

53-55 Mosley Street

Non-Material Amendment

53-55 Mosley Street - Non-material Amendment

Introduction

The following document supports the Non Material Amendment application to 53 – 55 Mosley Street, including description and justification to help support the amendments sought regarding extant Planning Consent reference number 123289/FO/2019. Hawkins\Brown have engaged with Carolyn Parry and Paul Mason at Manchester City Council, during a site visit on 30.04.21 and subsequent email correspondence to discuss and agree the principles of the changes that are being sought.

Since the extant consent was granted, construction of the scheme has commenced, through undertaking opening up works and removal of existing building signage / curtain wall and other existing built fabric. Design proposals have evolved to incorporate amendments that account for unforeseen existing built fabric and enhance the technical design and detailing of the building in addition to the usability of the building. The document includes description and imagery of the following elements of change being sought for the scheme:

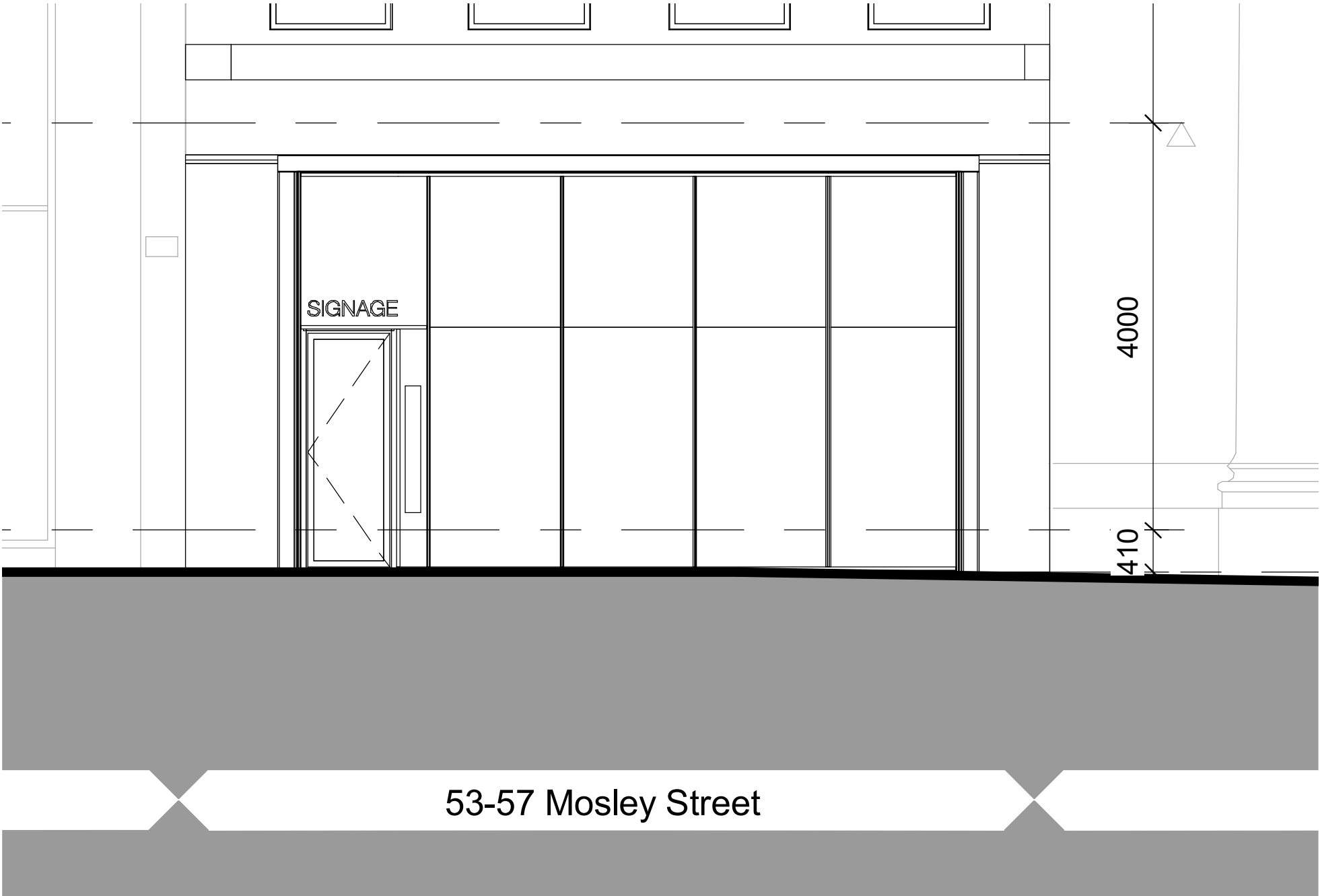
- Omission of steel goalpost structure that was previously anticipated to support existing building glazing / apertures
- Amendments to reflect existing structure (concrete beams) to the Mosley Street Curtain Wall and Back George Street Curtain Wall
- Updates to Curtain Wall perforated pattern
- Reposition of the rear entrance door at Back George Street

Extant Planning Consent

During the pre-construction stages of the project it was anticipated that an existing steel goalpost supported the previous ‘Europa House’ signage, curtain wall glazing and shutter that formed the ground level frontage to Mosley Street. The original design intent was for this to be retained and to be re-used to form the aperture for which the new curtain wall system would be introduced.

Extant Planning Consent

Drawing extracted from Non-Material change to a planning permission 129259/NMC/2021



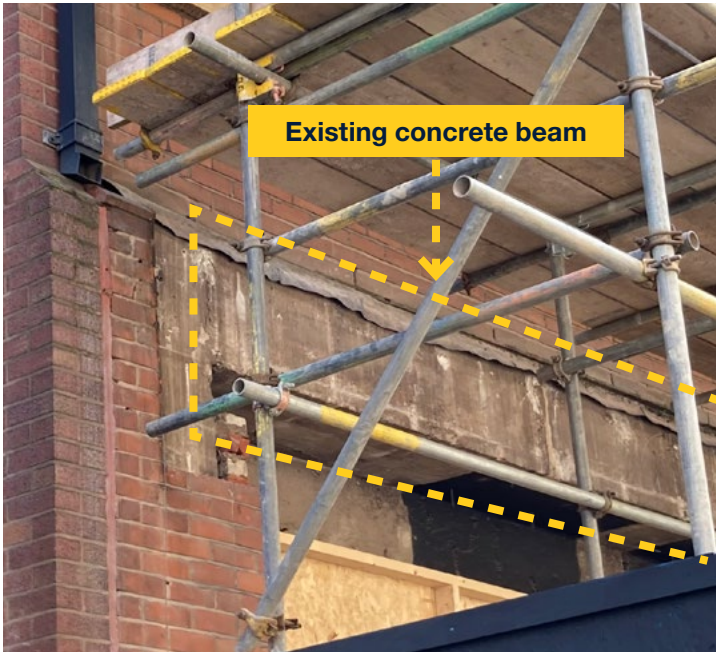
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Current condition

Since construction has commenced, the existing signage and glazing has been removed. This has provided a better understanding of the existing condition and has revealed an existing concrete beam that supported the existing curtain wall.

This would involve extensive and intrusive structural works to remove. Therefore, it is our intention to retain this existing concrete beam in its current state and function of supporting / forming the structural opening to the building's ground level frontage.

We anticipate that this could be retained, made good where required and cleaned to remove any blemishes / staining and provide a consistent finish. We are proposing to clean the concrete beam using a chemical method of cleaning. A sample patch of cleaning is available on site for inspection, please see adjacent images illustrating the sample undertaken.



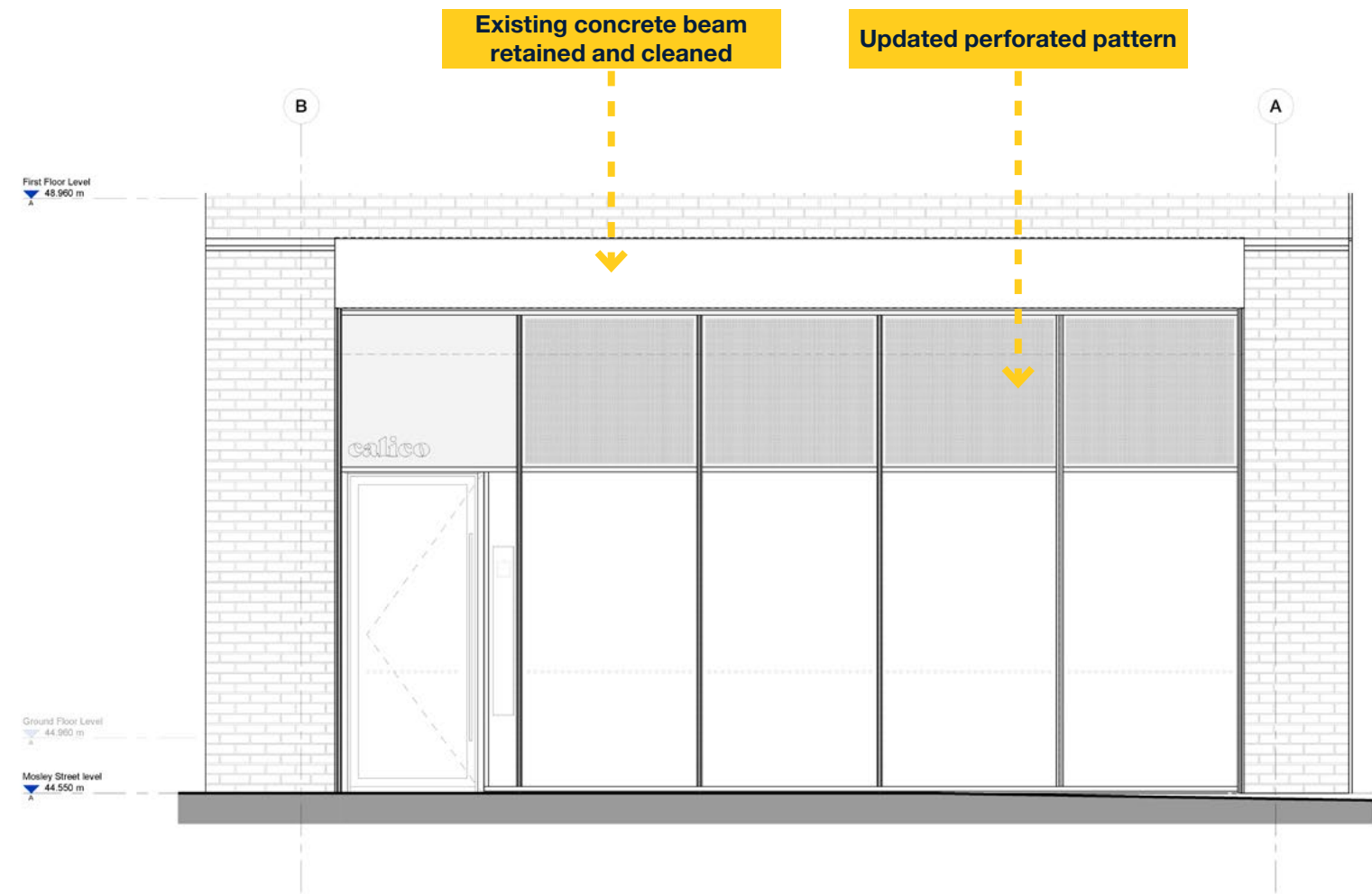
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Design proposal -

The design intent, would be to retain the existing concrete beam and overall organisation and arrangement of the curtain wall to remain consistent with the curtain wall system, however the exact setting out / positions of mullions has been subtly amended to work within the ‘new’ aperture constrained by the existing condition.

Additionally we have developed the pattern of the perforation to provide subtle patternation to align with the building name ‘Calico’. The punched hole pattern has been designed to align with Calico printing processes.

Current proposals



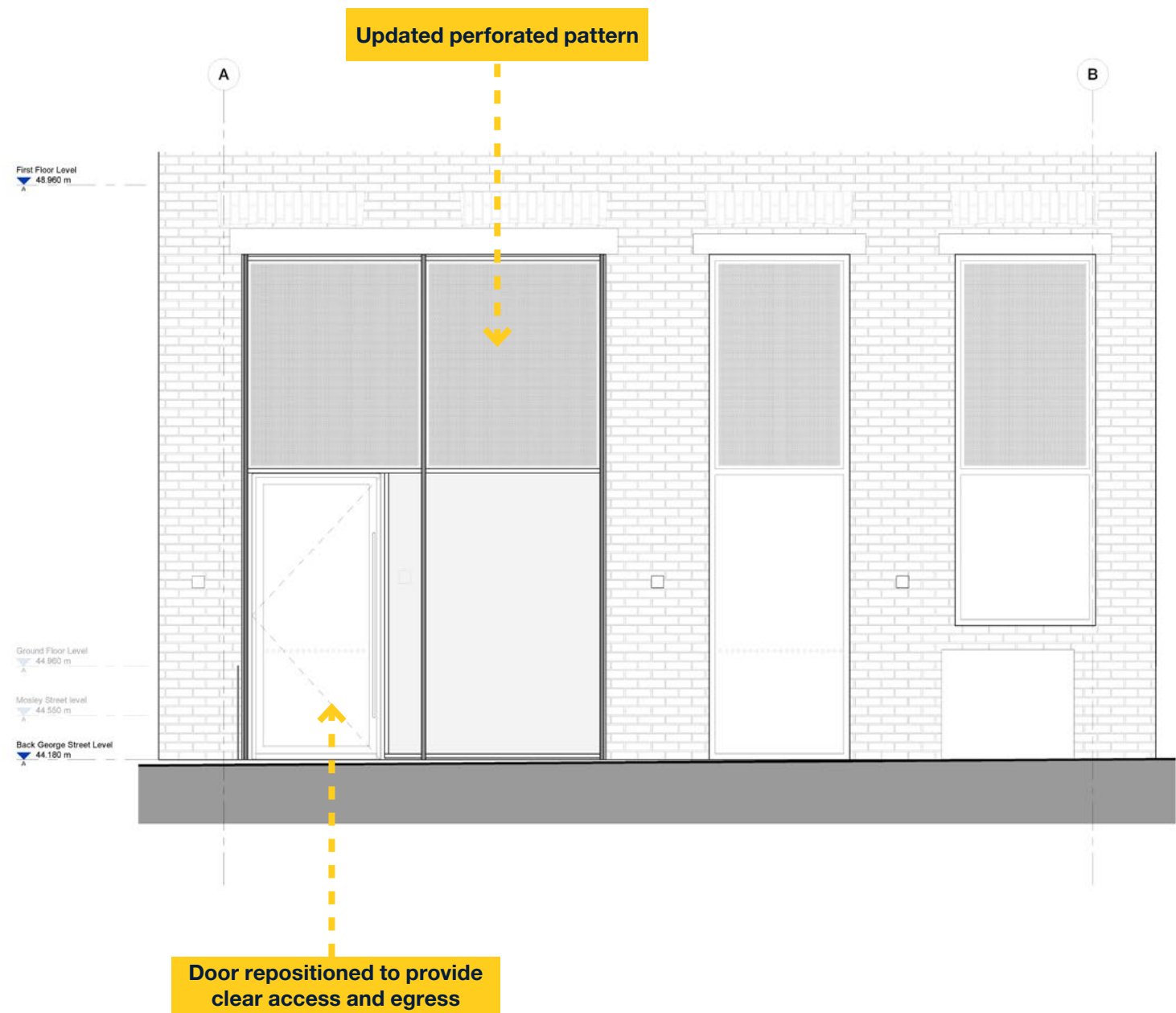
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Design proposal - Back George Street

The repositioning of the rear entrance door at the ground floor elevation facing Back George Street has been a result of uncovering an unforeseen existing column during strip out / demolition works to the rear stair case. This column is located at a position that it straddles the extant proposed door position, making the door unable to functionally operate or provide sufficient clear area of egress and access.

To allow for sufficient access and egress to be retained to Back George Street we would like to reposition the entrance door to the opposite side of the curtain walling closest to the Portico Library. The design, proportions and setting out of the curtain walling remain largely unaltered from the extant consent, however with a more detailed understanding of the site constraints / dimensions, minor amendments have been subtly included to work within a 'new' aperture constrained by the existing condition.

Current proposals



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Drawing Schedule for Non-material Amendment

Drawing Number	Drawing Name	Replacement Drawing (with reference and revision) / New Drawing	Current Revision
MST-HBA-YY-00-DR-A-20-3101	Proposed Ground Floor Plan	Replacement drawing, previous drawing reference: MST-HBA-YY-00-DR-A-20-3101 P1.2	P1.3
MST-HBA-YY-ZZ-DR-A-21-3000	Proposed Mosley Street Elevation	Replacement drawing, previous drawing reference: MST-HBA-YY-ZZ-DR-A-21-3000 P1.2	P1.3
MST-HBA-YY-ZZ-DR-A-21-3001	Proposed Back George Street Elevation	Replacement drawing, previous drawing reference: MST-HBA-YY-ZZ-DR-A-21-3001 P1	P1.2
MST-HBA-YY-ZZ-DR-A-21-3004	Proposed Mosley Street Rendered Elevation	Replacement drawing, previous drawing reference: MST-HBA-YY-ZZ-DR-A-21-3004 P1.2	P1.3
MST-HBA-YY-ZZ-DR-A-21-3005	Proposed Back George Street Rendered Elevation	Replacement drawing, previous drawing reference: MST-HBA-YY-ZZ-DR-A-21-3005 P1	P1.2
MST-HBA-SW-XX-DR-A-31-3200	External Windows - Mosley Street Curtain Walling	New Drawing	P1.2
MST-HBA-SW-XX-DR-A-31-3201	External Windows - Back George Street Curtain Walling	New Drawing	P1.2
MST-HBA-SW-XX-DR-A-21-3500	Typical Ground Floor Curtain Wall Jamb Glazing & Door Detail	New Drawing	P1.1
MST-HBA-SW-XX-DR-A-21-3501	Typical Curtain Wall Detail Base	New Drawing	P1.1
MST-HBA-SW-XX-DR-A-21-3502	Typical Curtain Wall Detail Mid	New Drawing	P1.1
MST-HBA-SW-XX-DR-A-21-3503	Typical Curtain Wall Detail Head	New Drawing	P1.1
MST-HBA-SW-XX-DR-A-31-0550	Typical Curtain Walling Perforation Pattern Detail Elevation	New Drawing	P1.2

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