PRP

B100563-DM
Great Northern Tower
Design & Access Statement

April 2026 / Rev. P0



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Architecture
Urban Design
Masterplanning
Landscape
Development Consultancy
Research

Client

Taylor Wimpey
Gate House
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High Wycombe
Buckinghamshire
HP12 3NR

Architects

PRP
40 Princess Street
Manchester
M1 6DE

Site Address

1 Watson Street
Manchester
M3 4EE

PRP Job Reference / Document Number

B100563-DM Great Northern Tower - REV-DESIGN & ACCESS STATEMENT

Issuing Date / Office

April 2026 / Manchester

Revision Number / Date Checked

Planning Issue / April 2026

Project Lead

Christian Gonzalez Sanchez

Contents

1. Introduction **4**

1.1 Site Location 4

2. Great Northern Tower Court **5**

2.1 Existing Building 5

2.2 Location Plan 6

2.3 Existing Photographs 7

2.3 Planning History 8

3. Design **9**

3.1 Use 9

3.2 Amount 9

3.3 Layout 9

3.4 Scale 9

3.5 Landscaping 9

3.6 Appearance 9

4. Access **12**

4.1 Vehicular 12

4.2 Pedestrian and Cycle 12

5. Site Strategies **15**

5.1 Security 15

5.2 Waste Management 15

6. Supporting Documents **15**

1. Introduction

This document has been prepared by PRP on behalf of Taylor Wimpey

The works to be undertaken will not result in a material change and therefore Full Planning permission is not required.

The purpose of this document is to provide supporting information for a Certificate Of Lawfulness Planning Application proposing Façade remediation works to remove combustible elements.

The proposed works aim to improve the overall quality of the building. No external works adjacent to the building are anticipated. The application seeks to retain the building's existing use, classified as Class C3

1.1 Site Location

The Great Northern Tower is a 72-metre (236 ft) sloped high-rise apartment building located on Watson Street in Manchester City Centre, England. It is adjacent to its namesake, the Grade II listed Great Northern Warehouse.

The building is located centrally in regards to the main tram and railway stations in Manchester, with the Deansgate-Castlefield tram stop/Deansgate railway station, St Peter's Square tram stop and Manchester Oxford Road railway station each within a few minutes walk. It is also adjacent to Deansgate and the Manchester Central Convention Complex (commonly known as Manchester Central or GMEX).

The site benefits from its proximity to a range of amenities, including retail, restaurants and cultural attractions, as well as excellent public transport links via nearby bus and train services.

1.2 Site History

The building was proposed in 2001 and construction began in 2004 with completion in 2007.

The sloped style of the building was designed to complement the curved roof of the neighbouring Manchester Central Convention Complex, and create a distinctive silhouette to the Manchester skyline. Clad in glass, metal, and grey tiles, the tower slopes in profile from 10 to 25 storeys, and has two levels in the basement.

The site's history reflects a pattern of redevelopment shaped by both architectural progression and historical events over the past century.

2. Great Northern Tower

Great Northern Tower is currently residential accommodation. The following works are proposed to improve the fire resisting performance of the building as a whole;

- Install cavity barriers on compartment lines and around all openings including service penetrations; cavity barriers to be mechanically fixed back to the floor slab edge or metal liner
- All gaps at cavity barrier locations to be fully filled.
- Timber decking to replaced with non-combustible material

2.1 Existing Building

Great Northern Tower is an existing residential building, located in the City Centre of Manchester. The building was constructed with a concrete-frame and is believed to have commenced construction circa 2004 and achieved practical completion circa 2007.

Great Northern Tower comprises 25 storeys (Basement 2 — Level 22 (B2, B1, G, M1, M2, Podium + 22)) with the basement storeys encompassing two levels of under croft car parking. The ground level contains commercial units, whilst 257 residential units span over the upper levels. Based on the elevations provided by the client to BB7 the building height is circa 72m when measured in accordance with Approved Document B Diagram D6, i.e., from the lowest external ground level to the uppermost storey.

Great Northern Tower is separated into three blocks which vary in height: A, B and C:



Existing Building - View from Peter Street

2.2 Location Plan



Key

Site boundary

N

2.3 Existing Photographs





Existing view from Peter Street





Existing side elevation view from Watson Street

2.3 Existing Photographs



Existing rear elevation view from Watson Street Road



Existing side elevation view from Windmill Street



Pre 2003 Planning Application - Historic image showing the site



Completed building circa 2007 - Historic image

2.3 Planning History

Proposed in 2001 and constructed from 2004-2007, the tower was a key part of the area's residential regeneration.

At only 17 metres wide and rising to 78 metres tall, the Great Northern Tower was one of the first contemporary additions to Manchester's rapidly changing skyline, and marked a renaissance for people choosing to live in the city centre.

Nestled between Manchester's International Convention Centre and the Grade II listed Great Northern Warehouse, the Great Northern Tower, known as the 'slot site', maximised its tight, narrow site to deliver 257 new homes.

Application ref. 059571/FO/CITY3/00 for 'Mixed use development comprising 237 residential units with A1/A3/D2 uses on ground and mezzanine levels with basement and sub-basement parking' was approved with conditions 28th September 2000. The conditions were subsequently discharged.

There is no other relevant planning history, associated with the proposed development.

The project was a finalist for the 2007 Building Awards (Major Housing Project) and won a 2007 UK Property Award for High-Rise Architecture.

3. Design

3.1 Use

The application seeks to maintain the existing use, class C

3.2 Amount

The amount will remain unchanged.

3.3 Layout

The layout will remain unchanged.

3.4 Scale

The scale will remain unchanged.

3.5 Landscaping

No landscaping works are proposed within this application.

3.6 Appearance

The appearance will remain unchanged

Proposed Facade - refer to elevations:

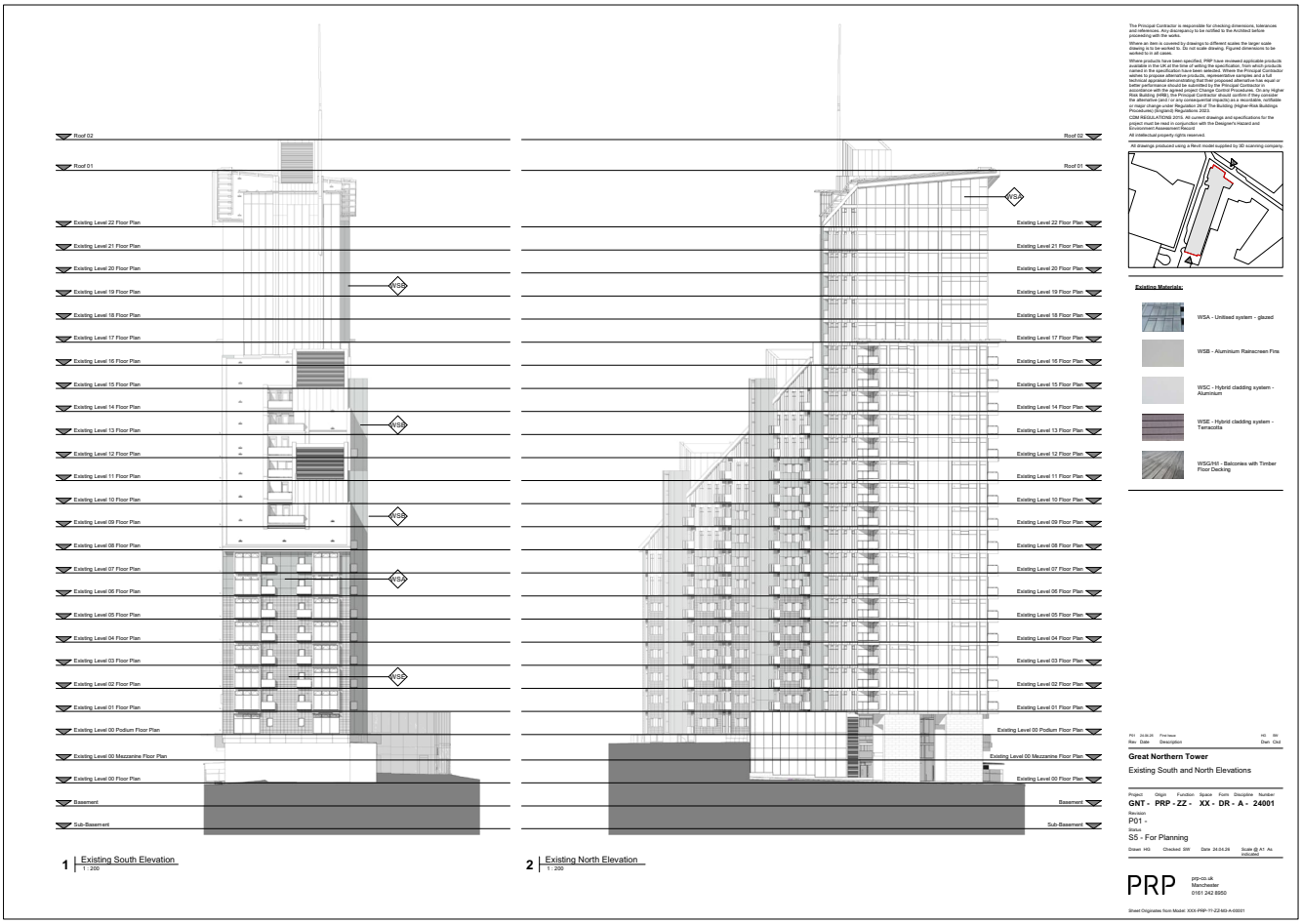
The following works are proposed to improve the fire safety performance of Great Northern Tower;

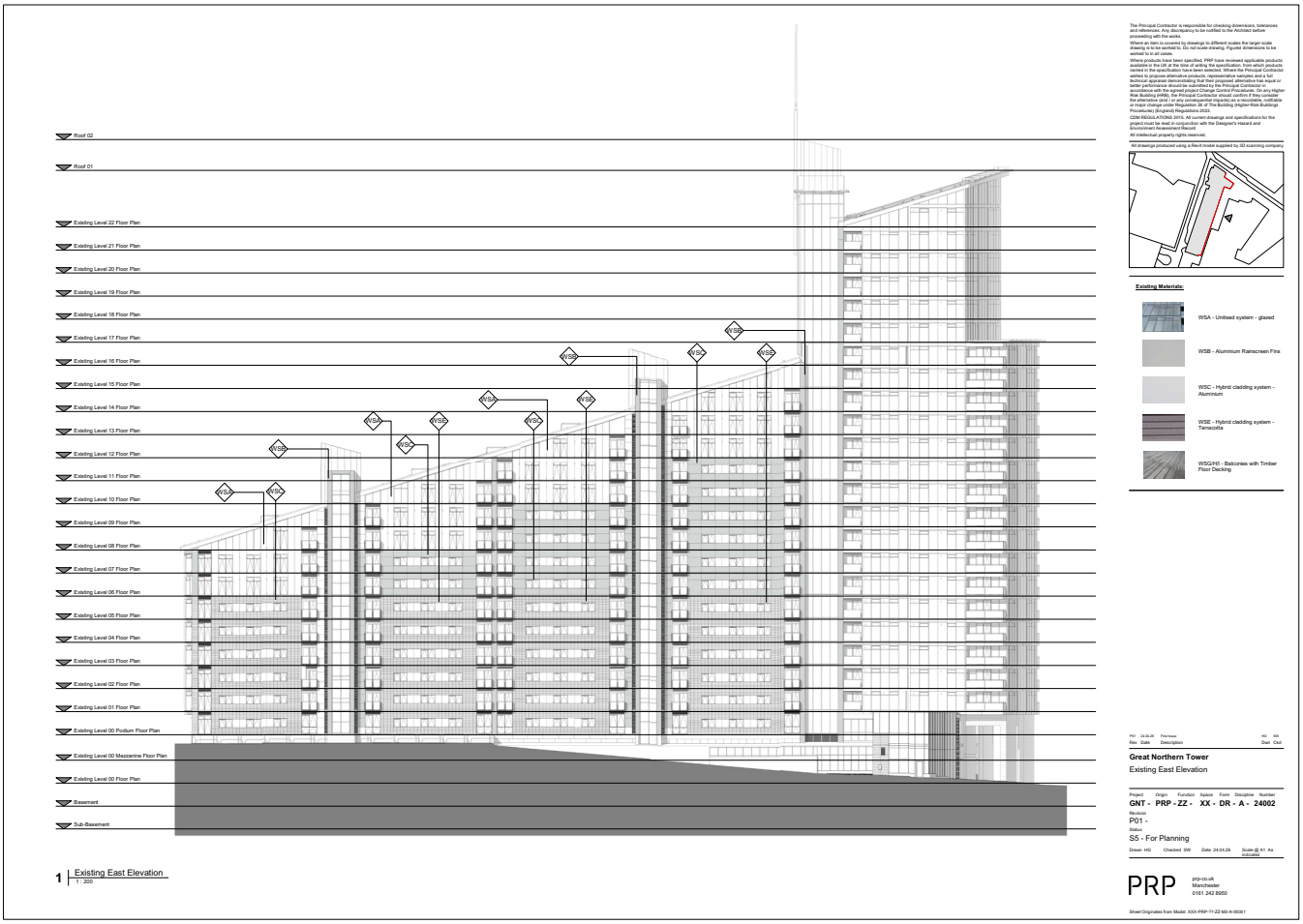
- Existing cladding materials to be removed, new cavity barriers to be installed & existing cladding then re-instated

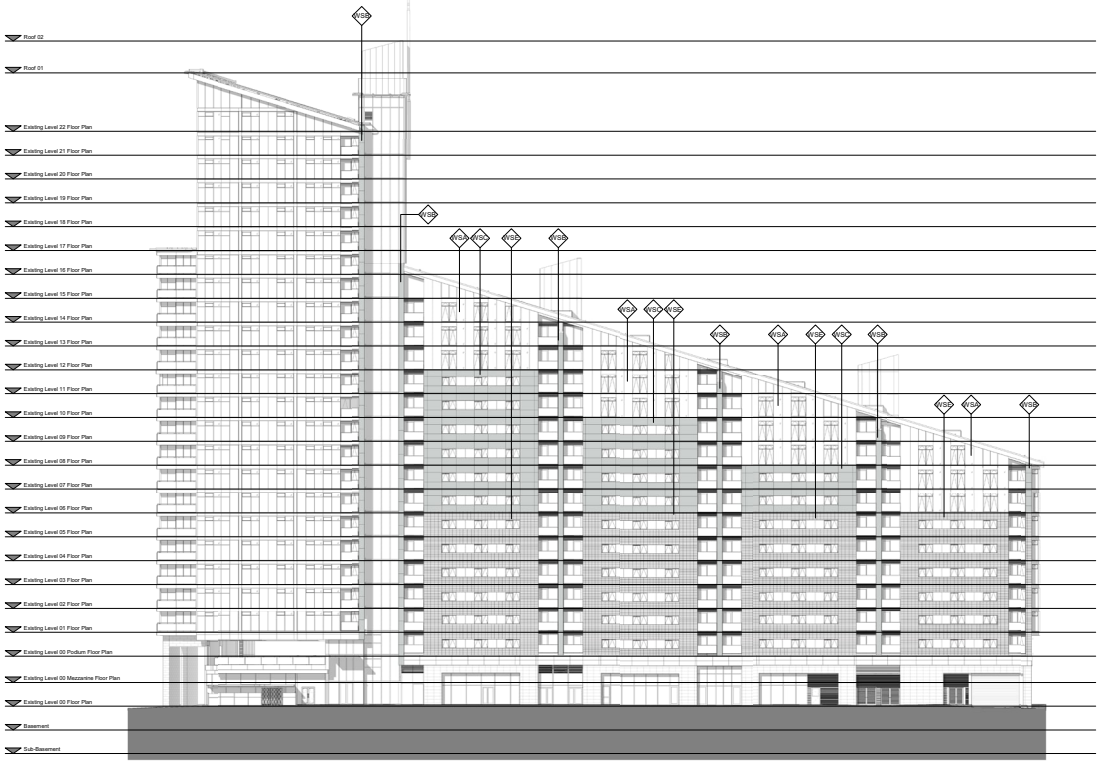


- Timber decking replaced with non-combustible decking




Roof 02
Roof 01
Existing Level 22 Floor Plan
Existing Level 21 Floor Plan
Existing Level 20 Floor Plan
Existing Level 19 Floor Plan
Existing Level 18 Floor Plan
Existing Level 17 Floor Plan
Existing Level 16 Floor Plan
Existing Level 15 Floor Plan
Existing Level 14 Floor Plan
Existing Level 13 Floor Plan
Existing Level 12 Floor Plan
Existing Level 11 Floor Plan
Existing Level 10 Floor Plan
Existing Level 09 Floor Plan
Existing Level 08 Floor Plan
Existing Level 07 Floor Plan
Existing Level 06 Floor Plan
Existing Level 05 Floor Plan
Existing Level 04 Floor Plan
Existing Level 03 Floor Plan
Existing Level 02 Floor Plan
Existing Level 01 Floor Plan
Existing Level 00 Podium Floor Plan
Existing Level 00 Mezzanine Floor Plan
Existing Level 00 Floor Plan
Basement
Sub-Basement
WSA
WSB
WSC
WSE
WSG
1 Existing South Elevation
1 : 200
2 Existing North Elevation
1 : 200
Existing Materials:
WSA - Unitised system - glazed
WSB - Aluminium Rainscreen Fins
WSC - Hybrid cladding system - Aluminium
WSE - Hybrid cladding system - Terracotta
WSG/Hil - Balconies with Timber Floor Decking
Great Northern Tower
Existing South and North Elevations
GNT - PRP - ZZ - XX - DR - A - 24001
P01 -
S5 - For Planning
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Roof 02
Roof 01
Existing Level 22 Floor Plan
Existing Level 21 Floor Plan
Existing Level 20 Floor Plan
Existing Level 19 Floor Plan
Existing Level 18 Floor Plan
Existing Level 17 Floor Plan
Existing Level 16 Floor Plan
Existing Level 15 Floor Plan
Existing Level 14 Floor Plan
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Existing Level 11 Floor Plan
Existing Level 10 Floor Plan
Existing Level 09 Floor Plan
Existing Level 08 Floor Plan
Existing Level 07 Floor Plan
Existing Level 06 Floor Plan
Existing Level 05 Floor Plan
Existing Level 04 Floor Plan
Existing Level 03 Floor Plan
Existing Level 02 Floor Plan
Existing Level 01 Floor Plan
Existing Level 00 Podium Floor Plan
Existing Level 00 Mezzanine Floor Plan
Existing Level 00 Floor Plan
Basement
Sub-Basement
WSA
WSB
WSC
WSE
WSG
1 Existing East Elevation
1 : 200
Existing Materials:
WSA - Unitised system - glazed
WSB - Aluminium Rainscreen Fins
WSC - Hybrid cladding system - Aluminium
WSE - Hybrid cladding system - Terracotta
WSG/Hil - Balconies with Timber Floor Decking
Great Northern Tower
Existing East Elevation
GNT - PRP - ZZ - XX - DR - A - 24002
P01 -
S5 - For Planning
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1 | Existing West Elevation
1 : 200

The Principal Contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be notified to the Architect before proceeding with the works.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. Do not scale drawing. Figured dimensions to be worked to in all cases.

Where products have been specified, PRP have reviewed applicable products available in the UK at the time of writing the specification, from which products named in the specification have been selected. Where the Principal Contractor wishes to propose alternative products, representative samples and a full technical appraisal demonstrating that their proposed alternative has equal or better performance should be submitted by the Principal Contractor in accordance with the agreed project Change Control Procedures. On any Higher Risk Building (HRB), the Principal Contractor should confirm if they consider the alternative (and / or any consequential impacts) as a recordable, notifiable or major change under Regulation 36 of The Building (Higher-Risk Buildings Procedures) (England) Regulations 2023.

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Existing Materials:



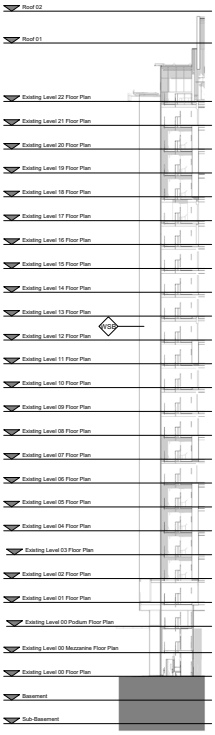
P01 24.04.26 First Issue HG SW
Rev Date Description Dwn Chkd

Great Northern Tower
Existing West Elevation

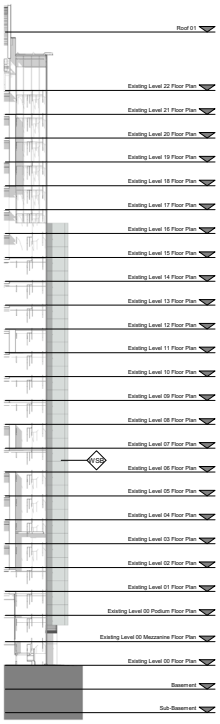
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GNT - PRP - ZZ - XX - DR - A - 24003
Revision
P01 -
Status
S5 - For Planning
Drawn HG Checked SW Date 24.04.26 Scale @ A1 As indicated

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Sheet Originates from Model: XXX-PRP-TY-ZZ-M3-A-50001



1 | Existing Fin Elevation North
1 : 200



2 | Existing Fin Elevation South
1 : 200

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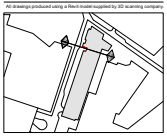
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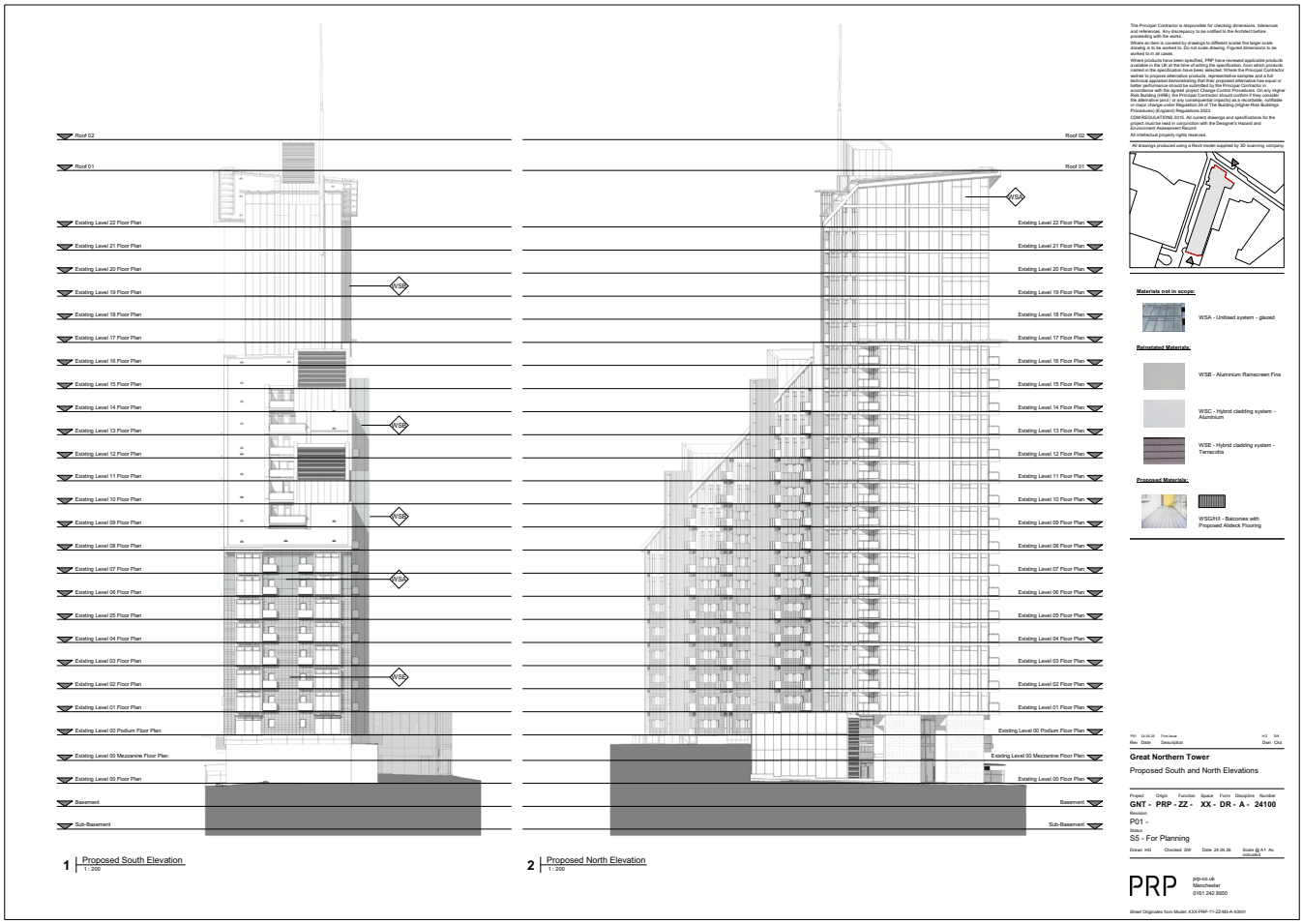
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Rev Date Description Dwn Chkd

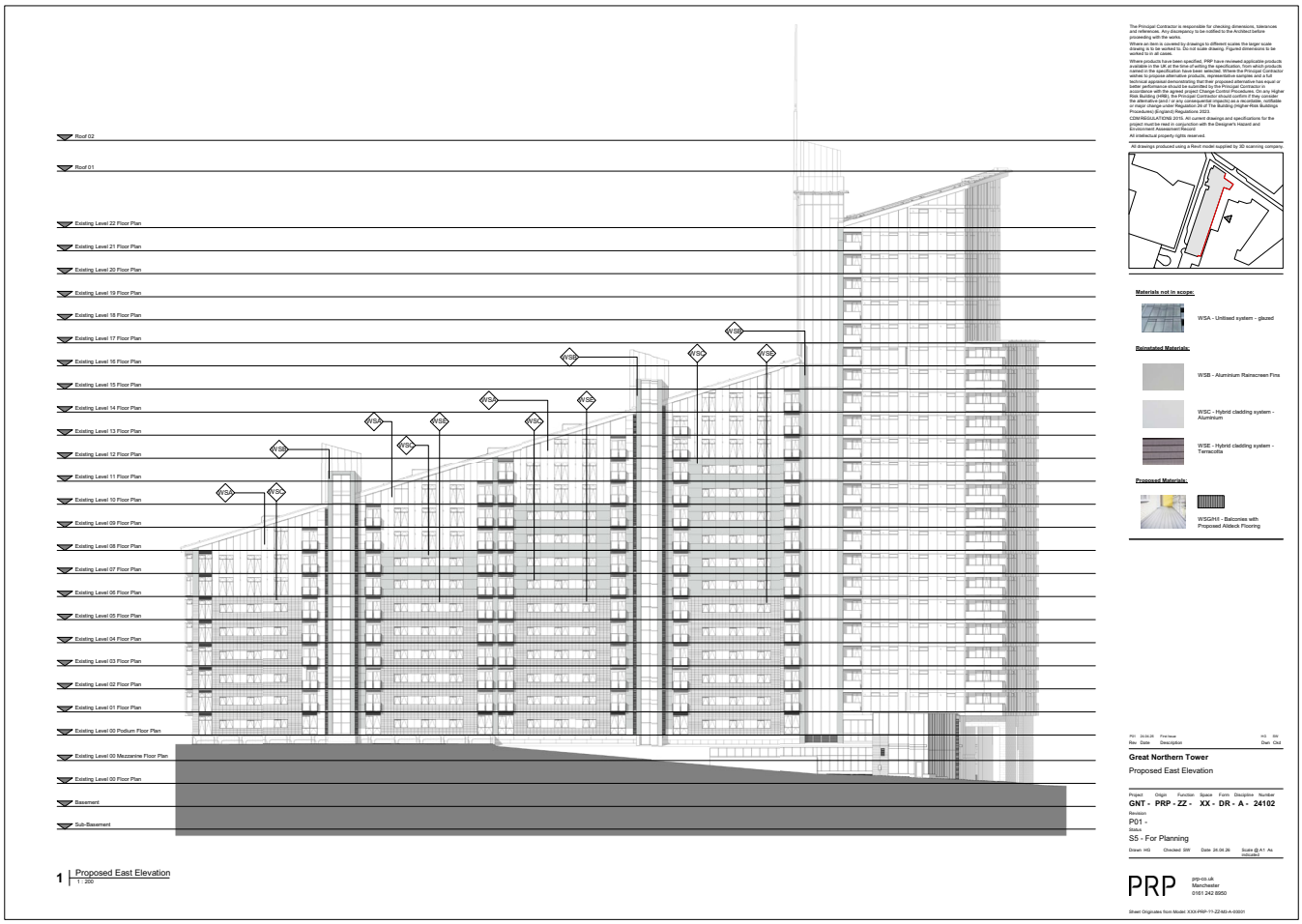
Great Northern Tower
Existing Fin Elevations

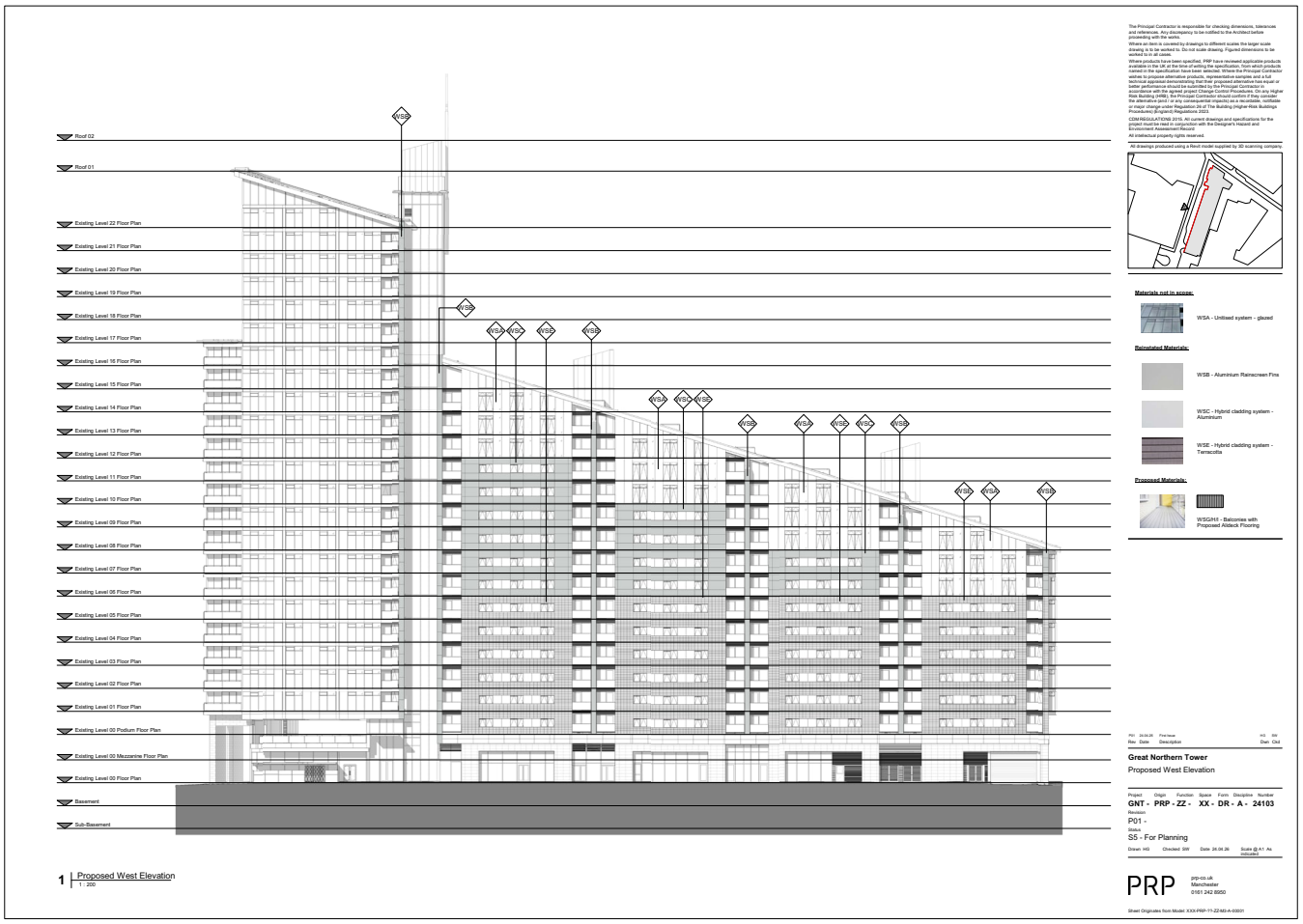
Project Origin Function Space Form Discipline Number
GNT - PRP - ZZ - XX - DR - A - 24004
Revision
P01 -
Status
S5 - For Planning
Drawn HG Checked SW Date 24.04.26 Scale @ A1 As indicated

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Sheet Originates from Model: XXX-PRP-TY-ZZ-M3-A-50001


Roof 02
Roof 01
Existing Level 22 Floor Plan
Existing Level 21 Floor Plan
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WSGM
1 Proposed South Elevation
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1 : 200
Materials not in scope:
WSA - Unitised system - glazed
Reinstated Materials:
WSB - Aluminium Rainscreen Fins
WSC - Hybrid cladding system - Aluminium
WSE - Hybrid cladding system - Terracotta
Proposed Materials:
WSGM1 - Balconies with Proposed Aldeck Flooring
Great Northern Tower
Proposed South and North Elevations
GNT - PRP - ZZ - XX - DR - A - 24100
P01 -
S5 - For Planning
PRP
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Roof 02
Roof 01
Existing Level 22 Floor Plan
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Proposed Materials:
WSGM1 - Balconies with Proposed Aldeck Flooring
Great Northern Tower
Proposed East Elevation
GNT - PRP - ZZ - XX - DR - A - 24102
P01 -
S5 - For Planning
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1 | Proposed West Elevation
1 : 200

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Reinstated Materials:

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WSE - Hybrid cladding system - Terracotta

Proposed Materials:

WSG/H1 - Balconies with Proposed Aldeck Flooring

Rev	Date	Description	Dwn	Chd
P01	24.04.26	First Issue	HG	SW

Great Northern Tower

Proposed West Elevation

Project	Origin	Function	Space	Form	Discipline	Number
GNT -	PRP -	ZZ -	XX -	DR -	A -	24103

Revision P01 -

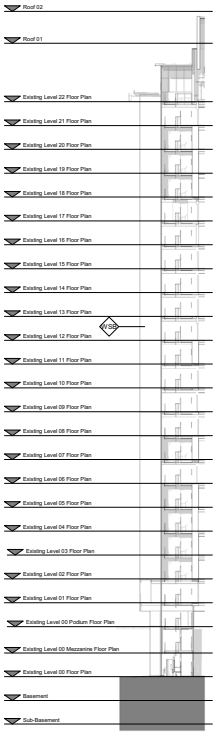
Status S5 - For Planning

Drawn HG | Checked SW | Date 24.04.26 | Scale @ A1 As indicated

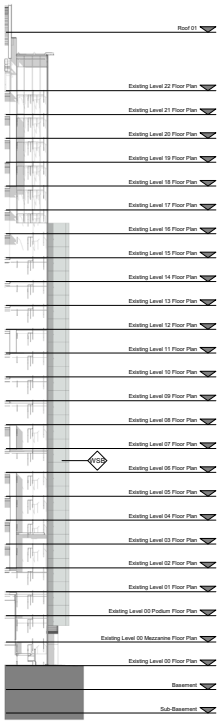
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Sheet Originates from Model: XXX-PRP-17-ZZ-M3-A-03031



1 | Proposed Fin Elevation North
1 : 200



2 | Proposed Fin Elevation South
1 : 200

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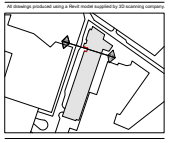
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WSC - Hybrid cladding system - Aluminium

WSE - Hybrid cladding system - Terracotta

Proposed Materials:

WSG/H1 - Balconies with Proposed Aldeck Flooring

Rev	Date	Description	Dwn	Chd
P01	24.04.26	First Issue	HG	SW

Great Northern Tower

Proposed Fin Elevations

Project	Origin	Function	Space	Form	Discipline	Number
GNT -	PRP -	ZZ -	XX -	DR -	A -	24104

Revision P01 -

Status S5 - For Planning

Drawn HG | Checked SW | Date 24.04.26 | Scale @ A1 As indicated

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Sheet Originates from Model: XXX-PRP-17-ZZ-M3-A-03031

4. Access

4.1 Vehicular

The current vehicular access to the underground car park will be unchanged.

4.2 Pedestrian and Cycle

The proposed works do not change the pedestrian and cycle strategy of the existing building.



Proposed view of underground car park entrance

5. Site Strategies

5.1 Security

The proposed works do not change the site security strategy of the existing building.

5.2 Waste Management

The proposed works do not change the site waste management strategy of the existing building.

6. Supporting Documents

In addition to this Design and Access Statement, the following supporting documents are submitted as part of this application:

- Site Location Plan
- Existing Floor Plans
- Existing Elevations
- Proposed Elevations