



The Alberton, Manchester

Design & Access Statement
27.06.22

Design & Access Statement

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1.0 Introduction

1.1 Client Aspirations

1.2 Project Overview

1.3 The Team

1.4 Bruntwood Works

Introduction

1.1 Project Vision

The Alberton is located within the Parsonage Gardens Strategic Regeneration Framework Area, there is opportunity to re-define this area as a centre for employment, residential, hotel, retail and leisure uses and provide much needed growing space for Bruntwood Works existing SME customers working within the area.

The scheme seeks to reinvent Alberton House and create a new destination in the St Mary's Parsonage area which takes advantage of its riverside location to create a new product for Bruntwood Works with an outstanding amenity offer providing a day to evening offer for their customers and the public - a perfect blend of work and life spaces in one building.

The proposal is a highly sustainable, net zero carbon building which improves public realm and connectivity around the site, and provides new, high quality office space.

The proposals are being brought forward by Bruntwood RB Ltd, which is a wholly owned subsidiary of the Bruntwood Group. Bruntwood Works is a highly experienced developer which holds a long term property portfolio, both in Manchester and across other UK regional cities. Bruntwood Works's ambition is to create thriving cities and is absolutely committed to being at the forefront of delivering market leading low carbon buildings.



Proposed development, including illustrative future landscaping layout

Introduction

1.2 Project Overview

B A S E M E N T

The basement includes cycle storage, changing facilities, gym and plant areas.

G R O U N D F L O O R

Ground floor provides level access off St Mary's Parsonage. Cycle entrance, electrical substation, intake rooms and delivery entrance are also located along the St Mary's Parsonage elevation.

The Ground Floor accommodation includes a 'best in class' arrival experience, with a seamless connection between arrival, amenity, collaborative and retail spaces. This includes double height entrance space, feature stair to mezzanine level and Food & Beverage allocation along the river frontage.

M E Z Z A N I N E

The mezzanine provides co-working space and lounge with flexible cellular meeting rooms or small workspaces. Mezzanine level also includes a variety of amenity features such as prayer room, pop-up room and creative innovation hub.

O F F I C E

Levels 1 and 2 provide serviced office accommodation fit out by Bruntwood works. Levels 3 to 16 are office floors fit out by future tenants. All are served by a central core and secondary staircase. All customers will have access to the roof terrace at 17th floor and rooftop amenities at 18th floor.

R O O F T O P

A contrasting architecture is proposed to the 17th and 18th floors, set back from the edges of the building, 17th floor provides access to a landscaped panoramic full perimeter roof terrace and amenity offering, as well as providing plant space is provided on the roof, which is contained within a perimeter plant enclosure consistent with the design of the facade of the two floors below.

18th floor includes a holistic wellness experience, with associated changing rooms and lounge facility. The lounge at the southern side of the 18th floor extends on to a balcony with views over Manchester City Centre. All large plant kit has been located on the 19th floor roof to free up internal space for wellness accommodation. Rooftop amenities will be open to building occupants only.



Introduction

1.3 The Team

Client:	Bruntwood Works (Bruntwood RB Ltd)	Acoustics:	Sandy Brown
PM:	Rider Levett Bucknall	Wind Survey:	GIA
Principal Designer:	Rider Levett Bucknall	Building Control:	Stroma
Architects:	EPR Architects	Lighting Design:	Artin Lighting
Interior Designers:	EPR Architects	Facade Access:	Ramboll
Planning Consultant:	Deloitte	Facade Consultant:	Ramboll
Structures:	Curtins		
Services:	Hilson Moran		
Cost:	Rider Levett Bucknall		
Lift Consultant:	LECS UK		
Flood Risk:	Curtins		
Transport:	Curtins		
Fire:	Hilson Moran		
Landscaping:	Planit-IE		
Sustainability:	Hilson Moran		
Carbon:	Hilson Moran		
BREEAM:	Hilson Moran		

Introduction

1.4 Bruntwood Works

Bruntwood Works are a commercial property partner who develop work, leisure and retail spaces for businesses of all sizes. They blend work and lifestyle to encourage interaction and create communities through inspiring workspaces.

In recent years it has become increasingly evident that urgent action is needed to combat climate change and we have declared a climate emergency at both a national and regional level. Bruntwood Works takes climate change very seriously and has set ambitious targets in achieving 'net zero'.

Here we take a look at a small selection of Bruntwood Works portfolio. Focusing on buildings within 800-meter radius of The Alberton which will create a network of commercial office buildings. This highlights Bruntwood Works wide experience in delivering high end commercial projects in Manchester



Blackfriars House



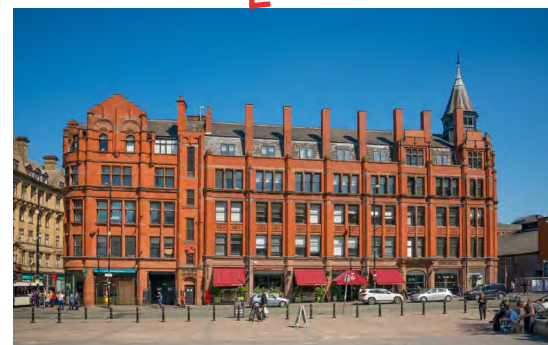
Bloc



York House



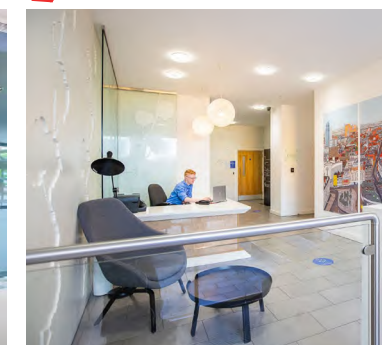
Kings House



South Central



Centurion



Cotton House



Union

2.0 The Site & Planning Context

2.1 Site Location

2.2 Existing Building

2.3 Planning Boundary

2.4 SRF - Key Principles

2.5 Development Options

2.6 Site Constraints

2.0 Site & Planning Context

2.1 Site Location

Alberton House is located within the Parsonage Gardens Strategic Regeneration Framework Area. The site is positioned along the River Irwell, adjacent to Trinity Bridge and the Parsonage Gardens conservation area.

There are a significant number of active landowners in the SRF area, with a number of exciting schemes in development.

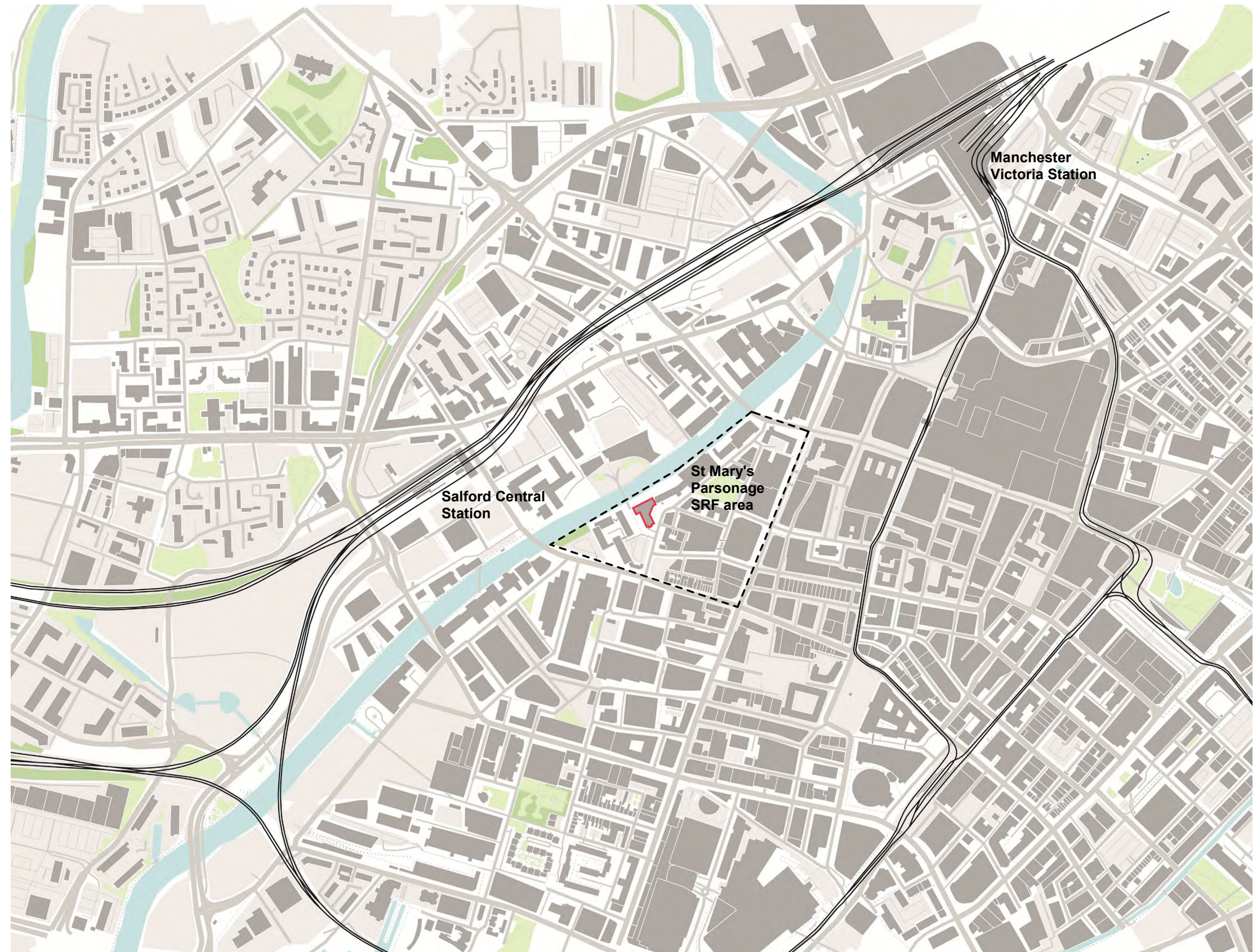
The Alberton House site has been identified as an area which would benefit from regeneration, it is in a prominent location which addresses the pedestrian route from Trinity Bridge as well as Motor Square.



Trinity Bridge and River Irwell



Motor Square



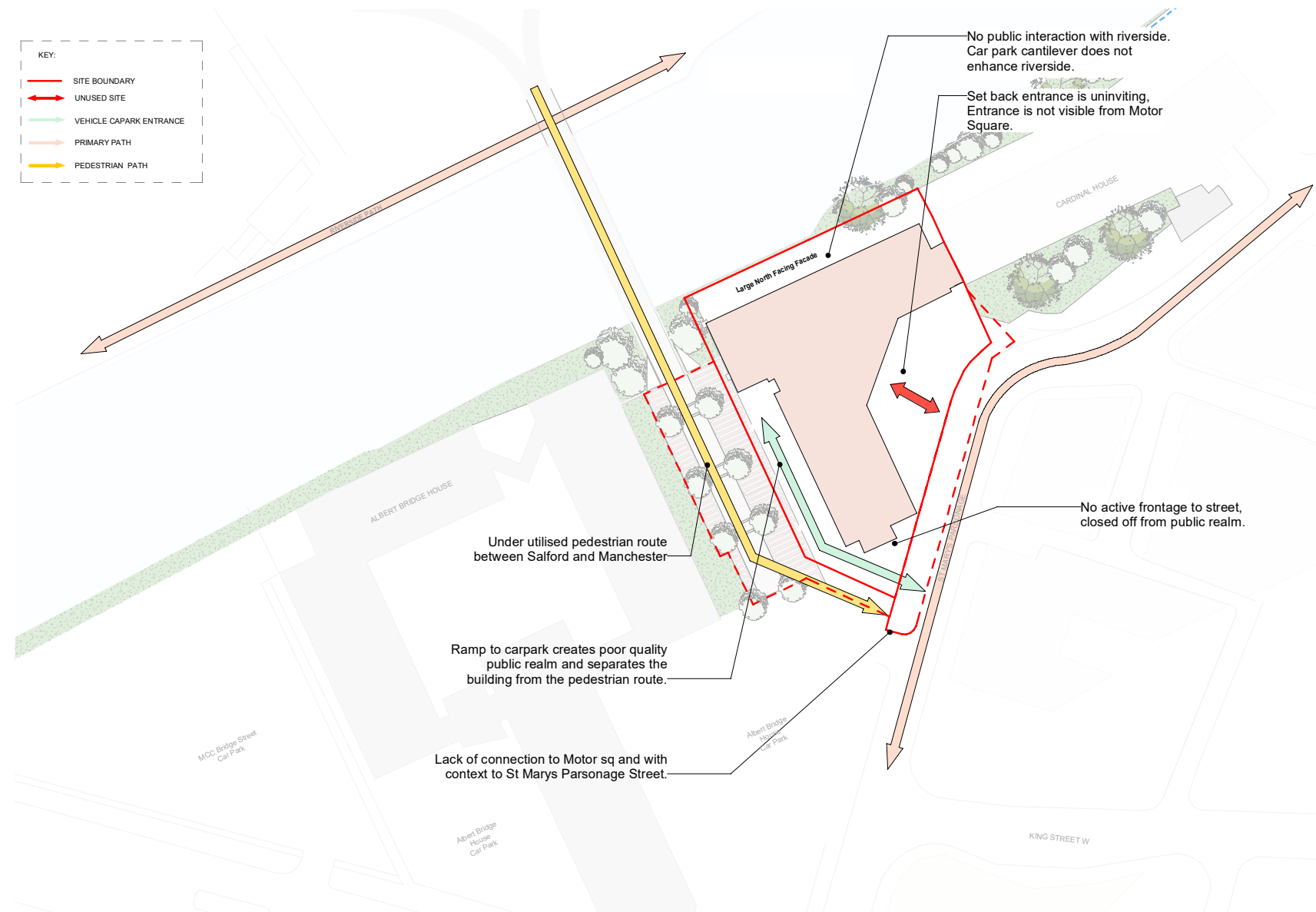
2.0 Site & Planning Context

2.2 Existing Building

The existing building constructed in the 1970s on the site of a historic brass and copper factory and municipal gas works is a T-shaped commercial office building. The northern block of the building is ground +11 storeys in height whilst the southern block is only ground +3. The northern block also includes a basement level.

The existing building has a concrete structural frame and red brick façade. The floor to ceiling heights in the existing building are limited.

The building is currently accessed by foot via the forecourt on the south eastern corner of the building which is recessed from St Mary's Parsonage Road. Vehicular access to the site is either to the eastern edge which leads to a small amount of parking on the river front or via a ramp to the west of the site which gives access to the existing basement area.



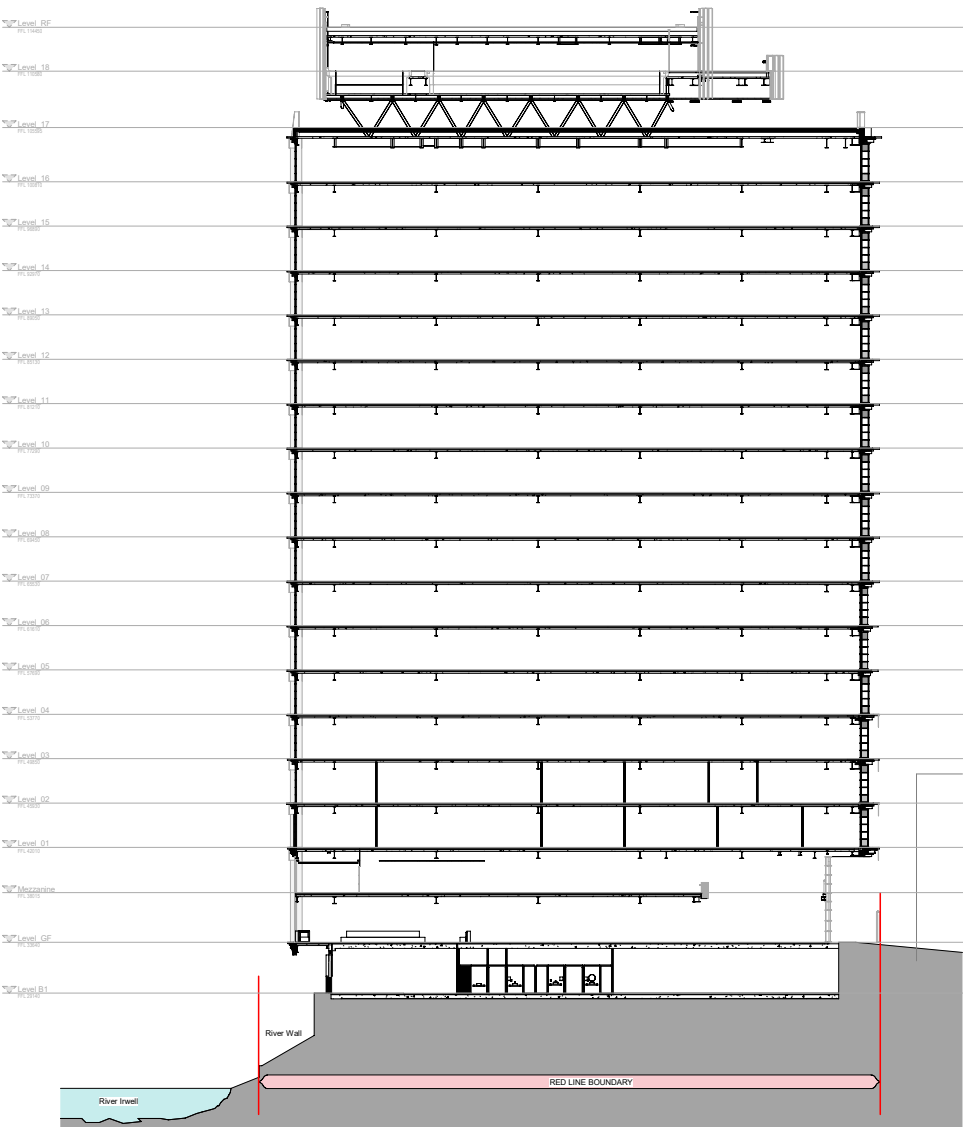
In the interest of trying to reduce embodied carbon associated with the proposed development, the design team has explored whether elements of the existing structure could be retained and incorporated into the new proposal. The team undertook a detailed study which highlighted the following items which ultimately confirmed that the structure could not feasibly be retained:

- Structural Limitations: The load capacity of the existing concrete frame would be compromised
- MEP limitations derived from reduced floor to floor heights
- Sub-Optimal floor to floor heights driven by existing slab to slab
- Structural interface with river wall required - Outside of ownership boundary

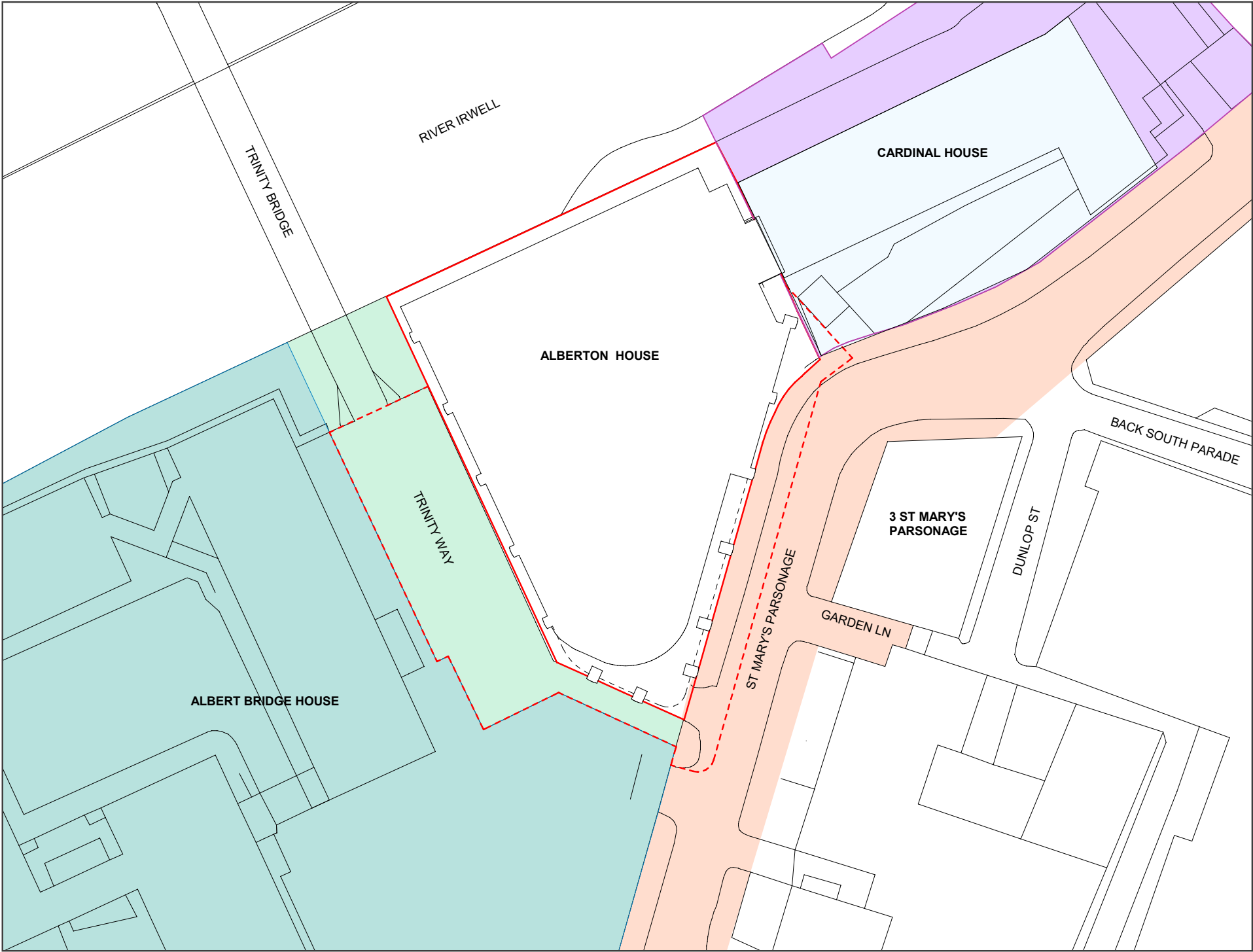


2.0 Site & Planning Context
2.3 Planning Boundary

Alberton House planning application includes improvements to the public realm owned by Manchester City Council and Salford Council.



Redline boundary in section, showing the relationship with the cantilever over riverwall and the river edge



KEY

- | | | | | | |
|--|---|--|--|--|--|
| | Alberton House Site Boundary | | Albert Bridge House Boundary (assumed) | | Manchester City Council Land (assumed) |
| | Alberton House Landscape proposal extents | | Cardinal House Boundary | | Salford Council Land |

2.0 Site & Planning Context

2.4 Strategic Regeneration Framework - Key Principles

The SRF includes development guidelines for the future development of Alberton House, which have been considered as part of the design development process

The proposals have been developed in conjunction with the key SRF strategic principles:

- Sustainability
- Height and Density
- Active frontage
- Public interaction with River Irwell
- Enhanced streetscape
- Contribution to historic environment
- Public realm
- Key views

Height: Alberton House is in a transitional location between Albert Bridge House and Century Building, presenting an opportunity for a more substantial increase in height in this location. (Please refer to pg20)

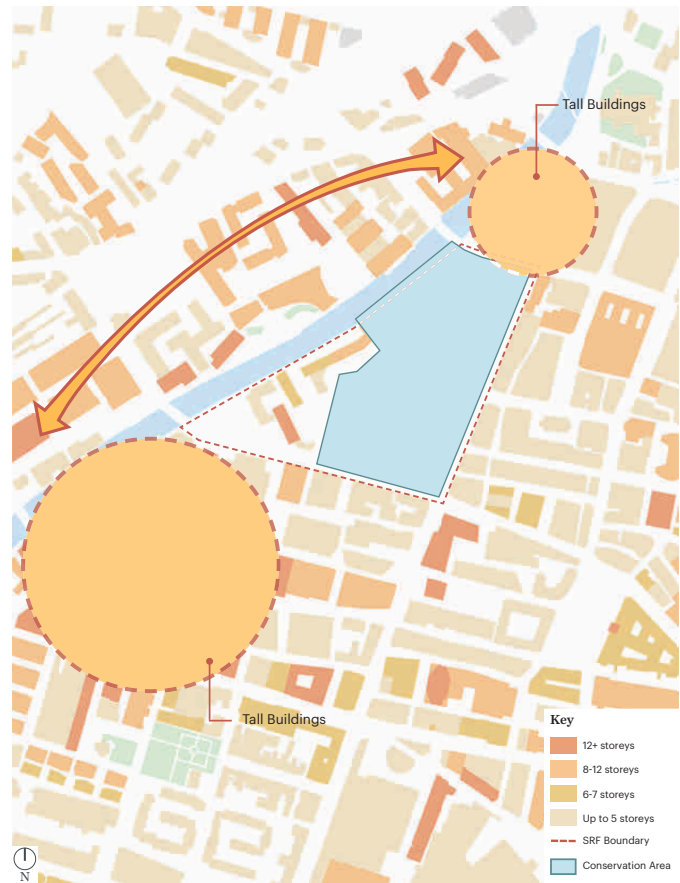
Permeability: Identifies importance of Trinity footbridge approach and expectation for landowners to collaborate to deliver improved access.(Please refer to pg21)

Heritage: Consideration of surrounding heritage assets, including listed buildings and setting of Conservation Area. (Please refer to pg25)

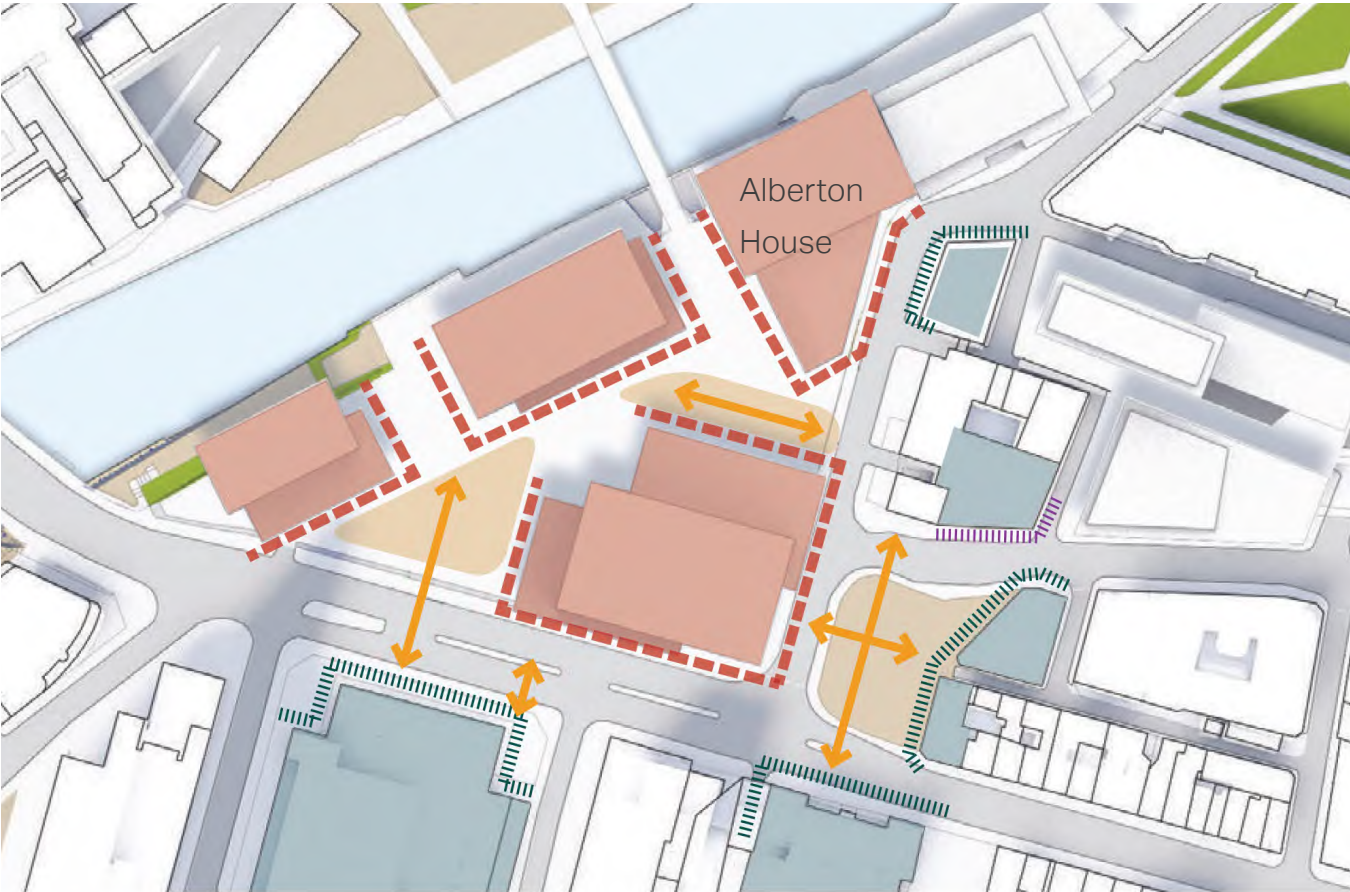
Servicing: Off-street servicing expected to be continued as part of future proposals.(Please refer to pg50)

Active frontage: Seek to maximise active frontage and minimise any servicing impacts on pedestrians and heritage assets. Better engage with St Mary’s Parsonage and seek to include publically accessible ancillary uses. (Please refer to pg33)

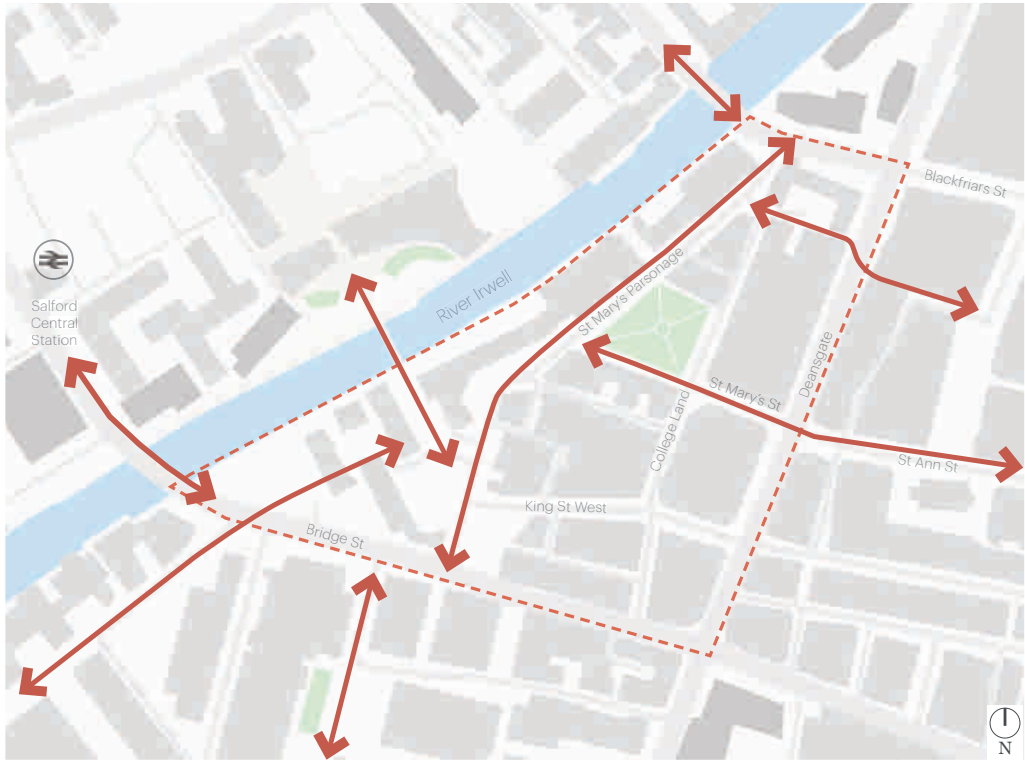
Images below were taken from the SRF document



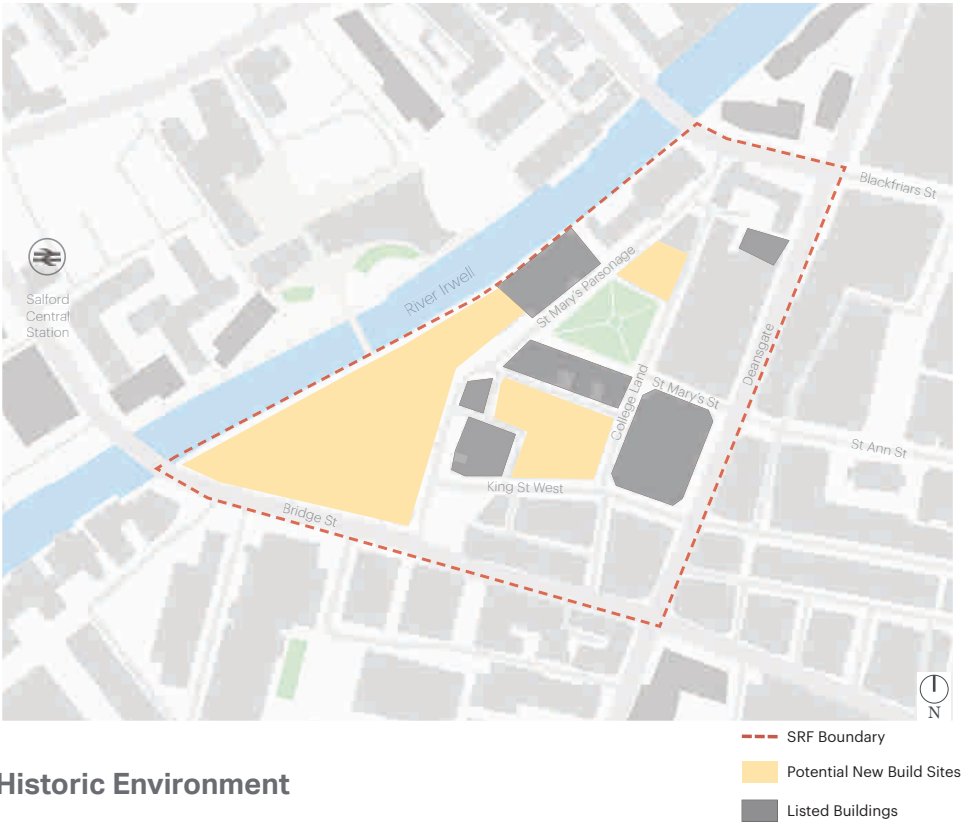
Height and density of SRF Area



Active frontages and public realm connections



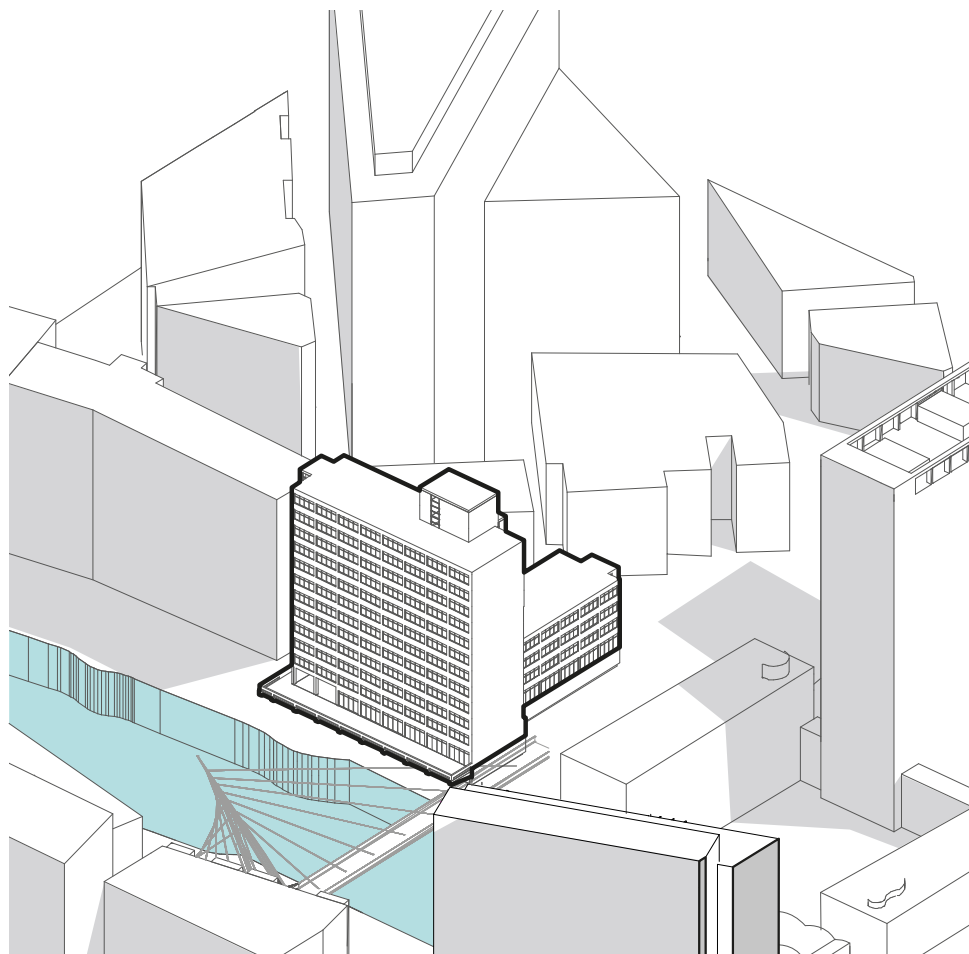
Permeability & Connectivity



Historic Environment

2.0 Site & Planning Context

2.5 Development Options



REFURBISH

Pros

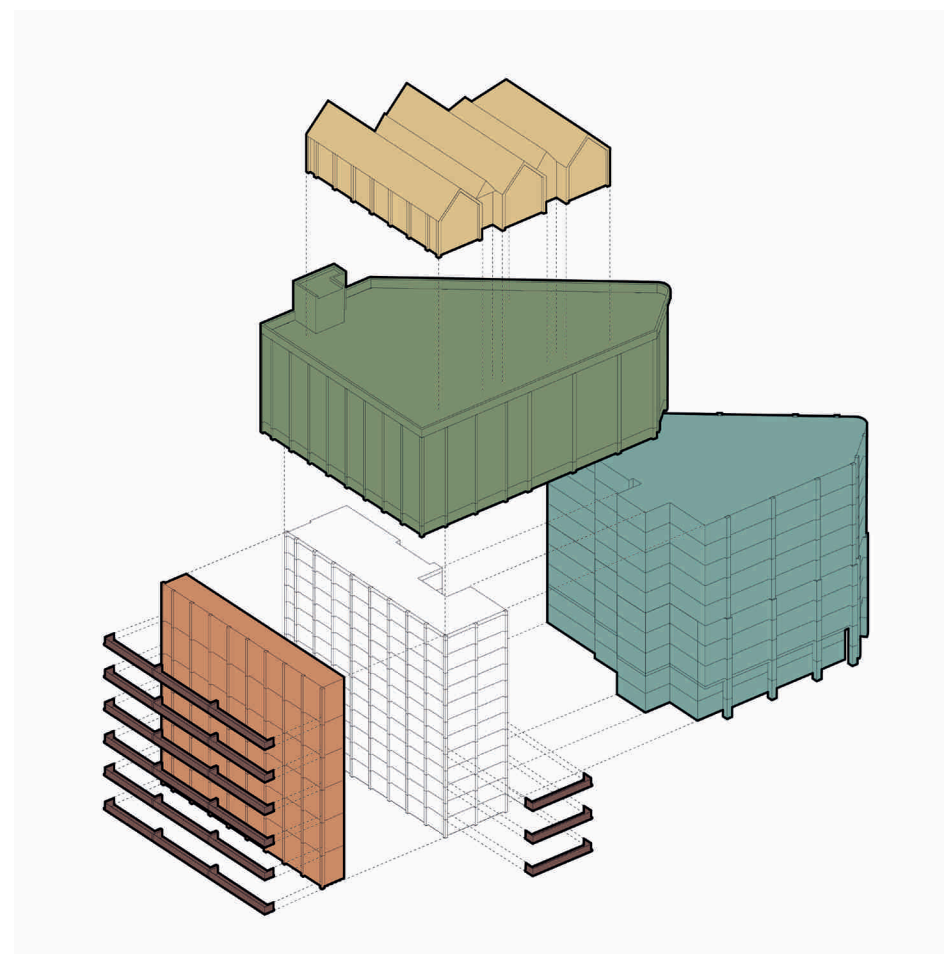
- Minimising embodied carbon

Cons

- No increase in office space or public amenity.
- No improvement to public realm.
- MEP limitations derived from reduced floor to floor heights
- Sub-Optimal floor to floor heights driven by existing slab to slab
- Does not meet regeneration objectives of SRF

Conclusion

- Option not feasible due to cons listed above



EXTEND

Pros

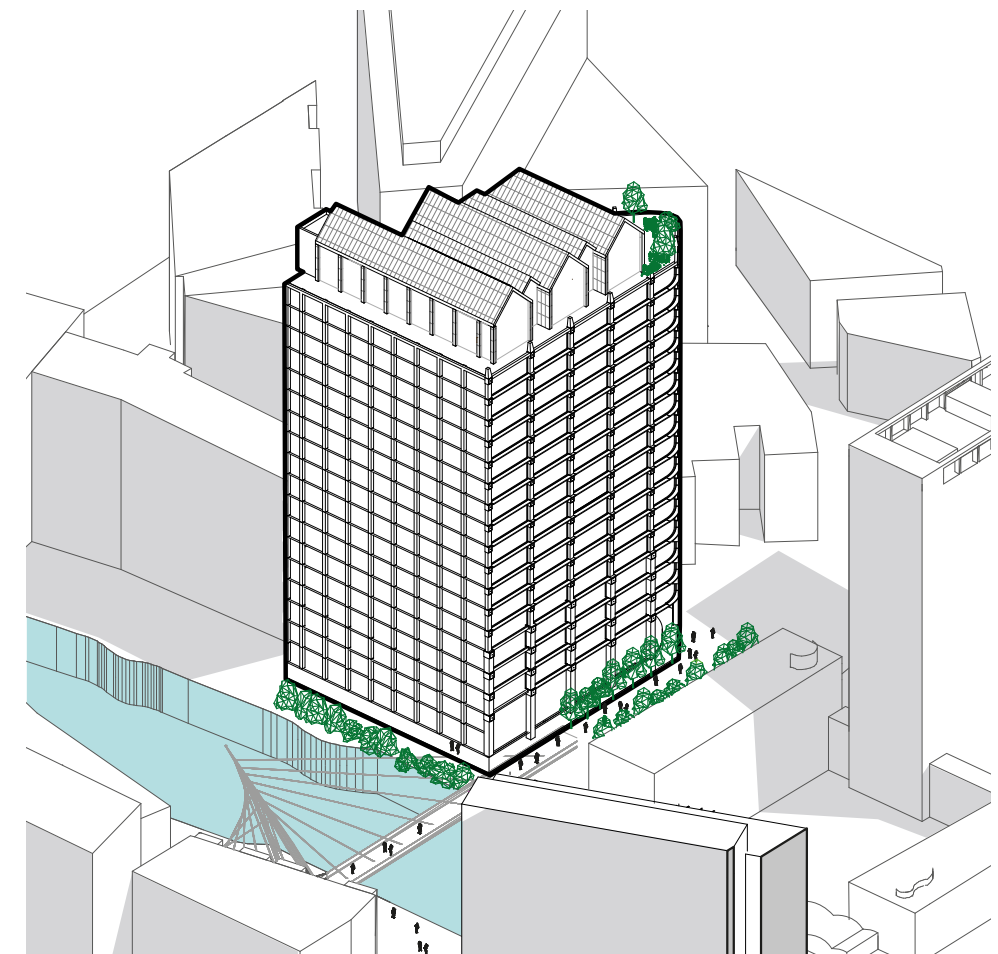
- Potential to use as much of existing building as possible.
- Increased office space and potential to add public amenity and improve public realm
- Enhance gateway location at key pedestrian crossing between Manchester and Salford.

Cons

- Structural Limitations of existing building
- MEP limitations derived from reduced floor to floor heights
- Sub-Optimal floor to floor heights driven by existing slab to slab
- Structural interface with river wall required - Outside of ownership boundary

Conclusion

- Option not feasible due to cons listed above



REDEVELOPMENT

Pros

- Increased office space and potential to add public amenity and improve public realm
- Optimal office floor to floor heights are possible, creating high quality workspace.
- Interfaces with existing building are minimised, allowing for an efficient design.
- Enhance gateway location at key pedestrian crossing between Manchester and Salford.
- Best meets regeneration objectives of SRF

Cons

- Additional measures required to reduce embodied carbon.

Conclusion

- Feasible and viable option

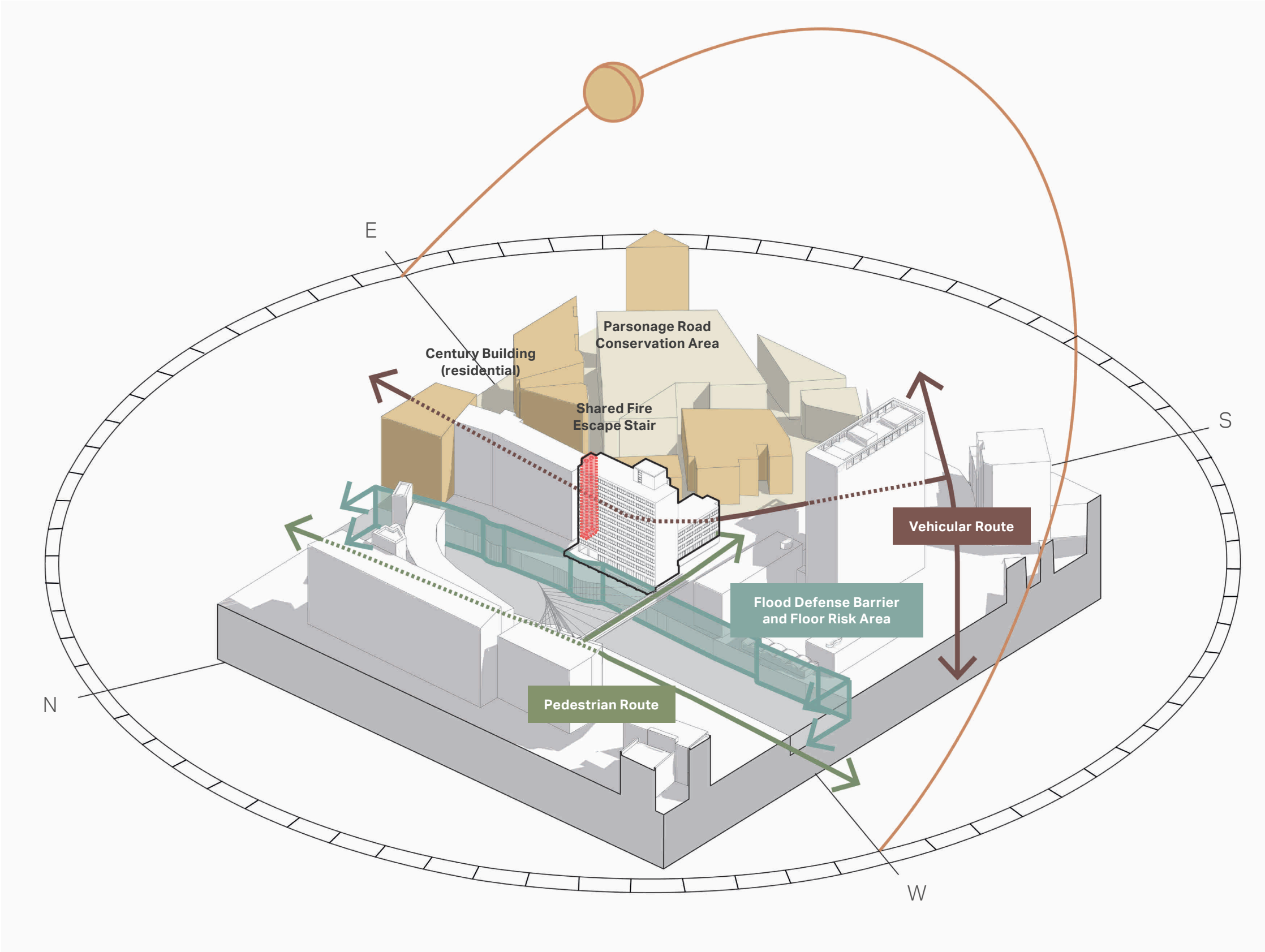
2.0 Site & Planning Context
2.6 Site Constraints

The River Irwell is to the north of the site, St Mary's Parsonage is to the south, a public pathway is to the west and a shared fire escape stair and party wall with the neighbouring building is to the east.

The flood risk area spreads north of the River Irwell into Salford meaning the site is on the border of a flood zone 3 area but not within a zone specified by the environment agency. Any future development of the site will need to retain the existing ground and sub-ground levels to ensure the risk of flooding remains low.

The public footway to the west provides connectivity to the north side of the river via the Trinity Bridge. Enhancing the building's relationship to the west will benefit as an extension of the existing public realm. General enhancements and development of the footway are needed to improve the users' experience. There is also need to maintain or improve the quality of pedestrian access along St Mary's Parsonage.

Need to acknowledge the proximity of surrounding heritage assets, including the Conservation Area and Listed Buildings, and the need to ensure that any increase in scale has acceptable impacts on their setting.



2.0 Site & Planning Context

2.6 Site Constraints

Cardinal House to the west shares a fire escape staircase with Alberton House which will need to be retained as part of any future developments on the site unless legal agreements can be made with the freeholders and leaseholders of Cardinal House.

There is also an existing substation to the south west of the site outside the site boundary which will need to be retained and the loadings assessed by UKPN to determine if any upgrades are required as part of the additional loads from development of Alberton House.

The south and south eastern edges of the site are bordered by St Mary's Parsonage road.



3.0 Design Development

3.1 Existing Building

3.2 Development Overview

3.3 Alternatives and Design Evolution

3.4 SRF Height Context

3.5 Public Realm Interaction

3.6 Arrival Experience

3.7 Architectural Massing Key Plan

3.8 Architectural Massing Key Views

3.9 Historical Context

3.10 Architectural Context

3.11 Environmental Strategy

3.12 Ecological Impact

3.13 Places Matter Panel Review

3.14 Public Consultation

3.0 Design Development

3.1 Existing Building

Following on from the design decision to demolish the existing building and replace it with a new structure the team began to develop the design around the parameters of the demolition works.

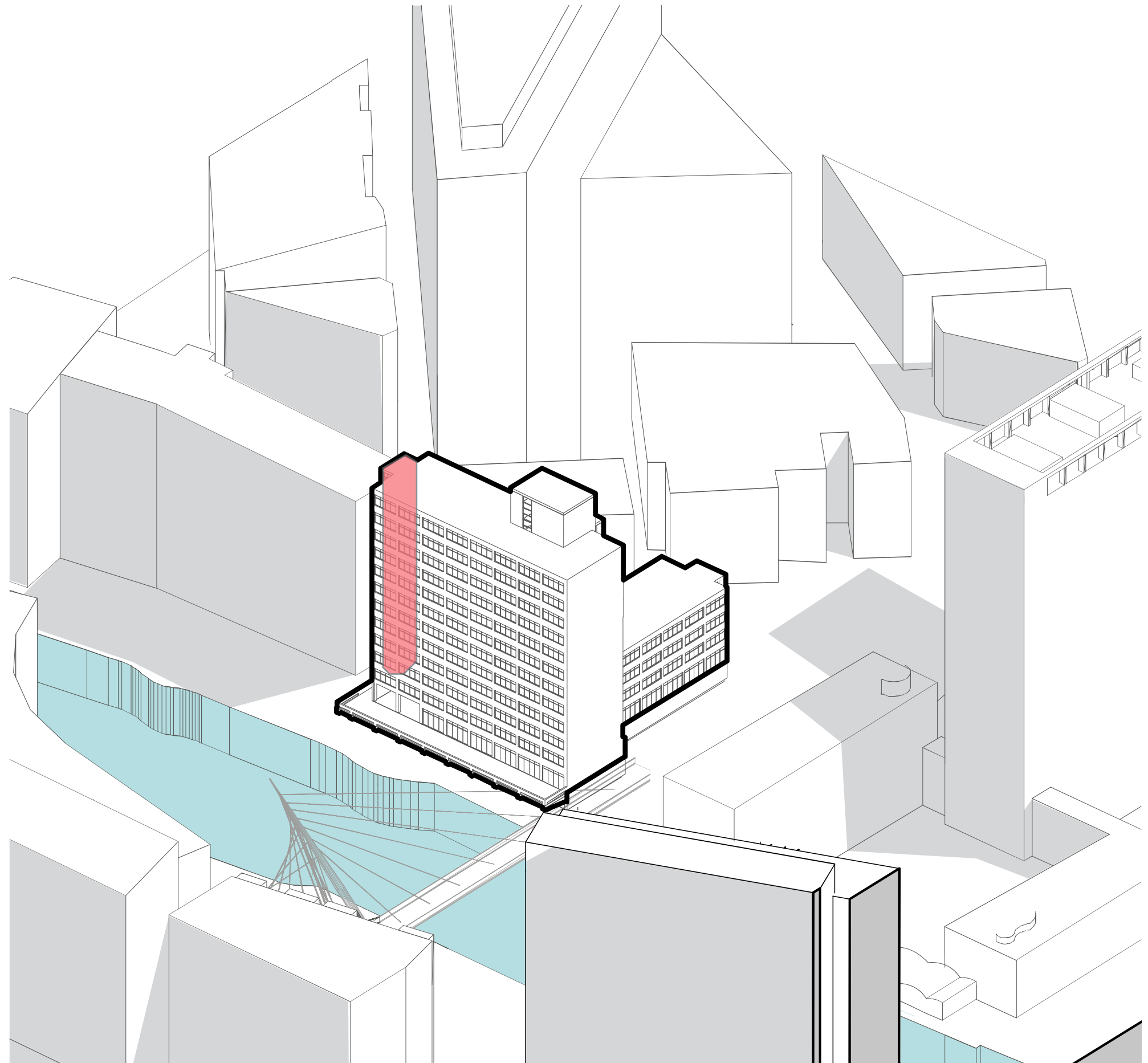
There were a couple of existing features that still required retention works in the new build option. These were the shared staircase between Cardinal House and Alberton which had to be retained as an escape core for Cardinal House during the construction works for newly proposed The Alberton.

The associated foundations to the shared stair also had to be retained to support the core throughout the demolition and construction process.

The team worked to incorporate and extend the existing staircase as part of the proposals to make use of the existing and retained feature. Cardinal House have been consulted throughout the pre-application period.



Shared staircase between Alberton House and Cardinal House

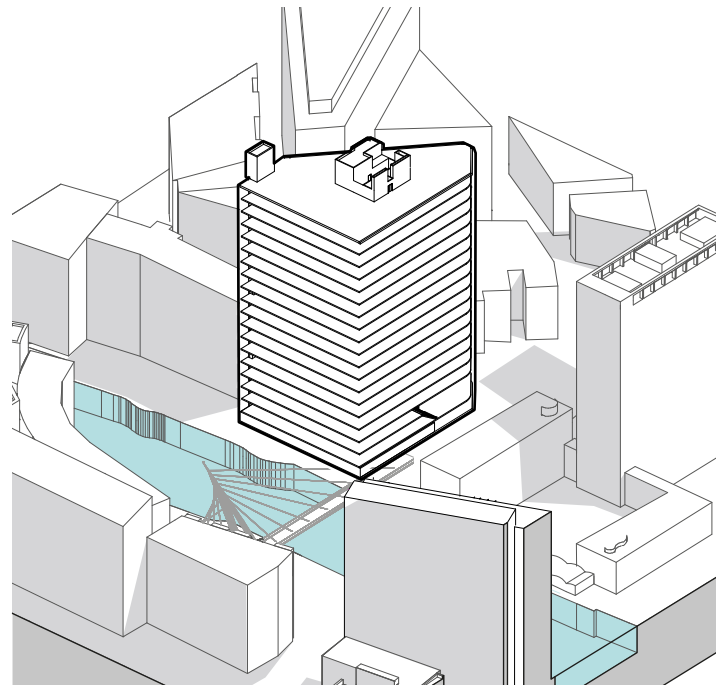


3.0 Design Development

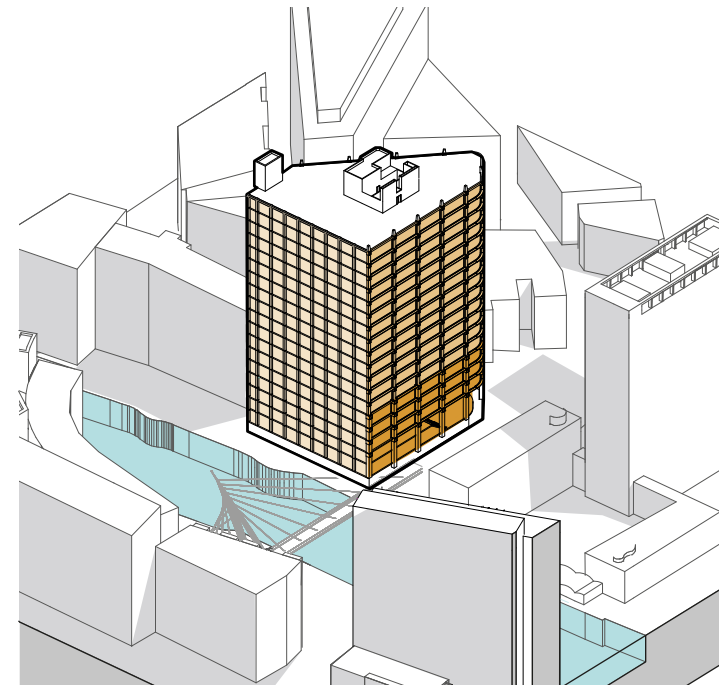
3.2 Development Overview

The proposals are underpinned by a key set of design principles, which are summarised as follows:

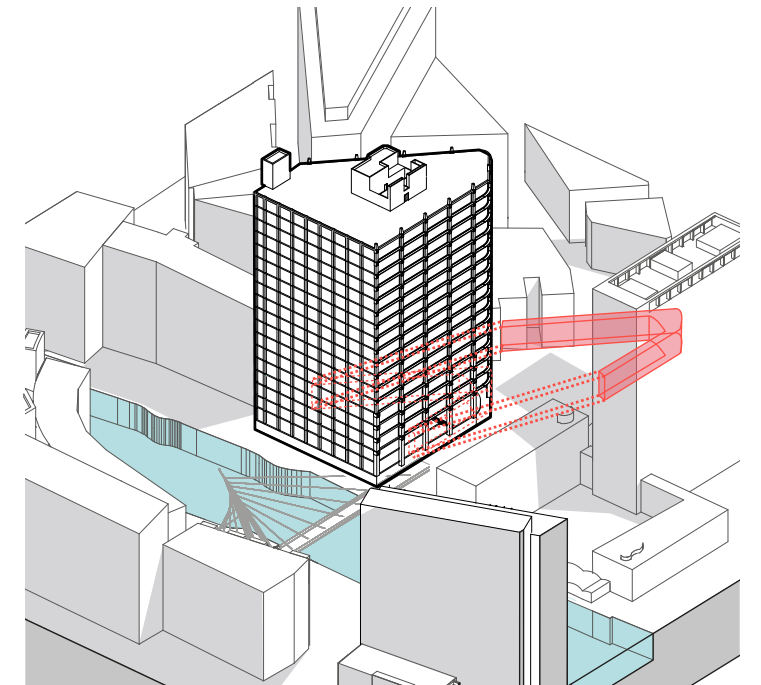
- New office floors are proposed, with optimum floor to floor heights for contemporary office space and maximising potential for re-purposing the building in the future.
- New facade added, facade design to be informed by solar analysis of building.
- Building to include active frontage to streetscape.
- Public interaction with river at ground floor is key requirement.
- Destination rooftop terrace including wellness facility.
- Proposals to include landscaping to terrace and biophilic design throughout.
- Enhanced pedestrian access along the approach to Trinity Bridge, including future proofed design to deliver additional improvements when proposals for Albert Bridge House come forward.
- Achieve high quality contextual facade design
- Deliver flexible office floorplates that will meet the needs of a range of future occupiers
- Appropriately balance servicing requirements with maintaining high quality pedestrian route along St Mary's Parsonage.
- Achieve biodiversity net gain
- Minimise carbon use through construction and operation.



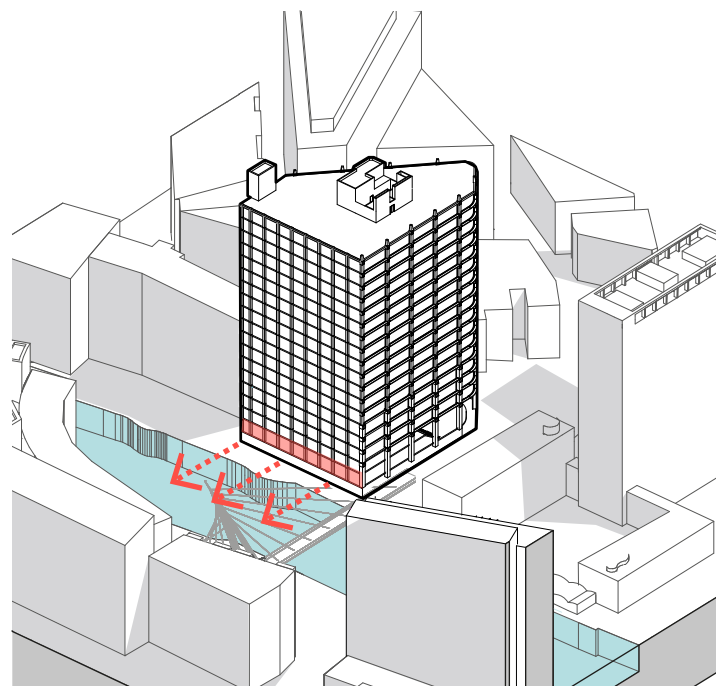
Office floors with optimum floor to floor heights



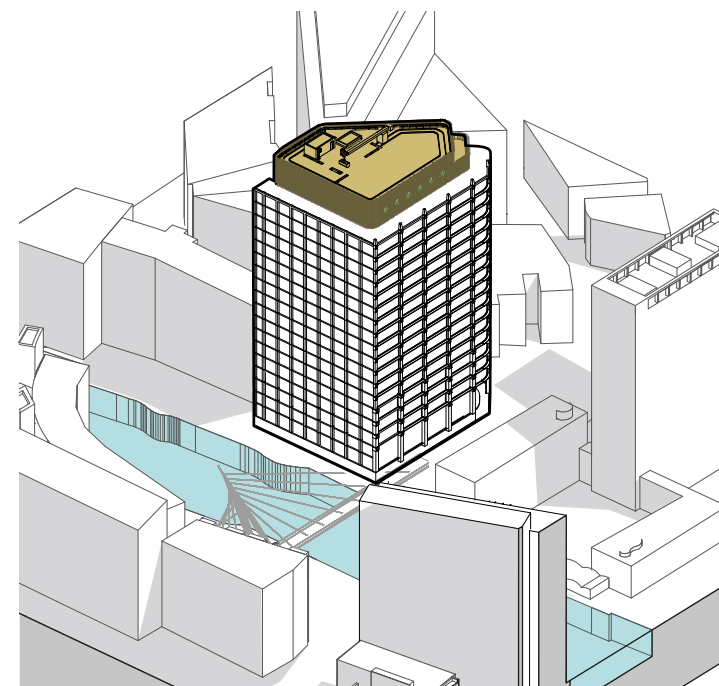
Facade hierarchy



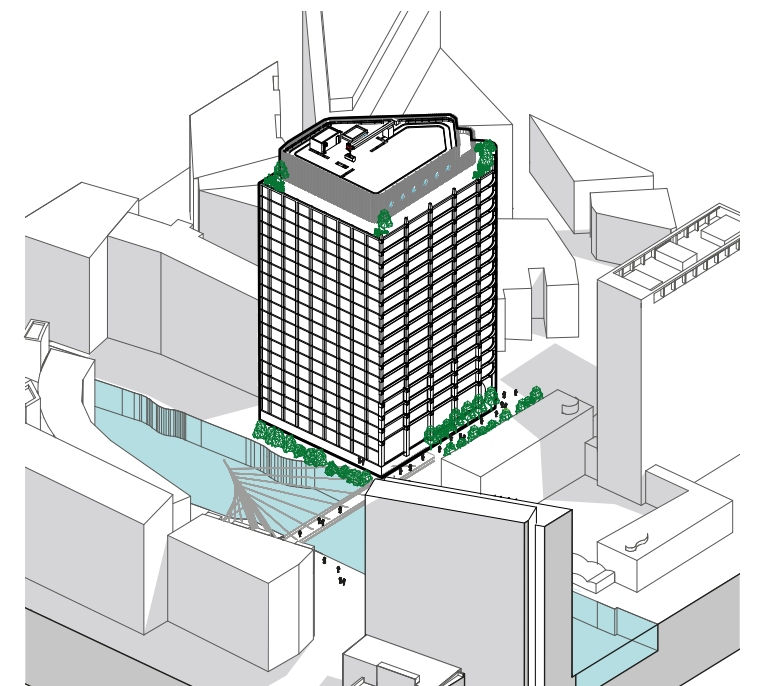
Active Frontages



Improved interaction with River Irwell



Destination rooftop with wellness offer



Biodiversity

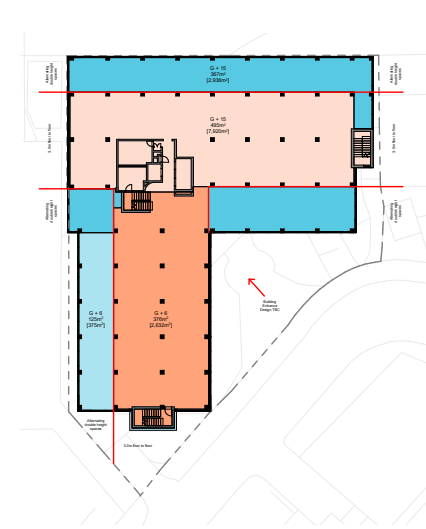
3.0 Design Development

3.3 Alternatives and Design Evolution

Approaching the site from Motor Square demonstrates that there is a significant opportunity for the proposal to create a 'gateway' to the SRF area together with Albert Bridge House. Therefore, this area of the SRF is considered to have the capacity to successfully accommodate taller buildings.

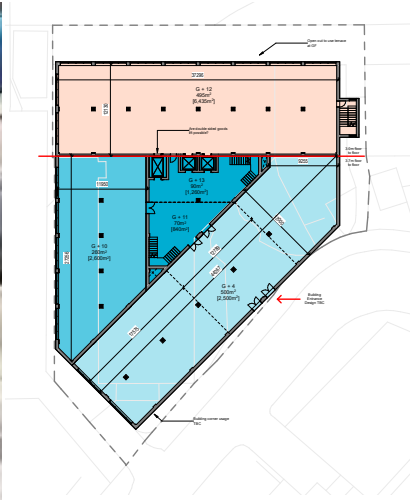
With massing studies, numerous options have been reviewed and it was understood that 19 storeys would transition well from Albert Bridge House to the lower conservation area buildings.

In order to create commercially viable office floor plates, the massing in the preferred option maximises the developed footprint within the site boundary,



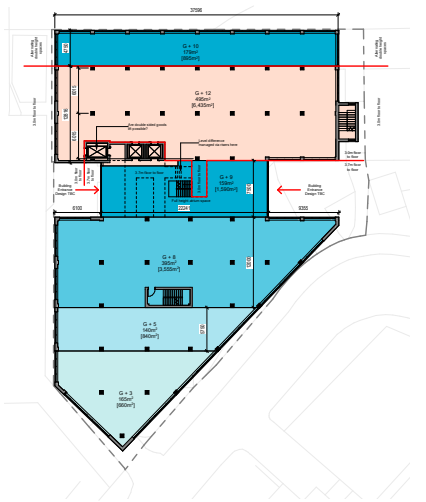
OPTION 01

This is a conservative option which explored minimum extensions to the existing building while retaining the existing core.



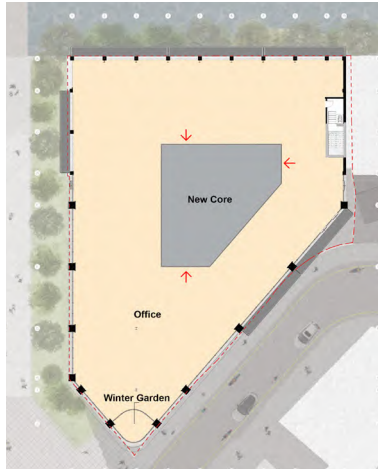
OPTION 02

This option explored retaining the existing building while introducing a central new build core. It aimed creating more interest with stepped massing



OPTION 03

This option explored extending the existing building towards to River Irwell as well as introducing a connection to a large new build mass to maximise the office floor plate.



INITIAL PREFERRED OPTION

This option explored a whole new build mass, maximised the potential of the site to achieve an optimum office floor plate. Numerous studies have been undertaken to understand the best location for the core.

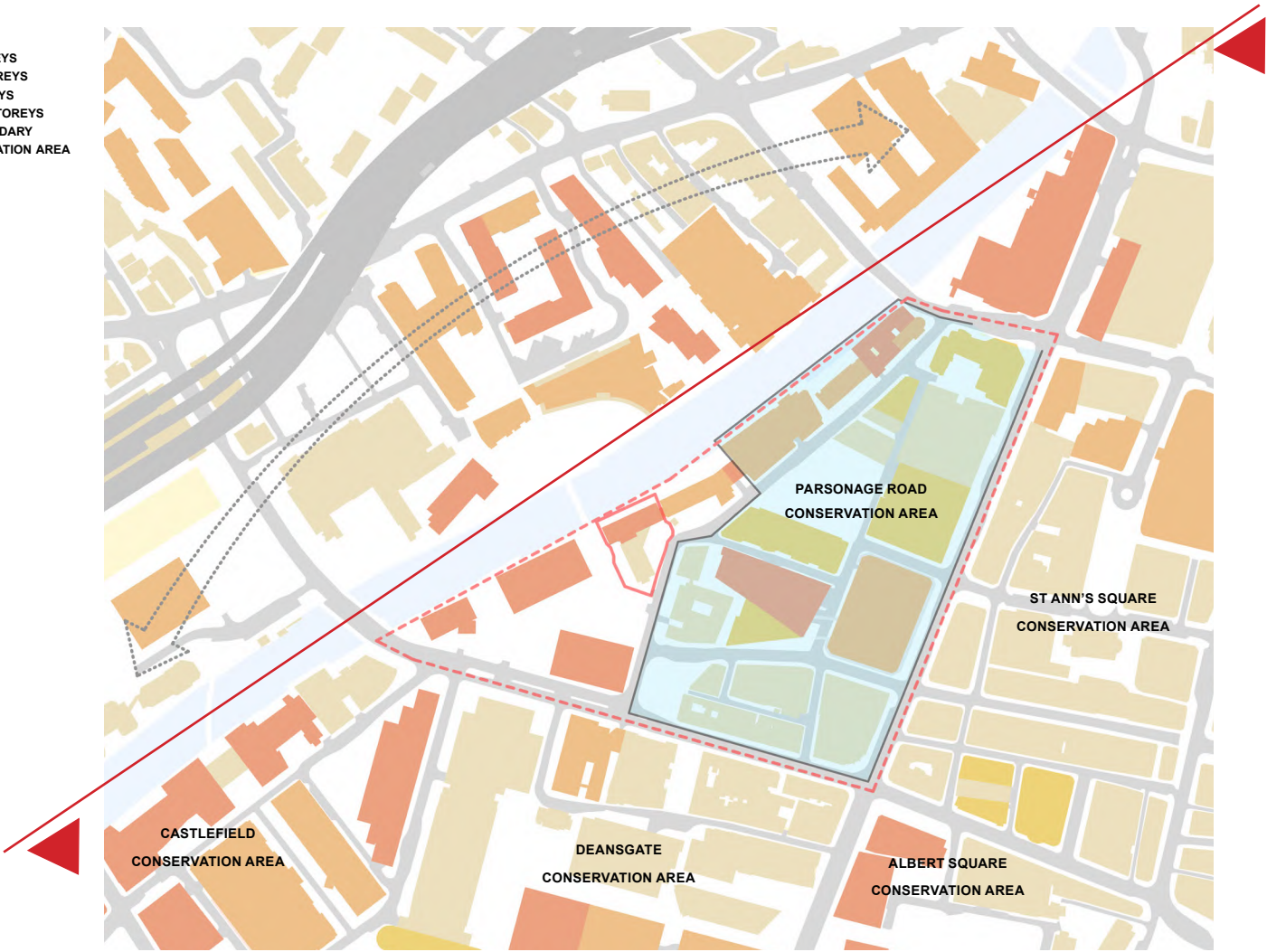
3.0 Design Development
3.4 SRF Height Context

The context of the SRF area has been considered when assessing the proposed height of the building.

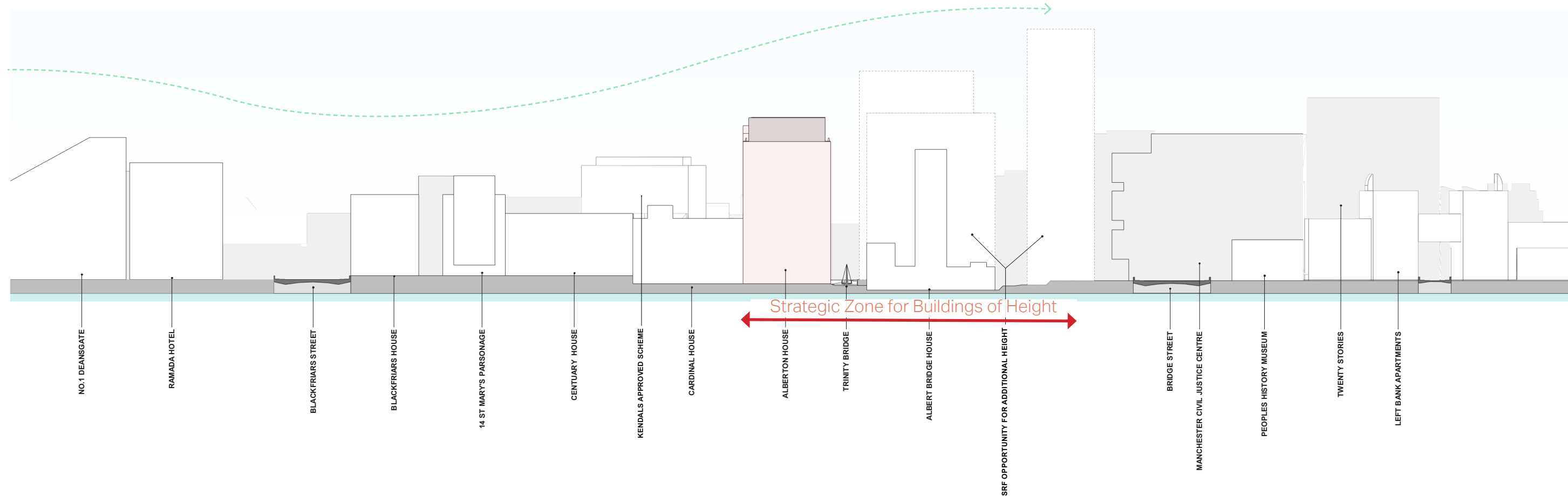
The southwest part of the SRF area is considered to have the capacity to successfully accommodate taller buildings

Albert Bridge House site has aspirational height of over 20 storeys, the proposed height of 19 storeys would link the taller Albert Bridge House heights to the current heights of the conservation area.

SRF clause 7.57 states "Considering the fact that Alberton House is in a transitional location between Albert Bridge House and Century Building, it is considered that there is an opportunity for a more substantial increase in height in this location, although any increase in height will need to respect the landmark status of buildings to the south"



Heights along the River Bank



KEY:

- PEDESTRIAN ENTRANCE
- VEWS OVER RIVER
- ACTIVE FRONTAGE
- PEDESTRIAN ROUTE

Albert house internal public space with F&B amenities and views overlooking River Irwell

RIVER IRWELL

Enhance Gateway between Manchester and Salford with high quality architecture.

Enhance key pedestrian route between Manchester and Salford

ALBERT BRIDGE HOUSE

INTERNAL PUBLIC ZONE

ST MARY'S PARSONAGE

Proposed loading bay

The proposal increases the width of the footway

Ground floor sets back to allow enhanced public space infront of building entrances entrance.

Building entrance addresses Motor Square and pedestrian route to Salford

Motor Square

Motor square to be focal point and gateway marker to SRF area.

Potential opportunity to enhance pedestrian connection depending on Albert Bridge House development proposals

Albert Bridge House Car Park

Albert Bridge House Car Park

BRIDGE STREET

KING STREET W

BACK SOUTH PARADE

ST MARY'S PARSONAGE

CARDINAL HOUSE

MCC Bridge Street Car Park

3.0 Design Development

3.6 Arrival Experience

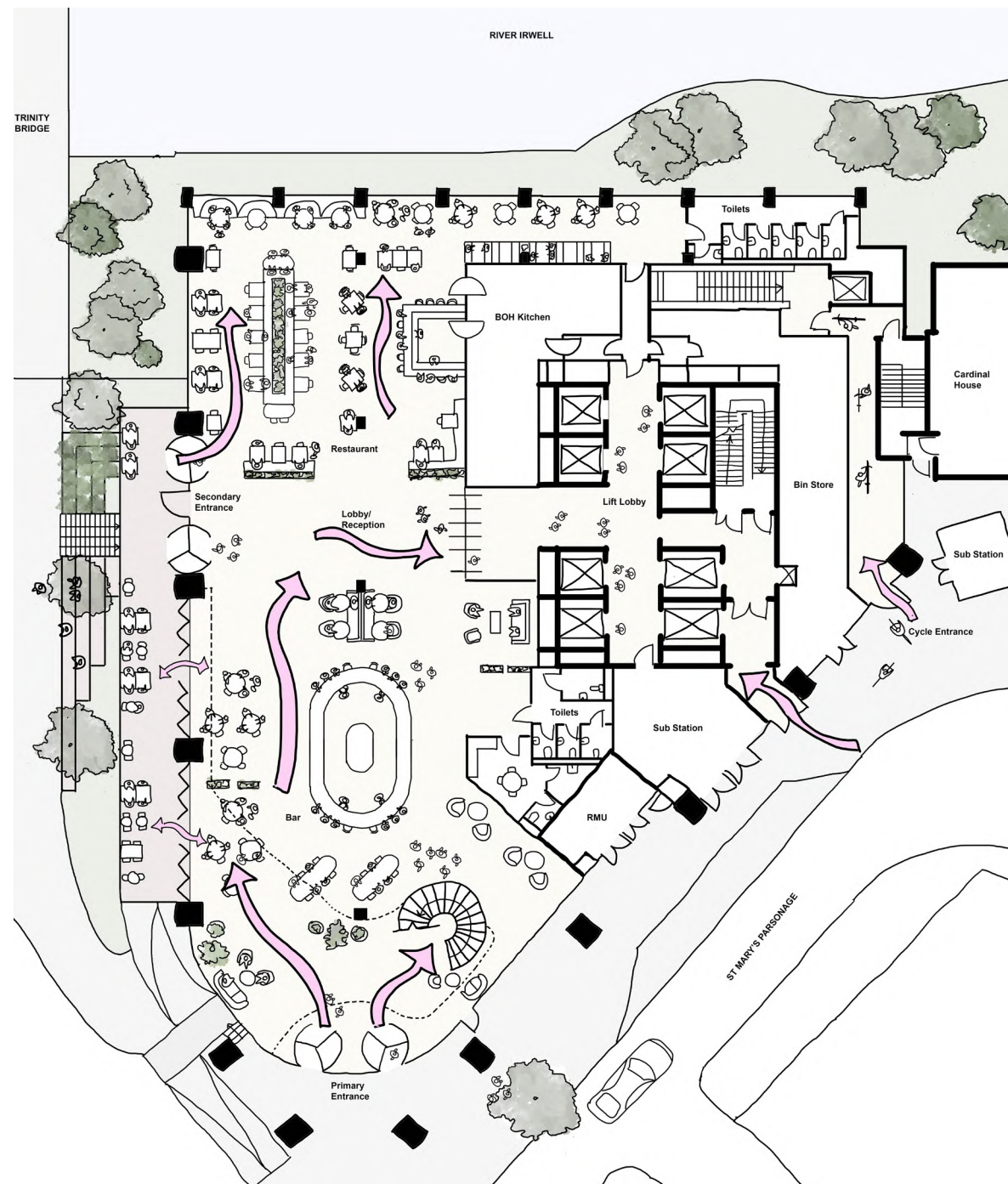
The improved visibility of the entrance announces itself to the south with a generous double-height space, active and vibrant ground floor of work/meet/ eat/play.

Ground floor designed to respond to existing and future surrounding context of Motor Sq, Bridge St and Deansgate

Fully glazed ground floor to allow for active frontage

Enhanced streetscape and pedestrian experience

Engagement with River Irwell

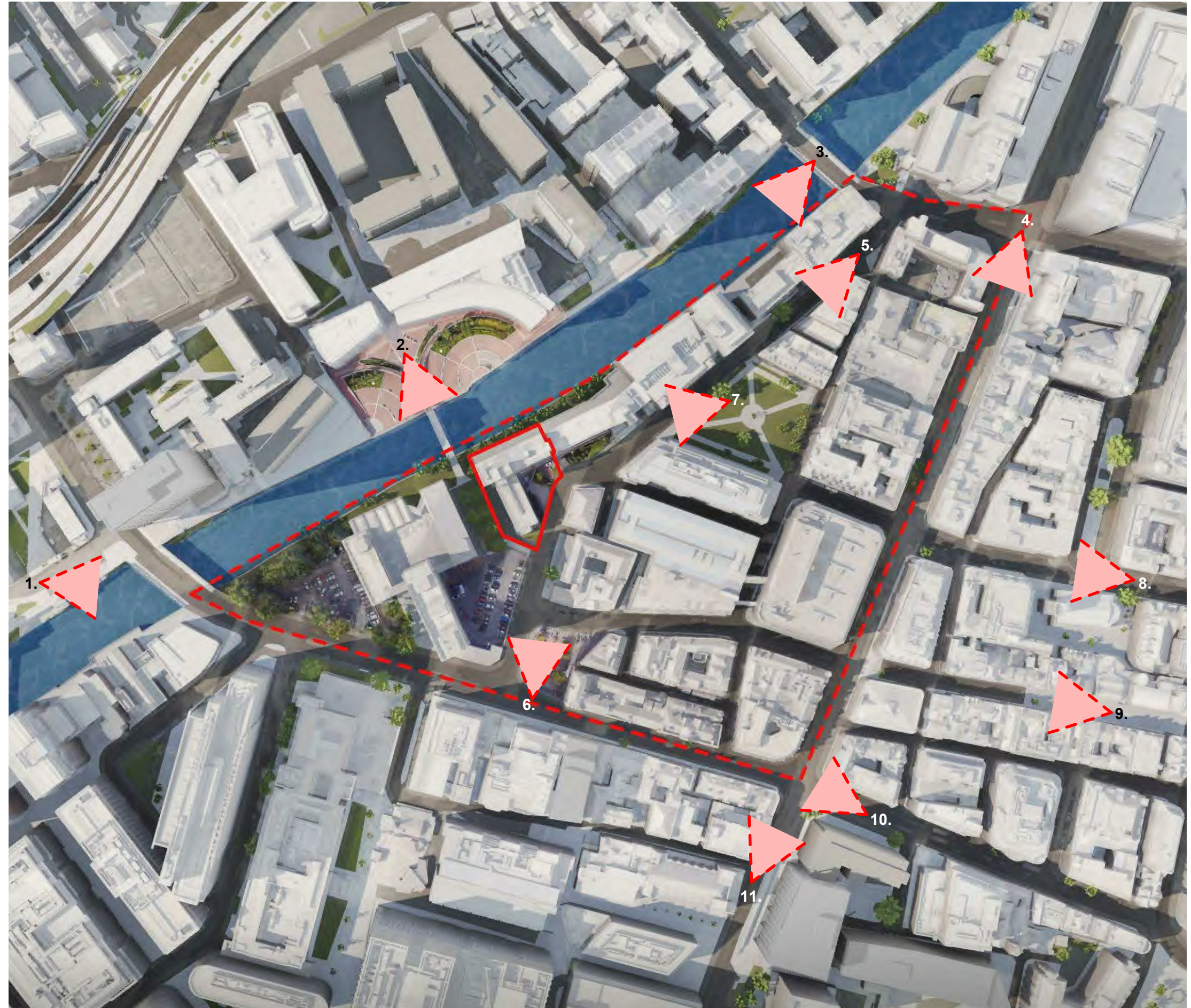


3.0 Design Development

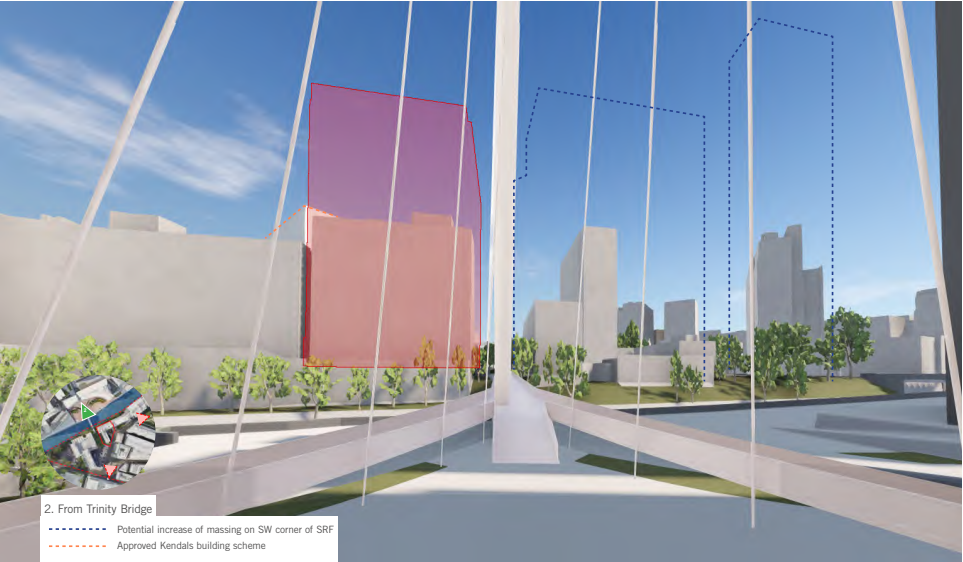
3.7 Key Massing Views Key Plan

The proposals for Alberton House were developed using a series of massing sketches alongside key views taken from specific key viewpoints.

Massing considered as part of wider SRF strategy, SRF key views were considered in overall massing to make sure that the proposals were in line with SRF principles.



3.0 Design Development
3.8 Key Massing Views



3.0 Design Development

3.9 Historical Context

The site is adjacent to Parsonage Road Conservation Area. The proposals aim to be sensitive towards the setting and character of the area.

The proposals take inspiration from the rich, eclectic character of the surrounding area, from the Venetian Gothic warehouse at 3 St Mary's Parsonage to the vertical glazing of the iconic Kendals building. The approach is to create a distinctive Mancunian building with its own identity founded on the fortitude and grit of its industrial heritage.

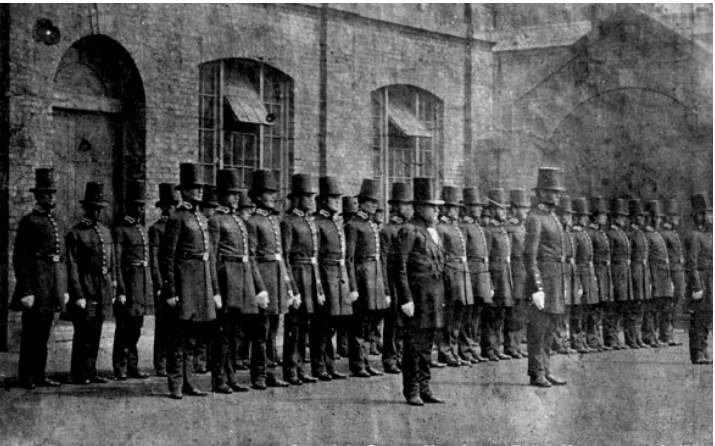
The architectural concept draws inspiration from the local industrial heritage and seeks to contribute to the historic environment of St Mary's Parsonage.



Site of Manchester's historical gas works and subsequent police station (home of the Manchester Peelers)



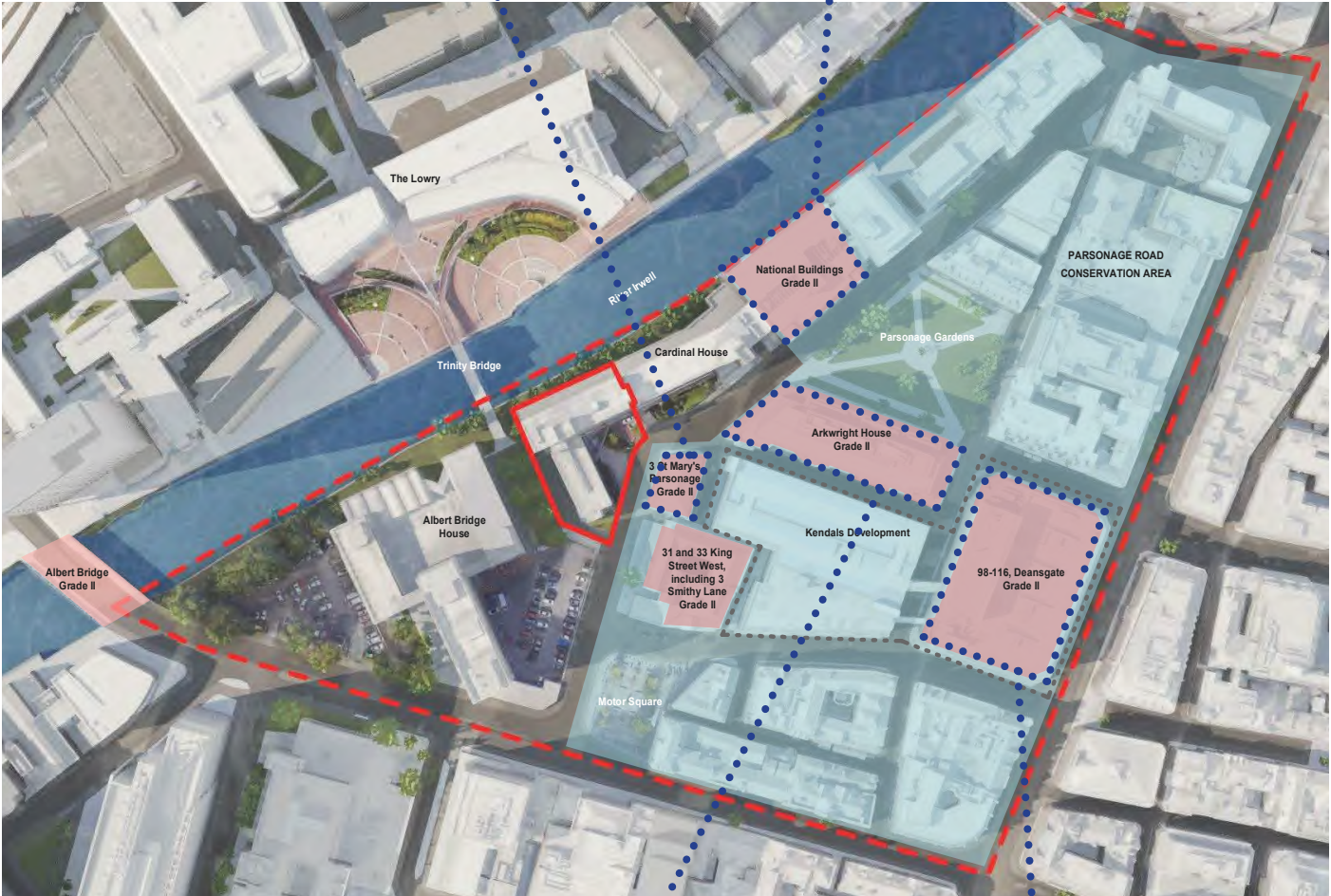
Existing Gas Works plaque to be retained and displayed in the proposed location at the building entrance on West elevation



Venetian Gothic warehouse, 3 St Mary's Parsonage



Baroque style of National Building



Arkwright House, originally the headquarters of the English Sewing Cotton Company.



Vertical glazing punctuates the monumental Kendals building



3.0 Design Development

3.10 Architectural Context

The design proposals for the elevations were developed following facade studies of the surrounding listed buildings,

The rhythm of fenestration was aimed to be consistent with architectural typologies found elsewhere within the Parsonage SRF area.



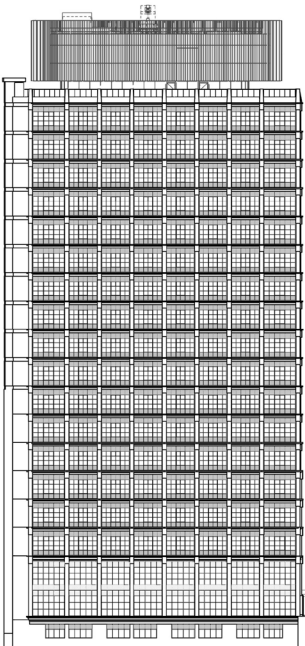
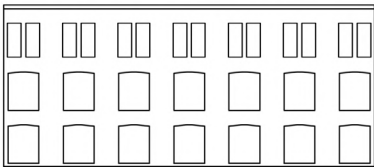
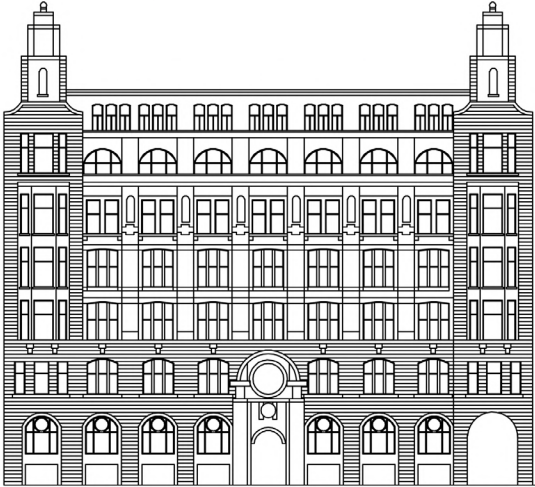
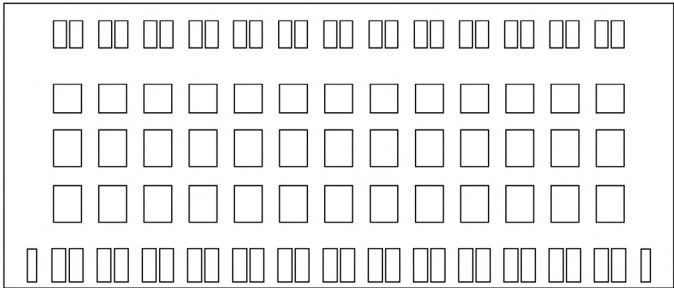
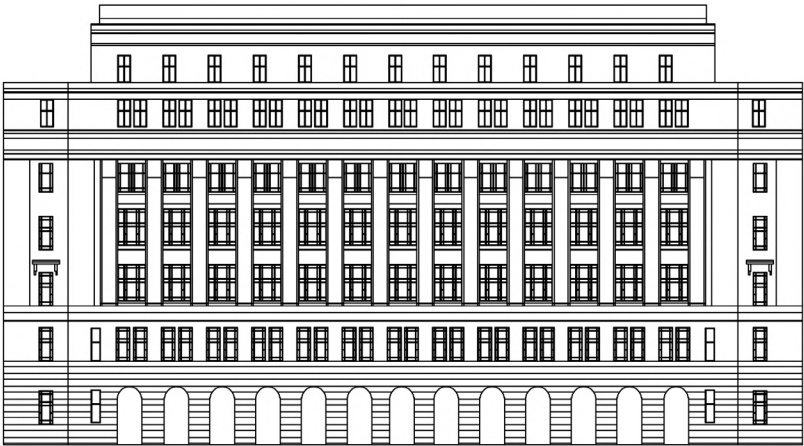
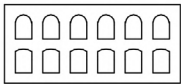
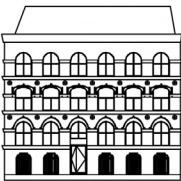
3 St Mary's Parsonage
Glazed to Solid Ratio: 1:2.3



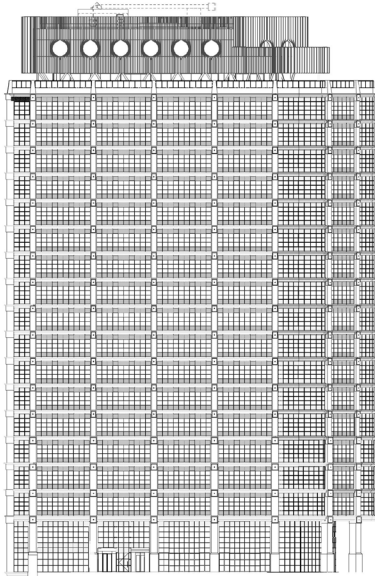
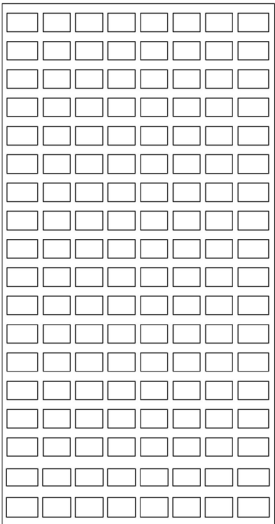
Arkwright House
Glazed to Solid Ratio: 1:2.2



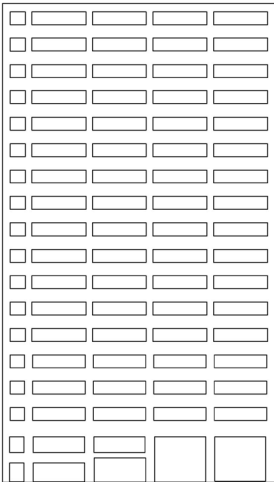
Century Building
Glazed to Solid Ratio: 1:1.5



North Elevation



West Elevation



Above: Alberton House Elevation

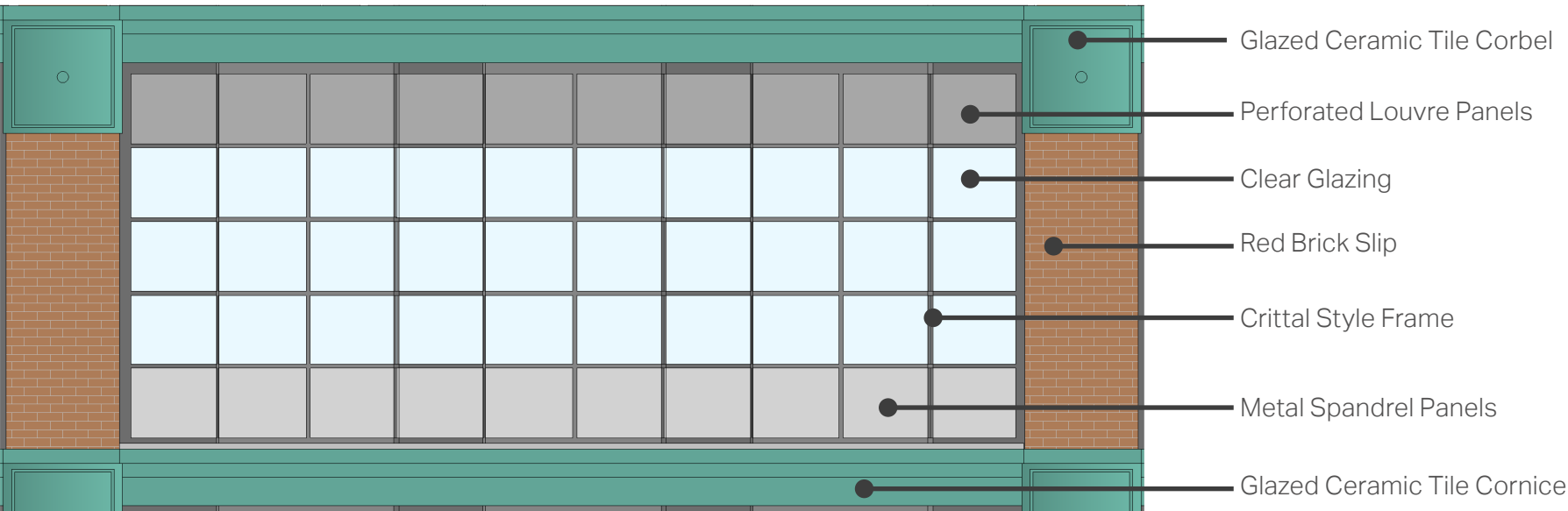
3.0 Design Development

3.11 Environmental Strategy

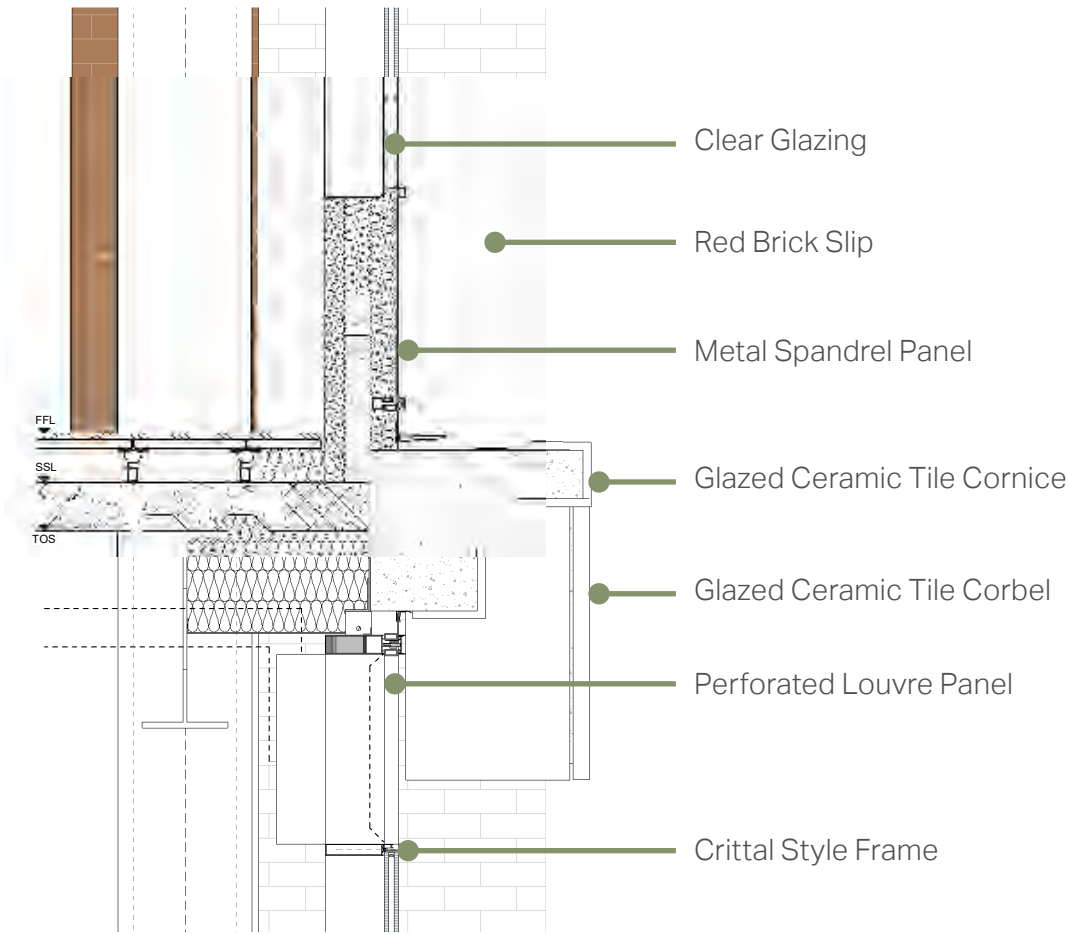
The design proposals are being driven by the environmental data to achieve net zero carbon and will achieve the following sustainability criteria:

- BREEAM - Excellent
- Nabers - Target 5.5 Stars
- Embodied Carbon Assessment - Currently below 600kg/m2
- Operational Carbon Assessment - Predicting energy intensity of 66kWh/m2 (GIA/annum)
- Not fossil fuel fed M&E systems

Analysis has been carried out on the proposals by a full suite of technical assessments, which are submitted in support of the proposals.



Typical Window Bay Elevation



Typical Window Bay Cornice Detail

3.0 Design Development
3.12 Ecological Impact

The proposals seek to improve the ecological impact of the built environment.

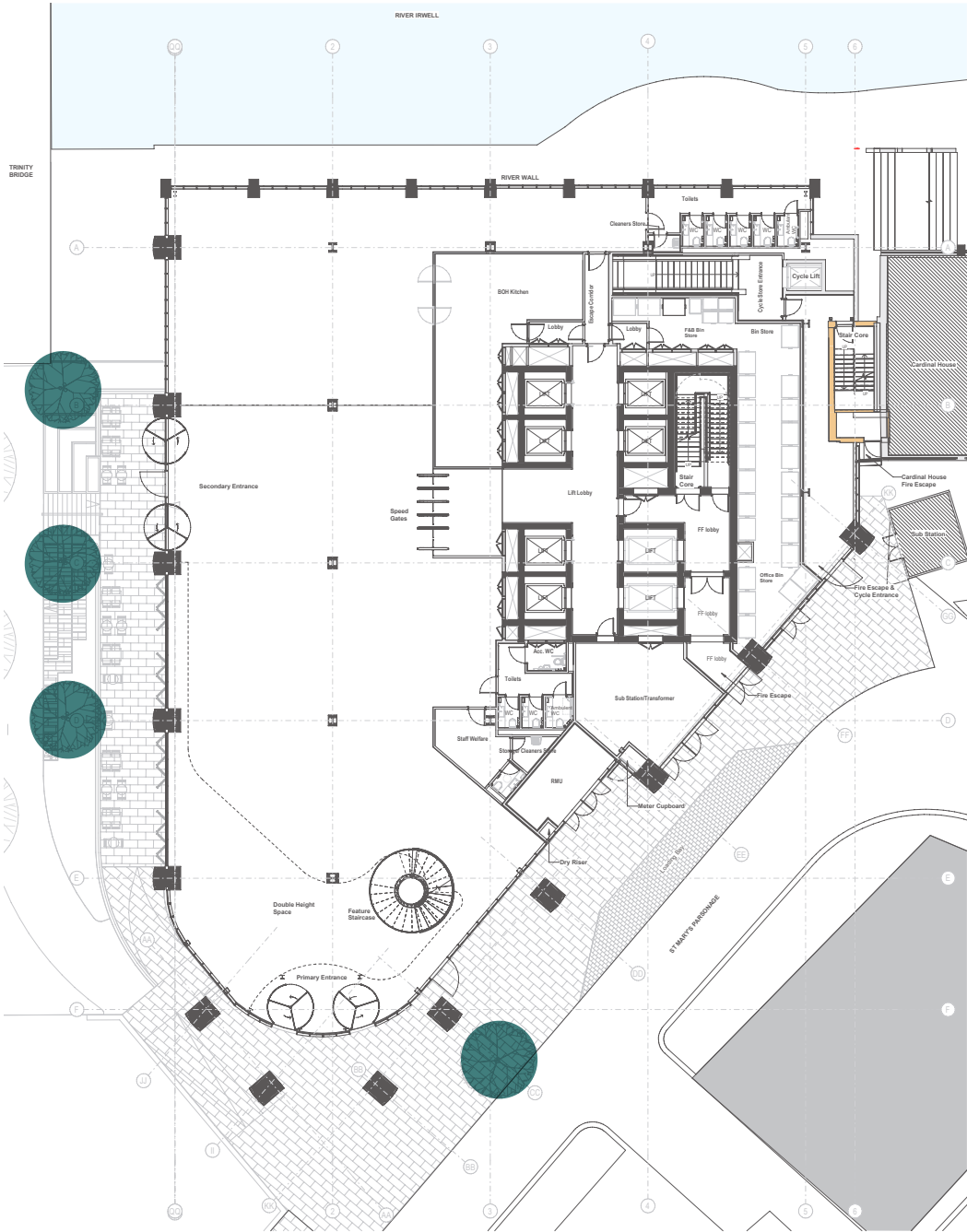
The two existing building blocks that make up Alberton House provide very little habitat for faunal and floral species. The soft landscaping consists of predominantly non-native species.

Proposed landscaping will aim to have 80% native and 20% ornamental plant species.

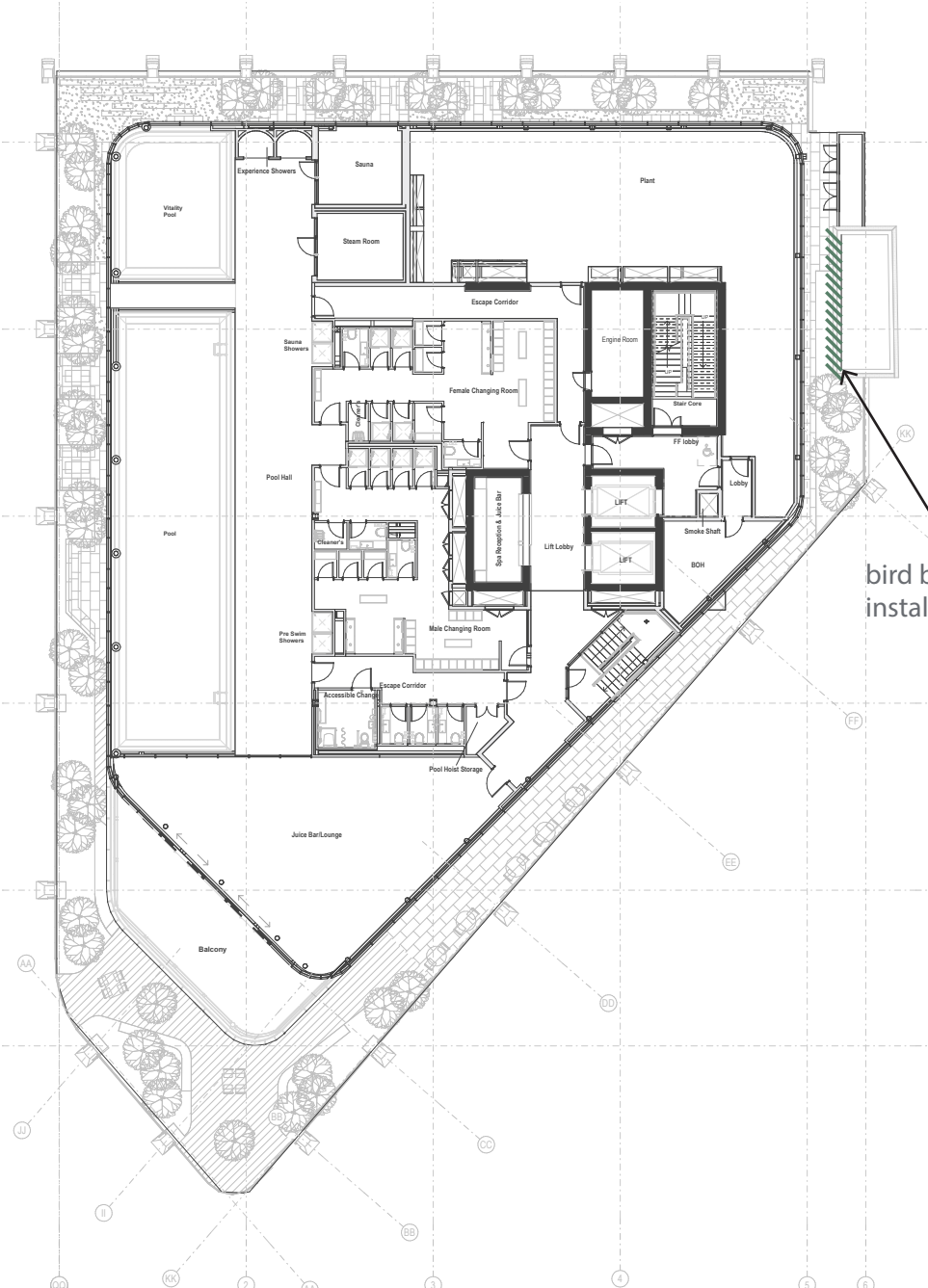
Six bird boxes and two bat boxes will be located on trees on the site. The bird boxes are to be at least 2m off the ground, and bat boxes between 4 to 6 metres off the ground. Lighting will be designed to minimise impacts on foraging bats.

The roof terrace landscaping aims to nurture a habitat for insects and pollinators. Bird boxes will be located along the wall of the shared staircase on 17th level terrace, for Black Redstarts.

Please refer to the site wide ecology report by Penny Anderson Associates for further details.



Ground floor plan indicating the trees which bird/bat boxes to be installed



17th level plan indicating the wall which bird boxes to be installed



Roof Terrace offers opportunities for biodiversity to nurture pollinators, insects, birds and bats

3.0 Design Development

3.13 Places Matter Panel Review

The rooftop update addressed the main comment/response that the design proposals received during the pre planning consultation process and in particular the Places Matter Review with regard to the form of the pitched roof working architecturally against the main facade typology.

The Places Matter Panel Review was held on 15th December 2021 online. Panel review was very supportive and positive about the entire design apart from the rooftop.

Below is the comments of Panel on the rooftop design:

"there was some nervousness about the rationale for the shape of the top floor, which risks looking like a "bit of an afterthought". This was felt to need more rigor and whilst the warehouse / pavilion aesthetic is attempting to pick up on the heritage angle, you were asked to look again at both the colour and shape of this floor. By all means make it a playful structure, but perhaps a more understated 'hat' is required? You were directed to City University Library, by Coffey Architects, as an exemplar.

You might also consider a larger step back of the top floor and more expression as it meets the sky. The forms were felt to be too residential for this type of building and this is the weakest part of the building."



Initial Rooftop Design



Improved Rooftop Design following feedback



Initial Ground Floor Design



Improved Ground Floor Design with high quality materials

3.0 Design Development

3.14 Public Consultation

Public consultation and a separate meeting with Century Building residents have been held in order to address any concerns about the proposals.

- 14 responses received
- Online consultation (website and event)

Residents comments (two meetings and correspondence):

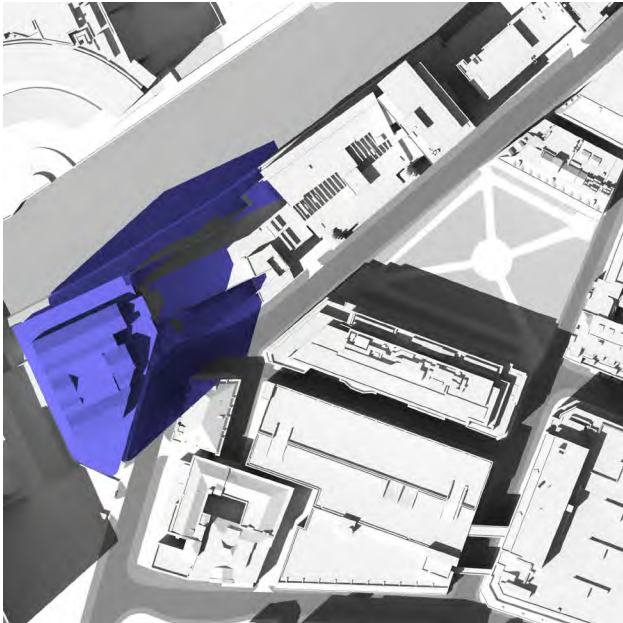
Scale and design: Majority of opinions were positive, with a few people raising concerns about height. Rationale explained through consultation.

Parsonage overshadowing: Tested and demonstrated only minor impacts (within acceptable thresholds).

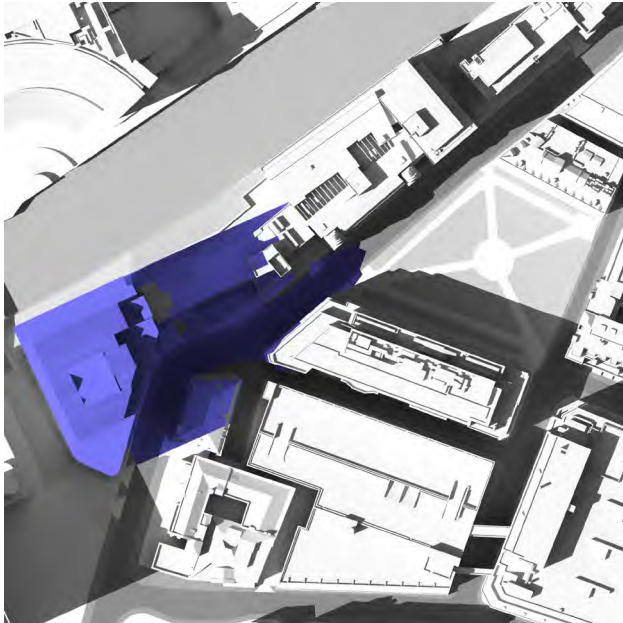
Daylight / sunlight: Demonstrated negligible impact due to only a couple of windows facing the site.

Servicing arrangements: Comments around location of servicing. Design team have been through options analysis and rationale explained through consultation. Detailed design of GF façade and public realm will ensure quality of this part of the site is maintained.

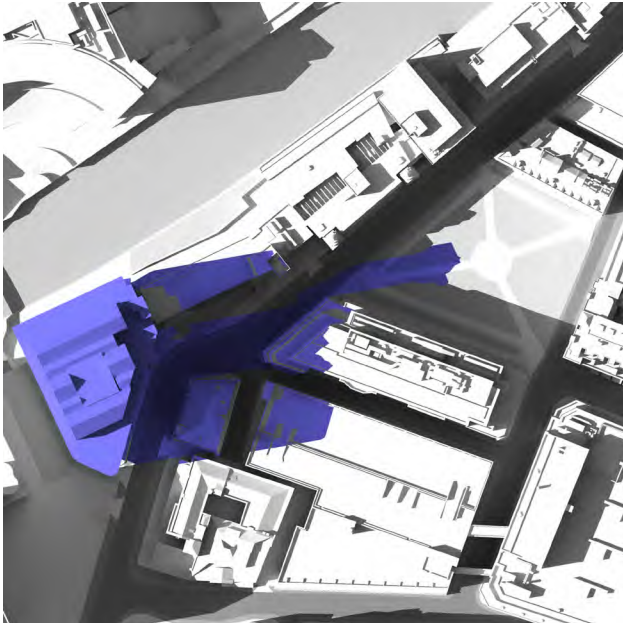
Potential noise from GF / Roof uses: Ground floor will include outdoor seating, but considered appropriate considering lack of sensitive uses on adjacent ownerships, small scale and it will animate the route to the Trinity Bridge.



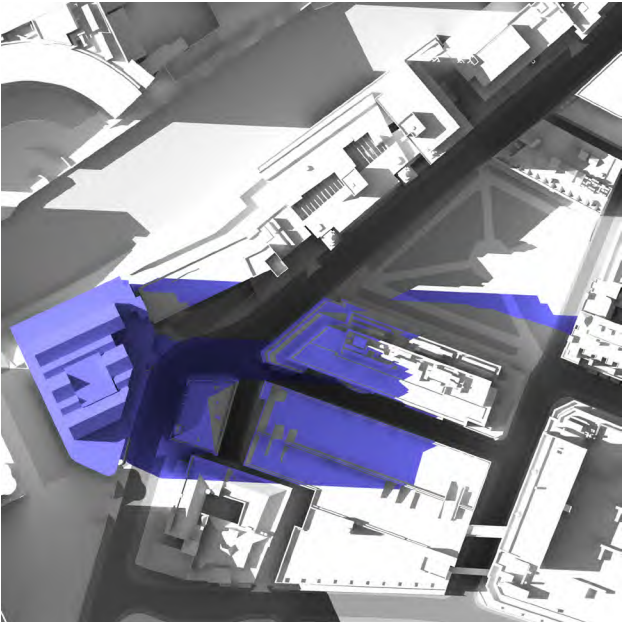
14:00



15:00

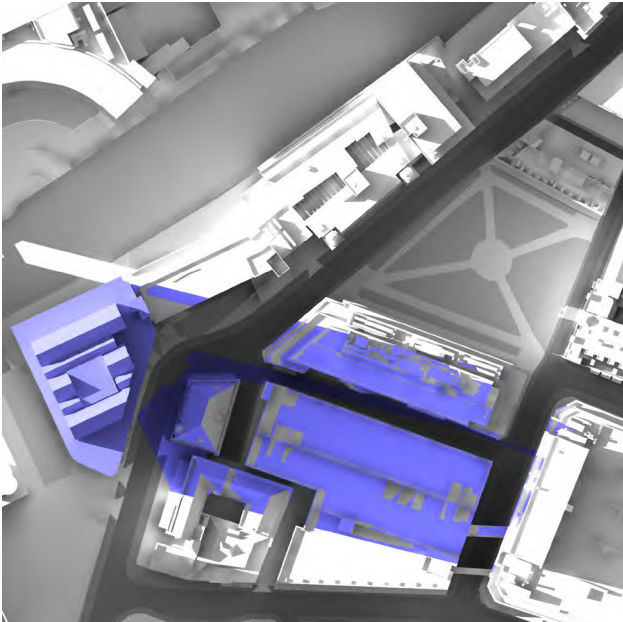


16:00

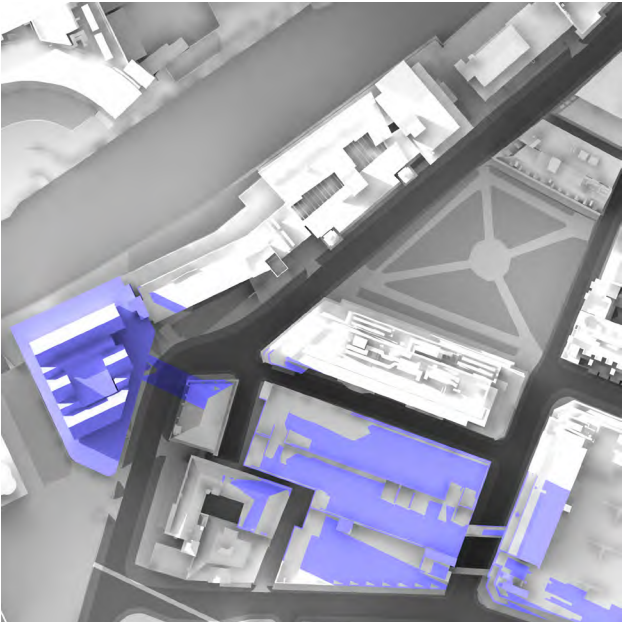


17:00

Shadow study



18:00



19:00

4.0 The Proposal

- 4.1 Proposals Overview
- 4.2 Project Description
- 4.3 Internal Proposals
 - 4.4 Key Section
 - 4.5 Key Elevations
- 4.6 Facade Materiality
- 4.7 Rooftop Feature

4.0 The Proposal

4.1 Proposal Overview

Summary

The proposal is for a 19 storey (exclusive of basement level) office building with associated F&B, Amenity and Wellness Facilities.

Key Design Elements:

The proposals will deliver:

- A net zero carbon, high quality building with contemporary office space, addressing the need for growing space in the St Mary's Parsonage area.
- An open and inviting entrance which addresses the public realm and creates connectivity.
- An activated ground floor which provides a vibrant leisure use and opens up river views to the public.
- Rooftop wellness suite.
- Contemporary architecture which draws area's industrial heritage and materiality to create a distinctive Mancunian building.



4.0 The Proposal

4.2 Project Description

Overall site area
Area within the red line site boundary – 1830sqm

Building Footprint
GEA at Ground Floor (Footprint at street level) – 1533sqm
GEA of Typical Floor (Largest floor plate) – 1632sqm
Total building GEA - 32,264sqm

Overall Office Area
NIA Levels 01-16 Office Space – 19,398sqm
NIA including Mezz Level – 20,385 sqm.

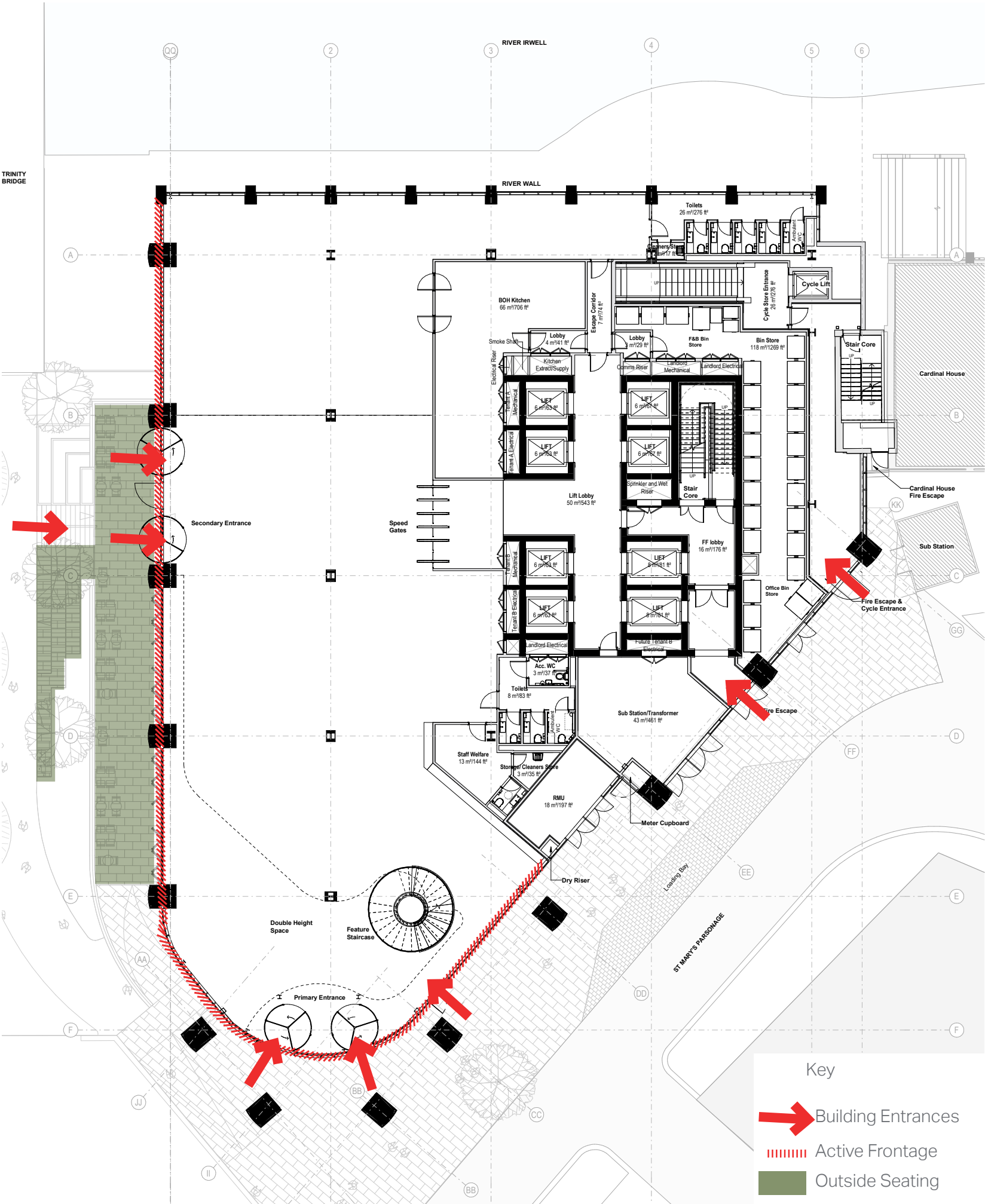
GIA Levels 01-16 Office Space – 25,074sqm
GIA including Mezz Level – 26,422 sqm.

Office Ancillary/ Amenity
NIA Basement gym and cyclist changing facilities – 401sqm
GIA Basement Level - 1,332sqm

Retail/F&B Area
NIA of Ground Floor F&B Space – 908sqm
GIA of Ground Floor - 1,473sqm

Wellness/Spa Area
NIA Floors 17 and 18 Wellness Space – 885sqm
GIA Floors 17 and 18 Wellness Space - 1,742sqm

Public Realm
Area associated to the Public Realm – 805sqm

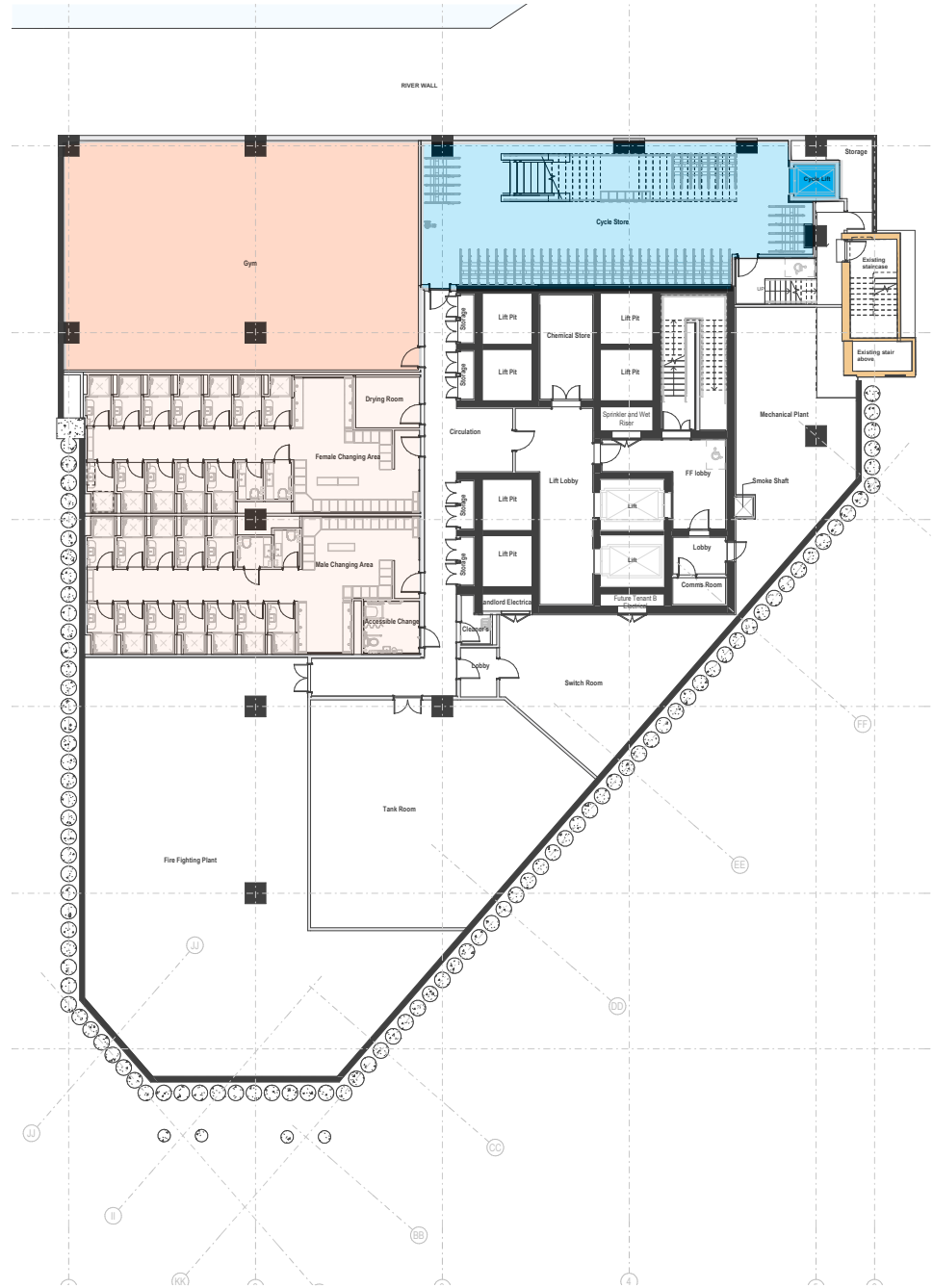


4.0 The Proposal

4.3 Internal Proposals

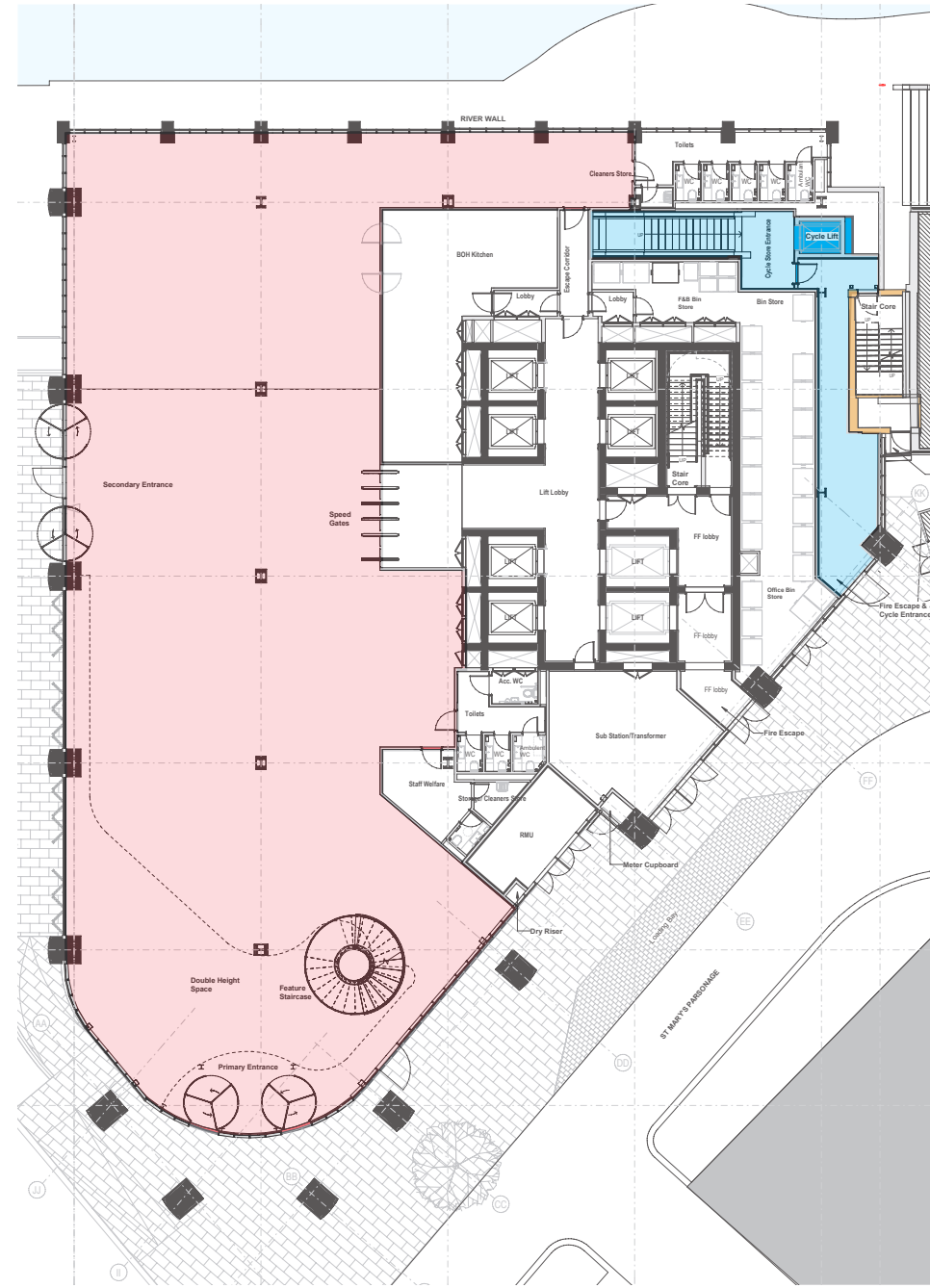
Legend:

- Office
- Amenity Offering
- F&B
- Fitness



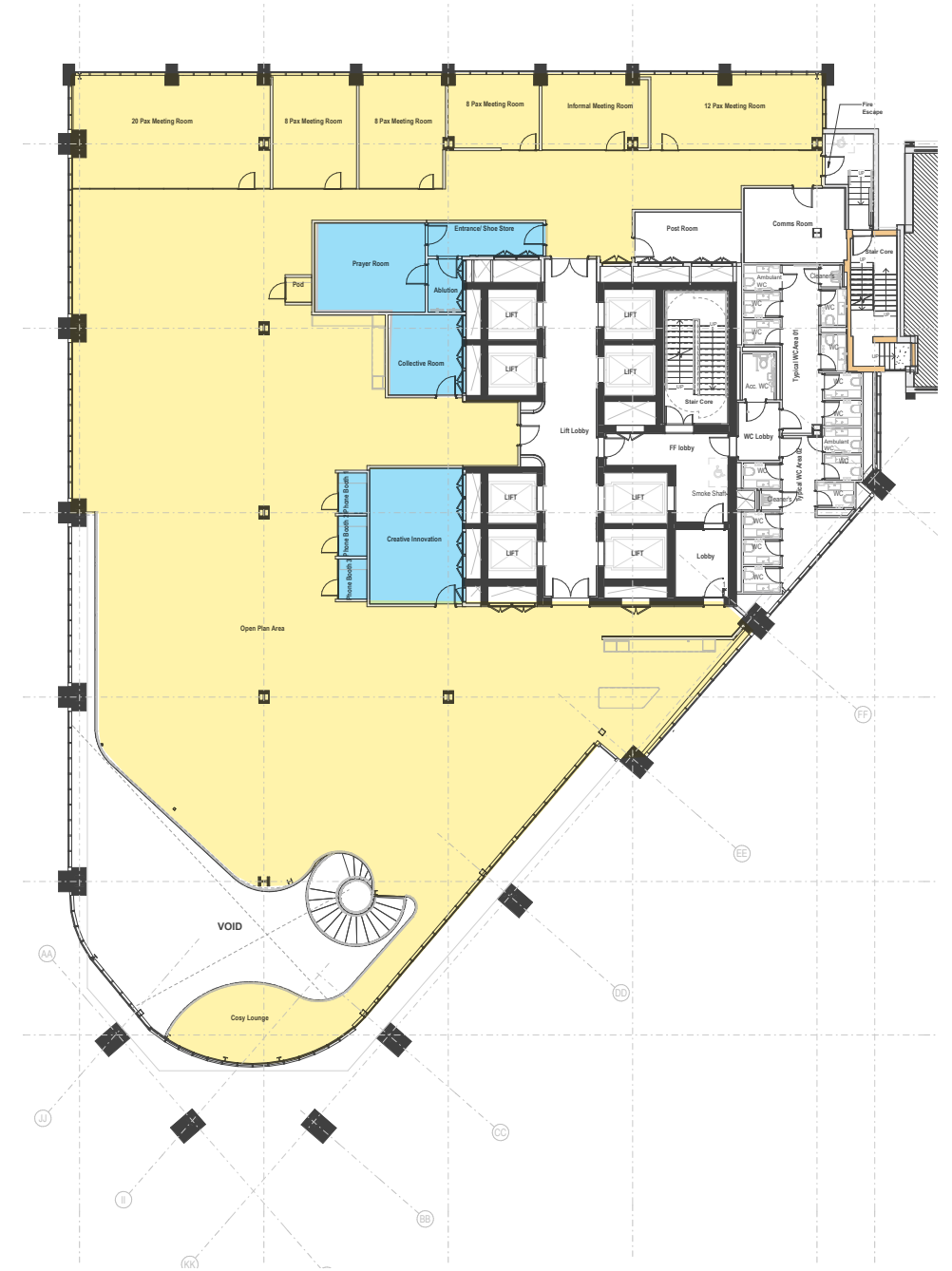
Proposed Basement Level Plan

Proposal includes a basement cycle store which is accessed via a specialist cycle stair/ramp facility as well as a specialist cycle lift serving from Ground Floor. In addition to the cycle store the basement facilities also include a Gym with associated changing facilities.



Proposed Ground Floor Plan

The Ground Floor includes a large F&B offering which will be open to both building users and the general public. Plans to include a restaurant facility, retail and coffee bar are being developed to offer a high end destination for the local residents and wider public. A separate cycle store and lift entrance point are located at ground floor level to transition building users down into the basement cycle store.



Proposed Mezzanine Level Plan

The Mezzanine Level opens up to the Ground Floor via a double height space to the southern section of the floor plate. This creates a strong link between the public F&B of Ground Floor and the co-working office environment planned at Mezzanine Level. There are a number of amenity spaces created on this floor for the building users as well as a series of meeting rooms.

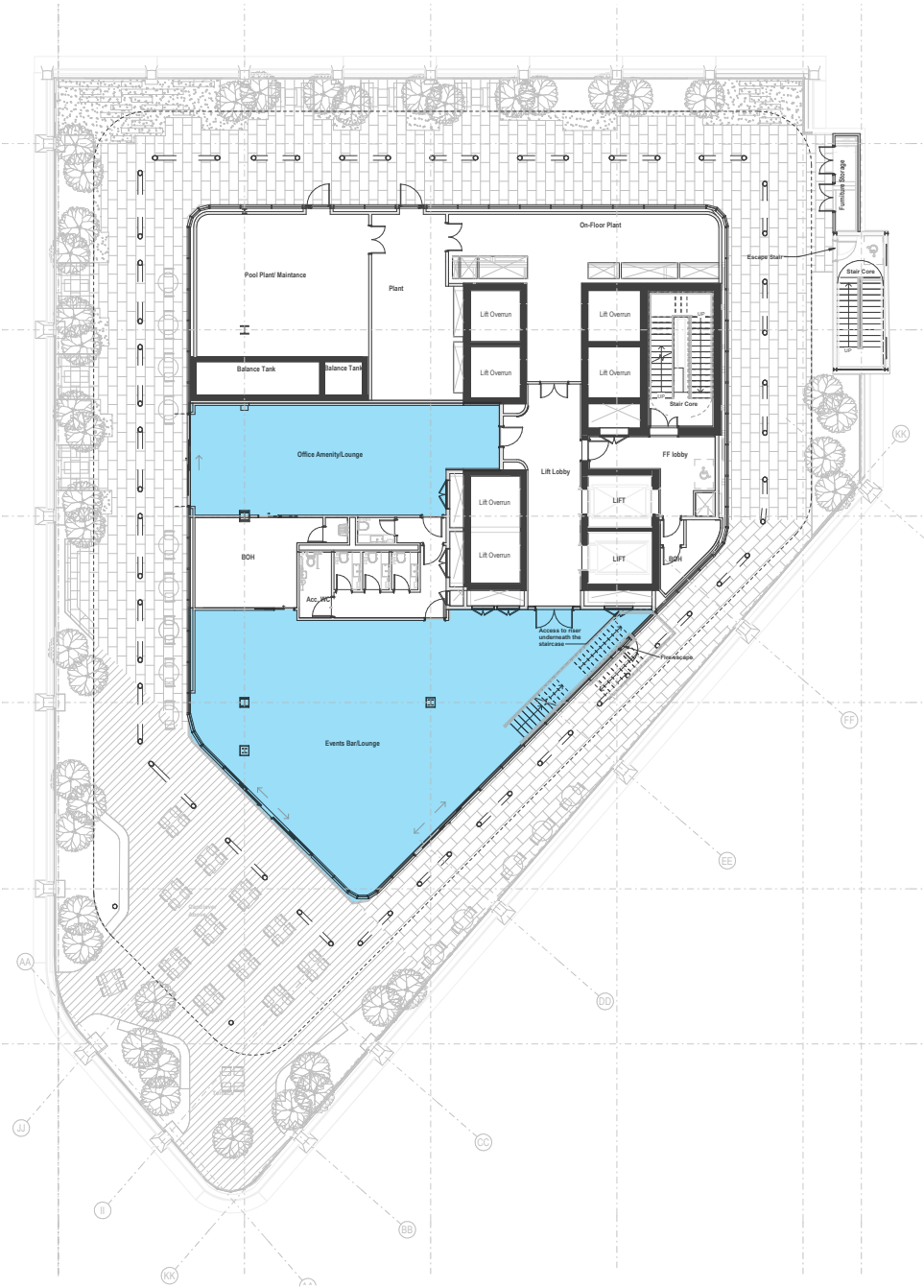
4.0 The Proposal
4.3 Internal Proposals

- Legend:
- Office
 - Amenity Offering
 - F&B
 - Fitness



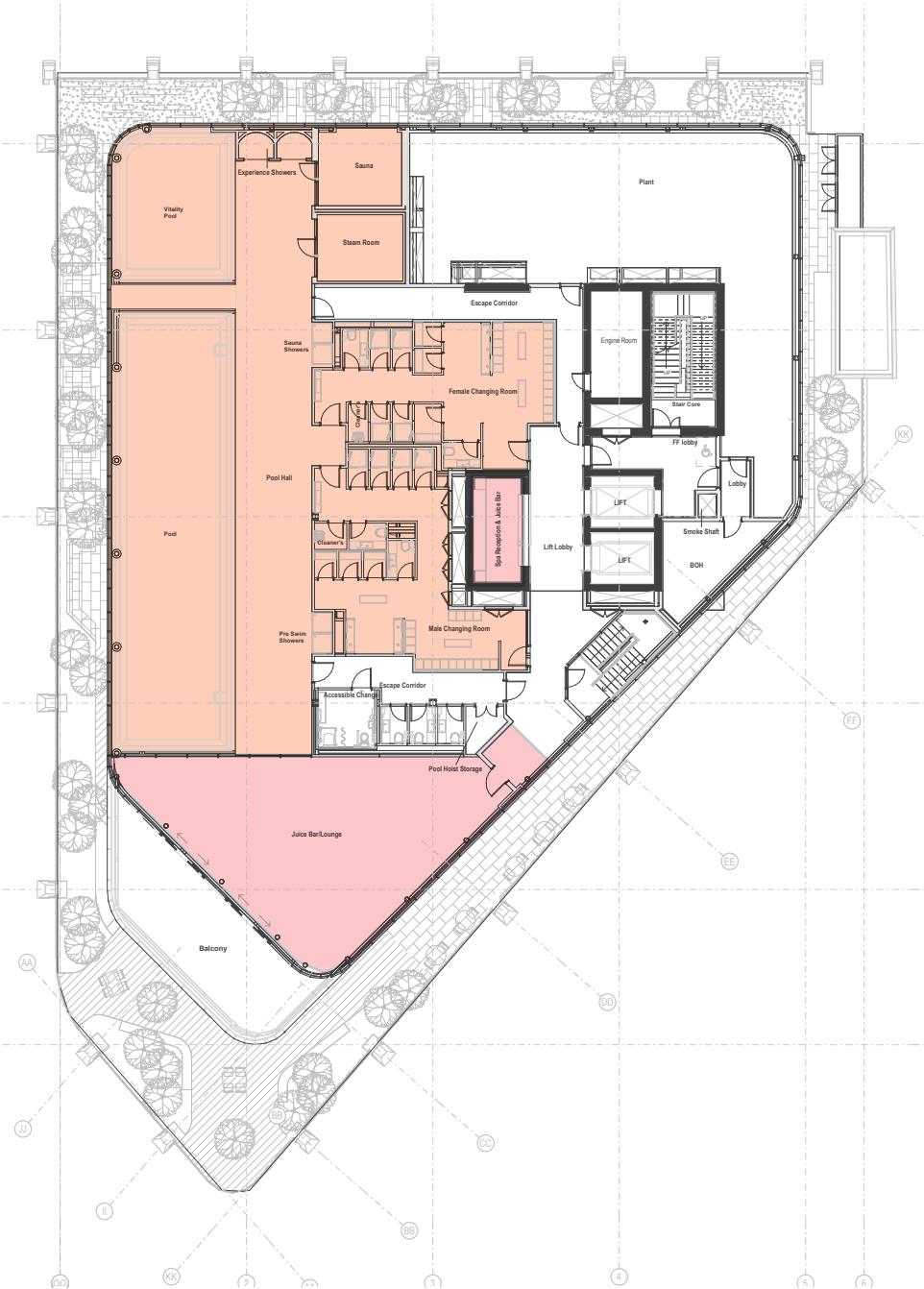
Proposed Typical Office Floor Plan

Typical Office Floor opens up across the entire floor plate covering the north, west and south eastern facades to provide strong connection points with Manchester City Centre, Trinity Way and Slaford/River Irwell.



Proposed Seventeenth Floor Plan

The 17th Floor provides building users with a panoramic terrace area which runs for the entire perimeter of the building. The views from the terrace link the proposal with its surrounding context as per the typical office floors. The undercroft created within the rooftop design allows for year round covered access to the terrace. The lounge area links directly to the terrace and offers an inside/outside lounge experience.



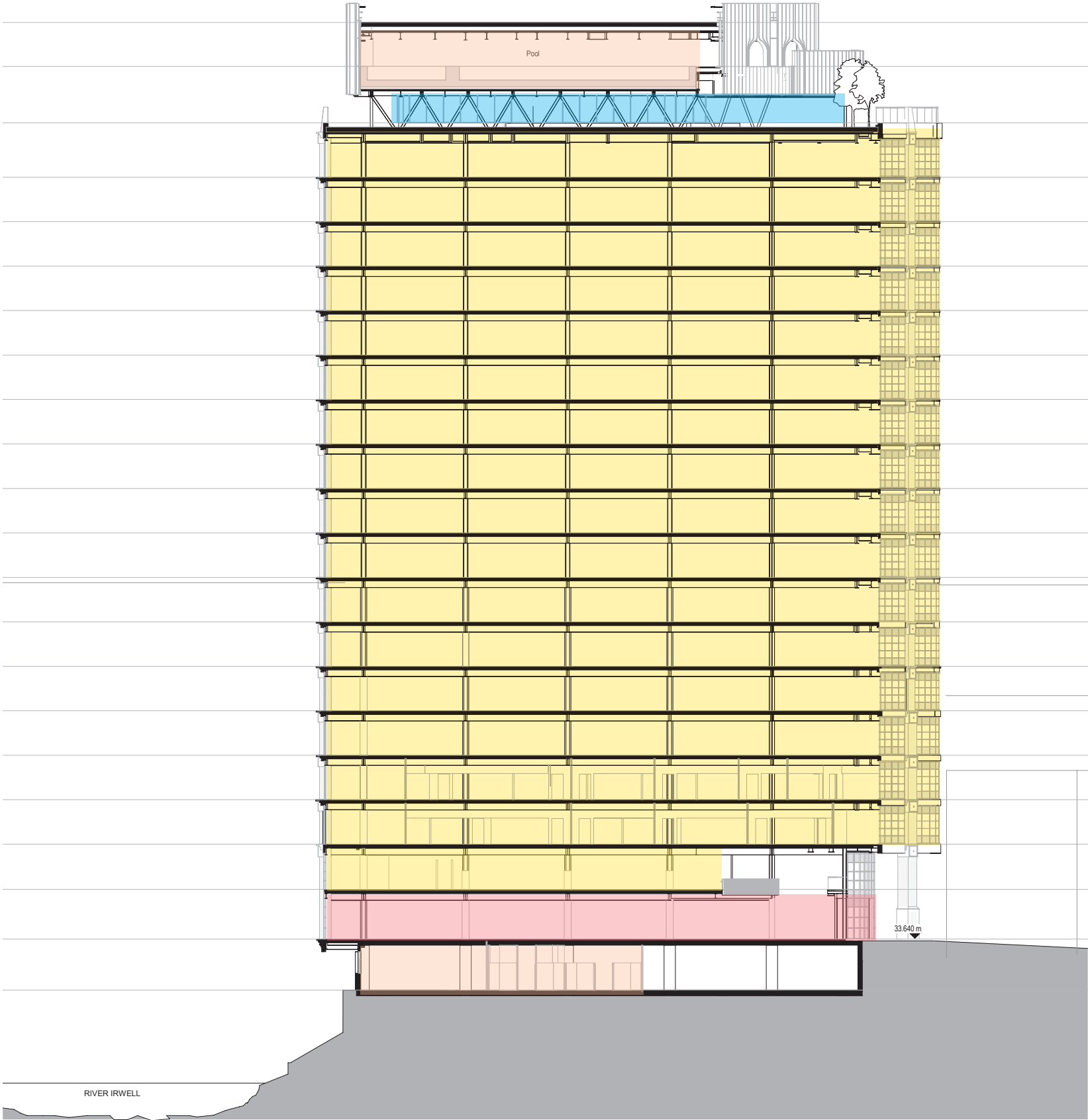
Proposed Eighteenth Floor Plan

The 18th Floor provides a high end leisure/fitness and wellness offering including pool, vitality pool, steam room, sauna, experience showers and juice bar.

4.0 The Proposal
4.4 Key Section

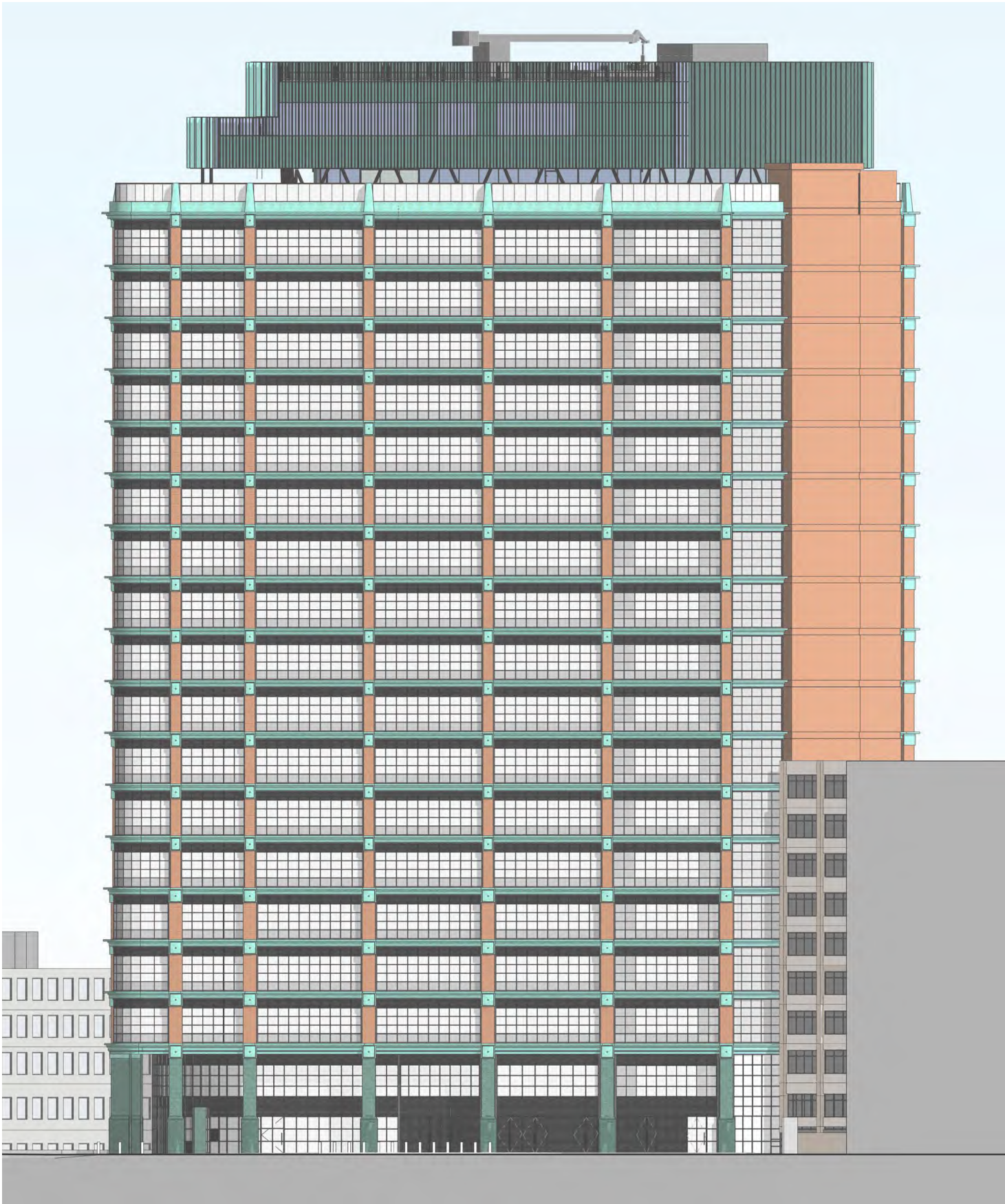
Legend:

- Office
- Amenity Offering
- F&B
- Fitness



4.0 The Proposal
4.5 Key Elevations

East Elevation



North Elevation

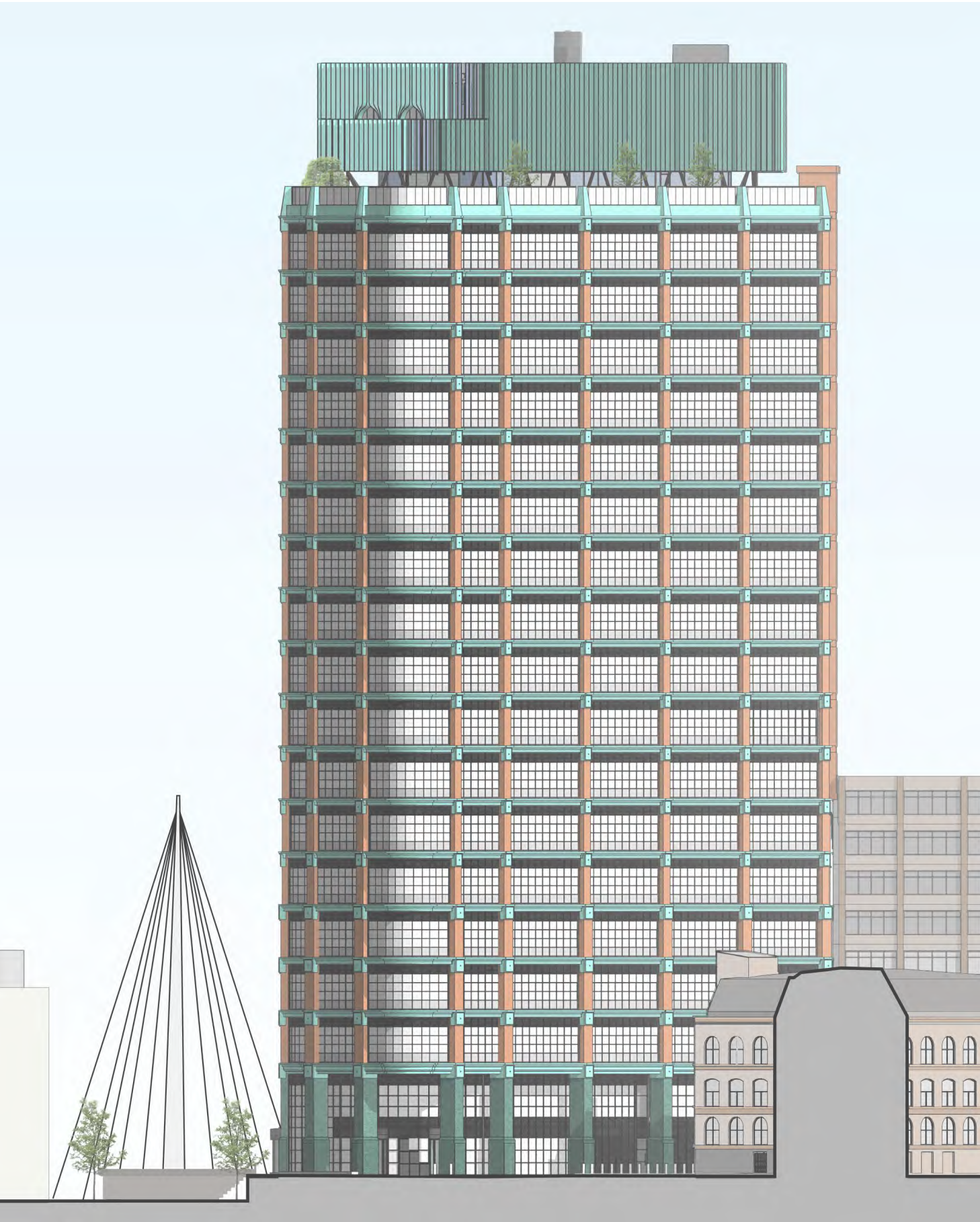


4.0 The Proposal
4.5 Key Elevations

West Elevation



South East Elevation



4.0 The Proposal

4.6 Facade Materiality

High quality materials used throughout facade.

Feature material used at Ground Floor.

The materiality and architectural concept draw inspiration from the local industrial heritage and seek to contribute to the historic environment of St Mary's Parsonage.

The proposed copper coloured material concept is derived from the site's historic use as a Brass and Copper Works.

The cornice is a mix of stone for the junction element and ceramic/terracotta for the cornice. Materiality comprises:

Farnham Red Brick

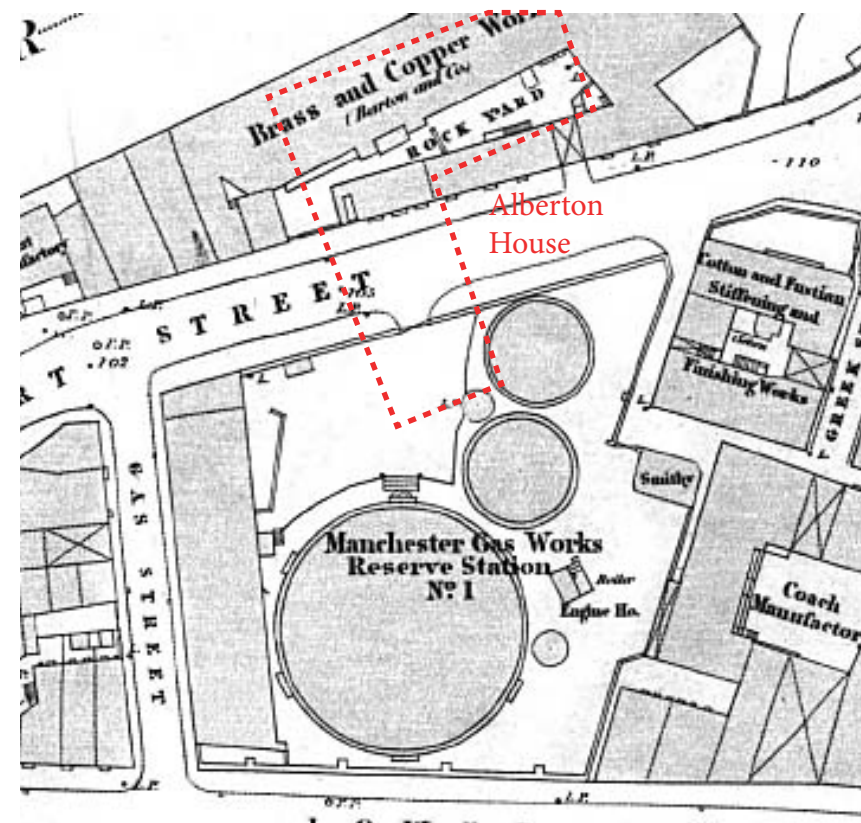
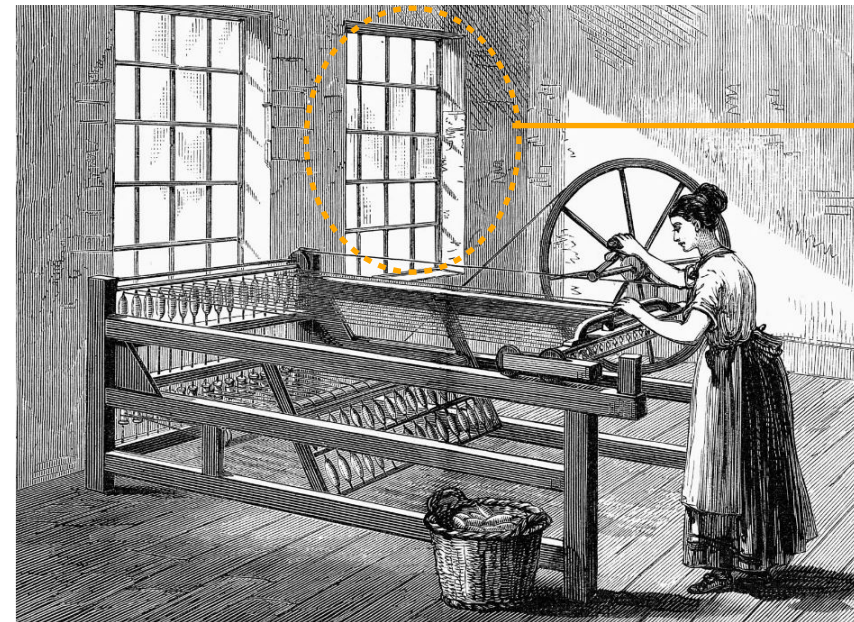
Crittall glazing

Exposed structure

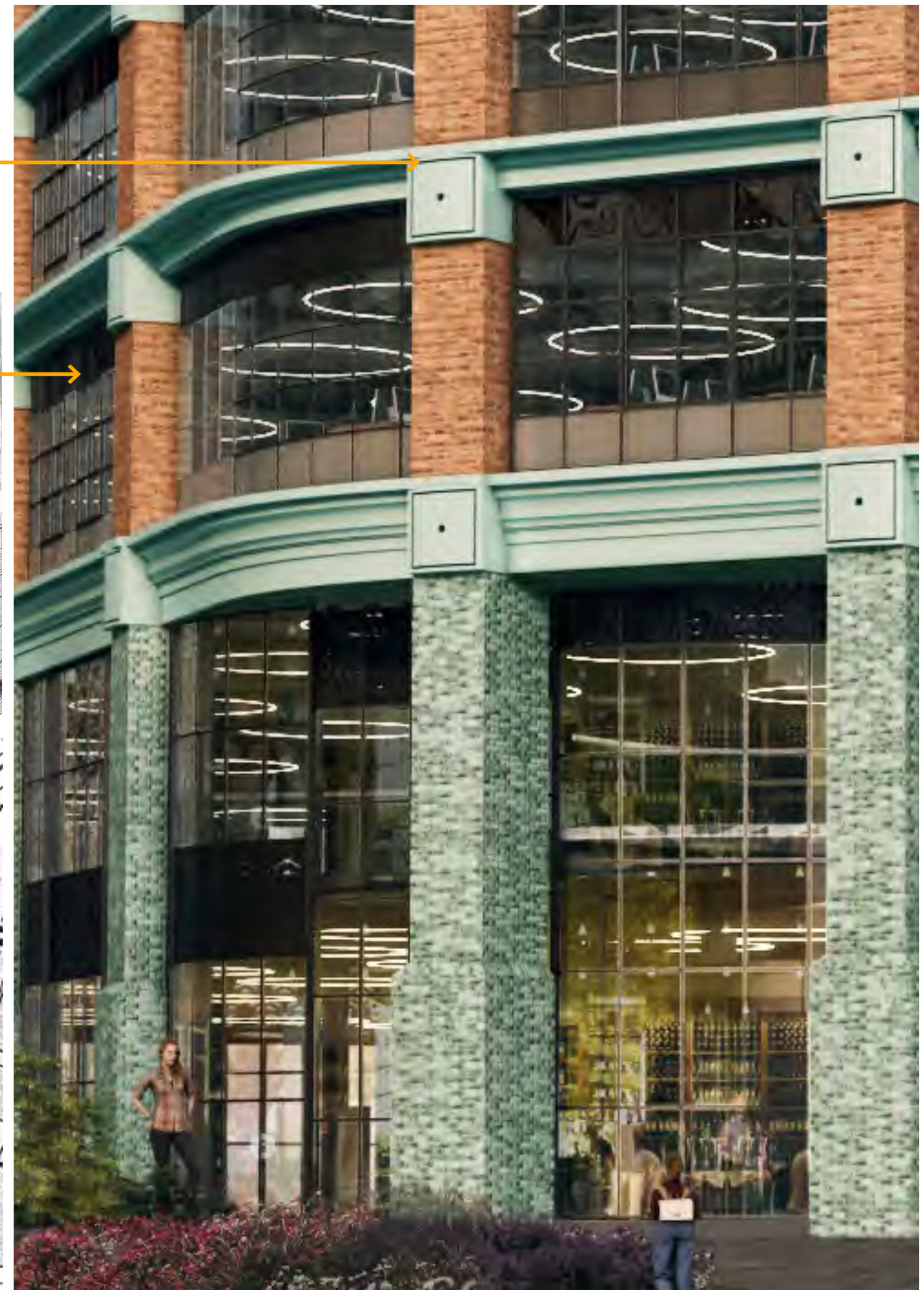
Warehouse detailing

The architecture conveys a contemporary warehouse aesthetic, to set it firmly as a landmark building of its place and as a destination.

High quality design aesthetic with considered and historically influenced details



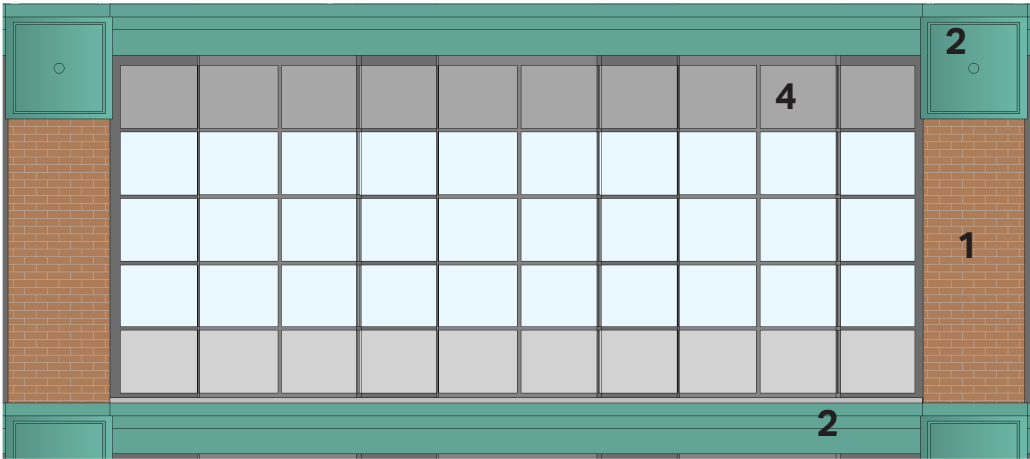
Inspiration from industrial heritage



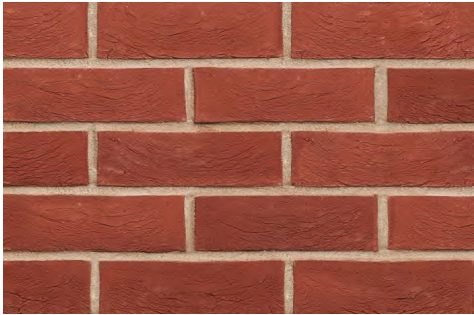
Proposed materiality CGI

4.0 The Proposal
4.6 Facade Materiality

High quality materials such as perforated metal panels with bespoke design and glazed bricks were proposed for the treatment of the servicing areas on Ground Floor.



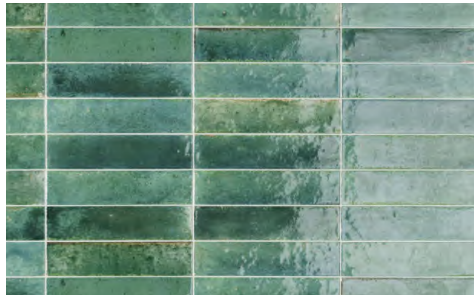
Typical floor typical bay



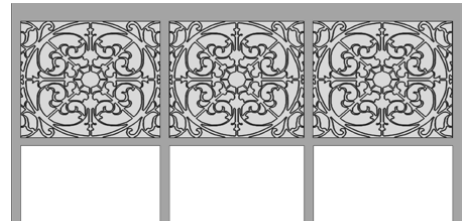
1 - Farnham Red Brick



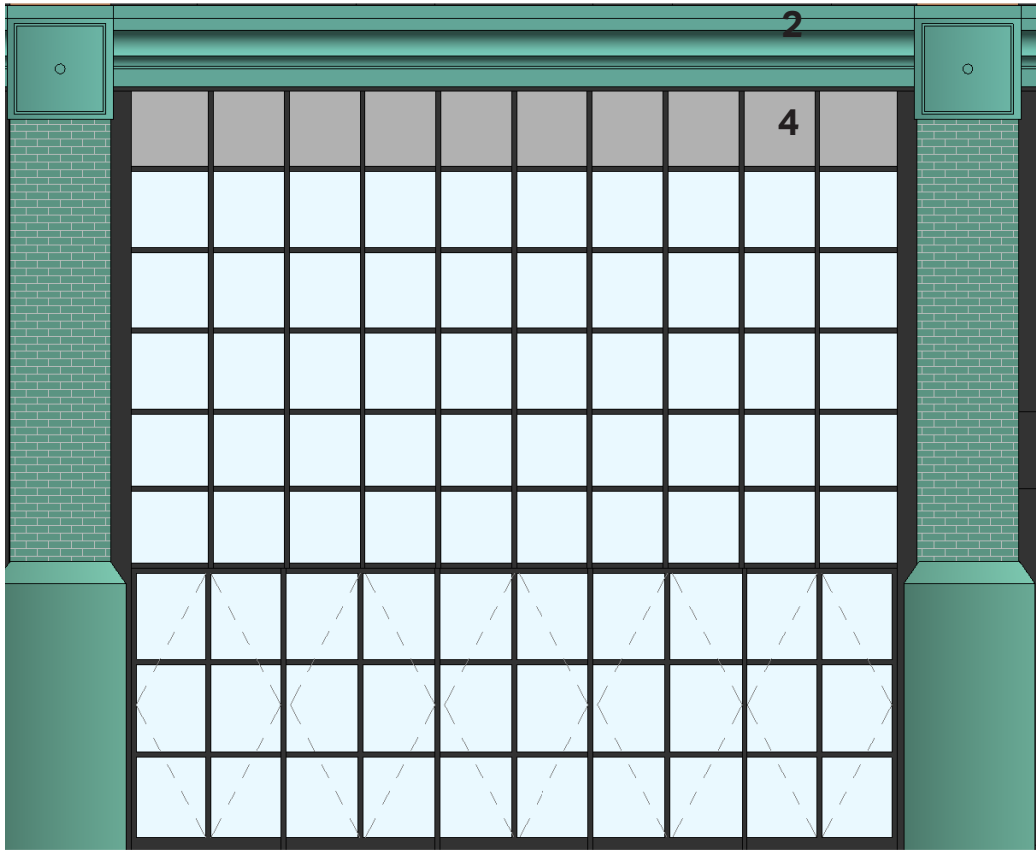
2 - Glazed Ceramic Tile Cornice



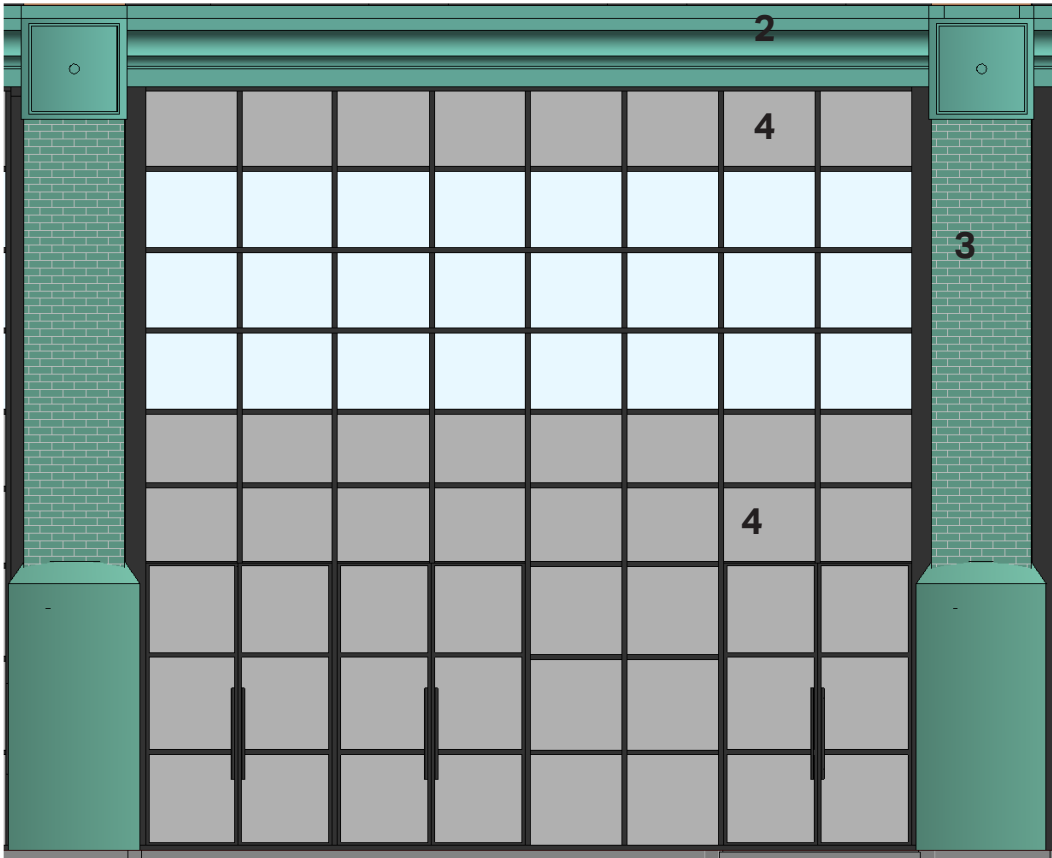
3 - Glazed Bricks



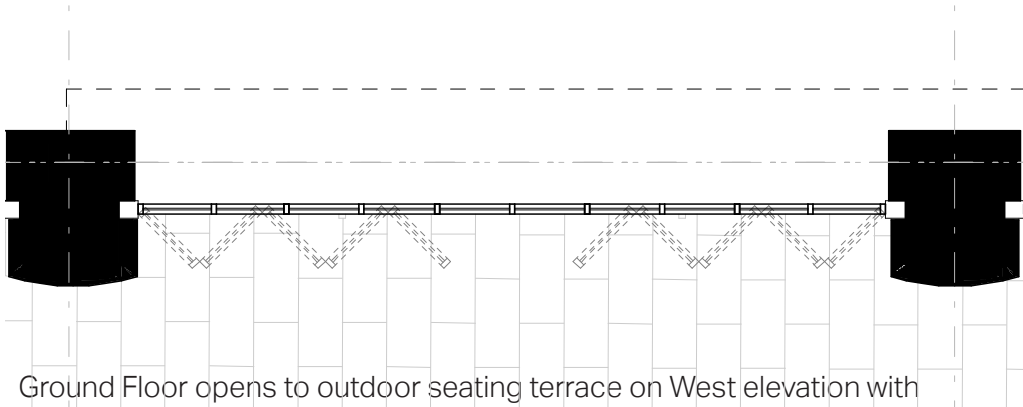
4 - Perforated panels with bespoke design (indicative design only)



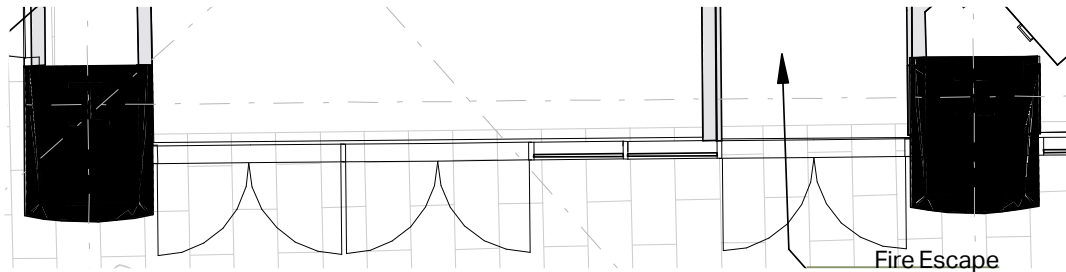
Ground Floor F&B - Facade Bay along the footpath to Trinity Bridge



Ground Floor Servicing - Facade Bay along ST Mary's Parsonage



Ground Floor opens to outdoor seating terrace on West elevation with glass bifold doors



Fire Escape

5.0 Townscape/Views

- 5.1 Verified Views Key Plan
- 5.2 Verified Views 01 - 04
- 5.3 Verified Views 05 - 08
- 5.4 Verified Views 09 - 12
- 5.5 Verified Views 13 - 16

5.0 Townscape/Views

5.1 Verified View Key Plan

All verified views in this section have been produced by Virtual Planit. Verified View positions have been set up and agreed with Deloitte and Chris Burnett Associates in preparation for this planning submission.

Please see the below list of verified views prepared:

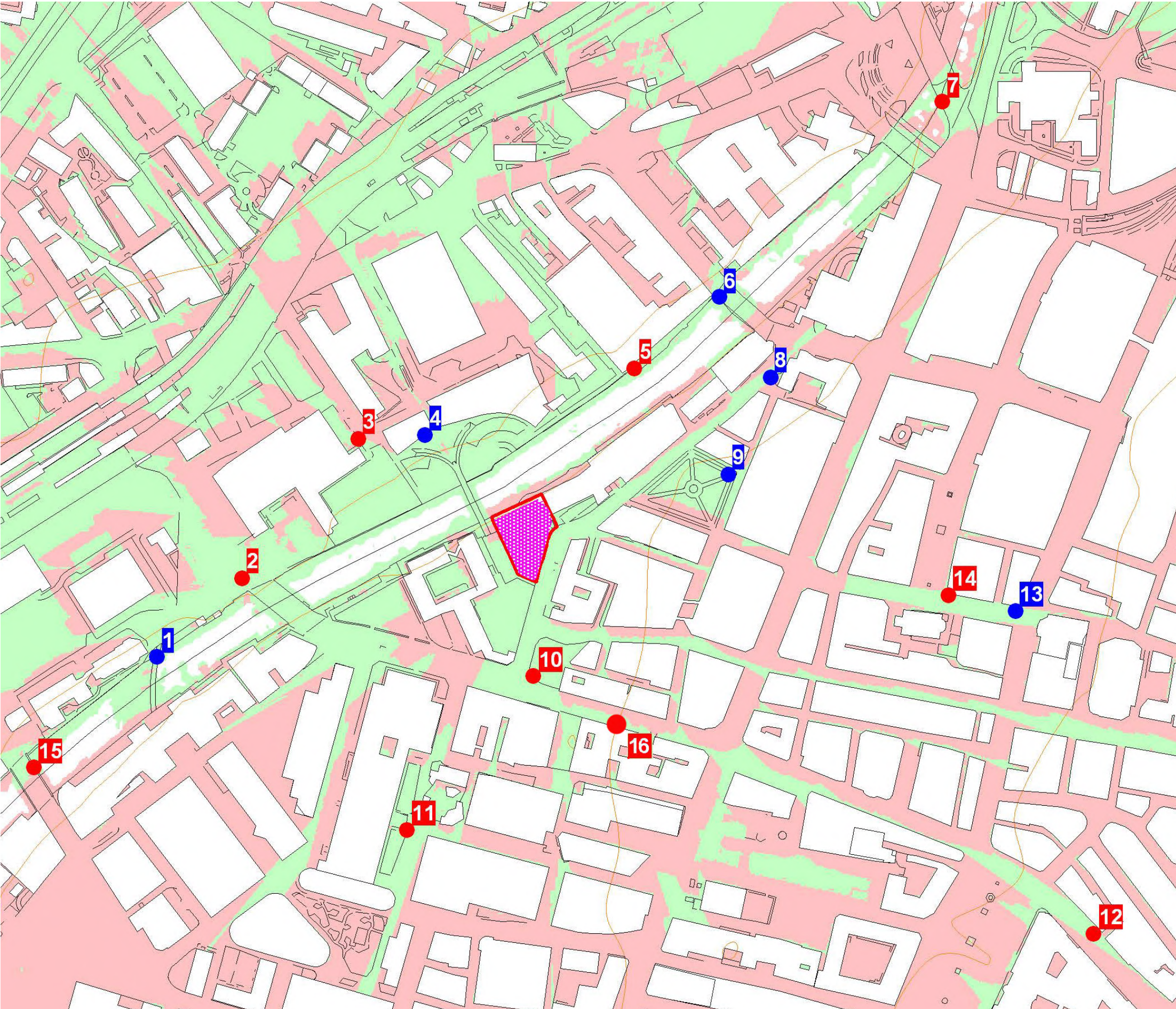
Townscape Viewpoint Verified Views (shown in red on the adjacent map):

- Location 2 - Bridge Street
- Location 3 - Worsley Street
- Location 5 - Footpath by Irwell
- Location 7 - Cathedral Approach
- Location 10 - Bridge Street
- Location 11 - Off Dolefield
- Location 12 - Princess Street
- Location 14 - St Ann Street
- Location 15 - Irwell Street
- Location 16 - Bridge Street

Townscape & Heritage Viewpoint Location (shown in blue on the adjacent map):

- Location 1 - Irwell Footbridge
- Location 4 - Clermont-Ferrand Square
- Location 6 - Blackfriars Street
- Location 8 - Parsonage
- Location 9 - Parsonage Gardens
- Location 13 - St Ann Street

Map provided by Virtual Planit to locate the required Verified View positions



5.0 Townscape/Views
5.2 Verified Views 01 - 04

Legend:

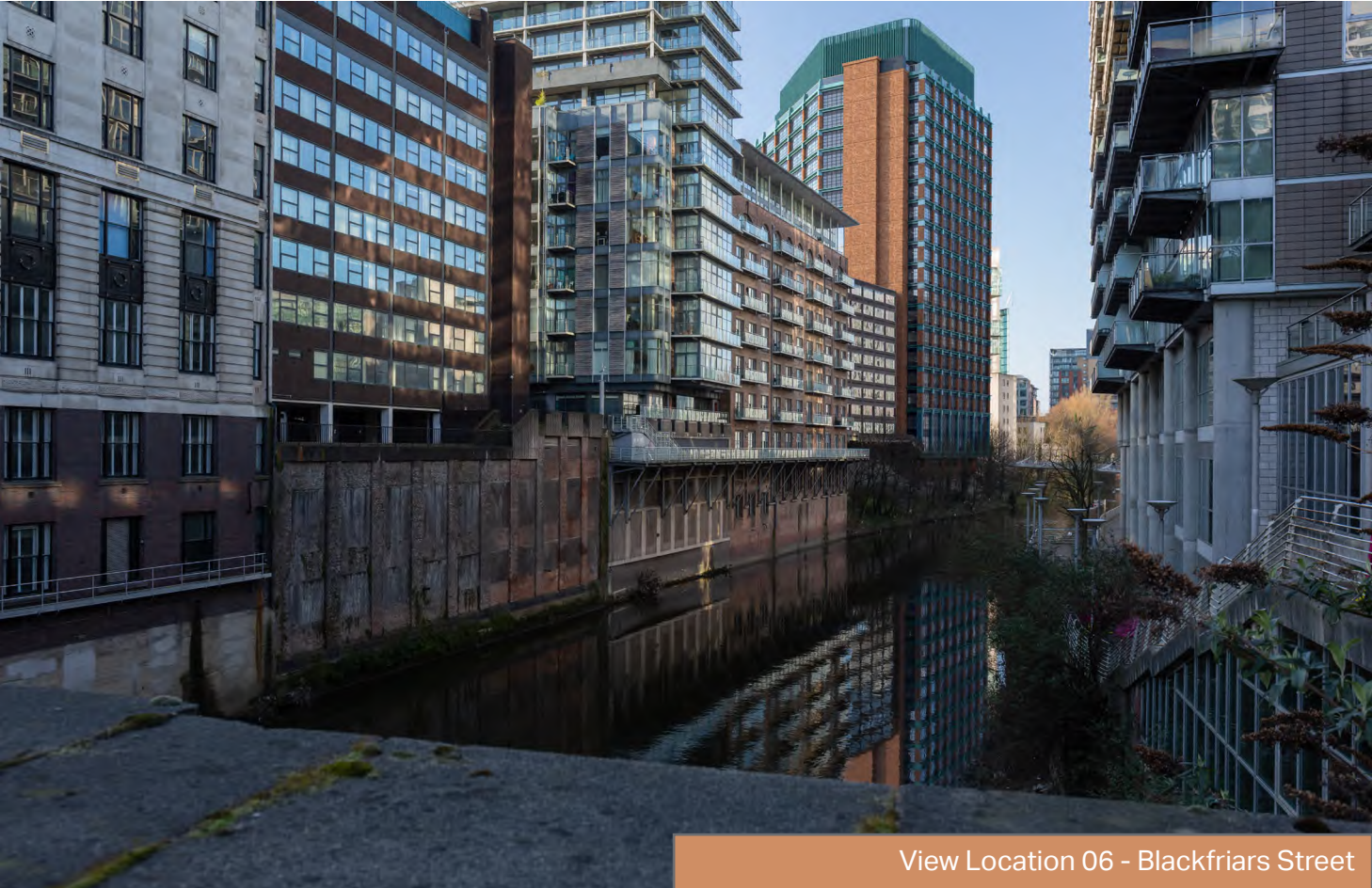
Townscape Viewpoint Location

Townscape & Heritage Viewpoint Location



5.0 Townscape/Views
5.3 Verified Views 05 - 08

- Legend:
- Townscape Viewpoint Location
 - Townscape & Heritage Viewpoint Location



5.0 Townscape/Views
5.4 Verified Views 09 - 12

Legend:

Townscape Viewpoint Location

Townscape & Heritage Viewpoint Location



5.0 Townscape/Views
5.5 Verified Views 13 - 16

- Legend:
- Townscape Viewpoint Location
 - Townscape & Heritage Viewpoint Location



6.0 Servicing & Access

6.1 Transport & Movement

6.2 Access Strategy

6.3 Inclusive Access

6.4 Waste Strategy

6.5 Servicing Strategy

6.6 Deliveries Strategy

6.7 Crime Impact Assessment

6.8 Cleaning & Maintenance Strategy

6.0 Servicing & Access

6.1 Transport & Movement

This page has been produced to sit along side the Curtins Transport Statement included within this planning application. The two maps on this page provide a visual representation of how the proposal is well placed within the local public transport network.

Manchester has a well connected city network with bus, tram, road and rail networks within walking distance. Alberton House in its central location within Manchester's city centre is ideally placed to offer its unique high end office accommodation to the local Manchester people and wider public.

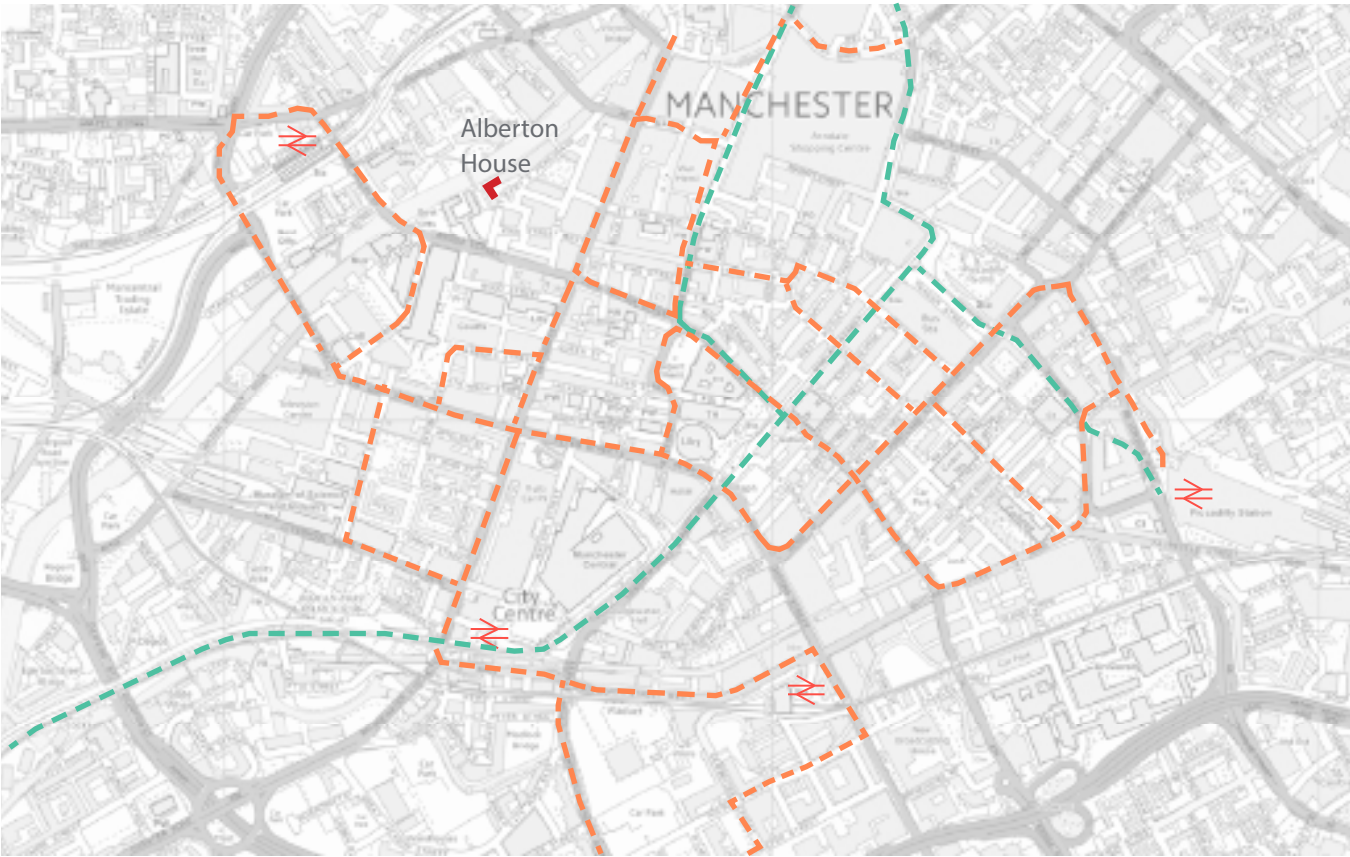
This is particularly important due to the purposeful omission of car parking within the scheme. The omission of car parking aligns with the sustainable philosophy of the proposal.

-  Train Stations
-  Primary vehicle routes
-  Secondary vehicle routes
-  Pedestrian routes from Railway stations



Pedestrian and Vehicular movement map

-  Train Stations
-  Bus routes
-  Tram routes



Transport network map

6.0 Servicing & Access

6.1 Transport & Movement

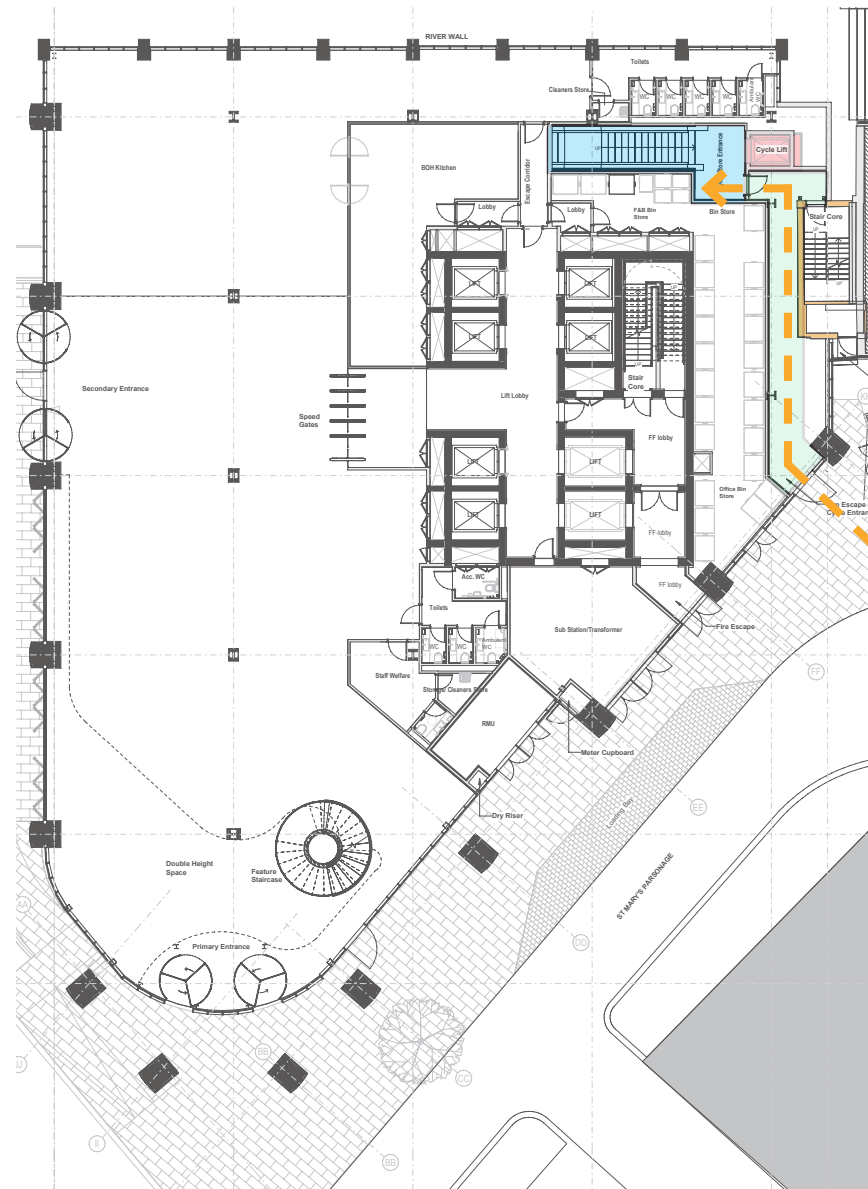
The proposal includes a substantial cycle parking provision in line with the sustainability and wellness philosophy of the scheme.

The cycle parking is accessed through a separate entrance at the Ground Floor. This entrance leads to a cycle lift and specialist cycle stair/ramp which both take the building user down to the basement cycle store.

Please see the below for cycle parking provision numbers:

- 102 Parking Bays in two tier racks
- 18 Brompton Lockers
- 14 Short stay Sheffield stands within the landscaping proposals for Ground Floor.

Proposed Ground Floor Plan



Proposed Basement Level Plan



Legend:

- Cycle Entrance
- Cycle Store
- Cycle Lift
- Short Stay Cycle Parking

6.0 Servicing & Access

6.2 Access Strategy

The primary route into the Ground Floor of Alberton House is through the nose of the building within the southern elevation. This entrance links the proposal to both St Mary's Parsonage and Motor Square on the opposite side of the road.

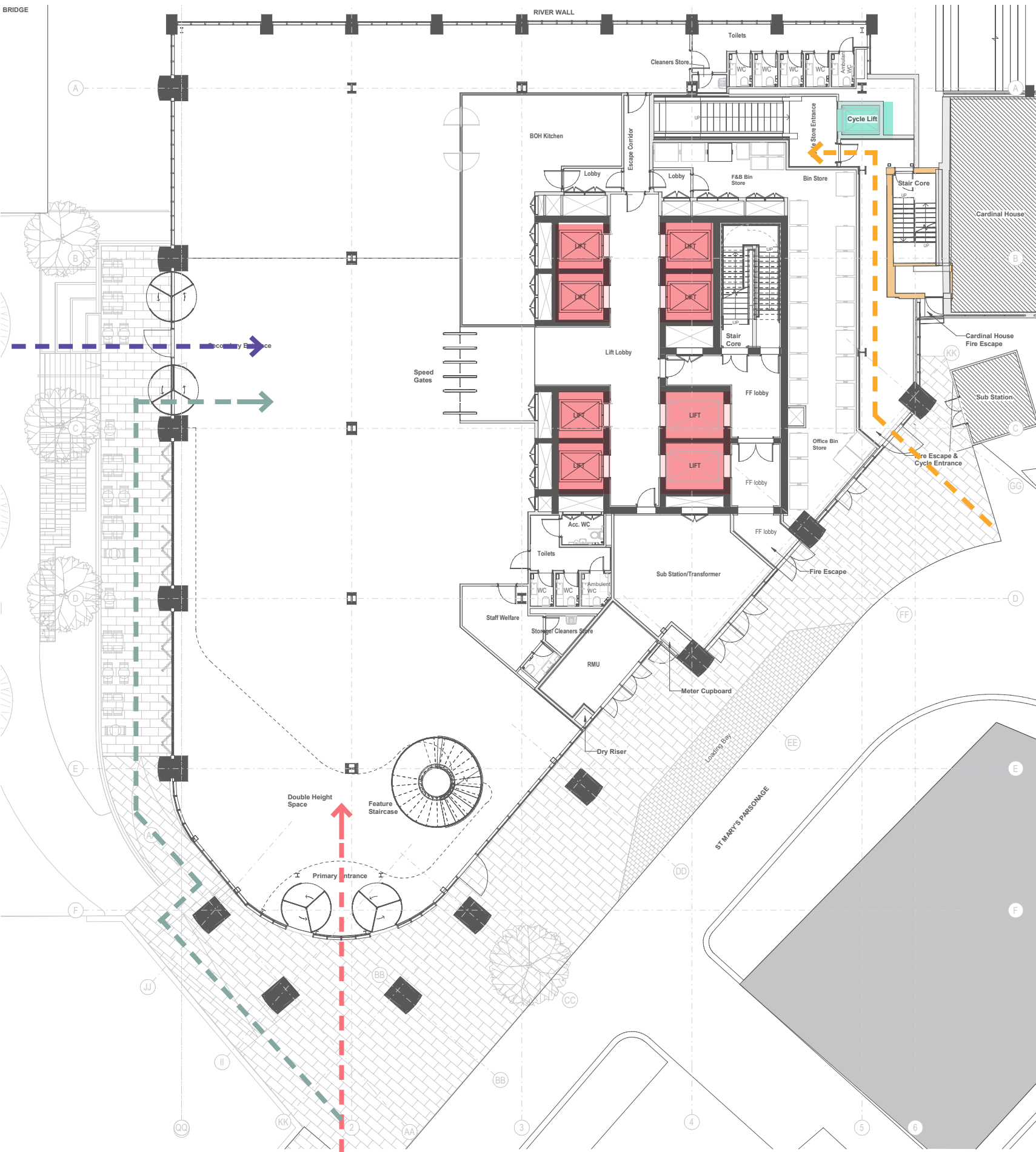
A key aspect of the proposal is to open up the site's interaction with Trinity Way. The newly created landscaped terrace area addresses this and connects the building to the bridge link to Salford. A secondary entrance is provided to the western elevation. This can be accessed at a level threshold entrance via the ramps/paths included within the landscaping but can also be directly accessed from the lower level Trinity Way via steps leading up to the terrace.

Level access is available at every building and escape entrance point to ensure access for all is achieved.

As per the previous section, there is a separate cycle entrance point on the southeastern elevation. This allows access through a separate entrance to avoid crossover with the main front of house spaces. The cycle entrance point provides direct access into the basement cycle store via the cycle lift or the cycle stair/ramp facility.

Once inside the building wheelchair users can access every level of the proposals via the 8 No. passenger lifts within the building.

Proposed Ground Floor Plan



- Legend:
- Orange arrow: Level Access Cycle Entrance Point
 - Red dashed arrow: Level Access from St Mary's Parsonage
 - Green arrow: Level Access through Western Terrace
 - Dark blue arrow: Level Access through Western Terrace
 - Red shaded box: Passenger Lifts Serving All Floors
 - Teal shaded box: Cycle Lift to serve between Ground Floor Entrance and Basement Cycle Storage

6.0 Servicing & Access
6.3 Inclusive Access

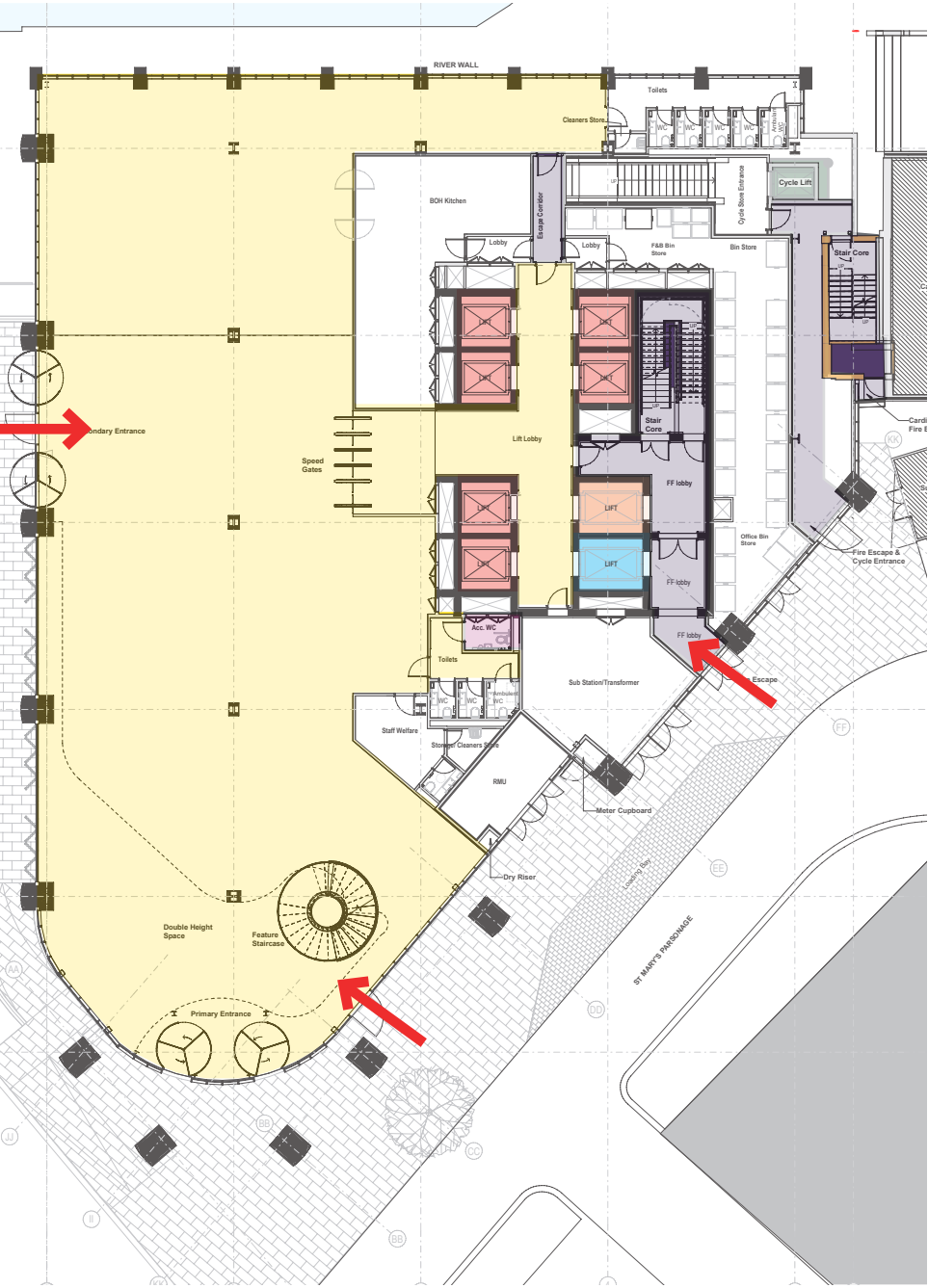
The following set of diagrams identify the locations of the accessible facilities within the proposals.

- Legend:
- Wheelchair Accessible FOH
 - Passenger Lift
 - Fire Fighting Lift
 - Accessible Shower& WC
 - Passenger/Goods Lift
 - Accessible WC
 - Fire Escape Stair/Corridor
 - Cycle Lift
 - Pool Hoist Storage
- ← Accessible entrance in compliance with Design for Access 2

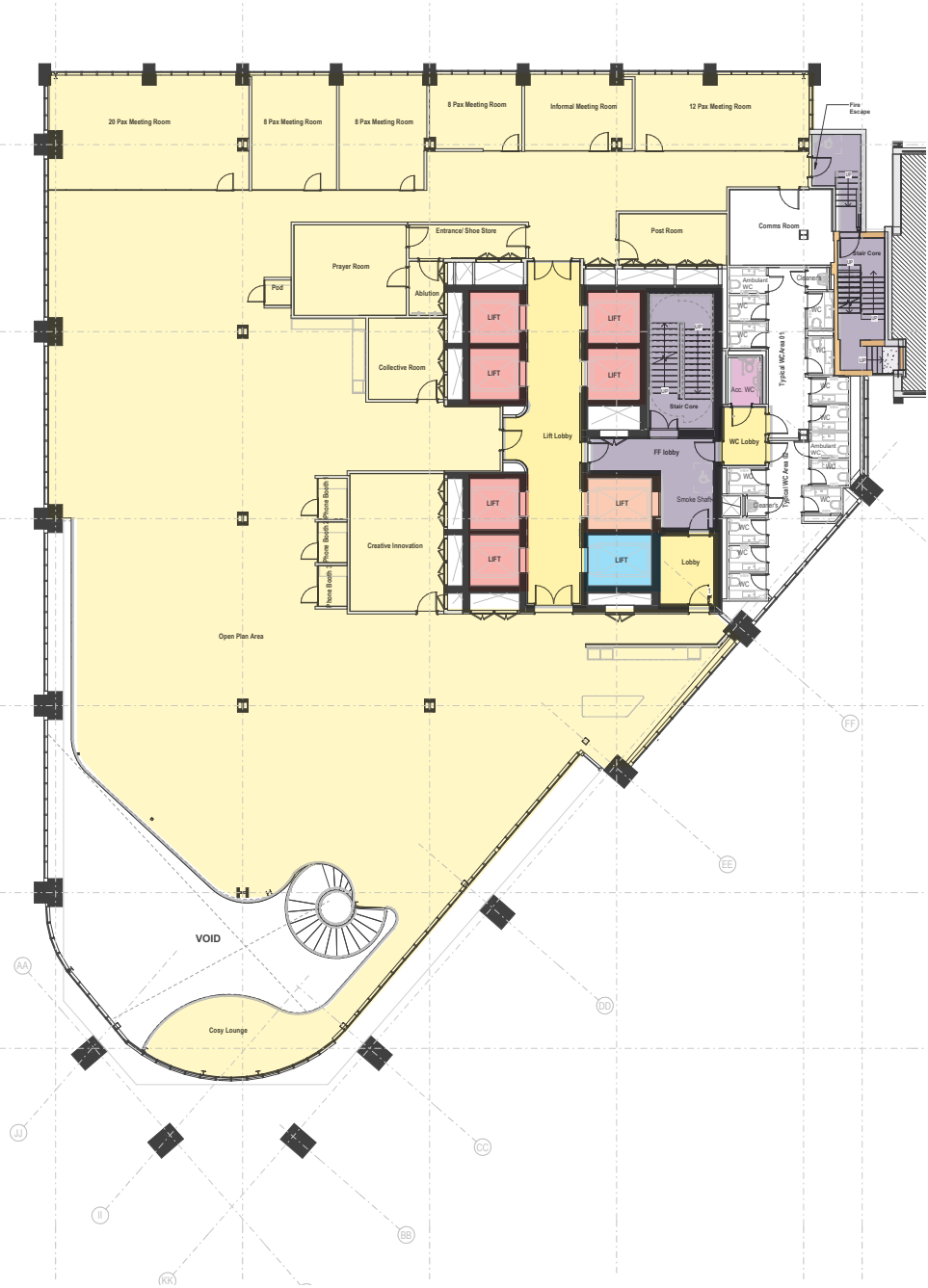
Proposed Basement Level



Proposed Ground Floor



Proposed Mezzanine Level Plan



6.0 Servicing & Access
6.3 Inclusive Access

- Legend:
- Wheelchair Accessible FOH
 - Passenger Lift
 - Fire Fighting Lift
 - Accessible Shower& WC
 - Passenger/Goods Lift
 - Accessible WC
 - Fire Escape Stair/Corridor
 - Cycle Lift
 - Pool Hoist Storage

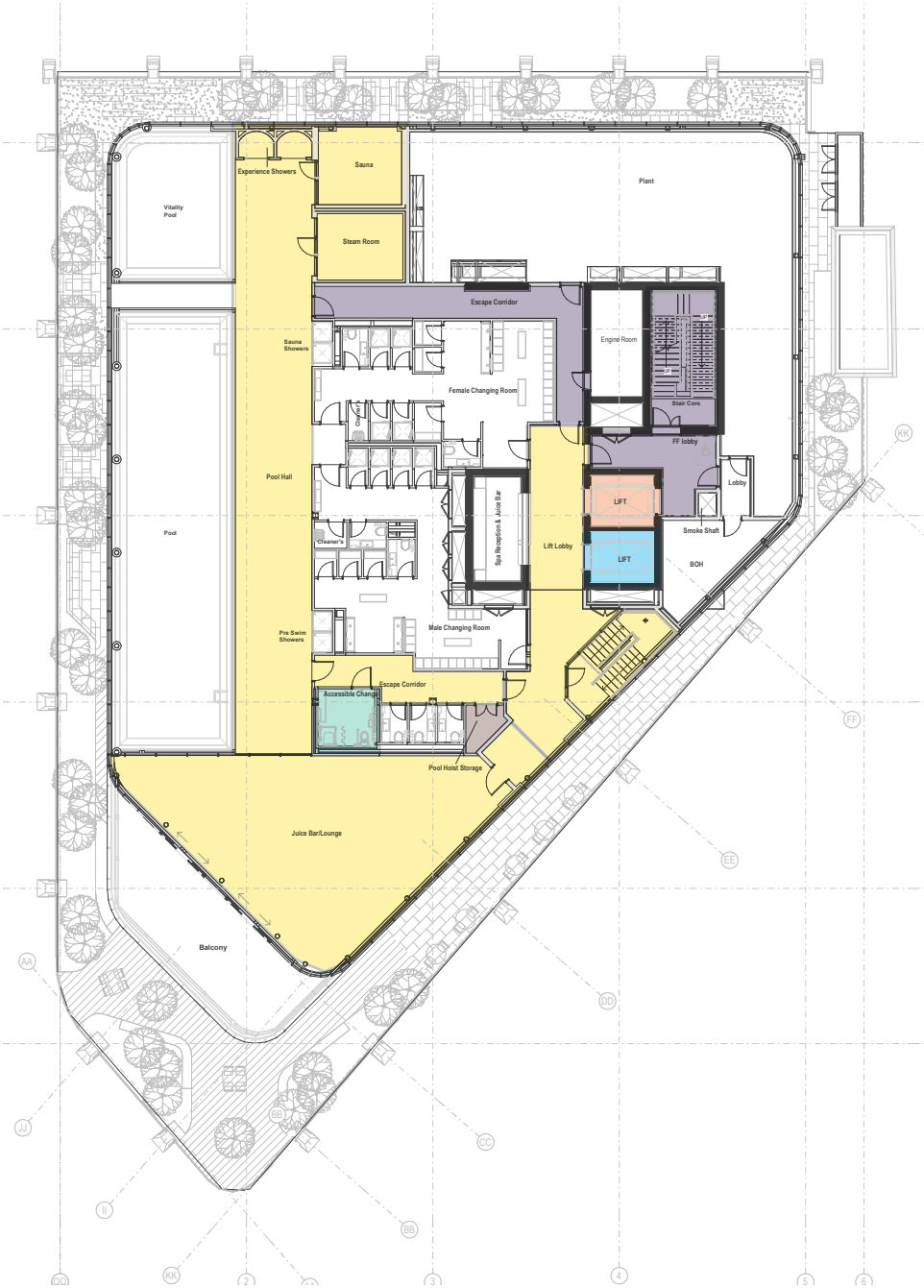
Proposed Typical Office Floor Plan



Proposed Seventeenth Floor Plan



Proposed Eighteenth Floor Plan



6.0 Servicing & Access

6.4 Waste Strategy

Overview

The proposal includes a bin store at Ground Floor level in a position in close proximity to the newly created loading bay on St Mary's Parsonage. The bin store has a separate back of house entrance point from the F&B/Kitchen area of the Ground Floor and is also well placed for refuse routes from the office floor plates via the main lift lobby.

Capacity & Collection

Office Use Bins - Below is the number and capacity of bins that are required for the office areas of the proposal:

- 7 No. x 1100L Euro-bin - Non-recyclable Waste
- 8 No. x 1100L Euro-bin - Dry Mixed Recycling
- 3 No. x 1100L Wheelie Bin - Glass Recycling

F&B Use Bins - Below is the number and capacity of bins that are required for the office areas of the proposal:

- 3 No. x 1100L Euro-bin - Non-recyclable Waste
- 3 No. x 1100L Euro-bin - Dry Mixed Recycling
- 1 No. x 1100L Euro-bin - Glass Recycling
- 5 No. x 240L Wheelie Bin-Organic Food Recycling

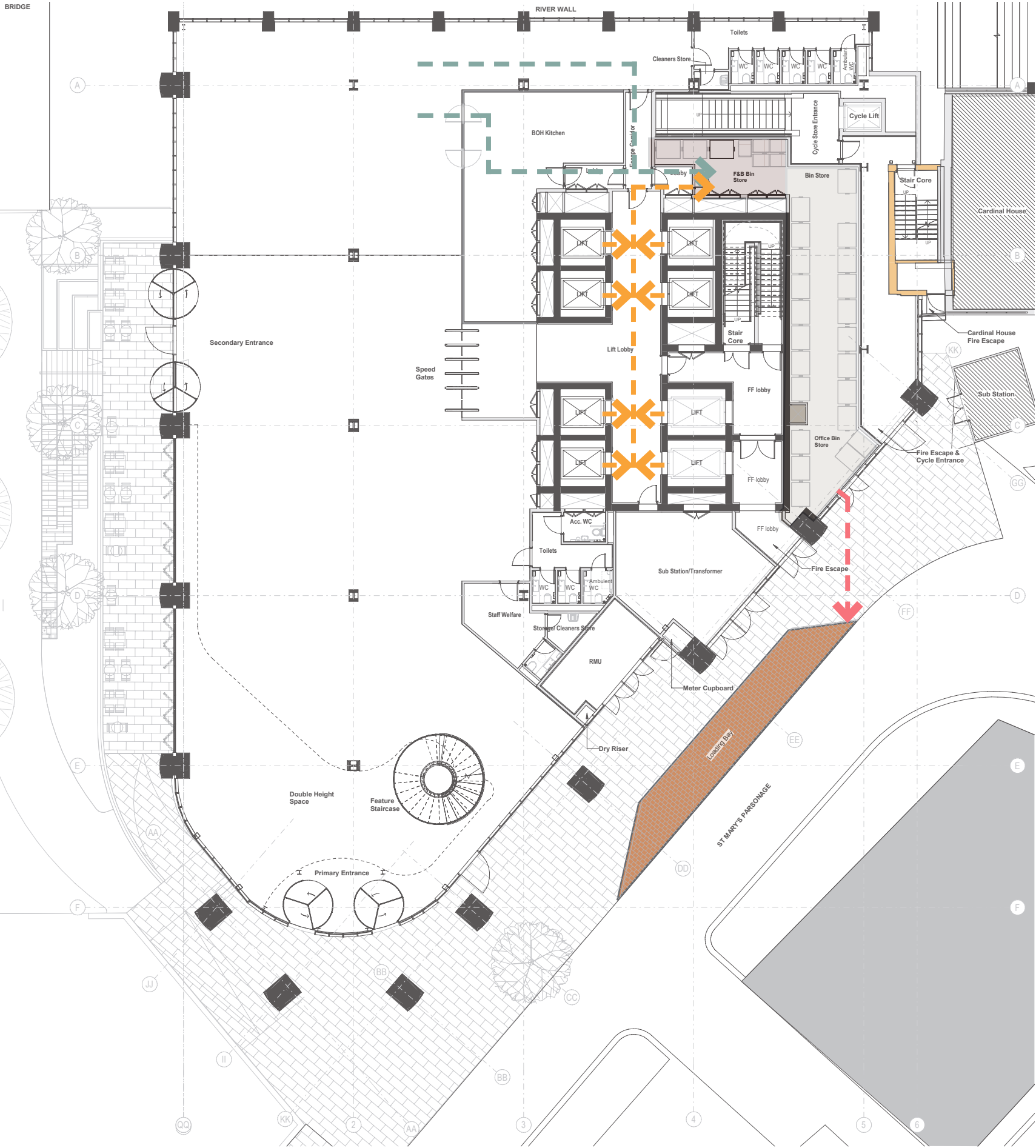
The proposed collection frequency is outlined below:

- General Waste - 3 days a week
- Dry Mixed Recycling - 3 days a week
- Glass Recycling - 3 days a week
- Organic Food Recycling - 1 day a week

Collection will be from the loading bay situated on St Mary's Parsonage at ground level. Management staff will move the bins out on collection days to the area adjacent to the loading bay before moving the bins back into the bin store following collection.

Please refer to Curtins document 80058-CUR-XX-XX-T-TP-00003 for detailed waste strategy plans

Proposed Ground Floor Plan



Legend:

- ➡ Waste Removal Route from Office Floors to Bin Store
- ➡ Waste Removal from F&B areas to Bin Store
- ➡ Waste Removal Route from Bin Stores to Collection Point
- F&B Bin Store
- Bin Store
- Bin Collection Point

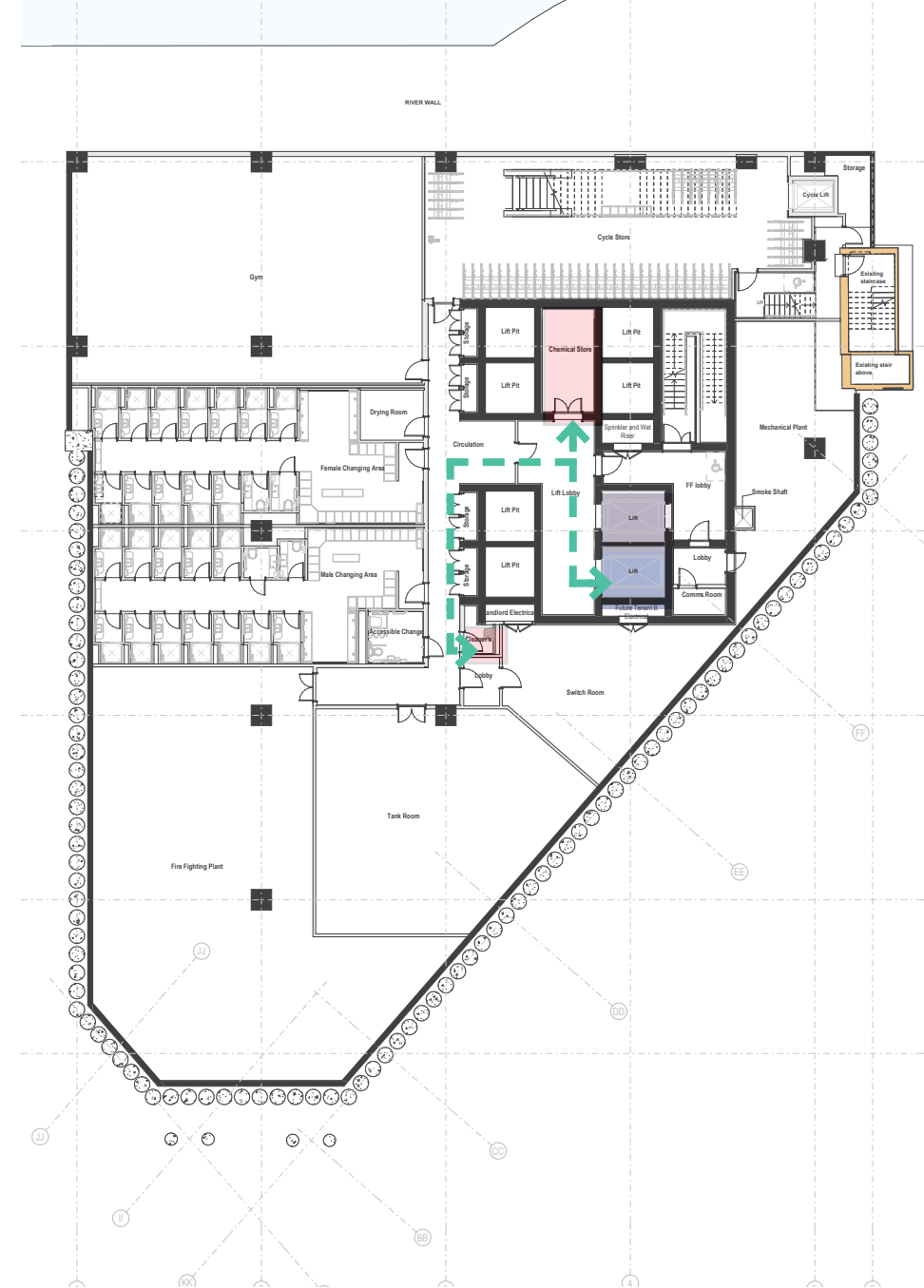
6.0 Servicing & Access

6.5 Servicing Strategy

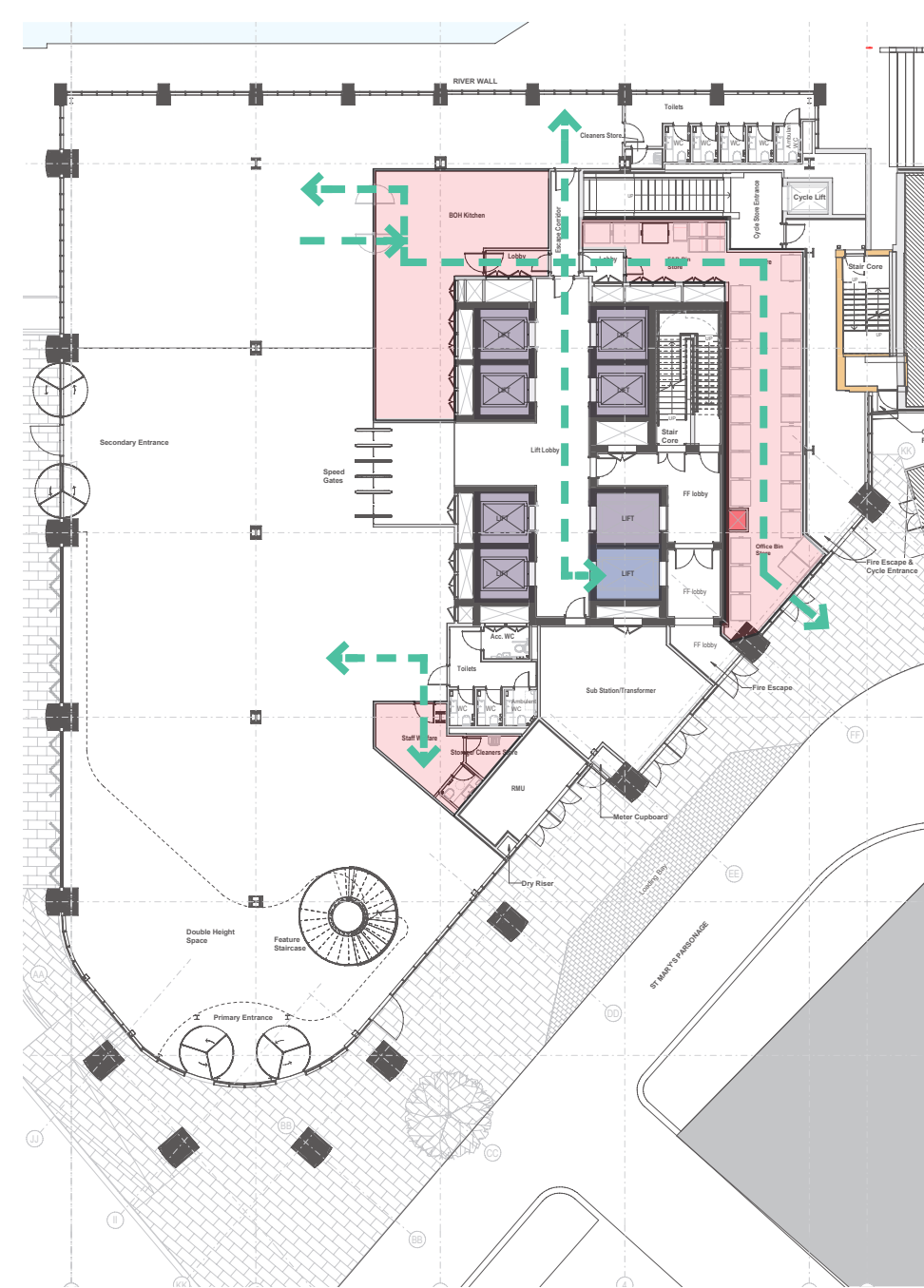
The diagrams below identify the variety of BOH spaces and related service routes through the proposal. The diagrams indicate a relationship between the back of house areas and service routes that look to minimise the impact on the front of house areas within the scheme.

Legend:

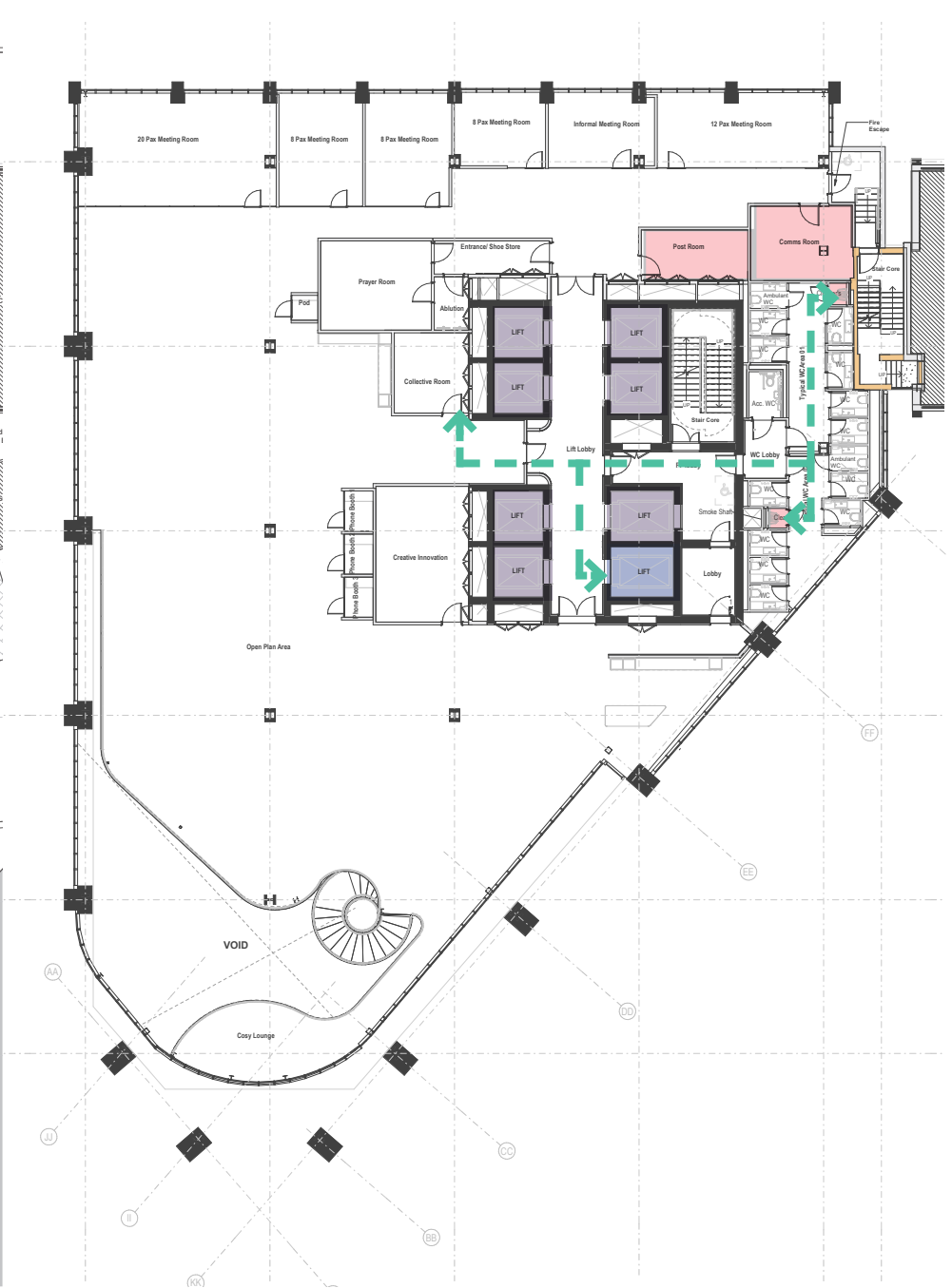
- ➡ Staff servicing routes
- Passenger Lift
- BOH Stores/Servicing Areas
- Passenger/Goods Lift for Servicing



Proposed Ground Floor



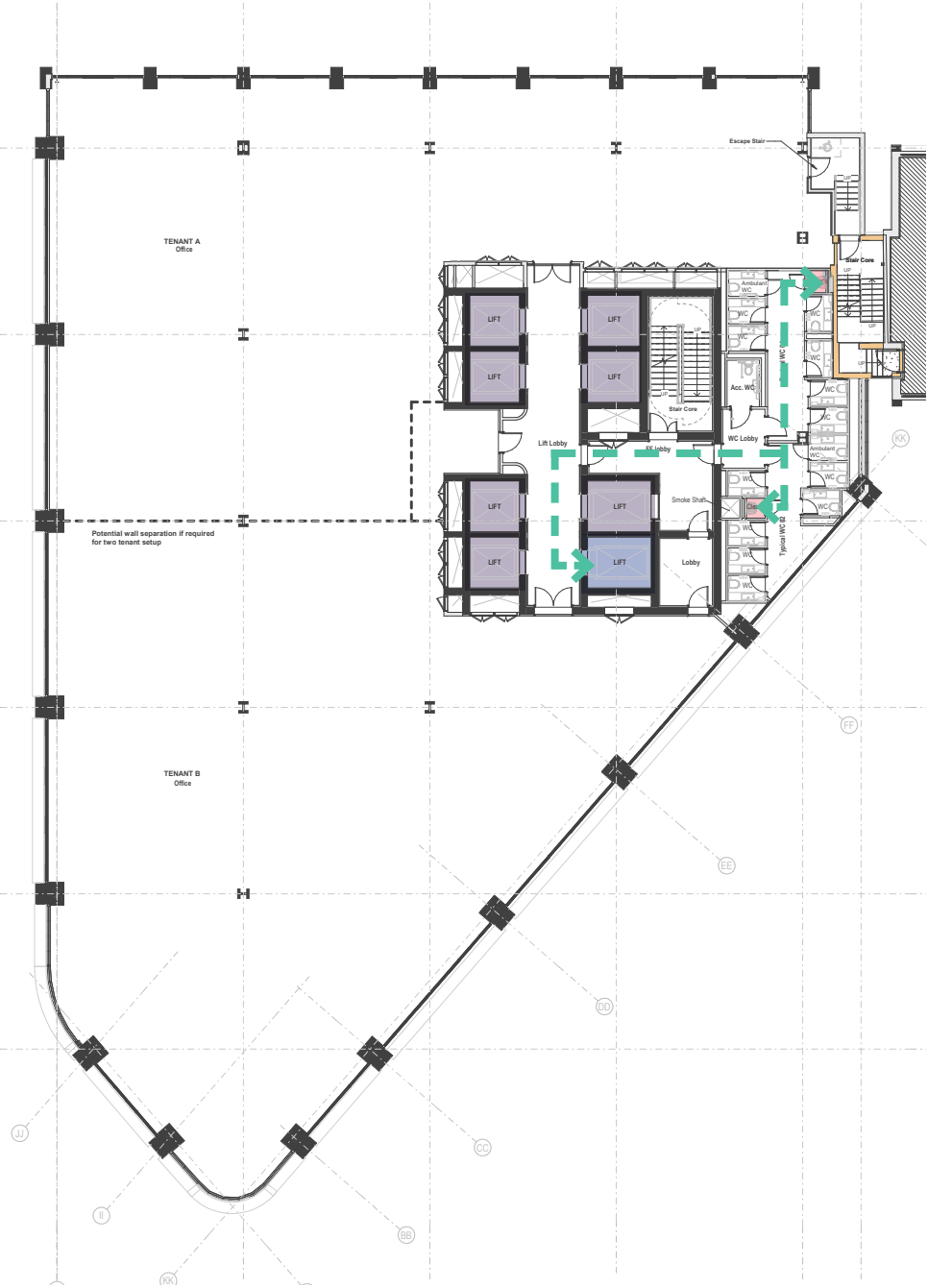
Proposed Mezzanine Level Plan



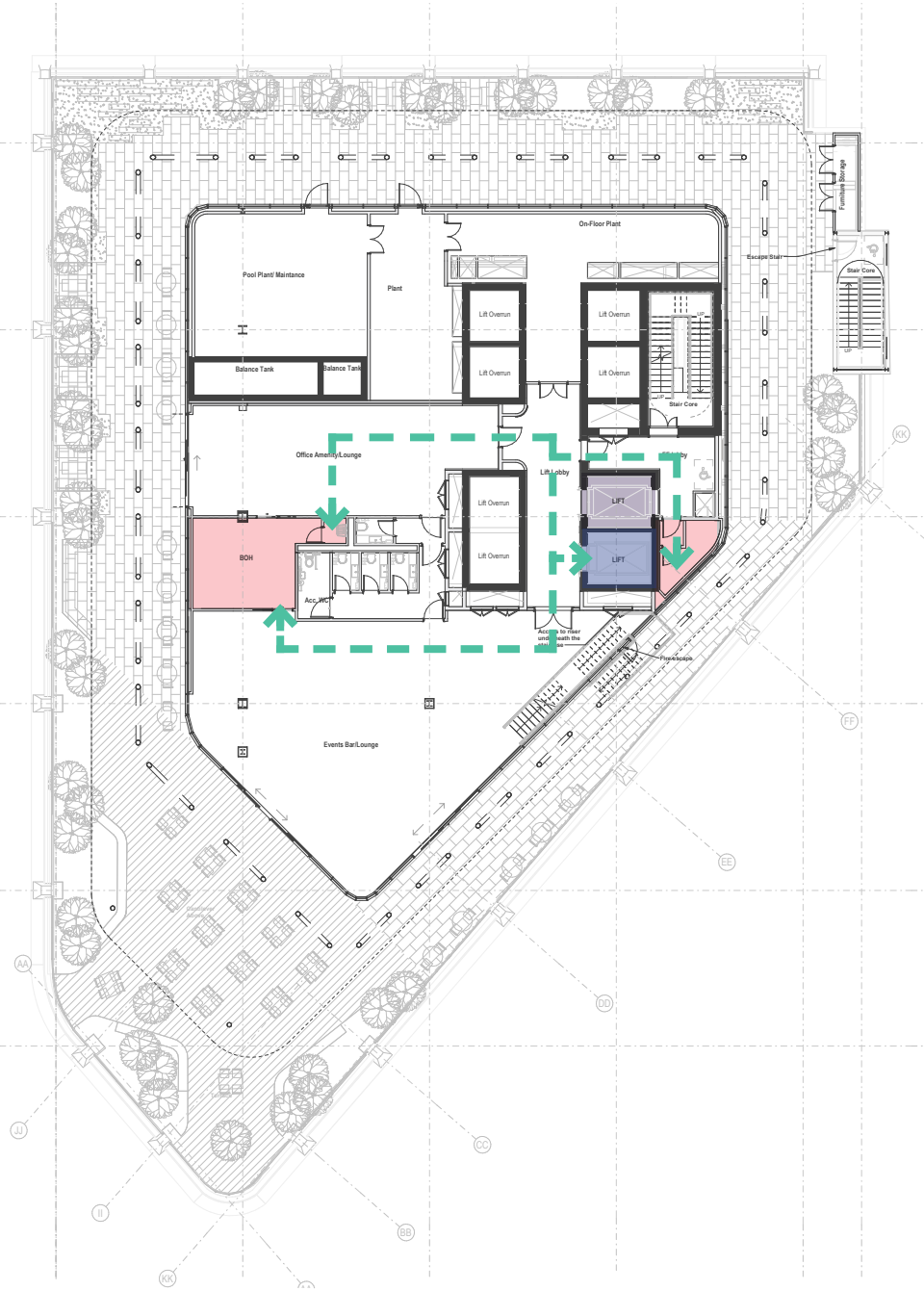
6.0 Servicing & Access
6.5 Servicing Strategy

- Legend:
- Staff servicing routes
 - Passenger Lift
 - BOH Stores/Servicing Areas
 - Passenger/Goods Lift for Servicing

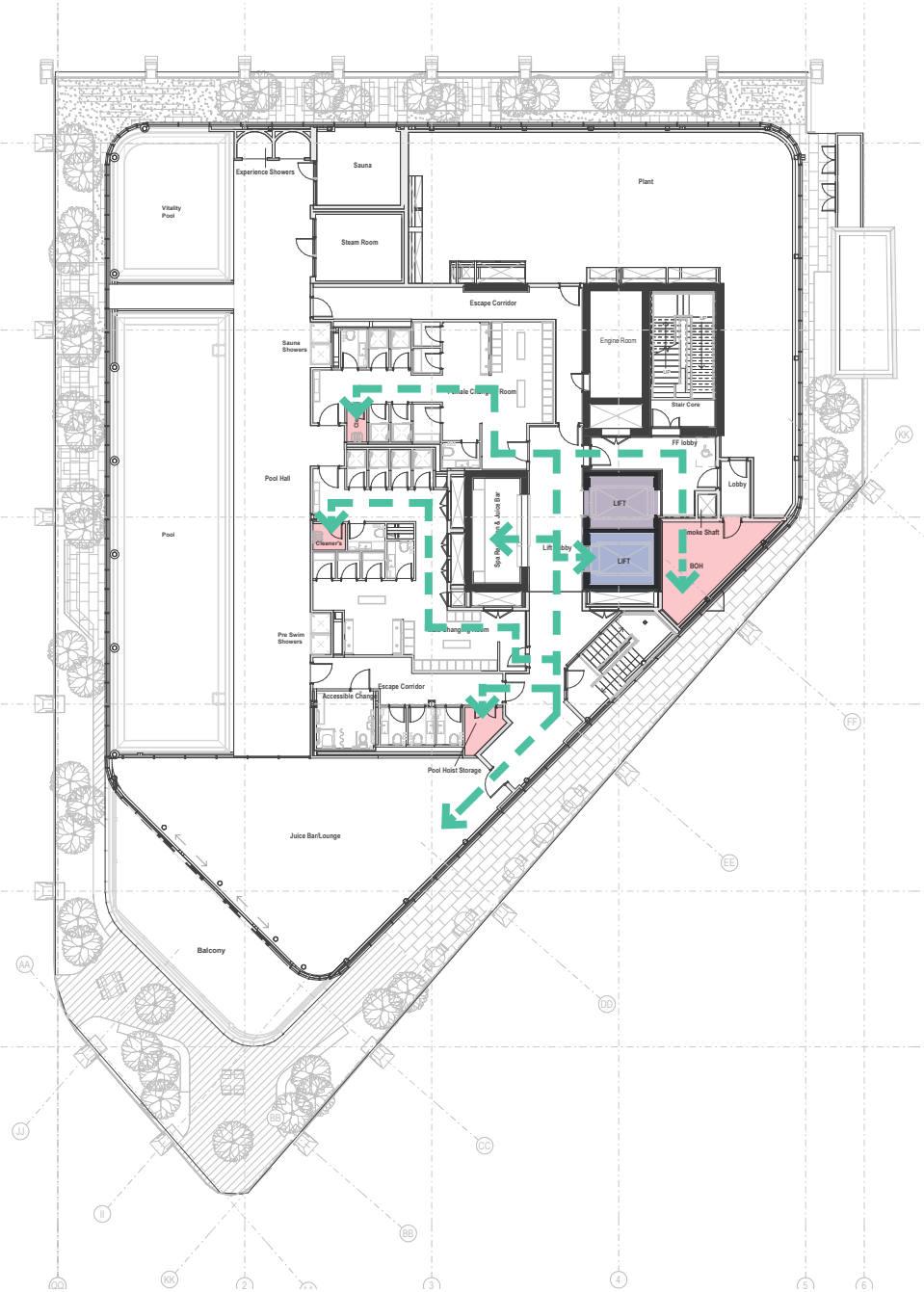
Proposed Typical Office Floor Plan



Proposed Seventeenth Floor Plan



Proposed Eighteenth Floor Plan



6.0 Servicing & Access

6.6 Deliveries Strategy

Deliveries will arrive to the Ground Floor of the proposal via the loading bay created as part of the landscaping proposals. The loading bay can be accessed by vehicles from the two way traffic on St Mary's Parsonage.

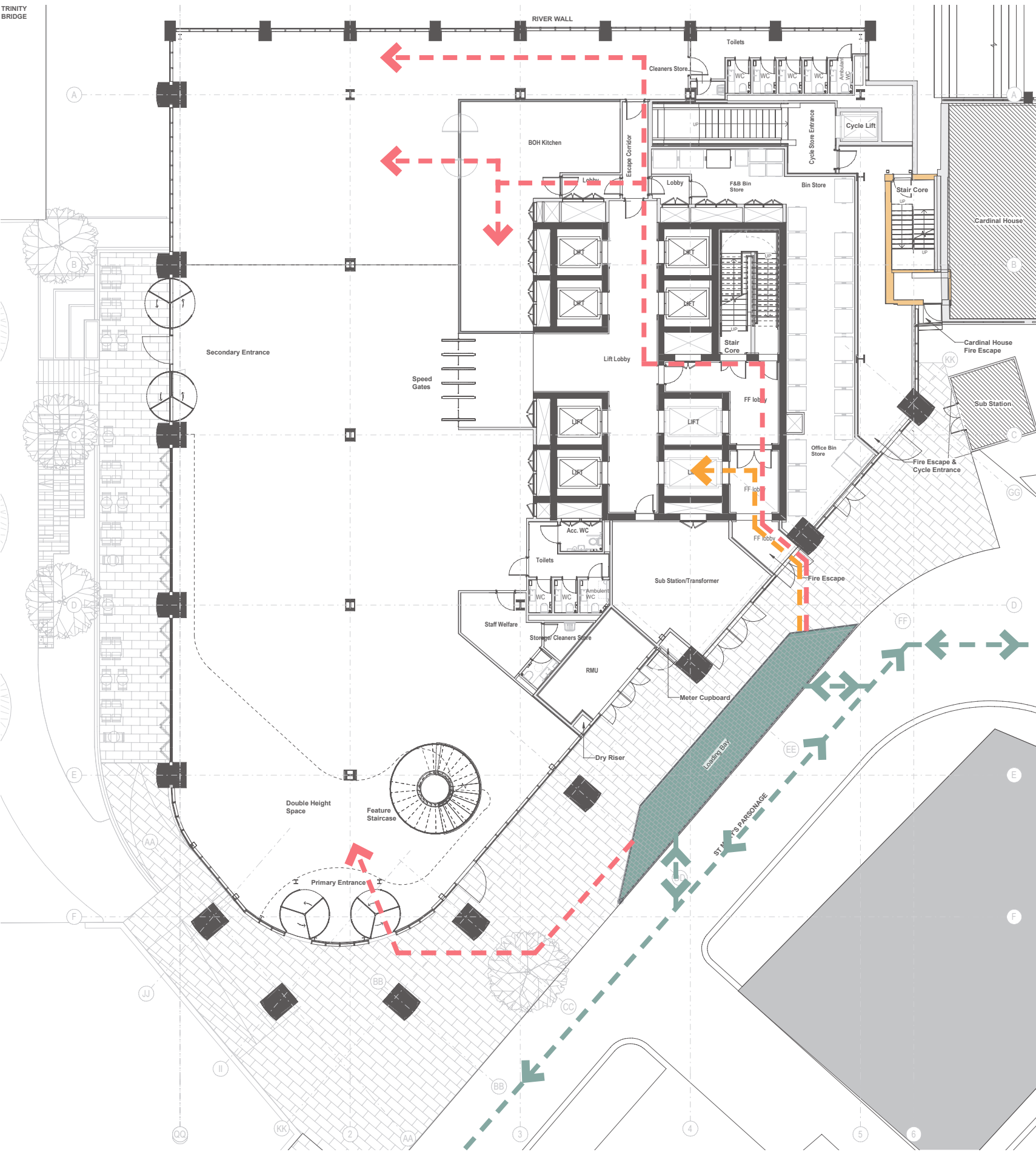
From the loading bay, the deliveries can be brought into the building via two routes.

Route 01 would be to transfer goods into the building via the fire escape doors to the north of the loading bay and directly into the passenger/goods lift at the south east of the central lift lobby. This access point provides the most direct route to the office floor plates, basement area and rooftop amenity space.

This route could also be used as a direct access to the F&B back of house area at the north of the lift lobby. This allows goods to pass through the proposal whilst minimising the impact on the main FOH F&B area.

Route 02 is through the main entrance doors to the nose of the building. This provides direct access to the main F&B space as well as reception/host area for the offices. This route would be suitable for light weight/small scale deliveries which could be brought through FOH areas with minimal impact.

Proposed Ground Floor Plan



Legend:

- Two way traffic route for delivery Vehicles
- Delivery Route through to Office/Rooftop Floors
- Delivery Route through to F&B (FOH & BOH)
- Loading Bay provided within landscaping for deliveries

6.0 Servicing & Access
6.7 Crime Impact Assessment

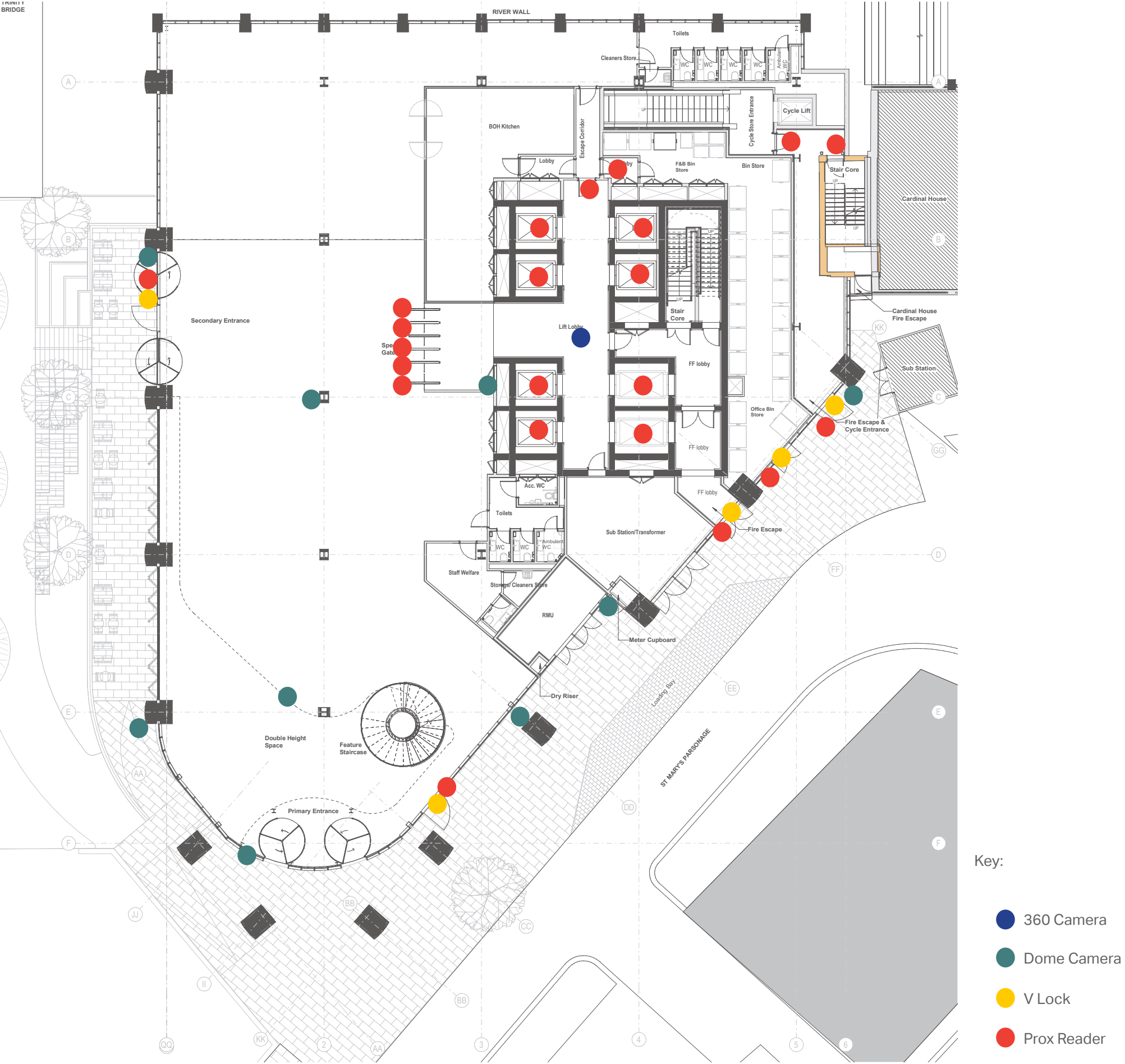
Crime and Security

Security measures have been incorporated into the design to reduce the risk of criminality or other threat.

The layout of the ground floor is also organised to ensure the reception and staff entrance have passive surveillance of main entrances.

Cameras will be positioned appropriately both on the external and internal elements of the proposals to provide appropriate surveillance of the building.

Proposed Ground Floor Plan



6.0 Servicing & Access

6.8 Cleaning & Maintenance Strategy

Window Cleaning

A BMU will be provided on the rooftop of Alberton House to allow for cleaning to all of the windows within the main building facade and the rooftop amenity space. The BMU will be located centrally to the rooftop away from the fin edge of the building.

The 17th floor glazing will be cleaned via long pole from the 17th floor roof terrace area. This strategy will also need to be implemented on the Ground Floor level double height curtain walling underneath the soffit areas.

Roof Maintenance & Plant Access

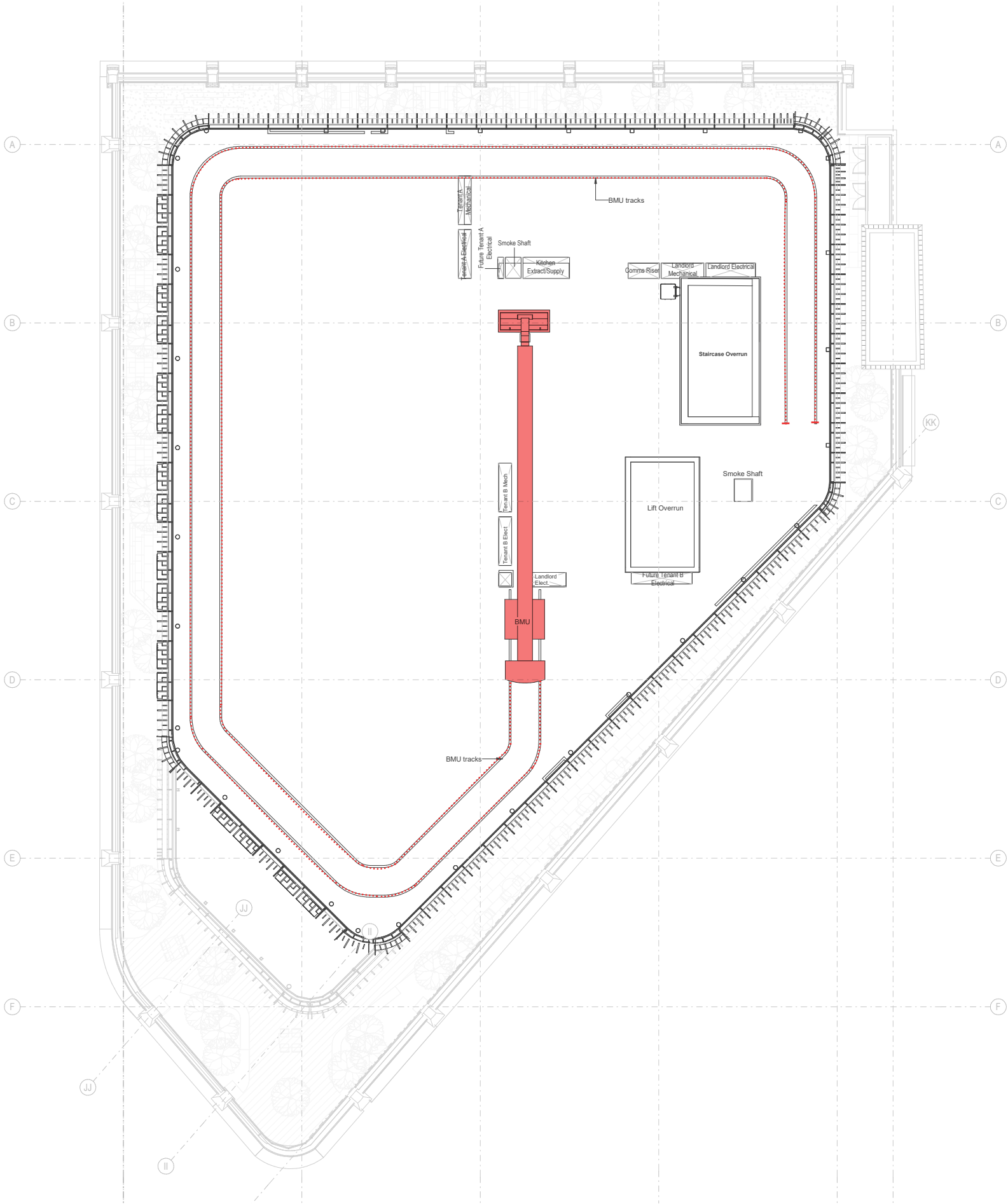
The roof of Alberton House can be accessed directly from the main stair core through a single door. This provides maintenance staff with safe access up and onto the main plant area.

Due to the dense layout of plant equipment and associated service routes there will be a requirement for a series of step over ladder details with associated handrails to allow for the safe movement of personnel throughout the extent of the roof.

There will also be a requirement of 2 No. CAT ladders to provide access up and onto the roof of the main stair core and lift overrun which protrude above the main roof level.

The aluminium fin design of the rooftop facade extends past the roof parapet up to a height of 2000mm above roof level. This acts as a plant screen and balustrade for the rooftop plant equipment and maintenance staff. Due to the setting out of the fins being at 250mm with a clear gap of approx 150mm we will be introducing a 1100mm high metal balustrade/handrail.

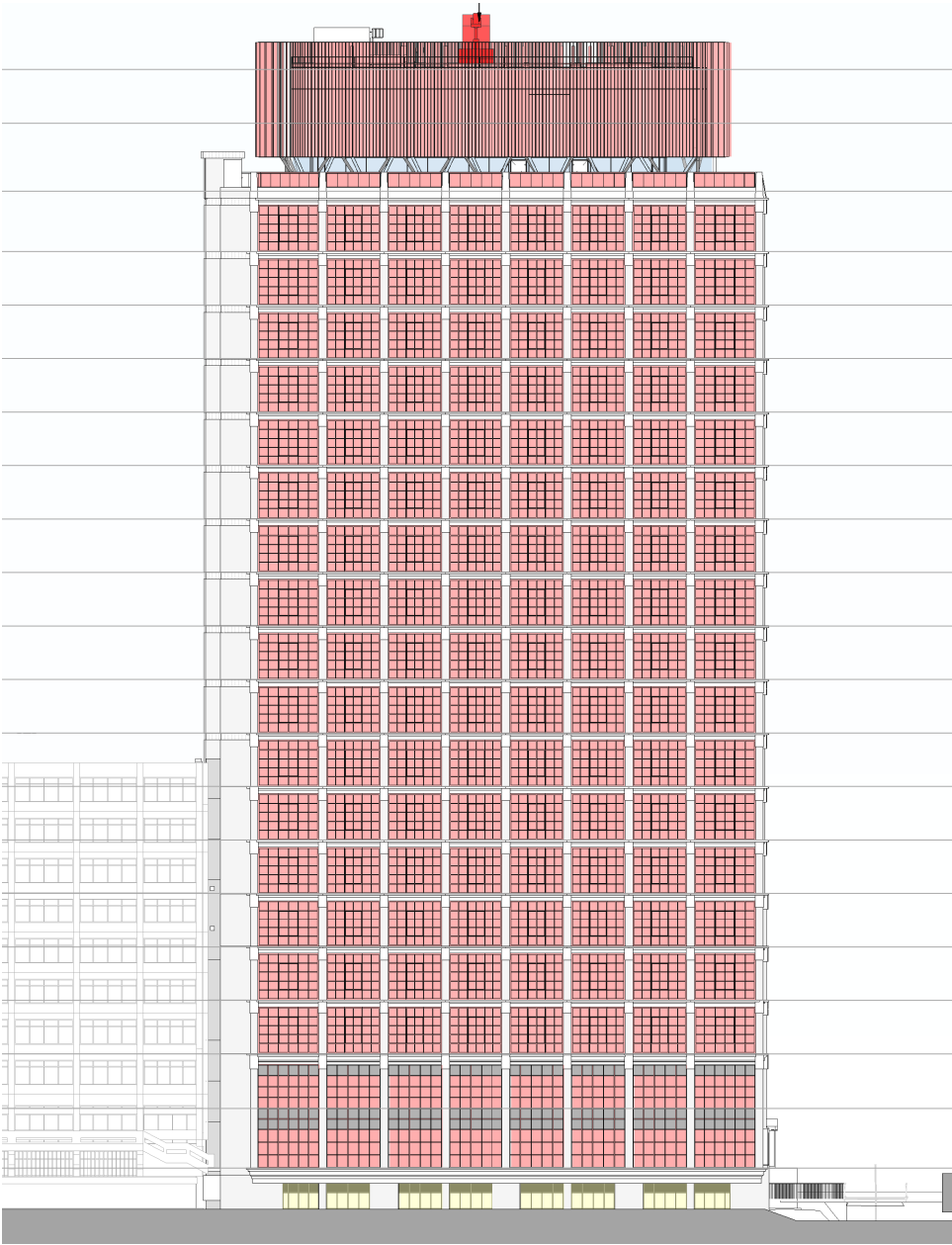
Proposed Roof Level Plan



6.0 Servicing & Access
6.8 Cleaning & Maintenance Strategy



Proposed West Elevation



Proposed North Elevation



Proposed South East Elevation

- Accessed Internally/ Tilt & Turn Windows
- Accessible Glazing - Waterfed Pole & Lightweight - Long-Handle Cleaning Kit
- Rooftop BMU (Building Maintenance Unit)

7.0 Summary & Conclusion

7.1 Summary & Conclusion

7.0 Summary & Conclusion

7.1 Summary & Conclusion

The proposal for The Alberton combines high end commercial workspace with holistic wellness offer and amenity facilities to create a new benchmark for office developments within Manchester City Centre.

The Alberton acts as an anchor within the St Mary’s parsonage area of the city and provides the Client with a network of interlinking buildings offering a range of facilities to accommodate the modern way of working for companies and employees within the area.

The publicly accessible Ground Floor F&B offerings allows for superb public interaction with the building which moves outside the standard office hours of 9-5 and creates a 7 days a week facility.

The landscaping proposals at Ground Floor improve the public realm to create a welcoming environment to both this proposal and the wider SRF from Motor Square and Trinity Way.

The proposal sets itself ambitious sustainability targets which have been embraced by the design team throughout the design process. This philosophy will be continued into the construction phase and into the on going operation of the building.

The building will be operated long term by Bruntwood Works and therefore the philosophy of wellness and sustainability that has been established during the design with the foresight to continue into the operation and end user experience of the building.

The materiality and architectural language of the facade beds this building into the city and creates a strong relationship with the local heritage and history of this specific site.

The pursuit of quality both internal and externally is a key driver for the proposals with a view to making this one of Manchester’s most desirable workspaces as well as creating a vibrant hub for local residents and city workers to enjoy.

