

Memo

Date: 27 January 2022

To: Manchester City Council (MCC)

From: Deloitte

CC: Bruntwood

Subject No.3 Circle Square Strategy Note (SRF, Masterplan & Delivery and Phasing)

1 Introduction

This Strategy Note has been prepared to consider the proposed revised masterplan for Phases 2 and 3 Circle Square against the principles established in the 2013 Former BBC Site Strategic Regeneration Framework (SRF) and subsequent Manchester City Council (MCC) Executive Reports. The purpose of this analysis is to support the Council in determining whether the proposals would require an update to the approved SRF.

2 SRF Context

The SRF was endorsed by MCC in 2013 in order to guide the redevelopment of the Former BBC Site ('the Site') and the adjoining land at Oxford Road. It identifies the SRF area as a strategic employment location and regeneration priority in support of Manchester's economic growth objectives. In April 2015, MCC's Executive Committee endorsed the masterplan for the site, and a Delivery Strategy and Phasing Plan for was endorsed by the Executive in July 2015.

There are therefore three primary documents that have guided the redevelopment of Circle Square to-date:

- Former BBC Site Strategic Regeneration Framework (SRF), endorsed by MCC Executive Committee on 24 July 2013;
- Planning Framework, Former BBC Site, Oxford Road, Report to the Executive Committee, endorsed on 14 April 2015; and
- Former BBC Site - Delivery Strategy and Phasing Plan, Report to Executive Committee endorsed on 29 July 2015.

Strategic Regeneration Framework (July 2013)

The SRF sets out the Council's vision for the Site:

"To create a high quality, commercially-led mixed use development which maximises The Site's employment generation in a manner that contributes to the City's knowledge economy and in doing so leverages the Site's location

within the Corridor, proximity to major institutions and exceptional accessibility by a range of means of transport. In order to support this principal use of The Site, its redevelopment must create an environment that is sustainable, distinctive, vibrant, incorporates well-designed and managed public realm/ civic spaces, and which is fully integrated into the wider neighbourhood."

The SRF outlines a series of development and urban design principles that would deliver the vision for a high quality, vibrant and sustainable urban neighbourhood with a distinctive sense of place. The current masterplan has been considered against these principles in Appendices 1 and 2.

The SRF does not include a spatial masterplan and specifically notes at paragraph 4.7 that, *"it is not the intention of this document to present a detailed masterplan for the Site"*.

At 5.6, the SRF states that, *"It is not the intention to be overly prescriptive. Indeed, it is recognised that the precise form, function and mix of uses appropriate in respect of different buildings within The Site will change with time as the property market and economic conditions alter."*

Bruntwood Masterplan (April 2015)

Bruntwood acquired the former BBC site in early 2015 and produced a concept masterplan for the area, including the Former BBC Site, Bruntwood's own landholding adjacent to Mancunian Way and MCC's landholdings around the roundabout on Upper Brook Street. The masterplan was prepared in the context of and in response to the SRF endorsed in July 2013.

The 2015 masterplan sought to create a vibrant employment-led new district, connected into the wider fabric of the city centre, incorporating: commercial office space; other business/research space; a new residential neighbourhood; ground floor retail and leisure space; and a series of public realm interventions.

The masterplan comprises two distinct development zones:

- Zone 1 – the knowledge based office core
 - o Positioned along Oxford Road occupying 75% of the total site area and around 1.2m sq ft of new commercial office / research buildings and a 1,000 space MSCP. It also notes that this zone would accommodate the Sir Henry Royce Institute.
 - o It sets out that the Institute's development would provide 400,000 sq ft of floorspace, with a further 823,000 sq ft commercial floorspace created through comprehensive redevelopment of the Manchester Technology Centre. The details are not prescriptive on the quantum of floorspace to be delivered across the whole masterplan.
- Zone 2 – the residential neighbourhood
 - o Positioned along the Charles Street frontage and around the River Medlock comprising four new apartment buildings accommodating around 650 apartments with two further serviced apartment buildings of up to 16 storeys to accommodate students.

Around 100,000 sq ft retail, leisure and food and drink floorspace would be provided on the ground floors of a number of buildings and new public realm would be provided including two public squares, new spaces and linkages.

Delivery Strategy and Phasing Plan (July 2015)

A Delivery Strategy and Phasing Plan for the Site was subsequently developed and approved by MCC's Executive in July 2015.

The Delivery Strategy and Phasing Plan sought to ensure continuity of development and a sustainable long term management regime to ensure that spaces and buildings remain attractive and well-managed into the future. The Delivery Strategy highlights the role of delivery partners, occupiers, tenants and residents in supporting a shared vision for an innovative, well-designed managed and maintained new city centre neighbourhood.

The Phasing Plan was developed to ensure that development momentum, once commenced, is maintained and that the process of regeneration is continuous and coordinated. The phasing profile incorporates the 18 development plots identified within the Masterplan. The phasing plan is summarised below:

Phase	Delivery	Blocks / Plots
Enabling Works	July 2015 to January 2016	n/a
Phase 1A	Q1 2016 to Q3 2017	- Key public realm and infrastructure - Vita Student Blocks 10A, 10B & 11
Phase 1B	Q3 2016 to Q4 2017 / 2018	- Commercial Blocks 2 & 3 - MSCP (Block 14) - Hotel and retail (Blocks 13 & 15) - Residential Blocks 7 and 8
Phase 1C	Q4 2017 to Q4 2019	- Commercial Block 4 - Residential Blocks 5 & 6 - Serviced apartment Block 9
Phase 2	Q1 2019 to Q1 2021	- Commercial Block 12
Phase 3 (MTC)	Q1 2021 to Q1 2023	- Commercial Blocks 1A, 1B, 1C



Placemaking and Design Strategy (September 2015)

The design principles underpinning the masterplan were explained within the Placemaking and Design Strategy document submitted with the Phase 1A planning application in September 2015. This elaborates on the development design principles set out in the SRF to overlay a consistent design approach to the public realm and buildings within the masterplan.

3 Context for Revised Masterplan

Circle Square Delivery Progress to Date

Bruntwood and their delivery partner, Vita Group, have successfully delivered Phase 1 of the Masterplan, with Blocks 2-11 and the MSCP (Plot 14) now complete and operational.

The hotel originally envisaged to be delivered on Plot 13 as part of Phase 1 has instead been delivered as the 200-bed Premier Inn hotel on top of the MSCP on Plot 14.

A significant electrical substation was delivered in the southern part of the site, between the MSCP and MTC. The substation is an important piece of civil infrastructure, serving a large number of properties beyond the boundary of the masterplan. Bruntwood sought to locate this underneath the Mancunian Way but was unable to agree this with statutory consultees.

Plot 12 comprises Phase 2 of the Masterplan. A 30,391 sq m GIA commercial office building, with c.16,000 sq ft floorplates, was granted full planning permission on 7 February 2020 under application 125451/FO/2019 (as amended). Works have not yet commenced.

Phase 3 comprises the land currently occupied by Manchester Technology Centre and the land running beneath the Mancunian Way. Bruntwood has delivered the first phase of development underneath Mancunian Way in the form of Hatch Phases 1 and 2. Hatch has successfully activated this previously dead space and created the conditions to further extend eastwards towards Upper Brook Street in the near future.

Manchester Technology Centre

The 2015 Phasing and Delivery Plan assumed that Manchester Technology Centre (MTC) would be demolished in 2021 and re-developed under Phase 3 as commercial blocks 1A, 1B and 1C.

Whilst Bruntwood still has a long-term aspiration to replace the MTC this will remain in situ for the foreseeable future due to an existing lease agreement with Tesco at the ground floor level, which does not expire for another 10 years.

Notwithstanding this, Bruntwood's investment into MTC has transformed the existing building into an integral part of Bruntwood's Circle Square letting strategy: MTC is the ideal landing and incubation space for start-ups and small, new businesses. As businesses grow, they are then able to take up larger floorspace in Circle Square. Bruntwood has demonstrated the success of this model through the successful transition of Accenture and HPE from MTC to Circle Square over the past year.

As a consequence, the masterplan needs to be updated to accommodate MTC in the medium-term. The masterplan needs to deliver development south of Brancaster Road that makes a positive contribution to the masterplan, whilst future-proofing the long-term redevelopment potential for the MTC site.

Circle Square – Responding to an evolving market

The speed of success at Phase 1 of Circle Square has exceeded expectations: demand for the serviced apartments and residential accommodation within Vita Student and Vita Living in buildings 5&6, 7&8, 10 and 11 exceeds supply; and the commercial buildings at No.1 and No.2 are fully let to high quality tenants, making a positive contribution to the knowledge economy with the Oxford Road Corridor. A range of new vibrant retail and leisure uses will start to activate the public spaces as they open over the coming months, activating Symphony Park and creating the vibrant mixed-use neighbourhood envisaged in the 2013 SRF.

Such is the success of the area that Bruntwood is now committed to delivering No.3 Circle Square on Plot 12 of the masterplan. Since the development on-site was approved, a number of structural changes to the commercial office market have emerged over the past 18 months, accelerated by the COVID crisis. In tandem with these market forces, Bruntwood has continued to evolve its own commercial office offer to meet changing occupier demands and the continual drive to enhance the customer experience by learning lessons from Phase 1 and their wider portfolio and international best-practice in knowledge-based working environments. These drivers to evolve the offer at Circle Square are summarised as follows:

- **Future of Work (Post-COVID):** The future of work is more focused around flexibility for tenants and customers, whilst creating spaces that encourage interaction and collaboration. The flexibility and change in

workplace demands has been accelerated by the COVID pandemic, which has provided an opportunity to reflect on the evolving role of the workplace and what it should enable. Bruntwood has developed its workplace offering under Bruntwood Works which delivers exceptional workspaces for businesses of all sizes, from Grade A floorplates, to serviced offices and co-working lounges. What makes Bruntwood's approach unique is how they build communities and opportunities for their customers. This extends from working with their partners to provide specialist business support to creating office, retail and leisure environments. Bruntwood deliver a customer focused approach by developing and managing workspaces that are flexible, focus on well-being, and create opportunities for innovation, and meaningful communal interaction.

- **Climate Change Emergency:** MCC declared a Climate Change emergency in November 2019 and have a target of achieving net zero carbon by 2038, with new development to reach zero carbon by 2028. This places a much greater strategic emphasis on the need for development proposals to pro-actively address net zero carbon targets, both through embodied and operational carbon reduction. Bruntwood's recent experience is that customers, organisations and businesses are now demanding low and zero carbon development and this is only going to increase with the growing importance of global warming on an international scale.
- **ID Manchester:** Bruntwood SciTech has been selected as the University of Manchester's partner to deliver ID Manchester. The vision for ID Manchester is to create a platform which accelerates growth, partnership and collaboration, where businesses can co-locate with similar businesses and be close to key talent pools and knowledge hubs. ID Manchester will deliver a new mixed-use city centre neighbourhood that will form a new exemplar for innovation districts and urban renewal. ID Manchester will be a transformational project for Bruntwood and for the City of Manchester. Its delivery will mean that Circle Square sits within a much larger ecosystem of commercially-led mixed use development within Bruntwood's Corridor Manchester portfolio, which also includes Manchester Science Park. Spatially, ID Manchester is located immediately to the east of Circle Square, the Masterplan area, and so this creates new exciting opportunities to create key linkages and connections with the emerging innovation district.
- **Lessons learnt from Phase 1** – 11 plots of the masterplan have been delivered concurrently as part of Phase 1 over an intensive redevelopment programme over the past 5 years. The successful commercial lettings have given Bruntwood fantastic insight into what aspects of the offer are attractive to prospective tenants and where the offer can be further enhanced. This is combined with Bruntwood's wider portfolio experience, including at Manchester Science Park where they are delivering innovative new office space in developments such as the Base Building.

4 2022 Revised Masterplan

It is now almost seven years since the original masterplan and the phasing and delivery strategy were endorsed by the MCC Executive, and Phase 1 has been largely delivered. The structural and business changes outlined above create the right opportunity to revisit and refresh the Circle Square masterplan to meet the challenges and opportunities of the post-COVID world.

Bruntwood has undertaken this process with Planit-IE, who with Feilden Clegg Bradley Studios developed the original masterplan and authored the Design and Placemaking Strategy in 2015. Bridge Architects have been engaged to design revised detailed proposals for No.3, applying the understanding and shared vision for Bruntwood's occupier experience that they have successfully developed delivering the Base Building at Manchester Science Park.

The revised Phase 2 and 3 masterplan takes the development and design principles established in 2015 and evolves these to respond to the changed spatial context of the MTC, the electrical sub-station and the evolved market. A two stage process has been undertaken to the re-masterplanning exercise: the interim phase that will be in situ for the next 10 years, incorporating MTC; and the final phase, which would see MTC redeveloped.

- **Plot 13** – The hotel originally envisaged on Plot 13 has been removed from the masterplan, following delivery of the hotel above the MSCP (Plot 14) and market testing, and to allow for a better masterplan solution that incorporates enlarged public realm and the retained MTC in the interim phase, and an even larger area of public realm in the final phase of development.
- **Plot 12** – Plot 12 of the masterplan is extended to deliver a larger footprint office building as No.3 Circle Square. The increased size will allow for the delivery of a c.30,000 sq ft floorplate to meet occupier demand and provide the type of flexible space and on-site amenities as demanded by Bruntwood’s occupiers and the Bruntwood Works model, whilst making a significantly enhanced contribution to the City’s climate change objectives than the approved development on-site.
- **Symphony Gardens** – The 2015 masterplan envisaged that Phase 3 would deliver an extended linear public space, terminated by a large footprint commercial block at its southern end. This is not possible in the medium-term due to MTC remaining in situ and would be further curtailed by the sub-station. Consequently, rather than a single linear space, the public realm to the south of Brancaster Road has been shifted (eastwards) to create two distinct areas of public realm with different functions and character are created: the more formal Symphony Park to the north; and a more verdant, natural and intimate space within Symphony Gardens to the south.
- **Increased and more diverse public realm** – The result of the above changes is that there is an uplift in the amount of public realm within the masterplan with the two central green spaces (Symphony Park and Symphony Gardens) increasing by 4% in area to over 20,900 sq m in the interim phase. This area will deliver net biodiversity gain, natural habitats and SuDS within a more natural landscape. The final phase would reorientate and further increase the size of the public realm, activated by a new 4-storey flexible use pavilion on its southern boundary.
- **Newman Street** – Whilst not a change to the 2015 masterplan, the revised proposals, public realm design and management strategy will combine to deliver the pedestrian friendly, fully integrated route resolving issues arising through Phase 1 which have meant the road is currently too car dominated and engineered in appearance.
- **Hatch Phase 3** – whilst plans are still evolving for the next phase of Hatch, extending eastwards underneath the Mancunian Way, the revised masterplan will better integrate the space into the main masterplan.

5 Revised Masterplan – Assessment against SRF Principles & Executive Reports

The SRF endorsed a number of development principles that would deliver the vision for the site as a high quality, vibrant and sustainable urban neighbourhood with a distinctive sense of place that is functionally and physically connected to adjoining land uses and the wider area, taking advantage of the location’s unique attributes.

The revised masterplan has been assessed against the development and urban design principles set out in the SRF, as set out in Appendices 1 and 2. In summary, the revised Phase 2 and 3 proposals fully comply with these principles and will deliver and enhance the vision for Circle Square as defined in the document.

Whilst the masterplan has evolved from that endorsed by the Executive Committee in April 2015, this has been a continuing process throughout delivery of the development. Previous evolution has included for example delivery of the hotel on the MSCP in 2016 and responding to the Henry Royce Institute not locating within Circle Square as originally envisaged.

Whilst the masterplan has evolved to accommodate MTC in the medium term, it has also been future proofed so as to maximise the long-term development potential of the Site. The enclosed indicative capacity study shows the revised Phase 3 layout, accommodating a large footprint office building on Oxford Road (1A), a new flexible pavilion structure to activate the green space (1B), and the enlarged public realm (1C).

The result is no nett loss of commercial space:

- the 2015 masterplan envisaged delivery of c.2.2m sq ft development, including 1.3m sq ft commercial floorspace (including 100k sq ft retail);
- the interim masterplan, with MTC retained, will deliver 838,491 sq ft commercial floorspace; and
- the final masterplan with MTC replaced by an office similar in height to No.2 would meet and exceed the 1.3m sq ft commercial floorspace originally envisaged. This is without considering the further commercial space delivered and planned at Hatch.

6 Conclusion

Deloitte has prepared this note to demonstrate that the revised proposals are in accordance with the SRF principles, and that the fundamental elements of the subsequent Executive Reports are not compromised by the revised proposals.

It is considered that the revised proposals are fully in accordance with the SRF principles, as set out in detail in Appendices 1 and 2. Further, the subsequent Executive Reports are not prescriptive in terms of quantum and locations of development plots, and previous phases of the masterplan have already deviated from the Delivery Strategy.

It is therefore considered that the revised proposals can continue to be delivered in accordance with the previously approved reports and the SRF without updates required.

Appendix 1: Compliance with SRF Development Principles

SRF Development Principle	Compliance	
Create a high quality, predominantly commercial, sustainable landmark development, with a primary address and frontage facing onto and thereby reinforcing the site's key frontages.	The successful delivery of Phase 1 of the Masterplan has seen the creation of a high quality commercially-led development at Circle Square, which includes a number of sustainable landmark buildings that reinforce the site's key frontages. No.3 (Plot 12) Circle Square will further support the creation of a high quality commercial-led, sustainable landmark through the provision of c. 320,000 sq.ft. of office floorspace. There will be ground floor active frontages that will further reinforce Circle Square, particularly along Brancaster Road.	✓
Positively improve east-west linkages across the site in order to establish effective connections with the wider area.	The revised masterplan and updated No.3 proposals will deliver enhanced east-west connections, particularly along Newman Street, linking in with Oxford Road to the west. The revised proposals for No.3 Circle Square also presents an opportunity to consider linkages with ID Manchester, located to the east. The proposals will establish effective connections with the wider area whilst further enhancing connections across the Masterplan.	✓
Create enhanced public pedestrian connections and active frontages along Charles Street and Brancaster Road, thereby improving the permeability and access into and through the site.	The successful delivery of Plots 5 & 6 and 9 & 10 has generated an active frontage along Charles Street. Enhanced pedestrian connections are supported by the public realm works that have already completed; this is complemented by the site-wide signage strategy which improves legibility and promotes permeability. No.3 Circle Square will provide an active frontage along Newman Street, through the provision of ground floor retail units. Similarly, the interim public realm delivered with No.3 will support permeability through the creation of a green network across the site (linking in with Symphony Park to the north). The No.3 Circle Square proposals also include the greening of Brancaster Road in order to better deliver a more integrated green network.	✓

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SRF Development Principle	Compliance	
Complement and support the future introduction of the Bus Rapid Transport (BRT) system along Oxford Road, allowing for potential BRT drop-offs and interchanges to serve points of access into First Street and the University of Manchester.	This has now been implemented and is operational. The revised proposals have no impact on the function of or connectivity with Oxford Road.	✓
Improve pedestrian and public transport linkages in and near to the site to promote better use of strategic bus, rail and Metrolink services.	The revised proposals include the delivery of improvements to the pedestrian routes throughout the masterplan, including reducing the amount of vehicular traffic on Brancaster Road / Newman Street. This will improve accessibility to public transport linkages within and through the Site for pedestrians, promoting better use of these services.	✓
Provide a legible framework of linked public spaces.	Symphony Park has been delivered as part of Phase 1B of the Masterplan. The greening of Newman Street to the south of Symphony Park and the creation of Symphony Gardens as part of the revised proposals for No.3 Circle Square will create a series of well-connected distinct public spaces across the masterplan area. Symphony Park and Symphony Gardens will serve distinct and complementary purposes in the masterplan. Alongside the site-wide signage strategy the series of linked public spaces will further support the creation of a legible neighbourhood.	✓
Create a positive response to the River Medlock frontage, improving its visibility from the surrounding area and exploring sustainable concepts for its integration into a site-wide landscape and ecology strategy.	Plots 10 and 11 are now completed and have delivered the majority of the improvements to the River Medlock frontage. The improved proposals for Brancaster Road / Newman Street and the delivery of Plot 12 will further improve the desirability of this pedestrian route with improved public realm and natural surveillance. The proposed improvements to the green infrastructure on Brancaster Road / Newman Street will also help create wildlife corridors which link to the River Medlock.	✓
The framework should provide a variety of buildings with a unified public realm.	Symphony Park has successfully been delivered and forms a central, formal green space at the heart of the Masterplan. The public realm, Symphony Gardens, proposed as part of the revised proposals for No.3 Circle Square will deliver a more intimate, informal space with wildflower planting. A unified approach has been employed across the Masterplan thus far, utilising a high-quality complimentary materials palette throughout. This approach will be adopted as part of the public realm being delivered as part of the revised proposals for No.3 Circle Square.	✓

SRF Development Principle	Compliance
The adjacency of the site to the University of Manchester Campus at Sackville Street, and the Manchester Metropolitan University Campus around Grosvenor Square creates unique opportunities for educational uses (this does not include student residences but does relate to those institutions teaching and training requirements). Primary or ancillary knowledge based activities within the site will help cohere and link the higher educational estates, reducing severance and promoting multiple physical and economic connections to adjacent residential neighbourhoods	The delivery of Plot 12 and the proposed linkages to ID Manchester will help develop this area as an innovation district, supporting the University uses along the Corridor. n/a
Where appropriate, buildings should provide active retail frontages onto Oxford Road and Charles Street to improve pedestrian amenities and promote east-west connections	The revised proposals do not affect the frontages on Oxford Road or Charles Street. Phase 1 has delivered active frontages on both streets. ✓
Access, servicing and parking should be consistent with the wider Oxford Road transport initiatives, which aim to reduce traffic along Oxford Road and promote a modal shift to increased use of public transport.	Amendments are proposed to the masterplan servicing strategy to reduce the need for vehicle movements along Newman Street and within the western end of the Masterplan. Access for car parking and servicing will be re-routed through the MSCP and between Plots 12 and 14 to remove the need for these vehicle movements on Newman Street. Access and egress from the car park will be onto Princess Street, not Oxford Road. ✓
New developments must be of an exceptional quality in terms of buildings and public spaces to match and signify the importance of this key strategic site within the area's knowledge based economy.	The quality of the revised design for Plot 12 and the public realm will match the extremely high quality development delivered to date. ✓

Appendix 2: Compliance with SRF Urban Design Principles

SRF Urban Design Principle	Compliance	
Enhancing the Oxford Road gateway – by introducing a form of development that establishes a strong boulevard-like frontage onto Oxford Road and enhances The Site's presence onto Oxford Road through the sense of scale, critical mass of activity and architectural quality associated with new buildings. The positioning of buildings, active uses and public spaces should encourage ease of movement through The Site from Oxford Road.	The successful delivery of Phase 1 of the Masterplan has seen the creation of a high quality commercially-led development at Circle Square, which includes a number of sustainable landmark buildings that reinforce the site's key frontages – this includes No.1 Circle Square (Plot 4) and No.2 Circle Square (Plot 2) which both front Oxford Road. No.1 Circle Square and No.2 Circle Square have delivered two 18 Storey and 14 storey commercial buildings. Symphony Park has been delivered has part of Phase 1B of the Masterplan. The greening of Newman Street to the south of Symphony Park and the creation of Symphony Gardens as part of the revised proposals for No.3 Circle Square will create a series of well-connected distinct public spaces across the masterplan area. Alongside the site-wide signage strategy the series of linked public spaces will further support the creation of a legible neighbourhood. Ground floor commercial uses and active frontages across the masterplan, including around Symphony Park further support connectivity and legibility, thus encouraging ease of movement through Circle Square from Oxford Road.	✓
Establish a vehicular movement/ servicing strategy for The Site which complements the Council's strategy for reducing use of Oxford Road by car, and encouraging a modal shift to more sustainable forms of transport through improving bus facilities, and implementing environmental enhancements.	The revised proposals are intended to improve the access, servicing and parking strategy for the Masterplan. Access onto Oxford Road will not be affected by the revised proposals. Amendments are proposed to the masterplan servicing strategy to reduce the need for vehicle movements along Brancaster Road / Newman Street and within the western end of the Masterplan. Access for car parking and servicing will be re-routed through the MSCP and between Plots 12 and 14 to remove the need for these vehicle movements on Brancaster Road / Newman Street. Access and egress from the car park will be onto Princess Street, not Oxford Road. The Masterplan is c.100m from Oxford Road, a key strategic bus corridor into the City Centre and one of the busiest bus routes in Europe; Oxford Road has undergone extensive works by TfGM to transform it into a new bus and cycle corridor. The Masterplan is therefore well located to encourage the use of sustainable modes of transport. Phase 1 of the Masterplan has been designed and delivered to encourage access to sustainable transport modes. Extensive secure cycle parking is provided across the different plots of the Masterplan, which have been delivered. The proposals for No.3 Circle Square will provide additional secure cycle parking and associated facilities which will further encourage sustainable transport modes and reduce reliance on private car usage.	✓
The Site's key frontages, in particular Oxford Road, offer the primary address and clearest potential to establish commercially-led development which reinforces the role of Oxford Road within the Corridor	Two commercial buildings, No.1 Circle Square (Plot 4) and No.2 Circle Square (Plot 2) have been delivered on the frontage to Oxford Road as part of Phase 1B of the Masterplan.	✓

SRF Urban Design Principle	Compliance	
as a major economic engine. Should it be possible to demonstrate that residential development can support and assist in facilitating the wider commercial development objectives for The Site, then we would expect such uses to naturally gravitate towards the rear of The Site away from the principal road frontages and adjacent to the River Medlock.	Residential development has been delivered as part of Phase 1 of the Masterplan, across Plots 5 to 11. Plots 10 and 11 have delivered residential development fronting the River Medlock and Plots 5 and have delivered residential development to the north of the Masterplan Site, fronting Charles Street. The residential development delivered by Plots 7, 8 and 9 is also set back from the principal road frontage to Oxford Road. No.3 (Plot 12) Circle Square will further support the creation of a high quality commercial-led, sustainable landmark through the provision of c. 320,000 sq.ft. of office floorspace. There will be ground floor active frontages that will further reinforce Circle Square, particularly along Brancaster Road.	
Establish east-west linkages through The Site in order to better connect Oxford Road, First Street, Charles Street, Princess Street, as well as Piccadilly Station and its environs.	The No.3 Circle Square proposals will deliver enhanced east-west connections, particularly along Brancaster Road, linking in with Oxford Road to the west. The revised proposals for No.3 Circle Square also presents an opportunity to consider linkages with ID Manchester, located to the east. The proposals will establish effective connections with the wider area whilst further enhancing connections across the Masterplan. The delivery of Phase 1 of the Masterplan has already established linkages across the Masterplan and beyond, this is supported by the delivery of well-connected distinct public spaces and a site-wide signage strategy. This supports the creation of a legible, connected neighbourhood.	✓
As well as establishing a new east-west linkage through The Site, there is an opportunity to enhance Charles Street, an existing east-west linkage, which the former use of The Site turned its back on. This can be achieved by creating a strong building line to Charles Street which addresses the townscape vacuum that currently exists, establishes activity at the ground floor and generates footfall.	The successful delivery of Plots 5 & 6 and 9 & 10 has generated a strong building line to Charles Street. This delivery has also generated an active frontage to Charles Street. The revised proposals do not affect the frontage on Charles Street.	✓
North-south linkages will also provide alternative and beneficial connections linking Charles Street/ Princess Street and the Village/ Piccadilly areas of the City Centre with the universities on Oxford Road.	The No.3 Circle Square proposals will deliver enhanced north-south connections, particularly beyond Symphony Park and Brancaster Road. The proposals will also enhance connections with Plot 14 to the south of the Masterplan. The proposals will establish effective connections with the wider area whilst further enhancing connections across the Masterplan.	✓

SRF Urban Design Principle	Compliance
There is an opportunity for the street grid established within The Site to refer to its historic context and urban grain e.g. in re-establishing a north-south connection it may be possible to reference York Street (a former street identified on the map regressions up until the point at which obliterated by the former New Broadcasting House).	The proposals for No.3 Circle Square will enhance north-south connections through creating better linkages, particularly between Plots 7 to 11 through to Plot 14 to the south of the Masterplan. The additional public realm, Symphony Gardens, as part of the No.3 Circle Square proposals will support the series of connected public spaces across the Masterplan, improving and establishing the north-south connection. ✓
The Site does offer scope for landmark buildings potentially involving a building or buildings of scale (height). A tall building or buildings could act as a powerful beacon of regeneration in the context of a site that is visually disconnected from the City Core and the universities due to the existence of the railway viaduct to the north and the Mancunian Way fly over to the south. The design of such a building would have to be of the highest architectural quality and be designed to address the assessment criteria for tall buildings identified in English Heritage and CABE's Guidance on Tall Buildings.	Plots 5 & 6 of the Masterplan have delivered a one part 17 storey, part 36 storey residential building along Charles Street. The 36 storey part of the building is of a significant scale, whilst delivery a high quality building. The 36-storey height acts as a landmark building both within Circle Square and Manchester City Centre. ✓
The distribution of land uses and buildings on The Site will need to carefully consider the noise and other environmental effects resulting from proximity to the heavily trafficked Mancunian Way. The southern boundary of The Site will require careful design in this regard to mitigate the potential user amenity issues.	Plot 14 has been delivered at the southern boundary of the Masterplan. Manchester Technology Centre currently occupies the Phase 3 area of Masterplan site. When proposals for Phase 3 are being developed these will seek to mitigate any potential user amenity issues. The No.3 Circle Square proposals will be supported by an Environmental Impact Assessment which will consider noise and other environmental effects, as appropriate. ✓
To create a high quality urban environment with a coherent public realm and public space strategy that can be phased over time as the different elements of The Site are developed. Given that all of the buildings have been demolished on the Former BBC part of the Study Area, this effectively represents a 'blank canvas' - a real opportunity to use The Site's natural and unique attributes to make the best use of The Site and	Symphony Park has successfully been delivered and forms a central, formal green space at the heart of the Masterplan. The public realm, Symphony Gardens, proposed as part of the revised proposals for No.3 Circle Square will deliver a more intimate, informal space with wildflower planting. These two areas of green public realm will be distinct. ✓

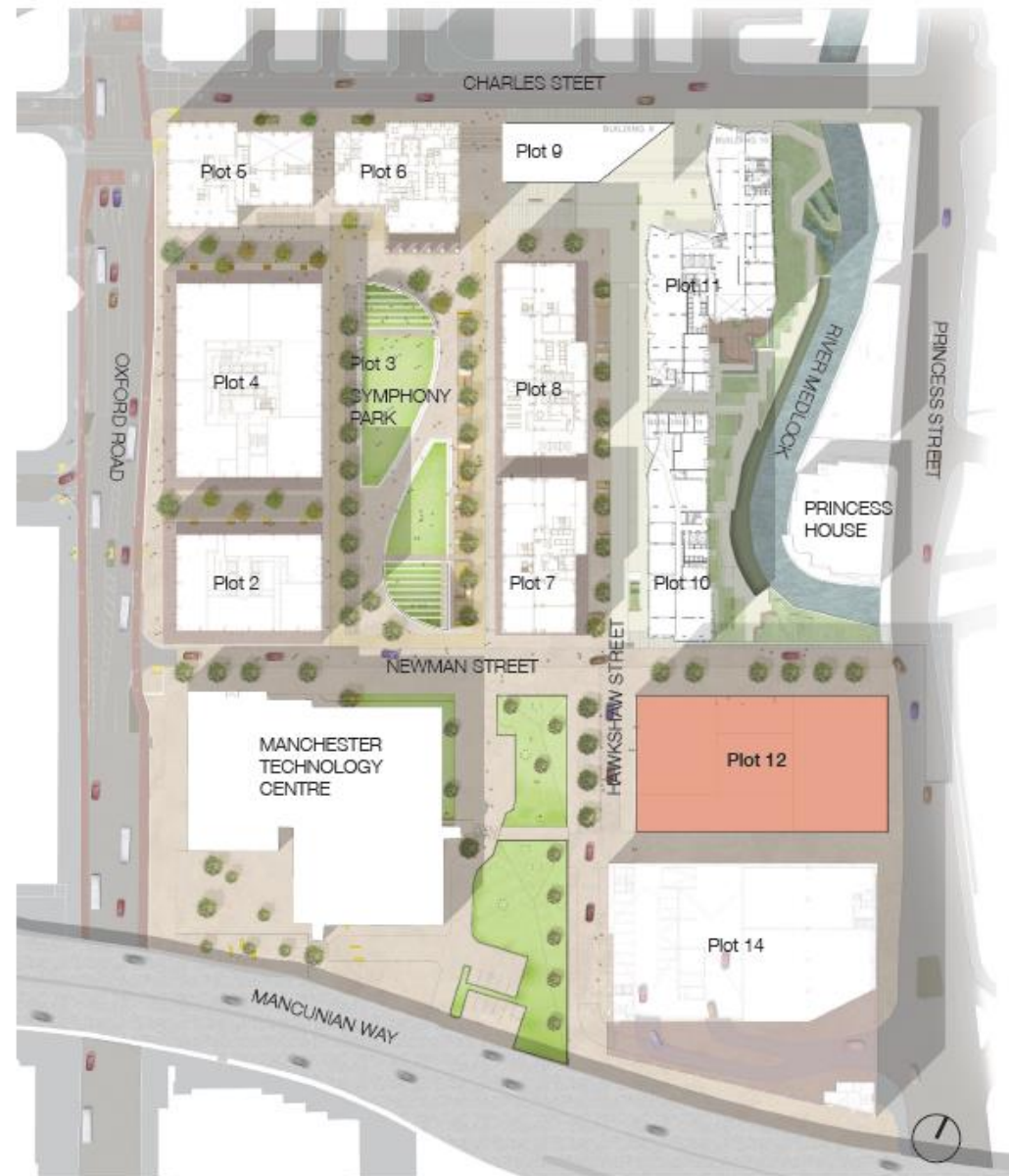
SRF Urban Design Principle	Compliance	
generate the maximum long term economic and social regeneration benefits.		
To focus on enhancing the river setting and frontage, creating a distinct sense of place and identity, and linking into the surrounding area including Oxford Road.	Plots 10 and 11 are now completed and have delivered the majority of the improvements to the River Medlock frontage. The No.3 Circle Square proposals will deliver enhanced east-west connections, particularly along Brancaster Road, linking in with Oxford Road to the west.	✓
To design the public realm appropriately for the variety of occupiers and users of The Site. The careful siting of food and drink uses and other nodes of activity will have an important role to play in creating attractive public spaces which maximise the opportunity for footfall and greatly enhance the character and vibrancy of the framework area as a whole.	Symphony Park has successfully been delivered and forms a central, formal green space at the heart of the Masterplan. The public realm, Symphony Gardens, proposed as part of the revised proposals for No.3 Circle Square will deliver a more intimate, informal distinct space, whilst contributing to the connected public realm network across the Masterplan. No.3 Circle Square will provide an active frontage along Brancaster Road, through the provision of ground floor retail units. Similarly, the public realm which will be delivered as part of No.3 Circle Square will support permeability through the creation of a green network across the site (linking in with Symphony Park to the north). Phase 1 has delivered ground floor active frontages, which are set to be occupied by a range of occupiers, including food and drink, and leisure operators. The location of these uses has been carefully considered within the Masterplan in order to complement and carefully consider the neighbouring uses.	✓
To integrate the public realm with the existing network of streets and public spaces to increase permeability of The Site, and in particular to enhance east-west pedestrian connections	Symphony Park has been delivered has part of Phase 1B of the Masterplan. The greening of Brancaster Road to the south of Symphony Park and the creation of Symphony Gardens as part of the revised proposals for No.3 Circle Square will create a series of well-connected distinct public spaces across the masterplan area. Alongside the site-wide signage strategy the series of linked public spaces will further support the creation of a legible neighbourhood and increase permeability across the Masterplan and in the surrounding area. The No.3 Circle Square proposals will deliver enhanced east-west connections, particularly along Brancaster Road, linking in with Oxford Road to the west. The revised proposals for No.3 Circle Square also presents an opportunity to consider linkages with ID Manchester, located to the east. The proposals will establish effective connections with the wider area whilst further enhancing connections across the Masterplan.	✓

SRF Urban Design Principle	Compliance	
To establish smaller scale reception spaces at key road junctions to mark entrances to The Site and encourage pedestrian routes through The Site.	Phase 1 of the masterplan has established a clear hierarchy of main routes into and through the site. The revised proposals for Plot 12 will accentuate the importance of Newman Street as a pedestrian route, drawing people from Upper Brook Street towards the centre of the masterplan.	✓
To improve accessibility of The Site for all users, and to enhance movement and circulation within and around The Site.	Enhanced pedestrian connections are supported by the public realm works that have already completed; this is complemented by the site-wide signage strategy which improves legibility and promotes permeability. No.3 Circle Square will provide an active frontage along Brancaster Road, through the provision of ground floor retail units. Similarly, the public realm which will be delivered as part of No.3 Circle Square will support permeability through the creation of a green network across the site (linking in with Symphony Park to the north). The No.3 Circle Square proposals also include the greening of Brancaster Road in order to better deliver a more integrated green network. The revised proposals include the delivery of improvements to the pedestrian routes throughout the masterplan, including reducing the amount of vehicular traffic on Brancaster Road / Newman Street. This will improve accessibility to public transport linkages within and through the Site for pedestrians, promoting better use of these services.	✓
To secure the upgrading of the small roundabout at the rear of The Site on Manchester City Council land, a key ambition of the Council. It is proposed to replace this with a signal controlled junction at Princess Street.	This has been delivered under Phase 1B.	n/a
To ensure legible pedestrian routes for permeability of The Site, which should be carefully designed to ensure such routes are safe, legible and attractive and therefore generate maximum levels of footfall.	Improvements to the pedestrian routes throughout the masterplan have been delivered and will be further enhanced by the No.3 Circle Square proposals. Alongside this, the site-wide signage strategy the series of linked public spaces will further supports the creation of a legible neighbourhood. Active uses at the ground floor level have been delivered and are proposed in order to enhance the safety and attractiveness of these routes, and generate footfall.	✓
It is recognised that car parking will be required commensurate with the requirements of end users. Surface car parking will generally not be acceptable as a long term car parking solution for The Site given its City Centre location and distinctly urban character. The topography of The Site may lend itself to undercroft car parking in certain areas (where that can be	No car parking is proposed as part No.3 Circle Square proposals. The building will be designed to encourage future occupiers to use sustainable modes of transport. A multi-storey car park has been delivered on Plot 14 of the Masterplan which serves the entire masterplan.	✓

SRF Urban Design Principle		Compliance	
effectively integrated into the design of the building) and the scale of The Site is such that there may be opportunities to accommodate multi-level car parking.			

Appendix 3: Circle Square Plots Delivered (Feb 2022)

- **PHASE 1A:** Plots 10 & 11: Vita Serviced Apartments - 604 units (110055/FO/2015/C1)
- **PHASE 1B:**
 - Plots 2, 3 & 4: Two commercial buildings (28,394 sqm) & Symphony Park (6,587 sqm) (11025/FO/2016/C1)
 - Plots 5 & 6: Affinity Living Apartments– 411 units (111026/FO/2016/C1)
 - Plots 7 & 8: Affinity Living Apartments – 266 units (111027/FO/2016/C1)
 - Plot 14: MSCP and Hotel
- **PHASE 1C:** Plot 9: serviced apartments – 384 units (114863/FO/2016)
- **PHASE 2:** Plot 12 – No.3 Circle Square (approved)
- **PHASE 3:** Manchester Technology Centre (refurbished)



Plot Location - Circle Square Masterplan diagram