



2-4 Chester Road

Cladding Approval Report

Castlefield Developments Manchester Ltd

113870/F0/2106

Condition 6

April 2020



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1.0 Introduction

The purpose of this document is to record the approved material samples to be used in construction of 2 - 4 Chester Road. At all stages the samples provided were assessed against the design intent set out in the Design and Access Statement.

1.1 Design Intent

There is a fall in level between Chester Road and the canal tow-path in the region of 5 to 5.5m. Our approach here is to create a plinth across the site that sits between the tow-path and Chester Road level.

The introduction of the plinth follows the principle of the building having a clear 'base, middle and top'.

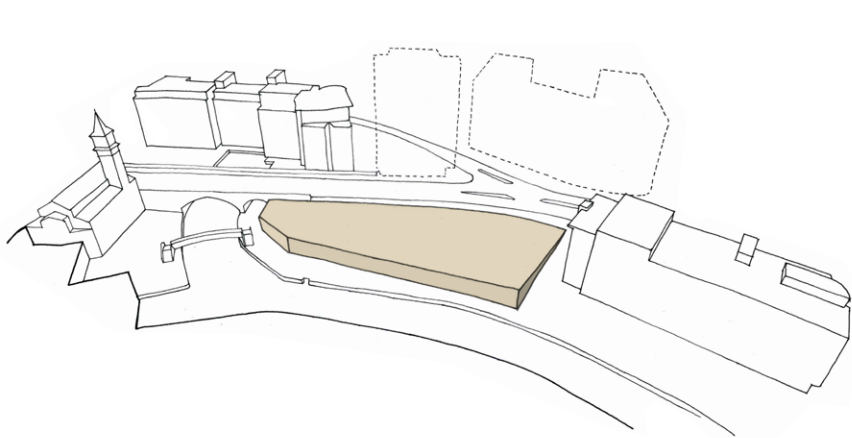
On top of the plinth at Chester Road the basic forms of the proposed footprint are extruded. The form adjacent to Castlegate (Block A) responds to the scale, massing and rhythm of Castlegate, Middle Warehouse and the basin.

The form (Block B) to the north eastern edge of the site acts as a print block with clear vertical emphasis, responding in scale to the wider city context.

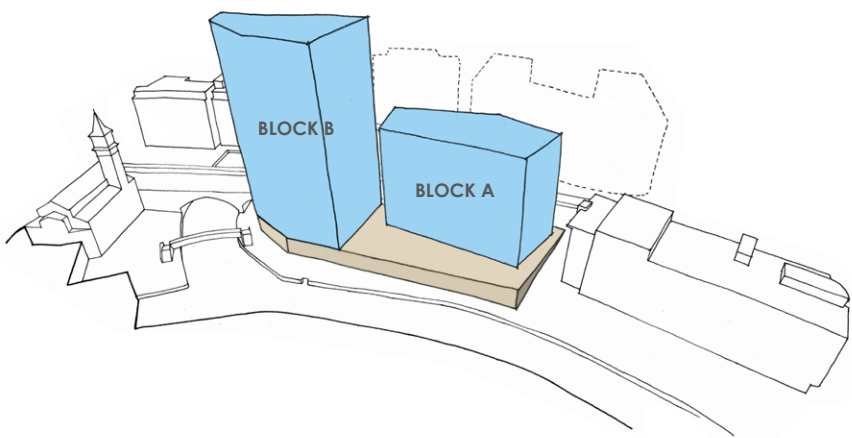
Block A rises from 8 storeys adjacent to Castlegate up to 12 storeys, tying in the recently approved 14 storey development Deansgate Quays on the opposite side of Chester Road.

Block B rises to 21 storeys from Chester Road, it responds to its relationship with the city centre. The vertical emphasis at this juncture a clear marker as you move into the centre of the city along Chester Road and Deansgate.

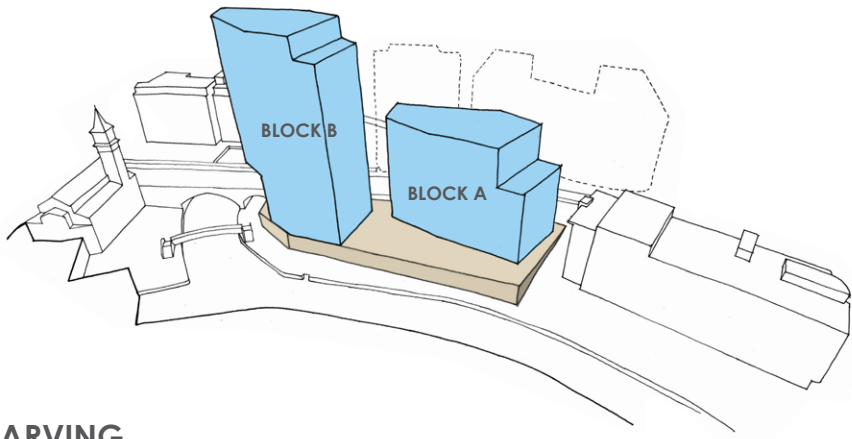
Each tower is stepped back at the upper levels to create a clear 'top' that can be viewed from both the basin and wider city.



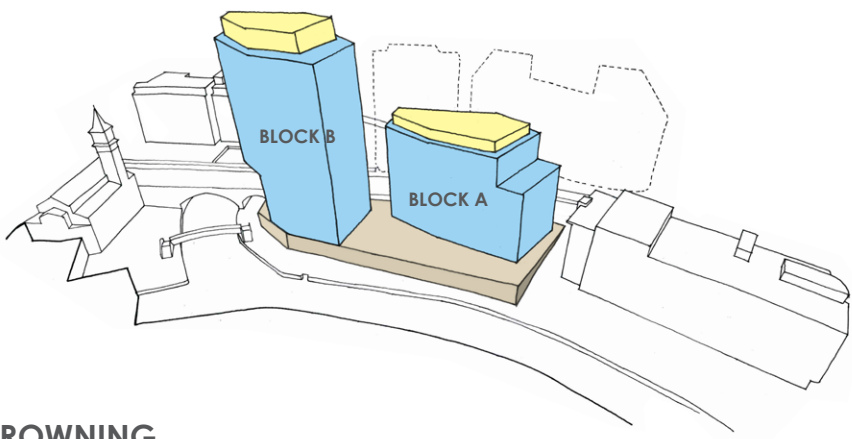
PLINTH
'BOTTOM'
Create a sandstone plinth between the tow path and Chester Road level.



EXTRUDING
Extrude the basic forms of the proposed footprint, responding in scale to the basin and wider city centre context.



CARVING
'MIDDLE'
Respond to the adjacent massing of the basin by stepping the building height against Castlegate and creating a 'prow' at the northern edge of the site.



CROWNING
'TOP'
Create a clear, base, middle and top with an animated roofscape that can be viewed from both the basin and from the city and beyond.



2.0 Middle

The main element, ‘the middle’, of the proposal has been driven by a desire to provide a contemporary response to both the basin and the wider city context.

The large format gridded pattern to each building adds rhythm and regularity to the elevations of buildings that have on plan irregular footprints.

The grid and infill panels are to be clad in natural limestone. This high quality material responds to the heavy masonry and stone of the basin.

2.1 Visual Mock Up

Location: Chester Road Site Accommodation
Review Date: 17.08.20

Attendees:	
Dave Roscoe	MCC
Pete Mills	Renaker
Steve Ramsden	Renaker
John Cooper	Deloitte
Andy James	OMI Architects

A typical bay with full height window was selected for the fabrication of the VMU.

The facade panels included in the VMU were full size versions of agreed hand samples reviewed by Renaker, OMI and Focchi.

RENAKER

Constructing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

P0	Z1-FOC-G251-SA-XX-006	R.D.	P.Emmett	15.02.2019
Revision	Revision Detail	By	Checked	Date
Sub Contractor				
FOCCHI F		Focchi S.p.a. Via Cornacchiara, 805 & Focchi LTD Sherlock House, 7 Kenrick Place		

Recessed Back Panels.
Moleanos Limestone. Medium Sandblasted Finish
Thickness: 30mm
Above: Hand Sample
Below: Detail VMU Photograph.



RENAKER

Constructing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

P0	Z1-FOC-G251-SA-XX-006	R.D.	P.Emmett	15.02.2019
Revision	Revision Detail	By	Checked	Date
Sub Contractor				
FOCCHI F		Focchi S.p.a. Via Cornacchiara, 805 & Focchi LTD Sherlock House, 7 Kenrick Place		

Horizontal + Vertical Grid.
Moleanos Limestone. Honed Finish
Thickness: 30mm
Above: Hand Sample
Below: Detail VMU Photograph.



RENAKER

Constructing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

P0	Z1-FOC-G251-SA-XX-010	R.D.	P.Emmett	20.02.2019
Revision	Revision Detail	By	Checked	Date
Sub Contractor				
FOCCHI		Focchi S.p.a. Via Cornacchiera, 805 & Focchi LTD Sherlock House, 7 Kenrick Place		

ARCHITECTURAL BUILDING ENVELOPES

CHR - MANCHESTER

Z1-FOC-G251-SA-XX-010

ANODISED DARK + C35

FOCCHI

49.02.17_PE

Anodised Aluminium Spandrel + Frame.
C35 Dark Bronze, 25 Microns, Matt.
Above: Hand Sample
Below: Detail VMU Photograph.



RENAKER

Constructing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

P0	Z1-FOC-G251-SA-XX-016	L.S.	P.Emmett	20.02.2019
Revision	Revision Detail	By	Checked	Date
Sub Contractor				
FOCCHI		Focchi S.p.a. Via Cornacchiera, 805 & Focchi LTD Sherlock House, 7 Kenrick Place		

ARCHITECTURAL BUILDING ENVELOPES

CHR - MANCHESTER

Z1-FOC-G251-SA-XX-016

DOUBLE GLAZED UNIT

FOCCHI

49.02.17_PE

Double Glazed Unit.
Saint Gobain Low-E Eclaz-One Vision Glass
Above: Hand Sample
Below: Detail VMU Photograph.





Image 1: VMU Typical Joint

OMIArchitects
www.omiarchitects.com
CHESTER ROAD VMU AMENDMENTS - CURRENT DETAIL
CLOSE UP VIEW
1370 | JUL '19 | NTS



Image 2: Chamfered Joint

OMIArchitects
www.omiarchitects.com
CHESTER ROAD VMU AMENDMENTS - CHAMFERED DETAIL
CLOSE UP VIEW
1370 | JUL '19 | NTS

2.2 VMU Modification

Following the VMU inspection it was agreed that any low level horizontal joints visible from street level would receive a chamfered joint as mocked up in Image 2.

The only section of cladding identified to receive this joint was a section on Chester Road.

The section is highlighted on the part Chester Road elevation (Drawing L 1600) in Image 3.



Location of agreed chamfered joint as indicated in Image 2.

Image 3: Chester Road Elevation (part drawing L 1600)



3.0 Top

The top levels of both blocks are set back and expressed differently to the main stone cladding. An anodised aluminium cladding is introduced to provide a jewel like finish, reinforcing the tripartite design approach.

Vertical fins contain the line of the main grid below, rising above the roofline to provide further detail and animation.

IAKER

ing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

Z1-FOC-G251-SA-XX-002	R.D.	P.Ermell	15.02.2019
Revision Detail	By	Checked	Date

tractor

F

FOCCHI

Focchi S.p.a.

Via Cornacchiara, 805

&

Focchi LTD

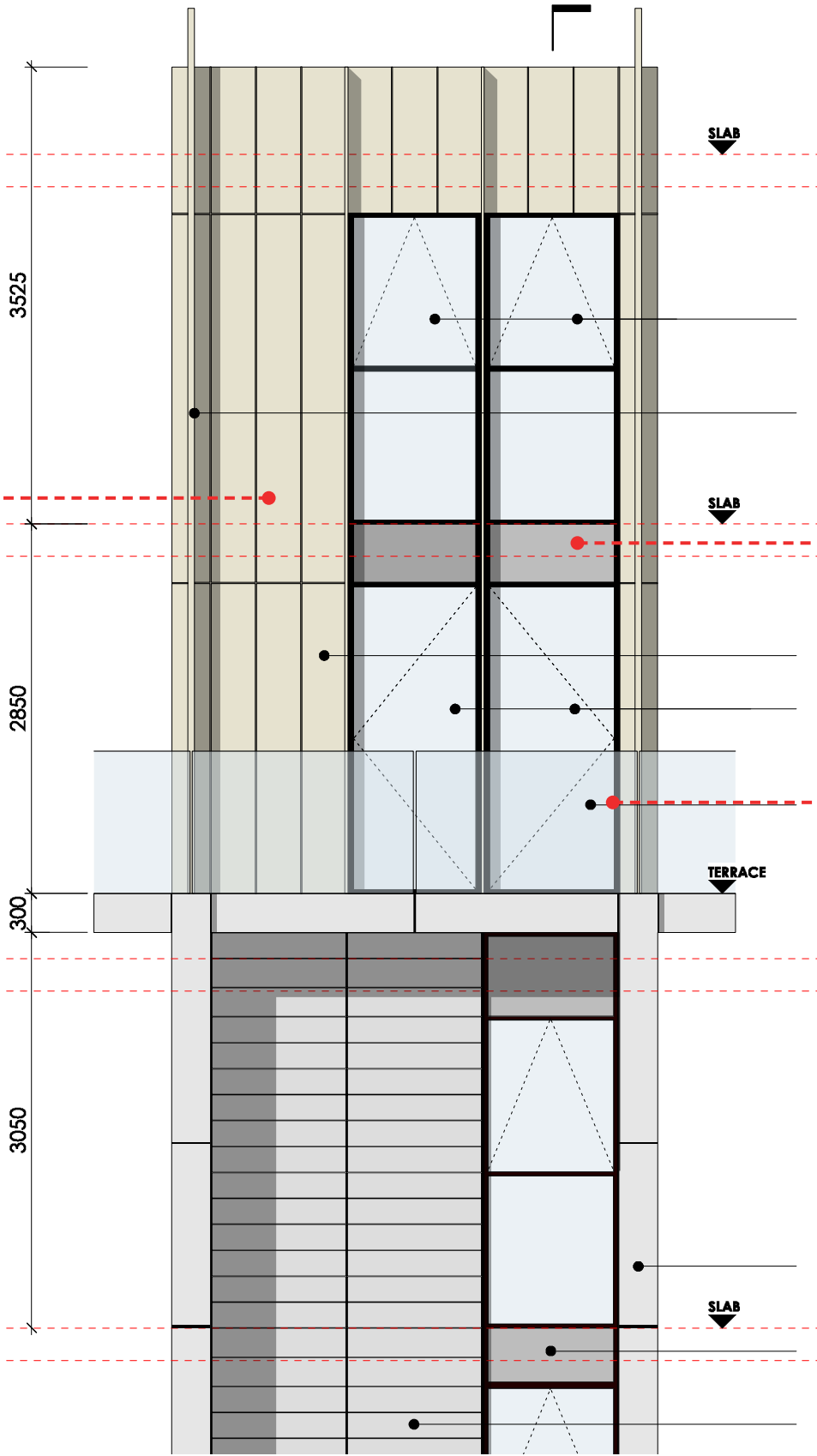
Sherlock House, 7 Kenrik Place

ENVELOPES

Z1-FOC-G251-SA-XX-002

10x4 - 002

Anodised Aluminium Cladding + Fins.
Champagne, 25 Microns, Matt.
Thickness: 3mm
Above: Hand Sample



IAKER

ing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

Z1-FOC-G251-SA-XX-019	M.P.	P.Ermell	12.07.2019
Revision Detail	By	Checked	Date

tractor

F

FOCCHI

Focchi S.p.a.

Via Cornacchiara, 805

&

Focchi LTD

Sherlock House, 7 Kenrik Place

ARCHITECTURAL BUILDING ENVELOPES

Z1-FOC-G251-SA-XX-019

10x4 - 019

Glazed Spandrel Panel.
Glass Spandrel, inner pane enamelled RAL 7040
Above: Hand Sample

RENAKER

Constructing Solutions

CHESTER ROAD - MANCHESTER

SAMPLE RECORD

P0	Z1-FOC-G251-SA-XX-010	R.D.	P.Ermell	20.02.2019
Revision	Revision Detail	By	Checked	Date

Sub Contractor

F

FOCCHI

Focchi S.p.a.

Via Cornacchiara, 805

&

Focchi LTD

Sherlock House, 7 Kenrik Place

ARCHITECTURAL BUILDING ENVELOPES

CHR-MANCHESTER

Z1-FOC-G251-SA-XX-010

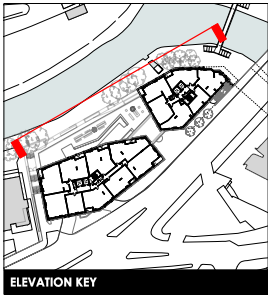
Anodised Dark + C35

FOCCHI 19.02.19 - PE

Anodised Aluminium Spandrel + Frame.
C35 Dark Bronze, 25 Microns, Matt.
Above: Hand Sample



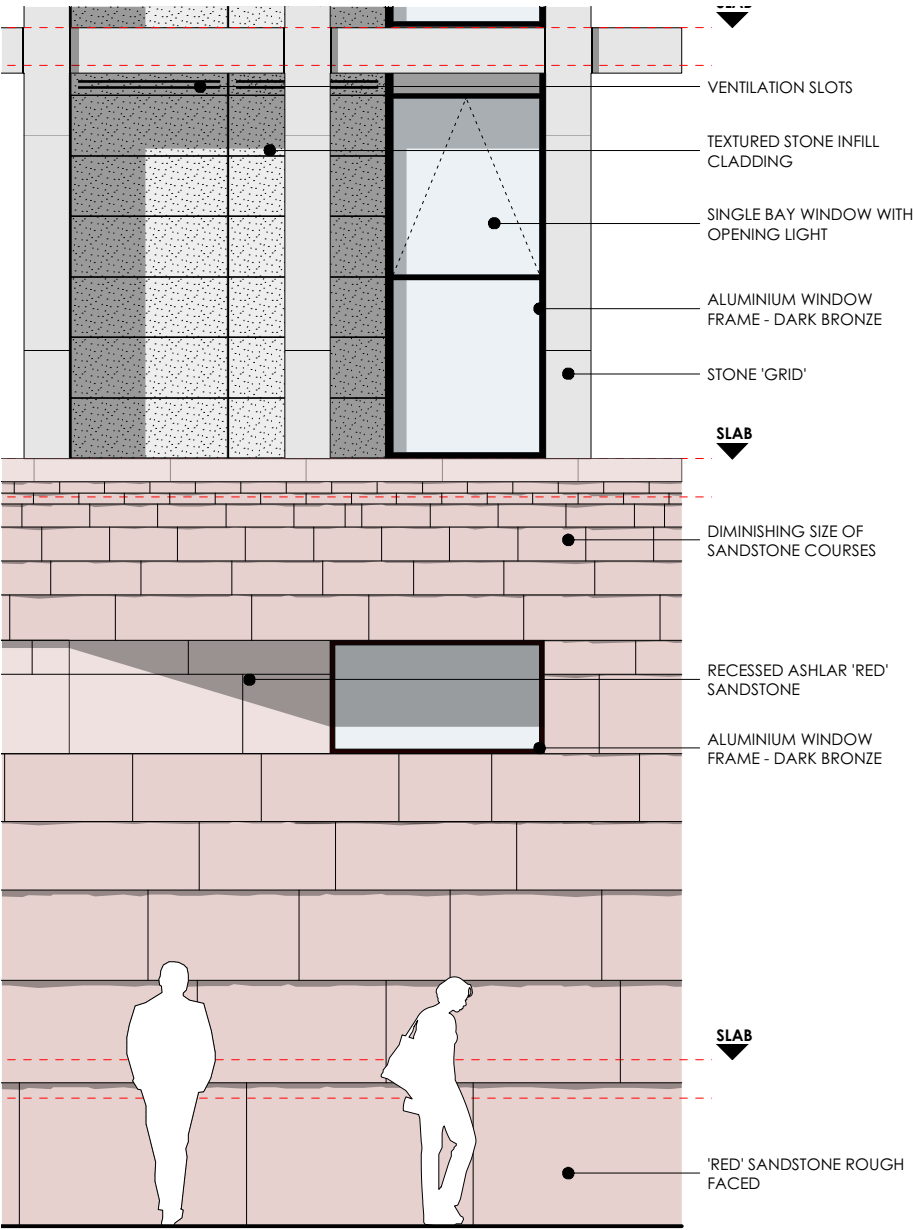
REVISION	DATE	DESCRIPTION
J	17.05.16	PRELIMINARY ISSUE
A	14.06.16	CONTEXT ADDED
B	12.07.16	STAIR AMENDED
C	02.09.16	ISSUED FOR PLANNING
D	27.04.17	PLINTH AMENDMENTS
E	30.10.17	UPDATE
F	25.03.19	PLANNING NIMA AMENDMENT



4.0 Plinth

The plinth grounds the building in the basin and draws it's precedent from the sandstone escarpment directly opposite. Its robustness and solidity is defined by the use of red sandstone.

Two finishes are proposed, in the main a textured finish to reflect the adjacent escarpment along with smooth ashlar finish that is used around windows, openings and horizontal elements. The smooth ashlar blocks are used in numerous locations within the basin.



Above: part Drawing L1624 - Plinth Detail.
Left: L1601. Canalside Elevation with Plinth to Tow Path

150mm High Stone Course.
Random lengths between
300 - 750 mm.

225mm High Stone Course.
Random lengths between
300 - 750 mm.

450mm High Stone Course.
Random lengths between
450 - 900 mm.

550mm High Stone Course.
Random lengths between
550 - 900 mm.

800mm High Stone Course.
Random lengths between
1200 - 1500 mm.

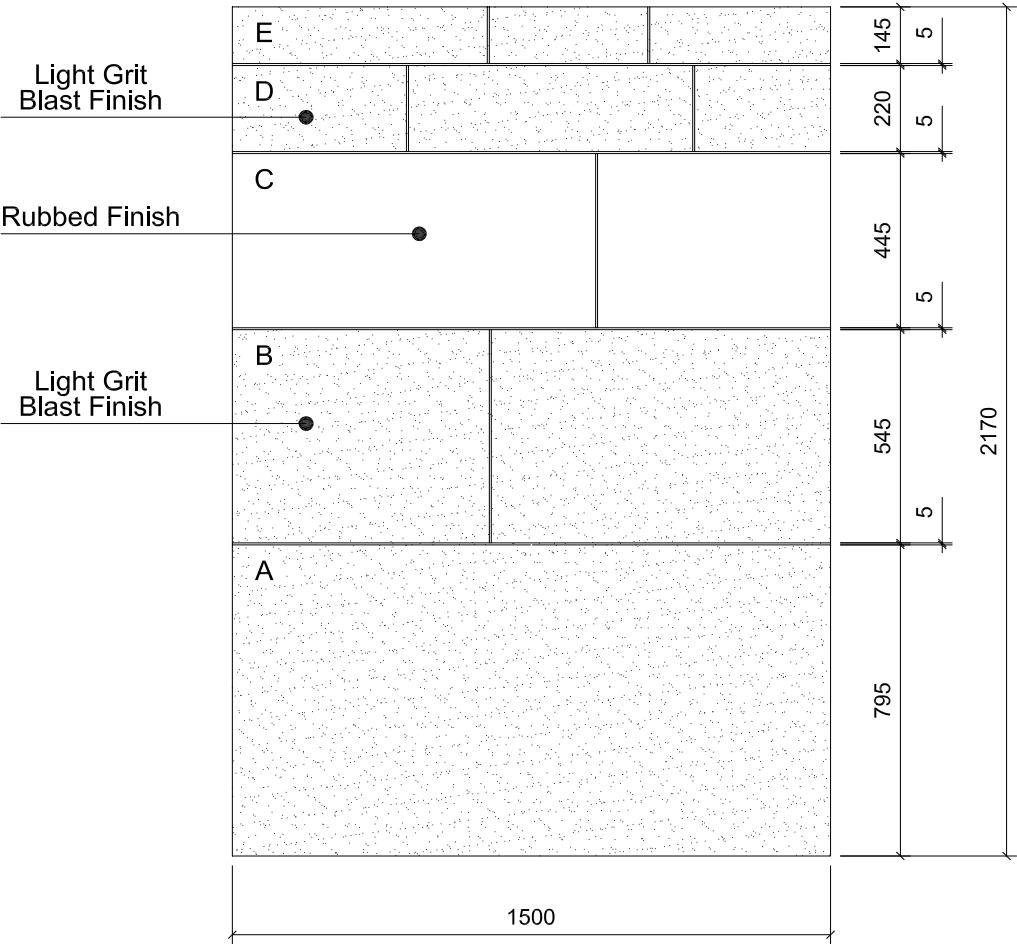


Plinth Sample Panel

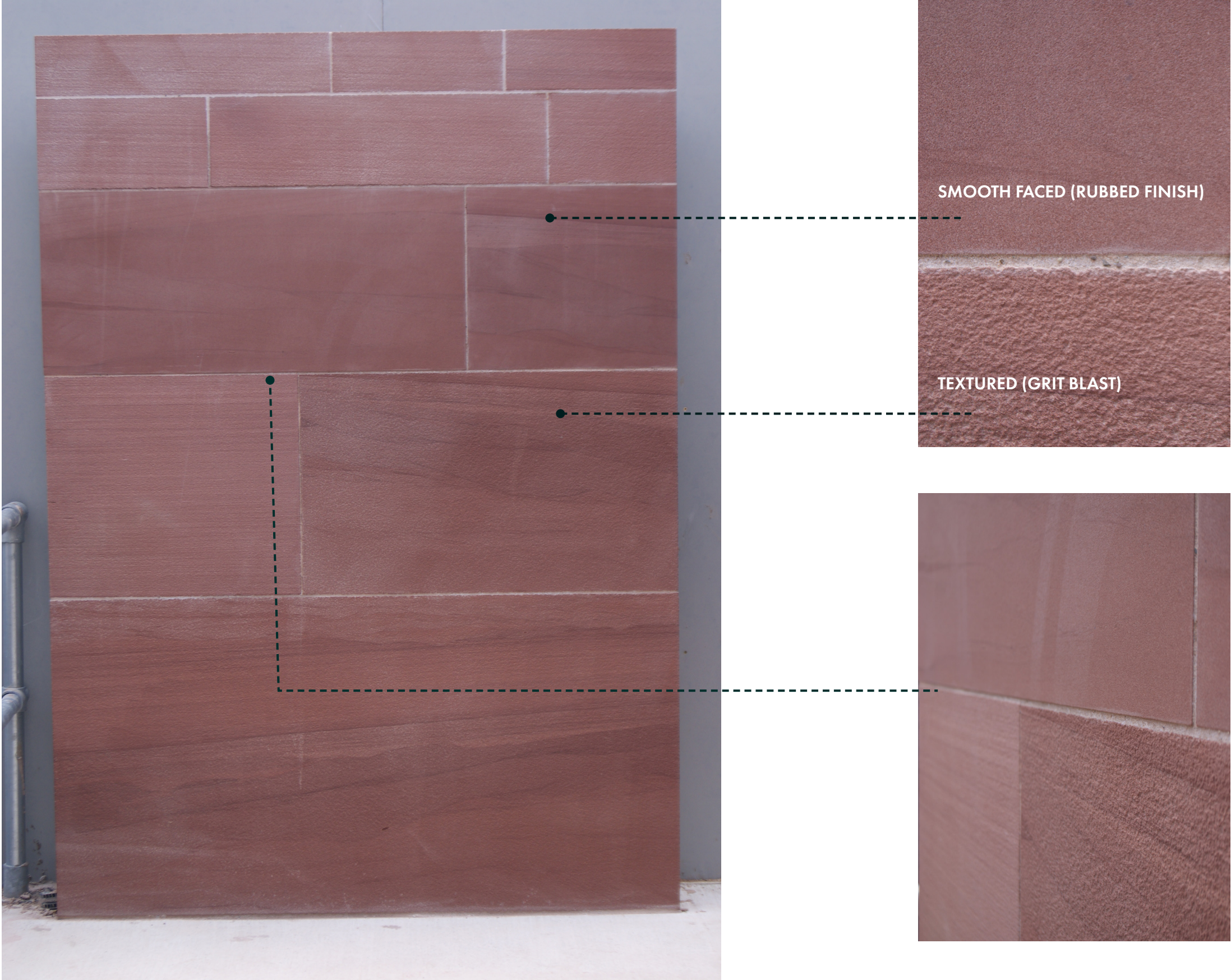
A 1.5m x 2.17m sample panel incorporating the largest unit (1500mm L x 800mm H) along with the two types of stone finish:

- Smooth
- Textured

The panel reflects the diminishing course height form the base upwards as depicted on the approved drawings (L 1624 + 25).



Above: Sample Panel Drawing
Right: Photograph of completed Sample Panel inc. smooth and textured finish.



Above: Sample Panel Detail Photographs