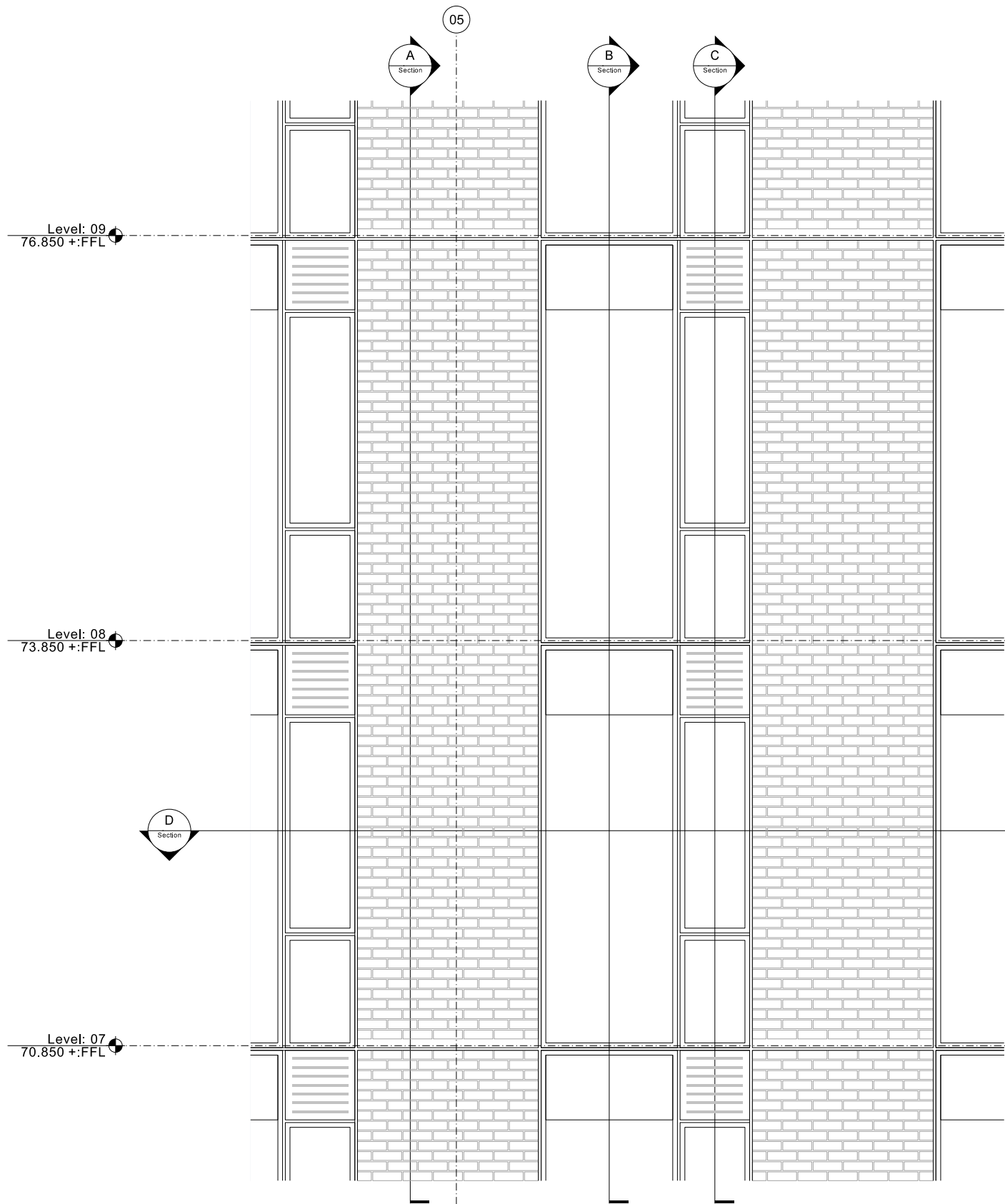
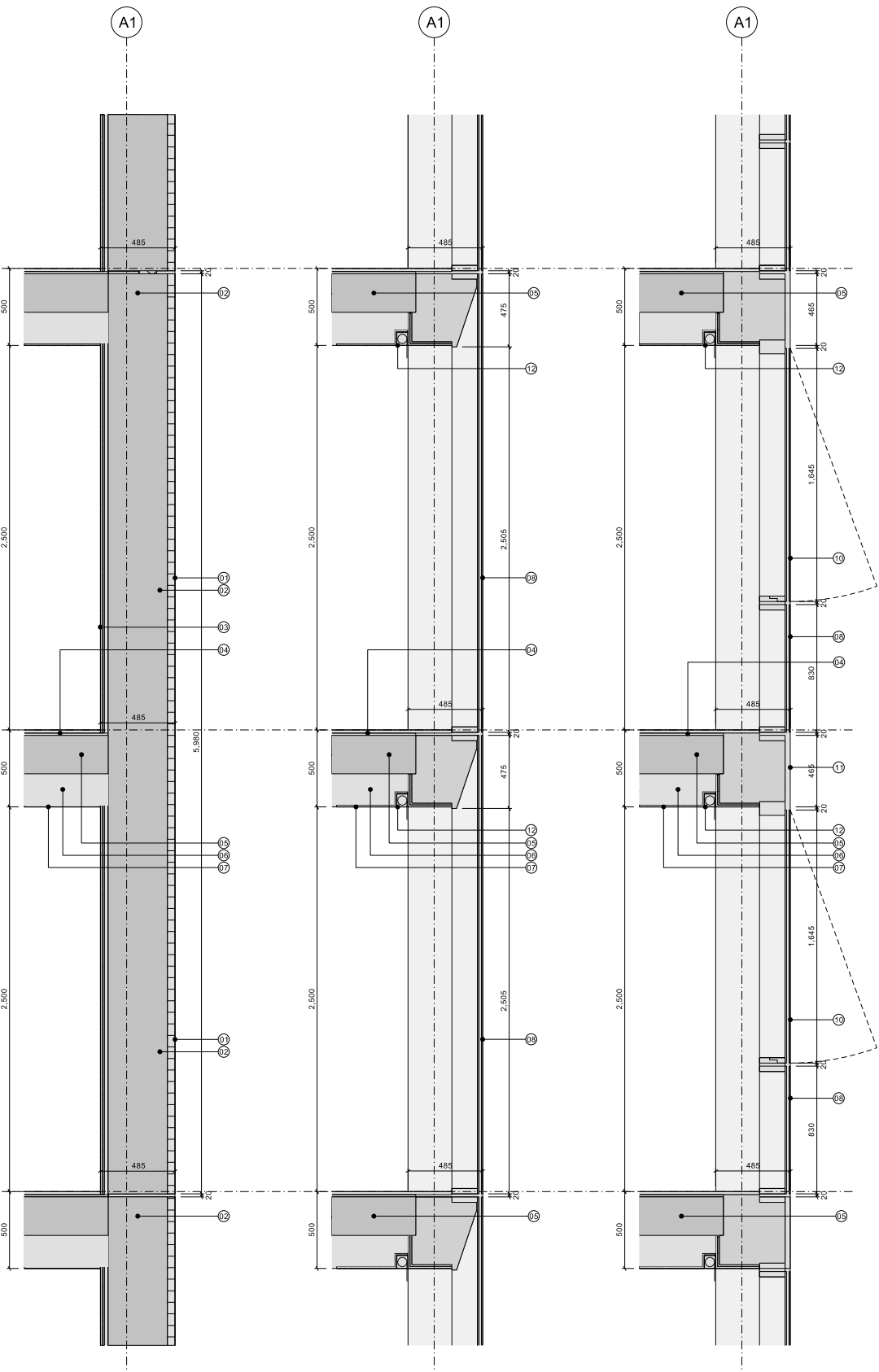


7.0

Bay Studies



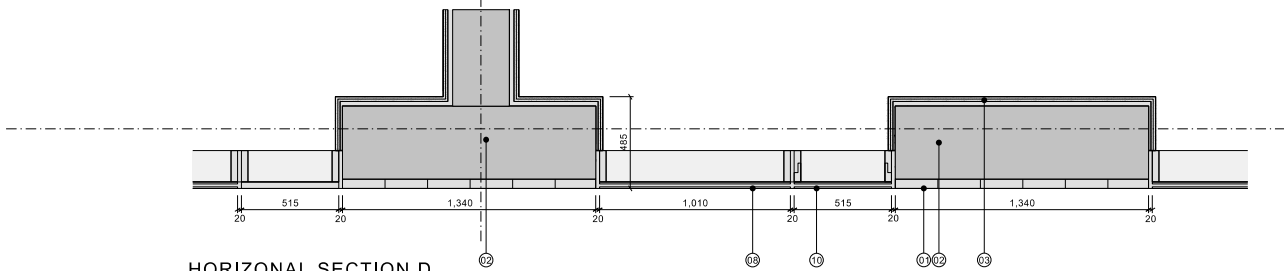
PARTIAL ELEVATION
Typical Upper Floor



SECTION A
Through Brick Faced Concrete
Panel

SECTION B
Through Fixed Glazed Unit

SECTION C
Through Opening Glazed Unit
& Ventilation Panel



HORIZONTAL SECTION D

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- All Contractors must check the drawings for any errors and omissions and ensure that all dimensions are correct. All dimensions are to be taken from the drawings and not from the building.
- Internal door opening shown on this only and should not be taken from the drawings.
- Dimensions and levels should be taken from the drawings and not from the building.
- CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no structural details have been detailed, other than those shown on the drawings.
- Assessment
- KEY PLAN:
- KEY
- 01 Brick facing
 - 02 Concrete panel
 - 03 Internal finishes on light weight frame
 - 04 Floor finishes zone
 - 05 Structural slab
 - 06 Services zone
 - 07 Ceiling zone
 - 08 Fixed glazed unit
 - 09 Insulated metal panel
 - 10 Opening glazed unit
 - 11 Slotted metal ventilation panel
 - 12 Recessed blind box
 - 13 Geometric tie facing
 - 14 Decorative metal panel facing
 - 15 Micro louvers
 - 16 Flat plate metal balustrade

A 24.08.18 Issued for PLANNING

REV: DATE: DETAILS:

5plus architects

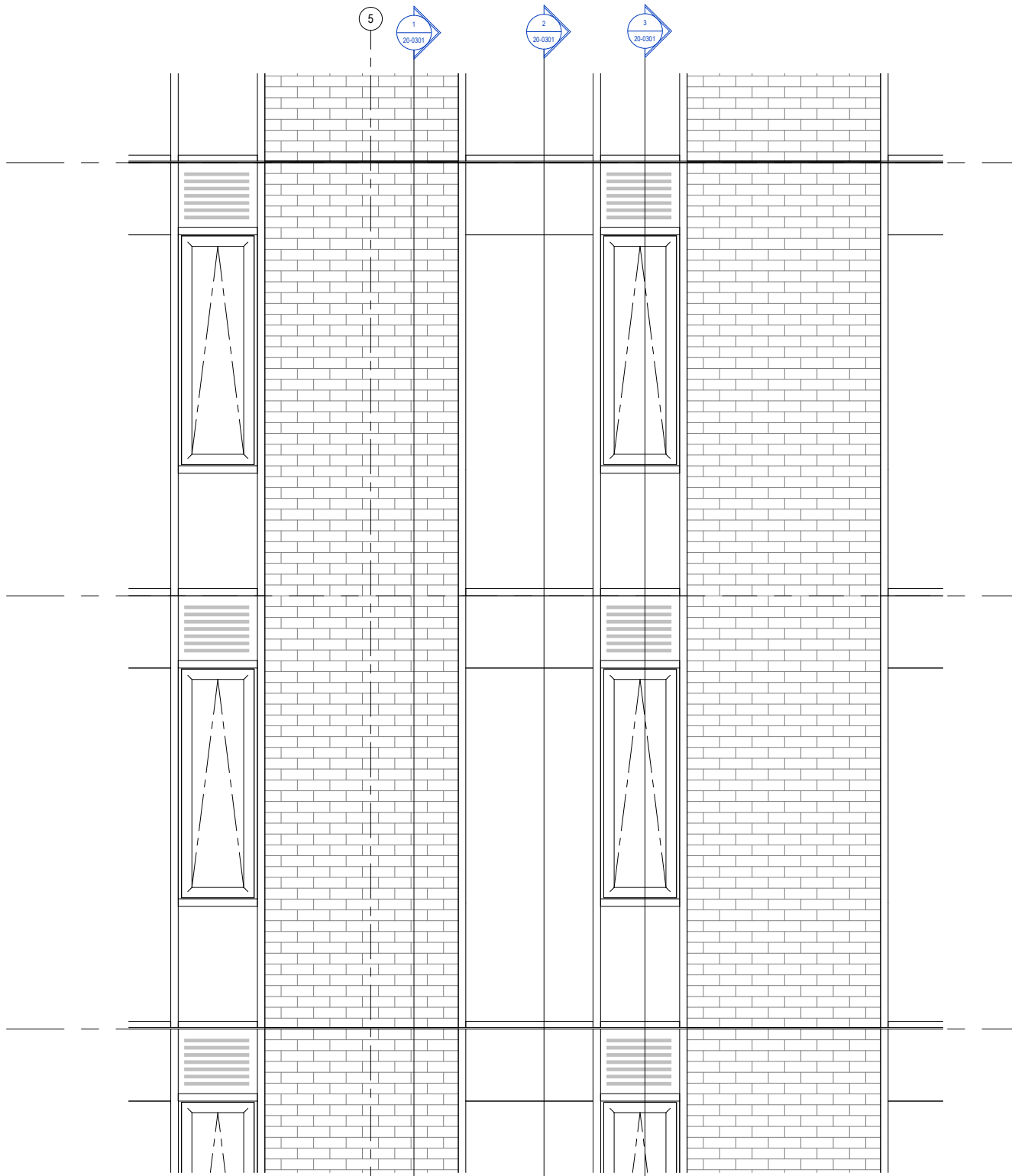
PROJECT:
Portugal Street East
Manchester
T115:
Block 1 Typical Upper Floor
Bay Study 01

SCALE: 1:20 @ A1
ORIGIN DATE: 30.06.17
DRAWN: JT
CHECKED: MH

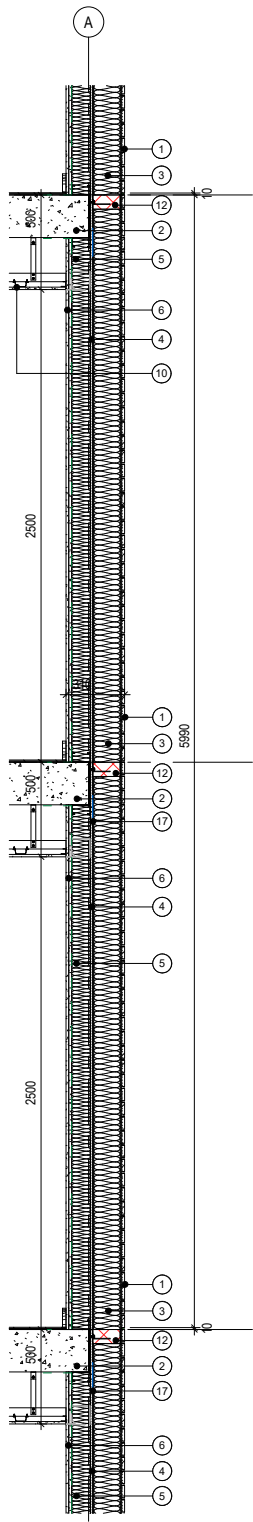
STATUS:
DRAFT

PROJECT DRAWING NO: 05301 81-10-4201
REV: A

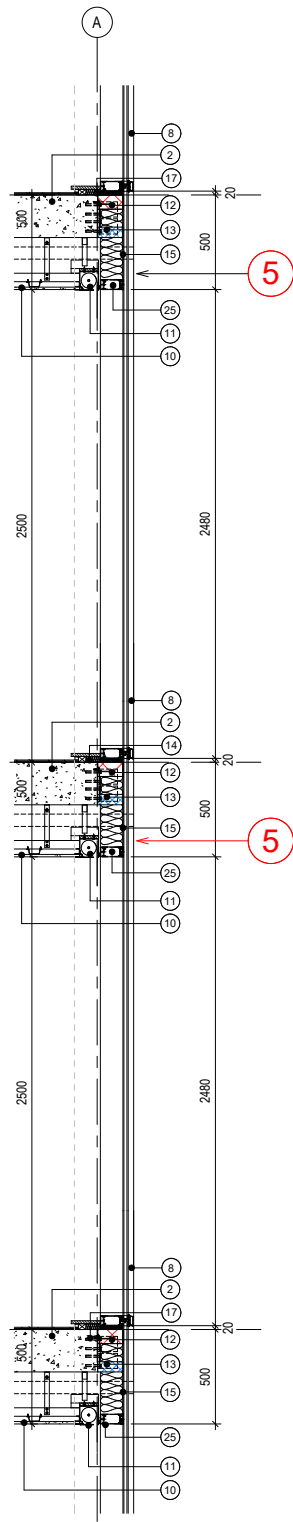
Architecture | Masterplanning | Interiors | Graphics | Branding



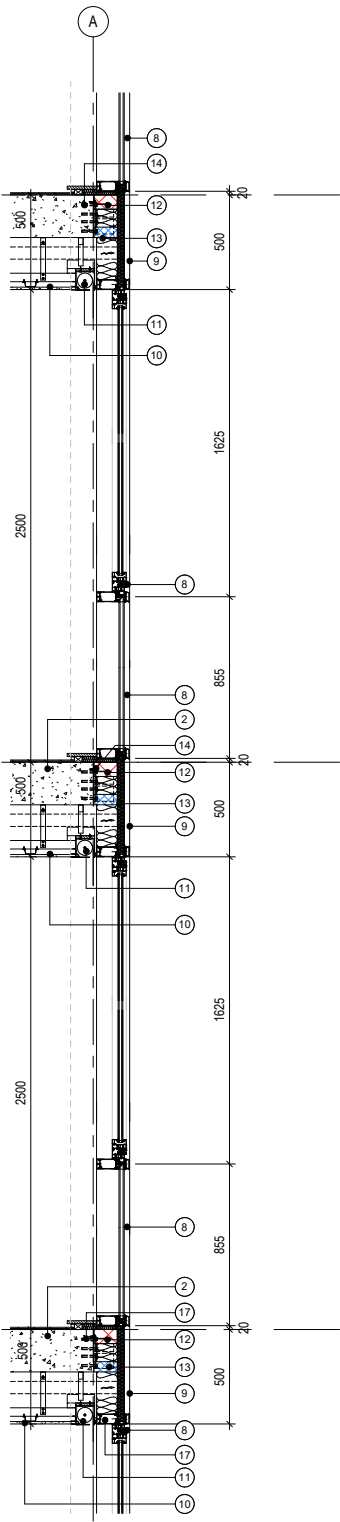
Block 1 - Typical Upper Detail- Bay Study 01
1 : 20



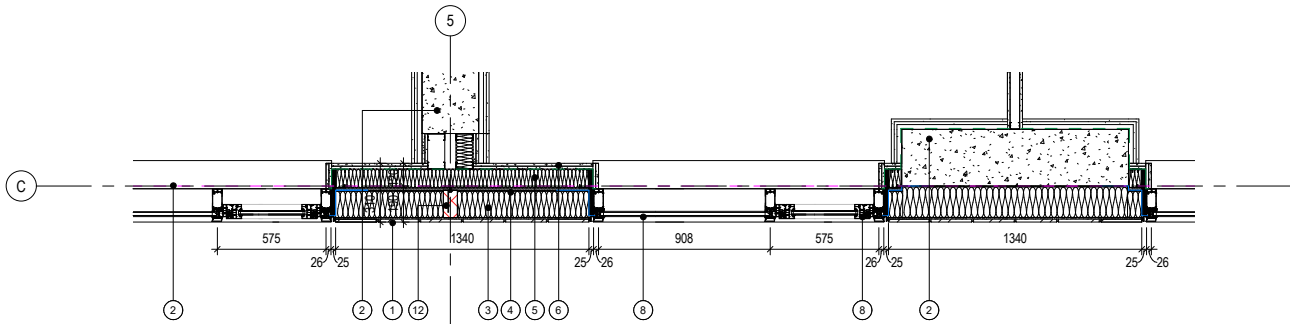
1 Block 1 - Bay Study 01 - Section 1
1 : 20



2 Block 1 - Bay Study 01 - Section 2
1 : 20



3 Block 1 - Bay Study 01 - Section 3
1 : 20



Block 1 - Bay Study 01 - Plan Detail
1 : 20

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4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

Proposed Materials:

1. External clay brick slip adhered over rendered base coat.
2. Floor slab / Structural column to SE details.
3. External mineral wool wall insulation. Adhered and mechanical fixed over external sheathing board.
4. 12mm sheathing board fixed to SFS.
5. SFS studs with full fill mineral wool slabs.
6. 2 x 15mm plasterboard and skim finish.
7. Roof construction.
8. Powder coated aluminium curtain walling with complimentary aluminium outward opening windows.
9. Powder coated aluminium panel with slotted ventilation inlet / outlet.
10. MF plasterboard suspended ceiling.
11. Recessed blind track integrated into ceiling construction.
12. Fire stop to all fire compartment lines and to Fire Engineer's requirements.
13. Acoustic void barrier located beneath fire barrier.
14. Window support brackets shown indicative.
15. Face 4 of window panel to receive factory applied opaque ceramic glass spandrel treatment. Colour of ceramic glass to match appearance of clear glazing. Treatment to be applied to full height glazing with no externally visible transom or joint in the glass pane.
16. Curtain walling insulated spandrel panel.
17. External grade EPDM. Location of EPDM shown in solid blue line on details.
18. Powder coated aluminium infill panel.
19. Micro louvred panel.
20. Powder coated aluminium parapet capping.
21. Powder coated flat plate metal balustrade.
22. Roof construction.
23. Powder coated aluminium flashing.
24. Geometric tile facing.
25. Dummy transom to conceal zone behind aluminium panel / opaque glass. Not visible externally.

Please note: all external wall constructions to be non-combustible and suitable for use of 18 metres in accordance with Building Regulations Part B. All details show design intent, subject to further technical development.

CLIENT
RG GROUP / OLYMPIAN

PROJECT
The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
E	Planning issue: Issued for NMA application to MCC	20.04.22	MG	TE
D	Revised Planning Issue	17.12.21	LK	MG
C	Issued for information	17.12.21	LK	MG
B	PLANNING ISSUE: Geometric tile wall position amended to be flush with adjacent glazing. Opening light increased to suit technical minimum standards.	29.10.21	MG	MH
A	PLANNING ISSUE	11.10.21	MG	MH

DRAWING
Block 1 - Typical Upper Floor Detail - Bay Study 01
SCALE
As indicated @ A1
FIRST ISSUED
11.10.21

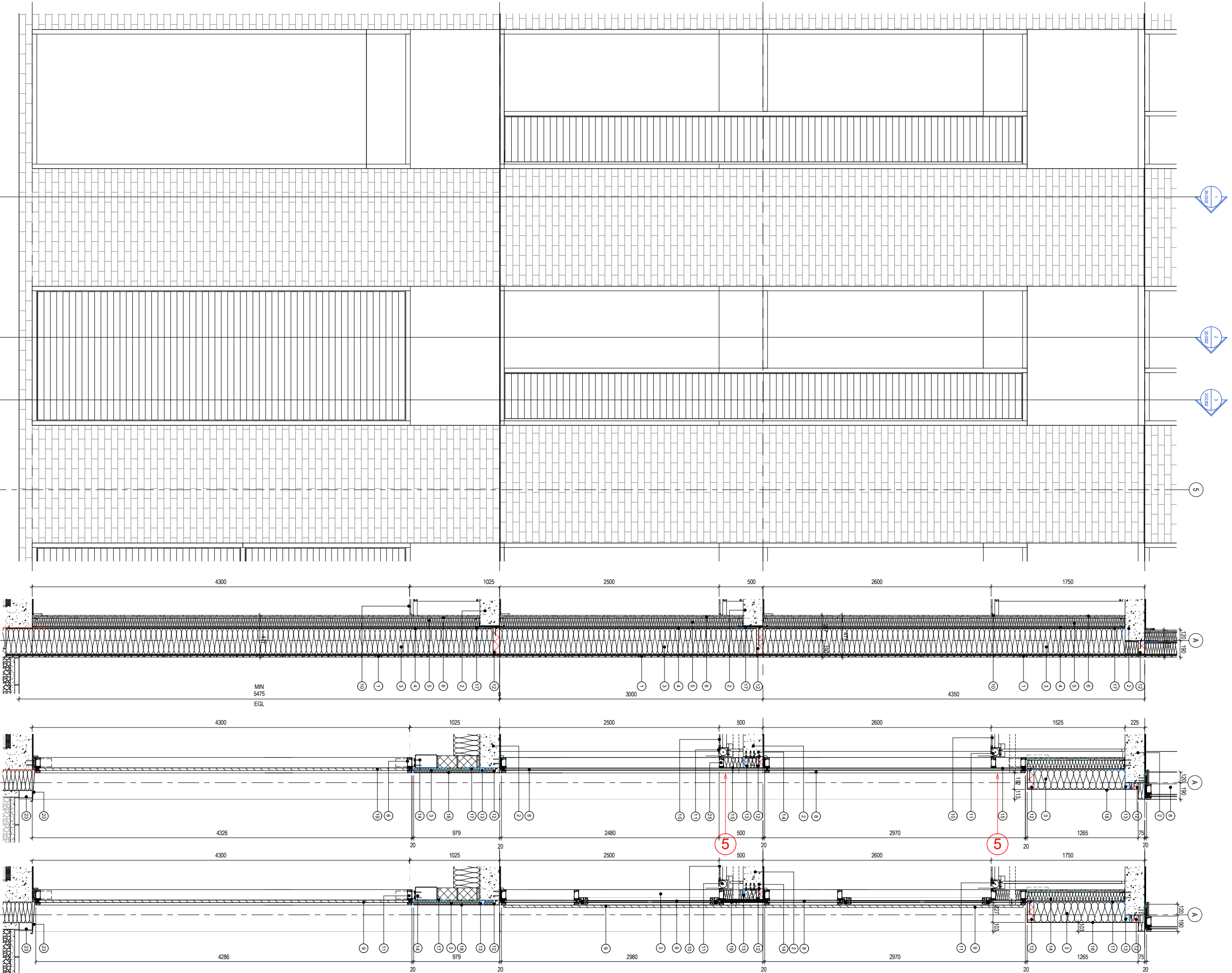
PROJECT	DRAWN BY	CHECKED BY
1284-21	MG	MH
ROLE	NUMBER	REVISION
A	20-0301	E

DRAWING STATUS
PLANNING

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 4. Do not scale this drawing.
 5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

Please note: bay studies are for gridlines A and C only. Gridlines 1 and 6 to have deeper reveals; refer to plans and elevations for more information

Proposed Materials:

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2. Floor slab / Structural column to SE details.
3. External mineral wool wall insulation. Adhered and mechanical fixed over external sheathing board.
4. 12mm sheathing board fixed to SFS.
5. SFS studs with full fill mineral wool slabs.
6. 2 x 15mm plasterboard and skim finish.
7. Roof construction
8. Powder coated aluminium curtain walling with complimentary aluminium outward opening windows.
9. Powder coated aluminium panel with slotted ventilation inlet / outlet.
10. MF plasterboard suspended ceiling.
11. Recessed blind track integrated into ceiling construction.
12. Fire stop to all fire compartment lines and to Fire Engineer's requirements.
13. Acoustic void barrier located beneath fire barrier.
14. Window support brackets shown indicative.
15. Face 4 of window panel to receive factory applied opaque ceramic glass spandrel treatment. Colour of ceramic glass to match appearance of clear glazing. Treatment to be applied to full height glazing with no externally visible transom or joint in the glass pane.
16. Curtain walling insulated spandrel panel.
17. External grade EPDM. Location of EPDM shown in solid blue line on details.
18. Powder coated aluminium infill panel.
19. Micro louvred panel.
20. Powder coated aluminium parapet capping.
21. Powder coated flat plate metal balustrade.
22. Roof construction.
23. Powder coated aluminium flashing.
24. Geometric tile facing.
25. Dummy transom to conceal zone behind aluminium panel / opaque glass. Not visible externally.

Please note: all external wall constructions to be non-combustible and suitable for use of 18 metres in accordance with Building Regulations Part B. All details show design intent; subject to further technical development.

CLIENT RG GROUP / OLYMPIAN				
PROJECT The Fairfax Manchester				
E	Planning issue: Issued for NMA application to MCC	20.04.22	MG	TE
D	Revised Planning Issue	17.12.21	LK	MG
C	Stage 3 issue	10.12.21	JM/LK	MG
B	PLANNING ISSUE: Geometric tile wall position amended to be flush with adjacent glazing. Opening light increased to suit technical minimum standards.	29.10.21	MG	MH
A	PLANNING ISSUE	11.10.21	MG	MH
REV	DESCRIPTION	DATE	REV BY	CHKD
DRAWING Block 1 - Typical Base Detail - Bay Study 02				
SCALE As indicated @ A1		FIRST ISSUED 11.10.21		
PROJECT	DRAWN BY	CHECKED BY	ROLE	NUMBER
1284-21	MG	MH	A	20-0302
			REVISION	E
DRAWING STATUS PLANNING				
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DAY				
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KEY PLAN:

EV:	DATE:	DETAILS:
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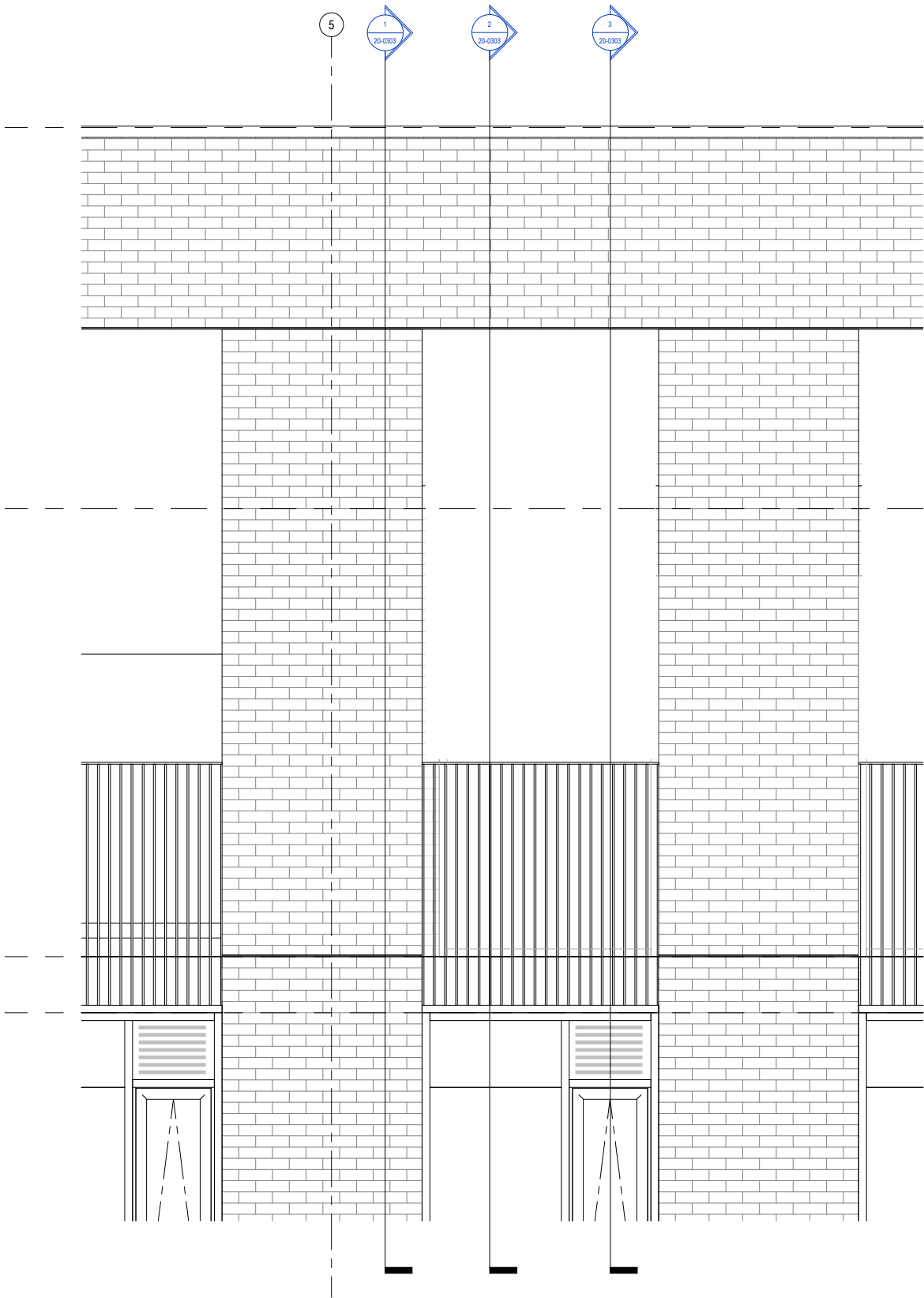
5plusarchitects.com

SCALE: 1:25 @ A1 ORIGIN DATE: 30.06.17 DRAWN: JT CHECKED: MH

PROJECT	DRYING NO.	REV.
05301	B1 10 4203	A

Architecture | Masterplanning | Interiors | Graphics | Branding

SECTION C



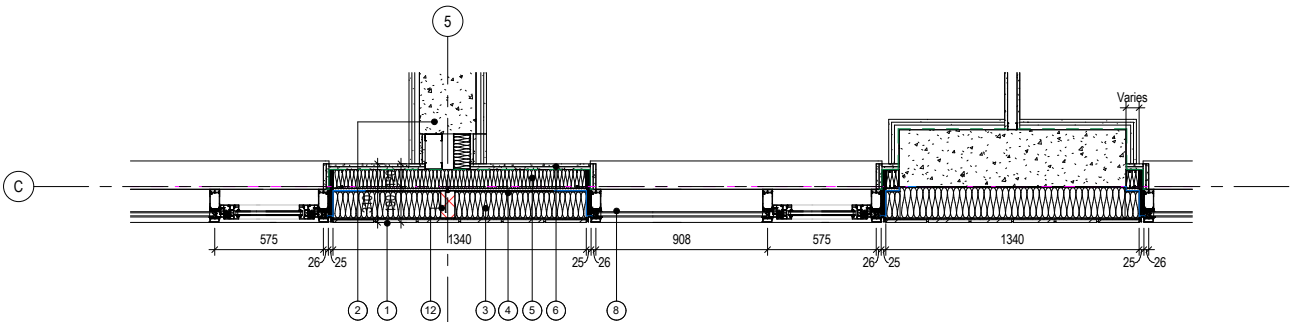
Block 1 - Typical Crown Detail - Bay Study 03
1 : 20



Block 1 - Bay Study 03 - Section 1
1 : 20

Block 1 - Bay Study 03 - Section 2
1 : 20

Block 1 - Bay Study 03 - Section 3
1 : 20



Block 1 - Bay Study 03 - Plan Detail
1 : 20

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4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

Proposed Materials:

1. External clay brick slip adhered over rendered base coat.
2. Floor slab / Structural column to SE details.
3. External mineral wool wall insulation. Adhered and mechanical fixed over external sheathing board.
4. 12mm sheathing board fixed to SFS.
5. SFS studs with full fill mineral wool slabs.
6. 2 x 15mm plasterboard and skim finish.
7. Roof construction.
8. Powder coated aluminium curtain walling with complimentary aluminium outward opening windows.
9. Powder coated aluminium panel with slotted ventilation inlet / outlet.
10. MF plasterboard suspended ceiling.
11. Recessed blind track integrated into ceiling construction.
12. Fire stop to all fire compartment lines and to Fire Engineer's requirements.
13. Acoustic void barrier located beneath fire barrier.
14. Window support brackets shown indicative.
15. Face 4 of window panel to receive factory applied opaque ceramic glass spandrel treatment. Colour of ceramic glass to match appearance of clear glazing. Treatment to be applied to full height glazing with no externally visible transom or joint in the glass pane.
16. Curtain walling insulated spandrel panel.
17. External grade EPDM. Location of EPDM shown in solid blue line on details.
18. Powder coated aluminium infill panel.
19. Micro loured panel.
20. Powder coated aluminium parapet capping.
21. Powder coated flat plate metal balustrade.
22. Roof construction.
23. Powder coated aluminium flashing.
24. Geometric tile facing.
25. Dummy transom to conceal zone behind aluminium panel / opaque glass. Not visible externally.

Please note: all external wall constructions to be non-combustible and suitable for use of 18 metres in accordance with Building Regulations Part B. All details show design intent; subject to further technical development.

CLIENT

RG GROUP / OLYMPIAN

PROJECT

The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
E	Planning issue: Issued for NMA application to MCC	20.04.22	MG	TE
D	Revised Planning Issue	17.12.21	LK	MG
C	Stage 3 issue	10.12.21	JM/LK	MG
B	PLANNING ISSUE: Geometric tile wall position amended to be flush with adjacent glazing. Opening light increased to suit technical minimum standards.	29.10.21	MG	MH
A	PLANNING ISSUE	11.10.21	MG	MH

REV	DESCRIPTION	DATE	REV BY	CHKD
1	As indicated @ A1	11.10.21		

PROJECT	DRAWN BY	CHECKED BY
1284-21	MG	MH
ROLE	NUMBER	REVISION
A	20-0303	E

DRAWING STATUS

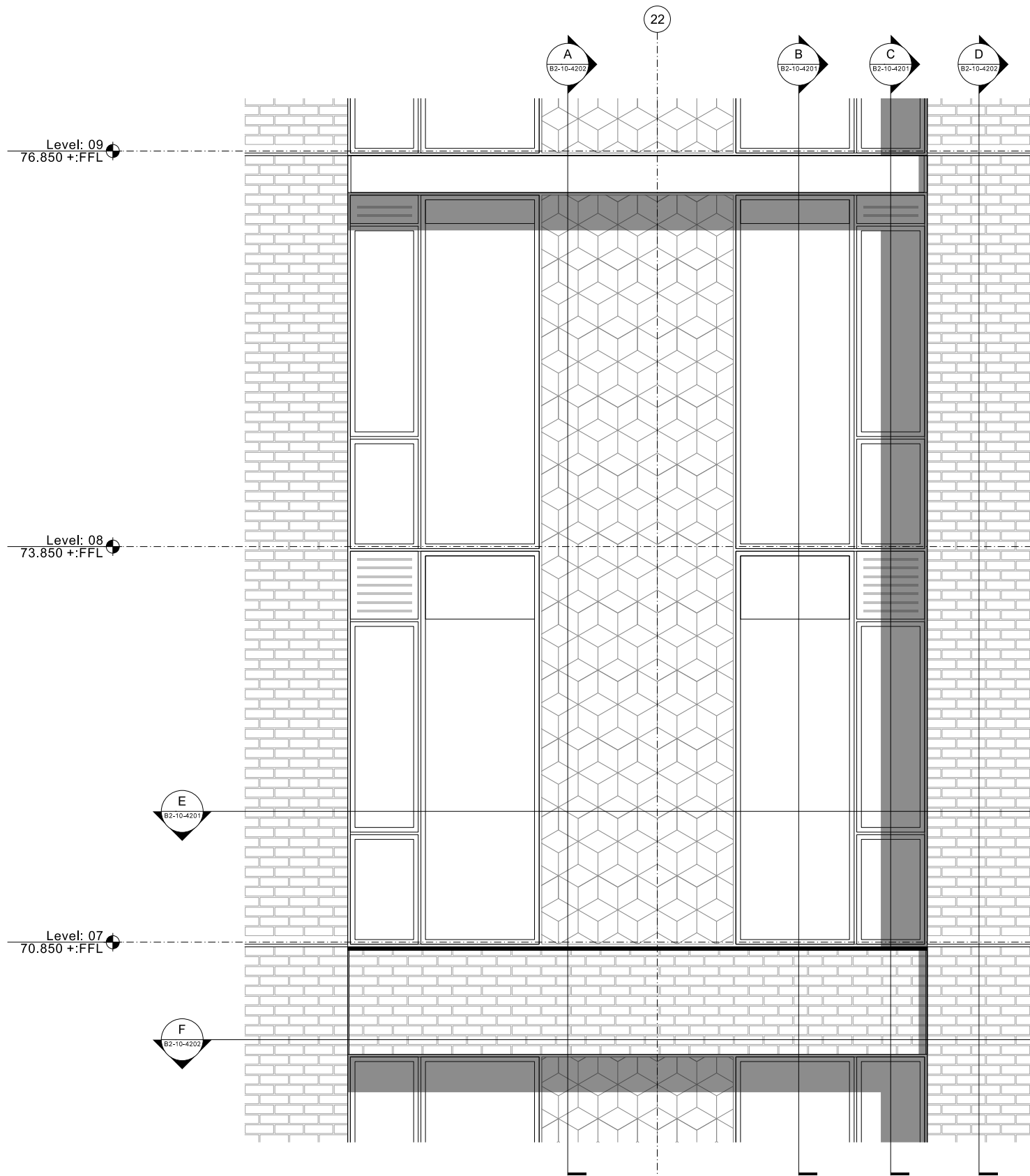
PLANNING

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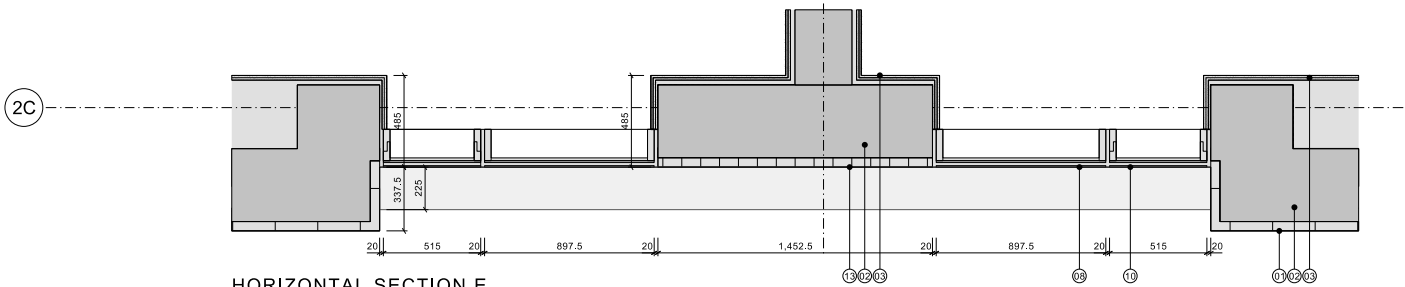
DAY

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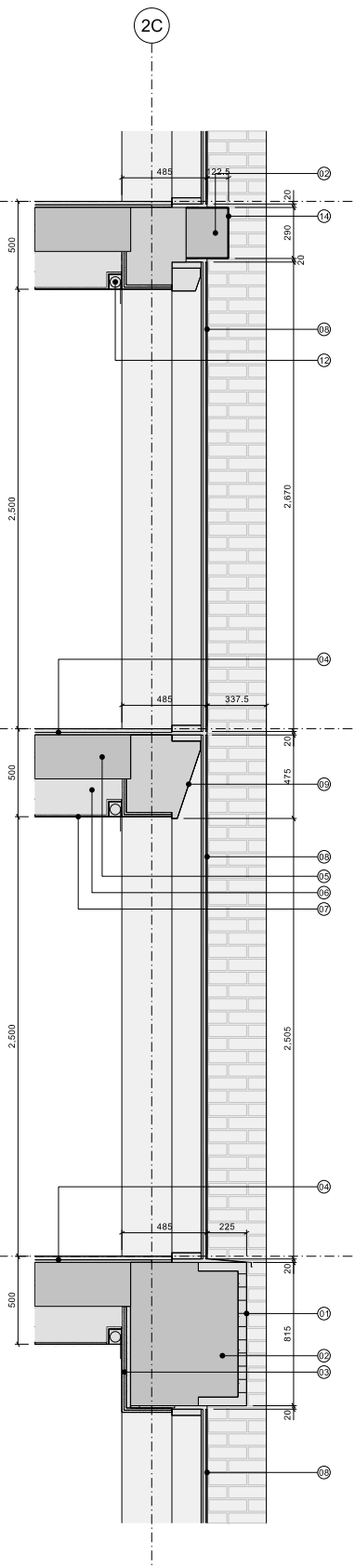
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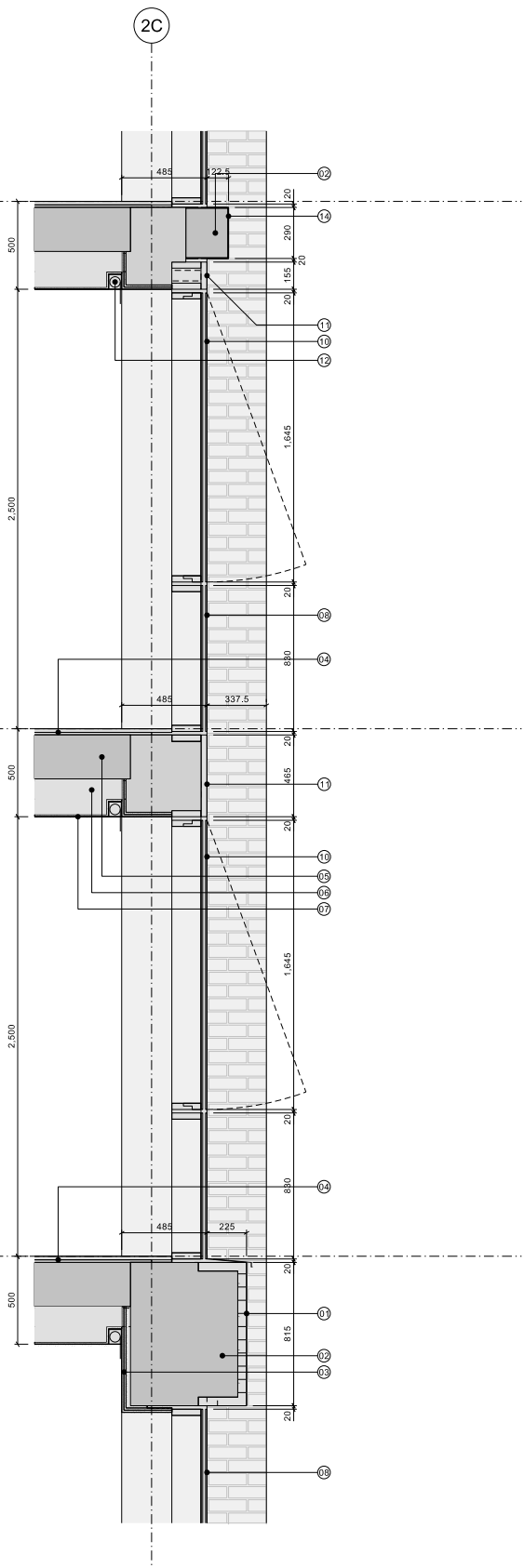
PARTIAL ELEVATION
Typical Upper Floor



HORIZONTAL SECTION E



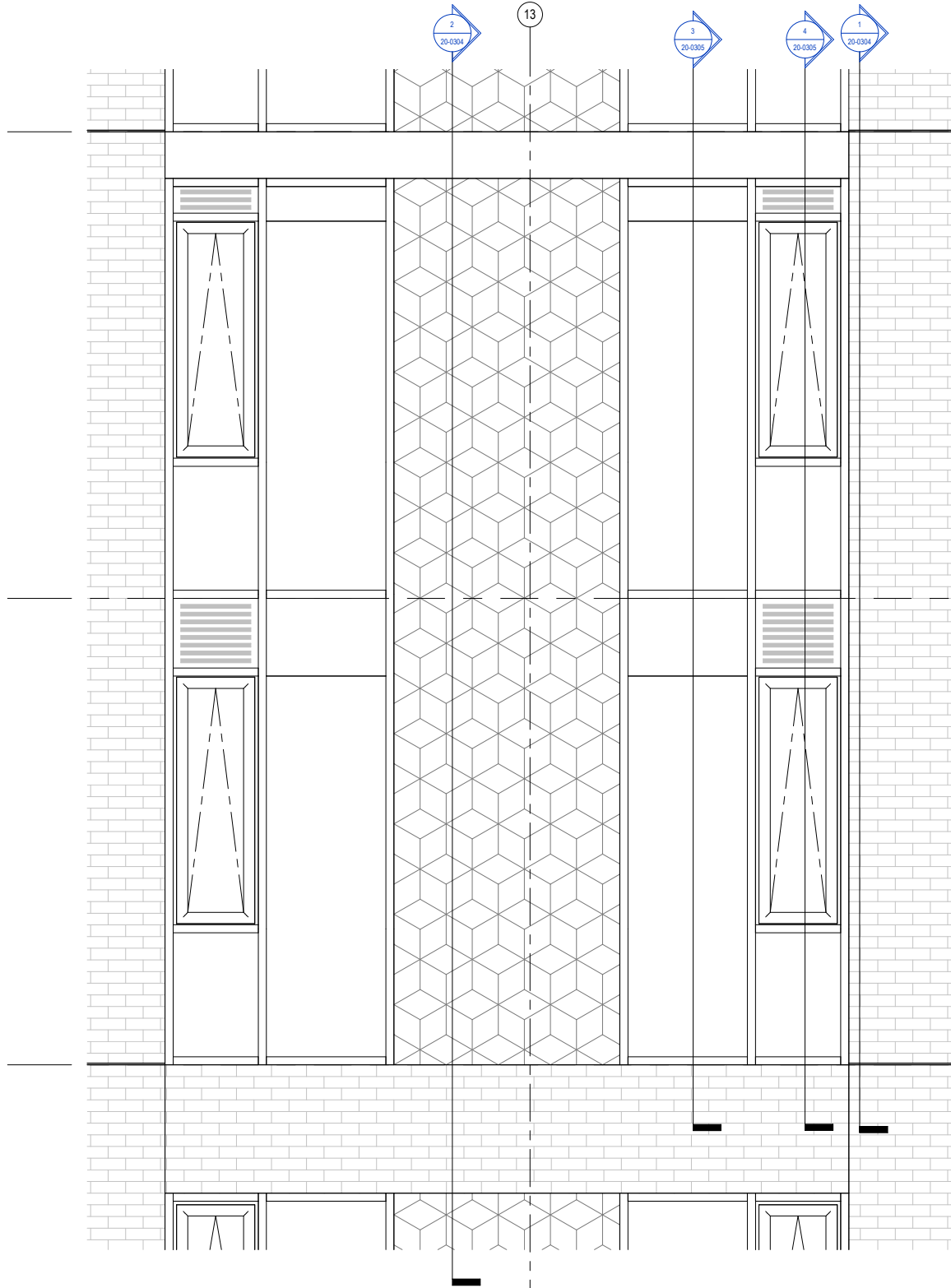
SECTION B
Through Fixed Glazed Unit



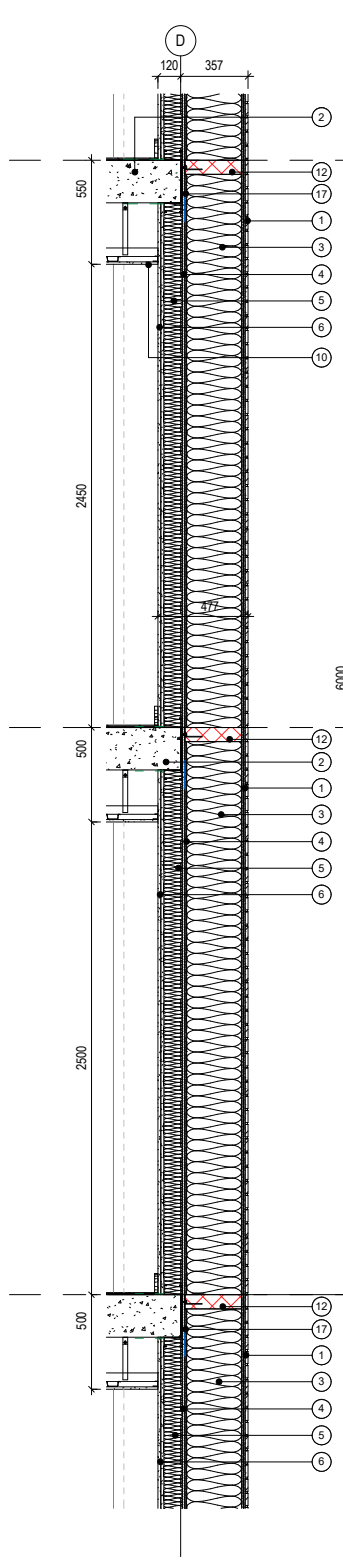
SECTION C
Through Opening Glazed Unit
& Ventilation Panel

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- Internal and external dimensions are to be taken from the face of the work unless otherwise stated. All dimensions and levels should be taken from the face of the work unless otherwise stated.
- CONTRACTOR - It is the responsibility of the contractor to ensure that the work is carried out in accordance with the drawings and specifications. The contractor is responsible for any errors and omissions in the drawings and specifications.
- KEY PLAN:
- KEY
- 11 Brick facing
 - 12 Concrete panel
 - 13 Internal finishes on light weight frame
 - 14 Floor finishes zone
 - 15 Structural slab
 - 16 Services zone
 - 17 Ceiling zone
 - 18 Fixed glazed unit
 - 19 Insulated metal panel
 - 20 Opening glazed unit
 - 21 Slotted metal ventilation panel
 - 22 Recessed blind box
 - 23 Geometric tile facing
 - 24 Decorative metal panel facing
 - 25 Micro louvres
 - 26 Flat plate metal balustrade

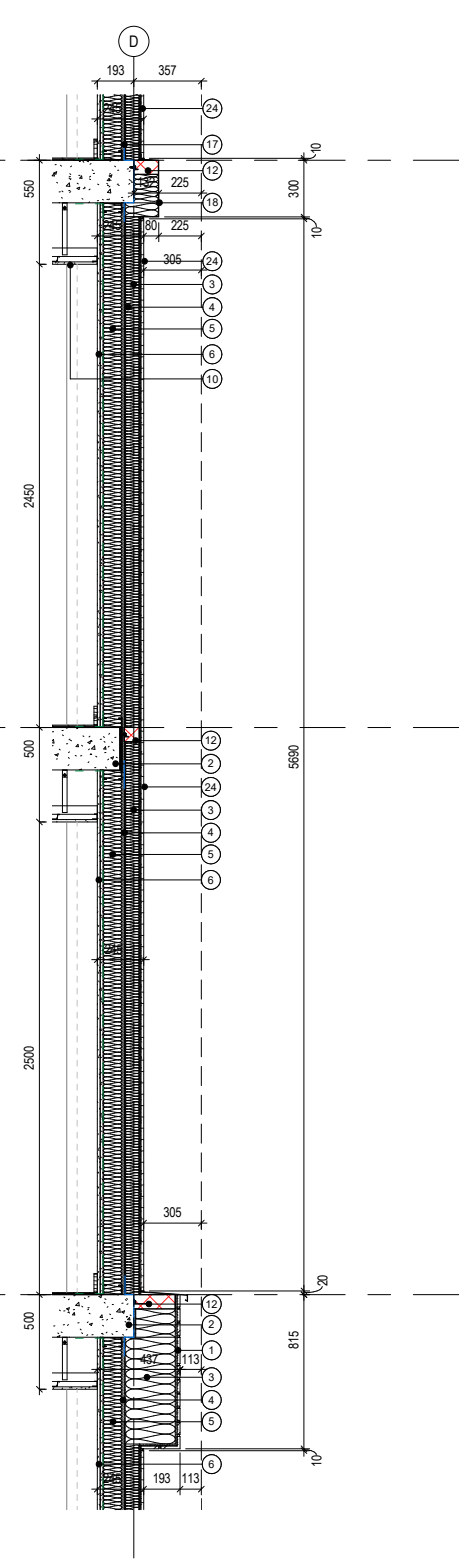
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REV:	DATE:	DETAILS:	



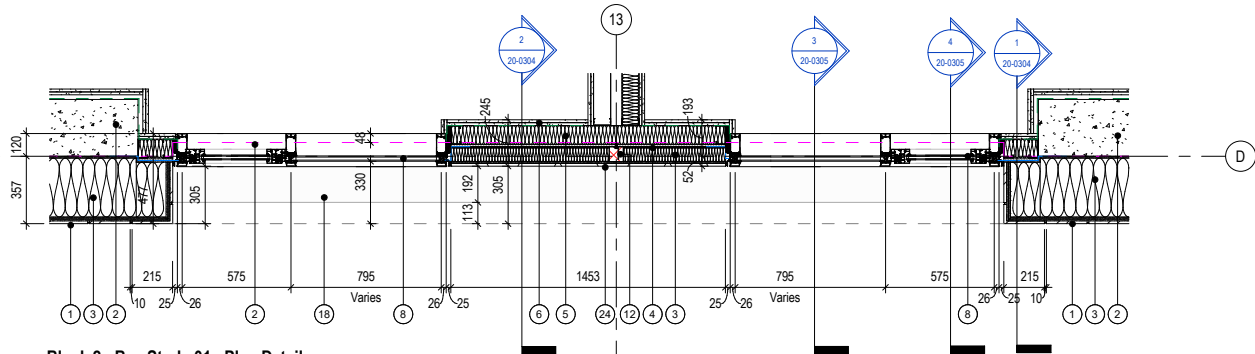
Block 2 - Typical Upper Detail - Bay Study 01
1: 20



Block 2 - Bay Study 01 - Section 1
1: 20



Block 2 - Bay Study 01 - Section 2
1: 20



Block 2 - Bay Study 01 - Plan Detail
1: 20

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5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

Proposed Materials:

1. External clay brick slip adhered over rendered base coat.
2. Floor slab / Structural column to SE details.
3. External mineral wool wall insulation. Adhered and mechanical fixed over external sheathing board.
4. 12mm sheathing board fixed to SFS.
5. SFS studs with full fill mineral wool slabs.
6. 2 x 15mm plasterboard and skim finish.
7. Roof construction.
8. Powder coated aluminium curtain walling with complimentary aluminium outward opening windows.
9. Powder coated aluminium panel with slotted ventilation inlet / outlet.
10. MF plasterboard suspended ceiling.
11. Recessed blind track integrated into ceiling construction.
12. Fire stop to all fire compartment lines and to Fire Engineer's requirements.
13. Acoustic void barrier located beneath fire barrier.
14. Window support brackets shown indicative.
15. Face 4 of window panel to receive factory applied opaque ceramic glass spandrel treatment. Colour of ceramic glass to match appearance of clear glazing. Treatment to be applied to full height glazing with no externally visible transom or joint in the glass pane.
16. Curtain walling insulated spandrel panel.
17. External grade EPDM. Location of EPDM shown in solid blue line on details.
18. Powder coated aluminium infill panel.
19. Micro louvred panel.
20. Powder coated aluminium parapet capping.
21. Powder coated flat plate metal balustrade.
22. Roof construction.
23. Powder coated aluminium flashing.
24. Geometric tile facing.
25. Dummy transom to conceal zone behind aluminium panel / opaque glass. Not visible externally.

Please note: all external wall constructions to be non-combustible and suitable for use of 18 metres in accordance with Building Regulations Part B. All details show design intent, subject to further technical development.

CLIENT

RG GROUP / OLYMPIAN

PROJECT

The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
E	Planning issue: Issued for NMA application to MCC	20.04.22	MG	TE
D	Revised Planning Issue	17.12.21	LK	MG
C	Issued for information	17.12.21	LK	MG
B	PLANNING ISSUE: Geometric tile wall position amended to be flush with adjacent glazing. Opening light increased to suit technical minimum standards.	29.10.21	MG	MH
A	PLANNING ISSUE	11.10.21	MG	MH

DRAWING

Block 2 - Typical Upper Floor Detail - Bay Study 01

SCALE

As indicated @ A1

FIRST ISSUED

11.10.21

PROJECT	DRAWN BY	CHECKED BY
1284-21	MG	MH
ROLE	NUMBER	REVISION
A	20-0304	E

DRAWING STATUS

PLANNING

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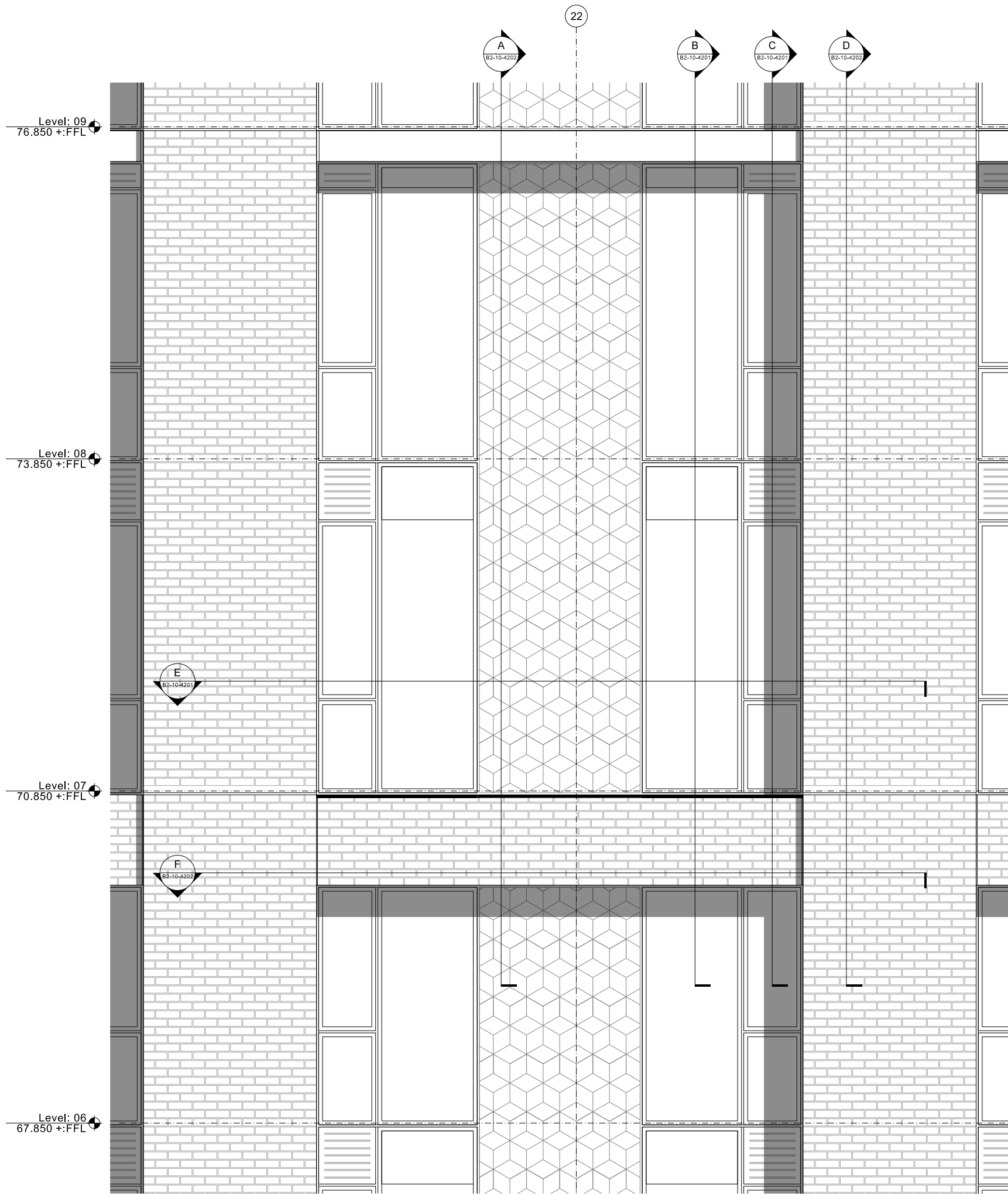
Studio 1, Lancaster Buildings

77 Deansgate, Manchester, M3

28W

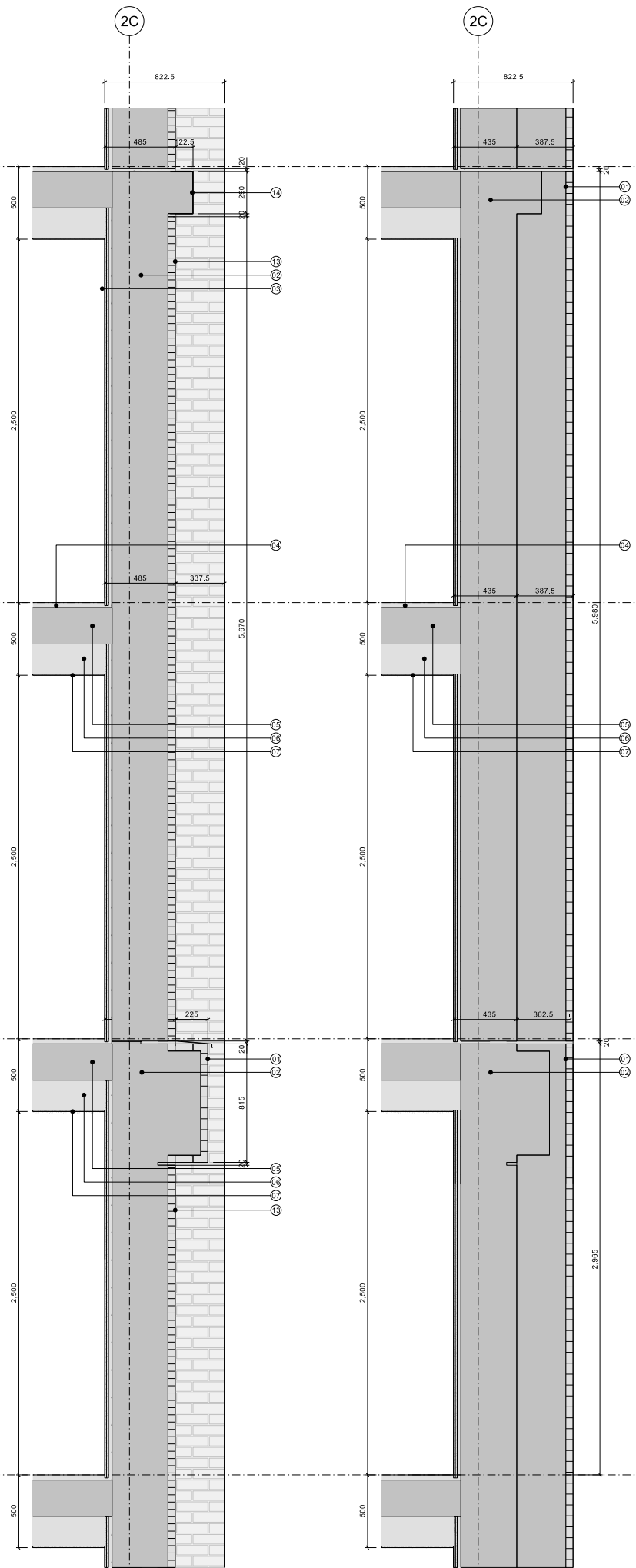
T: 0161 834 9703

W: www.day-architectural.com



PARTIAL ELEVATION
Typical Upper Floor

SECTION A
Through Terracotta Tile Faced
Concrete Panel



SECTION D
Through Brick Faced Concrete Pier

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- All Contractors must check the drawings and are responsible for taking and checking all dimensions relative to their work. 5plus Architects are to be advised of any variation between drawings and the conditions.
- Internal door opening heights are to be taken only and should not be measured for measurement.
- All dimensions and levels should be taken only from those values stated in text on the drawings.
- CONTRACTOR'S NOTE: It is confirmed that the proposed works are within the scope of a competent Contractor and as such no structural elements have been identified, other to adjust for structural deficiencies that.
- Assessment
- KEY PLAN:
- KEY
- 01 Brick facing
 - 02 Concrete panel
 - 03 Internal finishes on light weight frame
 - 04 Floor finishes zone
 - 05 Structural slab
 - 06 Services zone
 - 07 Ceiling zone
 - 08 Fixed glazed unit
 - 09 Insulated metal panel
 - 10 Opening glazed unit
 - 11 Slotted metal ventilation panel
 - 12 Recessed blind box
 - 13 Geometric tile facing
 - 14 Decorative metal panel facing
 - 15 Micro louvres
 - 16 Flat plate metal balustrade

A 24.08.18 Issued for PLANNING

REV: DATE: DETAILS:

5plus architects

PROJECT:
Portugal Street East
Manchester
T115:
Block 2 Typical Upper Floor
Bay Study 02

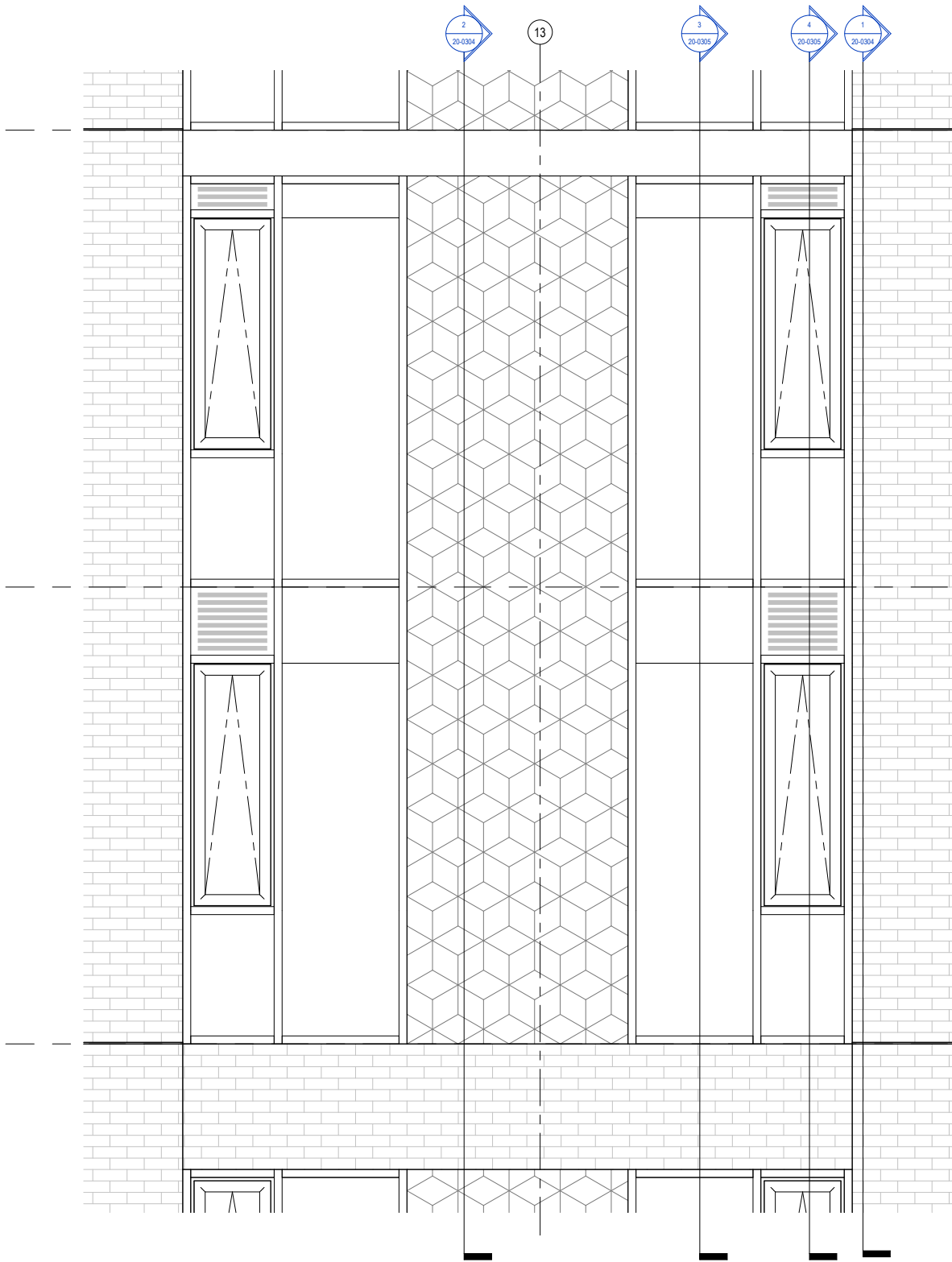
SCALE: 1:20 @ A1 ORIGIN DATE: 20.04.17 DRAWN: CLH CHECKED: MH

STATUS:
Information

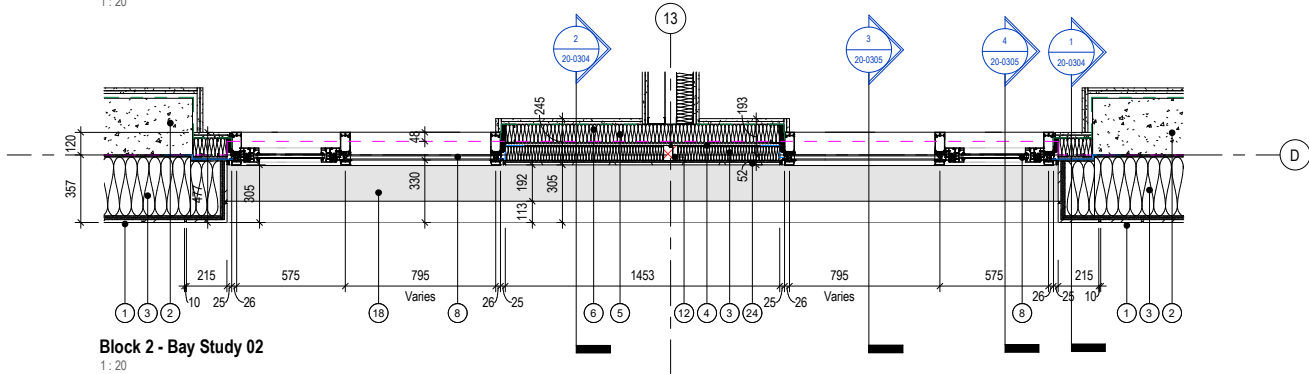
PROJECT DRAWING NO: 05301 B2_10_4202

Architecture | Masterplanning | Interiors | Graphics | Branding

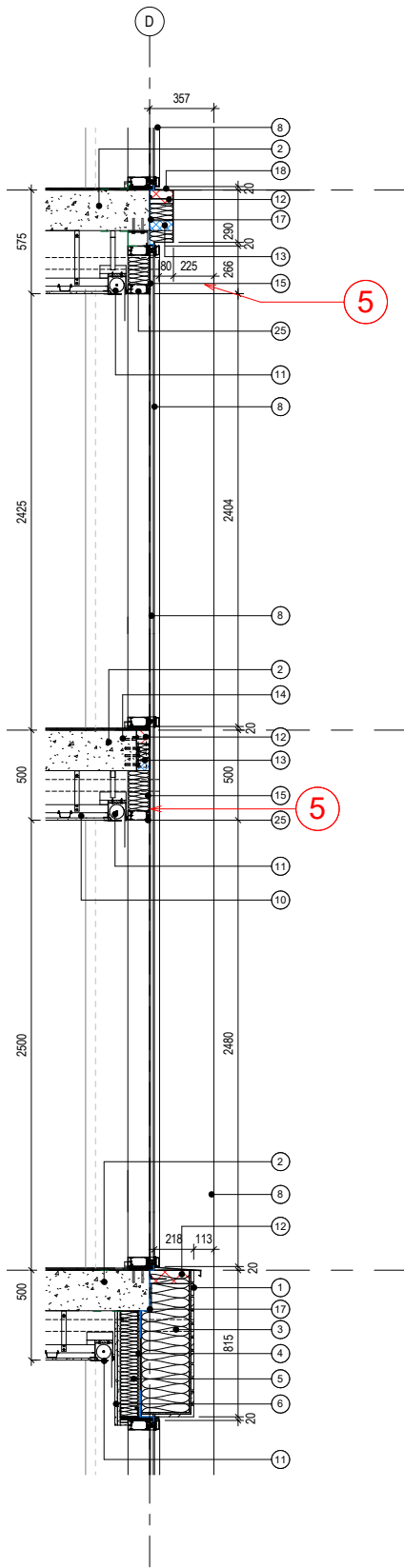
4th Floor
The Hive
47 Lever Street
Manchester
M1 1FN
+44 (0)161 228 0211
www.5plusarchitects.com



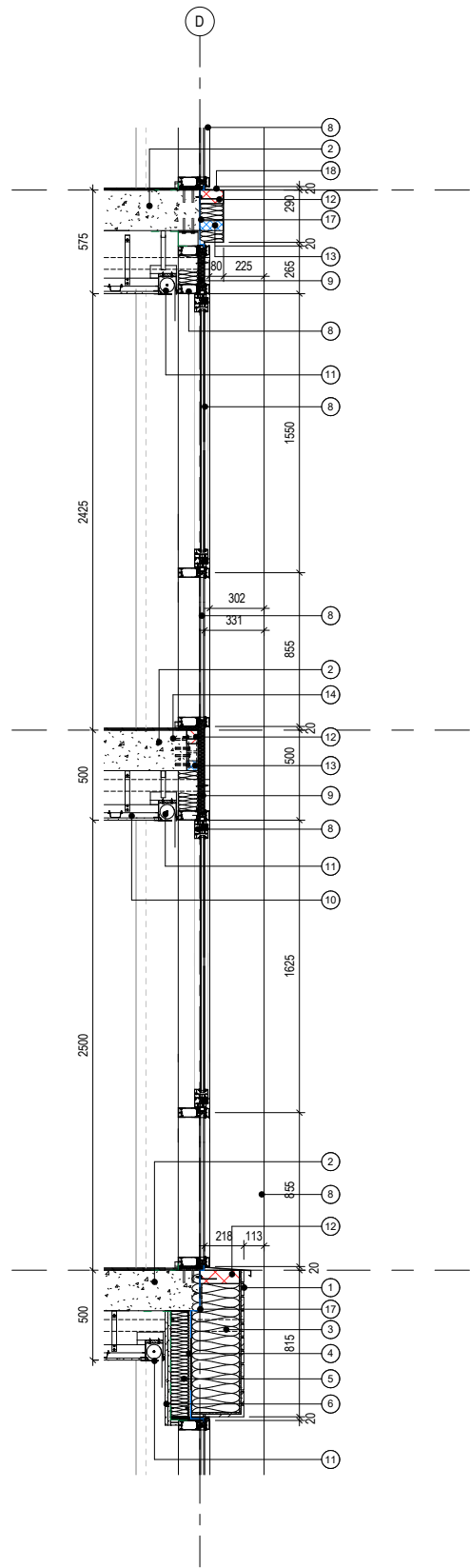
Block 2 - Typical Upper Detail - Bay Study 02
1: 20



Block 2 - Bay Study 02
1: 20



Block 2 - Bay Study 02 - Section 3
1: 20



Block 2 - Bay Study 02 - Section 4
1: 20

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Proposed Materials:

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2. Floor slab / Structural column to SE details.
3. External mineral wool wall insulation. Adhered and mechanical fixed over external sheathing board.
4. 12mm sheathing board fixed to SFS.
5. SFS studs with full fill mineral wool slabs.
6. 2 x 15mm plasterboard and skim finish.
7. Roof construction.
8. Powder coated aluminium curtain walling with complimentary aluminium outward opening windows.
9. Powder coated aluminium panel with slotted ventilation inlet / outlet.
10. MF plasterboard suspended ceiling.
11. Recessed blind track integrated into ceiling construction.
12. Fire stop to all fire compartment lines and to Fire Engineer's requirements.
13. Acoustic void barrier located beneath fire barrier.
14. Window support brackets shown indicative.
15. Face 4 of window panel to receive factory applied opaque ceramic glass spandrel treatment. Colour of ceramic glass to match appearance of clear glazing. Treatment to be applied to full height glazing with no externally visible transom or joint in the glass pane.
16. Curtain walling insulated spandrel panel.
17. External grade EPDM. Location of EPDM shown in solid blue line on details.
18. Powder coated aluminium infill panel.
19. Micro louvred panel.
20. Powder coated aluminium parapet capping.
21. Powder coated flat plate metal balustrade.
22. Roof construction.
23. Powder coated aluminium flashing.
24. Geometric tile facing.
25. Dummy transom to conceal zone behind aluminium panel / opaque glass. Not visible externally.

Please note: all external wall constructions to be non-combustible and suitable for use of 18 metres in accordance with Building Regulations Part B. All details show design intent; subject to further technical development.

CLIENT
RG GROUP / OLYMPIAN

PROJECT
The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
E	Planning issue: Issued for NMA application to MCC	20.04.22	MG	TE
D	Revised Planning Issue	17.12.21	LK	MG
C	Issued for information	17.12.21	LK	MG
B	PLANNING ISSUE: Geometric tile wall position amended to be flush with adjacent glazing. Opening light increased to suit technical minimum standards.	29.10.21	MG	MH
A	PLANNING ISSUE	11.10.21	MG	MH

DRAWING
Block 2 - Typical Upper Floor Detail - Bay Study 02

SCALE
As indicated @ A1

PROJECT	DRAWN BY	CHECKED BY
1284-21	MG	MH
ROLE	NUMBER	REVISION
A	20-0305	E

DRAWING STATUS
PLANNING

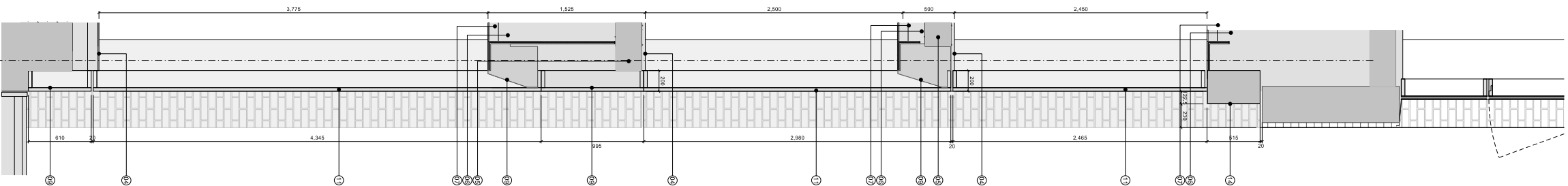
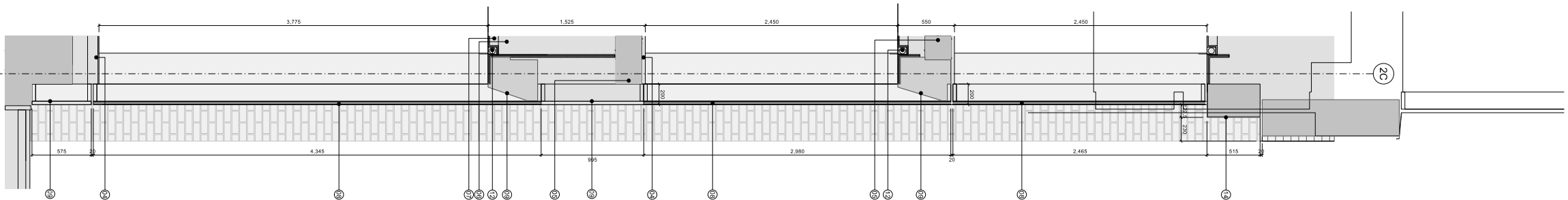
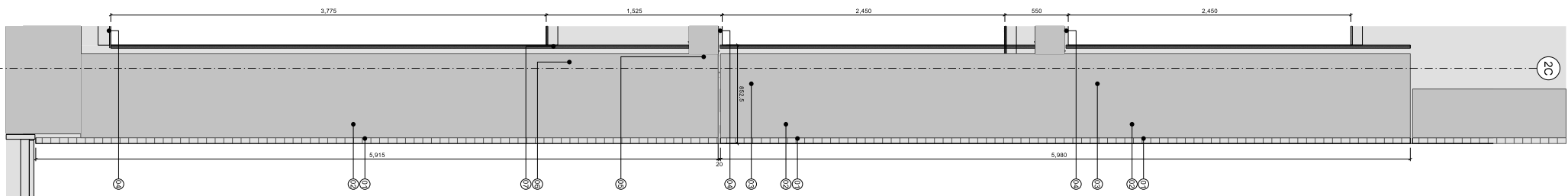
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KEY PLAN:

- ⑬ Geometric tile facing
- ⑭ Decorative metal panel facing
- ⑮ Micro louvers



PARTIAL ELEVATION
Typical Base Bay

SECTION A Through Brick Faced Concrete Panel

SECTION B Through Fixed Glazed Unit

SECTION C Through Fixed Glazed Unit & Ventilation Panel

24.08.18
Floor
The Hive
Street
Chester
M1 1FN
0211
acts.com

5plus architects

PROJECT:
**Portugal Street East
Manchester**

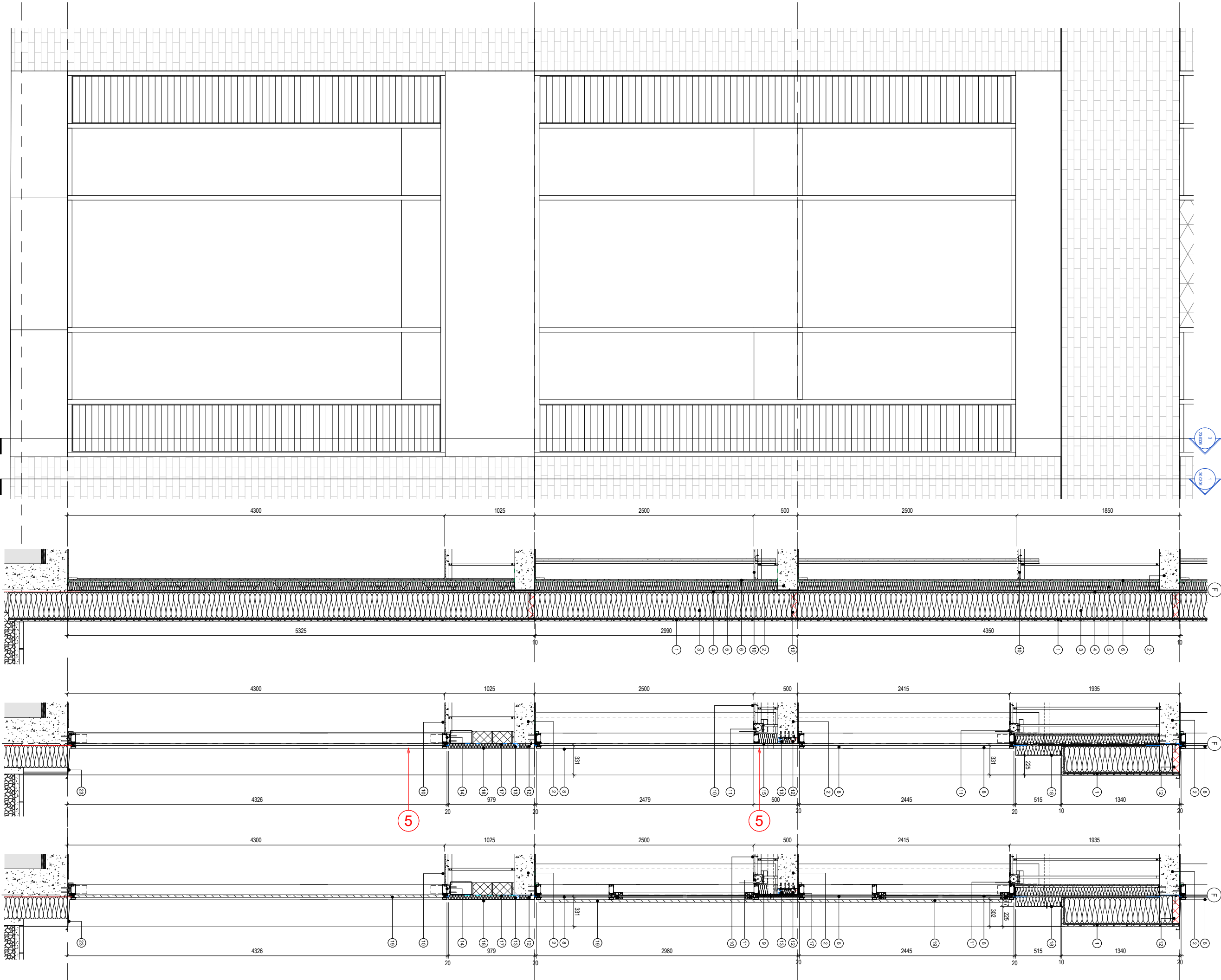
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**Block 2 Base
Bay Study 03**

SCALE:	ORIGIN DATE:	DRAWN:	CHECKED:
1:25	05/07/17	JT	MH

STATUS: Information

PROJECT DRAWING NO:
05301 B2_10_4203

Architecture | Masterplanning | Interiors | Graphics | Branding



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 3. Block and site plans are reproduced under license from the Ordnance Survey.
 4. Do not scale this drawing.
 5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

Proposed Materials:

1. External clay brick slip adhered over rendered base coat.
2. Floor slab / Structural column to SE details.
3. External mineral wool wall insulation. Adhered and mechanical fixed over external sheathing board.
4. 12mm sheathing board fixed to SFS.
5. SFS studs with full fill mineral wool slabs.
6. 2 x 15mm plasterboard and skim finish.
7. Roof construction.
8. Powder coated aluminium curtain walling with complimentary aluminium outward opening windows.
9. Powder coated aluminium panel with slotted ventilation inlet / outlet.
10. MF plasterboard suspended ceiling.
11. Recessed blind track integrated into ceiling construction.
12. Fire stop to all fire compartment lines and to Fire Engineer's requirements.
13. Acoustic void barrier located beneath fire barrier.
14. Window support brackets shown indicative.
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CLIENT

RG GROUP / OLYMPIAN

PROJECT

The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
E	Planning issue. Issued for NMA application to MCC	20.04.22	MG	TE
D	Revised Planning Issue	17.12.21	LK	MG
C	Stage 3 issue	10.12.21	JM/LK	MG
B	PLANNING ISSUE. Geometric tile wall position amended to be flush with adjacent glazing. Opening light increased to suit technical minimum standards.	29.10.21	MG	MH
A	PLANNING ISSUE	11.10.21	MG	MH

DRAWING

Block 2 - Typical Base Detail - Bay Study 03

SCALE

As indicated @ A1

FIRST ISSUED

11.10.21

PROJECT

1284-21

DRAWN BY

MG

CHECKED BY

MH

ROLE

A

NUMBER

20-0306

REVISION

E

DRAWING STATUS

PLANNING

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KEY PLAN

- KEY
- 01 Brick facing
 - 02 Concrete panel
 - 03 Internal finishes on light weight frame
 - 04 Floor finishes zone
 - 05 Structural slab
 - 06 Services zone
 - 07 Ceiling zone
 - 08 Fixed glazed unit
 - 09 Insulated metal panel
 - 10 Opening glazed unit
 - 11 Slotted metal ventilation panel
 - 12 Recessed blind box
 - 13 Geometric tile facing
 - 14 Decorative metal panel facing
 - 15 Micro louvres
 - 16 Flat plate metal balustrade

A 24.08.18 Issued for PLANNING

REV: DATE: DETAILS:

4th Floor
The Hive
47 Lever Street
Manchester
M1 1FN

5plus architects

+44 (0)161 228 0211

www.5plusarchitects.com

PROJECT:
Portugal Street East
Manchester
TILE:
Block 2 Crown
Bay Study 04

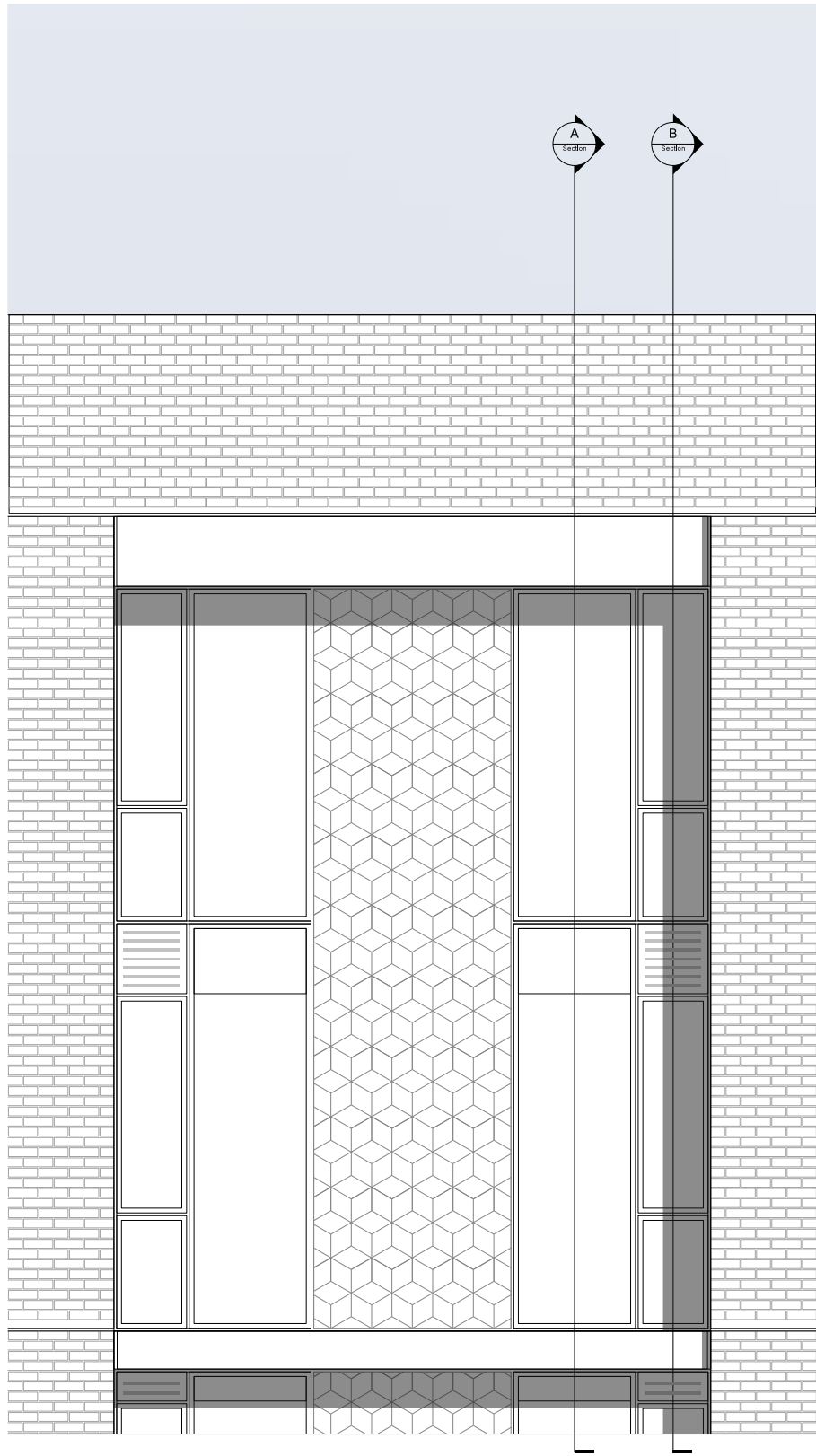
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STATUS:
Information

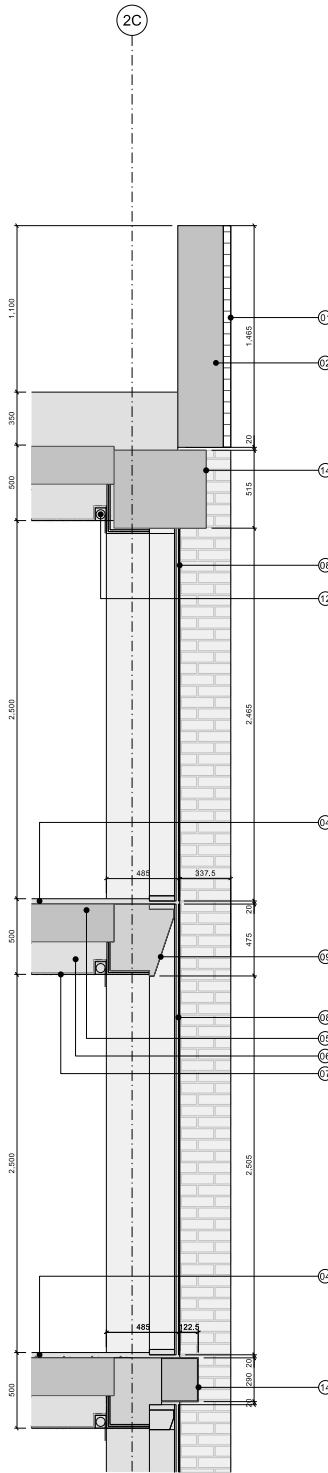
PROJECT DRAWING NO:
05301 B2_10_4204

REV:
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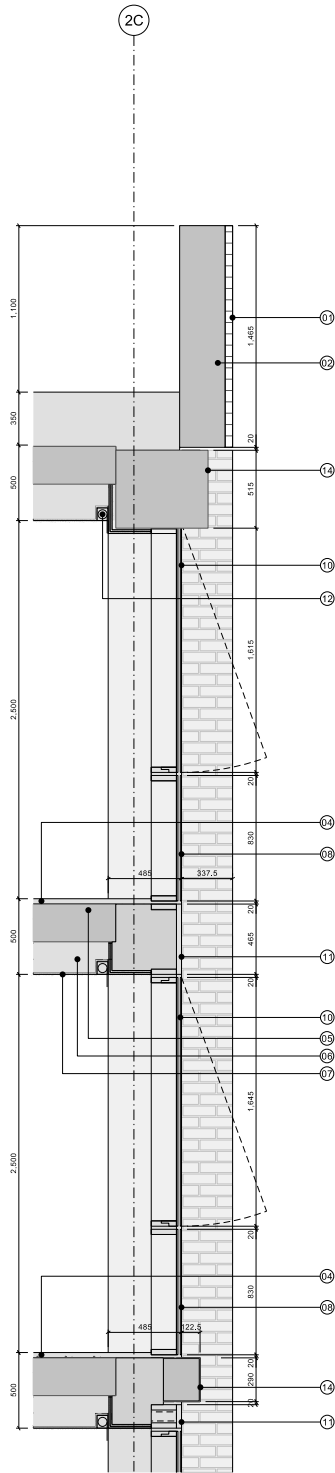
Architecture | Masterplanning | Interiors | Graphics | Branding



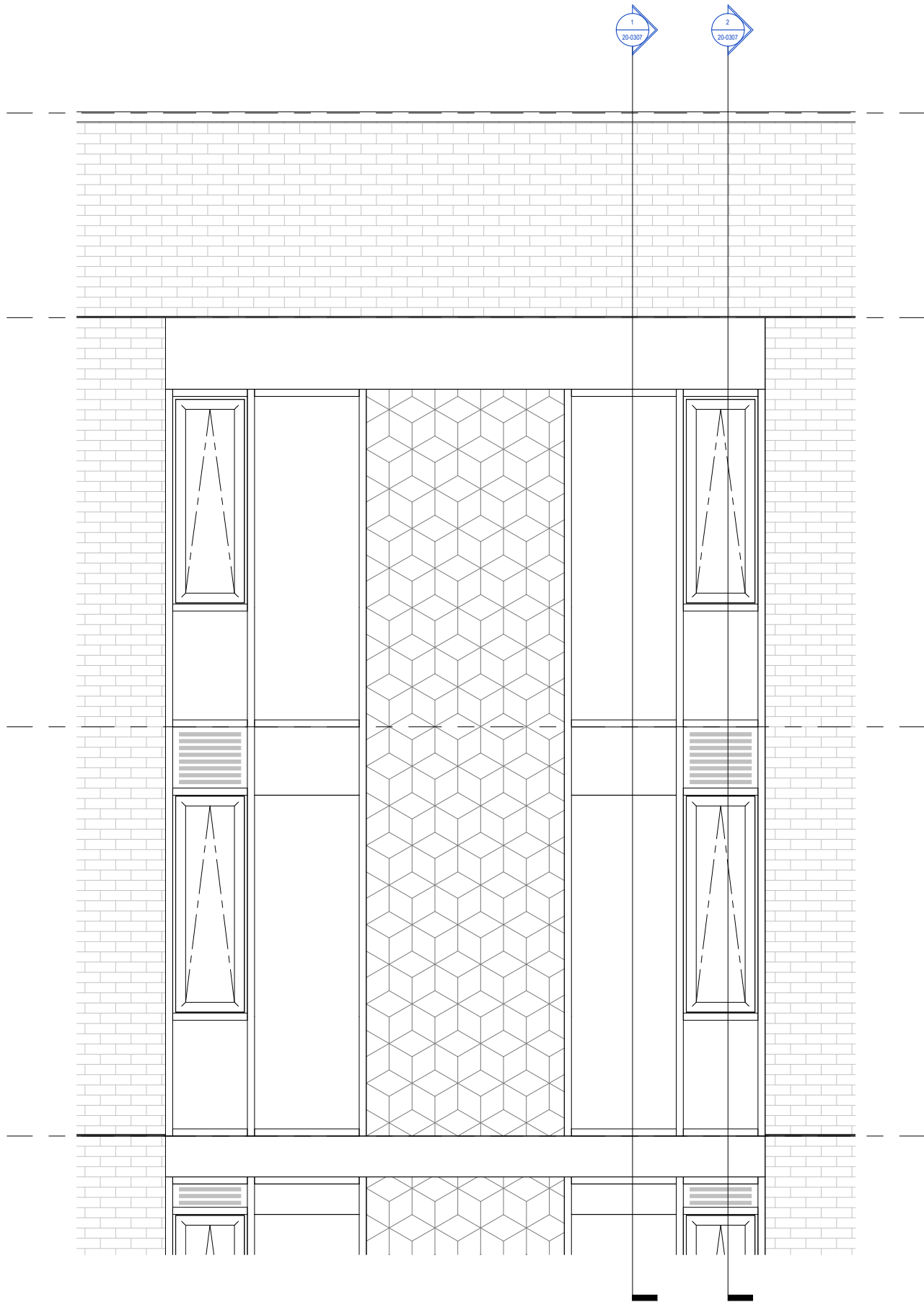
PARTIAL ELEVATION
Typical Upper Floor



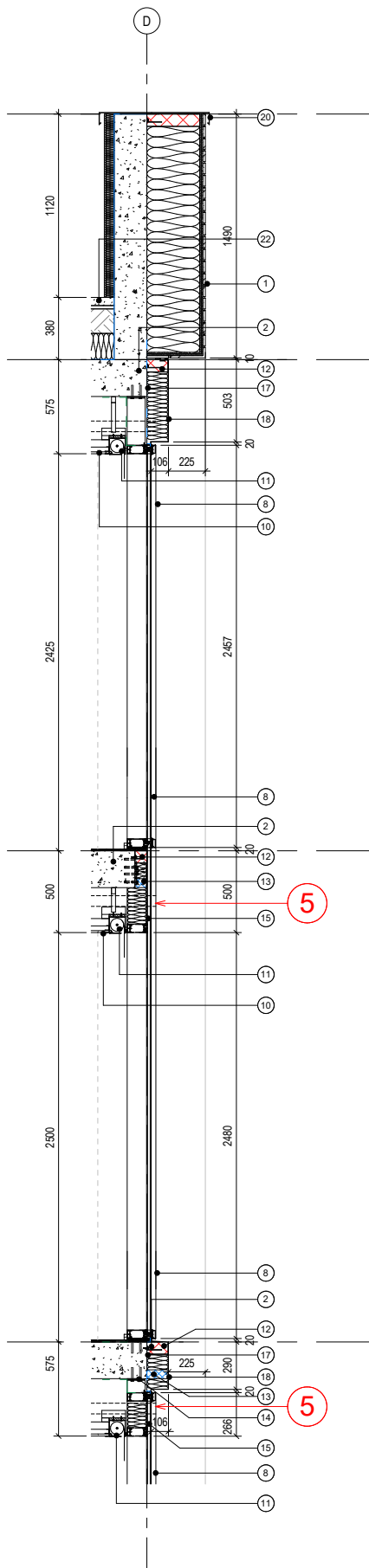
SECTION A
Through Fixed Glazed Unit



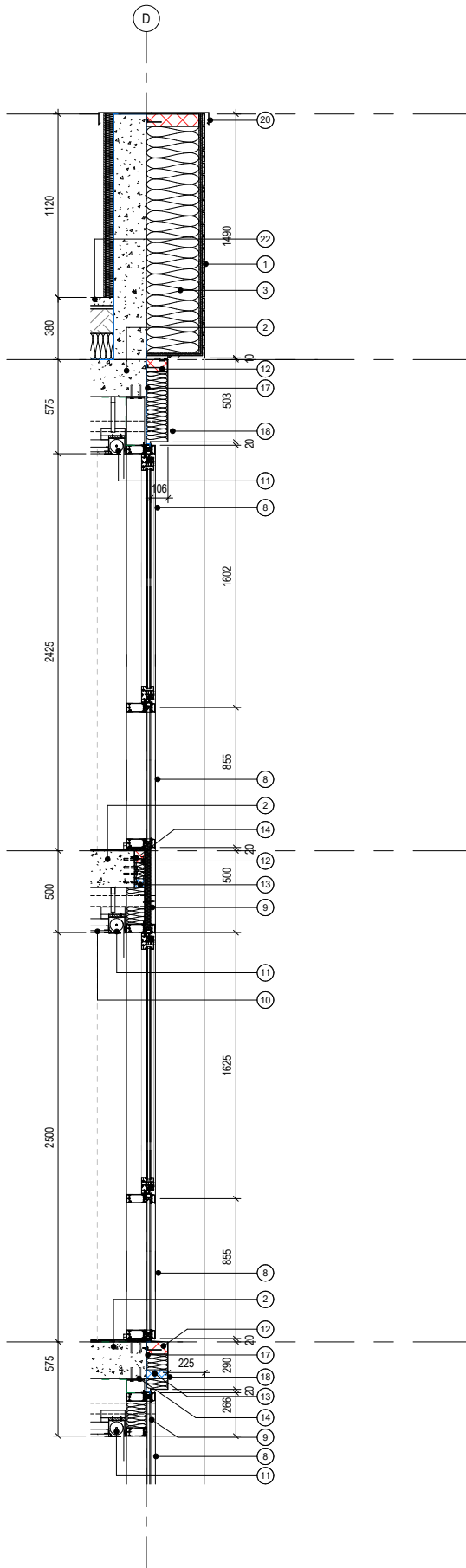
SECTION B
Through Opening Glazed Unit
& Ventilation Panel



Block 2 - Typical Crown Detail - Bay Study 04
1 : 20



1 Block 2 - Bay Study 04 - Section 1
1 : 20



2 Block 2 - Bay Study 04 - Section 2
1 : 20

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RG GROUP / OLYMPIAN

PROJECT

The Fairfax Manchester

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A	PLANNING ISSUE	11.10.21	MG	MH

DRAWING

Block 2 - Typical Crown Detail - Bay Study 04

SCALE

As indicated @ A1

FIRST ISSUED

11.08.21

PROJECT	DRAWN BY	CHECKED BY
1284-21	MG	MH
ROLE	NUMBER	REVISION
A	20-0307	E

DRAWING STATUS

PLANNING

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8.0

Further Detail

Introduction

The following pages are intended to provide further detail to support the proposed planning amendments to the approved Portugal Street East development.

The following segments will focus on three main design elements: façade reveal depths, capped glazing system, and the floor edge detail and glazing treatment.

8.2 Facade Reveal Depths

Block	Floor	Elevation	Material	Consented /mm	Proposed /mm
Block 1	Ground to 2nd	Long elevation	Brick to glazing & metal panel	235	330
		Short elevation	Brick to glazing & metal panel	627.5	663.5
	Second to 28th floor	All	Brick to glazing	0	28.5
Block 2	Ground to 2nd	Long elevation	Brick to glazing	352.5	330
		Short elevation	Brick to glazing	627.5	663.5
	Second to 28th floor	All	Brick to glazing & terracotta	337.5	330
			Brick to brick horizontal	112.5	112.5
			Brick to metal horizontal	215	225

Facade Reveal Depths

The table opposite shows the consented facade reveal depths and the proposed depths.

The table shows that the facade depths are typically within 36mm of the consented scheme and in a number of cases actually provides greater depth to the facade which has a positive visual impact on the scheme.



01 River Street



03 Angel Gardens



02 Oxygen, Store Street

Supporting Precedent Study

The following supporting precedents relate to point 4 of the proposed planning changing schedule in support of the curtain walling glazing system being amended from a capless system to a capped system.

The caps will be colour matched to suit the rest of the framing system (mid grey) and will have square uniform profiles. The proposed amendment retains the approved grid setting out for the glazing lines as far as technically possible to maintain the design aesthetic of the approved sight lines. The top hung outward opening windows are to be retained. The system has been changed for reasons of buildability and procurement.

Schemes:
River Street - SimpsonHaugh & Partners
The project is a 32-storey tower located along Manchester's southern gateway and visible from Mancunian Way. The project uses a dark grey capped glazing system with intermediate integrated metal and glazed spandrel panels alongside a combination of Cor-Ten weathered steel rainscreen cladding panels, dark-blue back-painted glass rain-screen and dark-blue metal panels.

Oxygen, Store Street – Jon Matthews Architects
The project is a 32-storey tower located nearby Portugal Street East. It uses bronze aluminium capped curtain walling, textured precast concrete façade panels, bronze aluminium panels and mesh and brick to the podium base. Like Portugal Street East, the project has large vertical runs of glazing that form a rhythmic pattern.

Angel Gardens, Roachdale Road – HAUS Collective, Fuse Studios, Ryder Architecture
The project is a 34-storey tower that utilises a black capped curtain walling glazing system with integrated top hung outward opening windows and painted ceramic glass spandrel panels to conceal the floor slab. The glazing system is used across the development including the tower element.

8.4 Floor Edge Detail



01 Elizabeth Tower & Victoria Residence, Crown St



02 Circle Square

Technical Synopsis Summary – key drivers for design change

- Fire safety and robustness
- Approvability
- Buildability
- Viability

Technical synopsis of slab edge glazing detail (relating to point 5 of the Schedule of Changes)

Following the design review meeting with MCC on the 10th November, and throughout the process, DAY Architectural, alongside the wider development and project team (including the Developer, Main Contractor, DAY Architectural, Fire Engineer, Approved Inspector and the Glazing specialist.) have been engaging on the technical delivery aspect of the development, working to deliver the planning approved scheme.

The most notable challenge has been the slab edge glazing detail, regarding technical compliance and deliverability, and most notably, fire safety, with fire safety of paramount importance on high-rise residential schemes and the dominant topic within the construction industry.

The approved scheme slab edge glazing detail consists of full height floor to floor glazing with an internal raking metal panel located behind the glass, which angles from the underside of the floor level transom to the ceiling level below. Providing this approved planning detail has proved problematic from a technical fire safety perspective in facilitating a detail that delivers a tested / certified arrangement and receives the full support of the project’s Fire Engineer and Approved Inspector (Building Control). The detail requires any firestopping to be stopped short of the back of the glass, to maintain full height clear glazing and clear sight lines externally. The metal panel also cannot touch the glass at all, otherwise it would provide additional stress on the glass, which could cause it to fail.

Since the previous design review meeting, the delivery team have engaged further with the project’s Fire Engineer, Approved Inspector, Glazing Sub-Contractor and a leading firestopping manufacturer. Throughout this technical design process, the team have explored a range of different options to provide the planning compliant design. However, this has proved problematic. This issue raised is the position and installation of the firestopping at every compartment floor level (installed to the slab edge), its extents, whether the firestopping extends to the rear of the glass or stops short, and whether it offers a tested, certified or demonstrable arrangement. The position reached, including by the project’s Fire Engineer and Approved Inspector, is that stopping any firestopping short of the back of the glass provides an increased area of risk for

fire and smoke spread between floors and is a weak point in the detail, with firestopping taken to the back of the glass considered to provide a more robust solution. The latter is a more typically delivered industry detail.

The project’s Approved Inspector has also provided the following statement:

“We would prefer a solution that is “back to glass” from a Building Regulations perspective and therefore assuming suitable products/ratings can be achieved by the construction and are supported by the fire engineer/team we would be in support of that design approach from a Building Regulations perspective.” The Approved Inspector has also stated they would require further justification to support the use of the current approved detail on the route to compliance with Building Regulations.

The alternative design proposed introduces an opaque ceramic glazing treatment to the glass at slab level. This enables firestopping to be installed from slab edge to the back of the glass. The ceramic glass will be colour matched to suit the clear glass (to mimic the external appearance) and will be applied to a single pane of glazing with no additional break / joint lines to retain the design intent of the external appearance of the approved scheme, including the appearance of floor-to-floor glazing. The ceramic treatment will be factory applied and permanent and installed to internal face 4 of the glazing. The ceramic glass will be concealed within the apartment with the ceiling line running through to provide full height vistas outwards.

The project team have adopted a no risk approach to fire safety (given its importance on a building of this nature) and therefore, propose an alternative detail which looks to provide a robust solution that limits fire safety risk as far as practicable, whilst also looking to retain the original design intent of the of the approved scheme.

It should be noted that every project is different and the delivery of such offers different and project specific challenges. It is the responsibility of the project’s delivery team to take responsibility for the project and to satisfy themselves that an appropriate and compliant scheme is being delivered under their ownership, which has formed the overarching basis for the technical design review and alternative detail being proposed.

Supporting Precedent Study

The following supporting precedents relate to point 5 of the proposed planning changing schedule in support of the proposed floor edge detail and glazing treatment.

The project has full height glazing designed to run from floor to floor and past the floor slab. The approved scheme has a decorative internal aluminium panel to the glazing and soffits –

it is proposed this is omitted and replaced with a glass fronted insulated solid panel with factory applied coloured finish to provide an opaque zone to the floor slab. The opaque zone is sized from floor slab to ceiling level, so that the bottom of the opaque zone aligns with the adjacent window head. The glazing would remain floor to floor, with the opaque spandrel transitioning to clear vision glass below the ceiling line. The alternative detail is proposed to retain the design intent of the external appearance of the approved scheme, with elongated glazing, but also conceal the floor slab from view where the glazing is designed to run past. This has been changed for reasons of fire safety and robustness, viability, and procurement.

Schemes:
Elizabeth Tower & Victoria Residence, Crown Street - SimpsonHaugh & Partners

The development consists of 21 and 51 storey towers providing 664 residential apartments. The towers utilise the same design language and same slab edge details across both buildings. The project uses two typical slab edge details that alternate every other floor level. One such detail uses a ‘glass fronted insulated solid panel with bronze / silver coloured finish to provide 100% enamelled frit spandrel glass’. This is installed at slab level to conceal the floor slab and ceiling zone and is located between clear vision glass to the apartments with a unitised glazing joint to all sides of the spandrel panel. The project also uses a vertical spandrel glass to across the facades to provide solid wall elements to the apartments. The colours are used to provide a direct contrast to the clear vision glass to sub-divide the façade. The proposal for Portugal Street East is to use coloured spandrel glass to conceal the slab edge.

Circle Square developments, Oxford Road – Various practices

Circle Square consists of a collection of different developments, delivered by several practices, ranging from 14 to 34 storeys. The developments all utilise a similar design language and slab edge detail. Most buildings at the development use sections of vertical curtain walling, which spans across multiple floors with the floor zone concealed by a solid spandrel zone consisting of either enamelled glazing or metal. The two tallest development used capped curtain walling with a transom at slab level and another to the bottom of the spandrel zone, with one building using a glazed spandrel and the other using a metal spandrel. The principle of the slab edge details is replicated on the proposal for Portugal Street East.

Simple, elegant design.