

Portugal Street East
The Fairfax
Design Justification Statement

Executive Summary

This brochure presents a set of amendments to the Portugal Street East development (now to be called The Fairfax) that are required to ensure technical and legislative compliance in the period from initial design and submission of the planning application in October 2018 to delivery in 2022.

This updated document is being presented to Manchester City Council Planning Department to illustrate and explain the nature and extent of the proposed changes accommodated following feedback from MCC and to seek the Council's formal approval through the necessary planning process.

The architectural drawings to support the planning application were prepared by Jon Matthews Architects (JMA) and 5plus Architects.

The design team (including JMA who are retained as the executive Architect and Day Architectural who have produced the detail design drawings in this brochure and are engaged by the design and build contractor RG Group) have reviewed the design through Stage 3-4.

The following presentation has been produced to set out the developed design compared to the approved planning drawing. The drawings are all labelled with reference to Schedule 1.0 which sets out the design revisions.

The amendments generally fall into three categories:

- To comply with regulatory changes such as fire safety (3, 5, 6, 7)
- To suit a different construction methodology, improve buildability or improve viability (2,3, 4, 6, 7, 8)
- Design development (1, 9, 10, 11)

It is important to confirm that the design team have worked to ensure continuity of design intent and guarantee the same high-quality building for the City of Manchester.

1.0 Schedule of Changes	4
2.0 Site Plans	6
3.0 Block 1 Plans	14
4.0 Block 2 Plans	28
5.0 Block 3 Plans	38
6.0 Elevations	44
7.0 Bay Studies	58
8.0 Further Detail	74

1.0 Schedule of Changes

1.1 Schedule of Changes

No.	Location	Change	Reason	approved drawing	proposed drawing
1	Basement Floor & Ground Floor	Concerige lift omitted	No longer required.	_MP_02_2199 _MP_02_2200 _B2_02_2200 _B1_04_2200 _B2_04_2201 MP_04_2201 MP_04_2202 B3_05_1201 B3_05_1202 MP_05_1201	20-0101, 20-0102, 20-0109, 20-0114 20-0201, 20-0202, 20-0203, 20-0204, 20- 0205, 20-0206,
2	Basement to Ground Floor & Ground to First Floor	Floor level and floor to floor dimension amended	The floor to floor dimensions have been changed to suit brick course dimensions to improve buildability and detail as the approved drawings didn't course. Basement FFL raised by 15mm and Ground Floor FFL raised by 40mm but all other upper floor levels remain the same. Block 2 parapet height raised by 50mm to suit brick course dimensions to improve buildability and provide 1100mm high parapets for safety purposes following technical development of roof build-up.		
3	All external walls	Façade construction typology changed from pre-cast concrete sandwich panels to SFS walling with non-combustible external mineral wool insulation and clay brick slip system. System is suitable for use on buildings of this height and type	•The original scheme was PCC structure and external elevation with cut brick slips fixed to the outside of the PCC wall panel. •The external wall was a sandwich panel with a (sealed) combustible insulation board in the cavity. When the use of combustible insulation was prohibited by the 2018 amendment to Regulation 7 off the Building Regulations, it was not viable to put insulation that is not combustible between the units as this increased the overall thickness. •A range of different options were then explored which could meet the thermal and technical requirements and still maintain the original design intent of the external elevations. •The most suitable options that met all the technical requirements was a Class A1 external mineral wool insulation with adhered clay brick slip system installed on to the SFS walling. All materials (except those exempted by Regulation 7(3)) are Class A1 or Class A2-s1, d0 as required for compliance with Regulation 7(2). •The current alternative wall built up provides exactly the same visuals but (as opposed to the original design) complies with Regulation 7(2) as well as meeting the technical an programme requirements of the original design concept.	All approved plans, elevations and bay studies	All DAY proposed plans, elevations and bay studies
4	Glazing and windows	Changed from capless to capped curtain walling glazing system. Outward openable windows are retained in accordance with approved drawings	For reasons of viability and procurement. Proposed colour of curtain walling to remain as approved drawings. Final details to be agreed through condition discharge process.	All approved plans, elevations and bay studies	All DAY proposed plans, elevations and bay studies
5	Ceiling bulkhead to rear of glazing	Decorative internal aluminium panel to soffit omitted and replaced with opaque ceramic glazing treatment with flush soffit	For technical reasons relating to fire safety at slab level and for reasons of viability and procurement. Introduce opaque ceramic glazing treatment to the glass at slab level. This will be colour matched to suit the clear glass and will be applied to a single pane of glazing with no additional break lines to retain the design intent of the external appearance of the approved scheme, including the appearance of floor to floor glazing. Ceramic treatment to be factory applied and permanent and installed to internal face 4 of glazing. Ceramic glass will be concealed within the apartment with the ceiling line running through to provide full height vistas outwards. Final details to be agreed through condition discharge process.	All approved elevations and bay studies	All DAY proposed elevations and bay studies
6	Block 1 external walls	Overall depth of the external walls has reduced due to change in façade construction typology (see point 3)	The overall depth of the external walls has reduced due to point 3. Block 1 external walls have reduced by circa 135mm at widest point. Façade reveal depths are to be in accordance with approved design. Proposal provides facade reveals of 330mm to glazing (previously 337.5mm), with 305mm to face of curtain walling and 112.5mm to aluminium panels. Upper levels remain flush with the masonry as per approved design.	All approved plans, elevations and bay studies	All DAY proposed plans, elevations and bay studies
7	Block 2 external walls	Overall depth of the external walls has reduced due to change in façade construction typology (see point 3)	The overall depth of the external walls has reduced due to point 3. Block 2 external walls have reduced by circa 345mm at widest point. Façade reveal depths are to be in accordance with approved design. Proposal provides facade reveals of 330mm to glazing (previously 337.5mm), with 305mm to face of curtain walling and 112.5mm to aluminium panel. Upper level ceramic tiled sections remain flush with the face of the curtain walling as per approved design.	All approved plans, elevations and bay studies	All DAY proposed plans, elevations and bay studies
8	Block 1 & 2 short elevations	Width of short elevations brought inbound to better align nearer to the previous structural line (long elevations remain unchanged)	Due to change of façade construction typology and reduction of external walls, the external wall line on the longer elevations of both blocks have been brought in by a minor amount to better align nearer to the previous structural line position and avoid an over increase in gross internal floor area. Block 1 walls on gridlines A & C have each been brought in by 112.5mm (totalling 1 brick across the elevation). Block 2 walls on gridlines D & F have each been brought in by 168.75mm (totalling 1.5 bricks across the elevation). The reduction in brick length has been discreetly positioned to provide minimal change to the look of each elevation.	All approved plans and: MP_04_2201 MP_04_2202	All DAY proposed plans and 20-0201 & 20-0202
9	Block 3 roof design	Glazed banding omitted from Block 3 roof along interfaces with building facades (other glazed roof areas to remain)	The glazed strips have been changed to a solid roof construction (green roof) due to issues around fire spread from glazed roof areas to glazed areas on the building facades. Improves long term maintenance strategy. Improves privacy for residents.	_MP_00_1201 _MP_02_2230 _B1_02_2201 _B2_02_2201 _B3_02_2201	20-0103 & 20-0115
10	Basement car park layout	Basement car park layout amended	Car park layout has been amended to increase number of accessible car parking spaces. Total number of car park spaces remains unchanged. Amendment in response to condition 26.	_B2_02_2200 _B2_04_2201	20-0109 & 20-0205
11	Generator flue	250mm diameter metal flue added to Block 2 South West elevation	External generator flue required to be added to plant space elevation at ground floor for service reasons. Flue to project 300mm from external façade and located within plant room louvres. Flue to be coloured matched to the louvres. The generator is required as part of the life safety fire strategy to provide a secondary power supply should this ever be required.	_B2_02_2200 _B2_04_2201	20-0109 & 20-0205

The schedule prepared by Day Architectural shown adjacent describe all the proposed changes to the approved development. The item number in the left hand column are called out on the plans and elevations on the following pages.

2.0

Site Plans

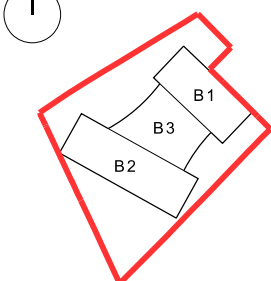
Copyright of this drawing is vested in 5plus Architects and it must not be copied or reproduced without written consent. All dimensions are to be taken from this drawing. Do not scale from this drawing.

All Contractors must check the drawings and are responsible for taking any necessary site measurements relative to their work. 5plus Architects are to be advised of any variation between drawings and site conditions.

Information about drawings should be read only and should not be interpreted as measurements. All dimensions and levels should be read only from those values stated in text on the drawings.

CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no structural elements have been identified, other than those identified by the Architect.

KEY PLAN:



- 01) Basement Car Parking
- 02) Tank Room
- 03) Workshop
- 04) Lift to Ground Floor
- 05) Car Parking Ramp
- 06) Cycle Store & Workshop
- 07) Escape Stair
- 08) Landlords' Store
- 09) Staff welfare
- 10) Central plant space

L	24.08.18	Issued for PLANNING
K	17.07.18	Issued for COMMENT
J	06.10.17	Issued for PLANNING
I	13.07.17	Basement layout amended. Lift from GF to basement dimensions updated. Structure amended.
H	30.06.17	Core sizes updated. Minor amendments to structural layout and car parking layout.
G	06.06.17	Cycle store areas updated.
F	02.06.17	Plant and cycle store areas rearranged.
E	11.05.17	Car parking reduced to bring steps above between buildings.
D	07.04.17	Carparking and structural layout updated.
C	28.03.17	Carparking and structural layout updated.
B	17/03/17	Issued for comments.
A	08/03/17	Issued for comments.
-	19/05/16	Issued for PLANNING.

REV.	DATE	DETAILS
------	------	---------

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

5plus architects

PROJECT:
Portugal Street East
Manchester

TITLE:
Lower Ground Floor Site Plan

SCALE:
1:200 @ A1

ORIGIN DATE:
24.09.15

DRAWN:
MH

CHECKED:
JM

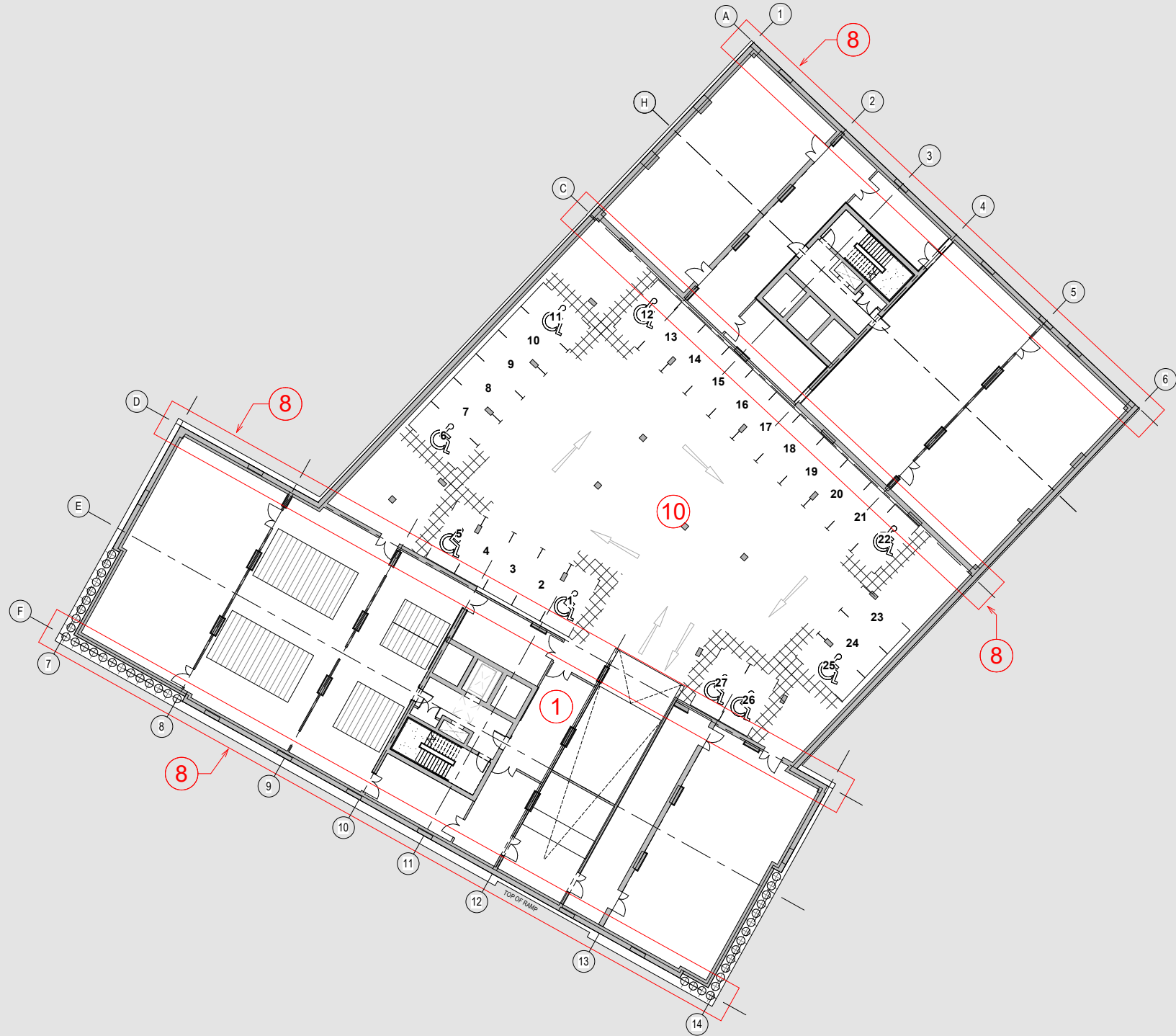
STATUS:
INFORMATION

PROJECT
05301

DRAWING NO:
_MP_02_2199

REV:
L

Architecture | Masterplanning | Interiors | Graphics | Branding



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
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.

CLIENT
RG GROUP / OLYMPIAN

PROJECT
The Fairfax Manchester

REV	DESCRIPTION	DATE	REV BY	CHKD
D	Planning Issue: Issued for NMA application to MCC	20.04.22	MG	TE
C	Issued for NMA application to MCC	17.02.22	JM	MG
B	Revised Planning Issue	17.12.21	LK	MG
A	PLANNING ISSUE	11.10.21	MG	MH

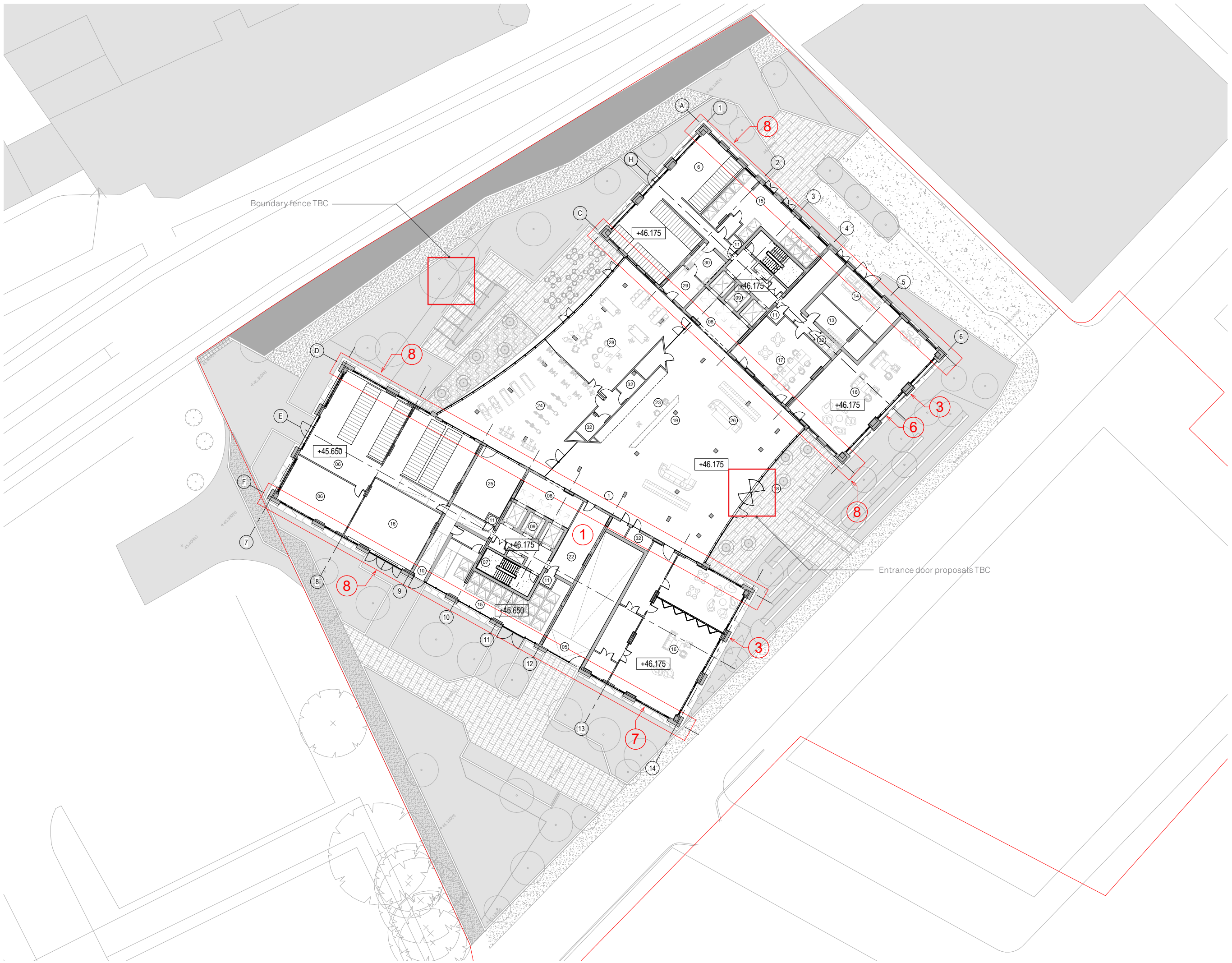
REV	DESCRIPTION	DATE	REV BY	CHKD
D	Planning Issue: Issued for NMA application to MCC	20.04.22	MG	TE
C	Issued for NMA application to MCC	17.02.22	JM	MG
B	Revised Planning Issue	17.12.21	LK	MG
A	PLANNING ISSUE	11.10.21	MG	MH

DRAWING STATUS
PLANNING

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW
T: 0161 834 9703
W: www.day-architectural.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
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.

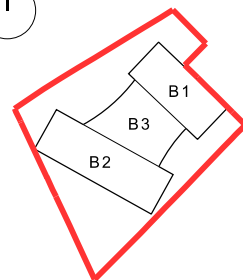
ROOM SCHEDULE KEY

1	Basement Car Parking
2	Tank Room
3	Workshop
4	Lift to Ground Floor
5	Car Parking Ramp
6	Cycle Store & Workshop
7	Escape Stair
8	Lift Lobby
9	Lifts
10	Fire Escape & Service Corridor
11	Riser
12	Smoke Shaft
13	LV Room
14	HV Room
15	Refuse and Recycling Store
16	Generator Plant Room
17	Building Manager's Suite
18	Entrance
19	Concierge
20	Waiting Area
21	Shared Residential Amenity Space
22	General Store
23	Parcel Store
24	Shared Residential Amenity Space
25	Kitchen / Store
26	Post
27	Shared Residential Amenity Space
28	Shared Residential Amenity Space
29	Shared Residential Amenity Space
30	Staff Lockers
31	WC
32	Accessible WC
33	Shared Residential Amenity Space
34	Cleaners Cupboard
35	Lobby
36	Storage
37	-
38	Shared Residential Amenity Space

CLIENT				
RG GROUP / OLYMPIAN				
PROJECT				
The Fairfax Manchester				
REV	DESCRIPTION	DATE	REV BY	CHKD
DRAWING				
Ground Floor Site Plan				
SCALE		FIRST ISSUED		
As indicated @ A1		11/10/21		
PROJECT	DRAWN BY	CHECKED BY		
1284-21	MG	MH		
	ROLE	NUMBER	REVISION	
	A	20-0102	E	
DRAWING STATUS				
PLANNING				
Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.				
DAY Architectural Ltd. Studio 1, Lancaster Buildings 77 Deansgate, Manchester, M3 2BW T: 0161 834 9703 W: www.day-architectural.com				

All Contractors must visit the site and are responsible for taking and checking all dimensions relative to their work. Spoke Architects are to be advised of any variation between drawings and site conditions.

 CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no unusual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment.



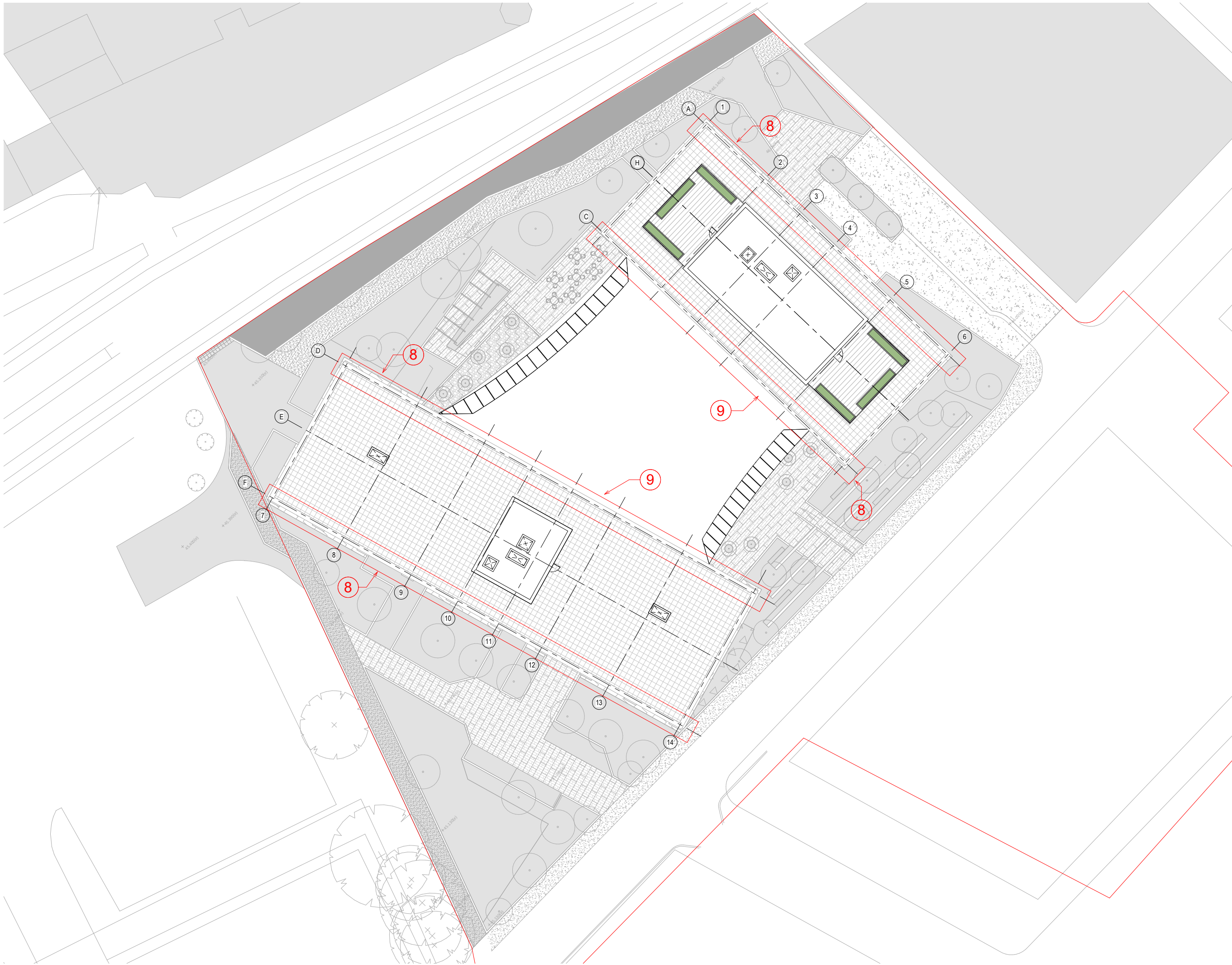
REV:	DATE:	DETAILS:
------	-------	----------

PROJECT www.5plusarchitects.com

Architecture | Masterplanning | Interiors | Graphics | Branding

+44 (0)161 228 0211

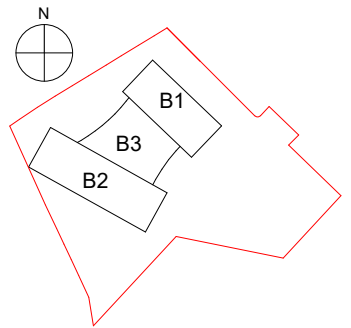
www.5plusarchitects.com



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
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.



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	Issued for NMA application to MCC	17.02.22	JM	MG
C	Revised Planning Issue	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
Roof Site Plan

SCALE
As indicated @ A1

FIRST ISSUED
11/10/21

PROJECT	DRAWN BY	CHECKED BY
1284-21	MG	MH
ROLE	NUMBER	REVISION
A	20-0103	E

DRAWING STATUS
PLANNING

Information contained on this drawing is the sole copyright of DAY Architectural Ltd. and is not to be reproduced without their permission.

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3
2BW
T: 0161 834 9703
W: www.day-architectural.com