

**PROVAN & MAKIN's LANDMARK BUILDING GIVEN THE GO AHEAD**

The Three angles: -



Above: How the completed scheme will look -Junction of Upper Brook Street and Grafton Street.



Above: Junction of Upper Brook Street and Plymouth Grove, looking South



Above: Junction of Plymouth Grove and Grafton Street, looking North

Once complete, the Provan and Makin designed Plymouth Grove building on Upper Brook Street will have a significant impact on the regeneration of this once neglected part of Manchester, bringing a revitalised street scene with bustling retail commercial and community activity.

*"Getting final planning consent wasn't a straight forward process," says Ray Makin, director of Provan and Makin Architects. He continues "We didn't want to change our original concept too much, as the design worked both on an aesthetic and commercial level, but as outline planning consent was given some time ago, we had to re think some of our initial proposals to satisfy Manchester's planners and comply with recently introduced building regulations; for example, hall widths and doors had to be widened for disabled access, levels of insulation were upped and elevational treatments had to be carefully selected to ensure that the building will be a landmark gateway structure, to fit in with the City's overall vision for the area."*

The triangular island location, which is also bordered by Plymouth Grove and Grafton Street, dictates the buildings shape, which extends to the full footprint of the site, wrapping around an elevated internal courtyard.

Shops, offices and ancillary areas will bring life to the community's street scene, whilst above the building is visually divided with 8, 9 and 13 storey elements. The curved corner tower will house 102, two bedroom flats, built especially with the Junior Doctors, Nurses and key workers from the near by Royal Infirmary and St. Mary's Hospital in mind. The rest of the residential element will provide 72 flats for Manchester's ever increasing student population, with a secure enclosed courtyard, landscaped to create an area of peace and tranquillity for the residents. The courtyard gives access for the students with a separate garden for the other inhabitants, the whole area sails over low-level internal car and cycle parking which also houses service areas for the development.