

The Hut Group

THQ

Proposed Amendments to LPA Ref. 121270/00/2018

THG1(REP)A005_C

Airport City Manchester



THG

PENSON

BDP.

edmondshipway
CONSTRUCTION CONSULTANTS

FAITHFUL+GOULD

Contents

1

Introduction
Project Background (p4)
Proposed amendments (p5)

2

Elevation Comparison
Proposed changes (p6-11)

3

Landscaping
Proposed drawing updates (p12-15)

4

Drawing Register
Proposed drawing updates (p16)



Introduction

1

Introduction

This document sets out the minor adjustments that need to be updated via a formal planning mechanism for THQ. Following the submission of a Section 73 submission in early 2021 (LPA REF 129109/JO/2021) a further design review period has been undertaken and there is now also a requirement for some additional subtle alterations which are necessary to facilitate the construction and next phases of the consented scheme. These alterations include the removal of the concierge car port to the north facade, the recessing of a fire door in the facade to the north facade and changes to HV transformer rooms at ground floor to the west facade.

The construction of THQ is ready for mobilisation following the appointment of a Main Contractor under a PCSA agreement to develop the critical design packages. This is in response to the highly positive trading experienced by THG, and the commitment to commence works on site during 2022.

The proposed amendments to the scheme are minor material in nature and are detailed within this document.

The following identify the dates of consultation with MCC Planning to discuss the changes proposed within this document:

- 7th December 2021

Proposed amendments

Listed below are the proposed changes made to original development submission and approval in 2018 and the Section 73 submission in early 2021. These changes are highlighted on pages 8-17 of this document.

Removal of canopy to concierge drop off

The removal of the canopy opens up the glazed elevation to the north facade to allow views out of the office towards the central amenity space and the amended adjacent Hut Garden.

Escape stair door recessed into mesh facade

With the omission of the canopy to the concierge drop off, numerous services that were incorporated into this structure have had to be re-housed. Taking precedent from other doors within the facades of the building and the MSCP, a recessed portal configuration has been introduced to allow emergency lighting and door access controls to be incorporated into the panel system rather than mounted on the face of the mesh.

Omission of 2 doors to HV transformer rooms

Due to a change in the approach to sustainable design by THG and efficiencies adopted in the M&E strategies the rooms previously allocated for the HV transformers at ground floor have been transformed into future storage for battery cells. These stores will be accessed from within the service bay for security reasons, resulting in the removal of the doors to the western facade. The relocation of the HV transformers from ground to roof also provide future flexibility for future phases of THG’s masterplan to connect directly into the first phase office building.

Parapet remodelling to western stair

To ensure the dynamic nature of the facade is maintained to all elevations, there has been a subtle change to the parapet to the wester stair. The parapet, (previously horizontal) now falls at an angle to the corner point of the north and west facades. This angle works with the spandrel panels that clad the stair landings below and gives the impression of the parapet is diminishing in height, thus making it appear less obtrusive.

Summary of proposed changes

Office

North Elevation

- Removal of concierge drop off point and canopy
- Change escape door to recessed type
- Re-profile of parapet behind mesh to head of escape stair
- Change in angle of PV cells

West Elevation

- Removal of concierge drop off point and canopy
- HV transformer room doors omitted
- Re-profile of parapet behind mesh to head of escape stair
- Change in angle of PV cells

East Elevation

- Change in angle of PV cells

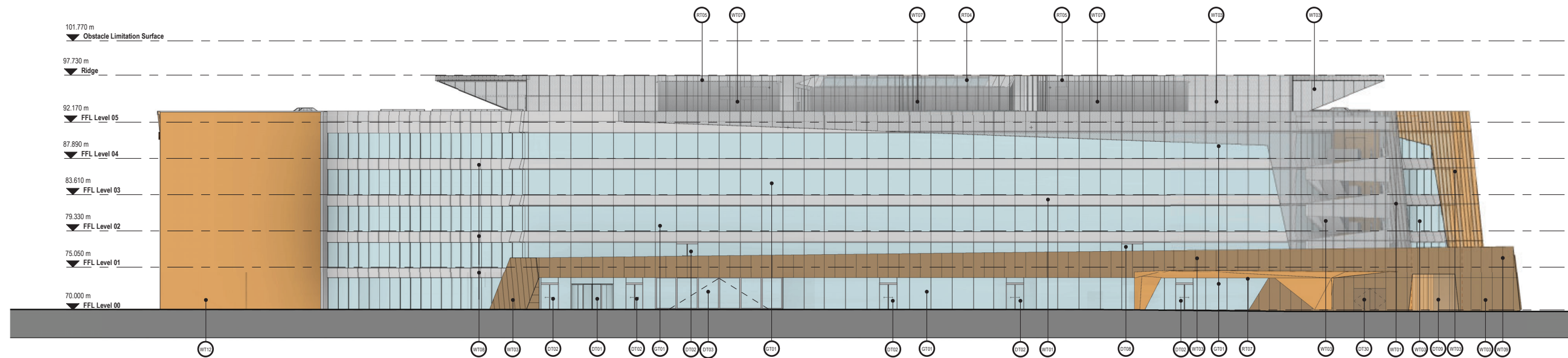
South Elevation

- Change in angle of PV cells

For the purpose of the report visuals we have highlighted the HV plantroom doors additionally on the north elevation.

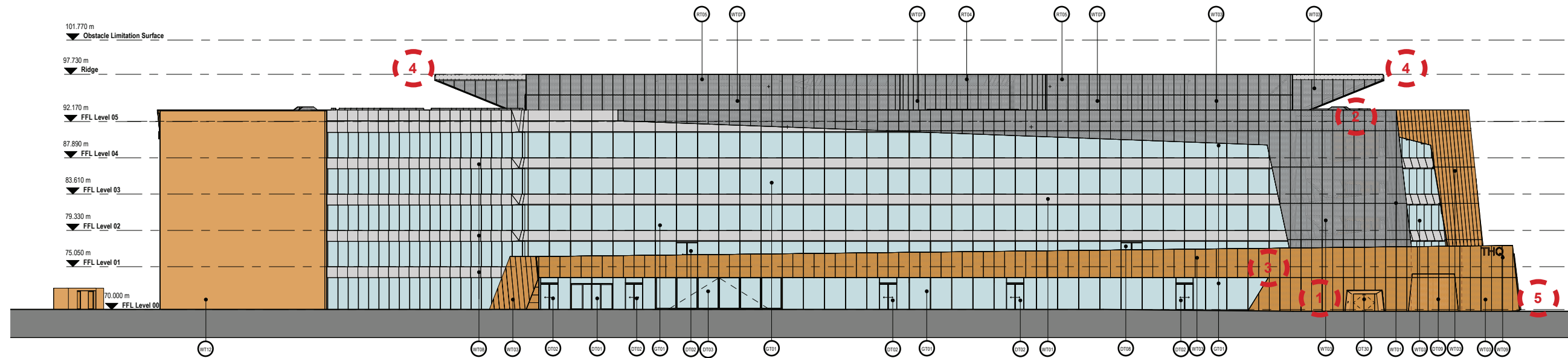
Changes

2



1 GA North Elevation
1:250

Approved Planning Drawing 2020 - North Elevation



1 GA North Elevation
1:250

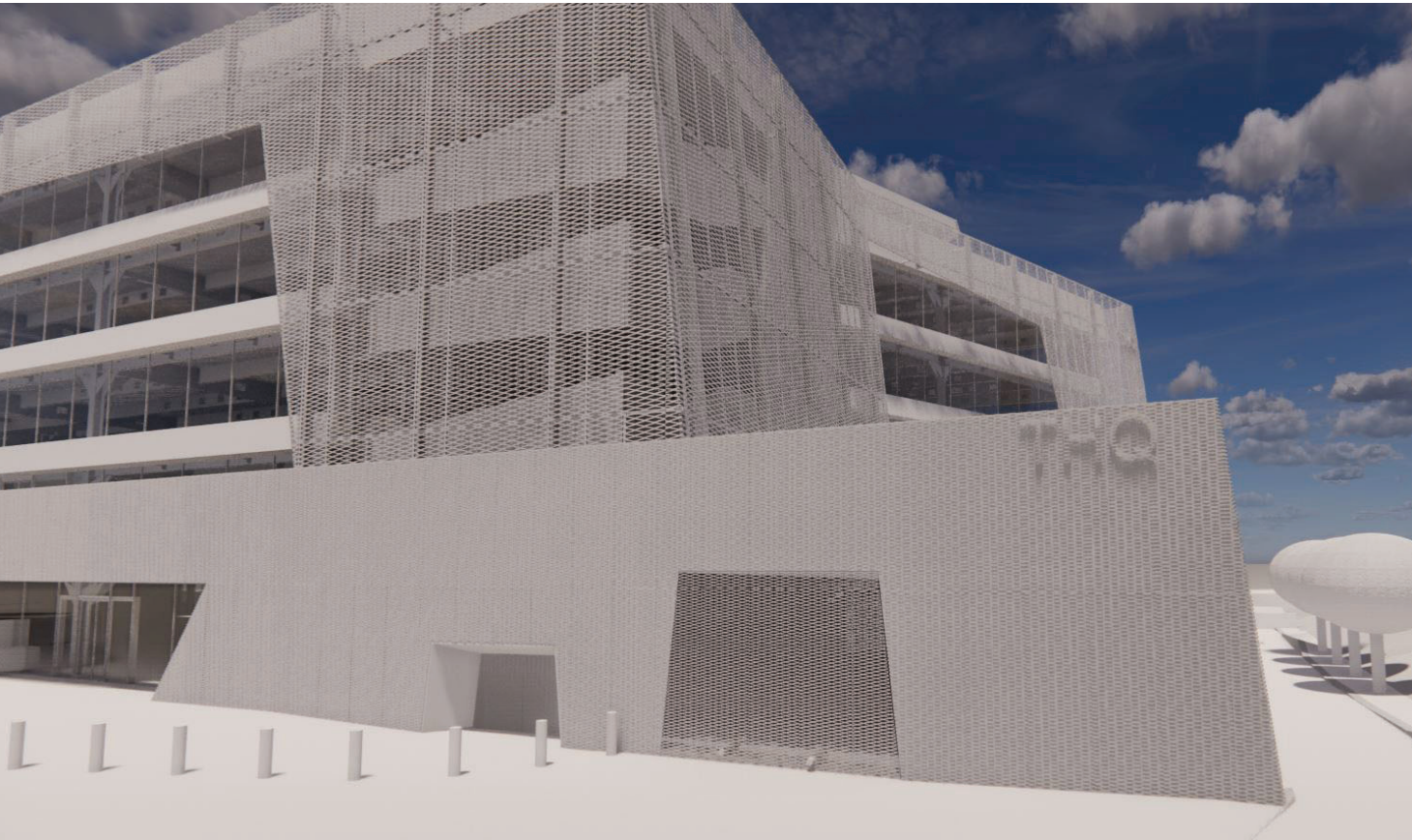
Proposed Planning Drawing 2021 - North Elevation

Update to Elevation

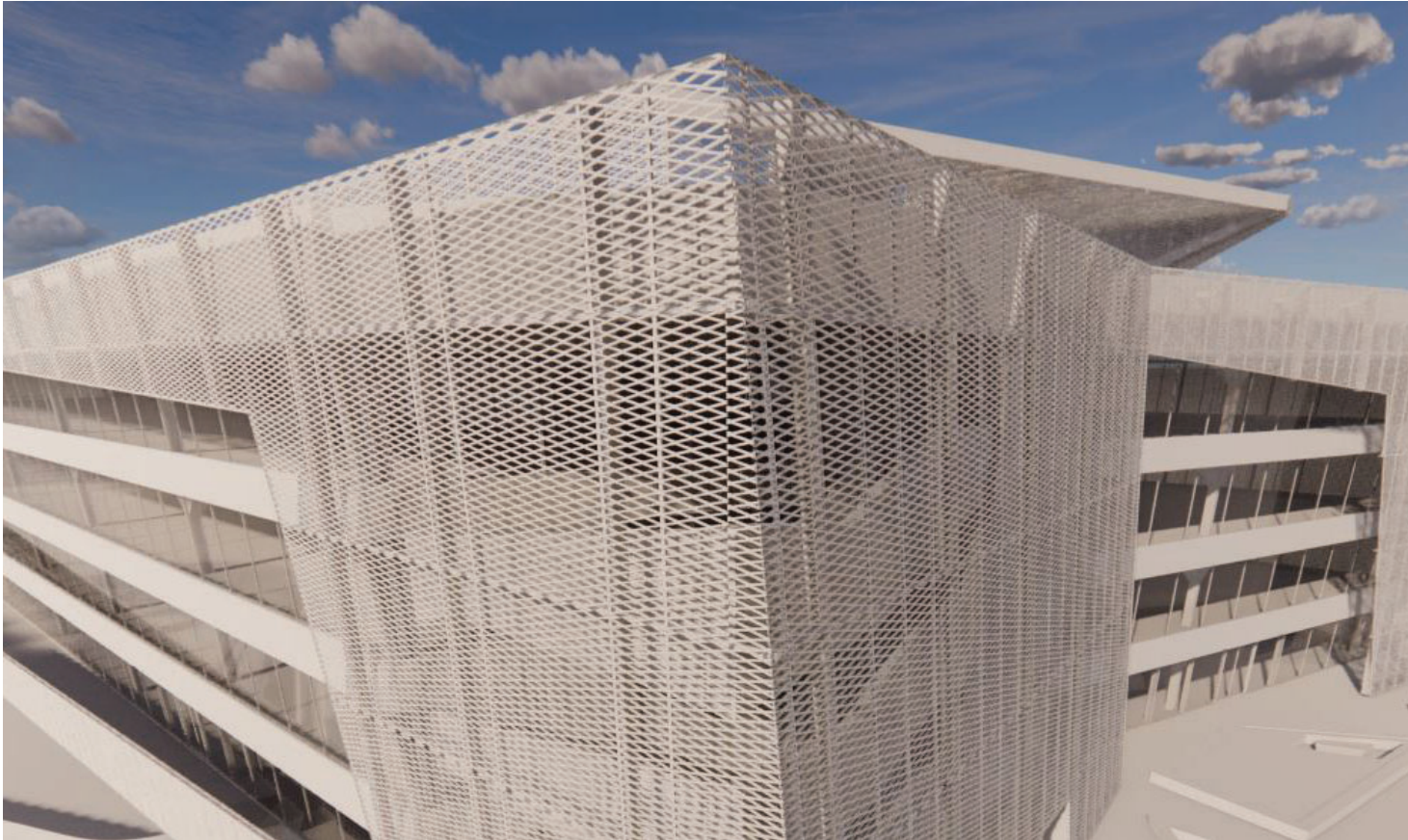
Changes to elevation

1. Escape door configuration updated
2. Change to parapet behind mesh cladding
3. Removal of concierge drop off point and canopy
4. PV angle change
5. HV transformer room doors omitted

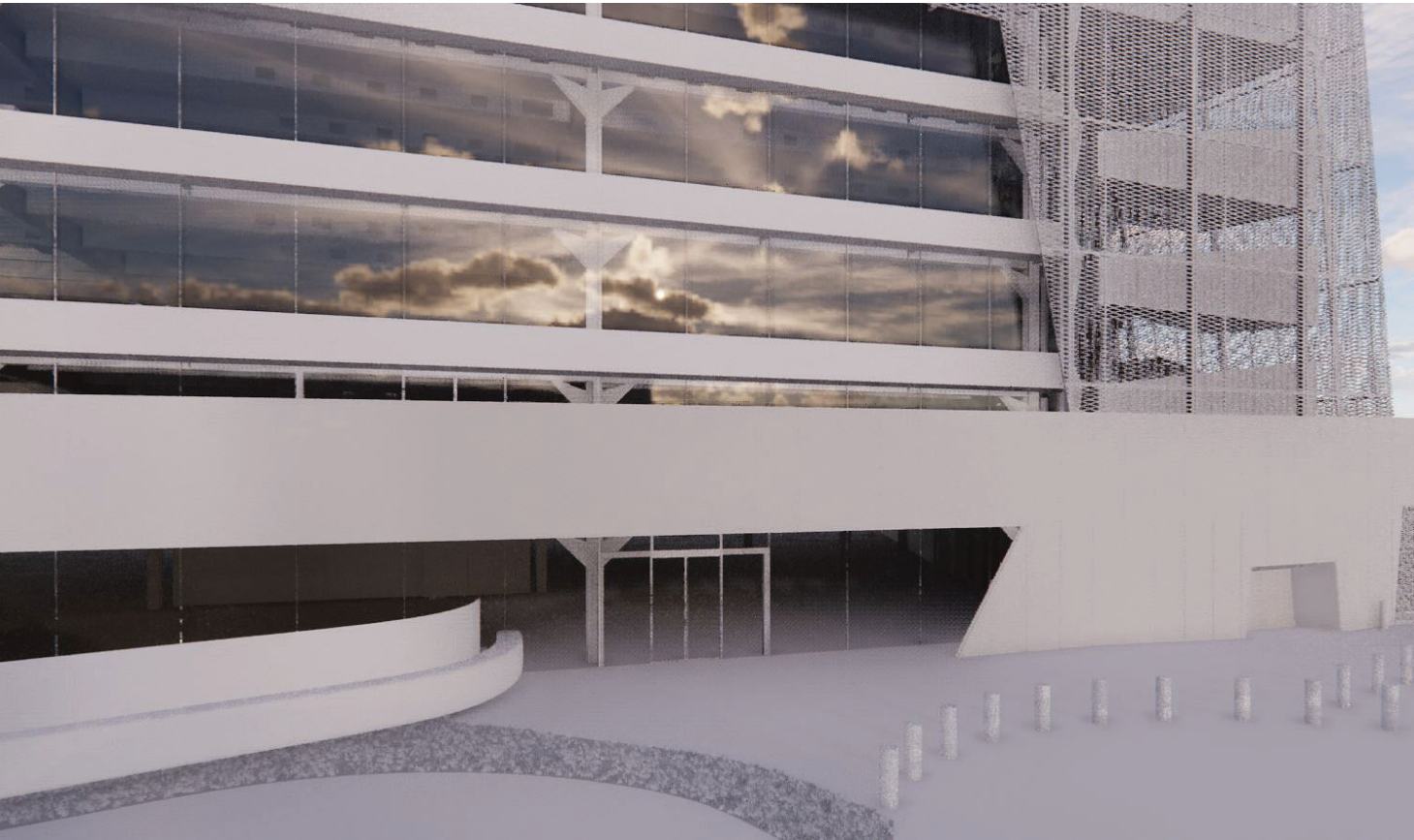
1 Escape door configuration updated



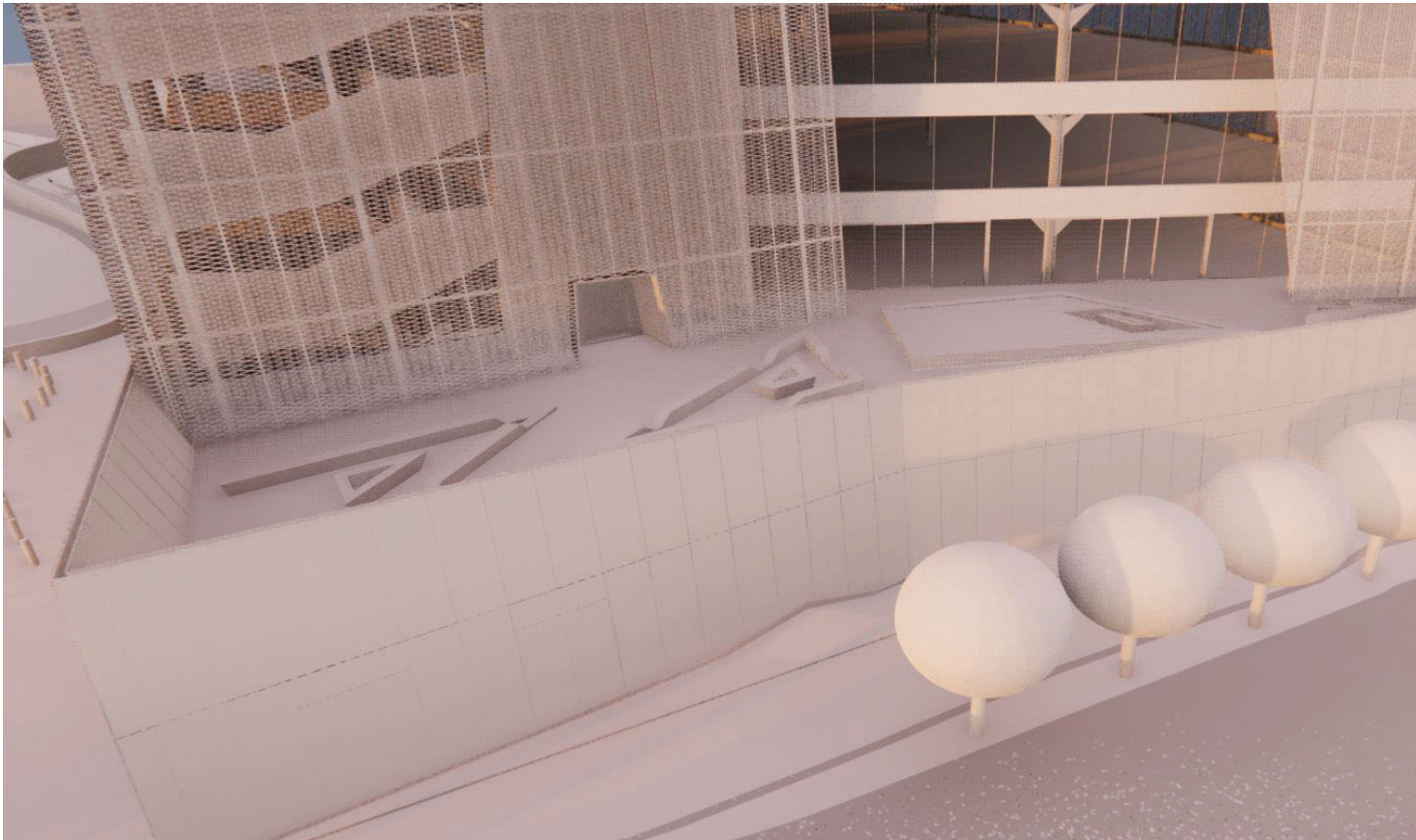
2 Change to parapet behind mesh cladding



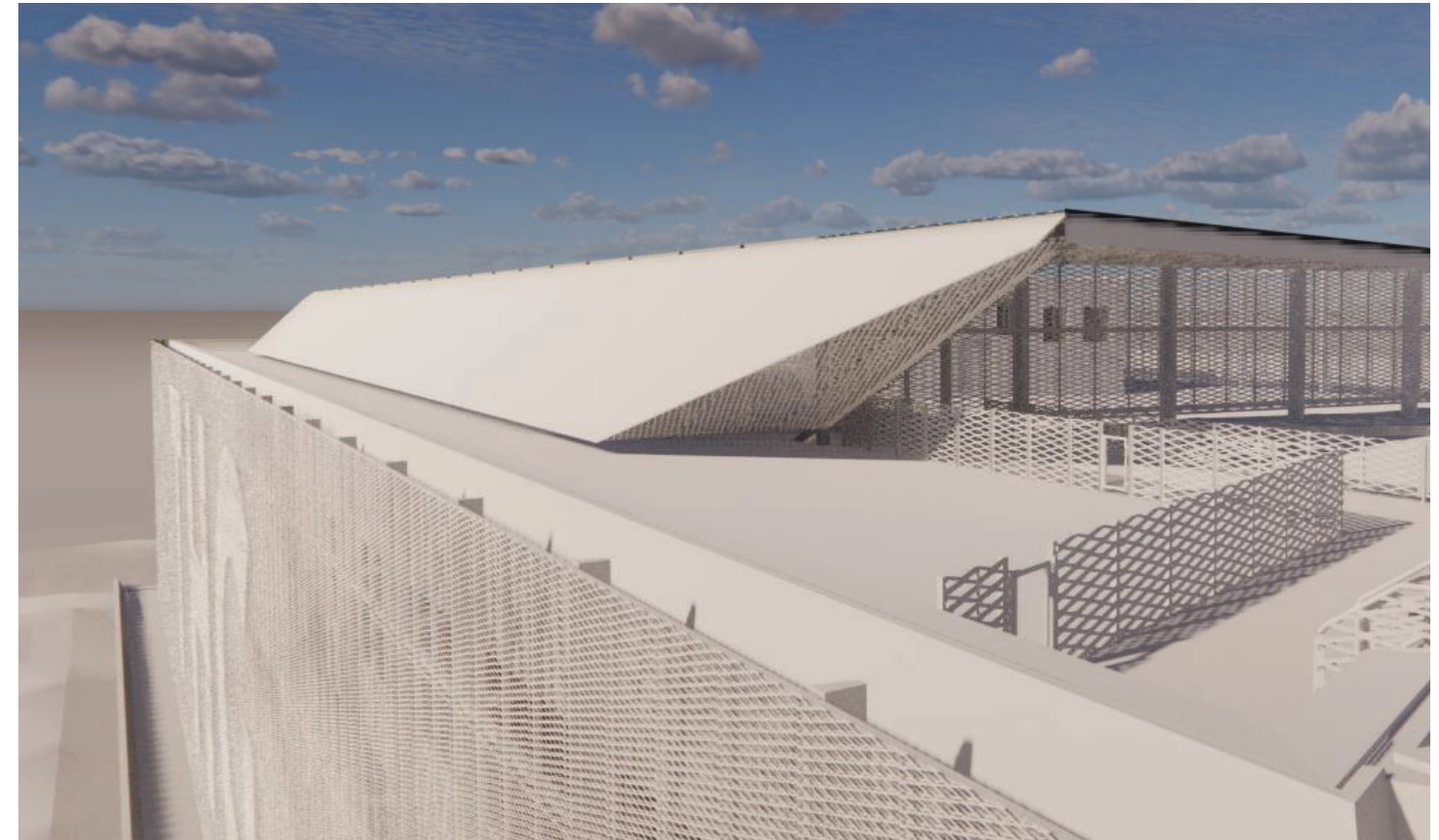
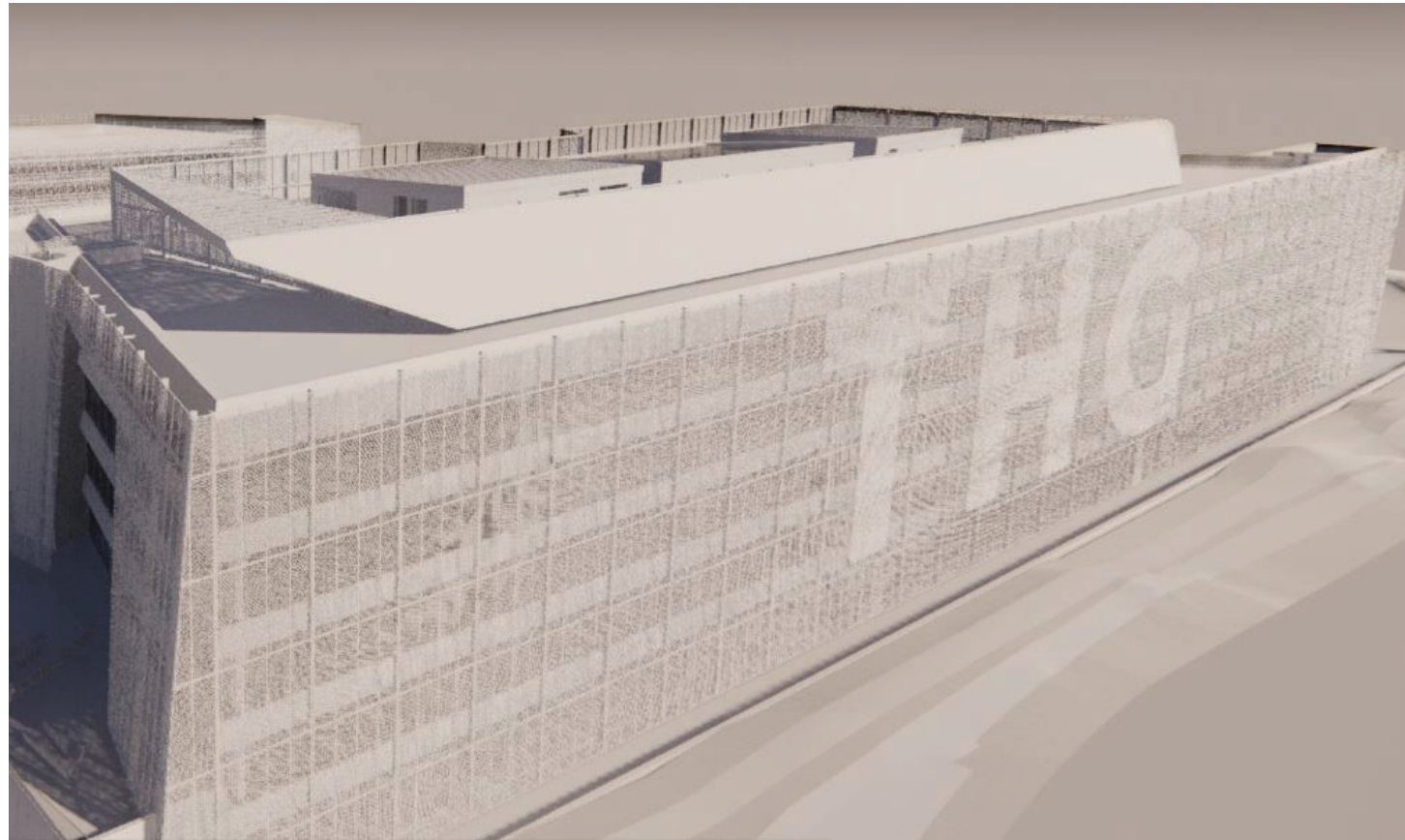
3 Removal of concierge drop off point and canopy

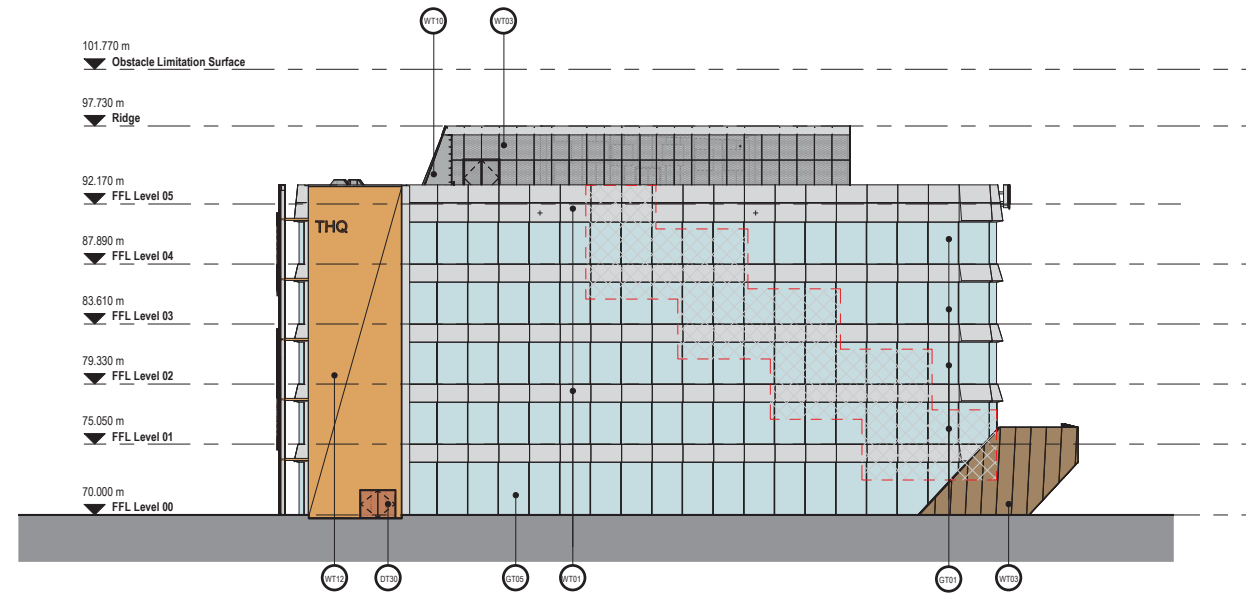


5 HV transformer doors omitted (west facade)

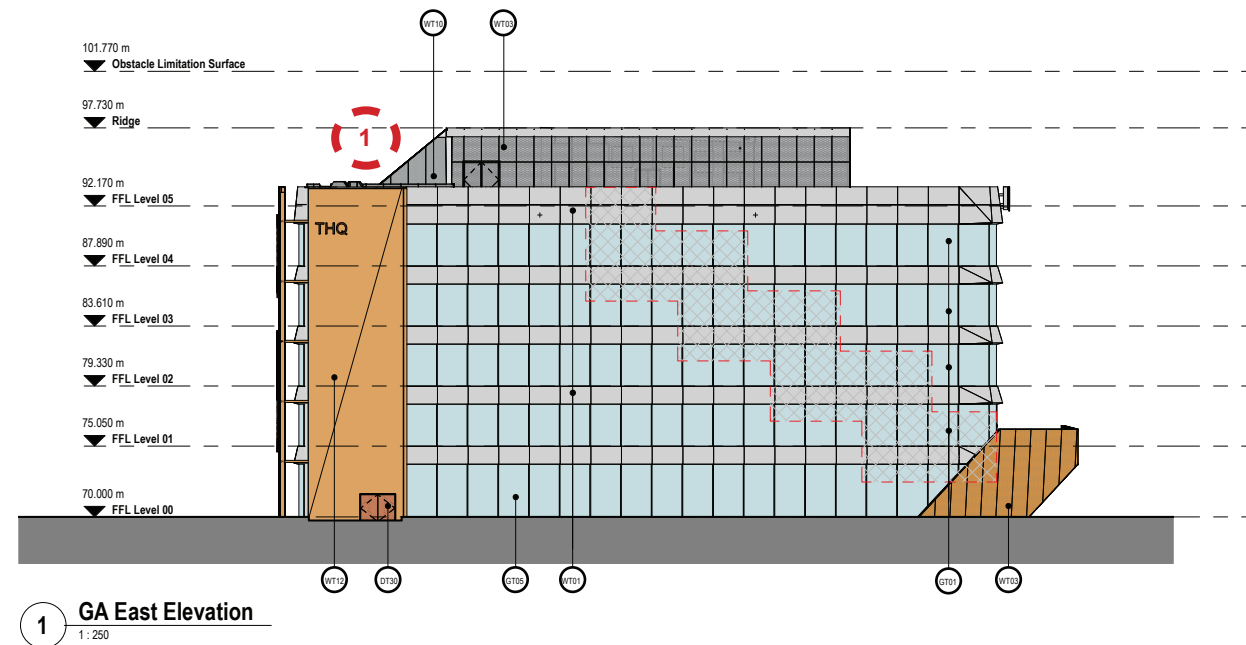


1 Angle change to PV array





Approved Planning Drawing 2020 - East Elevation



Proposed Planning Drawing 2021 - East Elevation
(hatched zone indicative of phase 2 interface)

1 Update to Elevation

Changes to elevation

1. PV angle change

Approved Planning Drawing 2020 - West Elevation

Proposed Planning Drawing 2021 - West Elevation

1 Update to Elevation

Changes to elevation

1. HV transformer room doors omitted
2. Change to parapet behind mesh cladding
3. Removal of concierge drop off point and canopy
4. PV angle change

Landscaping

3

Proposals January 2021



Proposals December 2021

Changes to landscape

1. THG garden boundary amended. Hedge shape updated to reflect the updated THG garden boundary.
2. Removal of concierge drop off point canopy.



Description of 2018/2021 submitted Scheme

The 2018 submission THQ is reflective of the PENSONS Employers Requirements plans whilst incorporating a series of changes resulting from the further analysis, workshops and discussions undertaken during the period up to the submission.

The key component changes of the 2018 to 2021 landscape plan submission were:

- The area of wildflower meadow to the central green space has been changed to lawn to better align with the spaces recreational function.
- The orchard trees within the central space have been removed to increase sunlight to the external terrace. The orchard trees have been replaced with 2no feature trees within the terrace area and group of semi-mature trees to the western boundary. Tree number have remained the same.
- The Hut Groups hostile vehicle mitigation requirements have been incorporated into the proposals. This includes the integration of a rope fence within the boundary hedge and HVM bollards to the access road. These items are designed to protect the building and central open space.
- The specification of the boundary hedge has been increased.
- The ornamental planting proposed have been revised to reflect the updated proposals.
- The boundary to the THG garden has been re-designed.
- The finish of retaining wall along southern boundary has been amended to match the proposed building cladding.
- A mirror wall / screen is proposed along the western boundary.
- The scheme now includes proposals for the roof terrace to the western elevation of the building.
- The external furniture elements to the THG garden have been based on the needs of The Hut Group.

The above elements are united within the landscape through careful planting and material selection creating a hierarchy of spaces and routes within the site.

Proposals

Description of amendments to Scheme

Since the revised application from early 2021 the landscape proposals have been through a period of design development which has resulted in the following amendments.

- THG garden boundary amended.
- Hedge shape updated to reflect the updated THG garden boundary.

Materials

Surface

The design proposes a series of fluid and sinuous access roads, footpath and spaces that vary in width and flow through the site.

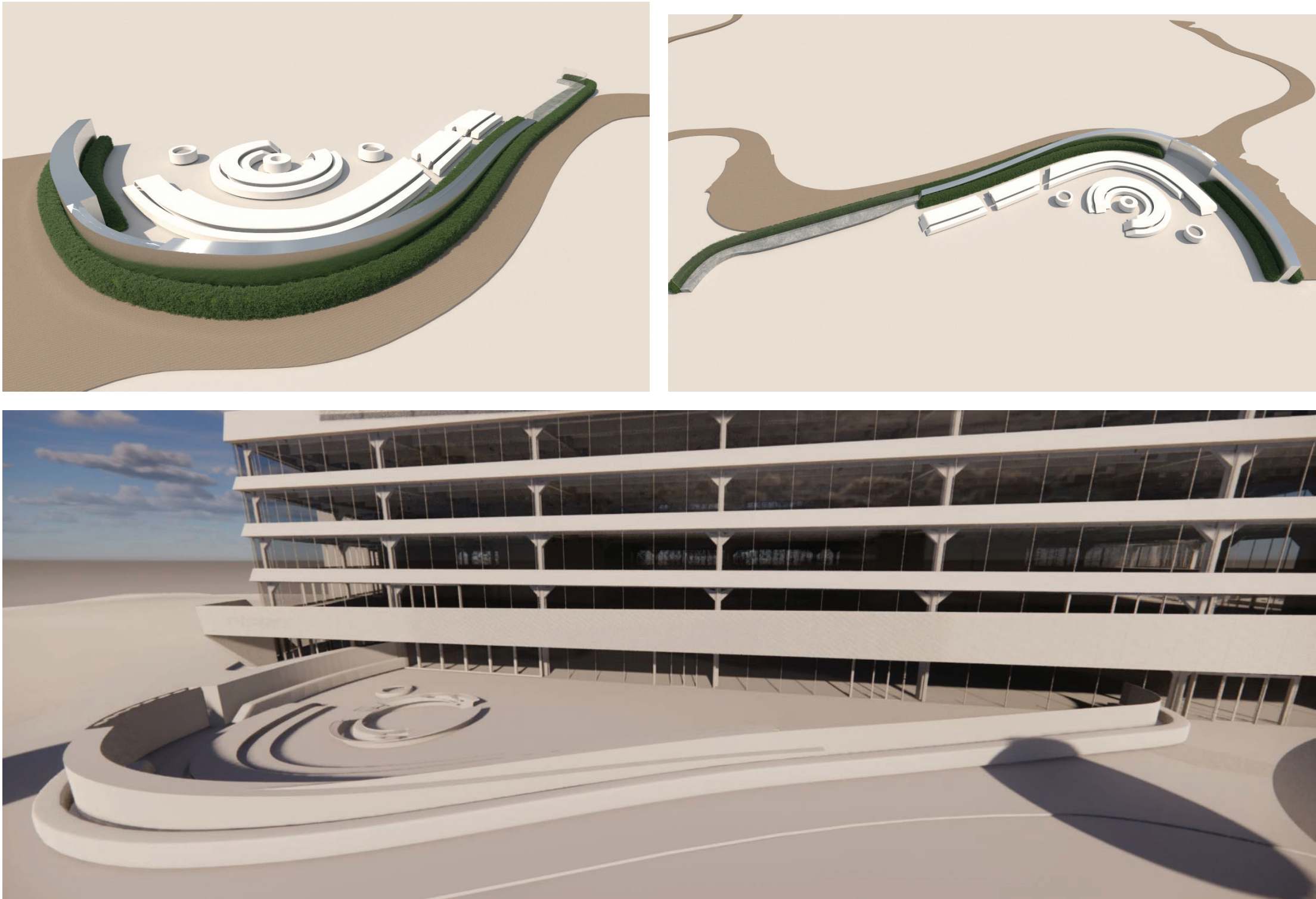
The surface materials need to respond to and enable these shapes to be created. To that end a washed in-situ concrete with an exposed aggregate is proposal to all hard surfaces across the site. The exact colour of the washed in-situ concrete and aggregate is yet to be defined. The shuttering required to form the paths could be either temporary (timber) or permanent (a rusted metal) which would create a link back the building façade. Hierarchy and definition between the different routes and spaces will be defined through the degree to which the aggregate is exposed creating a textural change.

Furniture

Formal furniture elements within the landscape are limited to the outdoor office space adjacent to the northern façade of the proposed phase 1 office building. The design of this furniture will be sculptural and ergonomic whilst creating a series of seating options; whether that be single seats, a small gathering or larger event space. In addition, crescent shaped informal stepped seating and a sun lounger will form part of the auditorium within the central space.

Signage and screens are located at obvious points within the landscape, such as the main entrance and within the outdoor office space.

The aspirations for surface materiality and furniture set out in the original 2018 submission, have continued to inform the design and remain as part of the 2020 submission. Further detail has been provided as part of 2020 submission, with particular reference to the roof terrace.



THG Garden visuals

Drawings

4

SUPPORTING INFORMATION

Updated Architectural drawings

- THQ-BDP-01-00-DR-A-EF_70_30-0001-P05 - GA Elevations
- THQ-BDP-01-00-DR-A-EF_70_30-0002-P04 - GA Elevations
- THQ-BDP-01-00-DR-A-EF_70_30-0003-P05 - GA Elevations
- THQ-BDP-01-00-DR-A-EF_70_30-0004-P04 - GA Elevations Phase 1 Proposed Context Elevations
- THQ-BDP-01-00-DR-A-EF_70_60-0001-P08 - GA Plan - Ground Floor
- THQ-BDP-01-00-DR-A-EF_70_60-0002-P07 - GA Plan - First Floor
- THQ-BDP-01-00-DR-A-EF_70_60-0006-P07 - GA Plan - Roof Level
- THQ-BDP-01-00-DR-A-EF_70_60-0007-P06 - GA Plan - Roof Plan
- THQ-BDP-01-00-DR-A-EF_70_60-0010-P04 - GA Plan - Ground Floor in Context
- THQ-BDP-01-00-DR-A-EF_70_80-0001-P06 - GA Sections
- THQ-BDP-01-00-DR-A-EF_70_80-0002-P06 - GA Sections
- THQ-BDP-01-00-DR-A-EF_70_80-0003-P05 - GA Sections

Updated Landscape Drawings

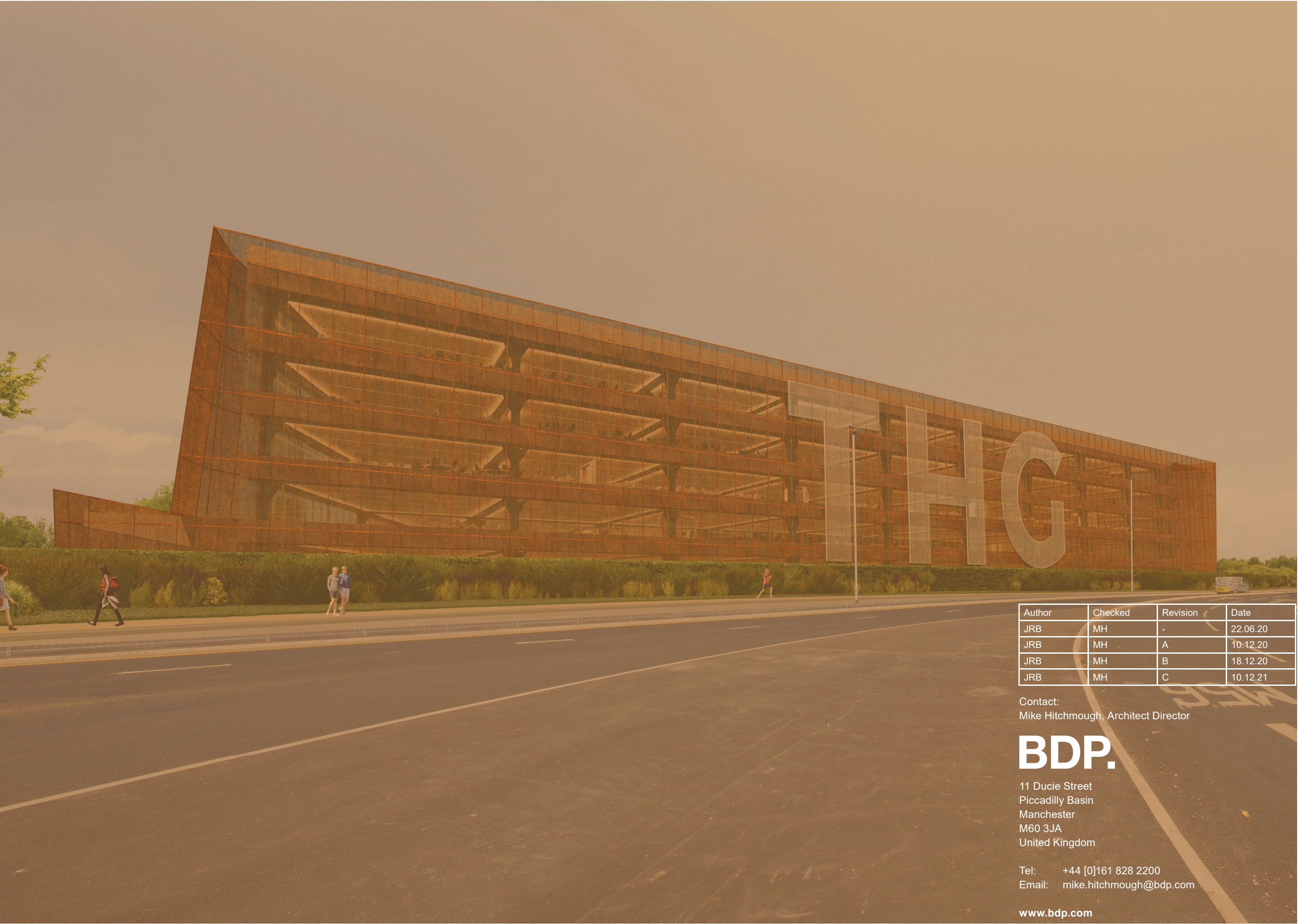
- 1827-EXA-00-00-DR-L-100 rev D- general arrangement

Updated Architectural drawings (fallback position)

- HIVE-BDP-01-00-DR-A-EF_70_30-9001-P02 - GA Elevations North Elevation
- HIVE-BDP-01-00-DR-A-EF_70_30-9002-P02 - GA Elevations South Elevation
- HIVE-BDP-01-00-DR-A-EF_70_30-9003-P02 - GA Elevations East & West Elevation
- HIVE-BDP-01-00-DR-A-EF_70_30-9004-P02 - GA Elevations Phase 1 Proposed Context Elevations
- HIVE-BDP-01-00-DR-A-EF_70_60-9001-P02 - GA Plan - Ground Floor
- HIVE-BDP-01-00-DR-A-EF_70_60-9002-P02 - GA Plan - First Floor
- HIVE-BDP-01-00-DR-A-EF_70_60-9006-P02 - GA Plan - Roof Level
- HIVE-BDP-01-00-DR-A-EF_70_60-9007-P02 - GA Plan - Roof Plan
- HIVE-BDP-01-00-DR-A-EF_70_80-9001-P02 - GA Sections Section A-A / Section B-B
- HIVE-BDP-01-00-DR-A-EF_70_80-9002-P02 - GA Sections Section C-C / Section D-D
- HIVE-BDP-01-00-DR-A-EF_70_80-9003-P02 - GA Sections Proposed Site Sections

Landscape Drawings (fallback position)

- 1827-EXA-00-00-DR-L-100 - general arrangement



Author	Checked	Revision	Date
JRB	MH	-	22.06.20
JRB	MH	A	10.12.20
JRB	MH	B	18.12.20
JRB	MH	C	10.12.21

Contact:
Mike Hitchmough, Architect Director

BDP.

11 Ducie Street
Piccadilly Basin
Manchester
M60 3JA
United Kingdom

Tel: +44 [0]161 828 2200
Email: mike.hitchmough@bdp.com

www.bdp.com