188 WILMSLOW ROAD, MANCHESTER
DESIGN AND ACCESS STATEMENT



TIM GROOM ARCHITECTS

December 2020

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Tim Groom Architects

The success of our projects is based on developing a strong concept at the outset then maintaining loyalty to this concept throughout the design and construction process to ensure that the integrity of original scheme is realised.

We understand what it takes to make a viable scheme and our aim is to ensure that every project is capable of moving past the feasibility stage and on to construction. We enjoy the intricacy and detail of the construction process and the whole team takes immense pride in seeing our schemes realised as completed structures being used by those for whom they were designed.

We recognise the huge responsibility we have as architects to produce designs which positively influence the lives of not only those who use our buildings, but also the communities which surround them and these considerations form an inherent part of our design process.

OUR AIM IS TO PRODUCE REFINED AND HONEST BUILDINGS BASED ON MODERNIST PRINCIPLES WHICH STAND THE TEST OF TIME."





Examples of Tim Groom Architect scheme around Manchester

CONTROL.
LIBERATED.



1. INTRODUCTION

1.1 Executive summary

Tim Groom Architects have been appointed by Watkin Jones Group to submit a detailed planning application for the site on Wilmslow Road, Manchester.

The site is located within Fallowfield, immediately west of the University of Manchester Fallowfield Campus. The site is located circa 2km south of the main University of Manchester Campus, 3km south of Manchester Metropolitan University Campus, and 4km south of Manchester City Centre.

The site currently consists of the Union of Shop, Distributive and Allied Workers (USDAW) Head Office and associated car parking.

A villa dating back to the 1840s exists within the heart of the site. Throughout the twentieth century, a number of additions have been made to the site which connect to the villa visible along Langley Road to the south.

The primary vision of the scheme is centred around reinstating the existing villa to its former glory and making it the heart of the development.



1.2 Content of submission

This Design and Access Statement will describe the context of the site and the surrounding area as well as presenting the concept and evolution of the proposals.

The content of the submission includes for the demolition of the existing twentieth century buildings on site with two new buildings proposed wrapping around the western perimeter of the site forming a central garden courtyard. Refurbishment works are proposed to the existing villa including the introduction of a new patterned brick gable wall and a contemporary single storey extension to the rear. This reinstates the historic original form of the villa.

Below is a list of supporting technical reports submitted with this Design and Access Statement:

1. Design and Access Statement - Tim groom Architects

2. Architectural Plans and Drawings - Tim Groom Architects

3. Planning Statement - Turley

4. Statement of Community Involvement - Lexington Communications

5. Manchester Student Demand Study - Knight Frank

6. Economic Impact Statement - Turley

7. Commercial Market Assessment - Edwards and Co

8. Heritage Statement - Stephen Levrant Heritage Architecture

9. Transport Statement - Focus Transport Planning

10. Travel Plan - Focus Transport Planning

11. Tree Survey and Survey Schedule - Cheshire Woodlands

12. Arboricultural Statement - Cheshire Woodlands

13. Air Quality Assessment - Redmore Environmental

14. Archaeological Desk Based Assessment - RPS

15. Ground Investigation Report - Tier Consult

16. Flood Risk Assessment - Tier Cosult

17. Ecological Assessment - Bowland Ecology

18. Noise Impact Assessment - Philip Dunbavin Acoustics Ltd

19. Daylight and Sunlight Assessment - Consil

20. Energy Statement - Ensphere

21. Sustainability Statement (including BREEAM pre-assessment) - Ensphere

22. Demolition and Construction Management Plan - Watkin Jones Group

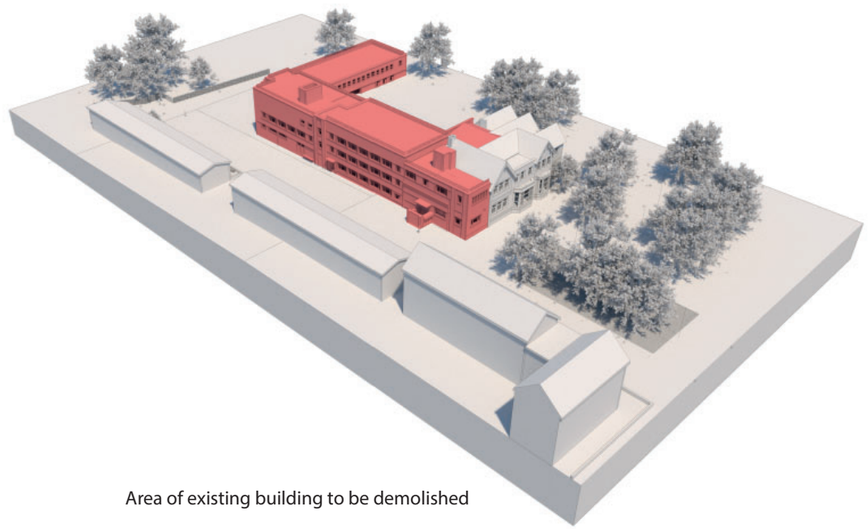
23. Management Plan - Fresh

24. Broadband Connectivity Assessment - Pager Power

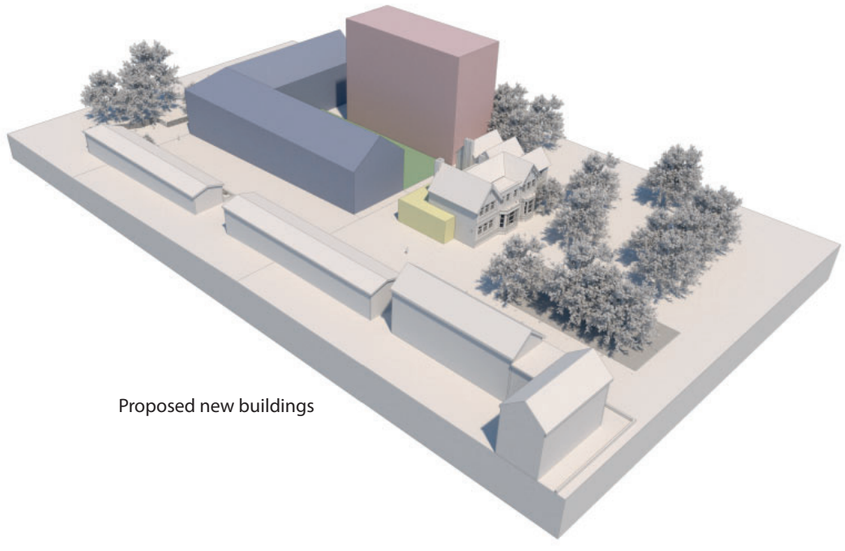
25. Television and Radio Desk-Based Report - Pager Power

26. Overheating Study - Quality Engineering Design Limited

27. Landscape Proposals - Layer Studio



Area of existing building to be demolished



Proposed new buildings

2. SITE AND CONTEXT APPRAISAL

2.1 Site location and context

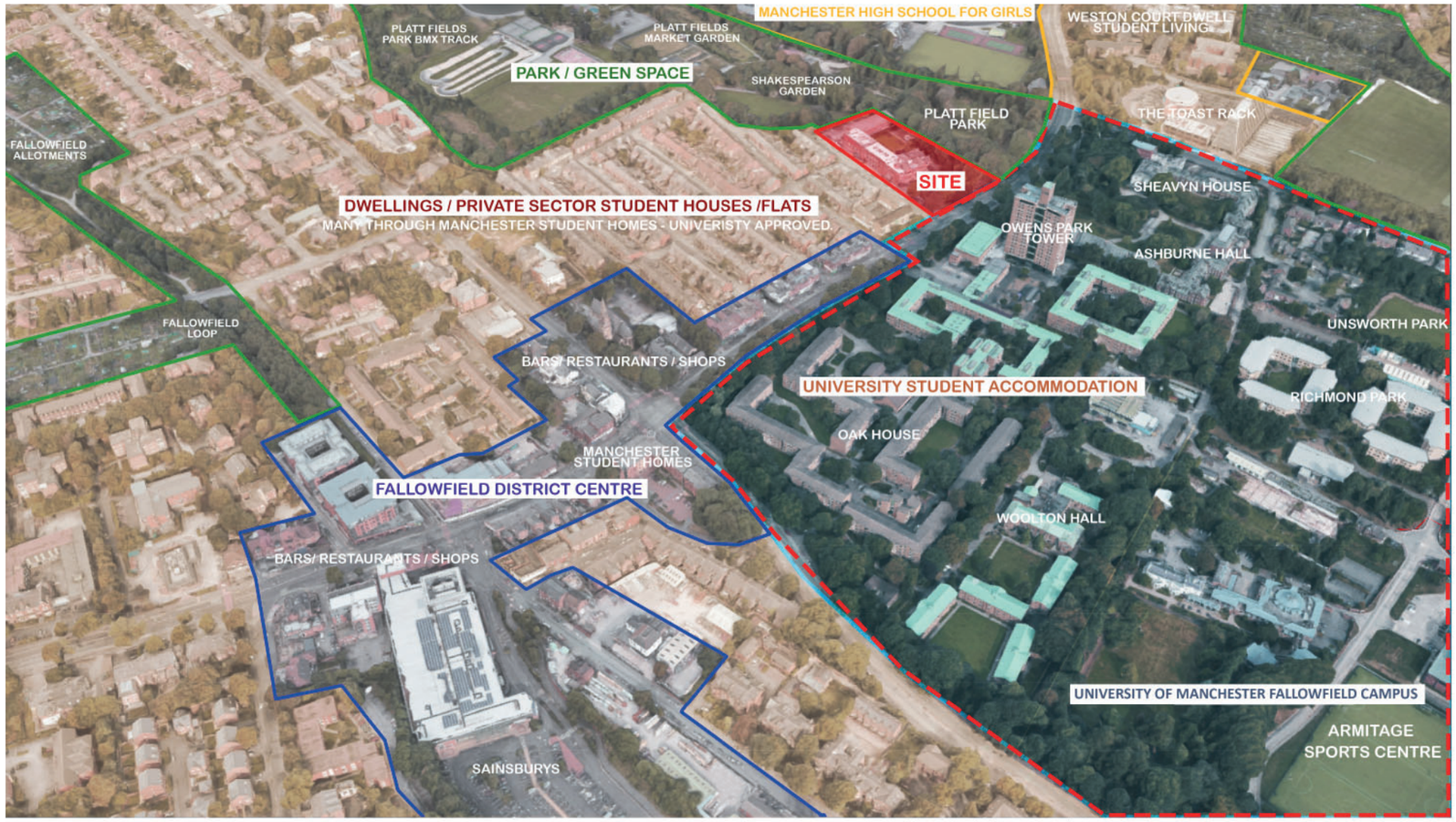
The site sits just off the main arterial route through Rusholme and Fallowfield, Wilmslow Road. The site is bounded to the north and west by Platt Fields Park, Langley Road to the south and Wilmslow Road to the east.

The site is ideally located along a central bus route which travels directly to the Universities and Manchester City Centre and is close to several shops, bar and supermarkets.

The site lies to the immediate north of the centre of Fallowfield and approximately 5km south of Manchester city centre. The application site lies approximately 1.5m south of the University of Manchester Main Campus, Manchester Metropolitan University Oxford Road campus, the Manchester Royal Infirmary and Corridor Manchester.

The site also benefits from its close proximity to ample amounts of green space with Platt Fields Park being a short walk away.

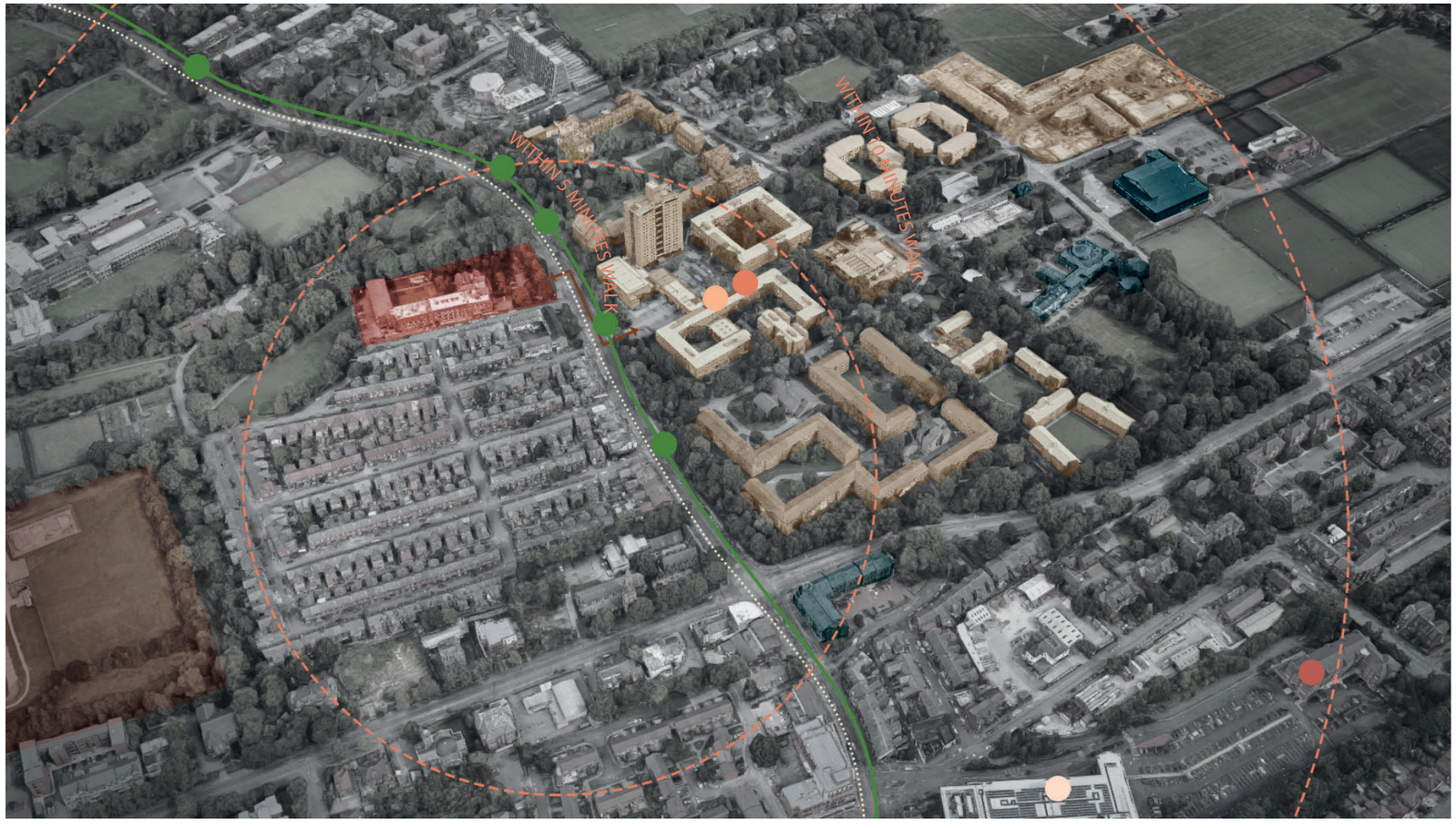
The site benefits from being in close proximity to the Fallowfield Campus, which is a residential area serviced by the University of Manchester. Including other student residences, the Fallowfield Campus has an administration office, facilities management for the surrounding buildings and a student union, all within a 2 minute walk of the site. In addition to this there is a PC cluster with Owens Park and the Armitage Sports Centre which is one of the university buildings for sports studies. It is located approximately five minute walk from the application site.



The site is shown in red on the adjacent diagram. Wilmslow Road runs past the eastern boundary of the site with bus routes to the University of Manchester Main Campus and Manchester City Centre.

The University of Manchester Fallowfield campus is a short 5 minute walk east of the site across Wilmslow Road.

Various amenities such as a doctors surgery and a large supermarket are located south of the site within a 10 minute walk. Platt Fields Park borders the site to the north and western boundaries.



2.2 Surrounding building heights

The immediate site surroundings contain a variety of building types of differing heights ranging from two storey residential dwellings to nineteen storey accommodation blocks.

Traditional two and three storey terrace housing exists to the south of the site with Fallowfield student campus across Wilmslow Road to the east. This include a 19 storey brick clad student accommodation building.

Directly north of the site along Wilmslow Road exists the 8 storey 'toast rack' building. This recently formed part of a consented Ollier Smurthwaite scheme which also included a new 11 storey building directly off Wilmslow Road.



Surrounding building heights





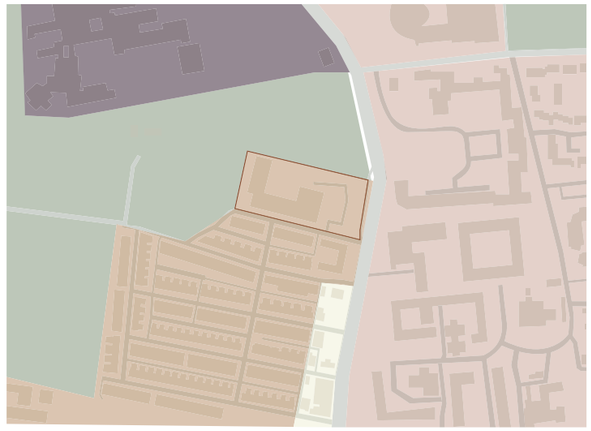
Consented 11 storey building by Ollier Smurthwaite

2.3 Site Analysis



Building Heights

- 1 - 2 storeys
- 3 - 4 storeys
- 5 - 6 storeys
- 10+ storeys



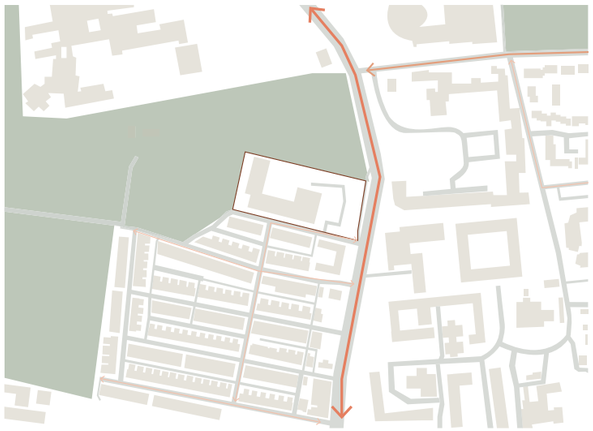
Building Uses

- Residential
- Student Accommodation
- Commercial
- Secondary School



Listed Buildings

- Listed buildings / Scheduled Ancient Monument

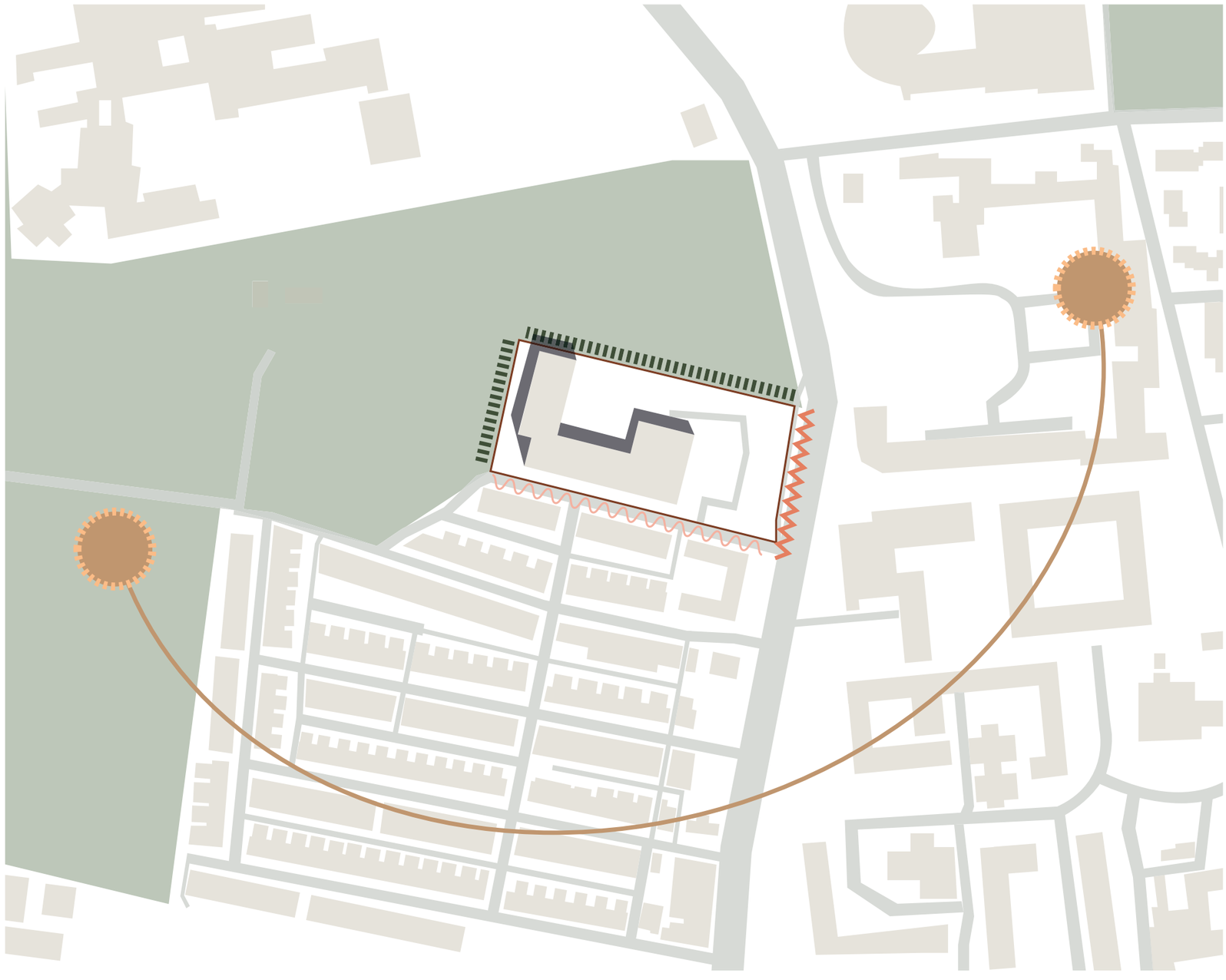


Transport Routes

- Main vehicular route
- Secondary vehicular route
- Tertiary vehicular route

2.4 Site constraints

- Sun path
- Noise from main road
- Overlooking issues from residential area
- Green/tree lined



2.5 Local vernacular

The surrounding context is a mixture of small to medium size residential houses and apartments, large residential towers and historical buildings. There are large areas of green space and substantial tree lines.

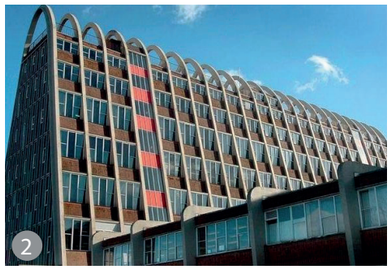
The materials, colours and composition of the local architecture is varied. The historic buildings are predominantly red brick and the newer developments are also red or brown tones with some buff brick. The colour block diagram below indicates the tonal colours of the sites surroundings.

Given that the site needs to be redeveloped, the historic palette will become the most common architectural style in the surrounding context, with great consideration given to the surrounding residential houses.

1. Owens Park Tower, Fallowfield (student accommodation)
2. The Toast Rack, Fallowfield (Mixed Use)
3. Terraced houses along Langley Road (Residential)
4. Ashburne (now student accommodation)





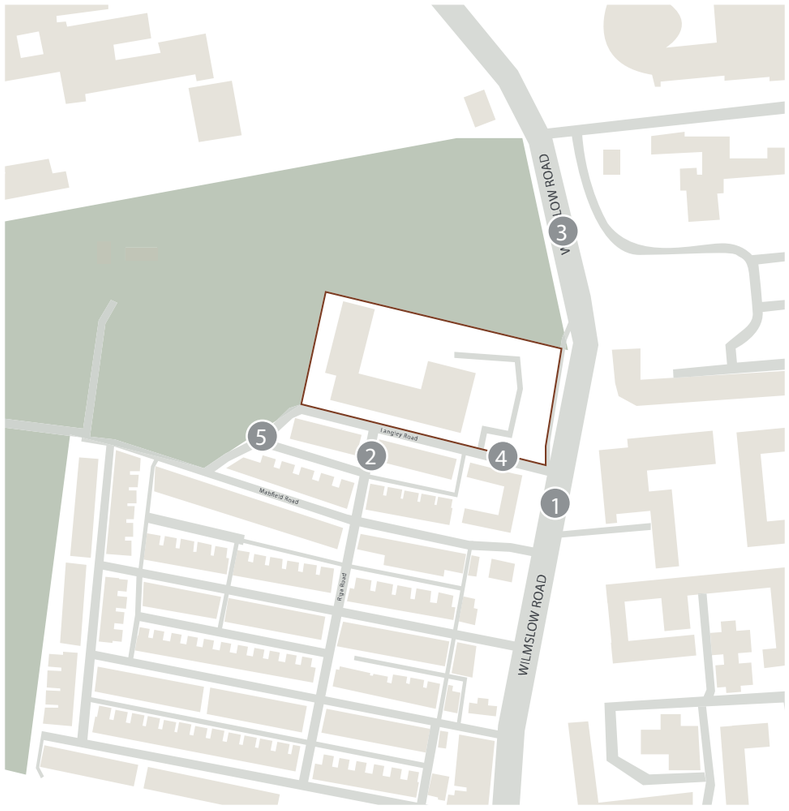








2.6 Existing street views













1. View of site north on A6010
2. View of site north on Riga Road
3. View of site south east on A6010
4. View of site east on Langley Road
5. View of site north west on Langley Road

2.7 Existing site buildings



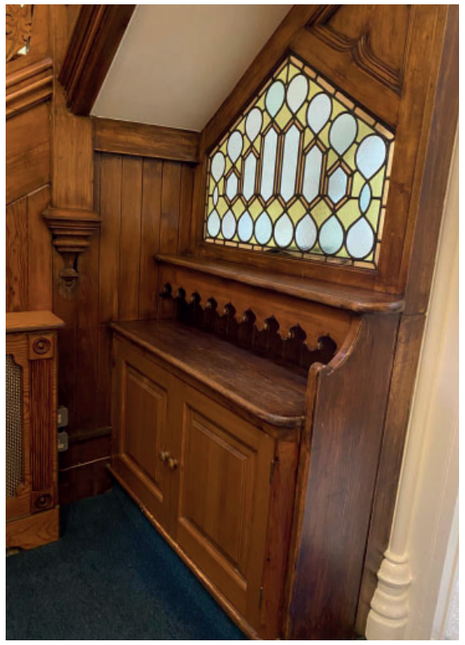
1840 - 2 storey plus pitch roof

1937 - 3 Stories

1970s - 2 - 3 Stories

2.8 Existing villa









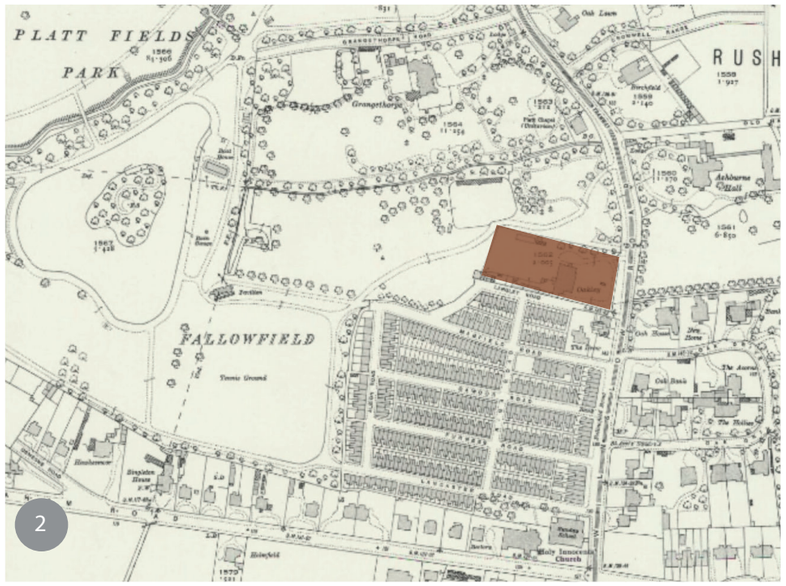






2.9 Historic development of site



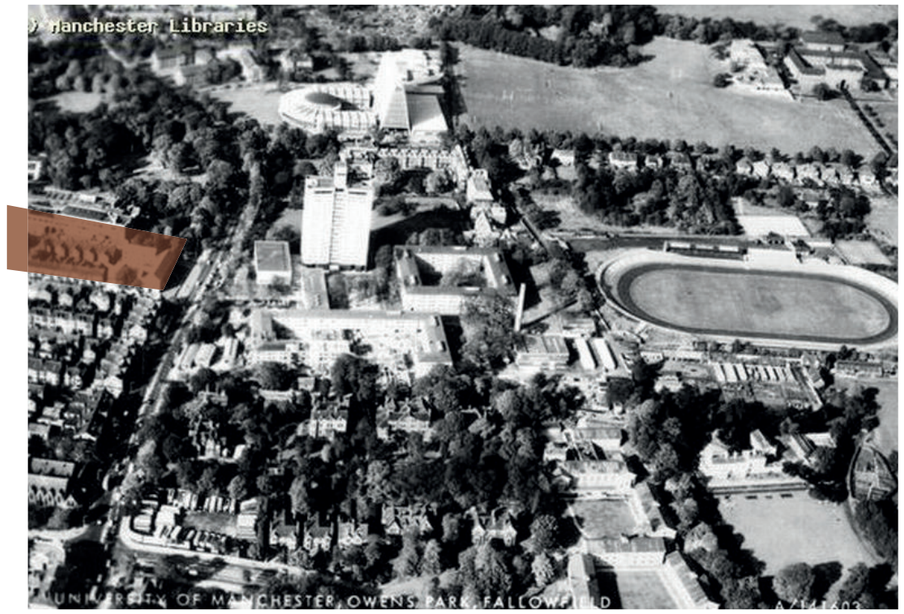








1. Map of the site in 1890
2. Map of the site in 1912
3. Map of the site in 1934
4. Map of the site in 1947
5. Map of the site in 1960


Manchester Libraries
UNIVERSITY OF MANCHESTER, OWENS PARK, FALLOWFIELD


U. S. D. A. W.
Whatever Your Job in the Distributive World
USDAW
A VITAL QUESTION
ARE YOU A MEMBER
USDAW
A COUPON FOR A FRIEND
USDAW
USDAW



2.10 History of the Villa

The villa known as Oakley was built along with three other mansions on the easterly side of Fallowfield Brow. The villa was built for the son of Mr Hodgson, a resident of the nearby mansion Ashfield.

The villa was for a brief period a hotel before being taken over by USDAW in 1920 to be used as their head office, which it remains to this day.

The villa has had various remodelling and renovations throughout the years. Originally remodelled and extended by Robert Barnes in the 1800s, the internal fittings were altered to accommodate USDAW taking over the building and creating an office environment.

Further alterations have occurred over the years however none of these are of historical or architectural merit. These alterations mean that the Villa does not fall under the statutory criteria set by the DCMS. That said the villa still retains a prominent frontage and is a well known landmark along Wilmslow Road and this should therefore be taken into consideration.





2.11 Preservation of internal heritage features in Oakley Villa

Internally, the existing villa is filled with a number or original details such as decorative ceilings, fireplaces, decorative timber panelling, ornate balustrades and patterned glazing.

In order to retain, restore and celebrate these internal details working them into the scheme, a decision was taken early on in the project to avoid any student accommodation within the villa. Instead the sole use of the villa will be for student amenity spaces and management spaces.

The scheme will look to retain all internal elements of architectural interest including the following:

- Decorative balustrades of the existing stair
- All decorative ceiling details
- Skirting and covings
- Ornate internal glazing
- Fireplaces
- Timber panelling

Original doors will also look to be reused if possible.

The proposed layouts seek to work within the existing cellular layout of the villa thus keeping construction destruction to a minimum.

More information regarding the preservation of internal heritage features can be found in both the heritage statement and planning statement as part of this application.









2.12 Planning context and policy considerations

Section 70(2) of the Town and Country Planning Act 1990 (TCPA) and Section 38(6) of the Planning and Compulsory Purchase Act (PCPA) requires that planning decisions be taken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

The adopted Development Plan comprises:

- The Manchester Core Strategy (CS) (2012)
- Manchester Proposals Map
- Saved policies of the Manchester Unitary Development Plan (UDP) (1995)
- Greater Manchester Waste Development Plan (April 2012)
- Greater Manchester Minerals Plan (April 2013).

Other material considerations include:

- The National Planning Policy Framework (the NPPF) (February 2019)
- Resolution of Manchester City Council Executive on PBSA (December 2020)
- Greater Manchester Housing Strategy 2019 – 2024 (2019)
- A Greater Manchester Vision for Housing (2019)
- Corridor Manchester Strategic Spatial Framework (March 2018)
- Greater Manchester Strategy (2017)
- Guide to Development in Manchester Supplementary Planning Document (2007)
- A Strategic Vision for Corridor Manchester (2015)

The Core Strategy references and aligns with the Framework's 'presumption in favour of sustainable development'. This means that planning applications that accord with the policies in the Development Plan should be approved without delay, unless material considerations indicate otherwise.

Planning policy on PBSA in Manchester is principally addressed by Policy H12 of the adopted CS. Policy H12 establishes criteria which the City Council use to assess all proposed PBSA.



Manchester's Local Development Framework

Core Strategy Development Plan Document

Adopted 11th July 2012

Published by Manchester City Council
planningstrategy@manchester.gov.uk

MANCHESTER CITY COUNCIL

3. DESIGN PRINCIPLES AND EVOLUTION

3.1 Design vision and objectives

The primary vision of the scheme is centred around reinstating the existing villa to its former glory and making it the heart of the development.

The first step in doing this is to demolish the twentieth century additions that have been made over the years connecting to the villa itself and detracting from its appearance. This will reinstate the villa as a standalone element.

The objective is to retain, renovate and celebrate the original internal features of the villa. To help achieve this, no student accommodation is proposed within the villa. The villa will contain student amenity spaces including games rooms, library's, study spaces, meeting rooms and a community room.

A contemporary extension inspired by the history and elements of the existing villa facade is proposed to the rear, replacing the tired twentieth century facade.

A four storey accommodation building is proposed along Langley Road and roughly follows that of the existing building footprint. The eave line however is lower than that of the current parapet level. Our aim with this building is to display a traditional pallet of materials detailed in a contemporary way. Elements of the surrounding terrace housing have been analysed and have been used to influence the facade design.

The proposal will considerably improve the outlook for the residents along Langley Road.

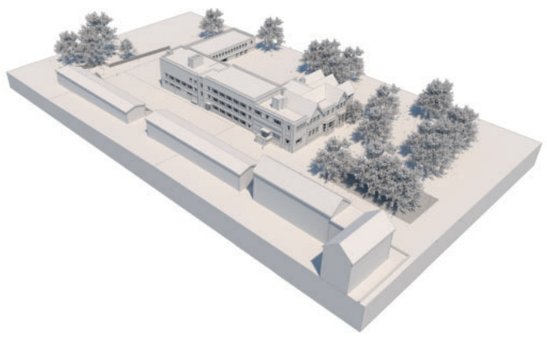
The bulk of the accommodation will be within the proposed building along the northern park boundary of the site. This is the deepest part of the site and is the location where a proposed building would have least visual impact. The facade proportions for this building have been influenced by the bay windows of the existing villa.

The windows are larger within this building to take advantage of views out over Platt Fields Park.



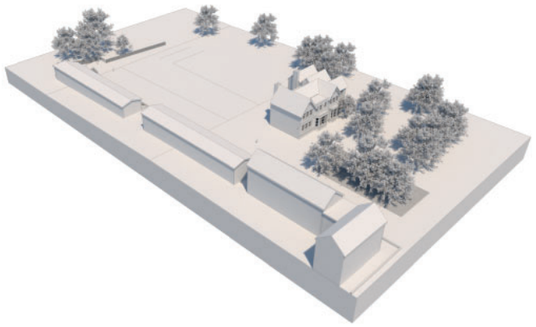
Existing villa front facade

3.2 Massing Development



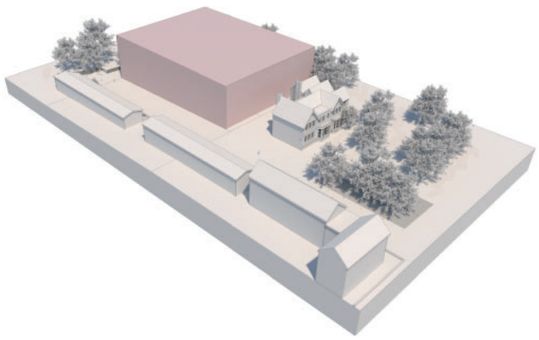
1

Existing site containing Villa to its centre with an adjoining 20th century extension wrapping around the south and west perimeters of the site.



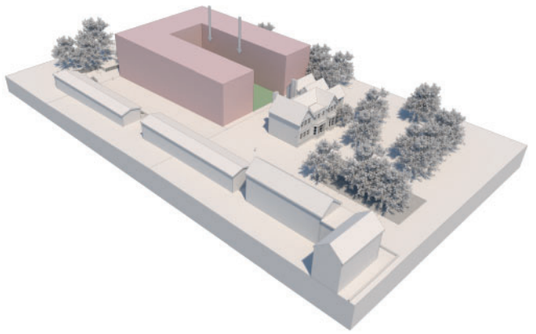
2

The proposal looks to demolish all the later additions to the site and reinstating the Villa as a standalone element becoming the heart of the scheme.



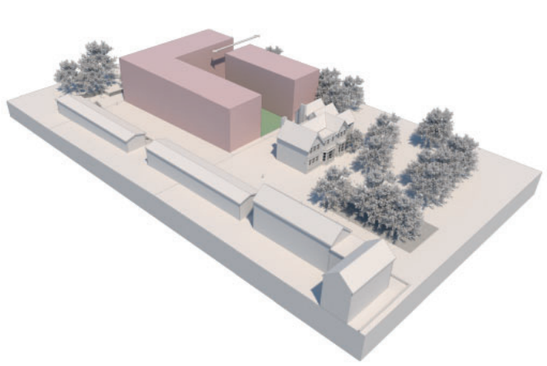
3

The existing trees and open space to the east of the site will be retained limiting the proposed building works to western half of the site. The diagram illustrates the initial mass available.



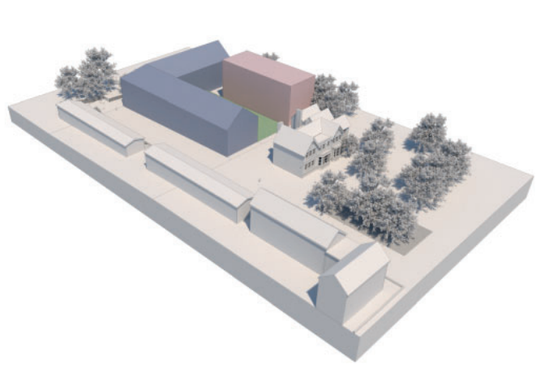
4

Historically buildings on the site have wrapped around the perimeter leaving the centre of the site as external space. The proposal looks to replicate this introducing a central landscaped courtyard centred along the axis of the villa.



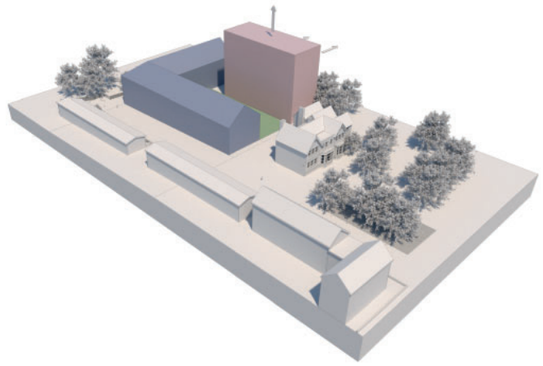
5

The mass is broken up to increase permeability through the site and allow for visual connections between the garden courtyard and Platt Fields Park. This results in two separated massing elements.



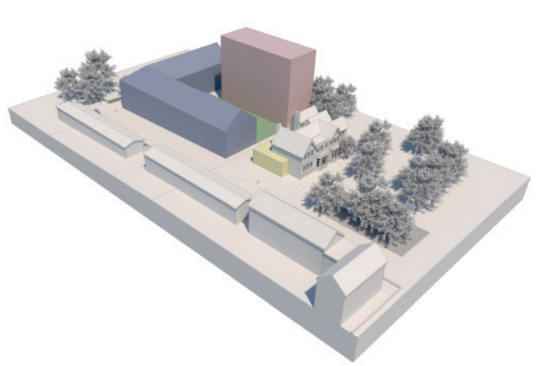
6

The typology of these element will vary. It is proposed the building along Langley Road will be more residential in appearance and scale. This responds to the buildings it sits opposite. A pitched roof containing dormer windows is proposed bringing the eave level lower than that of the existing parapet level.



7

The element to the northern boundary of the site relates more to Platt Fields Park with increased height and a façade designed to maximise views out.



8

A contemporary single storey extension is proposed to the rear of the villa. This allows for a largely glazed rear elevation that can be opened up onto the Courtyard garden. The extension wraps around the side of the villa reinstating the historic mass of a secondary entrance in this location.

3.3 Proposed site layout

The proposed site layout is influenced by the layout of both the existing and historic buildings on the site over the years.

Historically, the eastern end of the site toward Wilmslow Road has largely remained as building free external landscaped space. The proposal seeks to maintain this, retain the existing trees and improve on the current hard landscaping with a new proposed landscaping scheme enhancing the approach to the villa from Wilmslow Road.

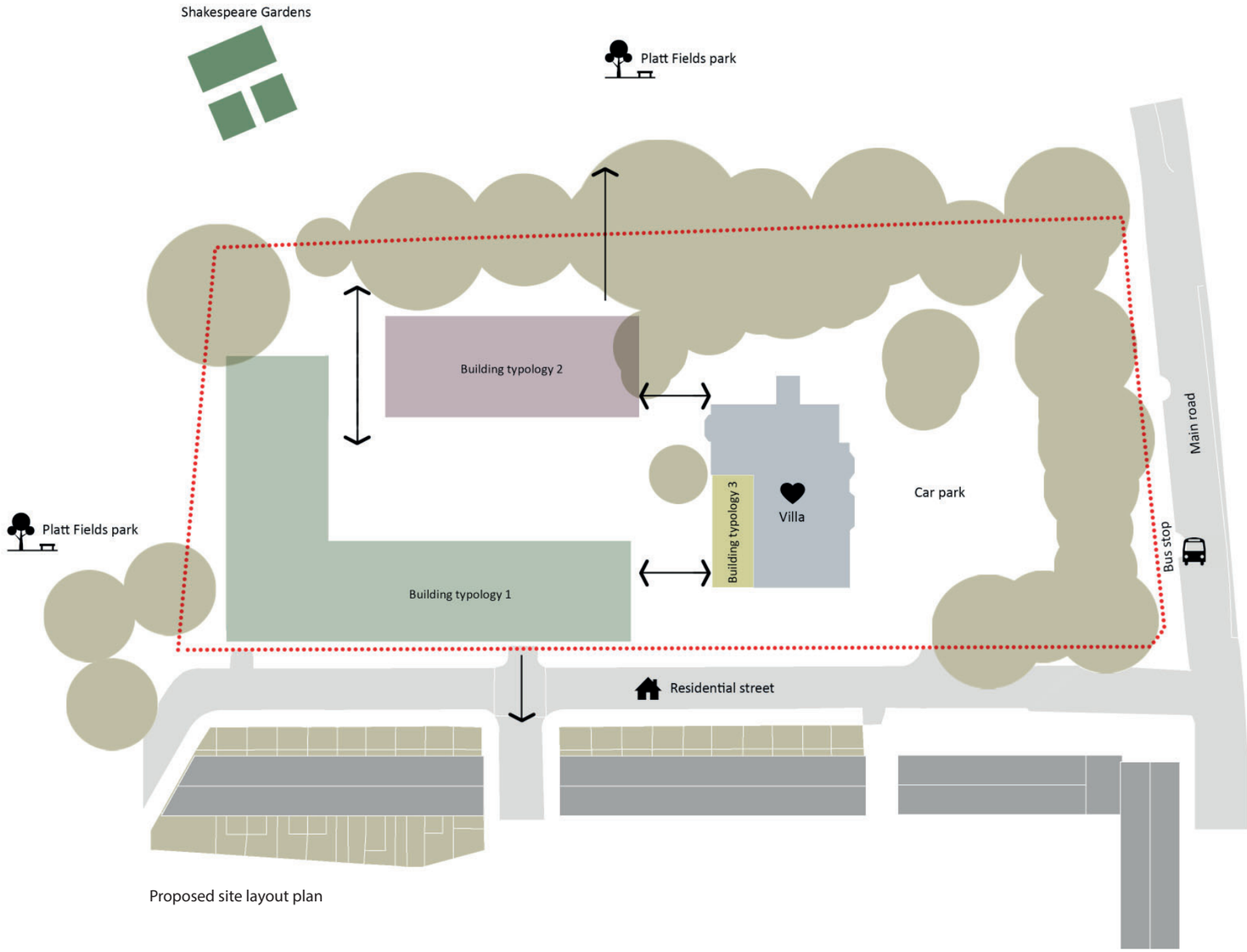
The proposed buildings wrap around the perimeter boundary to the rear of the villa and within the western half of the site.

Proposed building one largely follows the footprint of the exiting building along Langley road but seeks to disconnect itself from the villa thus reinstating the villa as a standalone element. This also improves permeability through the site.

Proposed building two is set back far enough from the boundary to avoid damaging any of the exiting trees along the north boundary onto Platt Fields Park. It is also disconnected from both the villa and proposed building one.

In the early design stages building two was located closer to the Villa. After the Places Matter review it was decided that the building should be pulled further away to better retain the character of the villa, to increase views into the courtyard garden and to improve permeability through the site.

The space between buildings one and two form a large external courtyard garden along the axis of the existing villa.



Proposed site layout plan

3.4 Early sketch development













Courtyard Precedents designed by Tim Groom Architects



Langley Road building early bay development



Langley Road building early facade sketch development

3.5 Key design rationale

The proposal splits the site into the following three buildings:

1. Building one:
'L' shaped building running along Langley Road

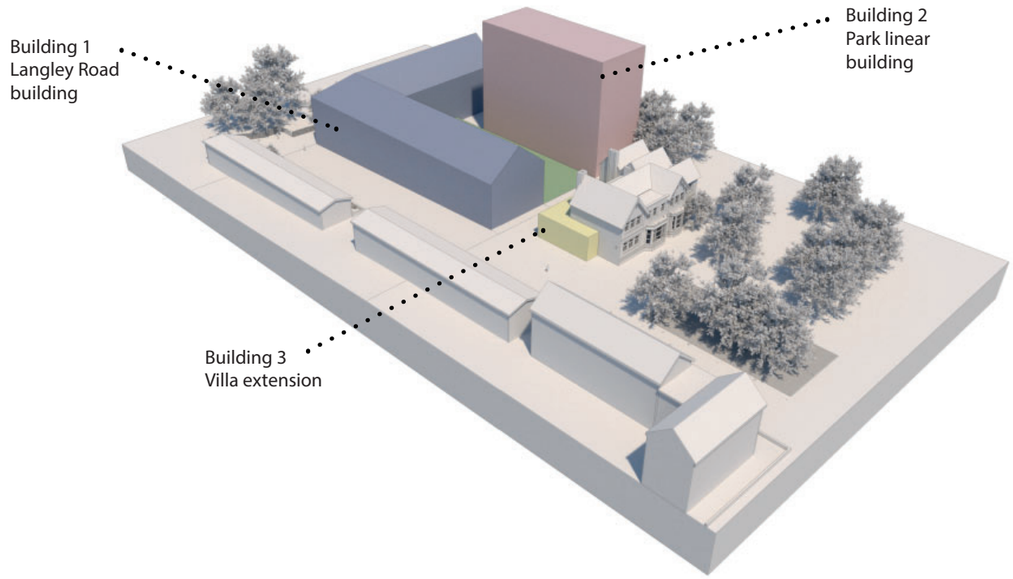
2. Building two:
Linear block to the rear of the site running along the park boundary

3. Building three:
Extension to the existing villa

Each building has a distinct character whilst being coherent in the use of proportions and common materials proposed.

The predominant design rationale for the Langley Road building was to analyse the proportions and features of the surrounding terrace housing and replicate these in a contemporary manner. Features include a pitched roof with dormer windows, traditional brick gables, repeating window bays and brick chimneys.

The linear block along the boundary of Platt fileds park relates to the park. An increased massing is proposed in this location allowing for views out to the park over the tree line. Window proportions that maximise views out are proposed





Proportions and features of surrounding terrace housing

Building one design rationale

With the majority of this building running along the residential Langley Road, scale was a key consideration of the design. The proposal consists of a ground plus three storeys.

To reduce the scale and lower the eave line, dormer windows are proposed within the pitched roofscape at the top floor level. The proposed eave line is lower than the parapet level of the existing building along Langley Road

A brick planter runs externally along Langley Road at ground floor. As well as presenting visually pleasing planting, this allows for defensible space and a level of privacy for the units at ground floor.

A sense of horizontality is achieved through the proposed white GRC bands and window headers. This is influenced by the stone banding evident on the existing villa facade.

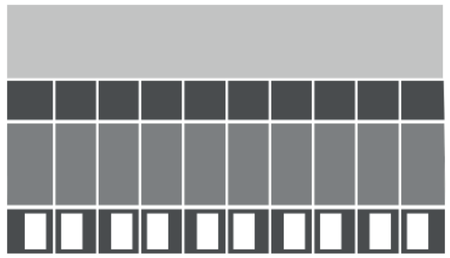
Throughout the design process we have aspired to create an architectural style that is heavily influenced by the surrounding terraces and the existing villa. We have also endeavoured to evolve the form and add to the variety of architecture around the surrounding area.



1. Introduce a base and 'crown'



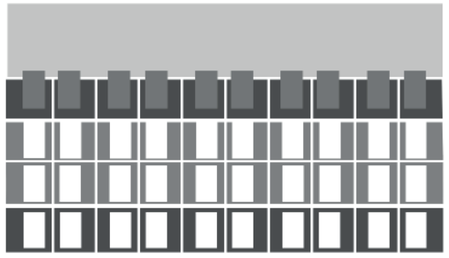
1. Reading the verticality of the surrounding urban environment and introducing roof line



3. Introducing human scale at ground floor



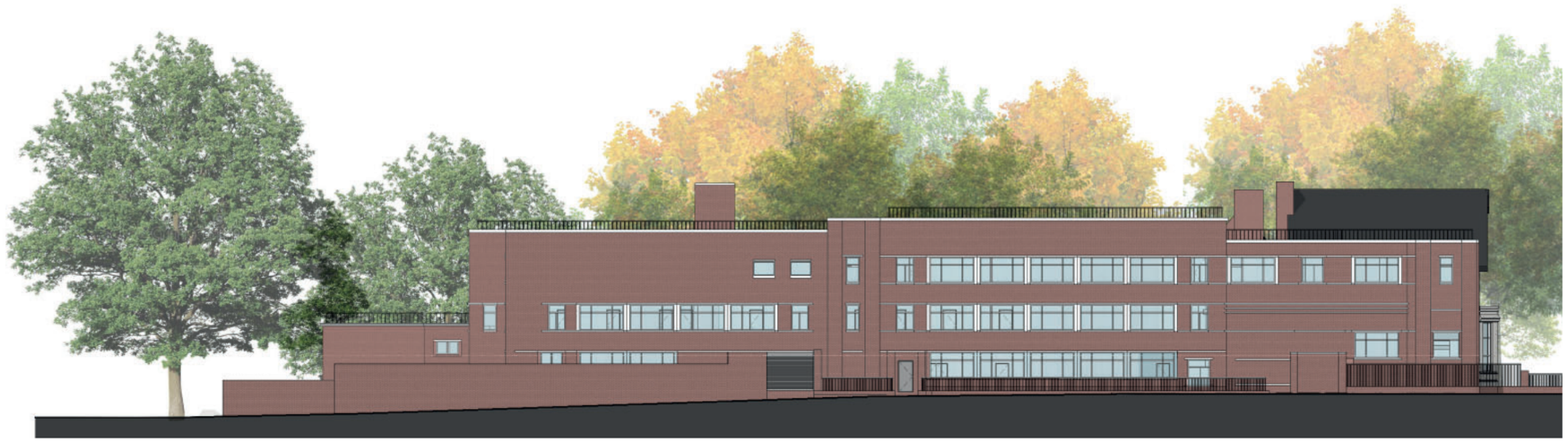
4. Introduction of dormer windows



5. Articulation of mid floors and introduction of horizontal banding



Proposed Langley Road elevation



Existing Langley Road elevation

Building two design rationale

The design rationale to building two is taken from the analysis of a typical window bay to the existing villa as shown in the adjacent set of diagrams.

A clear base and top is proposed to building two. This is articulated in the form of differing materials between that of a typical floor.

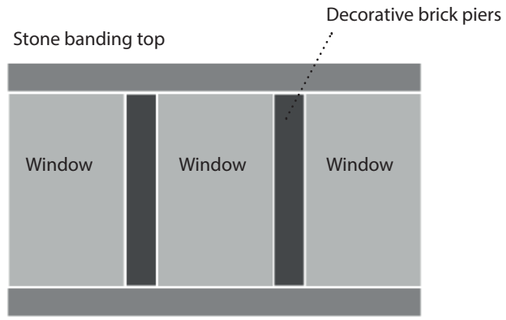
White GRC spandrel panels are proposed to the base and top of each window with regular decorative brick piers betweens windows.

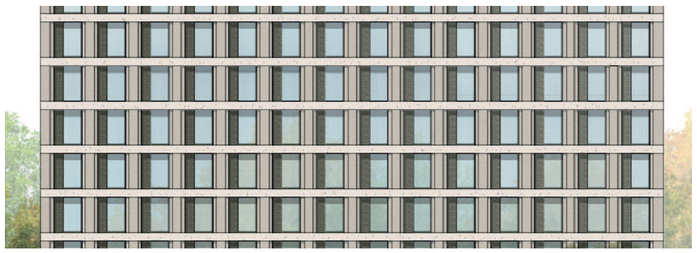
The window proportions of building two have been influenced by those of the villa. Floor to ceiling windows are proposed to maximise views out of the building over Platt Fields park.

Metallic opening panels are proposed adjacent to each window. This removes the requirement for a transom within the vision glazing and allows for uninterrupted views out.



Existing villa window bays

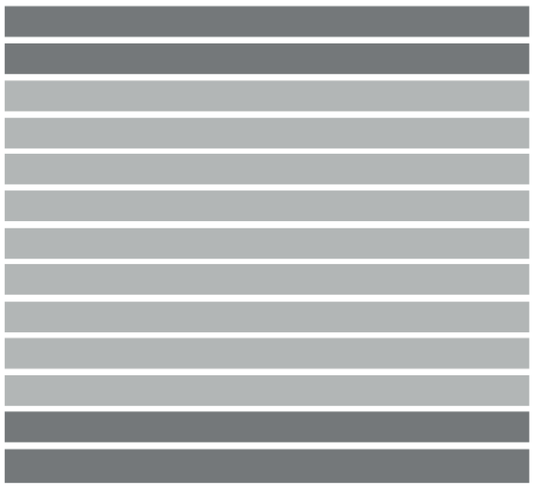




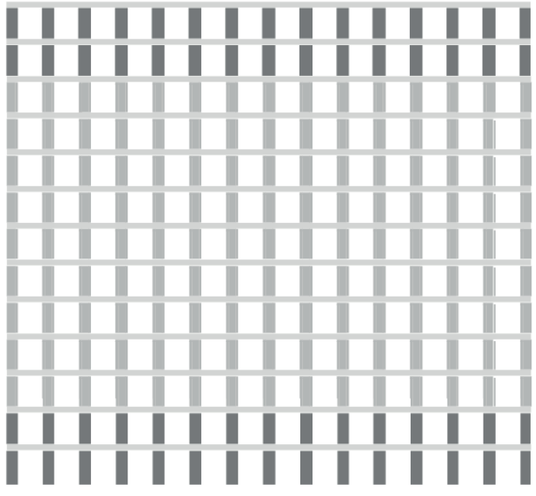
Proposed facade design



1. Introduce a base and 'crown'



2. Introduce a horizontality mirroring the stone horizontals to the villa



3. Window proportions and introduction of decorative brick piers

Building three design rationale

The proposal seeks to demolish the twentieth century additions wrapping around the rear and side of the villa and to reinstate the villa as a single standalone element that forms the heart of the scheme.

A new contemporary extension is proposed to the rear and side of the villa following the form of the historical secondary entrance massing.

The proposed height of the extension follows the height of the stone banding within the facade of the existing villa at first floor level. Slender white GRC piers relate back to the slender stone piers within the existing bay windows.

Proposed large glazed panels allow for strong connections out to the garden courtyard.

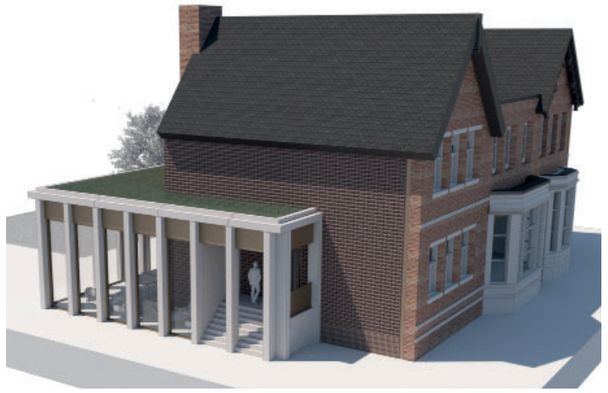
Through the use of carefully selected high quality materials, a proposed mass that respects the historical villa and facade elements that relate back to the villa, the proposed extension is of its time whilst respecting, complimenting and enhancing the existing building.



Existing Villa rear elevation



Proposed Villa rear elevation



Proposed community room entrance mirroring historical secondary entrance massing

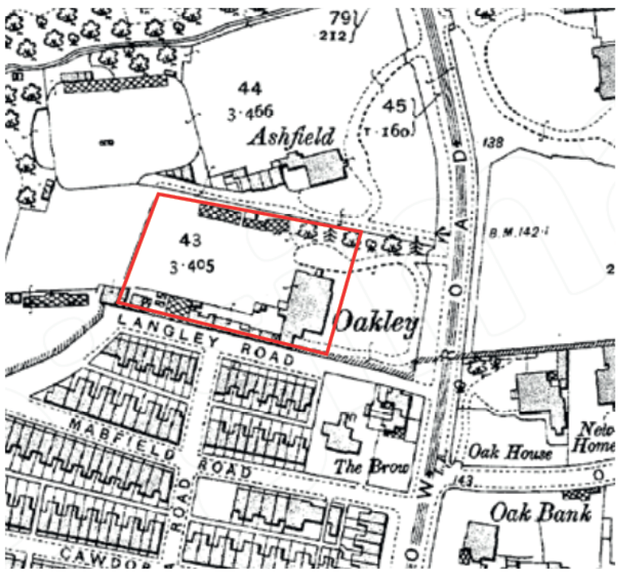
As seen in the plan below from 1900, historically an additional single storey mass existed from the southern gable of the villa extending toward Langley Road. This contained a secondary servant entrance with amenity uses.

The proposal looks to reinstate this historical mass in a contemporary manor to mirror the silhouette of the original historic villa.

The proposal also looks to reinstate the secondary entrance within this location. The secondary entrance will be accessed directly off Langley Road and used to enter the proposed community room within the south east corner of the villa.

The following set of diagrams illustrate the design process of the proposal for the extension to the villa

1900





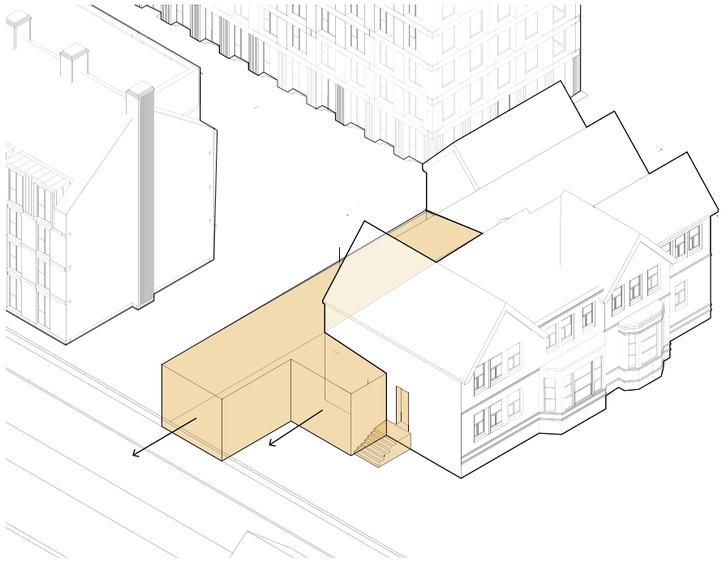
- Mass on gable end responding to street

Existing building

Separate stepped servant access on gable end

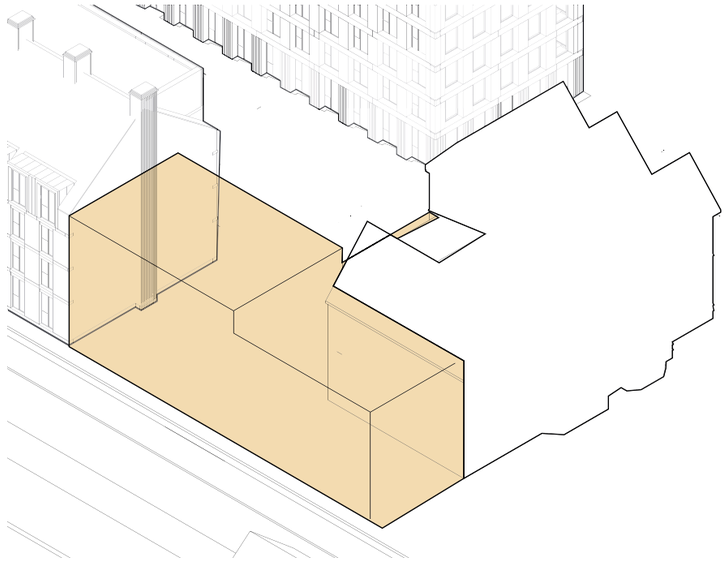
Historic mass

Secondary entrance



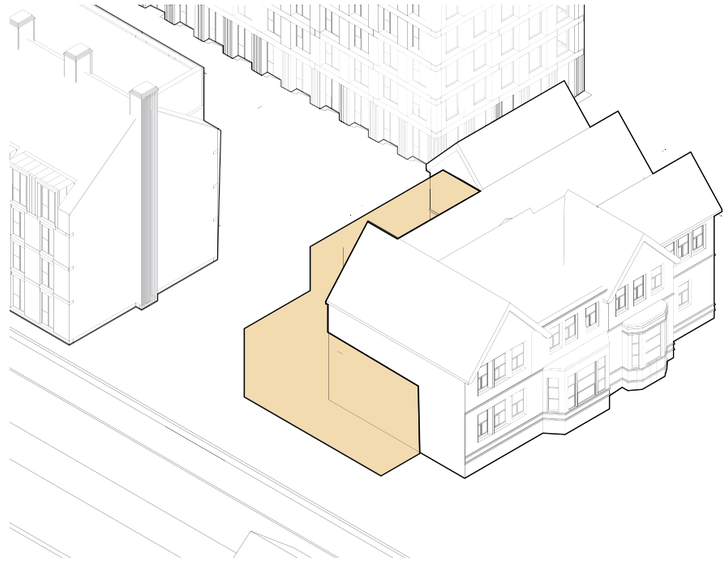
- Diagram indicates window location and active frontages of the historical mass

EXISTING MASS



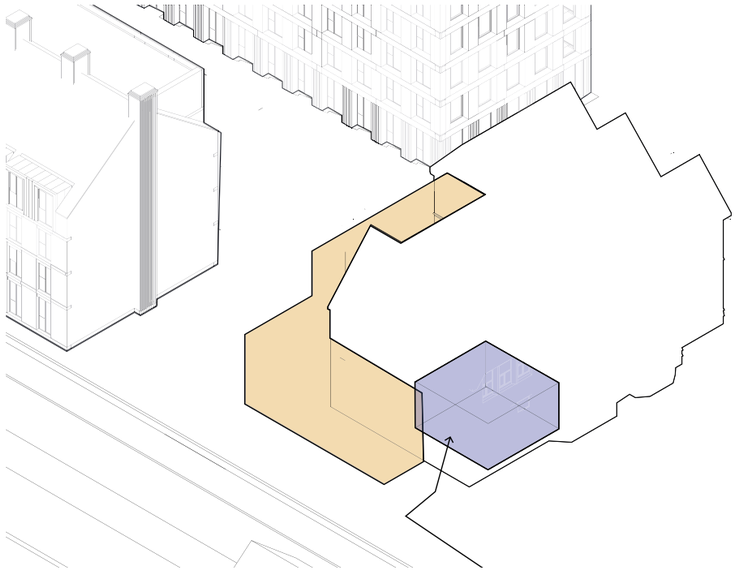
- The diagram shows the mass of the 1960's extension to the building

RE-IMAGINE HISTORIC MASS



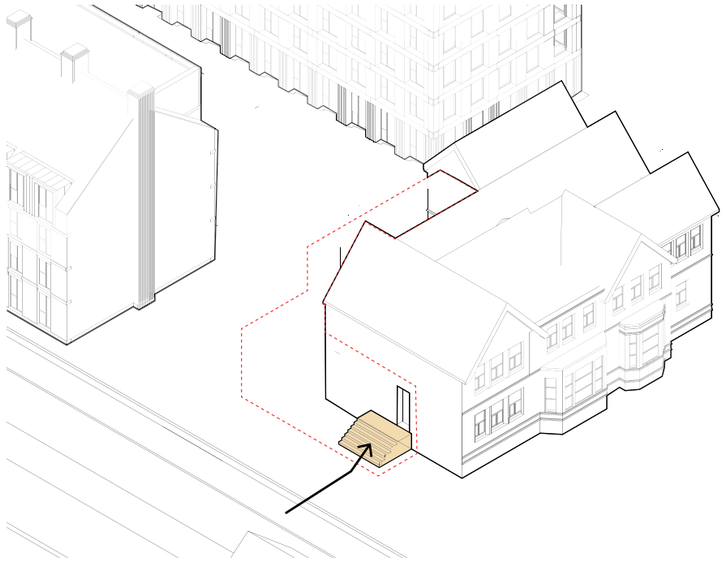
- The resulting mass reinstates the secondary servant entrance that originally existed in this location

SEPERATE ENTRANCE



- A secondary entrance is required to separate student use from the public use

REINSTATE HISTORIC ENTRANCE



- A break at the gates is created and a stepped entrance is established in its former position

PERFORATIONS



- Perforations are created so that the facade can respond to the corner/ street

ACTIVE CORNER



- Massing is articulated to create am active corner approach

REDUCE HEIGHT



- Reduce proposed massing to single storey

ENHANCE CHIMNEY



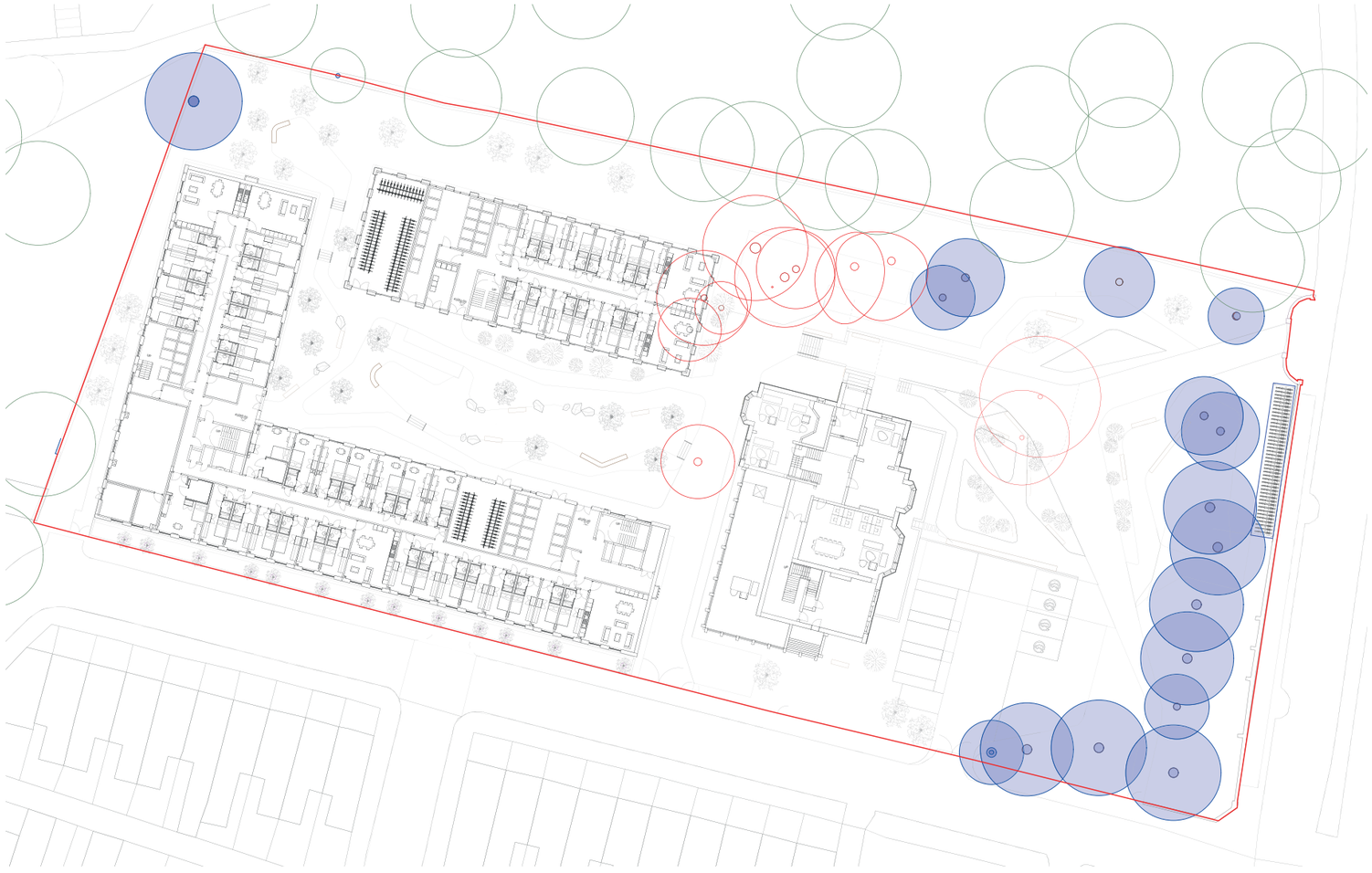
- The reduce in level allows the chimney feature to be exposed within the design

3.6 Impact on trees

The scheme has been developed to retain as many existing trees as possible. To help achieve this, proposed building two to the north of the site has been set back from the site boundary by up to 11m to reduce the risk of impacts on the existing trees bordering onto Platt Fields Park.

Altogether the proposals seek to remove 10 number of existing category B trees and one category C tree, these are highlighted in the adjacent diagram.

The proposals look to retain all 12 existing category A trees as well as 4 category B trees.



Proposed trees to be removed

4. THE SCHEME

4.1 Overview of the proposed development

The primary vision of the scheme is centred around reinstating the existing villa to its former glory and making it the heart of the development.

The first step in doing this is to demolish the twentieth century additions that have been made over the years connecting to the villa itself and detracting from its appearance. This will reinstate the villa as a standalone element.

The objective is to retain, renovate and celebrate the original internal features of the villa. To help achieve this, no student accommodation is proposed within the villa. The villa will contain student amenity spaces including games rooms, library, study spaces, meeting rooms and a community room.

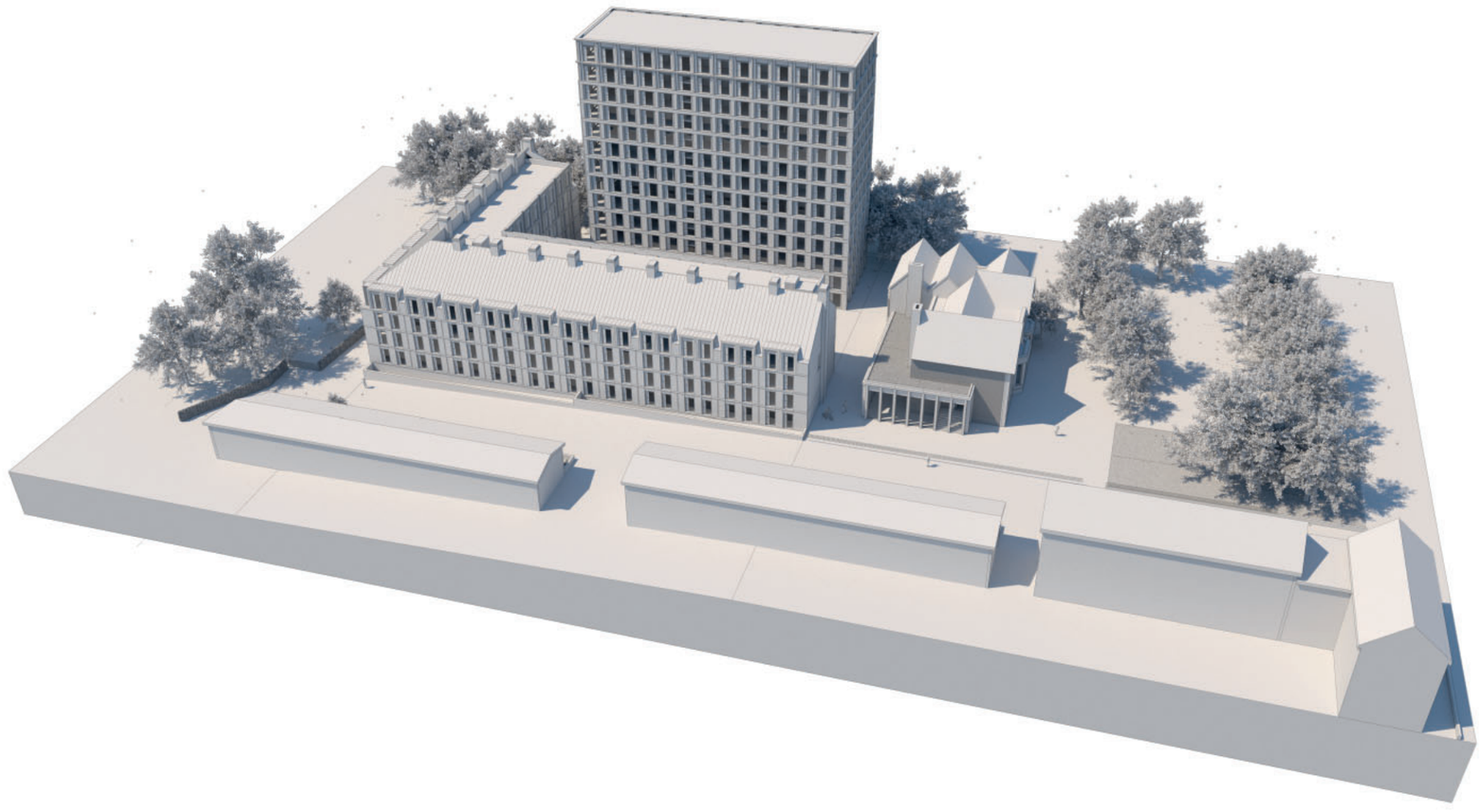
A contemporary extension inspired by the history and elements of the existing villa facade is proposed to the rear, replacing the tired twentieth century facade.

A four storey accommodation building is proposed along Langley Road and roughly follows that of the existing building footprint. The eave line however is lower than that of the current parapet level. Our aim with this building is to display a traditional pallet of materials detailed in a contemporary way. Elements of the surrounding terrace housing have been analysed and have been used to influence the facade design.

The proposal will considerably improve the outlook for the residents along Langley Road.

The bulk of the accommodation will be within the proposed building along the northern park boundary of the site. This is the deepest part of the site and is the location where a proposed building would have least visual impact. The facade proportions for this building have been influenced by the bay windows of the existing villa.

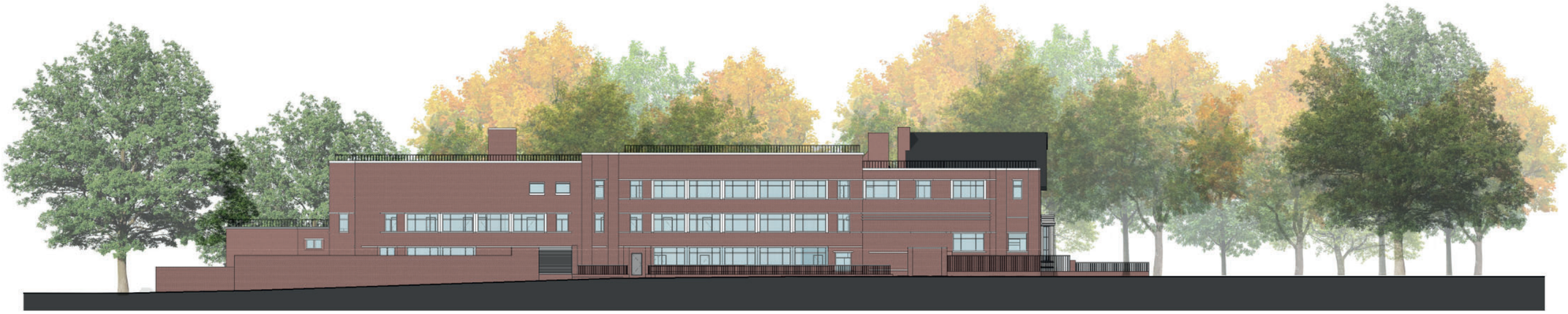
The windows are larger within this building to take advantage of views out over Platt Fields Park.



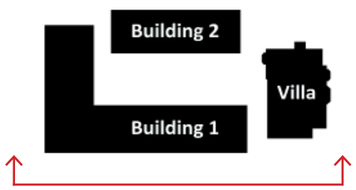
4.2 Elevations

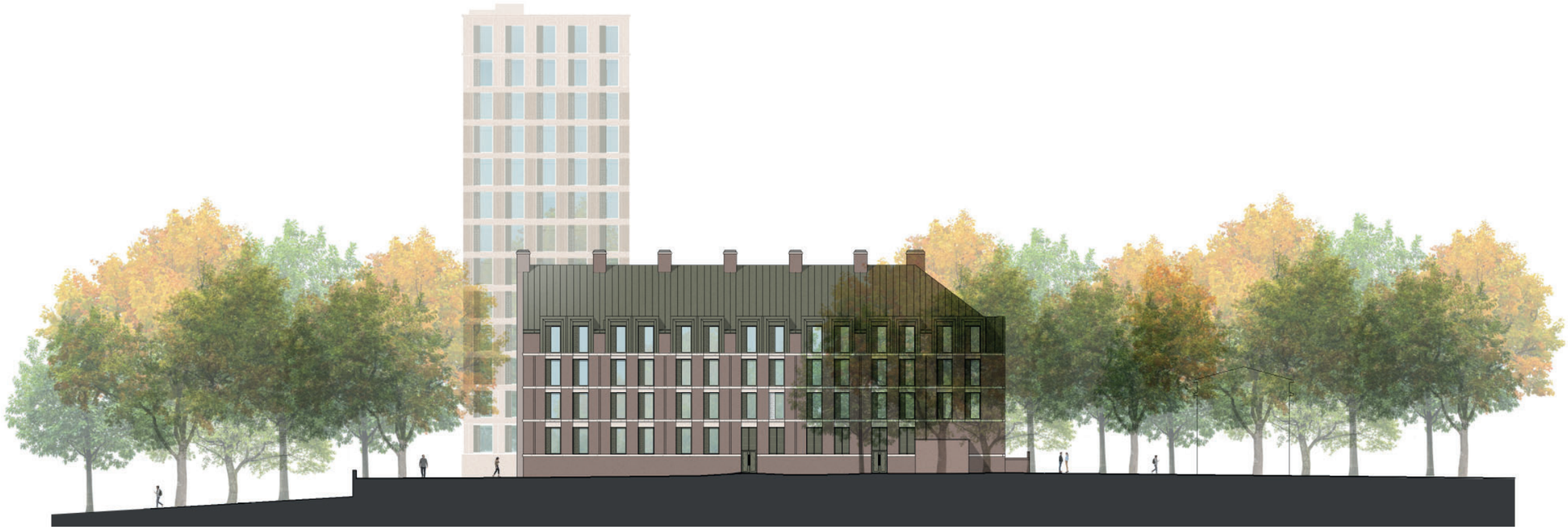


Proposed elevation A (Langley Road)



Existing elevation A (Langley Road)

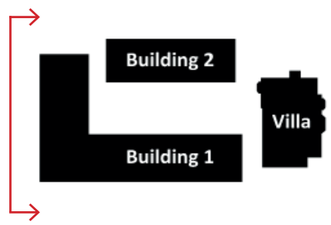


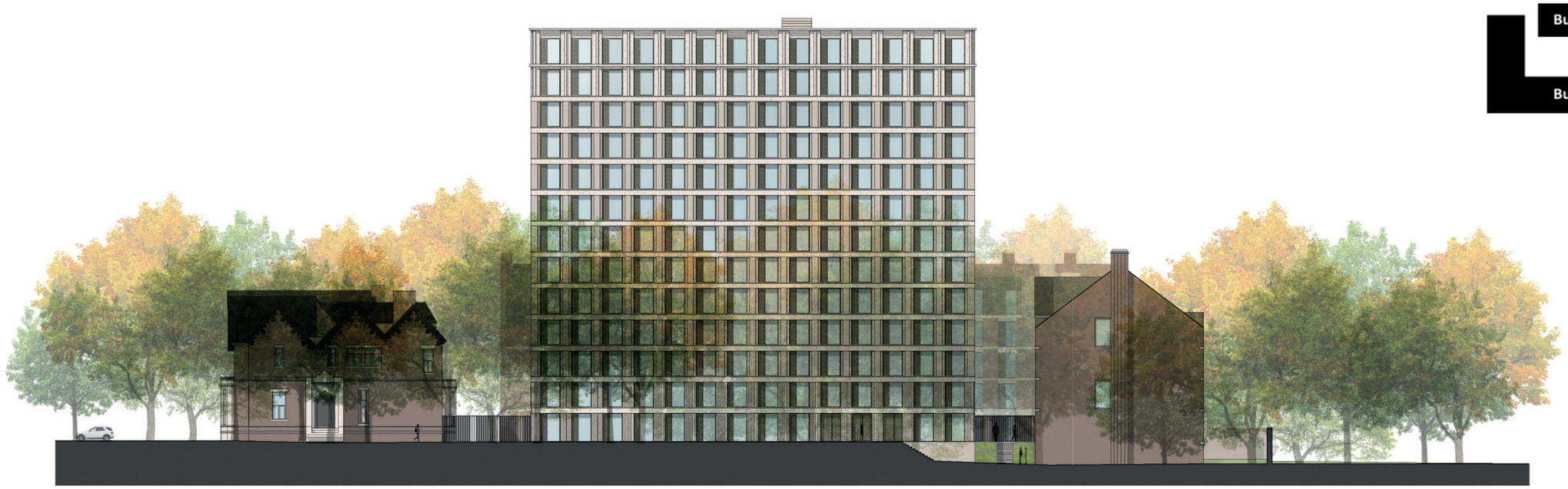


Proposed elevation B (Platt Fields Park)



Existing elevation B (Platt Fields Park)

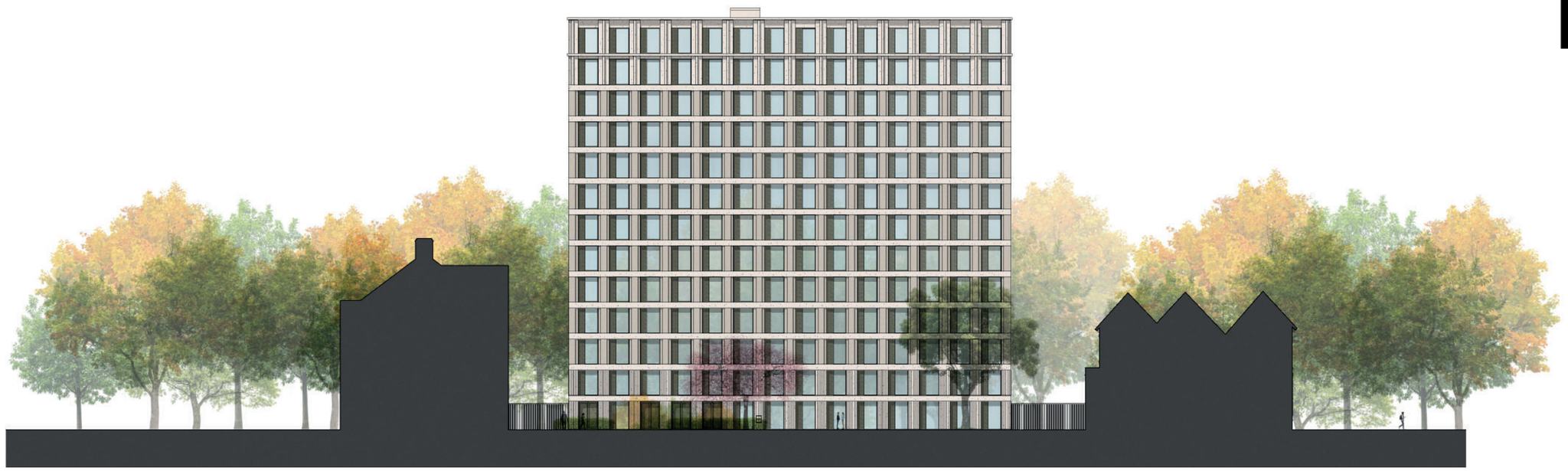


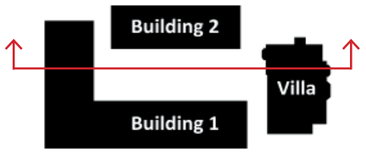


Proposed elevation C (Platt Fields Park)



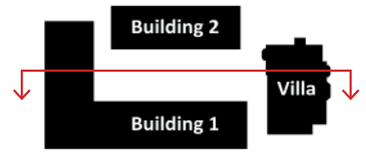
Proposed elevation D (courtyard)



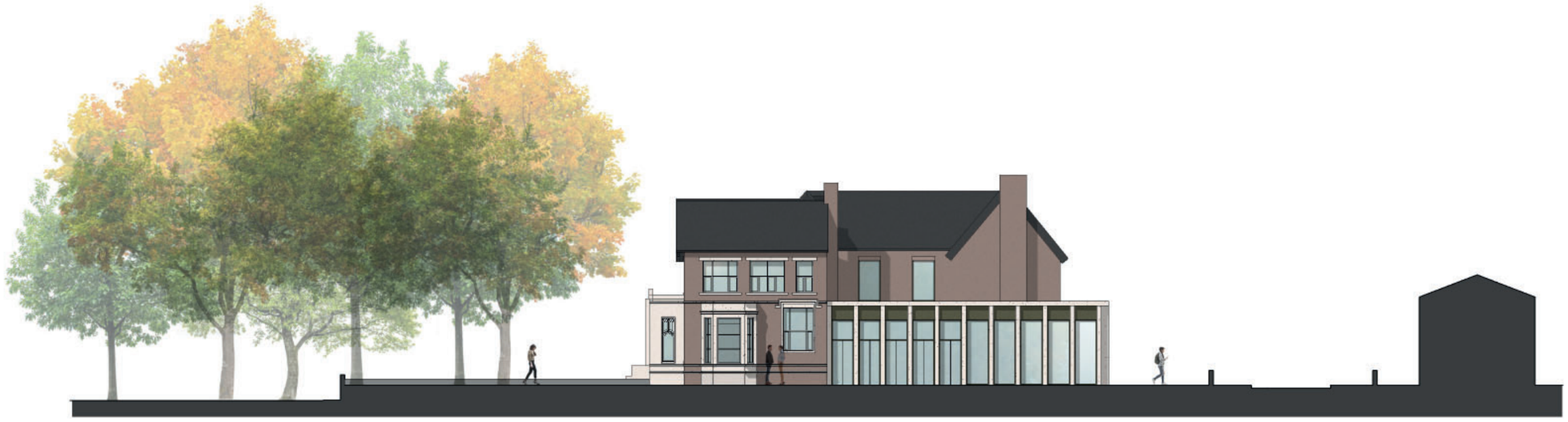


Proposed elevation E





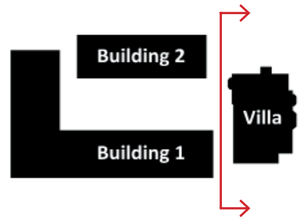
Existing elevation G



Proposed elevation H (Rear villa)



Existing elevation H (Rear villa)

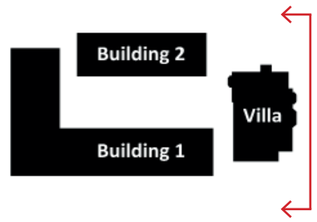




Proposed elevation H (Front villa)



Existing elevation H (Front villa)



4.3 Scale, height and massing

Overall the scale of the scheme does not sit out of place within the surrounding site and the scale of existing and future (consented) schemes.

The proposed building running along Langley road is Ground plus 3 storeys with the top storey being a dormer facade within a traditionally pitched roofscape. This reduces the line of the eaves below that of the existing parapet height. The proposal greatly improves the outlook along Langley road and knits into the existing streetscape. This ground plus 3 storey building returns around the western boundary of the site and overlooks Platt Fields Park.

The proposed linear building to the rear of the site stands at ground plus 12 storeys. The height of the trees along the site boundary to Platt Fields Park are approximately 20m in height. A large portion of the proposal therefore will be screened by these existing trees maintaining the character of key views across the park.

The location of this building has been carefully considered. Locating to the north west corner of the site means that the main views of the proposal would be from across the park, albeit behind the line of large existing trees.

The proposed extension to the rear of the existing villa is single storey. The proposed parapet level aligns with the existing stone banding at first floor level. Removing the existing two storey twentieth century extension to the rear of the villa and replacing with a single storey visually reinstates the existing chimneys.



View to the west elevation of the scheme across Platt Fileds Park



Proposed single storey extension to villa

4.4 Facade treatment
Building one

The facade of building one is influenced by the proportions and elements of the surrounding residential housing.

It is intended that brown/red haidlaid brick will be employed as the primary cladding material. The Langley Road elevation has been designed to compliment and improve on the current outlook along Langley Road.

A brick planter is proposed at ground floor level providing a visually pleasing buffer between street and ground floor accommodation.

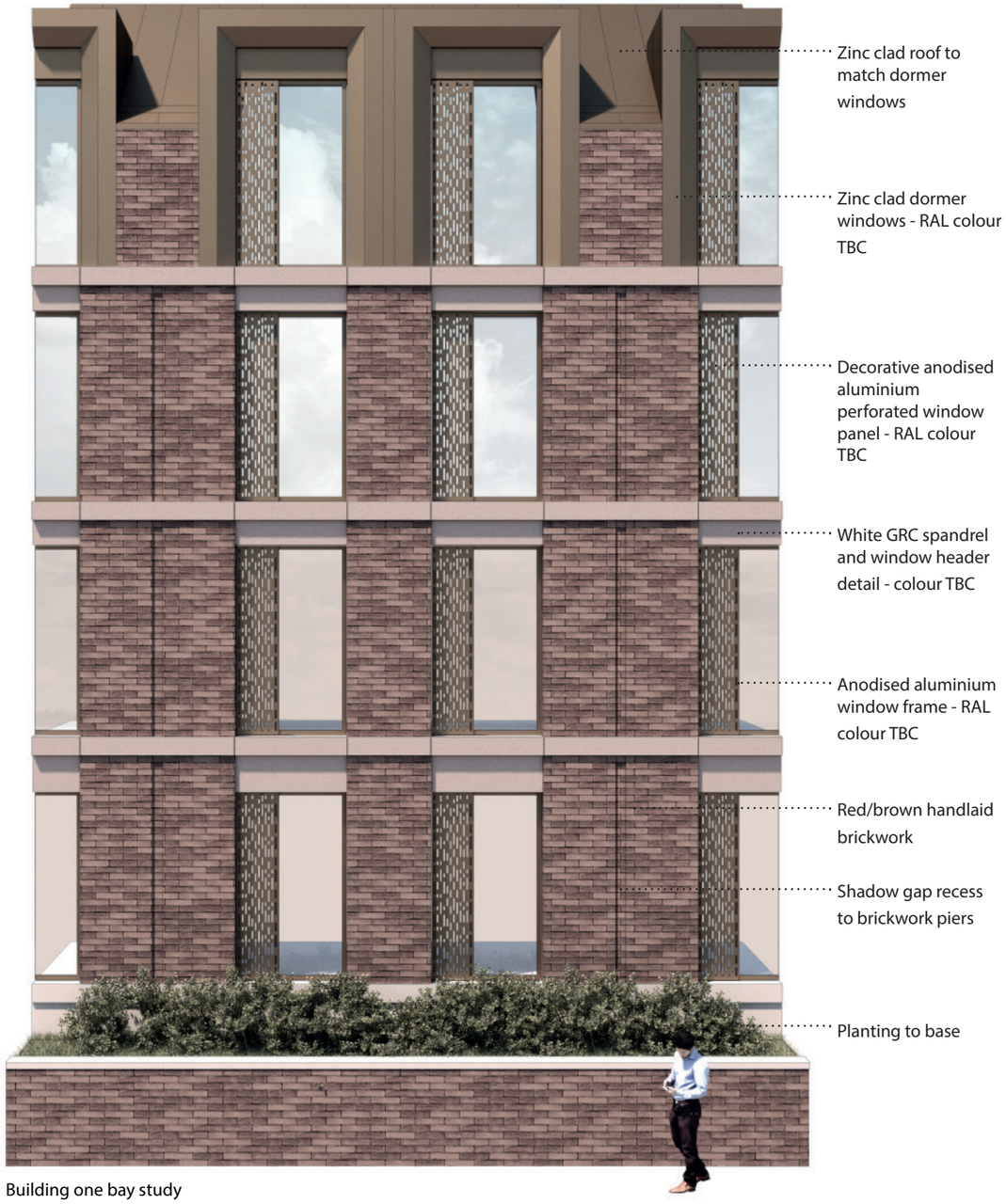
Standardised anodised aluminium windows penetrate the brickwork at regular intervals. Vertical brick recesses on every other pier help articulate the elevations.

Windows are vertical in there proportion and are made up of a large transomless vision panel of glazing allowing for uninterrupted views out. Adjacent to the glazing panel is a perforated aluminium screen with a fully opening panel directly behind.

White horizontal GRC banding is proposed at base and each floor level as well as a recessed GRC header above each window. This mirrors the white horizontal stone banding evident on the existing villa facade.

High quality zinc clad dormer windows are proposed to the top floor within a traditionally pitched matching zinc roof. This visually reduces the mass along Langley Road by lowering the level of the eaves.



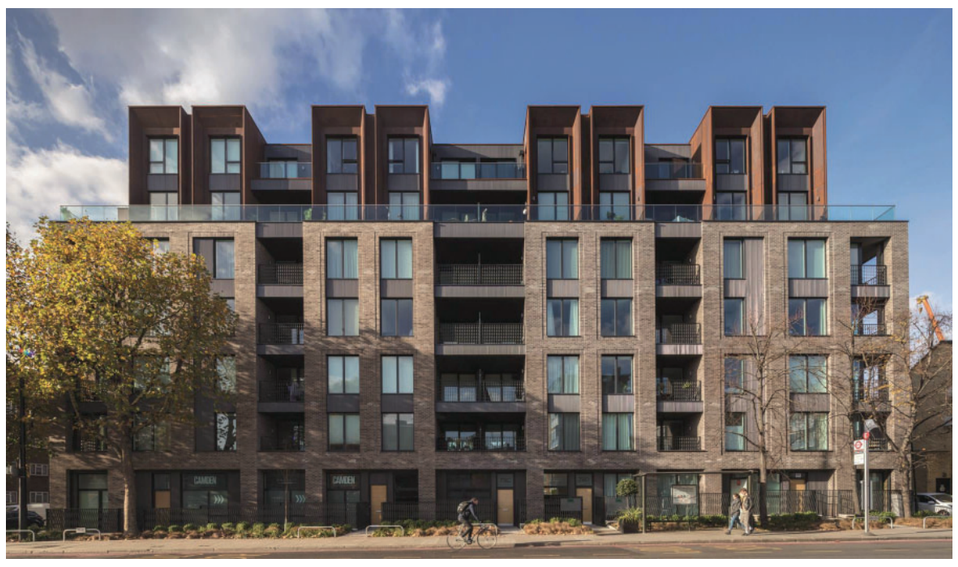


Building one bay study

Precedent images









Facade treatment
Building two

The proportions and build-up for the facade of building two is based on bay windows of the villa.

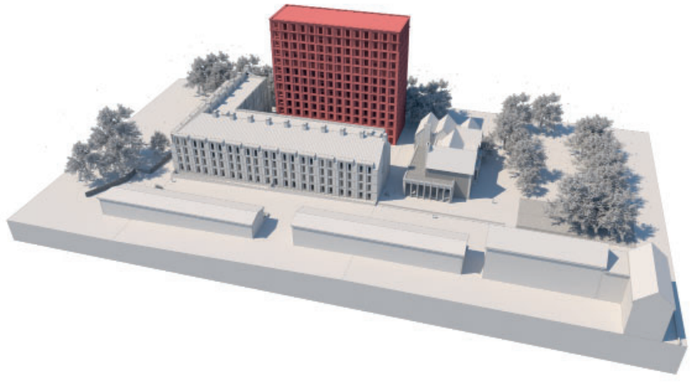
The base of the building is defined with fluted GRC clad piers, these continue up to the first floor.

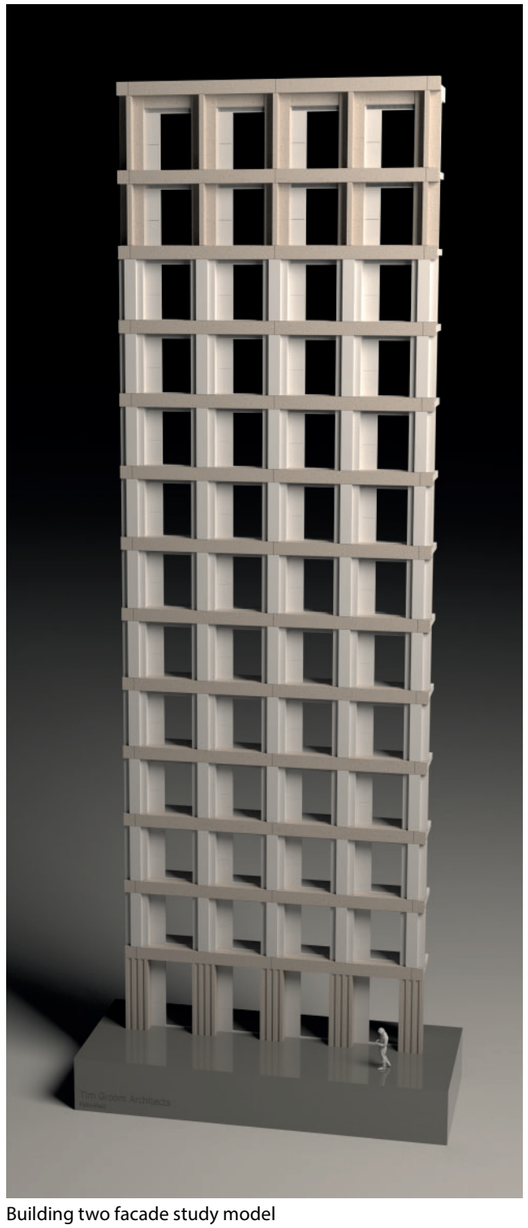
A GRC spandrels panel is proposed at each floor level. This relates to the horizontal stone banding within the villa facade. This also helps tie the facade of building two to the proposed GRC detailing of building one.

Profiled buff hand laid brickwork piers are proposed from second floor upwards. A brick that contrasts the existing red brick of the villa and the proposed red brick of Building one is proposed to give building two an identity of its own.

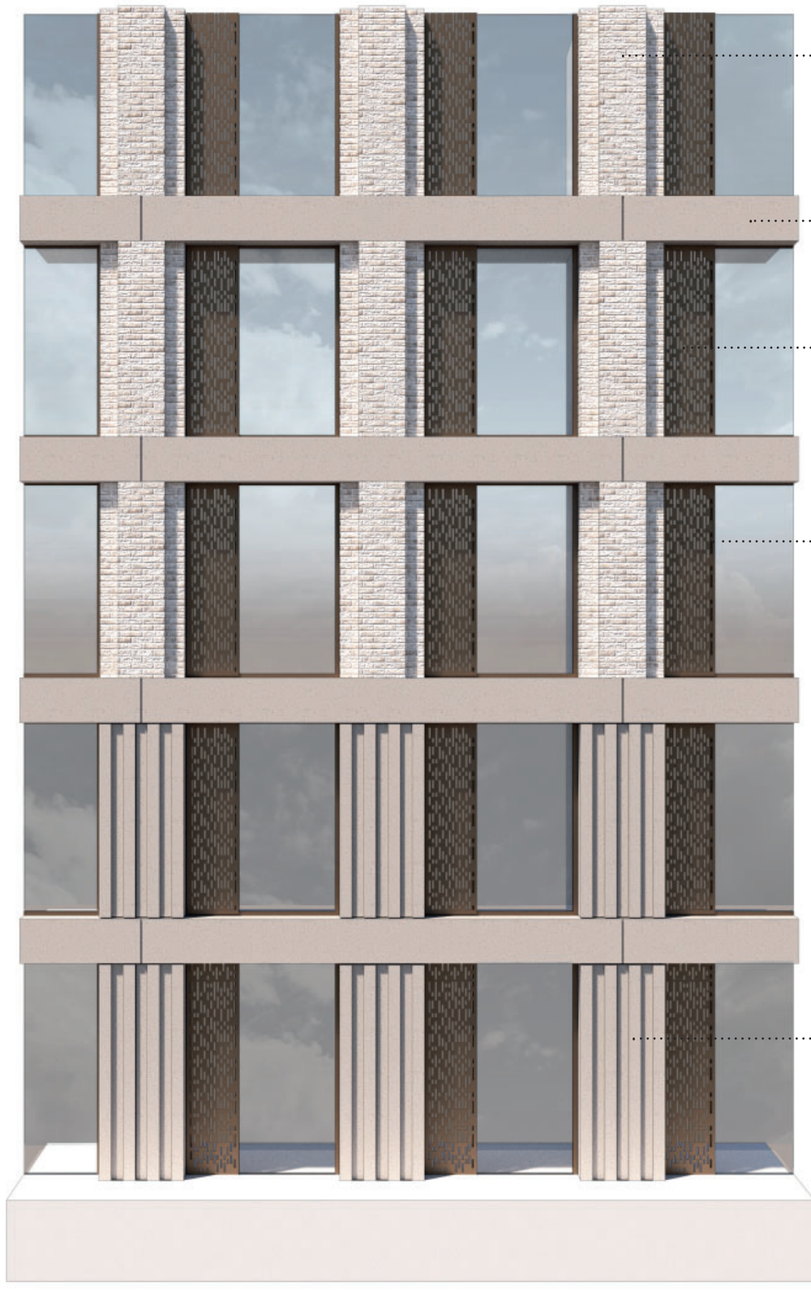
Windows are vertical in there proportion and are made up of a large transomless vision panel of glazing allowing for uninterrupted views out across Platt Fields Park. Adjacent to the glazing panel is a perforated aluminium screen with a fully opening panel directly behind.

It is proposed that the top two levels of the building are clad in white GRC with a more slender profile of pier. This helps define the 'top' of the building.



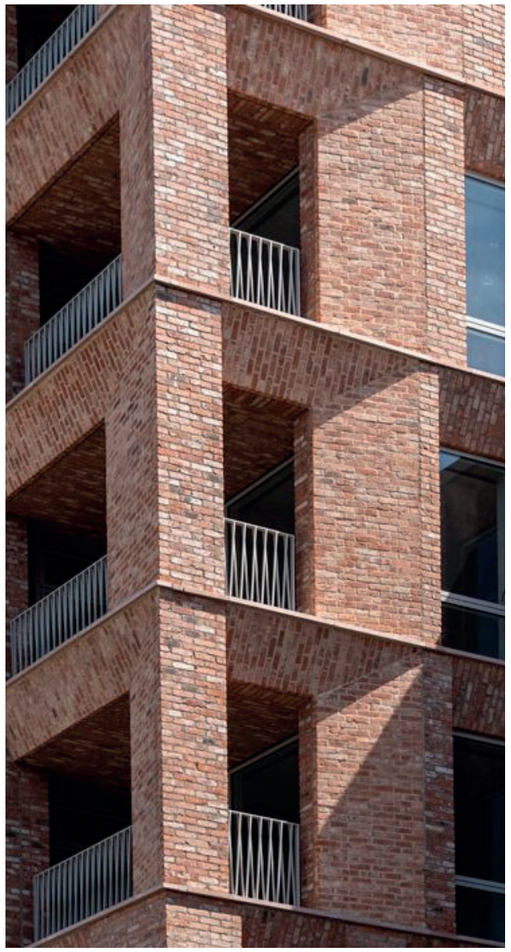


Building two facade study model



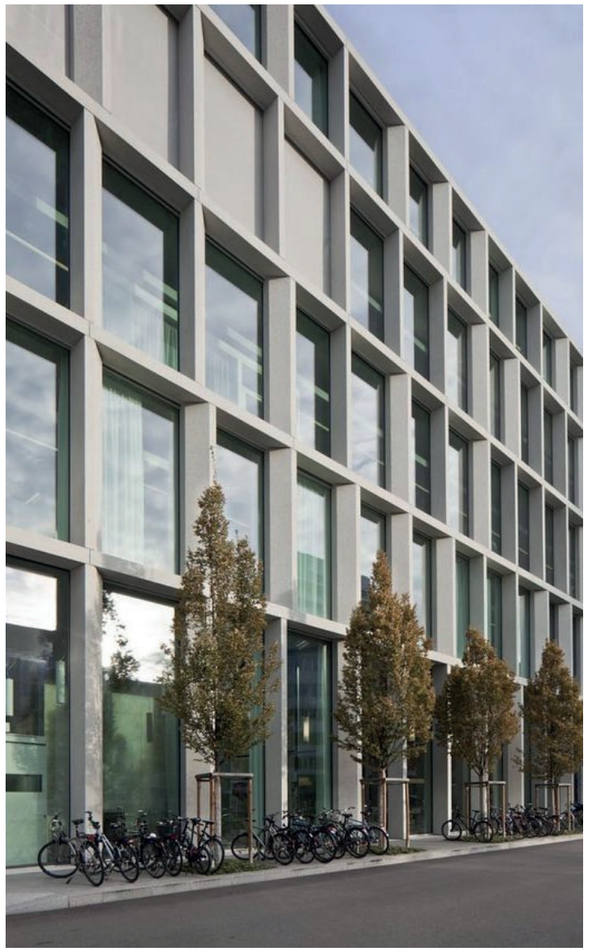
Building two bay study

Precedent images









Facade treatment
Building three

The scale of the proposed single storey extension is based of the villa and entrance mass that historically existed in this location (as discussed on 45-48).

The height follows the line of the stone banding within the existing villa facade at first floor level.

The facade of the villa is largely glazed to allow for strong connections out to the courtyard garden. It is proposed that full height doors within the elevation can be opened up in the summertime.

The proposed facade consists of a number of slender white GRC piers. These relate to the slender white stone piers that exist in the windows bays of the existing villa.

Bronze window frames and window header details are proposed to match the metalwork on proposed buildings one and two.

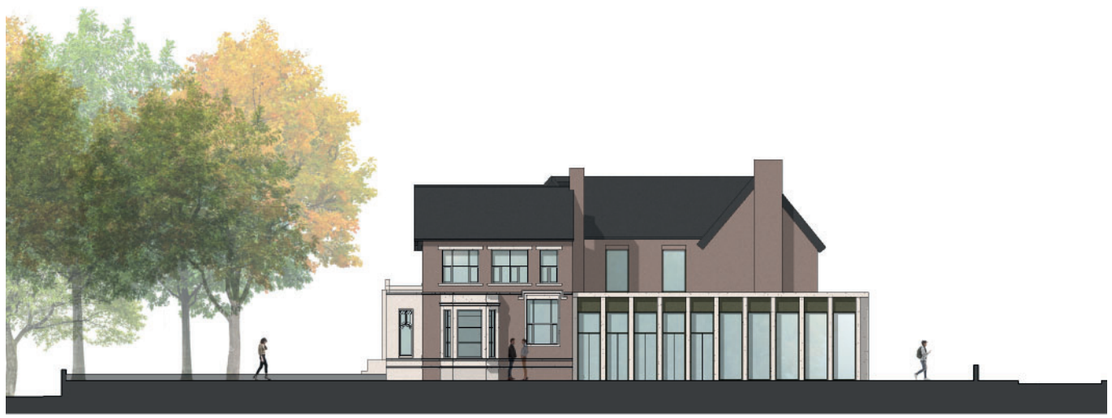
The extension wraps around the gable elevation of the villa. The rhythm of the piers continue with the end two bays forming an external stair case leading up to the entrance of the community room. This is clearly visible from Langley Road.

Patterned brickwork is proposed to the new gable wall of the villa.



Proposed rear and side villa extension



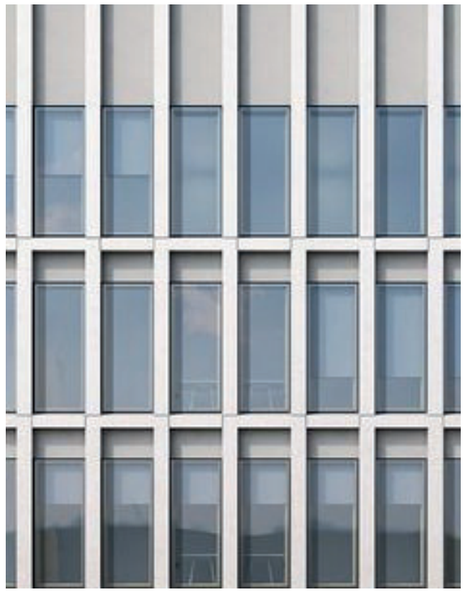


Proposed rear villa elevation

Precedent images











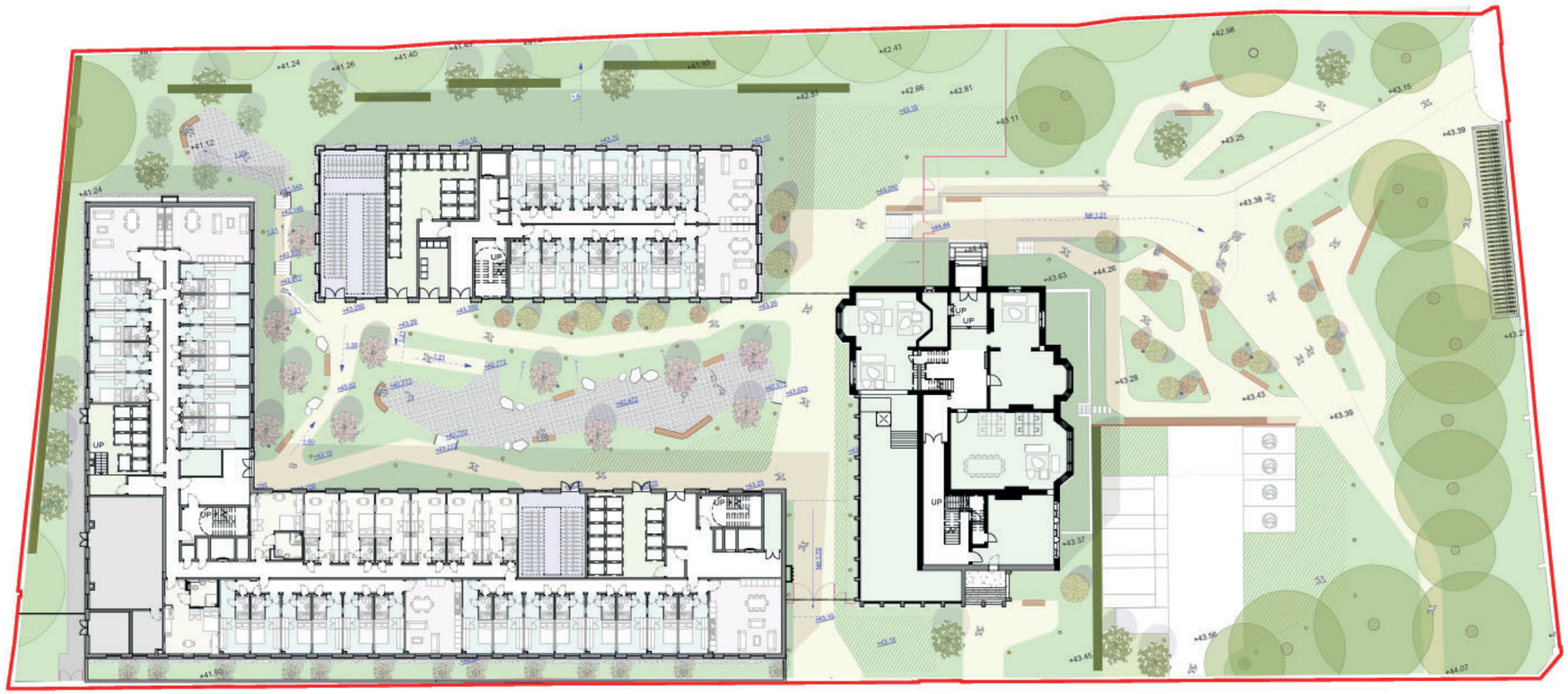
4.5 Proposed floorplans

The main reception on the ground floor is located within the villa with the main entrance being through the existing entrance to the villa on the northern elevation.

The new buildings contain a total of three cores, each with an entrance lobby at ground floor accessed via the courtyard garden.

The ground floor contains back of house spaces including refuse, plant rooms, laundry rooms and an internal sub-station (accessed directly off Langley Road).

A number of cluster bedrooms and studios are also proposed at ground floor.



Proposed ground floor plan

The typical floor contains a combination of cluster bedrooms with shared living and kitchen spaces and studio bedrooms arranged around one of three cores.

Large glazing allows for well lit living spaces and views out to the surrounding landscape.



Proposed upper floor plan

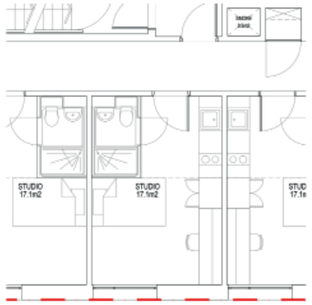
4.6 Room size comparison

The scheme allows for generous size studio rooms and cluster bedrooms. The average size when compared to that of other recent student developments is significantly larger.

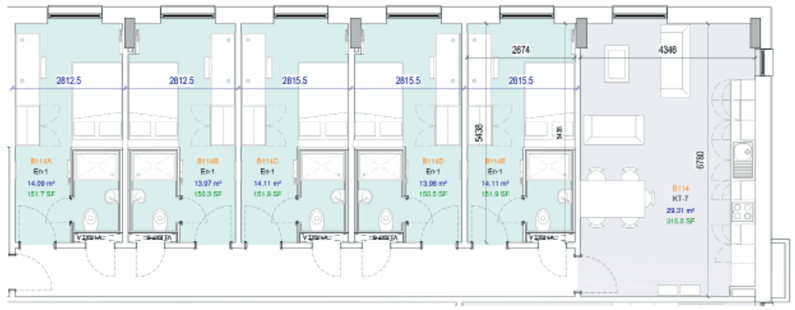
188 Wilmslow Road (TGA)



Higher Cambridge Street



River Street



188 Wilmslow Road (TGA)

Studio room: 18.09 sqm (Average)
Cluster bedroom: 14 sqm (Average)



Higher Cambridge Street

Studio: 17.1 sqm (Average)

River Street

Cluster bed room 9 sqm (average)
Compact Cluster 12 sqm

4.7 Amenity space

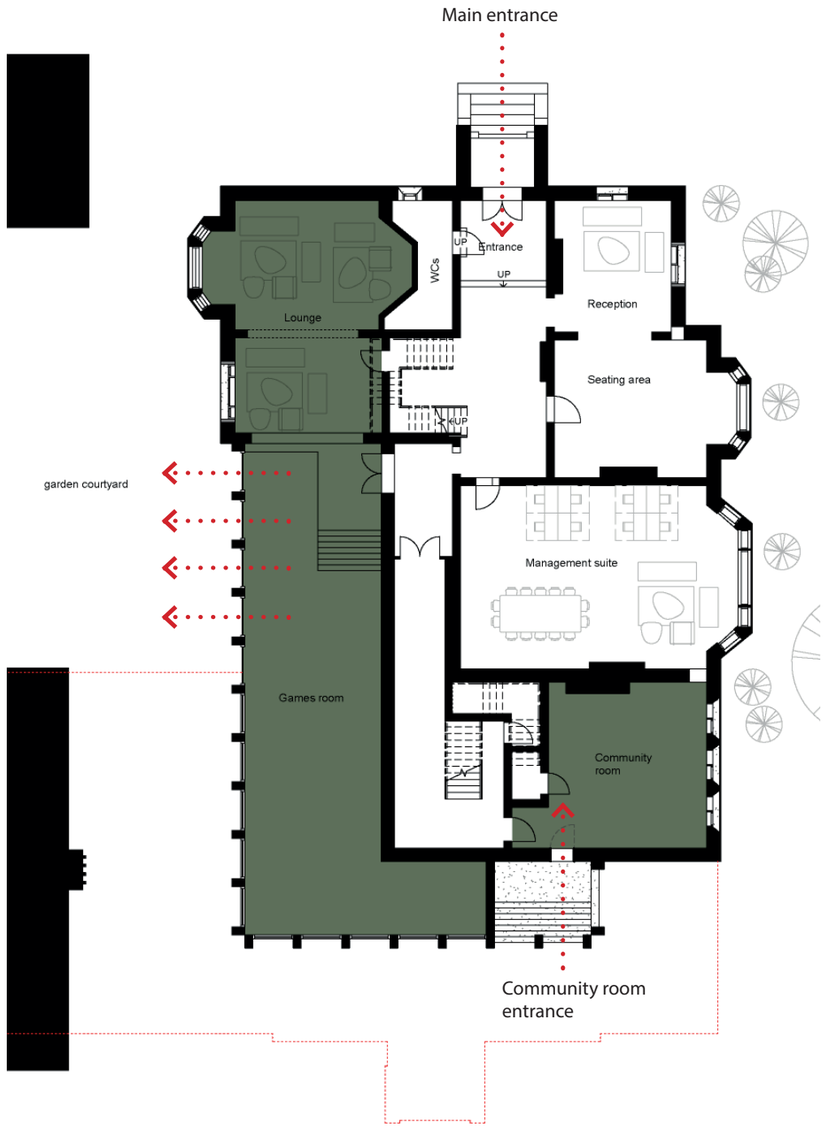
In comparison to other student schemes, the proposal provides for a generous amount of internal amenity space for student use.

The total proposed area of internal amenity provided is approximately 525sqm (5650sqft). This is all located within the existing renovated villa.

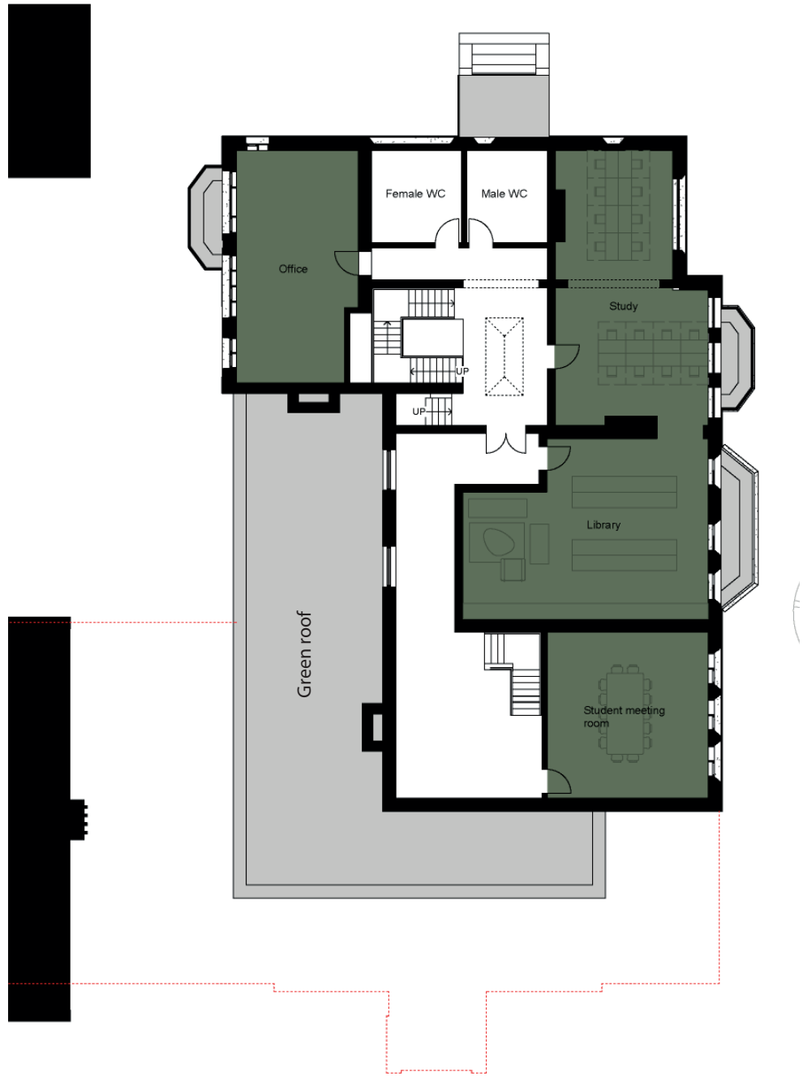
The proposed single storey extension to the rear of the villa allows for a large games room which opens directly onto the garden courtyard.

Other communal spaces include:

- Games room
- Lounge
- Community room
- Office space
- Library and study spaces
- Meeting rooms



Villa ground floor plan



Villa first floor plan

4.8 Accommodation Schedule

Building 2				
Core A				
Levels	Cluster DDA	Standard	Studio DDA	Studios
G	0	12	0	0
1	1	18	0	0
2	1	18	0	0
3	1	18	0	0
4	1	18	0	0
5	1	18	0	0
6	1	18	0	0
7	1	18	0	0
8	1	18	0	0
9	1	18	0	0
10	1	18	0	0
11	1	18	0	0
12	1	18	0	0
	0	0	0	0
Total	12	228	0	0
	240			
Clusters	38			

Building 1										
Core B						**Core C**				
Levels	Cluster DDA	Standard	Studio DDA	Studios		Levels	Cluster DDA	Standard	Studio DDA	Studios
G	0	8	0	0		G	0	16	2	6
1	0	8	0	6		1	0	24	2	5
2	0	8	0	6		2	0	24	2	5
3	0	8	0	6		3	0	24	2	5
4	0	0	0	6		4	0	5	2	5
5	0	0	0	0		5	0	0	0	0
6	0	0	0	0		6	0	0	0	0
7	0	0	0	0		7	0	0	0	0
8	0	0	0	0		8	0	0	0	0
9	0	0	0	0		9	0	0	0	0
10	0	0	0	0		10	0	0	0	0
11	0	0	0	0		11	0	0	0	0
12	0	0	0	0		12	0	0	0	0
	0	0	0	0			0	0	0	0
Total	0	32	0	24		**Total**	0	93	10	26
	56						129			
	4						16			

TOTALS					
Levels	Cluster DDA	Standard	Studio DDA	Studios	**TOTAL**
G	0	36	2	6	**44**
1	1	50	2	11	**64**
2	1	50	2	11	**64**
3	1	50	2	11	**64**
4	1	23	2	11	**37**
5	1	18	0	0	**19**
6	1	18	0	0	**19**
7	1	18	0	0	**19**
8	1	18	0	0	**19**
9	1	18	0	0	**19**
10	1	18	0	0	**19**
11	1	18	0	0	**19**
12	1	18	0	0	**19**
	0	0	0	0	**0**
Total	12	353	10	50	**425**
	3%	83%	2%	12%	100%
	86%		14%		

Grand Totals	Clusters	Studios	**Overall Total**
	365	60	**425**
	86%	14%	
Clusters Total			58

1093_Accomodation Schedule Rev M





4.9 Proposed views



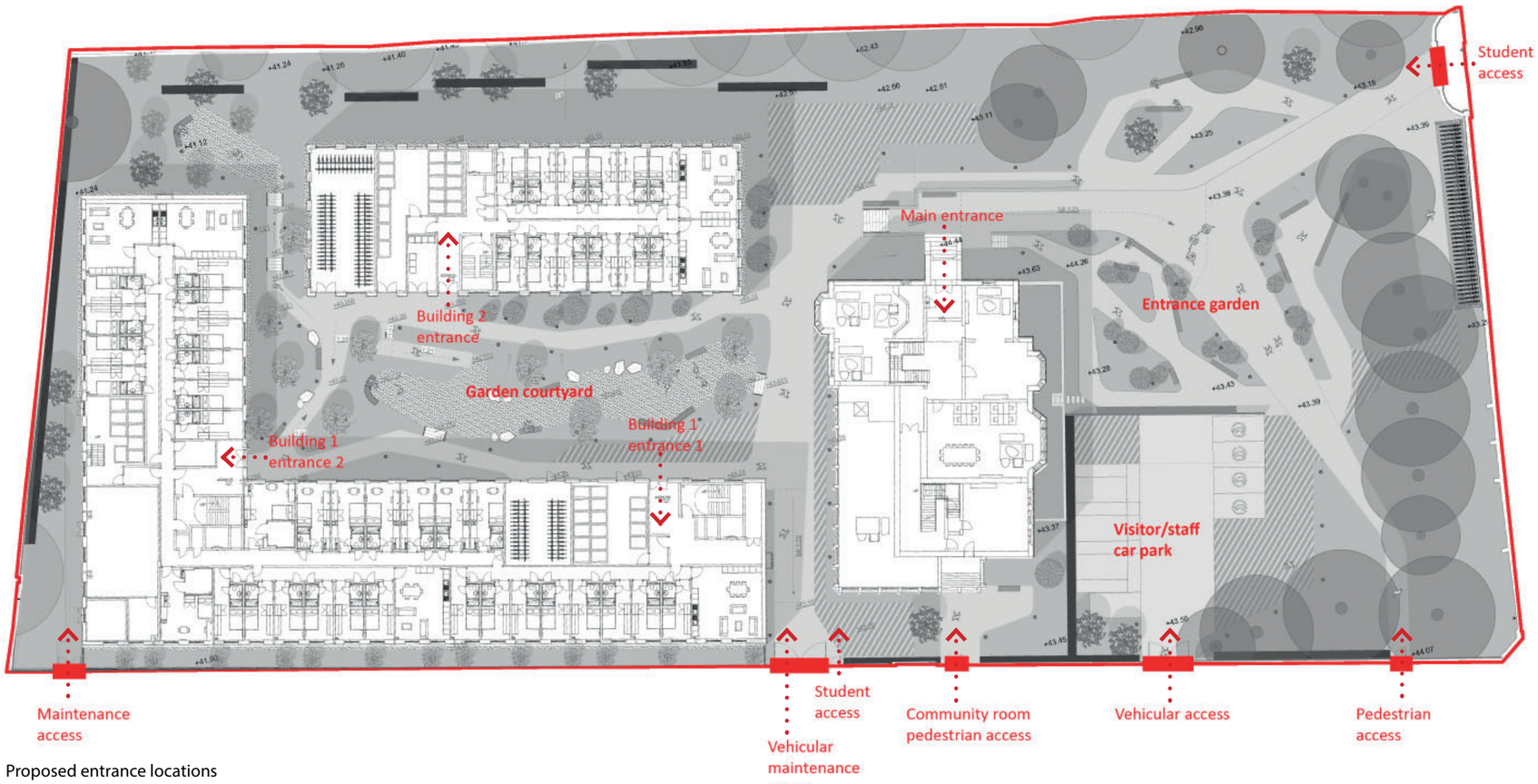
4.10 Site access and circulation

The site is secured around its perimeter. A number of vehicular and pedestrian access points are proposed around the perimeter as shown in the adjacent diagram. Each entrance will be via an access controlled gate.

Students can access the site from entrances on both Wilmslow Road and Langley Road.

Access to the visitor/staff car park is via an access controlled gate along Langley Road.

The main entrance and manned reception for guests and visitors to the development is via the existing entrance to the villa.

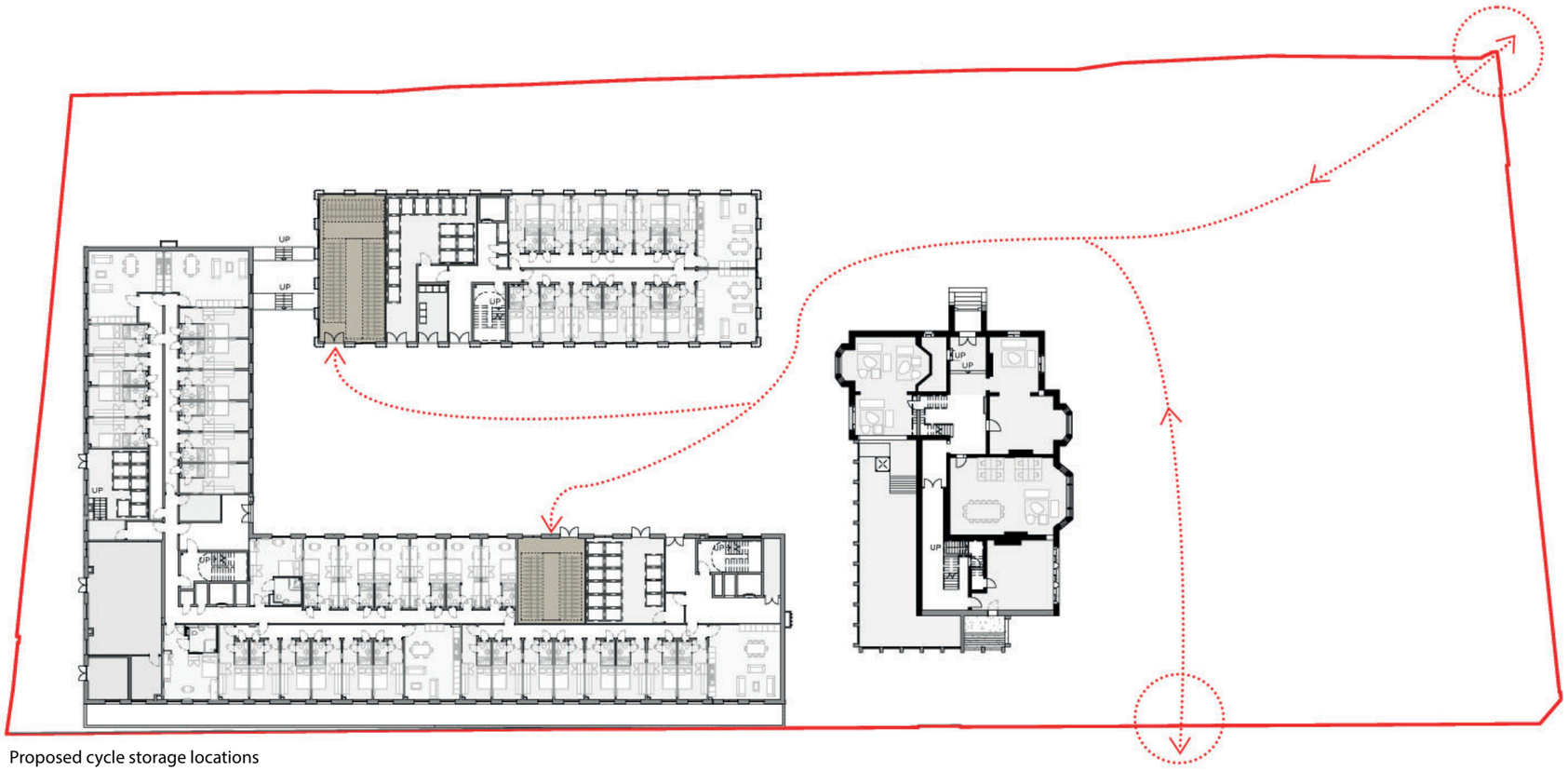


Proposed entrance locations

4.11 Cycle access and storage

Each student accommodation block contains a large cycle store. Cycles can enter the site either directly off Langley Road or Wilmslow Road.

The garden courtyard is accessed via the access controlled main entrance gate from which students can access the cycle storage spaces at ground floor.



Proposed cycle storage locations

4.12 Servicing and refuse

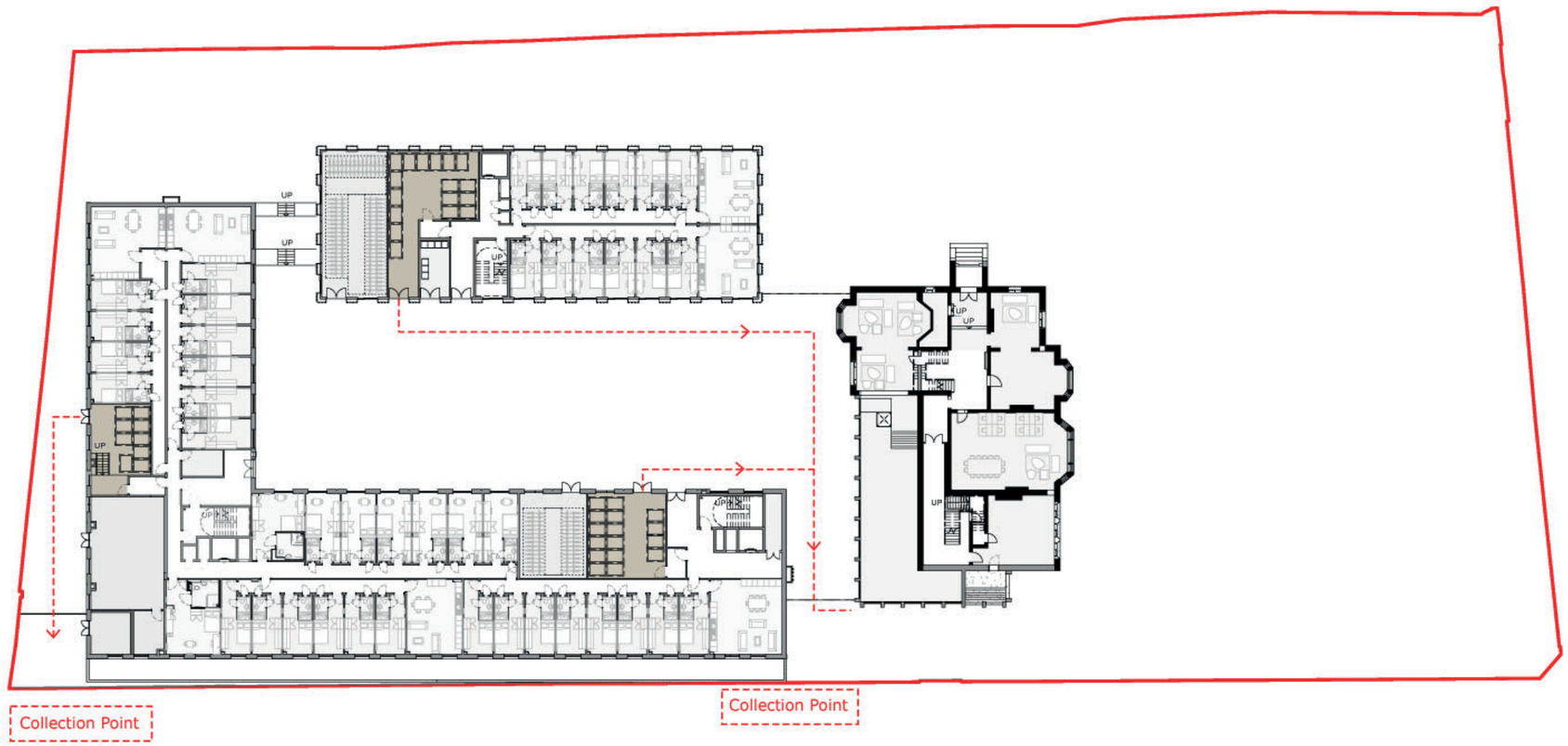
Each core within the accommodation buildings contain a refuse store located at ground floor level.

The volume of refuse for the whole development has been calculated as part of the Manchester City Council waste management strategy.

Refuse collection to be agreed with Manchester City Council.

The number of General waste bins, Recycling bins and food waste bins has been allowed in accordance with Manchester City Council waste management strategy and as outlined in the waste management plan within the Appendix.

Residents will be responsible for taking their waste to one of the designated communal refuse areas. The building management company will be responsible for transporting the wheeled bins to the designated areas on collection days.



Proposed refuse locations and collection points

4.13 Key sustainability and renewable energy commitments

A sustainability and energy statement has been produced as part of the application. These can be referred to to give a detailed breakdown on the sustainable and renewable aspects to the proposal.

A range of sustainable design and construction features are proposed including:

- Highly thermally efficient building fabric;
- Air Source Heat Pumps for hot water heating;
- Highly efficient lighting;
- Water saving sanitary fittings and appliances to deliver a water efficient development;
- The use of materials with a low lifecycle environmental impact and embodied energy;
- Consideration of the principles of Secured by Design;
- Efficient construction and operational waste management;

It is proposed to assess the scheme against BREEAM with a target rating of "Very Good".

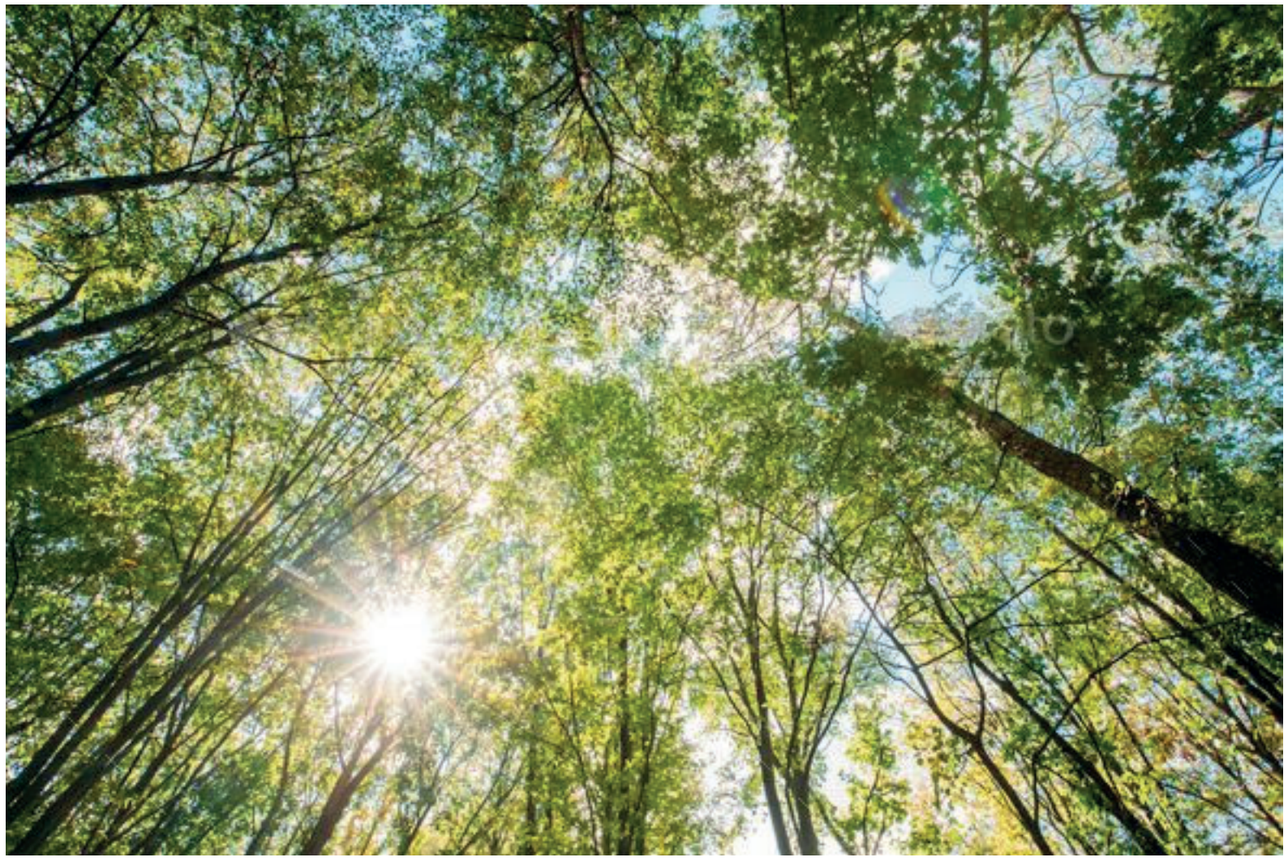
Overall, the proposals for the scheme are in line with the overarching principles of sustainable development as well as the policy requirements of the planning authority.

The approach follows the Energy Hierarchy and the buildings' fabric shall be constructed to a high-performance standard, achieving high levels of thermal insulation and low air permeability.

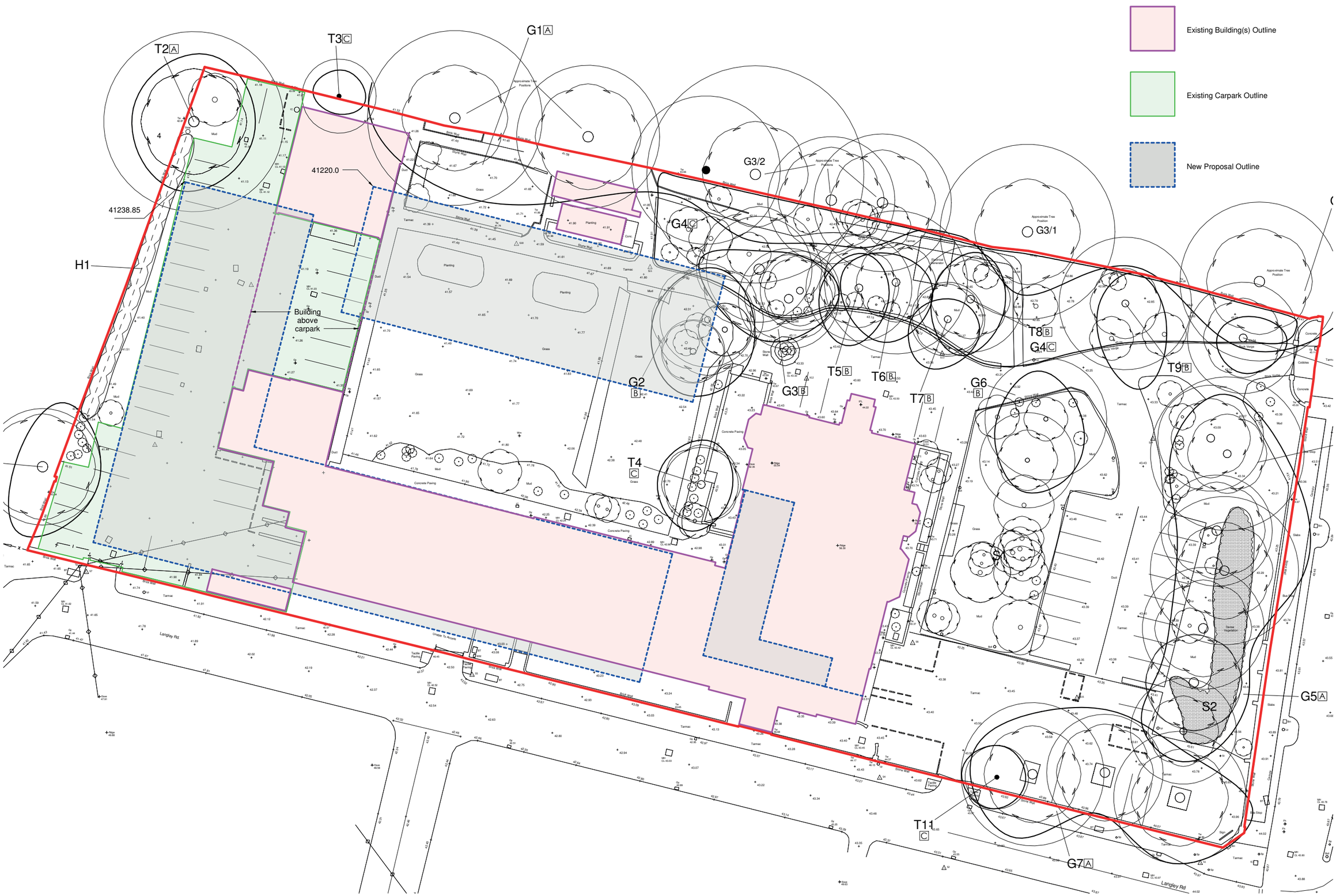
Energy efficient lighting and appropriate controls shall be employed throughout the development.

Low carbon and renewable technologies have been assessed and it is proposed to incorporate Air Source Heat Pumps (ASHPs) for hot water heating.

The domestic hot water demand for the development represents approximately 71% of the overall regulated energy demand. The application of ASHPs to hot water therefore permits the scheme to significantly exceed the Council's 20% renewable target.



5. APPLICATION DRAWINGS



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Rev	Description	Date	By
A	Existing Buildings and Carprk added	09.12.20	MP
B	Villa Extension Added	11.12.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Building Outline With Tree Survey

Status
Planning

Project number
1093

Date
11/18/20

Drawn by
MP

Checked by
MP

Scale
1 : 200@A1

Revision
B

Drawing No.
1093-TGA-XX-ZZ-DR-A-02001

17/12/2020 15:01:12



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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Site Line Red - 1-200

Status
Planning

Project number
1093

Date
12/17/20

Drawn by
MP

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Scale
1 : 200@A1

Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-02002

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Rev	Description	Date	By

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Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Site Line Red

Status
Planning

Project number	Date
1093	12/17/20

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MP	MP

Scale	Revision
1 : 500@A3	

Drawing No.
1093-TGA-XX-ZZ-DR-A-02003

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Rev	Description	Date	By
A	Existing Building Room Areas Added	10.09.20	MP
B	Preliminary Issue	02.10.20	MP
C	Working Progress Update	16.10.20	MP
D	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA Ground Floor

Status
Planning

Project number
1093

Date
02/06/19

Drawn by
MP

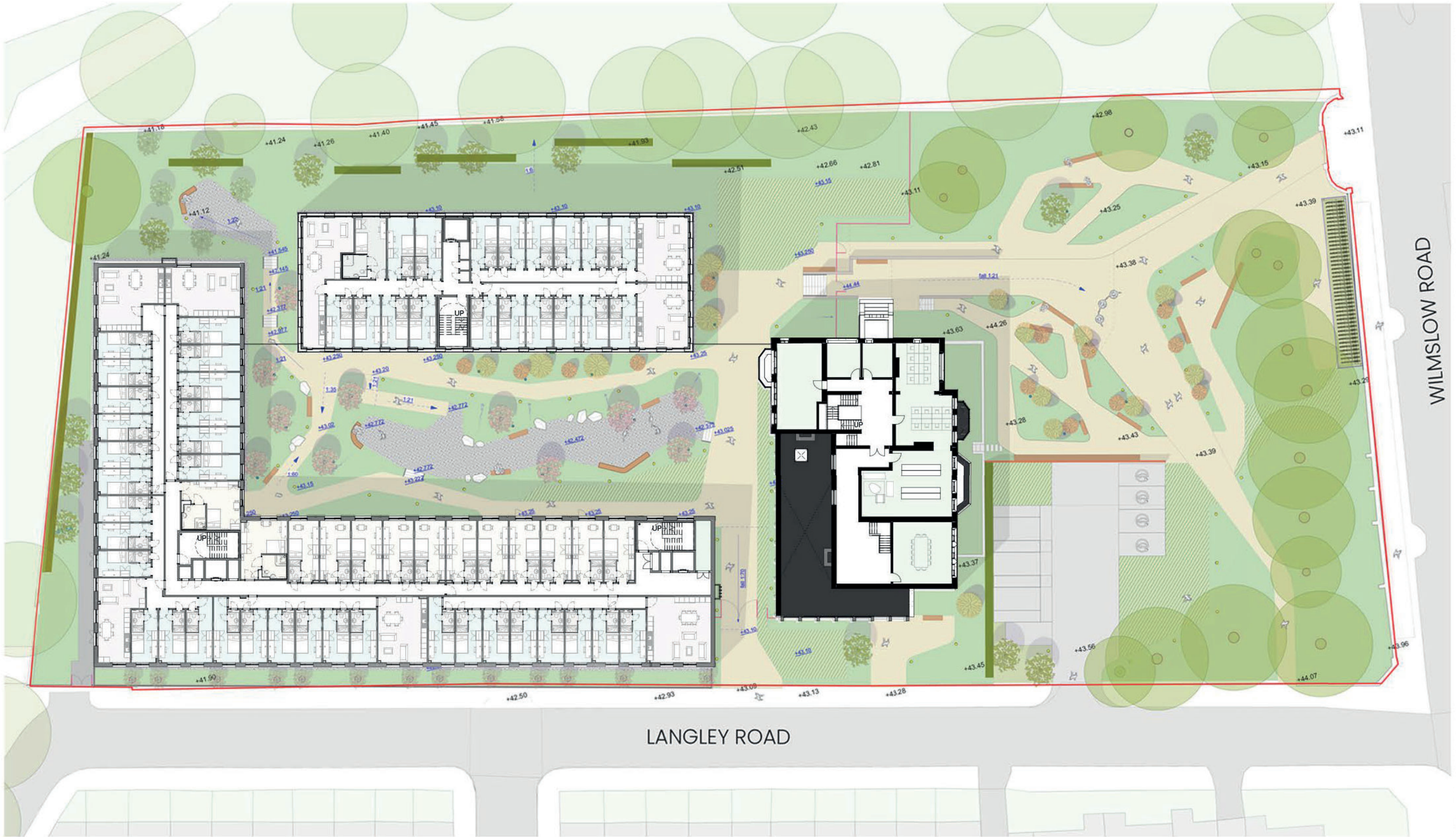
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Scale
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Revision
D

Drawing No.
1093-TGA-XX-00-DR-A-03000

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Rev	Description	Date	By
A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 1st Floor

Status
Planning

Project number	Date
1093	06/16/20

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MP	MP

Scale	Revision
1 : 200@A1	C

Drawing No.
1093-TGA-XX-01-DR-A-03001

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A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 2nd Floor

Status
Planning

Project number
1093

Date
06/16/20

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Rev	Description	Date	By
A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 3rd Floor

Status
Planning

Project number
1093

Date
06/16/20

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Scale
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Revision
C

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1093-TGA-XX-03-DR-A-03003

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A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

WILMSLOW ROAD

LANGLEY ROAD

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 4th Floor

Status
Planning

Project number
1093

Date
06/16/20

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Revision
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1093-TGA-XX-04-DR-A-03004

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Rev	Description	Date	By
A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 5th Floor

Status
Planning

Project number
1093

Date
06/16/20

Drawn by
MP

Checked by
MP

Scale
1 : 200@A1

Revision
C

Drawing No.
1093-TGA-XX-05-DR-A-03005

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Rev	Description	Date	By
A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 6th Floor

Status
Planning

Project number
1093

Date
06/16/20

Drawn by
MP

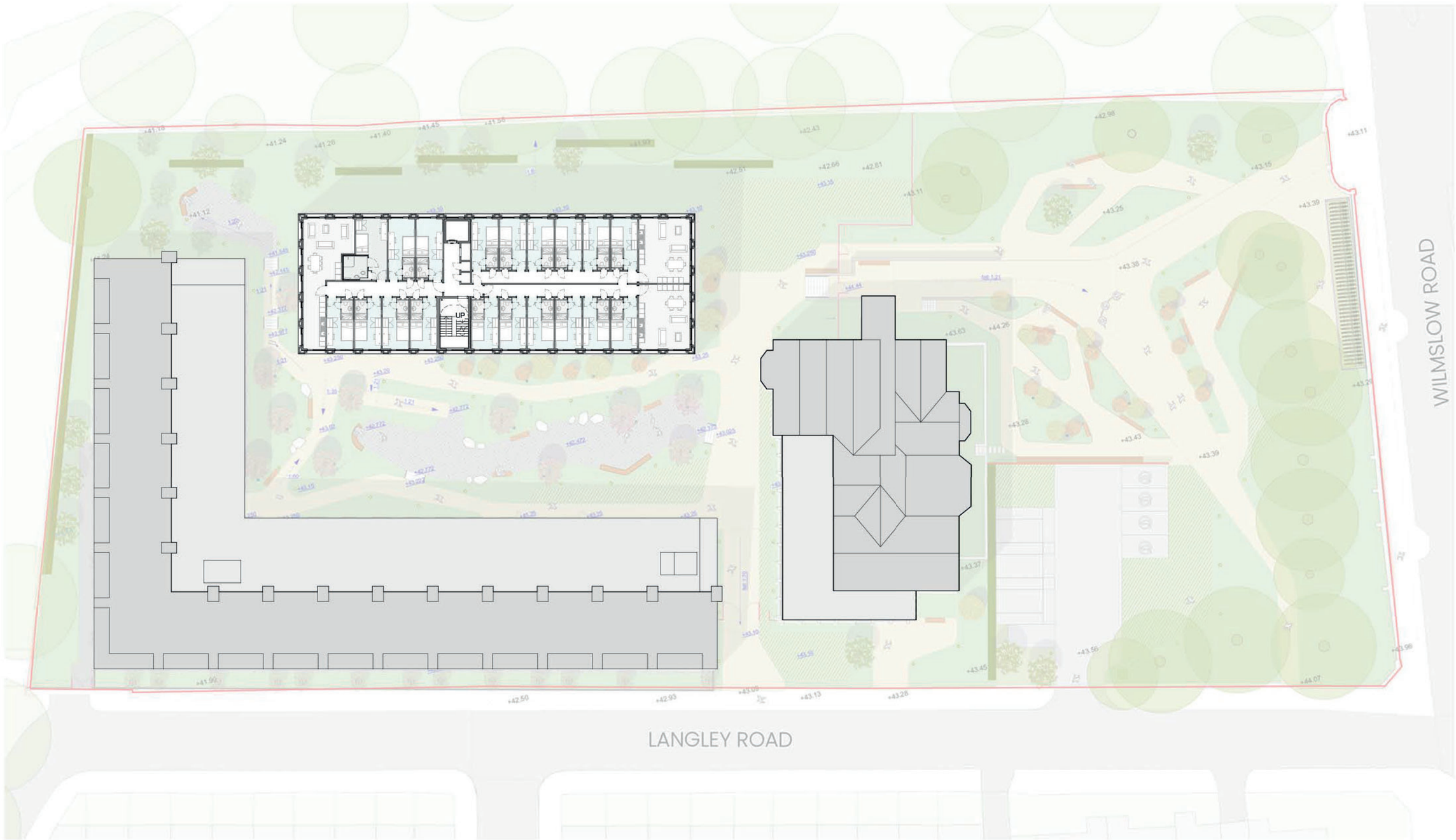
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Scale
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Revision
C

Drawing No.
1093-TGA-XX-06-DR-A-03006

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Rev	Description	Date	By
A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 7th Floor

Status
Planning

Project number
1093

Date
06/16/20

Drawn by
MP

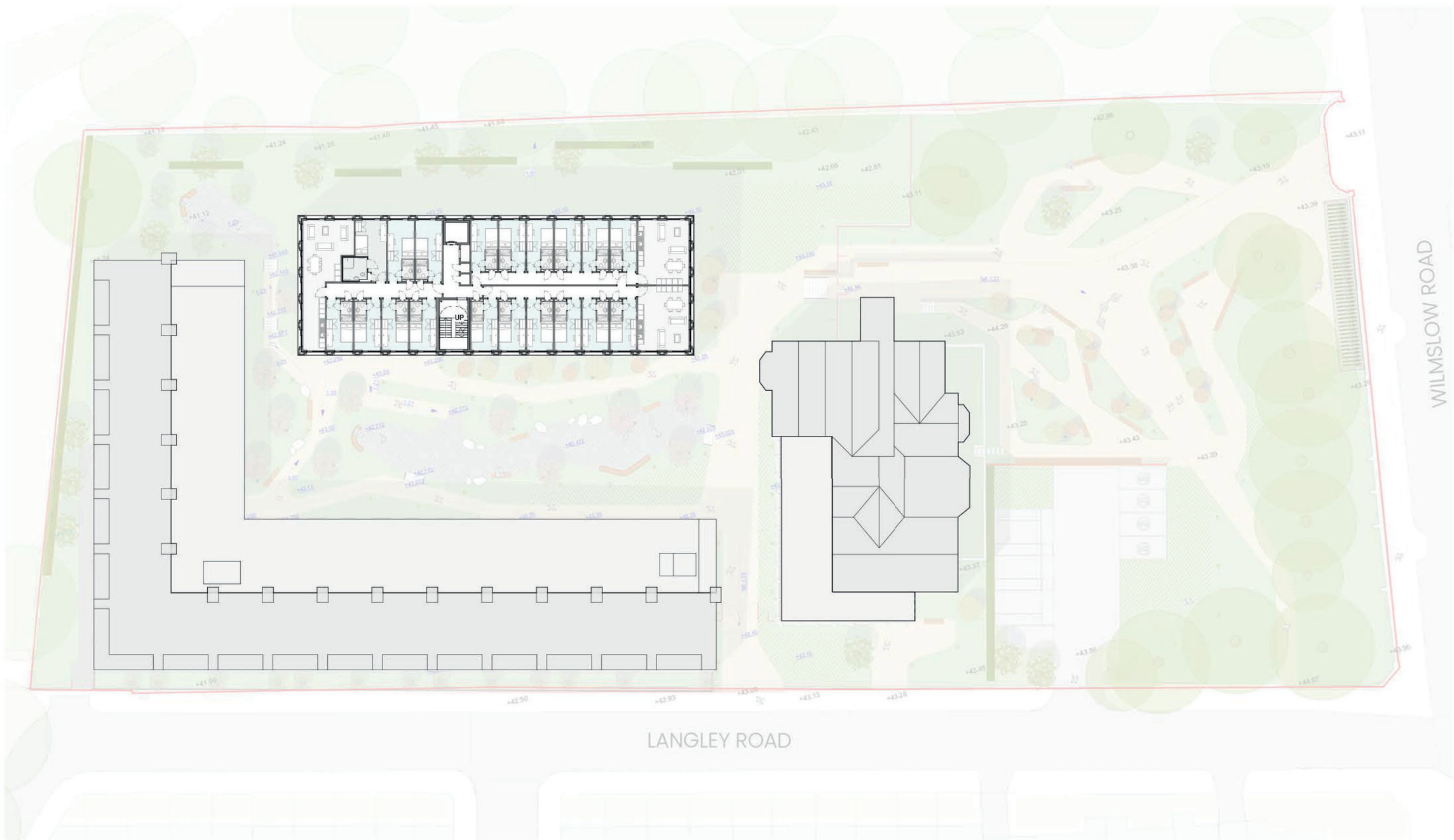
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Revision
C

Drawing No.
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Rev	Description	Date	By
A	Preliminary Issue	02.10.20	MP
B	Working Progress Update	16.10.20	MP
C	Scheme updated for Planning	18.11.20	MP

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 8th Floor

Status
Planning

Project number
1093

Date
06/16/20

Drawn by
MP

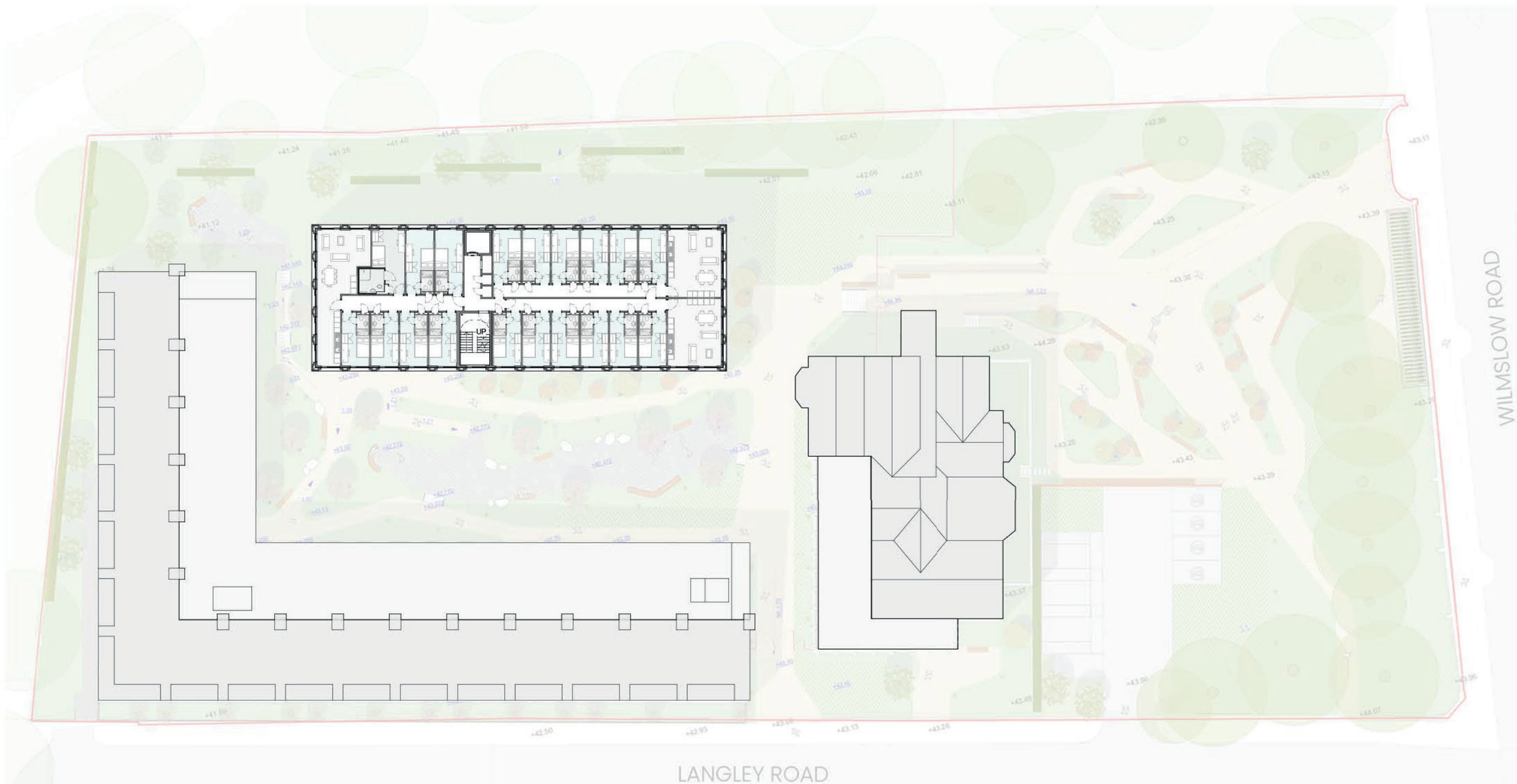
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Revision
C

Drawing No.
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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 9th Floor

Status
Planning

Project number
1093

Date
11/20/20

Drawn by
MP

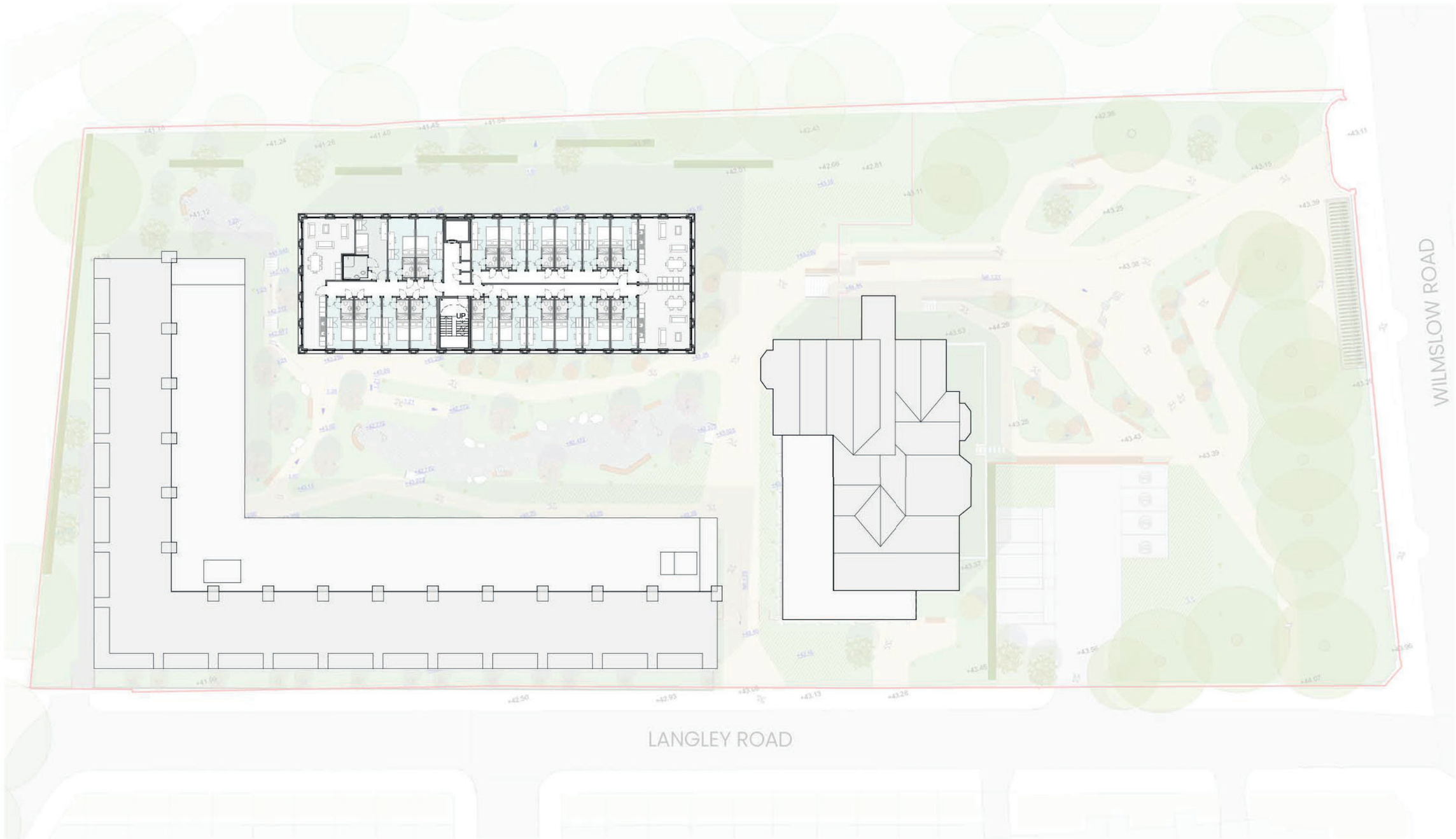
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Revision

Drawing No.
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Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 10th Floor

Status
Planning

Project number
1093

Date
11/20/20

Drawn by
MP

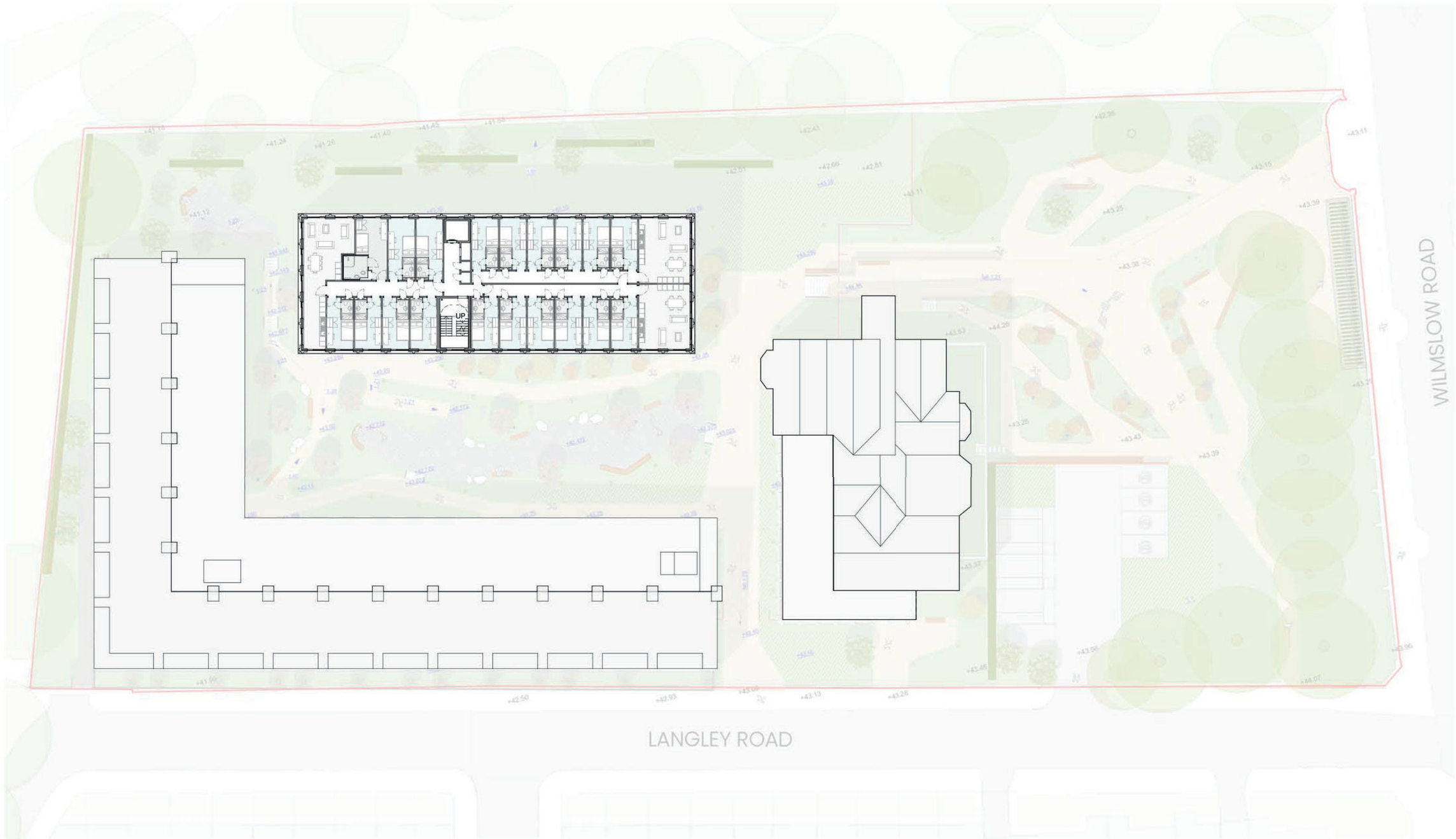
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Revision

Drawing No.
1093-TGA-XX-DR-A-03010

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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
GA 11th Floor

Status
Planning

Project number
1093

Date
11/20/20

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MP

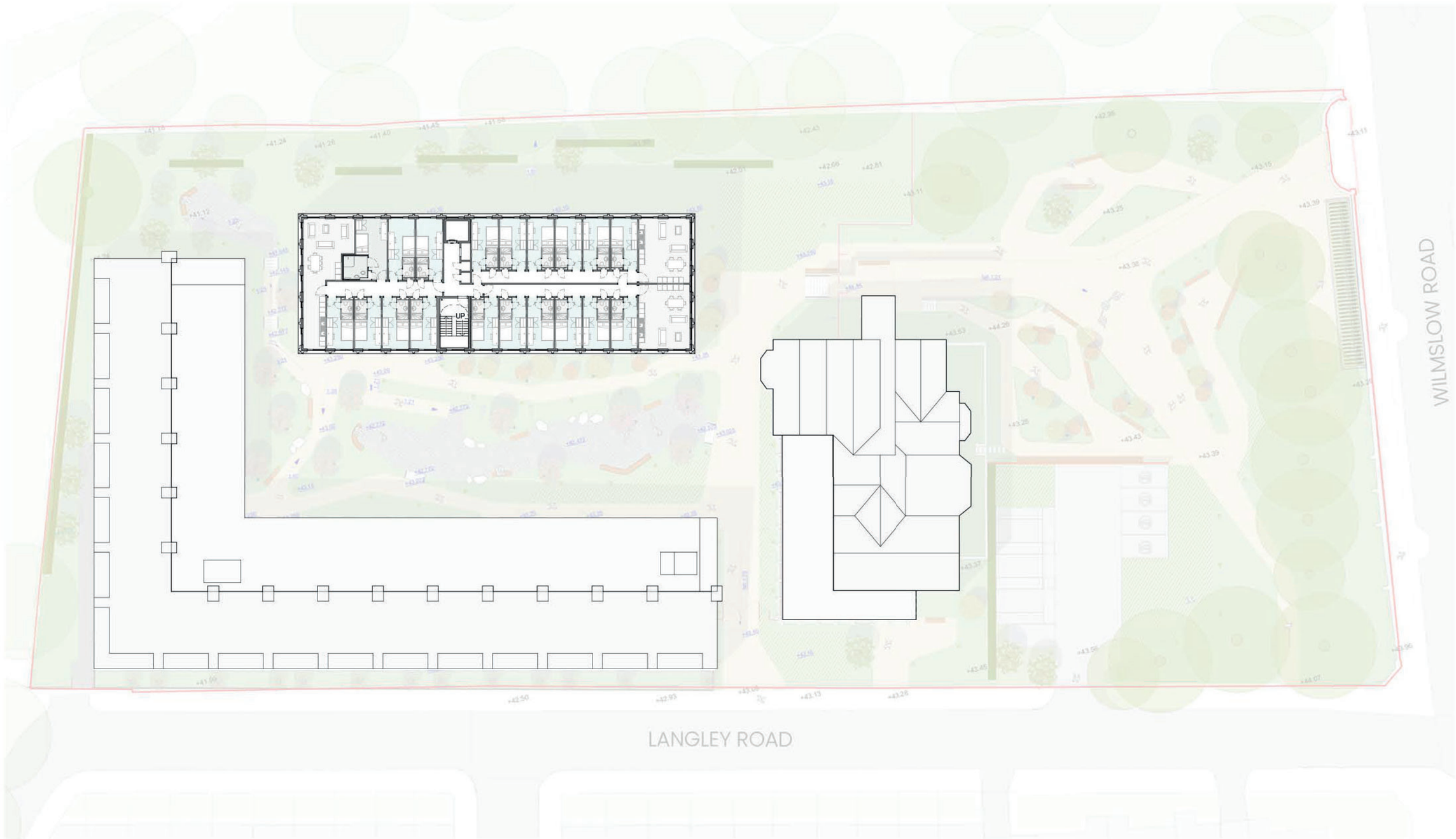
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Revision

Drawing No.
1093-TGA-XX-DR-A-03011

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Client
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Project
188 Wimslow Road_Manchester

Title
GA 12th Floor

Status
Planning

Project number
1093

Date
11/20/20

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Revision

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1093-TGA-XX-DR-A-03012

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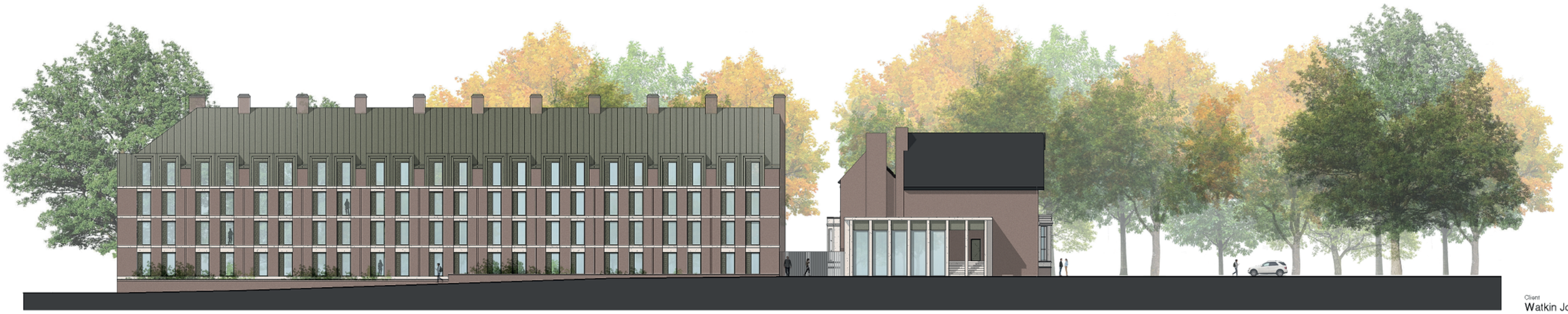
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Rev	Description	Date	By



Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation A

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
MP

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MP

Scale
1 : 200@A1

Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05001

17/12/2020 13:08:53

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Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation B

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
MP

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MP

Scale
1 : 200@A1

Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05002

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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation C

Status
Planning

Project number	Date
1093	09/29/20

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MP	MP

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Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation D

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
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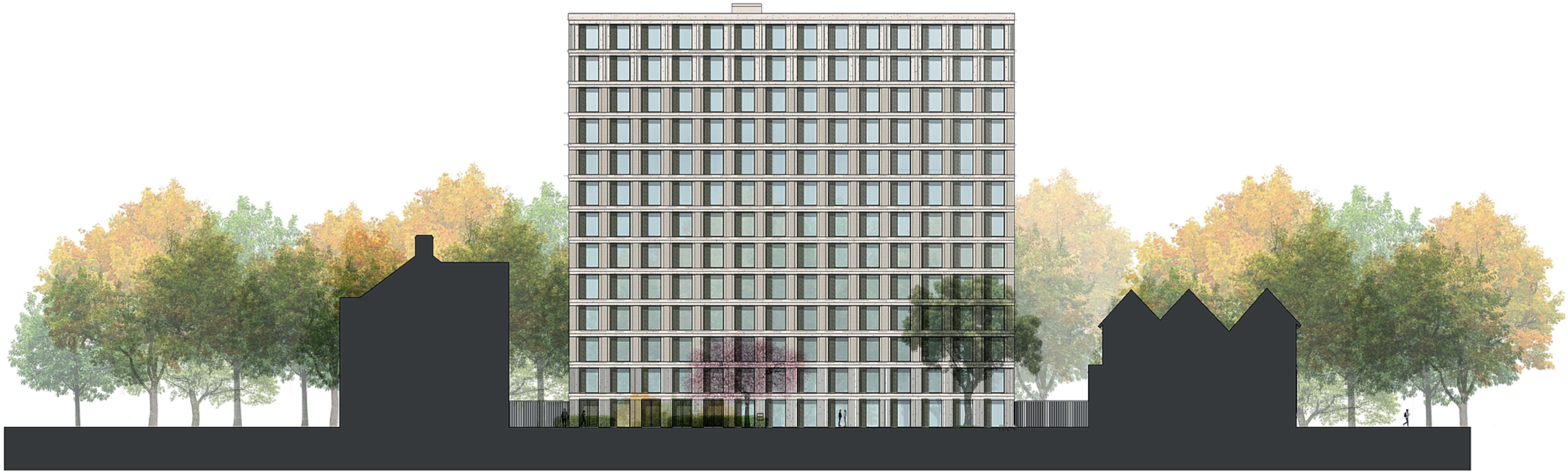
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Revision

Drawing No.
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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation E

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
JB

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Scale
1 : 200@A1

Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05005

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Manchester
M15 4JQ

Tel: +44 (0)161 870 1152
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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation G

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
MP

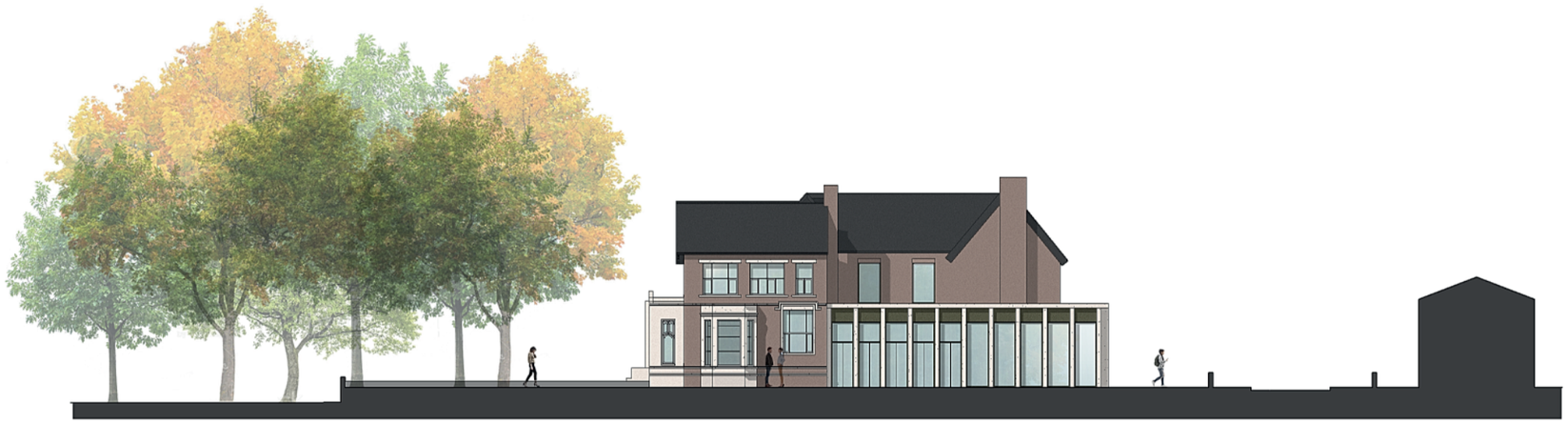
Checked by
MP

Scale
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Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05007

17/12/2020 13:16:24





TIM GROOM ARCHITECTS

7 Constance Street
Knott Mill
Manchester
M15 4JQ

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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Proposed Elevation H

Status
Planning

Project number
1093

Date
12/2/2020

Drawn by
MP

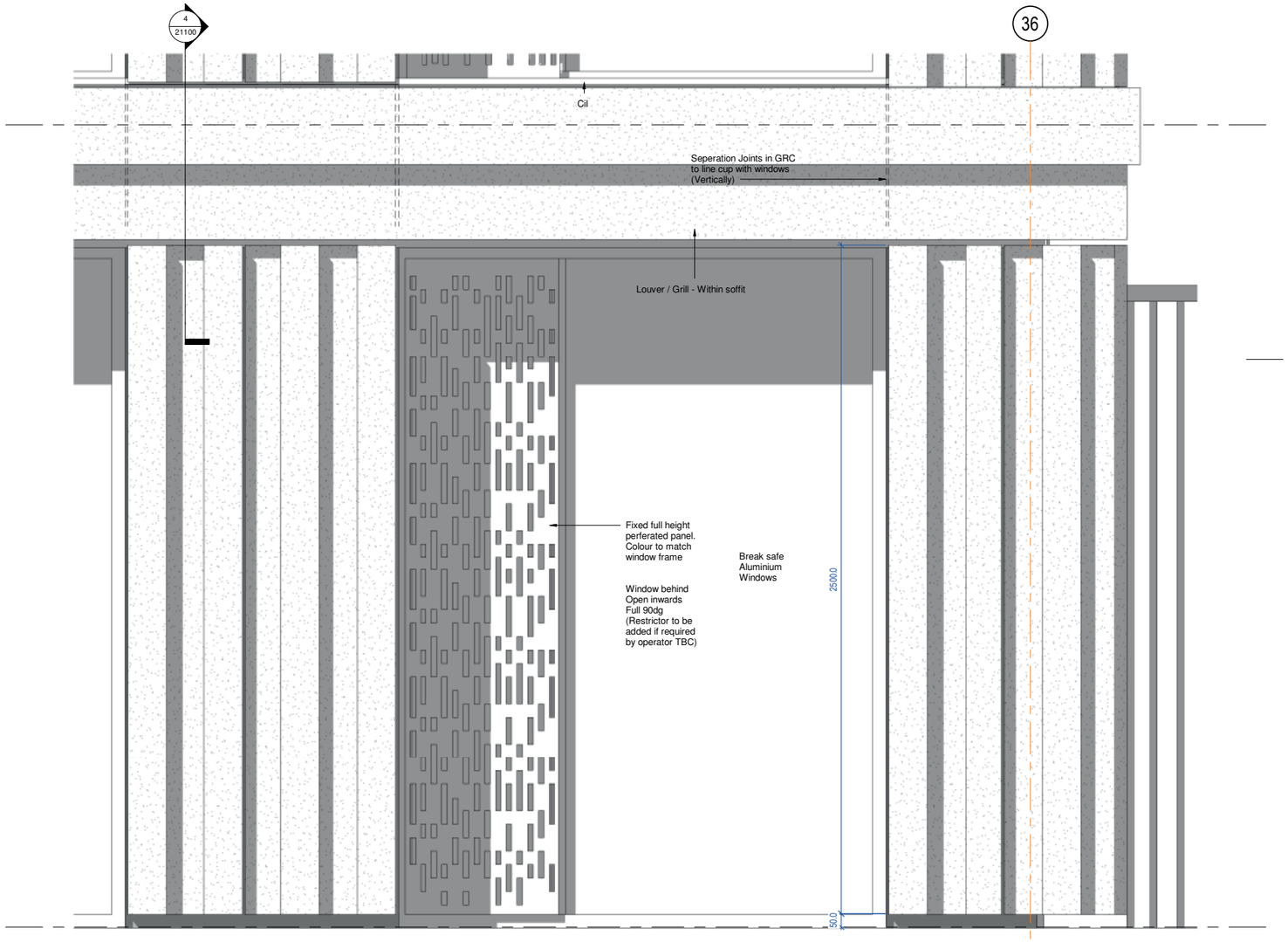
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MP

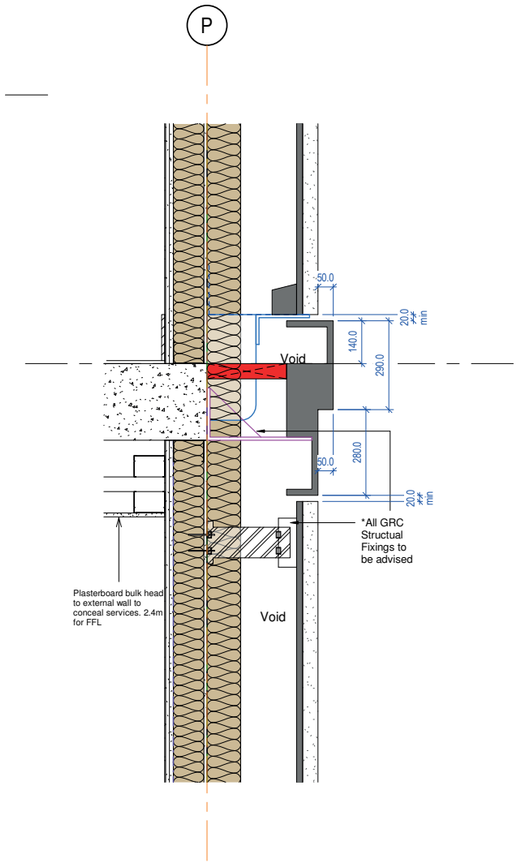
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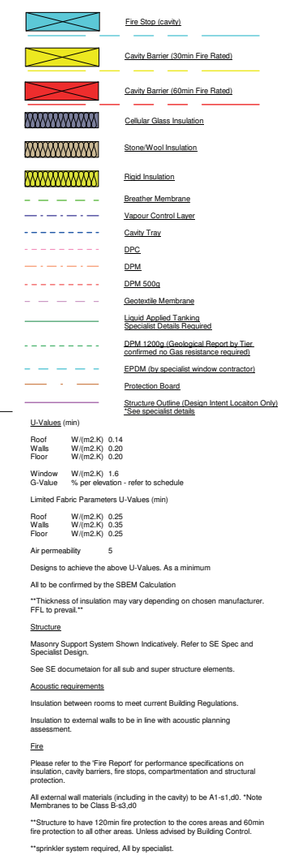
Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05008

17/12/2020 13:17:26







U-Values (min)

Roof	W/(m2.K)	0.14
Walls	W/(m2.K)	0.20
Floor	W/(m2.K)	0.20
Window	W/(m2.K)	1.6
G-Value	% per elevation - refer to schedule	

Limited Fabric Parameters U-Values (min)

Roof	W/(m2.K)	0.25
Walls	W/(m2.K)	0.35
Floor	W/(m2.K)	0.25

Air permeability 5

Designs to achieve the above U-Values. As a minimum

All to be confirmed by the SBEM Calculation

Thickness of insulation may vary depending on chosen manufacturer. FFL to prevail.

Structure

Masonry Support System Shown Indicatively. Refer to SE Spec and Specialist Design.

See SE documetaion for all sub and super structure elements.

Acoustic requirements

Insulation between rooms to meet current Building Regulations.

Insulation to external walls to be in line with acoustic planning assessment.

Fire

Please refer to the 'Fire Report' for performance specifications on insulation, cavity barriers, fire stops, compartmentation and structural protection.

All external wall materials (including in the cavity) to be A1-s1,d0. *Note Membranes to be Class B-s3,d0

**Structure to have 120min fire protection to the cores areas and 60min fire protection to all other areas. Unless advised by Building Control.

**sprinkler system required, All by specialist.

** All roofs within 6m of the site boundary to have a surface spread of flame of AA/AB/AC.

Please refer to the Fire Report for full classification

All details to be signed off by Building Control and the client's Insurance provider prior to construction.

No void or cavity to be greater than 20m in any direction.
Fire compartment needed. All openings in the facade and studio room perimeters to be fully fire stopped.

All Cladding including Soffits to be Euroclass A2 or better.

Tanking / Waterproofing

**All below ground Tanking and/or waterproofing to be designed and installed by specialist contractor. All to be tested and warranted by specialist contractor. All to be approved by Building Control and Building Insurers prior to installation.

** Geo-Environmental report by Environmental Consultant.

** All soffits to have suitable drainage / ventilation system to avoid condensation / water pooling.

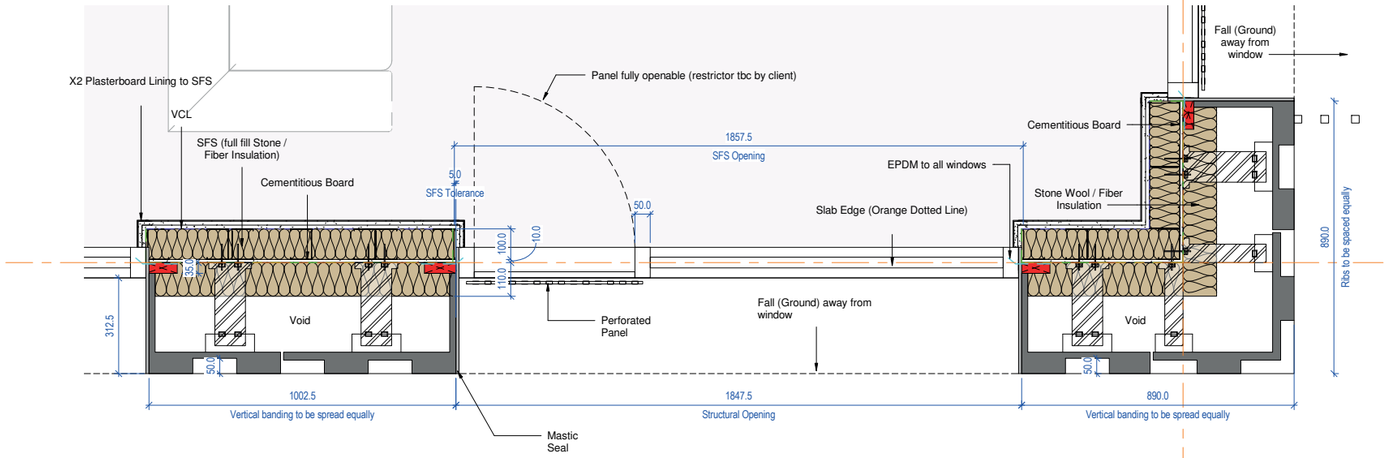
**All windows to be mastic sealed and include EPDM membranes.

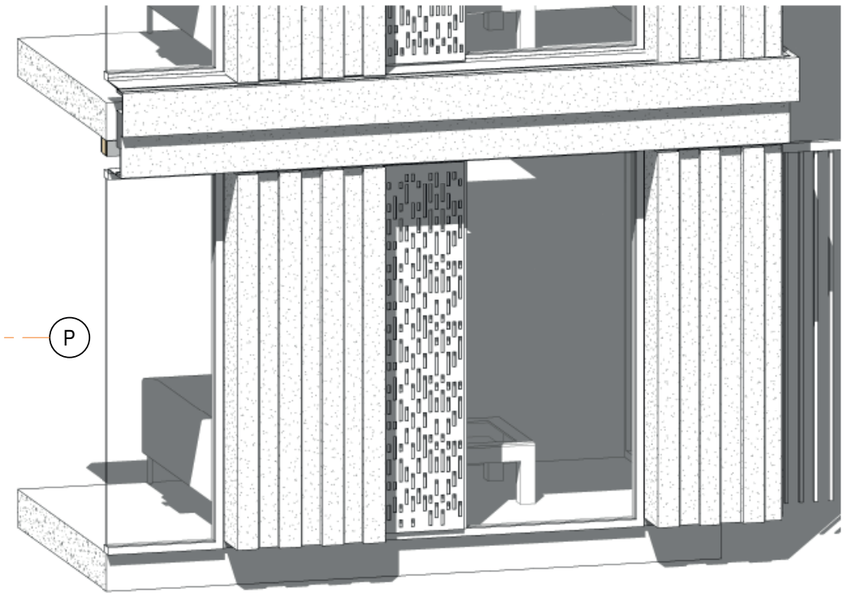
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Rev	Description	Date	By





Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Block A - Detailed Elevation A

Status
Planning

Project number
1093

Date
11/30/20

Drawn by
MP

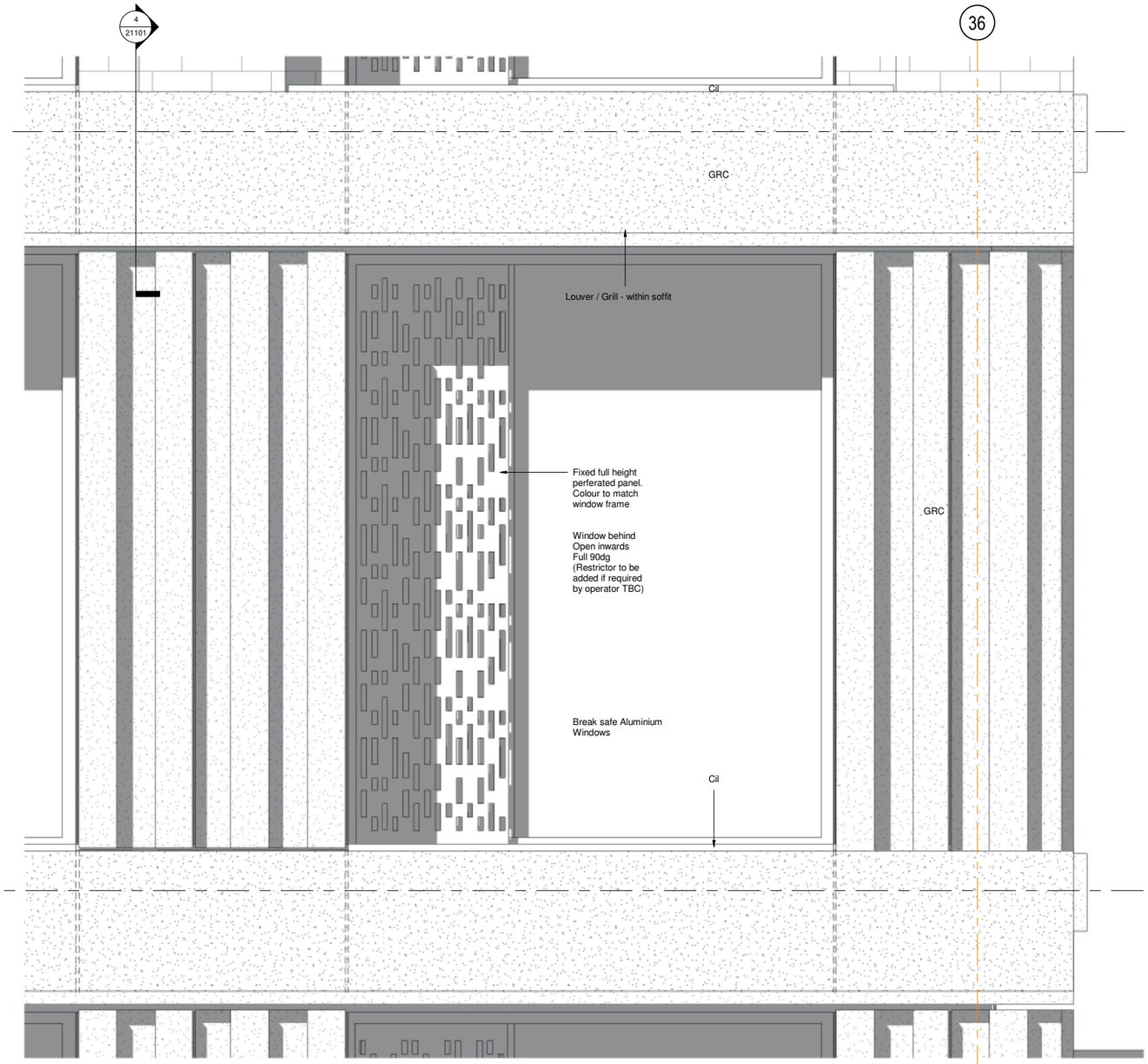
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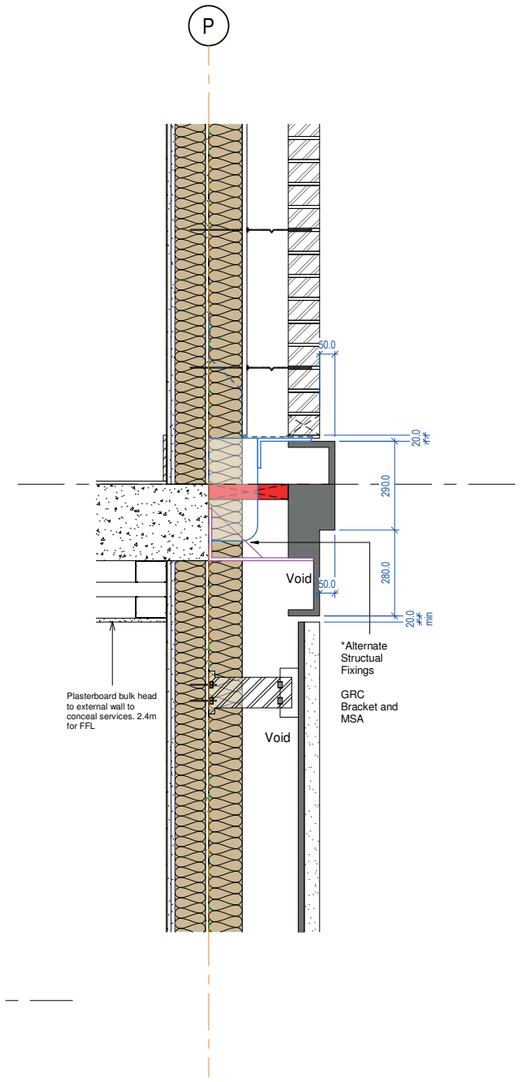
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Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-21100

18/12/2020 13:21:29





Fire Stop (cavity)
Cavity Barrier (30min Fire Rated)
Cavity Barrier (60min Fire Rated)
Cellular Glass Insulation
Stone/Wool Insulation
Rigid Insulation
Breather Membrane
Vapour Control Layer
Cavity Tray
DPC
DPM
DPM 500g
Geotextile Membrane
Liquid Applied Tanking Specialist Details Required
DPM 1200g (Geological Report by Tier confirmed no Gas resistance required)
EPDM (by specialist window contractor)
Protection Board
Structure Outline (Design Intent Locaiton Only) *See specialist details

U-Values (min)

Roof	W/(m2.K)	0.14
Walls	W/(m2.K)	0.20
Floor	W/(m2.K)	0.20
Window	W/(m2.K)	1.6
G-Value	% per elevation - refer to schedule	

Limited Fabric Parameters U-Values (min)

Roof	W/(m2.K)	0.25
Walls	W/(m2.K)	0.35
Floor	W/(m2.K)	0.25
Air permeability		5

Designs to achieve the above U-Values. As a minimum

All to be confirmed by the SBEM Calculation

Thickness of insulation may vary depending on chosen manufacturer. FFL to prevail.

Structure

Masonry Support System Shown Indicatively. Refer to SE Spec and Specialist Design.

See SE documetaion for all sub and super structure elements.

Acoustic requirements

Insulation between rooms to meet current Building Regulations.

Insulation to external walls to be in line with acoustic planning assessment.

Fire

Please refer to the 'Fire Report' for performance specifications on insulation, cavity barriers, fire stops, compartmentation and structural protection.

All external wall materials (including in the cavity) to be A1-s1,d0. *Note Membranes to be Class B-s3,d0

**Structure to have 120min fire protection to the cores areas and 60min fire protection to all other areas. Unless advised by Building Control.

**sprinkler system required, All by specialist.

** All roofs within 6m of the site boundary to have a surface spread of flame of AA/AB/AC.

Please refer to the Fire Report for full classification

All details to be signed off by Building Control and the client's Insurance provider prior to construction.

No void or cavity to be greater than 20m in any direction.
Fire compartment needed. All openings in the facade and studio room perimeters to be fully fire stopped.

All Cladding including Soffits to be Euroclass A2 or better.

Tanking / Waterproofing

**All below ground Tanking and/or waterproofing to be designed and installed by specialist contractor. All to be tested and warranted by specialist contractor. All to be approved by Building Control and Building Insurers prior to installation.

** Geo-Environmental report by Environmental Consultant.

** All soffits to have suitable drainage / ventilation system to avoid condensation / water pooling.

**All windows to be mastic sealed and include EPDM membranes.

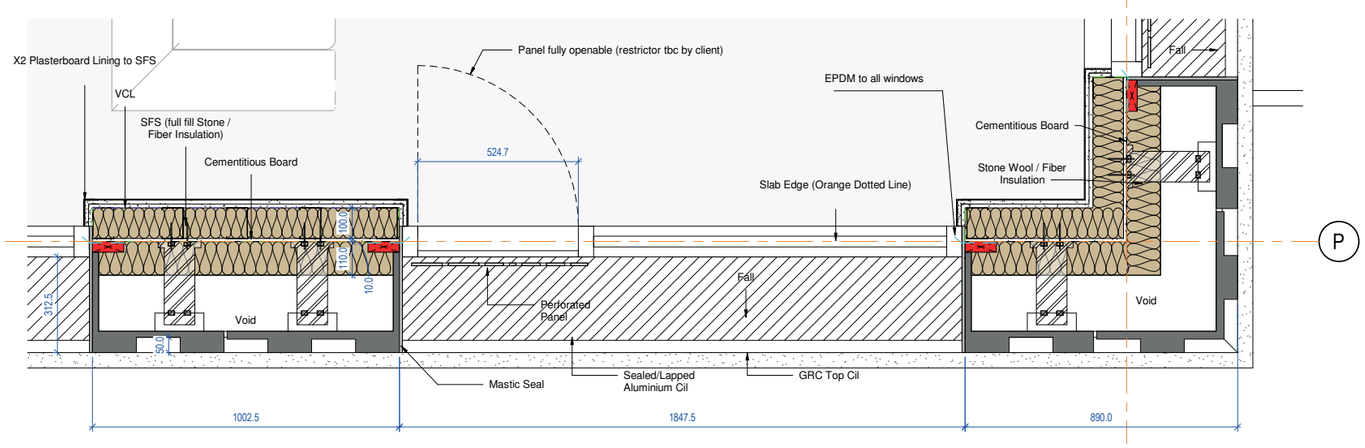
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7 Constance Street
Knott Mill
Manchester
M15 4JQ

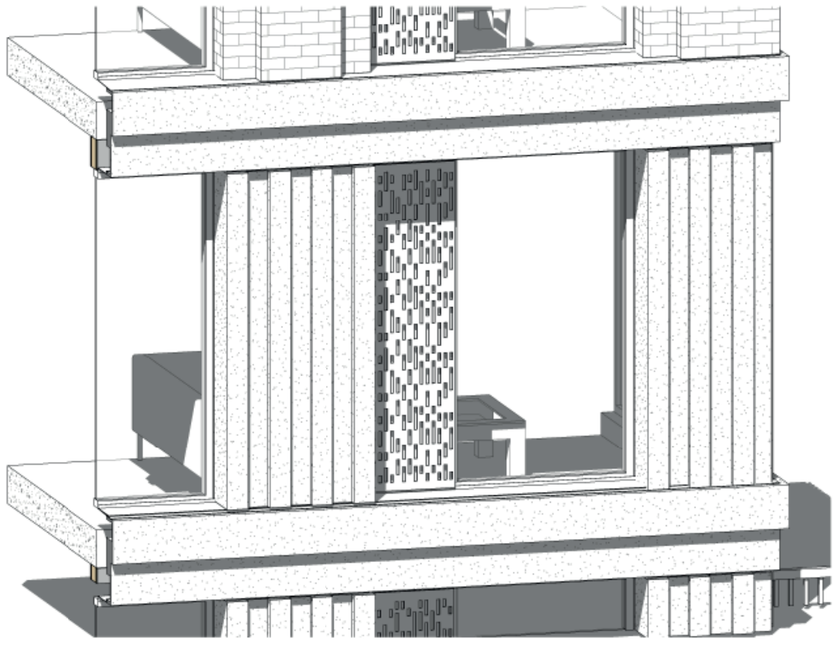
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Rev	Description	Date	By





Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Block A - Detailed Elevation B

Status
Planning

Project number
1093

Date
12/02/20

Drawn by
MP

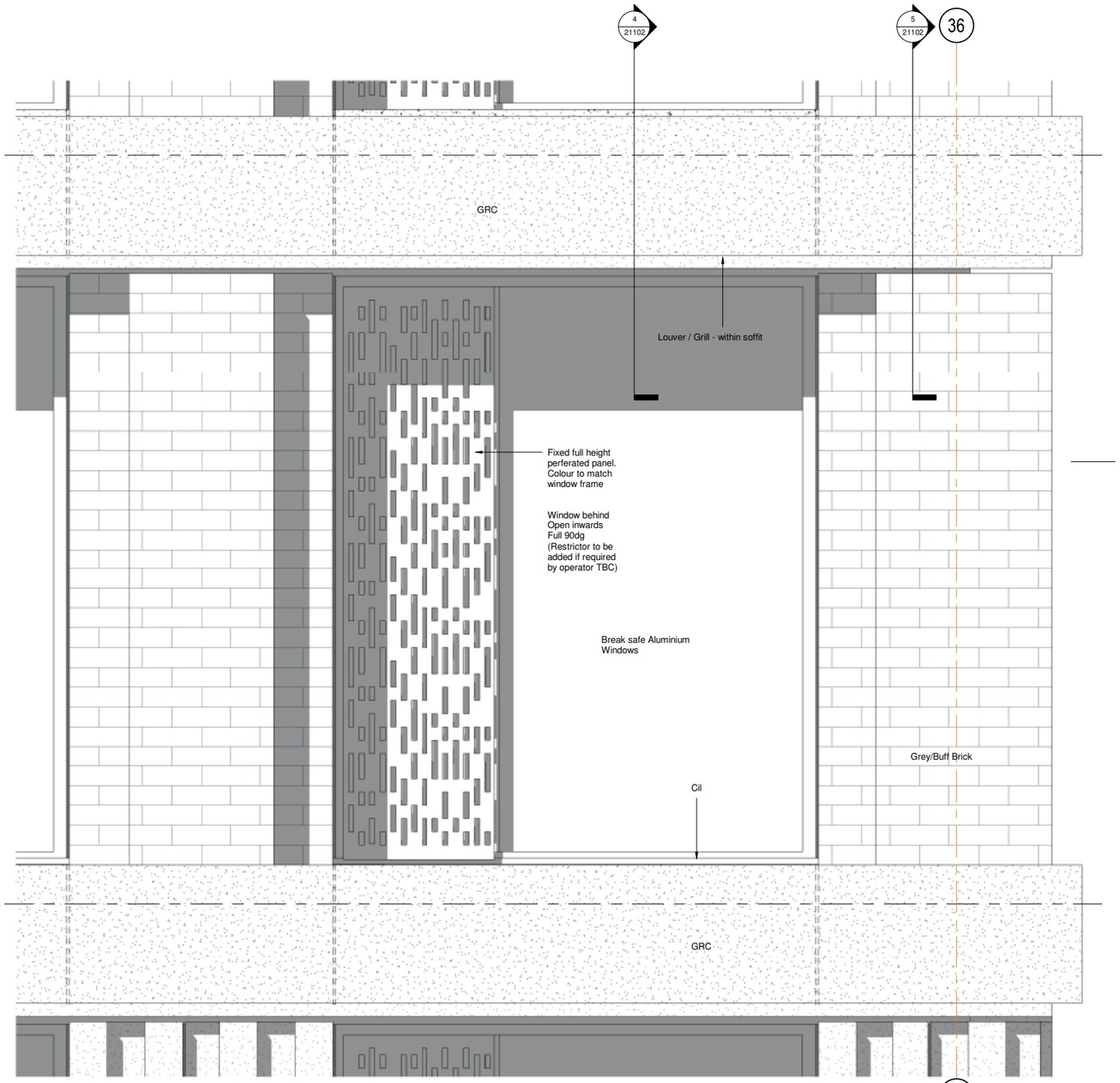
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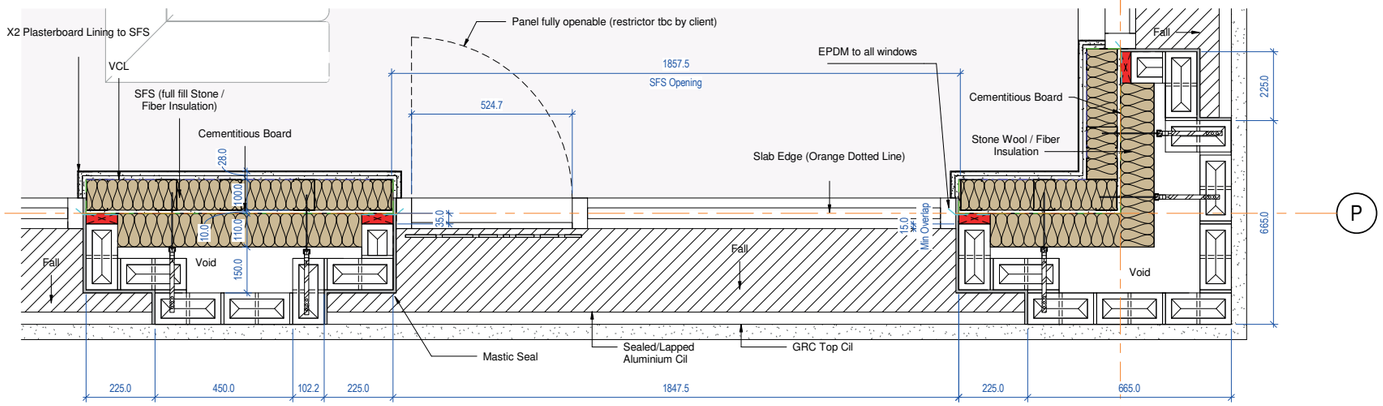
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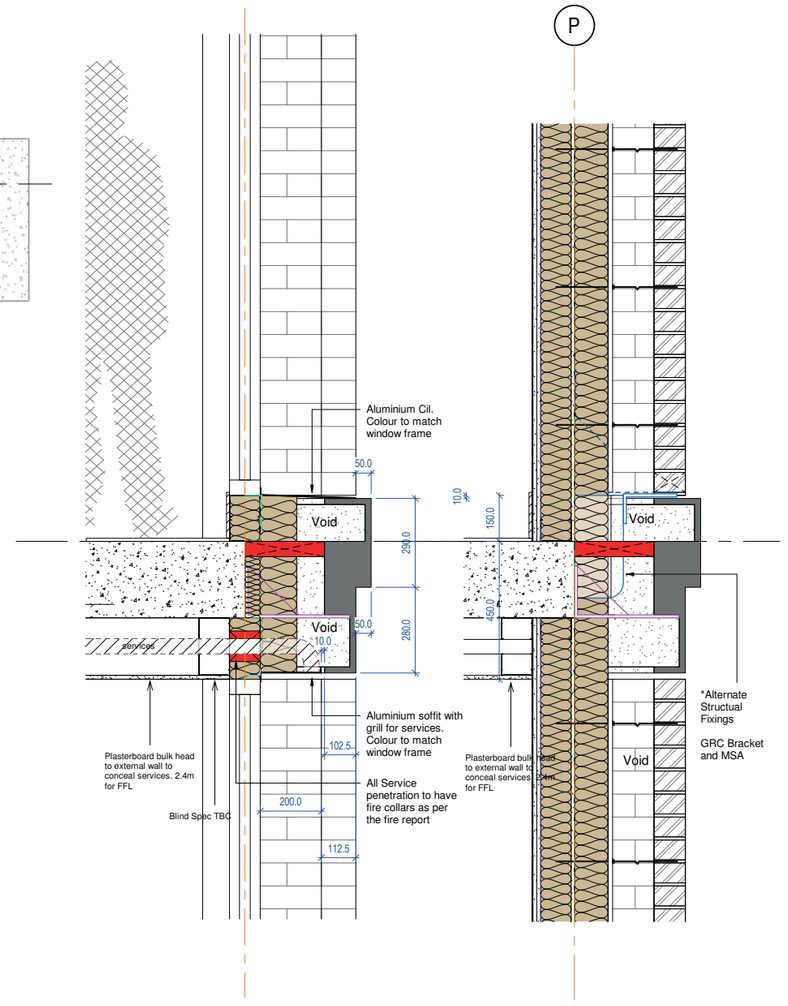
Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-21101

18/12/2020 13:22:11







Fire Stop (cavity)
Cavity Barrier (30min Fire Rated)
Cavity Barrier (60min Fire Rated)
Cellular Glass Insulation
Stone/Wool Insulation
Rigid Insulation
Breather Membrane
Vapour Control Layer
Cavity Tray
DPC
DPM
DPM 500g
Geotextile Membrane
Liquid Applied Tanking Specialist Details Required
DPM 1200g (Geological Report by Tier confirmed no Gas resistance required)
EPDM (by specialist window contractor)
Protection Board
Structure Outline (Design Intent Locaiton Only) *See specialist details

U-Values (min)

Roof	W/(m2.K)	0.14
Walls	W/(m2.K)	0.20
Floor	W/(m2.K)	0.20
Window	W/(m2.K)	1.6
G-Value	% per elevation - refer to schedule	

Limited Fabric Parameters U-Values (min)

Roof	W/(m2.K)	0.25
Walls	W/(m2.K)	0.35
Floor	W/(m2.K)	0.25

Air permeability 5

Designs to achieve the above U-Values. As a minimum

All to be confirmed by the SBEM Calculation

Thickness of insulation may vary depending on chosen manufacturer. FFL to prevail.

Structure

Masonry Support System Shown Indicatively. Refer to SE Spec and Specialist Design.

See SE documetaion for all sub and super structure elements.

Acoustic requirements

Insulation between rooms to meet current Building Regulations.

Insulation to external walls to be in line with acoustic planning assessment.

Fire

Please refer to the 'Fire Report' for performance specifications on insulation, cavity barriers, fire stops, compartmentation and structural protection.

All external wall materials (including in the cavity) to be A1-s1,d0. *Note Membranes to be Class B-s3,d0

**Structure to have 120min fire protection to the cores areas and 60min fire protection to all other areas. Unless advised by Building Control.

**sprinkler system required, All by specialist.

** All roofs within 6m of the site boundary to have a surface spread of flame of AA/AB/AC.

Please refer to the Fire Report for full classification

All details to be signed off by Building Control and the client's Insurance provider prior to construction.

No void or cavity to be greater than 20m in any direction.
Fire compartment needed. All openings in the facade and studio room perimeters to be fully fire stopped.

All Cladding including Soffits to be Euroclass A2 or better.

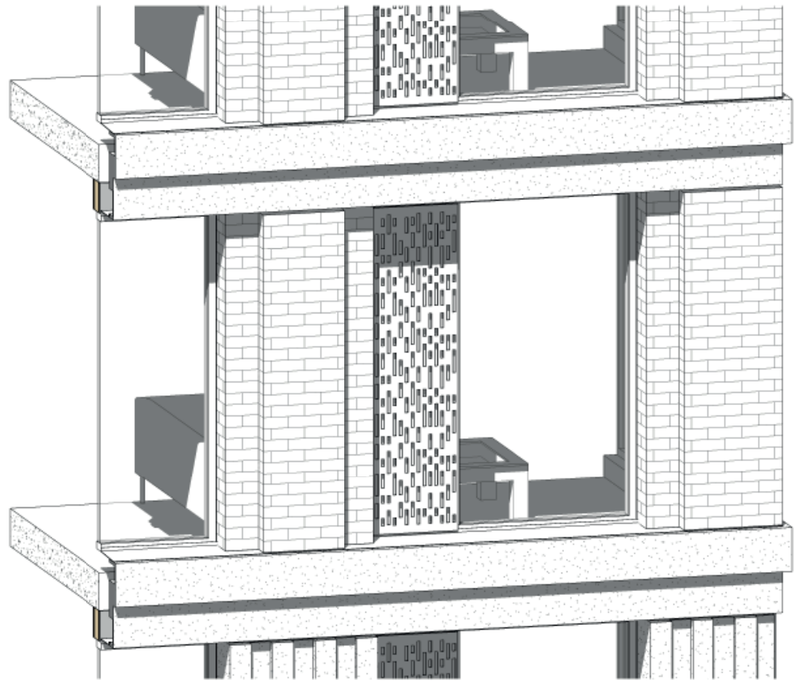
Tanking / Waterproofing

**All below ground Tanking and/or waterproofing to be designed and installed by specialist contractor. All to be tested and warranted by specialist contractor. All to be approved by Building Control and Building Insurers prior to installation.

** Geo-Environmental report by Environmental Consultant.

** All soffits to have suitable drainage / ventilation system to avoid condensation / water pooling.

**All windows to be mastic sealled and include EPDM membranes.



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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Block A - Detailed Elevation C

Status
Planning

Project number
1093

Date
10/01/20

Drawn by
MP

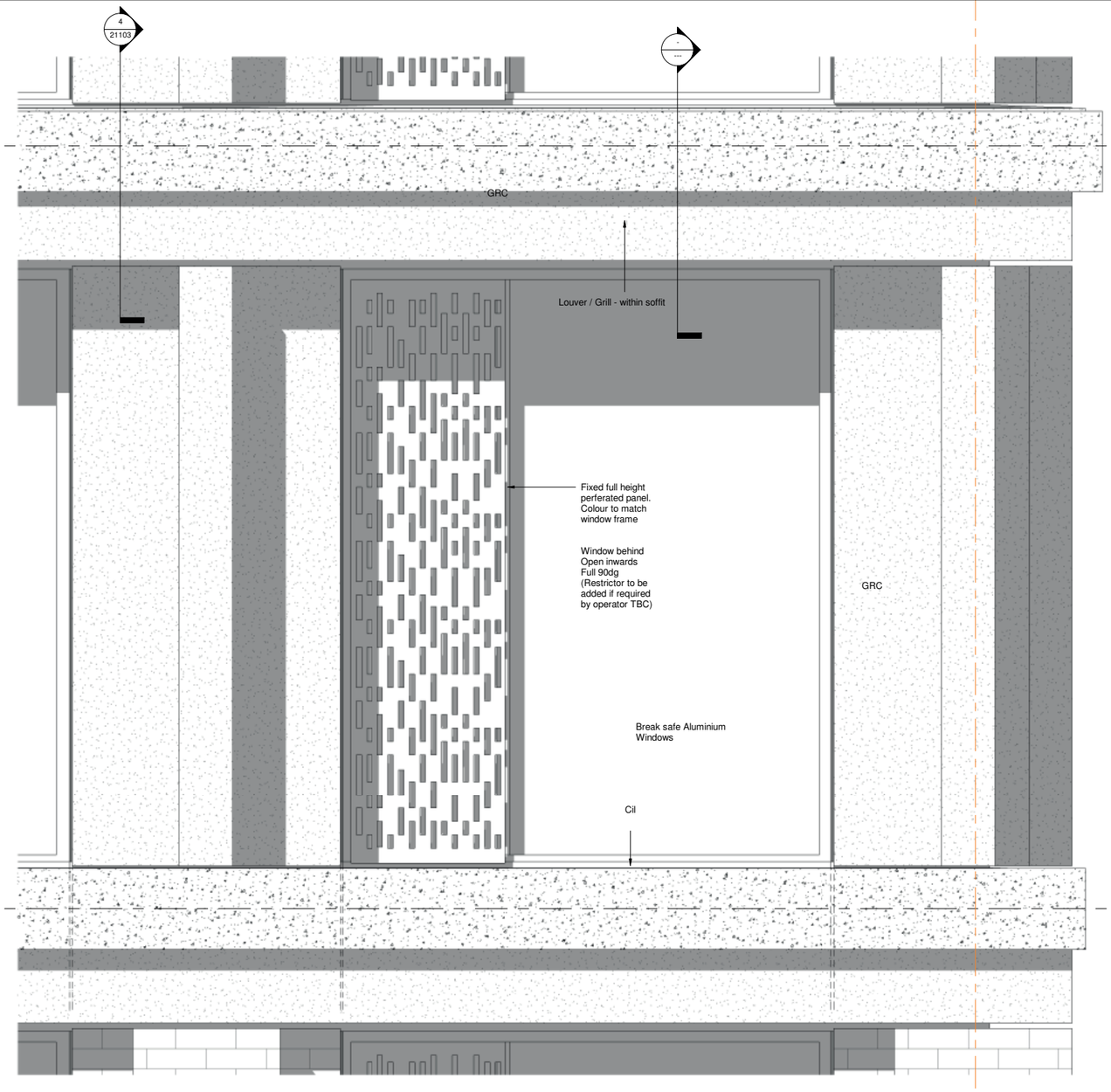
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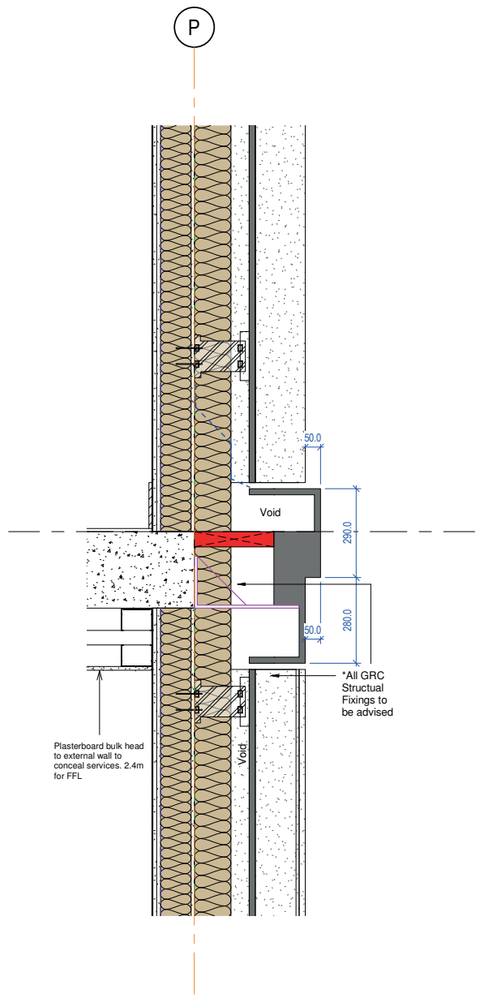
Scale
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Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-21102

18/12/2020 13:24:08





Fire Stop (cavity)
Cavity Barrier (30min Fire Rated)
Cavity Barrier (60min Fire Rated)
Cellular Glass Insulation
Stone/Wool Insulation
Rigid Insulation
Breather Membrane
Vapour Control Layer
Cavity Tray
DPC
DPM
DPM 500g
Geotextile Membrane
Liquid Applied Tanking Specialist Details Required
DPM 1200g (Geological Report by Tier confirmed no Gas resistance required)
EPDM (by specialist window contractor)
Protection Board
Structure Outline (Design Intent Localton Only) *See specialist details

U-Values (min)

Roof	W/(m2.K)	0.14
Walls	W/(m2.K)	0.20
Floor	W/(m2.K)	0.20
Window	W/(m2.K)	1.6
G-Value	% per elevation - refer to schedule	

Limited Fabric Parameters U-Values (min)

Roof	W/(m2.K)	0.25
Walls	W/(m2.K)	0.35
Floor	W/(m2.K)	0.25

Air permeability 5

Designs to achieve the above U-Values. As a minimum

All to be confirmed by the SBEM Calculation

Thickness of insulation may vary depending on chosen manufacturer. FFL to prevail.

Structure

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Please refer to the Fire Report for full classification

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Tanking / Waterproofing

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** Geo-Environmental report by Environmental Consultant.

** All soffits to have suitable drainage / ventilation system to avoid condensation / water pooling.

**All windows to be mastic sealed and include EPDM membranes.

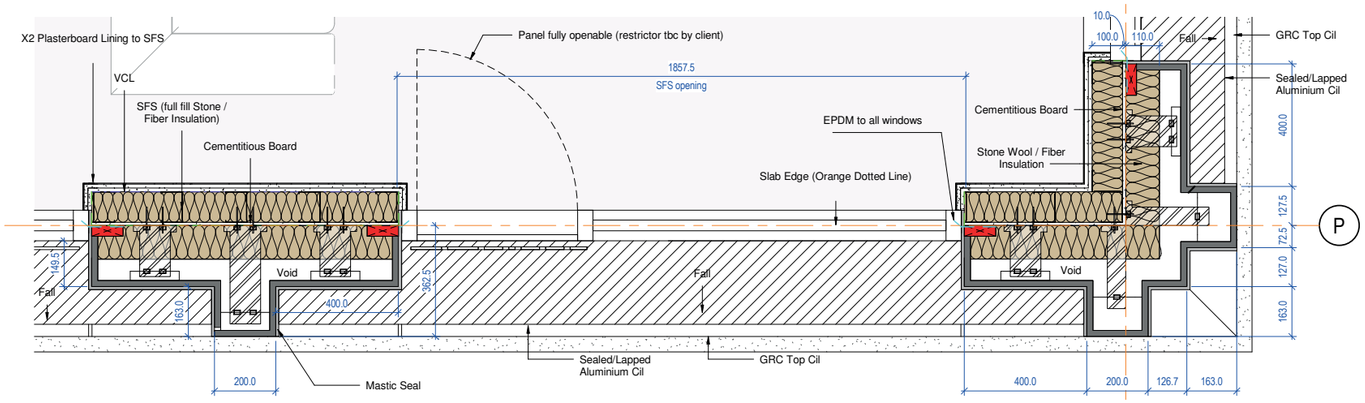
TIM GROOM ARCHITECTS
7 Constance Street
Knott Mill
Manchester
M15 4JQ

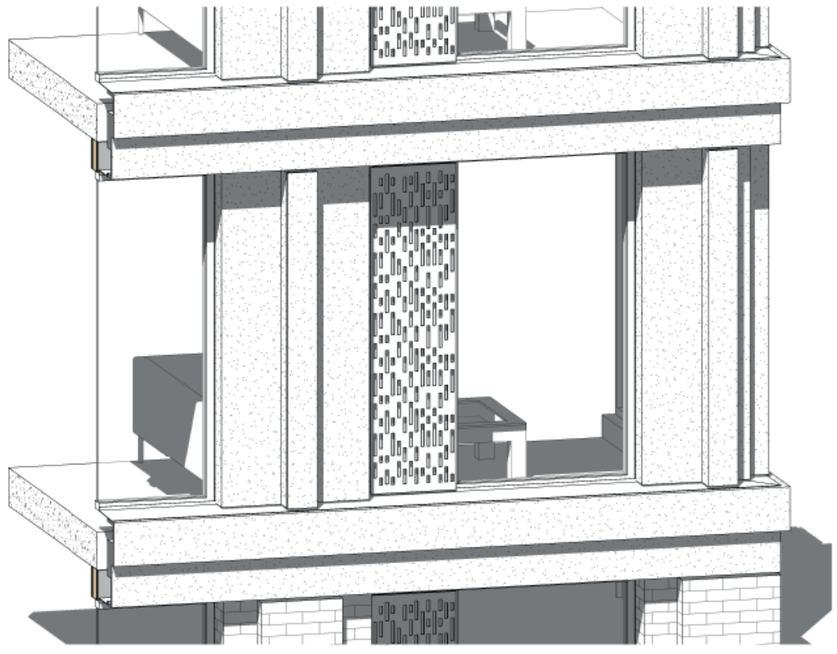
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Rev	Description	Date	By





Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Block A - Detailed Elevation D

Status
Planning

Project number
1093

Date
11/30/20

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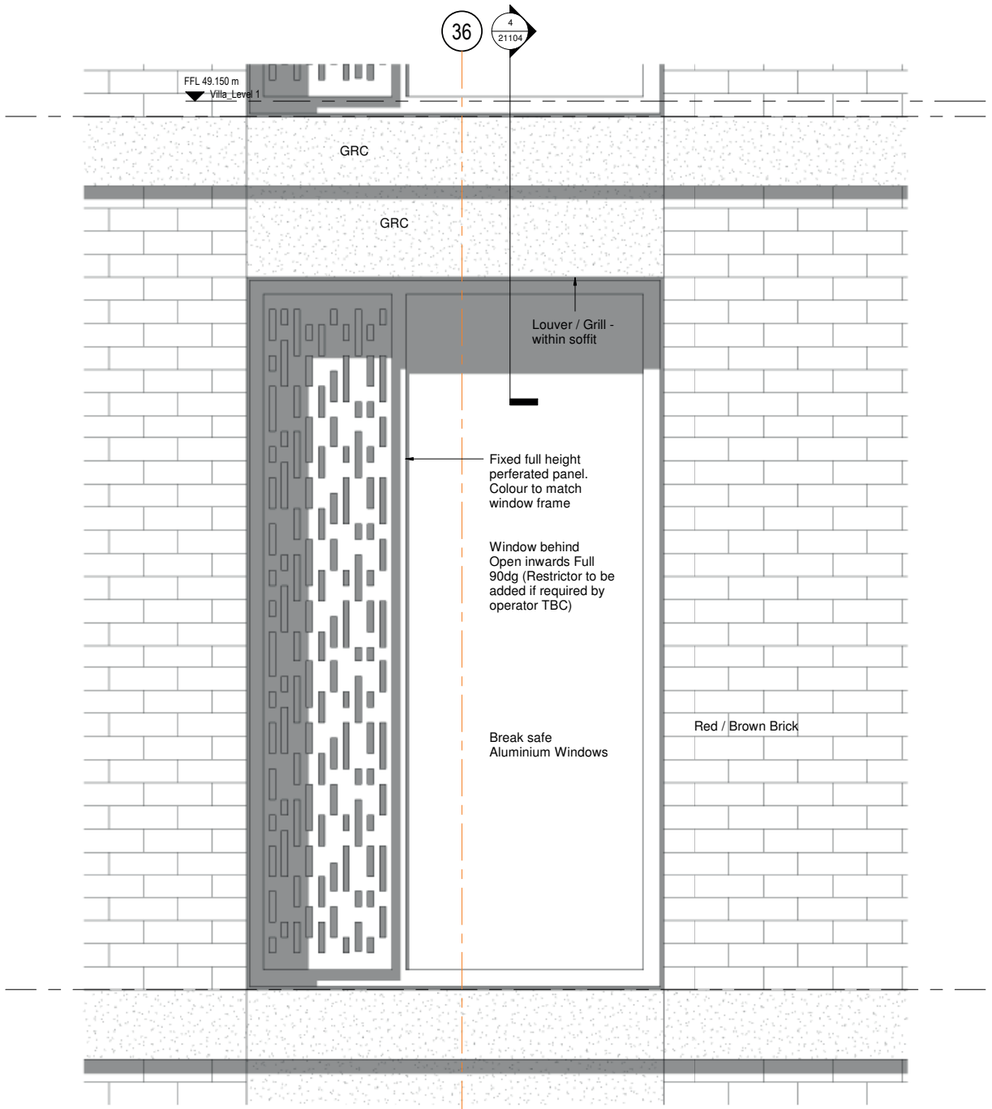
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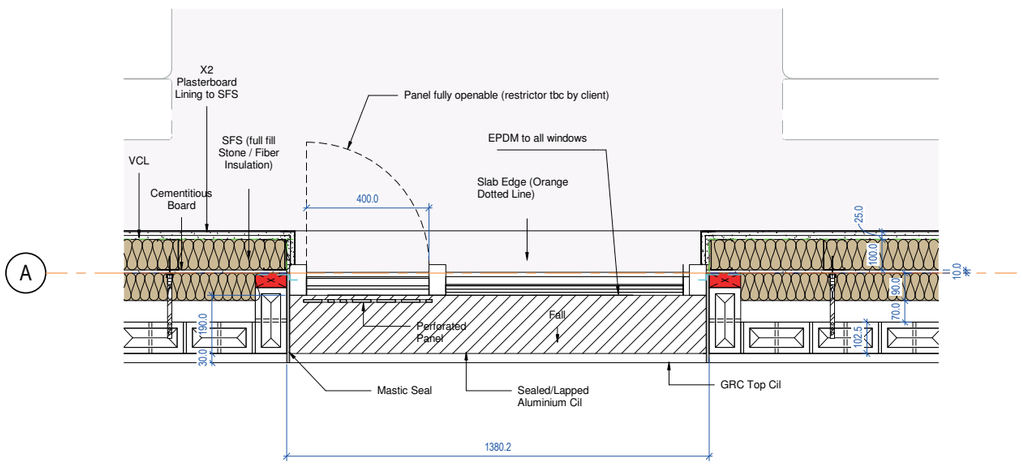
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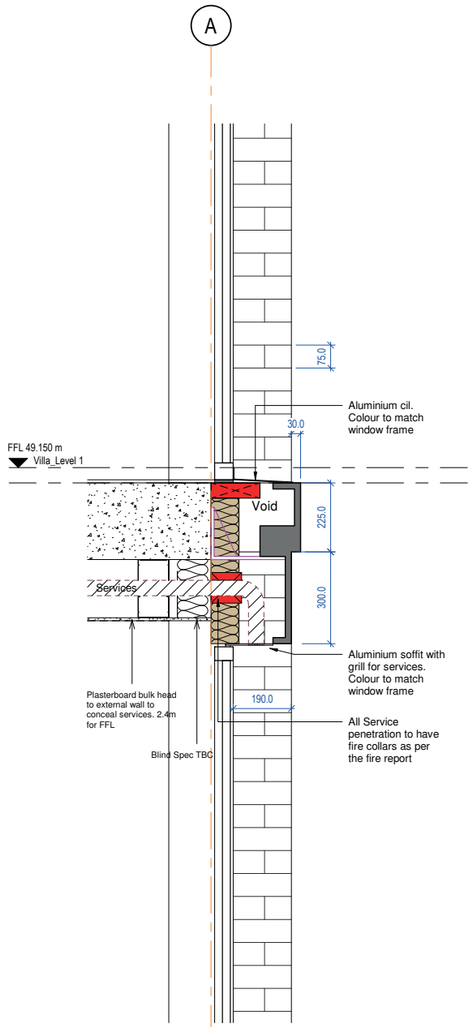
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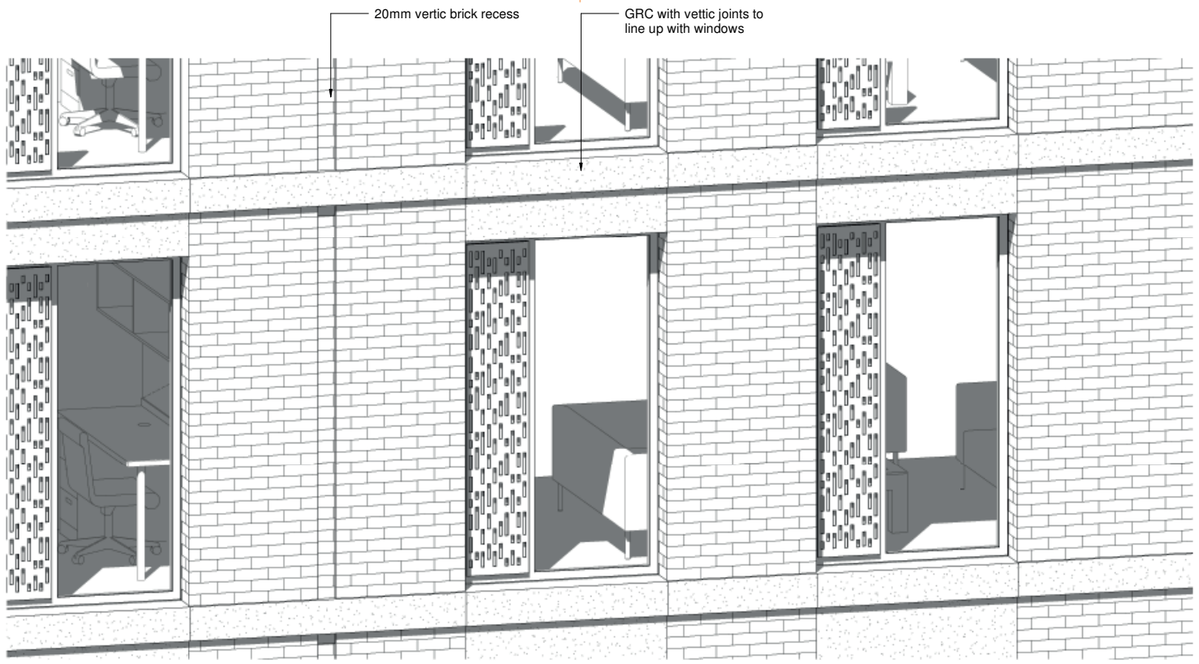
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Fire Stop (cavity)

Cavity Barrier (30min Fire Rated)

Cavity Barrier (60min Fire Rated)

Cellular Glass Insulation

Stone/Wool Insulation

Rigid Insulation

Breather Membrane

Vapour Control Layer

Cavity Tray

DPC

DPM

DPM 500g

Geotextile Membrane

Liquid Applied Tanking
Specialist Details Required

DPM 1200g (Geological Report by Tier confirmed no Gas resistance required)

EPDM (by specialist window contractor)

Protection Board

Structure Outline (Design Intent Locaiton Only)
*See specialist details

U-Values (min)

Roof	W/(m2.K)	0.14
Walls	W/(m2.K)	0.20
Floor	W/(m2.K)	0.20
Window	W/(m2.K)	1.6
G-Value	% per elevation - refer to schedule	

Limited Fabric Parameters U-Values (min)

Roof	W/(m2.K)	0.25
Walls	W/(m2.K)	0.35
Floor	W/(m2.K)	0.25

Air permeability 5

Designs to achieve the above U-Values. As a minimum

All to be confirmed by the SBEM Calculation

Thickness of insulation may vary depending on chosen manufacturer. FFL to prevail.

Structure

Masonry Support System Shown Indicatively. Refer to SE Spec and Specialist Design.

See SE documetaion for all sub and super structure elements.

Acoustic requirements

Insulation between rooms to meet current Building Regulations.

Insulation to external walls to be in line with acoustic planning assessment.

Fire

Please refer to the 'Fire Report' for performance specifications on insulation, cavity barriers, fire stops, compartmentation and structural protection.

All external wall materials (including in the cavity) to be A1-s1,d0. *Note Membranes to be Class B-s3,d0

**Structure to have 120min fire protection to the cores areas and 60min fire protection to all other areas. Unless advised by Building Control.

**sprinkler system required, All by specialist.

** All roofs within 6m of the site boundary to have a surface spread of flame of AA/AB/AC.

Please refer to the Fire Report for full classification

All details to be signed off by Building Control and the client's Insurance provider prior to construction.

No void or cavity to be greater than 20m in any direction.
Fire compartment needed. All openings in the facade and studio room perimeters to be fully fire stopped.

All Cladding including Soffits to be Euroclass A2 or better.

Tanking / Waterproofing

**All below ground Tanking and/or waterproofing to be designed and installed by specialist contractor. All to be tested and warranted by specialist contractor. All to be approved by Building Control and Building Insurers prior to installation.

** Geo-Environmental report by Environmental Consultant.

** All soffits to have suitable drainage / ventilation system to avoid condensation / water pooling.

**All windows to be mastic sealed and include EPDM membranes.

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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Block B/C - Detailed Elevation E

Status
Planning

Project number
1093

Date
12/09/20

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MP

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MP

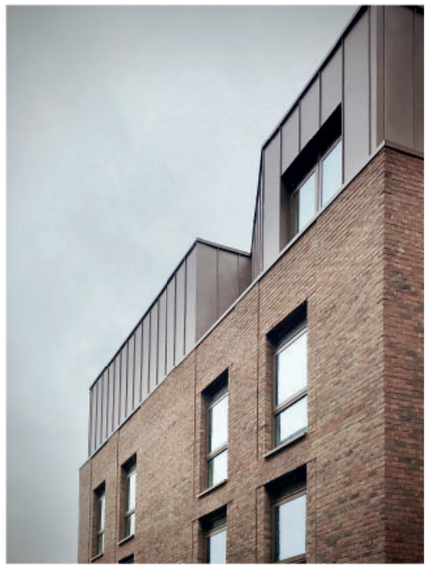
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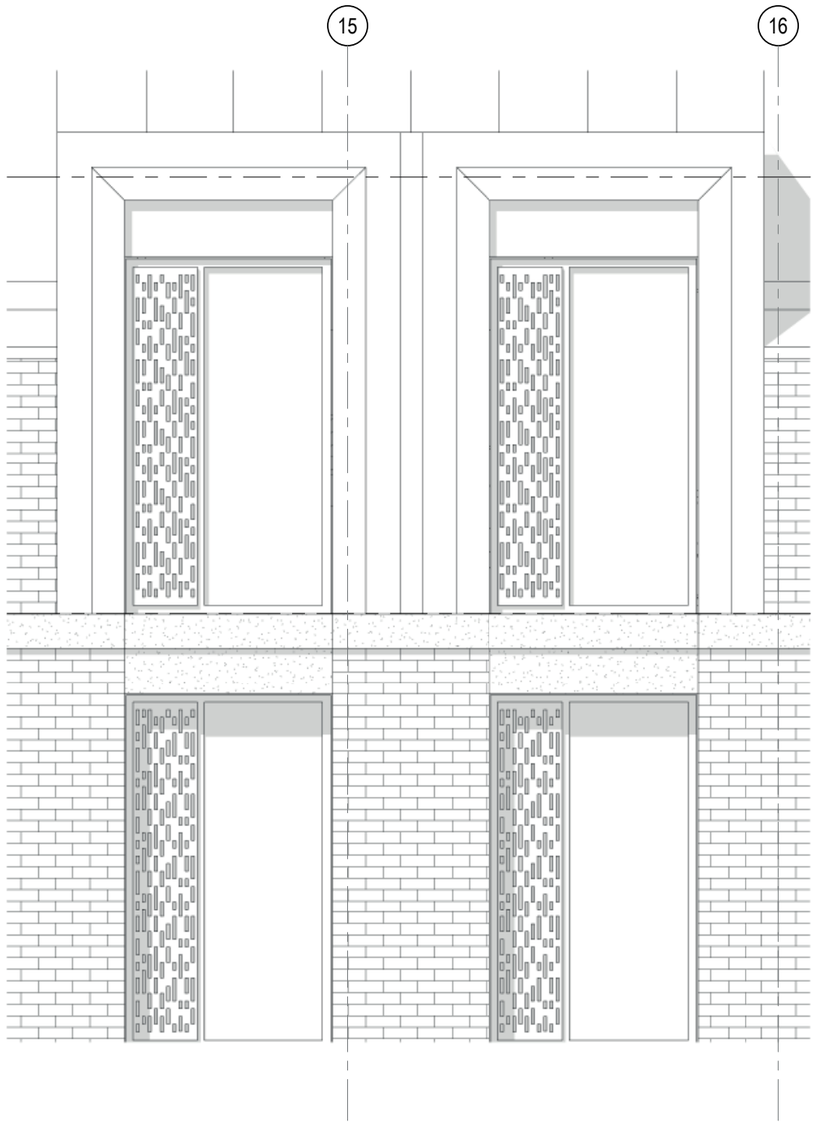
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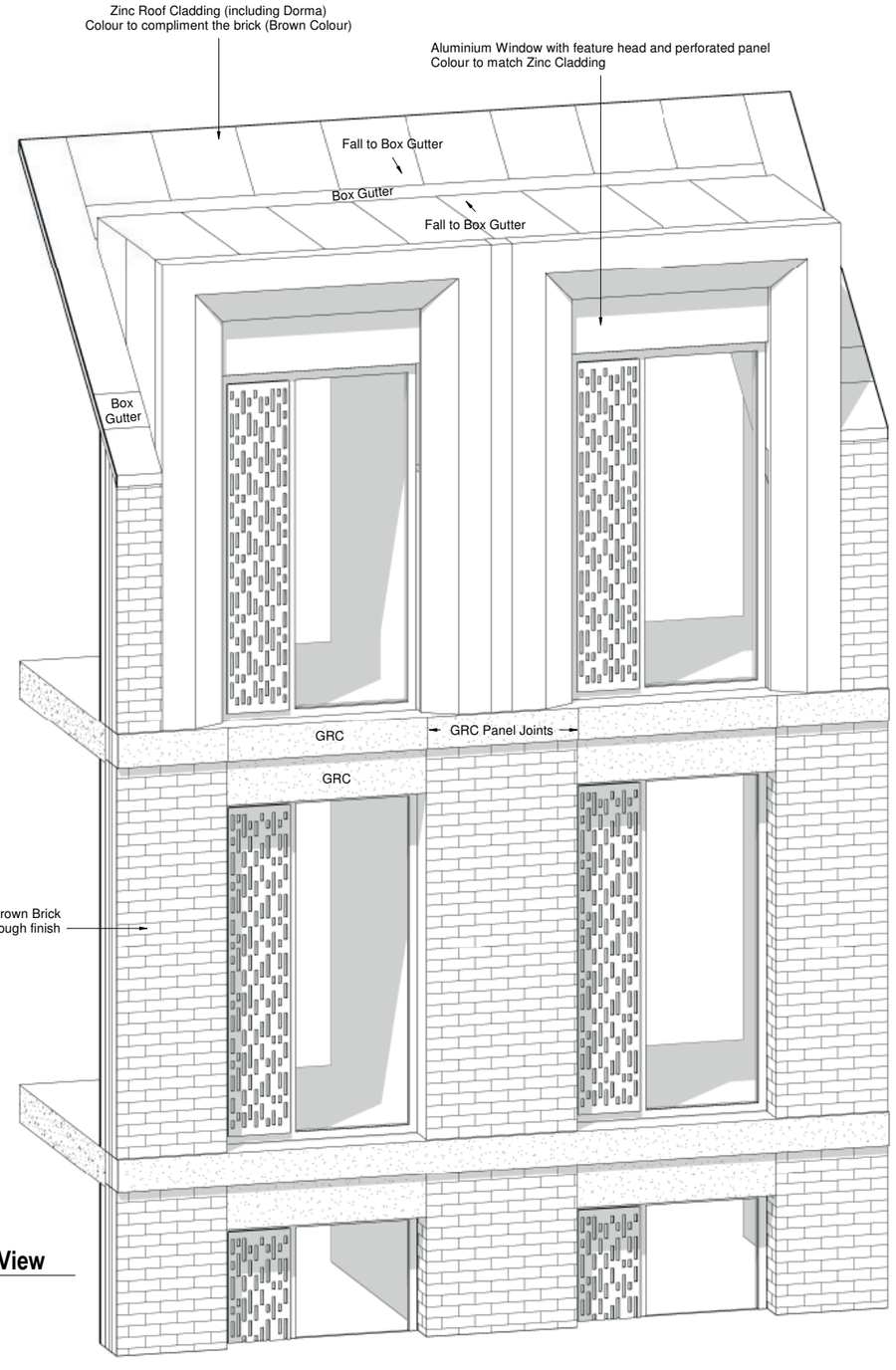
Precedent images only - Example of proposed Zinc Cladding - Liverpool Road, Chester Tim Groom Architects







1 **Elevation**
1 : 20



2 **3D View**

Fire

Please refer to the 'Fire Report' for performance specifications on insulation, cavity barriers, fire stops, compartmentation and structural protection.

All external wall materials (including in the cavity) to be A1-s1,d0. *Note Membranes to be Class B-s3,d0

**sprinkler system required, All by specialist.

** All roofs within 6m of the site boundary to have a surface spread of flame of AA/AB/AC.

All details to be signed off by Building Control and the client's Insurance provider prior to construction.

No void or cavity to be greater than 20m in any direction.
Fire compartment needed. All openings in the facade and studio room perimeters to be fully fire stopped.

All Cladding including Soffits and Cils to be Euroclass A2 or better.

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Rev	Description	Date	By

Client
Watkin Jones Group Ltd

Project
188 Wimslow Road_Manchester

Title
Block B/C Typical Bay Study

Status
Planning

Project number
1093

Date
11/27/20

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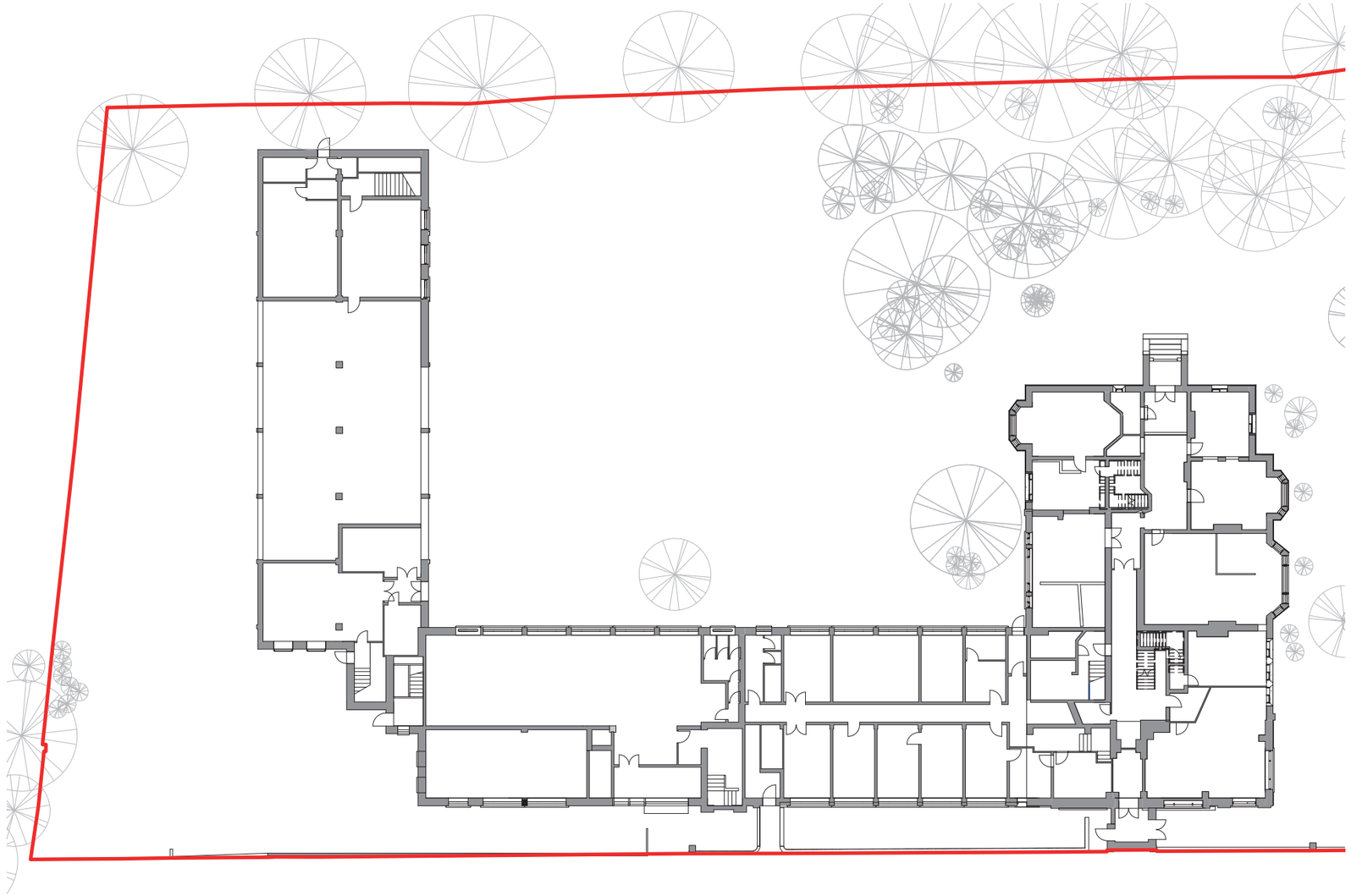
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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing Ground Floor Plan

Status
Planning

Project number
1093

Date
12/18/20

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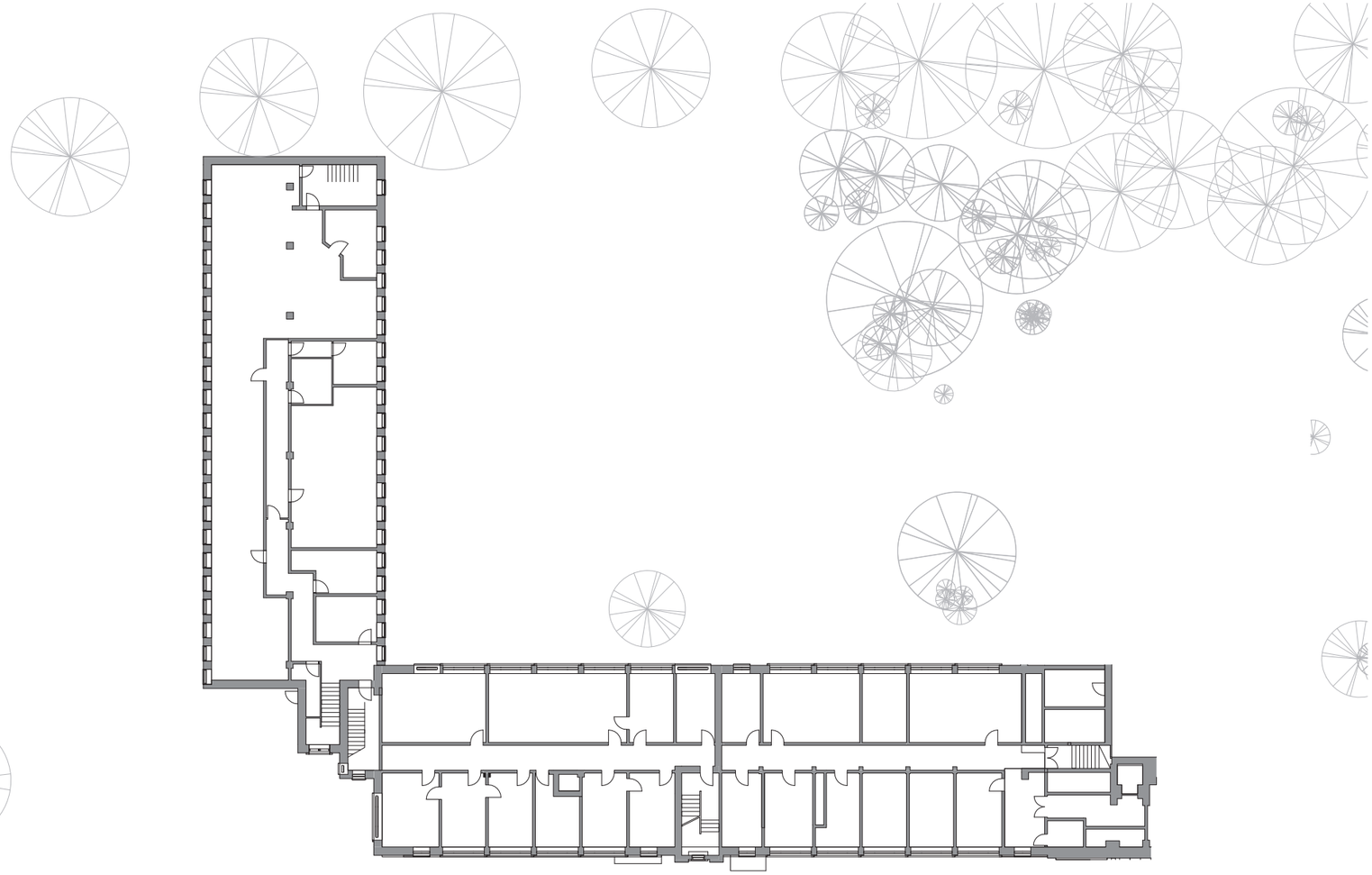
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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing Mezzanine Plan

Status
Planning

Project number
1093

Date
12/18/20

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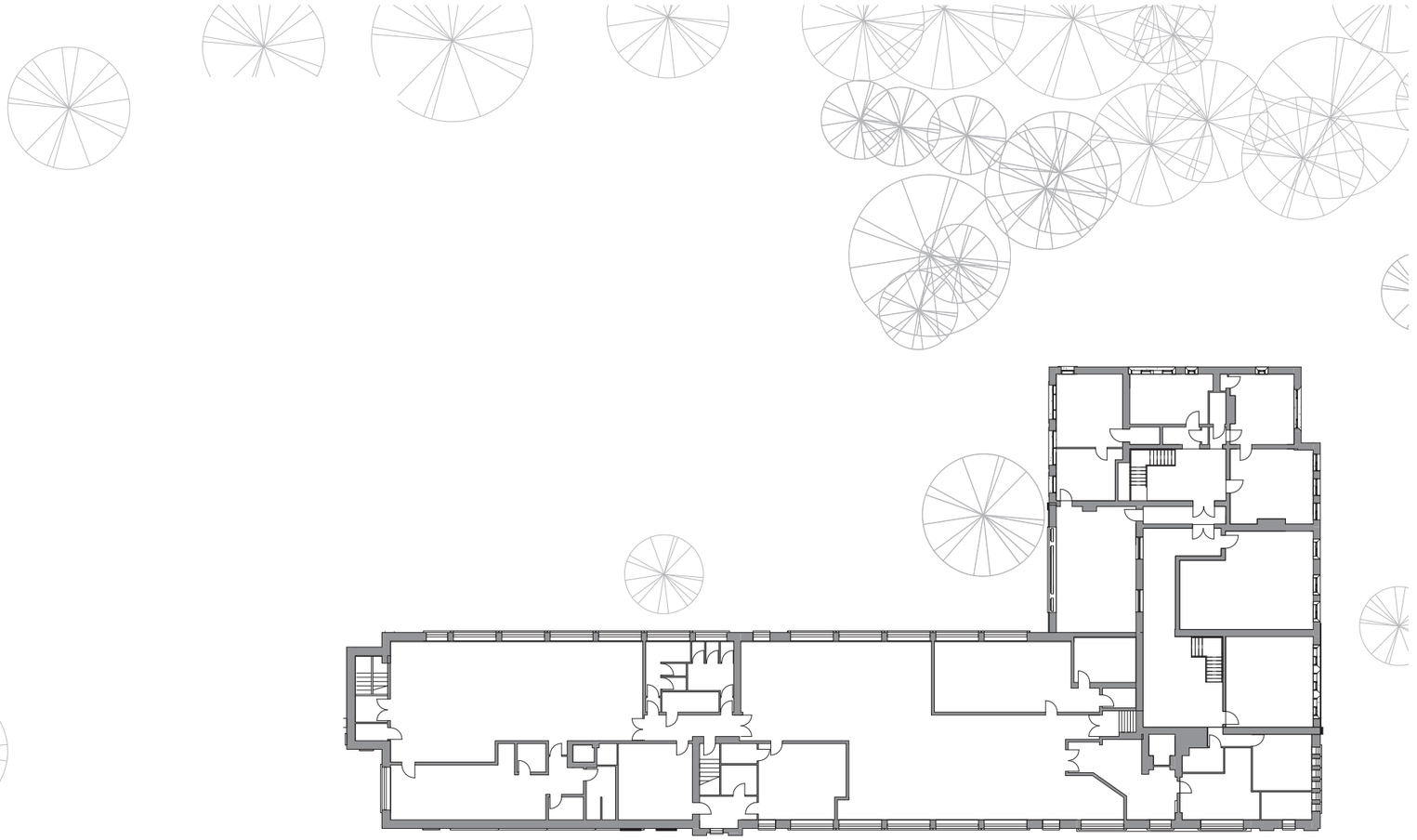
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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing First Floor Plan

Status
Planning

Project number
1093

Date
12/18/20

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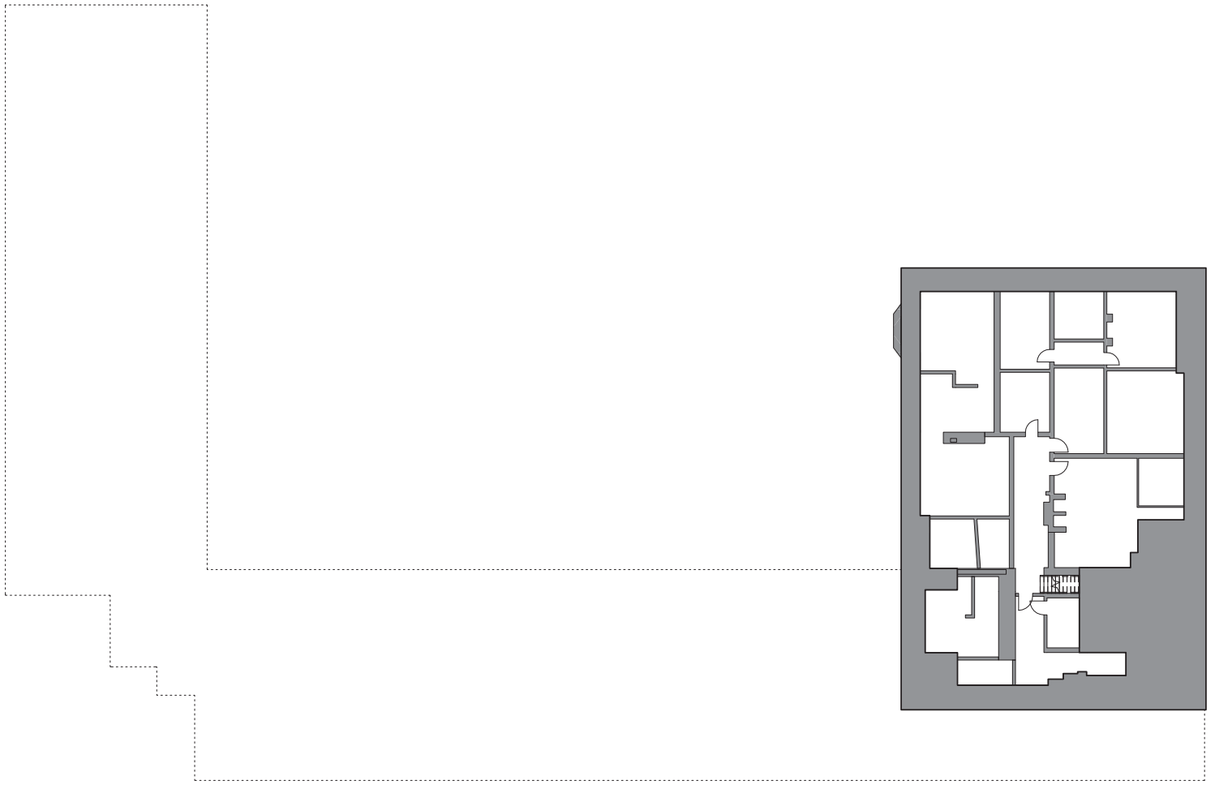
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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing Basement Plan

Status
Planning

Project number
1093

Date
12/18/20

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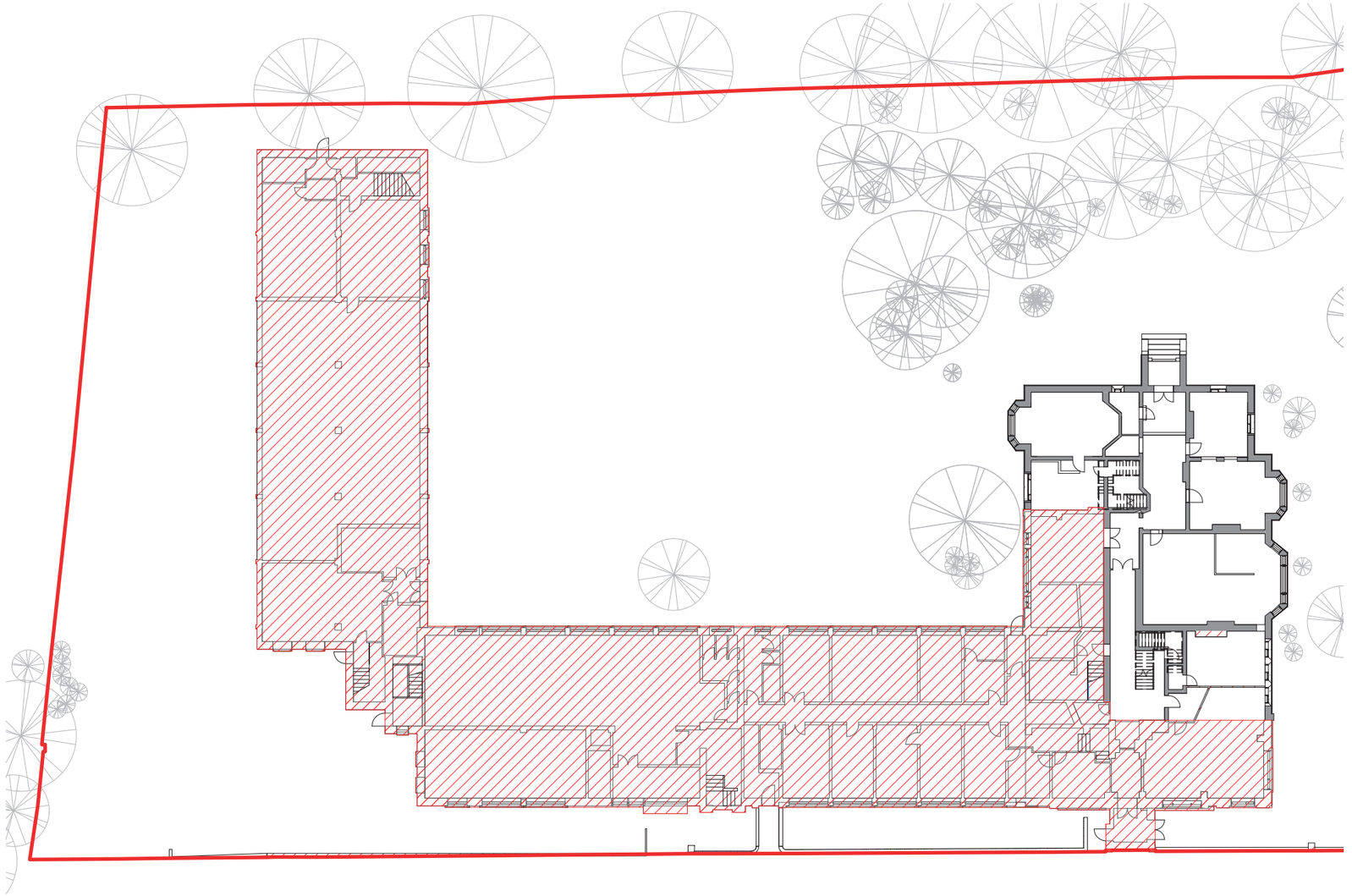
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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Ground Floor Demolition plan

Status
Planning

Project number
1093

Date
12/18/20

Drawn by
Author

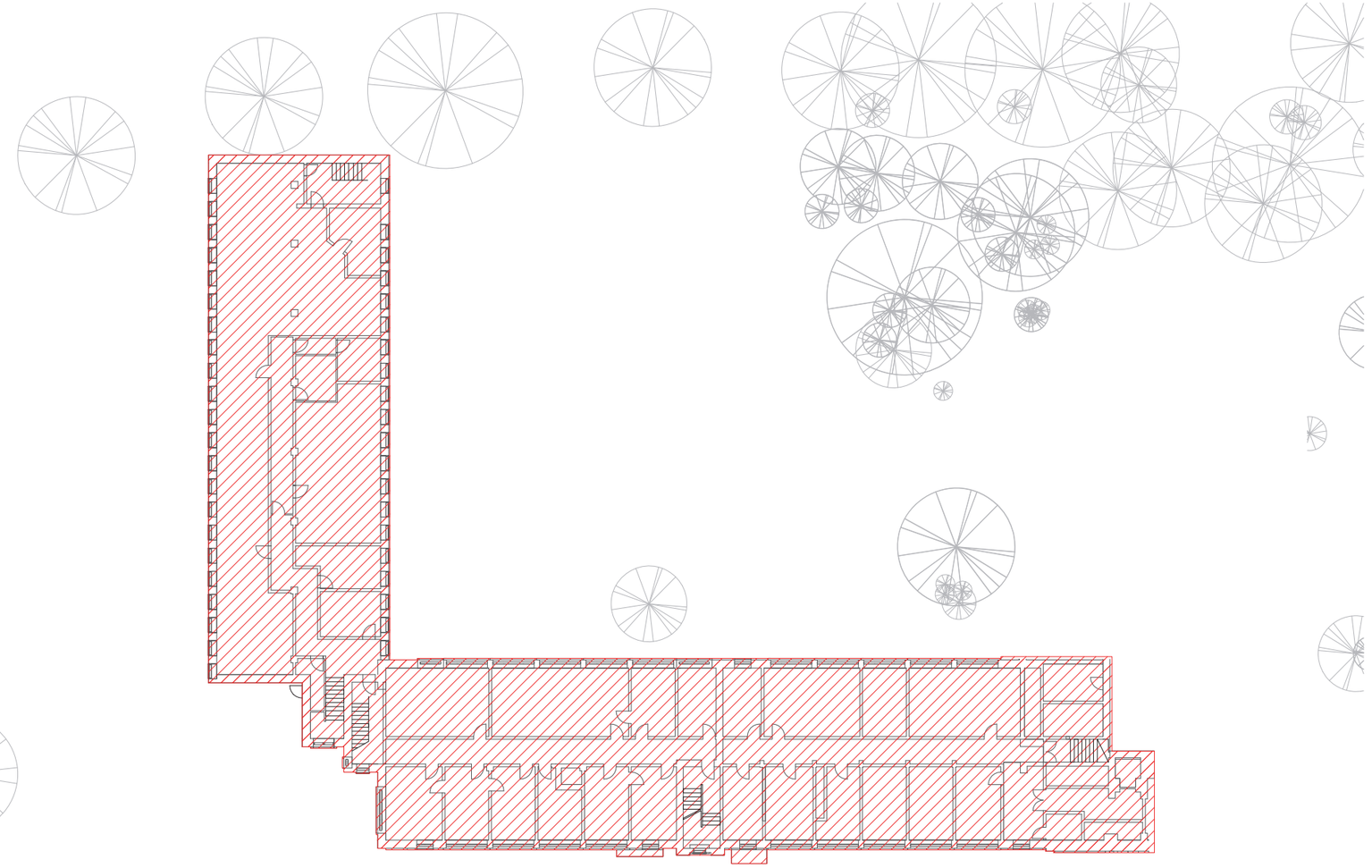
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Revision

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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Mezzanine Floor Demolition Plan

Status
Planning

Project number
1093

Date
12/18/20

Drawn by
SC

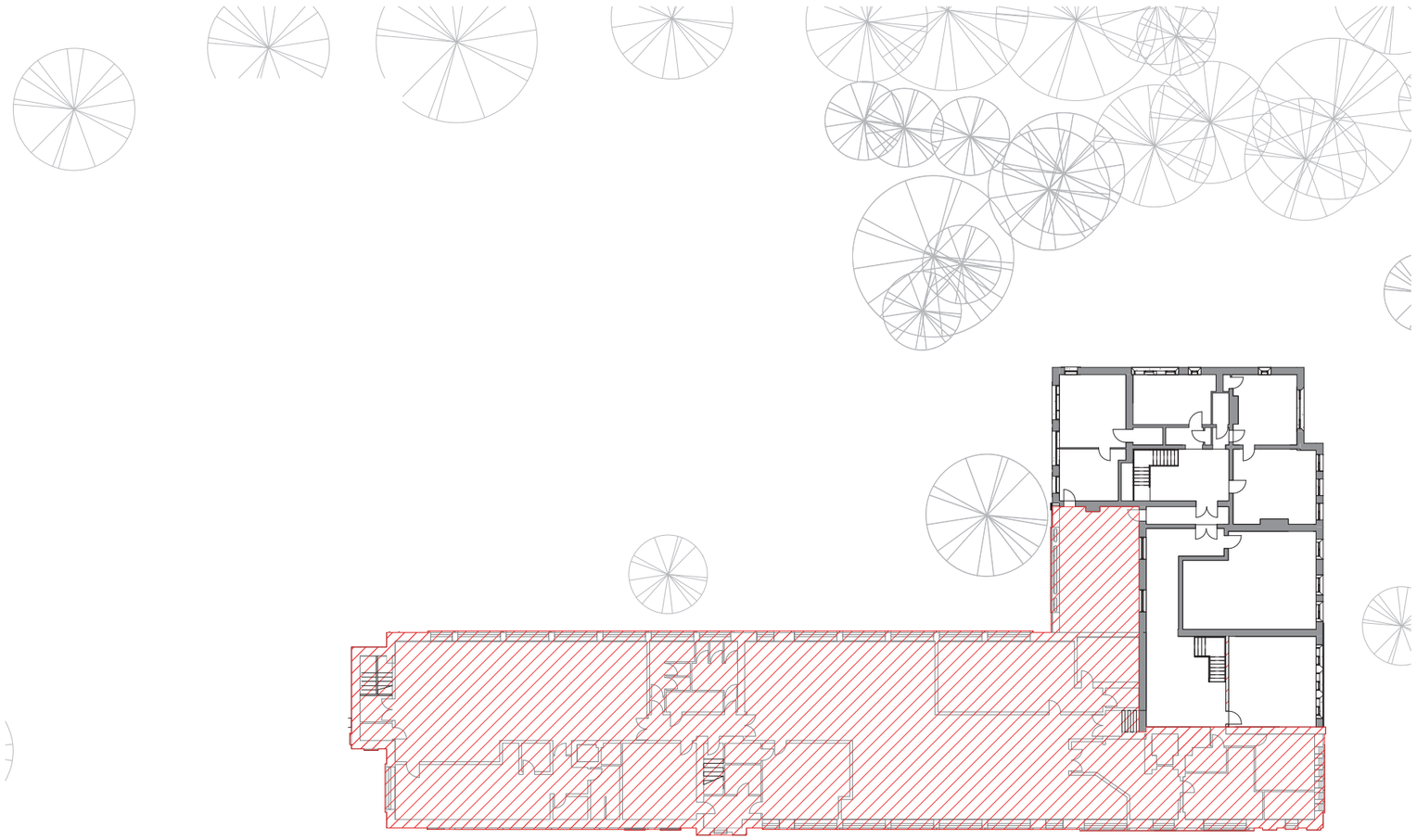
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Revision

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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
First Floor Demolition Plan

Status
Planning

Project number
1093

Date
12/18/20

Drawn by
SC

Checked by
MP

Scale
1 : 200@A1

Revision

Drawing No.
1093-TGA-XX-01-DR-A-03202

18/12/2020 15:30:09

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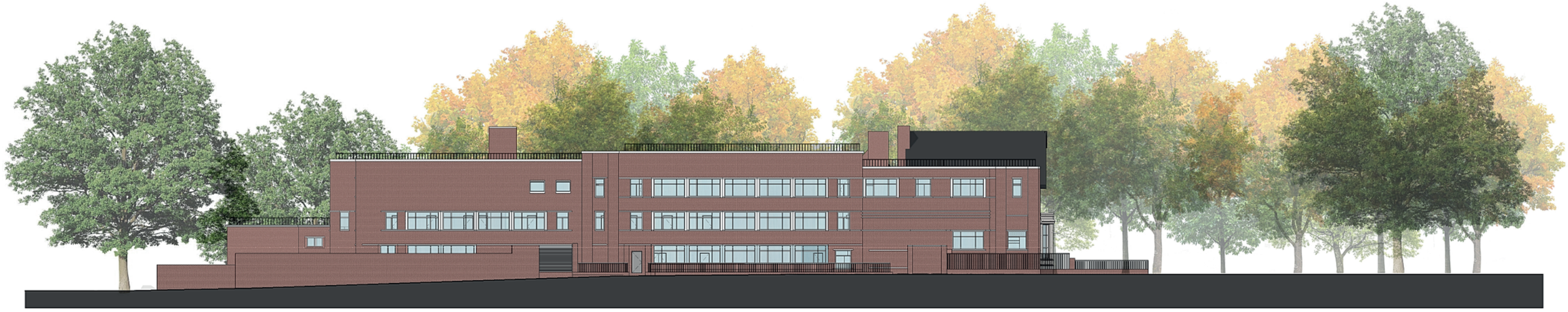
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Rev	Description	Date	By



Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing Elevation A

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
SC

Checked by
MP

Scale
1 : 200@A1

Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05101

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Rev	Description	Date	By



Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing elevation B

Status
Planning

Project number
1093

Date
11/25/20

Drawn by
SC

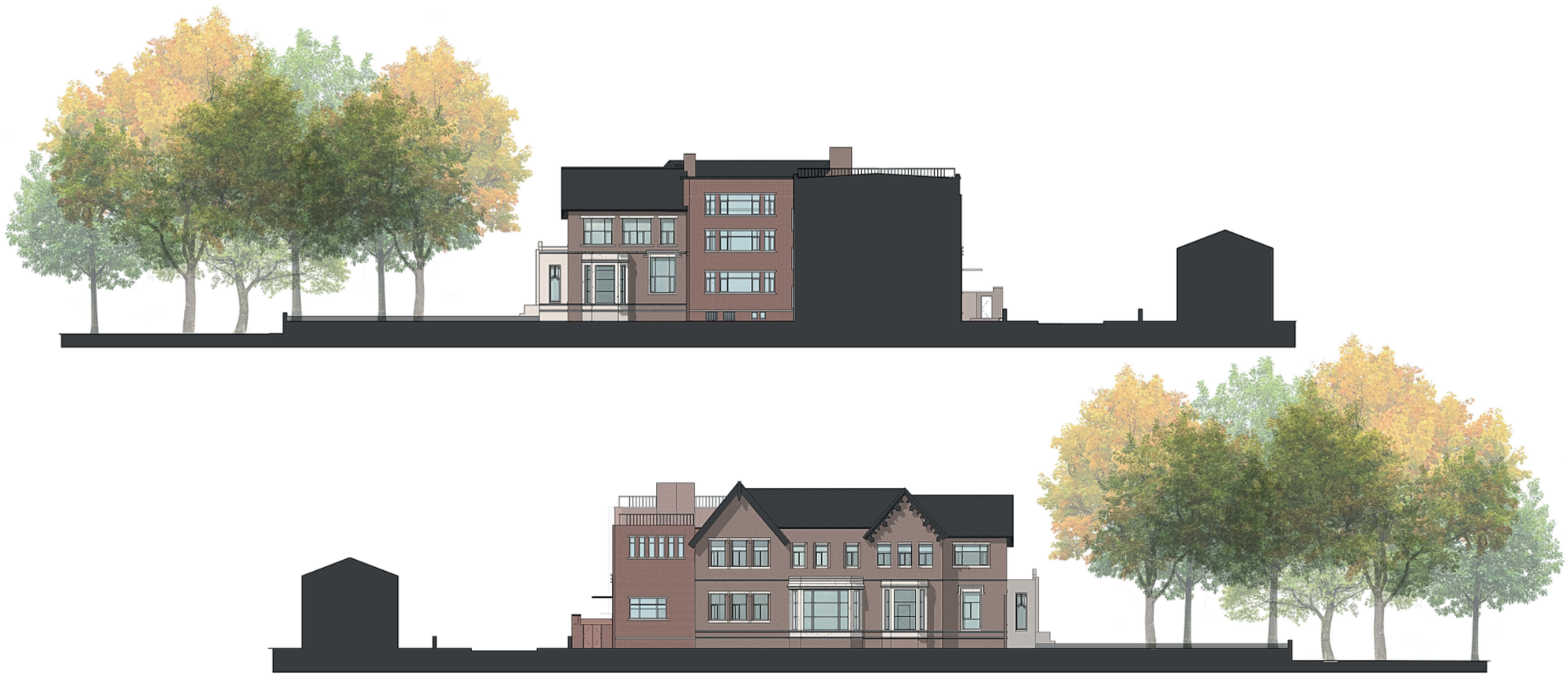
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Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05102

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Rev	Description	Date	By

Client
Watkin Jones Group

Project
188 Wimslow Road_Manchester

Title
Existing Elevation H

Status
Planning

Project number
1093

Date
09/29/20

Drawn by
SC

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MP

Scale
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Revision

Drawing No.
1093-TGA-XX-ZZ-DR-A-05103

18/12/2020 14:45:07

6. CONSULTATIONS

6.1 Stakeholder and community consultation

Political engagement

Several meetings have taken place with local ward members and other Councillors. The design team presented the proposals at various stages of the design process to hear feedback and welcome any initial comments before the period of local resident consultation. Virtual meetings have been held with Fallowfield Ward Councillors and some Ward adjacent Councillors (invitation extended to Withington, Old Moat and Rusholme Ward Councillors).

The discussions were often positive with support garnered for the retention of Oakley Villa and a recognition that the site's current use as office space is no longer suitable. There was some concern expressed by Withington Councillors over the ability to attract students out of poorly maintained HMOs and whether PBSA in Fallowfield would actually attract additional students to the area.

A letter of support from Afzal Khan, Member of Parliament for Gorton, confirms that the site is no longer suitable for office accommodation and that well managed student accommodation of a good design is proposed. Mr Khan suggests the proposals present an opportunity to attract students out of unsuitable housing in the area and will provide much needed amenity space for its residents. The full letter of support can be found in the submitted Statement of Community Involvement prepared by Lexington Communications.
Local Stakeholders

The project team presented the scheme to the South East Fallowfield Residents Group and extended an invite to present the scheme to the UoM Students Union and Friends of Platt Fields Park.

The South East Fallowfield Residents Group expressed their concerns regarding attracting more students to the Fallowfield area.

Public Consultation

Public consultation took place between 12 and 27 November 2020. The approach to public consultation involved the issue of over 5,500 leaflets to households and businesses in the local area, Facebook adverts to people within a 2km radius of the site, press releases to local news publications and the publication of a project specific website . There were a total of 28 consultation responses including 4 by telephone.

The submitted Statement of Community Involvement prepared by Lexington Communications outlines and provides a response to the key topics resulting from the public consultation and stakeholder and Councillor discussions. The topics include; impacts from increased students numbers, possibility of providing a different residential tenure at the site, the affordability of the scheme, transport and access, scale of development, proposed amenities and ecology and biodiversity.

6.2 Manchester City Council consultation

A number of meetings have taken place with Manchester City Council Officers over an approximate 12 month period. The proposals have been presented to Officers throughout the design evolution with feedback received from the Planning and Development Manager, Principal Planner for Development Management South, Section Planning Manager and the Design and Conservation Manager.

The meetings have centred on the principle of student accommodation at the site, design, stakeholder and community engagement and scope of the planning application.

The discussions with Council Officers have been constructive and their feedback and comments have been addressed as part of the design evolution and within the application submission.

MANCHESTER CITY COUNCIL

6.3 Places Matter consultation

PlacesMatter

Design Review Report
USDAW, Fallowfield

28 October 2020

RIBA Architecture.com Design Network

PlacesMatter

USDAW, Fallowfield
Manchester

Reference: PM_2020_050

Report of the Design Review Panel

Date of Review:	23 October 2020
Location:	Remote Design Review
Site Visit:	The Panel used 3D digital maps and 'street view'.
Design Lead:	Tim Groom Architects with Layer, for Watkin Jones

Findings

Thank you for bringing this scheme to Places Matter Remote Design Review. Due to Covid-19, this review was undertaken in 'remote' format.

There is a real sense that there is "a good scheme here struggling to get out". The Panel supports the retention of the villa and the contemporary terrace approach to the Langley Road elevation.

The provision of generous amounts of green space is to be welcomed, but you need to ensure each element has a clear functional purpose, including perhaps outdoor working.

More strategic site analysis and contextual drawings are need to explore the correct mass and distribution of the elements. A simpler, tripartite approach is needed that unifies all of the new buildings.

The Langley Road element should be wrapped around to the park as single 'L' shaped contemporary terrace with a dual pitched roof and fully gabled, to resolve the very awkward junction as currently presented.

The taller element needs to be pulled back from the villa and have a more elegant proportion. This can go higher than shown, as it is already above the tree line, but it needs to have a stronger base and a defined top, to create a better dialogue with expressed roofscape on the Langley Road block.

RIBA Architecture.com Design Network

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Background

The site is the existing USDAW head office complex on Wilmslow Road, Fallowfield, Manchester. This consists of the original villa c.1840 and the C20th 3-storey office additions to Langley Road. The site is bounded on two sides by Platt Fields Park, with a bank of splendid mature trees to the North.

The proposal is for a student accommodation scheme of some 412-rooms in a 'C' shaped new build to the rear of the retained and restored villa acting as a central hub. The new blocks range in height from four to nine storeys, with extensive green space to the frontage and in a courtyard behind the villa.

Design Review

The Panel thanked you for your presentation. This is a great site with generous spaces and a park setting, which has so much to offer. The old villa as an anchor to the scheme, set well back from Wilmslow Road as it is, allows for an old/new hybrid approach which could make the scheme a distinctive market offer.

Two basic elements of the site strategy were felt to be sound - the retained villa and the four-storey contemporary terrace to Langley Road. The interiors of the villa were thought to be more impressive than the rather neutered and underwhelming appearance of the exterior though. The set back of the blocks to enable to the retention of the park trees on the Northern boundary was fully supported and this will add character to the scheme.

You were asked to provide some strategic site sections to show the true height of the trees and the width of the street scene on Langley Road. It was felt that the elevation to Langley Road might benefit from being set back a little further, even by 1m and you were asked to explore that and illustrate it.

The 'C' block approach was not felt to be working though, as the taller element seems "hunched a little in the shoulder" and would benefit from being taller to give it a better proportion. You were also asked to explore separating it from the remaining part of the block, which might be better as an 'L' shape. The two have no internal connections, so this should be possible. A separation would also allow for views in and out of the courtyard space to the park beyond and avoid this feeling a little too tight.

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The appearance and detailing of the taller block was felt to be too "chunky" and would be better set further back from the North West corner of the villa. You were also asked to clearly demonstrate how the façade ideas relate to local typologies and to show how it beds itself in to the locale.

The Langley Road elevation feels plausible, with its contemporary chimneys, but the presentation showed a gable at the Eastern end adjacent to the villa, which on further interrogation is not how the block will appear, as it in fact has an extra storey to the courtyard side. The Platts Field Park view of the West facing block was felt to be less convincing and the junction between this and the Langley Road very awkward as it transitions from a mono-pitch roof to a flat roof. This really does "give the game away" and simply does not work and neither does the higher height to the courtyard.

Overall the landscape is achieving a generous level of space and this was supported, but the courtyard does feel too hidden and there was some uncertainty as to the functionality of some of the spaces. Quality external spaces will be of high value in a post-Covid world, so you were asked to give them all real purpose and functional thought, including perhaps the ability to encourage outdoor working.

Your landscape precedent images really capture what the place will feel like, but the Panel questioned whether some areas, for example the herbaceous planting, would be too high maintenance for this type of development and might benefit from being more formal to deal with the volume of people using the spaces.

The scheme needs to be drawn in a much wider context and shown with long site sections. Together, these will help you to define the correct massing and scale of each element. Optioneering was missing from the presentation, both for scale and mass and finer details, as well as how the typologies can be best brought together to form a coherent composition.

You were asked to "free the block at the back" and do more analysis to see how high this can go, with a smaller footprint, to accommodate the necessary quantum of development. This is not just a numbers game though and should work harder to create a better proportion and look at a vertical fenestration for the taller elements and a horizontal one for the remainder. The vernacular approach to Langley Road is supported in principle, but as presented the overall impression is

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that this is just a "stage set" and you need to find a way to bring the whole together more convincingly and in a more honest manner.

There is a real sense that there is "a good scheme here struggling to get out". In discussion you were asked to seek and approach that has three key simple elements – the retained villa; a dual pitched and fully gabled 'L' shaped contemporary terrace on Langley Road, wrapping around to the West; and, a contemporary and taller element, in the tradition of the great modernist buildings, set further back from the villa. This should form the basis of your narrative and link to the 'story' of what the landscape is trying to achieve and the functions that it is delivering.

The Panel was clear that as you have broken the tree line, then the taller element needs to have a stronger base and a defined top. The park setting gives you plenty of space to achieve a taller element, but it needs to have more substance and be supported by analysis as to why it has reached the chosen height and to so justify this.

The character of the street on Langley Road will be determined at eye level by the roof pitch and dormer elements. The taller element behind, if it went up to 11 or 12 storeys, will not be visible at eye level, but the South-West corner of the lower block will be prominent, so you must resolve the junction at this point.

The wider park setting really should be having some influence on the design and you need to drawing this context as part of your submission. This is not just about the immediately adjacent trees, important though they are, but should also include the adjacent public footpath, key views in and out from the site, how you capture these and how you have considered any shading issues on the wider park from the taller elements.

The Panel thanked you for bringing this scheme to Places Matter Design Review and for your constructive response to participating in the 'remote' format. We have the option for Desk Review once you have refined your proposition and the discussions with the Planning Authority are concluded on this current proposal.

PlacesMatter

PlacesMatter

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6.4 Waste management strategy

Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

High Rise Apartment Developments

	Yes/No - how much space has been provided?
0.43m² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.	183.2² Yes

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation - • louvered doors + windows to each Refuse Store

Hygiene - Wash point + Gully to be installed ~~to be installed~~ to each refuse room. Cleaning facilities housed in each Store

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

fresh Student Management.

Please ensure that you have attached:

Detailed plans of waste stores	☑
Location plans showing stores	☐
Location plans showing the proposed collection point and the route the collection vehicle will take	☐

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments