

21/08/2026 Rev P2

Plot H, Manchester
Design+Access Statement

P1:	Planning Submission.
P2 :	Design & Access Statement updated to reference anodised material finish.

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1. Aerial view highlighting the site location

1.0 Introduction

1.1 Document Purpose

This Design and Access Statement has been prepared in support of a full planning application to Manchester City Council.

The application is made on behalf of RG Real Estate Ltd, ID Manchester Ltd and The University of Manchester for the development of purpose-built student accommodation and ground floor amenity space and flexible commercial space (Use-Class E, Sui Generis - PBSA) on a site currently occupied by a disused, multi-storey car park.

The design has been generated in response to local demands and to create a key landmark development supportive of the wider strategic redevelopment framework, 'Sister' - a joint venture between the University of Manchester and Bruntwood SciTech. The Sister SRF is a delivery plan to redevelop the predominantly vacant 'UMIST' Campus.

In tandem with the 'placed based principles' set out within the SRF, the scheme outlines the delivery of high-density student accommodation, activated public realm, and commercial units on the border of the SRF boundary.

The application has been developed in close consultation with Manchester City Council through pre-application enquiries, meetings, and engagement with local councillors. Feedback from consultation exercises with the public have helped to inform and improve the final design.

Site Address:

Plot H, Sister

Charles Street,

Manchester,

M1 7AR

1.2 Project Team

Client	RG Real Estate
	Sister/ID Manchester
Architect	Hodder + Partners
Planning Consultant	Deloitte
Structural Engineer	Roscoe
M&E Consulting Engineers	HGCE
Landscape Architects	Layer Studio
Archaeology Consultant	Civic Heritage
Transport Consultant	Civic
Visual Impact Consultant	Layer Studio
Air Quality & Noise Consultant	Blackbird Consulting
Heritage Consultant	Stephen Levrant HA
BREEAM and Sustainability	Synergy
Whole Life Carbon	Buro Happold
Wind Consultant	GIA Surveyors
Ecology	Tyler Grange
Fire Engineers	Ashton Fire
CDM Consultant	Project Four
Public Relations	Counter Context
Daylight & Sunlight	GIA Surveyors

1. Alfreton Road, Nottingham.



2. Swan Street House, Manchester.





3. Altus House Student Accommodation. Leeds.



4. The Fairfax, Manchester.

1.3 The Client

SISTER is a partnership between The University of Manchester and Bruntwood SciTech that will regenerate the area of Manchester city centre in which the site sits over the next 15 years. Previously home to the University's North Campus, the 18-hectare site is situated between Piccadilly Station and Oxford Road. **SISTER** will transform this area into a vibrant new neighbourhood where great minds and business collide.

Recognising that residential development is a specialist area, RG Real Estate have been selected by the SISTER partnership to develop and deliver Zone H of the masterplan.

RG Real Estate (RGRE), part of the RG Group, is a leading residential developer and contractor with over 30 years experience and 15,000 residential units delivered to date. As a highly experienced contractor, the RG Group have built an impressive record in delivering high quality purpose-built residential and student accommodation in city-centre environments, including the delivery of several successful student developments within Manchester and across the UK.

RGRE provide turnkey solutions by creating opportunities and managing the full development process from the concept through to completion.



1. Corporation Street Footbridge, Manchester

1.4 Hodder + Partners

Hodder + Partners is the incorporated continuation of Hodder Associates, founded in 1983 by practice Principal Stephen Hodder. The practice offers Architectural services across all sectors, including interior design, master-planning and urban design.

The practice has established a proven record in creating high quality, innovative, sustainable design solutions across a range of sectors, with a particular interest in residential, commercial, and higher education buildings.

In 1992 Hodder + Partners received the Royal Fine Art Commission / Sunday Times 'Building of the Year' Award for Colne Swimming Pool in Lancashire. This resulted in the appointment to extend Arne Jacobsen's Grade I listed St Catherine's College, Oxford, a client relationship which has now extended for over 20 years, culminating with the £8.7m Phase II extension, which has now received five awards. In 1996, the practice received the inaugural Stirling Prize, for the Centenary Building, University of Salford. It has since won over 60 major national and international awards.

The practice has realised significant projects in the leisure, cultural, higher education, residential and commercial sectors, and is committed to producing thoughtful and sensitive solutions within commercial constraints.

We recognise that the high value of good design in the built environment places responsibility on us, as architects, to understand and engage with the client, end users and local context who are at the core of and essential to the process.



1. St Michaels



2. Motel One



3. Great Marlborough Street



4. Cambridge Street



5. Water Street



6. Ducie Court

1.5 Practice Experience in Manchester

+ St Michaels, Manchester
Value: Confidential
Date: Planning approved June 2018
Description: St Michaels is a mixed-use development on the site of the former police station and synagogue within Manchester city centre. The proposals include a 38-storey tower and mixed-use podium including residential, hotel, Grade A office and commercial space.

+ Motel One, Manchester
Value: £16m
Date: 2014
Description: Hodder + Partners won an architectural competition organised by Olympian Homes in November 2011 to design a 330-bed hotel with bar and breakfast facilities for Motel One, a German hotel operator with a philosophy to provide a high-quality hotel product at an affordable price

+ Great Marlborough Street, Manchester
Value: £28.5m
Date: 2012
Awards: RIBA North West Award 2013 and MSA Award for Large Scale Residential Development 2013.
Description: Great Marlborough Street is a 37-storey tower for 540 postgraduate, mature, and international students adjacent to the Higher Education Precinct in the city of Manchester.

+ Cambridge Street, Manchester
Value: £40m
Date: 2016
Awards: Short-listed for RIBA North West Awards 2017
Description: The building contains 282 PRS apartments, with a reception and a commercial unit at street level. A split-level car park is located on the ground floor and steps down internally to the existing site level.

+ Water Street, Manchester
Value: Confidential
Date: 2017
Description: Water Street is a 28-storey tower containing 301 apartments, 6 townhouses and a commercial unit at street level. The development also includes a courtyard providing external amenity space for the residents.

+ Ducie Court, Manchester
Value: £24m
Date: 2013
Description: Ducie Court provides 614 student bedrooms contained within 113 cluster apartments. The residential blocks relate to their immediate neighbours and buildings located in the vicinity as well as each other.

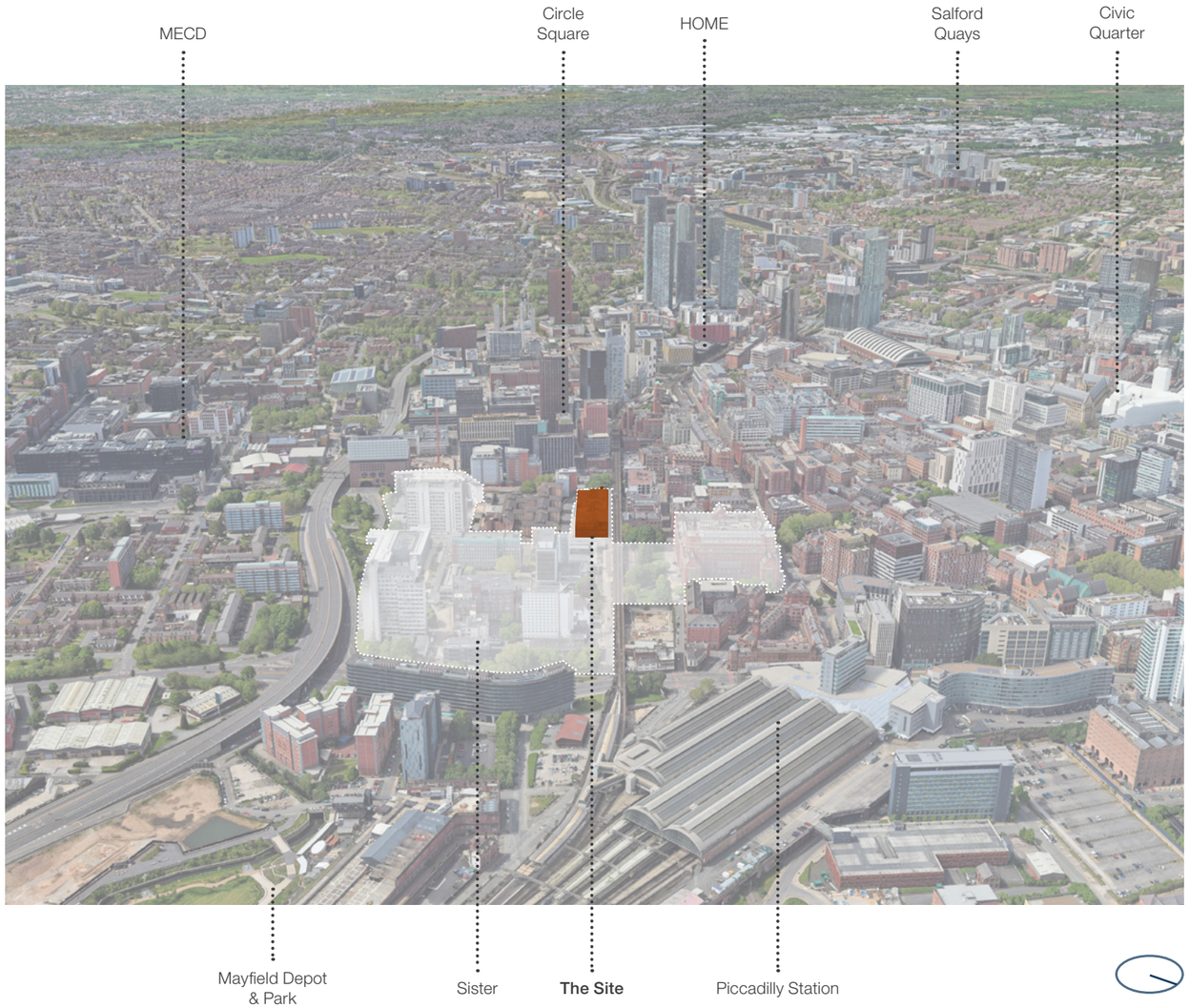


1. 3D Isometric View of the Proposal in Context.

1.6 Project Proposal

Redevelopment of the site occupied by the vacant Charles Street multi-storey car park and retail units adjacent to the former UMIST campus. The development comprises purpose-built student accommodation, amenity spaces, and commercial units across a single building.

+ 1041 Beds
+ 720 Cluster Bedrooms (69% of total beds)
+ 321 Studio Bedrooms (31% of total beds)
+ 612m² of Commercial Area (GIA)
+ 1519m² of amenity space (NIA) - 1.46m² per resident



1. 3D aerial view of the site in a city-wide context

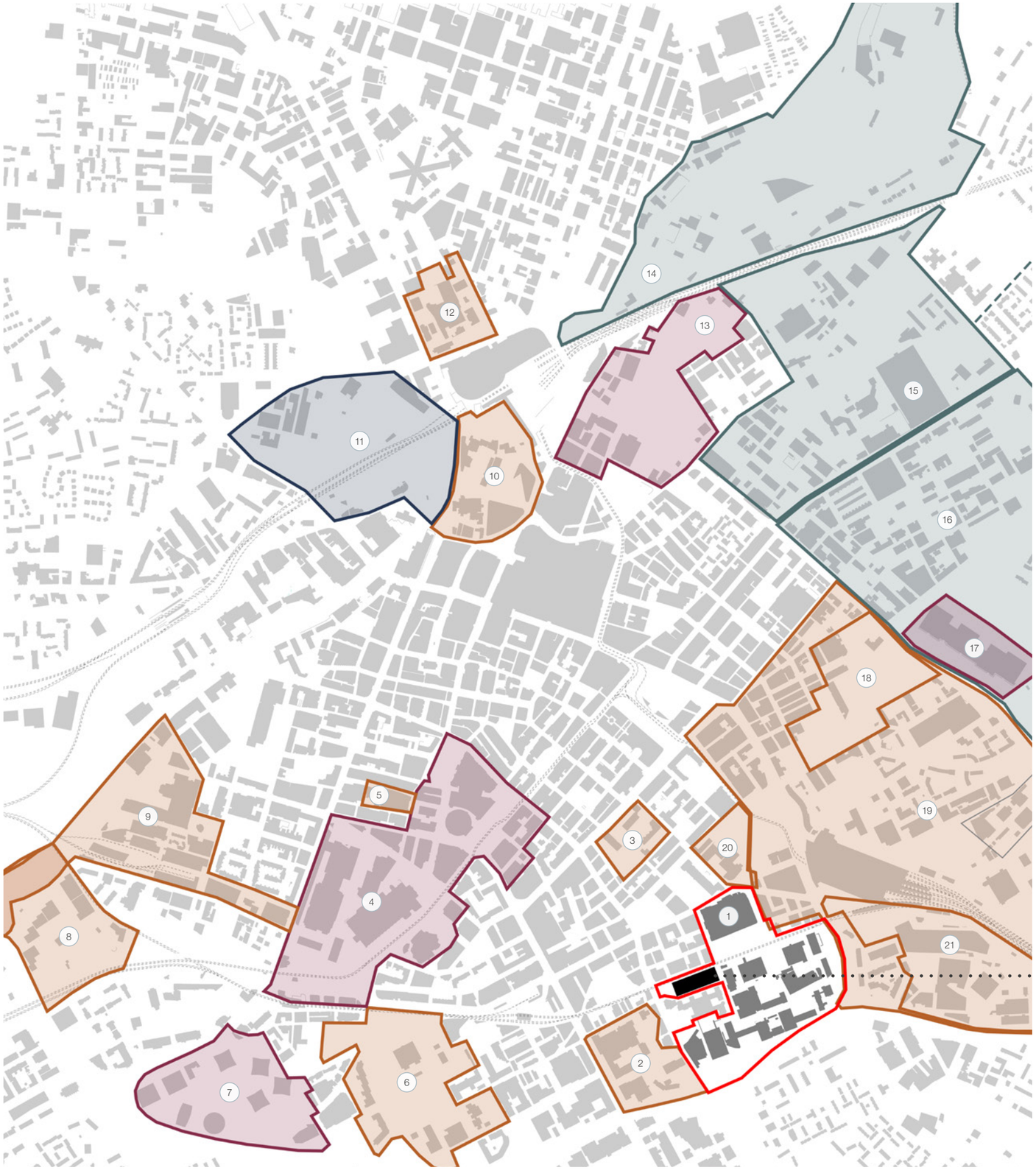
2.0 Site & Context

2.1 Site Location

The site is located in Manchester City Centre and is in close proximity to many of Manchester's key districts and areas of interest, such as:

+ Sister (the site sits within the Sister area)
+ Circle Square - 100m west
+ Oxford Road Corridor - 250m west
+ MMU Campus - 450m south-west
+ Mayfield - 600m east
+ HOME - 750m west
+ Northern Quarter - 750m north
+ Civic Quarter - 750m north-west
+ UoM Main Campus - 800m south
+ Ancoats - 1km north-east
+ Castlefield - 1.25km west

(all distances approximate)



1. Map highlighting the redevelopment framework and strategies in place across Manchester

2.2 Manchester Regeneration Frameworks

There are a number of redevelopment frameworks in place across Manchester. The Plot H site falls within the IDM Strategic Regeneration Framework (SRF) area located to the south of the city centre.

1. IDM SRF
2. Former BBC site (Circle Square)
3. Portland Street SRF
4. Civic Quarter - Manchester Central
5. Jacksons Row, Bootle Street
6. First Street SRF
7. Great Jackson Street SRF
8. Water Street SRF
9. St Johns SRF
10. Medieval Quarter Masterplan SRF
11. Greengate Regeneration Strategy
12. Former Boddington's Brewery Site SRF
13. NOMA SRF
14. Lower IRK Valey NDF
15. New Cross NDF
16. Ancoats & New Islington NDF
17. Central Retail Park Development Framework
18. Piccadilly Basin SRF
19. HS2 Manchester Piccadilly
20. Aytoun Street SRF
21. Mayfield SRF

Key

- Sister SRF
- Development Framework
- Strategic Regeneration Framework (SRF)
- Regeneration Strategy
- Neighbourhood Development Framework

2.3 Sister (ID Manchester SRF)

Plot H falls under Zone H of the ID Manchester Strategic Regeneration Framework (2023) ('the SRF') and referred to solely as Plot H. ID Manchester has since been re-branded as 'Sister' and is referred to as such in this document.

Sister is an ambitious joint venture project between the University of Manchester and Bruntwood SciTech, looking to reinvigorate the area of Manchester formally occupied by the UMIST campus.

"Sister is Manchester's new innovation district. A £1.7bn investment into the city, its setting – the former University of Manchester North Campus and UMIST site – is steeped in science and engineering history. Home to the UK's most exciting new ideas and disruptive technologies, Sister is a worldclass innovation platform in the heart of one of the most exciting global cities. It stands as the city's symbol of a new era of discovery that promises progress against humanity's greatest challenges."

Sister Inc. - 2025

The Sister area outlined in the SRF is bound by Whitworth Street, Manchester South Junction & Altrincham Railway viaduct to the north. London Road to the east, the Mancunian Way to the south, and Princess Street to the west.

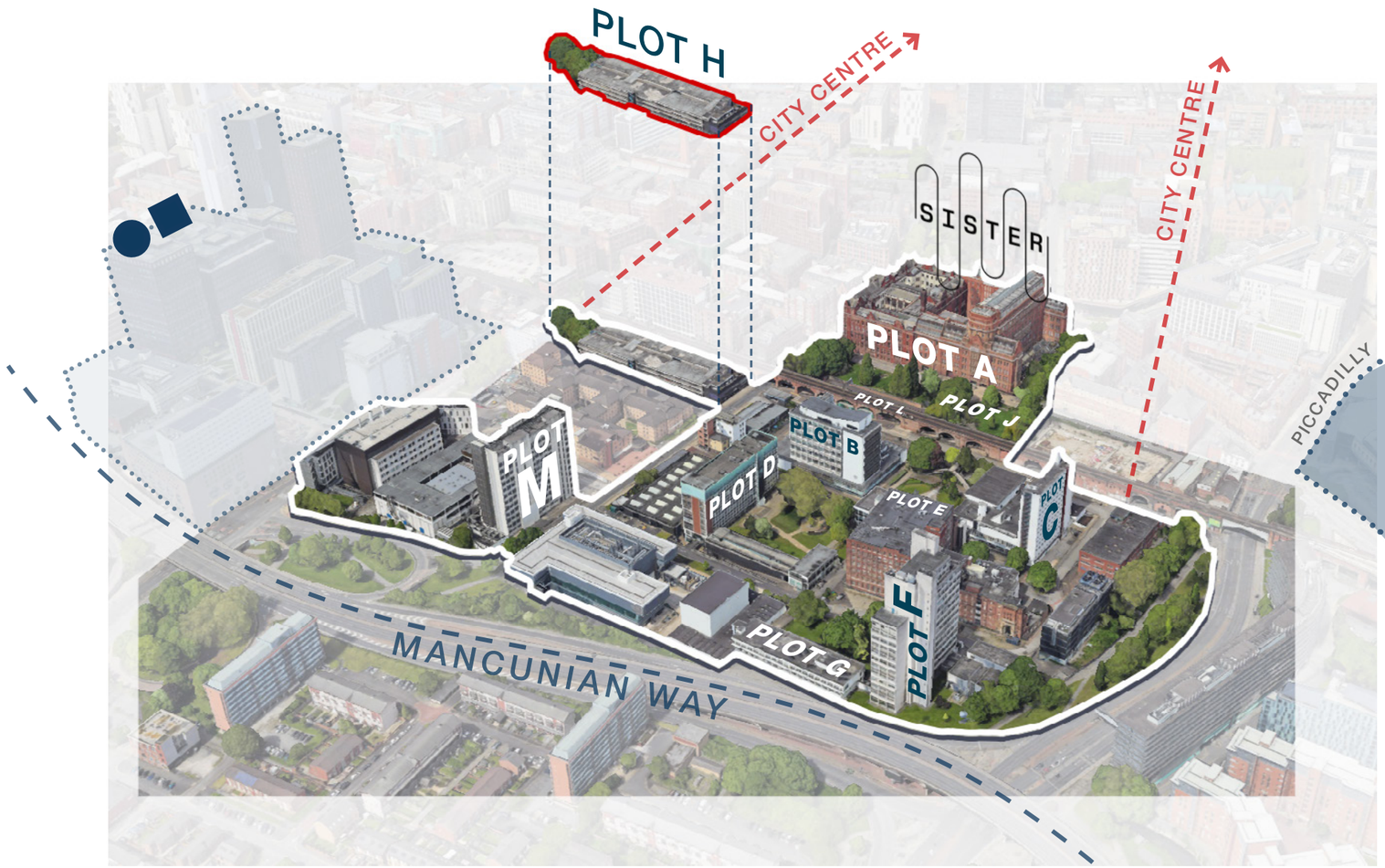


1. Illustrative Masterplan concept diagram taken from IDM SRF (2023)

2.4 Our Place in Sister

Plot H sits at the western end of the Sister area. The site will function as an entrance gateway to Sister, especially from the western areas of Manchester city centre such as Circle Square, Deansgate/Castlefield, and the ORC.

A length of Charles Street, Altrincham Street, and the railway arches all fall within the Zone H boundary set out in the SRF, but do not fall within the boundary of this application. To navigate this nuance, allowing for future development of the surrounding roads and railway arches has been a key consideration for the design proposals.



1. 3D aerial diagram highlighting plots within the SRF

2.5 Sister - Place Based Principles

The SRF references 10 ‘Placed Based Principles’. These principles provide guidance for new developments within the Sister Framework area with the ambition of creating a cohesive, well-considered urban district.

“The guidance should provide a benchmark for emerging projects to adapt in order to *“contribute positively to a successful place that realises the partners’ vision for IDM.”*

IDM SRF, 2023.

Each of the Place Based Principles have been considered and (where appropriate) applied to the design of the proposal, providing a key point of reference to ensure the scheme has a positive impact on the wider area.

A Human Collider



Bring together a diverse mix of people and companies, set within a framework of buildings and spaces that create a vibrant place, designed from the outset to maximise the planned and chance meeting and collaborations between people that encourage innovation, lead to breakthroughs and inspire new ideas.

Connected, open and accessible



Seamlessly connecting Sister to the city to create an integral but unique part of Manchester with characterful routes and spaces welcoming people into and through the heart of the place.

A living landscape



Making use of planting and water within the public realm and upper levels of buildings to support people’s well-being, habitats, biodiversity, and climate change mitigation.

A flexible framework for flexible buildings



A Masterplan framework capable of establishing a strong sense of place and identity, whilst allowing the flexibility to respond to occupier requirements and adapt over time.

Platform for the future, built on foundations of the past



A renewed structure evolved from the Framework Area’s rich urban legacy to create a place that is both new but also rooted in its context and history.

Curated commons



Animated ground floors, first floors and common spaces activated by events and exhibitions, leisure opportunities, and amenities that support the needs of those living and working in and around Sister.

Critical mass



Buildings of scale to accommodate over 10,000 workers and 3,000 residents, who will energise the place, and enhance Manchester’s skyline whilst protecting the setting of heritage assets and allowing sun and light to fill its generous public realm spaces.

An identity that expresses purpose and place



Creating a powerful and distinctive identity for Sister by building on the strong character of Manchester and the Framework Area, revealing the innovation at its heart, and expressing exemplary sustainability in its buildings, landscape and public spaces.

Sustainable and regenerative

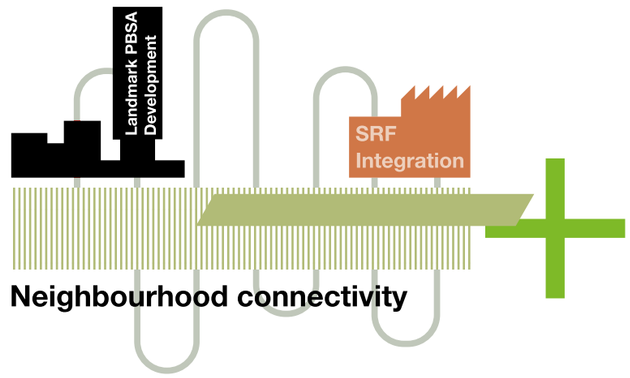


Adopting principles throughout the Framework Area that support a shift to a low carbon economy, build for climate change resilience, and create a place for future generations to enjoy.

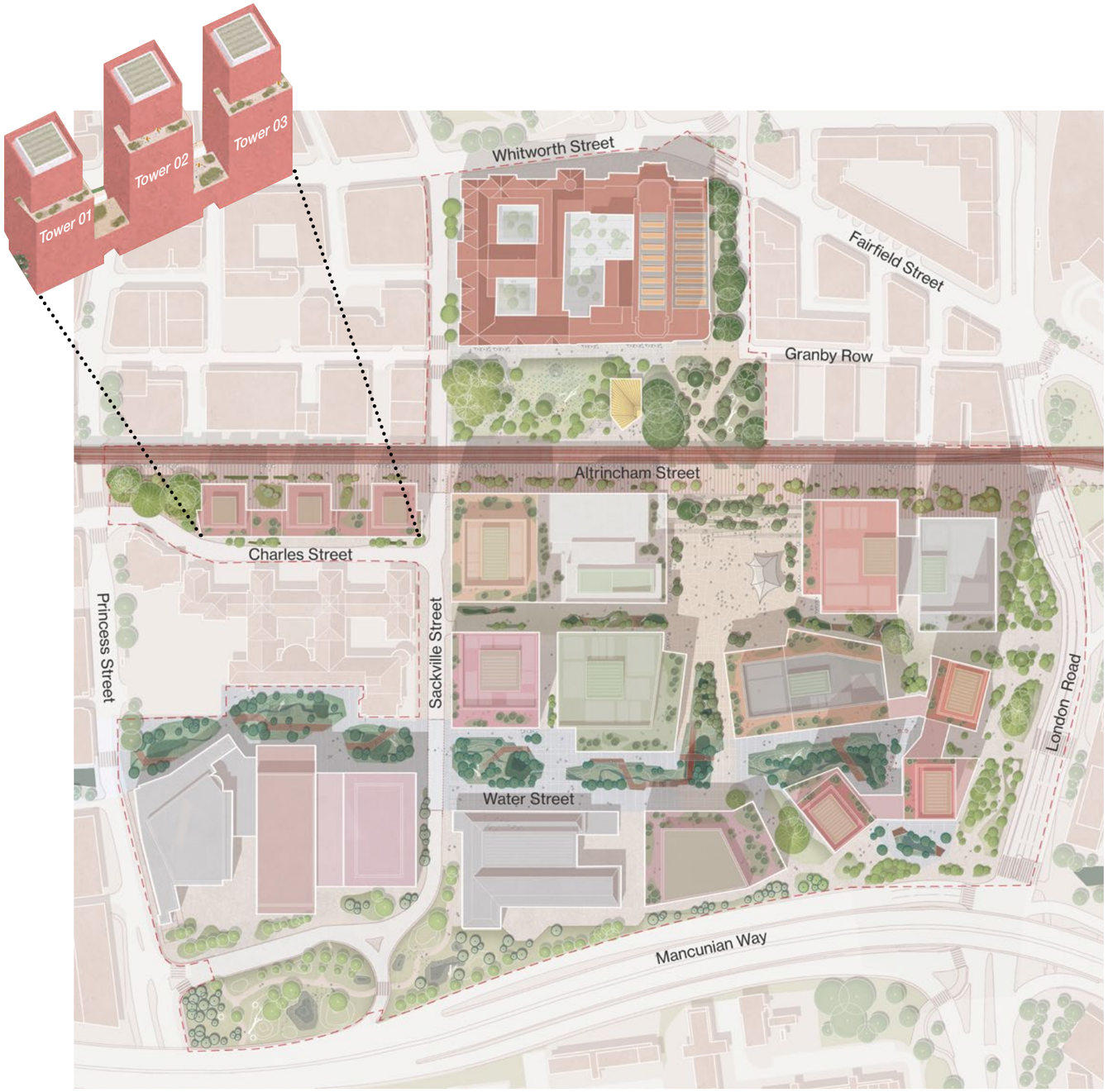
Creative meanwhile use of buildings and spaces



An evolving mix of uses that bring early activity and identity to the place, and opportunities for temporary innovation spaces, alongside and ahead of plans for permanent re-development of buildings.



1. Concept diagram showing the combination of the 10 Place-Based Principles



1. Illustrative Masterplan taken from IDM SRF (2023)

2.6 Sister - Illustrative Masterplan

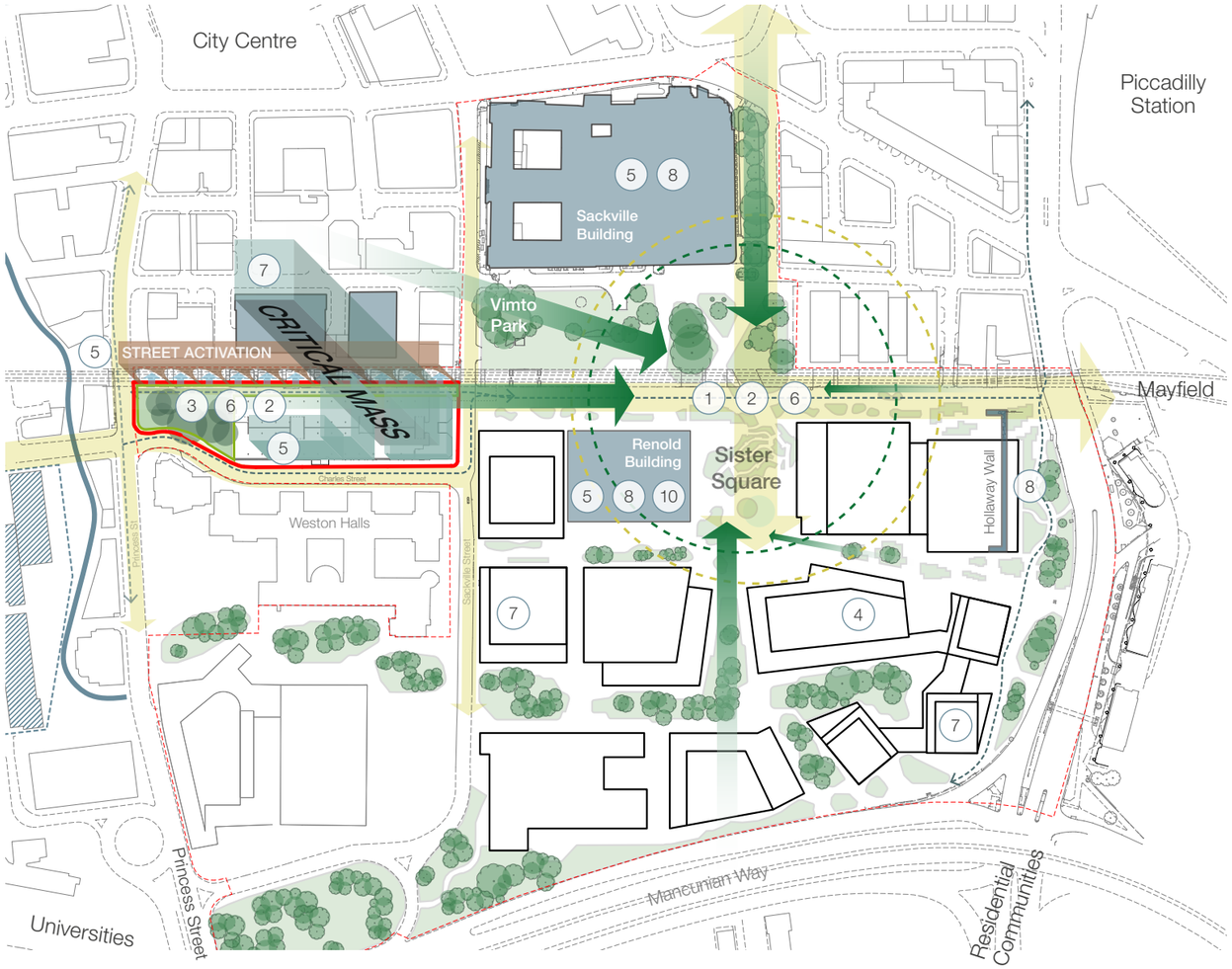
Within the SRF, the 10 Place-Based Principles have been applied and amalgamated to create an Illustrative Masterplan.

The Plot H site shows an indicative massing of three towers of similar height and scale, outlined for a PBSA or residential development.

"Living at IDM ... This could comprise forms of PBSA, work/ live units, serviced apartments, and/or other forms of bespoke accommodation designed to meet the needs of people living, studying or working in the city."

IDM SRF - 2023

The proposals set out in this Design and Access Statement have used this indicative massing as starting point. However, the work within the SRF has been expanded on to provide a design that successfully applies the vision of Sister to the site whilst also responding to the needs and constraints of the immediate context.



1. A Human Collider
2. Connected, open and accessible
3. A living landscape
4. A flexible framework for flexible buildings
5. Platform for the future, built on foundations of the past
6. Curated Commons
7. Critical Mass
8. An identity that expresses purpose and place
9. Sustainable and Regenerative
10. Creative meanwhile use of buildings and spaces

2.7 Sister - Realising the Vision

To understand the importance of the 10 Place Based Principles, the Illustrative Masterplan has been overlayed on top of the existing city context. The principles were then distributed across the area and positioned where they are most appropriate. This was based on location, connections to infrastructure, and existing urban fabric.

Plot H has been highlighted on the map, and the place-based principles which apply most to the site and its context have been indicated. These principal values have been taken forward as key design drivers throughout the development of the proposals.

The principles which align with the vision for Plot H are set out in the SRF and as stated below:

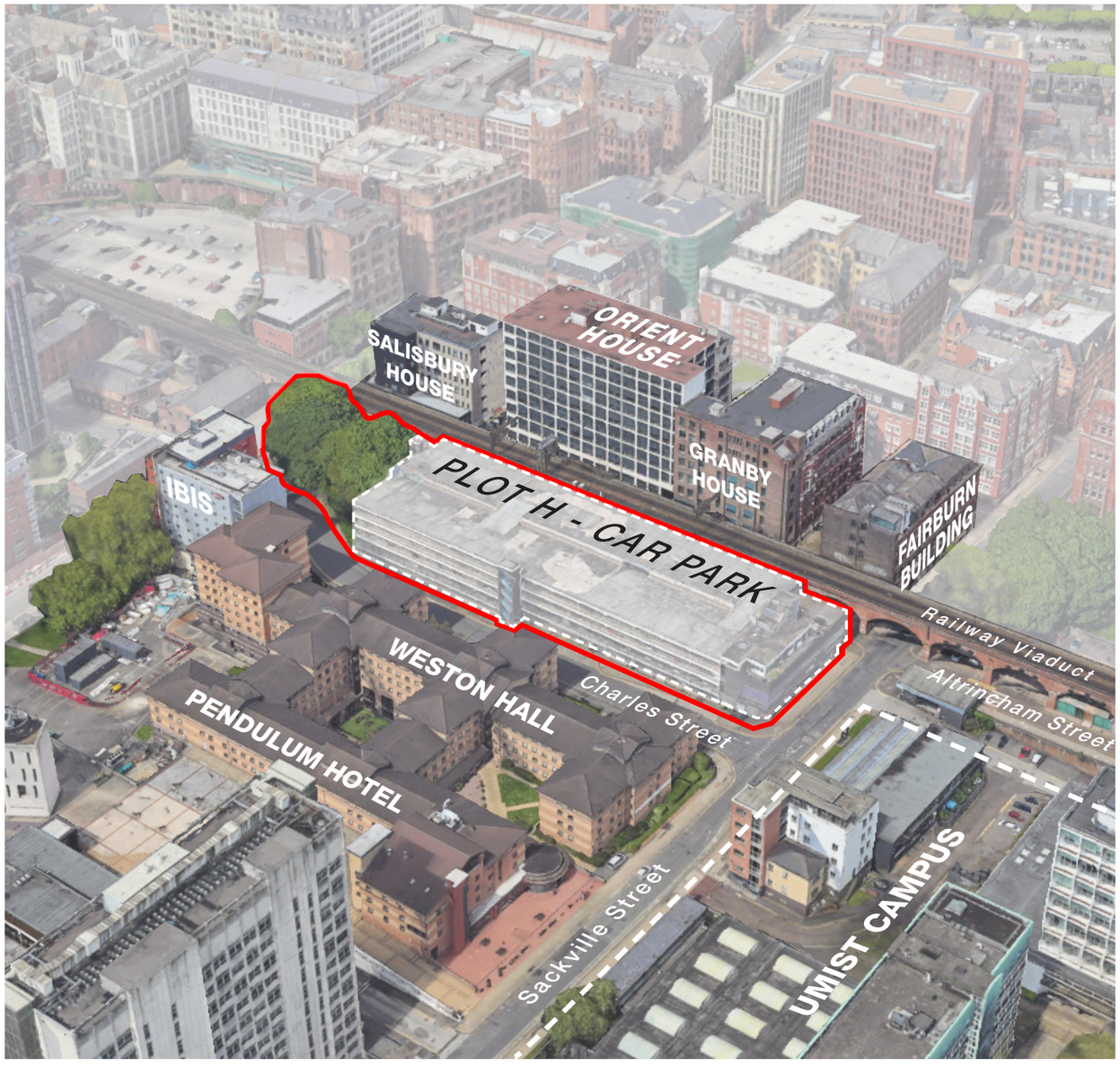
2 *"Repair pedestrian routes across Princess Street, particularly along Charles Street."*

5 *"Reactivating the arches with commercial uses would enhance Altrincham Street as a vibrant and attractive street connecting Piccadilly Station with the ORC."*

7 *"Landmark buildings, potentially comprising bespoke forms of residential accommodation or PBSA, could mark this entry-point at Princess Street into IDM."*

"At the western end, a new space embraced by the existing mature maple trees could lead through a generous colonnaded walkway below new residential or student accommodation creating a new route that is currently completely inaccessible."

IDM SRF - 2023



1. 3D axonometric aerial view of the site & local context

2.8 The Site and Surroundings

A vacant multi-storey car park and green space including eleven mature trees currently occupy the Plot H site. The car park has been closed since 2024 after being deemed no longer fit for purpose. Significant anti-social behaviour has been noted in the area. An application has been submitted and approved to demolish the car park (application ref. 143741/FO/2025).

The site is bound by a private continuation of Altrincham Street & the railway line to the north, Sackville Street to the east, Charles Street to the south, and Princess Street to the west.

A row of predominantly residential buildings sit across the railway viaduct to the north of the site along Granby Row. Weston Halls, an existing student accommodation, sits to the south of the site to the south of Charles Street.

2.9 Site Photography



1. View looking north-east at site from Charles Street



2. View looking west down Charles Street



3. View looking east up Altrincham Street



4. View looking west at site and railway arches from Altrincham Street



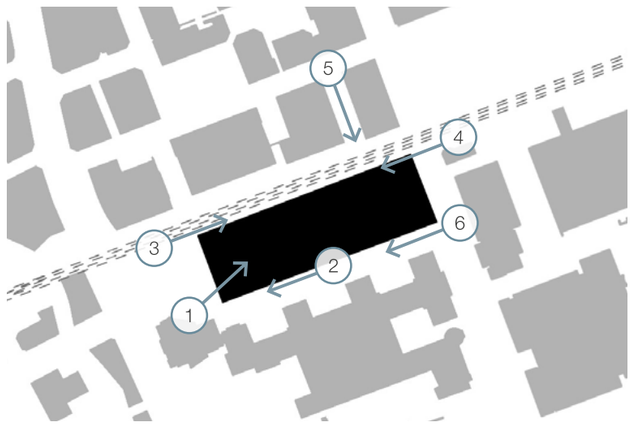
5. View looking south at railway and site beyond from Granby Row



6. View looking west down Charles Street from Sackville Street

Photographs show that the Plot H site is currently an under-utilised area of the city centre, with several undesirable characteristics which highlight the need for thoughtful, well-considered development. These characteristics include:

+ Closed off private road behind the car park - restricting through routes from Altrincham Street to ORC.
+ Poorly lit, anti-social pockets of space around the mature trees which may attract loitering and unwanted personnel.
+ Cobbled, sloped hardstanding along the northern side of Charles Street restricting safe pedestrian travel.
+ Isolated island site surrounded by carriageways on all four sides.
+ Dense urban grain with both mid-rise and high-rise buildings overlooking the site.





1. Aerial view of Manchester transport links

2.10 Public Transport Links

The site benefits from excellent public transport links. The Oxford Road Corridor (ORC) is a major artery running into the city from the south with numerous bus services connecting the city centre to the universities and the southern areas of Greater Manchester. This important bus route has recently been improved by Transport for Greater Manchester and converted into a high-quality bus and cycle corridor.

The site is approximately 400m from both Manchester Piccadilly and Manchester Oxford Road Station. Both stations provide direct national rail connections across Great Britain.

The site's proximity to the Mancunian Way also means that it is easily accessed from the conurbation's entrance roads and national motorway network.

More than a dozen cycle-hire stands are located within a circa. 5-minute walk from the site. Both main university campuses in Manchester (MMU and UoM) lie within a 3-minute cycle and 15-minute walk from the site.

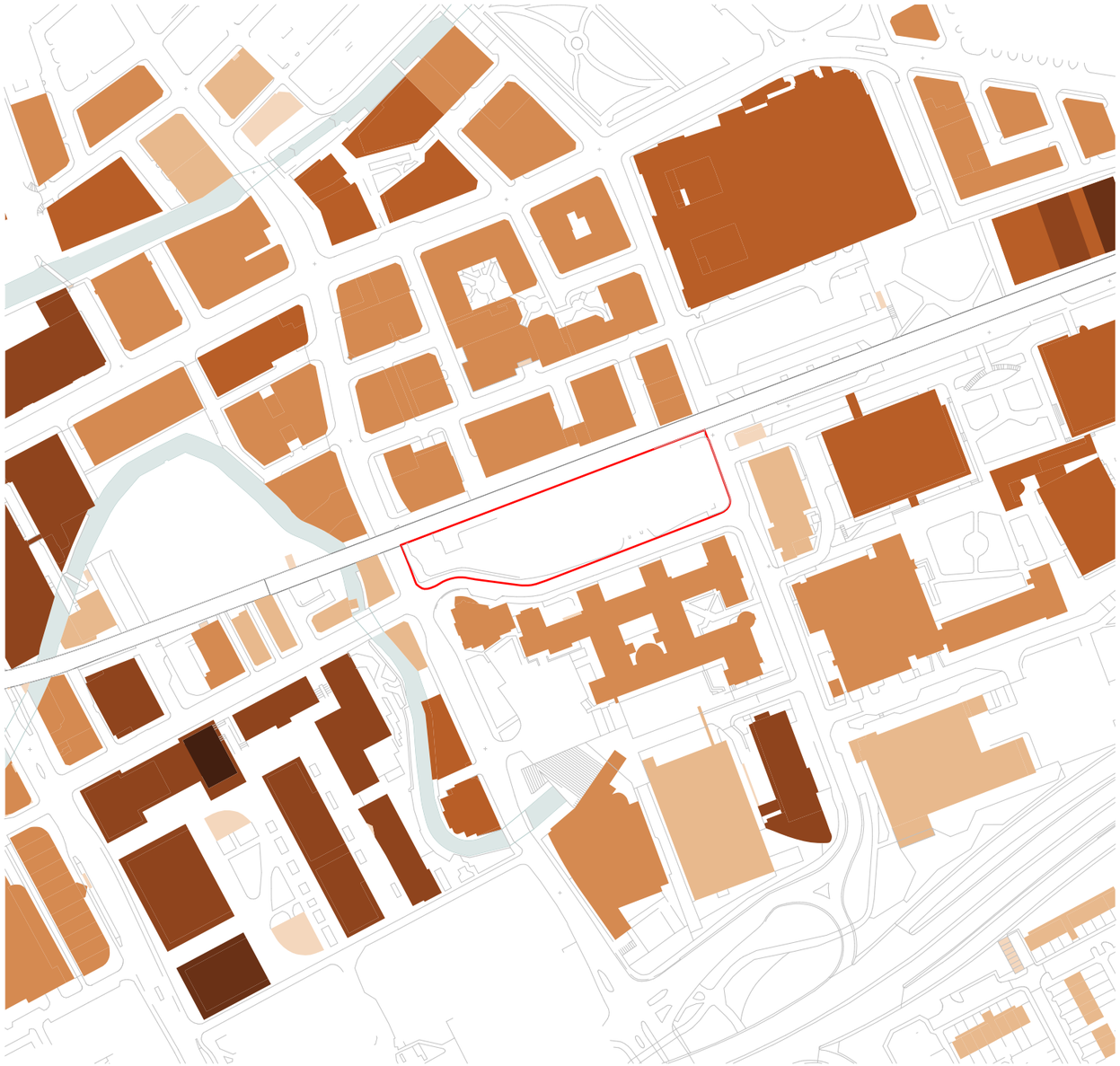
Key

- Site
- Manchester cycle-hire stands (within approx 5 minute walk)
- Walking Radius
- Cycling Radius
- Mancunian Way
- Railway Stations

2.11 Surrounding Building Heights

The buildings which sit adjacent to the site are predominantly mid-rise buildings between 20-40m in height. There are several taller buildings in the nearby context which rise above this, ranging from 50m to over 100m. Notable instances include Circle Square, iQ Echo Street, and the Faraday Building.

Overall, the surrounding area features a wide range of building heights. However, a number of the existing low/mid-rise structures around the site, particularly within Sister, are in the pipeline for redevelopment.



1. Urban grain map showing building heights in the local area

2.12 Emerging Cityscape



1. Hotspur Press - Hodder & Partners



2. iQ Echo Street - Sheppard Robson



3. IQ Weston & Pendulum - Simpson Haugh

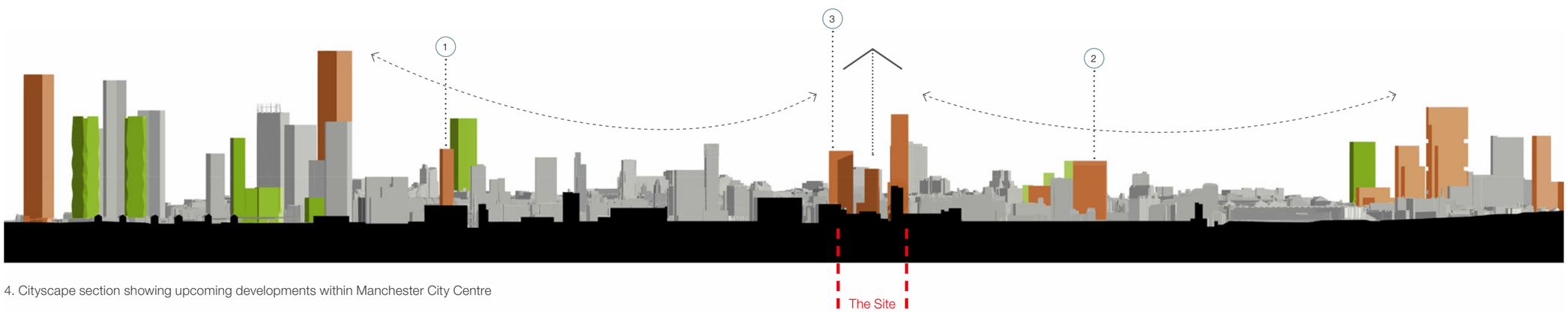
Manchester's cityscape is rich & varied, with an array of high-rise developments either under construction or proposed within key redevelopment areas across Manchester. The site sits in between two city-centre zones where high-rise buildings with greater presence are either proposed or under construction.

As well as this, the site has been identified as an opportunity for a landmark building to be developed within Sister for the surrounding area.

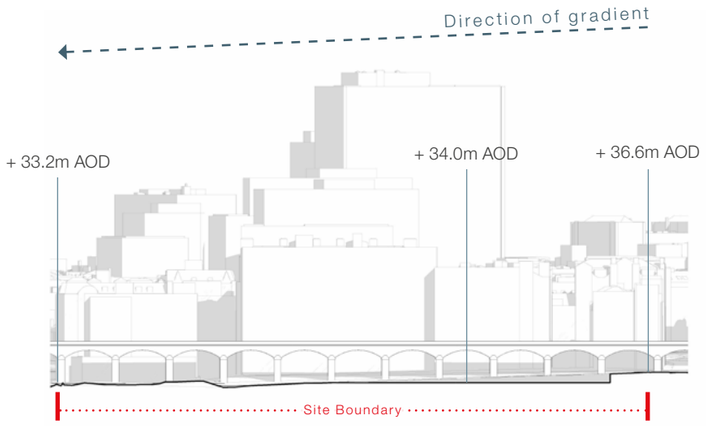
The proposals outlined in this document look to respond to the emerging cityscape whilst also respecting the urban fabric within the immediate context.

Key

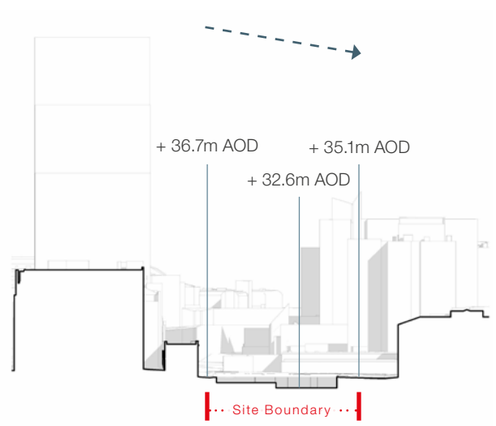
- Under Construction
- Proposed



4. Cityscape section showing upcoming developments within Manchester City Centre



1. Site Section - AA



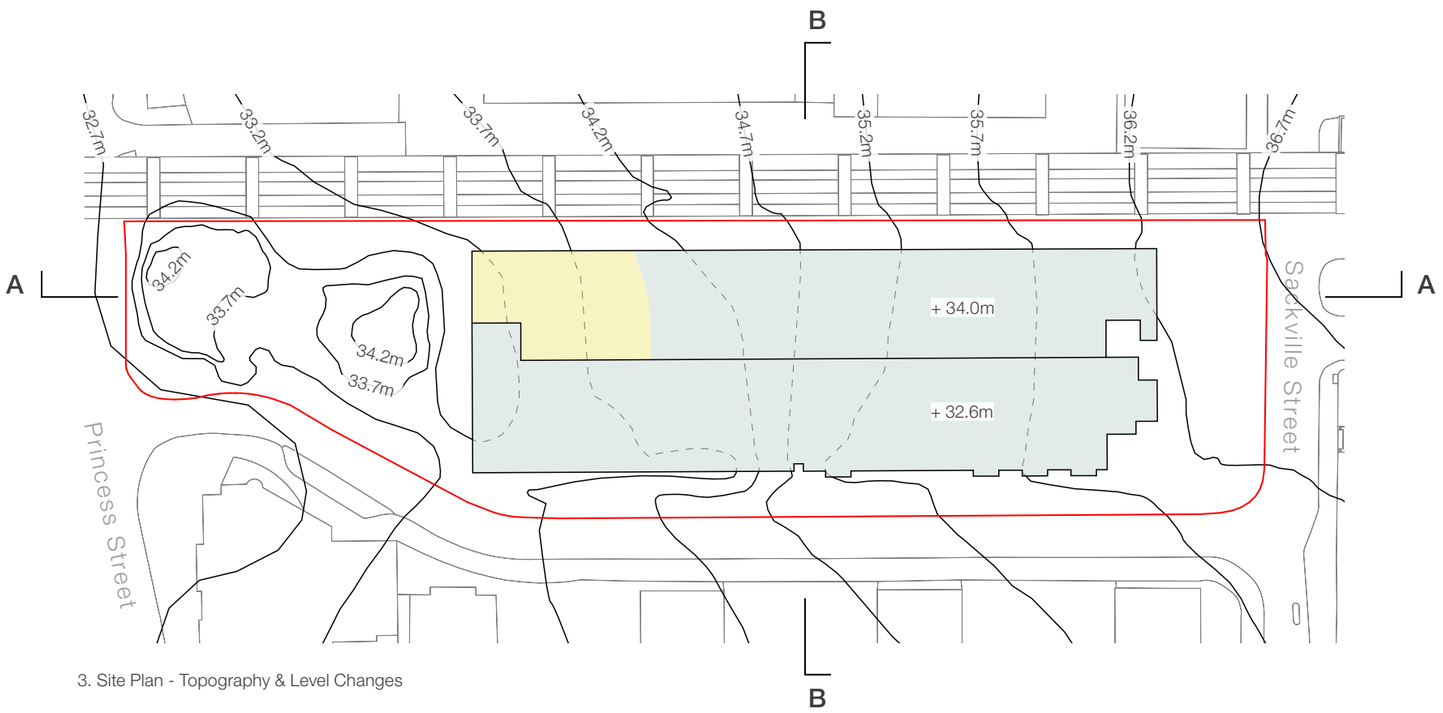
2. Site Section - BB

2.13 Site Topography

The site contains a gradual slope falling east-to-west from Sackville Street to Princess Street. The level difference from the eastern end of the site to western end is approximately **3.4m**. This elevation change presents numerous challenges & opportunities for the architectural and landscaping design.

A full topographical survey has been obtained for the site including spot levels of roads, kerbs and footpaths, boundaries, adjacent buildings, the railway arches, drainage, and services.

The lowest level of the car park is set below the adjacent external levels for the majority of the floor plan. This means less excavation will be required and provides greater opportunity to explore the inclusion of a basement in the proposals.

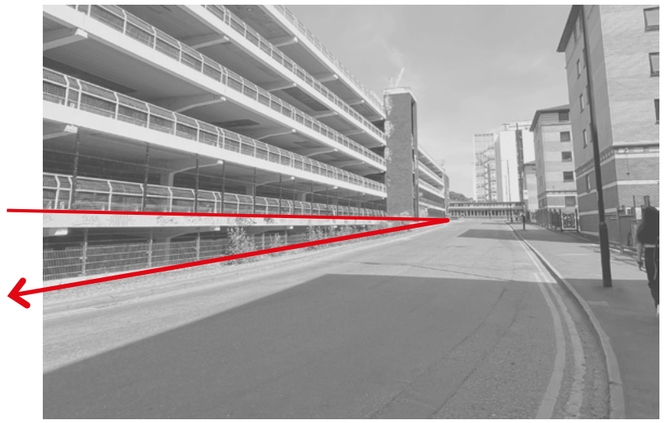


3. Site Plan - Topography & Level Changes

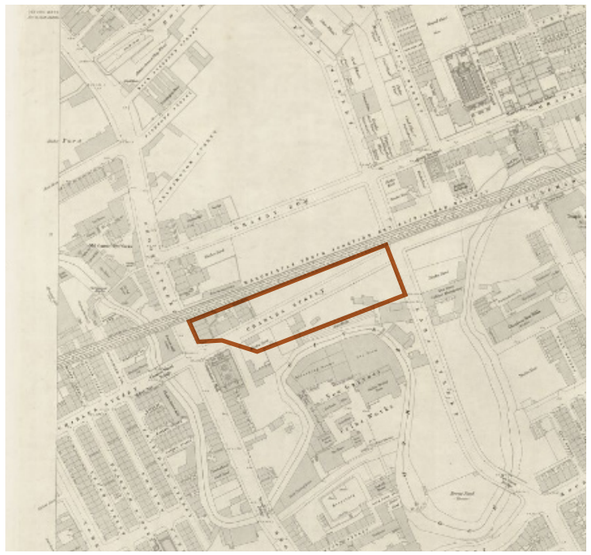
Key

Below External Ground Level

Above External Ground Level



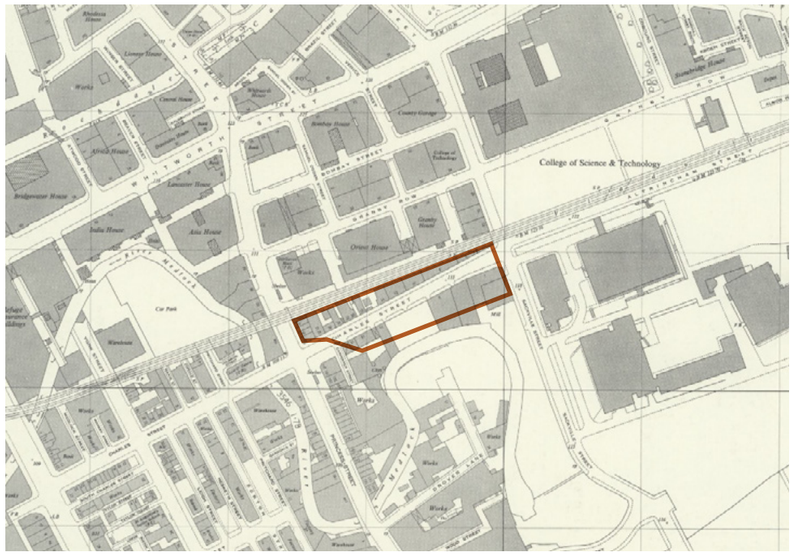
4. Street gradient along Charles Street



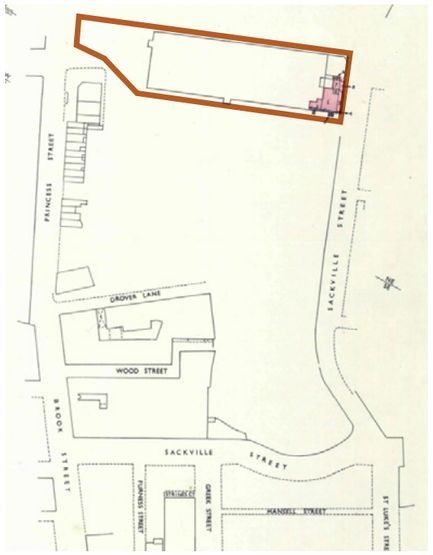
1. Ordnance Survey Map - Surveyed 1849



2. Ordnance Survey Map - Surveyed 1948



3. Ordnance Survey Map - Surveyed 1963



4. H.M. Land Registry Title Plan - Published 1972

2.14 Historical Context

Urban Grain

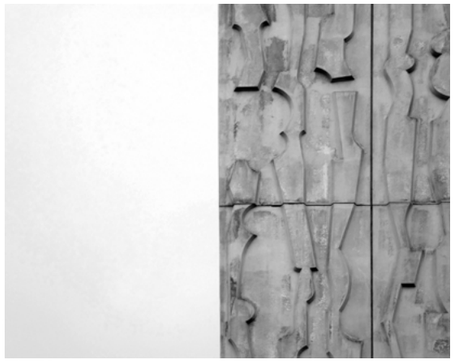
The area of Manchester surrounding the site has been subject to vast urban development over the last c.150 years. Historic Ordnance Survey maps highlight that the area was viewed as a prime location for industrial building uses due to its proximity to the undulating River Medlock. Factory and mill owners used the Medlock to pour waste pollution into, using the river as a natural industrial sewer.

The industries that previously traded within the vicinity of the site include; Printworks, Ironworks, Sawmills, Soapworks, Motor Engineering Works, and many more. A number of smaller, local businesses inhabited the archways underneath the railway that sit directly north of the Plot H site.

In conjunction with the construction of the Manchester Municipal Technical School at the turn of the 20th century (now known as the Sackville Street Building), the density of the urban grain grew significantly. Any available space was built on, with development split between the growing education campus, purpose-built, city centre residencies, and the ever-present industrial sector. This includes Granby & Orient House, two ornate shipping and packing warehouses which were later converted into flats and have subsequently been granted Grade II listing status.

Between 1948 and 1963, the creation of the iconic post-war, modernist UMIST campus began. This included forcing the River Medlock underground as part of the development. Today, the Medlock reappears underneath Princess Street to the south of the site.

The car park which currently occupies the site was constructed in c.1970 to provide parking facilities for staff at the UMIST campus. During this time, Charles Street was diverted to its current route providing sufficient area to build the car park. However, this meant a culverted watercourse now sits below the site. The impacts of this culvert on the design will be expanded on in this document and in relevant application documents by other consultants.



1. Concrete mural, Faraday Building. Date Unknown.



2. Ferranti & Faraday Buildings, 1970.



3. UMIST Campus, 1971.



4. Swinging Sporran Pub, Sackville St. 1974.



5. Barnes Wallis & Wright Robinson Hall, 1965.



6. Sackville Street Building, Date Unknown.



7. Wright Robinson Hall, 1966.



8. Maths & Social Science Tower under construction, 1960's.



9. Aerial view of UMIST, 1973.

Site & Context

Historical Context

Manchester North Campus (UMIST)

The UMIST campus can be traced back to the early 19th century to the Manchester Mechanics' Institution, an organisation generated through the national movement for the education of working men. At various points in history, UMIST operated as an independent organisation and in conjunction with other institutions until its eventual closing in 2004. Since this point, the campus has been deemed unfit for purpose by the University of Manchester and many of the buildings now lay vacant.

Architecturally, the UMIST campus is renowned for the collection of post-war, modernist buildings constructed during the 1960s. This includes the Faraday Building, Barnes Wallis Building, Wright Robinson Hall, and the Renold Building, which was granted Grade II listed status in July 2025.

The Plot H site sits adjacent to the UMIST campus and within the Sister Masterplan boundary. Due to the proximity of the site to UMIST and the proposed use of the development, it is vital that any scheme recognises the importance that the UMIST campus has had for education and research in Manchester. The character and essence of the campus have informed the design proposals for Plot H. The SRF also acknowledges the importance of the campus and provides suggestions on how to capture the spirit of the campus in any future proposals.

"Building forms such as horizontal, open and active podiums, covered walkways and colonnades would reference IDM's Modernist heritage and could capture the essence of the former UMIST campus, whilst reinforcing a strong sense of place through the use of thresholds and passages throughout the Framework Area."

"Reinterpreting the Framework Area's past will help to express Manchester's innovative future, a place that will be talked about in 40-50 years' time as an example of the city's continued ambition and innovations."

IDM SRF - 2023

Site & Context



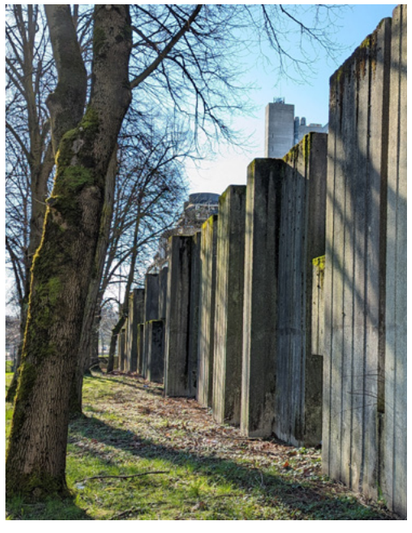
1. Institute of Science and Technology (UoM)



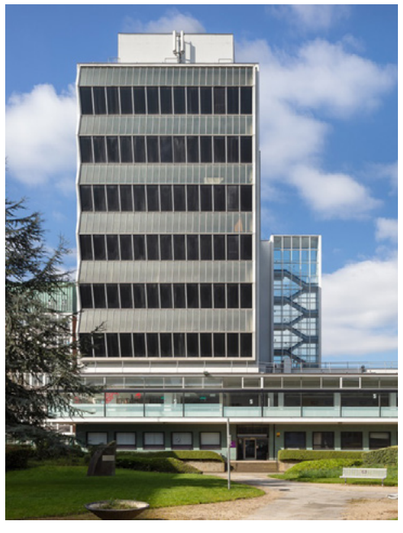
2. Granby House



3. Orient House



4. Sculptural Wall



5. Renold Buidling, UMIST

Historical Context

Listed Buildings and Heritage Assets

There are a number of designated heritage assets located within close proximity to the site and within the Sister area. The Whitworth Street conservation area also lies directly to the north of the site.

Directly to the north of the site across the railway arches are 2 Grade II listed buildings - Granby & Orient House. These are converted residential buildings previously used as warehouses.

The Institute of Science and Technology (known as the Sackville Street Building) lies north-east of the site. The building was once a hub of innovation, education, and engineering within the city.

The Renold Building & Holloway wall lie east of the site and fall within the Sister area. The Renold Building has recently undergone renovation and acts as the new Innovation Hub for Sister, whilst the Holloway wall is an integral part of a new development within the Sister Masterplan (Plot C).

1. Institute of Science and Technology (UoM)
   Grade II
   Date of Listing: **03.10.1974**

2. Granby House
   Grade II
   Date of Listing: **03.10.1974**

3. Orient House
   Grade II
   Date of Listing: **20.06.1988**

4. Sculptural Wall
   Grade II
   Date of Listing: **10.06.2011**

5. Renold Buidling, UMIST
   Grade II
   Date of Listing: **31.07.2025**

Key

Listed Building

Site Boundary

Whitworth St Conservation Area



6. Map of designated heritage assets in the local context

2.15 Opportunities & Constraints

The analysis of the site and context within this chapter presents a range of opportunities and constraints for Plot H that have been critical in guiding the design development.

Opportunities

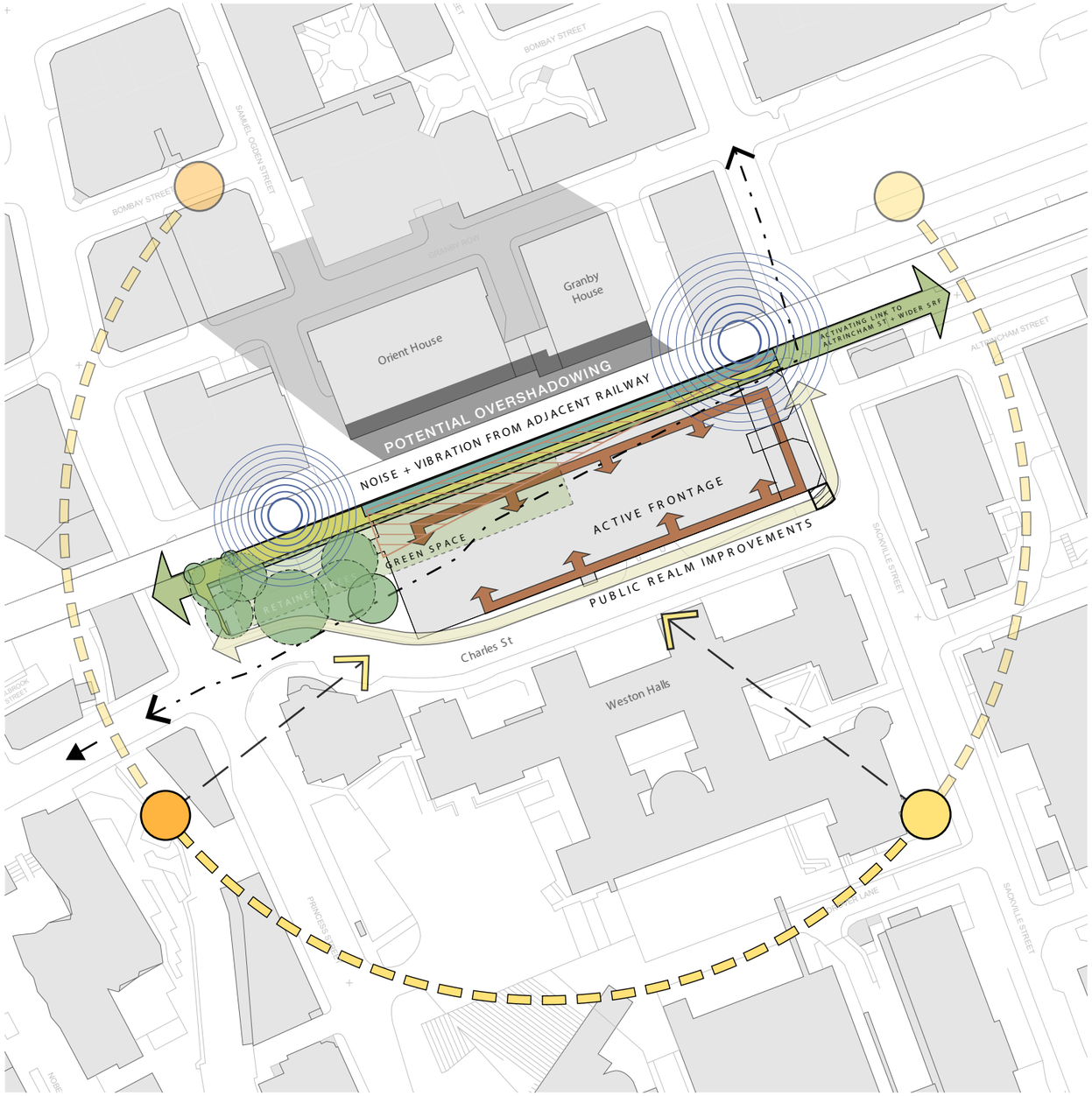
+ Existing trees and greenery present an opportunity to expand the public realm and create a green gateway into the site.
+ Enhance public footpaths and streets to improve pedestrian routes and permeability around the site.
+ Potential routes on all four sides provide opportunity for active frontages to animate the streetscape.
+ Extend Altrincham Street and connecting the key city zones of Piccadilly and ORC.

Constraints

+ Noise and vibration from railway line adjacent to site.
+ Culvert running under the site requires significant structural coordination to avoid foundations and provide future access.
+ Consideration required for the daylight and overshadowing to the residencies of Orient & Granby House to the north.
+ Exclusions, easements, and covenants with key stakeholders adjacent to railway line restrict the available area to build on.

Key

- Network Rail exclusion zone
- Adopted Highways anomaly
- Electricity easement
- Existing underground culvert line
- Network Rail covenant
- Noise Pollution



1. Diagram highlighting the opportunities and constraints based on the site and surrounding context

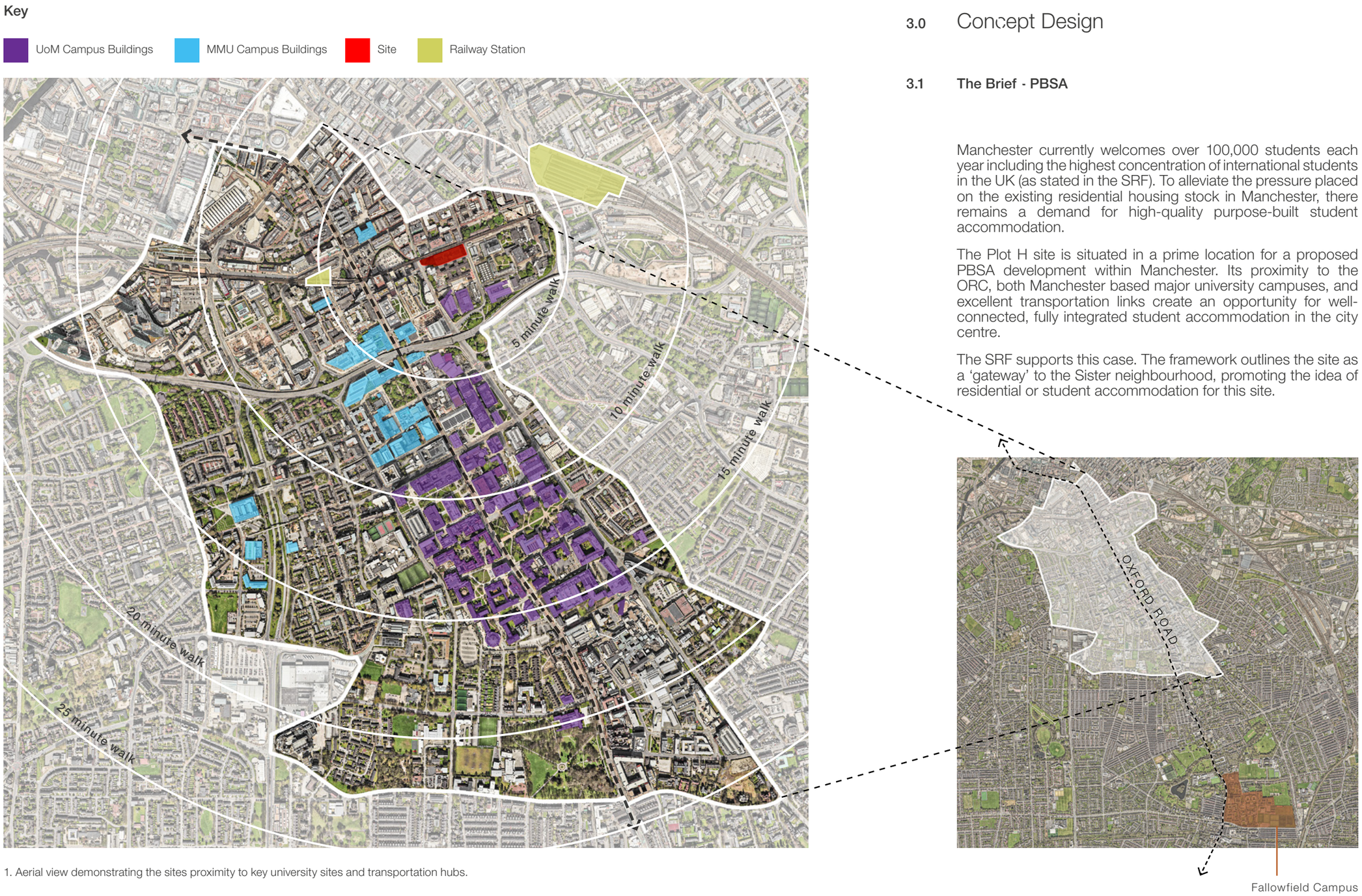
3.0 Concept Design

3.1 The Brief - PBSA

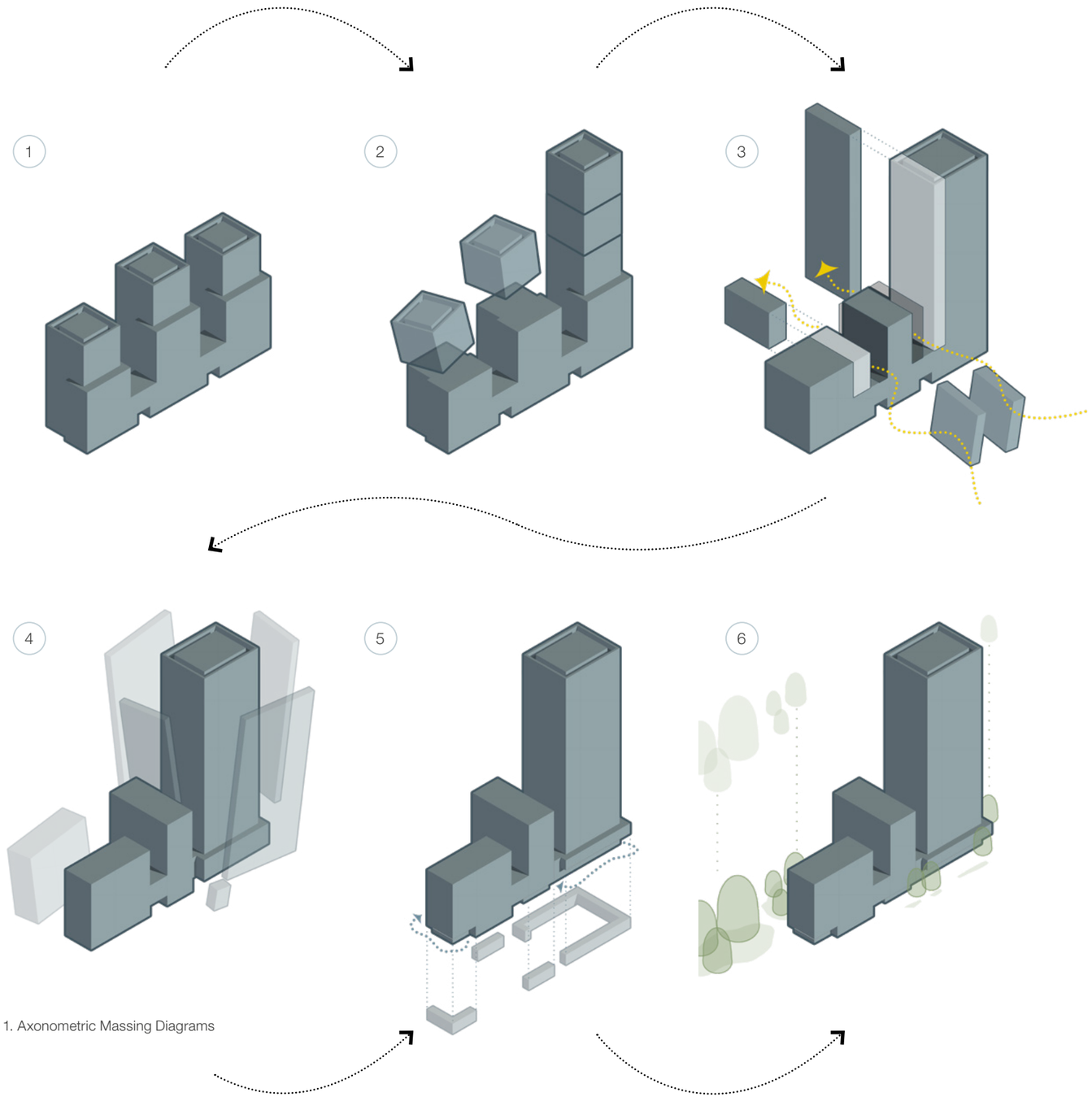
Manchester currently welcomes over 100,000 students each year including the highest concentration of international students in the UK (as stated in the SRF). To alleviate the pressure placed on the existing residential housing stock in Manchester, there remains a demand for high-quality purpose-built student accommodation.

The Plot H site is situated in a prime location for a proposed PBSA development within Manchester. Its proximity to the ORC, both Manchester based major university campuses, and excellent transportation links create an opportunity for well-connected, fully integrated student accommodation in the city centre.

The SRF supports this case. The framework outlines the site as a 'gateway' to the Sister neighbourhood, promoting the idea of residential or student accommodation for this site.



1. Aerial view demonstrating the sites proximity to key university sites and transportation hubs.



1. Axonometric Massing Diagrams

Concept Design

3.2 Key Massing Moves

The SRF's illustrative proposal for Plot H has been used as a starting point for the proposal's massing. What the SRF fails to consider is the impact that three towers of consistent height would have on the surrounding context. To build on the foundations of the SRF in a contextually responsive manner, the massing has been developed via the key moves outlined below:

1 SRF Massing

+ Three uniform towers as illustratively indicated in the SRF provide a starting point to develop the massing.

2 Height Redistribution

+ To respond to the immediate context, the massing to the south of the Granby Row residencies is lowered and redistributed to the east. This move is respectful to Granby and Orient house behind whilst also creating a landmark at the Princess Street entrance to Sister.

3 Realigned Massing

+ The spacing between the three towers is adjusted to allow natural light and key views to penetrate through the massing.

4 Facade Relief

+ Setbacks to the facade help to break up the mass, help the main tower meet the ground, and create recessed entrances to assist with pedestrian traffic.

5 Covered Walkways

+ The introduction of a colonnade provides covered routes around the site and deepens the perceived width of the streetscape.

6 Public Realm

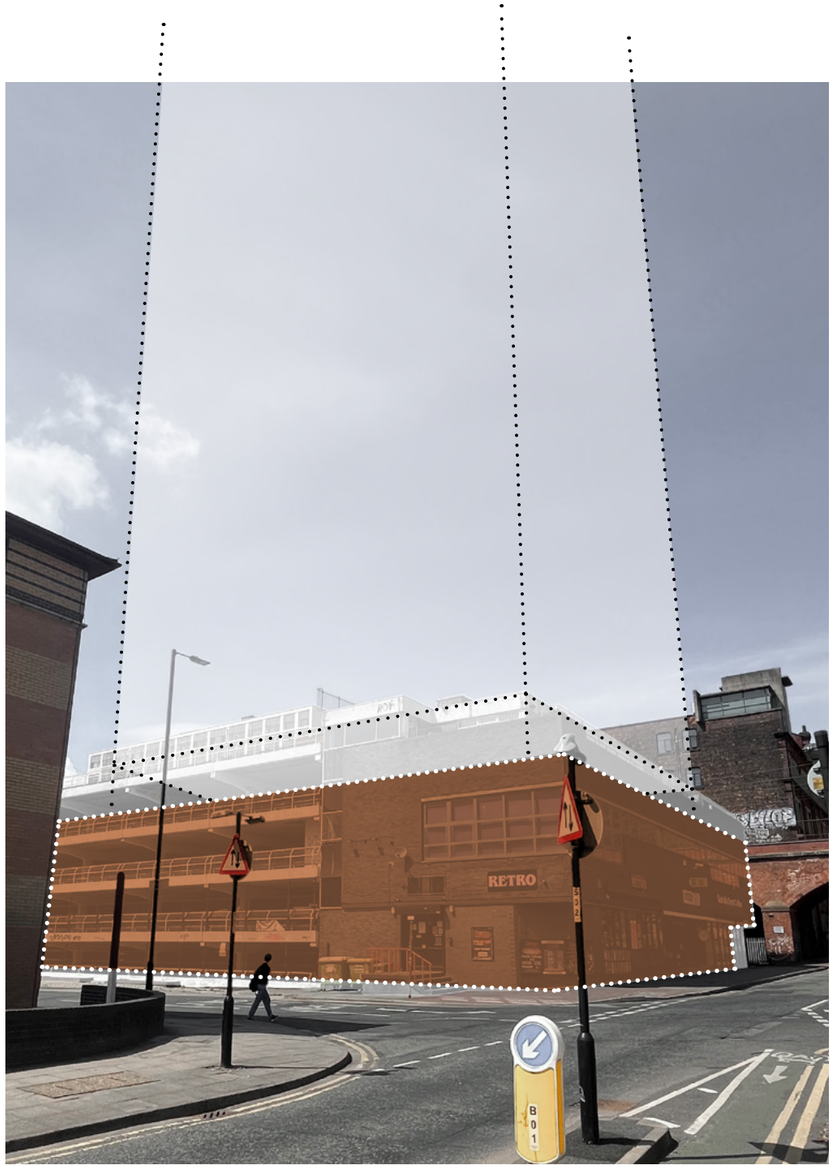
+ Surrounding the developed massing of the building, green, diverse, accessible spaces are introduced creating an exciting new area of public realm.

3.3 Plinth & Colonnade

Adding relief to the facade (as explained during the key massing moves on the previous page) provides the opportunity to activate the streetscape. Where the main tower meets the ground, the mass is broken up and allows a tower ‘object’ to sit on top of a low-level plinth ‘object’.

The plinth is an architectural tool used widely across design to humanise a building at street level. This is achieved by changing the rhythm of the facade from the tower to the base and aligning the height of the plinth with nearby buildings / urban fabric. Notable examples of this are the SAS Royal Hotel in Copenhagen and the Prudential Building in Buffalo, New York.

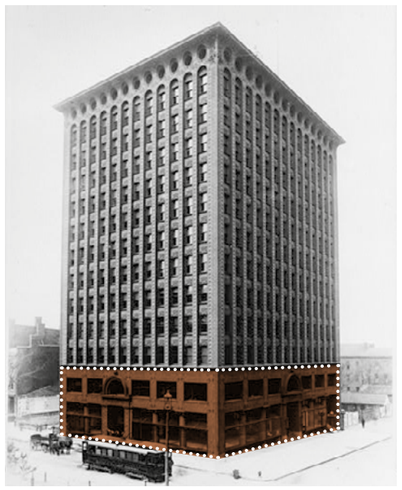
As well as humanising the street at ground level, there are potential micro-climate benefits to implementing a plinth. By breaking up the vertical building plane, the impact of wind down-drifts from the tower are likely to be reduced, making the streetscape more comfortable for pedestrians. It also means including colonnaded walkways is easily achievable and therefore offers covered pedestrian routes around the building during periods of heavy rainfall.



1. Diagram of Plinth & Tower Objects on site.



2. SAS Royal Copenhagen



3. Prudential (Guaranty) Building

Key

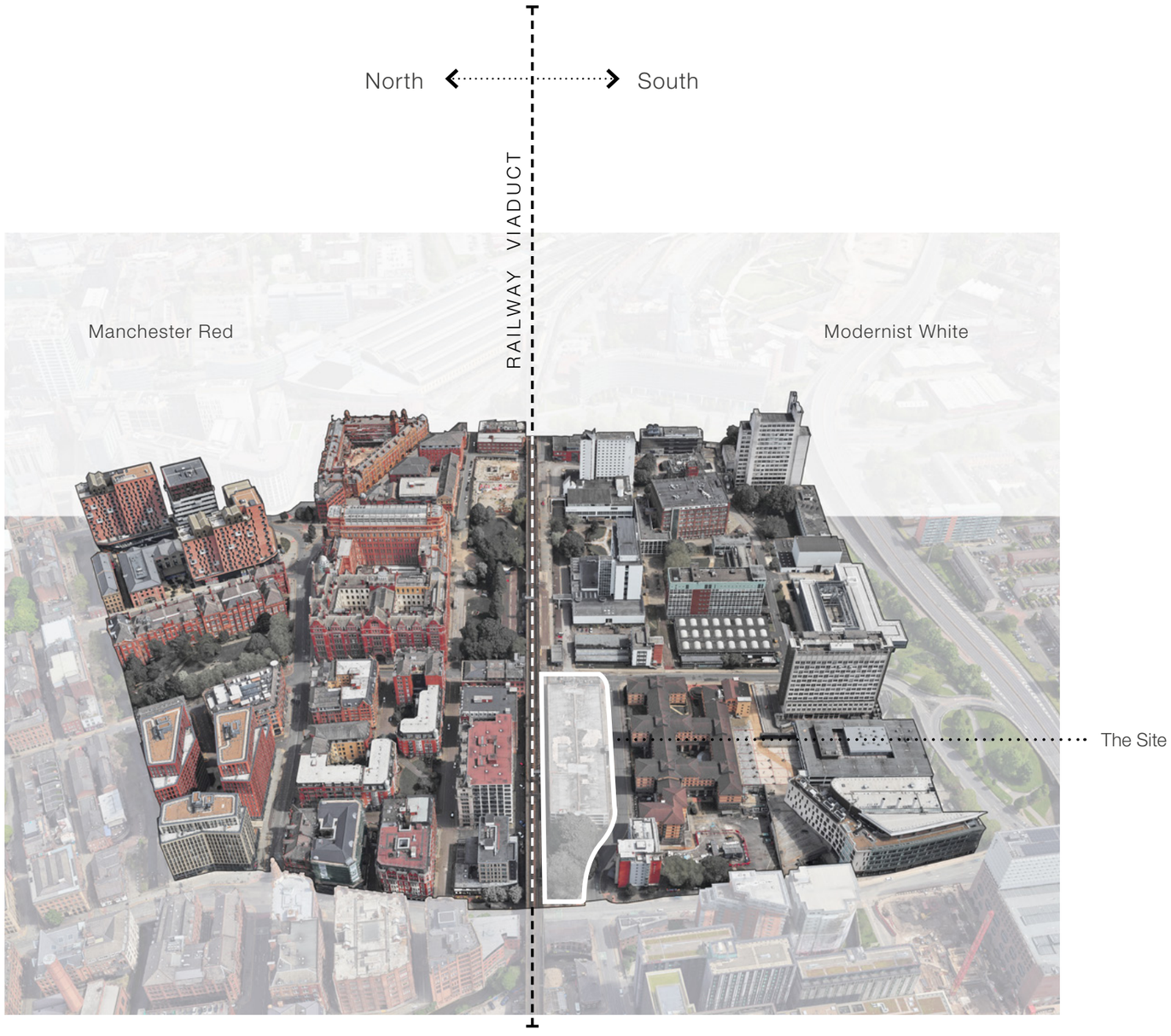
Base / Plinth Object

Tower Object

3.4 Architectural & Material Character

Due to the scale and prominent nature of the proposal within Manchester, it is imperative that an appropriate material palette is selected for building.

To the north of the railway viaduct, the main palette of materiality is predominantly quintessential Manchester red brick. To the south of the viaduct, the palette is starkly different, with white concrete dominating the landscape of the former UMIST campus. In response to the local context, the proposal will explore a muted, whiter palette in keeping with the Sister area.

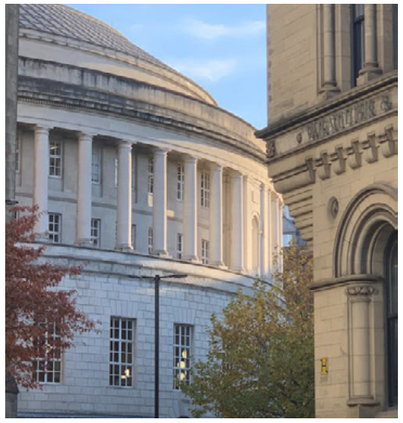


1. Aerial view highlighting the variation of distinct separation of materiality within the context.

1. Old Police Headquarters, Southmill Street



2. Manchester Central Library, Peter Street



3. One & Two St Peter's Square

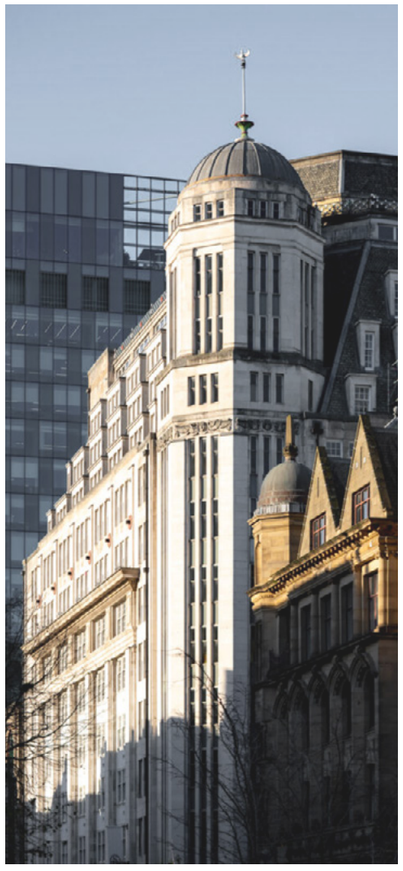


4. The Midland Bank, King's Street





5. Bridgewater House, Whitworth Street



6. Sunlight House, Market Street



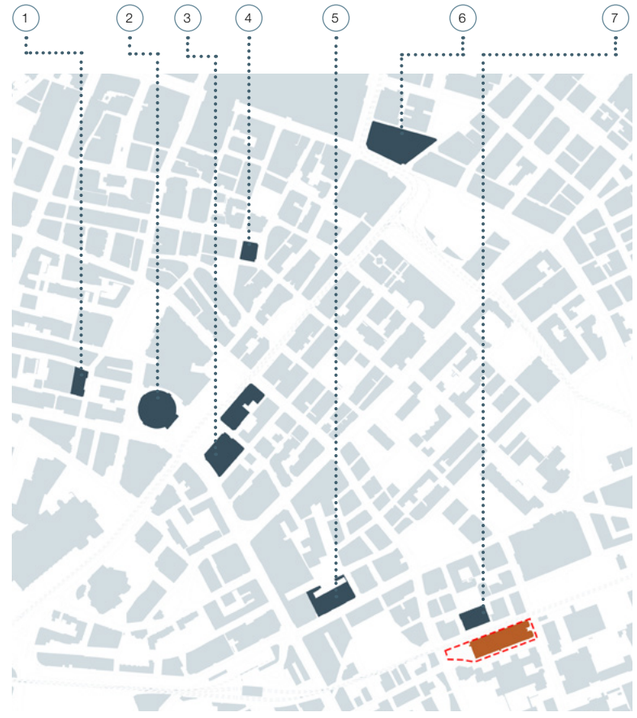
7. Orient House, Granby Row

Concept Design

3.5 A Landmark Material

As well as the tone of white concrete within the surrounding context (as highlighted on the previous page), there is a rich history of iconic buildings in Manchester that are constructed in Portland Stone. Notable examples include the Central Library, Sunlight House, and Bridgewater House. More recent examples such as One & Two St Peter's Square have utilised a similar aesthetic whilst using contemporary materials such as precast concrete.

Given the intent for the development of Plot H to provide a 'landmark building' as indicated in the SRF, it is apt that any proposal should use a similar palette of materials.

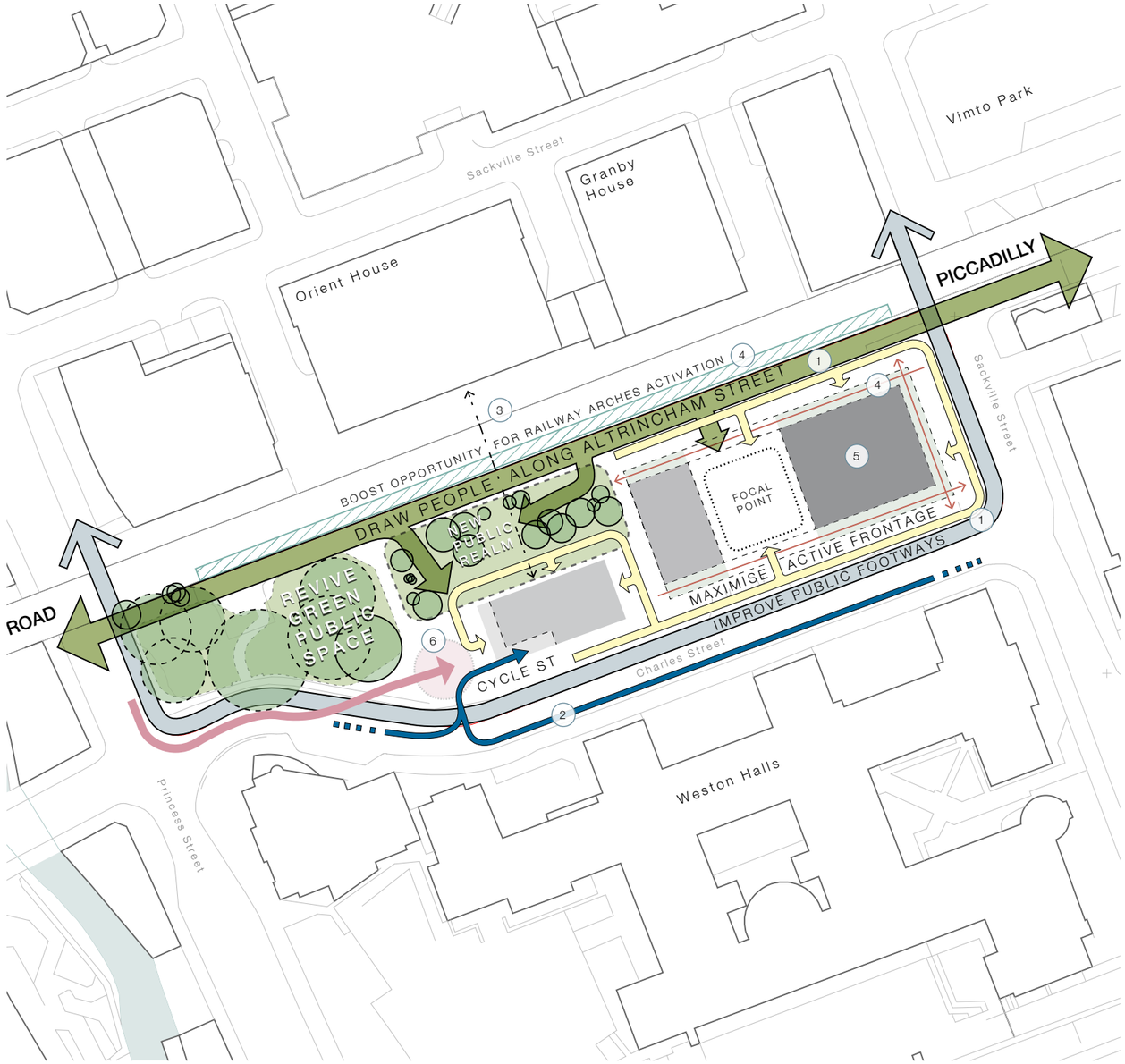


8. Map of Manchester highlighting landmark buildings using Portland stone

3.6 Key Design Moves

Key moves have been informed by the site analysis, with a particular focus on how the development can enhance the surrounding context and integrate the place-based principles outlined within the Sister SRF.

The concept design and overall strategy aspire to deliver on the vision for the site to enhance the local area. As well as this, the proposal will be practical and efficient in considering the operational and servicing requirements that come with a development of this size. These key drivers developed through the concept design stage are summarised below:



1. Diagram showing the key moves made through the concept design stage.

Key

1. Repair pedestrian routes along Altrincham & Charles Street
2. Enhanced cycle routes by connecting missing links in the cycle network
3. Considerate of existing residential buildings with regards to daylight and overlooking distances
4. Provide opportunity to activate Altrincham Street with colonnaded walkways and space to inhabit the archways in the future
5. Create a landmark building for the Sister neighbourhood
6. Utilising Charles Street as the primary servicing route





Architectural precedent of colonnaded walkways.

2. Zikawei Library, Shanghai China - David Chipperfield Architects.
3. Neues Museum, Berlin Germany - David Chipperfield Architects.

4.0 Design Evolution

4.1 Project Development Timeline



2017

Establishment of North Campus SRF

The “Corridor Manchester: North Campus” Strategic Redevelopment Framework was produced in 2017 for Manchester City Council as a planning guidance document to outline development and growth opportunities for the former UMIST campus between the Oxford Road Corridor and the area around Manchester Piccadilly.



12/2023

Innovation District Manchester SRF

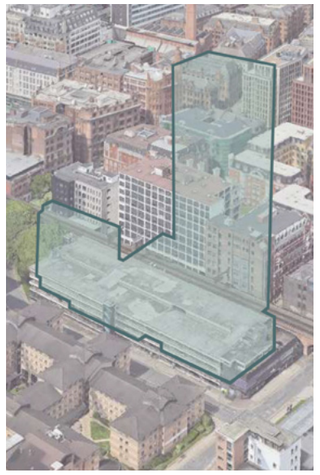
The Innovation District Manchester (IDM) SRF was formed to supersede the North Campus SRF in 2023. Surrounding university developments have influenced opportunity for growth within the SRF. The joint venture between Bruntwood SciTech and the University of Manchester has further identified opportunity to link city districts and redevelop key sites.



09/2024

IDM Re-branded to ‘Sister’ SRF

The IDM SRF was re-branded to Sister and sets out plans for Manchester’s North Campus to become a “globally competitive innovation district and will help Manchester’s position as a national centre for science and technology.” (Sister, 2024). The existing multi-storey car park on site was identified as “no longer fit for purpose.”



Spring 2025

Design Team formed for new proposal

RGRE were approached by Sister (as a developer with a wealth of expertise in delivering high-quality PBSA projects) to assist with the Plot H proposals. RGRE subsequently brought together the design team to develop a proposal for the site which looks to build upon the work and place-based principles set out in the Sister SRF.



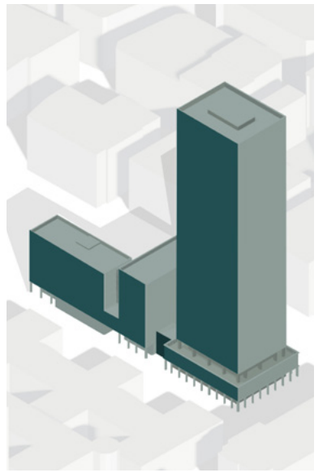
05/2025

1st Pre-App Meeting with Manchester City Council

The initial proposal was presented to MCC in consideration with the principles outlined in the SRF. Feedback from MCC recognised a need for further focus on the activation and repair of Charles Street, the relationship of the plinth to the street, and the requirement for further coordination with servicing challenges on the site.

Design Evolution

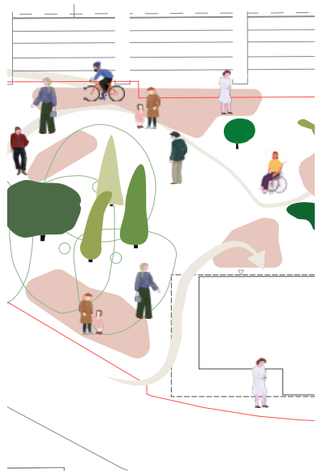
Project Development Timeline



07/2025

2nd Pre-App Meeting with Manchester City Council

The developing scheme was presented at a second meeting with MCC and focused on addressing previous feedback, with positive messaging received from MCC, including the agreement on height, massing and form, the need for ongoing coordination for Charles Street, and for facade detail to be addressed in the following meetings and planning submission.



09/2025

3rd Pre-App Meeting with Manchester City Council

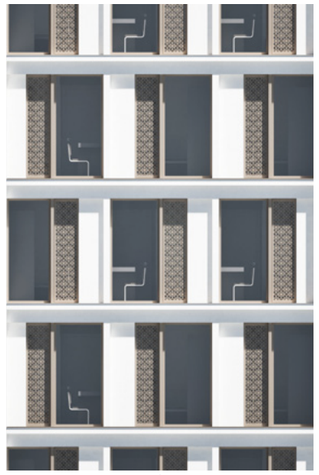
A third meeting was held with MCC, focusing on the landscaping proposals which received positive feedback. Key takeaways were further consideration needed for the area of retained trees and an understanding of scale to the new public square. At this stage, the project reaches Design Freeze #1, fixing the height, massing, layout & quantum.



09-10/2025

Key Design Stakeholder Meetings

In between the meetings with MCC, the design team have held numerous workshops & briefings with relevant stakeholders to ensure any proposals were robust. This includes meeting with the LLFA & EA addressing building over the culvert, with MCC Highways to understand the limitations and ensure sufficient cycle provision, and with GMP mitigating any safety concerns.



11/2025

4th Pre-App Meeting with Manchester City Council

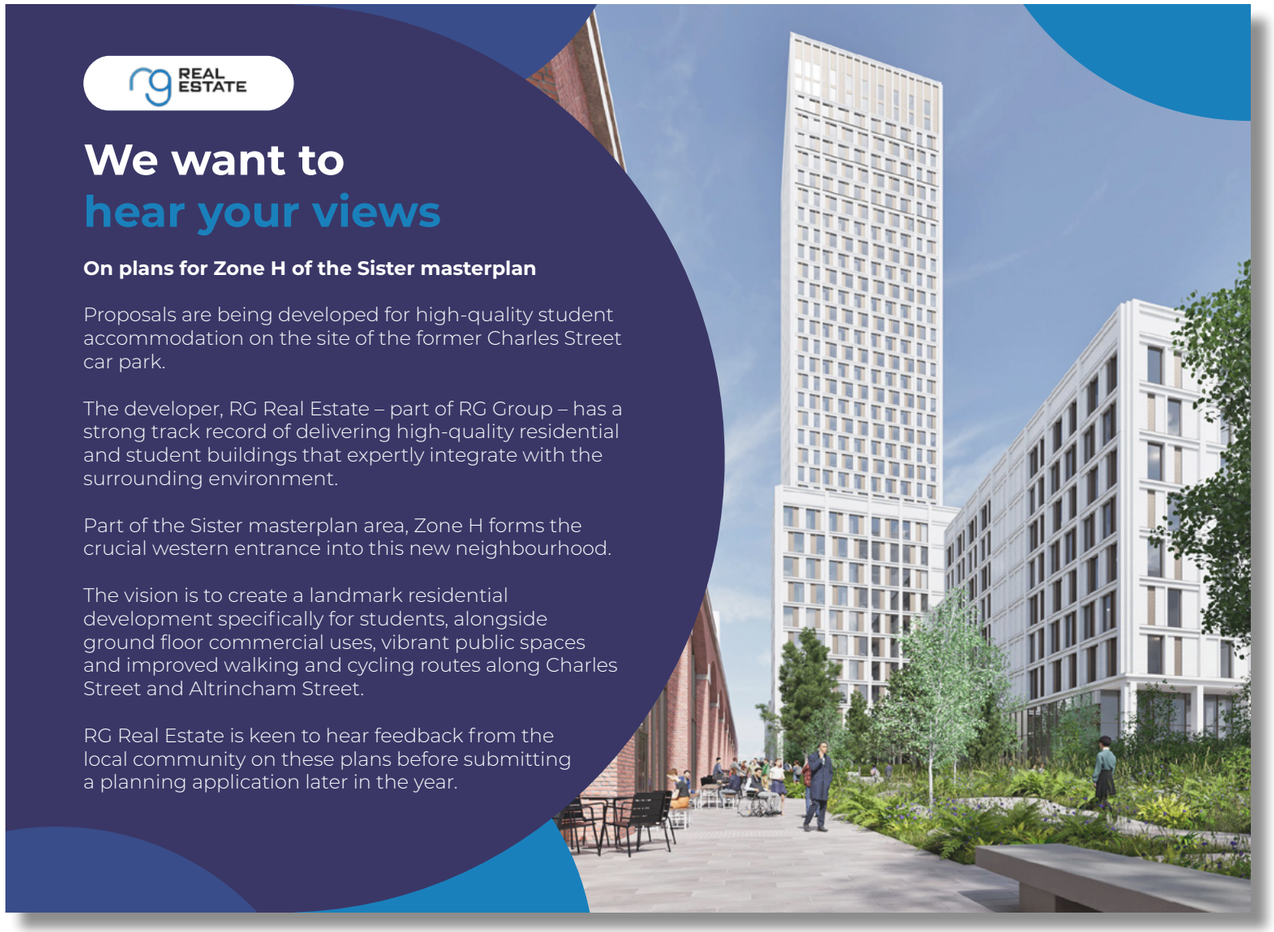
A final meeting was held with MCC, looking to address all points of previous feedback. Key points of discussion included the facade and materiality, full landscaping proposals accounting for necessary servicing, and an aspirational plan for the improvements to Charles Street. Feedback was positive with no further comments provided ahead of the planning submission.



11/2025

Public Consultation Launch

Following meetings with MCC and stakeholders, a public consultation event was launched, lasting for 20 days launching on 27th of November 2025. This included presenting the scheme to ward councillors & local resident representatives, as well as inviting feedback from the local community. The outcome of this event is expanded on the following page.



4.2 Community Engagement - Public Consultation

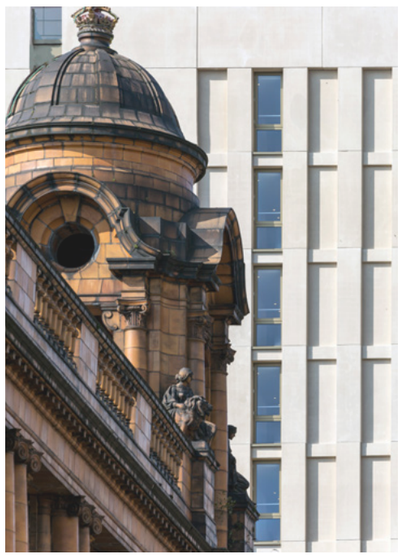
Following consultations with the council and key stakeholders, a public consultation was held to engage the community via a website, flyers, and an in-person event - inviting feedback which further informed the design. Overall, the consultation reached widely and included:

+ Briefing held with Piccadilly Ward Councillor.
+ Meeting with members of the Sister Community Panel and representatives for the Granby Village Management Company and Sackville Gardens Friends Association.
+ Distribution of 7872 leaflets to local residents.
+ Around 763 website visits (744 unique).
+ An in-person event held at the Renold Building on the 08.12.25 with 26 attendees.

From this engagement, 59 consultees provided written feedback (43 responses via the online feedback form, 14 emails, 2 written forms), with several recurring themes:

+ Principle of development – calls for clarity on the need for PBSA within the city centre, and a better understanding of the building use at ground floor.
+ Design – requests for more detail on lighting and safety features, material choices, and reasoning behind the height and massing.
+ Public Realm – support for the creation of new pedestrian and cycling routes, particularly along Altrincham Street and Charles Street.
+ Management and operation – details on managing noise, litter, and anti-social behaviour, ensuring safety of the public realm, and integrating residents within the community.
+ Construction – reassurance sought on mitigating noise and disturbance, traffic, and road restrictions.
+ Technical issues – queries on daylight/sunlight impacts and coordination with Network Rail.



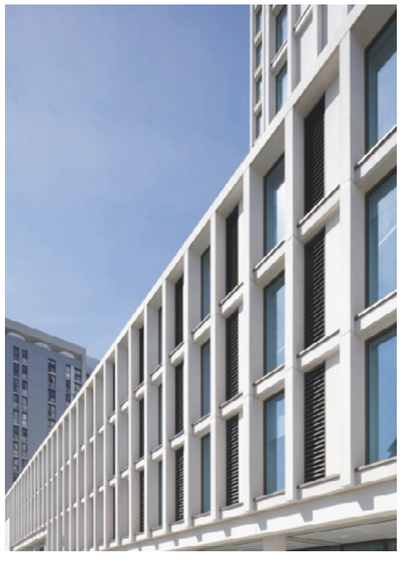




1. Motel One - Manchester - Hodder + Partners







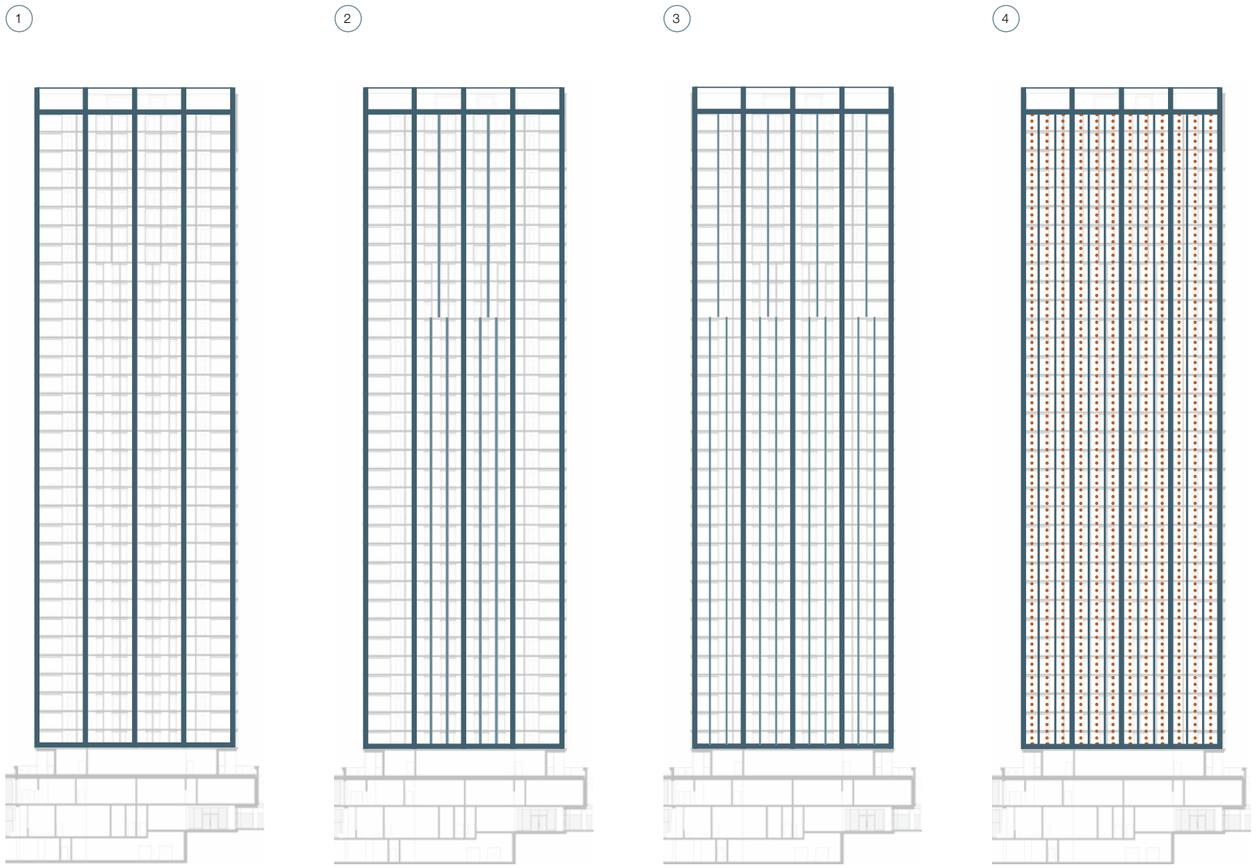
2. Duncan House - Stratford - Hodder + Partners

4.3 Facade and Materiality Precedents

The concept of a landmark building using a Portland stone aesthetic provided the design team with an opportunity to look back to previous, successful examples of similar projects and approaches.

Previous developments by Hodder + Partners demonstrate the architectural intent clearly. Meticulous organisation of the external facade using sculptural pre-cast concrete provide a striking contrast alongside contextual buildings.

The textures and materials create a bold yet complimentary palette for the city centre site.



1. Elevation diagrams exploring facade hierarchy

Design Evolution

4.4 Facade Articulation & Hierarchy

To develop the facade design, the first step was implementing a grid which creates a rhythm across the elevation. As the most prominent feature of the proposal, the main tower was used as the basis to create the facade hierarchy. This hierarchy will then be adapted and applied to the lower blocks of the proposal.

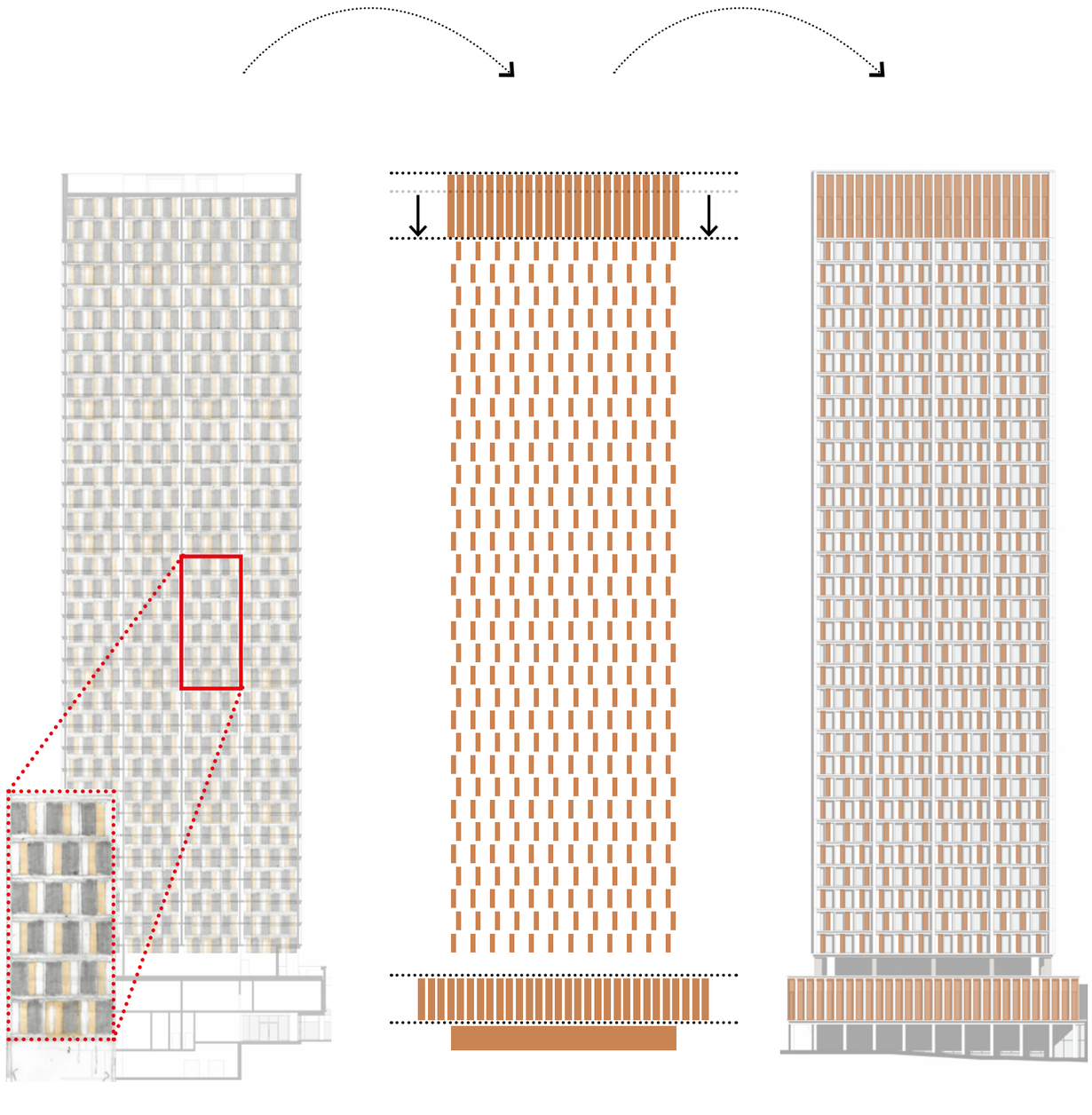
To achieve this rhythm, the following design moves were undertaken to provide a building envelope that responds to the structure and function of spaces inside.

1. Expressing the Primary Structural Grid
2. Reflecting the Function behind the Envelope
3. Distributing the grid across the Facade
4. Convert into a Hierarchy of Facade Elements

The use of Primary, Secondary, and Tertiary elements within the facade help to create a hierarchy and order across the elevations. This approach also inherently introduces relief and varying reveal depths that will enhance the shadows and materials applied to the building envelope.

Key

- Primary facade elements
- Secondary facade elements
- Tertiary facade elements



1. Elevation diagrams exploring facade articulation

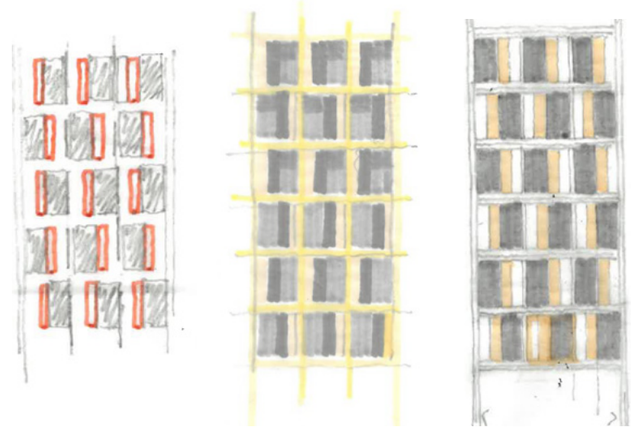
Design Evolution

Facade Articulation & Hierarchy

The expression of the structure and function within the facade creates a hierarchy to the elevations, but also emphasises the verticality of the main tower, giving the impression that the proposal is taller than it is. To break up the verticality, a number of key moves have been employed:

+ Introduce variation to the materiality and relief of the facade ‘panels’ along a horizontal plane
+ Alternate panels between floor levels around primary, secondary, and tertiary vertical elements
+ Extend the crown and plinth to balance the proportions of the base, middle, and top of the tower.

The development of the facade looks to compliment the order and scale of the local context whilst also understanding its place as a bold, contemporary landmark in the Manchester skyline.



2. Facade design development sketches

Design Evolution

4.5 Continuity of the Campus

The task of designing a bespoke perforated panel for the facade provided an opportunity to explore the local area of the old UMIST campus. Throughout this exercise, a historic motif was identified within the urban fabric of the surrounding context.

The motif was first introduced as a key feature in the Romanesque arch of the Sackville Street building. It was subsequently implemented within the hard landscaping of the Civic Square adjacent to the Renold building. This modernist paving has since been replaced with standard block paving, losing part of the history of the area.

With the regeneration of the Sister Masterplan underway, and acknowledging Plot H's integral part in this, there is an opportunity to carry through a design tradition spanning not only decades, but architectural styles within the local area.



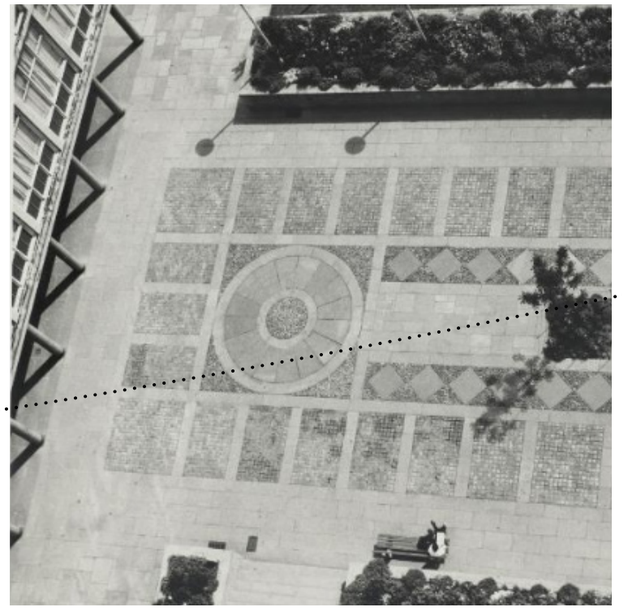
1. Sackville Street Building, Manchester



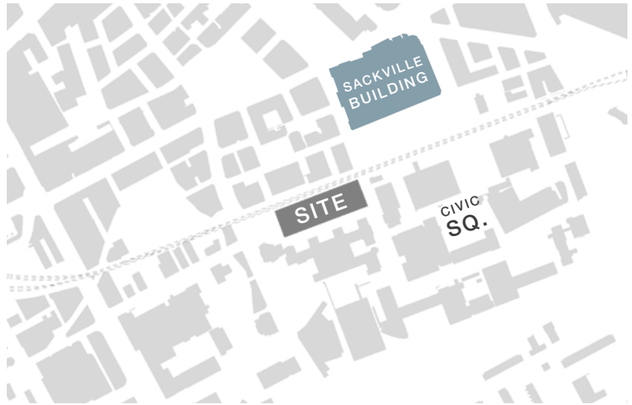
2. Whitworth Street entrance, Sackville Building



3. Romanesque arch detail



4. Post-modern motif detailing - Civic square



4.6 Bespoke Panel Design

Through an iterative design process, the historic motif has been dissected and reformed into a contemporary, detailed pattern which provides visual interest and contrast against the solid, pre-cast stone of the facade.



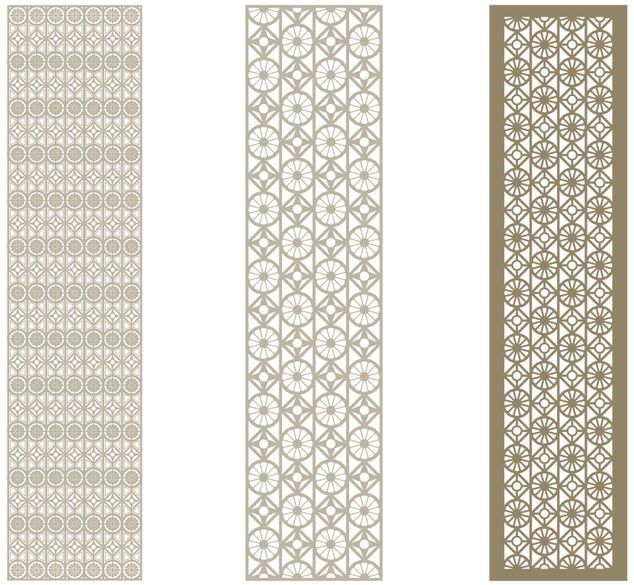
1. Visual showing bespoke perforated panel design for operable panel guarding



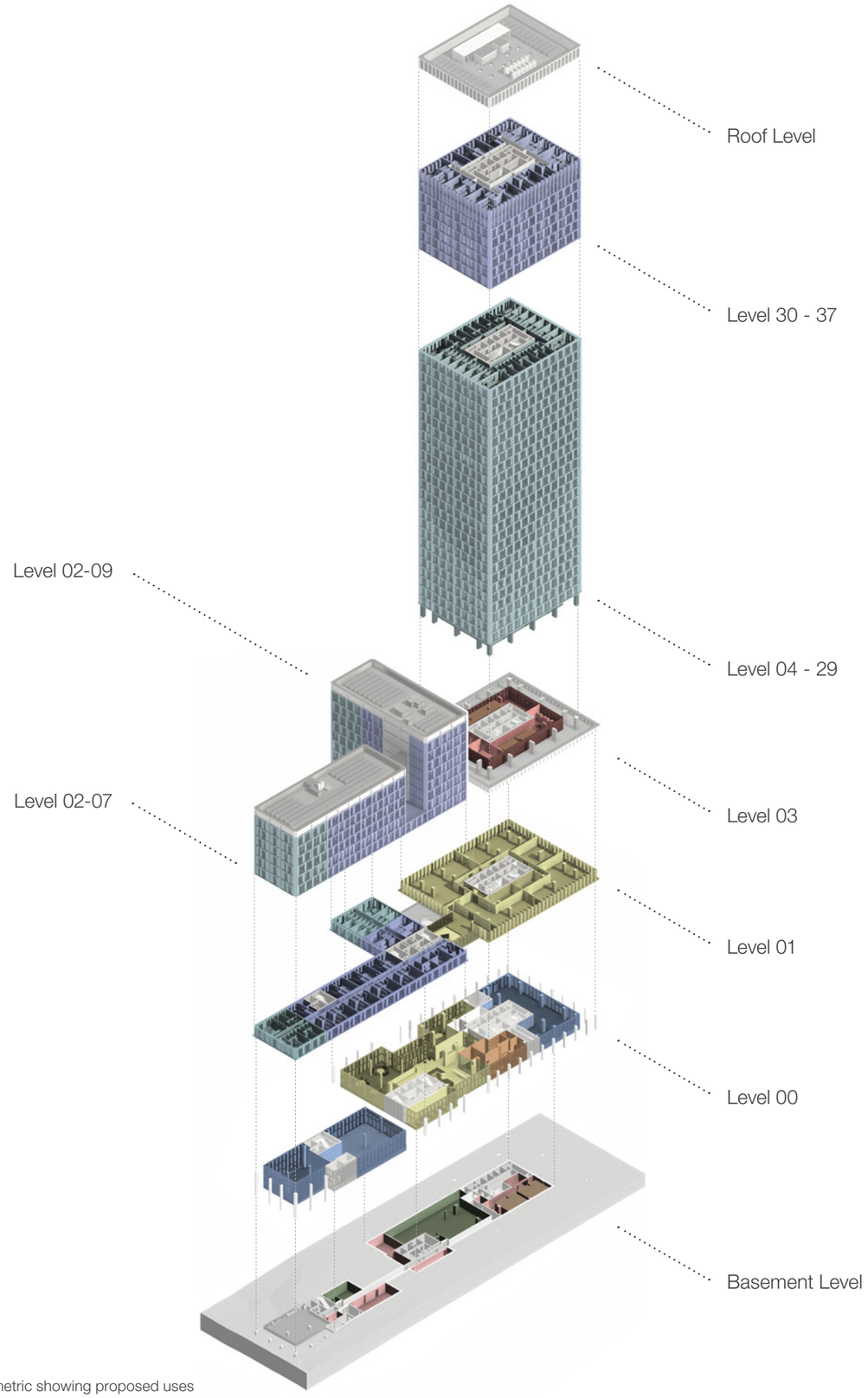
2. Motif detail: Sackville Building



3. Repeating detail pattern



4. Bespoke pattern development diagrams



1. Axonometric showing proposed uses

5.0 The Proposal

5.1 Use & Amount

Use

The scheme proposes the following uses:

+ Purpose Built Student Accommodation (Sui Generis)
+ Flexible Commercial Floorspace (Use Class E)

Amount

The proposal offers 1,041 beds across three blocks - connected by a podium and colonnade at ground level. The PBSA mix includes 720 cluster bedrooms (69%) and 321 studio bedrooms (31%). The blocks are 8, 10 and 38-storeys in height, stepping up from west to east.

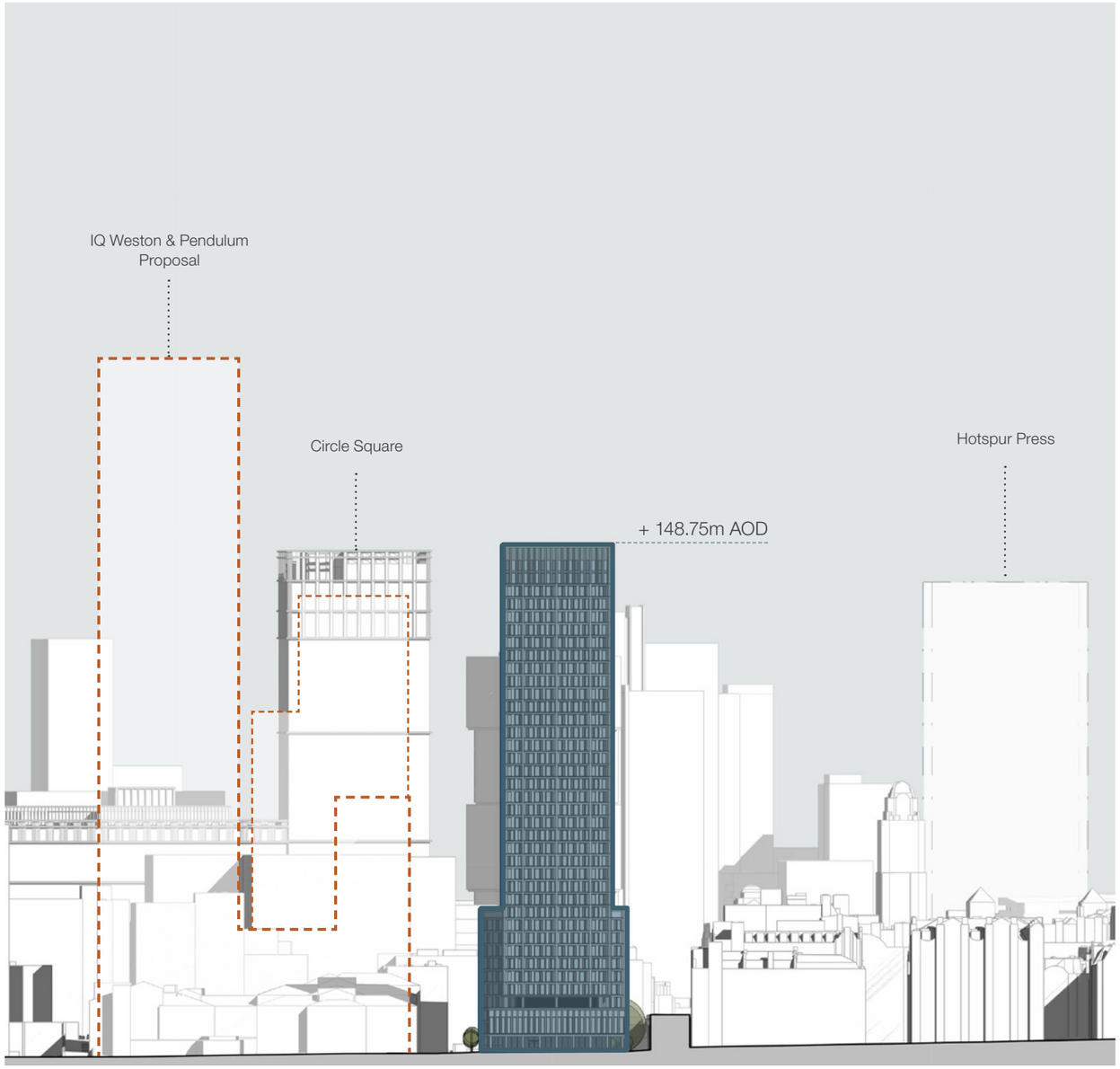
At ground level, a total of 588m² of flexible commercial floorspace (Use Class E - excluding hot food) bookends the east and west of the site. A centralised entrance concourse, management suite and amenity spaces act as the focal entry point to the development, with a double height atrium and feature stair leading to the further amenity spaces at first floor.

The basement contains refuse storage, secure cycle storage , and plant rooms. The remaining plant areas are contained in a dedicated zone at level three at the neck of the main tower.

The total GIA for the development is 34,560m²

Key

- Commercial
- Studio
- Amenity
- Plant
- Management
- Refuse
- Cluster Bedroom



1. Context elevation showing comparable heights with other PBSA schemes across the city

5.2 Scale - Height & Massing

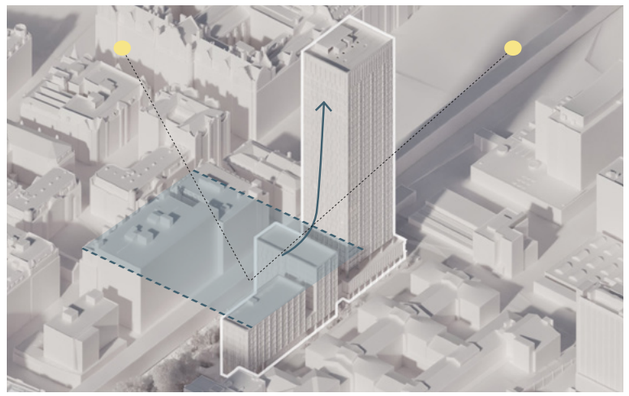
The height of the building is similar to other notable examples within the city context, standing at +148.75m AOD (approx. 114m above varying ground level) and 38 storeys. The emerging city centre context features buildings of significant scale and height. The southern belt of land between Whitworth Street and the Mancunian Way is seeing an increase in the development of tall buildings, leading to the appropriateness of a building of scale on the site. This is also identified in the SRF with Plot H outlined as an opportunity for a landmark building.

Massing

The proposed massing is influenced by the sensitivity of the surrounding context as set out in the concept design stage, notwithstanding the appropriate height and scale of the proposal in relation to the SRF principles.

Daylight + Sunlight Analysis

Overshadowing and natural light to the surrounding residential buildings has been carefully considered, with adjustments to the low-rise blocks incorporated into the design with specialist analysis undertaken to mitigate impacts. Please refer to the Environmental Statement (daylight & sunlight sections), prepared by GIA for further information.



2. Diagram showing the massing strategy to mitigate Daylight/Sunlight impacts on the existing buildings on Granby Row

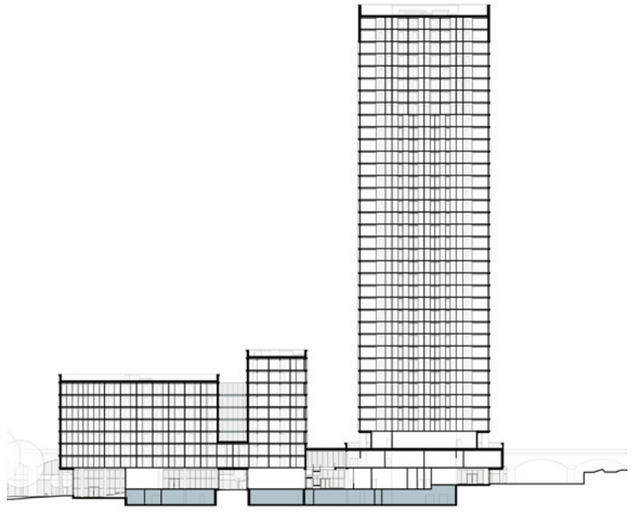
5.3 Basement Floor Level

The basement hosts a considerable portion of the building's plant areas as well as the refuse, cycle, and general stores. This maximises the opportunity for active frontages at street level.

A service lift in the south-west corner provides direct access to Charles St for cycle access and refuse servicing on collection days.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





5.4 Ground Floor Plan

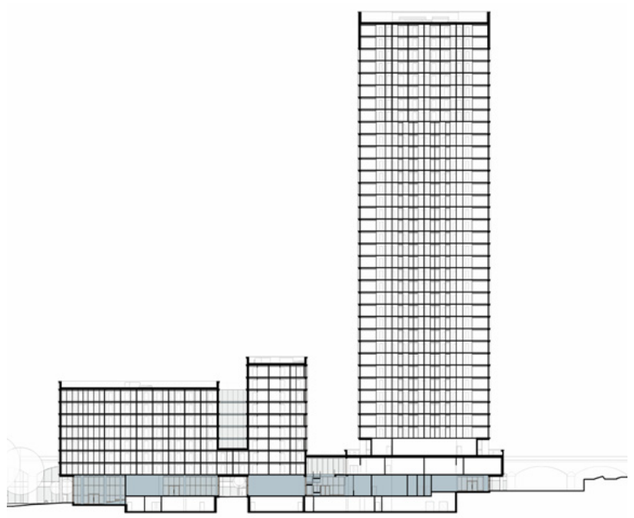
The Ground Floor capitalises on the back-of-house basement with active frontages and full height glazing to all surrounding streetscapes and colonnaded walkways providing covered routes across the site.

The main entrance to the student accommodation from Altrincham Street opens into a spacious entrance concourse with a hotel-style reception desk and adjacent management facilities. A variety of resident amenity areas can be accessed off the main entrance at this level, as well as a feature staircase leading to further amenity on the level above. Direct access to the residential floors above via two independent lift lobbies is also provided.

Additionally, three commercial units comprising c.590m² (NIA) of flexible Use Class-E floorspace (excluding hot food) are housed over the split-level ground floor, aiming to create a vibrant streetscape for the public and local residents.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





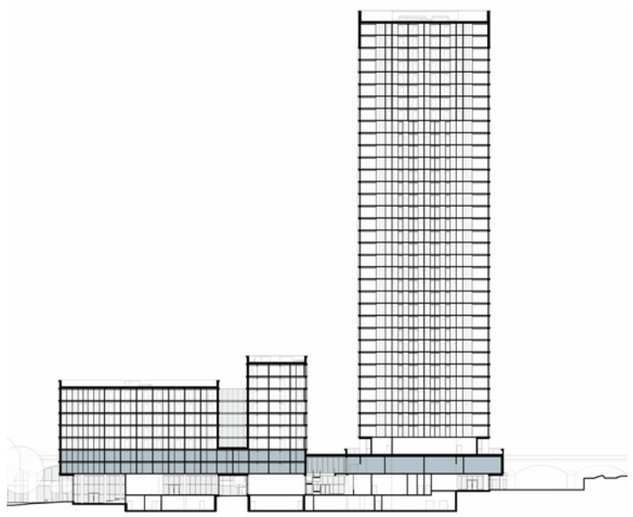
5.5 Levels 01-02 Floor Plans

The First Floor offers further private, double-height amenity spaces for the students accessed via the main core or a feature staircase connecting to the entrance concourse at Ground Floor level.

Levels 01 & 02 also host residential layouts for the lower block, offering two 6-bed Clusters, twenty-three Studios (two of which are accessible) per floor. There is direct access from the lower block at Level 01 to the amenity spaces situated at the base of the main tower. The only difference between the lower block of Level 01 & 02 is the alternating external treatment of the facade.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





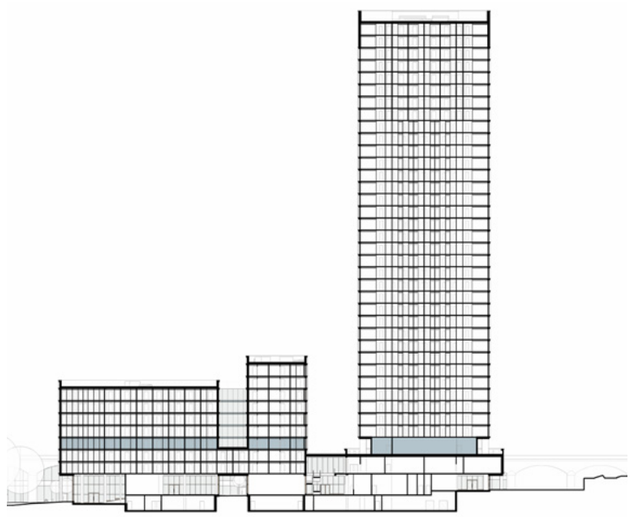
5.6 Level 03 Floor Plan

The residential layout for the lower block continues but with a recess implemented on the South Elevation (Charles Street) to break up the mass, creating the illusion of three towers. This floor offers two 6-bed Clusters and twenty-one Studios (two of which are accessible).

At neck of the tower, the remainder of indoor plant equipment is housed.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.



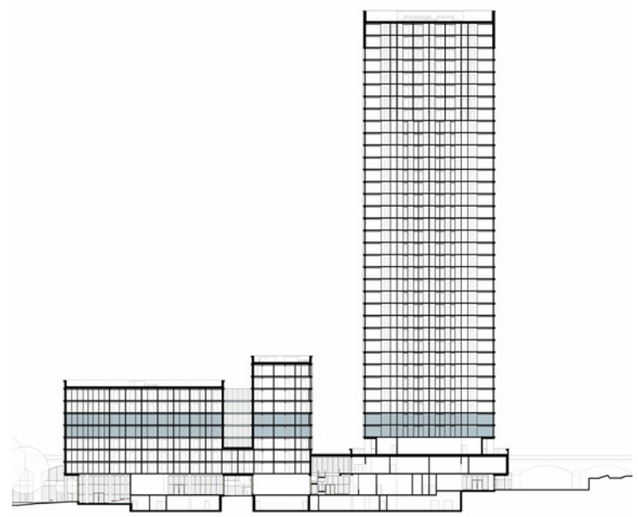


5.7 Levels 04-05 Floor Plans

The residential layout for the lower block continues upwards while the residential floors of the main tower begin at Level 04 with a floorplate of Clusters. At Levels 04 & 05, there is an offering of six 6-bed Clusters and twenty-one Studios (two of which are accessible) per floor. Levels 04 & 05 are only differentiated by the alternating external treatment of the facade.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





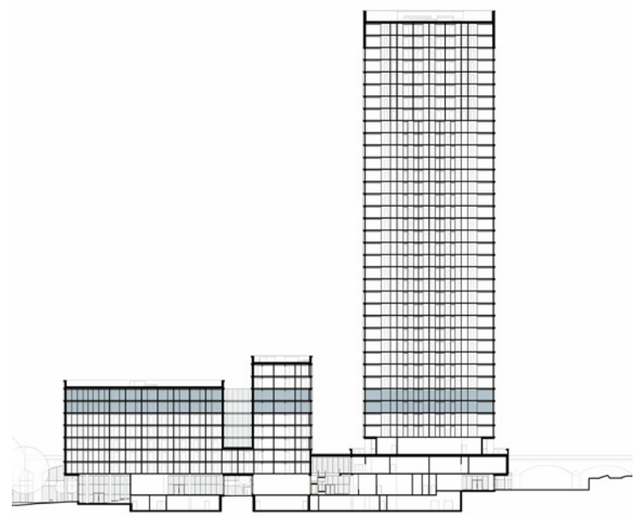
5.8 Levels 06-07 Floor Plans

Continuing up the building, another recess is implemented on the lower block, this time on the North Elevation to further break up the mass and reinforce the illusion of three tower. Where this occurs, the lower block is connected only via a glazed link, allowing light and views between the massing.

On Levels 06 & 07, there is an offering of six 6-bed Clusters and nineteen Studios (two of which are accessible) per floor. The levels are only differentiated by the alternating external treatment of the facade.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





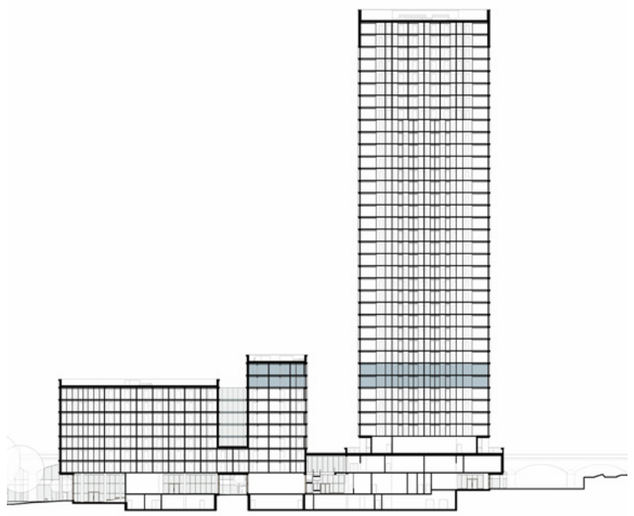
5.9 Levels 08-09 Floor Plans

As the building continues upwards, the massing begins to step with only one arm of the lower block continuing.

On Levels 08 & 09, there is an offering of five 6-bed Clusters and seven Studios (two of which are accessible) per floor. The levels are only differentiated by the alternating external treatment of the facade.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





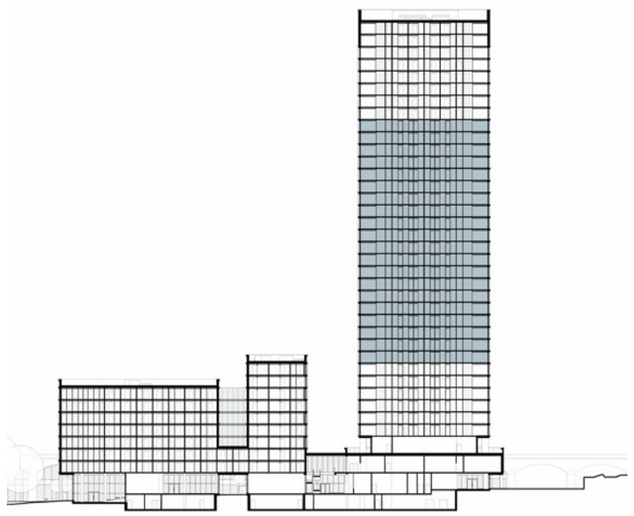
5.10 Levels 10-29 Floor Plans

At Level 10, the top of the low-rise block is reached. As the tower rises, the same floor-plate arrangement is carried up to Level 29 - the levels are only differentiated by the alternating external treatment of the facade between odd and even floors.

At these levels in the main tower, the floorplate offers four 6-bed Clusters per floor.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





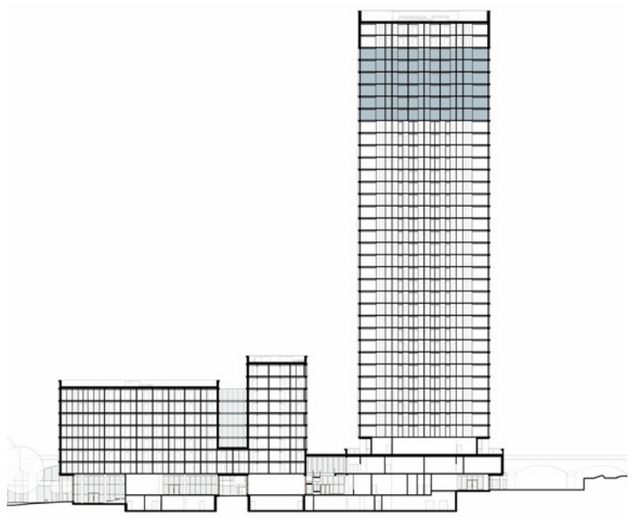
5.11 Levels 30-35 Floor Plans

Towards the top of the main tower, the floorplate arrangement changes to consist of Studio rooms - the levels are only differentiated by the alternating external treatment of the facade between odd and even floors.

At these levels in the main tower, the floorplate offers twenty Studios (four of which are premium) per floor.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.





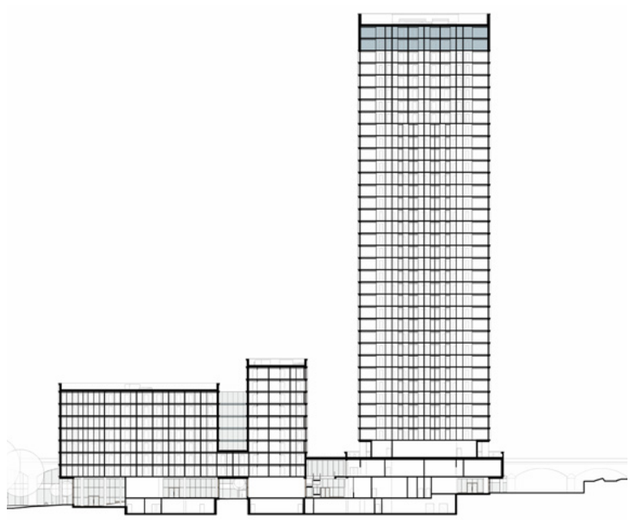
5.12 Levels 36-37 Floor Plans

At the top of the tower, the floor-plate arrangement remains consistent with the Studios - the key difference is the external treatment of the facade where the crown sits for the top three levels (including Roof level).

At these levels in the main tower, the floorplate offers twenty Studios (four of which are premium) per floor.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.



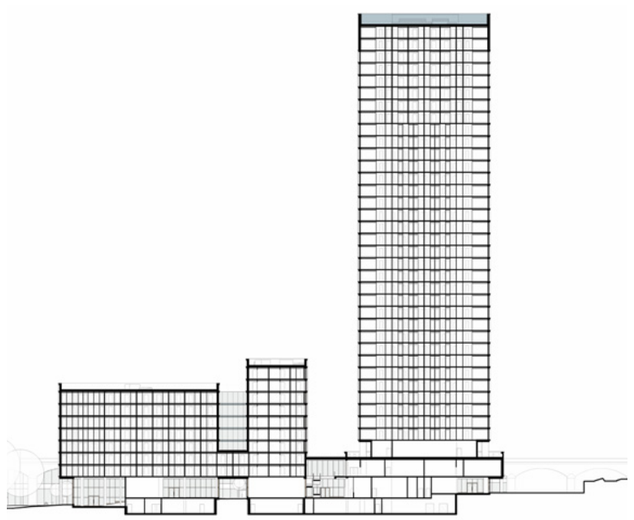


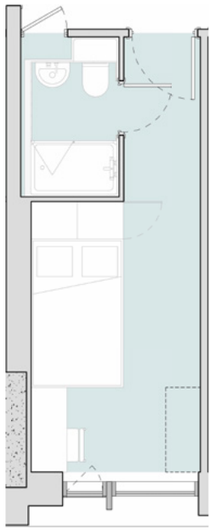
5.13 Roof Level Plan



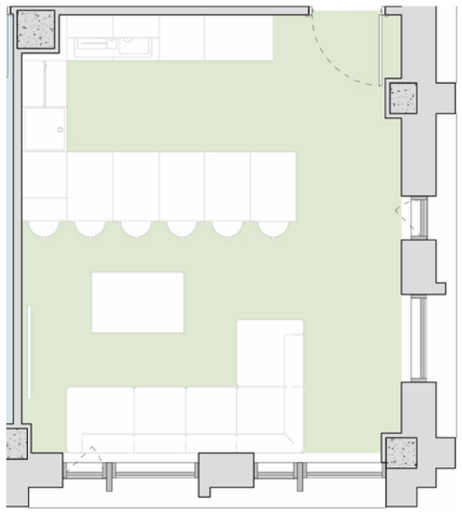
At the top of the tower, plant equipment is housed including an enclosed water storage plant room, smoke extract fans, and PV array (PV array is also proposed across the roofs of the lower blocks). All M&E equipment is to sit behind the parapet.

For full general arrangement drawing details at scale, please see planning submission drawings (--)199 - (--)239 provided by Hodder + Partners.

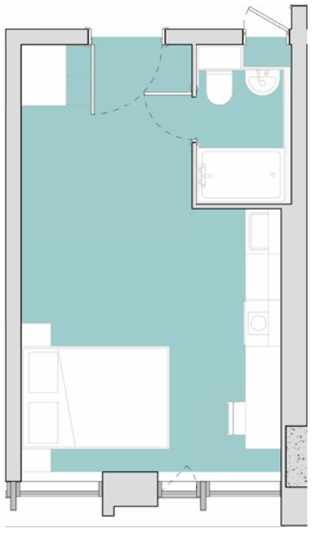




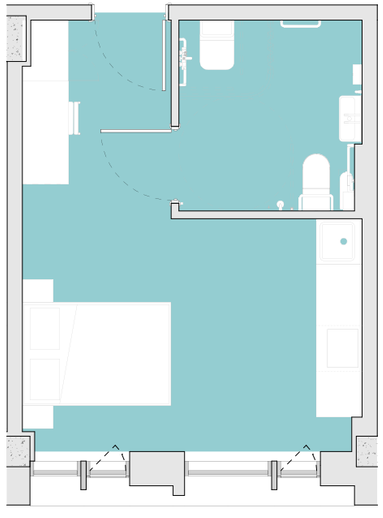
Typical cluster bedroom layout.



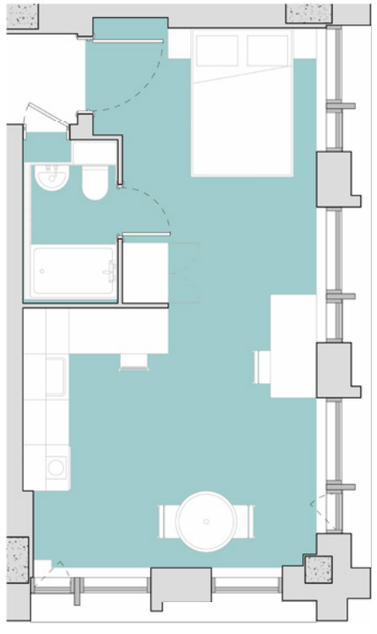
Typical cluster LKD layout.



Typical studio bedroom layout.



Accessible studio bedroom layout.



Premium studio bedroom layout.

5.14 Internal Arrangement - Typical Accommodation

Typical bedroom layouts have undergone careful consideration and planning to maximise space and contents efficiencies. Working with the rigorous gridded building arrangement, room layouts follow similar principles to provide high quality consistency across the scheme.

Cluster Bedrooms - 720 Beds

Single occupancy bedrooms form part of the 6-bed clusters making up 69% of the developments residential offer.

Studio Bedrooms - 271 (Typical) Beds

Standard studio bedrooms comprise 26% of the total residential offer. The studio bedrooms are distributed across the mid-rise blocks but also within the top eight floors of the main tower.

Premium Studios - 32 Beds

Premium studio bedrooms comprise 3% of the total residential offer and are all housed within the top eight floors of the main tower on each corner. Dual aspect views in these rooms provide the premium studios with the best views across the city.

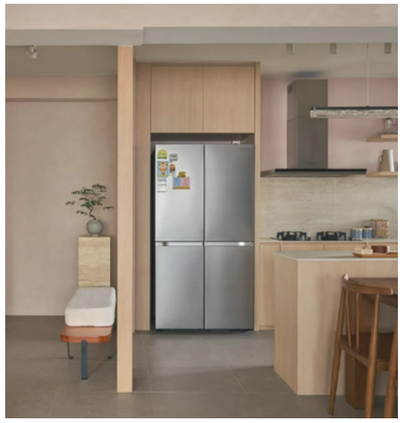
Accessible Studios - 18 Beds

Accessible studio bedrooms comprise 2% of the total residential offer and have been designed to comply with the requirements for accessible accommodation of Part M (Vol 2).

LKD Layouts

LKD layouts and spatial design has been considered using the guidance from Manchester City Council on housing in multiple occupation and amenity standards.











The Proposal

Internal Arrangement - Typical Accommodation

In conjunction with the room layouts, the look and feel of the accommodation has been considered to achieve the following characteristics:

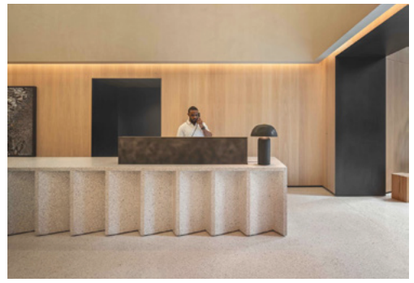
+ Mature, neutral, organic palette of materials designed for focus, rest, and recharge

+ Soft furnishings against natural textures provide a warm, lived-in atmosphere

+ Compact + clever storage solutions allow for uncluttered, calming spaces

+ Modern + functional spaces with everything you need and nothing you don't

Entrance Foyer





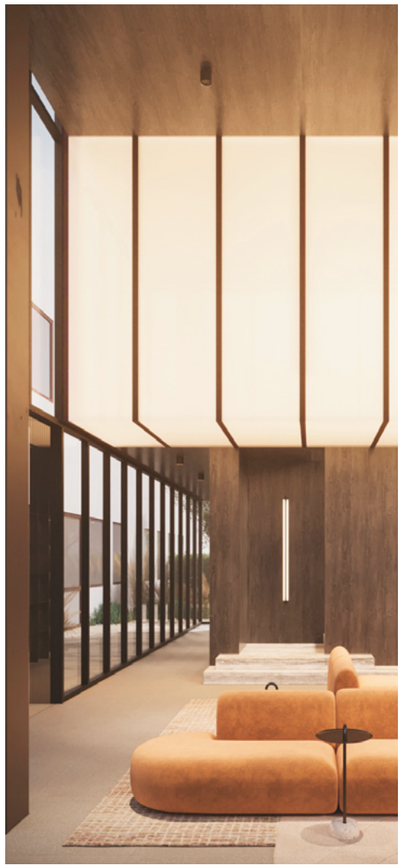
Entrance Foyer Feature Stair



Library Workspace

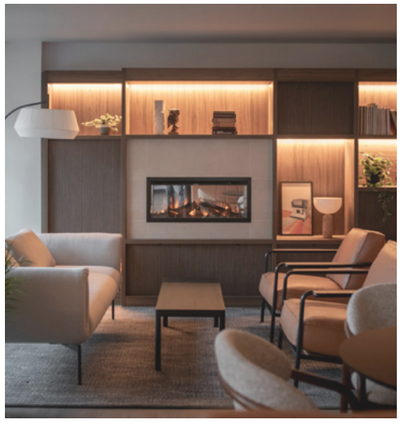
Co-working space

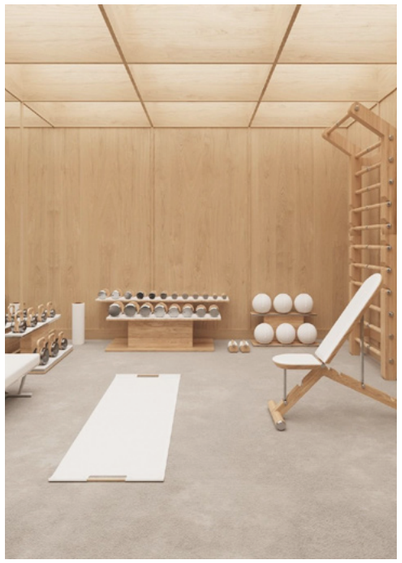




Residents Lounge / Entrance Foyer

Residents Lounge







Private Dining

Resident Gym Facilities

The Proposal

5.15 Internal Arrangement - Amenity Spaces

The proposal provides a generous offering of 1509m² of amenity floorspace spread across the ground and first floor. This space will be dedicated for students to socialise, study, exercise, and relax, creating a community within the development that promotes engagement and well-being.

The entrance concourse layout has been carefully considered to promote interaction between students and management, with consistent views from the reception desk to the main entrance and routes to the residences. This aims to curate a welcoming atmosphere which makes the students feel safe and secure for their duration of their residence.

The more communal, social spaces such as residents lounges and a quieter library area are located on the ground floor. The more private areas such as co-working study spaces, private dining, and a gym are situated on Level 1 - raised above the street level.

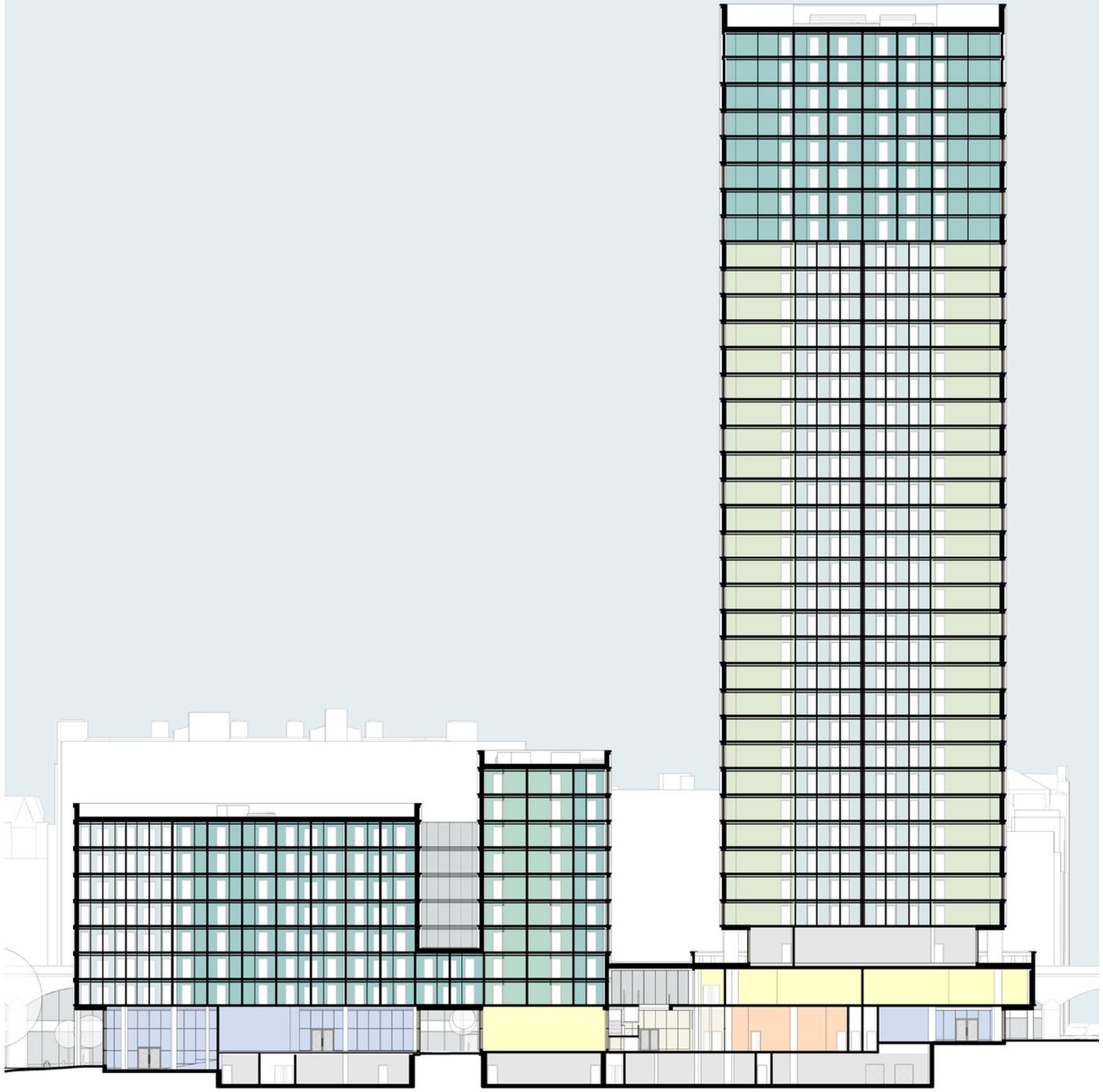
These luxury spaces will be a key feature of the development and aim to attract students across the world as they explore opportunities to study in Manchester.

Amenity Look & Feel

+ Harmonious material palette with the private accommodation areas above
+ Bright, natural finishes + soft, ambient feature lighting provide a warm, modern arrival with a social feel
+ Mixture of plush + formal seating arrangements in feature colour tones
+ Open, accessible spaces for all tailored to encourage interaction and community
+ Quieter zones with individual seating areas for focused, distraction-free study

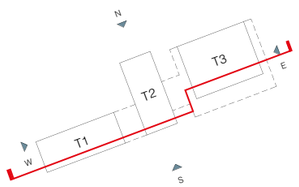
5.16 Section - Internal Layout

The internal layout section highlights the location of the various spaces across the development.



Key

- Commercial
- Main Entrance
- Amenity
- Management
- Cluster Bedroom
- Studio Bedroom
- Living-Kitchen-Dining
- BOH / Plant
- WC



5.17 Unit Schedule

Level	Tower 01			Tower 02			Tower 03				Total			
Room Type	Clusters	Studios		Clusters	Studios		Clusters	Studios			Clusters	Studios		
		Standard	Accessible		Standard	Accessible		Standard	Premium	Accessible		Standard	Premium	Accessible
Level 00											0	0	0	0
Level 01	6	16		6	5	2					12	21	0	2
Level 02	6	16		6	5	2					12	21	0	2
Level 03	6	14		6	5	2					12	19	0	2
Level 04	6	14		6	5	2	24				36	19	0	2
Level 05	6	14		6	5	2	24				36	19	0	2
Level 06	6	12		6	5	2	24				36	17	0	2
Level 07	6	12		6	5	2	24				36	17	0	2
Level 08				6	5	2	24				30	5	0	2
Level 09				6	5	2	24				30	5	0	2
Level 10							24				24	0	0	0
Level 11							24				24	0	0	0
Level 12							24				24	0	0	0
Level 13							24				24	0	0	0
Level 14							24				24	0	0	0
Level 15							24				24	0	0	0
Level 16							24				24	0	0	0
Level 17							24				24	0	0	0
Level 18							24				24	0	0	0
Level 19							24				24	0	0	0
Level 20							24				24	0	0	0
Level 21							24				24	0	0	0
Level 22							24				24	0	0	0
Level 23							24				24	0	0	0
Level 24							24				24	0	0	0
Level 25							24				24	0	0	0
Level 26							24				24	0	0	0
Level 27							24				24	0	0	0
Level 28							24				24	0	0	0
Level 29							24				24	0	0	0
Level 30								16	4		0	16	4	0
Level 31								16	4		0	16	4	0
Level 32								16	4		0	16	4	0
Level 33								16	4		0	16	4	0
Level 34								16	4		0	16	4	0
Level 35								16	4		0	16	4	0
Level 36								16	4		0	16	4	0
Level 37								16	4		0	16	4	0
Total Units	42	98	0	54	45	18	624	128	32	0	720	271	32	18
		98			63			160				321		
		140			**117**			**784**				**1041**		
Approx area per unit / m²	13.5	20	25.5	13.5	20	25.5	13.5	20	25.5	25.5	13.5	20	25.5	25.5
Total area / m²	567	1960	0	729	900	459	8424	2560	816	0	9720	5420	816	459
		1960			1359			3376				6695		
		2527			**2088**			**11800**				**16415**		
Unit %	30%	70%	0%	46%	38%	15%	80%	16%	4%	0%	**69%**	26%	3%	2%
		70%			54%			20%				**31%**		
% of Total Scheme		**13%**			**11%**			**75%**						

5.18 Schedule of Accommodation

Key Figures:

+ Total Beds - 1041
+ Cluster Beds - 720 - 69%
+ Studio Beds - 321 - 31% (18 Accessible)
+ 1519m² of Amenity Floorspace - 1.46m² per Bed (NIA)
+ 612m² of Flexible Commercial Floorspace (GIA across 3 units)

Units per Level (NIA)

Level	Cluster	Area m²	Corridor Area m²	Studio	Area m²	No. beds per floor	KLD m²	Amenity m²	Commercial m²
Basement Level	0	0	0	0	0	0	0	0	0
Level 00	0	0	0	0	0	0	0	671	588
Level 01	12	165	27	23	467	35	57	847	
Level 02	12	165	27	23	467	35	57		
Level 03	12	165	27	21	428	33	57		
Level 04	36	483	108	21	428	57	169		
Level 05	36	483	108	21	428	57	169		
Level 06	36	483	108	19	389	55	169		
Level 07	36	483	108	19	389	55	169		
Level 08	30	401	95	7	149	37	140		
Level 09	30	401	95	7	149	37	140		
Level 10	24	318	81	0	0	24	112		
Level 11	24	318	81	0	0	24	112		
Level 12	24	318	81	0	0	24	112		
Level 13	24	318	81	0	0	24	112		
Level 14	24	318	81	0	0	24	112		
Level 15	24	318	81	0	0	24	112		
Level 16	24	318	81	0	0	24	112		
Level 17	24	318	81	0	0	24	112		
Level 18	24	318	81	0	0	24	112		
Level 19	24	318	81	0	0	24	112		
Level 20	24	318	81	0	0	24	112		
Level 21	24	318	81	0	0	24	112		
Level 22	24	318	81	0	0	24	112		
Level 23	24	318	81	0	0	24	112		
Level 24	24	318	81	0	0	24	112		
Level 25	24	318	81	0	0	24	112		
Level 26	24	318	81	0	0	24	112		
Level 27	24	318	81	0	0	24	112		
Level 28	24	318	81	0	0	24	112		
Level 29	24	318	81	0	0	24	112		
Level 30	0	0	0	20	418	20	0		
Level 31	0	0	0	20	418	20	0		
Level 32	0	0	0	20	418	20	0		
Level 33	0	0	0	20	418	20	0		
Level 34	0	0	0	20	418	20	0		
Level 35	0	0	0	20	418	20	0		
Level 36	0	0	0	20	418	20	0		
Level 37	0	0	0	20	418	20	0		
Roof Level (Plant)	0	0	0	0	0	0	0		
Total	720	9,598	2,319	321	6,639	1,041	3,363	1,519	588

Total Areas per Level

NIA m²	NIA ft²	GIA m²	GIA ft²	Gross to Net %
0	0	946	10,177	**0%**
1,260	13,556	1,696	18,251	**74%**
1,564	16,825	2,077	22,349	**75%**
716	7,707	976	10,505	**73%**
677	7,289	1,365	14,688	**50%**
1,188	12,783	1,611	17,335	**74%**
1,188	12,783	1,611	17,335	**74%**
1,149	12,363	1,568	16,871	**73%**
1,149	12,363	1,568	16,871	**73%**
784	8,435	1,082	11,644	**72%**
784	8,435	1,082	11,644	**72%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
511	5,497	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
512	5,504	678	7,294	**75%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
418	4,498	678	7,294	**62%**
0	0	58	624	**0%**
24,027	258,530	34,620	372,515	**69%**

Unit Totals

	Cluster	Studio	KLD	Amenity	Commercial
Total Units	720	321	**120**	N/A	**3**
	1,041				
Area Total m²	11,917	6,639	**3,363**	**1,519**	**588**
	18,556				
Area Total ft²	199,664		36,188	16,342	6,332

Total Areas

NIA	GIA	Gross to Net %
-	-	**69%**
24,027	**34,620**	
258,530	372,515	

5.19 Material Palette

The material palette for the proposal leans into the Portland Stone statement buildings around Manchester, the material palette of the surrounding modernist UMIST campus, and feeds off the contrast between modern and classical architecture that can be seen throughout the city. This approach aligns with the Place-Based Principle “An identity that expresses purpose and place” outlined in the SRF.

Primary Material

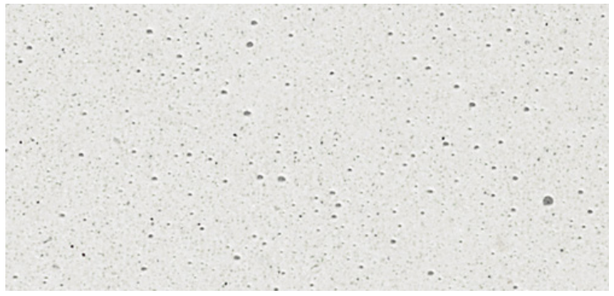
Pre-cast concrete with a Portland Stone aesthetic is the primary material choice, taking the rigour and hierarchy from the surrounding context and echoing the landmark city-centre architecture synonymous with Manchester.

Secondary Material

Bronze anodised Aluminium elements will provide a stark contrast to the crisp, white of the pre-cast concrete. This material will be applied to the intricate, ornate elements (comprising the secondary elements across the scheme.

These two materials will be knitted together with clear glazing to maximise natural light and provide views across the city for the students.



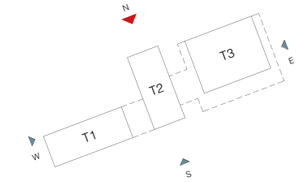


1. Pre-cast Concrete - Portland Stone effect

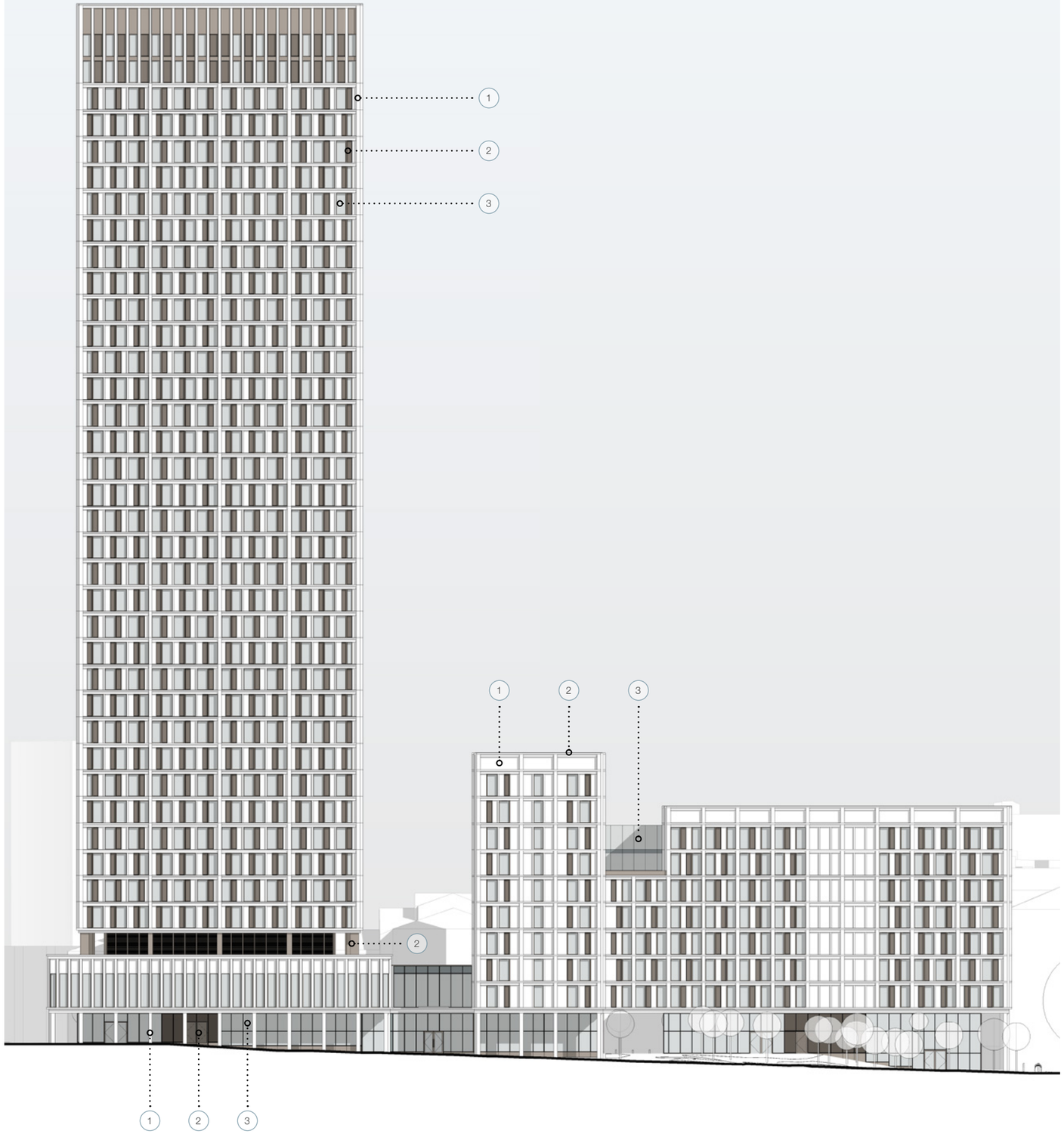




2. Bronze Anodised Aluminium



5.20 North Elevation



To view full elevation drawing details at scale, please see planning submission drawings (--)300 - (--)303 provided by Hodder + Partners.

Material Key

1 

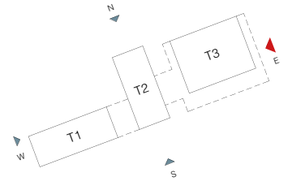
Pre-cast concrete panel with acid-etched finish. Techrete product reference - LC190 AE (or suitable alternative). Mastic joints colour matched to pre-cast concrete finish.

2 

Aluminium Framing / Panel / Coping / Cills with anodised finish.

3 

Clear Glazing. Bronze aluminium window / curtain-walling frame finish to match above.



5.21 East Elevation

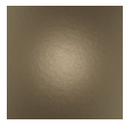


To view full elevation drawing details at scale, please see planning submission drawings (--)300 - (--)303 provided by Hodder + Partners.

Material Key

1 

Pre-cast concrete panel with acid-etched finish. Techrete product reference - LC190 AE (or suitable alternative). Mastic joints colour matched to pre-cast concrete finish.

2 

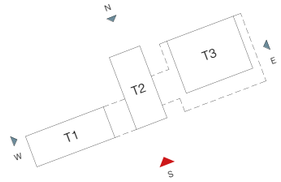
Aluminium Framing / Panel / Coping / Cills with anodised finish.

3 

Clear Glazing. Bronze aluminium window / curtain-walling frame finish to match above.



The Proposal



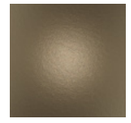
5.22 South Elevation

To view full elevation drawing details at scale, please see planning submission drawings (--)300 - (--)303 provided by Hodder + Partners.

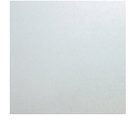
Material Key

1 

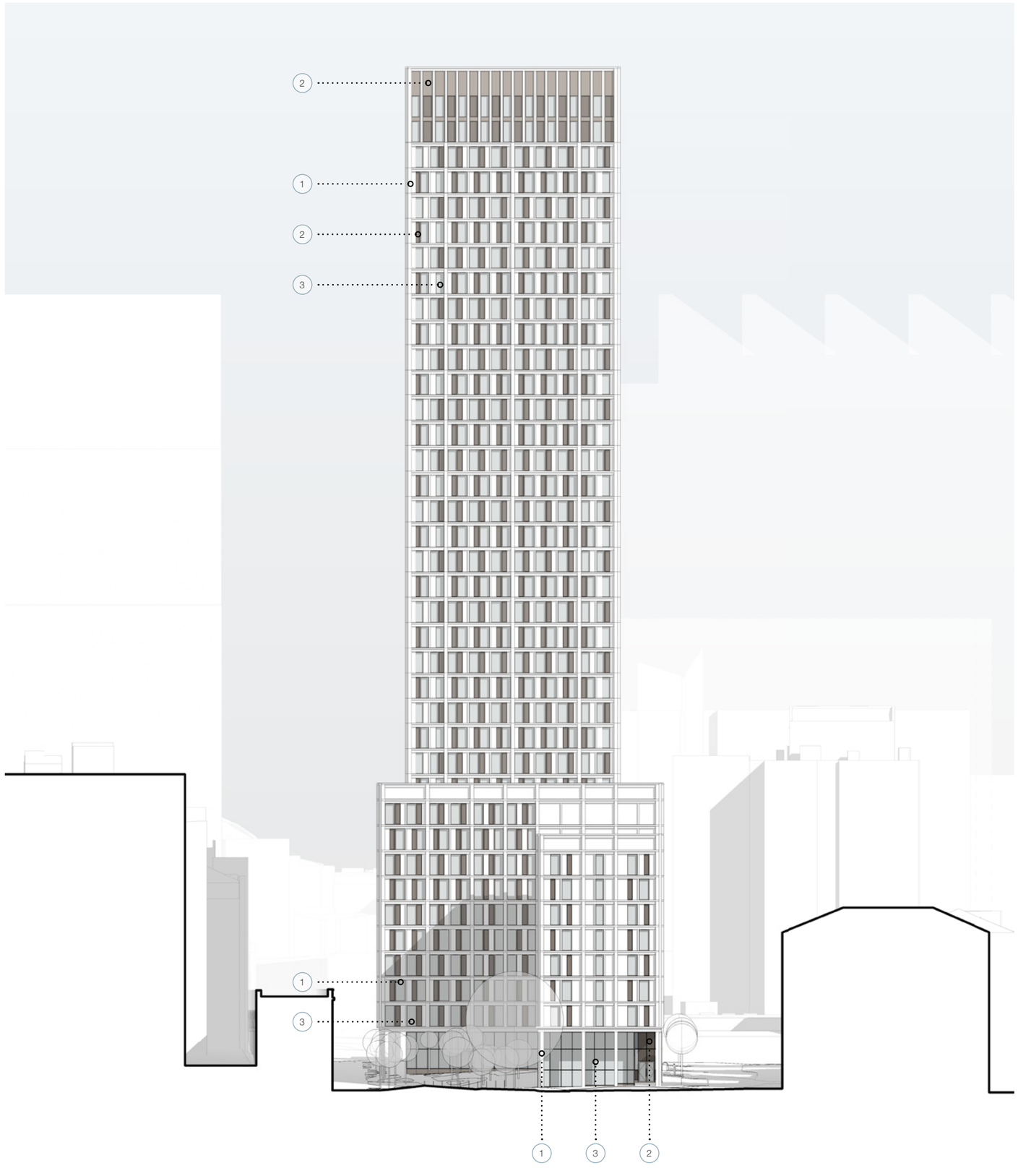
Pre-cast concrete panel with acid-etched finish. Techrete product reference - LC190 AE (or suitable alternative). Mastic joints colour matched to pre-cast concrete finish.

2 

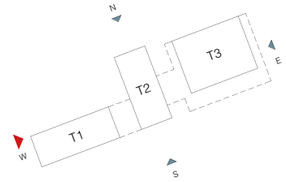
Aluminium Framing / Panel / Coping / Cills with anodised finish.

3 

Clear Glazing. Bronze aluminium window / curtain-walling frame finish to match above.



The Proposal



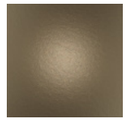
5.23 West Elevation

To view full elevation drawing details at scale, please see planning submission drawings (--)300 - (--)303 provided by Hodder + Partners.

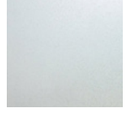
Material Key

1 

Pre-cast concrete panel with acid-etched finish. Techrete product reference - LC190 AE (or suitable alternative). Mastic joints colour matched to pre-cast concrete finish.

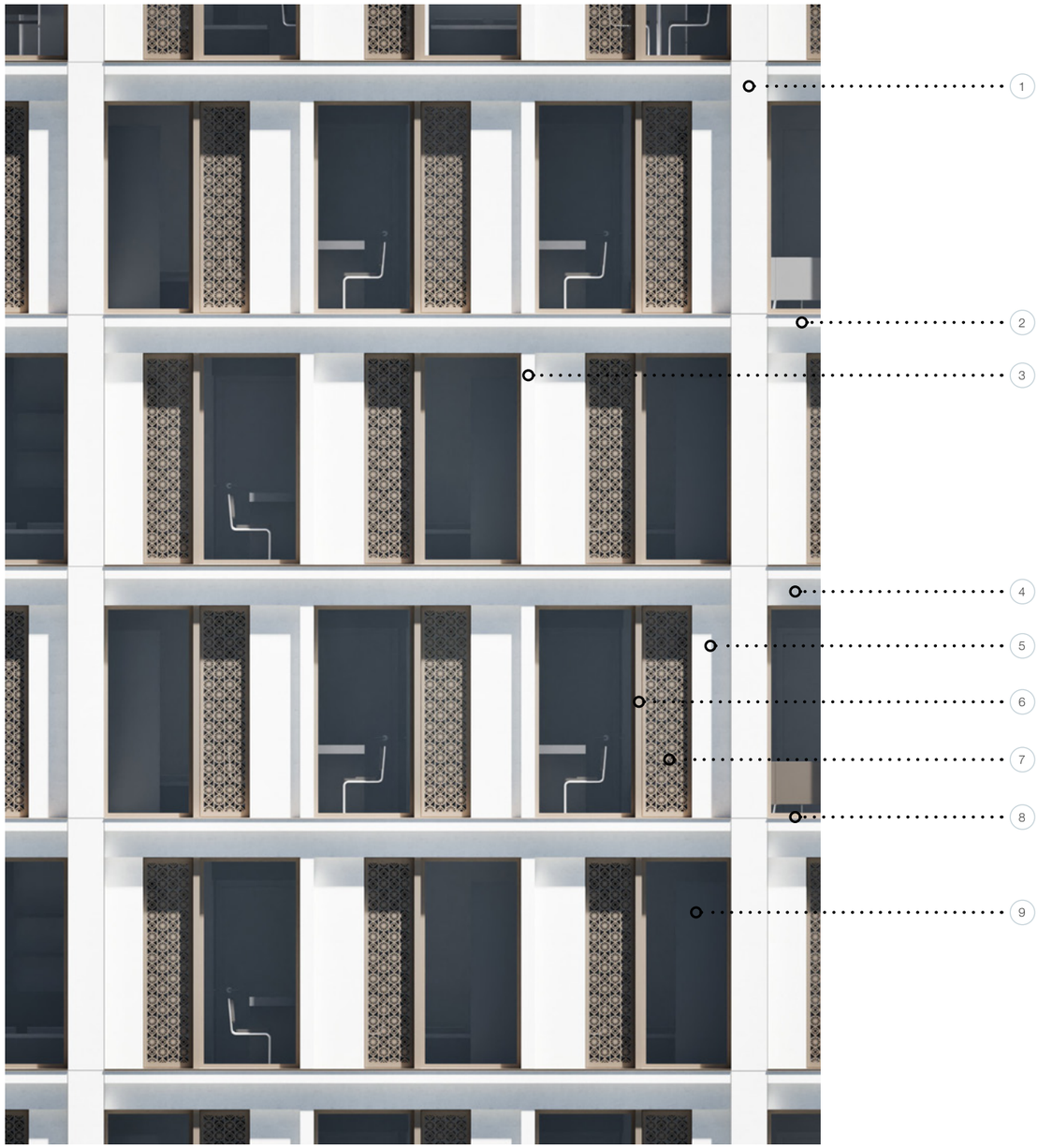
2 

Aluminium Framing / Panel / Coping / Cills with anodised finish.

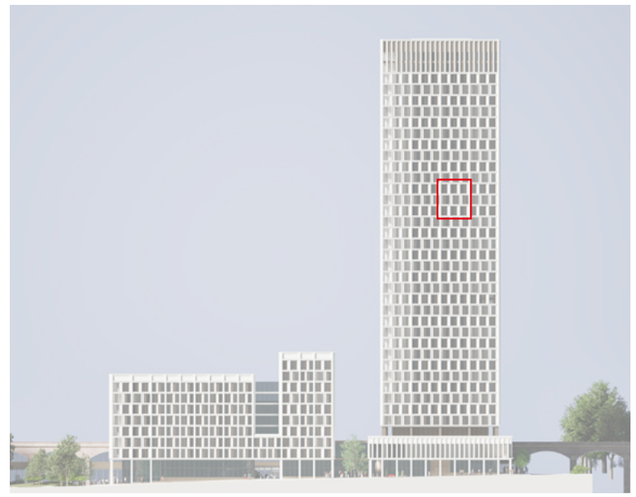
3 

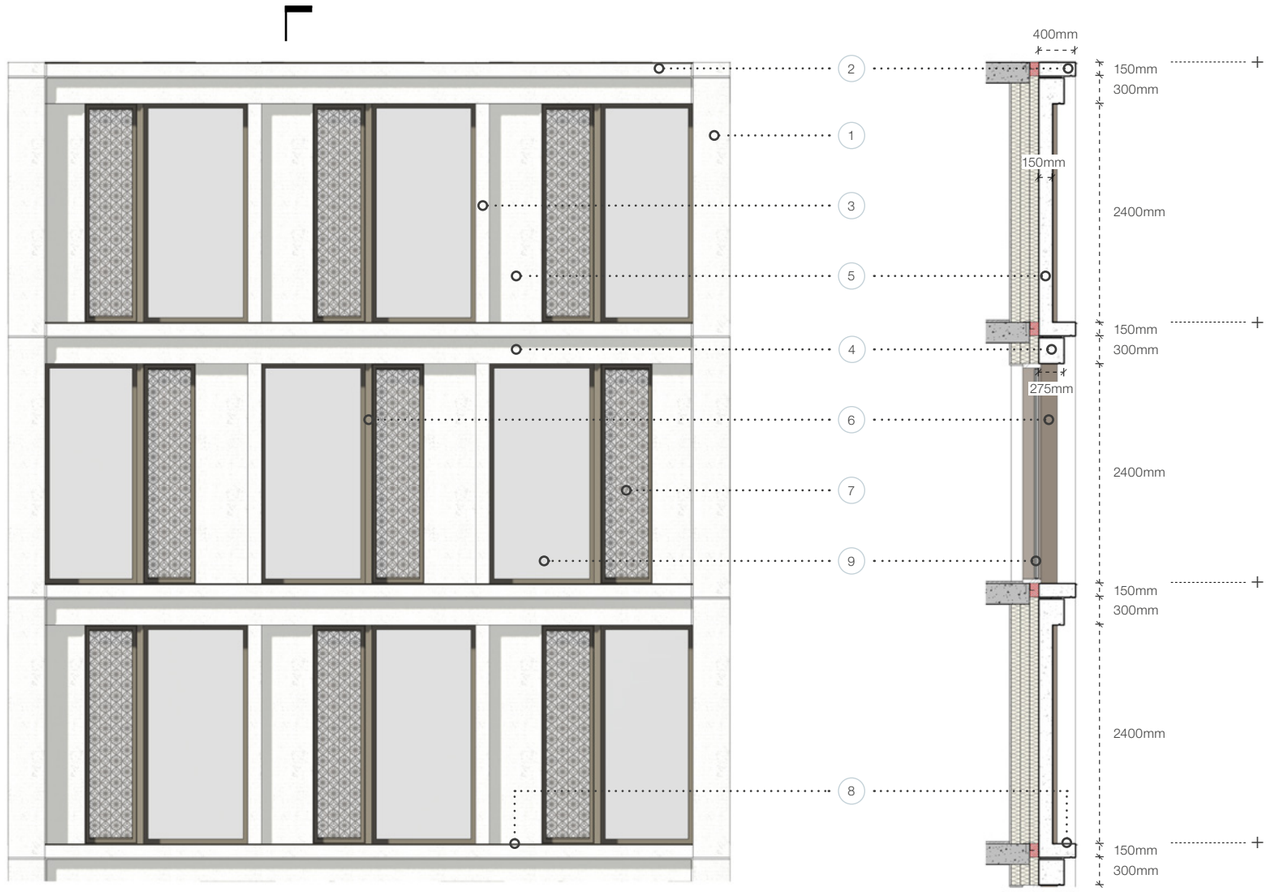
Clear Glazing. Bronze aluminium window / curtain-walling frame finish to match above.

5.24 Facade Fragment - Typical Bay



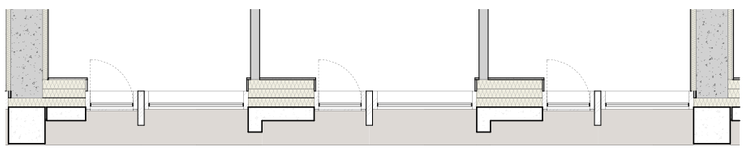
1	Pre-cast concrete pilaster	- 400mm Reveal
2	Pre-cast concrete cill	- 400mm Reveal
3	Secondary concrete column	- 275mm Reveal
4	Secondary pre-cast reveal	- 275mm Reveal
5	Tertiary pre-cast panel	- 150mm Reveal
6	Bronze anodised aluminium fin	- 200mm Reveal
7	Bronze anodised aluminium perforated vent panel	
8	Bronze anodised aluminium window cill/capping	
9	Window / CW with anodised aluminium framing	
10	Bronze anodised aluminium cladding	
11	Pre-cast structural columns	
12	Stone-effect rendered soffit	





Detail Elevation - Typical Bay

Detail Section - Typical Bay



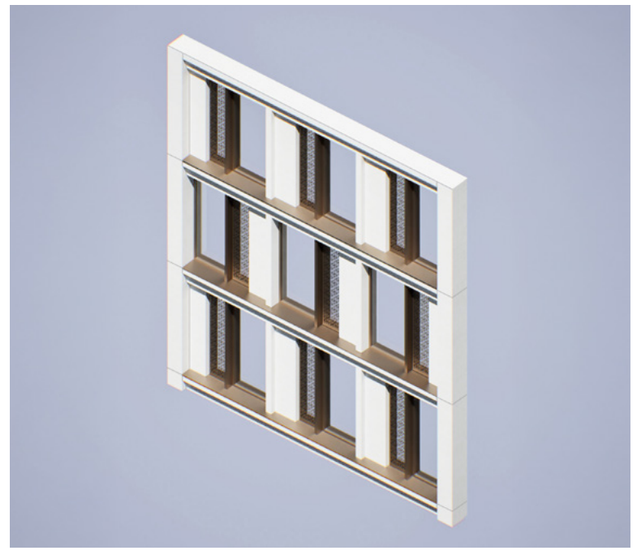
Detail Plan - Typical Bay



The Proposal

Facade Fragment - Typical Bay : In Detail

To view full facade fragment drawing details at scale, please see planning submission drawings (--)600 - (--)611 provided by Hodder + Partners.



3D Facade Fragment - Typical Bay

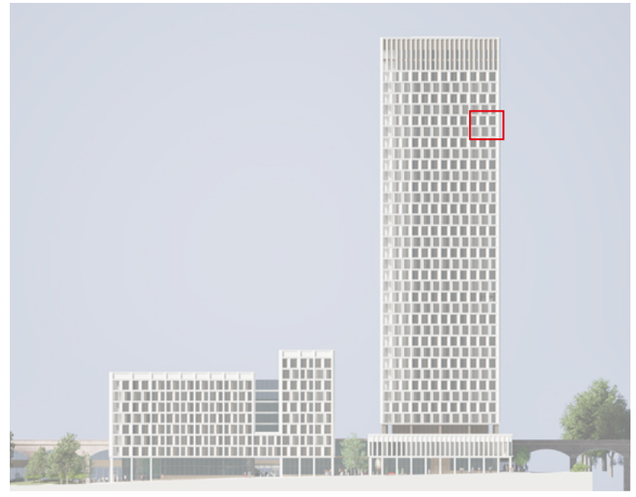
Key

1. Pre-cast concrete pilaster
2. Pre-cast concrete cill/parapet
3. Secondary concrete column
4. Secondary pre-cast reveal
5. Tertiary pre-cast panel
6. Bronze anodised aluminium fin
7. Bronze anodised aluminium perforated purge vent panel
8. Bronze anodised aluminium window cill/capping
9. Window / CW with bronze anodised aluminium framing
10. Bronze anodised aluminium cladding
11. Pre-cast structural column
12. Stone-effect rendered soffit

5.25 Facade Fragment - Typical Corner



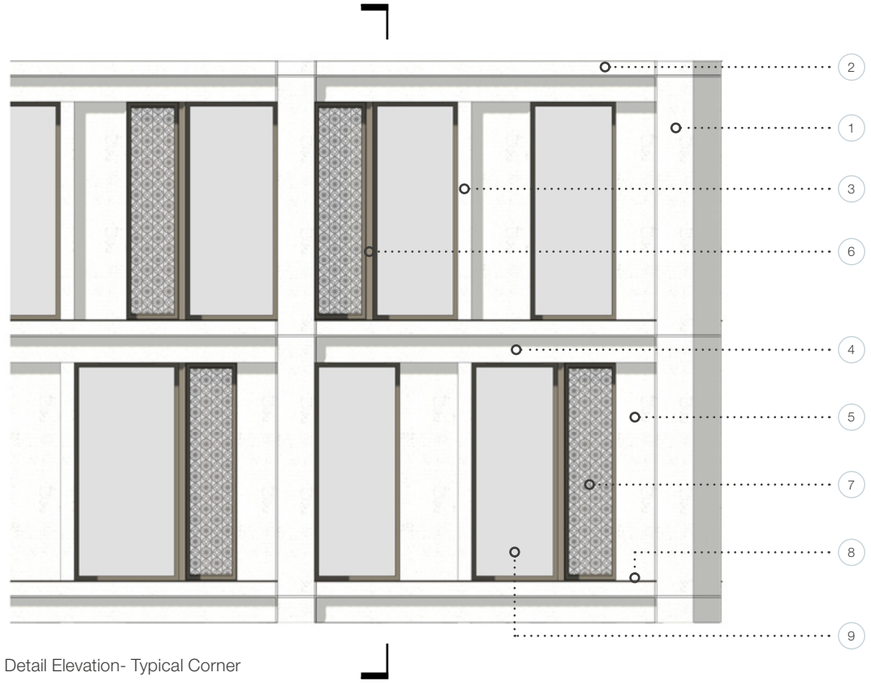
1	Pre-cast concrete pilaster	- 400mm Reveal
2	Pre-cast concrete cill	- 400mm Reveal
3	Secondary concrete column	- 275mm Reveal
4	Secondary pre-cast reveal	- 275mm Reveal
5	Tertiary pre-cast panel	- 150mm Reveal
6	Bronze anodised aluminium fin	- 200mm Reveal
7	Bronze anodised aluminium perforated vent panel	
8	Bronze anodised aluminium window cill/capping	
9	Window / CW with bronze anodised aluminium framing	
10	Bronze anodised aluminium cladding	
11	Pre-cast structural columns	
12	Stone-effect rendered soffit	



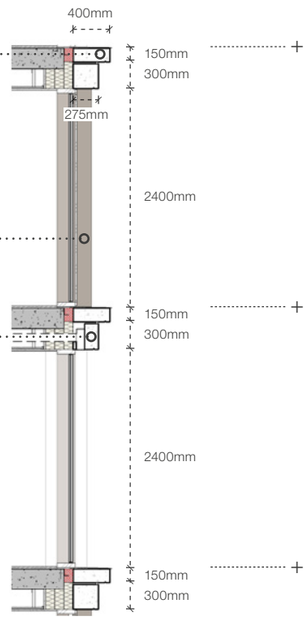
The Proposal

Facade Fragment - Typical Corner : In Detail

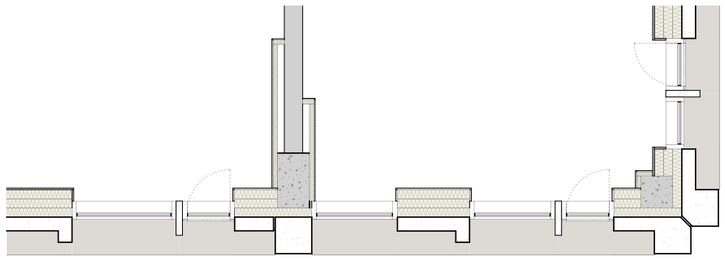
To view full facade fragment drawing details at scale, please see planning submission drawings (--)600 - (--)611 provided by Hodder + Partners.



Detail Elevation- Typical Corner



Detail Section - Typical Corner



Detail Plan - Typical Corner





3D Facade Fragment - Typical Corner

Key

1. Pre-cast concrete pilaster
2. Pre-cast concrete cill/parapet
3. Secondary concrete column
4. Secondary pre-cast reveal
5. Tertiary pre-cast panel
6. Bronze anodised aluminium fin
7. Bronze anodised aluminium perforated purge vent panel
8. Bronze anodised aluminium window cill/capping
9. Window / CW with bronze anodised aluminium framing
10. Bronze anodised aluminium cladding
11. Pre-cast structural column
12. Stone-effect rendered soffit

5.26 Facade Fragment - The Crown



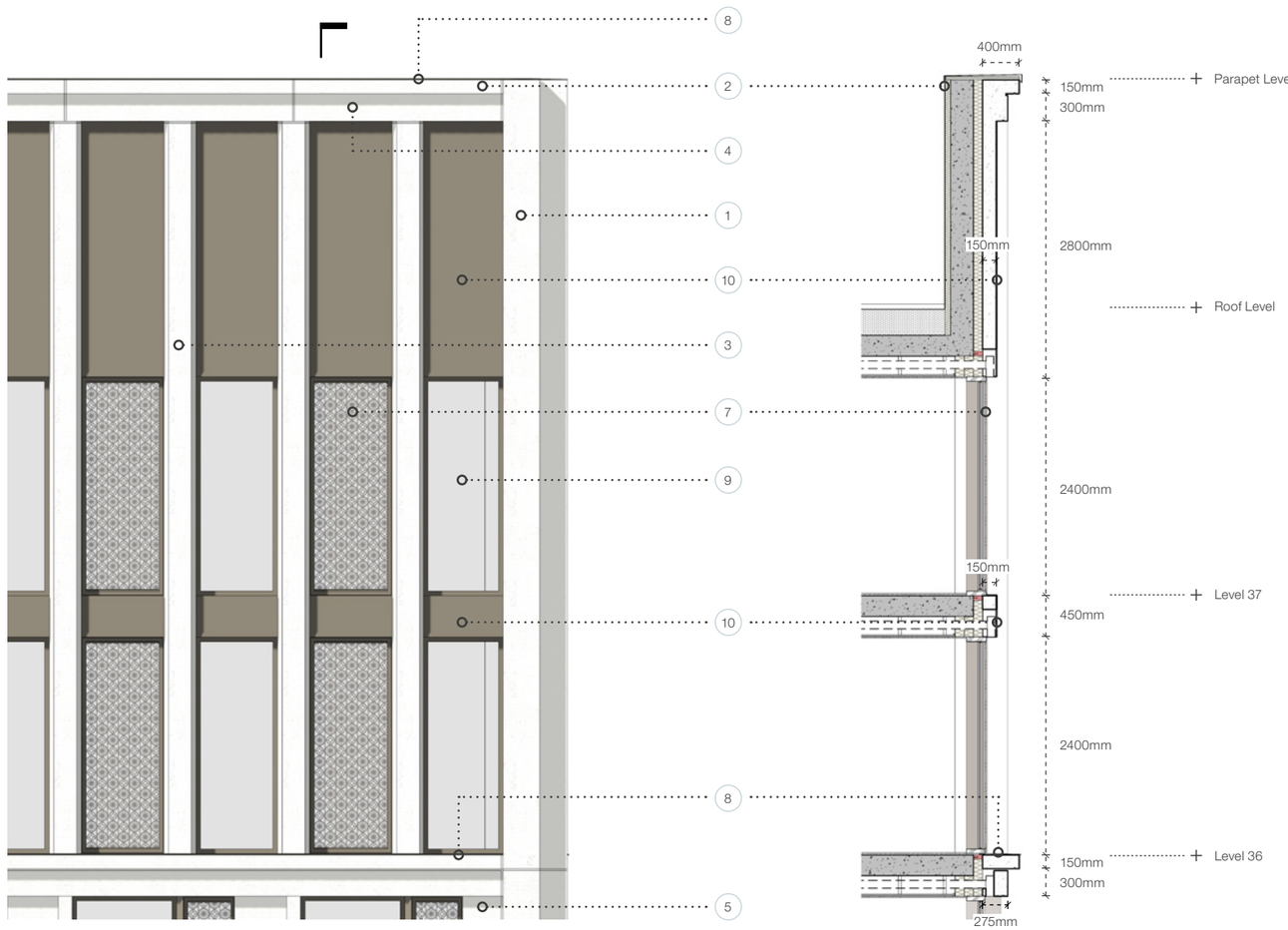
1	Pre-cast concrete pilaster	- 400mm Reveal
2	Pre-cast concrete cill	- 400mm Reveal
3	Secondary concrete column	- 275mm Reveal
4	Secondary pre-cast reveal	- 275mm Reveal
5	Tertiary pre-cast panel	- 150mm Reveal
6	Bronze anodised aluminium fin	- 200mm Reveal
7	Bronze anodised aluminium perforated vent panel	
8	Bronze anodised aluminium window cill/capping	
9	Window / CW with bronze anodised aluminium framing	
10	Bronze anodised aluminium cladding	
11	Pre-cast structural columns	
12	Stone-effect rendered soffit	



The Proposal

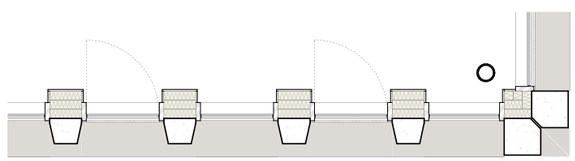
Facade Fragment - The Crown : In Detail

To view full facade fragment drawing details at scale, please see planning submission drawings (--)600 - (--)611 provided by Hodder + Partners.



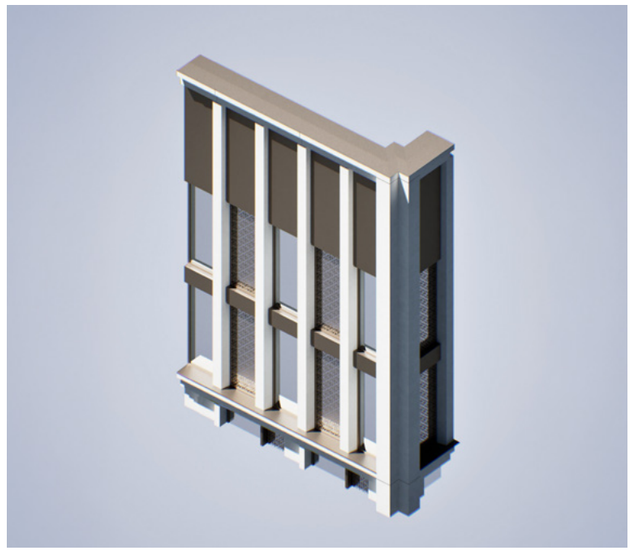
Detail Elevation - The Crown

Detail Section - The Crown



Detail Plan - The Crown

0m 1m 2.5m



3D Facade Fragment - The Crown

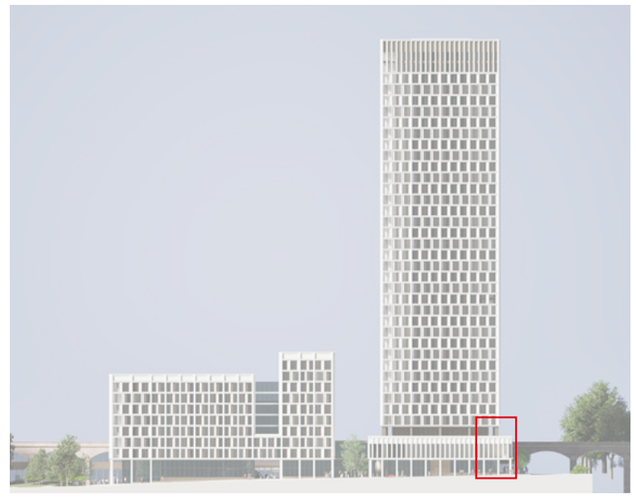
Key

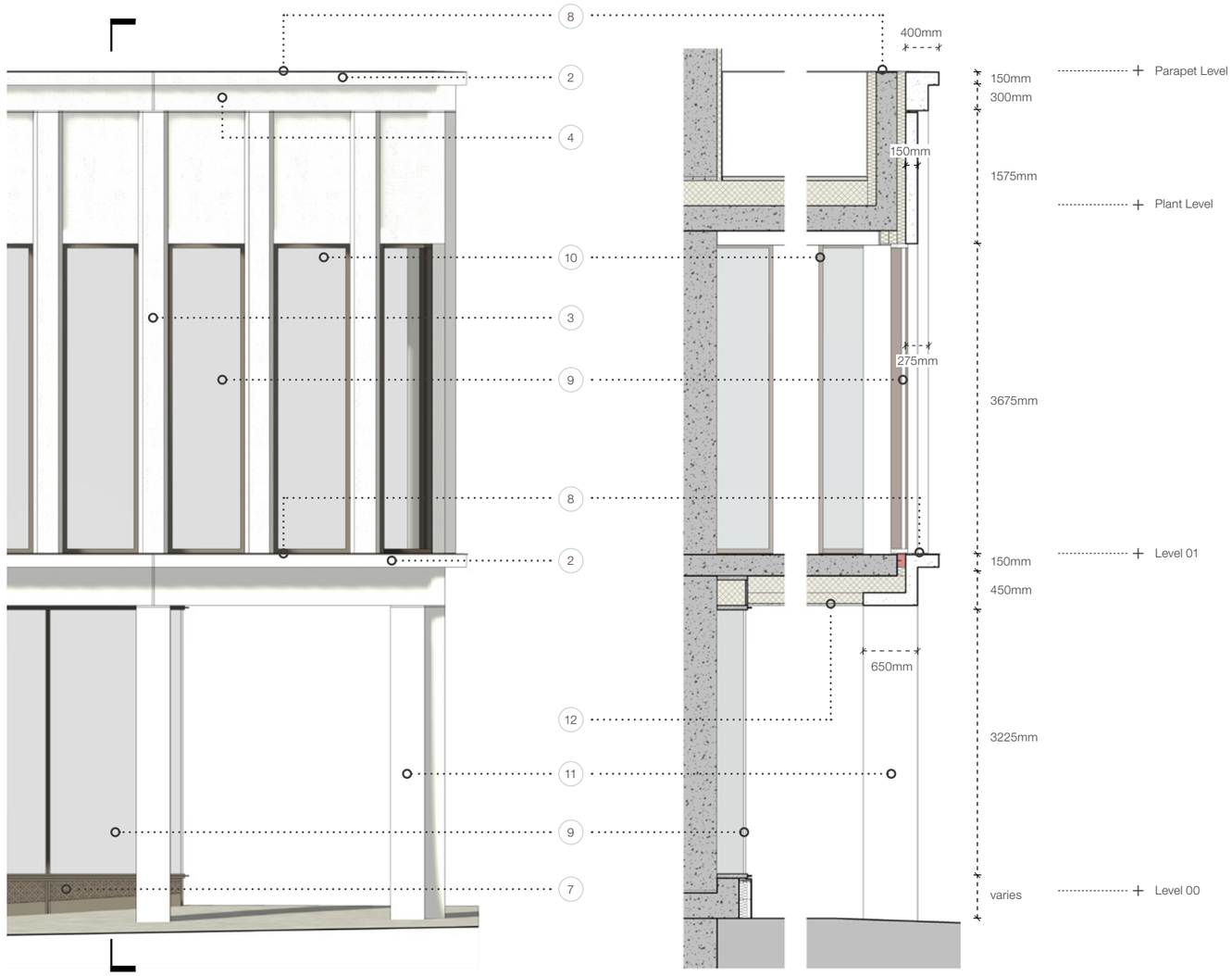
1. Pre-cast concrete pilaster
2. Pre-cast concrete cill/parapet
3. Secondary concrete column
4. Secondary pre-cast reveal
5. Tertiary pre-cast panel
6. Bronze anodised aluminium fin
7. Bronze anodised aluminium perforated purge vent panel
8. Bronze anodised aluminium window cill/capping
9. Window / CW with bronze anodised aluminium framing
10. Bronze anodised aluminium cladding
11. Pre-cast structural column
12. Stone-effect rendered soffit

5.27 Facade Fragment - The Colonnade



1	Pre-cast concrete pilaster	- 400mm Reveal
2	Pre-cast concrete cill	- 400mm Reveal
3	Secondary concrete column	- 275mm Reveal
4	Secondary pre-cast reveal	- 275mm Reveal
5	Tertiary pre-cast panel	- 150mm Reveal
6	Bronze anodised aluminium fin	- 200mm Reveal
7	Bronze anodised aluminium perforated vent panel	
8	Bronze anodised aluminium window cill/capping	
9	Window / CW with bronze anodised aluminium framing	
10	Bronze anodised aluminium cladding	
11	Pre-cast structural columns	
12	Stone-effect rendered soffit	





Detail Elevation - The Colonnade

Detail Section - The Colonnade

0m 1m 2.5m

The Proposal

Facade Fragment - The Colonnade : In Detail

To view full facade fragment drawing details at scale, please see planning submission drawings (--)600 - (--)611 provided by Hodder + Partners.

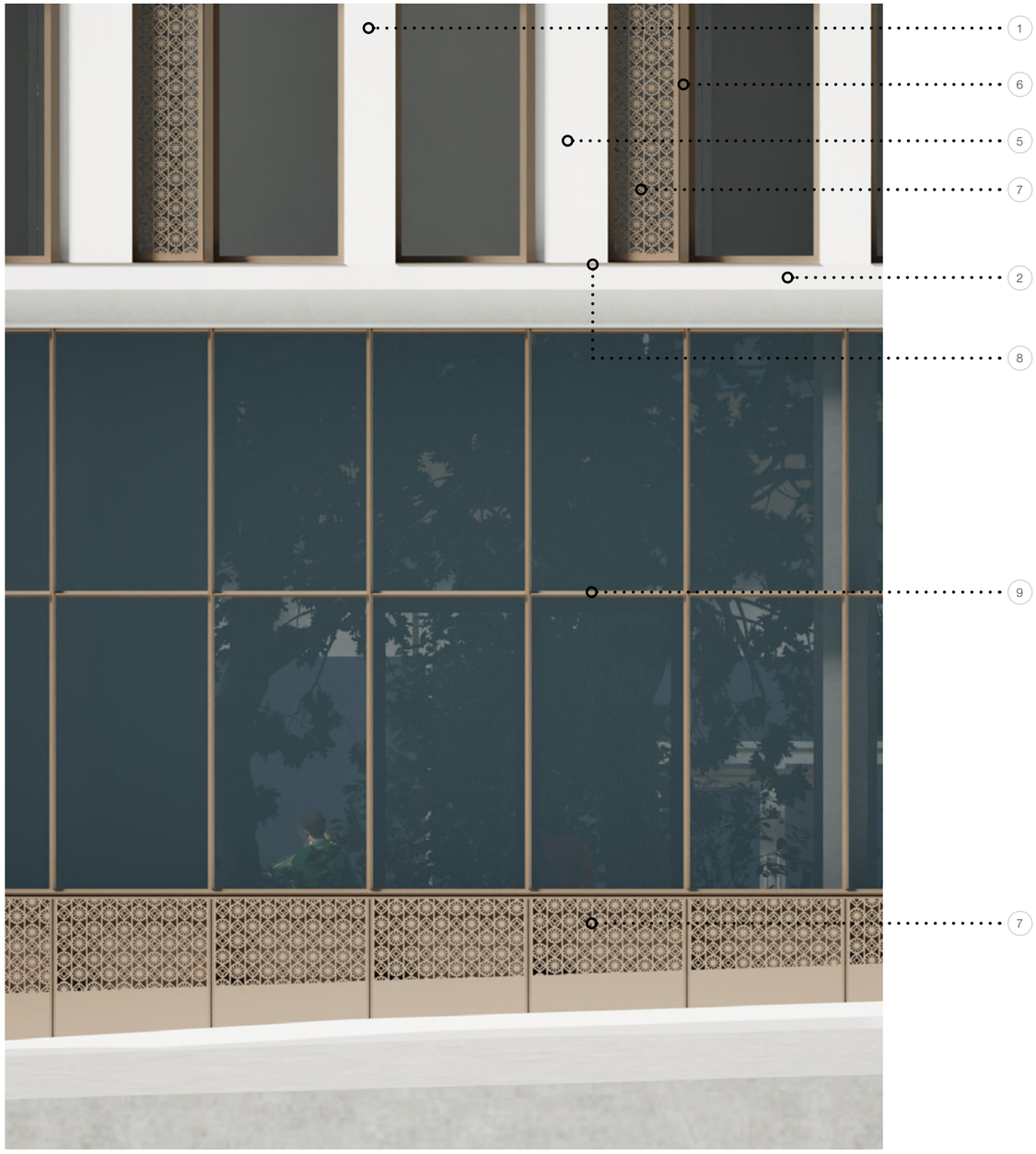


3D Facade Fragment - The Colonnade

Key

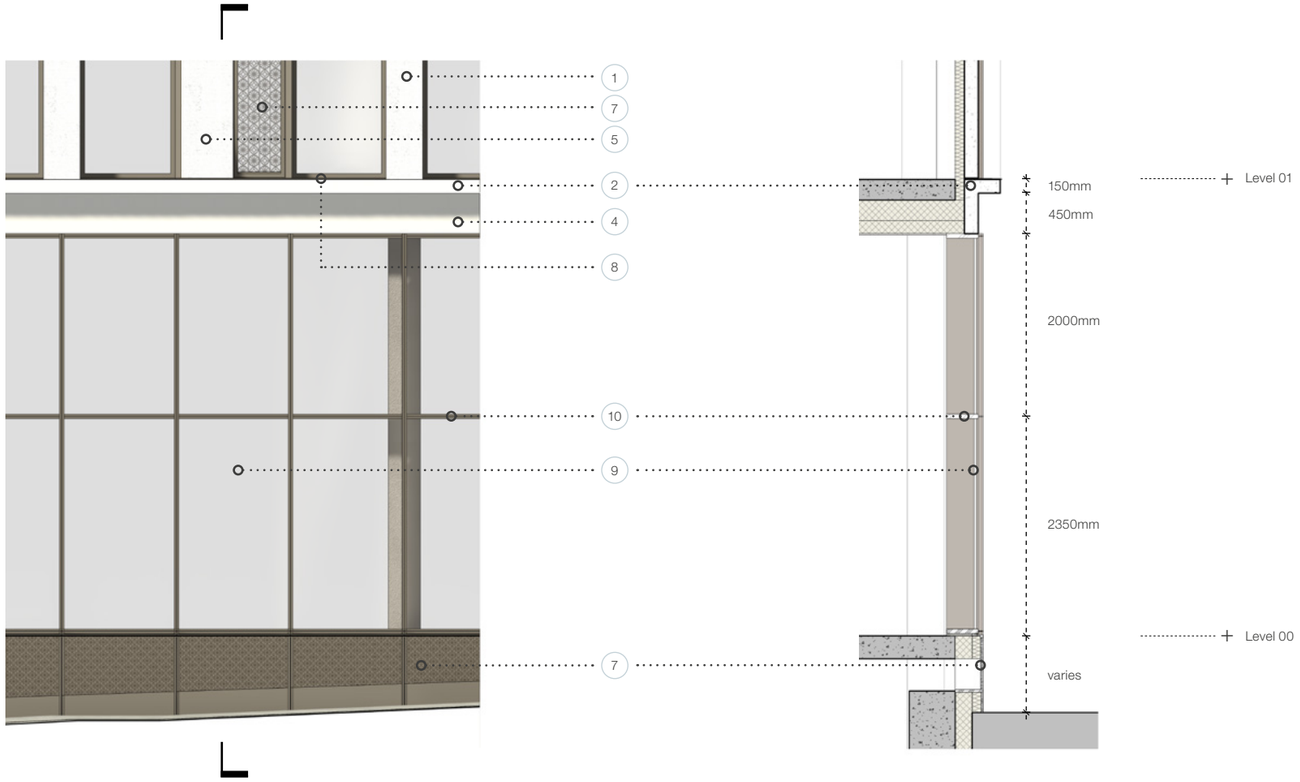
1. Pre-cast concrete pilaster
2. Pre-cast concrete cill/parapet
3. Secondary concrete column
4. Secondary pre-cast reveal
5. Tertiary pre-cast panel
6. Bronze anodised aluminium fin
7. Bronze anodised aluminium perforated purge vent panel
8. Bronze anodised aluminium window cill/capping
9. Window / CW with bronze anodised aluminium framing
10. Bronze anodised aluminium cladding
11. Pre-cast structural column
12. Stone-effect rendered soffit

5.28 Facade Fragment - Typical Ground Floor Bay



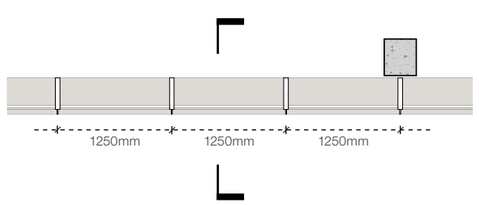
1	Pre-cast concrete pilaster	- 400mm Reveal
2	Pre-cast concrete cill	- 400mm Reveal
3	Secondary concrete column	- 275mm Reveal
4	Secondary pre-cast reveal	- 275mm Reveal
5	Tertiary pre-cast panel	- 150mm Reveal
6	Bronze anodised aluminium fin	- 200mm Reveal
7	Bronze anodised aluminium perforated vent panel	
8	Bronze anodised aluminium window cill/capping	
9	Window / CW with bronze anodised aluminium framing	
10	Bronze anodised aluminium cladding	
11	Pre-cast structural columns	
12	Stone-effect rendered soffit	



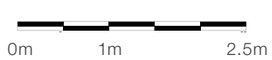


Detail Elevation - Typical Ground Floor Bay

Detail Section - Typical Ground Floor Bay



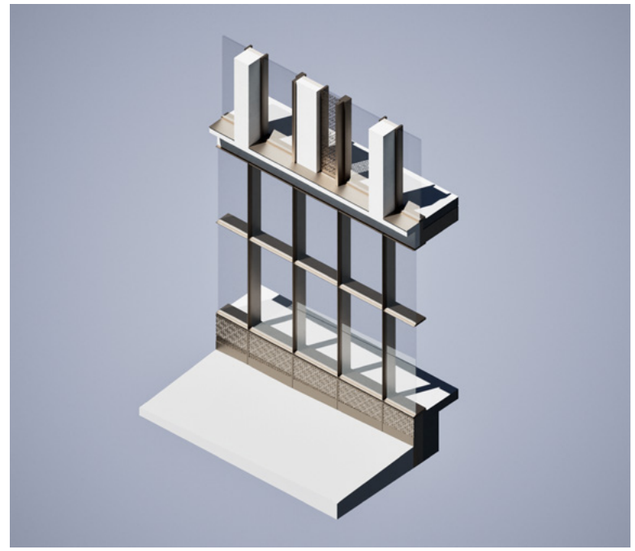
Detail Plan - Typical Curtain Wall



The Proposal

Facade Fragment - Typical Ground Floor Bay : In Detail

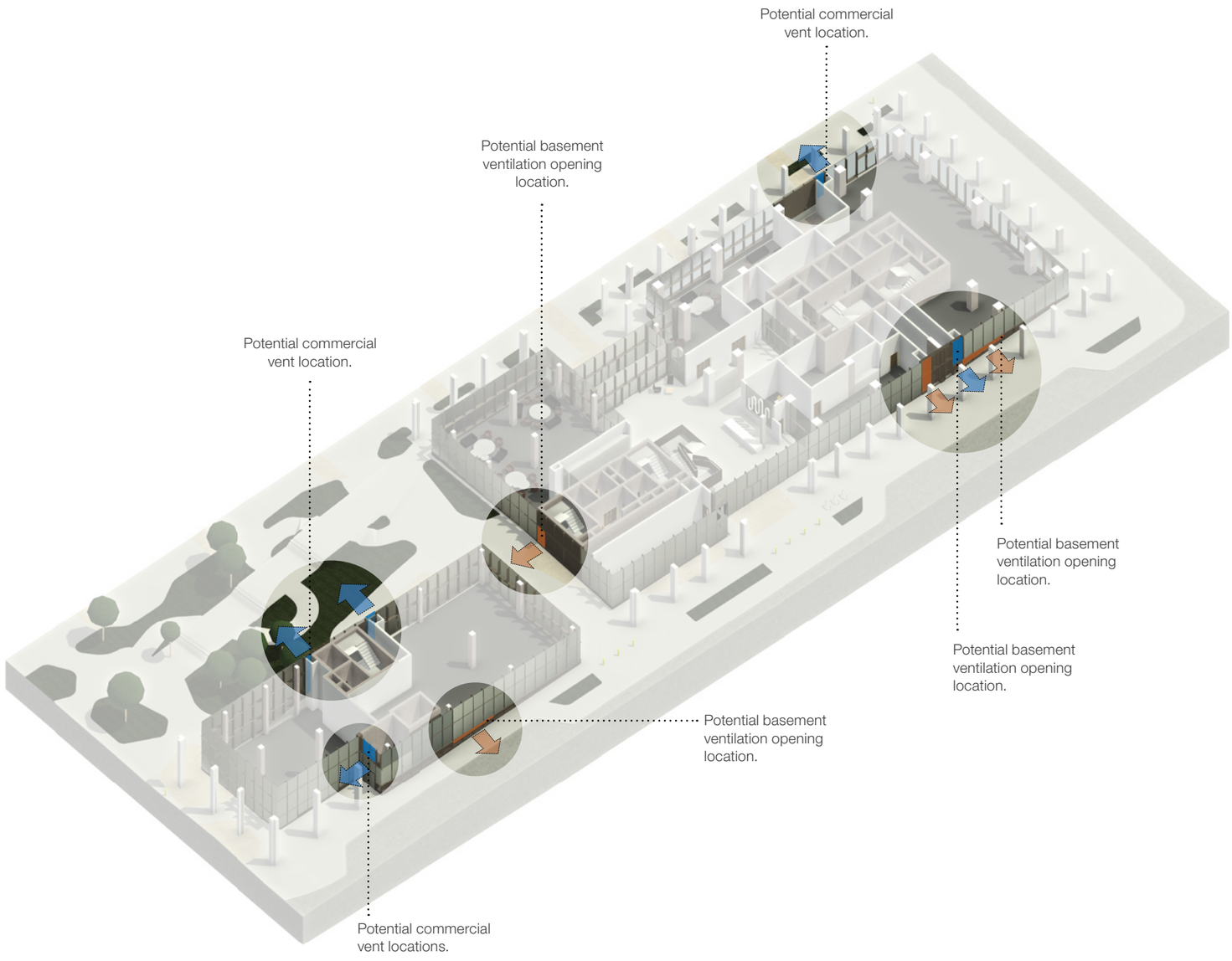
To view full facade fragment drawing details at scale, please see planning submission drawings (--)600 - (--)611 provided by Hodder + Partners.



3D Facade Fragment - Typical Curtain Wall

Key

1. Pre-cast concrete pilaster
2. Pre-cast concrete cill/parapet
3. Secondary concrete column
4. Secondary pre-cast reveal
5. Tertiary pre-cast panel
6. Bronze anodised aluminium fin
7. Bronze anodised aluminium perforated purge vent panel
8. Bronze anodised aluminium window cill/capping
9. Window / CW with bronze anodised aluminium framing
10. Bronze anodised aluminium cladding
11. Pre-cast structural column
12. Stone-effect rendered soffit



1. Ground Floor Axonometric highlighting ventilation opportunities within the facade.

5.29 Maximised Active Frontages

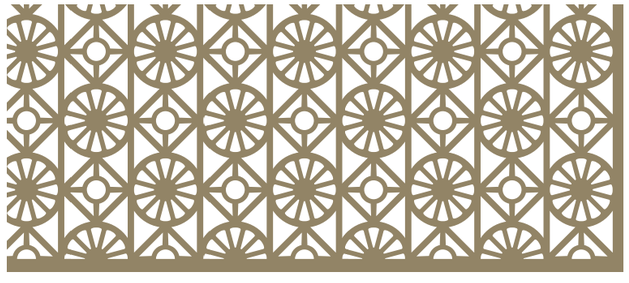
To maximise the active frontages on the ground floor, the design team have employed a ventilation strategy which utilises areas of the facade which are already blanked off. This maximises the amount of glazed curtain wall that can be implemented at ground level, providing a safer, more animated streetscape and public realm. The area of glazed active frontage amounts to approximately **87%** of the total facade area.

To avoid using louvres for the ventilation at ground floor level, the design re-uses the bespoke pattern which was designed for the operable panel guarding on the upper levels. This creates continuity within the scheme, is less visually disruptive to the facade, and masks the areas where ventilation occurs.

The ventilation provision includes basement vents for the PBSA element of the scheme, as well as an assumed worst-case scenario for the flexible commercial units (Use Class E - excluding hot food). Ground floor and Level 1 amenity areas will be vented through the plant rooms on Level 3.

Key

- Commercial Unit Ventilation
- PBSA Basement Ventilation



2. Bespoke Pattern - Adopted for Ventilation Louvres

5.30 Decorative Ventilation Strategy

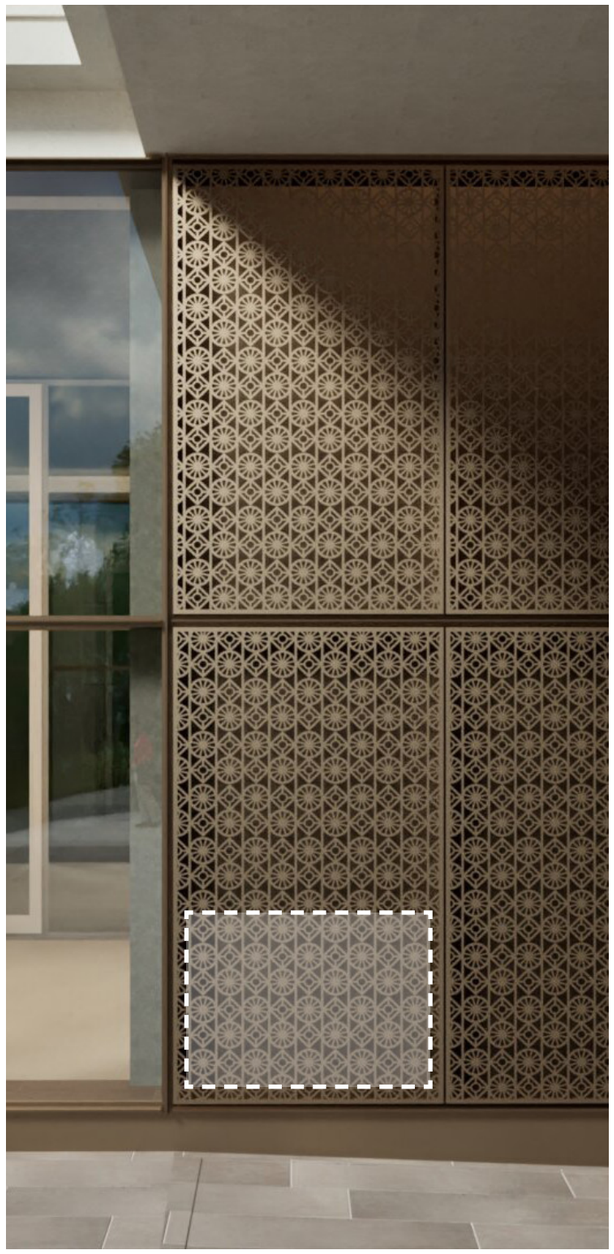
Two examples where the perforated panel has been applied to the ground floor envelope are shown on this page. The areas in white indicate the approximate location where ventilation will occur - masked by the application of the perforated pattern to the surrounding facade.

1. A continuous apron running around the base of the building provides ventilation opportunities where the ground floor sits significantly above the external level.

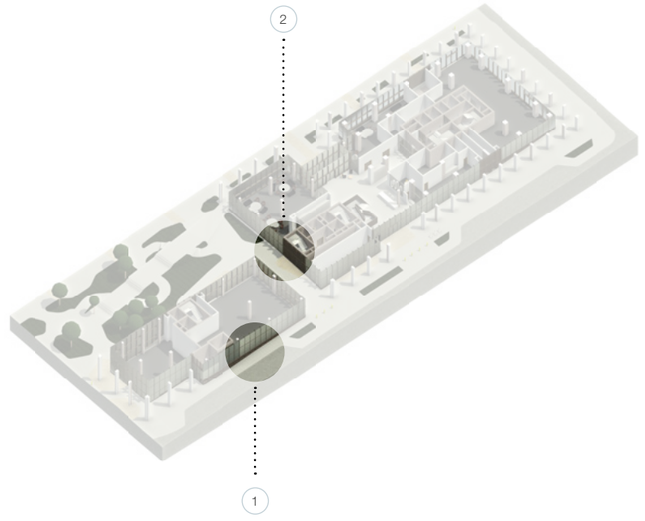
2. Full height panels mask the core behind and provide ventilation opportunities behind the stairwell.



1. Indicative ventilation opportunity within the building apron.



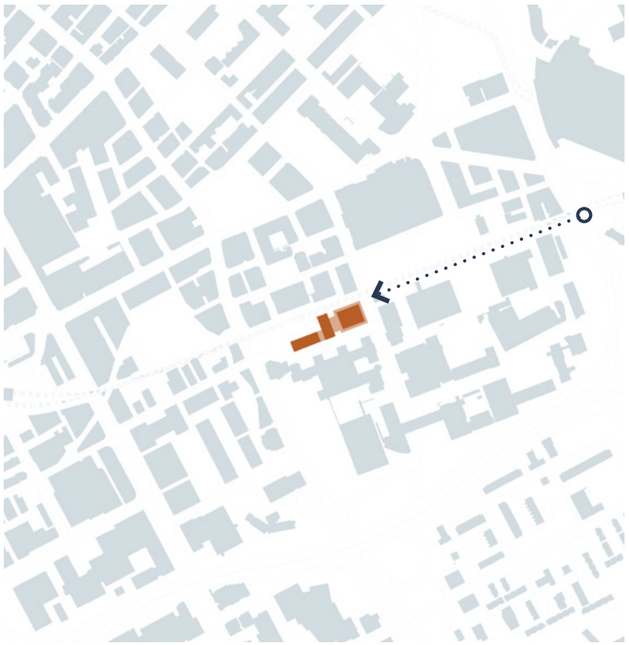
2. Indicative ventilation opportunity underneath the stairwell landing.



3. Axonometric showing locations of indicative, selected ventilation opportunities.

5.31 Key Views





Key Views





Key Views





Key Views





Key Views





Key Views





Key Views





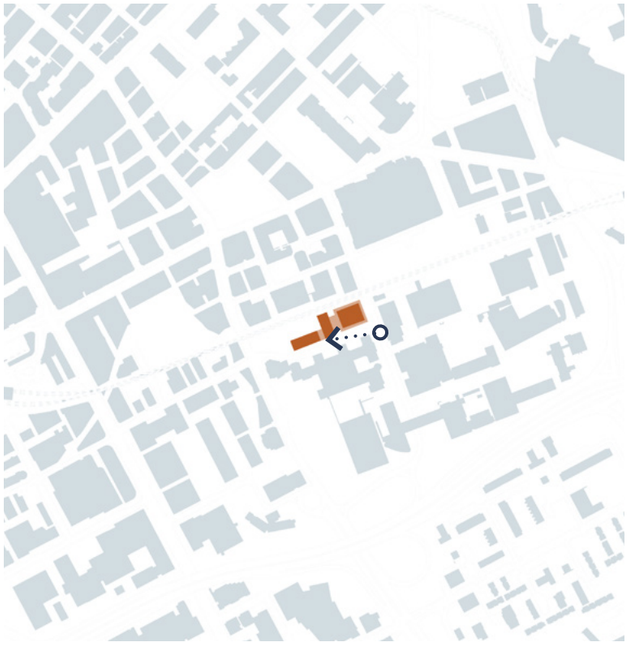
Key Views





Key Views



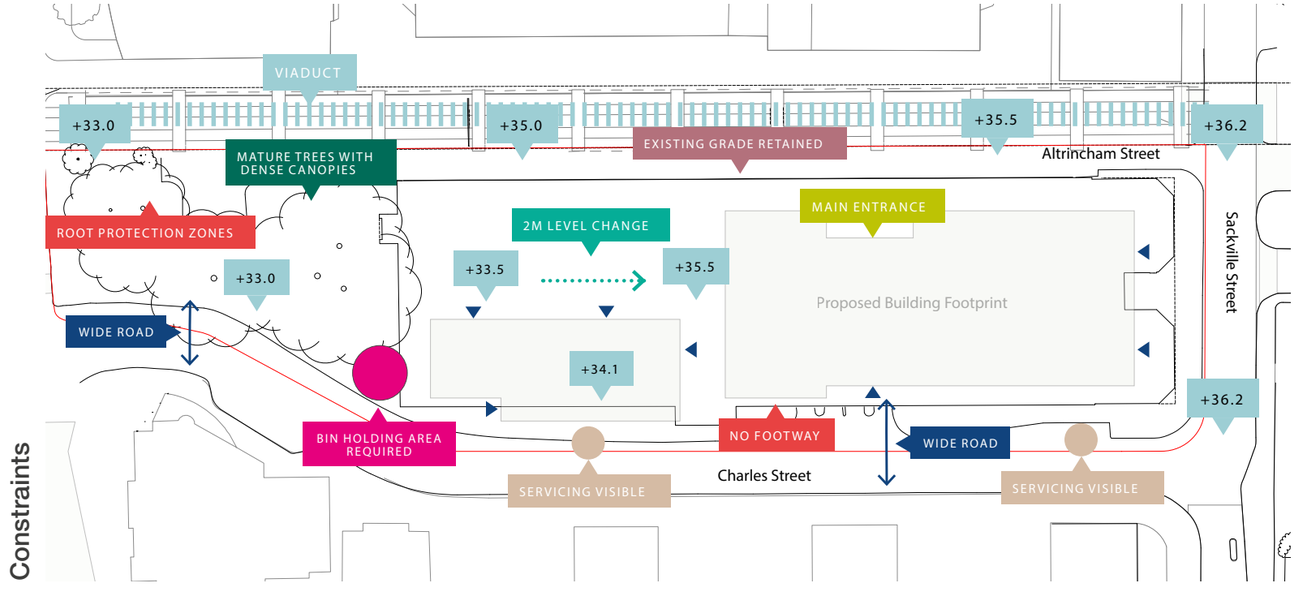


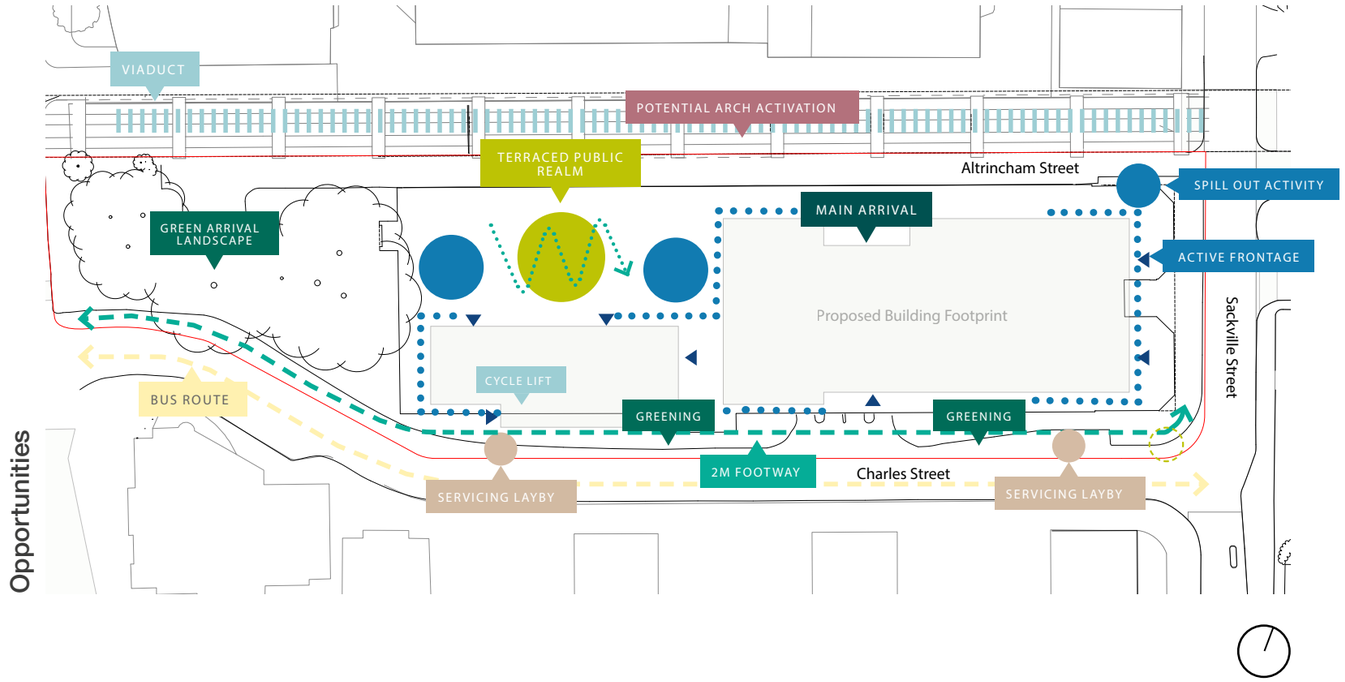
6.0 Landscape Design

6.1 Opportunities & Constraints

Charles Street to the south does not currently have a pavement on the northern side of the street. This needs addressing within the design along with safe stopping places for service vehicles and waste collection. There are mature trees towards Princess Street with Root Protection Zones.

There is a fall of just over three metres between the Northeast of the site and the Southwest corner.





6.2 Sister Masterplan

In its role as the north western gateway into the Sister masterplan area, Plot H presents an opportunity for enhanced public realm and a welcoming external environment. Improved streets and new spaces will deliver on the principles of the SRF. More specifically, Plot H will:

Create a **Living Landscape** in terms of greening, biodiversity and being host to new and established residential communities. Temporary plant nurseries currently demonstrate that this intent is already coming to fruition.

Be designed as **Connected, Open and Accessible** so that people may easily find their way to and through new spaces that are well linked to the long established street network and local amenities.

As on of the **Curated Commons**, new space is developed as a stepping stone as part of a broader network of public assets.

In order to achieve continuity across Sister, the recently consented Plot C is used as a reference point with final detailing refined to ensure robustness and relevance to the specific circumstances of Plot H.

1. The Living Landscape (produced by SLA as part of the SRF)





2. CGI of Altrincham Street, as illustrated by the SRF



3. Photograph of temporary tree nursery - Altrincham Street



4. Nature & Landscape (extract from Sister Masterplan by SLA)

6.3 Design Principles



1. Diagram showcasing the design principles underpinning the Plot H public realm and landscaping strategy

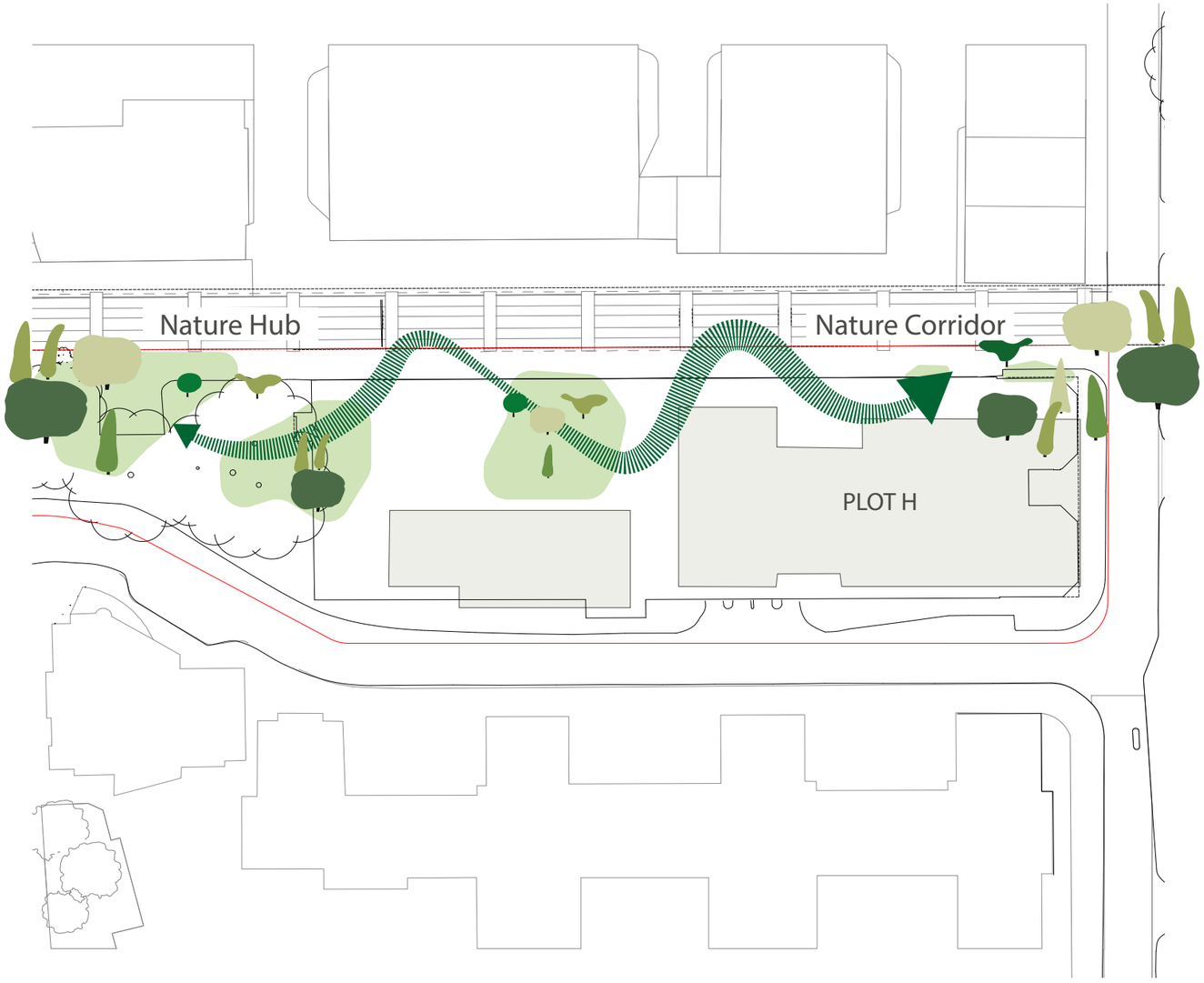
The place-based principles set out in the SRF are considered in the context of site opportunities and constraints to inform a more comprehensive set of objectives for the external works at Plot H. These are illustrated opposite and come together into the design concept.

Design principles are to:

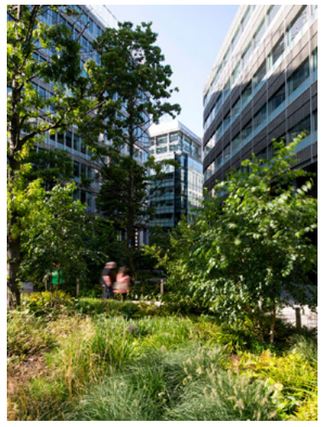
+ Improve Charles Street - By creating space for pedestrians, rationalising vehicle movements and introducing greening.
+ Activate Altrincham Street - Re-establish the route that's currently fenced off and make a strategic link across Sackville Street and beyond
+ Promote Active Travel - Improve the environment and facilities for pedestrians and cyclists.
+ Build High Quality Public Realm - For longevity and aesthetics.
+ Activate Street & Frontages - To make a welcoming place that's safe and easy to navigate.
+ Improve biodiversity - Encourage a connection with nature through greening and creation of new habitats.
+ Add Community Value - By giving people places to spend time and pass through.
+ Establish a Green Gateway - Use existing mature trees as part of a welcoming landmark into Sister from the north west.
+ Support Inclusive Access - By designing level and easily navigable routes.

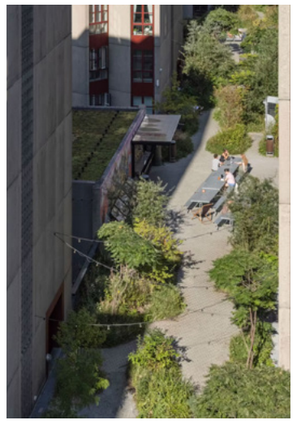
6.4 Nature Links

Developing the SRF concept of a Living Landscape and supporting the strategic aim of enhanced pedestrian routes, the landscape design will support nature and encourage biodiversity. The primary focus will be Altrincham Street where a direct connection can be made across Sackville Street, thus linking Plot H to the wider Sister masterplan area. New planting will complement the existing nature hub of mature trees so as to create a nature corridor with a textural palette that is both aesthetically and ecologically beneficial. Images evidence precedents of where this approach has been successful elsewhere.



1. Site Diagram showing nature links in Plot H

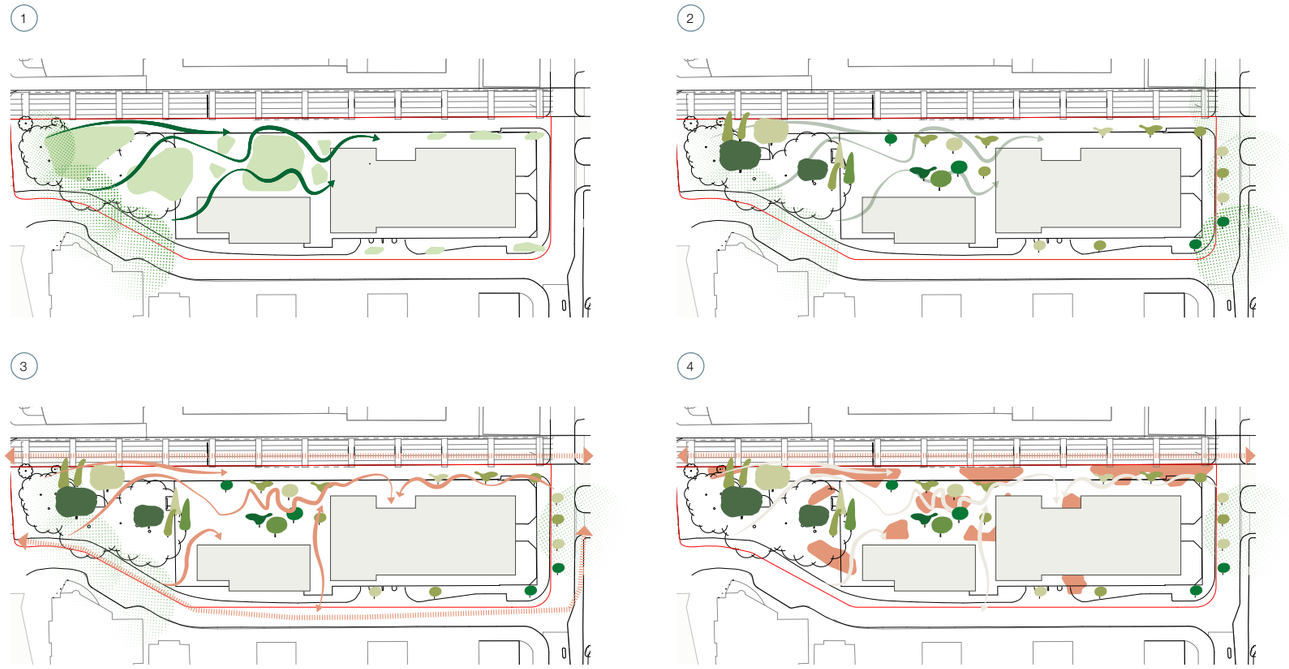


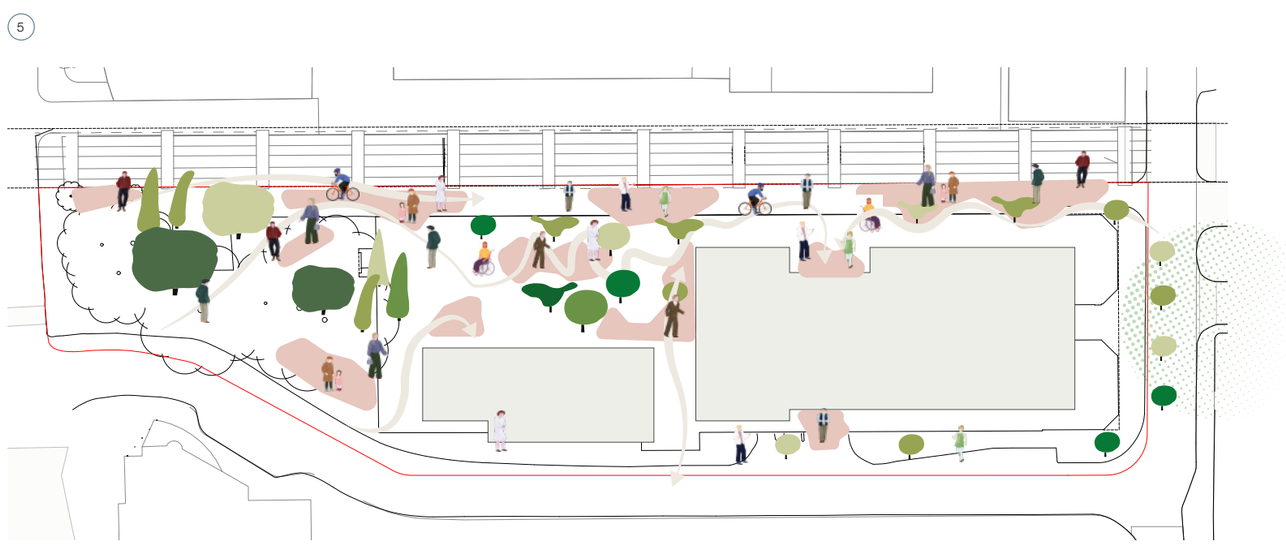


Landscaping precedent of colonnaded walkways.

2. Urban Nature Hub (Hardman Square, Manchester - Layer Studio)
3. Urban Nature Corridor (The Social Spine, Copenhagen - SLA)

6.5 Concept Storyboard





1. Storyboard diagrams showing the spatial arrangement of the landscaping balancing access, activity and nature.

Diagrams on this page demonstrate how constraints are managed and the site is spatially arranged to align with the design principles.

Diagrams 1 and 2 illustrate how retained mature trees to the west are complemented by new green infrastructure to create corridors of vegetation (and habitat) which can then connect to equivalent features at adjoining Sister plots and the street network.

Diagram 3 shows Altrincham Street and Charles Street become key routes that support strategic movement of pedestrians and cyclists. This is supported by a range of secondary routes that allow people to meander through Plot H and take time to dwell if desired.

Diagram 4 highlights how frontages and edges will be animated. This includes the presence of building thresholds, new seating and longer term potential of activated viaduct arches.

Finally, diagram 5 brings all these elements together to create a place for thriving community, people and nature.

1. Plot H = Green gateway into Sister
2. Preserve existing trees & provide new trees
3. Create accessible connections across Sister and Plot H
4. Create an active and place-led Plot H
5. Create a place for thriving community, people and nature

6.6 Landscape General Arrangement Plan



The proposal creates a new public space at the heart of Plot H, connected by a pedestrian friendly network of new and enhanced streets. This provides amenity for new residents, a welcoming threshold to Sister and an animated environment for those who are passing through. Key deliverables are:

Princess Square

A new public space that gives people a chance to step away from the main thoroughfare of Altrincham Street. Terraced soft landscape deals with the site's gradient and offers a level route and seating opportunities. Building entrances are generously presented with clear approaches and ground floor commercial units allowed external spill out space.

Green Gateway

Existing mature trees are retained and complemented by new ground flora that offers visual interest and wildlife habitat. A desire line through trees is formalised with a (no-dig) path and further seating opportunities integrated.

Altrincham Street

The pedestrian corridor will be opened up to support a strategic east/west connection between Princess Street in the west and London Road in the east. A width of 3.7m will allow people to pass freely and provide breathing space for business units if railway arches are developed in the future (by others). The route will be well lit and include low level greening, thus creating a welcoming environment when approaching the new building.

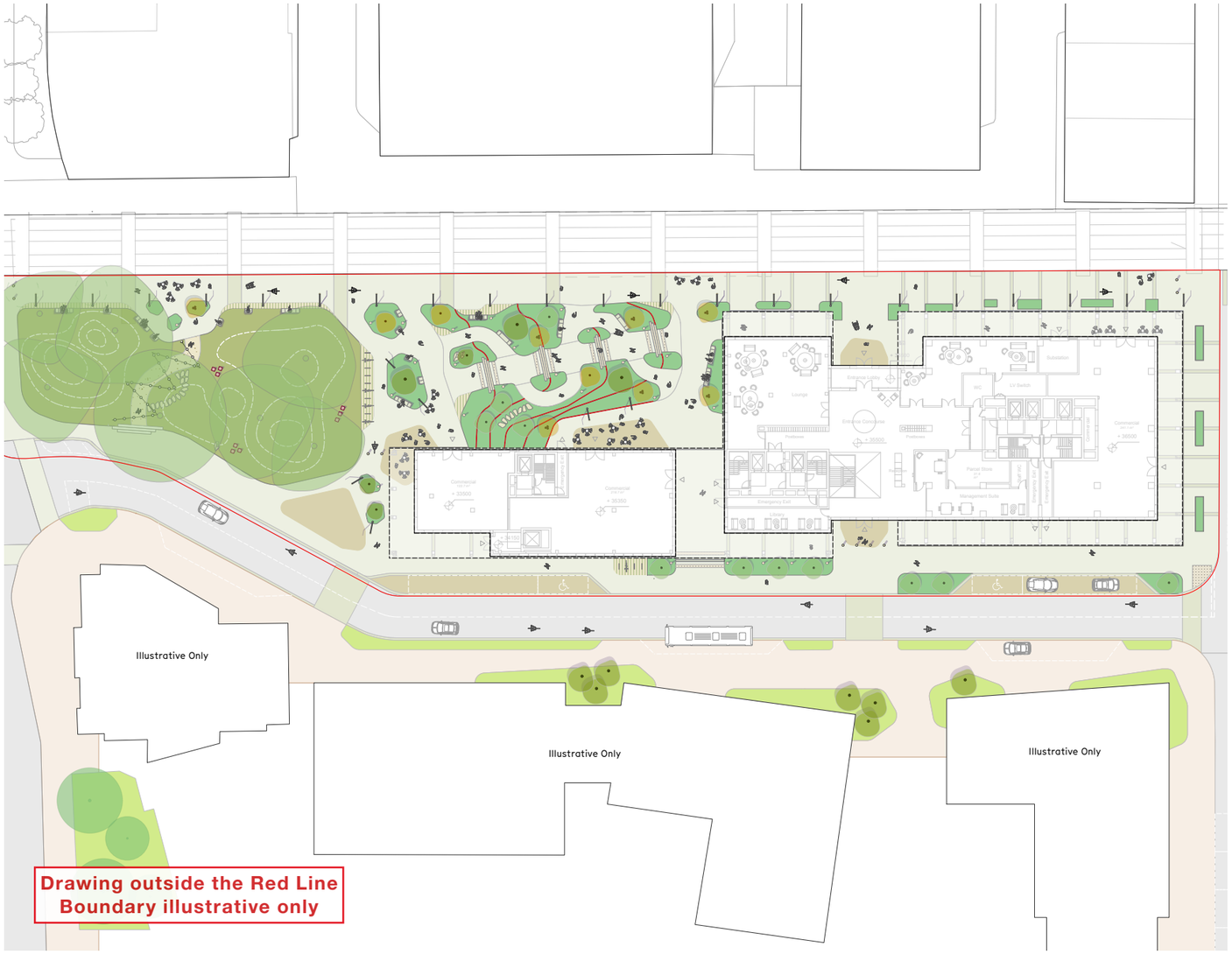
Charles Street

The road kerb will be realigned to create a well defined pedestrian environment and enable the integration of servicing lay-bys for refuse collection, deliveries, accessible parking and student drop off/pick up. This is a significant improvement on the baseline position which does not offer a pavement to the northern side of the street.

Landscape Design

6.7 Landscape Plan with Future Development

This plan illustrates how the Plot H proposal could integrate with future development on the southern side of Charles Street. Interventions outside the application boundary are shown as indicative and illustrative only. They will be implemented by others and so the drawing is used to show how wider connections may be delivered in future.



6.8 Princess Square - For People and Nature

Plot H provides an unmissable opportunity to create an active public realm, putting sustainable public spaces at the heart of the proposals.



1. Sketch isometric view showing design intent for Princess Square



2. Isometric showing meandering accessible route through Princess Square

6.9 Curated Commons

The active frontages from Plot H will allow for social areas and spill out into the generous planting with its playful level changes, all whist prioritising key accessible routes across the site.

Characterful connections through the welcoming and illuminated public realm create a place where people and community will encounter a nature-first landscape, with its ecological abundance and seasonal patterns.



1. CGI view overlooking Princess Square



2. CGI birds-eye view showing meandering accessible route through Princess Sq

6.10 A Living Landscape

The naturalistic planting and engaging spaces between them offer places for retreat, intrigue, and play. Natural boulders, stepping stones, meandering paths mean play is not confined to a ‘play area’, it’s natural and everywhere.

The large glass elevations from the building allow nature to be a part of the everyday, whether sitting from within the comfort of the building or when immersed outside.

In summary, the work to protect the existing green gateway, enhance the new public realm, and connections along Altrincham street and Charles street, will mean a once forgotten and underutilised area of Manchester city centre will become accessible, interesting, and active - a revitalised living landscape.



1. CGI showing interaction between glazed facade and the living landscape



2. CGI birds-eye view showing meandering accessible route through Princess Sq

6.11 Landscape Sections

1 The Green Gateway

Protecting green assets – mature trees fronting Princess Street will be retained and incorporated into a new green gateway into Sister. Additional lighting will be added, along with some natural play, meandering gravel pathways, and seating. Works here will be inline with protecting the root-zone of the existing trees.

2 Awakening Altrincham Street

Feature lighting and pockets of planting line the whole of Altrincham Street, meaning an inviting connection for people and nature in the city.



1 Landscape Section AA

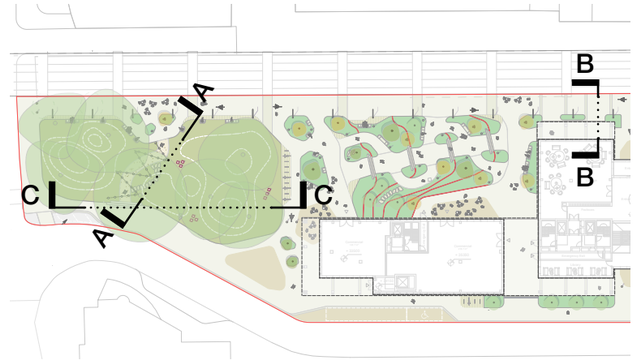


2 Landscape Section BB



1 Landscape Section CC

Key Plan



Landscape Design

Landscape Sections



3 Landscape Section DD



4 Landscape Section EE



4 Landscape Section FF

3 Future Proofing Public Realm

Proposals support potential future activation of railway arches along Altrincham Street, envisaged in the Strategic Regeneration Framework as potential spaces for commercial and community uses.

4 Princess Square Terraces

The terraces provide opportunity for visual interest, successive layering of naturalistic planting, and crucially manage the level change across the site.

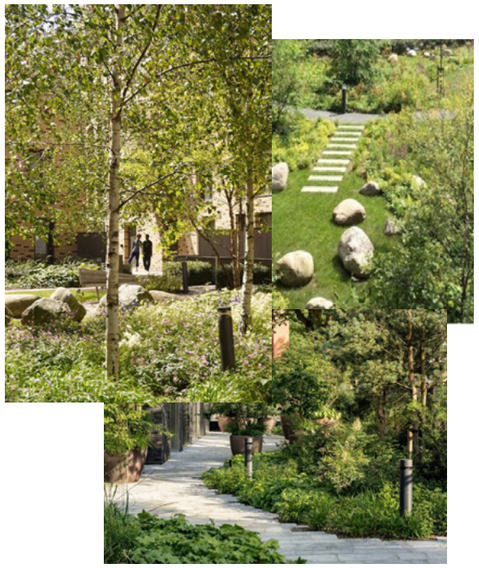
Key Plan

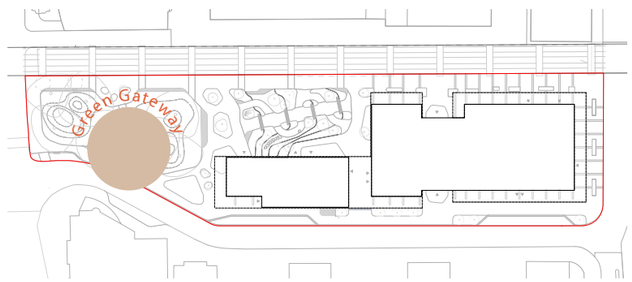


6.12 Character Areas

Green Gateway

The retained mature trees bring real ecological value to the site's regeneration. Alongside opening-up Altrincham Street, informal pathways will meander through the Green Gateway.

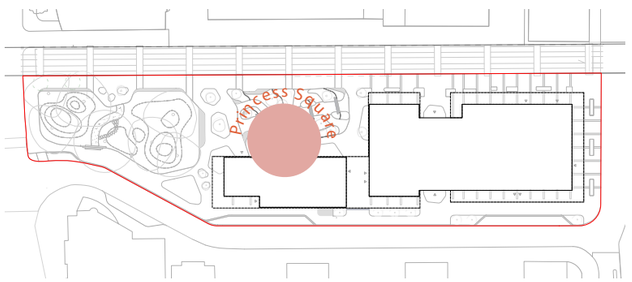




Princess Square

New trees and planting will strengthen biodiversity and create opportunity for people to connect with nature and contribute to Sister's wider natural realm. Pockets of spaces and seating will provide places for activity and rest-bite. Active frontages look out onto a green and inviting landscape.

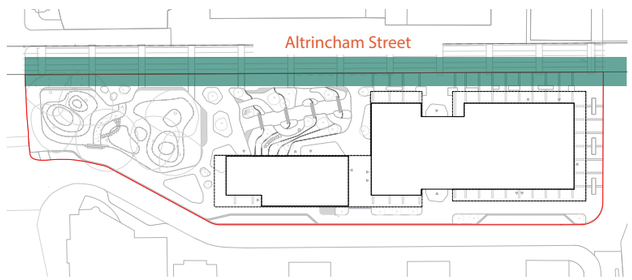




Altrincham Street

Establishes a principal pedestrian route through Sister, with improved surfaces, soft landscape, and lighting linking directly east–west between Piccadilly Station and the Oxford Road Corridor.





6.13 Materiality

Green Gateway

Mature trees fronting Princess Street will be retained and incorporated into a new green gateway into Sister. The Green Gateway is characterised by natural elements, boulders, and stepping stones.



Princess Square

This palette ties together both Altrincham Street and Princess Square. The materials reflect both the heritage viaduct and new buildings, whilst the planting blends into the Green Gateway with more intensity the closer it gets.



Altrincham Street

The material palette reflects the heritage of the viaduct with cobble paving juxtaposing larger format paving. Colours are influenced by the Plot H building and planting is shade-tolerant, evergreen, and lush.





1. Photo looking east towards Plot H from Charles Street



2. Photo showing exposed root zones from Charles Street



3. Photo looking north towards existing mature trees from Charles Street



4. Photo looking east towards Plot H from Charles Street



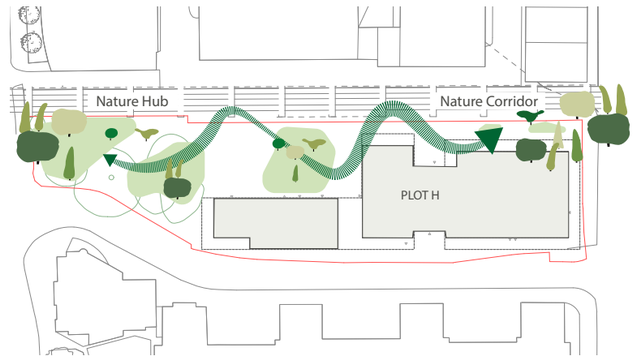
5. Photo of green spaces in Sister to be used as precedent

6.14 Existing Mature Trees

Existing mature trees will be retained and become an integral part of the soft landscape strategy for Plot H, which seeks to enhance greening, create character and increase biodiversity. Trees are in good health but will undergo work to their canopies to promote longevity, let in light and support sight lines for pedestrians. Root zones will be protected by the planting of new ground flora, implemented by a methodology agreed with the local authority.

Key

1. Existing Canopy is Dense and Mature
2. Root Zones are exposed and braided and will be remediated with topsoil
3. Tree canopies will be lifted and thinned
4. Any trees which are removed will be replaced at an approximate 6.75:1 ratio
5. Example of new tree growth on an adjacent Sister Plot



6. Diagrammatic plan showing Nature Link throughout Plot H

6.15 Taking Care of and Enhancing Nature

The landscaping proposals seek to improve the condition & access to 800m² of existing green space on the site.

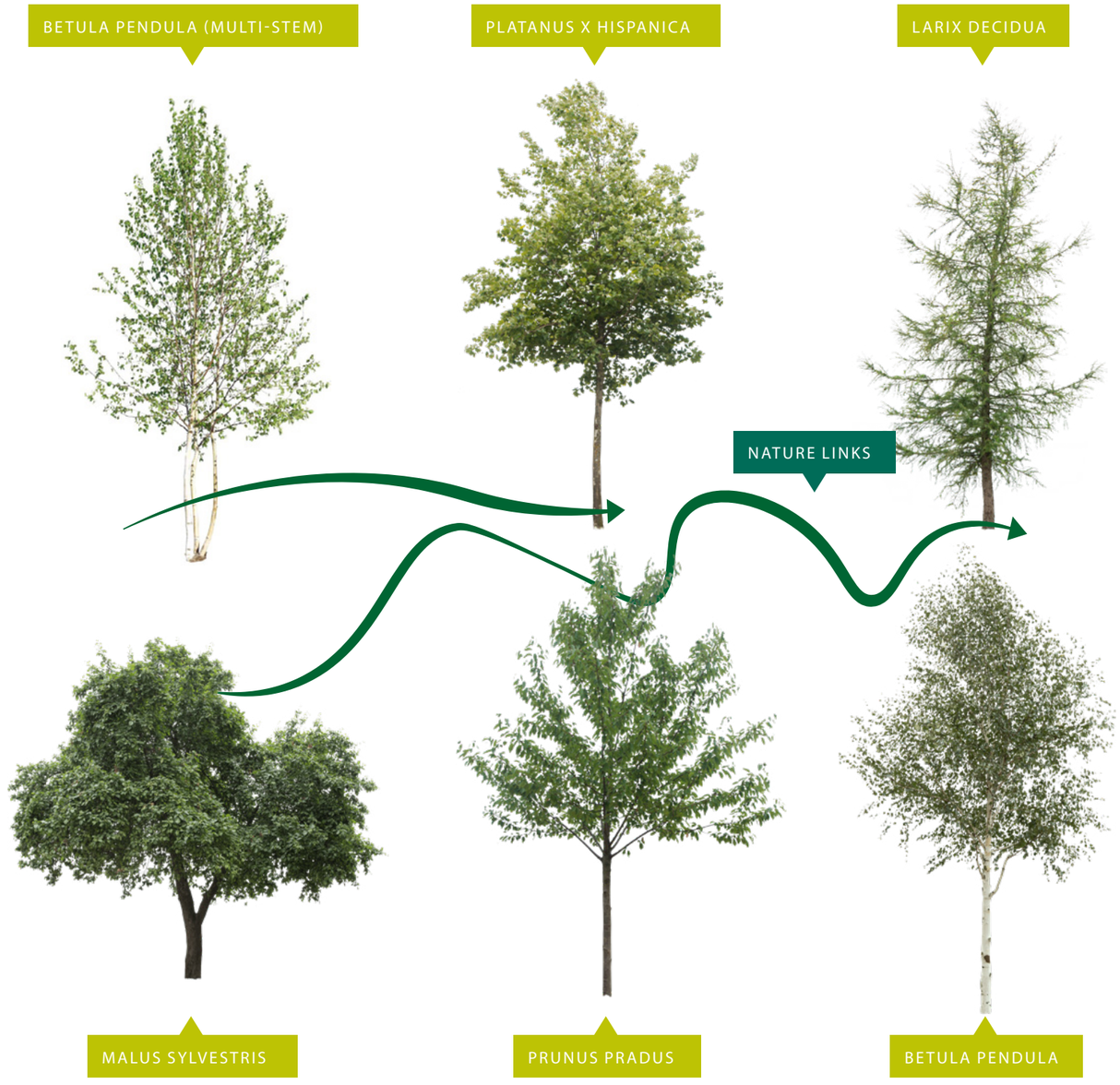
This has been achieved by retaining seven mature trees, replacing any removed trees at an approximate ratio of 6.75:1, and adding over 500m² of new diverse green space creating a rich, dynamic area of public realm.





1. Site Plan showing the location of existing and proposed trees across the landscape





1. Diagram showing that a mixed tree palette of native and naturalised trees adhere to ‘right tree, right place’ principle.

6.16 Planting Palette - Trees

Supporting Native Wildlife

Trees form the foundation of local ecosystems, providing food (leaves, nectar, berries, nuts) and shelter for far more UK-native insects, birds, and mammals.

Climate Change Mitigation

Trees act as carbon sinks, absorbing carbon dioxide from the atmosphere to combat climate change. They also help cool cities by providing shade and releasing water vapour through transpiration, mitigating the “urban heat island” effect.

Air and Water Quality

They are natural filters, intercepting airborne pollutants (like nitrogen dioxide and particulate matter) on their leaves, leading to cleaner city air. Their root systems help absorb rainwater, reducing surface run-off and flood risk.

6.17 Planting Palette - Plants

The planting mix is designed to sit seamlessly within the wider Sister masterplan. With a high native percentage mix, this naturalistic palette embraces a wild aesthetic whilst boosting ecological benefit. It is presented as an example rather than a definitive list.





Grasses - Mix 1 - Open		
Abbrev.	Botanical Name	Common Name
C rem	Carex remota	Remote Sedge
M c	Molinia caerulea	Purple Moor Grass
D ces	Deschampsia cespitosa	Tufted hair Grass

Grasses - Mix 2 - Shade		
Abbrev.	Botanical Name	Common Name
C rem	Carex remota	Remote Sedge
D ces	Deschampsia cespitosa	Tufted hair Grass
M ef 'A'	Milium effusum 'Aureum'	Wood Millet 'Aureum'
M u f.a	Melica unifolra f.albida	Wood melick

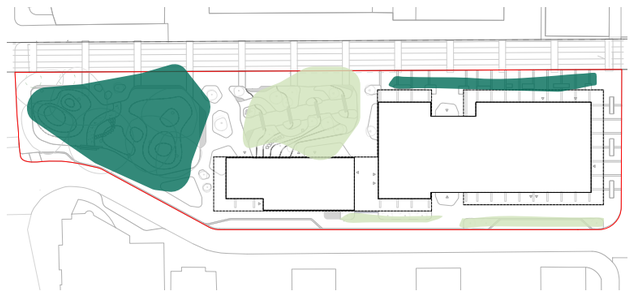
Ferns		
Abbrev.	Botanical Name	Common Name
A s	Asplenium scholopendrium	Harts Tounge Fern
P set	Polystichum setiferum	Soft Shield Fern
P acu	Polystitchum aculeatum	Hard Sheild Fern
P vul	Polypody vulgare	Common polypody

Bulbs		
Abbrev.	Botanical Name	Common Name
A nem	Anemone nemorosa	Windflower
G niv	Galanthus nivalis	Snowdrop
H ns	Hyacinthoides non-scripta	Bluebell

Herbaceous - Mix 1 - Open		
Abbrev.	Botanical Name	Common Name
A mil	Aster macrophyllum	Big Leaved Aster
A eup	Agrimonia eupatoria	Agrimony
A mil	Achillea millefolium	Yarrow
A vul	Aquilegea vulgaris	Columbine
B o 'H'	Bentonica officinalis 'Hummelo'	Betony 'Hummelo'
C n	Centaurea nigra	Common Knapweed
D car	Daucus carota	Wild carrot
L v	Leucanthemum vulgare	Ox-eye daisy
P vul	Primula vulgaris	Primrose
S o 'RR'	Sanguisorba officinalis 'Ruby Red'	Great Burnet 'Ruby Red'

Herbaceous - Mix 2 Shade		
Abbrev.	Botanical Name	Common Name
A sy	Anthriscus sylvestris	Cow parsley
A vul	Aqulegea vulgaris	Columbine
E amy	Euphorbia amygdalodies	Wood Spurge
G s 'M'	Geranium sylvaticum 'Mayflower'	Wood Cranes Bill 'Mayflower'
H foe	Hellebourus foetidissma	Stinking Hellebore
I foe	Iris foetidissima	Stinking Iris
L g 'H P'	Lamium galeobdolon 'Hermann's Pride'	Yellow archangel 'Herman's Pride'
P vul	Primula vulgaris	Primrose
S dio	Silene dioica	Red Campion
S hol	Stellaria holstea	Greater Stichwort

Key Plan



7.0 Strategies

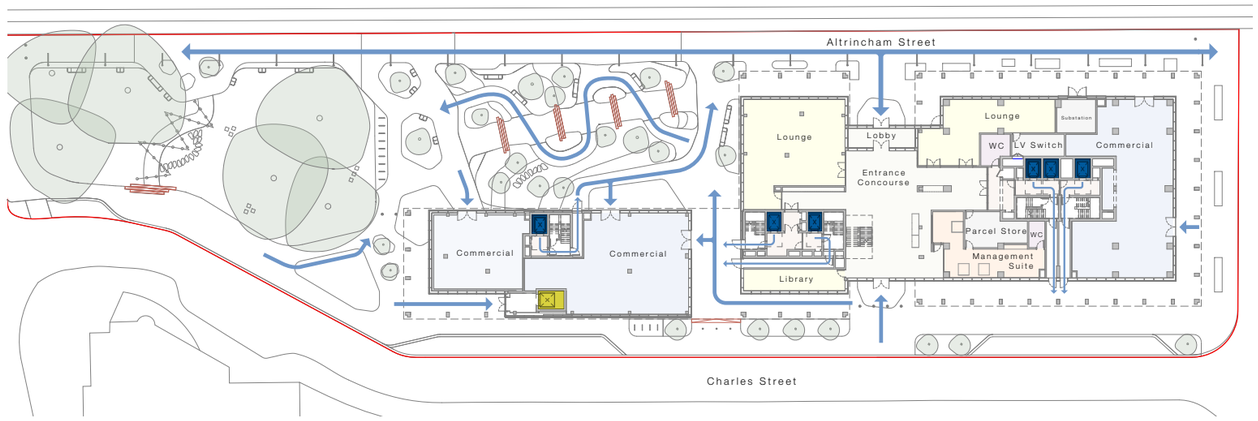
7.1 Inclusive Access

The development has been designed with equal access and inclusivity at the heart of the proposals. An inclusive environment will be provided by ensuring the following:

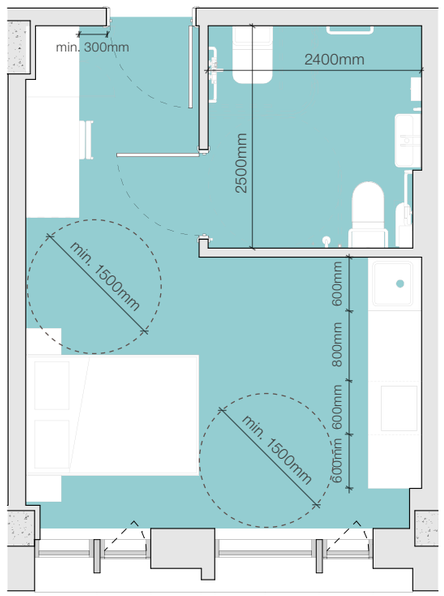
+ Disabled users will use the same entrances as other users of the building.
+ Level access is provided to all external and internal doors
+ Communal corridor widths are designed to 1350mm wide to allow for passing. Whilst the cores and junctions provide extended spaces for stopping, passing, and turning
+ Level changes across the entirety of the site and public realm can be navigated by integrated ramps
+ All levels will be served by fully accessible lifts meaning apartments and amenity areas will be universally accessible without supervision or assistance. All lifts have a minimum of 1500mm in-front for wheelchair turning.
+ All lifts within the cores are designed to be evacuation lift
+ All bedrooms have been designed to meet Approved Document M (Vol 2) - 18 studios are designed to 'wheelchair-accessible bedrooms' requirements.
+ 6 accessible cycle storage spaces will be provided as part of a total of 64 secure spaces, a provision of 9%.

Key

- Service lift access
- Lift access
- Level access route



1. Site Plan showing accessible routes through the public realm

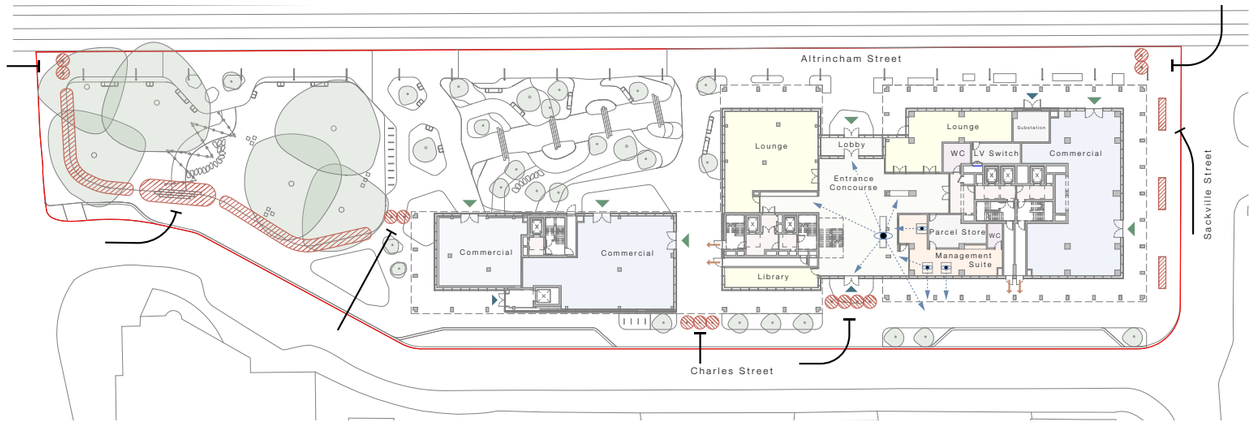


2. Diagram showing key dimensions for Accessible Studio

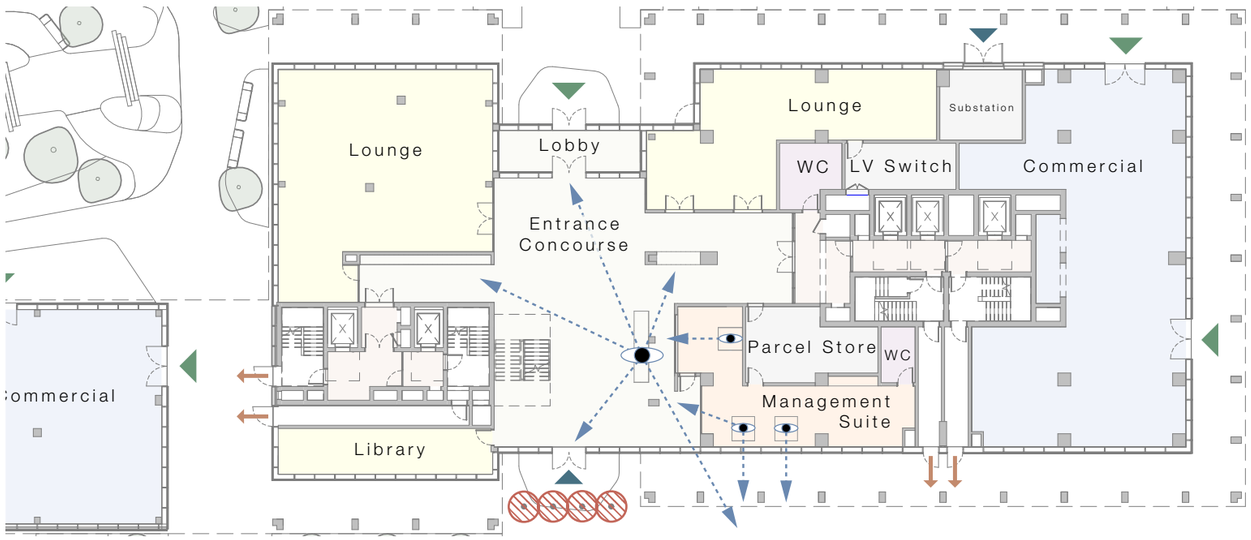


3. Accessible ramp integrated into the public realm

7.2 Security



1. Site Plan showing counter-terrorism measures implemented across the public realm



2.Entrance plan showing spatial arrangement to allow maximum views for management

User safety and security is integral to the design proposals and has been carefully considered throughout the design evolution. A briefing was held with the Greater Manchester Police (GMP) to seek their guidance and feedback on the proposals. Following this meeting, the safety features outline below have been factored into the design:

+ 24/7 on-site security/management to the PBSA areas of the scheme.

+ Access controlled entrance doors and double-skinned entrance lobby help to prevent tailgating.

+ Colonnaded walkways will be well-lit, with maximised glazing on the ground-floor façades to reduce blind spots in covered areas.

+ CCTV employed across the site.

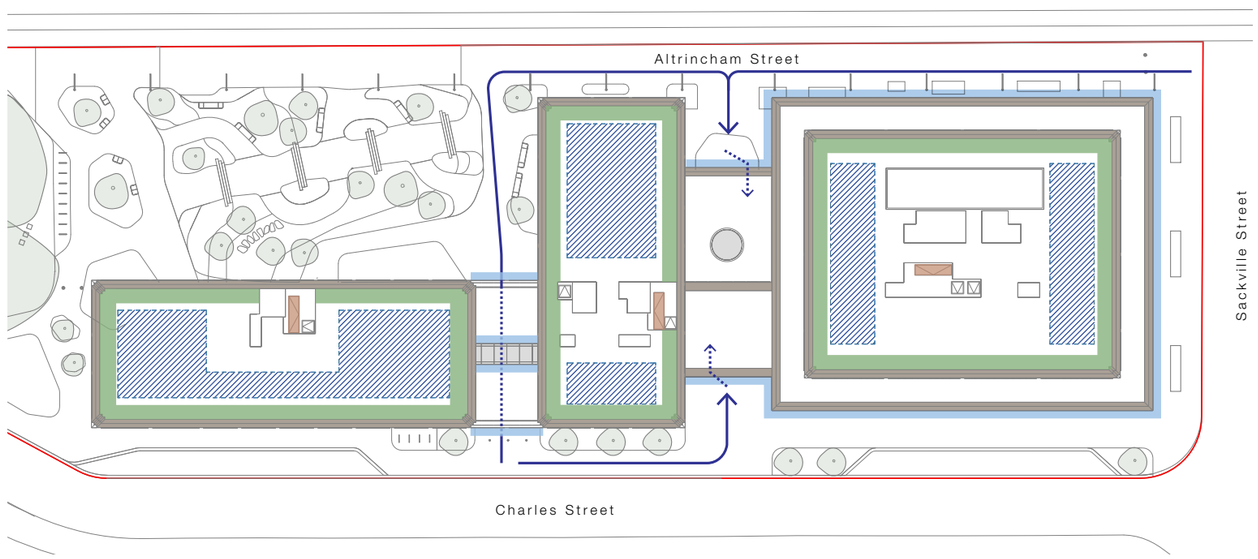
+ External planters, landscape features, and strategically placed bollards will function as anti-terror measures to protect pedestrian routes into the public realm.

+ Well-lit, overlooked public spaces

For additional information, please refer to the Crime Impact Assessment within the supporting documentation.

Key

- Counter-terrorism feature
- Emergency Exit
- Primary Entrance Access
- Management Viewpoints
- Servicing Access



1. Roof Plan showing roof access points and various cleaning/maintenance strategies for areas of the building.

Strategies

7.3 Access & Maintenance

The access and maintenance strategy for the building has been considered with input from CDM and landscaping consultants. The preliminary strategy is outlined below:

+ Facade maintenance and cleaning is to be undertaken via a roof mounted davit arm system with man-safe equipment employed where necessary.

+ Pole wash will be used for lower levels, podium, and areas within suitable reach.

+ Lower levels of roof to be accessed using movable scaffold platform or mobile elevating work platform (MEWP). Suitable areas of hardstanding are located around the building to allow for MEWP access where required.

+ Glass to be internally beaded to allow for ease of repair and replacement.

+ Access to roofs will be required for maintenance of rooftop plant and abseil access. This will be via maintenance stairs and roof access hatches. Parapet heights on the main roofs exceed 1.1m. Man-safe systems will be implemented where this is not the case and deemed necessary for operator safety.

+ Plant to be located within the basement and at dedicated level three zone. Generator and other heavy plant equipment is to be disassembled in parts to be replaced or repaired. Areas of plant is to be accessed only by maintenance staff.

+ Windows will be internally beaded to allow for internal replacement with circulation via the main lifts & staircases.

Key

- Davit Arm clearance zone
- PV Array
- Pole wash zone
- Route for MEWP access
- Roof Access hatch



Soft
Landscaping

Trees

Hard
Landscaping

Strategies

Access & Maintenance - Landscaping

The applicant will be responsible for the maintenance of all hard and soft landscape within the public realm. All elements shall be maintained in a healthy, safe, clean, and visually acceptable condition, in accordance with best horticultural practice. Operations shall be carried out with due regard to public safety, ensuring that pedestrian access is maintained at all times and that all works comply with current health and safety legislation.

A detailed schedule of operations will be agreed with the council but will include:

Soft Landscape Areas

+ Regular watering to ensure healthy establishment
+ Weed control to planting beds, paved areas, and tree pits
+ Pruning of shrubs and trees to maintain form, health, and safety
+ Mulch top-up where required
+ Replacement of failed or damaged plants within the defects period
+ Litter removal and general housekeeping

Trees

+ Inspection of tree stakes, ties, and guards and adjustment or replacement as required
+ Formative pruning in accordance with BS:3998
+ Replacement of any trees that fail during the defects period

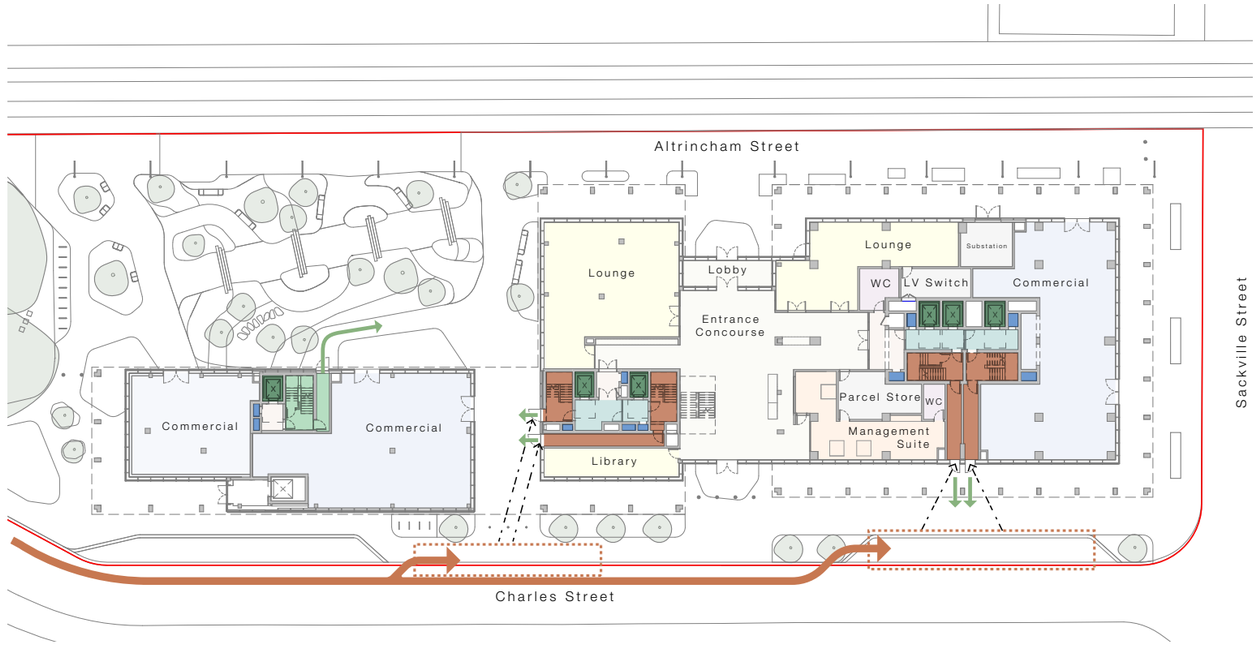
Hard Landscape and Public Realm Features

+ Cleaning of paved surfaces, street furniture, and planters
+ Removal of weeds, moss, and detritus from joints and surfaces
+ Inspection and reporting of damage to paving, kerbs, and furniture
+ Graffiti removal where applicable

7.4 Fire Strategy

Fire safety for all users has been designed into the scheme to ensure regulatory compliance. Early collaboration with Ashton Fire Engineers has been undertaken to ensure the scheme meeting the necessary requirements. For further detailed information, please refer to the fire statement and outline fire strategy supporting documentation prepared by Ashton Fire. The following elements have been incorporated into the proposal:

+ Final escapes at ground level located on Charles Street within 18m of the fire service tender point.
+ 4 firefighting shafts (2 in the lower blocks and 2 in the main tower) with dual-purpose firefighting/evacuation lifts. 1 additional escape shaft with evacuation lift and protected stair is located in the lower block.
+ Firefighting & protected stairs containing wet/dry risers and protected evacuation lifts and lift lobbies constructed to 120 minutes fire protection.
+ Staircases and lift lobbies arranged to discharge directly to outside at ground level.
+ Mechanical ventilation to areas of common corridor provided through smoke shafts.
+ Separate ventilation system provided to commercial units and amenity areas.

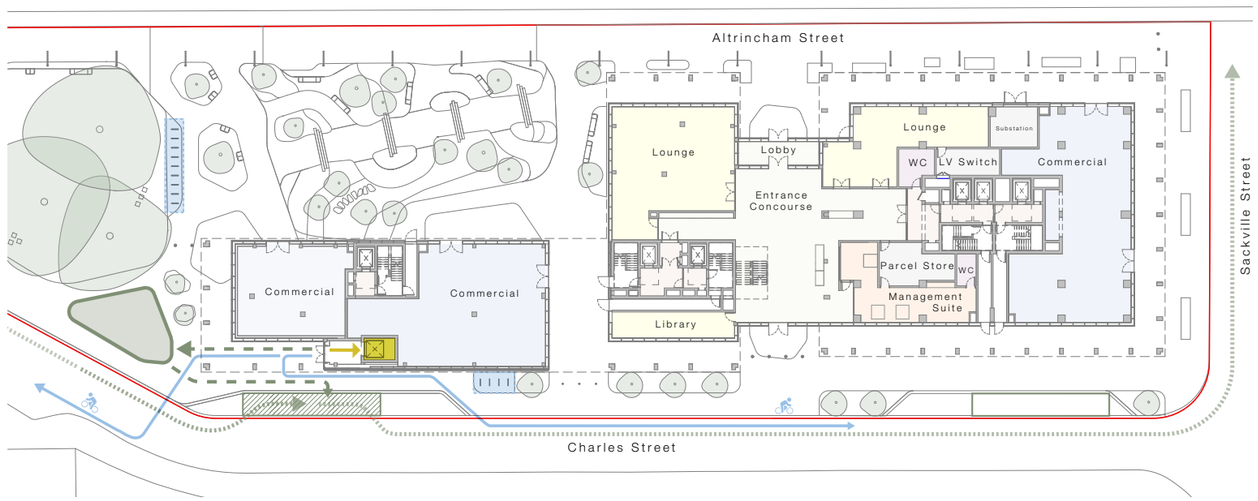


1. Site Plan showing fire service access points and emergency escape routes throughout the building

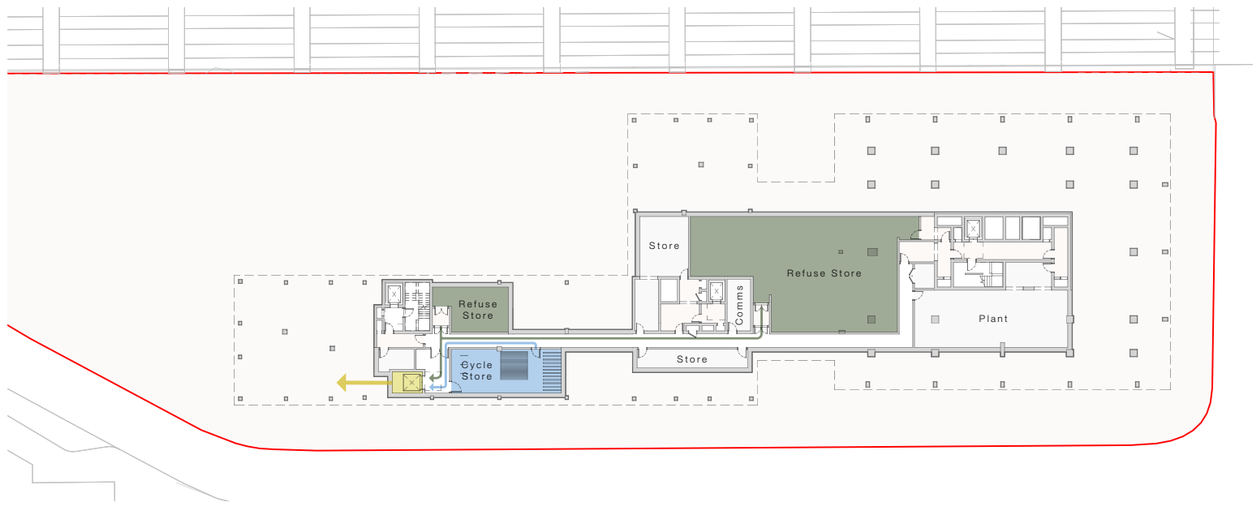
Key

- Fire fighting/evacuation lift
- Fire service tender point
- Smoke shaft
- Fire service access route
- Protected stair
- Vented lift lobby
- Final exit route
- Fire fighting stair

7.5 Servicing & Cycle Storage



1. Site Plan highlighting key servicing points and routes



2. Basement Plan highlighting key servicing routes through the building

In keeping with the wider regeneration framework's aspirations, Altrincham Street is proposed to become a pedestrianised thoroughfare. The building will be serviced via Charles Street where designated loading bays for service vehicles are proposed. Retractable bollards are intended at each end of Altrincham Street to allow vehicles to access where required.

Two refuse stores are housed in the basement of the building to serve the PBSA. Residents will access the basement via lifts in each of the three cores. The allocation of bins and size of refuse stores has been designed in accordance with "GD 04 Waste Storage and Collection Guidance for New Developments Version 7.00" by MCC.

Refuse collection is intended to be managed via local authority. On collection days, management staff will transport bins to the dedicated holding area on Charles Street via the bin/cycle lift located near the servicing bay. Waste from the commercial units will be held within the units with future tenants responsible for waste collection and management.

Secure cycle provision for students is held within the basement, with Sheffield stands also located within the public realm. A total of 64 spaces, including 6 accessible are located in the basement and accessed from the street via the cycle/service lift.

Cycle provision has been discussed with MCC, Deloitte and Civic to propose a suitable quantum for a city-centre PBSA development. Please refer to the transport statement and supporting documentation supplementing this application for further information.

Key

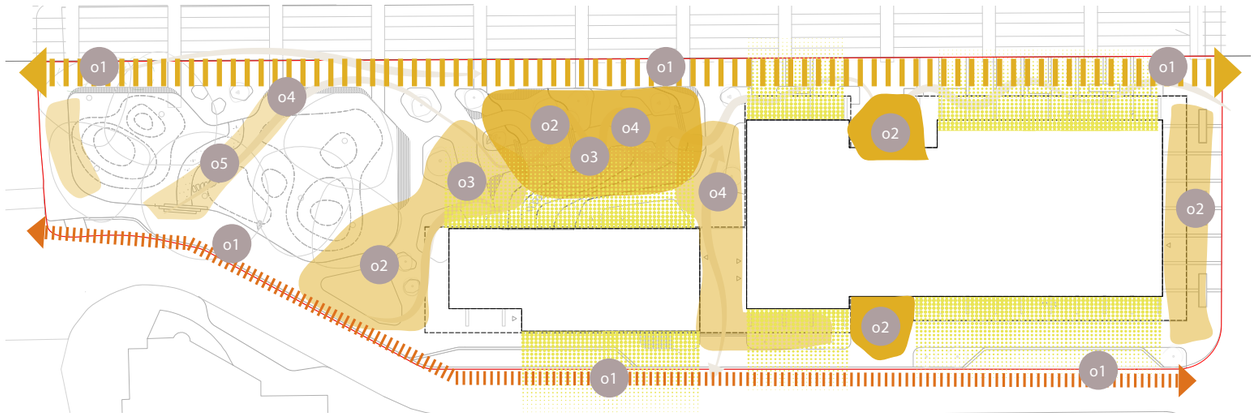
- Refuse store
- Cycle store
- Cycle/Service lift
- External refuse holding area
- Refuse servicing routes
- Cycle parking routes
- Outdoor cycle stands
- Refuse lay-by
- Drop off lay-by

7.6 External Lighting Strategy

The external lighting strategy aims to provide safe, accessible, and welcoming spaces and movement patterns. It also is designed to be precise, allowing natural spaces respite from the brightest lights and careful use of a lighting hierarchy to guide people to key spaces within and across the Plot.

The ambition is for ‘a family of lighting fixtures with a shared look and feel will enhance that feeling of Sister identity across the area’. Plot H will match this unified lighting finish to create an overall coherence and shared identity.

1. Site Plan showing areas of external lighting across the site



Key

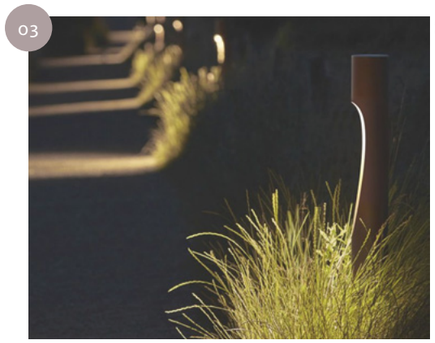
- Primary Pedestrian Route
- Pedestrian & Cycle Route
- Main Entrance / Space
- Secondary Entrance / Space
- Building / Colonnade Lighting



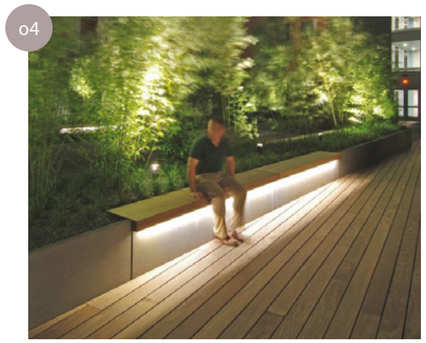
Large Feature Column



Medium Feature Column



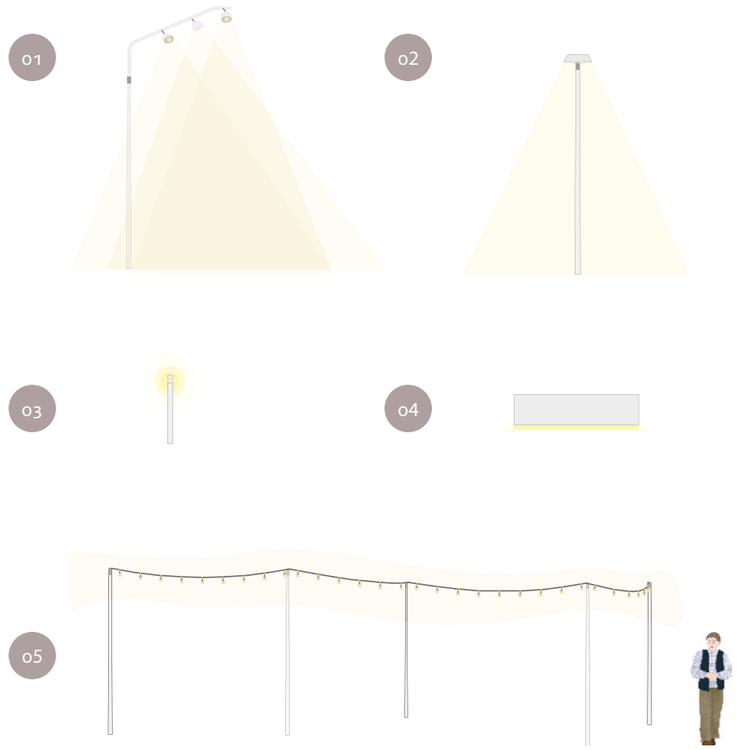
Bollard Light



Furniture Lighting



Festoon Lighting



2. External Lighting Typology Diagrams

7.7 Access & Comfort Strategy

The Public Realm is public space for everyone. Plot H will provide access for all, ample seating, colonnades for shelter, and access to natural play. There will also be opportunity for commercial activation of spaces as they develop in the future.

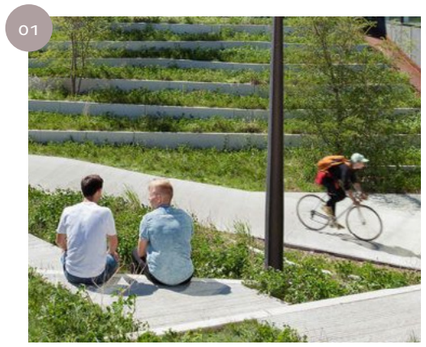
1. Site Plan showing areas of seating and accessible features across the site



Key

- Level Access
- Altrincham Street Connection
- Permanent Seating
- Flexible Seating
- Natural Play

01



Level Access

02



Altrincham Street Connection

03



Permanent Seating

04



Flexible Seating

05



Natural Play

7.8 Planning Statement & Summary

The Development Plan and Material Considerations for the Site and Proposed Development comprises the following:

Development Plan			
Regional	GM Places for Everyone (2024)	GM Joint Waste Development Plan (2012)	GM Joint Minerals Plan (2013)
Local	Manchester Core Strategy (2012) and 2024 addendum	Manchester Proposals Map (2012)	Saved Unitary Development Plan Policies (1995)
Material Considerations			
National	National Planning Policy Framework (2024)	Historic England's Guidance Note 4 Tall Buildings (2022)	
Supplementary Planning Guidance Documents	Guide to Development in Manchester (2007)	Design for Access 2 (2003)	
Strategic Vision Documents and Regeneration Frameworks	Manchester Piccadilly SRF (2014) and (2018)	Corridor Manchester's Strategic Vision to 2025 (2015)	
	Oxford Road Spatial Framework (2018)	Oxford Road Corridor Strategic Regeneration Framework Guidance (2019)	
	ID Manchester Strategic Regeneration Framework (2023)		

In September 2025, MCC published their Regulation 18 Draft Local Plan for consultation until mid-November 2025. This follows on from the Local Plan Issues Consultation stage in 2020. Given the early stage of the preparation of the new Local Plan, this carries limited weight in the determination of the application.

However, consideration of the proposed draft policies is given within the Planning Statement. It is anticipated that a Regulation 19 pre-submission Local Plan consultation will take place in Summer 2026, before submission to the Planning Inspector in November 2026.

The proposed development is assessed with reference to these documents in respect to the below relevant planning considerations. For further details, please refer to the Planning and Tall Building Statement prepared by Deloitte and submitted as part of this Application.

Planning Considerations:

Principle of Development

+ Overall Case for Development
+ Purpose Built Student Accommodation
+ Flexible commercial floorspace
+ Density and height

Design and Appearance

+ Architectural Quality and Inclusive Design
+ Landscaping and Public Realm
+ Climate Change and Energy
+ Designing Out Crime
+ Waste Management

Design and Appearance

+ Townscape and Visual Impact
+ Heritage
+ Archaeology

Environmental Considerations

+ Traffic and Transport
+ Flood Risk and Drainage
+ Ecology and Biodiversity
+ Ground Conditions
+ Noise and Vibrations
+ Acoustics, Ventilation and Overheating

Micro-climate Considerations

+ Wind
+ Daylight and Sunlight
+ Solar Glare

Other Considerations

+ Construction Management
+ Operational Management
+ Socio-economic Effects
+ TV Reception & Broadband Connectivity
+ Aerodrome Safeguarding



1. View of proposal looking Southwest from Granby Row/Vimto Park

8.0 Conclusion

8.1 Summary

The Plot H site provides a unique opportunity to provide in-demand PBSA development, commercial amenity for nearby residents, and new public realm which will stitch into existing infrastructure, creating new routes for pedestrians and cyclists. In opening up the site, retaining the existing vegetation, and giving this space back to the public, the proposals unlock new routes across the area and create 4405m^2 of usable and high-quality public space.

The design proposals have been carefully considered, coordinated, and provide a contextually led response to the city-centre site, seeking to provide high quality, much-needed PBSA as well as landscaped public realm and commercial space.

The use of the proposal seeks to relieve the pressure on the existing housing stock within Greater Manchester through providing a new, high-quality student living development, opening up existing family homes for residential use.

The proposed mix of uses and enhanced public realm aim to create a vibrant community atmosphere, stitched into the wider Sister Masterplan and existing city infrastructure.

The massing has been iteratively developed through continued consultation with relevant stakeholders to create a respectful, high quality urban marker and landmark entrance to the new Sister area.

Through analysis of the local context, surrounding heritage assets and material palettes have driven the proposals, creating a design which is strongly influenced by the adjacent urban fabric.

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