

# Design and Access Statement

## Postal Street

Document history

| Version | Date       | Description                      |
|---------|------------|----------------------------------|
| P01     | 28/02/2025 | Draft Issue                      |
| P02     | 21/03/2025 | Issued for Review and Acceptance |
| P03     | 27/03/2025 | Issued for Review and Acceptance |
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| P05     | 05/11/2025 | Issued for Review and Comment    |
| P06     | 11/11/2025 | Issued for Review and Comment    |
| P06     | 17/04/2026 | Issued for Review and Comment    |
| P07     | 22/04/2026 | Issued for Planning              |
|         |            |                                  |
|         |            |                                  |
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|         |            |                                  |
|         |            |                                  |
|         |            |                                  |

Next page  
View from Newton Street  
for illustrative purposes only









**Above**  
View from Faraday and Dean Street Corner  
for illustrative purposes only

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# 1 Introduction

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- 1.6 Piccadilly Basin SRF summary
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1.1

Introduction  
Design Team

This document has been prepared by Hawkins\Brown in conjunction with the professional team listed on the right, and forms part of the detailed planning application for Postal Street.

The plot location is shown on drawing POST-HBA-ZZ-XX-DR-A-20-0000 contained within the application drawings which accompany this application.

The purpose of this document is to set out the design response to this site. This includes the analysis, design development and concepts that have been applied to the proposals.

This document should be read in conjunction with all other application documents, which include:

- Application Forms and Ownership Certificates, Notices etc.
- Application drawings
- Accommodation Schedule
- Topographical Survey
- Supporting Planning and affordable housing Statement
- Heritage Statement
- Archaeological Desk Based Assessment
- Flood Risk and Drainage Strategy
- Environmental Standards and Energy Statement (and Heat and Energy Network Assessment)
- Sustainability Statement
- Statement of Consultation
- Noise Assessment
- Air Quality Report
- Phase 1 & 2 (Desktop) Geo-Technical Report
- Ecological Assessment
- Below Ground Radar Assessment
- Transport Statement
- Framework Sustainable Travel Plan
- MCC GD04 Waste Proforma
- Framework Construction Management Plan
- Local Labour Agreement: Statement of Intent
- Crime Impact Statement
- Ventilation Strategy
- Daylight / Sunlight Assessment
- TV Reception Survey
- Broadband Connectivity Assessment
- Residential Management Statement
- Fire Statement (Gateway One)
- Carbon Pro-Forma

Client team

**Applicant**  
The Council of the City of Manchester  
This City

Consultant team

**Project manager**  
Atkins Réalis

**Architect**  
Hawkins\Brown

**Structural and civil engineer**  
Heyne Tillett Steel

**Landscape architect**  
Re-form Landscape

**Planning consultant**  
Deloitte

**MEP engineer**  
Hannan Associates

**Fire engineer**  
OFR Consultants

**Principal designer**  
Hawkins\Brown

**Transport consultant**  
SK Transport Planning

**Heritage consultant**  
Deloitte

**Daylight/sunlight consultant**  
GIA

**Ecologist**  
LUC

**Public relations**  
Counter Context

**Noise impact**  
Sandy Brown

**Air quality**  
Noise Air



# 1 Introduction

## 1.2 Executive Summary

This City develop, finance and manage high-quality rental homes in the Manchester area, with a particular focus on sustainability, community and long-term housing stability. Being owned by Manchester City Council provides This City with public-sector backing, enabling alignment with wider city-level objectives around housing, sustainability and community-development. The mission of This City is to meet the demand for high-quality, low-carbon rental accommodation, while embedding the “Mancunian spirit” in their design, build and management practices. The market housing will subsidise the provision of the Manchester Living Rent properties.

This City’s new development site is situated at the heart of the Northern Quarter and is located just outside, and adjacent to, the Piccadilly Basin SRF area and Stevenson Square Conservation Area.

### Overview

- Postal Street is conceived as a new-build residential-led development comprising 126 apartments and approximately 759 sqm of street-facing, flexible commercial space(s) at ground floor.
- All homes are designed to Manchester Residential Space Standards / Nationally Described Space Standards and are M4(2) compliant.
- Minimum 20% of homes available at the Manchester Living Rent (truly affordable rent, capped at the Local Housing Allowance).
- Apartment mix of 56% 1 Bed, 44% 2 Bed.

### Key

- |                                                                                     |                                        |                                                                                     |                           |
|-------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | Site Boundary                          |  | Northern Quarter          |
|  | Stevenson Square Conservation Area     |  | Ancoats Conservation Area |
|  | Piccadilly Basin SRF Area              |  | Central Retail District   |
|  | Piccadilly Basin SRF Area of Influence |                                                                                     |                           |





**Housing with a Manchester accent**

“This City” is a new kind of housing company: owned by Manchester City Council. We don’t just construct housing – we plan, finance and build homes in communities – a great company putting a unique Manchester twist on how and why homes are financed, built and managed.

The Mancunian spirit is at the heart of This City. This City is building high-quality, low-carbon, accessible housing for ordinary Mancunians.

This City is more than bricks and mortar. Rented homes are homes for life, supporting residents to have long-term, stable housing.

**Vision**

“Our vision is to demonstrate the Mancunian spirit by building and managing 500 new low-carbon rental homes a year with a minimum 20 per cent rented at Manchester Living Rent by 2030.

**Mission**

“Our mission is to help meet the demand for high-quality, low-carbon rental housing across Manchester. We will demonstrate the Mancunian spirit by designing community-focused developments that foster human connection to strengthen existing communities.”

**Building communities**

The Manchester spirit is made real with the communities we are building, modernising housing, and how it should be done – ‘all in a Manchester accent’. This City is building homes for the future with low-carbon and low-energy designs, providing Mancunians with sustainable housing options.

Creating inclusive and diverse communities, This City will provide homes which Mancunians can be proud to live in and call home, connecting residents to work, and the fabric of the neighbourhood.

We aim to do things right, with well-managed buildings, providing a responsive, proactive facilities management team that care for homes as if they were their own.





Provision of  
**inclusive,  
accessible** and  
**affordable homes**  
at **Manchester  
Living Rent**

A **sustainable,  
high-performing**  
and **comfortable**  
building underpinned  
by robust technical  
drivers and  
**site-specific  
environmental  
performance**

A **range of homes**  
for a **diverse  
community** rooted  
in the **Northern  
Quarter's unique  
character** and  
**creative spirit**

Set within public  
realm that  
**reinstates the  
historic street  
grain** and **enriches  
the street  
experience**

**This City's long-  
term commitment  
as building  
owner-operator,**  
embedded within  
the local community



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Introduction

1.5

Planning context

Development Plan

Manchester’s future development vision and spatial strategy are laid out in the Local Plan, a collection of statutory Development Plan Documents (DPDs).

The adopted Local Plan consists of the following:

- Manchester Core Strategy 2012 (the “Core Strategy”)
- Manchester Proposals Map 2012
- Places for Everyone (2024)
- Saved Policies of the Manchester Unitary Development Plan 1995 (UDP)
- Greater Manchester Joint Waste DPD 2012
- Greater Manchester Joint Minerals Plan 2013

The Core Strategy, adopted in 2012, is the Local Plan’s overarching DPD. This strategy replaced major elements of the UDP, establishing long-term strategic policies for Manchester’s development and serving as the primary assessment framework for planning applications.

While the Core Strategy and the subsequent Places for Everyone have largely superseded the UDP, certain UDP policies have been preserved and are still part of the adopted Local Plan.

Manchester City Council prepared a Draft Local Plan (2025), which was open for public consultation until November 2025.

Material Considerations

The determination of this planning application should also consider the following documents as material considerations:

- National Planning Policy Framework (NPPF) (2024)
- National Planning Practice Guidance (NPPG)
- Guide to Development in Manchester Supplementary Planning Document (2007) & Technical Guidance (2015)
- Our Manchester Strategy – Forward to 2025
- Manchester’s Green and Blue Infrastructure Strategy
- Manchester Climate Change Framework: 2020-2025 (2020)
- City Centre Transport Strategy to 2040 (2021)
- Manchester Residential Quality Guidance (2017)
- Design for Access 2 (2003)

Relevant framework and design guidance documents





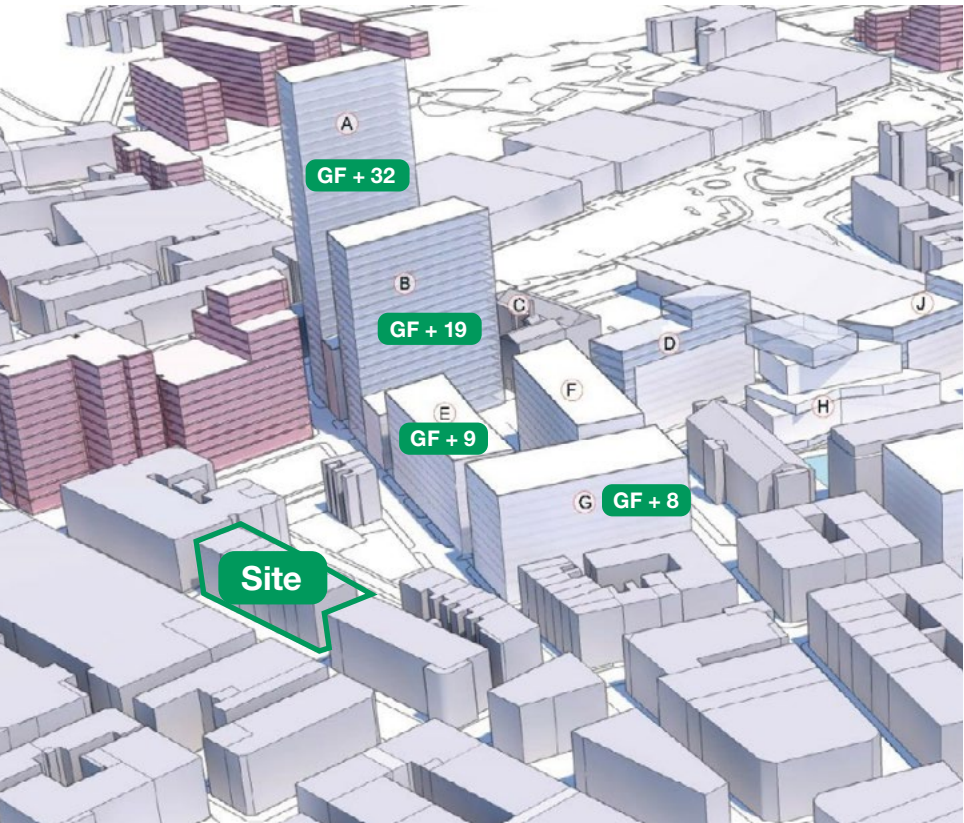
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Introduction

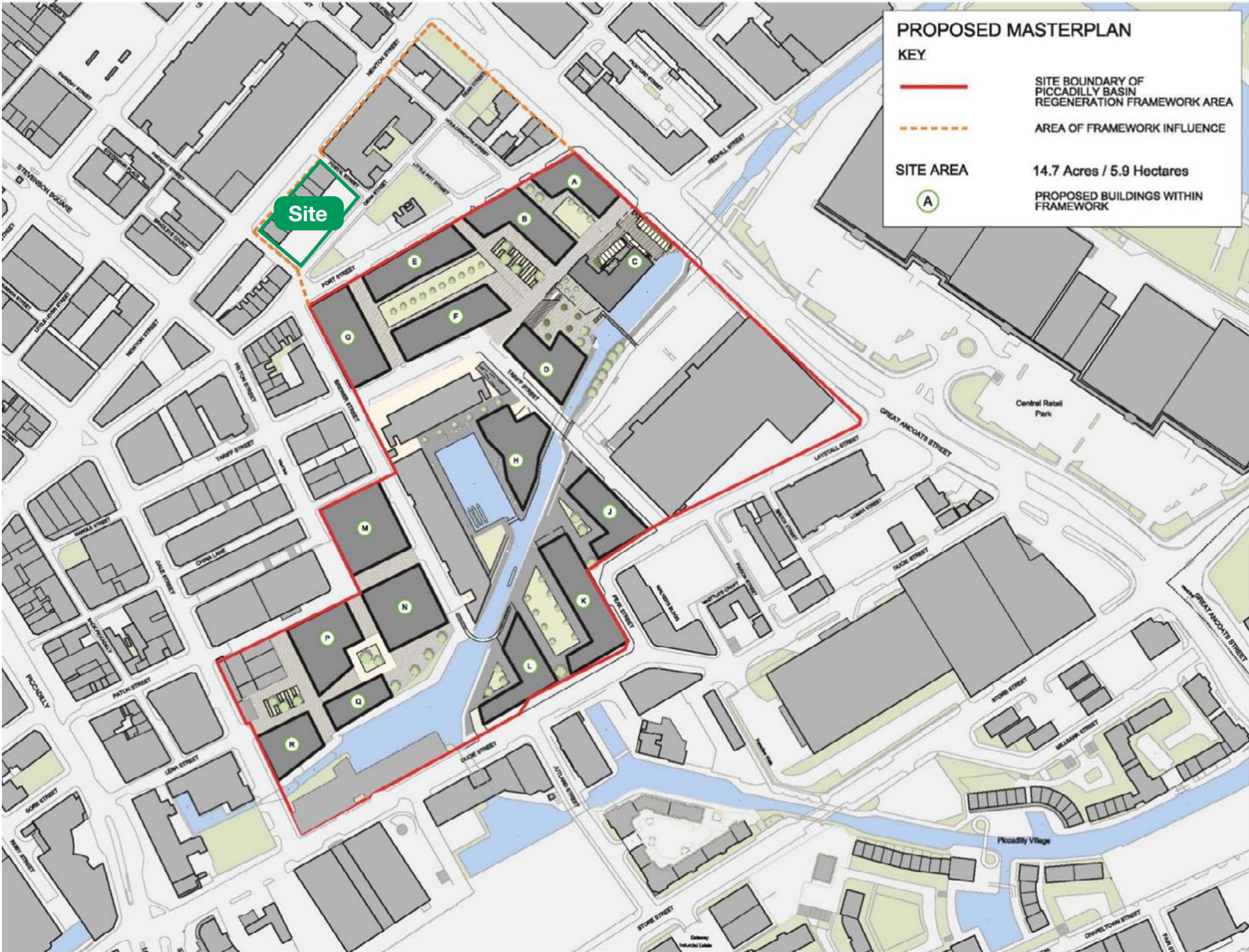
1.6

Piccadilly Basin SRF summary

The site sits within the ‘Area of framework influence’ of the Piccadilly Basin Strategic Regeneration Framework. Significant heights are expected to come forward on sites south-east of Port Street, as shown in the below extracts.



Massing from the South West - Piccadilly Basin SRF p.84



Indicative Masterplan - Piccadilly Basin SRF p.68



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1.7

Introduction  
Planning consultation

The Proposed Development has been worked up in consultation and collaboration with the Local Planning Authority. This City, Hawkins\Brown and Deloitte met with Manchester City Council (MCC) planning officers on three occasions in 2022, as listed below:

- Pre-App - 18th January 2022
- Pre-App - 5th April 2022
- Pre-App - 21st September 2022

A summary of each pre-app meeting and the content shared is captured below, including any key feedback, which informed the development of the proposals.

Pre-App Meeting - 18.01.22

Hawkins\Brown presented their initial design response and massing.

Feedback

- MCC questioned the appropriateness of the proposed scale and massing, emphasizing the need for justification due to potential impacts on surrounding residential amenity.
- Questions were raised about how the development would relate to its context, with a particular focus on ensuring it complements the existing urban fabric.
- Materiality of the proposals, with the importance of incorporating passive sustainability measures to enhance energy efficiency was highlighted.
- The need for a comprehensive carbon assessment was highlighted to ensure the development aligns with sustainability objectives and minimizes environmental impact.

Pre-App Meeting - 05.04.22

Massing options were developed in response to the initial Pre-App that reoriented the tallest element away from Newton Street. Architectural language and materiality were also presented.

Feedback

- MCC queried the omission of external amenity space
- Clarification was sought on the distinction between “accessible” and “affordable” homes
- Emphasis placed on the detailed development of louvres and soffits, with a preference for masonry reveals within concealed brick soffits
- Robust sustainability measures highlighted as essential to ensure low running costs and mitigate overheating risk
- MCC suggested “flipping” the proposed massing to improve the urban design response. Points were also raised regarding the proposed eight to nine-storey height.
- Further details were requested on window panelling, with MCC deeming the initial design unacceptable in relation to the surrounding conservation areas and listed buildings.

Pre-App Meeting - 21.09.22

An update of unit mixes were presented along with updates to the buildings massing and facade materiality through street views and initial bay studies.

Feedback

- MCC sought clarification on the percentage of homes to be capped at the Local Housing Allowance (LHA) rate and reiterated the minimum requirement of 20% of homes at Manchester Living Rent (MLR.)
- Questions were raised regarding daylight and sunlight impacts on 135 neighbouring properties, with a request for a narrative addressing these impacts.
- MCC questioned the balance between sustainable construction practices and design.
- The rationale for the proposed quantum of homes was queried.

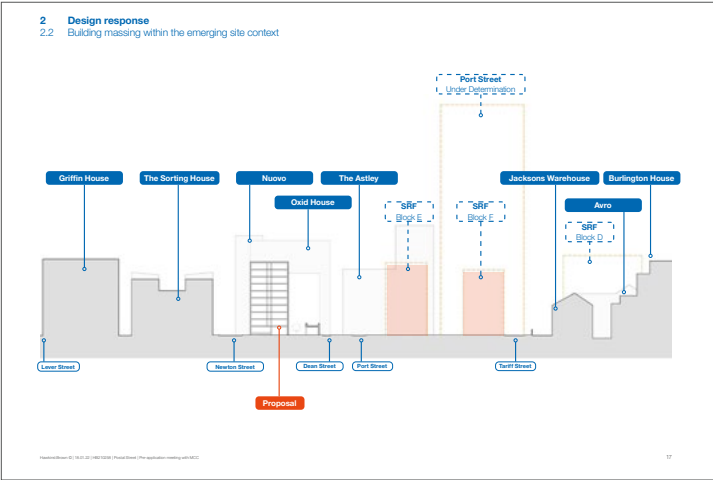


Image from Pre-App Meeting showing initial massing in context

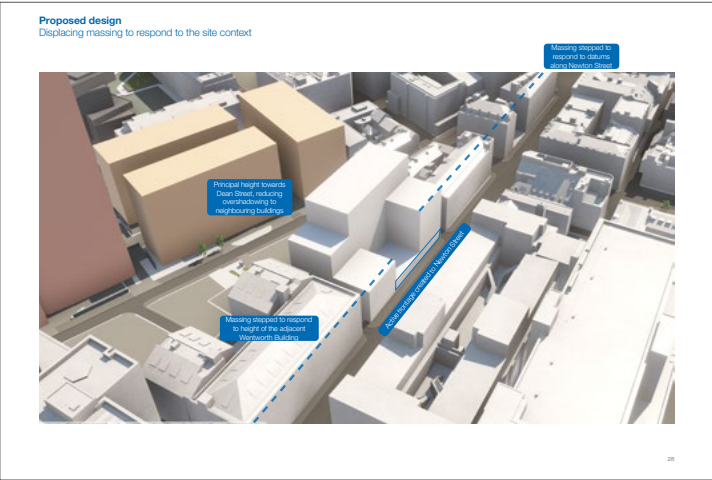


Image from Pre-App Meeting showing proposed stepped massing

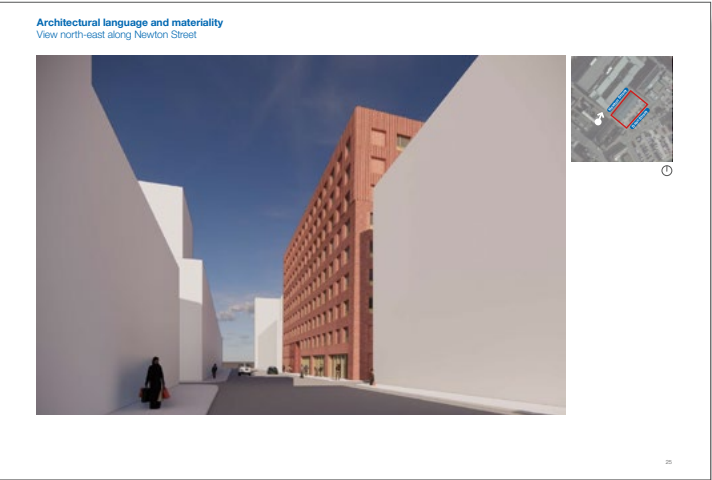


Image from Pre-App Meeting showing a street view from Newton Street



1

1.7

Introduction

Planning consultation

Following this, Hawkins\Brown has more recently undertaken consultations and pre-application meetings with MCC planning officers as listed below:

- Pre-App - 14th November 2024
- Pre-App - 7th January 2025
- Pre-App - 21st January 2025

A summary of each pre-app meeting and the content shared is captured below, including any key feedback, which informed the development of the proposals.

Pre-App Meeting - 14.11.24

An update was provided on the previous scheme, including massing, unit mix, and ground floor uses. Key site principles were outlined, covering sustainability, cycle provision, MLR-rate homes, and shared amenity spaces.

Feedback

- MCC raised questions regarding the proposed unit mix and building heights on Newton Street but committed to reviewing plans in detail and providing written feedback.
- MCC asked if all apartments would meet M4(2) standards.
- The impact of pedestrianising surrounding streets on local businesses was raised.
- Future-proofing ventilation systems was discussed alongside recommendations for adequate bin storage, ground floor design and commercial unit ventilation (particularly F&B use.)

Pre-App Meeting - 07.01.25

Updated massing and initial ideas for the elevation treatment of the building were shared, based upon a study of the surrounding context.

Feedback

- Vertical brick piers seen as unsuitable for a site context with a predominantly horizontal emphasis
- Dean Street considered a principal elevation like Newton Street, as such it needs appropriate detailing.
- Window proportions on Newton Street were questioned, with a preference to remove brick detailing below to allow for larger openings and more light
- The placement of opening lights on Newton Street was flagged for misalignment with the contextual design
- Crown detailing seen as weak, with the brick piers undermining its expression
- The base detailing should be enriched to match the upper levels
- Comments noted around the accuracy of window frame profiles.

Pre-App Meeting - 21.01.25

Updated facade studies were presented in the form of a series of typical bay studies. The studies were informed by contextual analysis.

Summary

- Vertical piers replaced with horizontal banding to respond to adjacent buildings in context, with discussions around a less varied brick palette and consideration of darker tones
- Dean Street elevation given the same treatment as Newton Street to align with the previous Pre-app comments, however, the need for careful detailing and high-quality finishes were highlighted
- MCC later requested full elevations to get a more comprehensive overview of the scheme.

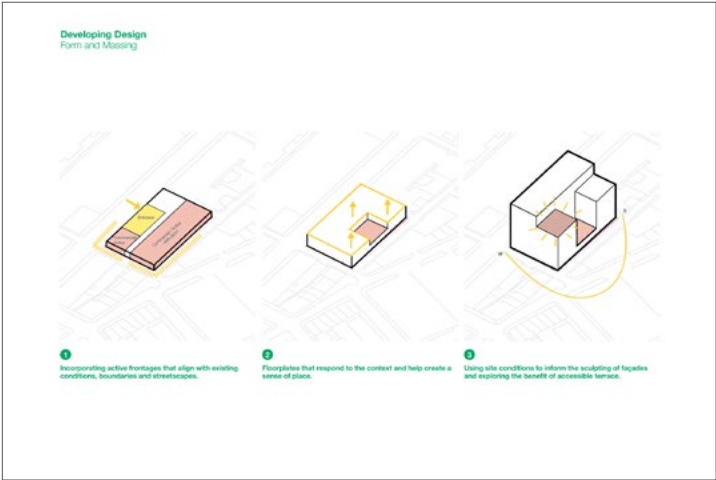


Image from Pre-App Meeting showing initial massing

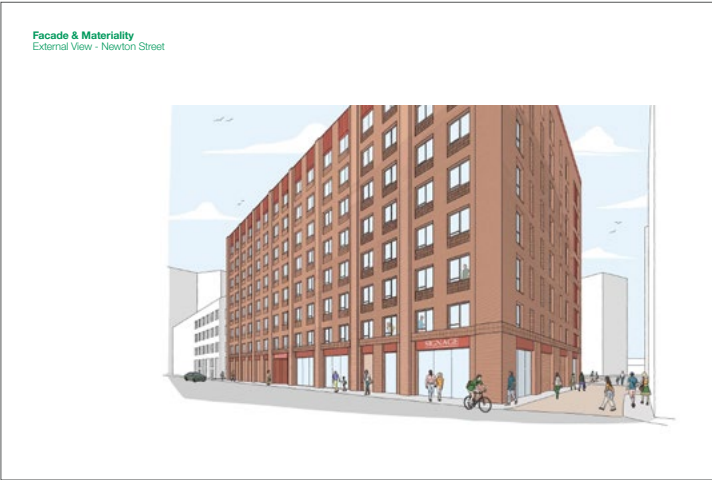


Image from Pre-App Meeting showing illustrative proposal

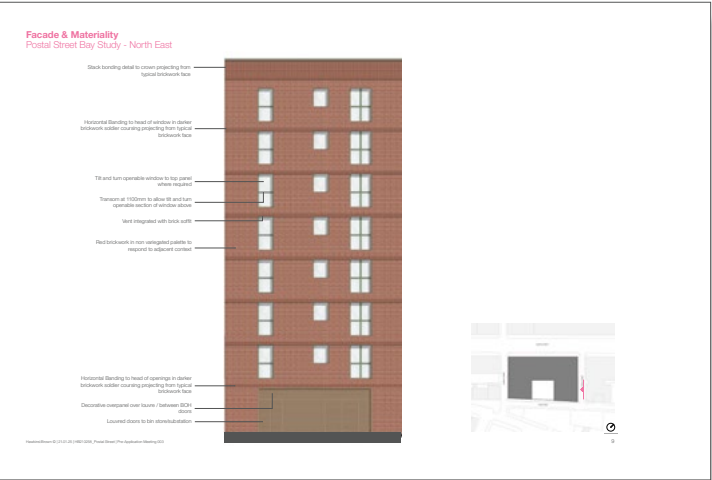


Image from Pre-App Meeting showing contextual analysis



1

1.7

Introduction  
Planning consultation

Leading up to the submission of this planning application, Hawkins\Brown has recently undertaken consultations and pre-application meetings with MCC planning officers as listed below. Further design development discussions with MCC necessitated additional pre-application engagement to review the evolving proposals:

- Facade Review - 12th June 2025
- Pre-App - 1st October 2025
- Pre-App - 28th October 2025
- Pre-App - 18th November 2025

A summary of each pre-app meeting and the content shared is captured below, including any key feedback, which informed the development of the proposals.

Facade Review - 12.06.25

Re-proportioned, vertical windows presented in typical bay studies and across the Newton Street elevation.

Feedback

- Full height windows with vertical proportions positively received
- Acknowledgement that brick is a more contextual material response than pre-cast option also presented
- Noted that all elevations require further design development, and that while Newton Street serves as the primary residential entrance, each façade must respond appropriately to its specific context and should not be treated as secondary.

Pre-App Meeting - 01.10.25

Updated elevations for all building facades were shared, reflecting the full height window proportions and refreshed material palette.

Feedback

- Proposals viewed as appropriate and contemporary, befitting the qualities of historic Northern Quarter context and the varying character of more recent developments.
- Positive response to proposed brick colour and agreement on avoidance of ‘pastiche’ design generally
- An alternative ventilation detail to replace projecting ventilation panel above windows shown in typical bay study and section
- Intent for unique, project-specific balustrades offering simultaneous solar shading viewed positively and detailed design requested
- Acknowledgement that the design remains under development, with further details - such as acoustically challenging areas of the façade - to be refined
- CGIs requested.

Pre-App Meeting - 28.10.25

A series of detailed responses were presented to address previous Pre-App comments, including ventilation strategy and detailing, the design response to acoustic challenges, balustrade detailing and the sharing of CGIs.

Feedback

- Proposed ventilation detail to window head preferred
- Acoustic challenges acknowledged along with potential for context-specific solutions in critical locations
- Bespoke balustrade design to be further developed, but direction of travel viewed positively
- CGIs viewed as a positive direction of design development.

Pre-App Meeting - 18.11.25

The final Pre-App was reflective of all matters previously reviewed.

Feedback

- A positive response to the proposed brick quality
- Further justification of the Ground Floor function requested - which is set out in further chapters of this report.

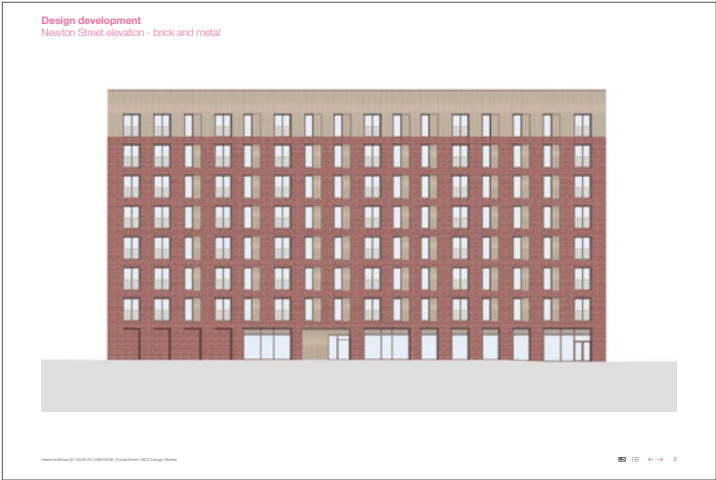


Image from the Facade Review showing vertical proportions to the Newton Street elevation.

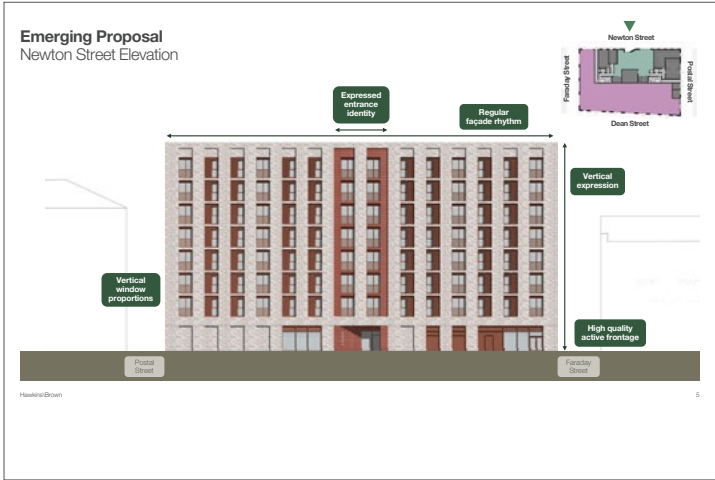


Image from Pre-App Meeting showing indicative material palette.

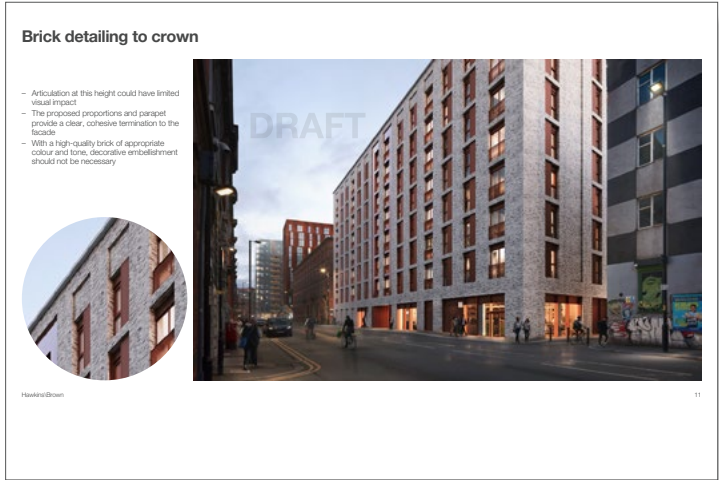


Image from Pre-App Meeting showing draft CGI.



# 1 Introduction

## 1.8 Public consultation

Stakeholders and local members of the community were encouraged to provide feedback and engage in the design development of the scheme. Led by Counter Context, these consultation channels included consultation postcards, press releases and media coverage through national media publications, and a dedicated consultation web page. Detailed information on this process can be found in the Statement of Community Involvement prepared by Counter Context Ltd on behalf of the Applicant.

A programme of the key dates of the public consultation is as follows:

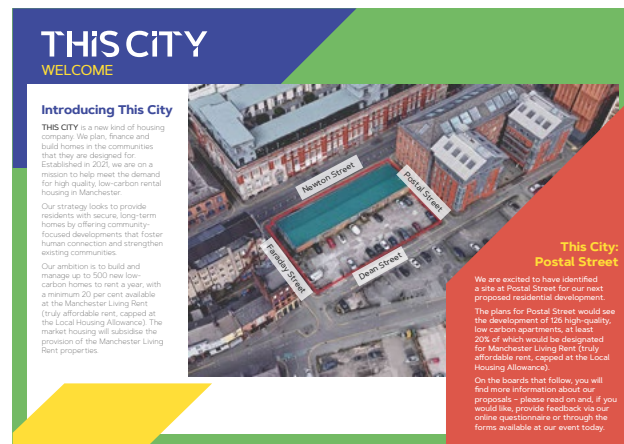
- Consultation postcard distribution - 13.01.2025
- Press release issued - 13.01.2025
- Public consultation - 23.01.2025

### Response to Consultation

Feedback collated from the consultation focused on:

- Principle of developing the site
- Height and massing
- Design
- Tenure type/ housing mix
- Traffic, parking and access
- Commercial space
- Construction

The design has since evolved, considering and addressing concerns shared by stakeholders and residents where feasible while meeting the technical requirements.



Board 1 - Introducing This City



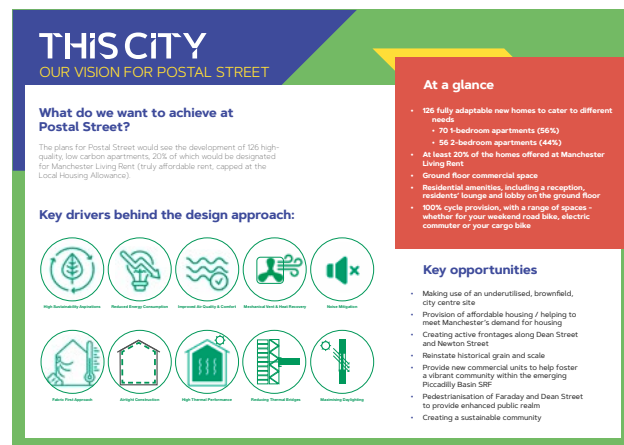
Board 4 - Introducing This Massing



Board 2 - Introducing This Site



Board 5 - Introducing This Facade and Materiality



Board 3 - Introducing This Vision



Board 6 - Introducing Next Steps and Street View



## 2 The Site and Local Context

- 2.1 Site history
- 2.2 Neighbouring developments
- 2.3 Current and future massing context
- 2.4 Site photographs
- 2.5 Local materials and character
- 2.6 Site challenges and opportunities



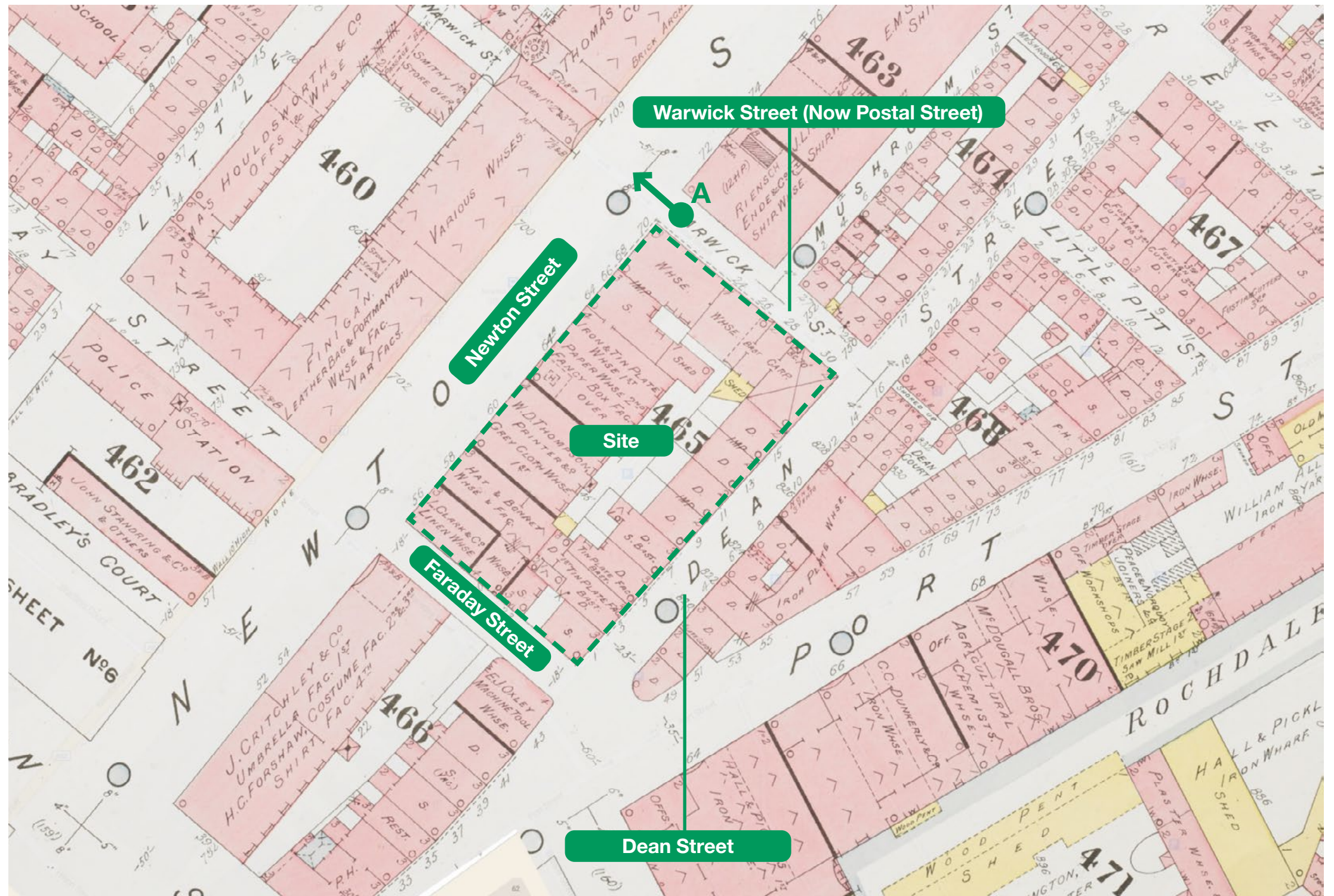
## 2

### 2.1

The site has been built up since the early Victorian period. Historic industrial use of the site included a mix of warehouses, works, and homes. The map here shows two iron and tin plate 'factories' and a related warehouse.



**Photograph A:** Historic photograph where Warwick Street (now Postal Street) meets Newton Street evidencing a history of large scale mill buildings in the area.





2

The Site and Local Context

2.2

Neighbouring developments

**Surrounding Recent Development**  
Numerous developments of a notable scale are local to the site and are enhancing the local context. These include:

- 1 - The Quarters

Number of storeys: 4-8  
Number of homes: 100  
(Recently Completed)
- 2 - Anco&co

Number of homes: 143  
Number of storeys: 7  
(Recently Completed)
- 3 - Oxid House

Number of storeys: 13  
Number of homes: 119  
(Completed)
- 4 - The Astley

Number of storeys: 8-15  
Number of homes: 135  
(Completed)
- 5 - One NQ

Number of storeys: 10-12  
Number of homes: 261  
(Under Construction)
- 6 - One Port Street

Number of storeys: 7-32  
Number of homes: 477  
(Under Construction)
- 7 - Burlington House

Number of storeys: 11  
Number of homes: 91  
(Completed)
- 8 - NXQ

Number of storeys: 18  
Office space: 120,000 sq ft  
(Consented)

- Surrounding Heritage Assets**  
There are many notable heritage assets local to the site and enhancing the local context. These include:
- A - Marlsbro House

Number of storeys: 5  
Grade II listed
- B - Former Police Station

Number of storeys: 2  
Grade II listed
- C - 72-76 Newton Street  
The Wentwood

Number of storeys: 4  
Grade II listed
- D - 45-47 and 49 Newton Street

Number of storeys: 5  
Grade II listed
- E - 17-25 Newton Street

Number of storeys: 5  
Grade II listed
- F - 45,47, 47a, 50-62 Hilton Street

Number of storeys: 2-3  
Grade II listed

Key

Site Boundary

Stevenson Square Conservation Area

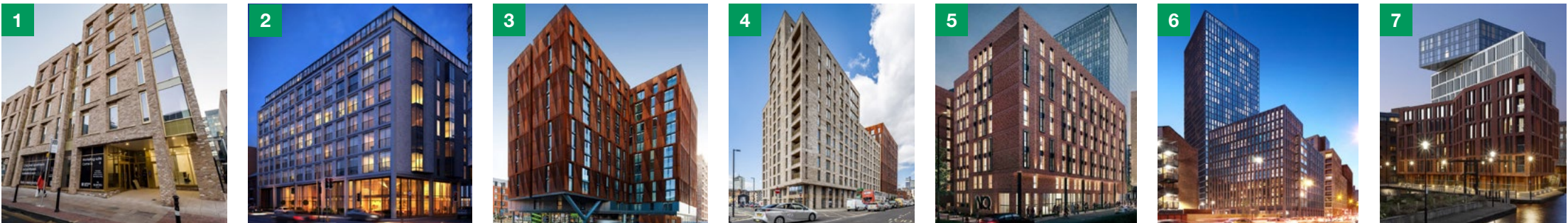
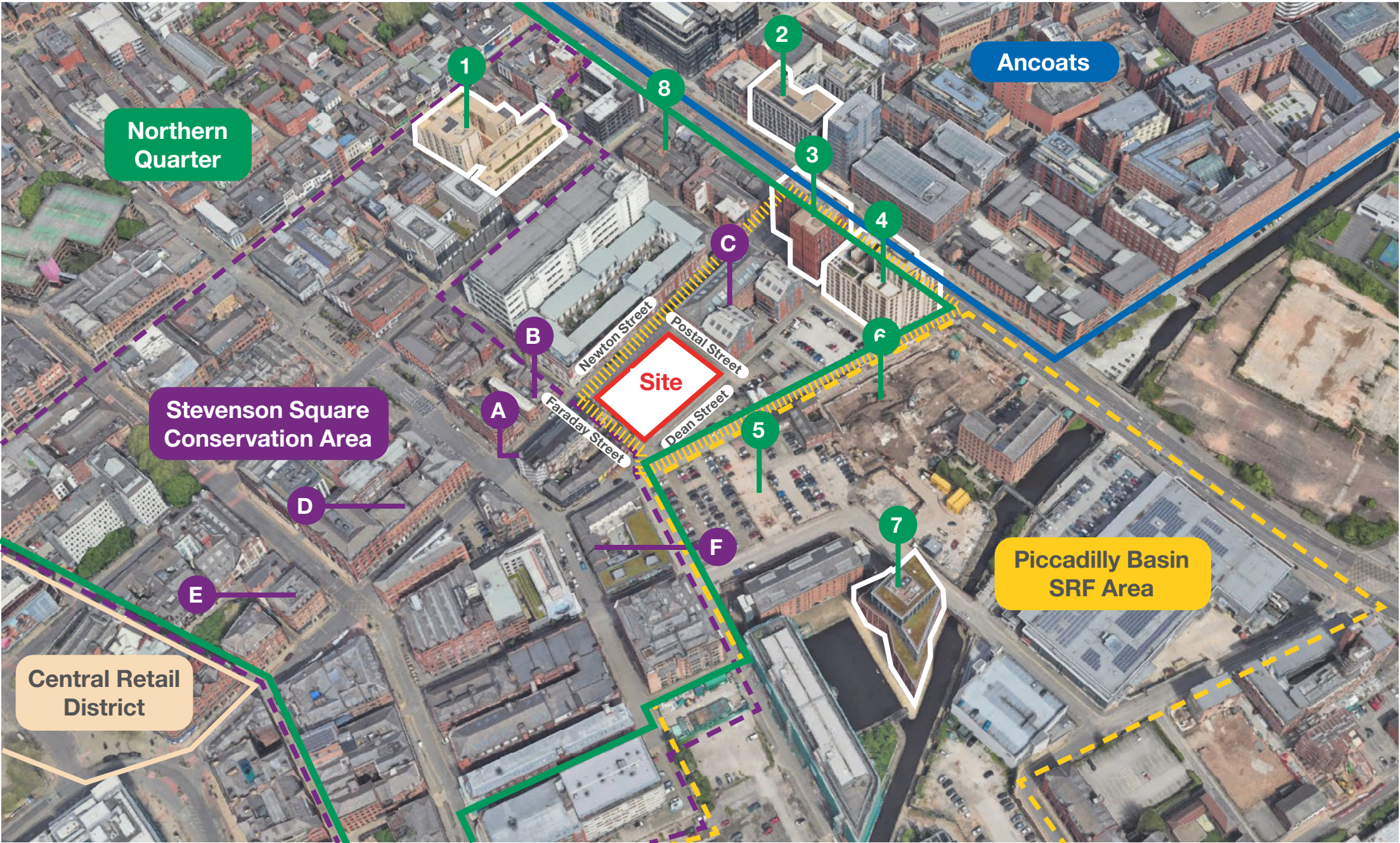
Piccadilly Basin SRF Area

Piccadilly Basin SRF Area of Influence

Northern Quarter

Ancoats Conservation Area

Central Retail District





2

The Site and Local Context

2.3

Current and future massing context



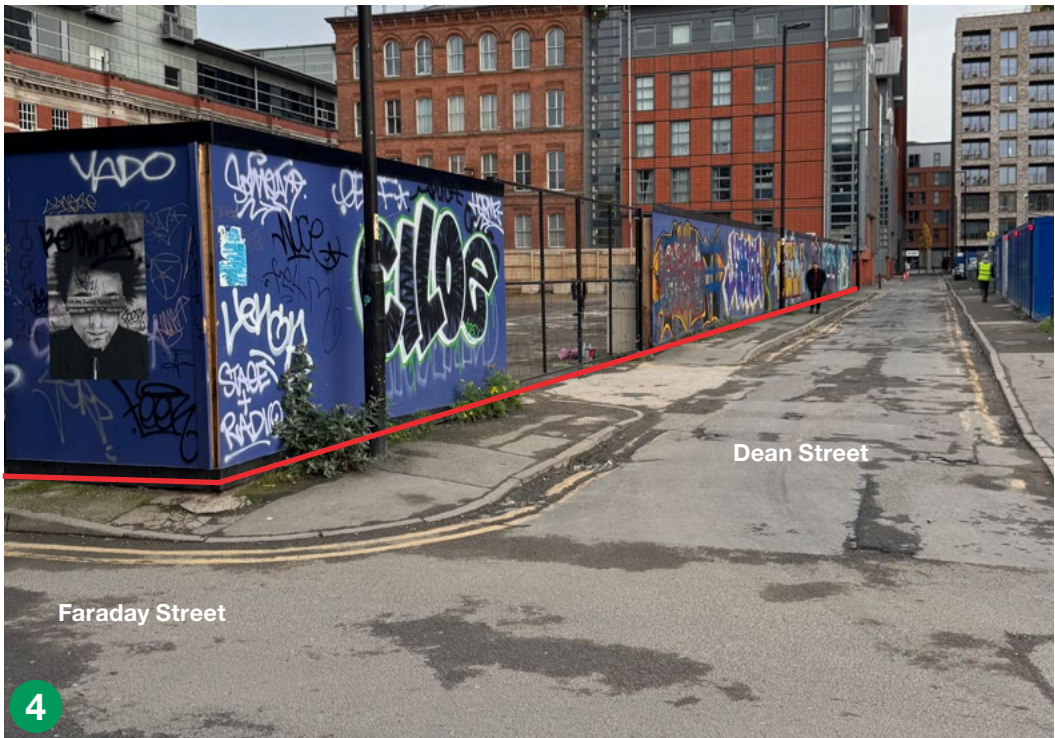
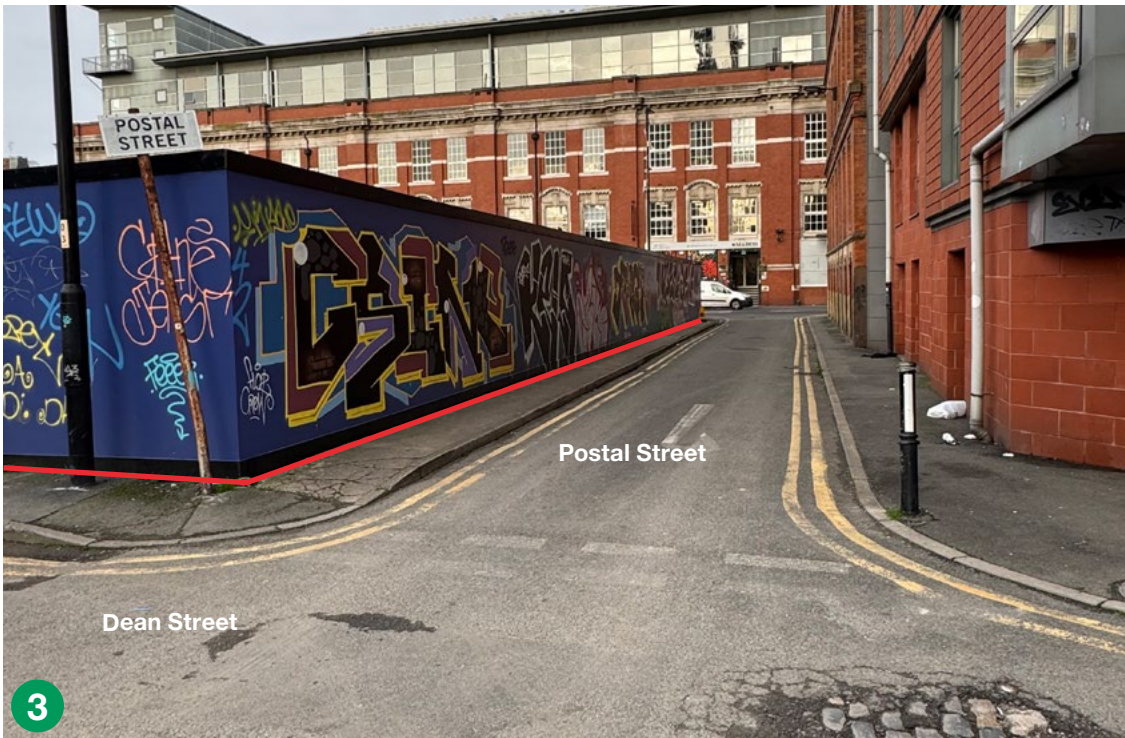
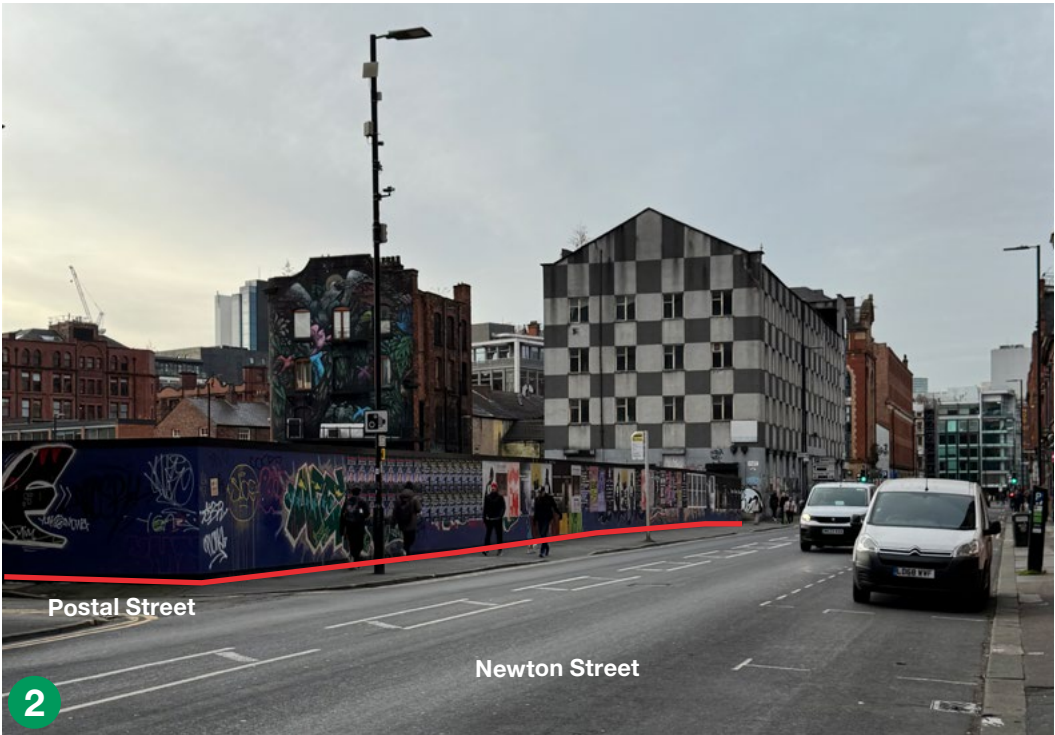


2

The Site and Local Context

2.4

Site photographs



- 1

View north-east along  
Newton Street towards  
the site
- 2

View south along  
Newton Street towards  
the site
- 3

View south-west along  
Dean Street towards  
the site
- 4

View north west along  
Dean Street towards  
the site





2

The Site and Local Context

2.5

Local materials and character

There is a rich and evolving material palette established in the site's local context. The Northern Quarter is characterised by its layered architectural history, where diverse styles and eras coexist amidst vibrant colours and a thriving street art scene. Emerging developments have introduced a variety of new brickwork tones and colours that complement the area's traditional masonry and industrial metalwork. Warm brickwork tones, corten steel and painted metal contribute to the distinctive local character and sense of place.

Palette of colours sampled from materials in the local context  
2025

- 1

External red metalwork  
57 Hilton Street
- 2

Expressed building entrance  
The Wentwood  
76 Newton Street
- 3

Colourful paintwork  
57A Newton Street
- 4

Contemporary buff brick  
61 Houldsworth Street
- 5

Corten steel cladding and perforations  
2 River Street
- 6

Incidental layering of graffiti and flyposters  
Little Lever Street
- 7

Painted metalwork  
43 Port Street
- 8

Commissioned mural artwork  
Faraday Street
- 9

Checkerboard render  
Marlsbro House  
Newton Street
- 10

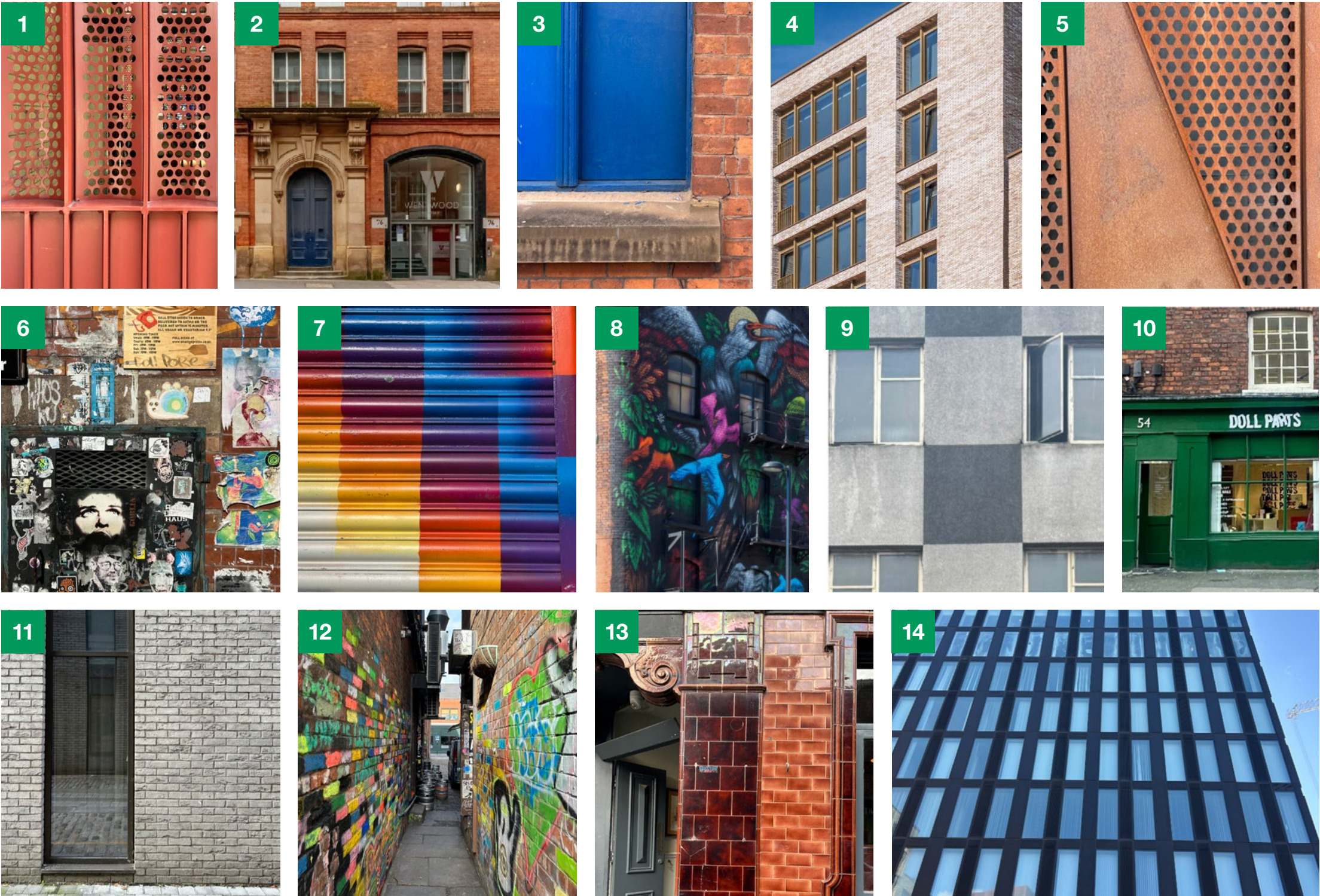
Colourful paintwork  
54 Port Street
- 11

Brickwork and window detail  
Blossom Street
- 12

Incidental mural street art  
Little Lever Street
- 13

Colourful glazed brickwork  
41 Hilton Street
- 14

Vertical windows and metalwork  
One Port Street



Photographs showcasing local materials and detail in the context  
2025



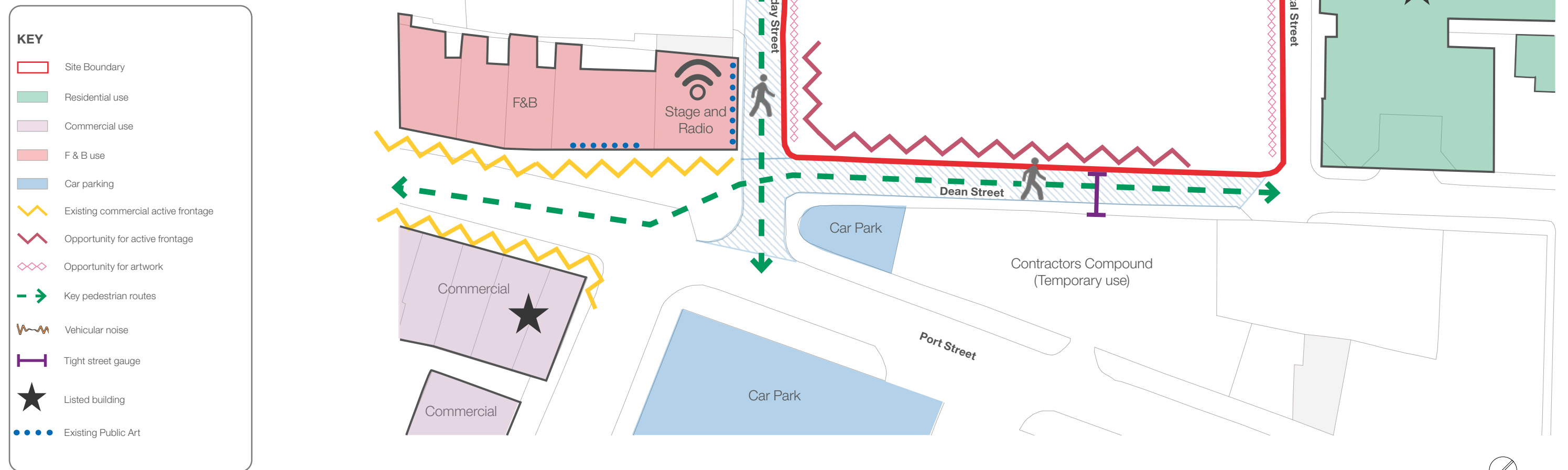
## 2.6

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### 3    Design Proposal

- 3.1   Site metrics
- 3.2   Design development history
- 3.3   Design drivers
- 3.4   Ground Floor considerations
- 3.5   Technical drivers



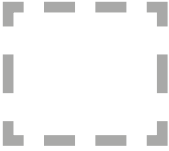
3

Design Proposal

3.1

Site metrics

Summary



0.2 ha

Application site area



126

Homes



100%

127 Cycle spaces



20%

Affordable homes



56%

One-bedroom homes



44%

Two-bedroom homes



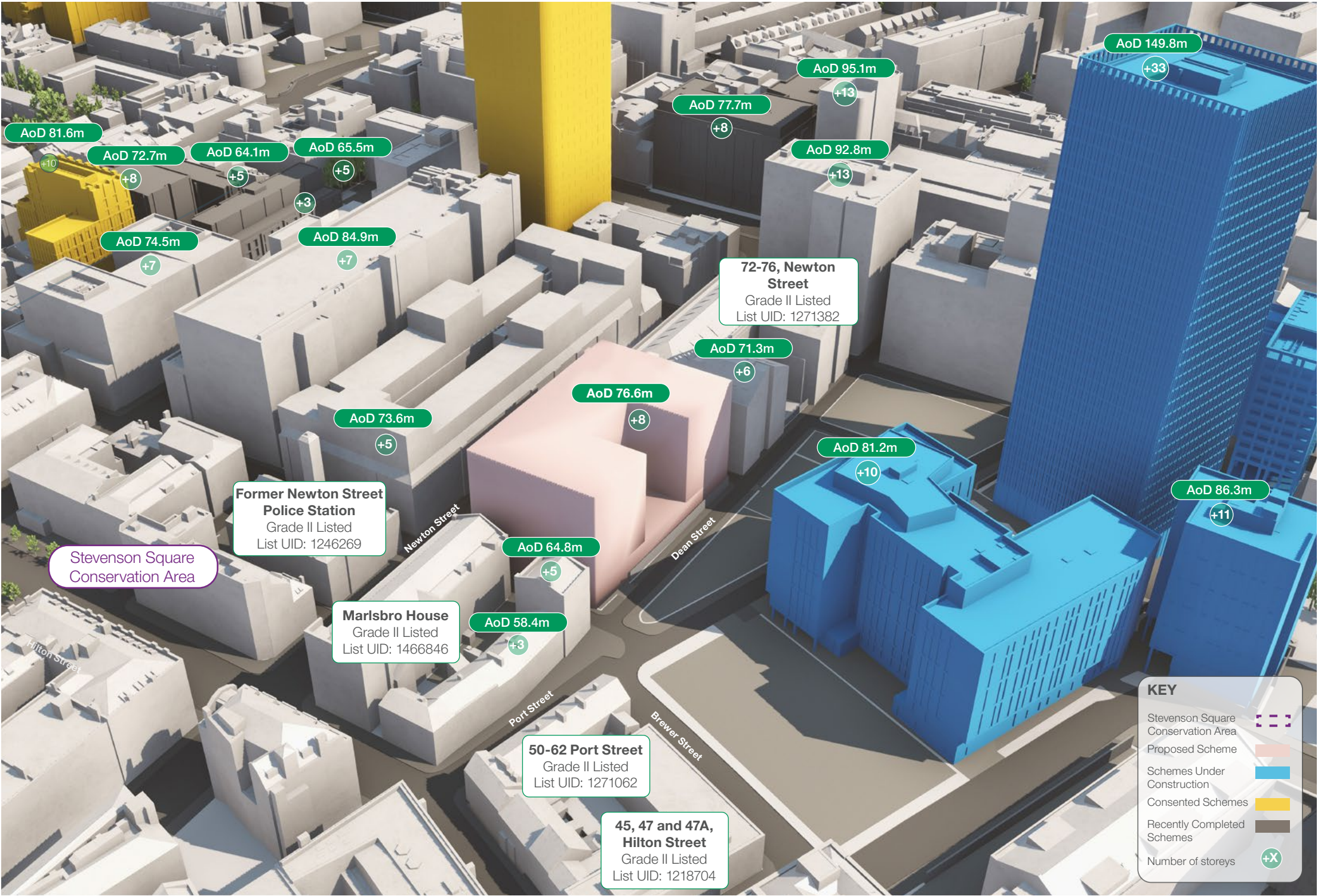
759m<sup>2</sup>

Commercial NIA (Class E)



7,058m<sup>2</sup>

Residential NIA





3

Design Proposal

3.2

Design development history

3.2.1

RIBA Stages 1-2

1. December 2021
- Initial massing study 9 storeys

– Reinforces street edges and corners

– Completes the urban block

– Open edge facing Wentwood

– 100 homes not commercially viable
2. April 2022
- Added 5 storey massing adjacent to Wentwood

– Massing steps up to 9 storeys on Dean St

– 111 homes commercially viable
3. & 4. May/September 2022
- Response to pre-app feedback

– Building rotated for 9 storeys on Newton St

– Homes removed from ground level

– Added massing on Dean St to retain viable quantity

– 112 homes commercially viable

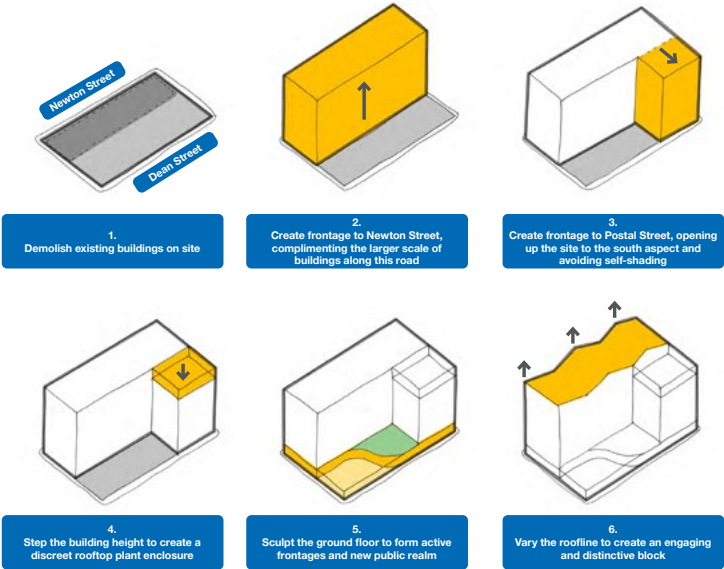
1.

3

The scheme

3.1

Approach to the scheme



1. Demolish existing buildings on site

2. Create frontage to Newton Street, complementing the larger scale of buildings along this road

3. Create frontage to Postal Street, opening up the site to the south aspect and avoiding self-shading

4. Step the building height to create a discreet rooftop plant enclosure

5. Sculpt the ground floor to form active frontages and new public realm

6. Vary the roofline to create an engaging and distinctive block

End of Stage 1

2.

3

The scheme

3.11

Facade approach and materials - View North along Newton Street

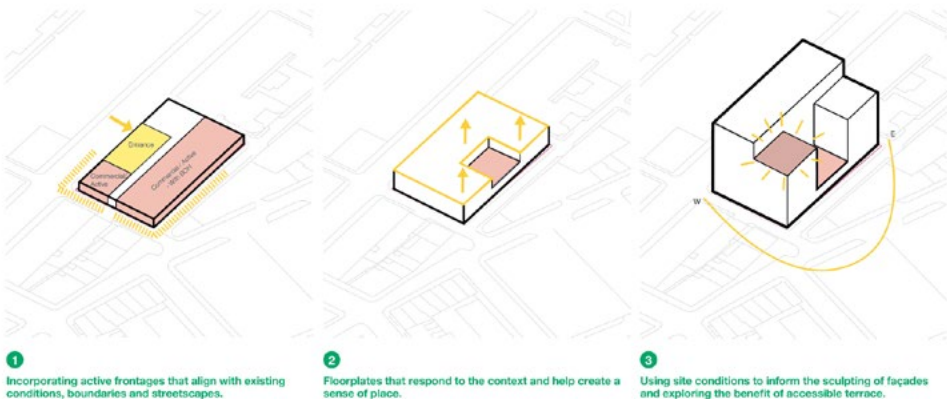


End of Stage 2

3.

Developing Design

Form and Massing



1. Incorporating active frontages that align with existing conditions, boundaries and streetscapes.

2. Floorplates that respond to the context and help create a sense of place.

3. Using site conditions to inform the sculpting of facades and exploring the benefit of accessible terrace.

Following Stage 2 pre-app

4.

Architectural language and materiality

View north-east along Newton Street



Following Stage 2 pre-app



3

Design Proposal

3.2

Design development history

3.2.2

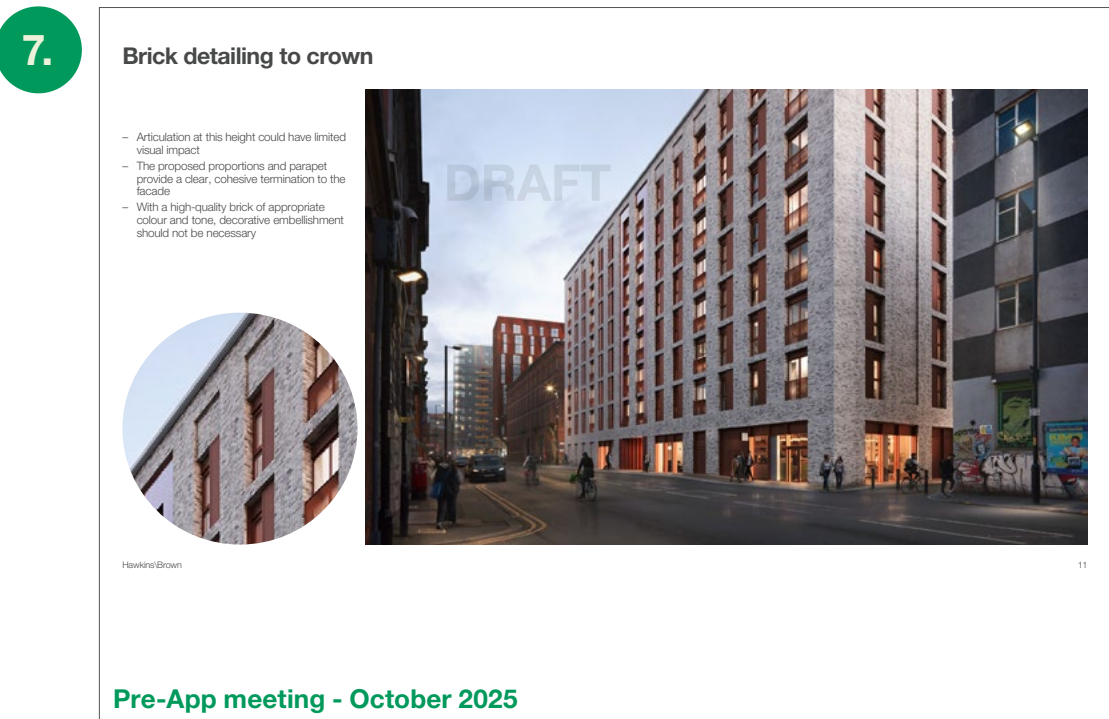
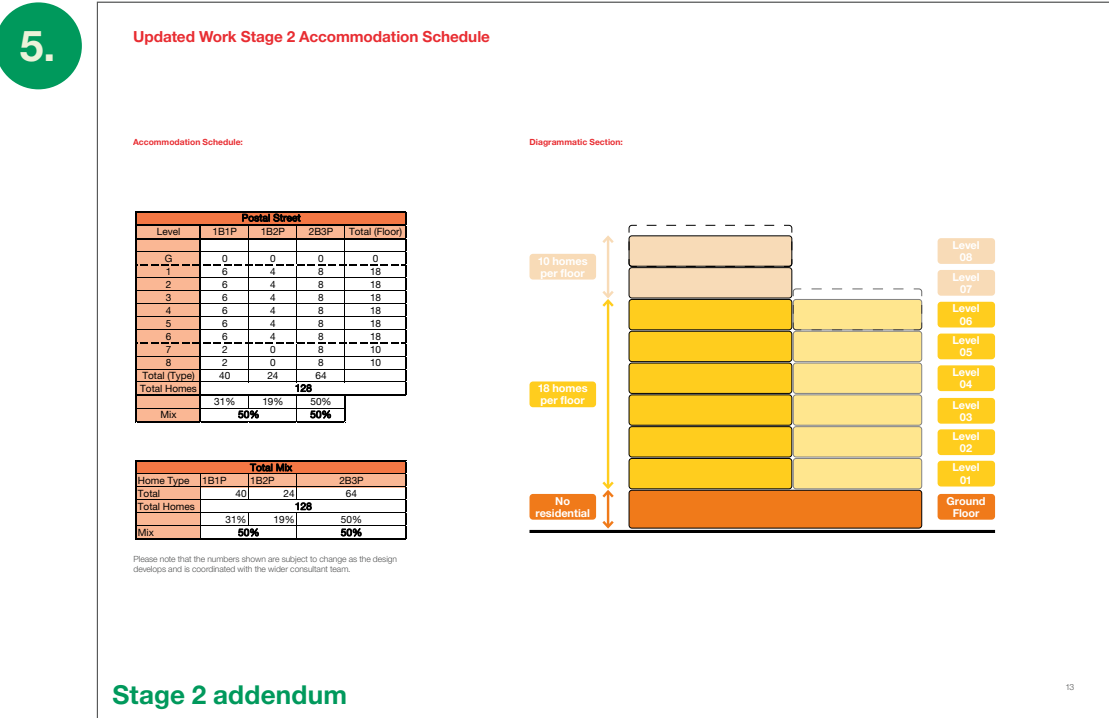
RIBA Stages 2-3

Following UK Government’s Sep 2022 mini-budget and the resultant economic challenges, the project paused during 2023 while This City assessed the impact on commercial viability. During that time, This City made progress with No1 Ancoats Green, gaining insights which led to a slight change in brief for the Postal Street scheme.

5. October 2024
- 112 homes no longer commercially viable
  - Similar massing to 2022 scheme
  - Residential mix adjusted to increase number of homes
  - 128 homes commercially viable

6. January 2025
- Response to pre-app feedback
  - Newton St height lowered to 8 storeys
  - Dean St height raised to 8 storeys to maintain quantity
  - 126 homes commercially viable
  - Design presented for public consultation

7. October 2025
- Design evolved through Stage 3
  - Response to feedback from further pre-app meetings
  - Design developed in response to acoustic surveys and other technical constraints.





3

Design Proposal

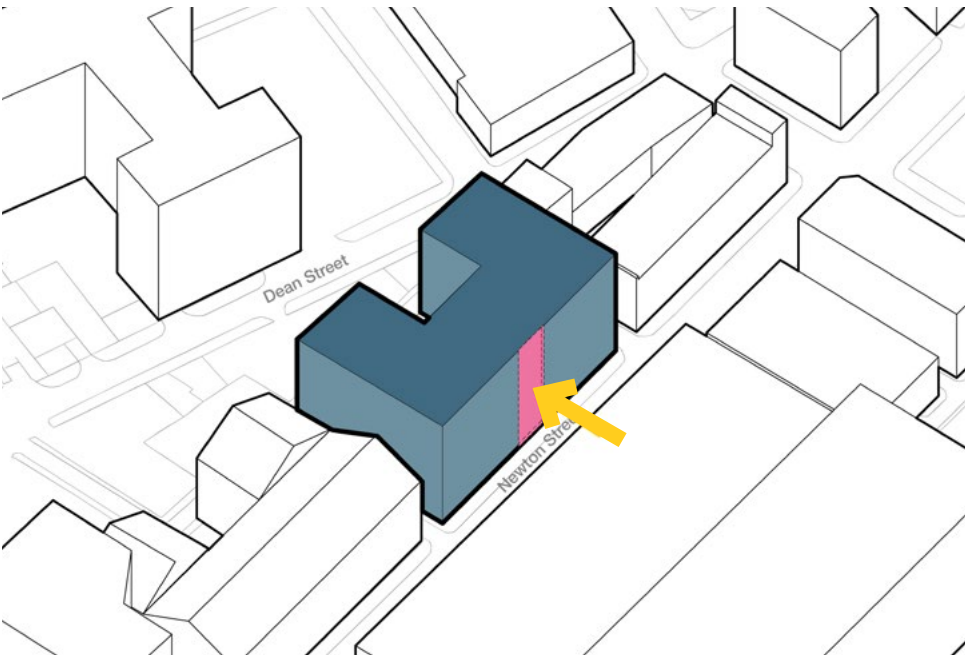
3.3

Design drivers

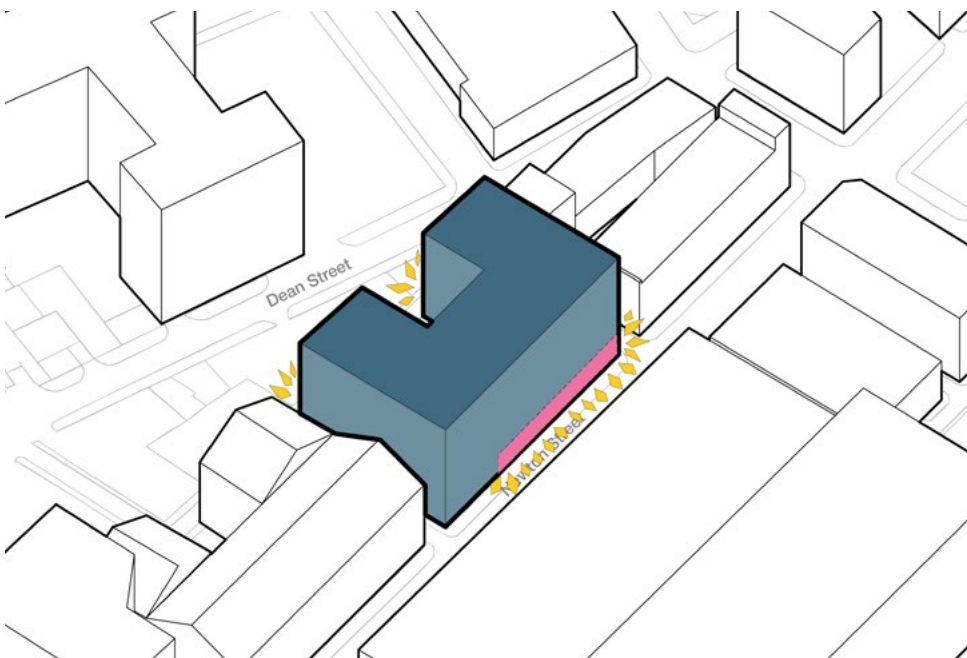
The residential entrance is identified vertically on Newton Street, with a generous and welcoming opening activating the street frontage.

The positioning of commercial frontage onto Newton Street, Faraday Street and Dean Street activates the street level. Where back of house spaces are positioned on tighter street gauges, there is opportunity for murals and installations that celebrate the Northern Quarter’s vibrant street art culture and enliven the narrow spaces around the site.

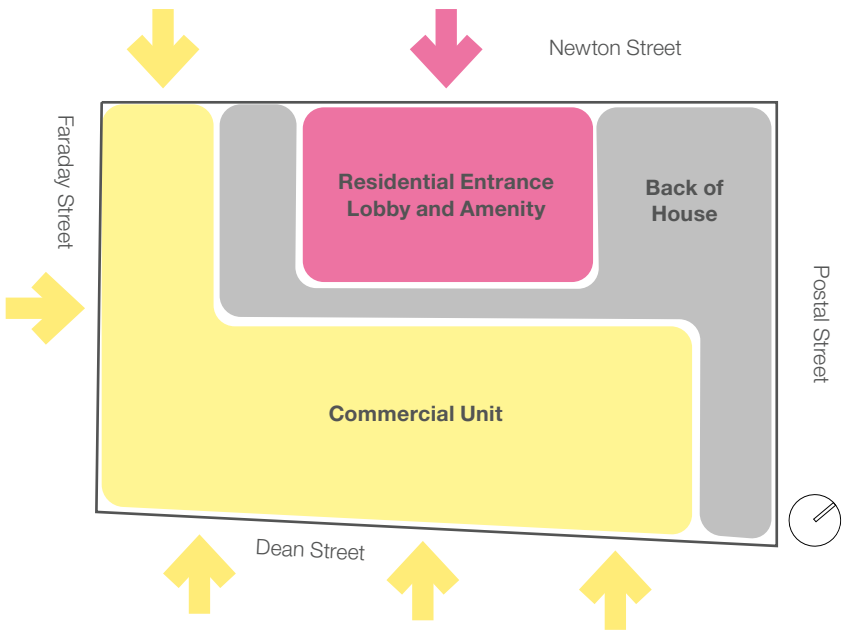
1. Expressed entrance identity



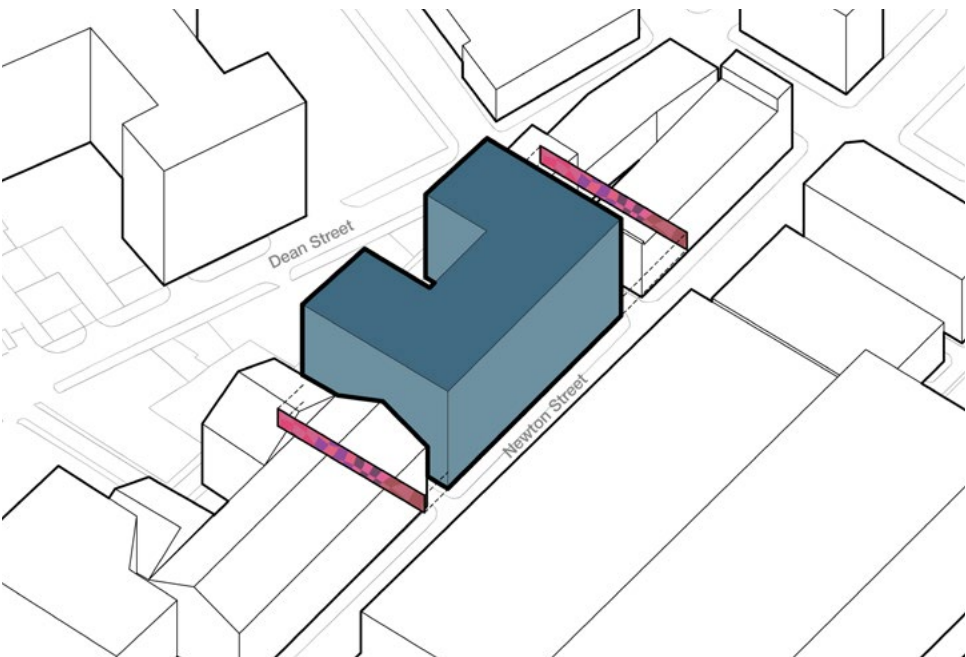
2. Ground Floor active frontage and enhancement of side streets



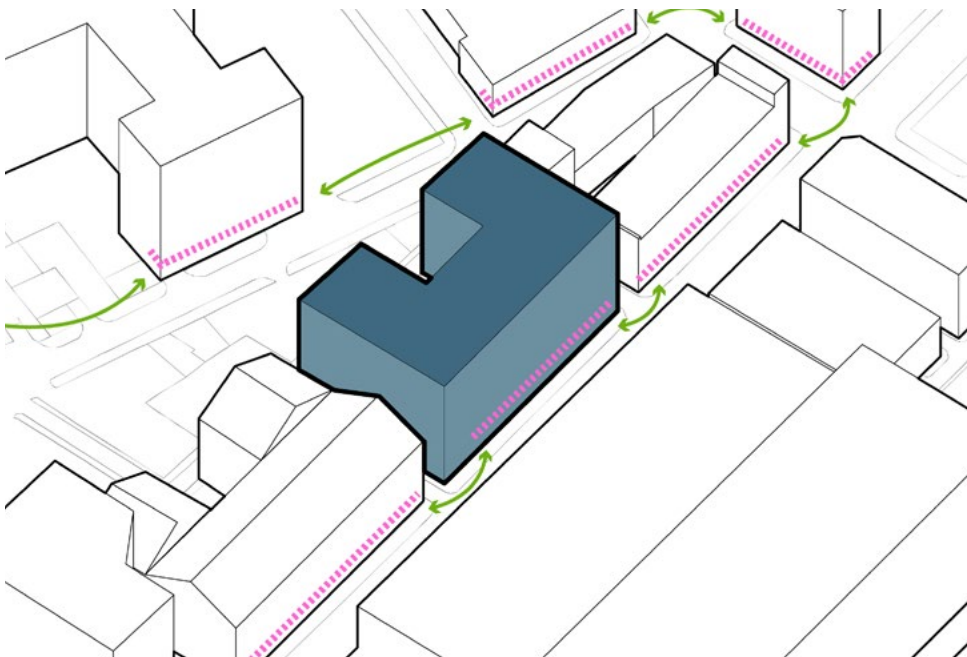
Ground Floor Plan diagram



3. Opportunity for artwork of Northern Quarter character



4. Connecting the neighbouring community to enhance streetscape





3

Design Proposal

3.4

Ground Floor considerations

- Active Frontage
- Active frontage along Newton Street, Faraday Street and Dean Street to encourage footfall, natural surveillance and enhance the street experience
  - Ground Floor architectural and landscape design to enhance pedestrian-friendly routes and visibility

- Commercial Space
- A single, flexible commercial unit with potential for healthcare/retail/F&B use
  - Maintain maximum adaptability to minimise vacancy risk
  - Ability to attract tenants is greatly enhanced with adaptable layouts
  - Flexible layouts need to allow for potential secondary sprinkler tank
  - If of healthcare use, preferably a GP surgery, the required minimum floor area is comparable to local case studies (approx. 660–930 sqm)

- Street Context
- Narrow street gauges on Faraday Street, Dean Street and Postal Street
  - Servicing is proposed along Newton Street as a more established traffic route with a wider street gauge, to prioritise pedestrian safety and movement

- Servicing & Access
- Existing loading bays utilised
  - Regular residential servicing (deliveries, refuse) via Newton Street
  - Infrequent residential servicing (substation) via Postal Street
  - Commercial servicing via Dean Street

- Refuse Stores
- Refuse stores positioned on Newton Street for simplified and efficient servicing
  - Refuse stores positioned adjacent to each core to maintain statutory travel distances for residents
  - Refuse stores within 10m radius of service vehicles, supporting direct collection without transportation along narrow streets

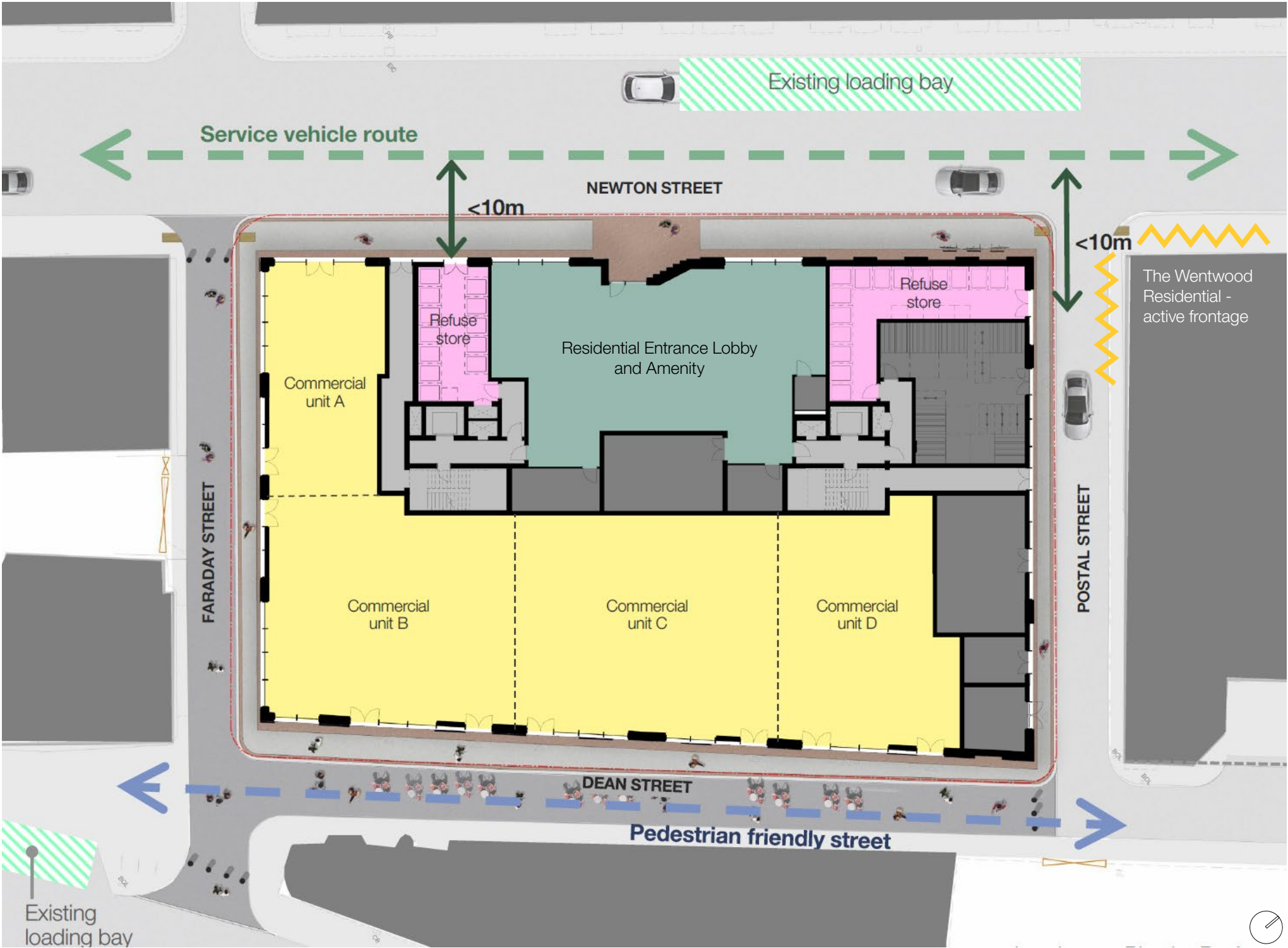
Key

Residential Entrance Lobby

Back of House

Commercial

Refuse Store





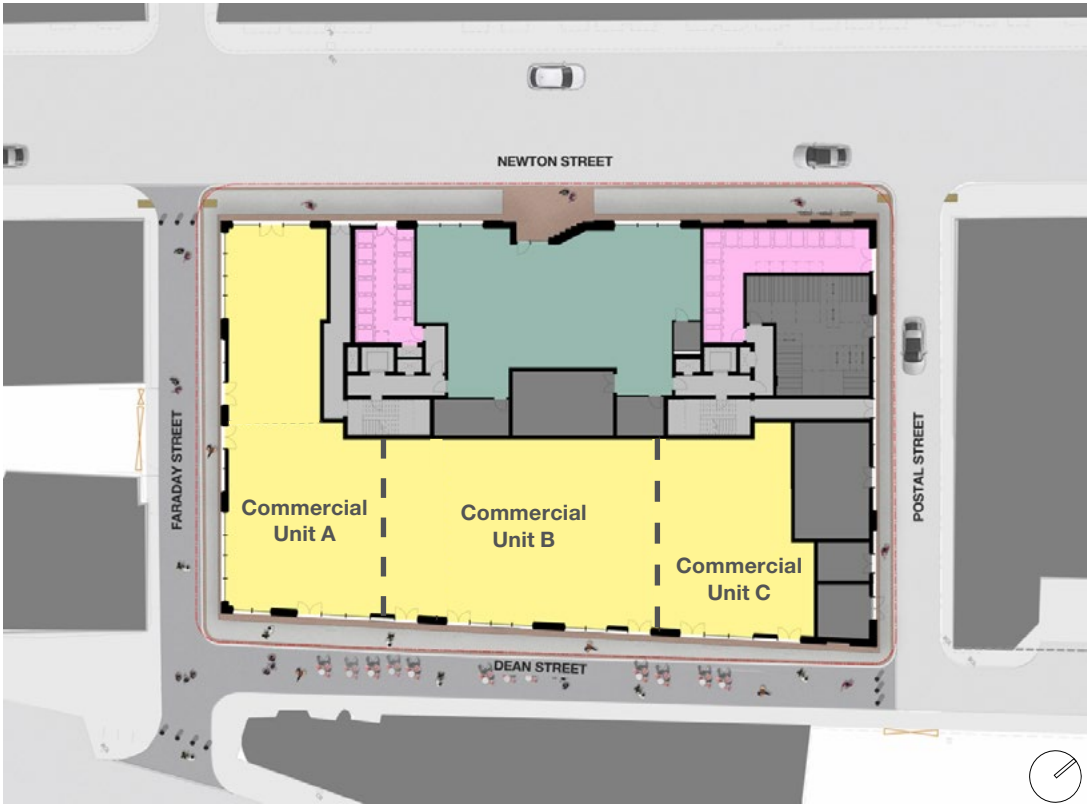
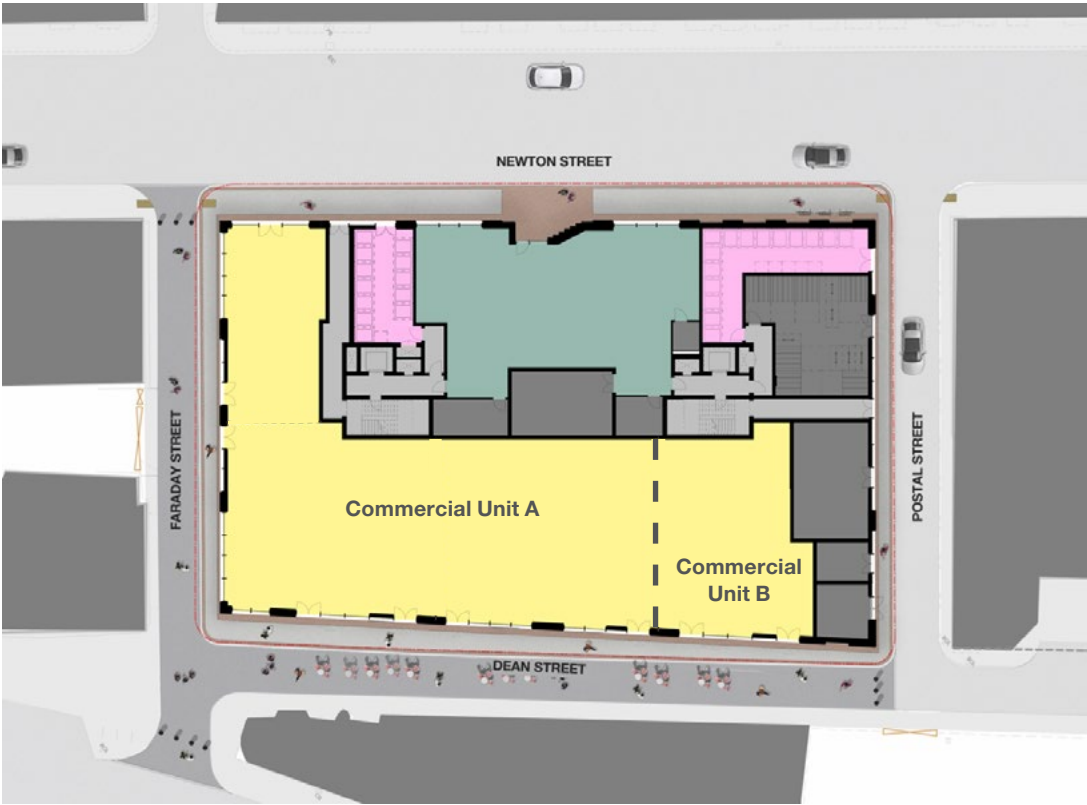
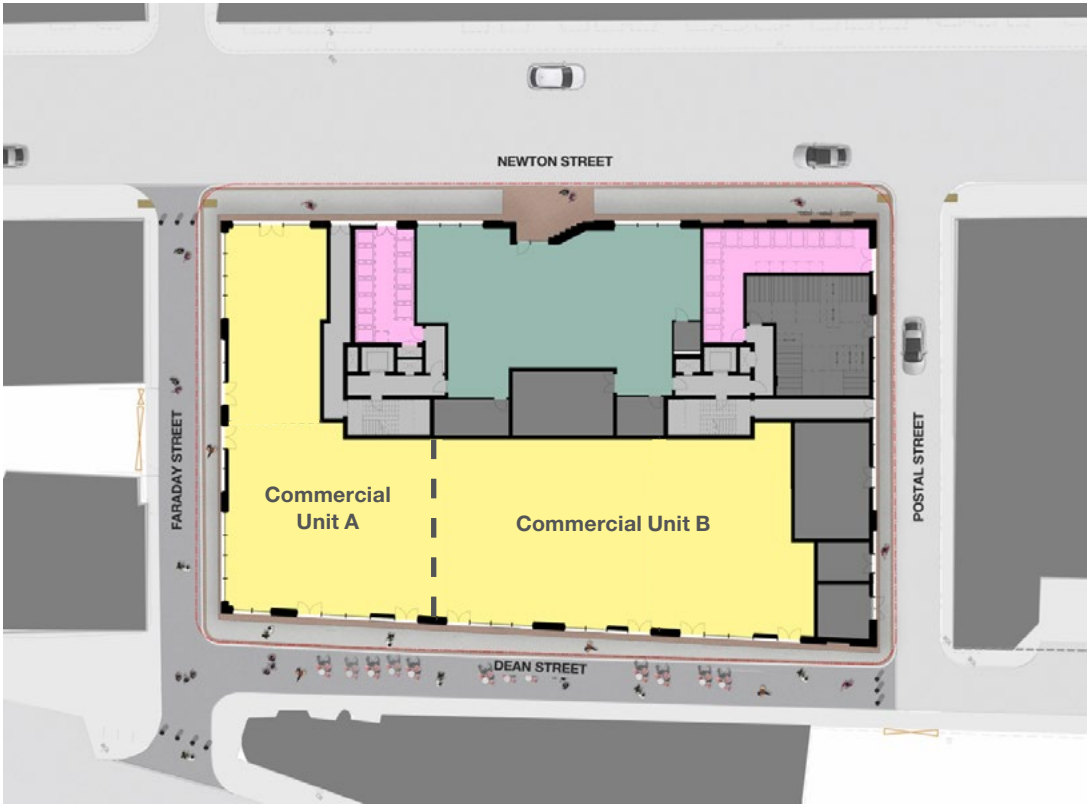
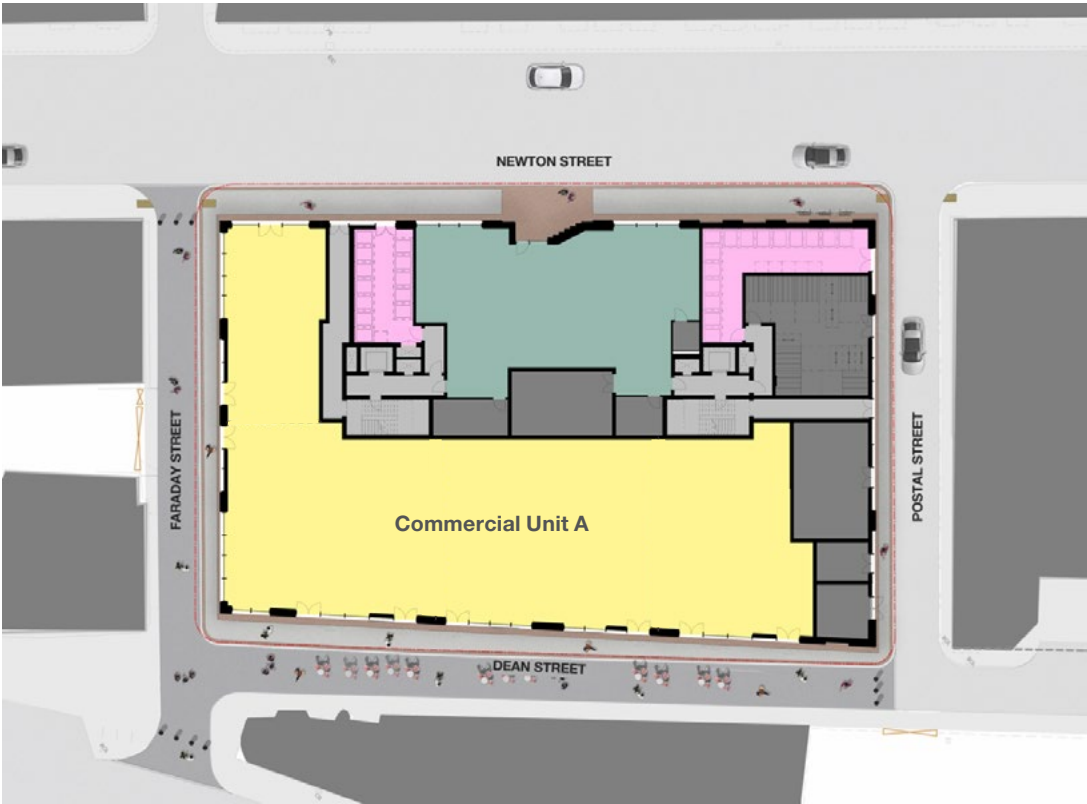
3

Design Proposal

3.4

Ground Floor considerations

The single, adaptable commercial unit offers flexibility in spatial subdivision to accommodate an array of tenant uses, scales and operational requirements. This supports both independent occupiers and larger anchor tenants across a variety of uses, whether retail, F&B, community, healthcare or other. The adjacent diagrams illustrate indicative subdivision strategies and do not represent the full range of possible configurations in response to specific tenant requirements. However, in any eventuality, the quality of active frontage and strong connection to the streetscape will underpin all tenancing and layout decisions, ensuring that individual fit-outs contribute positively to the local character and public realm.



Key

Residential Entrance Lobby and Amenity

Commercial

Back of House

Refuse Store



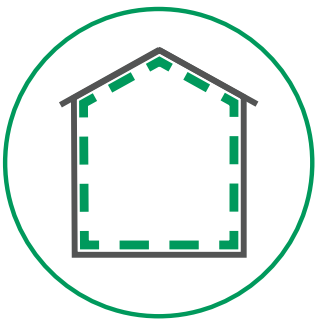
3

Design Proposal

3.5

Technical drivers

Fundamental to the design are a range of technical drivers aimed at delivering a high-performing, comfortable and sustainable building. Considerable work has been undertaken to balance these parameters and ensure that design quality is supported by robust, site-specific environmental performance, informed by ongoing input from technical specialists within the design team.



Airtight construction



Reduced energy consumption



Improved air quality & comfort



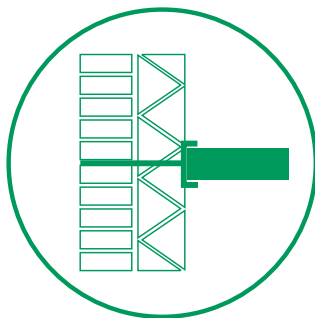
Mechanical vent & heat recovery



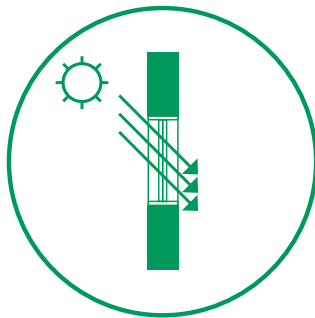
Noise mitigation



Fabric first approach



Reducing thermal bridges



Maximising daylighting  
minimising overheating



High thermal performance



High sustainability aspirations



Pathway to Net Zero



## 4 Facade Approach

- 4.1 Modern interpretation of the historic warehouse
- 4.2 Material palette
- 4.3 Elevation composition strategy
- 4.4 Window details
- 4.5 Balustrades
- 4.6 Artwork



4

4.1

Facade Approach

Modern interpretation of the historic warehouse

The facade strategy draws on the site’s previously noted industrial heritage. A clear and regular façade rhythm is adopted to reflect the structured character associated with historic warehouse buildings. The use of robust, industrially influenced materials reinforces this narrative. An expressed entrance supports legibility and a defined sense of arrival. Vertically proportioned openings take cues from traditional industrial architecture, introducing an emphasis appropriate to the context



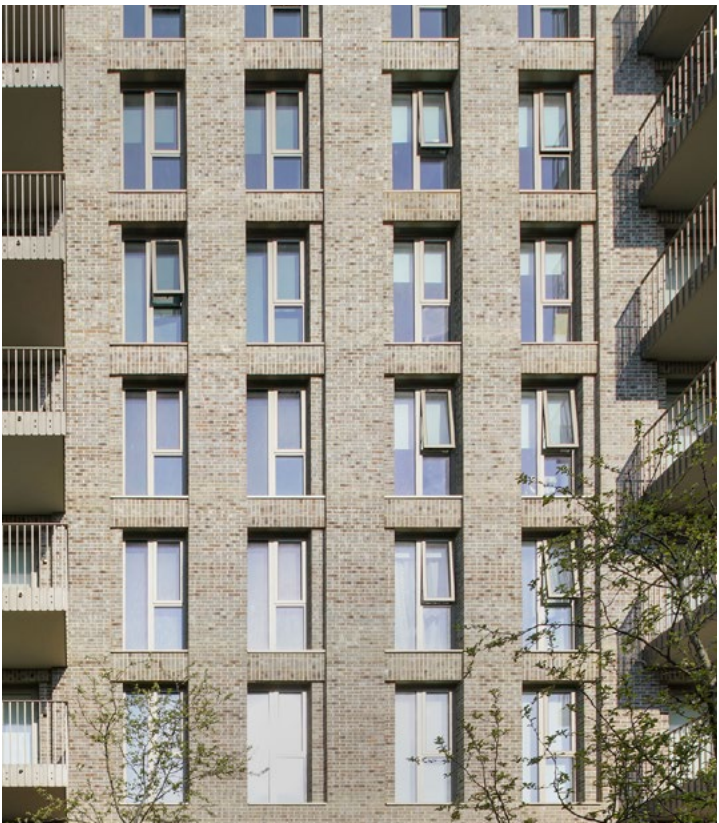
Regular facade rhythm



Industrial materials



Expressed entrance identity



Vertical window proportions



4

4.2

Facade Approach

Material palette

The proposal incorporates high-quality, robust, and elegantly detailed materials. The primary facing brickwork features a warm-toned grey multi brick with complementary grey mortar, creating a mottled texture and subtle variation across the façades. Generous reveal depths express this brickwork on inner faces and soffits. Feature brickwork in a glazed, colourful finish highlights the main residential entrance on Newton Street. Drawing on the site's industrial metal-plating heritage, the building's metalwork is finished in a deep red to warm rust-toned anodised aluminium and incorporates bespoke perforations that provide ventilation and reference the site's identity.

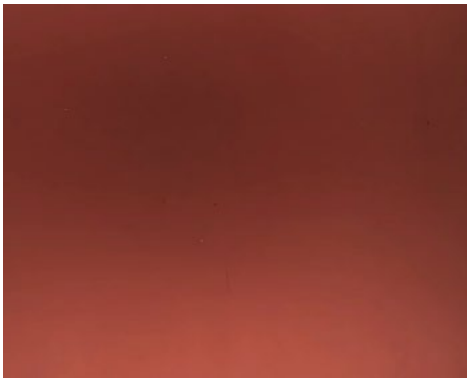
Brickwork



Feature brickwork



Metalwork



Ventilation perforations





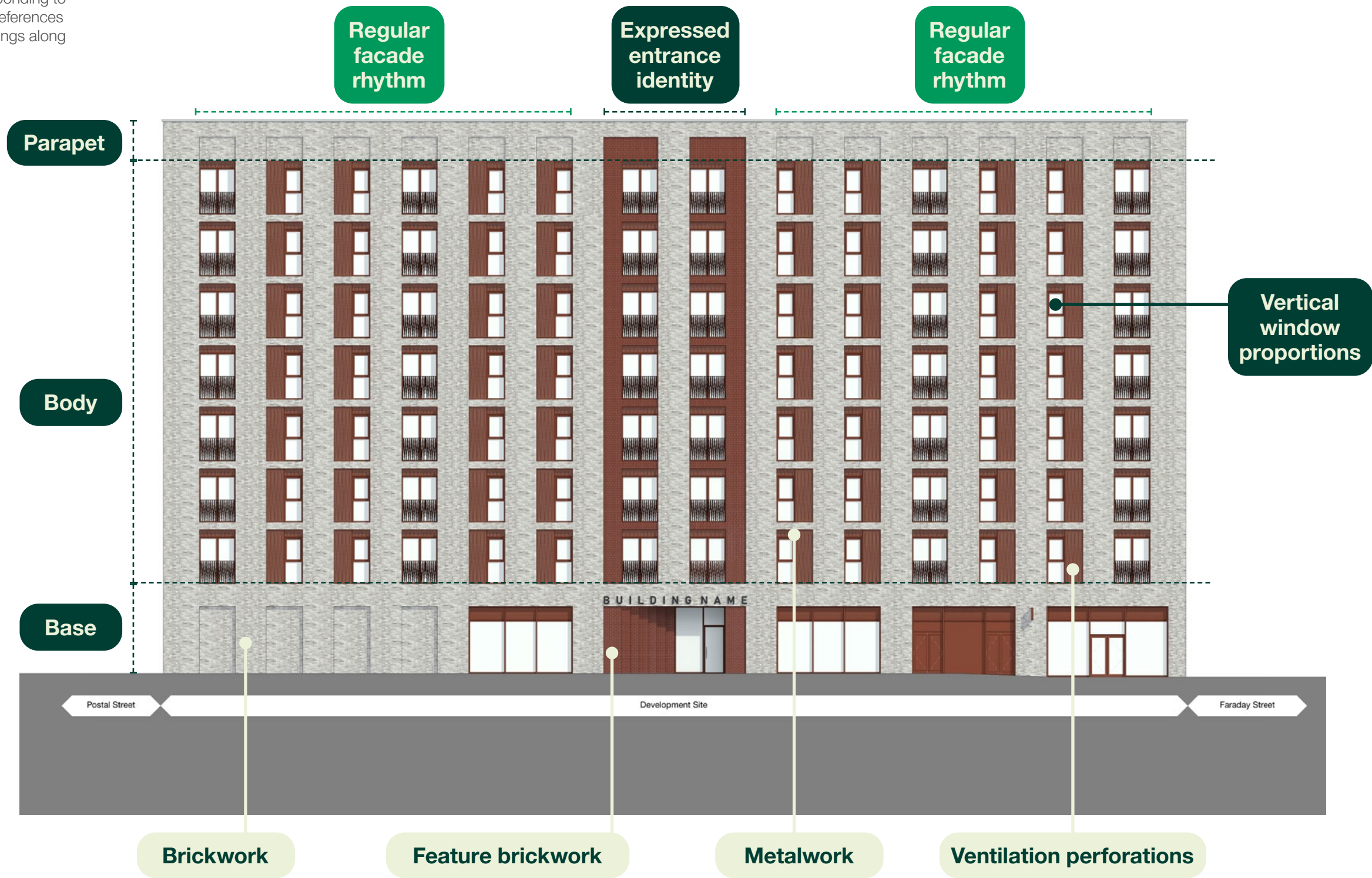
4

4.3

Facade Approach

Elevation composition strategy

The primary elevation along Newton Street offers the main residential entrance and active frontage into the residential lobby and commercial unit. The regular facade rhythm and central, feature brickwork express this entrance, responding to the formal nature of this historic street. The building references the base, body and crown proportions of other buildings along the street in a contemporary fashion.





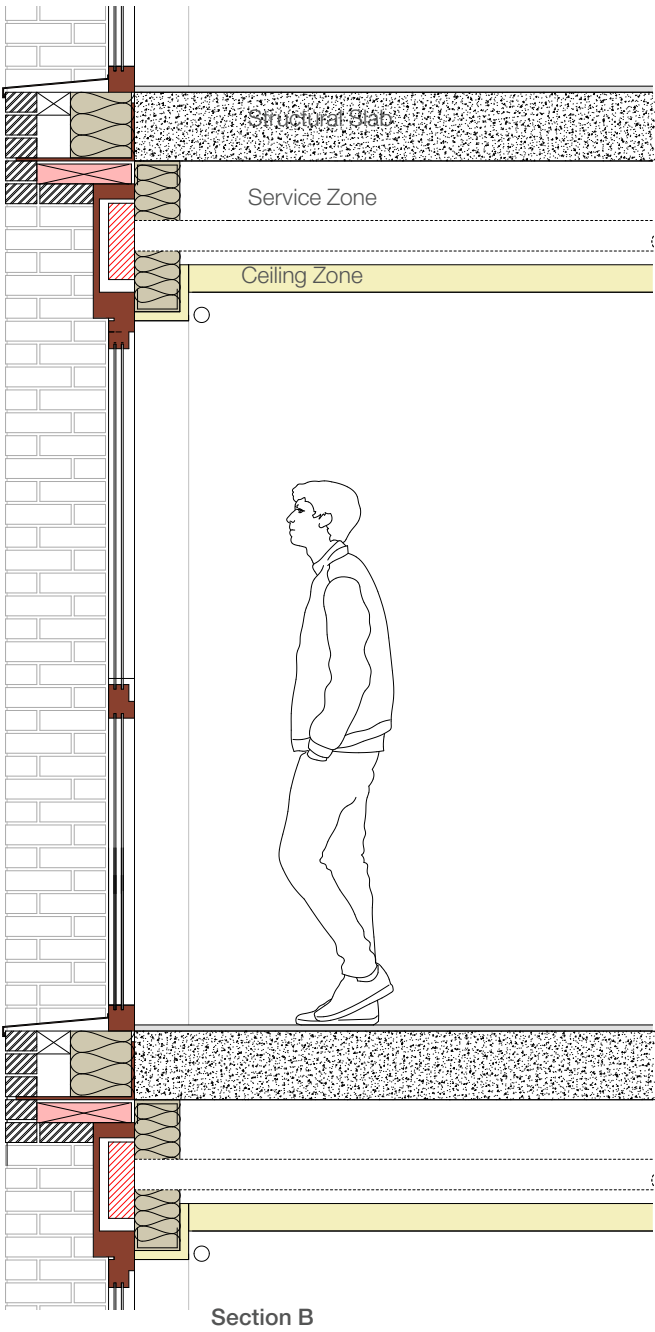
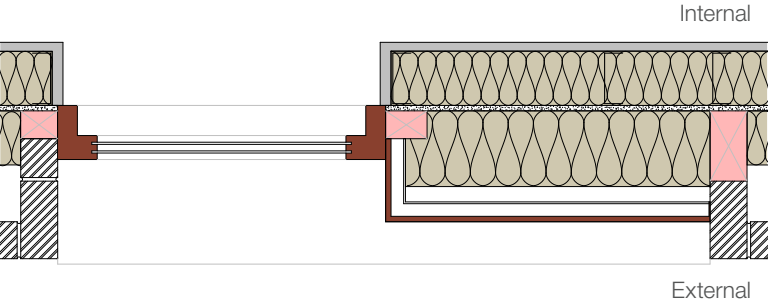
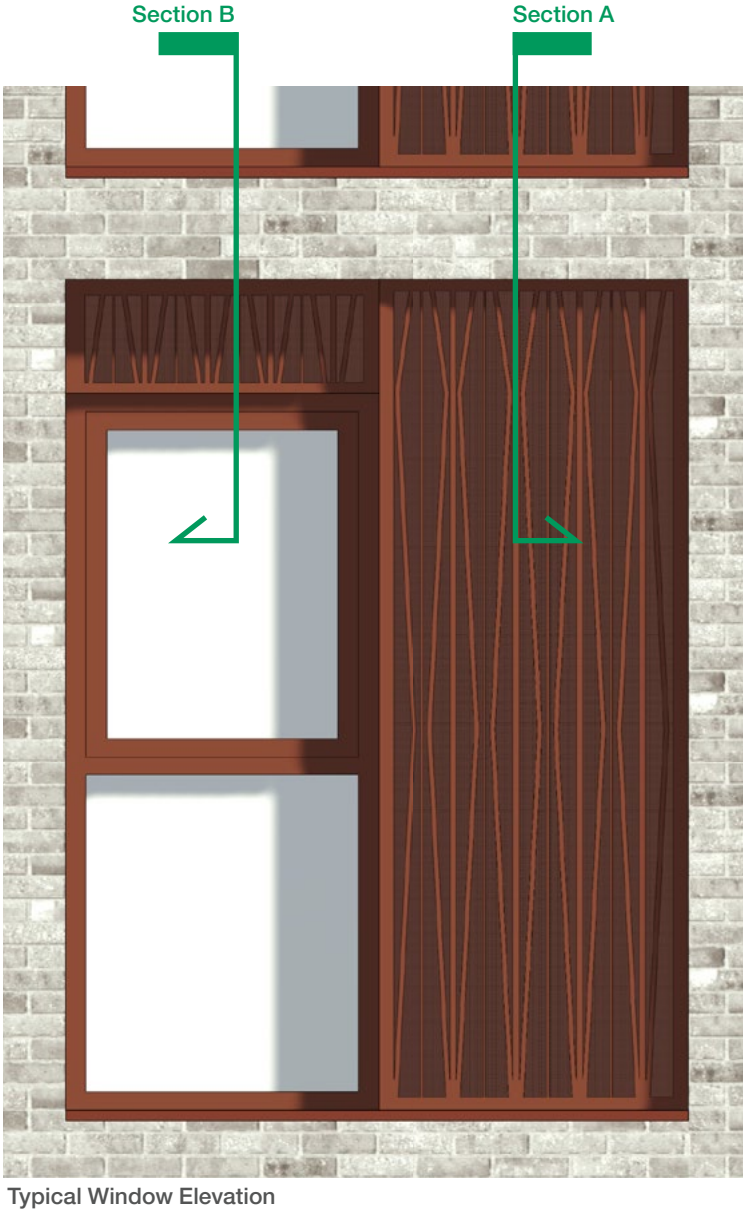
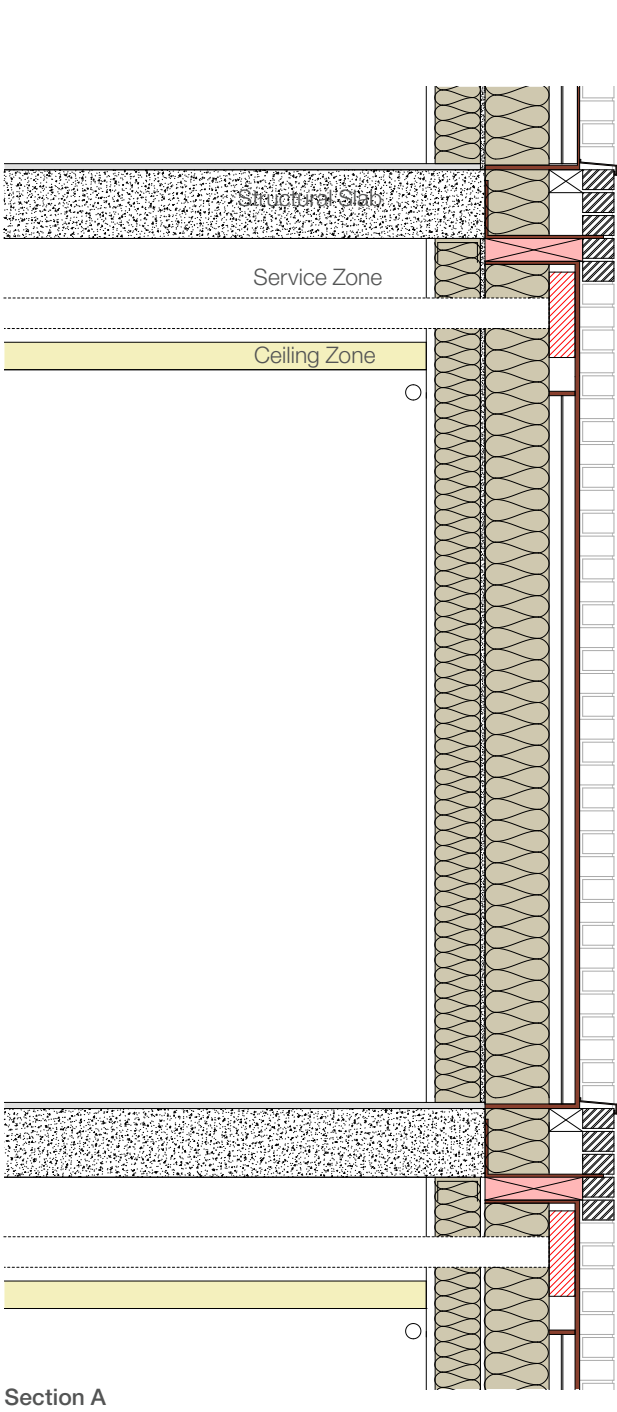
4

4.4

Facade Approach

Window details

Across façades, a consistent vertical grid and repeating window types establish a clear sense of rhythm and regularity. Within these repeated apertures, aluminium-framed openable windows in a PPC ‘special’ finish are paired with adjacent anodised aluminium side panels featuring bespoke perforated artwork. Generous reveal depths add relief and integrity to the façade, with the contrasting textures, tones, and colours of the metalwork and brickwork enriching the overall composition. All reveals and soffits to openings are brick-lined. Any artwork used within the perforations is indicative at this stage and will be refined during later design phases.





4

4.5

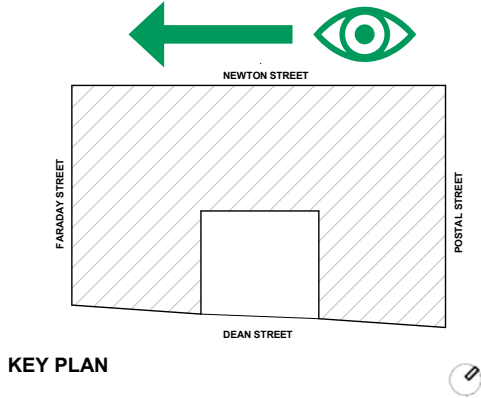
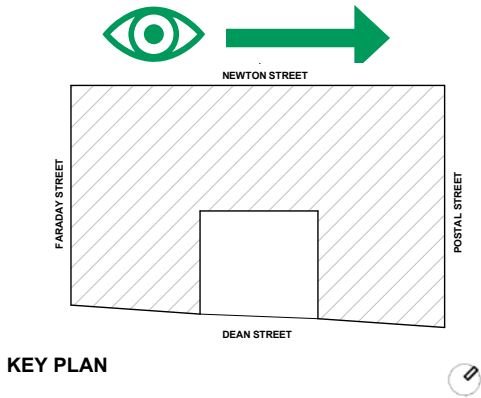
Facade Approach

Balustrades

The balustrade is designed as a distinctive and high-quality feature. Taking cues from the site's history as a former metal plate works, the design highlights the use of steel as both a structural and expressive material.

Exploring a series of dynamic forms - twisted, angled, and folded elements that create a sense of movement and variation, changing in appearance depending on the viewing angle.

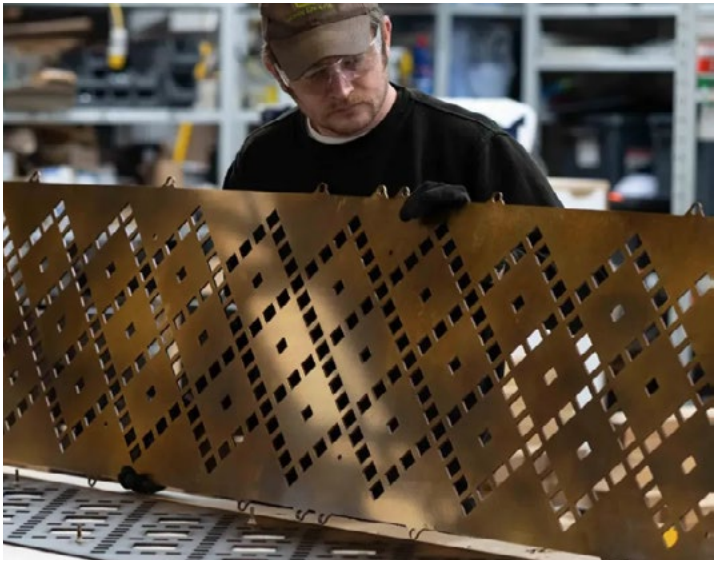
This approach adds a dynamic visual depth and texture to the façade while also meeting requirements for external solar shading and reducing the potential for overheating.





4 Facade Approach  
4.6 Artwork

As Manchester’s creative neighbourhood, the Northern Quarter has a well-established street art culture. Artwork is often found on secondary building facades, areas of fewer windows and tighter street gauges. There is a brilliant opportunity to enhance Postal Street and Faraday Street through the existing creative network of artists in the area. Using colour, graphics, patternwork and signage, playful expression can add dynamism to the facade and celebrate local context. Any artwork shown is indicative at this stage.



Artwork examples by local artist United Creatives.



Faraday Street Elevation - Opportunity for Artwork



Postal Street Elevation - Opportunity for Artwork



# 5    Proposed Layouts

- 5.1    Ground Floor Plan
- 5.2    Typical Upper Floor Plan
- 5.3    Building Elevations
- 5.4    Bay studies



5

Proposed Layouts

5.1

Ground Floor Plan

Active frontages at ground floor are promoted along Newton, Dean and Faraday Street, including the entrance lobby and commercial units to benefit from existing footfall around the site. Residential, back of house, refuse stores and cycle stores, are largely consolidated around the quieter Postal Street frontage. The proposal allows for flexible subdivision of the commercial use, and shop-front facades are proposed that recognise the small proportion of commercial back of house that will be required.



759m<sup>2</sup>

Ground Floor Commercial Area



1:1

Cycle Store to apartment provision



6

Accessible residential cycle spaces



3

External visitor cycle spaces

Key

Active frontages

Residential entrance

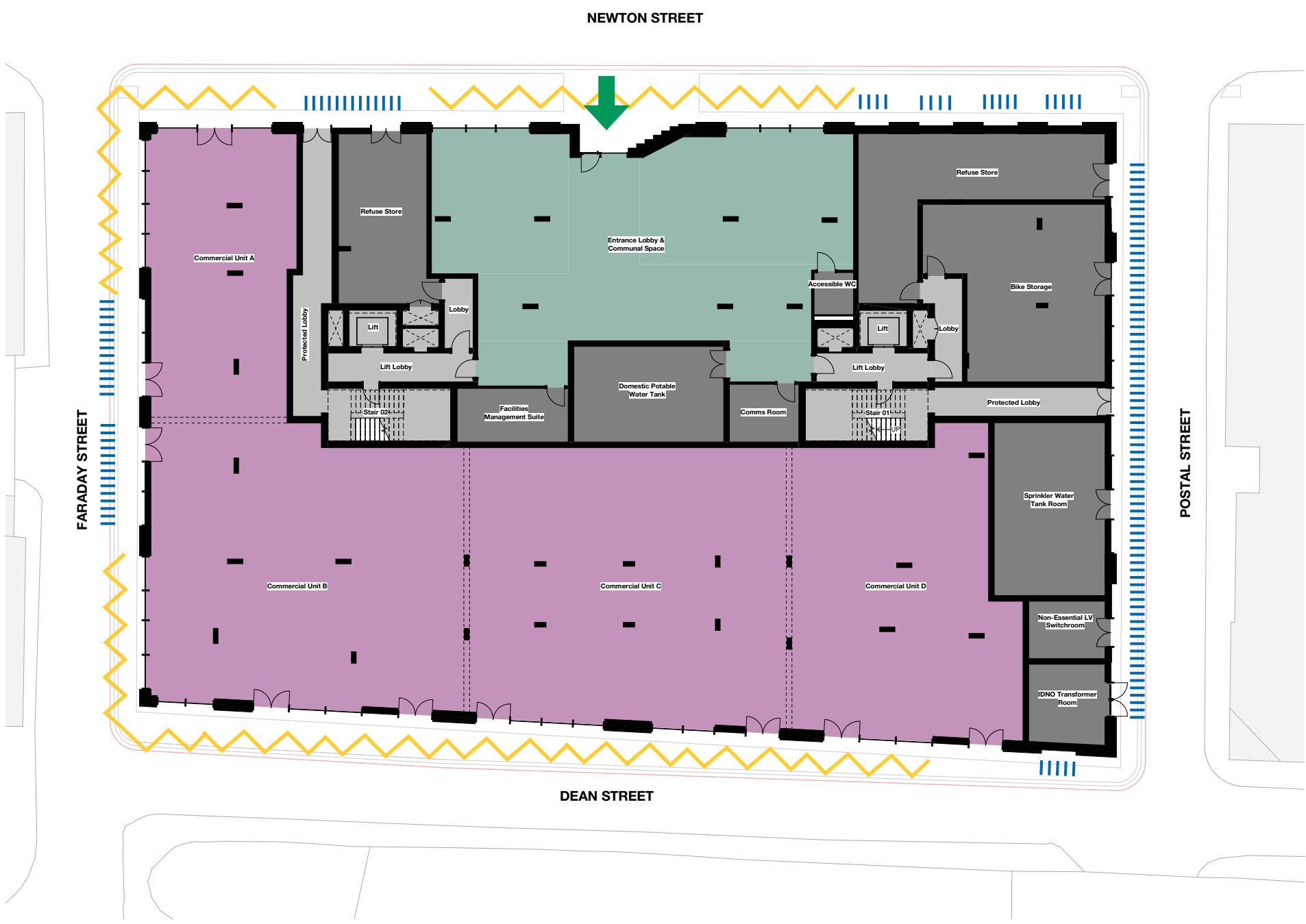
Entrance Lobby

Opportunity for artwork at ground floor of facade

Commercial unit

BoH/ plant space

Site boundary





5

Proposed Layouts

5.2

Typical Upper Floor Plan

The typical upper floor plan repeats across all residential floors of the building (Level 01 to 07). The layout accommodates 18 homes situated around two circulation cores, each with an escape stair and 13 person lift, forming two core, community clusters. The only differentiation between floors is the wall and window treatment in response to acoustic considerations. Further detail of this is set out in the Acoustic Report prepared by Sandy Brown. Please refer to the below drawings for residential floor plans:

- POST-HBA-SW-01-DR-A-080101 (Level 01)
- POST-HBA-SW-02-DR-A-080102 (Level 02)
- POST-HBA-SW-03-DR-A-080103 (Level 03)
- POST-HBA-SW-ZZ-DR-A-080104 (Level 04-06)
- POST-HBA-SW-07-DR-A-080107 (Level 07)

18

Homes per floor to meet NDSS and M4(2)

56%

One Bedroom homes (70)

44%

Two Bedroom homes (56)

126

Total homes

Key

1 Bed 1 Person

1 Bed 2 Person

2 Bed 3 Person

2 Bed 4 Person

Site Boundary





5

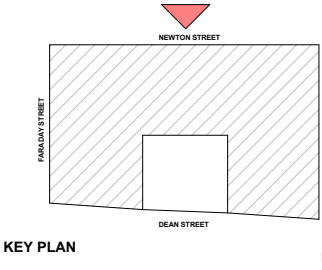
Proposed Layouts

5.3

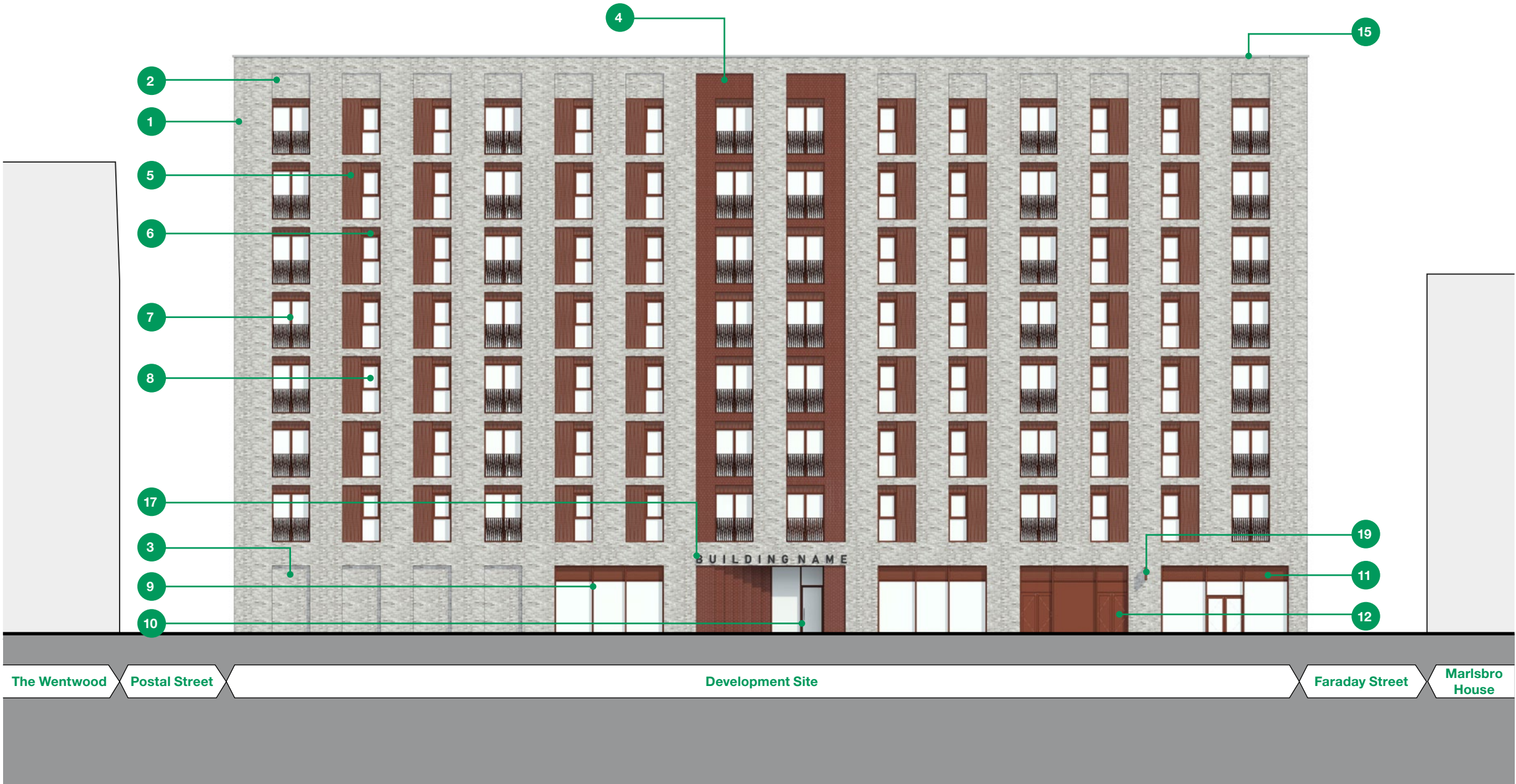
Building Elevations

Newton Street

As one of the key routes into the city centre, Newton Street is defined by its strong, regular façades and consistent architectural rhythm. The proposal responds to this character with high quality brickwork, vertical emphasis expressed by floor-to-ceiling windows and a carefully ordered arrangement of openings. This continues the street’s sense of rhythm and proportion in a contemporary way.



1. Handset brickwork grey multi with complementary grey mortar, stretcher bond
2. Handset brickwork grey multi with complementary grey mortar, stretcher bond, recessed
3. Feature brickwork, grey multi with complementary grey mortar, stack bond
4. Feature brickwork, coloured, (glazed or textured)
5. Red anodised aluminium vertical panel with perforations recessed in brickwork opening
6. Red anodised aluminium panel with perforations set above and within the glazed openings
7. Red aluminium framed doorset and bespoke juliette balustrade in PPC ‘special’ finish to match anodised aluminium
8. Red aluminium framed openable window in PPC ‘special’ finish to match anodised aluminium
9. Glazed curtain walling, with expressed mullion caps, red aluminium in PPC ‘special’ finish to match anodised aluminium.
10. Glazed entrance door set in curtain walling
11. Red anodised aluminium panel with perforations set in curtain walling
12. Red anodised aluminium service door
13. Red louvred substation door in PPC ‘special’ finish to match anodised aluminium
14. Public art installation (indicative artwork shown for illustration only) applied over metal panels and doors
15. Grey aluminium parapet coping
16. Metal cladding/screening to rooftop overruns and plant enclosures
17. Backlit building naming signage fixed back to brickwork
18. Bespoke balustrade in PPC ‘special’ finish to match anodised aluminium and juliette balustrades
19. Illuminated fin signage to commercial units





5

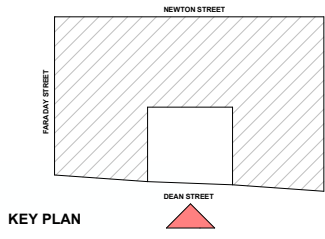
Proposed Layouts

5.3

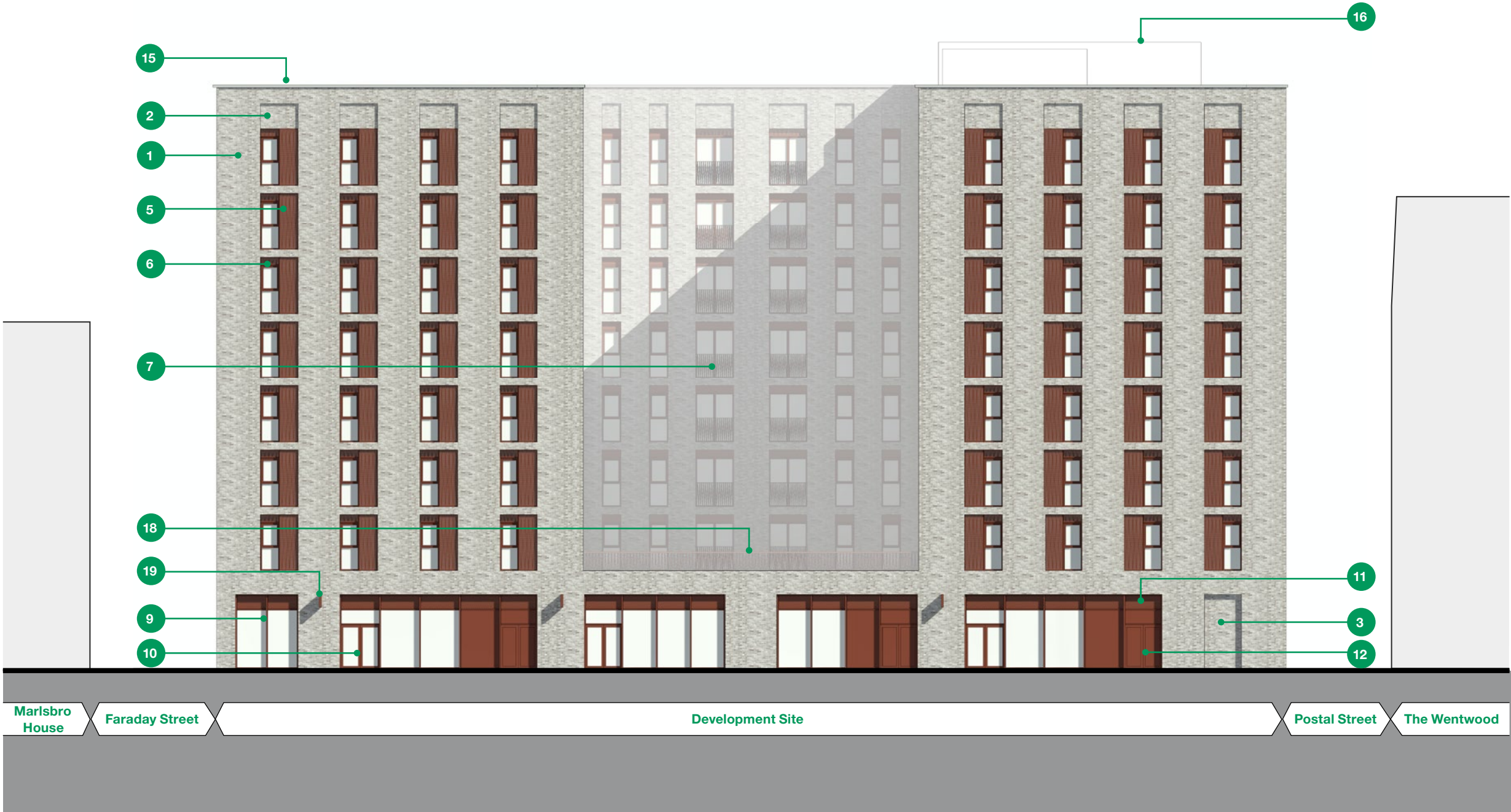
Building Elevations

Dean Street

The Dean Street elevation reflects the material quality, rhythm and proportion established on the Newton Street facade. At street level, active commercial frontages continue the character of the neighbouring context, where independent shops, cafes, and venues define the street’s identity.



1. Handset brickwork grey multi with complementary grey mortar, stretcher bond
2. Handset brickwork grey multi with complementary grey mortar, stretcher bond, recessed
3. Feature brickwork, grey multi with complementary grey mortar, stack bond
4. Feature brickwork, coloured, (glazed or textured)
5. Red anodised aluminium vertical panel with perforations recessed in brickwork opening
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8. Red aluminium framed openable window in PPC ‘special’ finish to match anodised aluminium
9. Glazed curtain walling, with expressed mullion caps, red aluminium in PPC ‘special’ finish to match anodised aluminium.
10. Glazed entrance door set in curtain walling
11. Red anodised aluminium panel with perforations set in curtain walling
12. Red anodised aluminium service door
13. Red louvred substation door in PPC ‘special’ finish to match anodised aluminium
14. Public art installation (indicative artwork shown for illustration only) applied over metal panels and doors
15. Grey aluminium parapet coping
16. Metal cladding/screening to rooftop overruns and plant enclosures
17. Backlit building naming signage fixed back to brickwork
18. Bespoke balustrade in PPC ‘special’ finish to match anodised aluminium and juliette balustrades
19. Illuminated fin signage to commercial units





5

Proposed Layouts

5.3

Building Elevations

Faraday Street

Commercial units maintain activity and engagement at street level, while back-of-house metal panels are treated with the same care, incorporating opportunities for integrated artwork and visual continuity.

Acoustic performance has been carefully considered to ensure the lively character of the surrounding area does not impact residential comfort

1.

Handset brickwork grey multi with complementary grey mortar, stretcher bond
2.

Handset brickwork grey multi with complementary grey mortar, stretcher bond, recessed
3.

Feature brickwork, grey multi with complementary grey mortar, stack bond
4.

Feature brickwork, coloured, (glazed or textured)
5.

Red anodised aluminium vertical panel with perforations recessed in brickwork opening
6.

Red anodised aluminium panel with perforations set above and within the glazed openings
7.

Red aluminium framed doorset and bespoke juliette balustrade in PPC 'special' finish to match anodised aluminium
8.

Red aluminium framed openable window in PPC 'special' finish to match anodised aluminium
9.

Glazed curtain walling, with expressed mullion caps, red aluminium in PPC 'special' finish to match anodised aluminium.
10.

Glazed entrance door set in curtain walling
11.

Red anodised aluminium panel with perforations set in curtain walling
12.

Red anodised aluminium service door
13.

Red louvred substation door in PPC 'special' finish to match anodised aluminium
14.

Public art installation (indicative artwork shown for illustration only) applied over metal panels and doors
15.

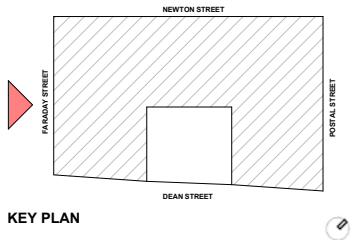
Grey aluminium parapet coping
16.

Metal cladding/screening to rooftop overruns and plant enclosures
17.

Backlit building naming signage fixed back to brickwork
18.

Bespoke balustrade in PPC 'special' finish to match anodised aluminium and juliette balustrades
19.

Illuminated fin signage to commercial units





5

Proposed Layouts

5.3

Building Elevations

**Postal Street**

Postal Street offers an opportunity to extend the Northern Quarter’s creative character. Public artwork is being commissioned that can be applied to the back-of-house metal panels will reflect the distinctive street art found throughout the area’s side streets, turning a functional façade into an active and engaging part of the public realm.

1. Handset brickwork grey multi with complementary grey mortar, stretcher bond
2. Handset brickwork grey multi with complementary grey mortar, stretcher bond, recessed
3. Feature brickwork, grey multi with complementary grey mortar, stack bond
4. Feature brickwork, coloured, (glazed or textured)
5. Red anodised aluminium vertical panel with perforations recessed in brickwork opening
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9. Glazed curtain walling, with expressed mullion caps, red aluminium in PPC ‘special’ finish to match anodised aluminium.
10. Glazed entrance door set in curtain walling
11. Red anodised aluminium panel with perforations set in curtain walling
12. Red anodised aluminium service door
13. Red louvred substation door in PPC ‘special’ finish to match anodised aluminium
14. Public art installation (indicative artwork shown for illustration only) applied over metal panels and doors
15. Grey aluminium parapet coping
16. Metal cladding/screening to rooftop overruns and plant enclosures
17. Backlit building naming signage fixed back to brickwork
18. Bespoke balustrade in PPC ‘special’ finish to match anodised aluminium and juliette balustrades
19. Illuminated fin signage to commercial units





5

Proposed Layouts

5.3

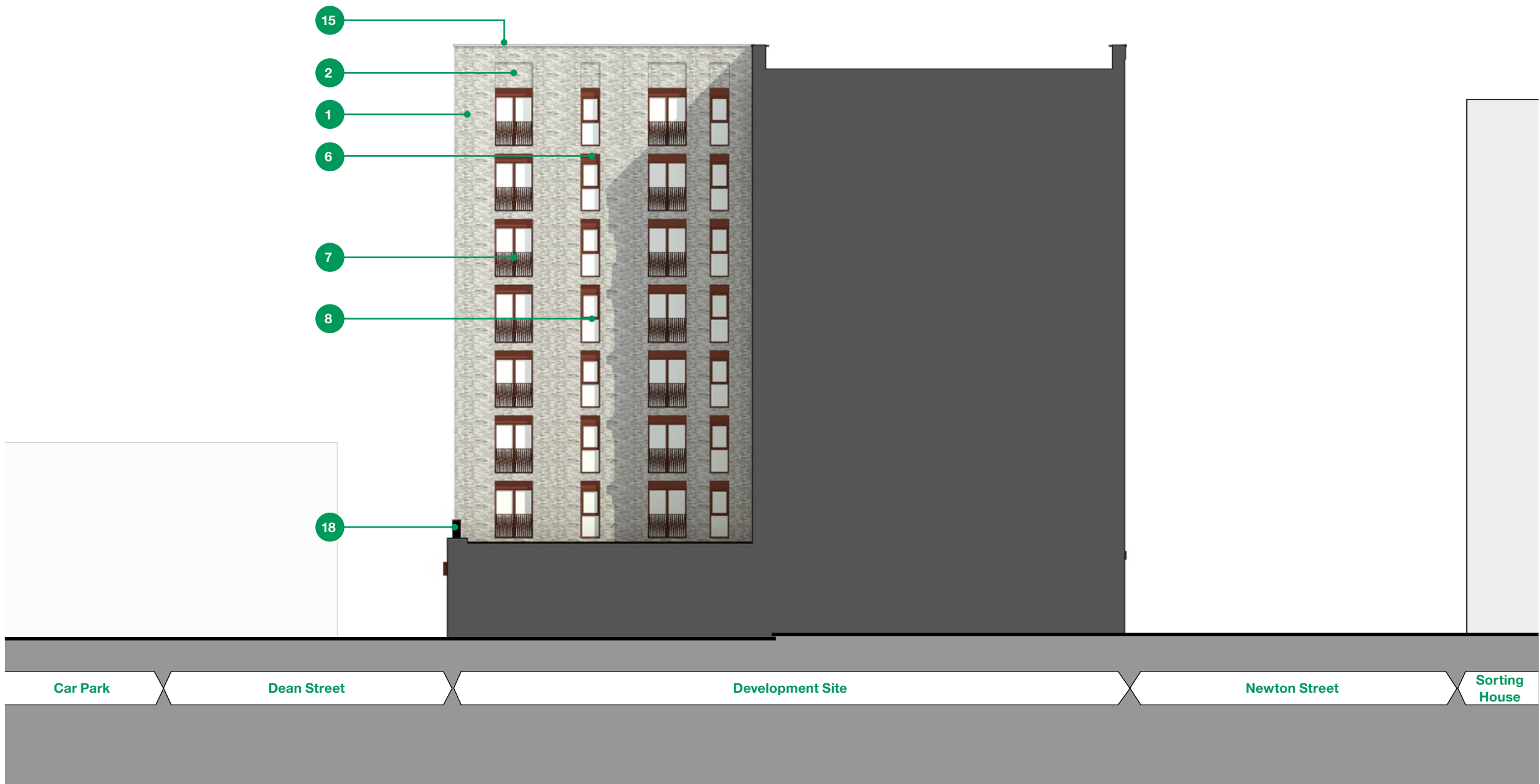
Building Elevations

West Courtyard

Material quality and detail is consistent through the courtyard elevations. The roof to the courtyard incorporates a green roof, introducing planting and biodiversity at the heart of the building.

See the Landscape chapter for further details of the planting strategy.

1. Handset brickwork grey multi with complementary grey mortar, stretcher bond
2. Handset brickwork grey multi with complementary grey mortar, stretcher bond, recessed
3. Feature brickwork, grey multi with complementary grey mortar, stack bond
4. Feature brickwork, coloured, (glazed or textured)
5. Red anodised aluminium vertical panel with perforations recessed in brickwork opening
6. Red anodised aluminium panel with perforations set above and within the glazed openings
7. Red aluminium framed doorset and bespoke juliette balustrade in PPC 'special' finish to match anodised aluminium
8. Red aluminium framed openable window in PPC 'special' finish to match anodised aluminium
9. Glazed curtain walling, with expressed mullion caps, red aluminium in PPC 'special' finish to match anodised aluminium.
10. Glazed entrance door set in curtain walling
11. Red anodised aluminium panel with perforations set in curtain walling
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5

Proposed Layouts

5.3

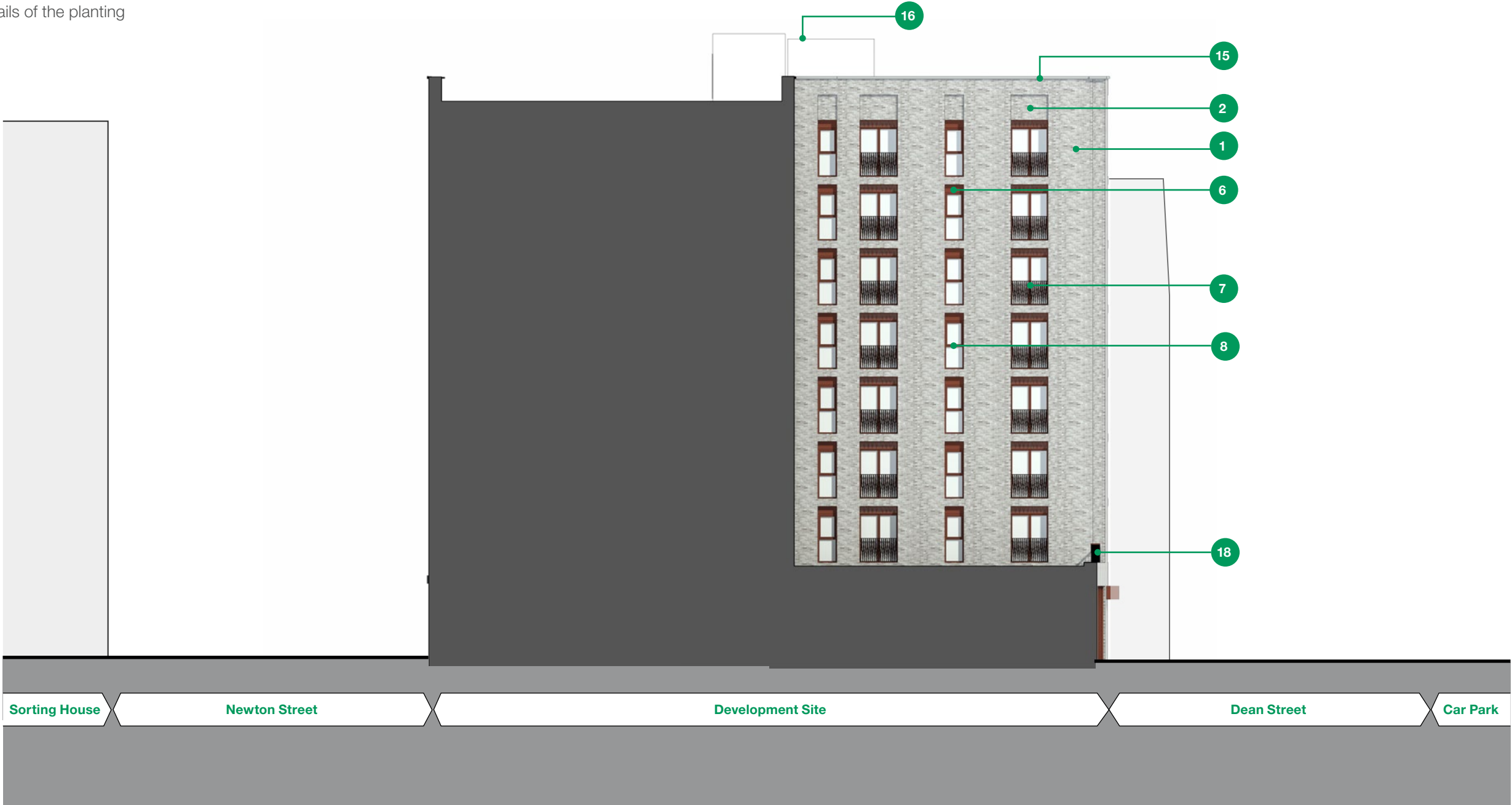
Building Elevations

East Courtyard

Material quality and detail is consistent through the courtyard elevations. The roof to the courtyard incorporates a green roof, introducing planting and biodiversity at the heart of the building.

See the Landscape chapter for further details of the planting strategy.

1. Handset brickwork grey multi with complementary grey mortar, stretcher bond
2. Handset brickwork grey multi with complementary grey mortar, stretcher bond, recessed
3. Feature brickwork, grey multi with complementary grey mortar, stack bond
4. Feature brickwork, coloured, (glazed or textured)
5. Red anodised aluminium vertical panel with perforations recessed in brickwork opening
6. Red anodised aluminium panel with perforations set above and within the glazed openings
7. Red aluminium framed doorset and bespoke juliette balustrade in PPC 'special' finish to match anodised aluminium
8. Red aluminium framed openable window in PPC 'special' finish to match anodised aluminium
9. Glazed curtain walling, with expressed mullion caps, red aluminium in PPC 'special' finish to match anodised aluminium.
10. Glazed entrance door set in curtain walling
11. Red anodised aluminium panel with perforations set in curtain walling
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14. Public art installation (indicative artwork shown for illustration only) applied over metal panels and doors
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18. Bespoke balustrade in PPC 'special' finish to match anodised aluminium and juliette balustrades
19. Illuminated fin signage to commercial units





5

Proposed Layouts

5.4

Bay studies

5.4.1

Residents' Entrance Bay Study

The proposal takes inspiration from the regular arrangement of historic warehouses. Floor-to-ceiling windows emphasise verticality.

Windows are paired with a red anodised panel featuring a perforated design that adds unique perforated design and adds visual interest, and complements the juliette balustrade design.

At roof level, recessed brickwork above each top-floor opening gives proportion and definition to the parapet, which with an expressed capping gives a clear termination at the elevation.



New Acres, Wandsworth - Hawkins\Brown

Key



Grey multi brickwork



Feature brickwork



Red metalwork

Red anodised aluminium panel with perforations set above and within the glazed openings

Feature brickwork, coloured, (glazed or textured)

Red anodised framed doorset and bespoke juliette balustrade in PPC 'special' finish to match anodised aluminium

Handset brickwork grey multi with complementary grey mortar, stretcher bond

Backlit building naming signage fixed back to brickwork

Metal soffit cladding with integrated lighting at the entrance

Feature brickwork, coloured, (glazed or textured)

Glazed curtain walling, with expressed mullion caps, red aluminium in PPC 'special' finish to match anodised aluminium

Glazed entrance door set in curtain walling





5

Proposed Layouts

5.4

Bay studies

5.4.2

Typical Upper Floors/Roof Parapet Bay Study

The proposal takes inspiration from the vertical and regular proportions of historic mills. Floor-to-ceiling windows maximise daylight and reinforce the vertical rhythm.

Windows are paired with a red anodised panel featuring a perforated design that adds unique perforated design and adds visual interest, and complements the juliette balustrade design.

At roof level, recessed brickwork above each top-floor opening gives proportion and definition to the parapet, which with an expressed capping gives a clear termination at the elevation.



Crawford Primary School - Hawkins\Brown

Key



Grey multi brickwork



Red metalwork





5

Proposed Layouts

5.4

Bay studies

5.4.3

Commercial Frontage Bay Study

The commercial units on the ground floor are arranged to maximise active frontage. The red finish to the frames and use of anodised mullion caps matches the anodised aluminium used elsewhere on the building, creating a cohesive material expression.

Ventilation panels are integrated within the curtain walling as red anodised perforated panels, maintaining a consistent appearance while discreetly concealing the necessary ductwork behind.



Chancery House, London - Norm Architects

Key



Grey multi brickwork



Red metalwork

- Red anodised aluminium vertical panel with perforations recessed in brickwork opening
- Red aluminium openable window in PPC 'special' finish to match anodised aluminium
- Handset brickwork grey multi with complementary grey mortar, stretcher bond
- Red anodised aluminium panel with perforations set in curtain walling
- Illuminated fin signage to commercial units
- Glazed curtain walling, with expressed mullion caps, red aluminium in PPC 'special' finish to match anodised
- Glazed entrance door set in curtain walling





5

Proposed Layouts

5.4

Bay studies

5.4.4

Back of House Frontage Bay Study

Public artwork will be applied to the back-of-house metal panels, drawing inspiration from the murals and street art found throughout the Northern Quarter’s side streets. This approach transforms otherwise functional façades into active, engaging frontages that celebrate the area’s creative character while meeting the technical requirements of the spaces within. Artwork shown is indicative at this stage. Any artwork chosen or developed will be in keeping with, and complementary to, the building’s design.



Fred Aldous ‘Artist in Residence’, Manchester - EV | Hardaker and Marcus Method

Key



Grey multi brickwork



Red metalwork

Red anodised aluminium vertical panel with perforations recessed in brickwork opening

Red aluminium openable window in PPC ‘special’ finish to match anodised aluminium

Handset brickwork grey multi with complementary grey mortar, stretcher bond

Red anodised aluminium panel with perforations set in curtain walling

Public art installation (indicative artwork shown for illustration only) applied over metal panels and doors

Aluminium service door with artwork applied





## 6 Proposed Landscape and Public Realm

- 6.1 Introduction and context
- 6.2 Site analysis
- 6.3 Concept and approach
- 6.4 Landscape proposals



## 6

### 6.1

## Local Character

The Northern Quarter is known for its vibrant, artistic, and eclectic character, and both Newton Street and Faraday Street contribute to the area's reputation as a creative, gritty, and diverse neighbourhood, which combines industrial history with modern-day cultural energy.

Newton Street is lined with buildings that were once warehouses, factories, and mills, but many have been re-purposed for modern uses, such as offices, studios, shops, and apartments. This gives Newton Street a blend of old industrial architecture with a contemporary twist with the Sorting House building to the west, and Wentwood building to the north offering the most significant heritage character.

## Connection to key public open space

The site offers direct access to key public open spaces within 5 minutes walk. Stevenson Square and Cutting Room Square, both of which are more urban in character are within 200m. Piccadilly Gardens and Islington Marina offer access to green open space with further opportunities for seating, walking and more active uses. The Marina offers access to the Rochdale and Ashton canals footpaths which link north east to Philips Park and Clayton Vale. These parks are about 25 minutes walk away and of a regional scale, providing opportunity for access to more natural spaces. Mayfield Park and Pin Mill Brow are also within 10 minutes walk of the site.

## Opportunities

The site extent is limited with existing roads constraining it. However, there are opportunities to change the functions of these roads so they better support the new uses and establish more pedestrian focussed surroundings.

Broadly, the landscape proposals aim to:

## Reduce vehicle movements around the building

Improve footpath and connections.

## Enrich the sites biodiversity

## Create active streets building on the success of Port Street





6

Proposed Landscape and Public Realm

6.2

Site analysis

Site Context

The site is tight, as a result of the grid of streets that surround it and is synonymous of urban blocks within this area of the northern quarter.

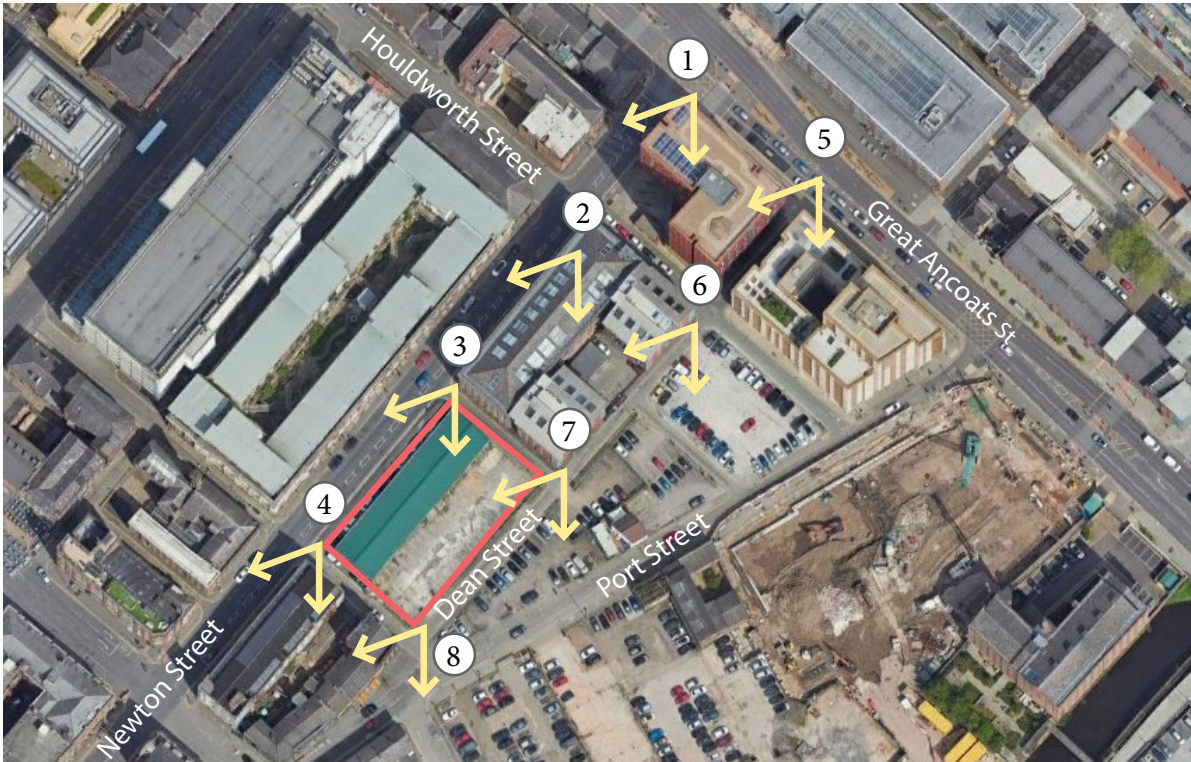
Within these blocks buildings sit to the back of pavements and there are limited areas where broader spaces are available for seating or points to pause.

The materials palette within the public realm is mixed, which contributes to the diverse character of the northern quarter. However, tarmac is the dominant material used for the footpaths, creating a functional flow throughout the streets.

Some of the more recent developments in the area have paved curtilages. These are generally in a standard concrete flag, largely buff, square format with a smooth finish. Whilst these are functional as a surface they do not marry with the more creative, gritty nature of the area.

In certain instances sandstone has been used to mark entrance points. This displays some natural variation in its appearance so feels more in keeping with the area.

The streetscape surrounding the immediate site is laid to tarmac. Newton Street offers a wide footpath which is representative of it being a primary connecting route but the connecting east west streets are much tighter. This is particularly evident along Faraday Street where the paths are less than a metre in width which cause pedestrians to walk along the carriageway.



Photograph location points



1 View at junction of Newton Street and Great Ancoats looking south



2 View from the Wentwood on Newton Street, looking south



3 View from The Site on Newton Street, looking south



4 View from Marlsbro House looking south



5 View at junction of Dean Street and Great Ancoats looking south



6 View from the Wentwood on Dean Street, looking south



7 View from The Site on Dean Street, looking south



8 View from junction of Dean Street and Faraday Street looking south



6

Proposed Landscape and Public Realm

6.2

Site analysis

Aspect

The site is orientated in a north easterly direction with a first floor roof space facing in a south easterly direction. The roof space receives a good level of light throughout the year with several hours of direct sunlight throughout the day.  
(Refer to Daylight and Sunlight Analysis for further details)

Connectivity & Movement

The site sits on Newton Street, one of the key movement corridors from Piccadilly Gardens through the northern quarter and on to Ancoats and New Islington. It has direct links to Stevenson Square, Thomas Street and Oldham Street in the heart of the northern quarter.

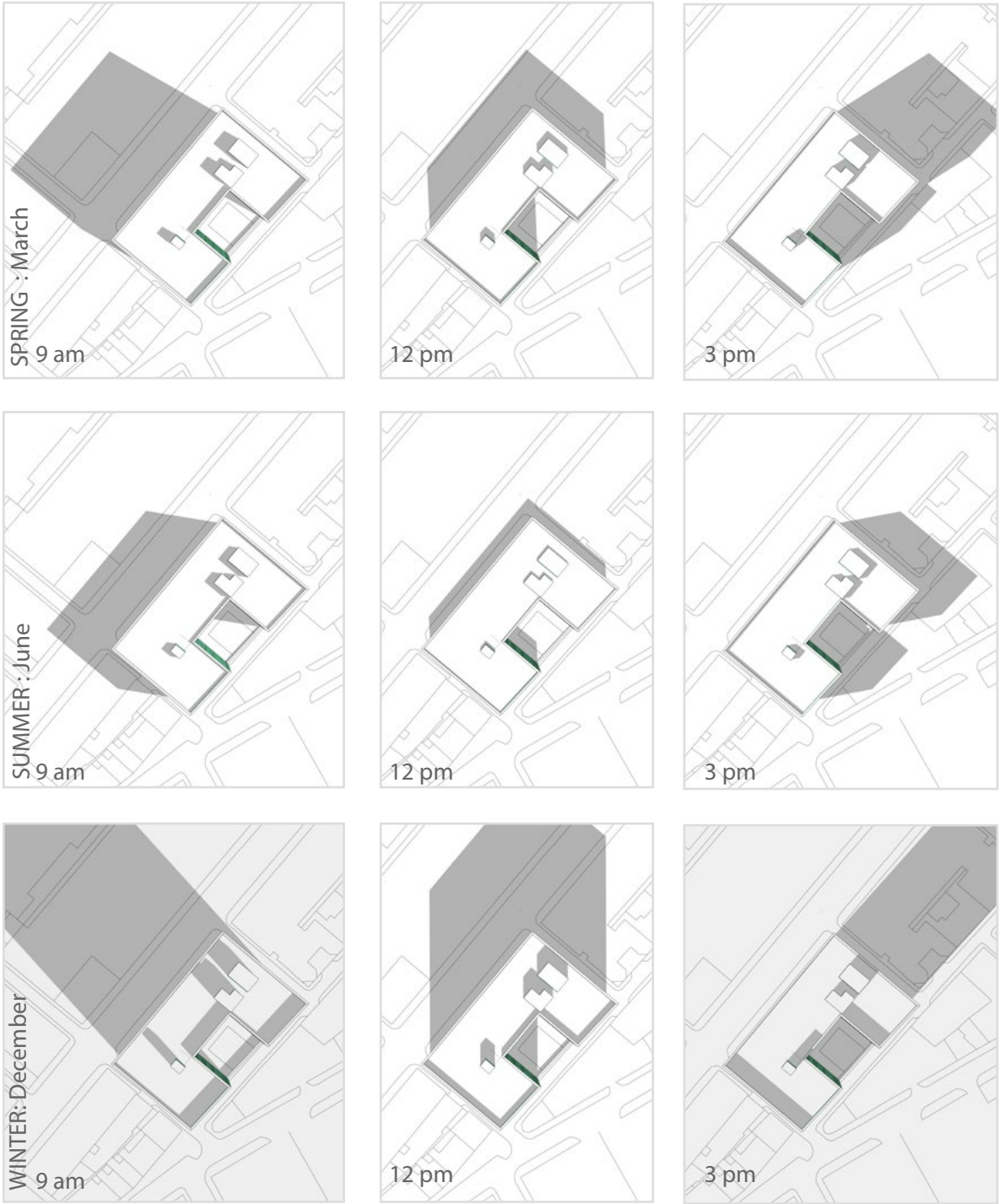
Port Street to the east of the site performs a key pedestrian and cycle connection from Piccadilly Train Station through to Ancoats. Dean Street sits as a secondary spur to this and facilitates some pedestrian movement, but it is not seen as a primary connecting route.

Faraday Street offers some east west permeability through the area but the path widths mean pedestrians are forced to use the carriageway.

Frontages and Activation

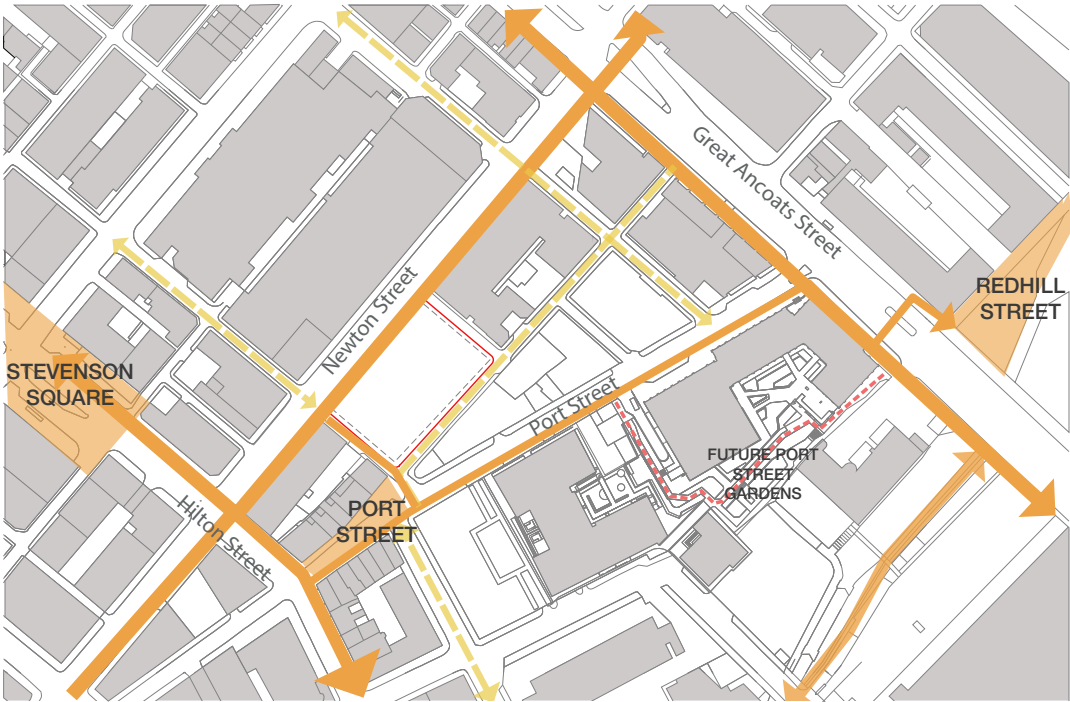
Activation is evident along Newton Street in the form of front doors and key entrances to residential blocks. This encourages footfall, movement and adds a vibrancy to the street. This is more and more evident as you move south along the street towards Piccadilly Gardens where front doors become shop and cafes frontages.

To the east of the site, along Port Street there is a cluster of shops, pubs, bars and cafes which create a vibrant frontage street. Here footpaths widen out and offer opportunity for spillout, with seating and tables marking the edge of Faraday Street.



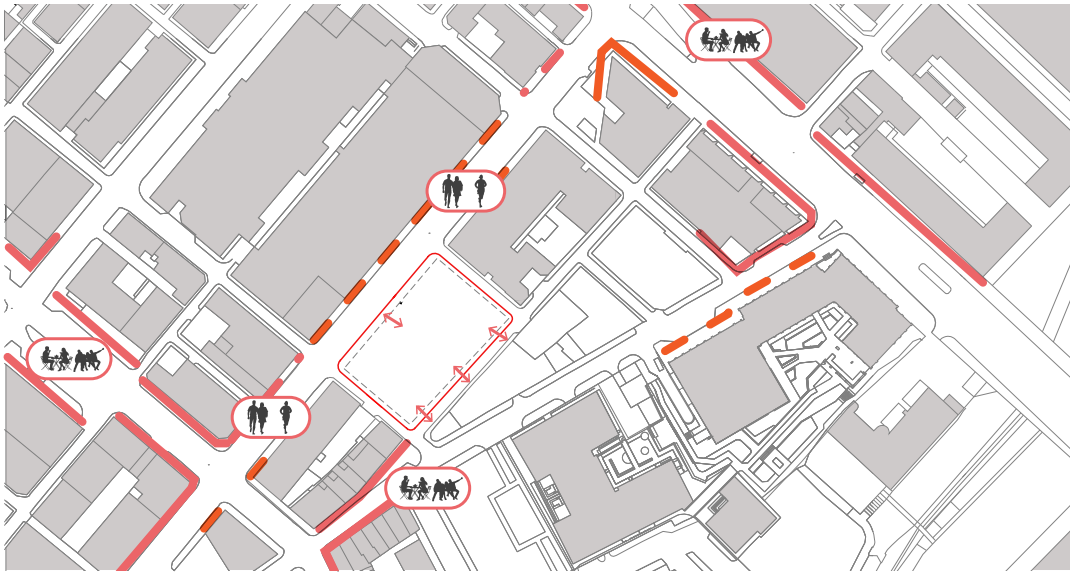
**Sun/Shade Analysis**  
Enhance and activate the footpaths to Newton Street and Dean Street

ANCOATS



**Connectivity & Movement**  
Routes and Spaces  
The site is located on a primary connecting route offering good access into and out of the city core.

|  |           |  |          |
|--|-----------|--|----------|
|  | Primary   |  | Tertiary |
|  | Secondary |  | Spaces   |



**Frontages**  
Active Frontages/ Spaces  
The streets and spaces surrounding the site offer a good level of activation ranging from shops and cafes to front doors and entrances

|  |                       |
|--|-----------------------|
|  | Cafe/ shop frontage   |
|  | Residential entrances |



6

Proposed Landscape and Public Realm

6.3

Concept and approach

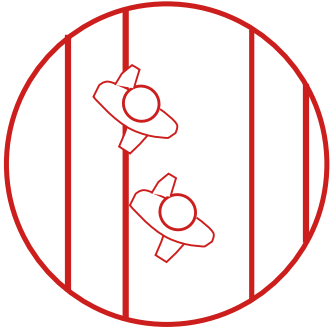
Design Objectives

The proposed development creates an opportunity to enrich the quality of the Site and local urban context. Working with the positives of the surroundings, the development can further enrich the streetscape and improve connectivity.

Key moves:

- **Pedestrian Focussed Environment:**  
Close off general vehicle access to Faraday and Dean Street to create a pedestrian focussed environment.
- **Improved Connections:**  
Footpaths to Faraday and Postal Street are enhanced with refreshed surfacing to ensure improved pedestrian movement from Port Street through to Newton Street.
- **Support Spillout:**  
Widen the curtilage along Dean Street to enable spillout from the building and any ground floor commercial units.
- **Create Active Streetscapes**  
Remove the standard kerb upstand along Dean Street creating a flush surface to support use of tables and chairs as part of the spillout and extend the activation that is evident on Port Street.
- **Support Cyclists:**  
Include on street cycle hoops to support active travel movements.
- **Revitalise d Streetscapes:**  
Resurface footpaths with considered detailing improving the appearance and direct curtilage to the building.
- **Improve BNG**  
Support BNG enrichments as part of the development, offering visual and ecological improvements to the first floor roof space.

Design Objectives



REFLECT AND ENHANCE THE CHARACTER OF THE NORTHERN QUARTER



CONTRIBUTE TO THE LOCAL STREET VIBE



ESTABLISH A NEIGHBOURHOOD WITH AN ENRICHED BIODIVERSITY

Strategic Proposals



Newly Pedestrianised street

Existing Pedestrian Connections

New ground floor activation with spillout  
Green roof with BNG enhancements

Vehicle Routes

Bollard Alignment



6

Proposed Landscape and Public Realm

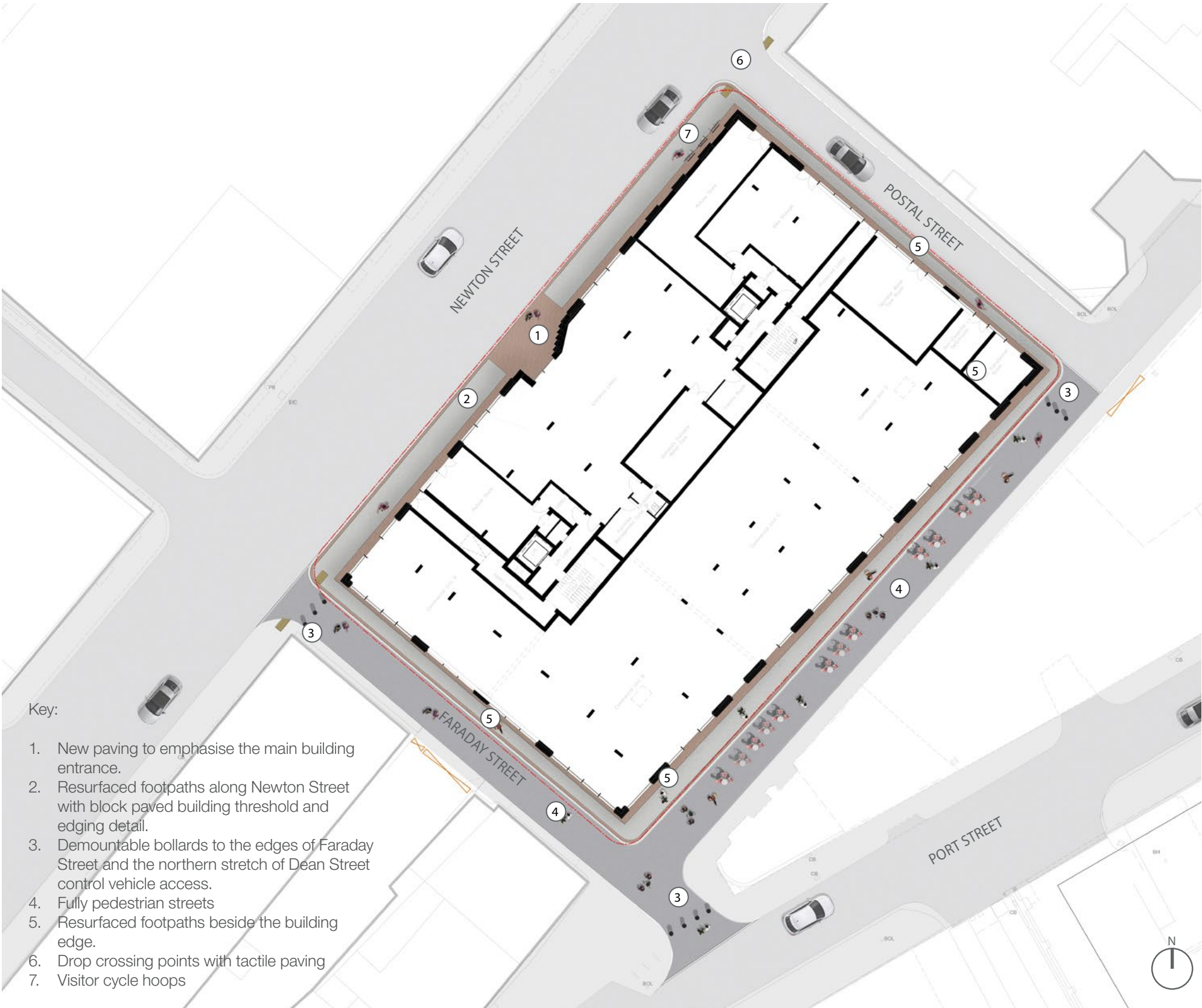
6.4

Landscape proposals

Design Proposals

The illustrated plan translates the design considerations and strategies discussed in the previous sections of this document. It aims to improve the condition and quality of the streetscape and create a series of pedestrian only routes and spaces around the building.

The scheme enhances and reflects the urban character of the surrounding streets ensuring that is not diluted. The re-purposed streets encourage and facilitate ground floor uses to spillout, particularly onto Newton and Dean Street.





6

Proposed Landscape and Public Realm

6.4

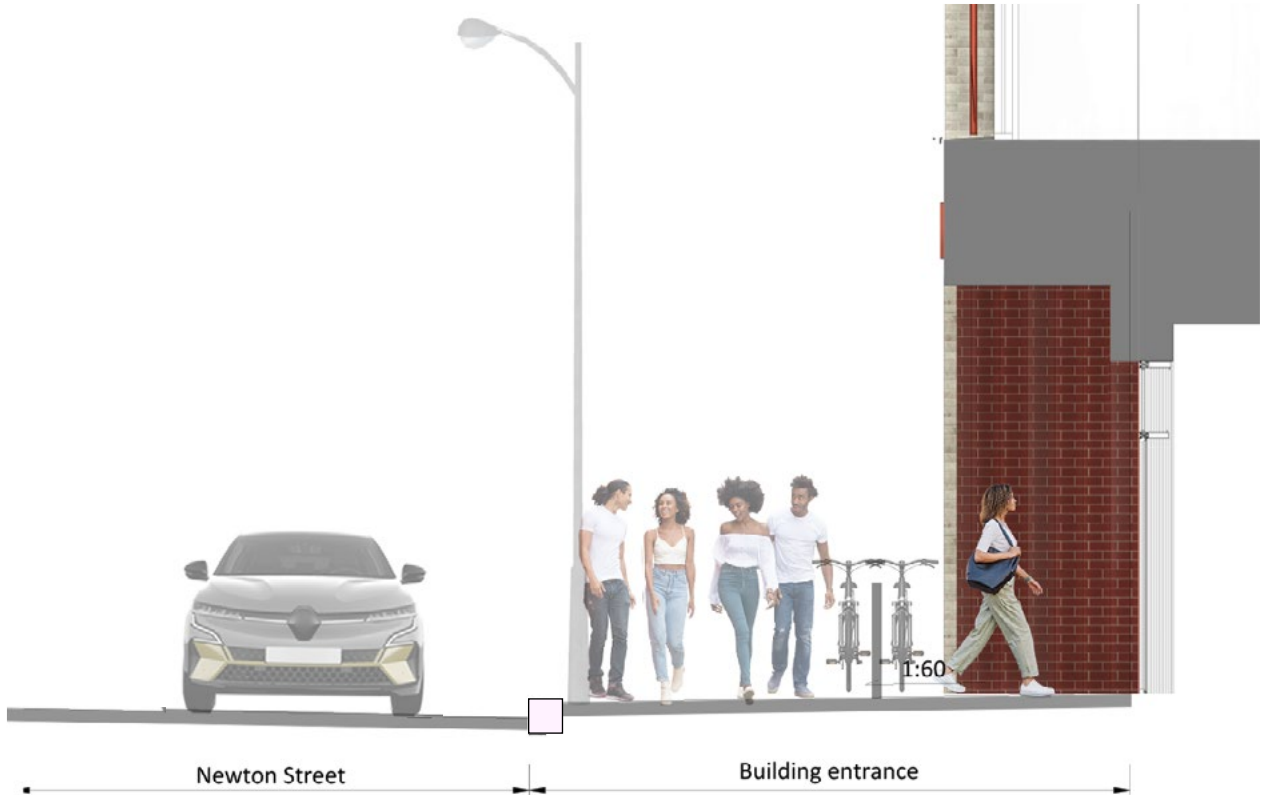
Landscape proposals

Design Proposals - Newton Street

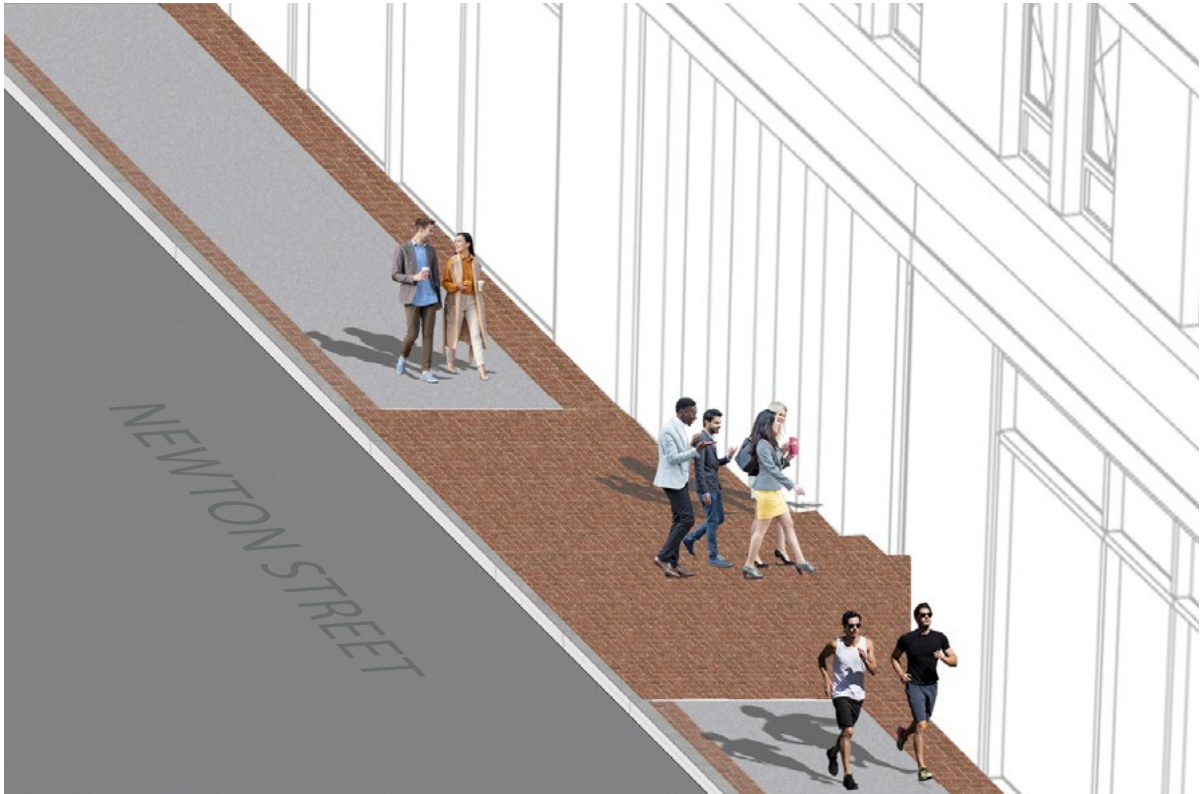
- Resurfaced footpath along Newton Street
- Generous paving band around the building threshold ensures neat detailing around set backs and entrances
- Paving area covers the full width of the footpath to mark the buildings main entrance
- A narrower band of paving wraps around the inside face of the new kerb which lines the edge of Newton Street.
- Cycle hoops to cater for visitors
- New kerbs to the edge of the footpath
- Existing Newton Street carriageway retained as existing



Location Plan



Section of proposed streetscape



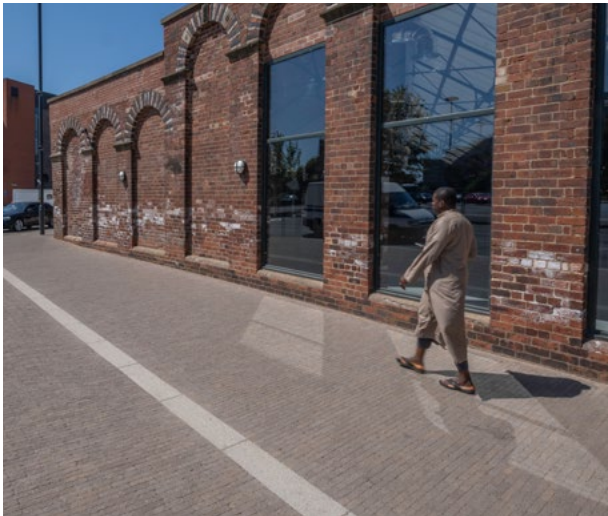
Axonometric of proposed streetscape

Paving band around the building floods into the entrance set back and across the footpath



Clay style block paving

New surface detailing to Newton Street.  
Tumbled Inish block paving: 200 x 50 x 80mm



Clay style block paving

Muted brown and red paving blend set beside a silver grey kerb.



6

Proposed Landscape and Public Realm

6.4

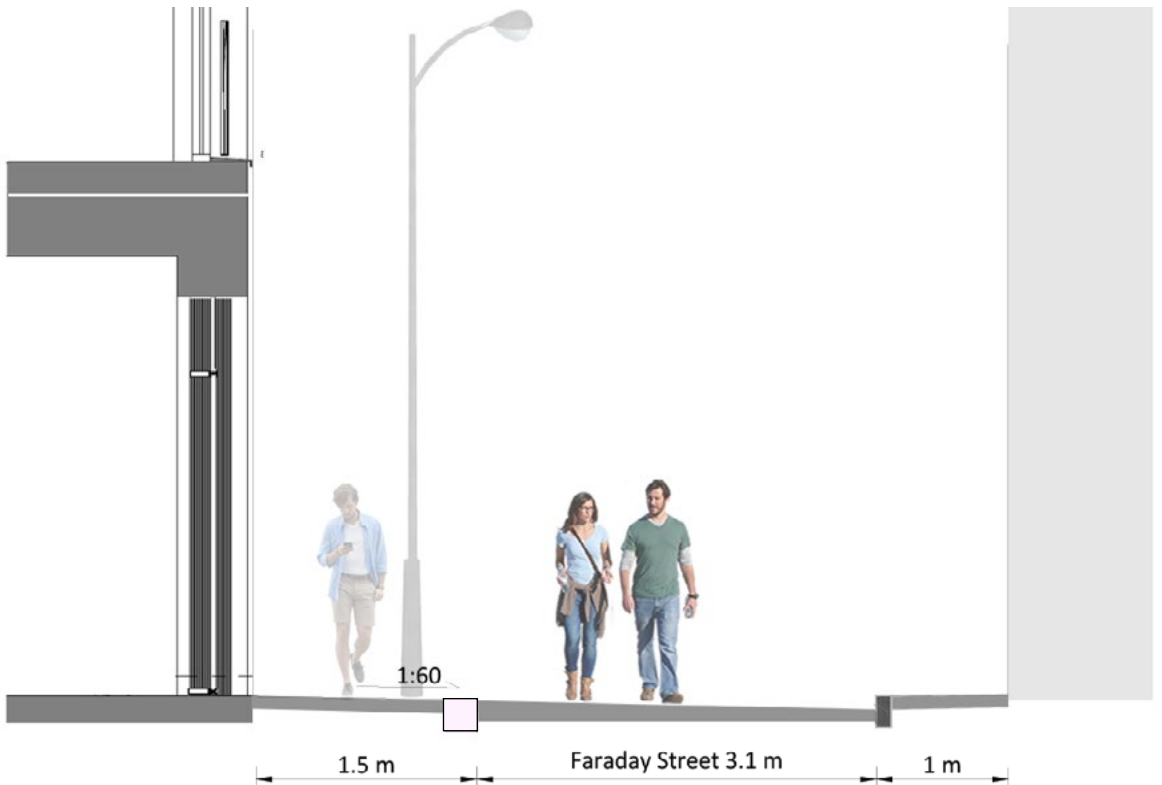
Landscape proposals

Design Proposals - Faraday Street

- Resurfaced footpath along Faraday Street
- Path widened to a minimum 1.5m
- New kerb edging to carriageway
- Narrow paving band around the building ensures neat detailing around set backs and entrances
- Band of paving wraps around the inside face of the new kerb which lines the edge of Newton Street.
- Carriageway resurfaced to work with existing profile and levels
- Demountable bollards to either end of the street controlling vehicle access



Location Plan



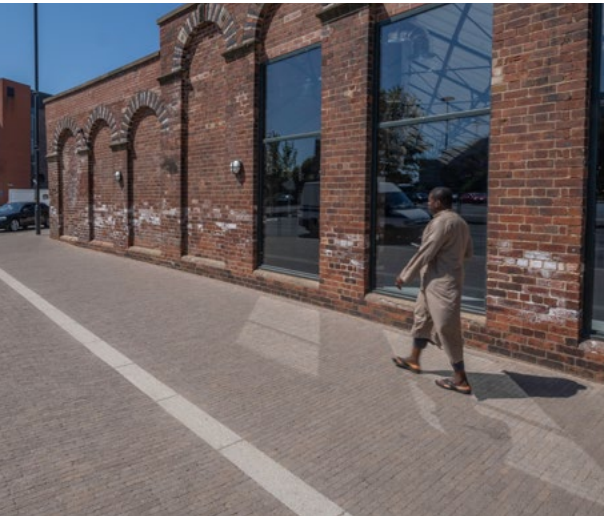
Section of proposed streetscape



Axonometric of proposed streetscape  
Threshold paving band around the building and to the footpath edge



Clay style block paving  
New surface detailing to Newton Street.  
Tumbled Inish block paving: 200 x 50 x 80mm



Clay style block paving  
Muted brown and red paving blend set beside a silver grey conservation kerb



6

Proposed Landscape and Public Realm

6.4

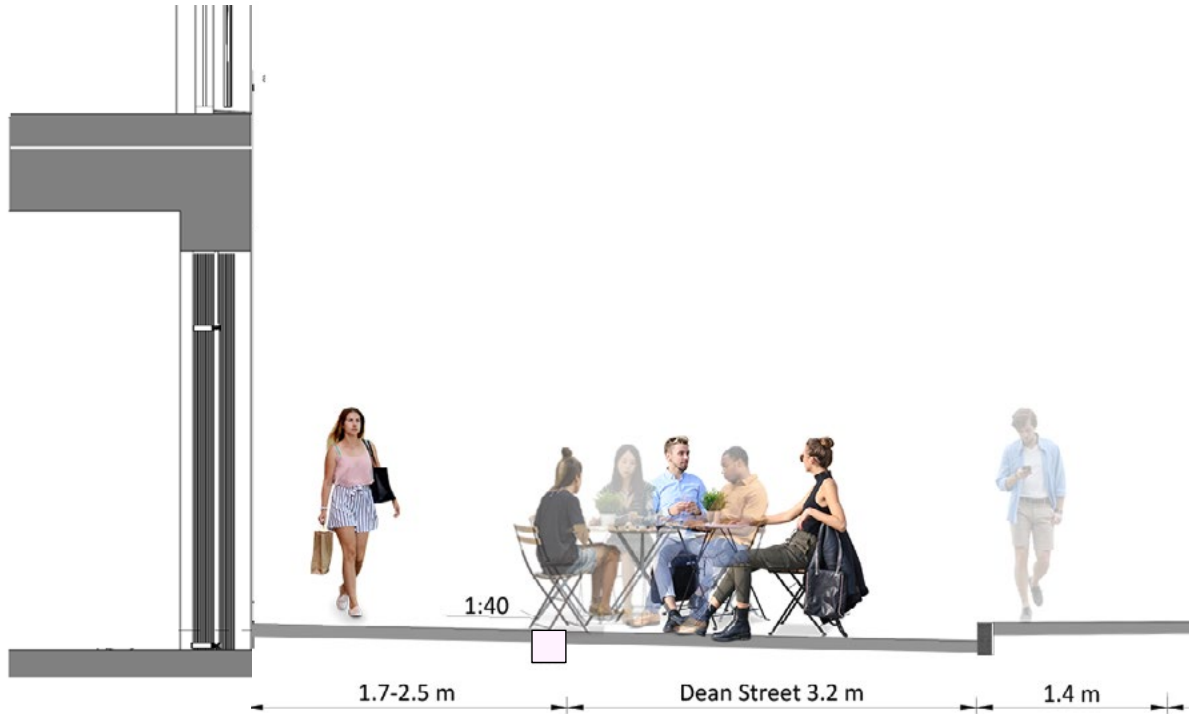
Landscape proposals

Design Proposals - Dean Street

- Resurfaced footpath along Dean Street
- Path widened to offer between 1.7 and 2.5m width
- New flush kerb edging to footpath to encourage spillout
- Generous paving band around the building ensures neat detailing around set backs and entrances
- Band of paving wraps around the inside face of the new kerb which lines the edge of Newton Street.
- Carriageway resurfaced to enable a flush kerb alongside the building whilst still tying in with the existing adjacent kerb with a typical upstand
- Demountable bollards to either end of the street controlling vehicle access



Location Plan



Section of proposed streetscape



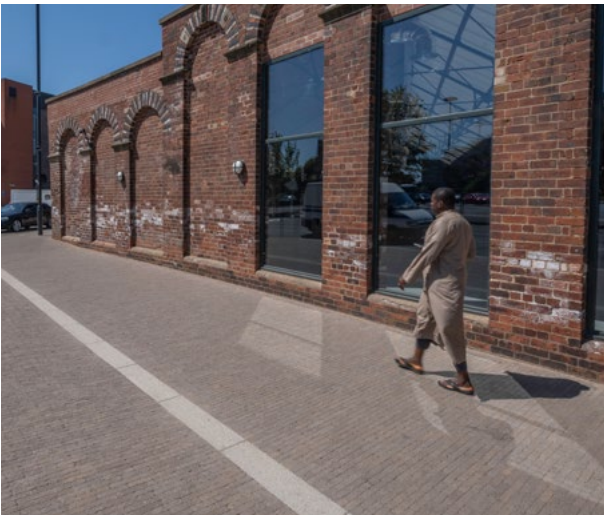
Axonometric of proposed streetscape

Wide paving band around the building marking key entrances and to the footpath edge



Clay style block paving

New surface detailing to Newton Street.  
Tumbled Inish block paving: 200 x 50 x 80mm



Clay style block paving

Muted brown and red paving blend set beside a silver grey conservation kerb



6

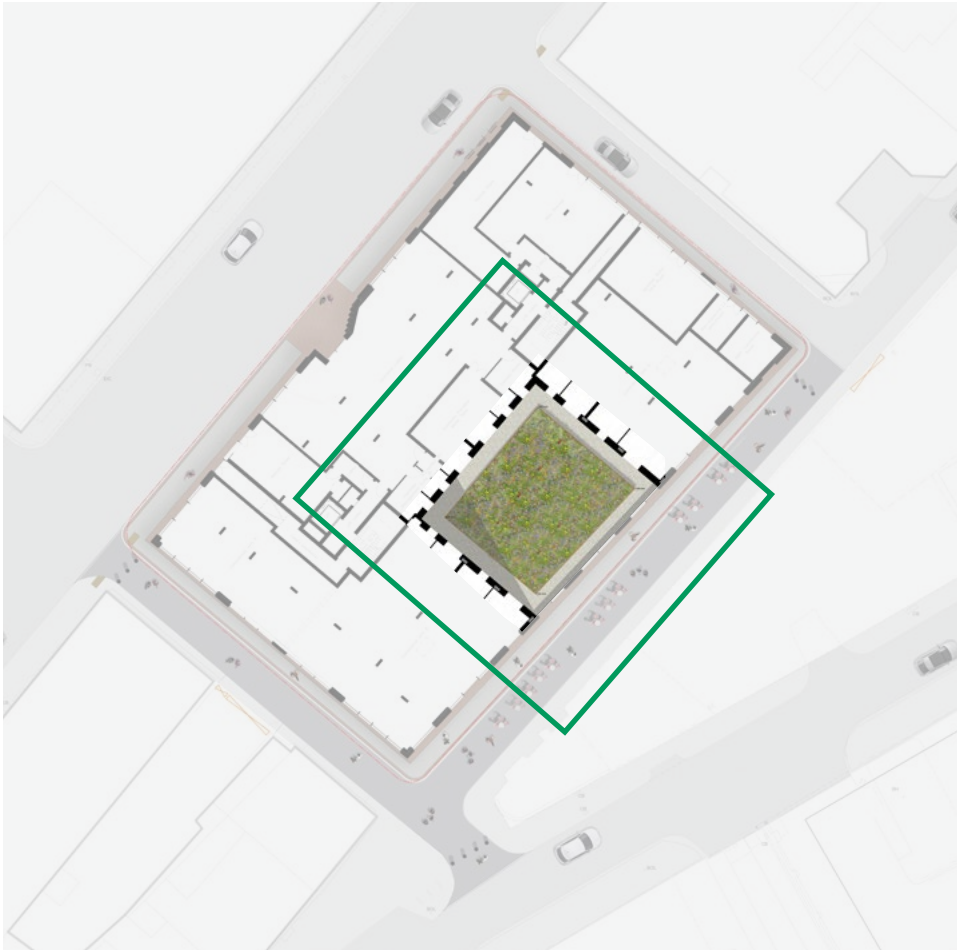
Proposed Landscape and Public Realm

6.4

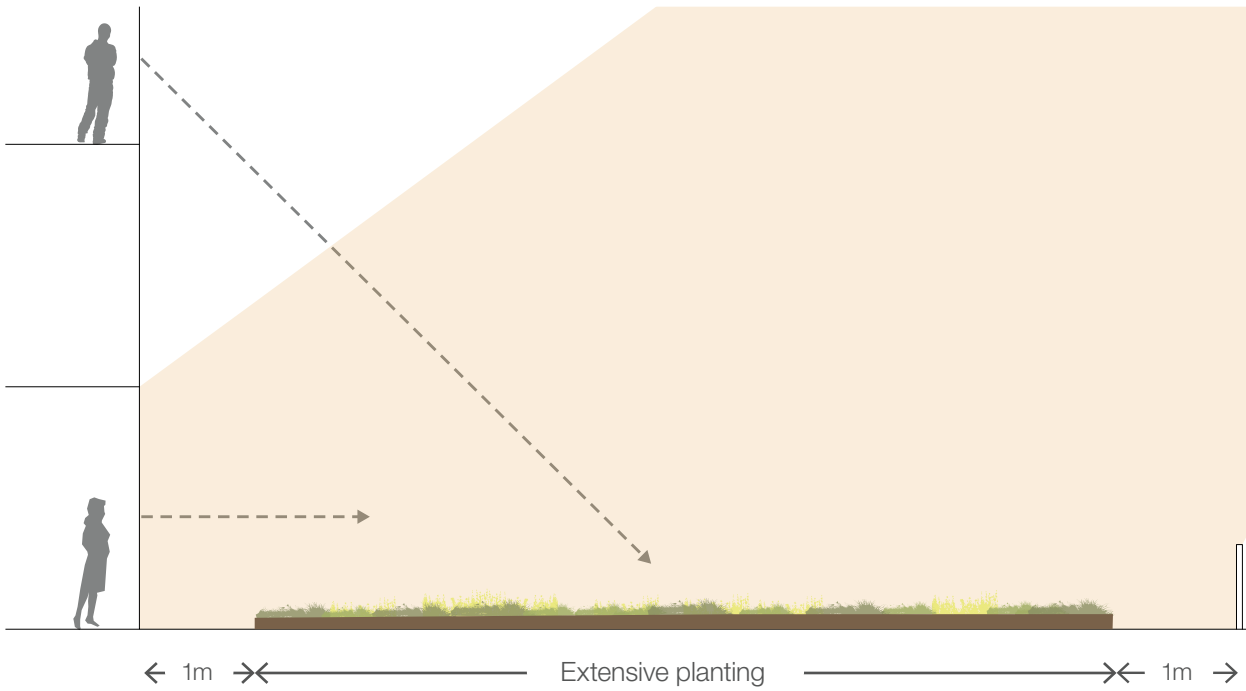
Landscape proposals

Illustrative Level 1 Roof Design

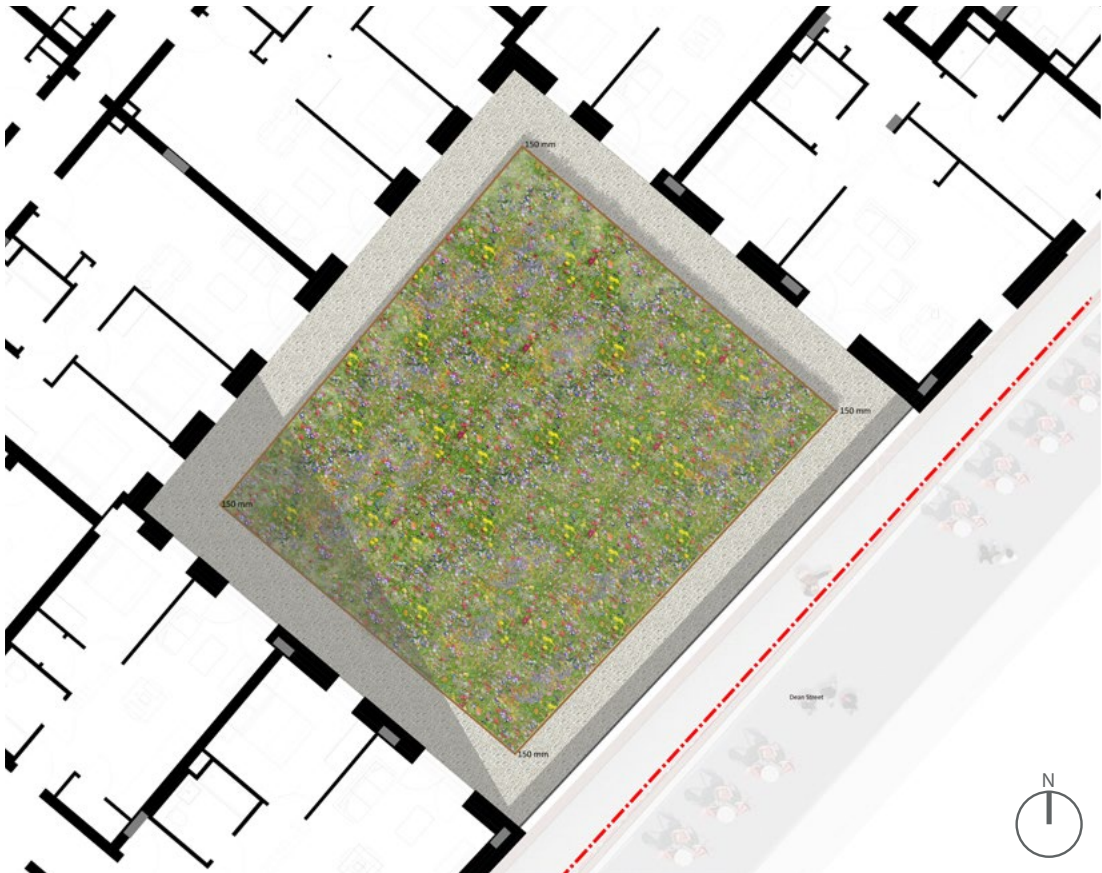
- The roof space provides an opportunity to enrich the site's biodiversity credentials.
- Offer a positive visual amenity for residents
- 1.0m gravel margin for maintenance access
- Central extensive green roof with mixed native grass, sedum and wildflower planting to support insects and invertebrates. Plant specification selected to be appropriate for aspect.
- Substrate depths between 150-300mm to support mixed seed and plug planting



Location Plan



Roof Terrace Section



Roof Terrace General Arrangement



Typical extensive roof build up, 150-200mm deep



6

Proposed Landscape and Public Realm

6.4

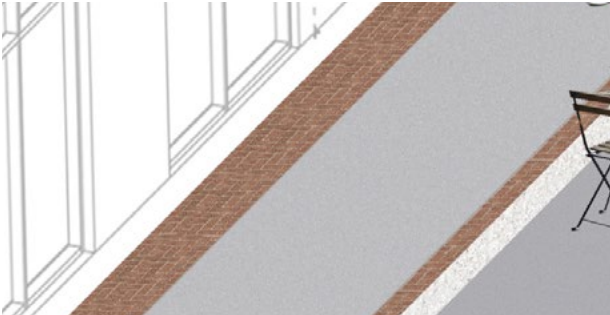
Landscape proposals

Materiality - Hard Landscaping

- Resurfaced footpaths along Newton Street, Faraday Street, Dean Street and Postal Street to include block paved thresholds and edging bands in line with the earlier imagery.



Paved entrance space  
Tumbled concrete block pavers,  
Inish by Hardscape, 200 x 50 x 80



Paving bands to building edge and outer edge of  
the footpath with Tarmac surfacing infill



Fusion kerb edging to inside of the site &  
resurfaced carriageway as indicated

Materiality - Street furniture & Lighting

- Existing lighting is to be retained as existing
- Demountable bollards included to either end of Faraday Street and Dean Street.



Lighting - existing  
columns retained  
T1 - Newton Street



Lighting - existing  
columns retained  
T2 - Faraday and  
Dean Street



Demountable  
bollards,  
Standard MCC  
Spec



BS  
Visitor Bicycle  
Stand



Hard landscape & street furniture elements



6

6.4

Proposed Landscape and Public Realm

Landscape proposals

Planting Strategy

- Planting species will be selected that are suitable for the aspect with species that thrive in sun full, partial shade and full shade used depending on their positioning on the roof.
- Focus is on species attractive to pollinators, which will be supported by evergreen, and semi-ever green species, and ornamental grasses.



Precedent images of similar roof top planting - Extensive green roof scenarios  
Semi extensive biodiverse seed mix, Bauder GREEN Flora 5 seed mix



Additional plug planting to support instant establishment and coverage



Soft landscape extent



- 7.1 Inclusive design and access
- 7.2 Pedestrian, cycle and residential access
- 7.3 Cycle storage and provision
- 7.4 Building servicing/deliveries
- 7.5 Waste management strategy
- 7.6 Fire strategy
- 7.7 Access for maintenance strategy
- 7.8 Secure by Design



7

7.1

Access

Inclusive design and access

Compliance with inclusive design

The aim of inclusive access is to enable everybody to be able to enter a building, use its facilities and leave safely, independently and with ease.

The following is an overview of the access issues relevant to the proposed building design and management.

Pedestrian access and movement

Care has been taken in the design to highlight the main entrance to the building. The entrance to the residential lobby is located on Newton Street, with the commercial unit(s) accessed along both Newton and Dean Streets. External access to the resident's cycle store is provided off the quieter Postal Street. These spaces are afforded generous floor-to-ceiling heights, maximising visibility and legible wayfinding.

Glazing is used in the facade, around the entrances, meeting the standard set out in Approved Document K and guidance from BS8300.

The approach to these spaces has been carefully considered in the existing context of the footpath levels to ensure they are step free, either gently sloping or ramped to meet the recommendations in Approved Document M.

Entrance and communal areas

The entrance lobby will include facilities such as postboxes, parcel delivery stores, and ancillary spaces for management and security purposes.

The main entrance doors are to be aluminium framed glazed swing or sliding doors with safety glazed panels, to give at least a minimum 1,000mm clear width opening. A level threshold shall be provided, with no up-stands exceeding 15mm in height. Barrier matting, flush with the floor surface will be provided to allow a smooth transition, whilst reducing the risk of slippages and ensuring the entrance is kept clean.

Common areas will meet the requirements for non-domestic buildings in Approved Document M: Volume 2. This will also be considered in line with the Health and Safety at Work act.

Horizontal circulation

The internal corridors are kept to a minimum length, in line with fire escape travel distances and are at least 1,500mm wide. Corridor walls and apartment entrances will visually contrast each other, this will not only help to break up the space aesthetically, but also consider those who might be visually impaired.

Vertical circulation

The lift provision has been assessed by the M&E engineer and takes into account building occupancy, user waiting times, and a clear landing of at least 1500 mm (minimum) which is located directly outside the lifts to comply with AD M.

Stairs for circulation and emergency escape are located within the central core. All communal stairs will be designed with visually contrasting nosing to each stair tread. Handrails shall contrast visually with their background surface, be slip resistant and terminate without risk of clothing being caught.

Signage and navigation

We have developed the internal planning of the building to be simple and intuitive, as the ability to navigate independently around a building is dependent upon the basic building layout. This will be supported by welcome and wayfinding signage that will be developed within the internal design at the next stage.

Lighting and interiors

The interior design of common parts will be developed so there is clear definition between walls, doors and floors. Apartment windows have been designed to ensure the interiors will receive a good level of daylight. Artificial lighting to common areas and apartments will be designed to ensure spaces are well lit.

Apartments

100% of the units within the scheme have been developed to be compliant with M4(2) Category 2: Accessible and Adaptable Dwellings in line with Places for Everyone guidance. Entrances, lobbies and circulation also align with M4(2). All apartments will have level access off the main circulation spaces.

Inclusive Design to non-residential areas

Level access is provided to commercial unit entrances. An existing lay-by is situated across Newton Street to assist with the servicing requirements and provide a drop-off point for the commercial units.

Relevant Legislation

- The legislation that is of particular relevance is:
- The Equality Act (2010)
  - The Building Regulations, Approved Document M, Access to and use of Buildings (2015)
  - Health and Safety at Work Act 1974



7

Access

7.2

Pedestrian, cycle and residential access

The diagram on the right shows the main pedestrian, cycle and resident access routes into and around the building.

The primary residential entrance is central on Newton Street, and upper floors can be accessed through the Entrance Lobby and into a Lift Lobby on either side. Cycle Store access is provided on Postal Street. Commercial area is accessed predominantly on Dean Street as key active frontage, although there is also one commercial entrance door on Newton Street too.

To promote accessibility and inclusivity, level access is maintained at the primary entrance on Newton Street, the protected residential exits and to all commercial entrances.

Key

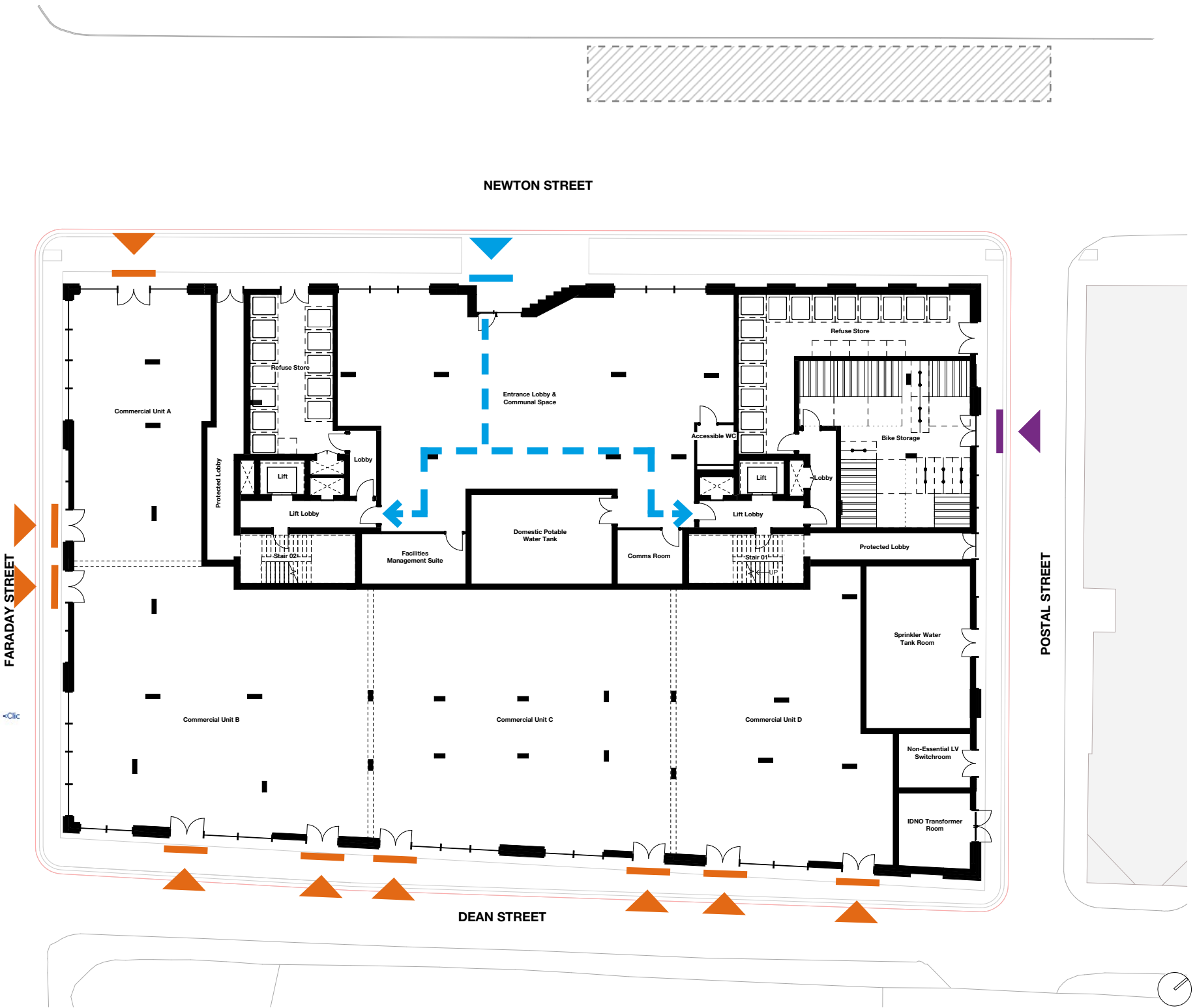
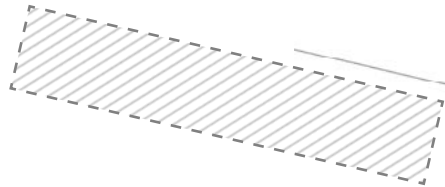
Residential entrance

Residents access route to core

Cycle access

Commercial unit access

Existing loading bay





7

Access

7.3

Cycle storage and provision

1:1 Cycle Provision

Cycle storage provision is one cycle per apartment as per MCC guidelines. The proposed cycle storage strategy is to provide 50% of the required spaces within the ground floor communal store, with the remaining 50% within apartments. This strategy gives residents cycle storage flexibility and choice.

Additionally, six spaces for enlarged cycles are also provided on the ground floor, as well as 3 short stay visitor cycle hoops.

|                                     | Cycle Spaces           |
|-------------------------------------|------------------------|
| Ground floor standard cycle storage | 58 spaces              |
| Dedicated apartment cycle storage   | 63 spaces              |
| Accessible cycle storage            | 6 spaces (enlarged)    |
| Total cycle storage for residents   | 127 spaces             |
| Additional visitor cycle storage    | 3 spaces (cycle hoops) |



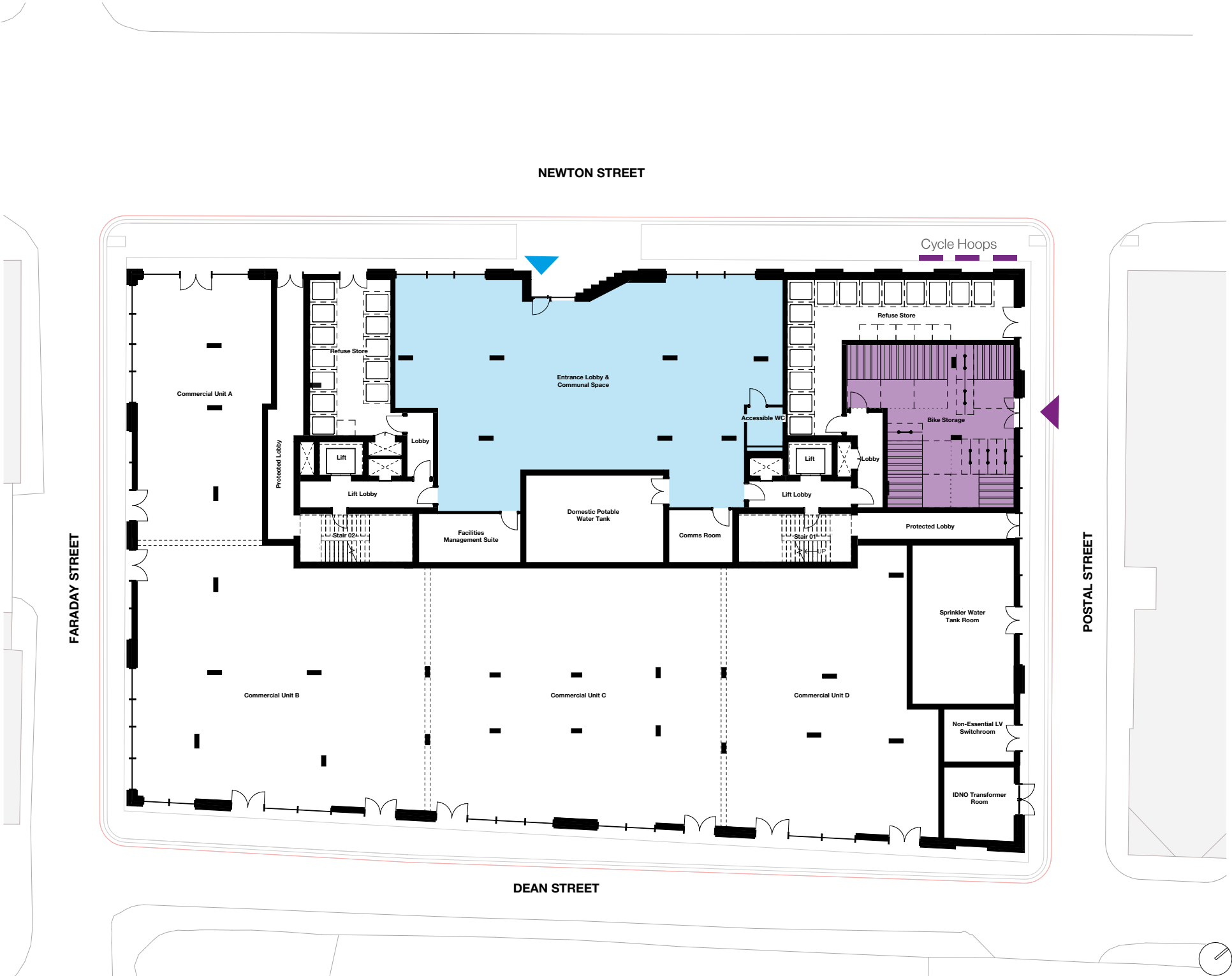
Double-rack cycle system



Cycle store precedent imagery

Key

- Residential Lobby, Entrance & Communal Space
- Cycle Store & Entrance





7

Access

7.3

Cycle storage and provision

Typical Upper-Floor

Dedicated cycle storage spaces are provided within the apartments. Residents can use the lift core to transport their equipment between the ground floor and their apartment.

9 apartments (per typical upper floor) have been indicatively identified for cycle storage, as illustrated on the adjacent plan.

Key



Cycle transport route



Designated cycle parking





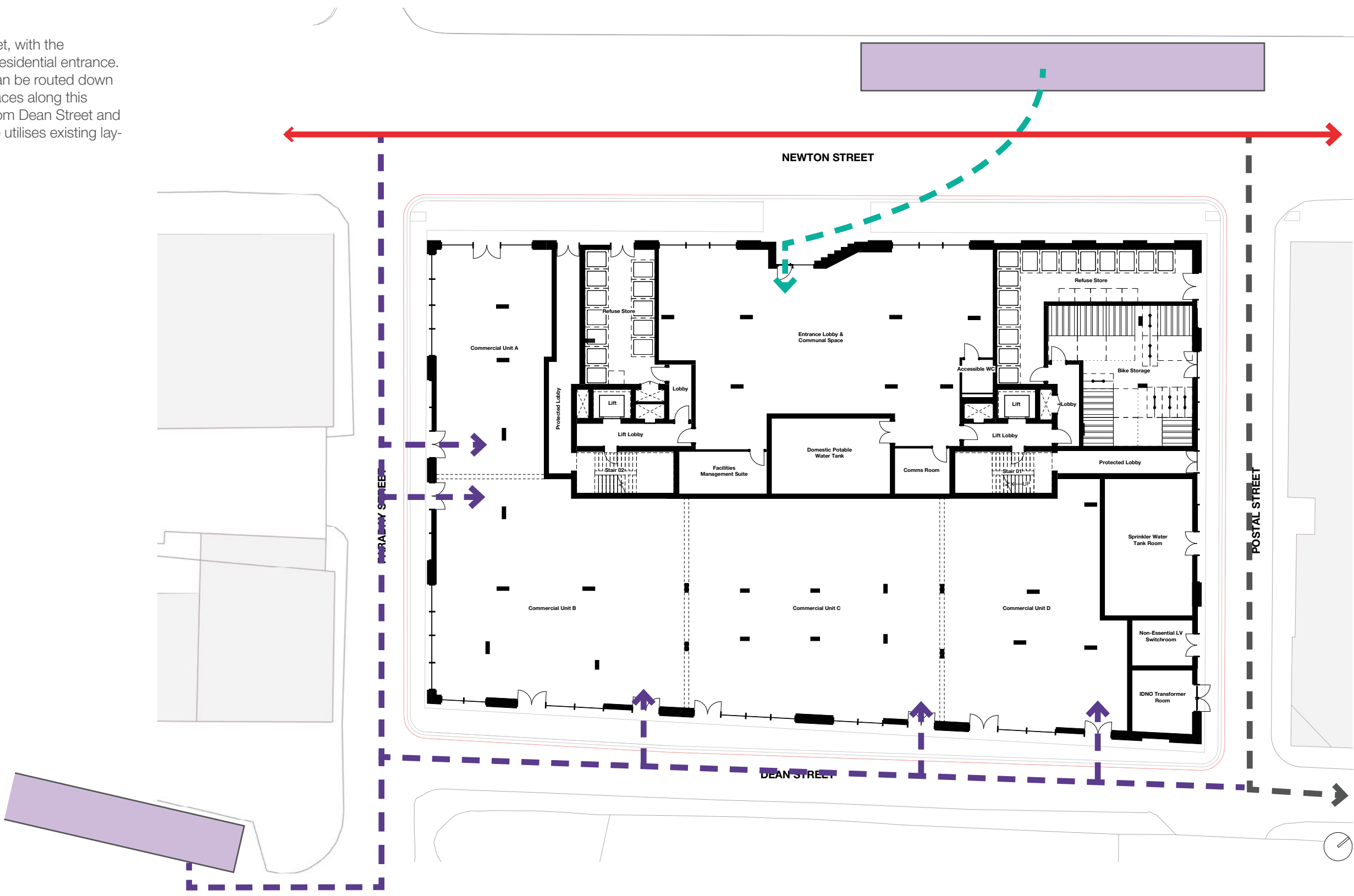
7 Access

7.4 Building servicing/deliveries

The key vehicle route is along Newton Street, with the residential delivery route through the main residential entrance. Back of House and maintenance access can be routed down Postal Street to service the plant space spaces along this facade. The commercial area is serviced from Dean Street and Faraday Street as appropriate. The scheme utilises existing lay-bys in close adjacency.

**Key**

-  Main vehicle route
-  BoH/maintenance access route
-  Delivery route to residential
-  Delivery route to commercial
-  Existing lay-by for collections, deliveries and drop-off



7

7.5

Access

Waste management strategy

Waste Provision

The residential refuse stores are located on the ground floor and accessed directly from the lift lobbies by residents. The management company will ensure bins are rotated for access and to organise/move bins for collection. As refuse vehicles travel down Newton Street, the entrance to both refuse stores fall within a 10m radius of the vehicles.

The residential refuse stores have been designed for waste to be separated into four streams (general refuse, pulpable recycling, co-mingled recycling, and food waste). The commercial unit refuse strategy will be determined by its future use at a later date but an area allowance has been provisioned for on a basis of waste storage capacities for retail use (500 litres per 100 m<sup>2</sup> gross floor area with 50% capacity retained for recycling).

Refuse provision exceeds that required by MCC's GD04 - Waste Management Strategy for New Developments, which stipulates a minimum of 0.43 m<sup>2</sup> per unit.

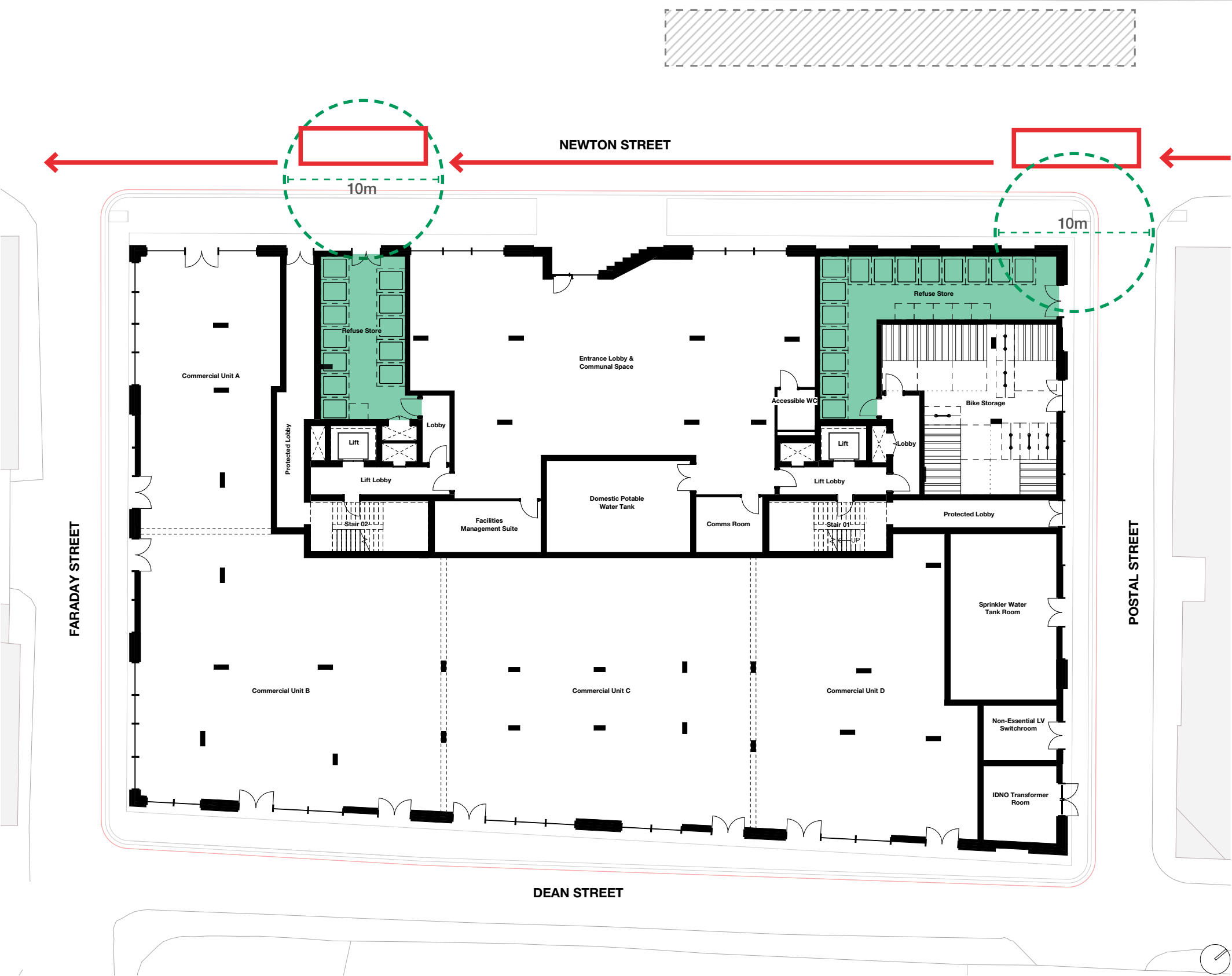
| GD 04<br>Waste Storage<br>and Collection<br>Guidance<br>for New<br>Developments | General<br>Waste                                                                                                                              | Pulpable<br>Recycling    | Co-mingled<br>Recycling  | Food<br>Waste            |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|
|                                                                                 | 110 Litres /<br>Apartment                                                                                                                     | 55 Litres /<br>Apartment | 55 Litres /<br>Apartment | 10 Litres /<br>Apartment |
| Total waste                                                                     | 13,860<br>Litres                                                                                                                              | 6,930<br>Litres          | 6,930<br>Litres          | 1,260<br>Litres          |
| Quantity of<br>1100L bins<br>provided                                           | 13<br>1,100 L                                                                                                                                 | 7<br>1,100 L             | 7<br>1,100 L             | 6<br>240 L               |
| Total /<br>Collection                                                           | Total<br>27<br>1100L Eurobins                                                                                                                 |                          |                          | Total<br>6<br>240L Bins  |
| Refuse Store<br>Area                                                            | GD 04 requirement 0.43 m <sup>2</sup> per apartment<br>0.43 x 126 = 54.18 m <sup>2</sup> (required)<br>Total provided - 103.41 m <sup>2</sup> |                          |                          |                          |

Key

- Main vehicle route
- ▨

Existing loading bay
- ▭

Collection point
- Residential refuse store





7 Access  
7.6 Fire strategy

The building fire strategy has been prepared by OFR and has been incorporated into the building design.

The diagram on the right sets out how the ground floor arrangement meets the fire strategy requirements. The building benefits from two escape stairs, that lead to dedicated escapes on Newton Street and Postal Street. These routes will be the primary emergency access for the fire service. The dry riser main inlet is located adjacent to the egress door. The main residential entrance will act as a secondary access for the fire service. There are also two designated firefighting lifts.

For further information relating to fire safety please refer to the Fire Statement.

Key

Dry riser main inlet

Fire Service vehicular route

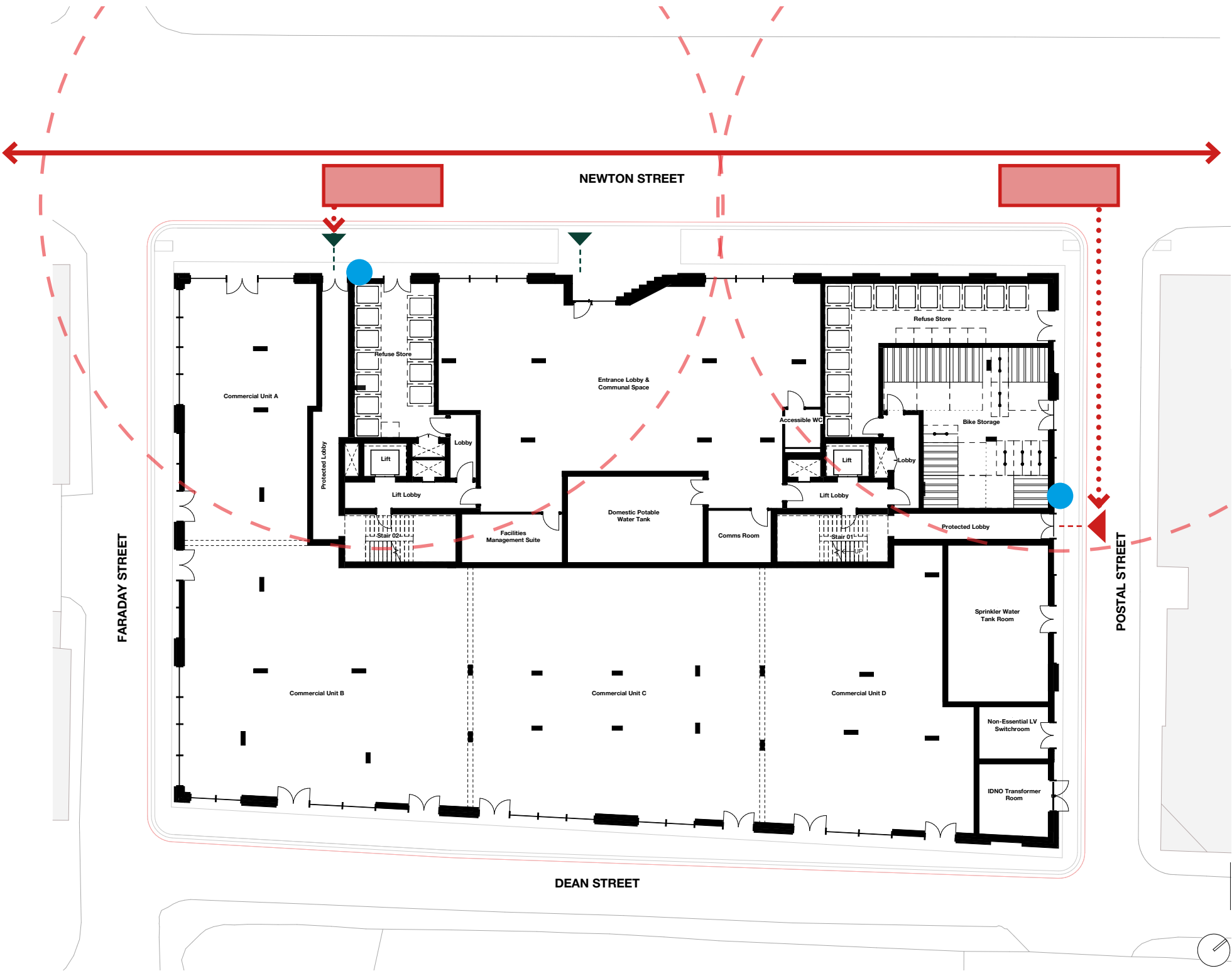
Fire Service access route

Primary Fire service access to building

Secondary Fire service access to building

Fire Tender

18m distance from fire service access



7

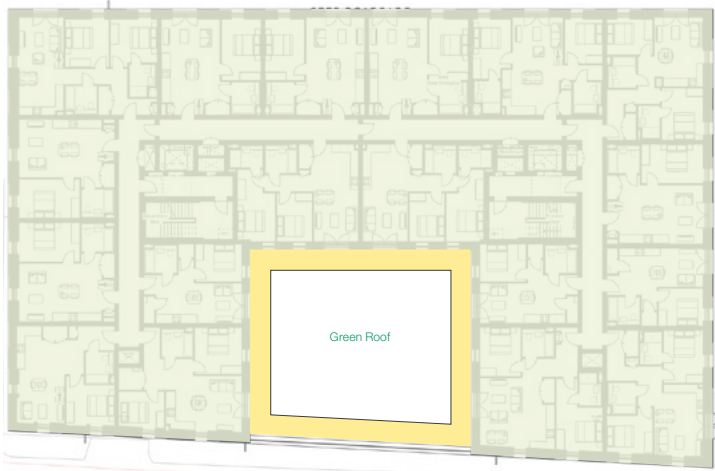
Access

7.7

Access for maintenance strategy

**Access and Maintenance**

The diagrams below set out the proposed façade access and maintenance strategy. These proposals will be reviewed and developed with a specialist façade access and maintenance consultant through the detailed design stages.



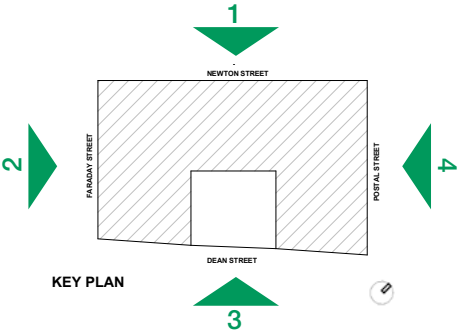
L01 - Floor Plan

Key

Cleaning and maintenance by suspended access from a suitable roof-mounted access system above. Replacement to be carried out externally using an appropriate maintenance access arrangement.

Cleaning by hand or cleaning pole. Replacement to be carried out externally using MEWP

Dedicated maintenance walkway around perimeter of L01 green roof



1 - Newton Street Elevation



3 - Dean Street Elevation



2 - Faraday Elevation



4 - Postal Street Elevation



Secured by Design and Crime Prevention

Following consultation with Greater Manchester Police (GMP) the scheme has been developed to generally align with the principles and standards of Secured by Design (SbD). For further information, please refer to the Crime Impact Statement detailed report supplied with this application.

The following primary concerns identified by GMP have been considered during the design development and will be addressed through the technical design stages and delivery of the project:

- Access control systems operable by swipe card or fob are suggested, with access into the building controlled by a video entry phone system.
- Secondary access-controlled doors will reduce the potential for tailgating, while access control for each floor will further restrict access.
- Internal apartment entrance doors are to incorporate a resilient layer to reduce the risk of anyone breaking through the wall to access the locking mechanism.
- External lighting provided to pedestrian routes should be as per BS 5489 and taken from various sources and levels (i.e. columns, up lighting) to provide greater coverage and avoid shadows.
- Dusk ‘til dawn lights, operated by photoelectric cell/daylight sensor, should be installed on all external doors.
- Doors, windows, building fabric, shutters, glazing, CCTV and alarms in communal areas should be certified to best practice standards and installed in accordance with manufacturer’s instructions.
- It is recommended that a maintenance plan be used to manage the upkeep of the development over time. This will address refuse collection, landscape maintenance, repair to communal areas, the management of deliveries and the opening and closing of the building.
- The latest ground floor plan and elevations were issued to GMP in November 2025, and they confirmed that the conclusions of the Crime Impact Statement remain valid.



CRIME IMPACT STATEMENT

Land bound by Postal Street, Newton Street, Dean Street and Faraday Street, Manchester

126 No. Apartments & 711sq m Ground Floor Commercial Floorspace

FOR: THIS CITY

Greater Manchester Police

designforsecurity

VERSION A: 7<sup>th</sup> February 2025

REFERENCE: 2022/0223/CIS/01

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Front cover of the Crime Impact Statement prepared by GMP 2025





8

Appendix

8.1

Schedule of Accommodation

| Postal Street |      |      |      |      |                      |                     |               |            |           |
|---------------|------|------|------|------|----------------------|---------------------|---------------|------------|-----------|
| Level         | 1B1P | 1B2P | 2B3P | 2B4P | Apartments per Floor | Commercial NIA(sqm) | Resi NIA(sqm) | GIA (sqm ) | GEA (sqm) |
|               |      |      |      |      |                      |                     |               |            |           |
| G             | 0    | 0    | 0    | 0    | 0                    | 759                 | 0             | 1537       | 1636      |
| 1             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1004          | 1287       | 1402      |
| 2             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1009          | 1287       | 1402      |
| 3             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1009          | 1287       | 1402      |
| 4             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1009          | 1287       | 1402      |
| 5             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1009          | 1287       | 1402      |
| 6             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1009          | 1287       | 1402      |
| 7             | 3    | 7    | 6    | 2    | 18                   | 0                   | 1009          | 1287       | 1402      |
|               |      |      |      |      |                      | 0                   |               |            |           |
| Total         | 21   | 49   | 42   | 14   | 126                  | 759                 | 7058          | 10546      | 11450     |
|               | 17%  | 39%  | 33%  | 11%  |                      |                     |               |            |           |
| Mix           | 56%  |      | 44%  |      |                      |                     |               |            |           |

