
DISCHARGE OF CONDITION 4E

THE FACTORY

REF. 119890/VO/2018

PUBLIC REALM



DOCUMENT CONTROL

FILE NAME
PL1803-ID-026-00 THE FACTORY - DISCHARGE OF CONDITION 4E

PREPARED BY (INITIALS) TF		
CHECKED BY (INITIALS) AM		
LANDSCAPE ARCHITECT PLANIT	TRANSPORT VECTOS	
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CIVILS AND STRUCTURAL ENGINEER BURO HAPPOLD	ARCHITECT OMA/RYDER ARCHITECTURE	
SECURITY SQR/ASP LIMITED	PROJECT MANAGEMENT MANCHESTER CITY COUNCIL	
COST CONSULTANT GARDINER & THEOBALD/TURNER &TOWNSEND	PLANNING DELOITTE	

INTRODUCTORY DOCUMENT TO ACCOMPANY DISCHARGE OF PLANNING CONDITION 4E



4E

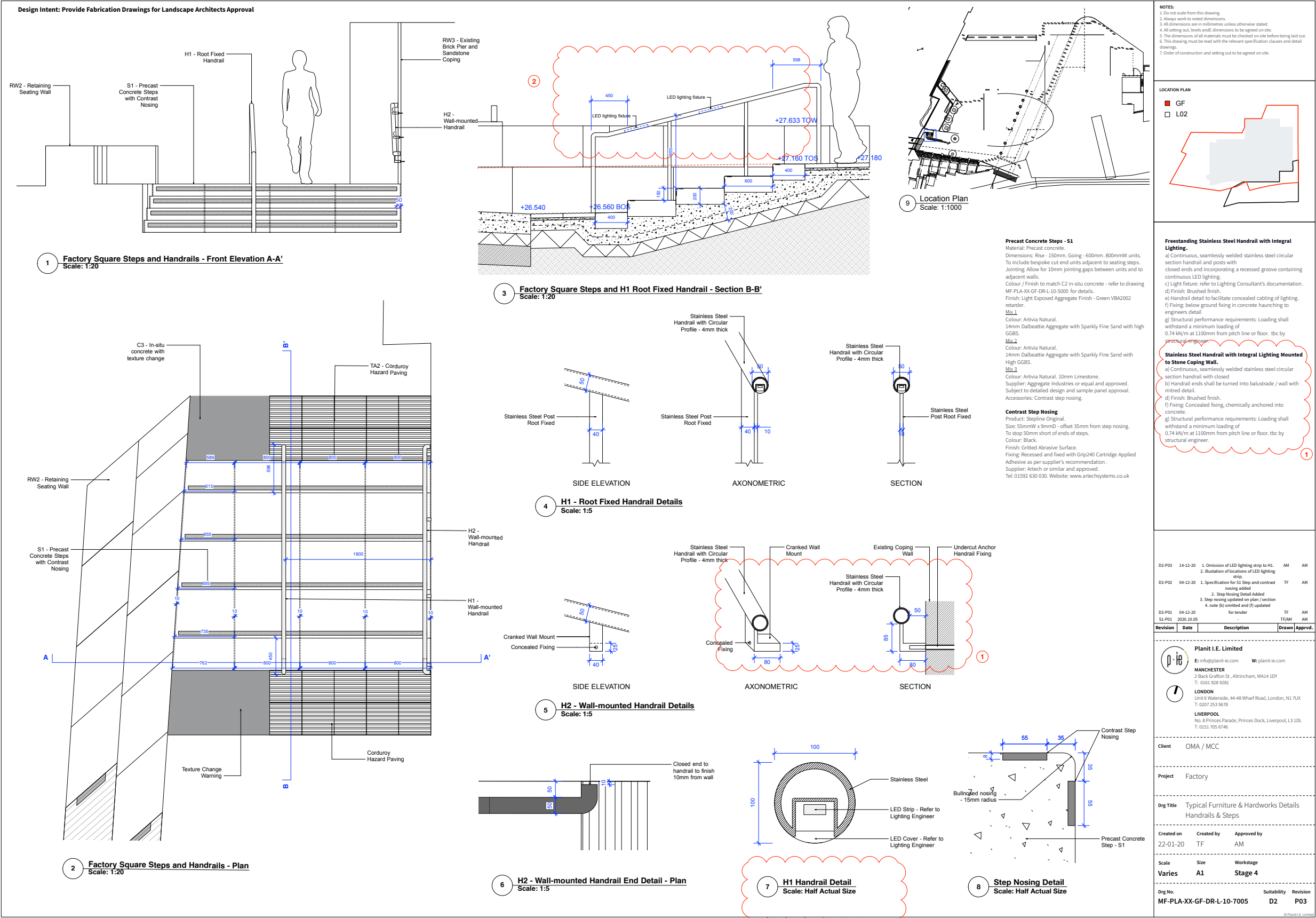
Condition 4E

Notwithstanding the details submitted with the application within 6 months of the granting of this consent a programme for submission of final details of the public realm works as shown in Factory Public Realm Design Document dated December 2016 by OMA and dwg numbered XX200 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

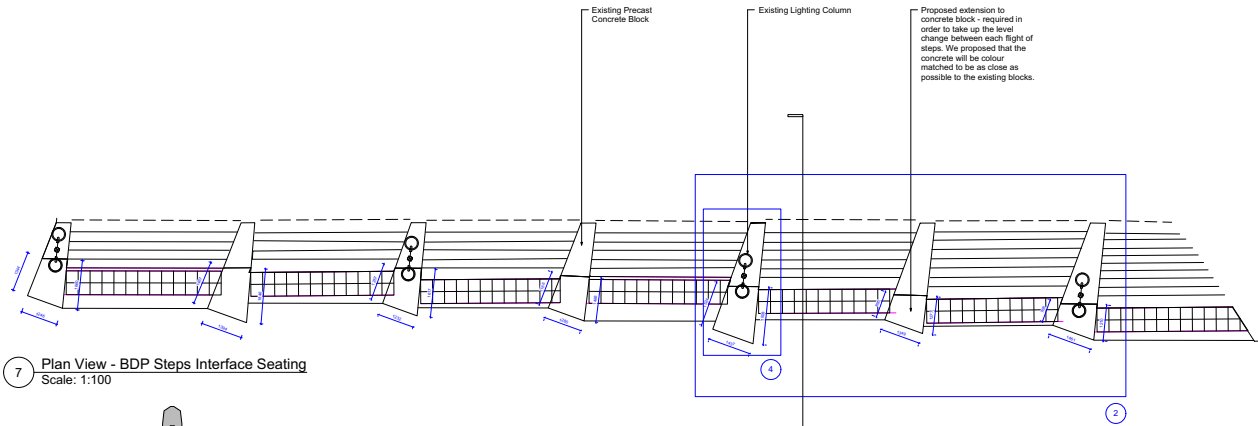
- (e) Details of any external steps and handrails;

and details shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

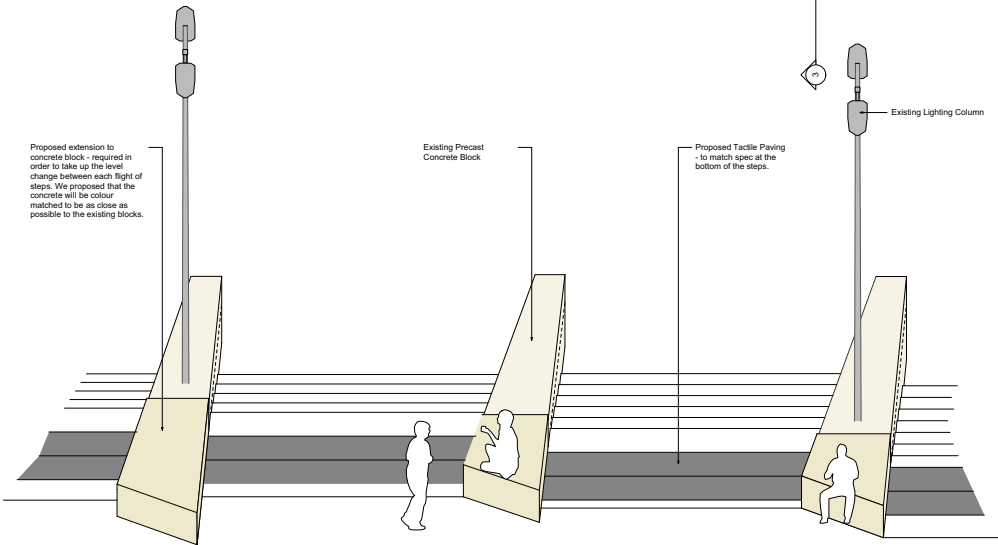
The approved scheme shall be implemented prior to the proposed building being first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.



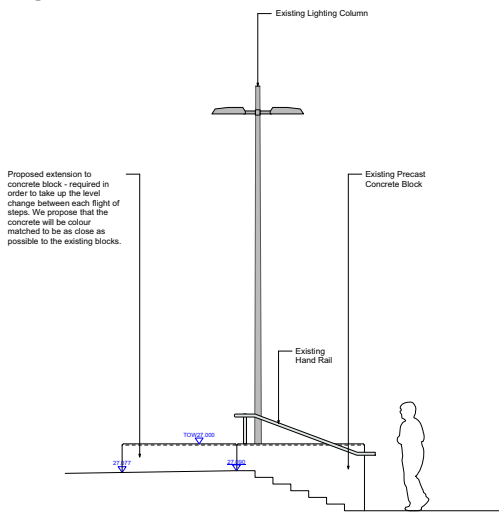
Design Intent: Provide Fabrication Drawings for Landscape Architects Approval



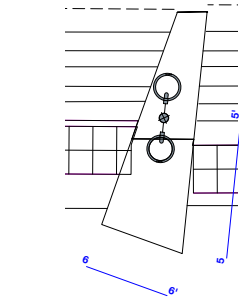
7 Plan View - BDP Steps Interface Seating
Scale: 1:100



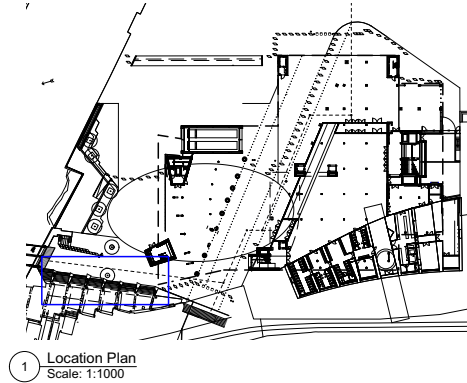
2 Axonometric View - BDP Steps Interface Seating
Scale: 1:50



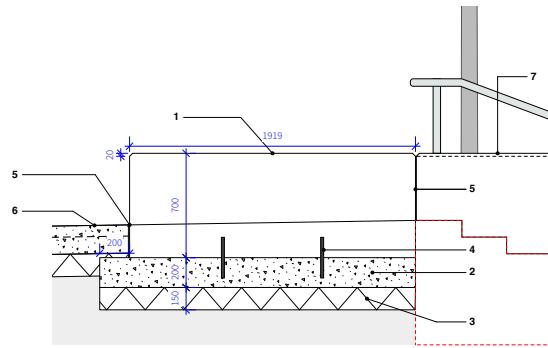
3 Section View - BDP Steps Interface Seating
Scale: 1:50



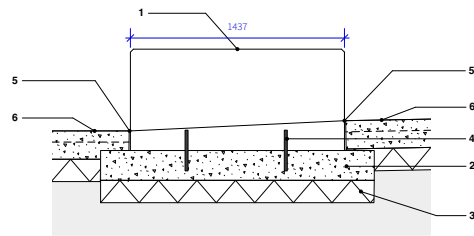
4 Section Location Plan
Scale: 1:50



1 Location Plan
Scale: 1:1000



5 Interface Seating Detail - Section 5-5'
Scale: 1:20



6 Interface Seating Detail - Section 6-6'
Scale: 1:20

1 - Proposed PCC Seating Interface Block.

To have 30mm chamfered edge to top edges.
Size: Varies to each block.
Finish & colour: to match existing PCC block.
Supplier: Aggregate Industries or similar and approved.

2 - Concrete footing

Set below depth of adjacent in-situ concrete.
Depth: 200mm (to engineers specification).

3 - Granular MOT Type 1 Sub-base.

To engineers specification.

4 - Pins

To engineers specification.

5 - Expansion Joints.

To engineers specification.

6 - C2 Bespoke reinforced in-situ concrete.

Refer to MF-PLA-XX-GF-DR-L-10-5000 for detail.

7 - Existing PCC Retaining Block.

- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimeters unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

LOCATION PLAN



Notes: Dimensions to be checked on site.

Revision	Date	Description	Drawn	Apprvd.
D2-P01	04-12-20	for tender	TF	AM
S1-P01	2020-10-05	-	TF	AM

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Client OMA / MCC

Project Factory

Drg Title Typical Furniture Details
BDP Steps Interface Seating

Created on 22-01-20 Created by TF Approved by AM

Scale 1:100, 1:50 A1 Size A1 Workstage Stage 4

Drg No. MF-PLA-XX-GF-DR-L-10-7001 Suitability D2 Revision P01

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ORDSALL CHORD INTERFACE YORKSTONE FLAG PAVING

The Ordsall Chord Scheme was completed in 2018, however the interface with The Factory site and the steps feature requires further coordination and tying in.

The hardworks materials used as part of the scheme are predominantly Yorkstone flags and setts as well as black granite flags and reclaimed cropped cobbles.

There has been some material left over that has been transferred for use on the Factory public realm. This includes small quantities of:

- Yorkstone flags (400mm x 400/200mm x 75mm)
- Yorkstone flags (400mm x 400 - 900mm x 75mm)
- Yorkstone setts (100mm x 100mm x 100mm)
- Granite flags (1000mm x 600mm x 75mm)
- Granite setts (100mm x 100mm x 100mm)

These materials will be laid at interfaces to Ordsall Chord, the Viaduct, Bonded Warehouse in small quantities for a consistence appearance and a neater transition.



1. Ordsall Chord scheme interface.
2. Yorkstone flags in Aldgate Square London
3. Ordsall Chord interface.
4. Ordsall Chord scheme laid with proposed Yorkstone setts.
5. Ordsall Chord scheme laid with proposed Yorkstone flags.
6. Ordsall Chord scheme laid with proposed granite flags



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