

DATE

19.01.21

REFERENCE

OMI/1370/Da

Renaker. 2-4 Chester Road. (Ref: 113870/FO/2016)

NMA Commentary (Updated January 2021)

1. Culvert Loading Redesign (due to requirement of no load to be placed on culvert under site).
 - Amendments to basement levels -3, -2 and -1
 - Loss of 3 No. parking spaces (163 total)
 - Spa moved from level -1 to level 0
 - Change to window arrangement to level -1 overlooking Bridgewater Canal

Refer to Drawings for proposed NMA:

- L1000 C
- L1001 C
- L1002 B
- L1003 C
- L1601 F
- L1602 D

(A set of proposed drawings set out above with changes highlighted has also been included in the NMA)

2. Minor increase in building footprint/circumference (200mm)
 - Cladding zone increased to accommodate insulation changes post Grenfell (mineral wool insulation incorporated)

The approved drawings L 1005 + L 1011 (typical levels) have been included with a red line around the building perimeter to clearly highlight the increase in footprint incorporated on the proposed NMA drawings. 2 No. CGIs (Views 04 + 06 have been included with a red line around the building perimeter to clearly highlight the increase in footprint. The above drawings were presented to MCC in the NMA discussions that have taken place prior to the NMA submission dating back to 31.10.17.

Refer to Drawings for proposed NMA:

- L1000 Series (all plans) See drawing list appended
- L1600 Series (all elevations) See drawing list appended

(A set of proposed drawings set out above with changes highlighted has also been included in the NMA)

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3. Minor amendment to horizontal ventilation slot detail to apartments (no. of slots reduced)
During detail design the whole house ventilation louvre locations were reduced and simplified to elegant slotted grill solutions located discretely on the perpendicular flank walls of the elevations as attached drawings.
Refer to Drawings:
– L1600 Series Elevations + L1631 A
(A set of proposed drawings set out above with changes highlighted has also been included in the NMA)
4. 2No. 3 Bed apartments changed to 2 Bed apartments
1. To achieve the building B cantilever at level 6 (as shown on the planning drawings) we have, as the detailed structural design emerged had to increase the size of the floor to floor beams at level 6. This has then led to a change in the apartment design on this floor from a cramped 3 bed unit to better laid out 2 bed unit.
(See L1010 A).
2. The decision was also taken to improve the layout of a small 3 bed duplex apartment in Block B, omitting 1 no bedroom (See L1022A + L 1023A)
Refer to Drawings:
– L1010 A
– L1022 A
– L1023 A.
(A set of proposed drawings set out above with changes highlighted has also been included in the NMA)
5. Amended Spa Offer, leading to omission of pool to increase spa treatments (incl. Steam, sauna, relaxation room & immersive space thermal journey shower) A number of meeting rooms omitted at Ground Floor (Level 00) to increase residents lounge bar area. Decision based on market experience along with reduced pool amenity due to loss of space due to culvert re design.
Refer to Drawings
– L1002 C
– L1003 C
(A set of proposed drawings set out above with changes highlighted has also been included in the NMA)
6. Minor amendments to cladding and windows to incorporate/allow for unitised (offsite) building solution.
– Level 21 mid transom introduced due to weight/DDA issues
Refer to Drawings - L 1600 Series
(A set of proposed drawings set out above with changes highlighted has also been included in the NMA).