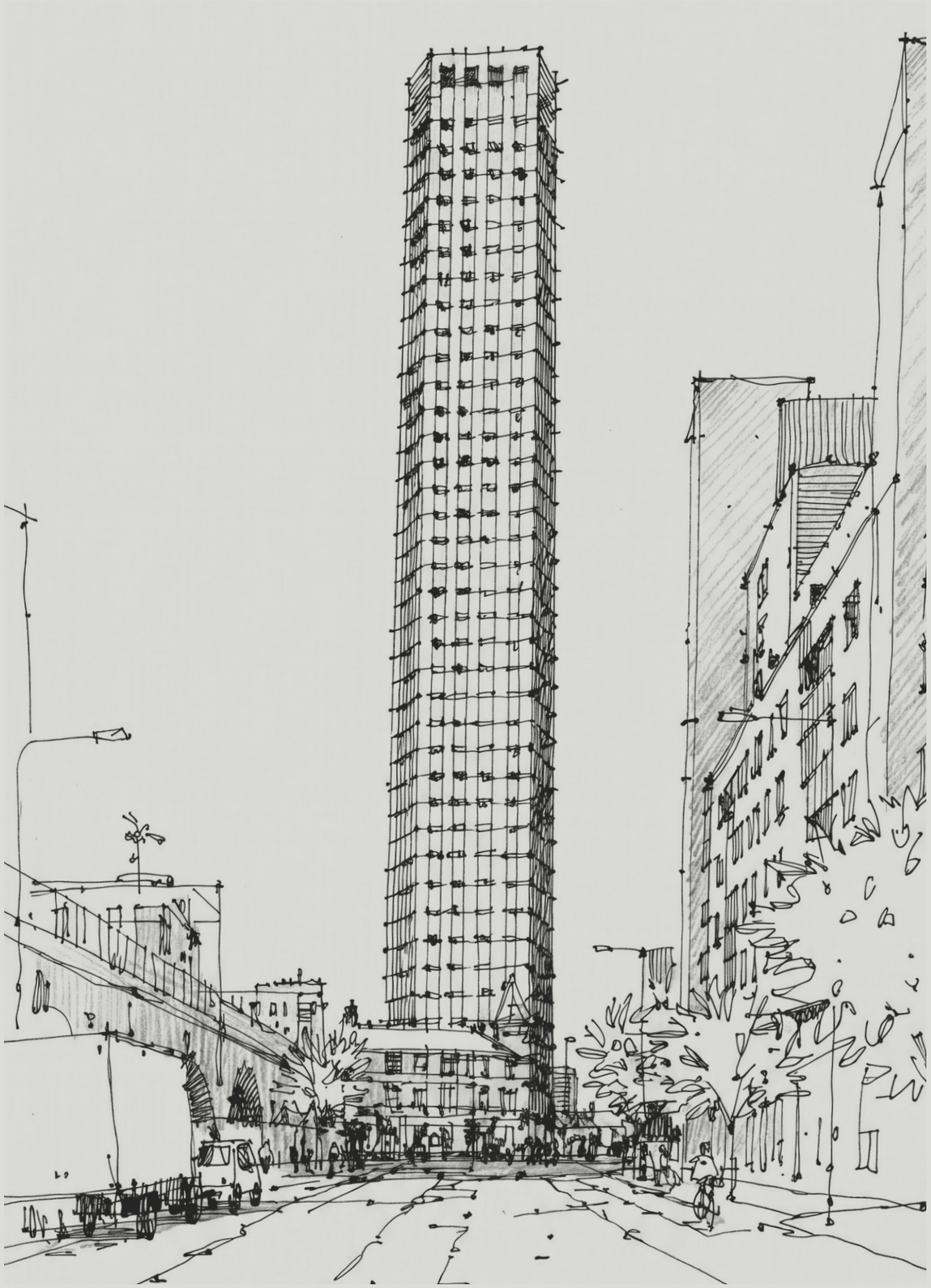
Whitworth Street West, Manchester

Design and Access Statement



C&W

corstorphine-wright.com

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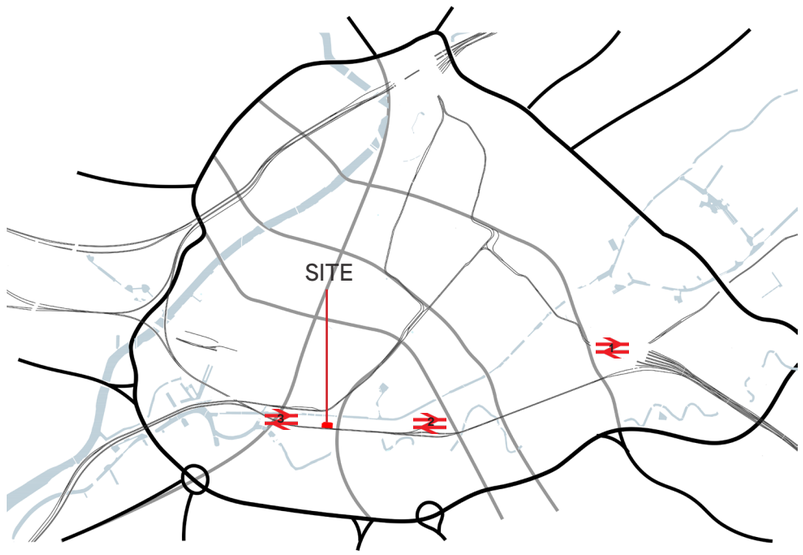
1.0 Introduction

1.1 Executive Summary

Executive Summary

Corstorphine & Wright Architects have been appointed by Fusion Group to produce the proposal in this document for a Purpose Built Student Accommodation (PBSA) situated on the vacant site of 10-12 Whitworth Street, Manchester City Centre, M1 5WY.

The proposal is of a tower development at 39 storeys consisting of 818 high quality student bedrooms with associated amenity spaces activating Whitworth Street West and a feature crown to the city skyline.



1. Manchester Piccadilly Station
2. Manchester Oxford Road
3. Deansgate Station



1.2 Design Team

Client

FUSION GROUP

Project Manager

RHOMCO

Planning Consultant

CUSHMAN & WAKEFIELD

Architect

C&W

Heritage / Townscape

MONTAGU EVANS

Civil & Structural Engineer

Shear Design

MEP Engineer

AMBER

Sustainability Consultant

wardell armstrong

Cost Manager

GT GARDINER &THEOBALD

Acoustic Consultant

SANDY BROWN

Fire Engineer

OFR

Daylight / Sunlight

gia

Transport Consultant

Stantec

CDM PD

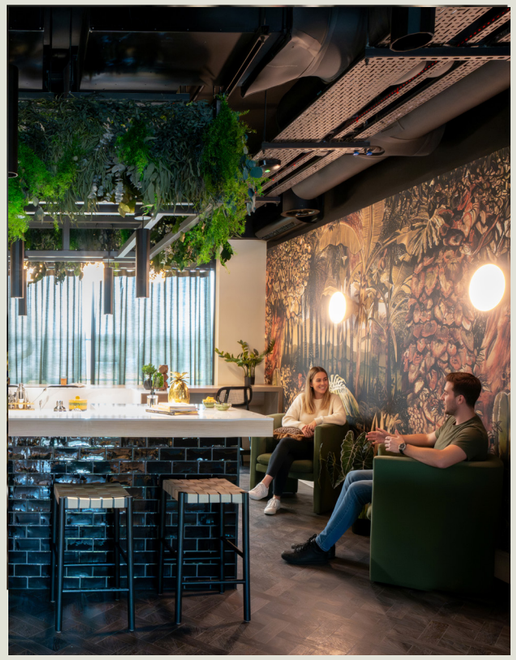
alder king

Landscape Architect

Park Hood
Chartered Landscape Architects

FUSION GROUP

"DEVELOPER OF THE YEAR"
Student Accommodation Awards 2025









UNLOCKING POSITIVE LIVING

We take pride in building environments and creating communities that can provide the best experience for all of our residents through our operations.

We have listened to our residents. Taking on their feedback as lessons learned and improved. Our operational principles reflect our experience within their world and has evolved with every building. We also work closely with local authorities and Universities to better understand their needs and how this can be translated across our considered approach.

We are founded on the belief that student living should be about people and experiences, not just rooms and buildings. For that reason, we recruit for teams from the hospitality and retail industry, not just the student accommodation sector, with an emphasis on customer service. This helps to elevate the overall feeling of the building authentically whilst Operations and Building Management is trained (rather than the other way round!).

All services are designed so that both staff and students have multiple opportunities to engage and interact with each other throughout the term to ensure students needs are met and to enhance the overall experience within the building.

FUSION GROUP



We are: Thoughtful by Design

- Capturing student feedback at multiple stages of the design process
- Stress-test ambitious aspects of the design prior to development
- Future-proof design by understanding the evolving student audience needs
- Prioritising well-being in all areas



We are: Happy by Design

- Positive interactions with local partners to create a community that is sustainable for the future
- Creating a safe space that students can feel comfortable to grow
- Ensuring brand touchpoints that improve mental and physical well-being are integral to the design



We are: Sustainable by Design

As a business, we seek to act in a way that has a positive impact on the environment, communities we belong to and our for our employees.

- BREEAM 'Outstanding' ratings targeted as best practice, along with "A" rated Energy Performance Certification ("EPC")
- All Fusion schemes are designed to minimise overall energy use and carbon emissions
- Integration of Green technologies implemented at construction
- A responsible and efficient building blueprint developed for the operations of every scheme



FUSION GROUP

ACCOMMODATION

Living spaces are designed to provide healthy and high quality environments for relaxation, study and socialising during a resident's time within the building.

SUPPORTING STUDIES

Inclusion of quiet zones with cosy intimate seating alongside collaborative and vibrant co-working areas with desk space with adequate plug sockets.

COMMUNITY

Spaces designed for communal experiences like private dining rooms and screening areas. Breakout spaces away from study encourage positive social interaction at a community level.

FITNESS & WELLBEING

Wellbeing-first designed areas to include state-of the-art cardio, strength training and competitive fitness areas (basketball court or tennis area). Incorporation of recovery and meditation areas provide a restorative spaces.













COMMUNITY FOCUSED INTERIORS

FUSION GROUP



LONDON | BXT 25 |
'Best Student Property' - Student Voice Awards 2025
Opened 2025 | 662 Beds



NOTTINGHAM | KING EDWARD ST |
'Best Student Property' - Student Voice Awards 2025
Opened 2025 | 552 Beds



CARDIFF | LONGCROSS
On Site



LONDON | CANADA WATER DOCKS
Planning Approved

Fusion Track Record

7,000+
BEDS ACROSS
15
HIGH QUALITY
DEVELOPMENTS



LIVERPOOL | UPPER DUKE ST
Opened 2025 | 420 Beds

CARDIFF | ECLIPSE
Opened 2017 | 686 Beds

CARDIFF | ZENITH
Opened 2019 | 675 Beds

CARDIFF | WINDSOR HOUSE
Opened 2016 | 314 Beds

SWANSEA
Opened 2021 | 780 Beds

BRISTOL | FUSION TOWER
Opened 2016 | 483 Beds

BRISTOL | KINGS SQUARE
Opened 2020 | 301 Beds

NEWCASTLE | PLUMMER HOUSE
Opened 2016 | 251 Beds

YORK | RIALTO HOUSE
Opened 2025 | 275 Beds

SHEFFIELD | COSMOS
Opened 2021 | 858 Beds

NOTTINGHAM | KING EDWARD ST
Opened 2025 | 552 Beds

NOTTINGHAM | NOVA
Opened 2017 | 437 Beds

HATFIELD | LUNA
Opened 2019 | 308 Beds

HATFIELD | CURZON
Opened 2013 | 116 Beds

LONDON | BXT 25
Opened 2025 | 662 Beds

Fusion Pipeline

10,000+
BEDS ACROSS
16
HIGH QUALITY
DEVELOPMENTS



LEEDS | GARNET EXCHANGE
Planning Approved

LEEDS | ARENA POINT
On Site

MANCHESTER | WHITWORTH ST West
Pre-Planning

MANCHESTER | DEANSGATE
On Site

CARDIFF | LONGCROSS
On Site

BIRMINGHAM | BRISTOL RD
On Site

SOUTHAMPTON | PORTSWOOD
Planning Approved

GLASGOW | SAUCHIEHALL ST
On Site

EDINBURGH | NEWTOWN QUARTER
Pre-Planning

YORK | FOSS ISLAND
Pre-Planning

LOUGHBOROUGH | LIMEHURST AVE
Planning Approved

LONDON | WOOD GREEN
On Site

LONDON | BXT 43B
On Site

LONDON | BLACKHORSE RD
Pre-Planning

LONDON | CANADA WATER DOCKS
Planning Approved

PORTSMOUTH | ARUNDEL ST
Planning Approved

2.0 Better by Design

Great architecture is about more than buildings – it's about creating places that inspire, endure, and belong.

As a national practice working across diverse contexts, sectors, and communities, we need a design approach that is both coherent and creative. One that enables us to act as a single practice, while drawing on the full depth of our collective expertise.

Better by Design is our shared ethos

It's not about limiting creativity - it's about building a robust, collaborative foundation that strengthens ideas, ensures consistency, and fosters a culture of "one practice" thinking.

At its core are:

- Eight design principles that define the qualities our work must always embody.
- A three-stage design process that ensures those qualities are delivered consistently.

One without the other is incomplete:

- The principles set our ambition - what we stand for.
- The process ensures that ambition is realised - how we work.

They provide the structure and values that guide everything we create.

Together, they make us Better by Design.

10th in the 2025 AJ100 | Award Winning Practice





The design principles define the qualities every project must embody. They guide how we think, design, and deliver across all sectors, scales, and studios.

They're not a checklist; they're a shared mindset - helping us stay aligned while allowing creativity to thrive. Each one plays a specific role in shaping the quality and direction of our work:

1. Make it of the Place

Grounds design in context, identity, and belonging.

2. Make it Memorable

Builds a cohesive vision that resonates and endures.

3. Make it for People

Puts human experience, scale, and wellbeing at the heart.

4. Make it Simple

Creates timeless clarity through proportion, restraint, and elegance.

5. Make it Purposeful

Ensures spaces serve their purpose with intuitive logic.

6. Make it Innovative

Unlocks creativity through curiosity, research, and first principles.

7. Make it Sustainable

Embeds resilience and longevity through low-impact design.

8. Make it Buildable

Ties vision to reality through integrated commercial and technical strategies.

The design process is built around a simple, robust sequence:

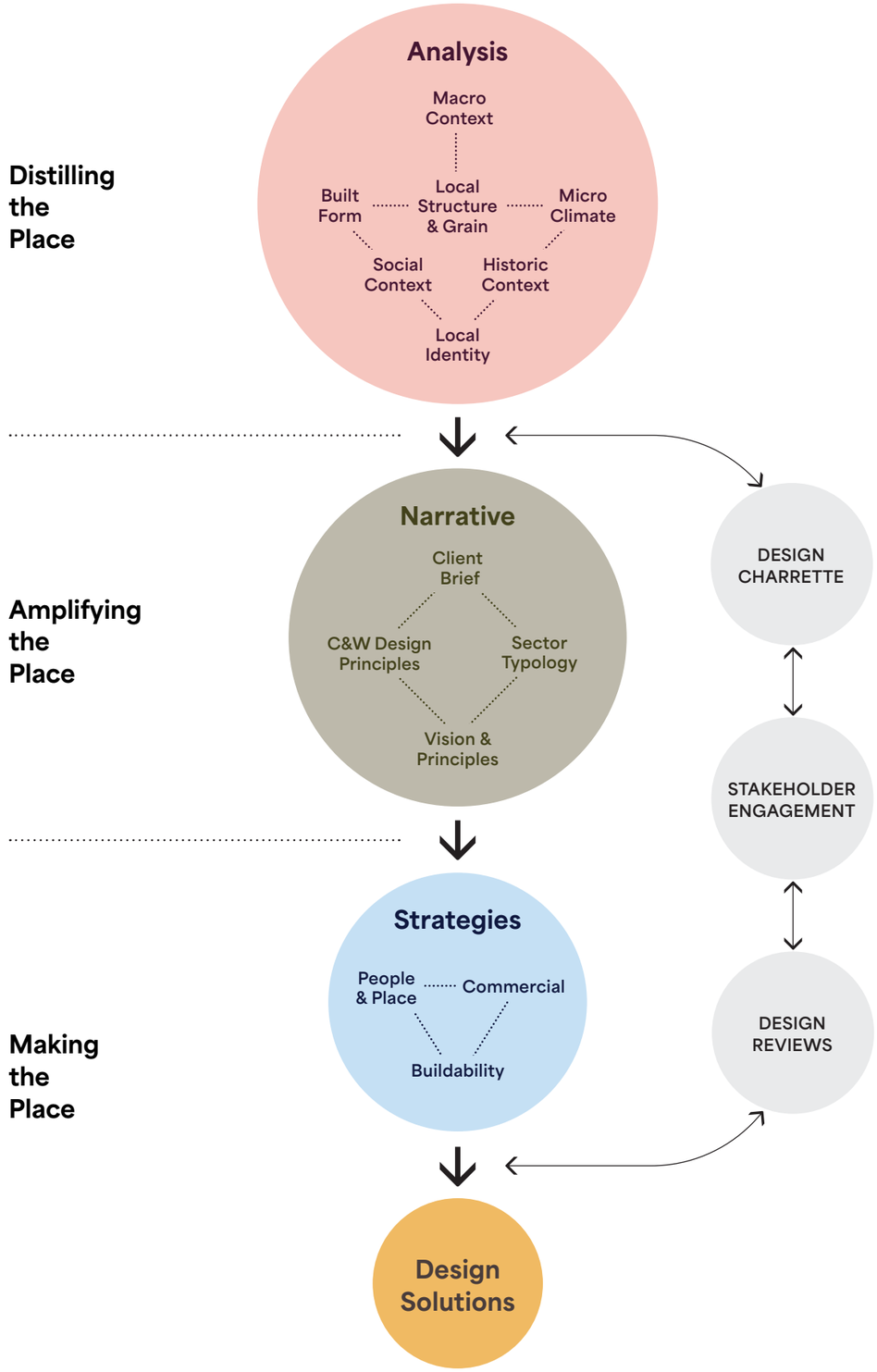
Distill → Amplify → Make

This three-stage framework is the foundation of how we work, bringing the same depth of contextual thinking and human-centred focus into every project, regardless of scale, type, or location.

Why These Stages Matter?

Each stage helps us:

- **Clarify** the essence of a place and the ambition of a project.
- **Align** teams across studios with a shared language and approach.
- **Build Confidence** with clients through a proven, repeatable structure.
- **Embed Culture** by turning our values into everyday practice.



Deansgate South | Manchester

Currently on site with contractor Domis, Deansgate South has topped out, with C&W Architect's bold and striking Corten cladding proposal applied and popping in the Manchester skyline. Heading for practical completion by summer 2026, Fusion Group will open their Manchester portfolio later this year. An example of a highly experienced and capable Purpose Built Student Accommodation (PBSA) developer demonstrating a vision and contribution to the City of Manchester by bring it to market.

Planning Appeal Ref: APP/B4215/W/21/3287525 - Land at Deansgate South, Manchester, M3 4LB.





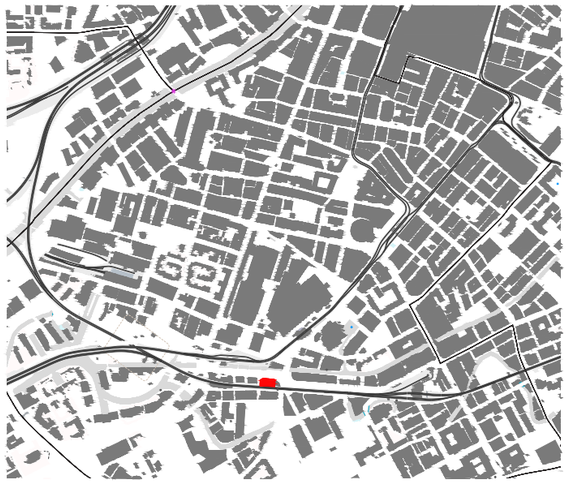
3.0 Distilling the Place

Manchester City Centre Location

Whitworth Street West is located within Manchester city centre, positioned at the edge of Deansgate, one of the city's major routes. It sits within a highly accessible and well-connected urban area, with immediate proximity to the Deansgate-Castlefield Metrolink stop, offering strong links across Greater Manchester.

Its location places it within a vibrant part of the city defined by mixed uses, major transport infrastructure, and dense urban development, with the railway viaduct forming a key element of its immediate surroundings.





Key Local Planning Policy

Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan unless material considerations indicate otherwise. In Manchester, the adopted development plan comprises the Core Strategy (2012), the remaining saved policies of the Unitary Development Plan (1995), and Places for Everyone (2024). The National Planning Policy Framework and relevant Supplementary Planning Documents are also material considerations. Although Manchester City Council has recently consulted on a draft Local Plan, it is at an early stage and is not considered material to this application. An overview of the relevant policies and considerations is provided below, with detailed policy wording set out in the Planning Statement submitted with this application.

The lists provided are a brief overview of key policy, this is not exhaustive and reference should be made to the Planning Statement provided by Cushman & Wakefield.

Other relevant Material Considerations:

National Planning Policy Framework (NPPF)

Planning Practice Guidance

Supplementary Planning Documents

Great Northern, Manchester Central Castlefield SRF

Knott Mill Masterplan

Manchester Residential Quality Guidance

Our Manchester Strategy 2025-2035

Climate Change Action Plan 2025-30

Manchester Executive Report (November 2019)

Manchester Executive Report (November 2020)

Manchester Executive Report (May 2023)

Planning Appeal Ref: APP/B4215/W/21/3287525

- Land at Deansgate South, Manchester, M3 4LB.

Manchester Core Strategy (2012)

The following policies within the Core Strategy are of relevance to this development:.

- Policy SP1 (Spatial Principles);
- Policy CC5 (Transport);
- Policy CC6 (City Centre High Density Development);
- Policy CC8 (Change and Renewal);
- Policy CC9 (Design and Heritage);
- Policy CC10 (A Place for Everyone);
- Policy H12 (Purpose Built Student Accommodation);
- Policy T2 (Accessible Areas of Opportunity and Need);
- Policy EN1 (Design Principles and Strategic Character Areas);
- Policy EN2 (Tall Buildings);
- Policy EN3 (Heritage);
- Policy EN4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development);
- Policy EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure);
- Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies);
- Policy EN8 (Adaptation to Climate Change);
- Policy EN14 (Flood Risk);
- Policy EN15 (Biodiversity and Geological Conservation);
- Policy EN16 (Air Quality);
- Policy EN18 (Contaminated Land and Ground Stability);
- Policy EN19 (Waste); and
- Policy DM1 (Development Management).

Greater Manchester Combined Authority Places for Everyone Plan (2024)

The relevant policies include:

- Policy JPStrat 1 (Core Growth Area)
- Policy JPStrat 2 (City Centre Development)
- Policy JP-S1 (Sustainable Development)
- Policy JP-S2 (Carbon and Energy)
- Policy JP-S3 (Heat and Energy Networks)
- Policy JP-S4 (Flood Risk and the Water Environment)
- Policy JP-S5 (Clean Air)
- Policy JP-S6 (Resource Efficiency)
- Policy JP-J1 (Supporting Long-Term Economic Growth)
- Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity)
- Policy JP-H3 (Type, Size and Design of New Housing)
- Policy JP-P1 (Sustainable Places)
- Policy JP-P2 (Heritage)
- Policy JP-P5 (Education, Skills and Knowledge)
- Policy JP-C1 (An Integrated Network)
- Policy JP-C3 (Public Transport)
- Policy JP-C5 (Streets for All)
- Policy JP-C6 (Walking and Cycling)
- Policy JP-C8 (Transport Requirements of New Development)
- Policy JP-D2 (Developer Contributions)

Unitary Development Plan (1995)

The relevant policies include:

- Policy DC18.1 - Conservation Areas;
- Policy DC19.1 - Listed Buildings;
- Policy DC20.1 - Archaeology; and
- Policy DC26.1, 26.2 and 26.4 - Development and Noise.

Emerging Local Plan

The relevant policies include:

- Policy SP1 Spatial Principles
- Policy SP2 Development Principles
- Policy SGL 2 Manchester City Centre
- Policy SGL 3 City Centre Areas
- Policy H5 Purpose Built Student Accommodation
- Policy ZC2 Sustainable Construction
- Policy ZC 4 Heat Networks
- Policy EN1 Strategic Green and Blue Infrastructure
- Policy EN4 Biodiversity and Geodiversity
- Policy EN5 Biodiversity Net Gain
- Policy EN7 Air Quality
- Policy EN9 Flood Risk
- Policy EN11 Waste
- Policy SI Social Value
- Policy T1 Transport Principles
- Policy D1 Design Principles
- Policy D3 Tall Buildings
- Policy D5 Heritage
- Policy DM1 Development Management
- Policy DC1 Developer Contributions

A Vacant Brownfield Site | Journey To Date

1902-1903

Original Warehouse

Original warehouse built for Tathem & Co

Introduction of The Building Safety Regulator (BSR)

2022

Stricter regulatory processes and regulation reform implemented to improve building saftey following the Grenfell Fire Disaster.

May 2026 (Present)

Planning Submission

Planning Submission for 39-storey PBSA tower.



Pillo Hotel

Planning permitted for an 18 Storey Tower for Hotel use with 285 rooms, on-site restaurant with conferencing facilities.



Vision Manchester

Planning Consent for a 35-storey residential tower consisting of 327 apartments for the private rent sector.



Existing Site Condition

The proposed Private Rented Sector use has struggled with viability due to volatility in the market since the pandemic and the introduction of BSR. The specific size and proportional contraints of this site are detrimental factors contributing to the issue of viability.



Vision | Private Rented Sector (PRS) Viability

10 - 12 Whitworth Street West has long been earmarked for redevelopment, with previously consented applications for the site ranging from a hotel scheme consented in 2009, to the 35 storey residential scheme shown to the right. However due to issues around viability of the PRS scheme, the building has not come forward.

Whilst the programme will change from PRS to PBSA, the 2016 permission provides a precedent for this new proposal in regards to scale in this location.

The viability of developing the previously consented scheme was assessed by multiple potential developers and architects, including Cortorphine & Wright on behalf of Fusion Group. However, the site has remained in a state of brownfield land for almost a decade and changes to regualtion have added further challenge to PRS viability.

Evaluating the Previously Consented Scheme

New Fire Guidance: Updated fire regulations would require two escape stairs, as seen in yellow below, accessed via a protected lobby with associated evacuation lift and smoke control, in red. The consequence of this is the loss of two apartments per floor over the entire height of the building totalling 64No. apartments lost.

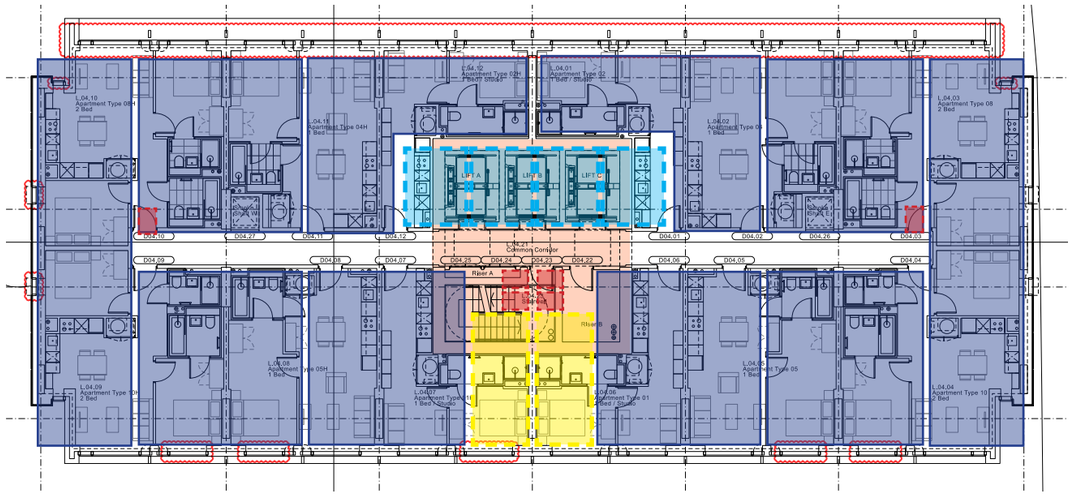
Planning Boundary Concerns: The previous consented scheme does in fact oversail the planning and ownership boundary, which would mean that revisions to the footprint would have been required. This also further constrains the footprint of the building, meaning the only way to gain apartments back to improve viability would be to increase height.

Stuctural / Mechanical Servicing Constraints: An increase in buidling height becomes very complex over 40No. storeys due to the narrow character of the site. Lateral stability of the core becomes an issue, requiring a more intrusive structural strategy to apartments. An additional lift shaft would be required and increased capacity to the fire supression system, following the introduction of The Building Safety Act 2022, would require a further loss of units (approximately a further 6 units) on lower floors.

Financial Appraisal: Through extensive viability analysis it was determined that a PRS scheme was not viable in this instance due the loss of apartments bought about by updating the scheme to the latest building regualtions.

Townscape: The response to the East and West facades was limited, with relatively flat and simple facade response with minimal windows or features. However, in our assessment of the local context, a 360° scheme with facades responding to all directions would be a more successful approach. An example of this; Whitwort Street West, looking east, could be addressed, creating a back drop to the City Road Inn Spire.

Floor plate following the introduction of updated regualtion.





A Viable Pivot | PBSA - Student Need Assessment Summary

The proposed Whitworth Street West development offers 818 bedrooms within a single high rise building. It is situated in the UK's third major student market where there is demonstrable demand. The proven difficulties of bringing forward a Private Rental offering on this site lends itself to an alternative and better suited residential use such as Purpose Built Student Accommodation. City centre PBSA helps to alleviate pressures on central housing and reduce the number of potential family homes lost to HMO stock. Moreover, Students are exempt from Council Tax, £18m was lost due to exemptions in 2022/23 as highlighted by the MCC Executive PBSA Report (2023). Directing Students into PBSA through a diverse market including high quality offerings may help to reduce the impact of income lost from city centre dwellings. | **For further information please refer to Cushman & Wakefield's Student Need Assessment submitted as a supporting document for this application.**

Demand

- Manchester is the UK's third largest student market, home to 97,875 students in 2024/25.
- University of Manchester (UoM) and Manchester Metropolitan University (MMU) are the two key institutions and both are seing growth, particularly in international student demand and steadily in the domestic student demand.
- Student numbers are up 11% since 2022/23.

Supply

- 26,385 PBSA bed spaces available for 2025/26.
- 20,015 bed spaces provided by Private Sector, 45% of which are Direct Let.
- No. of nomination agreements has risen due to UoM need to fulfill accommodation guarentees follwing the closure of elements of its own provision.
- 2020-25 saw Manchester as the only major PBSA market to see a net decrease in pbed provision, predominantly due to the number of closures.

Pipeline

- 18,073 bed spaces currently proposed for Manchester with 73% approved.
- 31% of the pipeline comprises of University led development due in part to UoM plans to develop Fallowfields campus and Unite's joint venture with MMU.
- 3,852 beds estimated in construction with 1,733 beds opening in 2026/27. Such as 509 bed Deansgate South by Fusion Group, pictured right.

Student : Bed Ratio

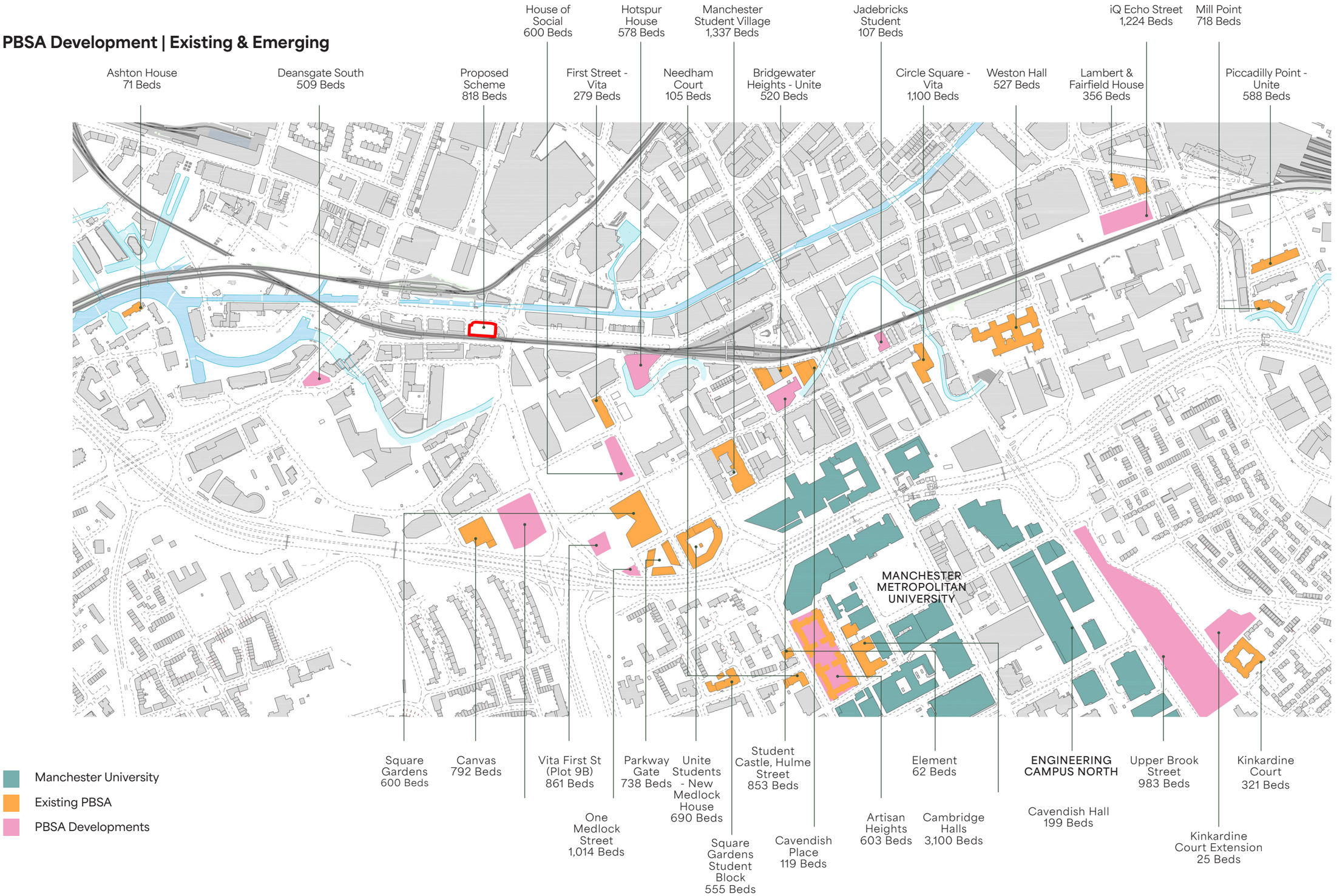
- 2.34:1 Student to Bed ratio for Manchester 2024/25.
- 35,546 Students left unable to access PBSA.
- 1.05:1 ratio of 1st Year Students (1,331) unable to secure a PBSA bed if sought.
- Wide range of modelling considered shows an ongoing need for additional development to avoid increasing pressure in the Manchester Housing Market.

Location Suitability

- Well connected to Manchester's transport hubs with a walk of 8 minutes to Oxford Road Station and Picadilly 18 minutes.
- City centre location offers extensive provision of amenity, shopping, gyms and bars making it perfect for student living.
- UoM Sister Area: 19 mins | Main Campus: 23 mins
- MMU: 15mins
- Royal Northern College of Music: 18 mins



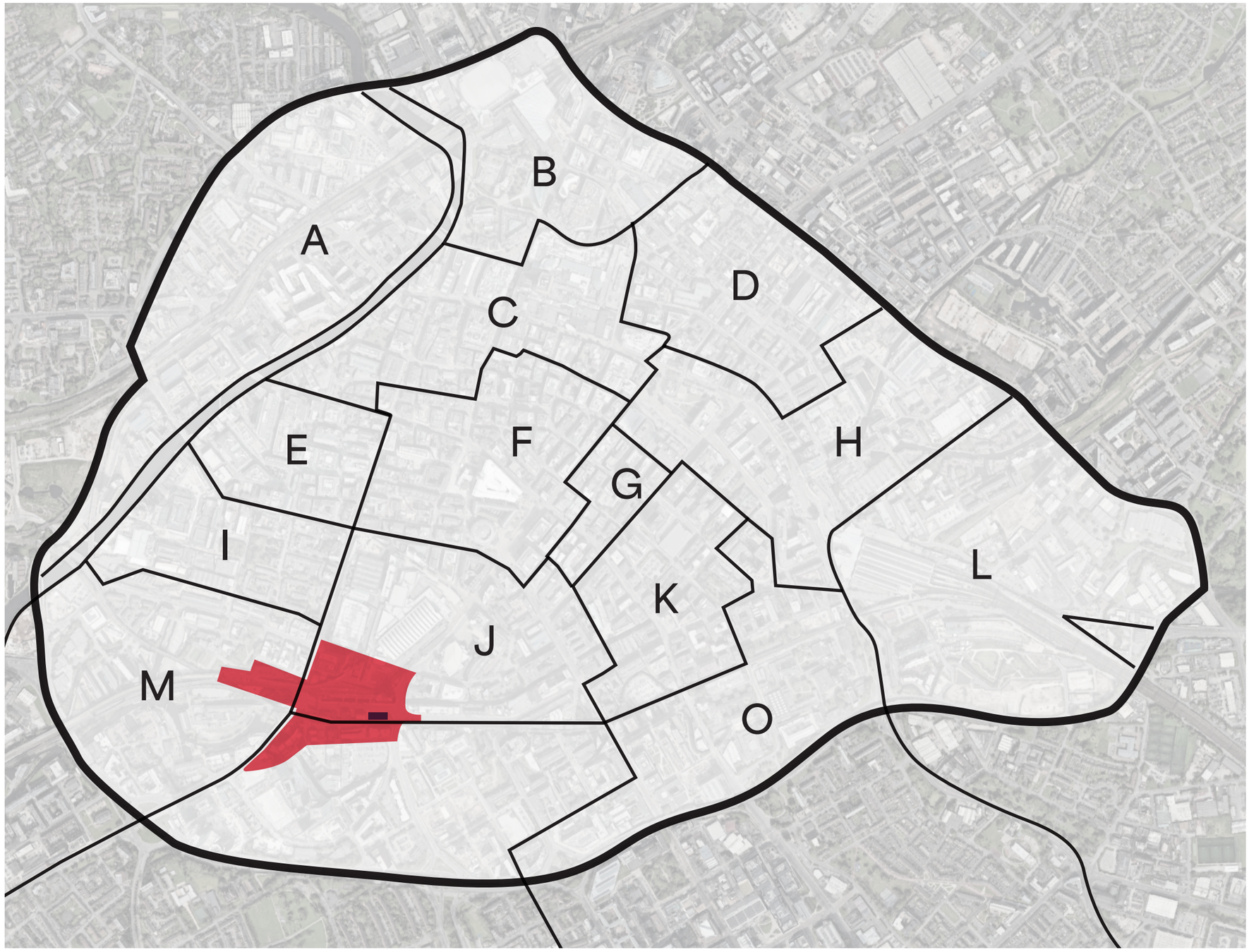
PBSA Development | Existing & Emerging



Ward Boundaries

The site is located along Whitworth Street West, a historic route connecting Piccadilly and Deansgate stations and running alongside the city's railway viaduct. This part of the city forms the edge of the Conference Quarter, centred around the nearby Manchester Central Convention Complex, which anchors a mix of event venues, hotels, and visitor-focused amenities within this section of Manchester city centre.

The surrounding districts, including Castlefield-Petersfield and Spinningfields, contribute to a vibrant urban environment characterised by dense development, strong transport links, and a broad range of services and cultural destinations.



GENERAL KEY

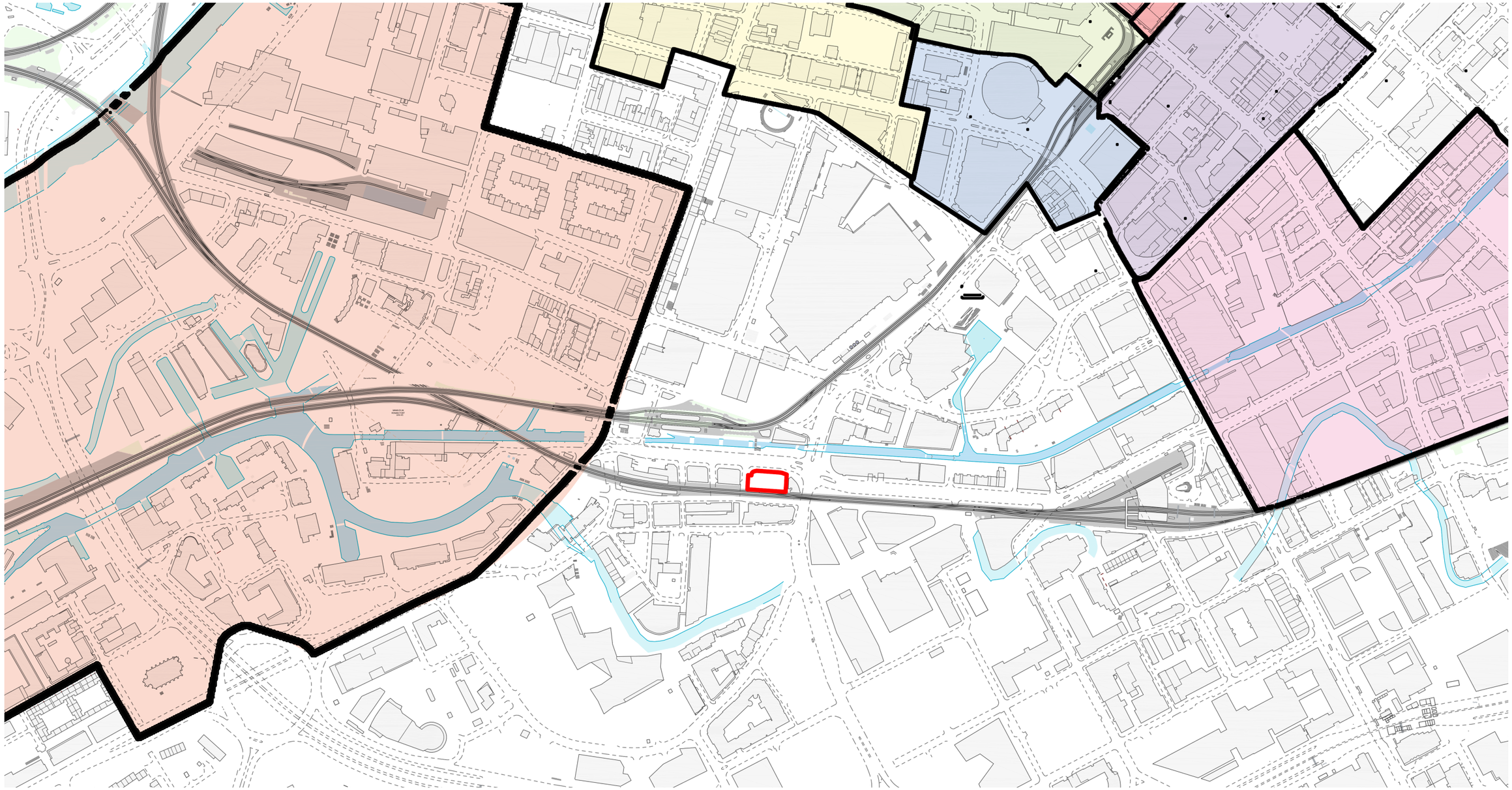
- THE SITE

- WHITWORTH HUB

City Centre Districts (within Ring Road)

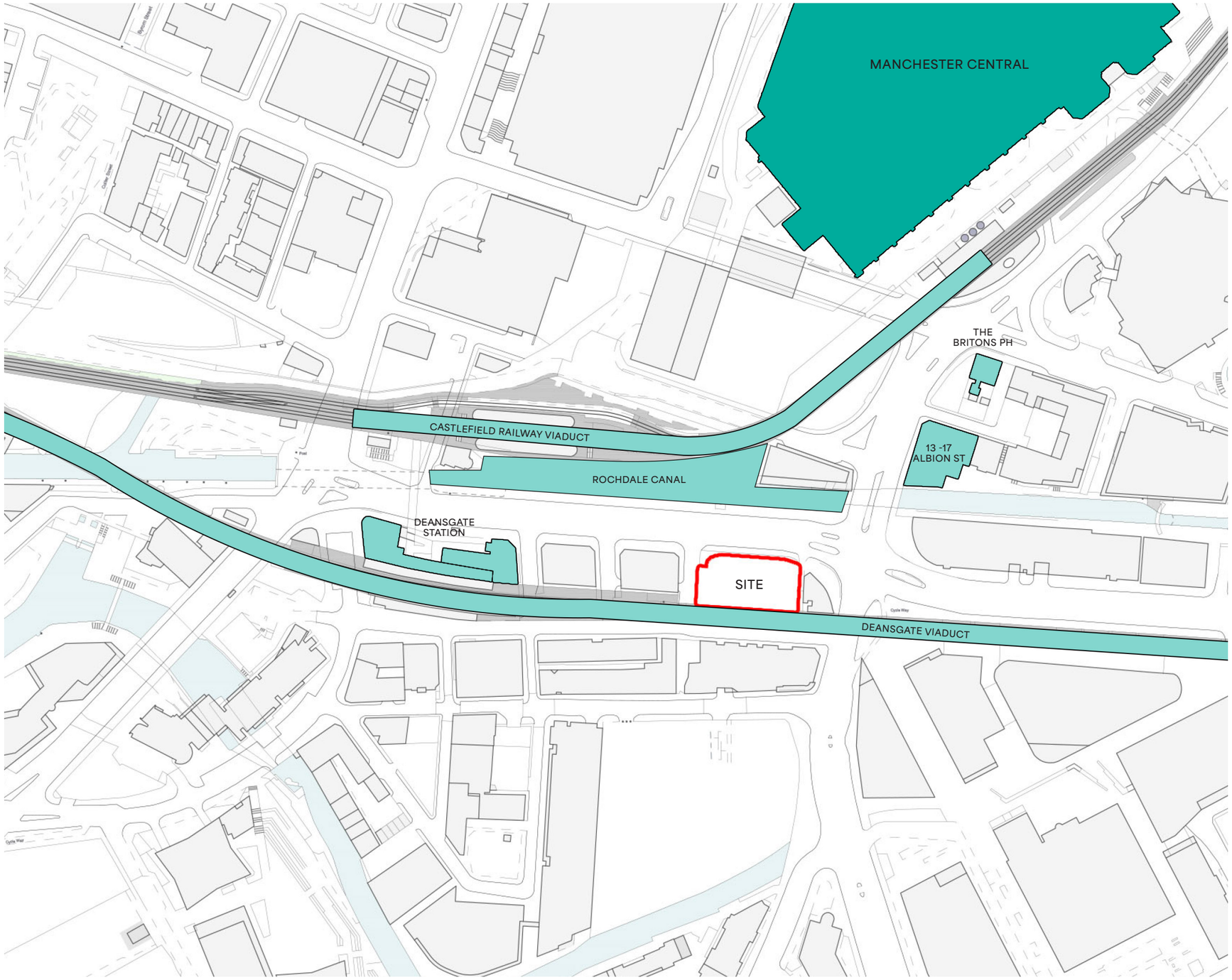
A - Chapel St Salford
B - Millenium Quarter
C - Retail Core
D - Northern Quarter
E - Spinningfields
F - Central Business District
G - China Town
H - Piccadilly Gateway
I - Leftbank
J - Conference Quarter
K - The Village
L - Eastern Quarter
M - Castlefield
N - Southern Gateway
O - Knowledge

Conservation Area Boundaries



Key Listings and Protections

Several listed buildings are situated near the proposed site. While the proposals will affect their surroundings, they won't impact their curtilage or structure. The Grade II listed Deansgate Locks viaduct is adjacent but not connected to the site. Manchester Central is Grade II*, and other nearby buildings hold Grade II status. Additionally, the rail viaduct to the south is also Grade II listed. The site itself is not within a conservation area.



The Site
Grade II* Listed
Grade II Listed

Emerging Context | Vu.City

To understand the future setting of the site we have utilised the 3D planning and urban development tool, Vu.City. The site is situated amongst one of the two developing clusters to the West of the Manchester city core. The cluster has been developed around the 47 storey Beetham Tower, established in 2006, with the exmerging towers comprising of Axis and the three Viadux phases, which will top out as Manchester's tallest tower so far at 76 storeys.

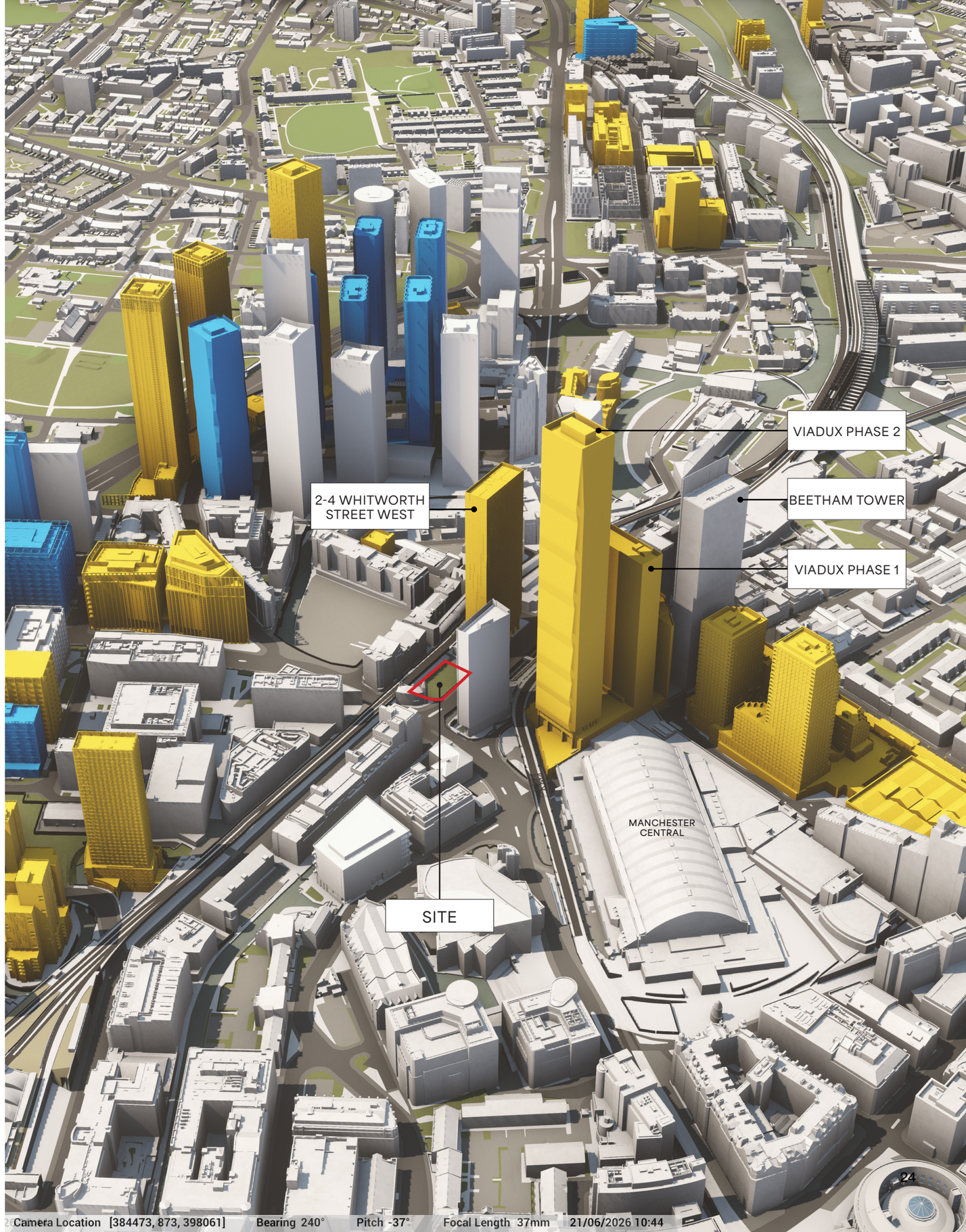


General Key

Approved Development

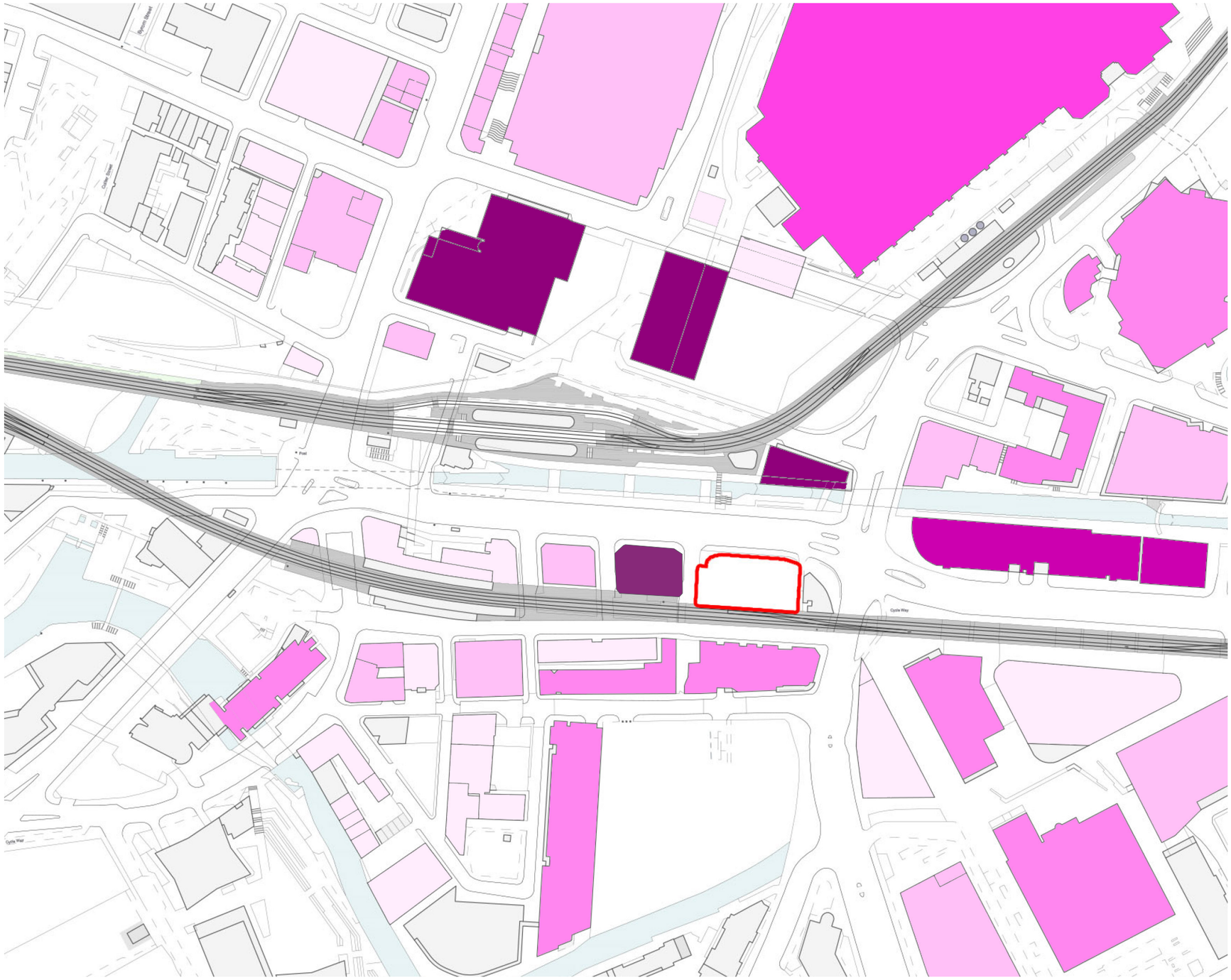
Under Construction

Data taken from Vu.City hub on 21/04/26 at 10:44 | Under license to Corstorphine & Wright



Building Heights

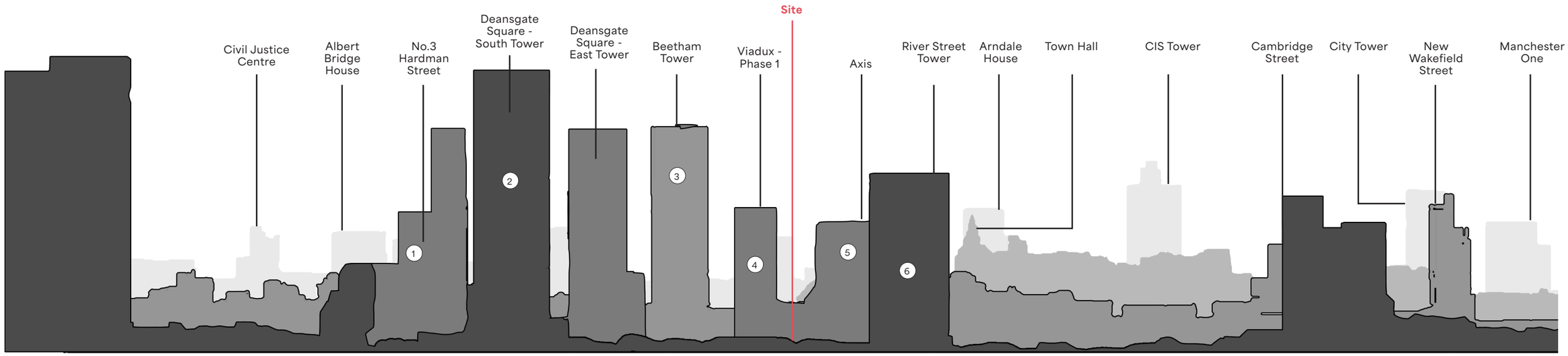
The existing buildings around the site vary in height from 3 to 47-storey Beetham Tower. A representation of the evolving nature of the area as the industrial red brick typologies of the past are densified and evolve into domestic urban blocks of 6 - 10 storeys and high rise buildings of varied uses. Upcoming developments appear to feature high density, tall structures that contributing to the emerging western gateway.

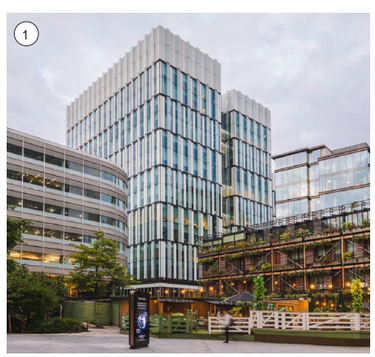


3.4 Site Analysis

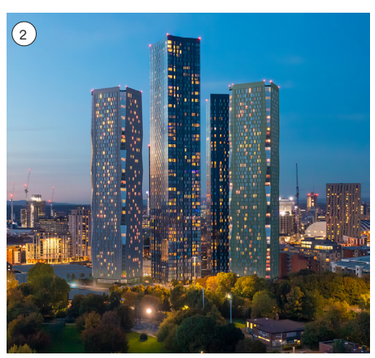
Existing City Silhouette

The tall buildings to the city skyline are dominated by the 47-storey Beetham Tower and the Deansgate Square Development ranging from 37 to 64 storeys. The site sits between Beetham Tower and the 28 storey Axis Tower,

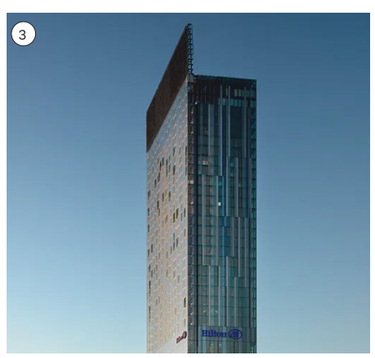




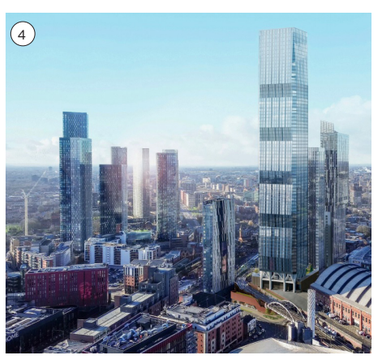
No 3 Hardman Street



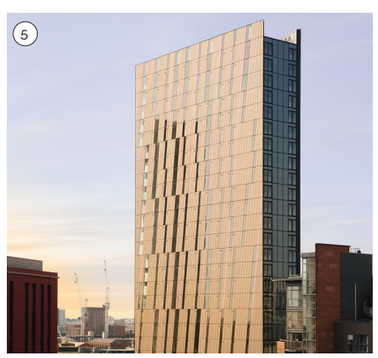
Deansgate Square



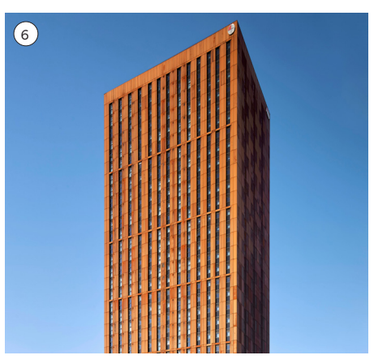
Beetham Tower



Viadux



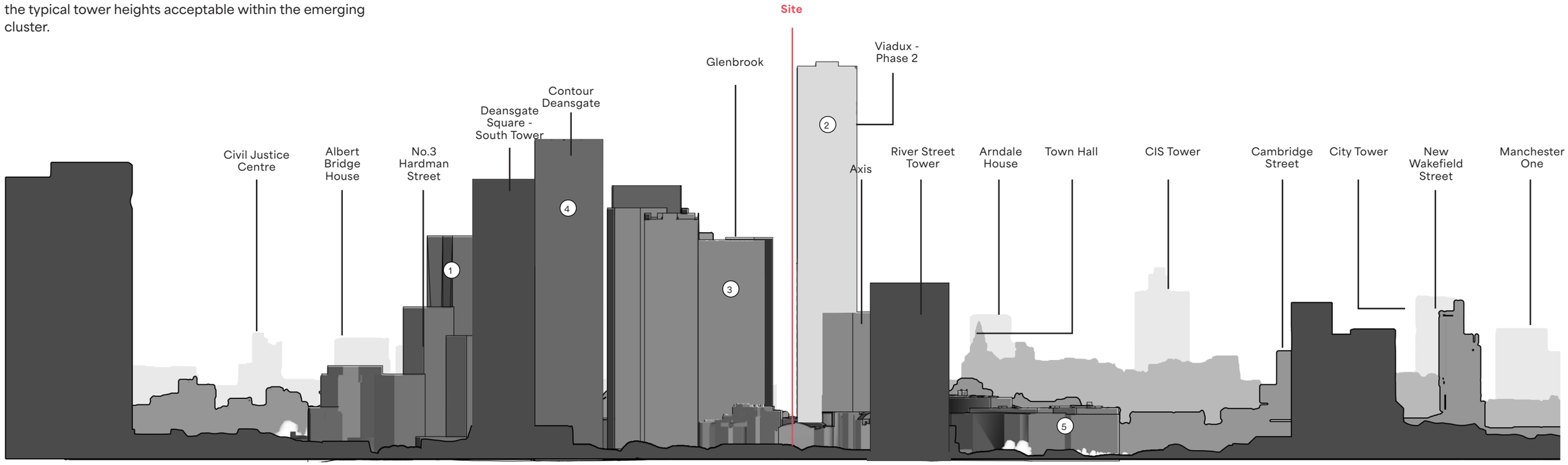
Axis

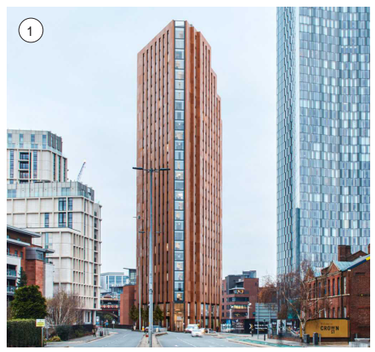


River Street Tower

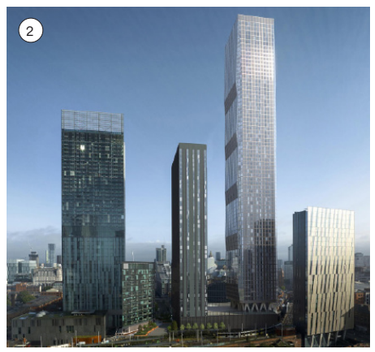
Emerging City Silhouette

The emerging tall buildings to the city skyline are clustered around Deansgate and the Beetham Tower/ Viadux developments. The Glenbrook proposal on the adjacent 2-4 Whitworth Street West plot is an example of the typical tower heights acceptable within the emerging cluster.





1. Deangate, Whitworth Street / PBSA / Under Construction



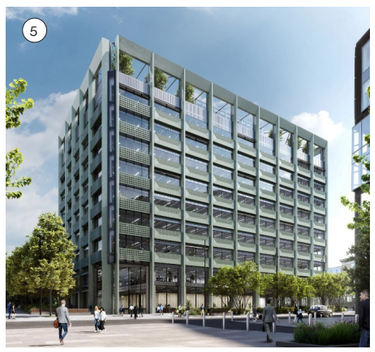
2. Viadux, Whitworth Street / Mixed Use / Ongoing



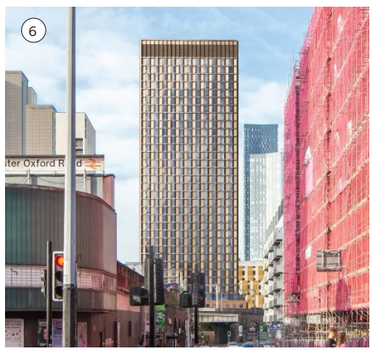
3. Glenbrook / Residential / Planning Approved



4. Contour / Deansgate Square / Ongoing



5. First Street / Commercial

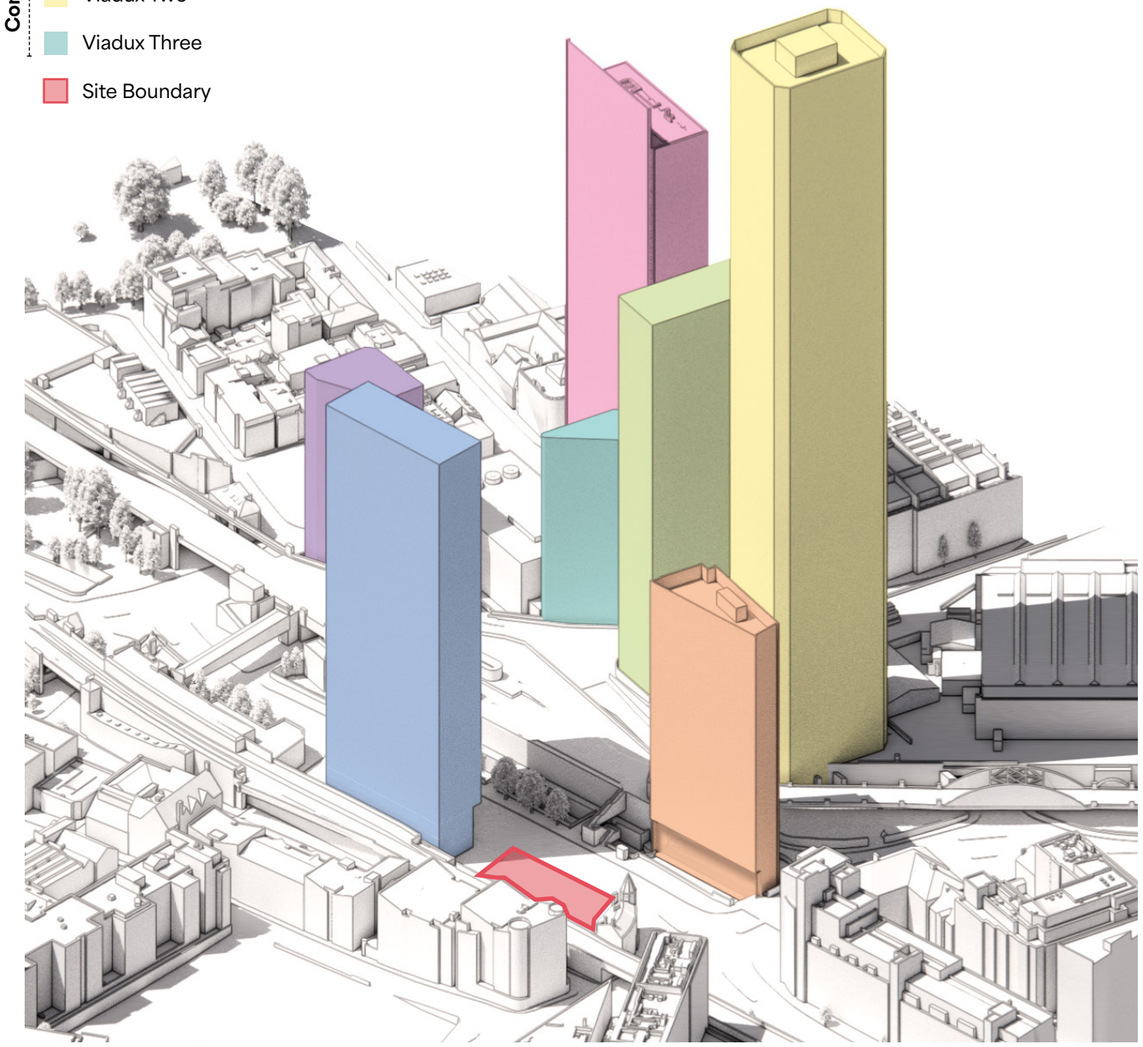


6. Medlock Mill / Planning

Site within Relevant Cluster

Completed:
Consented:

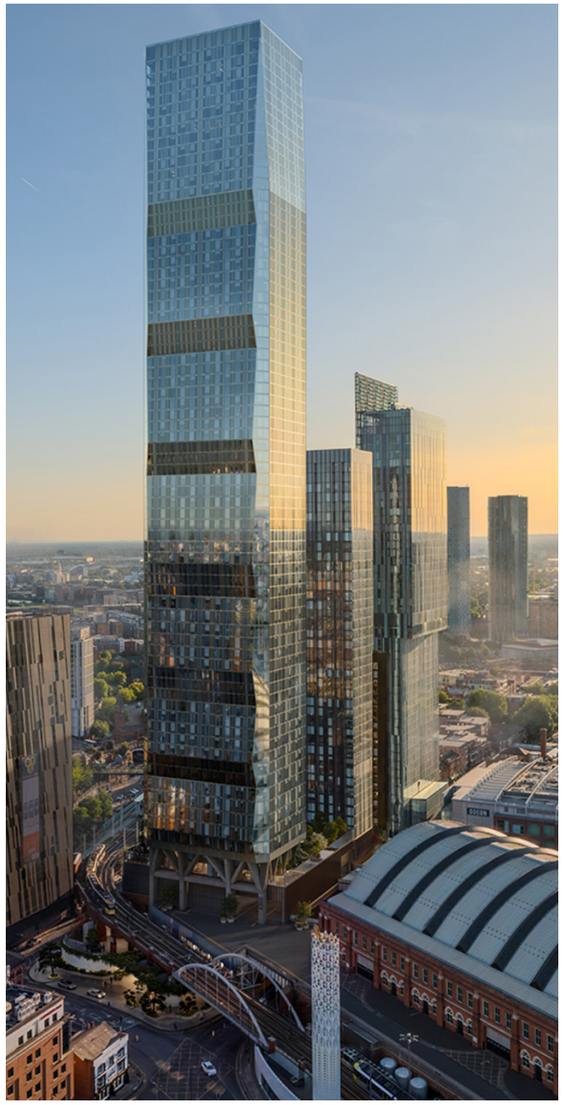
- Axis
- StayCity Deansgate
- Viadux One
- Hilton Manchester Beetham Tower
- 2-4 Whitworth Street West
- Viadux Two
- Viadux Three
- Site Boundary





2-4 Whitworth Street West

Shepherd Robson on behalf of Glenbrook WWS Limited have recently been granted planning permission for the development at 2 - 4 Whitworth Street West. The scheme comprises the demolition of the existing buidlings, the closing of the existing Rowendale Street and a proposed 364 residential apartments. The scheme will front Whitworth Street and share Cameron Street with our proposed site.



Viadux Phase 2

Viadux Phase Two has received full planning approval and will feature a 76-storey tower and a second 23-storey tower. The Proposed Development will deliver a mix of residential apartments, hotel bedrooms and commercial space. The scheme also includes public realm improvements and works to the public highway as part of the regeneration of a key city centre site above a Grade II-listed viaduct. Designed by SimpsonHaugh, the scheme utilises a simple material palette of glass and aluminium within a curtain wall system.

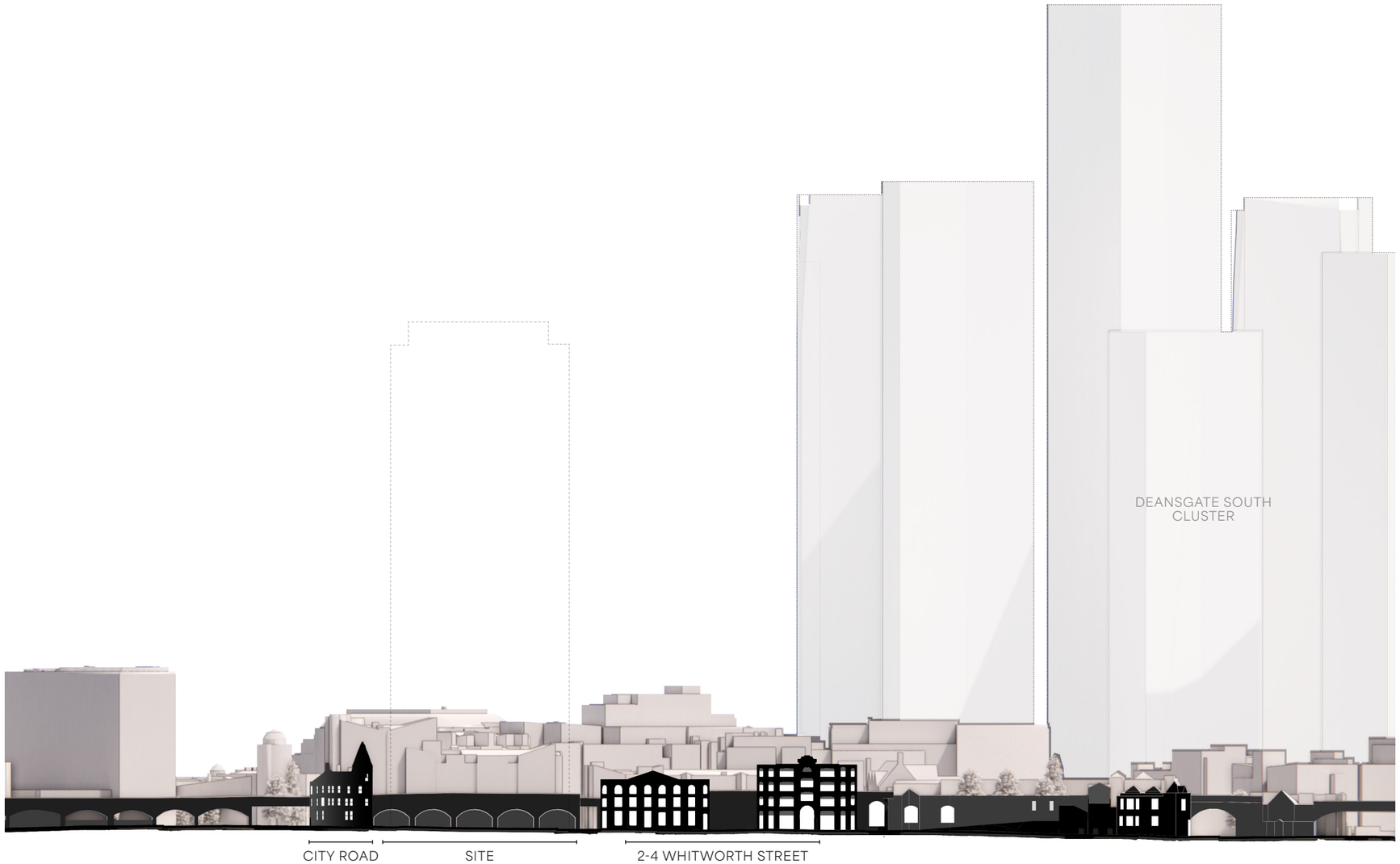
Existing Street Scene - Whitworth Street West

The existing character of Whitworth Street West is strongly influenced by the railway viaduct running parallel to the street, standing at a consistent height of approximately 9 m. The structure comprises brick arches and cast-iron bridges, with some arches infilled and others accommodating small commercial units or servicing functions.

Buildings positioned in front of the viaduct range between 9 m and 18 m in height, contributing to a varied but coherent frontage. The City Road Inn, a three-storey red-brick building with a small turret defining its corner, forms a clear visual marker at the junction with Albion Street. Adjacent buildings at 2-4 Whitworth Street West, ranging from 13-18 m, further reinforce the established scale of the streetscape.

Deansgate Station sits slightly lower than nearby buildings and provides a civic presence at the western end of the street. The original Victorian station is complemented by a 1985 extension and footbridge, which are set back from the street frontage due to the ramped access to the elevated platforms.

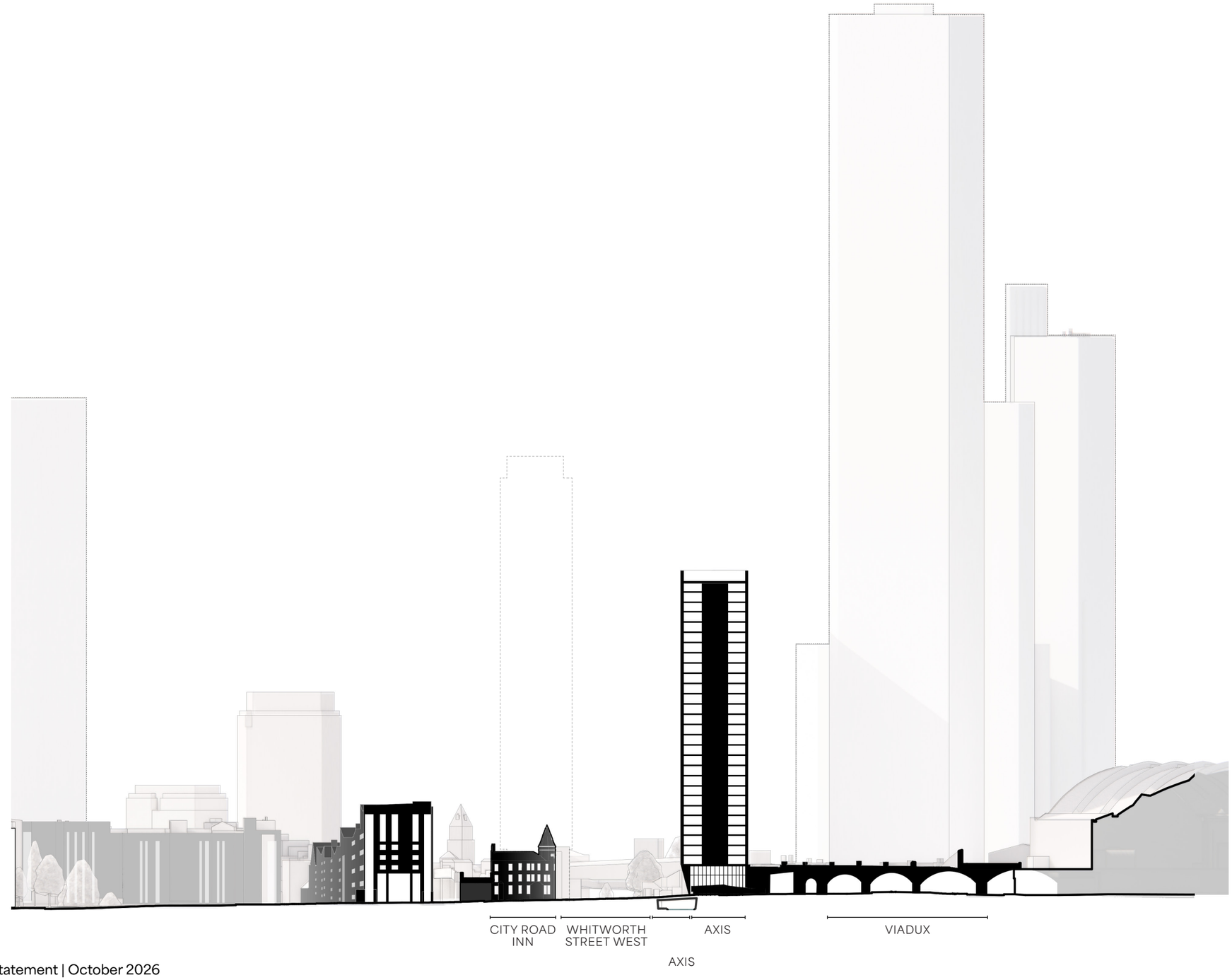
Beyond the viaduct, the wider skyline is characterised by residential towers at New Jackson and surrounding developments..



Previously Consented Vision - 35 Storeys

Existing Street Scene - Albion Street

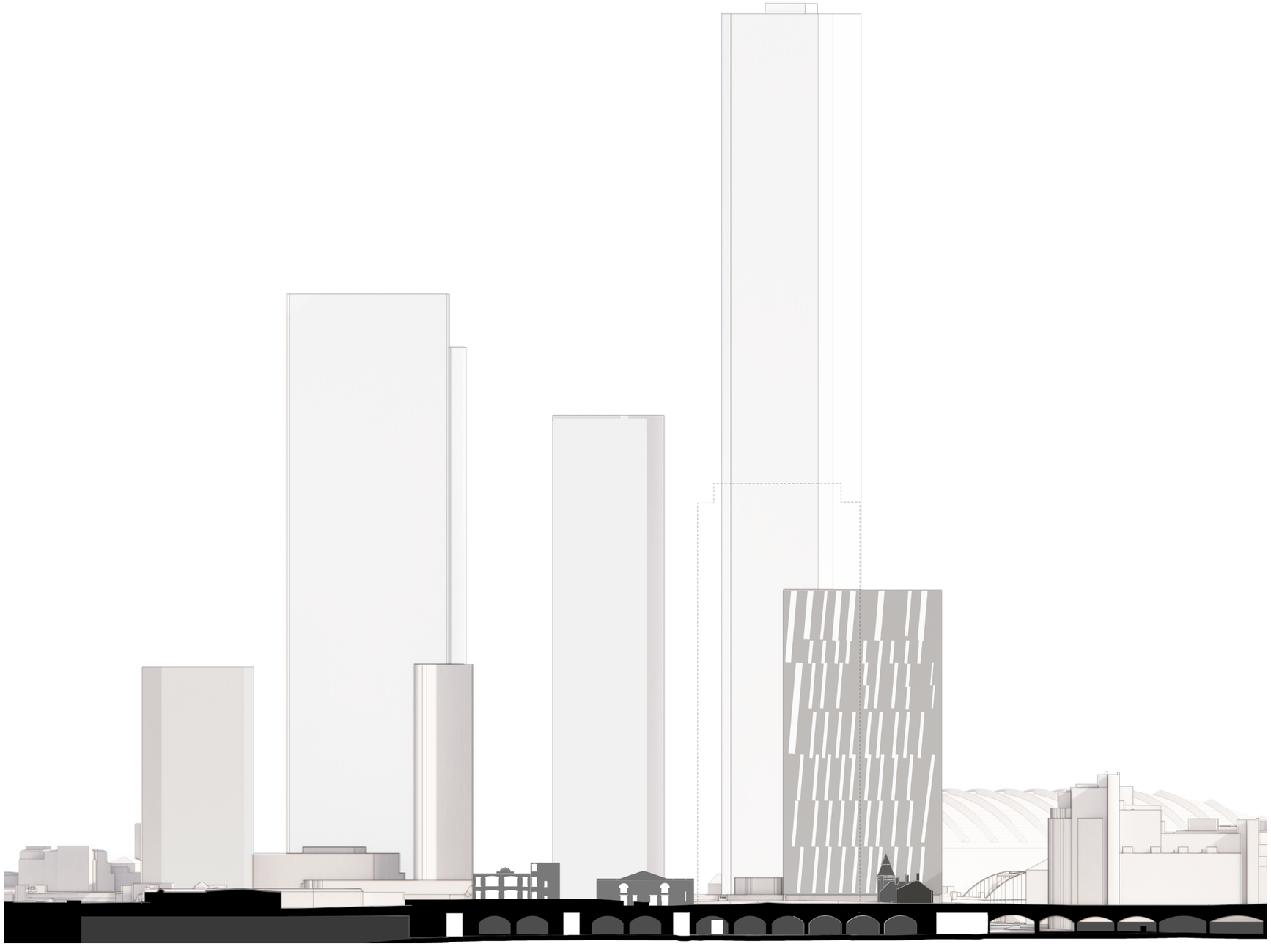
Albion Street is representative of the variation of scale around the site. Clusters of tall buildings are a backdrop with the 3 storey City Road Inn to the junction with Whitworth Street West and the Rochdale Canal to the foot of the leading edge of the Axis tower at 27 storeys.



Previously Consented Vision - 35 Storeys

Existing Street Scene - Hewitt Street

Hewitt Street is predominantly of a service character. There is a narrow pathway to the south and a direct interface with the viaduct to the north. The viaduct acts as a two storey buffer to any imposing height attributed to the sites between this street and fronting Whitworth Street West.



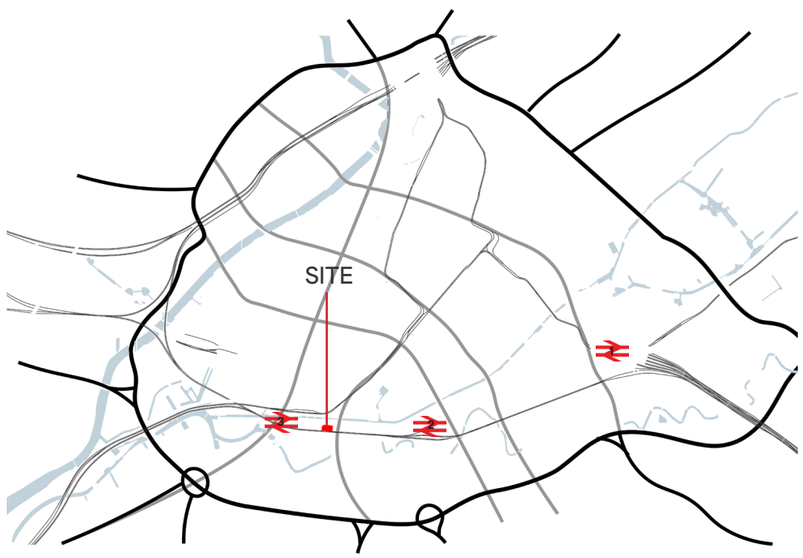
Previously Consented Vision - 35 Storeys

Site Connectivity

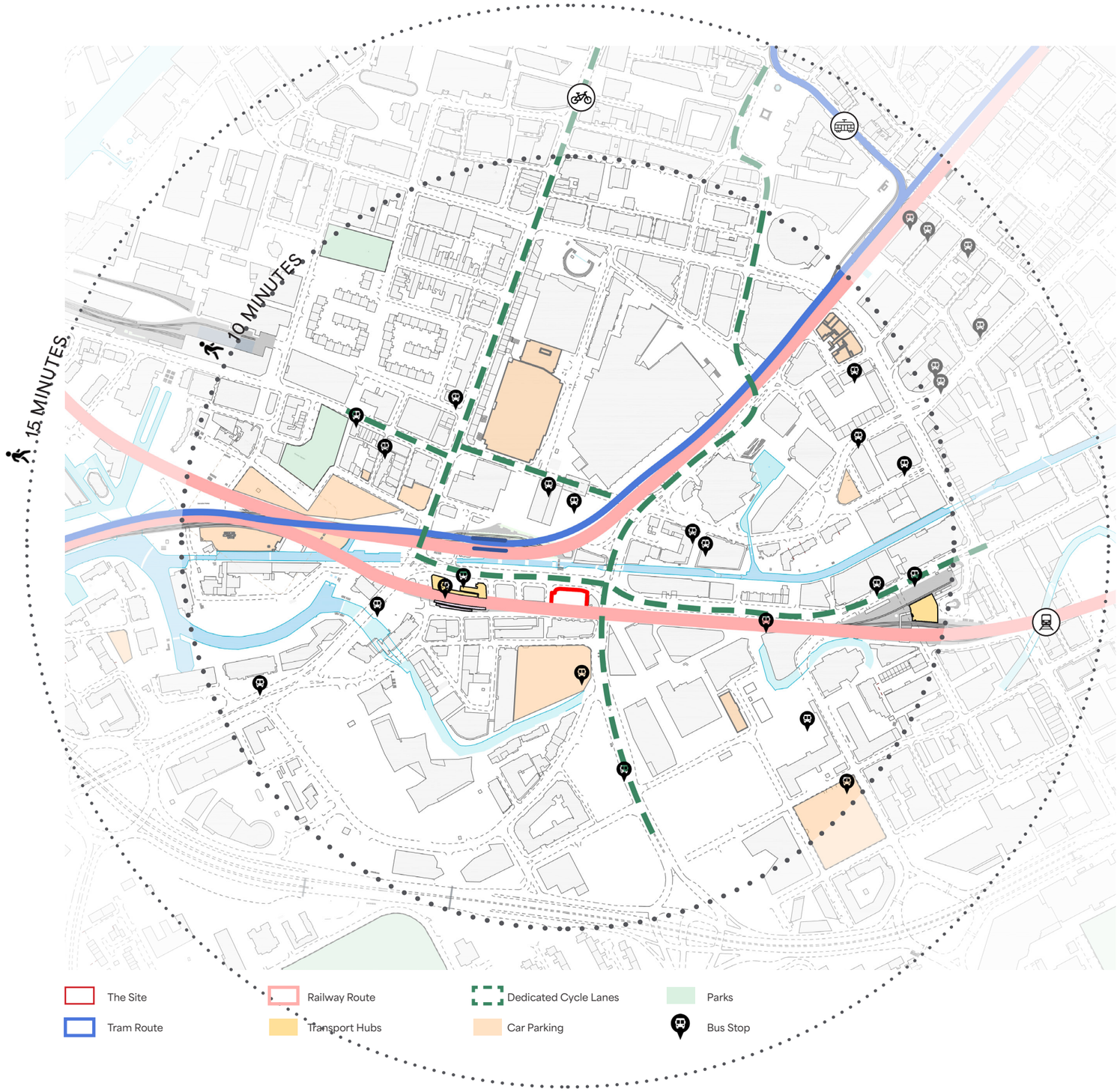
The site benefits from excellent city-centre connectivity, within short walking distance of Manchester's main transport hubs. Manchester Deansgate is on the doorstep and Oxford Road railway station is approximately a 5-6 minute walk (c. 0.2 miles), providing frequent regional rail services, while Manchester Piccadilly station–the city's primary national rail hub–is around a 10-minute walk (c. 0.5 miles), or as little as 4 minutes to the station vicinity, offering extensive intercity connections via the West Coast Main Line. St Peter's Square tram stop is reachable in approximately 5 minutes on foot, giving access to the Metrolink network across Greater Manchester, and Piccadilly Gardens tram stop is around a 7-minute walk, acting as a key interchange.

The site is also immediately served by bus infrastructure, with stops at Minshull Street and Sackville Gardens within 1-2 minutes' walk, and Chorlton Street Coach Station just 4 minutes away, providing national coach services.

Together, this places the site within a highly accessible, walkable transport node integrating rail, tram, bus, and coach networks.



1. Manchester Piccadilly Station
2. Manchester Oxford Road
3. Deansgate Station



Site Connectivity

Site Access

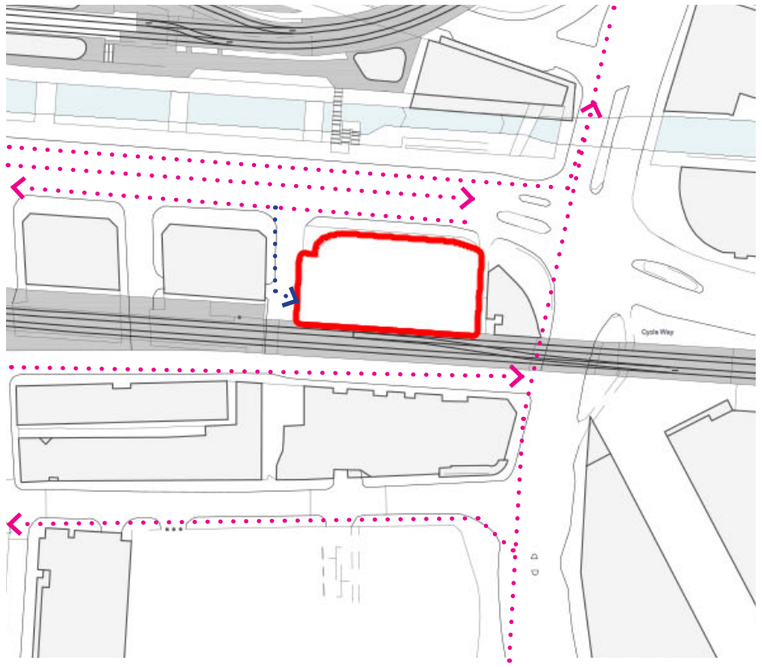
The site is well connected and served on two sites by active highway; Whitworth Street West to the north, and Cameron Street to the West. Stopping and servicing would be difficult from Whitworth Street West due to there being a convergence of an active bus lane, cycle lane and traffic levels. However, there is a generous footpath width that may provide possibilities for a restricted layby. Cameron Street is much quieter, but through traffic is restricted by a tight passage through the viaduct to Hewitt St.

Train / Metrolink / Canal /Vehicular Movement

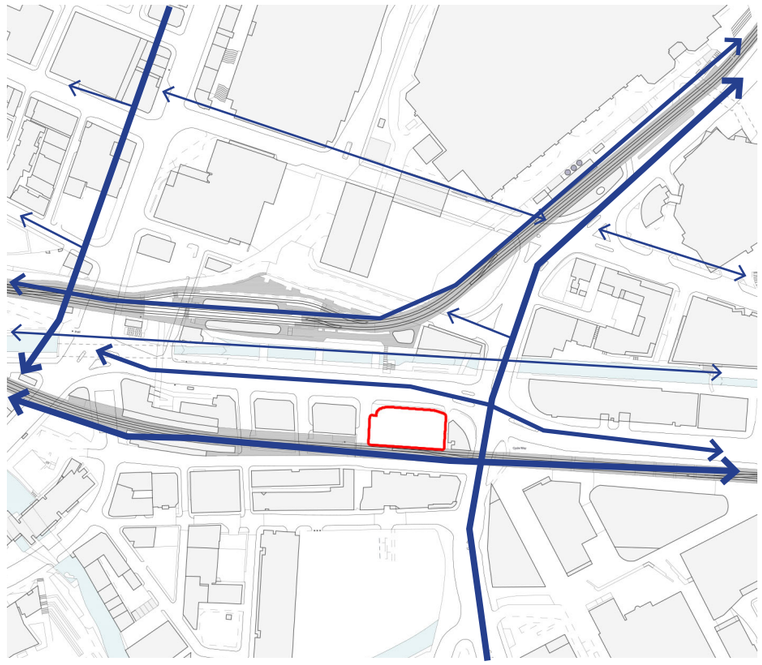
The area surrounding the site is characterized by Victorian-era infrastructure. To the north, a tramline provides a connection from MediaCity:UK to the tram network, while the mainline train runs just south of the site. Trafford Street to the north leads to an elevated car park above the Locks and the service zones for Manchester Central Convention Centre. Whitworth Street West intersects Albion Street, creating a link between the Deansgate/Castlefield area and Whitworth Street, which extends to Piccadilly Station.

Pedestrian Movement

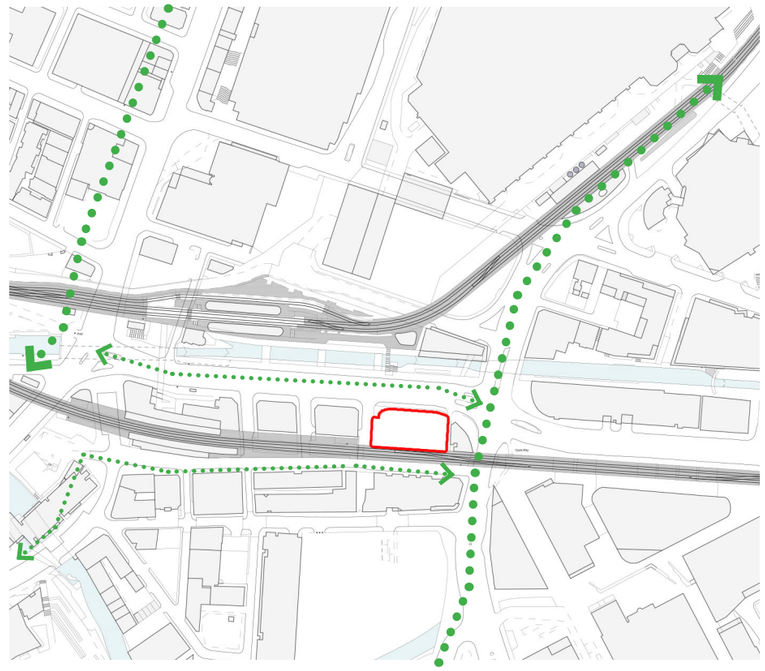
Pedestrian traffic along Albion Street is particularly heavy during morning and evening rush hours, owing to the large residential areas south of the railway line and in Castlefield. This movement is anticipated to increase with the completion of the First Street development by late 2014/2015. Deansgate Locks see peak activity in the evenings, but also draw numerous visitors to the external decked areas during summer lunchtimes and for after-work drinks.



SITE
MAIN HIGHWAY
SERVICE CONNECTION



SITE
VEHICULAR MOVEMENT



SITE
PEDESTRIAN MOVEMENT

Opportunities

1. **Opportunity to Improve Urban Environment Quality.** The redevelopment of provides opportunity to introduce green infrastructure, strengthening the streetscape with new planting and contributing positively to the overall urban environment.

2. **Link to Cycle Network.** Provide a direct connection to the existing cycle network

3. **Walkable Surroundings.** Direct connection to pedestrian network, including link through viaduct

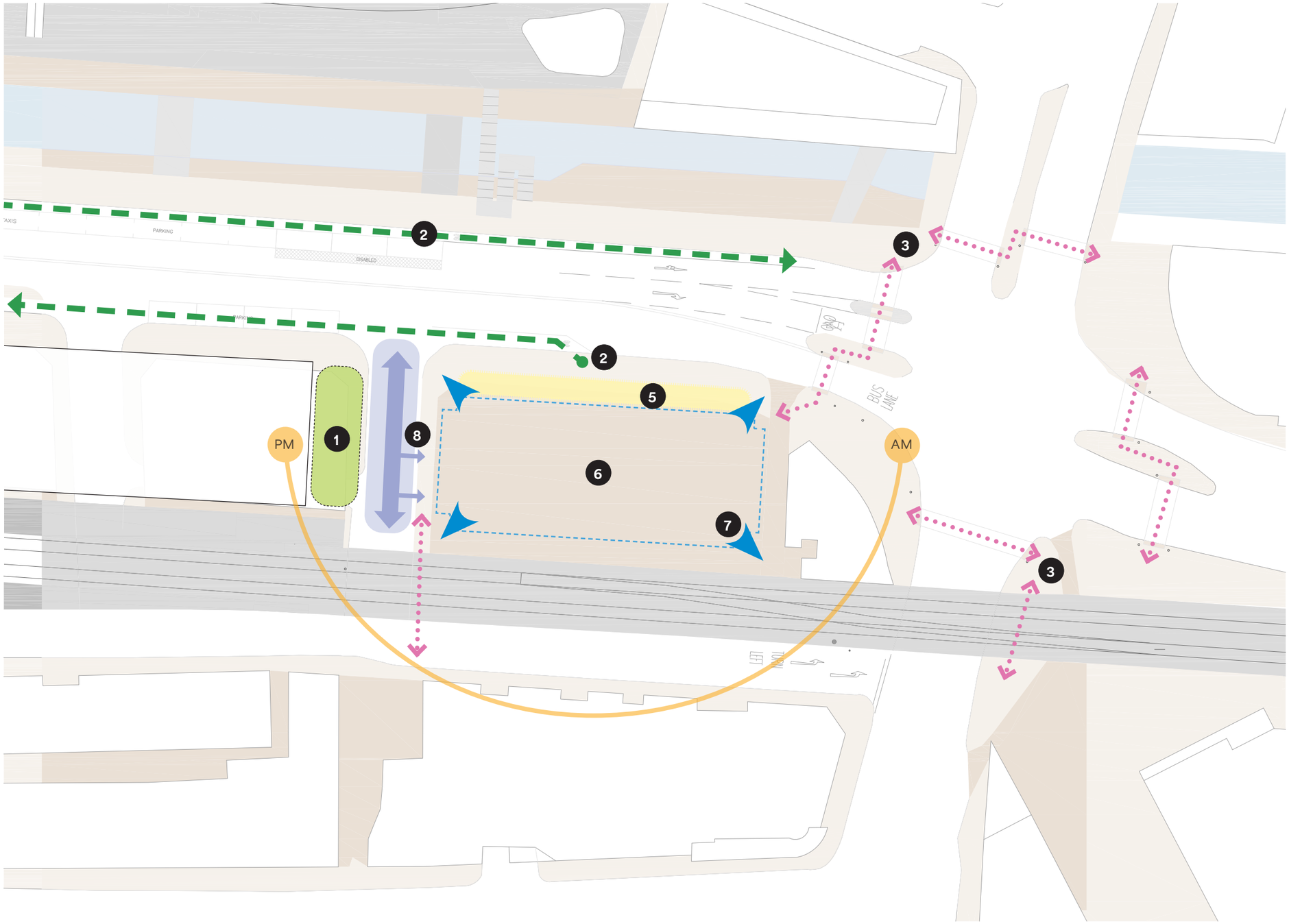
4. **Public Transport Links.** Close proximity to public transport facilities

5. **Activating Whitworth Street.** Introduce an active street frontage to engage Whitworth Street.

6. **Potential for Height.** Extant consent for high rise building, as well as tall building cluster already estabilshed. The height would work with the rhythem of emerging tall buildings.

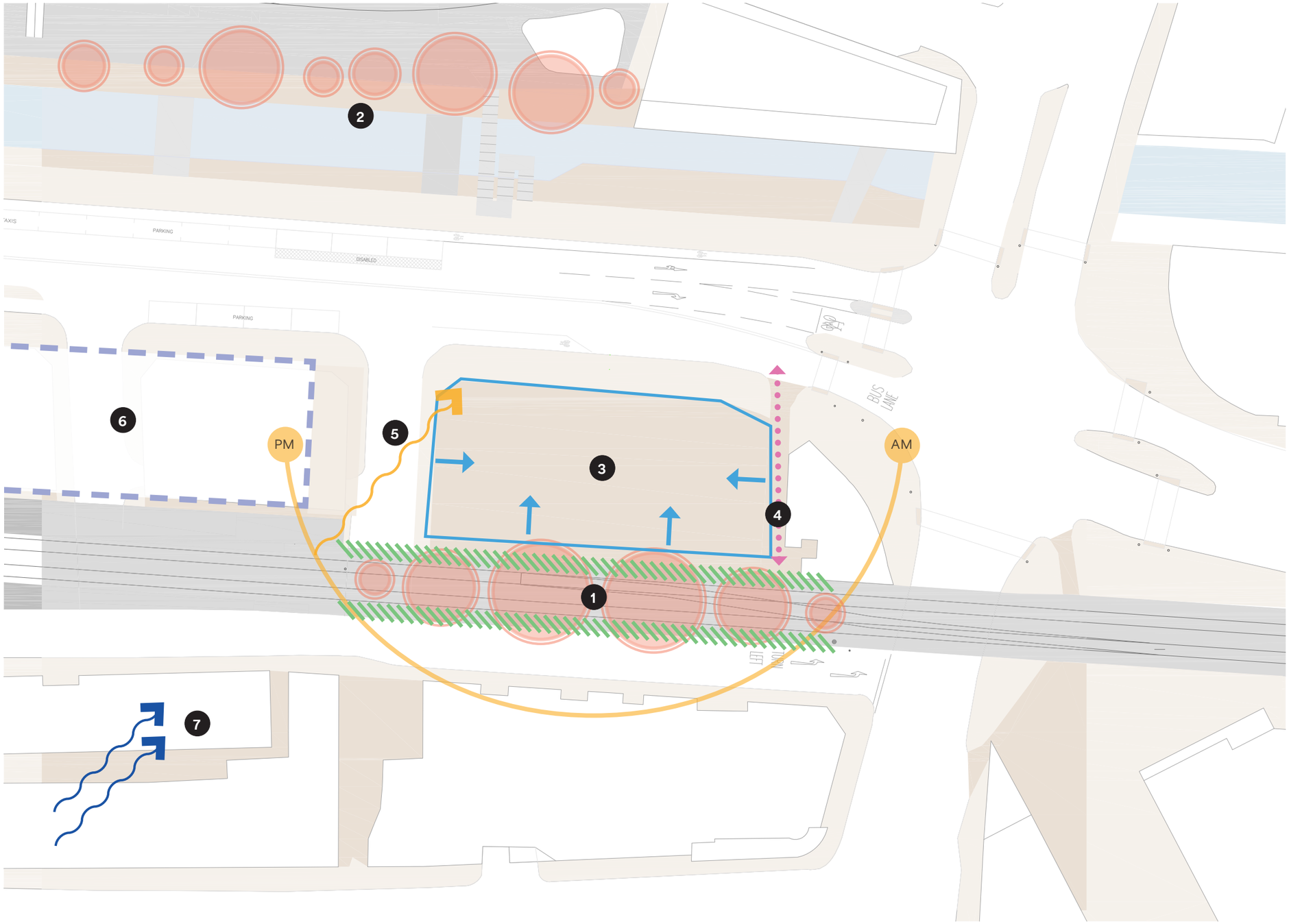
7. **Maximise Distant Views** available from upper levels

8. **Access to Service Maintenance.** Utilise side road for servicing & maintenance access



Constraints

1. **Noise and Vibration from Railway.** The site is directly adjacent to a railway viaduct, creating noise constrains, vibration considerations, and construction clearance requirements (3m offset)
2. **Noise Pollution.** Surrounding noise from Deansgate Lock's late-night venues
3. **Constrained Plot.** Constrained plot with railway viaduct to the south, City Road Inn to the east, and Glenbrook scheme to the West
4. **Shared Service Access** should be retained
5. **Overshadowing.** Risk of overshadowing and daylight loss affecting surrounding buildings
6. **Adjacent Approved Scheme.** Pre-approved scheme influencing design constraints (Glenbrook)
7. **Microclimate.** Exposure to prevailing winds may impact comfort and building performance



Immediate Context & Character

The site is situated to the south of Manchester City Centre and sandwiched between the Whitworth Street West to the North, the City Road Inn to the east and the Victorian Railway Viaducts.

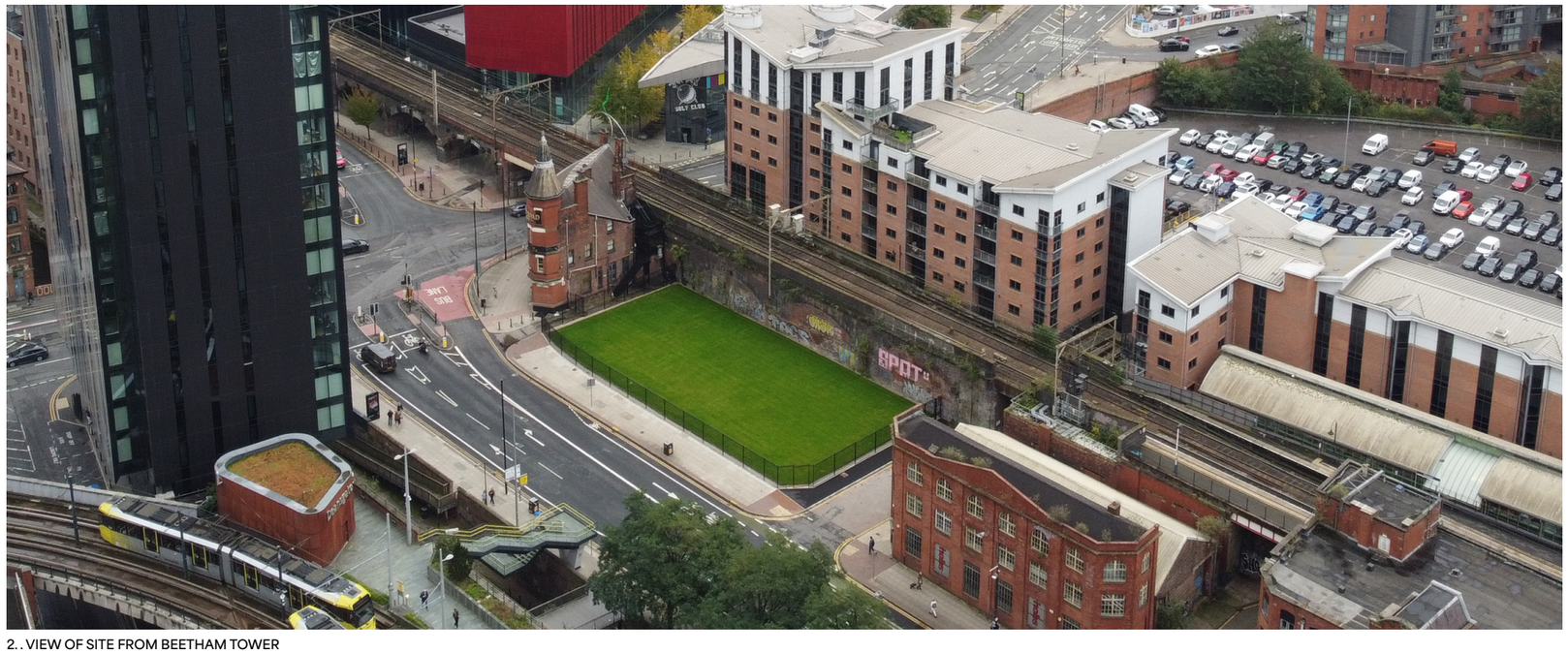
Whitworth Street West itself is a major route through Manchester, connecting the Western residential areas with the centre of the city.



1. VIEW ALONG WHITWORTH STREET WEST LOOKING WEST



1. Whitworth Street, East of Site - Looking West
2. Whitworth Street, North of Site - Looking South



2. . VIEW OF SITE FROM BEETHAM TOWER

Immediate Context & Character

Whilst the existing buildings are of an industrial Victorian style the area is currently under rapid development, which the skyline now defined by a series of tall schemes in and around the site.

The Contour towers to the south west of the site are prominent as well as the Viadux 1 and 2 tower developments to the north of the site.



3. VIEW FROM HACIENDA APARTMENTS



3. Albion Street, North-East of Site - Looking South-West

4. Whitworth Street West, West of Site - Looking East



4. VIEW FROM DEANSGATE BRIDGE LOOKING EAST

Historical Character | Retained

The Whitworth Street/Princess Street conservation area is uniquely Mancunian in character, its physical form being established by the wealth of fine Victorian and Edwardian buildings erected between 1850 and 1920. They reflect the historical importance of the textile industry in the city.

The conservation area was designated by the City Council in September 1974, and was bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the Piccadilly to Oxford Road railway viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street West, London Road and the viaduct.

Glazed terracotta is a key feature, leading itself to rich decoration.

Windows are predominantly of the vertical sliding-sash type. They occur singly, but are more often seen in pairs, threes, or occasionally in groups of four.

Entrance doors are very frequently located on the corners of buildings, and this is often associated with the further emphasis of a corner by means of elaborate detail, or by means of an extended roofline embellished with a tower or cupola.

1 - Characterful Chamfered Corners

The scale of the proposal means that this will be a 360 degree scheme, viewed from all directions. Therefore, by encapsulating a key characteristic of the local vernacular - the chamfered corner - the building not only responds to all directions, but also to its architectural heritage.

2 - Horizontal Banding

A characteristic that the local heritage architecture uses horizontal banding to 'break-up' the facades. This can be seen on nearby buildings such as Lancaster House, the Kimpton Clocktower Hotel and Canada House amongst others.

3 - Vertical Windows

Whether located individually or as pairs, threes or groups of four, windows are predominantly of the vertical sliding-sash type. Central House being a clear example.



LANCASTER HOUSE (ON THE WHITWORTH STREET/PRINCESS STREET JUNCTION)



LANCASTER HOUSE


POLICE / FIRE STATION ON LONDON ROAD

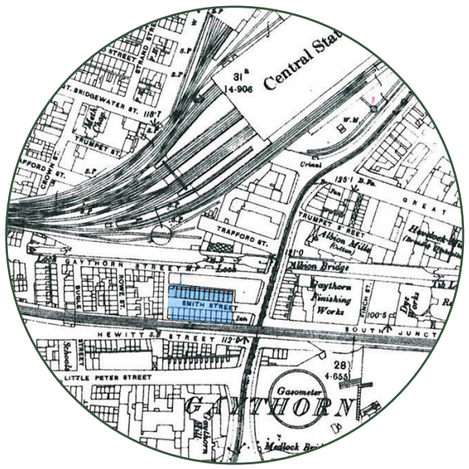

INDIA HOUSE (RED BRICK WITH BUFF TERRACOTTA DRESSINGS)


BRIDGEWATER HOUSE (WHITWORTH STREET)



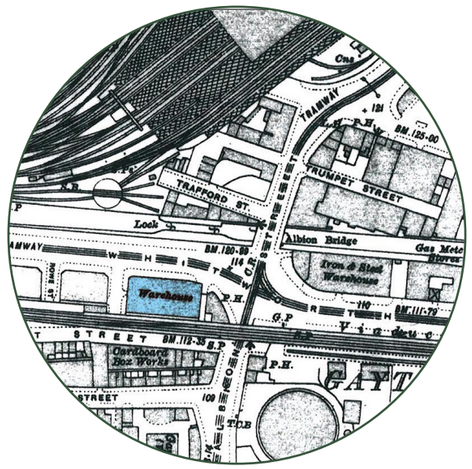
CENTRAL HOUSE

Site History | A Brief Summary



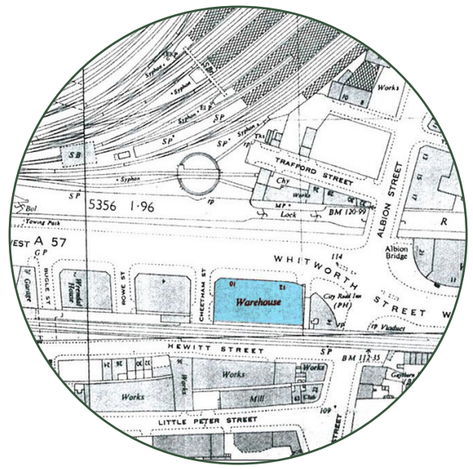
1896

The most significant change since 1850 is the Central Station (1880) and its viaduct to the north. The COTTON MILL to the south has been replaced by industrial buildings. Albion Street now appears in its current alignment, and the Gaythorn Gas Works, marked by circular structures, are located southeast of the site.



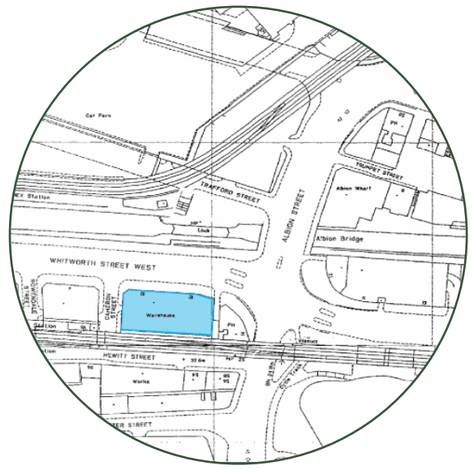
1934

The houses within the site and surrounding area have been demolished and replaced by a warehouse building. The previous building was built (1902) as a warehouse and saleroom for a firm of IRON AND STEEL MERCHANTS. City Road Inn, Knott Mill & Deansgate station are also built. The width and arrangement of Whitworth Street and the junction with Albion Street have been reconstructed to suit the tram alignments, forming a wider road linking London Road Station (Piccadilly) and Deansgate.



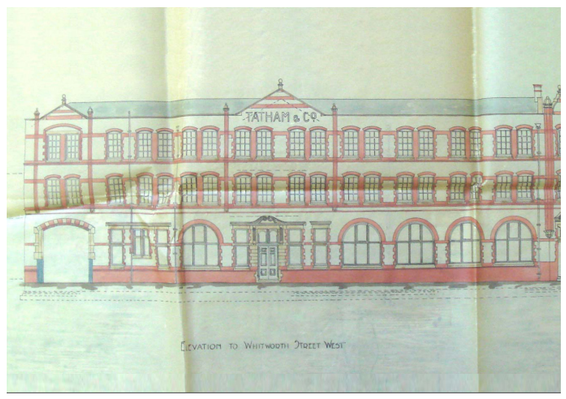
1989

By 1989, trams were removed from Whitworth Street. In 1990, Arup began converting the building for use as its Manchester OFFICES, including adding a new roof supported by a STEEL FRAME and removing the ground floor to create a car park. However, by 1992, work was abandoned, and the building has remained unoccupied since, with the ground floor and much of the internal structure stripped out.



2006

Central Station was sold in 1972 and used as a car park until MCC acquired it in 1978. It was redeveloped into a 10,000 sq. m exhibition centre in 1986, with an extension for conference facilities in 2001. Plans for further redevelopment are now underway. To the south, many factories, warehouses, and gas works have been demolished. The Bridgewater Hall to the north-east and the British Council office development to the south-east are now present.









Site History | Cottonopolis

Manchester Metropolis as the centre of the Cotton industry in the 19th Century (1769 - 1879 AD).

Cotton based textiles eclipsed the Cottage Industry crafts of Silk, Wool and Linen fabrics popular amongst Britons in the 1700's. Initially, appetite amongts Britons was fuelled by the exotic novelty of this luxury import from India via the East India Trading Company.

The 1700 & 1721 Calico Acts prevented the importation of any Cotton based produce to Briton from overseas. This led to a boom in Raw Cotton importation, from which Manchester became the 'Cottonopolis' of Britain

Whitworth Street West along with Portland Street and King Street attributed to Manchesters reputation as a 'Warehouse' City in 1800's.

Whitworth Street West association as the centre of this Industrial Era boom is evident through art and culture of Manchester such as in L.S Lowry's 'The Whitworth' interpretation of a typical urban experience, bottom right.

Water Tank to the Roof of a Warehouse is a particular feature to Whitworth Street West as Steam Power began to improve the speed and efficiency of Cotton Mills in Victorian Britain.

HORIZONTAL EMPHASIS TO ELEVATIONS



WHITWORTH STREET WEST, 1962 (HIGHAM,W.)



THE CITY ROAD INN, 1962 (HIGHAM,W.)



WHITWORTH STREET WEST, 1962 (HIGHAM,W.)



L. S . LOWRY PAINTING OF 'THE WHITWORTH', 1965.

Textile Making | Industrial Process

Cotton Imported from Overseas

Imported Cotton was bought into Manchester via the River and Canal network. Grown on plantations overseas, it would have been cultivated and harvested by hand using forced labour. Slaves would have been made to 'pick the cotton' from dawn til dusk often with awful working and living conditions.

Preparatory Process

Seeds and impurities are removed from the fibres, it is then cleaned. It then goes through a process of Blending, Carding, Drawing and Combing. This aligns the fibres into a parallel arrangement and produces cohenrant strands that become easier to work with in manufacture.

Spinning

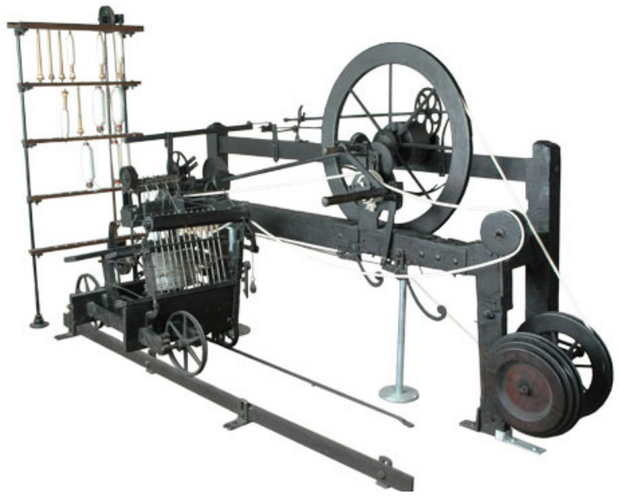
Cotton Strands are spun on a machine to reduce thickness and bind fibres together in a twist and wind motion. This would have been on a Ring or Mule frame.

Weaving

Interlacing two sets of threads on a Loom. Crossways yarn is called 'Weft' and Longways yarn is called 'Warp'. The longways yarn is often 'sized' to add strength and smoothness using a gluey like substance.

Finishing

The process to give the basic versatile material a unique quality or appearance. This can be any process to enhance the material whilst retaining its textile like material properties.



EXAMPLE OF A MULE TO SPIN YARN.

The Weft ---------->

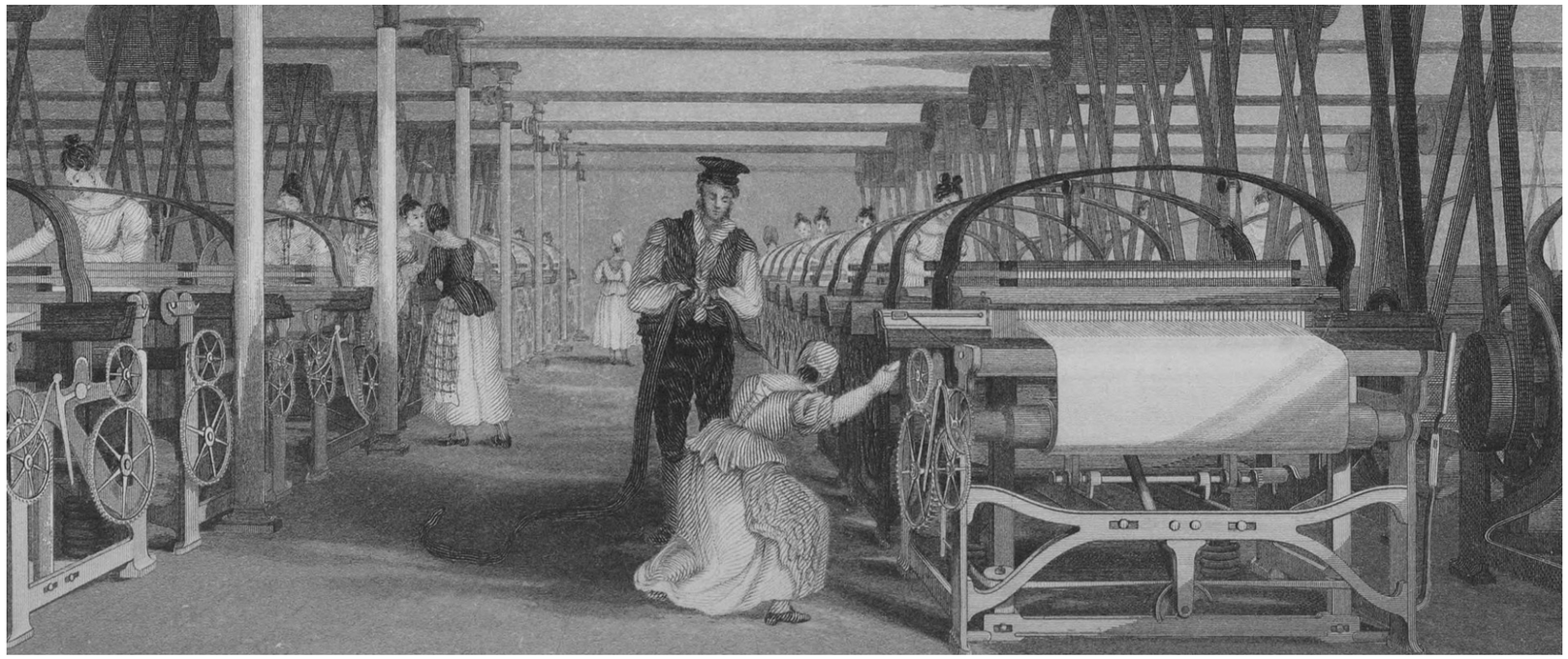
The Parallel arrangement of continuous fibres to give structure to textile.

The Warp ....

The aesthetic pattern and appearance of the material.



EXAMPLE OF AN EARLY LOOM, WEAVING COTTON INTO TEXTILES IN 18TH C.



POWERLOOM WEAVING , DRAWING FROM 1835.

4.0 Amplifying the Place

Design Engagement Process

March 2025

Pre-Application 01

An initial pre-application meeting was held with Manchester City Council on 18th of December 2024 to discuss the proposed development. The LPA advised that they did not consider the principle of the proposed PBSA use to be appropriate in this location.

August - September 2025

Community Engagement

A 40-day consultation was undertaken between 18th August-26th September, in line with national guidance and Manchester City Council's Statement of Community Involvement. The process combined digital and in-person methods.

December 2025

Design Review Panel 03

This review focused on addressing previous constructive comments made regarding the materiality. The panel advised that the choice of bronze cladding represented a meaningful response to the panel's earlier concerns. All previous concerns were considered to be resolved, "the amended scheme demonstrates genuine and thoughtful progress" and confirmed they would be "happy to support the design" of the proposed development.

May 2026 (Present)

Planning Submission

2025

March 2025

Design Review Panel 01

A request was made to the Places Matter Design Review Panel (DRP). The purpose of the review was to obtain external feedback on the proposed design to ensure that the development was of a high-quality. There was clear support for the proposed scale, mass and height of the scheme, commenting that the development has the "capacity to be refined, crafted and elegant... can be quietly distinctive within the ensemble of the adjacent buildings".

October 2025

Design Review Panel 02

The panel continued to support the scale, mass and height of the scheme, particularly in the context of the existing taller neighbour. The panel set out that they considered the elevational approach to be strong, noting the base of the development to have a good proportion in relation to the adjacent buildings. They welcomed the "subtle nature of elegance" added by the chamfer, but considered that a warmer colour tone was needed for the materiality to reflect the generally red character of the vicinity.

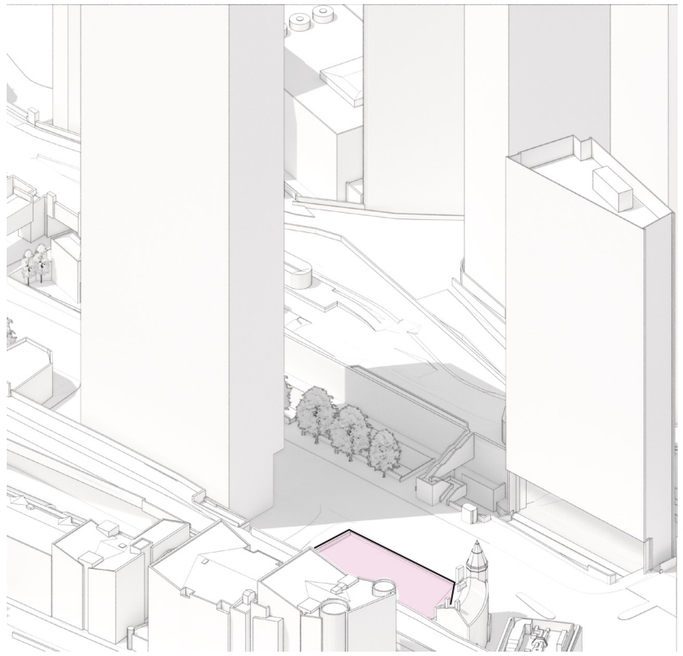
2026

January 2026

Pre-Application 02

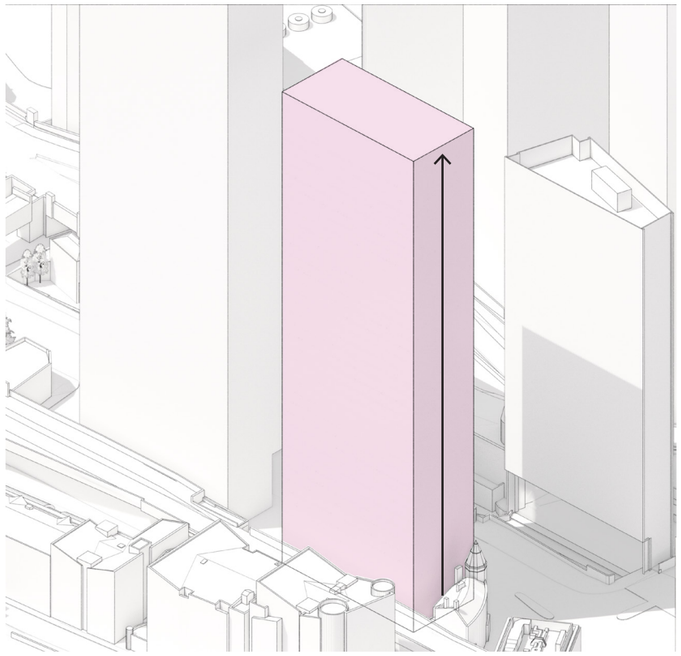
A second design-focused pre-application meeting was held on 14 January 2026. Feedback was broadly positive about the overall design, while highlighting areas for further consideration, including planting on Whitworth Street West, servicing arrangements, the student move-in/move-out strategy, and noise and air quality impacts from the railway line and Civic Quarter Energy Centre, as well as noise from the Rebellion music venue.

Mass | Transposition into Cluster



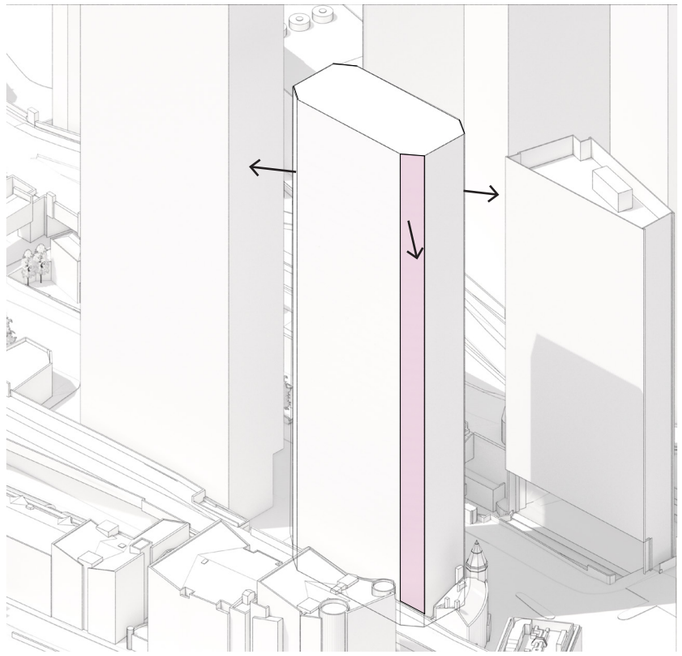
Perimeter Development

The principle of perimeter development has been set out by all previous renditions of proposed development of the site. There are limitations to form due to the constrained nature of the plot.



Mass in Context

The height is defined in part by the precedent set out by the consented / lapsed schemes to date. This plot is highlighted as suitable for a tall building, height should make consideration to the cluster the developing cluster it sits within.

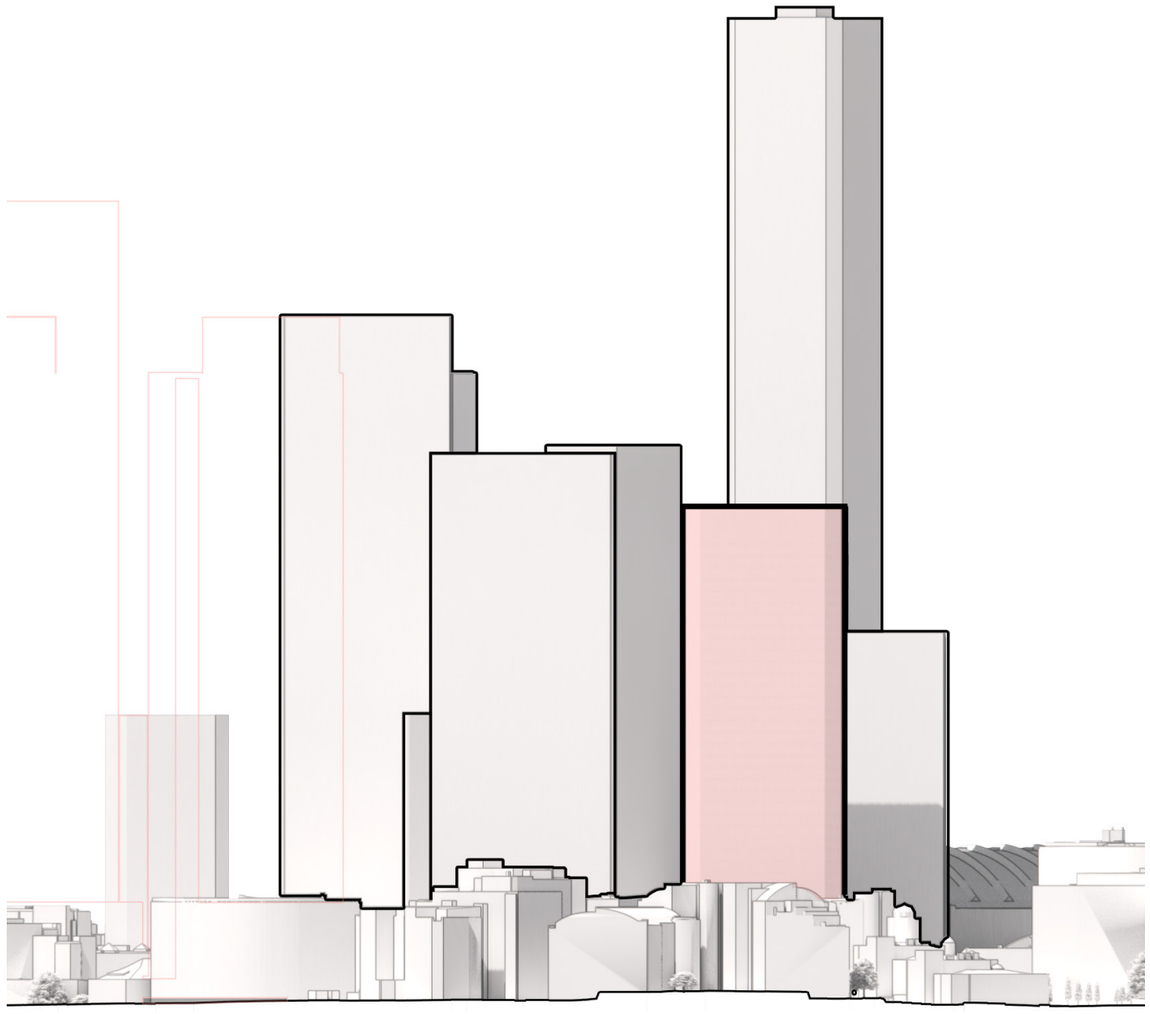


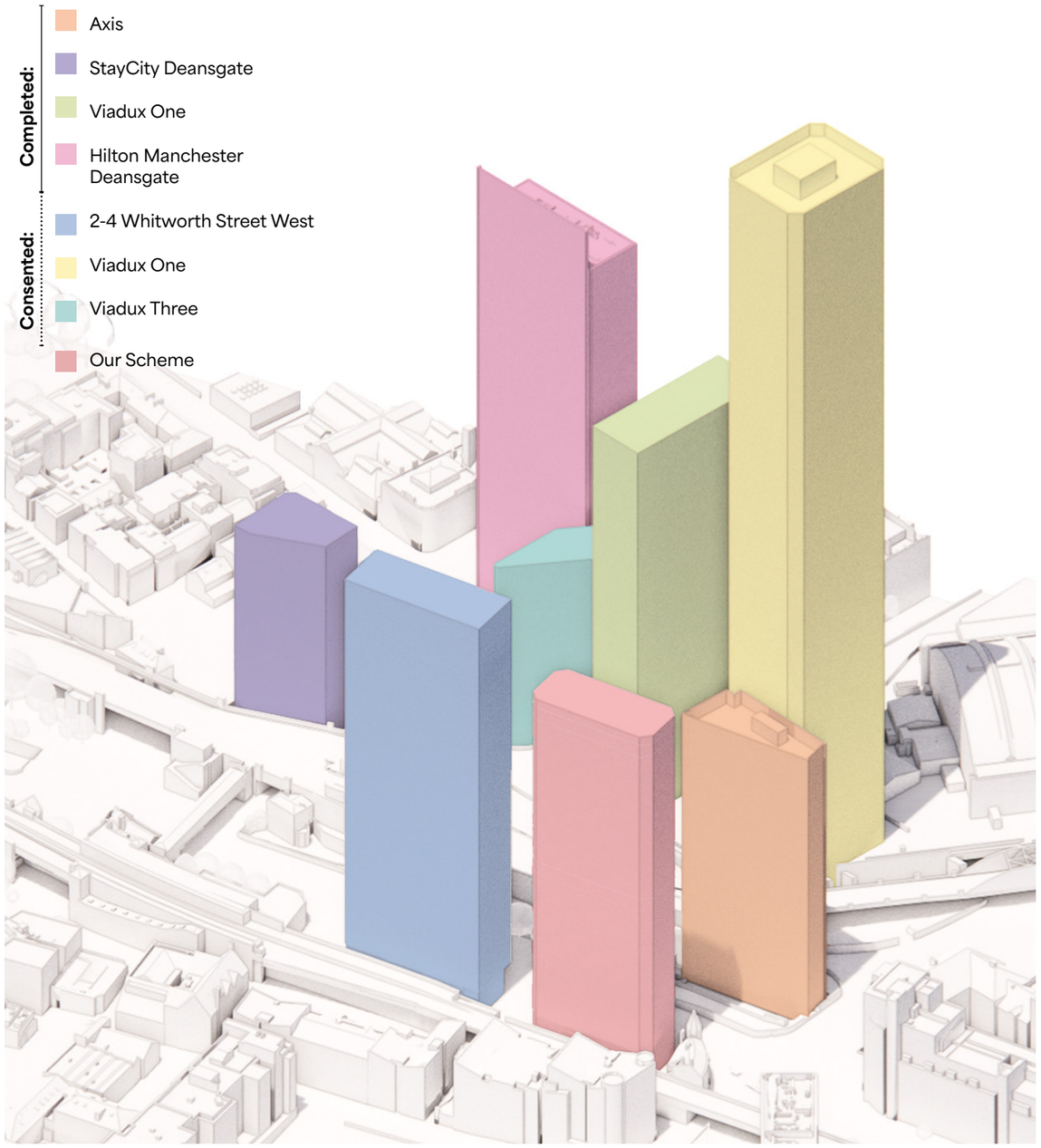
Historical References

Chamfering the corners of the mass is a direct response to Victorian Manchester, where the city block addresses the street corner. This is repeated to all corners to create an elegant form , creating dynamism and softening the interface between the main four elevations to enable a wrapping of texture.

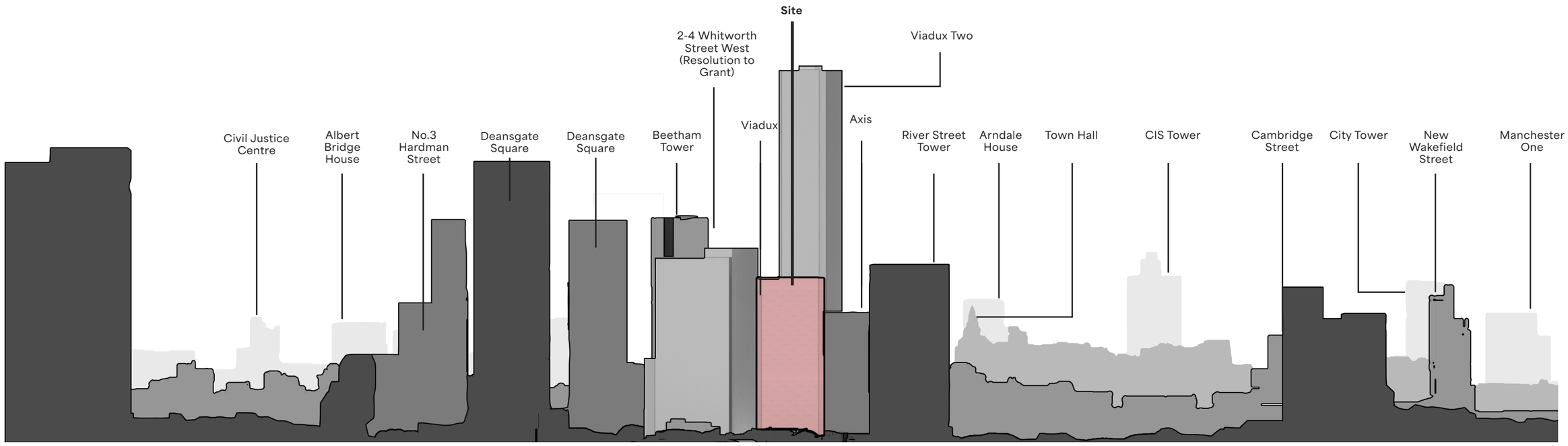
Mass | Transposition into Cluster

The massing of the building has been carefully considered in response to its context. The proposed height addresses the emerging scale of development along Whitworth Street West, with the proposed height being inbetween that of Beetham Tower and Axis Tower, resulting in a harmonious and well-integrated relationship with the surrounding urban environment.

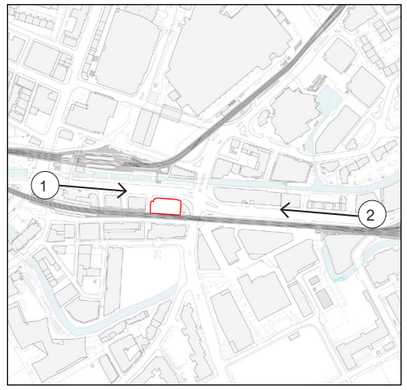




Mass | Transposition into Manchester Silhouette



Mass | In Context



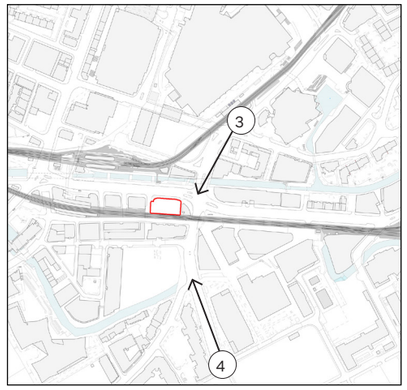


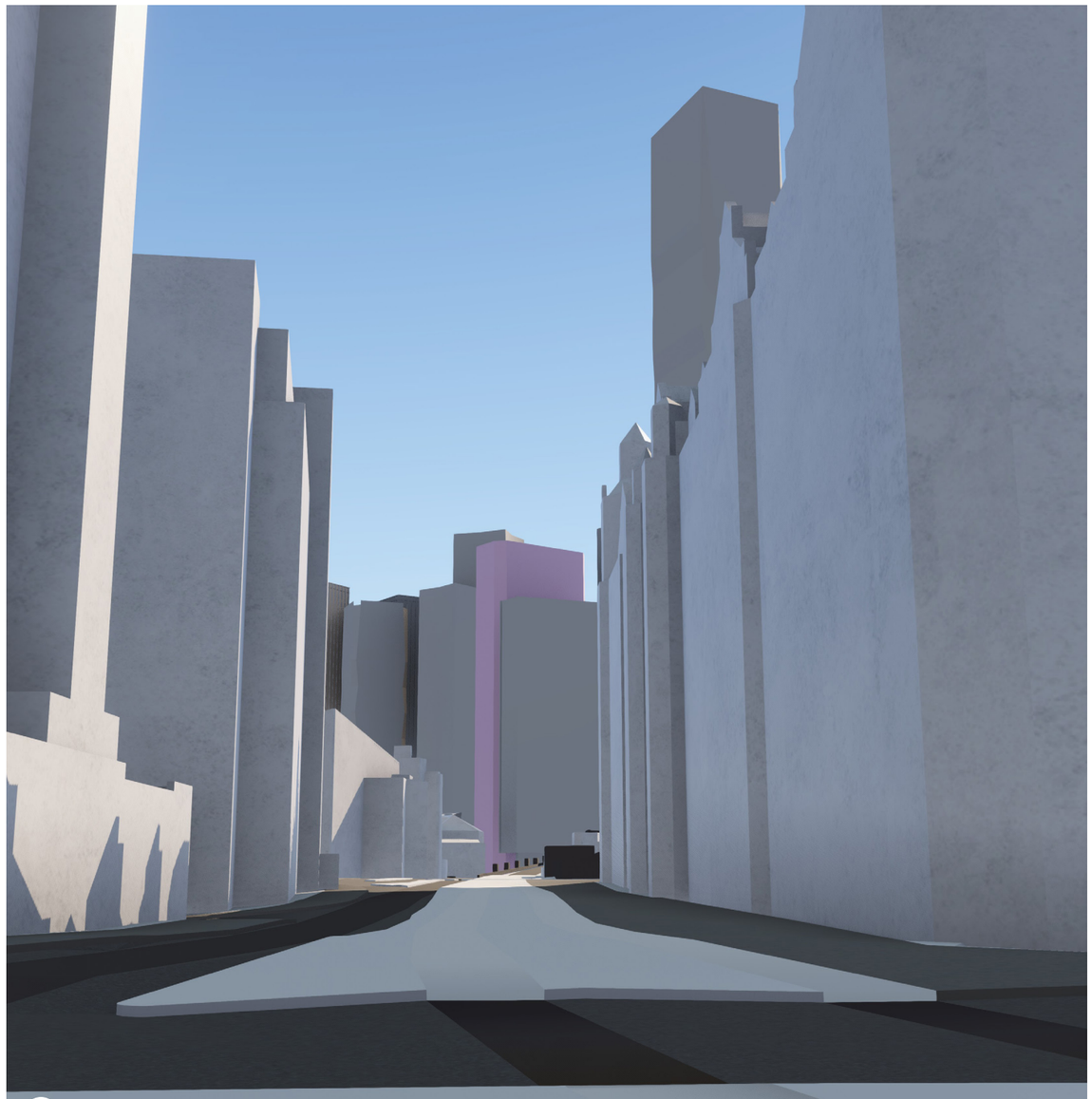
1 A view looking east from outside Deansgate Station.



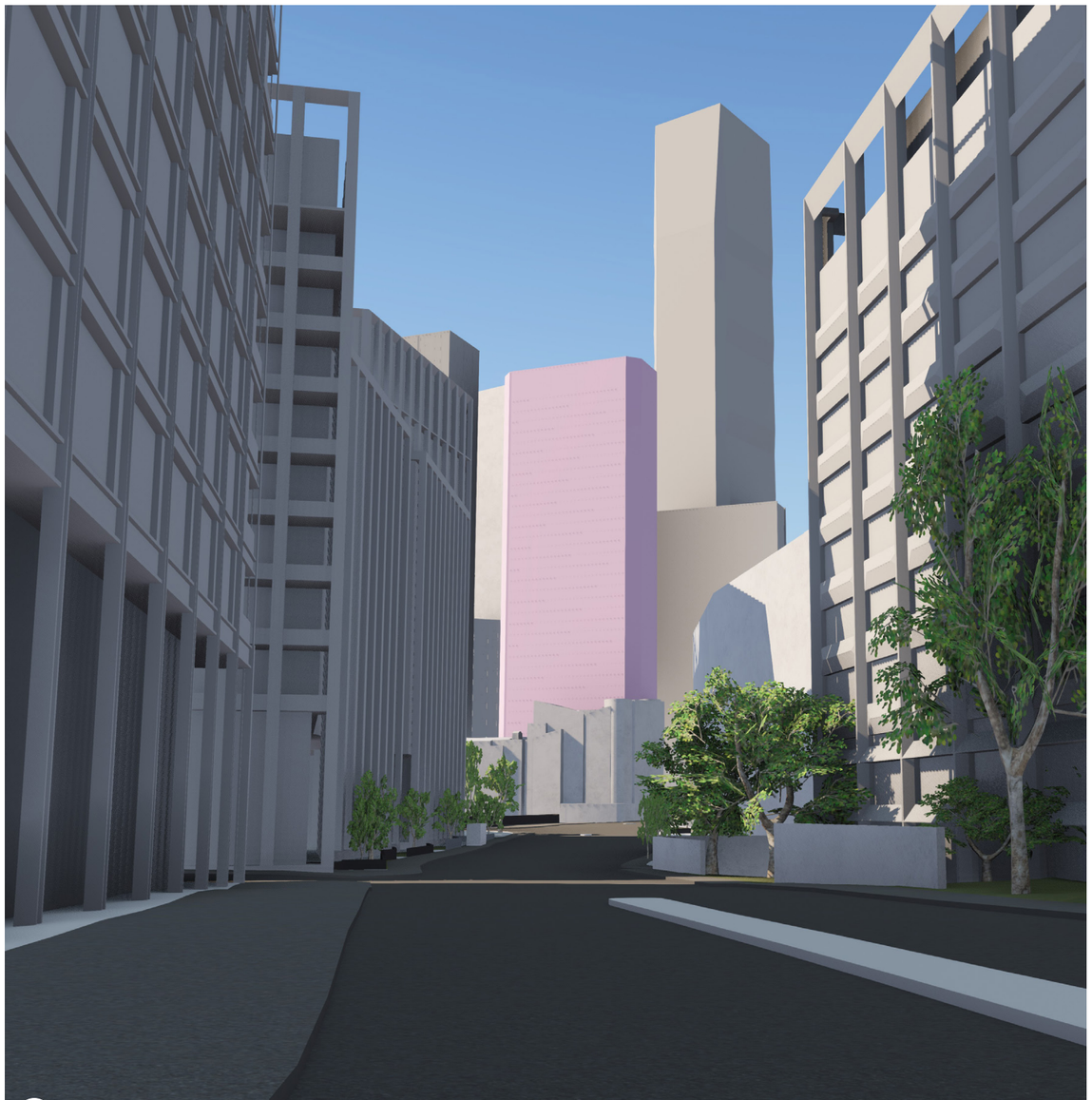
2 A view east of the site from near the Oxford Rd station.

Mass | In Context





3 South-west from Central Library.

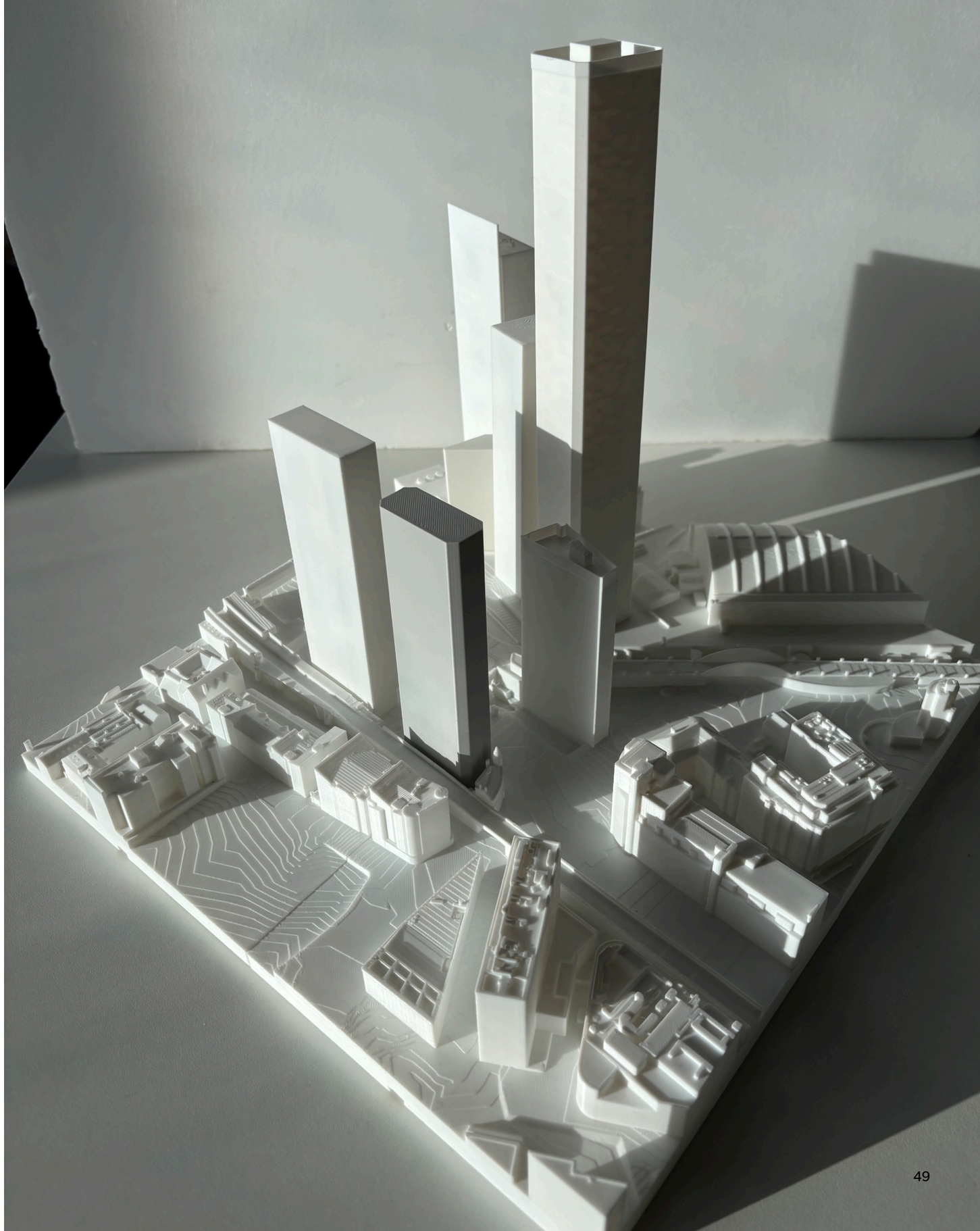


4 Medlock Street looking North

Concept

C&W | Massing Model

We used a range of media to explore the iterative process of design. An in-house physical model was created to provide a 360 degree observation and analysis in context.



Concept Narrative | Heirarchy

Exploring the Cotton Making Process

The Weft and the Warp to Create the Weave

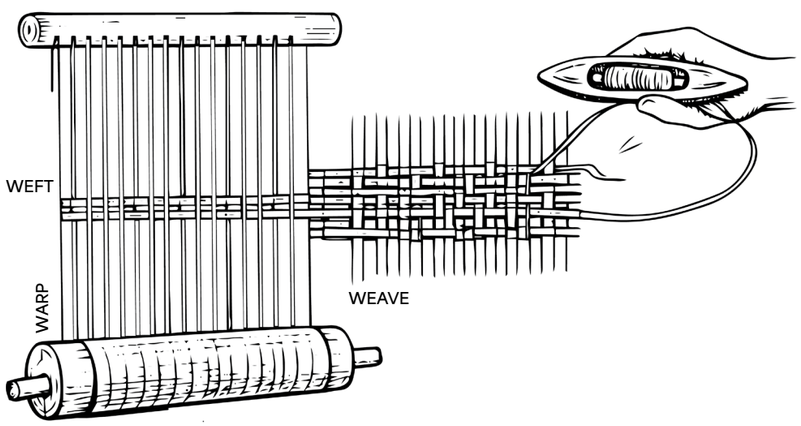
The design concept emerges from the site's cotton-making history. The act of weaving is reinterpreted by establishing a 'warp' and 'weft' framework, whereby structural and spatial elements weave, creating a cohesive design language which echoes the processes of textile production.

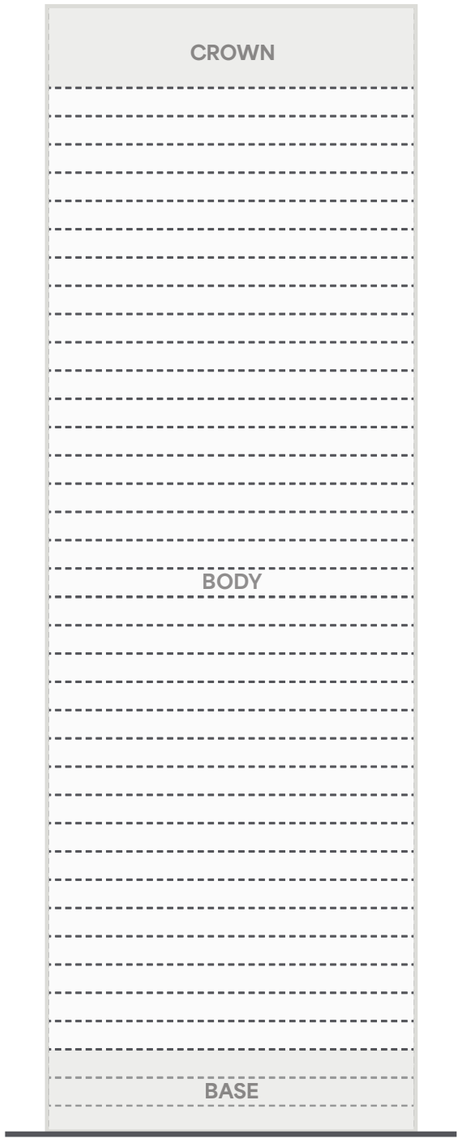
Creating the Formwork for a Woven Facade

The natural horizontal emphasis when creating levels is celebrated across the 'body' of the building, which creates a WARP.

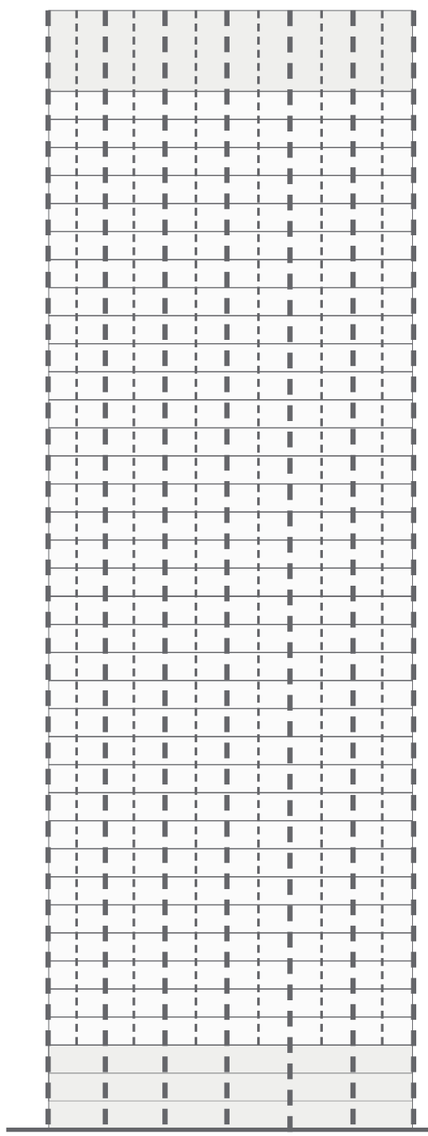
Following this, vertical structure is applied to the building, creating a perpendicular WEFT formwork.

The WEAVE pattern is then created by interlacing the warp and the weft through aligned facade panels.

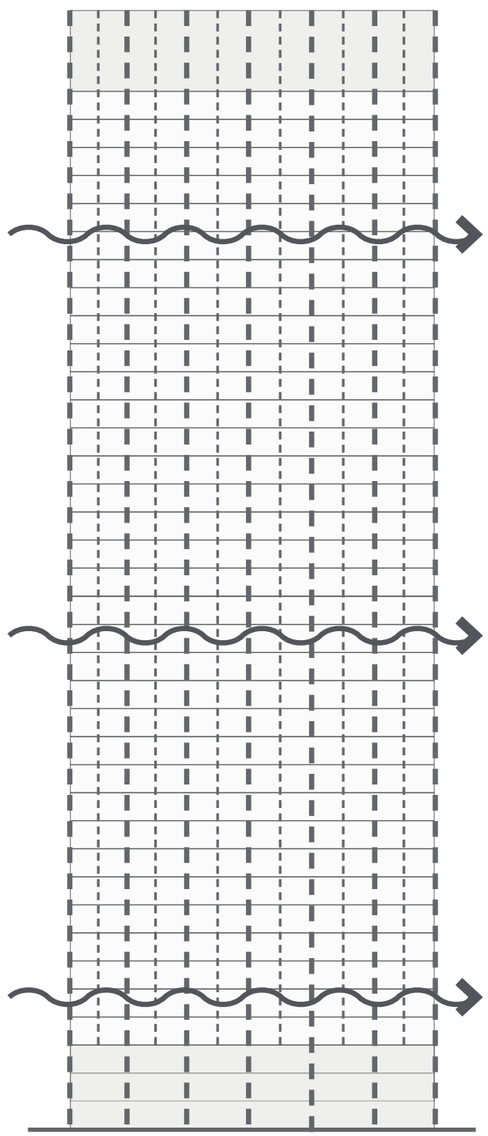




THE WARP
(FRAMEWORK)

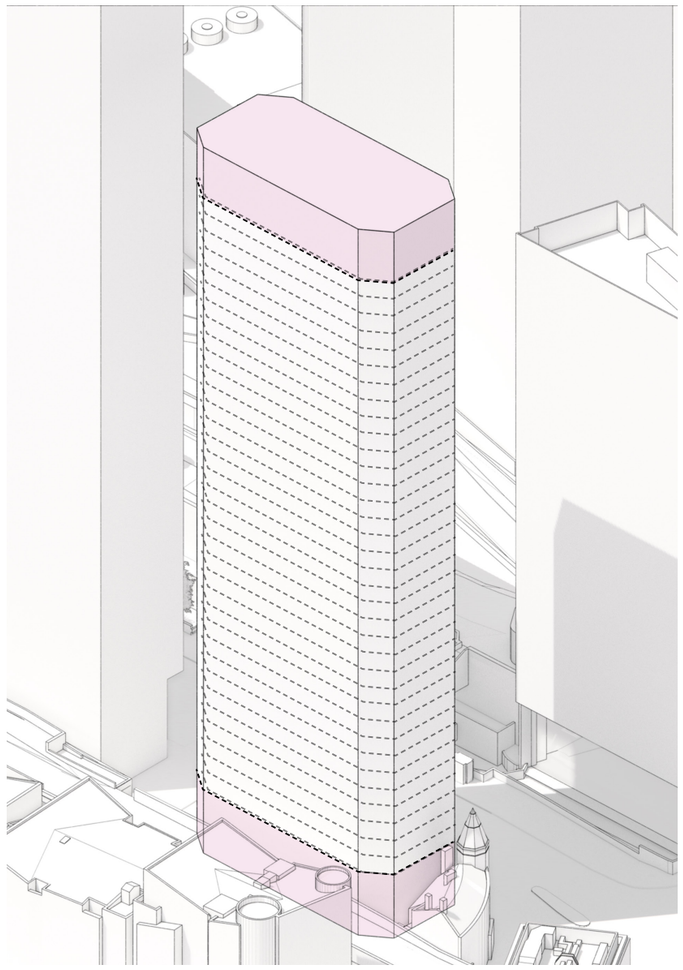


THE WEFT
(PERPENDICULAR FRAME)



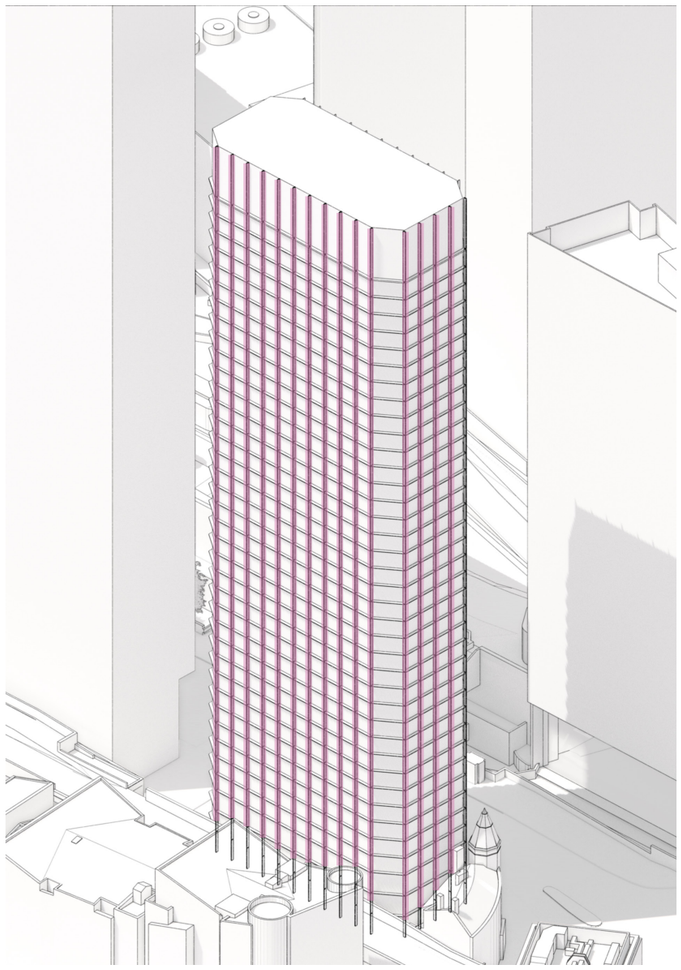
THE WEAVE
(PATTERN CREATED)

Body | Architectural Translation



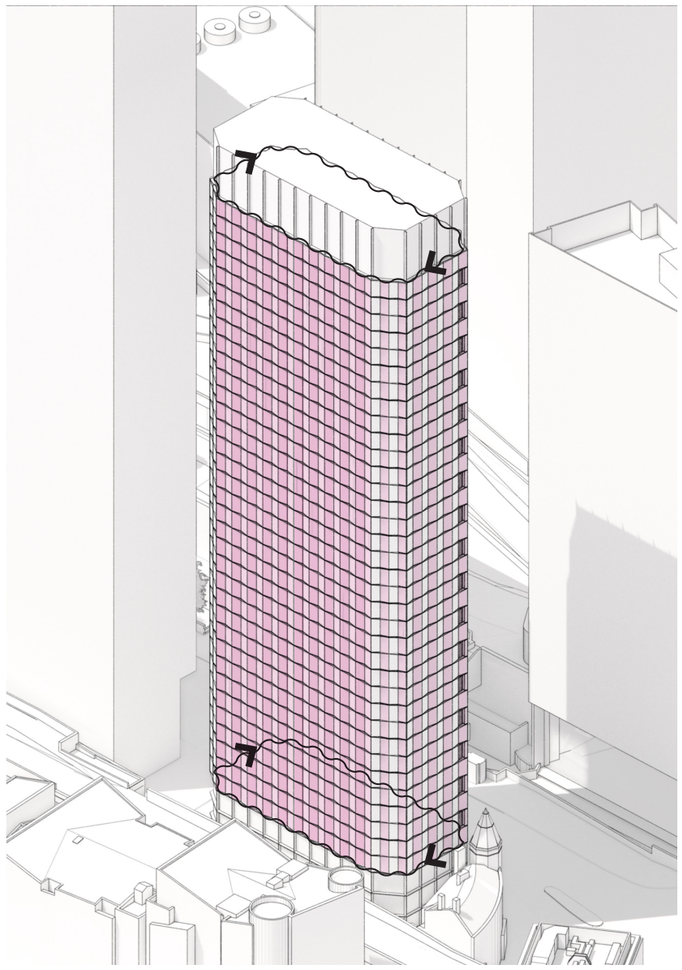
Horizontal Organisation

Horizontal banding was then added to define floors and uses. Enhanced base and crown were established.



Applied Grid / Verticals

The horizontal grid and vertical grids were then merged to create a ‘weft’ and ‘warp’

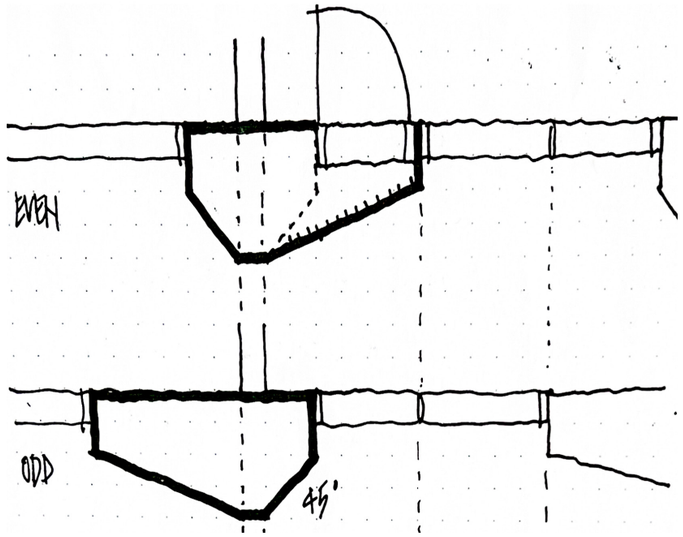


Woven Facade

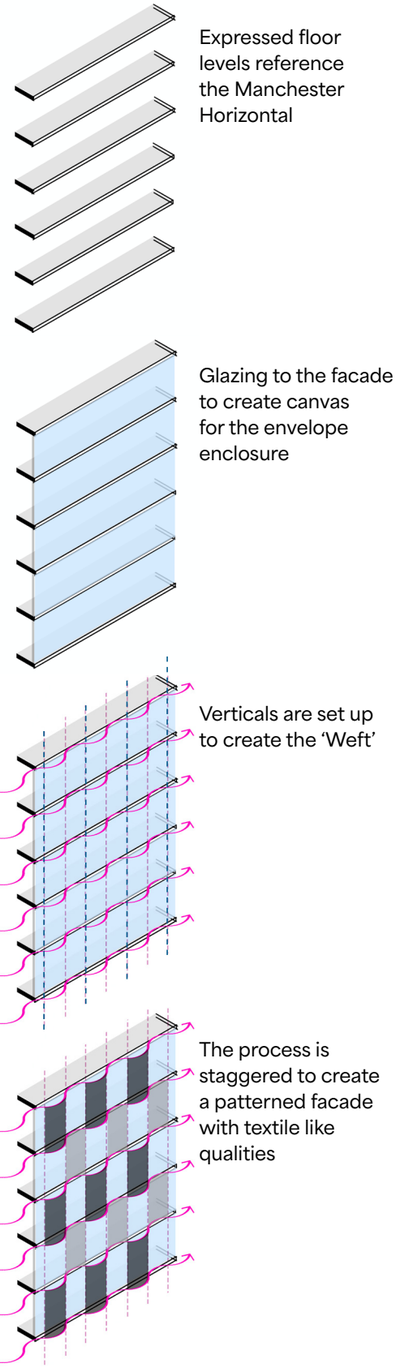
Dancing facade panels were then used to create the woven facade

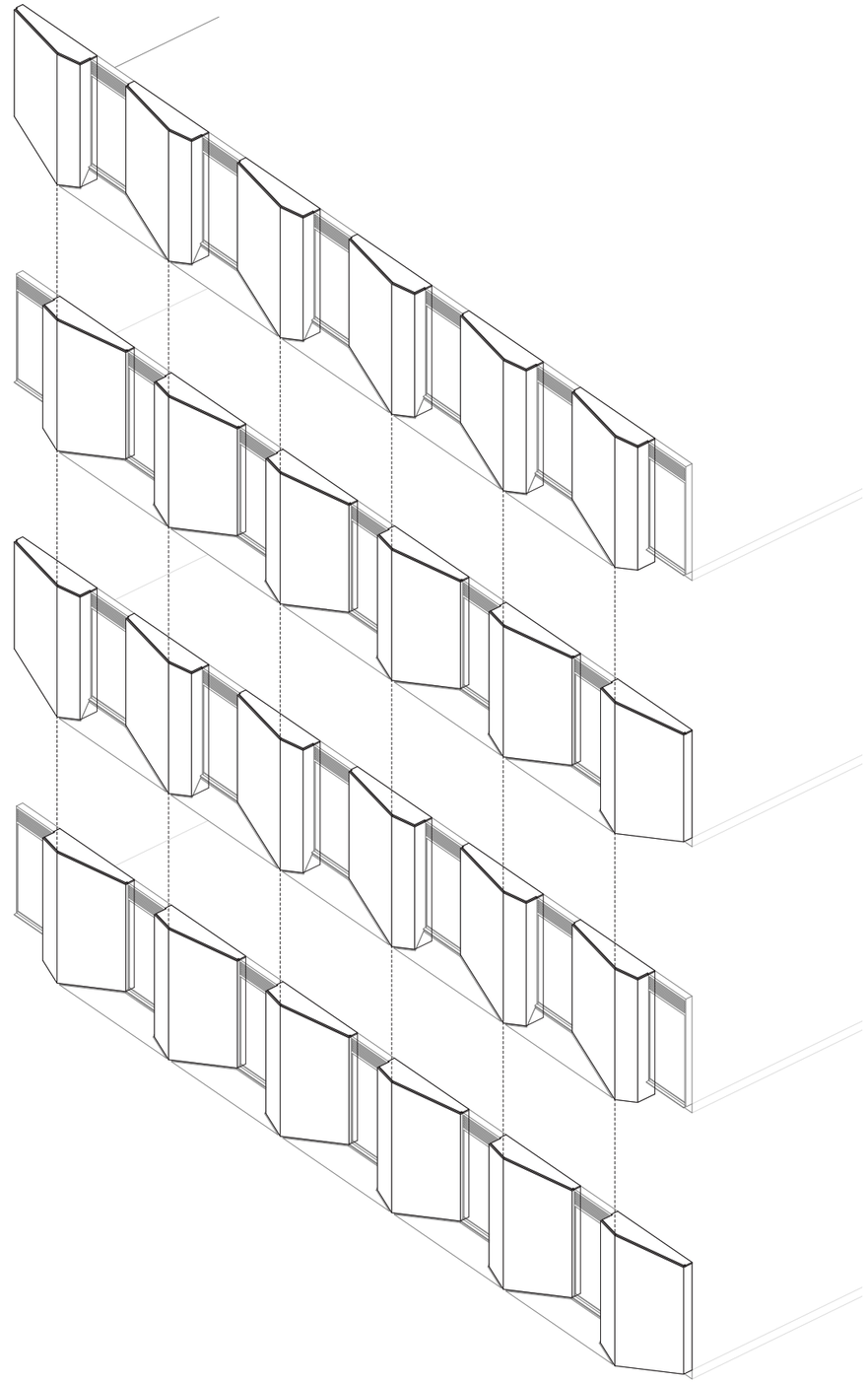
Body | Texturisation of the Facade

Each room module interface with the facade has been set out equidistantly on the facade, allowing a clean repeated pattern such as that of a patchwork blanket or a patterned textile. The fundemental aim was to use this pattern to create depth and intrigue to the elevation. The facade panel system and glazing alternates horizontally and is then alternated by floor, allowing a greater horizontal emphasis, like a series of interlocking, sliding planes. The solid to void ratio is manipulated by perforating the panel to one side, conveniently allowing an opportunity to provide a rapid vent to the side as illustrated below.



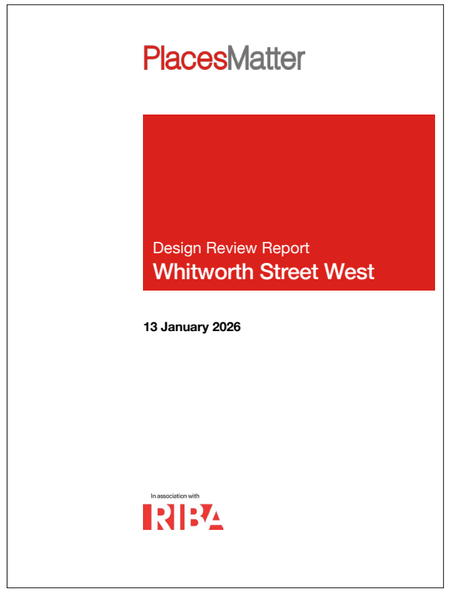






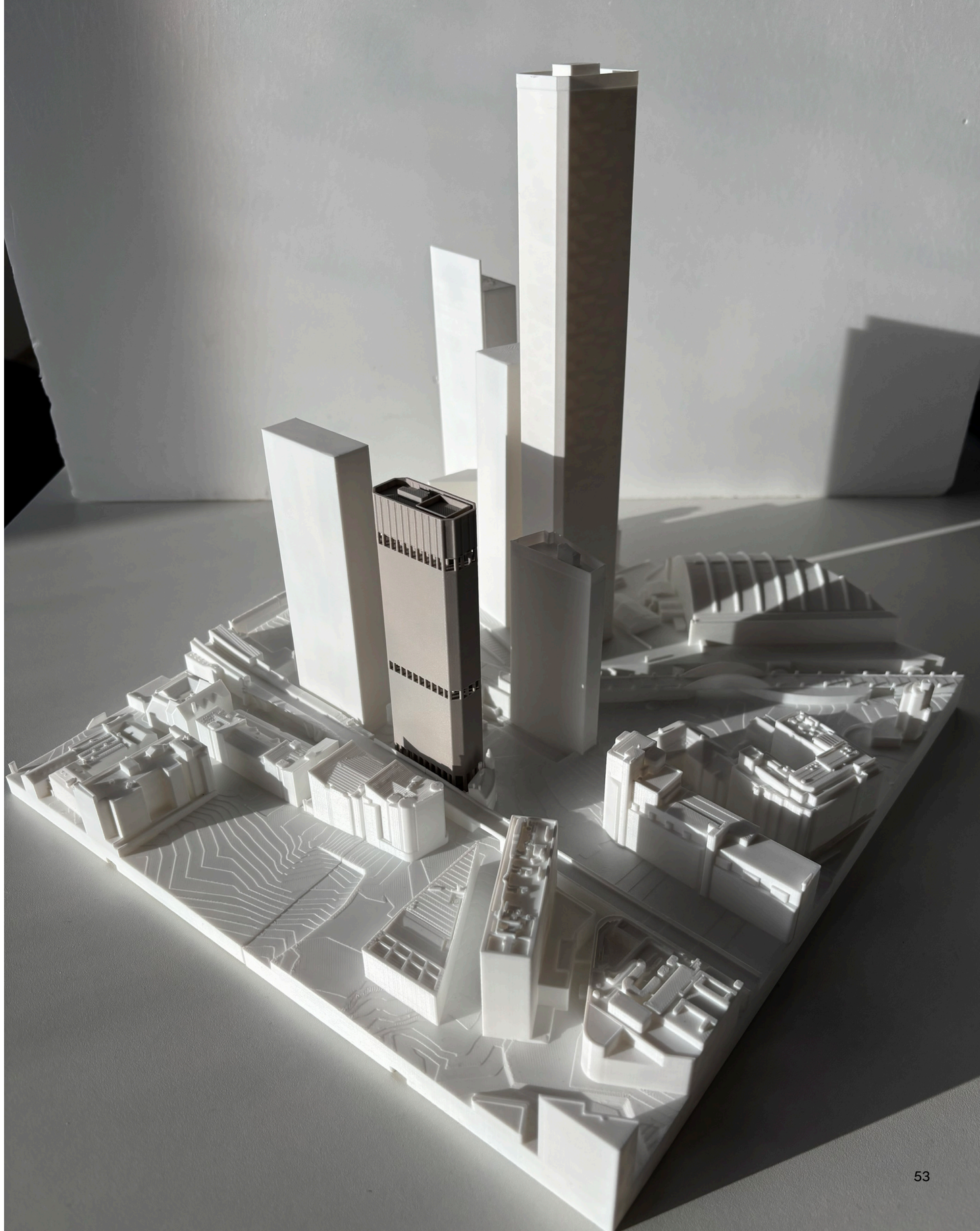
DRP 01

Presentation to Places Matter

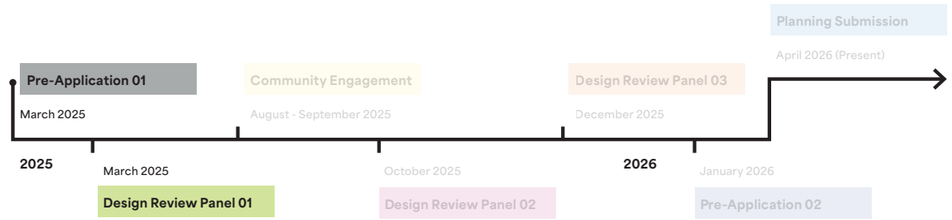


Places Matter Response

...the chamfered corners and the depth of the façade, were thought to be real positives about this “lovely and clever scheme”.

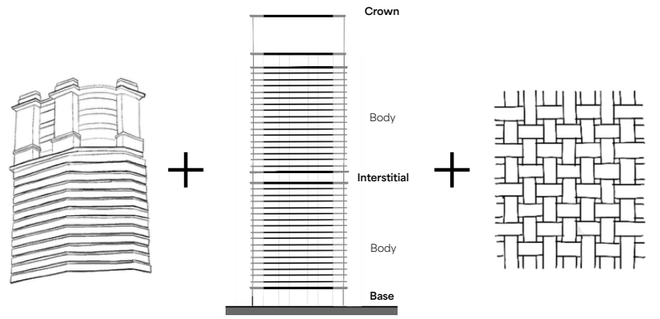


4.4 Design Review Panel 01



Design Development Summary

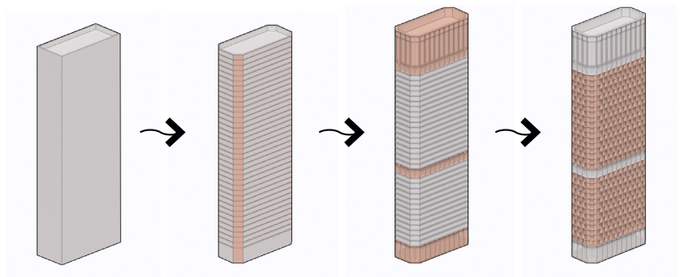
The initial proposal presented contained an intistitial floor to break the mass into three portions. The crown was more dominant over the tower, immitating and inspired by a victorian waterstorage tank which were prevelent to the function of the water reliant industrial process of creating textiles. These were decorative practical features of the streetscene, a prinicple we represented by breaking the crown away from the bulk of the mass, as per the visual to the right.



Concept 01
Contextual References to the Manchester Horizontal and Cottonopolis

Concept 02
Strong Framework to create a 'Weft-like' structure.

Concept 03
Patternation to facade - the 'Warp' to the 'Weft' Horizontal Structure

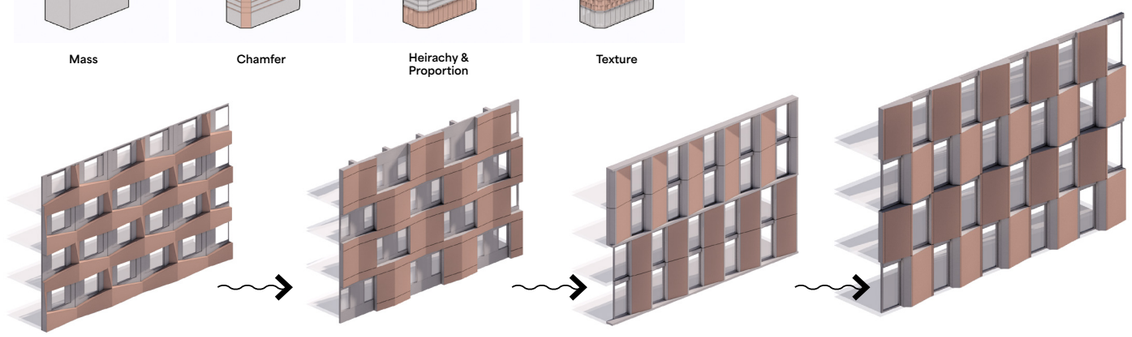


Mass | Chamfer | Heirachy & Proportion | Texture



Initial Bay Study

1. Decorative perforated panels concealing window vent
2. Vertical cladding fin acting as the 'weft'
3. Undulating facade cladding panel with feature textured finish
4. Feature horizontal band asthe 'warp'



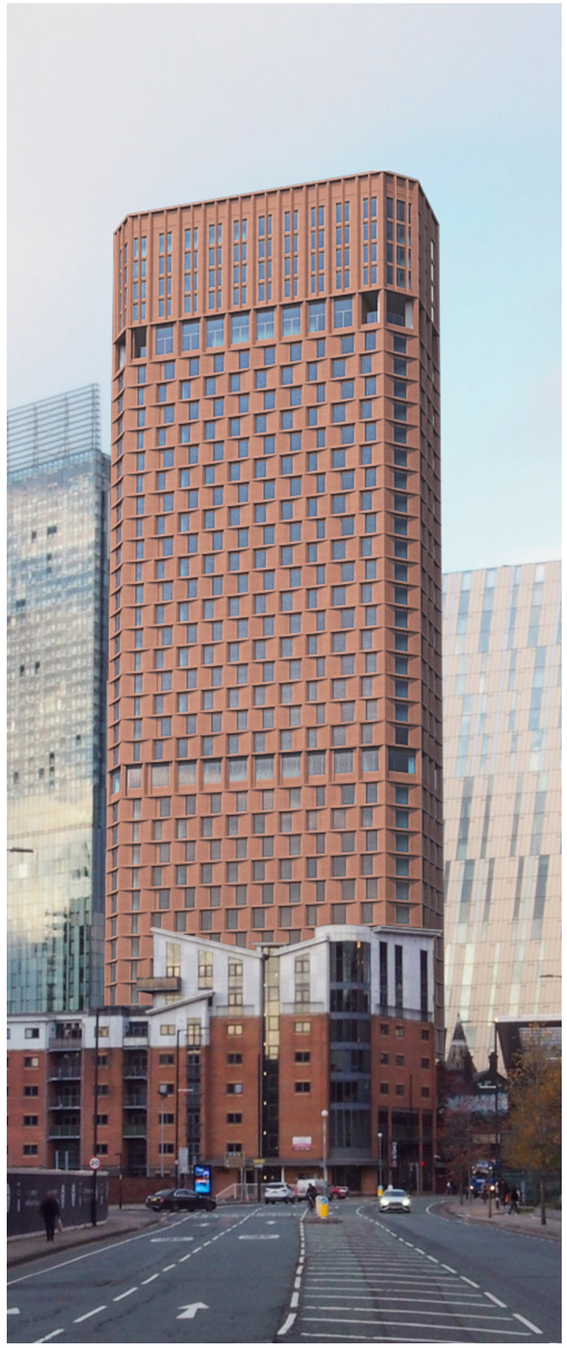
Weft 01
The weave is designed almost as a fabric draped around the building. Three dimensional faceted panels sit infront of paired windows.

Weft 02
A calmer facade inspired by the weaving of cotton on a loom. An interesting concept that is effective when viewed closely, however has less impact when viewed from distance.

Weft 03
This option looks at making a clearer pattern when viewed from afar with the angled, double-height, panels providing a dynacism to the facade.

Weft 04
The chosen option - a development of the previous facade option that is of a single order. As the sun navigates around the site, the panels will be viewed differently depending on the angle of the sun.

The single order also sits more harmoniously with the feature levels and becomes almost a textured skin wrapping around the structure.



Places Matter Response Summary

- Panel supports the scheme's scale, mass, and height
- Potential for refinement into a crafted, elegant design
- Refreshing alternative to typical glass towers; quietly distinctive
- Elevation and materials supported in principal
- Continue testing colours, crown design, and long-range views
- Ground floor design needs significant enhancement ("turn up the dial")
- Refer to Designing Mind-Friendly Environments by Steve Maslin
- Review streetscape requirements
- Engage a landscape architect for this busy location
- Curate the overall experience to support student wellbeing

In summary, the Panel supports the scale, mass and height of the scheme. It has the capacity to be refined, crafted and elegant. It is refreshing to see something that isn't just another glass tower and that can be quietly distinctive within the ensemble of the adjacent buildings.

The Panel would welcome the opportunity to see the next iteration of this scheme, perhaps as a Desk Review, once you have refined your proposition and the discussions with the Local Planning Authority are concluded on this current proposal.

Reference:	PM_2025_006
Chair:	Tony Wyatt (Urban Design& Heritage)
Panel:	Erst Ter Horst (Architect)
	Maggie Mullen (Architect)
Design Review Manager:	Richard Tracey
Observers:	None, *Invitations sent:*
	Dave Roscoe (Manchester City Council)
	Jennifer Atkinson (Manchester City Council)
Design Team:	Michael Lampard (C&W)
	Alex Rudge (C&W)
Client Team:	Samual Castle (Tri7 | Fusion Group)
	Lee Goldberg (Fusion Group)

C&W | Key Findings

Massing Composition

The current form may be overly fragmented–consider reducing the number of cut-outs to achieve a more cohesive massing strategy.

Crown Design

The crown element requires further refinement and a stronger conceptual rationale. Look to decorative rooflines from other Manchester developments for inspiration.

Base Treatment

The base should establish a stronger visual and physical connection to the public highway, helping to anchor the building within its urban context.

Connection to Outside Space

Further consideration is needed to enhance the public realm and ensure the design responds effectively to human scale.

Materiality

The material palette needs to be fully developed and confirmed. The bold use of red is supported, however continue testing ideas.

Weave Pattern Concept

The weave pattern is a compelling design feature that contributes to the building's elegance and visual interest, particularly from a distance.

Student Experience

Develop the student journey through a series of stages spaces which cater for a wide variety of needs. Ensure that spaces can be well-used, well liked and functional.

Strengths

- Scale, Mass and Height - has the capacity to be refined, crafted and elegant.
- Refreshing alternative approach - a non-glass tower that can be quietly distinctive within the ensamble of adjacent buildings.
- 'Weft and warp' concept
- Weave pattern - a compelling design feature that contributes to the buildings elegance and visual interest, particularly from a distance.
- Depth of facade, chamfered corners

Areas of Improvement

- Massing Composition - to seek a more cohesive massing strategy with a reduced fragmentation.
- Base Treatment - strengthen the visual and physical connection, 'turn up the dial' and make it 'more massive'.
- Crown Design - investigate further refinement and a stronger conceptual rationale.
- Materiality - Further develop the palette of materials, adding texture and detail.
- Student Experience - ensure to develop a journey of sequential spaces that can be well used, liked and functional.



Public Consultation

The Applicant is committed to delivering a comprehensive consultation process that provided detailed information on the scheme and encouraged feedback from a range of stakeholders. To that end, a 40-day consultation period was undertaken, from Monday, 18th August until Friday, 26th September. During this time, 22 responses were received from members of the public.

The consultation was designed to accommodate the diverse needs of various audiences by removing barriers to participation, enhancing accessibility and providing clear, digestible information. To ensure inclusivity and engagement across all interested parties in the area, a range of methodologies, as outlined below, were employed.

A dedicated website

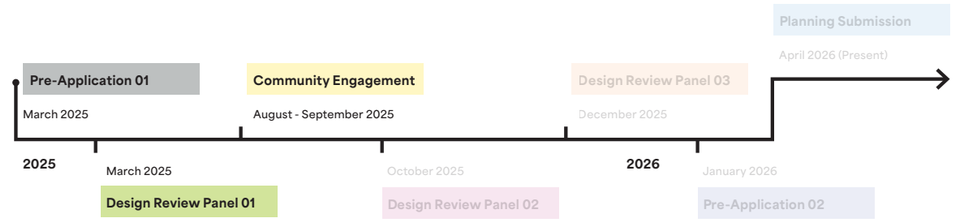
www.whitworthstreetwestconsultation.co.uk

Launched on Monday, 18th August to coincide with the start of the consultation. the website included the following information:

- A welcome page detailing the plans and providing further information about the consultation
- A virtual exhibition providing information in an accessible and interactive format
- A section explaining the key benefits of the scheme and considerations
- Frequently Asked Questions page to address expected queries
- An online feedback form to allow comments to be provided as part of the consultation
- Contact information for the project team, including details of phone, email or postal options
- Overview of the Applicant and its experience of providing student accommodation

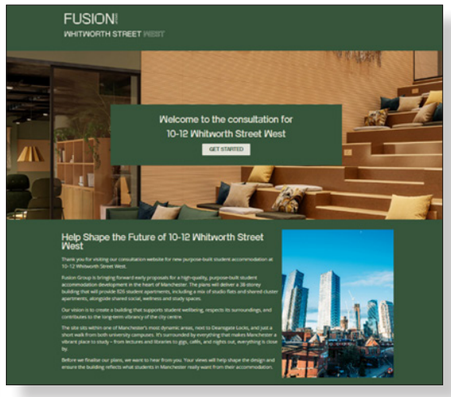
To announce the public consultation, leaflets were hand delivered to 1,903 residential and business addresses closest to the site in the local area of 10 - 12 Whitworth Street West. The leaflet outlined the proposals for the site, the consultation period and the available methods for providing feedback.

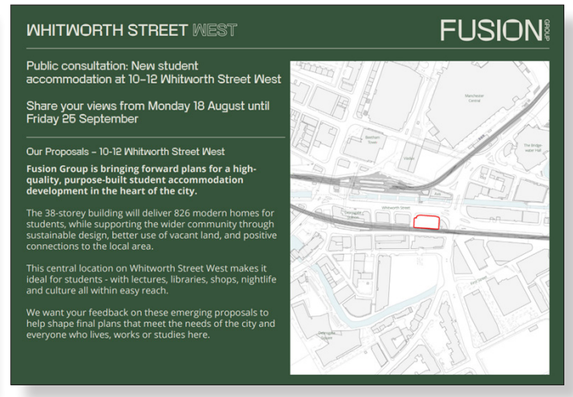
Additionally, social media was utilised to engage with residents across the wider community, with four adverts posted on Facebook and Instagram, as well as a Spotify advert which was regularly released during the consultation. During the consultation, the Facebook and Instagram adverts reached 55,921 users, with 3,738 individuals clicking through to the consultation website. Similarly, targeted Spotify adverts reached 98,098 people, with 839 individuals clicking through to the consultation website. These adverts were targeted to the population within a 3km radius of the site.



Key Issue	Public Comments	Consideration in the Planning Submission
Infrastructure and Local Services	It was questioned whether the local area has sufficient shops and supporting infrastructure to accommodate additional students.	The site is centrally located in Manchester, offering students easy access to nearby shops, supermarkets, cafés, cultural venues and leisure facilities. This convenient position means students will contribute positively to the local economy through increased spending and footfall. It is also very well connected, with Oxford Road and Deansgate railway stations, local bus services and the Deansgate-Castlefield tram stop all within walking distance, supporting sustainable, car-free living. The proposed development will improve the street environment with active frontages and new landscaping, while providing on-site amenities such as study spaces, social areas and a gym. These facilities will reduce the need for students to travel for everyday activities and ease pressure on local services.
Building Height & Design	Feedback was received on the proposed height of the 38-storey building.	The scale has been developed in the context of the surrounding city centre, where tall buildings already form part of the skyline. Importantly, the site benefits from an existing planning consent for a scheme of a similar height (35 storeys), establishing a precedent for tall buildings in this location. The scheme has been designed to complement its surroundings through contemporary architecture and high-quality materials, as well as transform a long-vacant site into a new landmark along Whitworth Street West.
The Need for Student Accommodation	A number of respondents suggested that the site could be used for alternative housing.	However, Manchester is home to over 80,000 students and demand for dedicated, well-managed student accommodation has consistently outpaced supply. As a result, many students live in family homes and HMOs in areas such as Fallowfield and Withington. By providing 826 student homes in a central location, the scheme will help to ease this pressure, freeing up family housing for local residents and key workers. Its proximity to both Manchester Metropolitan University (0.5 miles) and the University of Manchester (0.8 miles) makes it well placed to meet student needs while reducing commuting pressures and supporting the growth of both institutions.
Facilities, Management and Support	Respondents highlighted the importance of security, study areas and day-to-day management within student accommodation.	The development has been designed to provide: • Private ensuite bedrooms in all studios and cluster flats. • Dedicated quiet study lounges and co-working areas to support academic success. • Communal facilities, including a gym, wellness suite, games room and social lounge, to encourage wellbeing and community. • Security and support, including 24/7 on-site staff, CCTV and secure entry systems. • Professional building management, ensuring maintenance, noise management and other operational issues are addressed promptly. This approach provides a safe, well-managed environment for students, whilst maintaining a positive relationship with the wider community.

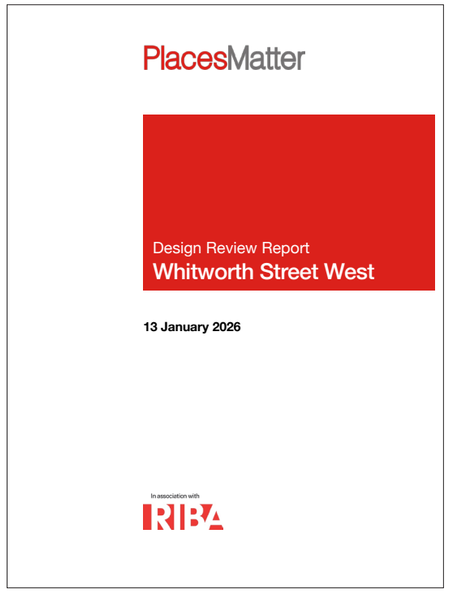






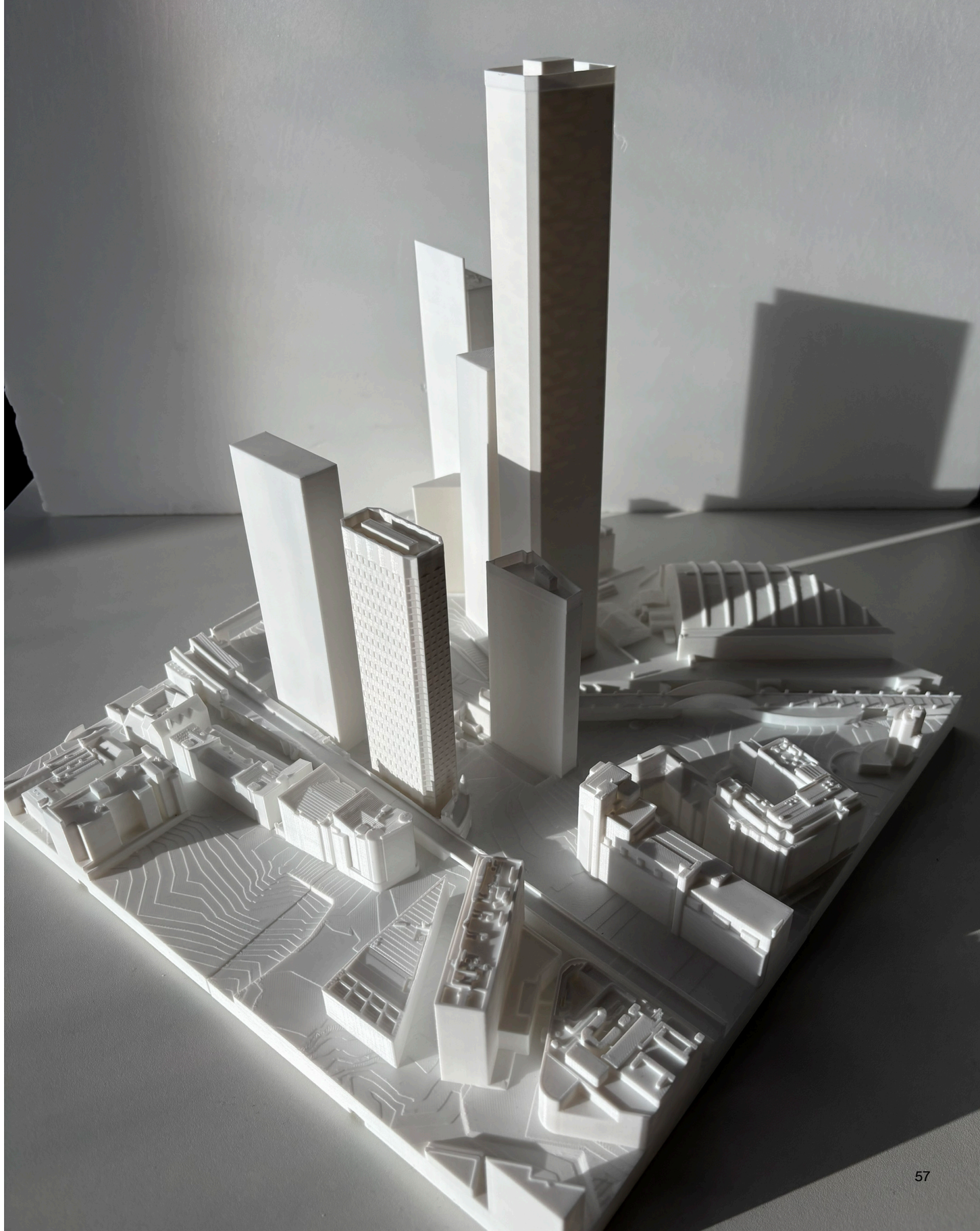
DRP 02

Presentation to Places Matter

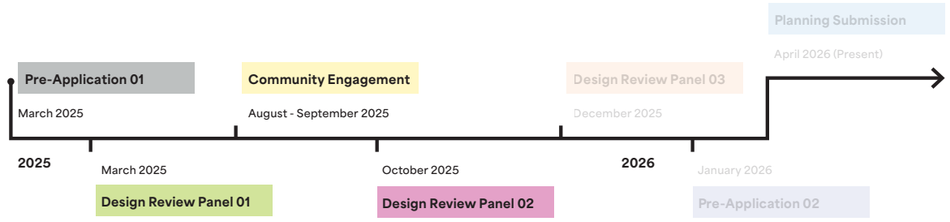


Places Matter Response

The overall elevational approach is strong and the proportions are good. The chamfer adds a subtle nature of elegance to the scheme...

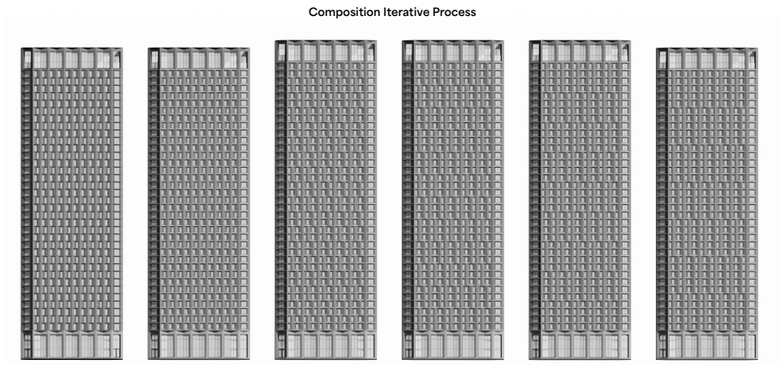


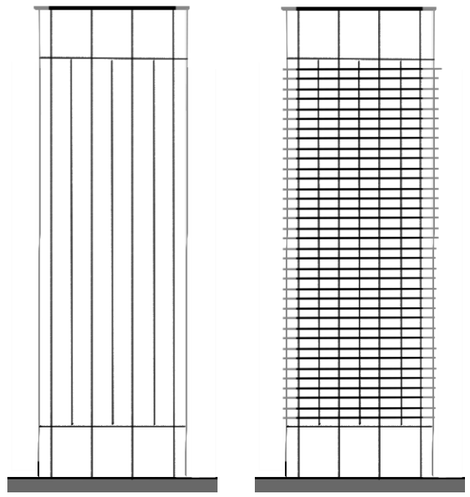
4.6 Design Review Panel 02



Design Development Summary

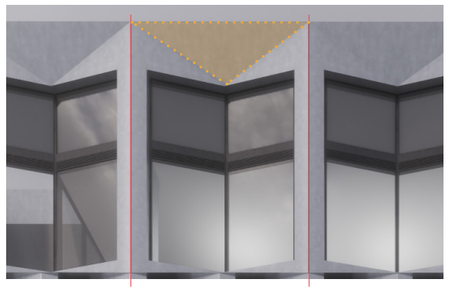
Through an iterative process we rigourously tested the composition, patternation and heirarchy of the proposal. Through this process we concluded a crimped edge to the fabric was most affective which we translated through the vertical emphasis we had created by aligning the crown and base through the pattern, as shown bottom right. The shadow of the soffit naturally created a triangulation which we translated into the crown and base by stepping in the central mullion. The resulting undulation exaggerates the triangulation and allows the crown and base an expressed depth, giving a striking quality that expresses the interweave nature of a peice of fabric.

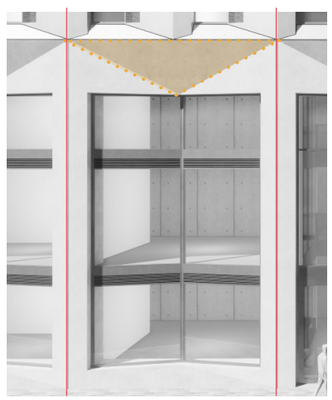




We began to feel the weave pattern we had created gave a natural horizontal empahsis by the nature of its indulation across the facade. We have since developed a vertical structure that can be read through the alignment of panels from the ground up that is translated into a more cohesive base and crown.





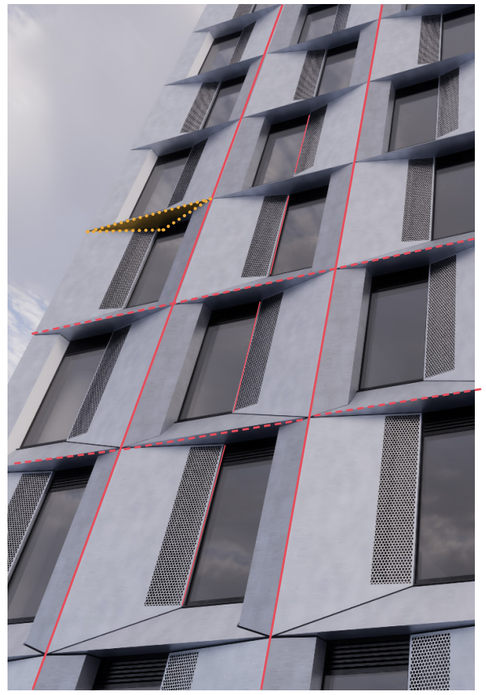


Triangulation

The depth of the facade twinned with the structured pattern results in a triangulated shadow in the soffit of each window bay. This has been used to inspire the crown and base arrangement whilst opening the apertures to celebrate the more open, communal amenity spaces to the building.

Ordering

Through testing the ordering of the facade and weft element of the patternation we have concluded that a single order sat most comfortable. It allowed the pattern to elegantly wrap around the facade whilst creating a clear repetition that accentuated the base and crown. We felt multiple ordering became awkward in both detailand proportion. Th complexity of the interface with the internal ventialtion strategy and required multiple different panel types that began to appear contrived.





Places Matter Response Summary

- Panel supported the additional height in the context of the taller neighbouring building
- Overall elevational approach considered strong, with good proportions
- Chamfer adds subtle elegance; crown design has improved
- Base relates well proportionally to adjacent buildings; strong at a macro level
- Concern that the original concept's patination and rigour have been weakened
- Surrounding streets have a predominantly red character
- Warmer colour palette recommended to better integrate with the urban context
- Suggest returning to warmer tones from the initial proposal
- Ensure material quality delivers the intended 'weft & weave' character

In summary, the Panel supports the scale, mass and height of the scheme. You should return to the warmer tones of the initial proposition and ensure the quality of materials can deliver the charm of the 'weft & weave'.

The Panel would welcome the opportunity to see the next iteration of this scheme, perhaps as a Desk Review, once you have refined your proposition and the discussions with the Local Planning Authority are concluded on this current proposal.

Reference:	PM_2025_018
Chair:	Tony Wyatt (Urban Design& Heritage)
Panel:	Erst Ter Horst (Architect)
	Maggie Mullen (Architect)
Design Review Manager:	Richard Tracey
Observers:	None, *Invitations sent:*
	Dave Roscoe (Manchester City Council)
	Jennifer Atkinson (Manchester City Council)
Design Team:	Michael Lampard (C&W)
	Alex Rudge (C&W)
	Jodie Pritchard (C&W)
Client Team:	Julian Evans (Fusion Group)
	Lee Goldberg (Fusion Group)

C&W | Key Findings

Connection to Outside Space

Further consideration is needed to enhance the public realm and ensure the design responds effectively to human scale. Further exploration through a Landscape Consultant to be explored.

Materiality

The material choice needs more exploration. We will explore a warmer colour palette and deviate from the mirrored finish in this proposal to compliment rather than contrast the surrounding contrast.

Weave Pattern Concept

The verticality implemented to the facade will be worked further to reintegrate the weave effect. A more subtle, less rigourous verticality across the body to be explored.

Student Experience

Entrance needs further work. The arrival experience will explored further with focus on location and trasition from street to reception.

Strengths

- Supported the additional height, in the context of the existing taller neighbour.
- The overall elevational approach is strong and the proportions are good.
- The chamfer adds a subtle nature of elegance to the scheme.
- The crown is now working much better.
- The base has a good proportion in relation to adjacent buildings.
- well resolved at the macro level.

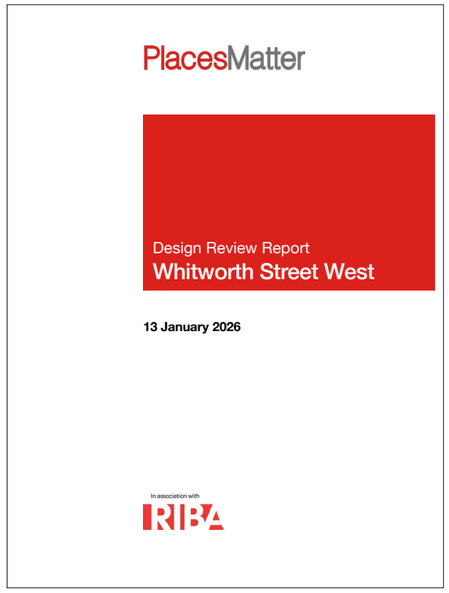
Focus of Improvements

- Materiality - The urban streets here have a generally red character, so a much warmer colour is needed to create a stronger ensemble of buildings. This may be considered as a background building, with a degree of modesty, demanding a more subtle colour to the proposed silver, with a lower contrast to the surroundings.
- Facade Weave - There was a feeling that the beauty of the concept in its patternation and rigour had been weakened from the previous narrative.
- Chamfer Plan - Subdivision of the bespoke corner studio requires a stronger mullion, which may reduce visual impact. The chamfer's strength depends on the corner's uniqueness–avoid losing this.
- Arrival Sequence - Consider adding an entrance canopy to provide a sense of breathing space before committing to entering the building.
- Landscape - Despite the lack of space at ground level, introducing some integral planters to the concrete base should be explored, to add human interaction and draw on the ambitions of the winter gardens.



DRP 03

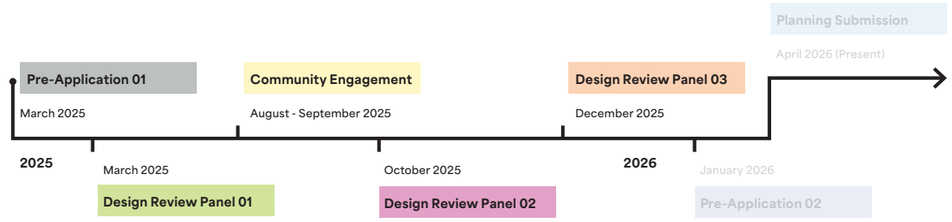
Presentation to Places Matter



Places Matter Response

...the amended scheme demonstrates genuine and thoughtful progress, particularly in relation to colour, façade refinement, and corner resolution. The direction of materiality is now far more convincing and aligned with the spirit of the original concept.



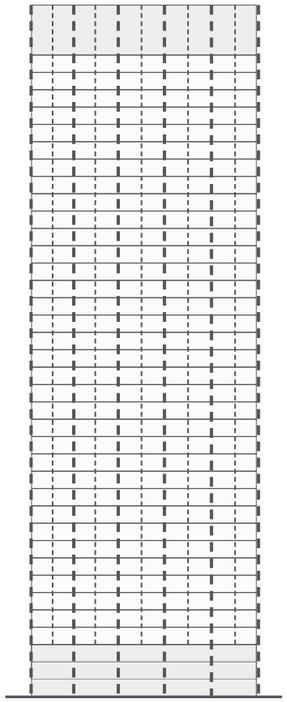


Composition Adjustment

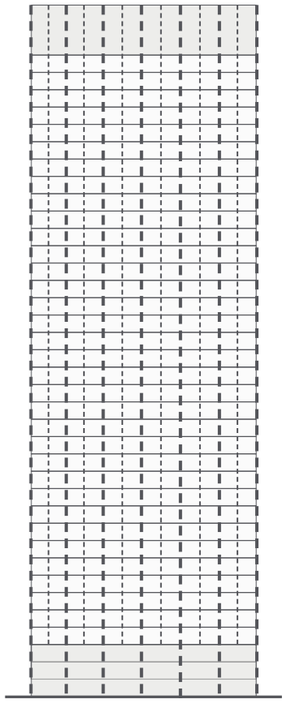
The proposed facade was sub-divided into 10 Bays. Following the DRP response, we have adjusted the scheme to 12 bays to reinstate the unique 'Two-dio' corner rooms as per the DRP 01 scheme.

In creating a 12-bay facade, the new grid enabled:

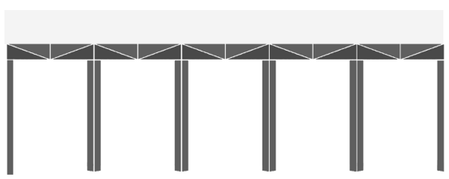
- The bays were evened out across the facade, enabling the weave to seamlessly blend around the corners
- The 'Two-dios' were reinstated with chamfered, feature apertures
- The weave 'tightened', creating a more elegant and refined pattern
- The grounding bay elements therefore increased to 6 bays keeping the strong architectural language



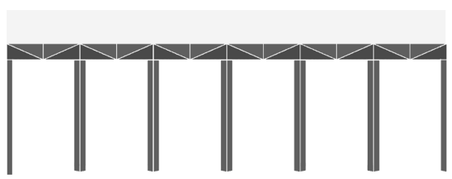
DRP 02 - 10 BAYS



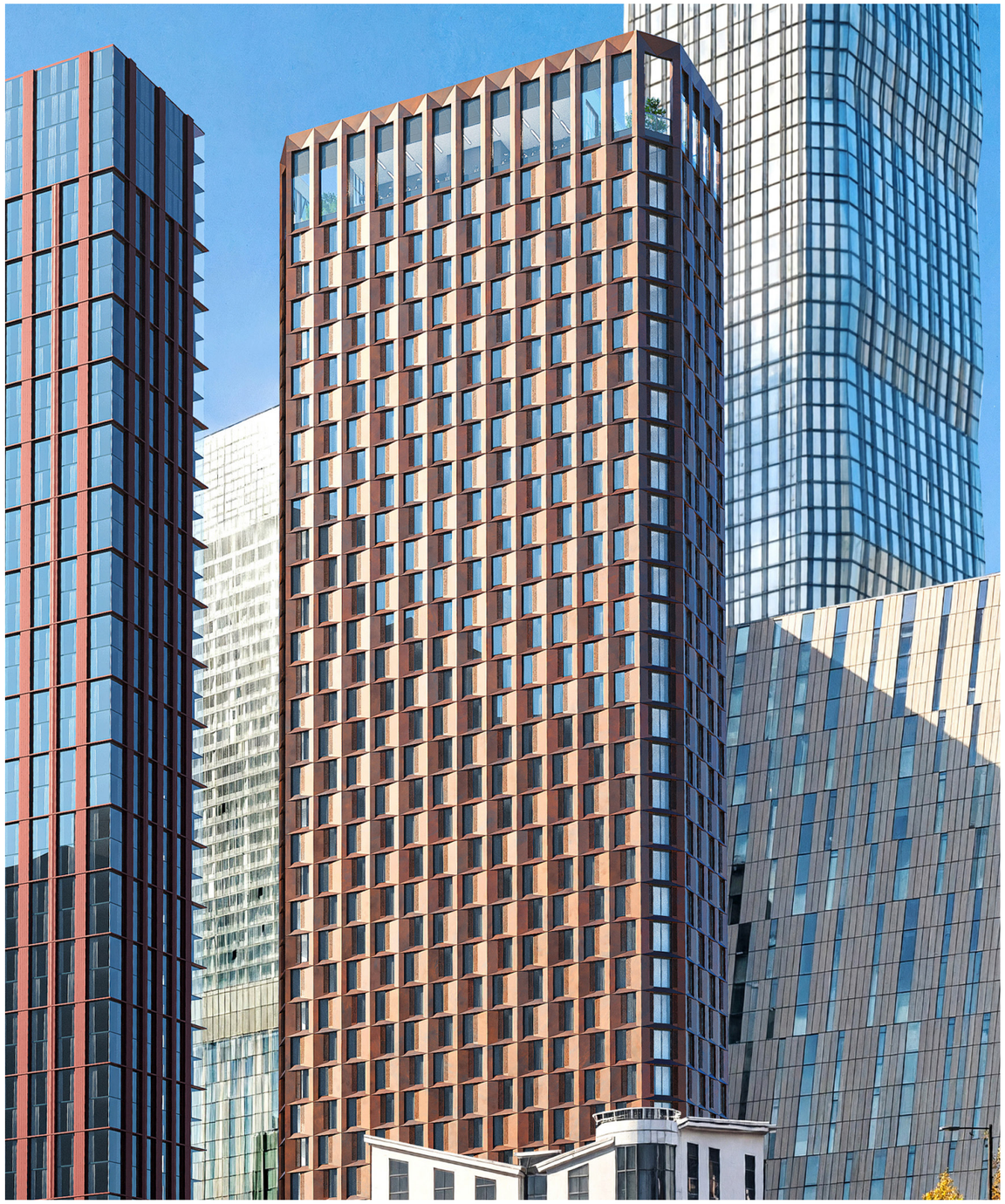
DRP 03 - 12 BAYS



DRP 02 - 5 BAYS AT BASE



DRP 03 - 6 BAYS AT BASE

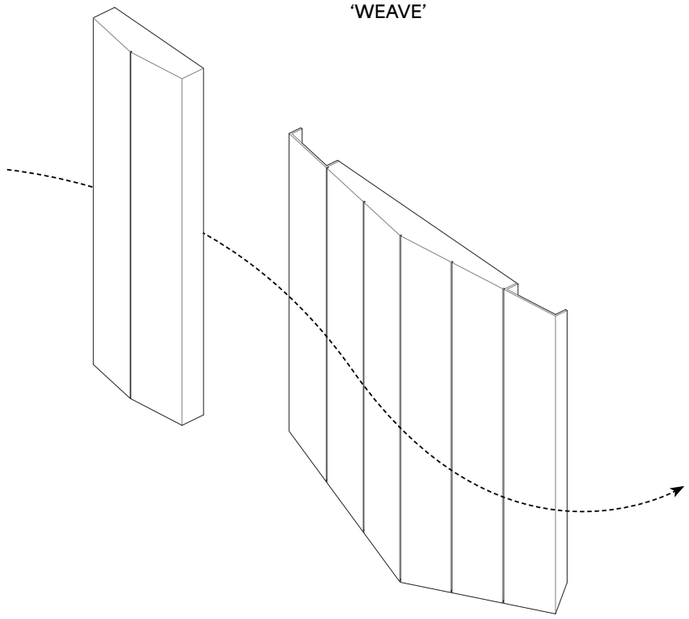


Body | Texturisation of the Facade

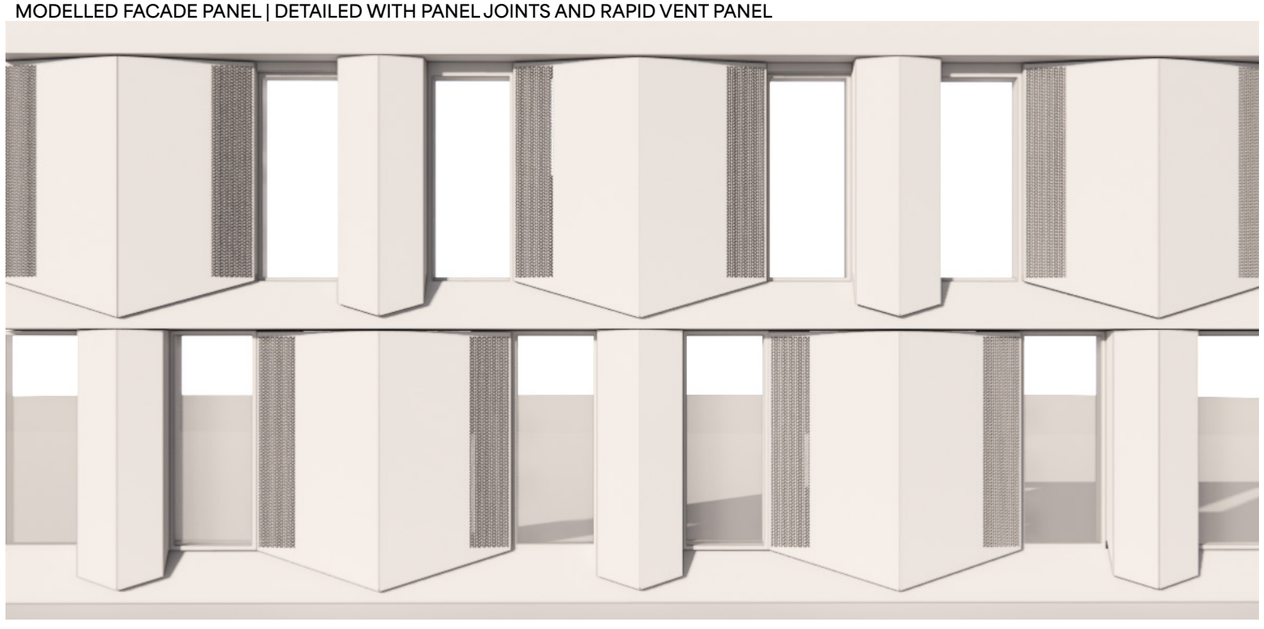
We evolved the design into a fully integrated weave that spans both horizontally and vertically, wrapping the entire building. This interlacing system flows through angled panels, creating highlights and shadows which emphasise depth and texture. The result is a facade that feels continuous and sculptural, responding to light throughout the day.

Despite its complexity, the main composition is made up of two components, ensuring clarity, efficiency, and elegance in construction.

PRINCIPLE AXONOMETRIC
'WEAVE'

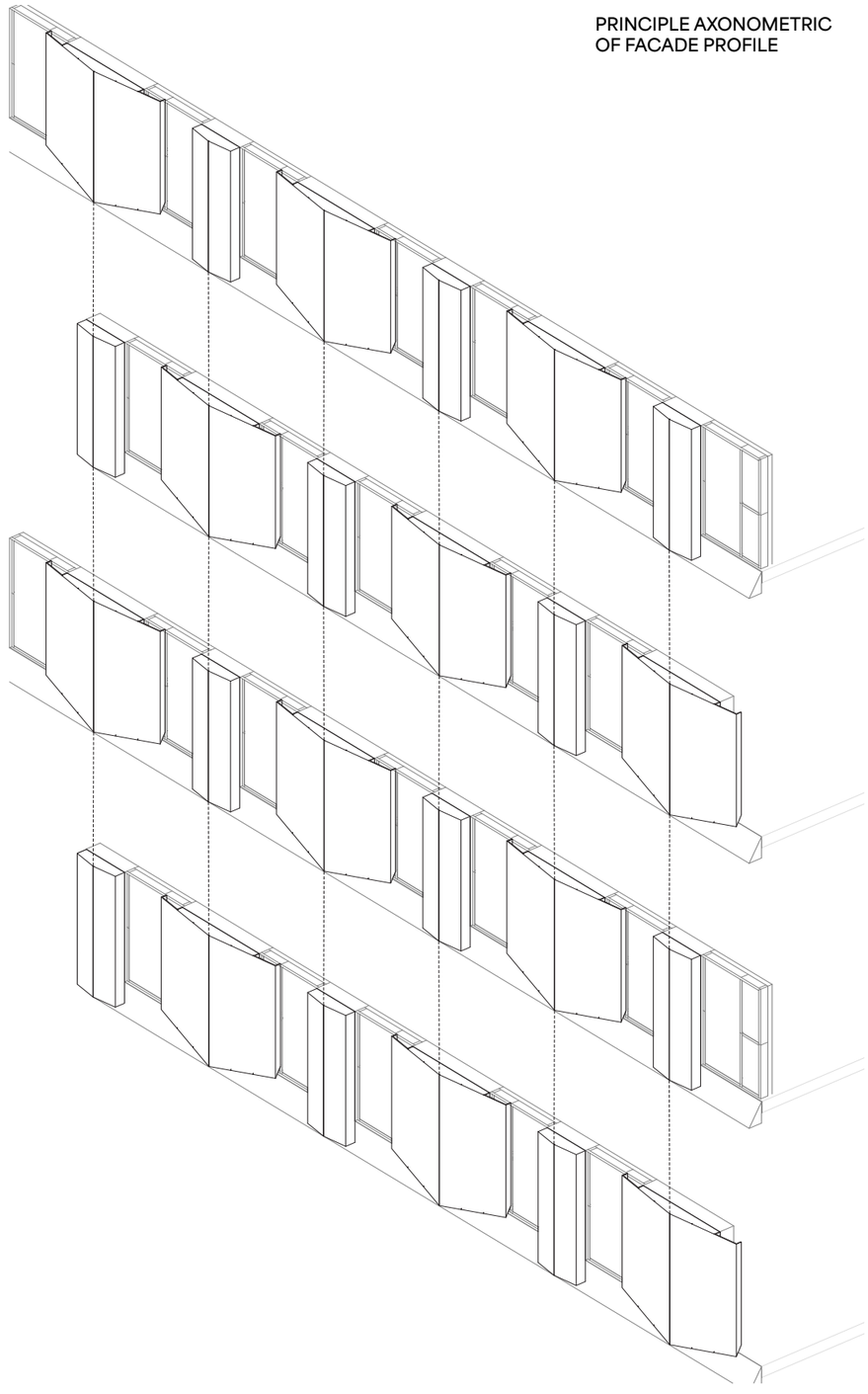


MODELLED FACADE PANEL | DETAILED WITH PANEL JOINTS AND RAPID VENT PANEL



MODELLED FACADE PANEL | PROFILE AND EXPRESSION

PRINCIPLE AXONOMETRIC
OF FACADE PROFILE

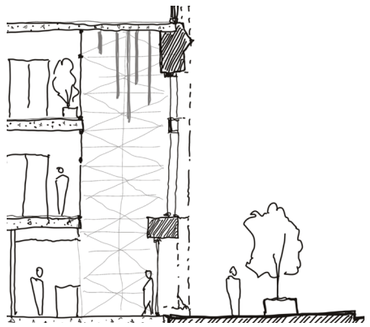


Base | Streetscene & Entrance

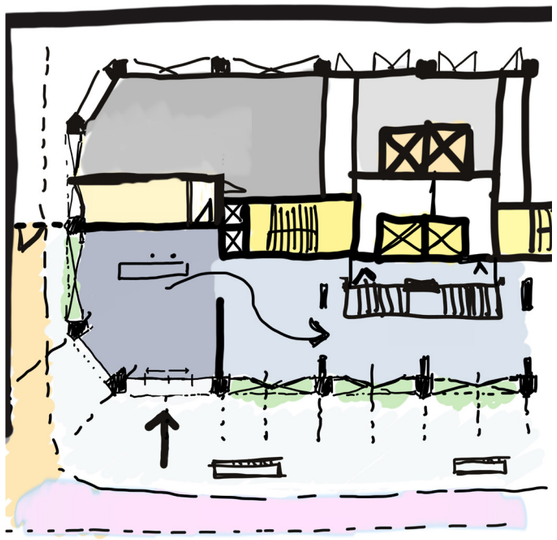
A Welcoming Entrance

By positioning the entrance at the corner, we celebrate a key architectural feature and create a strong visual marker that connects to the site's history.

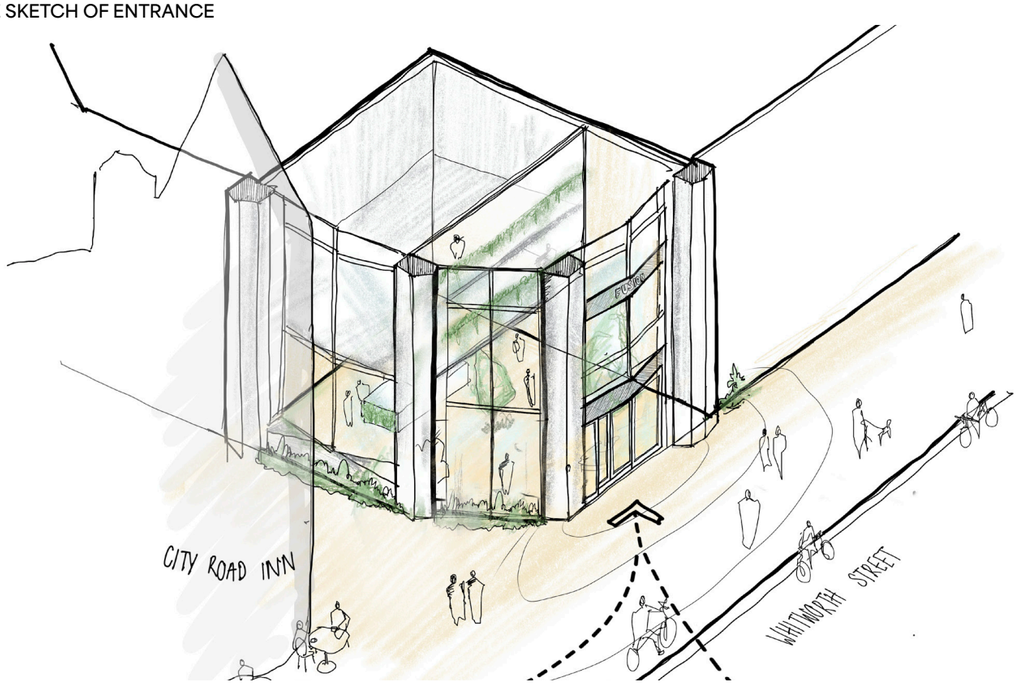
This placement improves visibility from approach routes and guides movement naturally toward the corner, making the entry intuitive and welcoming. Offsetting the entrance from the boundary introduces a subtle buffer, offering a moment of pause and enhancing the transition from public realm to building.



PRINCIPLE SKETCH OF ENTRANCE



PRINCIPLE SKETCH OF ENTRANCE SEQUENCE



PRINCIPLE SKETCH OF CHAMFER FEATURE WINDOW

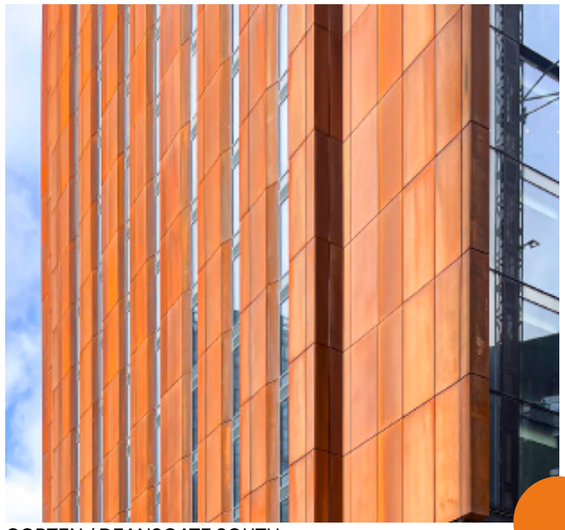


Materiality | Contemporary Tones

Feedback suggested we needed to find a ‘warmer’ tone to better contextualise the building into the red brick character of the warehouse buildings to the streetscene. We considered the contempoary tones being bought forward in the emerging context to better understand the palette; from the striking deep black of Artisan Heights, the soft comfoting tones of Axis and Crown Street through to the stiking reds of Deansgate South, 2-4 Whitworth Street West and Havelock schemes.



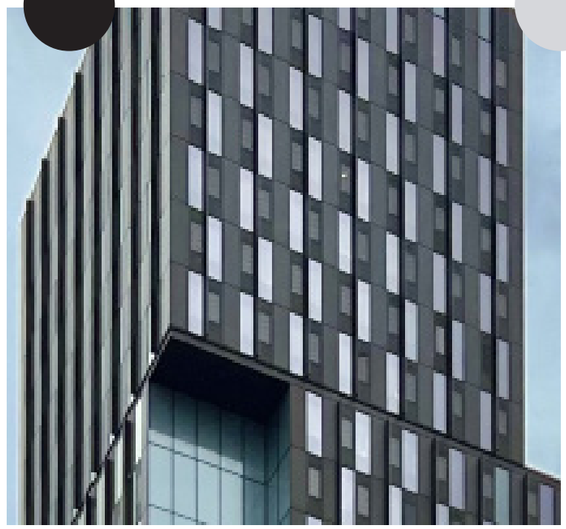
AXIS / WHITWORTH STREET WEST



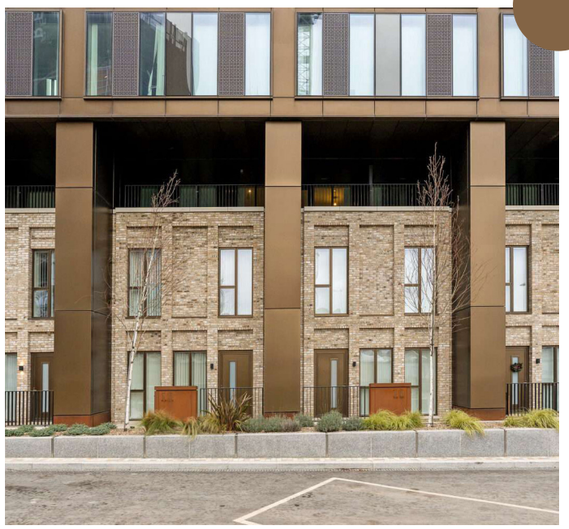
CORTEN / DEANSGATE SOUTH



RED ALUMINIUM / HAVELOCK



BLACK ALUMINIUM / ARTISIAN HEIGHTS



BRONZE ALUMINIUM / CROWN STREET



RED TERRACOTTA / 2-4 WHITWORTH STREET WEST

We looked at the spectrum highlighted and tested these tones in context. The key considerations were the impact to the patternation of the design, depth and shadowing to the facade, and overall harmony within the context of the cluster.

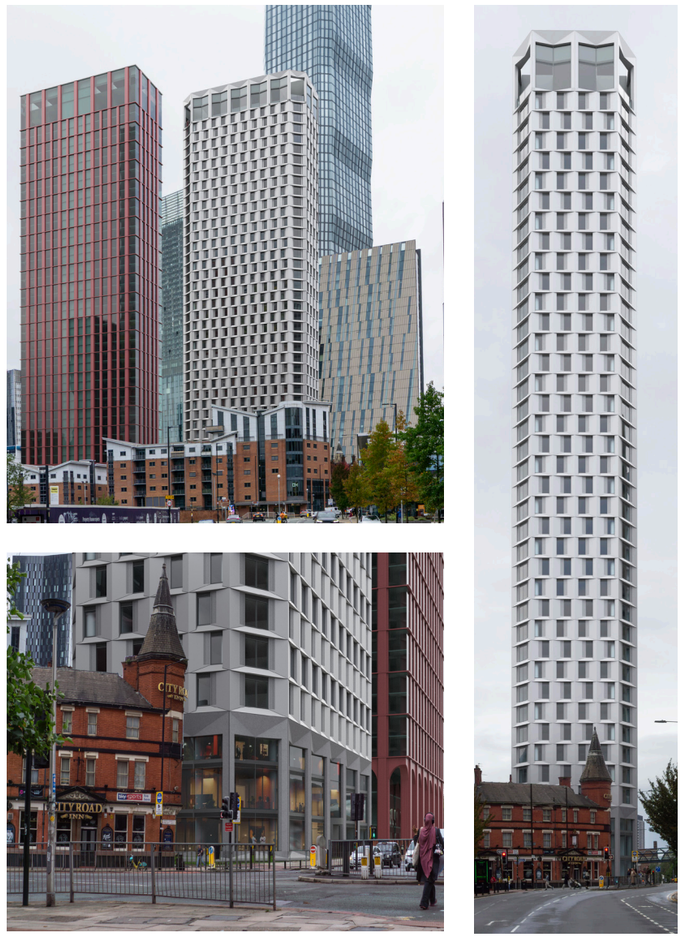
Key considerations to test:

- Patternation
- Depth/Shadowing
- Harmony in Cluster

Materiality | Texture, Depth & Tonal Experimentation

Preference to find a material that sits between Bronze and Corten to retain the Harmony of Corten whilst bringing in some of the darker background hues of the Viadux glass and Axis Bronze.

Aluminium - Silver

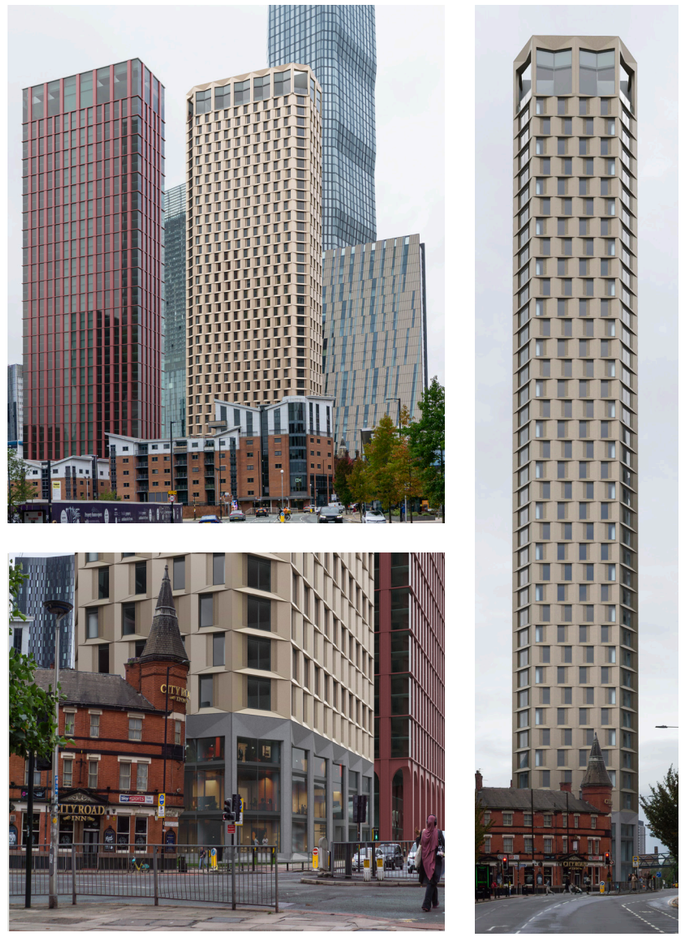


Patternation; Expresses a tri-tone of change between the black of the glass, perforated panel and striking silver panel.

Depth / Shadowing; Contrast of colour allows very good shadowing, giving depth.

Harmony in Cluster; Somewhat alien to the cluster. Whilst striking, the building shouts too loud for the buildings height and stature.

Aluminium - Bronze

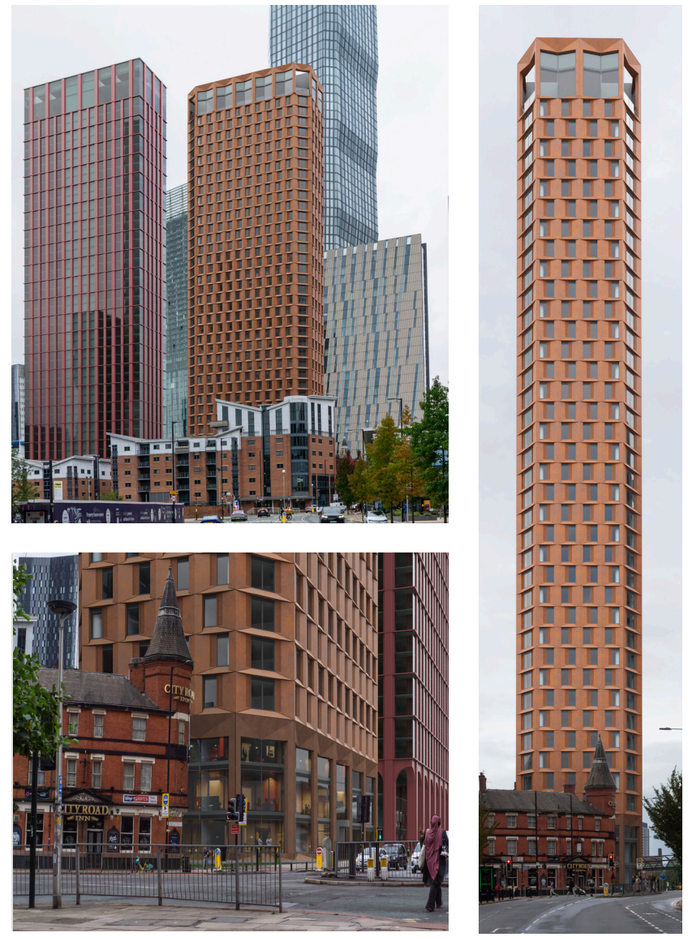


Patternation; Complement between the black of the glass, and golden-like colour to the panel.

Depth / Shadowing; Contrast helps with the shadowing, giving depth.

Harmony in Cluster; Whilst a warmer tone than the Silver, it still appears somewhat alien, slight improvement due to the tonal similarity to Axis.

Aluminium - Corten

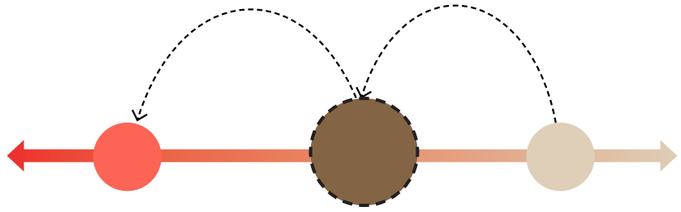


Patternation; The bold colour pops in contrast the dark glass, more of a matte finish, losing some of the reflective quality of the metalics.

Depth / Shadowing; Contrast is lost a little still good shadowing, giving depth.

Harmony in Cluster; Sits comfortably next to City Road Inn, gradiating between this and 2-4 Whitworth Street West.

Materiality | Response to Cluster



An earthy-toned bronze lies harmonious with the surrounding context, tonally fitting in, whilst also creating a gradual gradient between neighbouring properties.

This finish harmonises with the neighbouring red terracotta , ensuring harmony, while enriching the character of the wider context.

1. Proposed Site
2. Axis
3. 2-4 Whitworth Street West (Resolution to Grant)
4. Viadux
5. Deansgate (On-Site)
6. One First Steet
7. 8 First Street
8. Q-Park First Street
9. JMA First Street
10. Beetham Tower

Materiality | Rationalised Palette



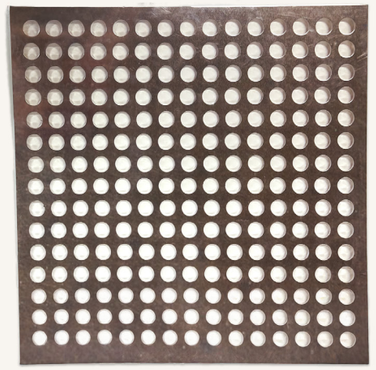
1



2

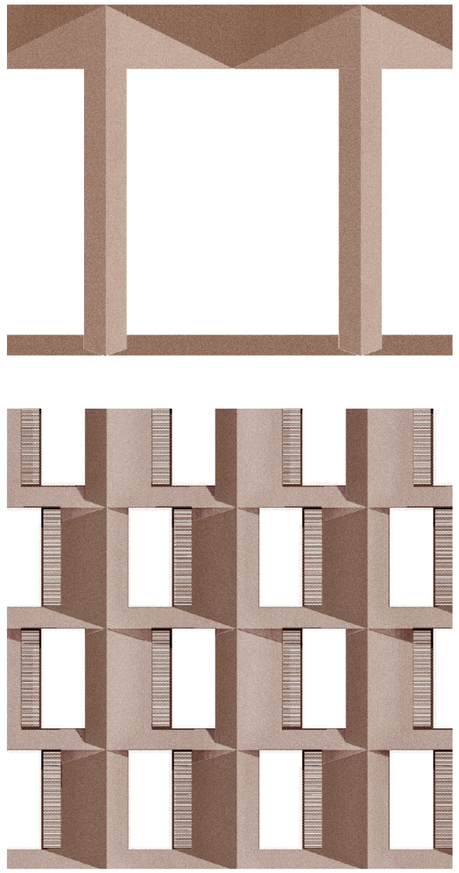


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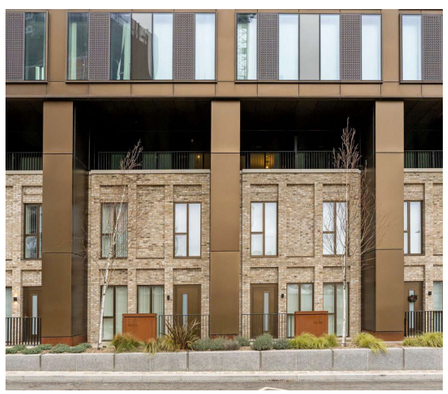


4

1. Concrete to Base
2. Bronze-Toned Metal to Facade Panels
3. Dark Metal to Frames
4. Perforated Metal to Vent Panels



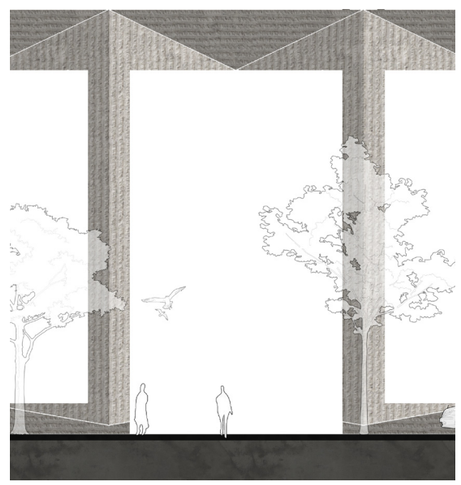
Our proposed palette of materials offers the appropriate high quality finish for a building of scale in this location. Consideration has been made to both the architectural quality of the proposed finish as well as its suitability to the context of the buidlings setting. A strong patternated facade emminating a textile quality will wrap the main body of the building. An honest malleable earthy bronze anodised aluminium suitably weaves in and out of the glazed openings, stitched by an alternating perforated panel. The frames to the openings are a dark metal to blend with the natural dark light absorbing qualities of the glass. To the top of the tower the crown opens the stitching, offering a glassier observatory to the city, providing a neat hem-like quality. Equally opposed openings are situated at the base of the tower, harmonising the architectural symetry of the scheme. The frames are clad in a more robust pigmented concrete, embossed with contrasting textures to help bring a tactile quality to the streetscene.



BRONZE METAL / CROWN STREET

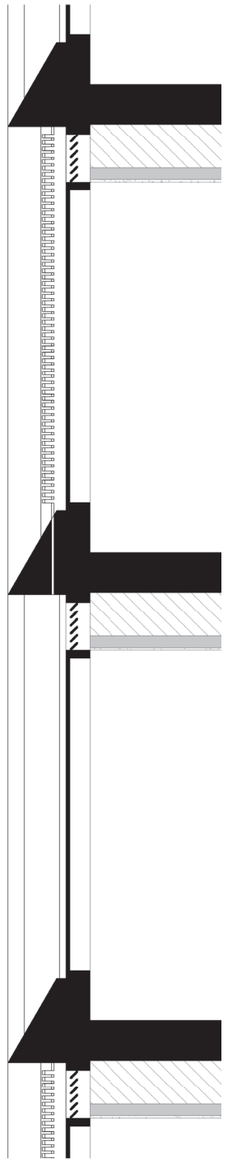


CONCRETE / HAVELOCK



1. **Decorative perforated panels concealing window vent**
2. **Vertical cladding panel Type 1**
3. **Undulating facade cladding panel Type 2**
4. **Feature chamfered horizontal band**

Materiality | Applied Bay Study







Places Matter Response

Scale, massing, proportions, chamfer and crown

The amended scheme maintains the strengths previously identified. The overall elevational approach remains strong, proportions are good, the chamfer retains its elegance, and the crown now reads as a resolved and coherent element. These matters were not contentious in the previous review and are considered to be resolved.

Ground floor, threshold and street presence

Relocating the main entrance to the eastern end of Whitworth Street West improves the arrival sequence, internal layout, and overall legibility. However, the ground floor remains partly unresolved, with the entrance canopy and threshold requiring clearer architectural definition, particularly for weather protection and presence. Subject to further refinement at the final stage, these issues are considered resolved.

Student experience and internal legibility

The clarified arrival sequence and linear internal journey, supported by the feature stair, provide a clearer and more intuitive route through the building and respond positively to earlier comments regarding legibility and ease of use. This represents a step forward in articulating how the building cares for its student population. The strategy is convincing at diagrammatic level and appears well judged for a desk review stage, and so the issues are now considered to be resolved.

Landscape, streetscape and environmental interface

The introduction of planting and enhanced public realm is welcomed, helping to humanise the ground level and respond to earlier feedback. Integrated planters better anchor the building in its context and complement the adjacent colonnade. Subject to agreement with the Local Authority, these issues are considered resolved.



Places Matter Response

Corner Condition and Chamfer Integrity

The return to a unified corner arrangement, with the chamfer reading as a singular and legible element rather than being subdivided by a dominant mullion, is a clear and direct response to the Panel's previous concern. This restores the specialness of the corner and strengthens the architectural intent and is now considered to be resolved. The re-introduction of a two-bed studio offer with shared lounge/kitchen space at the feature chamfer corner is a further welcome improvement reinforcing the distinctive profile of the building and avoiding any subdivision of the chamfer fenestration, which the panel previously noted to be a negative strategy, strengthens the architectural intent and is now considered to be resolved.

Materiality, Colour and Authenticity

The return to a warmer material palette is welcomed, with bronze cladding providing a more contextual and sensitive response than the previously proposed silver façade, better complementing the surrounding terracotta character and addressing earlier concerns about loss of design integrity. Refinements to the façade, including increased bay divisions and a stronger ground floor base, help restore the original 'weft and weave' concept through clearer proportions and rhythm. However, as the façade remains a metal panel system, further assurance is needed regarding long-term quality, patination, and durability, which can be secured through the Development Management process.

Summary

In summary, the amended scheme demonstrates genuine and thoughtful progress, particularly in relation to colour, façade refinement, and corner resolution. The direction of materiality is now far more convincing and aligned with the spirit of the original concept. A small number of matters, largely relating to robustness of delivery rather than intent, and can be conditioned by Development Management and resolved directly by the Local Authority. On that basis, therefore, the Panel is happy to support the design of this current proposal.



Manchester City Council Response | Summary

* Overall design is positive, but success depends on quality of materials, detailing, and finishes

* Expectation for pre-cast concrete and anodised metal cladding to ensure high-quality appearance

* Careful detailing required for elements such as fire escape doors, bin stores, and plant louvres

* Use anodised aluminium and bespoke perforated cladding for a consistent, high-quality finish

* Planters on Whitworth Street West frontage should be avoided

* Preference for in-ground planting and street trees to improve longevity and reduce clutter

* Planting (e.g. trees, rain gardens) can help define pavement edge and building line

* Landscape design should consider underground utilities (including surveys)

* Maintain clear pedestrian route with minimum 2000mm width (1800mm at pinch points)

* Servicing and transport strategy must account for bus gate and cycle lane on Whitworth Street West

* Particular focus needed on student move-in/move-out logistics to avoid highway congestion

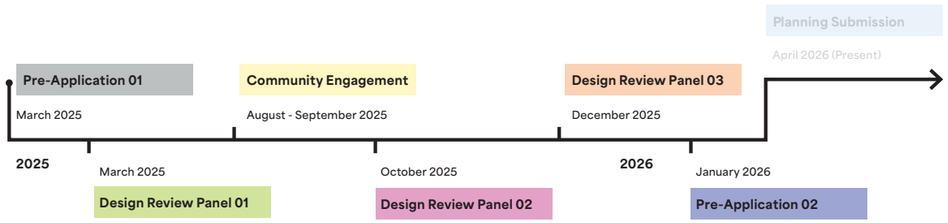
* Transport Assessment must address Holcroft Moss SPD (2025) and PfE Policy JP-C8

* Increased traffic thresholds trigger requirements for mitigation measures and contributions

* Measures include reducing car use, promoting low-emission vehicles, and supporting restoration

* Noise assessment to consider impacts from railway line and Rebellion nightclub.

* Air quality assessment to address diesel trains and emissions from Civic Quarter Energy Centre.



5.0 Making the Place

5.0 Making the Place
5.1 Quantum / Mix

Quantum

The overall quantum of accommodation is the result of a building arrangement that has been born out of careful and rigorous process of analysis of brief, context and typology.

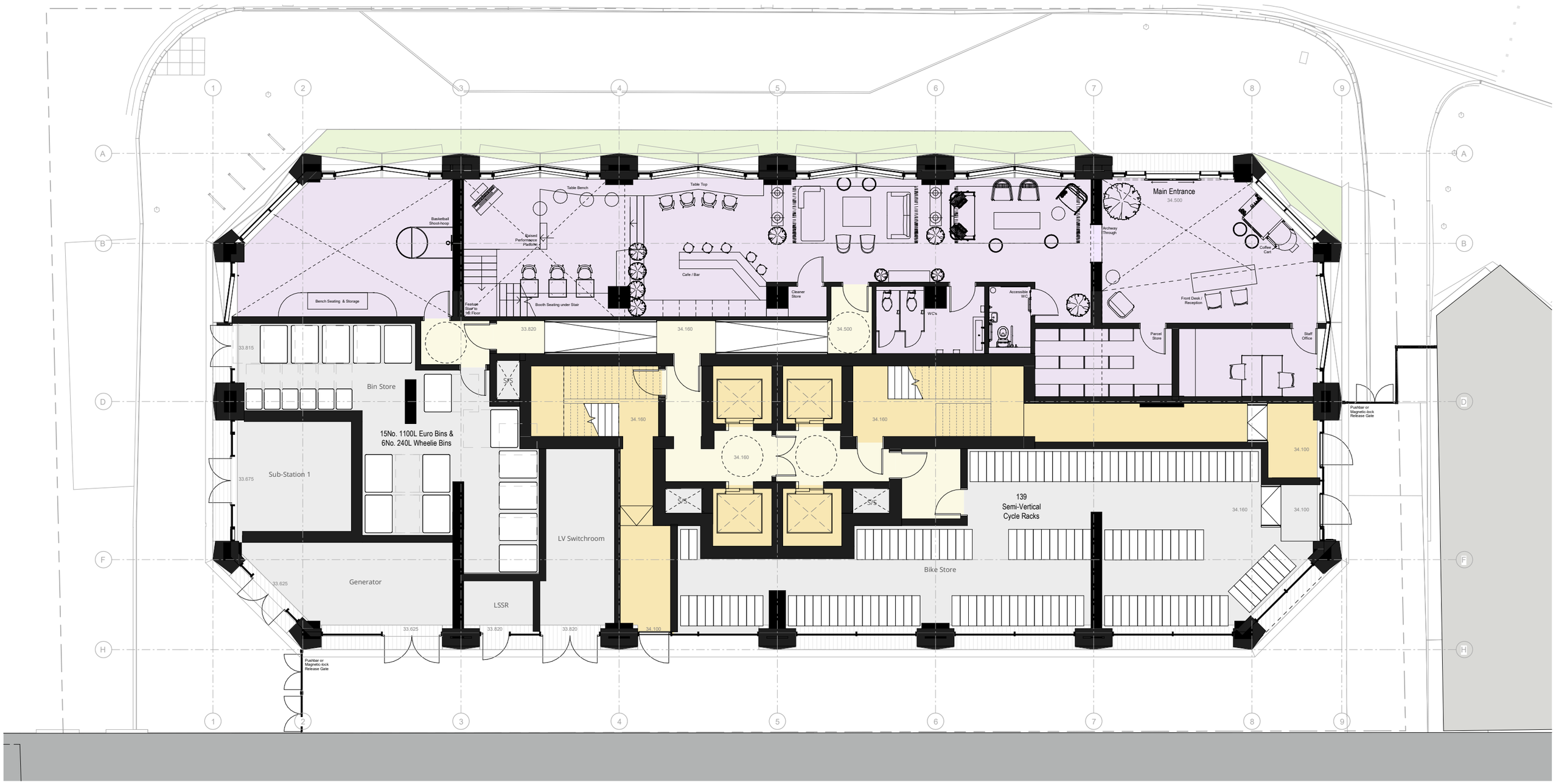
Site Area	0.12ha
Total PBSA (Gross Internal Area)	**25,193 sqm**
Purpose Built Student Accommodation	**818 Beds**
Studios	497 beds
En Suites	140 beds
Twodios	140 beds (70 Units)
Accessible Studios	41 (5%) beds
Amenity	
Internal Amenity	899sqm
External Amenity	146sqm
Cycle Parking	
Internal, Secure Cycle Spaces	139 Semi-vertical Racks
of which Free Hire Fusion Members Bikes	10 no. cycles



Entrance / Amenity

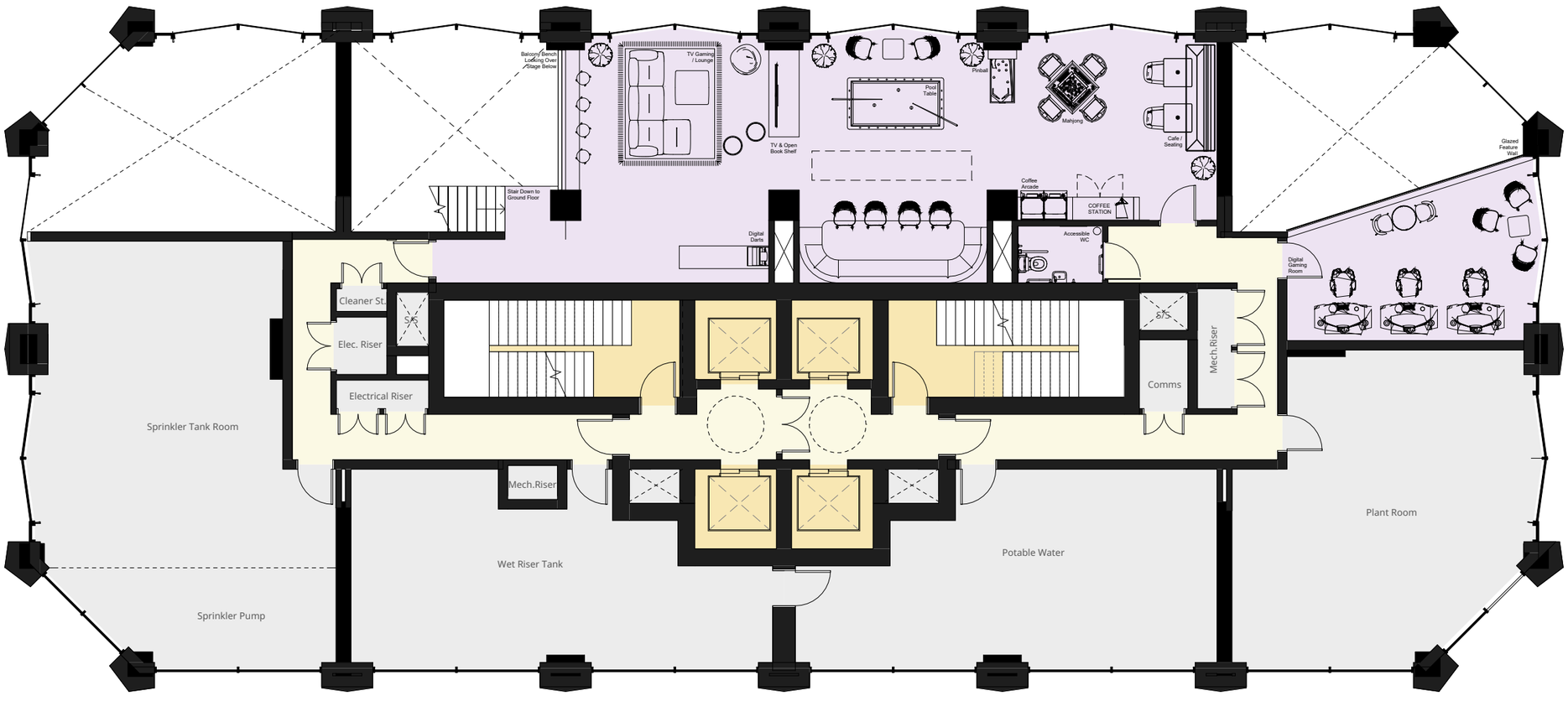
Entrance / Amenity
Ancillary / Service
General Circulation
Core / Vertical Circulation
Landscaping

Ground Floor Plan



Entrance / Amenity
Ancillary / Service
General Circulation
Core / Vertical Circulation

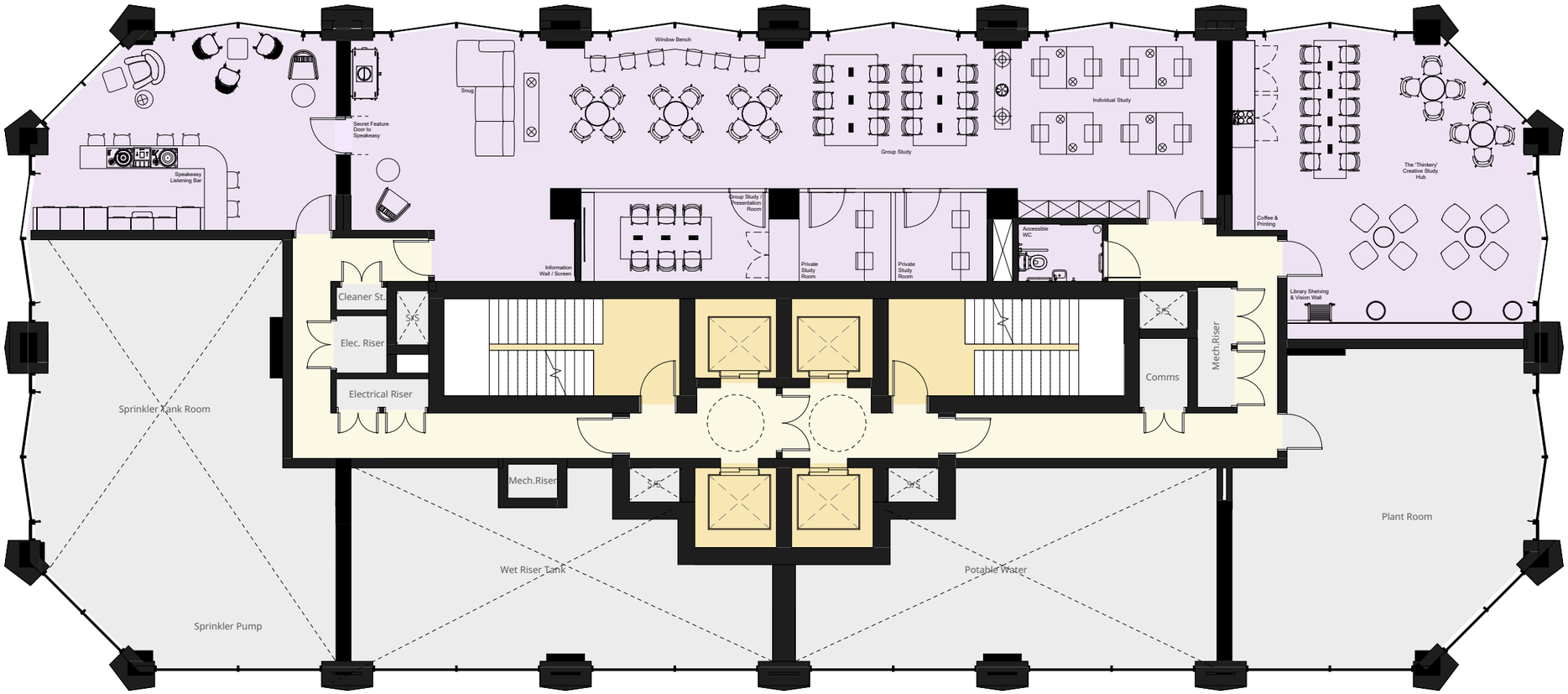
First Floor Plan



CITY ROAD INN

Entrance / Amenity
Ancillary / Service
General Circulation
Core / Vertical Circulation

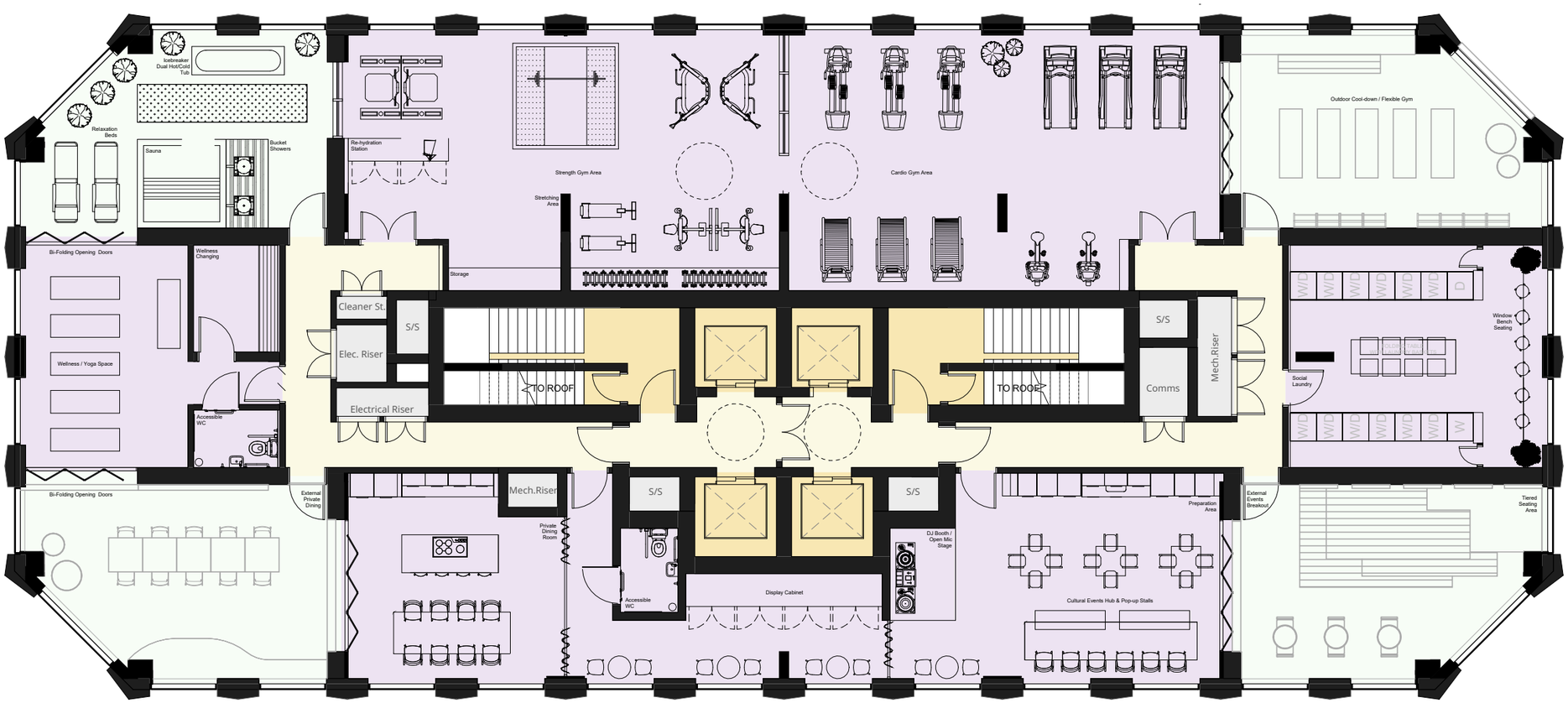
Second Floor Plan



CITY ROAD INN

External Terraces
Entrance / Amenity
Ancillary / Service
General Circulation
Core / Vertical Circulation

Top Floor Amenity Plan



5.3 Proposed Cycle Storage

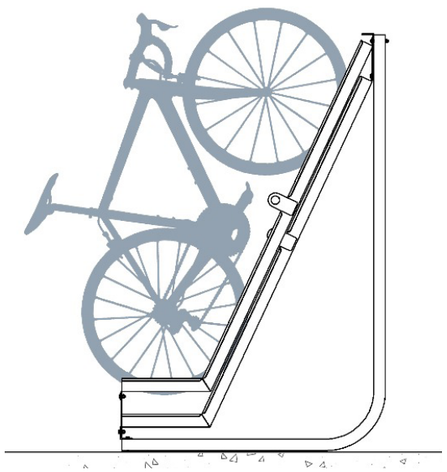
Cycle Strategy

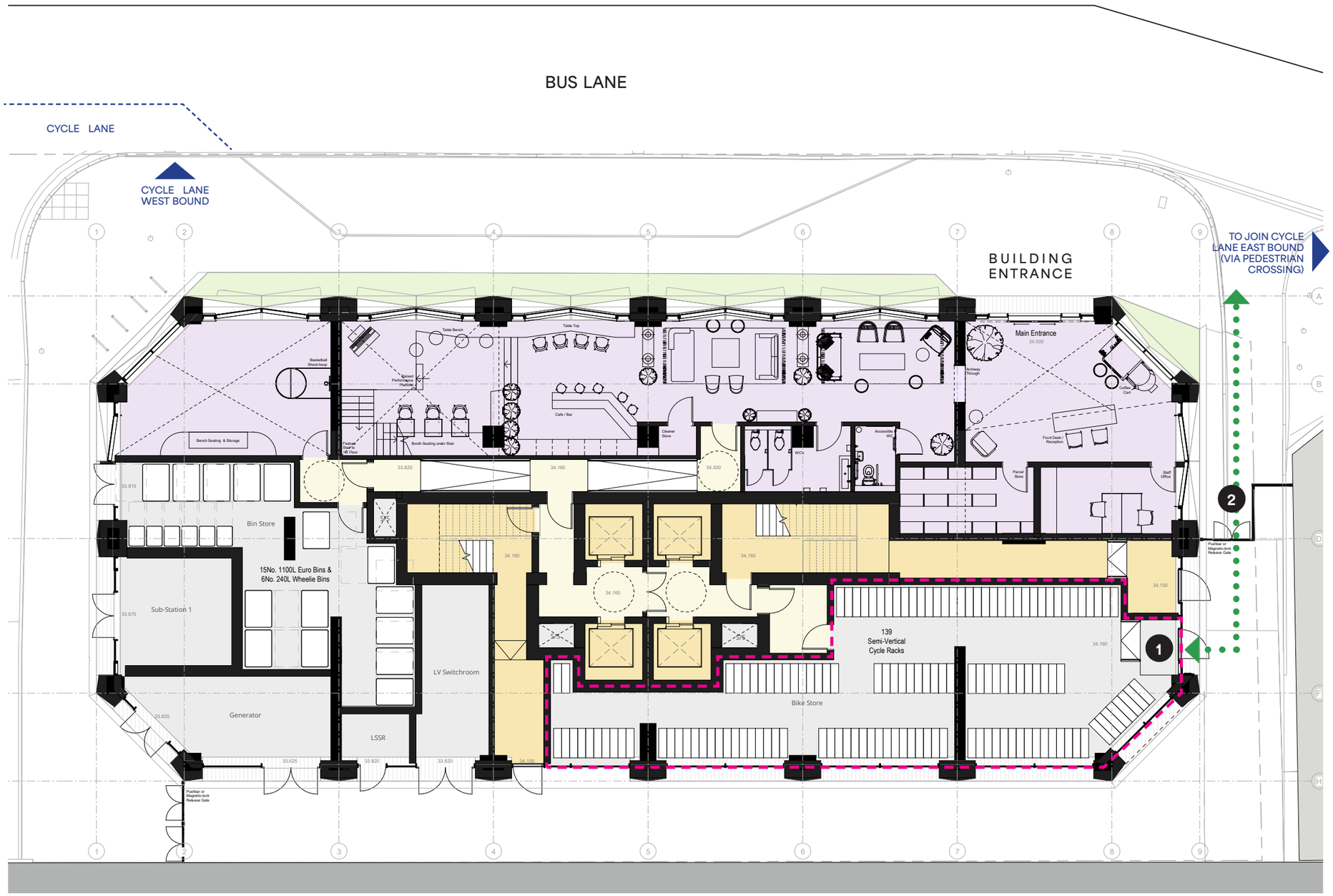
The development is well integrated into the wider sustainable transport network, benefitting from dedicated east-west cycle routes located on the northern edge of the site.

Secure, internal cycle storage is provided within the development, located near the building entrance via a gate overlooked by the Staff Office. Within the constraints of a compact site, capacity has been maximised at **139 spaces** by utilising semi-vertical racks.

Storage efficiency is ordinarily orientated towards two-tier rack storage. However, these are large, bulky constraining pieces of equipment that is better suited to larger spaces. Therefore, we have proposed the more user-friendly semi-vertical rack module which offers a more flexible module. These have been set out to NBS specification (The Bike Storage Company) at a minimum spacing 305mm centres and a minimum access of 1150mm.

The scheme also offers **10no. Fusion Bikes** which will be hire-able for all residents free of charge via the reception. This offers a flexible and maintenace free solution for all residents and mitigates the need for those with more challenging distances from their home to own or transport a bicycle.





Cycle Store

Route to Store from Highway

1 Secure Store Access

2 Secure Site Access

5.4 Proposed Refuse Strategy

Refuse Strategy

The refuse strategy has been designed to support both operational efficiency and environmental best practice, with clear routes for students to access the refuse store via a direct route from their accommodation, without entering any amenity spaces, as well as for the safe movement of bins during collection.

Proposed provision pro-rata at 3No. OR Monday/Wednesday/Friday Commercial collection (Totals divided by 6):

Total number of bedrooms: 818

Collection frequency: (14 days/6) 2.5 days

Allowance for 0.23sqm per bedroom/6: 19.7sqm Storage Capacity

General Waste allowance (55L per bedroom/6): 7,483L | 7No. 1100L

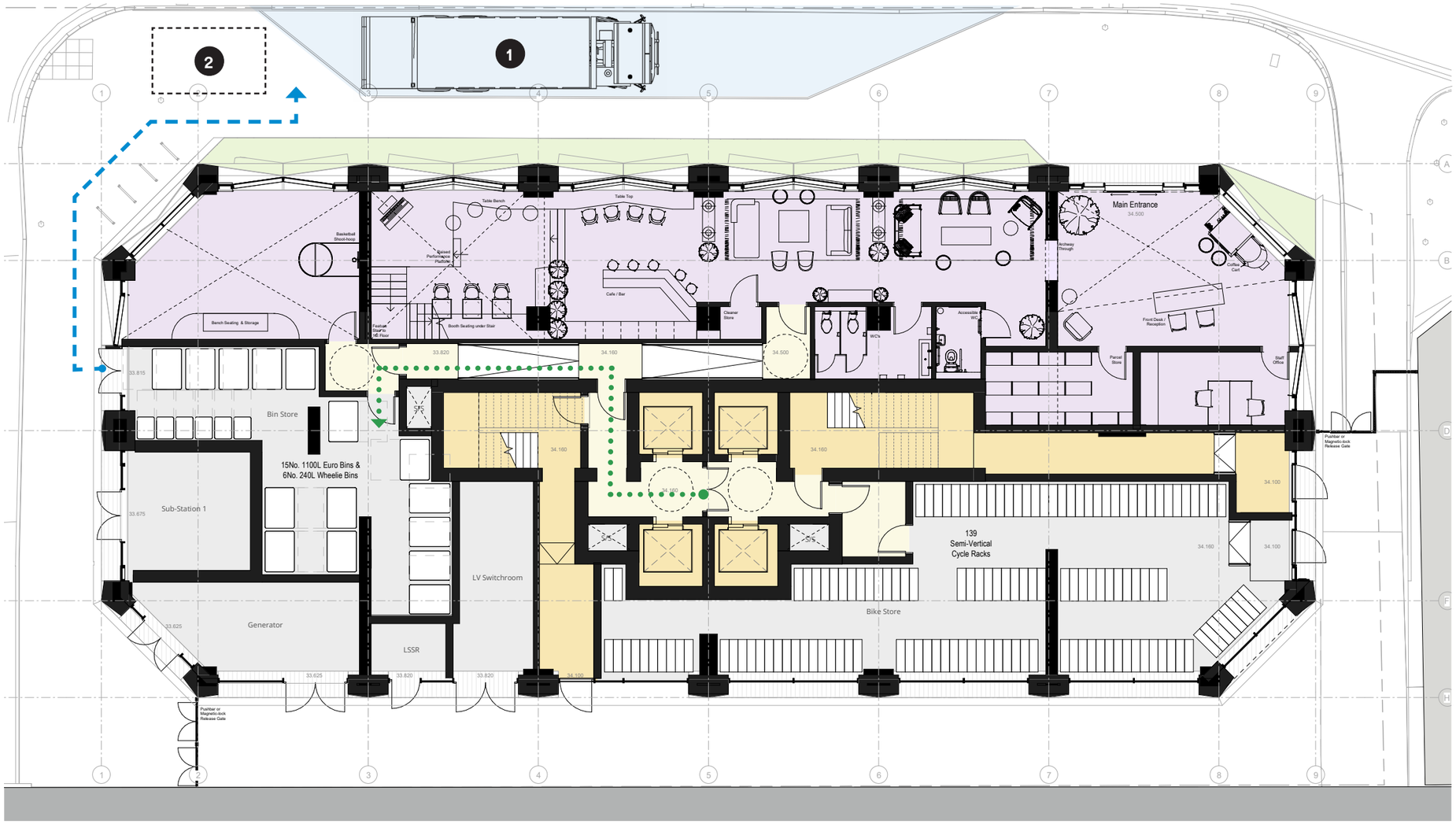
Pulpable Recycling allowance (22L per bedroom/6): 2,999L | 3No. 1100L

Comingled Recycling allowance (22L per bedroom/6): 2,999L | 3No. 1100L

Food Waste allowance (5L per bedroom/4): 682L | 3No. 240L Bins

Total bins required: 13No. 1100L Bins + 3No. 240L Bins = 15,020L Waste

Total bins provided: 15No. 1100L Bins + 6No. 240L Bins = 17,940L Waste (+15% allowance

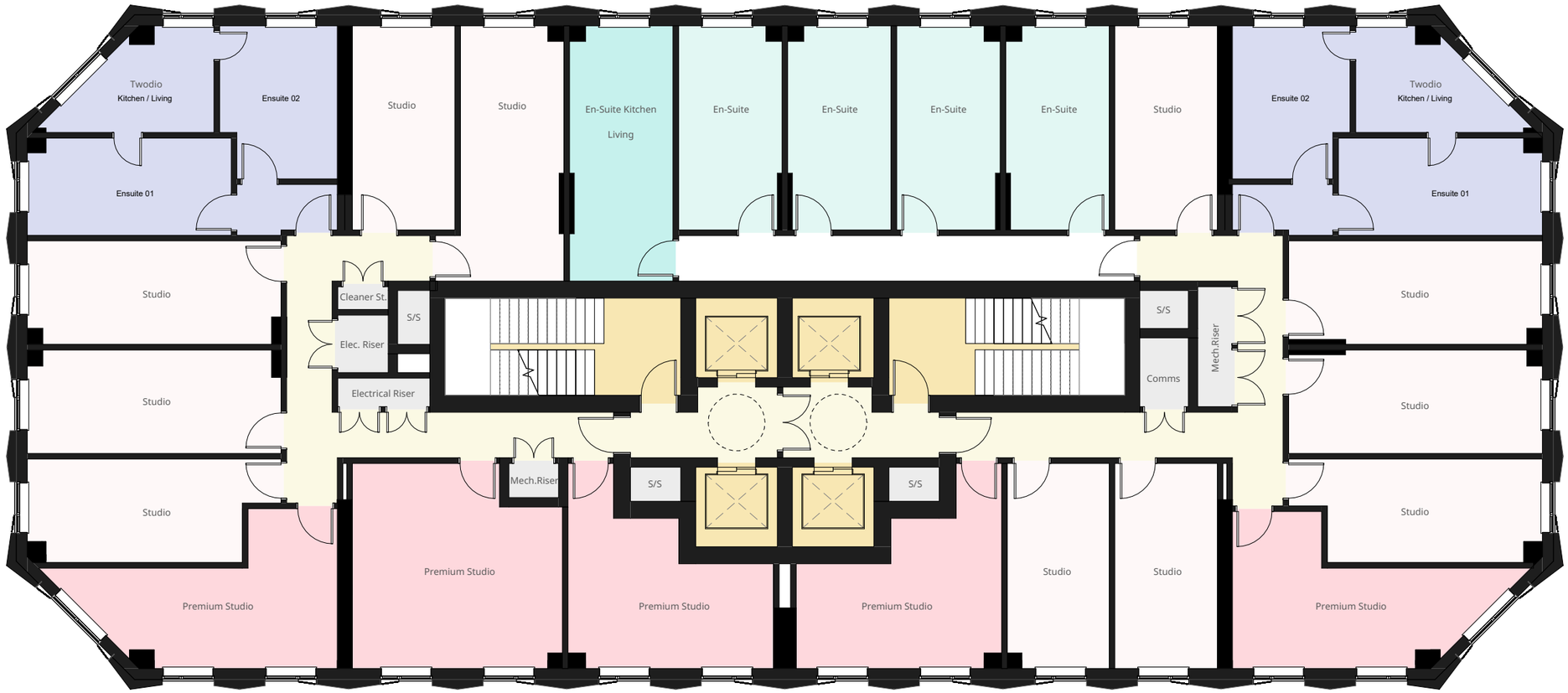


- Route from accommodation to refuse store
- Route from refuse store to lorry
- 1 Refuse lorry parking
- 2 Operational Collection Zone

Accommodation

5.5 Proposed Accommodation Layout

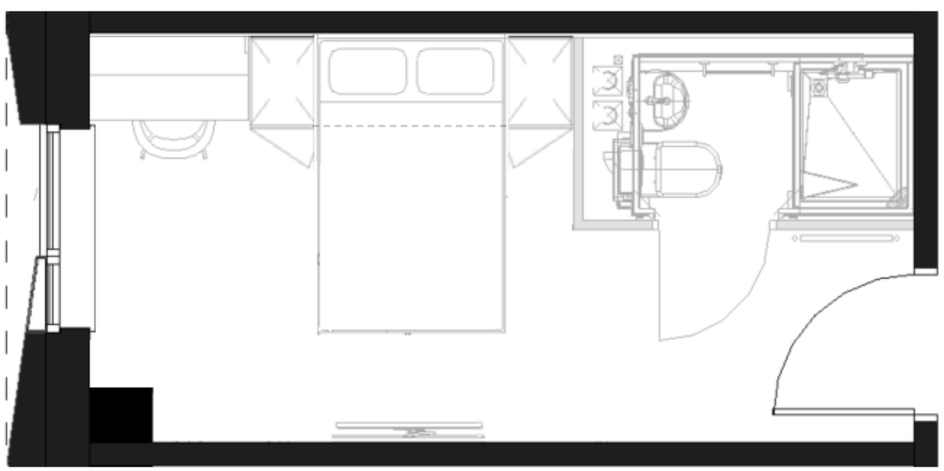
Typical Floor Plan



5.6 Proposed Typical Room Layouts

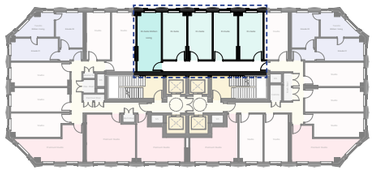
Typical En-suite





1. ENSUITE
2. DOUBLE BED
3. DESK WITH TASK CHAIR
4. WARDROBE

** Room indicated is a typical example and may vary to suit constraints as detail design progresses.*



Typical En-suite | Fusion Brent Cross 25

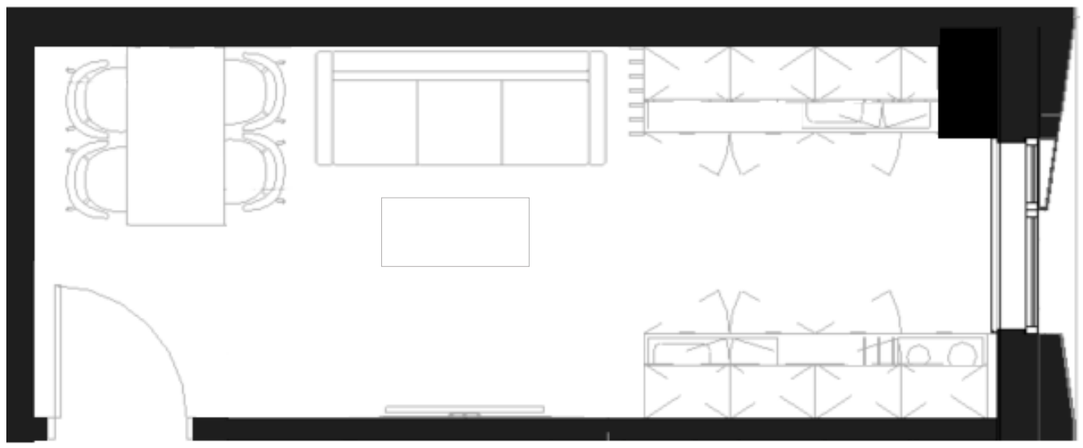






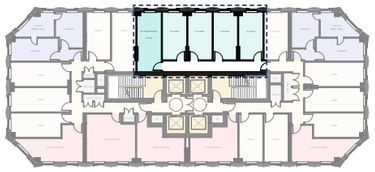
Typical Cluster Kitchen / Lounge





1. DINING TABLE
2. LOUNGE CHAIR
3. FULLY FITTED KITCHEN
4. TV / MEDIA STATION

** Room indicated is a typical example and may vary to suit constraints as detail design progresses.*



Typical Cluster Communal | Fusion Brent Cross 25



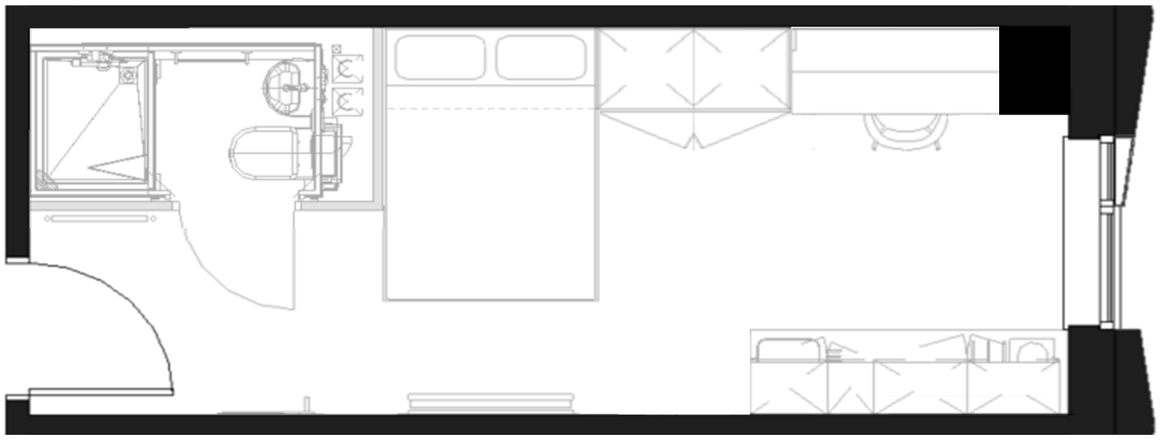




5.6 Proposed Typical Room Layouts

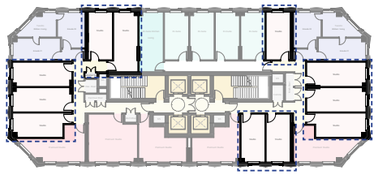
Typical Studio Room





1. ENSUITE
2. DOUBLE BED
3. DESK WITH TASK CHAIR
4. WARDROBE
5. FULLY FITTED KITCHENETTE
6. TV / MEDIA STATION

** Room indicated is a typical example and may vary to suit constraints as detail design progresses.*

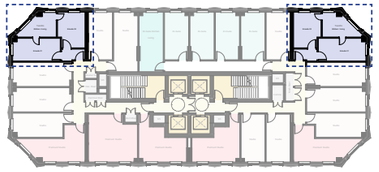


Typical Studio | Fusion Brent Cross 25



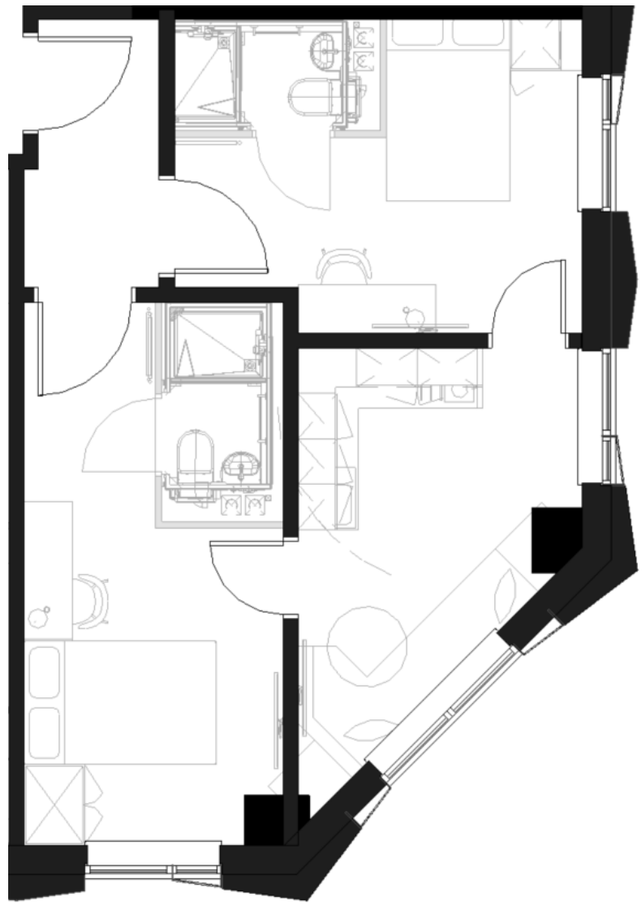






Typical Twodio Apartment





** Room indicated is a typical example and may vary to suit constraints as detail design progresses.*

Typical Finishes | Fusion Brent Cross 25





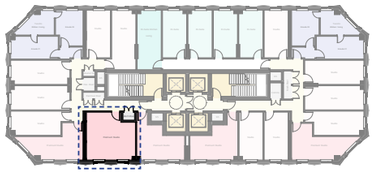


EACH BEDROOM WILL CONSIST OF:

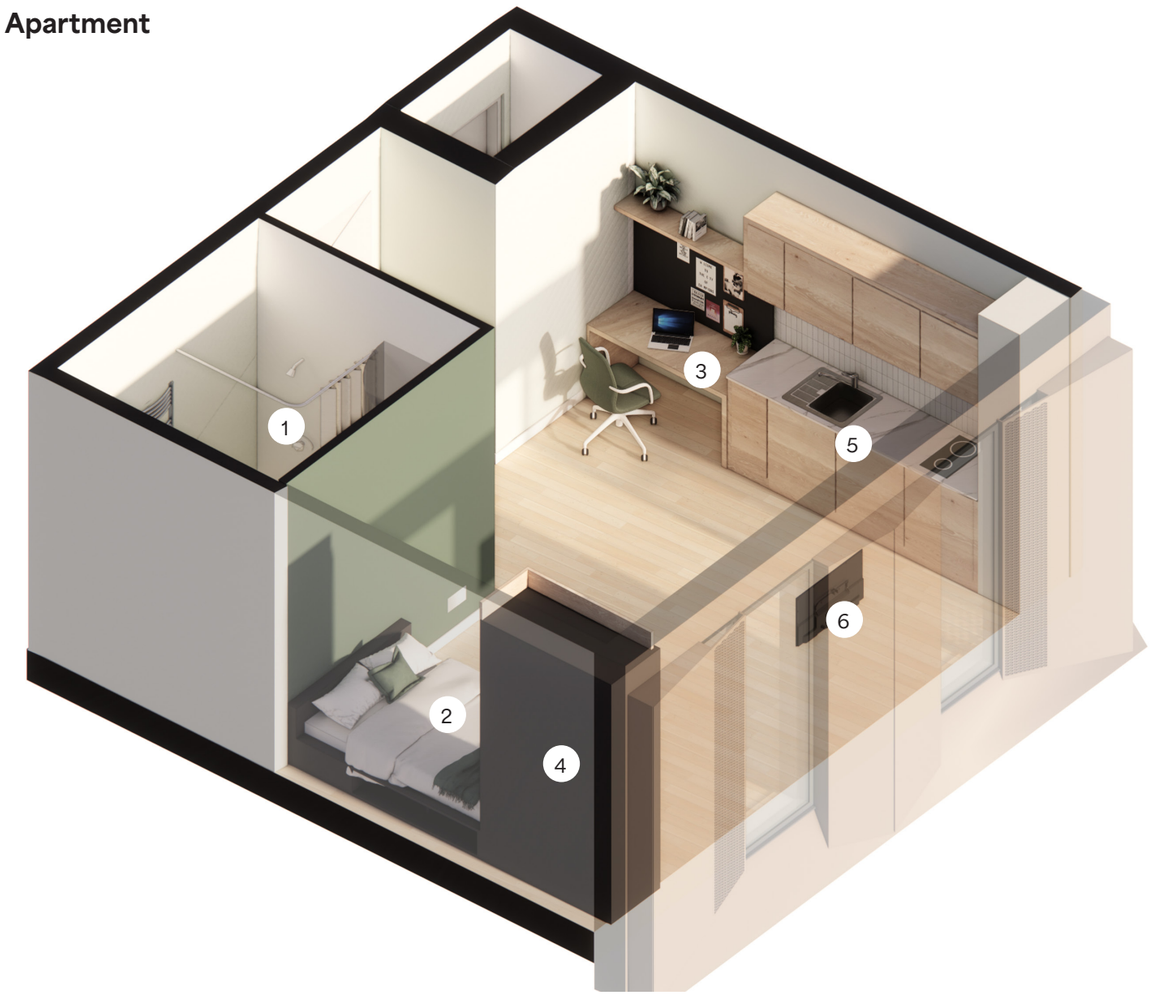
- ENSUITE
- DOUBLE BED
- DESK WITH TASK CHAIR
- WARDROBE

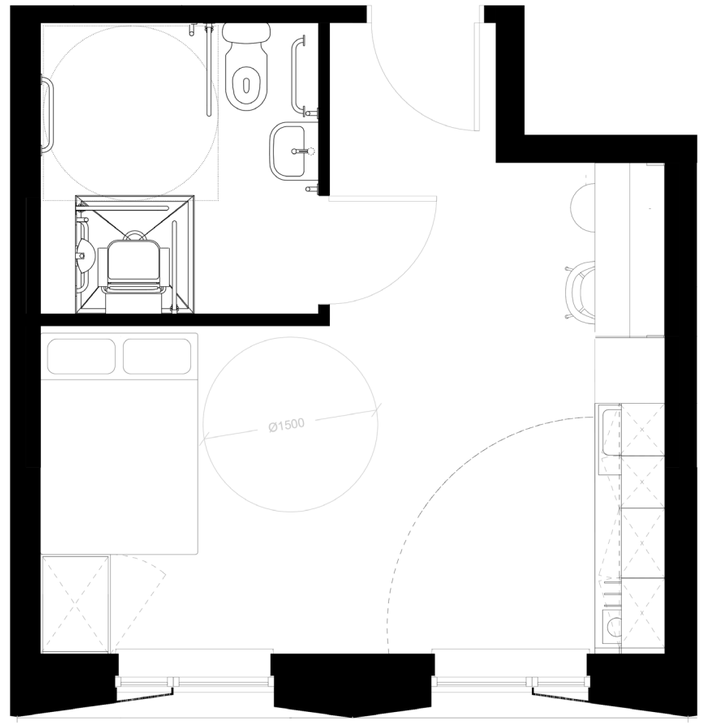
THE SHARED AREA WILL CONSIST OF:

- FULLY FITTED KITCHENETTE
- BUNKETTE LOUNGE / DINING AREA
- TV / MEDIA STATION
- COFFEE TABLE & SOFA



Typical Accessible Apartment





Typical Finishes | Fusion Brent Cross 25

** Room indicated is a typical example and may vary to suit constraints as detail design progresses.*







1. ACCESSIBLE WET ROOM
2. DOUBLE BED
3. DESK WITH TASK CHAIR
4. WARDROBE
5. FULLY FITTED KITCHENETTE
6. TV / MEDIA STATION

Accessibility at Fusion Students

At Fusion, accessibility is about creating spaces where every student can live comfortably, confidently, and independently. We recognise that inclusion extends far beyond wheelchair access, and our approach is built on understanding and supporting the full spectrum of physical, sensory, and cognitive needs across our communities.

Our buildings feature accessible design elements such as braille wayfinding signage, sensory-conscious environments, and tailored Personal Emergency Evacuation Plans (PEEPs) for residents requiring additional support. Where required, we can install additional measures such as pillow alarms or visual beacons to ensure residents with specific needs can be alerted safely in the event of an emergency. Clear zoning and adaptable lighting also help residents manage sensory input and social interaction comfortably.

We understand that accessibility also means emotional and cognitive wellbeing. Through our partnership with Health Assured, we provide a 24/7 Student Assistance Programme offering mental health counselling, multilingual interpretation services, and practical advice on legal, financial, and medical matters. These services integrate seamlessly with our wellbeing offer, supported by staff awareness training and proactive communication to ensure every resident knows where to find help when they need it.

Our commitment extends to the design and operation of our spaces. We use colour contrast and texture changes to aid wayfinding, minimise overstimulation through acoustic control and calm lighting, and continuously gather feedback from students through initiatives like the Fusion Futures Board to inform future improvements. All staff receive neurodiversity and accessibility training, ensuring an inclusive, informed, and empathetic approach to resident support.

Accessibility and wellbeing are central to our mission of student living designed for positive living. By combining inclusive design with compassionate operations and ongoing learning, we create environments that empower all students to thrive.



Appearance





5.8 Proposed Streetscene

Whitworth Street West



5.9 Proposed Elevations

North Elevation

Typical Crown Materials

A1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

A2 **Metal Feature Banding:** Anodised aluminium panels - Bronze & Copper colours. Chamfered triangulated pattern.

A3 **Metal Louvres:** Anodised aluminium panels - Dark Grey Colour. Panels to be angled to match triangulated pattern.

A4 **Winter Garden Balustrading:** Glass balustrading with metal detailing.

Typical Body Materials

B1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

B2 **Metal Perforated Panels:** Anodised aluminium panels - Bronze & Copper colours. Panels perforated with feature pattern as shown.

B3 **Metal Frame Window System:** Anodised aluminium framing. Soffit vent detail. Open window behind perforated aluminium screen.

B4 **Soffit Detail:** Soffit vent detail for ventilation connection.

Typical Base Materials

C1 **Pre-Cast Concrete Panels:** Smooth faced concrete panels - light pink tone colour. Panel to follow chamfers design, joints aligned to follow pattern.

C2 **Feature Concrete Base:** Stall riser base - light pink tone colour. Wet cast concrete base with sand blasted finish.

C3 **Feature Concrete Banding:** Feature pre-cast concrete banding - light pink tone colour. Chamfered triangulated pattern.

C4 **Soffit Detail:** Soffit vent detail for ventilation connection from second floor level.

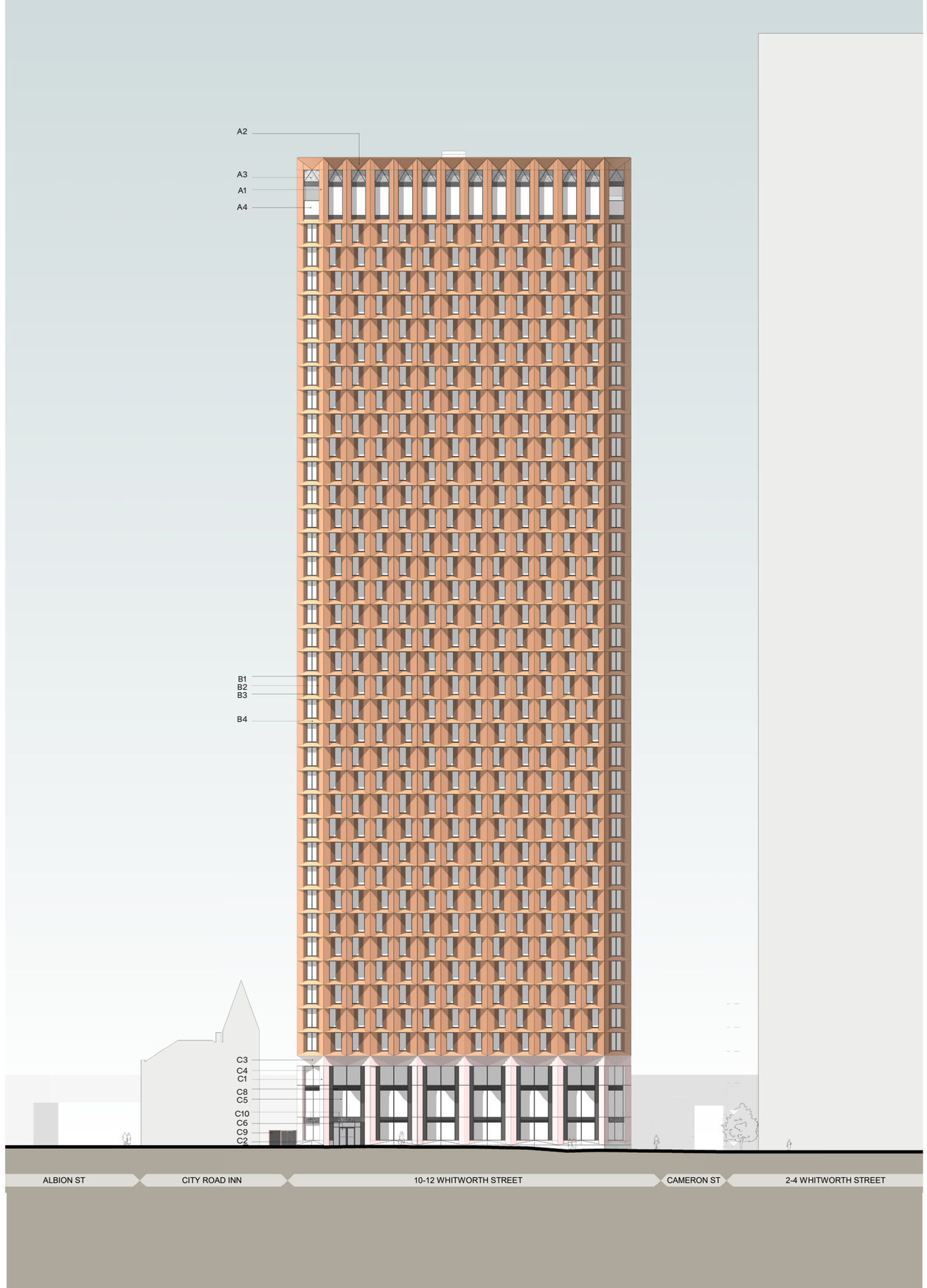
C5 **Curtain Walling:** Anodised aluminium curtain walling - Dark Grey colour. Curtain walling to be angle to match chamfered design. Glazed, louvred and solid sections as shown - Dark Grey colour.

C6 **Entrance Doors:** Anodised aluminium entrance doors - Dark Grey colour.

C7 **Service Doors:** Anodised aluminium solid service doors for plant room access - Dark Grey colour.

C8 **Louvred Facade:** Louvred facade to plant room and cycle store areas. Dark Grey colour.

C9 **Boundary Fence & Gates:** Metal boundary fence gated access.



South Elevation

Typical Crown Materials

A1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

A2 **Metal Feature Banding:** Anodised aluminium panels - Bronze & Copper colours. Chamfered triangulated pattern.

A3 **Metal Louvres:** Anodised aluminium panels - Dark Grey Colour. Panels to be angled to match triangulated pattern.

A4 **Winter Garden Balustrading:** Glass balustrading with metal detailing.

Typical Body Materials

B1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

B2 **Metal Perforated Panels:** Anodised aluminium panels - Bronze & Copper colours. Panels perforated with feature pattern as shown.

B3 **Metal Frame Window System:** Anodised aluminium framing. Soffit vent detail. Open window behind perforated aluminium screen.

B4 **Soffit Detail:** Soffit vent detail for ventilation connection.

Typical Base Materials

C1 **Pre-Cast Concrete Panels:** Smooth faced concrete panels - light pink tone colour. Panel to follow chamfers design, joints aligned to follow pattern.

C2 **Feature Concrete Base:** Stall riser base - light pink tone colour. Wet cast concrete base with sand blasted finish.

C3 **Feature Concrete Banding:** Feature pre-cast concrete banding - light pink tone colour. Chamfered triangulated pattern.

C4 **Soffit Detail:** Soffit vent detail for ventilation connection from second floor level.

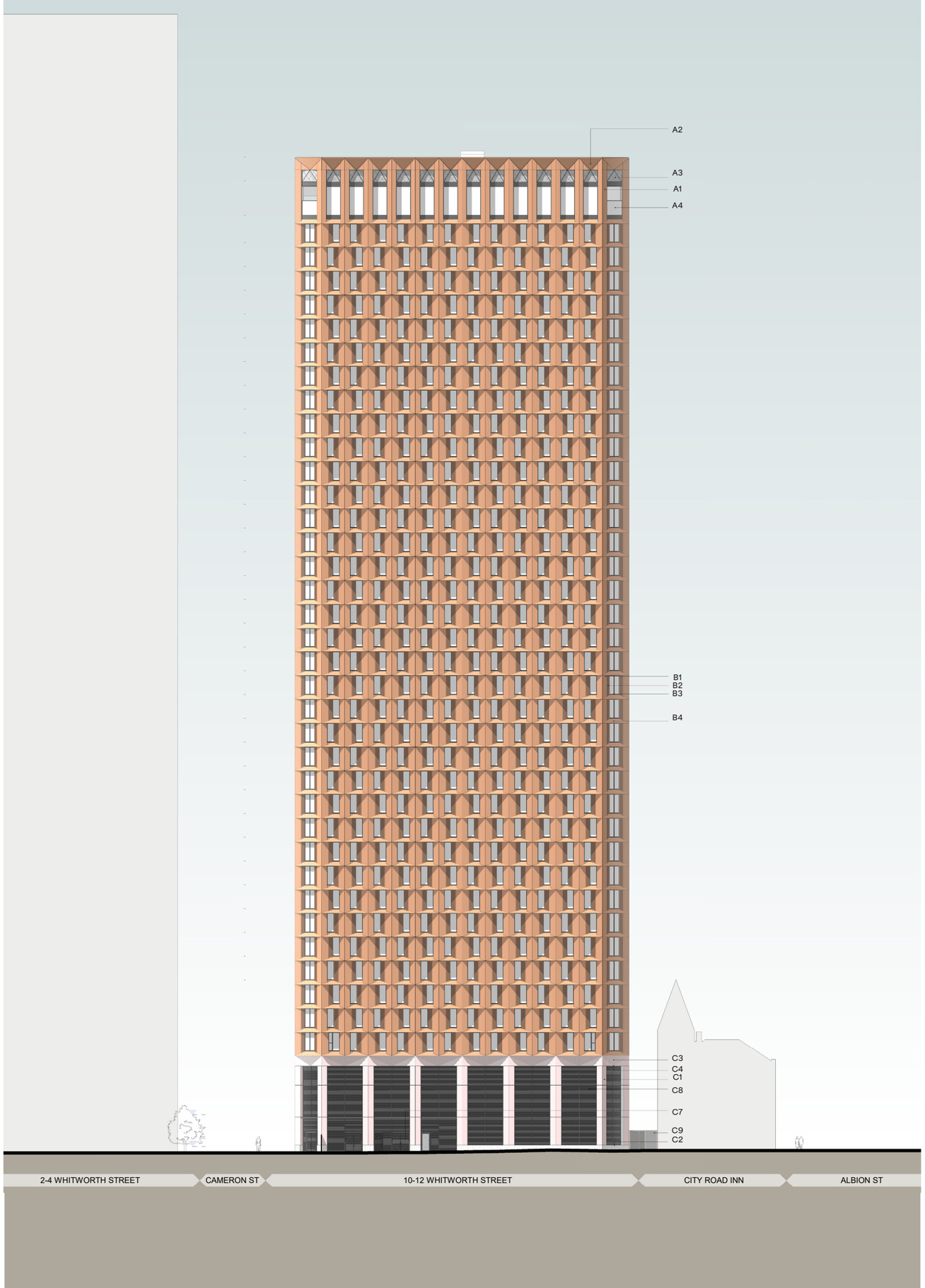
C5 **Curtain Walling:** Anodised aluminium curtain walling - Dark Grey colour. Curtain walling to be angle to match chamfered design. Glazed, louvred and solid sections as shown - Dark Grey colour.

C6 **Entrance Doors:** Anodised aluminium entrance doors - Dark Grey colour.

C7 **Service Doors:** Anodised aluminium solid service doors for plant room access - Dark Grey colour.

C8 **Louvred Facade:** Louvred facade to plant room and cycle store areas. Dark Grey colour.

C9 **Boundary Fence & Gates:** Metal boundary fence gated access.



East Elevation

Typical Crown Materials

A1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

A2 **Metal Feature Banding:** Anodised aluminium panels - Bronze & Copper colours. Chamfered triangulated pattern.

A3 **Metal Louvres:** Anodised aluminium panels - Dark Grey Colour. Panels to be angled to match triangulated pattern.

A4 **Winter Garden Balustrading:** Glass balustrading with metal detailing.

Typical Body Materials

B1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

B2 **Metal Perforated Panels:** Anodised aluminium panels - Bronze & Copper colours. Panels perforated with feature pattern as shown.

B3 **Metal Frame Window System:** Anodised aluminium framing. Soffit vent detail. Open window behind perforated aluminium screen.

B4 **Soffit Detail:** Soffit vent detail for ventilation connection.

Typical Base Materials

C1 **Pre-Cast Concrete Panels:** Smooth faced concrete panels - light pink tone colour. Panel to follow chamfers design, joints aligned to follow pattern.

C2 **Feature Concrete Base:** Stall riser base - light pink tone colour. Wet cast concrete base with sand blasted finish.

C3 **Feature Concrete Banding:** Feature pre-cast concrete banding - light pink tone colour. Chamfered triangulated pattern.

C4 **Soffit Detail:** Soffit vent detail for ventilation connection from second floor level.

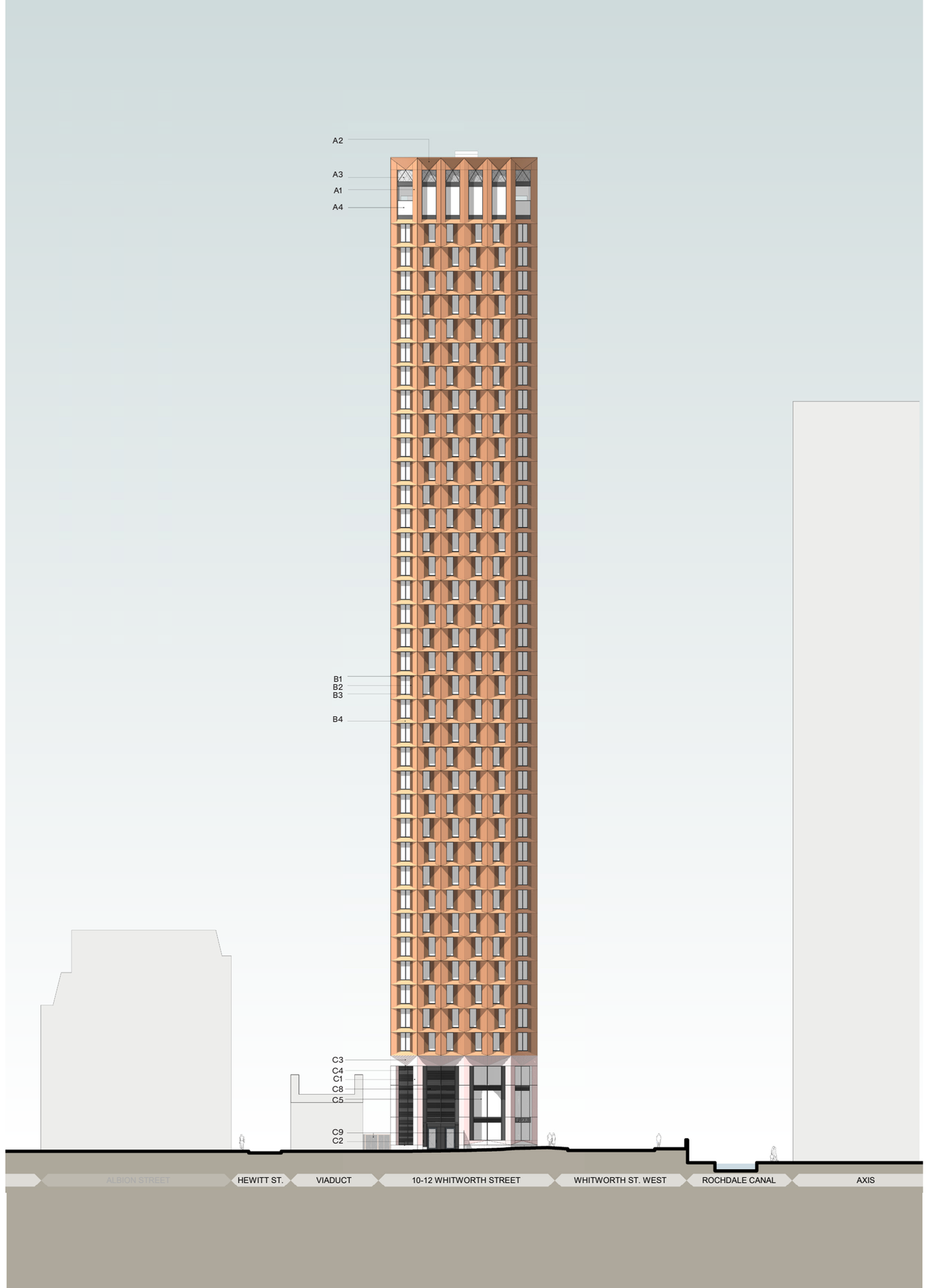
C5 **Curtain Walling:** Anodised aluminium curtain walling - Dark Grey colour. Curtain walling to be angle to match chamfered design. Glazed, louvred and solid sections as shown - Dark Grey colour.

C6 **Entrance Doors:** Anodised aluminium entrance doors - Dark Grey colour.

C7 **Service Doors:** Anodised aluminium solid service doors for plant room access - Dark Grey colour.

C8 **Louvred Facade:** Louvred facade to plant room and cycle store areas. Dark Grey colour.

C9 **Boundary Fence & Gates:** Metal boundary fence gated access.



5.9 Proposed Elevations

West Elevation

Typical Crown Materials

A1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

A2 **Metal Feature Banding:** Anodised aluminium panels - Bronze & Copper colours. Chamfered triangulated pattern.

A3 **Metal Louvres:** Anodised aluminium panels - Dark Grey Colour. Panels to be angled to match triangulated pattern.

A4 **Winter Garden Balustrading:** Glass balustrading with metal detailing.

Typical Body Materials

B1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

B2 **Metal Perforated Panels:** Anodised aluminium panels - Bronze & Copper colours. Panels perforated with feature pattern as shown.

B3 **Metal Frame Window System:** Anodised aluminium framing. Soffit vent detail. Open window behind perforated aluminium screen.

B4 **Soffit Detail:** Soffit vent detail for ventilation connection.

Typical Base Materials

C1 **Pre-Cast Concrete Panels:** Smooth faced concrete panels - light pink tone colour. Panel to follow chamfers design, joints aligned to follow pattern.

C2 **Feature Concrete Base:** Stall riser base - light pink tone colour. Wet cast concrete base with sand blasted finish.

C3 **Feature Concrete Banding:** Feature pre-cast concrete banding - light pink tone colour. Chamfered triangulated pattern.

C4 **Soffit Detail:** Soffit vent detail for ventilation connection from second floor level.

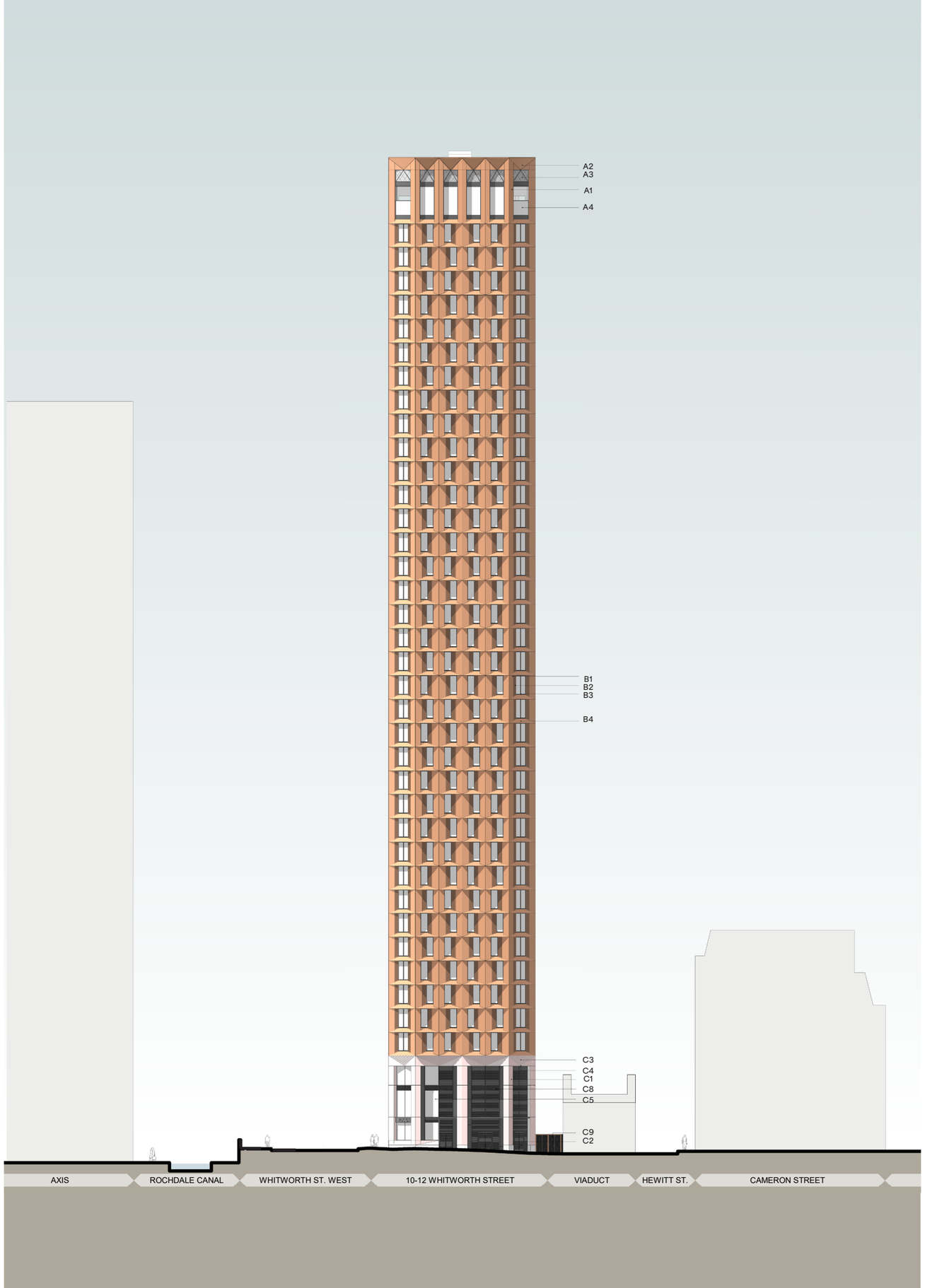
C5 **Curtain Walling:** Anodised aluminium curtain walling - Dark Grey colour. Curtain walling to be angle to match chamfered design. Glazed, louvred and solid sections as shown - Dark Grey colour.

C6 **Entrance Doors:** Anodised aluminium entrance doors - Dark Grey colour.

C7 **Service Doors:** Anodised aluminium solid service doors for plant room access - Dark Grey colour.

C8 **Louvred Facade:** Louvred facade to plant room and cycle store areas. Dark Grey colour.

C9 **Boundary Fence & Gates:** Metal boundary fence gated access.



5.10 Proposed Bay Elevations

Base Bay Elevation

Typical Base Materials

C1 **Pre-Cast Concrete Panels:** Smooth faced concrete panels - light pink tone colour. Panel to follow chamfers design, joints aligned to follow pattern.

C2 **Feature Concrete Base:** Stall riser base - light pink tone colour. Wet cast concrete base with sand blasted finish.

C3 **Feature Concrete Banding:** Feature pre-cast concrete banding - light pink tone colour. Chamfered triangulated pattern.

C4 **Soffit Detail:** Soffit vent detail for ventilation connection from second floor level.

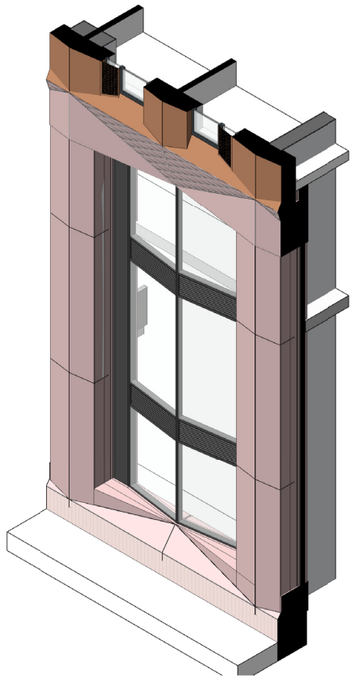
C5 **Curtain Walling:** Anodised aluminium curtain walling - Dark Grey colour. Curtain walling to be angle to match chamfered design. Glazed, louvred and solid sections as shown - Dark Grey colour.

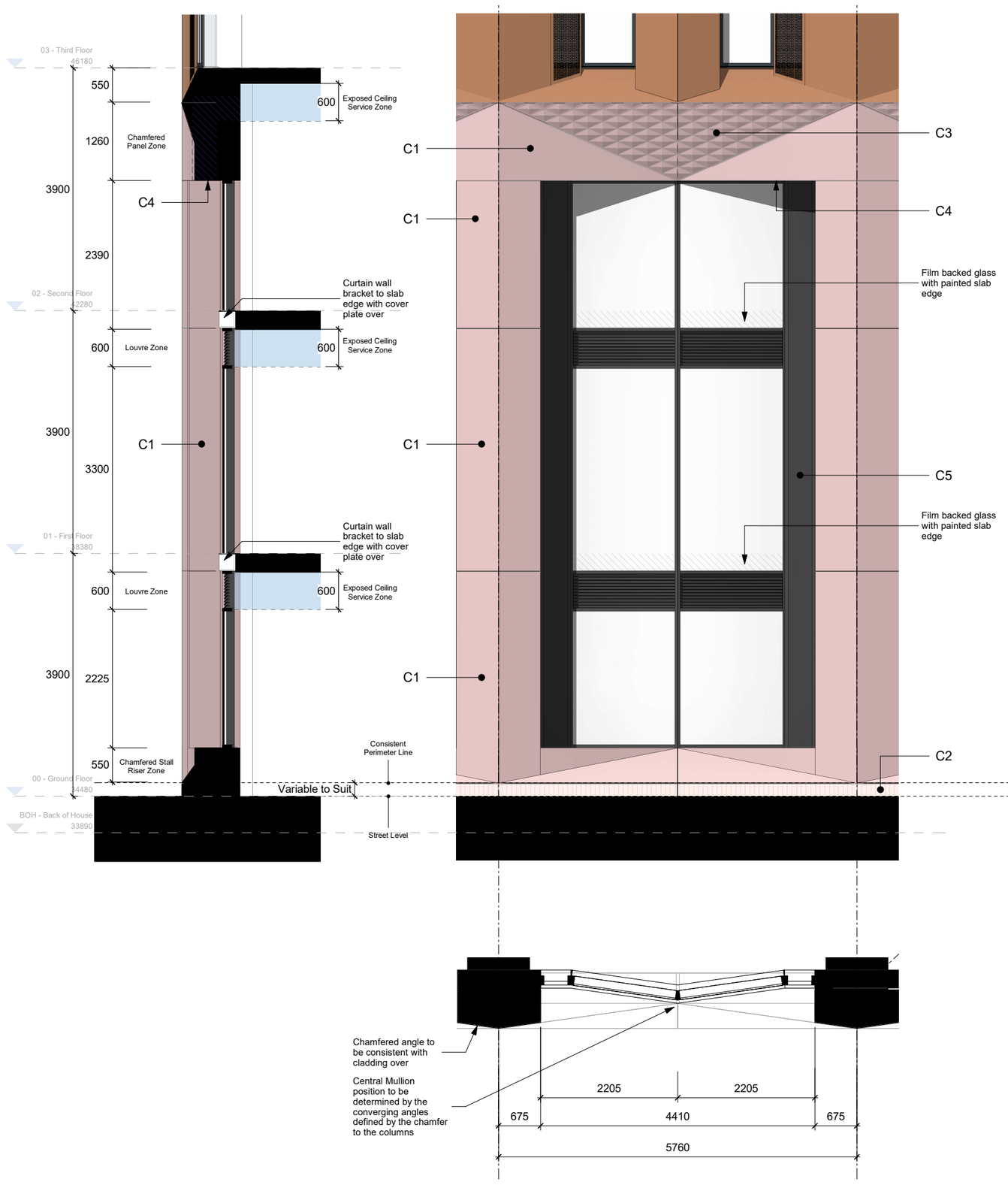
C6 **Entrance Doors:** Anodised aluminium entrance doors - Dark Grey colour.

C7 **Service Doors:** Anodised aluminium solid service doors for plant room access - Dark Grey colour.

C8 **Louvred Facade:** Louvred facade to plant room and cycle store areas. Dark Grey colour.

C9 **Boundary Fence & Gates:** Metal boundary fence gated access.





5.10 Proposed Bay Elevations

Body Bay Elevation

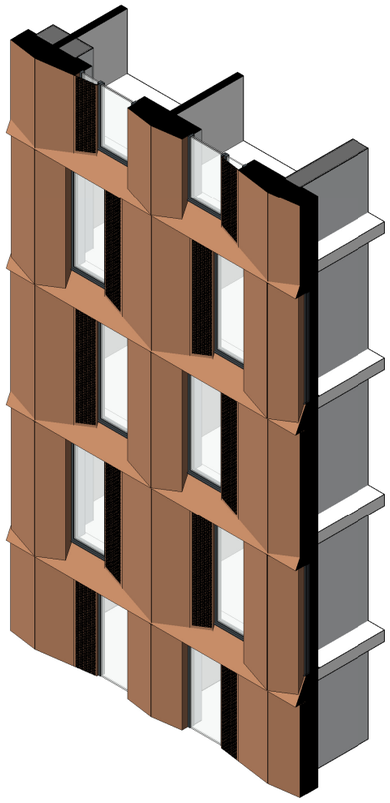
Typical Body Materials

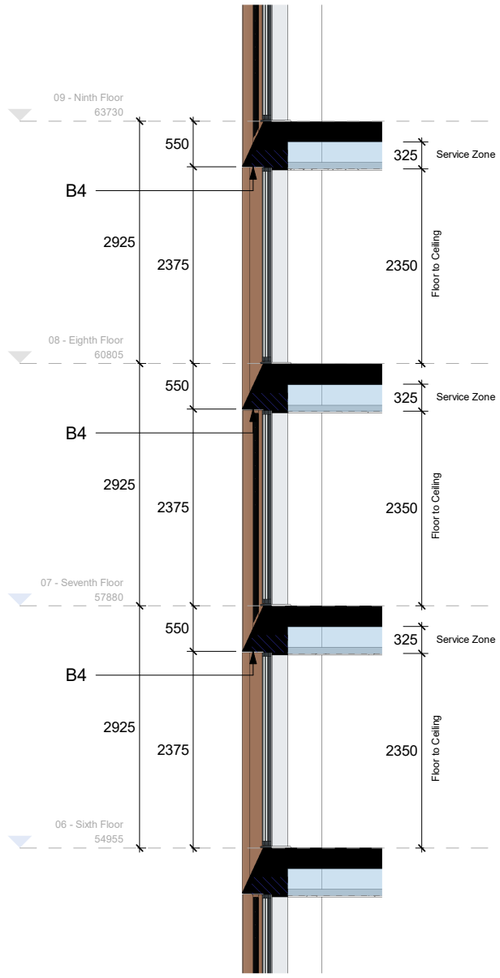
B1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

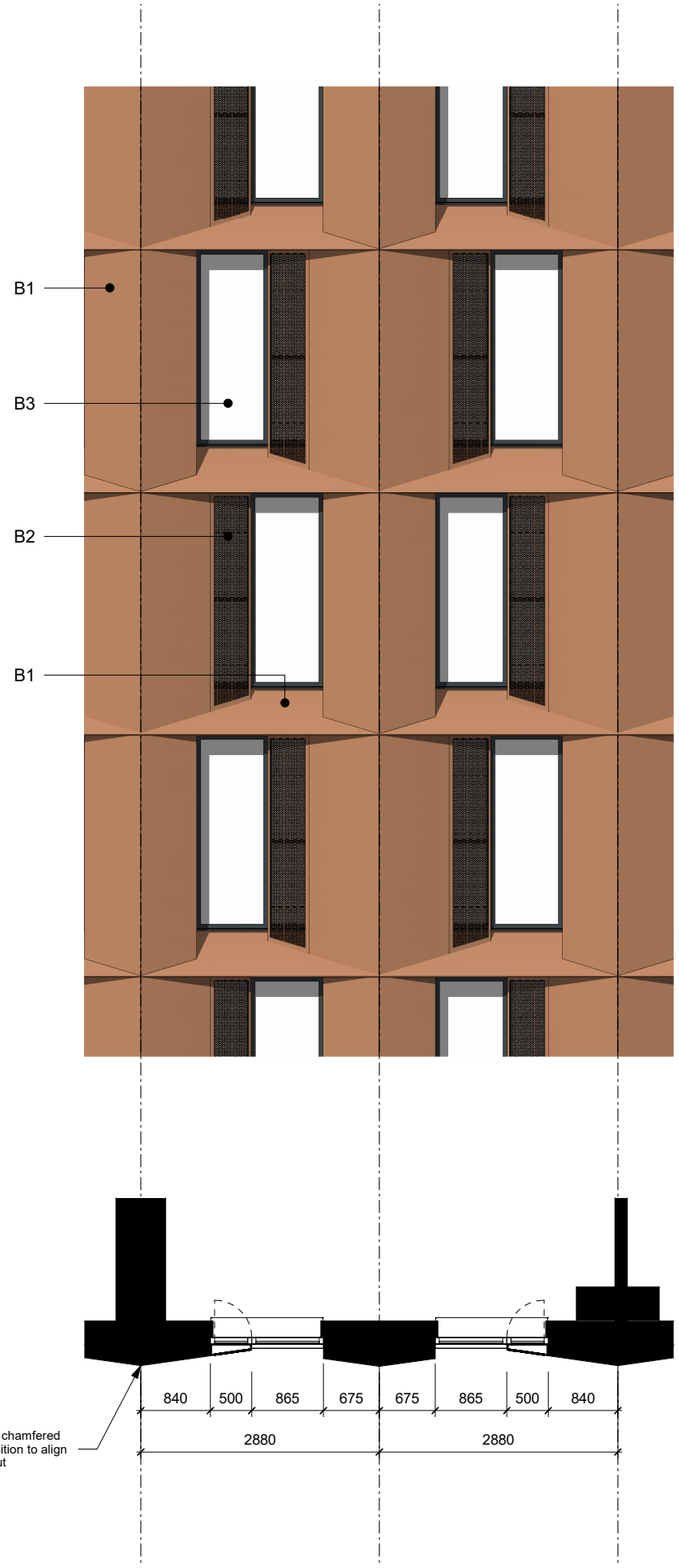
B2 **Metal Perforated Panels:** Anodised aluminium panels - Bronze & Copper colours. Panels perforated with feature pattern as shown.

B3 **Metal Frame Window System:** Anodised aluminium framing. Soffit vent detail. Open window behind perforated aluminium screen.

B4 **Soffit Detail:** Soffit vent detail for ventilation connection.







5.10 Proposed Bay Elevations

Crown Bay Elevation

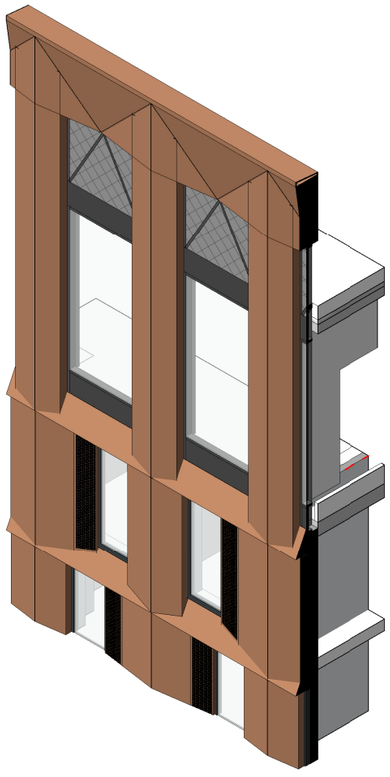
Typical Crown Materials

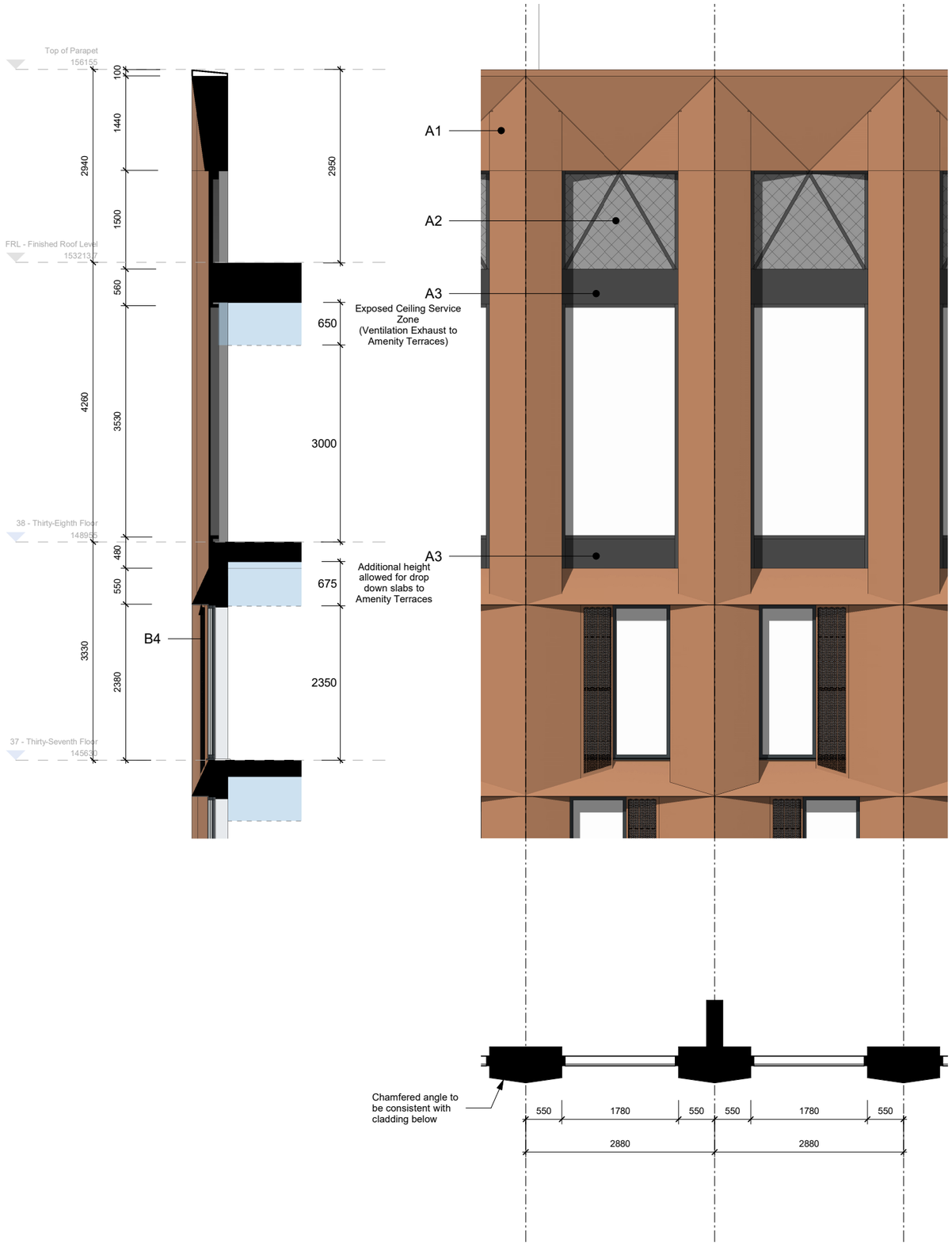
A1 **Metal Angled Panels:** Anodised aluminium panels - Bronze & Copper colours. Panel at chamfered angles.

A2 **Metal Feature Banding:** Anodised aluminium panels - Bronze & Copper colours. Chamfered triangulated pattern.

A3 **Metal Louvres:** Anodised aluminium panels - Dark Grey Colour. Panels to be angled to match triangulated pattern.

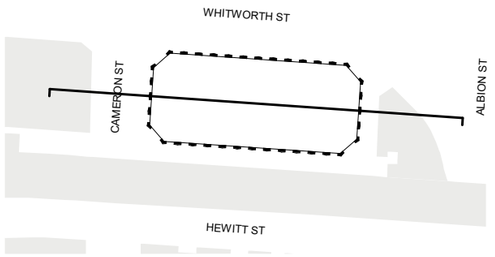
A4 **Winter Garden Balustrading:** Glass balustrading with metal detailing.

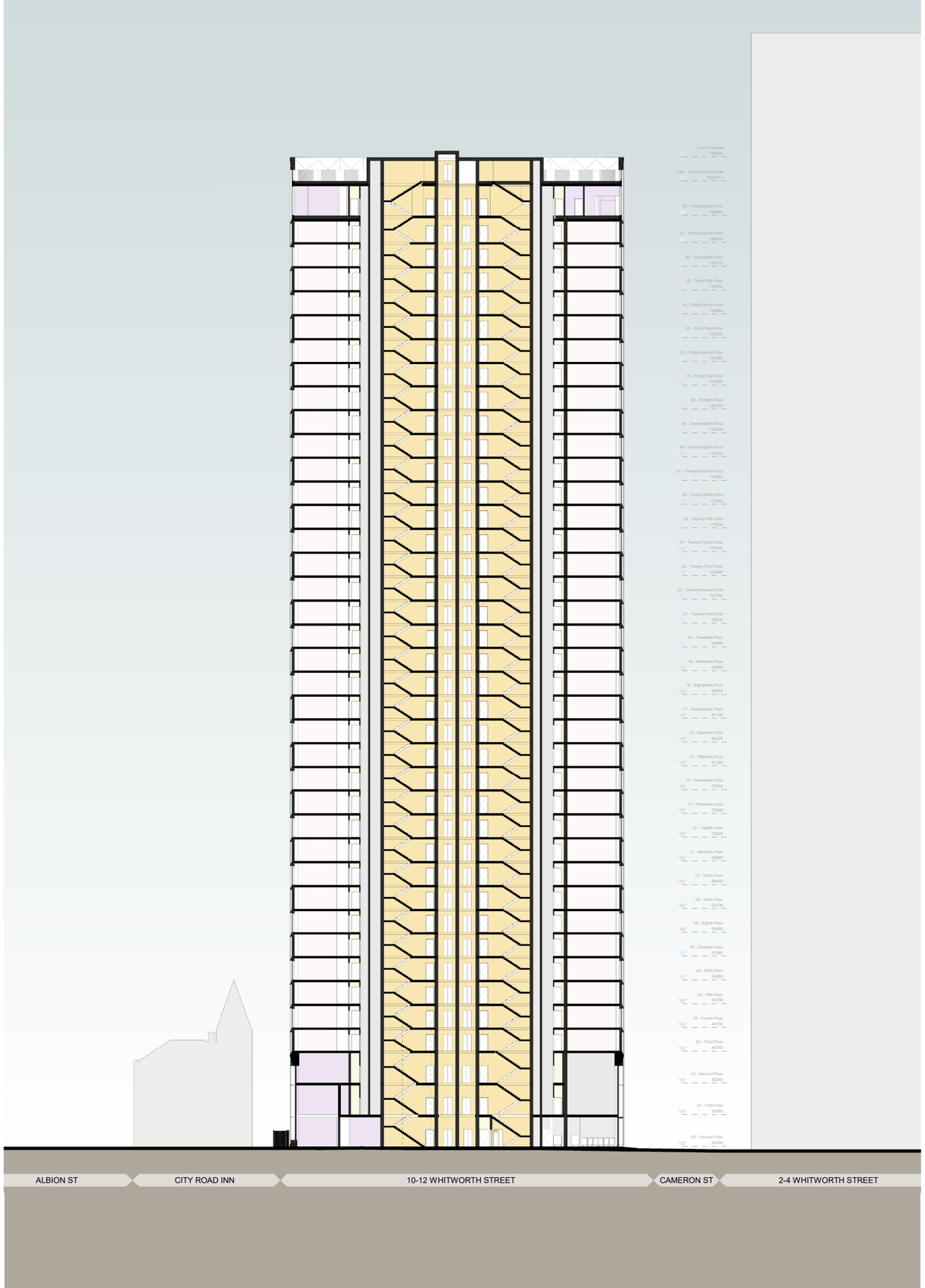




5.11 Proposed Sections

Section AA

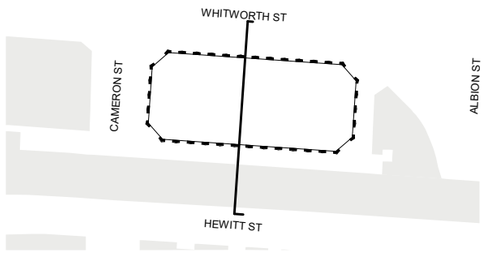


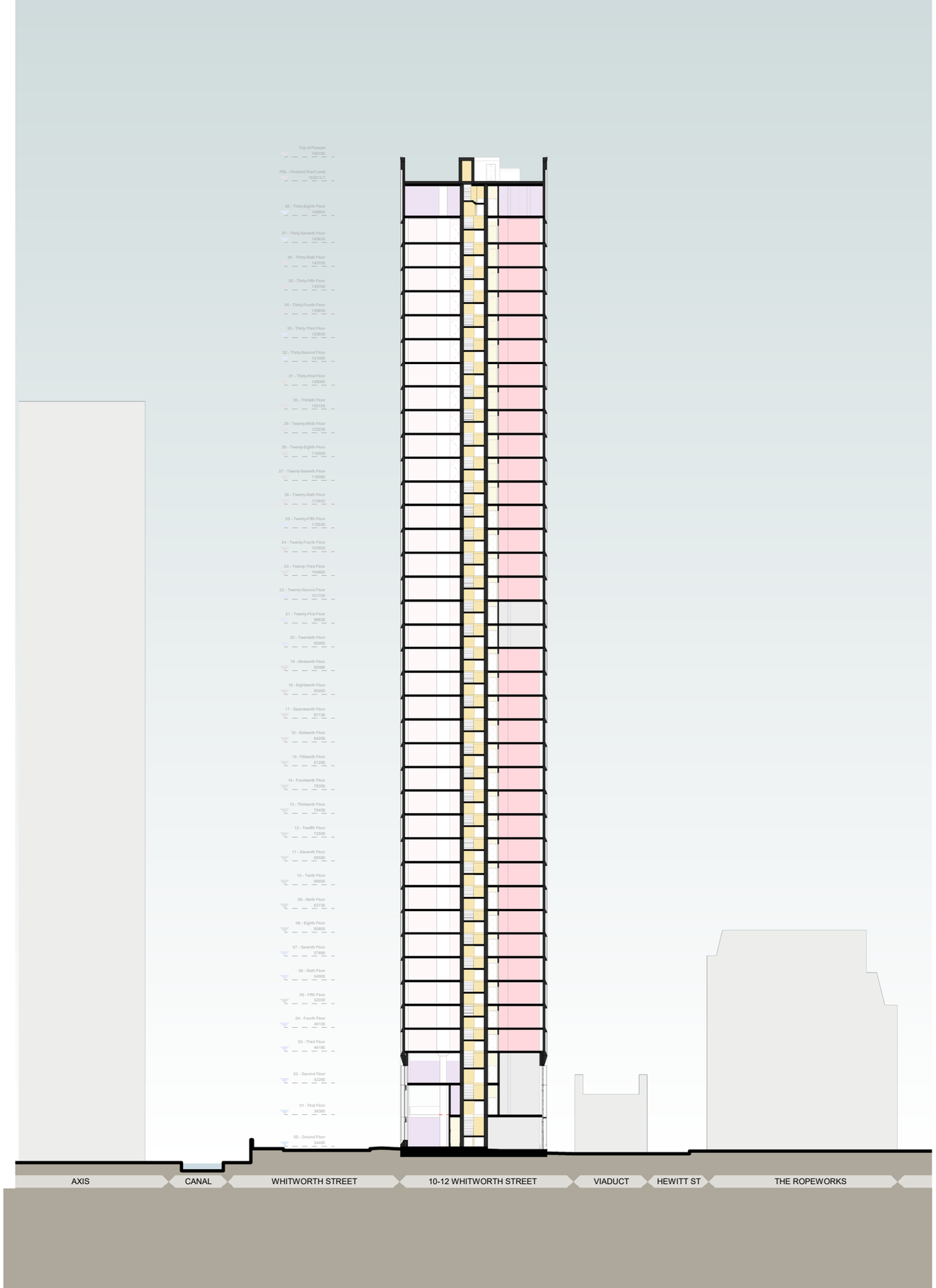


- En-suite Bedroom
- Cluster Kitchen / Lounge
- Twodio Apartment
- Studio Room
- Premium Studio Room
- Cluster Circulation
- Ancillary / Service
- General Circulation
- Core / Vertical Circulation

5.11 Proposed Sections

Section AA





- En-suite Bedroom
- Cluster Kitchen / Lounge
- Twodio Apartment
- Studio Room
- Premium Studio Room
- Cluster Circulation
- Ancillary / Service
- General Circulation
- Core / Vertical Circulation

Maintenance Strategy

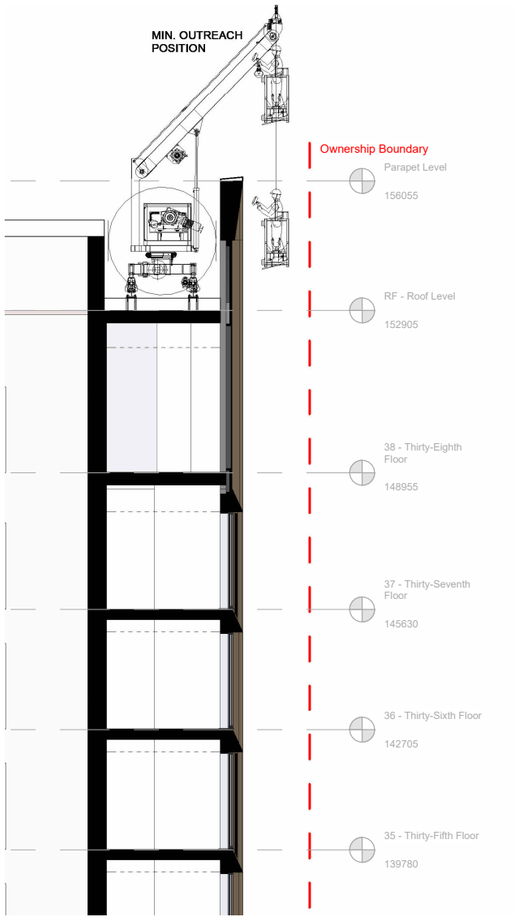
The scheme has been designed to ensure long-term, safe and efficient maintenance, supported by a robust management strategy that reduces operational risk and lifecycle costs

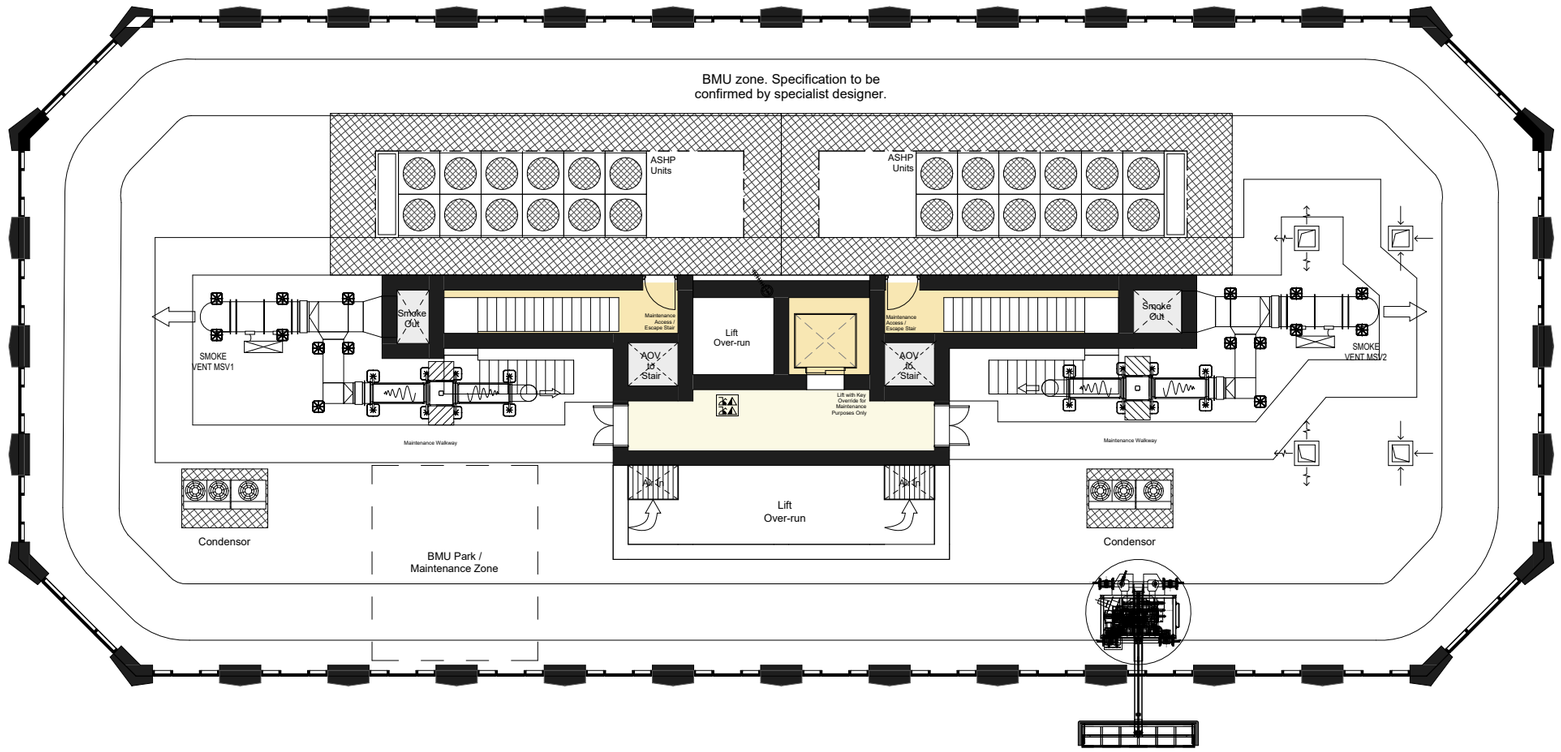
Levels 00 to 03 of the façades will be maintained and cleaned from Ground Level using pole-reach wash systems, allowing safe and efficient access without the need for specialist equipment or high-level access machinery. This approach minimises disruption to the street and building users whilst reducing operational complexity.

For the upper storeys, a roof-mounted Building Maintenance Unit (BMU) provides comprehensive access for regular and specialist façade maintenance. The BMU operates on a perimeter track, enabling full vertical and horizontal coverage of the building envelope for safe, compliant window cleaning, inspection and repair activities. The BMU system will be specifically designed to overcome the complexities of the building and site by a specialist designer.

The rooftop is accessible via two internal stair access stairs that lead directly into the emergency escape core. There will also be a key override access via a one lift for the purpose of safely transporting larger more bulky items to roof level. This approach eliminates the need for vertical ladders, improving safety and facilitating the movement of tools, materials and equipment for maintenance teams.

Overall, the strategy prioritises safety, efficient access and minimal disruption to building users, while supporting the long-term performance and upkeep of the façade.





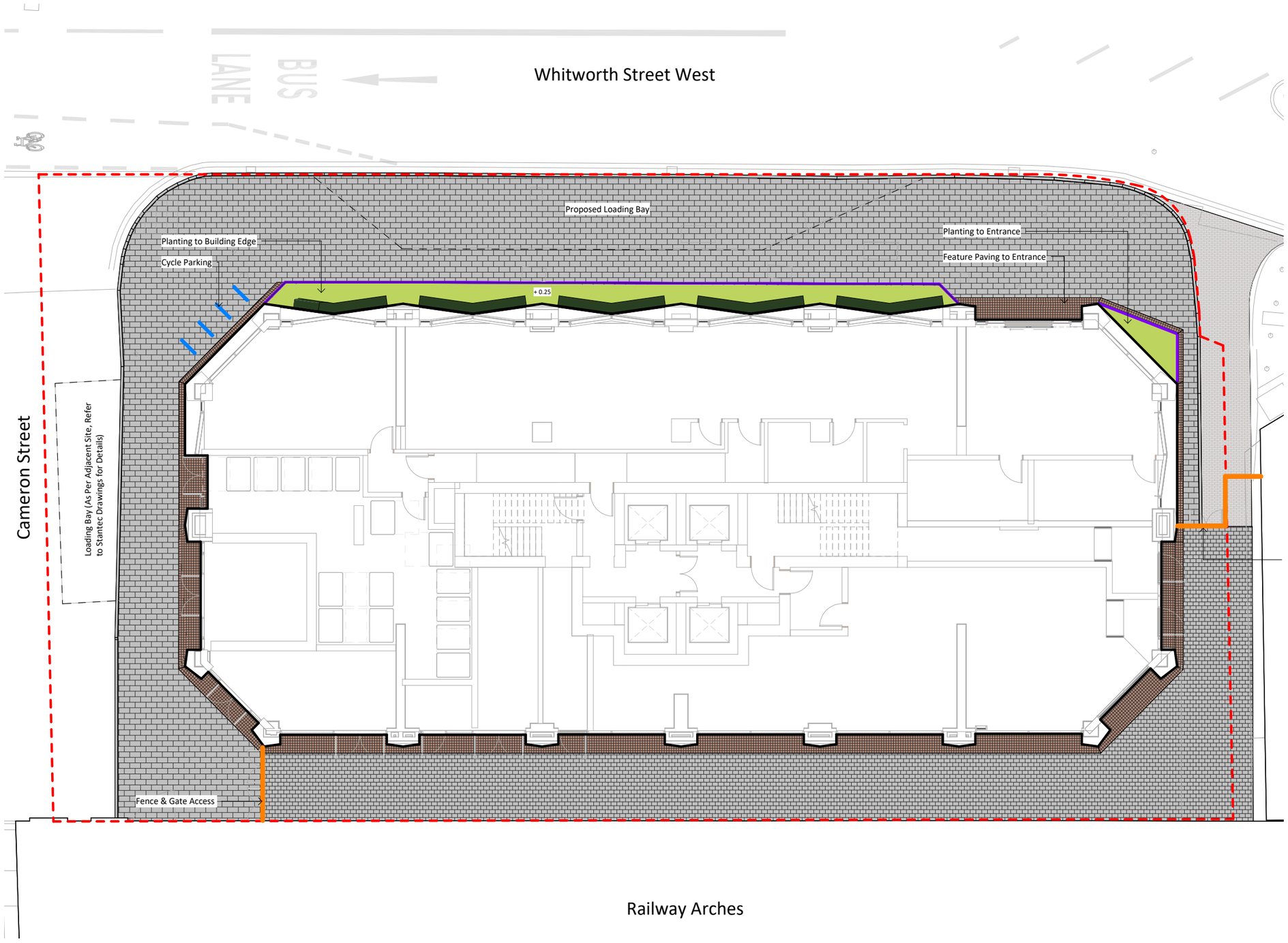
6.0 Landscape Proposal

Park Hood
Chartered Landscape Architects

C&W

6.0 Landscape Proposals

6.1 Street Level



Legend

Proposed Application Boundary

Hardworks Legend

PAV01 - PC Concrete Paving to MCC Standard
Paving Works to Public Footpath in Accordance with MCC

PAV02 - Permeable PC Concrete Paving

PAV03 - Natural Stone Paving Setts to Building

Existing Paving Setts to be Retained

KED01 - Concrete Kerb
Paving Works to Public Footpath in Accordance with MCC

KED02 - Concrete Edging to Planting
Material: Sandblasted Ribbed Concrete
Size: 250mm Above Finished Ground Level

FCS01 - Cycle Stand

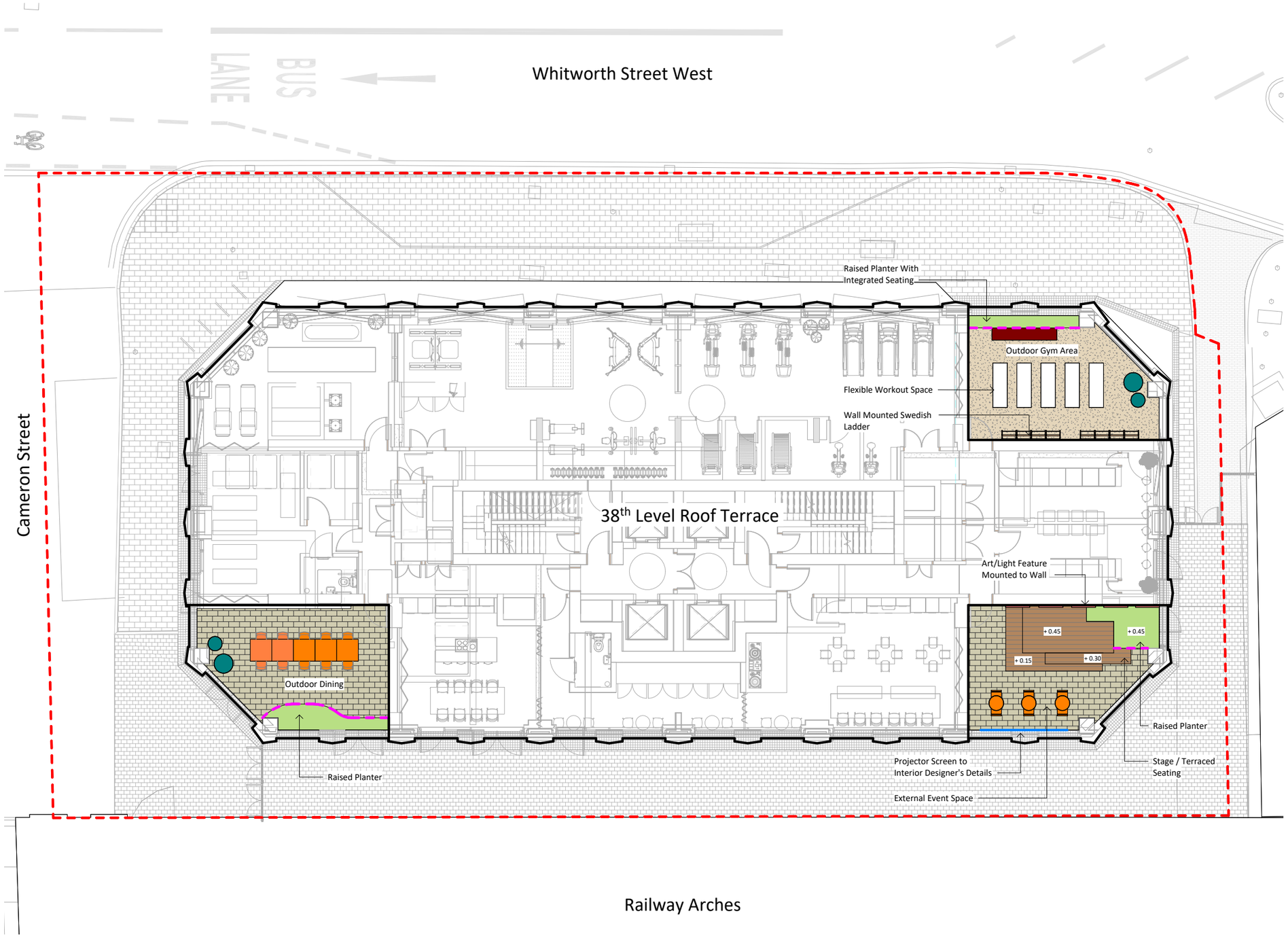
Fence and Gate Access
Refer to Architect's Plans & Details

Softworks Legend

Low Hedge Planting
Refer to Design and Access Statement for Planting Schedule

Ornamental Shrubs & Perennial Planting
Refer to Design and Access Statement for Planting Schedule

6.2 Amenity Terraces



Legend

- Proposed Application Boundary

Hardworks Legend

- PAV05 - Composite Decking
- PAV06 - Porcelain Tiles
- PAV07 - Resin Bound Gravel
- KED03 - Raised Steel Planter Edging
- Bench Seating
- Decorative Planter Pots
  With Ornamental Planting
- Movable Furniture
  Shown Indicatively
- Art/Lighting Feature

Softworks Legend

- Ornamental Shrubs & Perennial Planting
  Refer to Design and Access Statement for Planting Schedule

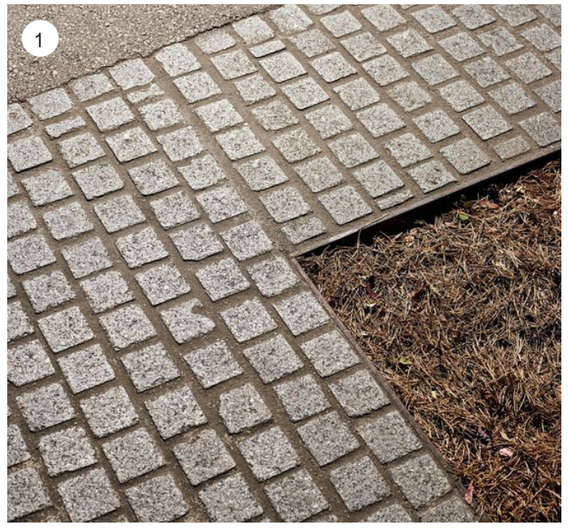
Whitworth Street West Frontage

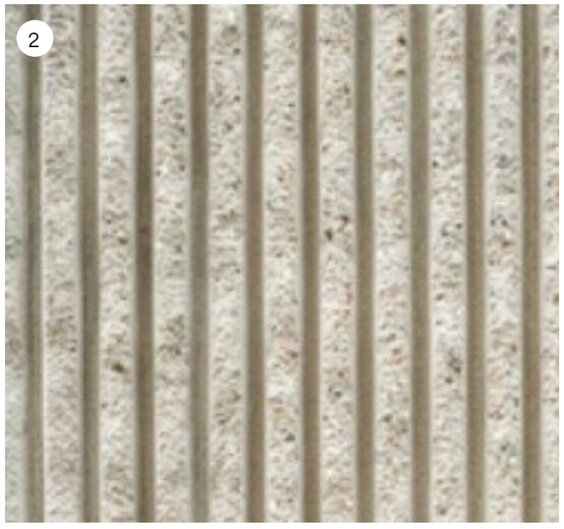
The landscape proposals for the Whitworth Street West frontage are designed to visually ground the building through a combination of hard and soft materials. A paved ‘plinth’ formed of natural stone setts is proposed around the base of the building, creating a strong visual anchor at street level.

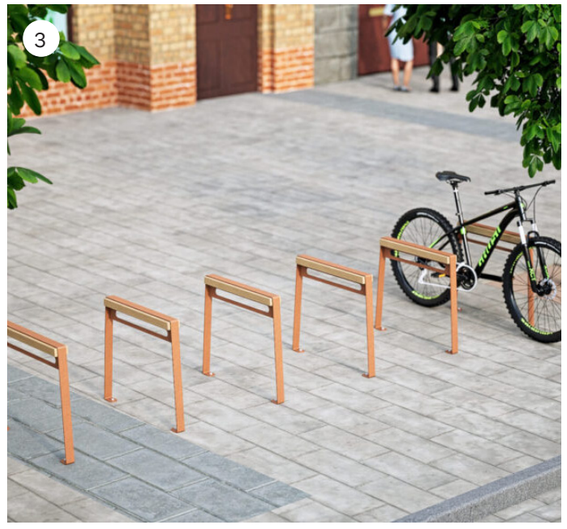
Along the Whitworth Street West elevation, the façade is softened and articulated through the introduction of a continuous planting bed. This is defined by a sandblasted concrete edging, selected to complement and tie in with the architectural language of the building. Low hedge planting is arranged to reflect the rhythm and articulation of the façade, subtly reinforcing the structural grid and highlighting the building columns.

Short-stay visitor cycle parking is located at the western corner of the site, providing convenient and accessible facilities without detracting from the primary frontage. To the eastern corner, an enhanced planted area is proposed to frame and emphasise the main building entrance, contributing to legibility and arrival experience.

1. Sett Paving Plinth to Building Edge
2. Sandblasted Ribbed Concrete Edge to Planting Bed
3. Short Stay Cycle Parking
4. Visualisation - Planting to Whitworth Sreet West Frontage









6.4 Terrace Materiality

Outdoor Dining Terrace

The external dining terrace is located at 38th floor level, directly adjacent to the internal private dining room, and with a secondary connection to the wellness/yoga studio. This positioning supports a range of complementary uses and promotes flexibility in how the space is occupied.

The terrace is designed to accommodate both outdoor dining and informal study, with a flexible furniture layout that can support larger group gatherings as well as smaller, more intimate seating arrangements. This adaptability ensures the space can respond to varying user needs throughout the day.

A combination of decorative pots and raised planters is proposed to soften the terrace environment, introducing greenery at height and enhancing the overall amenity. This planting strategy contributes to a more comfortable and inviting atmosphere, reinforcing the terrace's role as a high-quality external space.

1. Decorative Raised Pots
2. Seating Arrangement for Smaller Groups
3. Outdoor Dinning Seating
4. Landscape Concept Visualisation









External Events Terrace

The external events terrace is located at 38th floor level, directly adjacent to the internal cultural events hub. This arrangement supports a range of complementary uses, allowing the terrace to function as an extension of the internal space and provide valuable external spill-out for events and gatherings.

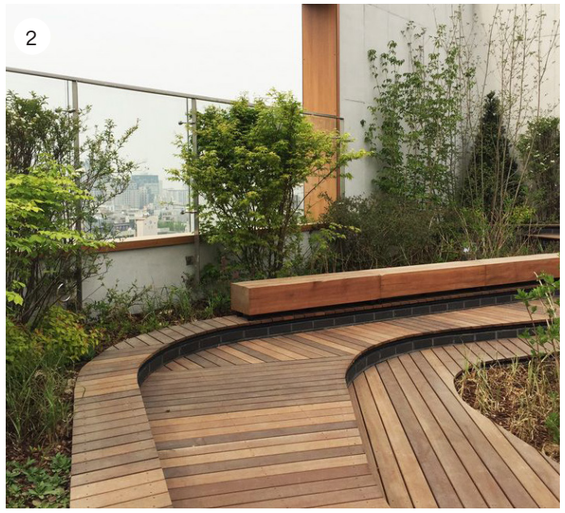
The terrace is designed to accommodate flexible uses, including social seating, informal study, and programmed activities such as outdoor film screenings. A terraced seating arrangement creates opportunities for both structured and informal occupation, while an open area allows for adaptable layouts, including the potential for temporary seating or event-related uses.

The façade adjacent to the laundry area presents an opportunity for an art feature with integrated lighting. This element will contribute to a distinct identity for the terrace and enhance its visual interest, particularly during evening use.

Decorative pots and integrated raised planters are incorporated within the terraced seating areas to introduce layers of planting throughout the space.

1. Landscape Concept Visualisation
2. Terraced Seating with Integrated Planting
3. Projector Screen
4. Art Feature with Integrated Lighting
5. Landscape Concept Visualisation











Outdoor Gym Terrace

The outdoor gym terrace is located at 38th floor level, directly adjacent to the internal gym area. This arrangement supports a range of complementary uses, allowing the terrace to function as an extension of the internal facilities and providing valuable external spill-out space for fitness activities.

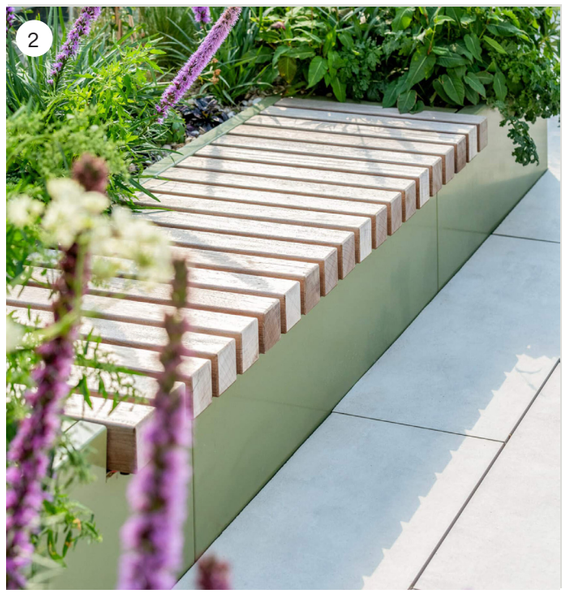
The terrace is designed to accommodate flexible exercise uses, including stretching, body weight training, and informal fitness sessions. This provides users with the opportunity to exercise outdoors while benefiting from fresh air and an open environment.

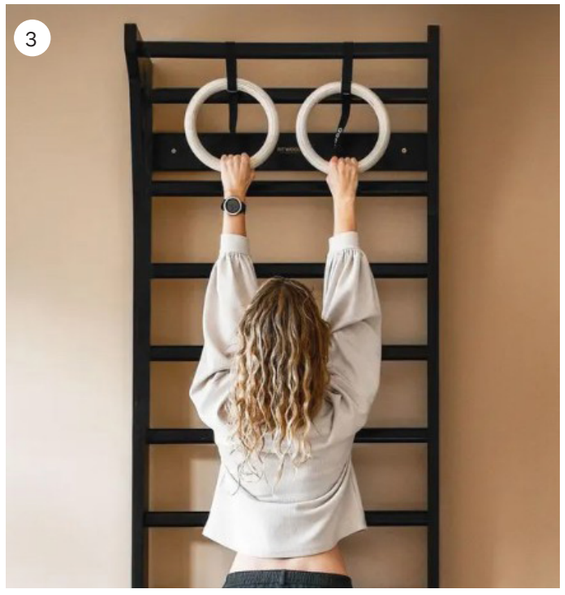
The façade adjacent to the laundry area presents an opportunity for the integration of wall-mounted exercise equipment for calisthenic, flexibility & strength training. This enhances the functionality of the terrace and supports a varied fitness offering within the external space.

Raised planters with integrated seating are introduced to provide informal rest and recovery areas within the terrace. These elements offer opportunities for users to cool down and relax between activities, while also contributing to the overall usability and comfort of the space.

1. Flexible Exercise Area (Stretching/Body Wight Exercises)
2. Raised Planter with Integrated Seating
3. Swedish Ladder/Wall Bars
4. Landscape Concept Visualisation







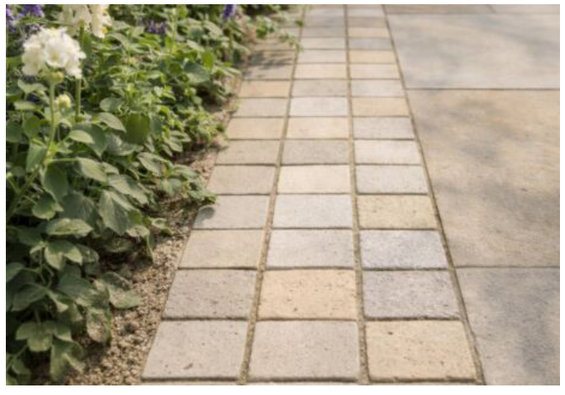


6.5 Hardscape Material Palette

Ground Floor Materials



PERMEABLE PAVING



NATURAL STONE SETTS

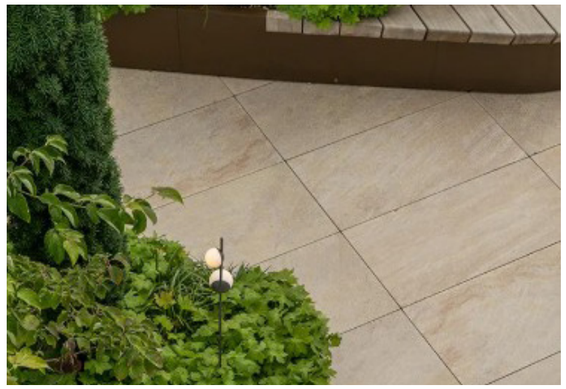


SANDBLASTED RIBBED CONCRETE EDGING - TO PLANTING



CYCLE STANDS

38th Floor Roof Terrace Materials



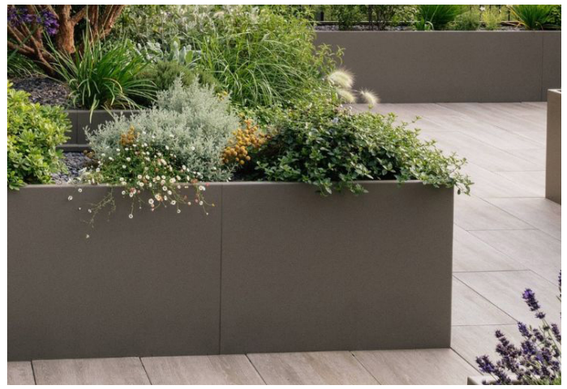
PORCELAIN TILES



COMPOSITE DECKING



RESIN BOUND GRAVEL



RAISED PLANTERS

The selection of hard landscaping materials has been carefully considered to ensure their suitability for long-term use, as well as their contribution to sustainable water management. The specified materials are robust and durable, supporting the longevity of the development while minimising maintenance requirements over time.

6.6 Planting Palette to Whitworth Street



WINDFLOWER - ANEMONE × HYBRIDA ‘HONORINE JOBERT’
PERENNIAL



HARD FERN - BELCHNUM SPICANT
PERENNIAL, EVERGREEN



BARRENWORT - EPIMEDIUM X VERSICOLOR ‘SULPHUREUM’) PERENNIAL, EVERGREEN



COMMON SNOWDROP - GALANTHUS NIVALIS
NON-PERENNIAL



HOSTA - HOSTA HALCYON
PERENNIAL



JAPANESE HOLLY - ILEX CRENATA
SHRUB/HEDGE PLANTING, EVERGREEN



SNOW RUSH - LUZULA NIVEA
PERENNIAL, EVERGREEN



COMMON COWSLIP - PRIMULA VERIS
PERENNIAL, SEMI-EVERGREEN



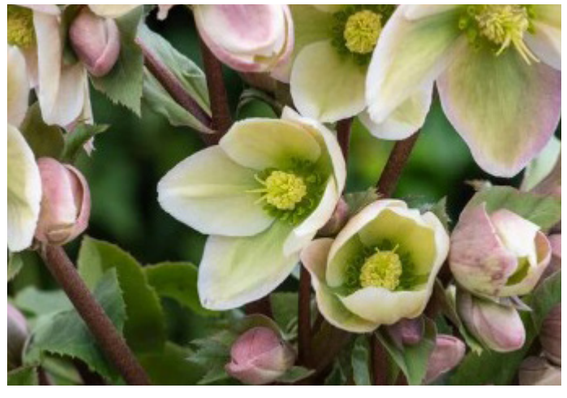
LUNGWORT - PULMONARIA ANGUSTIFOLIA
‘BLUE ENSIGN’ PERENNIAL



SWEET BOX - SARCOCOCCA CONFUSA
SHRUB , EVERGREEN



LESSER PERIWINKLE - VINCA MINOR ‘ALBA’
PERENNIAL, EVERGREEN



HELLEBORUS × ERICSMITHII ‘IVORY PRINCE’
PERENNIAL, EVERGREEN

6.7 Planting Palette to Terraces



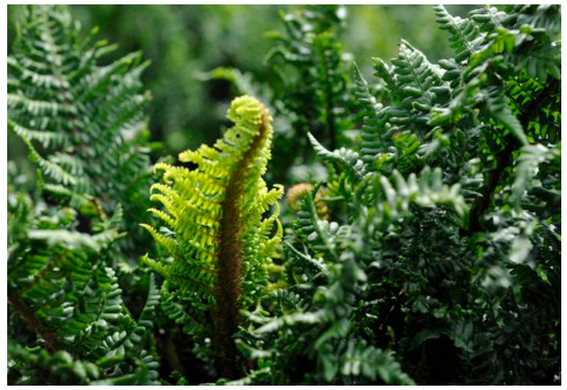
BUGLE HERB - AJUGA REPTANS
PERENNIAL, SEMI-EVERGREEN



SEDGE - CAREX MORROWII ‘ICE DANCE’
PERENNIAL, EVERGREEN



SKIMMIA - SKIMMIA JAPONICA ‘WHITE DWARF’
SHRUB, EVERGREEN



SCALY MALE FERN - DRYOPTERIS AFFINIS
‘CRISPA GRACILIS’ PERENNIAL, SEMI-EVER-
GREEN



HEUCHERA ‘BLACKBERRY JAM’
PERENNIAL, EVERGREEN



LESSER PERIWINKLE - VINCA MINOR
PERENNIAL, EVERGREEN



SIBERIAN BUGLOSS - BRUNNERA MACROPHYLLA ‘JACK
FROST’
PERENNIAL



CRANESBILL - GERANIUM ‘BALLERINA’
PERENNIAL



ENGLISH LAVENDER - LAVANDULA ANGUSTIFOLIA ‘LITTLE
LADY’
PERENNIAL, EVERGREEN



SKIMMIA - SKIMMIA JAPONICA ‘WHITE DWARF’
SHRUB , EVERGREEN



BIG BLUE LILY TURF - LIRIOPE MUSCARI
PERENNIAL, EVERGREEN



JAPANESE SPURGE - PACHYSANDRA TERMI-
NALIS
PERENNIAL, EVERGREEN

7.0 Visuals


FUSION GROUP
COFFEE
& drink



CITY ROAD
INN
CITY ROAD
INN
FUSION





8.0 Appendices

Community Engagement | Website

A dedicated website, www.whitworthstreetwestconsultation.co.uk was launched on Monday, 18th August to coincide with the start of the consultation. The website included the following information:

•A welcome page detailing the plans and providing further information about the consultation

•A virtual exhibition providing information in an accessible and interactive format

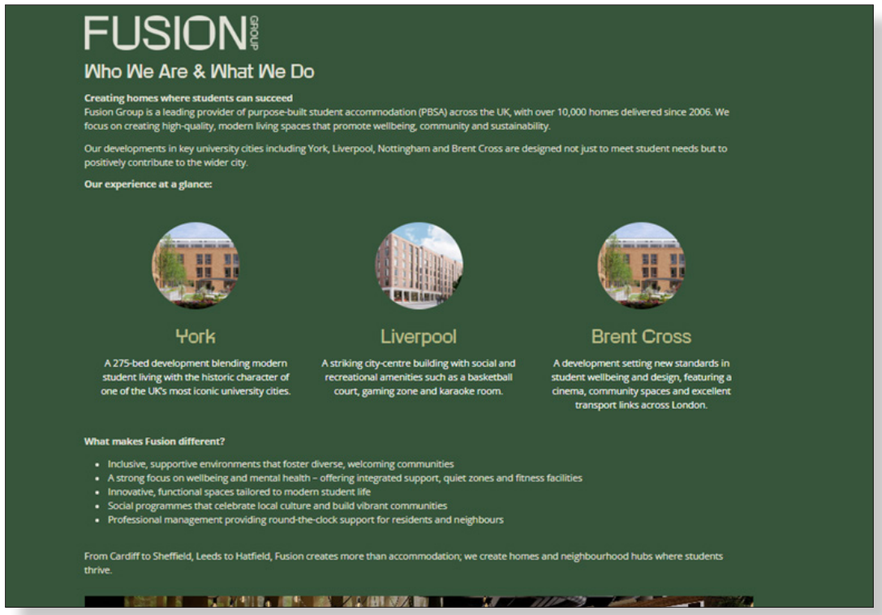
•A section explaining the key benefits of the scheme and considerations

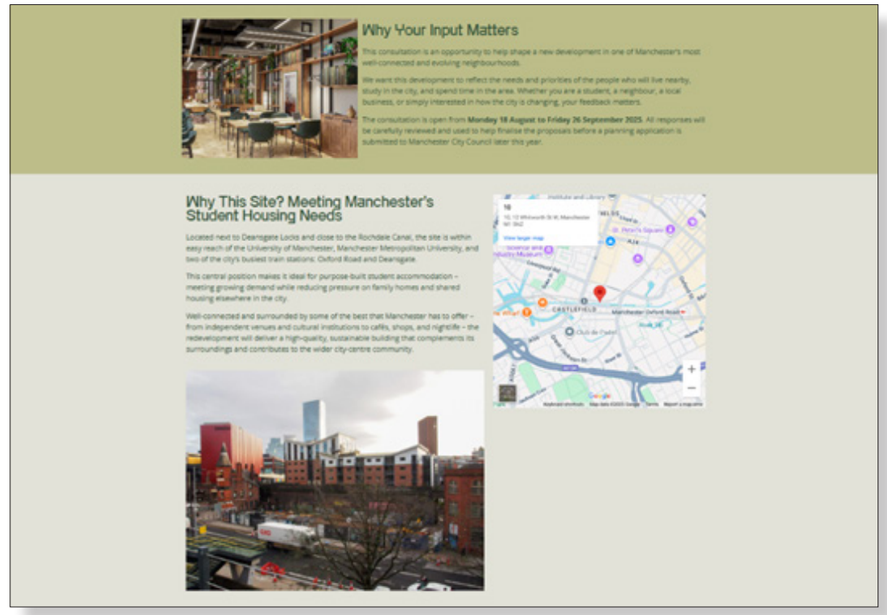
•Frequently Asked Questions page to address expected queries

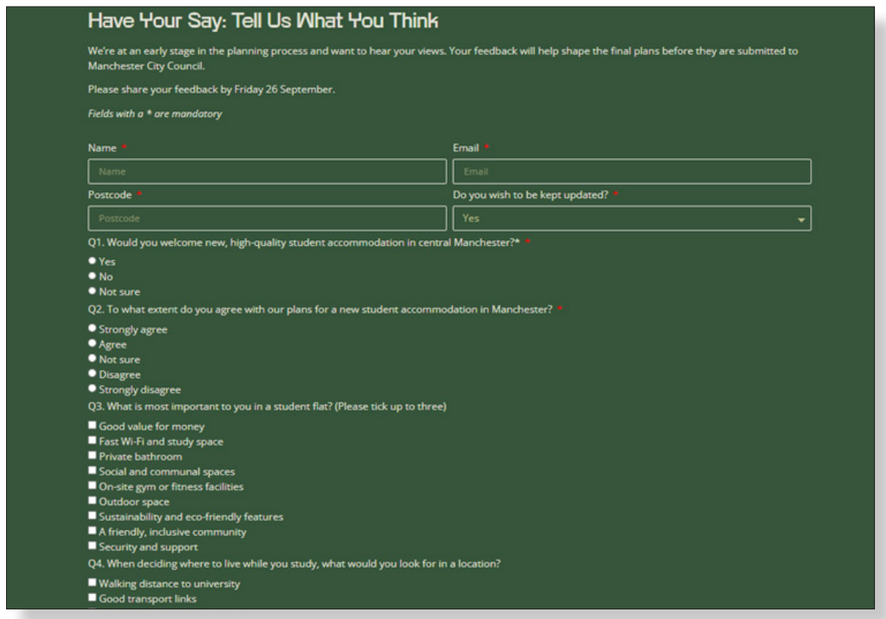
•An online feedback form to allow comments to be provided as part of the consultation

•Contact information for the project team, including details of phone, email or postal options

•Overview of the Applicant and its experience of providing student accommodation







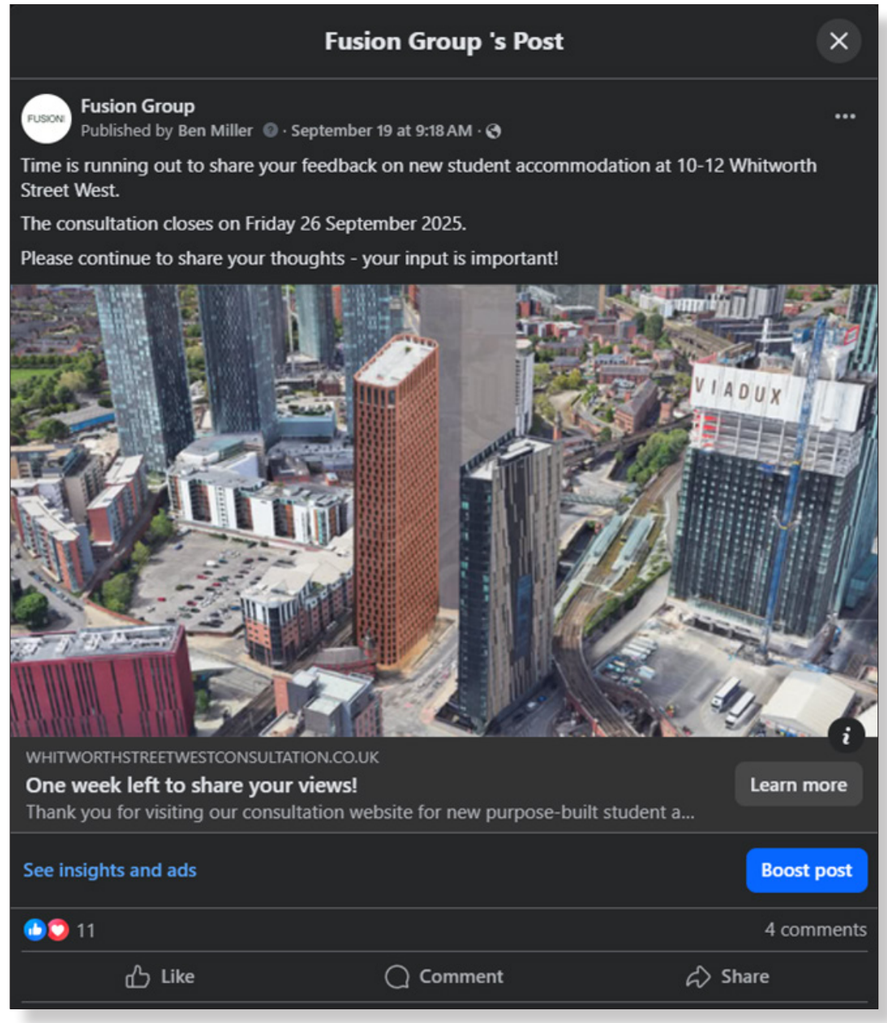
Community Engagement | Leaflet & Social Media Communication

To announce the public consultation, leaflets were hand delivered to 1,903 residential and business addresses closest to the site in the local area of 10 - 12 Whitworth Street West. The leaflet outlined the proposals for the site, the consultation period and the available methods for providing feedback.

Additionally, social media was utilised to engage with residents across the wider community, with four adverts posted on Facebook and Instagram, as well as a Spotify advert which was regularly released during the consultation. During the consultation, the Facebook and Instagram adverts reached 55,921 users, with 3,738 individuals clicking through to the consultation website. Similarly, targeted Spotify adverts reached 98,098 people, with 839 individuals clicking through to the consultation website. These adverts were targeted to the population within a 3km radius of the site.







Community Engagement | Feedback

Feedback

During the consultation, local members, residents, businesses and organisations were able to provide feedback via telephone, email, post and the consultation website. Information on how to respond was shared through the project website and leaflet distribution to the local community.

In total, 22 responses were received and carefully reviewed by the project team. The Applicant acknowledges and appreciates the contributions made during this programme of engagement

Key Issue	Public Comments	Consideration in the Planning Submission
Infrastructure and Local Services	It was questioned whether the local area has sufficient shops and supporting infrastructure to accommodate additional students.	The site is centrally located in Manchester, offering students easy access to nearby shops, supermarkets, cafés, cultural venues and leisure facilities. This convenient position means students will contribute positively to the local economy through increased spending and footfall. It is also very well connected, with Oxford Road and Deansgate railway stations, local bus services and the Deansgate-Castlefield tram stop all within walking distance, supporting sustainable, car-free living. The proposed development will improve the street environment with active frontages and new landscaping, while providing on-site amenities such as study spaces, social areas and a gym. These facilities will reduce the need for students to travel for everyday activities and ease pressure on local services.
Building Height & Design	Feedback was received on the proposed height of the 38-storey building.	The scale has been developed in the context of the surrounding city centre, where tall buildings already form part of the skyline. Importantly, the site benefits from an existing planning consent for a scheme of a similar height (35 storeys), establishing a precedent for tall buildings in this location. The scheme has been designed to complement its surroundings through contemporary architecture and high-quality materials, as well as transform a long-vacant site into a new landmark along Whitworth Street West.
The Need for Student Accommodation	A number of respondents suggested that the site could be used for alternative housing.	However, Manchester is home to over 80,000 students and demand for dedicated, well-managed student accommodation has consistently outpaced supply. As a result, many students live in family homes and HMOs in areas such as Fallowfield and Withington. By providing 826 student homes in a central location, the scheme will help to ease this pressure, freeing up family housing for local residents and key workers. Its proximity to both Manchester Metropolitan University (0.5 miles) and the University of Manchester (0.8 miles) makes it well placed to meet student needs while reducing commuting pressures and supporting the growth of both institutions.
Facilities, Management and Support	Respondents highlighted the importance of security, study areas and day-to-day management within student accommodation.	The development has been designed to provide: • Private ensuite bedrooms in all studios and cluster flats. • Dedicated quiet study lounges and co-working areas to support academic success. • Communal facilities, including a gym, wellness suite, games room and social lounge, to encourage wellbeing and community. • Security and support, including 24/7 on-site staff, CCTV and secure entry systems. • Professional building management, ensuring maintenance, noise management and other operational issues are addressed promptly. This approach provides a safe, well-managed environment for students, whilst maintaining a positive relationship with the wider community.

Sustainable Construction Statement

Low environmental impact is central to the design of the proposed Whitworth Street development. To benchmark this process, the Building Research Establishment's **BREEAM** methodology has been used. The development will be registered and assessed against New Construction 2025 (V7). The scheme considers the broad environmental concerns of climate change, pollution, impact on occupants and the wider community. They balance these with the need for a high quality, safe and healthy internal environment. These standards go beyond the requirements of the Building Regulations. The project will look to achieve a **BREEAM New Construction 2025** (Multi-residential) 'Excellent' rating. In support of the planning application an initial BREEAM pre-assessment has been carried out. The following sustainability initiatives are being considered as part the of development.

Materials

Building and construction activities worldwide consume 3 billion tonnes of raw material each year, which account for approximately 50% of total global consumption. Using sustainable building materials and products promotes conservation of dwindling non-renewable resources. In addition, integrating sustainable building materials into building projects can help reduce the environmental impacts associated with the extraction, transport, processing, fabrication, installation, reuse, recycling, and disposal of these source materials.

Environmental Impact of Materials -Life Cycle Assessment (LCA)

The use of construction materials leads to a wide range of environmental and social impacts across the life cycle through procurement, wastage, maintenance and replacement. In order to reduce the environmental impacts of materials, a building Life Cycle Assessment (LCA) appraisal will be carried out with different superstructure design options. The LCA options appraisal will be integrated within the wider design decision-making process. The design option selected by the client to be progressed beyond Concept Design with the reasons for and reasons for not selecting the other design options.

Sustainable Timber

All the timber and timber-based products used on the project shall be 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP). All timber used for basic or finishing building elements in the scheme will be sourced from responsibly managed and sustainable forests or plantations. Such timber products are the only truly renewable construction material in common use and the responsible management of forests for timber helps to lock in CO2.

By maximising the use of timber for structural or finishing purposes the embodied carbon impact of the development can be reduced.

Locally Sourced Materials

A building that is truly sustainable must be constructed using locally sourced, sustainable materials i.e. materials that can be supplied without any adverse effect on the environment. Therefore, where practical, materials should be sourced from local suppliers, reducing the environment impacts and CO2 emissions associated with transportation to the site.

Recycled Materials

Scope for increased recycling will be incorporated by specifying recycled materials where possible and ensuring that even where new materials are used, as much as possible can be recycled at the end of the building's life.

Specifying materials with a high-recycled content is also another method of saving processing or manufacturing energy. The recycled content of a material can be described as either post-consumer or post-industrial to indicate at what point in the life cycle a material is reclaimed.

Water Conservation

Water consumption in the UK has risen by 70% over the last 30 years. Trying to meet the increasing demand by locating new sources of water supply is both expensive and damaging to the environment. Therefore, the design team will focus on reducing the demand for water and managing the existing resources.

Water Demand Reduction and Water Efficiency

To meet water efficiency targets the following water saving measures are being considered for a range of areas in line with the BREEAM requirements:

Dual Flush Cisterns on WC's - These units have the ability to provide a single flush of 4L and/or a dual flush of 6/3 L with an effective flush volume of 3.75 Litres. It is proposed that these are used throughout the development in order to minimise water consumption.

Flow Restrictors to Taps - Flow restrictors reduce the volume of water discharging from the tap. Maximum 5 Litres/min is recommended on the taps. Spray taps have a similar effect and are recommended to reduce both hot and cold-water consumption. Low flow taps in one of the above forms will be installed in all of areas so as to comply with the BREEAM mandatory requirements.

Low Flow Showers - The average shower uses 15 litres of water a minute, by restricting the output of the showers in the development to a maximum of 9 litres/ min a 40% water saving can be achieved. Flow rate can be reduced down to 8litres/ minute without compromising on water pressure and hence will be considered as the design develops.

Water Meters - In 1995 approximately 33,200 million litres of water a day were extracted in England and Wales, this increased to 44,130 million litres/day in 2001, and much of this was for domestic water supply. To reduce this figure, accurate information on usage is required for management of a building's consumption. Water meters will be specified on the main supply and sub-metering in line with the BREEAM requirements. Metering will look to include features such as smart metering that can improve user ability to manage consumption.

Sustainable Urban Drainage

The site's drainage strategy will aim to reduce the impact of development on the natural drainage patterns, by retaining water on site through the incorporation of Sustainable Urban Drainage systems (SUDs).

Despite the relatively low risk of the site, measures such as permeable paving will be considered to further improve surface water attenuation and mitigation of flooding impacts. A bespoke Sustainable Urban Drainage Systems (SuDS) Assessment has been developed for the development IDOM which provides greater detail of the drainage design.

Waste Management

Buildings and building sites produce a significant amount of waste per year. Most of the waste produced in the UK is disposed of in landfill sites and only a small percentage of it is recycled or reused.

Waste Targets

Under EU legislation the UK will have to ensure that less than a third of its waste is sent for burial in landfill sites by 2020 and the figure at present is about 80%. To achieve this target several measures are implemented, including landfill tax, aiming to discourage disposal of waste to landfill. Good waste management is a key component of sustainable development and is an important means of:

Reducing unnecessary expenditure.

Reducing the amount of natural resources for production of new materials.

Reducing energy for waste disposal.

Reducing levels of contamination and pollution arising from waste disposal.

Construction Waste

During the construction phase a large amount of waste material will be generated through construction and land clearing procedures. In building construction, the primary waste products in descending percentages are wood, asphalt/concrete/masonry, drywall, roofing, metals, and paper products.

Prior to commencement on site a Resource Management Plan (RMP) that complies with the requirements of current legislation and BREEAM will be prepared. This plan will identify the local waste haulers and recyclers, determine the local salvage material market, identify and clearly label site spaces for various waste material storage and require a reporting system that will quantify the results and set targets. As a minimum, the RMP will contain:

A target benchmark for resource efficiency, i.e. m^3 of waste per $100m^2$ or tonnes of waste per $100m^2$.

Procedures and commitments to minimise non-hazardous waste in line with the target benchmark.

Procedures to minimise hazardous waste.

A waste-minimisation target and details of waste minimisation actions to be undertaken.

Procedures to estimate, monitor, measures and report on hazardous and non-hazardous site waste and demolition waste, where relevant, arising from work carried out by the principal contractor and all subcontractors. Waste data obtained from licensed external waste contractors needs to be reliable and verifiable, e.g. using data from EA/SEPA/EA waste return forms or a PAS402 compliant company.

Monthly reporting of all construction waste data throughout the project checked against expectations

Reducing energy for waste disposal.

Reducing levels of contamination and pollution arising from waste disposal.

Waste Management and Reporting in Operation

The detailed design phases will identify the potential waste streams that the development will produce. As a minimum, plans will be formulated to handle the separation, collection, and storage of common recyclable materials such as paper, glass, plastics, and metals. The collection points will be easily accessible to all of the users.

The main aim will be to recycle as much waste as possible, this will be achieved by making sure that waste recycling facilities are strategically placed in convenient locations.

Dedicated storage space for recyclable materials generated by the site during occupation, will include the following:

Be clearly labelled to assist with segregation, storage and collection of the recyclable waste streams

Be placed within accessible reach to building occupants or facilities operators for the deposit of materials and collections by waste management contractors

Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.

Waste collection points - at a key ground floor location there will be waste recycling collection points, which will be emptied on a regular basis.

A waste management strategy for the development will be developed based on local Council guidance, with the aim of supporting recycling of as much waste as possible. These facilities will be easily accessible to all users and sized according with BREEAM guidance.

Construction Environmental Management

Construction sites are responsible for significant impacts, especially at a local level. These arise from noise, potential sources of pollution, waste and other disturbances. Impacts such as increased energy and water use are also significant. Therefore, attention is being given to site-related parameters with the aim to protect and enhance the existing site & its ecology.

The aim is to have a construction site managed in an environmentally sound manner in terms of resource use, storage, waste management, pollution and good neighbourliness.

Considerate Construction Scheme

The principal contractor should report and monitor on the following items to achieve one credit for responsible construction management:

Vehicle movement

Manage the construction site entrance to minimise the impacts (e.g. safety, disruption) arising from vehicles approaching and leaving the development footprint.

Pollution management

Minimise the risks of air, land and water pollution.

Tidiness

Practices ensure the development is safe, clean and organised at all times. This includes, but is not limited to, facilities, materials and waste storage.

Ensure clear and safe access to the site at the point of handover.

Health and wellbeing

Provide processes and equipment required to respond to medical emergencies.

Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives.

Security processes

Ensure training is ongoing, and up to date, for personnel and visitors.

The principal contractor ensures that site operatives are trained for the tasks they are undertaking (including any site-specific considerations).

All visitor, workforce and community accidents, incidents and near misses are recorded, and action is taken to reduce the likelihood of them reoccurring.

Flexibility and adaptability of the development to future occupiers' requirements

The construction will offer inherent future flexibility, to ensure that over time the building can adapt to changing occupier needs, and also support potential changes of use. A number of factors contribute to this flexibility;

Internal partition walls are predominantly non-load bearing to allow adaptation/removal

Bathroom facilities to bedrooms are sealed 'pods' to allow ease of replacement or removal

Service zones are fully accessible and adaptable

Fire escape principles are applicable to other residential typologies

The development would support conversion to other residential typologies with minimal disruption; co-living being the most obvious and emerging in city locations.

Biodiversity and the green infrastructure network

Steps have been taken in the design to enhance the biodiversity of the site where possible, despite the urban nature of the site. This includes featuring a number of plants and shrubs, which ultimately improve the the public realm and positively contribute to biodiversity and environmental quality. Please refer to the Landscape and Public Realm section of this document for further details.

Orientation and Ventilation

The most sustainable orientation for the buildings has played an intrinsic role in the layout of the plan. The building has been designed to have bedrooms facing all aspects to maximise the opportunity for good daylight levels, whilst also locating the Clusters on the north façade where students would be spending more time.

Overheating and Cooling

The scheme has considered natural ventilation systems in order to reduce the energy and emissions associated with mechanical cooling and ventilation systems.

Further investigation into other natural ventilation opportunities will be conducted during the following development stages. Openable windows will still be included for purge ventilation and can be used at the occupant's discretion.

8.3 Potential High Level Signage Study

OPTION 01 - FRET CUT INTO THE METAL PANEL AND BACKLIT



OPTION 02 - 3D SIGNAGE ATTACHED TO A BACKING BAR SPANNING BETWEEN VERTICALS



OPTION 03 - 3D SIGNAGE ATTACHED TO LOUVRE ZONE WITHIN FRAMED CORNER



OPTION 04 - 3D LETTERS ATTACHED TO TRIANGLE ZONE WITHIN FRAME FEATURES TO CROWN



8.4 Planning Design Statement

8.4.1 Introduction

This review has been prepared to support Planning Application PLA-2026-000485 and demonstrate how the proposed development complies with the updated planning framework, relevant planning policy and design guidance.

The new Framework, published August 2026 sets out a number of decision making polices relevant to design and creating high quality, sustainable places. This document is structured according the principles of achieving well-design places within policy DP3 (2).

This assessment should be read alongside the Design and Access Statement, which explains the evolution of the design and the principles that have informed the proposed development.



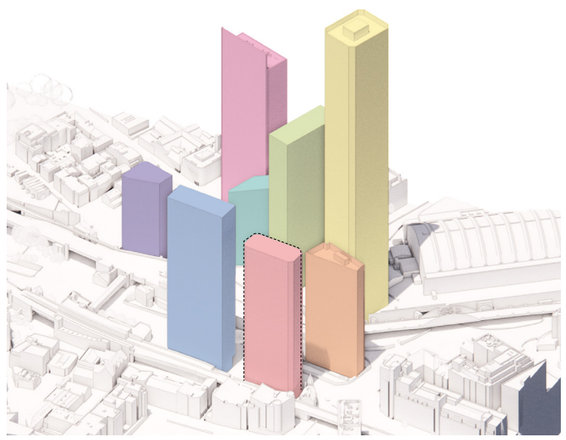
8.4.2 DP3(1) Development proposals should respond to their context

Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

The proposed development responds positively to its context, as demonstrated within the DAS. The architectural approach draws on the area's industrial and textile heritage, expressed through the façade patterning, material palette and overall design concept. The building reinforces the established urban grain through its occupation of the site and definition of surrounding streets.

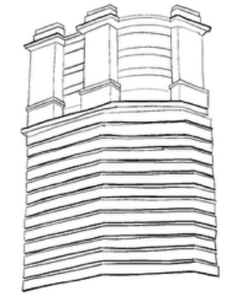
The scale and density of the proposal reflect the site's location within an area undergoing significant regeneration and the emerging cluster of taller buildings. Whilst representing a change in scale relative to the adjacent Grade II listed viaduct, the proposed form is consistent with the established planning position of the site, including the previously approved scheme, and accords with the objectives of Policies L2 and L3.

At ground level, active frontages contribute positively to Whitworth Street and the surrounding public realm, whilst the proposed PBSA use is compatible with the site's approved residential-led context and supports the continued growth and vitality of the city centre.

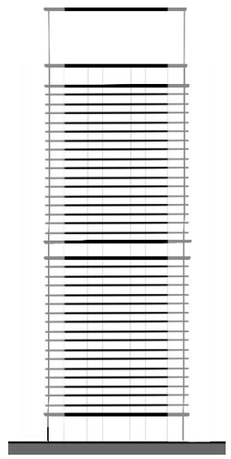


Concept 01

Contextual References to the Manchester Horizontal and Cottonopolis



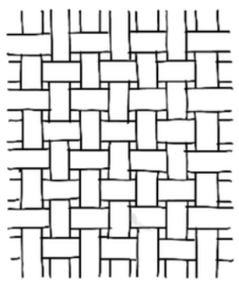
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Concept 02

Strong Framework to create a 'Weft-like' structure.

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Concept 03

Patternation to facade - the 'Warp' to the 'Weft' Horizontal Structure



8.4.4 DP3(2) Liveability

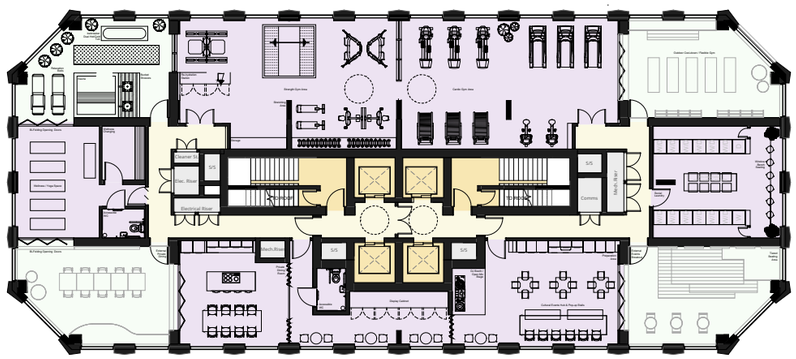
"support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after"

The development contributes to the vitality of the city centre by introducing a resident student population that will support existing services, facilities and businesses within the Deansgate and Whitworth Street area.

The accommodation has been designed specifically for the operational and occupancy requirements of purpose-built student accommodation. Whilst a limited number of north-facing, single-aspect studio units are proposed, these should be considered within the context of the city centre location, the nature of PBSA accommodation and the established planning context of the surrounding area, including recently approved residential development in the immediate vicinity.

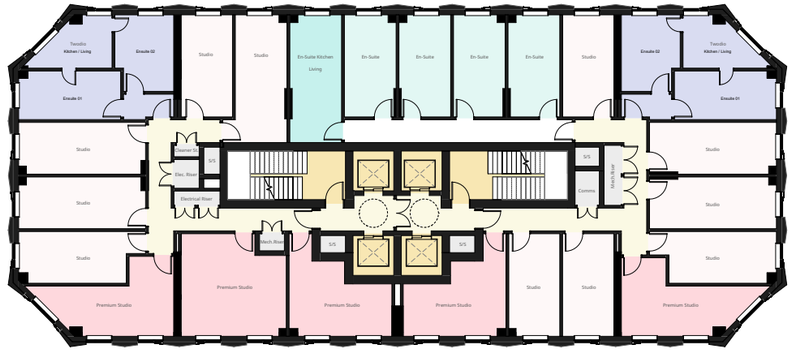
The proposed PBSA development has been designed to provide a high-quality living environment for students, supported by a comprehensive range of communal facilities including study areas, social spaces, dining facilities and a gym. These amenities encourage social interaction, support student wellbeing and contribute to the creation of a healthy and vibrant residential community.

Appropriate consideration has been given to internal layout, circulation, daylight, sunlight and privacy. The scheme's approach reflects the constraints and characteristics of a dense city-centre environment, whilst providing safe, functional and comfortable accommodation for future residents.



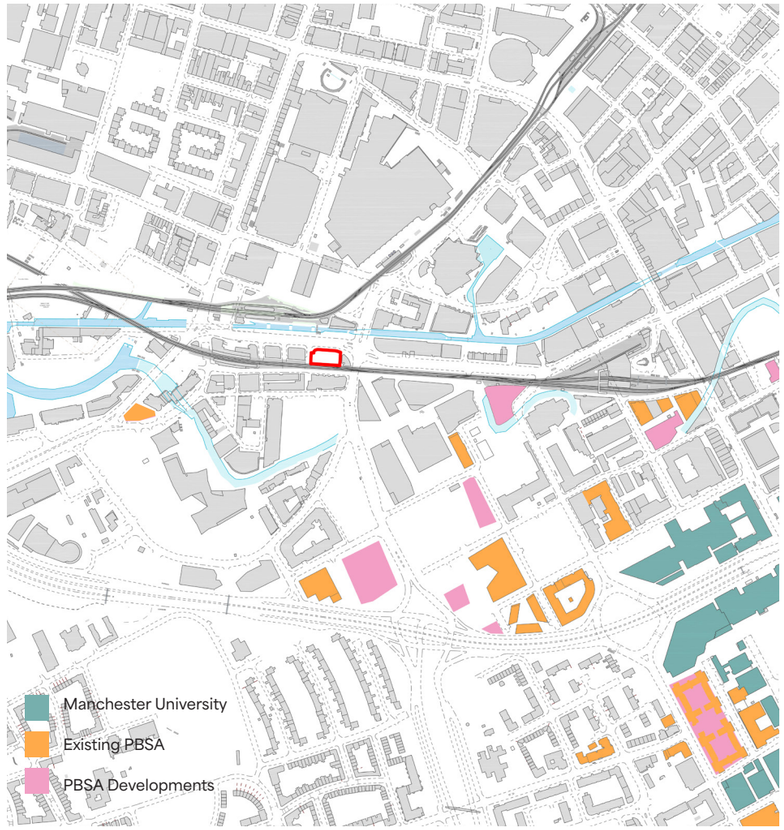
TOP FLOOR AMENITY PLAN

External Terraces | Ancillary / Service | Entrance / Amenity



TYPICAL ACCOMMODATION LEVEL

En-suite Bedroom | Studio Room | Twodio Apartment
Cluster Kitchen / Lounge | Cluster Circulation | Premium Studio Room



PBSA DEVELOPMENT | EXISTING & EMERGING



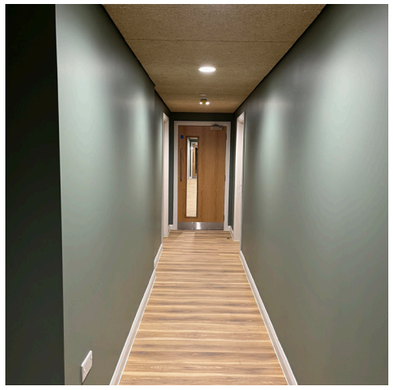
TYPICAL EN-SUITE BEDROOM



TYPICAL CLUSTER KITCHEN/LOUNGE



TYPICAL STUDIO ROOM



TYPICAL INTERNAL CIRCULATION CORRIDOR

8.4.6 DP3(2)(b). Climate

"contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating"

The scheme has been designed with sustainability as a core principle and is targeting a BREEAM New Construction 2025 'Excellent' rating. A whole-life carbon approach has informed the design process, with Life Cycle Assessment (LCA) used to evaluate material choices and reduce embodied carbon. Sustainable, responsibly sourced and recycled materials will be prioritised, with locally sourced products specified where practicable to minimise transport emissions.

Operational resource efficiency is supported through water-saving measures including dual-flush WCs, low-flow taps and showers, and smart metering to monitor and reduce water consumption. A Sustainable Urban Drainage System (SuDS) strategy will improve climate resilience by reducing surface water runoff and managing flood risk.

The development has been designed to reduce operational energy demand through careful building orientation and a passive environmental strategy. The layout minimises the number of north-facing rooms and incorporates natural ventilation with openable windows, reducing reliance on mechanical cooling and helping to mitigate overheating risks.

The scheme promotes efficient use of resources throughout its lifecycle through comprehensive construction and operational waste management measures, including recycling facilities, segregated waste storage and a Resource Management Plan. The building has also been designed with flexibility and adaptability in mind, allowing it to respond to changing occupier needs and supporting its long-term sustainability.

For more information, refer to Climate Strategy Section 8.2 within the Design and Access Statement.



8.4.8 DP3(2)(c). Nature

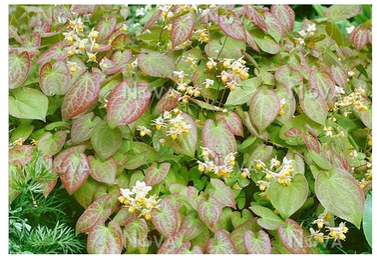
"incorporate and/or connect to a network of high quality, accessible, multi-functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8"

Given the constrained urban nature of the site, opportunities for extensive green infrastructure are limited. Notwithstanding this, the scheme incorporates landscape enhancements and new planting along the Whitworth Street frontage, improving the quality of the public realm and contributing to biodiversity and environmental quality. A SuDS strategy (Sustainable Urban Drainage System) is also incorporated to support sustainable water management and climate resilience.

PLANTING PALETTE TO WHITWORTH STREET


WINDFLOWER - ANEMONE × HYBRIDA 'HONORINE JOBERT'
PERENNIAL


HARD FERN - BELCHNUM SPICANT
PERENNIAL, EVERGREEN


BARRENWORT - EPIMEDIUM X VERSICOLOR 'SULPHUREUM') PERENNIAL, EVERGREEN


COMMON SNOWDROP - GALANTHUS NIVALIS NON-PERENNIAL


HOSTA - HOSTA HALCYON
PERENNIAL


JAPANESE HOLLY - ILEX CRENATA
SHRUB/HEDGE PLANTING, EVERGREEN


SNOW RUSH - LUZULA NIVEA
PERENNIAL, EVERGREEN


COMMON COWSLIP - PRIMULA VERIS
PERENNIAL, SEMI-EVERGEEN


LUNGWORT - PULMONARIA ANGUSTIFOLIA 'BLUE ENSIGN' PERENNIAL


SWEET BOX - SARCOCOCCA CONFUSA
SHRUB , EVERGREEN


LESSER PERIWINKLE - VINCA MINOR 'ALBA'
PERENNIAL, EVERGREEN


HELLEBORUS × ERICSMITHII 'IVORY PRINCE'
PERENNIAL, EVERGREEN



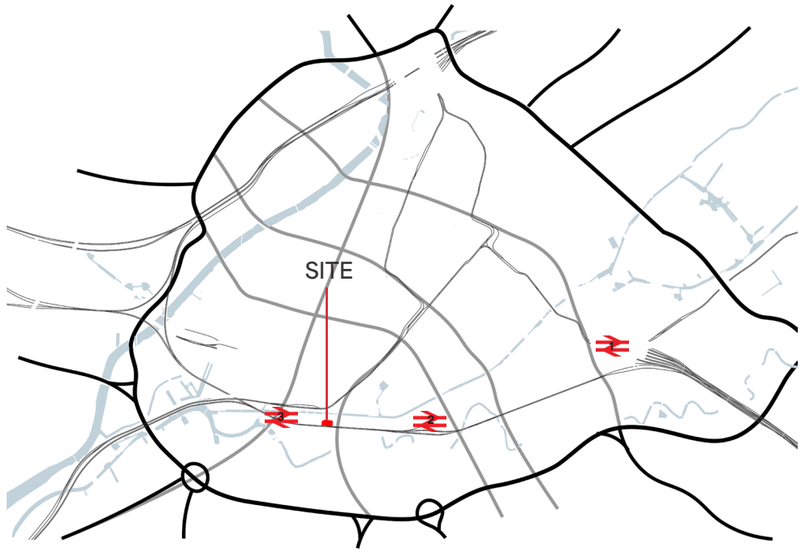
8.4.10 DP3(2)(d). Movement

"provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport"

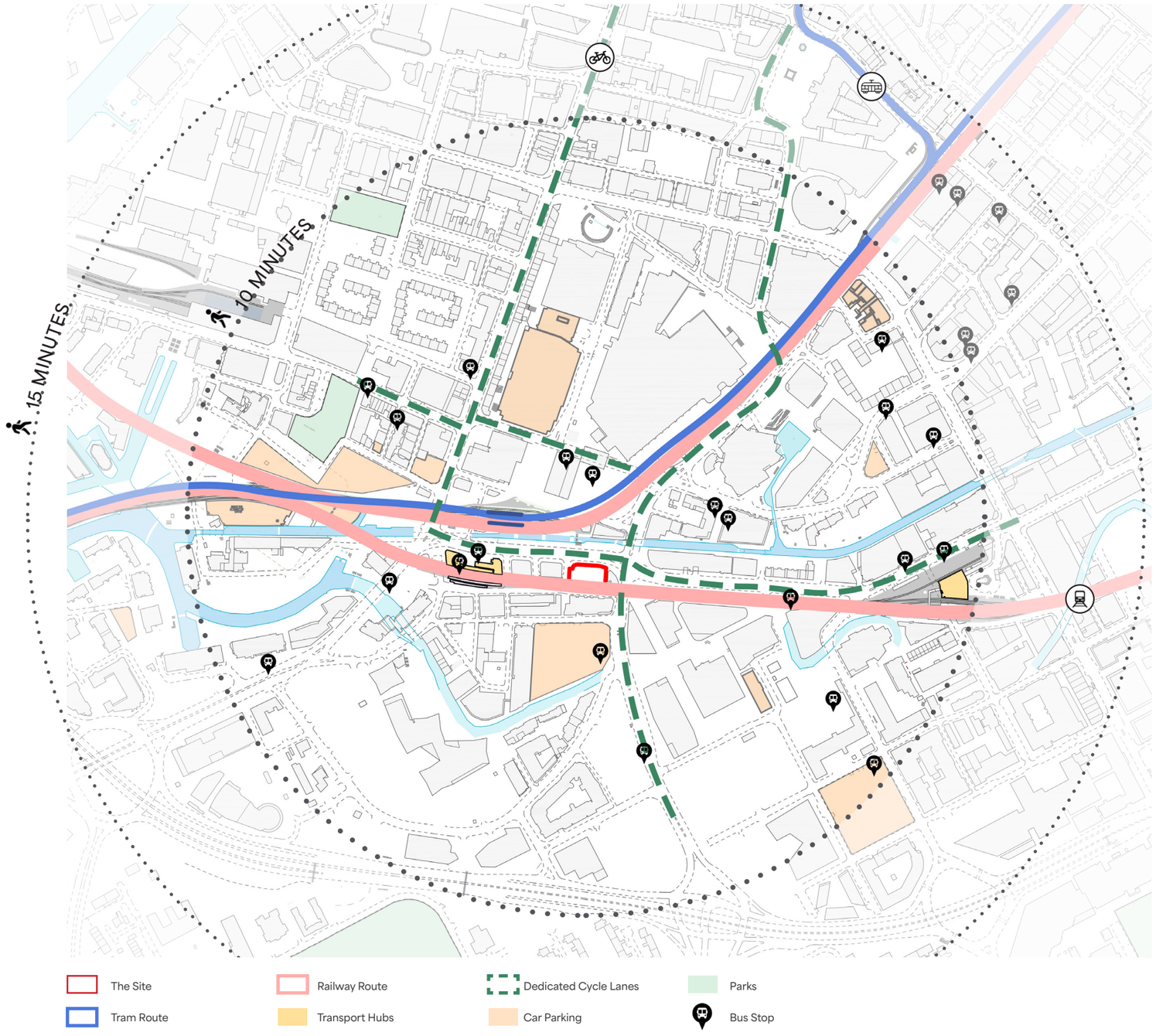
The development is located in a highly accessible and sustainable location, within walking distance of tram, rail, retail and educational facilities. Direct connections to existing pedestrian and cycle networks encourage active travel, whilst secure on-site cycle parking further supports sustainable transport choices. The scheme prioritises walking, cycling and public transport, reducing reliance on private vehicles.

Approximate Distances from the Site:

Deansgate-Castlefield Tram Stop - 70m
Deansgate Train Station - 150m
Sainsbury's Local - 550m
Tesco Express - 650m
Mcdonald's - 700m
Manchester Metropolitan University - 900m
The University of Manchester - 1.3km
Manchester Arndale Shopping Centre - 1.3km



1. Manchester Piccadilly Station
2. Manchester Oxford Road
3. Deansgate Station



8.4.12 DP3(2)(d). Movement

"provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport"

Cycle parking is provided in a safe, secure and convenient location within the building for residents, with additional visitor cycle parking accommodated on site. The development also benefits from direct connections to the surrounding active travel network, encouraging sustainable modes of transport and reducing reliance on private vehicles.

The scheme therefore promotes walking, cycling and public transport as the primary means of movement, in accordance with the objectives of Policy DP3.

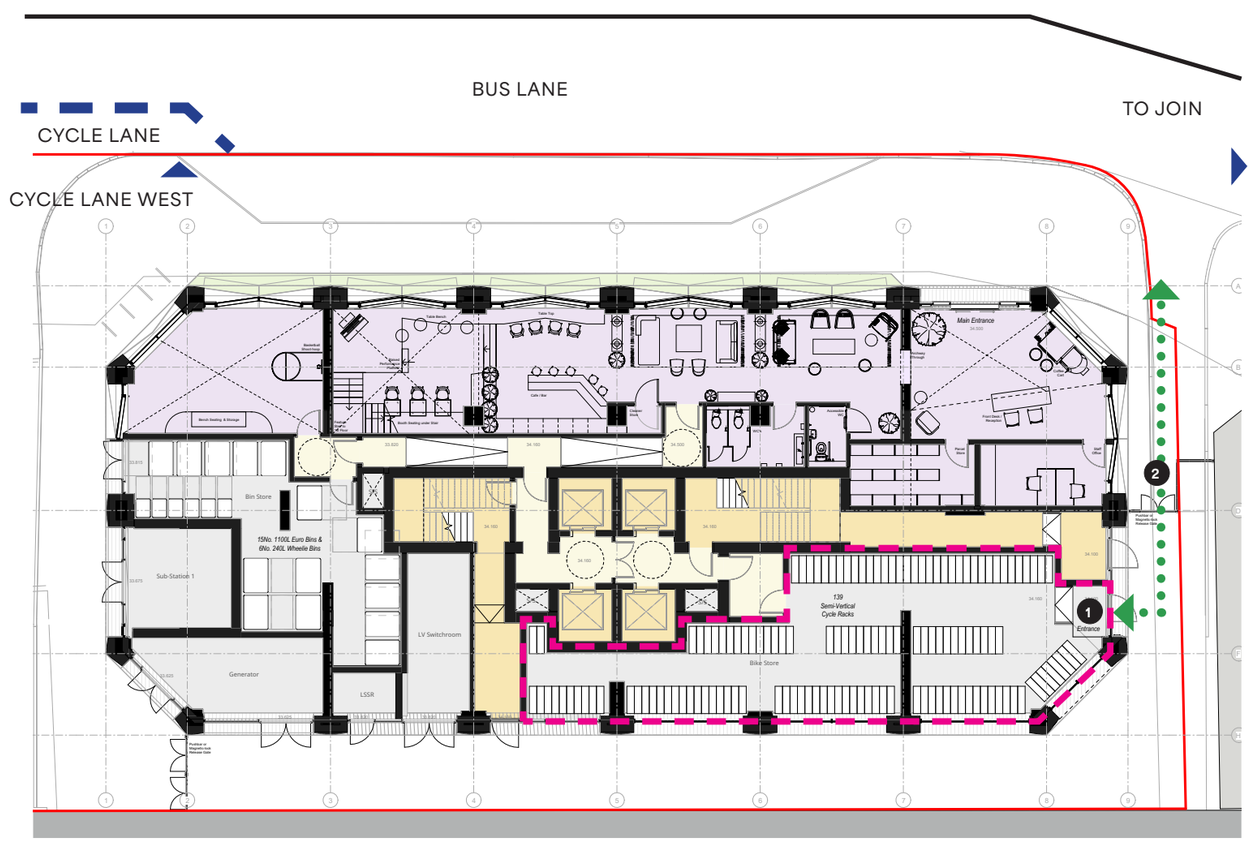
Information extracted from the Transport Statement submitted as part of the planning application:

- MCC does not prescribe a specific cycle parking standard for PBSA, with provision assessed on a case-by-case basis.
- Approved PBSA schemes across Manchester provide cycle parking at approximately 8-29% of bed spaces.
- A 17% cycle parking provision was approved at Fusion's nearby Deansgate South development.
- Cycle parking survey data from Fusion developments (see Table 1) has also informed the proposed provision.

TABLE 1: FUSION PBSA CYCLE PARKING PROVISIONS AND UTILISATION

Site	Beds	Cycle Parking Provision	Cycle Parking Utilised (% of Parking Provision)	Fusion Bikes Provided	Bookings in 6 Months
Fusion, Brent Cross,	662	497 (75%)	5 (1%)	5	176
Fusion, King Edward Street, Nottingham	568	150 (26%)	4 (2.7%)	6	57
Fusion, Blue Brg Lane, York	275	200 (73%)	19 (9.5%)	4	117
Fusion, Upper Duke Street, Liverpool	420	150 (36%)	2 (1.3%)	8	46

Table from Transport Statement highlight existing utilisation from live Fusion sites.



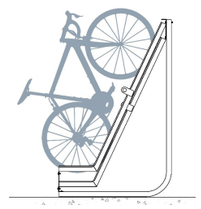
Cycle Parking

139 cycle parking spaces provided via two-tier racks and Sheffield stands.

10 resident bicycles available free of charge to support sustainable travel.

8 visitor cycle parking spaces located at the building frontage

Cycle Store
Route to Store from Highway
1 Secure Store Access
2 Secure Site Access



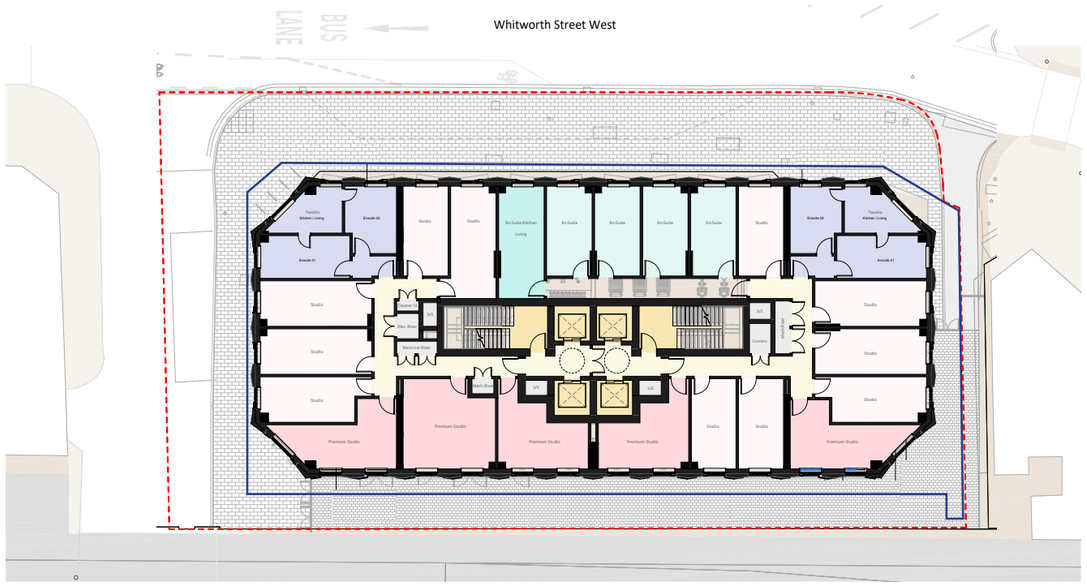
8.4.14 DP3(2)(e). Built Form

"use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme"

The proposed building defines and positively addresses Whitworth Street, reinforcing the established street frontage and creating a strong relationship with the principal public realm. Ground floor active uses are arranged to animate the street, with high-quality, human-scale materials enhancing vibrancy, legibility and natural surveillance. The building envelope creates a clear distinction between public and private spaces, while the slender tower form acts as a landmark along Whitworth Street and contributes to the city's skyline.

The architectural expression incorporates a coherent façade pattern across multiple scales, responding to light and materiality in a manner appropriate to its context. The compact form optimises the development potential of the site while maintaining high-quality accommodation, with bedrooms arranged around the full perimeter of the building to maximise outlook and provide 360-degree views across Manchester.

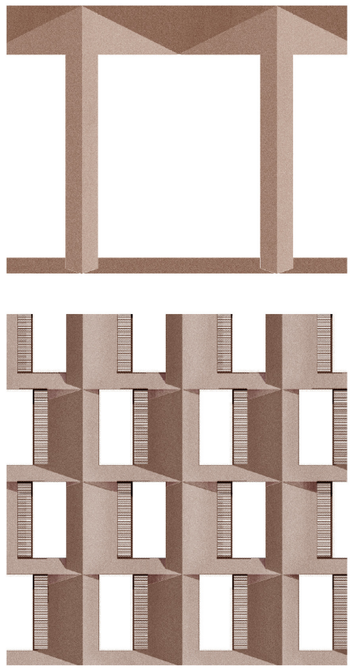


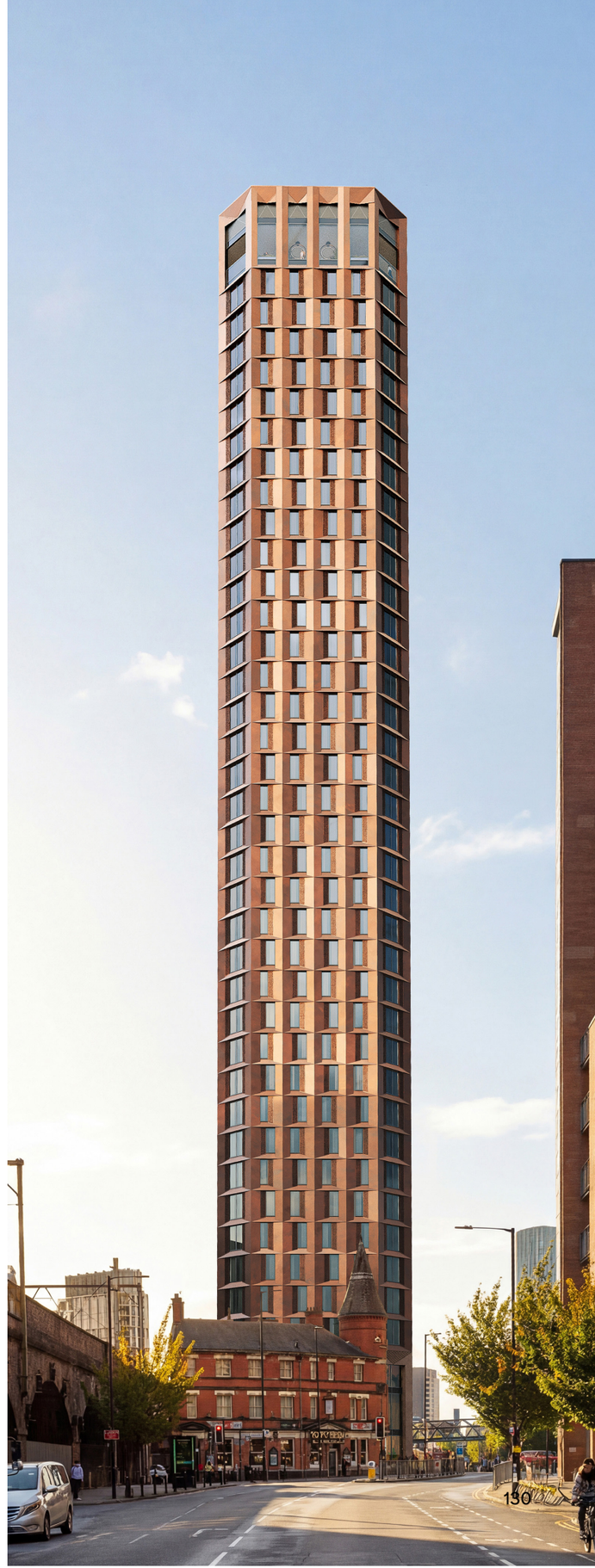


TYPICAL PLAN WITHIN SITE BOUNDARY

Application Boundary — Site Boundary (Drawn for Illustrative Purposes)



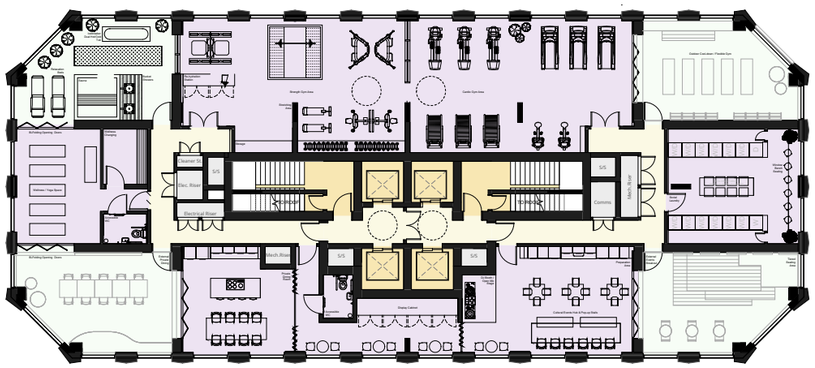




8.4.16 DP3(2)(f). Public Space

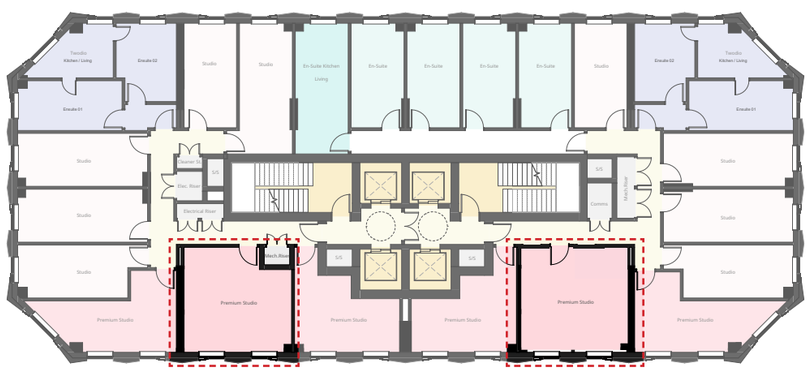
"Include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles ((for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance)"

The scheme provides a range of safe, secure and inclusive internal and external communal spaces that support social interaction, wellbeing and community building. All communal facilities are designed to be fully accessible to residents of all abilities, ensuring an inclusive living environment. In addition, the development provides 41 accessible bedrooms (5% of total provision), together with clear and legible pedestrian routes throughout the site.



TOP FLOOR AMENITY PLAN

External Terraces | Ancillary / Service | Amenity



TYPICAL FLOOR PLAN SHOWING ACCESSIBLE ROOMS

The scheme has a total of 41 accessible rooms (5%)

ACCOMMODATION
High-quality living spaces for relaxation, study and socialising.

SUPPORTING STUDIES
Quiet study zones and collaborative workspaces with integrated power and connectivity.

COMMUNITY
Communal amenities and breakout spaces that promote social interaction and community.

FITNESS & WELLBEING
Fitness, recreation, recovery and meditation spaces that support health and wellbeing.















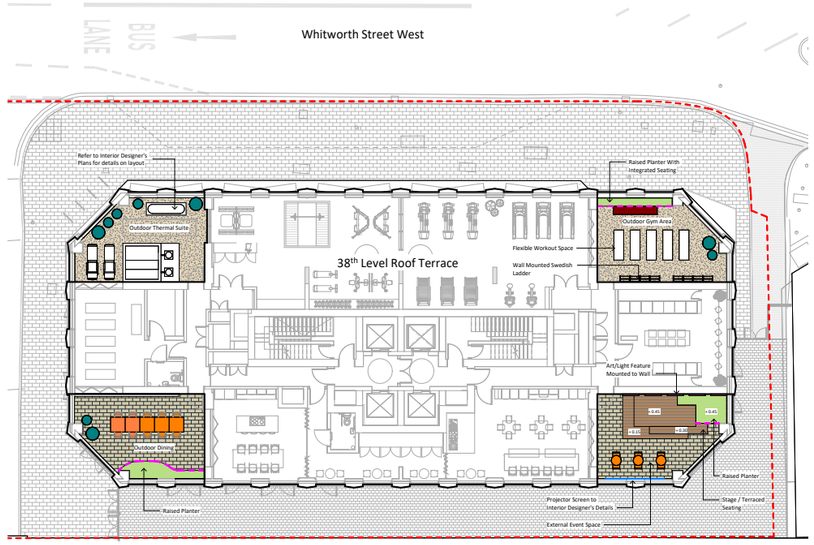
8.4.18 DP3(2)(f). Public Space | External Amenity

"Include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles ((for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance)"

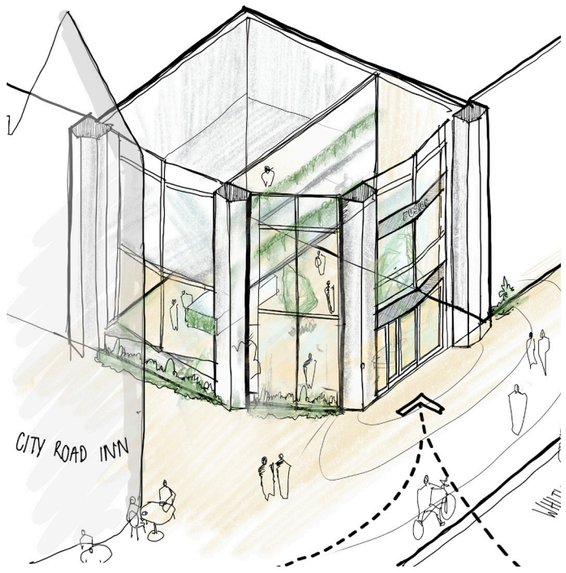
The scheme provides safe, inclusive and accessible external amenity spaces that support social interaction, recreation and wellbeing, including an outdoor dining terrace, external events terrace and outdoor gym terrace. Landscape enhancements along Whitworth Street West, comprising high-quality materials and new planting, positively contribute to the public realm and reinforce legibility of the main entrance. Building entrances and active amenity spaces are orientated towards Whitworth Street, providing natural surveillance and contributing to a safe and welcoming environment. Visitor cycle parking is also provided to support active travel.



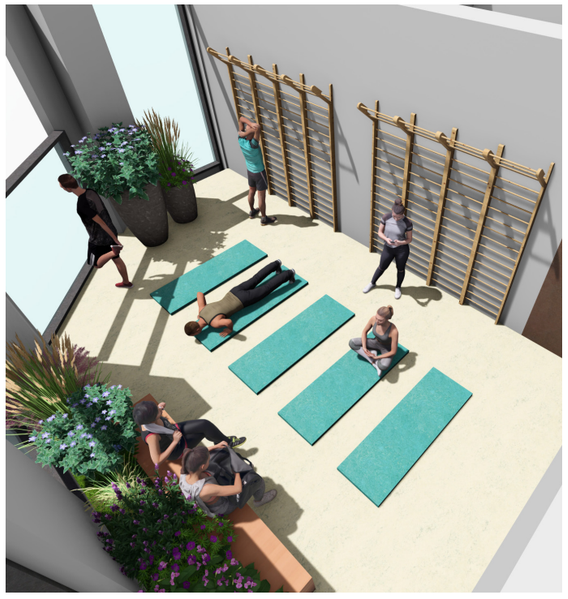
GROUND FLOOR LANDSCAPE PLAN



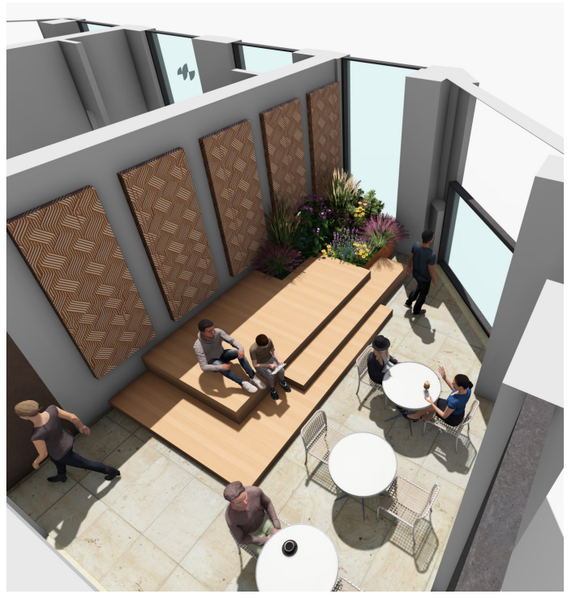
TOP FLOOR LANDSCAPE PLAN



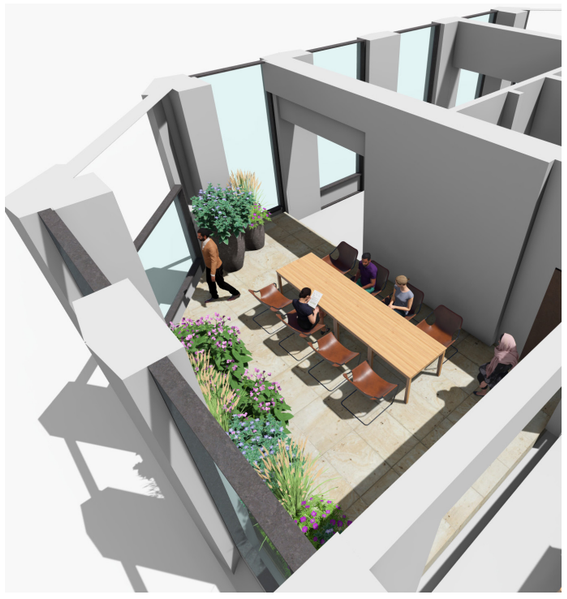
ENTRANCE CONCEPT SKETCH - ACTIVE FRONTAGE PROVIDING NATURAL SURVEILLANCE



OUTDOOR GYM TERRACE



EXTERNAL EVENTS TERRACE



OUTDOOR DINING TERRACE



GROUND FLOOR MATERIALS



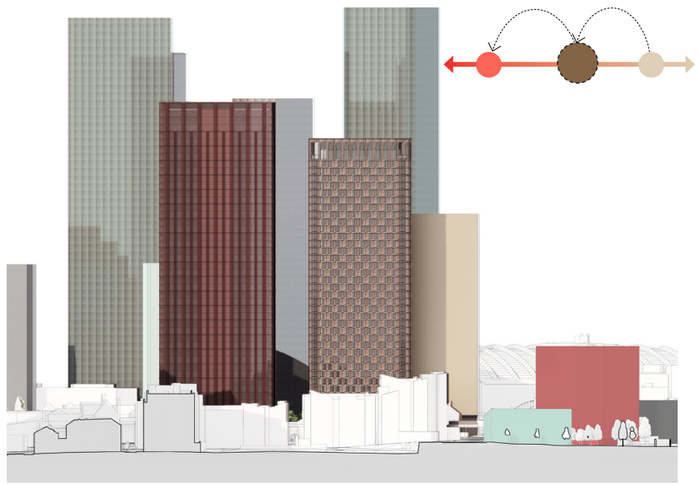
38TH FLOOR ROOF TERRACE MATERIALS

8.4.20 DP3(2)(g). Identity

"create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting"

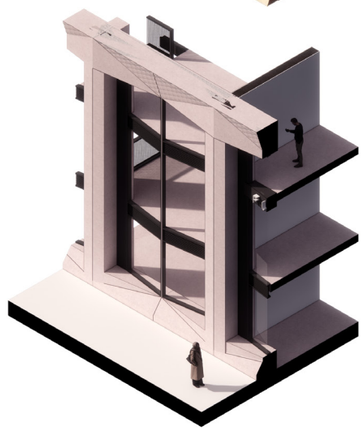
The proposed development establishes a distinctive identity and strong sense of place, informed by a careful appreciation of the site's context and character. A coherent and high-quality material palette, comprising bronze and copper-toned panels, grey accent louvres and pink-toned concrete elements, responds to the colours and materials found within the surrounding townscape. Together with the building's slender form, detailed façade articulation and integrated landscaping, this creates a visually attractive and characterful development that reinforces local identity and contributes positively to the Whitworth Street streetscape.













8.4.22 The Framework

Policy / Guidance	Comment
S4: Principle of development within settlements 1	Should be approved unless substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. No adverse effects.
CC2: Mitigation of climate change 1(c)	Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b) Compliant as explained in the DAS (Appendix 8.2). Reuse of brownfield land. Of 25 units - 10 are north facing and will receive very limited direct sunlight. Of these, 5 are clustered and 2 are twodios with shared kitchen/lounge space, such that the north facing lack of sunlight affects principally a bedroom or study. Only 3 studios-which are effectively 'living spaces' and bedrooms are therefore lacking direct sunlight. As the accommodation proposed is PBSA, the rooms are principally bed rooms and shared kitchens which are not subject to the BRE Guidelines for measuring APSH (sunlight). 5 studios are south facing. Overheating as may be an issue is addressed at Appendix 8.2 and explained above in this document.
CC3: Adaptation to climate change 1(d)	Use design approaches which minimise risks from overheating in accordance with policy DP3(2)(c) As explained at DAS Appendix 8.2 page 122 and above.
HO9: Specialists forms of accommodation 1(c i,ii)	Students are well located for access to frequently used services and education facilities that are accessible. Adequate living and storage space is provided (as shown in the DAS) Shared laundry and shared/individual cooking facilities are proposed.
DP3: Key principles for well-designed places	
DP3:(1). Development proposals should respond to their context	Compliant as explained by the DAS. History of area is reflected in the architectural features of the building, patterning of the elevation and material colour. The building reinforces the prevalent arrangement of buildings in plots and site coverage. Scale and density are a significant increase in the context of the adjacent viaduct (Grade II heritage asset) but this change is appropriate given previous consent for a building of similar scale and density, and supported by policies L2 and L3. The active ground floor to Whitworth Street will enhance the street. The PBSA use is appropriate to the approved residential context.
DP3 (2)(a). Liveability	The provision of communal spaces and activities such as a gym, social area and dining space supports a healthy, vibrant and integrated / socially interactive student community. The introduction of students will support adjacent uses in the Deansgate Area helping to keep this part of the city vibrant. Single-aspect, north facing living accommodation should be avoided where possible. These guidelines apply to residential accommodation and are not strictly relevant to PBSA units. Notwithstanding few units are single aspect. Single aspect residential units have been approved on the adjacent 2-4 Whitworth Street. As noted in this document, the longer internal corridor to the north could benefit from secondary natural light through glazed doors to the shared room .I note that with regard to daylight, sunlight and overlooking, the 2026 approval of 2-4 Whitworth Street accepted that the city centre context is relevant.
DP3 (2)(b). Climate	As summarised above, the building addresses potential overheating.
DP3 2(d). Movement	Scheme is highly accessible to local services by active travel. Cycle parking provided.
DP3 (2)(e). Built Form	Building defines the street and addresses the principal public space - Whitworth Street. Ground floor activities arranged to address Whitworth Street. Clear definition of public and private space by building envelope.
DP3 (2)(f). Public Space	The building provides internal spaces and some external spaces which are accessible and safe for students. Externally, the scheme positively addresses Whitworth Street and there is some landscaping enhancement.
DP3 (2)(g). Identity	The building is distinctive and a strong identity informed by an appreciation of the context. There is a coherent materials palette (bronze and copper coloured panels with grey accent louvres and pink tone concrete panels) that relates well to the colours within the surrounding built context and the immediate b.
DP3 (3)	Compliant with paragraph 1 and 2. Compliant with Local Plan Polices as set out below.
DP4: Design Process	Compliant as explained within DAS.
L2: Making effective use of land (1 b)	Uses previously developed vacant land.
L3: Achieving appropriate densities (2 a, c)	Increases density on the Site. Character of existing area - tall, residential buildings of high density - and proximity to Deansgate Station supports scheme.

8.4.24 National Design Guide

Policy / Guidance	Comment
1. Context	The DAS demonstrates an appropriate understanding of the site and context, both existing and permitted.
2. Identity	The scheme is informed by the analysis of the area, with materials within the palette informed by the local context, responding to the existing character. The tones that are proposed to be used are synonymous with the immediate Deansgate area and relate well to the existing adjacent building.
3. Built form	The building provides an active frontage to Whitworth Street. The proposed heights and massing have been taken into consideration the existing and emerging context, the cluster of towers along Whitworth Street and to the north. There are no prescribed separation distances. The DAS does not explain the relationship between facing rooms to the consented scheme to the west (2-4 Whitworth Street) However, the east and west elevations are bedrooms or dual aspect LKDs (with principal aspect north or south) and therein the relationship is considered acceptable at the proposed separation distance.
4. Movement	The site is in a sustainable location. The building will be within an existing, legible network of streets and footpaths and proximity to local services that promote walking and cycling.
5. Nature	Appropriate to a very urban environment, limited landscaping is proposed within the external events terraces and planting beds along the Whitworth Street edge.
6. Public spaces	Students are provided with number of internal and external shared amenity space for the students to use, in addition to the foyer areas. There is limited public space, but the street spaces are improved with street trees.
7. Uses	The scheme is solely for the residential use of students during term time of university and provides supporting services.
8. Homes and buildings	With reference to the DAS and floor plans, the layout of the rooms provides a good quality internal space. The internal corridors would benefit from natural lighting.
9. Resources	The DAS provides information on how selection of materials will be sustainable and the construction techniques used during construction.
10. Lifespan	The scheme will be well managed to maintain the quality of the built form and spaces within for student accommodation. The building can be adapted and reconfigured internally for residential use in the future.

8.4.26 Manchester's Core Strategy Development Plan Document (2012)

Policy / Guidance	Comment
Policy CC 6: City centre high density development	The scheme proposes to provide 818 student bedrooms at a high density.
Policy CC 9: Design and heritage	The site is not within a conservation area. It lies adjacent to the listed (Grade II) Deansgate Viaduct.
Policy H12: Purpose built student accommodation	
Sites should be in close proximity to the University campuses or to a high frequency public transport route which passes this area.	The site is within close proximity to university campuses for walking and cycling. The site is within a reasonable walking distance (as defined by the Framework Annex B Glossary) to Deansgate train station and Deansgate-Castlefield metro station.
High density developments should be sited in locations where this is compatible with existing developments and initiatives, and where retail facilities are within walking distance. Proposalswshould not lead to an increase in on-street parking in the surrounding area.	The development is situated within an area of existing tall buildings and there is prior consent for a tall building on the Site.
Consideration should be given to the design and layout of the student accommodation and siting of individual uses within the overall development in relation to adjacent neighbouring uses. The aim is to ensure that there is no unacceptable effect on residential amenity in the surrounding area through increased noise, disturbance or impact on the streetscene either from the proposed development itself or when combined with existing accommodation.	All the combined uses and activities of the proposed accommodation are concealed within the one building, decreasing the impact of noise, disturbance and impact on the local residents and neighbourhood.
Policy EN 2: Tall buildings - Proposals for tall buildings will be supported where it can be demonstrated that they	
Are excellent design quality;	This is a high-quality and distinctive design. The services and internal layout are well considered. The few criticisms above relate to internal layout and natural lighting are a product of the shape of the Site and consideration of the benefits of the overall 'offer' against the constraints and the few detailed points I identify.
Are appropriately located;	The scheme is located within a sustainable location and in close proximity to the city centre and other amenities. The scheme is also located within close proximity to buildings of similar height or greater.
Contribute positively to sustainability;	The scheme achieves an efficient use of the Site.
Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and;	The scheme will contribute positively to the city as a distinctive and attractive building within the context of the taller buildings.
Will bring significant regenerative benefits	The site is currently vacant. The scheme will bring significant regenerative benefits to the area.

8.4.28 Manchester's Residential Quality Guidance 2017 - Salient Points

Policy / Guidance	Comment
Strong Character	The scheme has a strong character.
Mix of old and new	The DAS describes the historical context of the site. The distinctive colouration of the local context has informed the materials. The street pattern is maintained.
Appropriate density	Compliant for a high density area and accessibility (also in terms of scale and form).
Protect and frame views	The new building will reinforce the tall building context along the edge of Whitworth Street.
Appreciate scale	The height is supported by design quality and the previous consent. The DAS has undertaken an appropriate analysis of heights.
Materials and details	Compliant as described above.
New design approaches	Compliant as described above.
Ensure connections to a destination	Compliant as described above.
Meet the neighbours	Compliant as described above. Improved street public realm.
Housing for all	Student accommodation.
Encourage activity	Compliant as described above.
Understand the ground floor and the street.	Compliant as described above.
Orientate entrances towards the street.	Compliant as described above.
Consider the threshold	Threshold to Whitworth Street is well designed.
Increase visibility	There will be additional overlooking of the street.
Use lighting effectively	The design of the building provides an active frontage to Whitworth Street that will also be animated and lit at night due to degree of glazing proposed at the ground and 2 storeys above.
Enhance walkability	Pedestrian routes as existing would be overlooked.
Promote cycling / incorporate cycle parking and storage	Cycle storage is proposed that is convenient to the street access.
Incorporate landscape	Compliant as described in DAS
Appreciate the microclimate	A wind microclimate study has been provided. The design proposes embedded wind mitigation (porous barriers).No significant wind effects recorded.
Design for waste	Communal waste area proposed that is not visible from the street.
Incorporate sustainable design approaches. Exceed building regs.	As discussed above the proposals are seeking BREEAM 'Excellent'.
Adapt to demographic change / think retrofit and reuse first	Scheme can be changed to residential use as may be required of future need / demand.
Anticipate extreme weather	Environmental testing on wind has been undertaken. This document explains heat mitigation and ventilation (mechanical and passive) above.
Privacy	Compliant as described above having regard to urban context and the nature of the users (students) and activity (bedroom study areas). No standards on separation.
Space and daylight	The scheme is supported by a daylight and sunlight assessment which supports the proposals.
Internal circulation	Corridors ideally should achieve daylight. Entrance lobby is of high quality - passing through sociable spaces.
Provide appropriate and sufficient storage	The student accommodation proposed is well tested and is considered appropriate to the needs of the student.
Visual and acoustic privacy	Appropriate with regard to urban context.
Private external amenity space	Considered compliant to meet intended needs of students, which is acknowledges as bespoke accommodation.

REVISION	DATE	NOTES
00	May 2026	Planning Submission
01	October 2026	Planning Design Statement section added to Appendix (Section 8.4)