simpsonhaugh

PLANIT

WESTON HALLS & PENDULUM HOTEL

DESIGN AND ACCESS STATEMENT - MAY 2026

10346-SHA-RP-B5D8-DAS-001 I REV P02

Contents

Executive Summary

1.0 Introduction

1.1 The Applicant - iQ Student Accommodation
1.2 The Architect - SimpsonHaugh
1.3 The Team

2.0 The Site & Context

2.1 Physical Context
2.2 Existing Context
2. 3 Existing Site Photography
2.4 Adjacent Land Use
2.5 Existing Surrounding Context
2.6 Emerging Surrounding Context
2.7 Materiality Character
2.8 Transport & Connectivity
2.9 City Centre Public Open Spaces
2.10 Historical Context
2.11 Heritage Assets
2.12 Existing Constraints
2.13 Site Opportunities
2.14 Materiality Opportunities

3.0 Planning Context

3.1 Surrounding Frameworks
3.2 August 2020 Consultation
3.3 Sister Framework
3.4 Mayfield
3.5 Planning Applications
3.6 Development of the Southern Arc

4.0 Design Process

4.1 Brief
4.2 Design Evolution
4.3 Design Principles
4.4 Green Spaces
4.5 Ground Floor Strategy
4.6 Consultations
4.7 Massing Development
4.8 Amenity
4.9 Facade & Materiality
4.10 Parapet Detail
4.11 Deliverability

5.0 Design Proposal

5.1 Phasing & Massing Summary
5.2 Overview
5.3 Entrance & Amenity
5.4 Amenity
5.5 Residential Layouts
5.6 Massing & Facade Expression
5.7 Phase A & B Elevations
5.8 Lower Block Facade Principles
5.9 Tower Facade Principles

6.0 Public Realm & Landscape

6.1 Introduction
6.2 Historical Context
6.3 Textile Concept
6.4 Initial Concepts
6.5 Landscape Drivers
6.6 Landscape Analysis
6.7 Scale Comparison
6.8 Phasing Strategy
6.9 Illustrative Masterplan
6.10 Levels and Movement
6.11 Boundary Treatment and Drainage
6.12 The Yard
6.13 The Corridor
6.14 Sunny Terrace and Quiet Zone
6.15 The Glade
6.16 Woodland Edge
6.17 Charles Street
6.18 Uses
6.19 Tree Strategy

7.0 Access

7.1 Introduction
7.2 Access Strategy
7.3 Servicing Strategy
7.4 Parking
7.5 Waste Management Strategy
7.6 Security
7.7 Inclusive Design

8.0 Sustainability

8.1 Sustainability Strategy
8.2 Townscape Assessment
8.3 Acoustics
8.4 Site Drainage Strategy
8.5 Air Quality
8.6 Wind Assessment

9.0 Cleaning & Maintenance

9.1 Maintenance Principles

10.0 Adaptability & Deconstruction

10.1 Design for Adaptability

Executive Summary

This Design and Access statement has been prepared by SimpsonHaugh Architects on behalf of iQ Student Accommodation and forms part of a submission for full planning permission for a Purpose-Built Student Accommodation halls of residence at 78 Sackville Street, M1 3BB in Manchester.

The Site

Set around private courtyards, the existing site encompasses 0.73ha and accommodates a series of connected low-rise buildings, comprising 528 purpose-built student bedrooms and 118 hotel bedrooms, with a density of 885 bedrooms/ha. Retention of the existing buildings is not possible or desirable due to:

- Recent changes to building regulations regarding High Risk Buildings would make remodelling the existing building for long-term use unviable.
- Lack of density of the current buildings does not optimise the strategic location of the site.
- The current limited interaction with the pedestrian routes along Charles Street and Sackville Street, which is largely as a result of bedrooms currently being located on the ground floor
- The current internal level sits more than 1m higher than the external level, which provides no street engagement.

The Pendulum Hotel and the adjoining Weston Hall, while well maintained, represent buildings of limited architectural merit that no longer make the most efficient or effective use of their prime location. Situated within a strategic regeneration area, the site currently underdelivers in terms of design quality, urban form, and contribution to the wider cityscape.

The proposed redevelopment presents a unique opportunity to optimise this underutilised land by introducing a contemporary, high-quality scheme that reflects Manchester's ongoing transformation. Through the proposed thoughtful design and efficient land use, the development will enhance the character and vitality of the area, support the city's wider regeneration objectives for this prominent and strategic location, and deliver long-term social, economic, and environmental benefits greater than would otherwise be realised.

The Proposed Development

The proposals therefore seek to deliver 2,511 purpose-built student beds and associated amenity facilities, including a significant area of external amenity space for students to enjoy. The development will be delivered over two phases with four buildings in total, with the tallest building having a maximum height of up to 50 storeys. The proposed scheme has been designed to respond to both the existing and emerging context of the Sister ID masterplan including the Charles Street Car Park and University of Manchester (North) Campus:

Phase A will see the partial demolition of the existing buildings on site. As part of this phase, the new buildings comprising 1,296 bed spaces will be brought forward over a 50-storey tower with a lower level 17-storey tower. The remaining elements of the existing buildings will be retained and used as student accommodation during this period.

Phase B will then see the demolition of the remaining buildings on site. As part of this phase, a further 1,215 bed spaces will be brought forward within a 33-storey tower with a lower level 24-storey tower.

The proposed scheme will deliver 2,511 bedrooms across the two phases, which will increase the site density to 3,440 bedrooms/ha.

The residential accommodation will be supported by 2,537m^2 of amenity comprising a gym, study spaces, extensive lounges and private and social dining spaces.

Landscape Objectives

The landscaping proposals for the site aspire to create an ambitious, high-quality student neighbourhood at the heart of the city. The design is structured around three distinct, yet interconnected, spaces delivered through a phased approach:

- The **Streetscape** is anchored by Charles Street and Sackville Street and forms the public interface of the development, connecting seamlessly to the Sister ID masterplan. This active urban edge will encourage movement and interaction, strengthening the relationship between the development and the surrounding area.
- The **Courtyard** sits at the heart of the scheme and will be a private area designed exclusively for student use. It will provide a series of active and tranquil spaces where residents can socialise, study and play. From the courtyard, students will enjoy views across the Woodland Edge below, situated approximately three metres lower, with potential for future public access.
- The **Woodland Edge** has been designed to respond to the long term aspiration of Sister ID masterplan, where the pedestrian connection between Princess and Sackville Street is graded and improved. When the George Begg annex is demolished the Woodland Edge which is circa 1000m2 can be integrated into the design proposal for the route.

Together, these spaces will see the delivery of 3,200m2 of visual amenity, including new, landscaped spaces.

The primary building entrance is located directly off Charles Street with supporting amenity spaces including a gym, study spaces, extensive lounges and both private and social dining, as well as a significant area of external amenity space for students to enjoy.

simpsonhaugh PLANIT

1.1 The Applicant - iQ Student Accommodation
1.2 The Architect - SimpsonHaugh
1.3 The Team

1.0
INTRODUCTION

1.1 The Applicant - iQ Student Accommodation

iQ Student Accommodation is one of the largest providers of private purpose built student accommodation (PBSA) in the UK. iQ own and operate all 85 of its sites with more than 34,000 students in 29 towns and cities.

iQ offer a range of high-quality homes for students and put the student experience at the heart of their business in order to deliver residents their best year yet. They do this through a focus on student wellbeing and creating a sense of community in their sites through shared social and study spaces, free leisure facilities, gyms and a full programme of events. iQ are one of the few providers to have staff and security teams on hand and on site around the clock.

With four of the top 10 globally ranked universities located in the UK, it is a highly attractive destination for both international and domestic students. With student numbers continuing to outstrip the supply of beds, iQ is well-placed to benefit from a growing need for high-quality, well-located student accommodation.

iQ have multiple sites within Manchester with their flagship scheme on Echo Street being their most recent within the city.









1.2 The Architect - SimpsonHaugh

SimpsonHaugh's passion for responsible, uplifting, and beautiful design has informed their approach since 1987, when Ian Simpson and Rachel Haugh were united by a shared belief that innovative architectural thought has the power to shape and transform our cities.

Reinforcing these guiding principles across a portfolio of work ranging from interiors to masterplans, SimpsonHaugh apply a creative and bespoke approach to every opportunity. Collaborating with aspirational clients, communities, and design teams, they harness their passion, knowledge, and expertise to evolve powerful and pragmatic solutions. Remaining acutely aware of the impact of their decisions, they embrace the opportunity to demonstrate that high-quality design brings added value.

With Rachel and Ian personally involved in each project, their guiding principles continue to inform and direct the ambition and quality of their work. SimpsonHaugh's talented architects, designers, visualisers, model makers and support team all contribute to rigorously delivering architecture of the highest design quality.

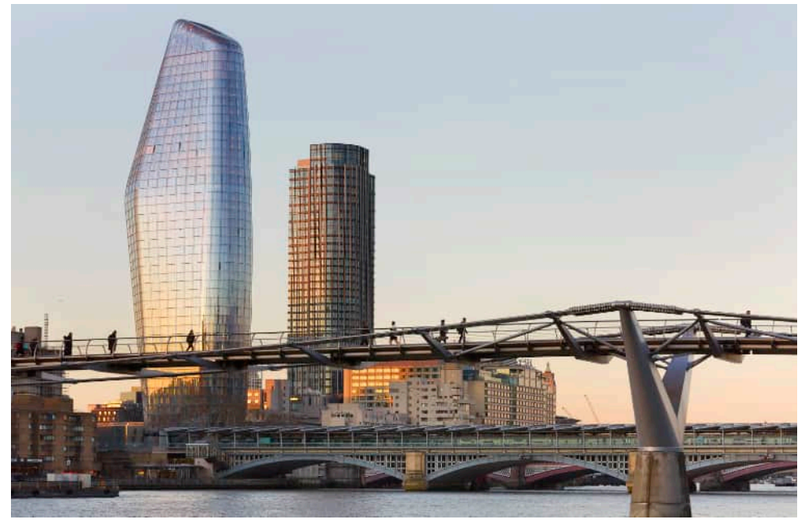
Currently placed 46th on the Architects' Journal AJ100 list and operating internationally from a UK base, the design-led architectural practice employs over 100 people across Manchester, London, and Birmingham. With placemaking and regeneration at the heart of their ethos, SimpsonHaugh have a strong portfolio of award-winning projects located across major UK and International cities.



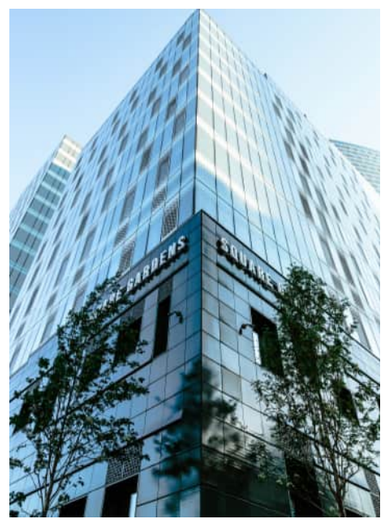


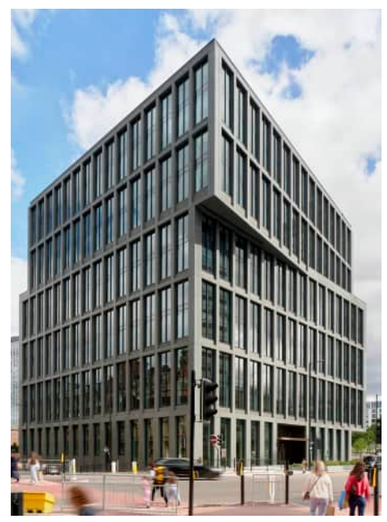












1.3 The Team

The proposals have been developed with input from a comprehensive and highly experienced team of specialist consultants, with the intention to deliver a unique project which not only maximises the development potential of the Site and responds to the market demand, but also helps to enhance an area within the city that is earmarked for development change in the coming years.

Developer

Architect

Landscape Architect

Planning, Heritage, Townscape

Structural, Civil Engineers

Building Services Engineer

Fire Engineer

Project Manager, Cost Consultant

Facade Engineer

Microclimate

CDM & BSA Services

Traffic, Transport, Waste & Servicing

2.1 Physical Context
2.2 Existing Context
2. 3 Existing Site Photography
2.4 Adjacent Land Use
2.5 Existing Surrounding Context
2.6 Emerging Surrounding Context
2.7 Materiality Character
2.8 Transport & Connectivity
2.9 City Centre Green Spaces
2.10 Historical Context
2.11 Heritage Assets
2.12 Existing Constraints
2.13 Site Opportunities
2.14 Materiality Opportunities

2.0

THE SITE & CONTEXT

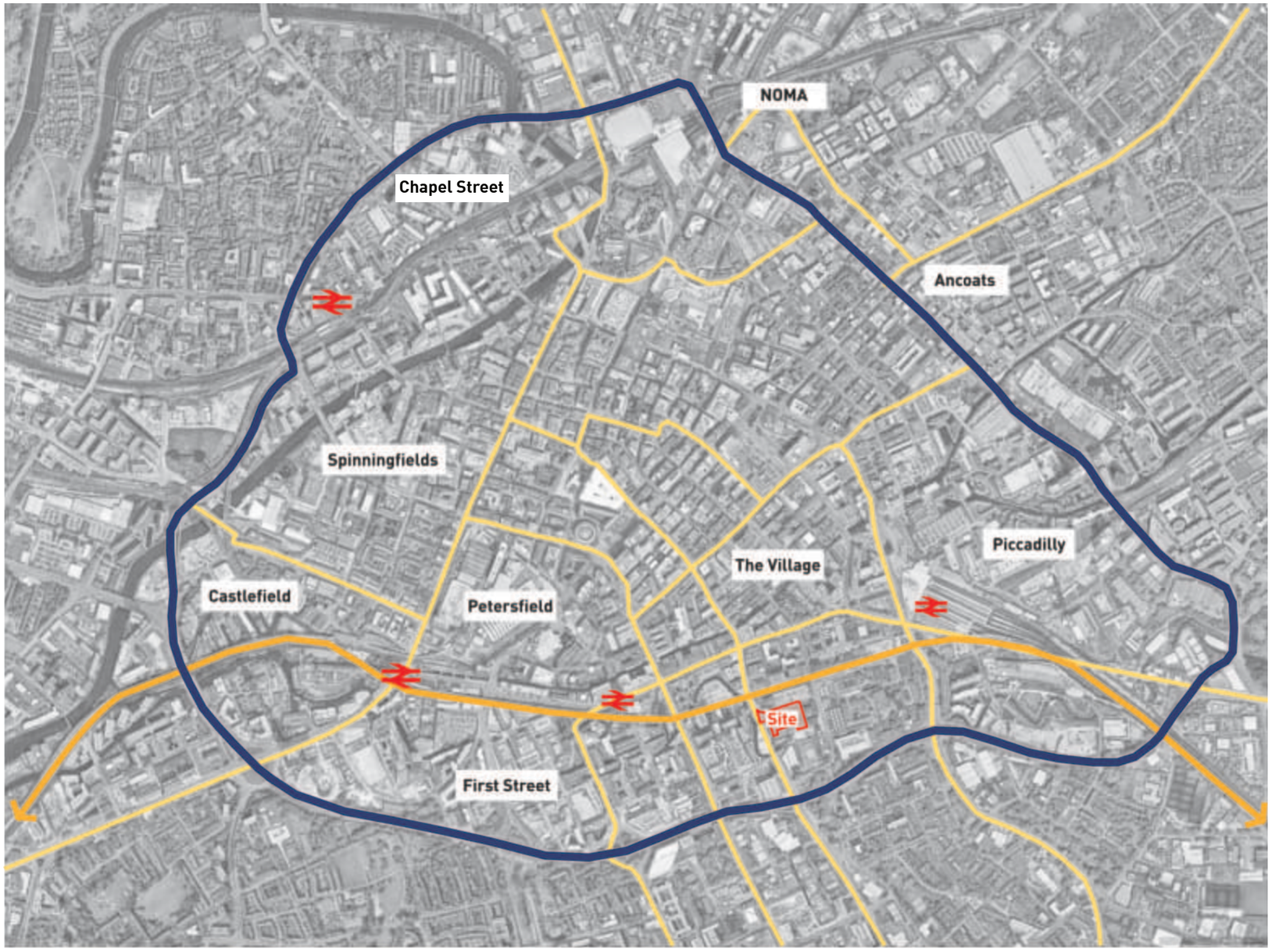
simpsonhaugh PLANIT

2.1 Physical Context

Located between the Mancunian Way and the Liverpool/Leeds railway line running East to West, the proposed development is located to the southern edge and periphery of the Manchester City Centre Core.

The Site is well connected to public transport with Manchester Piccadilly, Oxford Road and Deansgate Castlefield Train Stations all within 10 minutes walk. The train connections and local tram network provide the site with easy access to Manchester Airport. Mancunian Way to the south side of the Site also provides easy access the road network.

The site historically contained a densely developed townscape of small scale informal works, mills and industrial works, as well as small terraced houses. The River Medlock once ran directly through the site until it was diverted and culverted.



KEY

- Manchester City Centre Inner Ring Road
- Manchester/Liverpool Railway
- Major Highway

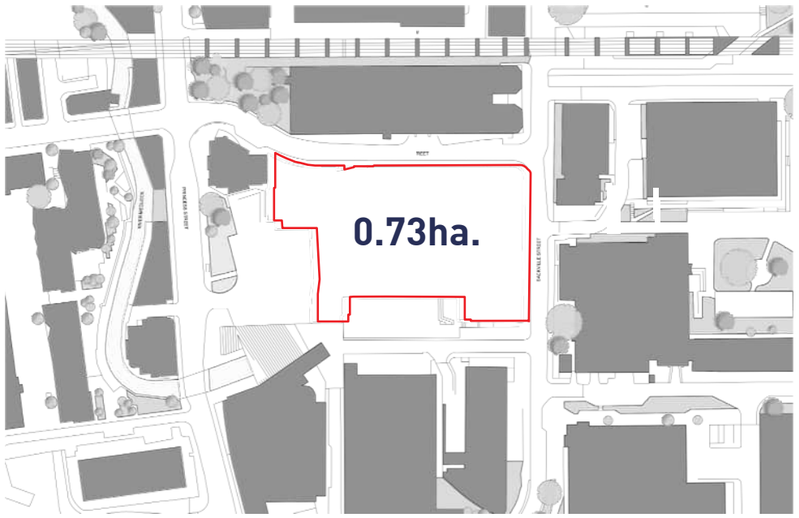

Beetham Tower
Spinningfields
Castlefield
Manchester Town Hall
City Tower
Manchester Metropolitan University
Circle Square
The Village
Piccadilly Gardens
Sackville Gardens
Site
Vimto Park
Mancunian Way
London Road Fire Station
Manchester Piccadilly

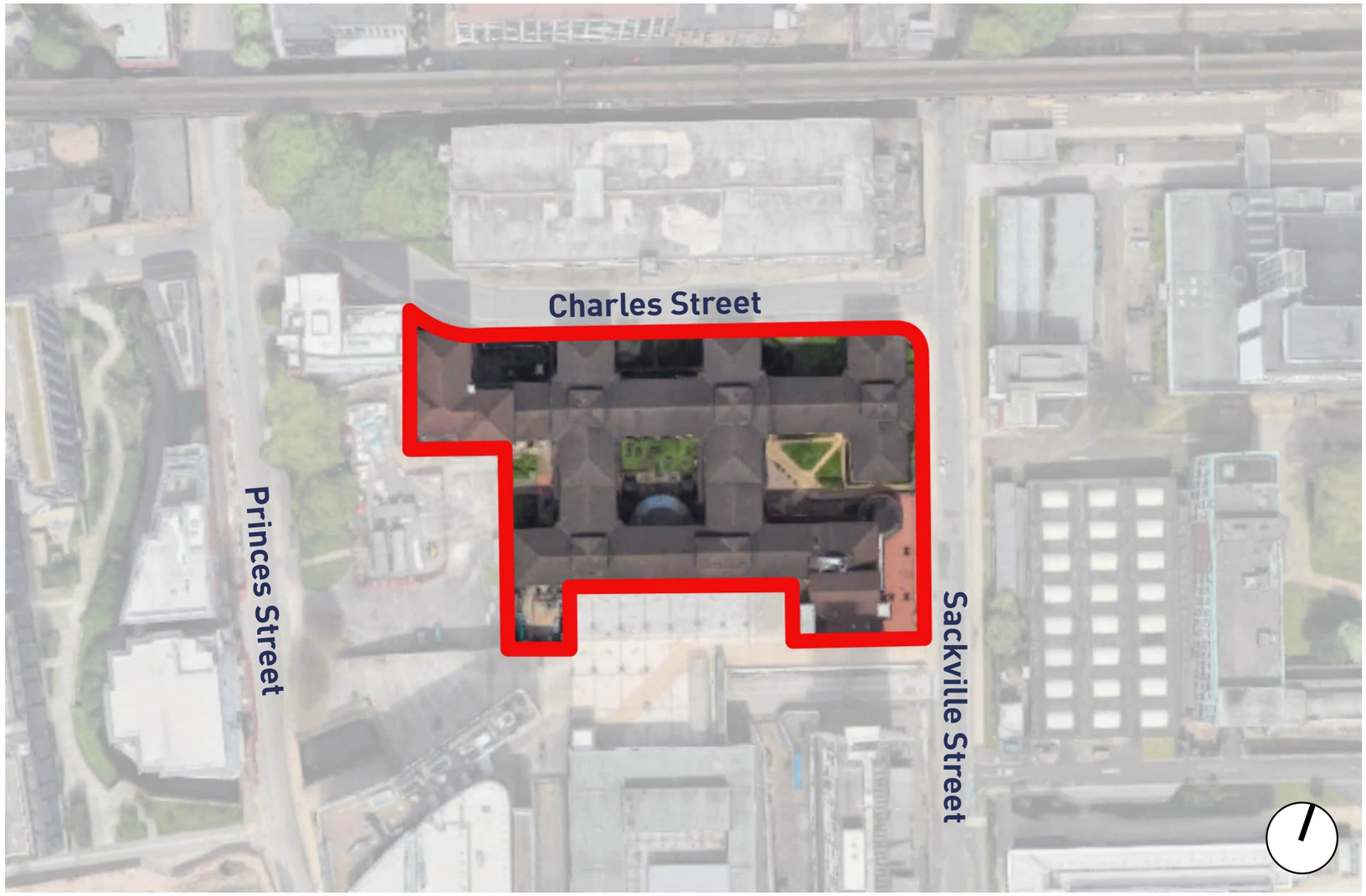
2.2 Existing Site

The application Site covers an area of 0.73 hectares and is bound by Charles and Sackville Street to the north and east respectively. Drover Lane and the raised podium building of the George Begg and John Garside Building sit to the south with the Ibis Hotel, a private car park and Princess Street lie to the west.

The existing building of the Weston Student Halls and Pendulum Hotel are of brick construction and seven storeys in height. The existing buildings provides 528 PBSA bedrooms and 118 Conference Center bedrooms.

Several of the Manchester Universities Faculty buildings are located within ten minutes walk of the site and the emerging Sister ID Framework wraps around the site to the north, south and east.

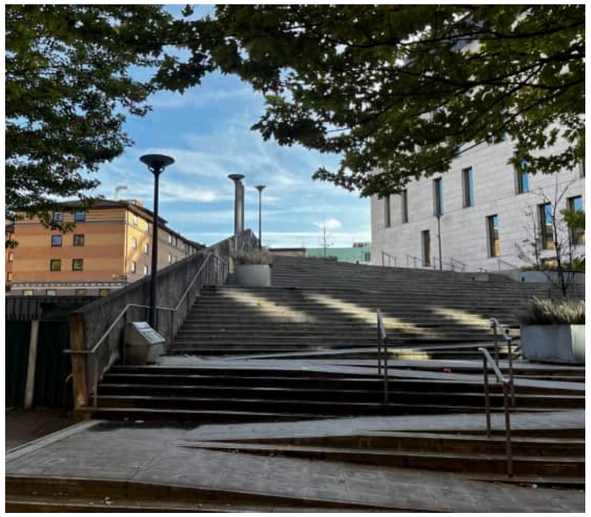




2.3 Existing Site Photography



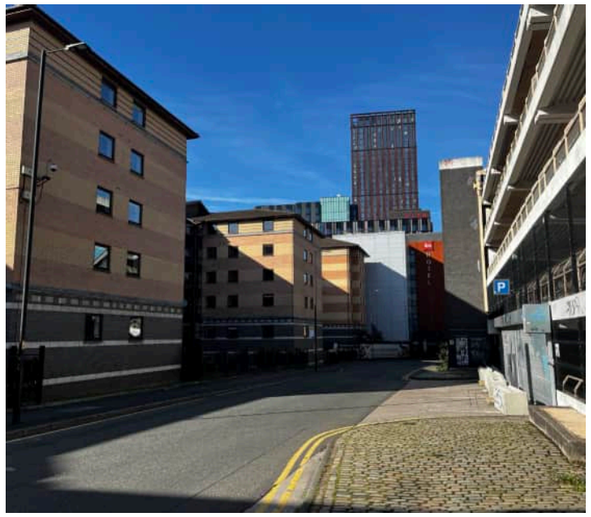
1 View along Sackville Street



2 View East from Princess Street



3 View East along Charles St



4 View West along Charles St



5 View East from Princess Street

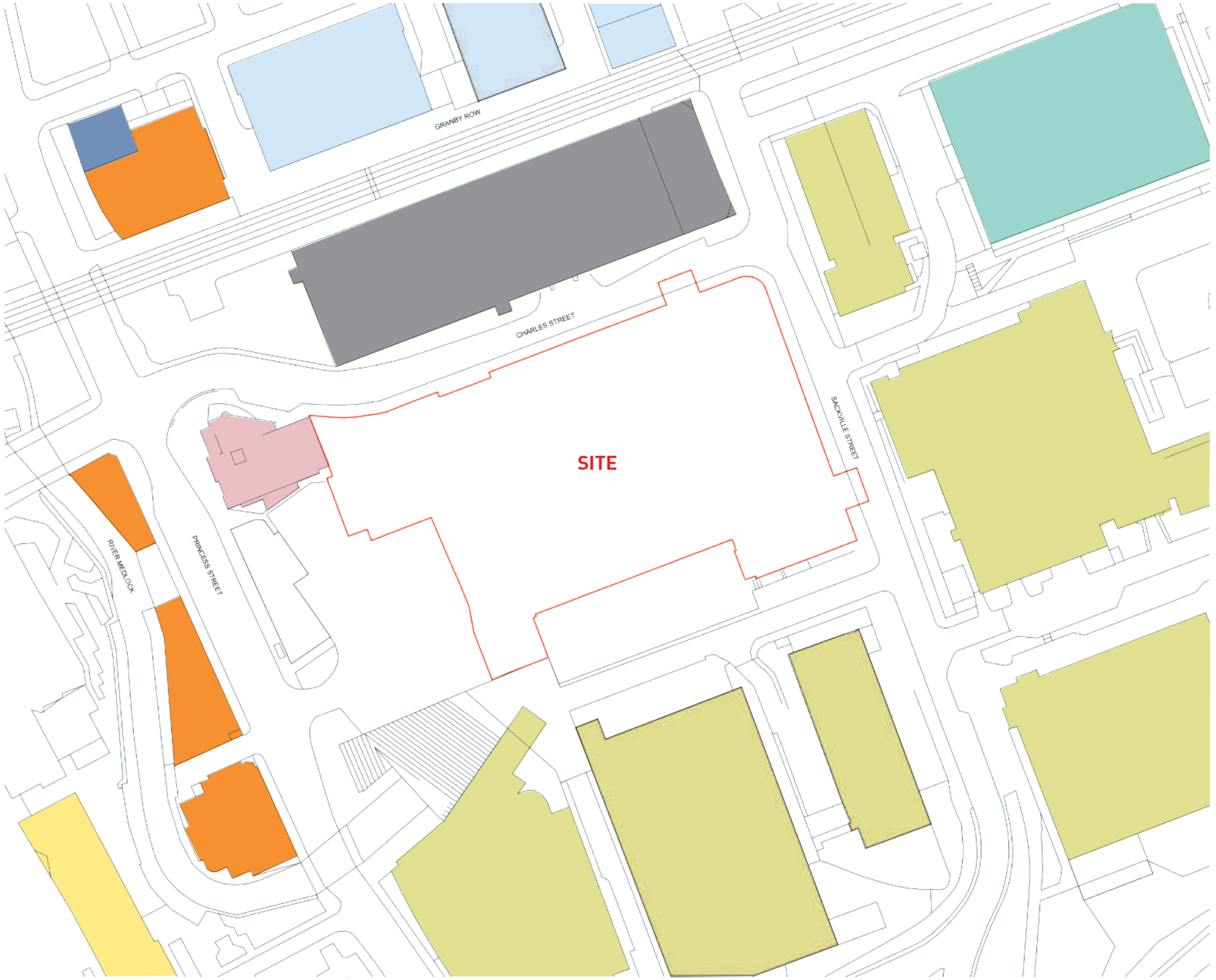


6 View West along Sackville St

2.4 Adjacent Land Use

There is a mixture of building types immediately adjacent to the site, including education, residential, office and commercial, as illustrated on the plan diagram opposite.

At ground level, the building immediately north of the site is the Charles Street Multi-Storey Car Park, which has inactive ground floor frontage facing on to Charles Street. The car park and the Faraday Tower is included within the Sister ID Manchester framework and there is are applications for their demolition. The application to demolish Faraday Tower has been approved.



KEY

- Office
- Residential
- Hotel
- Public House
- Car Park
- Education
- Sui Generis (Student Accommodation)
- Commercial

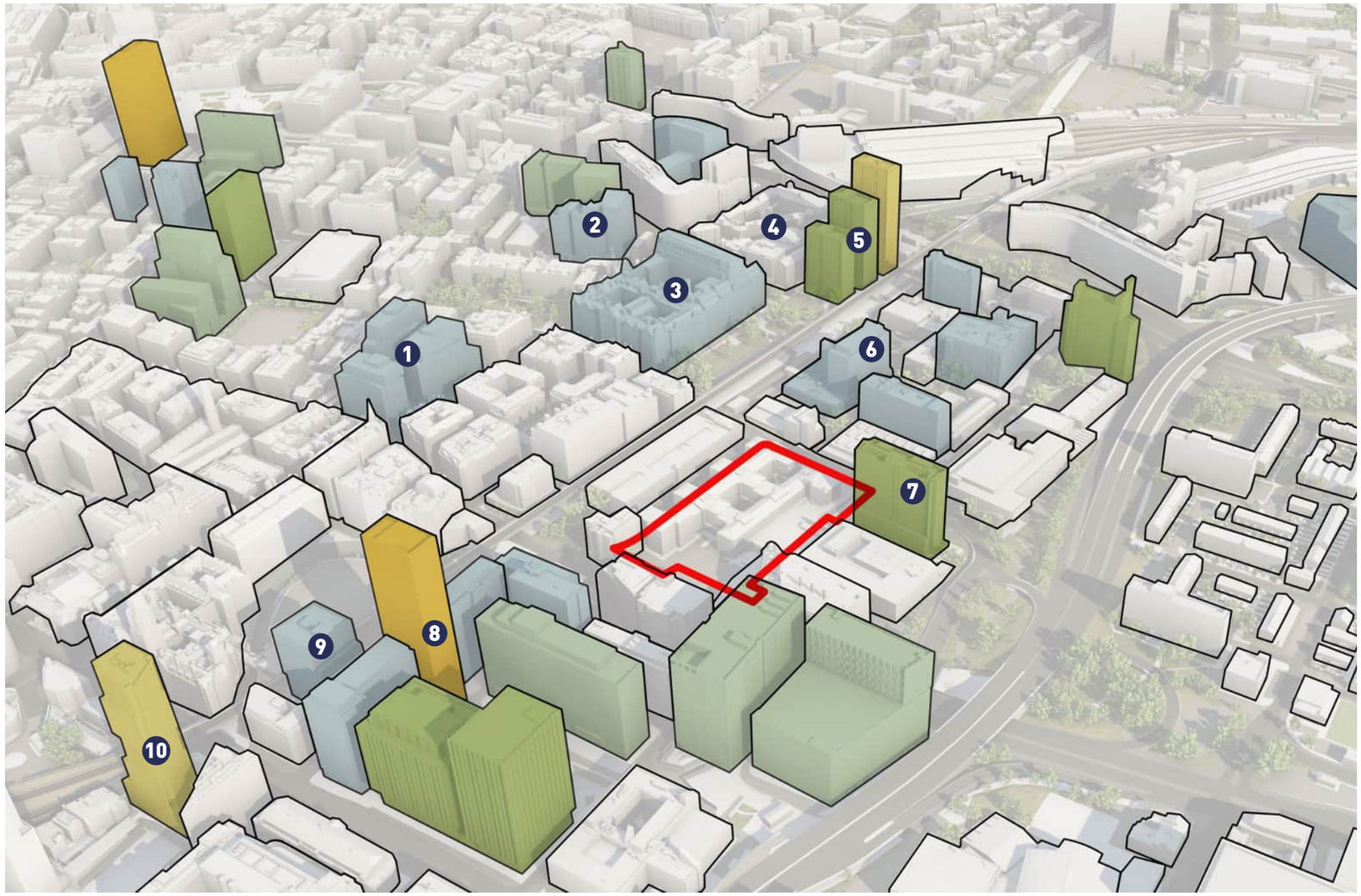
2.5 Existing Surrounding Context

Urban Structure and Grain

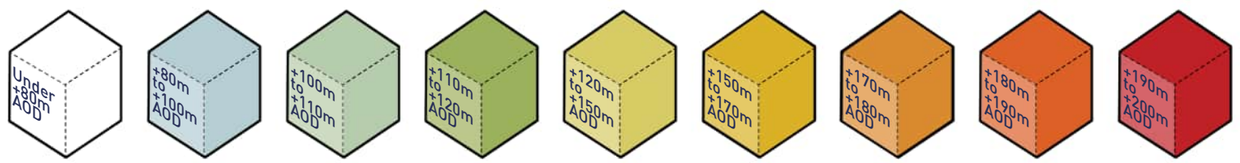
The immediate environs of the site are dominated by the existing University of Manchester Buildings of the John Garside, George Begg buildings and Faraday Tower to the south, to the north the Charles Street Multi-Storey Car Park runs adjacent to the site, beyond which runs the Manchester and Altrincham Viaduct that forms the railway link between Manchester Piccadilly and Oxford Road Stations. To the West, a number of Residential buildings along Princess Street, and the Circle Square Development are predominant.

Building Heights

The scale of the buildings surrounding the site are varied. Bounding the site, the Charles Street Car Park provides five tiers of car parking levels. The Faraday Tower is 12 storeys high. The application to demolish this building has been Approved. Beyond the site, the Echo Street development is 27 storeys high. To the west, Vita Living North Circle Square includes a 36 storey tower.



Site Context Building Heights Diagram

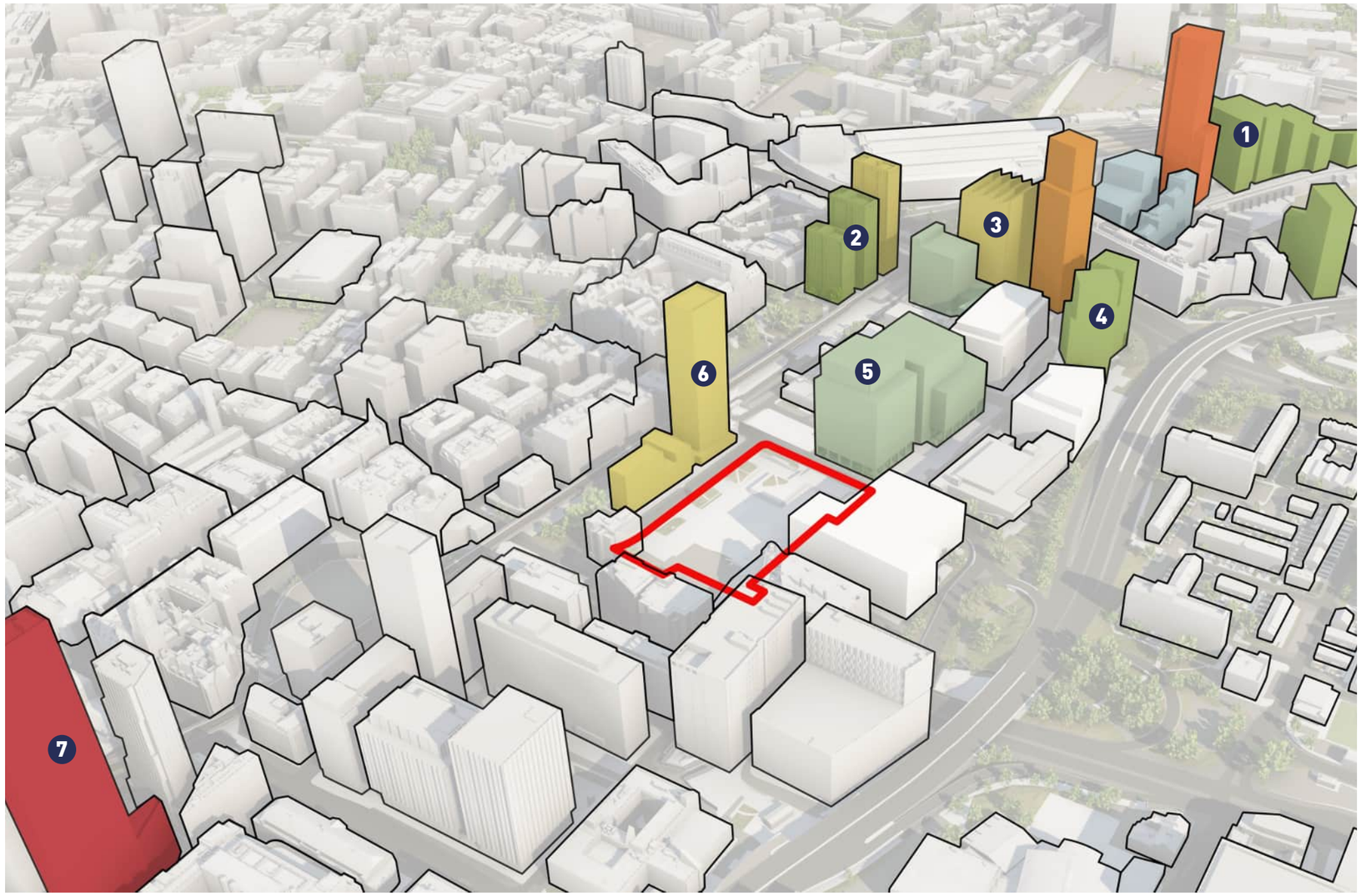


1. 57 PRINCESS STREET
2. KAMPUS
3. SACKVILLE BUILDING
4. LONDON ROAD FIRE STATION
5. ECHO STREET
6. RENOLD BUILDING
7. FARADAY TOWER
8. CIRCLE SQUARE BUILDING
9. MALDRON HOTEL
10. UNITE - NEW WAKEFIELD STREET

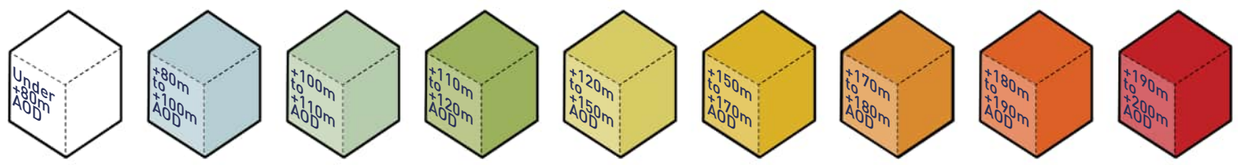
2.6 Emerging Surrounding Context

Urban Structure and Grain
The emerging context around the site is set to introduce a gradual increase is height and scale of the surrounding area.

Building Heights
To the North, South, and East of the site, buildings of height are proposed in the Sister Framework. Developments at Mayfield will add to further height and scale to the area.



Site Context Building Heights Diagram



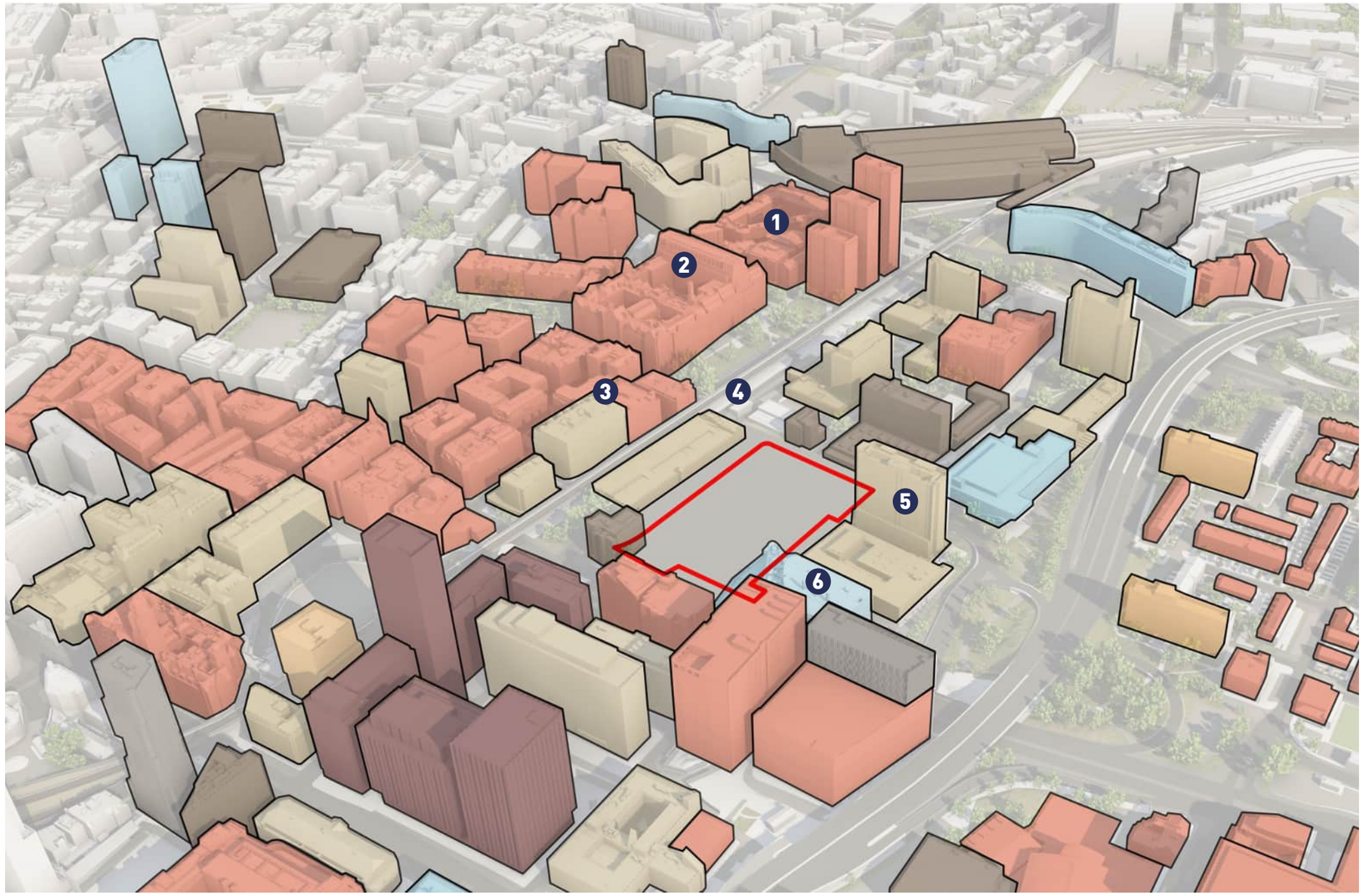
1. 57 PRINCESS STREET
2. SISTER PLOT C
3. SISTER PLOT F
4. SISTER PLOT H
5. SISTER PLOT D
6. SISTER PLOT H
7. HULME STREET
8. MALDRON HOTEL
9. UNITE - NEW WAKEFIELD STREET
10. HULME STREET

2.7 Materiality Character

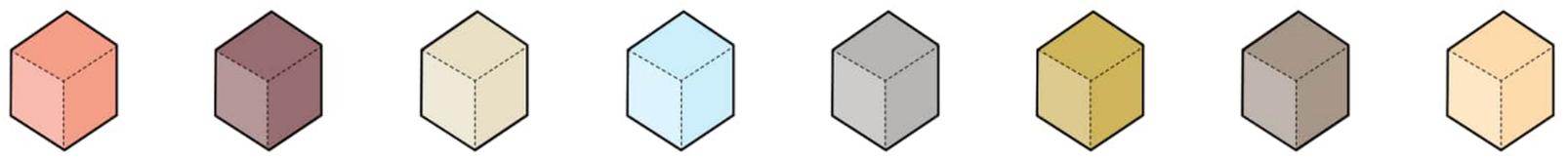
The material palette of the buildings in Manchester City Centre and immediate surroundings is varied, with a mix of historic areas with a distinct character alongside 20th and 21st century developments that display a range of styles and materials.

An abundance of 19th and early 20th century red brick buildings can be found in the vicinity of the site, including Granby House and the Altrincham Road Viaduct, as well as examples of red brick and terracotta facades such as the Sackville Building and London Road Fire Station.

There is also a mix of 19th and 20th century stone clad buildings, and mid 20th century modernist buildings clad mainly in concrete, such has Faraday Tower, as well as more recent primarily glazed buildings, such as the John Garside building to the immediate South West of the Site.



Site Context Materiality Character



1. LONDON ROAD FIRE
2. SACKVILLE BUILDING
3. GRANBY HOUSE
4. ALTRINCHAM ROAD VIADUCT
5. FARADAY TOWER
6. JOHN GARSIDE BUILDING

2.8 Transport & Connectivity

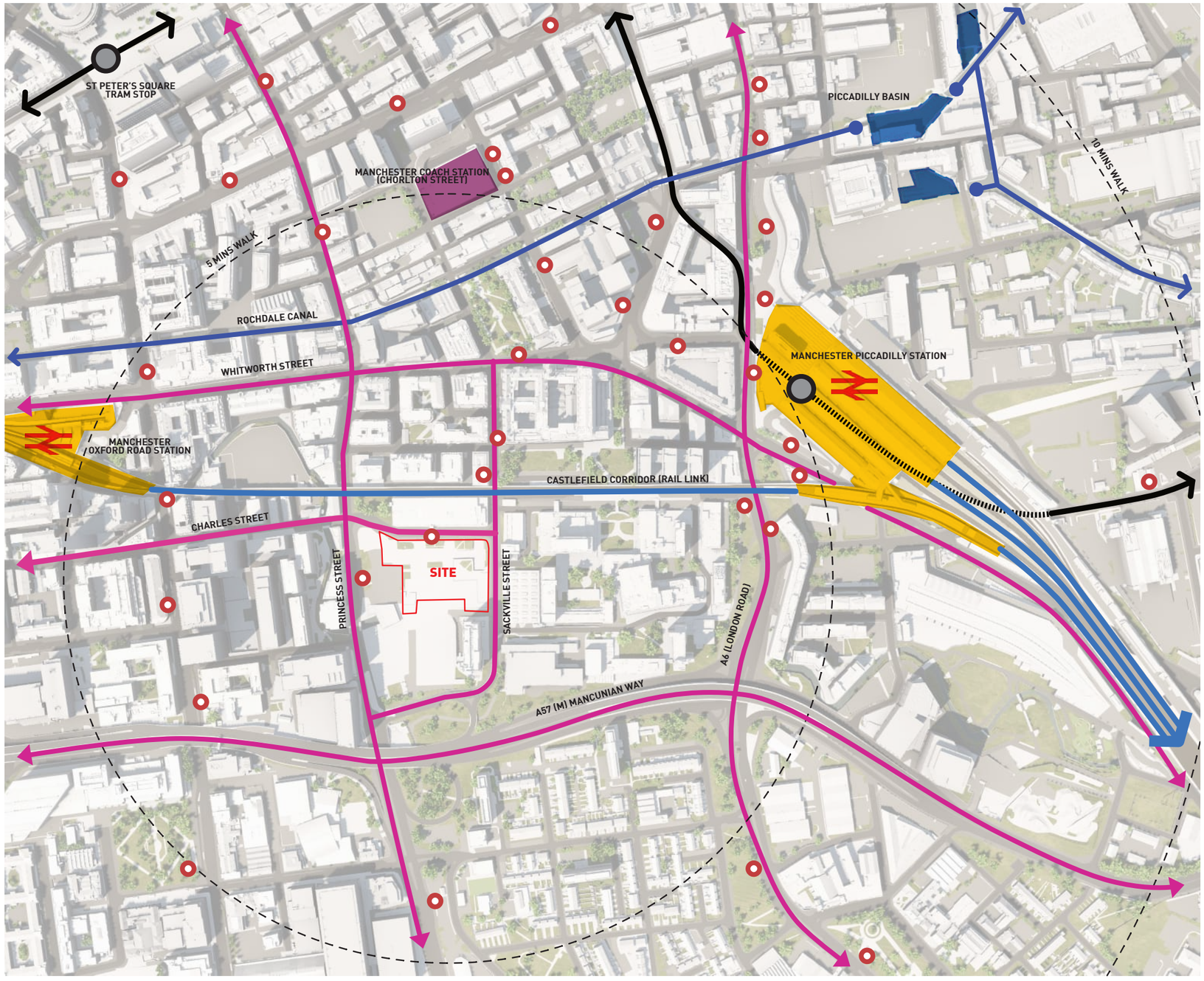
The site is in a highly accessible and sustainable location served by a choice of public transport modes. A Transport Assessment, prepared by SLR, describes site accessibility in more detail and is submitted as part of the Planning Application.

Accessibility by Road
Princess Street lies to the west of the site, and Sackville Street, along the East, providing major routes into the city. The site is also closely located to a Junction of A57(M) Mancunian Way, which is located to the south of the site.

Accessibility by Train, Tram and Bus
Manchester Piccadilly Station is within 400m of the Site, with links to the National Rail and Metrolink Tram Network. There are a number of bus stops within close proximity to the site, including along Charles Street to the North of the Site. Manchester Coach Station at Chorlton Street is within 400m of the site, and provides links to national coach services across the country.

Accessibility by Cycle
National Cycle Network (NCN) Route 6 passes close to the western boundary of the site and can be accessed via Charles Street, providing onward connections to Bury via Salford to the north, and Sale and Stockport to the south. National Cycle Network (NCN) Route 66 passes close to the eastern boundary of the site and can be accessed via Charles Street, providing connections to Failsworth and Rochdale to the north east via the canal towpath.

Pedestrian Access
Pedestrian access to the site from Charles Street to the North and Sackville Street to the East provides connectivity on foot between the Site and key destinations within Manchester City Centre including: Manchester Piccadilly station and the Northern Quarter to the North East, and Piccadilly Gardens and the retail core to the North. Charles Street and Princess Street to the West of the Site provide connectivity on foot with Oxford Road retail and amenities and University Facilities and Campuses to the West and South.

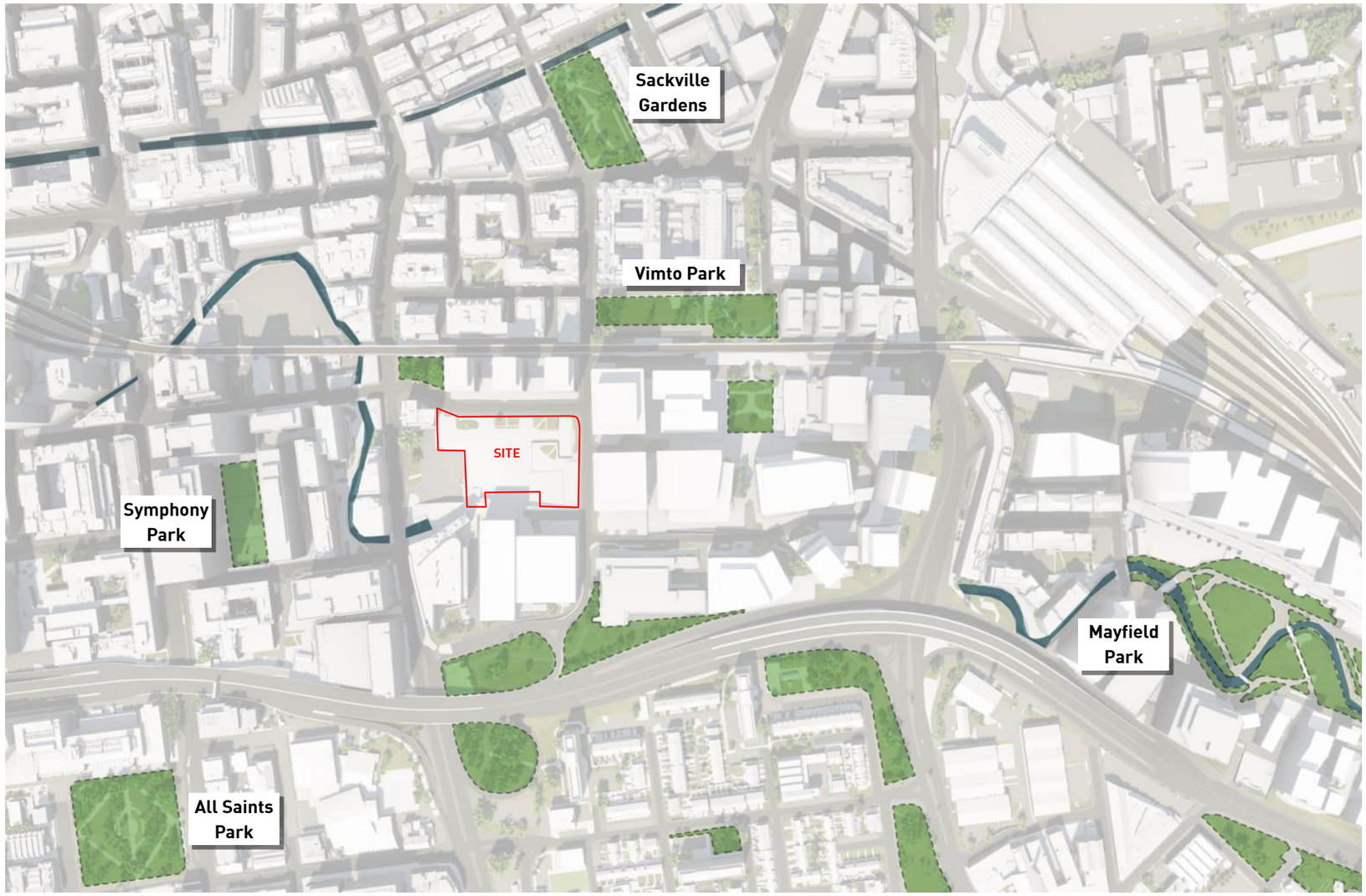


2.9 City Centre Green Spaces

Manchester continues to undergo a significant change in terms of its built environment, re-shaping and developing its skyline and public spaces.

A number of new and re-imagined public and green spaces have been completed in recent years, adding to the city centre's existing offer. Although improved, Manchester's public spaces within the city centre are generally hard landscaped civic spaces of similar scale and function. The city centre itself contains a relatively limited amount of green space and smaller neighbourhood or pocket park spaces.

The proposed site lies in an area lacking in green space and is ideally located to provide an additional green space along the southern arc, .acting as a stepping stone between symphony park and Vimto park.



KEY

Public Green Space

2.10 Historical Context

During the late 19th and early 20th century, the Site contained a densely developed townscape of small scale informal works, mills and industrial works, as well as small terraced houses facing Princess Street. Identified on the 1908 Ordnance Survey (OS) map are a saw mill, a rubber works, a soap works and an engineering works. These were arranged around a bend in the River Medlock and accessed by a number of roads, including Green Lane and Carpenter Street. The 1950 OS map shows that there had been little change to the Site and the immediate surrounding area. The majority of the mills and works remained, though there had been amalgamation of units and larger buildings had emerged.

Between 1950 and 1969, the Mancunian Way was built to the south of the Site, and much of the dense townscape in the area surrounding it had been cleared. During this period the Medlock was culverted and the Manchester University former UMIST campus was built. The Site was cleared by 1970. Weston Hall and Pendulum Hotel were built in the late 20th century and are clearly visible on the 1994 OS map. The Site is largely unchanged since these buildings were constructed.



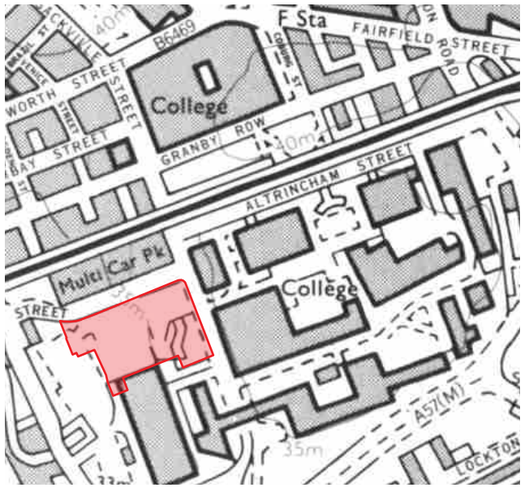
1848



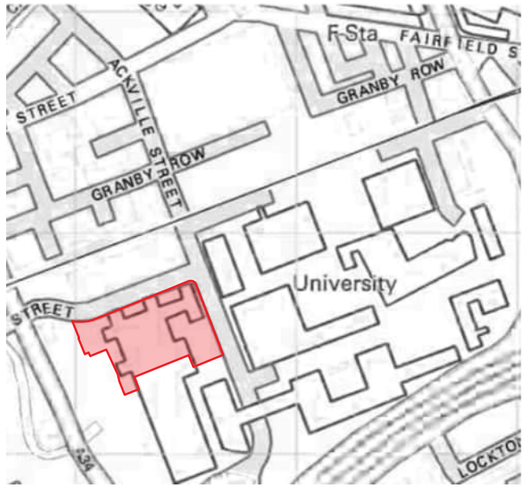
1905



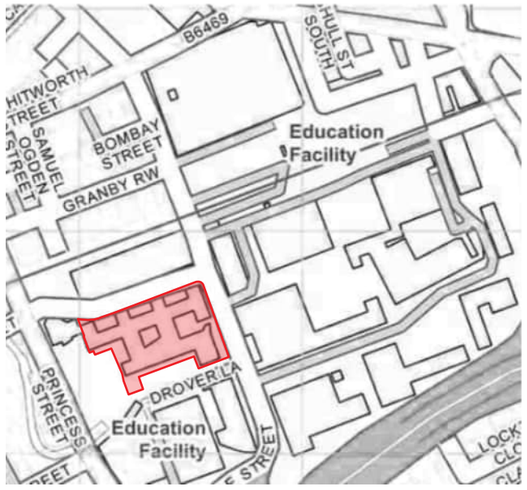
1933



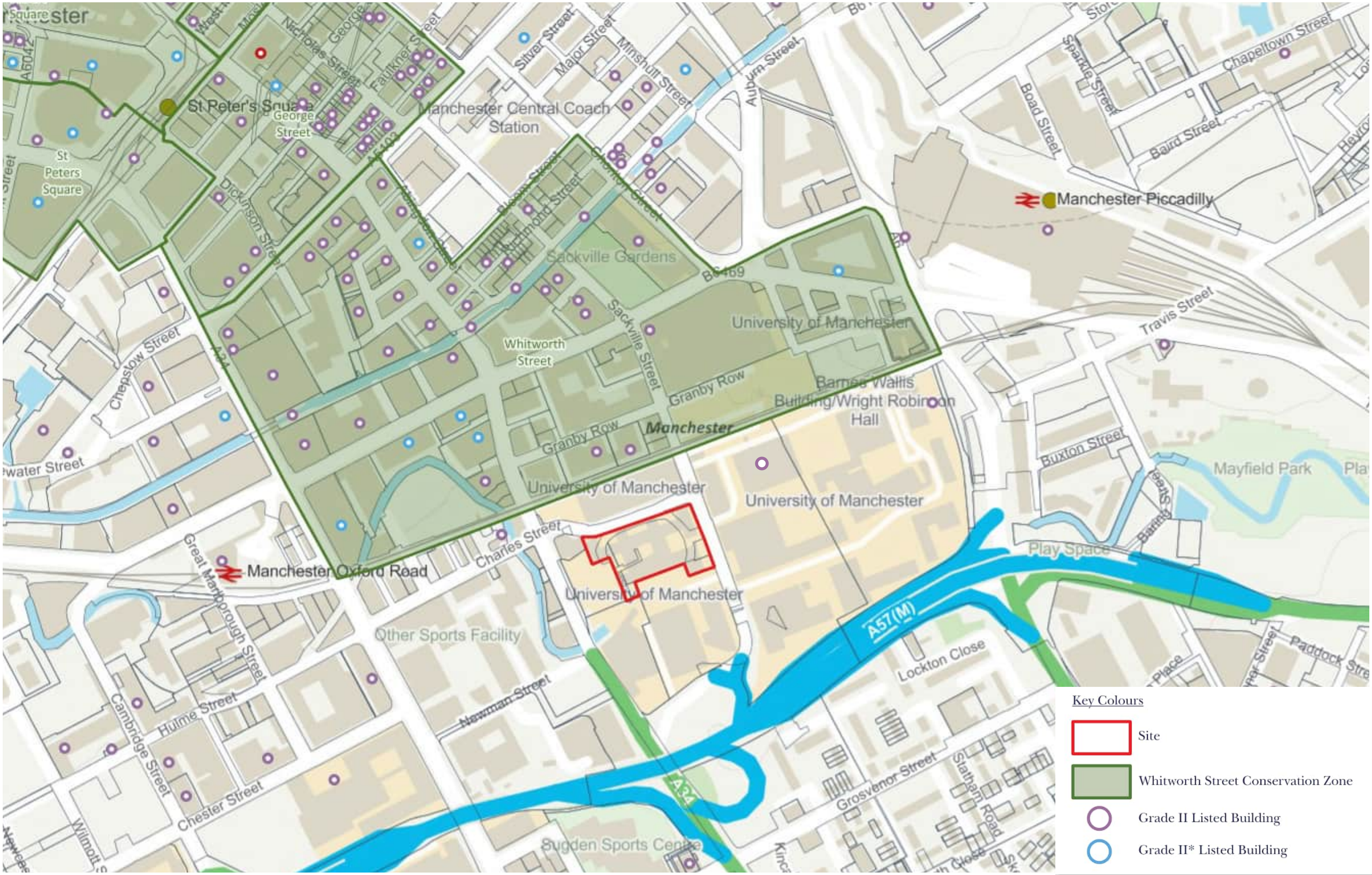
1985



2001



2025



Key Colours

- Site
- Whitworth Street Conservation Zone
- Grade II Listed Building
- Grade II* Listed Building

2.10 Historical Context

MCC describes the conservation area as "*uniquely Mancunian in character*". Its character results from the concentration of textile warehouses erected between 1850 and 1920; the distinctive architecture of which arose from their function and the expression of the owners' wealth. The development of the conservation area is closely linked to the Ancoats area of Manchester. The cotton mills provided a need for warehouses to store their products which led to specially designed buildings being built nearer the centre of the city. By the mid-19th century, 'Manchester had become the largest textile centre in the world' which increased the demand for warehousing larger than ever before. This led to the development of warehouses along Princess Street, Whitworth Street and Oxford Road.

<u>Key characteristics of the conservation area are as follows:</u>

- Generally consistent street pattern and sense of enclosure formed by the dense pattern of former warehouses. The grain of the street pattern is largely defined by Whitworth Street and Princess Street that form the principal east-west and north-south routes respectively.

- The warehouses that are so characteristic of the area were typically of a grand scale with their distinctive architecture expressing the wealth of the owners.

- The majority of the blocks formed by the street pattern are occupied by a single orthogonal building. Front elevations tend to maintain a very clear formal relationship with the street frontage with secondary elevations to the side and rear. This pattern is particularly pronounced with the later, Edwardian warehouses. The sense of enclosure throughout most of the conservation area is particularly high due to the height of the warehouses and narrow width of the grid like street pattern.

- The quality of architecture is also high. The architectural language is generally classical, rather than Venetian Gothic, as in other parts of the city centre. However, the style and degree of decoration varies considerably from the mid to late Victorian buildings to the later more flamboyant Edwardian additions. Changes in the use of elevation materials contribute to the distinctiveness of the different phases of warehouse construction.

- The longer east-west routes, including Whitworth Street, Granby Row and Fairfield Street provide long vistas. The height and mass of key buildings, such as the Palace Hotel and Institute of Science and Technology, create important landmarks.

- Topography is relatively consistent, with subtle changes, such as that associated with the River Medlock on Oxford Road, providing expansive views to the prominent rear elevations of the sequence of warehouses that enclose the southern side of Whitworth Street.

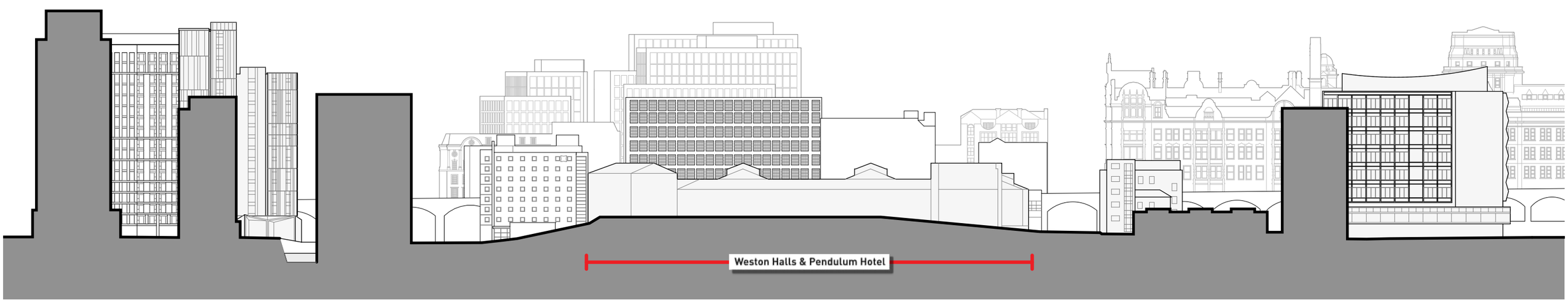
- The overwhelming density of the conservation area is a function of the narrow streets, complex street pattern, massing of the buildings and limited open space. Sackville Gardens and Vimto Park are the only two landscaped spaces within the conservation area.











2.11 Heritage Assets

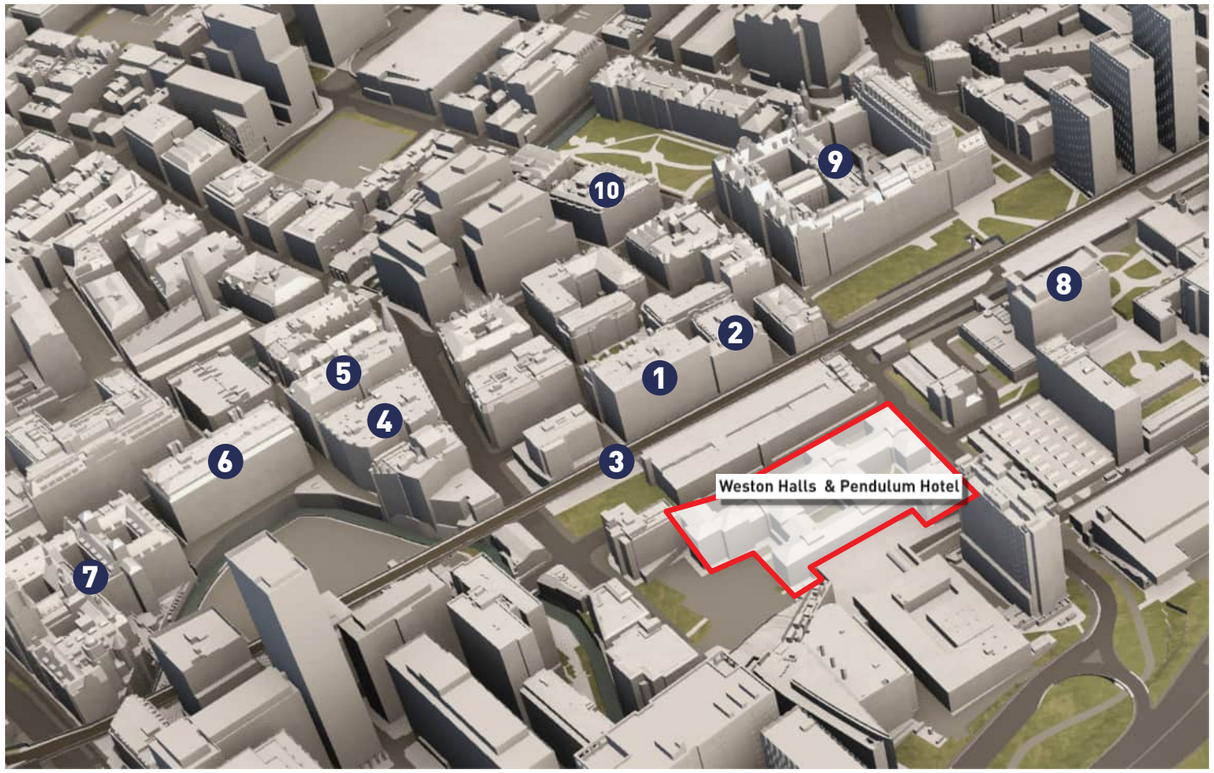
There are a number of nearby listed buildings with potential to be affected by redevelopment of the Weston and Pendulum site.

The grade II listed Manchester South Junction and Altrincham Railway Viaduct, located to the immediate north of the site, dates from the mid-19th century (c.1846-9) and traverses the city centre from Manchester Piccadilly into Castlefield. It is principally constructed of red brick and blue brick with sandstone dressings and cast iron bridges in decorative Gothic-style ironwork. The linear extent of the structure means that it has an expansive setting characterised by the mixed cityscape of Manchester and comprising both traditional and modern buildings and infrastructure.

Beyond the viaduct, further north, are Granby House (grade II listed) and Orient House (grade II listed). Both are substantial orthogonal packing or shipping warehouses, dating to the early 20th century. Orient House is a steel frame building with a classical façade of white terracotta and side elevations in glass curtain walling. Granby House is of red brick construction with bands of white stone dressings. Both buildings front and are principally experienced from Granby Row, as an integral part of the Whitworth Street Conservation Area.

Further west there are a number of other listed buildings, including the grade II* listed Asia House, Lancaster House and the Former Refuge Assurance Company Offices. The Renold Building of the former UMIST campus, to the east of the Site was recently grade II listed.

A full assessment of the heritage impact has been submitted as part of the application.





1 Orient House (Grade II)



2 Granby House (Grade II)



3 Altrincham Railway Viaduct (Grade II)



4 Asia House (Grade II*)



5 Lancaster House (Grade II*)



6 India House (Grade II*)



7 Former Refuge Building (Grade II*)



8 Renold Building (Grade II)



9 Sackville Street Building (Grade II)



10 Regency House (Grade II)

2.12 Existing Constraints

The existing Site constraints noted in this section required careful consideration during the design development of the Proposed Development.

Daylight & Overshadowing
The Site is broadly orientated on a South/North Axis. Charles Street enjoys early morning sun.

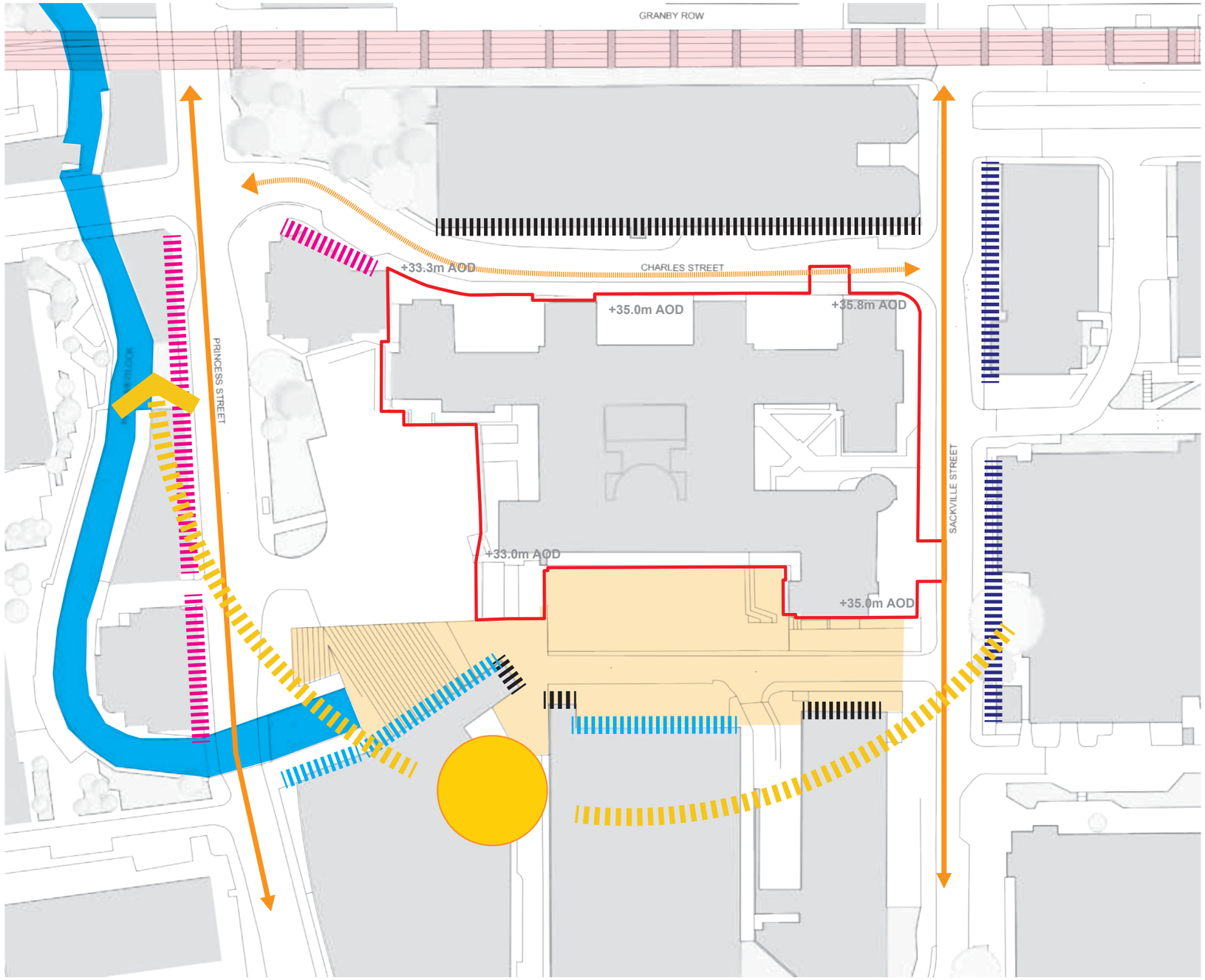
Typography
There is an approximate 2m level change across the Site.

Vehicular & Cycle Movement & Access
Sackville Street is a key route into the city centre that runs adjacent to the site.

Pedestrian Movement & Access
The area around Charles Street and Sackville Street is trafficked by pedestrians throughout the day, with key movement flows being between Manchester Piccadilly Station to the East and the University of Manchester and Manchester Metropolitan University to the South and West.

Lack of Active Frontages
The majority of street frontages around the site are inactive.

Noise & Air Quality
The site's immediate adjacency to Charles Street and Sackville Street, and proximity to Princess Street to the West, Mancunian Way (A57(M)) to the South, and the Castlefield Corridor Railway route to the north of the site.



KEY

- Planning application boundary
- Primary vehicular movement route
- Secondary vehicular movement route
- Railway vehicular noise
- Elevated concrete podium
- Residential/hotel frontage
- Office/education frontage
- Blank frontage
- River medlock

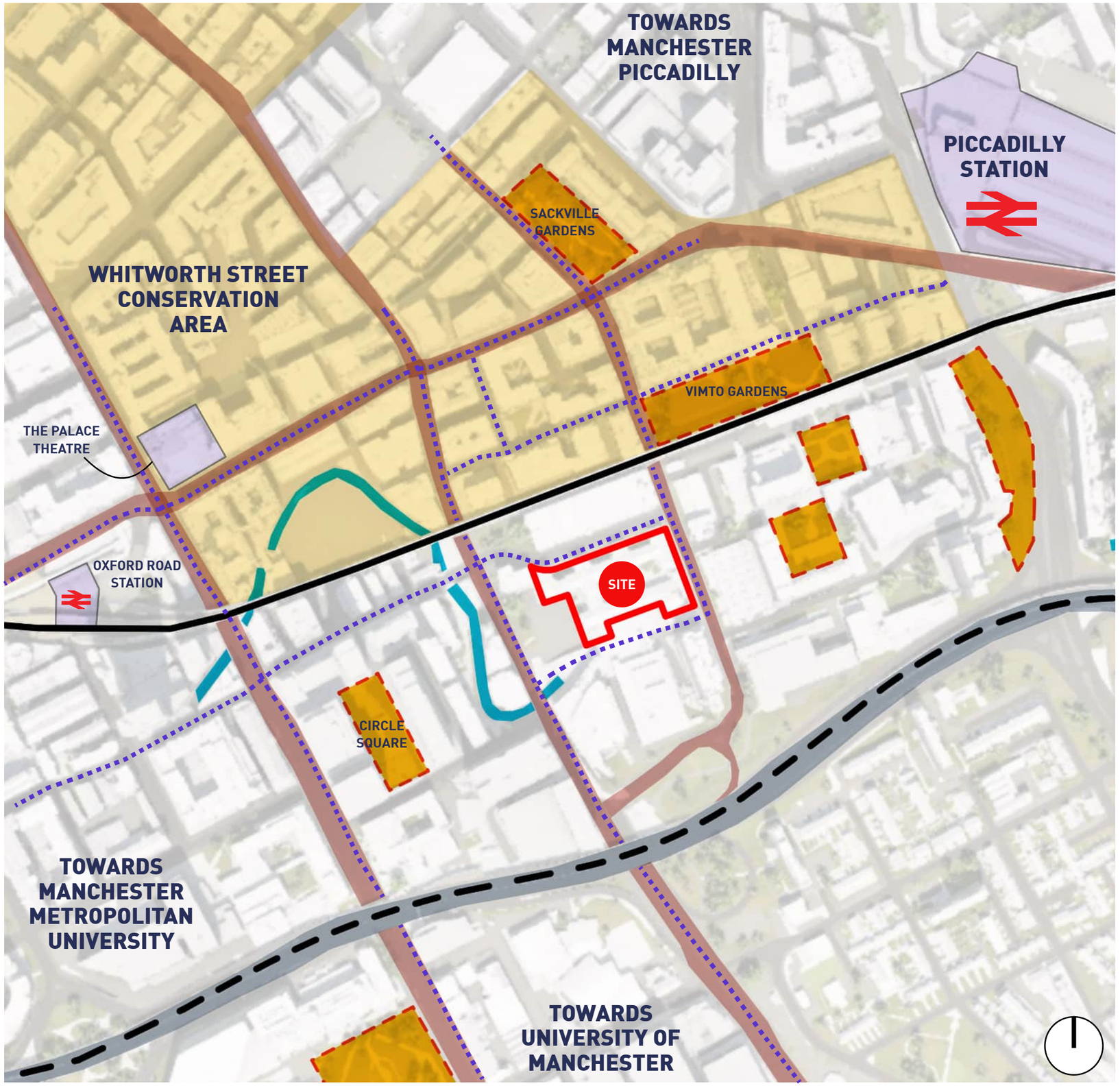
2.13 Site Opportunities

Improved Connectivity
The site occupies a key position on the Southern edge of the city centre and has the potential to support improved connections between the education and retail areas to the west and the city centre and civic areas to the north and east.

Key Approaches and Views
The site location is well suited to accommodate buildings of scale, being positioned centrally along the emerging southern arc.

Public Realm and Active Frontages
Active frontages on the perimeter and within the site will enliven the public realm and wider neighborhood

Enhanced Greenery
The enhanced greenery and redevelopment of the site will provide a green environmental benefit to the city centre and adjacent city centre road and rail network.



2.14 Materiality Opportunities

The materiality of the built environment surrounding the site is varied. The prominent location warrants a considered approach to building materiality and colour that makes a positive contribution to both the immediate context and the city skyline.

To the north of the Site is the Whitworth Street Conservation Area, which contains a mix of historic and contemporary brick buildings. There is an opportunity to the material tone into the site to strengthen the north south connections through material connectivity.



1 Sackville Building and Gardens



2 Altrincham Viaduct



3 Regency House

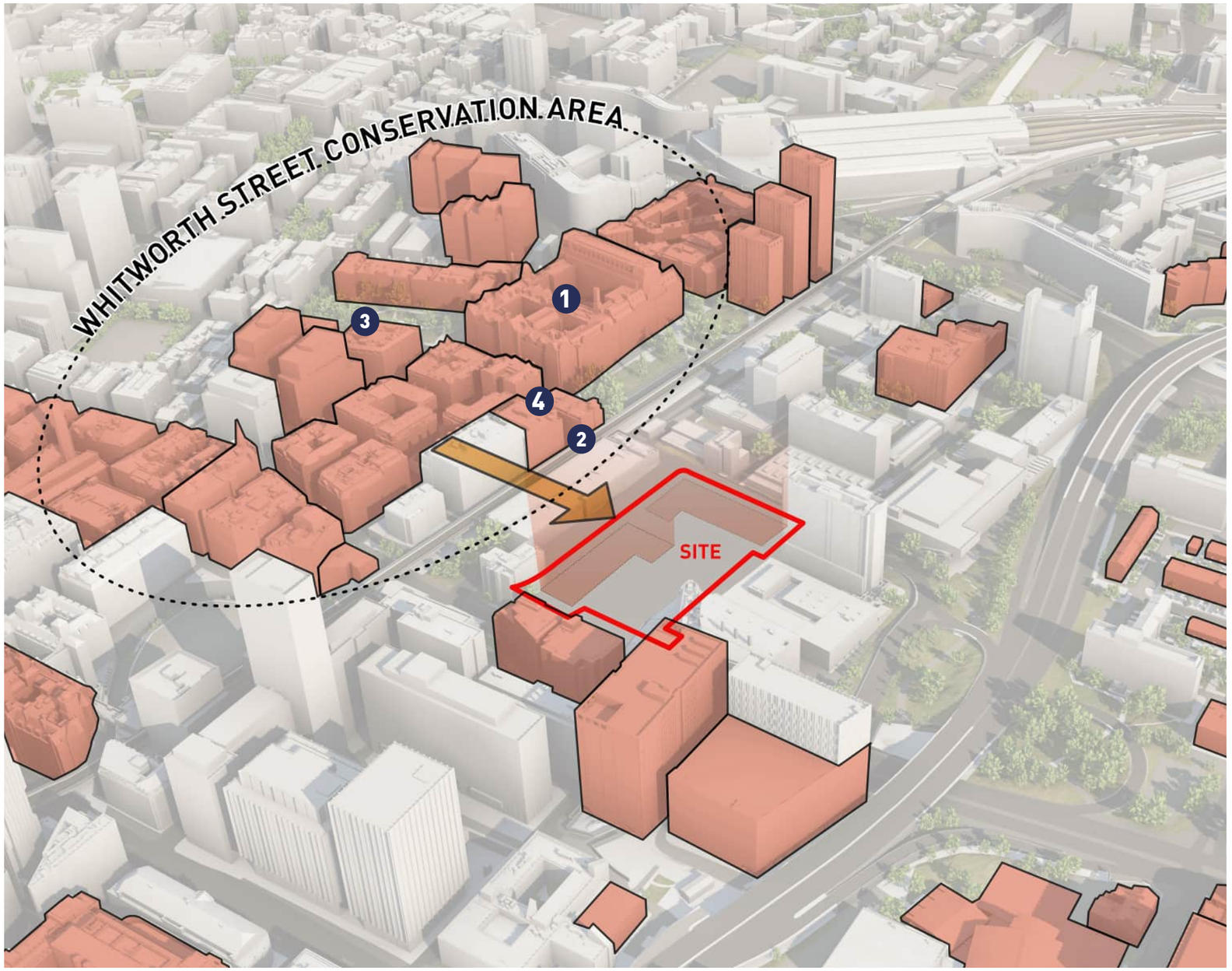


4 Granby House

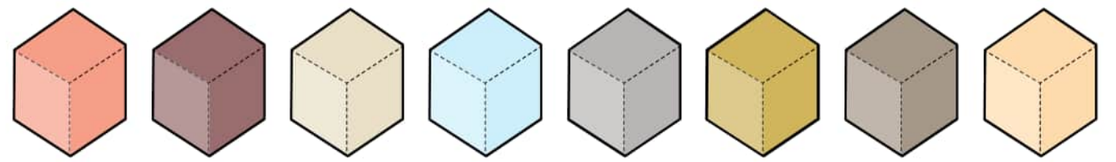


KEY AREAS:

1. ALTRINCHAM VIADUCT
2. CIRCLE SQUARE
3. SACKVILLE GARDENS
4. PRINCESS STREET
5. SISTER



Site Context Materiality Diagram



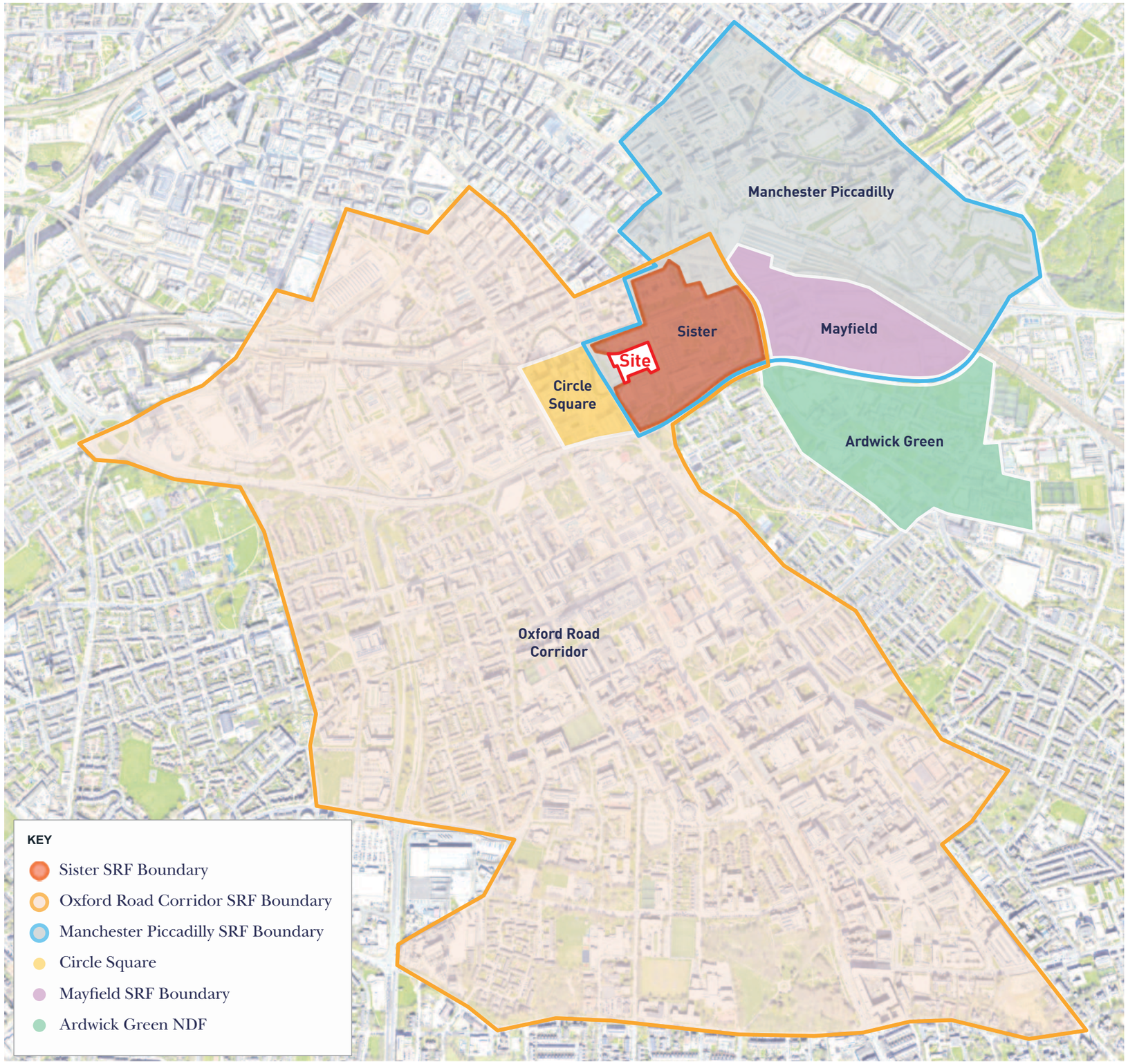
simpsonhaugh PLANIT

3.1 Surrounding Frameworks
3.2 August 2020 Consultation
3.3 Sister Framework
3.4 Mayfield
3.5 Planning Applications
3.6 Development of the Southern Arc

3.0
PLANNING CONTEXT

3.1 Surrounding Frameworks

The site sits centrally among several key development frameworks and is not subject to an adopted framework. A draft framework was consulted on in 2020 albeit never adopted.



Strategic Framework Context

Diagram highlighting the site location in the context of neighbouring strategic framework areas

3.2 August 2020 Consultation

The Draft Framework in August 2020 utilised the Charles Street Car Park site to locate mid-rise buildings of eight to ten storeys in height which created a transition between the listed viaduct infrastructure & residential properties to the north and the proposed buildings of height and density to the south.

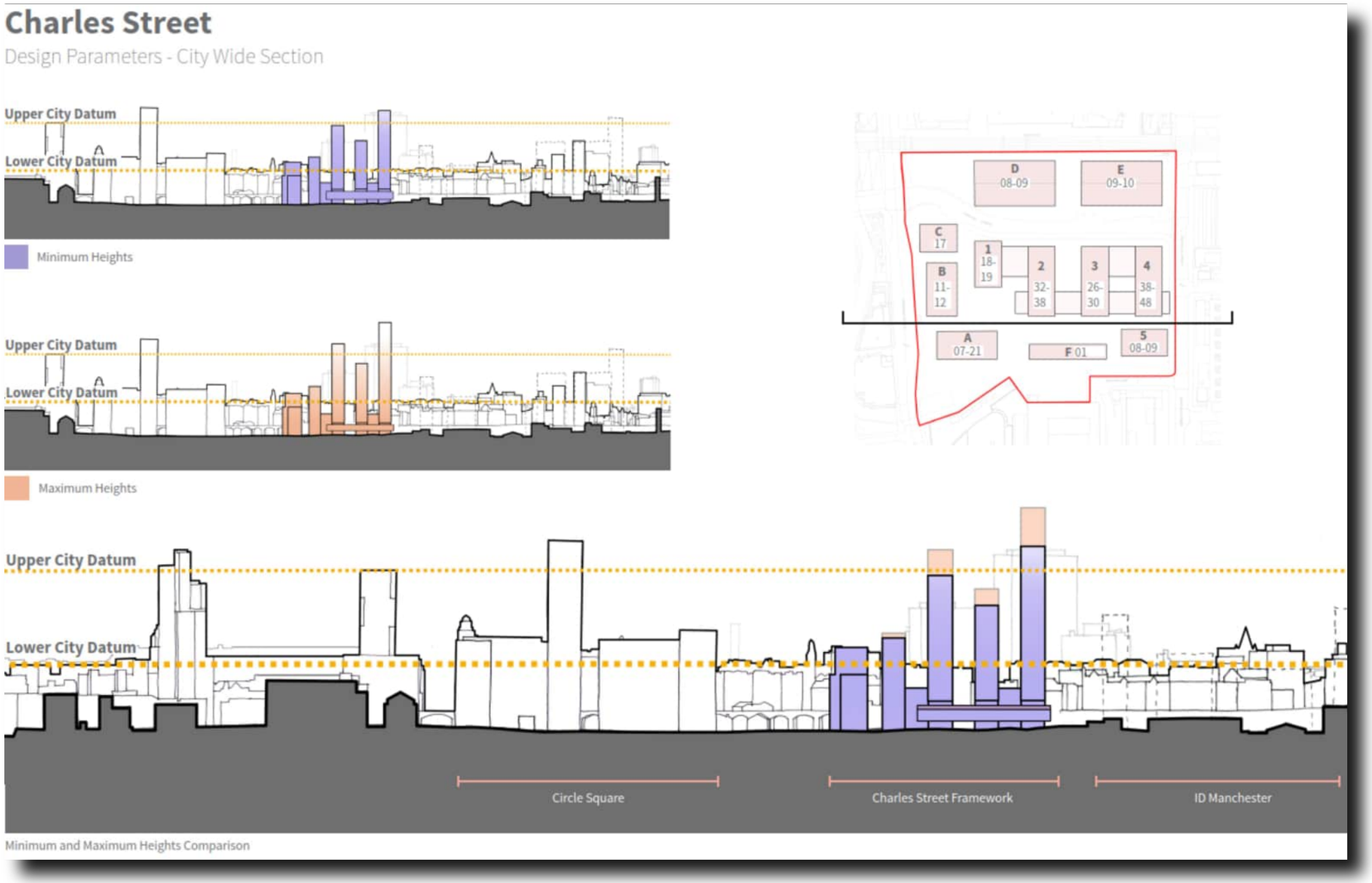
The framework proposed density and height to the Weston & Pendulum site with the potential to offer more permeability and movement across the site set around high quality urban green spaces.

The framework was not adopted.

The Sister Framework later incorporated the Charles Street Car Park Site.

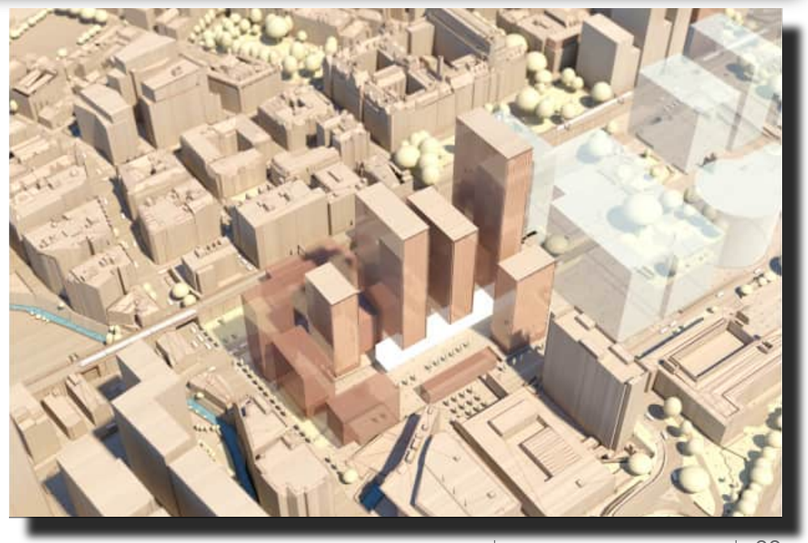
2,508 PBSA

50 STOREYS



Minimum and Maximum Heights Comparison





3.3 Sister Framework

Sister, Manchester's Innovation District Framework is a partnership between the University of Manchester and Bruntwood Scitech that aims to revitalise an underused area of Manchester City Centre over the next 15 years.

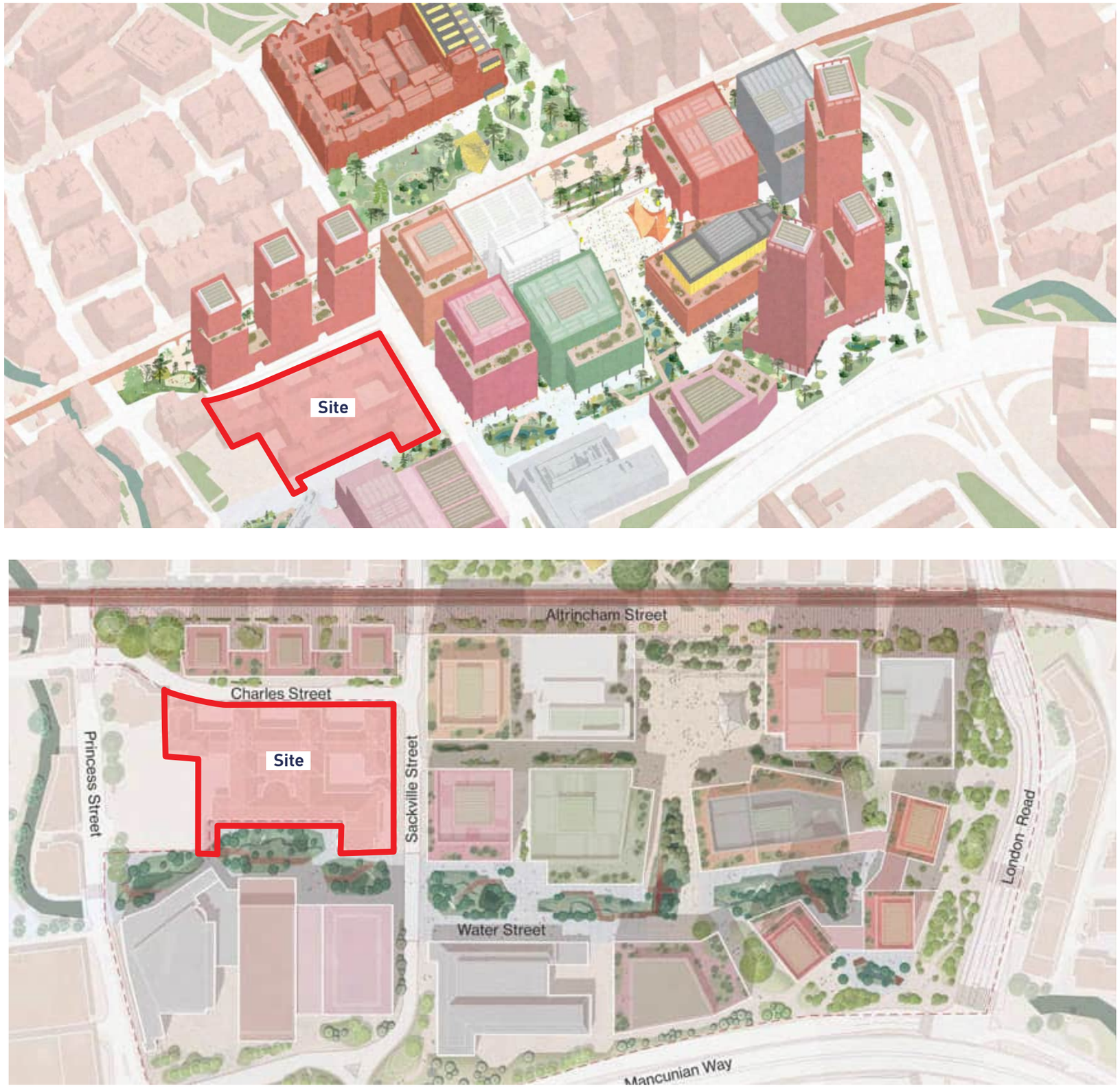
The proposals include:

- A flagship commercial office development
- Retail, leisure and community spaces along Altrincham street.
- Improved walking and cycling routes between Piccadilly Station, Oxford Road and surrounding neighbourhoods.
- Public spaces, including new green spaces and a civic square.

The Zone C Site covers an area of around 21,350 sq m between London Road and Altrincham Street.
It will consist of two interlinked buildings (20 and 12 storeys respectively)
C1 - 240,000+sq ft Office Space and 13,000+ Sq ft Retail/leisure/ hospitality at ground
C2 - 460,000+ Sq ft Office Space and 38,000+ sq ft Retail/Leisure/ Hospitality at ground

There are a number of Non-Designated Heritage Assets (NDHAs) in the area, including the Renold Building, which has been renovated to provide new business, event spaces, and a cafe.

Plot H, encompassing the Charles Street Car Park Site, was incorporated into the sister framework. The framework proposed/ anticipated buildings of height on Plot H.



Illustrative Masterplan
Images from ID Manchester Framework

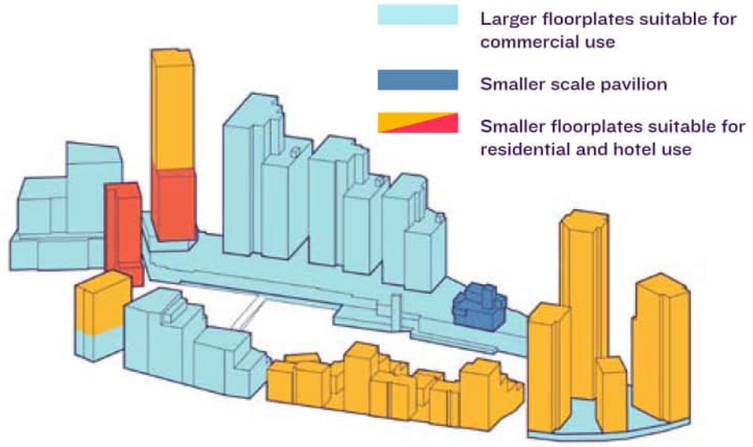
3.4 Mayfield

The Mayfield Strategic Redevelopment Framework was consented in 2018.

It provides the framework for the redevelopment of this formerly derelict site into a range of uses, including approximately 1,500 homes, a million square metres of office space, 350 bedroom hotel, retail and leisure facilities, as well as the 6.5 acre Mayfield Park.

Plot J and K are developments at Mayfield that include 879 homes within 4 buildings ranging from 7 to 23 storeys in height (Plot J) and 9-28 Storeys in height (Plot K).

Status: Planning Approved



Indicative proposed building footprints and massing in relation to building use.





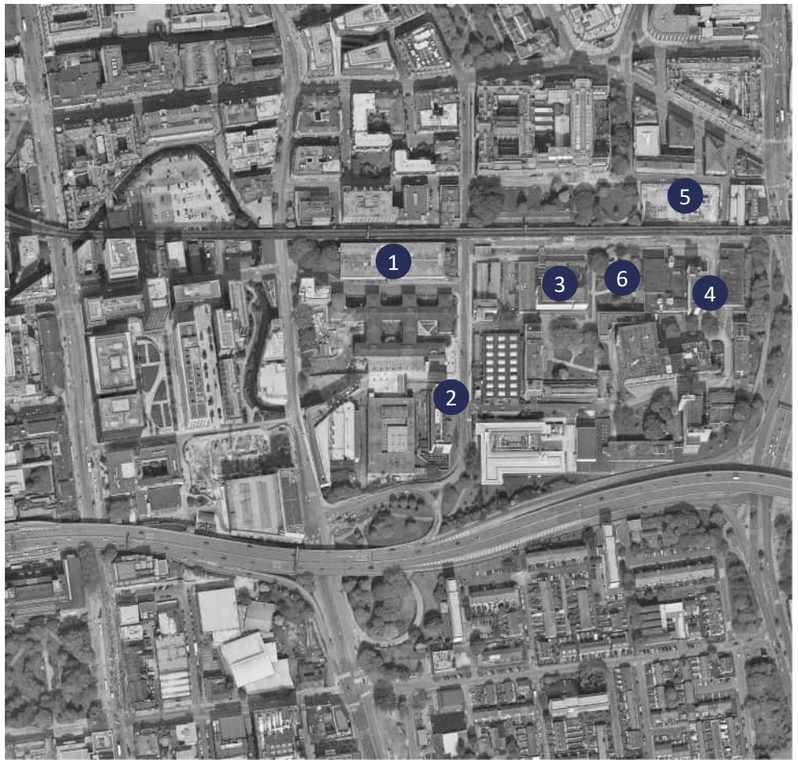


Studio Egret West | Shedkm

3.5 Planning Applications

Several applications have come forward and have either been approved or awaiting determination. Two demolition applications have been submitted and an application for a new office within the Sister ID Masterplan. The Renolds Building has recently received Listed status also lies within the masterplan.

Echo Street, a purpose built student halls of residence for iQ is also nearing completion.



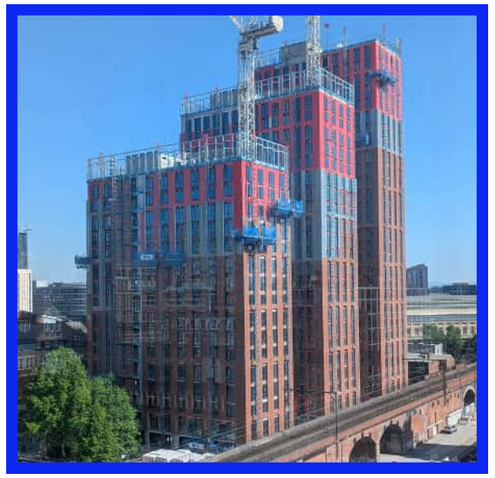
- Development currently on site
- Planning Approved
- Planning Decision Pending



1 Plot H (Charles Street Car Park (Plot H)
Demolition Plans Submitted



2 Faraday Building -
Demolition Plans Approved



5 Echo Street
Under Construction



3 Renold Building - Innovation Hub
Meanwhile Use

Business Work spaces

Event spaces

Cafe



4 Sister - Zone/Plot C

Planning Application Approved

Two interlinked buildings

(20 and 12 storeys respectively)
C1 - 240,000+sq ft Office Space and

13,000+ Sq ft Retail/leisure/hospitality at ground
C2 - 460,000+ Sq ft Office Space and 38,000+ sq ft Retail/Leisure/Hospitality at ground



6 Sister Square
Planning Application Submitted

Public Realm

3.6 Development of the Southern Arc

In recent years, a number of tall buildings have been completed or proposed along the southern edge of the city centre. Deansgate Square to the West and Mayfield to the East form the endpoints of this 'Southern Arc'.



1 Deansgate Square



2 Contour - Deansgate Square



3 Plot 9 - First Street



4 House of Social - First Street



5 Square Gardens - First Street



6 Cambridge Mills



7 Unite Student - New Wakefield St



8 Maldron Hotel - Charles St



9 Symphony Park Circle Square



10 Sackville Street Gardens

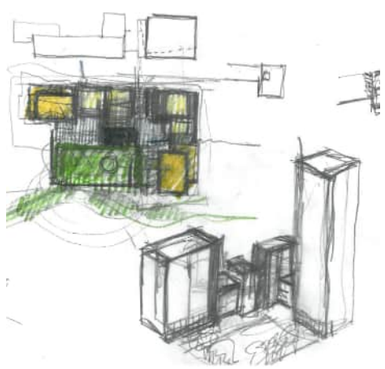
Development currently on site

Planning Approved

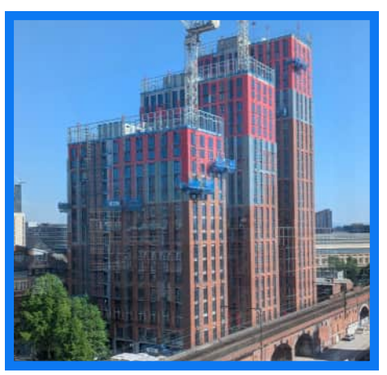
Planning Decision Pending



11 Vimto Gardens



12 Site



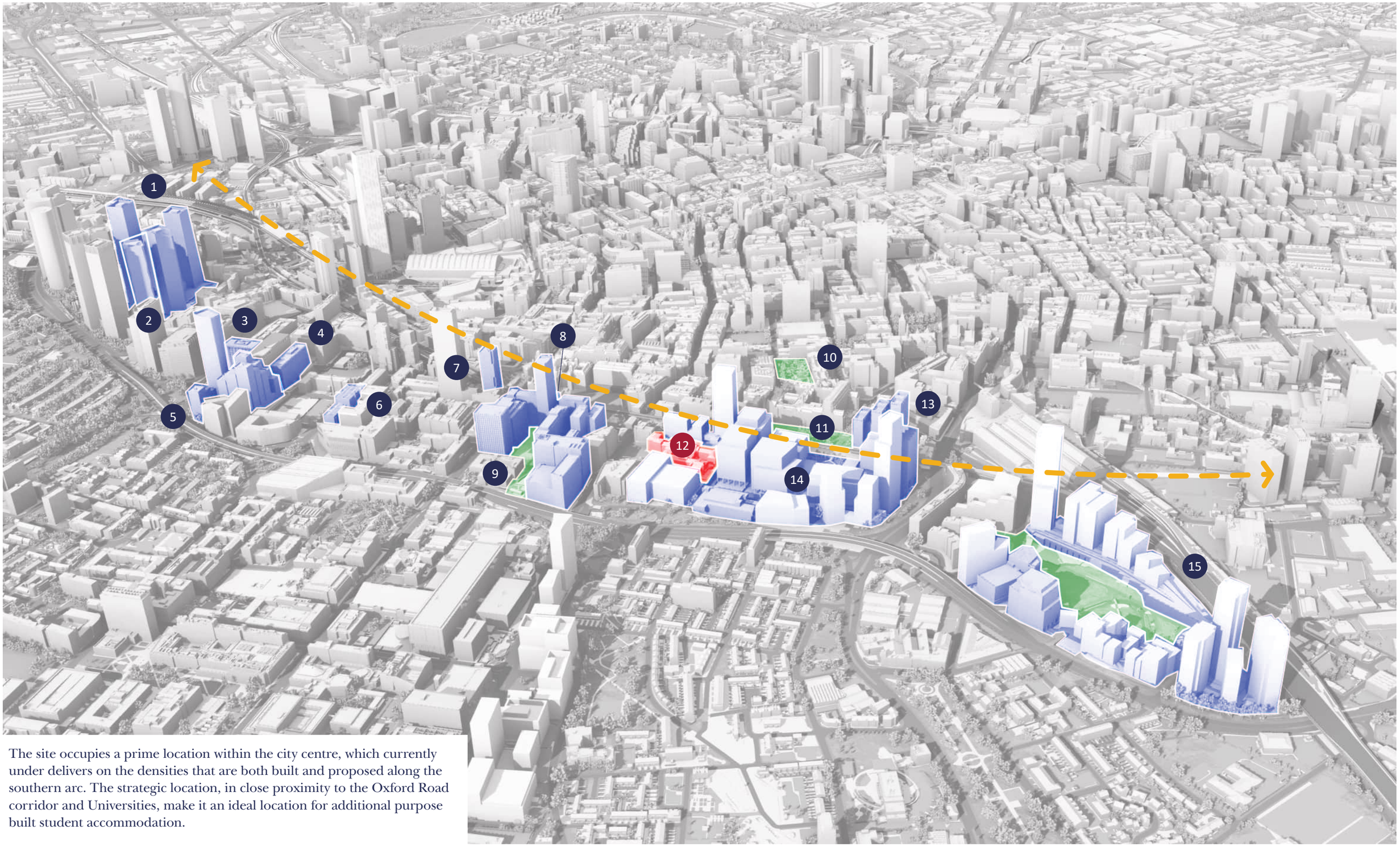
13 Echo Street



14 Sister (ID) Manchester



15 Mayfield



The site occupies a prime location within the city centre, which currently under delivers on the densities that are both built and proposed along the southern arc. The strategic location, in close proximity to the Oxford Road corridor and Universities, make it an ideal location for additional purpose built student accommodation.

4.1 Brief
4.2 Design Evolution
4.3 Design Principles
4.4 Green Spaces
4.5 Ground Floor Strategy
4.6 Consultations
4.7 Massing Development
4.8 Amenity
4.9 Facade & Materiality
4.10 Parapet Detail
4.11 Deliverability

4.0
DESIGN PROCESS

simpsonhaugh PLANIT

Central Location

Increased Biodiversity

24hr Managed

Well-being Centre

Secure

On-Site Management

0.73ha Site Area

Two Phases

2,511 Beds

2,537 sq m Amenity Space

144 Bicycle spaces

1.0 sq m Amenity per bed

Parcel Storage

Mix of bed Typologies

Fitted wardrobe & storage

Private Dining

En suite Bathrooms

Laundry

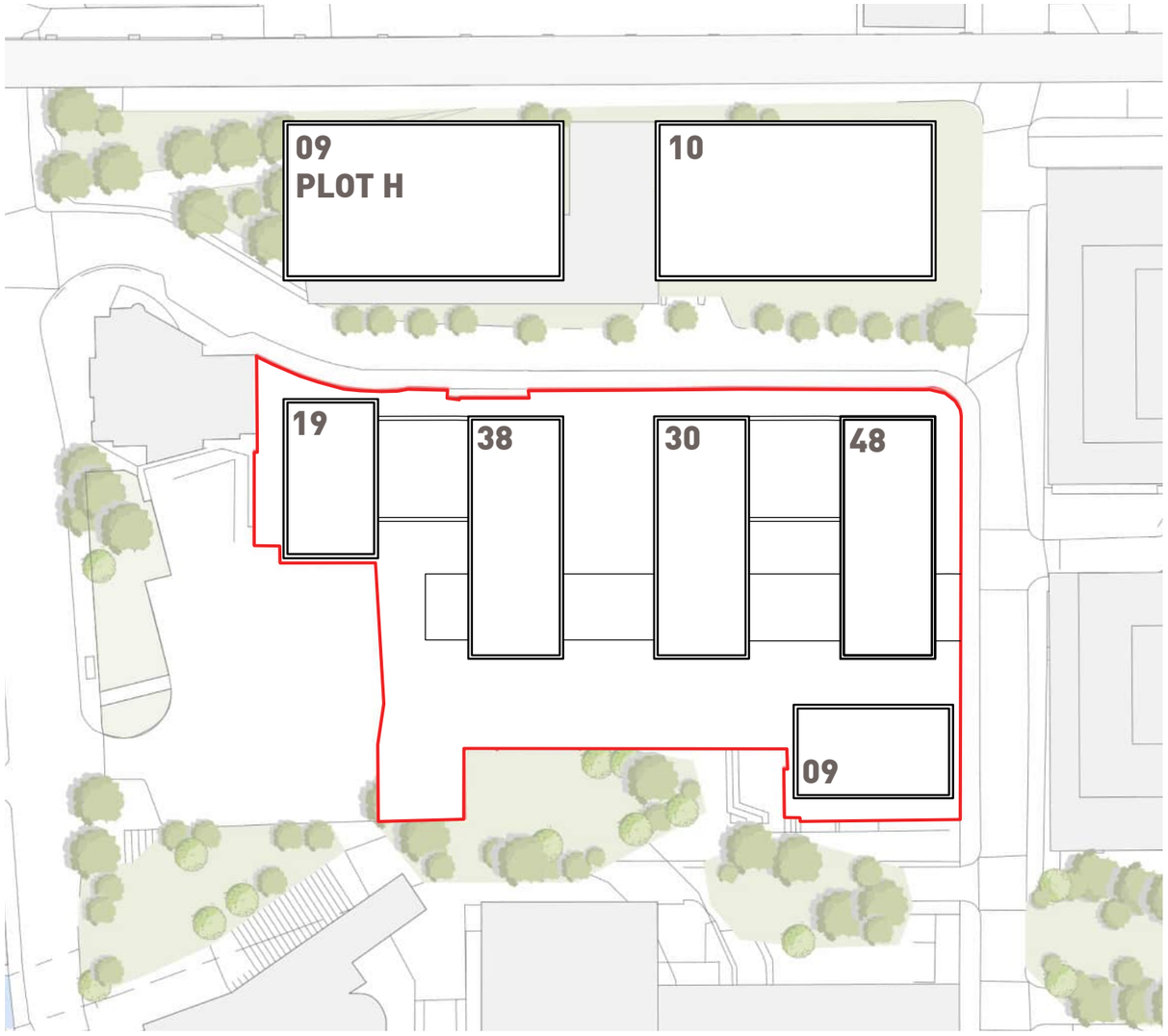
2020 Charles Street Framework

The original massing strategy for the Charles Street framework introduced mid-scale buildings on the existing Charles Street car park stepping down to the viaduct from buildings of height on the opposite side of Charles Street.

A series of staggered finger blocks ranging in height at a maximum of 48 storeys were arranged around a new pedestrian route through the middle of the proposed site allowing views from Charles Street.

Change in legislation meant that design of the towers would not comply and an alternative design required.

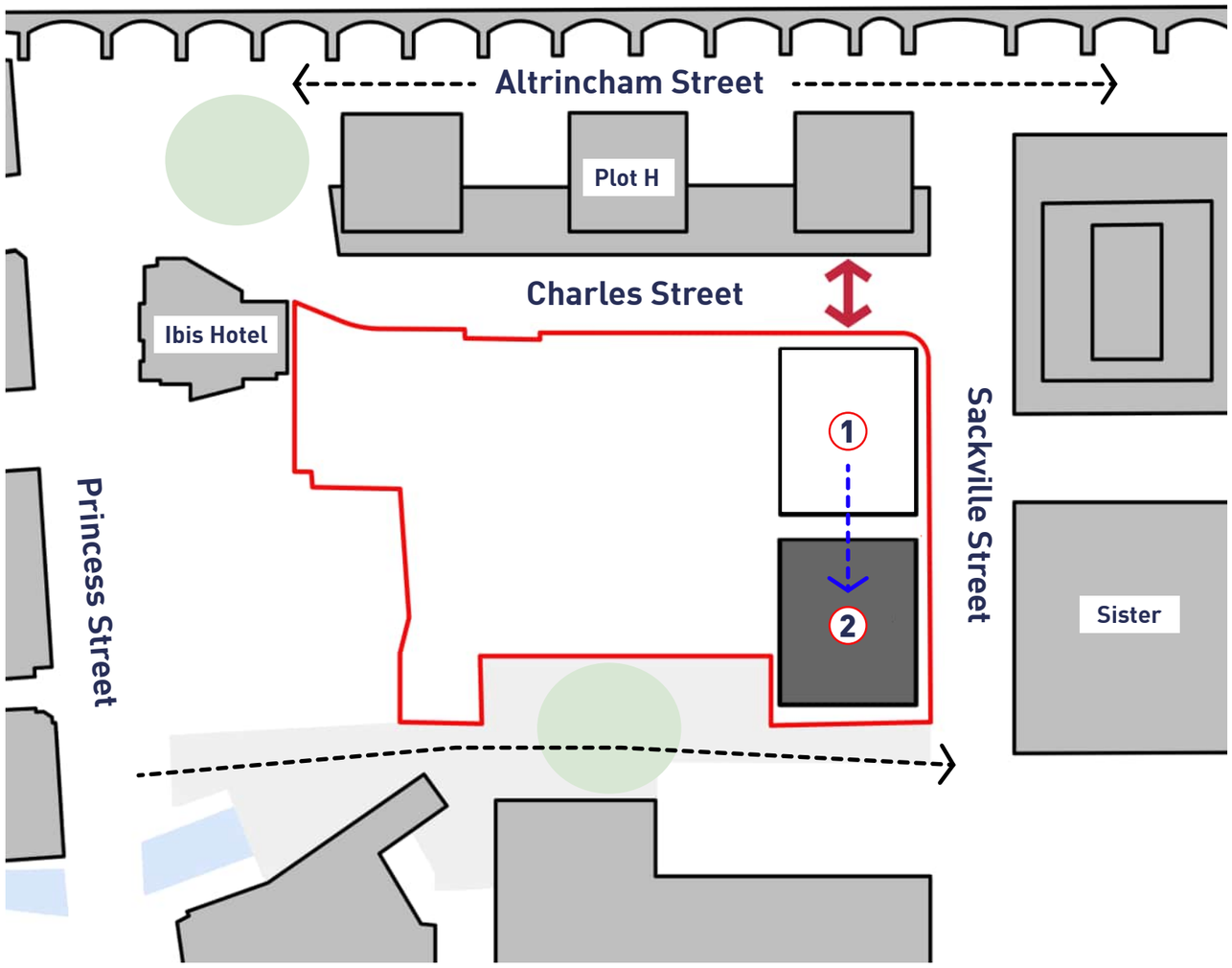




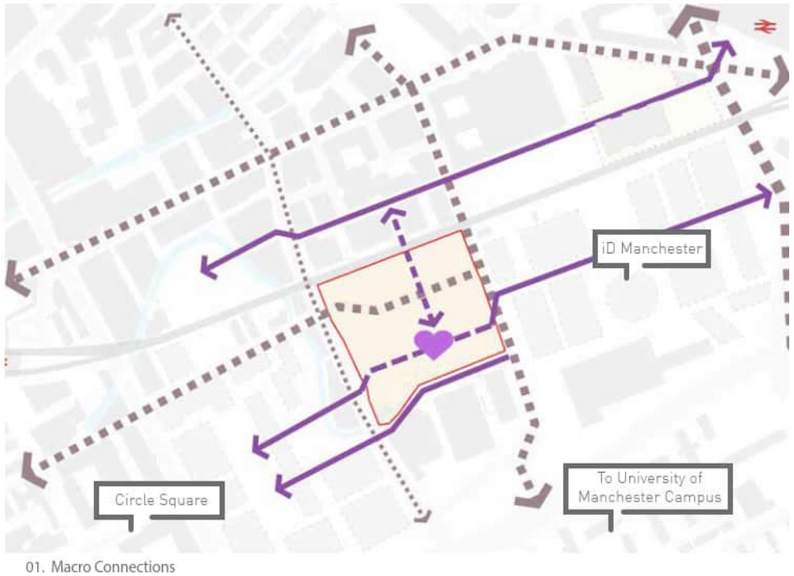
Response to the revised Sister ID Masterplan

With the Charles Street car park now incorporated into the Sister ID masterplan, and with proposals for Plot H indicating a tower of approximately 30 storeys, we have revisited the site's massing strategy to shift the primary height emphasis away from Plot H.

The creation of a new pedestrian route along Altrincham Street—anchored by Altrincham Square to the west and Hollaway Place on London Road—together with the long-term ambition to remove the raised deck to the south and strengthen pedestrian links across the southern edge of the site, has rendered the previously proposed internal route in the Charles Street Framework unnecessary.



1. Aug 2020 Framework tower proximity too close to Sister Plot H.
2. Tower position moved away from Charles Street to respond to the emergence of Sister Plot H



Macro Connections presented to Historic England shows East West routes cutting through the site and leading to the future iD scheme.

Design Principles with Existing Context

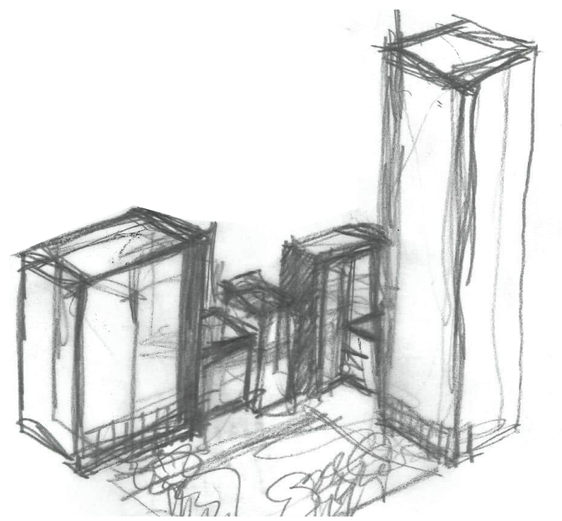
The proposed scheme has been developed with consideration to the existing context. These include the immediate Charles Street Car Park, University of Manchester (North) Campus and Circle Square.

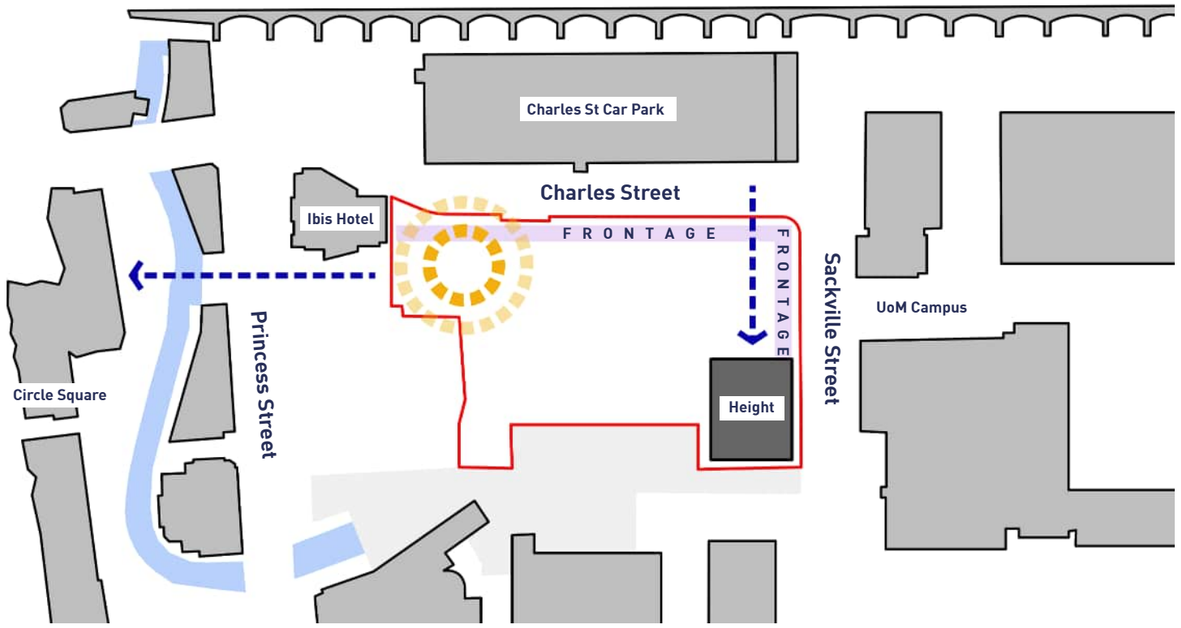
We have positioned two buildings of height to the south east and north west of the site in response to the proposed pedestrian routes and large public spaces proposed in the Sister ID Masterplan.

A series of smaller buildings of varying height address Charles and Sackville Street reinforce the street edge and street pattern.

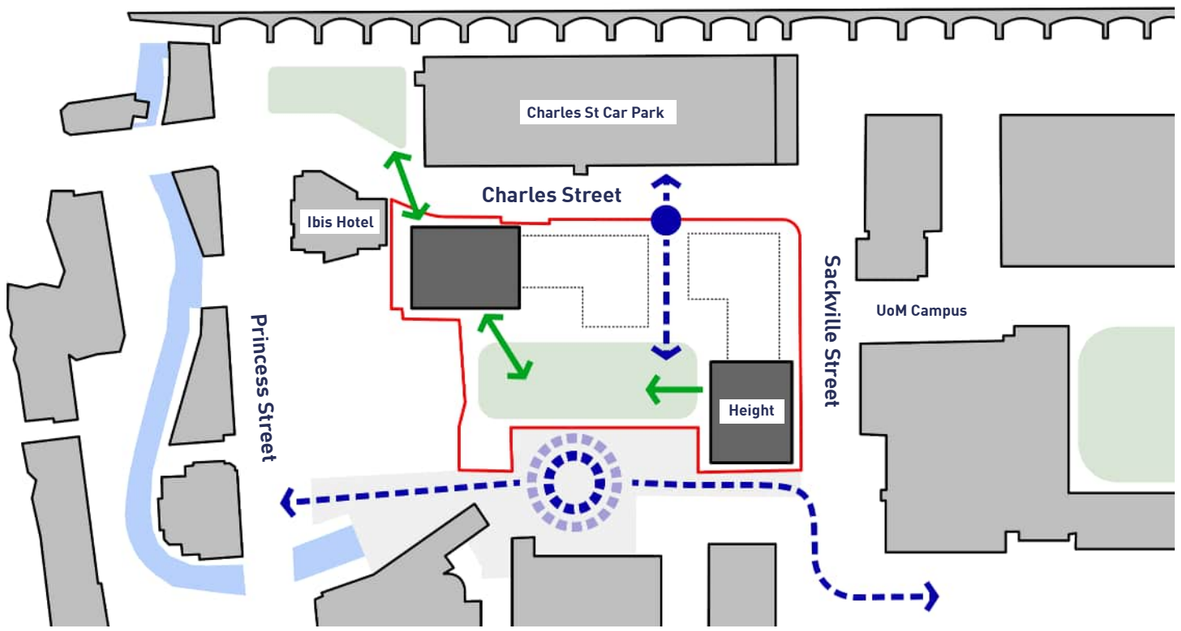
Locating the buildings along Charles and Sackville Street creates a large south facing landscape courtyard responding to the position of the tower on Sackville Street.







1 Tower position moved further south to respect the existing Charles Street Car Park. Landmark opportunity to deliver a tall building on North West corner of the site, addressing to the scale and mass of circle square.

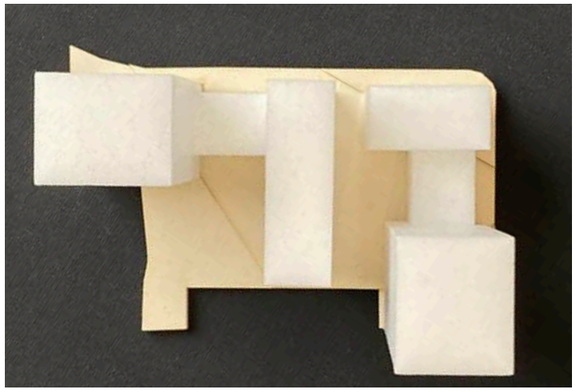


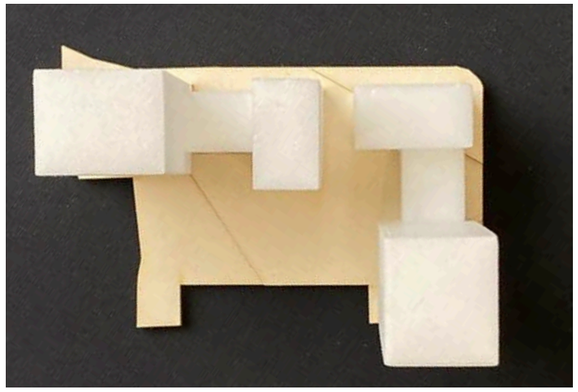
2 Tall buildings address large landscaped open spaces anchoring them in the site.

Form and materiality explorations

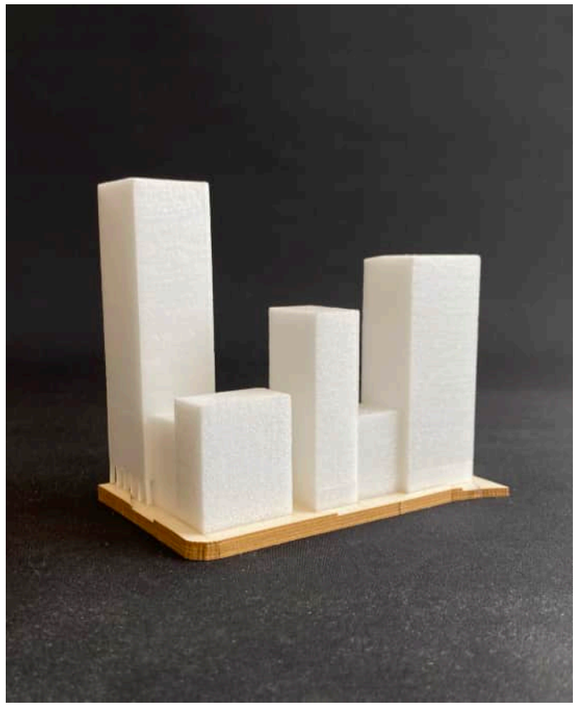
Our original design studies looked at the idea of form and surface accentuated by the colour and pattern in the facade strategy.

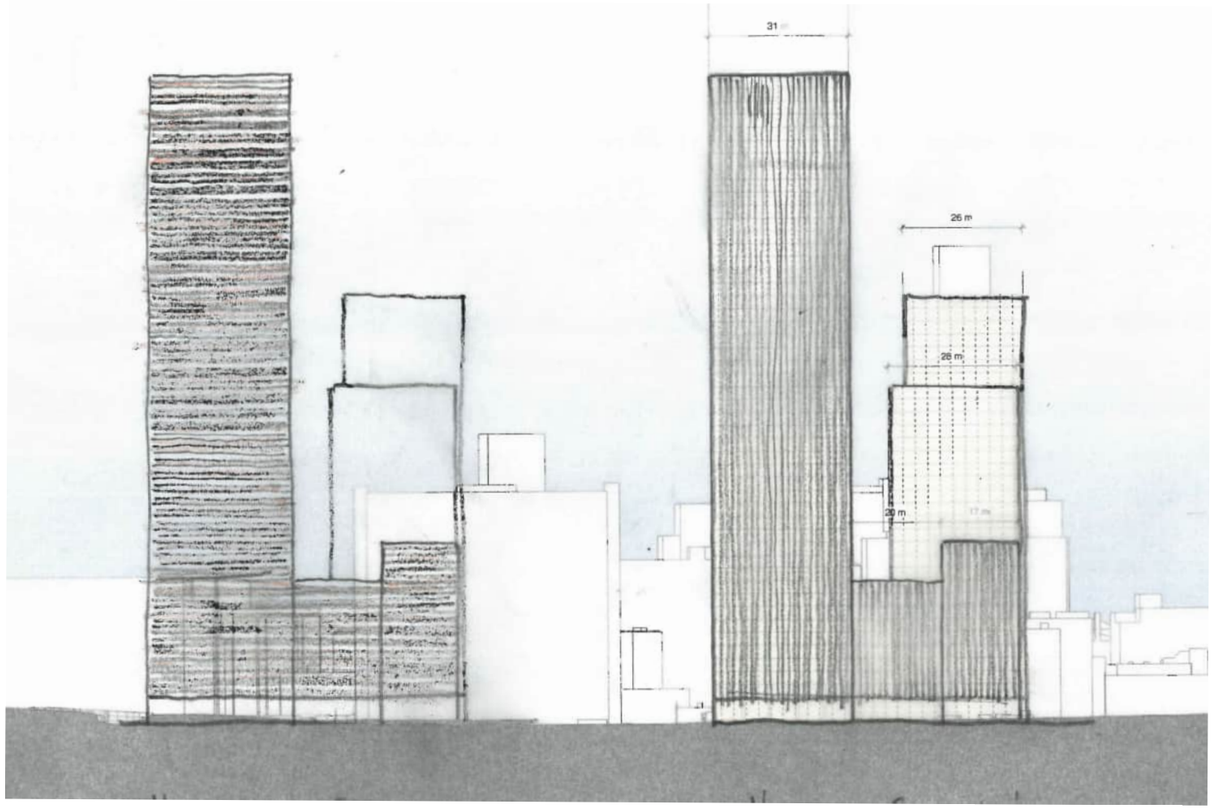
The client wanted to the give the towers a strong identity and create a hierarchy of buildings.





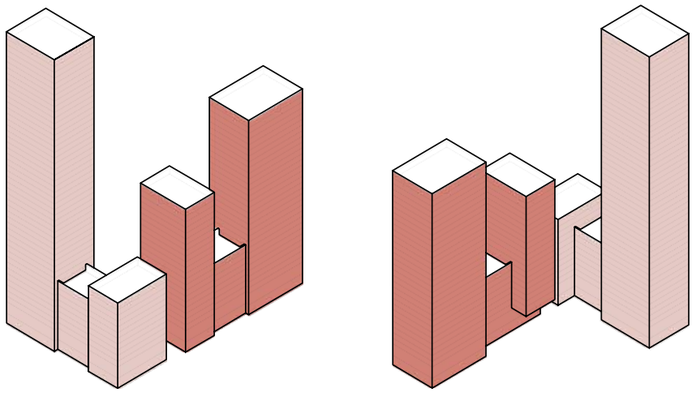






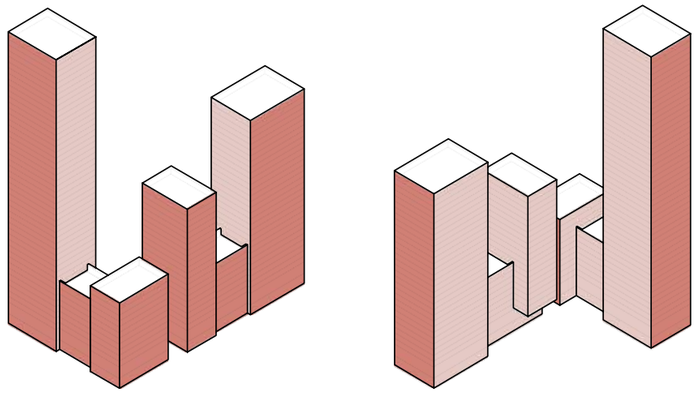
Identity

Creation of an identity for each phase
giving students a sense of belonging



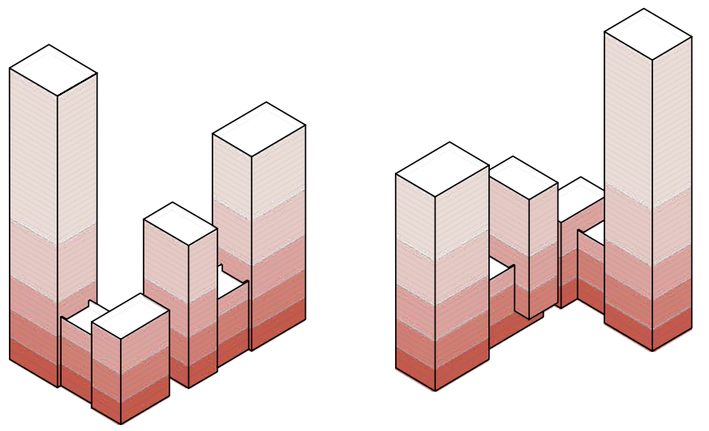
Orientation

Facades respond to orientation
and context with varying tones



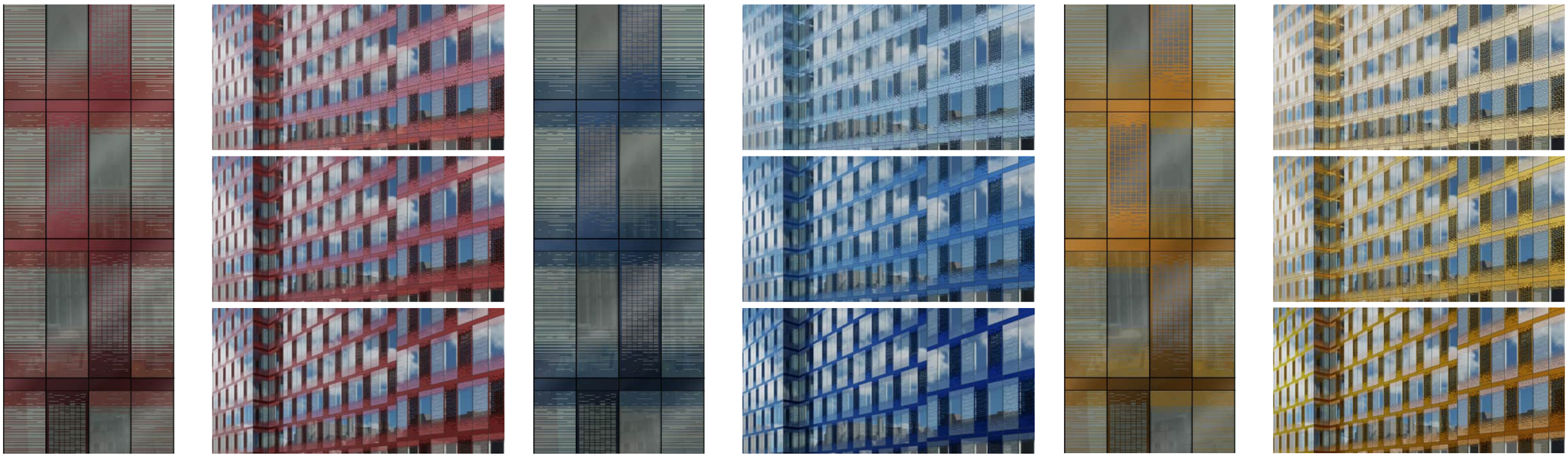
Height

Darker tones on the lower levels
lighter tones on the upper levels



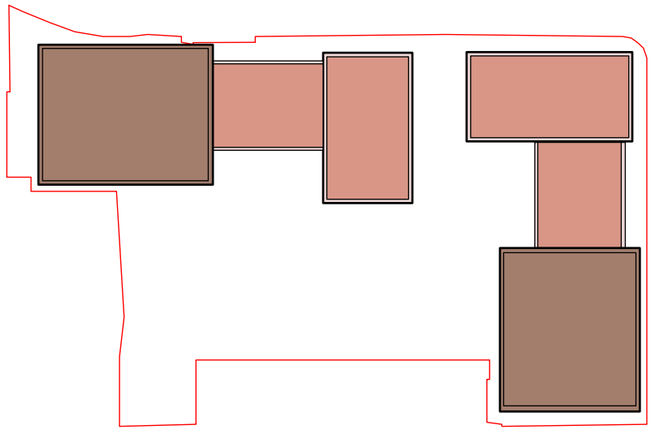
Colour and Tone

Reds / Blues / Bronzes



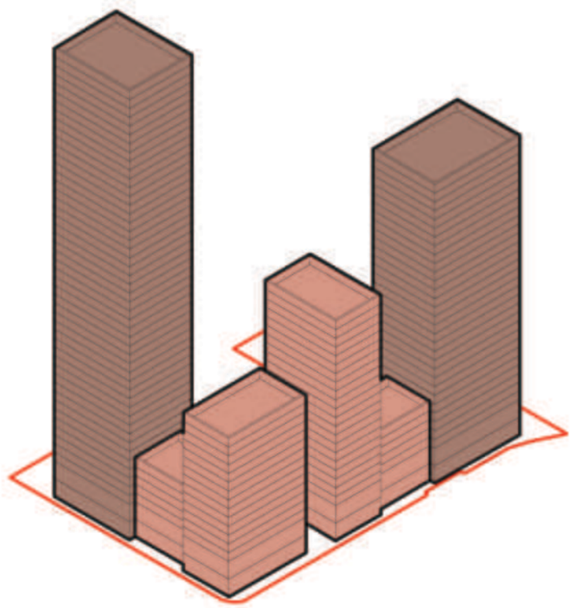
Massing Design Development

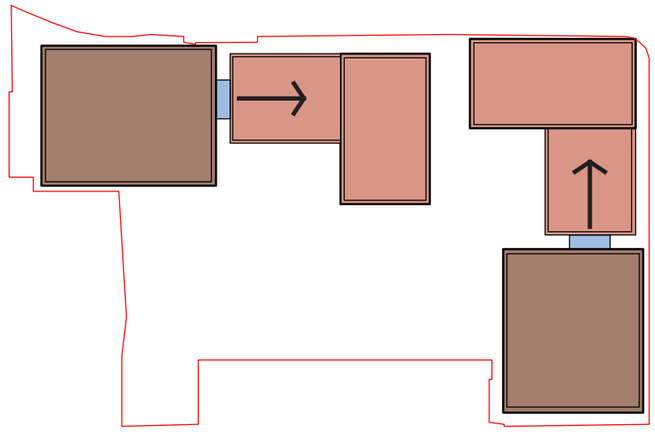
The design and massing of the proposal have been developed to respond to and respect the site's constraints. The scheme is arranged as a sequence of articulated forms, establishing a clear hierarchy between tower elements and lower-level buildings. These volumes are split and shaped to create views through the site and to define a welcoming entrance to the development



Landmark

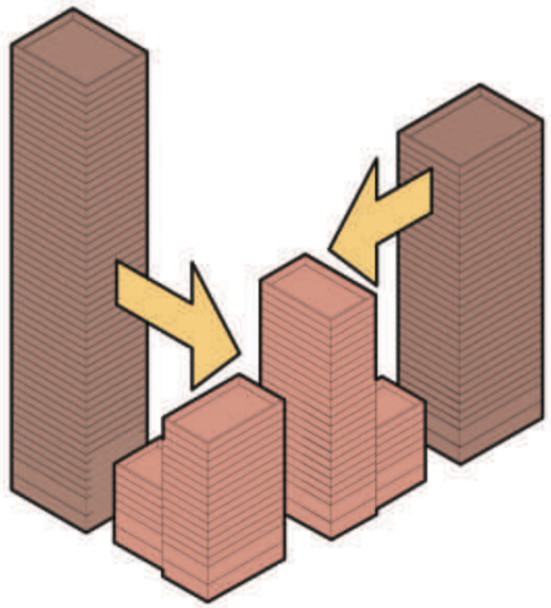
- Earthy tones and materials on the lower elements
- Light reflective tower elements

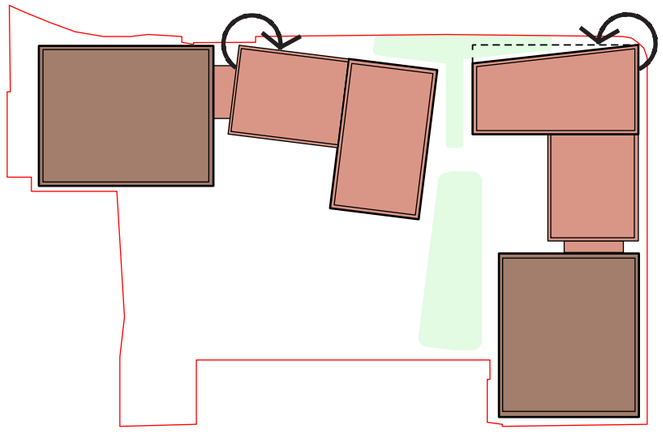




Hierarchy

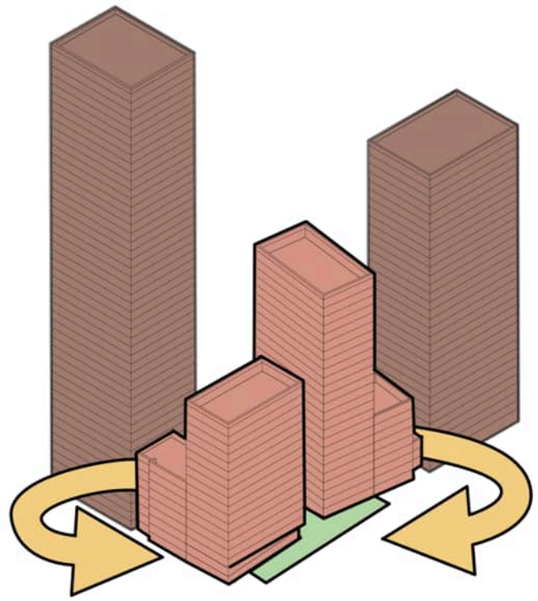
- Introduction of glazed links to create a visual separation between the buildings





Entrance

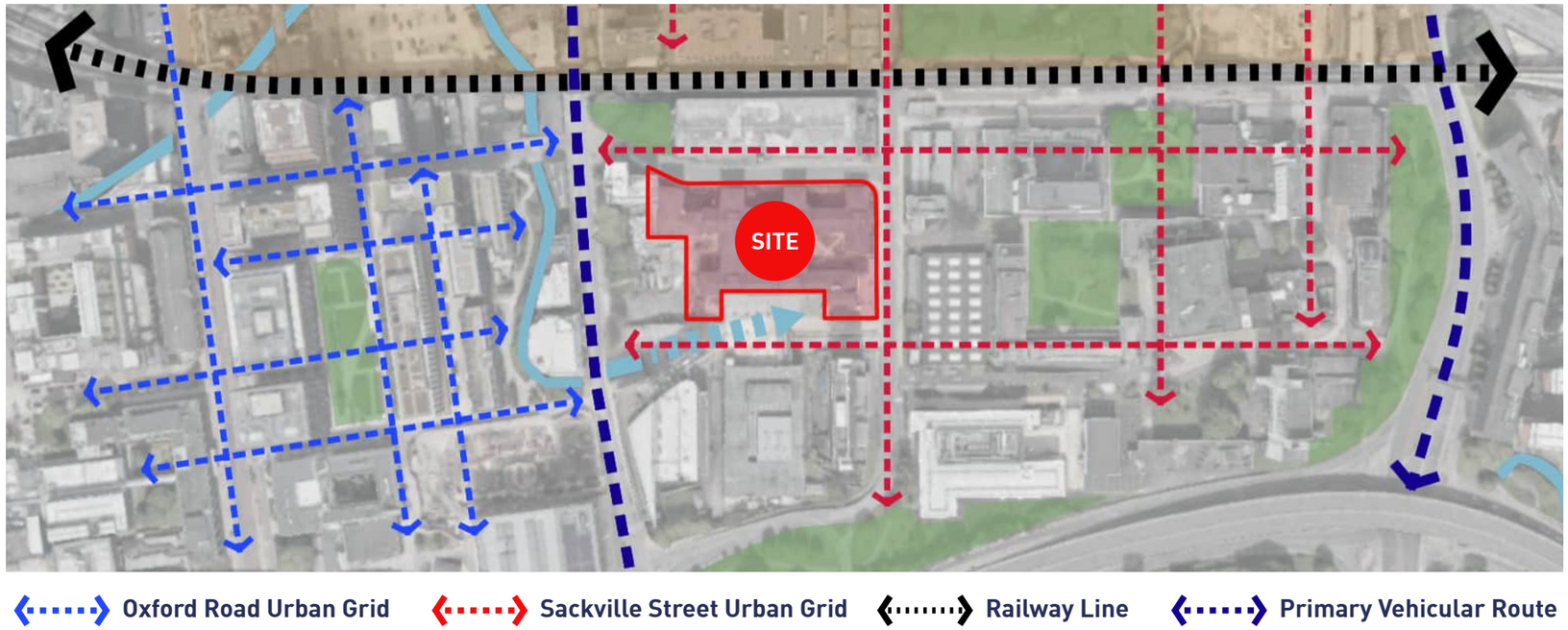
- Rotate low level buildings to emphasise the primary site entrance



Response to Intersecting City Streets

Princess Street forms the boundary intersecting two different existing city grids. The site becomes the interface between these grids and can respond to each in form, massing and circulation.

An opportunity exists to stitch the site into the existing urban fabric through adoption of these intersecting grids - reinforcing its contextual response and maximising connectivity with surrounding areas.



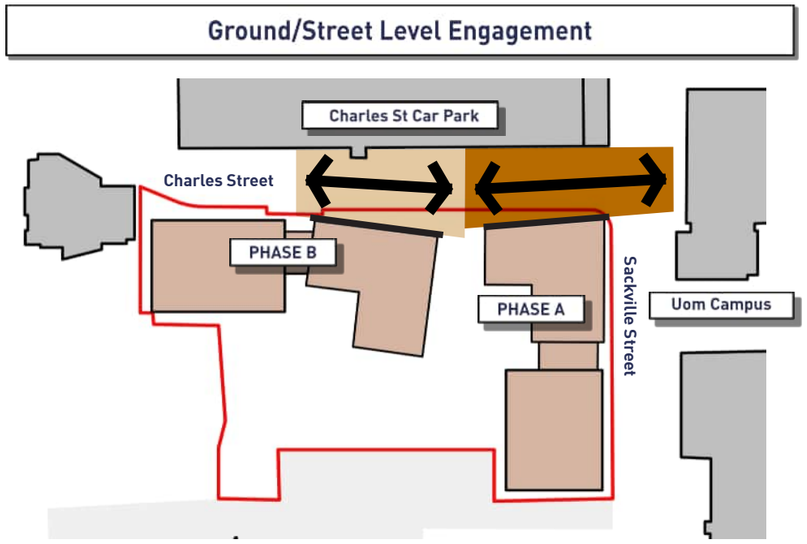
Ground & Upper Floor Articulation

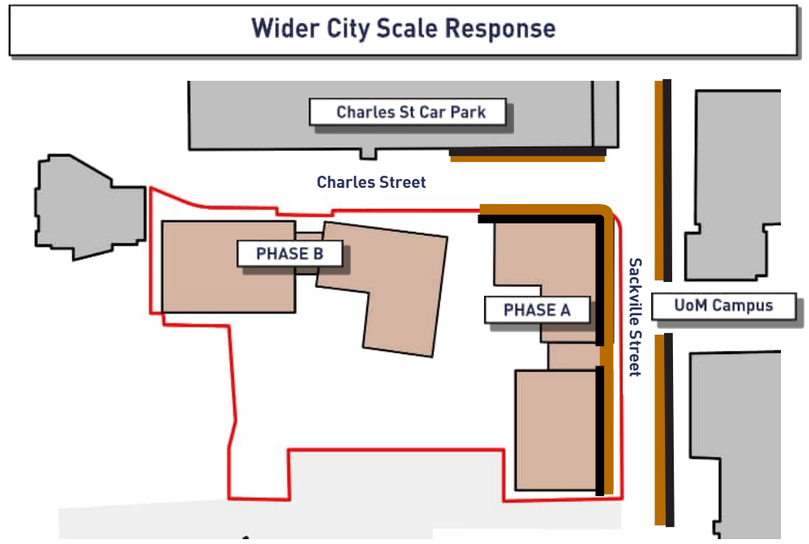
Ground Floor Plan

The site stitches into the existing urban fabric through the adoption of intersecting city grids. This reinforces a contextual response and maximises connectivity with surround streets. We have looked to contribute to a rejuvenated Charles St with the emerging proposals for Plot H.

Upper Floor Plan

The site reinstates the grain of the street pattern and takes into consideration the forth coming Sister Masterplan. Nevertheless, the development strategy also maintains formal relationship with the existing street frontage. The Phase A proposal looks to create a strong corner at the junction of Sackville Street and Charles Street.





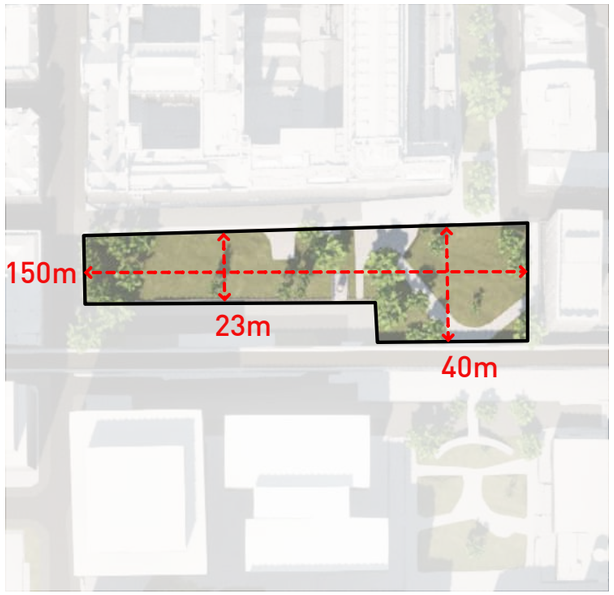


SACKVILLE GARDENS



C. 4,270m2



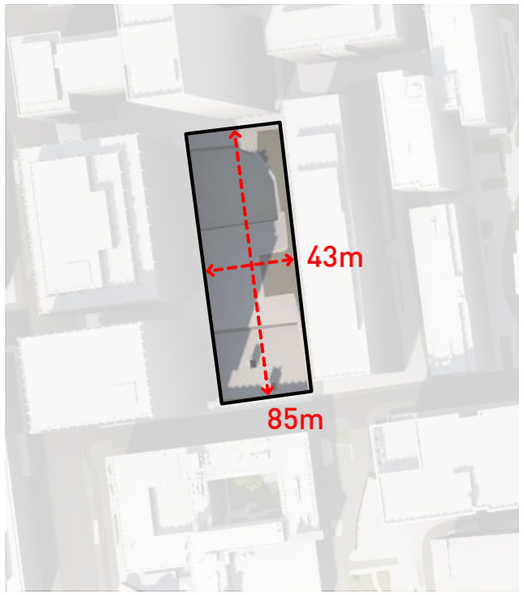


VIMTO PARK



C. 4,730m2



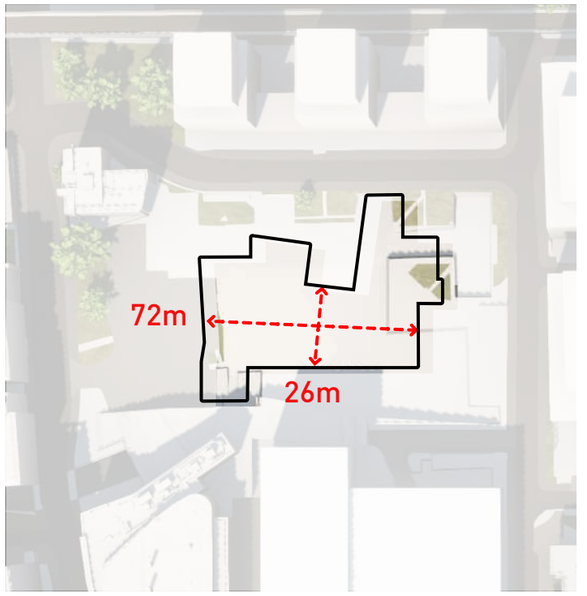


SYMPHONY PARK



C. 3,650m2





SITE

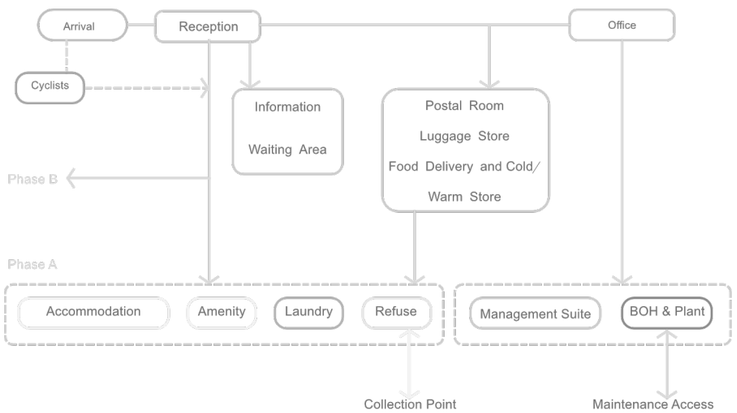


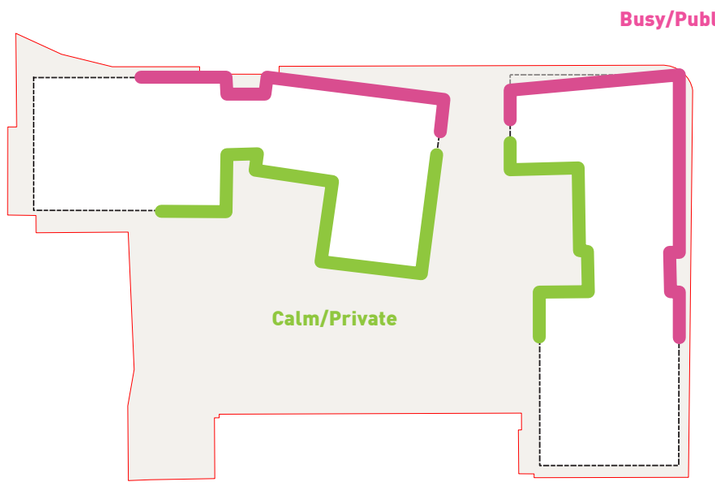
C. 3,276m2



Ground Floor Strategy

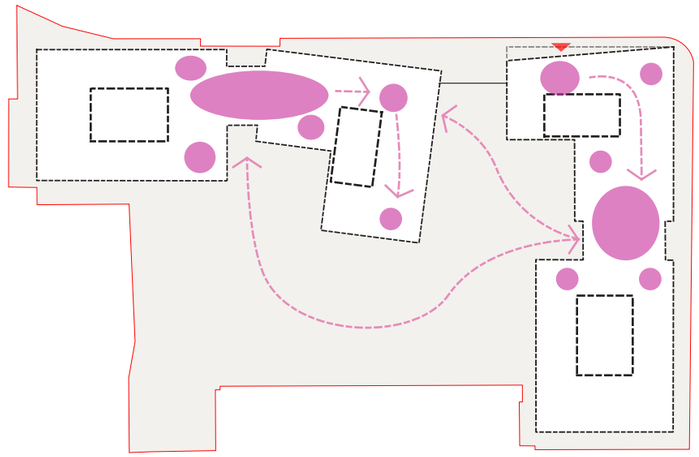
The ground floor arrangement is defined by the connection to the local context, routes through the scheme, and the constraints of the site and accommodation footprint





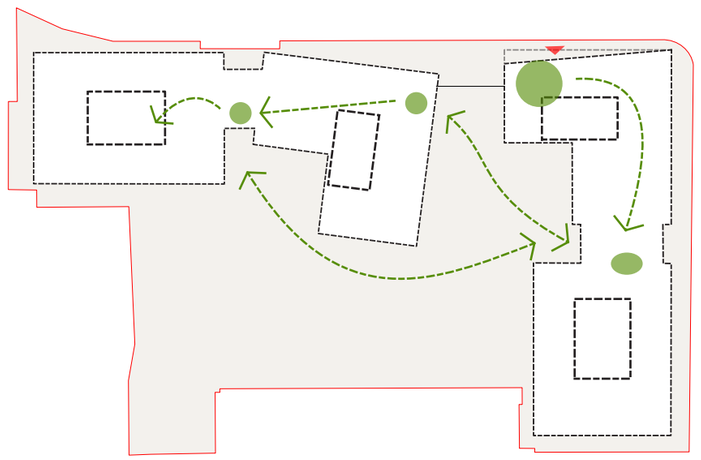
PERIMETER

The active perimeter facing Charles Street and Sackville Street is of a busier, public characteristic, in contrast to the calmer, more private perimeter created facing south and west and across the main landscaped areas



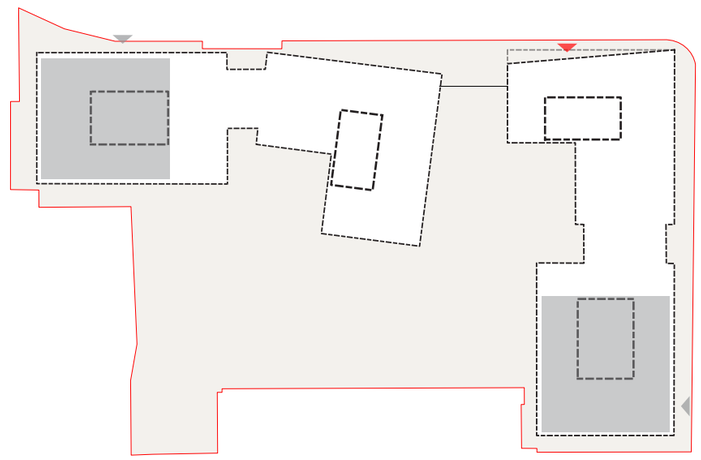
AMENITY

Areas of amenity situated across the ground floor and lower level allow for moments of interaction and socializing.



ARRIVAL

Students can make their way across the ground floor to the lobby relating to their apartment.



PLANT

The Plant areas are located away from the main front of house entrances and circulation routes. External access is provided as required.

Pre-Application Summary

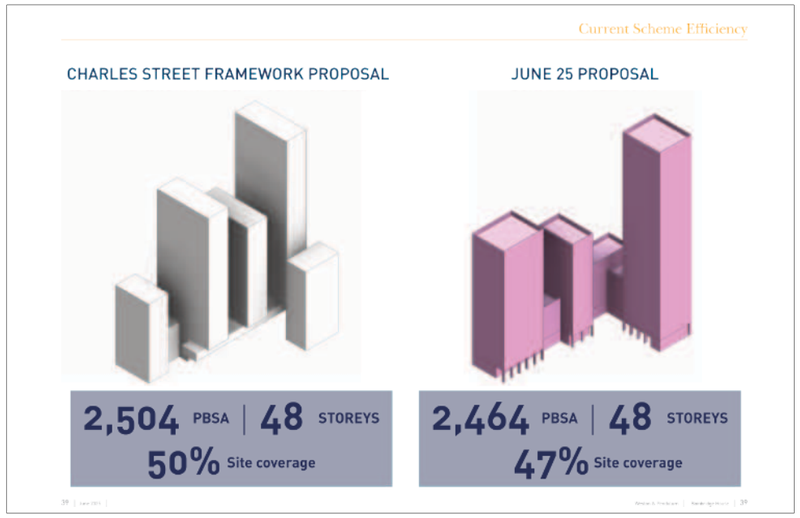
The proposal has been developed following a number of Pre-Application meetings.

June 2025

A pre-application meeting with Manchester City Council was held on 11th June 2025.

Feedback Summary:

- Positive response to proposed open space to south of massing
- Positive response to connectivity routes identified.
- Discussions with Historic England encouraged.

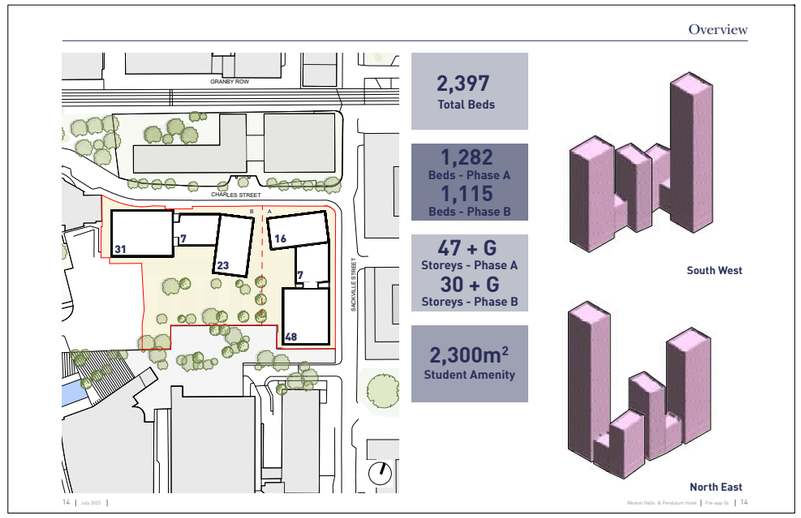


August 2025

A pre-application meeting with Manchester City Council was held on 5th August 2025.

Feedback Summary:

- Reflect heritage in architectural thinking and how this has informed contextual analysis.
- Demonstrate how public realm functions between the schemes and Sister in particular.
- Taller, free standing elements considered strong and suitable to ground the scheme in its context.

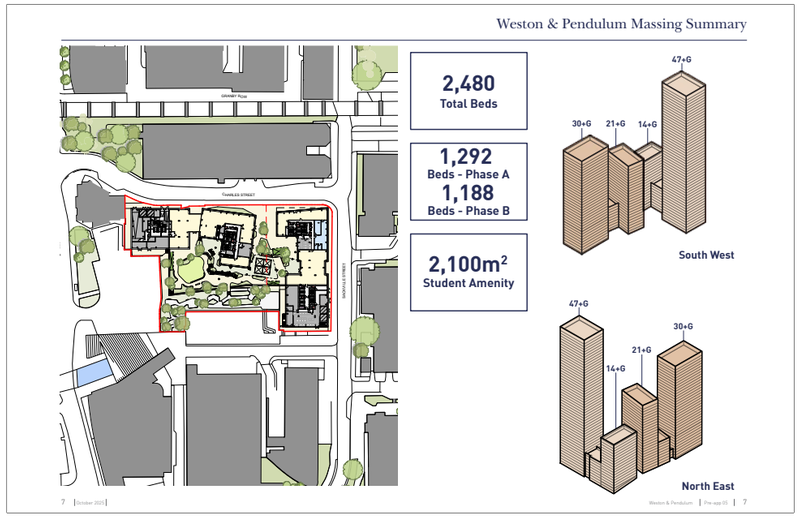


October 2025

A pre-application meeting was held with Manchester City Council on 1st October 2025

Feedback Summary:

- Comparison of open spaces within city encouraged.
- Extent of landscape in courtyard received positively.
- Review of crown on both taller towers encouraged.
- Importance of Charles St landscape highlighted
- More detail on the fabrication of the expressed grid elements encouraged.

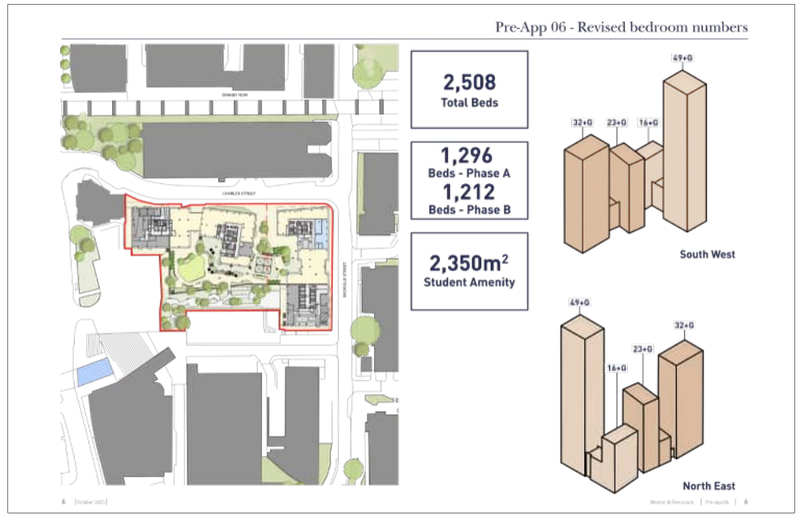


November 2025

A pre-application meeting was held with Manchester City Council on 19 November 2025

Feedback Summary:

- Development of the Charles St Landscape proposal was discussed, including the potential suitability for rain gardens.
- The amount of Soft Landscaping proposed on Charles St discussed.
- Generally positive response to the overall proposals.



Historic England Summary

2020

Early strategic proposals for the site were presented to Historic England in March 2020.

Pages relating to the site taken from the 2020 Historic England Presentation shown below.



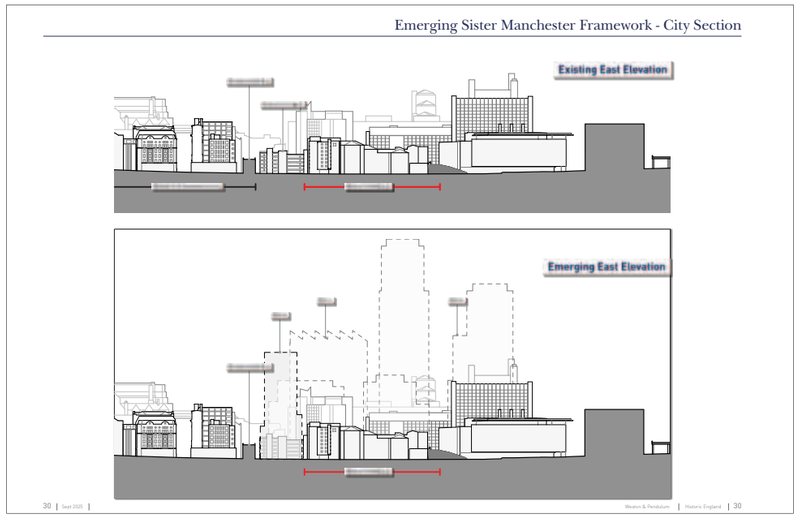


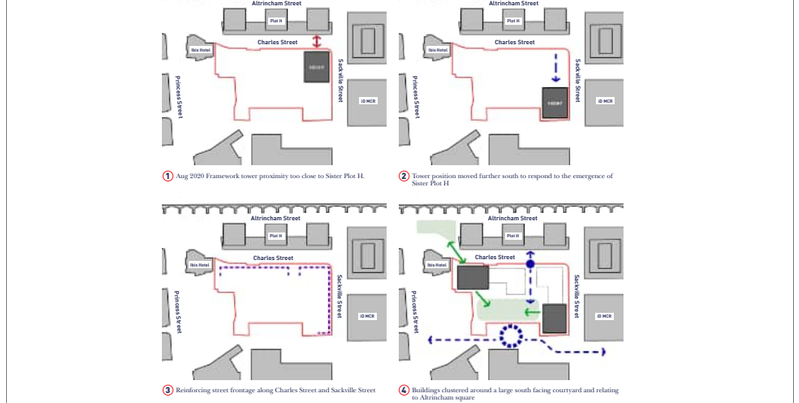
September 2025

Proposals for the site were presented to Historic England on 11th September 2025

Feedback Summary:

- Historic England understood reasons for taller buildings on Site proposed to south.
- Historic England generally comfortable with proposals.
- Next meeting to focus on visual impact, with consideration of other development and activity underway in this area of the city.



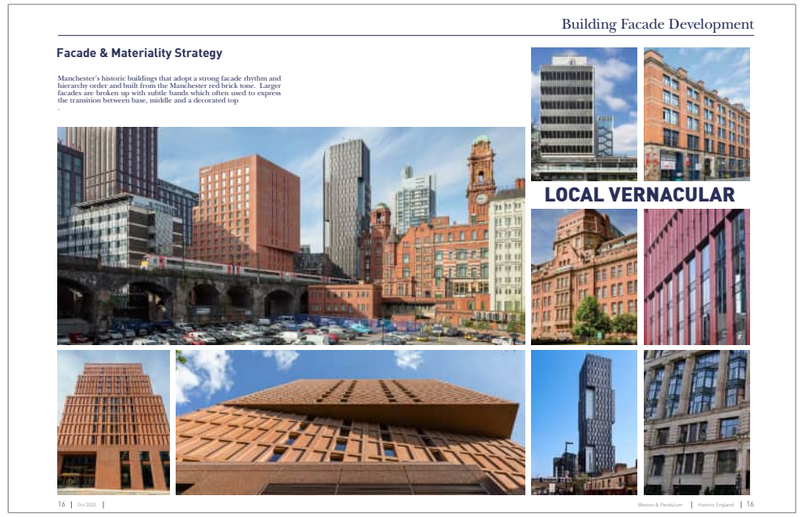


October 2025

Proposals for the site were presented to Historic England again on 15th October 2025

Feedback Summary:

- Proposals considered to work well with what is existing and what is coming.
- Important that the landscape approach works with the short term and long term vision for the area.
- Colour scheme of external facades received well.





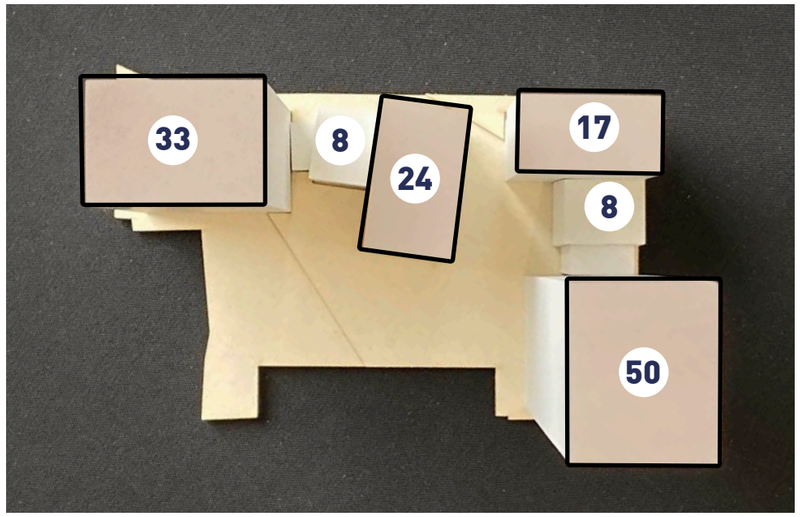


Massing Development

The key design principles and elements respond sensitively to the surrounding built context while also acknowledging the emerging city skyline.

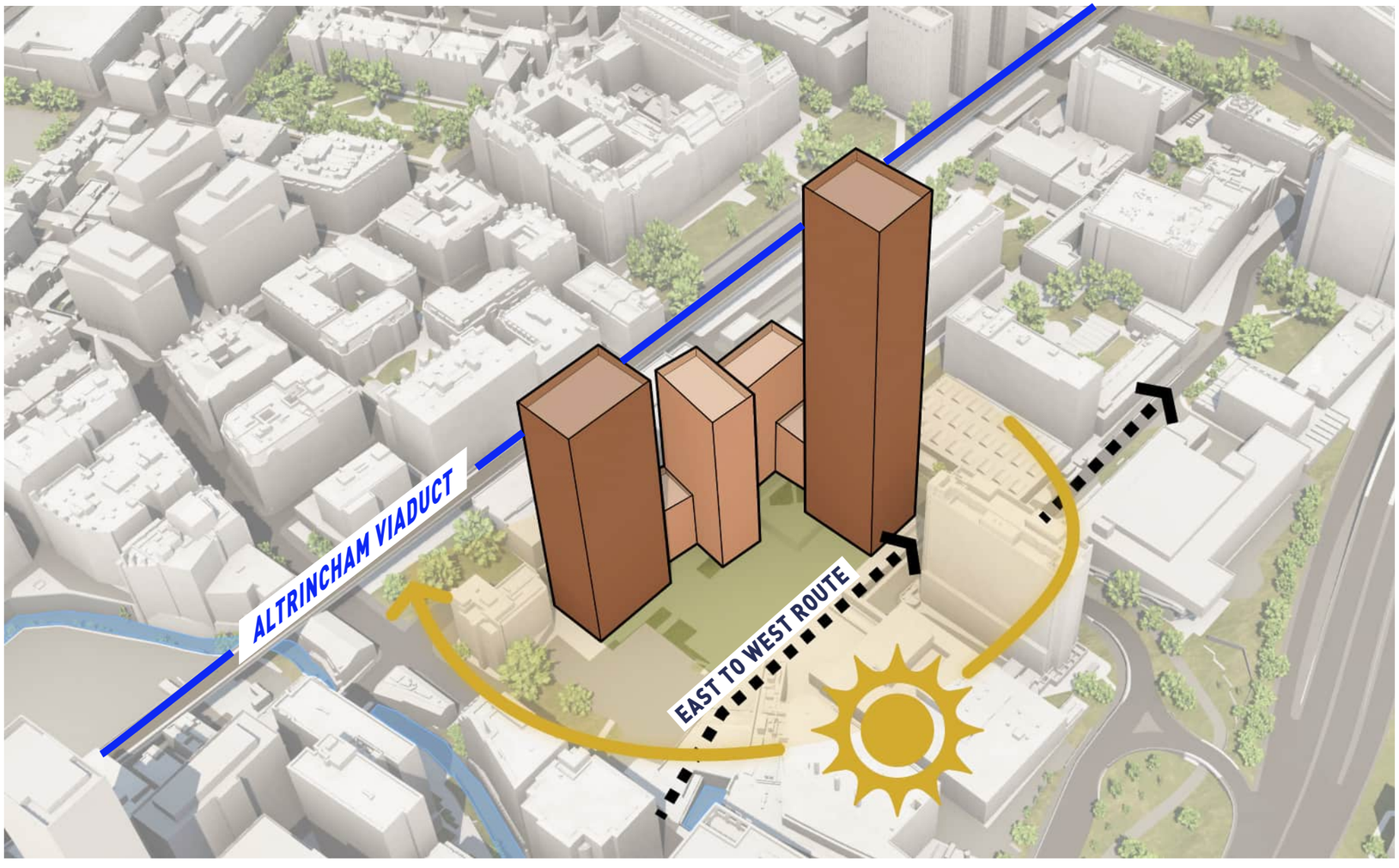
Adjustments to the massing and its placement directly reflect the existing street and city grids of the Oxford Road Corridor, as well as proposed pedestrian routes and the significant new public space outlined within the Sister ID Masterplan.

The resulting massing strategy creates a distinctive built form and roofscape, shaped to provide dynamic views from both the immediate surroundings and the wider city. Recesses and setbacks introduce clear visual separation between buildings, which is further enhanced by the material palette. Collectively, these components establish a clear hierarchy across the site





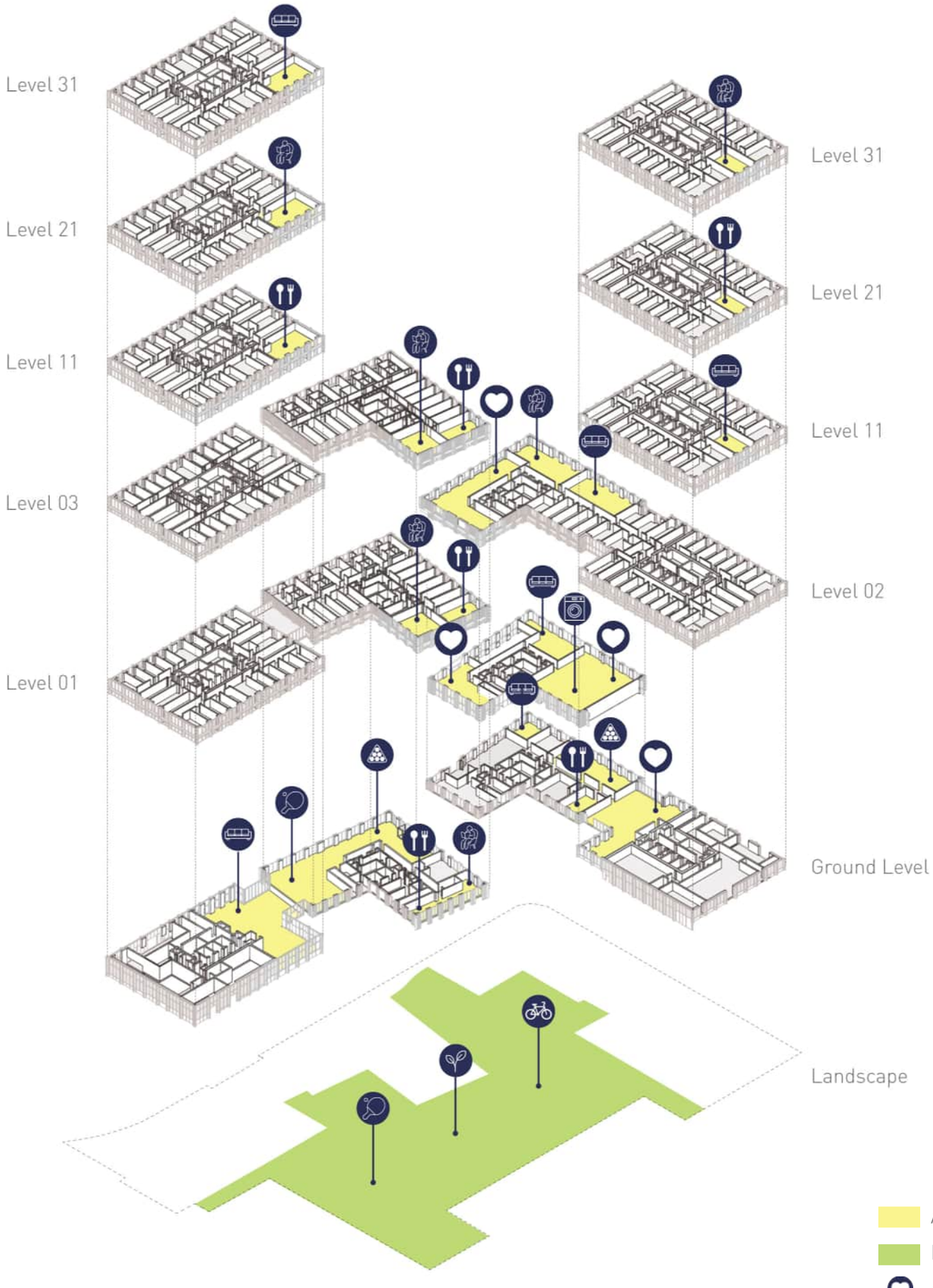


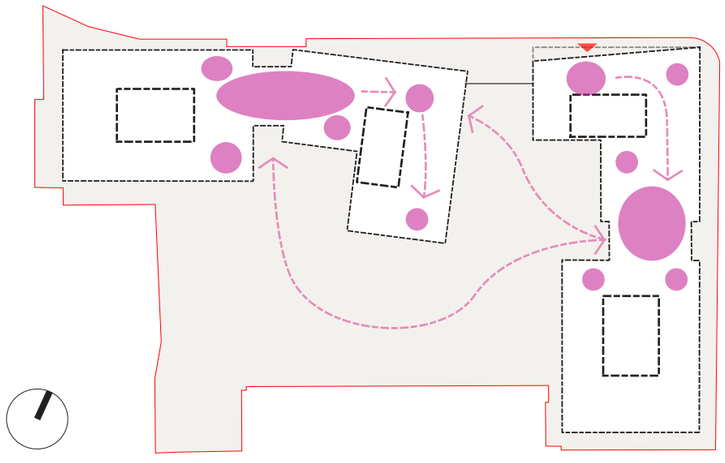


Amenity through the building

A series of amenity areas are positioned throughout the tower elements and create a vertical network of spaces to support both academic focus and social interaction. Distributed across different levels, these spaces will include dedicated study spaces offering a mix of private study booths and collaborative group areas, as well as private dining rooms that students can book for shared meals and small gatherings. The layered approach to the location of amenity spaces ensures that high-quality communal facilities are easily accessible to residents regardless of their floor level.

Positioned within the upper levels of the tower, the spaces benefit from expansive south-facing views that extend beyond the city limits.





Areas of amenity situated across the ground floor and lower level allow for moments of interaction and socializing.

Facade & Materiality Strategy

Manchester's historic buildings that adopt a strong facade rhythm and hierarchy order and built from the Manchester red brick tone. Larger facades are broken up with subtle bands which often used to express the transition between base, middle and a decorated top
.





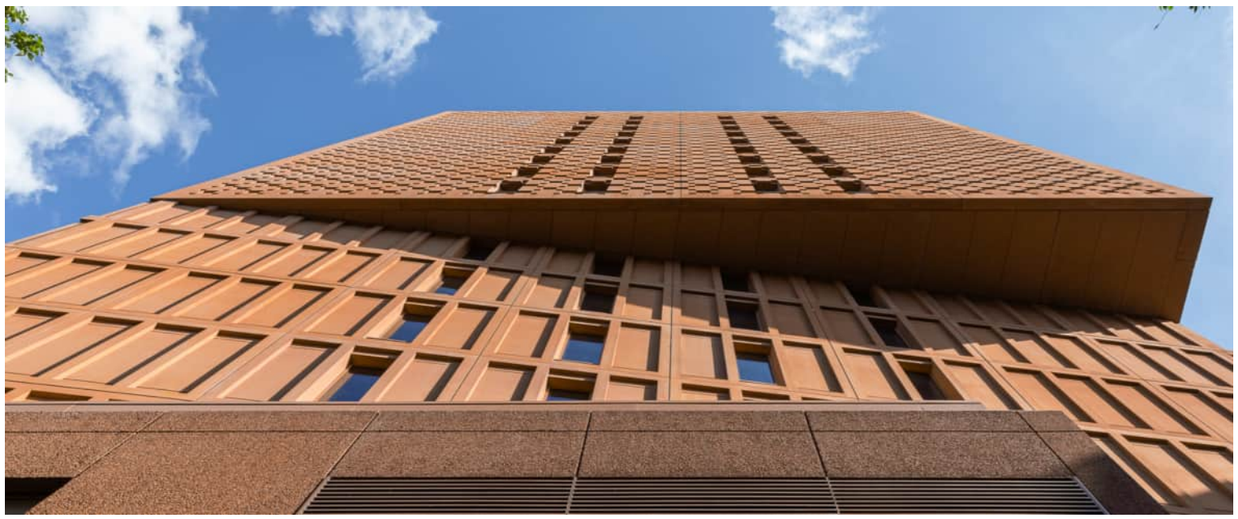


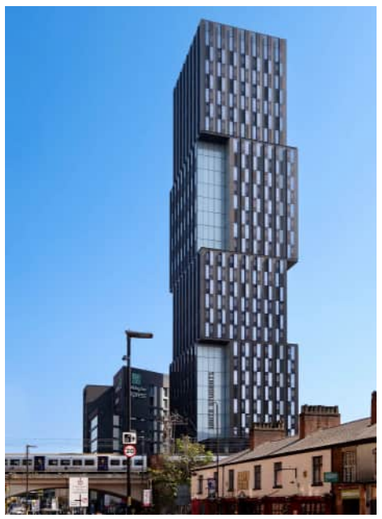
LOCAL VERNACULAR











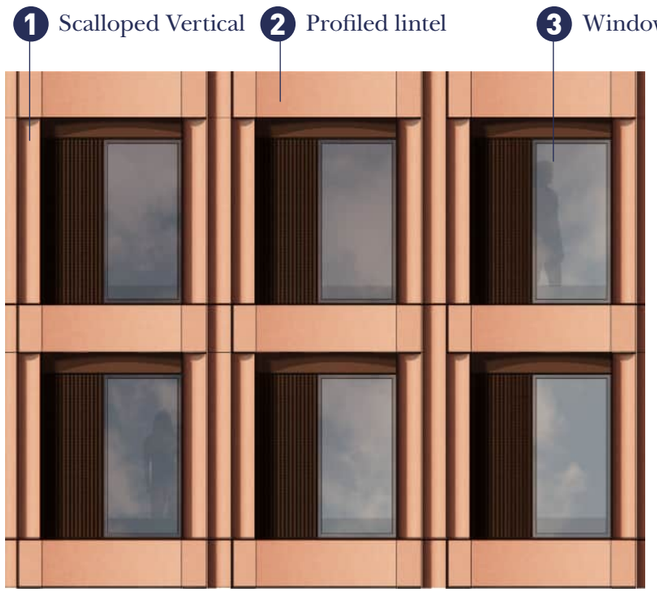


Low-level Buildings - Facade development

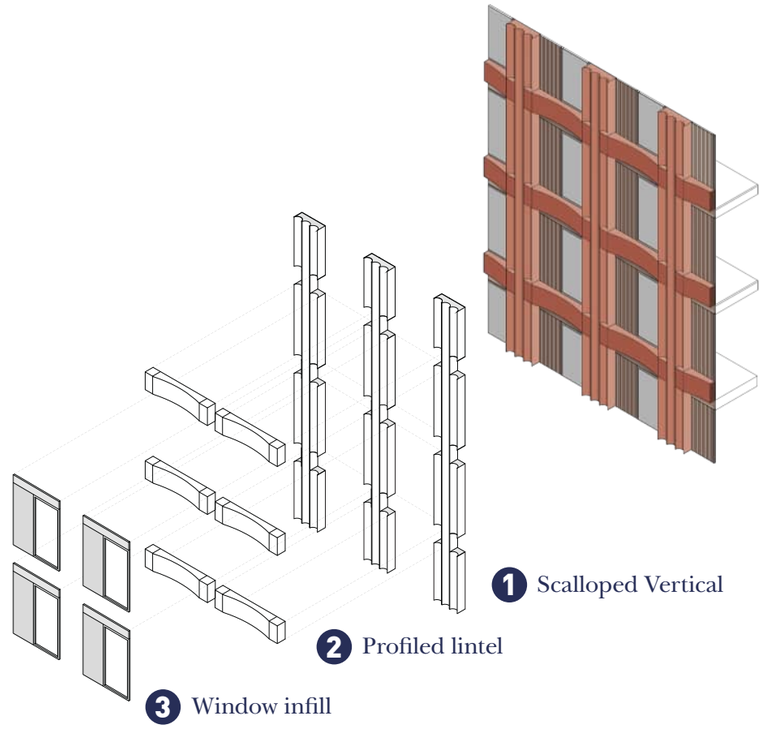
The facades for the low-level buildings take their influence from the historical grid facades along with reflecting the repeating internal programme.

The use of coloured concrete precast panels provides a solidity to the buildings while formed from basic building elements of the historical context with repeating grid of piers and lintol.

The piers are scolloped to introduce some visual interest and modelling to the piers which adds to the solidity of the facade approach.

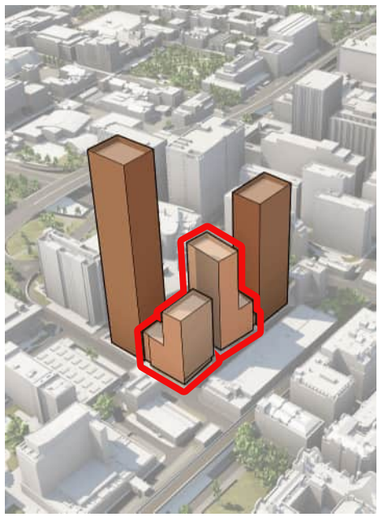


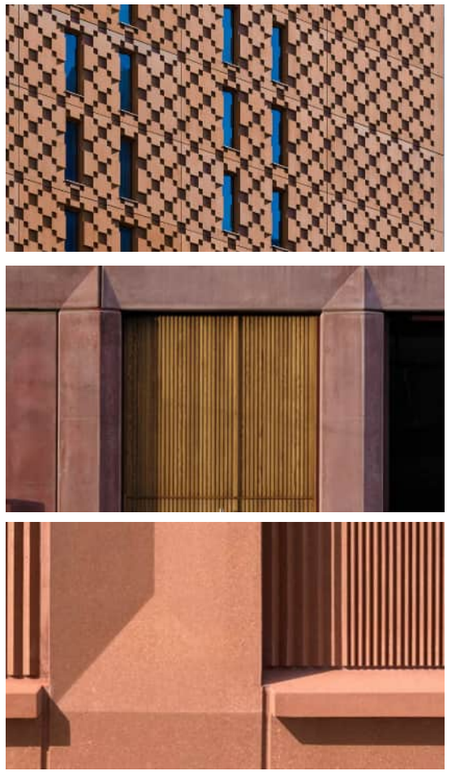
Initial Bay Study



Facade components diagram

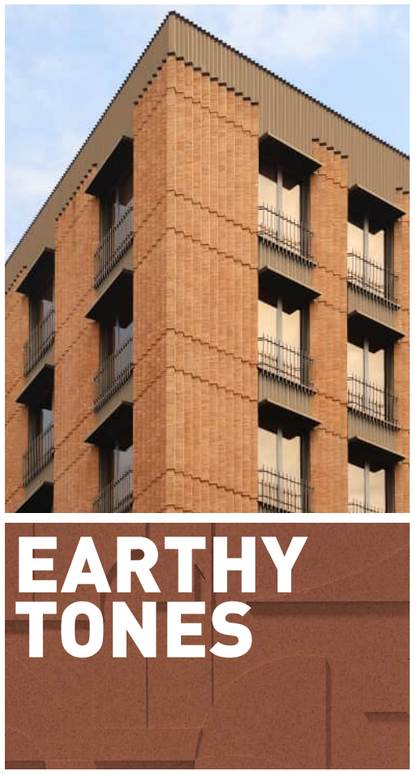
Lower City Datum Grid







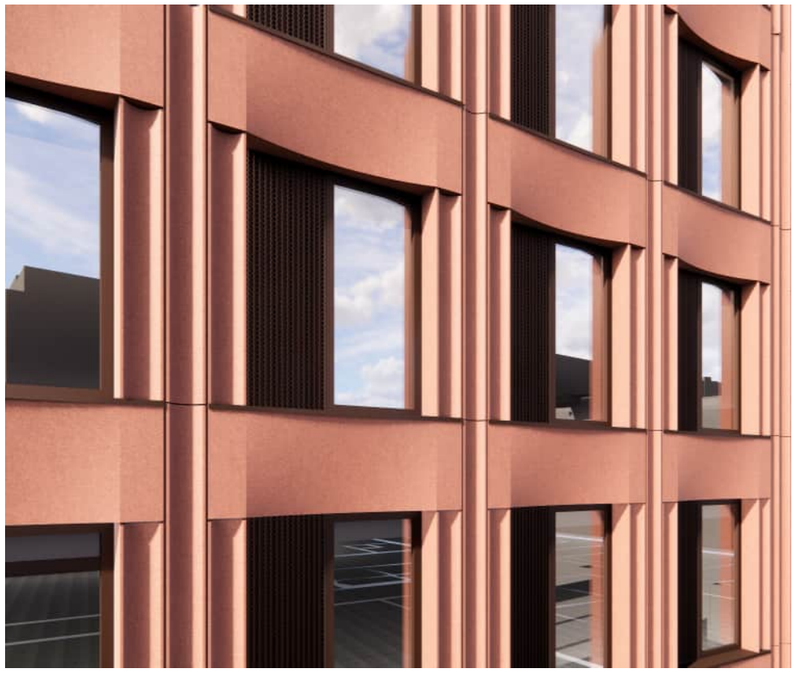




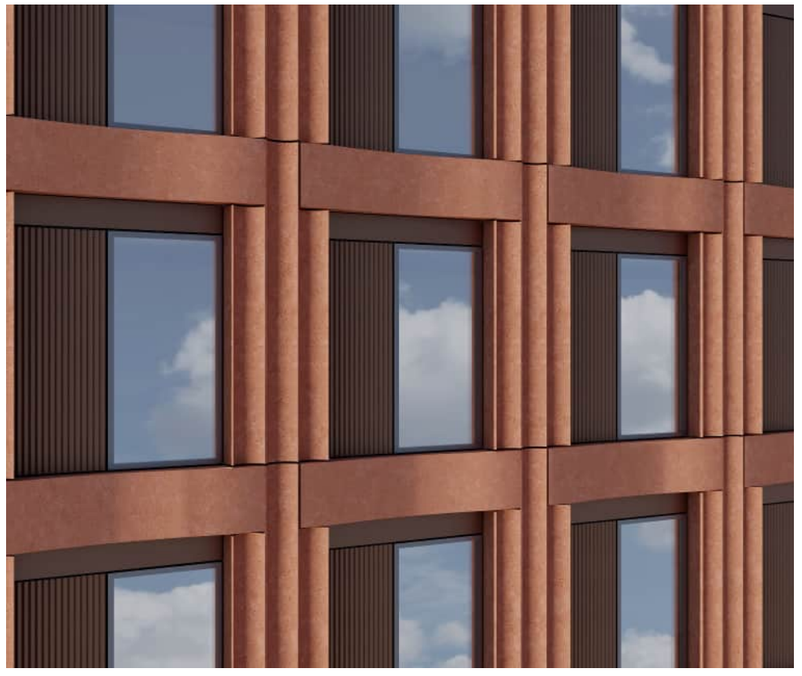


Facade Explorations

Various facade options were explored to refine and identify the most appropriate proposal.



Deep lintel - visually dominant



Extended Window - visually unbalanced



Metal window head - too pronounced

Material Consideration



Pre-cast Concrete



Bronze Anodised Aluminium



Scale Model

Tower Buildings - Facade development

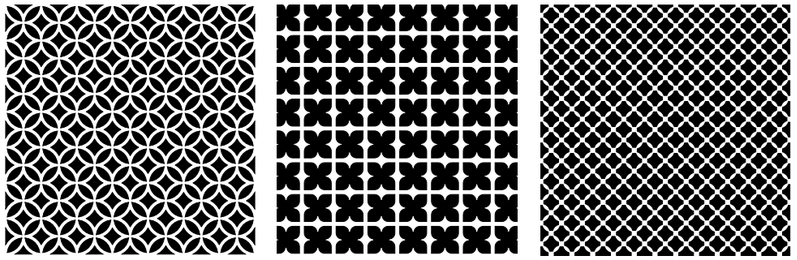
During the late 19th and early 20thcentury, the site contained a variety of industrial buildings and warehouses ranging from a saw mill, a rubber works, a soap works and an engineering plant.

As far back as 1760 the site was occupied by Garratt Mill, specialising in cotton weaving, printing and dyeing. The mill operated until the 1850s until transforming into other industrial uses.

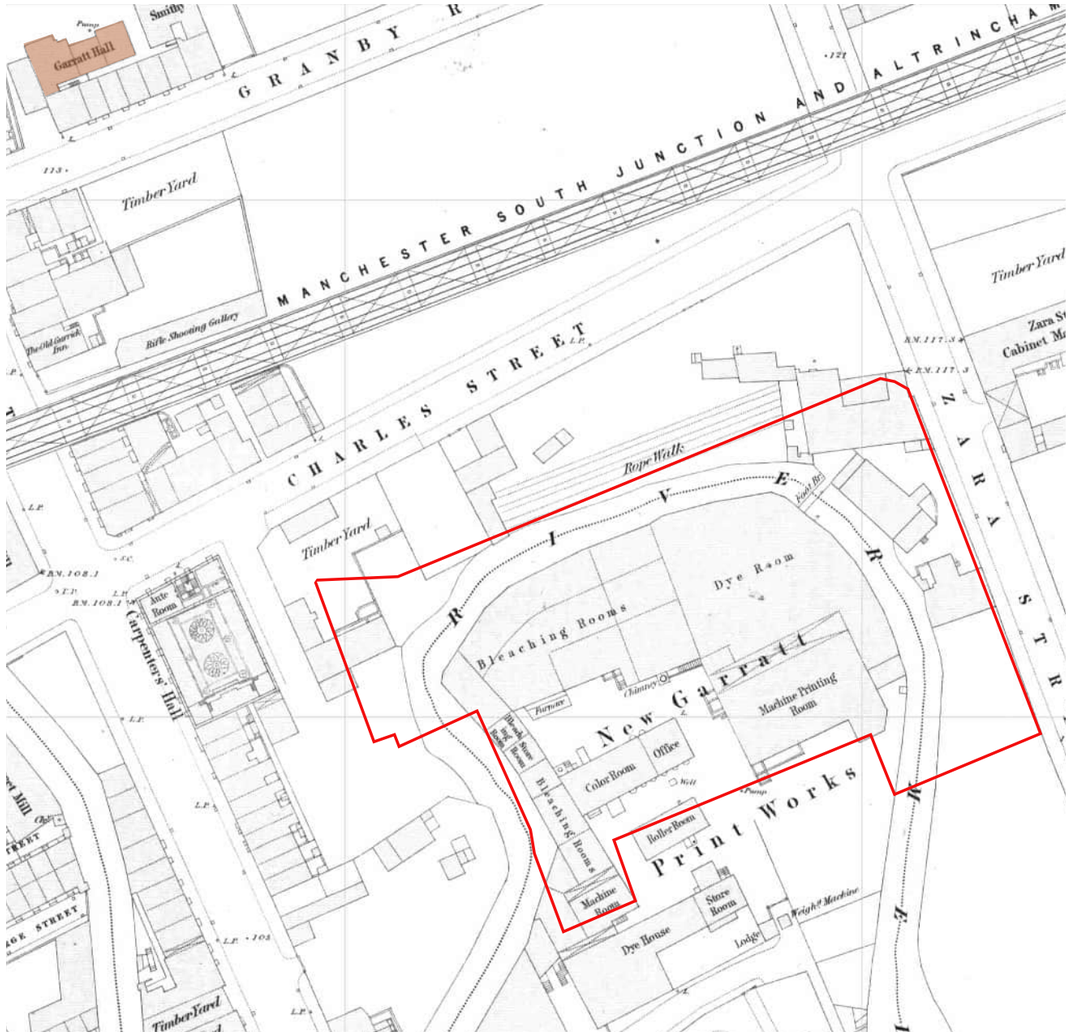
The nearby site was also formerly occupied by Garret Hall, a timber mansion located at the present junction of Granby Row and Princess Street. The building could be characterised by its decorative timber frame and stone base with numerous gables and chimneys facing the river Medlock.

Victorian cotton weaving patterns & Calico prints

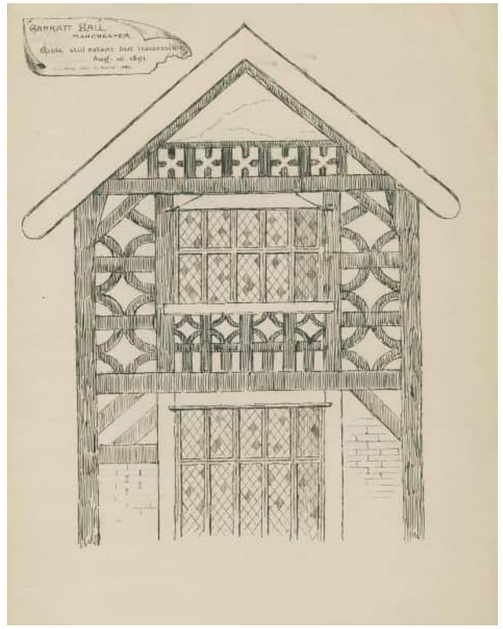
The Calico Printers' Association Ltd was established in Manchester through the amalgamation of 46 textile printing companies and textile merchants in 1899 including premises located on Oxford Road and Princess Street among others. Patterns often feature geometric or floral motifs with heavy influences from the near and far east.

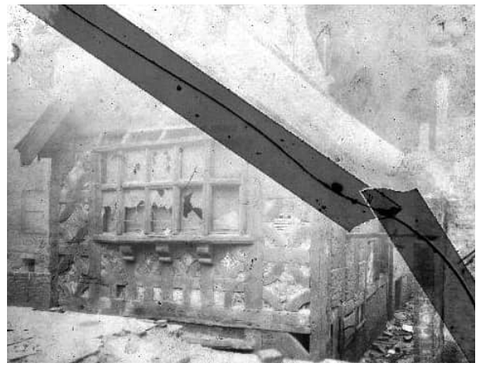


Pattern explorations

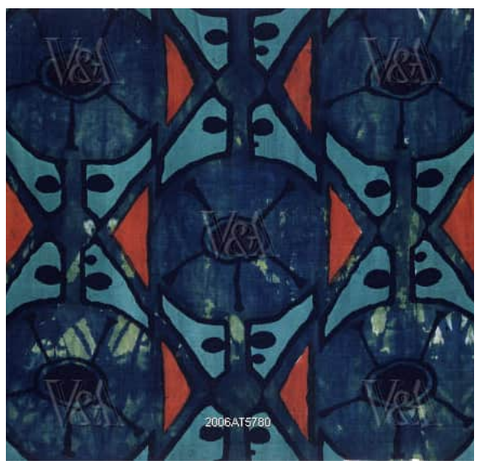


1056 Scale Town Plan -1851 ☐ Approximation of site boundary





Garratt Hall Photograph - 1910











Rapid Vent Veil Explorations

Throughout the design process iterations of the building and facade appearance have been tested to find the most appropriate material, detail and aesthetic approach for the site. This page shows some of the elevation studies undertaken during the design process.







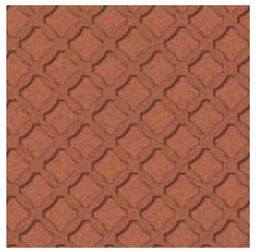
Opaque Facade development

We explored how suitable patterns may appear and could be integrated into the design.

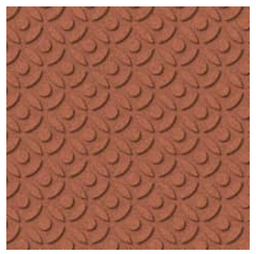
We tested patterns as part of the development of the proposal.

Example of different patterns and textures.











Solid panel Explorations

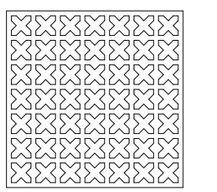


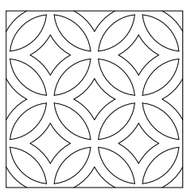


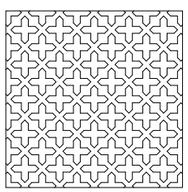


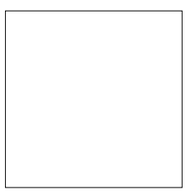


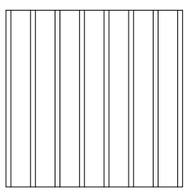


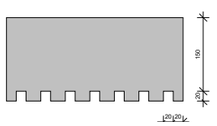


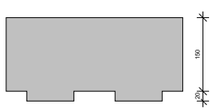


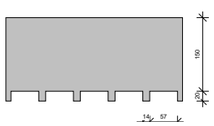




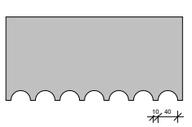












Tower Buildings - Facade development

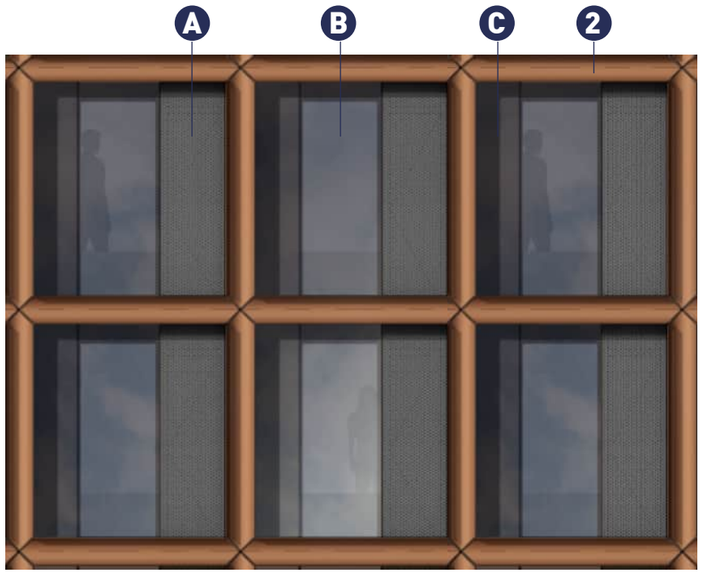
Similar to the low-level buildings, the towers take their influence from the historical facades and the grid. In this instance, the proposed design is for a reflective design response that will be visually lighter when viewed from across the city. The use of the expressed grid creates a coherent aesthetic across both facade typologies.

The contrast between the taller and the lower elements is emphasised through the choice of material and relief.

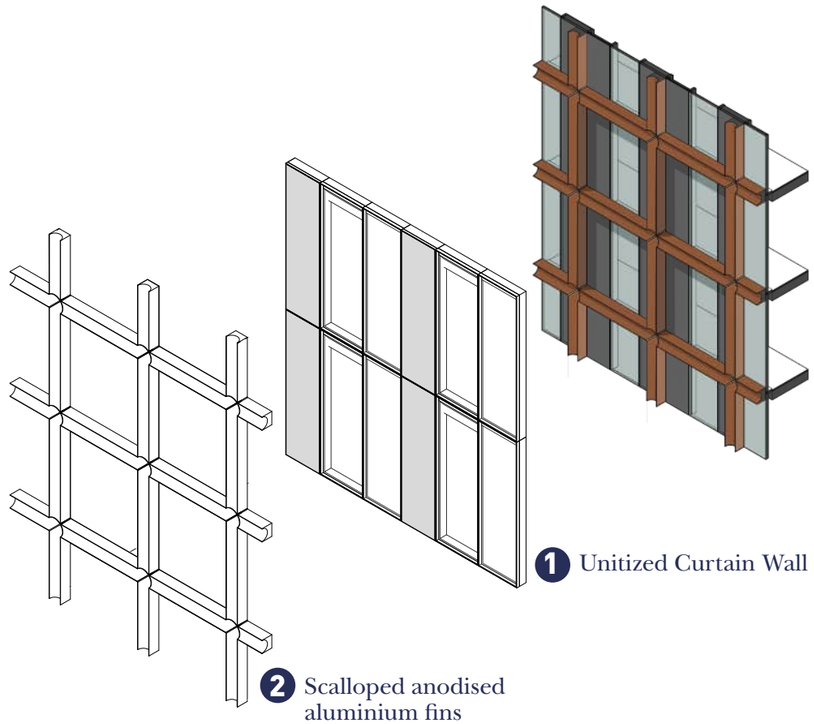
Taller elements are unitised curtain walling with a mixture of clear vision units, glass spandrel panels and anodised aluminium perforated vale over the ventilation door. Fritting applied to the glass helps cover the interior furniture and add texture.

Over this the expressed anodised aluminium grid is applied. This curved bronze profile creates a link between the grid of the lower rise buildings with the expressed scallop.

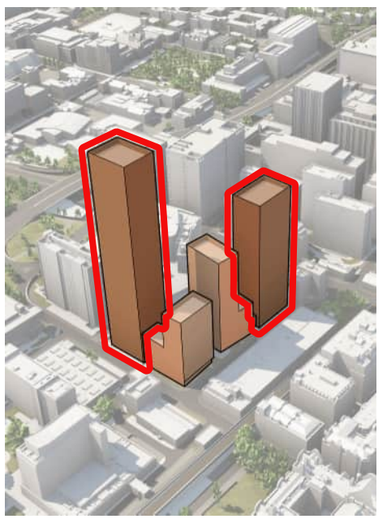
A decorative frit is used to both accentuate the grid and conceal the bed which is against the facade.

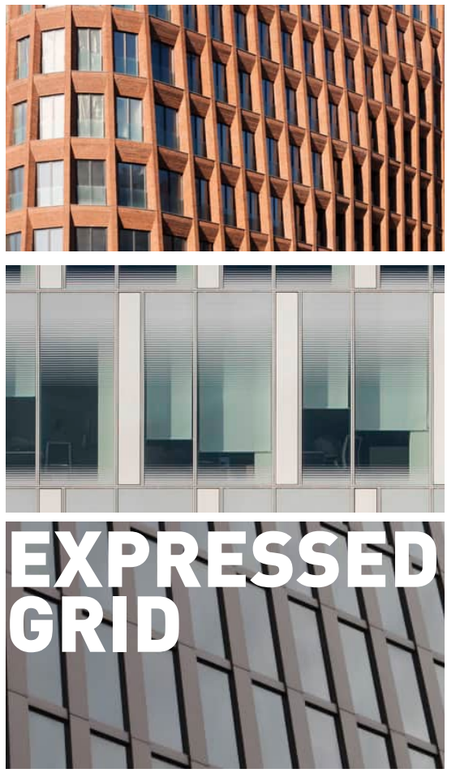


A Rapid Vent B Window with frit C Glazed spandrel

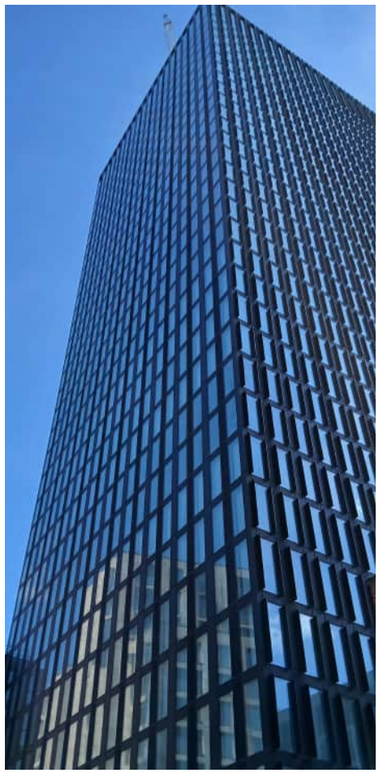


Upper City Datum Grid







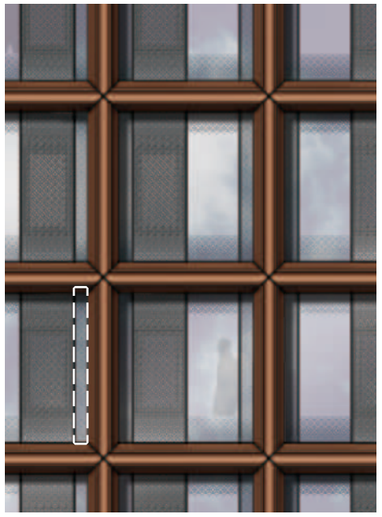




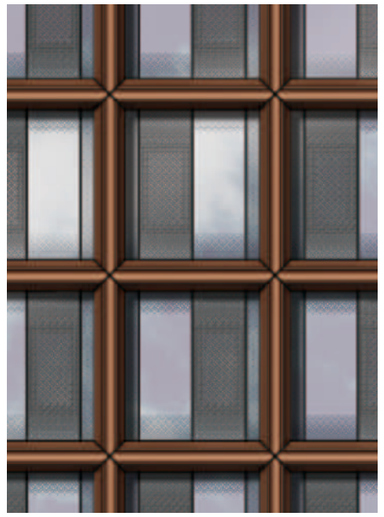
Tower Buildings - Facade development

Throughout the design process iterations of the building and facade appearance have been tested to find the most appropriate material, detail and aesthetic approach for the site. This page shows some of the elevation studies undertaken during the design process.

Vent panels in-line



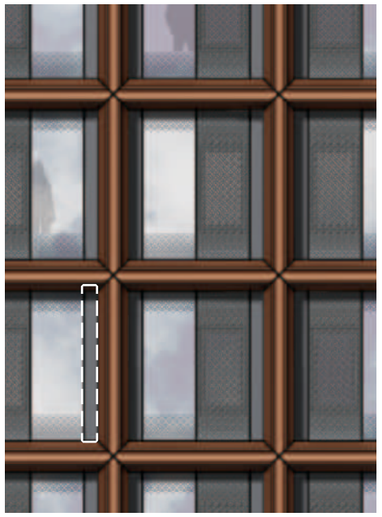
Vent panels alternating



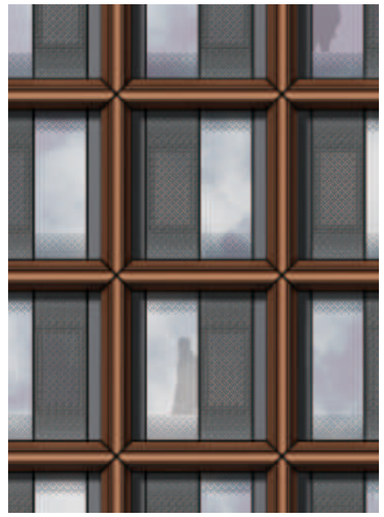


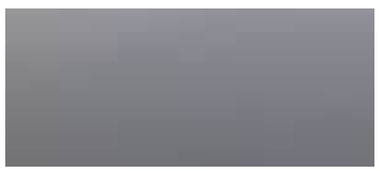
Glass

Vent panels in-line



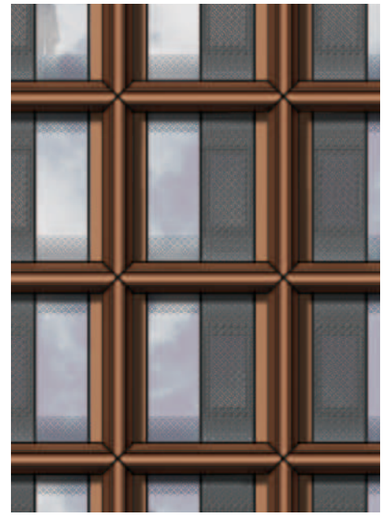
Vent panels alternating



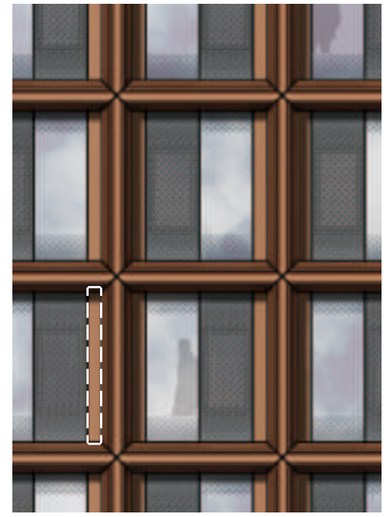


Gunmetal

Vent panels in-line



Vent panels alternating





Bronze

Parapet Detail

We reviewed a number of alternatives for the parapet design of the pre-cast facade.









Parapet Detail

We reviewed a number of alternatives for the parapet design of the Tower facade.



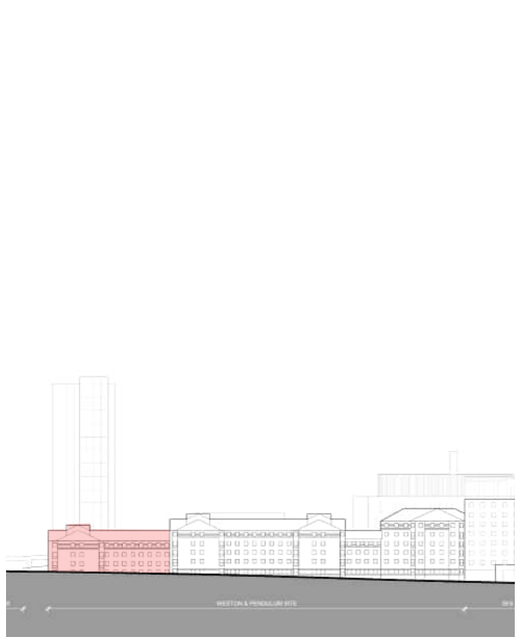




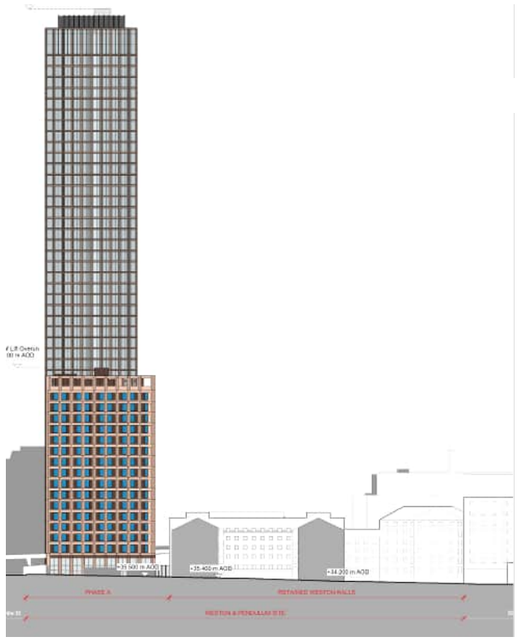


Phased Development

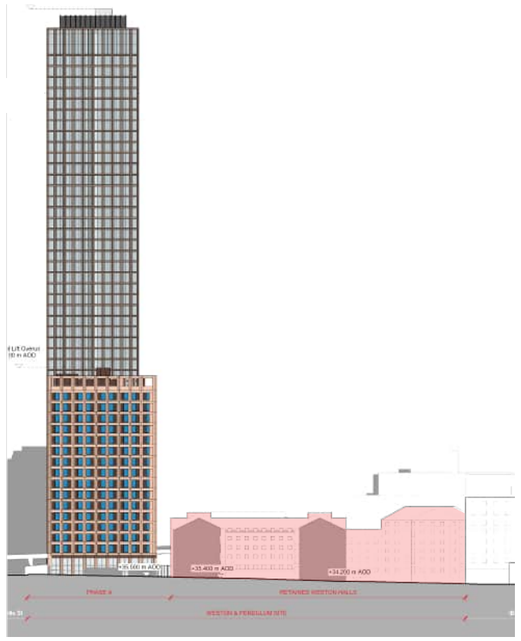
The overall development will be delivered in two phases, which we have called Phase A and Phase B. During the delivery of the project, the two phases will operate autonomously.



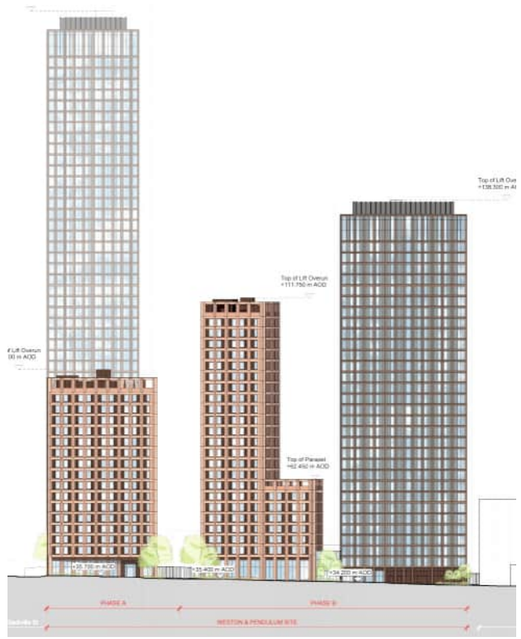
PARTIAL DEMOLITION



PHASE A CONSTRUCTION

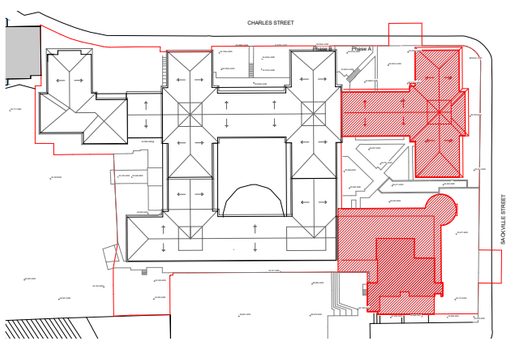


PHASE B DEMOLITION



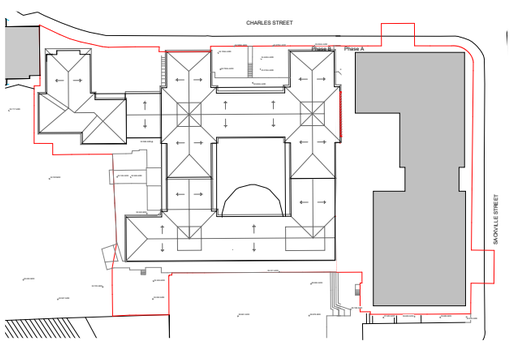
PHASE B CONSTRUCTION

NORTH ELEVATION



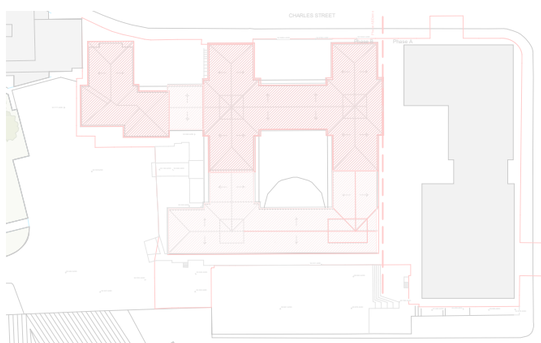
Partial demolition and remodel of existing Weston Hall and Pendulum Hotel.

NORTH ELEVATION



Construction of Phase A Development

NORTH ELEVATION



Demolition of remodelled Weston Hall.

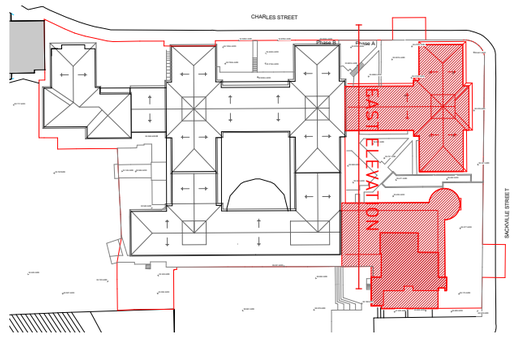
NORTH ELEVATION

Construction of Phase B Development

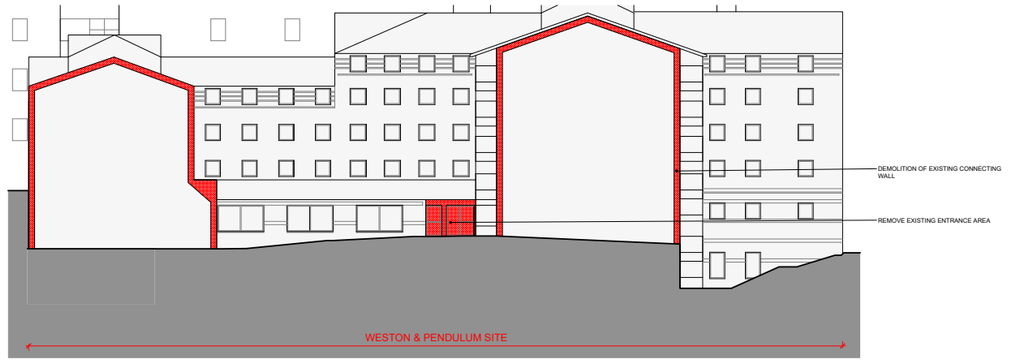
Remodelling of Existing Building Facades

Material treatment to gables created between construction of phases.

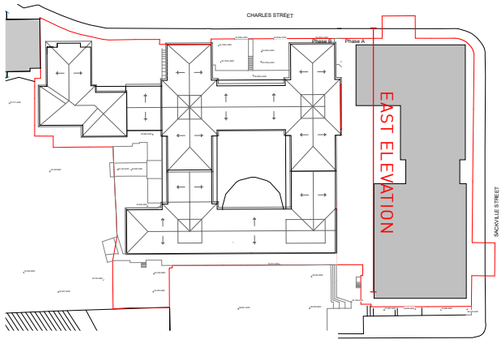
PARTIAL DEMOLITION



Partial demolition and remodel of existing Weston Hall and Pendulum Hotel.



PHASE A CONSTRUCTION



Construction of Phase A Development





Header Brick Band



Brick band 1



Brick band 2



Mid level detail



Lower level Brickwork



Lower level brick and concrete band



Example of existing brickwork Facades.

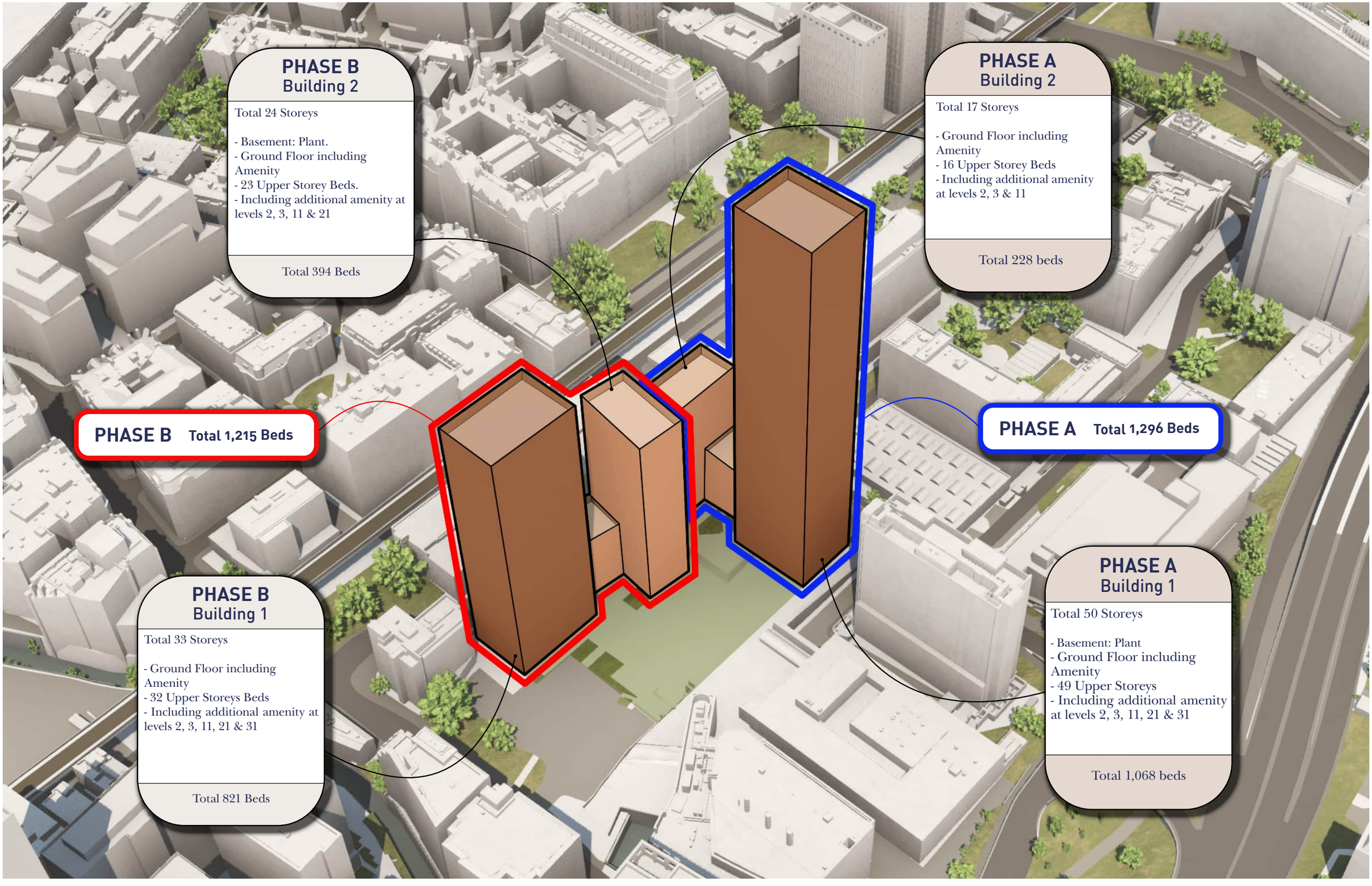
simpsonhaugh PLANIT

5.1 Phasing & Massing Summary
5.2 Overview
5.3 Entrance & Amenity
5.4 Amenity
5.5 Residential Layouts
5.6 Massing & Facade Expression
5.7 Phase A & B Elevations
5.8 Lower Block Facade Principles
5.9 Tower Facade Principles

5.0
DESIGN PROPOSAL

VIEW FROM THE VIMTO PARK

5.1 Phasing & Massing Summary



5.2.1 Scheme Proposal Summary

This chapter comprises of the following key sections:

- Use & Amount
- Layout
- Scale
- Appearance

5.2.2 Use and Amount

Phase A
Total Beds: 1,296

Phase A

Total Studio Bedrooms	Total Cluster Kitchen	Total Cluster Bedrooms	Total Accessible Bedrooms	Total Twodio Kitchen	Total Twodio Bedrooms	Total Bedooms	Amenity/Beds	Management Suite	Refuse	Plant	Total GIA sqm	Total GIA sqft	GIA/Bed	GEA
464	96	672	65	80	160	**1,296**	1.08	181	171	623	43,567	468,701	33.6	48,388
35.8%		51.9%	5.0%		12.3%									

Phase B
Total Beds: 1,215

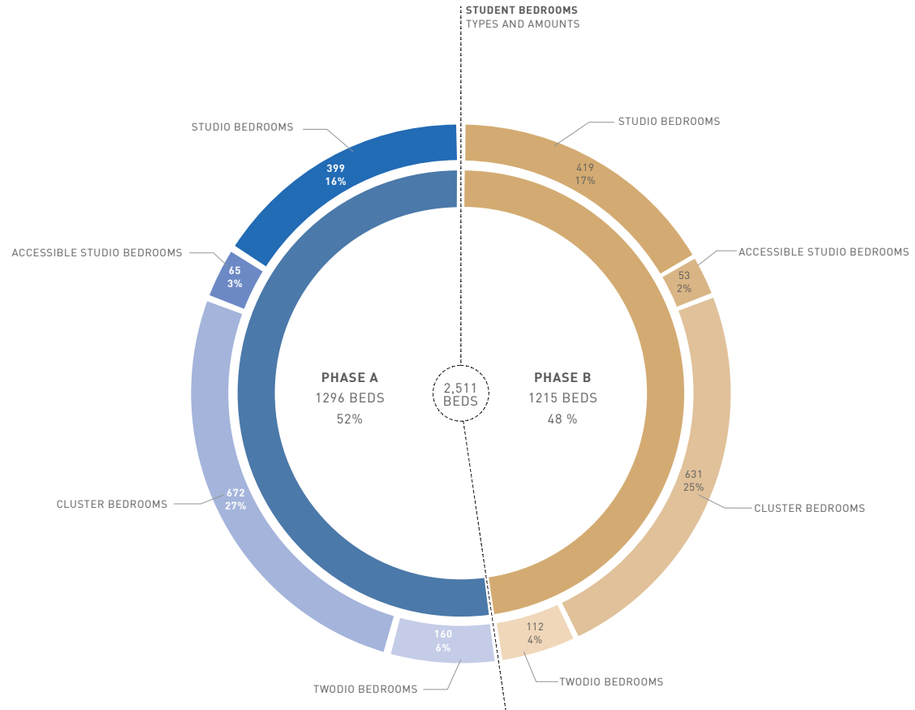
Phase B

Total Studio Bedrooms	Total Cluster Kitchen	Total Cluster Bedrooms	Total Accessible Bedrooms	Total Twodio Kitchen	Total Twodio Bedrooms	Total Bedooms	Amenity/Beds	Management Suite	Refuse	Plant	Total GIA sqm	Total GIA sqft	GIA/Bed	Total GEA
472	64	631	53	56	112	**1215**	0.91	0	146	679	36,859	396,746	30.3	40,898
38.8%		51.9%	4.4%		9.2%									

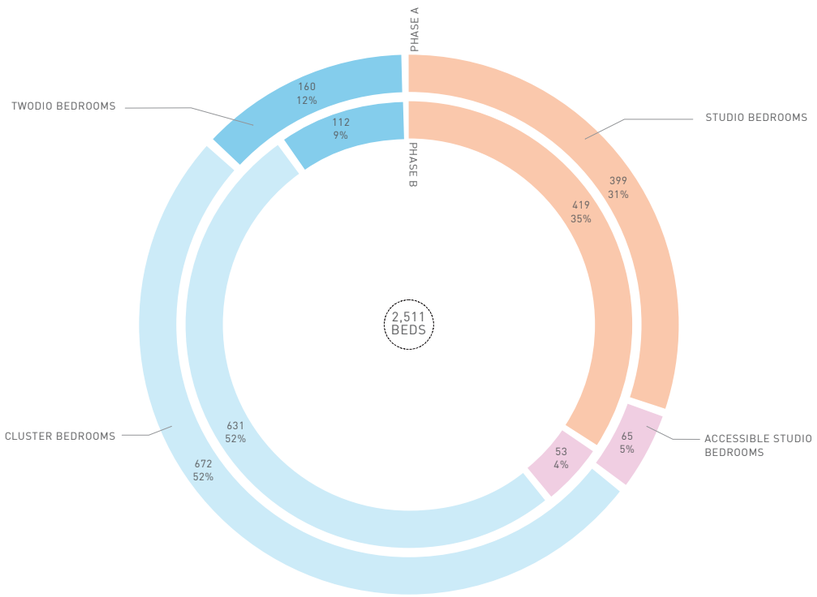
Phase A & B
Total Beds: 2,511

Combined Phase A & B

Total Studio Bedrooms	Total Cluster Kitchen	Total Cluster Bedrooms	Total Accessible Bedrooms	Total Twodio Kitchen	Total Twodio Bedrooms	Total Bedooms	Amenity/Beds	Management Suite	Refuse	Plant	Total GIA sqm	Total GIA sqft	GIA/Bed	Total GEA
936	160	1303	118	136	272	**2,511**	1.00	181	317	1303	80,426	865,447	32.0	89,287
37.3%		51.9%	4.7%	5.4%	10.8%									



Overall types and amount



Phase A & B types and amount



VIEW ALONG CHARLES STREET

5.3.1 Ground Floor Level

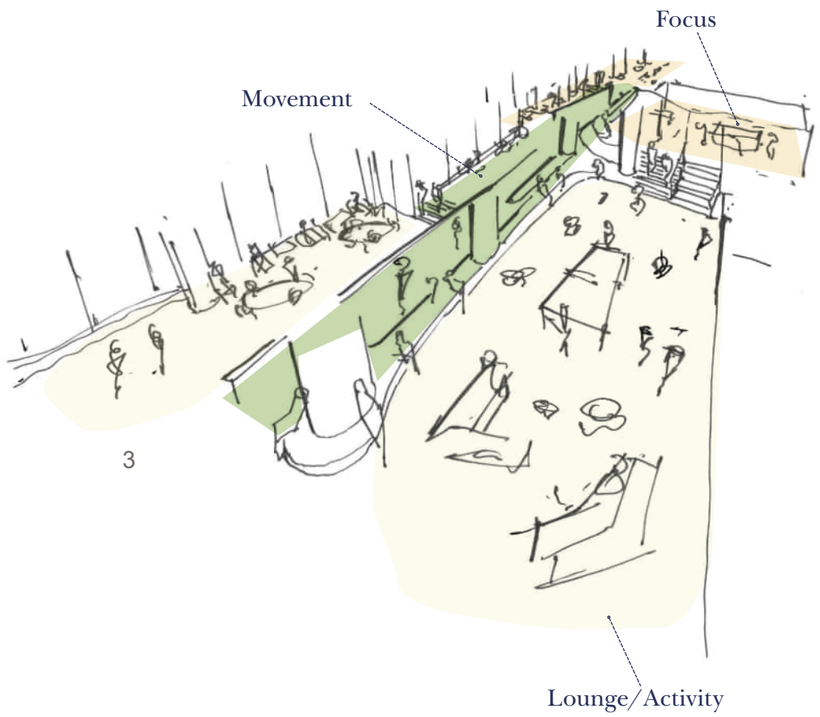
Phase A & Phase B (+34.20m AOD / +35.40m AOD / +35.50m AOD)
The main entrance to the overall scheme is located along Charles Street within Phase A. The entrance is articulated with a fold in the elevation of the lower ground floor and defined by a textured portal surround at the entrance doors.

Once inside the building a large double height entrance lobby activates the northern frontage, and provides access to the main vertical circulation core lift lobby and student residential levels above.

Active frontages have been maximized along Charles and Sackville Street. The internal layout has been curated to maximize passive surveillance of the adjacent streets and the the new urban landscape.

Back of house areas along Charles and Sackville Street have been kept to a minimum limiting the uses (sub station/fire escape/bin stores) that require direct street access along these facades.





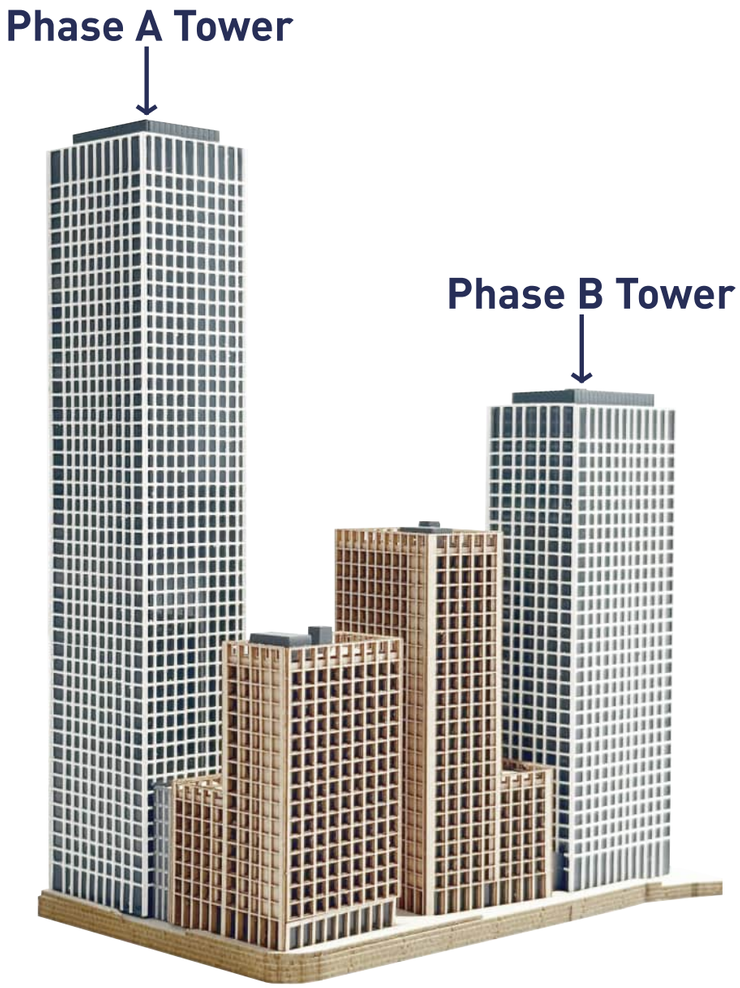
5.3.2 Levels 01, 02 & 03

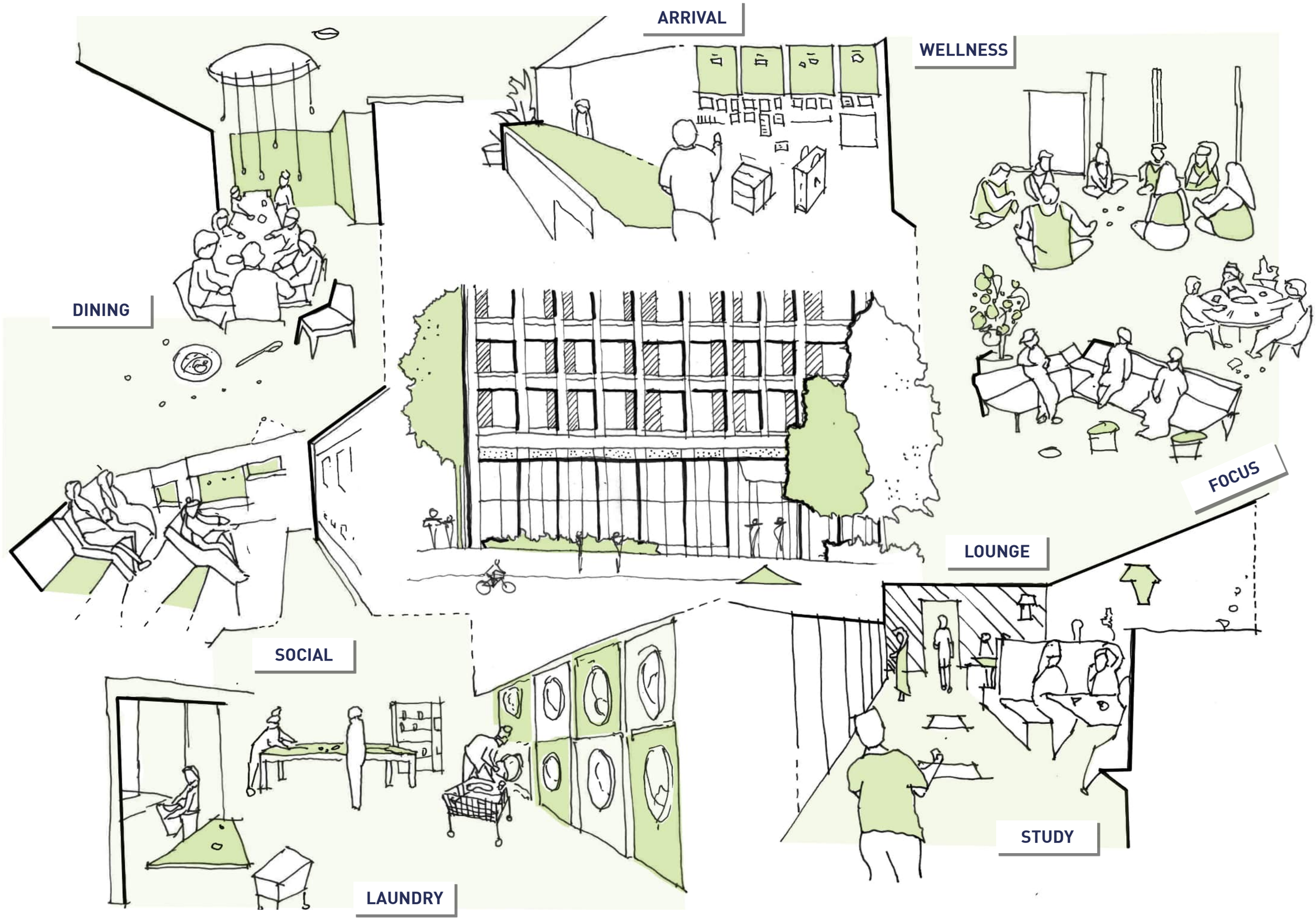
Levels 01, 02 & 03 contain a mixture of residential amenity and bedrooms. These amenity spaces will include a mix of lounge and study facilities along with twodio bedrooms, studios and cluster bedrooms.

The location of the amenity has been maximized at the junction of Charles and Sackville Street to help improve passive surveillance. The intention would be that the gym and social spaces will be located here.

Provision for quieter study and private dining spaces have been made which address the courtyard to the south in Phase B.

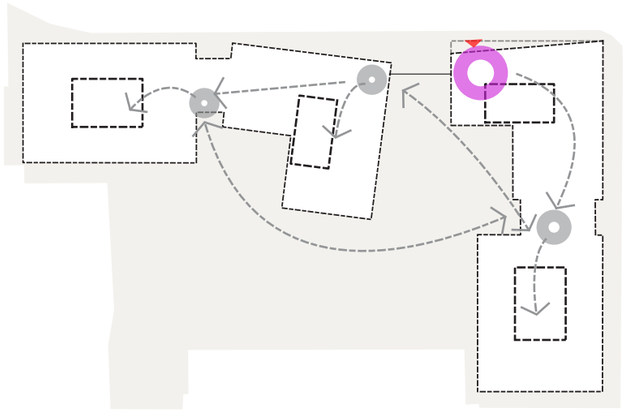


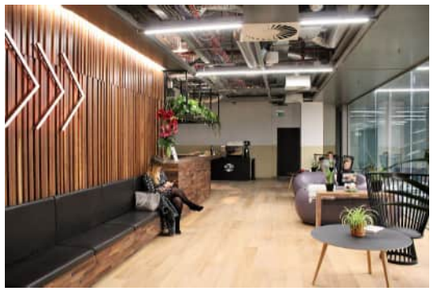



ARRIVAL
WELLNESS
DINING
FOCUS
LOUNGE
SOCIAL
STUDY
LAUNDRY

5.4.1 Arrival

Flooded with natural light, the double height spaces gives the students a true sense of arrival. The location of the reception desk positioned to maximize interaction with staff and opportunity to see a friendly face and gives staff an opportunity to interact with the students on a daily basis. Beyond the entrance hall, students will have access to over 2,537m² of supporting amenity facilitating student well-being and interaction.









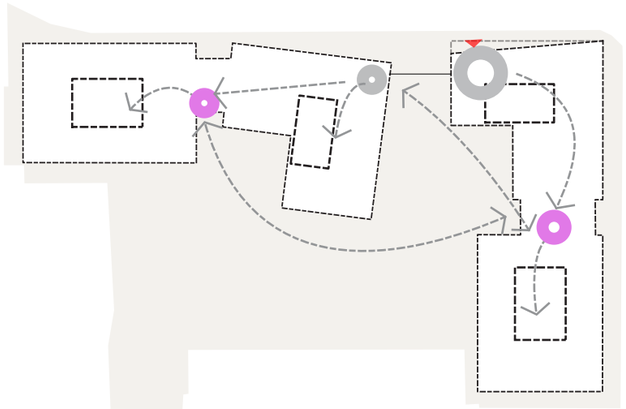






5.4.2 Intermediate Spaces

The double-height linking space between the lower buildings and towers will provide students with a unique transitional zone between the landscape courtyard and their bedroom. It offers the opportunity for a chance meet with fellow students, with glimpses into the adjacent amenity spaces before moving into the vertical circulation and on to their bedroom.







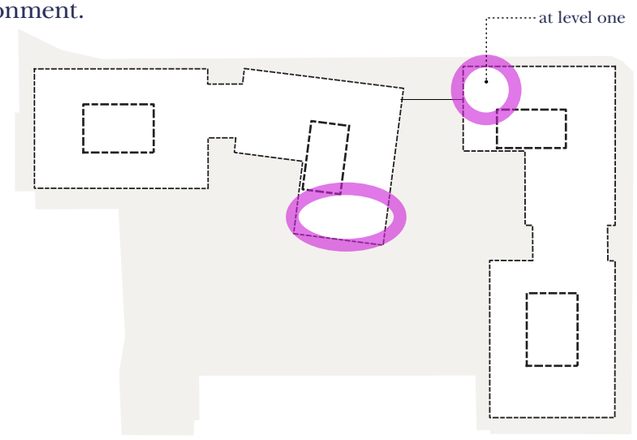






5.4.3 Wellness Spaces

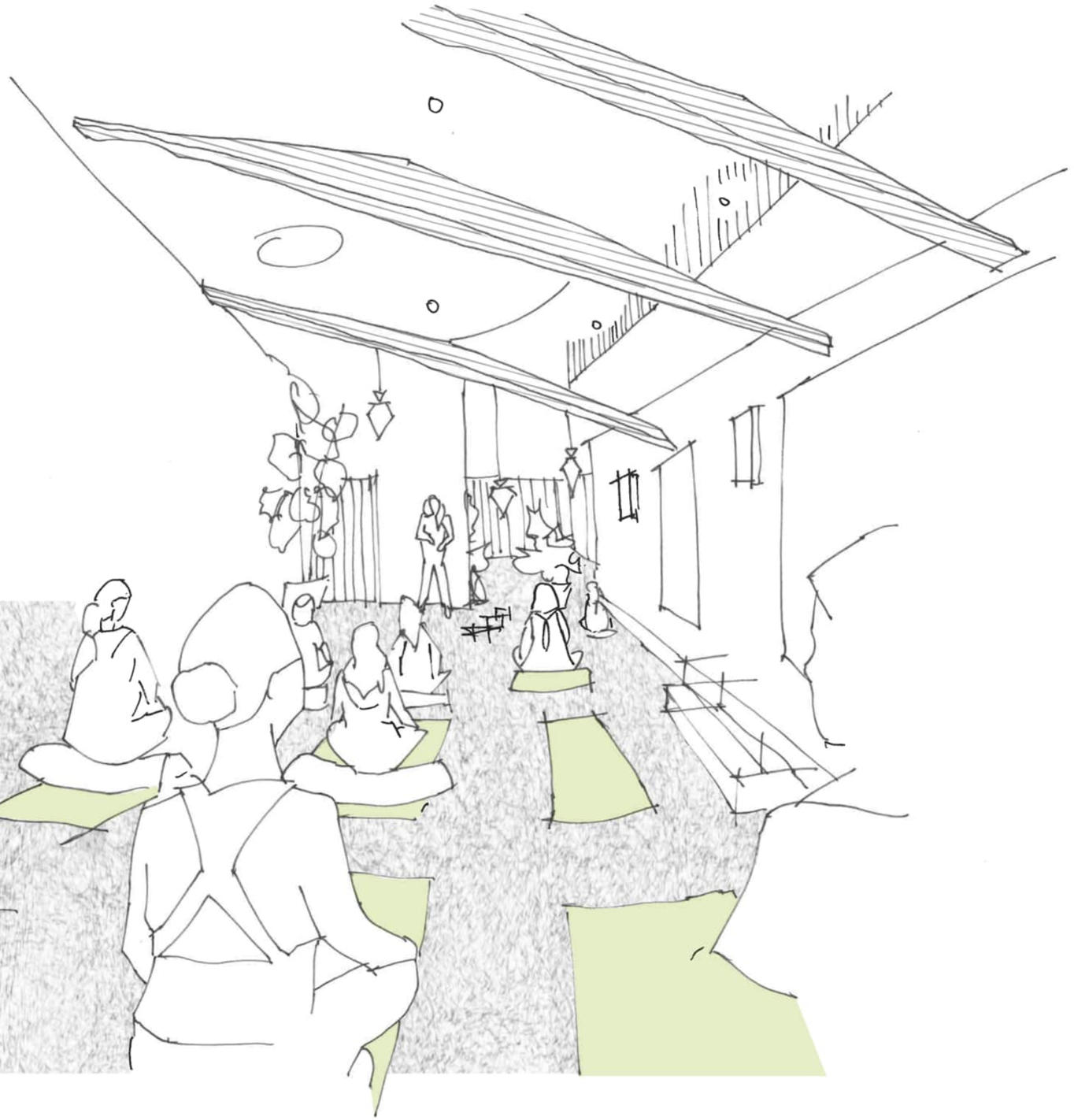
An on-site fitness facility helps to promote student wellbeing and encourages a healthy and active lifestyle. The position within the building addresses the busier elements of the site along Charles and Sackville Street. The private dining spaces positioned on the calmer courtyard facing aspect provides a flexible, communal space. Together these amenities contribute to a socially cohesive living environment.





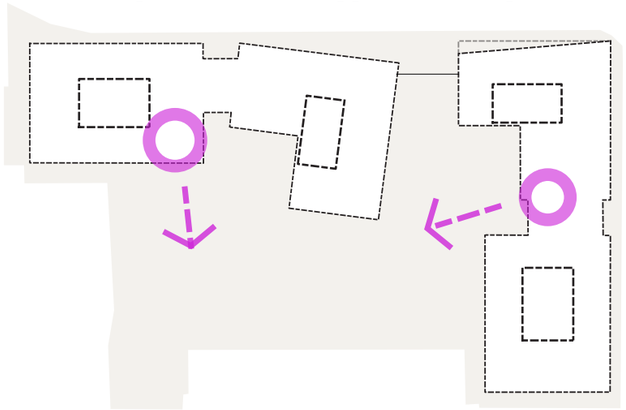


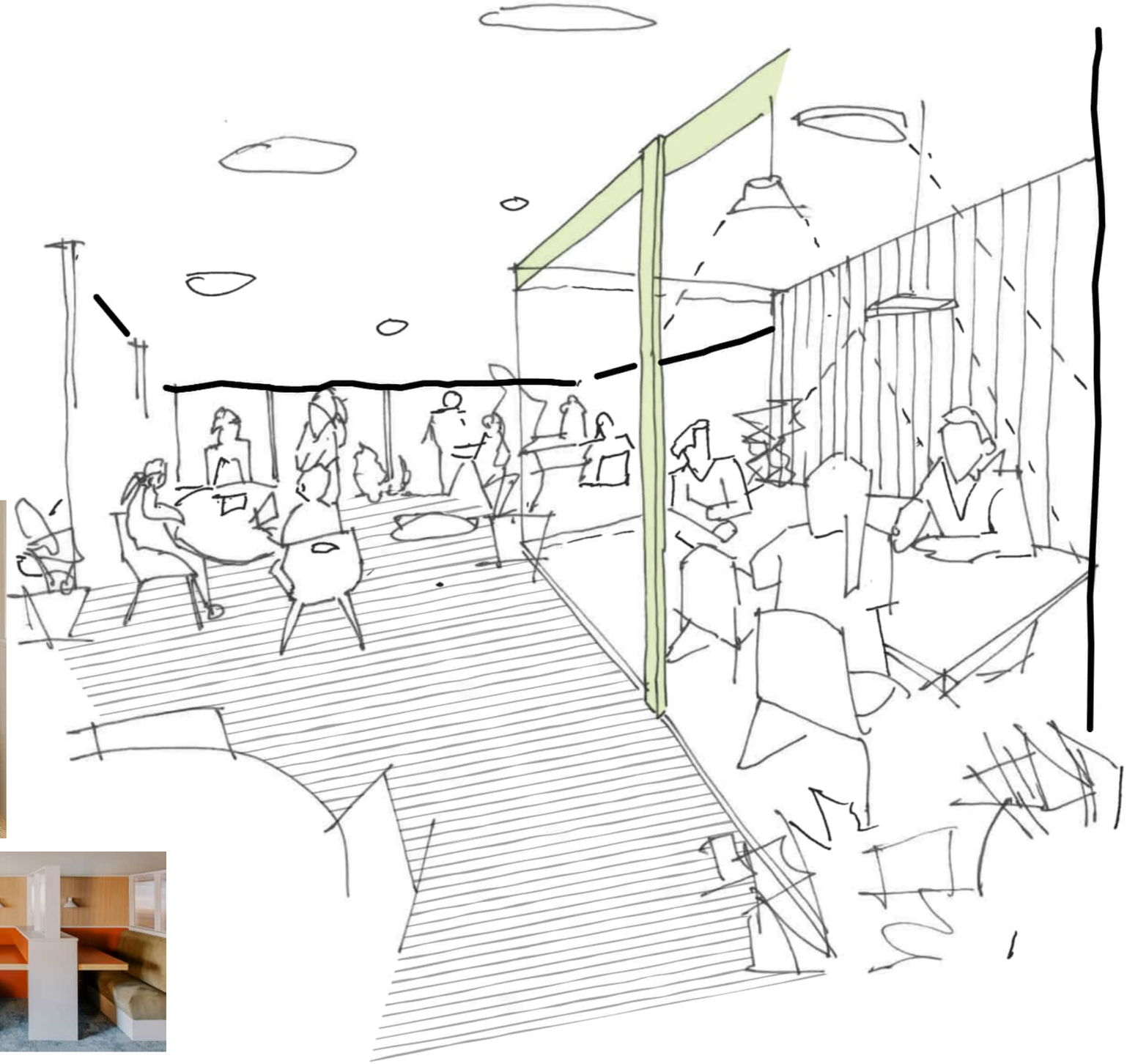




5.4.4 Focus Spaces

The provision of dedicated study spaces provide students with a focused and conformable alternative to working in their bedrooms. Dedicated spaces help reduce distractions by locating them on the quieter aspects overlooking the landscape. Healthier study habits are promoted by creating a clearer separation between academic and personal life, the spaces are equipped for both individual and group study and fosters a productive and supportive atmosphere for students.









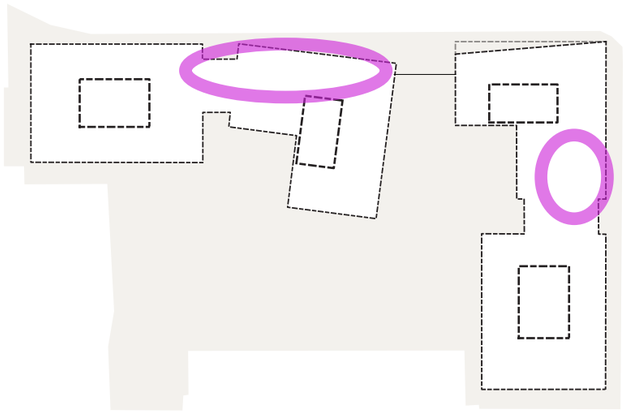






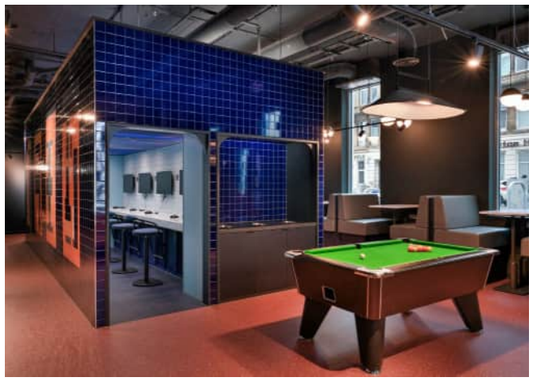
5.4.5 Informal Social Spaces

Relaxed communal areas give students space within the residence to encourage chance encounters, help build friendships and support a strong sense of community within the building. Comfortable, flexible spaces give students a socialising space helping to enhance the overall student experience and promote a balanced, socially engaging living environment.





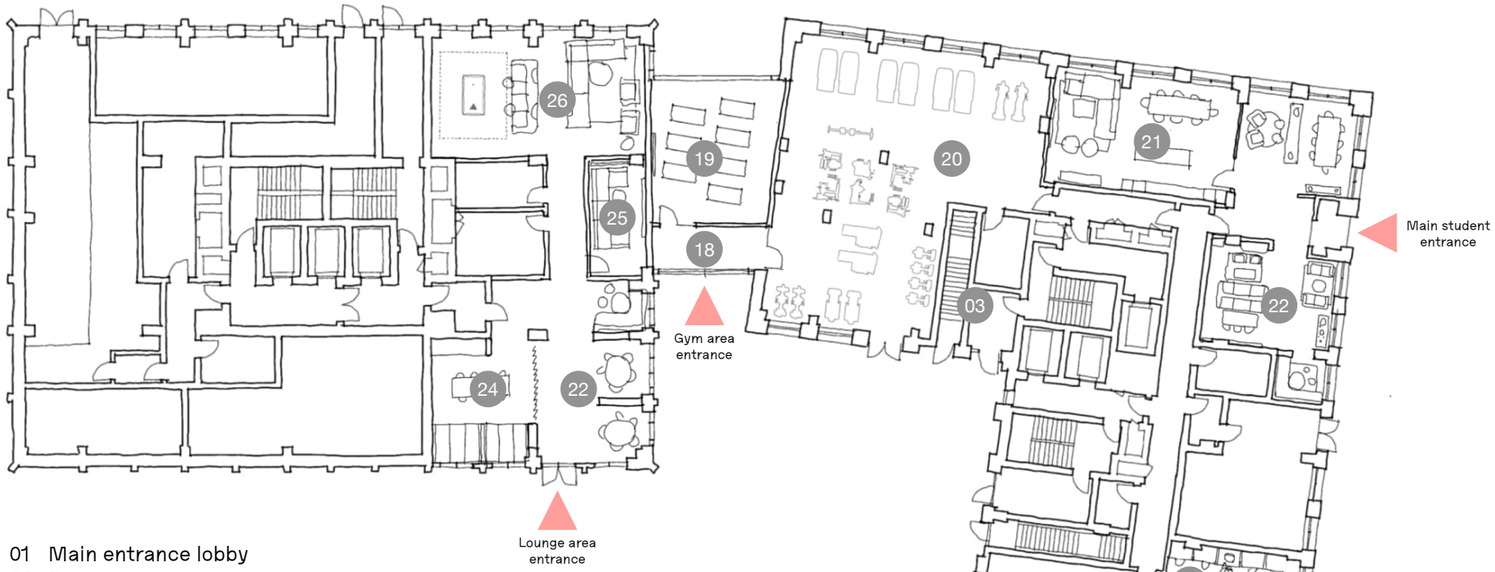




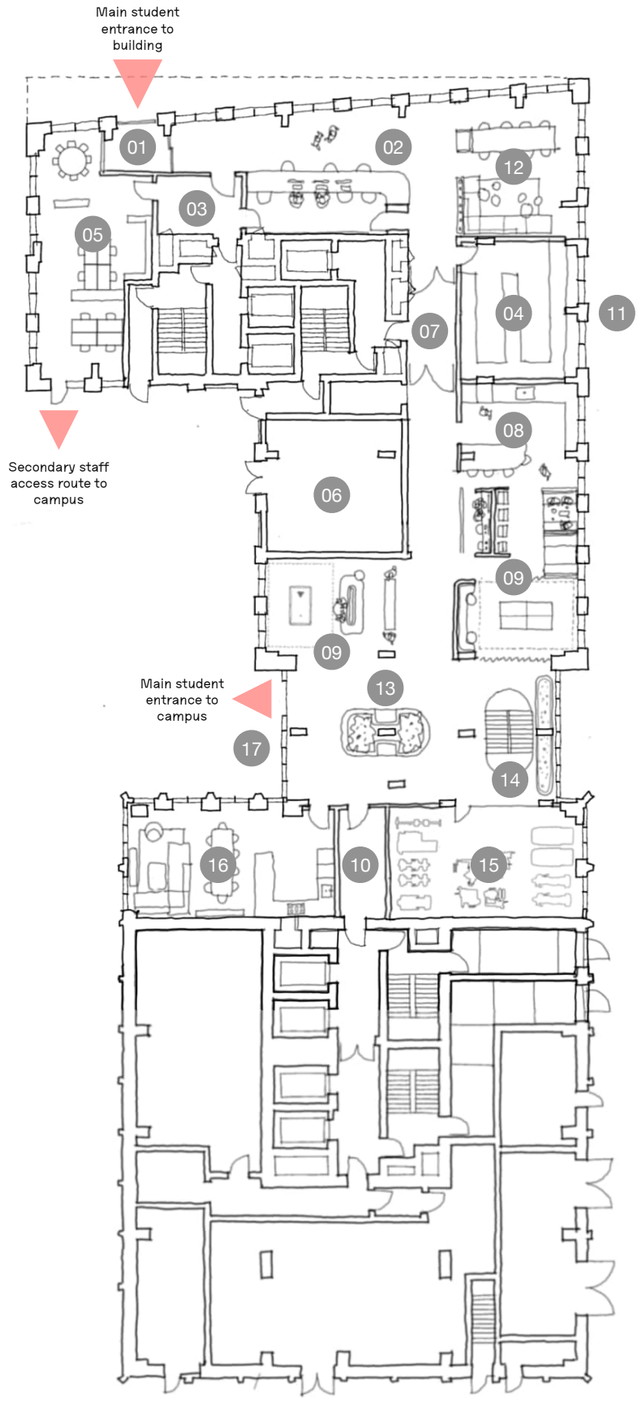




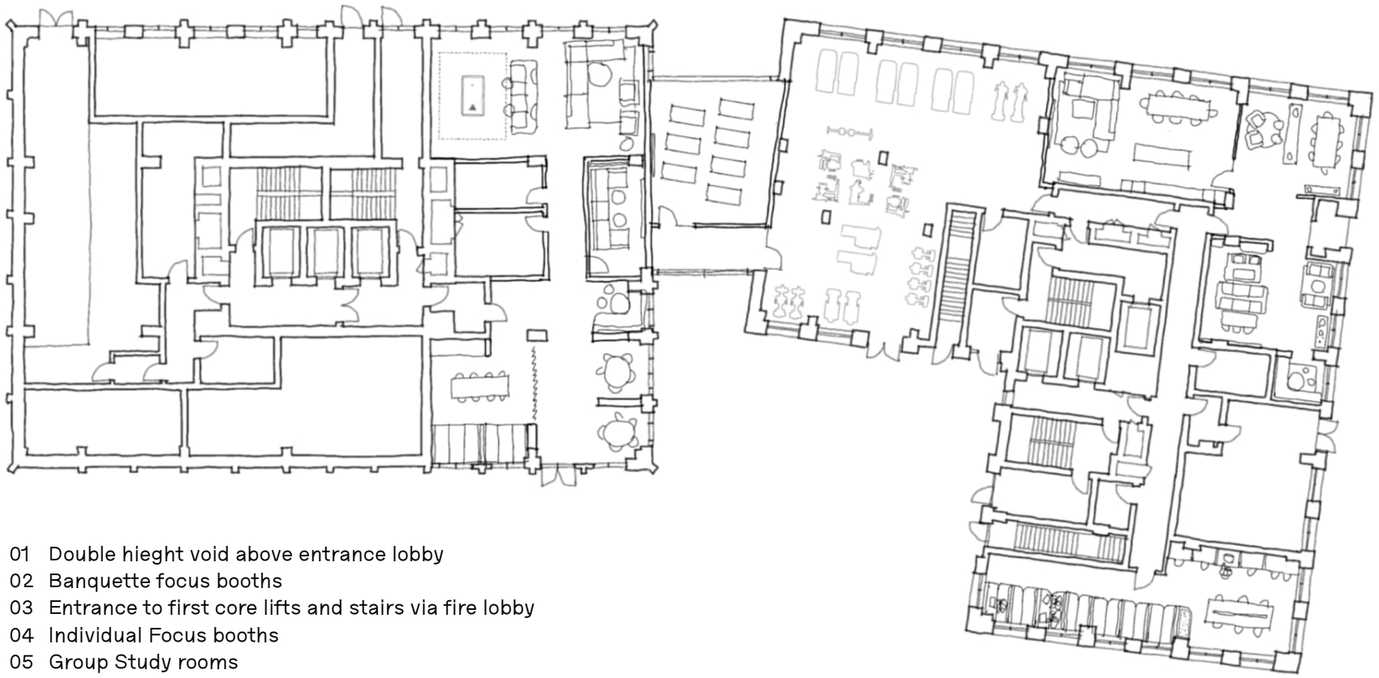
5.4.6 Indicative Amenity Layout - Ground Level



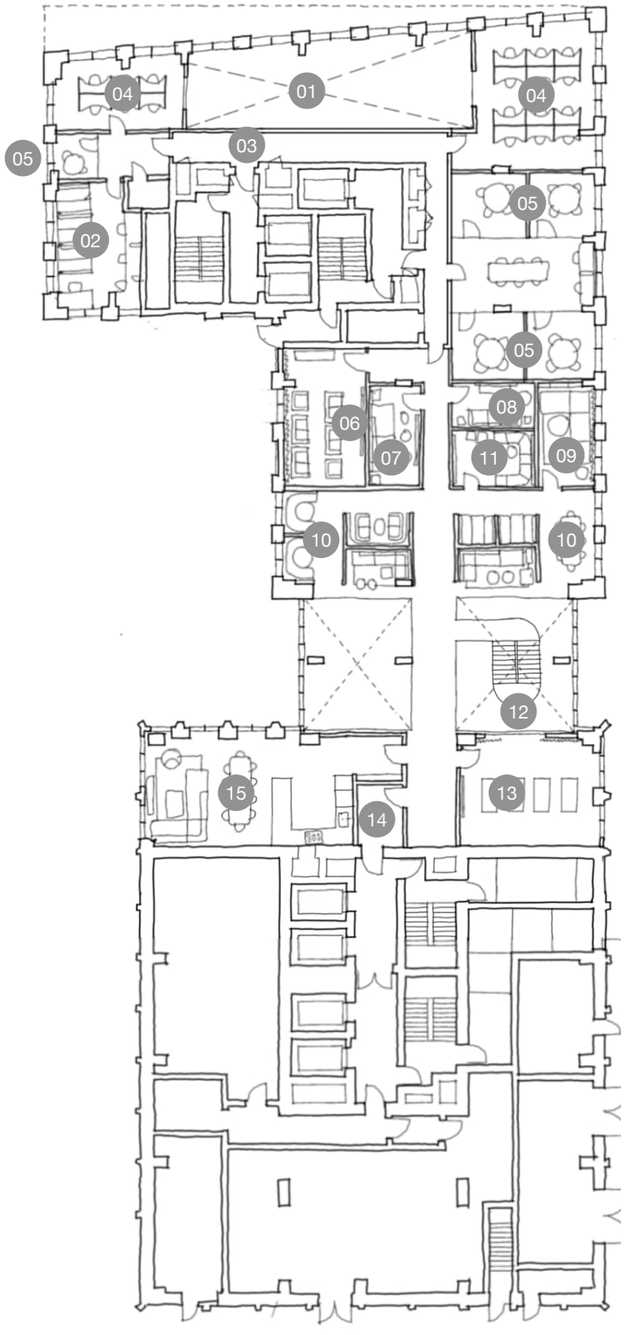
01 Main entrance lobby
02 Reception desk
03 Entrance to first core lifts and stairs via fire lobby
04 Parcel store
05 Office and staff back of house (supported by staff facilities above on Mezzanine)
06 Bin store
07 Lobby with fire doors on hold opens to provide open passage
08 Diner zone
09 Arcade & Analogue Arena
10 Entrance to second core lifts and stairs via fire lobby straightened to ease access
11 Curated window display where windows face onto Parcel Store (to maintain active frontage)
12 Seating area adjacent to Reception
13 Planter feature with seating
14 Staircase to Mezzanine level
15 Block A gym
16 Private Dining Room
17 Secondary campus entrance to Amenity Space
18 Entrance into Gym via Campus door or main Entrance lobby
19 Shift Space studio
20 Main gym
21 Private Dining Room
22 Lounge sets
23 Individual Focus room
24 Diner
25 Screen Room
26 Pool Lounge



5.4.6 Indicative Amenity Layout - Level 01



01 Double hieght void above entrance lobby
02 Banquette focus booths
03 Entrance to first core lifts and stairs via fire lobby
04 Individual Focus booths
05 Group Study rooms
06 Cinema
07 Screen Room
08 Gaming Room
09 Screen Room
10 Lounge Sets
11 Karaoke Room
12 Staircase to Ground Floor level
13 Shift Studio
14 Lobby
15 Private Dining Room



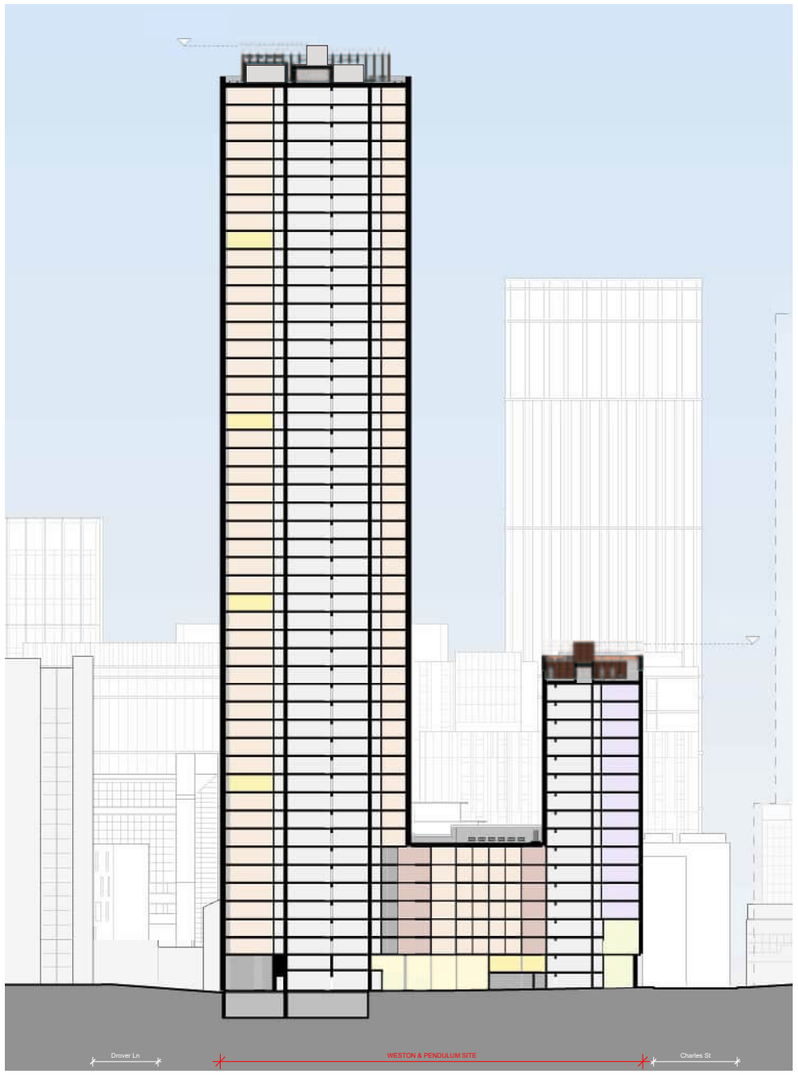
5.5.1 Typical Residential Level

The residential levels have all been developed to provide high quality desirable places to live. The bedrooms are well proportioned and laid out to meet iQ brand standards or in some cases exceeding their minimum required floor area.

Both buildings in Phases A and B feature standardised bedroom layouts, with façades designed to align efficiently with these arrangements.

There are three different room types:

- Cluster Bedrooms
- Two-dio Bedrooms
- Studio Bedrooms





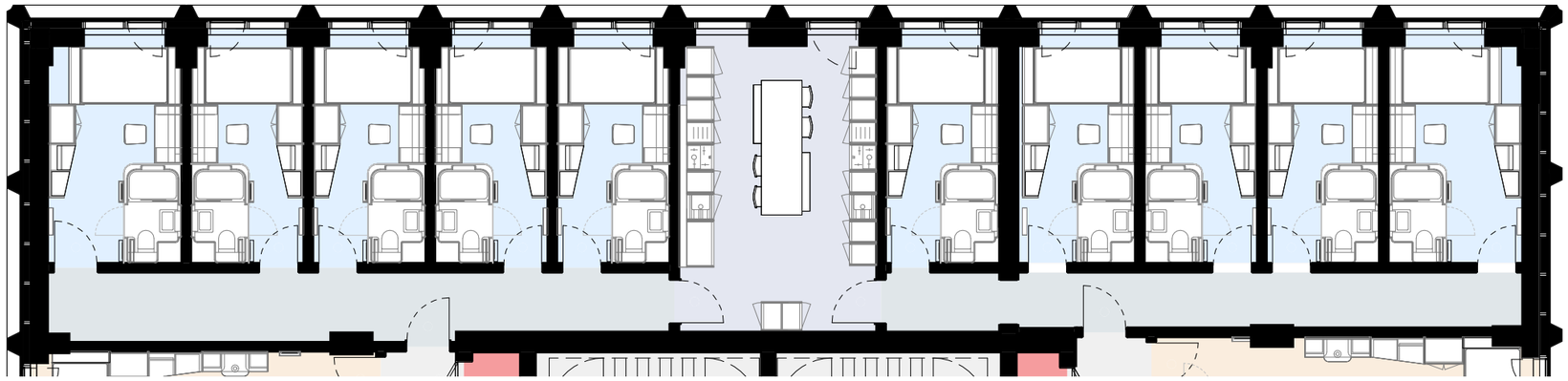
5.5.2 Cluster Bedroom

Cluster bedrooms provide students with comfortable, self-contained living spaces. Each bedroom which provides 13m² of accommodation, includes an en-suite showroom, ample storage and a well considered study area to support focused academic work.

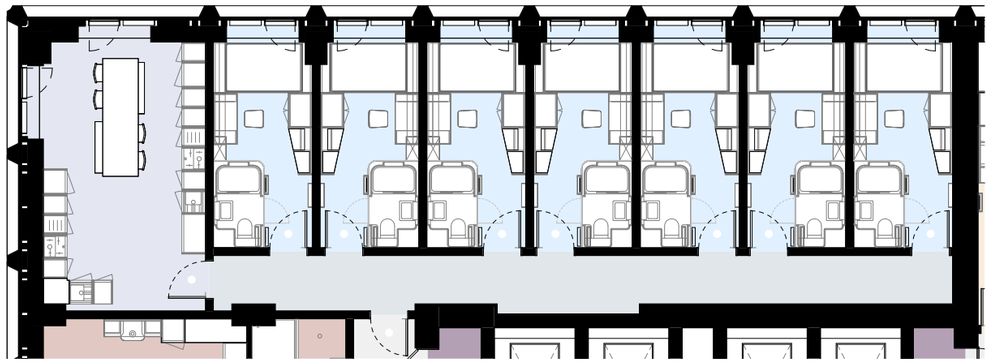
A large opening door with decorative veil externally mounted provides students with direct access to fresh air within their rooms.

The private rooms are supported by communal kitchen and dining facilities, shared by clusters of 7 or 10 bedrooms which offer fully equipped cooking and eating areas.

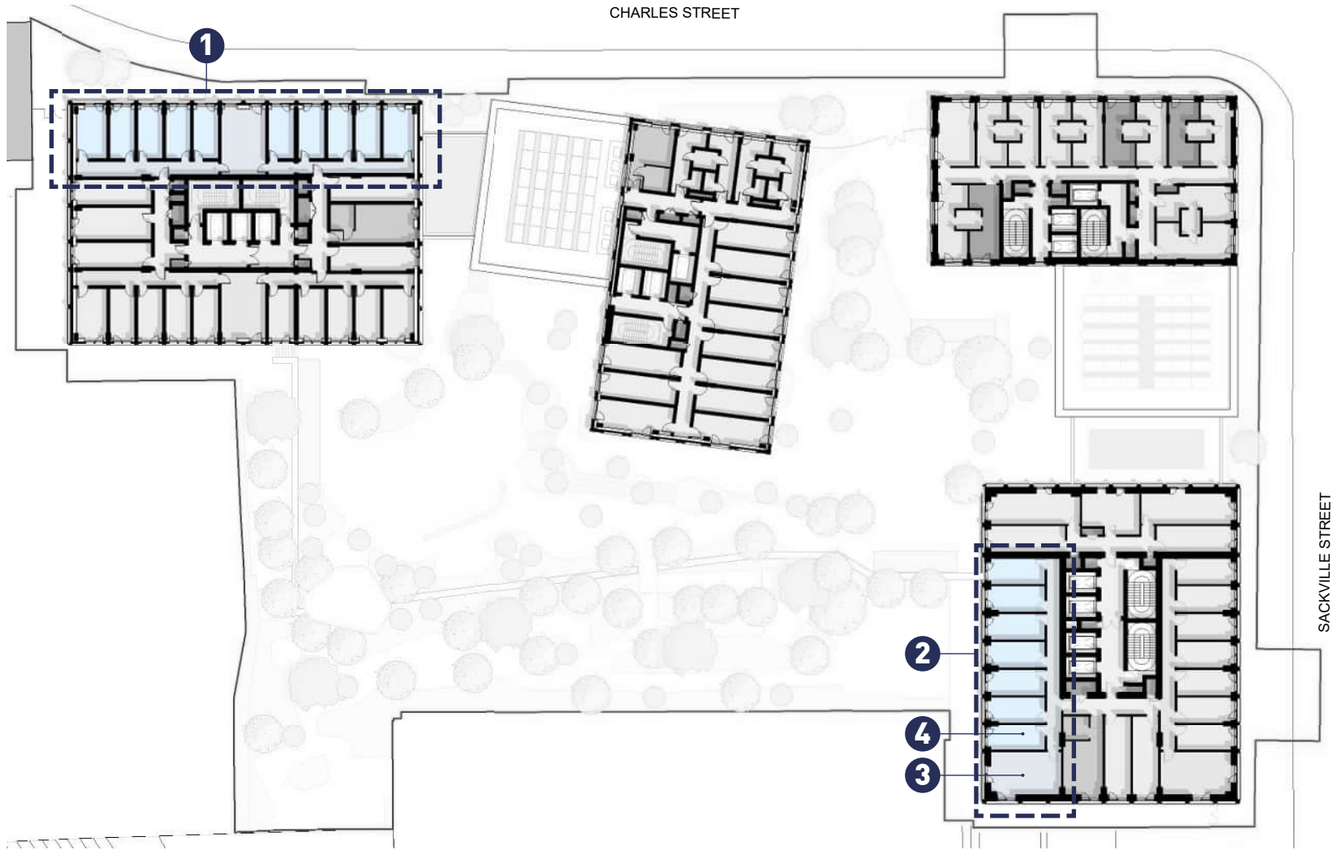
This arrangement balances privacy with opportunities for social interaction, enabling students to prepare meals together and build a sense of community within their cluster.



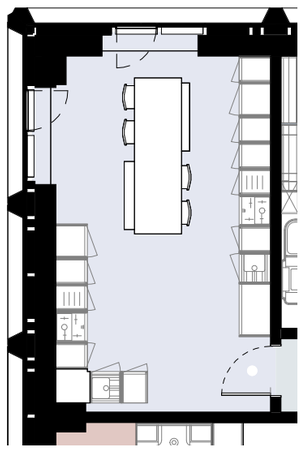
1 10 Bedroom Cluster



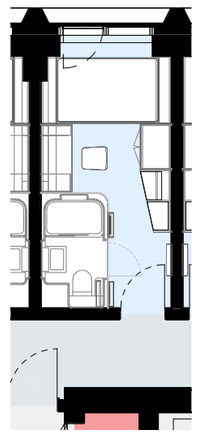
2 7 Bedroom Cluster



Keyplan | *Level 11 (Typical Mid-Level Layout)*



3 Cluster Kitchen



4 Cluster Bedroom

5.5.3 Studio & Twodio Layouts

STUDIOS

Designed for independence and convenience, in addition to the provisions within a cluster bedroom, each studio features a kitchenette equipped for everyday cooking needs. A dining nook within the room provides a comfortable space for eating and relaxing. The layout is ideal for students who prefer greater privacy and autonomy, while still benefitting from the wider amenities and community atmosphere of the overall development.

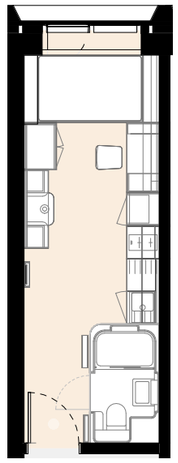
A number of studios throughout the scheme can also accommodate the needs of accessible students as noted in M4(2). A proportion of studios are fitted out at completion with the remaining studios with the potential for adaption to the specific requirements of the resident.

TWODIO

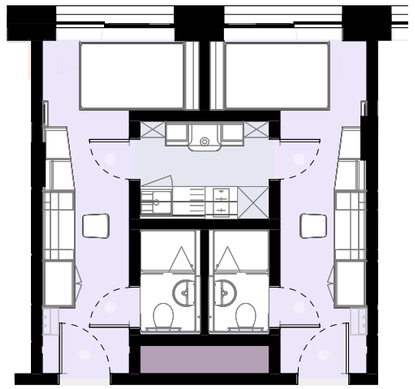
The twodios which are similar to the cluster bedroom in provision but are paired with with shared access to a kitchen and dining facility. This typology provides a middle ground between fully private studios and larger cluster flats, fostering a sense of connection while maintaining a high standard of individual accommodation.



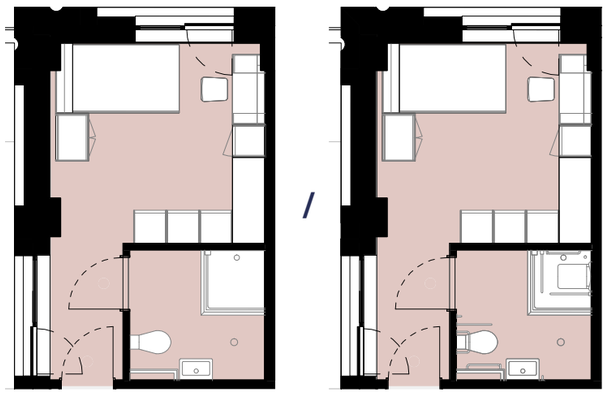
Keyplan | *Level 11 (Typical Mid-Level Layout)*



1 Studio



2 Twodio



3 Adaptable / Accessible Studio



VIEW ALONG PRINCESS STREET

5.6.1 Massing and Facade Identity

The massing and facade expression of our proposals will be delivered in two phases. Each phase comprises two blocks distinct, differentiated by both mass and materiality; the taller reflective towers and textured, low level buildings. Within each phase, the two masses are connected at the podium level by a planar glass element, providing a visual separation between the two primary accommodation buildings while maintaining a cohesive composition.

We have proposed two complementary cladding approaches that work in harmony while distinguishing the taller elements from the lower volumes. The tallest elements feature a strong, expressed grid over a reflective glass facade, highlighted in a bronze finish. The sculptural, scalloped form of the grid creates dynamic shadows and highlights, adding depth and visual interest.

The lower elements also incorporate a scalloped form, articulated in precast concrete. The rhythmic pattern created by the grid reflects the internal room layouts, reinforcing the connection between the facade and the building's function. The facade is finished in a natural terracotta tone, complemented by bronze-coloured window frames and a patterned veil that enhance texture and detail. Areas of blank facade retain the repeating expressed grid, with infill panels featuring subtle patterns to maintain visual continuity across the development.

<u>Some Key Details are:</u>

- Elegant towers defined by site boundary and massing constraints

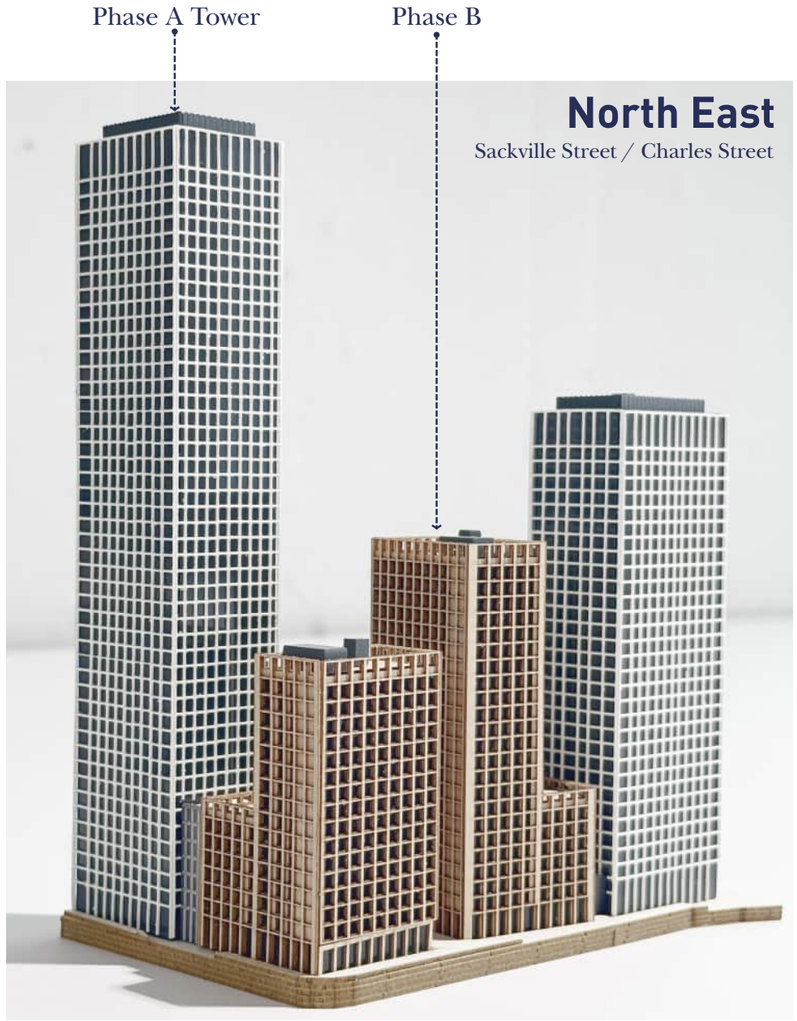
- Delicate and detailed precast concrete elements for a more quality facade, rich in colour, texture and detail.

- Linked amenity spaces expressed with large capless glazed elements

- Generous south facing courtyard intertwined between the two phases allowing more interaction between the students and enhancing the quality of space.

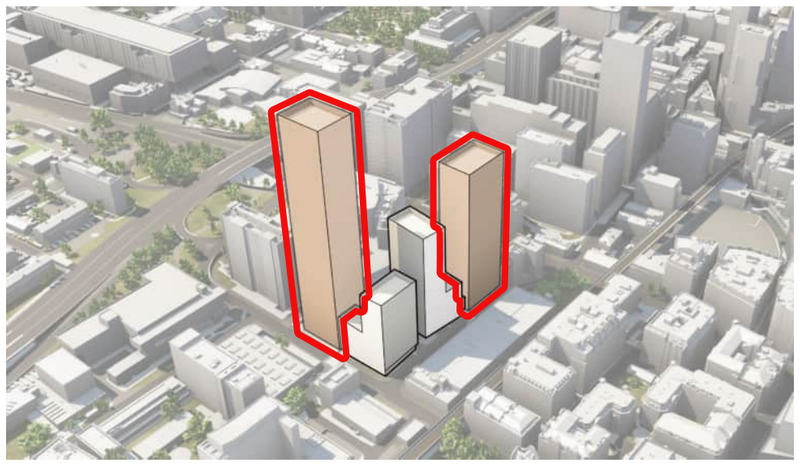
- Throughout this section, further detail is provided on each building within the two phases.

The facade along Charles Street is folded in to begin to articulate the main entrance. The fold opens up views toward the entrance and gives opportunity to add drama and visual interest

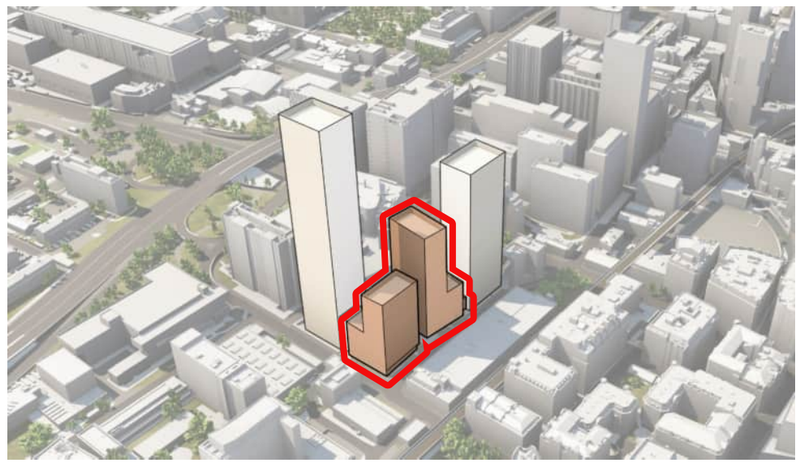




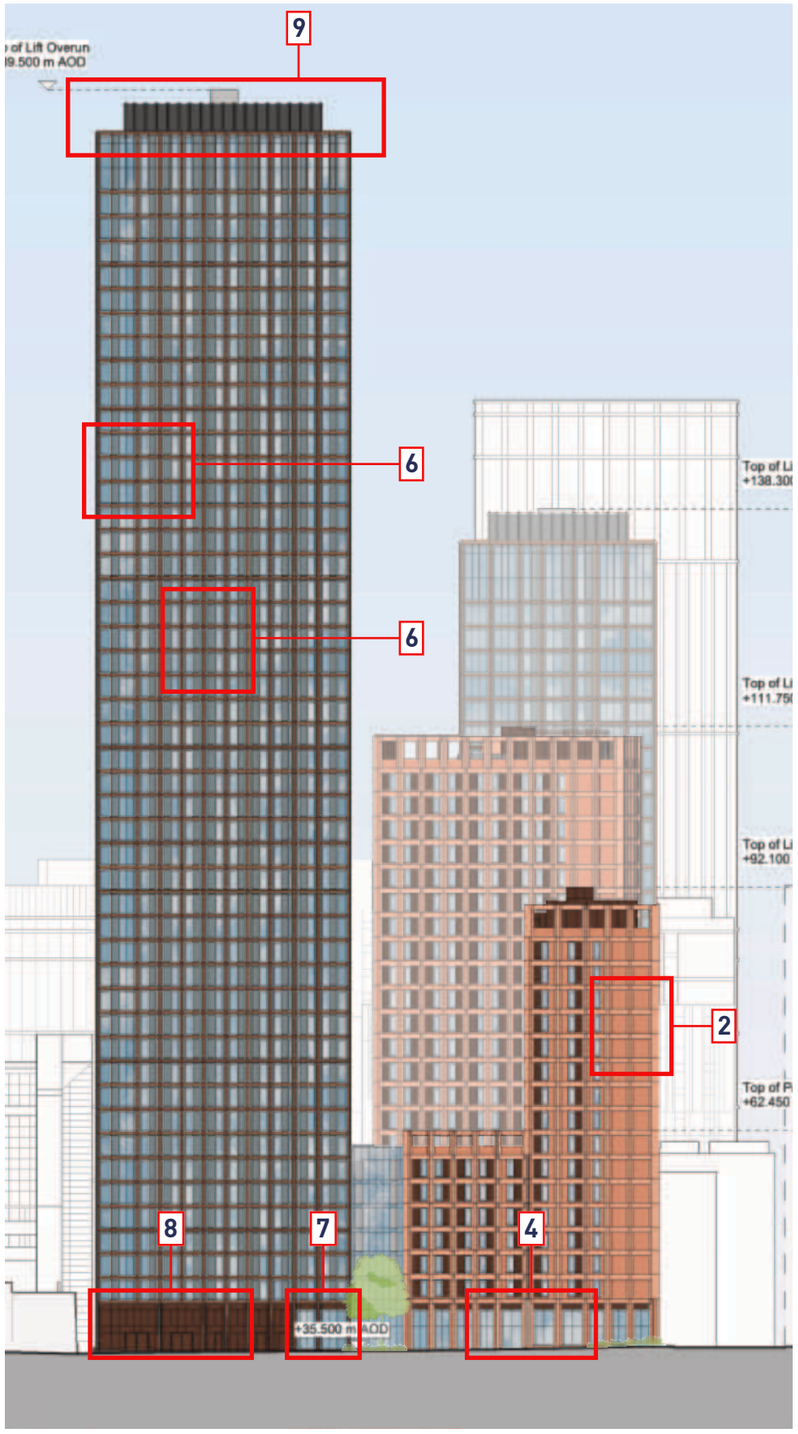
Upper City Datum Grid



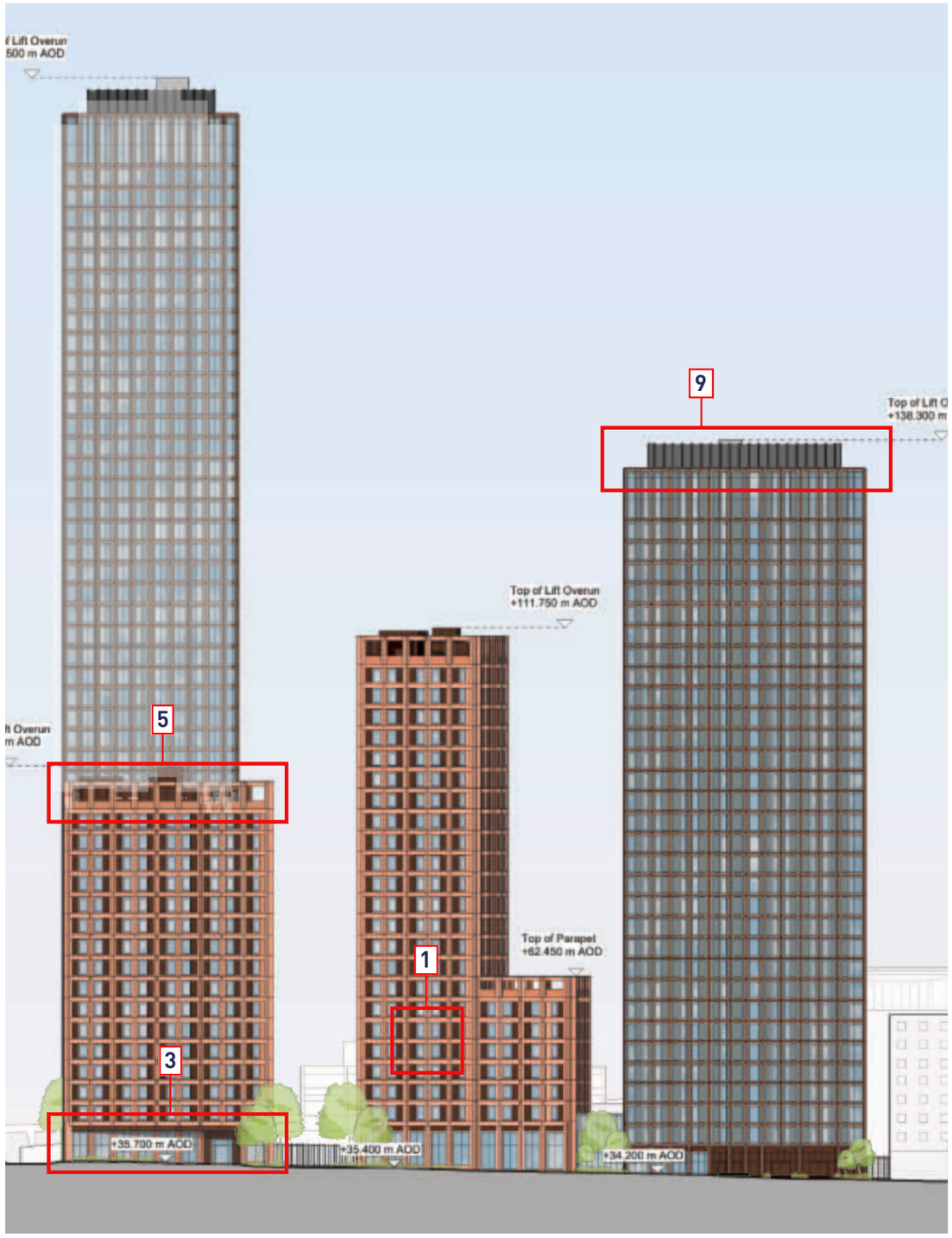
Lower City Datum Grid



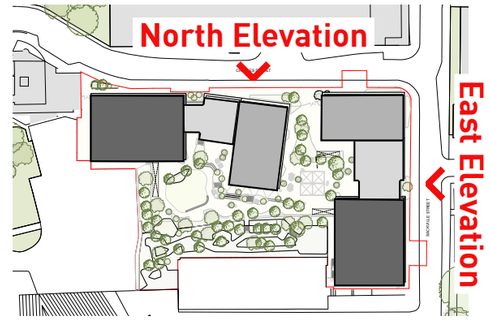
5.7.1 Massing and Facade Identity



East Elevation
(Fronting Sackville Street looking West)



North Elevation
(Fronting Charles Street looking South)



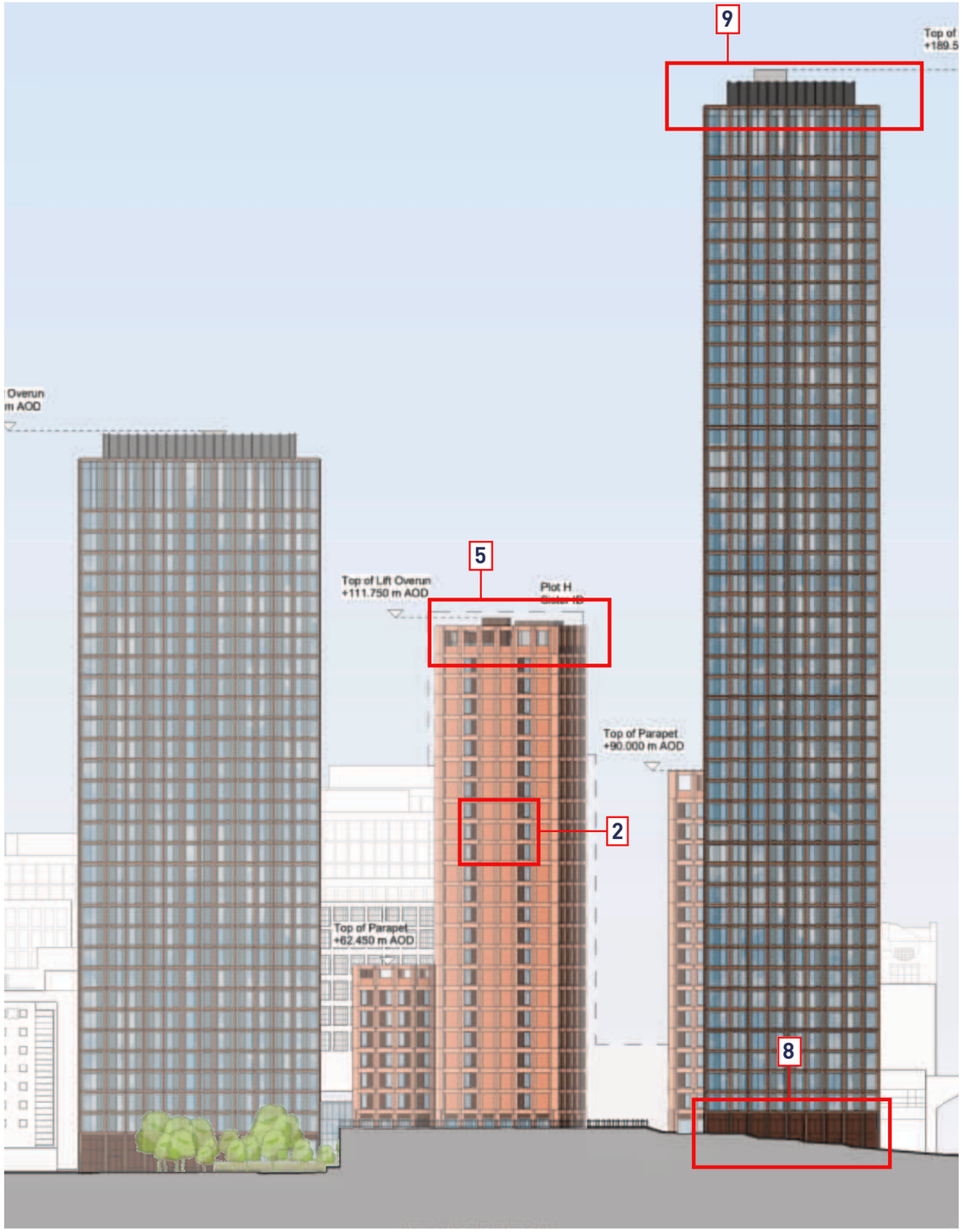
Lower Block

1. Typical Upper Facade - Section 5.8.1
2. Solid Panels - Section 5.8.2
3. Main Entrance - Section 5.8.3
4. Ground Interface - Section 5.8.4
5. Parapet Facade - Section 5.8.5

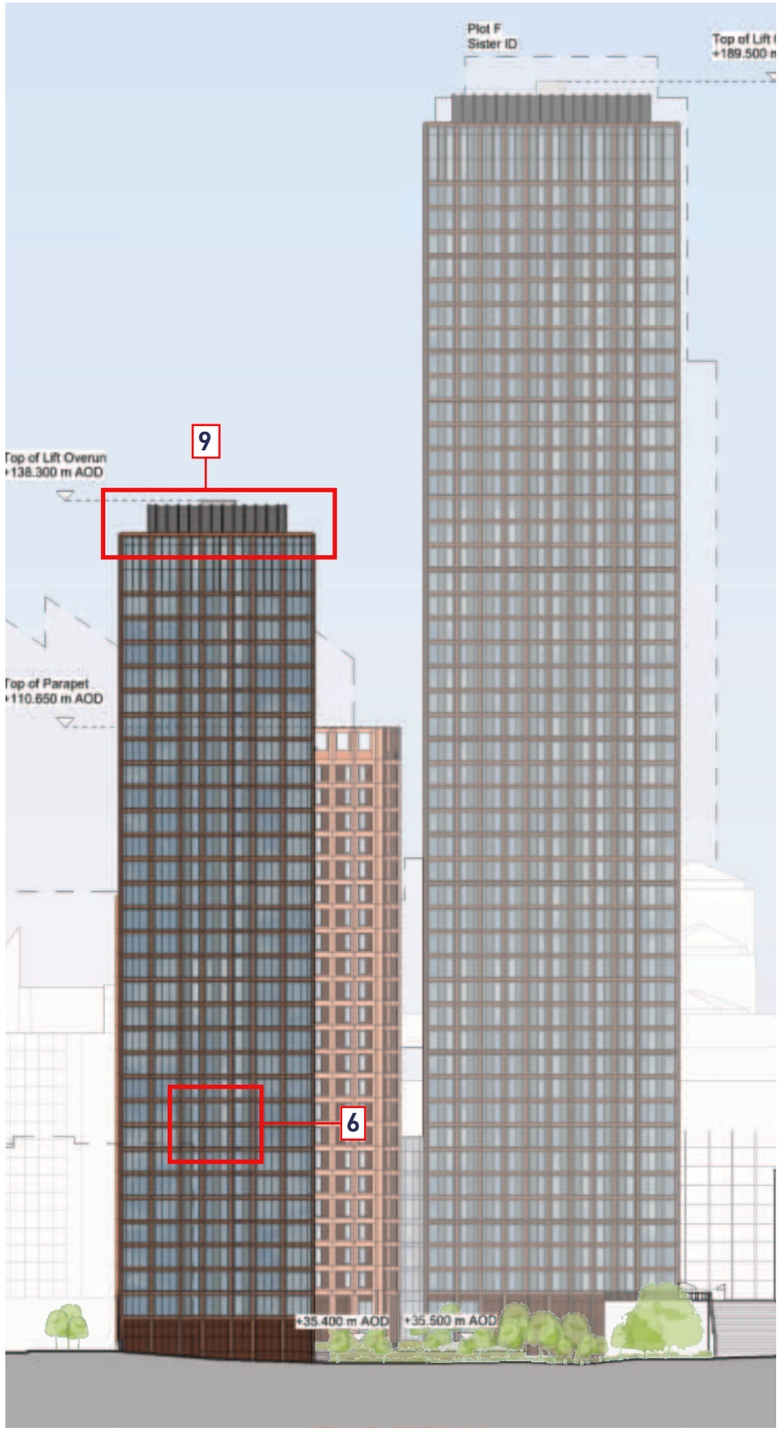
Tower

6. Typical Upper Facade - Section 5.9.1
7. Ground Interface (FOH) - Section 5.9.2
8. Ground Interface (BOH) - Section 5.9.3
9. Parapet Facade - Section 5.9.4

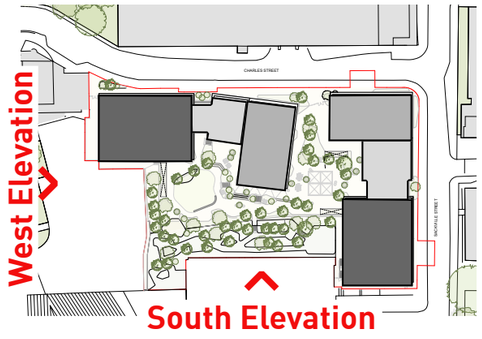
5.7.2 Massing and Facade Identity



South Elevation
(Along raised platform looking North)



West Elevation
(Fronting Princess Street looking East)



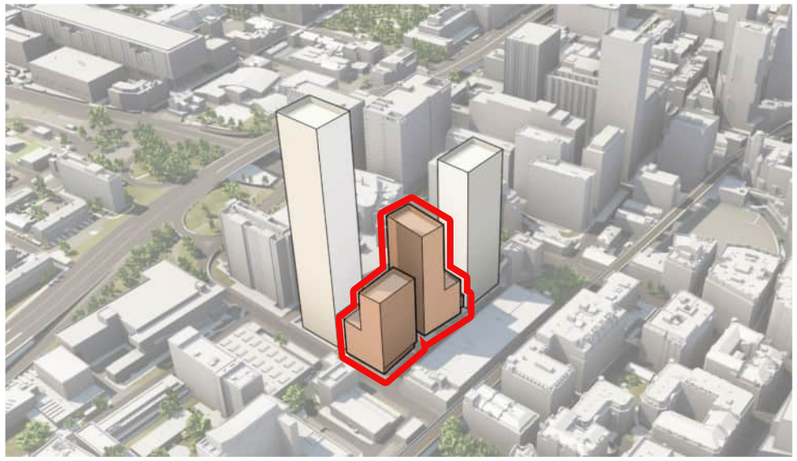
Lower Block

1. Typical Upper Facade - Section 5.8.1
2. Solid Panels - Section 5.8.2
3. Main Entrance - Section 5.8.3
4. Ground Interface - Section 5.8.4
5. Parapet Facade - Section 5.8.5

Tower

6. Typical Upper Facade - Section 5.9.1
7. Ground Interface (FOH) - Section 5.9.2
8. Ground Interface (BOH) - Section 5.9.3
9. Parapet Facade - Section 5.9.4

Creating *"Tonal Contrast"*



Material Consideration

Pre-cast Concrete

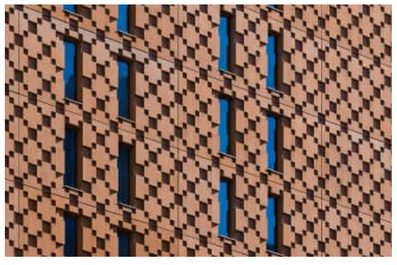


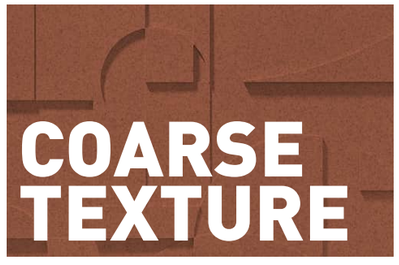
Bronze Anodised Aluminium













5.8.1 Lower Block - Typical Upper Facade

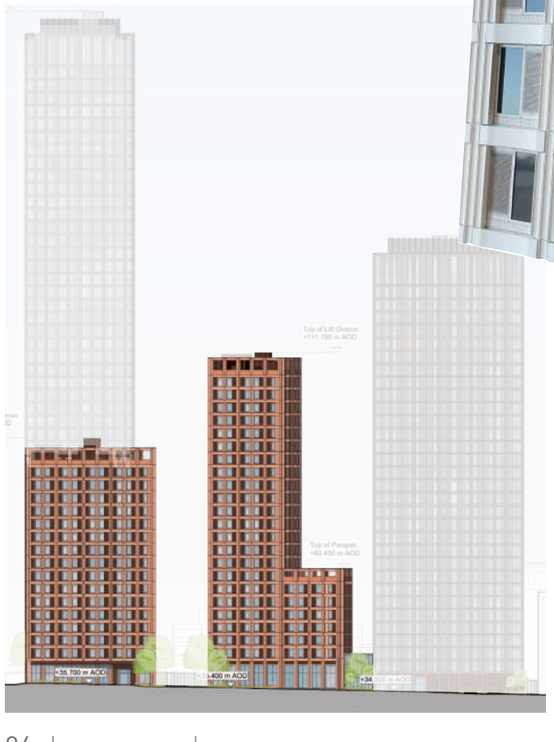
The facade has been carefully developed to respond to the layout of the student bedrooms behind. Each module comprises an expressed concrete pre-cast panel incorporating purge vent units [2] which consist of a glazed inward-opening door above the bed, set behind an outer perforated aluminum screen. The module also includes clear glazed units[1], and a tight ribbed profile cill [3], all integrated within the pre-cast concrete panel. This composition creates a strong, gridded aesthetic, with varying degrees of relief and modeling across each model, producing a rhythmic and visually engaging elevation.

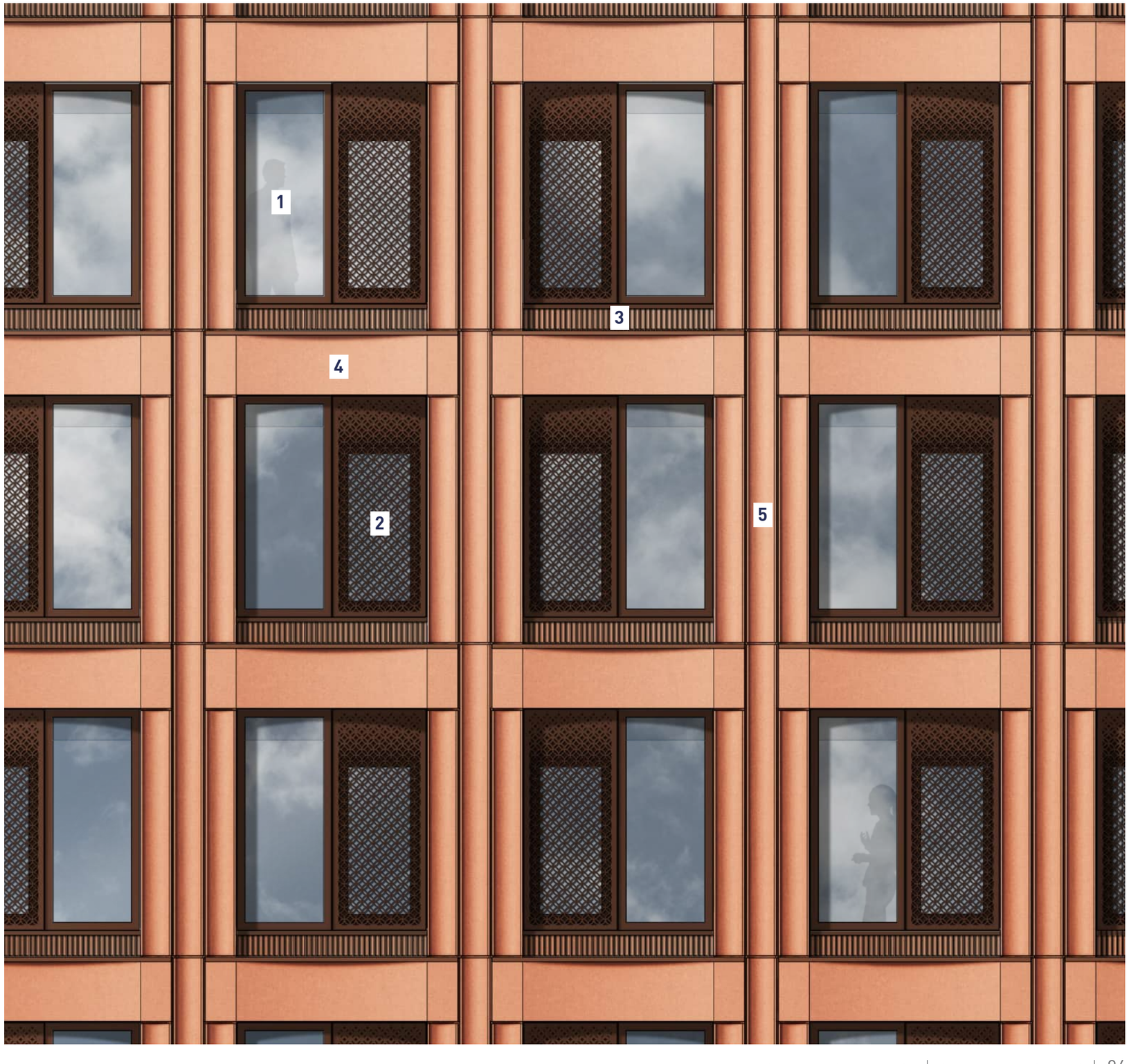
The horizontal lintel [4] to each storey is a curved concrete element that compliments the vertical scalloped piers [5], creating a harmonious interplay of horizontal and vertical lines. The texture of concrete is carefully balanced with the interlocking rings motif featured on the rapid vent veils, adding subtle decorative detail and depth to the facade.

Key

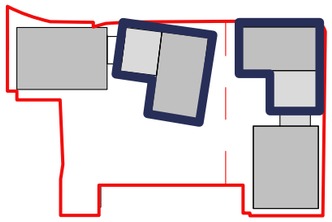
1. Clear glazed vision unit
2. Rapid purge vent - bronze anodised aluminium
3. Decorative precast concrete panel
4. Precast concrete panel
5. Profiled precast concrete panel







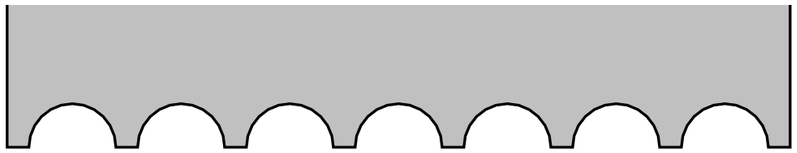
Lower Block Typical Facade



5.8.2 Lower Block - Solid Panels

In some areas of the façade, solid panels have been introduced within the super grid to conceal core walls and to accommodate locations where the bedroom module differs in width from the typical bay (such as accessible rooms or studios). We explored the option of varying the window widths, but this produced openings that appeared poorly proportioned.

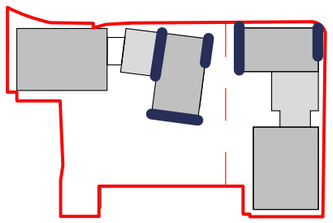
To maintain the visual clarity of the primary super grid against the darker window elements and bronze veil, vertical striations will be cast into the recessed precast panels [1], adding depth and enhancing the contrast with the adjacent super-grid.



1 Striated panel profile



Lower Block Gable Facade



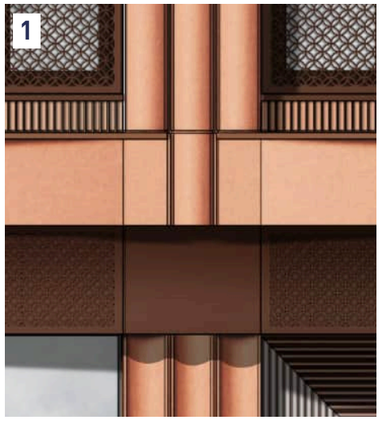
View from South

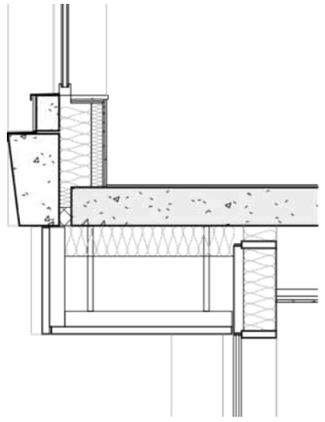


5.8.3 Lower Block - Main Entrance

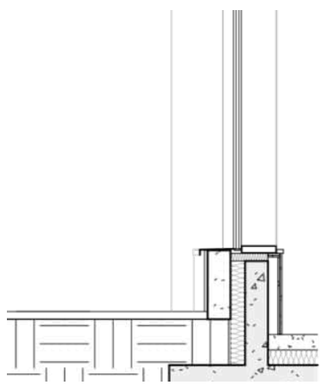
The facade along Charles Street folds inward to articulate the location of the main entrance. This canted form opens up views along Charles Street toward the entrance and provides an opportunity to introduce drama and visual interest.

The main entrance is further defined by an additional fold in the facade, clad with a profiled metallic portal that creates a strong visual contrast and a clear cue to its location.

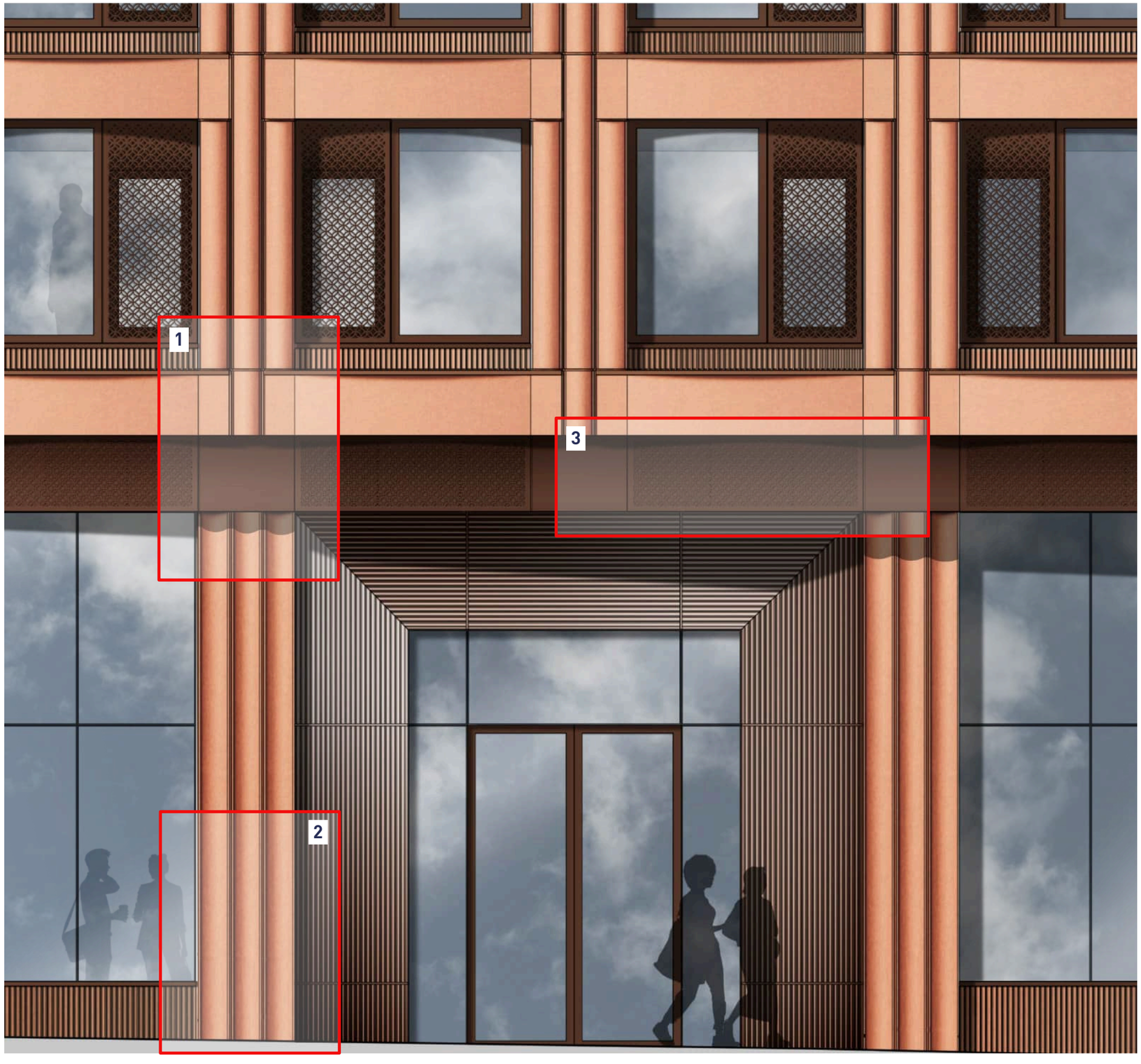












5.8.4 Lower Block - Ground Interface

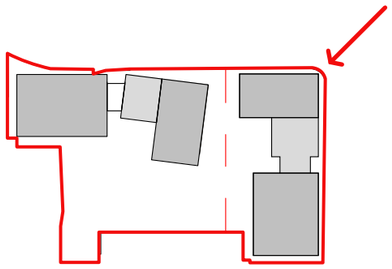
Back-of-house areas typically require high levels of ventilation. We have proposed a decorative metal panel to conceal the louvers behind. Using the same pattern as the rapid-vent veils, the design provides these areas with an attractive and cohesive appearance, adding visual interest through its refined detailing, layered depth across the facade, and carefully considered pattern.

The super grid in the front-of-house areas of the facade will be infilled with a capless glazing system.





Street View on the Corner of Charles Street & Sackville Street





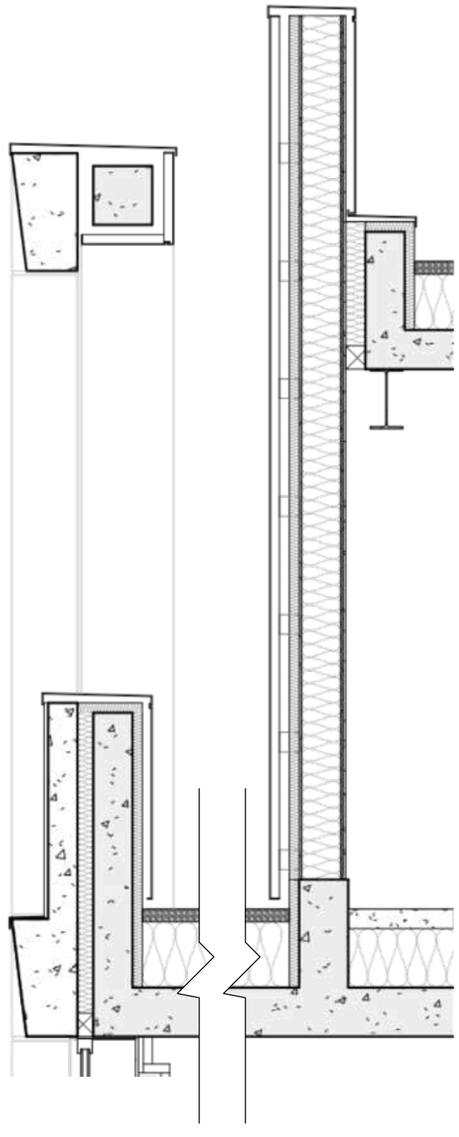
5.8.5 Lower Block - Parapet Facade

The scalloped super grid is extended at parapet level to form a sky frame.

The typical striated concrete cill used on the standard bays is increased in height to provide permanent edge protection and to begin concealing the roof finish and rooftop plant behind. The vertical piers are clad in dark bronze aluminium to enhance their sense of solidity.

In addition to the outer façade treatment, decorative screens are set back from the façade line to conceal the taller plant equipment and the enclosure to the maintenance stair. Finished in decorative bronze-anodised metal, these screens when read alongside the sky frame add further layers and visual relief across the roofscape.



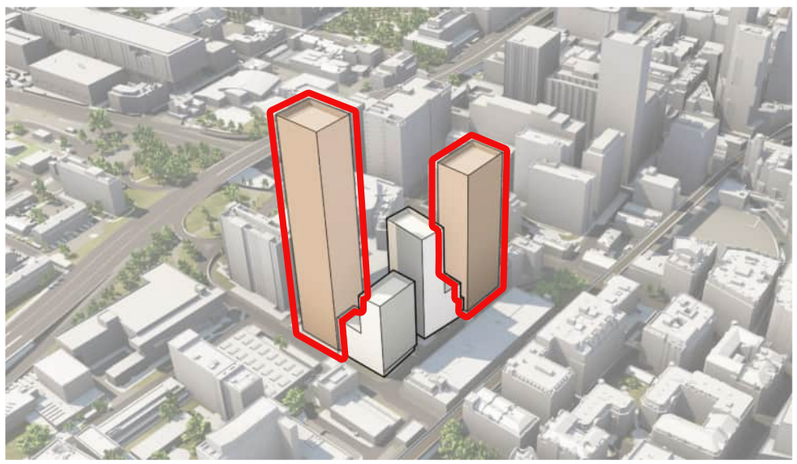




Lower Block Parapet Corner



Creating *"Elegance & Rhythm"*



Material Consideration

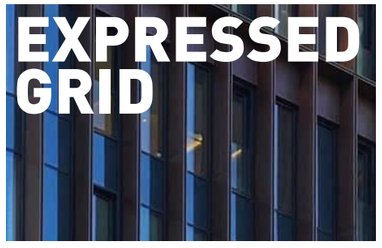
Gun Metal Anodised Aluminium



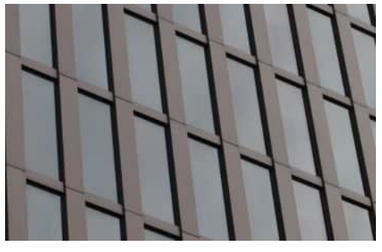
Bronze Anodised Aluminium

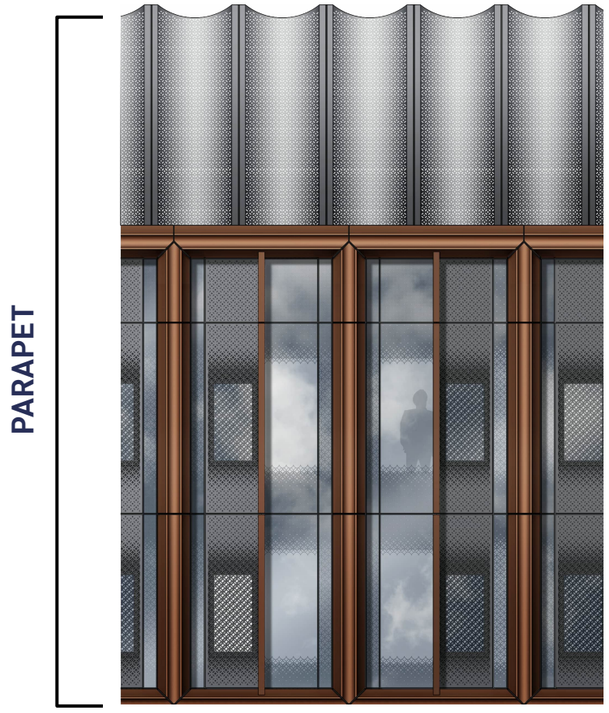


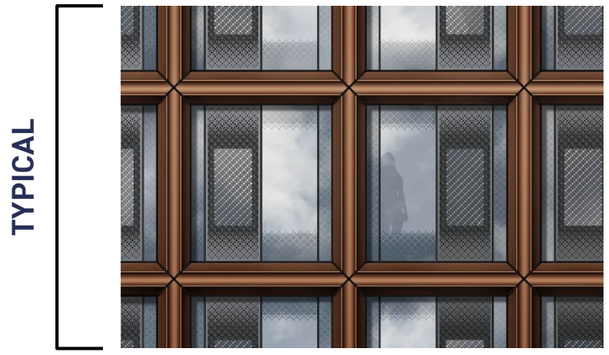


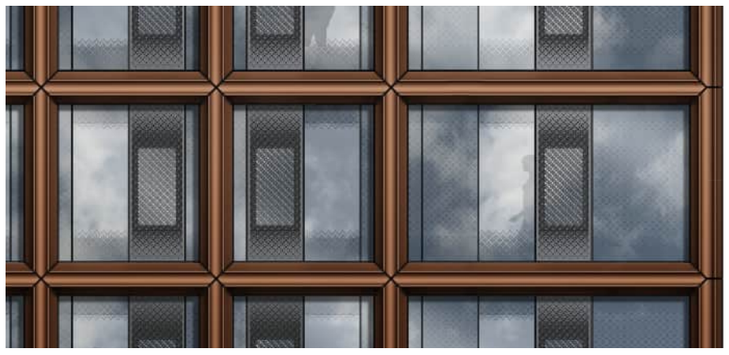




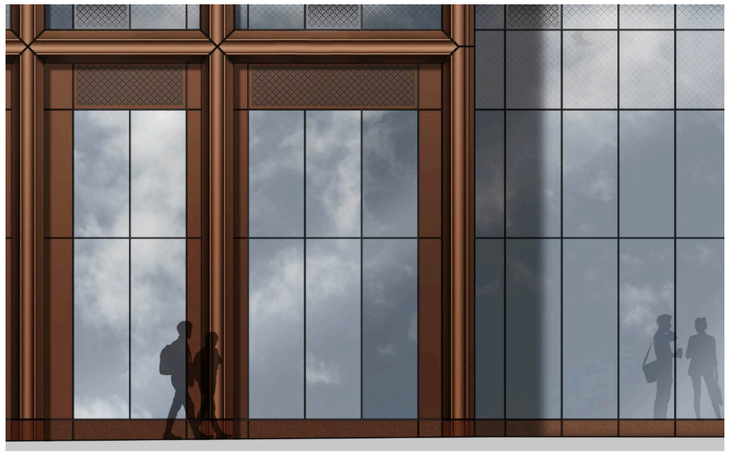












5.9.1 Tower - Typical Upper Facade

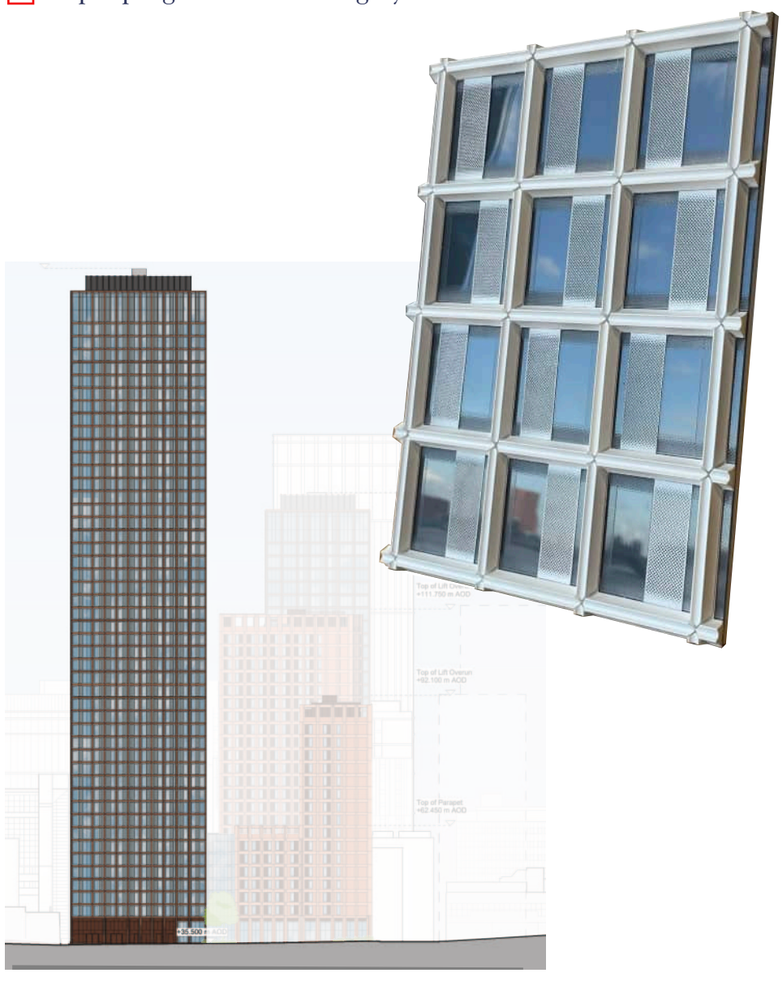
The contrasting difference between the tower and lower block building is emphasised through the choice of material and relief.

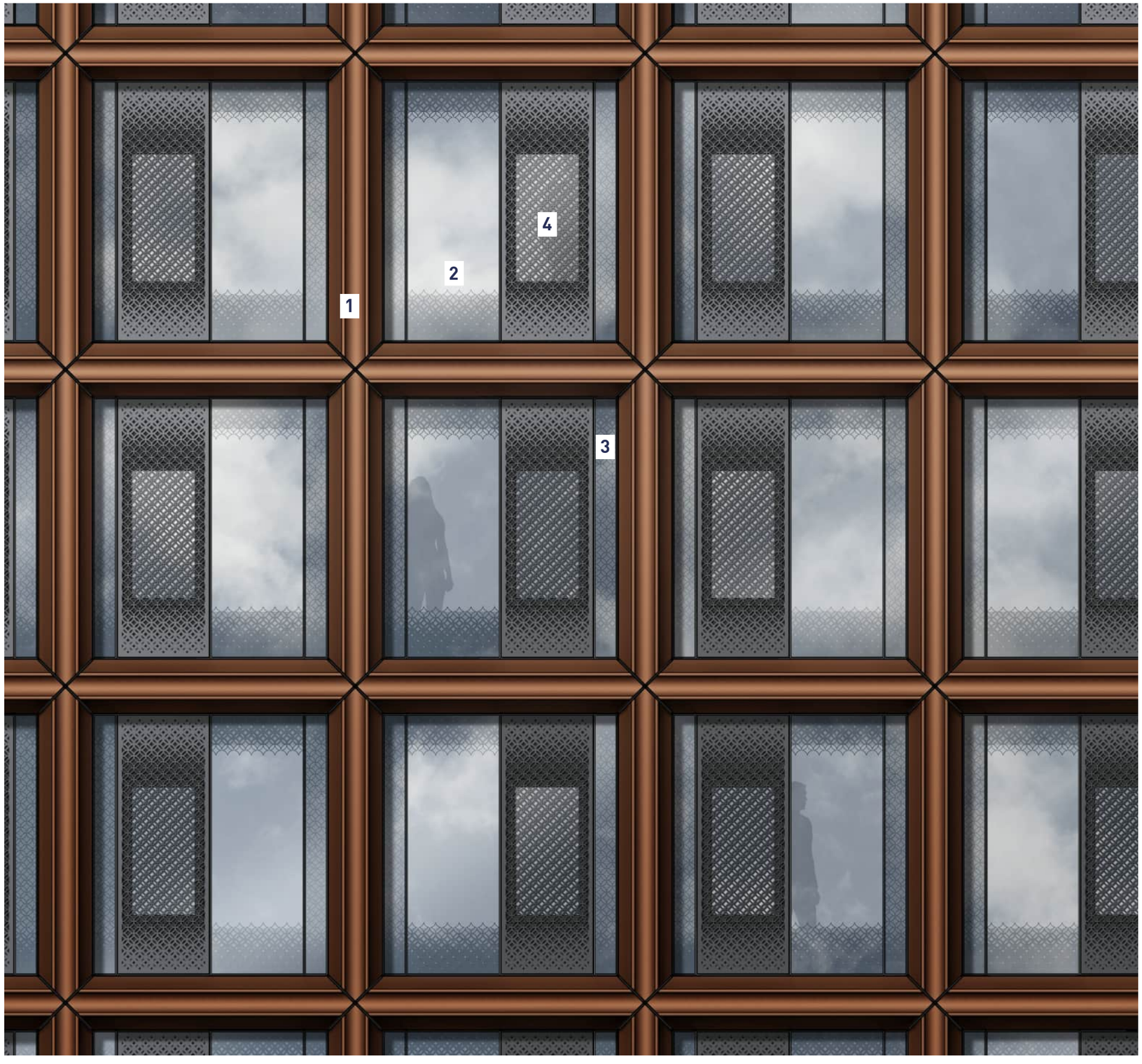
The tower material is unitised curtain walling with a mixture of fritted vision units [2] to disguise the interior furniture and add texture, fritted glass spandrel panel [3] and a coherent interlocking rings motif for the anodised aluminum vale over the ventilation door [4].

Over this the expressed anodised aluminum grid [1] is applied. The curved bronze profile creates a link between the grid of the lower rise buildings with the vertical scalloped concrete.

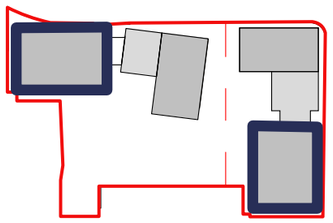
Key

1. Profiled Extrusions - Bronze anodised aluminium
2. Clear glazed vision unit
3. Clear glazed vision unit with mid grey ceramic frit
4. Rapid purge vent with mid grey anodised aluminium





Tower Typical Facade

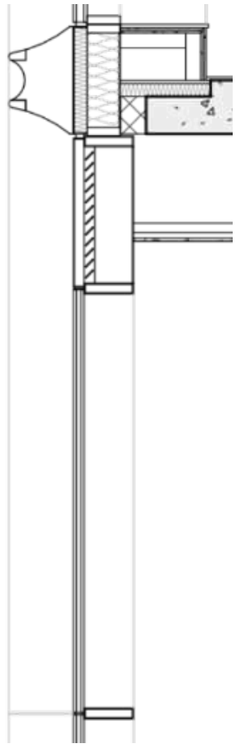


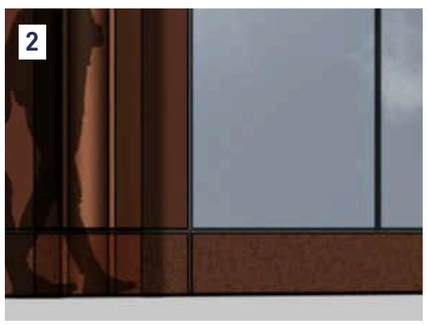
5.9.2 Tower - Ground Interface (FOH)

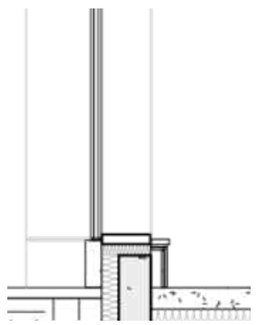
We have extended the expressed grid vertically to define the amenity spaces at the ground level. The detail also helps to ground the buildings in their immediate context.

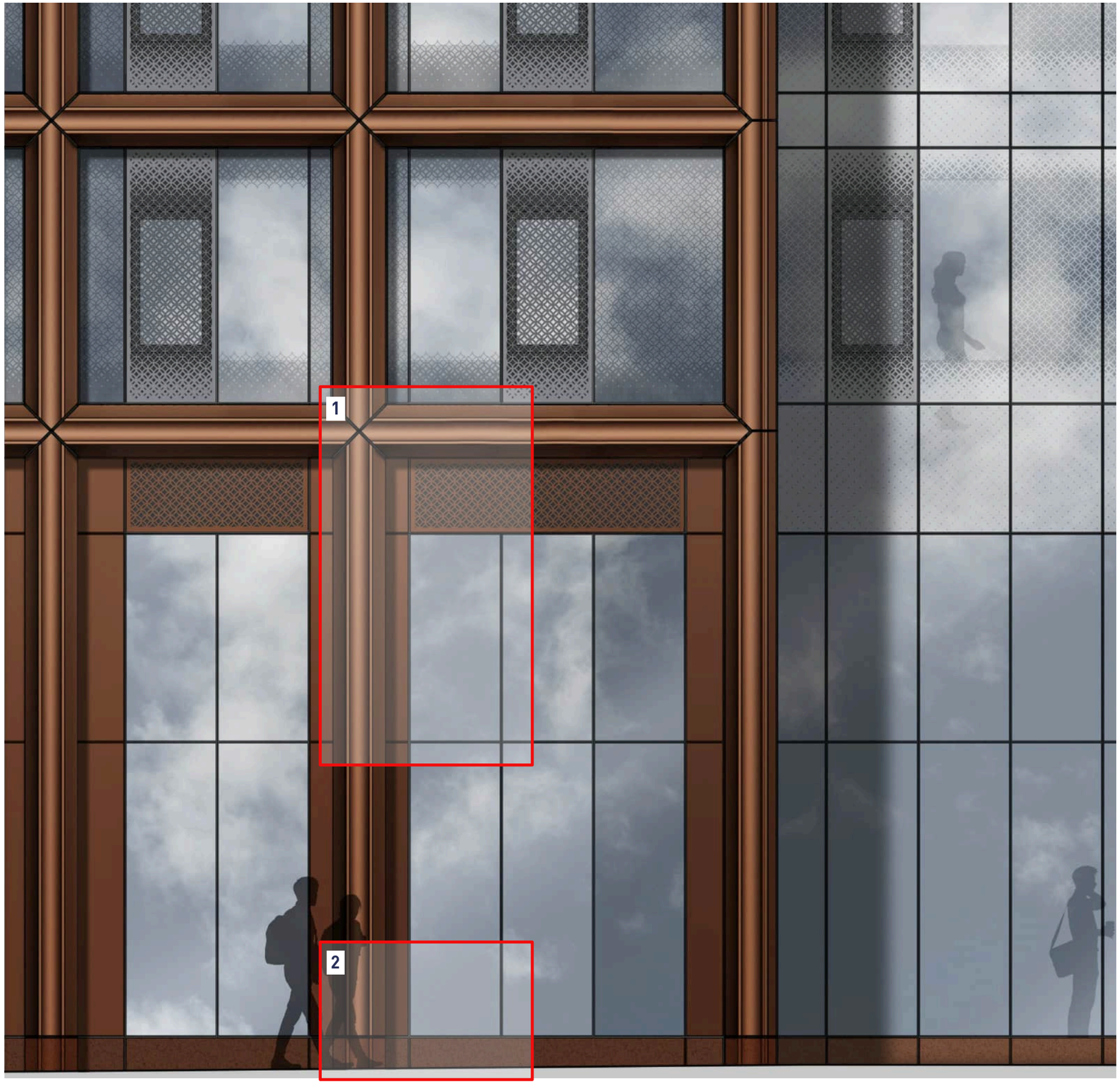
A concrete plinth creates a robust interface between the adjacent streetscape and the metal and glass facade above, ensuring the proposals are durable and capable of withstanding the rigours of a city-centre environment.







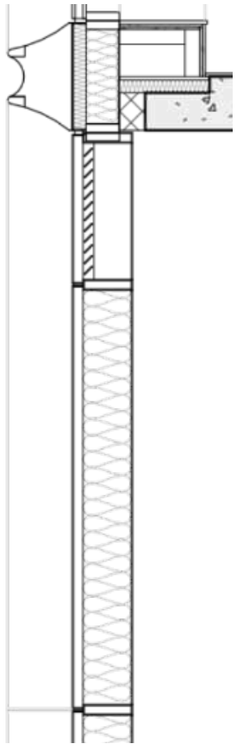


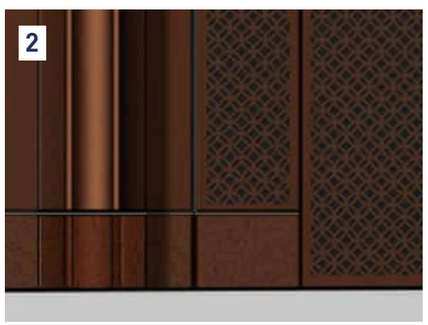


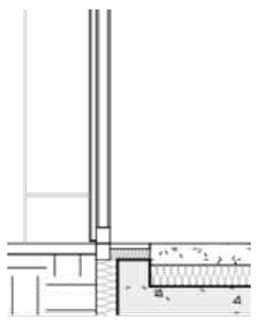
5.9.3 Tower - Ground Interface (BOH)

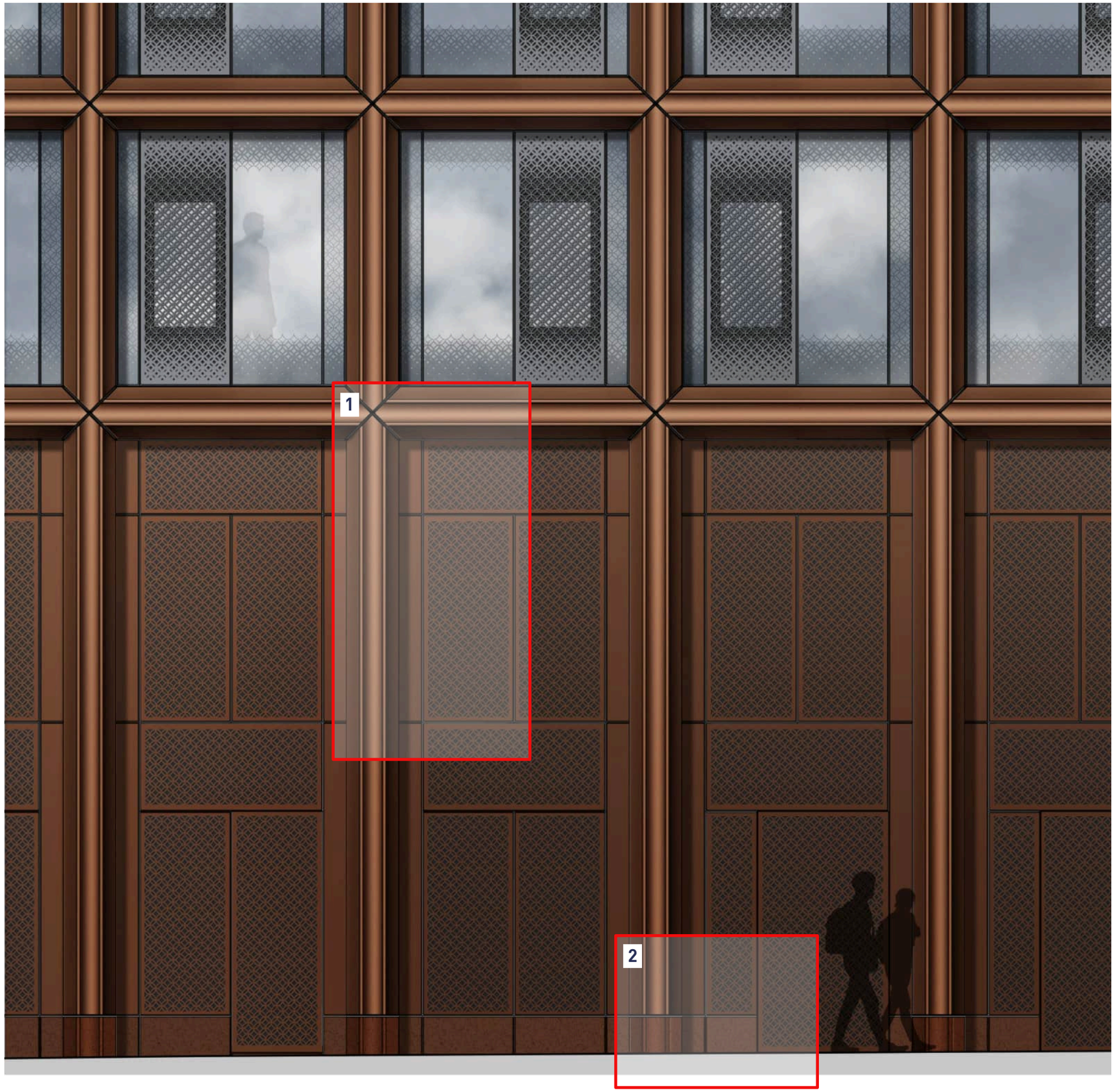
Back-of-house areas typically require high levels of ventilation. We have proposed a decorative metal panel to conceal the louvers behind. Using the same pattern as the rapid-vent veils, the design provides these areas with an attractive and cohesive appearance, adding visual interest through its refined detailing, layered depth across the facade, and carefully considered pattern.



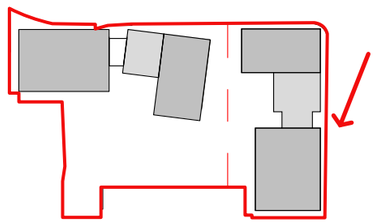








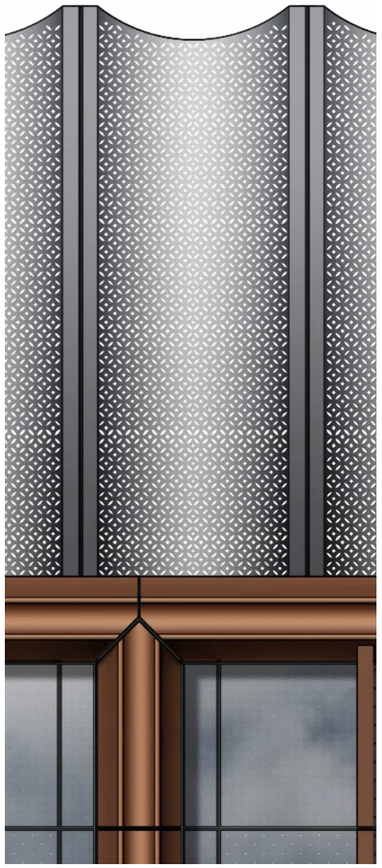
Street View Along Sackville Street

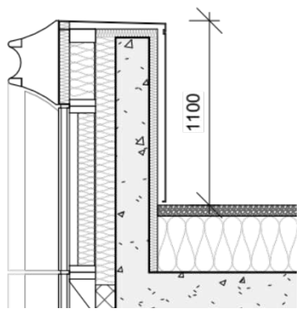


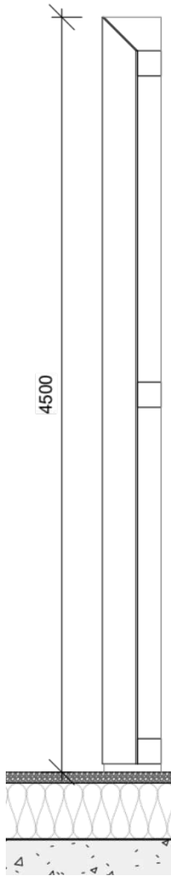


5.9.4 Tower - Parapet Facade

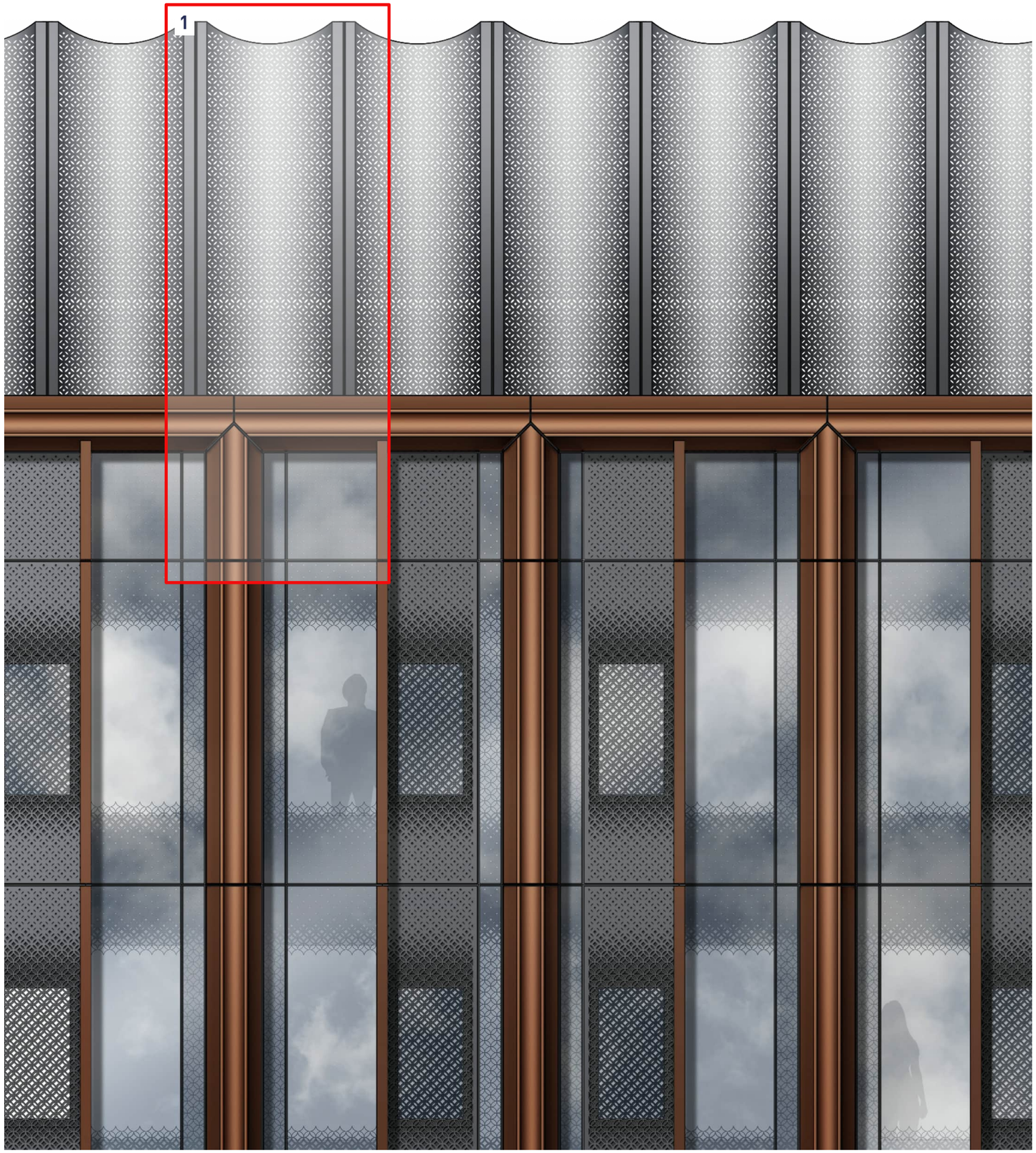
The top of the building culminates in a serrated anodised perforated metal crown. Set back from the primary facade, the fluted crown will respond to the changing the light and provide a visual contrast to the main tower. The crown also conceals the BMU, plant and stair.



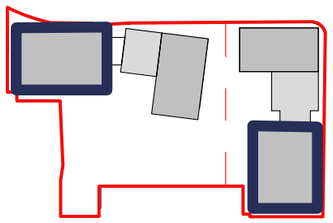








Tower Parapet Facade

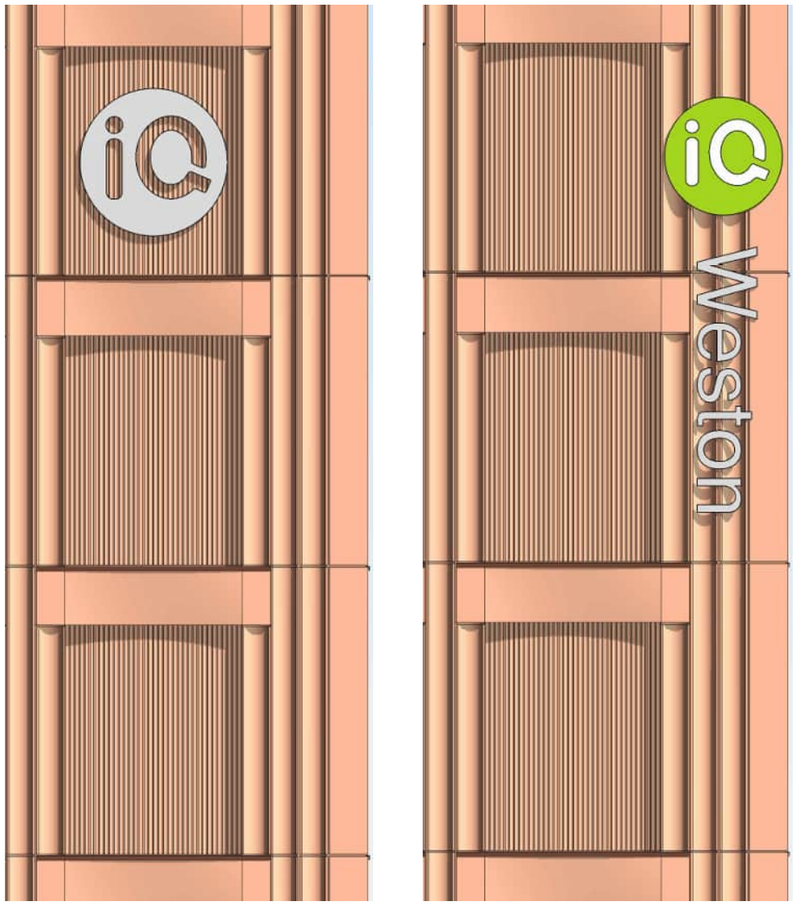


5.10 Signage

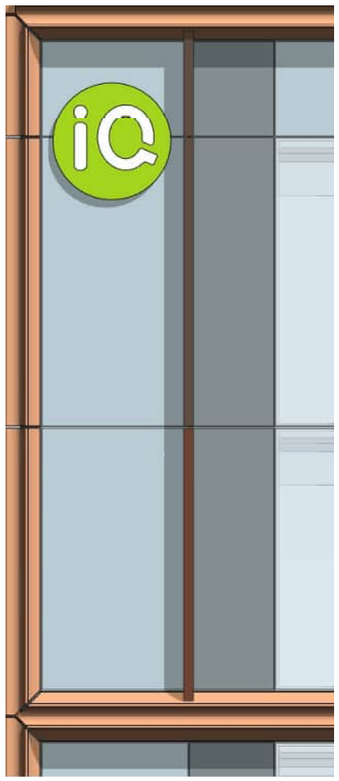
Our intentions for the building signage are to communicate the branding and identity of Weston and assist with way-finding around the site. This will be resolved fully in a separate application for advertising consent.

The primary entrance to the building is located on Charles Street and is highlighted with a metal surround beneath the angled cantilever of the building, to distinguish it from fire exits located on the elevations. The cantilever provides shelter from rain, a focal point, and helps to form an inviting entrance into the lobby and building. Illuminated signage is envisaged to be located above the entrance.

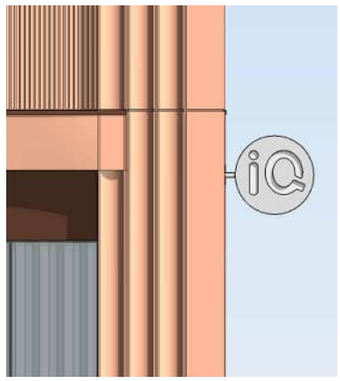
It is envisaged that signage will be provided in line with iQ branding guidelines, suitable for the building context. This will be developed at a later stage and subject to a separate advertisement consent application. The adjacent images illustrate our initial and indicative design intent.



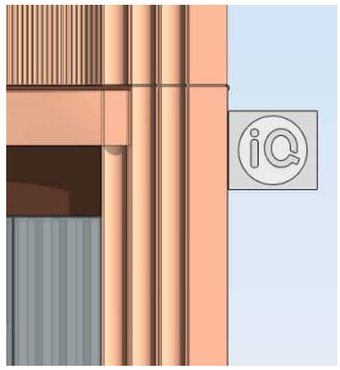
3 High Level Signage | Lower Block

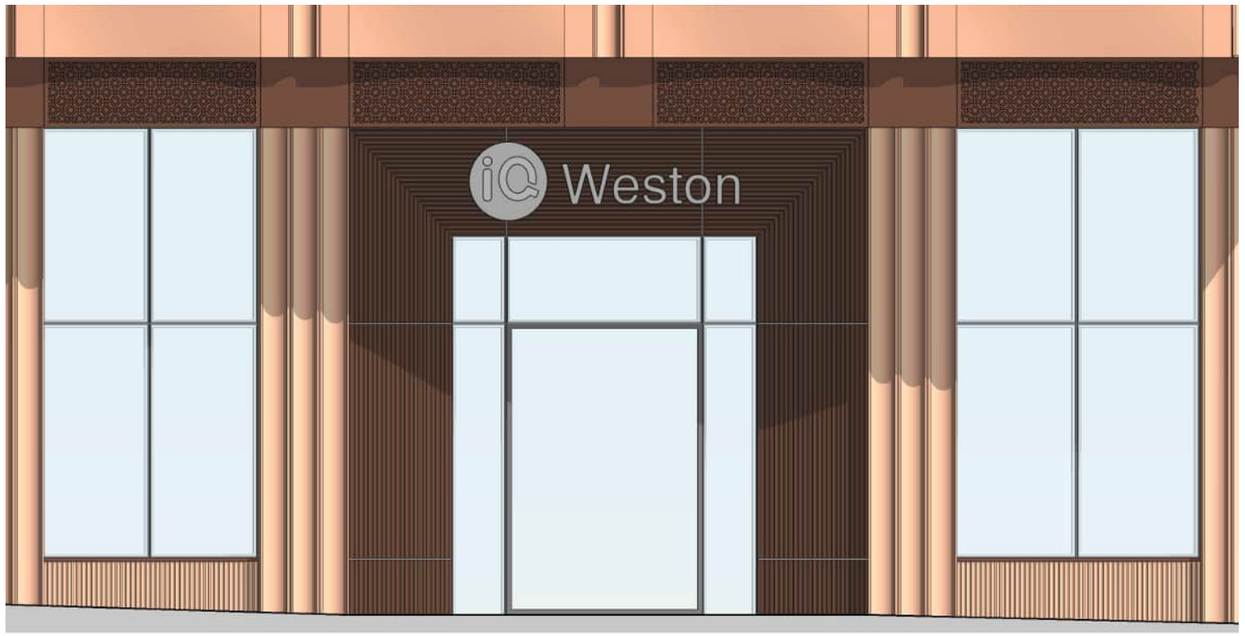


4 High Level Signage | Tower



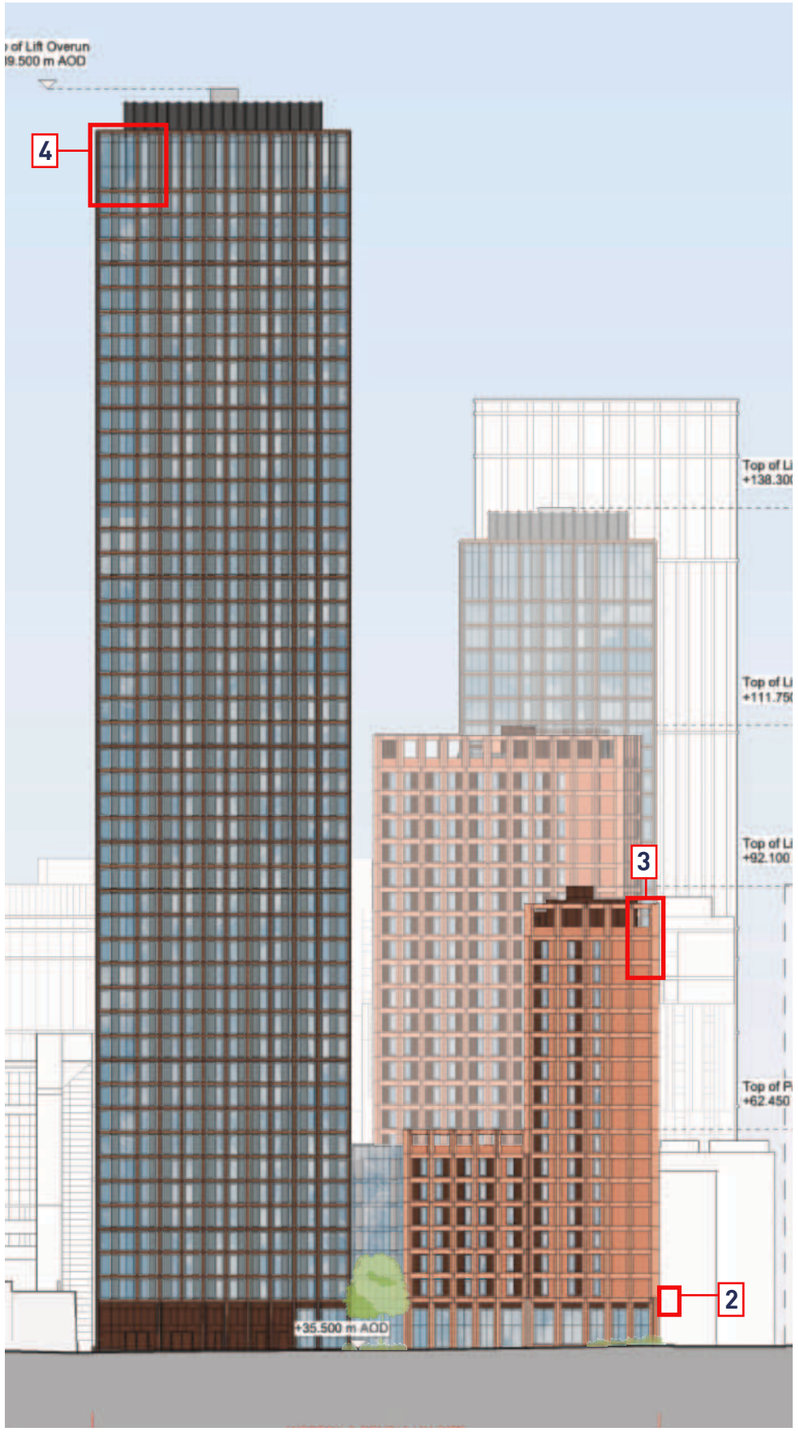
2 Blade Signage



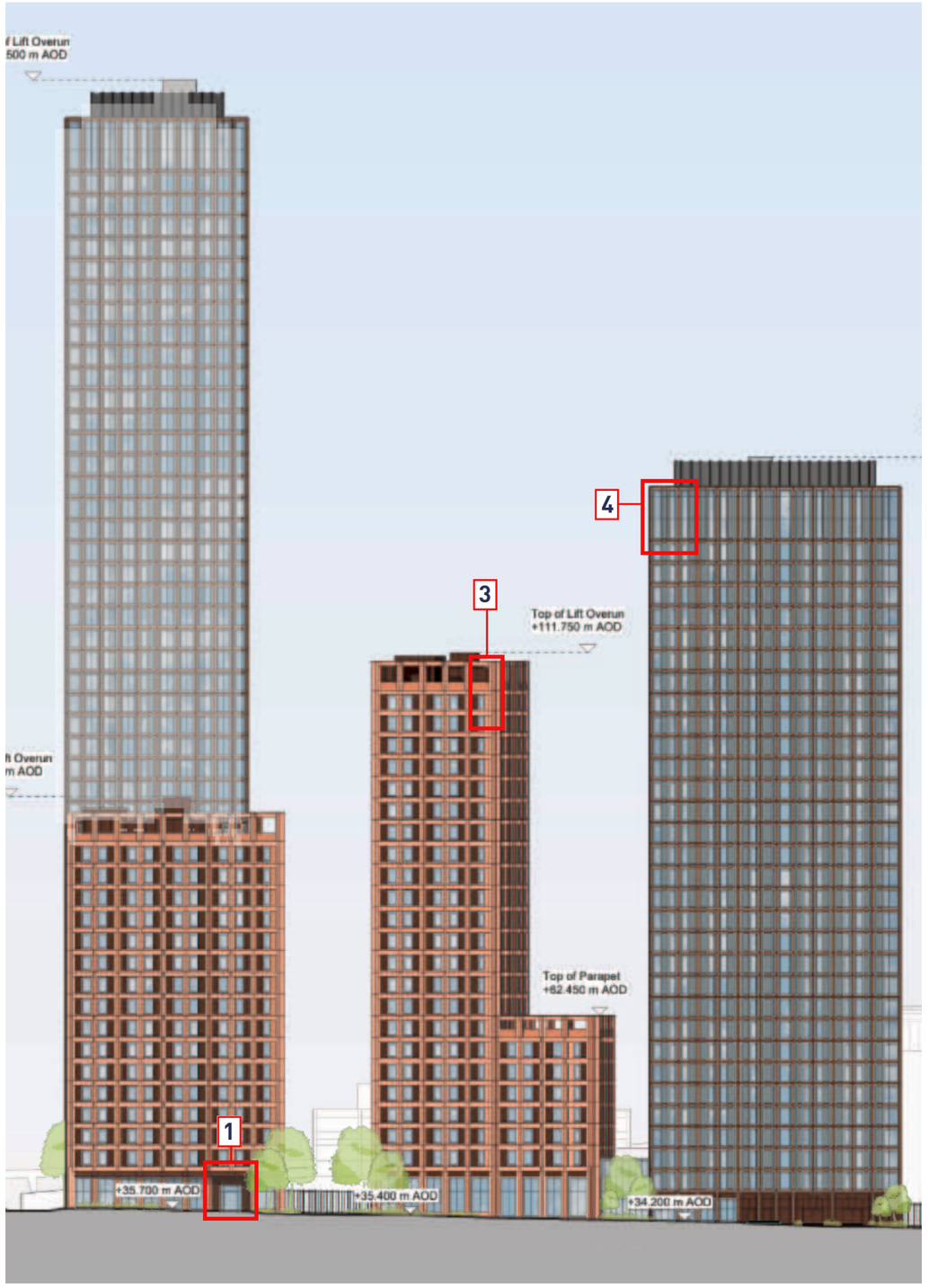


1 Entrance Signage

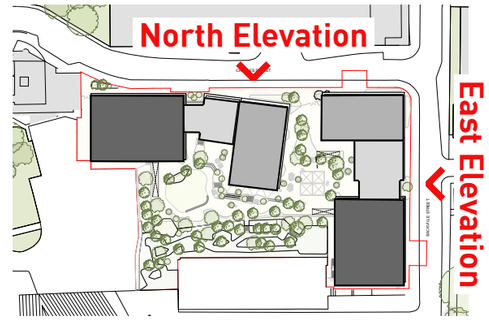
Indicative Signage Locations



East Elevation
(Fronting Sackville Street looking West)



North Elevation
(Fronting Charles Street looking South)



Lower Block

1 Entrance Signage

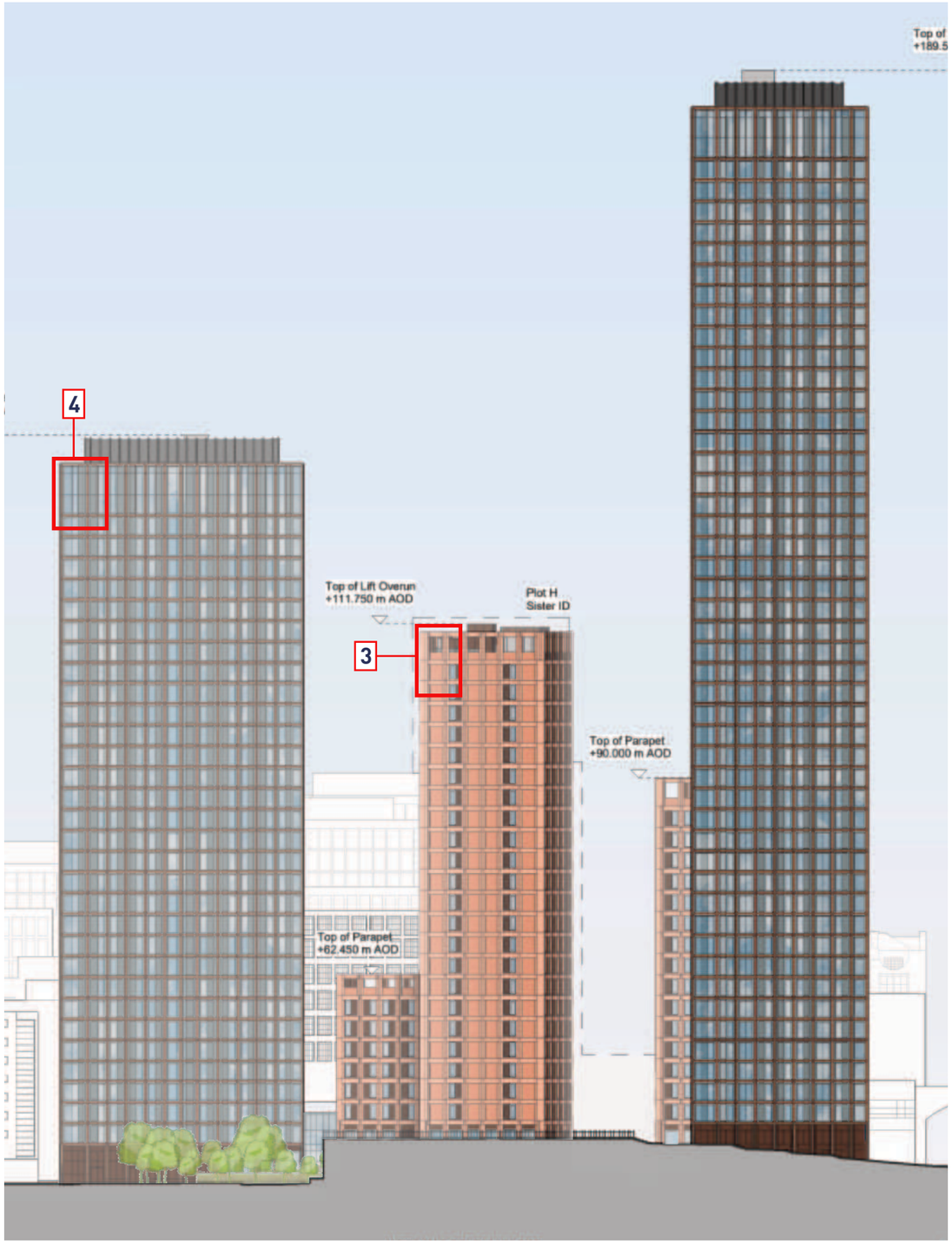
2 Blade Signage

3 High Level Signage

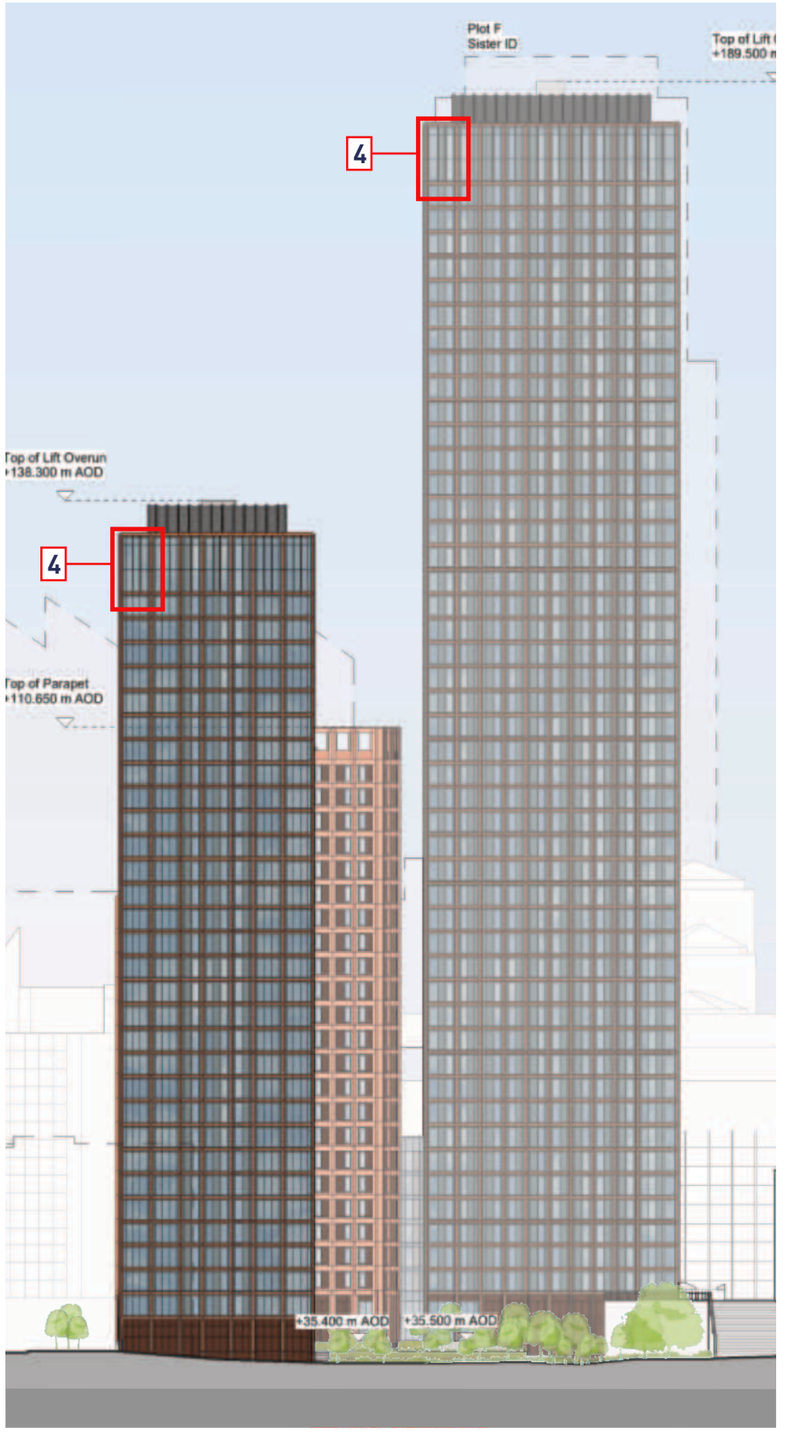
Tower

4 High Level Signage

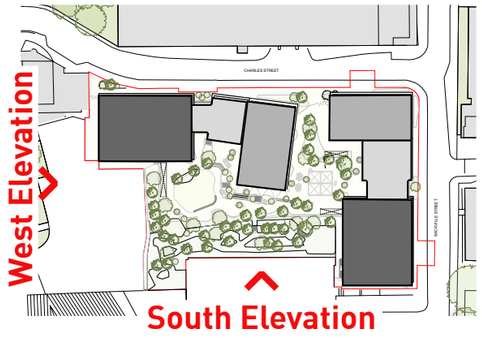
Indicative Signage Locations



South Elevation
(Along raised platform looking North)



West Elevation
(Fronting Princess Street looking East)



Lower Block

1 Entrance Signage

2 Blade Signage

3 High Level Signage

Tower

4 High Level Signage

View from West



6.1 Introduction
6.2 Historical Context
6.3 Textile Concept
6.4 Initial Concepts
6.5 Landscape Drivers
6.6 Landscape Analysis
6.7 Scale Comparison
6.8 Phasing Strategy
6.9 Illustrative Masterplan
6.10 Levels and Movement
6.11 Boundary Treatment and Drainage
6.12 The Yard
6.13 The Corridor
6.14 Sunny Terrace and Quiet Zone
6.15 The Glade
6.16 Woodland Edge
6.17 Charles Street
6.18 Uses
6.19 Tree Strategy

6.0

PUBLIC REALM & LANDSCAPE

simpsonhaugh PLANIT

Introduction

The landscape chapter of the Design and Access Statement has been prepared by Planit-IE on behalf of IQ Student accommodation. The document supports a Planning Application for the new student accommodation.

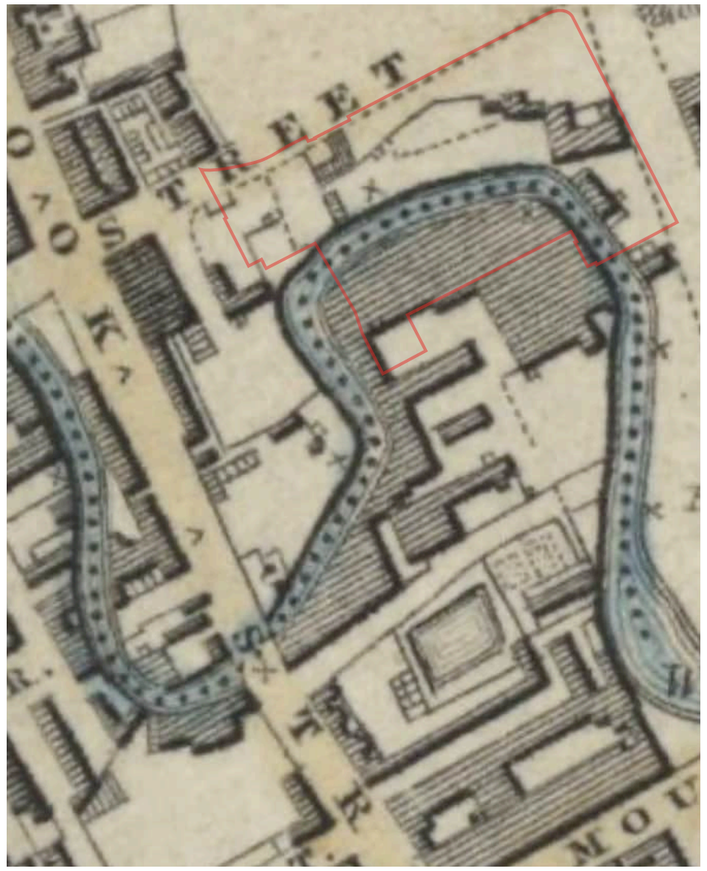
The landscape chapter describes the proposals for the landscape scheme and outlines key objectives for the external spaces. whilst taking the wider SRF such as ID manchester into consideration.



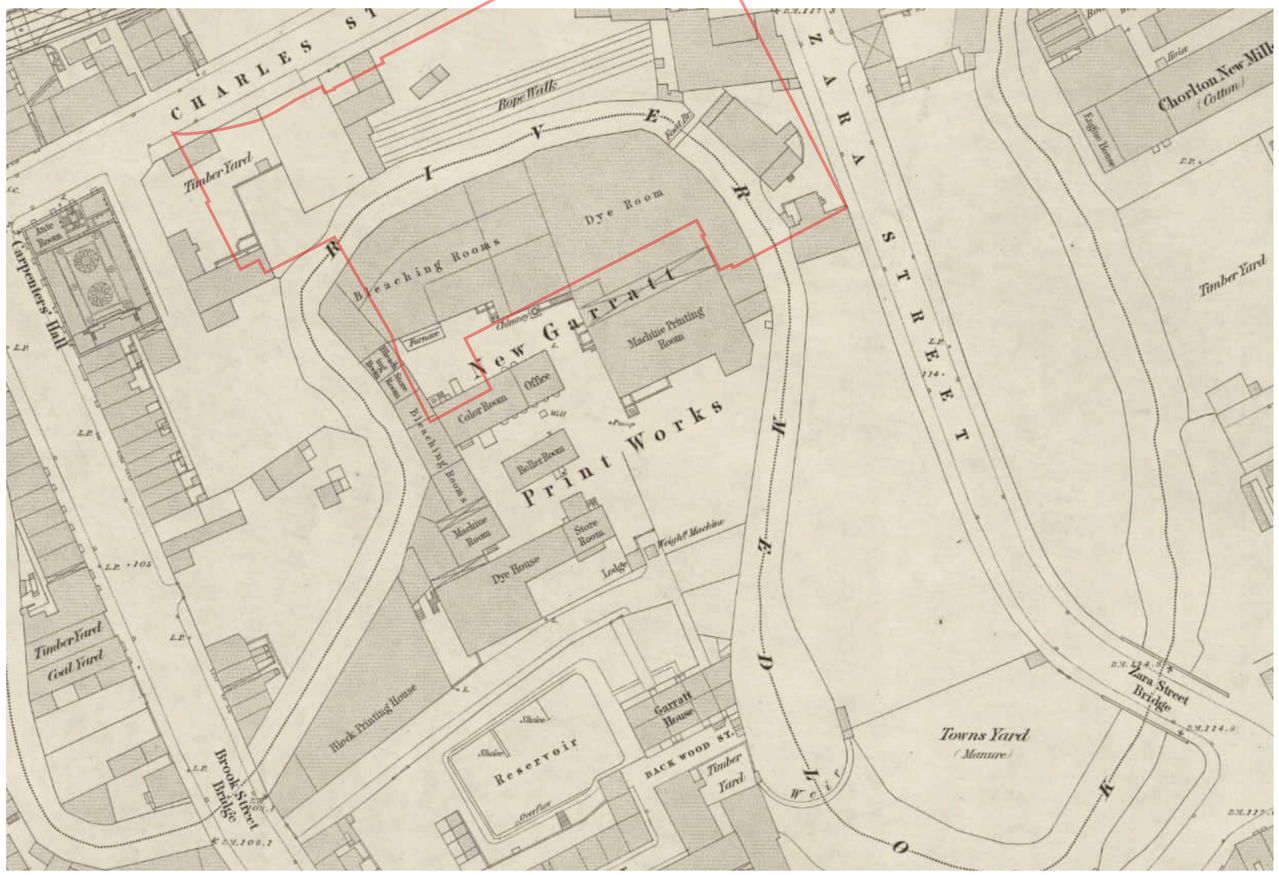
Historical Context

The site has rich historical context which relates predominantly to the previous medlock river course which passed through the site. This would have formed a key part of the site. This meandering curved aspect of the river is a concept which influence the design language of the scheme.

The textile use of the site in 1849 is a significant historical asset to the site which can be tapped into for a narrative re-interpreted through the landscape materiality, artwork and more.



1845



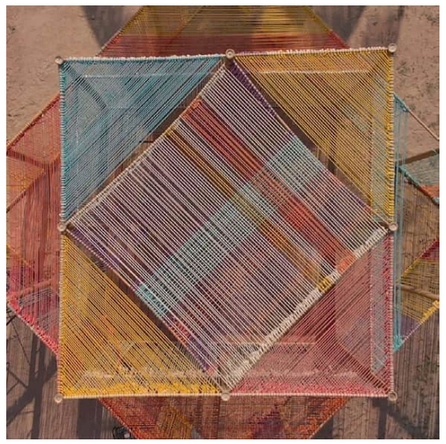
1849

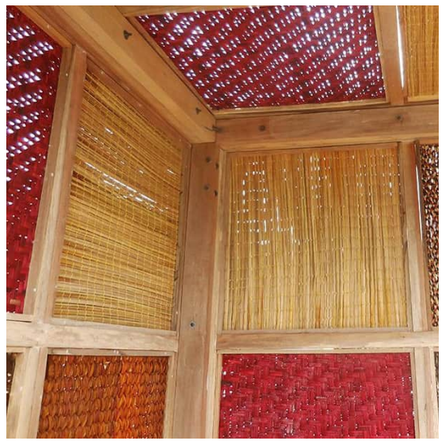
Textile Concept

The site has rich historical land use relating to textile and dye. This presents a great opportunity to re-interpret landscape features which are striking, bold and colourful.

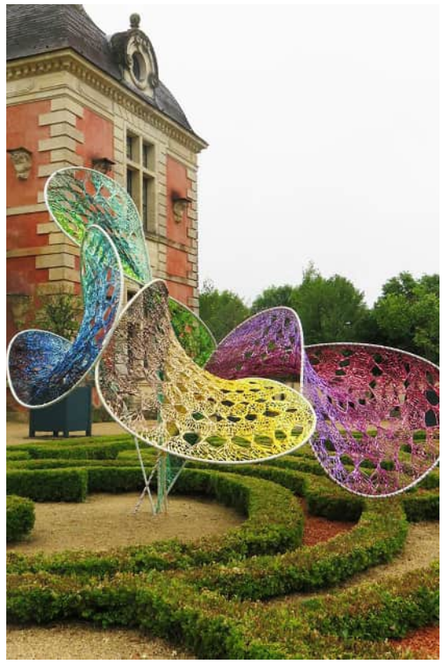
This can be drawn out particularly in furniture and signage across the site. Creating 'moments' around the courtyard and Woodlands Edge







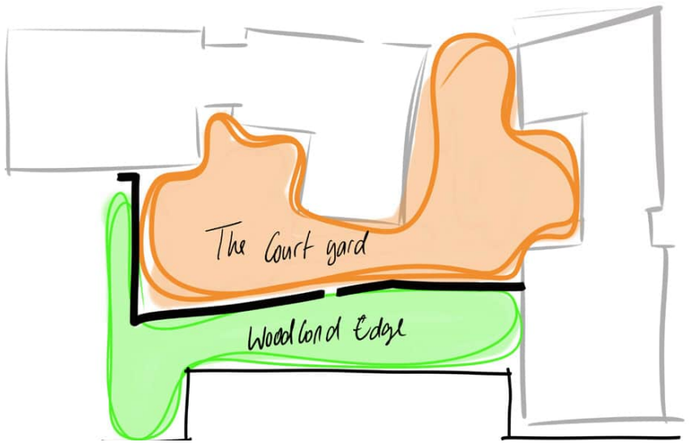






Initial Concepts

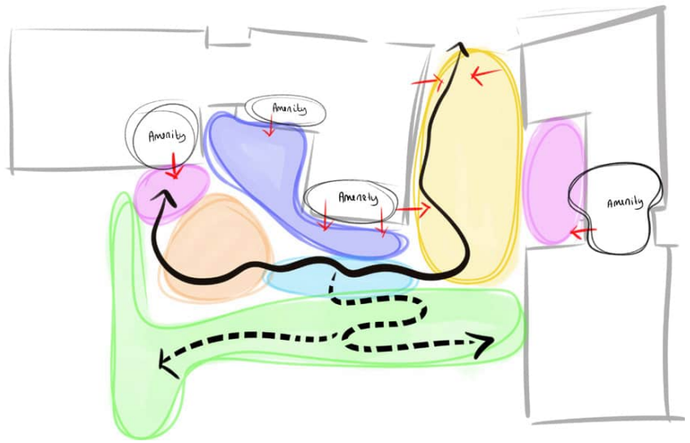
The courtyard and Woodland Edge



Vision to create two distinct character within the development which address the level change across the site.

1. Courtyard with network of spaced
2. Retaining wall capturing level change
3. Woodland edge more natural in character

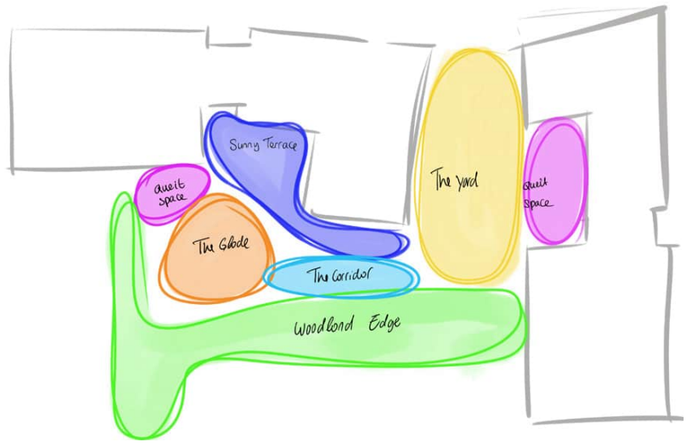
Spatial Diagram



Initial thoughts to ensure various spaces on-site which are interconnected and accommodate internal amenity use.

1. Spaces which address ground floor amenity use
2. Opportunity for spill out
3. Connected spaces

Emerging Character Areas

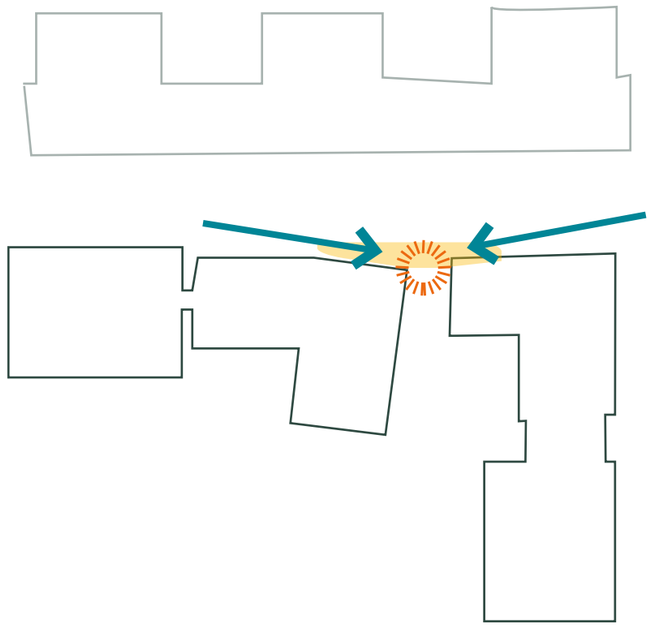


Initial spatial diagram outlining the emerging character areas within the scheme.

1. Spaces for various uses
2. Spaces to meet student living
3. Publicly accessible spaces

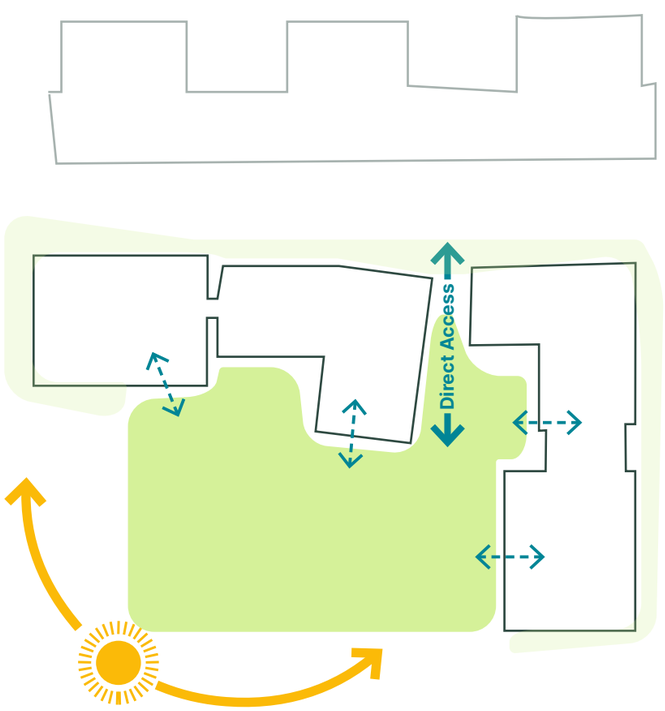
Landscape Drivers

Arrival



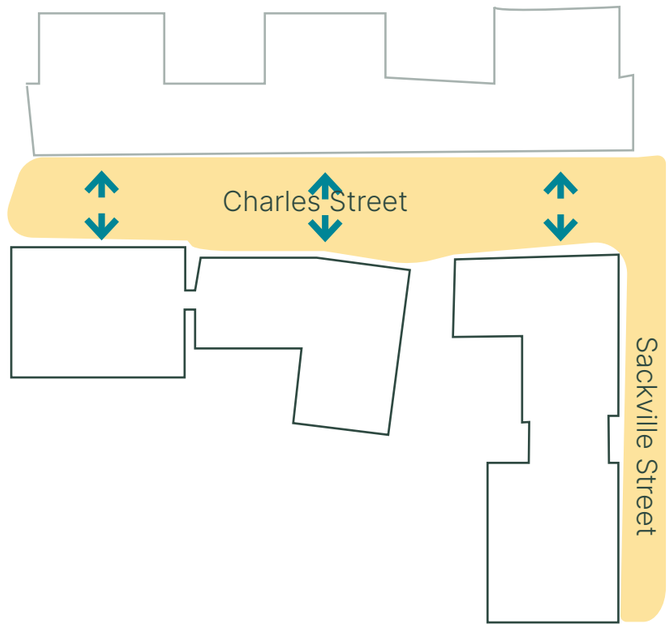
1. Main entrance off Charles Street
2. Pulled back building
3. Single access point

The Garden



1. Public realm improvement
2. South facing
3. Hidden green oasis

Charles Street Enhanced



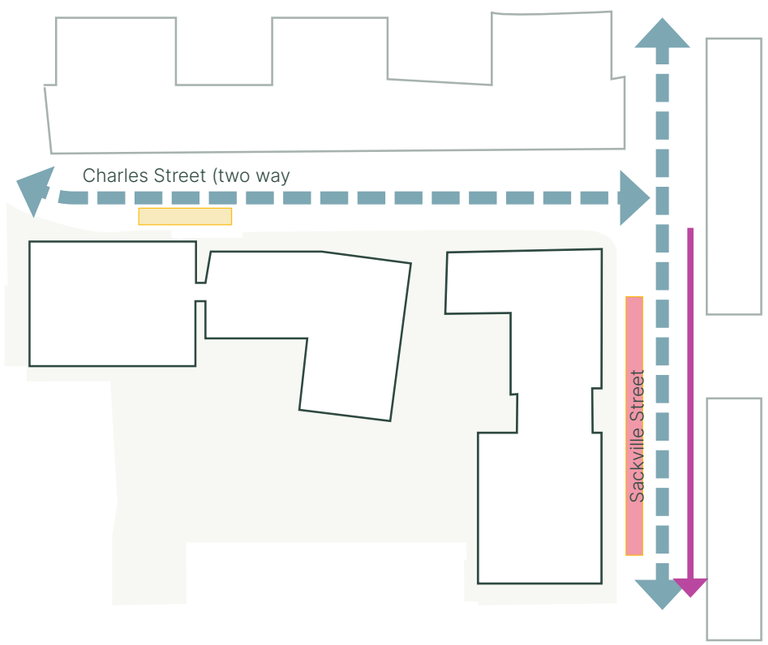
1. Quiet street offer
2. Blue and green infrastructure
3. Active travel

Landscape Analysis

Existing Highways

Existing elements such as bus stops and on street parking need to be considered as part of the enhancements.

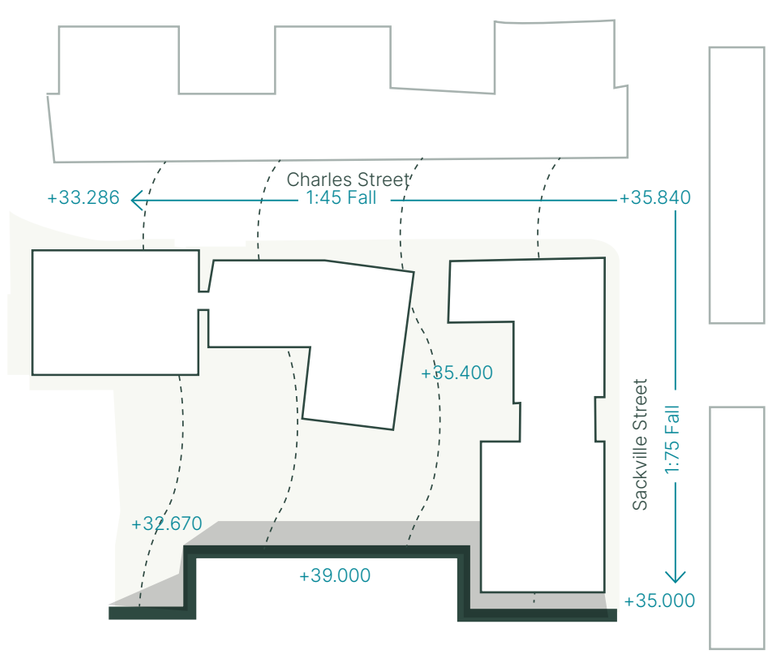
Key
- Two way street
- Existing on street parking
- One way cycle route
- Existing bus stop



Existing Levels

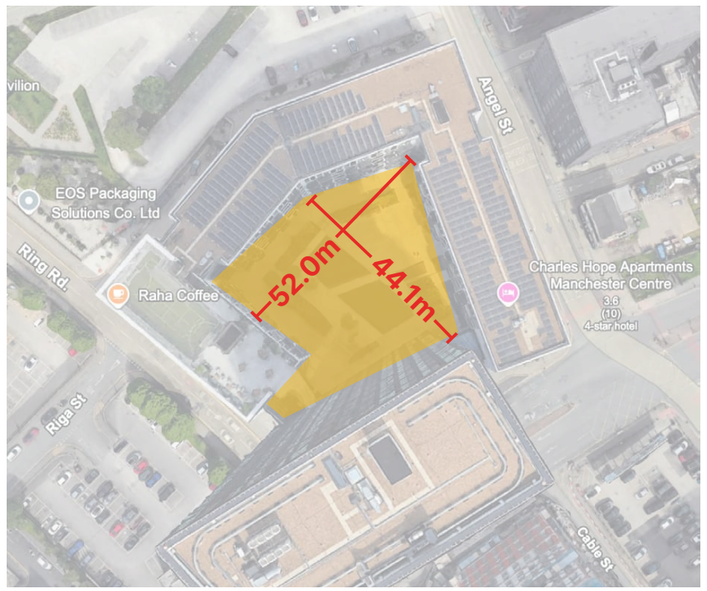
The existing levels around the site are relatively flat. The main challenge will involve tying the lower section of the site to Sackville street.

Key
1. Existing wall retained
2. 2.7m site level difference
3. 6.3m level difference between site and existing wall podium



Scale Comparison

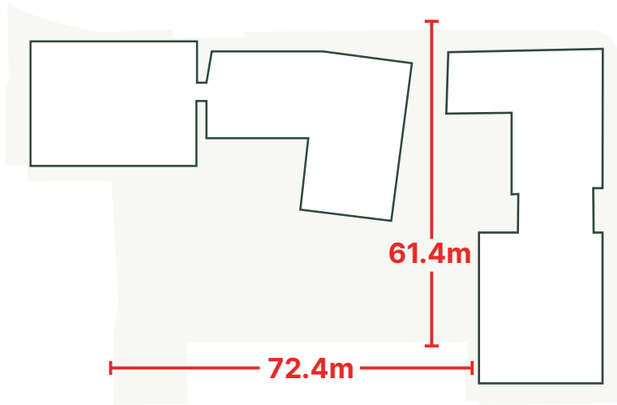
Angel Gardens, NOMA



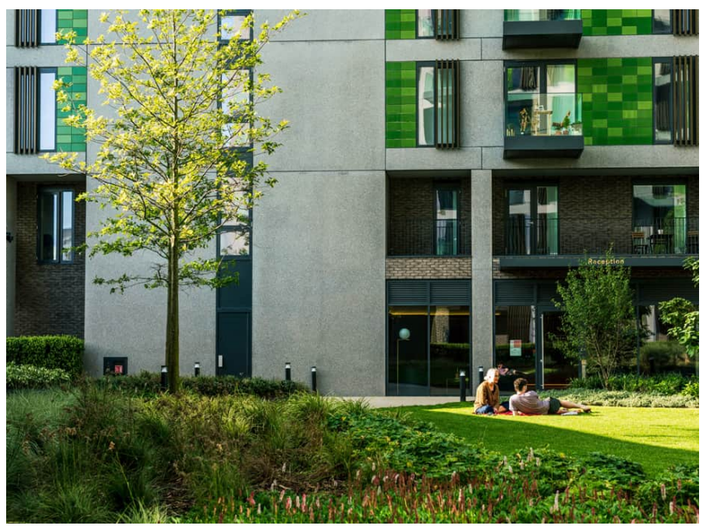
LOCAL Black Friars, Manchester



Weston Hall Site







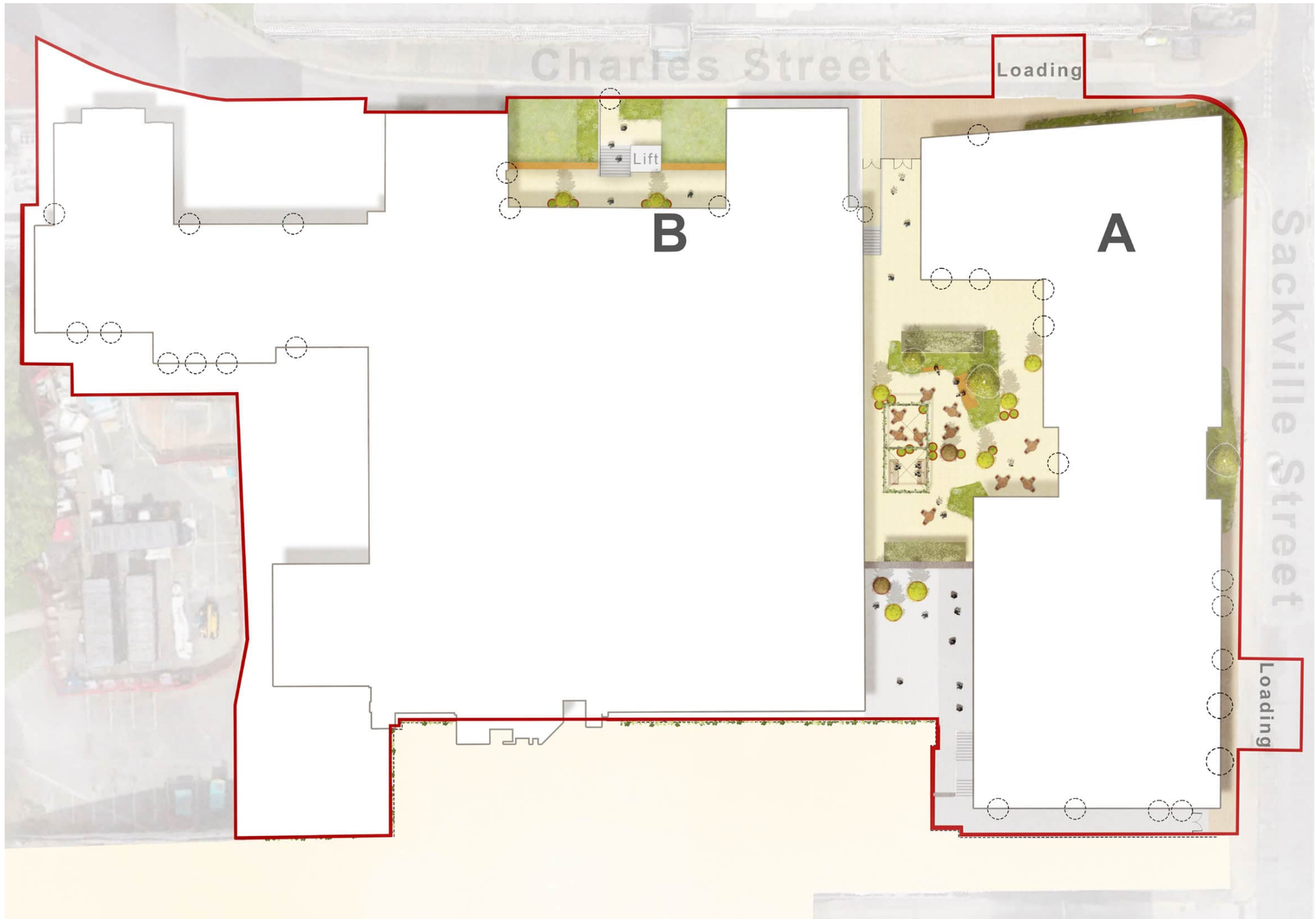
The two student accommodation schemes within the city have been chosen for scale comparison to test the design and create a reference base. This begins to illustrate the size and opportunities for the site.

Phasing Strategy

The phasing strategy within the courtyard is to propose landscape elements that can be retained once Phase B is complete. The proposed landscape elements will still achieve the aims of creating high-quality spaces within the courtyard, with the capacity to accommodate user requirements. Some examples of these elements include:

- • Loose planters used to reinforce dwell and social spaces, which can be moved around the site
- • A canopy structure that will increase in size when Phase B comes forward
- • 84 cycle spaces, which will be retained and expanded when Phase B is unlocked
- • Planting beds that will be increased during Phase B

A lift access from Charles Street will also be included to allow DDA-compliant access.

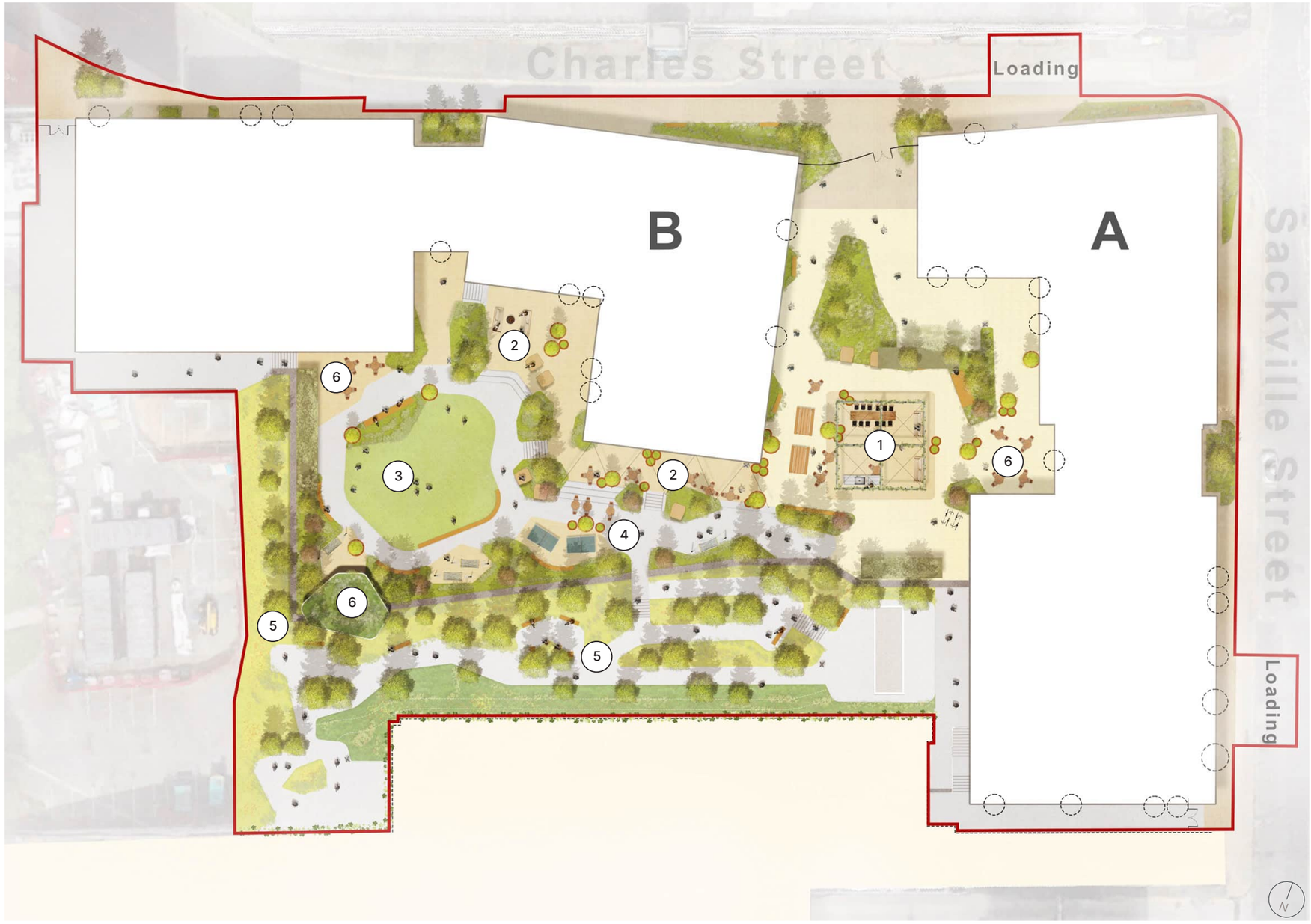


Illustrative Masterplan

The landscape proposal aims to create an ambitious, high-quality student neighbourhood in the heart of Manchester City Centre.

The design is organised into two distinct spaces, defined by a change in level. The northern section will be private in character, offering a network of active and quiet areas where students can socialise, play, study, dwell, and come together.

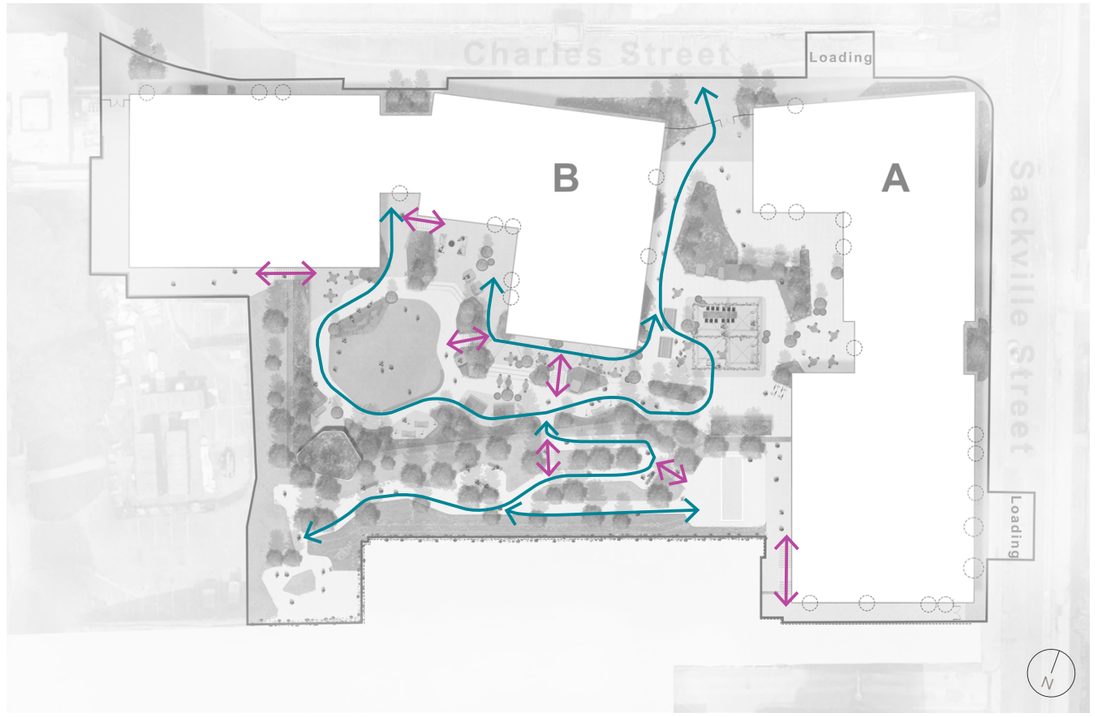
The lower woodland edge, located around three metres beneath the main garden, will be accessible via both stepped and level pathways.



Key character areas include:

1. The yard
2. Sunny terrace
3. The glade
4. The corridor
5. Woodland edge
6. Quiet zone

Levels and Movement



DDA accessible route

Stepped access

The courtyard and woodland edge will prioritise pedestrian movement. The movement strategy is to ensure the site is DDA compliant for users through a combination of stepped and levels access.



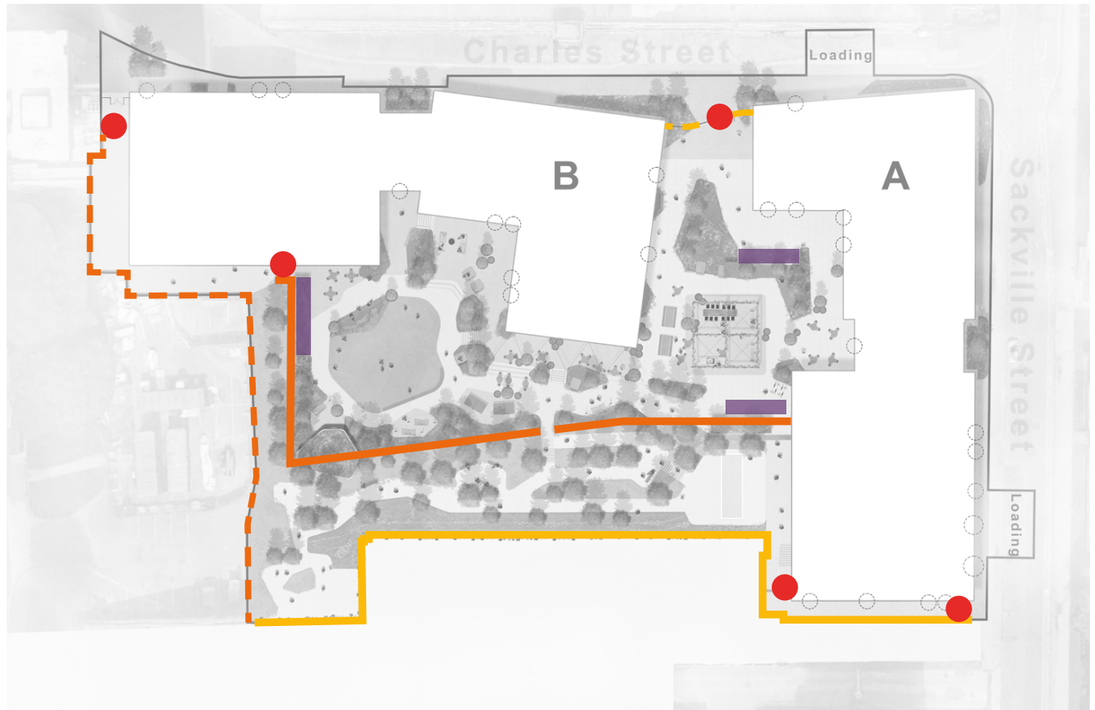
+35.500 Proposed levels

+32.200 Existing levels

Retaining Wall

The current level strategy utilises the significant level difference between the courtyard and Woodland Edge through the introduction of a retaining wall to which divides the two spaces. The elevated levels of the courtyard will help create exciting views for students overlooking the woodland edge. The lower levels also ensure capacity to store additonal water voluems.

Boundary Treatment and Drainage



Existing wall
Rail topped retaining wall
Metal railing type 1
Metal railing type 2
Controlled access gate
Cycle Storage Total x 164

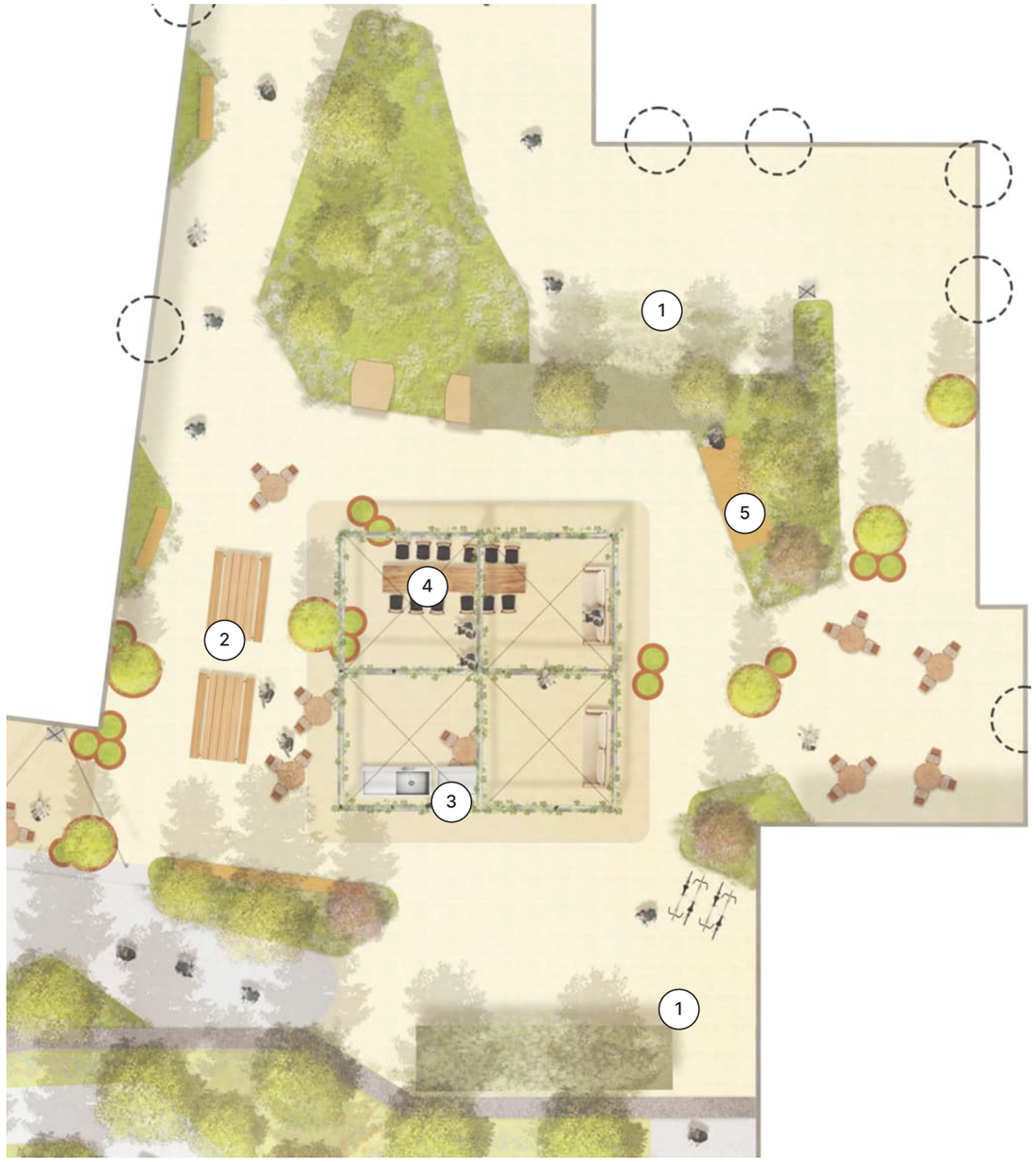
The public realm is predominately bound by the proposed buildings (A&B) primary controlled access into the site will be from Charles Street, where a steel gate and fence are proposed. The west of the site is bound by a combination of steel fencing and low retaining wall.



Permeable Paving
Rain Garden
Swale
Direction of Water Run off

The water management strategy on site is to direct water away from the building into rain gardens in the courtyard where the paving build-up is not permeable. The woodland edge will have swales to capture discharged water from the courtyard and beyond. The introduction of SuDS allows water to be slowed, and filtered before reaching the river Medlock.

The Yard

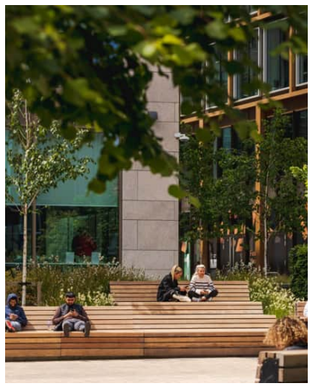












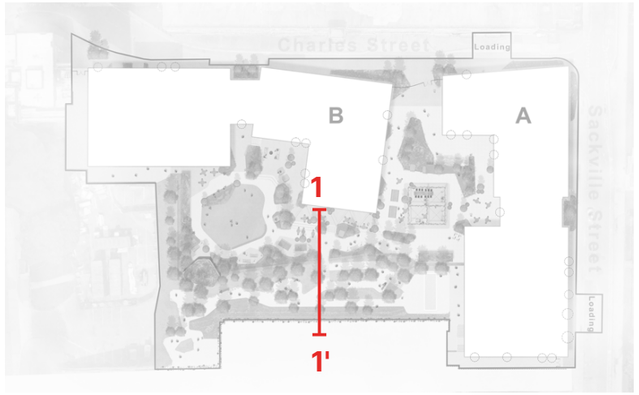
The Yard is a focal point of the public realm, where visitors and residents enter the courtyard. Flexibility is key here, the canopy frame, movable plantes and furniture allow for different layouts of this space to meet the users needs. Some key elements include:

1. Green roof Cycle storage
2. Picnic tables
3. Outdoor kitchen
4. Dining table and chairs
5. Lounger seats

Section 1-1'





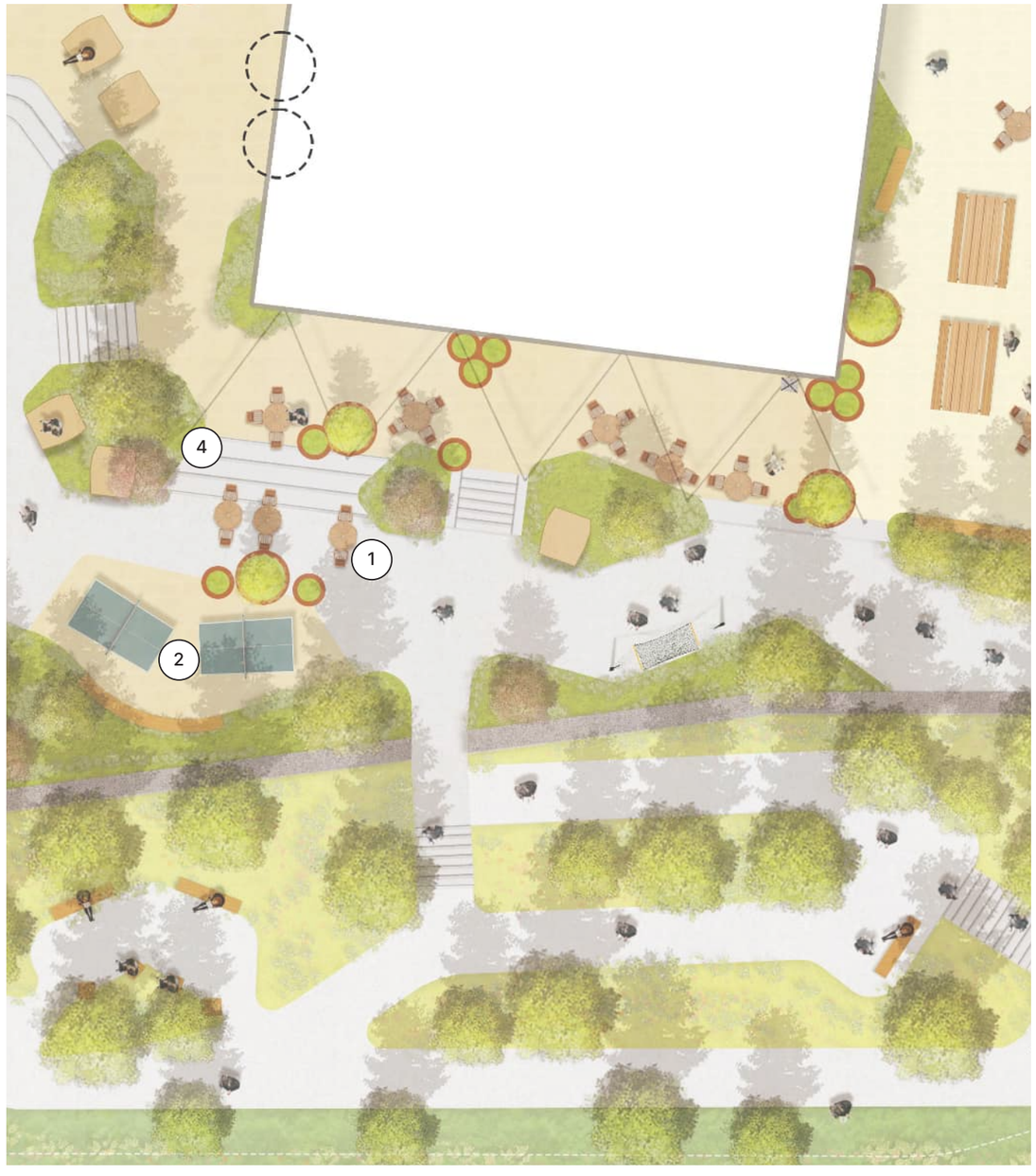




Sunny terrace | The corridor | Woodland edge

The Courtyard | Woodland Edge | Wetland | Existing podium

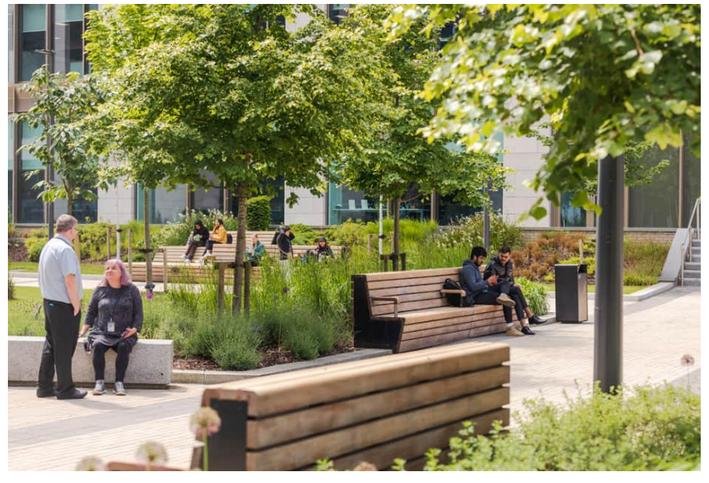
The Corridor











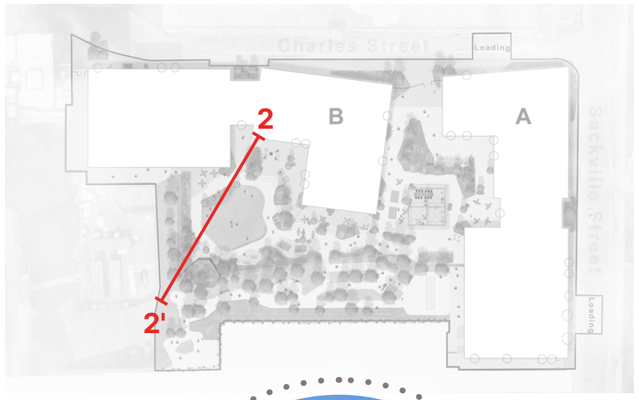
The Corridor is the connecting tissue to the various spaces within the courtyard, with this space being more transient in character. Some key elements within this space include:

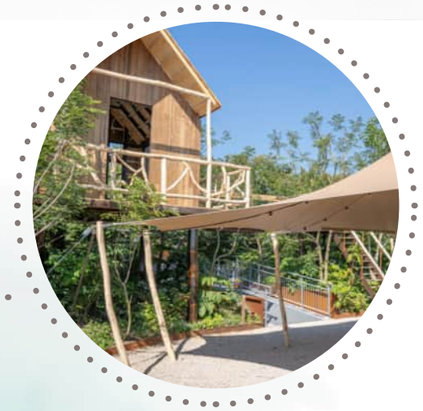
1. Loose furniture
2. Ping pong tables
3. Hammocks
4. Tiered seating

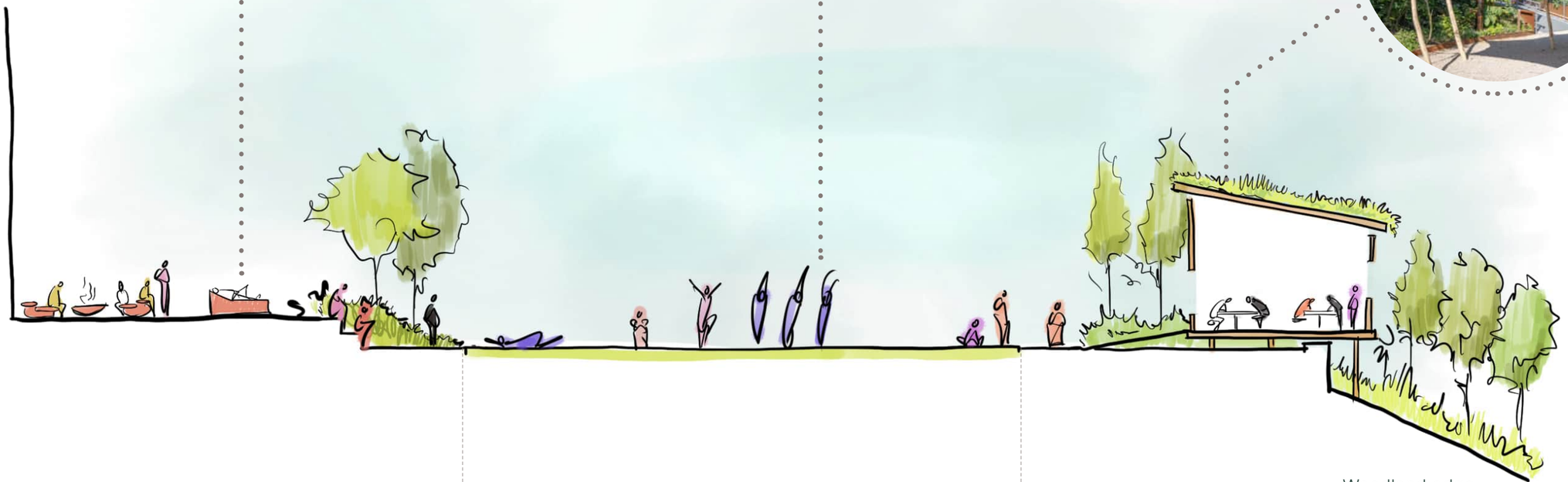
Section 2-2'











Sunny terrace

The glade

Woodland edge

The Courtyard

Woodland Edge

Sunny Terrace and Quiet Zone











The sunny terrace and quiet zones work hand in hand as spaces, allowing students to dwell, study and relax. Elevated on the south of the courtyard, the tree house is slightly elevated above the lawn space. Some key elements within this space include:

1. Tiered seating
2. External grade sofa with fire place
3. Loose furniture
4. Tree house
5. Cycle storage

The Glade







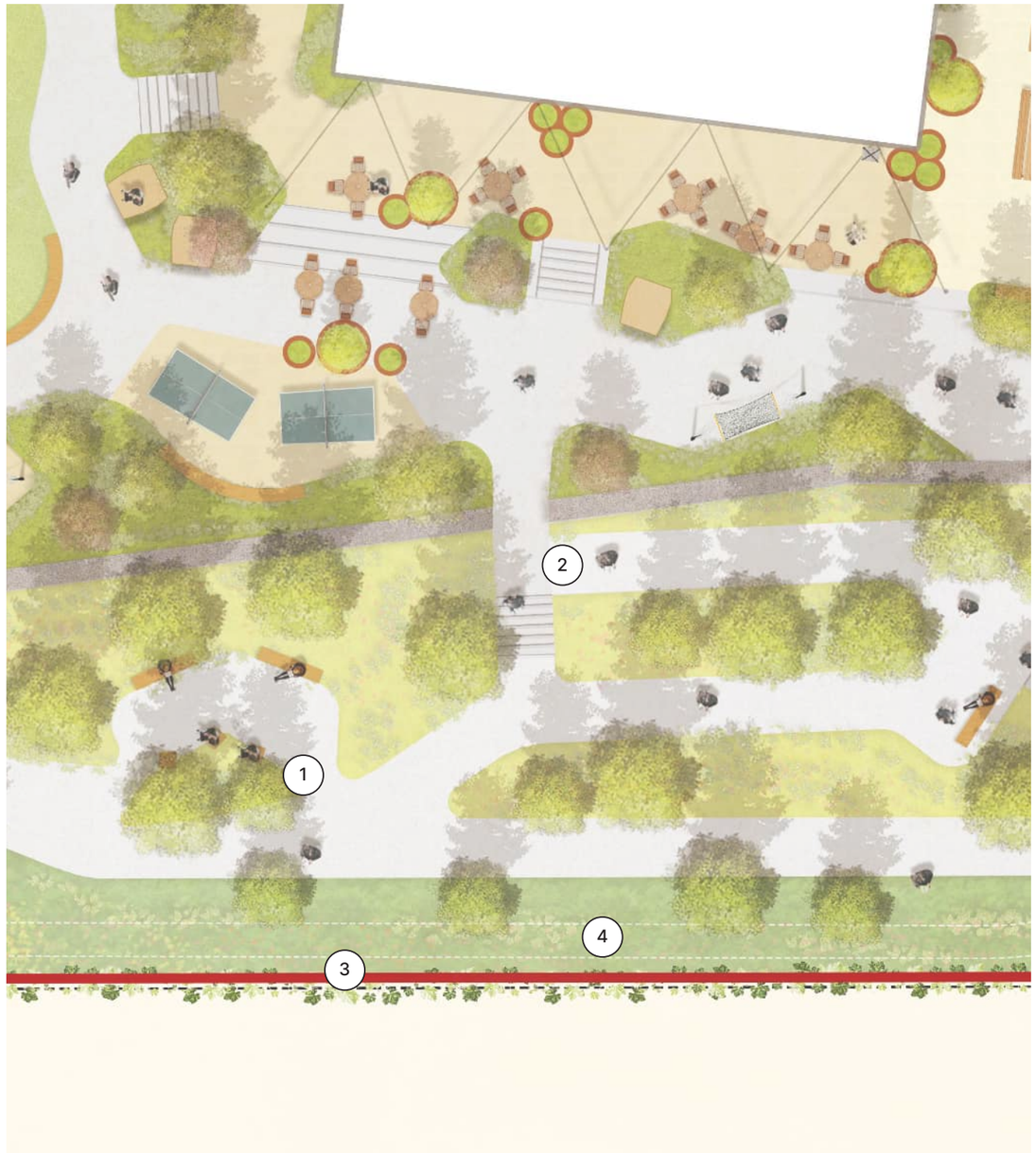


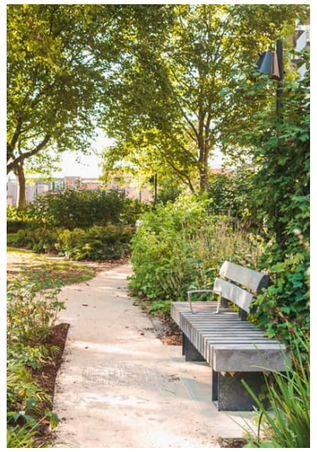


The Glade is large, open and flexible in character. This is where we envisage students playing games, relaxing and playing sports. This space include:

1. Study desk
2. Recreational lawn
3. Raised seating

Woodland Edge







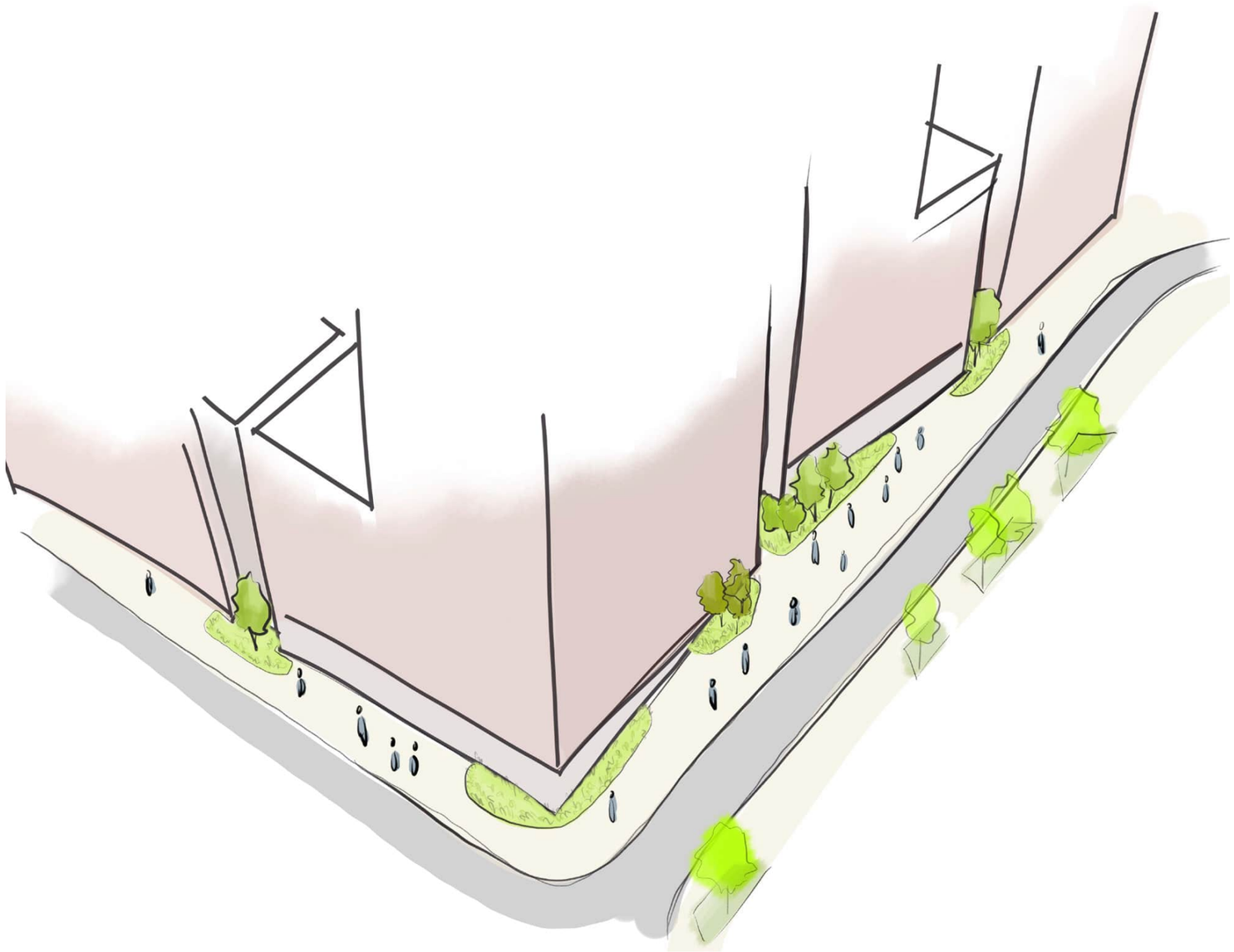




The Woodland Edge has a softer look and feel, with compacted gravel, native woodland trees and wildflower planting. This space offers the opportunity for more active use through looped circulation and a future opportunity to connect to the wider ID Manchester. This space include:

1. Seating cubes
2. Stepped and ramped access
3. Climber plants and artwork on existing podium wall (subject to third party approval)
4. Wetland wildflower swale

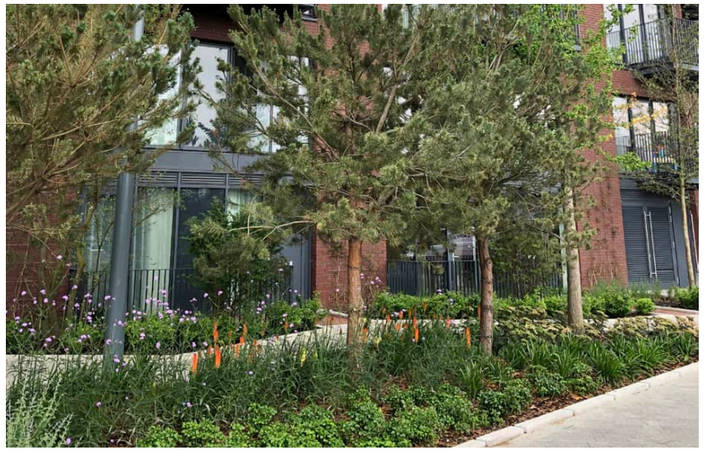
Charles Street



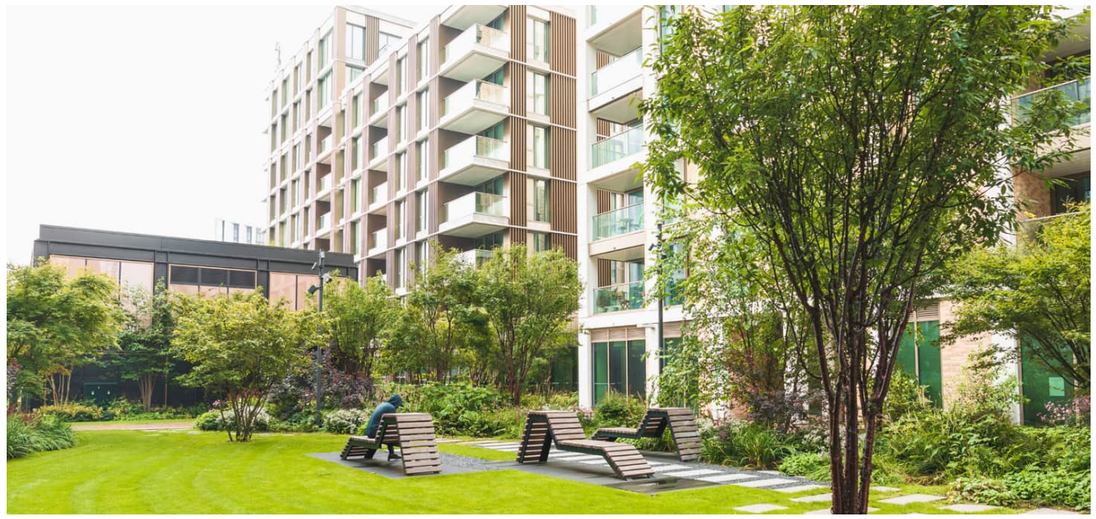
Charles Street Future aspiration

Charles Street improvements will be a collaborative effort with third parties to optimise a high-quality, greener public realm. The current proposal looks to introduce new trees along the main entrance to the courtyard and defensible planting along sections of the building façade.





Uses





Passive Use

The new living quarter will offer a number of potential passive uses for students to come and escape the busy city. People can observe and feel connected with nature, enjoy some peaceful alone time and relax.

- Sunbathing in open grassland areas
- Enjoying views
- Opportunity to relax and enjoy nature
- Spill out space to eat drink
- Space to socialise

Active Use

The new neighbourhood offers a number of opportunities to engage in activities within the site, to get fit and have fun. There are significant health and well-being benefits from engaging in activities, with the Woodland Edge and The Glade in particular cateriing to all interests.

- Exploration play
- Space for formal classes such as yoga and fit / crossfit groups
- Team games
- A clear running cycle route





Environmental Use

A key design principle and strategy for the site is to have engrained biodiversity that runs through the whole ethos of the neighbourhood. People can enjoy and interact with environmental uses of the site, from observing nature and wildlife habitats, to learning about the biodiversity within the neighbourhood through signage.

- SUDS swales streams collecting surface water
- Bug hotels and habitats, birds and bat boxes
- Rich diversity of planting typologies and trees

Community Use

Weston Halls will become the community centre where people can come to socialise, take part in community activities and engage with friends and family.

- Future community growing gardens
- Outdoor classes
- Community use utilising internal and external space

Tree Strategy

The landscape design incorporates a balanced mix of 95no. multi-stem and single-stem tree species to enhance structural diversity and visual interest throughout the site. This composition supports a dynamic spatial experience, where varying tree forms help define movement corridors, gathering areas, and points of visual focus within the landscape.

A diverse canopy palette introduces seasonal variation, offering subtle shifts in colour and texture that enrich the site's visual character and highlight key spaces across different times of the year. Tree species have been carefully selected for their resilience to local climatic conditions, their alignment with the native ecological context, and their tolerance to variable moisture regimes. Collectively, these selections contribute to a robust, adaptive, and enduring landscape that balances aesthetic expression with long-term environmental performance.



Key

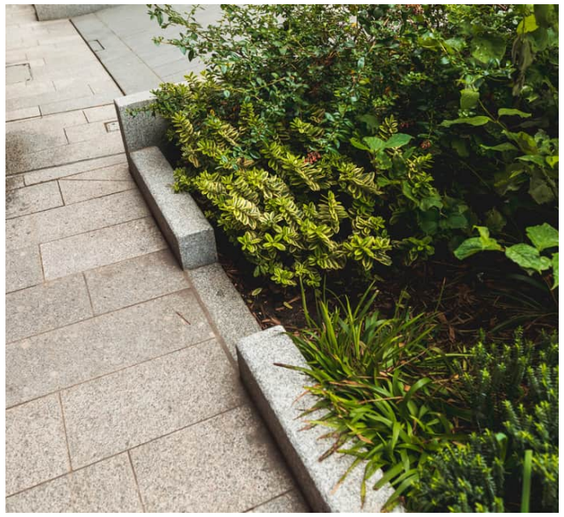
- Single stem trees
- Multi-stem trees
- Native trees consisting of single and multi-stem trees

Planting Strategy

Planting Character

A range of different planting typologies have been selected for use across the scheme and each will play a specific role in the success of the development. Within the site, new trees and planting areas will expand the diversity of species, contributing to the development's biodiversity.

Planting and lawns also play an important role in the management of surface water. These permeable areas reduce the amount of rainfall falling onto impermeable surfaces that would otherwise flow directly into the drains.



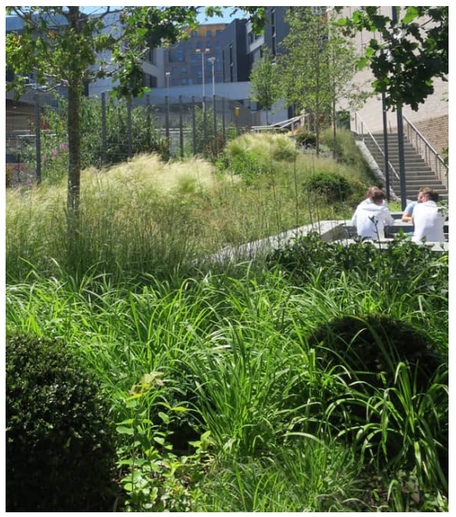
Sustainable Urban Drainage System UDs / rain garden planting



Amenity grass



Herbaceous ornamental planting



Shrub planting

Ecology

The site has the potential to add value to the local ecology and act as an additional 'green' link to the future developments associated with the ID Manchester SRF.

Landscape proposals include creation of rain gardens, swales mixed native planting zones

New tree planting and provision of appropriate nest boxes will further enhance biodiversity within the site. Proposed shrubs and planting should also use a high percentage of native species and appropriate to the locality.



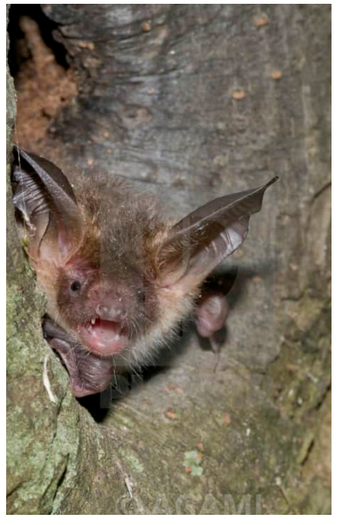
Insect Boxes



Bird Boxes



Pollinator Friendly Planting



Bat Boxes



Rain Gardens

Hardworks Strategy



Concrete paving



Natural stone paving



Permeable concrete paving



Compacted gravel

The hard landscaping strategy is influenced by the historical use of the site relating to textiles, fabric and dye. This has been re-interpreted through the selection of concrete paving and the paving patterns which will be used across the courtyard.

Furniture

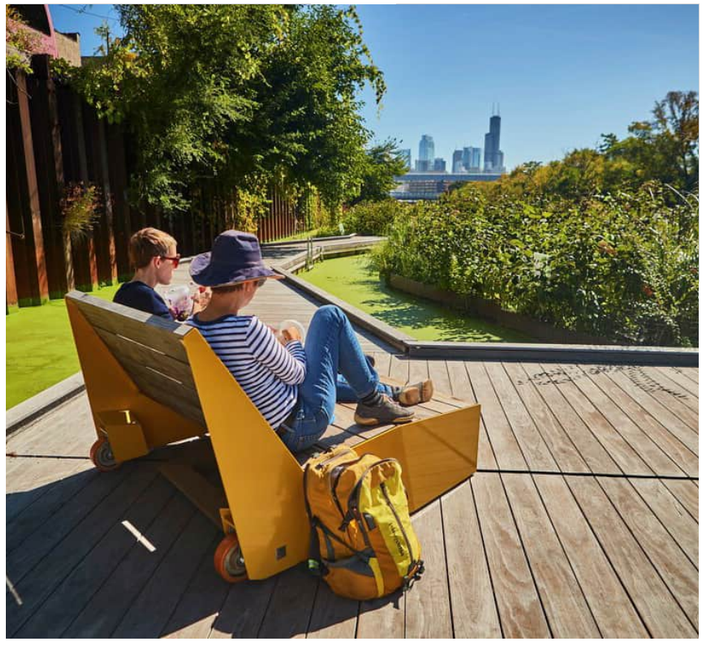
Furniture

The Selection of furniture will be carefully considered to reinforce the textile and dye inspired design language of Weston Halls. All furniture elements will be cohesive through materiality. Durability and robustness is paramount within the urban setting to withstand wear and tear. Re-used and reclaimed material will be used where possible, particularly timber topped surfaces.













simpsonhaugh PLANIT

7.1 Introduction
7.2 Access Strategy
7.3 Servicing Strategy
7.4 Parking
7.5 Waste Management Strategy
7.6 Security
7.7 Inclusive Design

7.0
ACCESS

7.1 Introduction

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 Assessment and Framework Travel Plan and the Site Waste Strategy report.

CAR FREE DEVELOPMENT
The Proposed Development will be a “car-free” development, with no car parking spaces on Site.

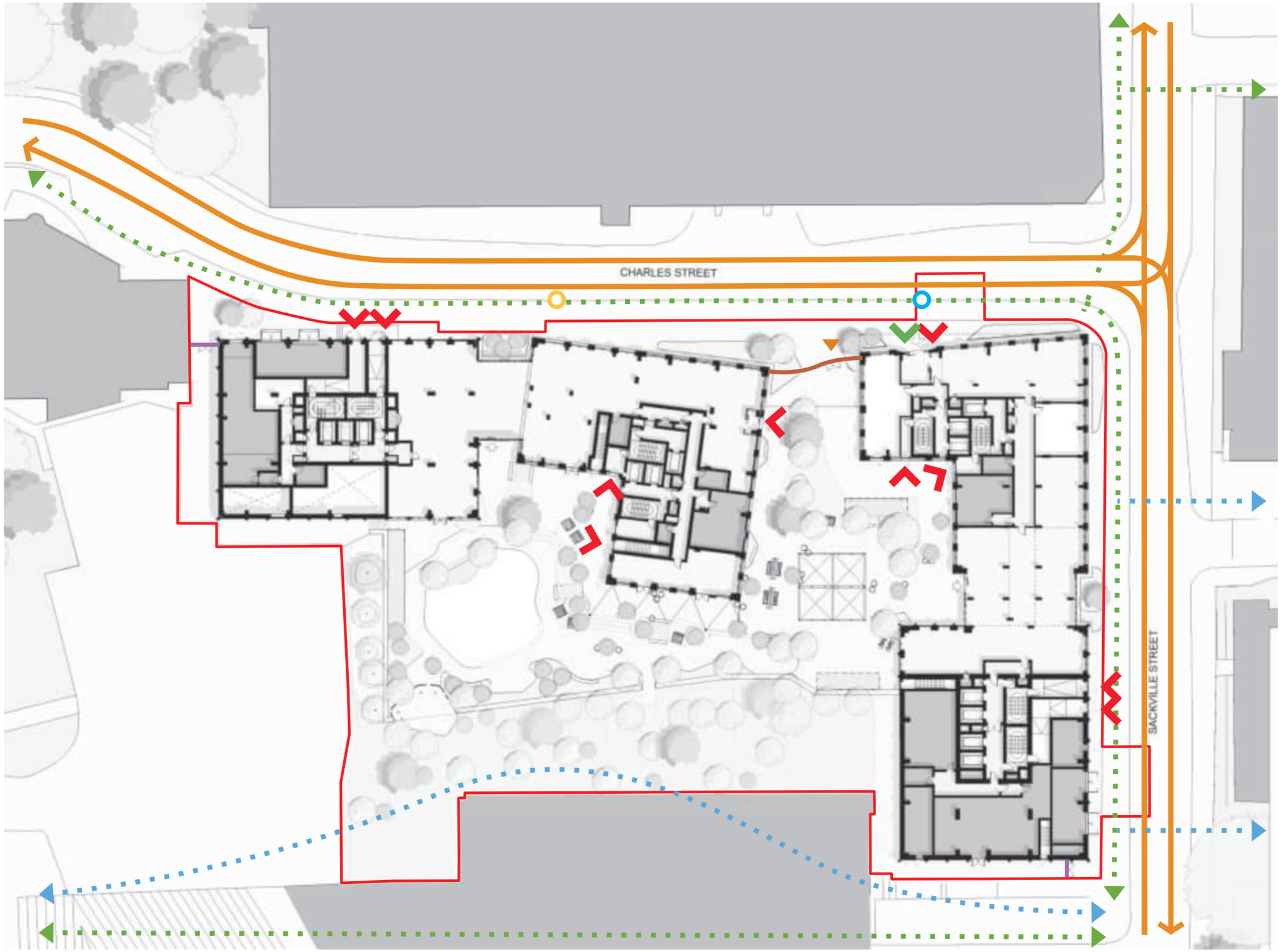
PEDESTRIAN & CYCLIST ACCESS & MOVEMENT
Pedestrian and cyclist access to the Site will be provided from Charles Street, providing connections between the Site and key destinations within Manchester city centre. There are comprehensive pedestrian connections within the vicinity of the Site, providing access to key facilities such as Manchester Piccadilly and Manchester Oxford Road railway stations, The University of Manchester and Manchester Metropolitan University.

National Cycle Network (NCN) Route 6 passes close to the western boundary of the site and can be accessed via Charles Street, providing onward connections to Bury via Salford to the north, and Sale and Stockport to the south. National Cycle Network (NCN) Route 66 passes close to the eastern boundary of the site and can be accessed via Charles Street, providing connections to Failsworth and Rochdale to the north east via the canal towpath.

7.2 Site Wide Vehicular, Cycle & Pedestrian Access Diagram

KEY

- Planning application boundary
- Primary pedestrian access route
- Future pedestrian access route
- Vehicular access route
- Proposed vehicular drop off point
- Existing bus stop
- Intercom point / barrier
- Intercom point / gate
- Student residential entrance
- Cycle store entrance
- Main fire service entry point



7.3 Servicing Strategy

With three loading bays and most deliveries from service vehicles able to be turned around quickly, it is not expected for there to be a clash of multiple vehicles looking to service the development at any one time.

Deliveries to occupants from online couriers and food delivery companies are also expected. These trips are largely expected to be using bicycle couriers who would park in the visitor cycle parking that is made available within the landscape areas to ensure the safe and tidy parking of courier bikes.

Service activity will be managed, including the on-site management team directing regular and site wide service activity.

For further details in relation to the servicing strategy for the Proposed Development refer to the Transport Assessment prepared by SLR submitted as part of the Planning Application.



KEY

- Delivery Point
- Maintenance Access
- Refuse Collection Point
- Fire Service Access Point
- Intercom Point

7.5 Waste Management Strategy

The proposals include the provision of appropriate facilities for the storage and collection of operational waste and recycling.

Collections will be at a frequency of two days. Building waste levels will be monitored as part of the ongoing management of the buildings.

The main refuse stores serving the student residents are located at Ground Floor level, with access from the main vertical circulation core of each respective building. The building management staff will move the bins into a refuse holding area on collection days.

The site will effectively benefit from three Loading Bay locations, illustrated on the layout opposite.

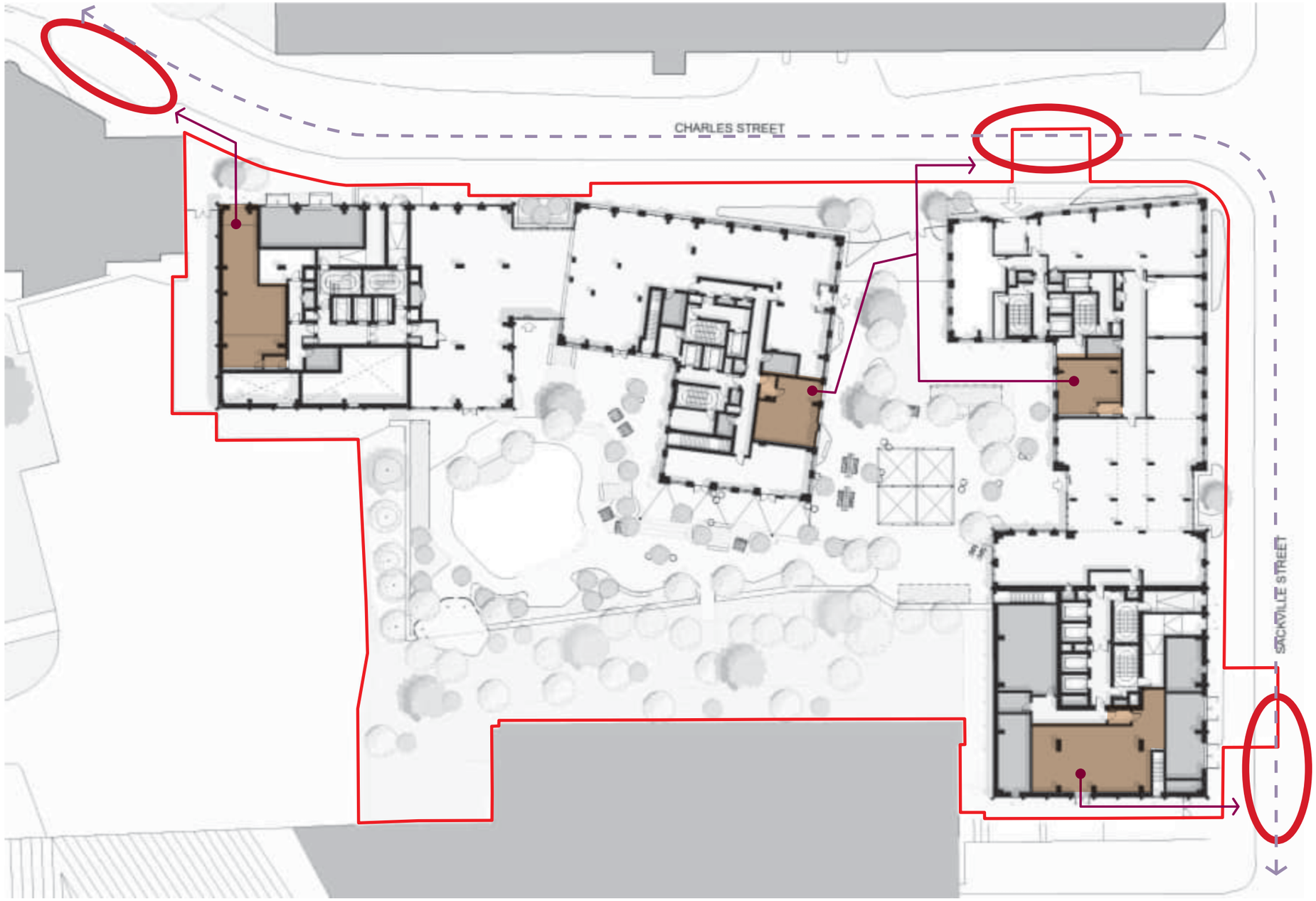
On Sackville Street, the existing access into the Weston Hall service space will be extended to create a formal on street loading bay.

On Charles Street the Phase A building will also be served by an on street loading bay. Charles Street already benefits from single yellow line traffic regulation orders which permits loading. The additional marked out lading bay formalises this activity.

Finally, on Charles Street there is an existing loading bay to the west which is convenient for servicing the Phase B building of the development.

These loading bays will not be restricted in terms of the times of operation. However, the management strategy will include measures to manage service vehicle activity and avoid clashes of vehicles.

Further information can be found in the Waste & Servicing document produced by SLR that accompanies this application.



KEY

- Planning Application Boundary
- Student Residential Refuse & Recycling Store
- Student Residential Refuse Route
- Loading Bay Location
- Refuse Vehicle Access Route

Site Wide Refuse Collection Strategy Diagram - Ground Floor

7.6 Security

7.6.1 SITE SECURITY PRINCIPLES
All buildings in the development will benefit from 24 hour on site management, and further security principles for each of the buildings can be summarised as follows:

7.6.2 ENTRANCE SEQUENCE
The primary residential entrance is orientated towards Charles Street and will be well lit and overlooked. It is envisaged that all residents (other than cyclists) for both phases will enter and pass through the primary entrance located in Phase A before continuing on their journey through the scheme. This gives student the opportunity to engage with staff and other students.

The secondary entrance lobbies are accessed from the internal, private landscaped areas with double height spaces with predominantly full height glazed frontages, and will be accessible to residents of the building only, via an access control system.

A predominantly full height glazed active frontage along Charles Street and Sackville Street also provides opportunities for passive surveillance of the public realm on these edge of the Site. The cycle store entrances are accessed (via an access control system) from the central courtyard area and will be well lit and overlooked. The back of house areas to the towers are orientated to the south east of phase a and north west of phase b. These areas will incorporate CCTV, and will benefit from passive surveillance from the residents and amenity spaces at Level 1.



KEY

- Planning Application Boundary
- Secure Line - Front Of House Active Frontages
- Secure Line - Back Of House Frontages
- Secure Fence Line
- Rail topped retaining wall
- Secure Fence Line and Edge Protection at existing wall
- Secure Gate Entrance - Student Access
- Secure Gate Entrance - Maintenance
- Student Residential Entrance
- Cycle Store Entrance

Site Wide Security Strategy Diagram

7.7 Inclusive Design

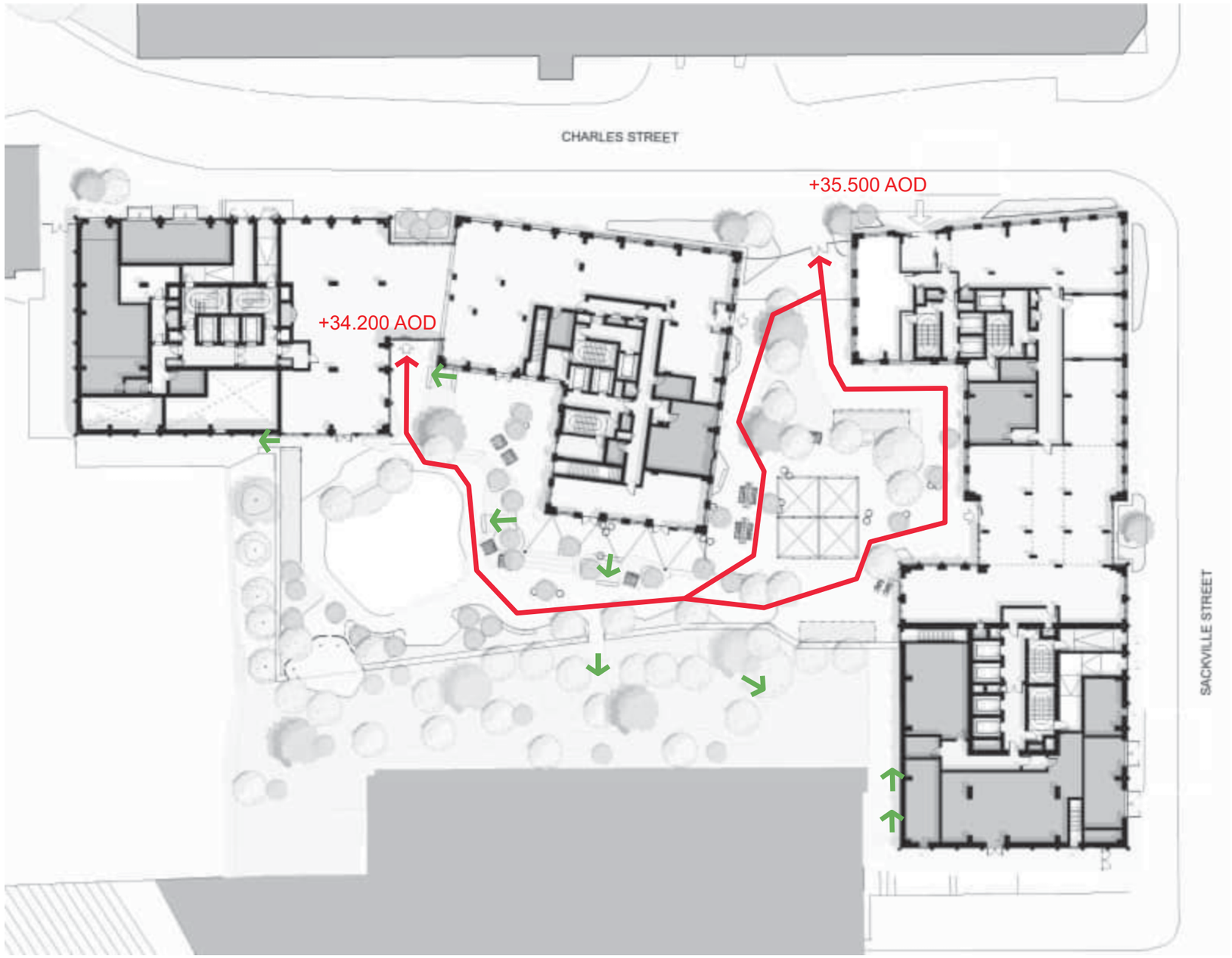
7.7.5 PEDESTRIAN ROUTES

- The design ensures that all of the entrances to the various buildings within the Proposed Development can be accessed from flat and level approaches with inclines of 1 in 21 or less.
- All pedestrian surfaces will have a smooth and non-slip surface,
- The development provides fully accessible routes within the Site that deal with a challenging 2.5m level change. Routes within the scheme will be accessible for everyone, with graded routes shallower than 1:21.
- Both stepped and graded routes are provided through the development offering choice to users depending on their ability or preference for navigating level changes.
- Wayfinding is included to aid navigation. Signage will be well located and clear.
-

RECEPTION AREAS

The main reception areas are located at ground floor level. Any seating or waiting areas will be spaced to enable suitable clear circulation and passing places. In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare.
- Upon entrance the interior layout will be clearly signposted .
- The use of lighting and signage to aid wayfinding. .
- Solid floor surfaces to access routes to facilitate ease of wheelchair movement.



KEY

- Accessible, Sloping Route (Max Gradient 1:21)
- Stepped Access Route
- Vehicular Drop-off Point

Site Wide Accessibility Diagram

7.7 Inclusive Design

STUDENT RESIDENTIAL ACCESSIBLE BEDROOMS
The buildings include a provision of wheelchair accessible Studio apartments. The units are located in close proximity to the main vertical circulation cores of the buildings.

One of the accessible units will be fully fitted out, with the remainder being capable of adaptation.

Management procedures for the evacuation of mobility impaired occupants will be developed in conjunction with the fire strategy and management policies with reference to statutory guidance.

For further details regarding fire fighting access and evacuation of mobility impaired occupants specific to each building, refer to the Fire Statement submitted as part of this application.



Level 11 Plan (Typical Mid Level)

Adaptable / Accessible Unit



1 Adaptable Studio



1 Accessible Studio

simpsonhaugh PLANIT

8.1 Sustainability Strategy
8.2 Townscape Assessment
8.3 Acoustics
8.4 Site Drainage Strategy
8.5 Air Quality
8.6 Wind Assessment

8.0
ENVIRONMENT & SUSTAINABILITY

8.1 Sustainability Strategy

Overview

This section outlines the sustainability strategy for the proposed development. From the outset, the project has been guided by a set of overarching design principles intended to deliver a holistically sustainable scheme.

Design Objectives

The proposal seeks to significantly enhance biodiversity across the site through the creation of high-quality urban green space. This is intended not only to support ecological resilience but also to deliver social, environmental, and climatic benefits.

Health and Wellbeing

Access to green space plays a role in supporting mental health and well-being, and can help to reduce anxiety.

Research suggests that time spent in green environments is associated with reduced stress level and improved blood pressure. Additionally, exposure to green space has been shown to aid performance in attention-demanding tasks, whether experienced before or during such activities.

Temperature Regulation and Climate Change

Urban areas in the UK typically experience temperatures 1–2°C higher than surrounding rural areas, a phenomenon known as the Urban Heat Island (UHI) effect. This occurs as hard, man-made surfaces absorb and retain more solar energy than the natural landscapes they replace.

Urban green spaces help mitigate the UHI effect by providing shade and cooling the air. Solar energy facilitates the transfer of water from plant leaves into the atmosphere, resulting in a cooling effect on the surrounding environment.

Air Quality

Trees and shrubs play a key role in improving air quality by removing both particulate matter and gaseous pollutants. Particles adhere to leaf surfaces, while gases are absorbed through leaf pores. Species with complex, ridged, or hairy leaves—such as conifers—are particularly effective at capturing airborne particles.

Flooding and Water Quality

In urban environments, impermeable surfaces such as roads and pavements prevent rainwater from being absorbed into the ground. During periods of heavy rainfall, this can lead to surface water accumulation and increased flood risk when drainage systems are exceeded.

Vegetated surfaces help to intercept, store, and slow rainwater runoff. The benefits of tree planting are maximised where trees are located within permeable or structural soils that enable water infiltration and support healthy root growth beneath hard landscaping.

Wildlife and Habitats

For many urban student residents, green spaces provide their primary opportunity to engage with nature.

The proposed development aims to create habitats that support urban wildlife while enriching the experience of student residents and visitors.

Environmental Strategies

The environmental principles outlined will inform the design process at all stages of the project. The scheme aims to improve health, wellbeing, and overall quality of life for student residents and the wider public through carefully considered architectural, landscape, and urban design strategies.

Life-Cycle Sustainability Considerations

Sustainability has been assessed across the full life cycle of the development:

Design

- Material sourcing
- Transport
- Manufacturing

Construction

- Transport
- Construction activities
- Installation processes

Use

- Operational performance
- Maintenance
- Repair
- Replacement
- Refurbishment

8.1 Sustainability Strategy



The development targets BREEAM ‘Excellent’.



The proposal is a car free development prioritising active travel and benefitting from an extremely sustainable location in terms of amenities and access to public transport



The proposal includes an all electric building services strategy that incorporates solar PVs to reduce operational carbon emissions.



The design is climate resilient to prevent risk of overheating



All electricity both onsite and offsite, will be provided from renewable sources.



The proposal will provide a Bio-diversity net-gain.



The design considers embodied carbon through early stage modelling and options appraisal.



The proposal targets elements in BREEAM to deliver high indoor air quality and contributing to the health and well-being of occupants.

8.2 Townscape Assessment

A Townscape and Visual Impact Assessment (TVIA) has been undertaken for the project by Turley Townscape.

The TVIA included analysis of the baseline quality and characteristics of the local townscape character and local views and identified Representative Viewpoints (RVs).

To inform the assessment of townscape and visual effects of the proposals, Accurate Visual Representations (AVRs) of the proposed development were prepared. A selection of AVRs are shown on this page.









Viewpoint Location Keyplan







8.3 Acoustics

Noise surveys have been carried out to capture noise from the main environmental sound sources affecting the site, including:

Rail movements across the Manchester and Altrincham Railway Viaduct running east-west to the north of the site.

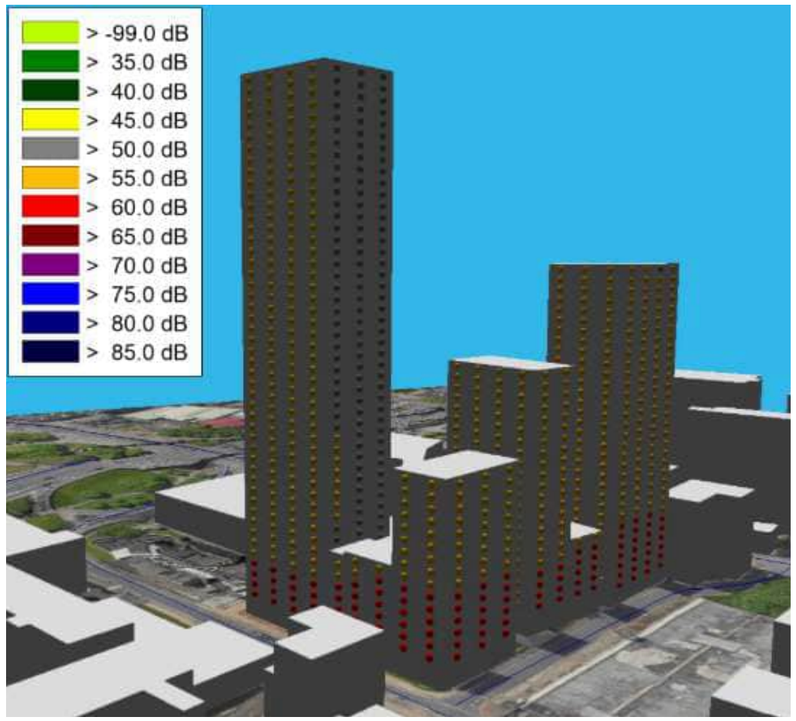
Road traffic noise on the surrounding roads, including Charles Street, Sackville Street, the A34 / Princess Street to the west, the A57 (M) to the south, and the A6 at a greater distance to the east.

Entertainment venues to the north-west of the site, including Joshua Brooks, which hosts club nights, Yes, Lass O'Gowrie, The Garrett and The Factory.

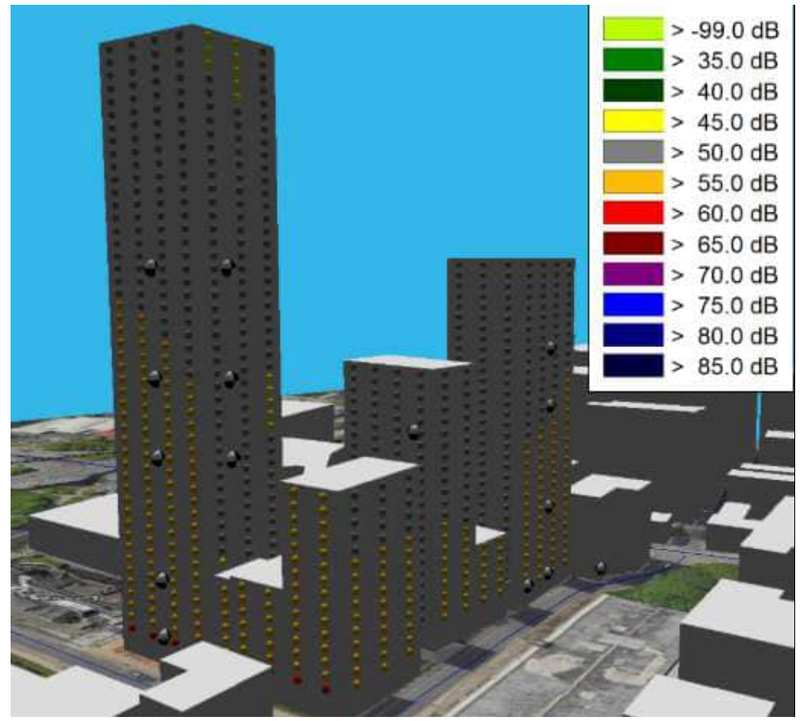
The surveys were also designed to measure representative background sound levels.

See Apex information

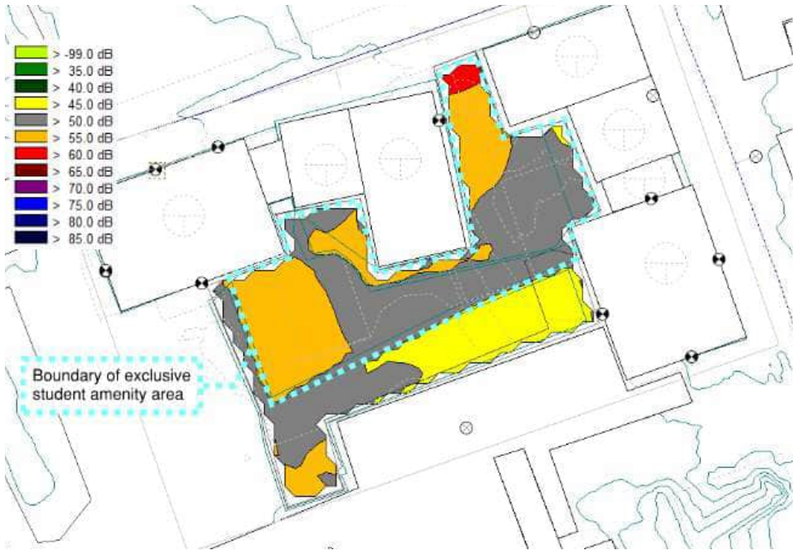
+ Air quality



Daytime noise levels at building facades, shown from the north-east



Nighttime noise levels at building facades, shown from the north-east



Noise levels calculated in the external amenity space



Daytime noise levels at building facades, shown from the south-west



Nighttime noise levels at building facades, shown from the south-west

8.4 Site Drainage Strategy

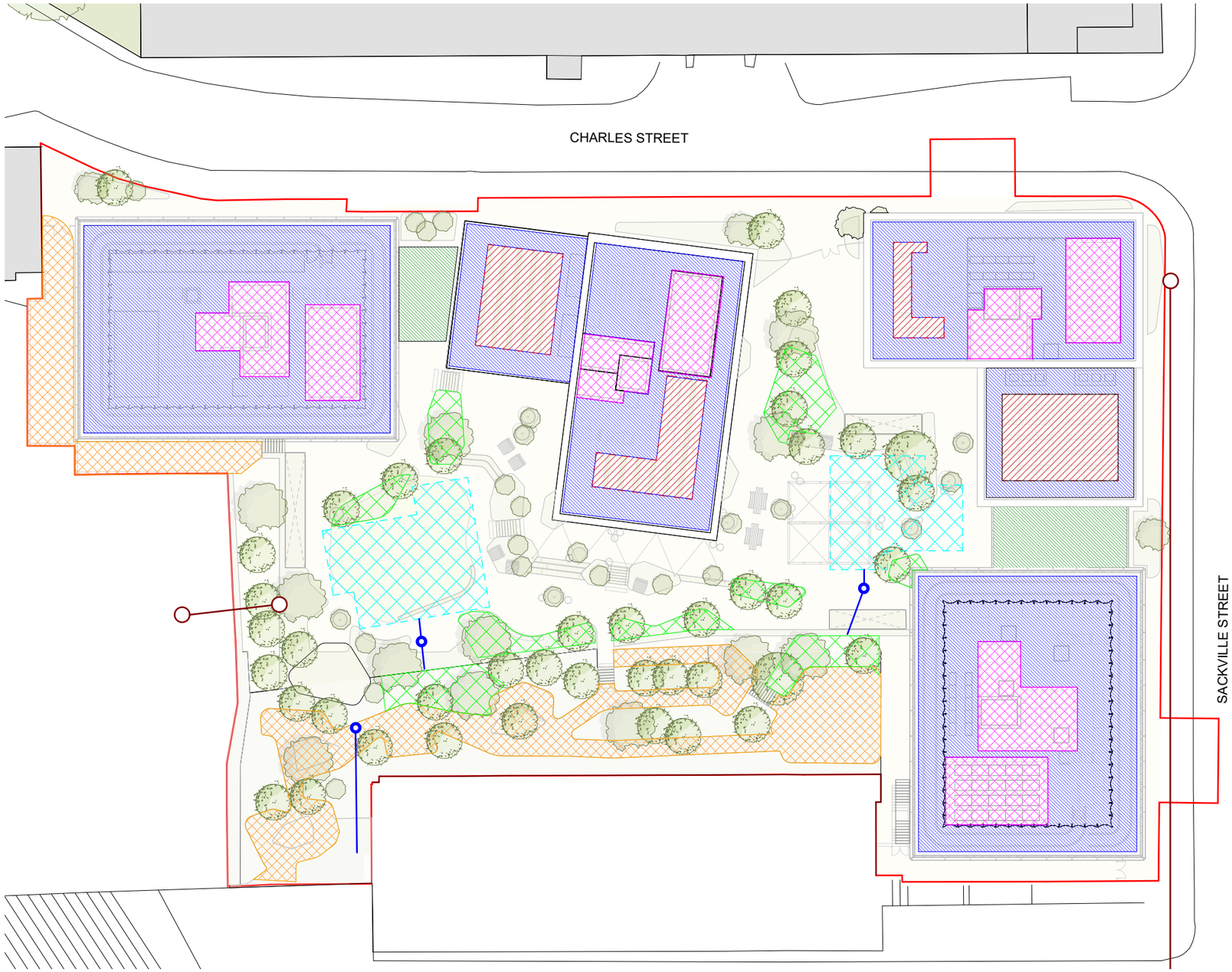
In line with national and local guidance and policy, surface water will be managed using a range of sustainable drainage systems, including rain gardens/swales, green roofs and permeable pavements, providing a significant improvement to the quality of runoff from the site as well as amenity, biodiversity, and wider environmental benefits.

The extent of green roof has been maximised within the constraints of the development, acknowledging the requirement for rooftop plant. The green roof is split into two types, bio-solar, which integrate photovoltaic panels with vegetation, and wildflower roofs that support biodiversity and ecological value.

The majority of the site is located within Flood Zone 2, with the north-east section of the development located within Flood Zone 1. The main source of flood risk can be mitigated through the adoption of raised floor levels and the revision of the existing topography. The development will also ensure there is no loss of flood storage by providing an enlarged external landscaping area to ensure that flood risk is not increased off site. The proposed surface water strategy also reduces the flood risk downstream by restricting the rate of discharge into the River Medlock to greenfield runoff rates.

Below-ground geocellular crates and blue roof systems shall be used to provide the required attenuation to protect the development in the case of a 1 in 100 year event plus a 45% climate change allowance.

For further details relating to the site drainage strategy, refer to the Sustainable Drainage Assessment prepared by Civic as part of the planning application.



Site Surface Water Drainage Strategy Diagram
Landscape design indicative

8.5 Air Quality

There is the potential for air quality impacts as a result of the construction and operation of the proposed development.

The impact of the proposed development is predicted to be not significant. However, mitigation measures will assist in reducing any potential impact and general best practice measures in relation to air quality can be implemented.

The proposed development will accord with national planning policy and will not lead to an unacceptable risk from air pollution. Further information in relation to the air quality assessment can be found in the Air Quality Assessment prepared by Apex that accompanies this application.



8.6 Wind Assessment

A wind assessment was performed using Computational Fluid Dynamics (CFD) to assess wind conditions for the proposed development.

Conditions were assessed at both ground level and at terrace/roof levels

The assessment was performed without trees or soft landscaping, to ensure worst-case results were captured.

The study found that there were no wind safety exceedances in the study area.

The wind speeds identified in the region of potential to exceed the safety threshold (marked [A]) are still within ‘safe’ limits,

The area identified on the at roof level is suitable for sitting in summer across the majority of the space, so would be suitable for amenity use.

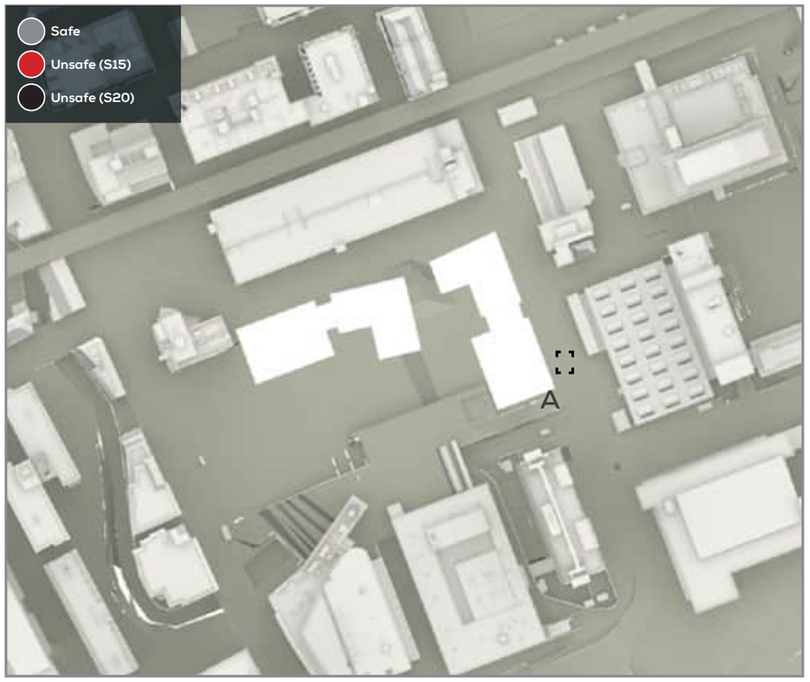
KEY	COMFORT CATEGORY	MEAN WIND SPEED (5% EXCEEDANCE)	DESCRIPTION
	Sitting	4m/s	Acceptable for outdoor sitting use (e.g. cafés, benches, balconies and terraces)
	Standing	6m/s	Acceptable for main building entrances, pick-up / drop-off points and bus stops
	Leisure Walking	8m/s	Acceptable for strolling
	Business Walking	10m/s	Acceptable for external pavements, walking purposefully without lingering
	Uncomfortable	>10m/s	Not comfortable for regular pedestrian access.



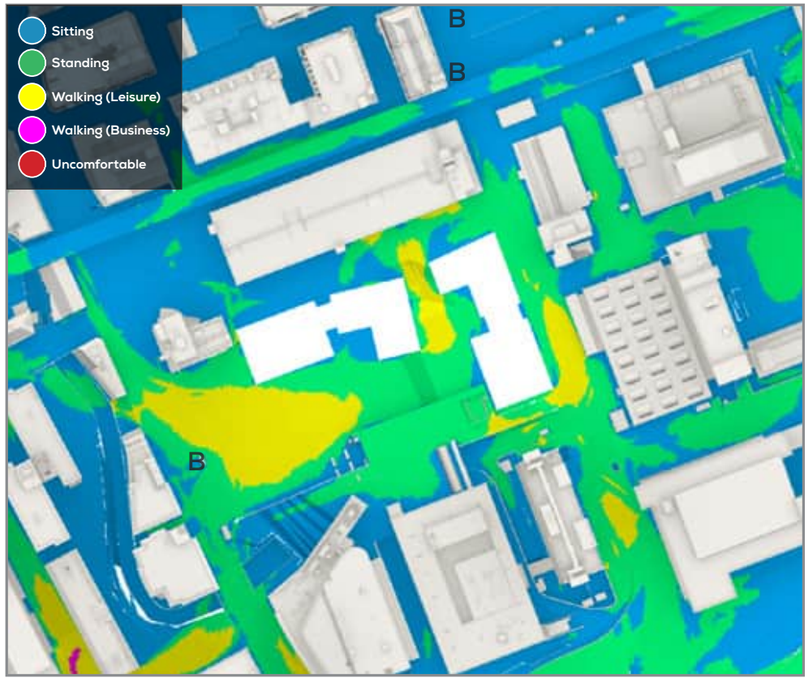
8.6 Wind Assessment

Wind testing results

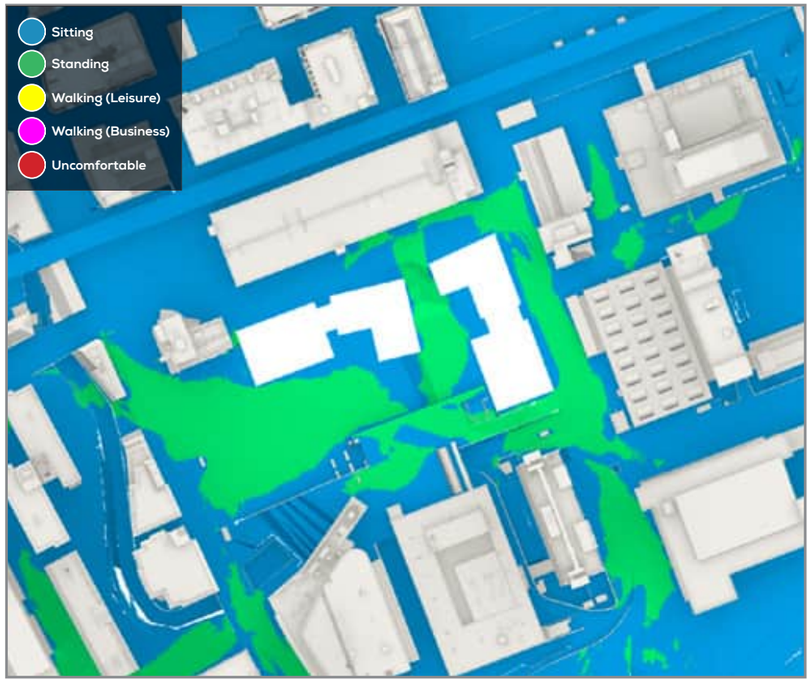
Safety



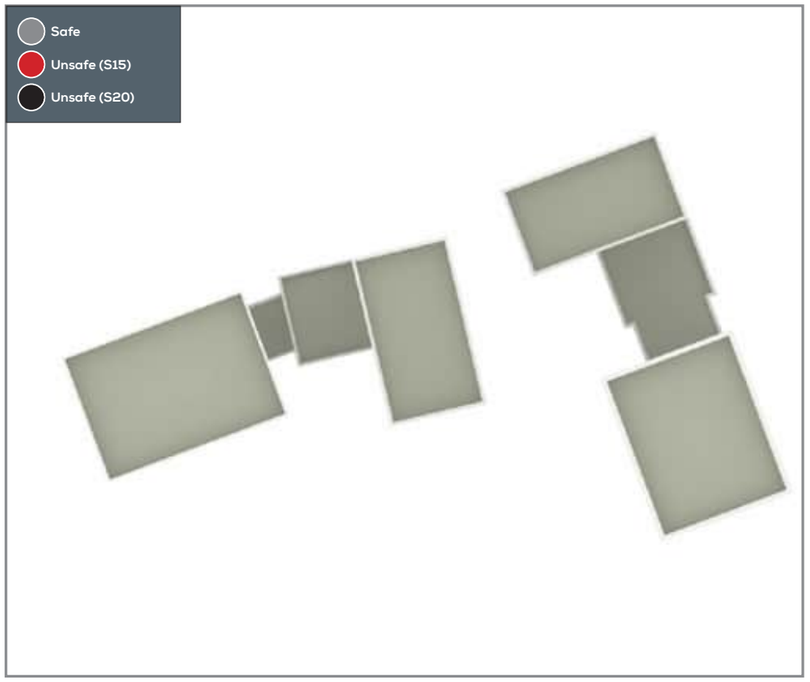
Winter Comfort



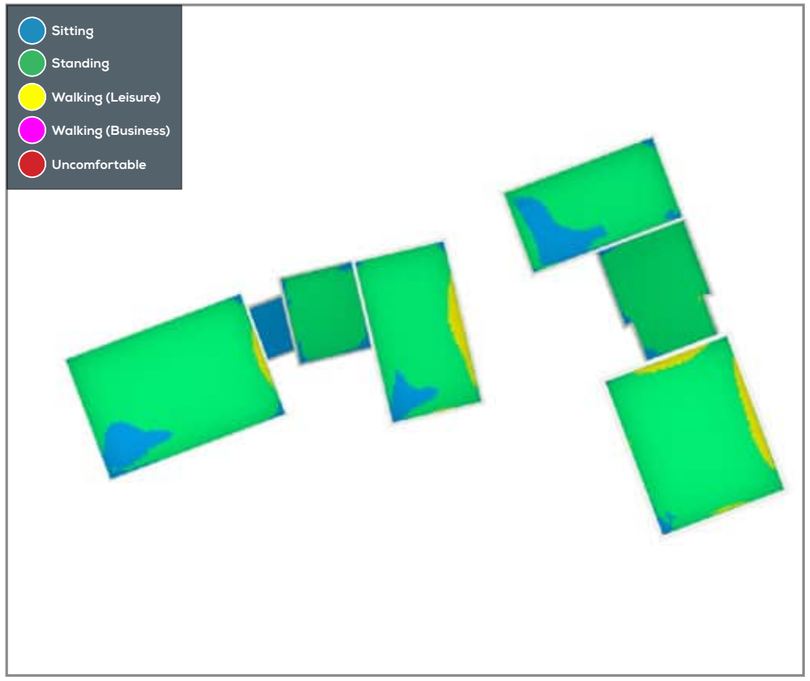
Summer Comfort



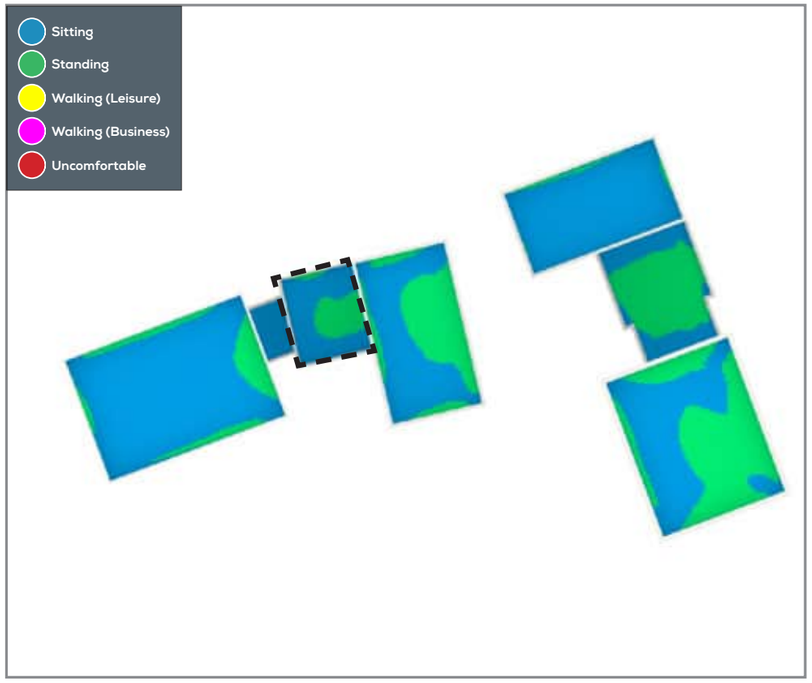
Safety



Winter Comfort



Summer Comfort



simpsonhaugh PLANIT

9.1 Maintenance Principles

9.0
CLEANING & MAINTENANCE

9.1 Maintenance Principles

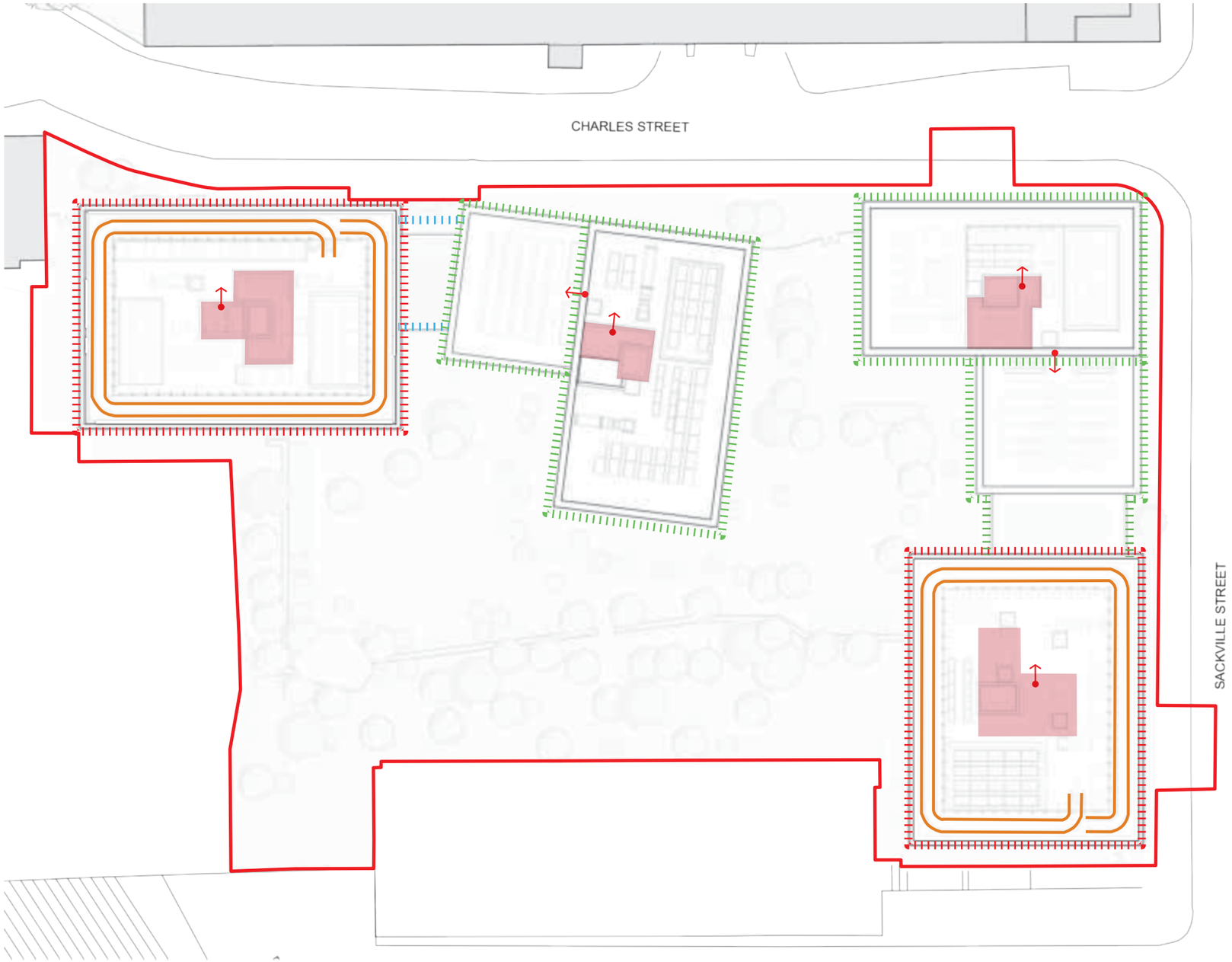
The access and maintenance principles outlined in this section of the document are a high level summary of the proposed strategies and systems for each building, . The design and layout of the buildings has been considered to accommodate both regular cleaning and maintenance, as well as roof top plant replacement and glass replacement to the elevations. At the next design stage these strategies will be developed in greater detail with specialist manufacturers to further develop the procedures for safe access and proposing the appropriate secure systems to assist with carrying out required maintenance activities

PHASE A BUILDING 1 & PHASE B BUILDING 1 ACCESS & MAINTENANCE STRATEGY SUMMARY
The primary facade access and maintenance system proposed to Phase A Building 1 (A1) and Phase B Building 1 (B1) is a Building Maintenance Unit (BMU). A BMU system is deemed the best strategy for carrying out facade maintenance and cleaning to buildings of this height. The BMU tracks around the perimeter of the roof level of the towers and access to the facade is achieved via a cradle. The unit will also be capable of carrying out external glazing replacement.

Where possible the ground floor levels are cleaned and maintained from ground floor level , with a stand-off zone around the perimeter of each building.

PHASE A BUILDINGS 2 & PHASE B BUILDING 2 ACCESS & MAINTENANCE STRATEGY SUMMARY
The primary facade access and maintenance system proposed to Phase A Buildings 2 (B2) & Phase B Building 2 (B2) is Abseil.

Where possible the ground floor levels are cleaned and maintained from ground floor level, with a suitable stand-off zone around the perimeter of each building.



Cleaning And Maintenance Strategy Diagram

KEY

- BMU Route
- Building Core To Roof Level
- Roof Access
- Maintenance & Cleaning Via Bmu Cradle
- Maintenance & Cleaning From Ground
- Maintenance & Cleaning Via Abseil

simpsonhaugh PLANIT

10.0

ADAPTABILITY & DECONSTRUCTION

10.1 Design for Adaptability

Should the situation arise, each phase has been designed to withstand disassemble and the functional adaptation potential of different design scenarios, as shown in the plan on the right.

General Approach:

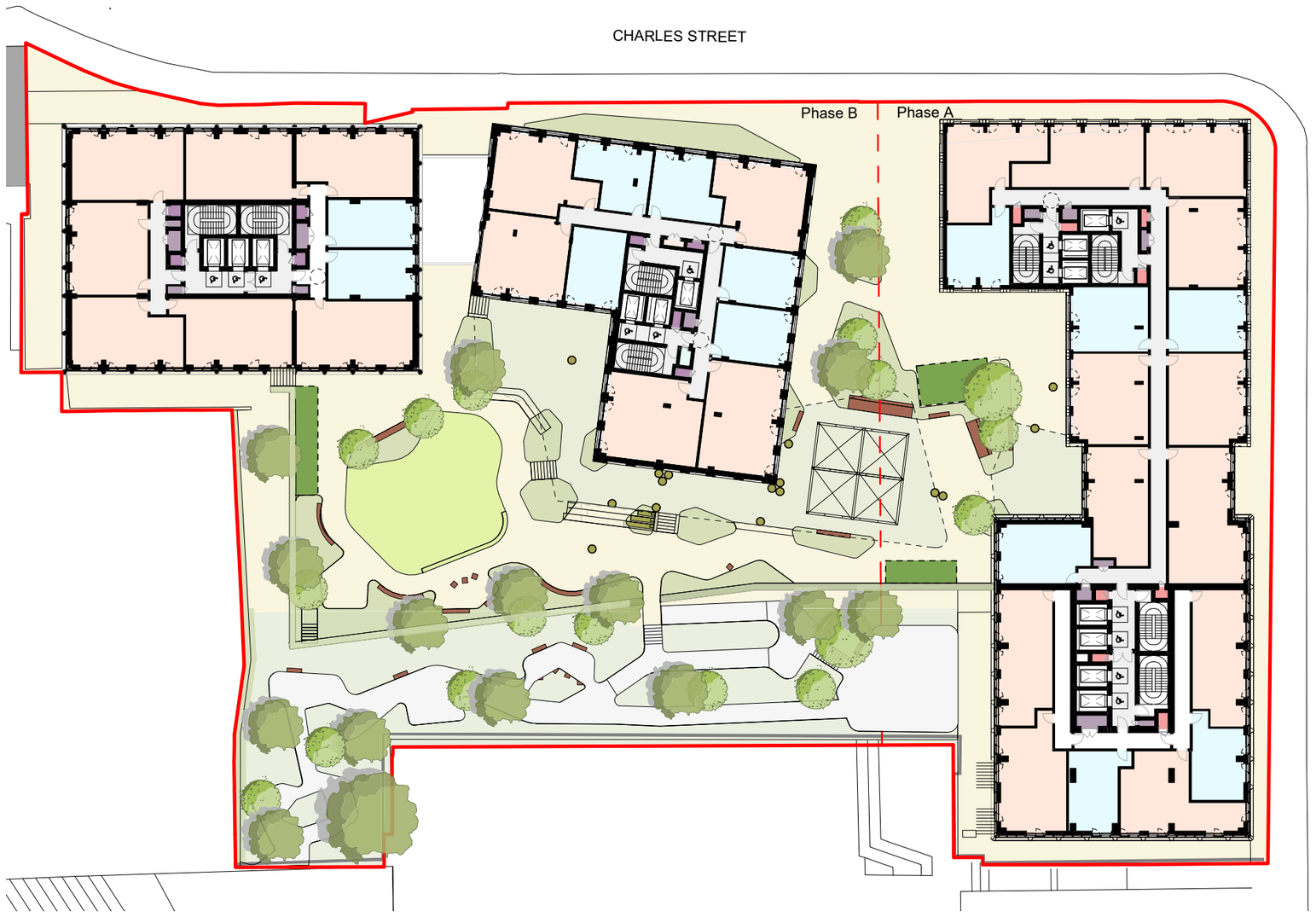
- Internal walls are removed without compromising the structure.
- The core, including stair and lift quantum are maintained.
- Current ancillary provisions are sufficient sized to serve the adapted scheme as room numbers have dropped.

The Typical Lower plan demonstrates that the Gross Internal Area can change into a mixture of 1 Bed or 2 Bed Apartments all meeting Minimum National Described Space Standards.

Based on this approach;

PHASE B will have 19 Apartments per floor (7 1 Bed Apartments (37%), 12 2 Bed Apartments (63%))
PHASE A will have 18 Apartments per floor (6 1 Bed Apartments (33%), 12 2 Bed Apartments (67%))

The facade will require minor reconfiguration to ensure that each apartment still has sufficient light and ventilation but not altering the overall external aesthetics.



KEY

1 Bed Apartment

2 Bed Apartment

Corridor

Landscape Design Indicative only.
Subject to final details via condition

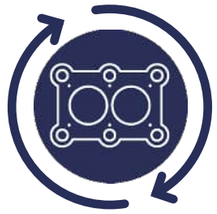
10.2 Design for Deconstruction and Disassembly



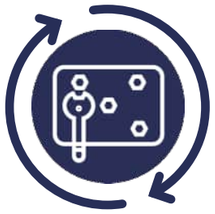
Panels should be removed intact wherever possible to avoid breaking glass or damaging frames or similar.



Steel plates, brackets, and bolts used in connections and fixings may be reused or recycled.



The use of compressible seals, gaskets and dry joints where appropriate, in place of adhesives, allows panels to be separated undamaged.



Where appropriate, the use of reversible connections allows for easier disassembly compared to welded ones.



Mineral wool insulation can be reused or recycled depending on its condition.



Cast-in lifting points on panels allows for the safe removal of panels by crane.



The concrete in the precast concrete panels can be crushed and used in various applications, such as ballast, aggregate in new concrete mixes, foundations, and other construction materials.



Aluminium frames can be reused or repurposed for other architectural applications



Material labeling allows for components to be identified and re-used



The embedded steel reinforcement, including rebar and mesh can be extracted and reused in new concrete pours or recycled as scrap metal.



Broken or otherwise unusable glazing can be recycled into glass cullet for use in new glass production.



Selective, controlled cutting to create clean separations, minimise noise, dust and vibration, and maintain integrity of elements where possible.


VITA
VITA
maldron

simpsonhaugh

Manchester: Fifth Floor, 55 King Street, Manchester, M2 4LQ, +44 (0)161 835 2345 |
London: 5-8 Roberts Place, London, EC1R 0BB +44 (0)20 7549 4000 |
Birmingham: Alpha Works, Alpha Tower, Birmingham, B1 1TT +44 (0)121 233 1874 | **Web:** simpsonhaugh.com | **E-mail:** mail@simpsonhaugh.com