

SLATE WHARF CASTLEFIELD

PROPOSED AMENDMENTS
TO CONSENTED SCHEME

APRIL 2022

OLLIER SMURTHWAITE ARCHITECTS

INTRODUCTION

This document has been produced by Ollier Smurthwaite Architects in association with Paul Butler Associates (Planning Consultants) on behalf of Prestbury Estates.

Prestbury Estates purchased this site with planning approval 113617/FO/2016.

Prestbury Estates has appointed a full design team to progress the detail design of this planning approved scheme for construction. This document details proposed changes to the consented scheme as a result of design development.

Please note that the following aspects of the scheme are to remain unchanged:

- Building footprint
- Ridge heights
- Apartment mix: 11 No. 1 beds, 10 No. beds and 3No. 3 beds (24 No. apartments total).

01 PROPOSED CHANGES

INTERNAL LAYOUT AMENDMENTS

The amendments to the internal layout have been driven by review of the scheme by the Fire Engineer and Approved Inspector. The approved layout is non-compliant because the longest horizontal travel distance between apartment and bin store in the approved scheme is 45.5m, exceeding the maximum distance of 30m. This is caused by the lift core and the bin store being located at opposite ends of building. Amendments to the layout are therefore necessary to achieve compliance.

The proposed amendments include creating a central core with a lift, consequently reducing the longest travel distance between apartment and bin store to 24m.

Wall thicknesses were shown too thin to provide the insulation required to comply with Approved Document L. Wall build-ups have therefore been increased. The improved efficiency of the circulation (enabled by repositioning the lift core) has made it possible to maintain the apartment sizes, despite the reduced GIA.

The approved scheme also proposes bedrooms without any external windows, only receiving daylight via a light well.

The proposed plan amendments situate every bedroom against an external wall, so that each bedroom has an external window achieving improved views and natural ventilation.

CHANGES TO WINDOWS

To provide every bedroom with a window, additional windows have been proposed to the East elevation. The positions and sizes of the new fenestrations have been carefully considered to enhance the elevation, breaking up the previously large areas of blank brickwork.

As well as internal bedrooms, the approved apartment layouts include deep plan bedrooms, each with a single, very narrow window. This window would not provide sufficient daylighting or purge ventilation to the deep plan bedrooms. The proposed amendments include slightly increasing the width of these windows on the West elevation.

The third floor dormers to the East elevation are shown with corner-to-corner glazing in single panes, meaning that the windows cannot be opened to provide ventilation. To some of the rooms, these are the only windows provided.

The amended East elevation proposes dormers with operable windows which will provide the apartments with natural ventilation. This change requires the glazing to be divided vertically into two panes with slim profile frames. Internal balustrades will be provided to minimise visual differences between the approved and amended scheme.

LIFT CORE ADDED

The approved elevations did not include the lift overrun, and therefore do not accurately show the visual impact this would have on the elevations. On the approved scheme, the lift overrun would feature prominently on the North elevation.

The proposed amendments relocate the lift central to the plan. This means that the lift overrun will have less of a visual impact on the elevations.

02 DRAWINGS

To best illustrate these changes the consented general arrangement drawings prepared by GA Studio are contained within this document, followed by general arrangement drawings prepared by Ollier Smurthwaite Architect detailing the proposed changes.

Some of the approved and proposed drawings are then repeated side-by-side, with the proposed changes highlighted for clarity.

Approved GA Studio drawings contained within this document:

- P_L(--)004 GROUND FLOOR PLAN REV 01
- P_L(--)004 BIN STRATEGY DIAGRAM
- P_L(--)005 FIRST FLOOR PLAN REV 01
- P_L(--)006 SECOND FLOOR PLAN REV 01
- P_L(--)007 THIRD FLOOR PLAN REV 01
- P_L(--)008 FOURTH FLOOR PLAN REV 01
- P_L(--)009 ROOF PLAN REV 01
- P_L(--)013 BIN STORE LAYOUT
- P_L(--)021 PROPOSED SITE PLAN OPTION 1 REV 02
- P_L(10)012 PROPOSED NORTH SECTION
- P_L(10)013 DETAILED SECTION DD_EE REV 01
- P_L(10)014 DETAILED SECTION FF REV 01
- P_L(10)021 PROPOSED EAST SECTION
- P_L(20)011 PROPOSED E ELEVATION REV 01
- P_L(20)021 PROPOSED N ELEVATION REV 01
- P_L(20)031 PROPOSED S ELEVATION REV 01
- P_L(20)041 PROPOSED W ELEVATION REV 01

Proposed Drawings:

- P_L(--)004A GROUND FLOOR PLAN
- P_L(--)004.5A BIN STRATEGY DIAGRAM
- P_L(--)005A FIRST FLOOR PLAN
- P_L(--)006A SECOND FLOOR PLAN
- P_L(--)007A THIRD FLOOR PLAN
- P_L(--)008A FOURTH FLOOR PLAN
- P_L(--)009A ROOF PLAN
- P_L(--)013A BIN STORE LAYOUT
- P_L(--)021A PROPOSED SITE PLAN
- P_L(10)012A PROPOSED NORTH SECTION
- P_L(10)013A DETAILED SECTION DD_EE
- P_L(10)014A DETAILED SECTION FF
- P_L(10)021A PROPOSED EAST SECTION
- P_L(20)011A PROPOSED E ELEVATION
- P_L(20)021A PROPOSED N ELEVATION
- P_L(20)031A PROPOSED S ELEVATION
- P_L(20)041A PROPOSED W ELEVATION



Rev	Description	By	Chk	Date
01	Planning	FG	MUG	14/10/11

Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
		Dwg. No.	P_L(-)004	By	PG
Title	Ground Floor Plan	Date	March 16	Chk.	MJG
		Scale	1:100 @ A1	App.	00



G
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APPROVED BIN STRATEGY DIAGRAM



Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	P_L1-004	By	PG		
Date	March 16	Chk.	MJG		
Scale	1:100 @ A1	App.	00		
Architect: OLLIER SMURTHWAITE ARCHITECTS					

Vehicle Routes

Internal Bin Storage

Temporary External Bin location

Building Entrances

Site boundary

Pedestrian footpaths

APPROVED FIRST FLOOR PLAN



Rev	Description	No	CHK	Date
01	Planning	01	01/01/15	10/10/15

Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	P_L-1005	By	PG		
Date	March 16	Chk.	MJG		
Scale	1:100 @ A1	App.	00		
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APPROVED SECOND FLOOR PLAN



Rev.	Description	No.	Chk.	Date
01	Planning	01	MJG	10/10/15

Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	P_L-1006	By	PG		
Date	March 16	Chk.	MJG		
Scale	1:100 @ A1	App.	00		
					
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APPROVED THIRD FLOOR PLAN



Rev.	Description	No.	Chk.	Date
01	Planning	10	MJC	10/10/15

Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	P_L1-007	By	PG		
Date	March 16	Chk.	MJC		
Scale	1:100 @ A1	App.	00		
					
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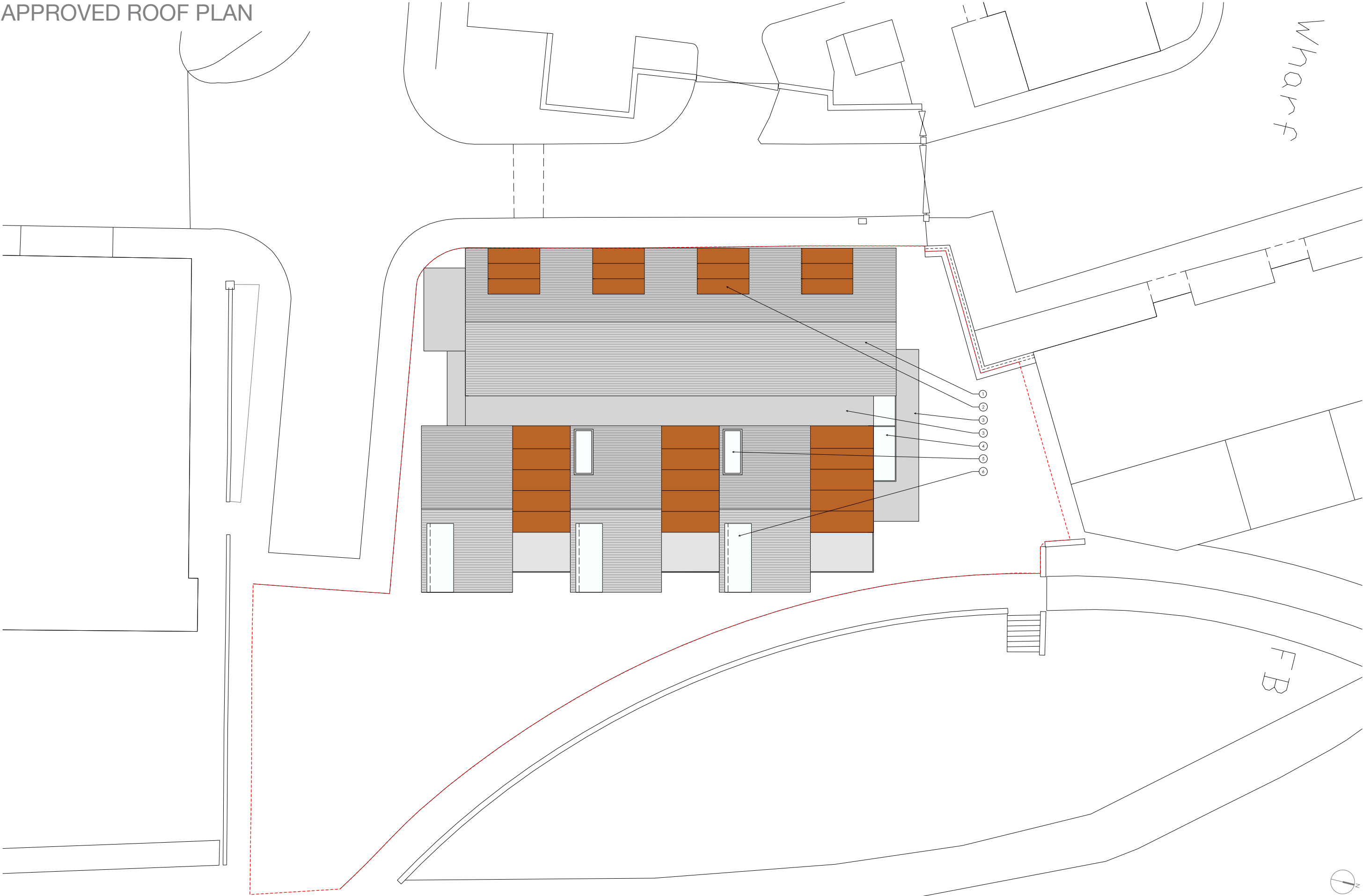
APPROVED FOURTH FLOOR PLAN



Rev.	Description	No.	Chk.	Date
01	Planning	01	MJC	10/10/15

Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	P_L1-008	By	PG		
Date	March 16	Chk.	MJC		
Scale	1:100 @ A1	App.	00		
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APPROVED ROOF PLAN



Rev.	Description	No.	Chk.	Date
01	Working	01	MJG	10/10/15

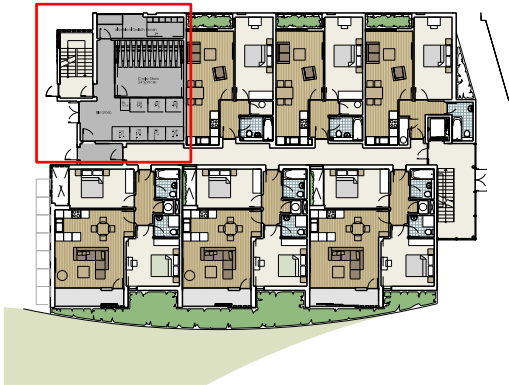
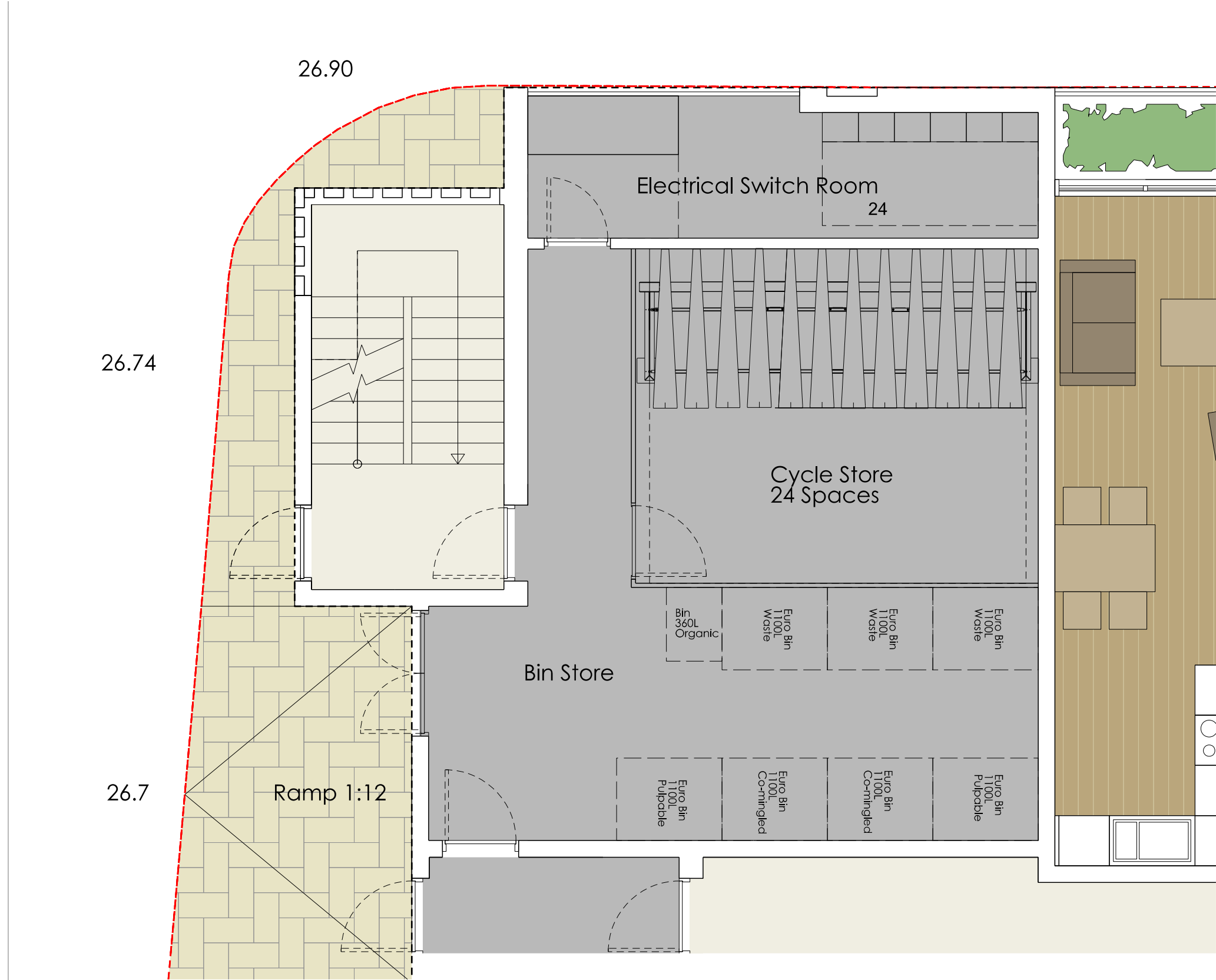
1. Roof Slates to match surrounding buildings
2. Corrugated weathered steel cladding
3. GEP Roofing
4. Aluminum frame fixed glazing unit
5. Mechanical opening double glazed roof light
6. Frameless glazed window corner

Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	P_L1-1009	By	PG		
Date	March 16	Chk.	MJG		
Scale	1:100 @ A1	App.	00		



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APPROVED BIN STORE LAYOUT



ISSUE				
Rev	Description	By	Chk	Date
All dimensions to be as noted (to be checked on site prior to manufacture). Do not scale of the drawing. Report any discrepancies to the Architect / CA immediately.				

Project	Castlefield, Plot G	Project No.	15-22	Rev.	
		Dwg. No.	P_L(--)013	By	PG
Title	Bin Store layout	Date	Nov 16	Chk.	MJG
		Scale	1:50 @ A3	App.	



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APPROVED SITE PLAN



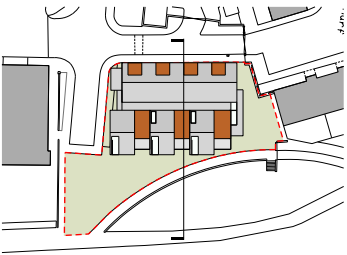
North Arrow
Scale: 1:200 @ A1

Project	Plot G, Castlefield	Project No.	15-22	Rev.	02
Dwg. No.	P_1(-)021	By	PG		
Date	March 16	Chk.	MJG		
Scale	1:200 @ A1	App.	00		
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APPROVED NORTH SECTION

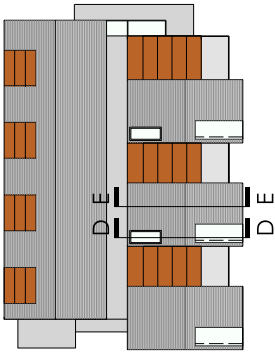
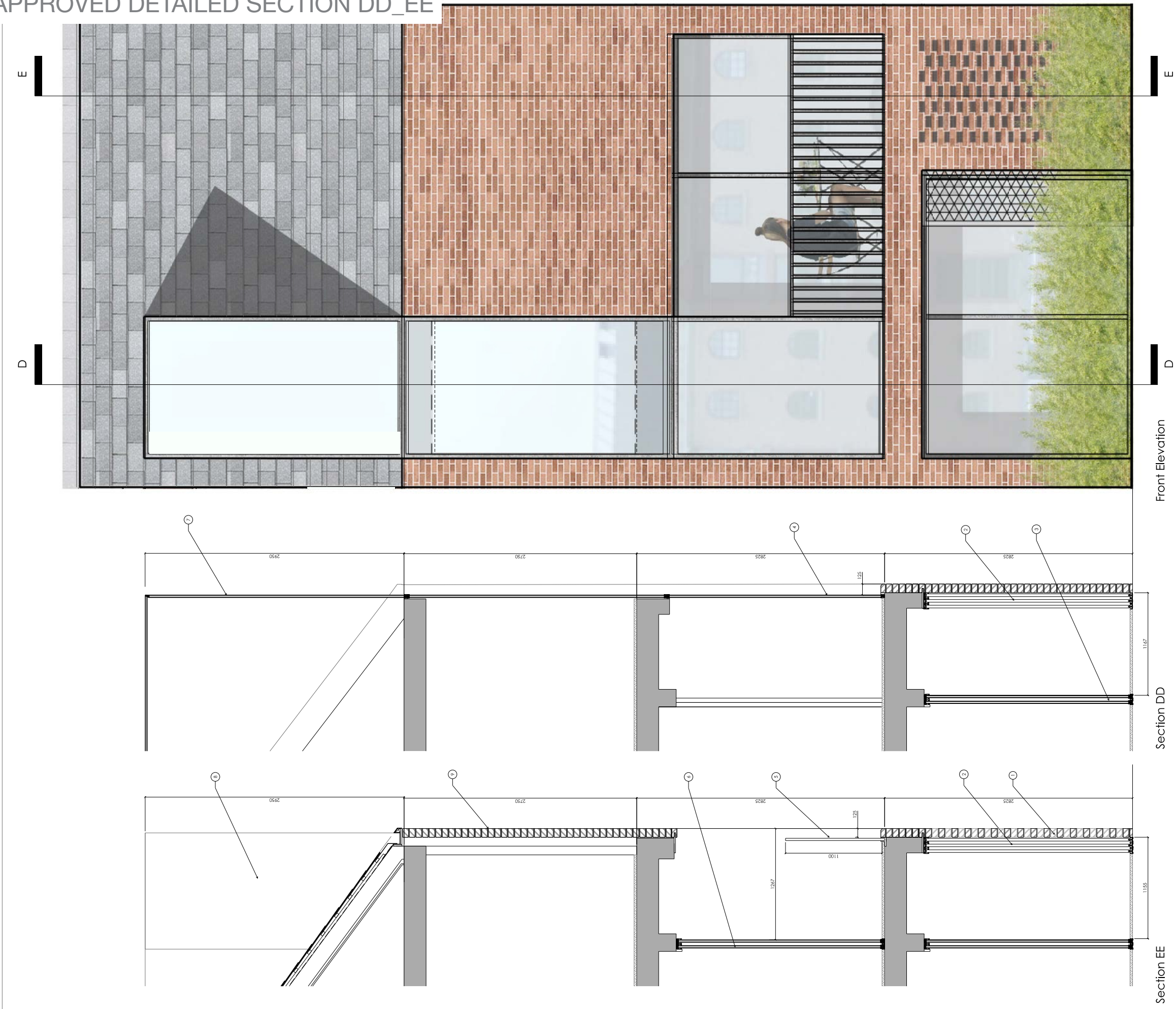


Rev	Description	No	Chg	Date
01	Working	10	001	10/10/15

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Project	P101 G. Castlefield	Project No.	15-22	Rev.	
Dwg. No.	P_11(10)012	By	PG		
Date	September 16	Chk.	MJG		
Scale	1:100 @ A1	App.			
					
Architects / Masterplanning / Urban Design					

APPROVED DETAILED SECTION DD_EE



Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg No.	PJA10013	By	PG		
Date	9.16.20	Chk.	MJG		
Scale	1:20 & A1	Appr.	01		
Site	Decided Section DD_EE				

1. Relocated balcony
2. Ground level
3. Ground level
4. Ground level
5. Ground level
6. Ground level
7. Ground level
8. Ground level
9. Ground level

Scale	1:20 & A1	Scale	1:20 & A1	Scale	1:20 & A1
1:20	1:20	1:20	1:20	1:20	1:20
1:20	1:20	1:20	1:20	1:20	1:20
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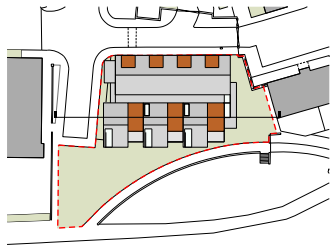
APPROVED DETAILED SECTION FF



Project	Phil G. Castlefield	Project No.	15-22	Rev.	01
Title	Detailed Section FF	Dwg No.	P_U10014	By	PG
		Date	9.16.14	Chk.	MJG
		Scale	1:20 @ A1	Appr.	OD
Approved for Construction					
Author: / Architect: / Urban Design					

Section FF

APPROVED EAST SECTION



Rev	Description	No	CHK	Date
01	Planning	20	02/01/2015	

Project	Plot G, Castlefield	Project No.	15-22	Rev.	
Dwg. No.	P.J.1(10/02)	By	PG		
Date	September 16	Chk.	MJG		
Scale	1:100 @ A1	App.	00		
Architects / Masterplanning / Urban Design					

APPROVED E ELEVATION

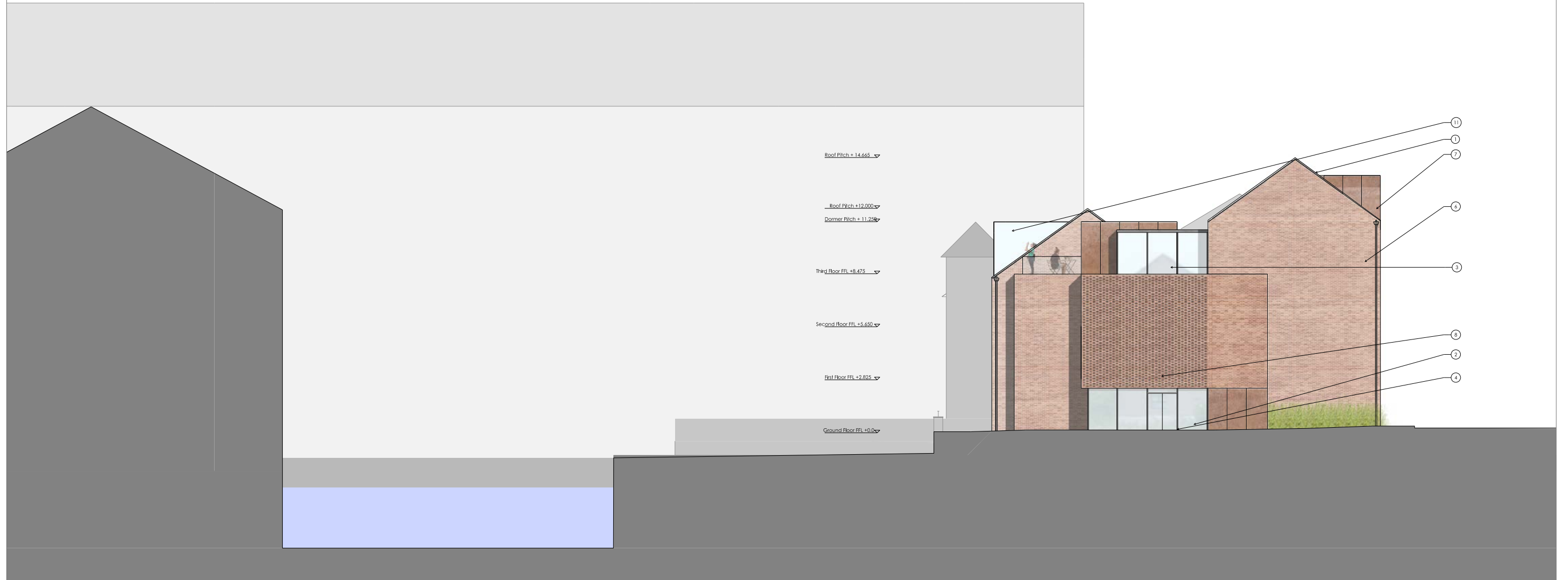


Arch: 15/03/2011
Rev: 15/03/2011

1. Roof Slates to match surrounding buildings	Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
2. Aluminium frame casement double glazed window	Dwg. No.	PJJ/20011	Rev.	PG		
3. Aluminium frame fixed panoramic window	Date	March 16	Chk.	MJG		
4. Aluminium frame double glazed sliding door	Scale	1:100 @ A1	App.	00		
5. Frameless glass balustrade						
6. Red brick style and bond to match surrounding						
7. Corflute weathered steel cladding						
8. Perforated brickwork						
9. Slender Steel Balustrades						
10. Perforated sliding privacy screens						
11. Frameless glazed window dormer						



APPROVED N ELEVATION



ISSUE				
Rev	Description	By	Chk	Date
01	Planning	PG	MJD	14/11/07

1.	Root Slopes to match surrounding buildings	Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
2.	Aluminum frame casement double glazed window			Dwg. No.	P_13(20)21	By	PG
3.	Aluminum frame ledl panoramic window			Date	March 16, 2021	Chk	MG
4.	Aluminum frame double glazed sliding door	Title	Proposed N Blevation	Scale	1:100 (8 A)	App.	00
5.	Framesless glass balustrade						
6.	Red brick stile and bond to match surrounding						
7.	Carbon weathered steel cladding						
8.	Perforated brick work						
9.	Slender Steel Balustrades						
10.	Perforated sliding privacy screens						
11.	Framesless glazed window damer						

APPROVED S ELEVATION



Revisions			
No.	Description	Date	By
1	Issued for planning	15/03/22	MJG
2	Issued for planning	15/03/22	MJG

1.	Roof Slates to match surrounding buildings	Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
2.	Aluminum frame casement double glazed window			Dwg. No.	P_1(20)03	By	PG
3.	Aluminum frame fixed panoramic window			Date	March 16	Chk.	MJG
4.	Aluminum frame double glazed sliding door	Title	Proposed S Elevation	Scale	1:100 @ A1	App.	00
5.	Frameless glass balustrade			 olliersmurthwaite.co.uk Tel: 0161 835 3338			
6.	Red brick tile and bond to match surrounding						
7.	Corten weathered steel cladding						
8.	Perforated brick work						
9.	Stainless steel Balustrades						
10.	Perforated sliding privacy screens						
11.	Frameless glazed window doors						
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APPROVED W ELEVATION



Rev	Description	No	CHK	Date
01	Working	10	000	10/10/23

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1. Roof Slates to match surrounding buildings
2. Aluminium frame casement double glazed window
3. Aluminium frame fixed panoramic window
4. Aluminium frame double glazed sliding door
5. Frameless glass balustrade
6. Red brick tile and bond to match surrounding
7. Corner weathered steel cladding
8. Perforated brick work
9. Stainless steel Balustrades
10. Perforated sliding privacy screens
11. Frameless glazed window dormer

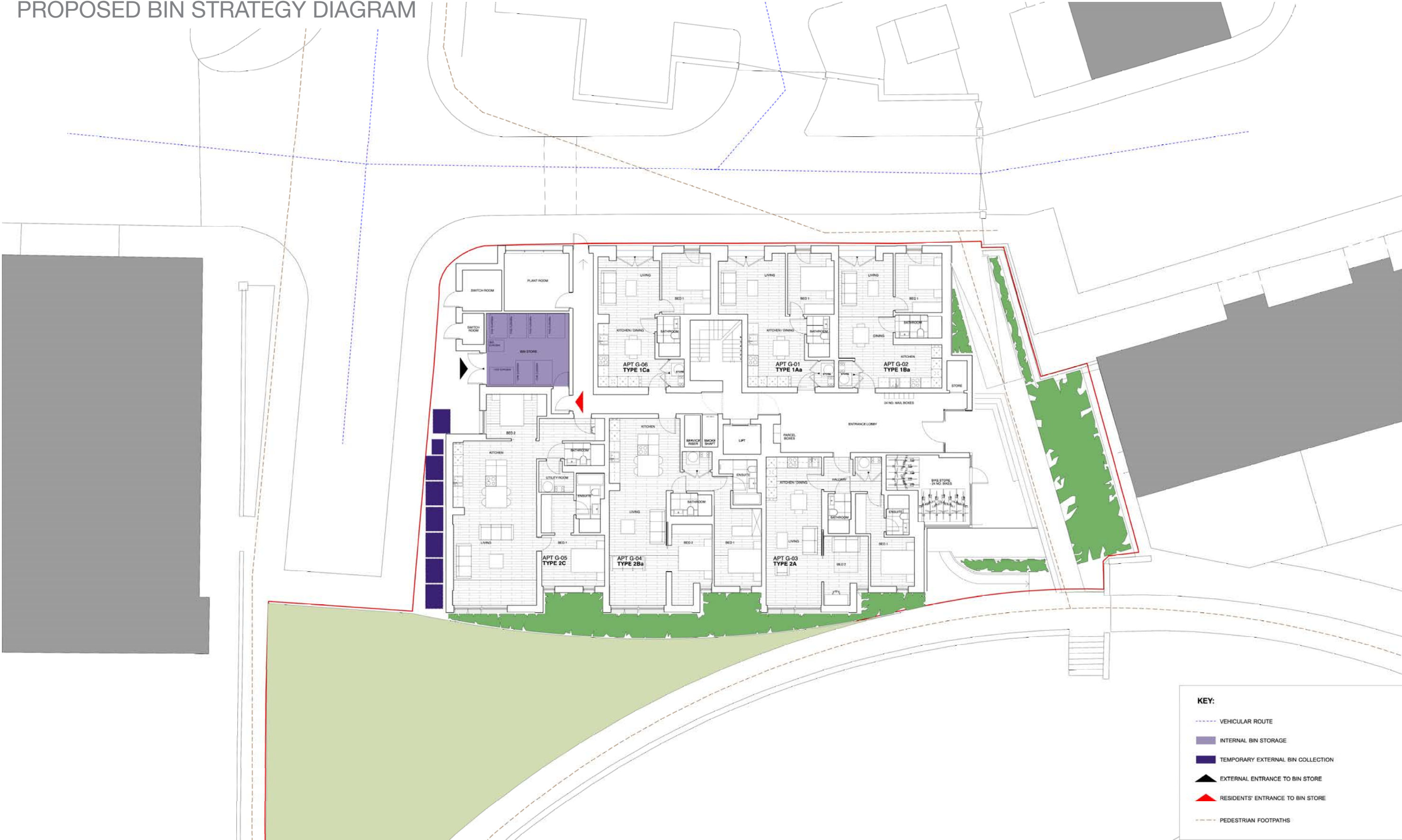
Project	Plot G, Castlefield	Project No.	15-22	Rev.	01
Dwg. No.	PJ1(20)041	By	PG		
Date	March 16	Chk.	MJG		
Scale	1:100 @ A1	App.	00		
					
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PROPOSED GROUND FLOOR PLAN



IMPORTANT NOTES:			CLIENT: PRESTBURY ESTATES PROJECT: 15-22 ADDRESS: PLOT G, CASTLEFIELD DRAWING TITLE: GROUND FLOOR PLAN SCALE: 1:100BA1 DATE: MAY 2021 DRAWING NO: P_L(-)004A		OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T 0161 883 0838 F 0161 883 0839 E mail@olliersmurthwaite.com
REVISION	DATE	DESCRIPTION			

PROPOSED BIN STRATEGY DIAGRAM



IMPORTANT NOTES:			CLIENT: PRESTBURY ESTATES PROJECT: 15-22 ADDRESS: PLOT G, CASTLEFIELD DRAWING TITLE: BIN STRATEGY DIAGRAM SCALE: 1:100BA1 DATE: MAY 2021 DRAWING NO: P_LG--004.5A		OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T 0161 883 0838 F 0161 883 0839 E mail@olliersmurthwaite.com
REVISION	DATE	DESCRIPTION			



IMPORTANT NOTES:			CLIENT: PRESTBURY ESTATES	
			PROJECT: 15-22	
			ADDRESS: PLOT G, CASTLEFIELD	
			DRAWING TITLE: FIRST FLOOR PLAN	
			SCALE: 1:100 @ A1 DATE: MAY 2021	
REVISION	DATE	DESCRIPTION	DRAWING NO. P_U-1005A	

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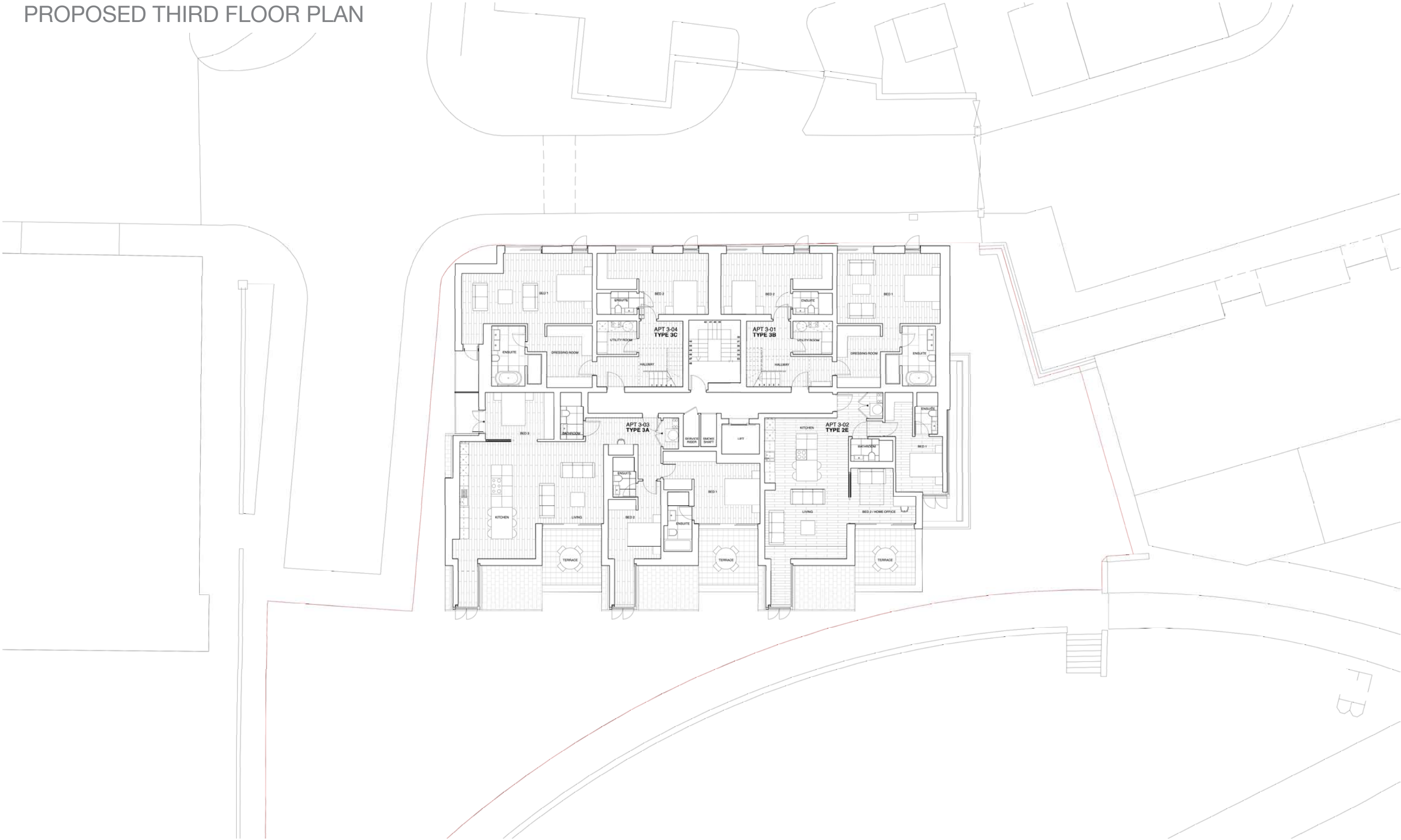
E mail@olliersmurthwaite.com

PROPOSED SECOND FLOOR PLAN



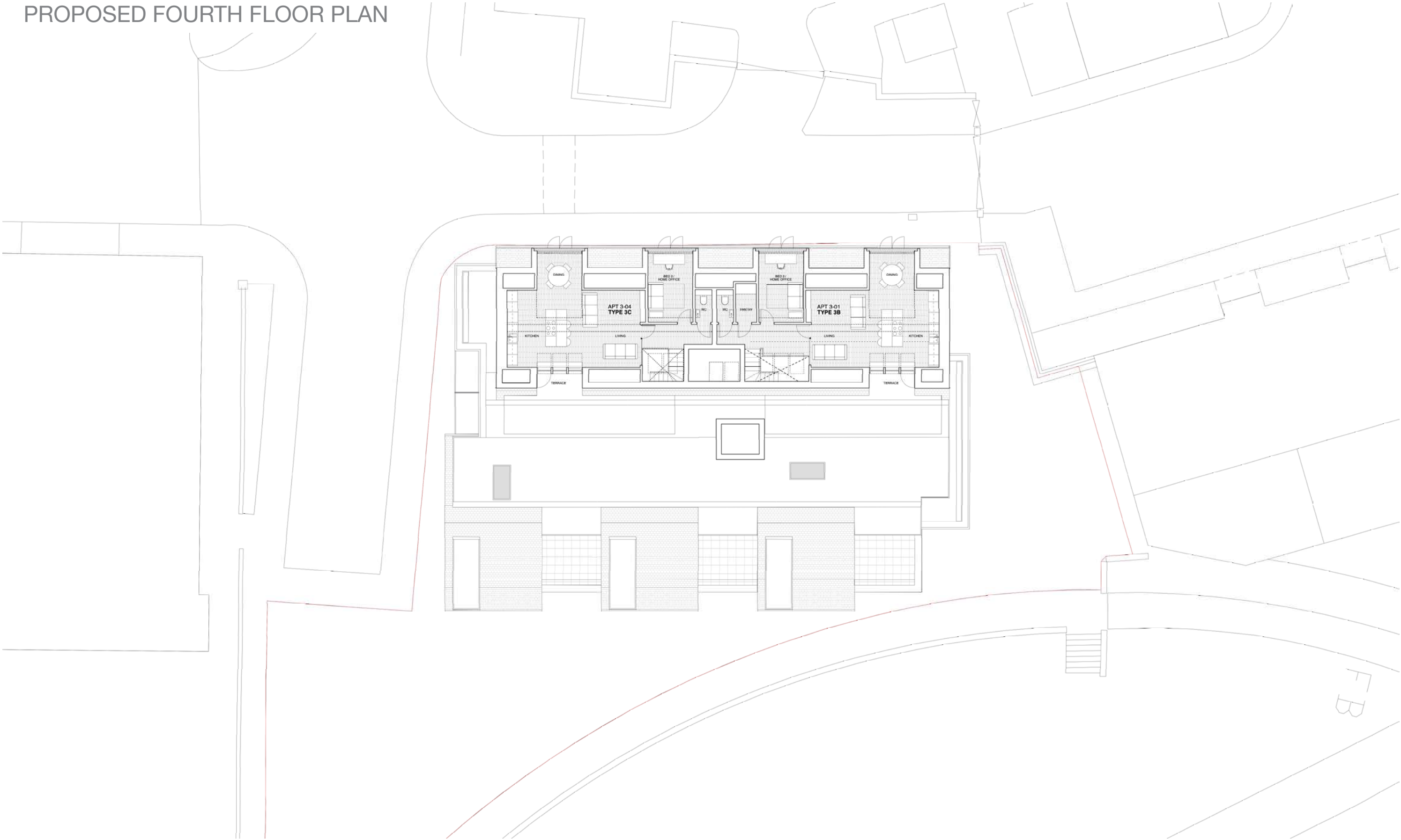
IMPORTANT NOTES:			CLIENT: PRESTBURY ESTATES	OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T 0161 883 0838 F 0161 883 0839 E mail@olliersmurthwaite.com
			PROJECT: 15-22	
			ADDRESS: PLOT G, CASTLEFIELD	
			DRAWING TITLE: SECOND FLOOR PLAN	
			SCALE: 1:100BA1	
			DATE: MAY 2021	
REVISION	DATE	DESCRIPTION	DRAWING NO: P_L(-)006A	

PROPOSED THIRD FLOOR PLAN



IMPORTANT NOTES:			CLIENT: PRESTBURY ESTATES PROJECT: 15-22 ADDRESS: PLOT G, CASTLEFIELD DRAWING TITLE: THIRD FLOOR PLAN SCALE: 1:100@A1 DATE: MAY 2021 DRAWING NO: P-L-007A		OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T 0161 883 0838 P 0161 883 0839 E mail@olliersmurthwaite.com
REVISION	DATE	DESCRIPTION			

PROPOSED FOURTH FLOOR PLAN



IMPORTANT NOTES:			CLIENT: PRESTBURY ESTATES PROJECT: 15-22 ADDRESS: PLOT G, CASTLEFIELD DRAWING TITLE:FOURTH FLOOR PLAN SCALE: 1:100BA1 DATE: MAY 2021 DRAWING NO: P_L(-)008A		OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T 0161 883 0838 F 0161 883 0839 E mail@olliersmurthwaite.com	
REVISION	DATE	DESCRIPTION				

PROPOSED ROOF PLAN



IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION

CLIENT: PRESTBURY ESTATES	
PROJECT: 15-22	
ADDRESS: PLOT G, CASTLEFIELD	
DRAWING TITLE: ROOF PLAN	
SCALE: 1:100BA1	DATE: MAY 2021
DRAWING NO. P_L(-)009A	

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