jmarchitects

Tony Wilson Place

Design & Access Statement

Roof Terrace

April 2026

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0.0 Introduction

Team Structure

Document Control

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Date: 23.06.2026

Ralion Property II Limited
Client

JLL
Agent/Project Manager

JLL
Planning Consultant

Curtins
Structural Engineer

Quantem
Cost Consultant

jmarchitects
Architect

Flatt Consulting
M&E

Space Invader
Interior Designer

Executive Summary

The design and access statement has been prepared by jmarchitects, in support of the planning application for Tony Wilson Place for the addition of a roof terrace to the existing office building situated in the First Street complex between First Street, Tony Wilson Place and James Grigor Square.

This document acts as a further development to the original planning application for the building (Planning Reference: 142576/FO/2025). The applicant wishes to add a roof terrace on the top level to the north side to maximise the potential of this existing asset.

The purpose of this document is to illustrate the design process, concept, materiality strategy and amenities of the proposed scheme.



1.0 Project Description

Existing Site

One Tony Wilson Place stands as a distinguished office building in the renowned and well-established First Street neighbourhood.

The building's owners, Oval, recognise that the property has reached a pivotal stage in its life cycle, where a comprehensive refurbishment and re positioning initiative is essential to unlock its full potential and elevate it to “best-in-class” status.

The building’s core fundamentals - thriving location, excellent transport links, large flexible floorplates, significant floor to soffit height, prominent glazed frontage to Tony Wilson Place, impressive atrium space and substantial space between adjacent buildings – mean it is well placed to evolve and adapt to the new benchmarks and advances in modern sustainable office workspace.

The addition of a roof terrace at the top floor will also aid in maximising the amenities that this office building has to offer at this prominent location.



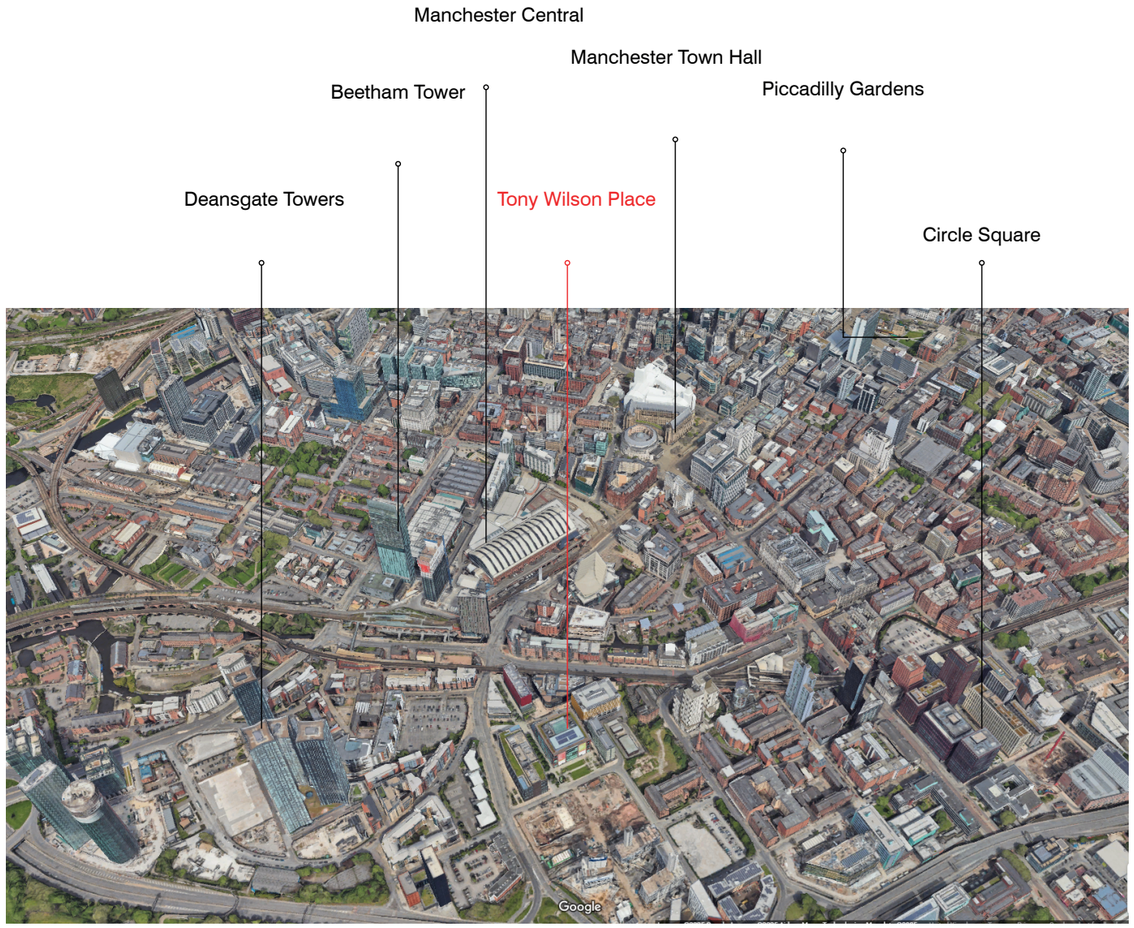
Site Location Plan

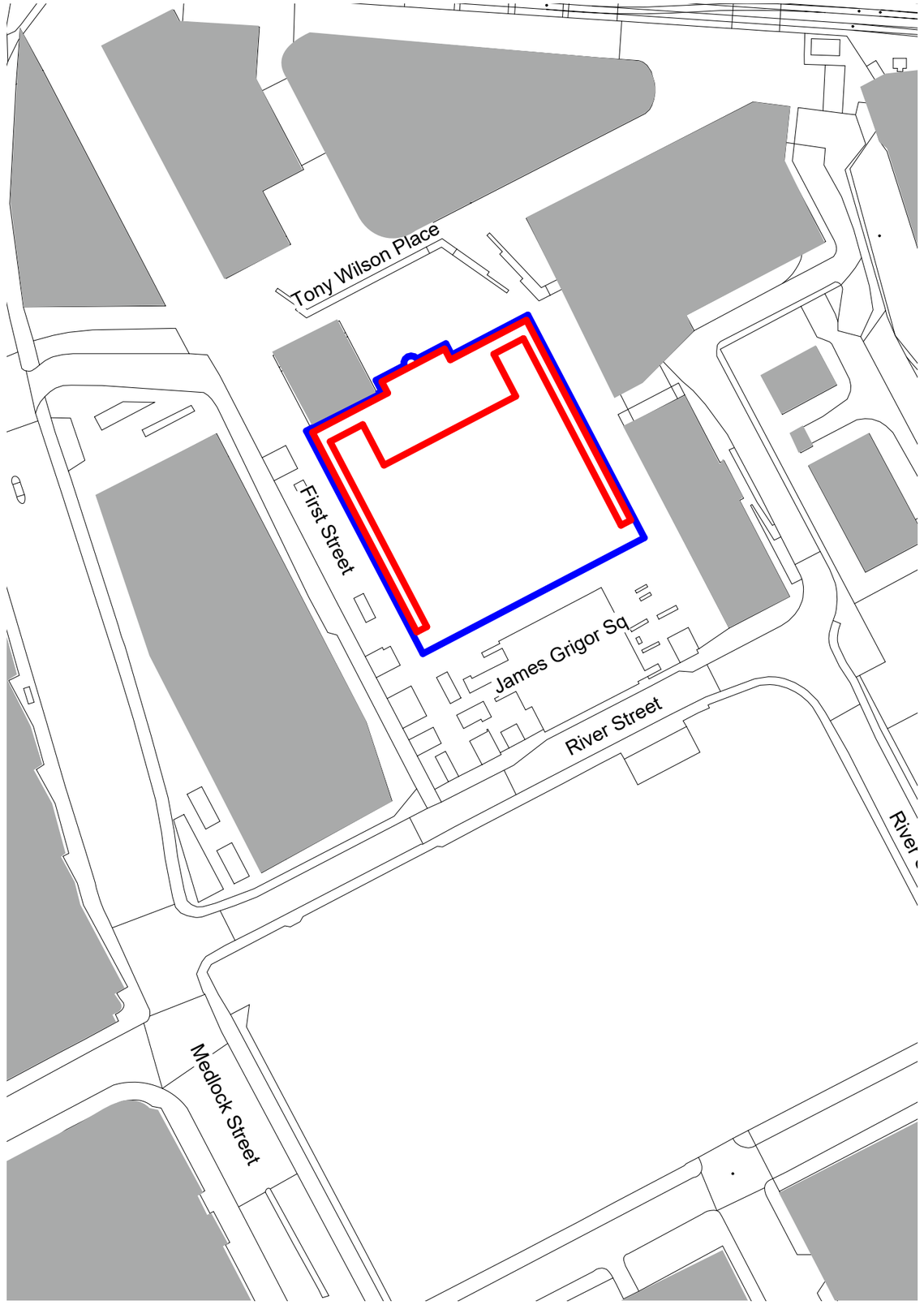
Building Footprint

Red Line Boundary

Tony Wilson Place is located on First Street and was the first building to exist on the plot. The building is now surrounded by HOME, VITA student Accommodation, Plot 8A, Innside Hotel and Junk Yard Golf Club and is in the centre piece of the First Street Masterplan.

The area has a mixture of different uses from offices and hospitality to student accommodation and residential. The development of First Street was predominantly to be commercially led in a highly beneficial location due to its ease of access.

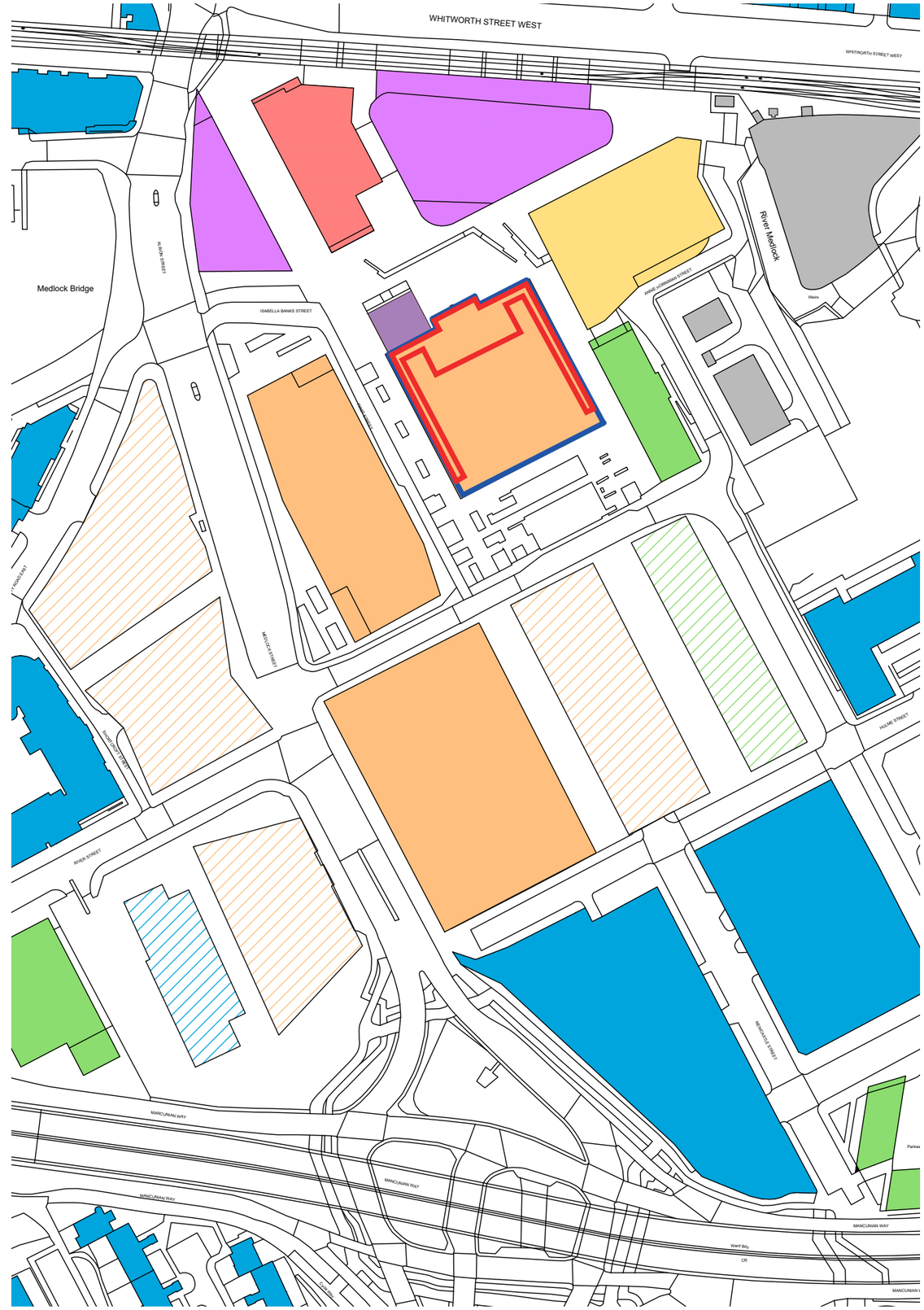




Site Context

Uses

The area is mainly residential development and commercial. As can be seen from the cross hatch area there is an increased demand in the market for commercial spaces.



2.0 Sustainability

Targets

Below is a summary of the sustainability and environmental enhancements that will be achieved through this comprehensive refurbishment.

1. Minimum BREEAM Excellent Rating - BREEAM Refurbishment 2014 ‘Excellent’ Target Rating

2. Minimum of rating of EPC-A, up from current EPC D

3. Alignment with 2050 Net Zero Carbon commitment

4. Improve Thermal Performances by :

- minimising internal heat generation through energy efficient design
- passive ventilation
- mechanical ventilation with heat recovery systems
- active cooling systems (ensuring they are the lowest carbon options).

5. Energy efficient LED lighting with occupancy and daylight sensors, minimising unnecessary energy consumption.

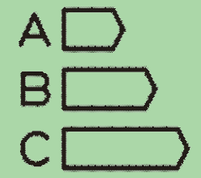
6. Self- regulating devices to regulate the temperature in each room where heating/cooling is provided.

7. Computer-based automated systems that monitor and control all energy-related systems (Building Energy Management System)

8. New secure Bicycle Parking and end of trip facilities for building occupants

10. Proposed Renewable Technologies include Air Source Heat Pumps and integration into the building wide PV array.

EPC-A



Targeted Excellent BREEAM Rating

BREEAM®

Air Source Heat Pumps

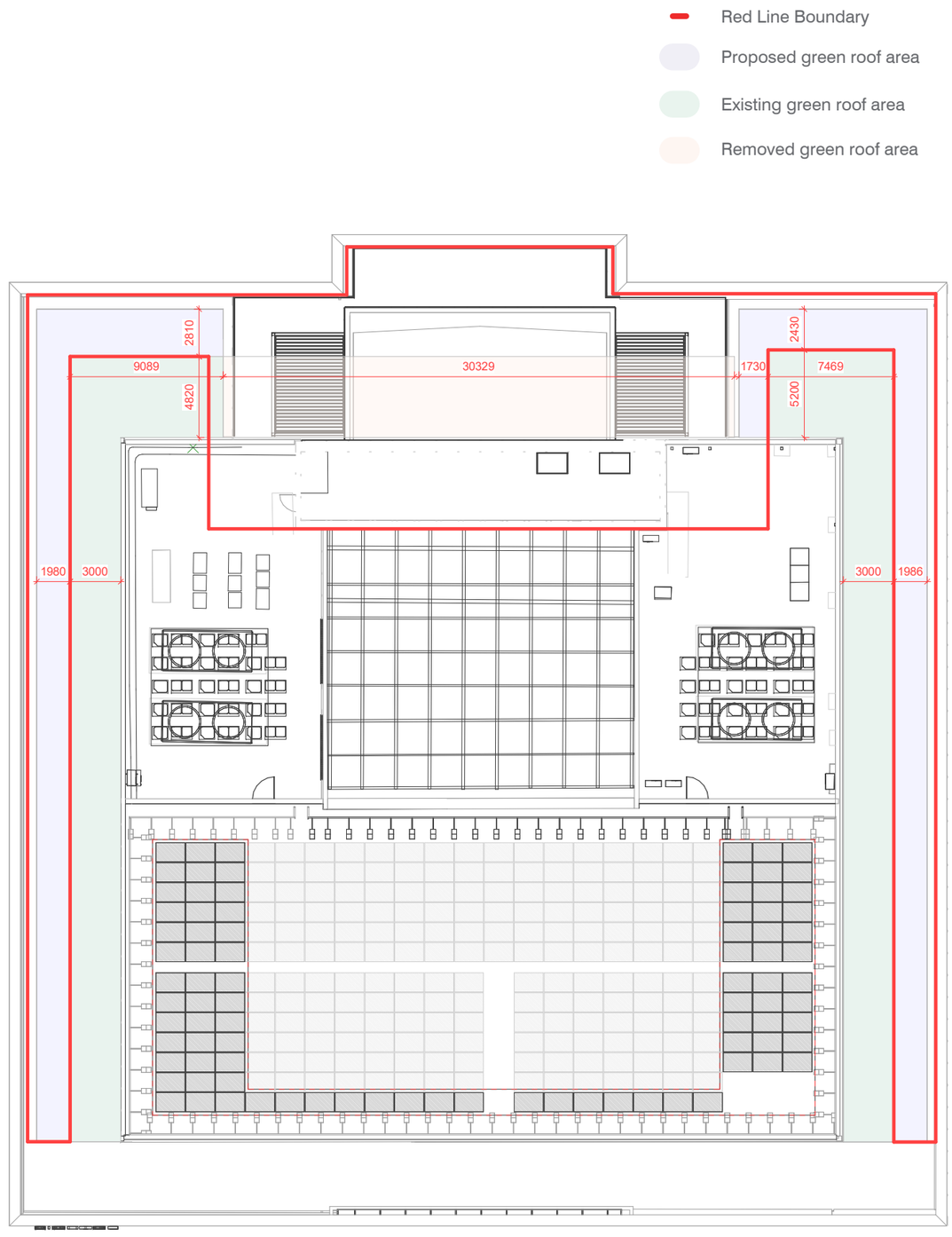


Biodiversity Net Gain

There is currently a sedum roof located on the top floor of the building. It is in poor condition and is proposed to be replaced.

The addition of the roof terrace will reduce the green roof area by approx 146 sqm. The proposal is aiming to reprovide the area that is being removed including a minimum 10% uplift, bringing the green roof area to an approx total of 586 sqm.

Refer to the BNG report for further details.



Proposed Roof Plan

3.0 Project Research and Analysis

Existing Planning Permission

Planning approval has already been obtained for the external alternations, including replacement cladding, new entrance and plant to the roof area (Application reference: 142576/FO/2025).

A side by side comparison between the existing planning permission and the roof terrace addition can be found further in this document.

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	**Agent (if used)**
Mr Brian Kelly Abrdn 1 George Street Edinburgh EH2 2LL	Miss Clarissa Forshaw-Murphy JLL 1 Oxford Street Manchester M1 4PB

Part 1 – Particulars of the application/development

Proposal: External alterations including replacement cladding, new entrance and plant to roof top.

Location: 1 Tony Wilson Place, Manchester, M15 4FN

Date of application: 28 March 2025

Application number: 142576/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 28 March 2025:

- Location Plan 7124-JMA-01-ZZ-DR-A-PL0001-S4-P01
- Proposed Site Plan 7124-JMA-01-ZZ-DR-A-PL0003-S4-P01
- Proposed Ground Floor 7124-JMA-01-00-DR-A-PL0002-S4-P01

142576/FO/2025 Page 2 of 8

APPROVED

Existing Building

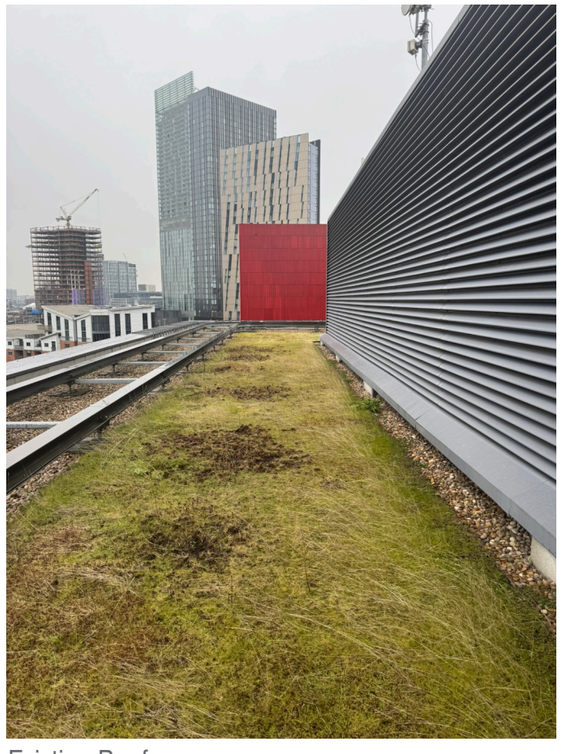
Current Condition

The existing roof is currently at the end of its life and leaks are known to have appeared within the building.

The existing BMU system is not currently in use and also nearing the end of its life.

A full roof covering replacement and removal of the BMU and associated tracks is proposed with an abseiling strategy for facade cleaning in place.

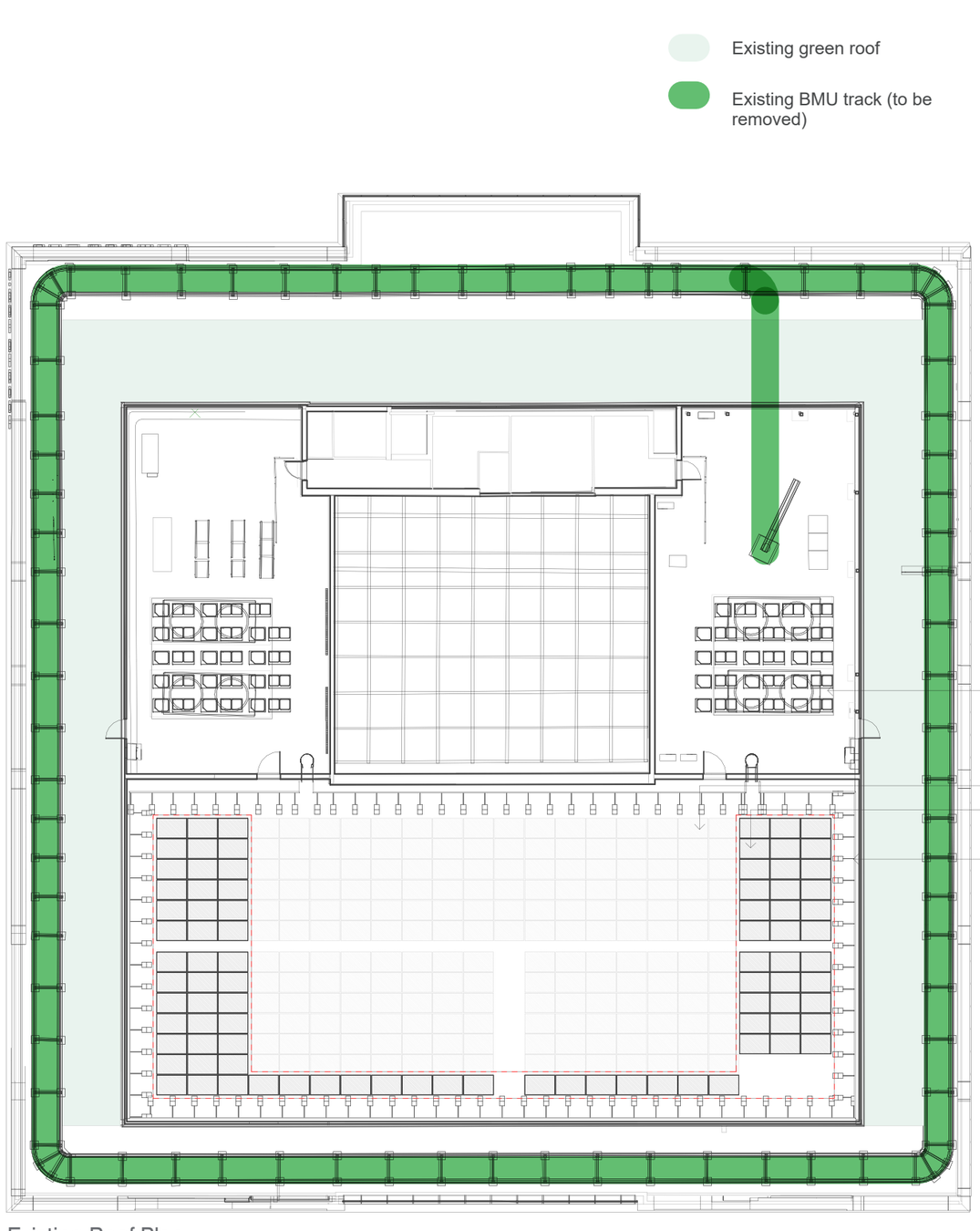
There is existing lift provision to roof level.



Existing Roof



Existing BMU equipment



Existing Roof Plan

Existing Structure

Structural Composition

The following elevations highlight the mixture of existing structures used on the building.

The curtain wall system envelopes the structure with the terracotta cladding supported off this.

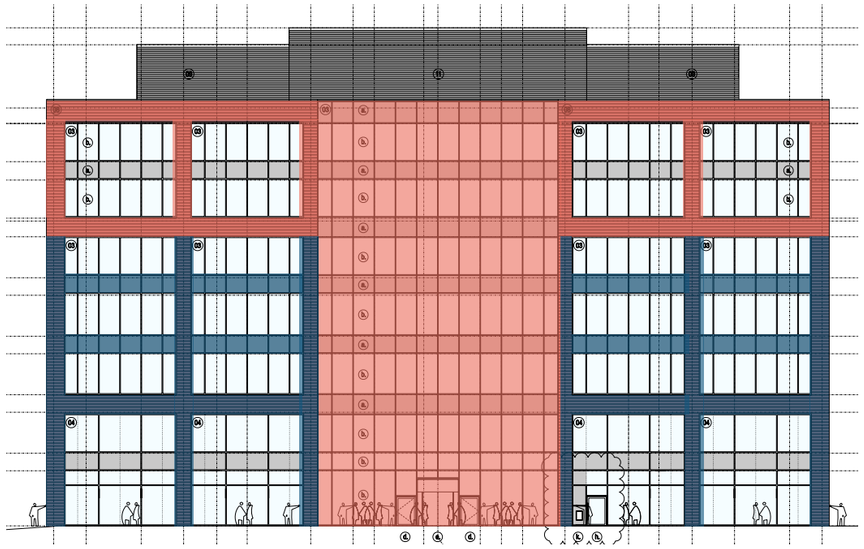
Added Steel Frame

Adapted concrete/Steel hybrid frame

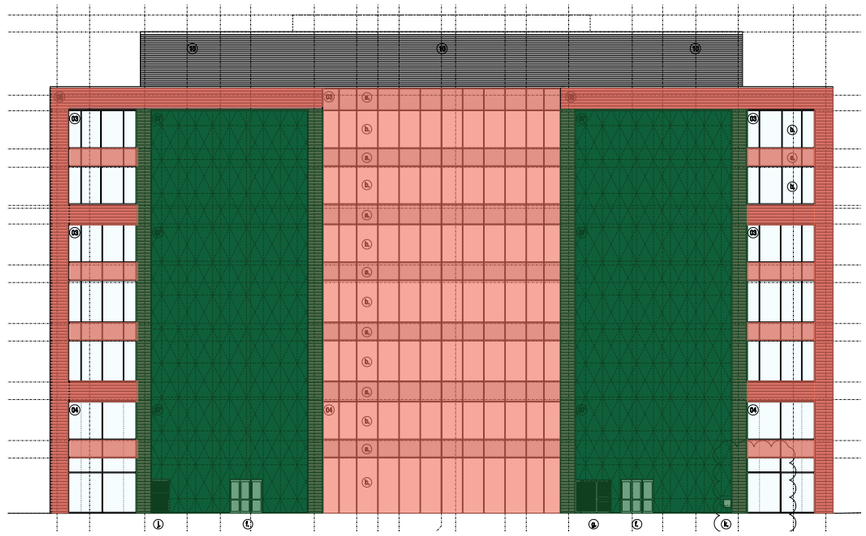
Original Precast Concrete Structure

Existing Building Outline

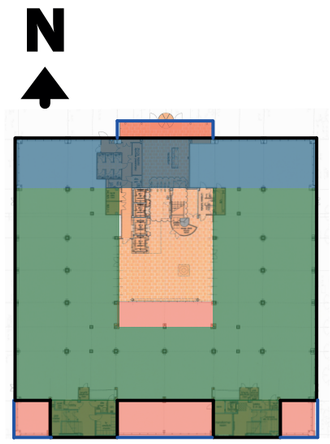
Refurbishment Outline



North Elevation



South Elevation



Plan Layout



East Elevation



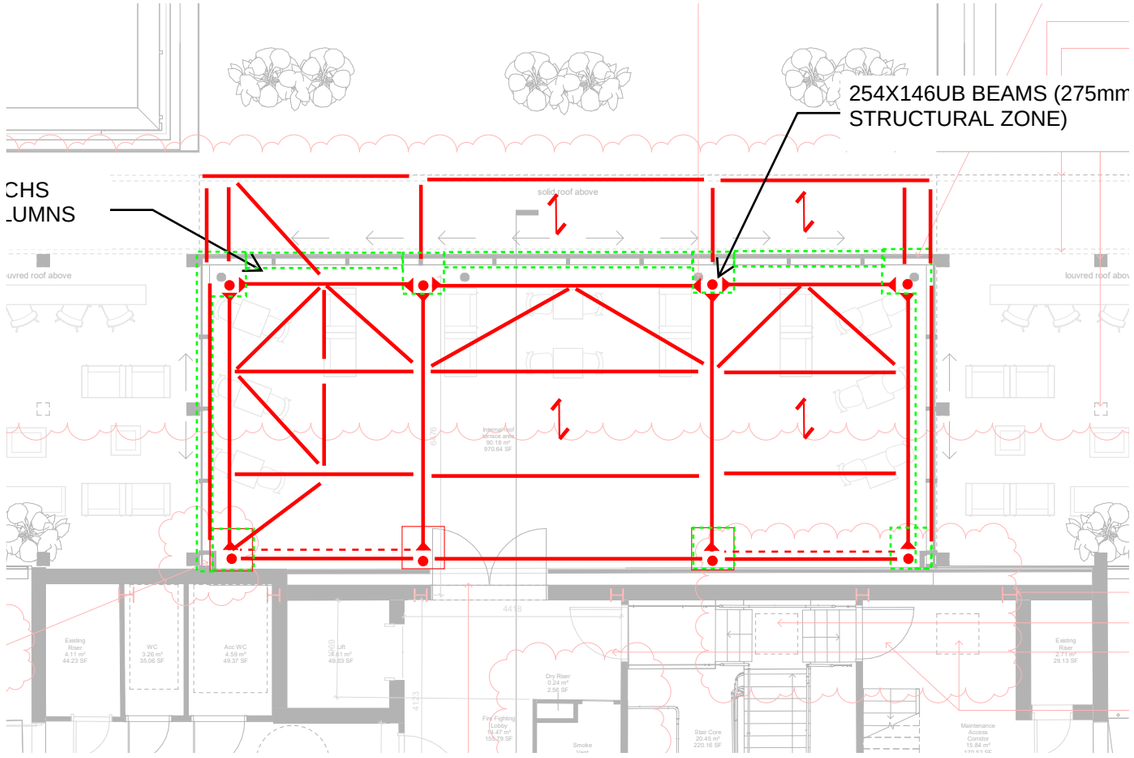
West Elevation

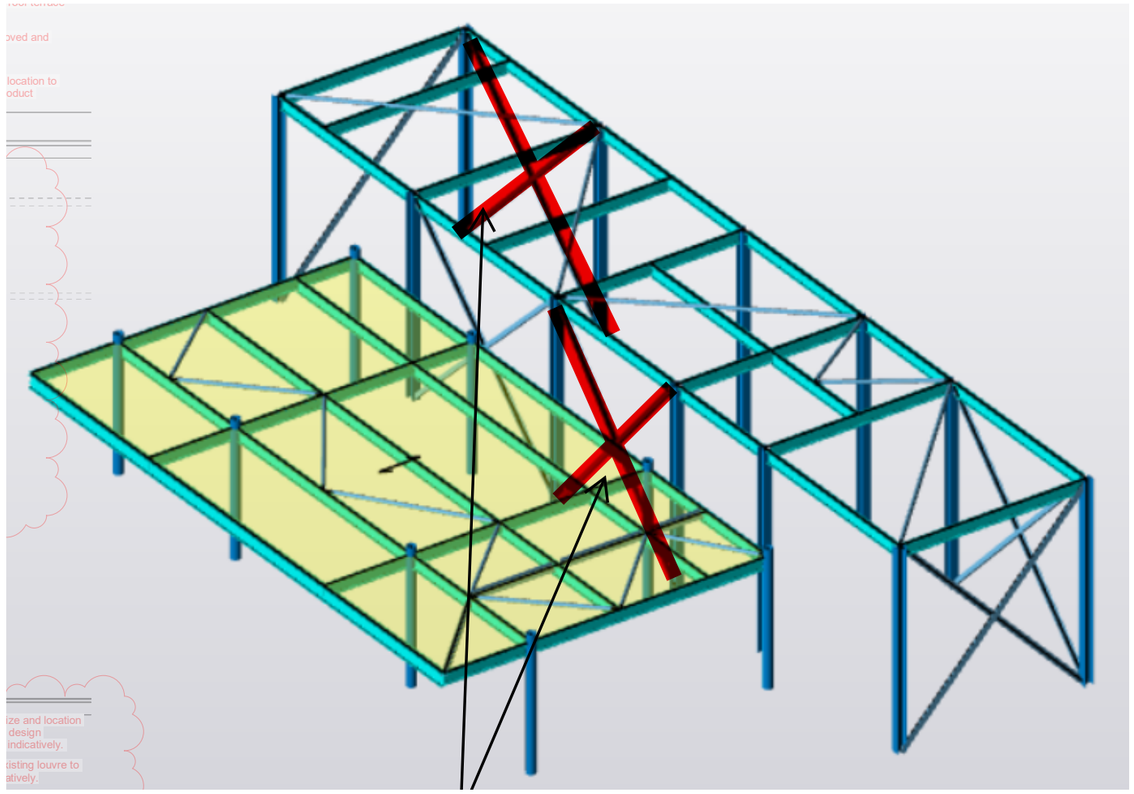
Existing Structure

Proposed Structural Elements

The existing structure has been closely interrogated. The approach to create a freestanding structure for the roof terrace was preferred to ensure minimal impact to the existing structural elements.

Some minor adjustments will need to be carried out to the existing vertical bracing to make the roof terrace feasible. These have been kept to a minimum.





Existing vertical bracing to be adjusted

Existing & Proposed Structural Columns

Existing & Proposed Structural Beams

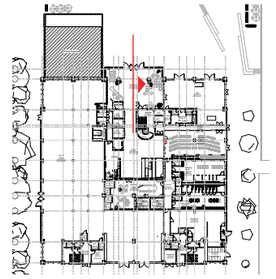
Proposed Roof Area Extents

Proposed Structure

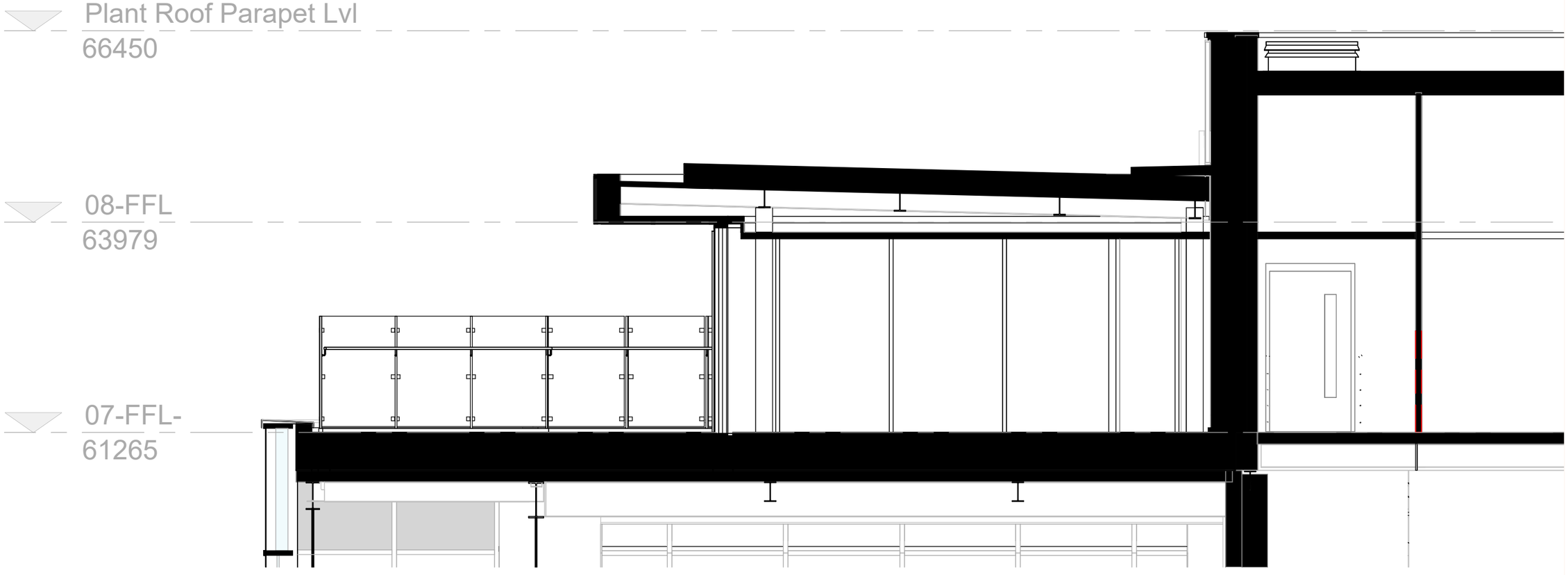
Considerations

The roof profile has been carefully designed with a 1:40 slope to accommodate sufficient drainage inline with Building Regulations. The slope has been considered during the design of the downstand with the proposed depth picking up the changes in slope in a streamlined approach.

The roof slopes towards the building to open up the facade, taking into account its north orientation, and bringing as much sunlight in as possible in the winter months. The overhang allows for sufficient shading in the summer months to mitigate overheating.



Existing & Proposed Structural Elements

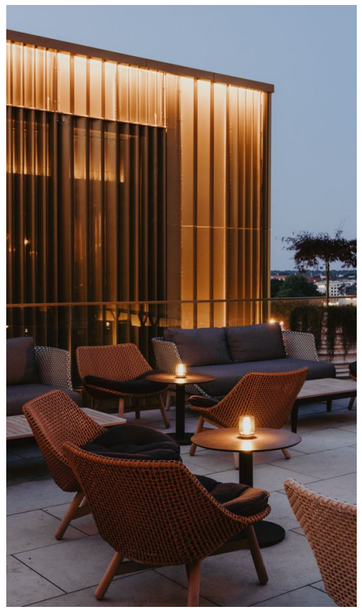


4.0 Design Process & Concept

Precedents









The Aviary, jmarchitects

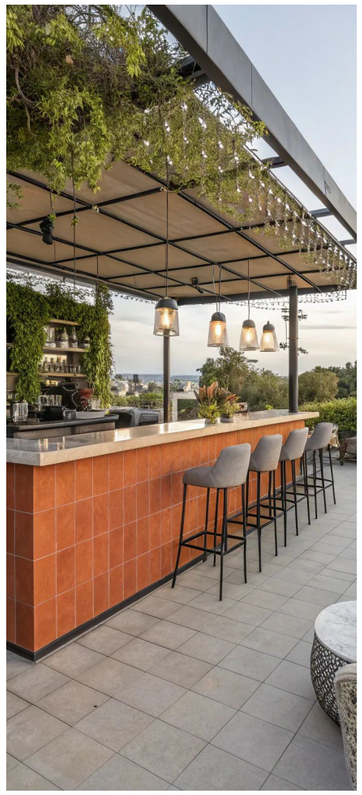


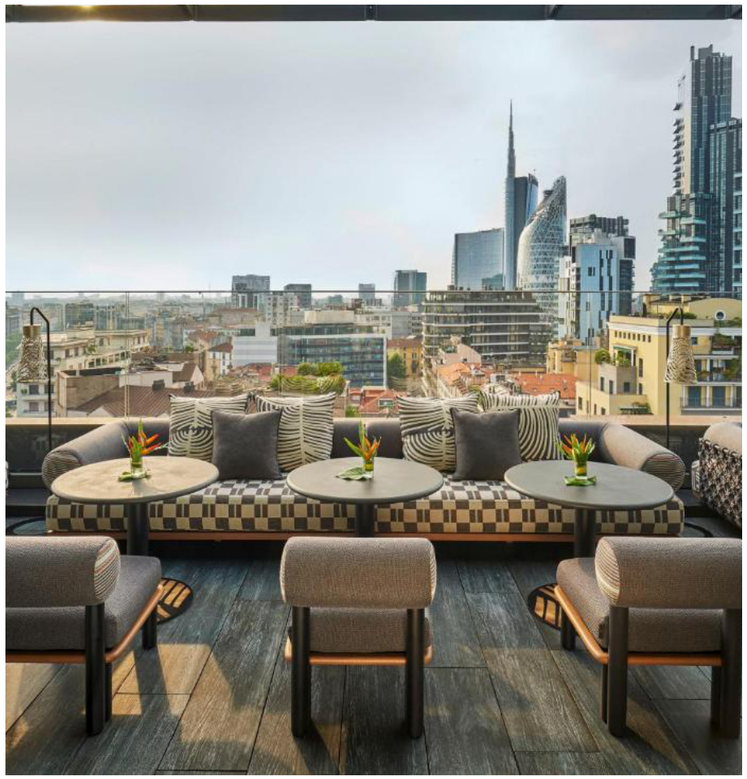
The Aviary, jmarchitects



Neue Nationalgalerie, Berlin







Materiality

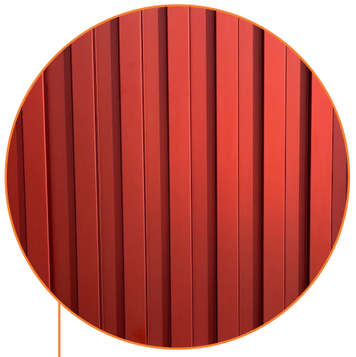
Anodised Aluminium Roof

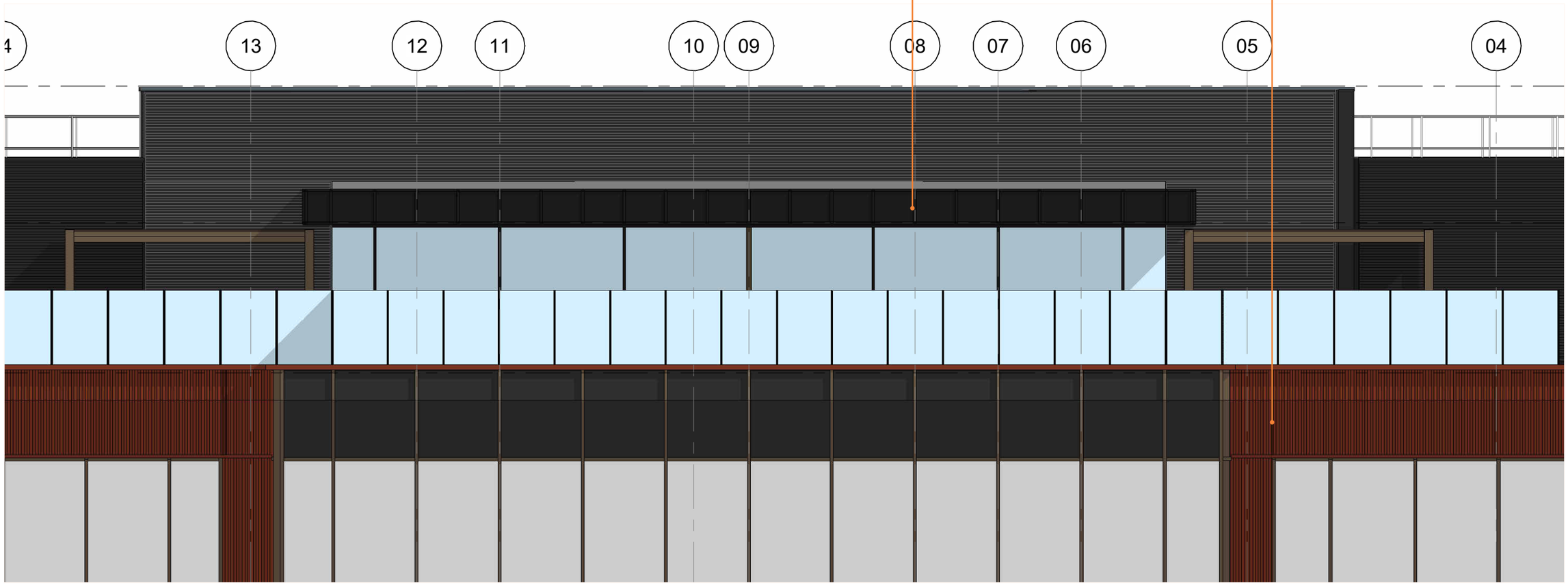
The proposed roof terrace has been designed in black anodised aluminium with folded detailing to provide a clear yet complementary relationship with the main façade.

While the primary elevation is characterised by a terracotta-toned anodised aluminium cladding with a pronounced vertical ribbed profile, the roof terrace adopts a more restrained architectural language. The folded detailing subtly references the rhythm and articulation of the existing cladding without directly replicating it, ensuring visual continuity while maintaining a distinct identity for the upper-level addition.

The use of a darker finish allows the terrace to read as a lightweight and recessive element against the skyline, reducing its visual prominence and preserving the hierarchy of the principal façade. This approach achieves a balanced composition, where the new intervention is both sympathetic and contemporary, supporting the overall design coherence of the building.







Materiality

Curtain Wall Glazing & Cappings

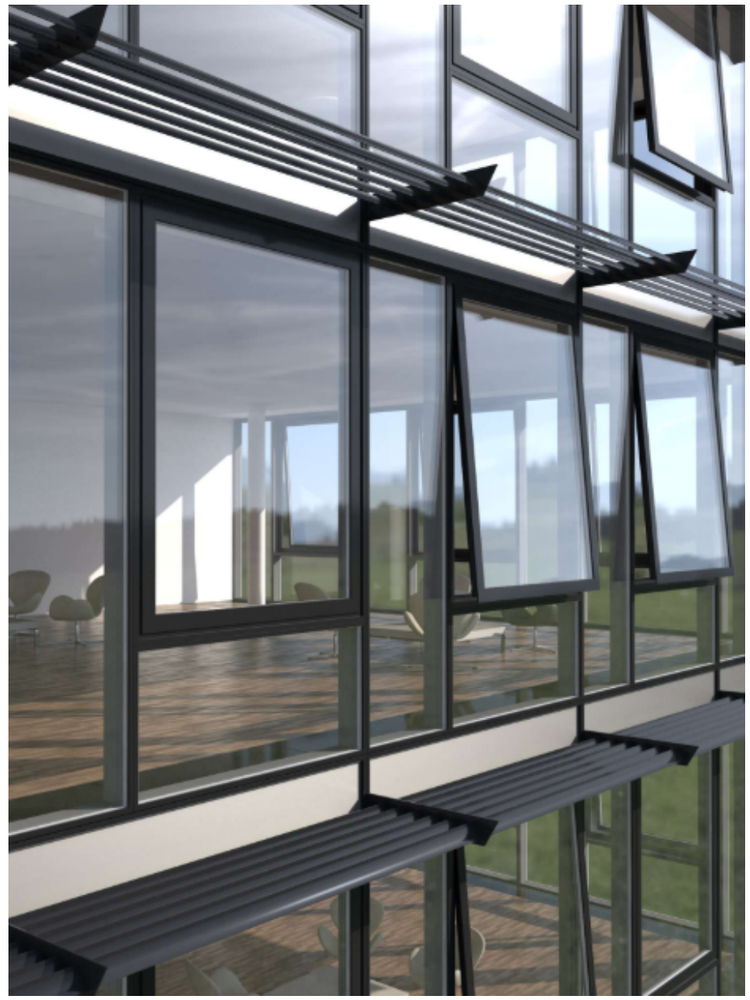
The proposed roof terrace introduces a new curtain wall system with black aluminium anodised mullions and cappings, forming a key element of the contemporary façade composition.

As a new intervention, the design has been carefully developed to deliver a refined and cohesive architectural expression, complementing the wider material palette of the building.

The crisp detailing and durable anodised finish provide both visual consistency and longevity, while the vertical emphasis of the mullions enhances the overall proportions of the elevation.

This approach ensures the new roof terrace integrates seamlessly with the building's design intent, contributing positively to its character and elevating the quality of the external appearance.





Materiality

Pergolas

Two louvred pergolas have been positioned on either side of the internal roof terrace area to provide a flexible and adaptable outdoor space that can respond to changing weather conditions.

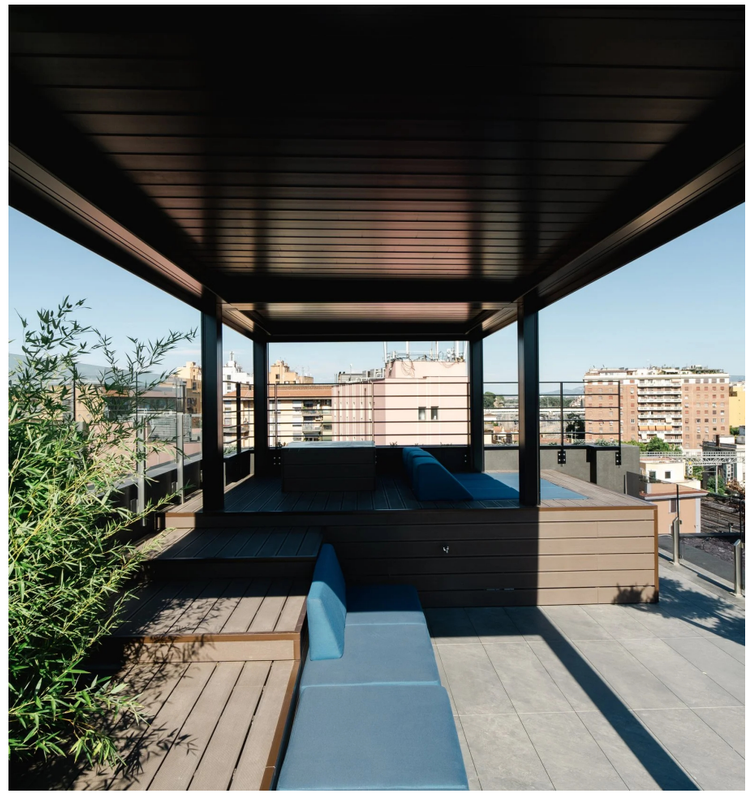
The adjustable louvres allow users to control sunlight, shade, and ventilation, as well as provide shelter from rain when required, ensuring the terrace remains usable throughout the year. This flexibility supports a range of activities while improving overall comfort for occupants.

In addition, the structure is lightweight and visually unobtrusive, helping it integrate sensitively with the existing building and minimise visual impact.









5.0 Design Proposal

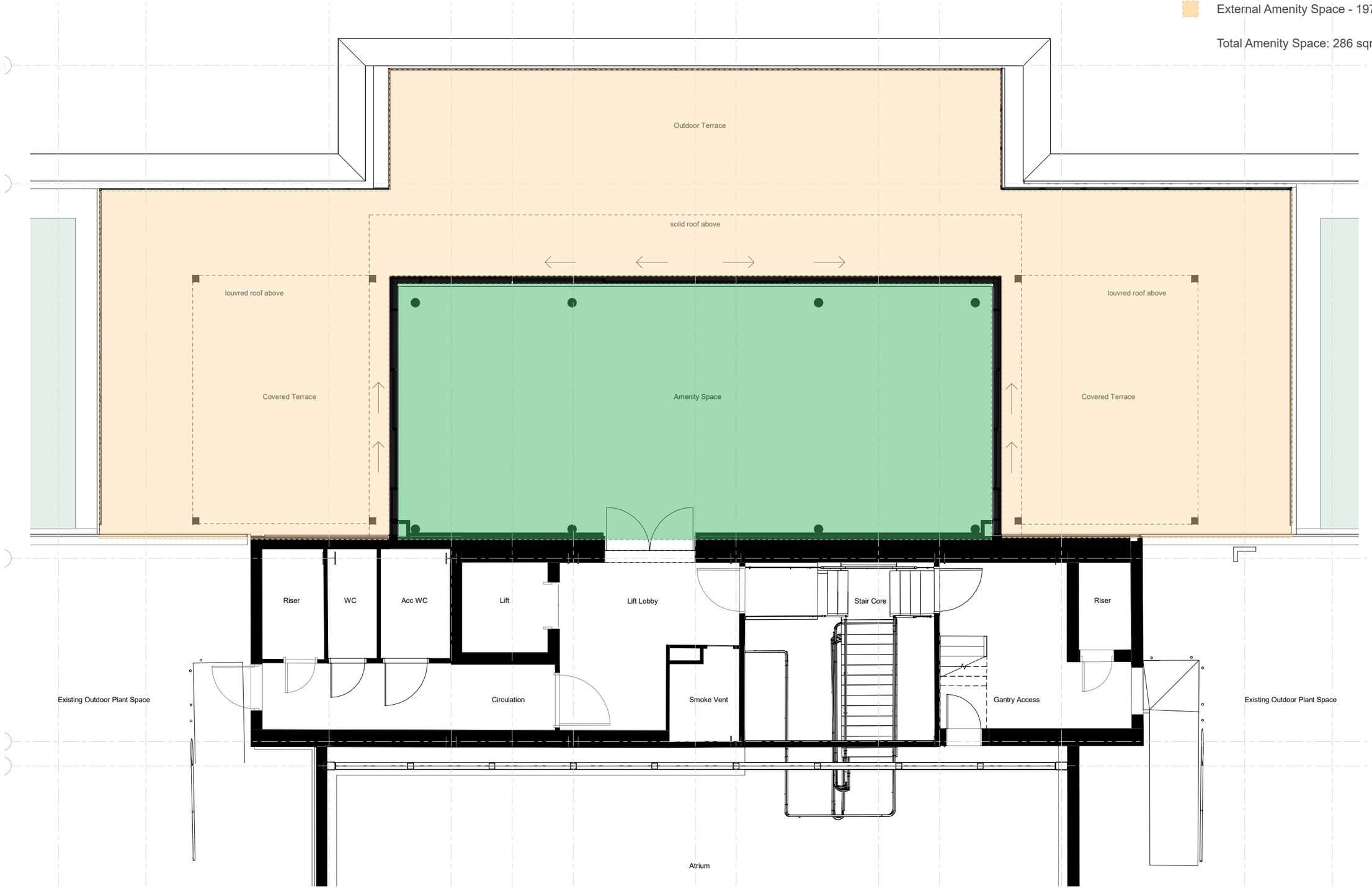
Roof Terrace Plan

Green Roof Footprint

Internal Amenity Space - 89 sqm

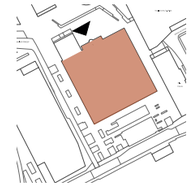
External Amenity Space - 197 sqm

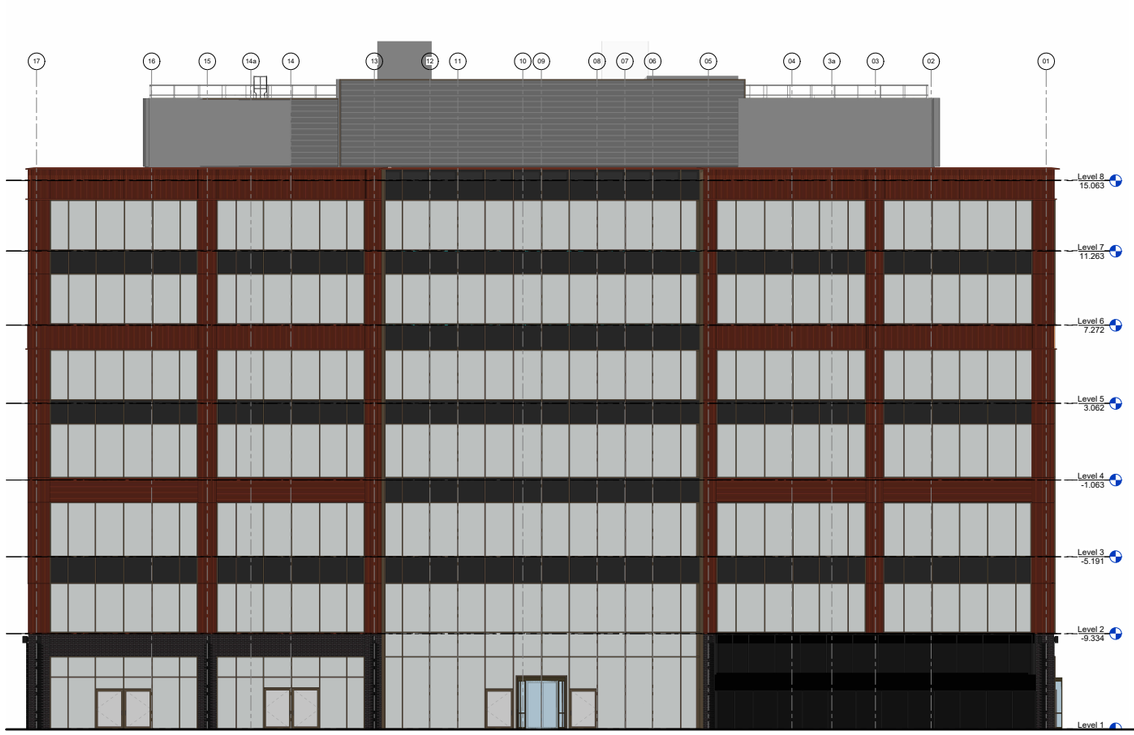
Total Amenity Space: 286 sqm



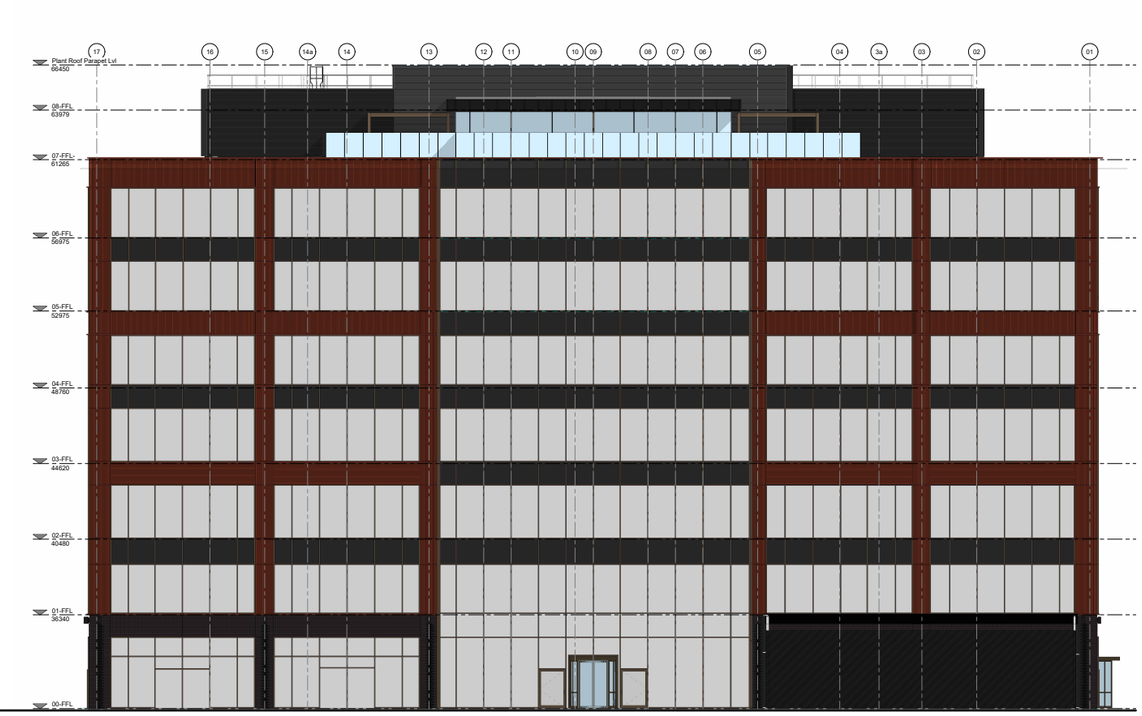
Elevations

North Elevation





Previous Application

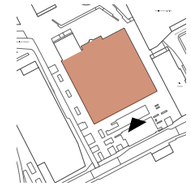


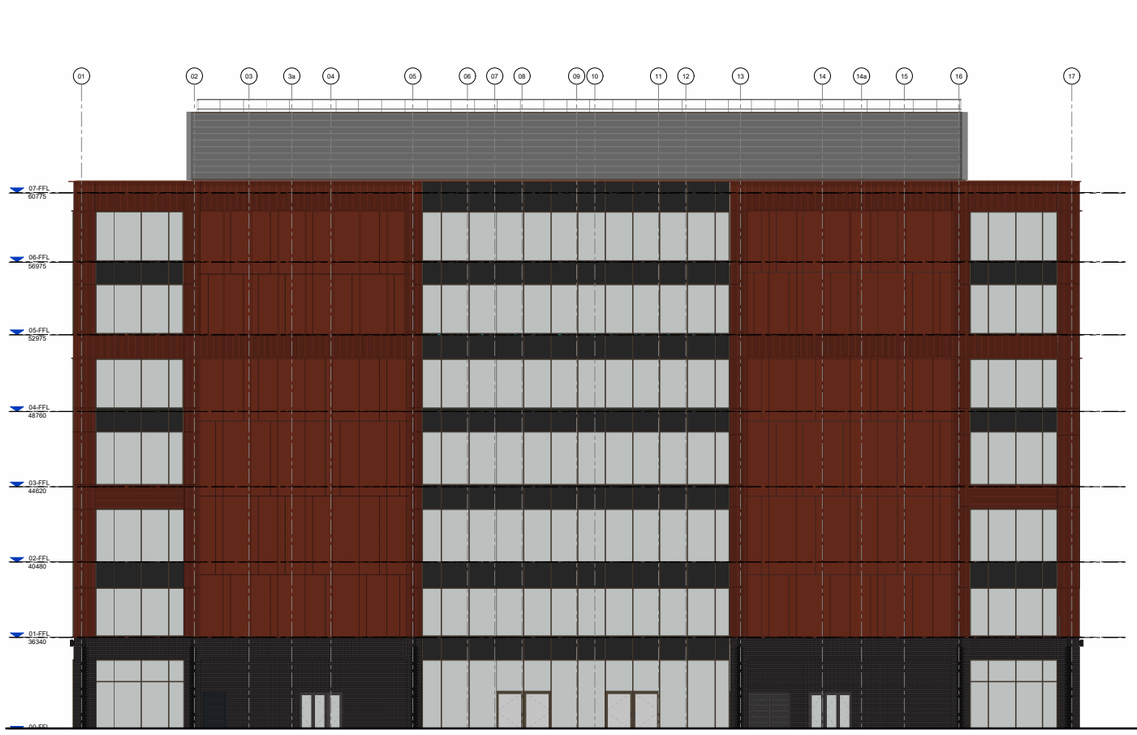
Proposed

The proposed roof terrace introduces a change to the north elevation, however, this has been approached with careful design consideration. The selection of materials has been deliberately refined to ensure a cohesive and streamlined appearance, complementing the existing building while maintaining a high-quality, contemporary finish.

Elevations

South Elevation





Previous Application

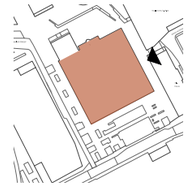


Proposed

The south elevation remains unchanged as part of the proposed works. The roof terrace is positioned such that it is not visible from this aspect, ensuring the existing character and appearance of the elevation are fully preserved.

Elevations

East Elevation





Previous Application

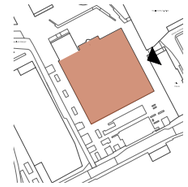


Proposed

The proposed roof terrace introduces a minor change to both the west and east elevations, where it is visible in side views. This has been carefully considered within the overall design approach, with material selections deliberately refined to create a cohesive and streamlined appearance. The chosen palette complements the existing building, ensuring the additions integrate sensitively while maintaining a high-quality, contemporary finish.

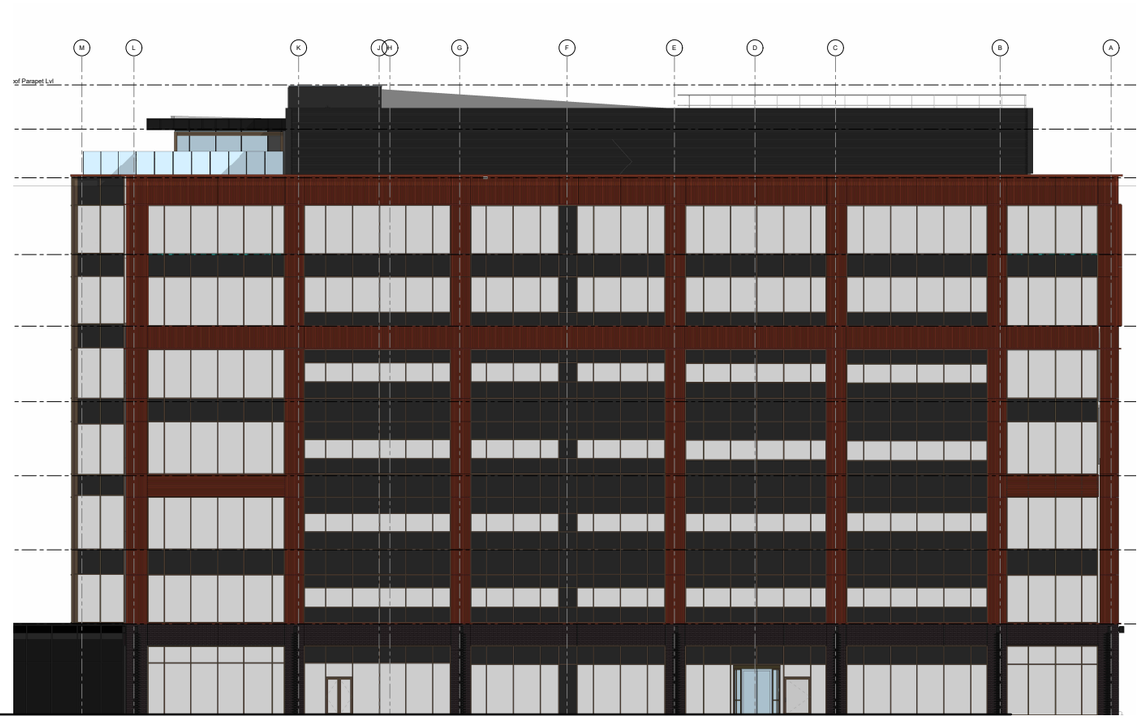
Elevations

West Elevation





Previous Application



Proposed

Facade Proposal

Typical Facade Bay Study

Anodised Aluminium Rainscreen Cladding

Freestanding Pergola

Curtain Wall

Glazed Balustrade

Shadow gap detailing

Anodised Aluminium Vertical profile panel

Black glass spandrel panel

Horizontal fin detail L05 anodised aluminium

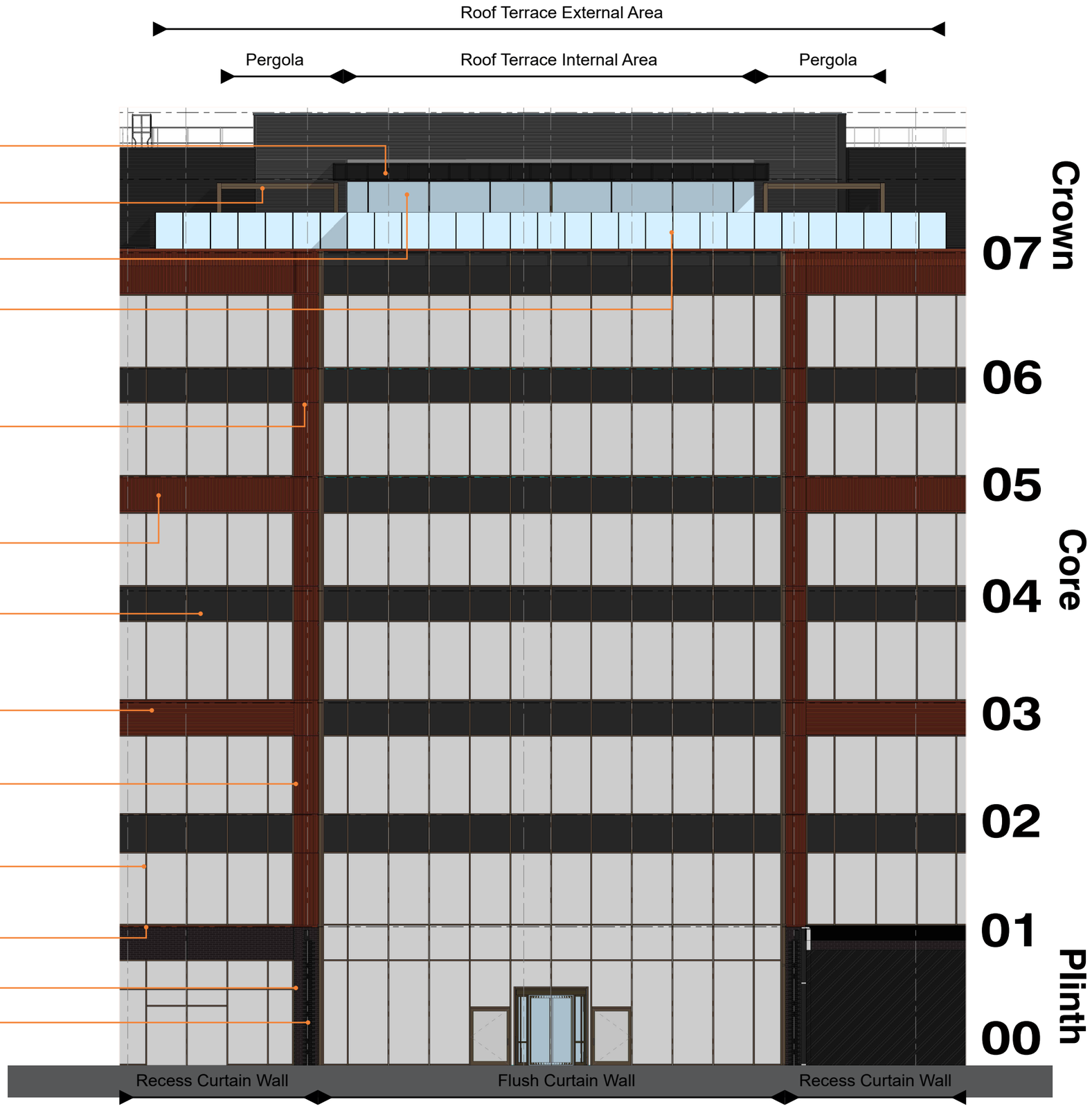
Anodised Aluminium Horizontal profile panel

Schuco standard capping

Anodised Aluminium horizontal cill (continuous)

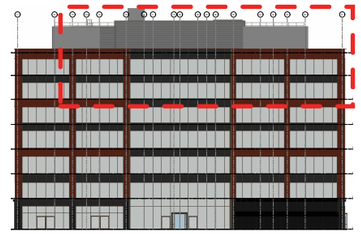
Black brick cladding system

Black Glazed brick Column Feature



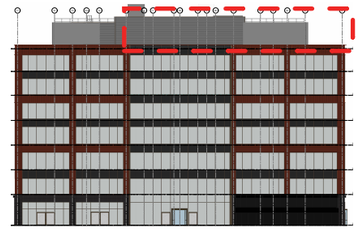
Roof Terrace

Aerial View - Day





Roof Terrace view looking west

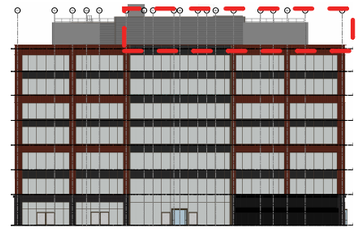


Day



*For illustrative purposes only.

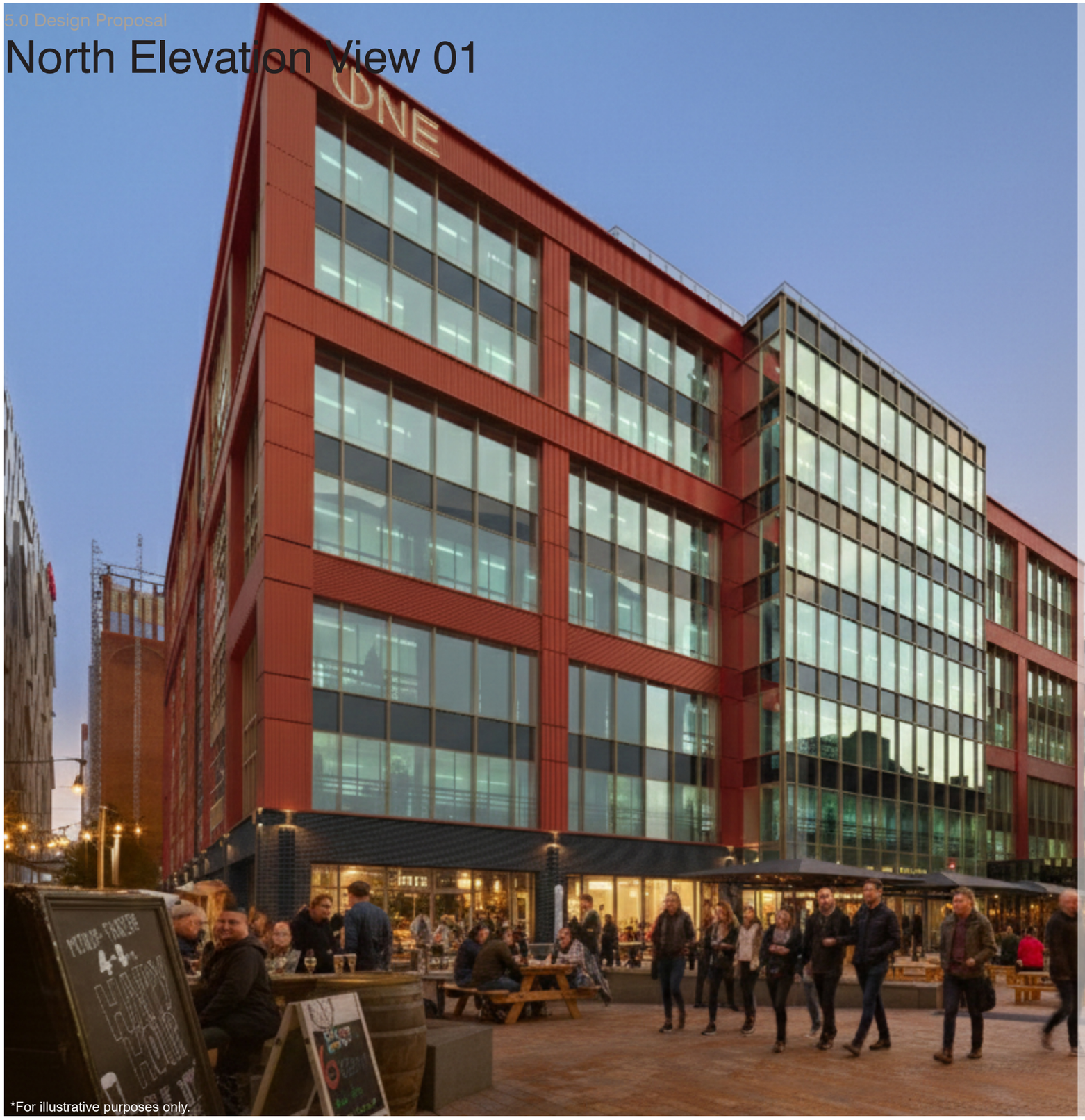
Roof Terrace view looking west



Night

*For illustrative purposes only.

North Elevation View 01



*For illustrative purposes only.

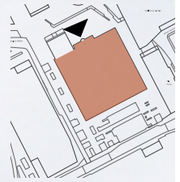


Due to its set-back position at roof level, the proposed terrace will not be visible from street level when viewed from the north elevation, and therefore will have no material impact on the existing streetscape or visual character of the area.

The design has been deliberately developed to ensure that the terrace sits discreetly within the building's envelope, avoiding prominence in key public views. Only a very limited portion of the glazed balustrade may be perceptible from certain oblique vantage points, and this has been specified as a lightweight, transparent element to minimise its visual presence.

As a result, the proposal preserves the established appearance of the north elevation while introducing a subtle and high-quality architectural addition that does not detract from the surrounding context.

North Elevation View 02





*For illustrative purposes only.

Proposed Level 07 Floor Plan

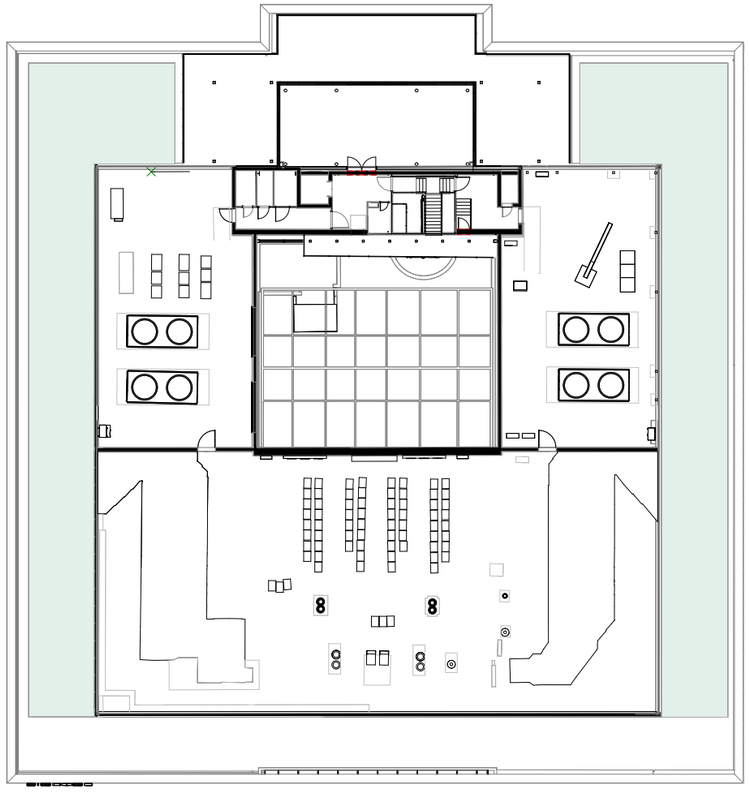
The seventh floor will remain largely unchanged.

The proposed addition of a roof terraceto the north side of the plan has been carefully considered to enhance both the functionality and long-term viability of the property. High-quality amenity space is a key factor in attracting and retaining tenants, and the introduction of a well-designed outdoor terrace will significantly improve what the building has to offer.

The terrace will provide valuable breakout space, supporting employee wellbeing, informal meetings, and flexible working patterns, all of which are now widely recognised as essential components of modern workplace design.

The intervention makes efficient use of previously underutilised roof space, delivering a clear uplift in value without increasing the building’s footprint or impacting on surrounding land uses.

The design has been developed to integrate sensitively with the existing structure, ensuring minimal visual impact while contributing positively to the character and usability of the building.

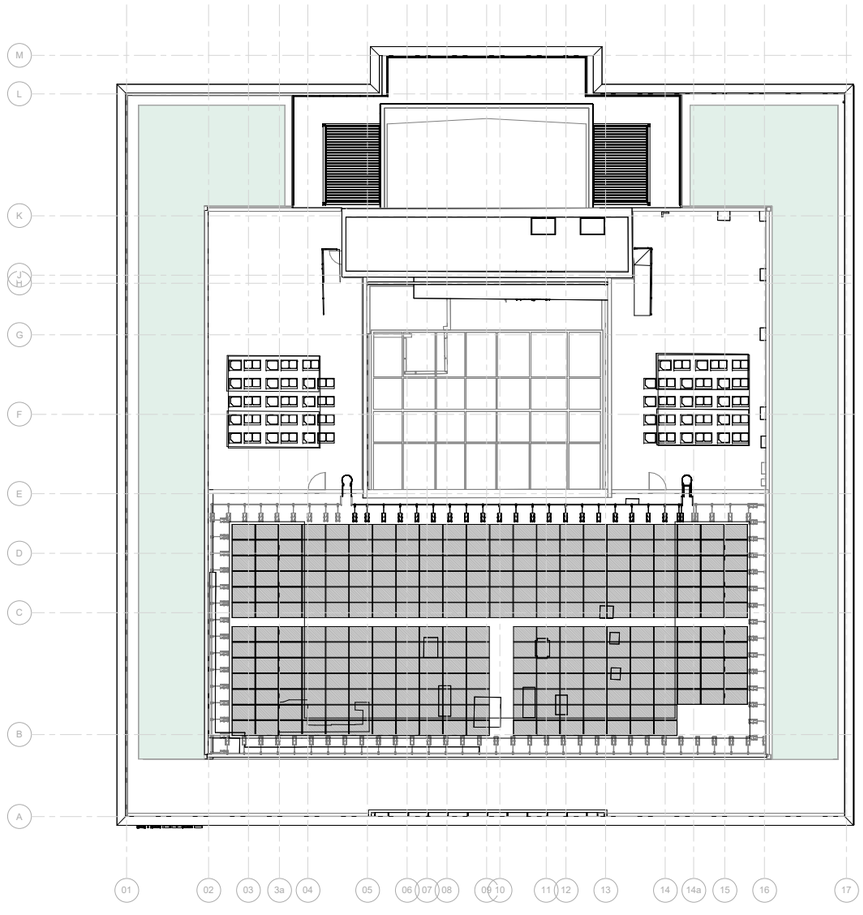


Proposed Seventh Floor Plan

Proposed Roof Plan

Level 08

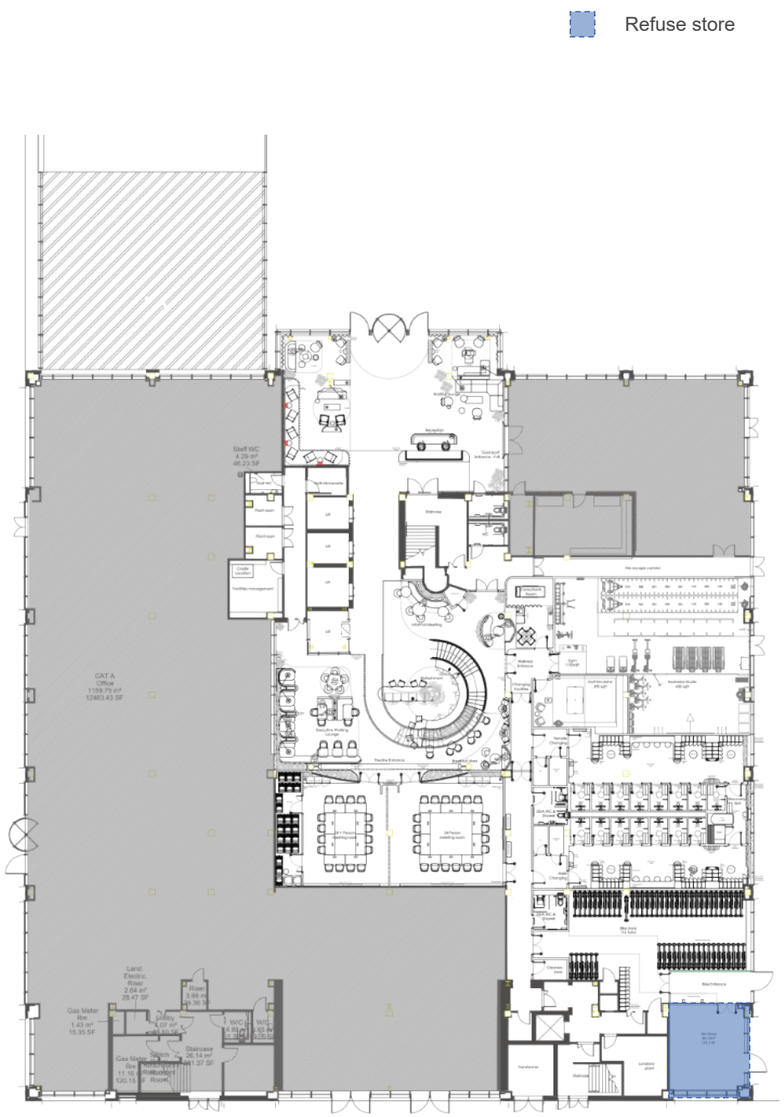
The current roof plan will remain largely unchanged. An additional area of green roof is proposed as discussed in the BNG section of this document.



Proposed Roof Plan

Waste management

Whilst the current waste management operations were previously handled offsite, a dedicated bin storage area was incorporated within the building in the previous planning application. This over provision is being retained as it would help streamline facilities management.



Proposed Ground Floor Plan

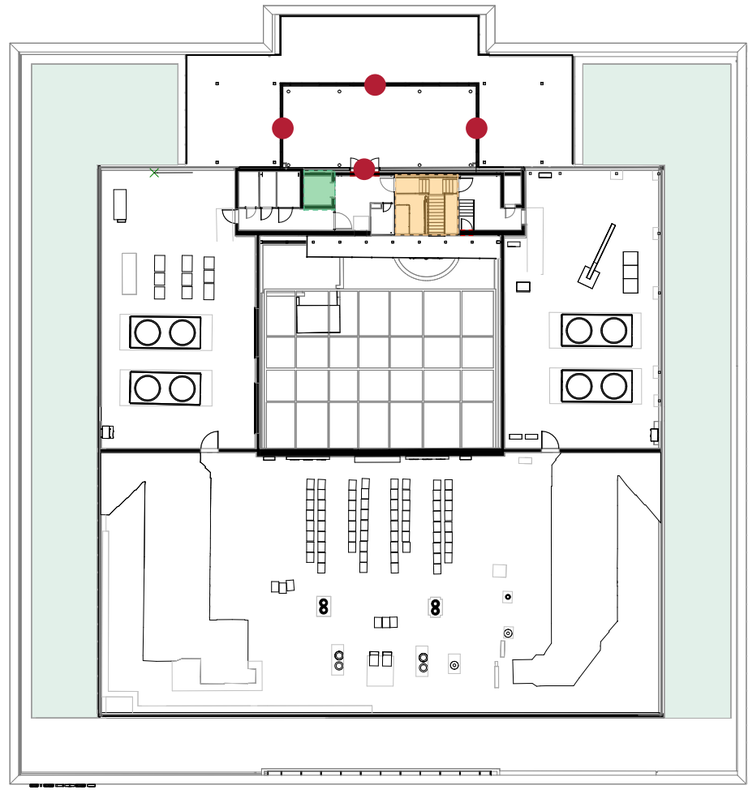
Access

At the principal entrances, existing pass doors are located adjacent to the revolving doors, ensuring that step-free and easily operable alternatives are available for those who may not be able to use the revolving mechanism.

In addition, level access doors are provided at the majority of the building's perimeter entrances, allowing for seamless entry without the need for steps or ramps.



Proposed Ground Floor Plan



Proposed Seventh Floor Plan



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