THE

ALBERTON

PUBLIC CONSULTATION

DEC 2021

bruntwood EPR Architects

SITE AND CONTEXT

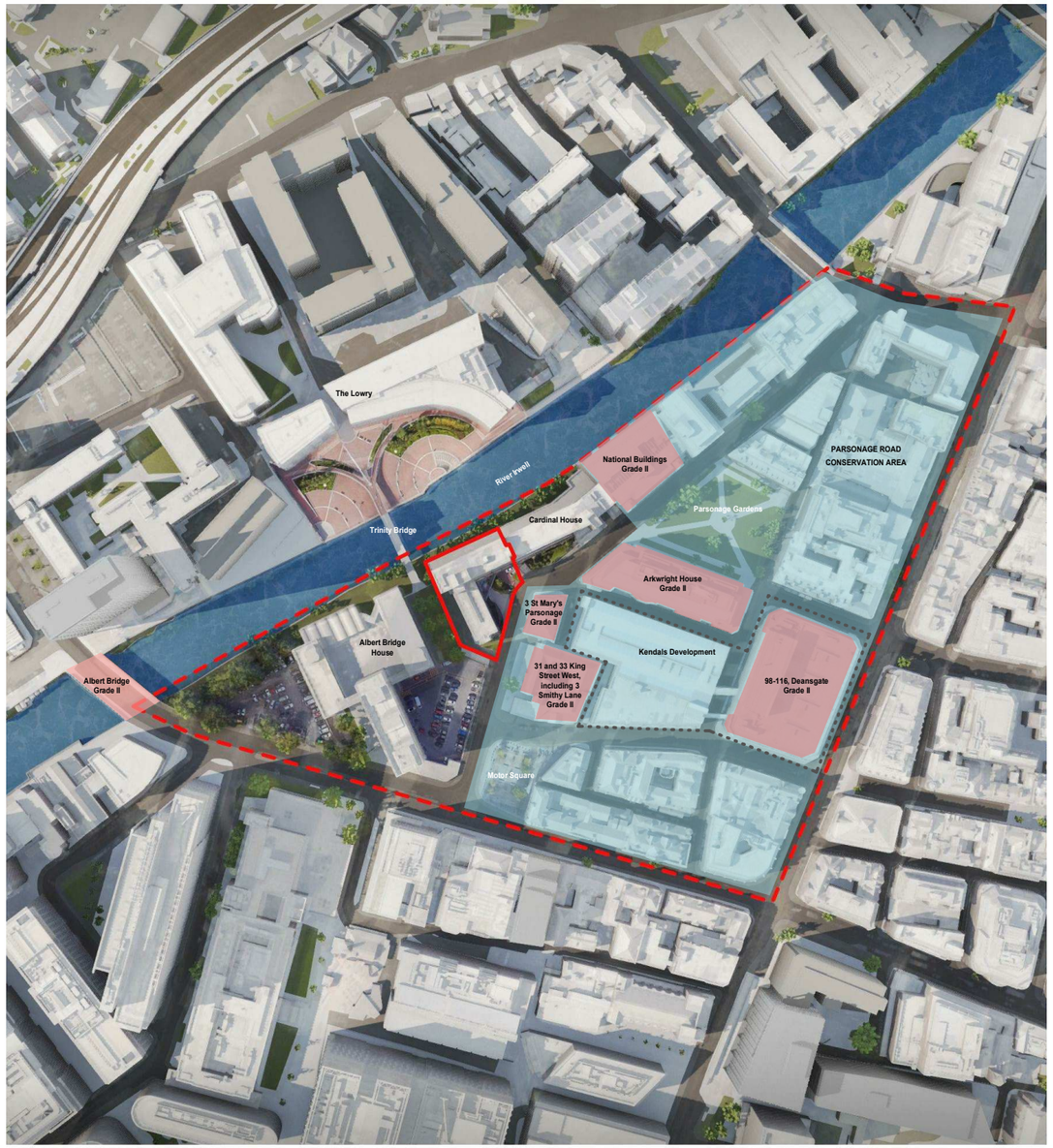
THE VISION

Bruntwood is a prominent developer in Manchester city center, delivering sustainable, high quality office developments which make a positive contribution to their surroundings.

Alberton House is located within the Parsonage Gardens Strategic Regeneration Framework Area, there is opportunity to re-define this area as a center for employment, residential, hotel, retail and leisure uses and provide much needed growing space for Bruntwood's existing SME customers working within the area.

The scheme seeks to reinvent Alberton House and create a new destination in the St Mary's Parsonage area which takes advantage of its riverside location to create a new product for Bruntwood Works with an outstanding amenity offer providing a day to evening offer for their customers and the public - a perfect blend of work and life spaces in one building.

The proposal is a highly sustainable, net zero carbon building which improves public realm and connectivity around the site, and provides new, high quality office space, complemented by retail and cafe/restaurant opening out onto the river, and a rooftop wellness facility.



SITE AND CONTEXT

LOCATION

Alberton House is located within the Parsonage Gardens Strategic Regeneration Framework Area. The site is positioned along the River Irwell, adjacent to Trinity Bridge and the Parsonage Gardens conservation area.

The existing building constructed in the 1960's on the site of a historic brass and copper factory and municipal gas works is a T-shaped commercial office building. The northern block of the building is ground +12 storeys in height whilst the southern block is only ground +2.

The existing building has a concrete structural frame and red brick façade. The floor to ceiling heights in the existing building are limited.

The building is currently accessed by foot via the forecourt on the south eastern corner of the building which is recessed from St Mary's Parsonage. Vehicular access to the site is either to the eastern edge which leads to a small amount of parking on the river front or via a ramp to the west of the site which gives access to the existing basement area.

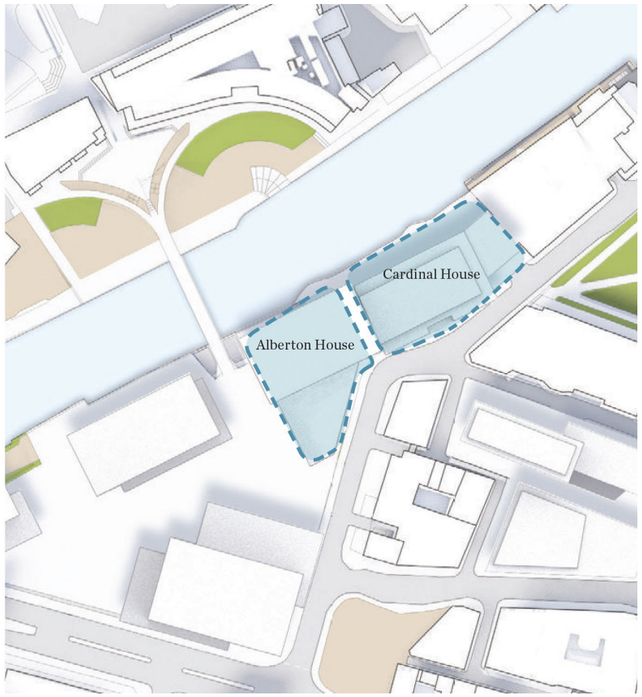
SITE AND CONTEXT

LOCATION

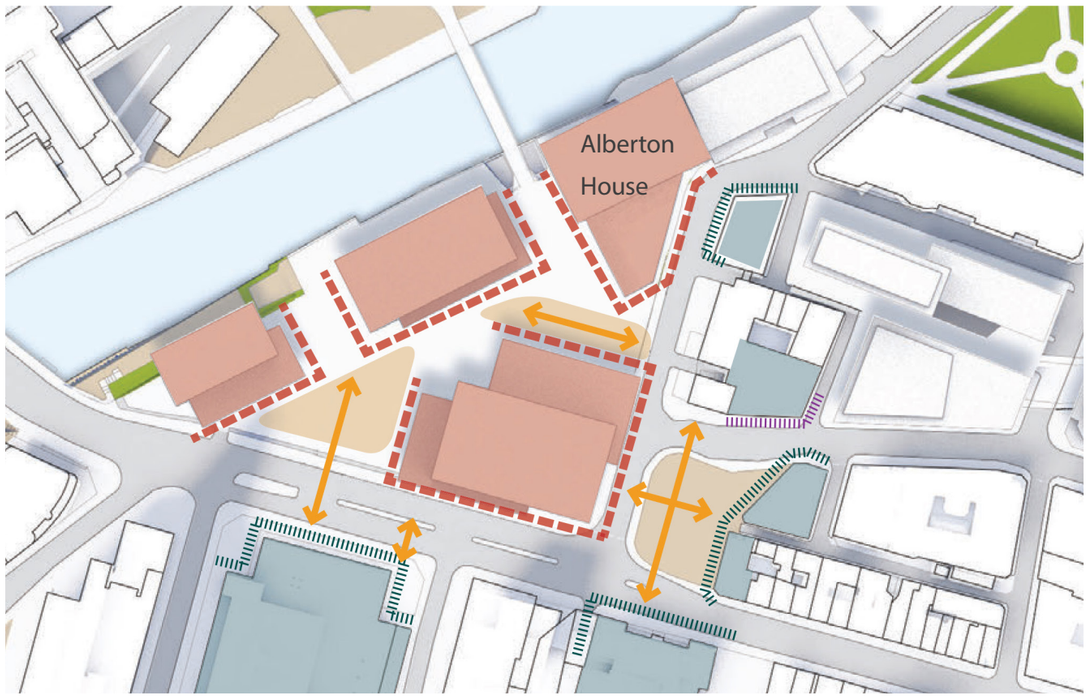
There are a significant number of active land owners in the SRF area, with a number of exciting schemes in development.

The Alberton House site has been identified as a area which would benefit from regeneration, it is in a prominent location which addresses the pedestrian route from Trinity Bridge as well as Motor Square.

LOCATION



Height



Historic Environment

7.56 In this regard, it is expected that proposals for additional height would be expected to reflect the height of the modern extension on the north side of Century Building, in order to ensure the impact is mediated and balanced. From a townscape perspective, this will also provide a natural stepdown from the height expected to be proposed on the Albert Bridge House site.

7.57 Considering the fact that Alberton House is in a transitional location between Albert Bridge House and Century Building, it is considered that there is an opportunity for a more substantial increase in height in this location, although any increase in height will need to respect the landmark status of buildings to the south.

7.55 Neither Alberton House nor Cardinal House includes any listed buildings and they do not fall within a conservation area. However, both sites are located adjacent to the Parsonage Conservation Area and in close proximity to nearby listed buildings, so any future proposals will therefore need to be considered in respect of their impact on the setting of surrounding heritage assets.

Public Interaction with River Irwell

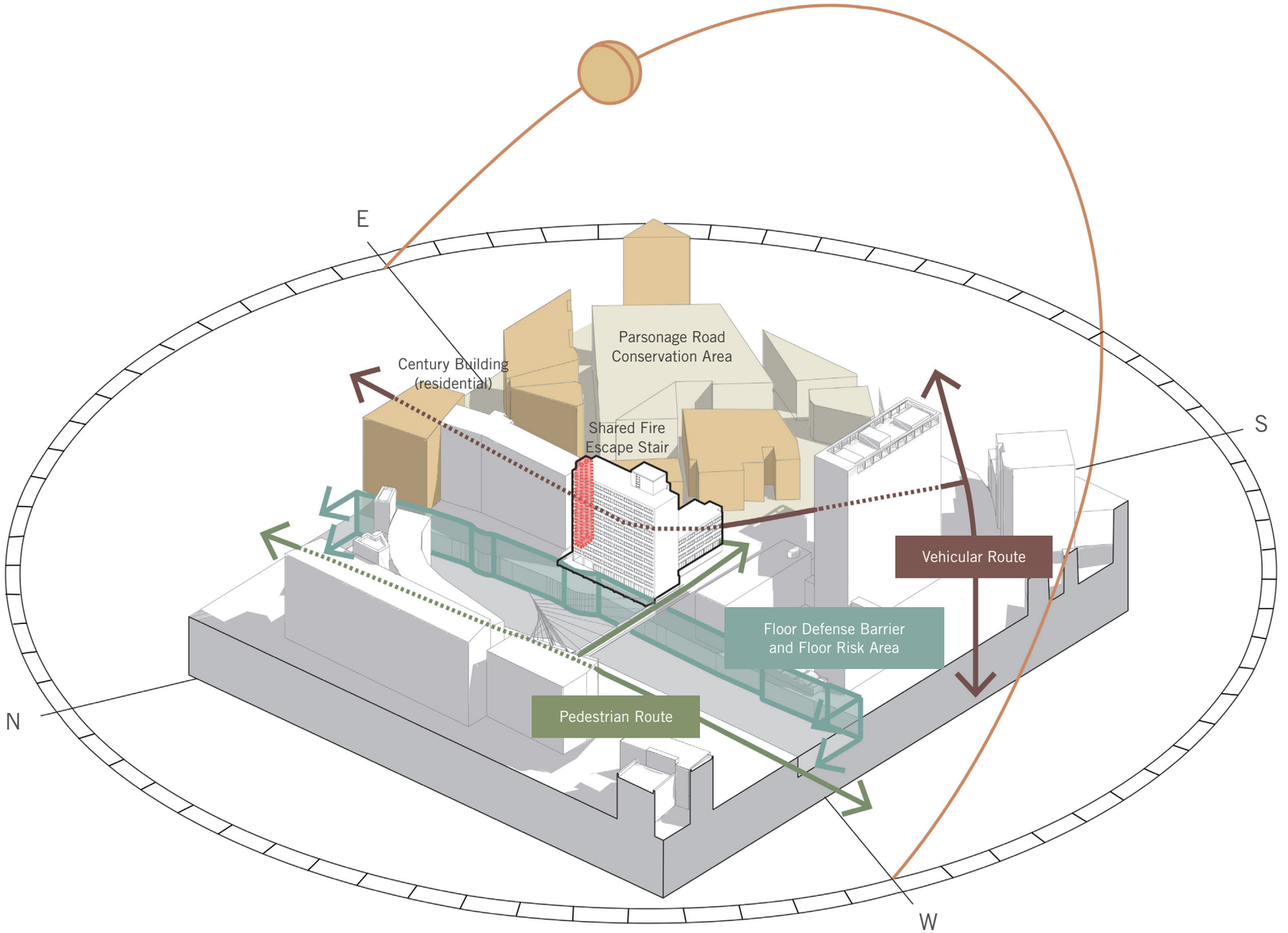
6.38 Development proposals adjacent to the river will investigate every opportunity to enhance connectivity with the waterside and enjoyment of the riverside environment. A key opportunity here, is to positively reconnect the area with the River Irwell as an attractive natural asset.

The proposals have been developed in conjunction with the key SRF strategic principles:

- Sustainability
- Height and Density
- Active frontage
- Public interaction with River Irwell
- Enhanced streetscape
- Contribution to historic environment
- Public realm
- Key views

Images and text taken from the SRF document

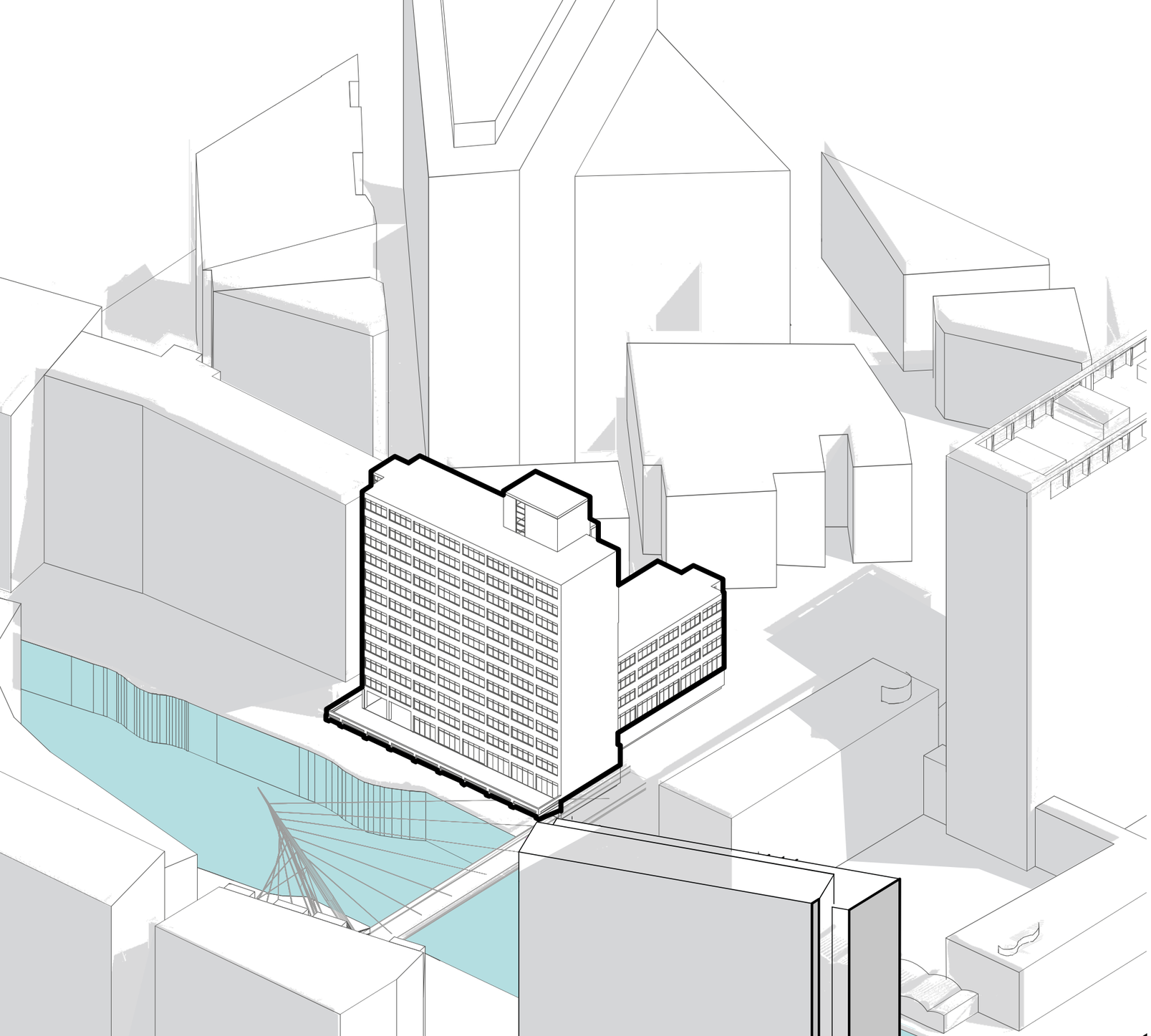
CONSTRAINTS



The River Irwell is to the north of the site, St Mary's Parsonage is to the south, a public pathway is to the west and a shared fire escape stair and party wall with the neighbouring building is to the east.

The flood risk area spreads north of the River Irwell into Salford meaning the site is on the border of a flood zone 3 area but not within a zone specified by the environment agency. Any future development of the site will need to retain the existing ground and sub-ground levels to ensure the risk of flooding remains low.

The public footway to the west provides connectivity to the north side of the river via the Trinity Bridge. Enhancing the buildings relationship to the west will benefit as an extension of the existing public realm. General enhancements and development of the footway are needed to improve the users' experience.



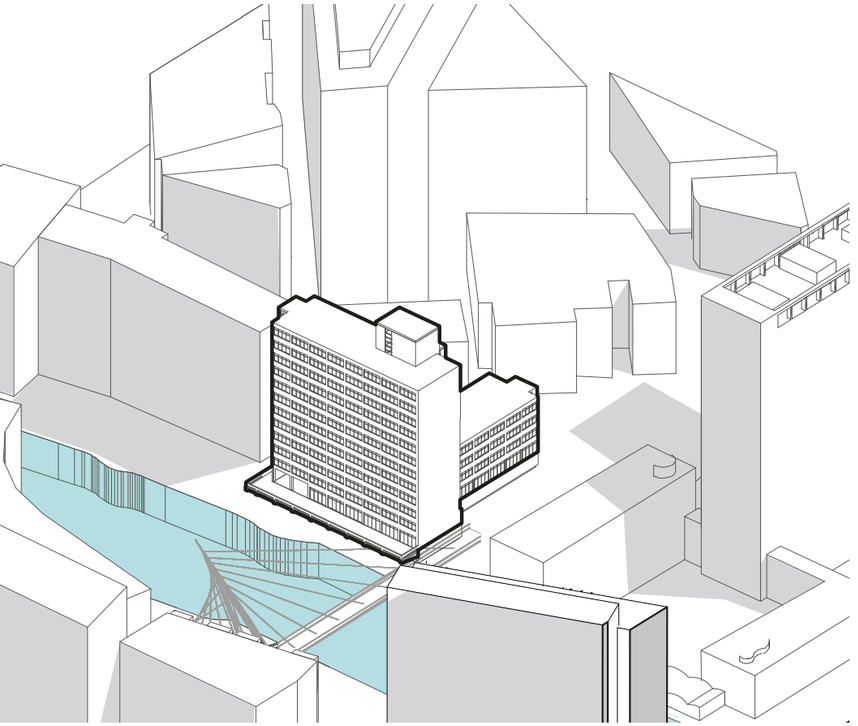
DESIGN DEVELOPMENT

EXISTING BUILDING

The design team has explored whether elements of the existing structure could be retained and incorporated into the new proposal. The team undertook a detailed study which highlighted the following items which ultimately confirmed that the structure could not feasibly be retained:

- Structural Limitations: Load capacity of the existing concrete frame would be compromised
- MEP limitations derived from reduced floor to floor heights
- Sub-Optimal floor to floor heights driven by existing slab to slab
- Structural interface with river wall required - Outside of ownership boundary

The next page includes a summary of the possible options explored by the design team.



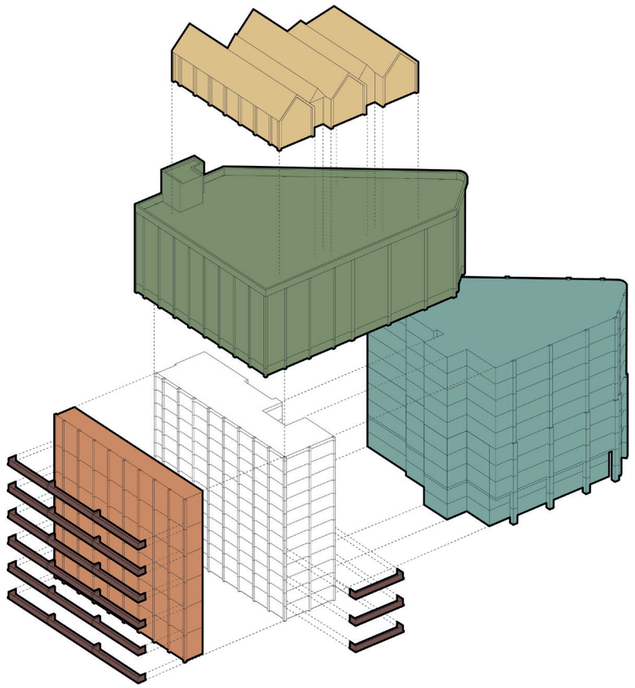
REFURBISH

Pros

- Minimising embodied carbon
- Fastest construction

Cons

- No increase in office space or public amenity.
- No improvement to public realm.
- MEP limitations derived from reduced floor to floor heights
- Sub-Optimal floor to floor heights driven by existing slab to slab



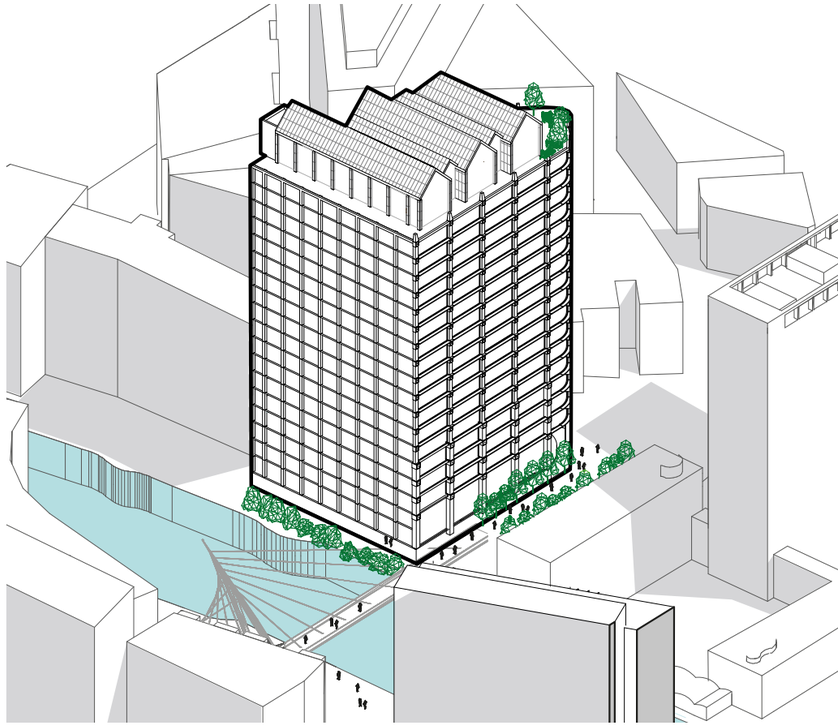
EXTEND

Pros

- Potential to use as much of existing building as possible.
- Increased office space and potential to add public amenity and improve public realm
- Enhance gateway location at key pedestrian crossing between Manchester and Salford.

Cons

- Structural Limitations of existing building
- MEP limitations derived from reduced floor to floor heights
- Sub-Optimal floor to floor heights driven by existing slab to slab
- Structural interface with river wall required - Outside of ownership boundary



REDEVELOPMENT

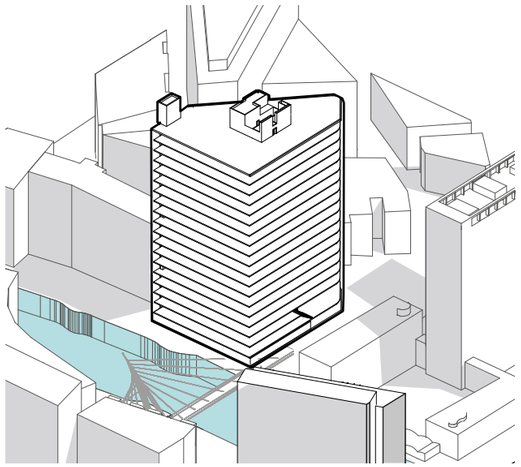
Pros

- Increased office space and potential to add public amenity and improve public realm
- Optimal office floor to floor heights are possible, creating high quality workspace.
- Interfaces with existing building are minimised, allowing for an efficient design.
- Enhance gateway location at key pedestrian crossing between Manchester and Salford.

Cons

- Longer construction period in comparison to refurbishment.
- Additional measures required to reduce embodied carbon.

OVERVIEW



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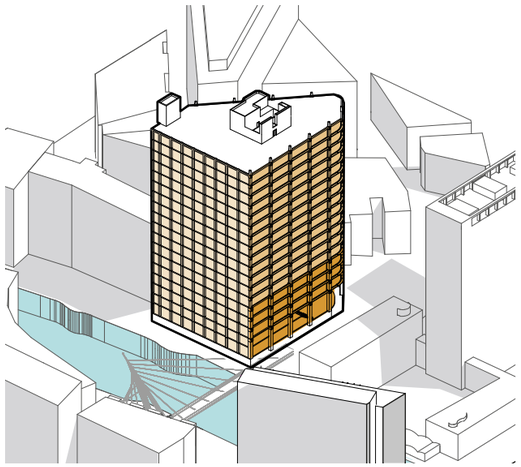

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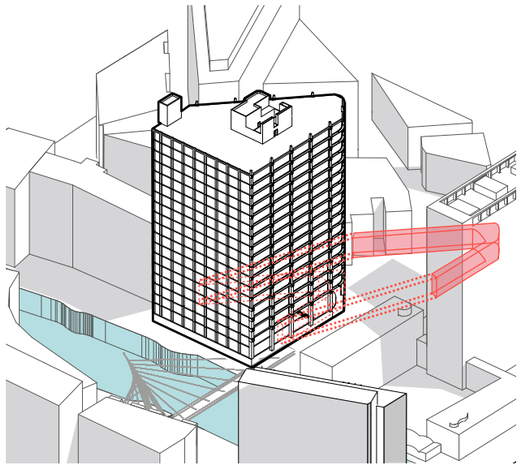

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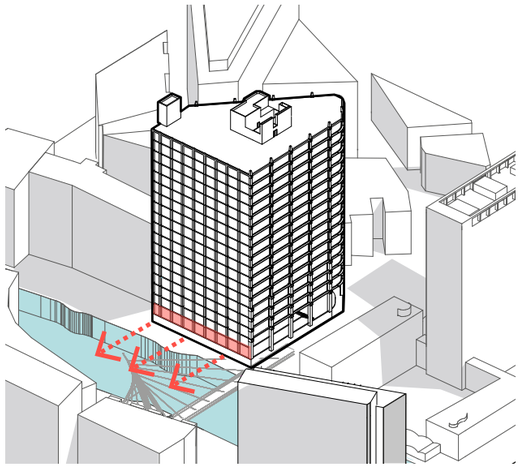

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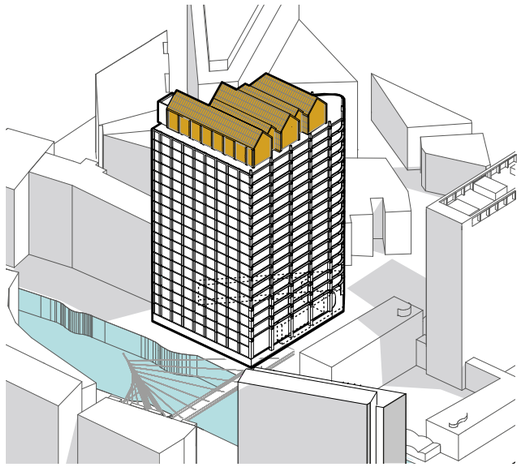

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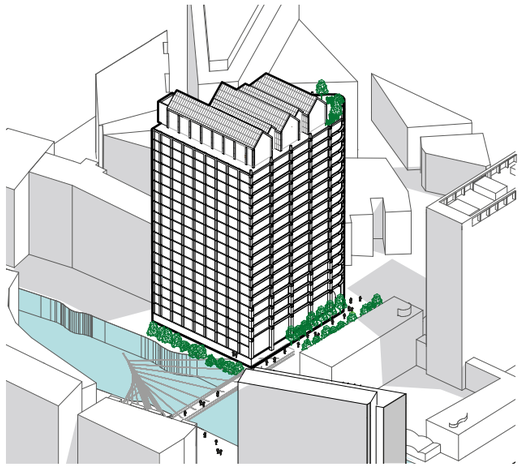

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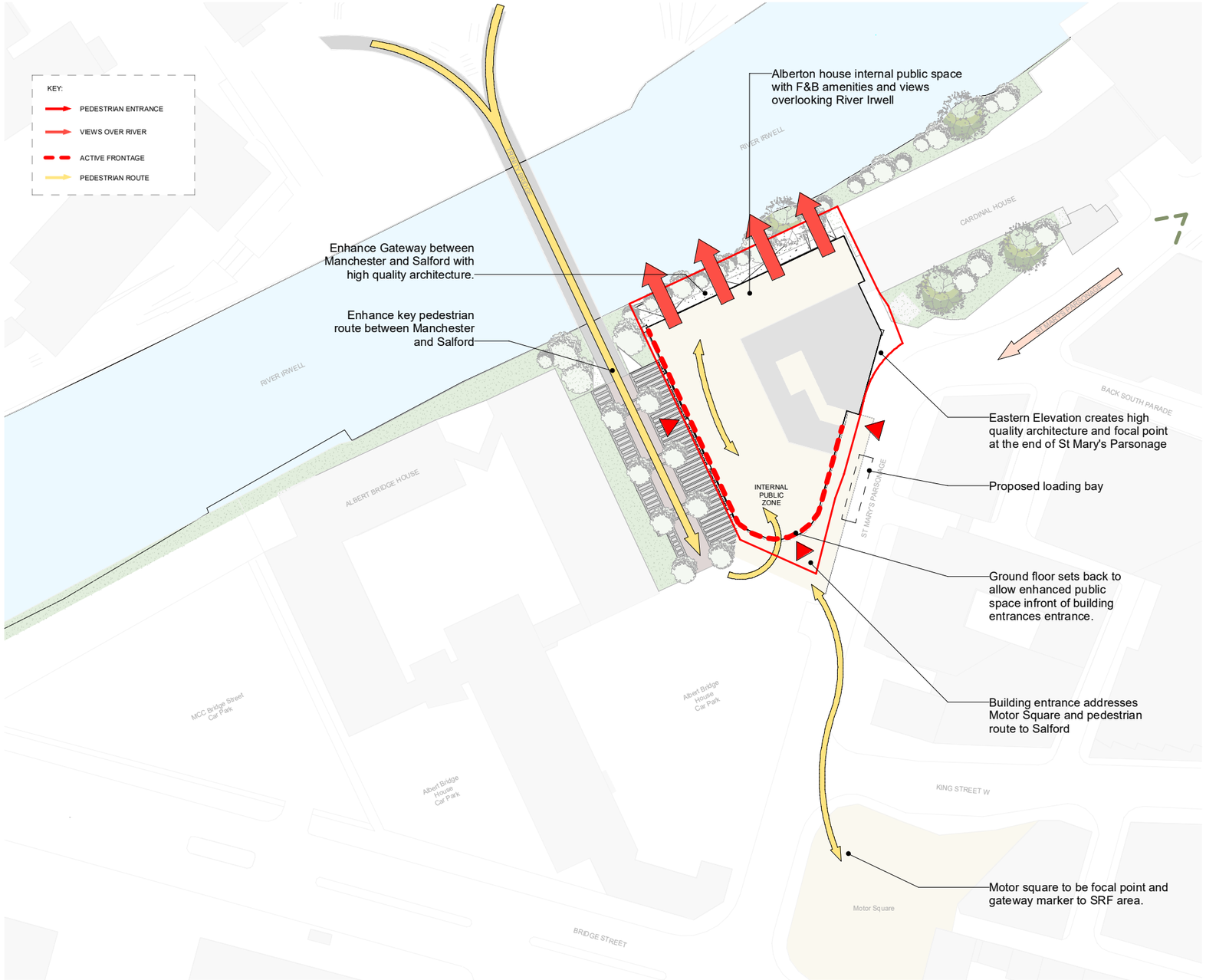
Following the decision to develop an entirely new build design, a set of principles for the design were developed to deliver Bruntwood's vision for the site:

1. New office floors are proposed, with optimum floor to floor heights for contemporary office space and maximising potential for repurposing the building in the future.
2. New facade added, facade design to be informed by solar analysis of building.
3. Building to include active frontage to street scape.
4. Public interaction with river at ground floor is key requirement.
5. Destination rooftop terrace including wellness facility.
6. Proposals to include landscaping to terrace and biophillic design throughout.

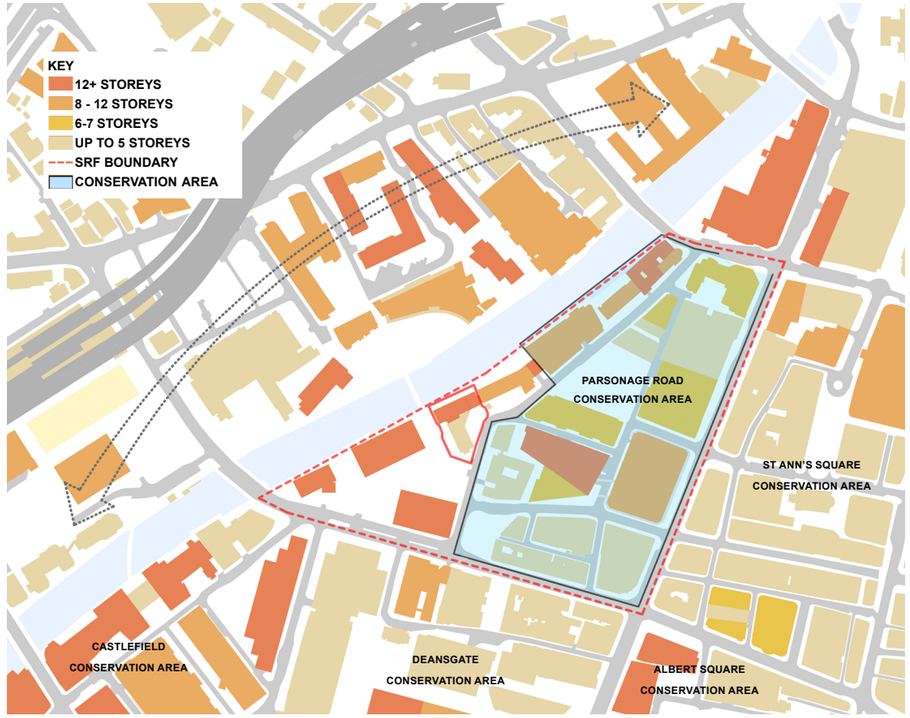


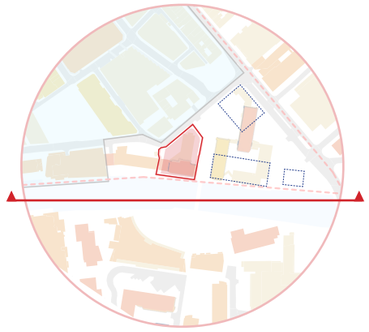
DESIGN DEVELOPMENT

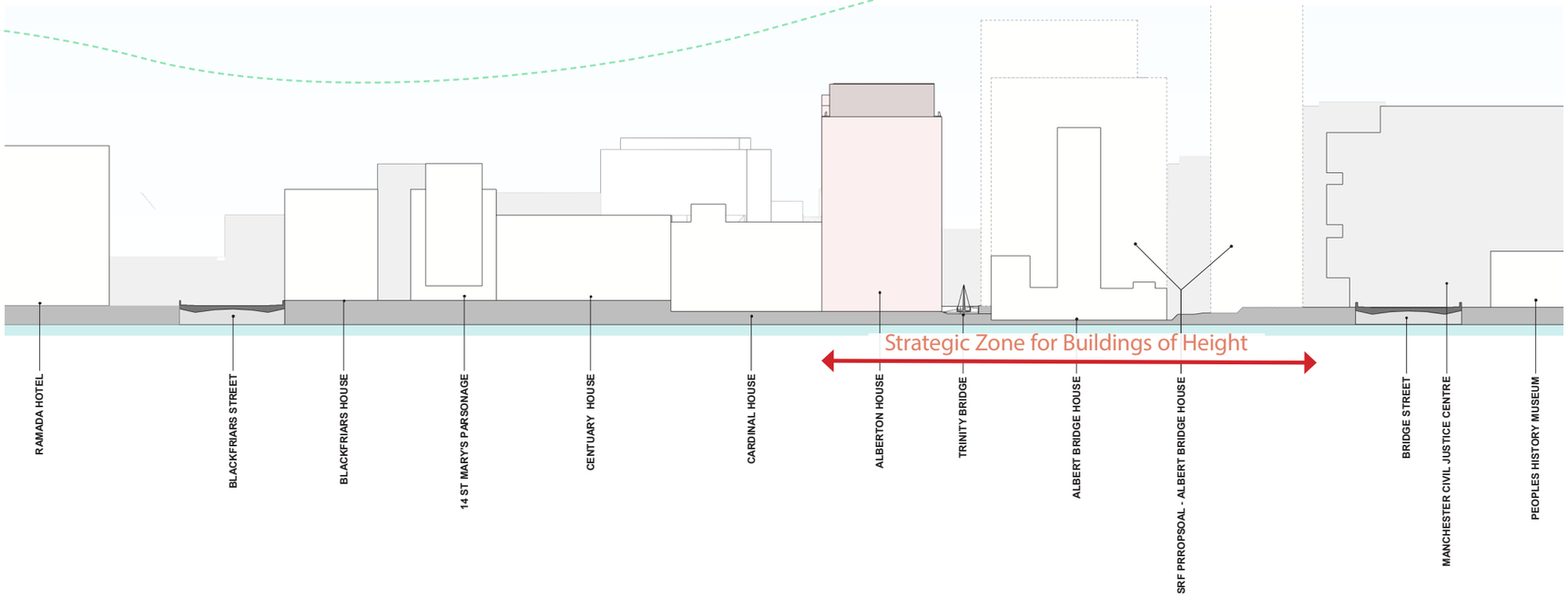
PUBLIC REALM

The proposal seeks to improve the building's interaction with the surrounding public realm in the following ways:

- Creating a strong connection to Motor Sq and Parsonage Gardens
- Addressing a lack of active frontage along St Mary's Parsonage.
- South entrance creates enhanced street scape along St Mary's Parsonage







DESIGN DEVELOPMENT

HEIGHT SRF FUTURE ASPIRATIONS

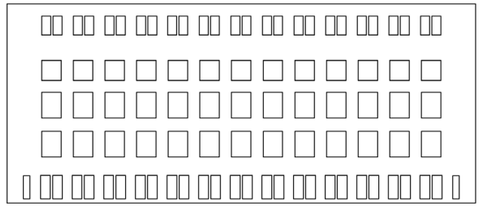
The context of the SRF area has been considered when assessing the proposed height of the building.

The south west part of the SRF area is considered to have the capacity to successfully accommodate taller buildings

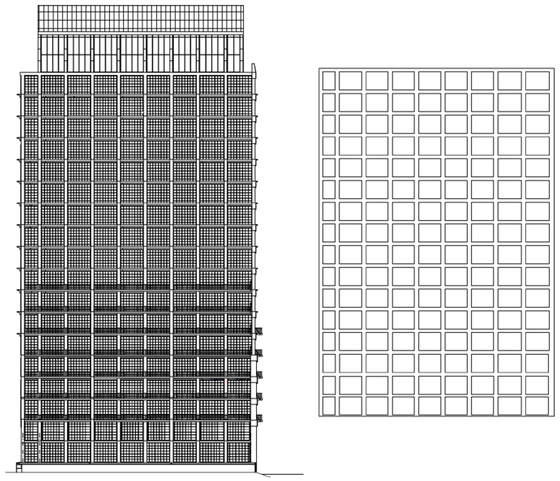
The proposed height of 18 storeys would link Albert Bridge House heights to the current heights of the conservation area.

To ensure the scale of the building is appropriate within the local setting, Bruntwood commissioned early technical analysis relating to heritage, transport, with and daylight/ sunlight.

These reports indicate that any impacts arising from the proposals would be well within acceptable ranges. Extensive work has also been undertaken to design a building that will deliver high quality architecture that makes a positive contribution to the surrounding streets and the wider Parsonage area.



Facade Study of Arkwright House, originally the headquarters of the English Sewing Cotton Company

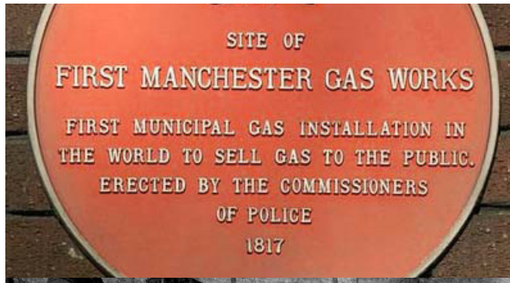


Alberton House Elevation

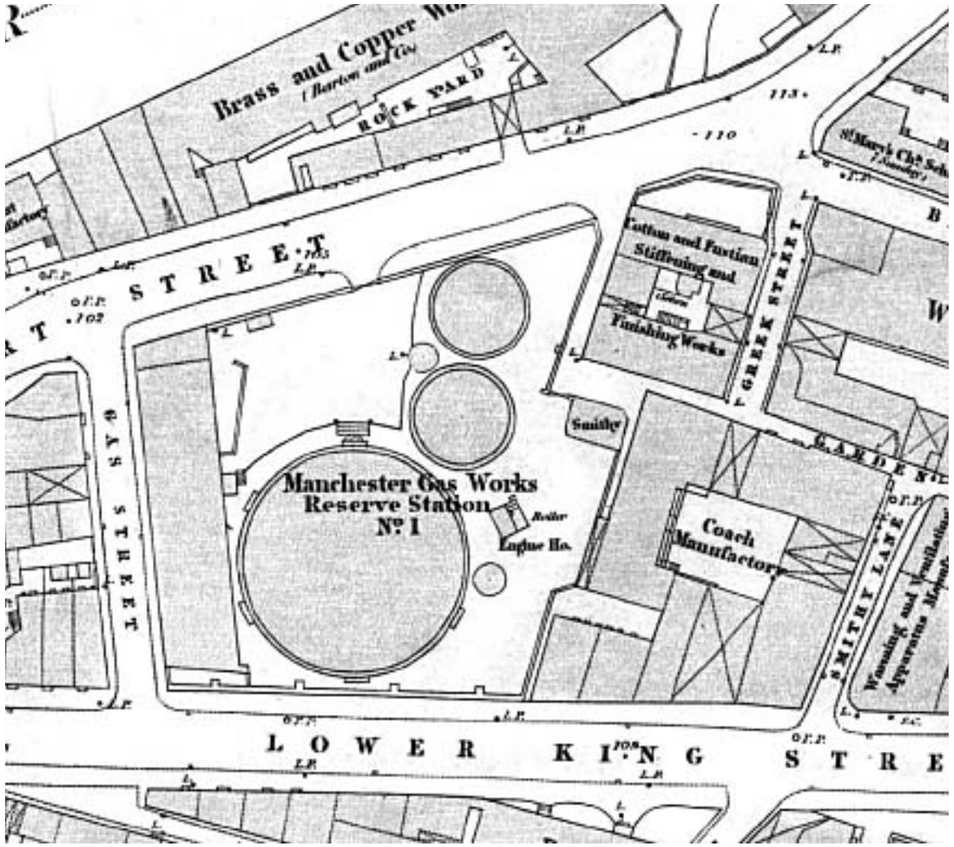
FACADE DESIGN

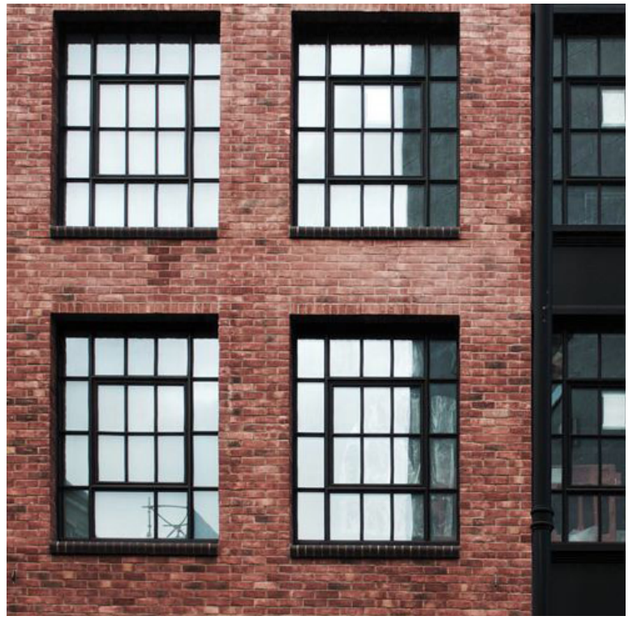
ARCHITECTURE

The proposals take inspiration from the rich, eclectic character of the surrounding area, from the Venetian Gothic warehouse at 3 St Mary's Parsonage to the vertical glazing of the iconic Kendals building. The approach is to create a distinctive Mancunian building with its own identity founded on the fortitude and grit of its industrial heritage.



Site of Manchester's historical gas works and subsequent police station (home of the Manchester Peelers)





FACADE DESIGN

MATERIALS

The materiality and architectural concept draws inspiration from the local industrial heritage, and seeks to contribute to the historic environment of St Mary's Parsonage.

The proposed copper coloured material concept is derived from the site's historic use as a Brass and Copper Works.

The cornice is a mix of stone for the junction element and ceramic/terracotta for the cornice. Materiality comprises:

- Red Brick
- Critall glazing
- Exposed structure
- Warehouse detailing

SUMMARY

ALBERTON HOUSE

The proposals will deliver:

- A net zero carbon, high quality building with contemporary office space, addressing the need for growing space in the St Mary's Parsonage area.
- An open and inviting entrance which addresses the public realm and creates connectivity.
- An activated ground floor which provides a vibrant leisure use and opens up river views to the public.
- Rooftop wellness suite.
- Contemporary architecture which draws area's industrial heritage and materiality to create a distinctive Mancunian building.

THANK YOU

bruntwood EPR Architects