheme has a total of 23 beds; the adapted floor plan has 12 beds (11 fewer beds). With this in mind, the current plant, servicing and ancillary provision should be sufficiently sized to serve the adapted scheme.



