1.1 Purpose of the Document

1.1.1 BACKGROUND

This Design and Access Statement has been prepared by SimpsonHaugh, with input from others, on behalf of NOMA (GP) Ltd. This document accompanies an Application for Temporary Planning Permission for a new marketing suite at Angel Square in Manchester city centre (¨the Site¨).

This statement explains the design development process and describes the final proposals for the re-development of the Site. This statement should be read in conjunction with the application drawings and other material submitted in support of the planning application as detailed in section 1.3.

1.1.2 THE PROJECT

The Application seeks Temporary Planning Permission relating to temporary development of the Site (¨the Proposed Development¨). The Description of the Development is:

¨Erection of a temporary single-storey marketing suite building (Sui Generis), including photovoltaics and related access, landscaping, bicycle parking, plant and servicing and associated works.

1.1.3 THE PROCESS

In developing the proposals the Applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to the proposals.

The proposals have been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which will significantly improve the condition of the site in the interim period before it is permanently developed.

The design has been developed with the NOMA SRF in mind and statutory requirements.

The Proposed Development has been subject to a pre-application process with the Local Planning Authority, statutory consultees and other key stakeholders and their involvement has informed design development.

1.2 Document Structure

The document has been prepared in accordance with CABE guidance ´Design & Access Statements: How to write, read and use them´ (2006), which identifies the four key stages of the design process that need to be described in the planning submission. These are Assessment, Involvement, Evaluation and Design.

1.2.1 'ASSESSMENT'

Stage 1 needs to demonstrate that analysis of the Site and its surrounding context have been carried out and used to inform the proposals. This is covered in:

Section 2.0 The Site & Context

1.2.2 'INVOLVEMENT'

Stage 2 requires demonstration of which groups of people have been consulted during the development of the scheme. This is summarised in:

Section 3.0 Evaluation

Section 3.4 - Design Process, provides an overview of the stakeholder engagement process. Information on the findings of the consultation process and how they informed the decisions made by the Applicant and the design development process are included within Section 3.9 - Consultation.

1.2.3 'EVALUATION'

Stage 3 should show that options have been developed for the Site, which take into account items raised in the assessment, and how these have evolved through the involvement of those consulted on the proposals. This forms the basis of:

Section 3.0 Evaluation

1.2.4 'DESIGN'

Stage 4 should explain the thinking behind the final scheme as it is presented in the Planning Application. This is described in:

Section 4.0: Design
Section 5.0: Access

1.3 Application Details

The Design and Access Statement is to be read in conjunction with the drawings submitted by SimpsonHaugh Architects and Planit-IE Landscape Architects and the following documents:

- Planning Application Forms, Ownership Certificates & Notices
- Planning Statement prepared by Deloitte
- Topographical Survey
- BREEAM Pre-Assessment prepared by Mainer Associates
- Transport Technical Note prepared by Curtins
- Framework Travel Plan prepared by Curtins
- Noise Assessment prepared by Buro Happold
- Flood Risk Assessment & Temporary Drainage Strategy prepared by Buro Happold
- Ground Conditions by Buro Happold
- Ecological and Bat Survey prepared by ERAP
- Construction Management Plan by Gardiner & Theobald
- Archaeology Watching Brief

1.4 The Applicant & Development Team

1.4.1 SITE OWNERSHIP

The Site is owned by the British Telecom Pension Scheme (BTPS) held for the benefit of the 300,000 pensioners who are members of the scheme. The ownership is via a 100% shareholding in NOMA (GP) Ltd.

At the end of 2017, The Co-op sold its 50% stake in NOMA (GP) Limited to BTPS. Hermes Investment Management manage BTPS's investment in NOMA, providing investment management and asset management services.

MEPC are appointed as Development Managers with responsibility for delivering the Marketing Suite and the other new build developments at NOMA.

1.4.2 HERMES INVESTMENT MANAGEMENT

Hermes Investment Management, a Federated Investors company, provides world-class active investment management and stewardship services. Hermes, headquartered in London, manages £35.3 billion in assets and offers a broad range of specialist, high-conviction investment strategies spanning listed equities, credit, real estate, infrastructure, private debt and private equity.

Hermes' strategies focus not just on financial results, but also on delivering outcomes beyond performance: holistic returns that consider impacts to society, the environment and the wider world. In Hermes EOS, the company offers one of the industry's leading engagement resources, representing £346.3 billion of assets.

1.4.3 MEPC

For 70 years MEPC has been a prominent name in UK commercial property with an outstanding track record of responsible property management and development.

MEPC manage the whole development process from identifying and assembling sites, developing designs and obtaining planning permission through to financing, project delivery, letting, post-occupancy evaluation and selling. MEPC manage, maintain, build and deliver new and refurbished buildings in places that are life-enhancing additions to the built environment.

As well as developing large single ownership business parks, MEPC also develop large inner-city sites creating distinctive urban quarters. MEPC's highest profile project in the North of England is Wellington Place in Leeds.

1.5 The Architect

The Architect, SimpsonHaugh, was founded in Manchester in 1987 by Ian Simpson and Rachel Haugh and has since compiled an impressive and diverse portfolio of award winning projects. SimpsonHaugh currently employs over 100 people across offices in Manchester and London. Simpson Haugh are also the appointed Architects for the 4 Angel Square Development and have produced work for the NOMA SRF.

SimpsonHaugh care passionately about design excellence and quality and are proud to have spent a substantial part of their professional lives working on projects which have contributed to the reinvention of Manchester. They were the architects of the Manchester Millennium masterplan, creating a framework for development following the 1996 IRA bomb and they have delivered architecturally striking, commercially successful, award winning buildings such as No 1 Deansgate, Urbis, the Manchester Transport Interchange and the Manchester Hilton, which have each contributed, in some way, to transforming the perception of the city of Manchester.

A objective common to the majority of the practice's work is the need to improve the public perception of a site or its wider environment. In some instances its projects have been a catalyst for regeneration, while in others they have reinforced existing on-going initiatives. Much of the work has involved new uses for sites in post-industrial cities and solutions have comprised contemporary designs that are derived from the cultural values of the existing urban fabric.

SimpsonHaugh have the experience to resolve complex urban problems and to deliver attractive, well connected and usable places and urban spaces. They have over 30 years experience of working with various councils and other stakeholders to deliver new development frameworks, masterplans and regeneration strategies for many towns and cities across the UK.



NOMA GP Ltd Land Ownership Plan



2.1 Planning Context

2.1.1 NOMA STRATEGIC REGENERATION FRAMEWORK

The site is located within the NOMA SRF area and whilst this is a temporary building, the principles of the SRF have been considered during the design process. Refer to Appendix A for NOMA SRF diagrams.

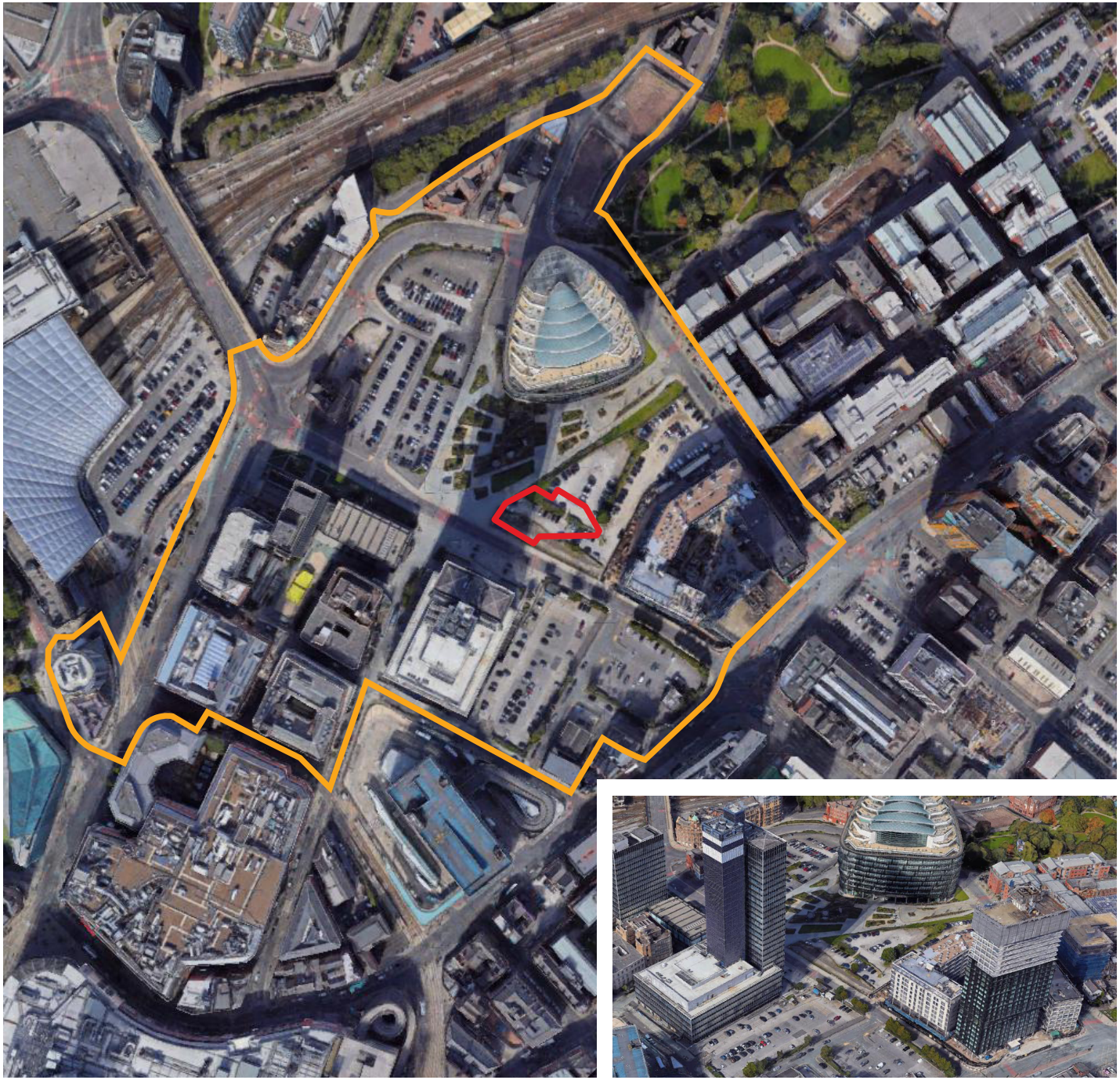
The diagram opoosite shows the application site boundary in the context of the NOMA SRF Boundary.

2.1.2 POTENTIAL FUTURE SITE

The Marketing Suite's proposed siting on Plot N, is likely to need to move after a number of years, when the development of Plot N comes forward. A second location on Plot K has been considered, as shown on the map on page 5.

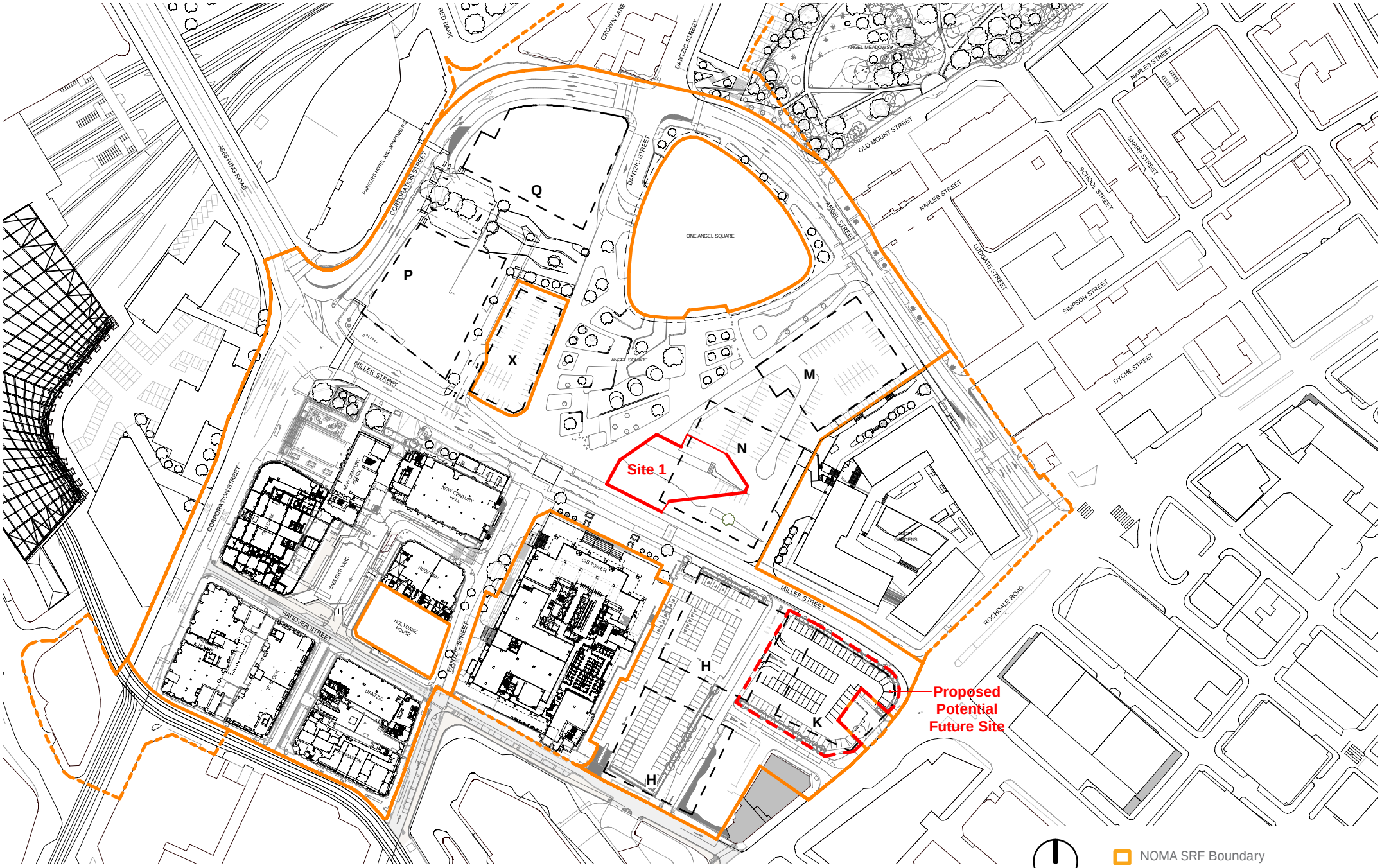
A separate planning application would be submitted to MCC closer to the time for the proposed relocation of the NOMA Marketing Suite.

The design has been developed to suit the technical requirements for deconstruction & re-installation of the marketing suite to Plot K or other locations and making allowance for adapting to a different topography.



NOMA SRF Boundary
Planning Application Boundary

1 :1500 AT A3


Q
P
X
M
N
H
H
K
Site 1
Proposed
Potential
Future Site
ONE ANGEL SQUARE
ANGEL SQUARE
MILLER STREET
CORPORATION STREET
HANOVER STREET
DANTZIC STREET
OLD MOUNT STREET
NAPLES STREET
SCHOOL STREET
SHARP STREET
LUDGATE STREET
SIMPSON STREET
DYCHE STREET
ROCHDALE ROAD
ANGEL STREET
CROWN LANE
RED BANK
A665 RING ROAD
ANGEL MEADOWS
NEW CENTURY HALL
NEW CENTURY HOUSE
CIS TOWER
HOLYOAKE HOUSE
SADLER'S YARD
ANGEL GARDENS
NOMA SRF Boundary
Planning Application Boundary

2.2 Development Context

2.2.1 NOMA SITE PLAN

NOMA consists of 24 development plots across the 20 acre neighbourhood. There are a range of building uses within the area and different character areas, within which buildings have their own individual identity.

2.2.2 SCALE AND CHARACTER

The scale of the built context in the area is varied, buildings surrounding the Site range from:

- No. 13 - the 2 storey element of New Century Hall & House which rises up to a 14 storey tower (to the West of the Site)
- No. 14 - 4 Angel Square - 12 storeys (to the North-West)
- No. 8 - The former CIS tower - 25 storeys (to the South)
- No. 16 - One Angel Square - 6 storeys (to the North)
- No. 19 - Angel Garden's MODA Living - 35 storeys (to the East)

(numbers refer to the adjacent estate diagram)

The existing buildings date back to several eras; the early 1900s to mid 1930s and early 1960s and in turn vary in historical character. Building materials range from sandstone & granite and brick on the buildings from early to mid-20th century to expansive glass & steel and aluminium façades of The Tower and New Century House that followed in the 1960s.

2.2.3 EMERGING & RECENT CONTEXT

In close proximity to the Site are a number of recent and future developments which are altering the built fabric of this part of the city centre, both within and outside of the NOMA Strategic Regeneration Framework area. The immediate area surrounding the Site has a number of schemes consented and under construction including, but not limited to the following:

- New Victoria (Muse) - Residential
- Meadowside (Far East Consortium) – Residential
- 2 & 3 Angel Square (MEPC) – Office
- Angel Gardens (MODA Living) – Residential
- 4 Angel Court / North Central (Progressive Living) - Residential
- 25 Rochdale Road (Realty Estates) - Residential
- Swan House (Cable Swan Ltd) – Residential
- Old Brewery Gardens (Prosperity Capital Partners) – Residential
- Hampton by Hilton on Swan Street – Hotel
- 1 Thompson Street (Beech Design & Build) – Residential
- 40 Swan Street (Highland Property) – Residential



1	City Buildings
2	Hanover
3	Federation
4	Dantzic
5	Old Bank
6	Sadler's Yard
7	Redfern
8	The Tower
9	1 Miller Street (i)
10	1 Miller Street (ii)
11	97 Shudehill
12	Plot K
13	New Century House and Hall
14	4 Angel Square
15	Angel Square
16	One Angel Square
17	2 Angel Square
18	3 Angel Square
19	Angel Gardens
20	MSCP & Hotel (5 Angel Square)
21	Plot T (i) & (ii)
22	Plot S
23	Plot V
24	Avery


4 Angel Square (14)

Current NOMA Site Plan


New Century Hall & House - NOMA GP Ltd (13)

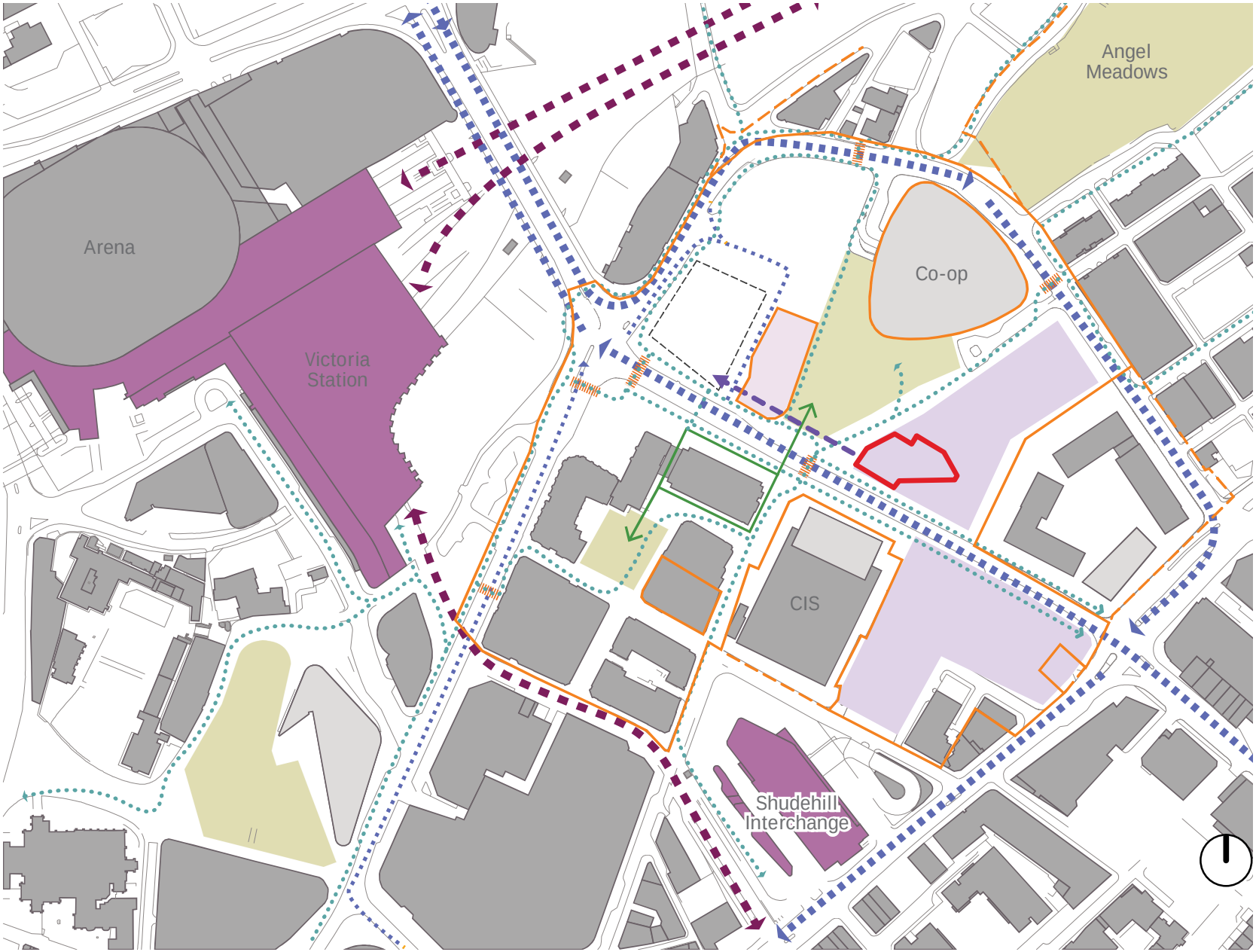

The Tower - Castlebrooke Investments (8)


Angel Gardens - MODA Living (19)


One Angel Square - Co-operative HQ (16)

2.3 Physical Context

- Tram Route
- Primary Vehicular Movement Routes
- Key Existing Buildings
- Secondary Vehicular Movement Routes
- Primary Pedestrian Movement
- Existing Green Spaces
- Pedestrian Link between Green Spaces
- Existing Pedestrian Crossings
- Transport Hubs
- Existing Surface Car Parks
- Buildings Under Construction
- Visual connection across to 4 Ang Square development site

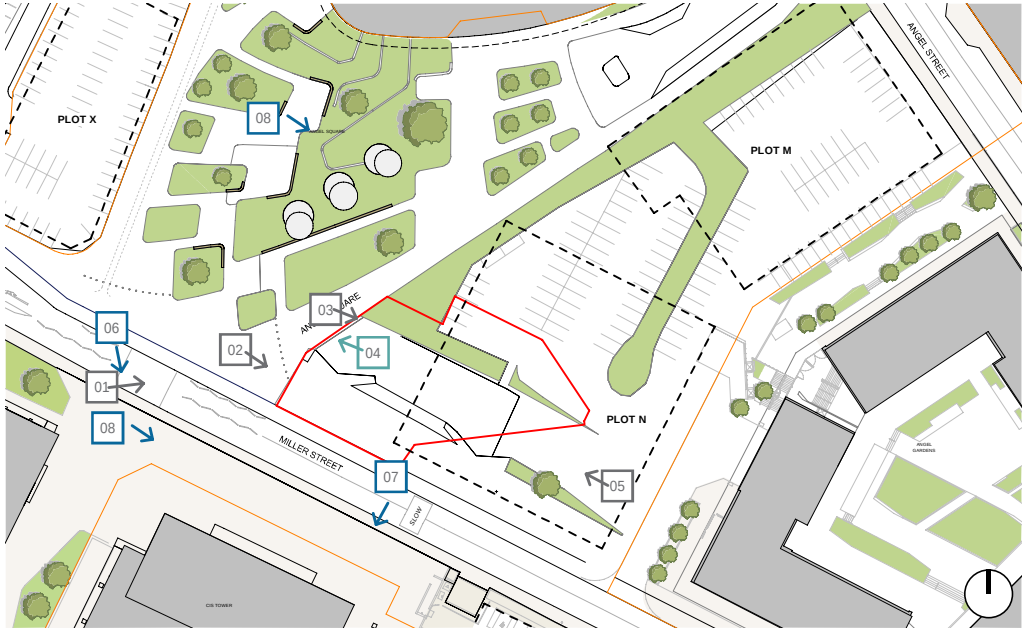


Existing Connections And Linkages

2.3.3 EXISTING SITE PHOTOS

- Planning Boundary
- NOMA Estate Boundary
- Views of the site
- Key view out of the site
- Views of adjacent buildings (CIS)

01. View from the pedestrian crossing
02. Close up view of the embankment
03. View of site looking East
04. View from the site looking west towards Angel Sqaure
05. View of the site from Angel Gardens looking West
06. View of Former CIS Tower
07. View of Former CIS Tower
08. View of Former CIS Tower







Existing Site Photos

03



04



05



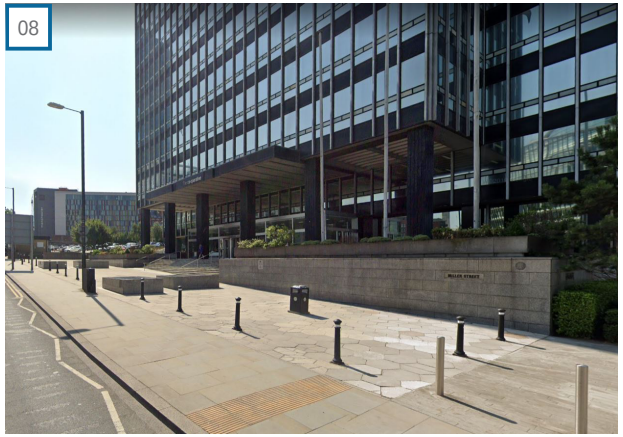
06



07



08



Proposed Alterations Visualisations

06



07



3.1 Site Analysis & Constraints

3.1.1 ORIENTATION

The Site is broadly orientated on a west / east axis, engaging with active context along Angel Square and Miller Street.
The Angel Square frontage enjoys afternoon and evening sun, whilst direct overshadowing from the CIS tower is only for approximately one hour around midday.

3.1.2 TOPOGRAPHY & PUBLIC REALM

There is approximately 1.5m change in level across the Site, falling from East to West. This provides both a significant constraint as well as possible opportunity to creat a landscape integrated into the Architecture and provide elevated views across Angel Square. The landscaping at Angel Square was subject to European Regional Development Funding (ERDF) and therefore the applicant has advised that no amendments to this existing public realm are permitted within the scope of this application.

3.1.3 VEHICULAR MOVEMENT & ACCESS

Miller Street is the key vehicular distributor in the area, directly adjacent to the southern edge of the Site. It is possible for vehicles to directly access the site from Miller Street if required.
It is also possible to gain access on foot to the site from the Angel Street Car Park which sits on top of the embankment to the North.

3.1.4 PEDESTRIAN & CYCLE MOVEMENT

The Miller Street pedestrian crossing is located very close to the Site, connecting pedestrian routes through the listed NOMA Estate, to Angel Square and neighbourhoods beyond.
There are no designated cycle routes connecting directly to the Site, so cyclists would have to use the road network.

3.1.5 STREET EDGES & NODES

The Site is located on the corner of the intersection between the pedestrian routes through Angel Square and along Miller Street. When developing the Site, key consideration should be given to how the building form reveals Angel Square and how the Miller Street edge is addressed.

3.1.6 LACK OF USE & SCALE

The Site currently does not positively contribute to the environment through lack of use and creates a visual eyesore.
Proposals should consider filling in this void, currently being used for surface parking, to complete the appearance of the public realm until the Site is permanently developed.
The built form should sit within the landscape as a complimentary object.

3.1.7 NOISE, AIR QUALITY & OVERLOOKING

The key consideration will be the noise and air pollution from the traffic from Miller Street, these impacts will need to be considered on both the West and East elevations as well as the South, given the Site's close proximity to the road.
In addition to this, the privacy of more sensitive spaces such as the meeting room, should be set back or screened from both Angel Square and Miller Street.

3.2 The Brief

- A temporary building to be designed as demountable so it can be easily relocated within the NOMA estate.
- The design and construction should represent a statement of commitment to future vision of the NOMA estate.
- An on-site base and location for corporate leadership to come to meet with the MEPC team.

Demountability & Re-use

The selected location, where No. 3 Angel Square is to be sited on Plot N, is ideal for its visibility, for it's views across the NOMA Estate and a direct relationship to the public realm.

When No. 3 Angel Square comes forward, the Marketing Suite will need to be relocated within the NOMA Estate, therefore de-construction and re-construction needs to be considered within the design and integrated into the language of the building.

Sustainability

High credentials for sustainability should be aspired to which embody the commitment of NOMA developments to set a precedence for high quality, sustainably driven design and to assist Manchester City Council in achieving their zero carbon ambitions.

Life Cycle

When there is no longer a need for the Marketing Suite as a stand-alone building, the intention is for the building to be gifted or reappropriated so as to continue the life of the building.

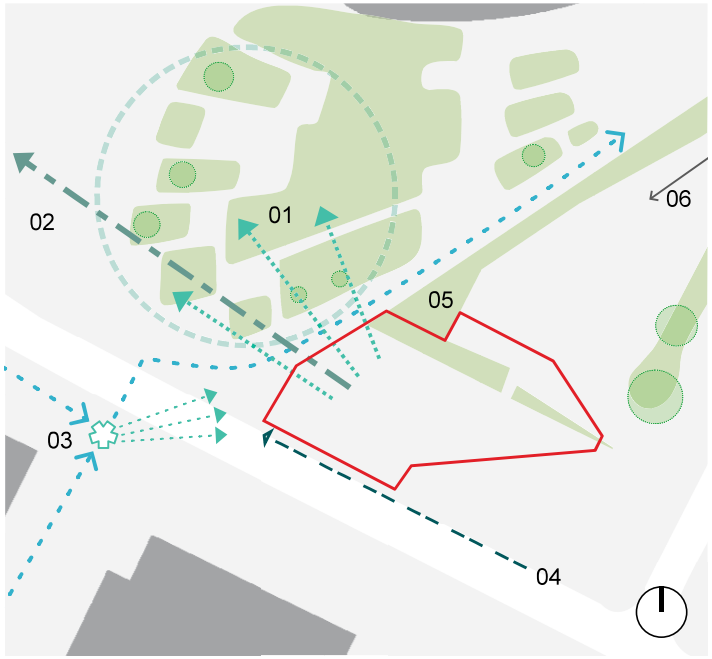
Appearance & Layout

The building should stand alone with it's own design identity, but be in keeping with the overall look and feel of the NOMA Estate. It should also be a high quality building both inside and out, that connects those who use it to the current and future NOMA Estate.`

3.3 Opportunities

Refer to diagram below:

01. Angel Square is the prominent urban feature in the area and presents the opportunity for the best views from the site.
02. Visual connection across to the 4 Angel Square development site.
03. The pedestrian crossing on Miller Street is a key point of visibility for views of the site when approaching on foot from Victoria Station.
04. 1.5m fall across the site.
05. Adjacent to the north side of the site is a shallow embankment.
06. Existing car parking at the Angel Street Car Park.



3.4 Design Process

3.4.1 OVERVIEW

A wide range of specialist consultants provided input into the evolving scheme and consultation with other key stakeholders also served to inform the design development process and assist the team in arriving at an appropriate solution. Design iterations were assessed by the client and design team from a number of differing aspects, from both an aesthetic point of view and the ability to match the project brief and viability.
Drawings and computer visuals were used to test how the design, as it evolved, would fit within the Site and it's surrounding.

3.4.2 STAKEHOLDER ENGAGEMENT

The design for the proposed development has evolved through consultation with the Local Planning Authority, Statutory Consultees and key stakeholders. As part of the consultation process, a number of key stakeholders have been engaged, including:

- Manchester City Council Local Planning Authority (MCC)
- Ward Councillors
- Historic England
- Site Neighbours
- Greater Manchester Police (GMP) Secure by Design

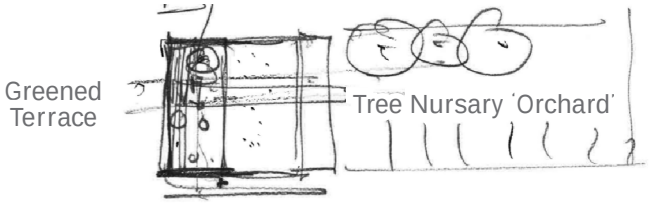
Given the scale and nature of the Proposed Development, Greater Manchester Police did not request the preparation of a Crime Impact Assessment (CIS), subject to the discretion of the Case Officer. A Crime Impact Statement was subsequently not requested by the Case Officer.

3.5 Concept Design

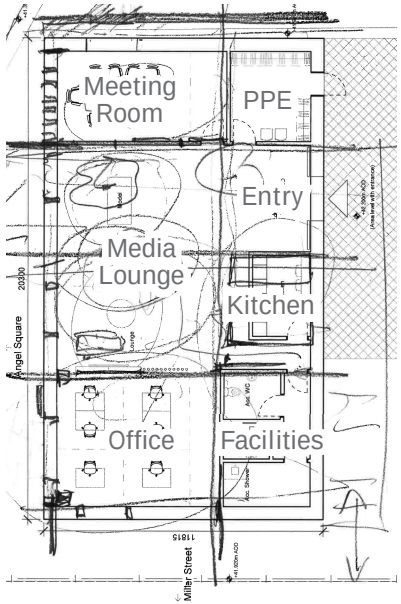
3.5.1 INITIAL IDEA

- A simple plan form, with roof and landscaping elements that soften it's engagement with public realm context.
- Sited facing a key view of NOMA and Angel Square, so the building occupants can have an orientated discussion using their marketing materials (point & see).

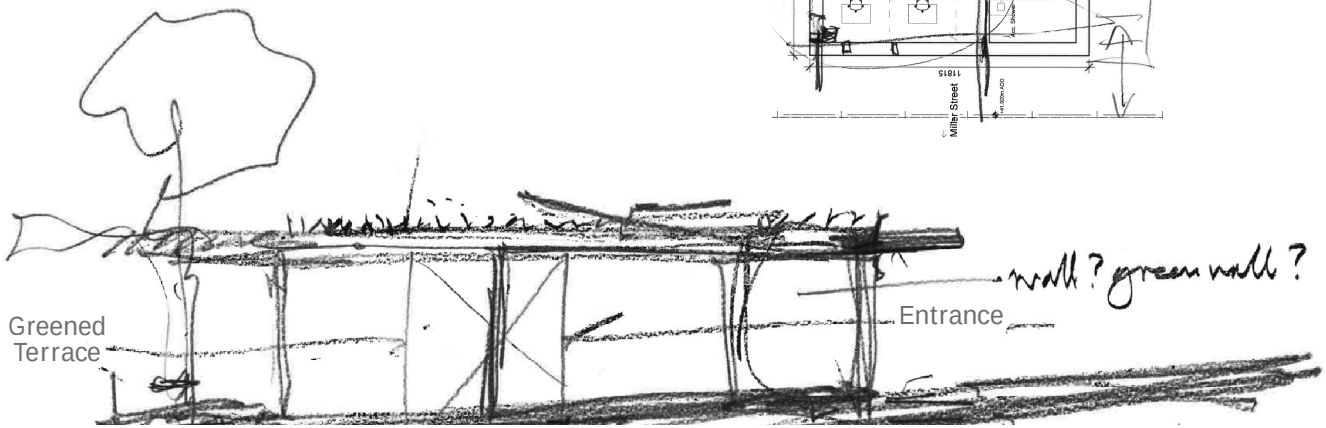
Site Plan Sketch



Plan Sketch

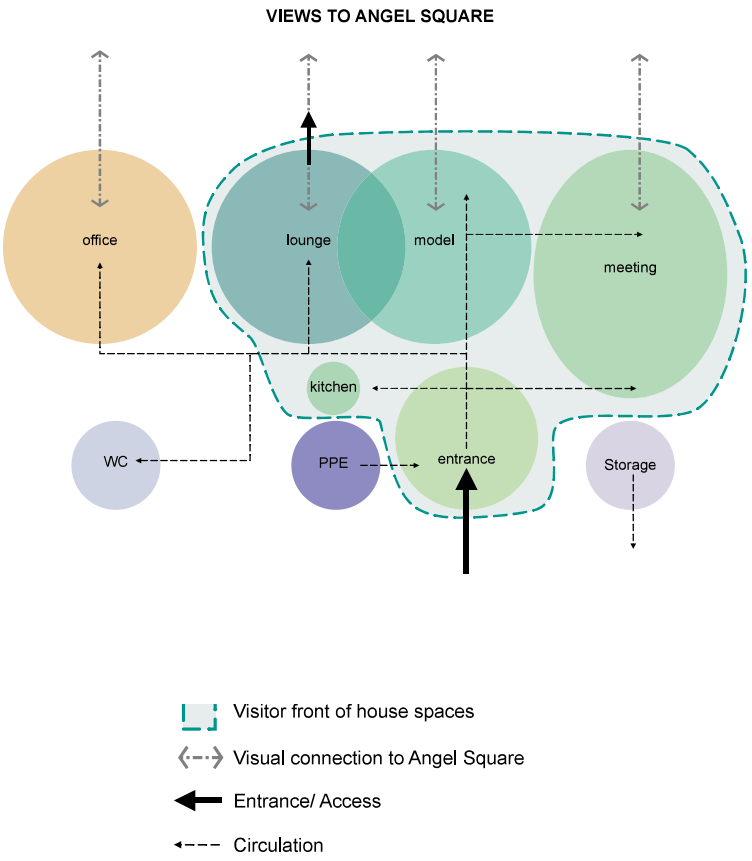


Long Section Sketch

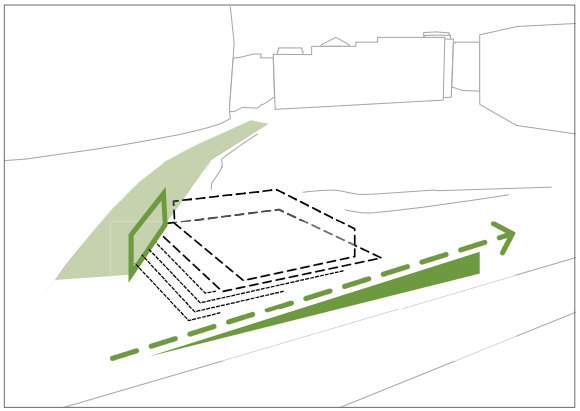


3.6 Design Development

3.6.1 SPATIAL SEQUENCE DIAGRAM



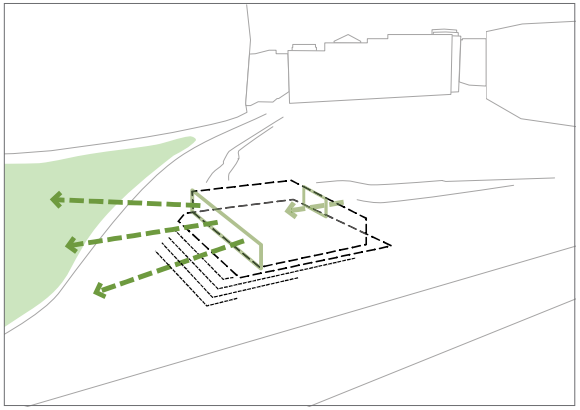
3.6.2 MASSING DEVELOPMENT DIAGRAMS



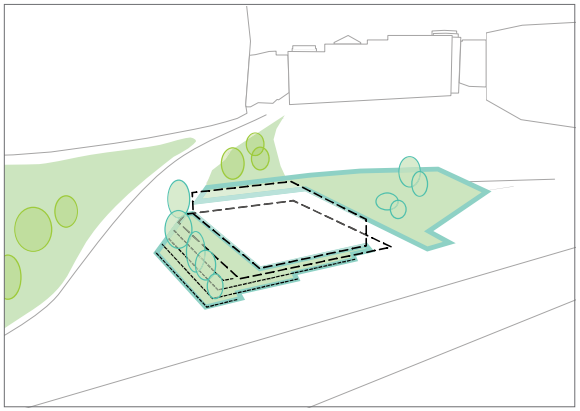
01. Create a simple box form that moves sites, with landscaping elements to lock it into each location.

Building form cut back at site boundary edge.

Entrance set at higher side of slope; longer to grade for access and no need for excavation.



02. View out on entry - framed view of the NOMA Estate & Angel Square.



03. External terrace - an inside-outside space to interface with the public realm.

Tiered landscape plane - integrating trees and planting to soften the connection to the public realm and transition levels.

3.7 Consultation

The proposals have been discussed with key stakeholders during the pre-application stage. This is summarised below:

3.7.1 MANCHESTER CITY COUNCIL

A virtual meeting was held with the Local Planning Authority (LPA) during the design development of the building and the scope of the documentation required to support the application was agreed via email with the Case Officer. The Local Planning Authority were supportive in principle of the Proposed Development and highlighted the importance of ensuring level access for disabled users into the building, which the Proposed Development has been designed to ensure. It was also agreed with the Case Officer to include signage zones within the application drawings, with the designs initially shown as indicative and subject to a separate application for advertisement consent.

3.7.2 WARD COUNCILLORS

Notification of the application proposals and briefing information, including a visual and Site Location Plan, has been sent via email to the Piccadilly Ward Councillors.

In response, Councillor Jon Lyons suggesting that public bins are provided in this area as part of the proposal. No other responses were received from the other Piccadilly Ward Councillors.

3.7.3 HISTORIC ENGLAND

Notification of the application proposals and briefing information, including a visual and Site Location Plan, has been sent via email to Historic England. The briefing was provided for information purposes as it was not anticipated that Historic England would comment given the scale of the proposals and the distance from designated heritage assets. No response was received from Historic England.

3.7.4 SITE NEIGHBOURS

Briefing emails were sent to key site neighbours including: Moda and Hero Wellbeing for Angel Gardens; Co-op for 1 Angel Square; Castlebrooke for CIS Tower; New Century Hall tenants; and Friends of Angel Meadows.

Proposals for the Marketing Suite were also presented at the regular NOMA neighbourhood meet-up group in November 2020 and provided on the NOMA Engage website.

The response to the proposals has been very supportive, with feedback expressing that the proposals will improve an unattractive site within the NOMA estate and on a key road.

3.7.5 GREATER MANCHESTER POLICE (GMP) SECURE BY DESIGN

Greater Manchester Police (GMP) Secure by Design team were consulted via email; work in progress layout plans were shared with the GMP Secure by Design Officer. GMP confirmed that the scale of the proposals does not necessitate a Crime Impact Statement to be submitted with the planning application; comments will be provided through the formal planning application process.

4.1 Use and Amount

The intended use of the building is as a marketing suite for the NOMA Estate, also accommodating a small office space for the client. Other spaces which support these uses include; a PPE Store, a Media Lounge, a Meeting Room, a Small kitchen for hot drinks/ cold food storage only & welfare facilities. Externally, the break-out terrace is for exclusive use by the marketing suite, whilst all other areas are accessible to the public.
The GIA of the marketing suite is 210msq / 2256ftsq.

4.2 Organisation & Layout

4.2.1 PUBLIC REALM OVERVIEW

The landscape approach combines both planting and materiality elements that hold NOMA together, displaying the importance of these features in attractive public realm. Using similar materials seen throughout NOMA there is a level of coherence that makes the new landscape feel part of the wider masterplan. The accessible landscape forms the transition from the adjacent car park to the building entrance, and also forms an aesthetic and presentable edge to Miller Street, whilst the terraced planting beds deal with the level change from the marketing suite to Angel square in an attractive and unique way. The landscaping also includes the provision of new green infrastructure, including wildflower planting and the opportunity for contract grown trees to be used in future development phases at NOMA. Further details on the Public Realm and Landscaping can be found in section 4.6.

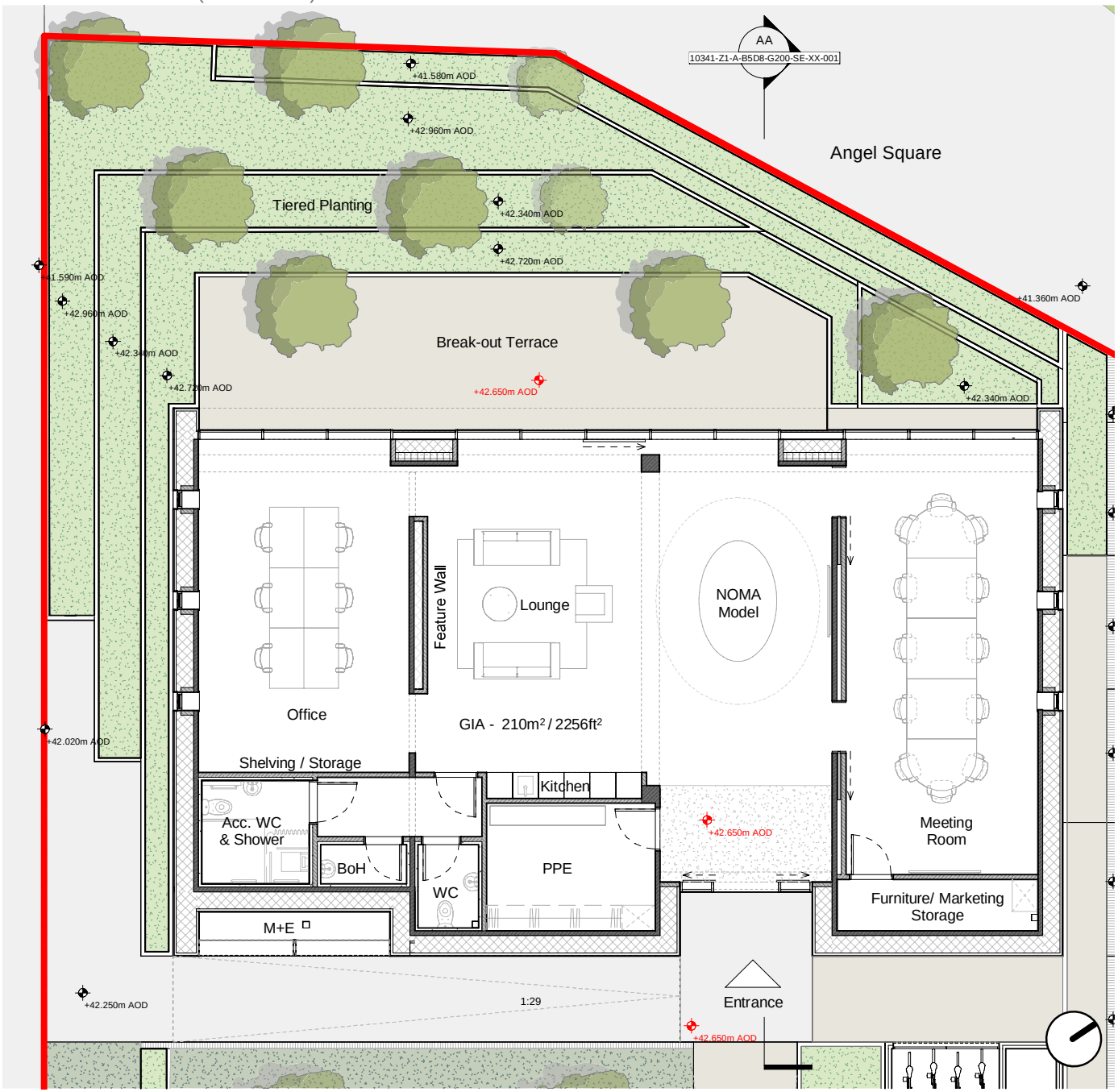
4.2.2 ACCESS OVERVIEW

The primary access to the marketing suite is considered to be by foot, from Miller Street; a level pathway with a fall greater than 1:20 will connect the main entrance to the pavement. Another level pathway leads down to the main entrance from the Angel Street Car Park, where 4x No. car parking spaces and 1x No. space for disabled users will be allocated for use by the marketing suite. This path will also have a fall greater than 1:20 and will connect into the extsing steps that currently connect the car park to the site. Fire Service or maintenance vehicles can access the site directly off Miller Street. 4x No. secure cycle parking spaces are proposed, housed in an external bike store adjacent to the Marketing Suite. Access is described in more detail in section 5.0 of this Design and Access Statement.

4.2.3 SPATIAL SEQUENCE

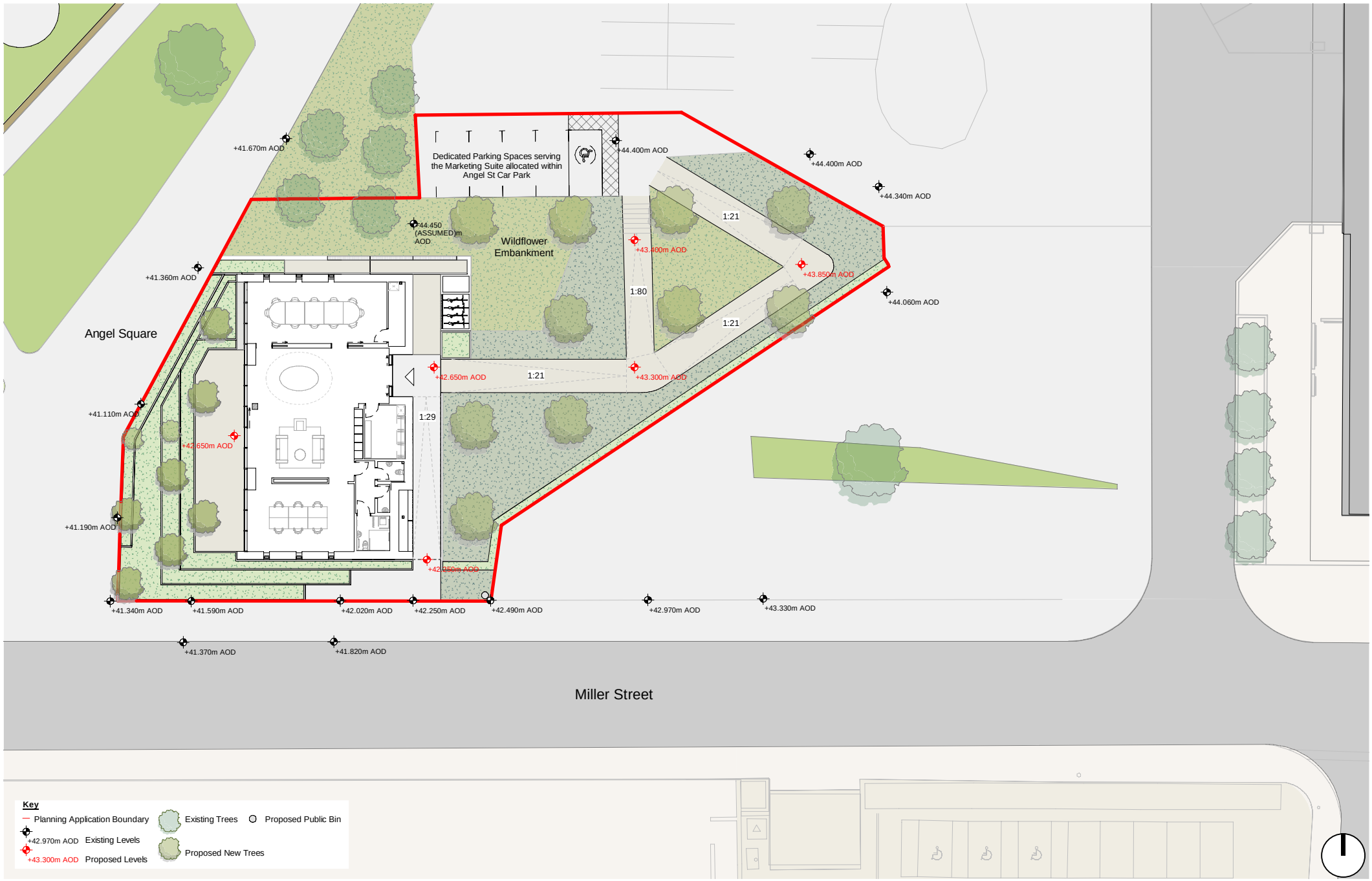
Entering the building from the East, guests are presented with a view of the NOMA Estate model set against the backdrop of Angel Square. Also aligned along the western facade are the other key spaces; the meeting room, office and media lounge, enhancing the engagement with Angel Square. ´Visitor´ spaces have been located together so that a ´front of house´ area is created, implying a line of privacy for the office area.

GROUND FLOOR PLAN (+42.650 AOD) 1 :100 AT A3



PROPOSED SITE PLAN

1 :250 AT A3



4.3 Deconstruction & Reconstruction

As the brief requires the Marketing Suite to be moved to an alternate siting, the design team have considered demountability and reconstruction integrally to the design.

The CLT and GluLam superstructure illustrated in the adjacent diagrams, has been designed using panelised wall systems and mechanical fixings to allow for de/reconstruction.

4.4 Sustainability

A main objective of the NOMA Marketing Suite is for the building to act as a statement of commitment to the future vision of NOMA. Through innovative design the suite will aim to communicate the exemplary sustainability standards and performance benchmarks set across current and future development at NOMA. Key parameters guiding the design include:

- Net zero carbon construction.
- Designing for disassembly and de-construction, to achieve the ability to move the suite to multiple locations around NOMA as future plots are developed.
- BREEAM Outstanding.
- Concept designs based on a GluLam frame and cross laminated timber superstructure.
- Terraced levels of landscaping with the ability to move planting to future development plots.

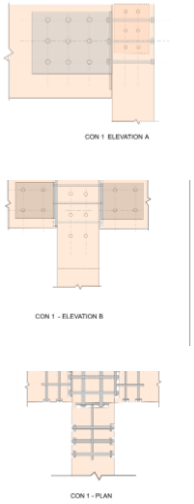
The ability to dismantle and relocate the suite around NOMA coupled with preference for bio-based materials means the suite itself acts as a showcase for sustainable construction. This project not only targets the highest BREEAM rating but additionally integrates principles of a circular economy into the design, designing out waste and materials and ensuring longevity (through re-use) of the materials to derive further and further value.

The building will be assessed as office use type against the BREEAM 2018 New Construction Scheme v3.0.

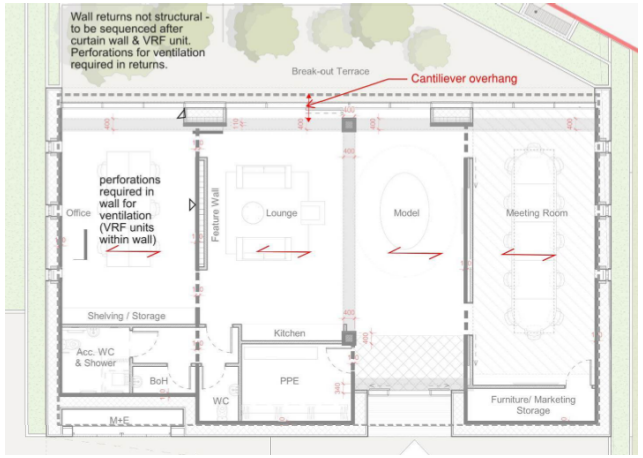
4.5 Scale & Massing

The building massing has been designed as a simple rectilinear box, with a tiered ground plane to negotiate the level change. When the marketing suite must be relocated, the tiers can be reconfigured to adapt to the topography of a different site.
The building is a single storey with a clear height internally of 3m. The parapet is raised high enough to conceal services on the roof, which gives an external elevation height of 3.805m.

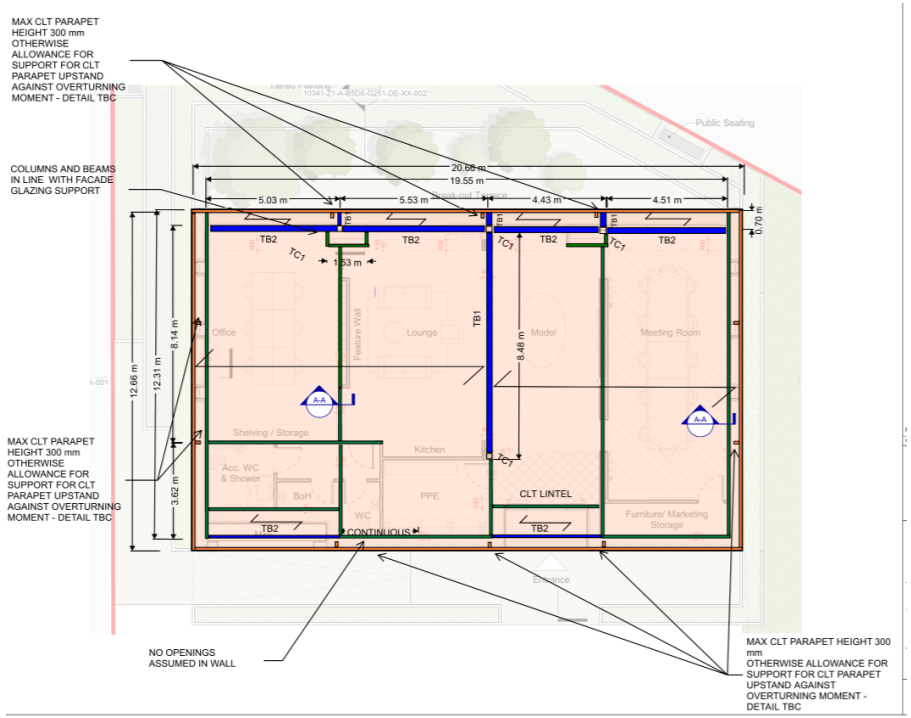
Typical mechanical fixing details

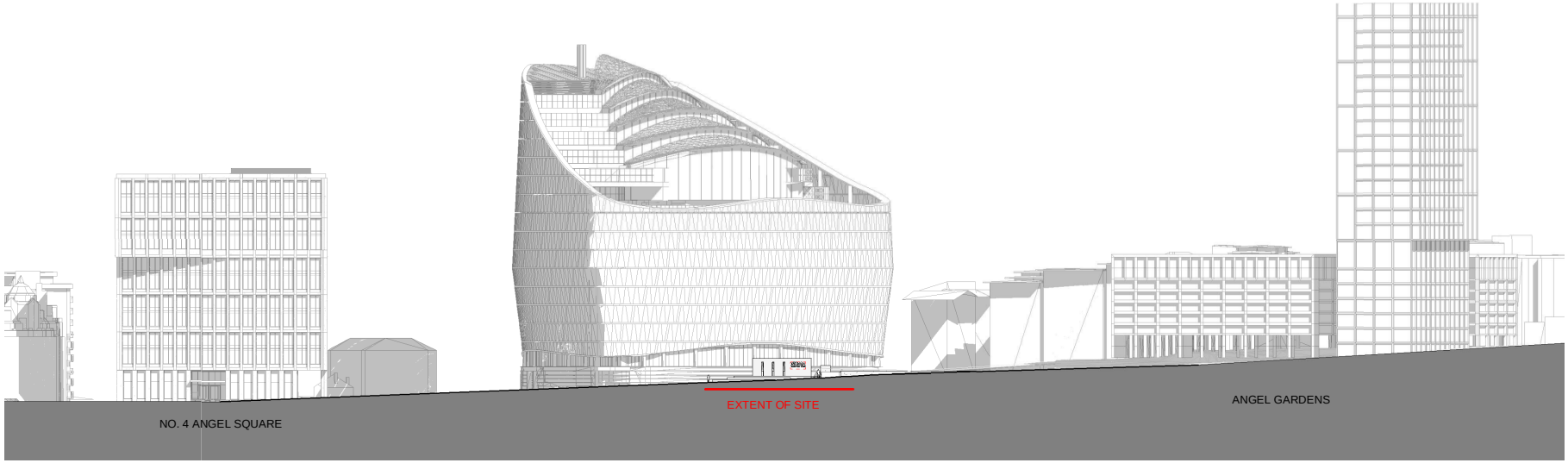


L00 Structural Strategy Sketch

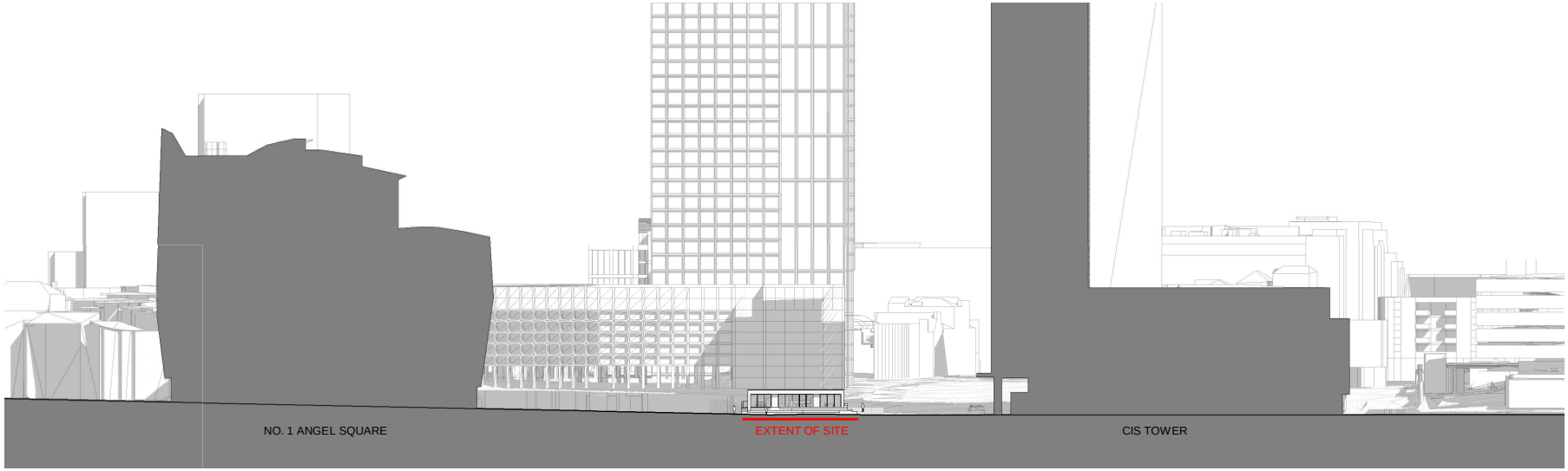


Roof Level Structural Strategy Sketch

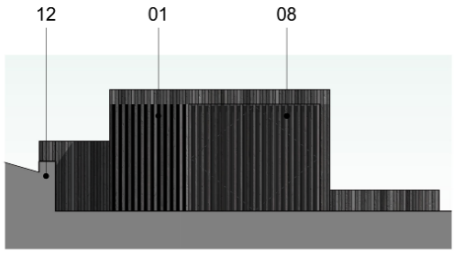




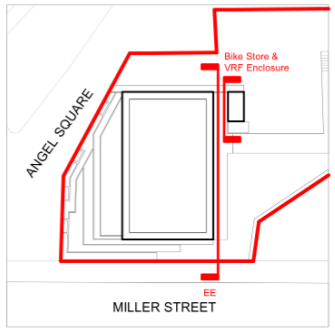
South Context Elevation 1:1000



West Context Elevation 1:1000



Bike Store & VRF Enclosure
1 : 100



Key Plan
1 : 750



East Elevation
1 : 100

Key

01. Black Charred Timber Cladding
02. Dark Grey / Black Metal Coping
03. Tiered Timber Planters
04. Light Timber Framed Window Unit
05. Light Timber Framed Capped Glazed Curtain Wall Unit
06. Light Timber Clad Curtain Wall Unit
07. Indicative Signage & Zone (Final signage to be agreed under separate application for advertisement consent)
08. Dark Grey / Black Finished Louvers
09. Light Timber Framed Glazed Sliding Door Unit
10. Light Timber Public Seating
11. Access Path
12. Timber Retaining Structure

SOUTH ELEVATION 1:100



Key Plan
1 : 750



South Elevation
1 : 100

Key
01. Black Charred Timber Cladding
02. Dark Grey / Black Metal Coping
03. Tiered Timber Planters
04. Light Timber Framed Window Unit
05. Light Timber Framed Capped Glazed Curtain Wall Unit
06. Light Timber Clad Curtain Wall Unit
07. Indicative Signage & Zone (Final signage to be agreed under separate application for advertisement consent)
08. Dark Grey / Black Finished Louvers
09. Light Timber Framed Glazed Sliding Door Unit
10. Light Timber Public Seating
11. Access Path
12. Timber Retaining Structure

WEST ELEVATION 1:100



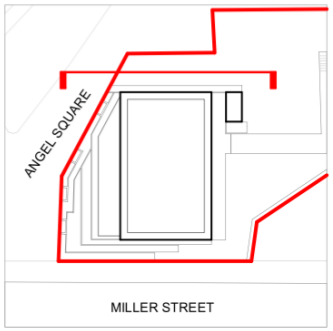
Key Plan
1 : 750



West Elevation
1 : 100

Key
01. Black Charred Timber Cladding
02. Dark Grey / Black Metal Coping
03. Tiered Timber Planters
04. Light Timber Framed Window Unit
05. Light Timber Framed Capped Glazed Curtain Wall Unit
06. Light Timber Clad Curtain Wall Unit
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08. Dark Grey / Black Finished Louvers
09. Light Timber Framed Glazed Sliding Door Unit
10. Light Timber Public Seating
11. Access Path
12. Timber Retaining Structure

NORTH ELEVATION 1:100



Key Plan
1 : 750



Key
01. Black Charred Timber Cladding
02. Dark Grey / Black Metal Coping
03. Tiered Timber Planters
04. Light Timber Framed Window Unit
05. Light Timber Framed Capped Glazed Curtain Wall Unit
06. Light Timber Clad Curtain Wall Unit
07. Indicative Signage & Zone (Final signage to be agreed under separate application for advertisement consent)
08. Dark Grey / Black Finished Louvers
09. Light Timber Framed Glazed Sliding Door Unit
10. Light Timber Public Seating
11. Access Path
12. Timber Retaining Structure

4.5 Appearance & Materiality

4.5.1 ENVELOPE TREATMENT

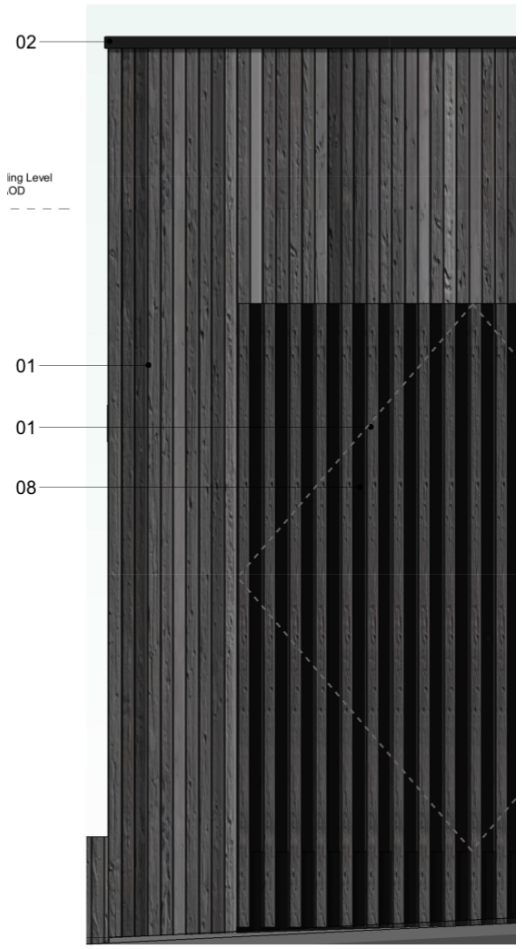
The envelope has been designed to express the building as a single dark homogenous element that provides a contrasting backdrop to other elements of the scheme. The green planting, the pale timber interior and pale timber framing elements to the glazing all provide relief against the rich, dark timber cladding.
The glazed facade on the West Elevation follows a 1.5m grid format and opens up the interior to engage with Angel Square, revealing the pale timber interior as well as the light and warmth of the activity within. Solid panels that are required where the structural lines meet the envelope have been clad in pale timber to relate to the interior condition; the overhanging roof and extended reveals should protect this timber from weathering.
The dark timber cladding is arranged in long, slim, vertical format planks with light timber framed window and curtain wall elements set in deep reveals.
A dark grey/ black roof finish is visible from the ground only by a slime line of coping returning over to finish the upper edge of the timber cladding.

4.5.2 MATERIALITY

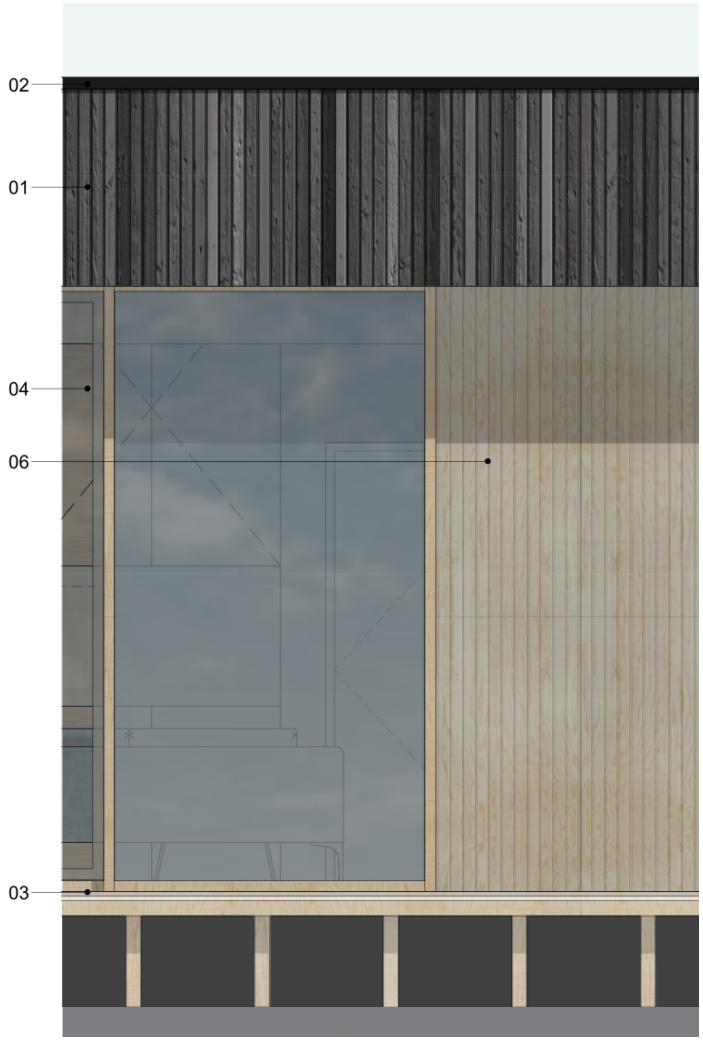
The dark timber cladding will be charred, a treatment that is applied off-site by the manufacturers, although localised charring can be undertaken on site for cut ends. The treatment is a presevation technique that extends the durability of timber whilst also enhancing other properties such as insect repellant, fire resistance, weatherproofing and strength. The finish will be a single dark colour with a more consistently smooth finish than a deep char treatment. The tone will be a dark grey/ black, with a visible grain aligned with the vertical orientation of the planks. There will be a slight sheen to the timber due to the charring that will allow a play of light across extents of the timber. Any exposed edges will be treated to match the face of the cladding.
The light timber will be pale and as close to a visually raw finish as possible.

4.5.3 INTEGRATED ELEMENTS

The main entrance is recessed into the building plan to create a sheltered niche to protect visitors from rain/ wind when waiting for the door to be opened by one of the building users.
Services integration into the facade has been reduced where possible by utilising cowled elements on the roof.
Where this cannot be avoided, a section of the facade has been designed as a 'hit & miss' of timber planks with a discreet weather-barrier louvre behind in dark grey/ black. The hit & miss treatment is extended to meet the ground and top edge aligns with door opening.



East Facade - Elevation Detail - Hit & Miss
1:25

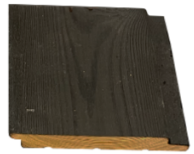


West Facade - Elevation Detail - Pale Timber Curtain Wall
1:25

Key
01. Black Charred Timber Cladding
02. Dark Grey / Black Metal Coping
03. Tiered Timber Planters
04. Light Timber Framed Window Unit
05. Light Timber Framed Capped Glazed Curtain Wall Unit
06. Light Timber Clad Curtain Wall Unit
07. Indicative Signage & Zone (Final signage to be agreed under separate application for advertisement consent)
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09. Light Timber Framed Glazed Sliding Door Unit
10. Light Timber Public Seating
11. Access Path
12. Timber Retaining Structure









South Facade - Elevation Detail - Pale Timber Window & Planting
1:25











Precedent - Black timber cladding contrasting with green planting & a tiered ground interface, Light timber interior, framing to glazing and solid inset panels complimenting the dark timber exterior

4.6 Public Realm & Landscape

4.6.1 OVERVIEW

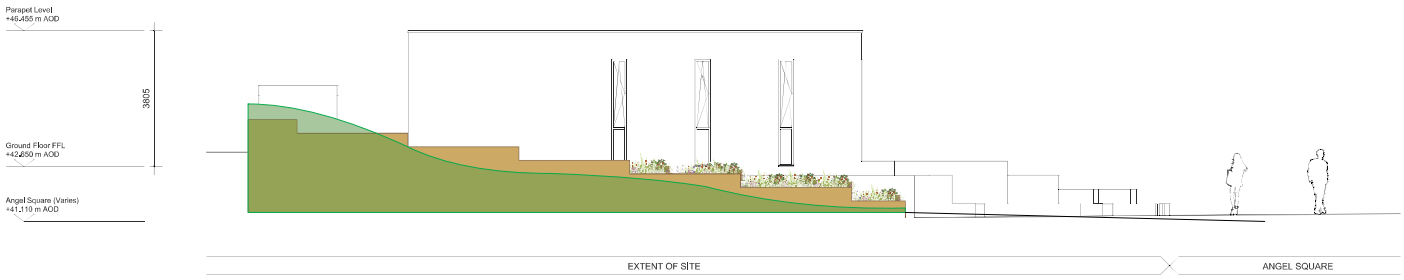
The Marketing Suite sits within a wider masterplan for NOMA and a handful of completed and proposed developments are in close proximity to the site. These developments each have their own unique character and function but all tie together to formulate a fluid and consistent masterplan.

A new marketing suite will provide an insight into NOMA, acting as a hub for the rest of the developments. It should combine all elements that hold NOMA together, displaying the importance of these features in an attractive public realm.

The landscaping provided with the proposal will form the transition from the adjacent car park to the building entrance, whilst also forming an aesthetic and presentable edge to Miller Street. The terraced planting beds deal with the level change from the marketing suite to Angel square in an attractive and unique way.



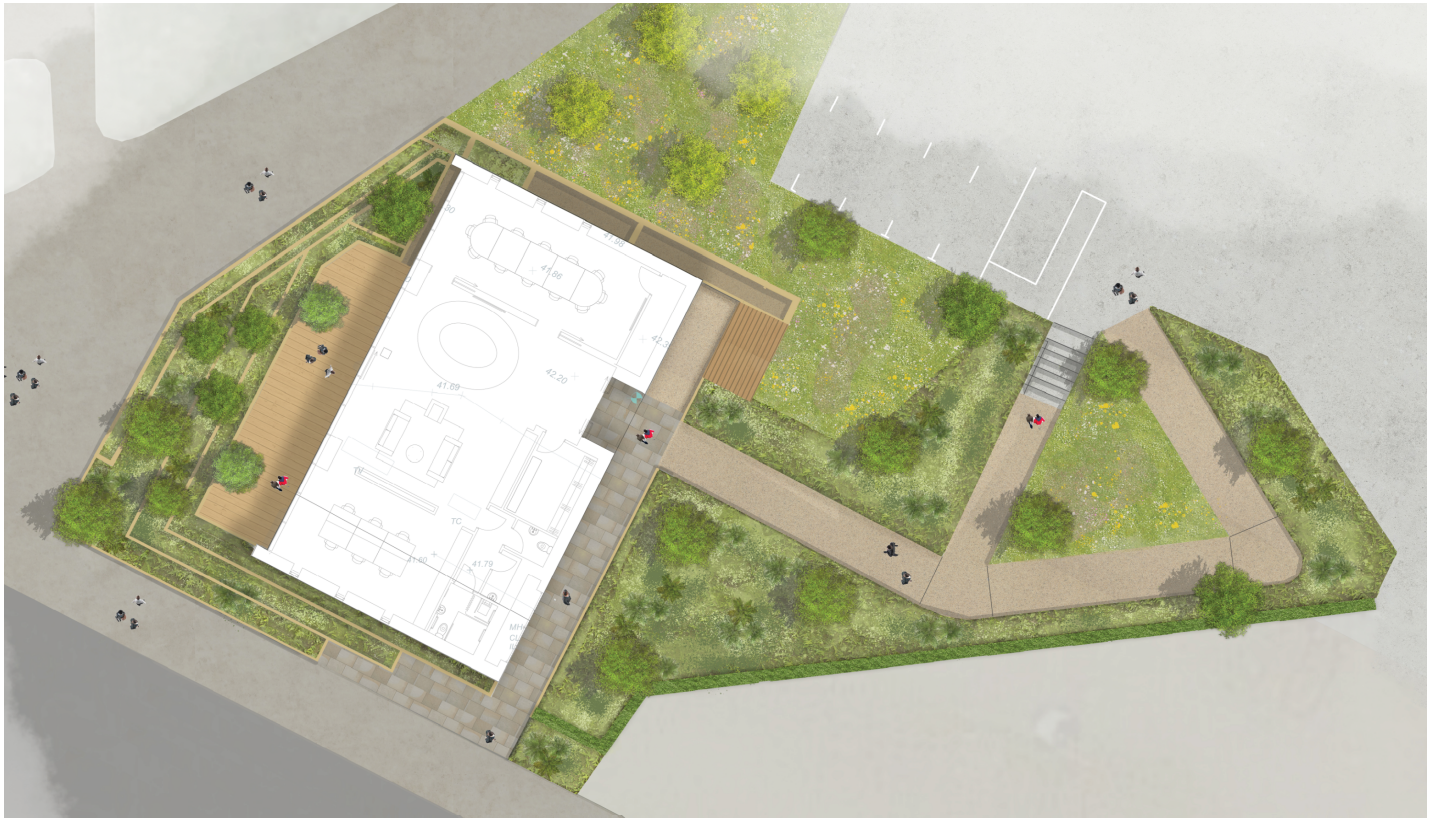




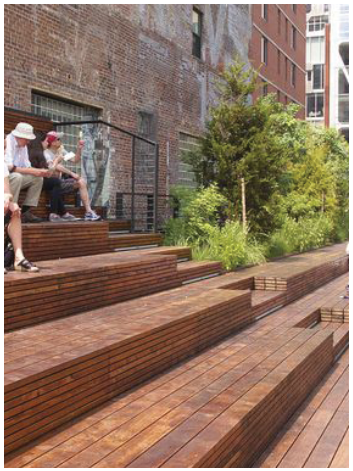
4.6 Public Realm & Landscape

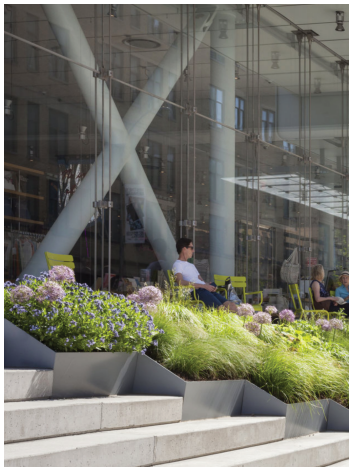
4.6.2 MATERIALITY PALETTE

The materials on site were chosen to reflect the strong materiality of other developments in NOMA. Using similar materials allows a level of consistency and coherence that makes the new marketing suite feel part of the wider NOMA masterplan.



Terraced Planting

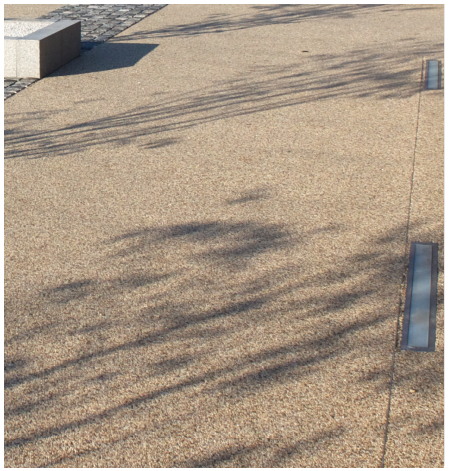




Natural Stone Paving (Yorkstone)



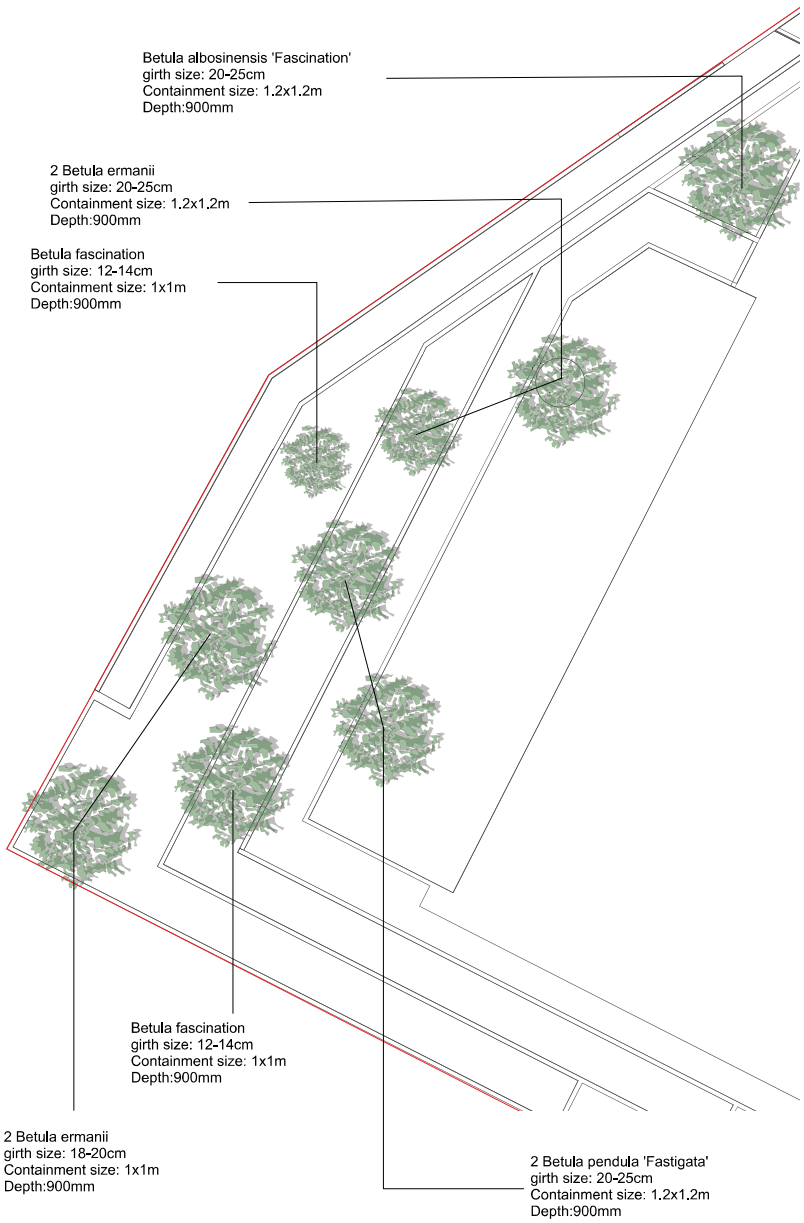
Self bound Gravel





4.6 Public Realm & Landscape

4.6.3 PLANTING PALETTE



Betula albosinensis 'Fascination'



Pinus sylvestris



Zelkova serrata



Nyssa sylvatica



Liquidambar styraciflua



Betula ermanii



Woodland planting style



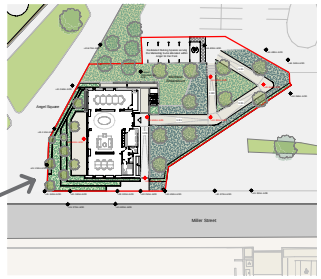
Betula pendula 'Fastigata'





4.7 Visualisation





01

5.1 Introduction

5.1.1 INTRODUCTION

This section explains strategies for access which have developed alongside the design evolution. These strategies include; servicing, parking, refuse and inclusive access.

5.1.2 SUPPLEMENTARY REPORTS

This section of the Design and Access Statement should be read in conjunction with supplementary reports submitted as part of the application including the Transport Technical Note prepared by Curtins.

5.2 Access Strategy

5.2.1 PEDESTRIAN ACCESS & MOVEMENT

If approaching the building on foot, either from Victoria Station to the West or the Shudehill Interchange to the South, the main pedestrian access will be off Miller Street.
The proposed landscaping wraps around the southern edge of the building and cuts back to create a widened mouth to the path that leads to the entrance.

Access down from the car park to the marketing suite proposes a new graded path to provide level access alongside the existing steps.

These routes have been designed as level access without the need for anyone to negotiate steps or ramps if desired. Please refer to section 5.6.2 & 5.6.7 for more details on inclusive access design.

External pedestrian routes will be even and slip resistant when wet or dry and comply with the relevant regulations.

5.2.2 VEHICULAR ACCESS & MOVEMENT

There is no direct vehicular access provided to the site, based on the building's purpose, it is not anticipated to be required for reasons other than fire service, access which is described in 5.2.3.
If approaching the building by car, access and parking is provided in the Angel Street Car Park, located at the top of the adjacent embankment.

5.2.3 FIRE SERVICES ACCESS

Fire vehicles will have good access to the building directly from Miller Street. Fire vehicles can pull onto the pavement adjacent to the building and will be within 90m of a fire hydrant. Please refer to the diagram on page 26.

5.3 Car & Cycle Parking

5.3.1 CAR PARKING

4x no. standard and 1x no. accessible space will be dedicated to the marketing suite within the Angel Street Car Park. These spaces will be located in as closest proximity to the marketing suite as possible. Refer to 5.2.1 for description of pedestrian access from the car parking to the marketing suite.

5.3.2 MOTORCYCLE PARKING

No motorcycle parking spaces have been provided as they are not a requirement of the design brief. MCC's Core Strategy does not mention the requirement for motorcycle parking, however spaces could be allocated within Angel Street Car Park if required in the future.

5.3.3 CYCLE PARKING

To promote sustainable travel to and from the marketing suite, 4x no. secure cycle spaces will be provided. The cycle parking will be housed in a seperate unit with lockable doors and fixed bike stands within, located adjacent to the east facade of the marketing suite, with level access from Miller Street.
Showering and changing facilities will be provided as part of the accessible WC.

5.4 Servicing & Refuse Strategy

5.4.1 SERVICING & DELIVERIES

Given the proposed use of the development, access for servicing & deliveries on a regular basis is not anticipated. Any access for such purposes can be accommodated using the Angel Street car park or delivered to another location within the NOMA Estate and transferred to the marketing suite by NOMA employees.

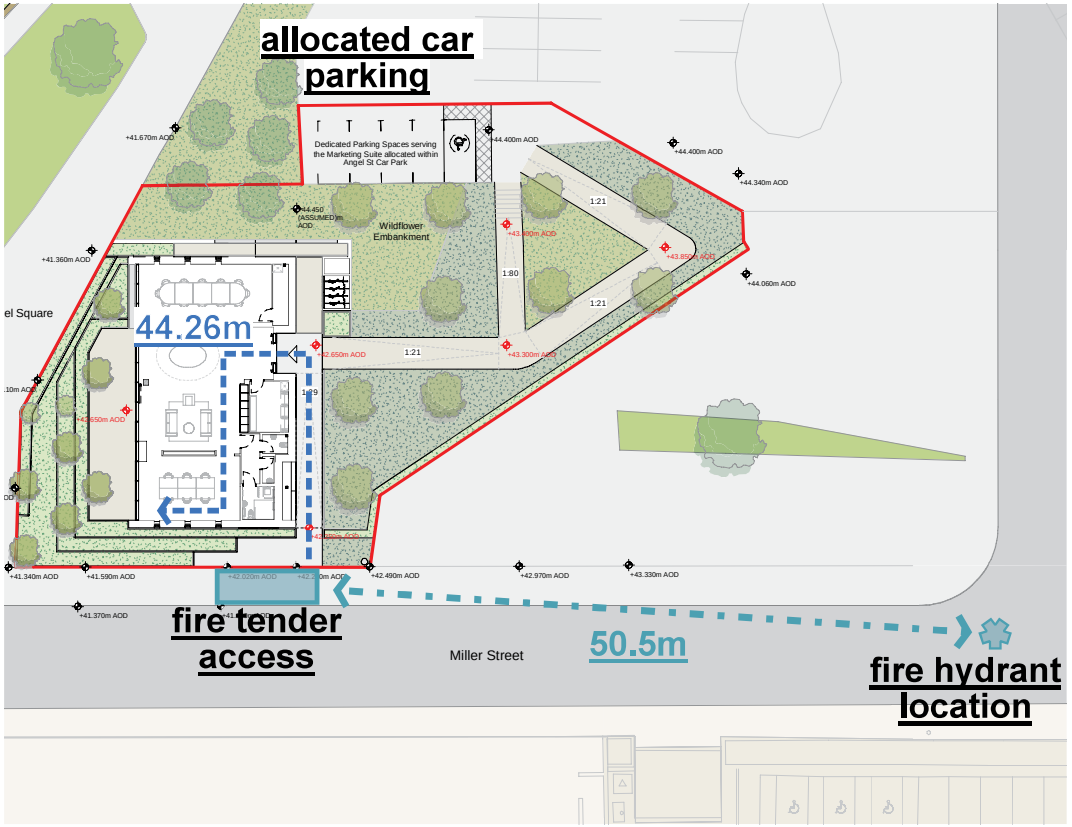
5.4.2 REFUSE & RECYCLING

The marketing suite refuse and recycling will be managed by NOMA, comprising of daily collections of internal domestic bins by contracted staff, removed to a 1100L waste container housed in the nearby Redfern building (within NOMA ownership) and collected on a weekly basis from this location. PLease refer to the diagram on page 26 and Appendix B for further details.

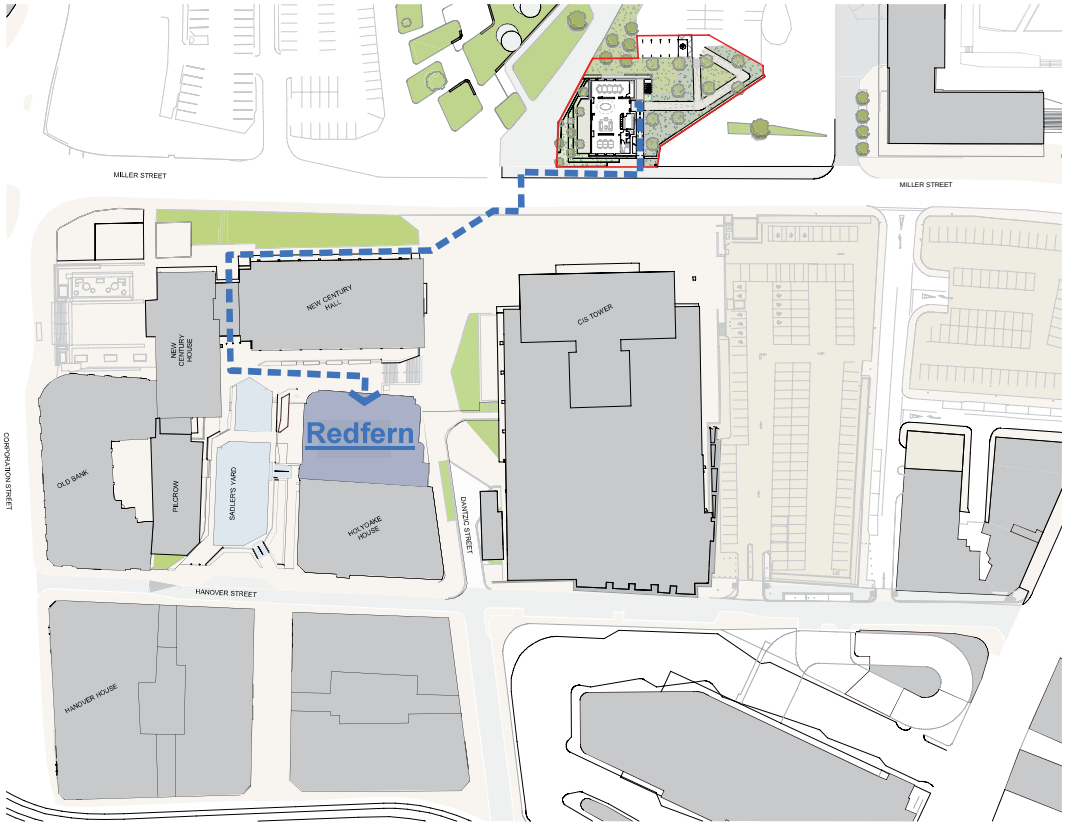
MCC waste proforma for commercial developments:

C1 – Offices - 2600 litres per 1000msq gross floor space. 50% of this capacity should be retained for recycling.

Marketing Suite GIA =	210msq / 2256sqft
Marketing Suite Waste Generation =	2600L/1000msq = 2.6 210* 2.6 = 546L
General Refuse =	546L*50% = 273L 273L/ 5 days = 54.6L per working day =1xno. 60L Bin
Recycling =	546L*50% = 273L 273L/ 5 days = 4.6L per working day =1xno. 60L Multi Aperture Recycling Bin



Vehicular and Fire Service Access Site Diagram (nts)



Refuse Transfer Site Diagram (nts)

5.6 Inclusive Design

5.6.1 OBJECTIVES

The design has been developed in full consideration of national legislation. This includes the provisions of BS8300 and The Building Regulations Part M (2015 Edition). The design also reflects the importance that the applicant places on complying with the requirements of the Equality Act 2010. The considerations seek to ensure that people are not discriminated against regardless of disability, age or gender. These extend from accessing the new buildings and the public realm within the application site through to moving around the internal parts of the building.

5.6.2 ACCESS AT SITE BOUNDARY

The building entrance and adjacent landscaping have been developed to minimise the need to negotiate significant changes in level when approaching the Site from the public highway. The level change between Miller Street and the building entrance is dealt with by an incline to the path at 1:29 and is considered to be flat in accordance with Approved Document M. Please refer to section 5.6.7 for a description of access from the Angel Street car park. The clear width of all access routes from pavement to the main entrance is at least 1500mm wide; complying with or exceeding statutory guidance.

5.6.4 COVERED ENTRANCE AREA

Access into the building for visitors will use an intercom at the main entrance, alerting the building occupants to open the mechanically operated doors remotely. The main entrance is covered by a canopy extension to create a covered area of 1500mm x 1500mm, providing weather protection to anyone, inclusive of a person in a wheelchair, whilst waiting for the door to be opened.

5.6.5 INTERNAL CIRCULATION

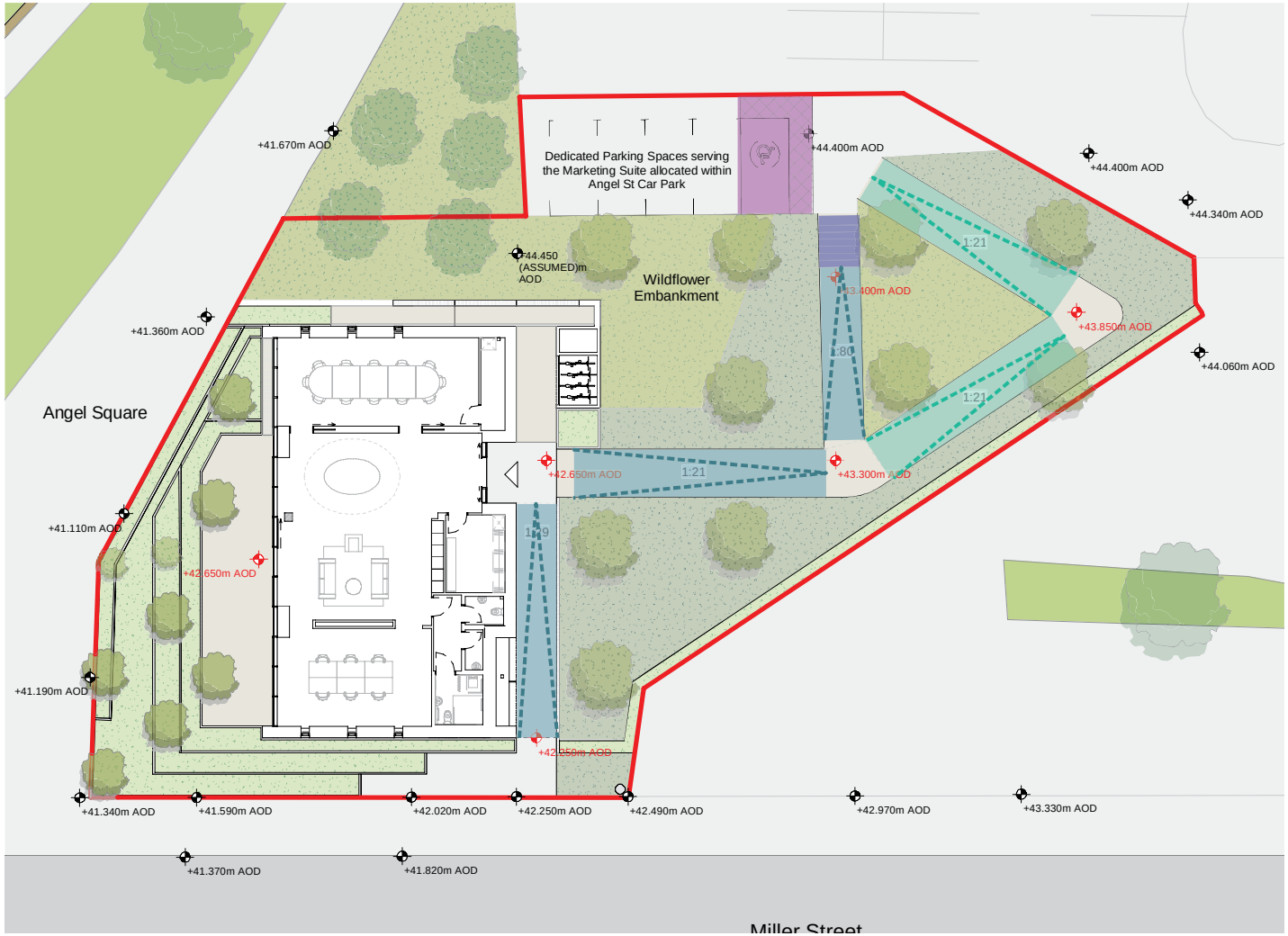
Consideration will be given to provision within internal circulation routes of sufficient clear widths to enable convenient movement through circulation routes and doorways for the widest range of people including those with pushchairs, those carrying children or objects and those using wheelchairs or other mobility aids such as walking frames.

5.6.6 EMERGENCY EGRESS

Evacuation of disabled people will be facilitated by liaison between building occupants and visitors. This will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance.

5.6.7 DISABLED PARKING SPACES

Parking for disabled persons is located in the Angel Street car park and will be clearly marked. Access down from the car park to the marketing suite proposes a new path to provide level access alongside the existing steps. The new path is at an incline of 1:21 which is considered to be flat in accordance with Approved Document M.



Level Access Site Diagram (nts)

KEY

- Ramps at gradient 1:20
- Level areas with fall > 1:20
- Existing Steps
- Accessible Car Parking Space

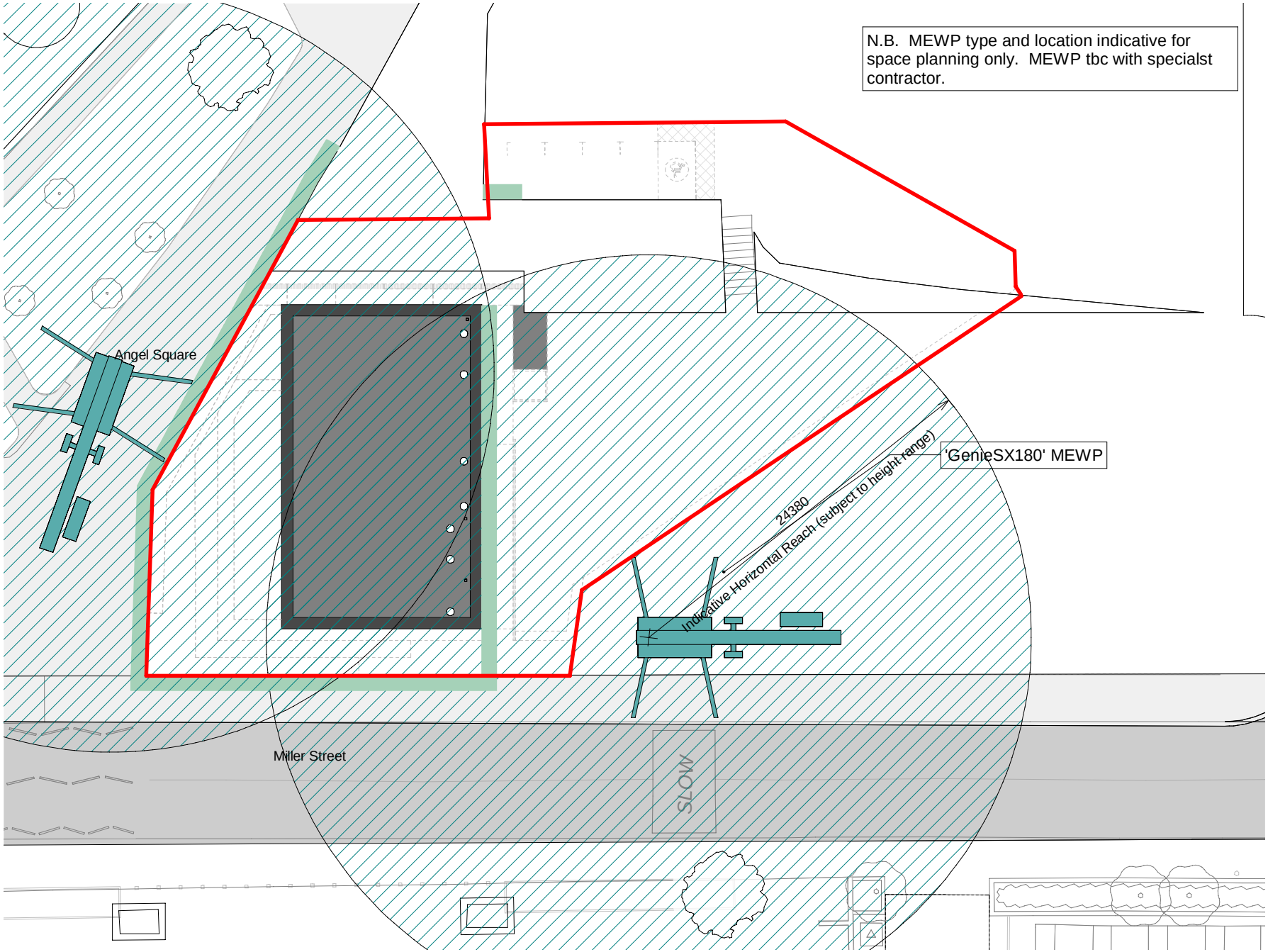
5.7 Maintenance Principles

5.7.1 VISUAL INSPECTION

Envelope products have been considered that need either an annual or biannual visual inspection. Visual inspection of the facade can be undertaken from the adjacent ground level and break-out terrace area. Visual inspection will need to be undertaken from the top of the embankment for the North elevation and from Miller Street pavement for the South elevation. The West and East elevations are more directly accessible from the entrance paths and break out terrace area.
Visual inspection of the roof could utilise a MEWP situated in the landscaped area (accessed from Miller Street) or Angel Square. These principles will be subject to review with a specialist contractor upon engagement.

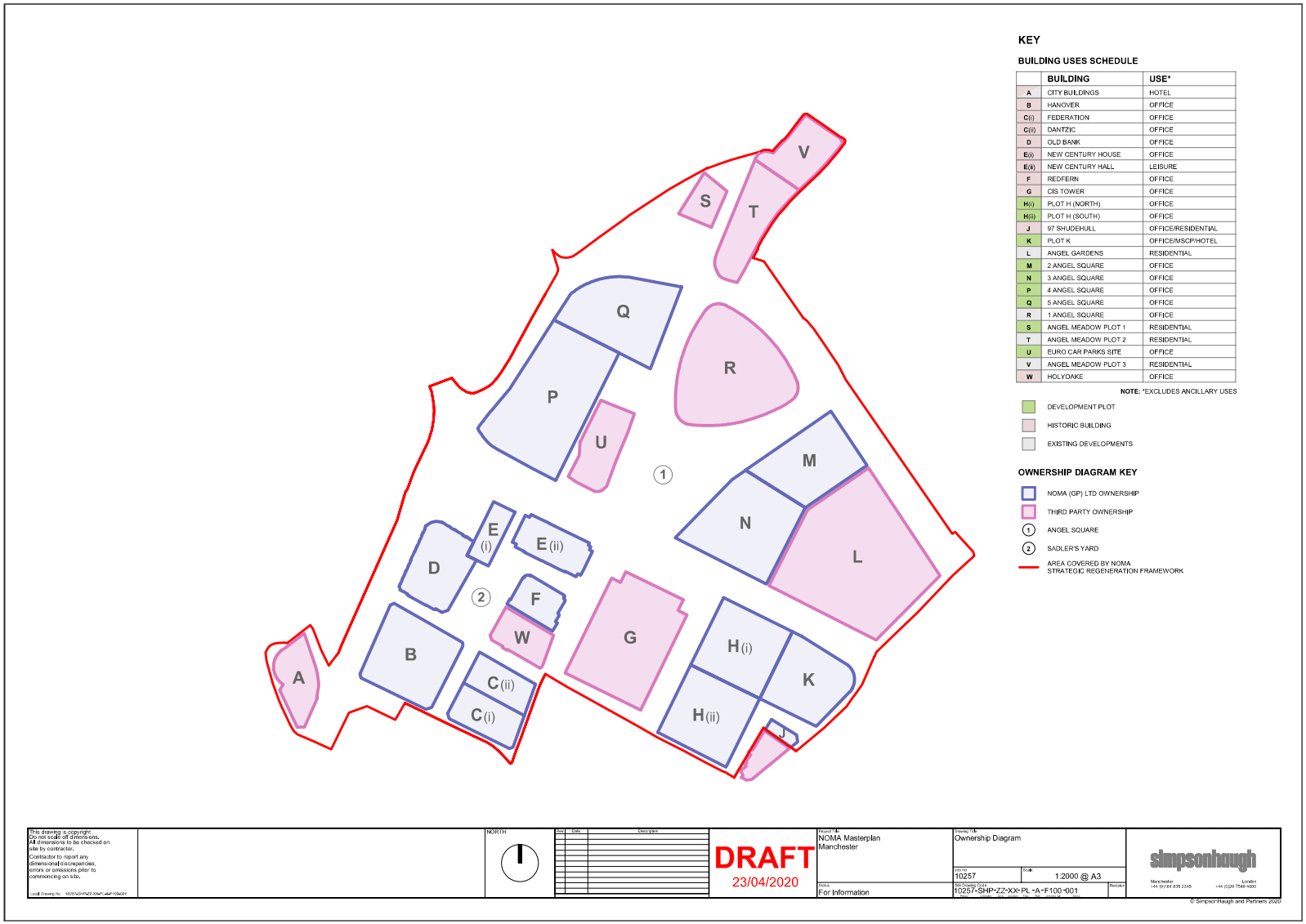
5.7.2 REPLACEMENT

If replacement or work to the facade and/or roof is required, temporary measures to protect against hazards presented by work at height should be considered.
When access for maintenance/ replacement work requires working at height, temporary edge protection and an access ladder tower could be constructed to remain in place for the duration of works. These principles will be subject to review with a specialist contractor upon engagement.



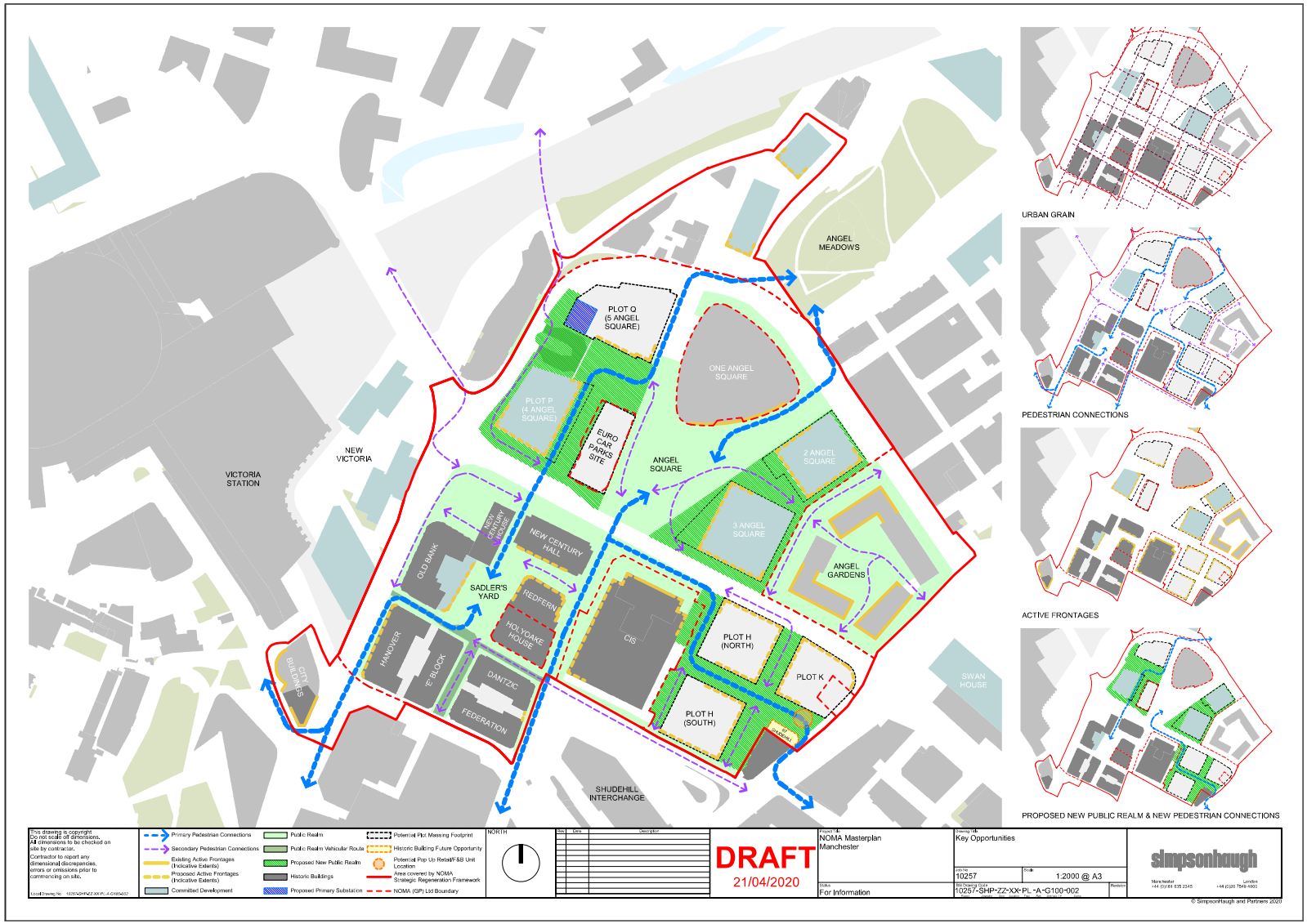
Appendices

EXTRACT FROM NOMA SRF : NOMA MASTERPLAN OWNERSHIP PLAN

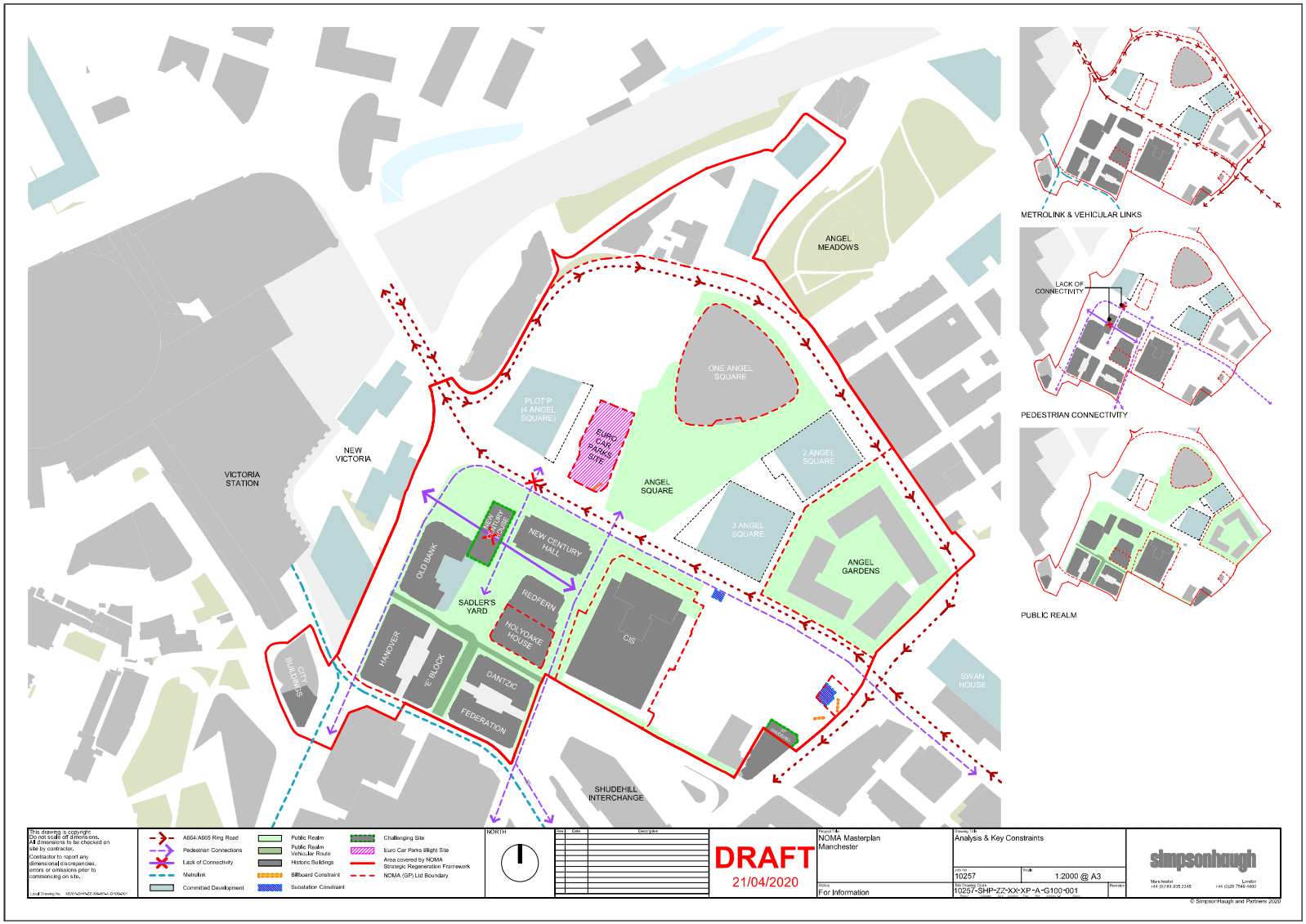


	BUILDING	USE*
A	CITY BUILDINGS	HOTEL
B	HANOVER	OFFICE
C(i)	FEDERATION	OFFICE
C(ii)	DANTZIC	OFFICE
D	OLD BANK	OFFICE
E(i)	NEW CENTURY HOUSE	OFFICE
E(ii)	NEW CENTURY HALL	LEISURE
F	REDFERN	OFFICE
G	CIS TOWER	OFFICE
H(i)	PLOT H (NORTH)	OFFICE
H(ii)	PLOT H (SOUTH)	OFFICE
J	97 SHUDEHULL	OFFICE/RESIDENTIAL
K	PLOT K	OFFICE/MSCP/HOTEL
L	ANGEL GARDENS	RESIDENTIAL
M	2 ANGEL SQUARE	OFFICE
N	3 ANGEL SQUARE	OFFICE
P	4 ANGEL SQUARE	OFFICE
Q	5 ANGEL SQUARE	OFFICE
R	1 ANGEL SQUARE	OFFICE
S	ANGEL MEADOW PLOT 1	RESIDENTIAL
T	ANGEL MEADOW PLOT 2	RESIDENTIAL
U	EURO CAR PARKS SITE	OFFICE
V	ANGEL MEADOW PLOT 3	RESIDENTIAL
W	HOLYOAKE	OFFICE

EXTRACT FROM NOMA SRF : NOMA MASTERPLAN KEY OPPORTUNITIES



EXTRACT FROM NOMA SRF : NOMA MASTERPLAN ANALYSIS AND KEY CONSTRAINTS



Appendix E Proforma for Planning Applications

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes/ m² required by the development

Low Rise Domestic

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

High Rise Apartment Developments

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

Commercial Developments
Please state number of bins you propose, showing calculations where appropriate.

General Waste -	General waste = 1x No. 60L Bin
Pulpable Recycling -	Pulpable & Mixed Recycling = 1xno. 60L Multi Aperture Recycling Bin
Mixed Recycling -	
Food Waste -	Food Waste = None
Industrial Waste -	Industrial Waste = None

Has / will a contract be obtained with a licenced waste carrier?	☐

Mixed Use Developments n/a

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Internal waste storage located within the marketing suite in domestic units as described above.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The marketing suite refuse and recycling will be managed by Workman, contracted by NOMA, they currently deal with all refuse management across the NOMA Estate.
We anticipate only small volumes of standard office waste each day so cleaners to use trolley to transport waste in bags to the agreed bin store at Redfern. The designated bin for the marketing suite will have a lock on it whilst placed within the communal bin store to prevent others from using it.
Refer to attached Refuse Transfer Route Diagram and Redfern Bin Store Detail Plan.

Ensure all bins in the store are accessible	☑
Ensure recycling facilities are as easy to access as general refuse	☑

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

Ventilation -	Fresh air is supplied via door transfer grilles fitted with insect mesh. Please see attached plan.
Hygiene -	The bin store will be cleaned quarterly including a 6 monthly deep clean (jet-wash floors).

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

Private collection to be arranged with facilities management team (Workman)

Please ensure that you have attached:

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

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

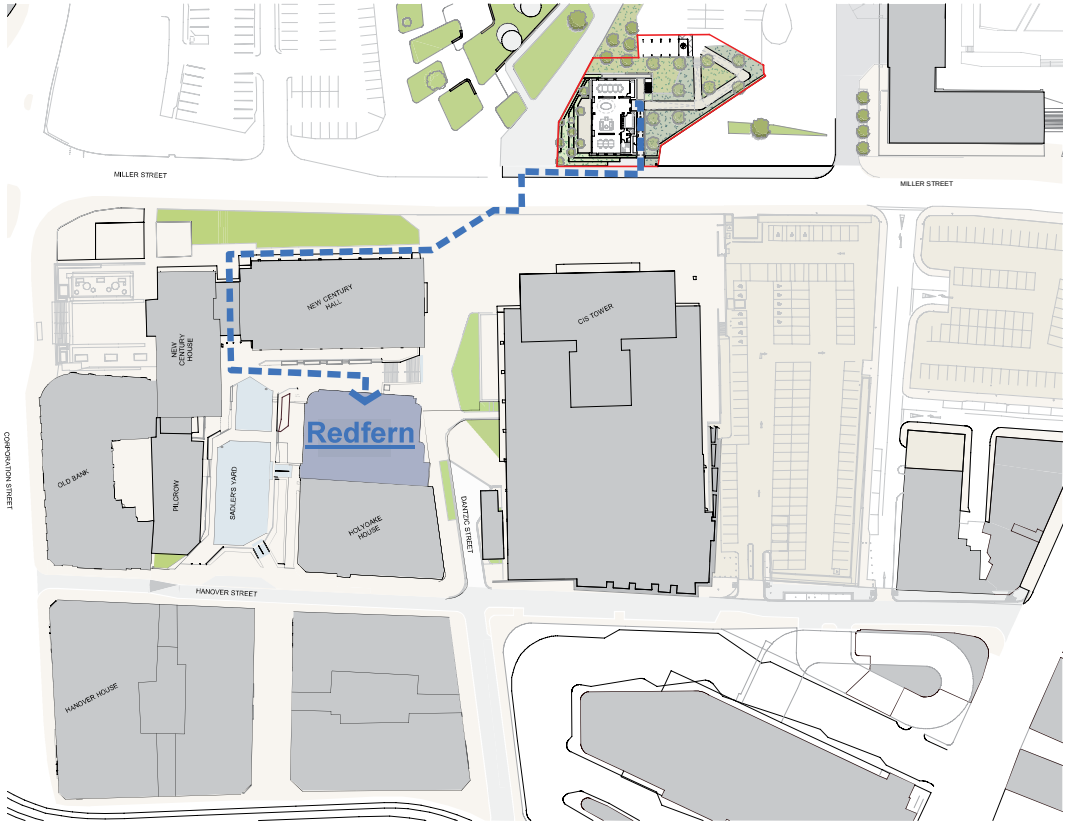
25

BIN CALCULATION FOR NOMA MARKETING SUITE

Refuse Calculation:
MCC waste proforma for commercial developments:
C1 – Offices - 2600 litres per 1000msq gross floor space. 50% of this capacity should be retained for recycling.

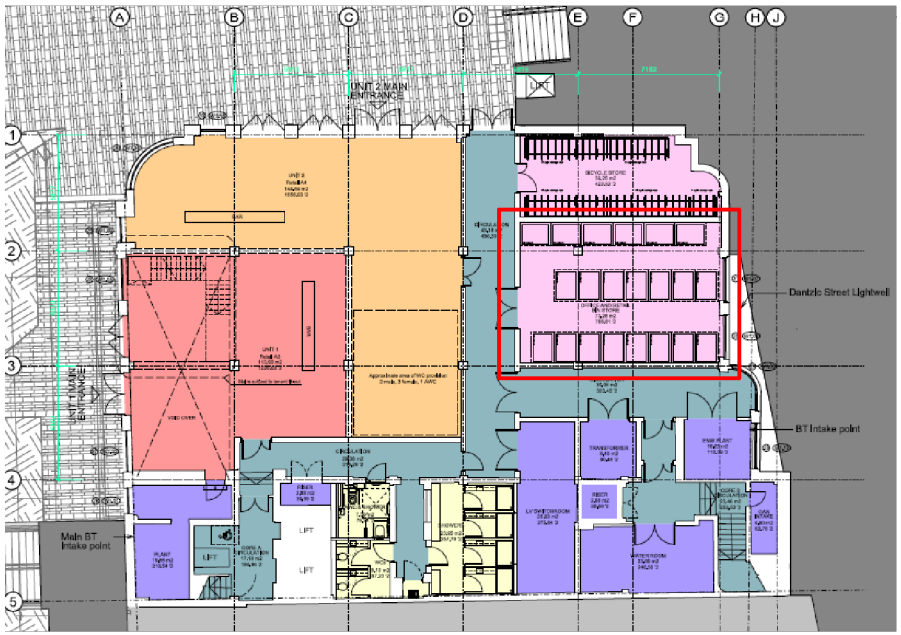
Marketing Suite GIA =	210msq / 2256sqft
Marketing Suite Waste Generation =	2600L/1000msq = 2.6 210* 2.6 = 546L
General Refuse =	546L*50% = 273L 273L/ 5 days = 54.6L per working day =1xno. 60L Bin
Recycling =	546L*50% = 273L 273L/ 5 days = 4.6L per working day =1xno. 60L Multi Aperture Recycling Bin

REFUSE TRANSFER ROUTE DIAGRAM & REDFERN BIN STORE LOCATION
(NTS)



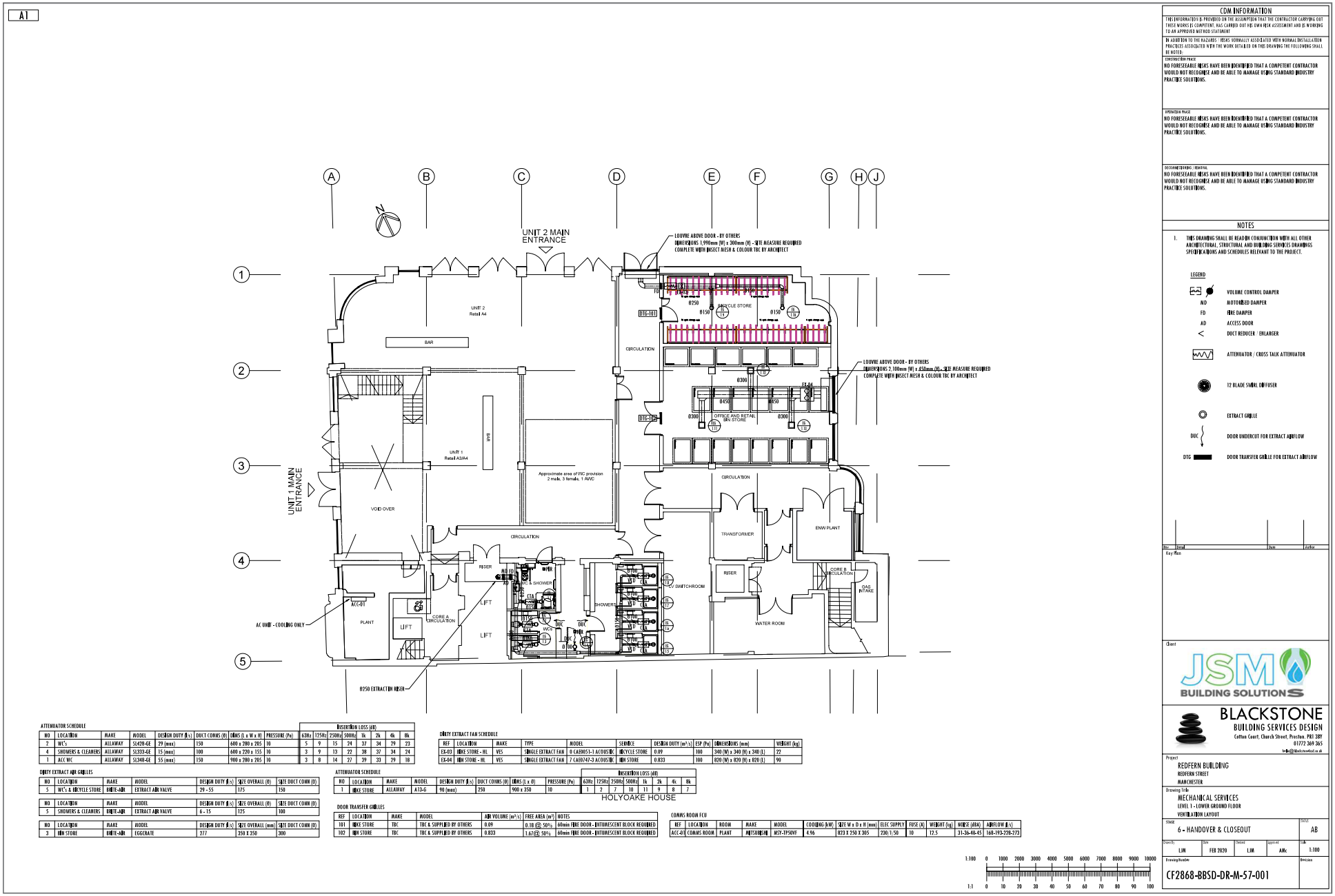
REDFERN BIN STORE DETAIL PLAN
(NTS)

Bin store location indicated in red:



Level 1 Plan

REDFERN BIN STORE DETAIL VENTILATION PLAN
(NTS)



ATTENUATOR SCHEDULE

NO	LOCATION	MAKE	MODEL	DESIGN DUTY (l/s)	DUCT CONNS (Ø)	DIMS (L x W x H)	PRESSURE (Pa)	Insertion Loss (dB) 63Hz	125Hz	250Hz	500Hz	1k	2k	4k	8k
2	WC's	ALLAWAY	SL429-SE	29 (max)	150	600 x 280 x 205	10	5	9	15	24	37	34	29	23
4	SHOWERS & CLEANERS	ALLAWAY	SL333-SE	15 (max)	100	600 x 220 x 155	10	3	9	13	22	38	37	34	24
1	ACC WC	ALLAWAY	SL348-SE	55 (max)	150	900 x 280 x 205	10	3	8	14	27	39	33	29	18

DIRTY EXTRACT FAN SCHEDULE

REF	LOCATION	MAKE	TYPE	MODEL	SERVICE	DESIGN DUTY (m³/s)	ESP (Pa)	DIMENSIONS (mm)	WEIGHT (kg)
EX-03	BIKE STORE - RL	VES	SINGLE EXTRACT FAN	0 CAD0051-1 ACOUSTIC	BICYCLE STORE	0.09	100	340 (W) x 340 (H) x 340 (L)	22
EX-04	BIN STORE - RL	VES	SINGLE EXTRACT FAN	7 CAD0747-3 ACOUSTIC	BIN STORE	0.833	100	820 (W) x 820 (H) x 820 (L)	90

DIRTY EXTRACT AIR GRILLES

NO	LOCATION	MAKE	MODEL	DESIGN DUTY (l/s)	SIZE OVERALL (Ø)	SIZE DUCT CONN (Ø)
5	WC's & BICYCLE STORE	ROUTE-AIR	EXTRACT AIR VALVE	29 - 55	175	150

NO	LOCATION	MAKE	MODEL	DESIGN DUTY (l/s)	SIZE OVERALL (Ø)	SIZE DUCT CONN (Ø)
5	SHOWERS & CLEANERS	ROUTE-AIR	EXTRACT AIR VALVE	6 - 15	125	100

NO	LOCATION	MAKE	MODEL	DESIGN DUTY (l/s)	SIZE OVERALL (mm)	SIZE DUCT CONN (Ø)
3	BIN STORE	ROUTE-AIR	EGGCRATE	277	350 X 350	300

ATTENUATOR SCHEDULE

NO	LOCATION	MAKE	MODEL	DESIGN DUTY (l/s)	DUCT CONNS (Ø)	DIMS (L x Ø)	PRESSURE (Pa)	Insertion Loss (dB) 63Hz	125Hz	250Hz	500Hz	1k	2k	4k	8k
1	BIKE STORE	ALLAWAY	A12-6	90 (max)	250	900 x 350	10	1	2	7	10	11	9	8	7

DOOR TRANSFER GRILLES

REF	LOCATION	MAKE	MODEL	ABV VOLUME (m³/s)	FREE AREA (m²)	NOTES
101	BIKE STORE	TBC	TBC & SUPPLIED BY OTHERS	0.09	0.18 @ 50%	60min FIRE DOOR - FITTINGS CENTRE BLOCK REQUIRED
102	BIN STORE	TBC	TBC & SUPPLIED BY OTHERS	0.833	1.67@ 50%	60min FIRE DOOR - FITTINGS CENTRE BLOCK REQUIRED

COMMS ROOM FCU

REF	LOCATION	ROOM	MAKE	MODEL	COOLING (kW)	SIZE W x D x H (mm)	ELEC SUPPLY	FUSE (A)	WEIGHT (kg)	NOISE (dBA)	AIRFLOW (l/s)
ACC-01	COMMS ROOM	PLANT	MITSUBISHI	MSY-TP50VF	4.96	823 X 250 X 305	230/1/50	10	12.5	31-36-40-45	168-193-228-273

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required	To be provided ?
General refuse	240	1 x 240 litre bin	☐
Pulpable Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Mixed Recycling	140 / 240	1 x 140 litre bin 1 x 240 litre bin	☐ ☐
Garden Waste	240	1 x 240 litre bin	☐
Food Waste	23	1 x 23 litre caddy	☐

NOT APPLICABLE

High Rise Apartment Developments

N = Number of Apartments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V =	V / 1100 =	
Pulpable Recycling	V = N x 55	V =	V / 1100 =	
Mixed Recycling	V = N x 55	V =	V / 1100 =	
Food Waste	V = N x 5	V =	V / 240 =	

NOT APPLICABLE

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate. Please ensure collection frequencies are included

Offices:	Retail Based on C2:
General Waste -3 no. 1100ltr Euro Bins	General Waste - 8 no. 1100ltr Euro Bins
Pulpable Recycling - 0 no. 1100ltr Euro Bins	Pulpable Recycling - 0 no. 1100ltr Euro Bins
Mixed Recycling -3 no. 1100ltr Euro Bins	Mixed Recycling - 7 no. 1100ltr Euro Bins
Food Waste - None	Food Waste - 0 no. 1100ltr Euro Bins
Industrial Waste - None	Industrial Waste - None

Has / will a contract be obtained with a licenced waste carrier?	Yes	☐

Mixed Use Developments NOT APPLICABLE

Are the stores for residential and commercial separate from each other?	☐

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Part of tenant fit out. Outside the scope of this application.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Plans attached. General waste and recycling storage to Level 1.

Are all bins in the store accessible?	Yes	☐
Are recycling facilities as easy to access as general refuse?	Yes	☐
Has consideration been given to ventilation and hygiene?	Yes	☐

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

Private collection to be arranged with facilities management team (Workman)

Please ensure that you have attached:

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

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

Bin Calculation for Redfern Building

Manchester '*Waste storage and collection guidance for new developments'*
http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Office Waste

Appendix C1 Offices: 2600 litres per 1000m2 gross floor space. 50% of this capacity should be retained for recycling.

Based on the following areas.

Typical Floor Area: (526.8m2) x4 floors = 2107.2m2

5th Floor Area: 215.51m2

Total Office Floor Area = 2322.71m2

(2600/1000) x 2322.71 = 6039 litres

6039/1100 Eurobin = 5.49

Total Eurobins required: 6

Unit 1 & 2 Waste

Extrapolated from current provision

Current provision: 130m2 of floor space (excluding toilet provision) = 3 Eurobins.

Proposed floor area: 478.8m2

Proposed floor area is 3.6 times current.

Total Eurobins required: 11

Calculation based on C2 Retail

Deloitte email received 21/05/2018 confirms Unit 2 should be treated as retail.

Appendix C2 Retail: 5000 litres per 1000m2 gross floor space. 50% of this capacity should be retained for recycling.

Total Floor Area: 478.8m2

(5000/1000) x 478.8m2= 2394 litres

2394/1100 Eurobin = 2.17

Total Eurobins required: 3

Unit 3 – Suis Generis

Deloitte confirm Unit 3 will be dealt with as Suis Generis – bin calculations based on Retail.

Appendix C2 Retail: 5000 litres per 1000m2 gross floor space. 50% of this capacity should be retained for recycling.

Total Floor Area: 230m2

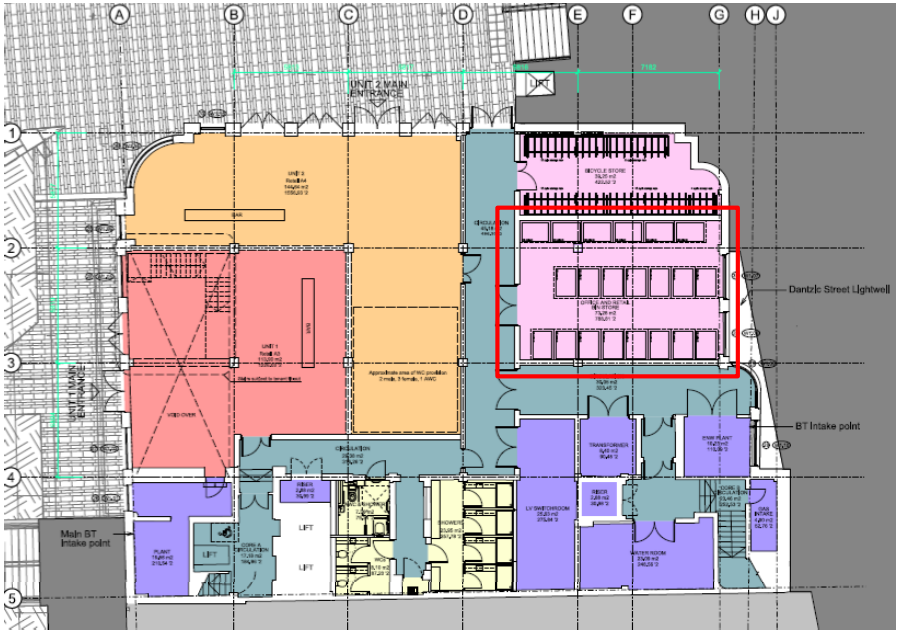
(5000/1000) x 230m2= 1150 litres

1150/1100 Eurobin = 1.045

Total Eurobins required: 2

Should any usages change from these assumptions further calculation would be required.

Bin store location indicated in red:



Level 1 Plan