



SECTION 73
SUPPLEMENTARY DESIGN REPORT

SEPTEMBER 2021

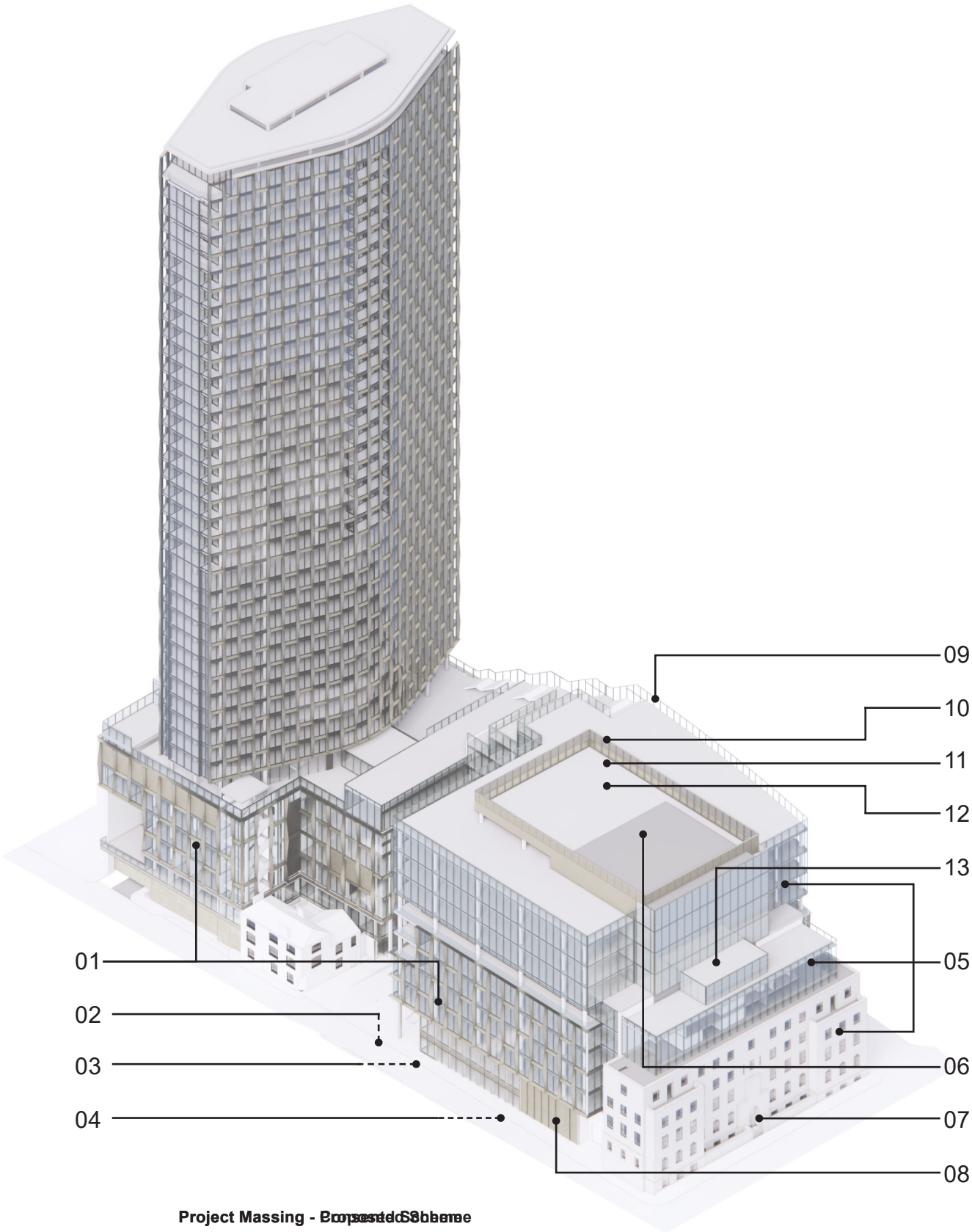




INTRODUCTION

This report is intended to illustrate the differences between the consented development scheme and the latest proposed design iteration. The proposed design incorporates changes concerning the refinement and evolution of the consented design in response to concerns of environmental, practical, and cultural changes that have occurred through the course of the project.

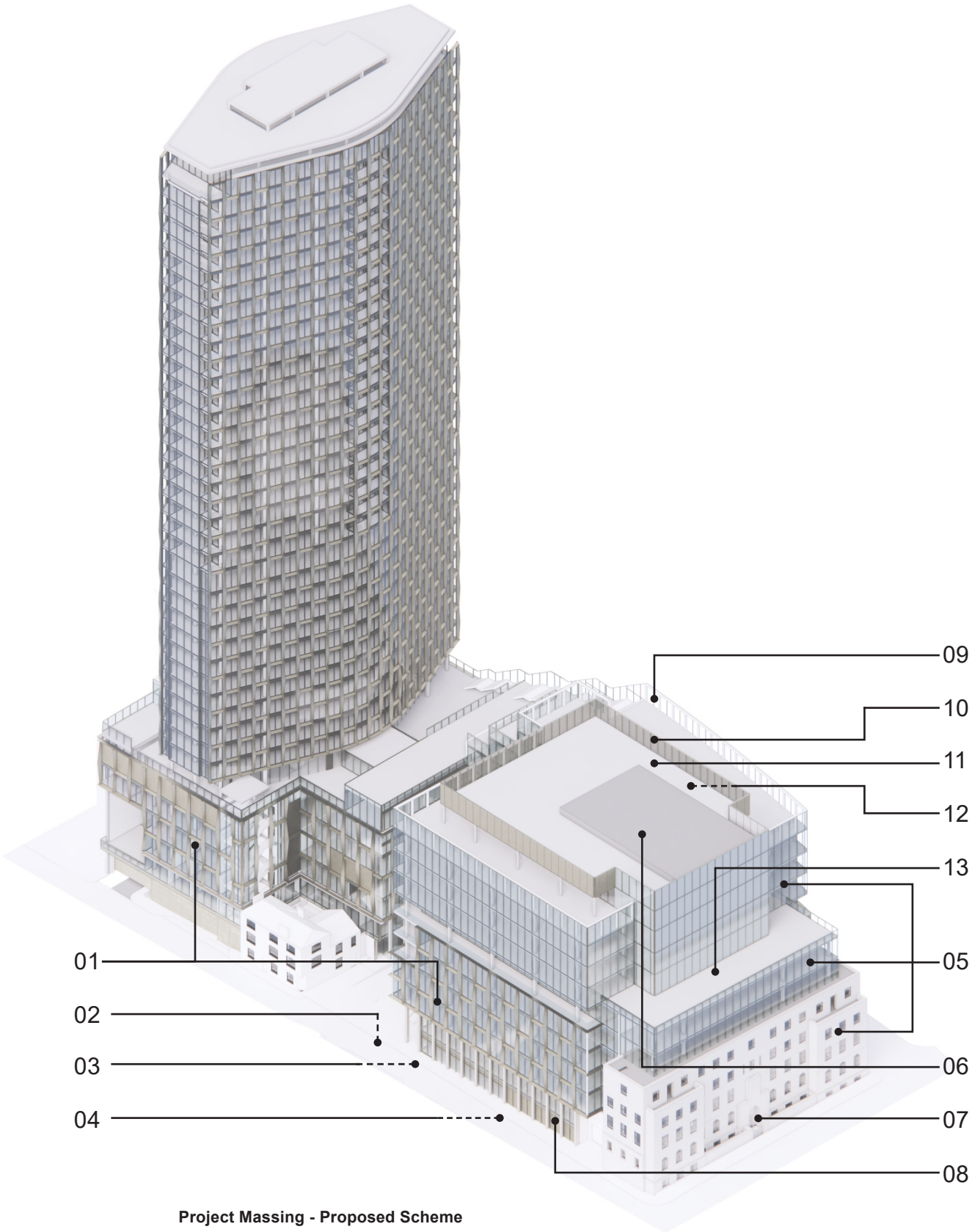
This page highlights the key changes that mark the difference between what is consented and what is being proposed, while the following pages provide more description for each selected reference.



SUMMARY OF CHANGES

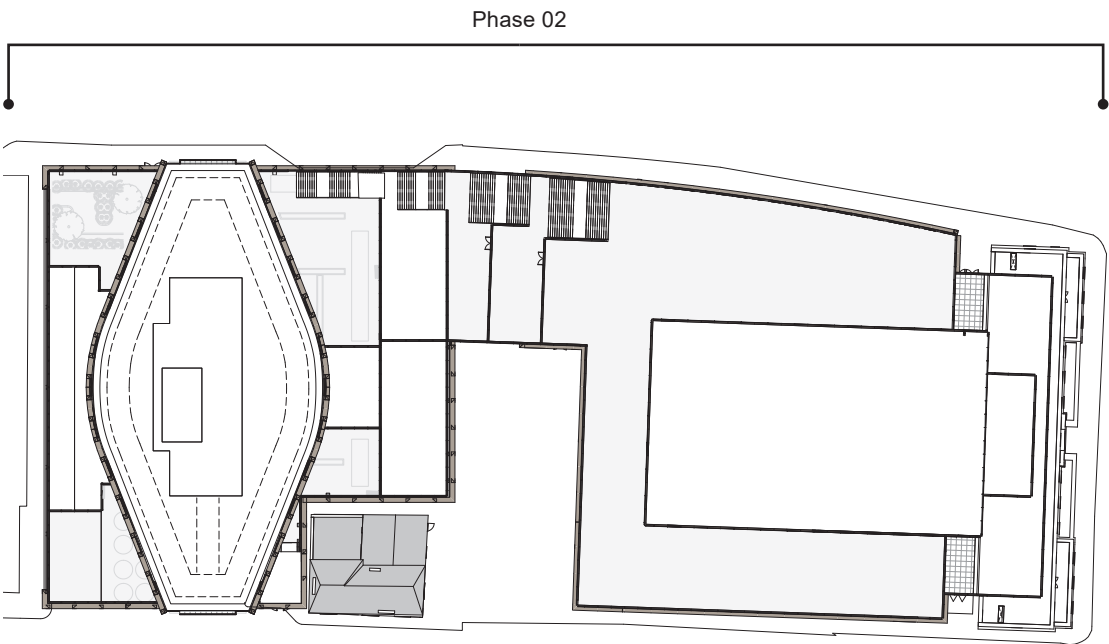
Key Changes

- 01. Project Phasing
- 02. Reduction of Lower Basement Footprint
- 03. Reduction of Car Parking
- 04. Increase in Cycle Parking
- 05. Integration of Police Headquarters into Office Space rather than Boutique Hotel, and Realignment of Levels
- 06. Reconfiguration of Core in Response to Integration of Police Headquarters
- 07. Introduction of a Lobby Connection to Southmill Street
- 08. Reconfiguration of Ground Level Retail, Loading Bay, & Back-of-House Spaces
- 09. Raising Height of Terrace Balustrade for Safety
- 10. Raising Height of Plant Deck to Support Restaurant Below
- 11. Expansion of Plant Deck Due to Increase in Mechanical Equipment
- 12. Enclosure of Restaurant at Level 10
- 13. Removal of Plant Room on Roof of Police Headquarters and Extension of Office Terrace into this Space



Project Massing - Proposed Scheme

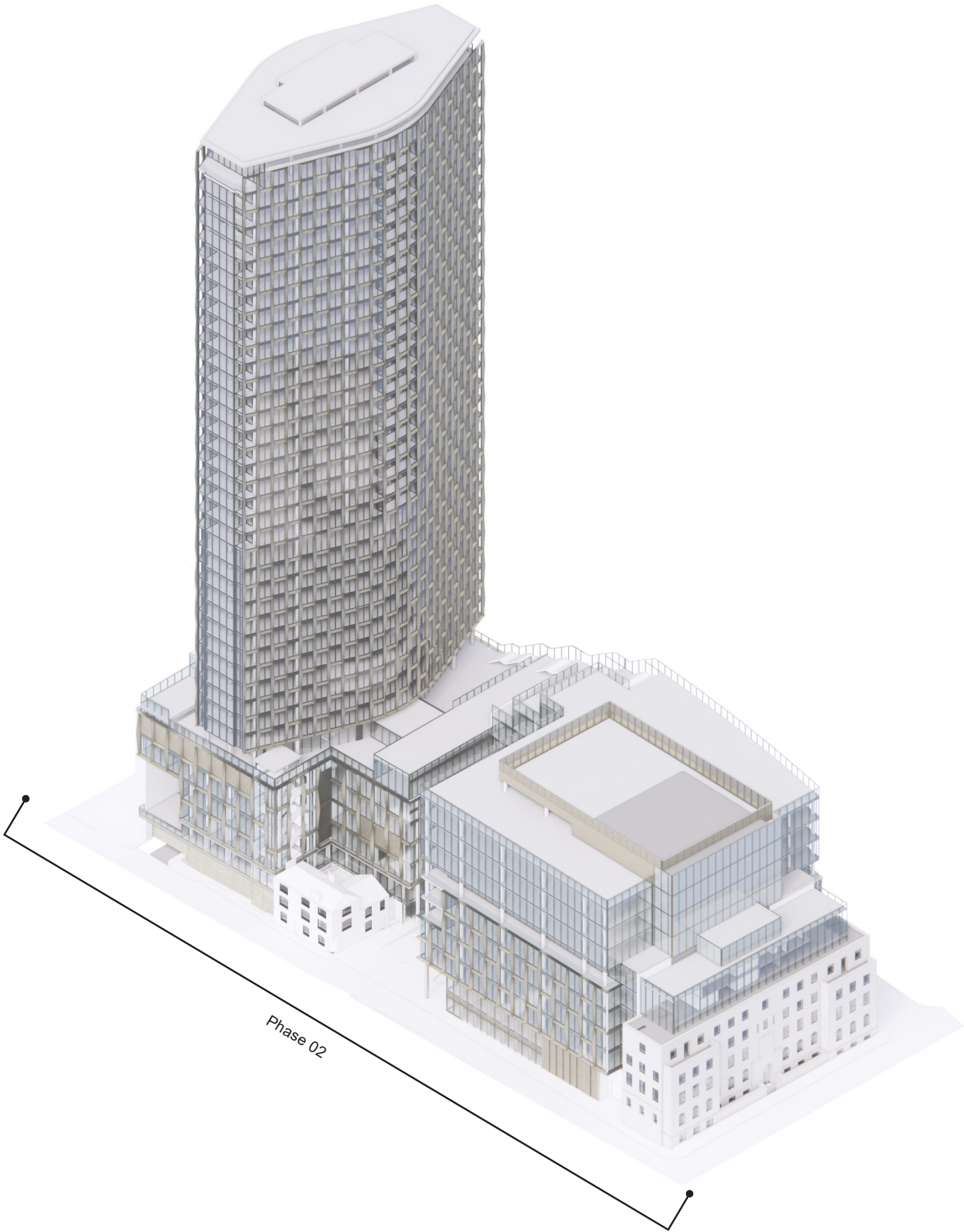
DESIGN REFINEMENTS
REFERENCE 01



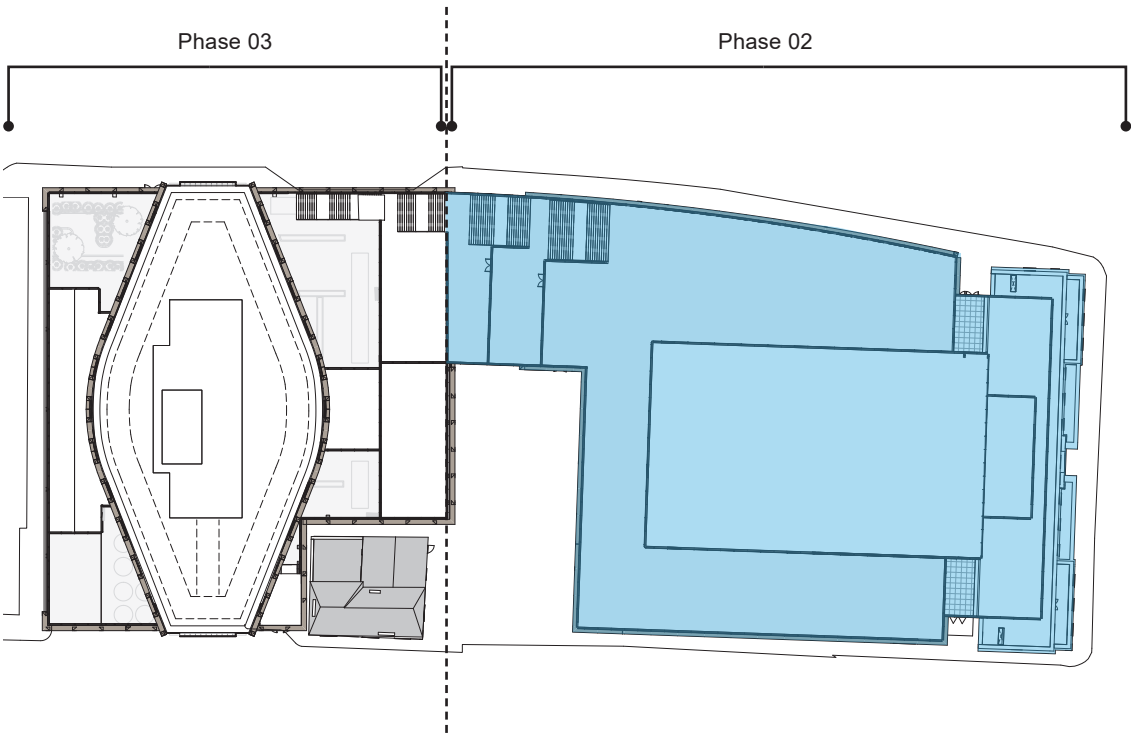
Consented Scheme Phasing

The current approval is for the following phasing:

- Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
- Phase 2 – Construction of office building
- Phase 3 – Construction of synagogue, hotel and residential tower
- Phase 4 – Fit out of Boutique Hotel
- Phase 5 – Refurbishment of Pub



DESIGN REFINEMENTS
REFERENCE 01



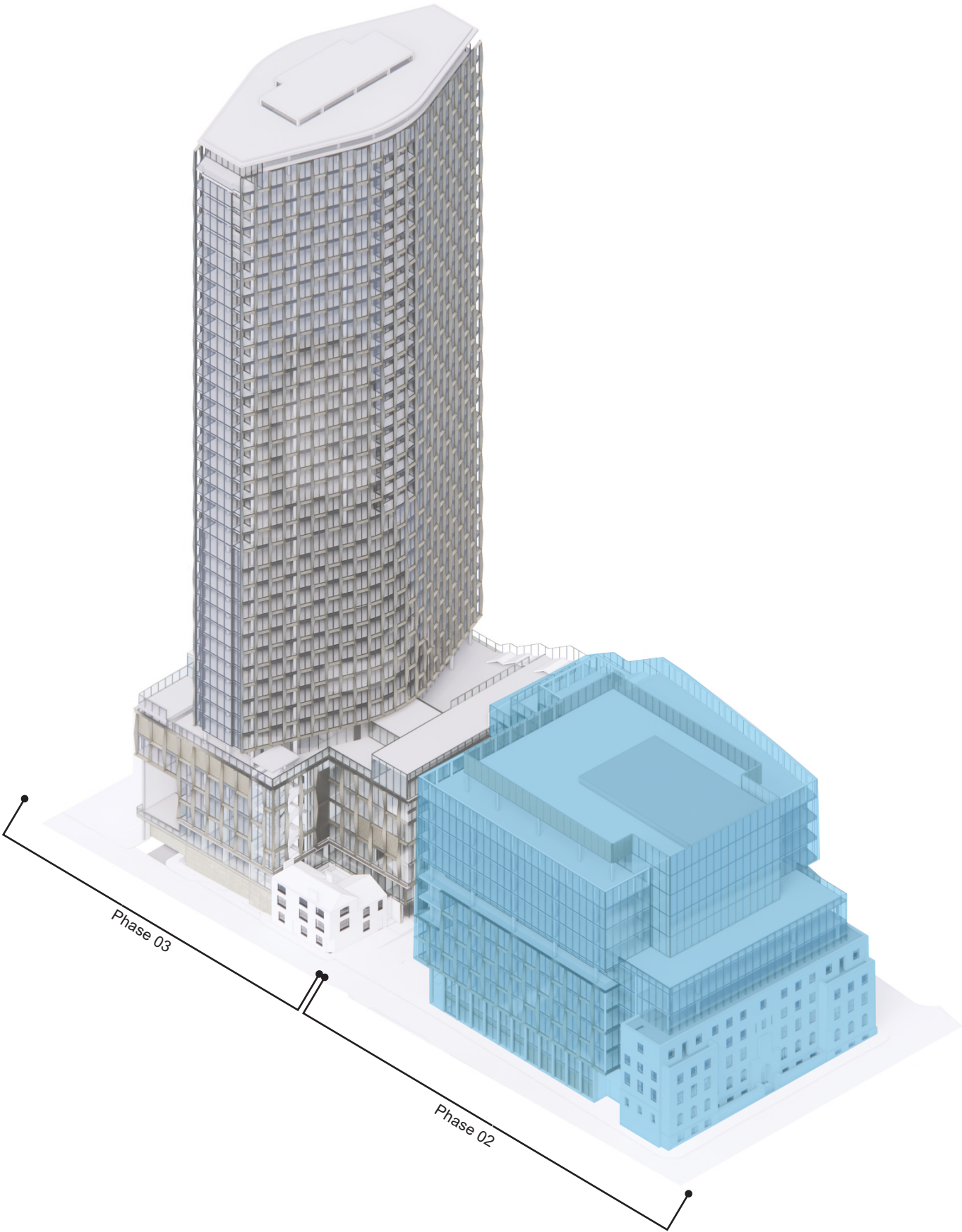
Proposed Scheme Phasing

This is proposed to be amended as follows:-

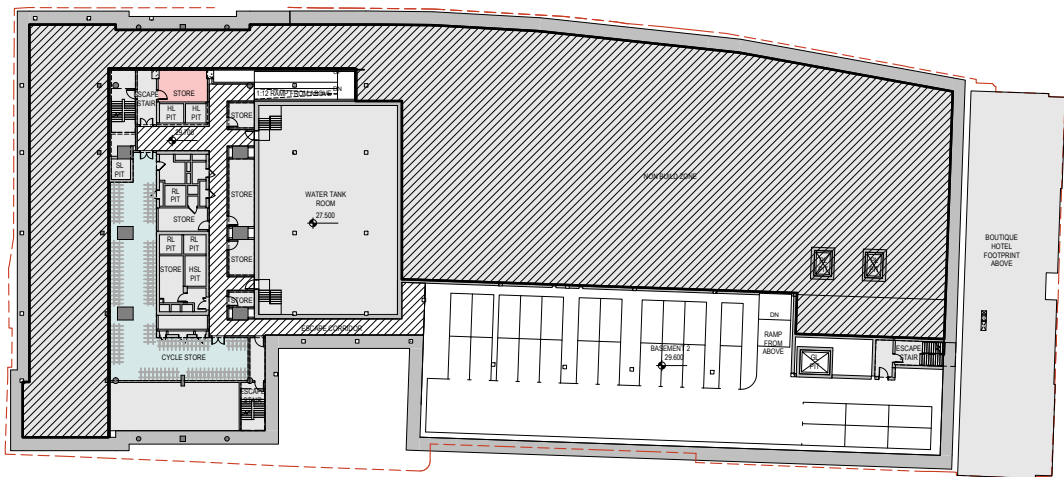
- Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
- Phase 2 – Construction of office building and works to former police station
- Phase 3 – Construction of synagogue, hotel and residential tower
- Phase 4 – Refurbishment of Pub

In summary, whilst it was previously envisaged that the former police station external works will take place in Phase 2, with the fit out forming a separate element of work in Phase 4, the works to the former police station will now all take place within Phase 2.

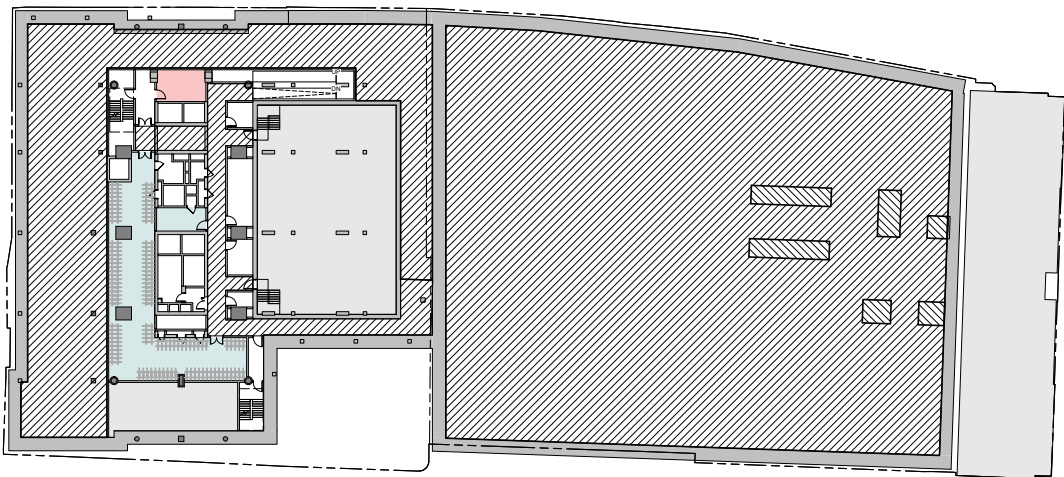
It is also now intended that Phases 2 and 3 will be capable of being delivered and operated interdependently.



BASEMENT LEVELS



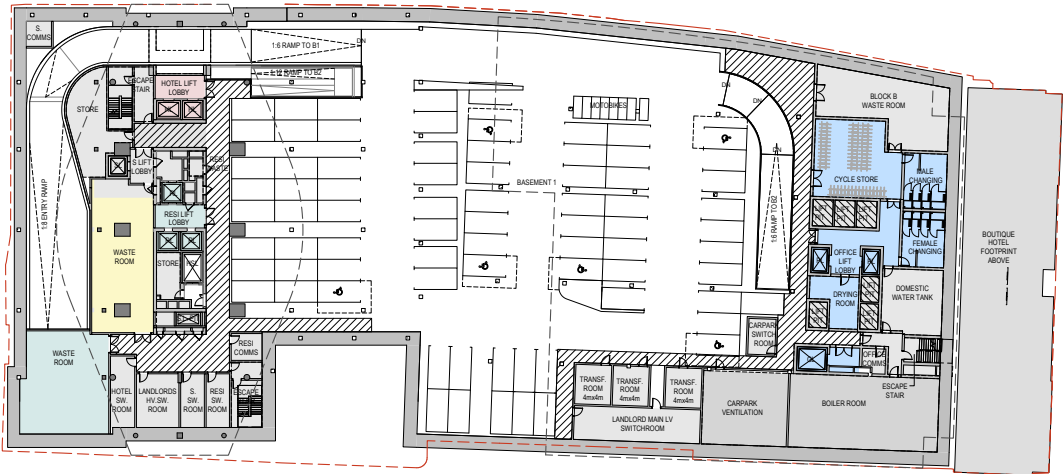
Consented Scheme Basement Level -2



Proposed Basement Level -2

The Lower Basement under the office block has been removed to reduce risk and complications due to existing foundations. The basement above is rendered more efficient due to the removable of access ramps. This lowers the number of available car parking spaces in the project.

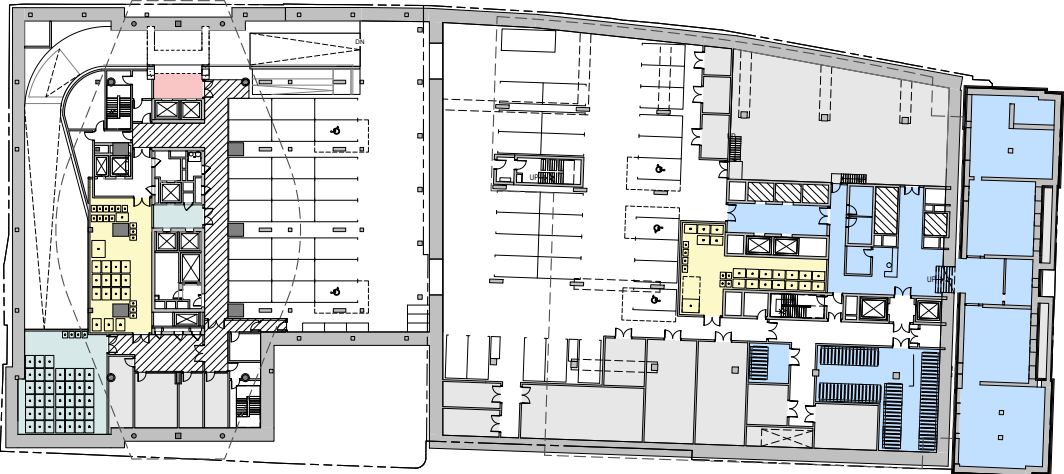
DESIGN REFINEMENTS REFERENCE 01,02,03,&04



Consented Scheme Basement Level -1

Consented Scheme Basement Totals

Car Parking Spaces	103
	(Inc. 6 Accessible)
Cycle Spaces	320



Proposed Basement Level -1

The main basement has been reconfigured so that both phases of the project can operate independently. This allows flexibility in how the buildings are constructed and operated in the long term. In response to evolving preferences for transportation, fewer car park spaces have been provided, while bicycle parking has been increased for office tenants. To support the increase in alternative modes of transportation, expansive changing and showering facilities have been added in the basement of the former Police Headquarters.

Proposed Basement Totals

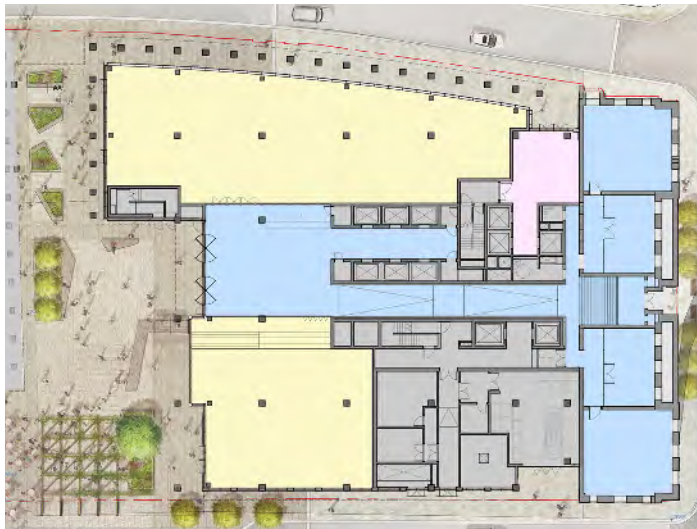
Car Parking Spaces	54
	(Inc. 5 Accessible)
Cycle Spaces	400

BLOCK B: OFFICE BUILDING



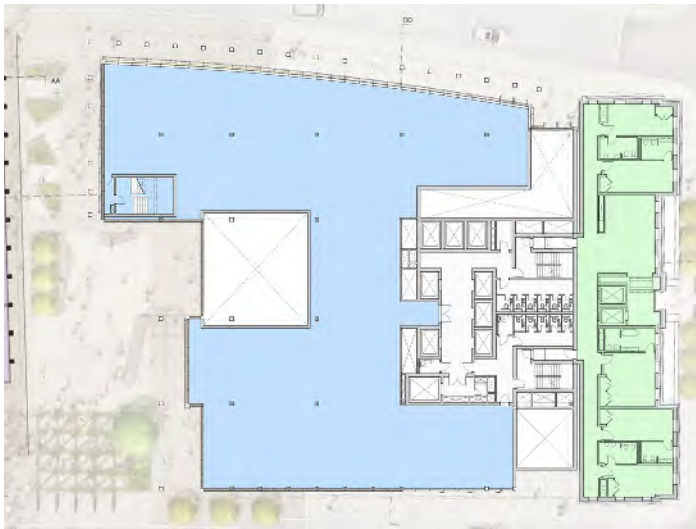
Consented Scheme Ground Floor Plan

The Consented Scheme comprised a double-height Office Lobby accessed from the public square, and an entrance to the Boutique Hotel from Southmill Street. Two retail units flanked either side of the Office Lobby, facing onto Jackson's Row and Bootle Street.



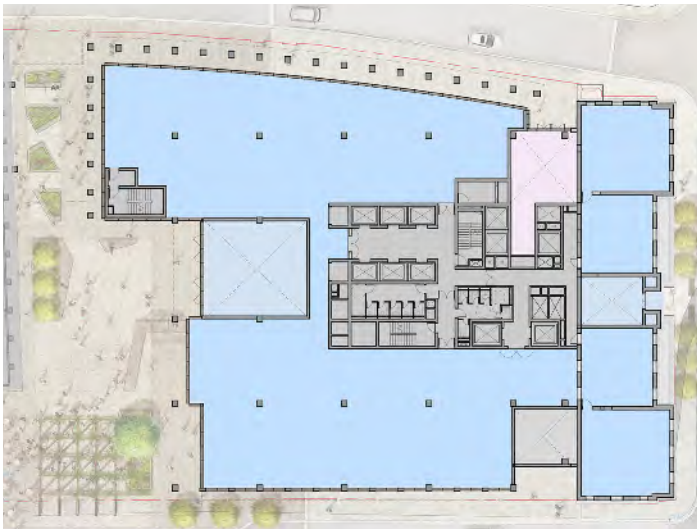
Proposed Ground Floor Plan

The former Police Headquarters has changed proposed use from a Boutique Hotel to an Office, which is to be integrated into the larger Office program. An entrance lobby in the former Police Headquarters connects through to the primary Office Lobby, creating an interior connection between Southmill Street and the public square. The revised core organisation supports this connection. The Back-of-House zone of the Office Block facing on to Bootle Street has been expanded to ensure that it can operate independently from the Hotel and Residential building if required. This includes a reconfigured loading bay facing onto Bootle Street to better support building operations.



Consented Level 01

In the Consented Scheme, the Office and Boutique Hotel are distinctly separated due to the height requirements of the public lift lobby and loading bay.

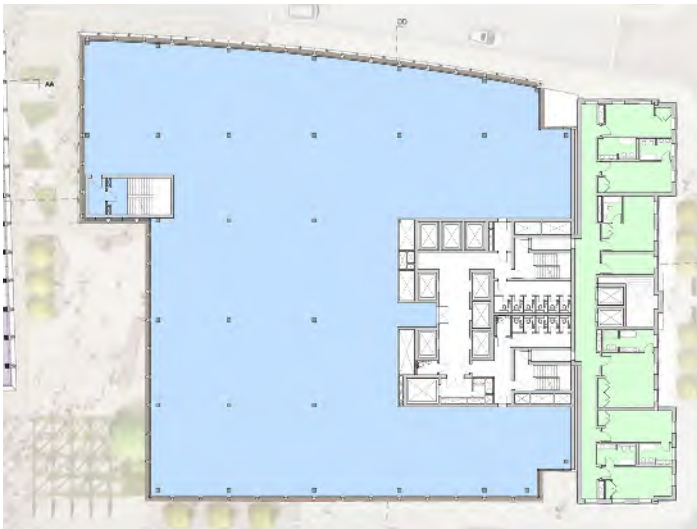


Proposed Level 01

The revised office core creates a more equivalent depth between the facade and the core around the building, allowing access to daylight for more of the office users. At Level 01, this change allows the office floorplate to connect into the former Police Headquarters and supports the integration of the buildings.

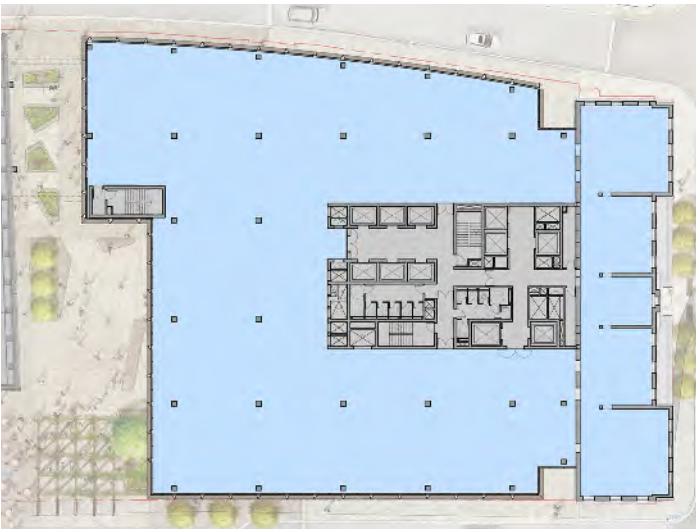
DESIGN REFINEMENTS

REFERENCE 01,05,06,07,&08



Consented Scheme Level 02 Plan

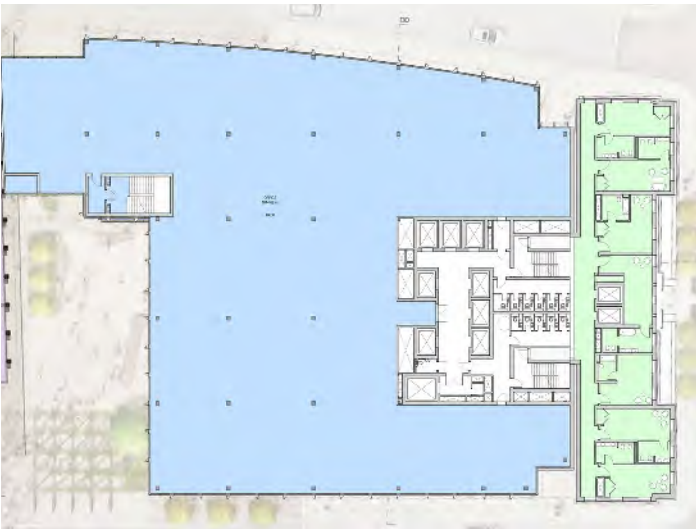
At Level 02, the Office and Boutique Hotel function as completely separate buildings.



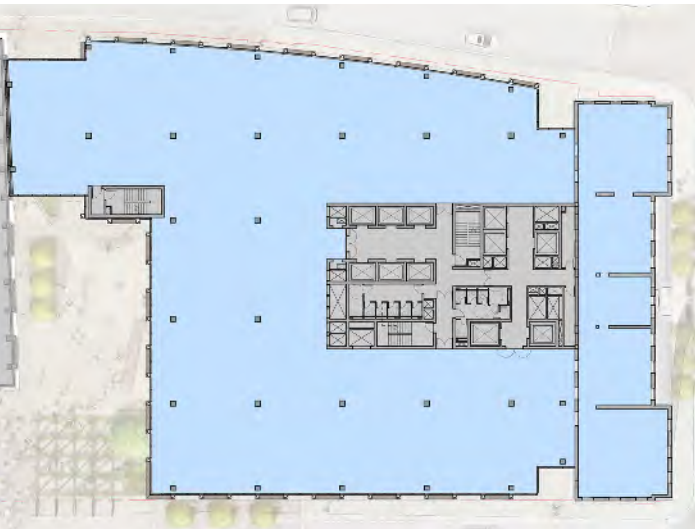
Proposed Level 02 Plan

At Level 02, the new office and the existing building are fully integrated, with the back wall of the former Police Headquarters adding a sense of history and character to the office.

The equalised depth of the office space around the core is more apparent at this level, showing that in addition to better daylighting conditions, the space is also more flexible for different types of occupants.



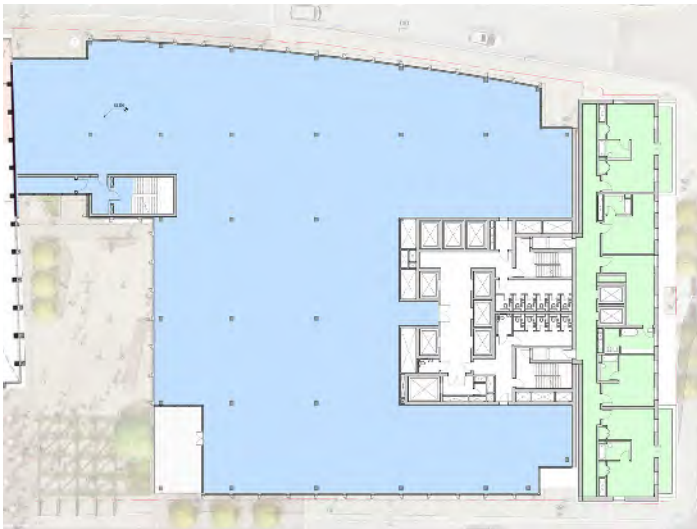
Consented Scheme Level 03 Plan



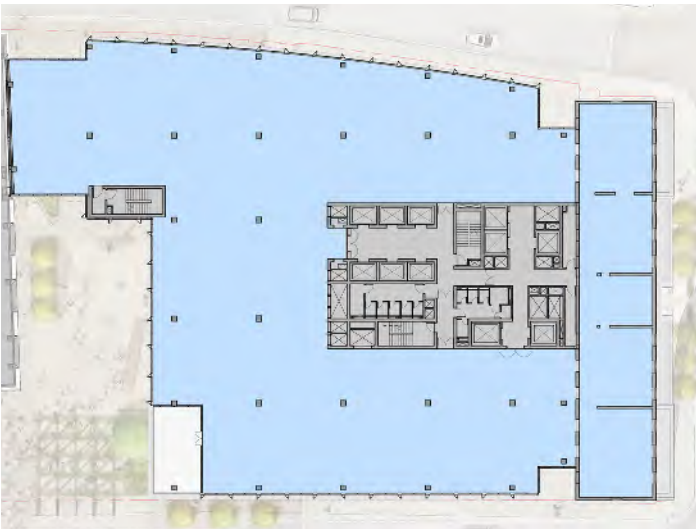
Proposed Level 03 Plan

The office floorplate is similar to the proposed Level 02 plan, with an additional “bridge” area expanded to meet Block A. This “bridge” area is also present in the levels directly above in both the consented and proposed scheme.

DESIGN REFINEMENTS
REFERENCE 05,&06

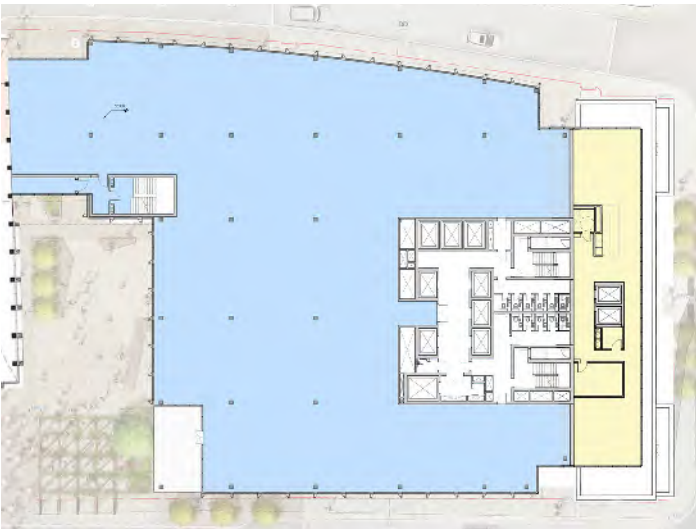


Consented Scheme Level 04 Plan



Proposed Level 04 Plan

The main body of the office area on Level 04 is similar to the proposed Level 03, with the inclusion of a terrace in the southwest corner. The dimensions of the terrace align with the facade module and structural constraints.



Consented Scheme Level 05 Plan

The Consented scheme included space for a restaurant above the Boutique Hotel/former Police Headquarters. This was only accessible via the Boutique Hotel, and not from the office.



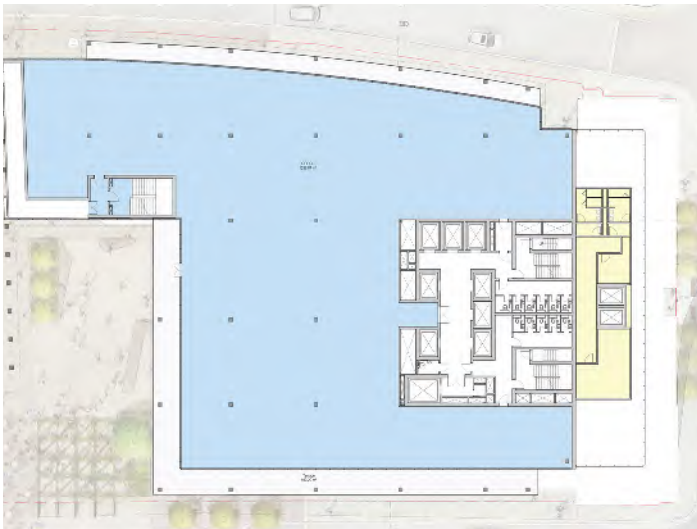
Proposed Level 05 Plan

The proposed Level 05 plan is similar to the layout of Level 04 in terms of the main office area.

Additional office space has replaced the Consented Scheme's restaurant, located above the former Police Headquarters. The same external envelope has been retained.

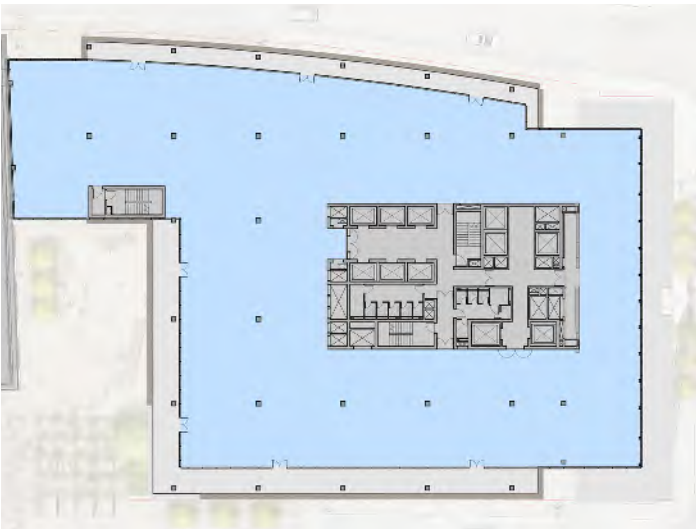
DESIGN REFINEMENTS

REFERENCE 05,&06



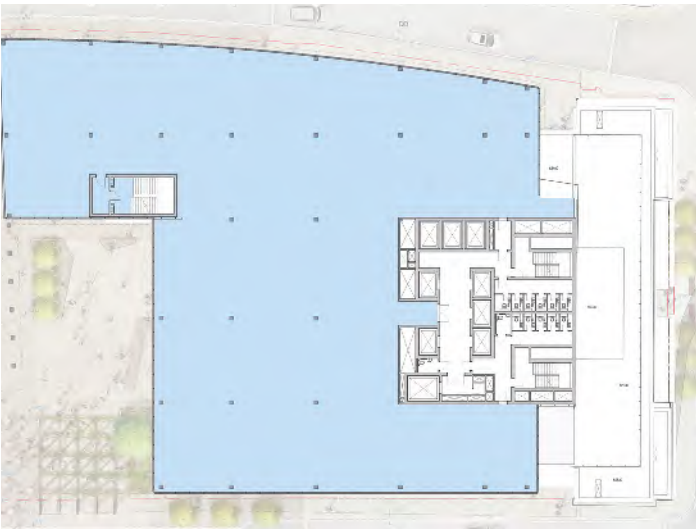
Consented Scheme Level 06 Plan

Similar to Level 05, the Consented Scheme included space for a mezzanine level of a restaurant, which would overlook the main dining space.



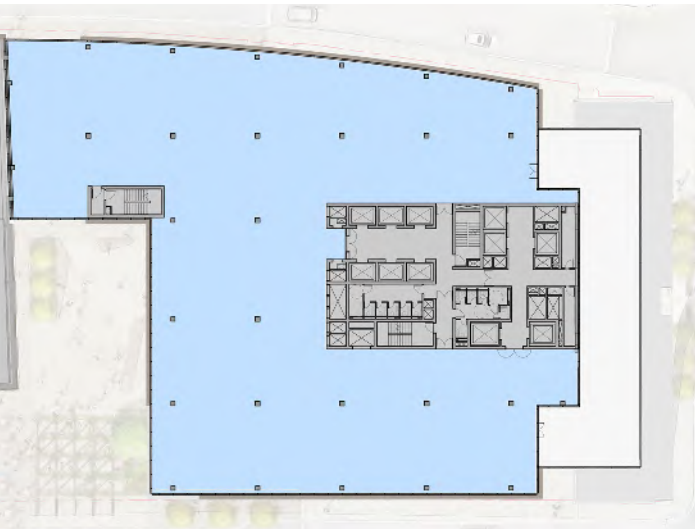
Proposed Level 06 Plan

At Level 06 a terrace is provided to the North, South, and West elevations of the office area, as introduced in the Consented scheme. Similar to Level 05, the office occupies the envelope above the former Police Headquarters, which was formerly proposed as a restaurant.



Consented Scheme Level 07 Plan

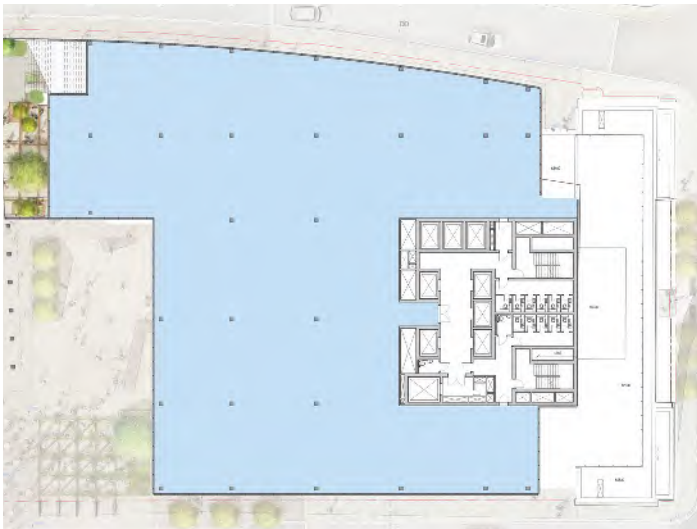
The Consented Scheme included small terraces at the interface between the Office block and the roof of the Boutique Hotel & Restaurant. The roof was inaccessible due to mechanical plant space serving the hotel.



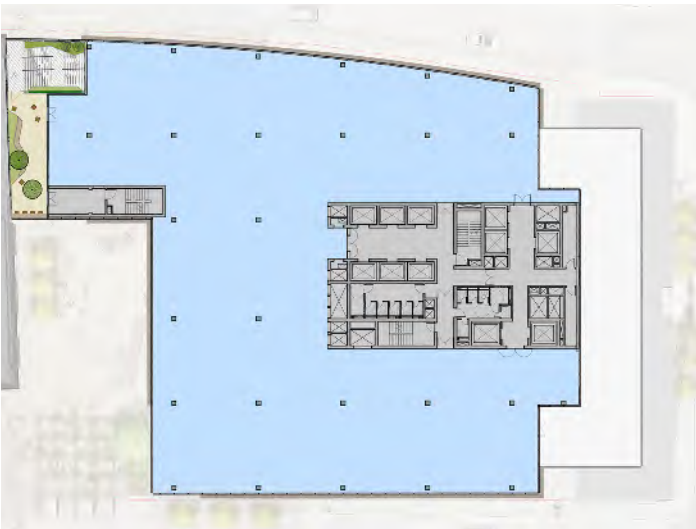
Proposed Level 07 Plan

The occupiable extent of the terrace has increased significantly, facilitating demand for increased access to outdoor space from office spaces. The integration of the former Police Headquarters into the Office block allowed for the consolidation of mechanical plant rooms, freeing up the large terrace.

DESIGN REFINEMENTS
REFERENCE 05,06,&12

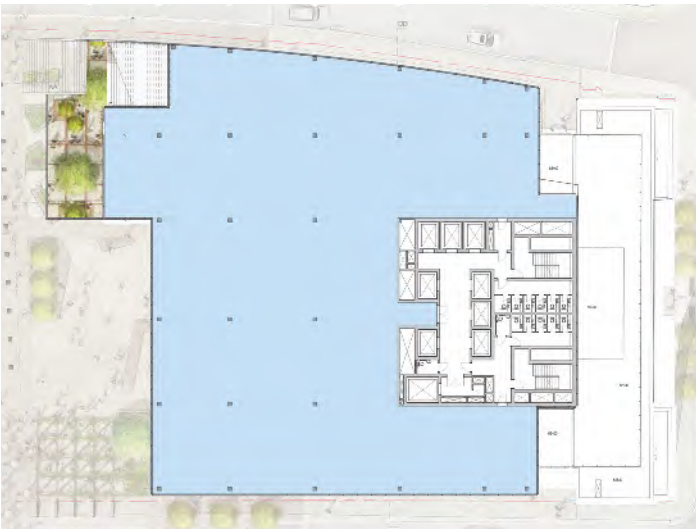


Consented Scheme Level 08 Plan

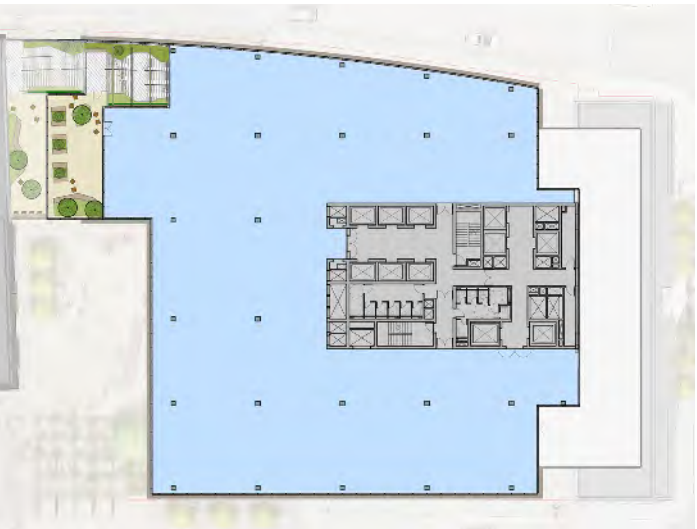


Proposed Level 08 Plan

The third escape stair has been brought up to Level 08 to allow an additional emergency exit from the publicly accessible terrace on Level 10. This allows the office block to operate independently due to phasing and operational flexibility.



Consented Scheme Level 09 Terrace



Proposed Level 09 Plan

The only significant change to Level 09 from the consented scheme is the proportion of the core, similar to other levels below.

DESIGN REFINEMENTS
REFERENCE 05,06,9,10,11,&12



Consented Scheme Level 10 Terrace

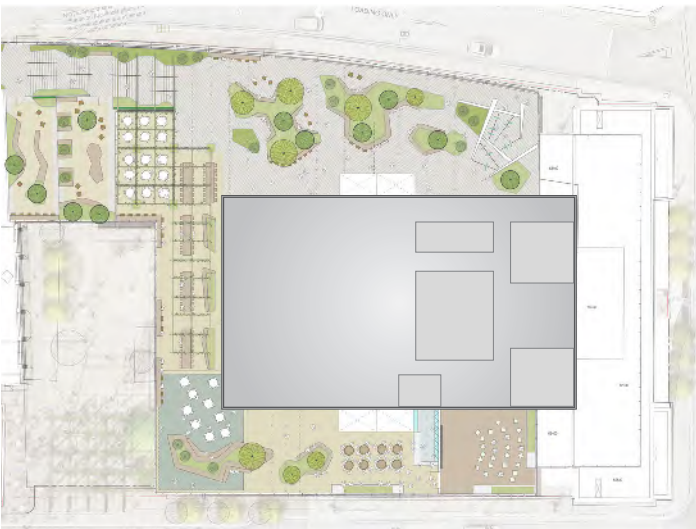
In Consented Scheme, the footprint of the roof plant provided a covered outdoor seating area for the Roof Terrace. This was seen as a useful way to make due with the size requirements of the mechanical equipment above.



Proposed Level 10 Roof Terrace

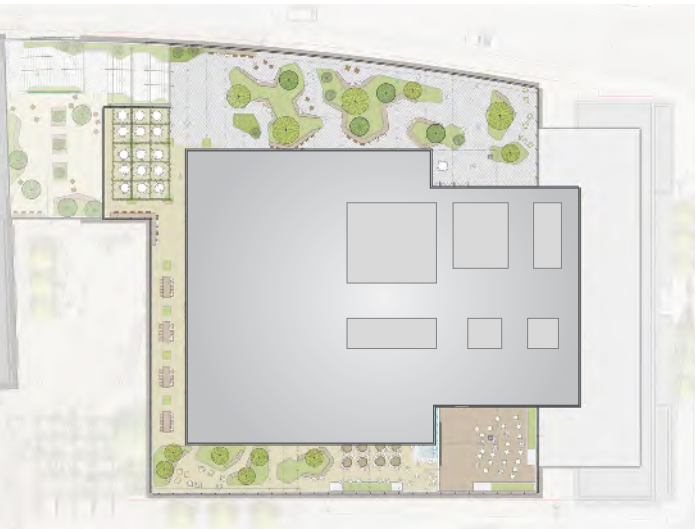
The publicly accessible Roof Terrace has been reconfigured to better provide a variety of spaces and uses in accordance with the proposed core configuration, as well as additional area in the plant deck above. Part of the space under the plant deck has been enclosed to ensure usage during all seasons, increasing its function as a publicly accessible space. The remaining area under the plant deck serves as covered terrace space, further supporting all-weather use.

To ensure safety for anyone visiting the roof terrace, as well as members of the public on the streets below, the balustrade around the terrace has been increased to 3m in height.



Consented Scheme Plant Deck

The Plant Deck above the Roof Terrace was sized according to the mechanical requirements at the time, which reflected common air exchange rates and sustainability criteria at the time of submission.

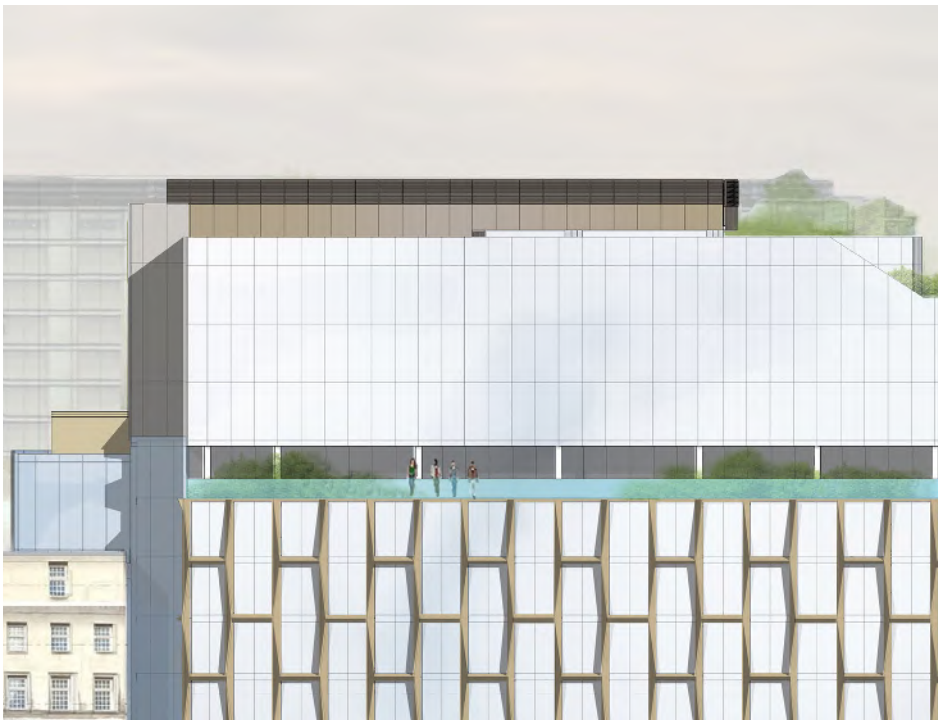


Proposed Level Plant Deck

The Proposed Plant Deck includes increased space for mechanical equipment that is needed to provide for increased air exchange rates, as required in post-pandemic office buildings. In addition to this, high-performing sustainability criteria has been targeted to bring the project forward in a more socially responsible way. This also had a considerable impact on the size of equipment required on the Plant Deck.

Louvre screens are to be provided at the perimeter of the Plant Deck to mask the equipment both visually and acoustically.

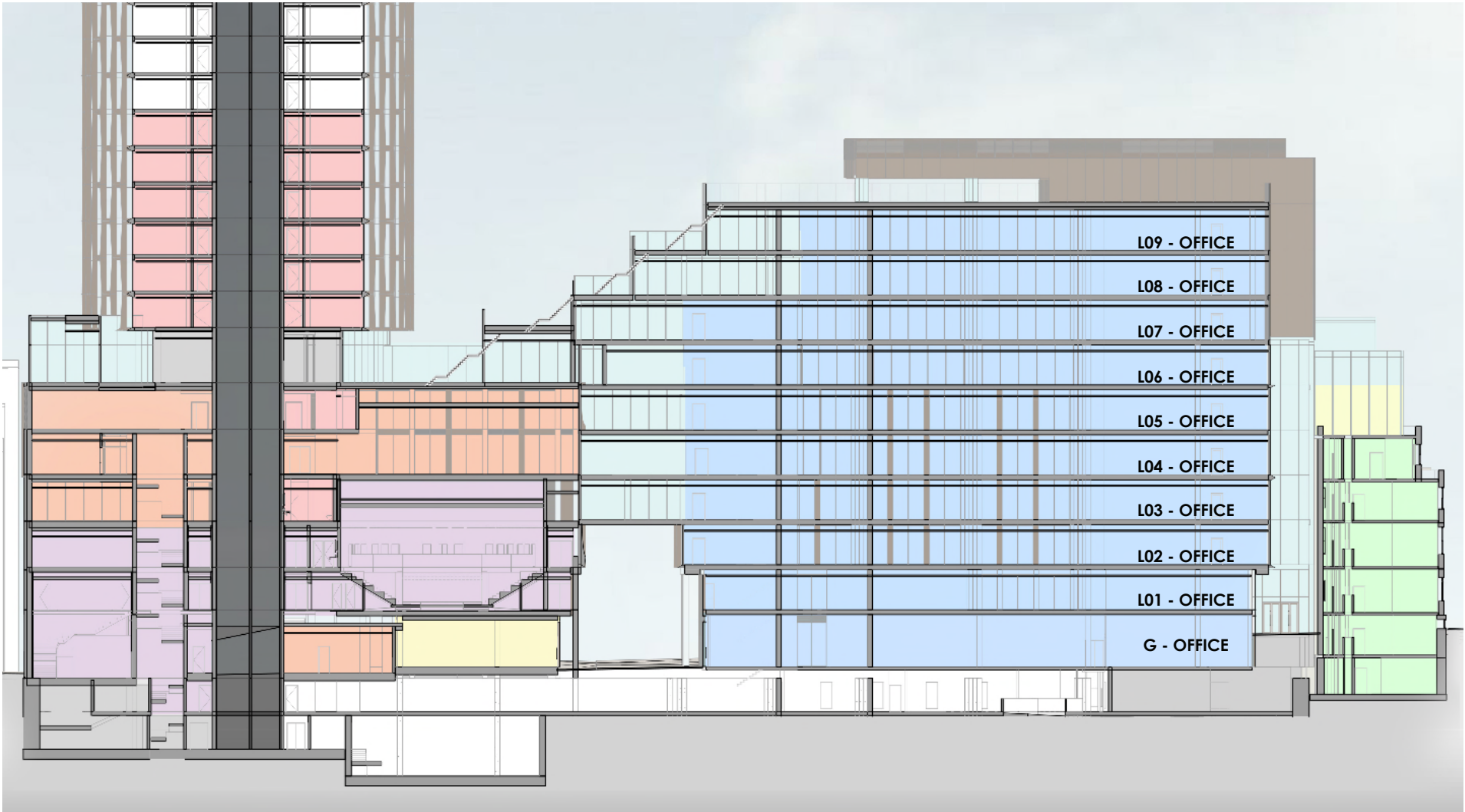
DESIGN REFINEMENTS
REFERENCE 05,06,07,09,10,11&12



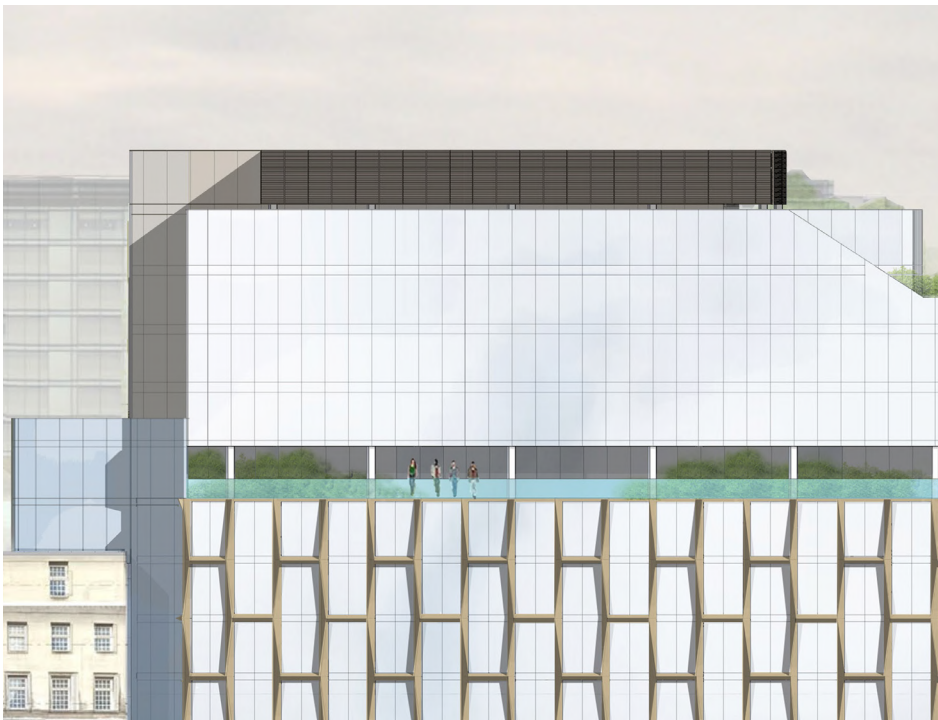
Consented Scheme

The former Police Headquarters in the Consented Scheme consisted of a Boutique Hotel with a two-level Restaurant on top. Mechanical plant space was provided on top of this to service the spaces directly below.

The Publicly Accessible Roof Terrace at Level 10 of the Office Block included a Covered Outdoor Space under the mechanical plant deck that was continuous with the larger outdoor terrace. The balustrade at this level was a standard height.

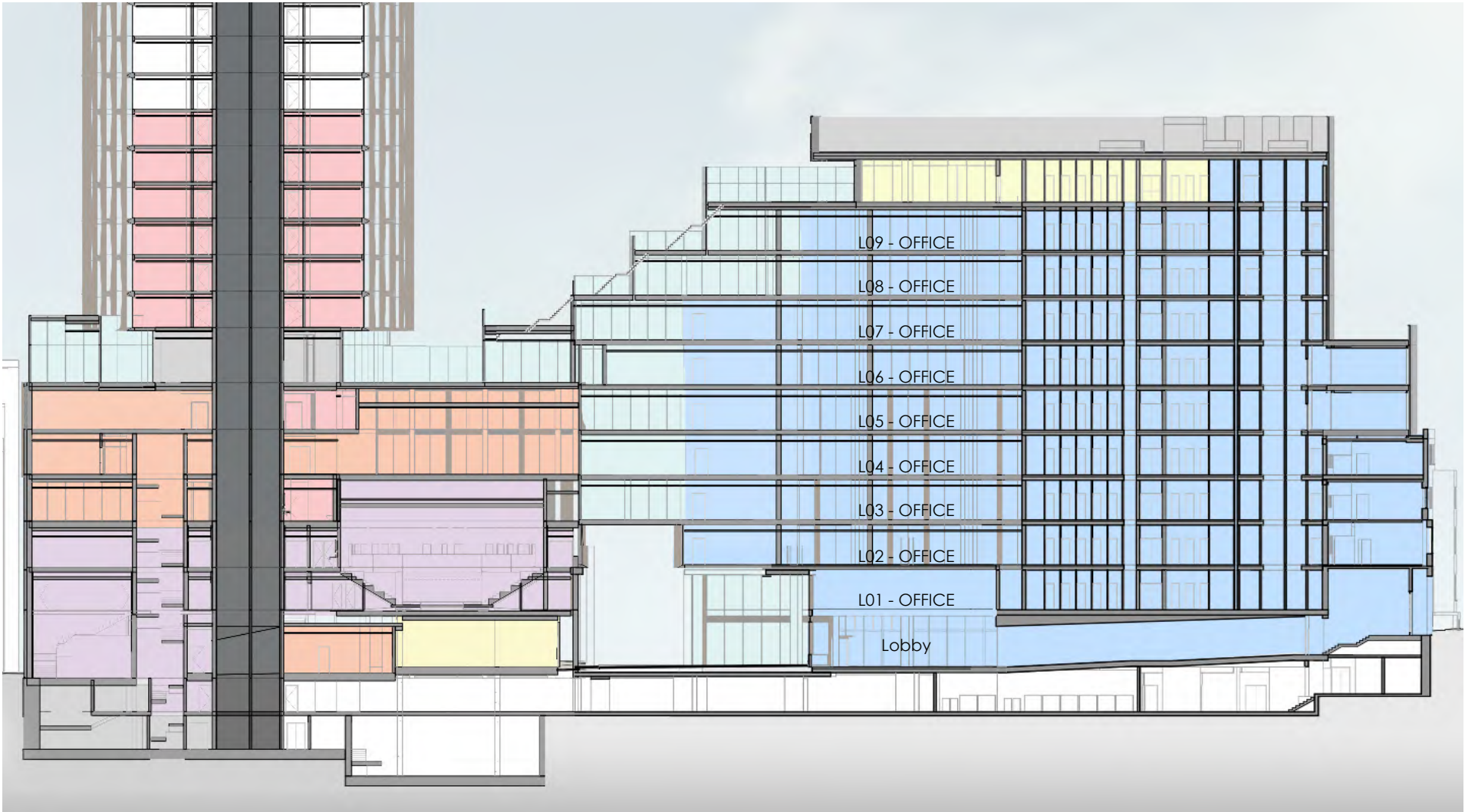


DESIGN REFINEMENTS
REFERENCE 05,06,07,09,10,11&12



Proposed Scheme

Through incorporating the former Police Headquarters into the offices, the mechanical plant space was consolidated with the enlarged plant deck above the Level 10 terrace of the Office Block. Below this plant deck, a portion of the covered space has been enclosed to provide space for a restaurant, taking place of the restaurant from the Level 05&06 of the Boutique Hotel. To provide adequate clear height for the restaurant, the plant deck has been slightly raised. For safety, the height of the terrace balustrade has been increased to 3m.



DESIGN REFINEMENTS
REFERENCE 05,08,09,10,11&12



Bootle Street Elevation - Consented

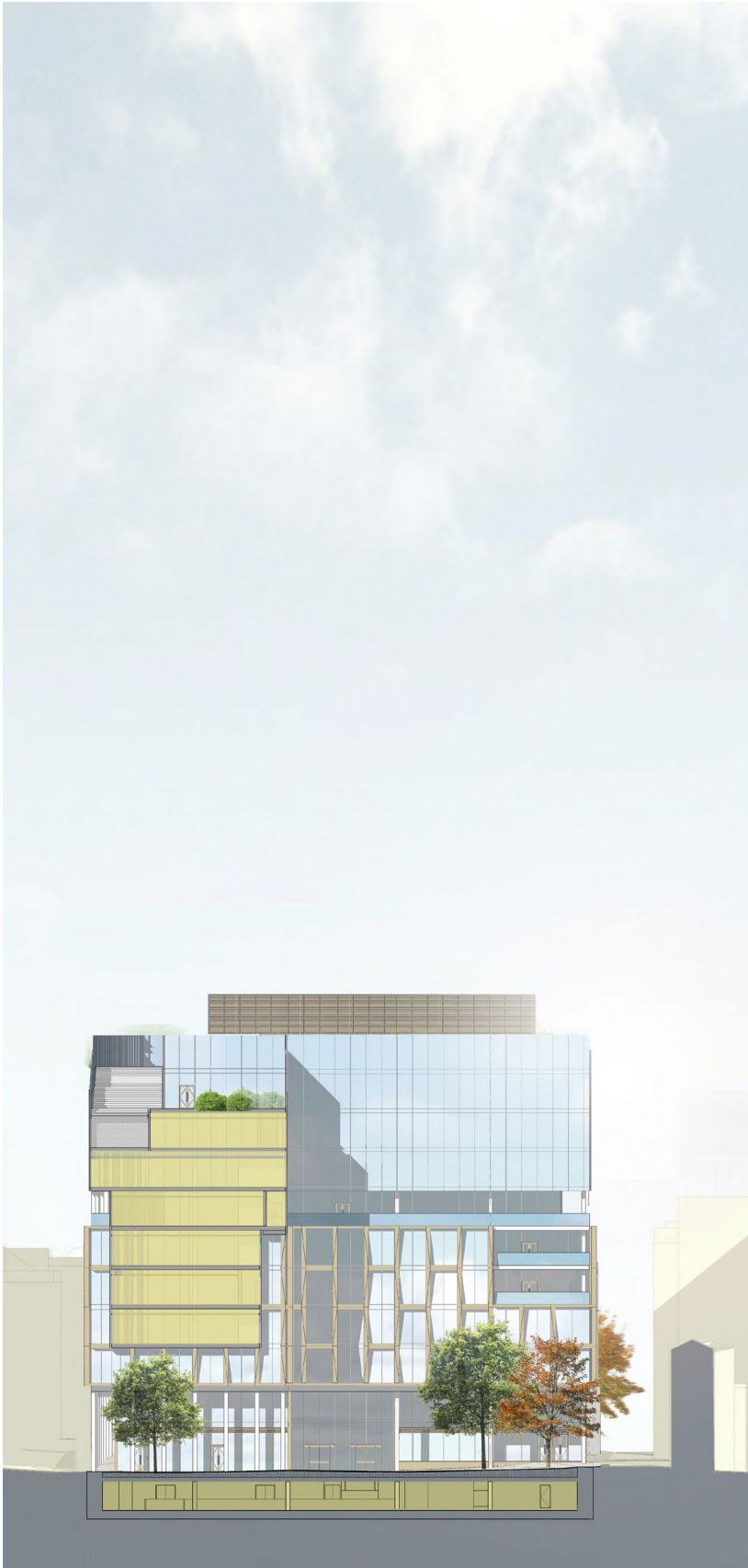


Courtyard Elevation - Consented

DESIGN REFINEMENTS
REFERENCE 05,08,09,10,11&12



Bootle Street Elevation - Proposed

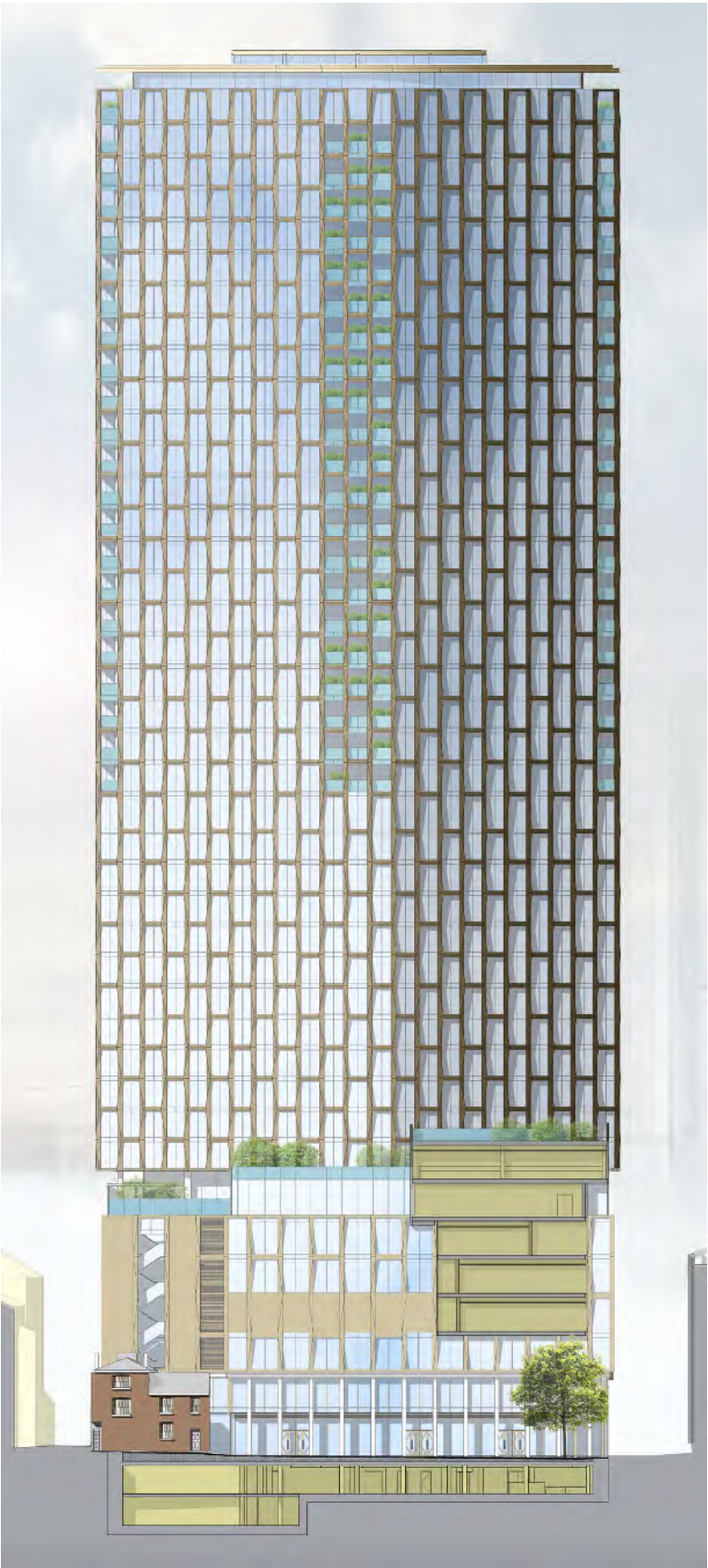


Courtyard Elevation - Proposed

DESIGN REFINEMENTS
REFERENCE 05,09,10,11&12



Jacksons Row Elevation - Consented

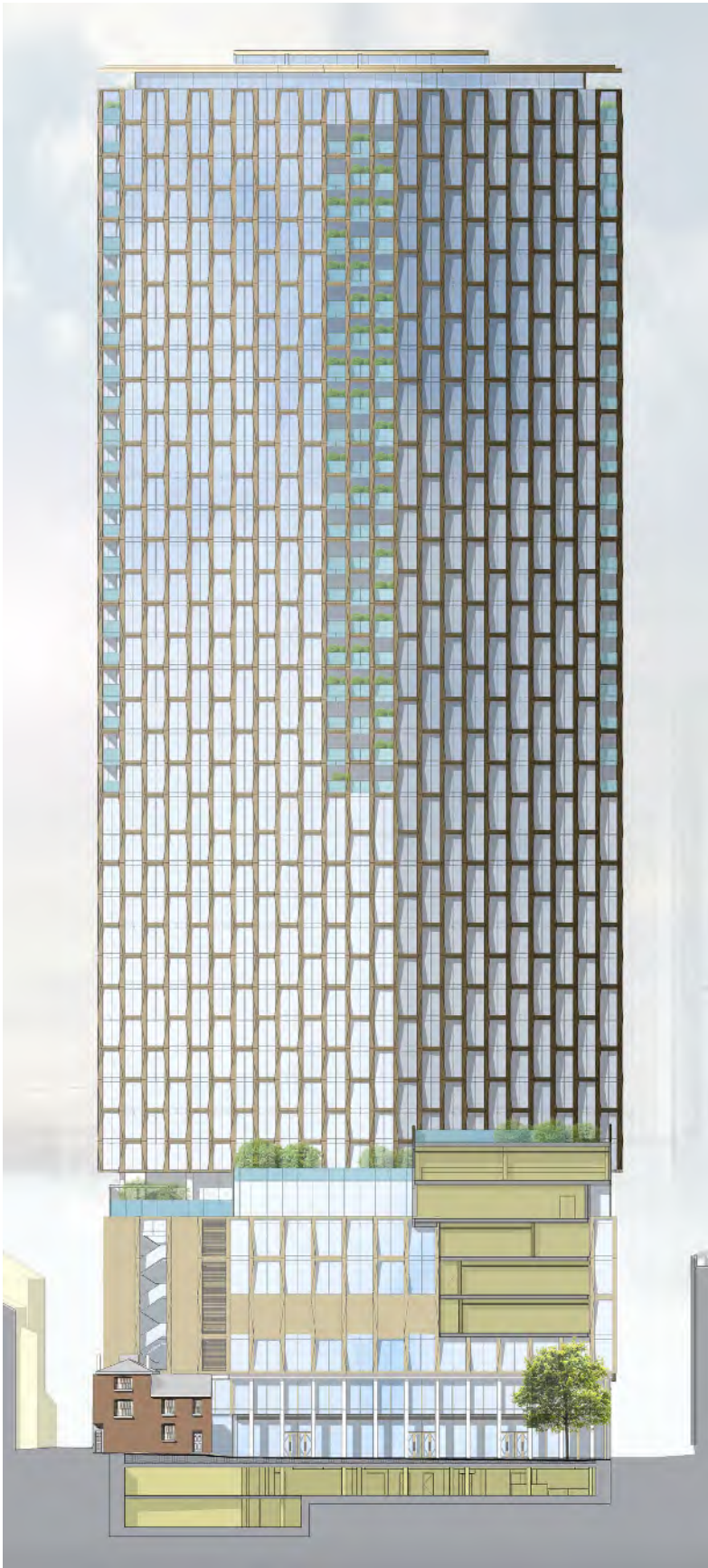


Courtyard West Elevation - Consented

DESIGN REFINEMENTS
REFERENCE 05,09,10,11&12



Jacksons Row Elevation - Proposed



Courtyard West Elevation - Proposed

DESIGN REFINEMENTS



View from Manchester Central Library - Consented

DESIGN REFINEMENTS



View from Manchester Central Library - Proposed

DESIGN REFINEMENTS



View from St. Albert Square - Consented

DESIGN REFINEMENTS



View from St. Albert Square - Proposed

