

Summary of Changes - Consented Scheme to Proposed MMA

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CC	Ralph Pedersen		
From	Matthew Lewis/ Josh Griffiths	Date	14.01.2022
Project	T2 Vita Living, St. John's	Project number	6555
Subject	Summary of Changes between Consented Scheme to Proposed MMA	File	Non CAD> Authorities> 401 Planning

The following outlines a summary of changes between consented planning drawings, as per application ref. 126648/FO/2020, and resubmitted proposed MMA application drawings:

Drawing Number	Summary of Changes
Drawing Title	
6555-P-B500-P-00-001 Rev G Level 00 Proposed Site Plan	Public realm around building amended to integrate with the new extended building footprint. External landscaping around canal basin amended. Existing ramp to canal basin has been retained, together with additional stepped access. Position/Size/Format of external doors to T2 updated to reflect current proposal. Stepped terrace access to the South has been replaced with terrace and ramped access from Water Street.
6555-P-B500-P-00-100 Rev F Level 00 T2 Site Boundary Plan	Western terrace overlooking the River Irwell replaced by new commercial unit 'Green Room', new terrace provided on the northern elevation overlooking the basin. The Riverside walkway is retained and widened compared to the approved scheme. Position/Size/Format of external doors to T2 updated to reflect current proposal. Additional trees, canopy, walkway arches, balustrades and screens introduced following wind mitigation analysis, design to be illustrated within the Landscape Architects proposals. Vehicular access designed to integrate with updated road layout arising from MCC/AL proposals for the Factory and Festival Square.
6555-P-B500-E-N Rev F North Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial unit. Ground Floor to Level 01 floor to floor height reduced. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing

	gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height. Additional trees, canopy, walkway arches, balustrades and screens introduced following wind mitigation analysis, design to be illustrated within the Landscape Architects proposals. Louvred panels introduced to the north-east chamfered corner of the tower to enclose plant and back of house areas behind. Position/Size/Format of external doors to T2 updated to reflect current proposal.
6555-P-B500-E-N-001 Rev D Proposed Contextual North Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial unit. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates.
6555-P-B500-E-E Rev G East Elevation	Ground Floor footprint developed to include commercial unit. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial unit. Ground Floor to Level 01 floor to floor height reduced. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height. Louvred panels introduced to the north-east chamfered corner of the tower to enclose plant and back of house areas behind. Position/Size/Format of external doors to T2 updated to reflect current proposal.
6555-P-B500-E-E-001 Rev E Proposed Contextual East Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial unit. Floor to Floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-

	mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height. Position/Size/Format of external doors to T2 updated to reflect current proposal.
6555-P-B500-E-S Rev F South Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace added to Level 01 above new commercial space. Ground Floor to Level 01 floor to floor height reduced. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height. Main entrance relocated to the south elevation. Wind mitigating canopy incorporated to the ground floor adjacent to the entrance has reduced in length. Outdoor seating area incorporated to the canopy location. Additional trees, canopy, walkway arches, balustrades and screens introduced following wind mitigation analysis, design to be illustrated within the Landscape Architects proposals. Position/Size/Format of external doors to T2 updated to reflect current proposal.
6555-P-B500-E-S-001 Rev D Proposed Contextual South Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial space. Floor to Floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height. Main entrance relocated to the south elevation. Additional trees, canopy, walkway arches, balustrades and screens introduced following wind mitigation analysis, design to be illustrated within the Landscape Architects proposals. Wind mitigating canopy incorporated to the ground floor adjacent to the entrance has reduced in length. Outdoor seating area incorporated

	to the canopy location. Site levels have altered following a topographical survey a low-level planter has been incorporated to the front of the external terrace, design to be illustrated within the Landscape Architects proposals. Position/Size/Format of external doors to T2 updated to reflect current proposal.
6555-P-B500-E-W Rev E West Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial unit. Ground Floor to Level 01 floor to floor height reduced. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height. Additional trees, canopy, walkway arches, balustrades and screens introduced following wind mitigation analysis, design to be illustrated within the Landscape Architects proposals. Position/Size/Format of external doors to T2 updated to reflect current proposal.
6555-P-B500-E-W-001 Rev C Proposed Contextual West Elevation	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial space. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced. Overall building height reduced to 112m. Size and configuration of windows, fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU which when parked is fully concealed by 'crown' feature parapet. BMU pass doors through crown feature omitted and replaced by low level swing gates. Fixed glazed spandrel panels to bottom of Level 01 glazed screens omitted to now make the screens full height.
6555-P-B500-P-B Rev E Basement Level B GA Plan	Proposed scheme internal layout updated to reflect current proposal. 336no. cycle spaces provided to align with transport strategy.
6555-P- B500-P-00 Rev H Level 00 GA Plan	Proposed scheme internal layout updated to reflect current proposal. Ground Floor footprint developed to include commercial unit. External terraces with outdoor seating incorporated to the north & south above the commercial unit. External terrace reduced to the South.

	Position/size/format of external doors updated to reflect current proposals. Secondary stairs introduced to access the amenity level and co-work levels.
6555-P- B500-P-M Rev E Mezzanine Level GA Plan	Proposed scheme internal layout updated to reflect current proposal. Commercial space consolidated to ground floor. Plant and back of house only incorporated into the design of this level. Position/size/format of external doors updated to reflect current proposals. Secondary stairs introduced to access the amenity level and co-work levels.
6555-P- B500-P-01 Rev E Level 01 GA Plan	Proposed scheme internal layout updated to reflect current proposal. External terraces with outdoor seating incorporated to the north & south above the commercial unit. External terrace reduced to the South. Position/size/format of external doors updated to reflect current proposals. Secondary stairs introduced to access the amenity level and co-work levels.
6555-P- B500-P-TYP-001 Rev C Levels 02 - 04 GA Plan	Proposed scheme internal layout updated to reflect current proposal. Secondary stairs introduced to access the amenity level and co-work levels.
6555-P- B500-P-TYP-001 Rev C Levels 08 GA Plan	Proposed scheme internal layout updated to reflect current proposal. Refuse chute omitted from all residential levels and replaced with a ground level accessible bin store.
6555-P- B500-P-TYP-002 Rev C Levels 15-18, 22-25, 29-35 GA Plan	Proposed scheme internal layout updated to reflect current proposal. Refuse chute omitted from all residential levels and replaced with a ground level accessible bin store.
6555-P- B500-P-TYP-003 Rev C Levels 08 GA Plan	Proposed scheme internal layout updated to reflect current proposal. Refuse chute omitted from all residential levels and replaced with a ground level accessible bin store.
6555-P- B500-P-TYP-004 Rev A Levels 05- 07 GA Plan	New drawing entry.
6555-P- B500-P-TYP-005 Rev A Levels 12-14, 19-21, 29-28 GA Plan	New drawing entry.
6555-P- B500-P-LRF Rev B Lower Roof Level GA Plan	Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU. BMU pass doors through crown feature omitted and replaced by low level swing gates. Access now provided to lower roof level from main stairs. Additional Access from lower roof to upper roof above internal plant room indicated. Stairs to Roof above lift over run indicated. Internal plant room introduced at lower roof level to enclose mechanical plant.
65558-P- B500-P-URF Rev C Upper Roof Level GA Plan	Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU at lower roof level. Additional access stairs from lower roof level to upper roof level indicated.

6555-P- B500-S-AA Rev D Proposed GA Section A-A	Ground Floor footprint developed to include commercial unit. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial space. Floor to floor levels of none-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced by 1.31m. Overall building height reduced to 112m. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU.
6555-P- B500-S-BB Rev D Proposed GA Section B-B	Ground Floor footprint and flexible commercial space extended. External terrace with outdoor seating added to Ground Floor. External Roof Terrace including a perimeter balustrade added to Level 01 above new commercial space. Floor to floor levels of non-residential spaces amended to allow for more provision of high-level services. Height of 'crown' feature parapet reduced by 1.31m. Overall building height reduced to 112m. Wind mitigating external canopy indicated to South elevation. Static roof-mounted BMU amended to mobile perimeter track-mounted type BMU.
6555-A- Z100-A-001 Rev E Area Schedule	Total Co-working Area 1884 SQM Total Residential Amenity (GF and Lvl 01) 778 SQM Ground Floor Commercial Unit (Green Room) 495 SQM
6555-P-B500-A-001 Rev C Typical Façade Details Level 00	Ground Floor footprint and internal space reconfigured following the introduction of the commercial unit. Size and configuration of windows fixed clear glazing and metal façade panels amended to align with specialist façade design advice.
6555-P-B500-A-002 Rev A Typical Façade Details Level 00	New drawing entry.
6555-P-B500-A-011 Rev B Typical Façade Details Level 01	Size and configuration of windows fixed clear glazing and metal façade panels amended to align with specialist façade design advice.
6555-P-B500-A-021 Rev B Typical Façade Details Typical Apartment Level	Size and configuration of windows fixed clear glazing and metal façade panels amended to align with specialist façade design advice. Window casements updated to become side hung inward opening.
6555-P-B500-A-051 Rev B Typical Façade Details Roof Level	Height of 'crown' feature parapet reduced by 1.31m. Size and configuration of windows fixed clear glazing and metal façade panels amended to align with specialist façade design advice. overall building height 112m.