Federated Hermes

CARTWRIGHT PICKARD

MEPC

2+3 Angel Square

NOMA

PlacesMatter! Presentation

Response to commentary

July 2022

PlacesMatter! Presentation

Response to commentary

At the Places Matter review held on 18/05/22 for 2 and 3 Angel Square a number of comments were made by the Places Matter panel.

The primary comments raised by the panel were as follows:

- *The Panel had serious concerns with the grounding of the buildings and their relationship to and dialogue with Angel Square.*
- *The façade treatment shows promise but will need further finessing, especially to the larger glazed openings.*
- *You need to reconsider the prow to Number 2, as this was felt to arbitrary and not to work, potentially adding another level and a double height expression.*
- *Make sure that your landscape maintenance and replacement regime are robust for the long terms.*

The following has been compiled to provide the panel additional information and reasoning for the design decisions made by the project team in regard to these specific comments.

Response to commentary - SRF and planning context

The Site is located on the northern edge of Manchester City Centre and forms Plots M and N (to be known as 2&3 Angel Square) of the 20 acre NOMA Masterplan. It comprises circa 0.85 hectares of previously developed land.

The Proposed Development is integral to existing and forthcoming development within the wider NOMA regeneration area. NOMA is underpinned by a Strategic Regeneration Framework (SRF) and Masterplan originally endorsed by Manchester City Council (MCC) in 2009, updated in 2010, 2013, 2015 and most recently in 2020. The 2009 Masterplan and subsequent Update Reports set out a commitment to create a commercially-led, mixed use destination underpinned by core development objectives of job creation, placemaking and supporting communities.

The SRFs form a material consideration in the determination of planning applications within the area. In addition the area is covered by saved Unitary Development Plan Policy HC10 which specifically allocates the site for business or commercial development.

The 2020 SRF document provides an update on the progress to date of the NOMA regeneration project and outlines the next phases of work and investment to complete the transformation of the area, as well as the challenges ahead. The document highlights that as NOMA enters into the next phase of development it needs to continue to respond to a changing context, notably the economic growth of Manchester and demand for Grade A office space; the increasing focus on sustainability and climate change; and the changing regeneration context and NOMA's pivotal role in this, particularly the Northern Gateway, New Cross and Great Ducie Street.

Overall the vision for NOMA is to deliver 15,000 jobs and be a pivotal Grade A office offer in the City.

The Proposed Development will build on the progress made to date at NOMA and will strengthen NOMA's position as an emerging commercial, creative and digital hub; delivering 4,400 jobs; a key identified need in the City Centre.



1.0 'Grounding' of building

PlacesMatter! commentary and our response

'It was felt that 'Piano Nobile' was not an appropriate reference point. Terminology may be a distraction here, but either way, this element was felt to be a weak part of the scheme in terms of its civic presence, because the plinth is a solid expression and the colonnade is elevated to first floor level, making the buildings feel disconnected from the public realm.'

The site falls by nearly 7m's from the north eastern corner on Angel Street to the south western corner on Miller Street. The proposed architectural approach has been developed to not only address this level change but also to maximise active frontages to all elevations. The team's approach is to see this as providing a unique opportunity and bespoke identity to the Architecture that improves connectivity across the site and maximise engagement with the public realm. The connecting plinth allows both buildings to be set into the public realm, engaging with the passer by at a more 'human' scale onto Angel Square at lower ground floor level and Thread Street at the upper ground level.

Angel Square is the most important address for the buildings.As such, the main entrance for both the office use and the primary retail units are located onto Angel Square at this lower ground floor level. Large expanses of glazing and location of building signage, decorative treatments to entrance reveals and access points into the building ensure the Plinth is open and welcoming.

To avoid further confusion around the use of the term ' Piano Nobile', the architectural approach to addressing public frontages and level changes will be referred to as the 'plinth' in the remainder of this document.

As can be seen from the following floor plans the majority of serviced rooms and back of house areas are located within the 'dark' part of the plan at lower ground level, however we still provide the main entrance from Angel Square to the offices at this level. This allows the upper ground level uses to benefit from an extensive terrace and means there are multiple rooms or public facing commercial units at this level.

We believe the plinth is not a solid expression as can be seen by the following information and drawings. By virtue of the proposed uses facing Angel Square it is designed to be open, inclusive and provide physical and visual connections to Angel Square. Wherever appropriate large expanses of glazing animate the 'plinth' and connect the internal use with the public realm. The 'plinth' allows the building to connect on more than one floor with the surrounding public realm and topography. It allows the building to be seen as more informal and less civic. It avoids grand gestures of double and triple height colonnaded entrances whilst still allowing the main entrance to be clearly read from Angel Square.

'Also, whilst the proposed plinth solution helps you to span the c4.5m level difference across the site, the at grade pedestrian access off Thread Street will encourage people to enter at that point only to find a 'dead end' that isn't really intended for public use. The Panel also questioned the experience of users having to enter the building at ground level on Angel Square only to then have to go up to first floor level to access the offices.'

Given the strategic location of the Site within the heart of the NOMA Framework area, there are a multitude of directions from which visitors to the Site can access the building. The Proposed Development has been effectively designed to address the Site levels and provide active uses on both Angel Square and Thread Street, whilst providing prominent building entrances to activate Angel Square public realm. This ensures an attractive pedestrian entrance environment and setting.

Building occupiers often enter a commercial building reception before using lifts or stairs to pass to their floor or support floors. It is a standard approach to a multi use, multi storey building.

The terraces are extensions of the demises to the commercial units or tenant lounge areas providing them with additional external amenity spaces. As described further in the following sections, the plinth level has been carefully designed to ensure that the spaces that are public, semi-public and private are clearly discerned.

'For these reasons, the Panel had a major concern about the manner in which the buildings are grounded and the 'conversation' they will be having with Angel Square. This proposition also adds to the sense that the area is becoming very corporate and you were asked to soften things, to be more organic and create a better sense of invitation, to help the buildings feel less forbidding. As presented, the proportions and materiality of the plinth don't do the buildings justice.'

The Site is located within the heart of the NOMA Framework area, forming Plots M and N. A Strategic Regeneration Framework (SRF) and Masterplan for NOMA was originally endorsed by Manchester City Council (MCC) in 2009, updated in 2010, 2013, 2015 and most recently in 2020.

The 2009 Masterplan and subsequent Update Reports set out a commitment to create a commercially-led, mixed use destination underpinned by core development objectives of job creation, placemaking and supporting communities. It forms a material consideration in the determination of planning applications within the area.

Since endorsement of the first NOMA Framework in 2009 the development context for NOMA has evolved and NOMA has had to respond to this. For example, through the endorsement of earlier Framework updates NOMA has shifted from being a mixed residential and commercial development, to one that is now commercially-led.

As such, the Proposed Development seeks to capitalise on the strategic opportunities of the Site, to further improve NOMA as a commercially-led destination through the provision of a mixed-use office-led development with lower and upper ground floor commercial units. Through the use of the plinth, commercial units are able to be provided at two levels on the Angel Square address and to the ground floor level on Thread Street.

As a result, the Proposed Development provides more activity to the Site than previously consented to create a welcoming environment for all.

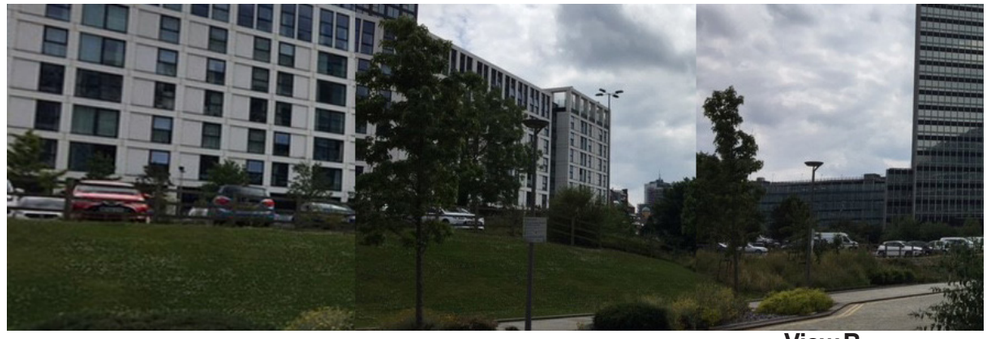
The use of a 'plinth' allows the building to form part of the public ream and be seen as an extension of this opposed to a more civic scaled 2 or 3 storey colonnade that was previously consented in 2015 and 2020. The plinth and integral landscaping scheme soften this further. Materials proposed are natural stone with a textured finish that replicates some e of the materials being used within the landscaping palate. A planting and landscaping scheme is being proposed that is integral to the design of the terraces, allowing planting to spill over the face of the plinth from the upper terrace. This gives the plinth a far more organic feel than the panel perceives.

The following information has been provided to support the project team's above reasoning behind the design approach to the 'plinth'.

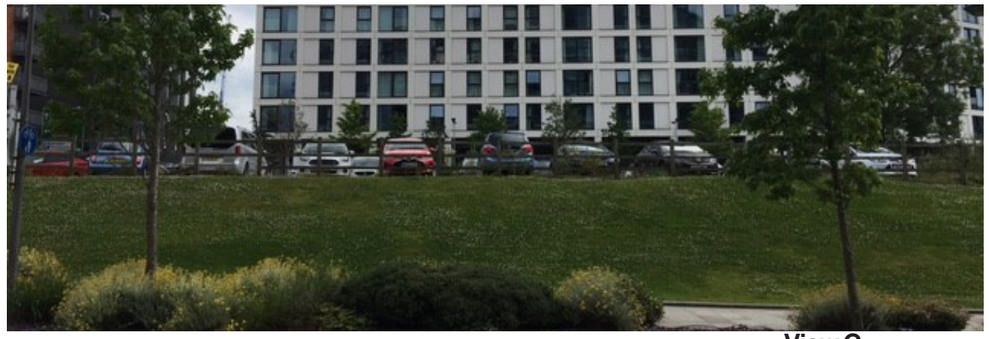
Grounding of building| Existing topography



View A



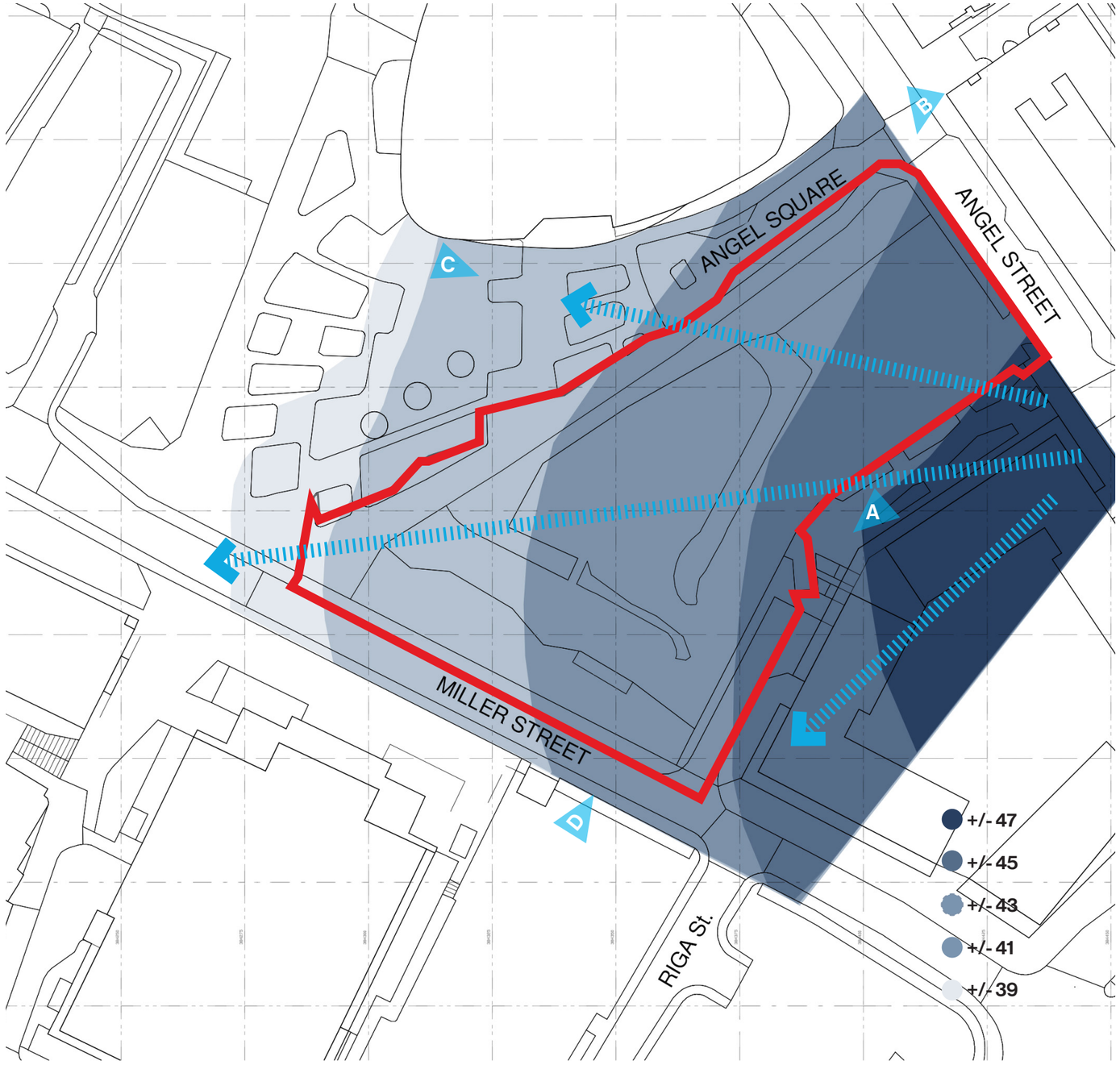
View B



View C



View D

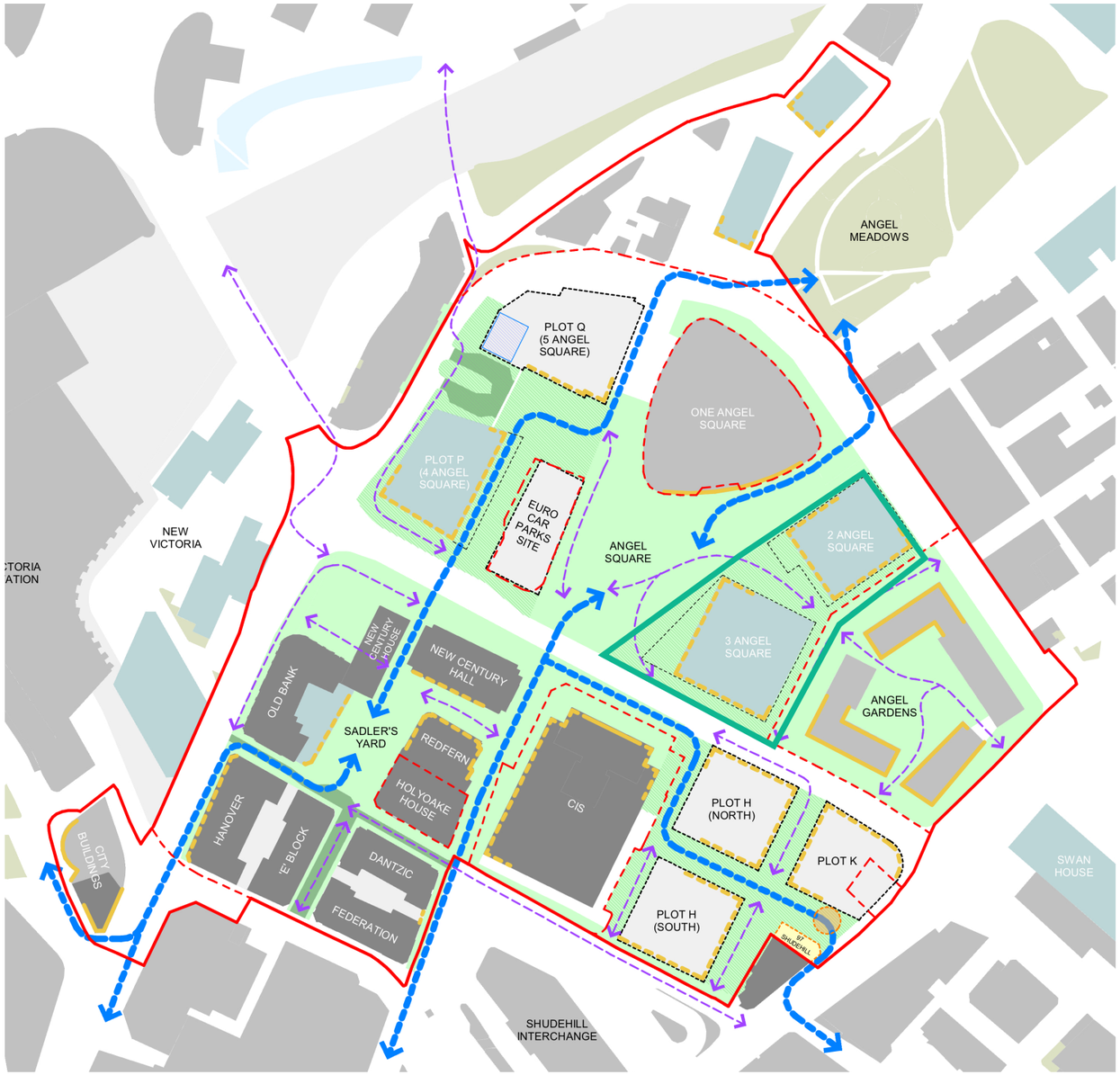


Site topography diagram

Grounding of building | Design proposal

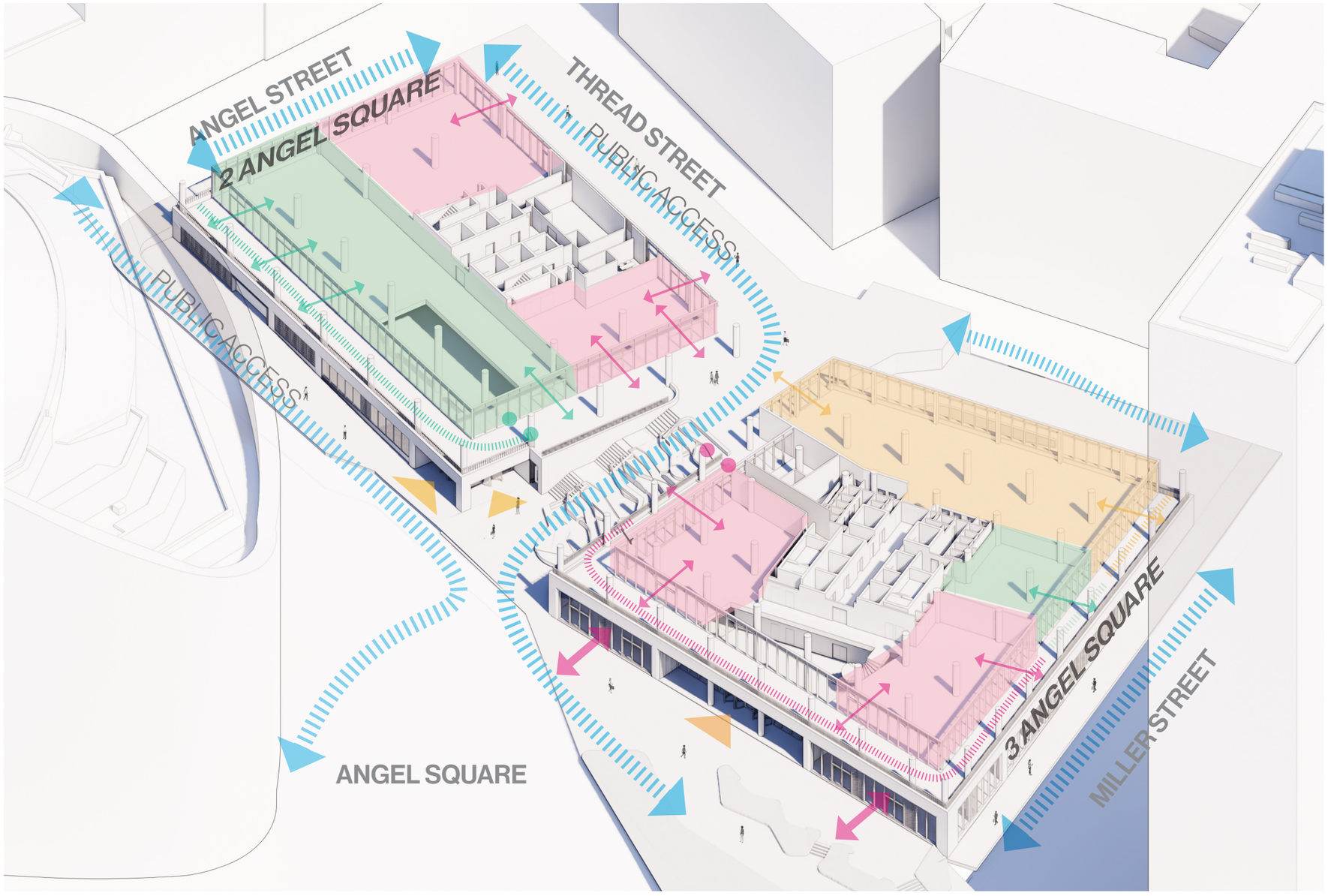
Key design drivers

- Level changes are significant across the site. Any proposal must successfully reconcile these changes whilst maintaining public frontages and engagement with public realm.
- Levels drop diagonally over 7m's from Angel Street to Miller street. (See diagram on previous page).
- Primary and secondary pedestrian routes are required to the east and west and to pass between the 2 development plots as part of the agreed masterplan. (See adjacent diagram).
- Active frontages are required to a significant extent of both buildings under the SRF. (See page 3 and adjacent diagram). These must front Angel Square and Thread Street.
- As part of the client's brief, the latest proposals were required to better address the public realm and ensure their is better connection to evolving proposals for Angel Square.



SRF masterplan excerpt from 2009

Grounding of building | Design proposal



Key terrace design drivers

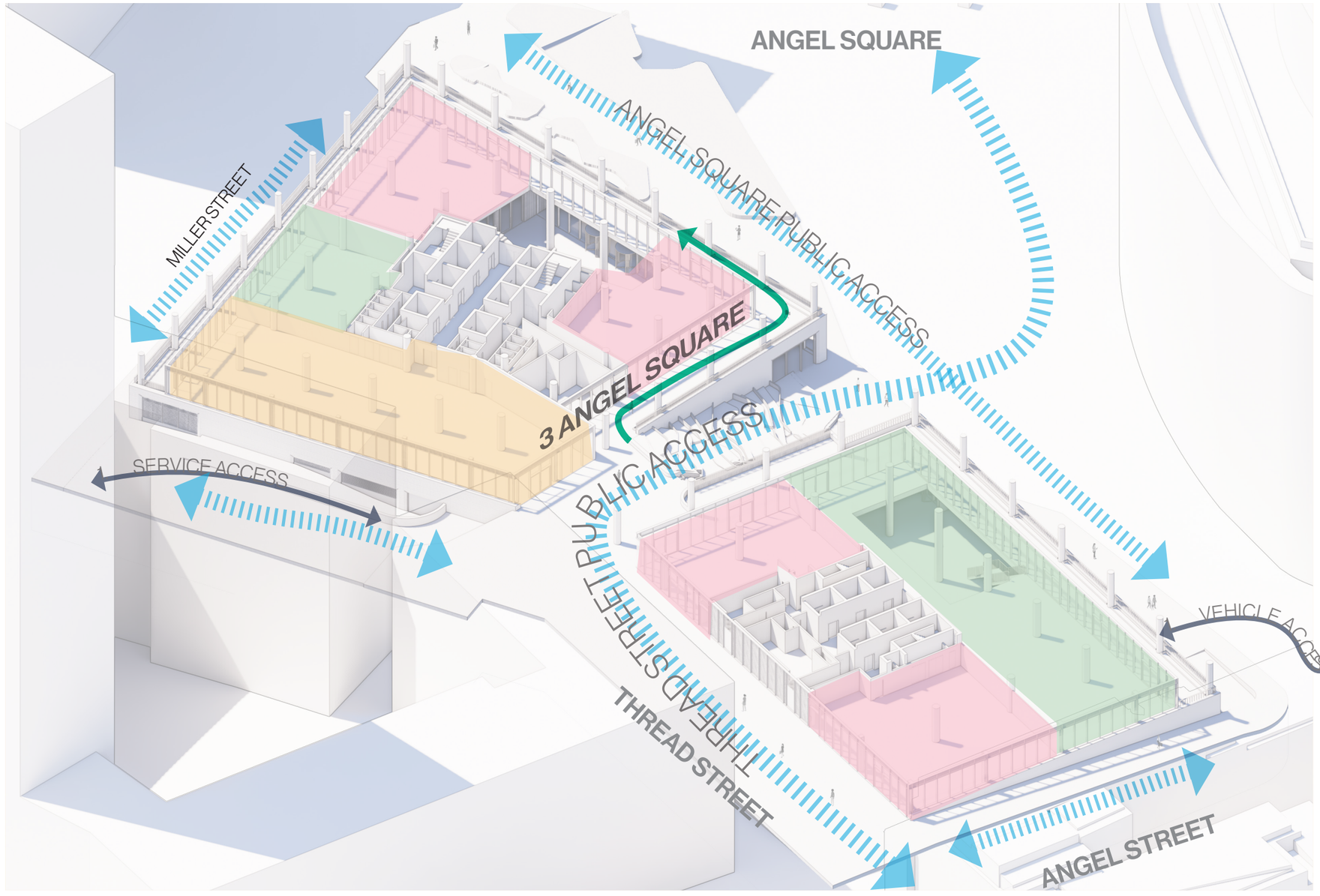
- The main entrance to both buildings is accessed directly from Angel Square as the building's primary address.
- The commercial units in 3 Angel Square are accessed directly from Angel Square and will spill out onto the public realm.
- The Miller Street elevation of 3 Angel Square is highly glazed and the cycle hub is access from Miller Street.
- The commercial units and proposed cinema are accessed from Thread Street and provide animation and activity along the public route.
- The upper ground terrace to both buildings will be access via the relevant demise and offer additional outdoor amenity for occupiers.

KEY

- Public pedestrian routes
- Vehicle access
- Main entrance
- Terrace access
- Secure access
- Extent of demise
- Commercial unit
- Tenant facility
- Cinema/seminar

Terrace access - view from SW

Grounding of building | Design proposal



Key terrace design drivers

- Levels of access are separated into public, semi private and private.
- Full public accessibility is provided along Thread Street down to Angel Square via the landscaped steps between the two buildings.
- The upper ground terrace to 3 Angel Square provides access to the 2 commercial units and their outside seating areas only.
- The terraces will be secured after standard operating hours.
- The upper ground terrace to 2 Angel Square is accessed solely via the internal tenant lounge area.

KEY

- Public pedestrian routes
- Vehicle access
- Main entrance
- Terrace access(Commercial units only)
- Secure access
- Extent of demise
- Commercial unit
- Tenant facility
- Cinema/seminar

Public realm access and connections - view from NE

Grounding of building | Proposed plans



- The lower ground level provides the main entrance for the two office buildings off Angel Square.
- Commercial units in 3 Angel Square have a primary address off Angel Square and connect into the office reception.
- Due to the site topography all back of house areas have been located in the 'dark ' parts of the plan, adjacent to external retained ground.

Key

- Commercial space
- Circulation
- Plant
- Reception area
- Shower/Bike changing
- Bike storage
- Car park
- Bin store
- Retail access
- Main office entrance

Grounding of building | Proposed plans



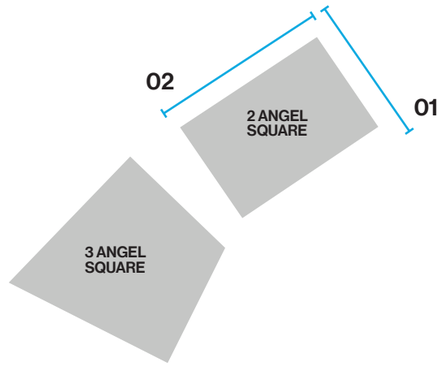
Upper Ground Floor

- The upper ground level has multiple uses serving both the building occupiers and the general public.
- Layouts provide maximum public frontages and provide front doors of Thread Street and Angel Square.
- Access onto the upper terrace is limited to the commercial units on 3 Angel Square only.
- Upper terraces are not designed to be public pedestrian thoroughfares.

Key

- Commercial space
- Circulation
- CCTV room
- Fire control room
- Tenant gym
- WCS
- Commercial unit/cinema
- Terrace area
- Retail entrance

Grounding of building | Street scape



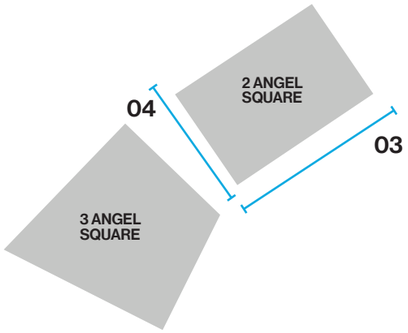


Angel Street elevation 01_ 2 Angel square



Angel Square elevation 02_ 2 Angel square

Grounding of building | Street scape



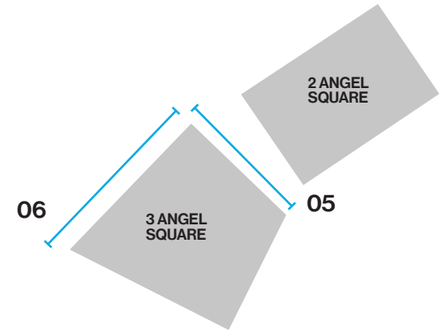


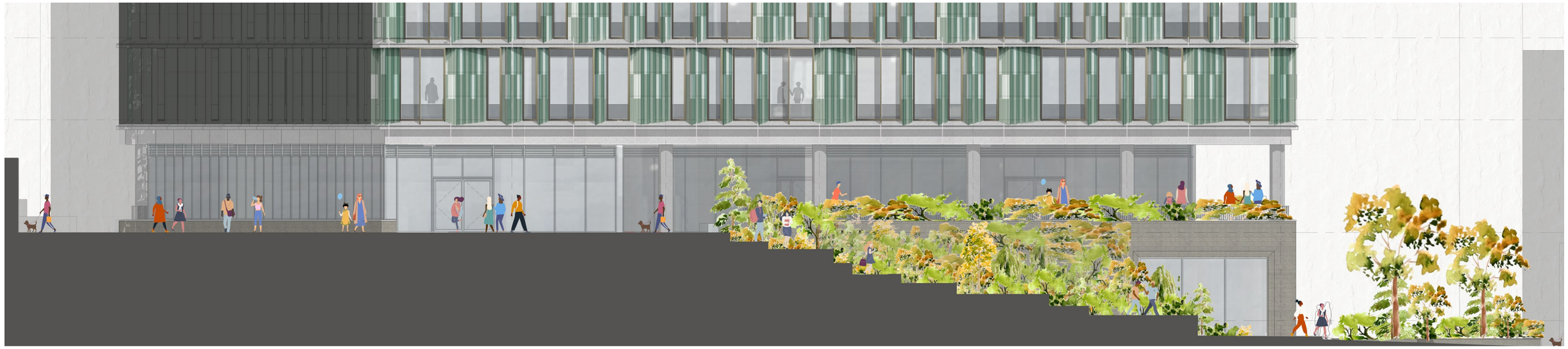
Thread Street elevation 03_2 Angel square



Public realm steps elevation 04_2 Angel square

Grounding of building | Street scape



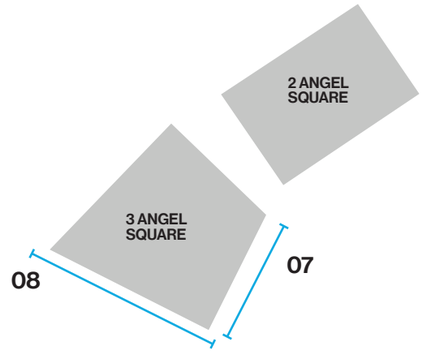


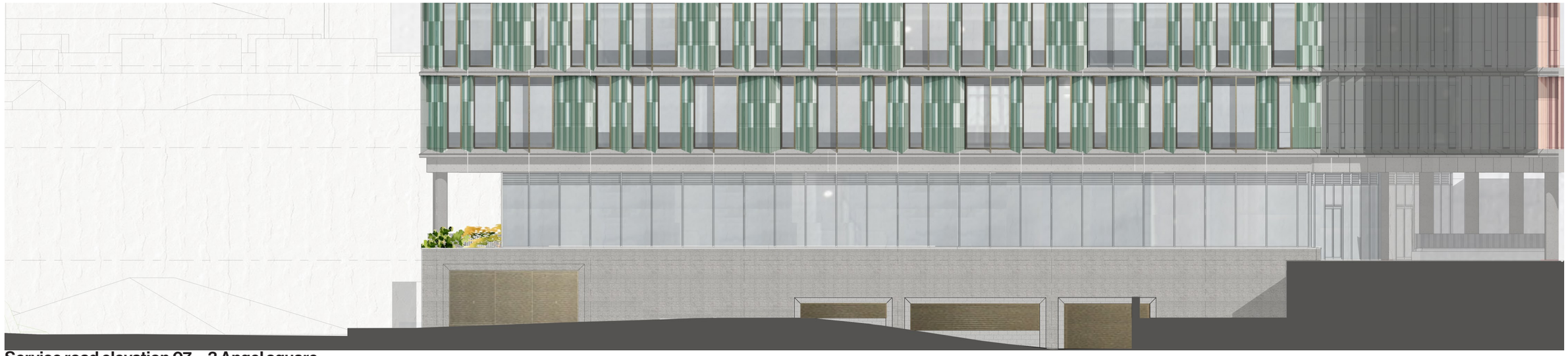
Public realm steps elevation 05 _ 3 Angel square



Angel Square elevation 06_ 3 Angel square

Grounding of building | Street scape





Service road elevation 07 _ 3 Angel square



Miller Street elevation 08 _3 Angel square

2.0 Facade treatment

PlacesMatter! commentary and our response

'The Panel felt that your elevational studies were very good and enjoyed the sill and façade approach, with its references to weaving and the wider context and symbolic elements. However, despite your good intentions to make the buildings a 'pair' it was felt that they needed greater individuality, aside of the colour and tonal differences, to make sure that they didn't present as a single mass. The buildings should be "sisters, but not twins". Perhaps even focus more on the verticality of one of the buildings?'

The two buildings differ in a number of ways, which should become evident in the following chapter.

The differing building colour tones, developed from cultural and contextual references that reflect the Victorian architecture of Angel Meadows and the more civic and recent architecture of the city and the Shudehill conservation area. This creates an effective differnetiation between the two buildings, ensuring they do not read as 'twins', but instead like 'sisters' as suggested.

The facades of both buildings are made up of the same basic components but differ significantly in their arrangement across all the facades meaning there is already a great amount of variation in the proportions of the solid and glazed elements. These also differ due to their environmental performance requirements dependent on solar aspect.

The terracotta elements are made up of 3 different modules. Each module has a differing profile and depth of reveal, again creating significant variation in shadow and reflectance across the glazed finish. The differing colour tones of the glazed terracotta cladding will create differences across both buildings as each is viewed from differing angles.

There is also a level of variation in the massing, height and form of each building, with 2 Angel Square's prow creating an address to Angel Square.

These two buildings are to be seen as good neighbours not only to the historic buildings within the vicinity but also those already established in the NOMA masterplan such as 1 and 4 Angel Square. We believe any further differences in facade cladding approach across the two building is likely to jar and create visual disharmony when viewed as a pair and against the back drop of the NOMA estate.

'The Panel was positive about the façade, which shows rich texture and details, but raised some questions about the balance between the order of it and the underlying set of rules. The proposition and proportions didn't work as well with the larger areas of glazing and will need some further finessing, especially to the larger openings on Angel Square. There may also be the potential for more variety between the two buildings to make them more distinct, perhaps looking at a variation in the floor banding.'

Rather than a formal ordering of facades the solid to glass proportions are driven by aspect and environmental requirements. Whilst individual components are repeated, the floors of each building have a different composition of these consistent elements. Light will reflect off each building and respective facade compositions in different ways as they are viewed from differing angles.

Winter gardens are located on key corners to promote further connections from inside to out, make use of key vistas and provide appropriate breakout amenity for tenants.

Variation in the facade is designed to prompt the viewer to stop and explore the facade further. It creates an appropriate level of interest and delight. Large windows are afforded onto Angel Square due to its north west aspect and to create greater connection from inside to out, greater variation internally to vary internal spatial arrangements and break up overly repetitive window patterns.

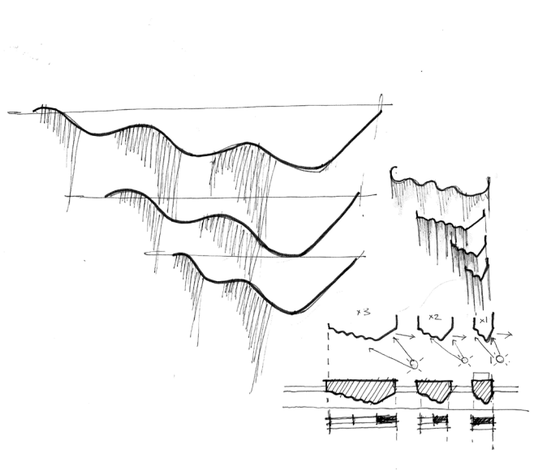
Facade treatment | Facade approach

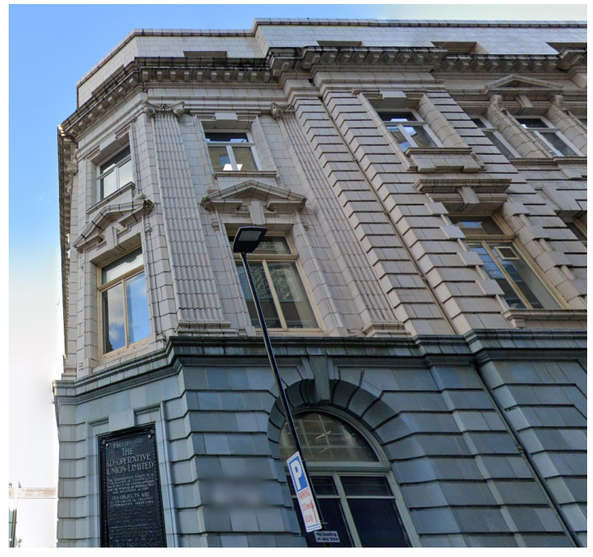
Facade treatment

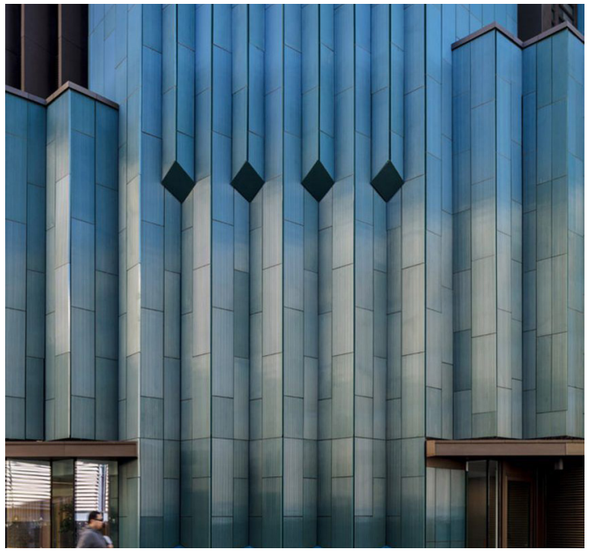
As presented previously there are a number of key design drivers for our approach to the facades:

- Cultural reference points
- Historic references
- Contextual references
- Material references
- Colour tones
- Shadow and reflections across the material surface and form.
- Environmental and fabric first approach .
- Optimising the possible use of off site manufacture
- Reducing whole life carbon and prioritising a circular approach to material installation and selection.
- Internal interest and variation through changing window modules.
- Budget and scheme viability.









Facade Sustainability Strategy

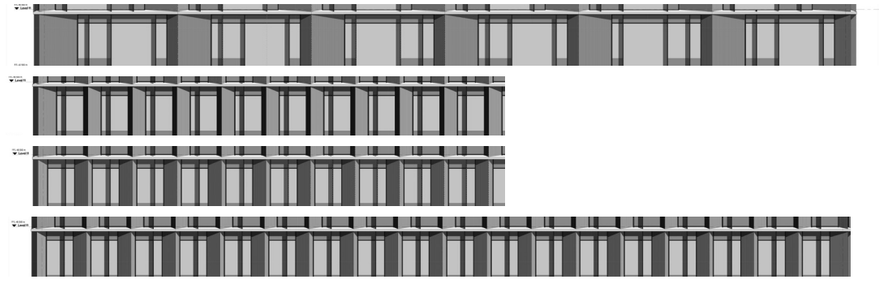
- The orientation of each facade is assessed in terms of solar gain and daylight factor.
- Optimum glass to solid low and mid performance requirements are set.
- Each facade responds to its solar aspect with differing solid to glass ratios, varying depths of reveals and other passive design measures.

NW

NE

SW

SE



Facade treatment | Facade approach

Facade treatment

Whilst the two buildings are to be seen as a 'pair' the current proposals show sufficient variation between them so as not to be identical in facade composition.

Further visual interest is to be gained when viewing the buildings from different angles and vistas.

Changes in window modules provide additional variation to the elevations whilst providing larger picture windows for more expansive views and allowing a more varied internal spatial arrangement.

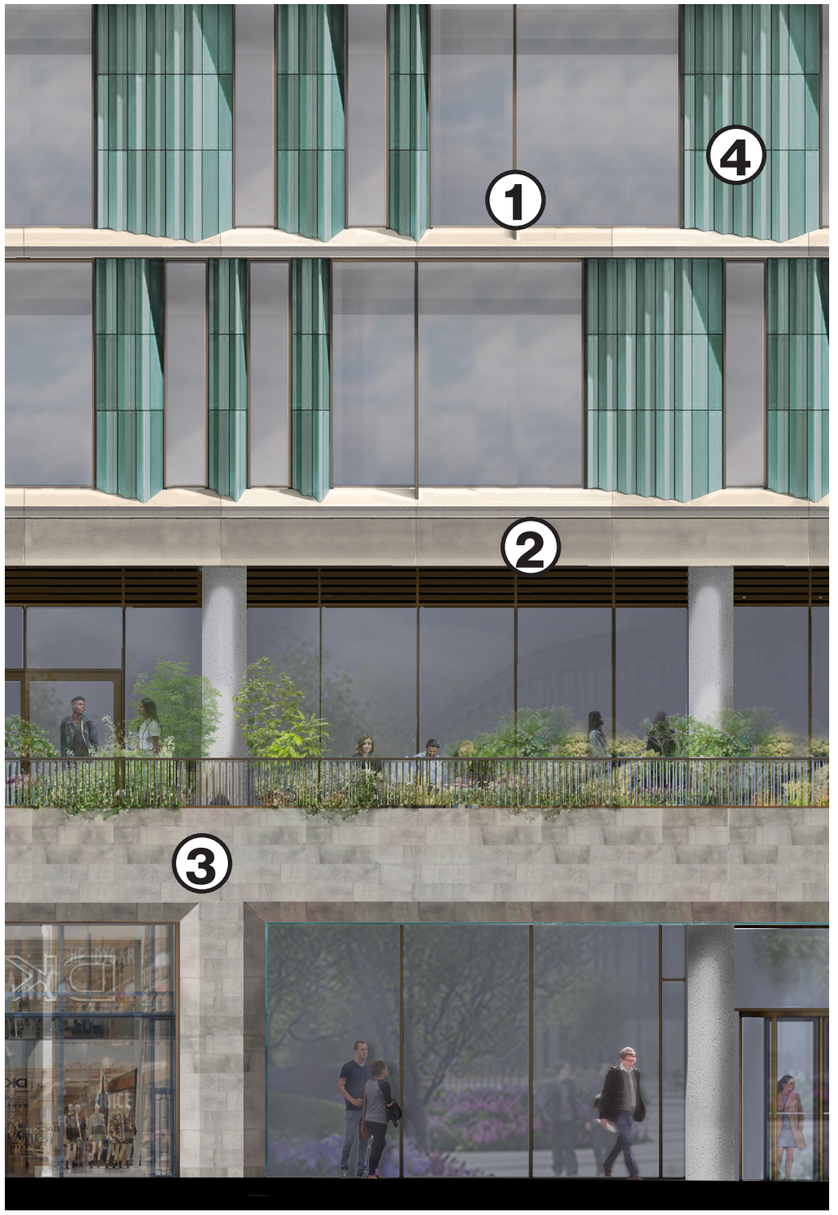
Solid to glass ratios have been carefully assessed for each facade of each building..

Window proportions are sized appropriately for a commercial office building.

1. Anodic PPC Matt metallic effect - Steel Bronze 2 or Anodic Bronze.
2. GRC Soft White.
3. Grey Yorkstone - textured finish.
4. Blue single glazed terracotta tile DARKBLUE GREY /MID BLUE GREY / LIGHT BLUE GREY
5. Red single glazed terracotta tile DARK RED UMBER/MID RED UMBER/LIGHT RED UMBER.



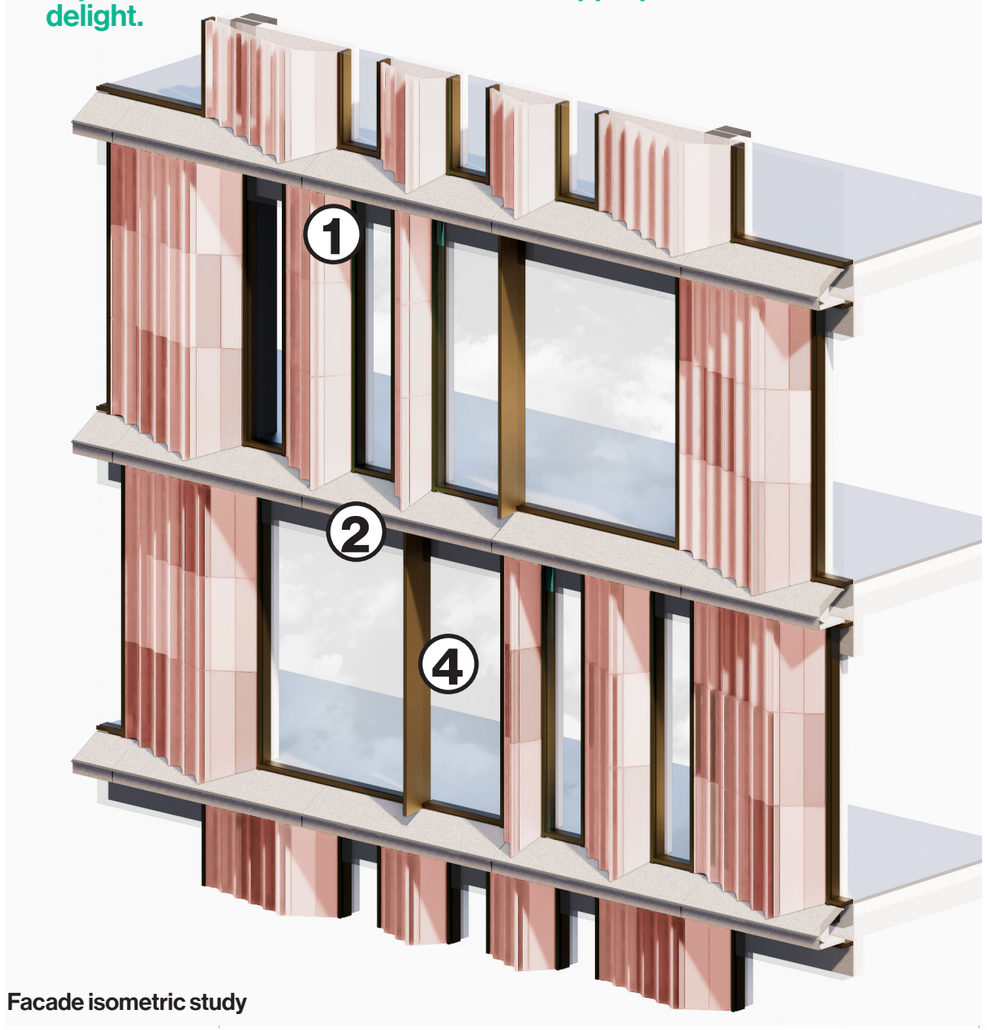
2 Angel Square Plinth study



3 Angel Square Plinth study

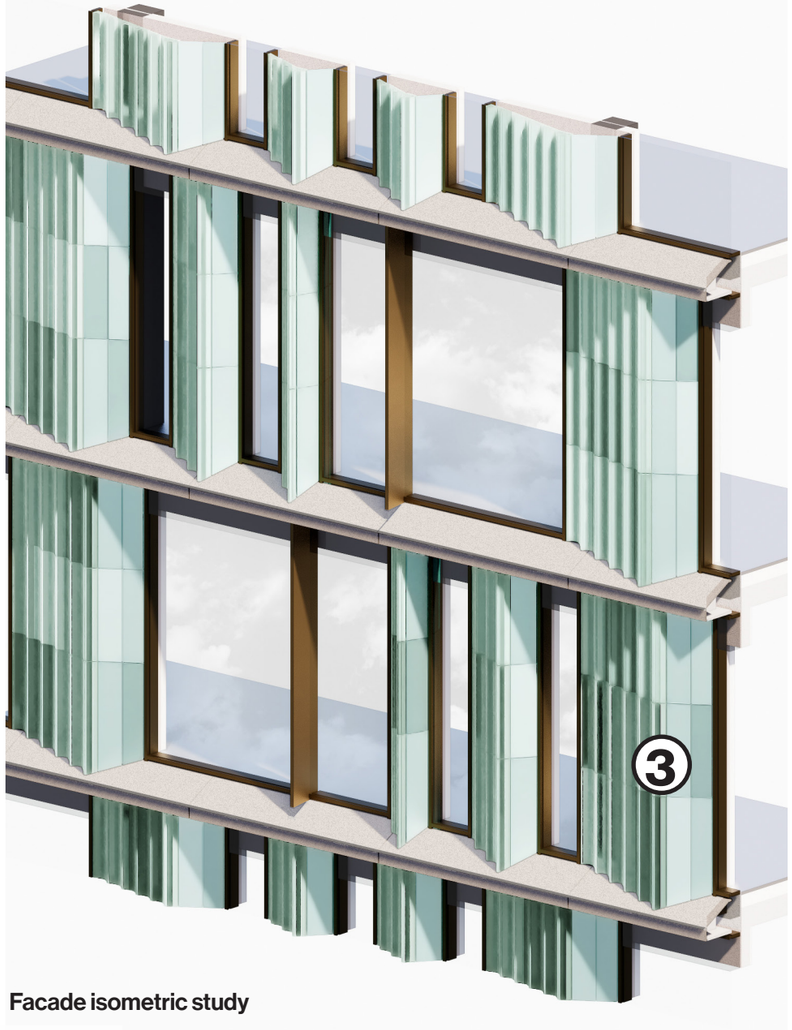
Facade treatment |Typical bay

- **Whilst individual components are repeated, the floors of each building have a different composition of these consistent elements.**
- **Light will reflect off each building and respective facade compositions in different ways as they are viewed from differing angles.**
- **Variation in the facade is designed to prompt the viewer to stop and explore the facade further. It creates an appropriate level of interest and delight.**

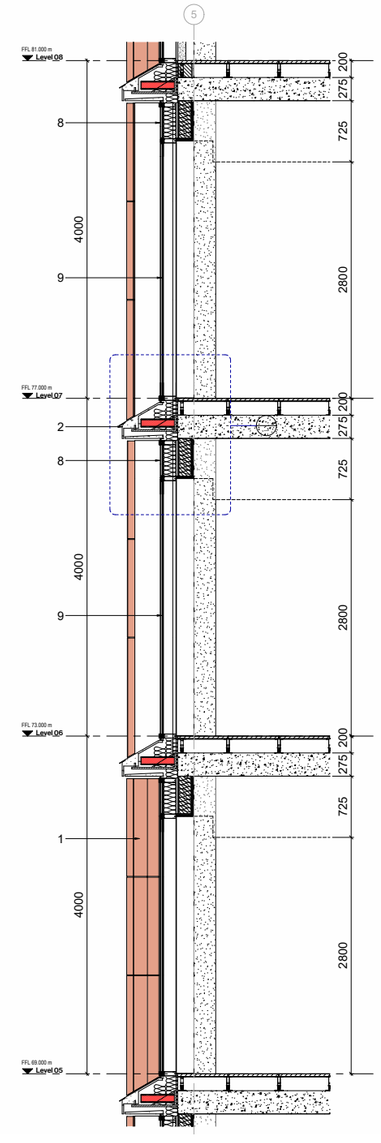


Facade isometric study

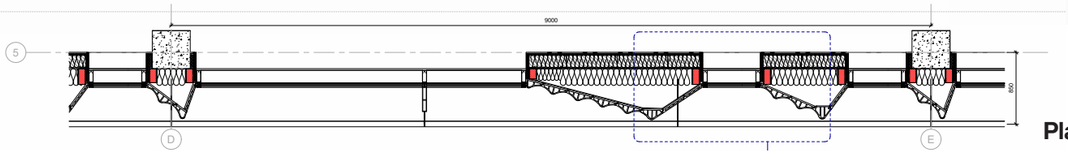
1. Anodic PPC Matt metallic effect - Steel Bronze 2 or Anodic Bronze.
2. GRC Soft white
3. Blue single glazed terracotta tile DARK BLUE GREY /MID BLUE GREY / LIGHT BLUE GREY
4. Red single glazed terracotta tile DARK RED UMBER/MID RED UMBER/ LIGHT RED UMBER.



Facade isometric study



Section study



Plan study

PlacesMatter!/Responses to comments

Visualisations – view from Miller Street

Visualisations – views from Angel Square



Visualisation of 3 Angel Square across Angel Square (Angel Square public realm scheme shown is concept only)



Visualisation of 2 Angel Square from Angel Square

3.0 Prow of 2 Angel Square

PlacesMatter! commentary and our response

'The profile of the prow to Number 2 was felt to be arbitrary, to jar with the horizontal datum and not needed. The building should be calmer and have a real dialogue with the buildings behind and, if you need more space at the top floor level then you were urged to add a full floor at the height and a double height expression. This will also help you resolve the awkward reveal of the roofscape and avoid exposing the poor plant enclosure in more distant views.'

We have explained in the previous chapters the reasoning behind the design approach to both building facades. This statement from the PlacesMatter! panel contradicts those made previously in support of the facade approach and a request for additional variation between the 2 buildings.

The client has purposely expressed a desire to vary the architectural approach across the whole of the NOMA estate. This sits with the multitude of architectural styles currently evident within the Shudehill Conservation area and the many listed buildings present. This creates an architectural richness and variety that creates a bespoke part of the city rich in detail and interest.

These buildings are not to be seen as a backdrop but need to have their own identity and character and prove attractive to prospective tenants.

The form of 2 Angel square has been created to answer a number of design parameters. The building, due to its location to the north-eastern corner of the existing surface car park has a reduced connection with Angel Square public realm, which is the primary address. In order to resolve this s the building has been given a greater height than 3 Angel Square . The differing approach to the 'prow' element that faces the square to that of 3 Angel Square creates a connection with the wider public realm and identity distinct to that of 3 Angel Square. The pitch of this lid reinforces the separate identity, it enables a differentiation between how the space on the top floors of 2 and 3 Angel Square can be used. It has also been specifically designed in direct response to the potential for impacts on the daylight and sunlight to neighbouring properties, including the Linx Building. Reducing the height of 2 Angel Square adjacent to Angel Street reduces this potential impact as far as reasonable, whilst ensuring that the major economic, social and environmental benefits of the proposed development can be realised differing internal use and respects neighbours to the north on Angel Street.

The northern roof terrace is laid out to reduce the views of the plant. The plant will also be screened. The location of the plant at roof level is set a significant distance back from the building parapet on 3 elevations and would be extremely difficult to view from the surrounding streets.

The following images and diagrams have been included to help explain these design moves further.

Responses to Places Matter - Prow of 2 Angel Square

Consented building heights

The consented scheme for 2 Angel Square is eleven storeys. 3 Angel Square is twelve storeys.

There is a concern that 2 Angel Square is deferring to 3 Angel Square within the masterplan.

The buildings are to be read as a balanced pair in scale, facade treatment and area.

The team explored proposals that add 3 additional storeys on 2 Angel Square in both master planning and architectural terms.

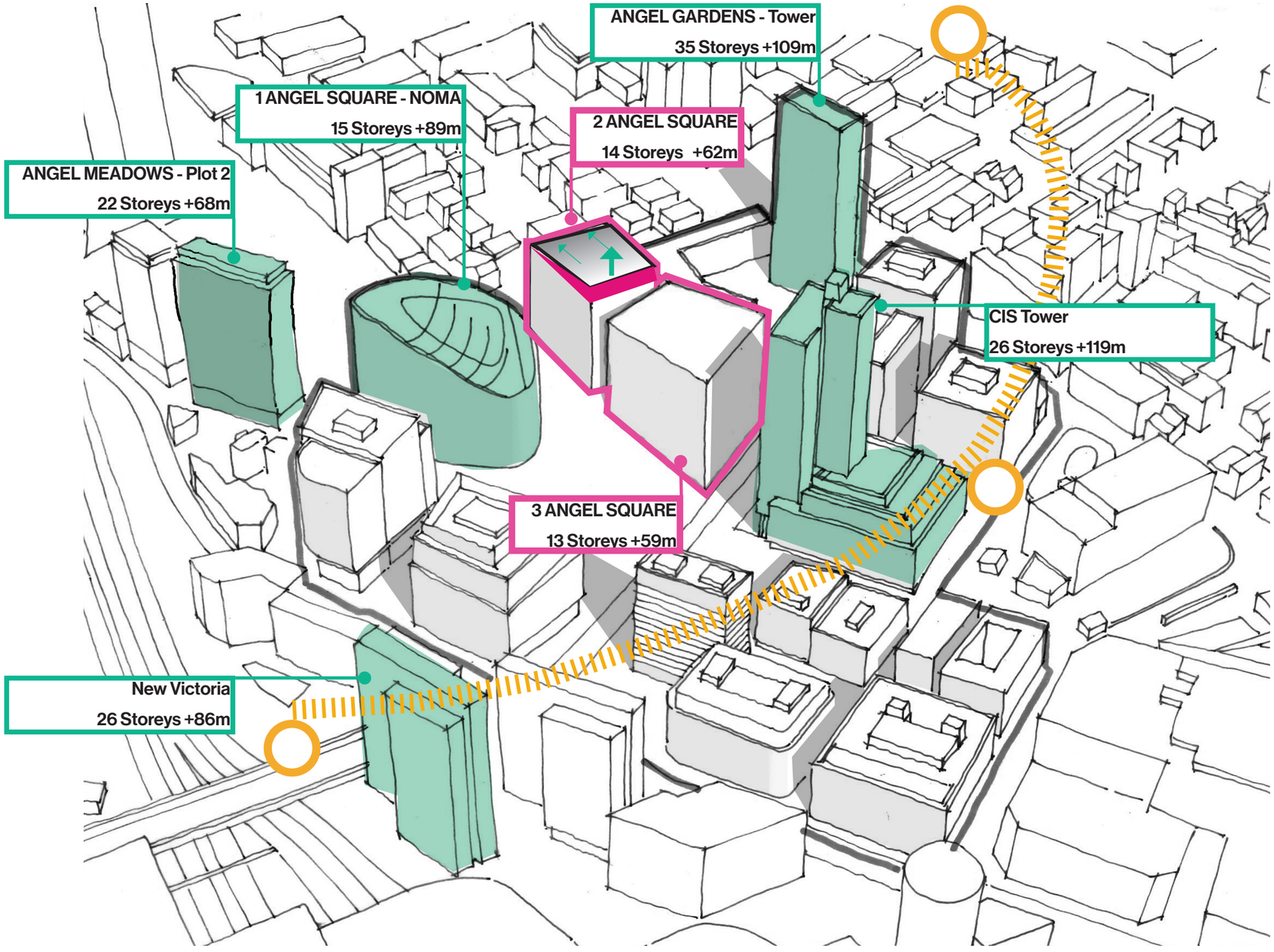
Proposed building heights

2 Angel Square

- LG, UG, 12 upper floors
- Adding additional storeys to 2 Angel Square will create more variation in building heights along the Angel Street facade of NOMA.
- A taller 2 Angel Square will frame views of 1 Angel Square from Angel Meadows with 5 Angel Square to the north west
- A ring of taller building forms a backdrop to Angel Square and face south to the city.
- Locating taller buildings to the north of the public realm will reduce overshadowing.
- Adding height onto 2 Angel Square rather then 3 Angel Square minimises impact on adjacent heritage assets and gives equal importance to 2 Angel Square.

3 Angel Square

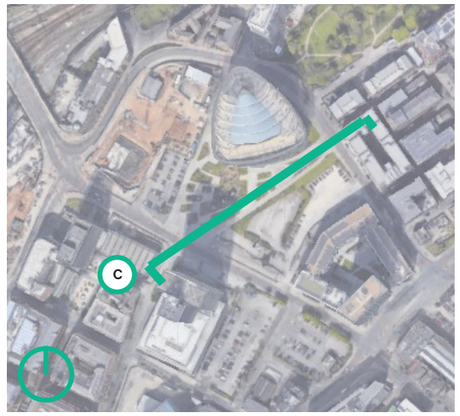
- LG, UG, 11 upper floors
- The omission of a single storey from 3 Angel Square will have minimal impact on 3 Angel Square's presence onto Miller street and connection to the wider NOMA masterplan.
- Associated area reduction will create comparable areas between both buildings.



Aerial View

Adjacent tall building heights

Responses to Places Matter - Prow of 2 Angel Square





Section CC

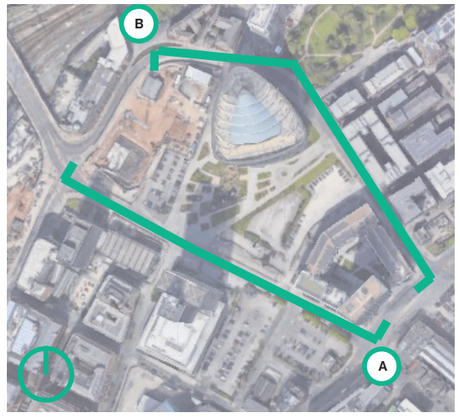
Sectional view south east across NOMA

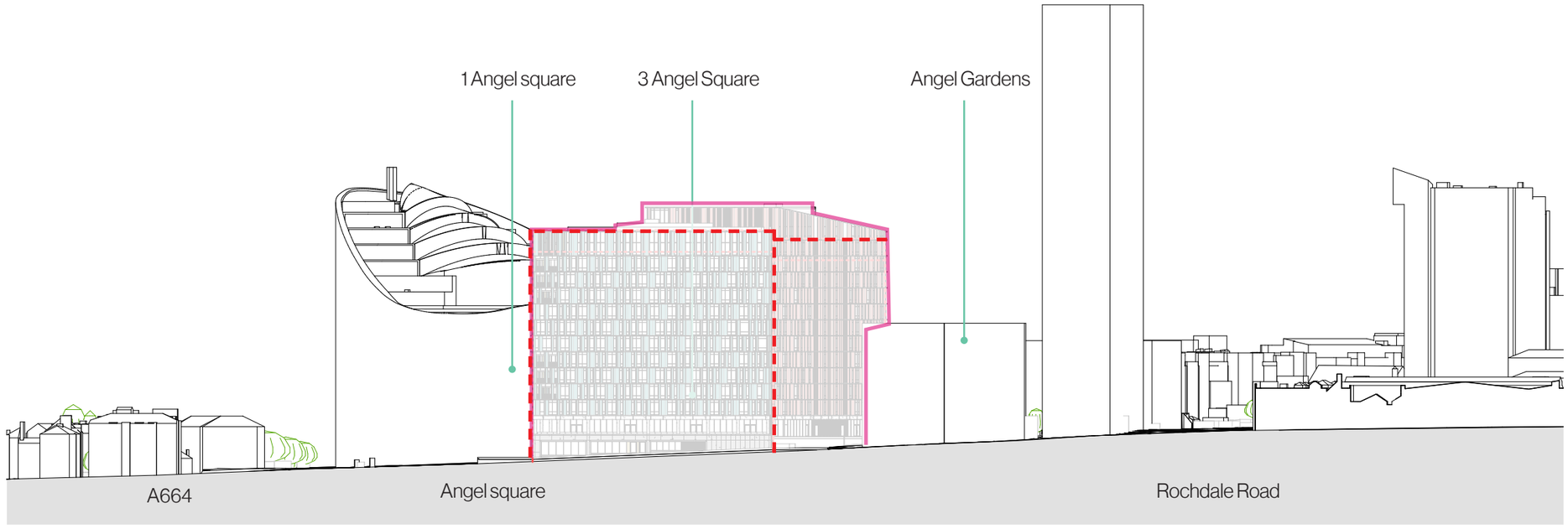
Dashed line indicates heights of previously consented scheme

Indicates revised massing

- **Following an early pre app where additional storey heights had been added to 2 Angel Square, Manchester City Council advised that options to reduce the impact on adjacent residents to the north of Angel Street should be pursued.**
- **The pitched crown on 2 Angel Square reduces impact on neighbours on Angel Street.**
- **It provides an identity bespoke to 2 Angel Square.**
- **It adds more scale and prominence onto Angel Square.**
- **It gives variation to external and internal spaces and volumes at level 12 appropriate to proposed uses.**

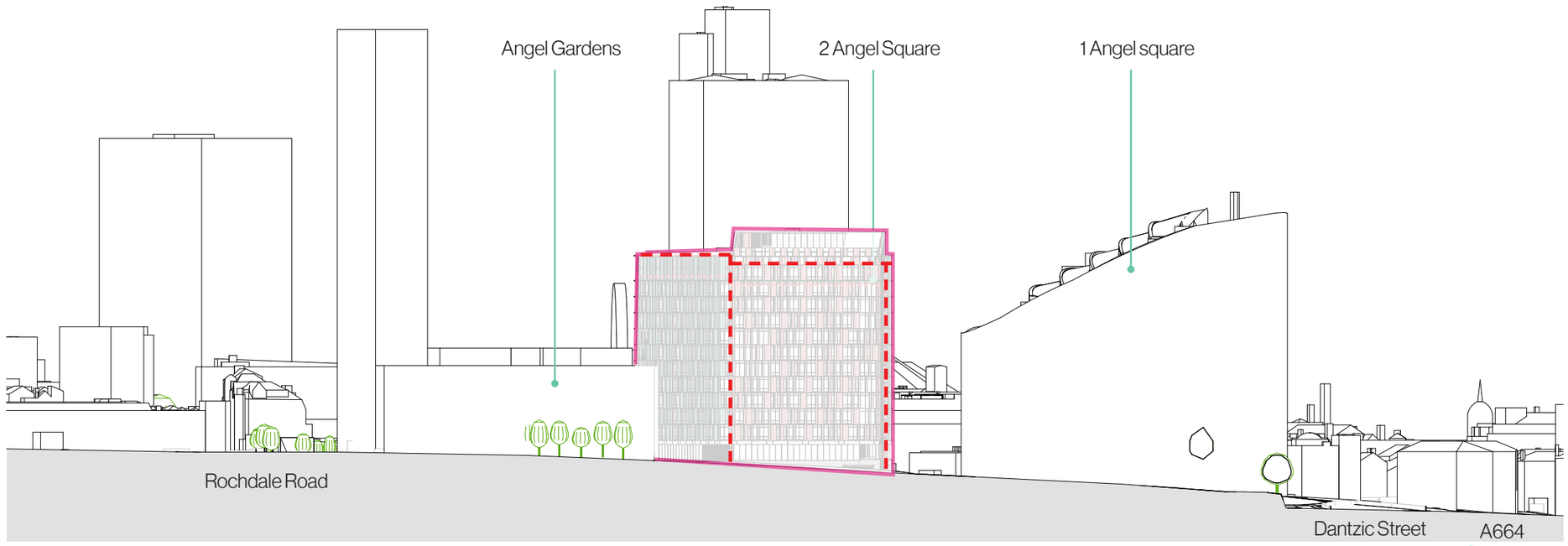
Responses to Places Matter - Prow of 2 Angel Square





Section AA

View north along Miller Street towards NOMA



Section BB

View south along Angel Street towards NOMA

Dashed line indicates heights of previously consented scheme

Indicates revised massing

Responses to Places Matter - Prow of 2 Angel Square

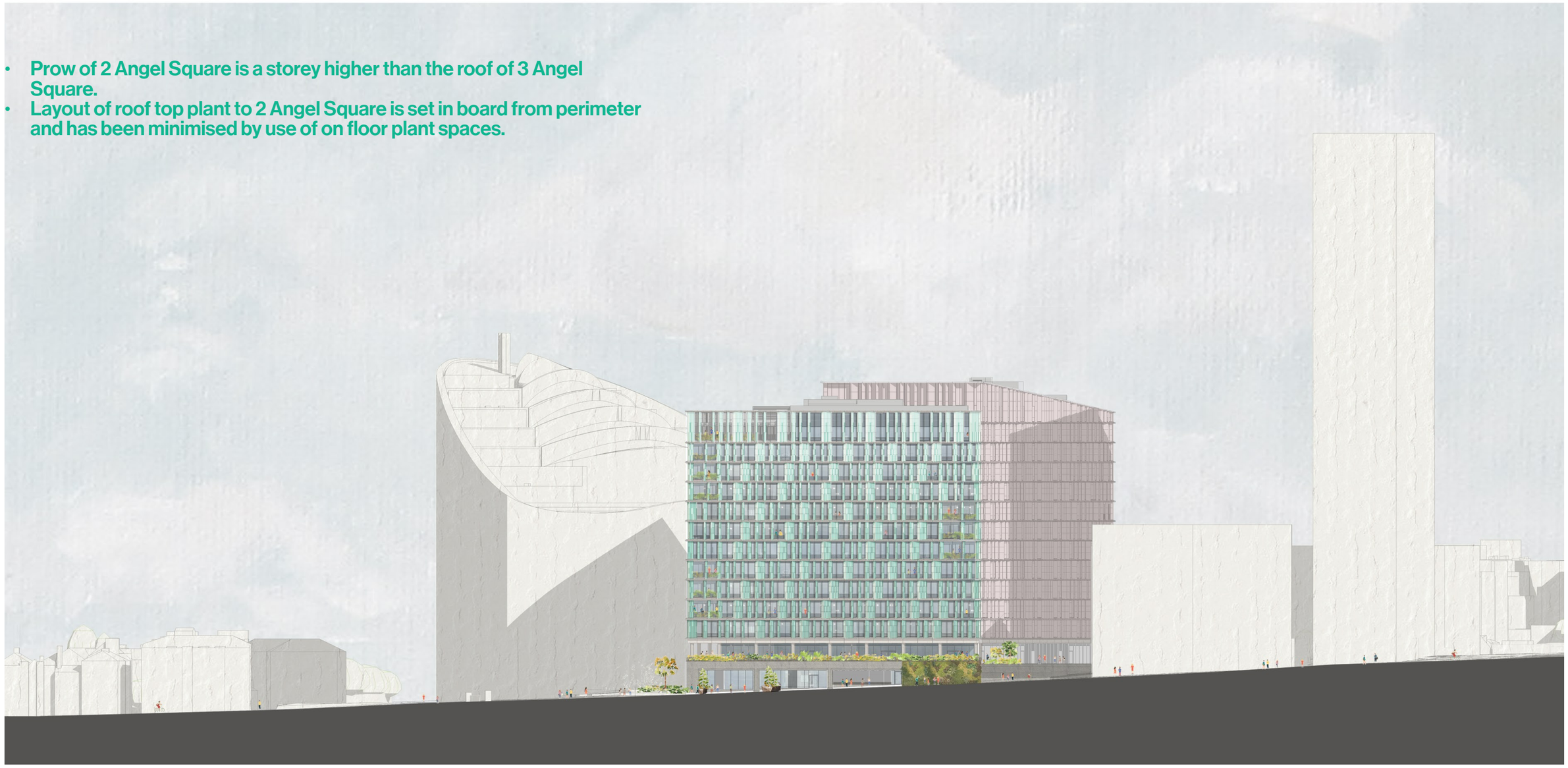
- Sloping prow of 2 Angel Square rises by 6m's and has a visible pitch.
- Prow of 2 Angel Square reflects internal use and volume.



north west elevation of 2 Angel Square and 3 Angel Square

Responses to Places Matter - Prow of 2 Angel Square

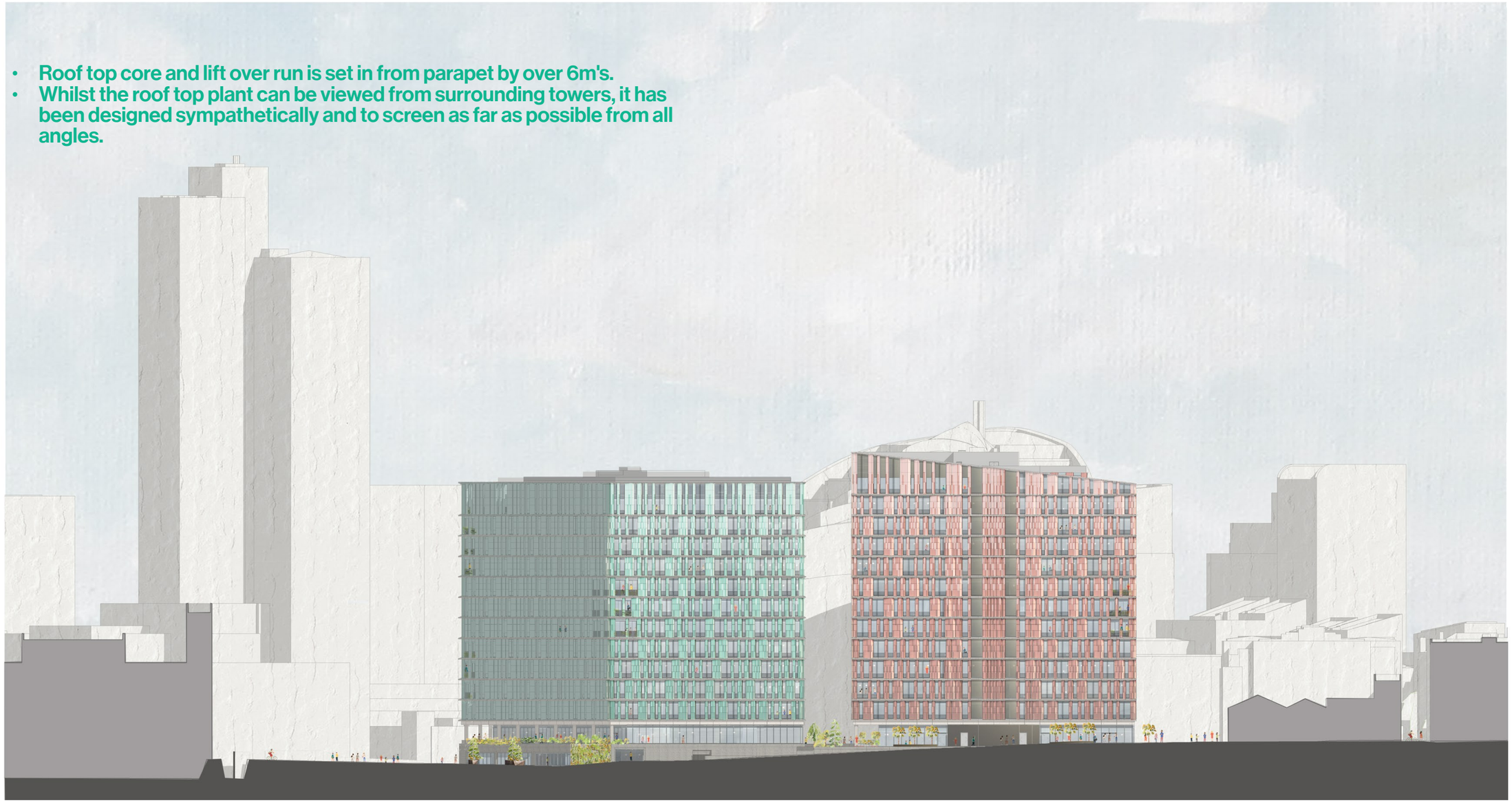
- Prow of 2 Angel Square is a storey higher than the roof of 3 Angel Square.
- Layout of roof top plant to 2 Angel Square is set in board from perimeter and has been minimised by use of on floor plant spaces.



north east elevation of 3 Angel Square

Responses to Places Matter - Prow of 2 Angel Square

- Roof top core and lift over run is set in from parapet by over 6m's.
- Whilst the roof top plant can be viewed from surrounding towers, it has been designed sympathetically and to screen as far as possible from all angles.



south east elevation of 2 Angel Square and 3 Angel Square

Responses to Places Matter - Prow of 2 Angel Square

- A roof terrace fronts onto Angel Street
- Plant is concealed behind louvre screen and set back from Angel Street parapet by 18 m's.



north east elevation to 2 Angel Square

Responses to Places Matter - Visibility of roof plant



Verified view 01 of 2 + 3 Angel Square - view from Rochdale Road

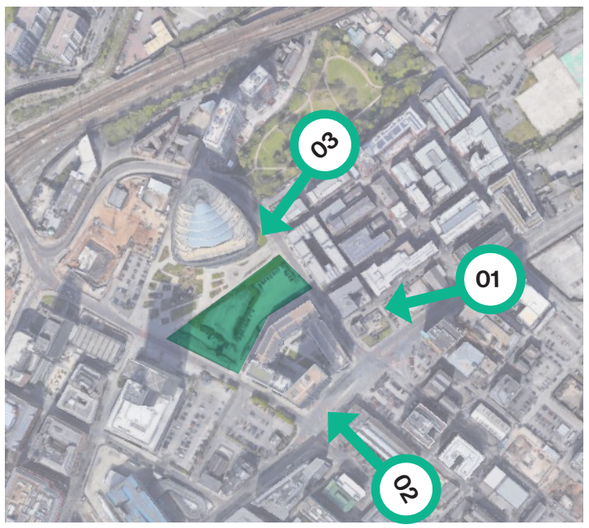


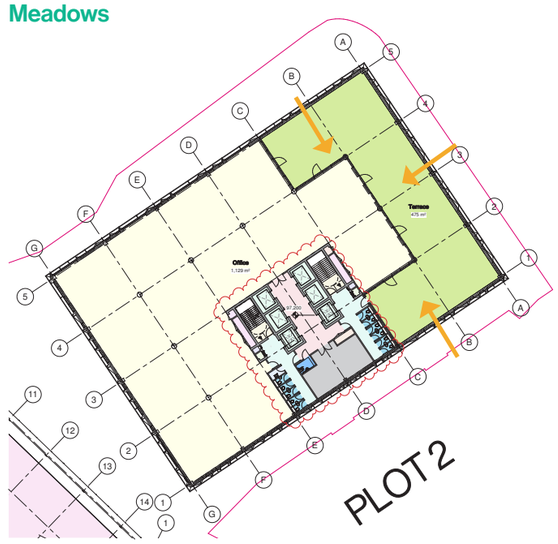
Verified view 02 of 2 + 3 Angel Square - view from Miller Street



Verified view 03 of 2 Angel Square - view from Angel Meadows

View 03 - 2 + 3 Angel Square





Level 12 - 2 Angel Square

The roof scape of 2 Angel Square has been designed to minimise views of the plant areas from the surrounding streets.

4.0 Landscape maintenance

PlacesMatter! Commentary and our response

'Turning to the landscape and public realm, it was felt that there were a lot of trees in planters and whilst this was understood to be because of the services underneath, you need to ensure that the maintenance and replacement regime is fully in place to cope with this, if you are to provide a robust and long-term solution. You might also consider how greening the roof and making part of the landscape might help with dealing with the issues previously noted at the level.'

The project team agree with this statement.

MEPC and Federated Hermes hold NOMA, its public realm and the buildings as a long term asset. As such it is in their interest to make sure the public realm is a success and that the ongoing maintenance of both hard and soft landscaping is given due consideration when specifying the proposed materials and planting. The success of the existing NOMA estate shows the intent of the client and project team.

The roof terraces will have a planting policy in line with the scheme's biodiversity strategy under BREEAM and an overall approach to the tenant experience and incorporation of biophilic design as part of the Fit Wel requirements.

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