

11/08/2026 Rev P01

Octagon House, Manchester
Design+Access Statement

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1.0 Introduction

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1.1 Project Team

Client	Octagon Project
Architect	Hodder Architects
Warrington Martin	Project Manager
Planning Consultant	Turley
Structural & Civil Engineer	Ridge
M&E Consulting Engineers	Ridge
Fire Engineers	Sedrow
Landscape Architects	Layer Studio
Archaeology Consultant	Civic
Transport Consultant	SLR Consulting
Visual Impact Consultant	Turley
Air Quality Consultant	Hoare Lea
Noise Consultant	Sandy Brown
Heritage Consultant	Stephen Levrant HA
BREEAM and Sustainability	Ridge
Whole Life Carbon	Ridge
Ecology Consultant	Greengage
Waste Management Strategy	SLR Consulting
Public Relations	Keeble Brown
Daylight & Sunlight	EB7
Architectural Visualiser	Ambiente



1. Aerial view highlighting the site location

1.2 Document Purpose

Octagon House occupies a prominent site within Ardwick that has remained significantly underutilised for many years despite its strategic location and strong connections to surrounding healthcare, education, and employment centres. Whilst the existing Fresenius Renal Dialysis Unit continues to provide an important community healthcare function, much of the wider site currently fails to make a meaningful contribution to the local area.

The proposals seek to transform the site through the retention, refurbishment, and repurposing of Octagon House alongside the delivery of new purpose-built student accommodation, dedicated key worker housing, residential apartments, expanded healthcare facilities, and a range of supporting community and amenity spaces. The development will create a vibrant mixed-use neighbourhood that supports local institutions, addresses identified accommodation needs, and contributes positively to the ongoing regeneration of Ardwick.

A central principle of the project is a commitment to renewal rather than erasure. By retaining and upgrading the existing Octagon House building, the scheme significantly reduces the embodied carbon associated with the design whilst preserving a familiar local landmark. New landscape and public realm improvements, together with enhanced community facilities, will reconnect the site with its surroundings, creating a greener, safer, and more welcoming environment for residents, patients, visitors, and the wider community.

In summary, the proposals can become a visible example of practical regeneration in Manchester, keeping what can be reused, improving what has deteriorated, and creating new spaces that are a legible and connected part of the neighbourhood to better serve a changing city. It is also hoped that it might catalyse further regeneration in the vicinity, such as the Elizabeth Gaskell site nearby.

This Design and Access Statement sets out the design evolution, development principles and architectural approach that have informed the proposals. It demonstrates how the scheme responds to its context, balances environmental and social objectives, and establishes a sustainable long-term future for this important site.

Site Address:

Octagon House

62 Hathersage Road,

Manchester,

M13 0FN

1.3 The Client

Richard Everton is a property developer with over 35 years of experience delivering residential, healthcare, mixed-use, and urban regeneration projects across the UK. Throughout his career, he has worked in partnership with local authorities, NHS Trusts, universities, and other public sector organisations to transform underutilised sites into sustainable developments that generate long-term economic, social, and community value. Many of his projects have successfully attracted public sector funding and grant support to unlock complex regeneration opportunities.

Richard has led the delivery of a number of landmark schemes, including the regeneration of Adelphi Riverside in Salford, the pioneering Lever Chambers Centre for Health in Bolton, and strategic healthcare redevelopment projects for the NHS. He has also established a strong track record in the purpose-built student accommodation sector, developing Nick Everton House in Manchester and founding Legacy Student Living LLP, which delivered highly sustainable student accommodation schemes in Glasgow, York, and Liverpool.

More recently, Richard has been leading the redevelopment of the Octagon Project in Manchester, working with NHS partners and local stakeholders to support the continued growth of the Oxford Road Corridor. His experience spans the full development lifecycle, from strategic planning and partnership formation through to delivery, creating places that respond to the needs of communities, institutions and investors alike.

As demonstrated by his previous experience in the sector and track record of delivery, Richard is committed to the realisation of this project. Initial discussions with potential contractors have commenced, with the intention to make a Gateway Two submission to the Building Safety Regulator at the end of February 2027 to enable a commencement on site in the summer of that year. Completion is programmed for July/August 2029.



1. Legacy Student Living, Glasgow



2. Merchants Studios, Glasgow



3. Nick Everton House, Manchester





4. Adelphi Riverside Regeneration Project, Salford



5. Fosse Studios, York



6. Lever Chambers Centre for Health, Bolton



Corporation Street Footbridge, Manchester

1.4 Hodder Architects

Hodder Architects 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 Architects 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 community who are at the core of and essential to the process.



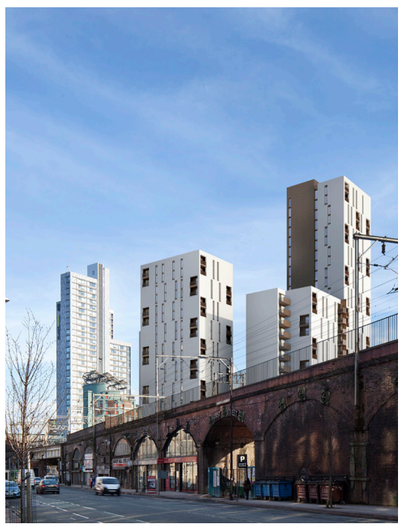
1. St Michaels



2. Motel One



3. Great Marlborough Street



4. Cambridge Street



5. Water Street



6. Ducie Court

1.5 Practice Experience

+ 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 Architects 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

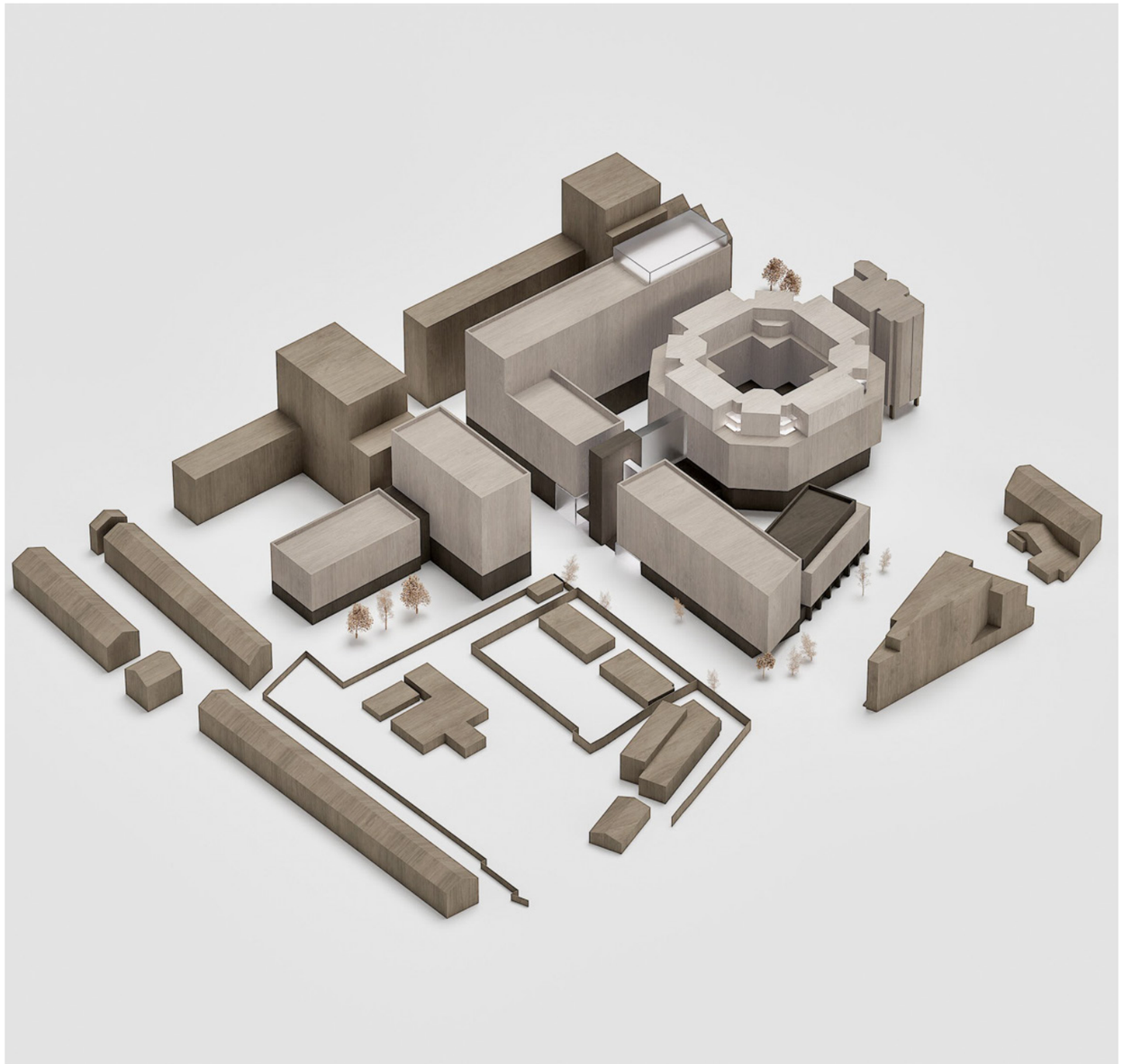
Description: Water Street is a 28-storey tower containing 301 apartments, 6 townhouses and a commercial unit at street level. The development also includes a courtyard providing external amenity space for the residents.

+ 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.



3D Isometric View of the Proposal in Context.

1.6 Project Proposal

This Design and Access Statement relates to the full planning application for the refurbishment and extension of Octagon House and the erection of buildings of up to 11 storeys in height to accommodate a mix of uses comprising Purpose Built Student Accommodation bedrooms (205 studios and 35 apartments accommodating 255 bedrooms) (Sui Generis Use Class); Key Worker accommodation (Sui Generis Use Class) (211 units); Residential units (16 no) (Use Class C3); 2,568 sq m of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee); and 394 sq m of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c) with associated site access, car and cycle parking and landscaping.

The scheme adopts a sustainable approach, prioritising the retention of the existing building to significantly reduce embodied carbon and avoid approximately 3,200 tonnes of CO2 emissions compared to demolition and rebuild. The proposals will transform an underutilised site into an active, sustainable, and integrated neighbourhood, whilst enhancing landscaping, public realm, and community infrastructure. The development will create a cohesive and socially valuable place that supports Ardwick's ongoing regeneration and Manchester's healthcare, education and research sectors through a diverse and sustainable accommodation offer.

+ 682 Units (33% Keyworker - 67% PBSA)
+ 730 Beds (38% Keyworker - 62% PBSA)

Keyworker

+ 211 Key Worker Units (1 Bed + 2 Bed mix)
+ 706m² Key Worker Amenity Space (2.6m² per resident)

PBSA

+ 35 PBSA Cluster Apartments (54% of PBSA Units)
+ 205 PBSA Studio Units (46% of PBSA Units)
+ 753m² PBSA Amenity Space (1.65m² per resident)

Residential

+ 16 Residential Units (2 Bed/4 Person duplexes)

Community

+ 2568m² of NHS Healthcare Provision
+ 378m² Commercial / Community / Retail space

2.0 Site & Context



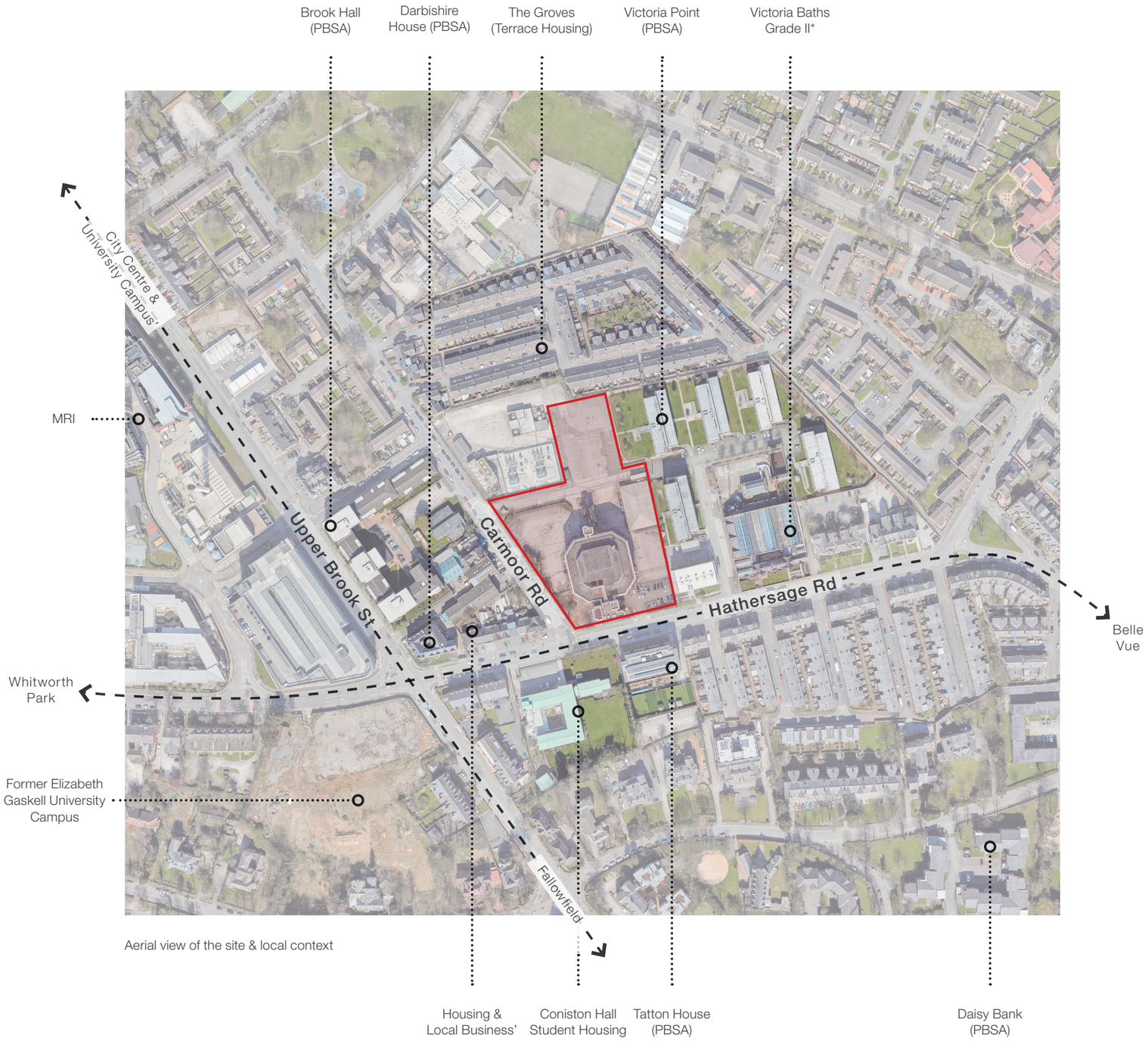
3D aerial view of the site in a city-wide context

2.1 Site Location

The site is located in 1.7km southeast of Manchester City Centre and is in close proximity to many of Manchester's key districts and areas of interest, such as:

+ Manchester Royal Infirmary - 250m west
+ Elizabeth Gaskell's House - 300mm north
+ Oxford Road Corridor - 600m west
+ Whitworth Park - 600m west
+ UoM Main Campus - 700m north
+ Platt Fields Park - 1km south
+ MMU Campus - 1.6km north
+ Piccadilly Train Station - 2km north
+ Oxford Road Train Station - 2.2km north

(all distances approximate)



Aerial view of the site & local context

2.2 The Site and Surroundings

The site is located at the southwest corner of the junction between Hathersage Road and Carmoor Road. The site is currently holds three buildings;

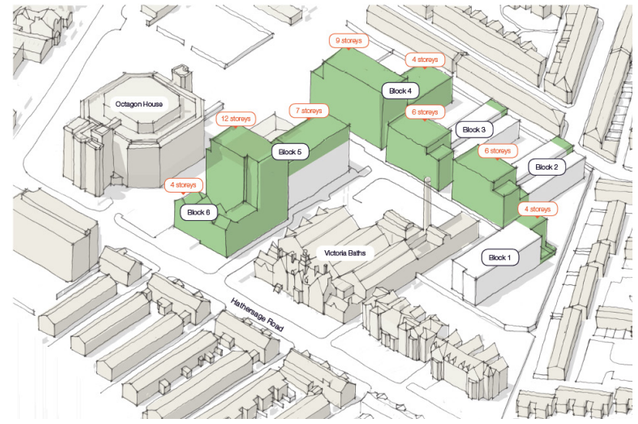
+ Octagon House, a 5-storey commercial building occupied by Fresenius (NHS renal dialysis unit) on the Ground Floor and vacant office space on Levels 1-4.

+ A single-storey, vacant ancillary building.

+ A single-storey enclosed substation building providing connection to the adacent Electricity Northwest primary substation to the northwest of the site.

The context is varied between contemporary mid-rise PBSA developments, 2 / 3 storey residential properties, and the Grade II* listed Victoria Baths.

To the east boundary is an existing student accommodation development which has gained planning approval (ref. 139987/FO/2024) for redevelopment and extension, increasing the density to include a 12 storey element (see below).



Approved proposed neighbouring redevelopment massing

1. View south down Carmoor Road



2. View east down Hathersage Road



2.3 Site Photography

Photographs taken from key approaches show that the site is located in a visible, prominent position within Ardwick. The existing Octagon House building is visible from most of the primary vehicular and pedestrian routes leading towards the site, particularly along Hathersage Road.



3. View west from Bax Road



4. View east down Hathersage Road



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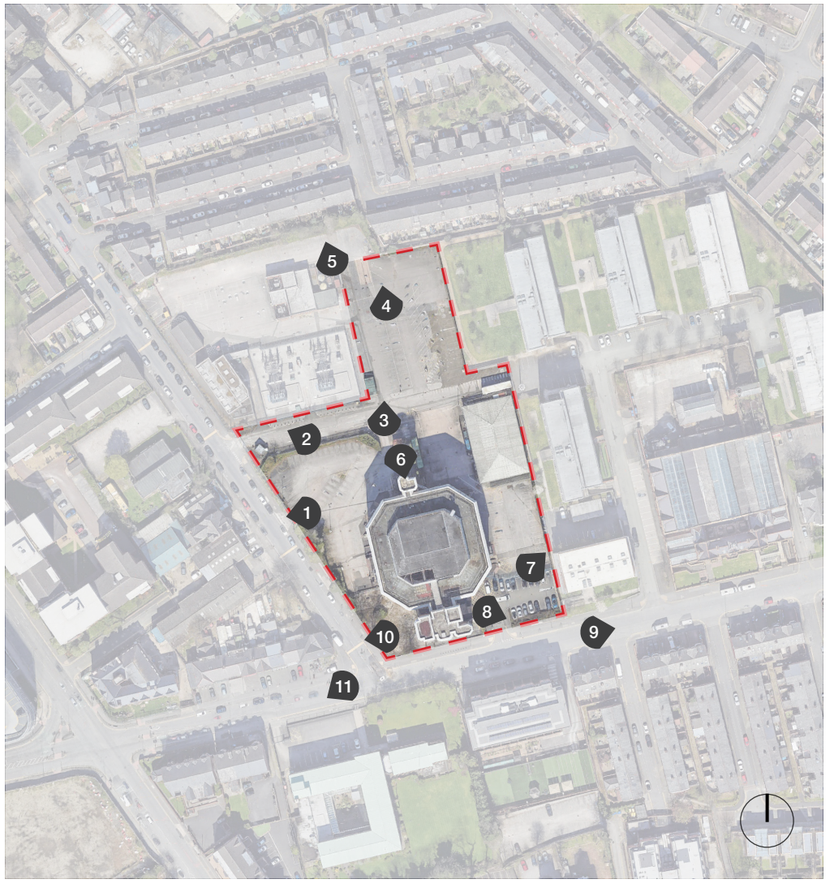


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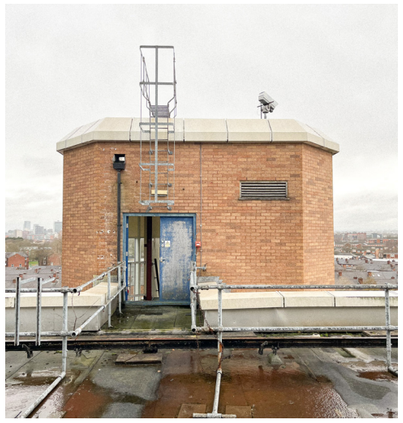


Octagon House Condition

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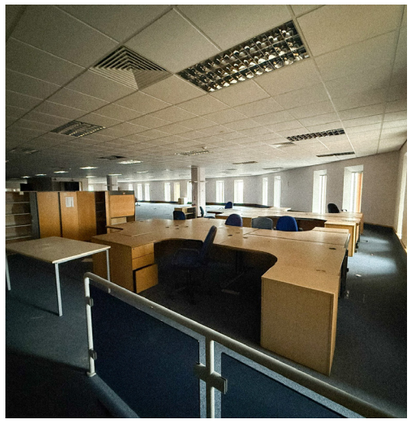
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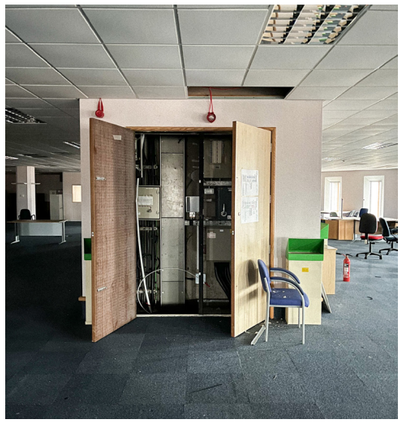
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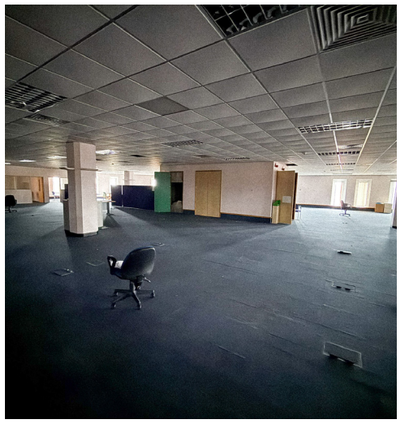
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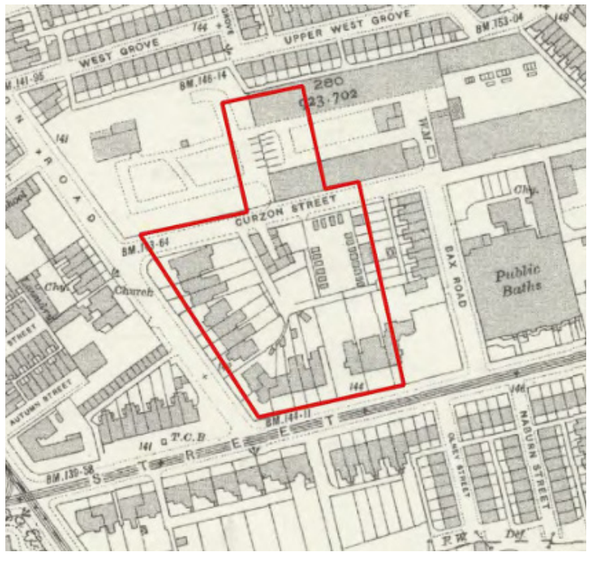
2.4 Historical Context



1. Ordnance Survey Map - Surveyed 1850



2. Ordnance Survey Map - Surveyed 1893



3. Ordnance Survey Map - Surveyed 1935



4. Ordnance Survey Map - Surveyed 1952

The Octagon House site reflects the wider transformation of south Manchester from rural farmland into a Victorian suburb and later a mixed institutional area. Historically part of Chorlton Row (later Chorlton-upon-Medlock), the site remained largely undeveloped agricultural land until the 19th century. Early mapping shows open fields on the edge of Manchester, but rapid industrial growth and the expansion of roads such as Oxford Road encouraged suburban development as wealthier residents moved away from the polluted city centre.

By the mid-19th century the surrounding area had begun to develop into a fashionable middle-class district characterised by large villas, landscaped gardens, and improved civic amenities, supported by the creation of nearby developments such as Victoria Park.

By 1893, the site itself contained substantial Victorian villas with gardens, hothouses, and ancillary outbuildings occupied by middle-class professionals. The nearby Lawn Tennis Ground and later the construction of the Grade II* listed Victoria Baths in 1906 further reflected the affluent and civic-minded character of the area during Manchester's industrial peak.

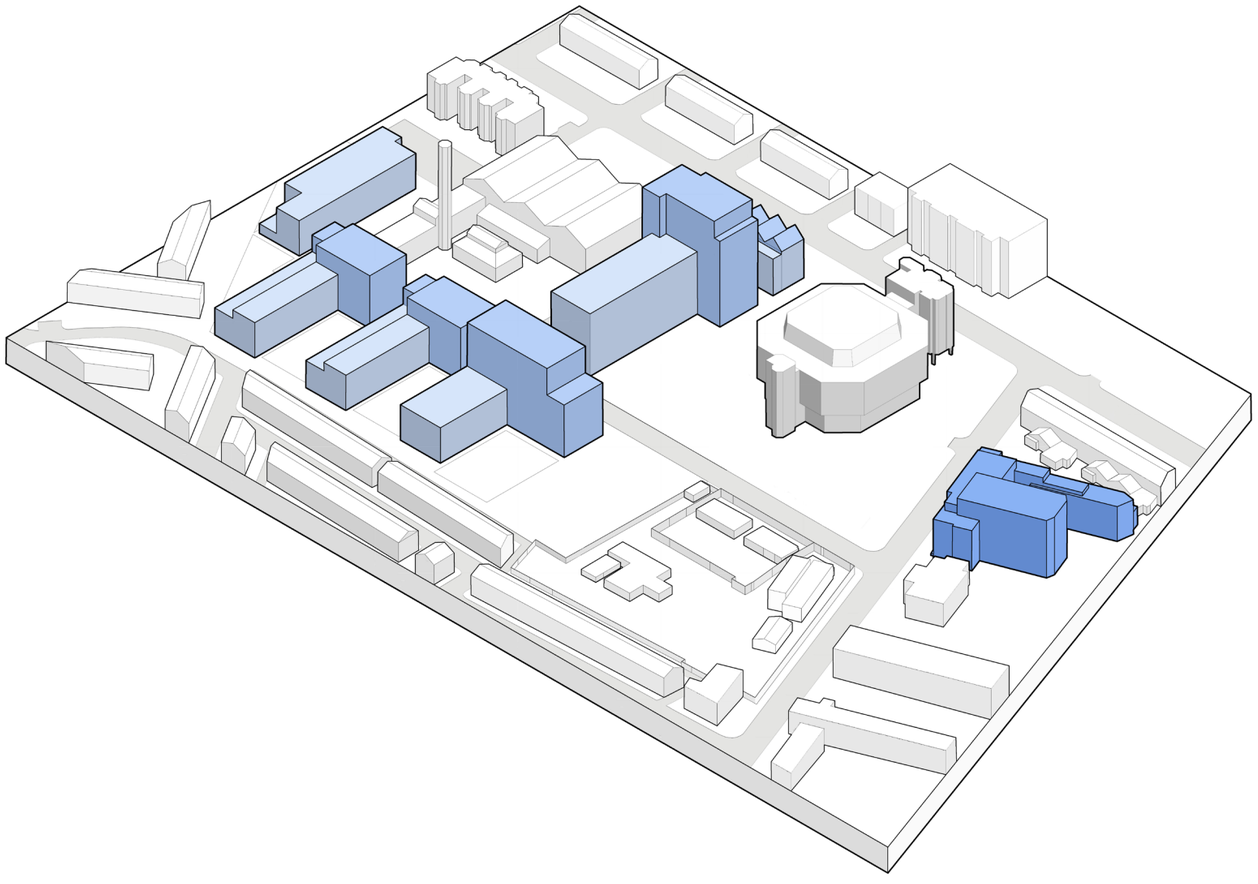
During the 20th century, however, the character of the site changed significantly as many of the villas were demolished and replaced with more utilitarian uses, including an Electricity Mains Depot, garages and eventually Octagon House itself. The site later became associated with healthcare use as a dialysis unit operated by Manchester University NHS Foundation Trust. This evolution mirrors the broader redevelopment of inner Manchester, where former residential and industrial districts have increasingly been adapted for institutional, healthcare, and modern residential uses as the city continues to regenerate.

2.5 Emerging Context

Octagon House sits within an area undergoing significant change, with a number of nearby developments helping to reshape the character of the immediate neighbourhood. Whilst the building has remained largely unchanged for many years, surrounding sites have seen increasing levels of investment, introducing new accommodation, public realm improvements, and higher-density forms of development.

The most notable change is the approved redevelopment of the adjacent Victoria Point site fronting Hathersage Road, which will deliver a growth of purpose-built student accommodation and establish a new urban presence within the area. Additional residential developments to Carmoor Road continue this trend, reinforcing a transition towards a more active and populated neighbourhood. Together, these developments create a new context for Octagon House, placing it within an evolving mixed-use environment.

Despite these changes, Octagon House remains a prominent but underutilised site. The contrast between the evolving surroundings and the current condition of the site highlights the opportunity to bring the building and its grounds back into productive use.

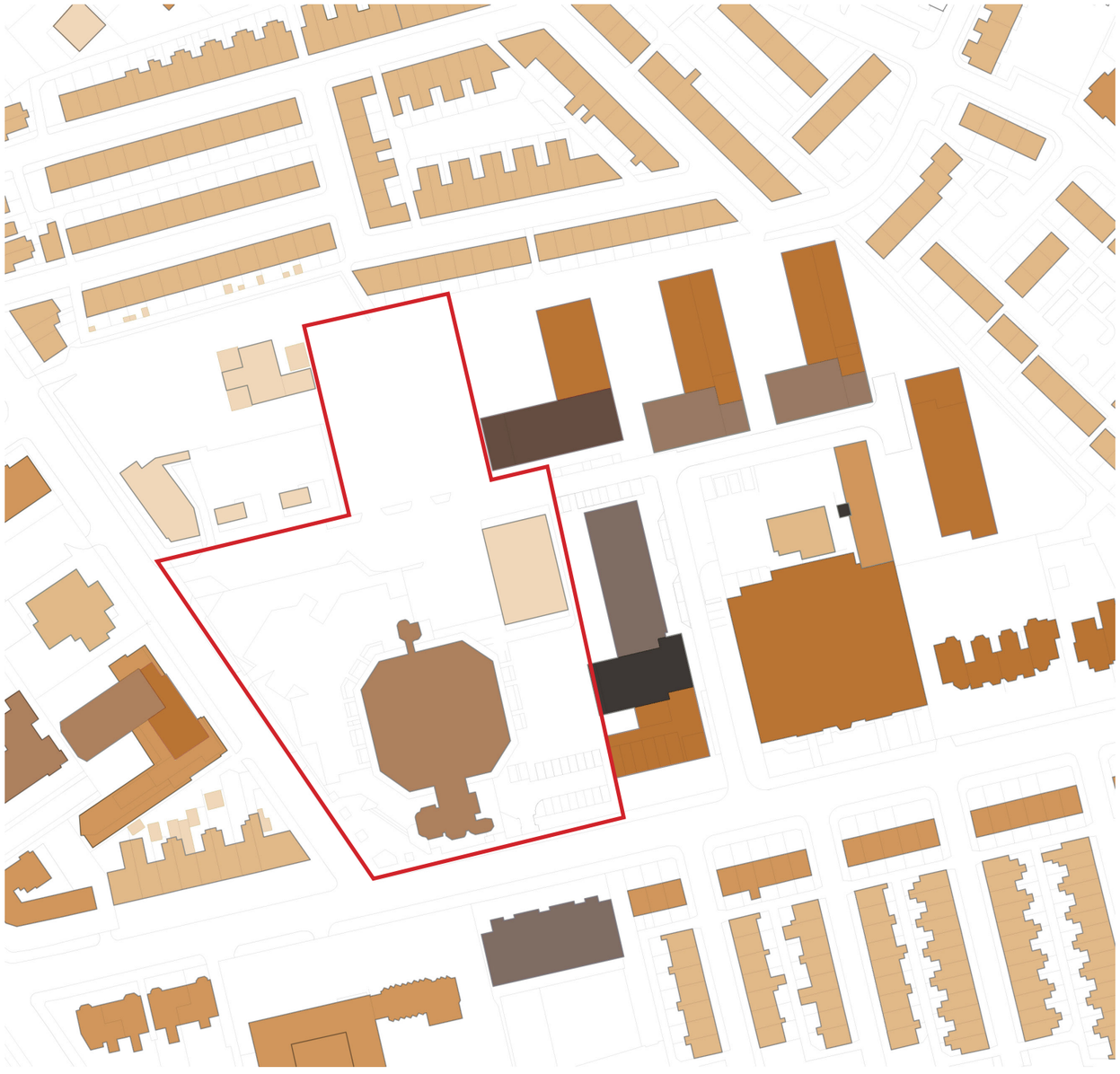


3D massing highlighting the emerging approved developments in the nearby context.

Key

- Existing Victoria Point to be extensivley refurbished
  Planning Refrence: 139987/FO/2024
- Approved addtions to existing Victoria Point development
  Planning Refrence: 139987/FO/2024
- Approved scheme to Carmoor Road
  Planning Refrence: 135576/FO/2022

2.6 Surrounding Building Heights



Urban grain map showing building heights in the local area

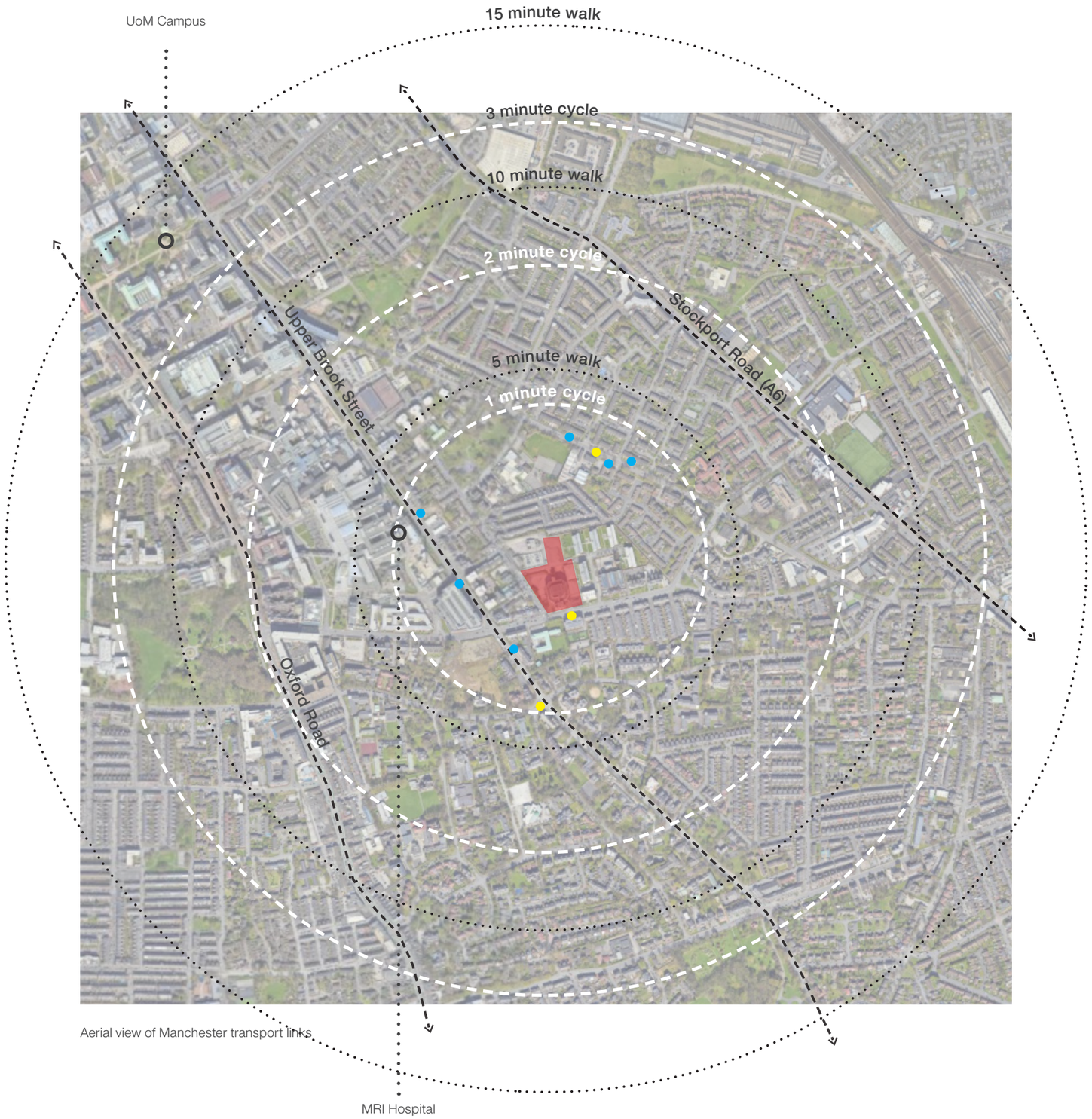
The immediate context surrounding Octagon House is characterised by a varied range of building heights, reflecting the area's ongoing transition and redevelopment. Whilst the residential streets to the east and south are predominantly formed of traditional two and three-storey terraced housing, taller buildings are concentrated along the principal routes of Hathersage Road and Upper Brook Street, where larger institutional, healthcare and residential developments are located.

Octagon House itself is a prominent five-storey building within this context and is increasingly being joined by new mid-rise development in the surrounding area. Most notably, the adjacent Victoria Point PBSA scheme which has received planning consent for a series of buildings ranging from four to twelve storeys, with the tallest element positioned immediately adjacent to the site. A further five-storey residential development on Carmoor Road is currently under construction, reinforcing the emerging pattern of higher-density development around Octagon House.

The surrounding context therefore demonstrates a clear transition from lower-rise residential streets towards taller, more urban forms of development. The site occupies a key position within this changing townscape, sitting between established neighbourhoods and emerging higher-density developments, making it well placed to accommodate a carefully considered increase in scale whilst respecting the character of the surrounding area.

Key

- 12 Storey
- 9 Storey
- 7 Storey
- 6 Storey
- 5 Storey
- 4 Storey
- 3 Storey
- 2 Storey
- 1 Storey
- Site



Aerial view of Manchester transport links

2.7 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.

Three 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 4-minute cycle and 15 to 20-minute walk from the site.

Key

- Site
- Manchester cycle-hire stands (within approx 5 minute walk)
- Bus Stops (within approx 5 minute walk)
- Walking Radius
- Cycling Radius
- Major Main Roads

2.8 Opportunities & Constraints

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

Opportunities

1. Regeneration of under-utilised site
2. Re-purposing of existing building
3. Reinstate route with boulevard
4. Introduce green spaces - BNG
5. Views towards City/Pennines
6. Proximity to MRI & Universities
7. Introduce active frontages

Constraints

8. Overshadowing of nearby dwellings
9. Massing responding to local context
10. Existing users of Octagon House (Ground Floor)

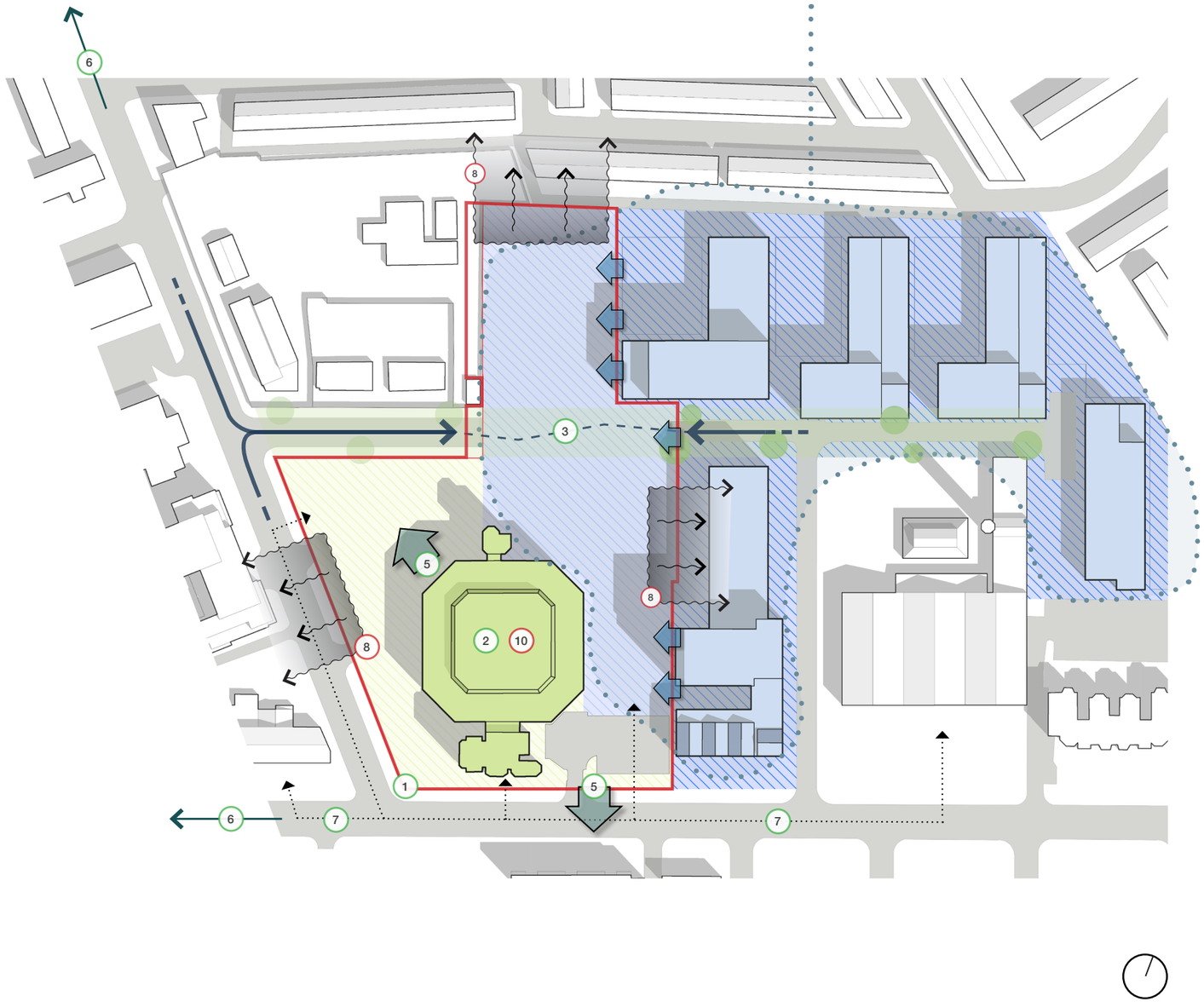


Diagram highlighting the opportunities and constraints based on the site and surrounding context

3.0 Concept Design

Key

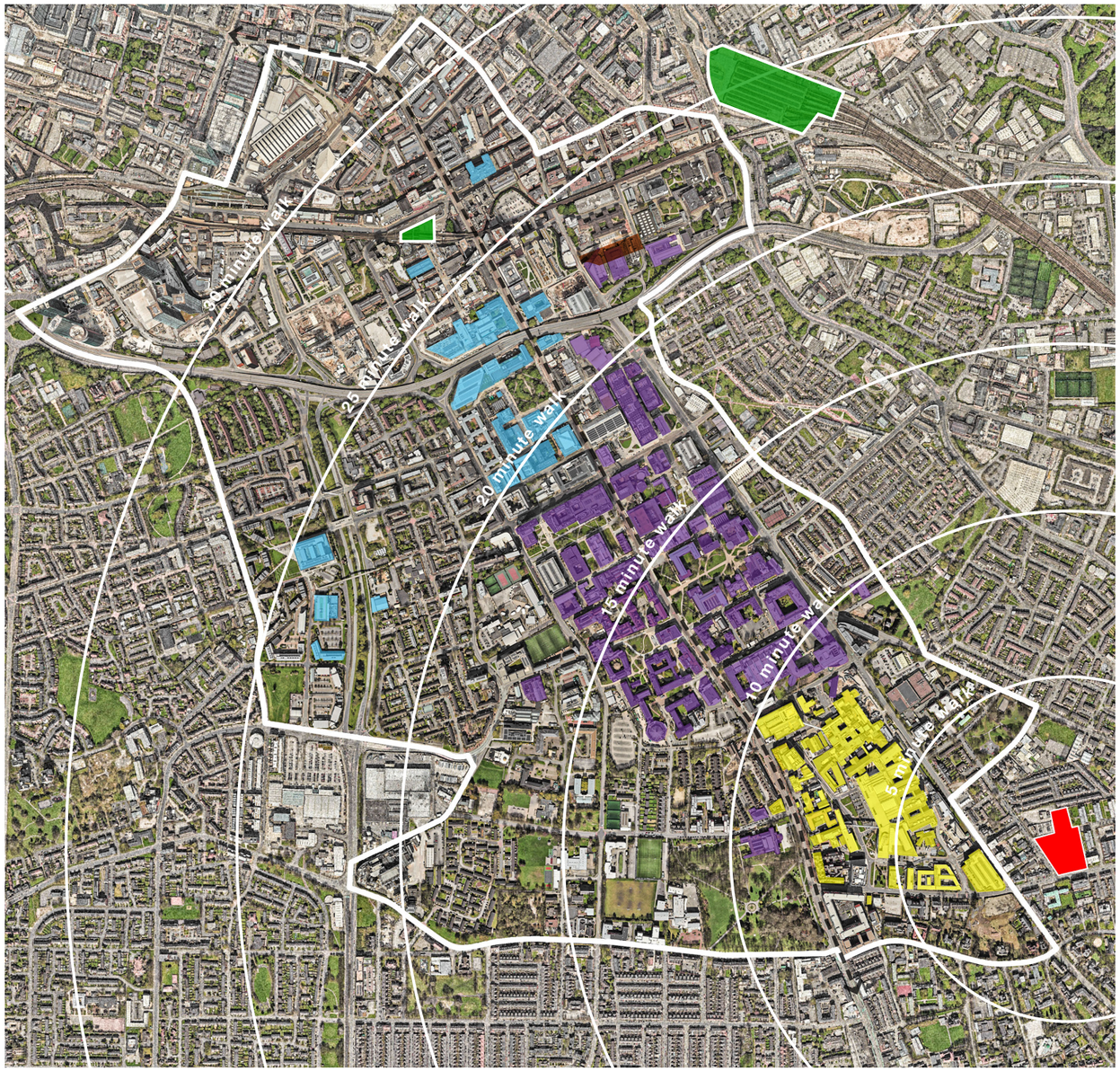
Manchester Royal Infirmary

UoM Campus Buildings

MMU Campus Buildings

Site

Railway Station



Aerial view demonstrating the sites proximity to hospital campus, university sites and transportation hubs.

3.1 The Brief

The brief seeks the comprehensive regeneration and repositioning of Octagon House, a prominent but underutilised site within Ardwick, Manchester, located adjacent to Manchester Foundation Trust (MFT), the University of Manchester and the Oxford Road Corridor. The client's aspiration is to transform the site into a sustainable, mixed-use and community-focused neighbourhood that supports Manchester's growing healthcare, education, and research sectors, whilst making a meaningful contribution to the surrounding area. Central to the brief is the retention and refurbishment of the existing Octagon House building, embracing an approach that prioritises reuse, embodied carbon reduction, and long-term environmental sustainability.

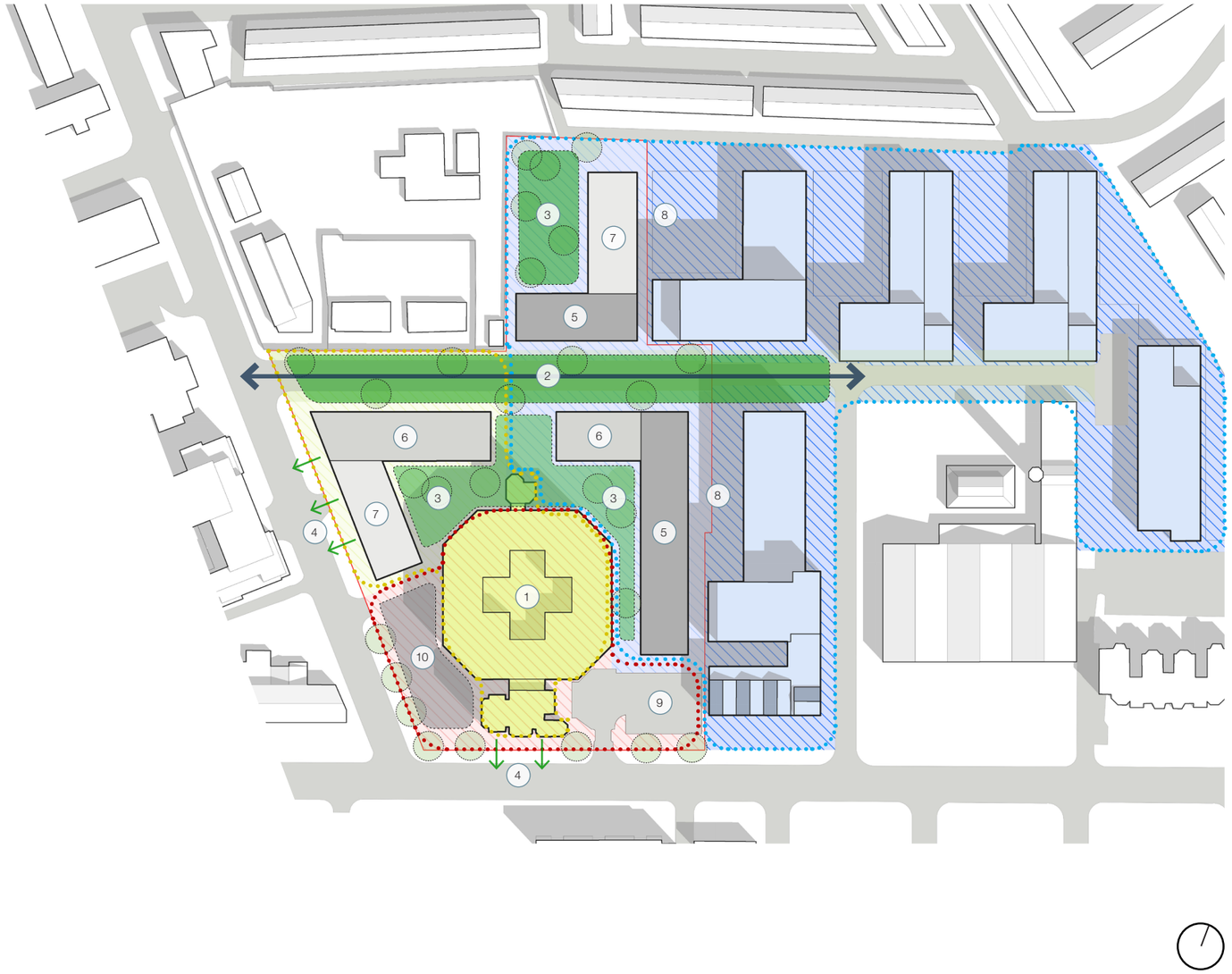
The project responds to increasing demand for both student and key worker accommodation within Manchester, particularly in locations closely connected to major institutions and employment centres. Manchester is home to one of the largest student populations in Europe, with over 100,000 students across its universities, including more than 40,000 students at the University of Manchester and over 44,000 students at Manchester Metropolitan University alone. At the same time, Manchester University NHS Foundation Trust is one of the UK's largest NHS trusts, employing over 28,000 staff across its hospital network. The brief therefore seeks to deliver a balanced mix of accommodation targeted towards key workers, postgraduate and mature students, NHS staff and researchers, alongside community and amenity uses that support everyday life and year-round activity within Ardwick.

In addition to residential accommodation, the brief emphasises the importance of strengthening the site's relationship with the local community through the inclusion of healthcare, social, and public amenity uses. This includes the expansion of the existing Fresenius Renal Dialysis Unit, provision of shared community facilities, active ground-floor uses, landscaped public realm improvements, and enhanced pedestrian connectivity throughout the site. The overarching ambition is to create an integrated and welcoming neighbourhood environment that supports wellbeing, social interaction and local economic activity whilst contributing positively to the wider regeneration of Ardwick and the nearby Oxford Road Corridor.

3.2 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, integrate with the neighbouring Victoria Point scheme, and retain and reuse the existing Octagon House.

The concept design and overall strategy aspire to deliver on the vision 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.

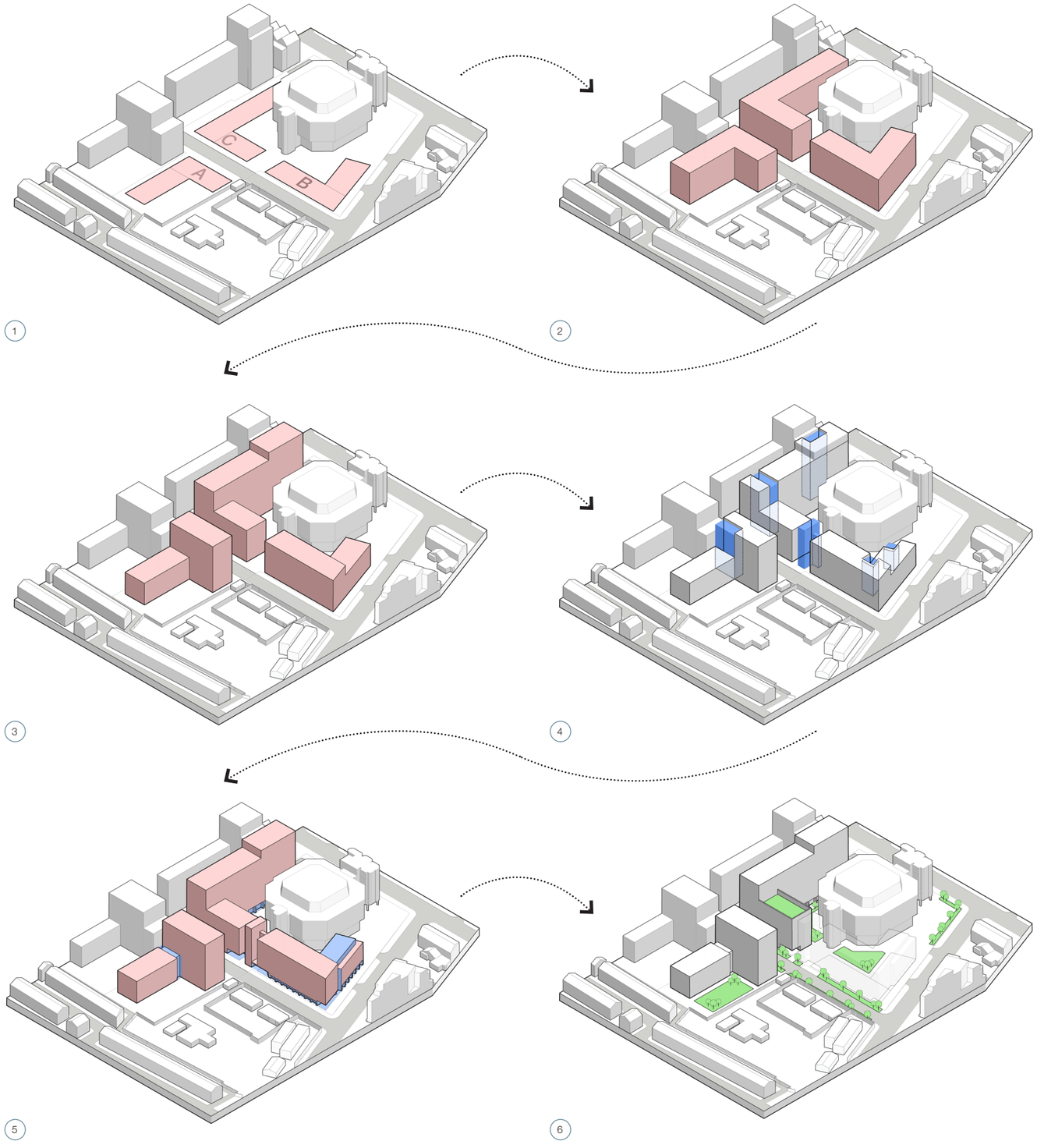
Key

1. Retention, reuse, and renovate of Octagon House
2. Reinstating Curzon Street as a green boulevard
3. Extensive landscaping and private courtyards
4. Activation of Carmoor Road and Hathersage Road
5. Block massing to match the height of approved Victoria Point scheme
6. Block massing stepping down towards boulevard
7. Block massing stepping down further in response to surrounding buildings and street scene
8. Two blocks to be viewed as an extension of the Victoria Point development
9. Retention and continued use of NHS dialysis unit
10. Additional parking space to facilitate dialysis unit expansion





2. Landscaping precedent of boulevards



3.3 Key Massing Moves

The new-build elements of the development have been carefully positioned to respond to the surrounding urban context, neighbouring building heights, and the retained Octagon House building. The massing strategy seeks to create a cohesive mixed-use development that integrates with the wider Ardwick neighbourhood whilst framing new landscaped public spaces and improving connectivity throughout the site.

1 **Building Placement & Site Structure**

+ Blocks A, B and C are positioned to respond to Victoria Point, Octagon House and the wider site context while framing new public spaces.

2 **Establishing the Primary Massing**

+ The building forms are generated from efficient residential floor plates that define a coherent urban edge around the site.

3 **Articulation of Height & Form**

+ The massing steps and varies in height to respond to the surrounding context and reduce perceived scale.

4 **Vertical Circulation & Building Cores**

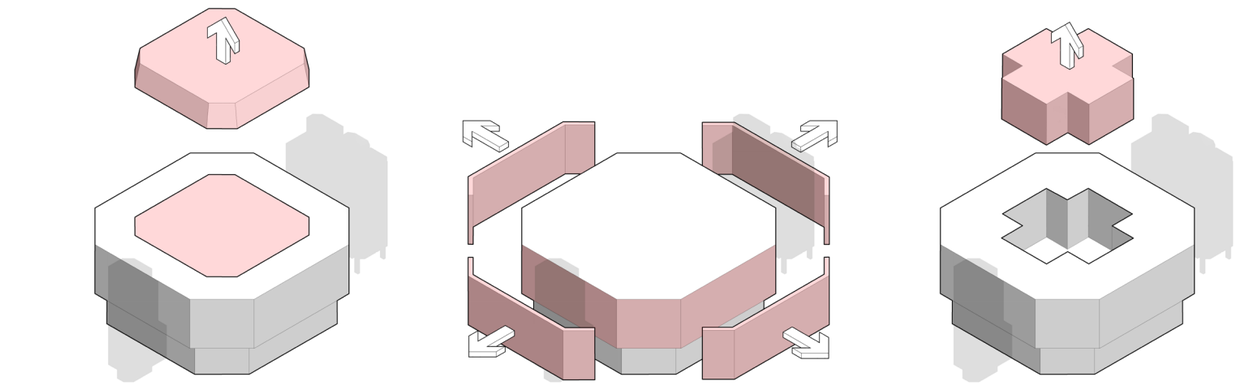
+ Vertical circulation cores organise the accommodation efficiently while breaking down the overall building mass.

5 **Human-Scaled Materiality**

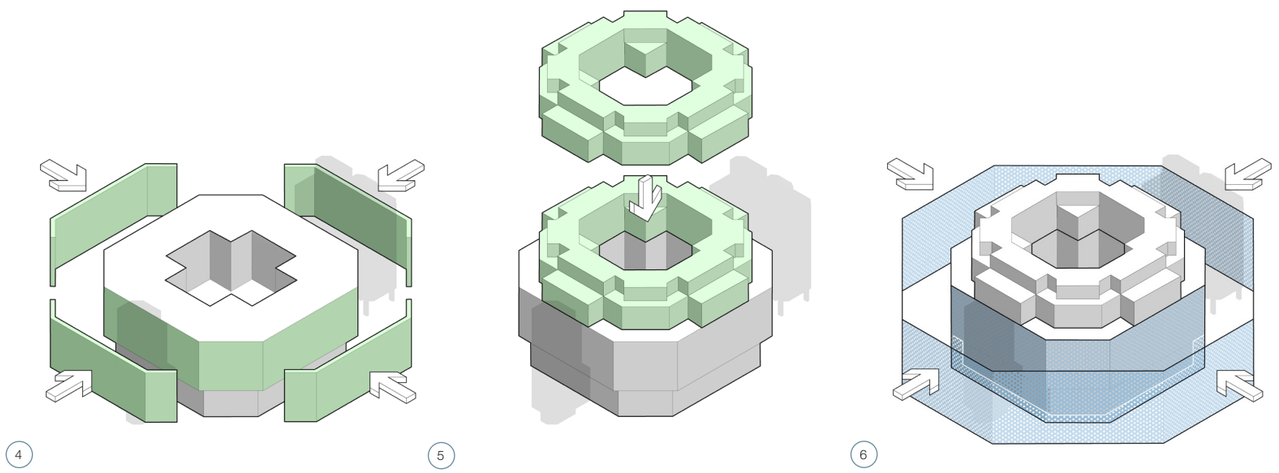
+ A more tactile and grounded material palette is introduced at street level to create a stronger relationship with the public realm.

6 **Landscape & Public Realm Integration**

+ The arrangement of the buildings creates landscaped courtyards, gardens and pedestrian routes that reconnect the site with the surrounding neighbourhood.



1 2 3



4 5 6

3D axonometric diagrams illustratively showing the intervention steps taken to reuse Octagon House.

3.4 Octagon House Intervention

The proposals for Octagon House are based on a retention-led approach that seeks to revitalise and regenerate the existing building through a series of targeted architectural and environmental interventions. Rather than demolishing and rebuilding, the strategy embraces the reuse of the existing structure, significantly reducing the embodied carbon associated with the development, whilst transforming the building into a contemporary, mixed-use residential and healthcare-led proposal.

1 **Removal of Existing Roof Plant**

+ The existing rooftop plant enclosure is removed to restore the original building form and enable new upper-level accommodation.

2 **Removal of Existing Cladding System**

+ Later employed, non-original cladding and insulation systems are removed to allow the building envelope to be comprehensively upgraded.

3 **Formation of Central Courtyard/Atrium**

+ A new internal courtyard and atrium is introduced to increase natural light, improve outlook and create shared amenity space by removing sections of the existing floorplate.

4 **Thermal Upgrade & Recladding**

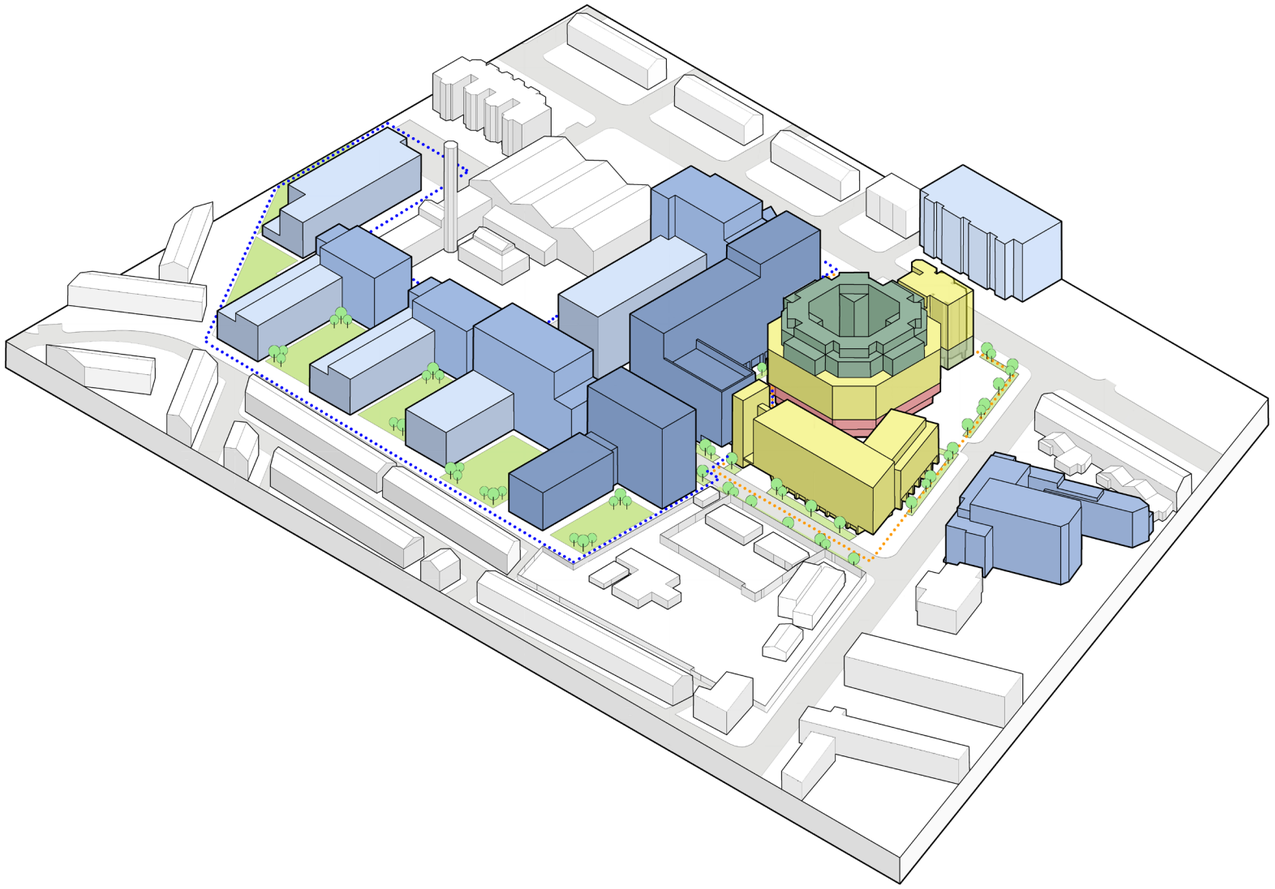
+ The retained structure is upgraded with new insulation, high-performance glazing and a contemporary façade system to meet current environmental standards.

5 **Addition of New Roof Level Accommodation**

+ A new upper-level extension replaces the former plant areas and introduces additional residential accommodation.

6 **Perforated Metal Veil**

+ A lightweight perforated metal veil wraps the building to create a unified architectural identity and provide depth, shading, and visual articulation.



3D site-wide axonometric showing the mix and proposed location of uses across the development and in the local context.

3.5 Use Distribution

Whilst purpose-built student accommodation is becoming an increasingly common feature of the local area, the ambition for Octagon House is to deliver a broader mix of accommodation types, creating a more varied and balanced community that complements the emerging neighbourhood context.

The proposals include new PBSA provision, dedicated key worker accommodation to support healthcare, education, & essential services staff, residential apartments, the retention and expansion of the existing Fresenius renal dialysis unit, and a flexible commercial/retail space, all within a single, mixed-use scheme creating a diverse and balanced community that supports the continued growth of the surrounding area.

The new PBSA provision will be situated next to the adjacent Victoria Point scheme, expanding the local student accommodation 'campus' to the east of the site. The keyworker and residential accommodation is therefore housed along Carmoor and Hathersage Road, providing active frontages and adding to Ardwick's domestic setting along the site's most prominent streetscapes.

Together, these complementary uses will create an active, year-round neighbourhood that strengthens local healthcare provision whilst contributing positively to the wider regeneration of Ardwick.

Key

- Existing PBSA Accommodation
- Emerging PBSA Accommodation
- Proposed PBSA Accommodation
- Proposed PBSA 'Campus'
- Proposed Key Worker Accommodation
- Expanded Fresenius Renal Dialysis Unit
- Residential Accommodation
- Octagon House Commercial Unit

4.0 Character Area Appraisal

hodderarchitects

4.1 Introduction & Context

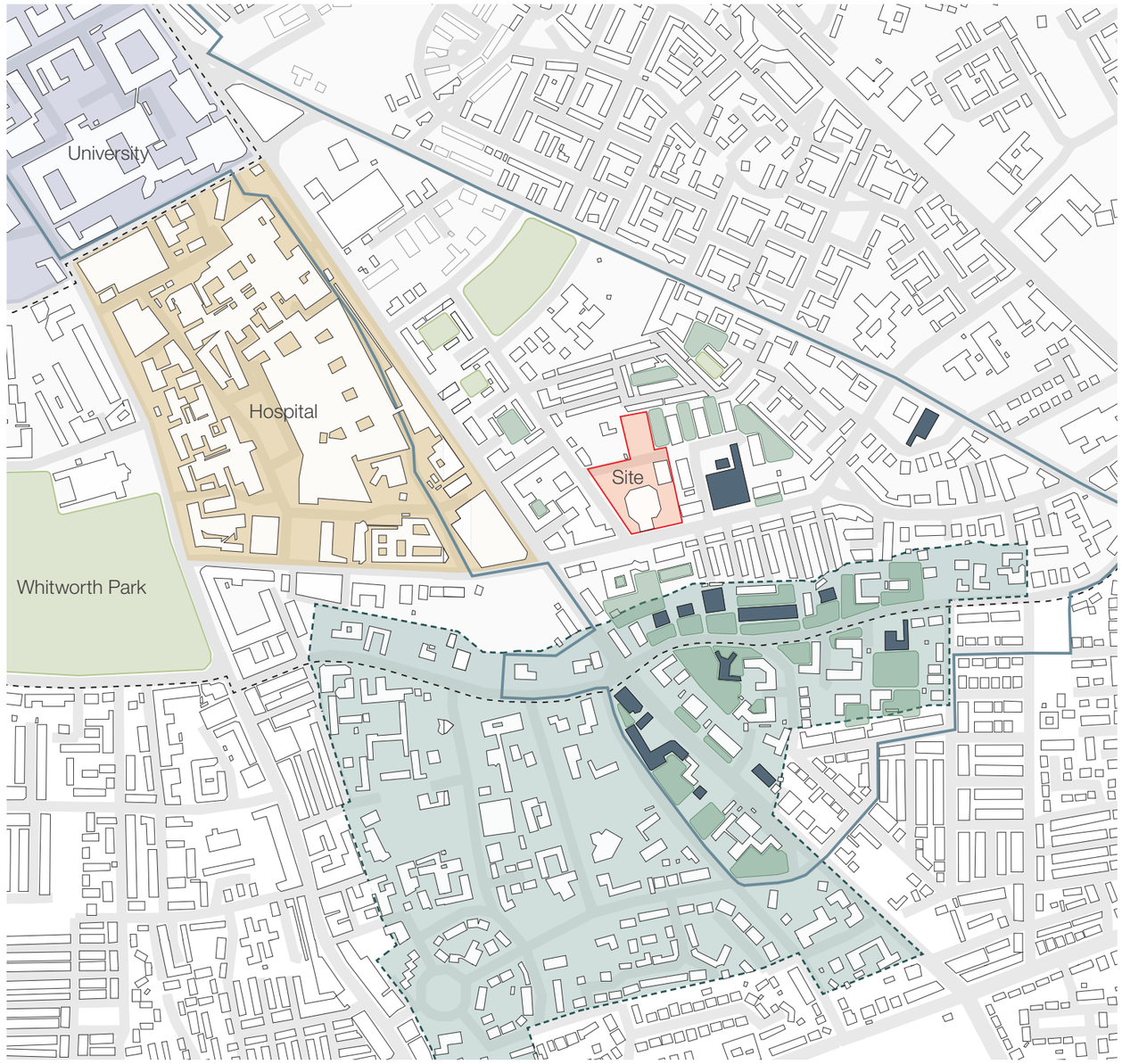
The following appraisal has been undertaken to assess the local character of a selected area around the site to inform design development.

The area encapsulates mostly residential zones within the Ardwick Ward boundary, with an additional area outside of the boundary to capture significant buildings within the Victoria Park Conservation Area. This enlarged scope aims to provide a more holistic understanding of the surrounding context.

Residential examples were considered most relevant precedents to the proposed development. The adjacent university and hospital were not examined in detail due to their different use-class.

The site sits within a transitional area of South Manchester, where Victorian civic buildings, nineteenth-century terraces, post-war housing and contemporary residential developments co-exist in the same urban grain.

Although architectural styles vary, a number of recurring characteristics have emerged from the study which help to establish a common identity. Architectural qualities identified from the study are consistent with hierarchy, rhythm, material expression and facade articulation.



Map of Ardwick highlighting areas of distinctive character.

Key

- Victoria Park Conservation Area
- Character Area Study Zone
- Listed Building
- Site Boundary
- Private Greenspace
- Public Greenspace
- Hospital Zone
- University Zone

4.2 Typologies

The area is characterised by a mixture of residential building typologies which have evolved through successive periods of development. By identifying and analysing these different typologies, we have been able to inform our design proposals in a carefully considered way, ensuring the development compliments and fits well with its surroundings.

Key residential typologies and their characteristics are identified below:

1. **Victorian Terraced Housing**

The predominant housing typology found in the area anchors the site North to South. The Victorian terraced housing is characterised by their modest scale as well as their continuous arrangement along narrow repetitive streets. The typology has strong vertical proportions, with varying degrees of articulation depending on the class of housing provided at the time. 'Workers' terraces abruptly affront the street with minimal detailing, whilst some terraces or semi-detached properties have larger front gardens, recessed openings, and greater brick detailing.

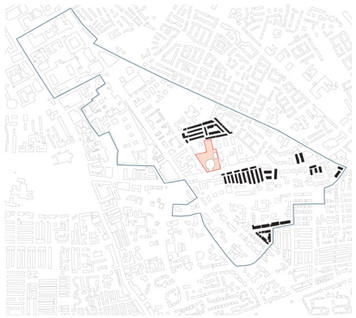
2. **Town-houses**

Town-houses share many of the architectural qualities of terraced or semi detached buildings. However, they are characterised by denser occupancy, slim in vertical proportion and extend beyond 3 storeys. The character area contains a mixture of historic and contemporary examples of this typology.

3. **Villas**

Situated within the Victoria Park Conservation Area, there are examples of Victorian villas set within larger garden plots. Villas experiment with architectural styles, ranging from expressing late Georgian proportions to the arts and crafts movement.

1.

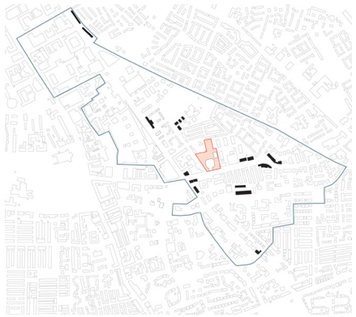








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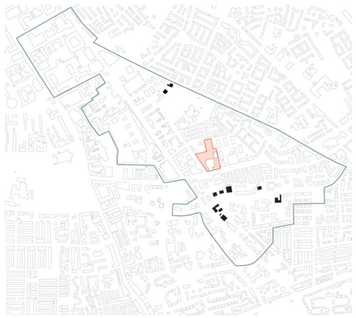








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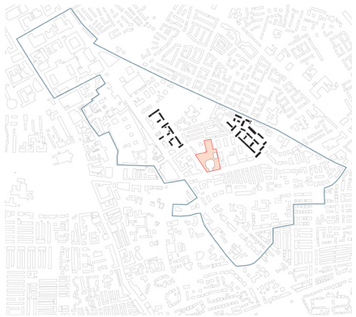








Typologies (continued)

4. 





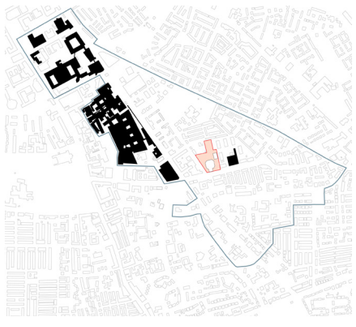


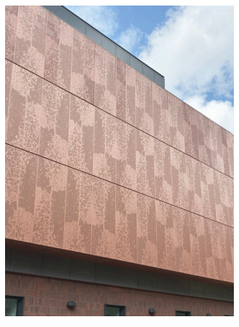
5. 







6. 







4. **Post-war Estate Housing**

Characterised by their repetitive, modified grid layout, much of the post-war housing in the area is low rise with little architectural expression. However, some examples express a more balanced approach with textured shingles or boarding on the façades.

5. **Blocks of Flats**

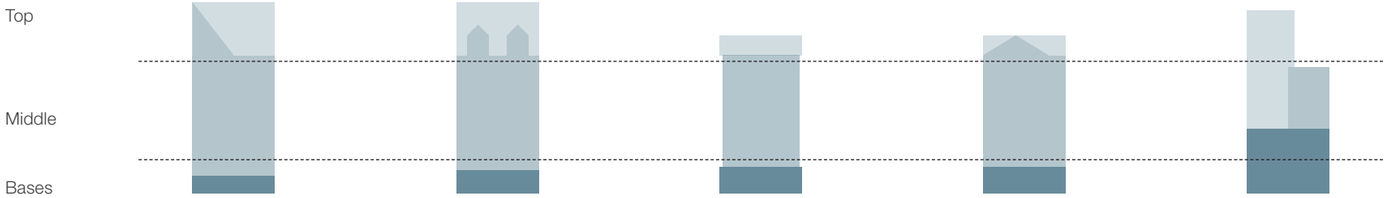
The character area is interspersed with mid-rise blocks of flats, concentrated directly East and West of the site and along Daisy Bank Road. Between approximately 3-7 storeys, blocks occupy a comparably smaller footprint, characterised by solid massing situated around areas of private green space. Many examples are contemporary or post-war and are largely occupied by the student market.

6. **Public & Institutional Buildings**

The appraisal captured a number of civic and institutional buildings in close proximity to the site. Excluding Victoria Baths, a majority of buildings are contemporary for use in the hospital or university complexes. These examples are larger, with similar height scale and massing to the existing Octagon House, and use predominantly modern metal and glass facade systems.

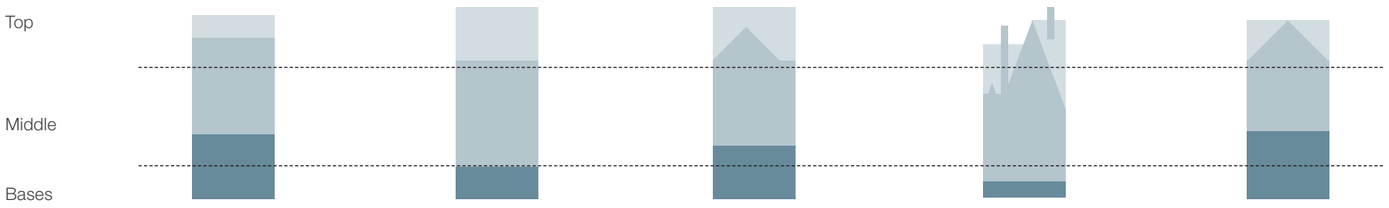


1. 2. 3. 4. 5.





6. 7. 8. 9. 10.

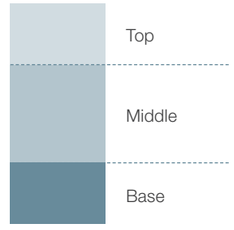


Diagrammatic study exploring the hierarchical composition of building elements within the local context.

4.3 Hierarchy & Layers

Common Composition Analysis

A common feature across building typologies has been identified, with a hierarchy of building form expressed from base to top. Buildings primarily sit on a 'plinth', expressive or subtle. A main body expressing the apertures and facade rhythm, with a top or crown expressing a differentiation in material or form.



Top

+ Roofscapes
+ Parapet details
+ Dormers
+ Cornices
+ Decorative brickwork

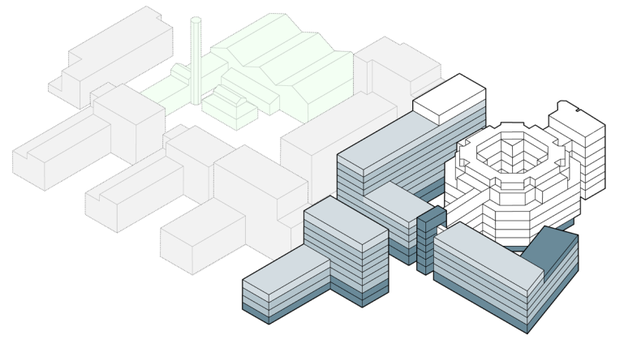
Middle

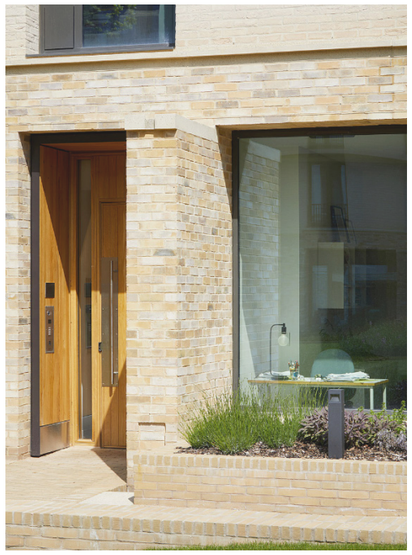
+ Windows
+ Projections
+ Bays

Bases

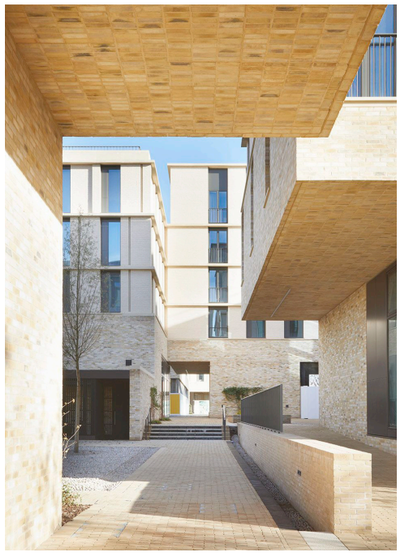
+ Entrances
+ Brick/Stone plinths
+ Heavier masonry

Identifying the hierarchical logic of elements in the built environment both on the site and in the surrounding context. This informs the overall language of the proposal.















The Eddington Key Worker Housing Development, Cambridge - Stanton Williams

Hierarchy and Layers (continued)

Eddington Key Worker Housing Precedent - Stanton Williams

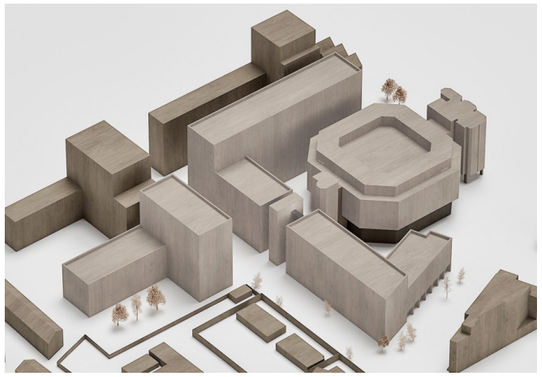
The Eddington Key Worker Housing development by Stanton Williams demonstrates a clear distinction between the building base and upper levels, using brickwork to establish a strong relationship with the street whilst allowing the architecture above to adopt a lighter and more contemporary expression. The brick plinth varies in height across the development, stepping up and down in response to the scale and character of the surrounding streetscape, creating a more articulated and human-scaled environment at ground level.

Above the brick base, the Eddington scheme adopts a simpler and more refined architectural language, allowing the upper levels to appear lighter and less imposing within the streetscape. This clear transition helps break down the overall scale of the buildings whilst creating a legible base, body and crown composition.

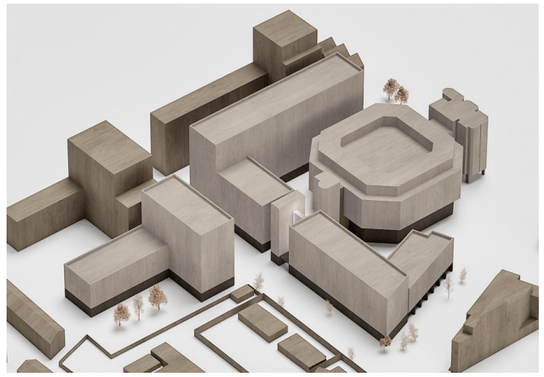


Hierarchy and Layers (continued)

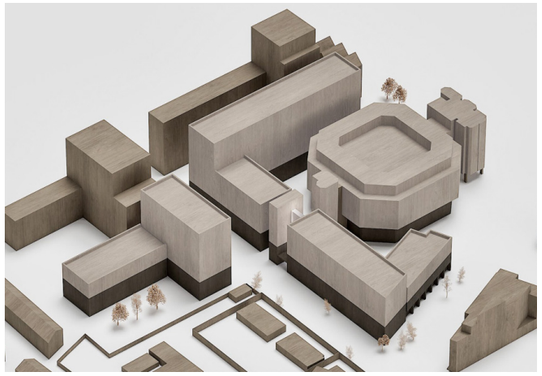
1



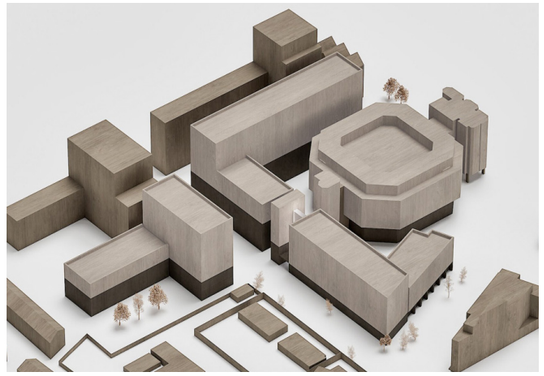
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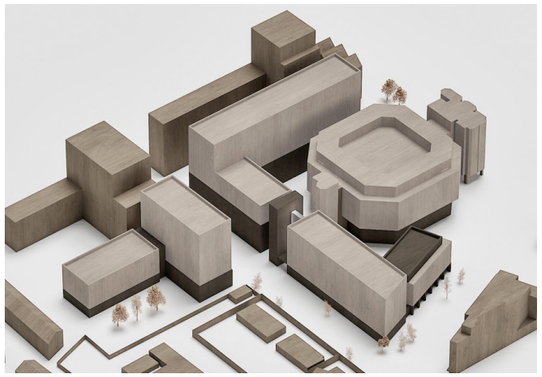
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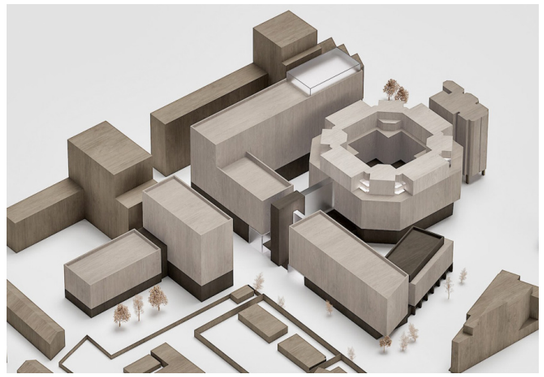
4



5



6



Digital wooden massing models highlighting the design response to incorporate a base - middle - top approach

Design Response

The character appraisal has informed the establishment of a hierarchy, as well as inspiration being drawn from the Eddington Key Worker Housing precedent. The design develops a clear distinction between the building base and upper levels. Through a series of iterative design studies, the brick plinth evolves from a simple ground-floor treatment into a more articulated architectural element that responds to scale, movement, and key building features, helping to create a more human-scaled and legible streetscape.

1 Initial Massing

+ Establishing the primary building forms and overall massing strategy.

2 Introducing the Base

+ Ground floor differentiated to create a clear relationship with the public realm.

3 Establishing the Plinth

+ The plinth is elevated to reinforce the distinction between base and upper façade

4 Stepped Brick Plinth

+ Varying plinth heights create rhythm, articulation and a more human-scaled frontage.

5 Articulating the Façade

+ Brick elements extended to emphasise movement, hierarchy and building composition.

6 Celebrating Arrival Points

+ Entrances are carved into the base, while glazed crown elements provide a lighter architectural expression at upper levels.

4.4 Rhythm, Vertical Articulation & Proportion

Local Vernacular

Buildings within the study area show strong vertical and horizontal rhythms which break down larger elevations into legible structural elements and create a relationship with users at the human scale.

The site is mostly surrounded by nineteenth century terraced houses and townhouses to the North and South, with larger blocks East and West. Most of the typologies in the character area have a sensible rationale to the organisation of openings along façades, which are then expressed with finer architectural detailing, recessing or projecting heavier elements to create articulation and depth.

A further common characteristic throughout the area is the use of vertically proportioned windows, typically aligned in regularised bays.

The solid : void ratio is typically weighted towards giving greater solidity in the elevational composition. This delivers a sense of robustness whilst also providing a coherent character. The solidity is typically constructed in masonry and brickwork.



Repetitious Victorian terraced housing along Naburn St.





Contemporary housing on Daisy Bank Rd.



Strong vertical emphasis of piers with horizontal terracotta banding along Victoria Baths facade.



Regular serrated brick forms at the Coniston Hall Chapel.



Vertical facade symmetry at Dalton Ellis Hall.



Strong vertical proportions and variation between horizontal banding. Housing on Hathersage Road.

Rhythm, Vertical Articulation & Proportion

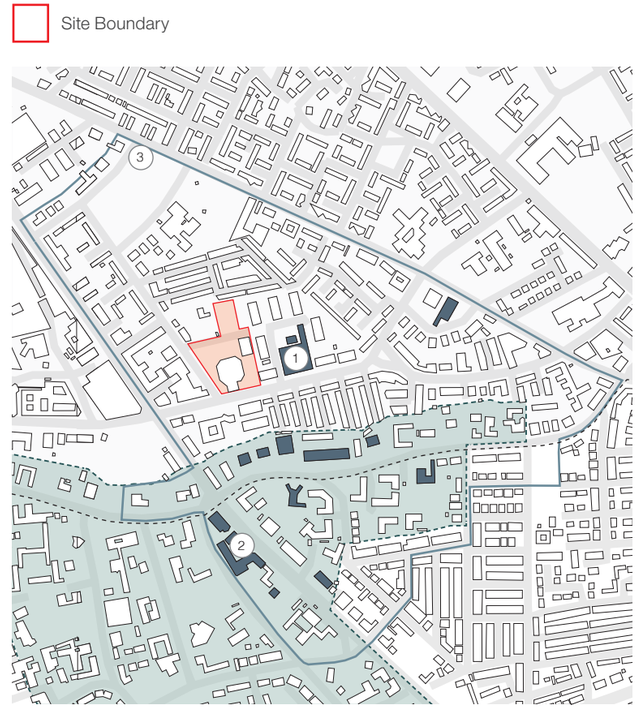
Design Response

Simplistic vertical rhythms of building elevations allows for proportionate organisation of openings. Inspecting a select number of examples allows for further exploration of layering the building elevations, and how to best employ strong vertical rhythms further across the proposals leading to regular openings.

Key

- Victoria Park Conservation Area
- Character Area Study Zone
- Listed Building
- Site Boundary

1. Victoria Baths
2. Dalton Ellis Halls
3. Elizabeth Gaskells House



1.



Stained glass windows and doorways at Victoria Baths, recessed and framed by heavier masonry to accentuate openings.



2.

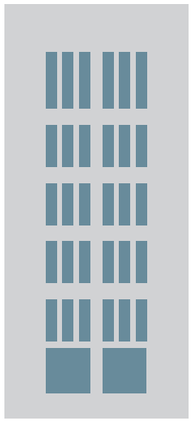


Similarly at Dalton Ellis Hall, evenly proportioned windows are articulated with different brick courses and masonry to give a layered composition to the facade.

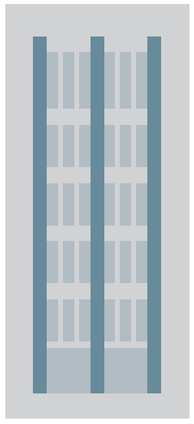
3.



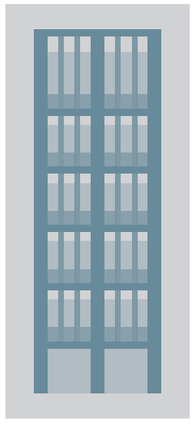
In a classical style, the Gaskell House frames openings with symmetrical pilasters and moulded cornices.



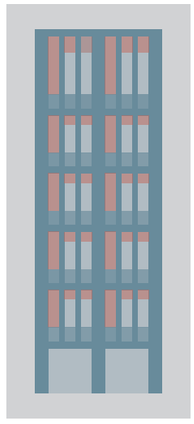
Apertures



Rational Grid

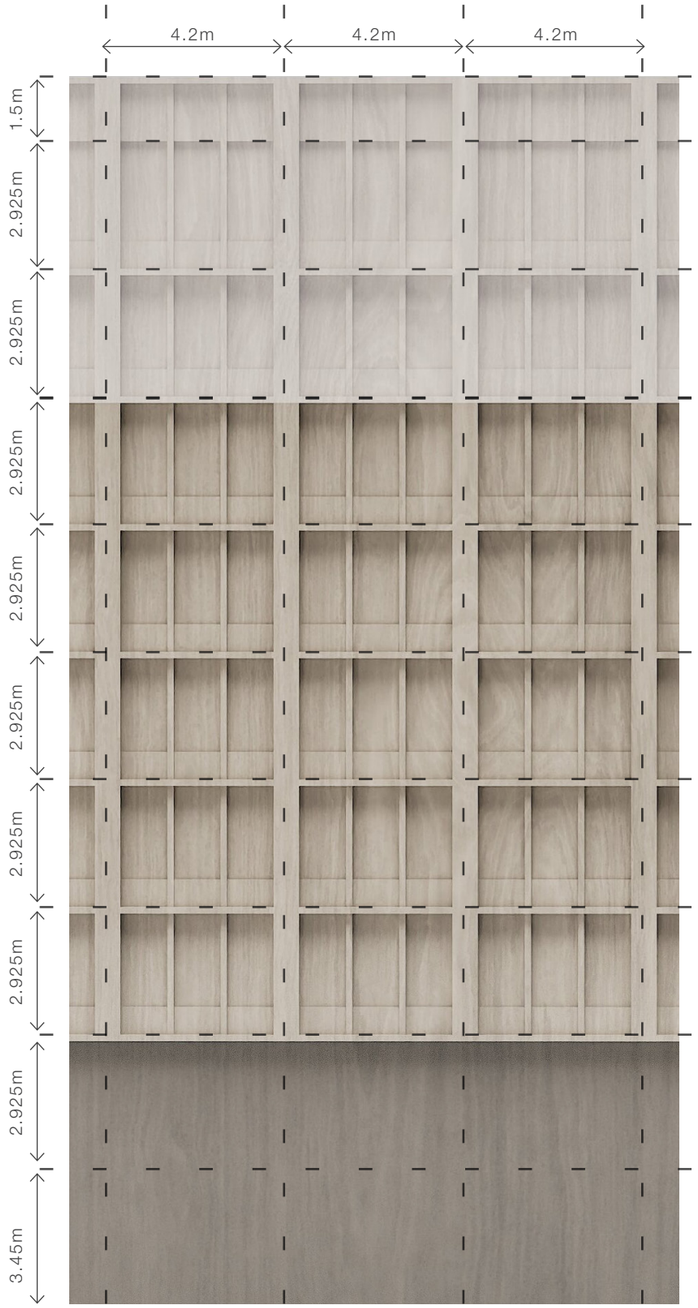


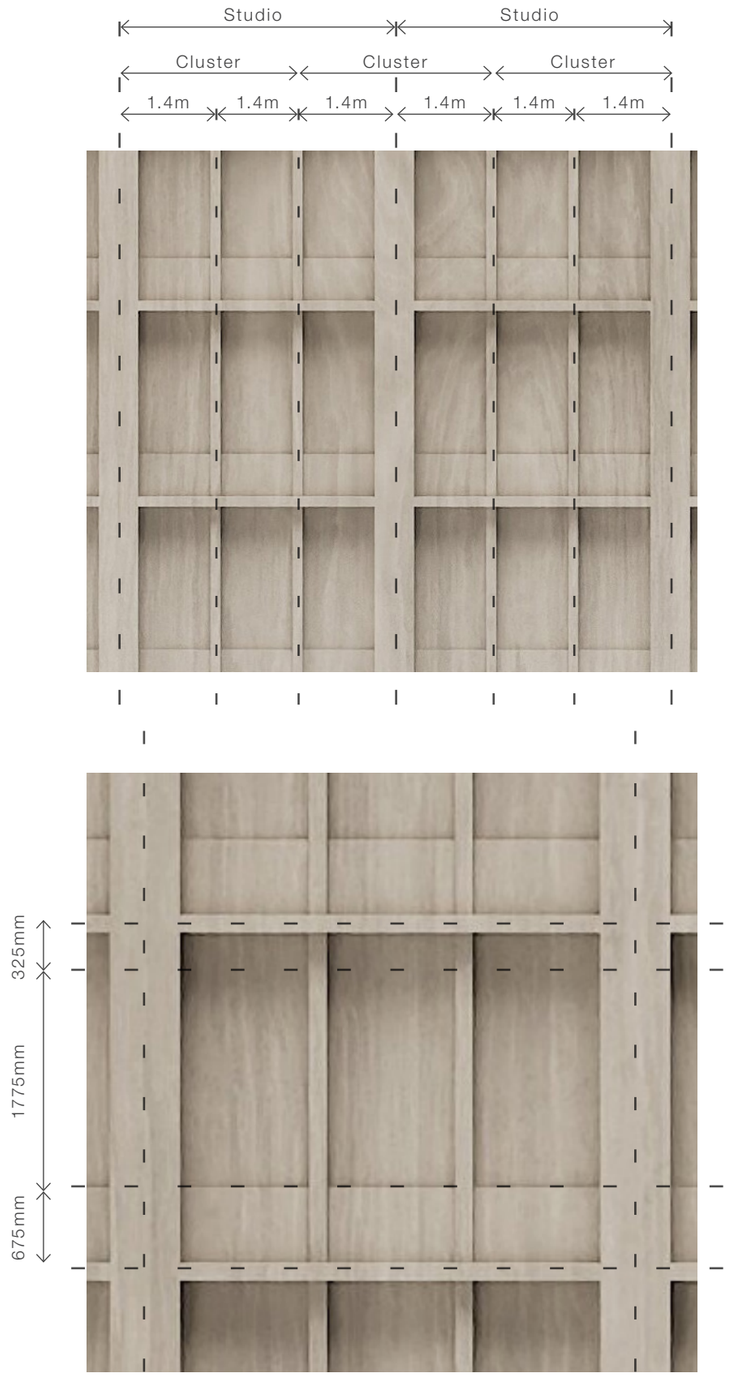
Framing of apertures



Accentuate with detail

Vertical bays, recessed glazing, and projecting elements create a human-scaled façade that responds to the site's historic and contemporary context.





Wooden massing facade models exploring the testing of articulation & hierachy

Rhythm, Vertical Articulation & Proportion

Facade Articulation & Hierarchy

The façade is organised around a rational grid that provides consistency across the development whilst accommodating a variety of residential unit types. A primary grid is established at 4.2 metre centres, subdivided by a secondary 1.4 metre planning grid that informs both the façade composition and internal layouts.

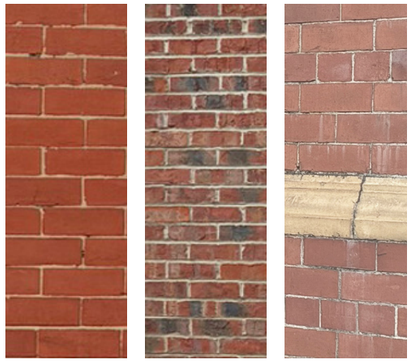
This modular approach allows different accommodation types to sit behind a consistent architectural language. Studio apartments align with the primary bays, whilst cluster accommodation utilises the secondary grid, enabling a flexible mix of units without disrupting the overall façade rhythm.

Horizontal bands at each floor level reinforce the building's composition and introduce a clear hierarchy across the elevations, creating a balanced relationship between the vertical and horizontal elements of the façade.

A 675mm panel at the base of the windows helps to reduce the amount of glazing, increase the solid : void ratio, and tie the proposals into the domestic setting and local vernacular of the surrounding area.

Key Principles

+ Rational 1.4 metre planning grid
+ Primary façade rhythm at 4.2 metre centres.
+ Flexible accommodation within a consistent framework.
+ Studios aligned to primary bays.
+ Cluster rooms utilise secondary grid.
+ Consistent façade rhythm throughout.
+ Horizontal bands define floor levels.
+ Clear expression of structure and hierarchy.



Traditional brick course. Variations to brick colour, texture and age.



Heavier terracotta dressings and surrounds frame openings at Victoria Baths.



Examples of stained glass window detailing.



Existing metal facade coverings at the rear access point of Victoria Baths.



Existing metal grilles and window guarding.



Examples of ornate balustrades and guarding are common in close proximity to the site.



Glazing dressed in stained glass patterns.

4.5 Contextual Materiality

The surrounding context is primarily characterised by traditional clay red brick, as applied for the overall facade.

The breadth of materials in the immediate context expands with applications of terracotta, heavier masonry and contemporary metal façades.

1. Victoria Baths
2. Daisy Bank Road Terraces
3. Victoria Point Student Accommodation

Key

- Victoria Park Conservation Area
- Character Area Study Zone
- Listed Building
- Site Boundary





88 Carmoor Road brick detailing.



Dentil brick course, St Augustines House.





Brick details, Victoria Baths.







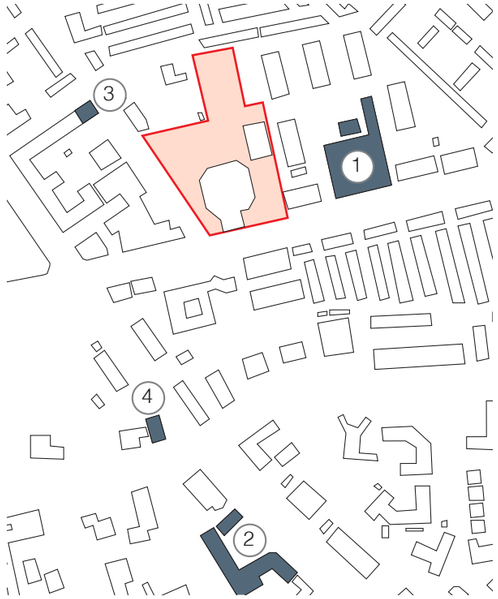


Decorative ventilation bricks are featured along the primary elevation of Victoria Baths.





Design variations of ventilation bricks are a common feature on the elevations of Dalton Ellis Hall, a Grade II listed Hall in the Victoria Park conservation area.



4.6 Texture, Detail & Ventilation

Detail Articulation - Dentil Brick Course

Building on the architectural language of the area, the components of rhythm and hierarchy are complemented by recurring details and features that enhance facade composition.

Serrated dentil brick course and decorative masonry is common in the surrounding context. Examples are found both on listed buildings such as Victoria Baths, and on the terraced house or villa typologies. The use of this treatment adds depth, shadow, and variation to façades.

Functional Ornamentation - Ventilation Bricks

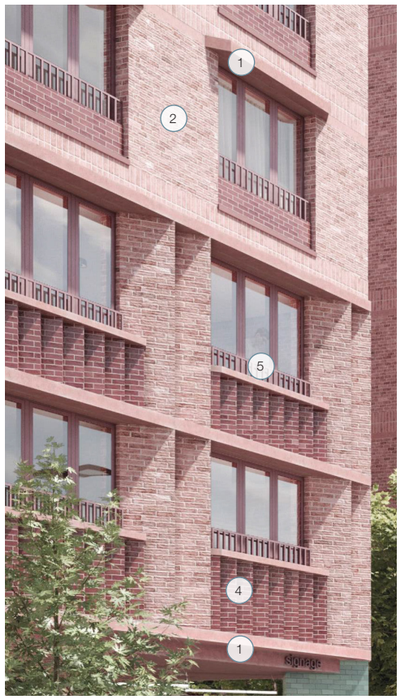
Historic examples are also found to integrate functional ventilation requirements into building fabric. Found at Dalton Ellis Hall and Victoria Baths, the use of decorative ventilation bricks are integrated into the facade, combining practical environmental function with texture and architectural composition.

The proposed facade treatment at Octagon House builds upon this, whereby perforated ventilation panels and headers in a concertina form are used as a functional, contemporary interpretation of long-established local architectural detailing and principles. The articulation of the facade should follow the rational principles of rhythm and hierarchy, with an added richness of minimal ornamentation to serve functional building operation.

1. Victoria Baths
2. Dalton Ellis Hall
3. 88 Carmoor Road
4. St Augustines House



1. Proposed elevation of the approved scheme at Victoria Point, Blocks 5-6.



2. Proposed CGI: Victoria Point Blocks 1-4.



3. Hathersage Road CGI.

4.7 Emerging Context

Victoria Point - Planning Approval

As part of the character appraisal and material analysis of the surrounding context, it is important to consider the emerging context in close proximity to the site, to ensure the proposals have a suitable relationship/juxtaposition with the new neighbouring buildings.

The approved design for Victoria Point follows similar principles in establishing hierarchy to elevations by arranging fundamental elements along a structured framework.

The elevations are then articulated using traditional red brick courses, layered with additional detail at window/door surrounds, including the use of ceramic tiles, dentil brick course, concertina brick and metalwork.

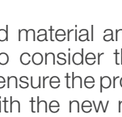
Material Palette

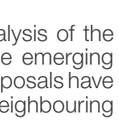
1.
Base, Sills and String Courses:
Pre-cast pigmented concrete.

2.
Middle Body:
Red brick.

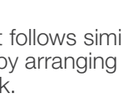
3.
Detail & Texture:
Green profiled ceramic tiles.

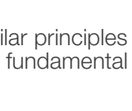
4.
Detail & Texture:
Red brick in flemish bond with protruding or serrated concertina brick details.



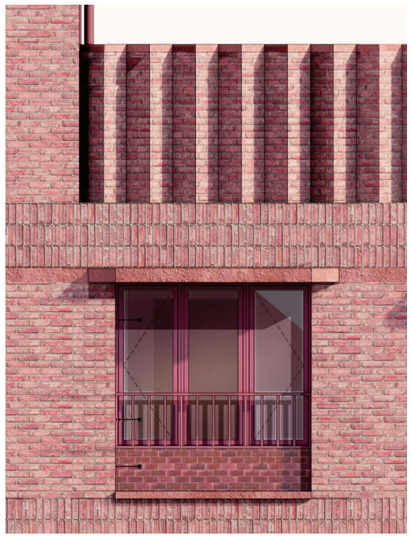


5.
Detail & Texture:
Metal balustrades, guarding and vent plenum boxes.

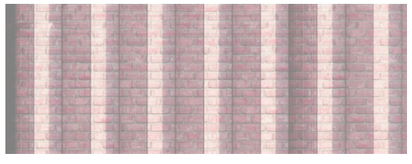




Emerging Context (continued)







Facade detailing around window bays consists of a combination of decorative brickwork, metal balustrades and spandrel panels for ventilation plenums.



3D Isometric bay study of the proposed facade bays.

Victoria Point - Details

The approved scheme at Victoria Point references the local character of concertina brick detailing. This is to be expressed on blocks 1-4 of the development, creating greater layers of relief and texture along elevations.

Typical facade bays for windows and crown showcase the application of decorative bricks, including concertina or protruding brick details at spandrels to enhance openings. Windows are then framed with PPC coated metalwork for both aesthetic and functional vent requirements.

The proposed development at Octagon House draws upon existing examples of this style of façade detailing found within the surrounding townscape and character area, reinforcing the site's local architectural context. In addition, the design has been carefully considered alongside the emerging proposals for Victoria Point to ensure that both developments are perceived as a cohesive and well-integrated addition to the wider area.

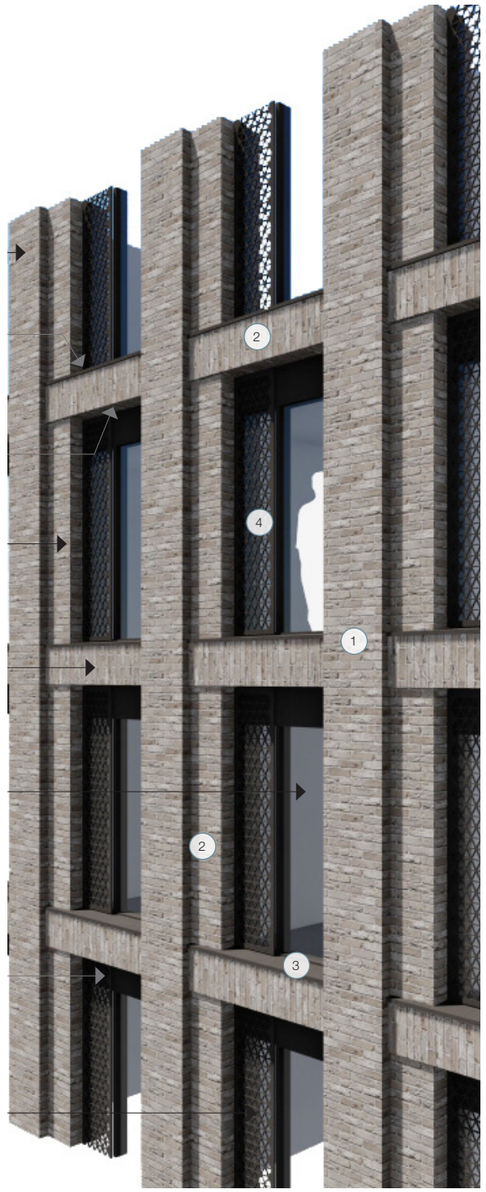
Emerging Context (continued)

88-90 Carmoor Road - On site

The approved design currently under construction for 88-90 Carmoor Road also follows principles in establishing hierarchy to elevations by arranging fundamental elements along a rigorous structured framework.

The elevations are composed of grey brick courses, layered with simple brick detailing at window/door surrounds, and a full-height perforated panel with a bespoke pattern to enable natural purge ventilation.

The following design development and proposals set out in this document acknowledge the emerging developments whilst simultaneously aiming to provide a level of design that is further steeped in the rich and diverse character of Ardwick's current and future context.



1. Proposed facade fragment of 88-90 Carmoor Road





2. Carmoor Road CGIs

Material Palette

1.
Body:
Light grey multi-brick.



2.
Detail & Texture:
Recessed / Soldier Course
Brick Panel



3.
Detail & Texture:
PPC Anodic Matt Bronze
coating to metalwork



4.
Detail & Texture:
Metal guarding and perforated
panels



5.0 Design Evolution

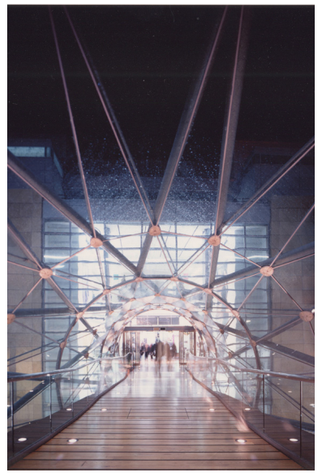
5.1 Project Development Timeline



2014

Octagon Project Founded

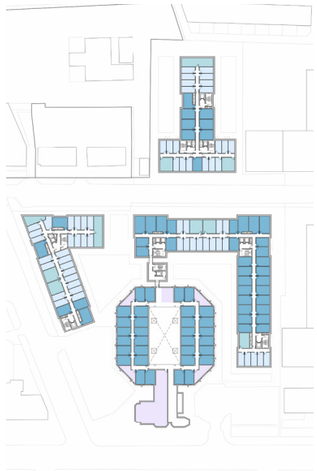
The Octagon Project was established with the ambition of bringing the underused Octagon House site back into productive use through a comprehensive programme of regeneration. Alongside the long-term commitment of Fresenius through a 35-year lease from 2018 and planned expansion of dialysis services, the project seeks to unlock the wider potential of the site for the benefit of the local community.



09/2025

Design Team formed for new proposal

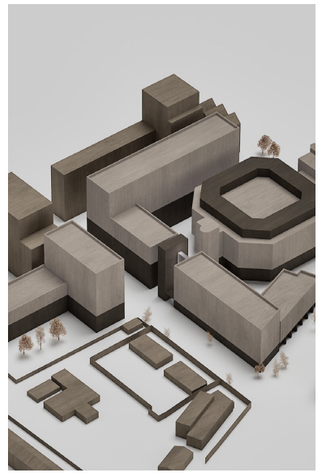
Hodder Architects were appointed to develop a vision for the site that combines the retention and refurbishment of Octagon House with the introduction of new accommodation, public realm, and community facilities. Early design work focused on understanding the site's opportunities, constraints and relationship with the surrounding neighbourhood.



12/2025

1st Pre-App Meeting with Manchester City Council

Initial proposals were presented to Manchester City Council, introducing the principle of retaining and re-purposing Octagon House alongside new residential accommodation. The council recognised the significant regeneration opportunity presented by the site and supported the principle of redevelopment, whilst encouraging further design development.



03/2026

2nd Pre-App Meeting with Manchester City Council

Developed proposals were presented, including the emerging mix of key worker accommodation, student housing and healthcare provision. Positive feedback was received regarding the overall development strategy, with broad support for the proposed height, massing and site layout.



04/2026

Key Stakeholder Engagement & Dialogue

From an early stage in the design development, key stakeholders have been sought out and engaged in dialogue regarding the development. This includes conversations with ward councillors, local community leaders, and invested members of the public. Led by Keeble Brown, the team have endeavoured to include those who will be impacted most by the proposals in the process.

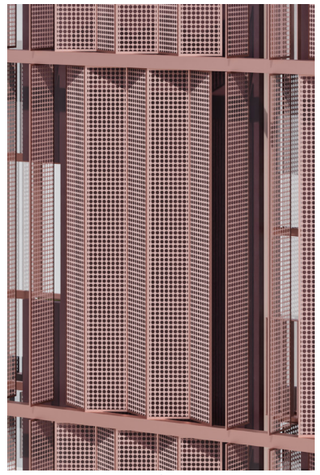
Project Development Timeline (continued)



05/2026

3rd Pre-App Meeting with Manchester City Council

Further design development focused on the architectural expression of the scheme, including façade materiality and the refurbishment strategy for Octagon House. The Council welcomed the retention-led approach to Octagon House and provided valuable feedback to help refine the material palette and strengthen the relationship between the development and its surrounding context.



05/2026

4th Pre-App Meeting with Manchester City Council

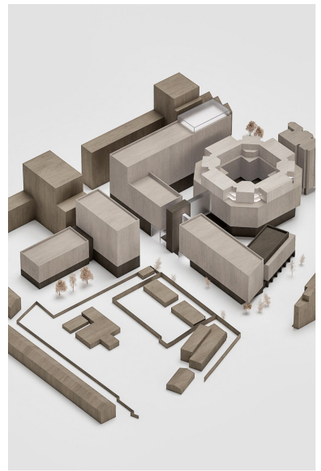
Refined proposals were presented in response to previous feedback, including a more bespoke façade approach for Octagon House and further development of the new-build architecture. Discussions focused on ensuring the scheme reflects the character of Ardwick through the use of robust masonry materials, local references and carefully crafted architectural detailing, helping shape the next stage of design evolution.



06/2026

Public Consultation Launch & Event

A programme of public engagement was launched ahead of the planning application submission, including a leaflet distribution to local residents and businesses and the organisation of a public consultation event. Local ward councillors were engaged as part of the consultation process, with opportunities provided for stakeholders and members of the community to review and comment on the emerging proposals.



07/2026

5th & 6th Pre-App Meetings with Manchester City Council

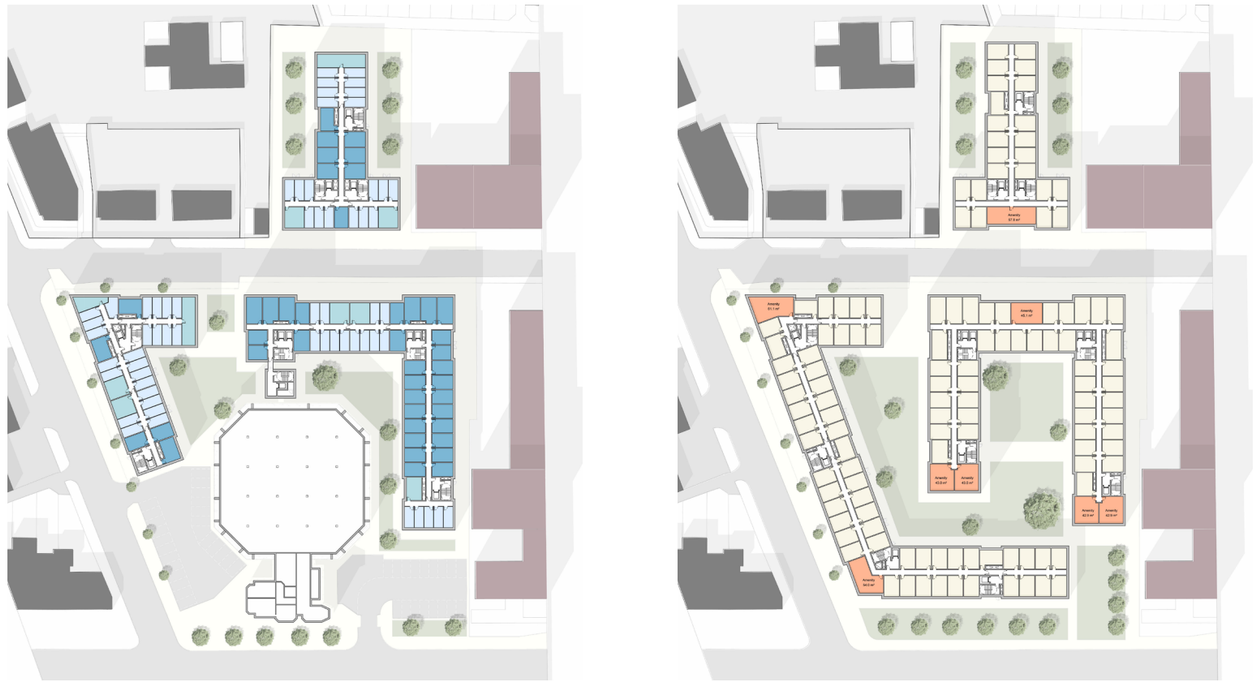
In response to further feedback, a comprehensive character appraisal was completed and presented to ensure the design is contextual and “of Ardwick”. Discussion focused on how the team has responded to the feedback previously provided by altering window proportions, reducing glazing & metalwork, making sure metalwork is of a bespoke nature and showcasing that the design is a contextual response to Ardwick.

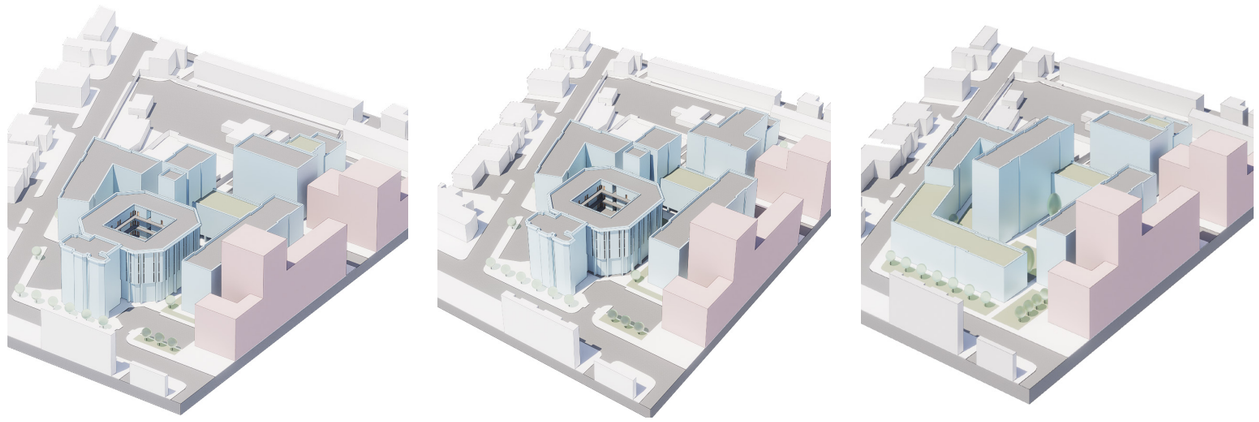


08/2026

Full Planning Application Submitted

Following an extensive programme of design development, pre-application engagement and public consultation, the proposals were refined in response to feedback received from Manchester City Council, local stakeholders and the wider community. The final scheme balances regeneration, sustainability and community benefit, bringing together healthcare, key worker housing, student accommodation and public realm improvements within a cohesive masterplan.





Concept Plans & 3D views exploring options of different uses (Accommodation for Keyworkers / PBSA) and exploring retention or demolition of the existing building.

5.2 Pre Application Consultation - Meeting 01

Meeting 01 - 05.12.2025

An initial Pre-Application meeting (Pre-App 01) was held with Manchester City Council on 5th of December 2025. The information was prepared by Hodder Architects, with input from the client. The meeting was attended by Dave Roscoe (Deputy Director of Planning) and Jennifer Atkinson (Strategic Planning and Project Lead) of Manchester City Council.

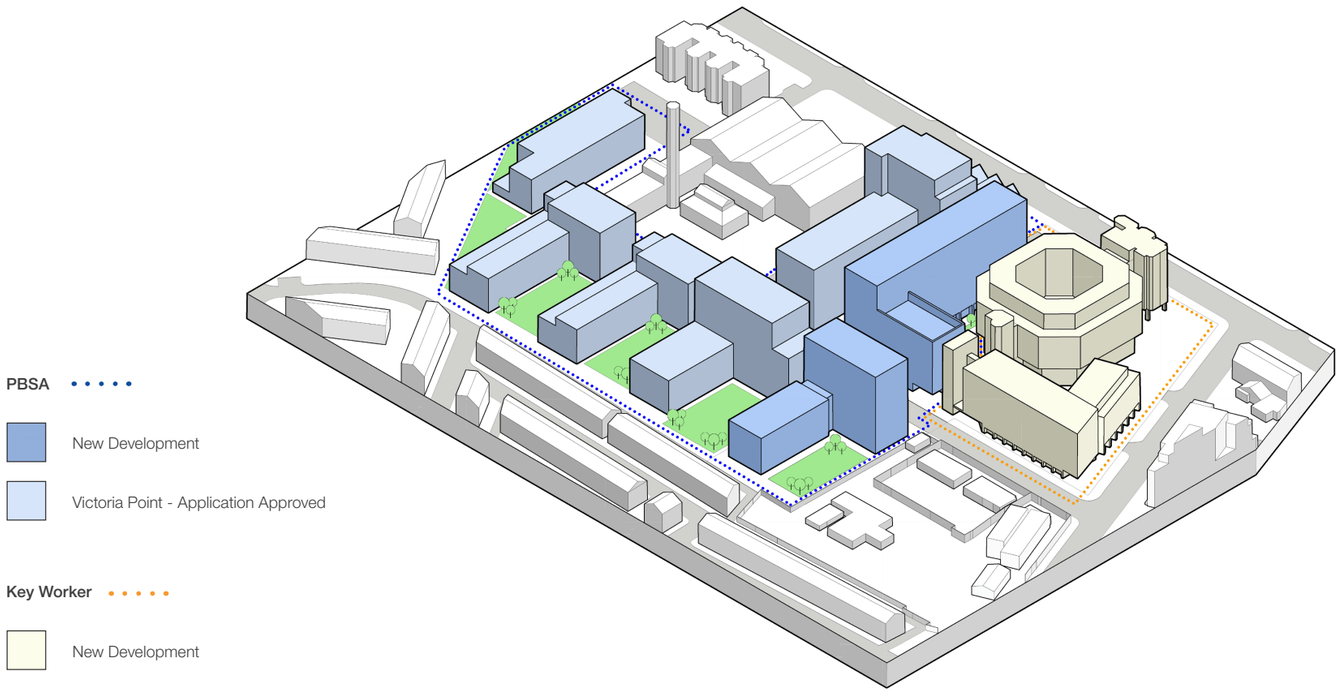
The presentation stated to the planning officers the initial massing options for the site, with an indication of how these respond to the local context, and the potential use classes deemed suitable for the site.

Feedback within the meeting suggested that:

+ Retention of the Octagon House would be seen as a benefit due to its sustainable approach of reusing an existing building.

+ Key Worker accommodation would likely be viewed positively, with PBSA needing further investigation into the need for this typology.

+ Engagement with the community and options for community betterment should be considered as part of the development of the scheme.



1. Diagram showing updated massing and use distribution across the site informed from the current and emerging context



2. Visualisation of 3D wooden massing model explaining the thoughts on materiality and ways to humanise the streetscape.

5.3 Pre Application Consultation - Meeting 02

Meeting 02 - 18.03.2026

A second Pre-Application meeting (Pre-App 02) was held with Manchester City Council on 18th of March 2026.

At the Pre-App 02 meeting, a presentation was prepared by Hodder Architects, with input from Turley and the client. The meeting was attended by Dave Roscoe (Deputy Director of Planning) and Jennifer Atkinson (Strategic Planning and Project Lead) of Manchester City Council.

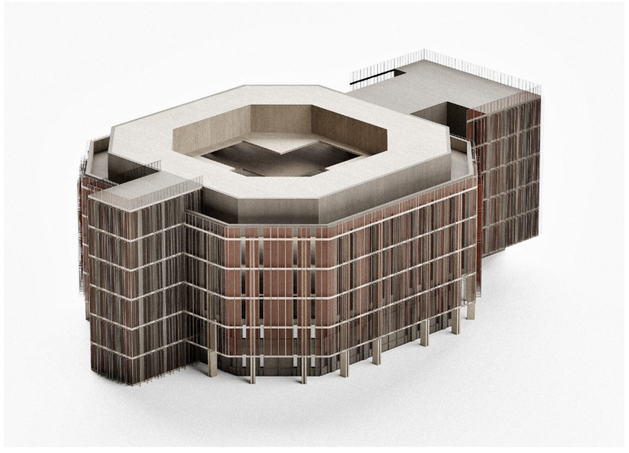
The presentation showed the planning officers the intention for the mix of uses and their distribution across the site, an update to the massing, the proposed intervention to the existing Octagon House building, and some preliminary thoughts on materiality.

Feedback within the meeting indicated that:

+ Comfort that the height, scale, and massing is in line with the emerging context.

+ Reiteration of support for Octagon House adaptive reuse.

+ Reiteration of positive views on accommodation aimed at Keyworkers, and a need to justify PBSA use-class.

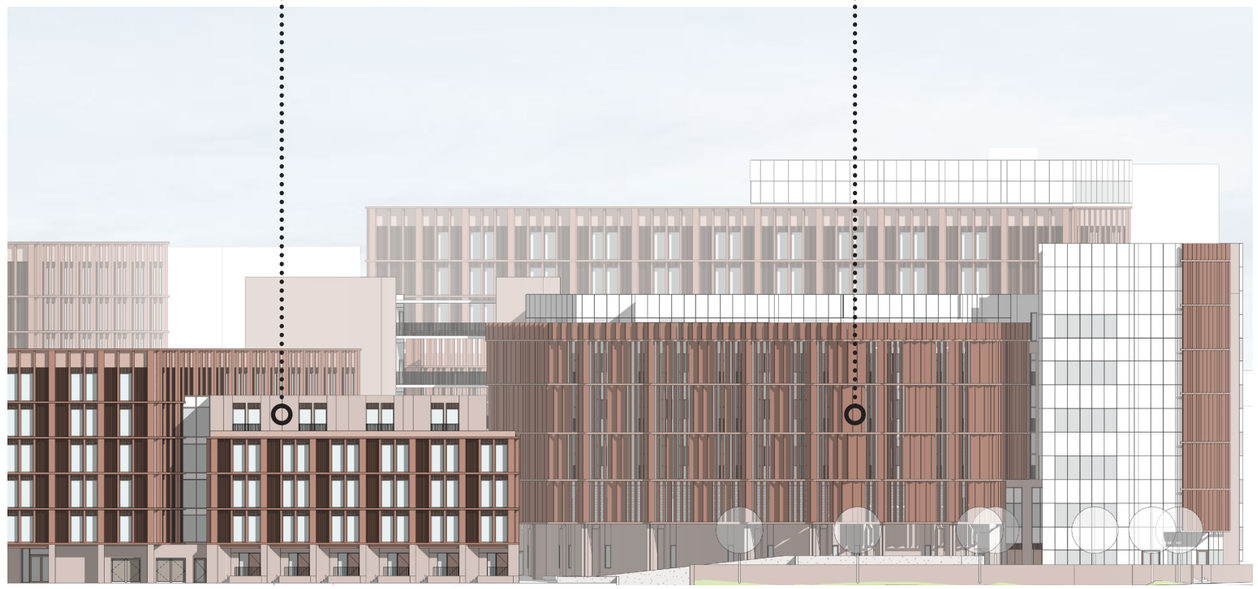


3. Concept visual of the intervention to Octagon House.

1. Illustrative CGIs of the proposals highlighting material choices







2. Contextual elevation along Carmoor Road showing the relationship between the new-build elements of the scheme and the reuse of Octagon House.

5.4 Pre Application Consultation - Meeting 03

Meeting 03 - 12.05.2026

A third Pre-Application meeting (Pre-App 03) was held with Manchester City Council on 12th of May 2026.

At the Pre-App 03 meeting, a further presentation was prepared by Hodder Architects, with input from Turley and the client. The meeting was attended by Dave Roscoe (Deputy Director of Planning) and Jennifer Atkinson (Strategic Planning and Project Lead) of Manchester City Council.

The presentation talked through the architectural language of the proposals, explaining the choice of brickwork to humanise the street scape, masonry precast body to provide rigour within facade, and a metal veil to cloak the existing Octagon House building.

Feedback within and following the meeting suggested:

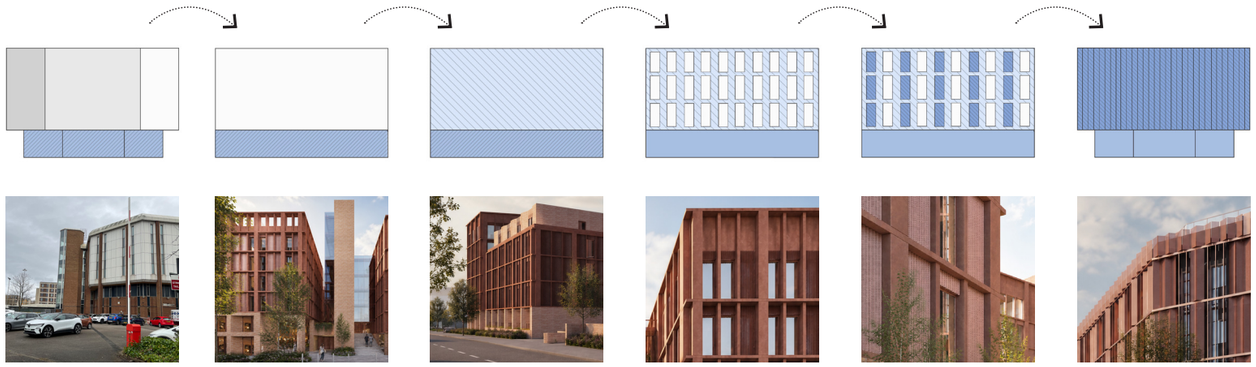
+ A reiteration of comfort on height scale massing, support for Octagon House adaptive reuse.

+ A welcoming of the veil to Octagon House to improve the appearance of the existing building.

+ Team to ensure stakeholder engagement with councillors and the community is fully considered and undertaken at an appropriate time to feed into the evolving proposals.

+ A desire to see more thought put into the design for the metalwork to make sure it is non-standard, potentially in the form of a bespoke, contextual pattern.

+ A concern expressed over whether the materiality of the proposals provide a design solution that sits well within this local context.



Existing Context

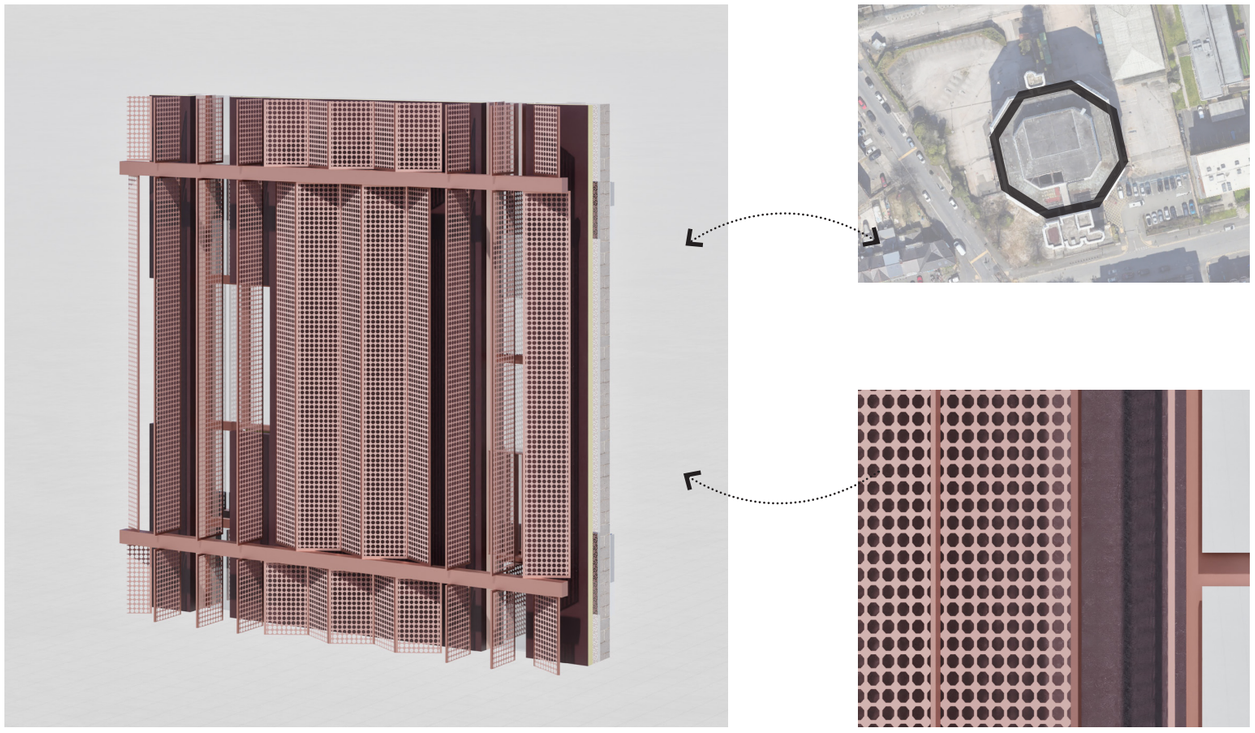
Extending the brick language

Precast concrete upper levels

Window and facade openings

Bespoke ventilation panels

Octagon House metal veil



1. Veil Fragment exploring bespoke perforated panel options

5.5 Pre Application Consultation - Meeting 04

Meeting 04 - 27.05.2026

A fourth Pre-Application meeting (Pre-App 04) was held with Manchester City Council on 27th of May 2026.

At the Pre-App 04 meeting, a further presentation was prepared by Hodder Architects. The meeting was attended by Jennifer Atkinson (Strategic Planning and Project Lead) of Manchester City Council.

The presentation aimed to address concerns expressed in the previous pre-application meeting and explain the reasoning behind the choices of material combinations, and show the developed of a non-standard design for the metalwork.

Feedback within and following the meeting stated:

+ A welcoming of the intent to provide a bespoke pattern to the metalwork, and a preference towards a more intricate ornamentation.

+ Questioning of the amount of glazing and whether this solid:void ratio is a contextually appropriate response

+ A concern over the amount of metalwork to the new-build blocks and whether this a contextually appropriate response.



2. Facade options and sketches showing previous optioneering work of the facade design.

1. Public Consultation leaflet produced by Keeble Brown



What Next for Octagon House

Public Exhibition:
Thursday 11 June 2026 | 3pm – 7pm

Come along to meet the design team and review the early stage designs.

A vision for the future

The Octagon House site, known to many as the former Norweb HQ, could be providing so much more for the people of Ardwick. This underused corner of Carmoor Road at the junction with Hathersage Road has not kept up with Manchester's changing needs.

Until 2013, the operational base of United Utilities, Octagon House has long played an important role in the area.

It is now being reimagined to meet the needs of a new generation.

Our focus is on retaining and improving the existing Octagon House building while also introducing new homes, more employment and better amenities. We hope to create a place that feels safer, greener, better managed and more connected to the surrounding neighbourhood.

2. Photographs of in-person public consultation event





Octagon House

Home Public exhibition The proposals



Public exhibition

We held a public exhibition on 18 June 2026 at the West Indian Community Centre on Carmoor Road. The design team were pleased to share the next steps for the Octagon House site. Even if you were not able to come you can still view the proposals here and complete the online feedback form.



Find out more

The project team is developing proposals that respond positively to

3. Public Consultation website with opportunity to provide feedback online

5.6 Public Consultation

Community Engagement Event - 18.06.26

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 taking place on 18th of June - inviting feedback which further informed the design. Overall, the consultation reached widely and included:

+ Repeated and ongoing conversations with Ardwick Ward Councillors.
+ Distribution of 400 leaflets to local residents.
+ Around 466 website visits (234 unique).
+ An in-person event held at the West Indian Community Centre on the 18.06.26 with 9 attendees.

From this engagement, 5 consultees provided written feedback (via the online feedback form), with several recurring themes (refer to the SCI prepared by Keeble Brown for further information):

+ Positive response to the clear commitment to retain the current NHS tenant.
+ General support for the principal of comprehensive regeneration seen as a catalyst for further investment in the area after a feeling of being overlooked and neglected by the local authority.
+ Suggestions to address litter accumulation by providing more litter bins, street trees, hard benches, and careful landscaping to discourage littering.
+ A concern about security and any proposal creating a cut-through and 'escape' routes harbouring anti-social behaviour.
+ Concerns over the privacy and loss of light due to the development.
+ Concerns about the impact of construction on the neighbourhood and disruption during the works.
+ Public interest in providing space for either a GP Practice/ NHS Dentistry or a community cafe to encourage creating a destination place in the local vicinity.

1. Summary imagery of character appraisal of the local context



2. Illustrative CGIs of the proposals highlighting changes made based on consultation feedback

5.7 Pre Application Consultation - Meeting 05

Meeting 05 - 10.07.2026

A fifth Pre-Application meeting (Pre-App 05) was held with Manchester City Council on 10th of July 2026.

At this meeting, a further presentation was prepared by Hodder Architects. The meeting was attended by Jennifer Atkinson (Strategic Planning and Project Lead) of Manchester City Council.

The presentation showed to the planning officers the steps taken by the design team to address concerns made by MCC over the contextual responsiveness of the design. This included a comprehensive character appraisal of the local area, the addition of a solid base panel to the windows to provide an aperture of more domestic proportions, and a reduction of metalwork to the facade to the minimum possible whilst also maintaining natural purge ventilation and allowing for mechanical ventilation extract.

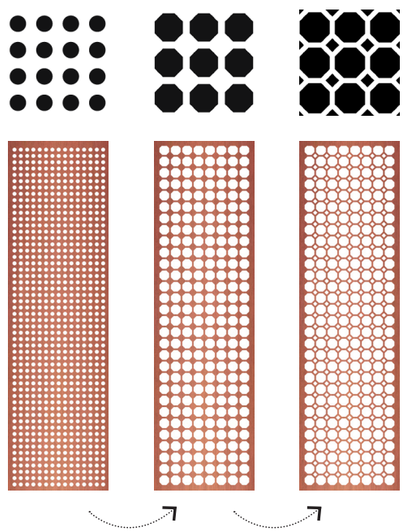
Feedback within and following the meeting suggested that:

+ A welcoming of the reduction in the amount of glazing on the facade.
+ A welcoming of the introduction of the solid precast panel to the base of the windows.
+ An appreciation and understanding of the reduction in metalwork to its current proportion.
+ A continued questioning of whether the design is ‘domestic in appearance’ and contextually appropriate for Ardwick.

1. Detailed facade study of the consented schemes in the emerging context



2. Sequential moves showing bespoke metalwork





3. Contextual elevation showing how the scheme fits into the surrounding & emerging context

5.8 Pre Application Consultation - Meeting 06

Meeting 06 - 22.07.2026

A sixth and final Pre-Application meeting (Pre-App 06) was held with Manchester City Council on 22nd of July 2026.

At this meeting, a concise presentation was prepared by Hodder Architects aiming to understand and address the feedback received from the previous pre-application meetings. The meeting was attended by Dave Roscoe (Deputy Director of Planning) and Jennifer Atkinson (Strategic Planning and Project Lead) of Manchester City Council.

The meeting focused on making sure the design team were aligned with the councils view that the proposals need to be ‘of Ardwick’. Discussions including a recap on the character appraisal, the emerging context looking at the design of nearby consented schemes, and the design response the team have undertaken based on previous feedback.

Feedback following the meeting included:

+ A need to fully engage with social value and the potential benefits the proposals can bring to the local community.

+ A need for a robust construction management plan to be included with the proposals.

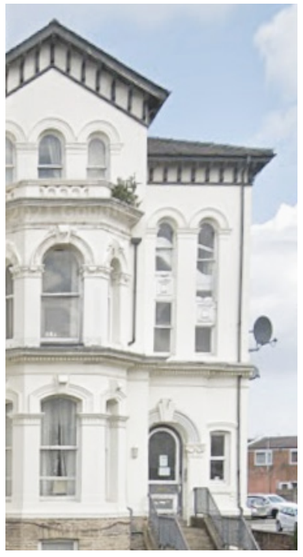
+ Further detail to be shown on the precast panel joints - with a desire that the joints should express the vertical grid instead of the horizontal banding.

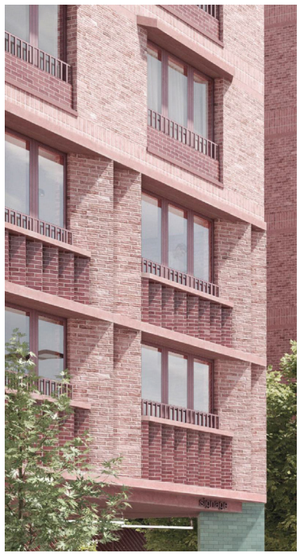
+ Metal cills were deemed inappropriate to run through the brickwork.

+ A desire for special bricks to be used for chamfered corners instead of cut brick slips.

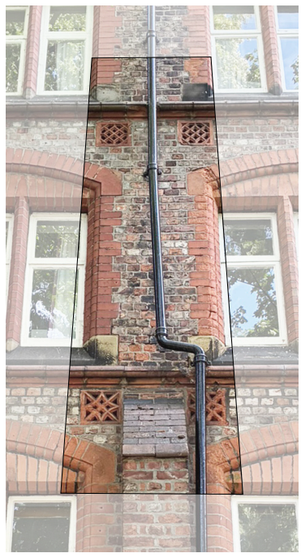
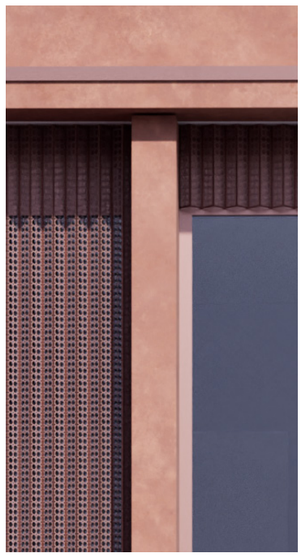
+ A preference for mechanical ventilation extract to be vented through the soffit rather than at the window heads.

1. Summary images of the local & emerging context showing thin, elegant banding.





2. Summary images of the local context showing decorative, perforated ventilation.

3. Implementation of ornamental ventilation within the design proposals

Pre Application Consultation (continued)

Feedback Investigation & Design Response

Following the final pre-application meeting with MCC, 5/6 of the key points of feedback have been acknowledged and incorporated into the design proposals. For the sixth point regarding MCC's preference for mechanical ventilation extract to be vented through the soffit rather than at the window heads, the design was tested and reviewed, specifically through the lens of the following question: "Do the proposals provide a contextual response?".

Detail - Elegant String Course

As mentioned in the character appraisal of Ardwick in chapter 4 of this document, at a detail level of contextual investigation, delicate string courses are prevalent across Ardwick and are typically expressed through thin profiles either above or below of the window openings. This architectural treatment emphasises the number of stories the building occupies whilst also providing sharp reveals and deep shadows on the facade.

This is not only a detail of the existing context, but one of the emerging context too. The approved Victoria Point proposals use a similar architectural expression of thin, elegant banding across the horizontal grid, breaking up the greater solidity of masonry set back on a recessed plane.

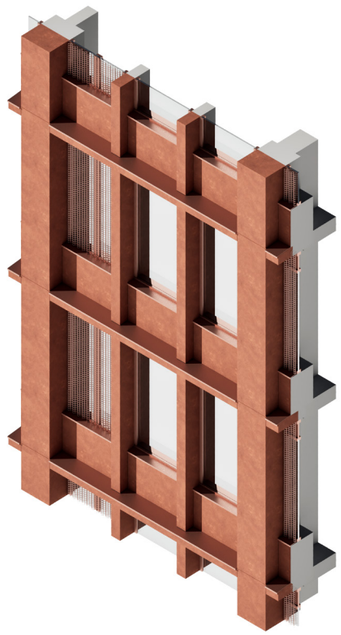
Functional Ornamentation - Ventilation Bricks

Also as explored in the character appraisal of Ardwick in chapter 4 of this document, historic examples are found to combine functional ventilation requirements with bespoke ornamentation into the building fabric.

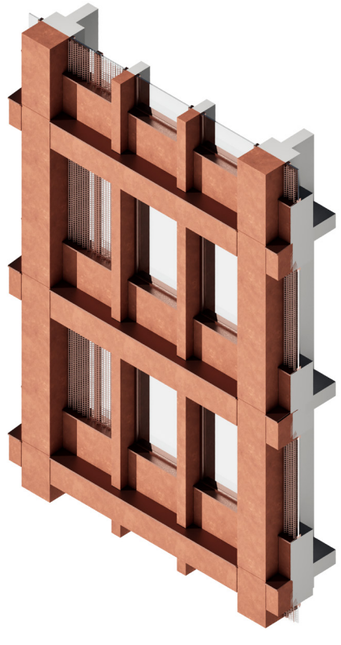
The facade treatment of the design proposals build on this history by employing a functional, contemporary interpretation of this detail through a bespoke pattern on concertina metalwork. This allows all ventilation, both natural purge and mechanical systems, to be vented through a decorative perforated facade, the foundations of which are found and rooted in the local context.

Option A - CGI & Facade Fragment of the proposed elegant banding with bespoke, ornamental window head vents.









Option B - CGI & Facade Fragment of the alternative thicker banding with concealed soffit ventilation.

Pre Application Consultation (continued)

Feedback Investigation & Design Response

Following on from the character appraisal and comments from the council, a design exercise was undertaken to explore a concealed soffit ventilation strategy, ensuring that the proposals were rigorously tested in response to the feedback received during the consultation process.

For technical and build-ability reasons, accommodating a concealed soffit vent within the proposed material would require the string banding to be deeper than previously proposed. A comparative study was prepared and reviewed showing two options;

+ Option A - The proposed thin, elegant banding with window head ventilation through bespoke ornamental ventilation panels.

+ Option B - An alternative thicker banding (circa. 500mm deep) with concealed soffit ventilation.

After review, Option A (the thinner, elegant banding and bespoke ornamental ventilation panels) was deemed more ‘of Ardwick’ based on the character appraisal of the surrounding area (as detailed on the previous page and in Chapter 4 of this document), an understanding of the consented & emerging context, and a greater connection with the metalwork veil proposed to Octagon House.

Conversely, Option B uses a generic approach which has been used typically elsewhere, however does not allow for a level of detail which is particular to the character area.

Based on this study, Option A positively responds to Manchester City Council’s overarching question throughout the consultation process: “Do the proposals provide a contextual response, and can therefore be deemed ‘of Ardwick’?”.





5.9 Consultation Summary

Design Response

Throughout the course of the consultation process, the team have strived to listen to feedback received from key stakeholders and, where possible and appropriate, incorporate this into the design. These design responses include:

+ Bespoke perforated design implemented for the metalwork across the proposals.

+ Introduction of the solid pre-cast panel to the base of the windows to reduce the amount of glazing, improve the solid:void ratio, and create openings of more domestic proportions. The joints in the precast facade shall also be aligned to express verticality rather than the horizontal banding.

+ An understanding that brick specials shall be used at chamfered corners instead of cut bricks.

+ Substantially reduced the metalwork to the new build blocks whilst continuing to provide natural purge ventilation and sufficient space for mechanical ventilation.

+ Landscaping proposals to incorporate litter-bins & be carefully considered to discourage littering.

+ Recommendations from GMP in the Crime Impact Statement will be incorporated into the design to ensure sufficient security across the area.

+ To minimise impact of privacy, elevations facing neighbouring properties will either be void of windows or set sufficiently far away. A daylight/sunlight report will be undertaken as part of this application to assess the impact of overshadowing.

+ The client team will endeavour to engage in early conversations with potential contractors to consider minimising disruption during construction works. An outline construction management plan will also be included as part of the application.

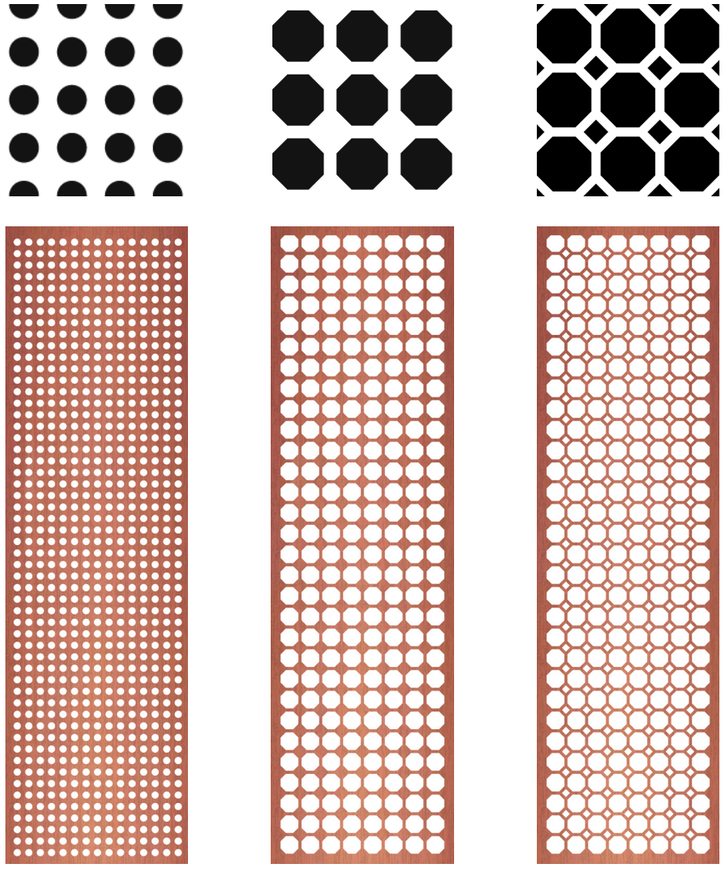
+ Client team actively exploring opportunities for a GP Practice/ NHS Dentistry to be incorporated into the development as per community request.

5.10 Facade Articulation & Detailing

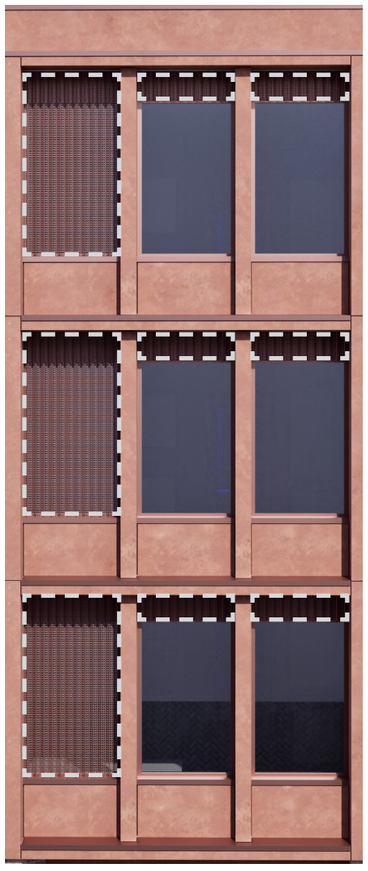
Bespoke Perforation & Concertina

The perforated metal veil has been developed through an iterative design process, exploring a range of patterns and perforation densities to balance architectural expression, daylight, ventilation and build-ability.

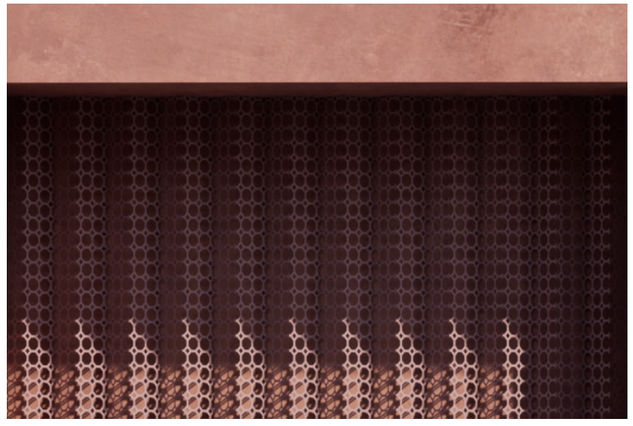
The preferred design evolves a simple perforated panel into a bespoke octagonal pattern that references both the history and identity of Octagon House. The geometric motif provides a subtle but recognisable character which ties into the existing ventilation detailing found in Ardwick, whilst also maintaining the clarity of the concertina façade system. The selected pattern achieves a high free-area ratio, supporting daylight penetration and natural ventilation, whilst retaining the depth, shadow and visual articulation central to the architectural concept. The result is a robust and cost-effective solution that balances performance, constructibility, and architectural identity.



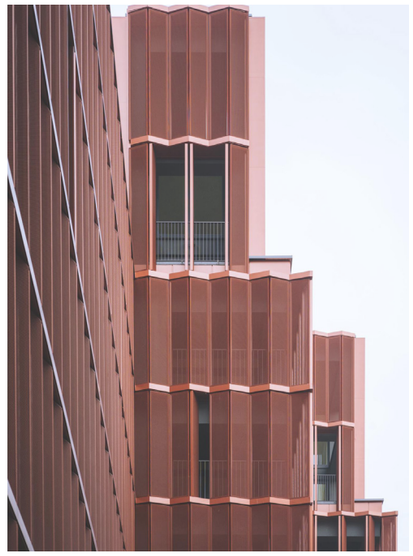
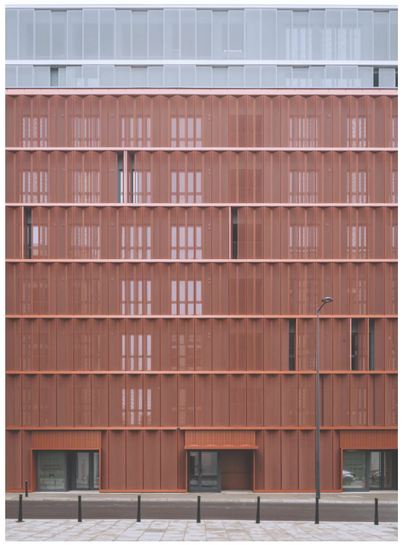
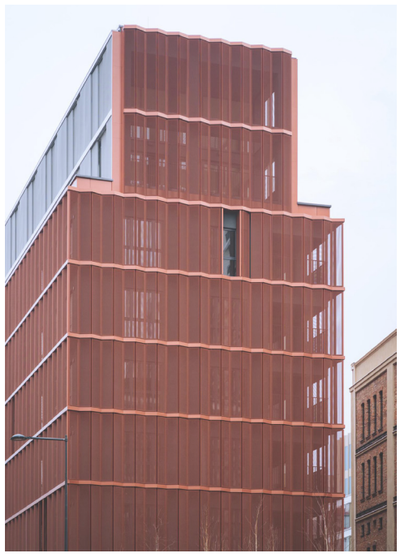
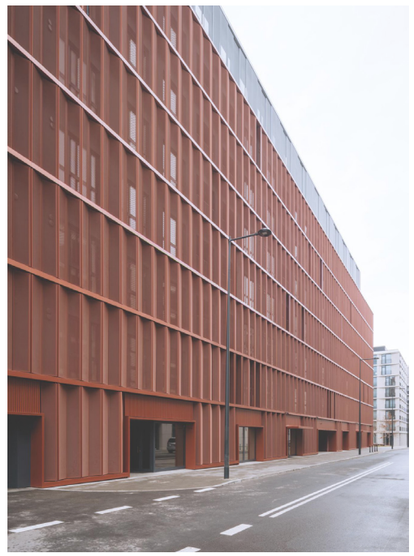
1. Design evolution and iterations of the perforated metal panels.

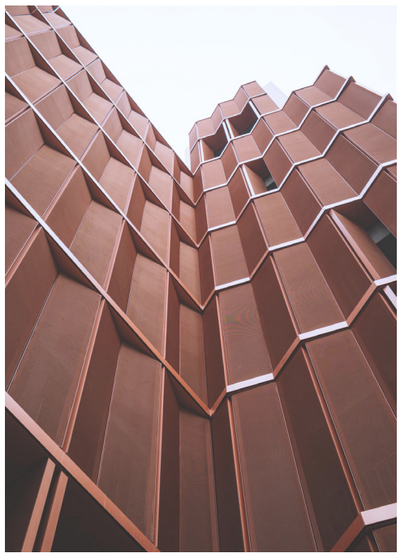


2. Proposed facade fragment.



Proposed facade visualisation showing folded perforated metal panels. The designs reinterpret the depth, shadow and rhythm created by folded concertina brick patterns found in the existing and emerging context.



Browary Warszawskie, Warsaw, Poland - Jems Architekci

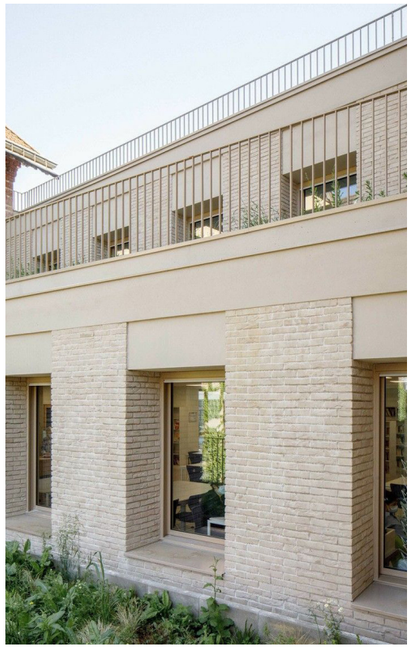
5.11 Facade & Materiality Precedent

Browary Warszawskie Development - JEMS Architekci

The Browary Warszawskie development by JEMS Architekci demonstrates how a perforated metal façade can be used to create depth, texture and visual richness whilst maintaining a simple underlying building form. Through the use of folded and articulated metal panels, the façade responds dynamically to changing light conditions, creating a constantly evolving appearance throughout the day and across the seasons.

A key characteristic of the scheme is the use of a concertina-like arrangement of perforated metal elements, which introduce shadow, movement and relief across the building envelope. The folded geometry creates visual interest when viewed obliquely whilst maintaining a coherent overall composition when viewed from a distance. The result is a façade that appears lightweight and elegant, yet possesses a strong architectural identity.

The project demonstrates how a simple modular system can be used to transform the perception of a building through layering, transparency, and depth. These principles have informed the design approach for Octagon House, where a perforated metal veil is used to create a contemporary architectural expression whilst working with the existing structure beneath.









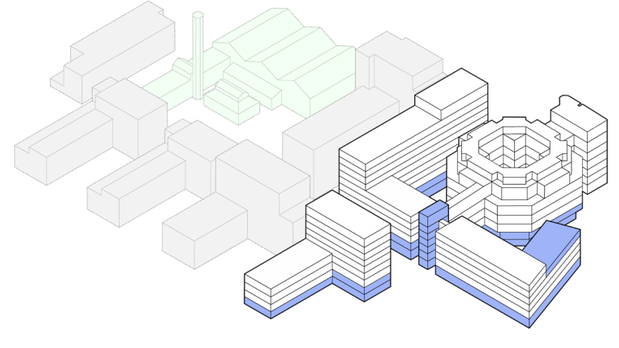
5.12 Materiality & Character

Brick Plinth

Brick is proposed at the lower levels of the development in direct response to the material character of the surrounding area and the existing brick base of Octagon House. The use of masonry establishes a strong visual relationship between the retained building and the new-build elements, creating a cohesive architectural language across the wider scheme whilst reflecting the robust and enduring material palette commonly found throughout Ardwick and the Oxford Road Corridor.

At street level, the brickwork introduces a more tactile and human-scaled architectural expression that helps define entrances, activate frontages and create a stronger relationship with the public realm. The depth, texture and tonal variation of the masonry contribute to a sense of permanence and durability, helping ground the buildings within their urban setting whilst softening the scale of the larger residential blocks.

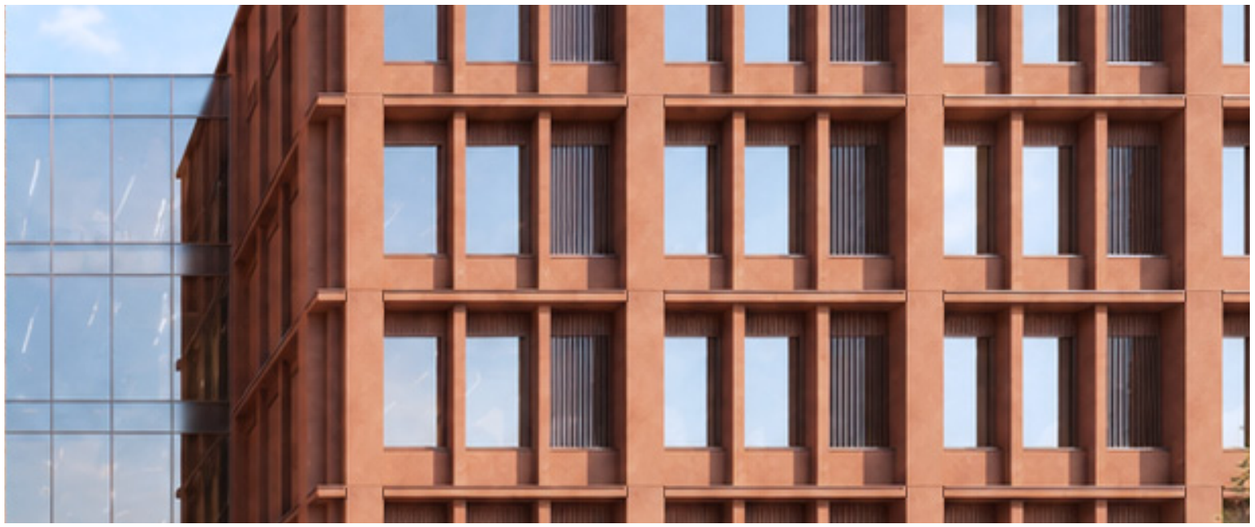
In addition to its contextual and architectural qualities, brick provides a durable, low-maintenance, and long-lasting façade material well suited to the demands of a high-density urban environment. Its use at lower levels reinforces the project's wider objectives of creating a robust, well-articulated, and high-quality residential environment that feels welcoming, grounded, and connected to the character of the local area.











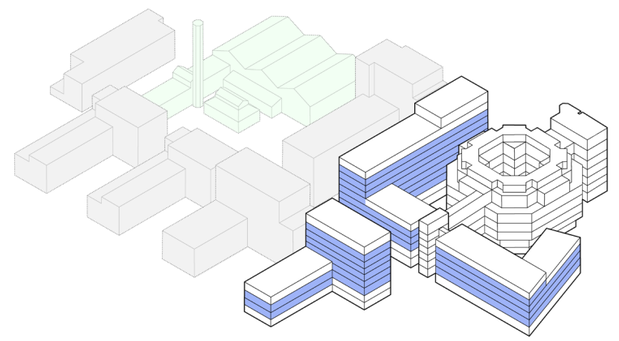
Materiality & Character (continued)

Pre-cast Concrete Body

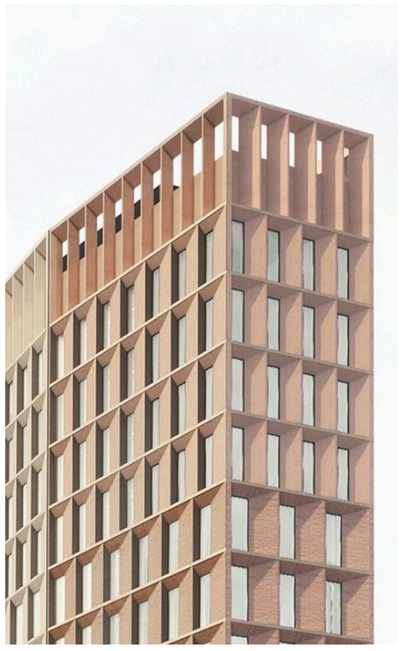
Precast concrete is proposed as the primary façade material for the upper levels of the new-build elements due to its durability, architectural quality, and long-term environmental performance. The material provides a robust and refined architectural expression that complements the contemporary character of the development whilst creating a calm and cohesive backdrop to the more active and tactile lower levels of the scheme.

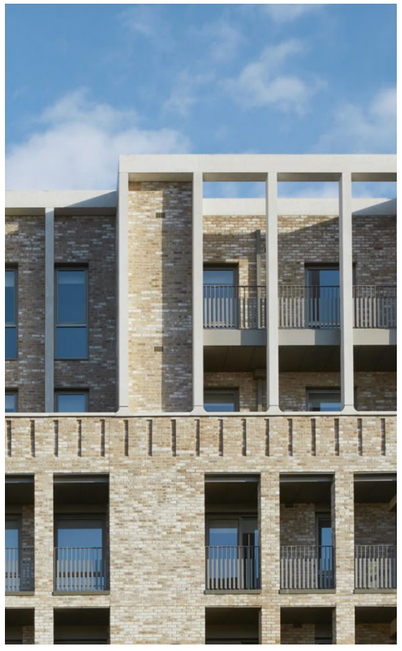
The façade strategy has also been developed in response to the project's wider sustainability objectives. As an off-site manufacturing process, precast construction reduces on-site waste, construction time, material inefficiencies, and disruption when compared to traditional in-situ construction methods. Factory-controlled production improves quality, reduces defects, and allows for greater control over material use, supporting the project's embodied carbon reduction strategy and long-term durability. The material is highly durable and weather resistant, ensuring the buildings retain their quality and appearance over time with minimal maintenance.

The solidity and depth of the façade panels introduce shadow, articulation and visual permanence across the elevations, helping establish a contemporary architectural identity that complements both the retained Octagon House building and the wider material palette of perforated metal elements and tactile brickwork at lower levels. The proportions of the apertures have been informed by the verticality of the windows in the surrounding context, helping the scheme tie into it's partly residential setting. A balance between solidity and void has been considered to provide a contextual response whilst also maximising natural light and ventilation.







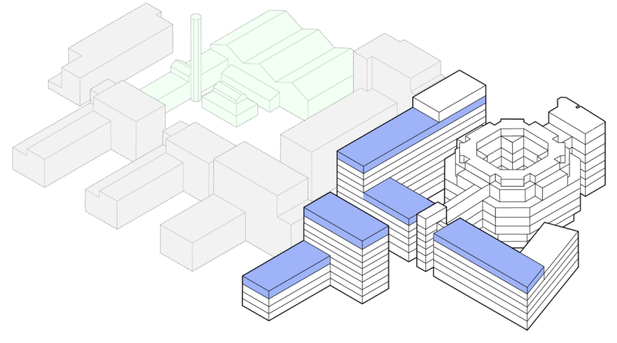


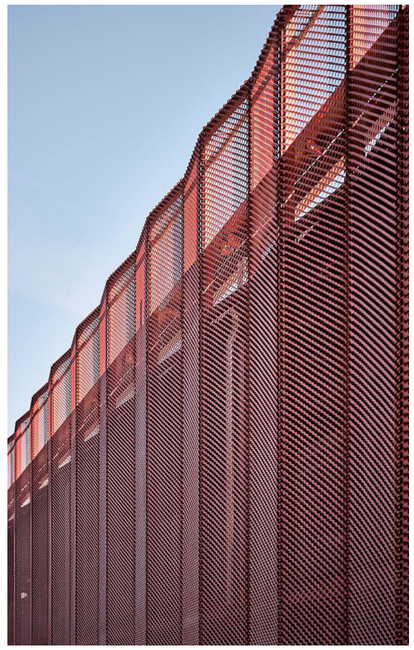


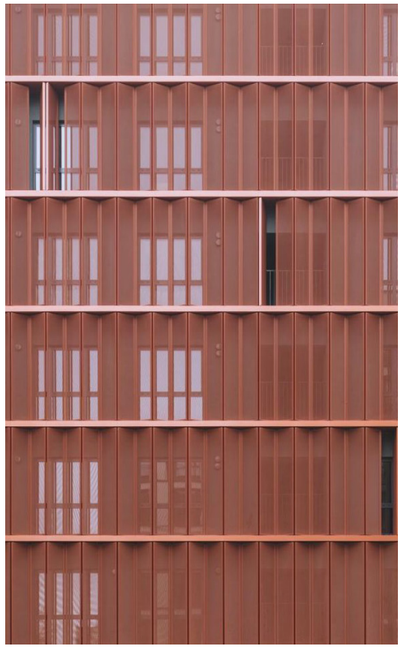
Materiality & Character (continued)

Pre-cast Concrete Crown

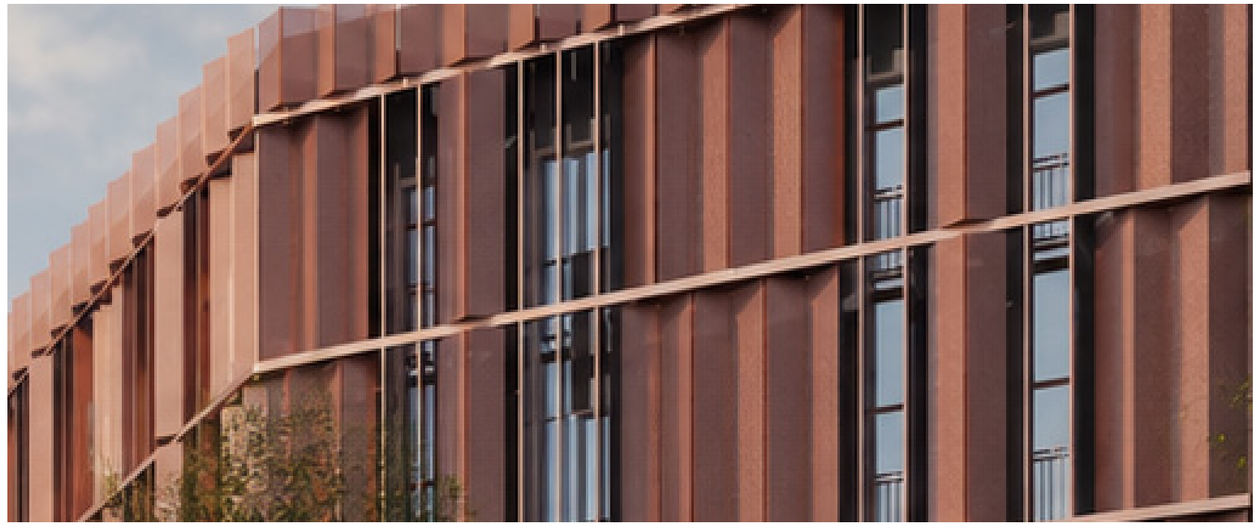
The upper levels extend the pre-cast architectural language upward to form a distinctive crown element that terminates the building elegantly within the skyline. A combination of solid and recessed panels introduces articulation and visual lightness, helping reduce the perceived mass of the upper storeys while reinforcing the vertical composition of the façades.











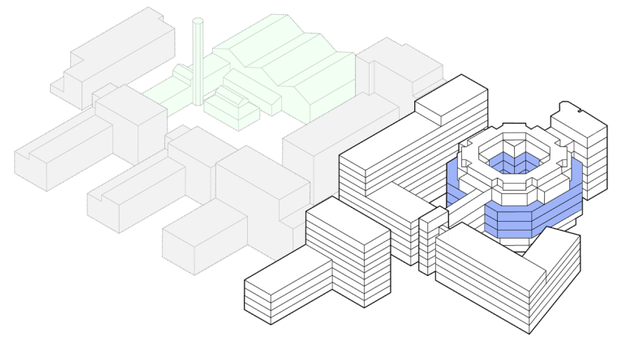
Materiality & Character (continued)

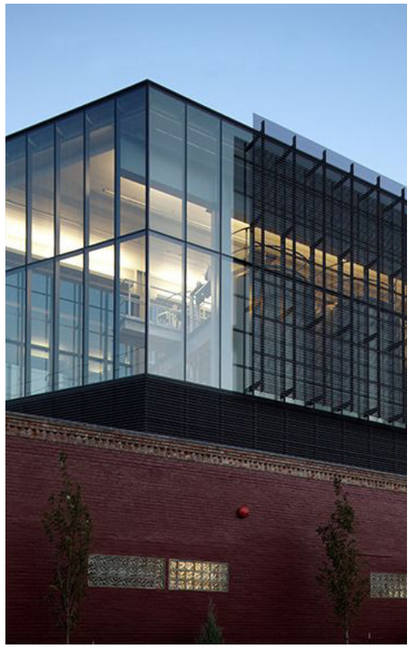
Perforated Metal Veil

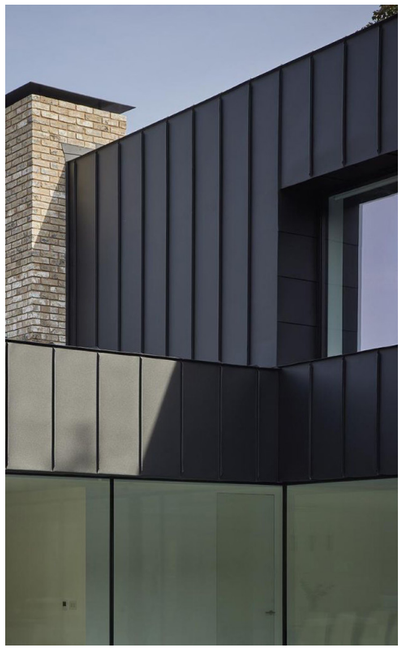
A lightweight perforated metal veil is proposed around Octagon House to provide a contemporary and environmentally responsive façade intervention that enhances the performance, identity and longevity of the retained building. The veil provides passive solar shading to reduce solar gain and improve occupant comfort, whilst introducing depth, shadow and variation across the façade. The materiality establishes a clear architectural relationship with the new-build elements of the scheme through the use of perforated metal purge panels, creating a cohesive development language whilst allowing Octagon House to retain its own distinct identity.

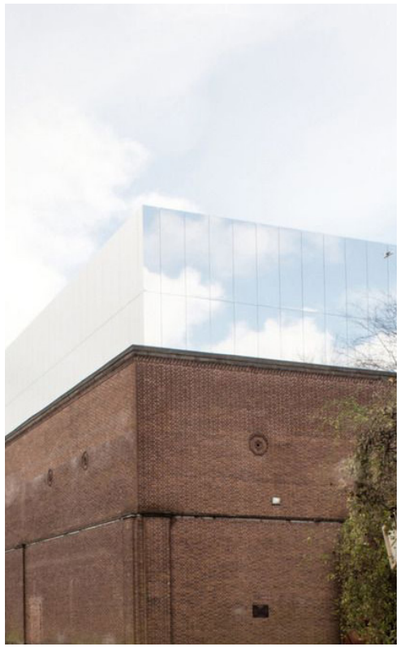
The perforated façade also provides opportunities for a bespoke pattern and articulation that can subtly reference the geometry of Octagon House, helping embed the building within its local context and giving the retained structure a more refined and civic architectural presence.

The proposed intervention has been carefully developed as a low-carbon and light-touch retrofit solution that works with the existing structure rather than requiring substantial demolition and rebuilding. Due to the existing blockwork façade construction, upgrading thermal performance through a traditional cavity insulation approach would require extensive demolition of the existing external envelope, resulting in significant embodied carbon impacts and unnecessary material waste. The proposed strategy instead allows new insulation and facade treatment to be installed efficiently over the retained structure, significantly improving thermal performance whilst minimising disruption to the existing building fabric.







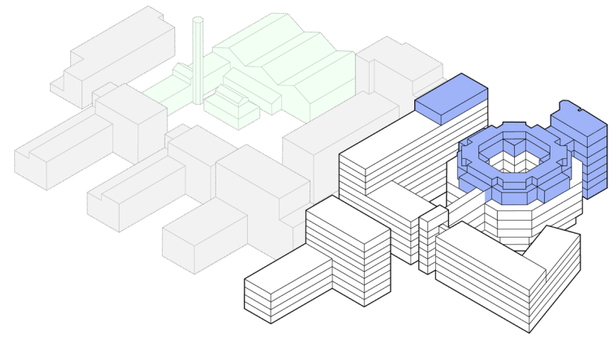




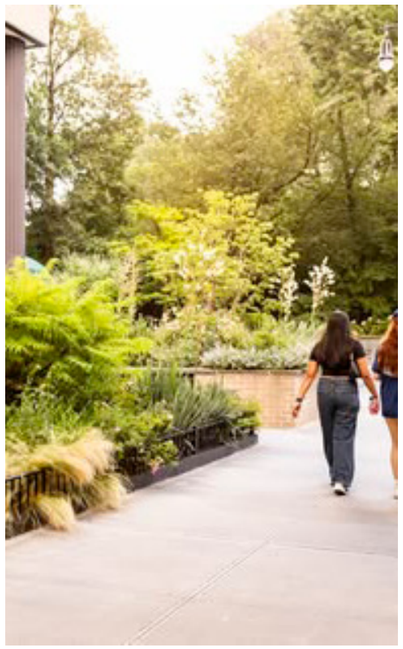
Materiality & Character (continued)

Glass & Standing Seam Zinc Crown

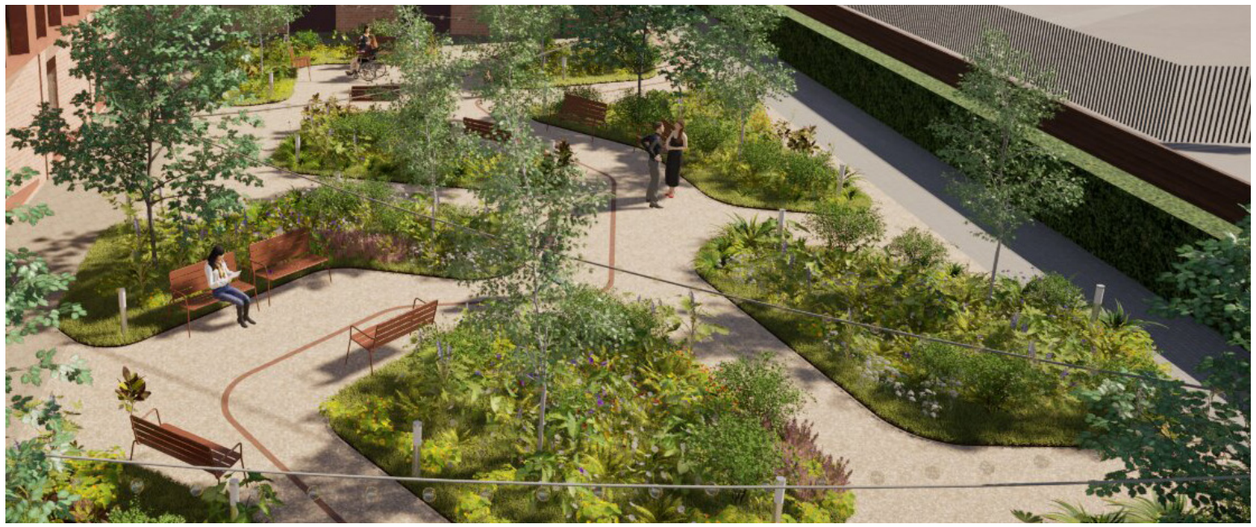
A lightweight glazed & standing seam zinc crown forms the uppermost elements of the development, creating a visually refined termination to the building while maximising natural light and long-distance views. The greater transparency of the upper level contrasts with the solidity of the primary façade composition, contributing to a lighter skyline presence and emphasising communal amenity spaces at roof level.









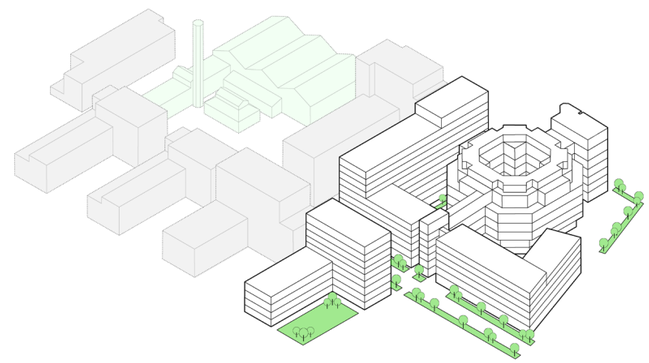


Materiality & Character (continued)

Public Realm

The landscape strategy transforms the site from a predominantly hard-surfaced and inward-looking environment into a greener, more biodiverse, and people-focused setting. New tree planting, native and ornamental planting beds, rain gardens, and enhanced pedestrian routes create a softer and more welcoming public realm that improves connectivity with the surrounding neighbourhood. The introduction of layered vegetation and ecologically diverse planting contributes urban cooling and resident well-being, while reinforcing the scheme's wider "renewal not erasure" approach to sustainable regeneration.

For full detailed explanation of the landscaping proposals, please refer to chapter 7 (pages 101-120) of this document and further supplementary information provided by Layer Studio as part of this application.

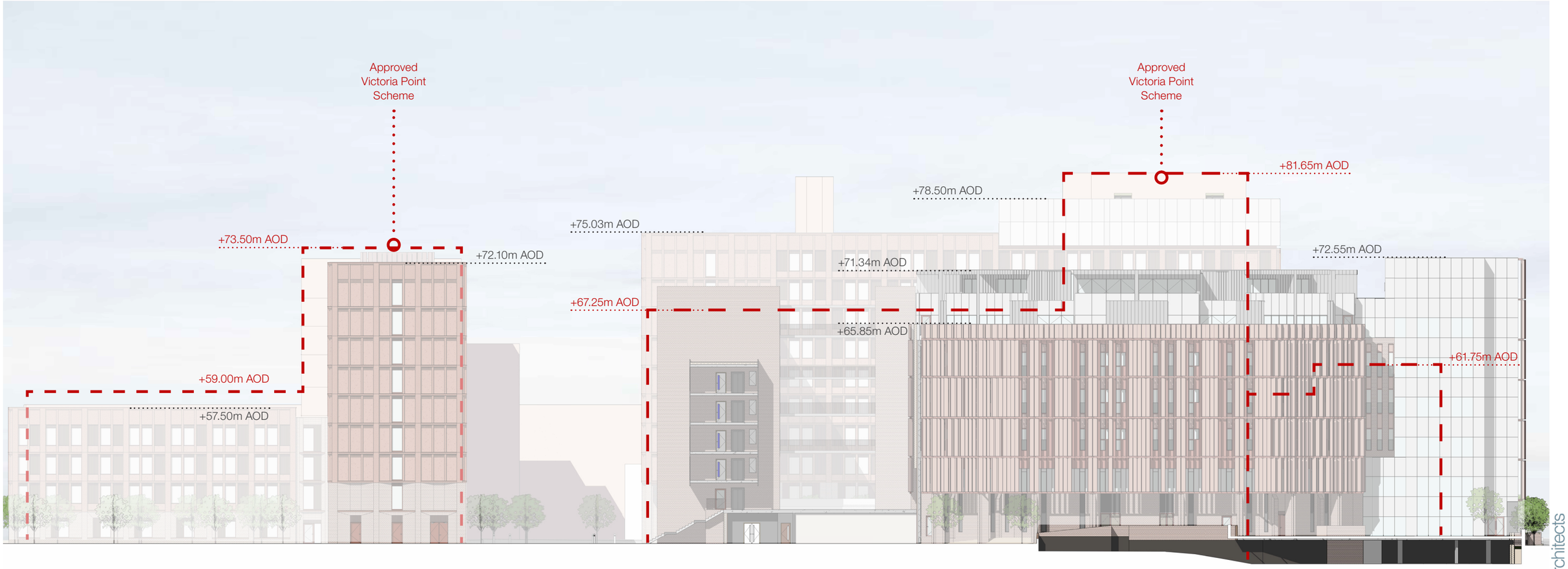


6.0 The Proposal

6.1 Height & Massing

Scale

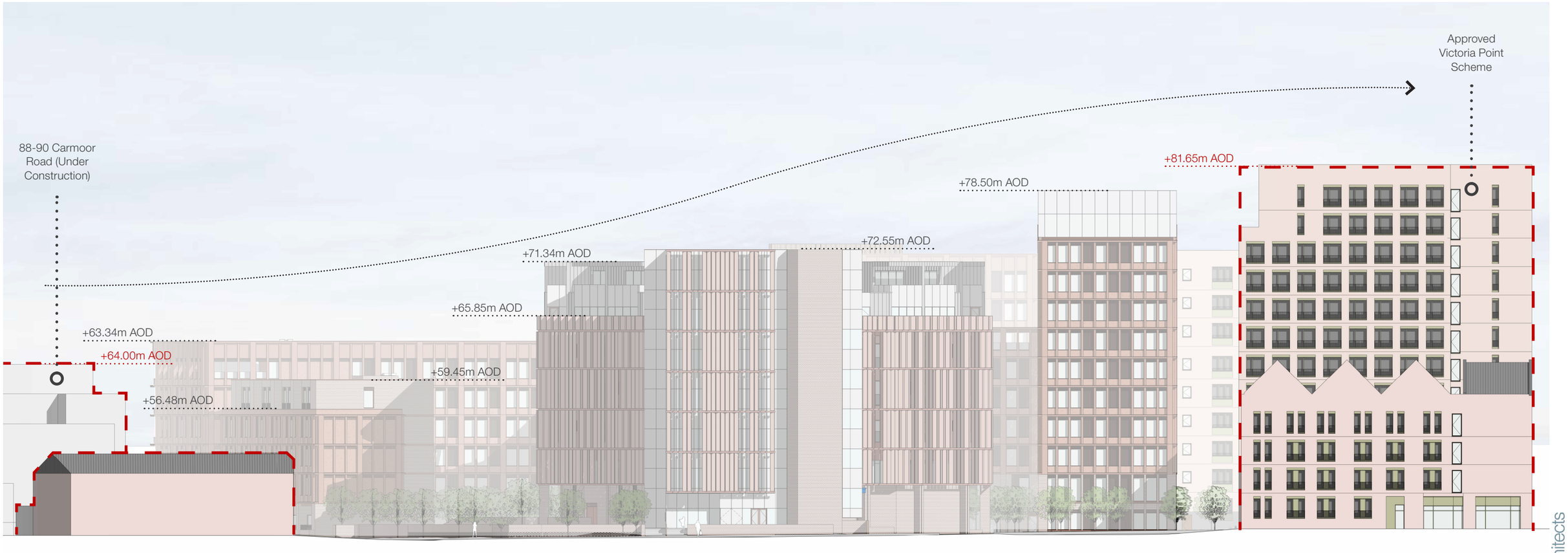
The proposed massing has been developed in response to both the existing Octagon House building and the emerging context of the area. Building heights reflect the scale of the approved Victoria Point development, with the tallest elements positioned adjacent to neighbouring taller buildings before stepping down towards the surrounding streets and landscaped spaces. This approach helps integrate the development within its context whilst reducing its perceived scale at street level.

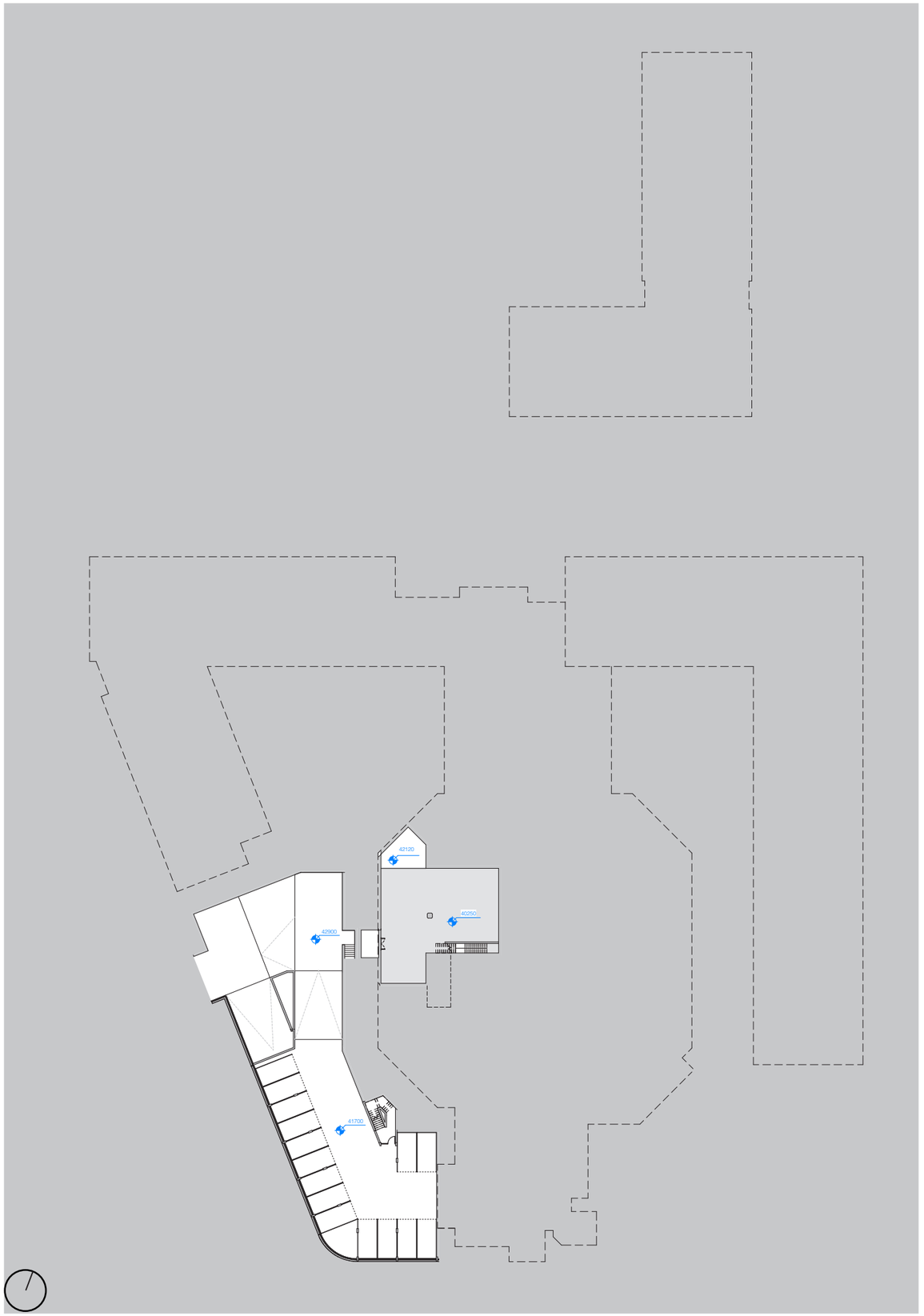


6.2 Daylight + Sunlight Analysis

Scale

Daylight and sunlight considerations have informed the arrangement, spacing and orientation of the proposed buildings throughout the design process. Specialist assessment confirms that the majority of surrounding properties continue to receive acceptable levels of daylight and sunlight, whilst the proposed accommodation and amenity spaces benefit from good levels of natural light appropriate for a dense urban development. Please refer to the Daylight and Sunlight Assessment prepared by EB7 as part of this application for further information.





6.3 Basement Plan

Layout

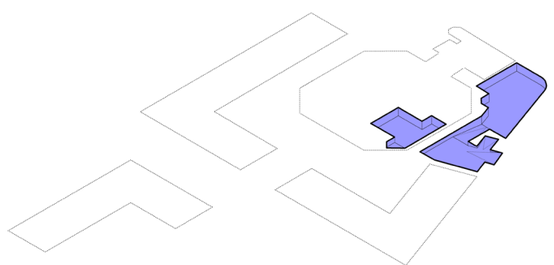
The basement level beneath Octagon House accommodates a dedicated sprinkler tank and pump systems serving the retained building and associated development.

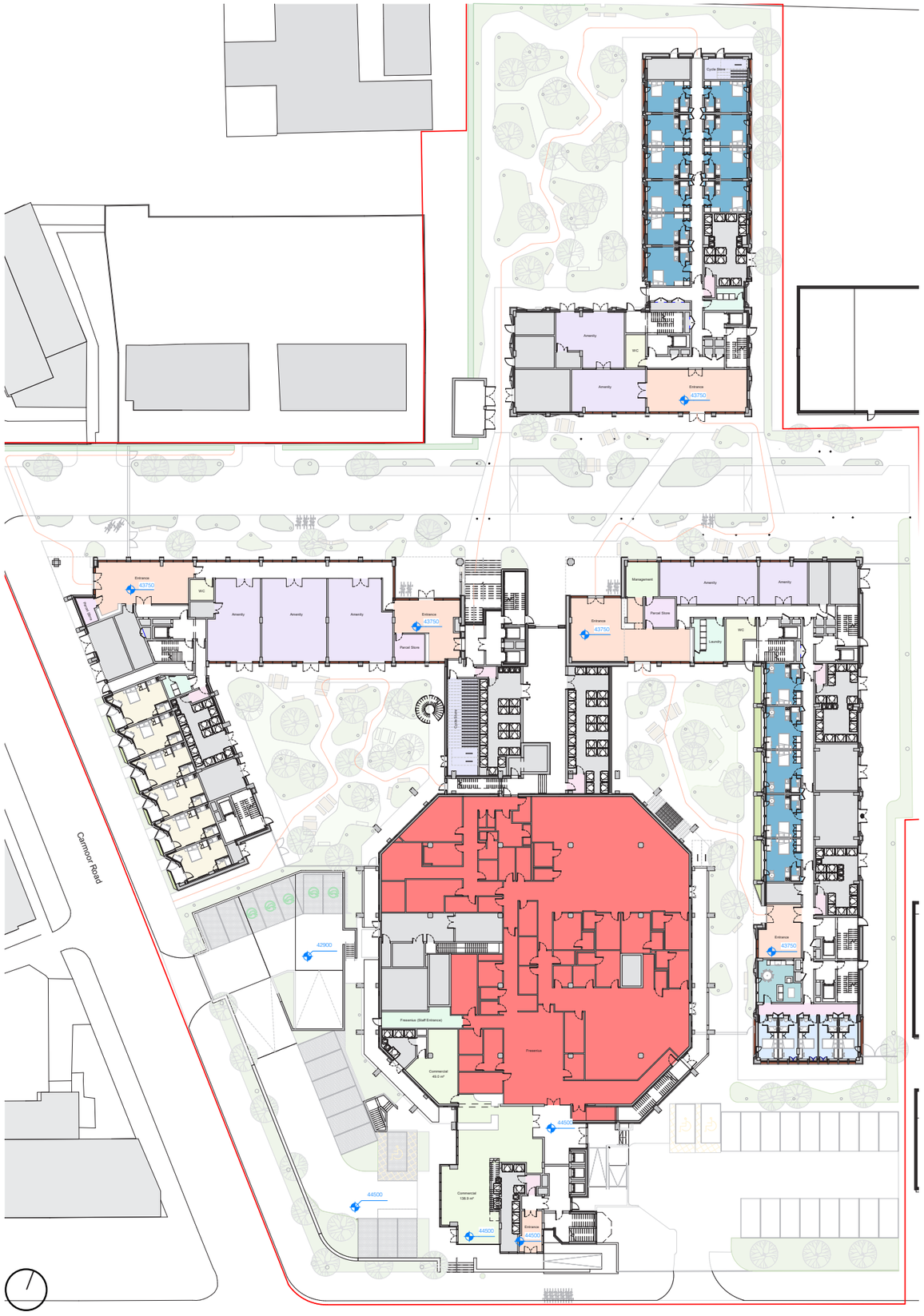
A new under-croft parking area provides additional parking spaces to support the operation of the existing and expanded Fresenius Renal Dialysis Unit.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.4 Ground Floor Plan

Layout

Block A/B/C

The ground floor of Blocks A, B and C provide the principal entrances to the accommodation together with communal amenity spaces and landscaped external areas. The addition of townhouses to Block B gives active frontages along Carmoor Road. The landscaping introduces new courtyards, alongside the reinstatement of Curzon Street as a landscaped boulevard.

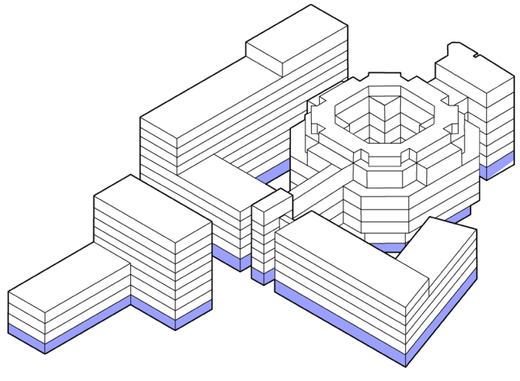
Octagon House

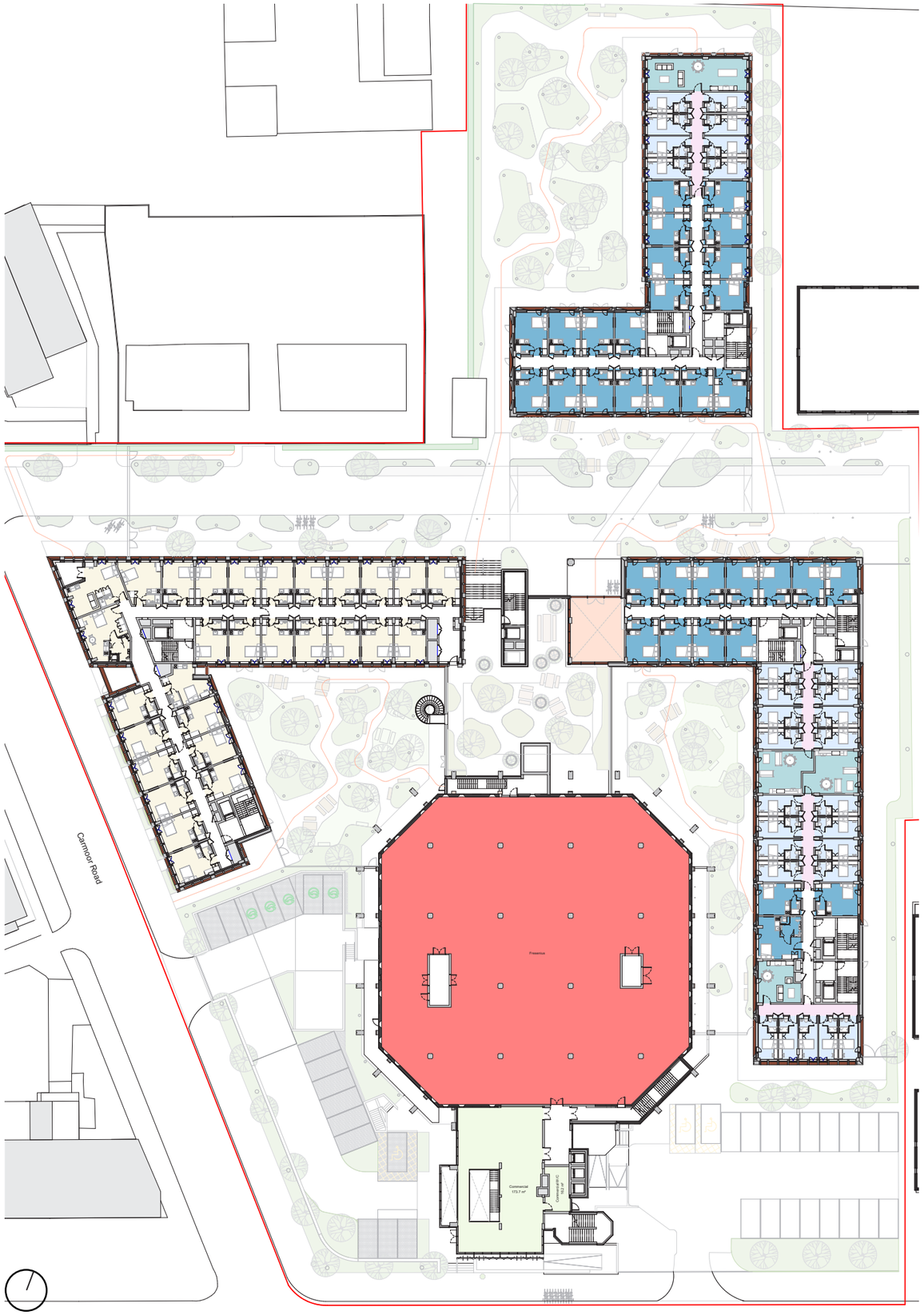
The ground floor of Octagon House retains the existing Fresenius Renal Dialysis Unit together with associated entrances and supporting facilities. A new servicing podium to the rear of the building accommodates deliveries and collections integrated with the servicing strategy. A new flexible commercial unit fronts onto Hathersage Road expanding the active frontages.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.5 Level 01 Plan

Layout

Blocks A, B & C

The first floor within Blocks A, B and C continues the residential accommodation strategy with a mix of unit types arranged around shared circulation and amenity spaces.

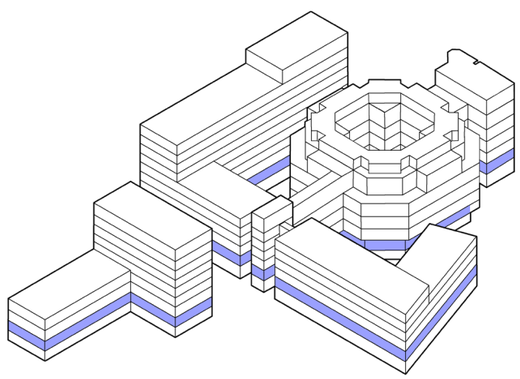
Octagon House

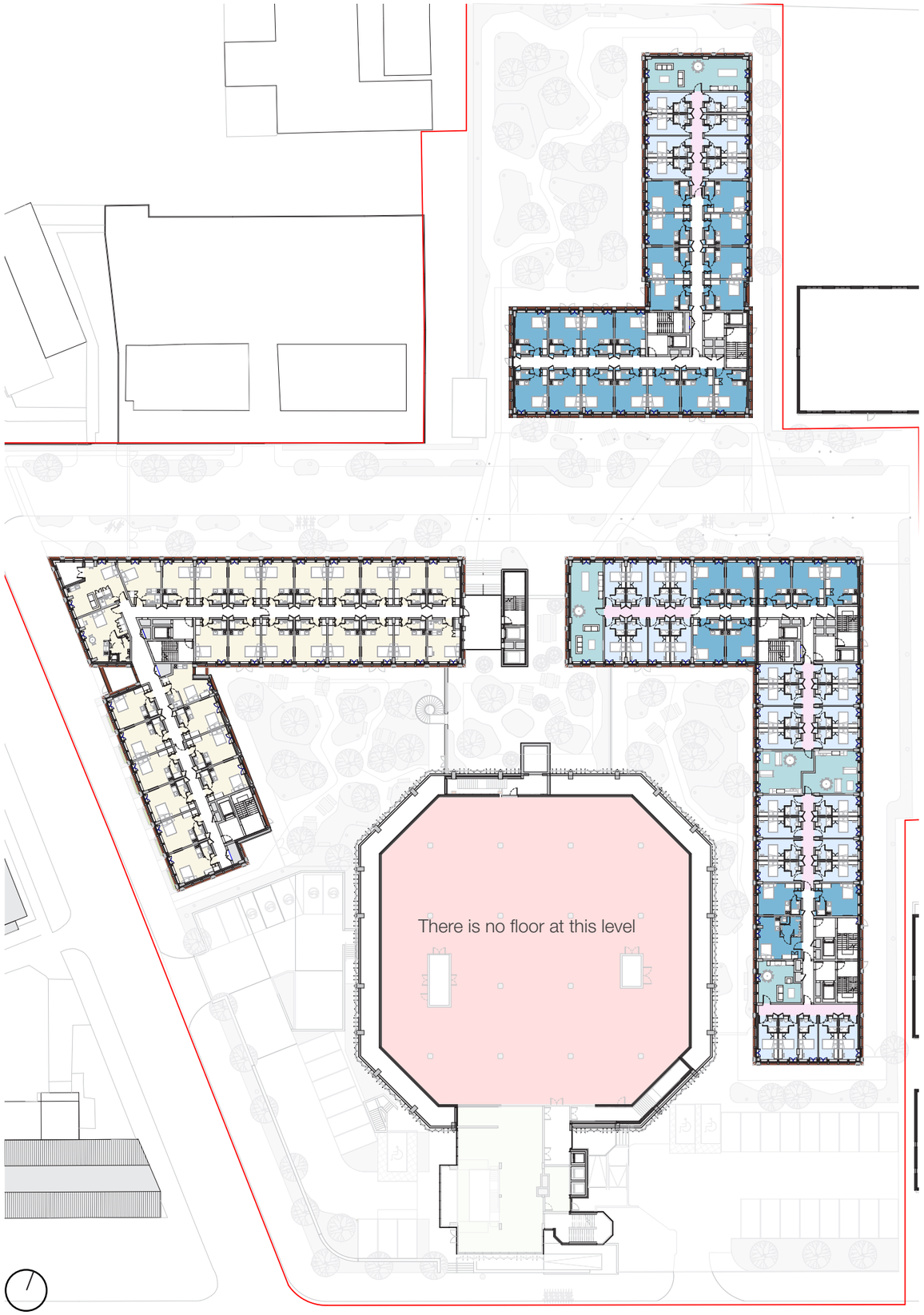
The first floor of Octagon House accommodates the expansion of the Fresenius Renal Dialysis Unit together with additional commercial space within the southern core. The rear podium level forms a raised shared garden providing external amenity space for both key worker residents.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.6 Level 02 (Blocks A/B/C) Plan

Layout

Block A/B/C

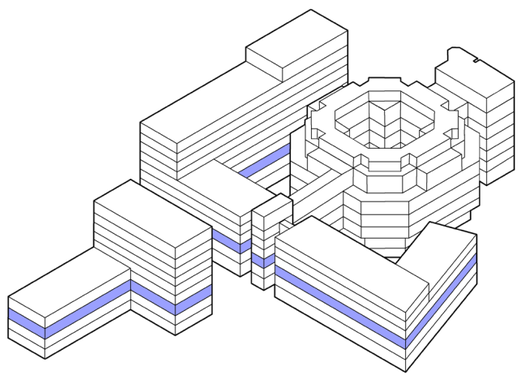
The second floor continues the residential accommodation strategy established on the floors below, maintaining consistency in unit arrangement, circulation, and resident amenity provision throughout the development.

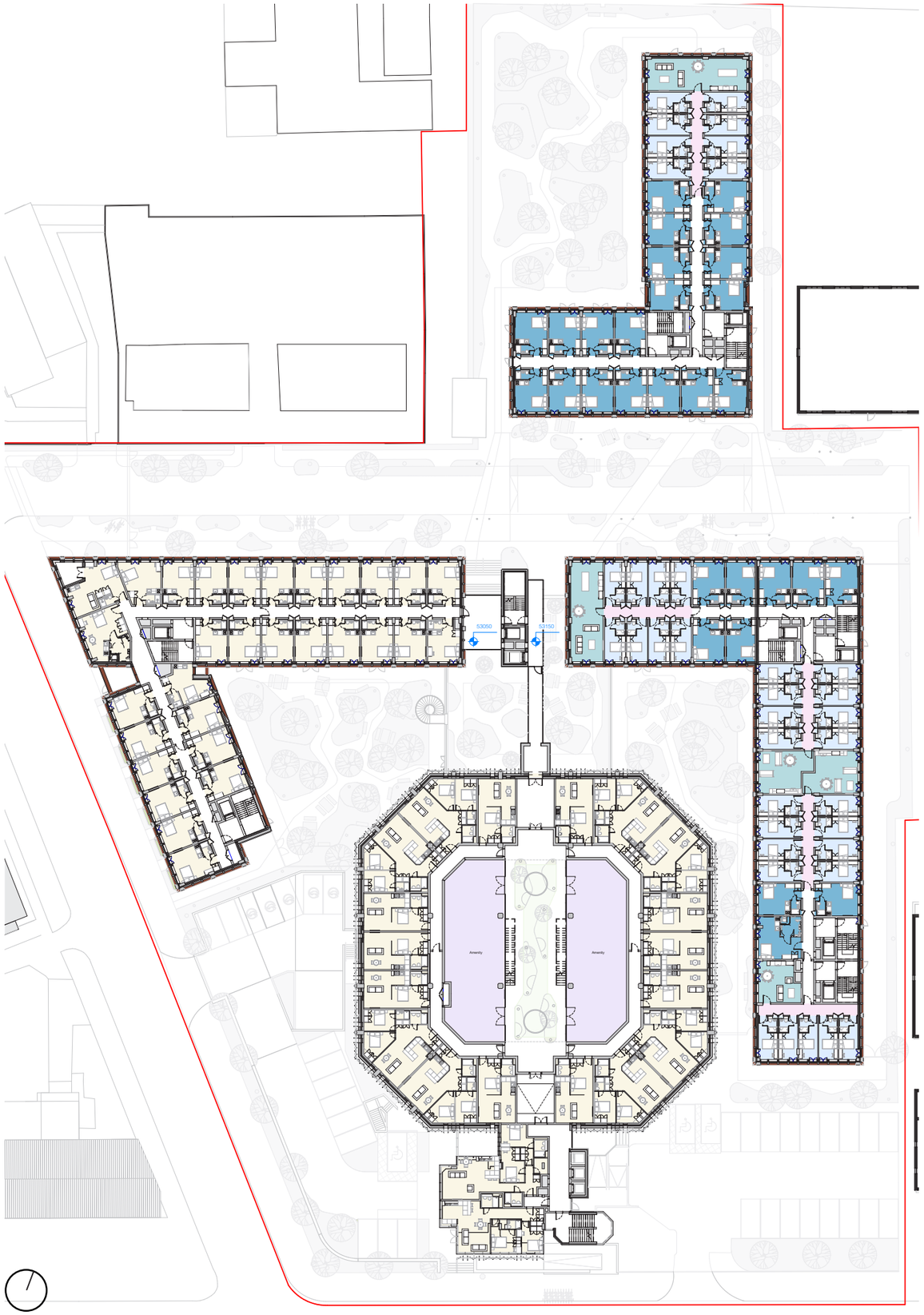
Octagon House is not shown at this level.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.7 Level 03 (Blocks A/B/C) & 02 (Block D) Plan

Layout

Block A/B/C

The third floor continues the residential accommodation strategy established on the floors below, maintaining consistency in unit arrangement, circulation, and resident amenity provision throughout the development.

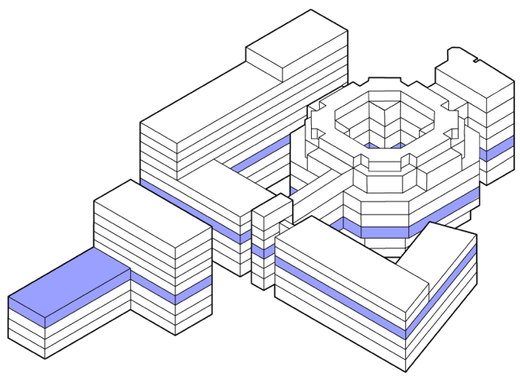
Octagon House

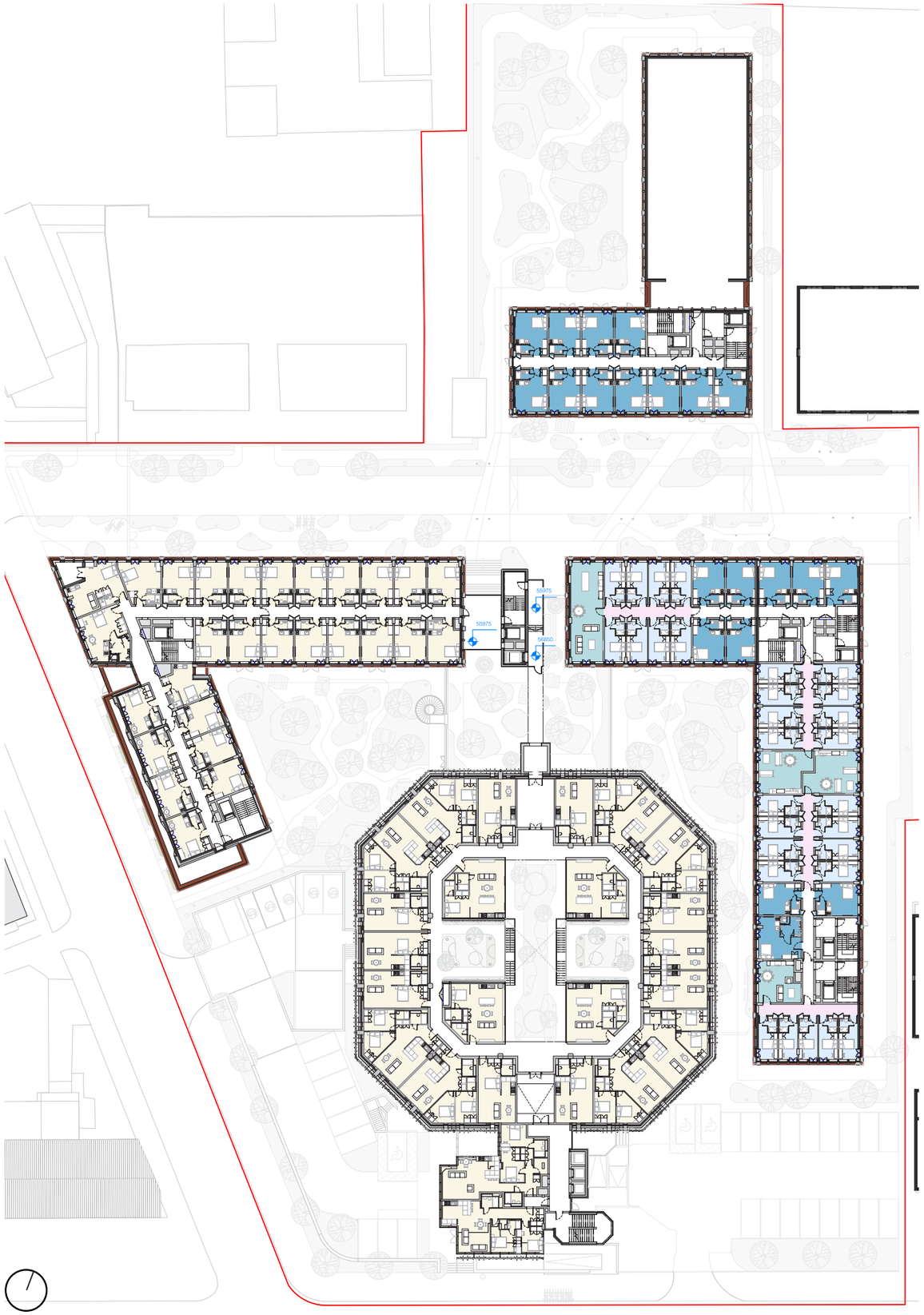
The second floor marks the introduction of new key worker accommodation within Octagon House. Apartments are arranged around the perimeter of the building to maximise natural light and outward views, while the centre of the building is opened to form a new internal courtyard incorporating shared amenity spaces and access to the roof garden.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.8 Level 04 (Blocks A/B/C) & 03 (Block D) Plan

Layout

Block A/B/C

The fourth floor continues the residential accommodation strategy established on the floors below, maintaining consistency in unit arrangement, circulation,, and resident amenity provision throughout the development.

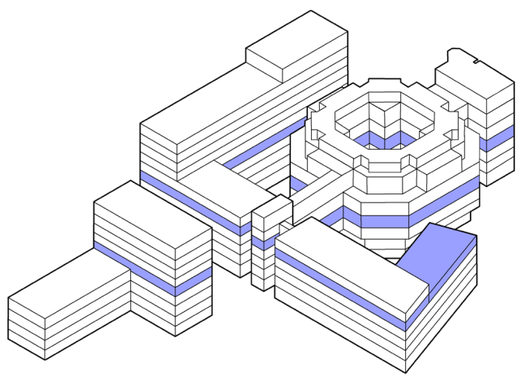
Octagon House

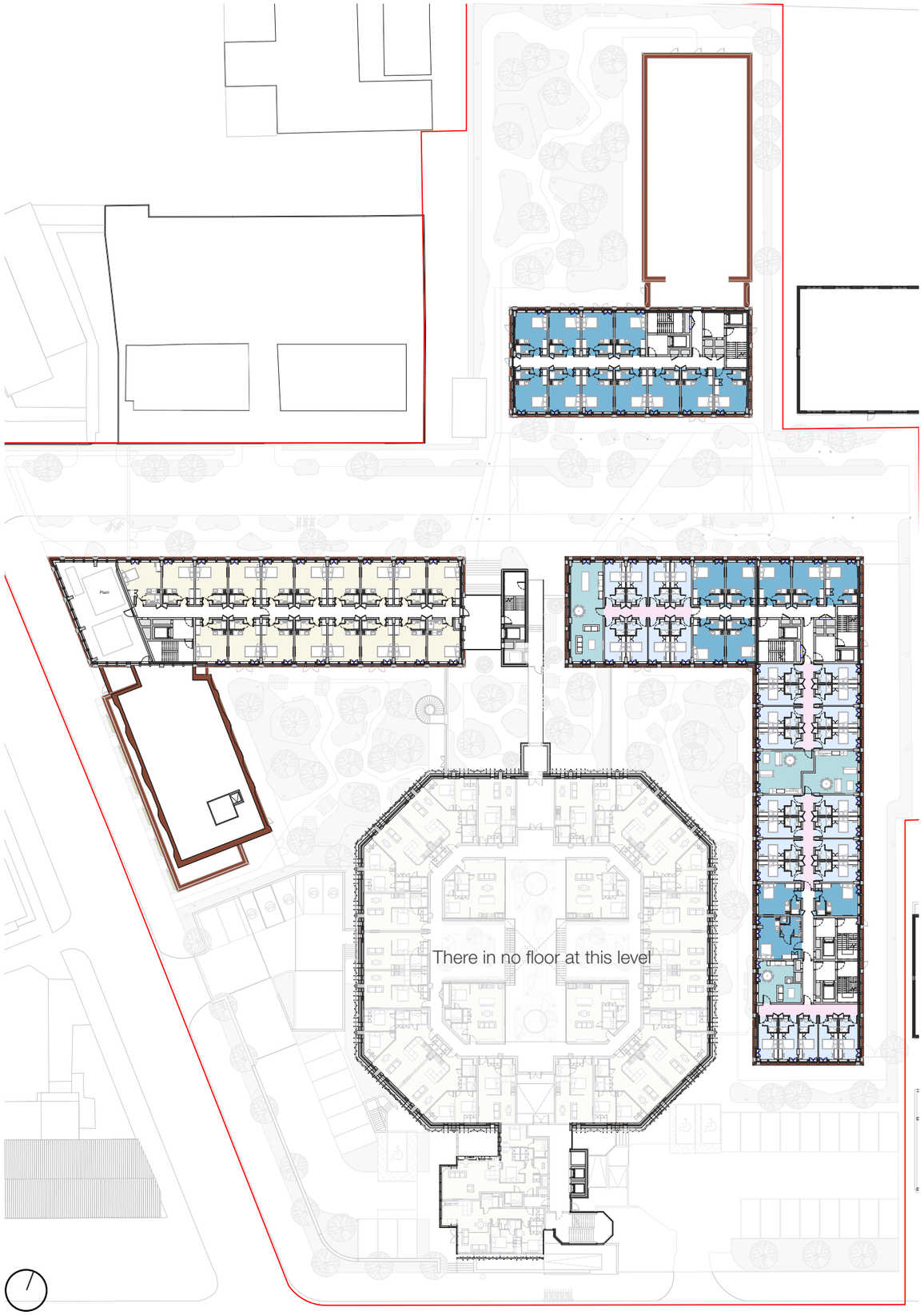
The third floor continues the residential accommodation within Octagon House, with the internal courtyard opening further to provide additional roof garden space and inward-facing apartments overlooking the new courtyard and light-well.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.9 Level 05 (Blocks A/C) Plan

Layout

Blocks A & C

The fifth floor accommodates a continuation of the residential accommodation within Blocks A and C, maintaining consistency in unit layout, circulation, and amenity provision.

Block B

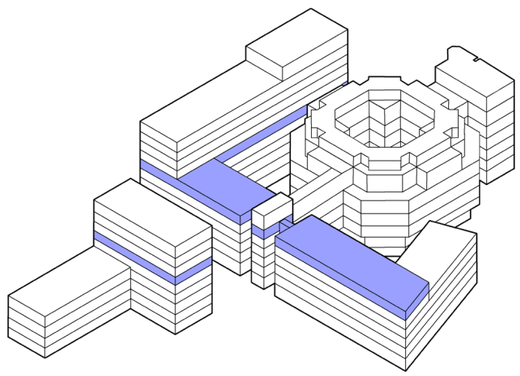
The rooftop plant associated with Block B is integrated within the architectural façade, screening building services from view and contributing to a cohesive architectural expression.

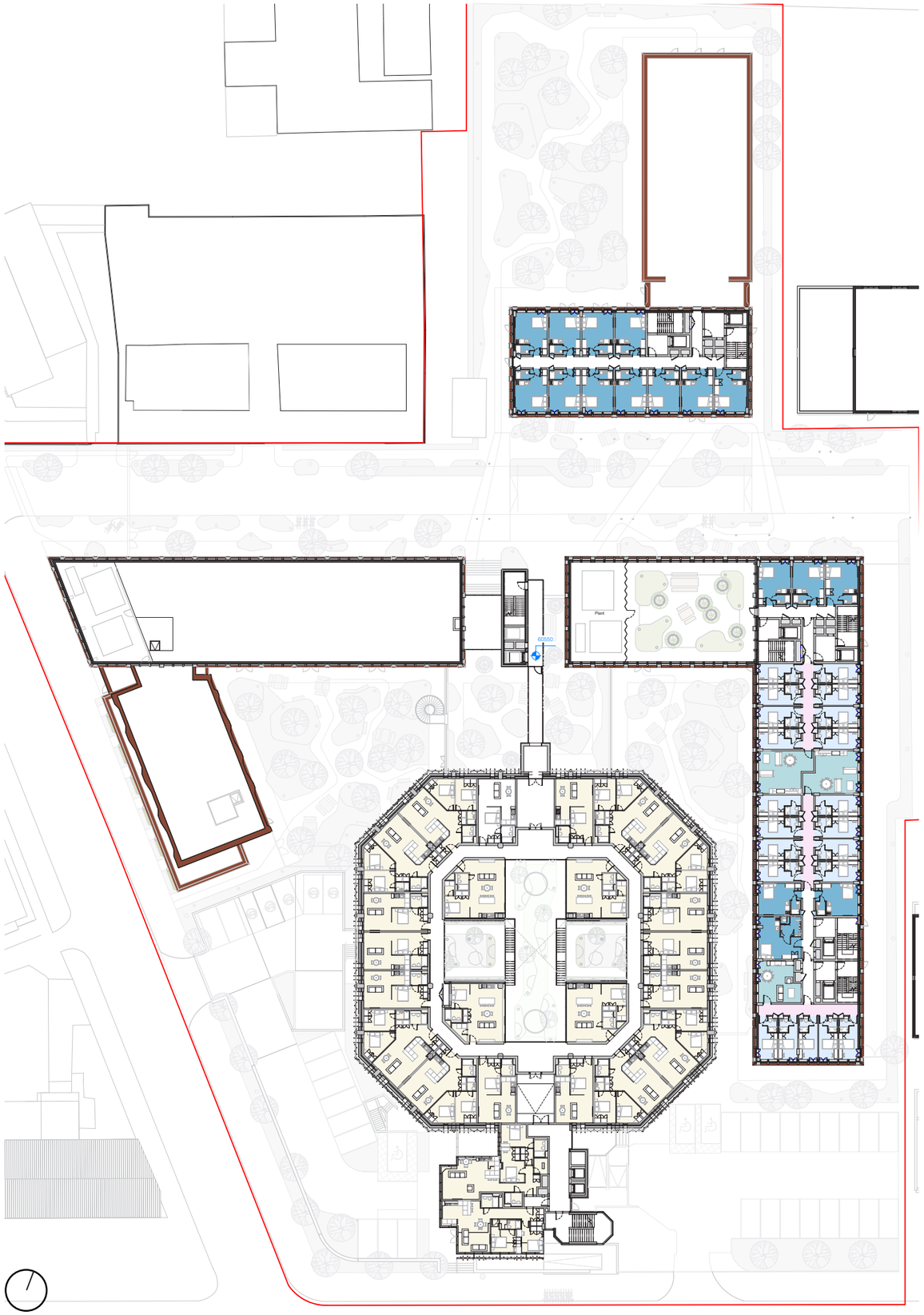
Octagon House is not shown at this level.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.10 Level 06 (Blocks A/C) & 04 (Block D) Plan

Layout

Block A & C

The sixth floor continues the residential accommodation within Blocks A and C, both stepping back to the taller mass. Block C incorporates an external roof terrace providing additional shared amenity space for residents. Rooftop plant is integrated within the façade to minimise visual impact at upper levels.

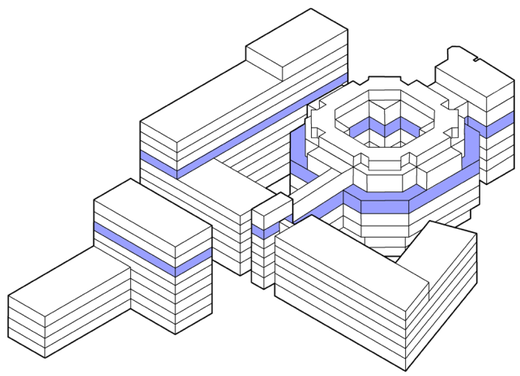
Octagon House

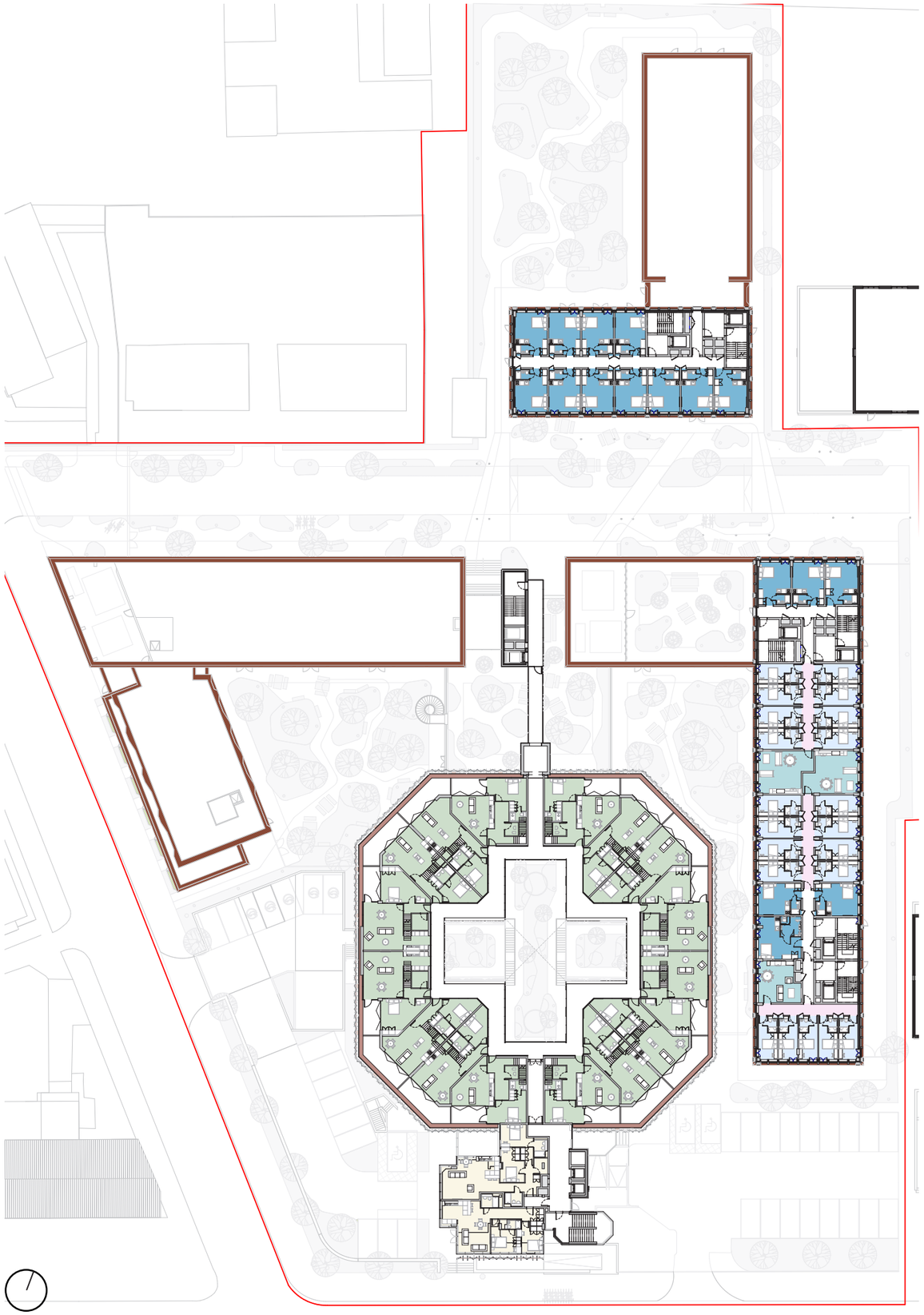
The fourth floor within Octagon House continues the keyworker accommodation strategy established on the floors below. At this level the cruciform atrium arrangement becomes clearly visible, reinforcing the relationship between the internal courtyard, circulation, and shared amenity spaces.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.11 Level 07 (Blocks A/C) & 05 (Block D) Plan

Layout

Blocks A & C

The seventh floor continues the residential accommodation within the upper levels of Blocks A and C, maintaining consistency in unit arrangement and resident amenity provision.

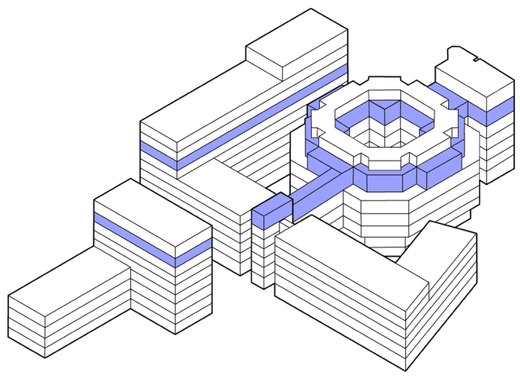
Octagon House

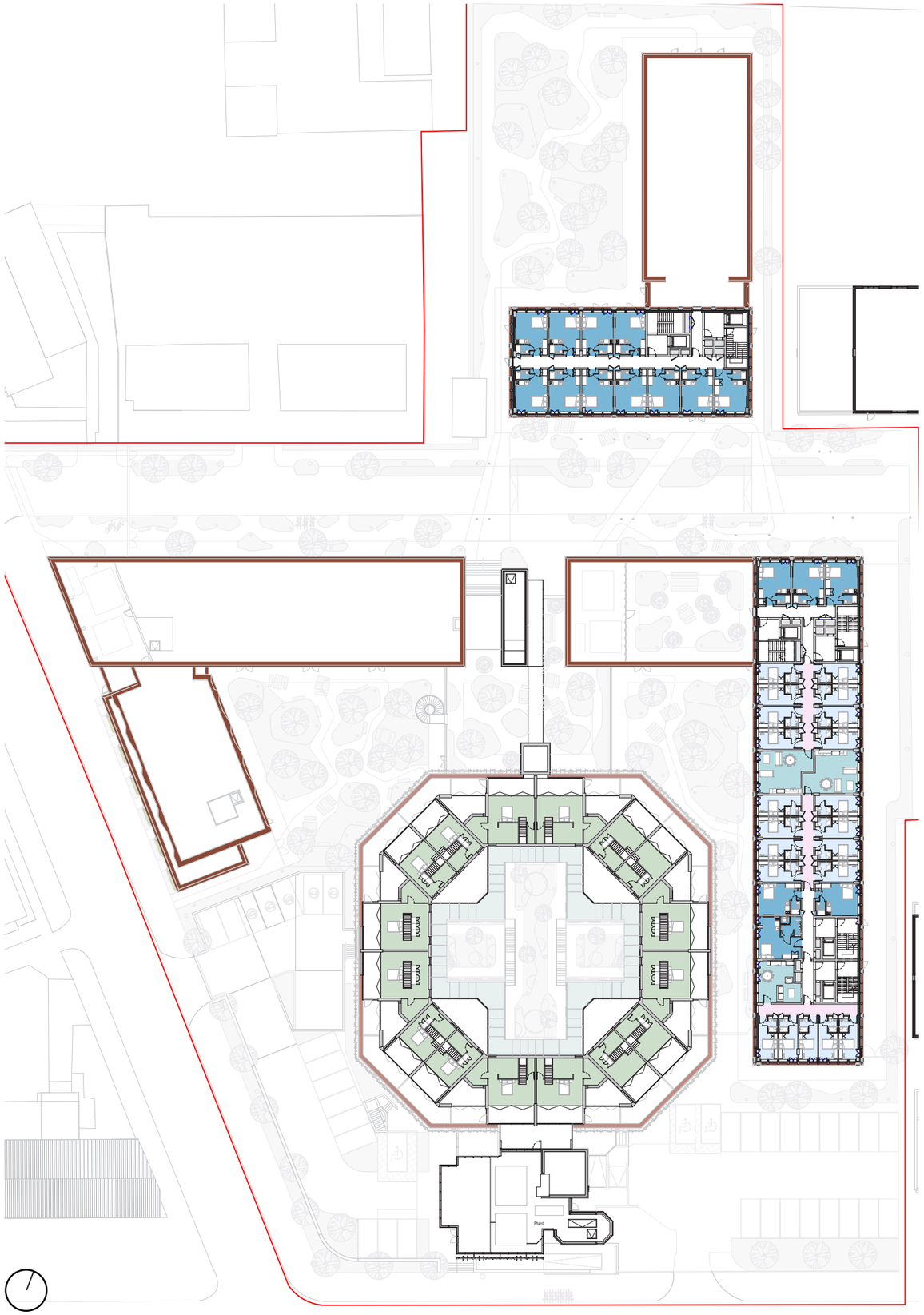
The fifth floor forms a new rooftop extension replacing the existing plant enclosure and accommodates 16 duplex apartments for residential use.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.12 Level 08 (Blocks A/C) & 06 (Block D) Plan

Layout

Block A & C

The eighth floor accommodates additional upper-level residential accommodation within Blocks A and C, continuing the established residential arrangement from the floors below.

Octagon House

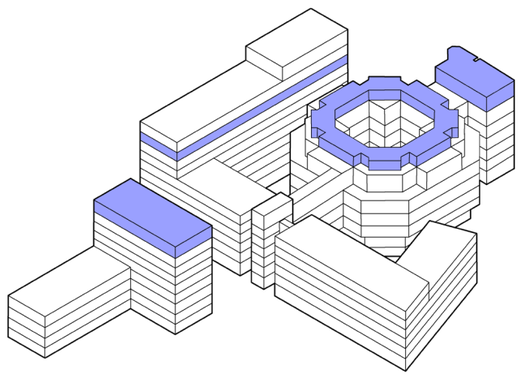
The sixth floor shows the upper floor of the duplex apartments including a spacious master suite and private balcony space.

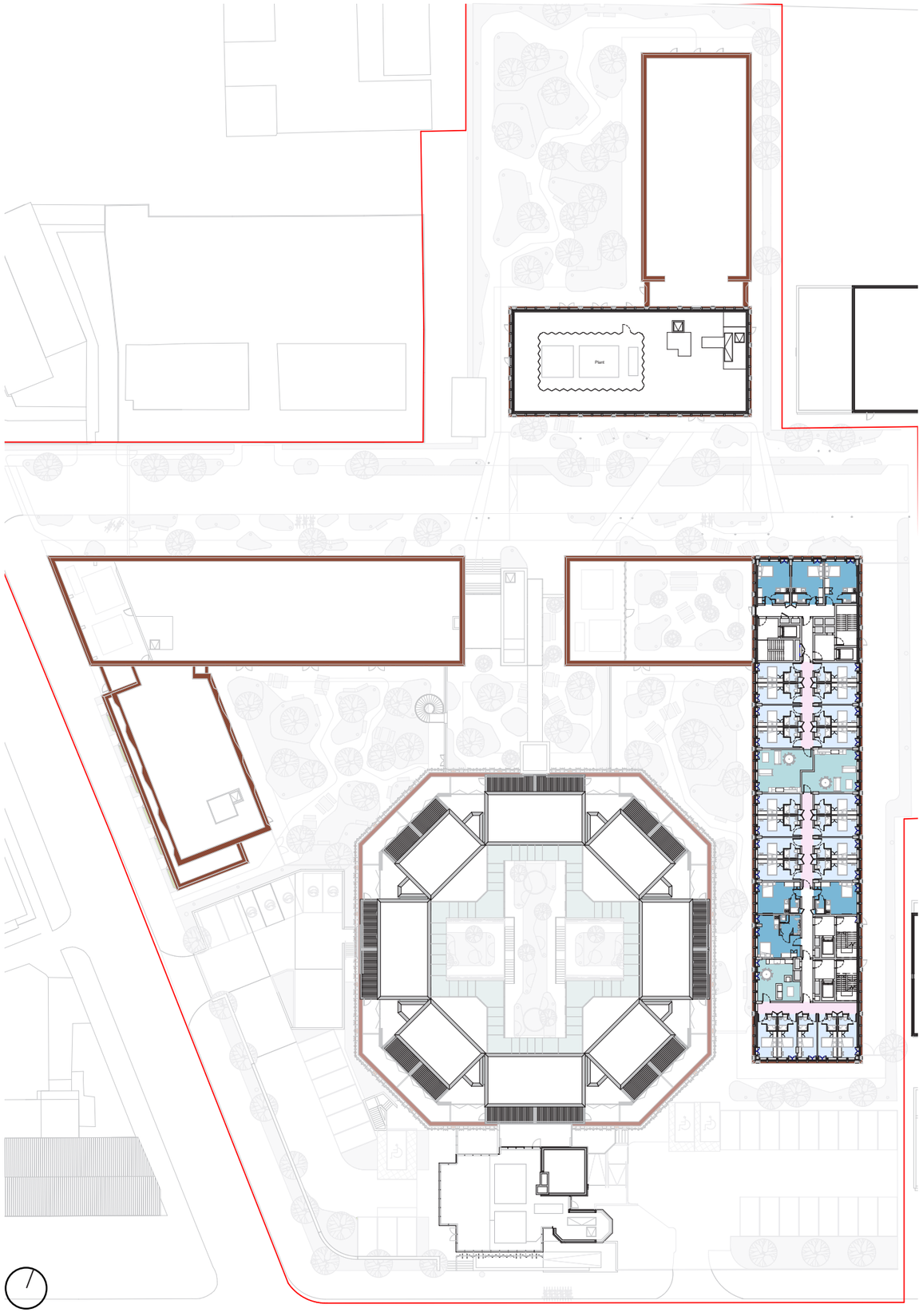
For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.13 Level 09 Plan

Layout

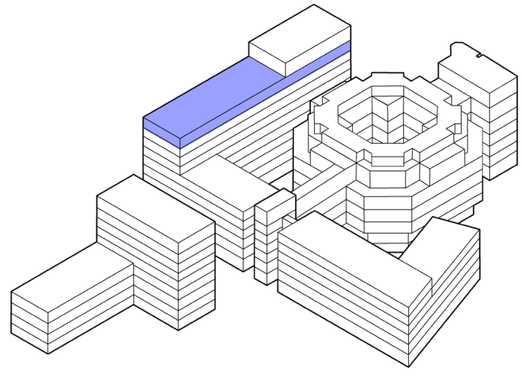
Block C

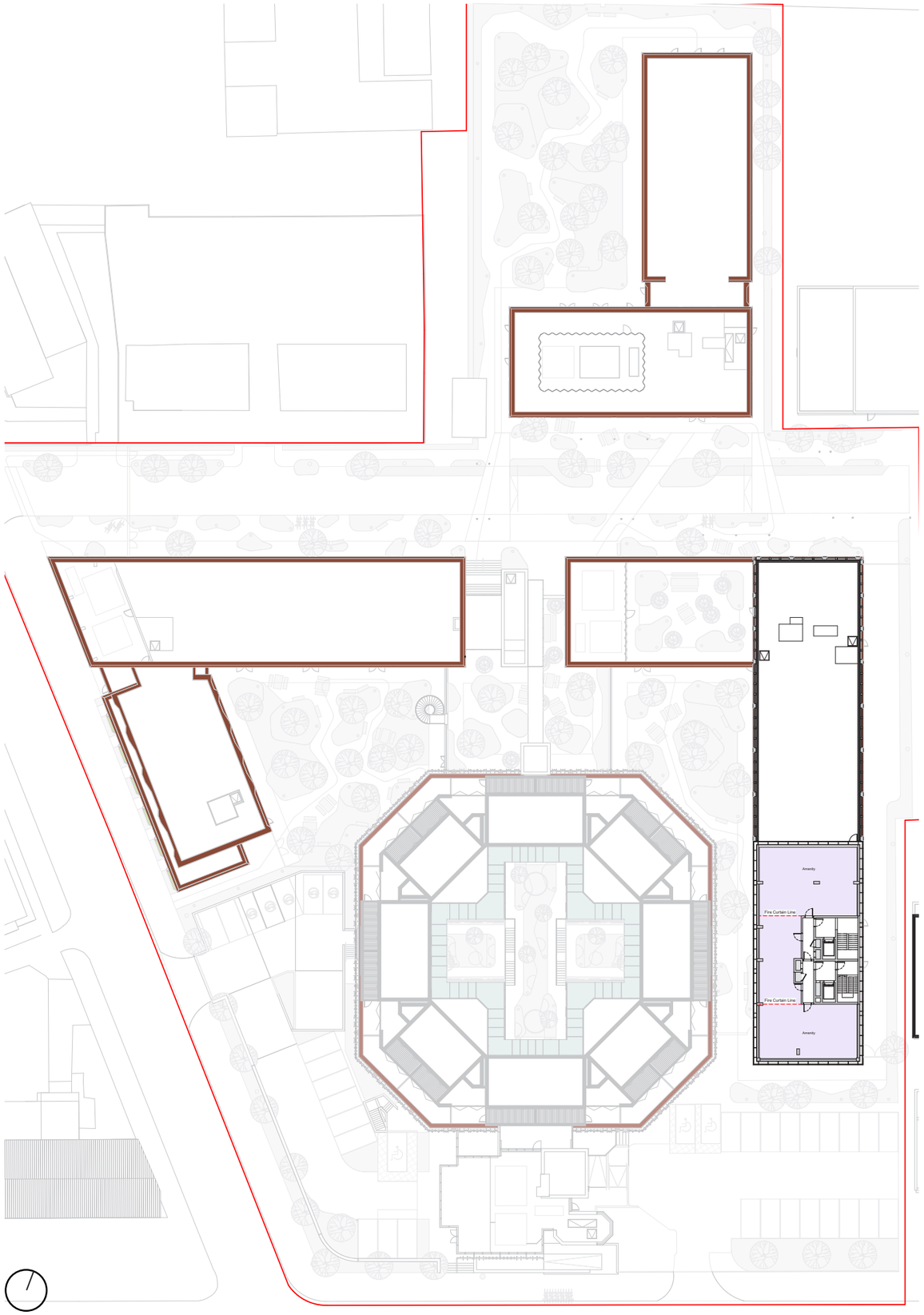
The ninth floor forms part of the upper residential accommodation within Block C, continuing the residential accommodation strategy established throughout the development.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.14 Level 10 Plan

Layout

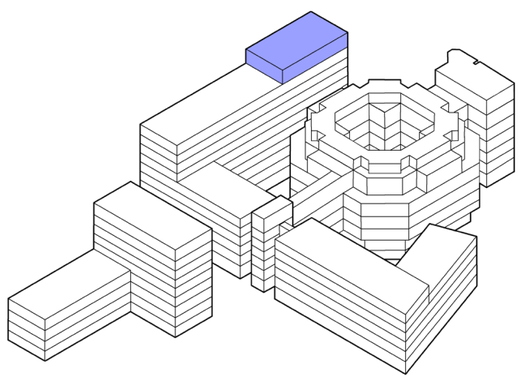
Block C

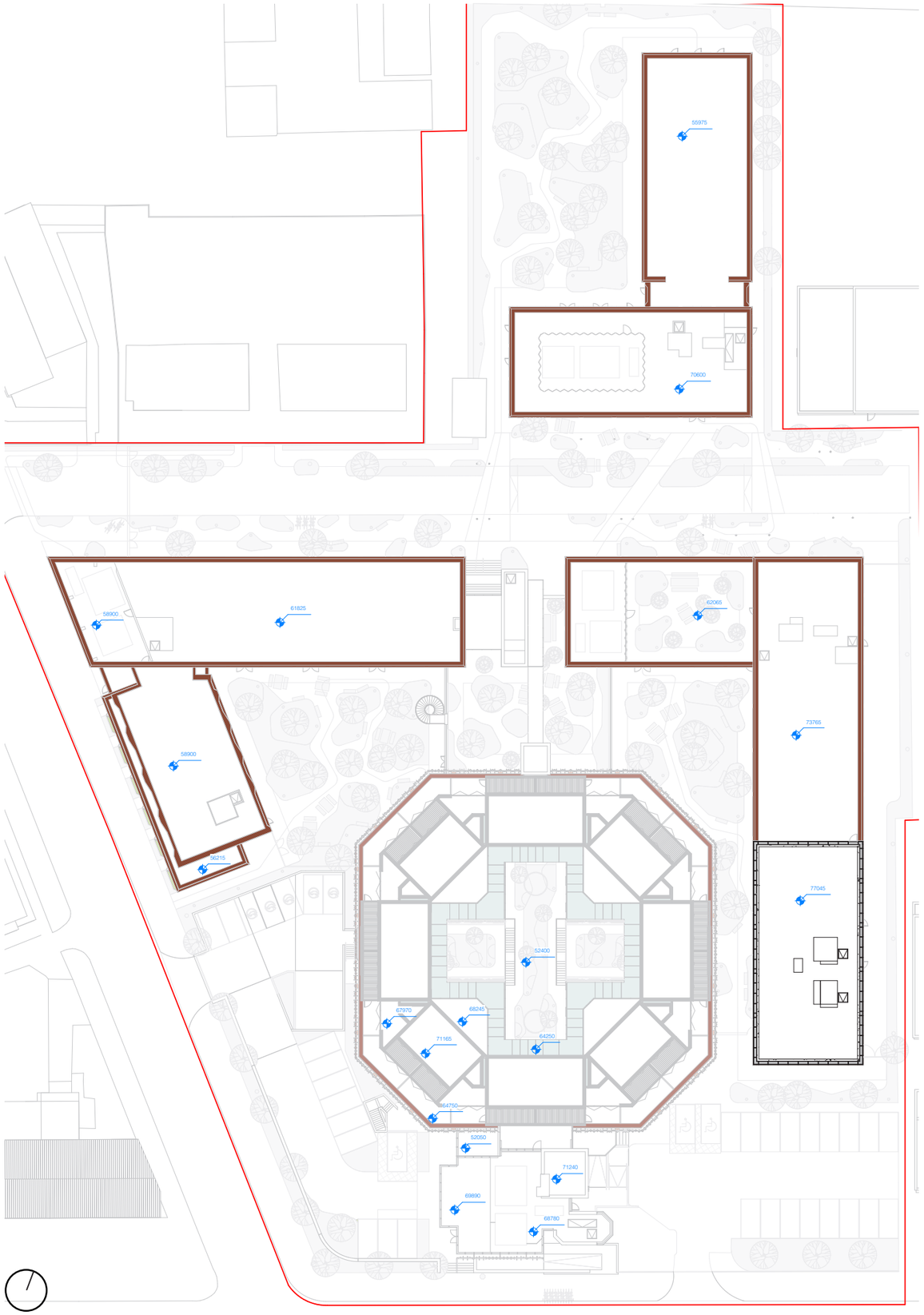
The tenth floor accommodates the rooftop sky lounge and associated communal amenity spaces for residents, providing panoramic views across Manchester and the surrounding city skyline.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment





6.15 Roof Plan

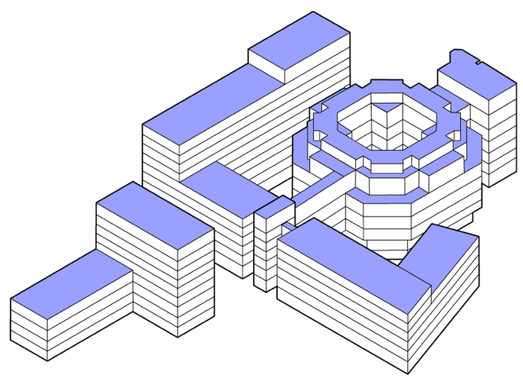
Layout

The roof plan indicates relevant AOD heights across the development.

For general arrangement drawings for each block at scale, please see planning submission drawing series 202XX(X) by Hodder Architects.

Key

- Commercial
- Main Entrance
- Amenity
- Management
- BOH / Plant
- Fresenius / Healthcare
- PBSA Studio Apartment
- PBSA Cluster Bedroom
- PBSA Cluster Living/Kitchen/Dining
- Key Worker Apartment
- Residential Apartment



6.16 Schedule of Accommodation

Use & Amount

The scheme proposes a mix of uses comprising the following:

+ Purpose Built Student Accommodation, 205 Studios & 35 Cluster Apartments (Sui Generis Use Class)
+ Key Worker Accommodation, 141 Studios & 70 One/Two bedroom units (Sui Generis Use Class)
+ 16 Residential units (Use Class C3)
+ 2568m² of healthcare use (including the retention of an existing healthcare facility on site) (Use Class Ee);
+ 394m² of commercial or community uses (Use Classes Ea, Eb, Eciii, Ee, Ef, F1e, F2b, F2c)
+ Associated site access, car and cycle parking and landscaping.

Key Worker
New-Build

Note: All information subject to design development and specialist input

	Studio	1B/1P	**Units per Floor**	BoH (sq.m.)	Amenity (sq.m.)	GIA (sq.m.)	NIA (sq.m.)	Net/Gross%
Partial Basement	Assumed partial basement for plant and water tanks. Subject to design development							
Ground	6	0	6	213.0	354.7	1,049.9	527.3	50%
1	28	1	29	0	0	963.3	657.5	68%
2	29	1	30	0	0	1,001.8	679.4	68%
3	29	1	30	0	0	1,001.8	679.4	68%
4	27	1	28	0	0	951.4	640.2	67%
5	18	0	18	0	0	586.8	391.7	67%
6	0	0	0	0	0	0	0	-
7	0	0	0	0	0	0	0	-
8	0	0	0	0	0	0	0	-
9	0	0	0	0	0	0	0	-
10	0	0	0	0	0	0	0	-
total	**137**	**4**	**141**					64%
area / m²	3,043.3	170.7	3,214.0	213.0	354.7	5,555.0	3,575.5	
area / ft²	32,757.8	1,837.4	34,595.2	2,292.5	3,818.0	59,793.5	38,486.4	
mix	**97%**	**3%**	100.0%					

PBSA
New-Build

Note: All information subject to design development and specialist input

	Studio	Cluster	**Units per Floor**	BoH (sq.m.)	Amenity (sq.m.)	GIA (sq.m.)	NIA (sq.m.)	Net/Gross%
Partial Basement	Assumed partial basement for plant and water tanks. Subject to design development							
Ground	15	5	20	473	474	1,801	919	51%
1	33	29	62	0	0	1,779	1,338	75%
2	29	37	66	0	0	1,867	1,433	77%
3	29	37	66	0	0	1,867	1,433	77%
4	21	29	50	0	0	1,464	1,081	74%
5	21	29	50	0	0	1,464	1,081	74%
6	17	21	38	0	0	1,164	813	70%
7	17	21	38	0	0	1,164	813	70%
8	17	21	38	0	0	1,164	813	70%
9	6	21	27	0	0	794	575	72%
10	0	0	0	0	280	360	276	-
total	**205**	**250**	**455**					71%
area / m²	4,522.7	3,520.3	8,043.0	473.3	753.3	14,887.3	10,574.8	
area / ft²	48,681.9	37,892.2	86,574.0	5,094.6	8,108.5	160,245.6	113,826.2	
mix	**45%**	**55%**	100.0%					

Key Worker + Residential
Octagon House

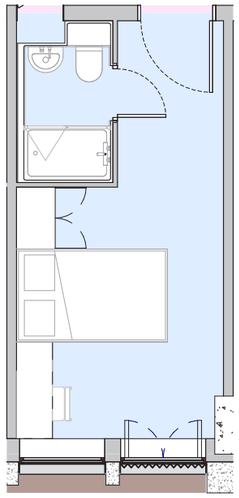
Note: All information subject to design development and specialist input

Use	**Key Worker**				**Residential**	**-**					
	1B/1P	1B/2P	2B/3P	2B/4P	2B/4P	**Units per Floor**	BoH (sq.m.)	Amenity (sq.m.)	GIA (sq.m.)	NIA (sq.m.)	Net/Gross%
Basement	-						181.1	0.0	202.7	0	0%
Ground	Fresenius & Commercial						227.1	15.4	1978.7	1391.8	70%
1	Fresenius & Commercial						0.0	0.0	1784.1	1569.5	88%
2	10	0	8	2	-	20	0.0	335.7	1821.9	1419.2	78%
3	10	4	8	2	-	24	0.0	0.0	1703.4	1288.6	76%
4	10	4	8	2	-	24	0.0	0.0	1703.4	1288.6	76%
5 / 6	0	0	0	2	16	18	0.0	0.0	1850.5	1658.8	90%
total	**30**	**8**	**24**	**8**	**16**	**86**					78%
area / m²	2,067.1	1,854.8	634.6	634.6	635.6	5,191.1	408.2	351.1	11,044.7	8,616.5	
area / ft²	22,250.1	19,964.9	6,830.8	6,830.8	6,841.5	55,876.5	4,393.8	3,779.2	31,710.4	118,884.0	
mix	**35%**	**9%**	**28%**	**9%**	**19%**	100.0%					

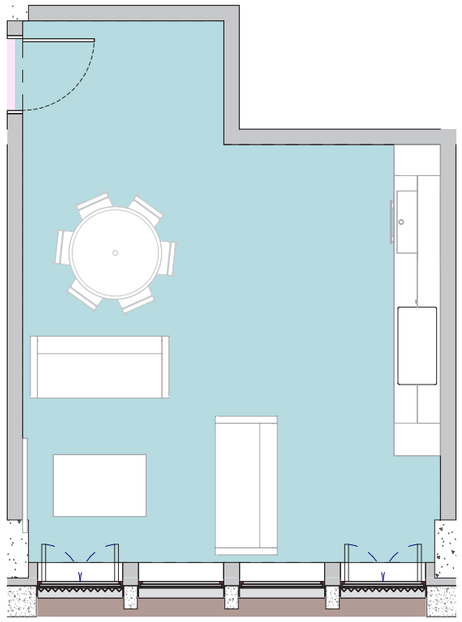
Key Worker	**New Build**		**Octagon House**				**Overall Total**	**Net/Gross%**
	Studio	1B/1P Studio	1B/1P	1B/2P	2B/3P	2B/4P		
total	137	4	30	8	24	8	**211**	73%
	141		70					

Overall Units	**PBSA**	**Key Worker**	**Residential**	**Overall Total**	**Net/Gross%**
total	455	211	16	**682**	72%
mix	66.7%	30.9%	2.3%		

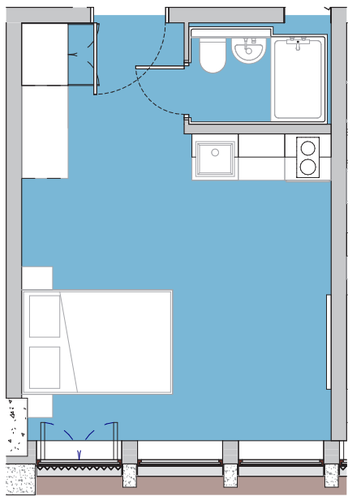
Note: BoH includes refuse stores, cycle stores and concierge / management space.
Note: NIA includes amenity spaces, entrance spaces, laundries, and cluster corridors
Note: Octagon House GIA includes covered external circulation space



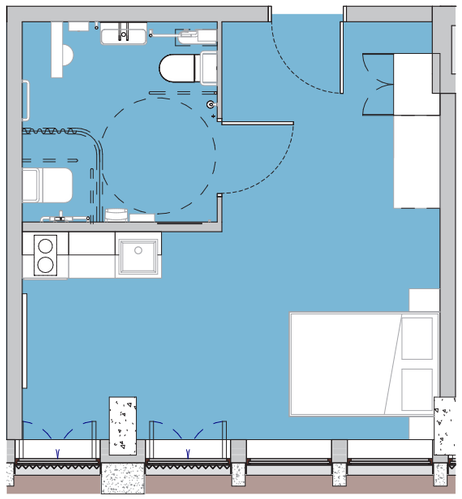
Typical cluster bedroom layout.



Typical cluster LKD layout.



Typical studio bedroom layout.



Accessible studio bedroom layout.

6.17 Proposed Room Layouts

Typical PBSA Accommodation (Block A + C)

The PBSA accommodation has been designed to provide a range of living options that support different student lifestyles and preferences. A combination of cluster apartments and self-contained studios creates a balanced residential offer, with layouts focused on efficiency, comfort, and access to shared amenity spaces throughout the development.

Cluster Bedrooms - 35 Apartments

Single occupancy bedrooms form part of the 5 or 8-bed cluster apartments making up 55% of the developments PBSA offer.

Studio Bedrooms - 205 (Typical) Beds

Standard studio bedrooms comprise 43% of the total residential offer. The studio bedrooms are distributed across all floors.

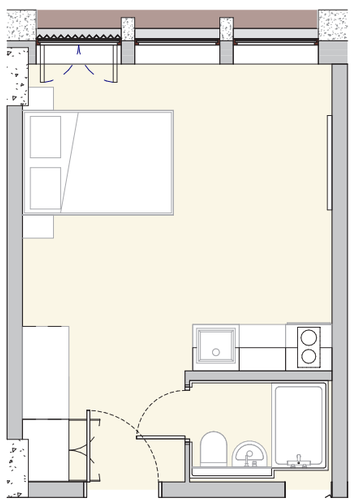
Accessible Studios - 9 Beds

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).

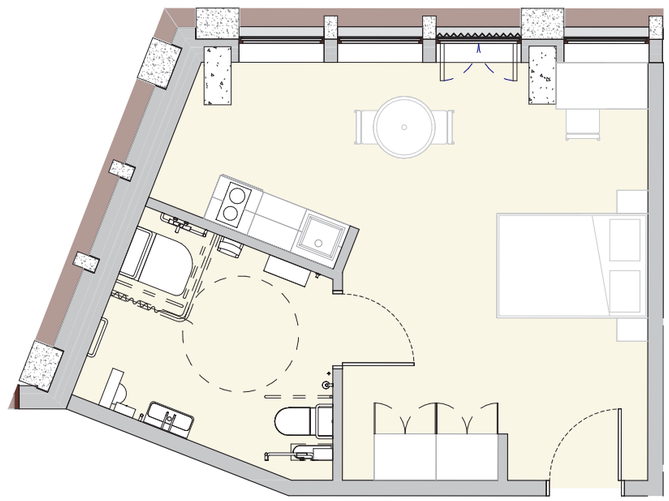
LKD Layouts

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

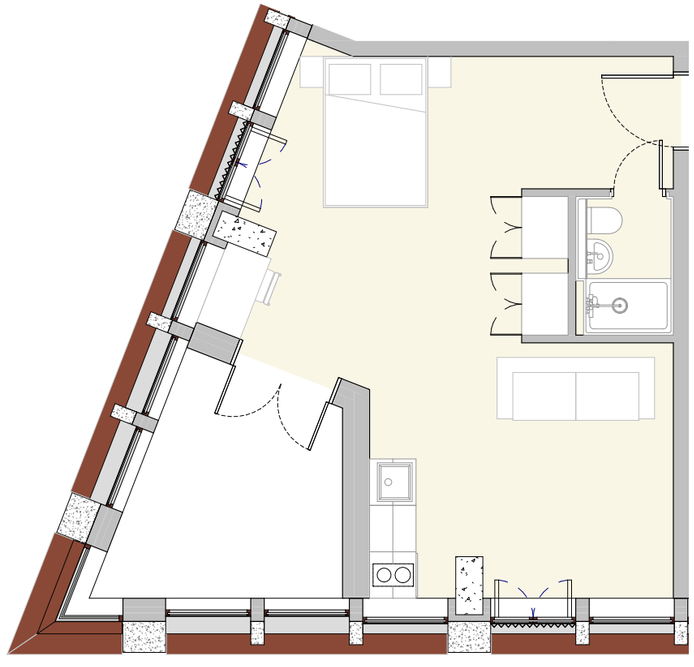
Proposed Room Layouts (continued)



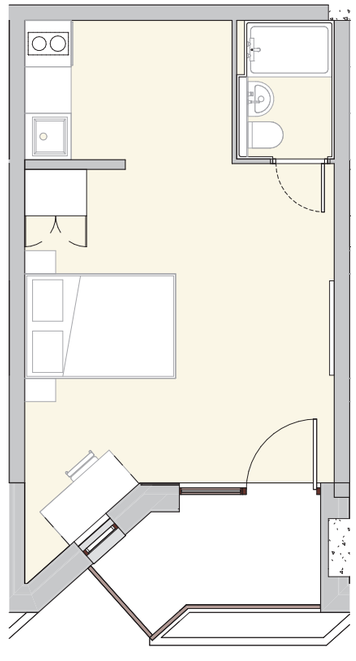
Typical studio layout.



Typical accessible studio layout.



Premium studio layout.



Townhouse studio layout.

Typical Key Worker Accommodation (Block B)

Block B and Octagon House provide dedicated key worker accommodation designed to support healthcare professionals, university staff, and other essential workers within the area. The accommodation prioritises self-contained living, offering a range of studio and townhouse units arranged around shared amenity spaces and landscaped courtyards.

Studios - 127 (Typical) Units

Standard studio living spaces comprise 90% of the total Block B residential offer. The studio bedrooms are distributed across floors 1-5.

Townhouse Studios - 6 Units

Townhouse studios comprise 4% of the total Block B residential offer and are all housed on the ground floor activating Carmoor Road at street level.

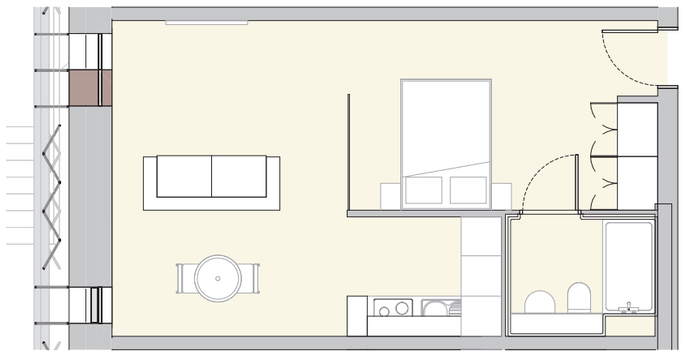
Premium Studios - 4 Units

Premium studios comprise 3% of the total Block B residential offer and are all located on the corner benfitting from dual aspect views to Carmoor Road and Curzon Boulevard and private balcony.

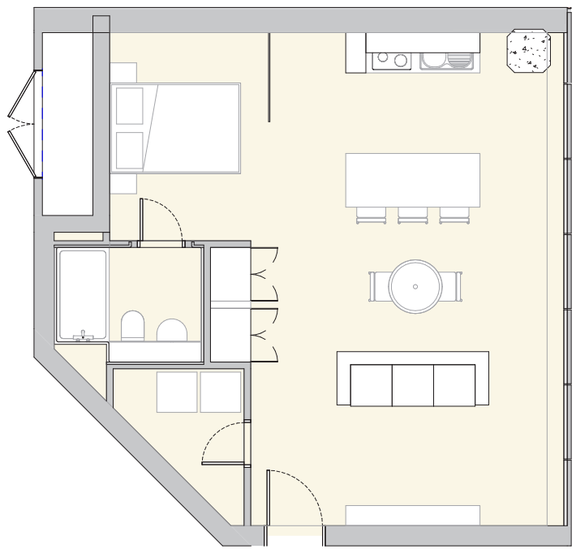
Accessible Studios - 4 Units

Accessible studios comprise 3% of the total residential offer and have been designed to comply with the requirements for accessible accommodation of Part M (Vol 2).

Proposed Room Layouts (continued)



Typical 1 bed studio apartment layout.



Typical inner courtyard studio bedroom layout.

Typical Key Worker Accommodation (Block D)

1 Bed Studio Apartments - 38 Units

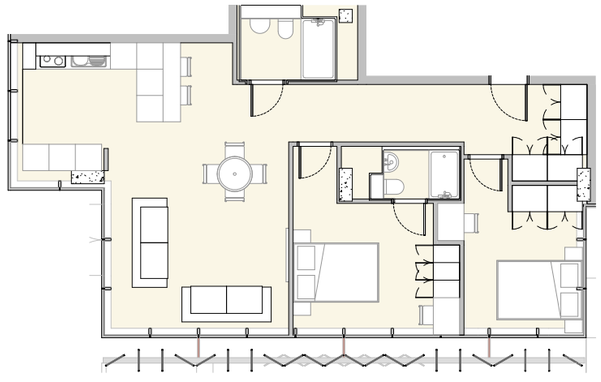
1 bed studio apartments comprise 44% of the residential offer within Block D. The apartments are distributed across levels 2-4 of Octagon House.

2 Bed Apartments - 32 Units (60 beds)

Typical 2 bed apartments comprise 37% of the total residential offer and are housed on the corners of Levels 2-4 of Octagon House and within the southern core. The apartments situated within the southern core in particular provide spacious living and maximised views along Hathersage Road.



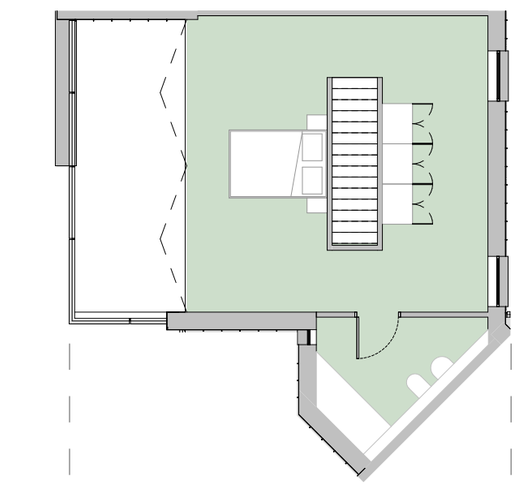
Typical 2 bedroom layout.

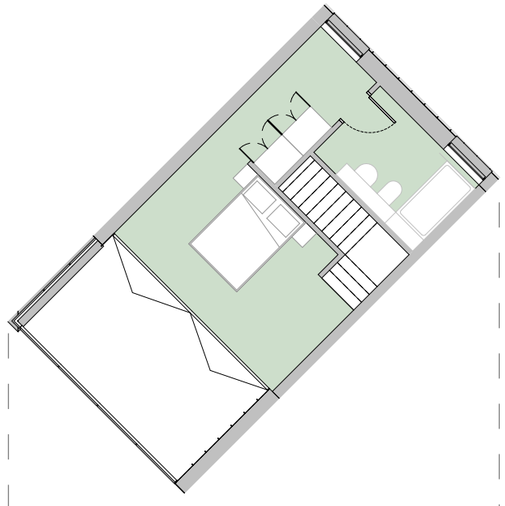


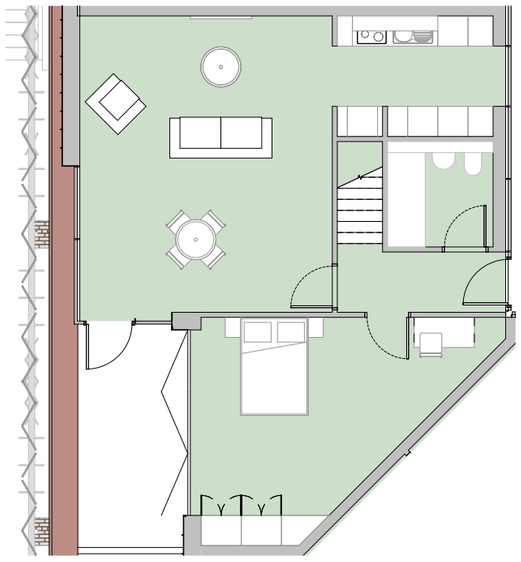
South Core 2 bedroom layout.

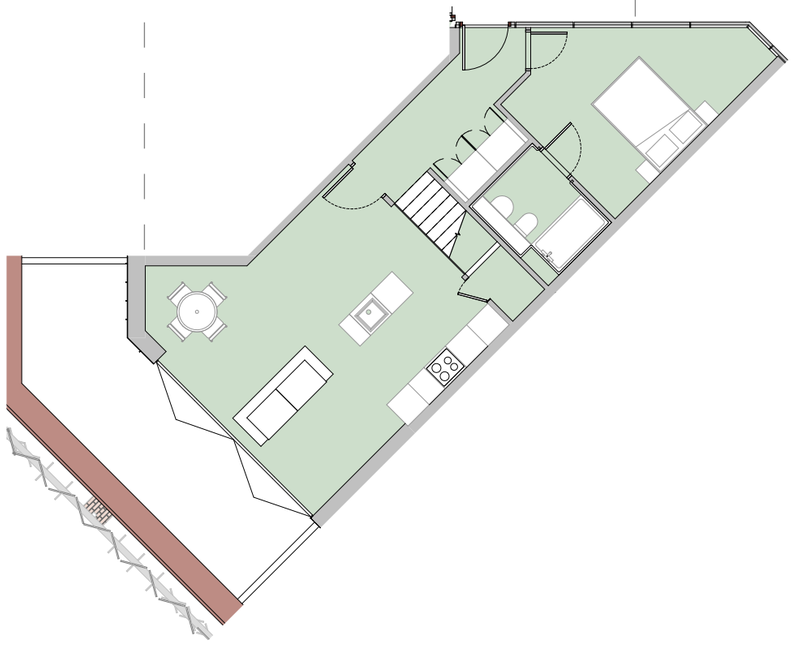
Proposed Room Layouts (continued)

Typical duplex apartment layout - Upper Level









Typical duplex apartment layout - Lower Level

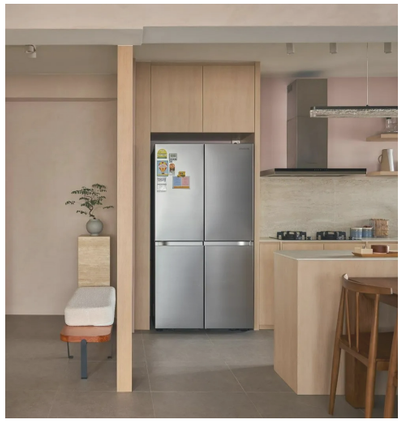
Duplex Residential Accommodation (Block D)

The uppermost level of Octagon House accommodates a collection of duplex apartments created as part of the building's rooftop extension, benefiting from dual-aspect views, private external space and direct access to resident amenity facilities.

2 Bed Duplexes - 16 Units (32 Beds)

2 bed duplex units comprise 19% of the total Block D residential offer. The studio bedrooms are located within the fifth/top floor of Octagon House with dual aspect views across the city and central courtyard. Each duplex includes a private balcony space.









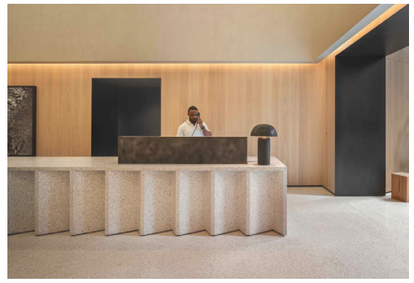


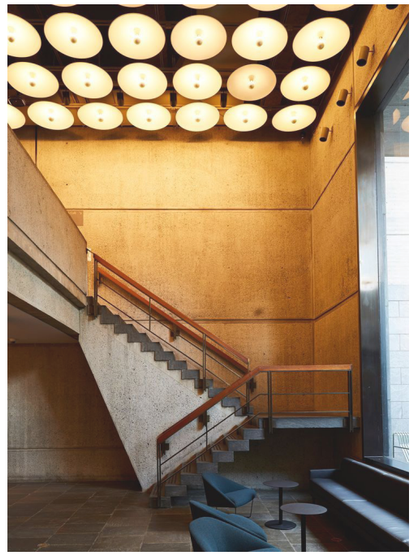
6.18 Look & Feel

Typical Accommodation

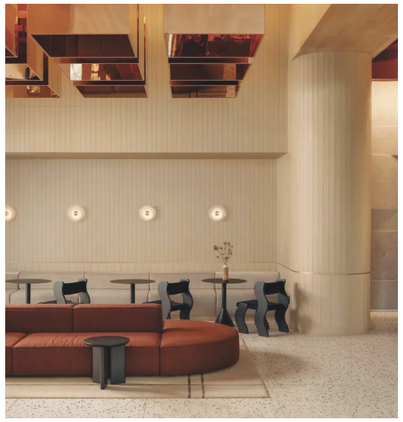
In conjunction with the room layouts, the look and feel of the accommodation has been considered to achieve the following characteristics:

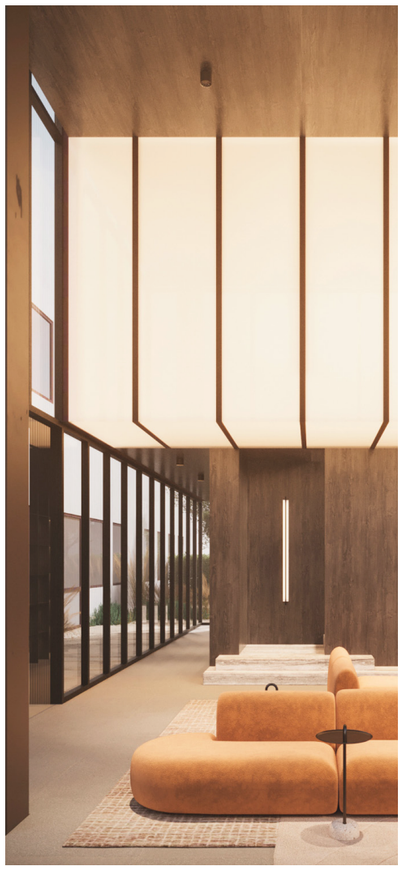
+ Mature, neutral, organic palette of materials designed for focus, rest, and recharge
+ Soft furnishings against natural textures provide a warm, lived-in atmosphere
+ Compact + clever storage solutions allow for uncluttered, calming spaces
+ Modern + functional spaces with everything you need and nothing you don't

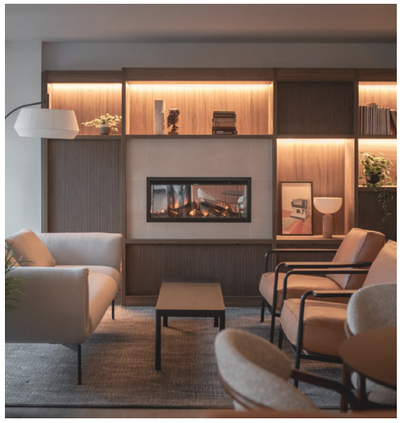


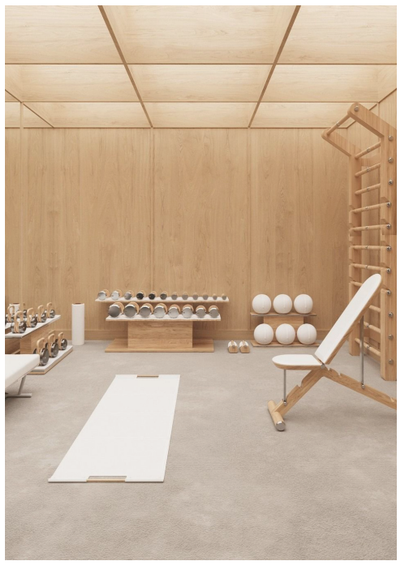


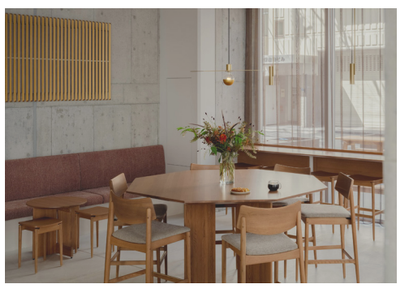












Look & Feel (continued)

Amenity Spaces

The proposals provide a generous offering of amenity floorspace for residents of both the accommodation aimed at keyworkers and the PBSA. These areas dedicated to amenity are as follows:

+ 706m² Key Worker / Residential Amenity Space (2.6m² per resident)

+ 753m² PBSA Amenity Space (1.65m² per resident)

These spaces will be a key feature of the development and aim to attract key-workers and students across the world as they explore opportunities to work and 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

Material Key - Continued on next page

1 Pre-cast concrete panel with acid-etched finish. Mastic joints to be colour matched to pre-cast concrete finish.

2 Pre-cast solid panel with textured finish. Colour to match 1.

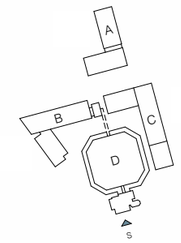
3 Profiled pre-cast concrete header. Colour and finish to match 1.

4 Aluminium window system with clear glazing. Interpon anodic finish (or similar approved) to window frames.

5 Operable side hung aluminium window system with concertina aluminium panel to front face for purge ventilation. Colour and finish to match 4.

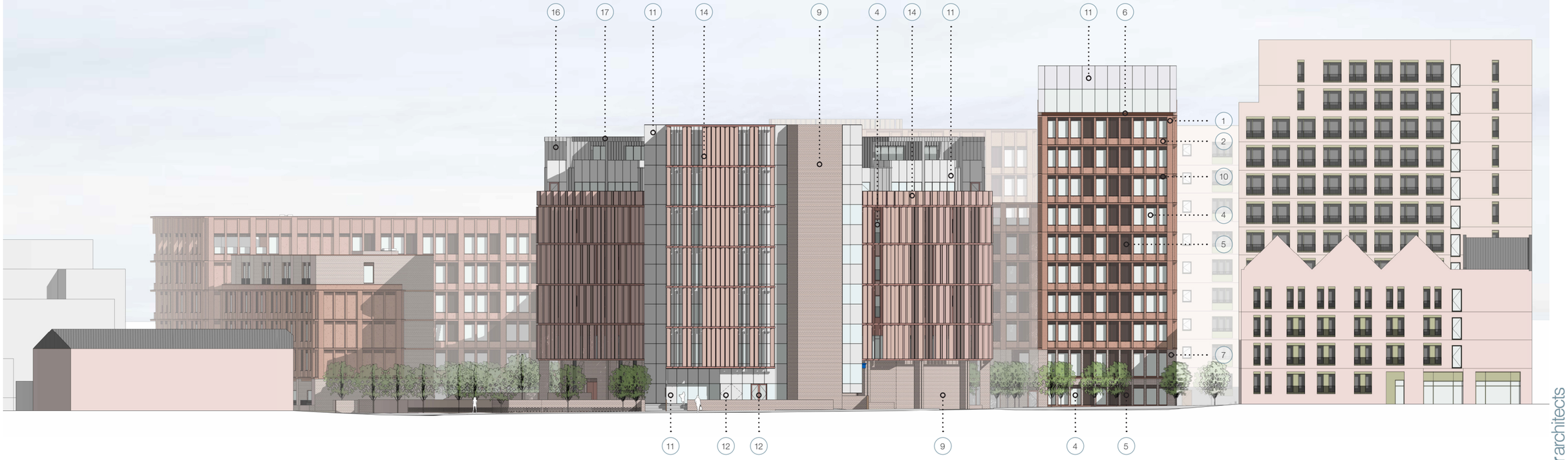
6 Aluminium cladding, flashing, cills, copings, & railings. Colour and finish to match windows.

6.19 Contextual Elevation - South



View along Hathersage Road

For general arrangement elevations for each block at scale, please see planning submission drawing series 203XX(X) by Hodder Architects.



Material Key - Continued on next page

7 

Red facing brickwork. Combination of common bond and soldier course. Product reference: TBC

8 

Chamfered red facing brickwork panel/headers. Combination of common bond and soldier course using brick specials. Colour and finish to match 7.

9 

Existing facing brickwork.

10 

Concertina perforated aluminium header. Colour and finish to match windows.

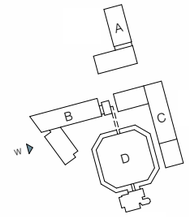
11 

Aluminium curtain wall system with clear, obscured, and translucent glazing. Colour and finish to match windows. Translucent product reference: Okalux TBC

12 

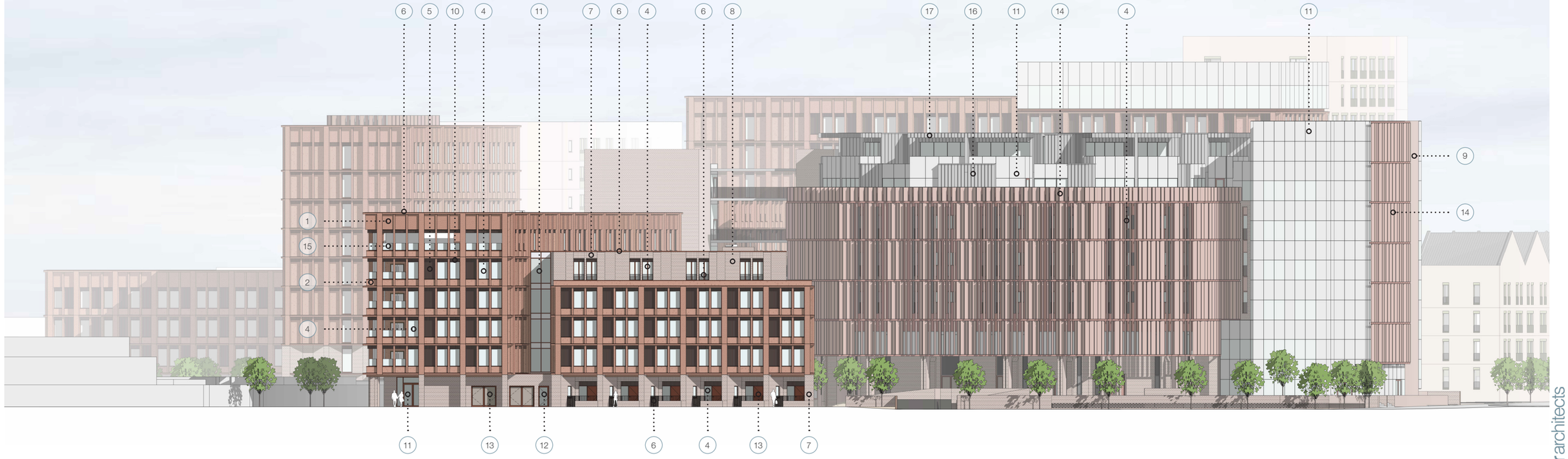
External glazing doorset. Colour and finish to match windows.

6.20 Contextual Elevation - West

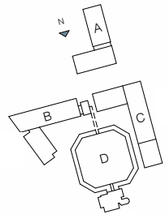


View along Carmoor Road

For general arrangement elevations for each block at scale, please see planning submission drawing series 203XX(X) by Hodder Architects.



6.21 Contextual Elevation - North



View from The Groves

For general arrangement elevations for each block at scale, please see planning submission drawing series 203XX(X) by Hodder Architects.

Material Key - See previous pages

13 Solid/louvred aluminium doorset. Colour and finish to match windows.

14 Decorative, perforated aluminium cladding system. Colour and finish to match windows.

15 Glazed balustrade with frameless top edge. Colour and finish to match windows.

16 Vertical standing seam zinc facade system. VMZinc - Natural Zinc finish or similar approved.

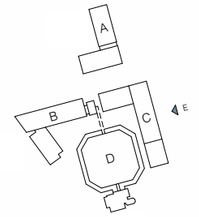
17 Slim louvred awning. Colour and finish to match 16.

18 External facade membrane finish. Colour to match 14.



Material Key - See previous pages

6.22 Contextual Elevation - East



View from Victoria Point

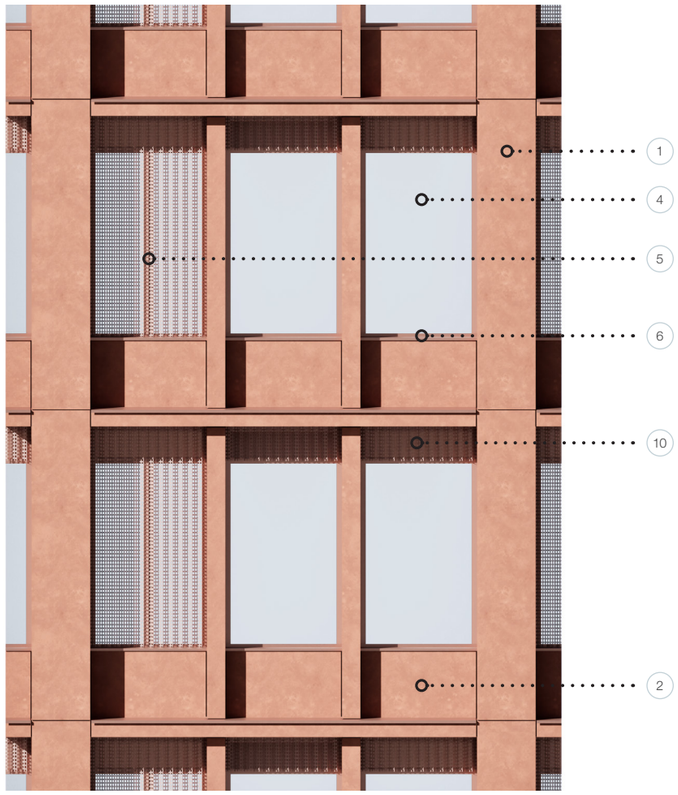
For general arrangement elevations for each block at scale, please see planning submission drawing series 203XX(X) by Hodder Architects.



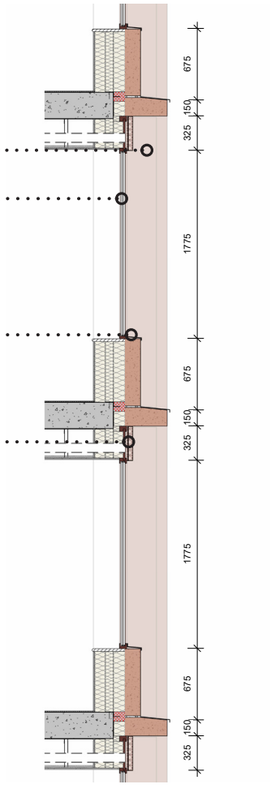
6.23 Facade Fragment - Typical Bay

Key

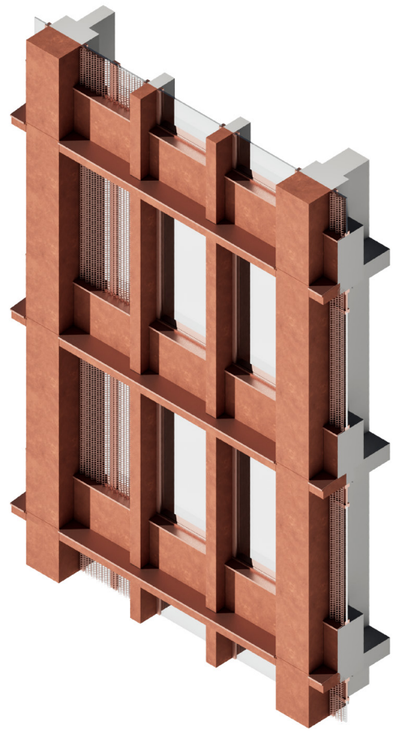
1. Pre-cast concrete panel with acid-etched finish.
2. Pre-cast panel with textured finish.
3. Concertina pre-cast concrete header.
4. Aluminium window system with clear glazing. Interpon anodic finish or similar approved.
5. Operable side hung aluminium window system with concertina aluminium panel to front face for purge ventilation.
6. Aluminium cladding, flashing, cills, copings, & railings
7. Red facing brickwork. Combination of common bond and soldier course.
8. Chamfered red facing brickwork headers - soldier course.
9. Existing facing brickwork.
10. Concertina perforated aluminium header.
11. Aluminium curtain wall system with clear, obscured, and translucent glazing.
12. External glazing doorset.
13. Louvred/solid aluminium doorset.
14. Decorative, perforated aluminium cladding system.
15. Glazed balustrade with frameless top edge.
16. Vertical standing seam metal cladding.
17. Slim metal louvered awning.
18. External facade membrane finish.

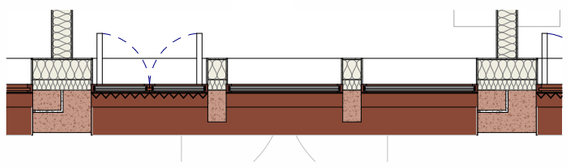


Detail Elevation



Detail Section





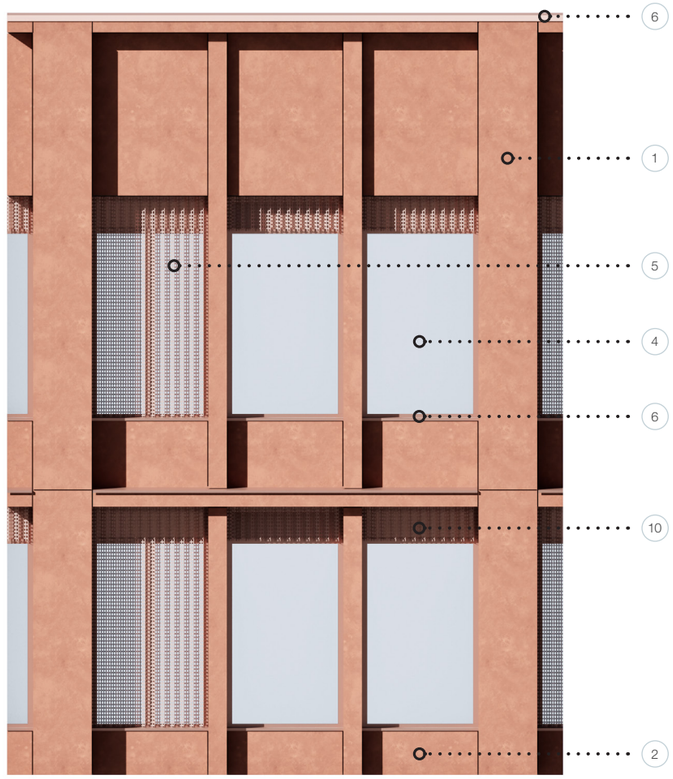
Detail Plan



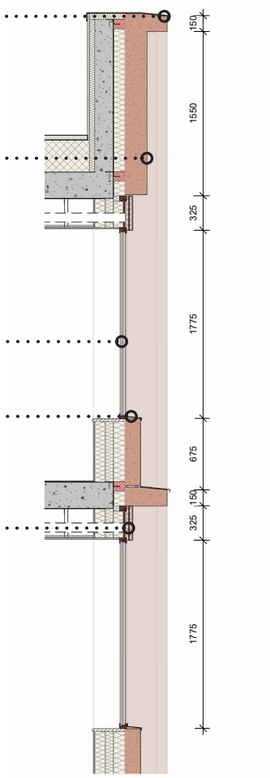
6.24 Facade Fragment - Parapet Bay

Key

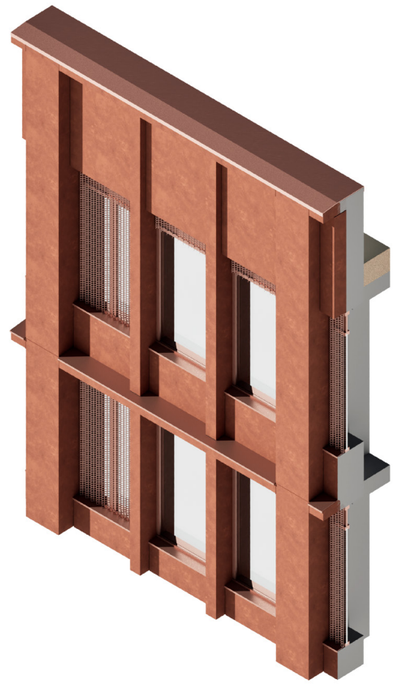
1. Pre-cast concrete panel with acid-etched finish.
2. Pre-cast panel with textured finish.
3. Concertina pre-cast concrete header.
4. Aluminium window system with clear glazing. Interpon anodic finish or similar approved.
5. Operable side hung aluminium window system with concertina aluminium panel to front face for purge ventilation.
6. Aluminium cladding, flashing, cills, copings, & railings
7. Red facing brickwork. Combination of common bond and soldier course.
8. Chamfered red facing brickwork headers - soldier course.
9. Existing facing brickwork.
10. Concertina perforated aluminium header.
11. Aluminium curtain wall system with clear, obscured, and translucent glazing.
12. External glazing doorset.
13. Louvred/solid aluminium doorset.
14. Decorative, perforated aluminium cladding system.
15. Glazed balustrade with frameless top edge.
16. Vertical standing seam metal cladding.
17. Slim metal louvered awning.
18. External facade membrane finish.

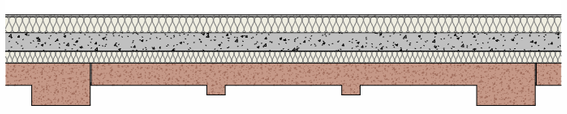


Detail Elevation

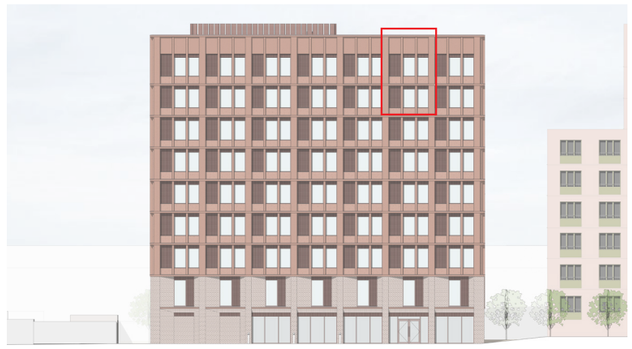


Detail Section





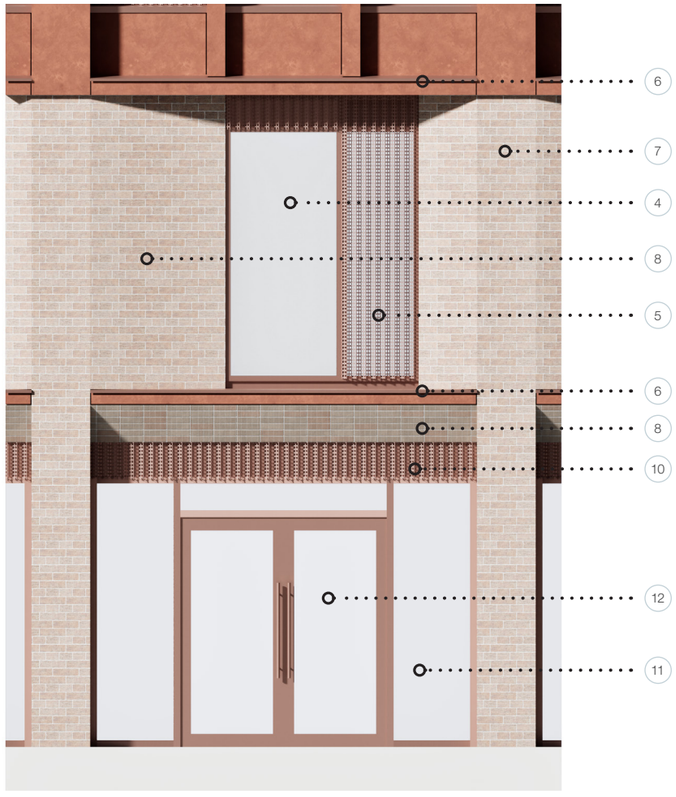
Detail Plan



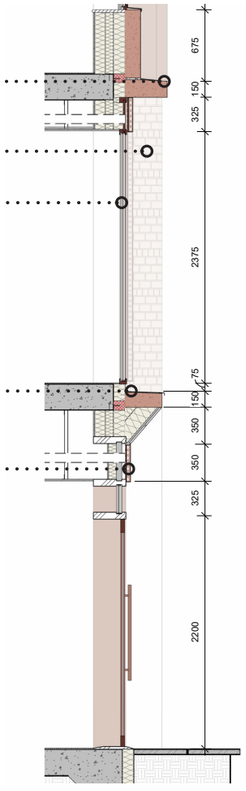
6.25 Facade Fragment - Ground Floor Bay

Key

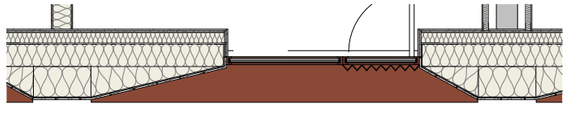
1. Pre-cast concrete panel with acid-etched finish.
2. Pre-cast panel with textured finish.
3. Concertina pre-cast concrete header.
4. Aluminium window system with clear glazing. Interpon anodic finish or similar approved.
5. Operable side hung aluminium window system with concertina aluminium panel to front face for purge ventilation.
6. Aluminium cladding, flashing, cills, copings, & railings
7. Red facing brickwork. Combination of common bond and soldier course.
8. Chamfered red facing brickwork headers - soldier course.
9. Existing facing brickwork.
10. Concertina perforated aluminium header.
11. Aluminium curtain wall system with clear, obscured, and translucent glazing.
12. External glazing doorset.
13. Louvred/solid aluminium doorset.
14. Decorative, perforated aluminium cladding system.
15. Glazed balustrade with frameless top edge.
16. Vertical standing seam metal cladding.
17. Slim metal louvered awning.
18. External facade membrane finish.



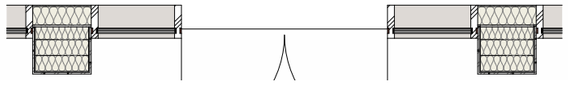
Detail Elevation



Detail Section

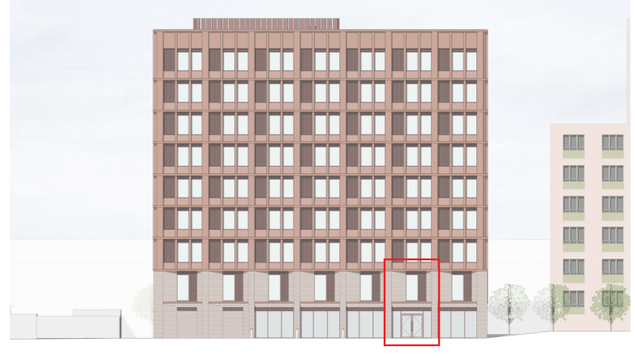


Detail Plan - Level 1



Detail Plan - Level 0





6.26 Facade Fragment - Townhouse Bay

Key

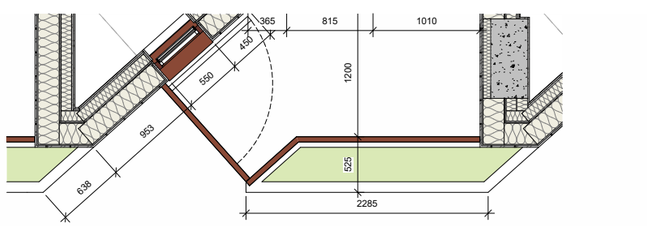
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2. Pre-cast panel with textured finish.
3. Concertina pre-cast concrete header.
4. Aluminium window system with clear glazing. Interpon anodic finish or similar approved.
5. Operable side hung aluminium window system with concertina aluminium panel to front face for purge ventilation.
6. Aluminium cladding, flashing, cills, copings, & railings
7. Red facing brickwork. Combination of common bond and soldier course.
8. Chamfered red facing brickwork headers - soldier course.
9. Existing facing brickwork.
10. Concertina perforated aluminium header.
11. Aluminium curtain wall system with clear, obscured, and translucent glazing.
12. External glazing doorset.
13. Louvred/solid aluminium doorset.
14. Decorative, perforated aluminium cladding system.
15. Glazed balustrade with frameless top edge.
16. Vertical standing seam metal cladding.
17. Slim metal louvered awning.
18. External facade membrane finish.



Detail Elevation

Detail Section





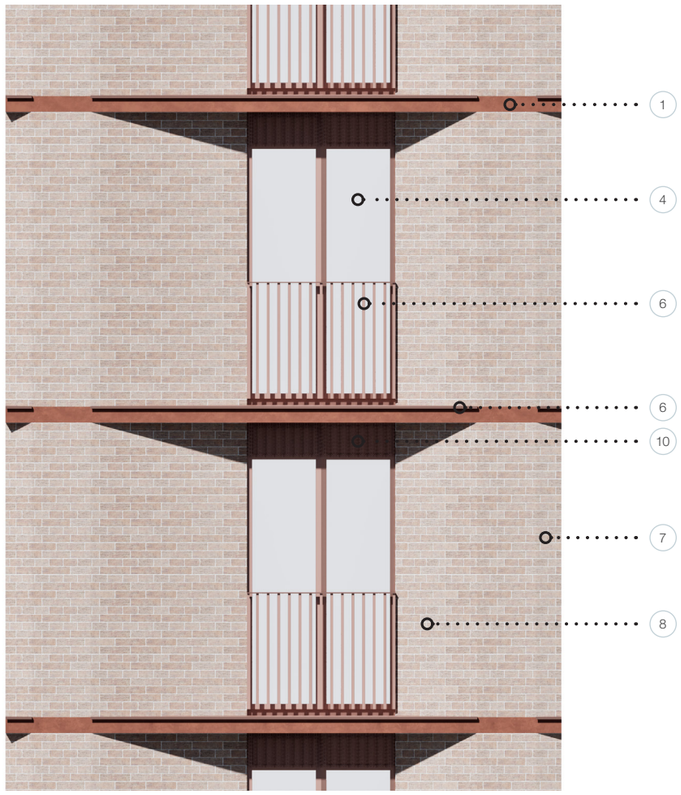
Detail Plan



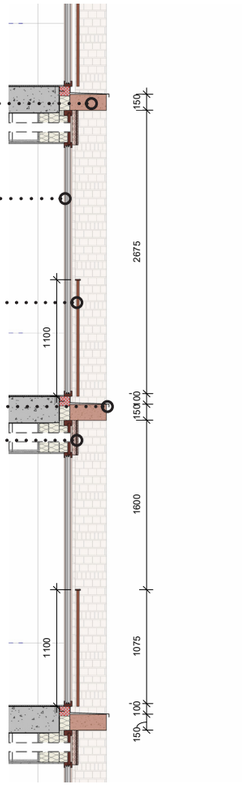
6.27 Facade Fragment - Brick Bay

Key

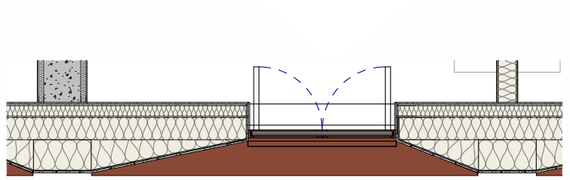
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2. Pre-cast panel with textured finish.
3. Concertina pre-cast concrete header.
4. Aluminium window system with clear glazing. Interpon anodic finish or similar approved.
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16. Vertical standing seam metal cladding.
17. Slim metal louvered awning.
18. External facade membrane finish.



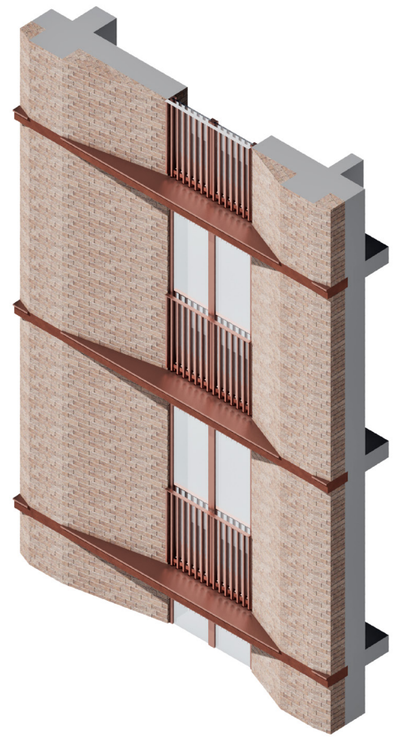
Detail Elevation

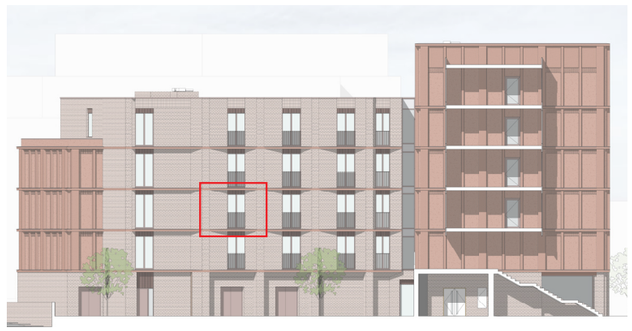


Detail Section



Detail Plan

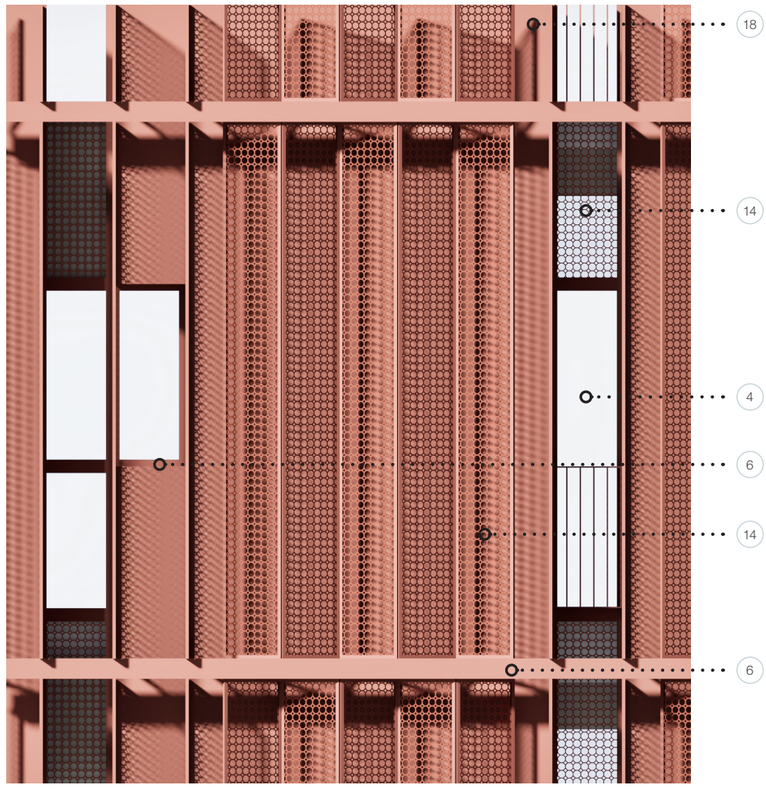




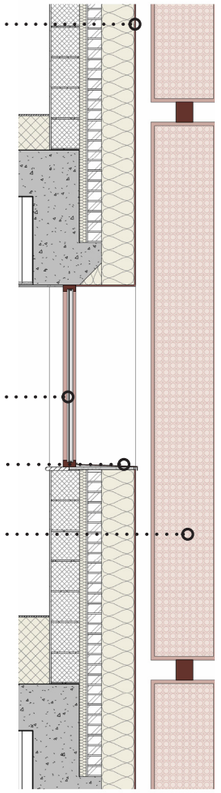
6.28 Facade Fragment - Octagon House Bay

Key

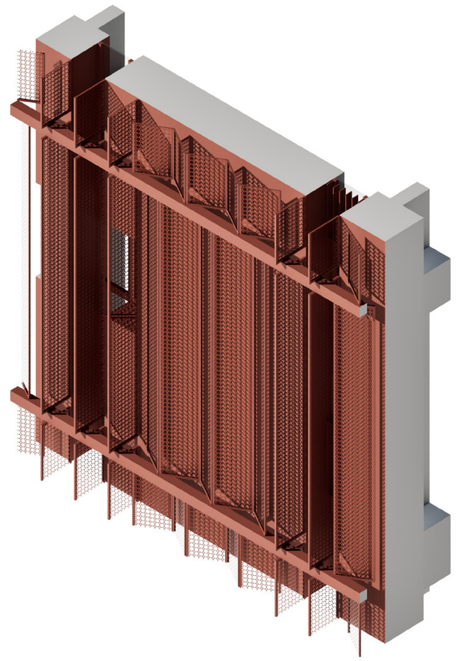
1. Pre-cast concrete panel with acid-etched finish.
2. Pre-cast panel with textured finish.
3. Concertina pre-cast concrete header.
4. Aluminium window system with clear glazing. Interpon anodic finish or similar approved.
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17. Slim metal louvered awning.
18. External facade membrane finish.

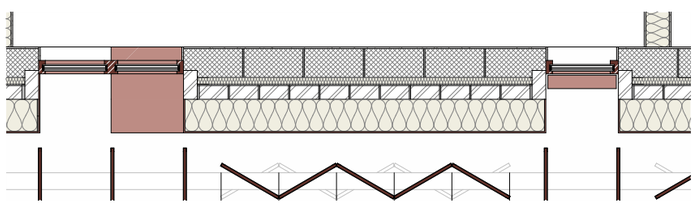


Detail Elevation

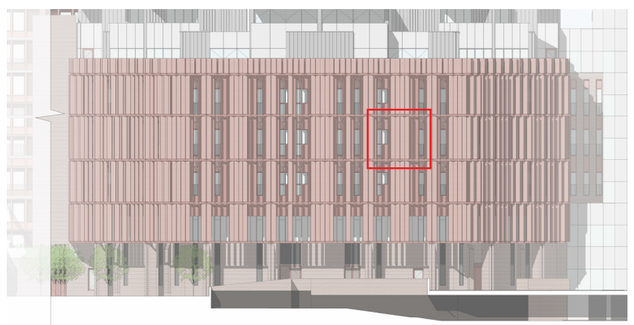


Detail Section





Detail Plan



6.29 Key Views



Hathersage Road - Looking East

Verified view provided by Ambiente. **Red** line indicates adjacent consented Victoria Point development.



Key Views (continued)



Hathersage Road - Looking West

Verified view provided by Ambiente. **Red** line indicates adjacent consented Victoria Point development.



Key Views (continued)



Carmoor Road - Looking South-East

Illustrative view provided by Hodder Architects

Landscaping proposals are shown indicatively only. For further and accurate information, please refer to supplementary documents provided by Layer Studio and Chapter 7 of this Design & Access Statement.



Key Views (continued)



Carmoor Road - Looking North-East

Illustrative view provided by Hodder Architects

Landscaping proposals are shown indicatively only. For further and accurate information, please refer to supplementary documents provided by Layer Studio and Chapter 7 of this Design & Access Statement.



Key Views (continued)



Carmoor Road - Looking East

Illustrative view provided by Hodder Architects

Landscaping proposals are shown indicatively only. For further and accurate information, please refer to supplementary documents provided by Layer Studio and Chapter 7 of this Design & Access Statement.



Key Views (continued)



Curzon Street - Looking South

Illustrative view provided by Hodder Architects

Landscaping proposals are shown indicatively only. For further and accurate information, please refer to supplementary documents provided by Layer Studio and Chapter 7 of this Design & Access Statement.



7.0 Landscaping Proposals

Layer.studio



7.1 Introduction

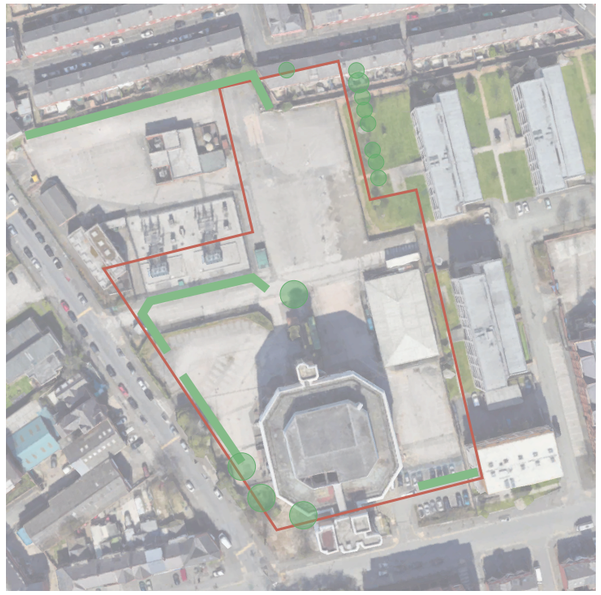
Alongside the regeneration of Octagon House and construction of new residential apartments, a comprehensive network of outdoor spaces will be built, bringing the external environment to life.

New public realm seeks to:

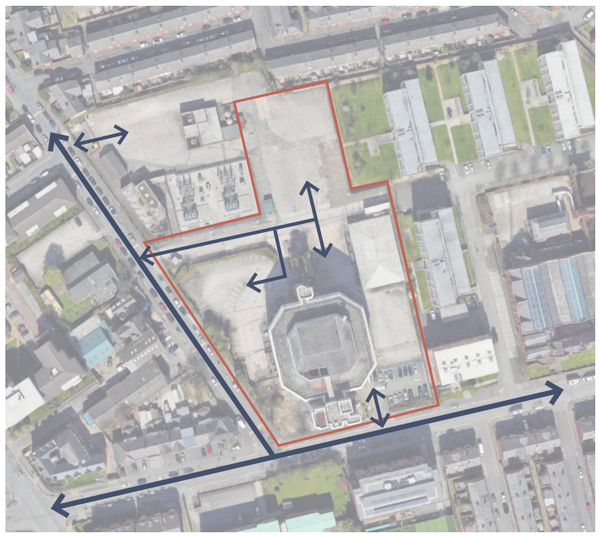
+ Improve the street scene to Hathersage Road, Carmoor Road and Curzon Street
+ Enhance biodiversity by establishing a variety of new habitats
+ Create amenity space for residents
+ Improve visitor experience for NHS users



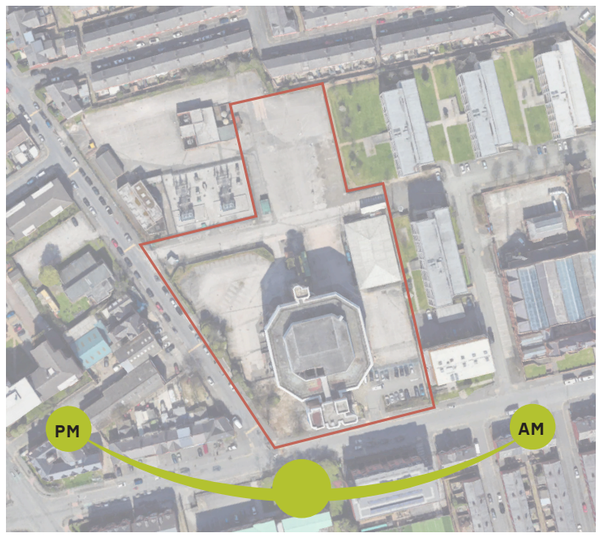
Existing Levels



Existing Vegetation



Existing Movement & Circulation



Aspect

7.2 Site Considerations

Topography

The site is relatively flat with a change in level from north to south of circa 250mm. Adjoining land is at a similar level.

Vegetation

Green corridors comprise unmanaged shrubs and self seeded trees, primarily located along the south and west site perimeter, with a line of vegetation to the south of Curzon Street. Specimen trees include the mature Limes on the corner of Hathersage Road and Carmoor Road, as well as a single Norway Maple tree central to the site.

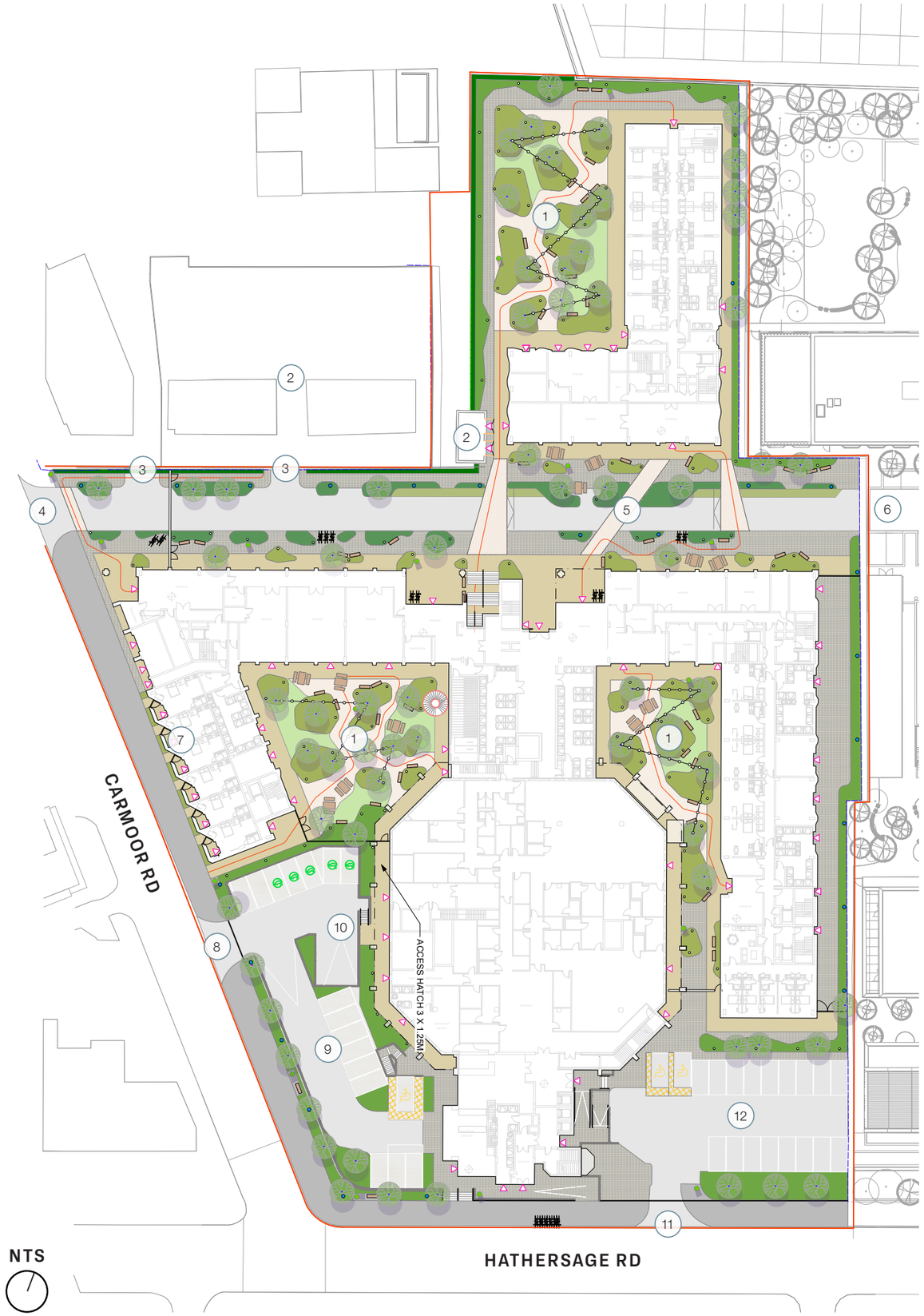
Movement

Access to most of the site is restricted by a secure line to the perimeter that comprises close board timber fencing to the east, residential garden boundaries to the north and metal railings to the west and south. The site is private and because the site offers no through route to Bax Road, pedestrian movement predominantly concerns those who are using the NHS staff car park. Furthermore, vehicle access points off Carmoor Road are gated, with Curzon Street actively managed to oversee deliveries, car park and the sub station.

Visitors utilising the dialysis facility access Octagon House from the south, off Hathersage Road.

Aspect

Rising in the east and setting in the west, the sun offers most to locations in the south. Large areas of hard surfacing and a lack of vegetation mean there is little shade on site.

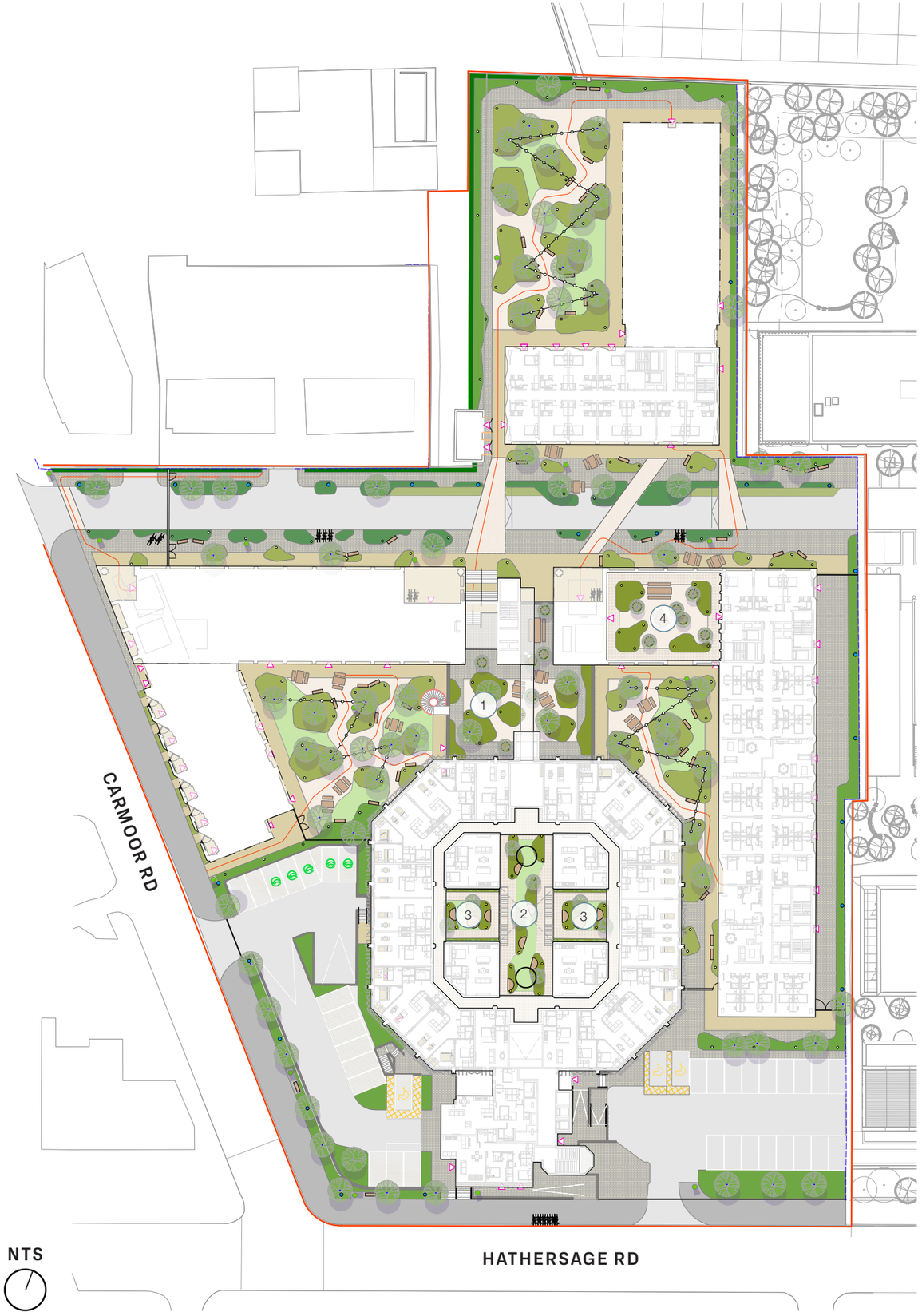


7.3 Landscape Proposals

Ground Floor Layout

The landscape at level 00 provides residential amenity, activates the street scene, and provides a positive welcome for people using public services.

1. Collegiate gardens provide outdoor space for residents.
2. Existing substation infrastructure retained.
3. Points of access to substation as existing.
4. Vehicle access in existing location on Carmoor Road.
5. Curzon Street public realm provides amenity for residents.
6. Secure boundary to Victoria Point.
7. Town houses & green frontage activate the street.
8. Vehicle access to car park. Uses existing road opening
9. Car park for staff of the Renal Dialysis Unit
10. Access to basement car park
11. Vehicle access to existing location on Hathersage Road
12. Car park for users of the Renal Dialysis Unit



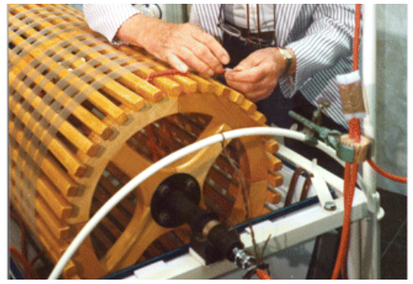
Landscape Proposals (continued)

Upper Levels 01, 03, 04, 06

In addition to the ground floor, the landscape scheme offers great potential for new amenity space associated with roof gardens of the refurbished Octagon House and new Blocks B and C.

1. Level 01 Roof Garden, accessible to all residents
2. Level 03 Roof Garden, accessible to Key Worker residents
3. Level 04 Roof Garden, accessible to Key Worker residents
4. Level 06 Roof Garden, accessible to student residents

The original 1940's Dialyser (wooden)



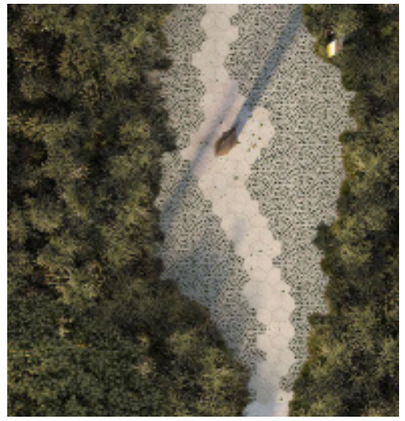
Tubing style lighting columns



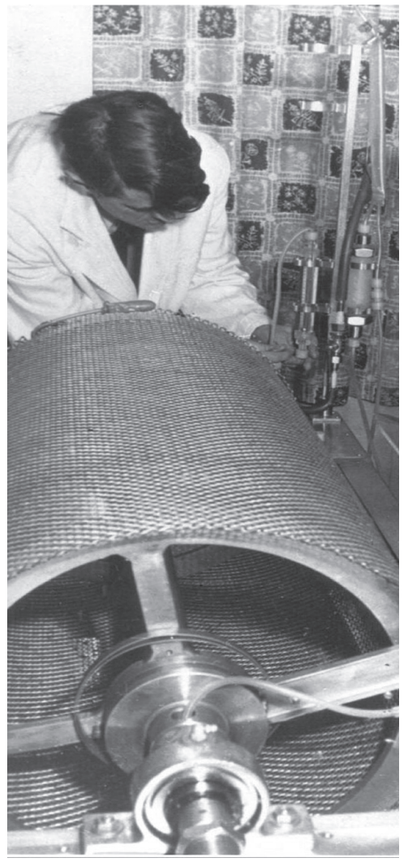
Sustainable drainage as a filtration system



Filter effect surfacing



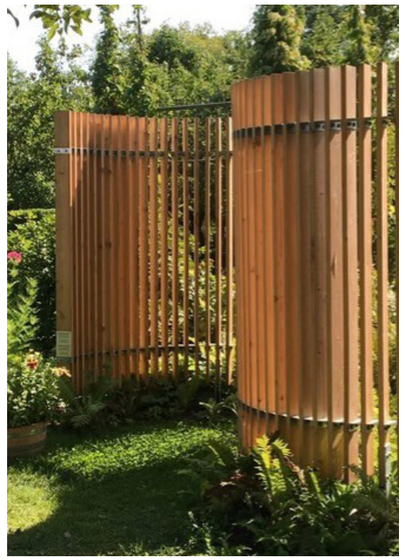
Cylindrical features



1950s Dialyser (metal)

Water as a moving system



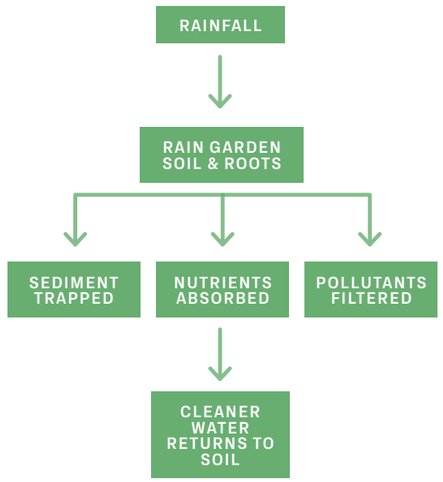




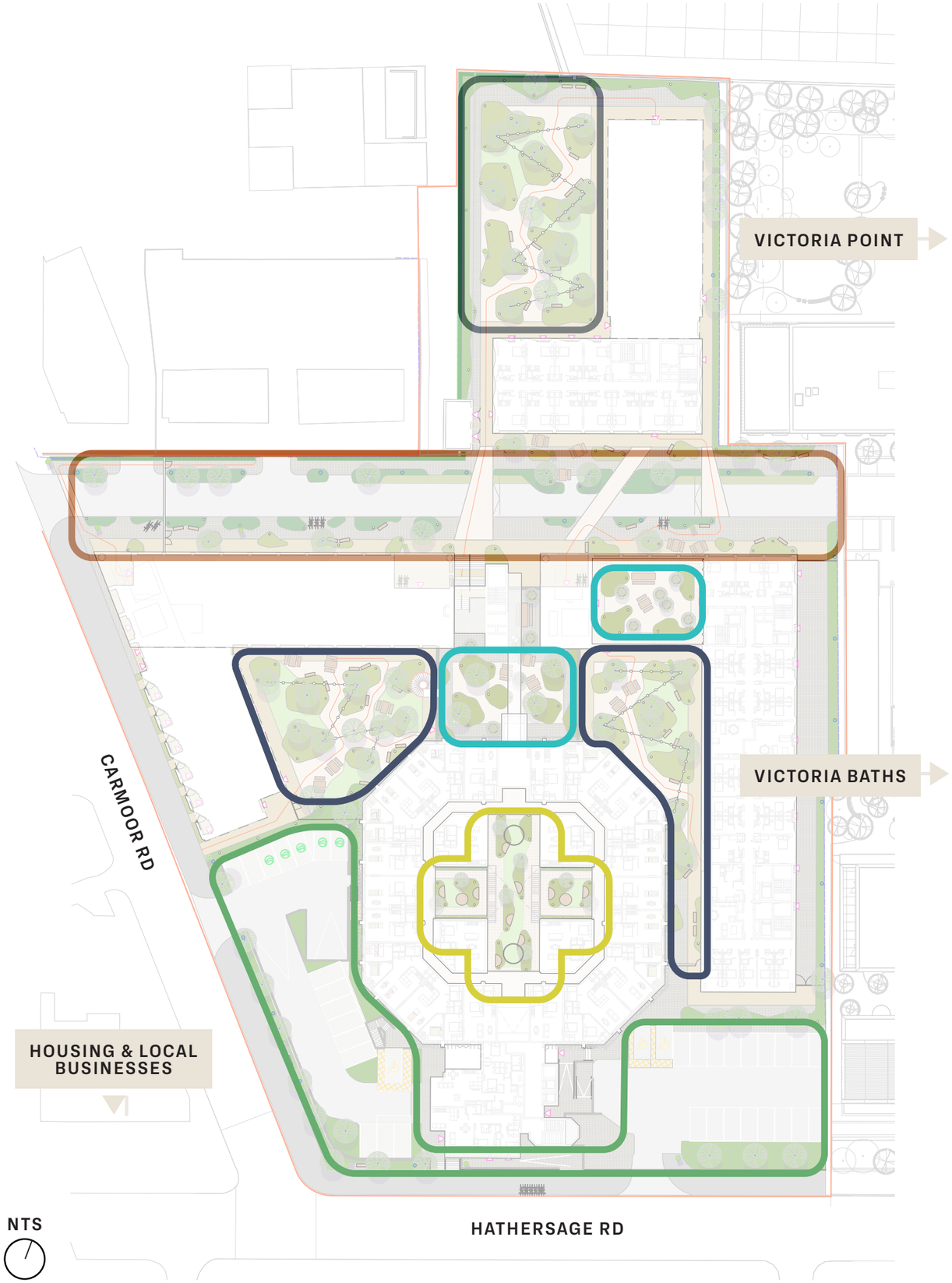
7.4 The Conceptual Narrative

Taking inspiration from Renal Dialysis, the landscape is treated as a biological machine, utilizing the principles of filtration, pressure gradients, and fluid exchange to manage storm water, movement and revitalize local ecology. It is a living, breathing system. The scheme considers filtration and draws parallels between medical and landscape dialysis. The former, processing blood and the latter, processing water. The flow chart and images opposite demonstrate how this concept could become a practical reality and manifest itself physically within the public realm.

The landscape proposal gives a further nod to dialysis by using the cylindrical form of the original 1940s dialyser in some new features. Furthermore, associated mechanical tubing is referenced by way of details in the ground plane.



Comparing Dialysis and Landscape Systems



7.5 Character Areas

In order to rationalise new outdoor spaces and establish usable places that relate to their context, character areas are assigned to help guide the" look and feel" of places created. This has a bearing on arrangement of each space, as well as the selection of hard and soft materials. It helps to create identity, aid navigation, and connect indoor and outdoor environments.

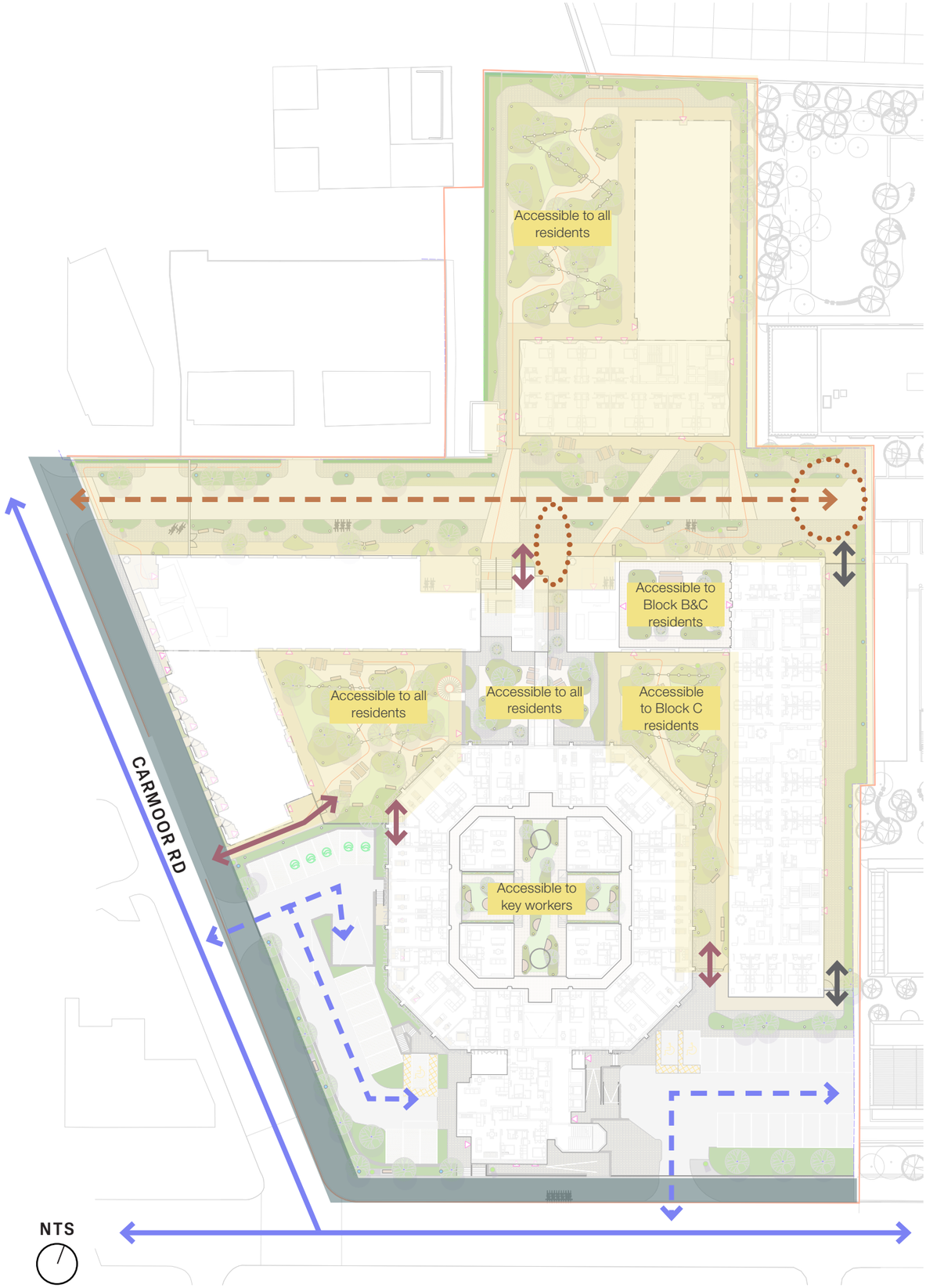
To the south, the street interface improves the relationship with Hathersage Road and Carmoor Road. Improved boundaries and enhanced car parking re-activates the site frontage.

Curzon Street becomes a green corridor with a well defined structure for pedestrians and motorists alike. It becomes a conduit for movement as well as a place to dwell.

The Collegiate Courtyards provide dedicated outdoor space at ground floor for residents. Serving a similar purpose but at upper levels, are the Raised Podium Gardens and Octagon Atrium.

Key

- Street Interface
- Curzon Street
- Collegiate Courtyards
- Raised Podium Gardens
- Octagon Atrium



7.6 Movement & Circulation

Pedestrian movement is focused on along Curzon Street to residential entrances belonging to Blocks A, B, C and D. Alternative routes are available through the fence lines that bound the south of Collegiate Courtyards to the ground floor.

Vehicular access for residents, deliveries, and servicing is off Carmoor Road, via Curzon Street. A turning area is integrated into the eastern end of Curzon Street to enable motorists to manoeuvre and exit via their route of entry. A secondary turning head is located central to the northern facade of Block D to facilitate ongoing requirements of Fresenius.

For users of NHS services, existing points of access are enhanced so that visitors use the car park off Hathersage Road and staff use new car parking off Carmoor Road.

To the far east of the site, a controlled servicing corridor is accessible to those collecting refuse.

Key

- Public Access
- Restricted Access -Residents
- Restricted Access - NHS Users
- Pedestrian Movement
- Vehicular Movement
- Patient Vehicle Movement
- Restricted Vehicle Access
- Turning Area
- Restricted servicing access



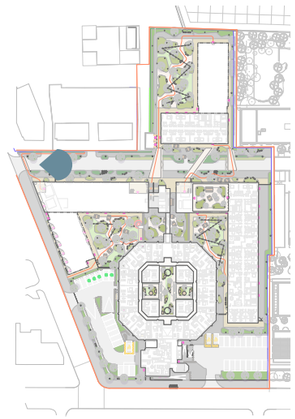




7.7 Curzon Street

The landscape proposal optimises an existing means of access and creates a vibrant street for new residents. In doing so, it prioritises pedestrians and creates spaces for people to dwell outdoors.

1. Hedging as green screening to existing sub station.
2. Linear rain gardens to both sides of street.
3. Clusters of seating as places to meet, rest and socialise.
4. Cycle stands for visitors.
5. Change in surface material as pedestrian crossing point.
6. Point of access to bin store within building.
7. Green gap paving to enable vehicle turning/drop off.
8. Turning area subtly integrated into street.
9. Secure line. Access for residents and service vehicles.
10. Stepped access to Level 01 garden.
11. Stepped access between gardens
12. Street lighting



Curzon Street (continued)



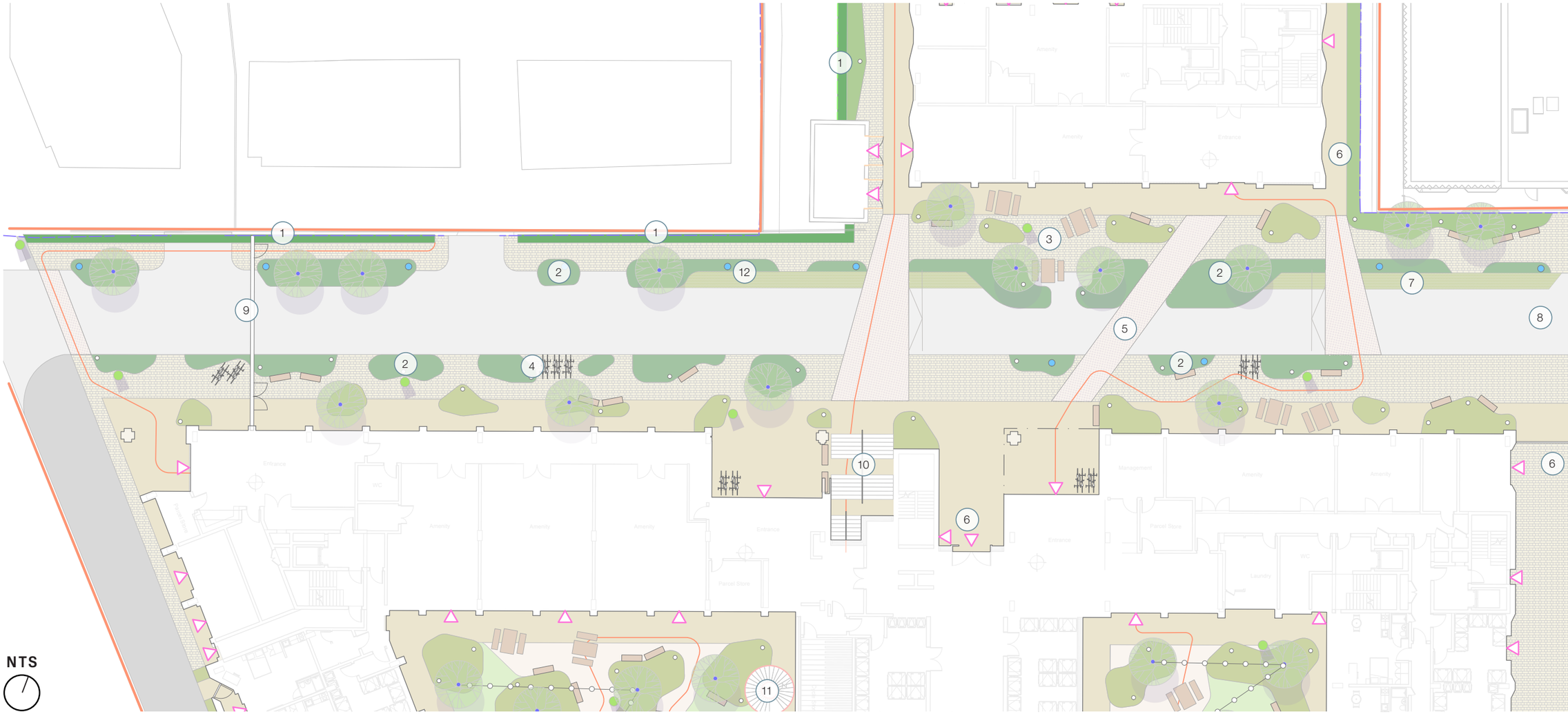
Corridors of soft landscape



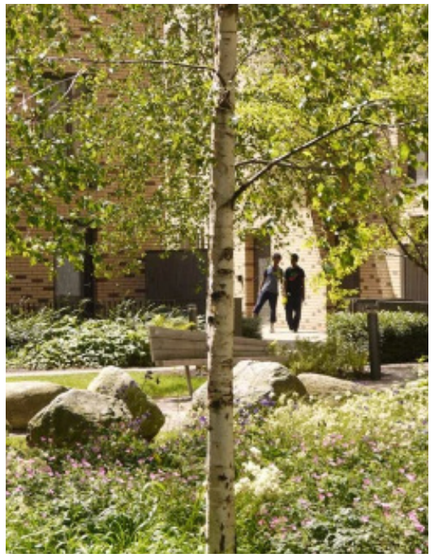
Multi stem trees



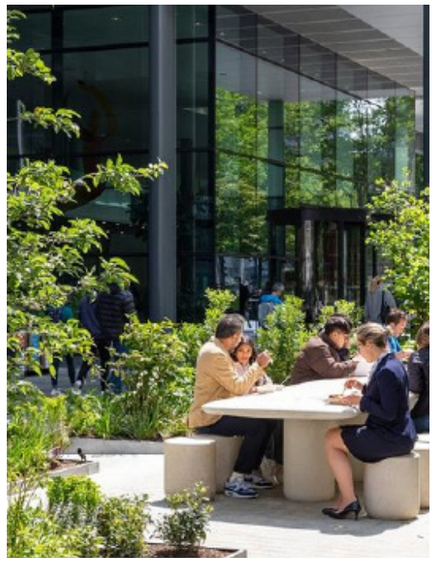
Pockets of practical amenity



NTS



Green character



Places to meet others



Rain gardens and trees



7.8 Collegiate Spaces

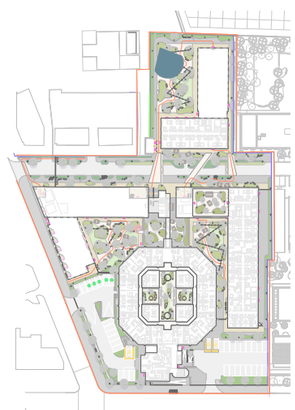
A new garden is created to the west of Block A (shown to left) for use by students. Similar spaces will be created at ground floor for Blocks B and C. Residents will have access to a green oasis that will benefit the afternoon and evening sun and include extensive planting in rain gardens and provide many opportunities for seating.

1. Soft landscape in rain gardens.
2. Clear footpath around the building.
3. Permeable gravel surfacing to help manage surface water.
4. Overhead festoon lighting.
5. Bespoke detailing within the ground plane.
6. Free standing benches.
7. Access to bin store.
8. Solid timber fence with hedge, to soften boundary.
9. Access to sub station maintained.



Collegiate Spaces (continued)

Block A Courtyard - Looking South



7.9 Key Worker Gardens

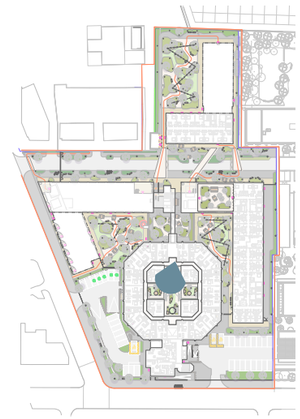






At levels 03 and 04, residents are afforded access to a series of semi-enclosed, connected gardens, providing green amenity beyond just the ground floor.

1. Access past stair
2. Sedum lawn
3. Cylindrical style seating
4. Low level lighting
5. Lightweight frame for climbers
6. Feature shrub or small tree
7. Climbers grown up walls



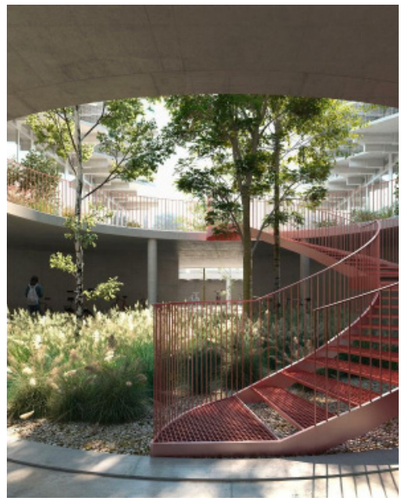
Key Worker Gardens (continued)



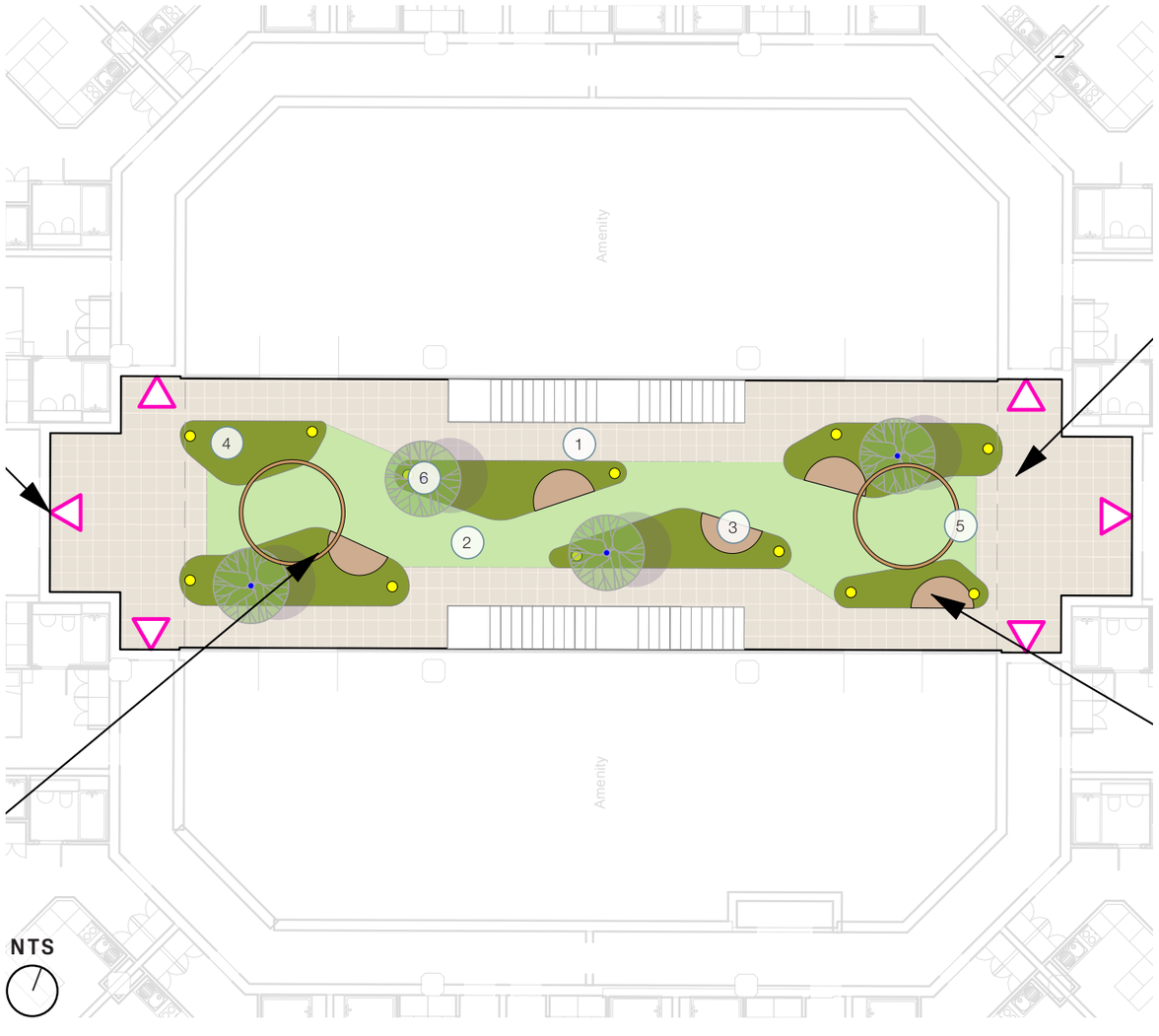
Lush and green environment

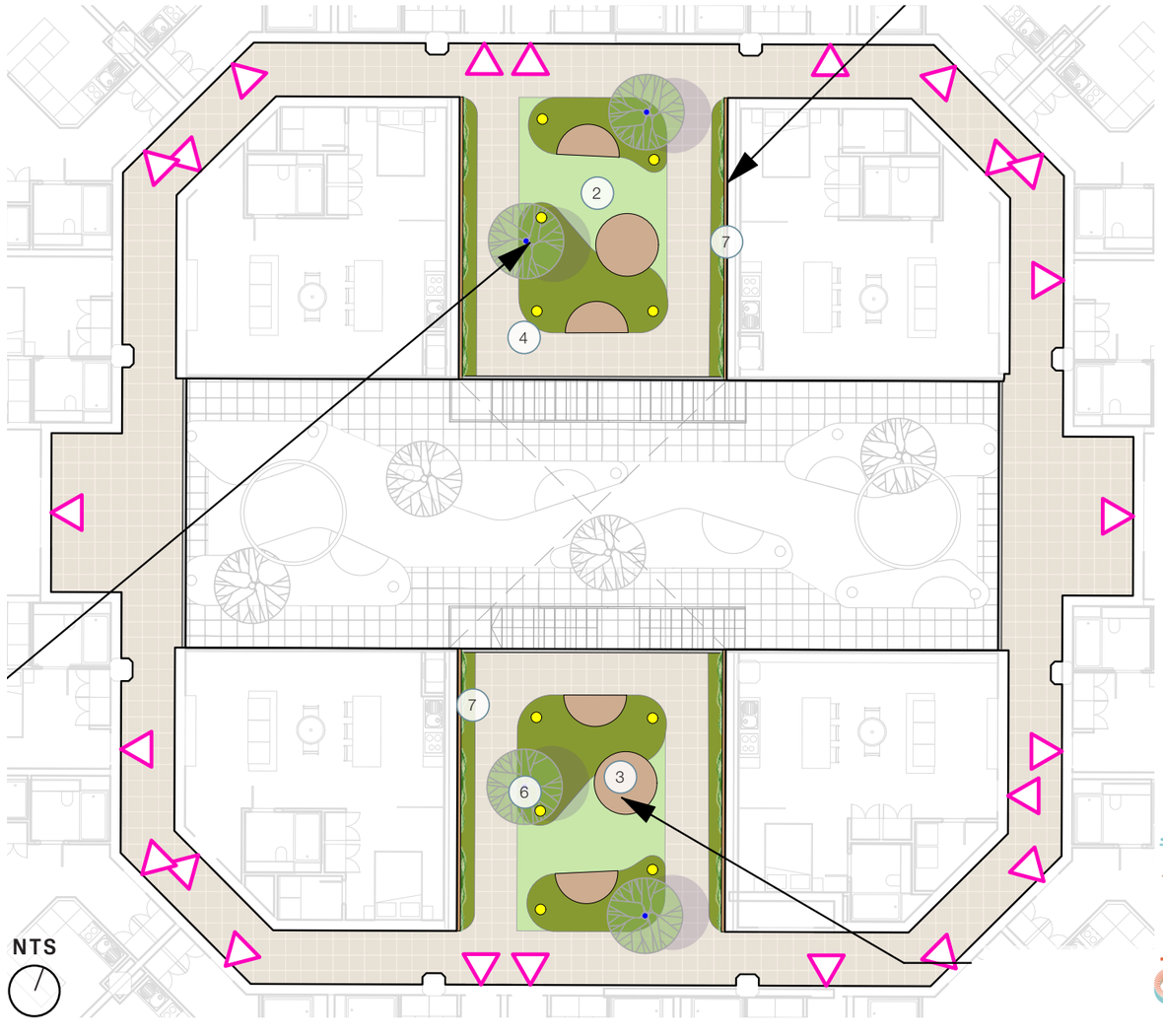


Cylindrical forms



Connected levels





Layer.studio



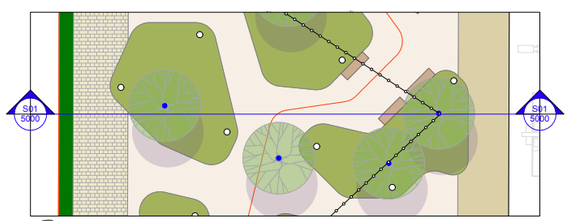
7.10 NHS Users

Car parking is provided for users of NHS facilities. To the east of Octagon House, the existing car park is retained for visitors. Staff have a dedicated car park to the south west of the site, accessed via an established road opening on Carmoor Road. Barrier control will be installed at both locations.

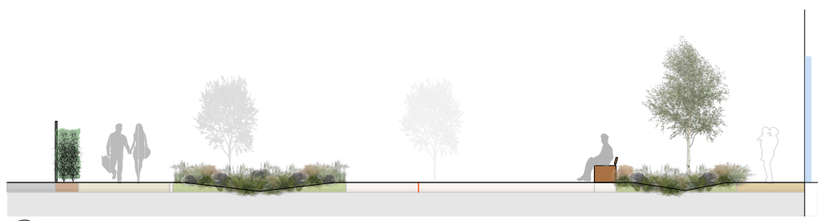
1. Visitor car park.
2. Barrier controlled entrance.
3. Visitor entrance to Fresenius and cafe.
4. Resident entrance.
5. Staff entrance.
6. Commercial entrance.
7. Bin store.
8. Level access from Hathersage Road.
9. New boundary wall and soft landscape.
10. Staff car park.
11. Ramp to basement.
12. Pedestrian gate to ground floor garden.
13. Access to service area.

7.11 Cross Sections

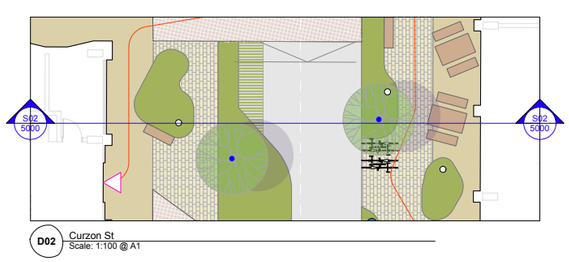
Provided to show the spatial relationship of key locations across the site.



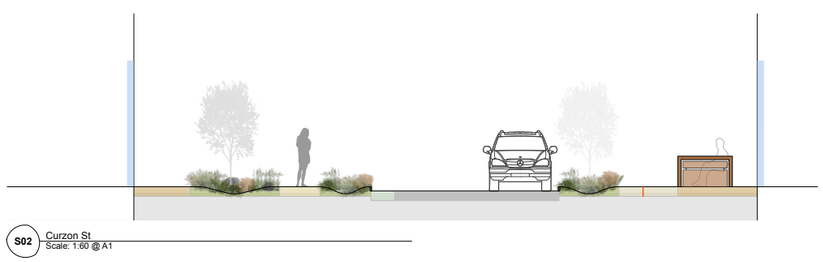
D01 Collegiate Courtyard
Scale: 1:100 @ A1



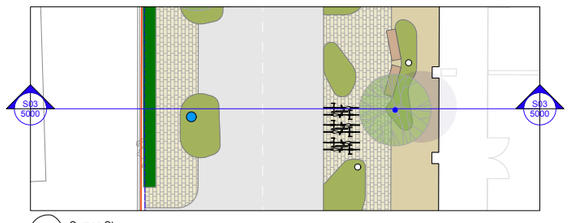
S01 Collegiate Courtyard
Scale: 1:60 @ A1



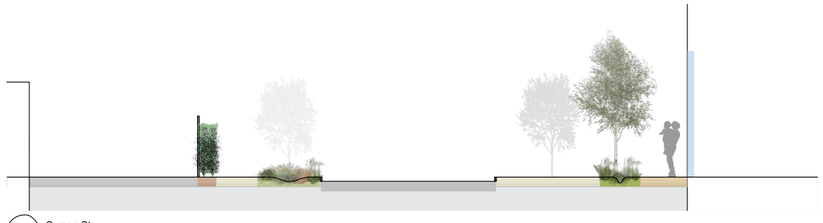
D02 Curzon St
Scale: 1:100 @ A1



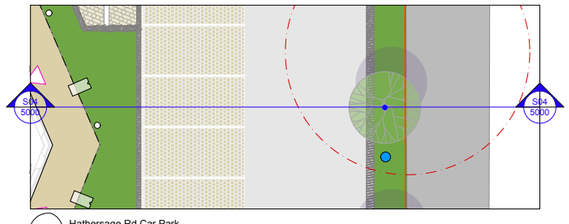
S02 Curzon St
Scale: 1:60 @ A1



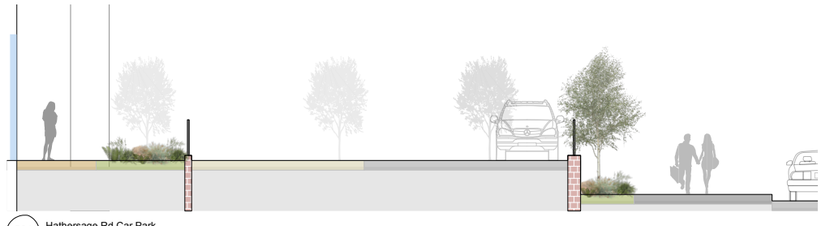
D03 Curzon St
Scale: 1:100 @ A1



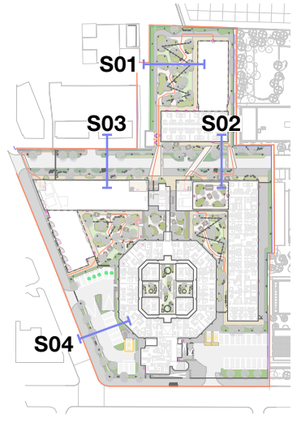
S03 Curzon St
Scale: 1:60 @ A1

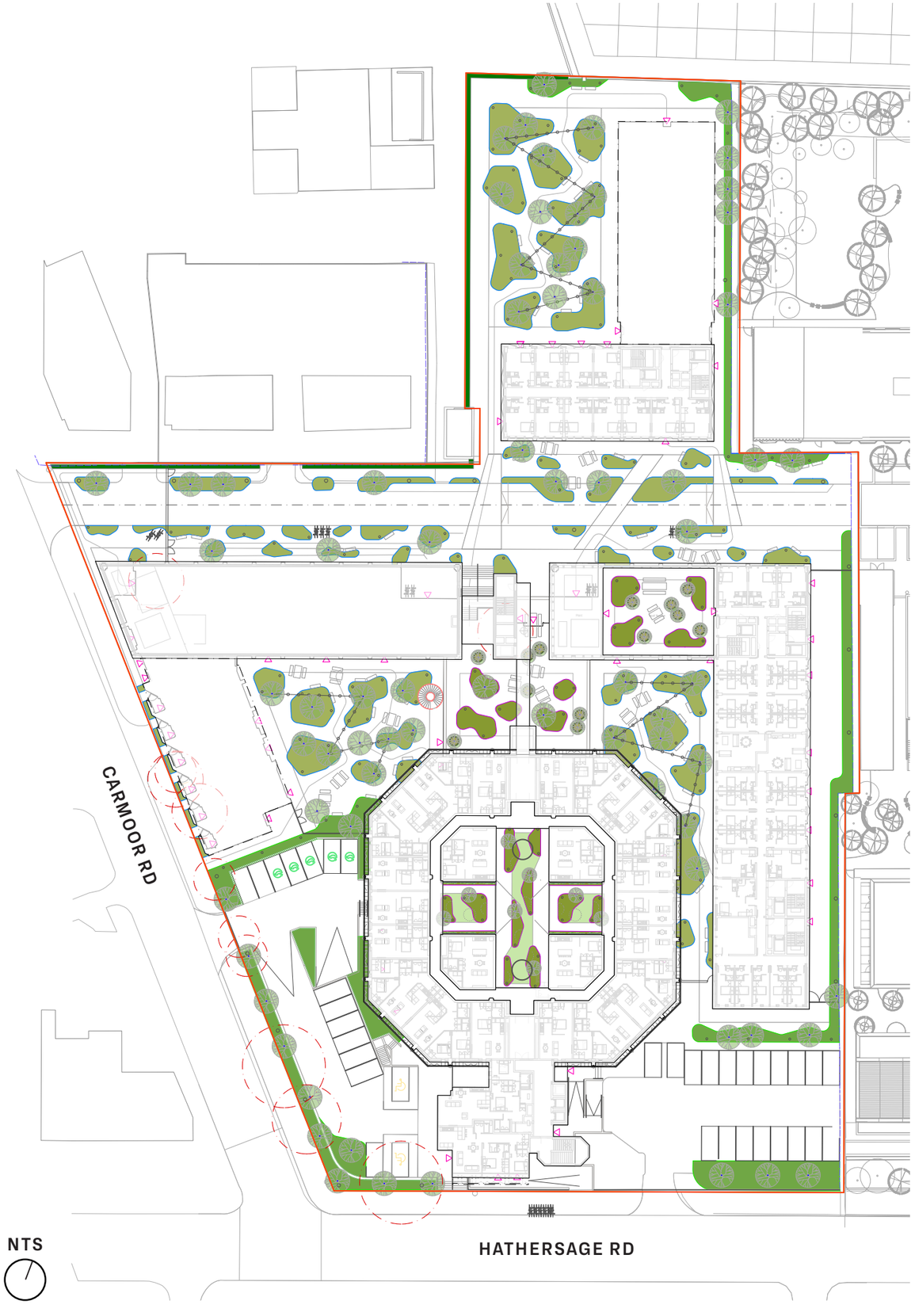


D04 Hathersage Rd Car Park
Scale: 1:100 @ A1



S04 Hathersage Rd Car Park
Scale: 1:60 @ A1





7.12 Trees & Soft Landscape

The proposal creates a wealth of new amenity space which integrates a significant quantity of ornamental planting and trees. This is a huge improvement on the baseline position which is predominantly hard surfacing. Existing vegetation is limited and generally average in terms of quality whereas the proposal plants 81 new trees into the ground and 13 small trees will be delivered in containers.

This mitigates the 10 individual trees and 2 groups that will be felled to facilitate development. The majority of these trees are categorised as B, C or U grade and are located on the boundary with Carmoor Road. A single tree, categorised as grade A is to be removed from the centre of the site.

Maintenance of soft landscape is to be undertaken by private management company.

Planting Typologies

Curzon Street: Connected rain gardens, arranged alongside the highway to capture surface water runoff. Plants selected to tolerate fluctuating water levels and free draining soils. Fastigiate trees to minimise conflict with vehicles.

Ground Floor Gardens: Rain gardens to capture surface water run off. Plants selected to tolerate fluctuating water level and free draining soils. South facing aspect but palette to acknowledge high degree of shadow cast by neighbouring buildings.

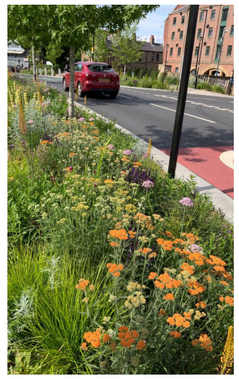
Podium Gardens: Rain gardens to capture surface water run off. Plants selected to tolerate fluctuating water levels. Final arrangement subject to comprehensive loading calculations. Trees will therefore be compact. Levels 03 and 04 will need to be tolerant of shade and restricted rain water.

Road frontage: Traditional planting beds, to include evergreen species. Palette to focus on plants that are less likely to collect litter, i.e. low level and not thorny.

Perimeter screening: Intended to disguise site boundaries and/or adjoining land uses, palette to include hedging and climbing plants.

7.13 Planting Characteristics

The images opposite are used to illustrate key design principles for new planting across the site.



Rain gardens alongside street



Rain gardens within ground floor courtyards



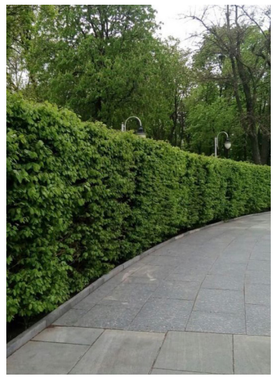
Podium gardens with low level planting



Podium gardens with raised planters



Hedging as screening



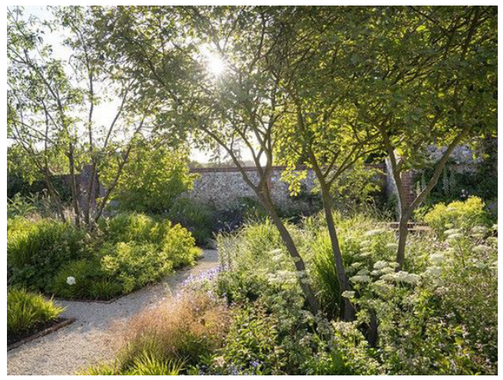
Courtyard climbers



Fastigiate trees to street



Small trees in large containers



Multi stem trees in courtyards

7.14 Hard Landscape

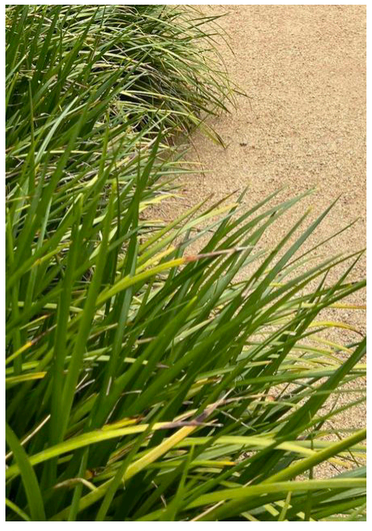
A palette of complementary materials will be implemented across the site, with specific combinations selected in response to function and aesthetic relating to character areas.

On Curzon Street, the highway will be surfaced with macadam and flanked by block paved footpaths with a resin bound gravel frontage to the building line. Green gap paving will be used for areas of occasional vehicle overrun to provide a robust surface whilst keeping the street as green as possible.

The visitor car park will remain as existing whereas new staff parking will see bays surfaced with block paving as a means to create visual interest.

Ground level gardens will feature predominantly permeable gravel gardens surfaces including self binding and resin bound gravel.

Upper storey gardens will feature lightweight porcelain tiles.



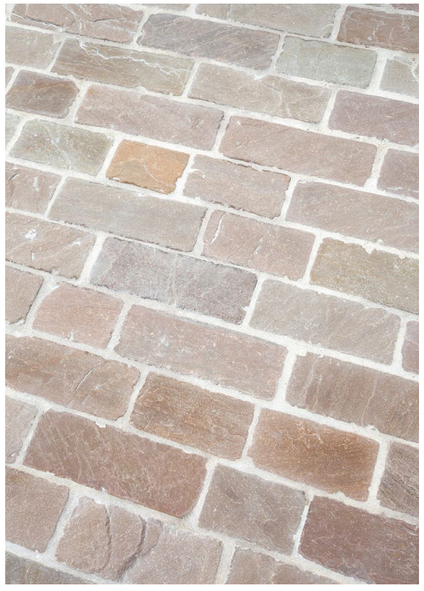
Permeable gravel to courtyards



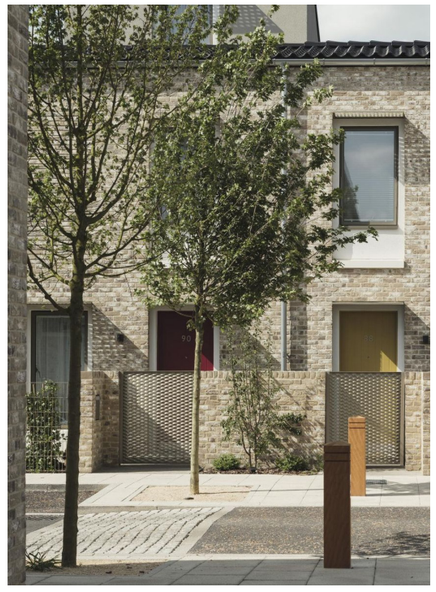
Resin bound gravel



Tarmac road



Block paved pavements



Paved road crossings



Green gap laybys

7.15 Street Furniture

Furniture plays an important role in bringing a space to life by facilitating social interaction and supporting dwell time.

Taking reference from the early dialysis machines, seating will be constructed from metal and timber. Cylindrical forms will be used to further reiterate this connection.

Other furniture such as bins and cycle stands will be selected to be complementary.



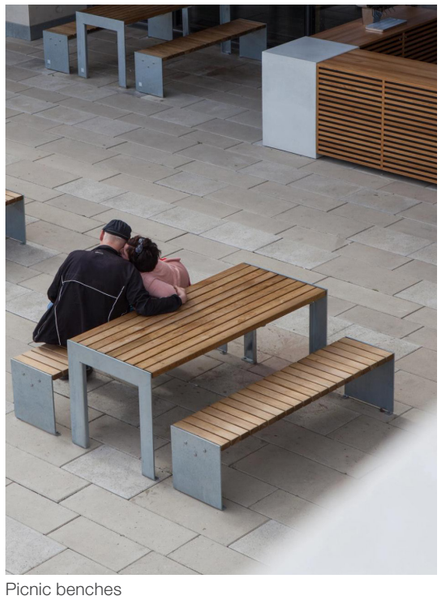
Permeable gravel to courtyards



Cylindrical forms



Cycle stands

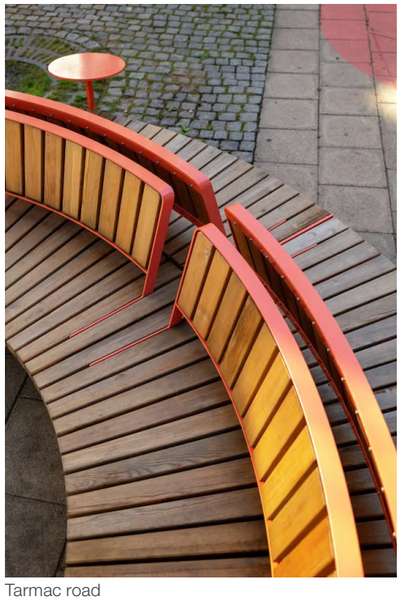


Picnic benches





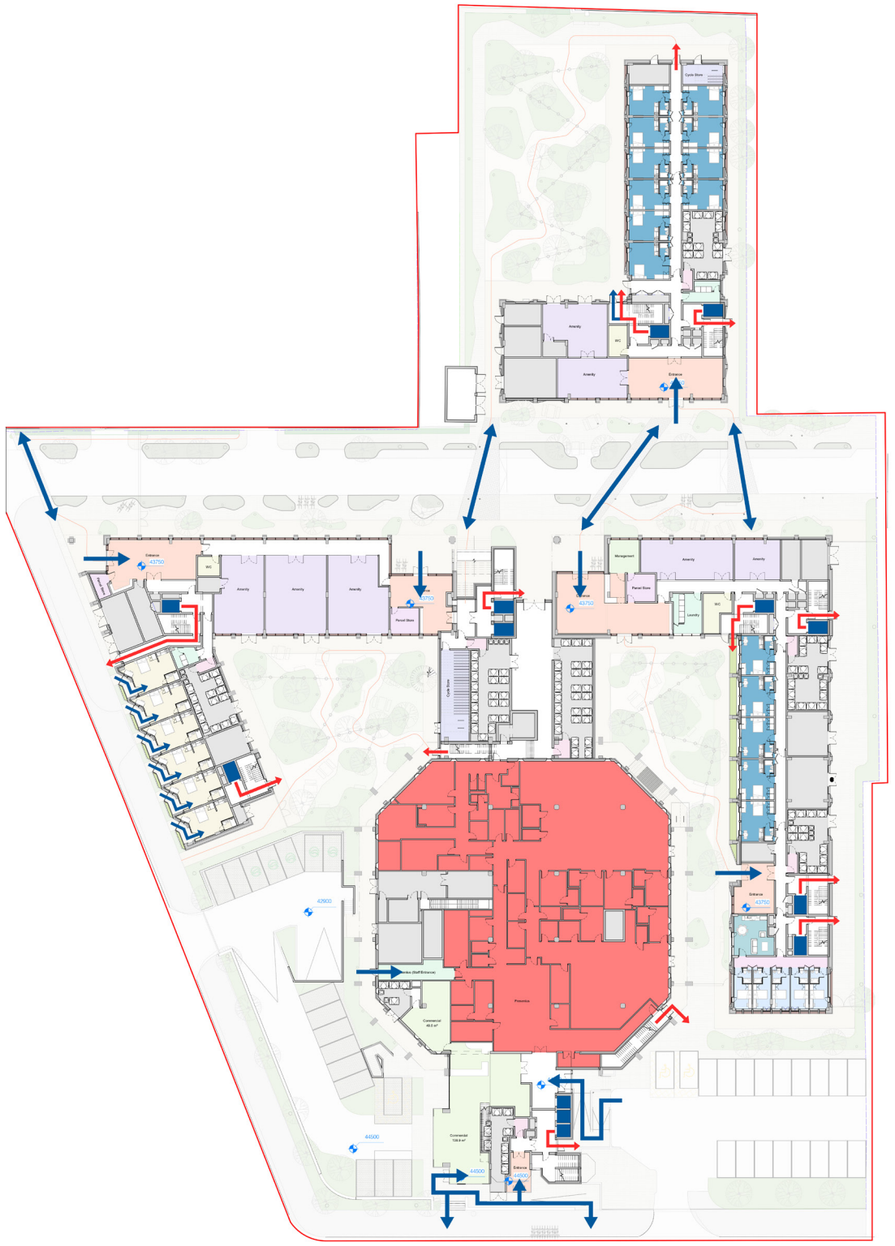
Timber and metal seating



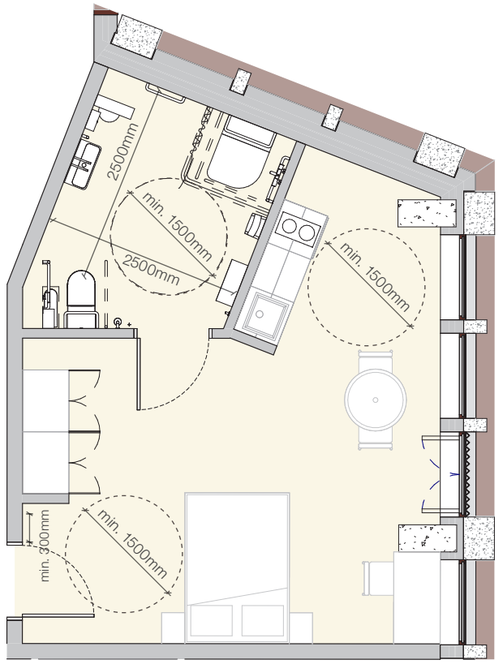
Tarmac road

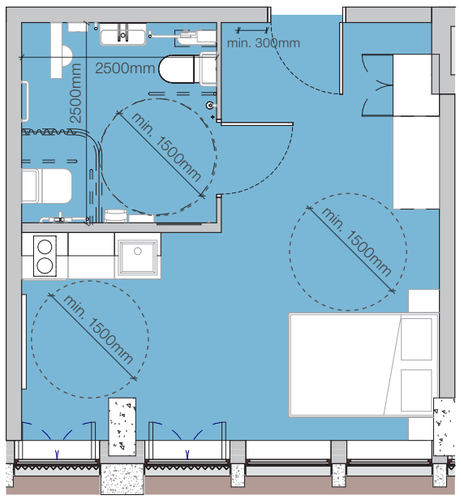
8.0 Strategies

hodderarchitects



1. Site Plan showing accessible routes and access points through the public realm





2. Diagram showing key dimensions for Accessible Studios

8.1 Inclusive Access

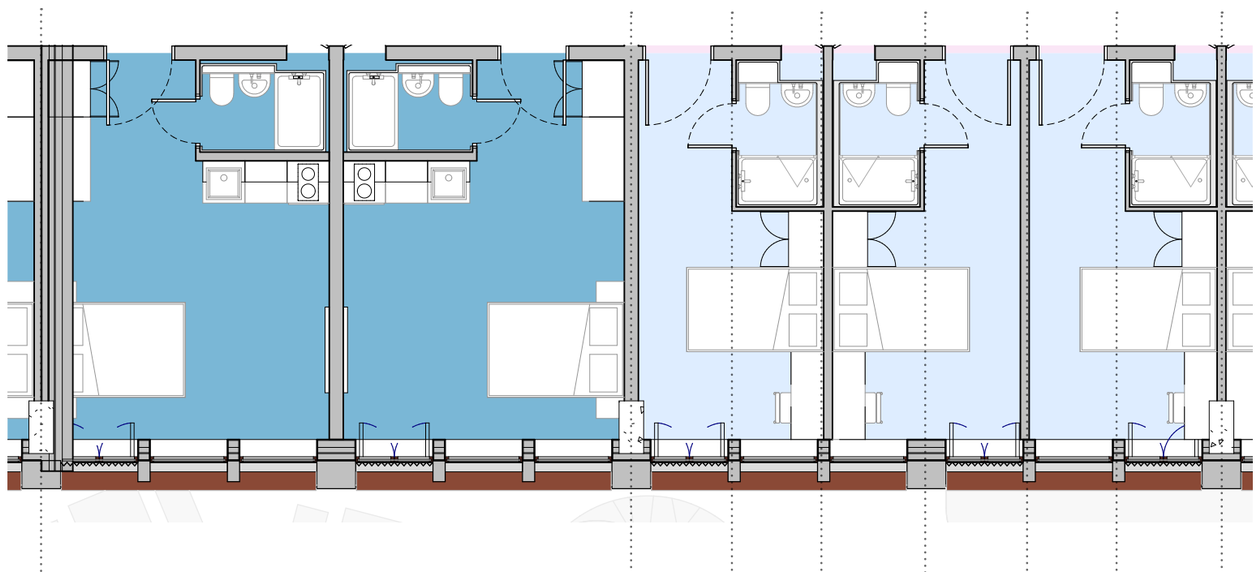
The development has been designed with equal access and inclusivity at the heart of the proposals. An inclusive environment will be provided by ensuring the following:

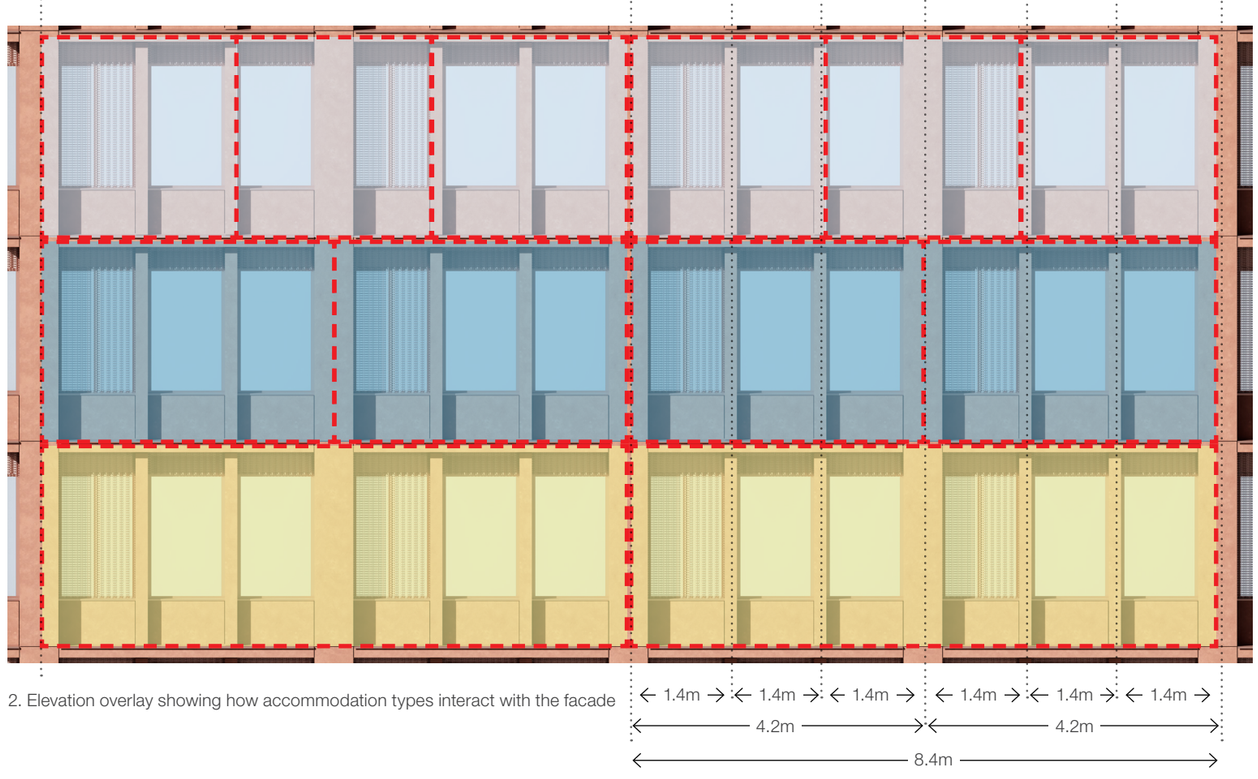
+ Disabled users will use the same entrances as other users of the building.
+ Level access is provided to all external and internal doors.
+ Communal corridor widths are designed to 1350mm wide to allow for passing. Whilst the cores and junctions provide extended spaces for stopping, passing, and turning.
+ 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 PBSA & Keyworker accommodation has been designed to meet Approved Document M (Vol 2) - 9 PBSA studios are designed to 'wheelchair-accessible bedrooms' requirements.

Key

- Lift access
- Level access route
- Level access escape route

1. Plan overlay showing how various accommodation types work on the building grid





2. Elevation overlay showing how accommodation types interact with the facade

8.2 Future Adaptability

Future adaptability and flexibility have both been integral drivers to the design of the proposals from an early stage, with the aim of future-proofing the building against a wide range of potential scenarios.

Not only does the modular facade design allow for different accommodation types to sit behind a consistent architectural language, the regularised 1.4m grid also provides additional locations for internal party walls to hit the external wall to not restrict future configurations.

Use of lightweight partition systems allows for adaptation of studio/cluster rooms for expansion due to possible M42/3 requirements, or the potential removal of partition walls in the event that a change of use to the building is necessary whilst simultaneously not impacting the primary structure.

Within 2 primary 4.2m bays, the grid can provide;

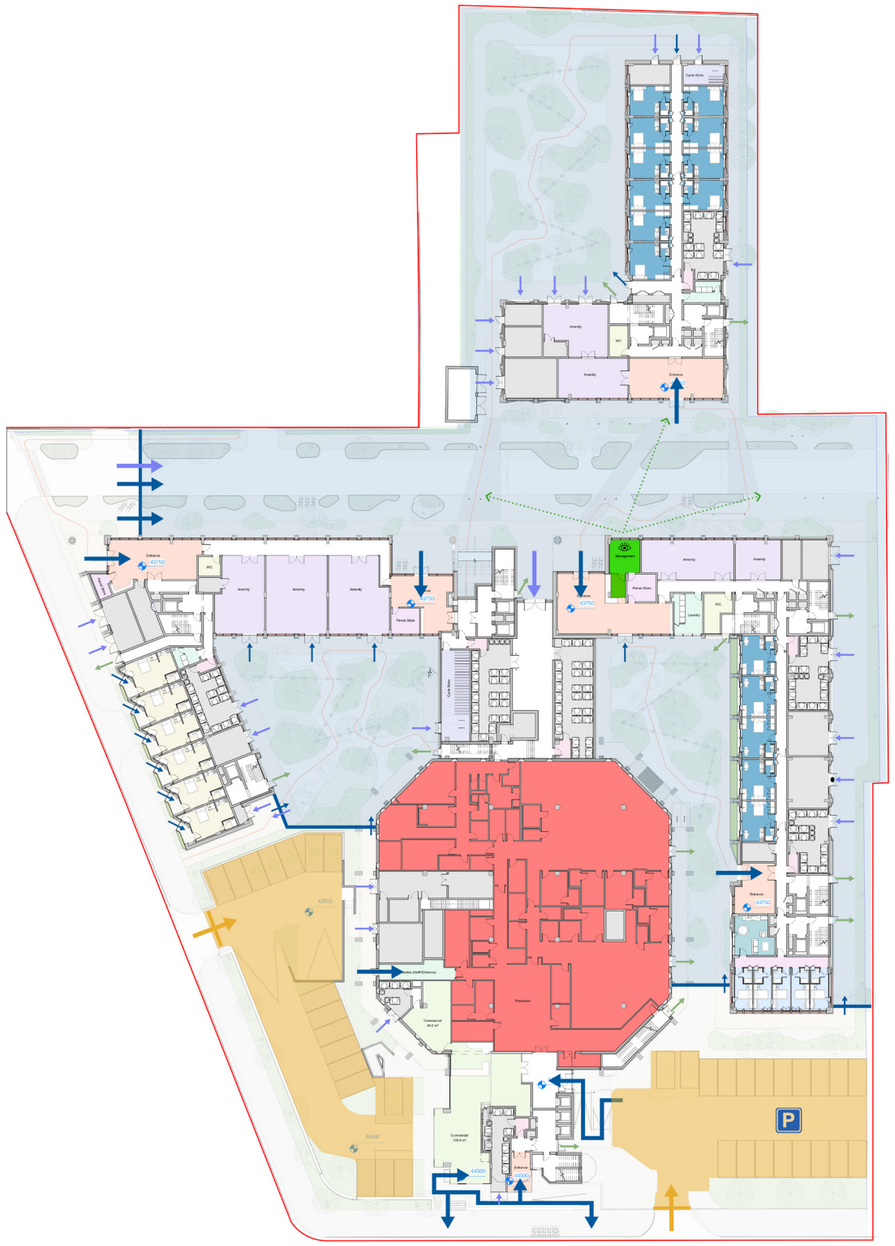
+ 3 Cluster Bays

+ 2 Studio Bays

+ 1 Apartment Bay (44m² - exceeds NDSS for 1B/1P)

Key

- Studio Bay
- Cluster Bay
- Apartment Bay



Site plan showing secure entrance points and spatial arrangement allowing maximum views for management

8.3 Security

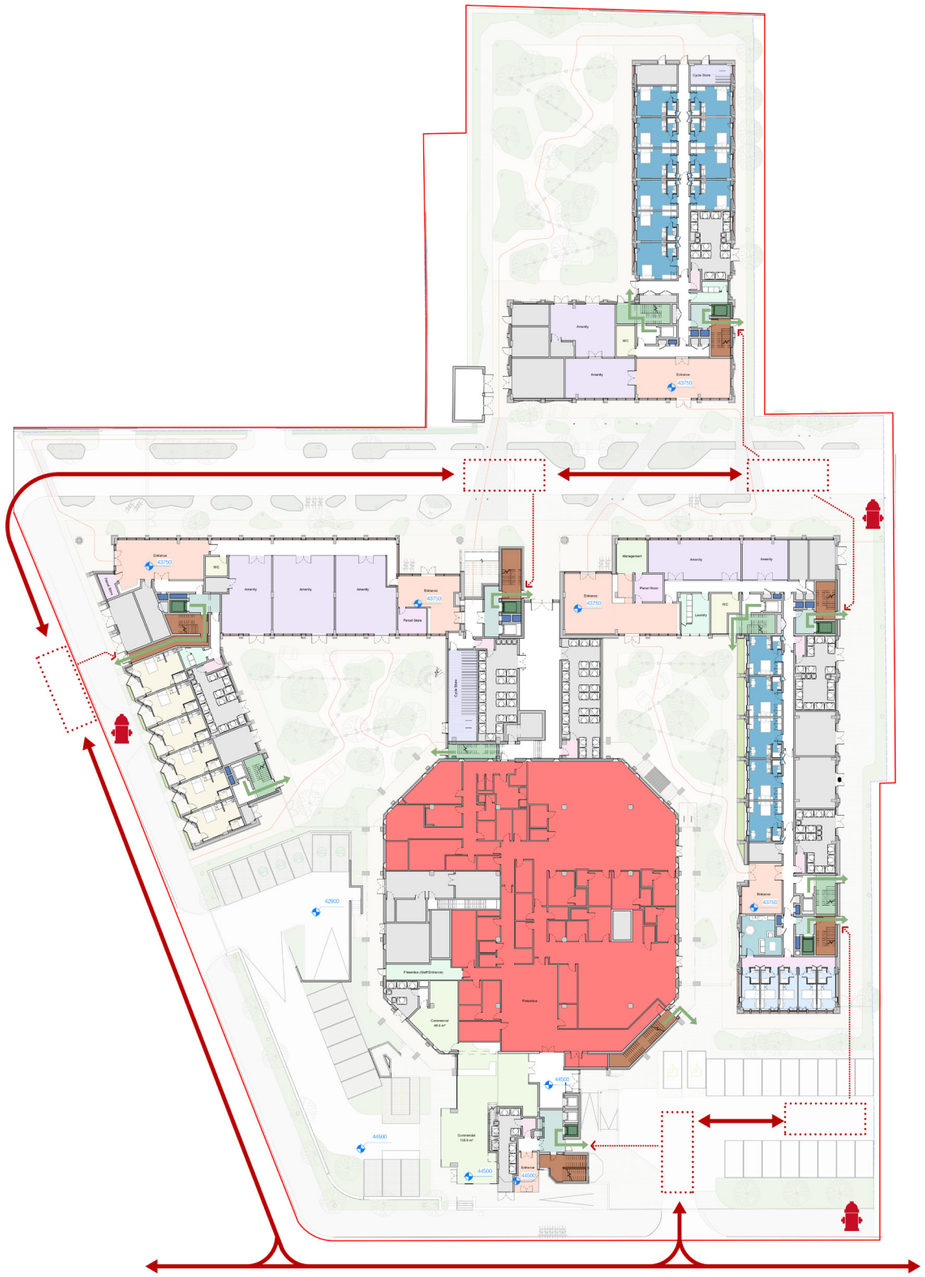
User safety and security have been key considerations throughout the design process. Following consultation with Greater Manchester Police and in accordance with Crime Prevention Through Environmental Design (CPTED) principles, the proposals incorporate the following measures:

+ Concierge-managed reception to PBSA and access-controlled entrances throughout.
+ Secure lobbies and electronic access control throughout the buildings.
+ Active frontages and extensive glazing to maximise natural surveillance.
+ Well-lit pedestrian routes, entrances and public spaces.
+ CCTV coverage across key areas of the development.
+ Clearly defined and secure boundaries through landscaping, walls and railings.
+ Security-rated doors, windows and cycle storage designed in line with Secured by Design principles.

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

Key

- Primary Entrance
- Secondary Entrance
- Secure Access Area
- Emergency Exit
- Visitor Parking
- Primary Service Entrance
- Secondary Service Entrance
- Controlled Parking Entrance
- Controlled Parking
- Concierge/Security Point



Site Plan highlighting fire tender points & indicative hydrant locations across the site

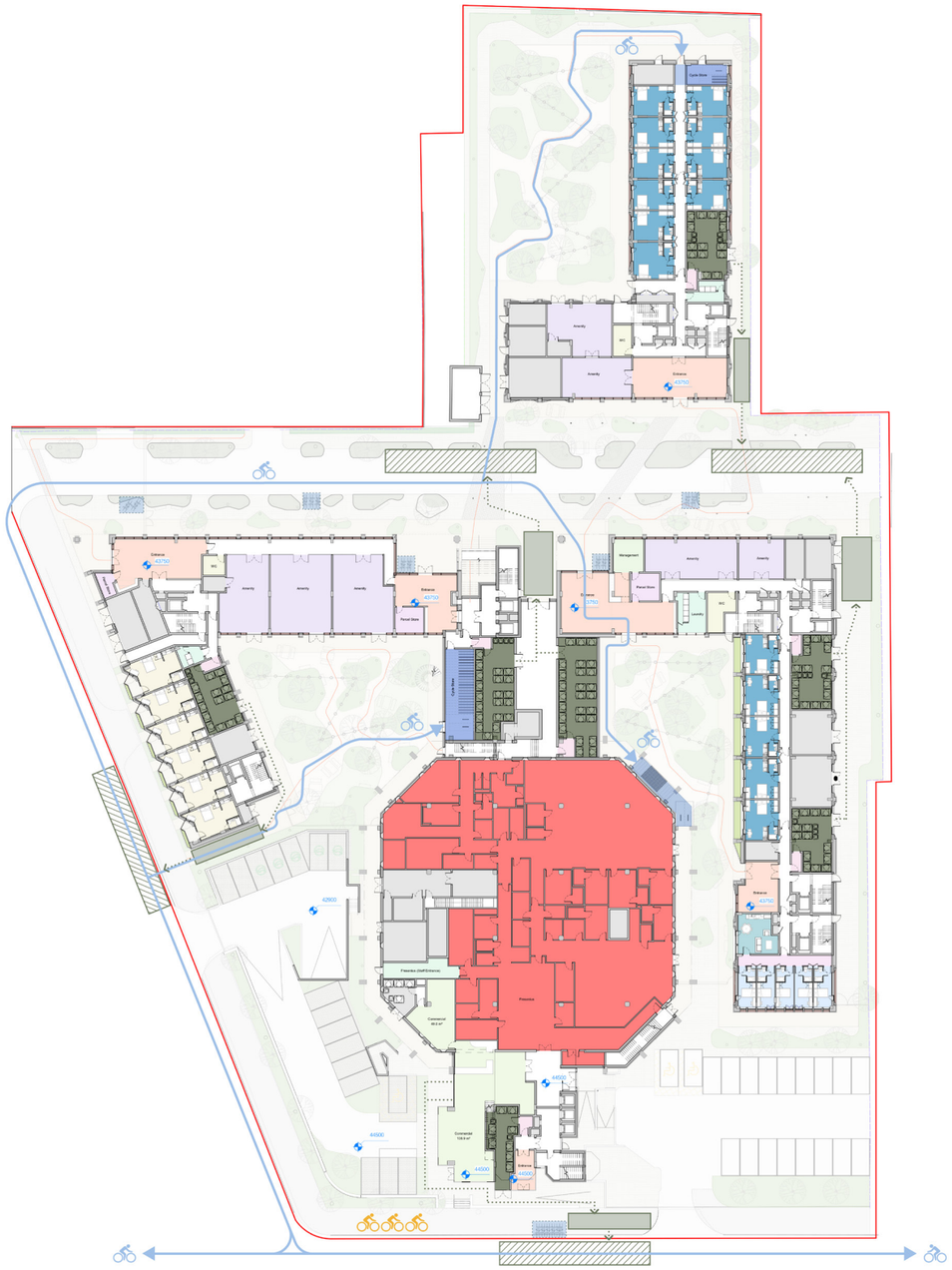
8.4 Fire & Life Safety

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

+ Final escapes at ground level are within 18m of the fire service tender point.
+ 6 fire-fighting shafts with dual-purpose fire-fighting/ evacuation lifts across all 4 Blocks. Blocks B and D (Octagon House) share a Fire Escape/Fighting Core to the north of the proposed podium.
+ Fire-fighting & protected stairs containing wet/dry risers and protected evacuation lifts and lift lobbies.
+ Staircases and lift lobbies arranged to discharge directly to outside at ground level.
+ Mechanical ventilation to areas of common corridor provided through smoke shafts.

Key

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



Site Plan highlighting key servicing routes through the building + cycle storage provision

8.5 Servicing & Cycle Storage

In line with the wider development proposals, servicing and waste management arrangements have been designed to support efficient operation while minimising impacts on the surrounding public realm. Refuse collection holding points are proposed on Carmoor Road, Hathersage Road, and the reinstated Curzon Street. Access to Curzon Street will be controlled and coordinated by the building management team to facilitate servicing activities where required.

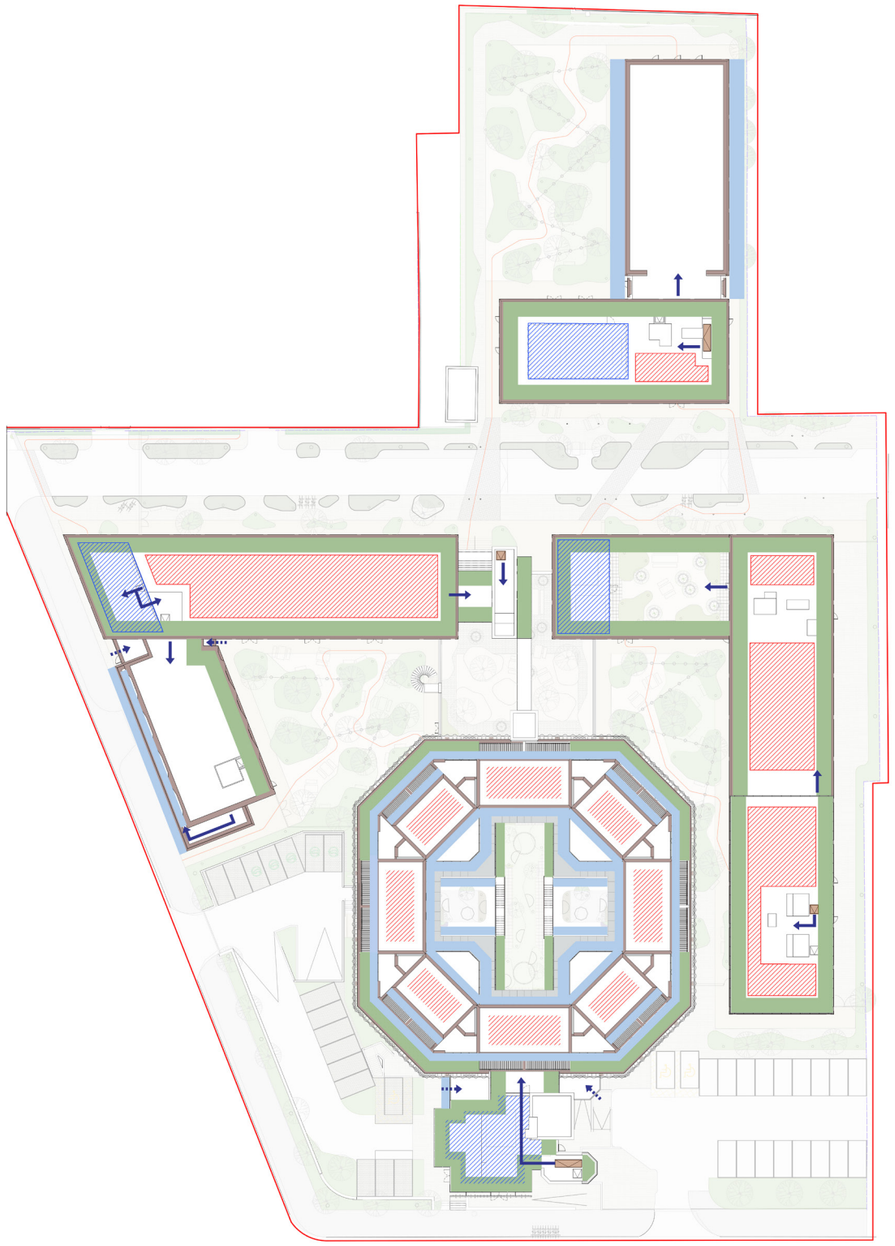
Dedicated refuse storage areas are provided for the PBSA and Key Worker accommodation, with bin provision designed in accordance with Manchester City Council guidance. Refuse collection for these residential uses will be undertaken by the local authority, with management staff coordinating the movement of bins to the designated collection points on collection days.

Waste generated by the NHS facilities will be managed separately, with refuse and clinical waste collected by NHS-appointed contractors. Access for these collections will be coordinated through the site management team via Curzon Street. Fluid deliveries and collections associated with the NHS dialysis unit will also take place from Curzon Street, with vehicles accessing the podium/undercroft area to the north of Octagon House.

Secure cycle parking is provided at ground floor level throughout the development. A total of 34 cycle spaces are provided for the PBSA, including 6 accessible spaces, while the Key Worker & residential accommodation benefit from a combined 50 spaces, including 4 accessible spaces. In addition, 11 Manchester Bee Network cycle hire spaces are located on Hathersage Road. Further details are provided within the accompanying Transport Statement and supporting application documents.

Key

- Refuse store
- External refuse holding area
- Refuse lay-by
- Refuse servicing routes
- Cycle parking routes
- Cycle store
- Outdoor cycle stands
- Cycle Hire Scheme



Site Plan showing access & maintenance across the site

8.6 Access & Maintenance

The access and maintenance strategy for the building has been considered with input from the wider design team. 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. If the veil of Octagon House is deemed to restrict external window cleaning, provision to clean the windows internally will be provided.

+ Lower levels of roof are to be accessed using movable scaffold platform or mobile elevating work platform (MEWP). Suitable areas of hard-standing 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 with circulation via the main lifts & staircases.

+ Access to roofs is required for maintenance of rooftop plant and abseil access. This will be via maintenance stairs and access hatches. Parapet heights on the main roofs typically 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 on the ground floor and enclosed rooftop areas. Generator and other heavy plant equipment is to be disassembled in parts to be replaced or repaired. Areas of plant are to be accessed only by maintenance staff.

+ Plant replacement access to the basement to be via hatch indicated in landscape drawings.

Key

- Rooftop Access
- Low level Rooftop Access
- Area for PV
- Rooftop Plant Area
- Area of facade for Abseil access
- Area of facade for Polewash
- Roof Access Hatch

8.7 Signage

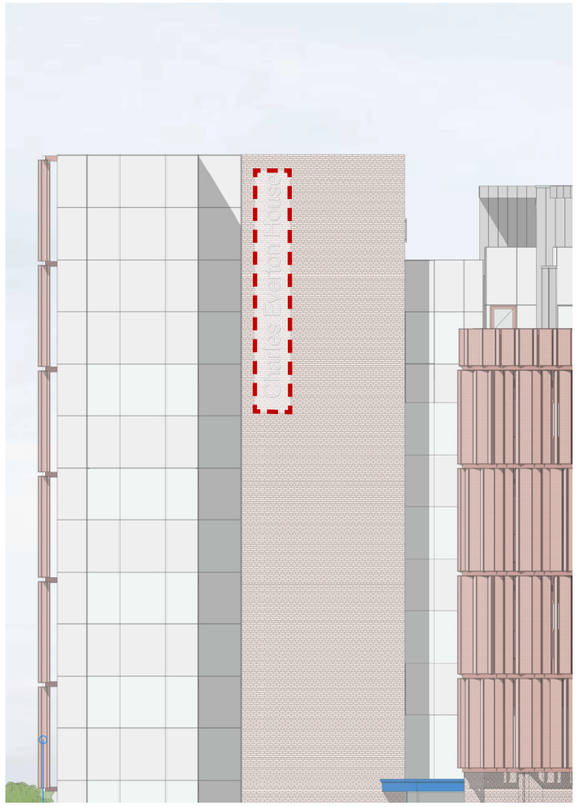
The signage strategy for the development has been considered with input from the client and factors-in aspirations for the proposal. Indicative signage zone options are indicted and proposed by the red boxes on the images on this page - these zones are not reflective of the scale and proportion of the final signage.

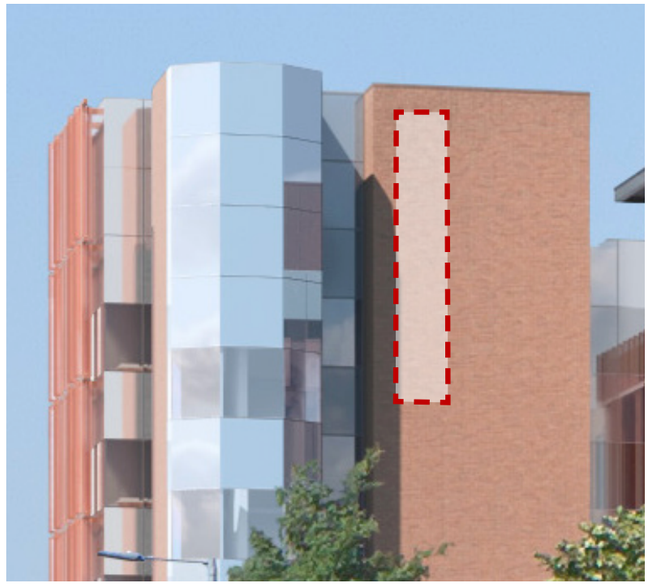
+ The principal signage to mark the development is anticipated to be at the top of the South Core of Octagon House (OH_FFL Duplex Level) - to be +67.93m AOD vertically. The proposal is to name this element of the development **Charles Everton House**, in memory of the developer's son who died in 2019 from a rare form of cancer, despite the incredible support of the Christie Hospital. This will fulfil an aspiration to emulate Nick Everton House, situated at the junction of Plymouth Grove and Upper Brook St in Ardwick, constructed in 2007 by the developer, whose eldest son also died in the adjacent MRI in 2002 from stomach cancer at the age of 17.

+ Signage will also be located at all entrance points to assist with wayfinding at ground floor & street level.

+ Key signage will be illuminated where necessary to ensure visibility.

1. Signage location for Octagon House - to be named Charles Everton House



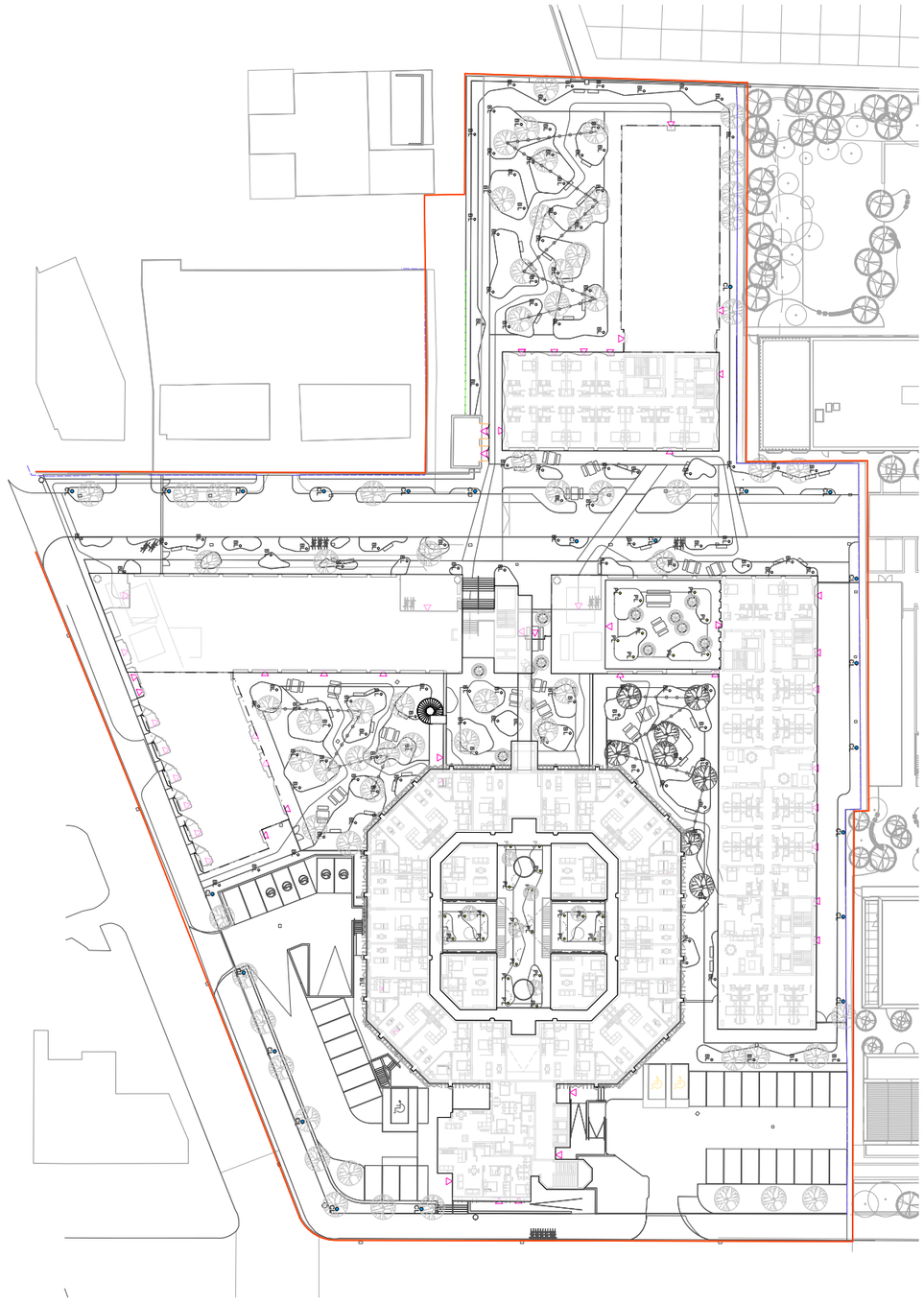




2. Area indicated for signage for PBSA operator at entrance to Block C



3. Area indicated for signage for Commercial Unit + Entrance



Site Plan showing areas of external lighting across the site

8.8 External Lighting

External lighting plays an important role in establishing the feel of a space as well as ensuring user safety.

As per the advice of the Crime Impact Statement all external lighting will:

+ Be in accordance with BS 5489.
+ Include dusk 'til dawn lights to all external doors which will be operated by photoelectric cell/daylight sensor (to architect's detail & specification).
+ Have fittings that produce 'white' light (i.e. using metal halide or bulbs with a comparable output).
+ Contribute to public lighting around the site.

Lighting Typologies

Illuminated Bollard: Lighting bollards located to public spaces, routes, and courtyards. Typically circa 900mm in height and sat within the soft landscape.

Lighting Column: Typical street light columns to key routes. Located particularly along Curzon Street and the site perimeter.

Feature Lighting: Catenary lighting to courtyard spaces to create a soft ambience.

Path Lights: Lower level bollard lights typically circa 600mm in height to be located to roof terrace spaces.

Refer to supporting information provided by Layer Studio as part of this application for further information.

9.0 Conclusion

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9.1 Summary

Located at the junction of Hathersage Road and Carmoor Road, close to Manchester's universities, the Oxford Road Corridor and Manchester Royal Infirmary, Octagon House occupies a highly strategic location that currently makes only a limited contribution to the surrounding neighbourhood.

The proposed redevelopment of Octagon House represents a comprehensive and sustainable regeneration of a prominent but underutilised site within Ardwick. Rather than pursuing demolition and redevelopment, the scheme adopts a retention-led approach that celebrates and re-purposes the existing Octagon House building, whilst introducing new residential accommodation, enhanced healthcare provision, and significant public realm improvements.

The proposed scheme transforms a tired, isolated, and insular three-acre site into a vibrant, well-managed neighbourhood with active street frontages, attractive landscaped spaces, improved walking routes, and a welcoming public realm. Set around a new tree-lined boulevard, it strengthens connections with neighbouring developments and creates a cleaner, greener, and better-connected environment.

The vision is to create a mixed residential community that brings together students of all levels, key workers, and other residents who benefit from living close to Manchester's major employers, healthcare facilities, and universities. This year-round, 24/7 population will support local businesses, improve natural surveillance, strengthen community safety, and help return family housing stock (currently used as HMOs) back to the wider housing market.

The design has evolved through an extensive process of site analysis, stakeholder engagement, and pre-application consultation with Manchester City Council. The resulting scheme is rooted in its context, informed by local character, and shaped by a commitment to sustainability, high-quality design, and long-term stewardship.

By retaining and enhancing Octagon House, improving connectivity, introducing new landscape & community spaces, and supporting key local institutions, the proposals will transform the site into a vibrant and welcoming destination that makes a lasting contribution to Ardwick and the wider city.

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