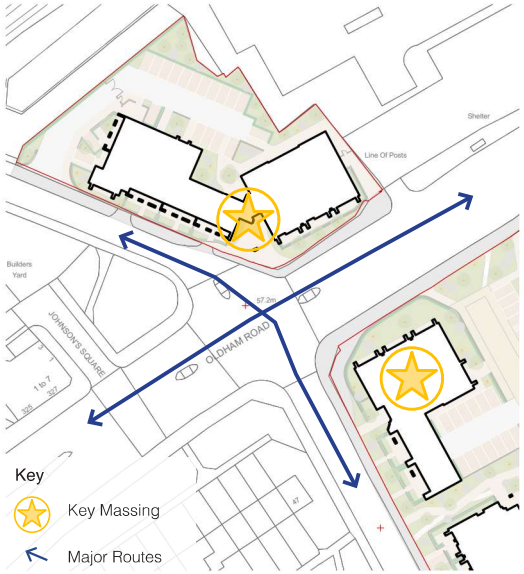
Addendum - North Annexe Massing



Drainage records and detailed site investigations have enabled accurate plotting of a culvert located at the corner of Oldham Road and Collyhurst Street providing confirmation that it is not in the expected location. Subject to detailed design and technical approvals, specialist foundation design with manholes to either side of the building can enable the building to be constructed over the culvert without impact on the infrastructure and enable the proposed building to create a strong urban corner frontage as intended - as shown on the CGI above.

Analysis further along the exisitng route of the culvert suggests other buildings have been built over the structure providing further confirmation of this as a viable design solution that will enable the retention of the original design intent to achieve the desired urban grain and active frontages.



Potential impact of not being permitted to build over the easement have been assessed as documented in the diagrams and visuals below. In order to bypass the culvert, the proposed block would need to be split into 2no. smaller blocks, one to each side of the easement. The split-block design weakens to visual impact of the building, but it also results in the following impacts:

- the length of active frontage along Collyhurst Street is halved due to the creation of an open corner
- a key corner of the area is exposed fragmenting the urban grain
- overall urban design is weakened - this block is designed as a pair with the facing block on Oldham Road, the impact of which is lost
- there is a requirement for an approximate 30% uplift in circulation and service zone required impacting viability including a new lift (circa £60,000 upfront cost and on-going service charge and maintenance burden)
- significant reduction in overall accommodation offer that can be delivered on this site
- remnant parcel of public realm with little benefit to the wider masterplan

Diagram 1 - Masterplan proposal
Build over easement with manhole to each side of buidling



Diagram 2 - Site split into 2 sites to either side of easement
Reduced site capacity and open corner between blocks



Key
Culvert
Core and Additional Lift
Open prominent urban corner
Weakened Street Frontage
Ancillary areas and circulation