

Salboy
Back Turner Street
External Materials + Planning Updates

Proposed changes to Non Material Amendment Approved Application

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1.0 Introduction

Purpose of The Document

The purpose of this report is to document the proposed design amendments to the Back Turner St - original planning approval Reference 126638/FO/2020 26.06.20, subsequently updated with the approved NMA Application Reference: 128851/MMC/2020

As a means of assessing the amendments, the approved NMA drawings are documented alongside the proposals.

This report is to be read alongside the facade revised drawings submitted as part of this application.



Site Location

2.0 Elevation Comparison - Block A

2.1 Elevation Comparison Shudehill Block A

Summary of Summary of changes proposed

- **obscured glazing to the crown of the building to mask plant**
- **additional transom added to ground floor to mitigate oversized glazing**
- **metal infill to replace unsafe brickwork and render. The metallic grey cladding will act as a negative joint between the old and new.**

Planning Material Change Key

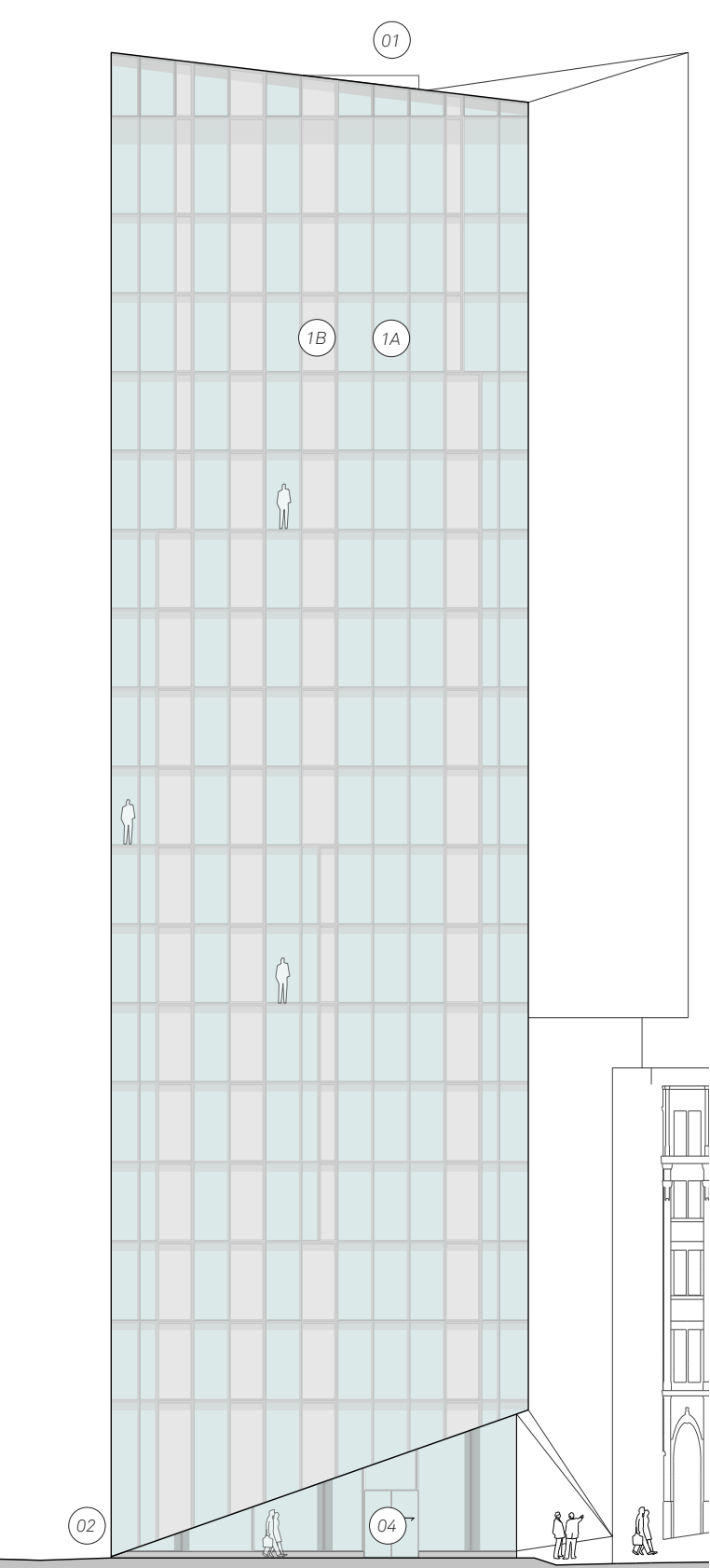
- A - Glazing to roof overrun to be 30% translucent
B - Due to the structural integrity of the stone wall elements, the return wall elements had to be demolished. It is proposed to replace this with a metal panel to distinguish the new build against the existing stone/brick facade
C - Additional transom. Glass size too large - See Technical Note.
D - Additional Unitised System Joint required (internal transom) to form corner soffit and change of angle in the facade at Back Turner Street at level 6

Approved Material Key - NMA Reference: 128851/MMC/2020

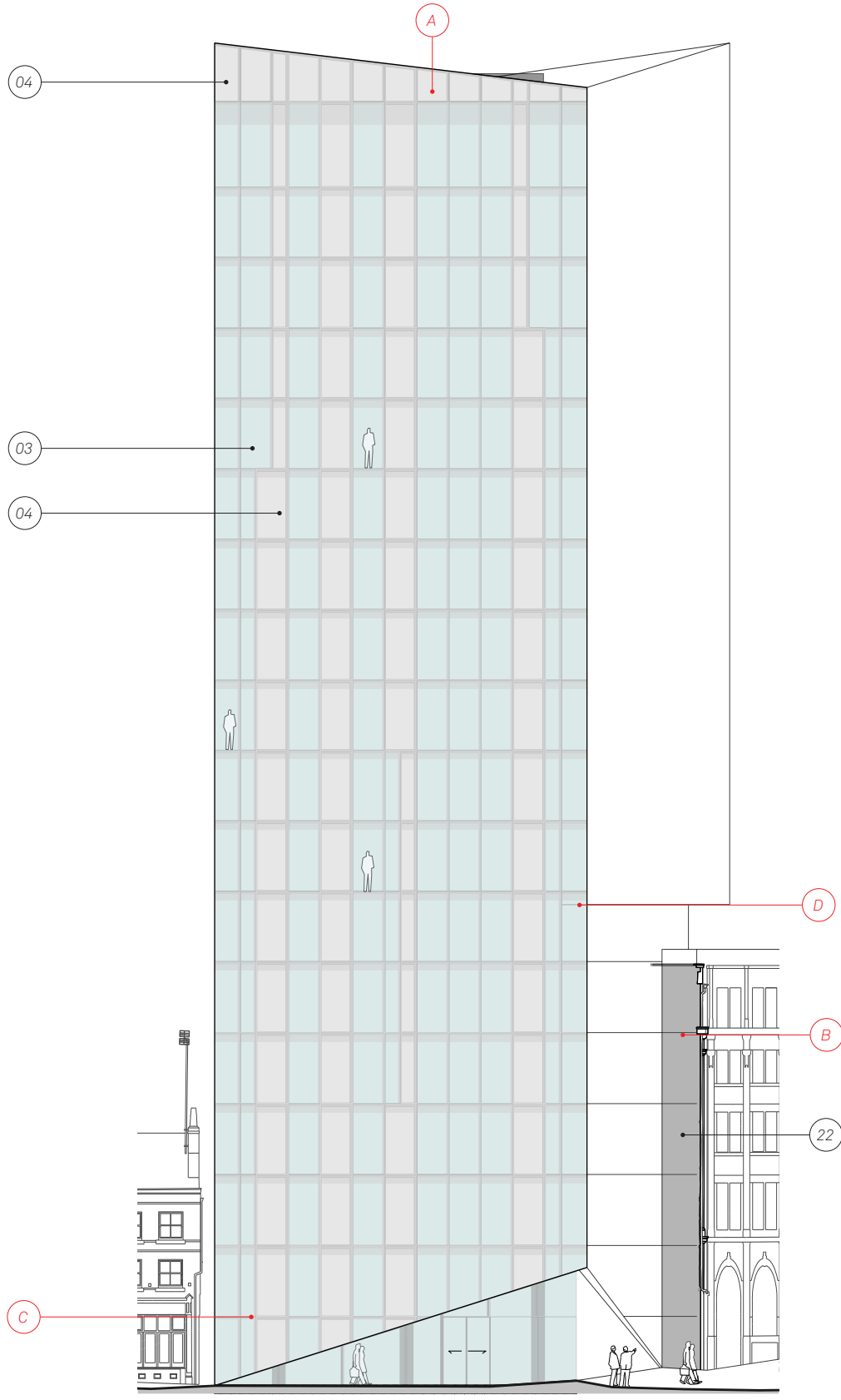
- 01 - Tower unitised glazing system – structurally glazed unitised curtain walling system. A mix of clear and diffused glazing. Silver PPC
01 A - Clear, low iron DGU glazing Clear.
01 B - Clear, Low iron glazing with diffused treatment to internal pane
01 C - Clear, low iron glazing with silver backing panel
02 - Soap St floor metal fins – Rectangular profile fins spaced at equal centres with brickwork & high-level louvres (10) behind. PPC dark bronze
03 - Tower metal cladding – Metal cladding with nominal jointing & fully concealed fixings. PPC Silver
04 - Tower stack curtain wall system – Structural glazed with integral glazed sliding door. PPC silver

Proposed Material Key

- 01 - Stretcher Bond Clay Facing Brickwork, Wienerberger Dakota Red Multi with Lime Flushed Mortar
02 - Stack Bond Clay Facing Brickwork, Wienerberger Dakota Red Multi with Lime Flushed Mortar
03 - Frameless Unitised Curtain Wall System With Glass Infill Panel - Extra Clear
04 - Frameless Unitised Curtain Wall System With Satin Etch Glass
05 - Frameless Unitised Curtain Wall System - Spandrel Glazing 38mm DGU Satin Etch Glazing to outer and Solid frit to Face 4
06 - PPC aluminium Cladding Panel with concealed fixings. Fully integrated coping with colour to match. Bronze Colour - RAL TBC Via Sample
07 - Capless Stick Built Curtain Wall System with Glass Infill Panel - Extra Clear
7A - Capped Stick Built Curtain Wall System with Glass Infill Panel - 30% diffuse
7B - Capped Stick Built Curtain Wall System with Metal Infill Panel Openable Window System Bronze Colour - RAL TBC -Via Sample
7C - Capless Stick Built Curtain Wall System (Capped Stick to Soap Street) with integrated sliding doors - Bronze Colour - RAL TBC -Via Sample
08 - Capped Stick Built Curtain Wall System with extra clear glass - Bronze Colour - RAL TBC
09 - Capped Stick Built Curtain Wall System with Solid frit to Face 4 - Bronze Colour - RAL TBC
10 - Capless Stick Built Curtain Wall System - Metal Infill Panel PPC - Bronze Colour - RAL TBC -Via Sample
11 - Oriel window glazing system - Structurally glazed curtain walling with integrated Glass Infill Panel Extra clear, Metal soffit & Spandrel at Slab edge level. Bronze Colour - RAL TBC -Via Sample
12 - Stone Coping to be confirmed via sample
13 - PPC Metal Balustrade - Bronze Colour - RAL TBC -Via Sample
14 - External Vertical Aluminium Feature Fins - Rectangular profile fins spaced at equal centres with brickwork & high-level louvres behind (19). - Bronze Colour - RAL TBC -Via Sample
15 - Aluminium Louvred Door to Refuse Store Finish: PPC Dark Grey Colour - RAL TBC -Via Sample
16 - Tower Cladding Metal Panel. Finish: PPC Silver Colour - RAL TBC -Via Sample
17 - Substation Doors Finish: PPC Bronze Colour - RAL TBC -Via Sample
18 - Pre-Cast Stone lintel - Final Material to be agreed VIA Sample
19 - Soap St High Level ground floor louvres - Fully weathered angular small pitch profile. Located behind (14). Bronze Colour - RAL TBC -Via Sample
20 - Existing building opening curtain walling system - Capless Stick Built Curtain Wall System with Glass Infill Panel Extra Clear. PPC dark grey to match new Timber Windows
21 - Existing building window openings Sash Timber frame windows. PPC dark grey - RAL TBC Via sample
22 - Infill Metal panel - Finish PPC - Colour Dark Grey - to match Timber Windows colour RAL TBC Via Sample
23 - Brickwork - Header Course of reclaimed existing brick
24 Metal Coping flashing to new upstand above existing Stone Coping Dark Grey Colour - RAL TBC Via Sample
25 - Metal Gate Flat Bar - Finish PPC - Silver Colour - RAL TBC Via Sample
26 - Denotes Trellis and Bat Box - Finish PPC - Bronze Colour RAL TBC
27 - Escape Door in Timber - Finish PPC - Dark Grey Colour to match Timber Windows RAL TBC Via Sample

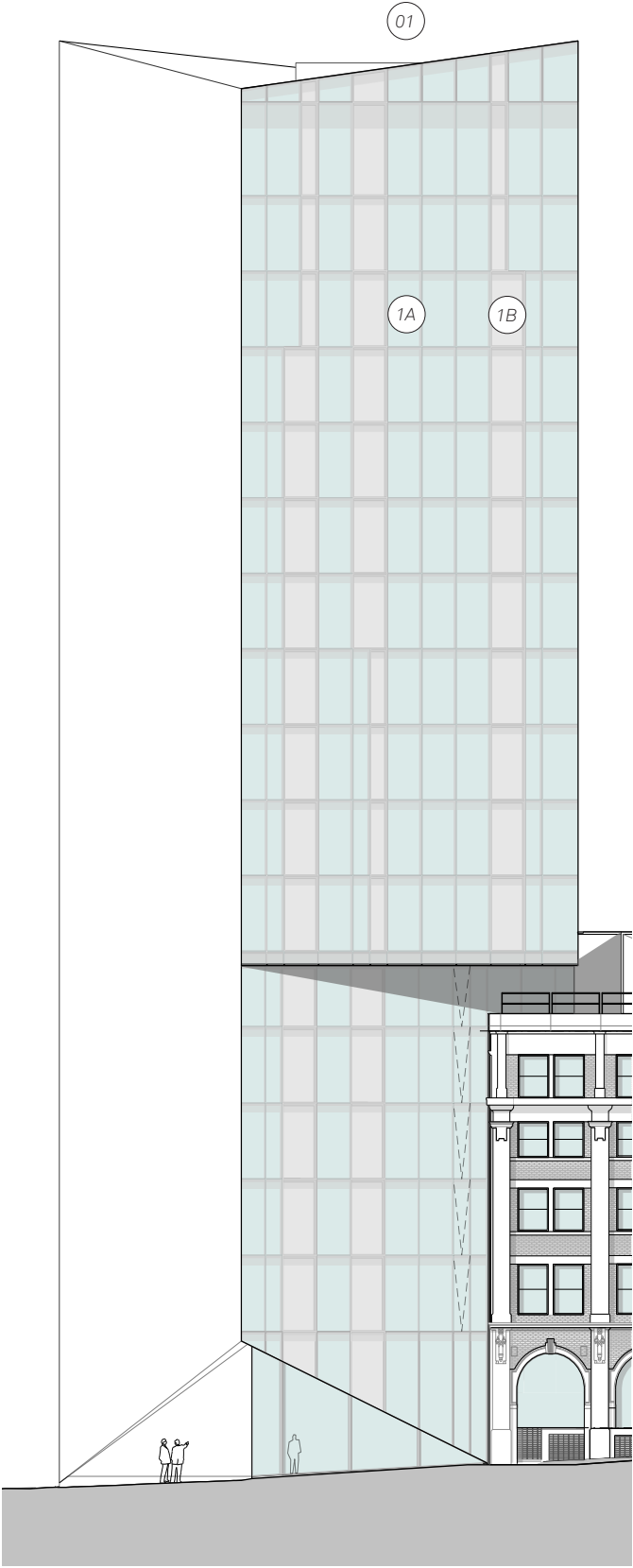


Approved - NMA Reference: 128851/MMC/2020

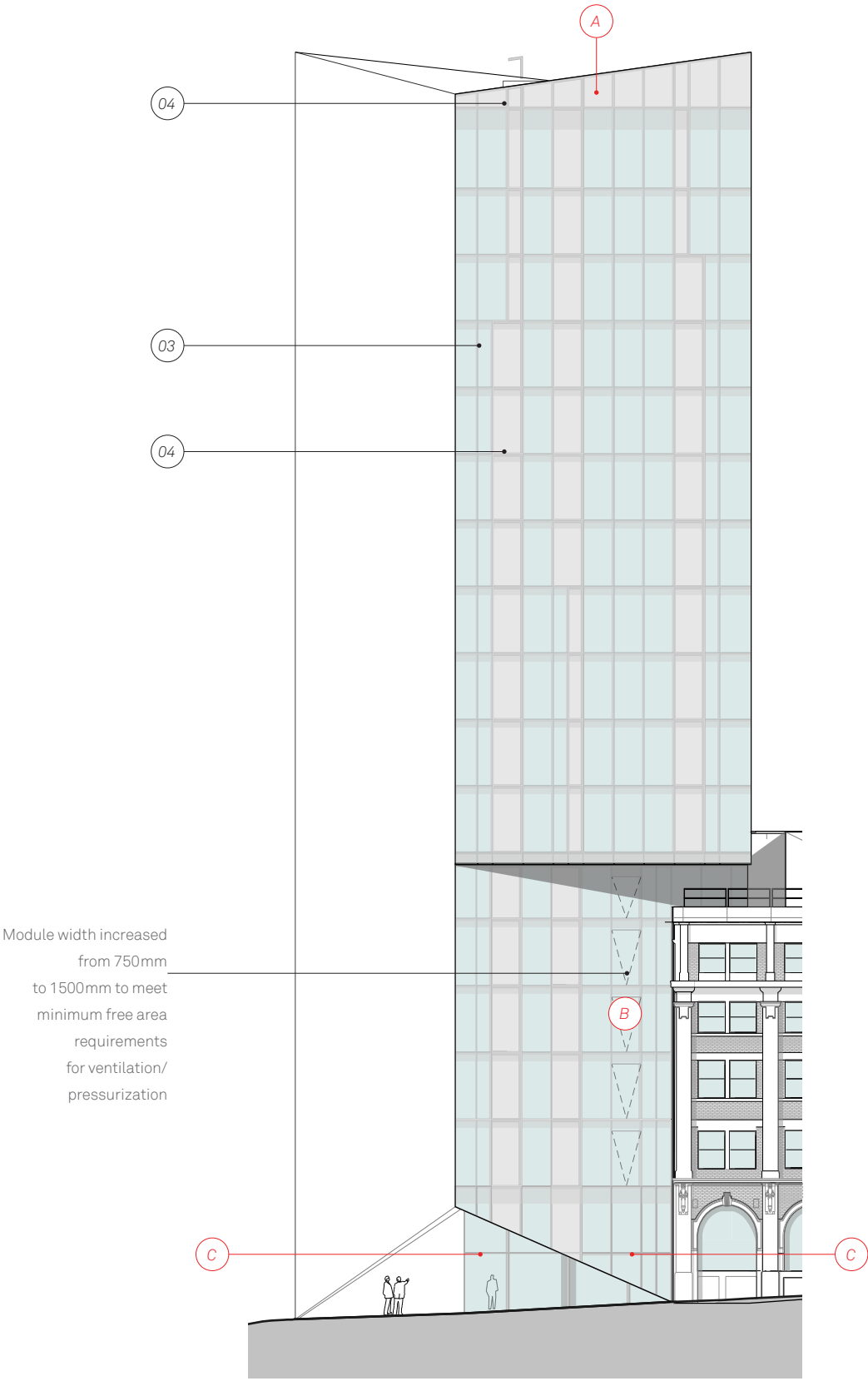


Proposed

2.2 Elevation Comparison Back Turner Street Block A



Approved - NMA Reference: 128851/MMC/2020



Proposed

- Summary of changes proposed
- obscured glazing to the crown of the building to mask plant
 - AOV added to meet fire requirements to lower floors 1-4.

Planning Material change Key

- A - Glazing to roof overrun to be 30% translucent
B - AOV relocated to provide minimum free area for smoke systems
C - Additional transom. Glass size too large - See Technical Note

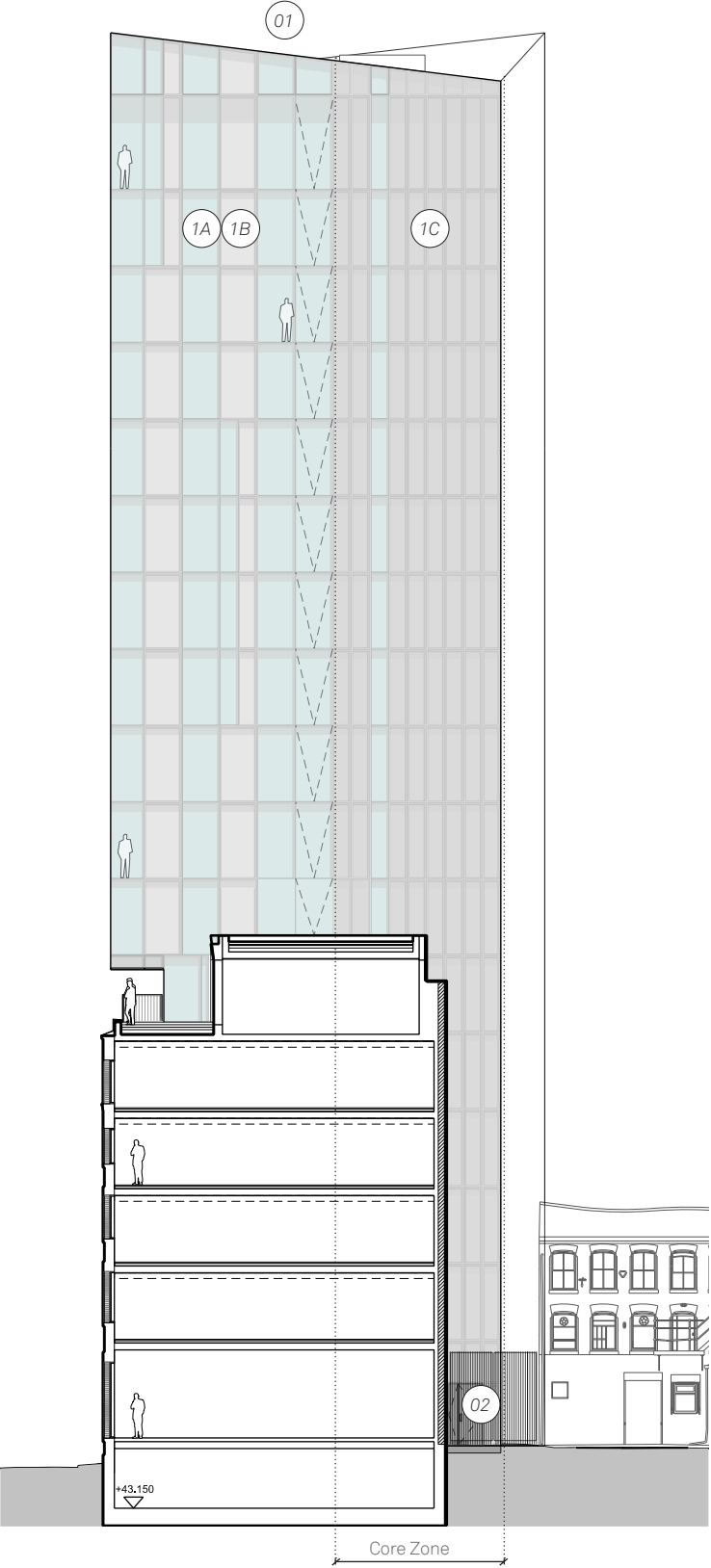
Approved Material Key - NMA Reference: 128851/MMC/2020

- 01 - Tower unitised glazing system – structurally glazed unitised curtain walling system. A mix of clear and diffused glazing. Silver PPC
01 A - Clear, low iron DGU glazing Clear.
01 B - Clear, Low iron glazing with diffused treatment to internal pane
01 C - Clear, low iron glazing with silver backing panel
02- Soap St floor metal fins – Rectangular profile fins spaced at equal centres with brickwork & high-level louvres (10) behind. PPC dark bronze
03 - Tower metal cladding – Metal cladding with nominal jointing & fully concealed fixings. PPC Silver
04 - Tower stack curtain wall system – Structural glazed with integral glazed sliding door. PPC silver

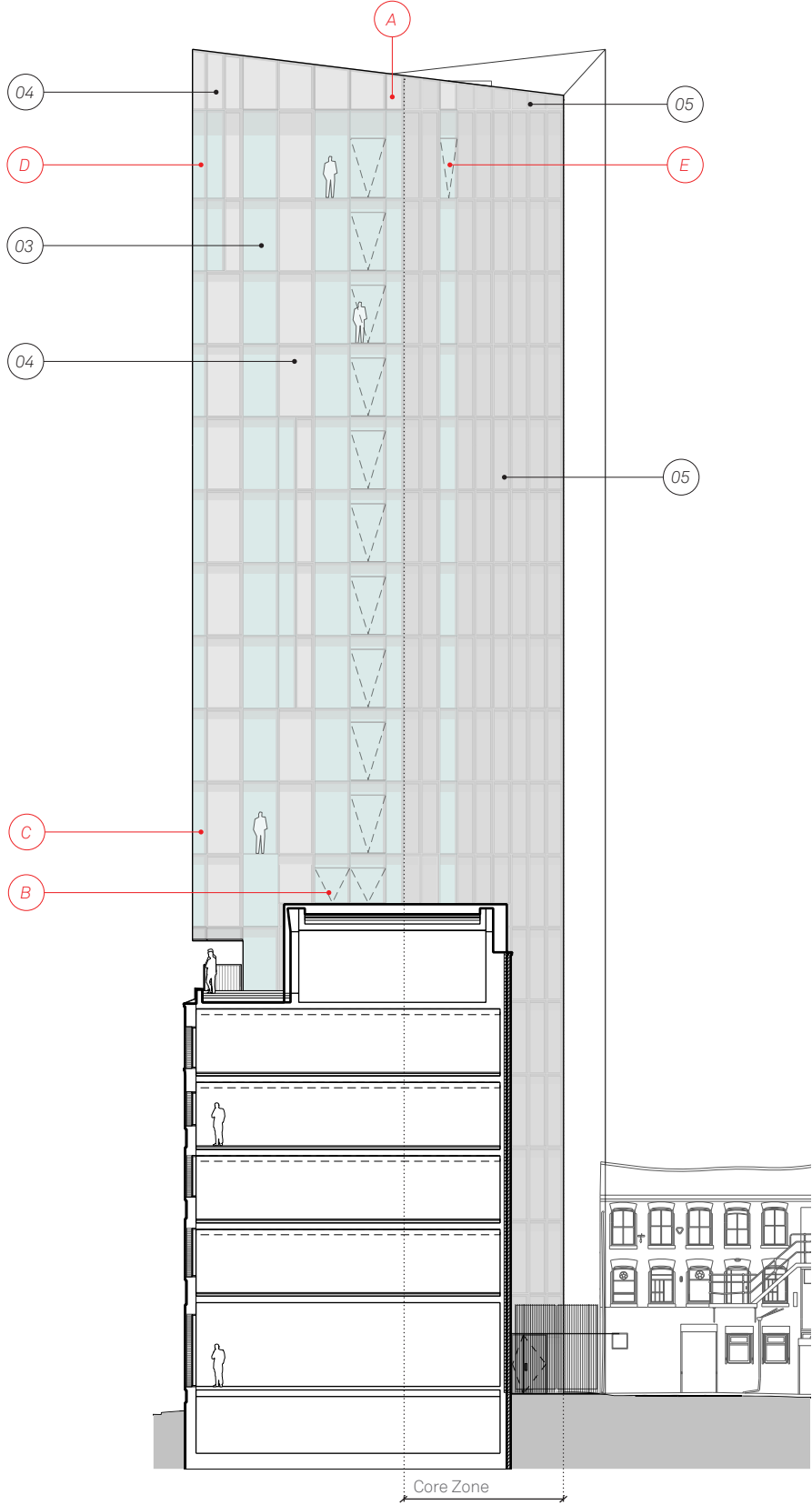
Proposed Material Key

- 01- Stretcher Bond Clay Facing Brickwork, Wienerberger Dakota Red Multi with Lime Flushed Mortar
02- Stack Bond Clay Facing Brickwork, Wienerberger Dakota Red Multi with Lime Flushed Mortar
03 - Frameless Unitised Curtain Wall System With Glass Infill Panel - Extra Clear
04 - Frameless Unitised Curtain Wall System With Satin Etch Glass
05 - Frameless Unitised Curtain Wall System - Spandrel Glazing 38mm DGU Satin Etch Glazing to outer and Solid frit to Face 4
06 - PPC aluminium Cladding Panel with concealed fixings. Fully integrated coping with colour to match. Bronze Colour - RAL TBC Via Sample
07 - Capless Stick Built Curtain Wall System with Glass Infill Panel - Extra Clear
7A - Capped Stick Built Curtain Wall System with Glass Infill Panel - 30% diffuse
7B - Capped Stick Built Curtain Wall System with Metal Infill Panel Openable Window System Bronze Colour - RAL TBC -Via Sample
7C - Capless Stick Built Curtain Wall System (Capped Stick to Soap Street) with integrated sliding doors - Bronze Colour - RAL TBC -Via Sample
08 - Capped Stick Built Curtain Wall System with extra clear glass - Bronze Colour - RAL TBC
09 - Capped Stick Built Curtain Wall System with Solid frit to Face 4 - Bronze Colour - RAL TBC
10 - Capless Stick Built Curtain Wall System - Metal Infill Panel PPC - Bronze Colour - RAL TBC -Via Sample
11 - Oriel window glazing system - Structurally glazed curtain walling with integrated Glass Infill Panel Extra clear, Metal soffit & Spandrel at Slab edge level. Bronze Colour - RAL TBC -Via Sample
12 - Stone Coping to be confirmed via sample
13 - PPC Metal Balustrade - Bronze Colour - RAL TBC -Via Sample
14 - External Vertical Aluminium Feature Fins - Rectangular profile fins spaced at equal centres with brickwork & high-level louvres behind (19). - Bronze Colour - RAL TBC -Via Sample
15- Aluminium Louvred Door to Refuse Store Finish: PPC Dark Grey Colour - RAL TBC -Via Sample
16 - Tower Cladding Metal Panel. Finish: PPC Silver Colour - RAL TBC -Via Sample
17 - Substation Doors Finish: PPC Bronze Colour - RAL TBC -Via Sample
18 - Pre-Cast Stone lintel - Final Material to be agreed VIA Sample
19 - Soap St High Level ground floor louvres - Fully weathered angular small pitch profile. Located behind (14). Bronze Colour - RAL TBC -Via Sample
20 - Existing building opening curtain walling system - Capless Stick Built Curtain Wall System with Glass Infill Panel Extra Clear. PPC dark grey to match new Timber Windows
21- Existing building window openings Sash Timber frame windows. PPC dark grey - RAL TBC Via sample
22- Infill Metal panel - Finish PPC - Colour Dark Grey - to match Timber Windows colour RAL TBC Via Sample
23 - Brickwork - Header Course of reclaimed existing brick
24 Metal Coping flashing to new upstand above existing Stone Coping Dark Grey Colour - RAL TBC Via Sample
25 - Metal Gate Flat Bar - Finish PPC - Silver Colour - RAL TBC Via Sample
26- Denotes Trellis and Bat Box - Finish PPC - Bronze Colour RAL TBC
27 - Escape Door in Timber - Finish PPC - Dark Grey Colour to match Timber Windows RAL TBC Via Sample

2.3 Elevation Comparison High Street Block A



Approved - NMA Reference: 128851/ MMC/2020



Proposed

- Summary of changes proposed
- obscured glazing to the crown of the building to mask plant
 - additional AOV added to the tower to provide free area to 6th fl
 - tower glazing modules adjusted to allow for improved vertical alignment

- Planning Material change Key
- A - All glazing to roof overrun to be 30% translucent
 - B - Additional AOV
 - C - Glazing module amended
 - D - Additional mullion. Corner glass size too large - See Technical Note
 - E - Additional AOV added to stair core

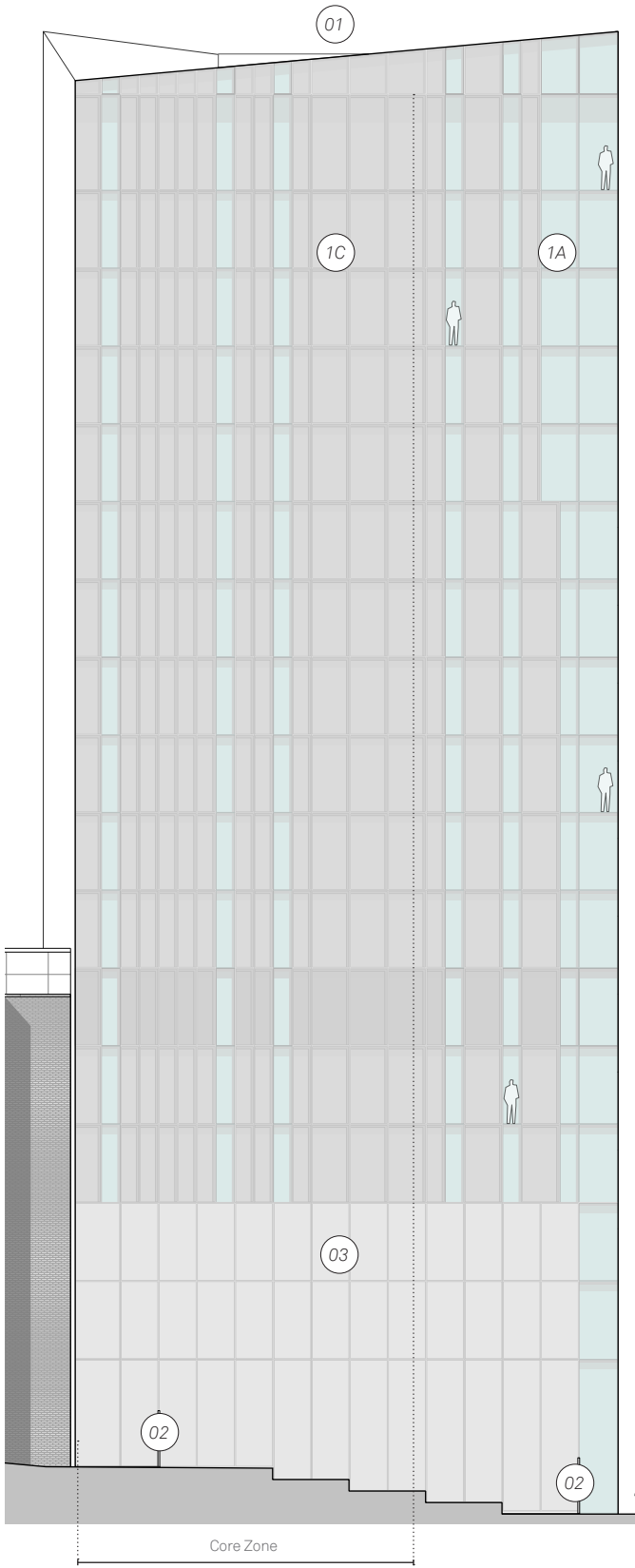
Approved Material Key - NMA Reference: 128851/MMC/2020

- 01 - Tower unitised glazing system – structurally glazed unitised curtain walling system. A mix of clear and diffused glazing. Silver PPC
- 01 A - Clear, low iron DGU glazing Clear.
- 01 B - Clear, Low iron glazing with diffused treatment to internal pane
- 01 C - Clear, low iron glazing with silver backing panel
- 02 - Soap St floor metal fins – Rectangular profile fins spaced at equal centres with brickwork & high-level louvres (10) behind. PPC dark bronze
- 03 - Tower metal cladding – Metal cladding with nominal jointing & fully concealed fixings. PPC Silver
- 04 - Tower stack curtain wall system – Structural glazed with integral glazed sliding door. PPC silver

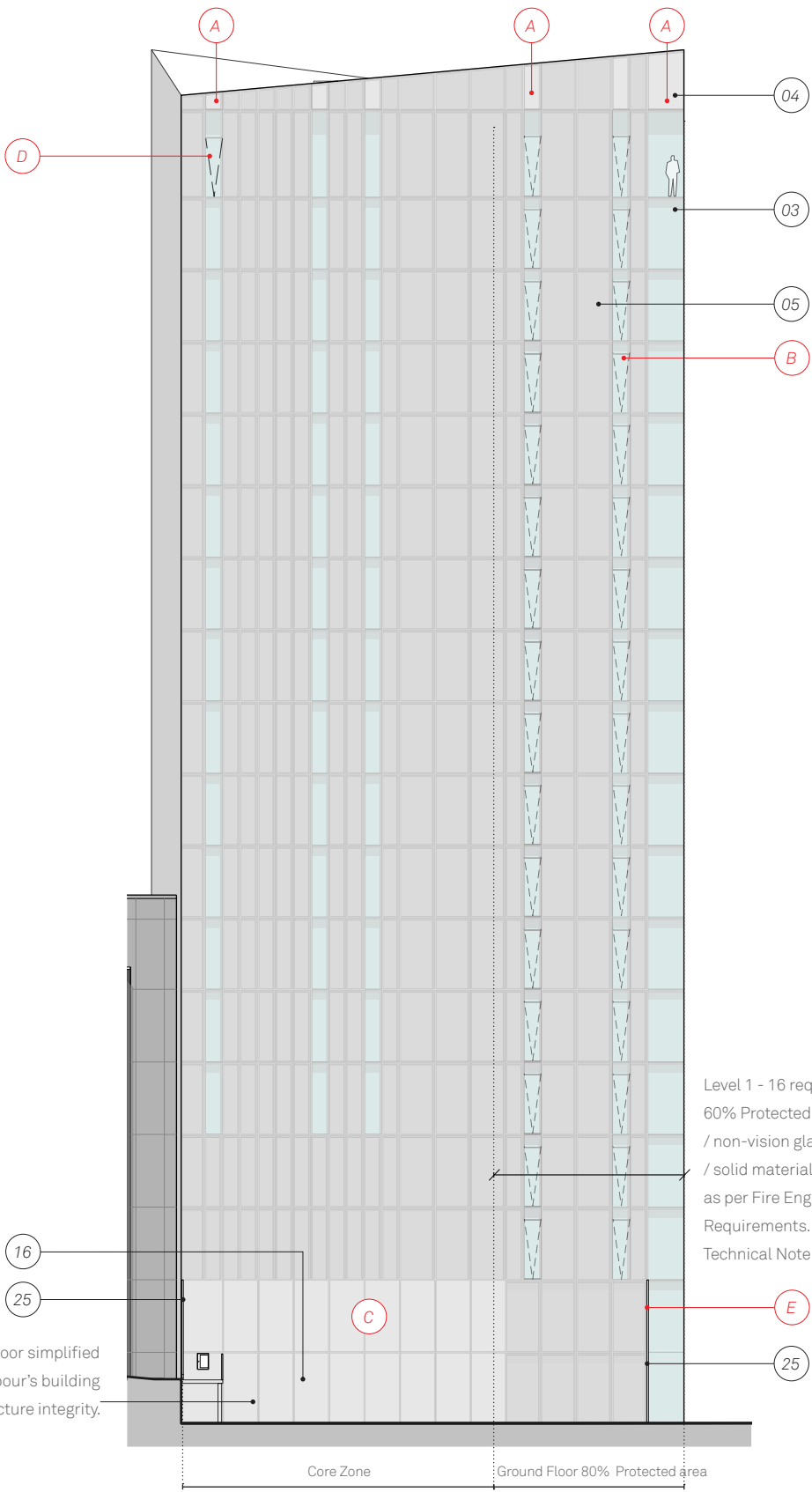
Proposed Material Key

- 01- Stretcher Bond Clay Facing Brickwork, Wienerberger Dakota Red Multi with Lime Flushed Mortar
- 02- Stack Bond Clay Facing Brickwork, Wienerberger Dakota Red Multi with Lime Flushed Mortar
- 03 - Frameless Unitised Curtain Wall System With Glass Infill Panel - Extra Clear
- 04 - Frameless Unitised Curtain Wall System With Satin Etch Glass
- 05 - Frameless Unitised Curtain Wall System - Spandrel Glazing 38mm DGU Satin Etch Glazing to outer and Solid frit to Face 4
- 06 - PPC aluminium Cladding Panel with concealed fixings. Fully integrated coping with colour to match. Bronze Colour - RAL TBC Via Sample
- 07 - Capless Stick Built Curtain Wall System with Glass Infill Panel - Extra Clear
- 7A - Capped Stick Built Curtain Wall System with Glass Infill Panel - 30% diffuse
- 7B - Capped Stick Built Curtain Wall System with Metal Infill Panel Openable Window System Bronze Colour - RAL TBC -Via Sample
- 7C - Capless Stick Built Curtain Wall System (Capped Stick to Soap Street) with integrated sliding doors - Bronze Colour - RAL TBC -Via Sample
- 08 - Capped Stick Built Curtain Wall System with extra clear glass - Bronze Colour - RAL TBC - Bronze Colour - RAL TBC
- 09 - Capped Stick Built Curtain Wall System with Solid frit to Face 4 - Bronze Colour - RAL TBC - Bronze Colour - RAL TBC
- 10 - Capless Stick Built Curtain Wall System - Metal Infill Panel PPC - Bronze Colour - RAL TBC -Via Sample
- 11 - Oriel window glazing system - Structurally glazed curtain walling with integrated Glass Infill Panel Extra clear, Metal soffit & Spandrel at Slab edge level. Bronze Colour - RAL TBC -Via Sample
- 12 - Stone Coping to be confirmed via sample
- 13 - PPC Metal Balustrade - Bronze Colour - RAL TBC -Via Sample
- 14 - External Vertical Aluminium Feature Fins - Rectangular profile fins spaced at equal centres with brickwork & high-level louvres behind (19). - Bronze Colour - RAL TBC -Via Sample
- 15- Aluminium Louvred Door to Refuse Store Finish: PPC Dark Grey Colour - RAL TBC -Via Sample
- 16 - Tower Cladding Metal Panel. Finish: PPC Silver Colour - RAL TBC -Via Sample
- 17 - Substation Doors Finish: PPC Bronze Colour - RAL TBC -Via Sample
- 18 - Pre-Cast Stone lintel - Final Material to be agreed VIA Sample
- 19 - Soap St High Level ground floor louvres - Fully weathered angular small pitch profile. Located behind (14). Bronze Colour - RAL TBC -Via Sample
- 20 - Existing building opening curtain walling system - Capless Stick Built Curtain Wall System with Glass Infill Panel Extra Clear. PPC dark grey to match new Timber Windows
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- 23 - Brickwork - Header Course of reclaimed existing brick
- 24 Metal Coping flashing to new upstand above existing Stone Coping Dark Grey Colour - RAL TBC Via Sample
- 25 - Metal Gate Flat Bar - Finish PPC - Silver Colour - RAL TBC Via Sample
- 26- Denotes Trellis and Bat Box - Finish PPC - Bronze Colour RAL TBC
- 27 - Escape Door in Timber - Finish PPC - Dark Grey Colour to match Timber Windows RAL TBC Via Sample

2.4 Elevation Comparison Soap Street Block A



Approved - NMA Reference: 128851/ MMC/2020



Proposed

- Summary of changes proposed
- obscured glazing to the crown of the building to mask plant
 - additional AOV added to the tower stair core
 - tower glazing modules adjusted to accommodate 1500mm wide AOV to meet fire requirements
 - extent of metal cladding reduced to express more the aesthetic of the tower to Soap St. and Shudehill

- Planning Material change Key
- A - Glazing to roof overrun to be 30% translucent
 - B - The façade treatment beyond the core had to be revised to meet fire regulations. This meant more solid elements and the introduction of AOV's. See Technical Note
 - C - Area of Metal cladding reduced
 - D - Additional AOV added to stair core
 - E - Screen height increased

- Approved Material Key - NMA Reference: 128851/MMC/2020
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 - 03 - Tower metal cladding – Metal cladding with nominal jointing & fully concealed fixings. PPC Silver
 - 04 - Tower stack curtain wall system – Structural glazed with integral glazed sliding door. PPC silver

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 - 16 - Tower Cladding Metal Panel. Finish: PPC Silver Colour - RAL TBC -Via Sample
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 - 25 - Metal Gate Flat Bar - Finish PPC - Silver Colour - RAL TBC Via Sample
 - 26 - Denotes Trellis and Bat Box - Finish PPC - Bronze Colour RAL TBC
 - 27 - Escape Door in Timber - Finish PPC - Dark Grey Colour to match Timber Windows RAL TBC Via Sample