



Former Bauer Millet Site – Manchester

UNITISED FACADE MATERIAL SAMPLES | 14 OCTOPBER 2021
10053-MP-A-B5D9-RP-PC-001 | REV 03

1.0 INTRODUCTION



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1.1 Material Samples

Application Details

Viadux, Albion Street, Manchester
Planning Permission Ref.126868/JO/2020

The following document has been prepared to illustrate the hand samples provided for Phase 1 of the Viadux development. The proposed material samples will be used to construct the visual mock up for the unitised facade system to levels 02 - 40 of the residential tower.

The materials relate to the following planning condition:

Condition 15a

Prior to any above ground works of a phase, a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

Condition 15b

All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the phase.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

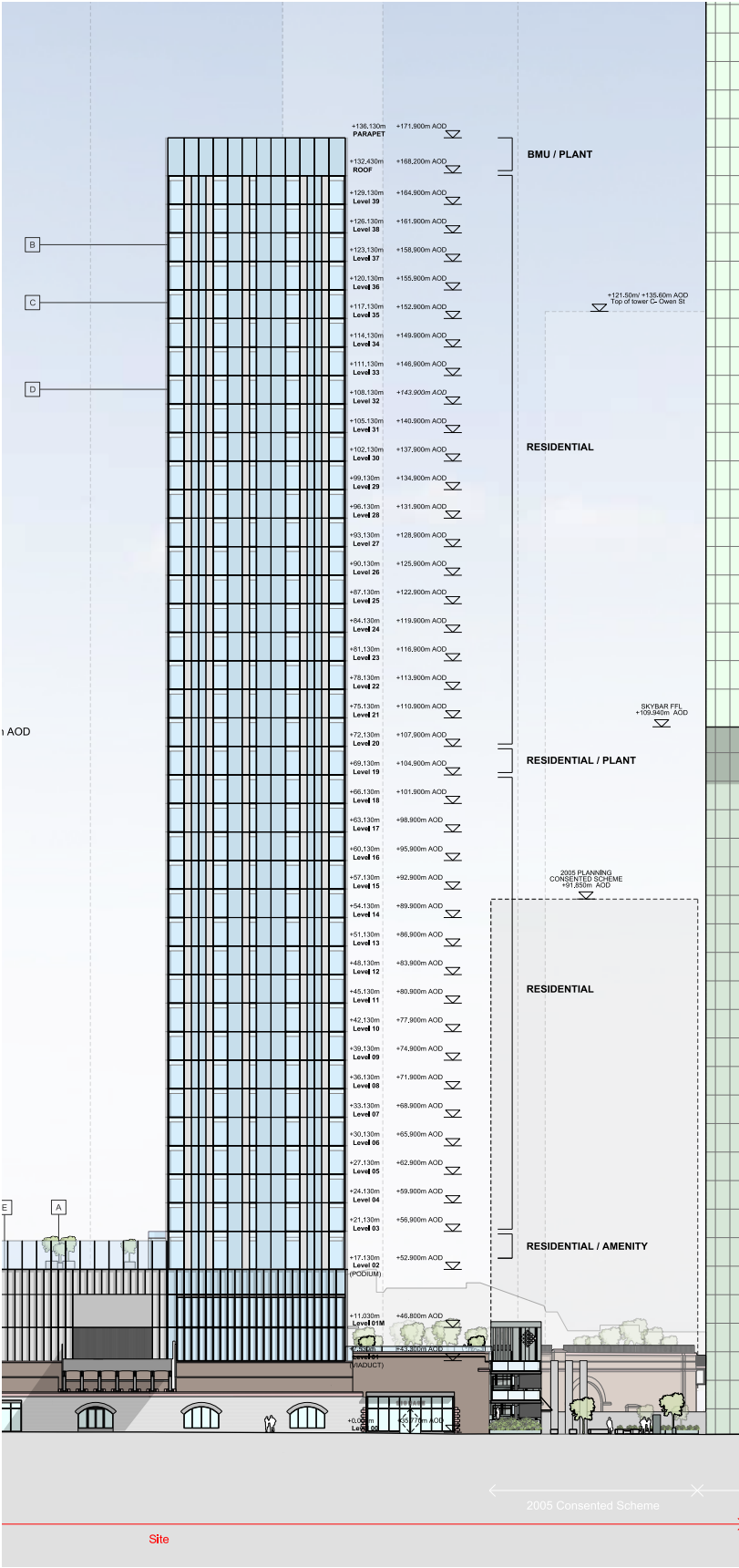
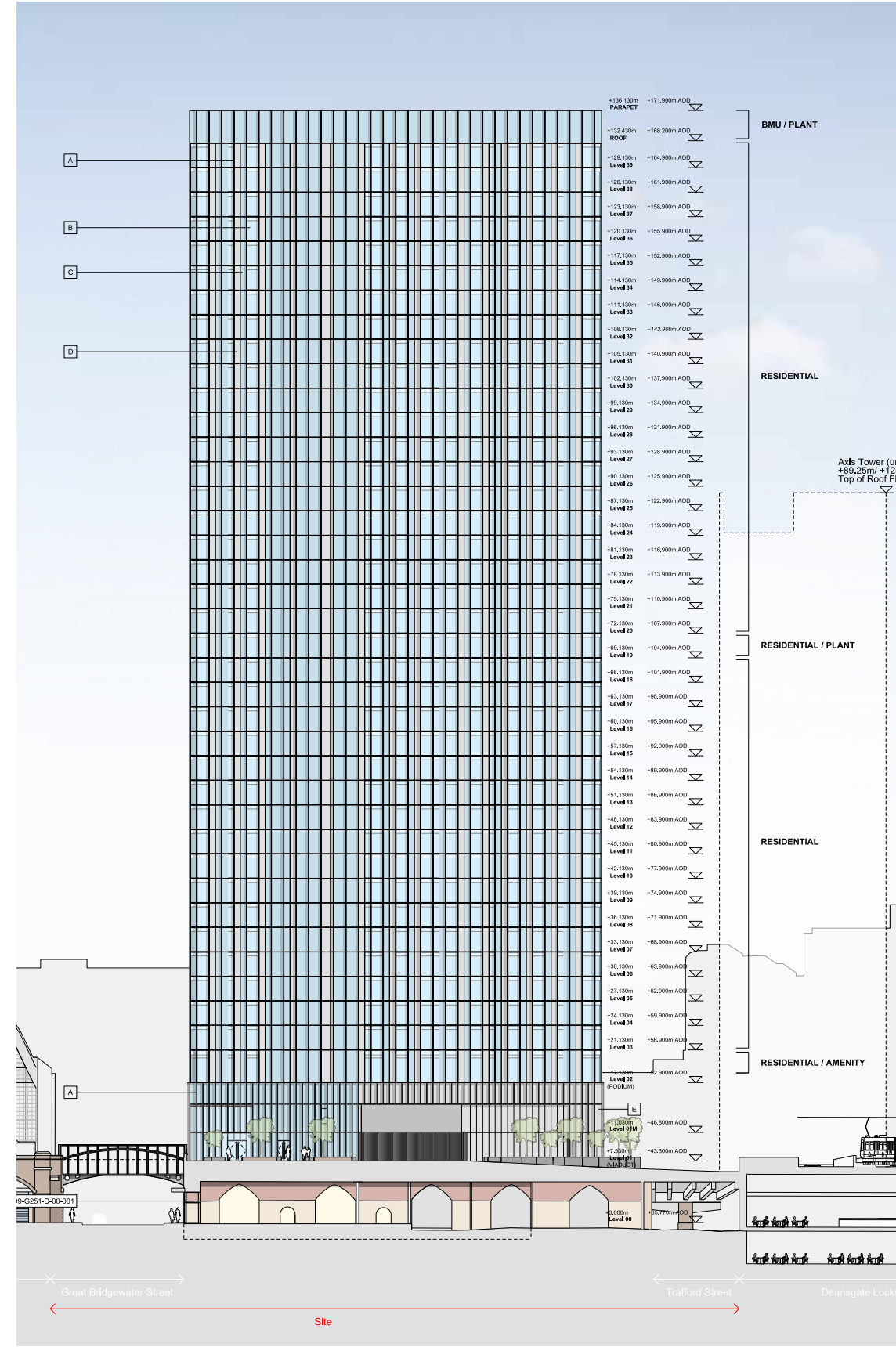
Appearance

1.2 Strategy

The treatment of the elevations has been carefully considered throughout the design development process to ensure the proposals are robust and deliverable. The material strategy has been developed to respond to the established and emerging context of the area.

The development benefits from a simple, uniform design that has been developed across the buildings ensuring each block has a strong relationship with the other, with the Hilton Tower, and with the urban surroundings. The strong, simple silhouette of the development and regular geometric composition has led to the development of a rational approach to the cladding that responds to the wider city context and the vertical form of the buildings. The result is a collection of buildings that complement each other and form a strong composition within the city from a variety of perspectives and distances.





1.3 Residential

The building utilises a simple palette of materials, clear glass, opaque (enamel fritted) glass, aluminium panel vents and aluminum fins to articulate the facade within a unitised curtain wall system. Visually the glazing is bonded to an aluminum frame giving an almost seamless appearance.

A regular series of fins at 1500mm centres to the long elevations (East & West) from level 2 upwards enforce the slenderness, verticality and appearance of the tower in distant views.

have been arranged across the elevations - enforcing the slenderness and verticality of the tower. The expression of these fins also gives the opportunity to create shadow, depth and texture across the facades of the tower. The fins retain the level of privacy required to adjacent buildings and create shadow, depth & texture. To provide a contrast, the short elevations (North & South) have no fins creating a smooth, flush appearance.

The base of the tower and connecting podium facades retains the approved design of fins arranged at 750mm centres with an emphasis on 'screening'.

1.4 Facade Detail

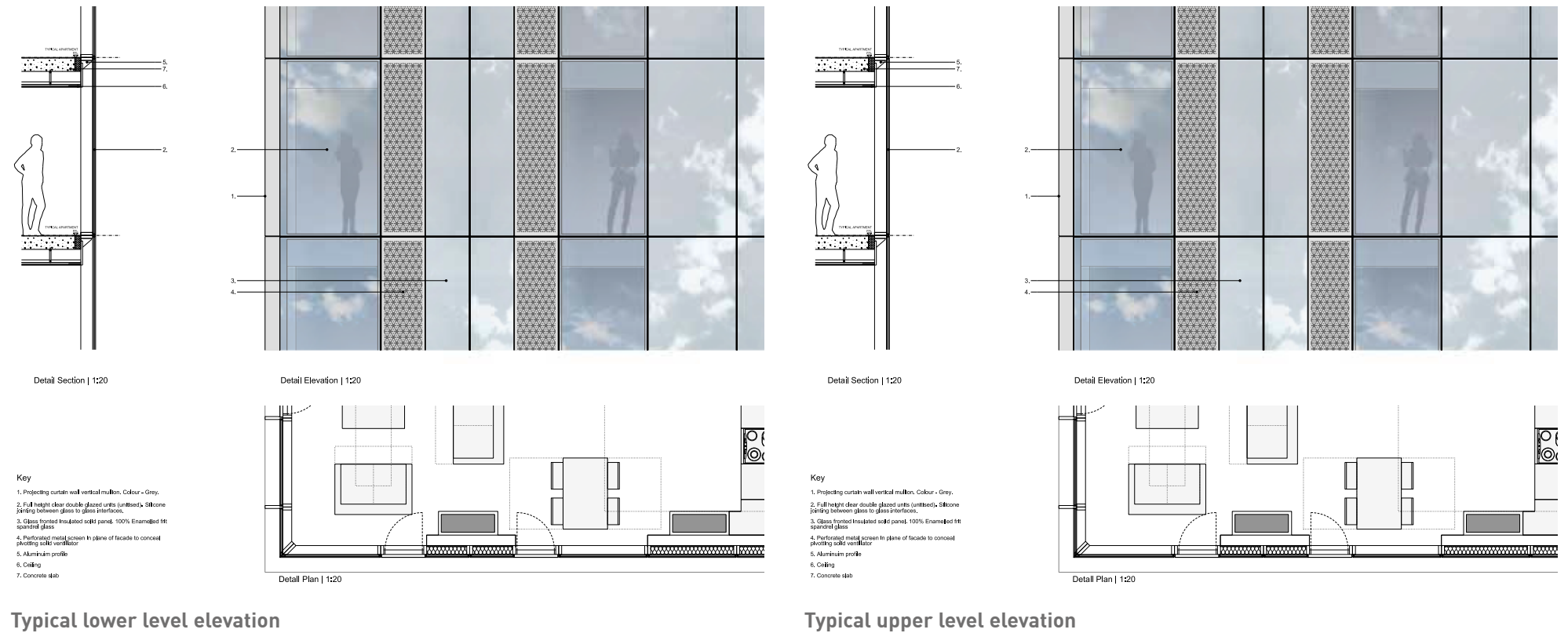
The elevations of the residential building have been carefully considered so that each responds to orientation and is read as an integral part of the wider development, unified by a common underlying geometry, materiality and colour palette.

The highest quality materials are proposed that are appropriate to their purpose and location, and an attention to detailing will be maintained to ensure an exemplar of good design.

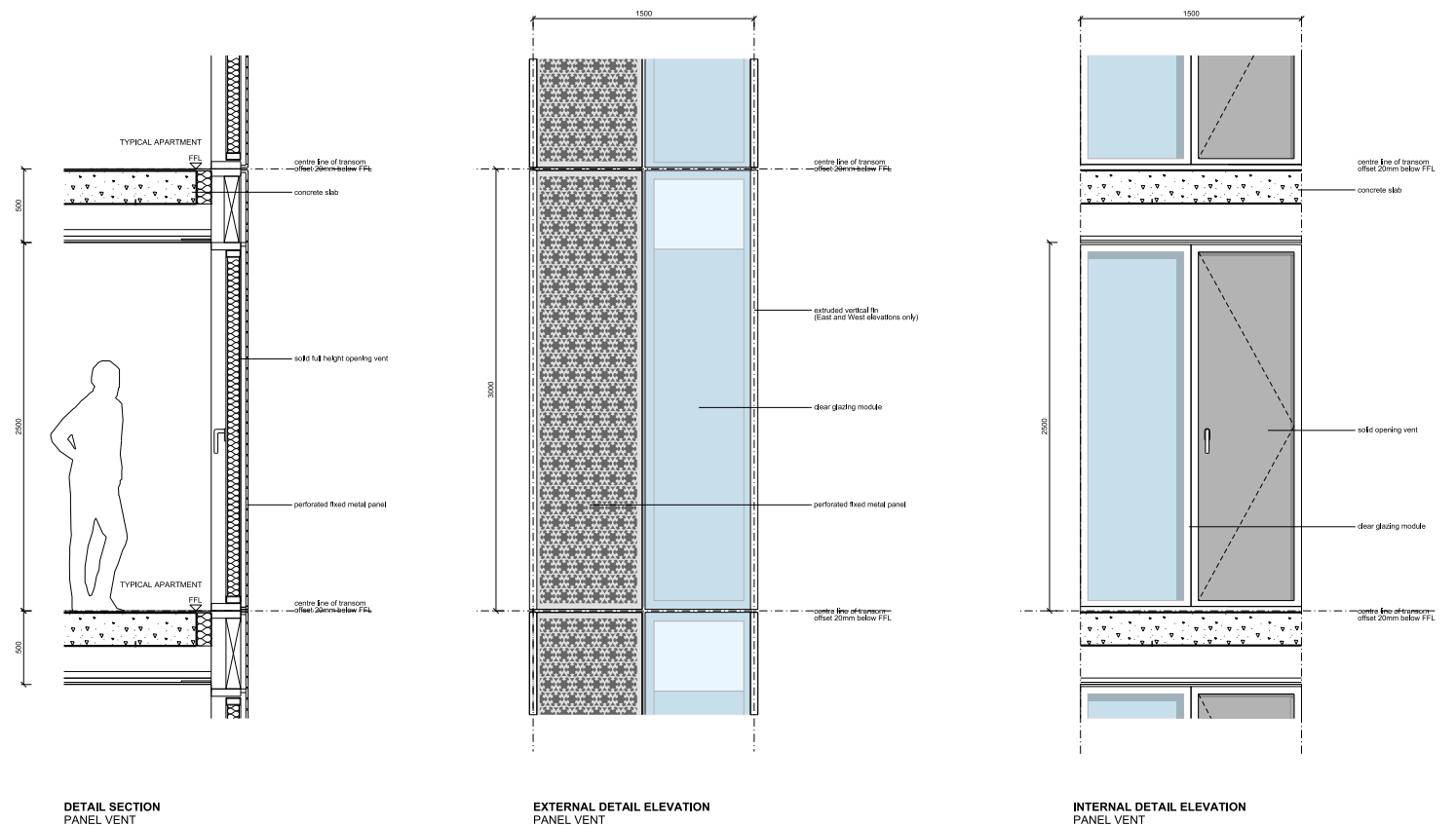
The materiality of the building is summarised on the following approved drawings:

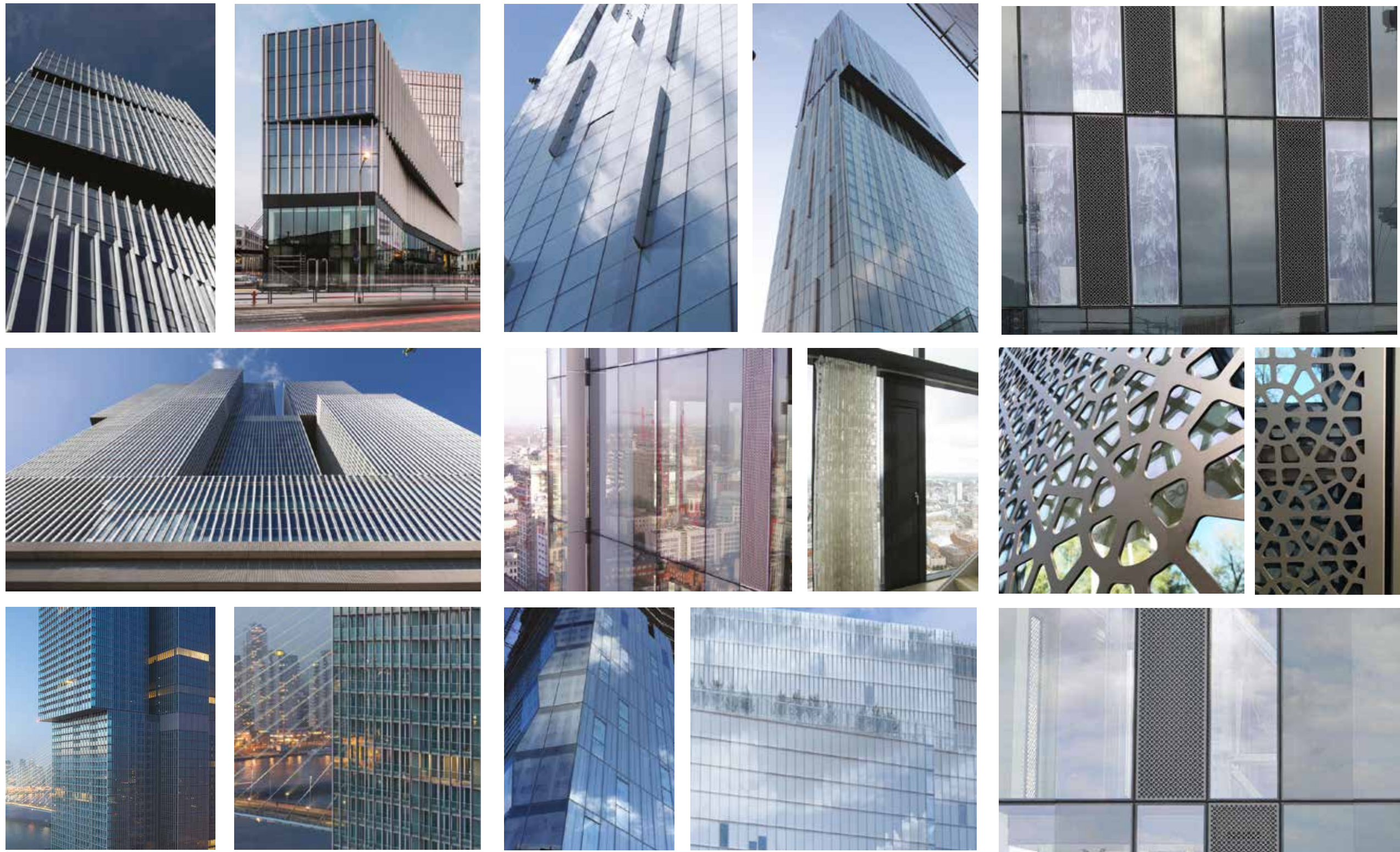
10053-B2-A-B5D9-G200-E-N-001 - Building 2 - North Elevation
 10053-B2-A-B5D9-G200-E-S-001- Building 2 - South Elevation
 10053-B2-A-B5D9-G200-E-E-001 - Building 2 - East Elevation
 10053-B2-A-B5D9-G200-E-W-001 - Building 2 - West Elevation

10053-B2-A-B5D9-G251-D-02-001 - Ext wall detail - Amenity level
 10053-B2-A-B5D9-G251-D-19-001 - Ext wall detail - Plant level
 10053-B2-A-B5D9-G251-D-40-001 - Ext wall detail - Parapet
 10053-B2-A-B5D9-G251-D-TY1-001 - Ext wall detail - Typ Lwr Level
 10053-B2-A-B5D9-G251-D-TY2-001 - Extwall detail - Typ Uppr Level

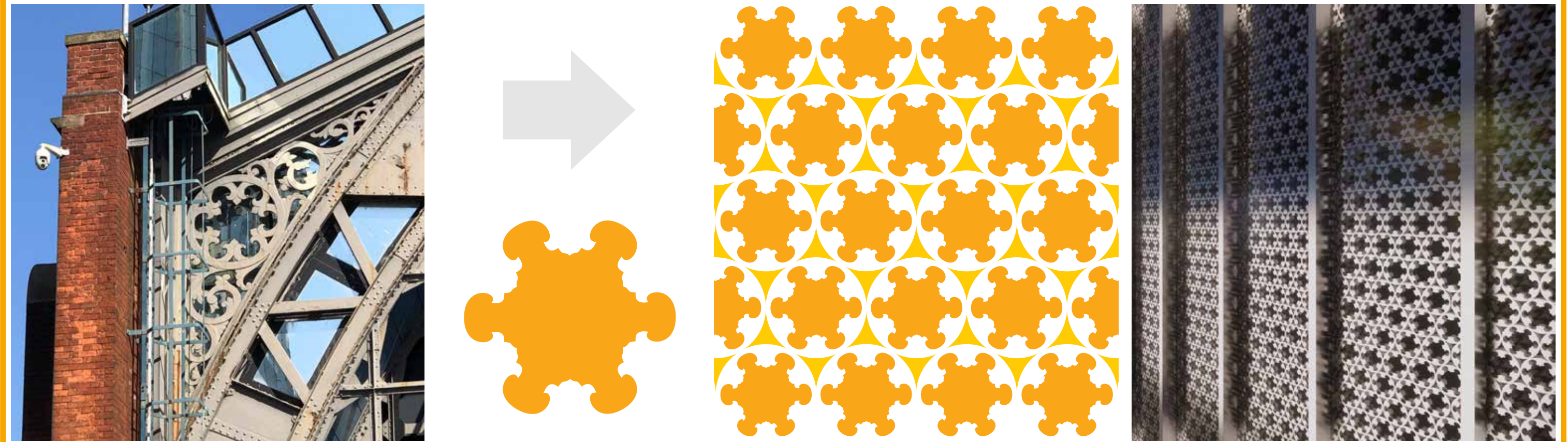


Purge vent detail





1.5 Facade Precedents



Manchester Central steel lattice work

Preferred design has been derived from the existing steel lattice work of Manchester Central.



Local context precedents of steel lattice work & bridges