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Real Estate



Arundel Street – Manchester

PLANNING CONDITION 8A SUBMISSION | MAY 2022

1.1 Purpose of Document

This document sets out the information proposal for Part (a) of Condition 8, in relation to planning permission 123261/FO/2019.

Included within this information is a programme for the issue of samples/ specifications and drawings to illustrate details of full sized sample panels for Buildings 1 & 2. The sample panels will include typical jointing between component materials, ventilation requirement, details of drips, glazing and framing.

For reference, detailed elevational studies from the approved application drawings are included.

1.2 Contents

- 1. Planning Approval Drawings (Pages 3- 5)
- 2. Proposed Sample Panels (Pages 6- 9)
- 3. Proposed Sample Schedule (Page 10)

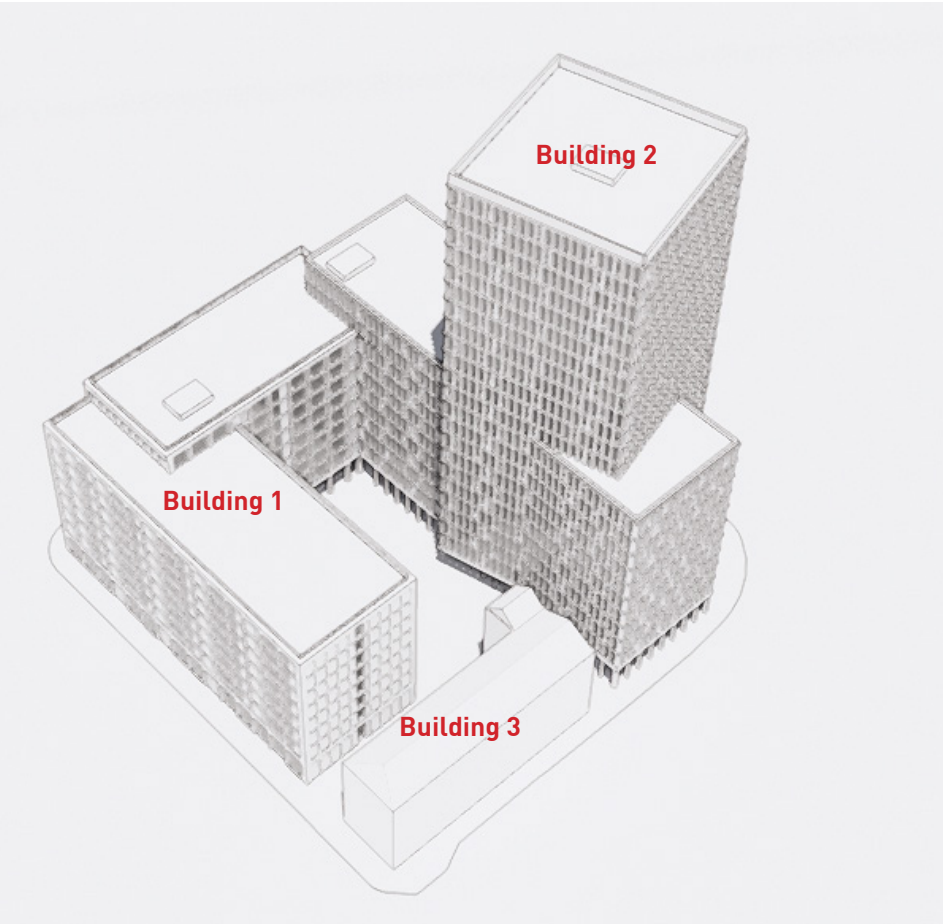
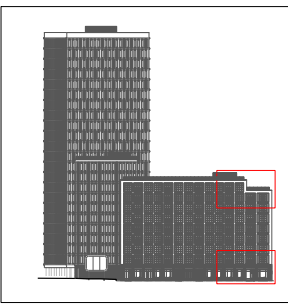
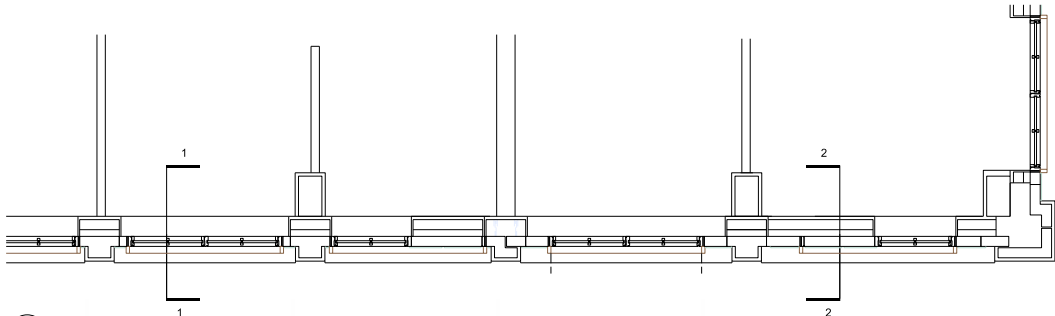


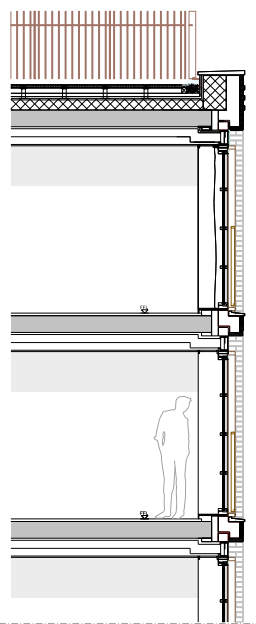
Diagram of proposed development



01 North Elevation
D-181 Detail Key



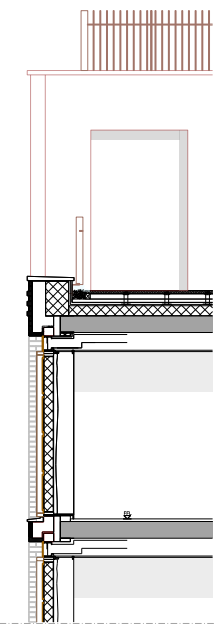
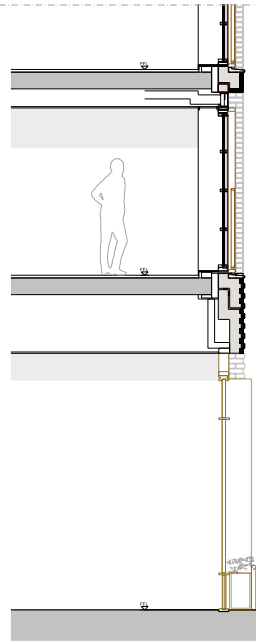
02 Plan
D-181 Brick surround warehouse bays



03 Section 11
D-181 Residents lounge and glazed warehouse bays



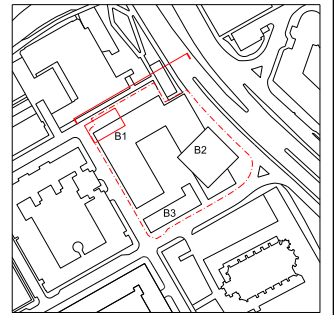
04 North Elevation
D-181 Brick surround warehouse bays



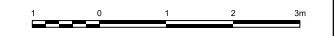
05 Section 22
D-181 Residents lounge and metal cassette warehouse bay



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- BUILDING 1 MATERIAL KEY
- 101 HAND CAST BRICK FINISH
To precast concrete panel (rich red blend)
 - 102 BRONZE COLOURED METAL BAR BALUSTRADE
 - 103 FULL HEIGHT GLASS DOOR IN METAL FRAME
 - 104 BRONZE COLOURED METAL BAR JULIETTE BALUSTRADE
 - 105 DARK BRONZE COLOURED METAL CASSETTE PANELS
 - 106 HALF HEIGHT WINDOW IN METAL FRAME
 - 107 METAL FRAMED GLASS GUARDING
 - 108 HAND CAST BRICK FINISH
With intermittent projecting coursing (deep red blend)
 - 109 RECESSED METAL CLADDING INSET
To ground floor expressed surround
 - 110 METAL FRAMED WINDOWS
 - 111 BRONZE COLOURED FEATURE METAL
FINS AND METAL BACKING PANEL
 - 112 BRONZE COLOURED FEATURE METAL FINS AND
METAL PLANTER BOXES
 - 113 RESIDENTIAL SIGNAGE
To be complementary to feature metal fin design
 - 114 BRONZE COLOURED METAL FIN ENTRANCE DOOR



P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue
Rev	Date	Description



Project Title
**ARUNDEL STREET
MANCHESTER
M15 4JZ**

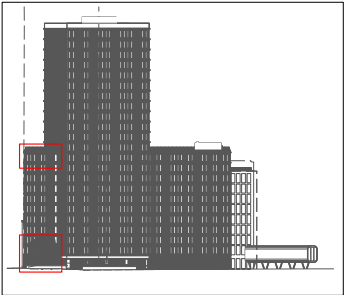
Drawing Title
**Proposed North Elevation
Building 1 Facade Study
General Arrangement
March 2019 Planning Application**

Status Planning		
Job No 10090	Scale 1:50 - A1	Date 03/04/2019
Drawing No 10090-1903-A-G251-D-181	Revision P2	

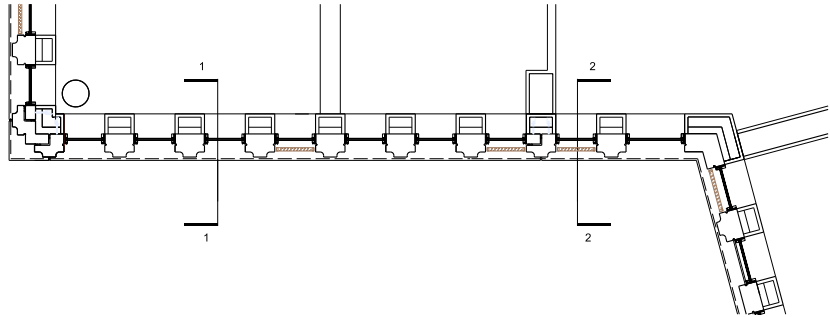


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+44 (0)161 835 2345
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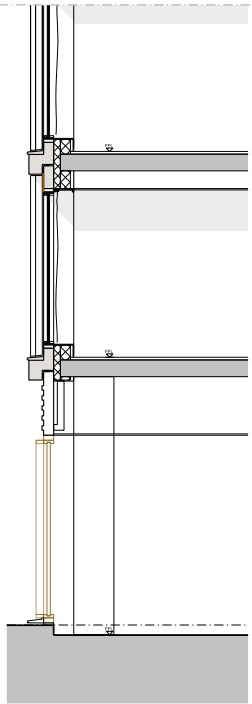
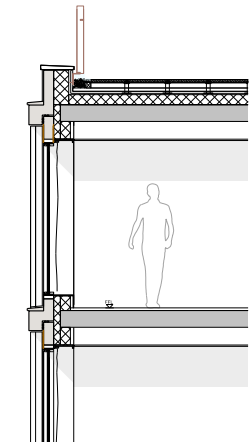
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5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000
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01 East Elevation
Detail Key
D-182



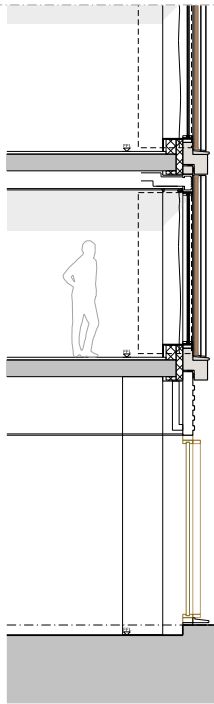
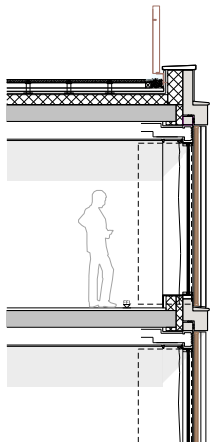
02 Plan
Reconstituted stone facade
D-182



03 Section 11
Reconstituted stone facade
D-182

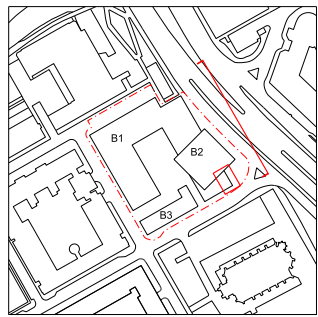


04 East Elevation
Reconstituted stone facade
D-182



05 Section 22
Reconstituted stone facade
D-182

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BUILDING 2 MATERIAL KEY

- 201 RECONSTITUTED STONE SPANDREL PANELS
With integrated sill detail (Grit blast finish/ deep red colour)
- 202 BRONZE COLOURED METAL BAR BALUSTRADE
- 203 RECONSTITUTED STONE PARAPET WITH INTEGRAL
SILL DETAIL (Grit blast finish/ deep red colour)
- 204 FULL HEIGHT FIXED METAL FRAMED GLAZING
With integral overpanel and flashing detail
- 205 OPENABLE FULL HEIGHT METAL GLAZING
With integral overpanel and flashing detail
- 206 BRONZE COLOURED FULL HEIGHT
DECORATIVE SCREEN GUARDING
- 207 RECONSTITUTED STONE SCULPTED MULLIONS
(Grit blast finish/ deep red colour)
- 208 RECONSTITUTED STONE FLAT MULLIONS
(Polished finish/ deep red colour)
- 209 RECONSTITUTED STONE WITH PROJECTING
RIBBED PATTERN
To complement adjacent brick finished building
(in contrasting colour and finish)
- 210 BRONZE COLOURED METAL FRAME
TRANSITION DETAIL
Between reconstituted stone and ground floor
openings
- 211 BRONZE COLOURED METAL FIN FIXED OPEN SCREEN
- 212 BRONZE COLOURED METAL FIN FIXED CLOSED SCREEN
- 213 BRONZE COLOURED FEATURE METAL FINES AND
METAL PLANTER BOXES



P2	April 2022	Planning Update
P1	30.04.2019	Planning Issue
Rev	Date	Description



Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed East Elevation
Building 2 Facade Study
General Arrangement
March 2019 Planning Application

Status
Planning

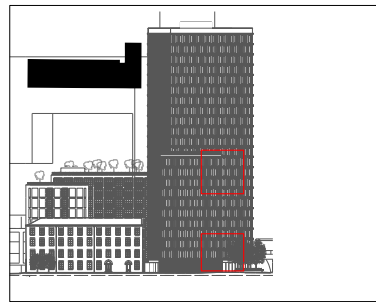
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Drawing No	Revision	
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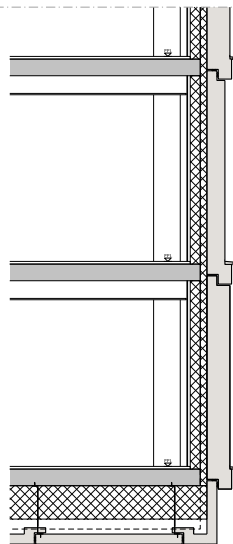
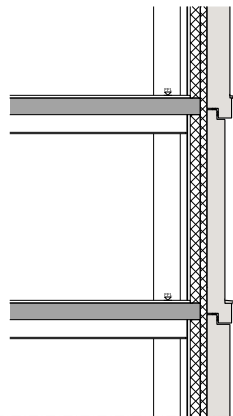
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Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345
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5-8 Roberts Place
London EC1R 6BB
+44 (0)20 7549 4000
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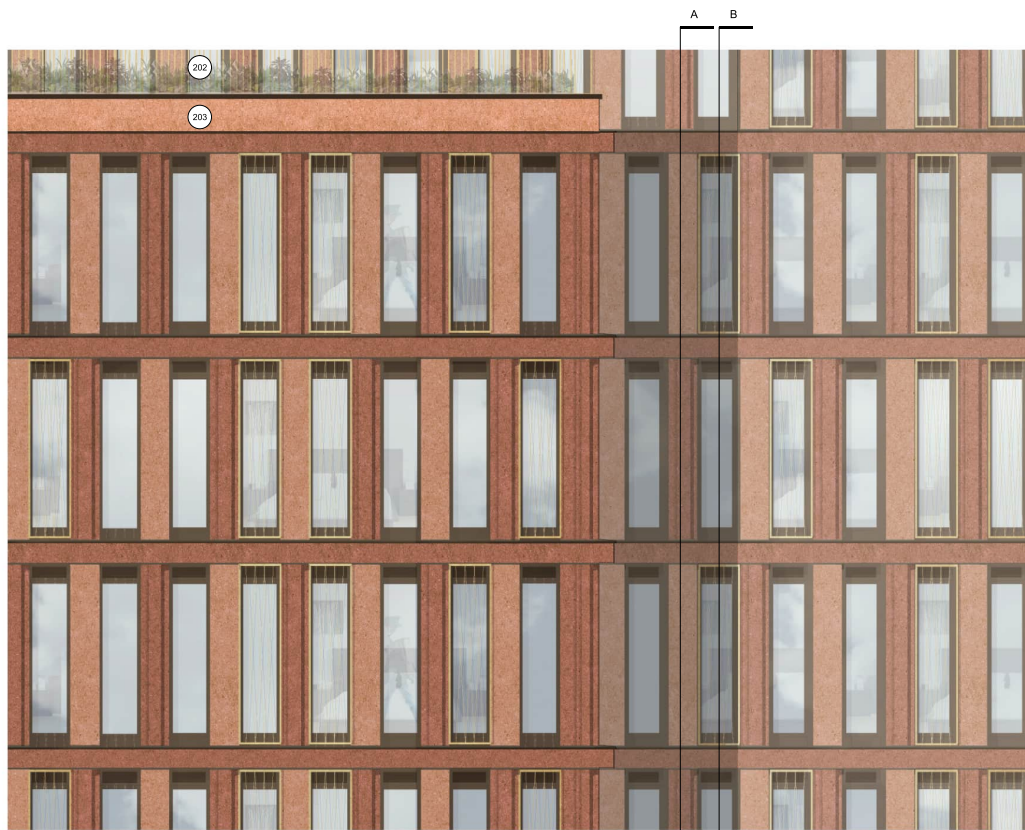
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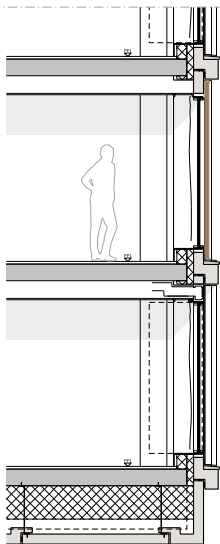
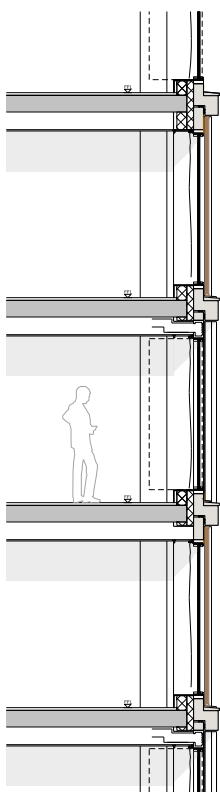
01 South Elevation
Detail Key



02 Section AA
Reconstituted stone facade - Staggered bays

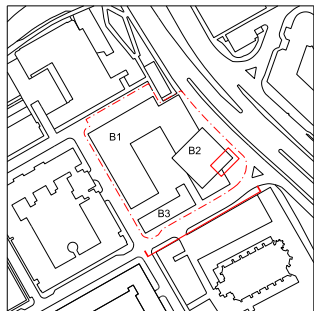


03 South Elevation
Reconstituted stone facade - Staggered bays



04 Section BB
Reconstituted stone facade - Staggered bays

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BUILDING 2 MATERIAL KEY

- 201 RECONSTITUTED STONE SPANDEL PANELS
With integrated sill detail (Grit blast finish/ deep red colour)
- 202 BRONZE COLOURED METAL BAR BALUSTRADE
- 203 RECONSTITUTED STONE PARAPET WITH INTEGRAL
SILL DETAIL (Grit blast finish/ deep red colour)
- 204 FULL HEIGHT FIXED METAL FRAMED GLAZING
With integral overpanel and flashing detail
- 205 OPENABLE FULL HEIGHT METAL GLAZING
With integral overpanel and flashing detail
- 206 BRONZE COLOURED FULL HEIGHT
DECORATIVE SCREEN GUARDING
- 207 RECONSTITUTED STONE SCULPTED MULLIONS
(Grit blast finish/ deep red colour)
- 208 RECONSTITUTED STONE FLAT MULLIONS
(Polished finish/ deep red colour)
- 209 RECONSTITUTED STONE WITH PROJECTING
RIBBED PATTERN
To complement adjacent brick finished building
(In contrasting colour and finish)
- 210 BRONZE COLOURED METAL FRAME
TRANSITION DETAIL
Between reconstituted stone and ground floor
openings
- 211 BRONZE COLOURED METAL FIN FIXED OPEN SCREEN
- 212 BRONZE COLOURED METAL FIN FIXED CLOSED SCREEN
- 213 BRONZE COLOURED FEATURE METAL FINIS AND
METAL PLANTER BOXES

1 0 1 2 3m

P2	April 2022	Planning Update
P1	03.04.2019	Planning Issue
Rev	Date	Description



Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Proposed South Elevation
Building 2 Facade Study
General Arrangement
March 2019 Planning Application

Status
Planning

Job No 10090 Scale 1:50 - A1 Date 03/04/2019

Drawing No 10090-1903-A-G251-D-183

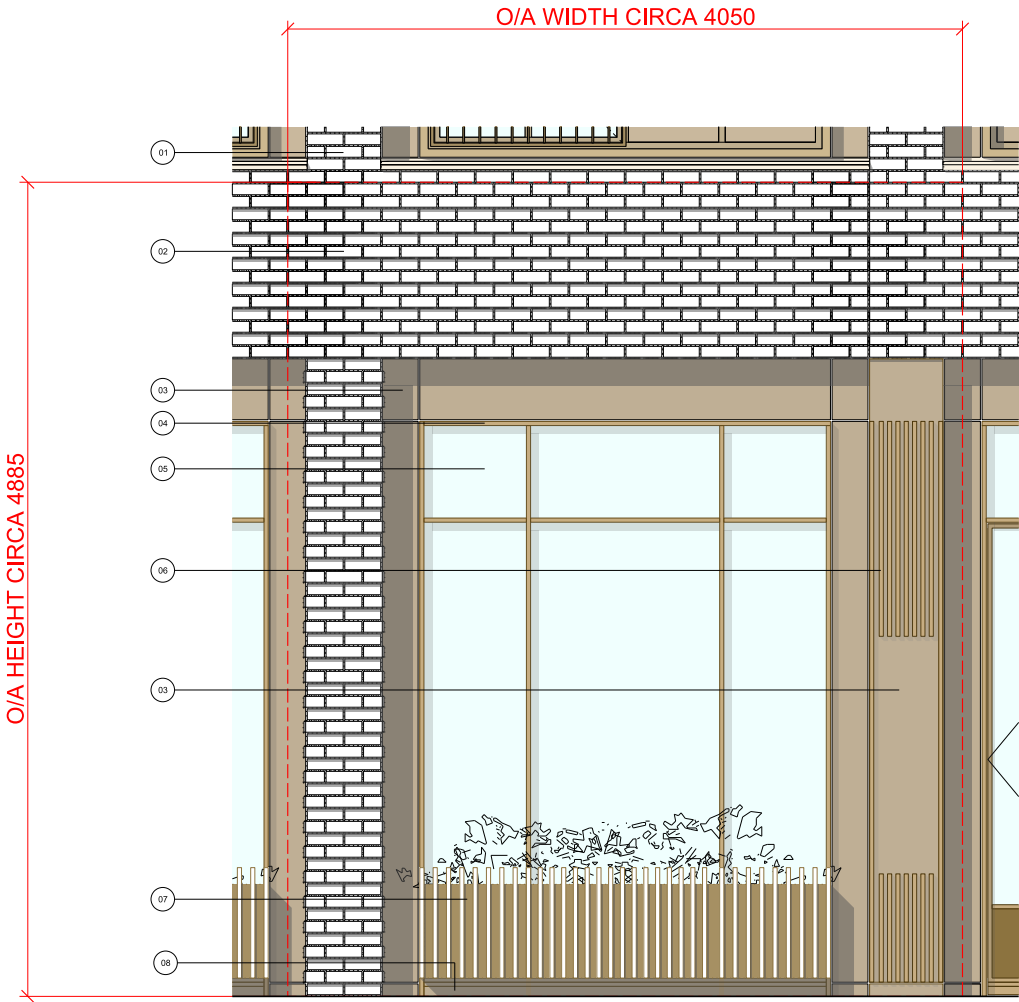
Revision
P2

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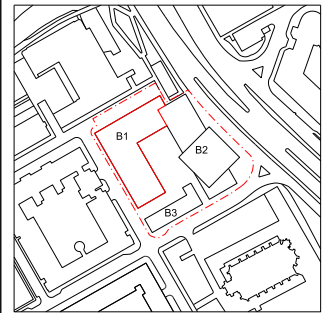
MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4JZ
+44 (0)161 825 2343
www.simpsonhaugh.com

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5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000
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BUILDING 1 MATERIAL KEY

- 01 OCHRE-RED CAST BRICK - COLOUR REFERENCE TBC
- 02 RECESSED BAND BRICK COURSING - COLOUR REFERENCE TBC
- 03 BRONZE COLOURED METAL FACADE PANEL - COLOUR REFERENCE TBC
- 04 BRONZE COLOURED METAL WINDOW FRAME - COLOUR REFERENCE TBC
- 05 CLEAR GLASS
- 06 BRONZE COLOURED DECORATIVE FINS - COLOUR REFERENCE TBC
- 07 BRONZE COLOURED METAL PLANTER - COLOUR REFERENCE TBC
- 08 BRONZE COLOURED METAL SKIRTING - COLOUR REFERENCE TBC



P01 May 2022 For Information

Rev Date Description



Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Building 1
Ground Level
Mock-up - 01

Status

For Information

Job No	Scale	Date
10090	1:20 - A1	May 2022

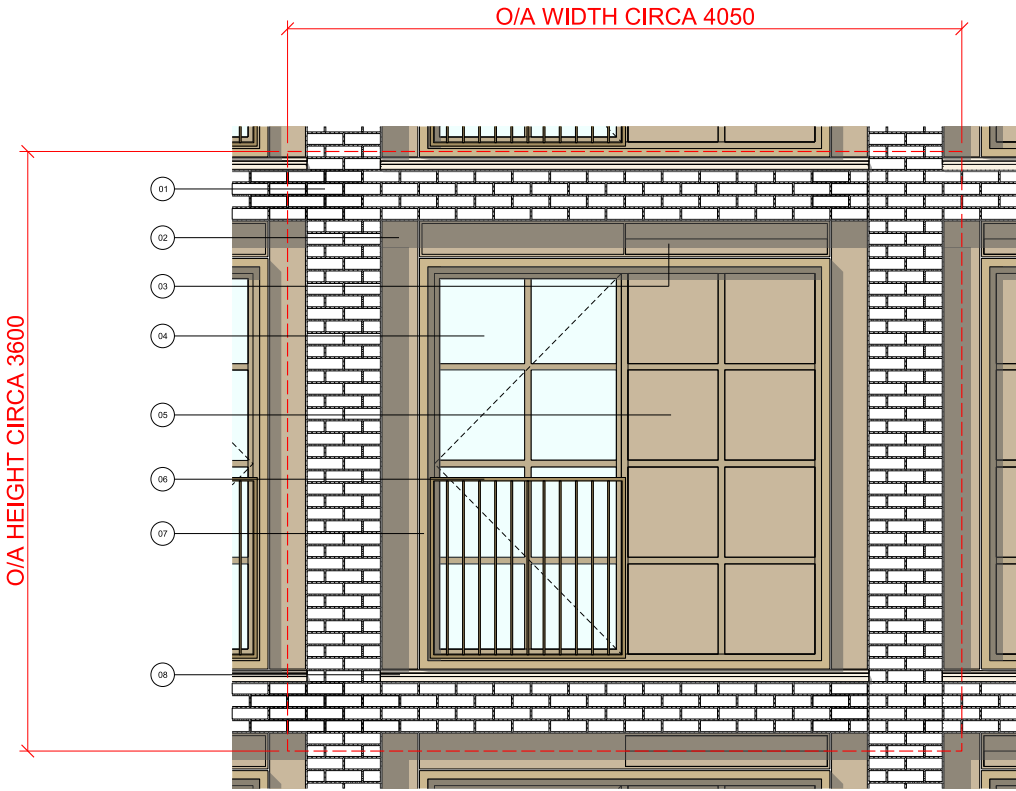
Drawing No	Revision
10090-SHP-XX-A-G251-SK-00-001	P01

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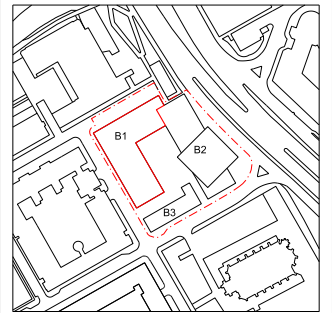
MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RD
+44 (0)161 635 2345
www.simpsonhaugh.com

LONDON
2-8 Roberts Place
London EC1R 6BB
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- BUILDING 1 MATERIAL KEY
- 01 OCHRE-RED CAST BRICK - COLOUR REFERENCE TBC
 - 02 DARK BRONZE COLOURED METAL FACADE PANEL - COLOUR REFERENCE TBC
 - 03 DARK BRONZE COLOURED METAL LOUVER - COLOUR REFERENCE TBC
 - 04 CLEAR GLASS
 - 05 DARK BRONZE COLOURED METAL CASSETTE PANEL - COLOUR REFERENCE TBC
 - 06 DARK BRONZE COLOURED METAL JULIET GUARDING - COLOUR REFERENCE TBC
 - 07 DARK BRONZE COLOURED FEATURE FRAME - COLOUR REFERENCE TBC
 - 08 OCHRE-RED RECONSTITUTED STONE SILL WITH DRIP GROVE - COLOUR REFERENCE TBC



P01	May 2022	For Information
Rev	Date	Description



Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Building 1
Apartment Level
Mock-up - 02

Status
For Information

Job No	Scale	Date
10090	1:20 - A1	May 2022

Drawing No	Revision
10090-SHP-XX-A-G251-SK-00-002	P01



MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 635 2343
www.simpsonhaugh.com

LONDON
24 Roberts Place
London, EC1R 9BB
+44 (0)20 7549 6000
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- 01 DEEP RED RECONSTITUTED STONE SPANDREL PANELS WITH INTEGRATED SILL AND DRIP GROVE - FINISH AND COLOUR REFERENCE TBC
- 02 DEEP RED RECONSTITUTED STONE RIBBED PROFILE CLADDING - FINISH AND COLOUR REFERENCE TBC
- 03 BRONZE COLOURED METAL FACADE PANEL - COLOUR REFERENCE TBC
- 04 BRONZE COLOURED METAL OPEN FRAME WITH INTEGRATE FINS - COLOUR REFERENCE TBC
- 05 DARK COLOURED PLANT LOUVERS BEHIND - COLOUR REFERENCE TBC
- 06 BRONZE COLOURED METAL PLANTER - COLOUR REFERENCE TBC
- 07 BRONZE COLOURED METAL SKIRTING - COLOUR REFERENCE TBC

A horizontal scale bar with a black and white alternating pattern. It is labeled '0' at the left end and '1m' at the right end.

P01	May 2022	For Information
Rev	Date	Description

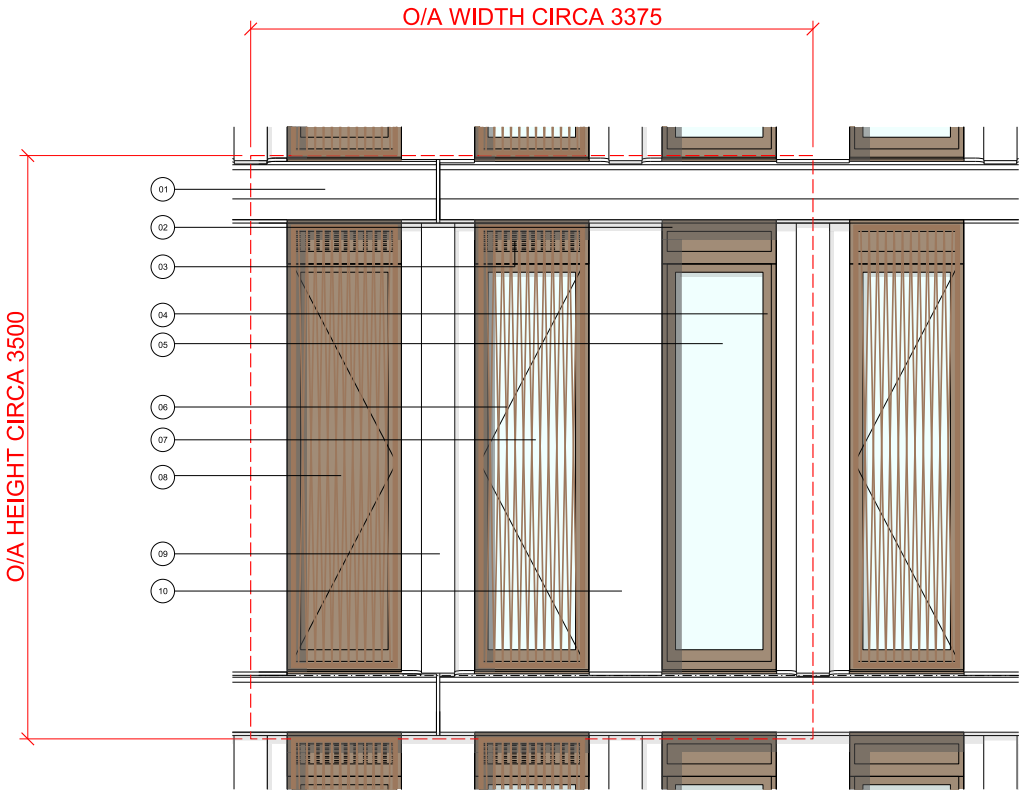


Status
For Information

Drawing No	Revision
10090-SHP-XX-A-G251-SK-00-003	P01

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Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345
www.simpsonhaugh.com

LONDON
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+44 (0)20 7549 4000
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BUILDING 2 MATERIAL KEY

01 DEEP RED RECONSTITUTED STONE SPANDREL PANELS WITH INTEGRATED SILL AND DRIP GROVE - FINISH AND COLOUR REFERENCE TBC

02 BRONZE COLOURED METAL FACADE PANEL - COLOUR REFERENCE TBC

03 BRONZE COLOURED METAL LOUVER - COLOUR REFERENCE TBC

04 BRONZE COLOURED METAL WINDOW FRAME - COLOUR REFERENCE TBC

05 CLEAR GLASS

06 BRONZE COLOURED METAL FULL HEIGHT SCREEN - COLOUR REFERENCE TBC

07 BRONZE COLOURED METAL FRAME OPAQUE GLASS RAPID VENT - COLOUR REFERENCE TBC

08 BRONZE COLOURED METAL FRAME AND IN FILL PANEL RAPID VENT - COLOUR REFERENCE TBC

09 DEEP RED RECONSTITUTED STONE PROFILED MULLION - FINISH AND COLOUR REFERENCE TBC

10 DEEP RED RECONSTITUTED STONE FLAT MULLION - FINISH AND COLOUR REFERENCE TBC

0 1m

Rev	Date	Description
P01	May 2022	For Information

Project Title
ARUNDEL STREET
MANCHESTER
M15 4JZ

Drawing Title
Building 2
Apartment Level
Mock-up - 04

Status
For Information

Job No	Scale	Date
10090	1:20 - A1	May 2022

Drawing No	Revision
10090-SHP-XX-A-G251-SK-00-004	P01

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Riverside, 4 Commercial St
Manchester M15 4RD
+44 (0)161 635 2345
www.simpsonhaugh.com

LONDON
2-8 Roberts Place
London EC1R 9BB
+44 (0)20 7540 4000
mail@simpsonhaugh.com

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10090 Arundel Street
Samples Schedule
10090-SHP-ZZ-XX-SC-A-G251-0001
Rev 00 May 2022

Sample No	Sample	Indicative Size	Location	Drawing Reference	Proposed Submission Date	Notes
1	Ochre-red hand cast brick	3No bricks showing variety	Building 1 - Typical all levels	N/A	Q3 2023	Initial sample to indicate concept
2	Ochre-red hand cast brick sample panel with mortar	1 m x 1m	Building 1 - Typical upper levels	N/A	Q3 2023	
3	Dark bronze coloured metal window frame	400 x 400mm	Building 1 - Typical all levels	N/A	Q3 2023	Initial sample to indicate concept
4	Dark bronze coloured balustrading/guarding	A3	Building 1 - Typical upper levels	N/A	Q3 2023	Initial sample to indicate concept
5	Dark bronze coloured metal façade panel	400 x 400mm	Building 1 - Typical upper levels	N/A	Q3 2023	Initial sample to indicate concept
6	Dark bronze coloured metal reveal profile	1m length	Building 1 - Typical upper levels	N/A	Q3 2023	
7	Dark bronze coloured metal perforated vent panel	1m length	Building 1 - Typical upper levels	N/A	Q3 2023	
8	Ochre-red hand cast brick stepped coursework sample panel with mortar	1 m x 1m	Building 1 - Typical ground level	N/A	Q3 2023	
9	Dark bronze coloured metal fin	A3	Building 1 - Typical ground level	N/A	Q3 2023	
10	Dark bronze coloured metal louvre	A3	Building 1 - Typical ground level	N/A	Q3 2023	
11	Façade Mock Up	See Drawing	Building 1 - Typical ground level	10090-SHP-XX-A-G251-SK-00-001	Q4 2023	
12	Façade Mock Up	See Drawing	Building 1 - Typical upper levels	10090-SHP-XX-A-G251-SK-00-002	Q4 2023	
13	Re-constituted stone	200 x 200mm	Building 2 - All levels	N/A	Q4 2023	Initial sample to indicate concept
14	Re-constituted stone coping	1m length	Buildings 1 & 2 - Typical	N/A	Q4 2023	
15	Re-constituted stone spandrel panel	1m length	Building 2 - Typical upper levels	N/A	Q4 2023	
16	Re-constituted stone soffit panel	1m length	Building 2 - Typical ground level	N/A	Q4 2023	
17	Re-constituted stone mullion - flat	Full width x 400mm	Building 2 - Typical upper levels	N/A	Q4 2023	
18	Re-constituted stone mullion - profiled	Full width x 400mm	Building 2 - Typical upper levels	N/A	Q4 2023	
19	Bronze coloured balustrading/guarding	A3	Building 2 - Typical upper levels	N/A	Q4 2023	Initial sample to indicate concept
20	Clear glasses	A4	Typical all buildings	N/A	Q4 2023	To cover all clear glasses proposed
21	Obsure glasses	A4	Typical all buildings	N/A	Q4 2023	To cover all obscure glasses proposed
22	Bronze coloured metal window frame	400 x 400mm	Building 2 - All levels	N/A	Q4 2023	Initial sample to indicate concept
23	Bronze coloured full height metal guarding	1m length	Building 2 - Typical upper levels	N/A	Q4 2023	
24	Re-constituted stone cladding with ribbed profile	600 x 800mm	Building 2 - Typical ground level	N/A	Q4 2023	
25	Bronze coloured metal fin screen	400 x 400mm	Building 2 - Typical ground level	N/A	Q4 2023	
26	Dark bronze coloured metal louvre	A3	Building 1 - Typical ground level	N/A	Q4 2023	
27	Façade Mock Up	See Drawing	Building 2 - Typical ground level	10090-SHP-XX-A-G251-SK-00-003	Q4 2023	
28	Façade Mock Up	See Drawing	Building 2 - Typical upper levels	10090-SHP-XX-A-G251-SK-00-004	Q4 2023	
29	Roof overrun cladding	A3	Buildings 1 & 2 - Typical	N/A	Q4 2023	
30	Traditional soft red brick	3No bricks showing variety	Building 3 - DOT	N/A	Q4 2023	Initial sample to indicate concept
31	Existing brickwork cleaning	1 m x 1m	Building 3 - DOT	N/A	Q4 2023	
32	Existing brickwork lime mortar repointing	1 m x 1m	Building 3 - DOT	N/A	Q4 2023	
33	Traditional soft red brick sample with mortar	1 m x 1m	Building 3 - DOT	N/A	Q4 2023	
34	Replacement slate roofing	A4	Building 3 - DOT	N/A	Q4 2023	
35	Replacement timber windows/doors frame	400 x 400mm	Building 3 - DOT	N/A	Q4 2023	
36	Quality Control Management Strategy	N/A	N/A	N/A	Q3 2023	

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