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# Paterson Redevelopment Project

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## Design and Access Statement Addendum



In partnership with



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## Introduction

The application for full planning permission (reference 123748/FO/2019 ) for the erection of a part 7-storey and part 10-storey building ("the Paterson Redevelopment Project" and / or "PRP") at The Christie Withington site was approved in August 2019.

An application for a non material amendment (reference 128432/NMC/2020 ) to allow for amendments to the external appearance was approved in December 2020.

The purpose of this Addendum is to assist Manchester City Council ("MCC") (as the local planning authority) in understanding how through further design development with the stakeholders the PRP has evolved from its approved appearance. The Addendum sets to explain the rationale for the updated proposals and that they are a suitable response to the site and its surrounds.

Updated GA Layout Plans, Elevations and Sections are included within the Appendix of this Document.

## Proposed amendments

The key amendments to the appearance of the building are outlined below with images of the approved drawings alongside the proposed amendments (which have been annotated to highlight the changes).

### A: External waste store building area reduction

Through development of the external waste storage with the stakeholder groups there has been a reduction in the footprint of the compound. Storage within the compound structure has been offset against space created within the service yard for dedicated Space for prefabricated Solvent / Chemical Waste Store which have a smaller footprint than being contained within the compound structure.

An updated External Storage / Servicing Area – Noise Assessment Assumptions document is included within the submission based on the updated layout.

### B: Further louvres to the West elevation

The completed building services design has required additional louvres that were not allowed for in the original application. These are at Level 09 on the West elevation. The introduction of these have been considered to ensure the original design intent remains with all louvres finished in RAL 1035 to colour match anodised finish to rainscreen cladding.

### C: Facade - Glazed appearance

Through development of the internal spaces with the Stakeholder groups a space integral to the function of the department has identified an area requiring privacy along the facade. Glazed spandrel panels have been introduced similar to glazed spandrels provided on the East elevation.

### D: Facade - Solid rainscreen cladding appearance.

Within the original application the vertical anodised rainscreen cladding finished in Analok 541 had a horizontal joint at floor level. An additional horizontal joint has been introduced centred between the floor level joints. Building elevations will now have a more human scale to them with a more refined vertical clad module of circa 2m+ in length the elevations will still retain a scale appropriate to the building.

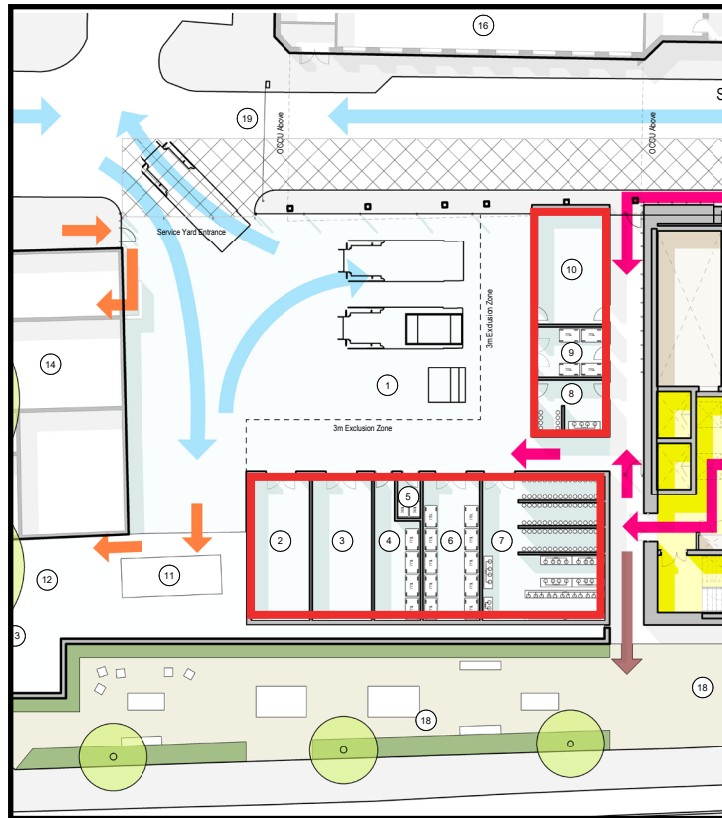
### E: Building services roof mounted plant at level 03

Previous submitted and approved drawings provided the ongoing building services design at rooftop levels. The services design has been developed further with the current design indicated. The external balustrade is as per submitted proposals as part of Condition no. 4.

### F: Building services roof mounted plant at level 09

Previous submitted and approved drawings referenced the ongoing building services design at rooftop levels. The services design has been developed further with the current design indicated. The proposed external balustrade is as per submitted proposals as part of Condition no. 4. Design development of the strobic fan/ flue reduced the height of these and their visual impact.

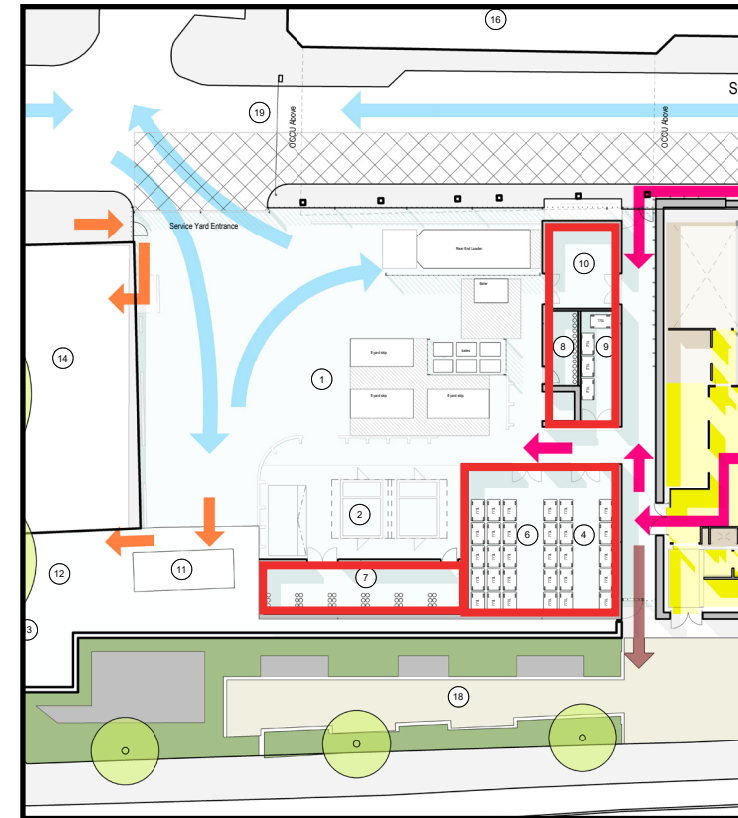
The project Acoustic Consultant reviewed the developing building services design and identified a requirement to screen the rooftop services with an aluminium acoustic screen where there was previously open 'cut-outs' within the elevation. The benefit of this was that the building services would no longer be visible, the screen was set back from the building perimeter with a contrasting finish so the original massing intention was retained.



### A: External waste store building area reduction

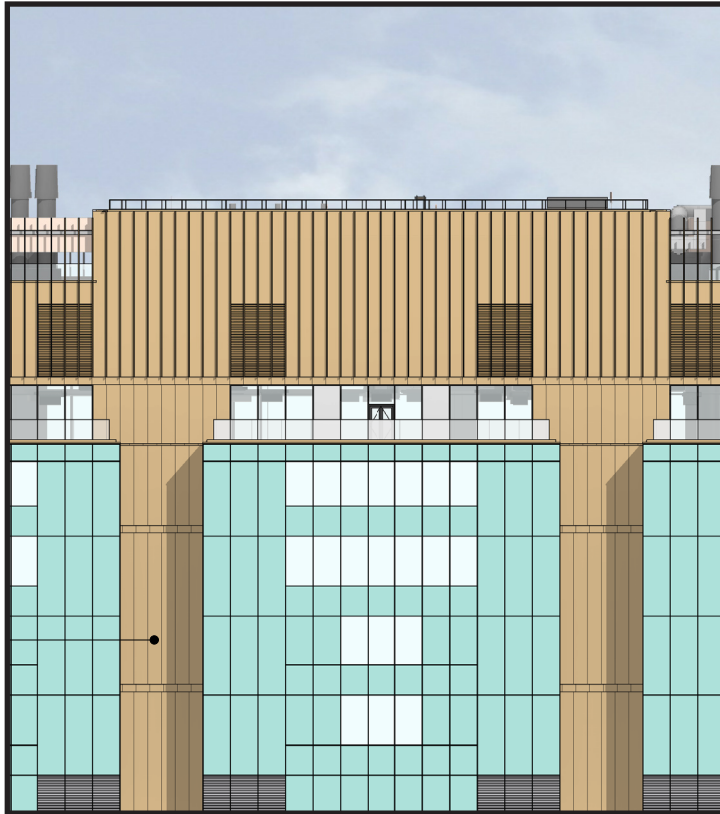
Drawing reference PRP-BDP-Z01-00-PL-A-9001 - External Compound Layout  
Revision P01

Approved outline of external compound highlighted with red outline.



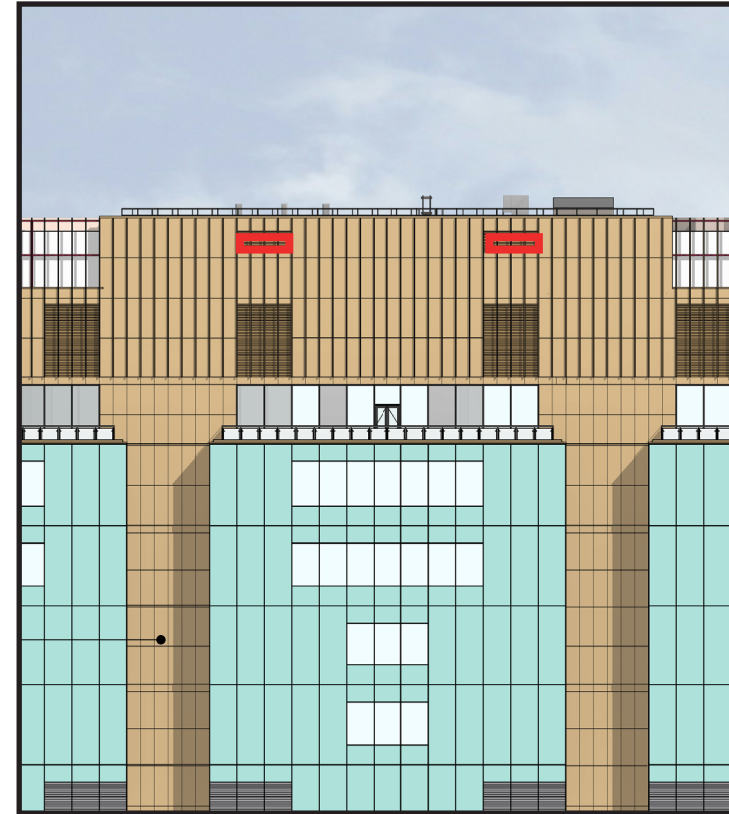
Drawing reference PRP-BDP-Z01-00-PL-A-9001 - External Compound Layout  
Revision P02

Proposed reduced outline of external compound highlighted with red outline.

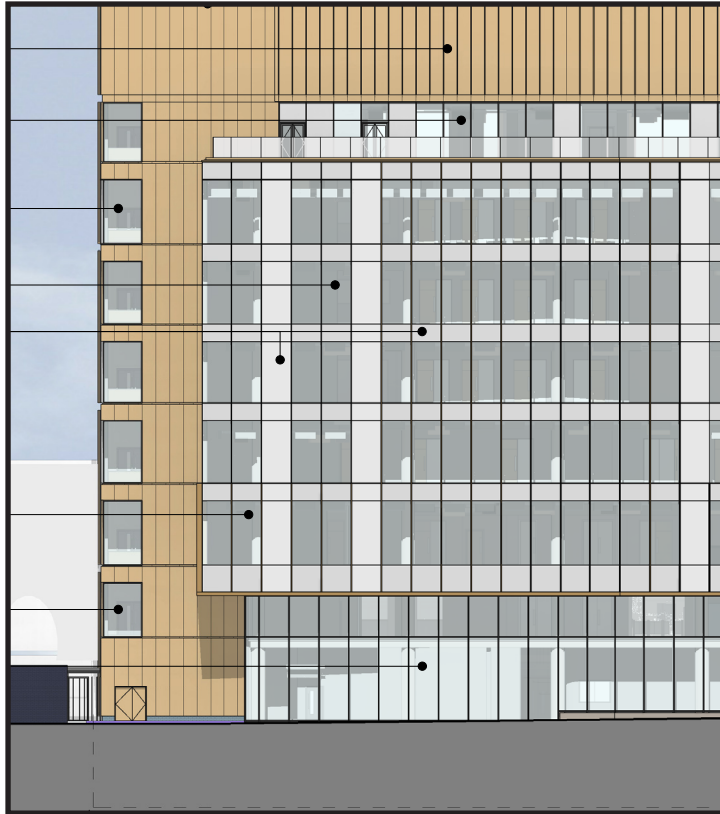


## B: Further louvres to the West elevation

Drawing reference PRP-BDP-Z01-XX-EL-A-2194 - West Elevation  
Revision P03  
Approved elevation.

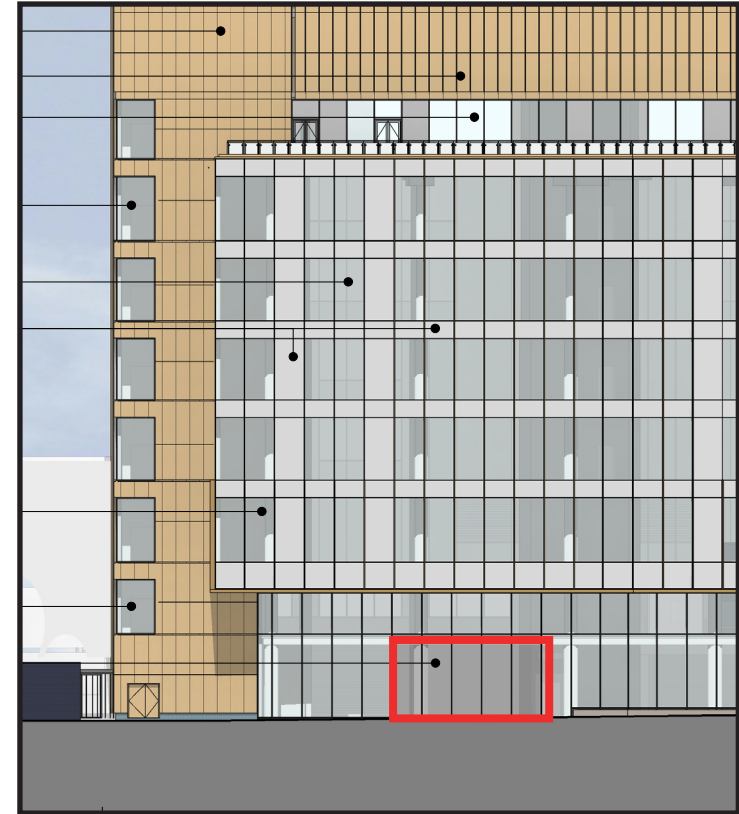


Drawing reference PRP-BDP-Z01-XX-EL-A-2194 - West Elevation  
Revision P05  
Proposed additional louvres at level 09 in RAL 1035 to match all  
louvres set in anodized rainscreen.

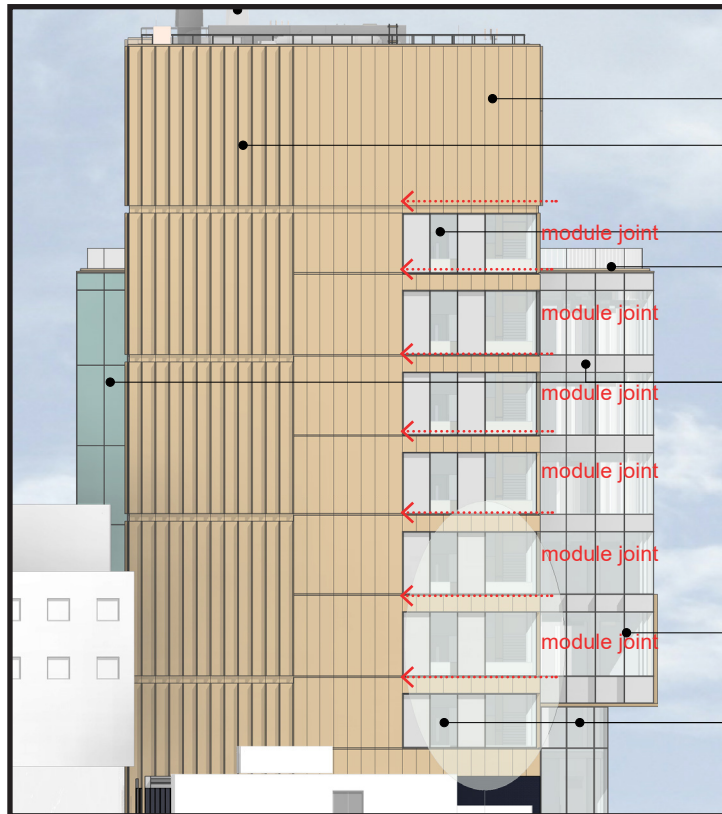


### C: Facade - Glazed Appearance

Drawing reference PRP-BDP-Z01-XX-EL-A-2191 - East Elevation  
Revision P03  
Approved elevation treatment to ground floor.

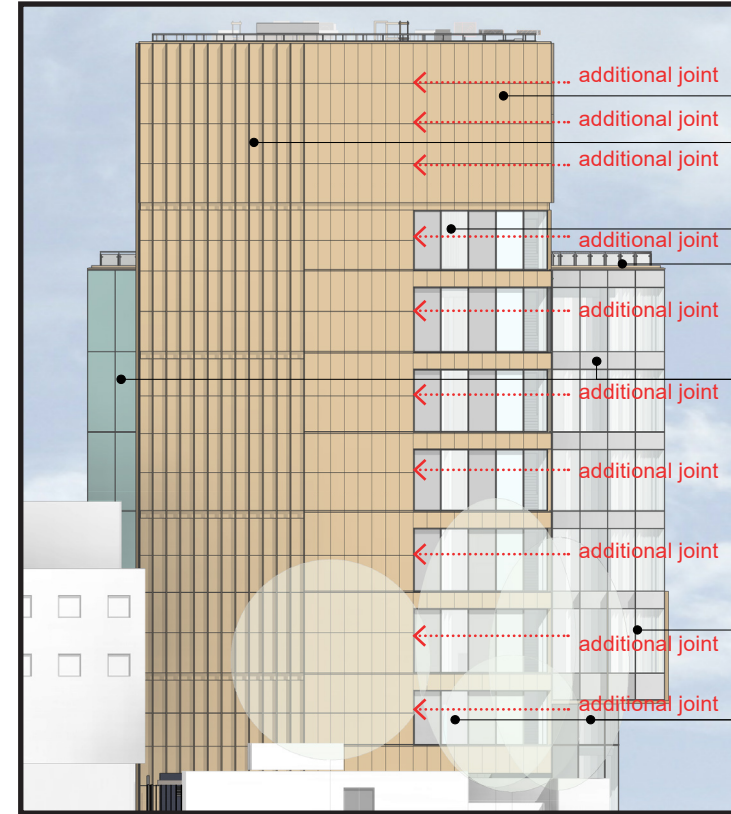


Drawing reference PRP-BDP-Z01-XX-EL-A-2191 - East Elevation  
Revision P05  
Proposed introduction of spandrel panels.

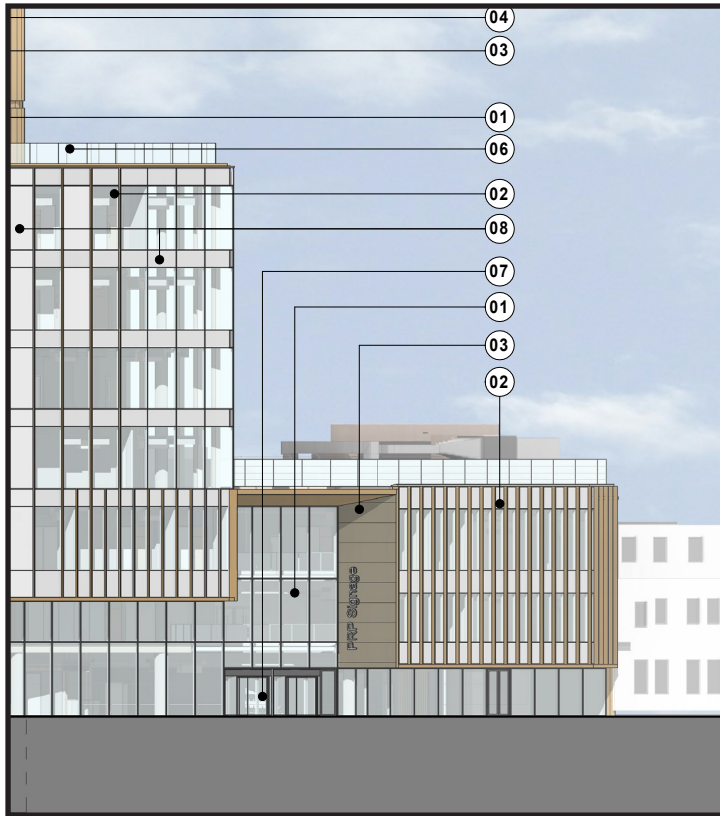


D: Facade - Solid rainscreen cladding appearance.

Drawing reference PRP-BDP-Z01-XX-EL-A-2193 - South Elevation  
Revision P03  
Approved vertical cladding module with panel joint at floor level

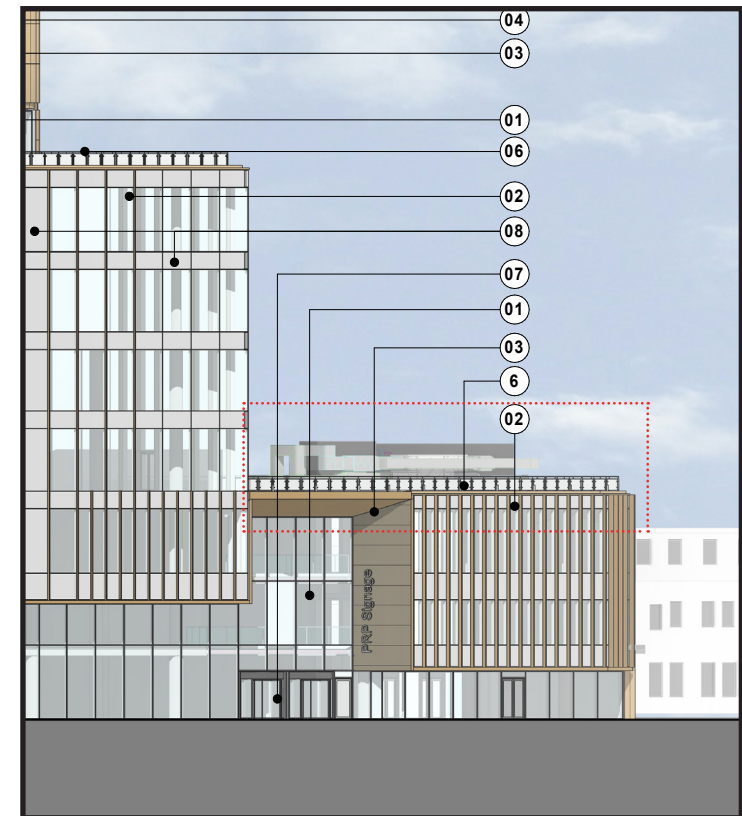


Drawing reference PRP-BDP-Z01-XX-EL-A-2193 - South Elevation  
Revision P05  
Proposed additional horizontal joint within vertical anodised cladding module.  
Finished in Analok 541

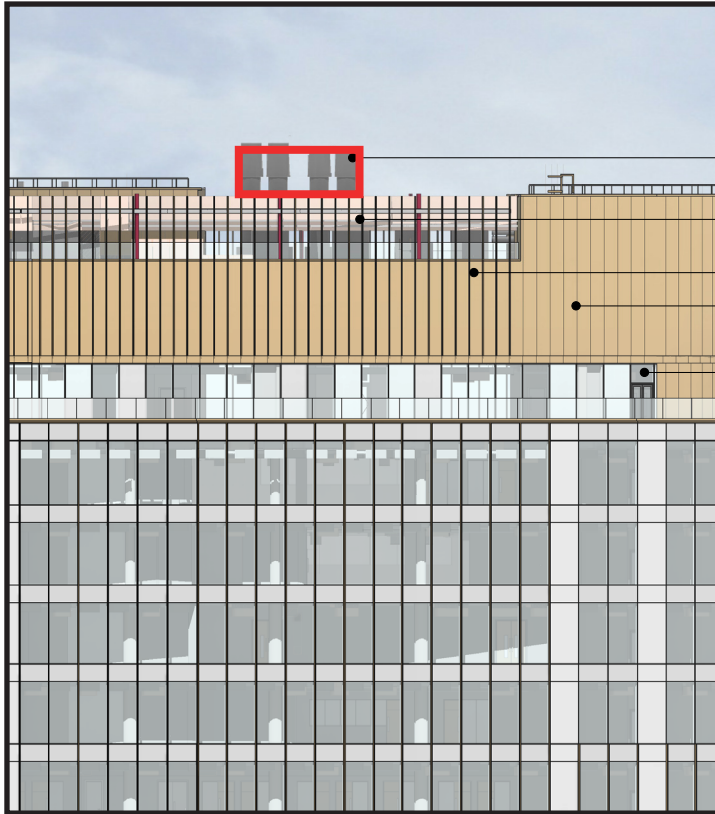


E: Building services roof mounted plant at level 03

Drawing reference PRP-BDP-Z01-XX-EL-A-2191 - East Elevation  
 Revision P03  
 Approved elevation



Drawing reference PRP-BDP-Z01-XX-EL-A-2191 - East Elevation  
 Revision P05  
 Proposed rooftop building services to level 03.

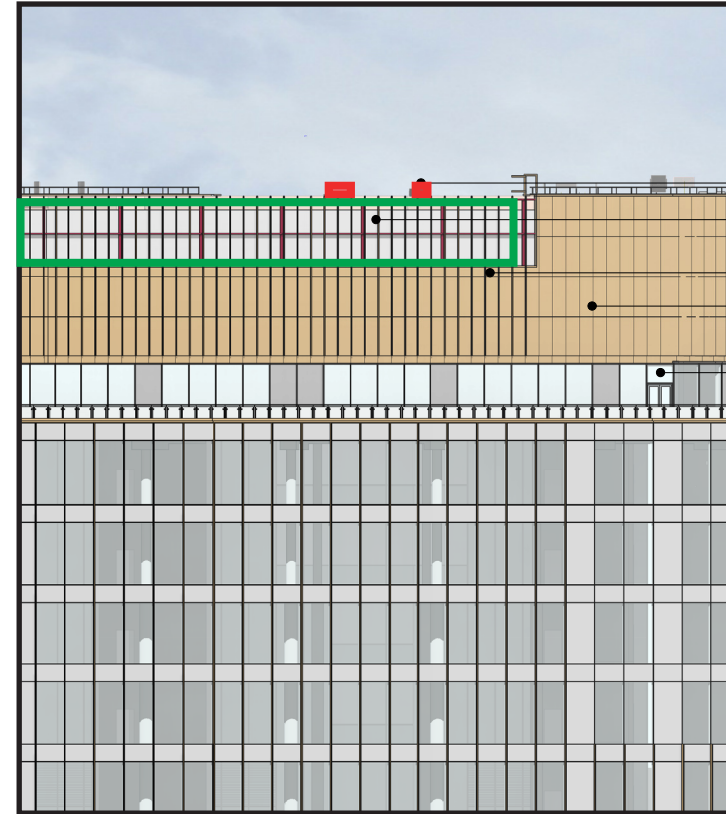


F: Building services roof mounted plant at level 09

Drawing reference PRP-BDP-Z01-XX-EL-A-2191 - East Elevation

Revision P03

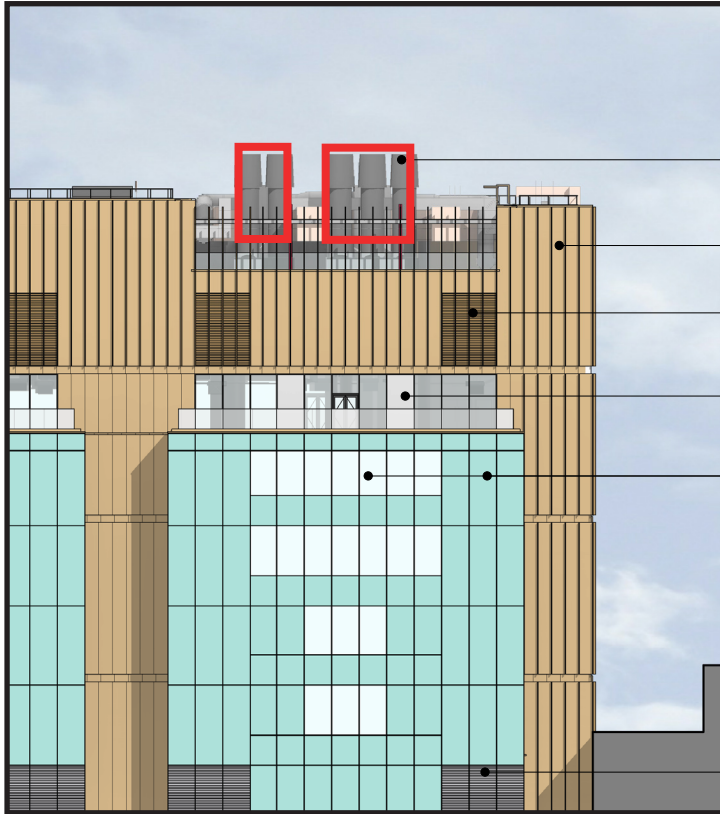
Approved elevation with exposed plant services to level 09 including strobic flue / fans.



Drawing reference PRP-BDP-Z01-XX-EL-A-2191 - East Elevation

Revision P05

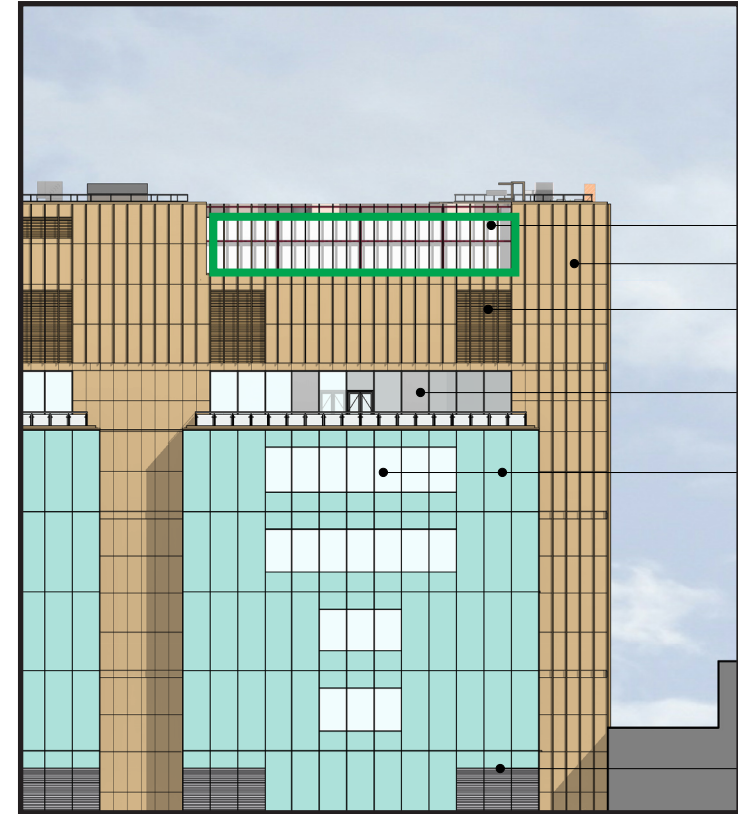
Proposed acoustic screen in RAL 9018 to level 09 indicated in green.  
Note this runs along the length of the East elevation at level 09.



F: Building services roof mounted plant at level 09

Drawing reference PRP-BDP-Z01-XX-EL-A-2194 - West Elevation  
Revision P03

Approved elevation with exposed plant services to level 09 including strobic flue / fans.



Drawing reference PRP-BDP-Z01-XX-EL-A-2194 - West Elevation  
Revision P05

Proposed acoustic screen in RAL 9018 to level 09 indicated in green.  
Note this runs along the length of the West elevation at level 09.

## Conclusion

The Addendum demonstrates that the proposed amendments do not impact on the high quality architecture of the approved development. Design development has been carefully managed and coordinated to ensure the quality of building within the original approved permission is retained. Therefore to conclude;

- The building aesthetic has been enhanced through further refinement of the external appearance.
- The building user experience has been enhanced through the development of the facade.

## Appendices

|                                                           |                              |
|-----------------------------------------------------------|------------------------------|
| Proposed GA Plan – Ground Floor                           | PRP-BDP-Z01-00-PL-A-0991 P03 |
| Proposed GA Plan – Level 01                               | PRP-BDP-Z01-01-PL-A-0991 P03 |
| Proposed GA Plan – Level 02                               | PRP-BDP-Z01-02-PL-A-0991 P03 |
| Proposed GA Plan – Level 03                               | PRP-BDP-Z01-03-PL-A-0991 P03 |
| Proposed GA Plan – Level 04                               | PRP-BDP-Z01-04-PL-A-0991 P03 |
| Proposed GA Plan – Level 05                               | PRP-BDP-Z01-05-PL-A-0991 P03 |
| Proposed GA Plan – Level 06                               | PRP-BDP-Z01-06-PL-A-0991 P03 |
| Proposed GA Plan – Level 07                               | PRP-BDP-Z01-07-PL-A-0991 P03 |
| Proposed GA Plan – Level 08                               | PRP-BDP-Z01-08-PL-A-0991 P03 |
| Proposed GA Plan – Level 09                               | PRP-BDP-Z01-09-PL-A-0991 P03 |
| Proposed GA Plan – Basement                               | PRP-BDP-Z01-B1-PL-A-0991 P03 |
| East Elevation                                            | PRP-BDP-Z01-XX-EL-A-2191 P05 |
| North Elevation                                           | PRP-BDP-Z01-XX-EL-A-2192 P05 |
| South Elevation                                           | PRP-BDP-Z01-XX-EL-A-2193 P05 |
| West Elevation                                            | PRP-BDP-Z01-XX-EL-A-2194 P05 |
| GA Section A-A                                            | PRP-BDP-Z01-XX-SE-A-3091 P03 |
| GA Section B-B                                            | PRP-BDP-Z01-XX-SE-A-3092 P03 |
| GA Section C-C                                            | PRP-BDP-Z01-XX-SE-A-3093 P03 |
| Proposed GA Plan - Level 00 - External<br>Compound Layout | PRP-BDP-Z01-00-PL-A-9001 P02 |