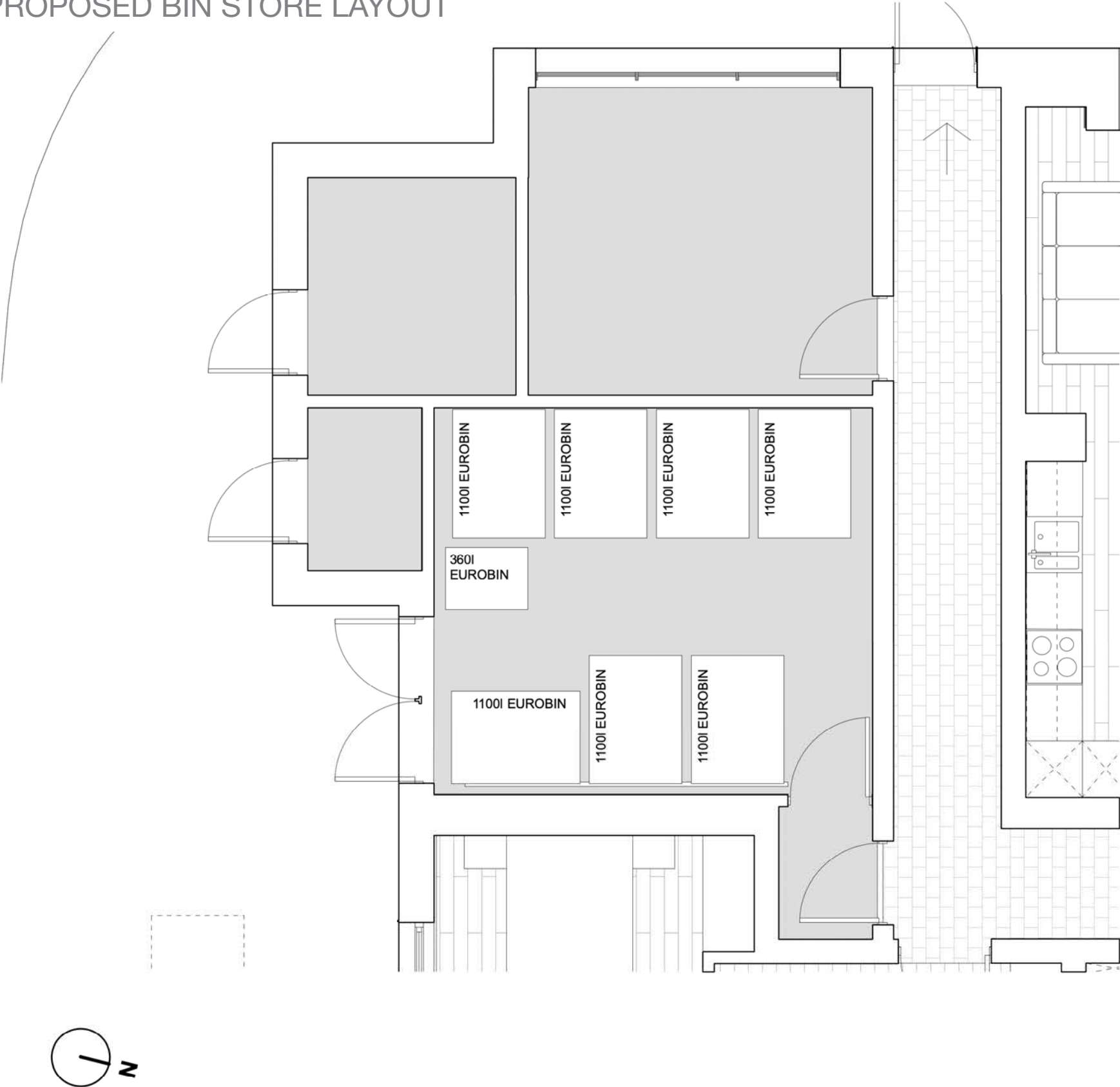


PROPOSED BIN STORE LAYOUT



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REVISION	DATE	DESCRIPTION

CLIENT: PRESTBURY ESTATES	
PROJECT: 15-22	
ADDRESS: PLOT G, CASTLEFIELD	
DRAWING TITLE: BIN STORE LAYOUT	
SCALE: 1:50 @ A3	DATE: MAY 2021
DRAWING NO: P_L(-)J013A	

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PROPOSED SITE PLAN



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IMPORTANT NOTES

REVISION	DATE	DESCRIPTION

CLIENT: PRESTBURY ESTATES
PROJECT: 15-22
ADDRESS: PLOT G, CASTLEFIELD
DRAWING TITLE: PROPOSED SITE PLAN
SCALE: 1:200 @ A1
DATE: MAY 2021
DRAWING NO: P-L-1021A

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PROPOSED NORTH SECTION



SECTION KEY



PROPOSED NORTH SECTION
1:100 @ A1

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IMPORTANT NOTES:

A	JUN 12	SUBMITTED FOR NON-ANTERIAL INCREMENT APPLICATION
REVISION	DATE	DESCRIPTION

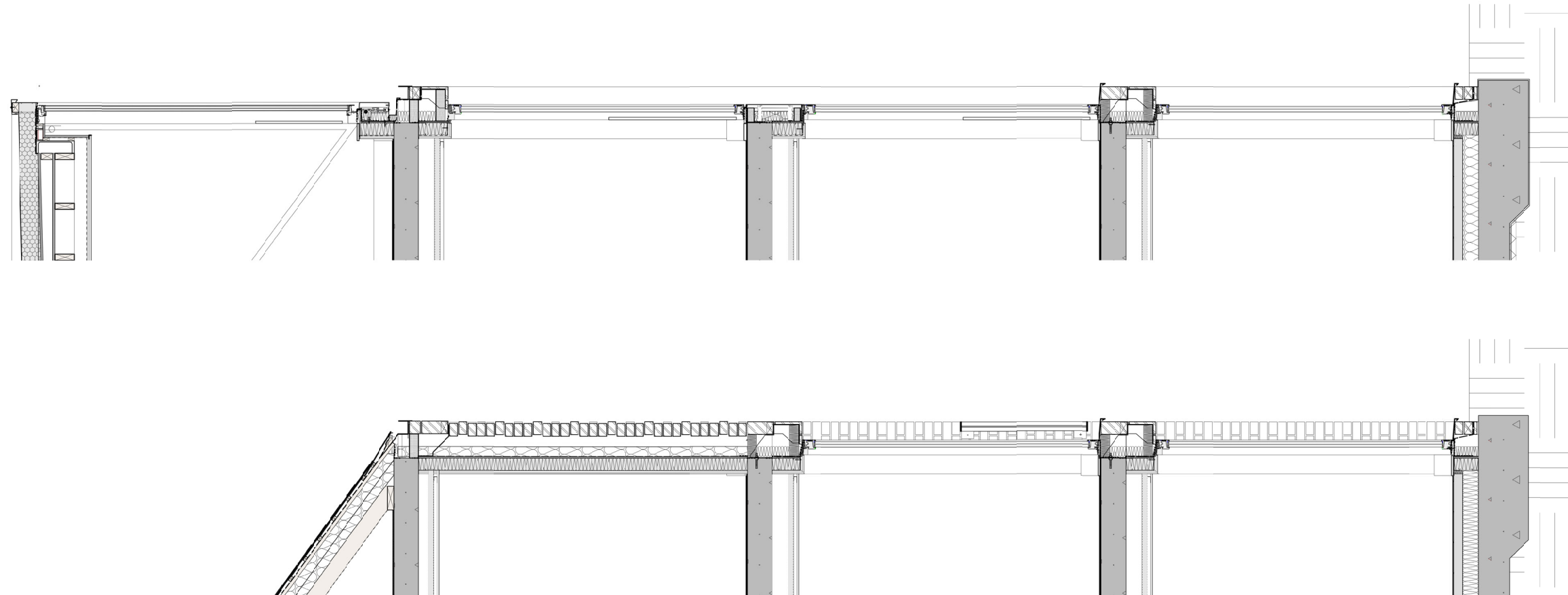
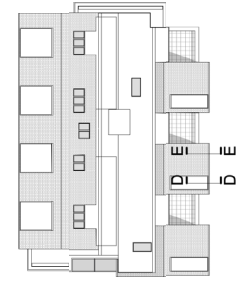
CLIENT: PRESTBURY ESTATES	
PROJECT: 15-22	
ADDRESS: PLOT G, CASTLEFIELD	
DRAWING TITLE: Proposed North Section	
SCALE: 1:1000A1	DATE: MAY 2021
DRAWING NO: P_L101012A	

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PROPOSED DETAILED SECTION DD_EE



FRONT ELEVATION



SECTION DD

SECTION EE

PROPOSED DETAILED SECTIONS EE & DD

1:20 @ A1

IMPORTANT NOTES:

CLIENT PRELIMINARY ISSUES

PROJECT: 15-22

ADDRESS: PLOT G, CASTLEFIELD

DRAWING TITLE: DETAILED SECTION DD, EE

SCALE: 1:20 @ A1

DATE: MAY 2021

DRAWING NO: P_L1100913A

REVISION

DATE

DESCRIPTION

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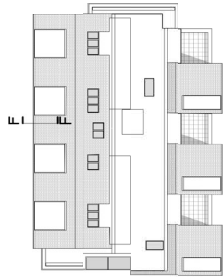
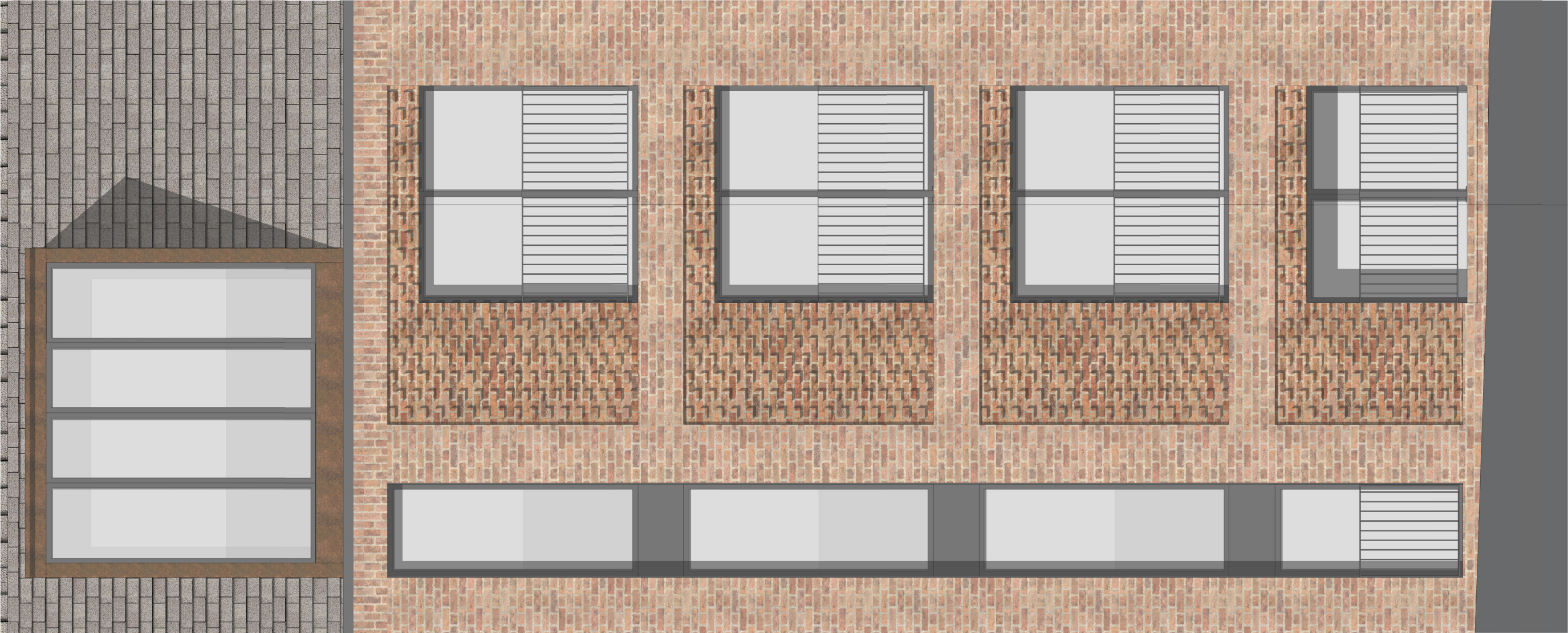
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PROPOSED DETAILED SECTION FF

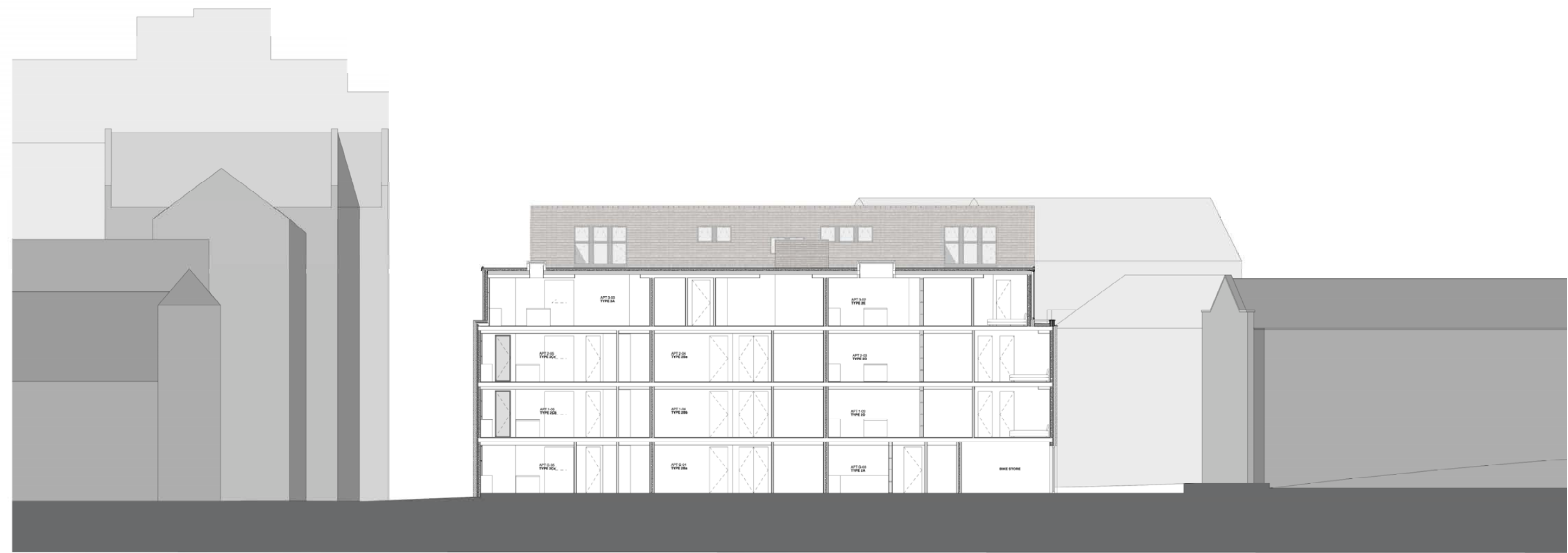


REAR ELEVATION		F		SECTION FF		CLIENT: PRESBURY ESTATES		PROJECT: 15-22		ADDRESS: PLOT G, CASTLEFIELD		DRAWING TITLE: DETAILED SECTION FF		SCALE: 1:20@A1		DATE: MAY 2021		DRAWING NO: P_L100014A	
IMPORTANT NOTES:				SUBMITTED FOR: MARCH MATERIALS, MANUFACTURE APPLICATION				REVISION		DATE		DESCRIPTION		A		DATE		REVISION	
								DATE		DESCRIPTION		A		DATE		REVISION			
PROPOSED DETAILED SECTION FF				1:20 @ A1				© Copyright Ollier Smurthwaite Architects				OLLIER SMURTHWAITE ARCHITECTS				40 King Street, Manchester, M2 6BA 0161 883 8838 E: mail@olliersmurthwaite.com			

PROPOSED EAST SECTION



SECTION KEY



PROPOSED EAST SECTION
1:100 @ A1

IMPORTANT NOTES:

A	JAN 17	SUBMITTED FOR NON-MATERIAL AMENDMENT APPLICATION
REVISION	DATE	DESCRIPTION

CLIENT: PRESTBURY ESTATES
PROJECT: 15-22
ADDRESS: PLOT 6, CASTLEFIELD
DRAWING TITLE: Proposed East Section
SCALE: 1:100@A1
DATE: MAY 2021
DRAWING NO: P_L1(10)021A

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PROPOSED E ELEVATION



ELEVATION KEY

- MATERIAL KEY:**
- 1 ROOF SLATES TO MATCH SURROUNDING BUILDINGS
 - 2 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED WINDOW
 - 3 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED SLIDING DOOR
 - 4 BRICK TYPE 1 - RED BRICK
 - 5 BRICK TYPE 2 - PROJECTING RED BRICK DETAILING
 - 6 LIFT OVER-RUN (SET BACK IN CENTRE OF ROOF)
 - 7 COR-TEN CLADDING
 - 8 DARK GREY POWDER COATED STEEL BALUSTRADES
 - 9 PERFORATED METAL VENTILATION PANELS TO PLANT ROOM
 - 10 COR-TEN PLANTERS
 - 11 OBSCURED GLAZING
 - 12 LOUVRED ALUMINIUM DOORS TO BIN STORE AND PLANT ROOM
 - 13 SIGNAGE - LETTERING LASER CUT INTO COR-TEN
 - 14 ROOFLIGHTS



PROPOSED EAST ELEVATION
1:100 @ A1

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IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION
A	MAY 21	SUBMITTED FOR NEIGHBOURHOOD, NEIGHBOURHOOD APPLICATION

CLIENT: PRESTBURY ESTATES
PROJECT: 15-22
ADDRESS: PLOT Q, CASTLEFIELD
DRAWING TITLE: Proposed East Elevation
SCALE: 1:100@A1
DATE: MAY 2021
DRAWING NO: P_L(20)011A

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PROPOSED N ELEVATION



ELEVATION KEY

- MATERIAL KEY:**
- 1 ROOF SLATES TO MATCH SURROUNDING BUILDINGS
 - 2 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED WINDOW
 - 3 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED SLIDING DOOR
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 - 11 OBSCURED GLAZING
 - 12 LOUVRED ALUMINIUM DOORS TO BIN STORE AND PLANT ROOM
 - 13 SIGNAGE - LETTERING LASER CUT INTO COR-TEN
 - 14 ROOFLIGHTS



PROPOSED NORTH ELEVATION
1:100 @ A1

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IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION
A	MAY 22	SUBMITTED FOR ENVIRONMENTAL ASSESSMENT APPLICATION

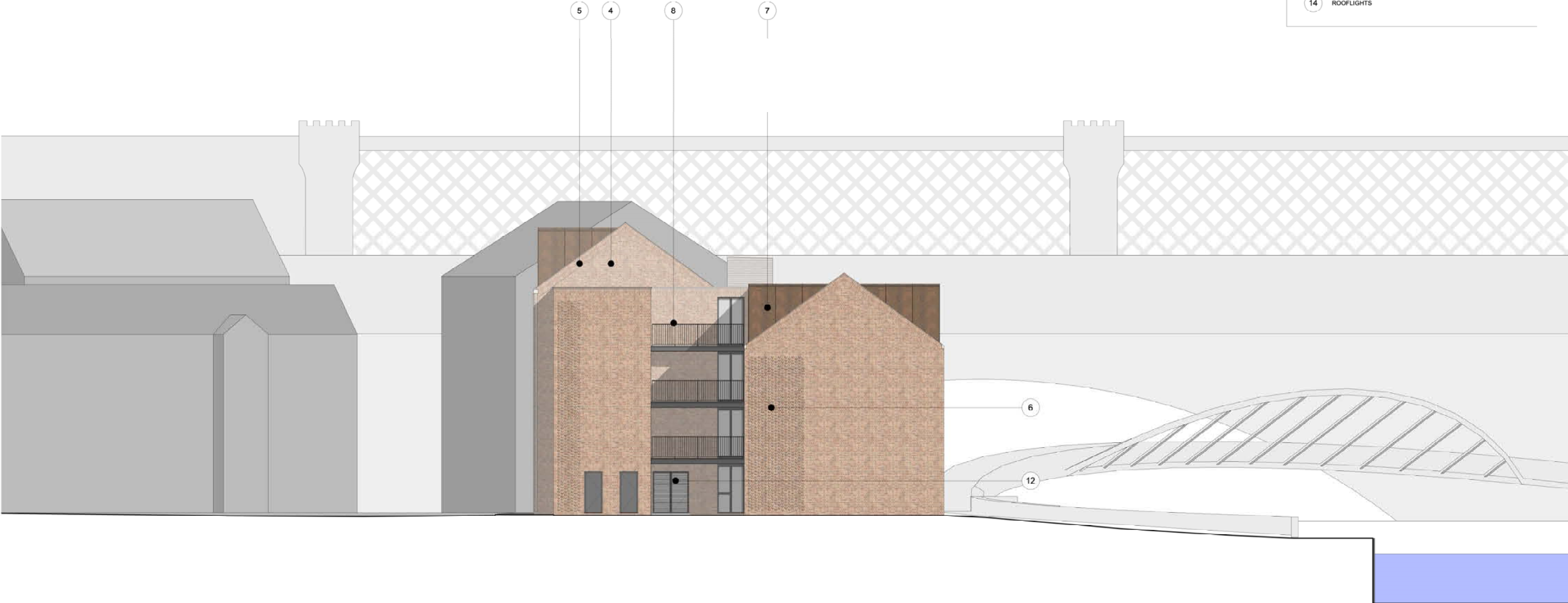
CLIENT: PRESTBURY ESTATES	OLLIER SMURTHWAITE ARCHITECTS 40 King Street, Manchester, M2 6BA T: 0161 883 0630 F: 0161 883 0630 E: mail@olliersmurthwaite.com
PROJECT: 15-22	
ADDRESS: PLOT G, CASTLEFIELD	
DRAWING TITLE: Proposed North Elevation	
SCALE: 1:100@A1	
DATE: MAY 2021	
DRAWING NO: P_L200021A	

PROPOSED S ELEVATION



ELEVATION KEY

- MATERIAL KEY:
- 1 ROOF SLATES TO MATCH SURROUNDING BUILDINGS
 - 2 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED WINDOW
 - 3 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED SLIDING DOOR
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 - 13 SIGNAGE - LETTERING LASER CUT INTO COR-TEN
 - 14 ROOFLIGHTS



PROPOSED SOUTH ELEVATION
1:100 @ A1

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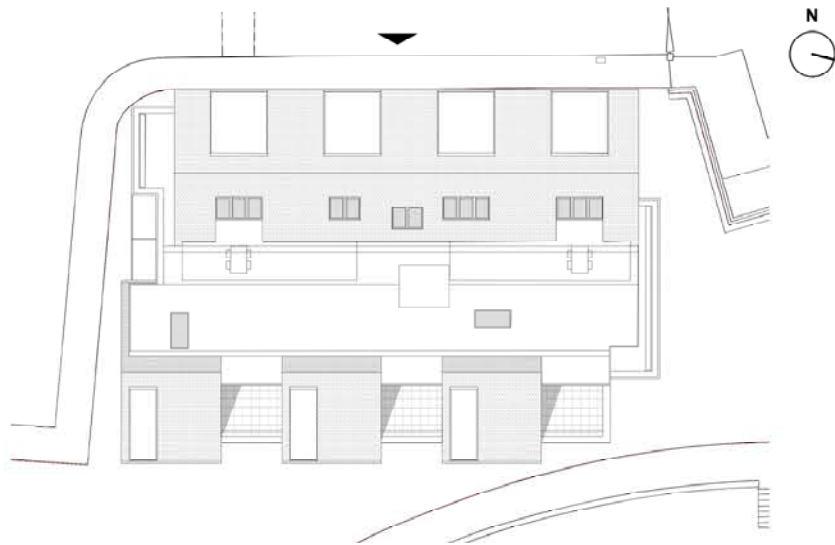
IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION
A	15/05/22	SUBMITTED FOR MECHANICAL WORKING APPLICATION

CLIENT: PRESTBURY ESTATES
PROJECT: 15-22
ADDRESS: PLOT Q, CASTLEFIELD
DRAWING TITLE: Proposed South Elevation
SCALE: 1:100@A1
DATE: MAY 2021
DRAWING NO: P_L(20)031A

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PROPOSED W ELEVATION



ELEVATION KEY



- MATERIAL KEY:**
- 1 ROOF SLATES TO MATCH SURROUNDING BUILDINGS
 - 2 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED WINDOW
 - 3 DARK GREY ALUMINIUM/TIMBER COMPOSITE TRIPLE GLAZED SLIDING DOOR
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 - 11 OBSCURED GLAZING
 - 12 LOUVRED ALUMINIUM DOORS TO BIN STORE AND PLANT ROOM
 - 13 SIGNAGE - LETTERING LASER CUT INTO COR-TEN
 - 14 ROOFLIGHTS

PROPOSED WEST ELEVATION
1:100 @ A1

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IMPORTANT NOTES:

REVISION	DATE	DESCRIPTION
A	MAY 22	SUBMITTED FOR MINOR AMENDMENT APPLICATION

CLIENT: PRESTBURY ESTATES
PROJECT: 15-22
ADDRESS: PLOT G, CASTLEFIELD
DRAWING TITLE: Proposed West Elevation
SCALE: 1:100 @ A1
DATE: MAY 2021
DRAWING NO: P_L2020041A

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APPROVED GROUND FLOOR PLAN



PROPOSED AMENDED GROUND FLOOR PLAN



APPROVED FIRST FLOOR PLAN



PROPOSED AMENDED FIRST FLOOR PLAN



APPROVED GROUND FLOOR PLAN



PROPOSED AMENDED GROUND FLOOR PLAN



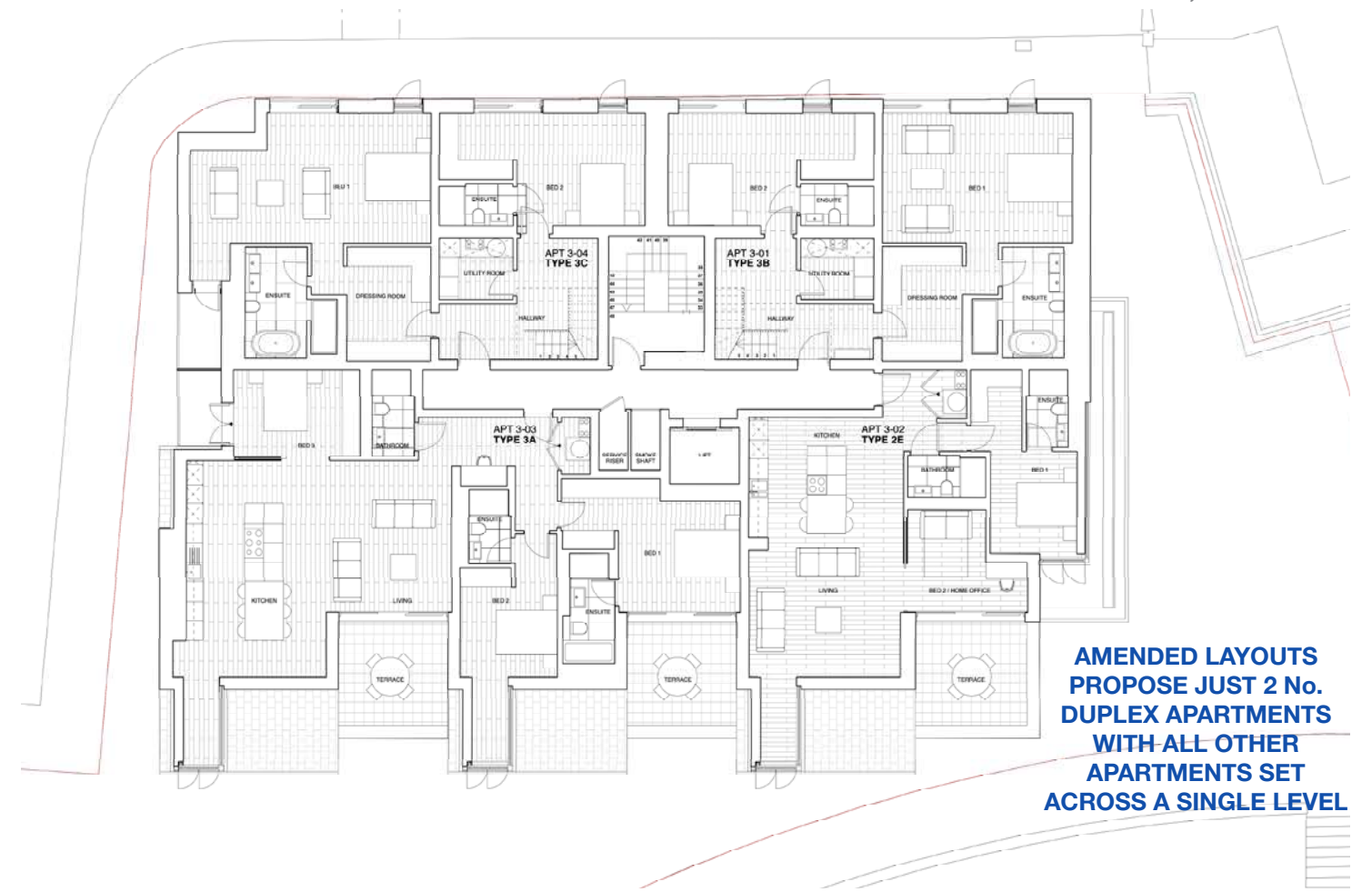
APPROVED SECOND FLOOR PLAN



PROPOSED AMENDED SECOND FLOOR PLAN



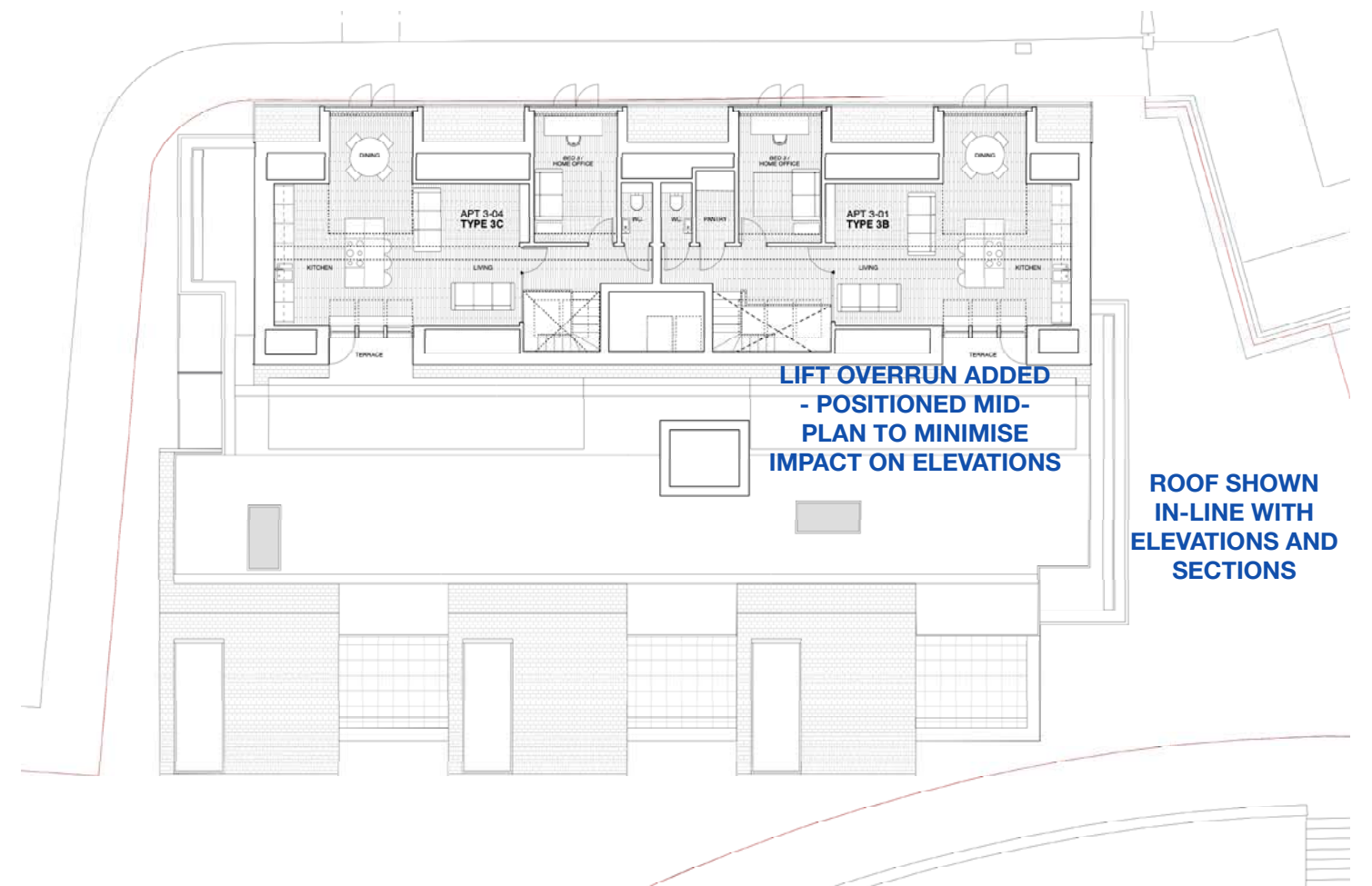
APPROVED THIRD FLOOR PLAN



PROPOSED AMENDED THIRD FLOOR PLAN



APPROVED FOURTH FLOOR PLAN



PROPOSED AMENDED FOURTH FLOOR PLAN



APPROVED EAST ELEVATION



PROPOSED AMENDED EAST ELEVATION



APPROVED NORTH ELEVATION



PROPOSED AMENDED NORTH ELEVATION



APPROVED SOUTH ELEVATION



PROPOSED AMENDED SOUTH ELEVATION



APPROVED WEST ELEVATION



PROPOSED AMENDED WEST ELEVATION

03 SUMMARY

It's clear that the consented scheme had not been reviewed against building regulations prior to being submitted for planning permission. There also appears to have been very little design co-ordination with M&E and Structures prior to planning as a complete service strategy and structural solution have not been allowed for within the design.

The amendments to the internal layout have been driven by achieving compliance with building regulations. The energy Statement submitted with application 113617/FO/2016 states that the building requires 20% of its energy demand to be met via renewable technology, based on SAP calculations. 4 options are then recommended, all containing PV panels. PV panels were not shown on the approved drawings, and due to the lack of South facing roof and the building's conservation area location, they are not considered suitable.

The external wall build-ups have therefore been increased to improve the U-values and comply with AD Part-L. This has reduced the GIA. However, by repositioning the lift core and improving the efficiency of the circulation the same overall number and mix of apartments can be maintained, as consented. All apartments exceed the national space standards.

BUILDING REGULATIONS COMPLIANCE & BUILD-ABILITY

Issues which need correcting to ensure that the built scheme complies with the current legislation include:

- Travel distance from the apartments to the bin store exceeds maximum allowed distance.
- No service risers shown on approved layouts meaning the design is not practical and needs revising to accommodate.

The amendments propose to centralise the core providing a central riser position and central lift access for all apartments. By repositioning the lift and stair core centrally within the plan, the travel distance to the bin store is reduced and is now compliant.

- Wall thicknesses shown too thin to accommodate required insulation and structure.
- Floor depths shown too shallow to accommodate structure, services and required acoustic separation.
- Lift overrun missing from approved drawings.
- Inadequate openable window area to provide natural purge ventilation to some rooms.
- Bike store only accessible through bin store.
- Ground floor layout doesn't include a covered secure entrance lobby, as identified by secure by design.

AMENITY & SPACE STANDARDS

Amendments proposed to improve the quality of the living environment for residents:

- Previously internal bedrooms have been repositioned next to the external wall to enable views out and natural ventilation.
- Some window sizes have been increased to provide better

- daylighting and ventilation.
- Some duplex apartments have been replaced with single level apartments to provide larger lateral living spaces.
- Average dwelling sizes are above the national space standards.

The changes are proposed either as a necessity for compliance and build-ability, or driven by the desire to improve the quality of living for the resident. Altogether we believe these alterations improve and benefit the development and should be considered as design development of the consented scheme.