

786 STOCKPORT ROAD LEVENSHULME

MINOR MATERIAL AMENDMENT

MAY 2022

OLLIER SMURTHWAITE ARCHITECTS

CONTENTS

INTRODUCTION	3	PROPOSED DRAWINGS	18
		GROUND FLOOR PLAN	18
PROPOSED CHANGES	4	FIRST FLOOR PLAN.	19
DRAWING LIST	.5	SECOND FLOOR PLAN	20
		THIRD FLOOR PLAN	21
APPROVED DRAWINGS	6	ELEVATIONS SHEET 1.	22
GROUND FLOOR PLAN	.6	ELEVATIONS SHEET 2.	23
FIRST FLOOR PLAN.	.7	ROOF PLAN.	24
SECOND FLOOR PLAN	.8		
THIRD FLOOR PLAN	.9	COMPARISON	25
FOURTH FLOOR PLAN	10		
ELEVATIONS SHEET 1.	11	SUMMARY	30
ELEVATIONS SHEET 2.	12		
ROOF PLAN.	13		
CGI VIEW 1	14		
CGI VIEW 2	15		
CGI VIEW 3	16		
CGI VIEW 4	17		

INTRODUCTION

This document has been produced by Ollier Smurthwaite Architects in association with Avison Young on behalf of Views (Holding) Limited.

Views (Holding) Limited obtained planning approval for this site in November 2020 under application number 128698/FO/2020.

Increasing construction costs have forced the client to re-evaluate the build-ability and viability of the scheme. This document details proposed changes to the consented scheme as a result of design development.

The following aspects of the scheme remain unchanged:

- Site boundary
- Use
- External works including parking provision and planting

01

PROPOSED CHANGES

BUILD-ABILITY

Many of the design changes have been driven by making the building easier to construct whilst maintaining and enhancing the character of the approved scheme.

On the east elevation facing Stockport Road the first floor overhang and stepped facade have been removed to eliminate unnecessary structural elements. Depth to the facade is maintained with a series of recessed elements and brick details.

The fourth floor has been completely removed as the net to gross ratio makes the apartments unviable to build. This has the additional benefit of making the ridge height more in keeping with its surroundings and should not introduce any daylight, sunlight or overshadowing issues. The introduction of a mansard roof further reduces the scale to the ends of the building softening the impact on the neighbouring buildings.

CORE

The approved core has an inefficient stair design requiring extra circulation space. The core of the building has been modified to improve circulation efficiency by repeating the same stair on each floor and removing redundant circulation space. The improved core marginally improves the travel distance to the bin store.

FENESTRATION

Fenestration patterns have changed to work better with subtle revisions to apartment layouts whilst sticking closely to the approved scheme and acknowledging the local styles and precedents.

The east elevation (elevation A) facing Stockport Road has added depth to the windows which will aid in preventing unwanted solar heat gains from the east.

The overall fenestration has been slightly reworked with the additional windows to create a consistent rhythm across all facades using triplets of windows.

01

PROPOSED CHANGES

DRAWING LIST

To illustrate the proposed changes to the scheme this document contains the approved drawings to be amended followed by the drawings containing the proposed changes prepared by Ollier Smurthwaite Architects. Elements of the drawings are then repeated side-by-side in Section 4 for clarity.

Below is are the list of approved drawings from the planning decision notice and the list of proposed drawings to be submitted alongside this application.

APPROVED

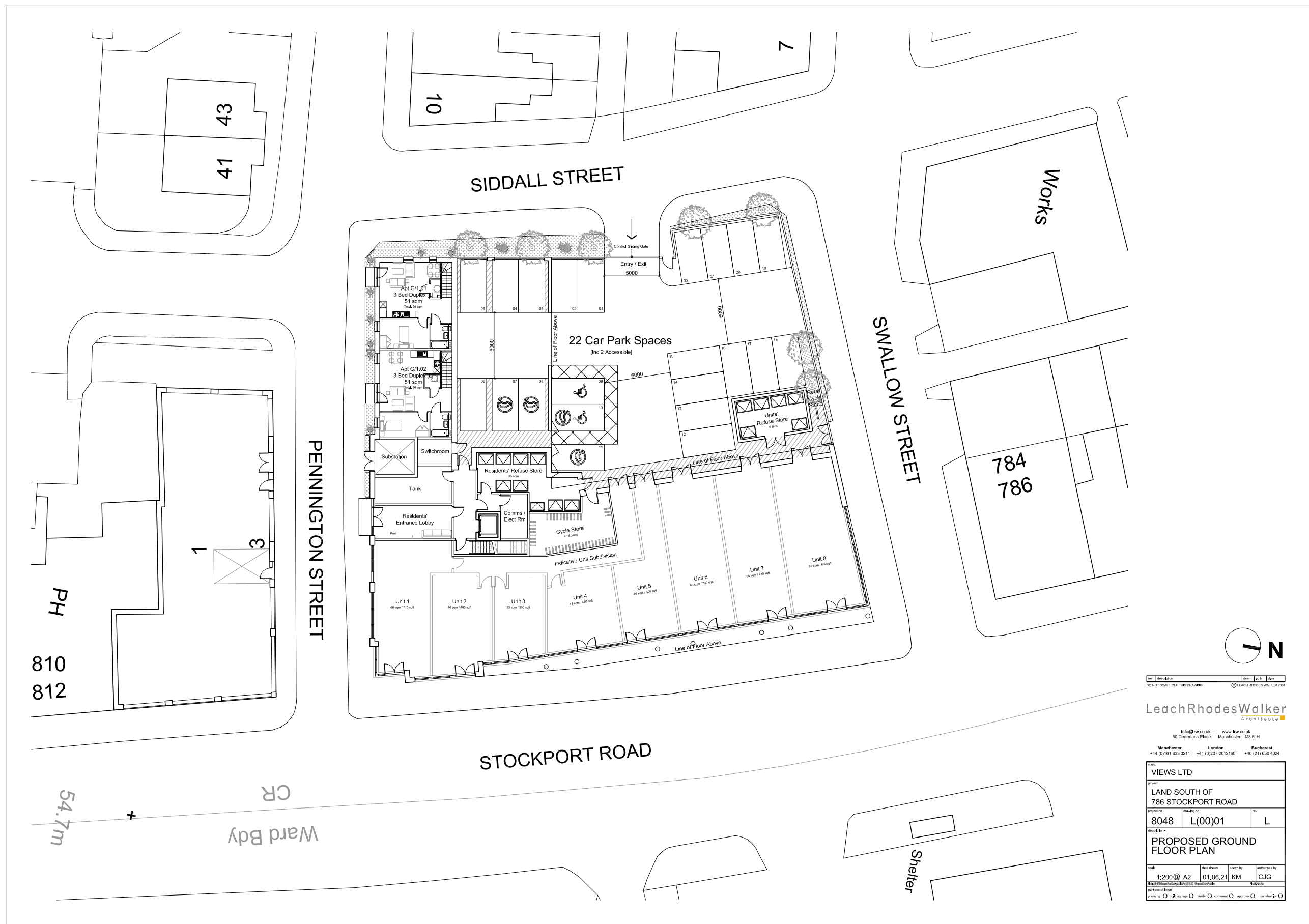
Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. L
Proposed First Floor Plan Ref: 8048_L00_02 Rev. G
Proposed Second Floor Plan Ref: 8048_L00_03 Rev. G
Proposed Third Floor Plan Ref: 8048_L00_04 Rev. G
Proposed Fourth Floor Plan Ref: 8048_L00_05 Rev. F
Coloured Ground Floor Ref: 8048_L00_07 Rev. F
Coloured First Floor Ref: 8048_L00_08 Rev. F
Coloured Second Floor Ref: 8048_L00_09 Rev. F
Coloured Third Floor Ref: 8048_L00_10 Rev. F
Coloured Fourth Floor Ref: 8048_L00_11 Rev. F
CGI View 1 Ref: 8048_L00_15 Rev. B
CGI View 2 Ref: 8048_L00_16 Rev. B
CGI View 3 Ref: 8048_L00_17 Rev. B
Building Elevations - Sheet 1 Ref: 8048_L00_18 Rev. D
Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. D
Coloured Building Elevation - Sheet 1 Ref: 8048_L00_20 Rev. C
Coloured Building Elevation - Sheet 2 Ref: 8048_L00_21 Rev. C
Proposed Roof Plan Ref: 8048_L00_23 Rev. C
Coloured Roof Plan Ref: 8048_L00_24 Rev. C
Site Location Plan Ref: 8048_L00_25 Rev. B
CGI View 4 Ref: 8048_L00_26 Rev. A
Boundary Treatment Plan Ref: 8048_L00_28 Rev.
A Topographical Survey Ref: SSL: 20176:200:1:1

PROPOSED

Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M
Proposed First Floor Plan Ref: 8048_L00_02 Rev. H
Proposed Second Floor Plan Ref: 8048_L00_03 Rev. H
Proposed Third Floor Plan Ref: 8048_L00_04 Rev. H
Proposed Fourth Floor Plan Ref: 8048_L00_05 Rev. G
Building Elevations - Sheet 1 Ref: 8048_L00_18 Rev. E
Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. E
Proposed Roof Plan Ref: 8048_L00_23 Rev. D

02 APPROVED DRAWINGS

GROUND FLOOR PLAN



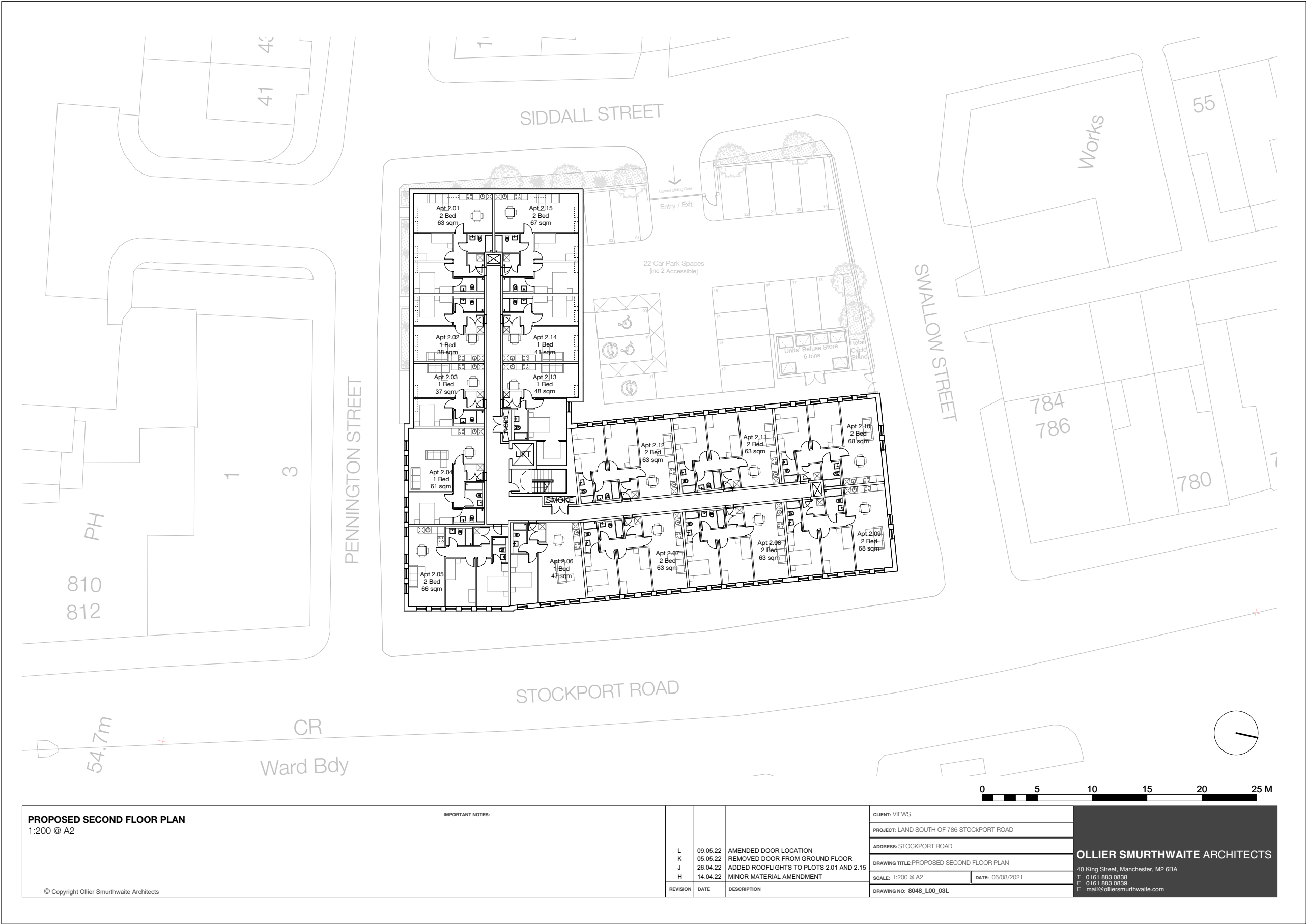
02 APPROVED DRAWINGS

FIRST FLOOR PLAN



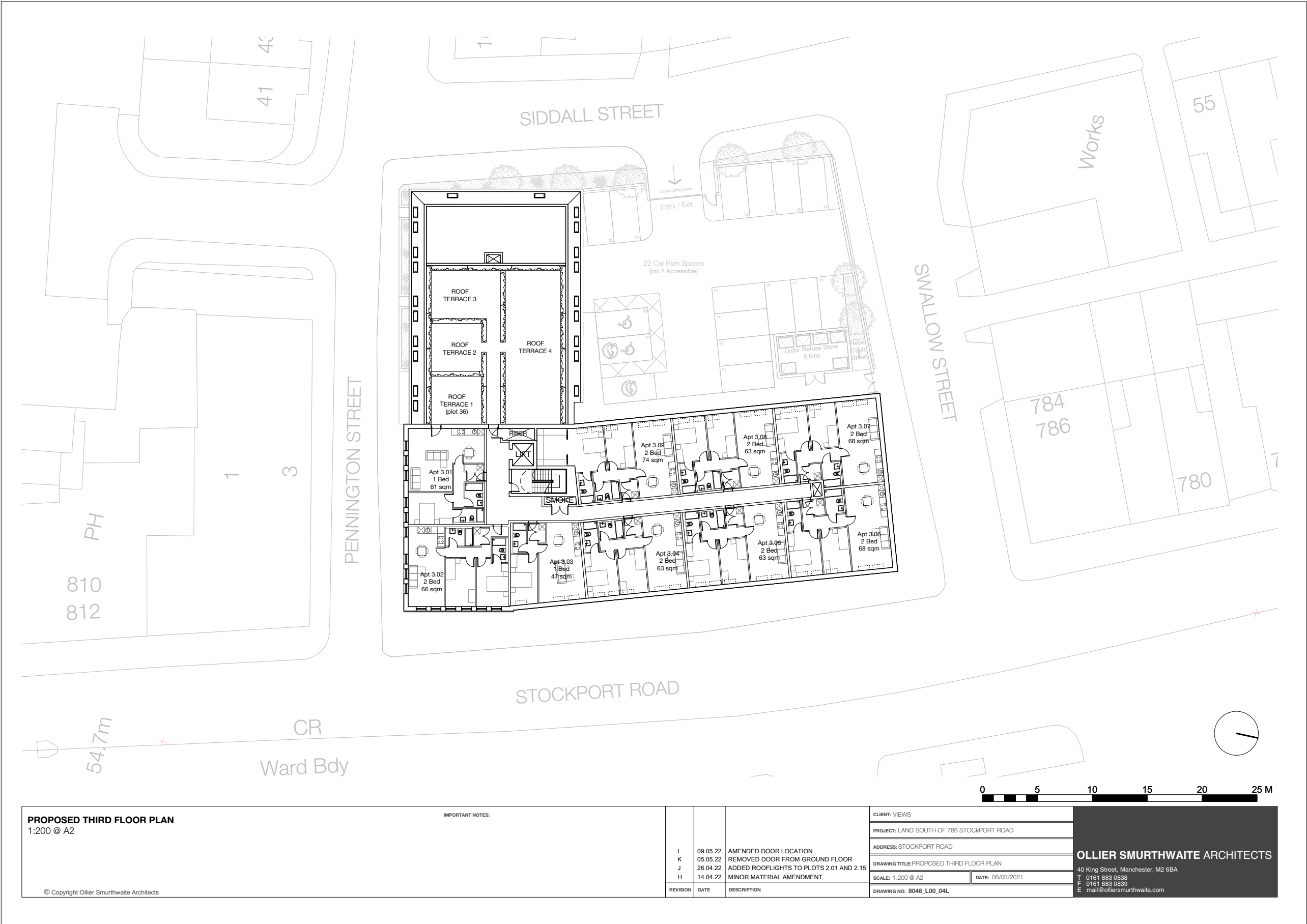
02
APPROVED DRAWINGS

SECOND FLOOR PLAN



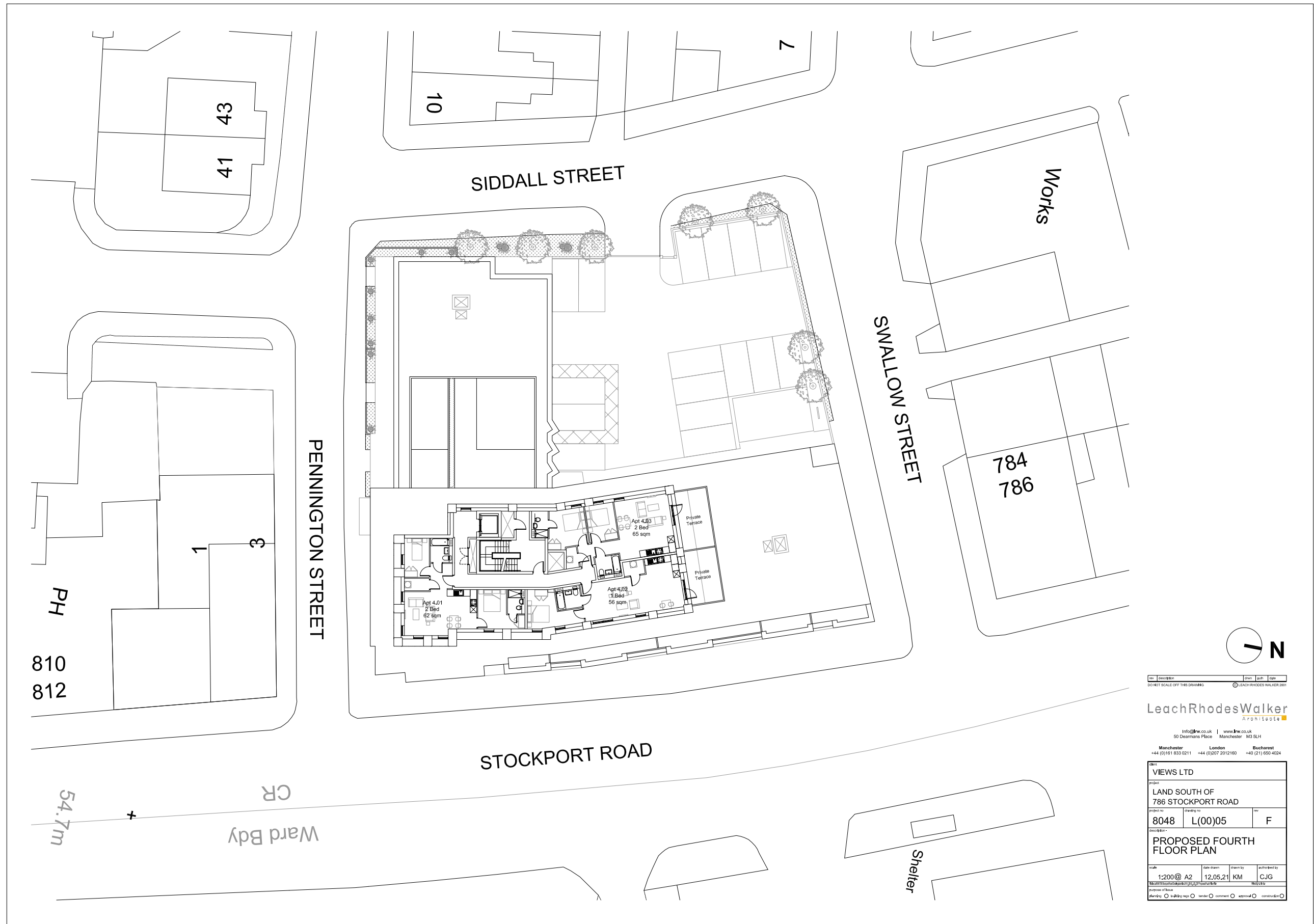
02
APPROVED DRAWINGS

THIRD FLOOR PLAN



02 APPROVED DRAWINGS

FOURTH FLOOR PLAN



02 APPROVED DRAWINGS

ELEVATIONS SHEET 1



ELEVATION A



ELEVATION B



DO NOT SCALE OFF THIS DRAWING

LeachRhodesWalker
Architects

100 The Quadrant | www.lrw.co.uk
50 Deansgate Place | Manchester | M3 9LH

Manchester | London | Newcastle
+44 (0)161 833 0211 | +44 (0)207 261 2160 | +44 (0)191 658 4800

VIEWS LTD		
LAND SOUTH OF 786 STOCKPORT ROAD		
8048	L(00)18	D
PROPOSED BUILDING ELEVATIONS - SHEET 1		
Scale	1:200 @ A2	12.05.21
Author	CKG	CJG
☒ Planning ☒ Building Reg ☒ Listed ☒ Conservation ☒ Other		

02 APPROVED DRAWINGS

ELEVATIONS SHEET 2



ELEVATION C



ELEVATION D



DO NOT SCALE OFF THIS DRAWING

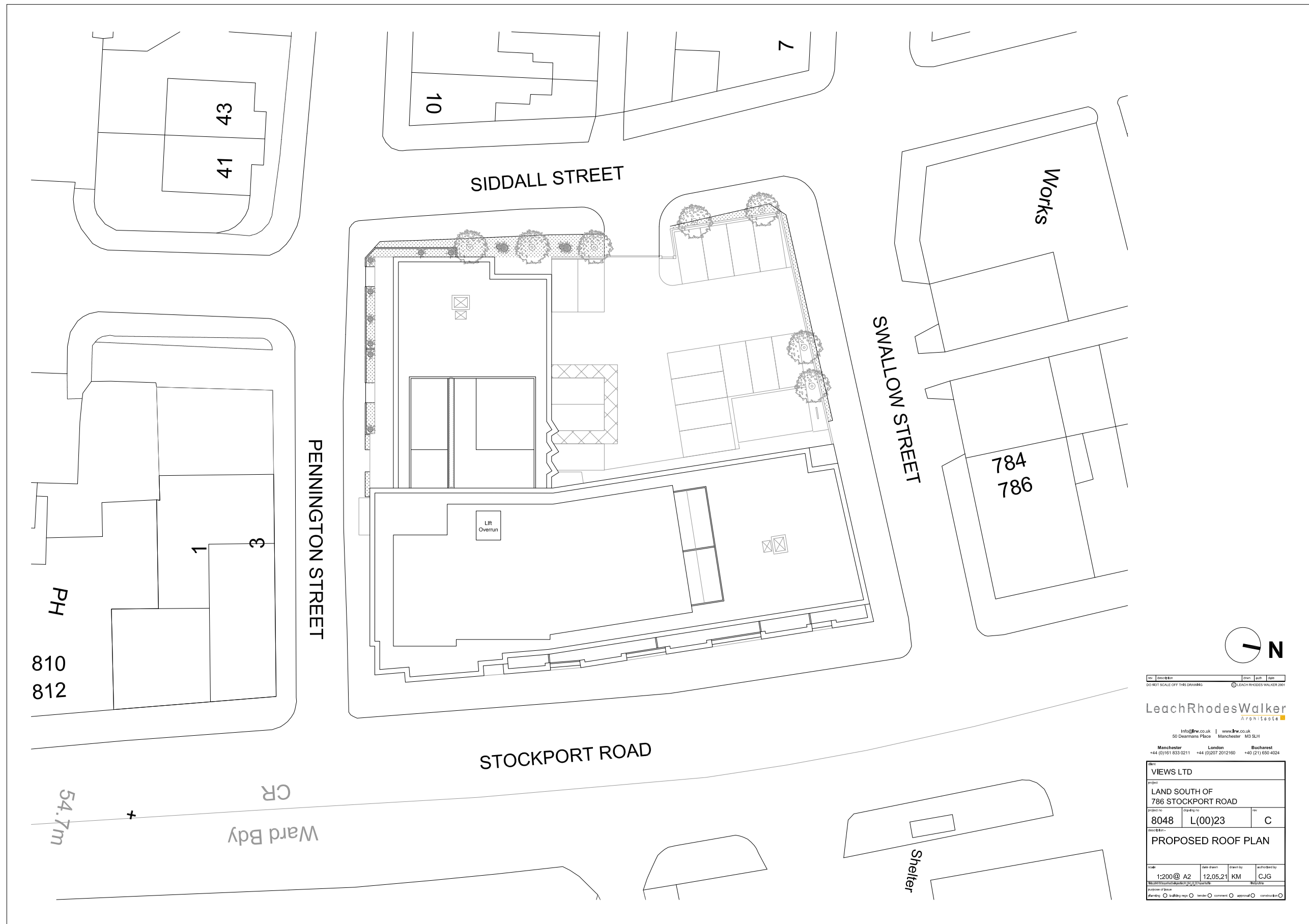
LeachRhodesWalker
Architects

100 Deansgate, Manchester, M3 9LH
Manchester London Blackpool
+44 (0)161 833 0211 +44 (0)207 261 2160 +44 (0)7 858 4824

VIEWS LTD		
LAND SOUTH OF 786 STOCKPORT ROAD		
8048	L(00)19	D
PROPOSED BUILDING ELEVATIONS - SHEET 2		
Scale 1:200	Drawn by A2	Check by KM
Author CJG	Date 12.05.21	Version 01

02 APPROVED DRAWINGS

ROOF PLAN



02 APPROVED DRAWINGS

CGI VIEW 1



LeachRhodesWalker
Architects

Ground Floor West, 50 Dearmans Place, Manchester, M3 5LH, 0161 633 3211 • info@lrw.co.uk • www.lrw.co.uk

8048 786 STOCKPORT ROAD : VIEW 1

Scale: NTS@A3 Auth By: CJG Drawn By: MJ Date: 18.03.21 Dwg No: 8048-L(00)15B

02 APPROVED DRAWINGS

CGI VIEW 2



LeachRhodesWalker
Architects

Ground Floor West, 50 Dearmans Place, Manchester, M3 5LH | 0161 833 0215 | info@lrw.co.uk | www.lrw.co.uk

8048 786 STOCKPORT ROAD : VIEW 2

Scale: NTS@A3 Auth By: CJG Drawn By: MJ Date: 18.03.21 Dwg No: 8048-L(00)16B

02 APPROVED DRAWINGS

CGI VIEW 3



LeachRhodesWalker
Architects

Ground Floor West, 50 Deansgate, Manchester, M3 5LH, 0161 833 8211 • info@lrw.co.uk • www.lrw.co.uk

8048 786 STOCKPORT ROAD : VIEW 3

Scale: NTS@A3 Auth By: CJG Drawn By: MJ Date: 18.03.21 Dwg No: 8048-L(00)17B

02 APPROVED DRAWINGS

CGI VIEW 4



LeachRhodesWalker
Architects

Ground Floor West, 40 Deansgate Place, Manchester, M3 5LH, 0161 833 8211 • info@lrw.co.uk • www.lrw.co.uk

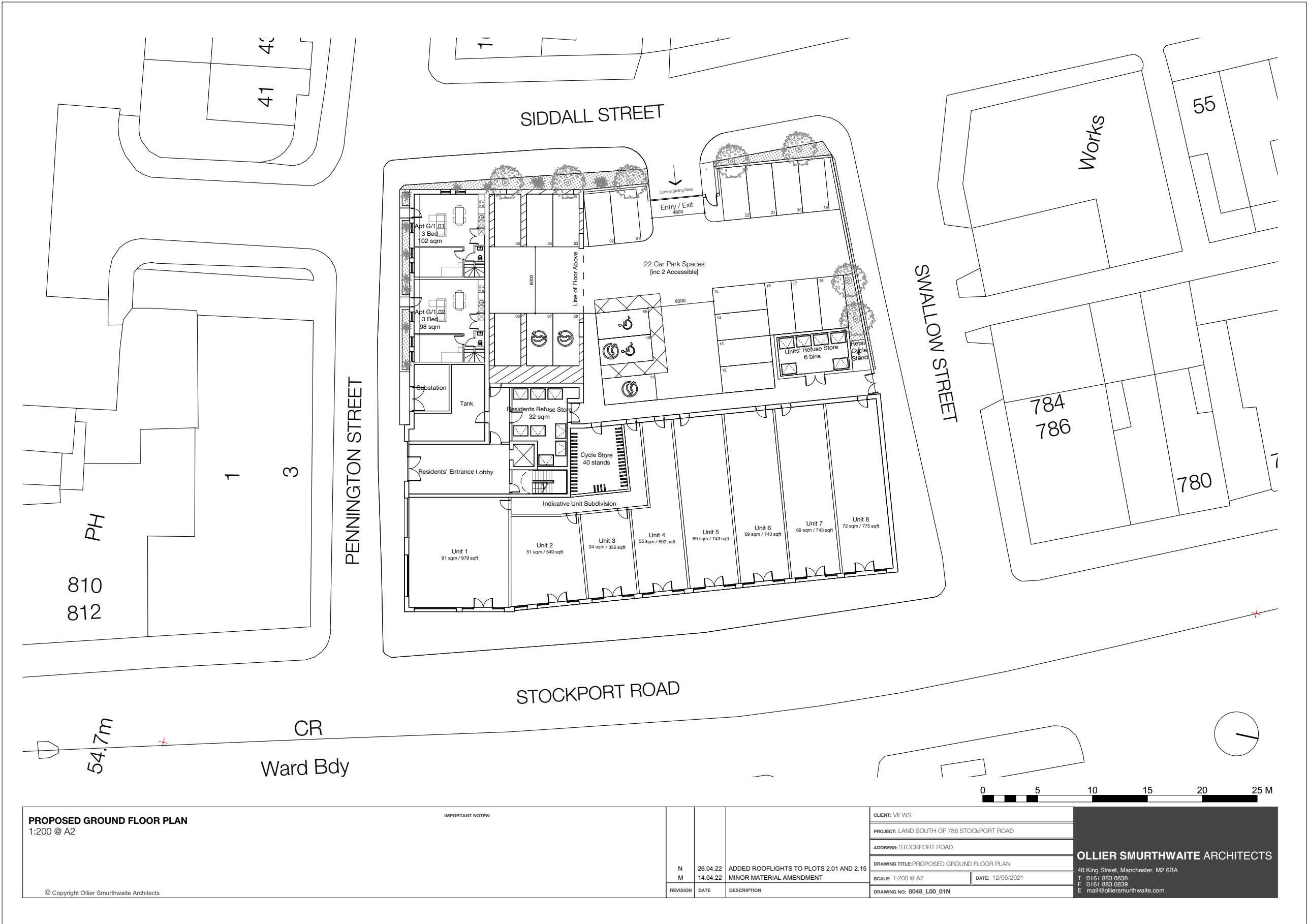
8048 786 STOCKPORT ROAD : VIEW 4

Scale: NTS@A3 Auth By: CJG Drawn By: MJ Date: 18.03.21 Dwg No: 8048-L(00)26A

03

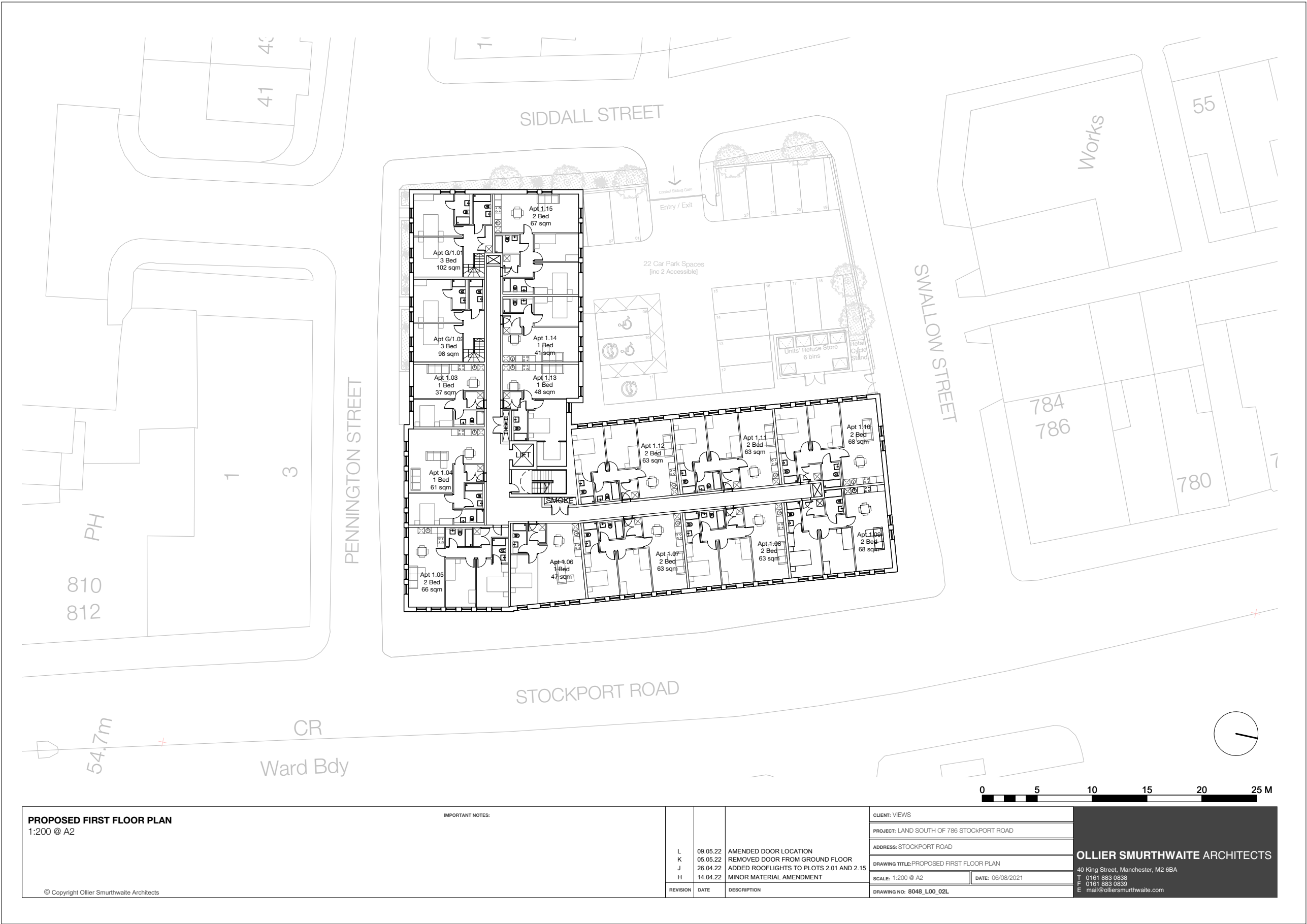
PROPOSED DRAWINGS

GROUND FLOOR PLAN



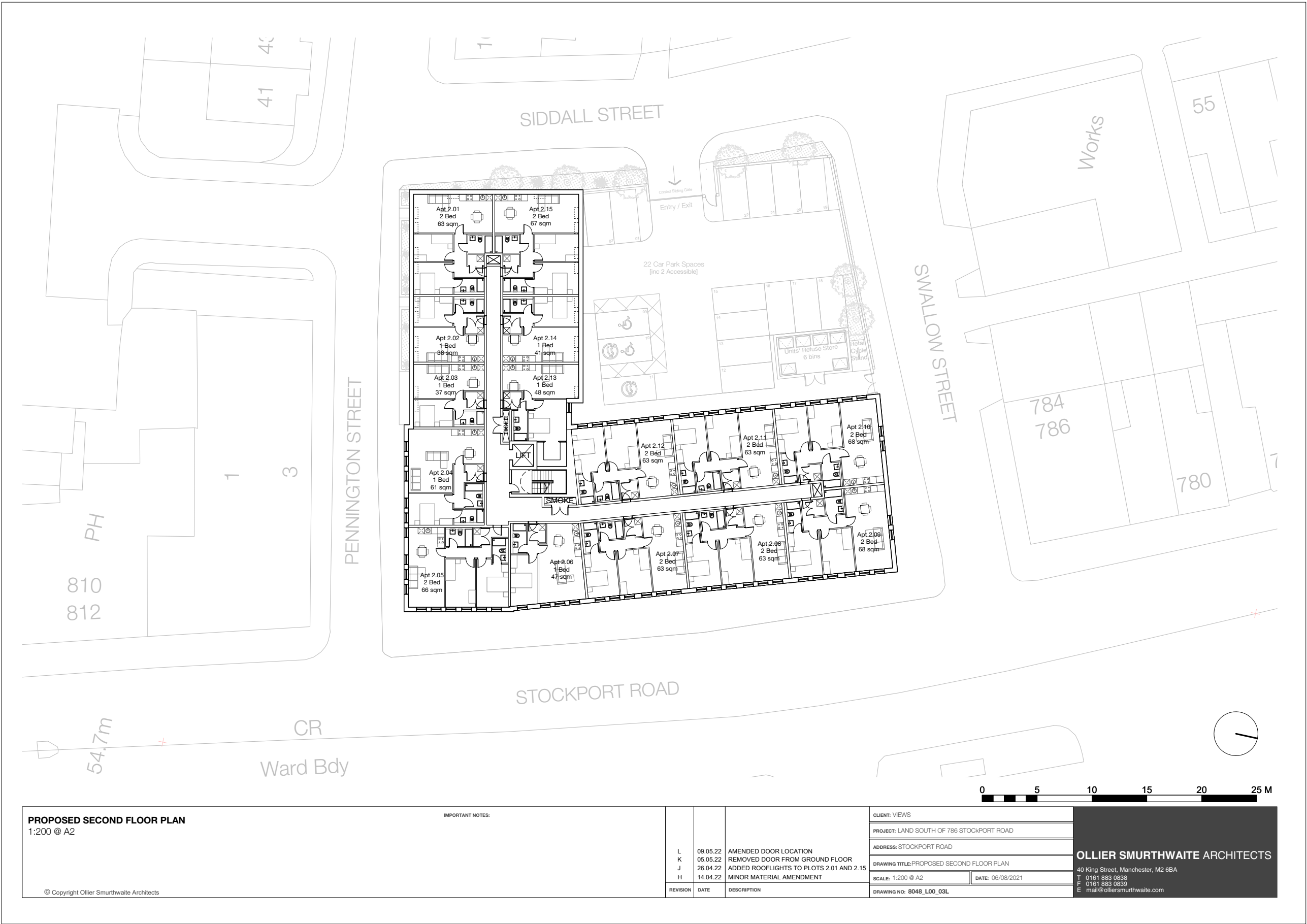
03
PROPOSED DRAWINGS

FIRST FLOOR PLAN



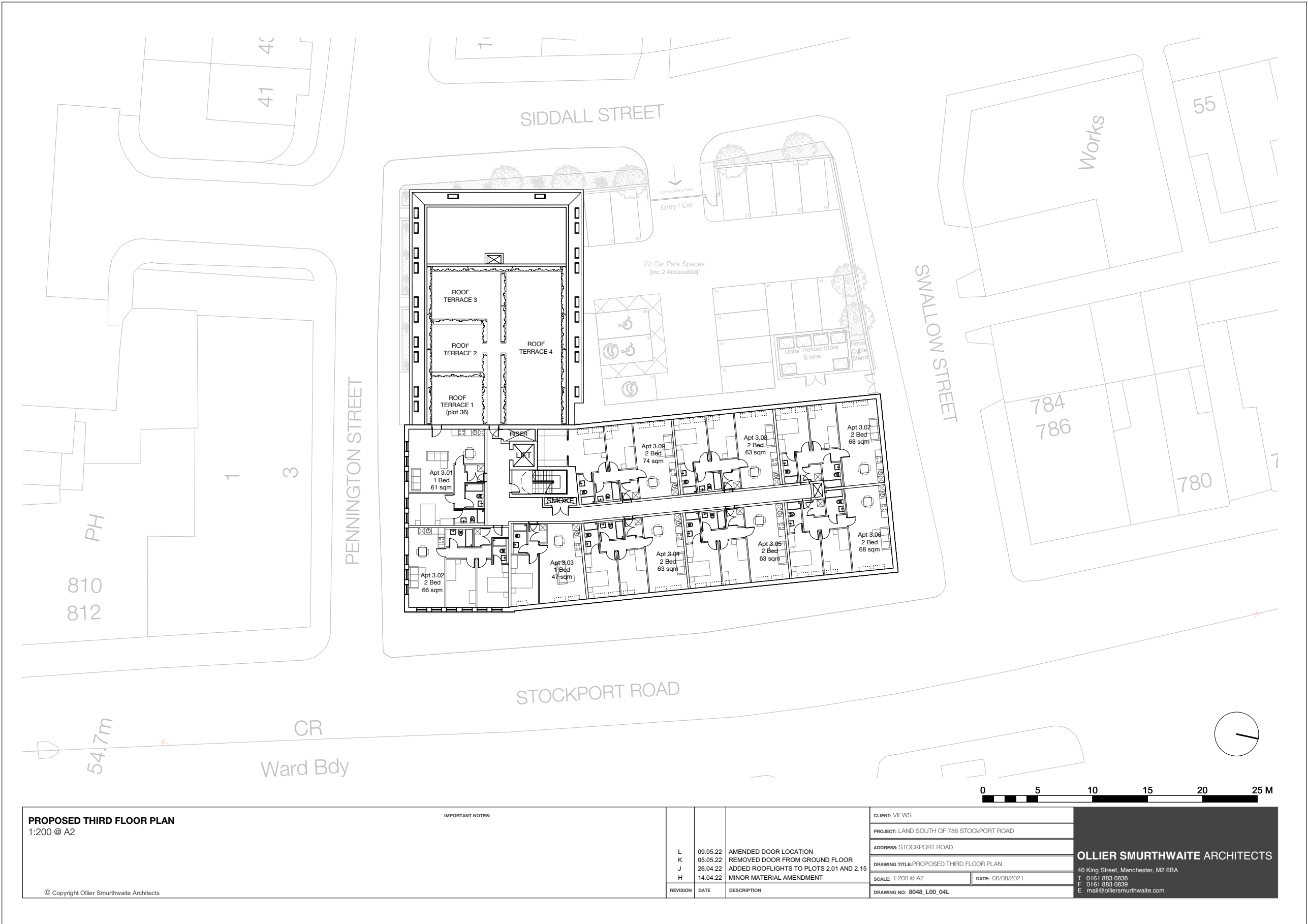
03
PROPOSED DRAWINGS

SECOND FLOOR PLAN



03
PROPOSED DRAWINGS

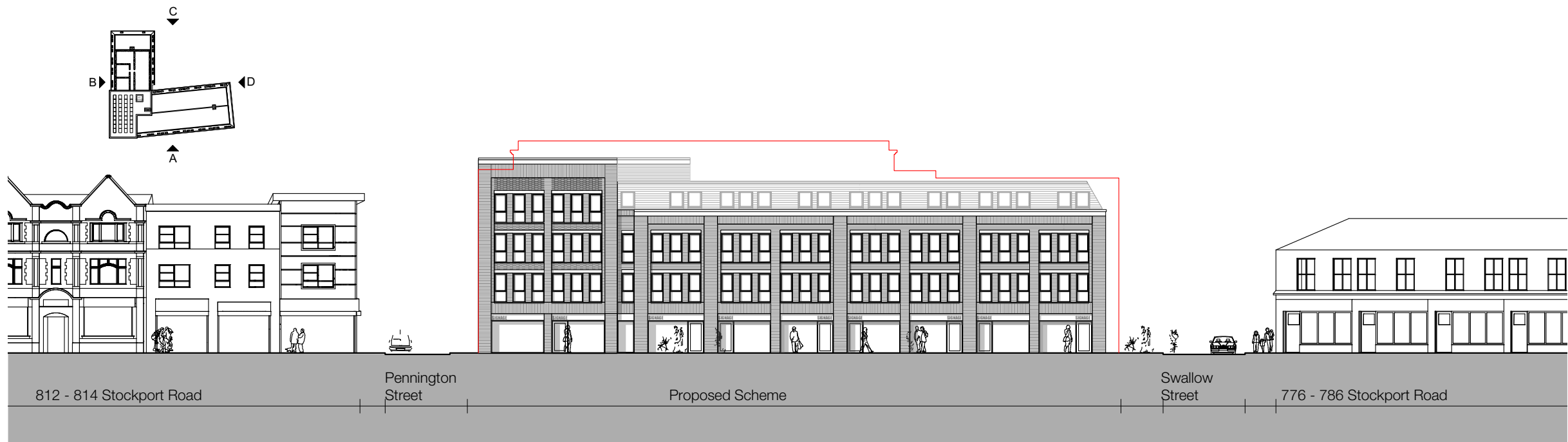
THIRD FLOOR PLAN



03

PROPOSED DRAWINGS

ELEVATIONS SHEET 1



ELEVATION A



ELEVATION B

PROPOSED ELEVATIONS - SHEET 1

1:200 @ A2

© Copyright Ollier Smurthwaite Architects

IMPORTANT NOTES:

<

03

PROPOSED DRAWINGS

ELEVATIONS SHEET 2



ELEVATION C



ELEVATION D

PROPOSED ELEVATIONS - SHEET 2
1:200 @ A2

IMPORTANT NOTES:

F E	26.04.22	ADDED ROOFLIGHTS TO PLOTS 2.01 AND 2.15
	14.04.22	MINOR MATERIAL AMENDMENT
REVISION	DATE	DESCRIPTION

CLIENT: VIEWS	
PROJECT: LAND SOUTH OF 786 STOCKPORT ROAD	
ADDRESS: STOCKPORT ROAD	
DRAWING TITLE: BUILDING ELEVATIONS - SHEET 2	
SCALE: 1:200 @ A2	DATE: 06/08/2021
DRAWING NO: 8048_L00_19F	

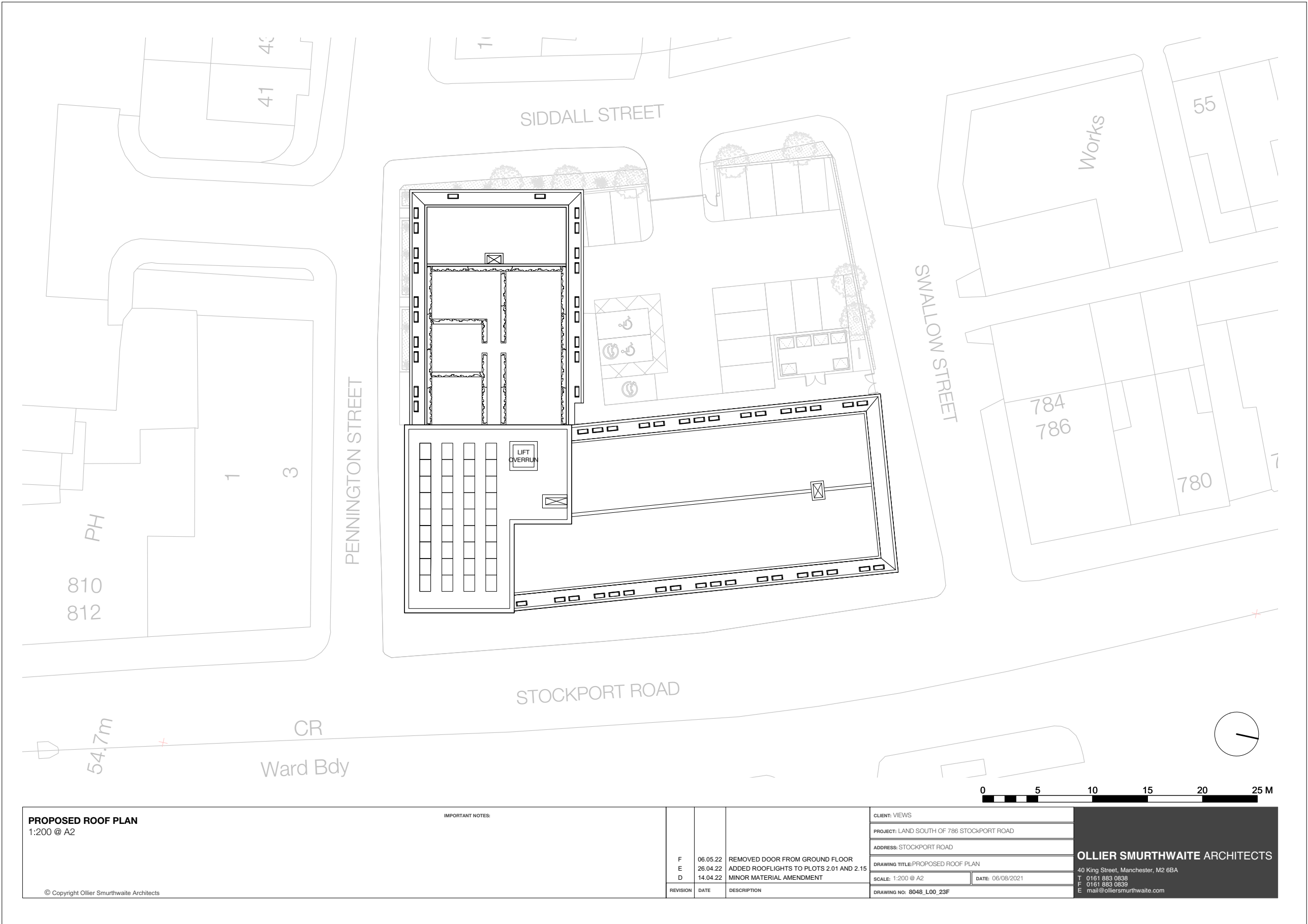
OLLIER SMURTHWAITE ARCHITECTS
40 King Street, Manchester, M2 6BA
T 0161 883 0838
F 0161 883 0839
E mail@olliersmurthwaite.com

© Copyright Ollier Smurthwaite Architects

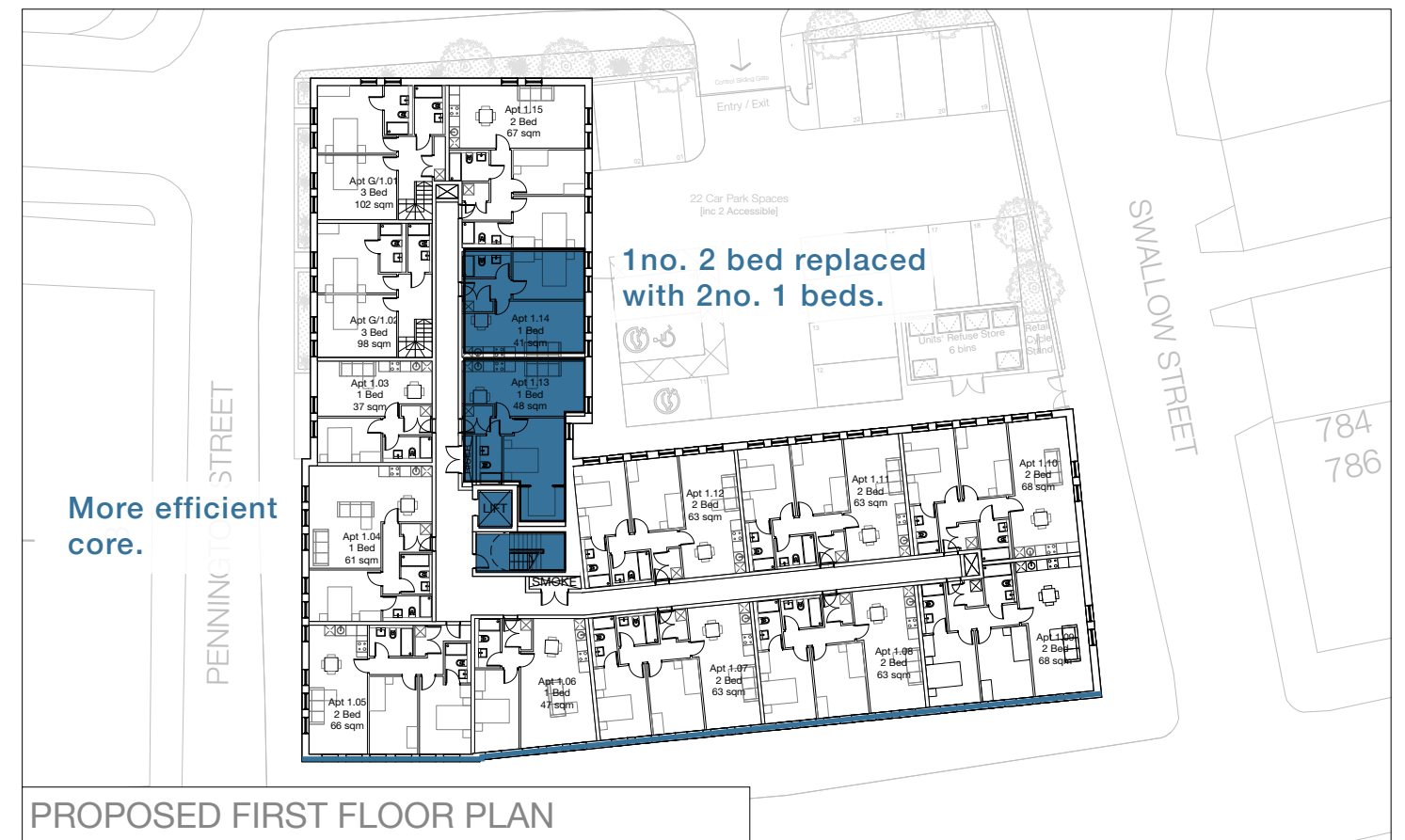
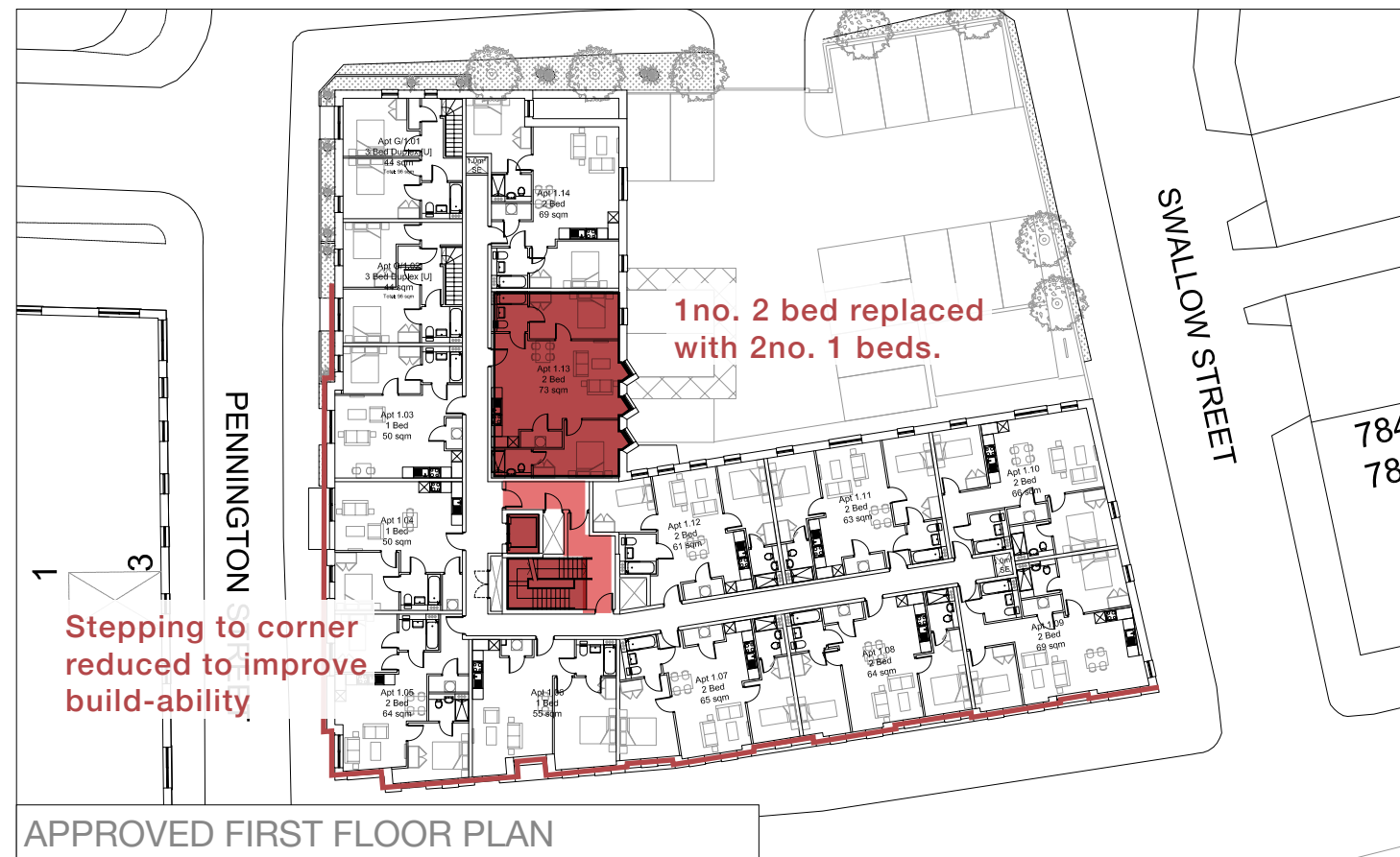
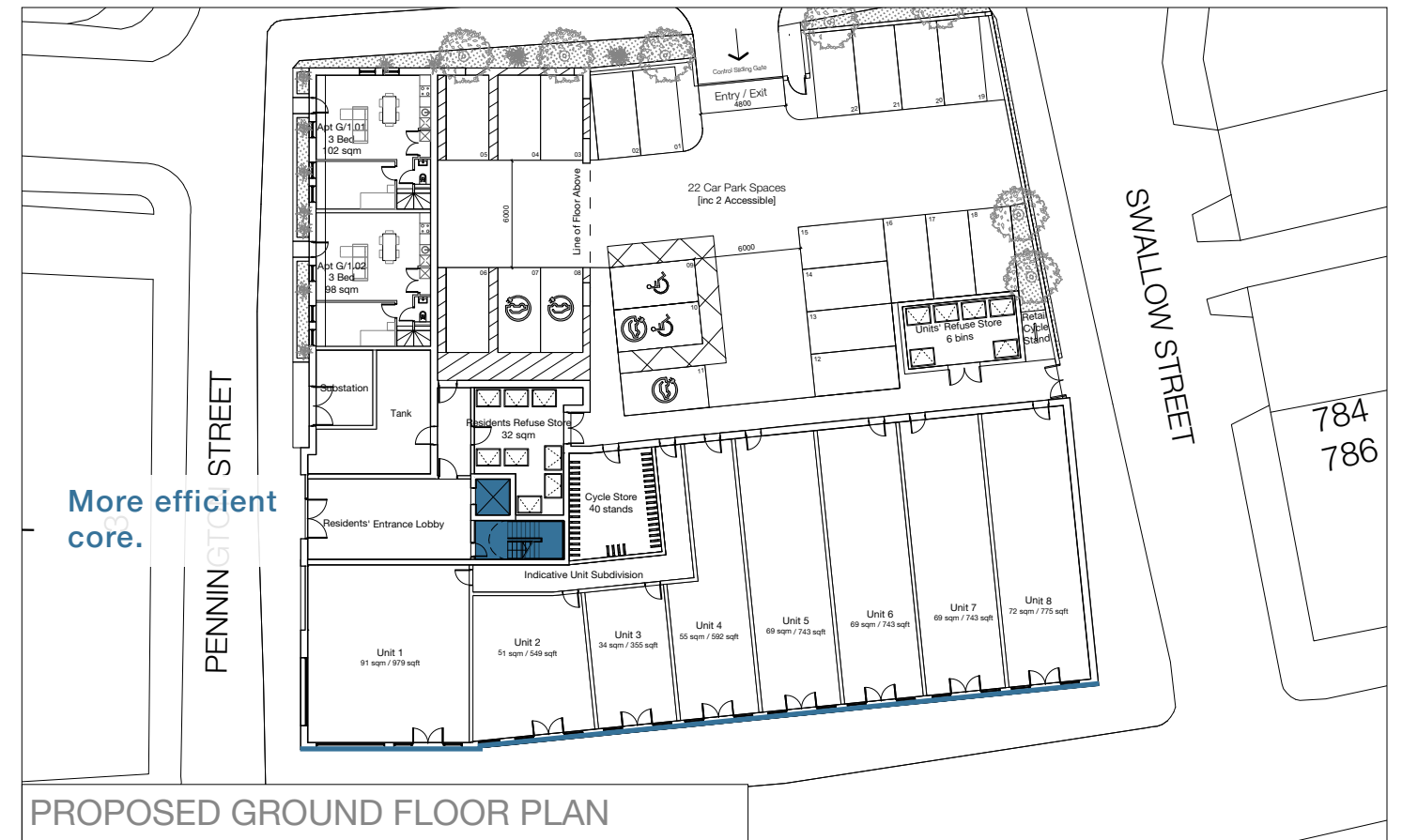
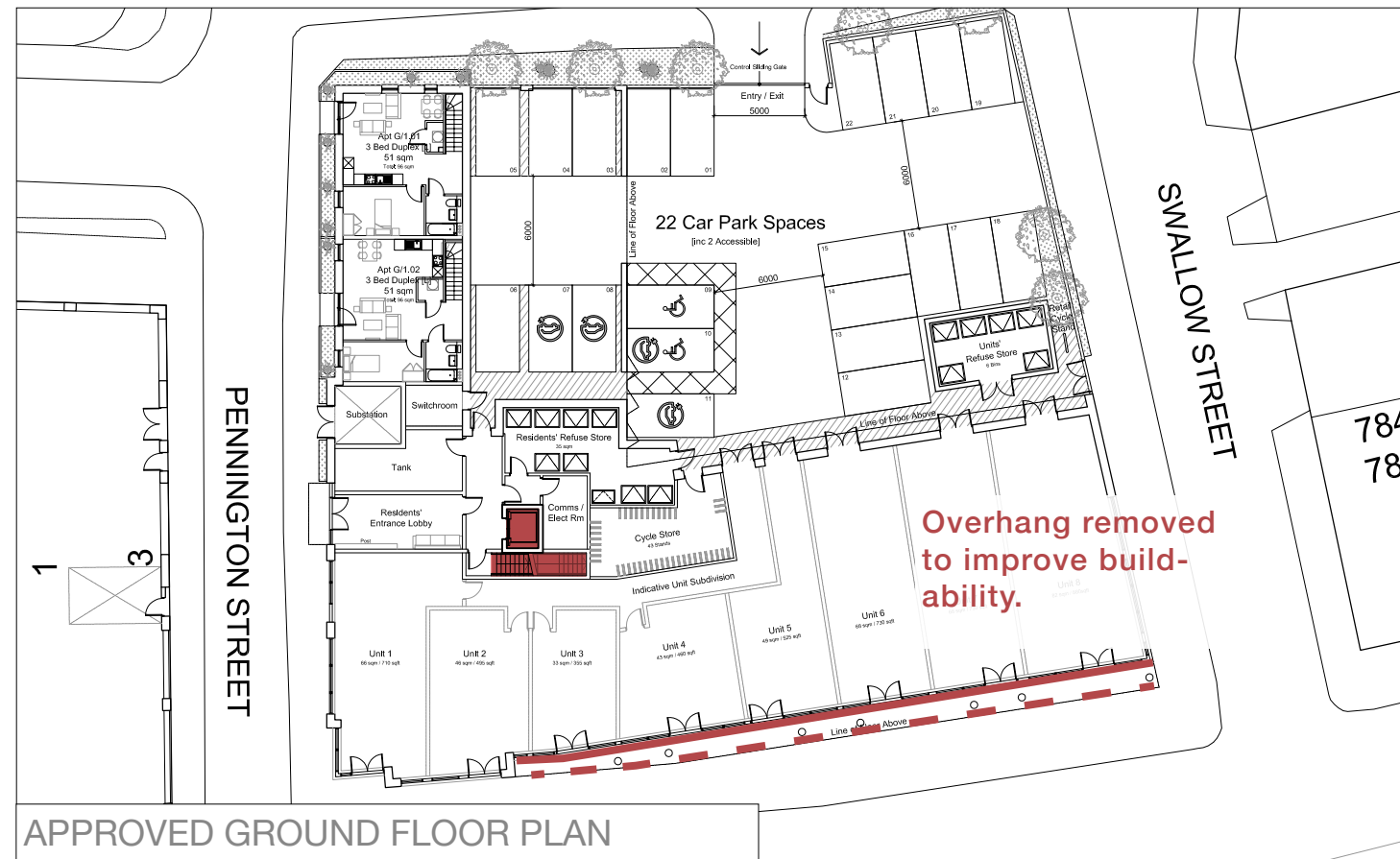
03

PROPOSED DRAWINGS

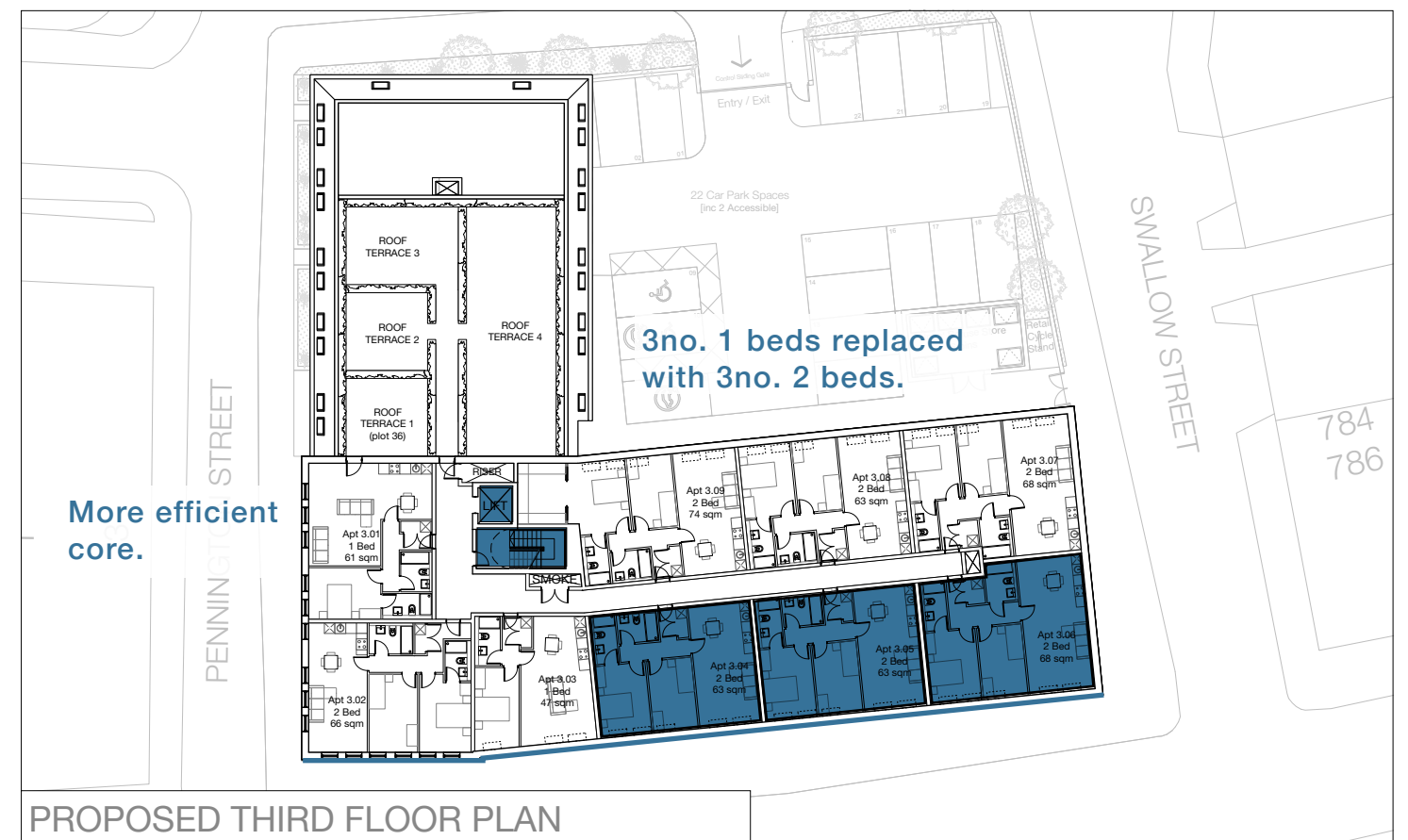
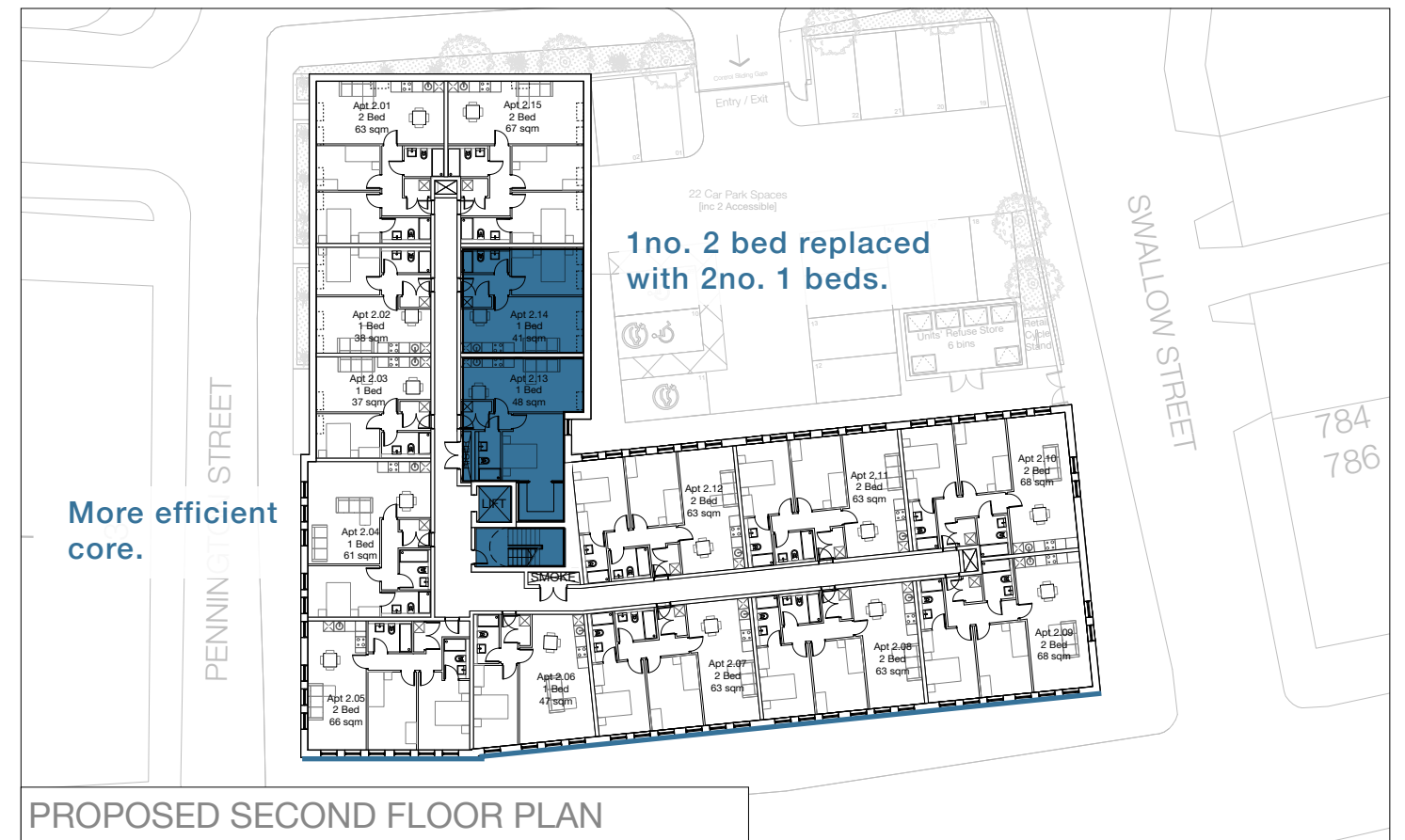
ROOF PLAN



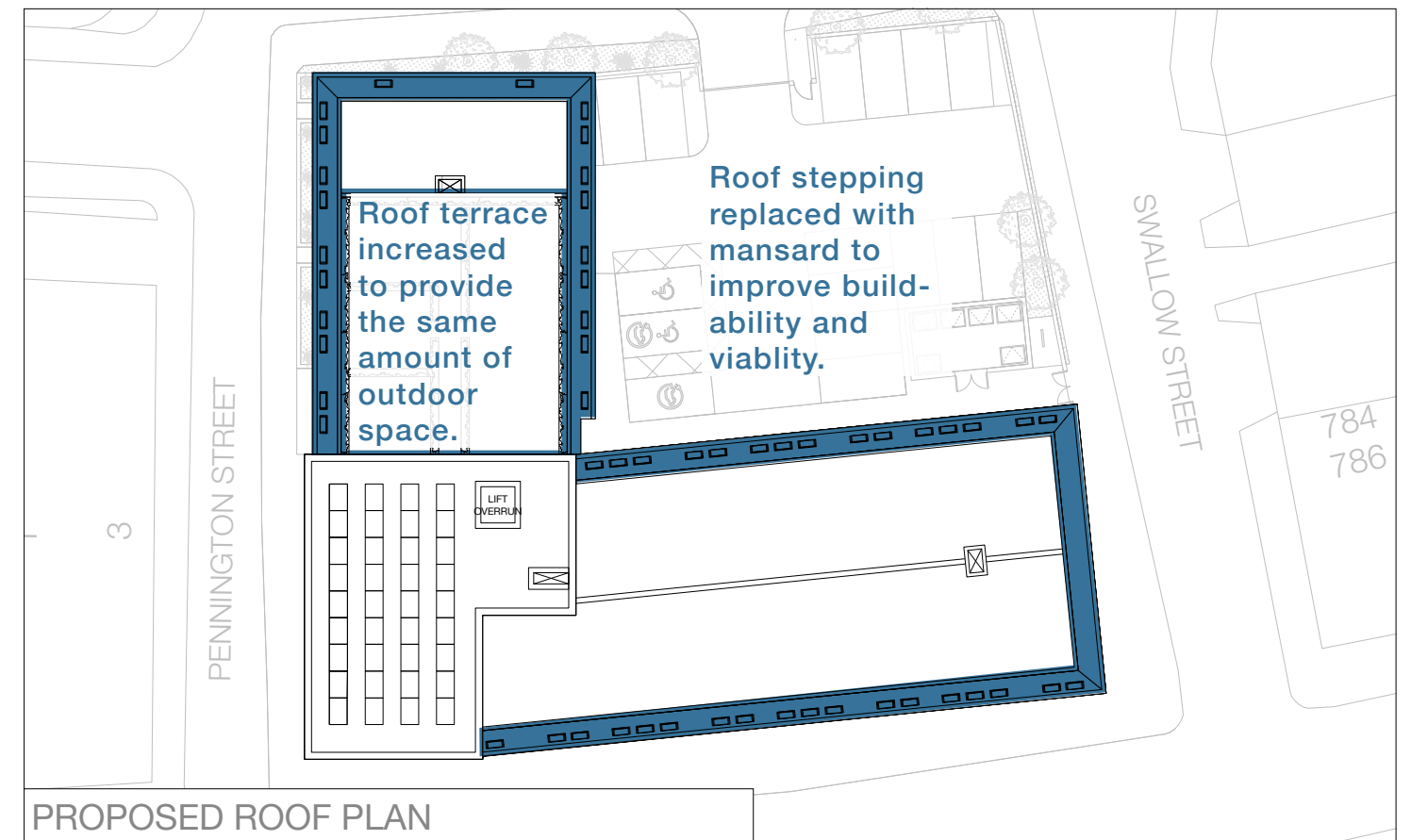
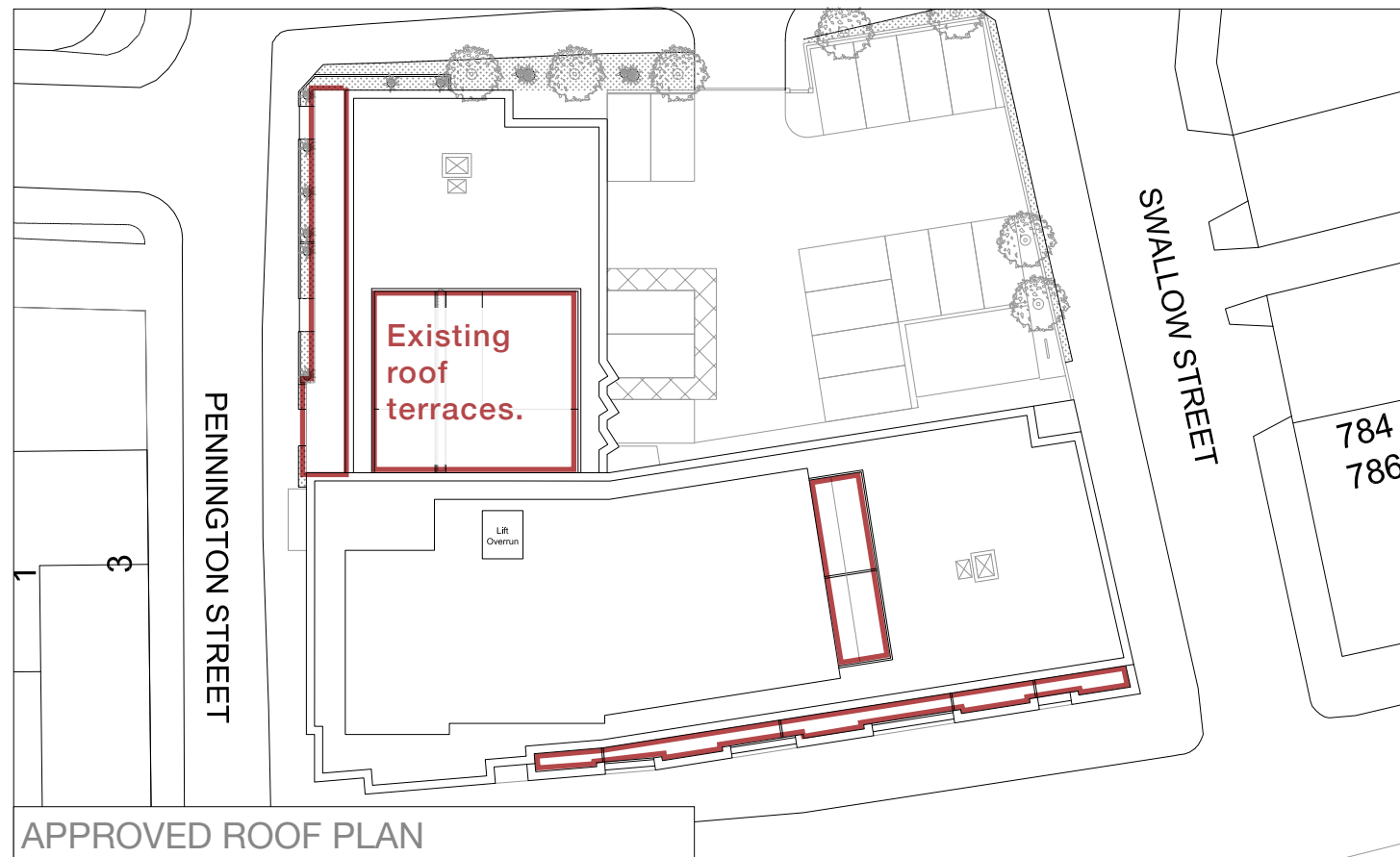
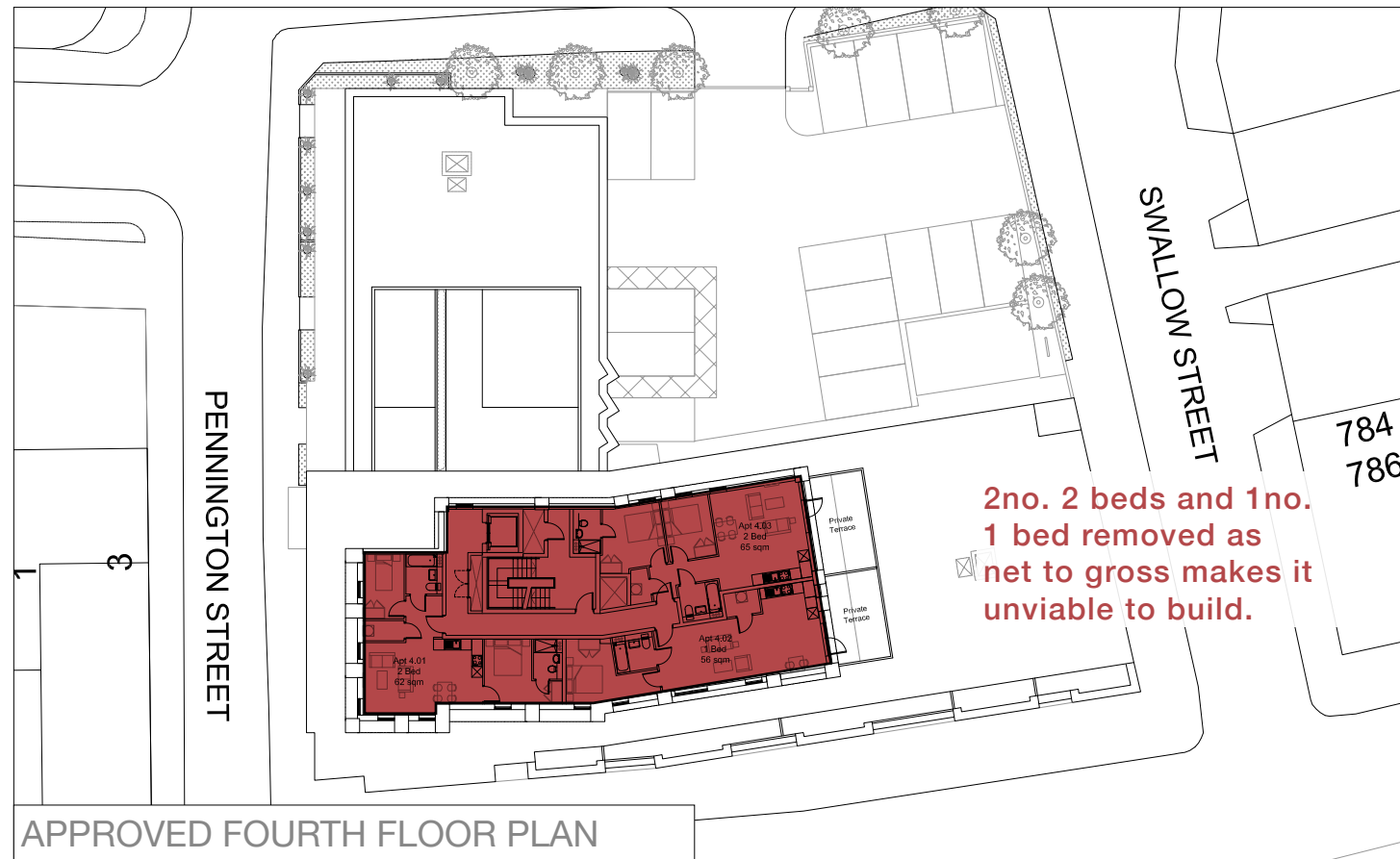
04 COMPARISON



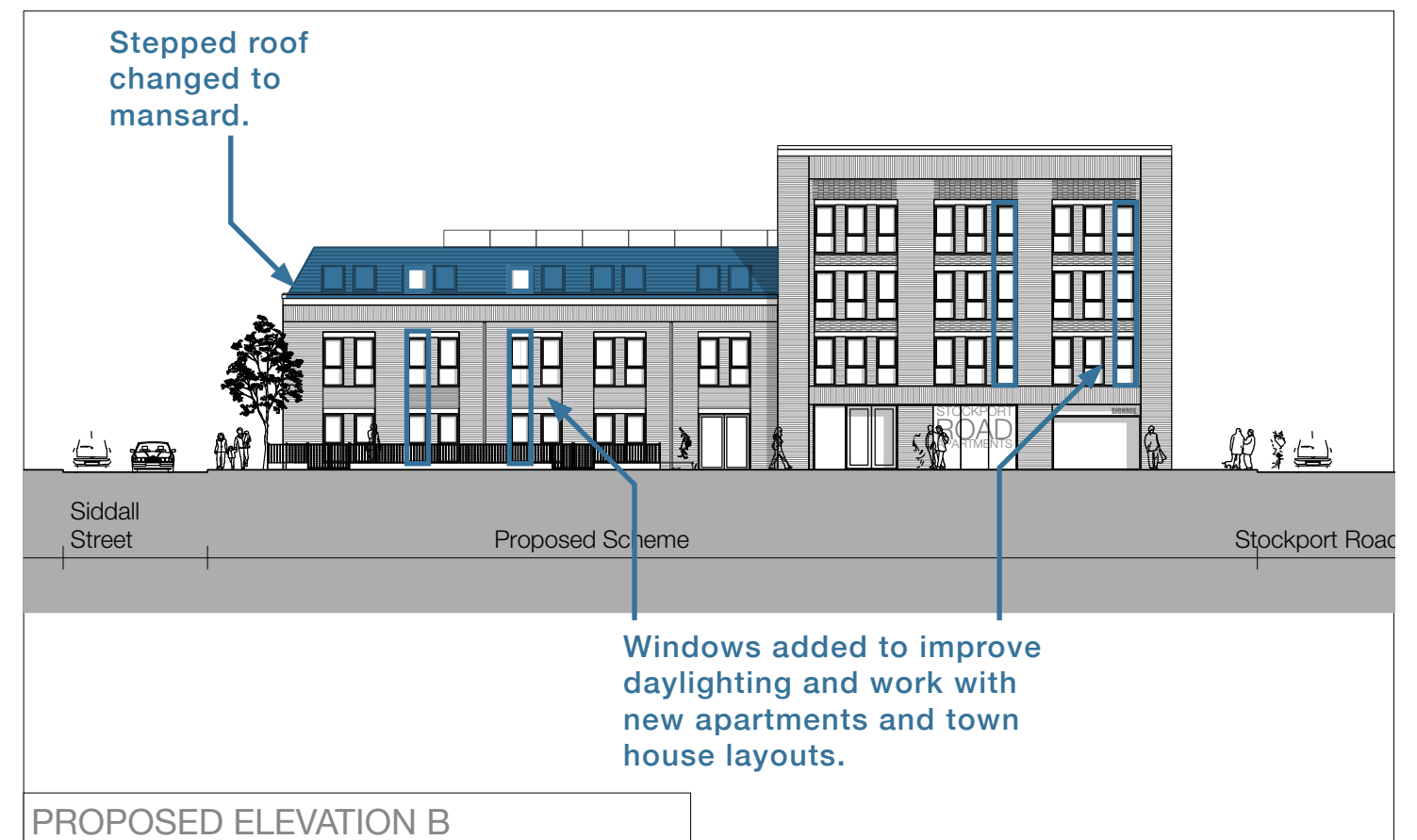
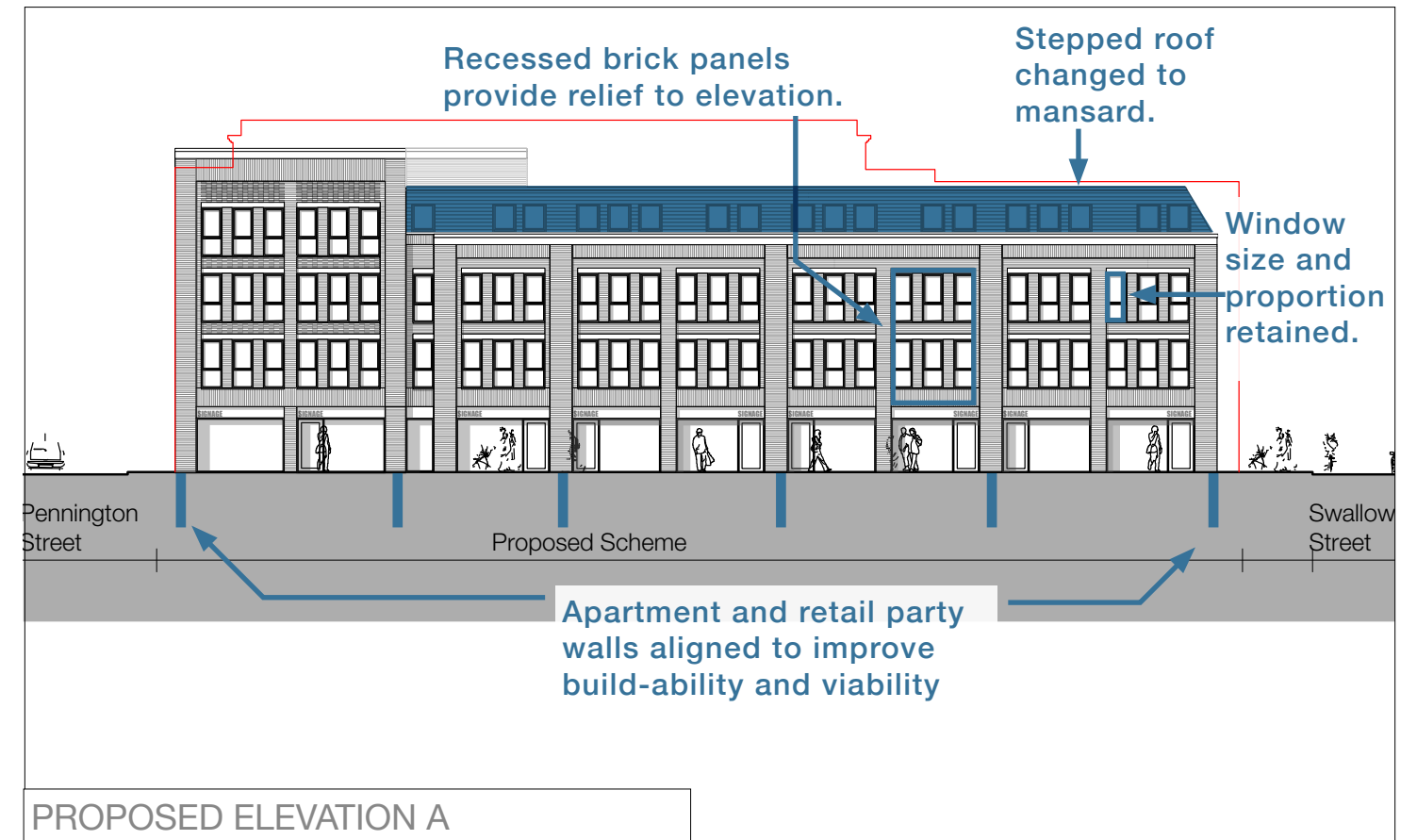
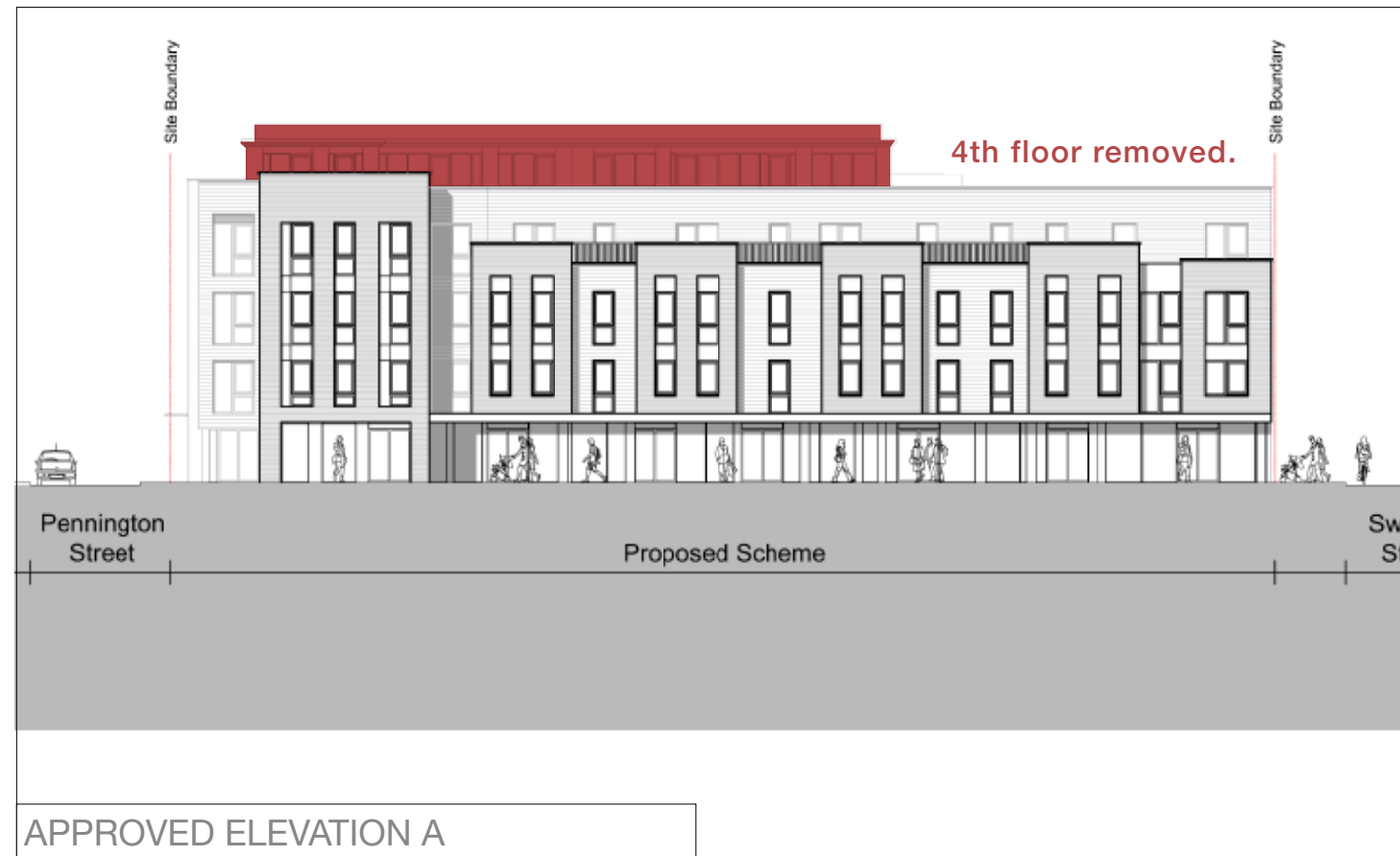
04 COMPARISON



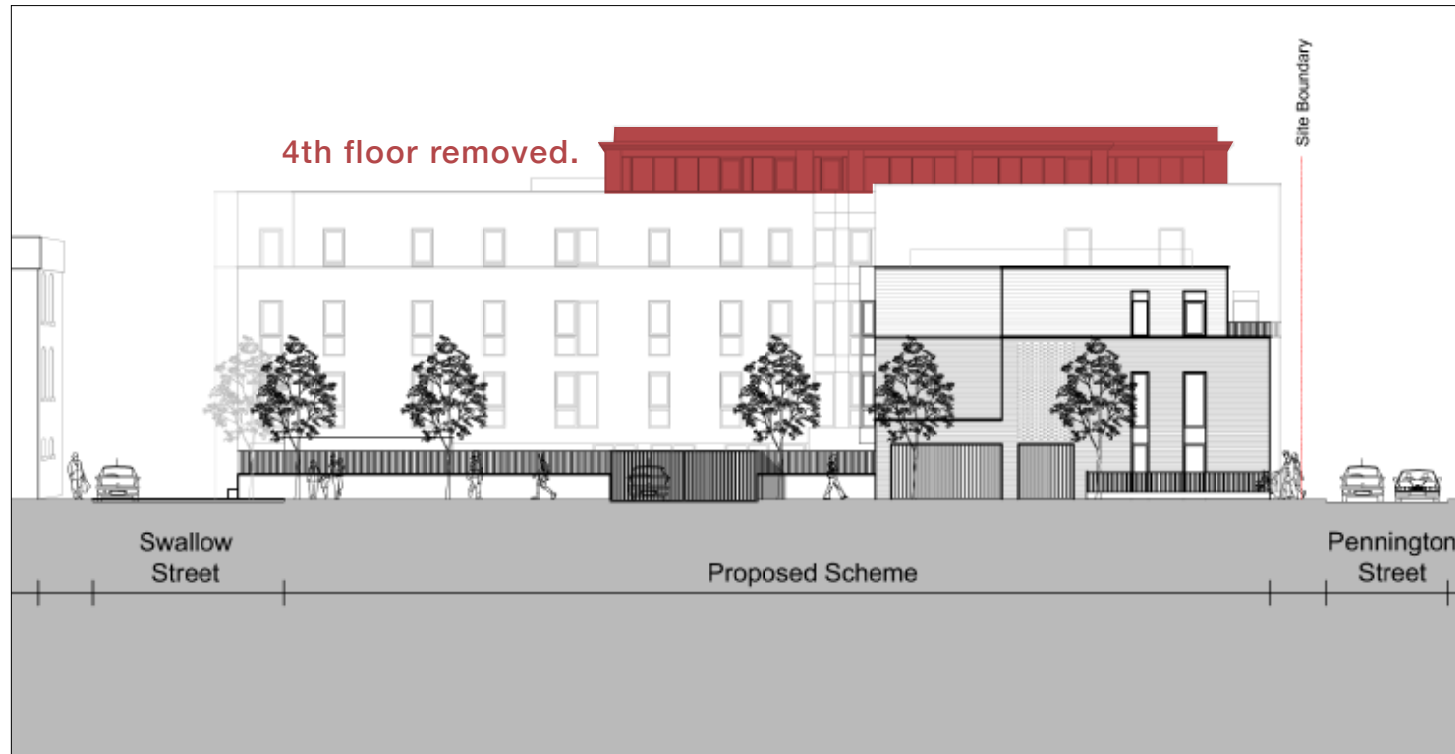
04 COMPARISON



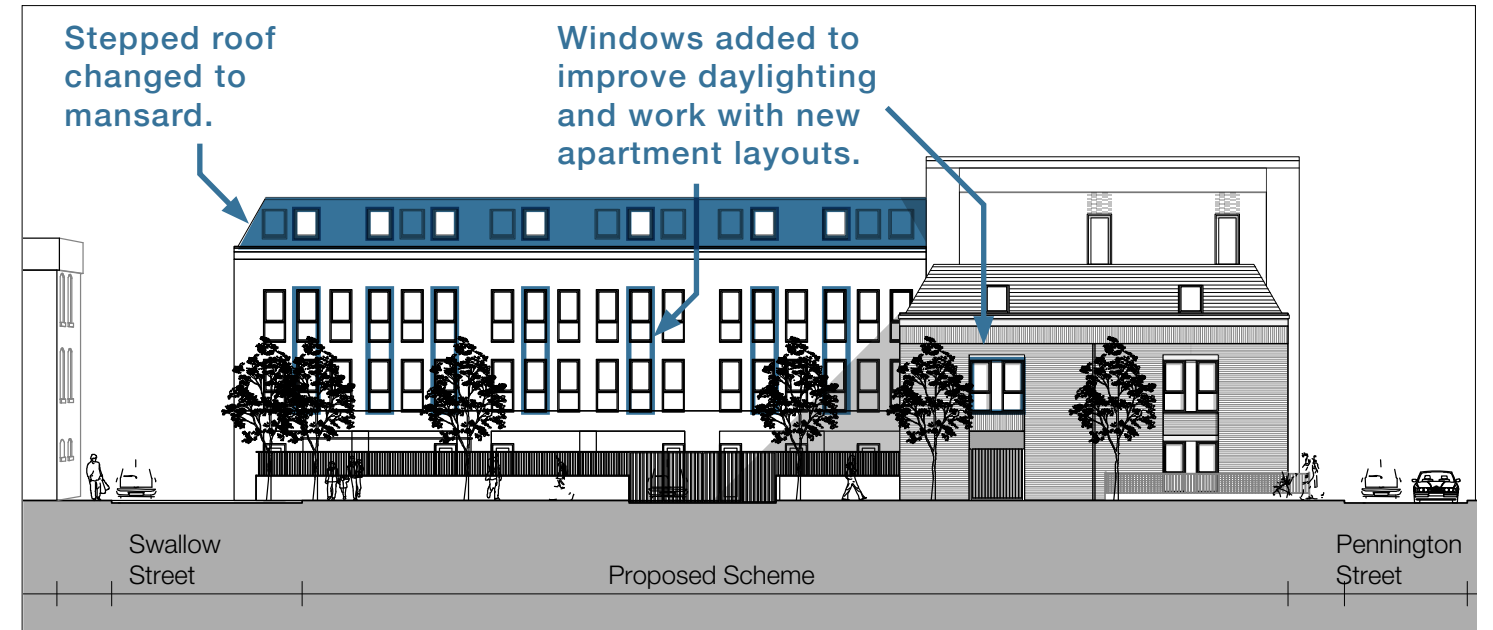
04 COMPARISON



04 COMPARISON



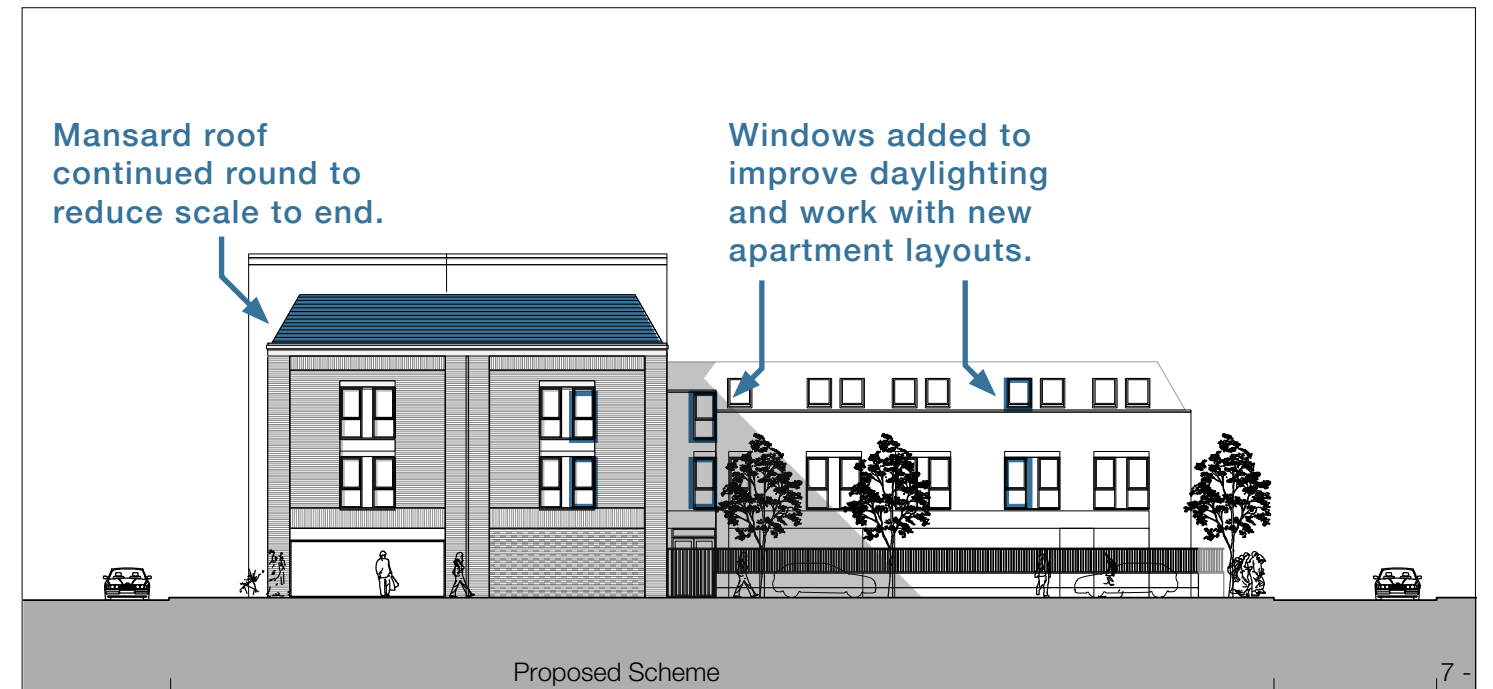
APPROVED ELEVATION C



PROPOSED ELEVATION C



APPROVED ELEVATION D



PROPOSED ELEVATION D

05 SUMMARY

It is clear that the approved scheme has not been designed with serious consideration to cost and viability particularly with increasing and volatile construction costs in the post-pandemic world.

The proposed changes have been driven by optimising the scheme to avoid the need for costly and unnecessary additional structural elements. The **build-ability** has been improved by removing costly overhangs and rationalising partitions to align with the structure.

Proposed changes situate the building in context better by removing the fourth floor and changing the stepped roof to mansard.

Despite the focus on cost and viability, the proposed design maintains depth and relief to the facade by introducing recessed brick panels and recessed windows that don't require additional structural elements.

All apartments exceed the national space standards and **well-being** has improved due to additional windows increasing daylighting in the apartments. Residents outdoor space on the roof has been maintained. Reworking the apartments and introducing a more efficient core has freed up more usable space in some apartments increasing the quality of living for residents.

Some of the changes made are necessary to improve the viability of the scheme whilst some seek to improve the quality of living for the residents. Overall we believe the proposed alterations improve the development, to the benefit of residents and local area, and should be considered as design development of the consented scheme.