



Manchester College

Conditon 9. Information to support condition discharge application
CC-SHP-XX-XX-RP-A-CON09
Rev B. 29 January 2021

PROJECT 10238

PURPOSE OF DOCUMENT

Purpose of Document

The purpose of this document is to discharge pre commencement condition 09 on planning application ref: 124995/FO/2019

For reference the pre commencement condition which we are applying to discharge is:

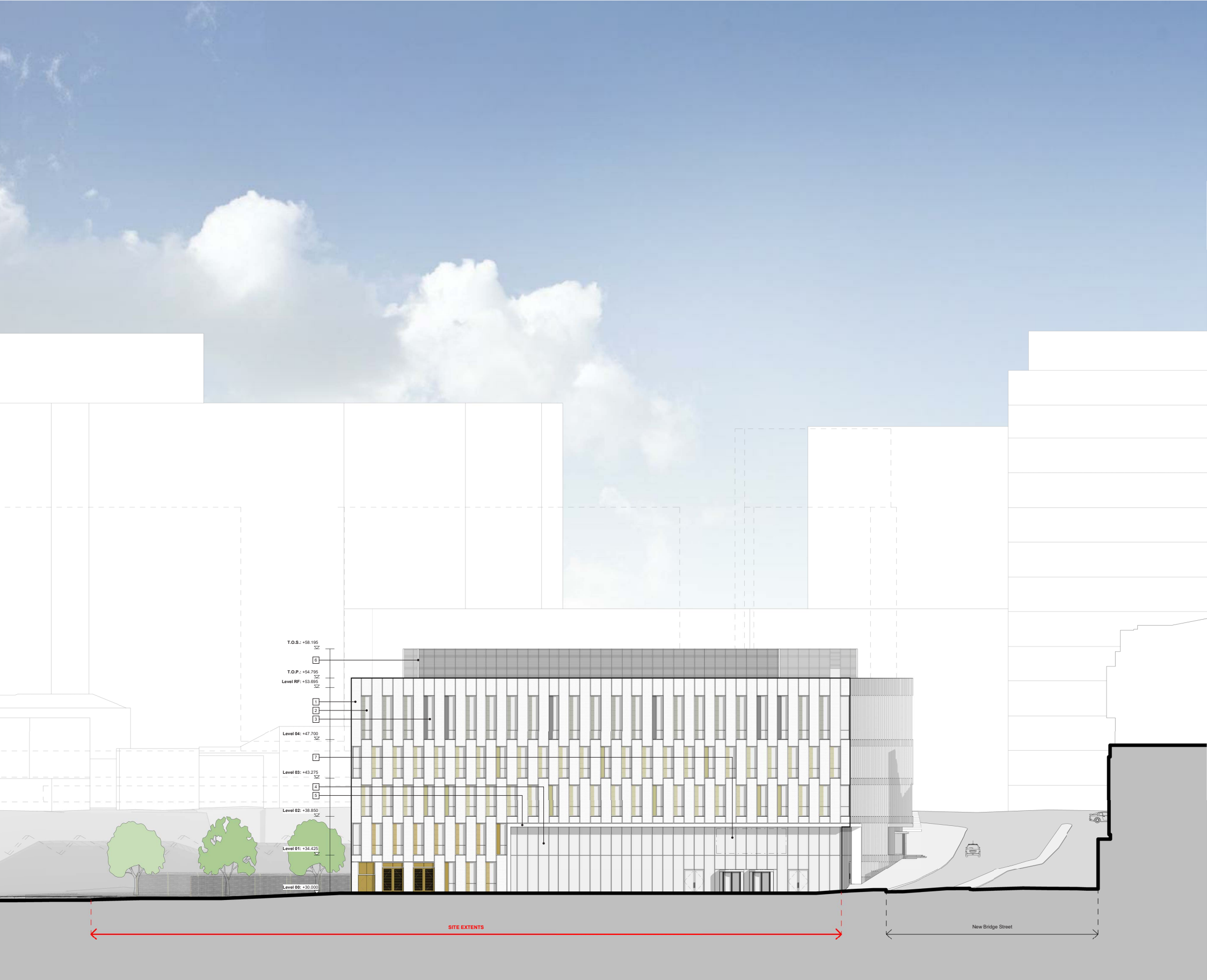
9) Prior to the commencement of development, samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management. The approved materials used shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

This document contains; supporting information submitted with the planning application, a drawing showing the proposed mock up panel, specification of external envelope and images of samples submitted. A separate quality management plan accompanies this document.

rev B. 29 January 2021

Details of the hand samples and full size sample panel that have been presented to planning officers post commencement have been included within this document.



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North

Notes

— Existing context
- - - Proposed context

1. Black Corium tile
2. Clear glazed window with ceramic frit strip
3. Clear glazed window with solid anodised aluminium side panel
4. Clear glazed curtain wall to building entrances
5. Precast concrete surround to entrance curtain walling
6. Plant screen
7. Signage zone

P01 Planning Issue

rev	description	checked	drawn	date

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City Centre Project
City Centre Site
Manchester College

The Manchester College

GA Elevation Great Ducie St (West)

project	originator	volume	level	type	role	number
CC	SHP	ZZ	XX	DR	A	3292

Originator project ref
10238

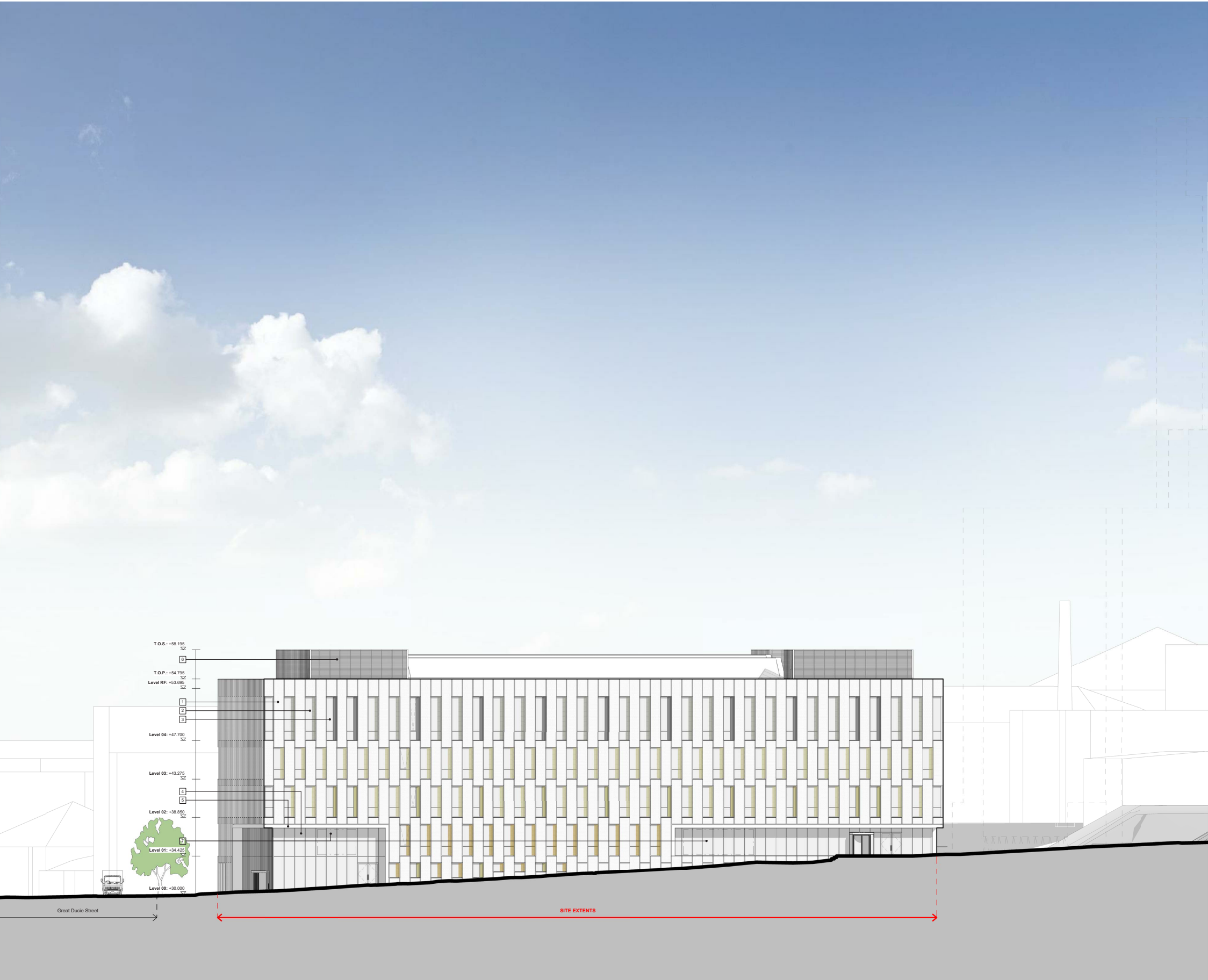
Purpose of Issue:
PLANNING

scale(s)
1 : 200

status : S8

original paper size
A1

revision : P01



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North

Notes

— Existing context
- - - Proposed context

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P01	Planning Issue	SHP	SHP	2019-09-27
rev	description	drawn	checked	date

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City Centre Project

City Centre Site

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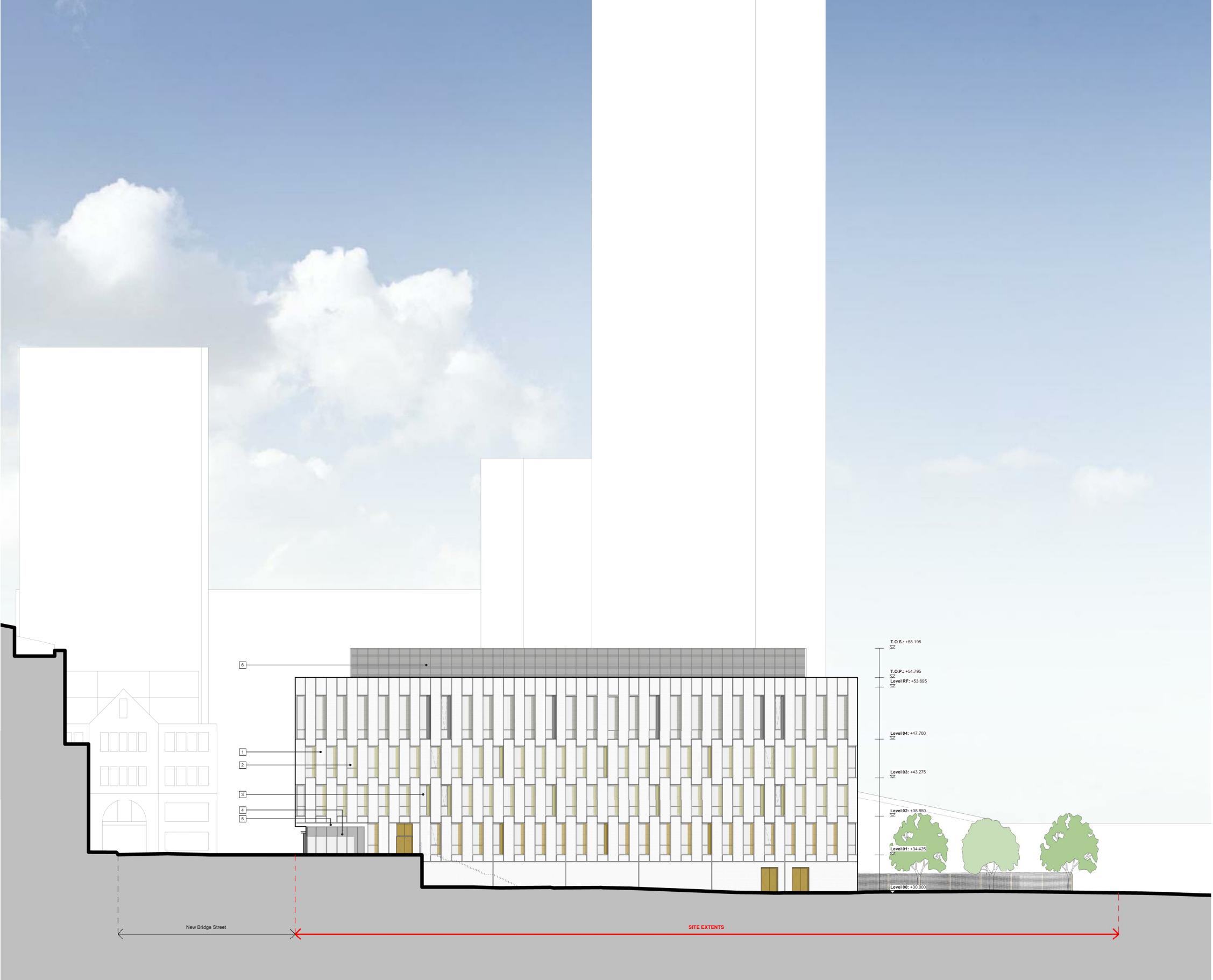
The Manchester College
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UCEN
MANCHESTER
FIND YOUR FUTURE

GA Elevation New Bridge St (South)

project	originator	volume	level	type	role	number
CC	- SHP	- ZZ	- XX	- DR	- A	- 3293

Originator project ref: 10238
scale(s): 1 : 200
original paper size: A1

Purpose of Issue: PLANNING
status: S8
PLANNING
revision: P01



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North

Notes

— Existing context
- - - Proposed context

1. Black Corium tile
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3. Clear glazed window with solid anodised aluminium side panel
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6. Plant screen
7. Signage zone

P01	Planning Issue	SHP	SHP	2019-09-27
rev	description	checked	drawn	date

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City Centre Project

City Centre Site

Manchester College

The Manchester College

GA Elevation East

project	originator	volume	level	type	role	number
CC	SHP	ZZ	XX	DR	A	3291

Originator project ref
10238

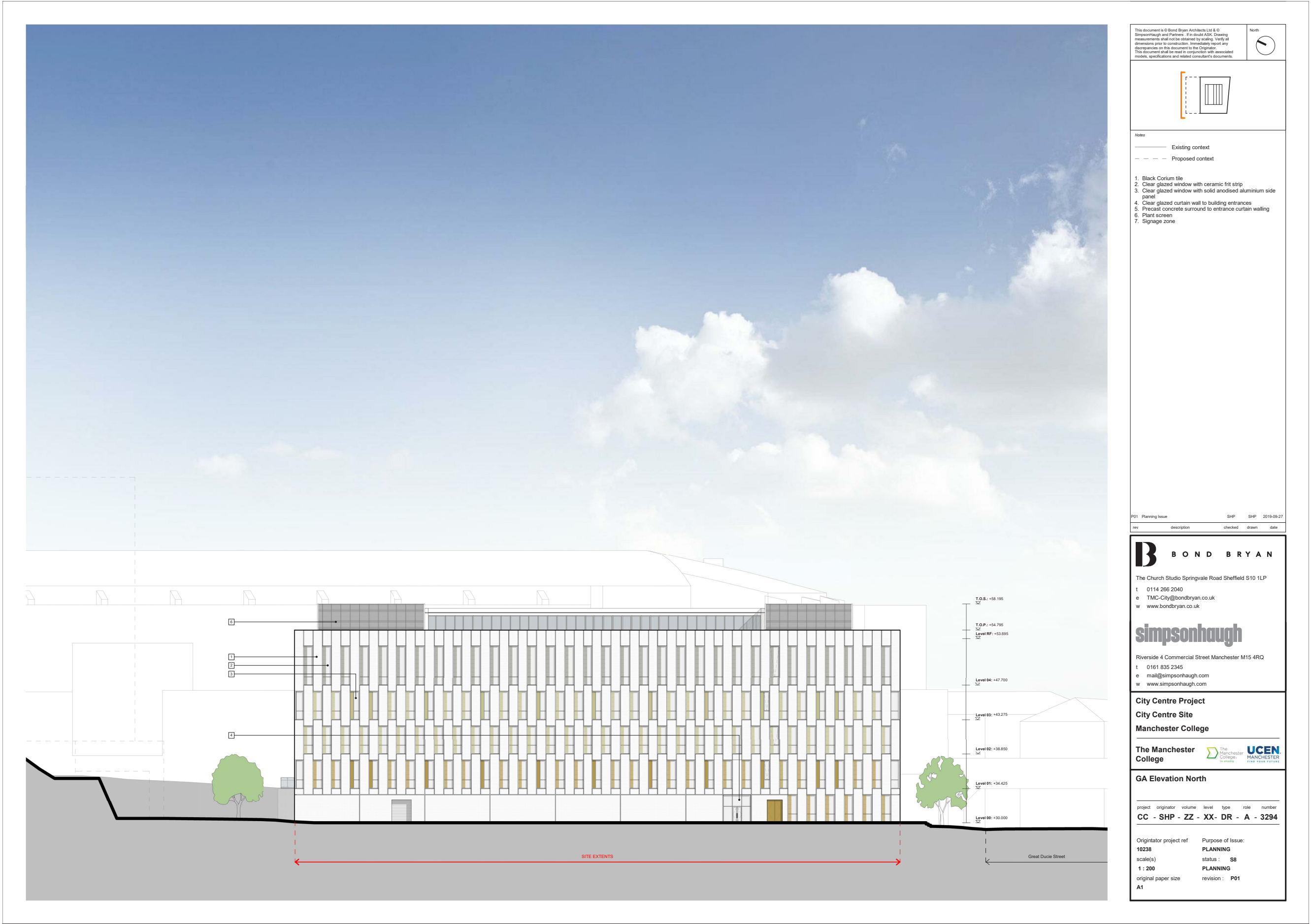
Purpose of Issue:
PLANNING

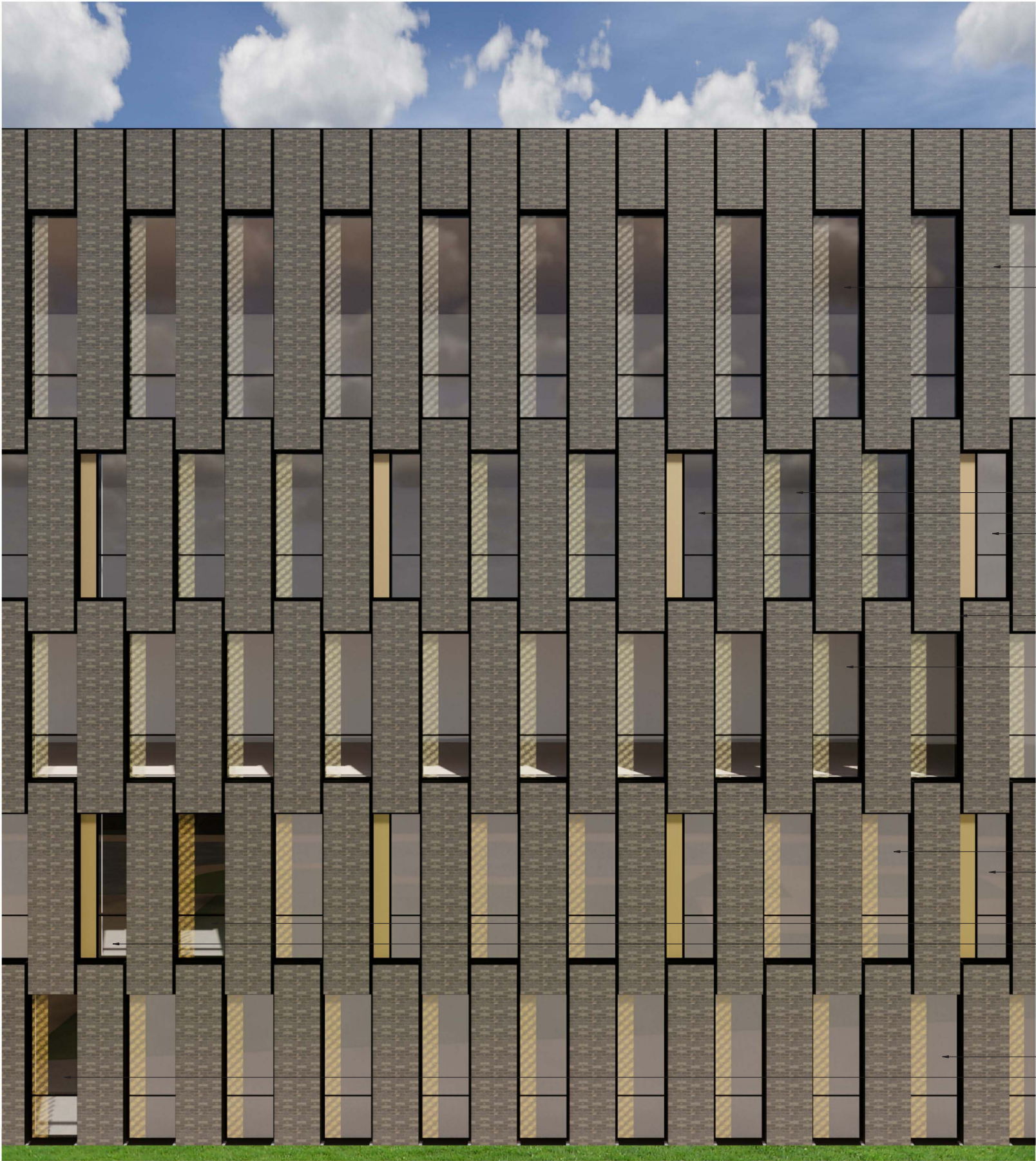
scale(s)
1 : 200

status :
S8

original paper size
A1

revision :
P01





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North

Notes

1. Black Corium tile
2. **Window Type B:** Clear glazed window with ceramic frit strip, frit colour to match solid side panels on Window Types E and F on the same level
3. **Window Type B:** Clear glazed window with ceramic frit strip, frit colour to match solid side panels on Window Types E and F on the same level
4. **Window Type F:** Clear glazed window with solid anodised aluminium side panel, side panel in Anolok Regency Gold 1 finish
5. **Window Type E:** Backpainted window with solid anodised aluminium side panel, side panel in Anolok Regency Gold 1 finish
6. **Window Type A:** Backpainted window with ceramic frit strip, frit colour to match solid side panels on Window Types E and F on the same level
7. **Window Type E:** Backpainted window with solid anodised aluminium side panel, side panel in Anolok Regency Gold 3 finish
8. **Window Type B:** Clear glazed window with ceramic frit strip, frit colour to match solid side panels on Window Types E and F on the same level
9. **Window Type F:** Clear glazed window with solid anodised aluminium side panel, side panel in Anolok Regency Gold 3 finish
10. Black aluminium piece to Corium panel joints

For locations of window types across all four elevations, refer to Window Matrix drawing:
CC-SHP-ZZ-XX-DR-A-3390

For detailed information on window types, refer to Window Type Elevations drawing:
CC-SHP-ZZ-XX-DR-A-3391

P01	Planning Issue	SHP	SHP	2019-09-25
rev	description	checked	drawn	date

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City Centre Project

City Centre Site

Manchester College

The Manchester College

Artist's impression - typical facade bay

project	originator	volume	level	type	role	number
CC	- SHP	- ZZ	- XX-	IM	- A	0091

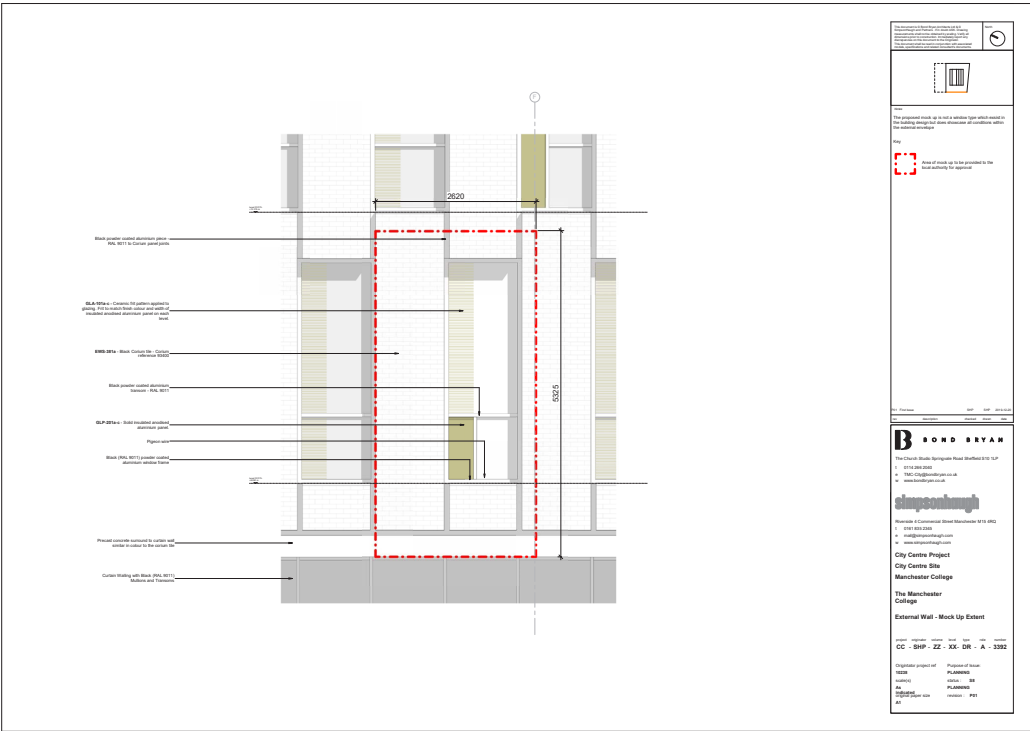
Originator project ref
10238
scale(s)
NTS
original paper size
A1

Purpose of issue:
PLANNING
status : **S8**
PLANNING
revision : **P01**





SAMPLE PANEL



Sample panel drawings from condition discharge application



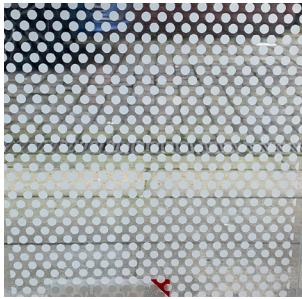
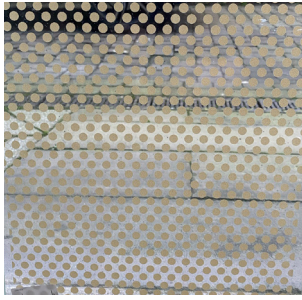
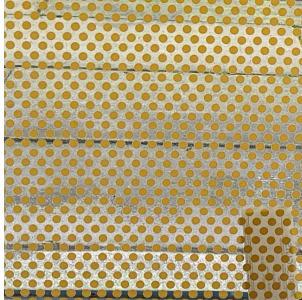
Window cw Regency Gold 3 anodised panel



Window cw fritted strip
(photo taken on frosty day and frit not clearly apparent)

Sample panels presented to planning officers on 26 November 2020 and 7 January 2021

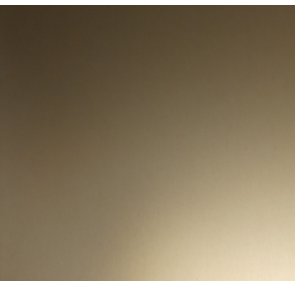
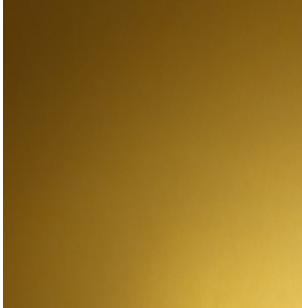
HAND SAMPLES

DRAWING REFERENCE	IMAGE	SPECIFICATION
GLA-101c		Ceramic frit applied to glass panels to top floor of building, Colour chosen to relate to Anolok 541. Frit sample presented to MCC planners 13 October 2020. Digital dot matrix print 40% ink coverage 413mm vertical band surface 3
GLA-101a		Ceramic frit applied to glass panels to levels 2 and 3 of building. Colour chosen to relate to Regency Gold 1. Frit sample presented to MCC planners 13 October 2020. Digital dot matrix print 40% ink coverage 413mm vertical band surface 3
GLA-101b		Ceramic frit applied to glass panels to ground and first floor of building. Colour chosen to relate to Regency Gold 3 Frit sample presented to MCC planners 13 October 2020. Digital dot matrix print 40% ink coverage 413mm vertical band surface 3



Ceramic frit applied to glass panels used as blanking panels. Dark grey base colour with coloured frit to match clear panels adjacent.

Frit sample presented to MCC planners 13 October 2020.

DRAWING REFERENCE	IMAGE	SPECIFICATION
GLP-201c		Aluminium faced insulated composite infill panel set in punched windows Insulated Aluminium sheet outer skin with anodised Anolok 541 finish.
GLP-201a		Aluminium faced insulated composite infill panel set in punched windows Insulated Aluminium sheet outer skin with anodised Regency Gold 1 finish.
GLP-201b		Aluminium faced insulated composite infill panel set in punched windows Insulated Aluminium sheet outer skin with anodised Regency Gold 3 finish.
EWS-381a		Corium Tiles colour reference 93400 mechanically fixed to steel frame backing section. Charcoal mortar joints. Larger brick panel with mortar provided as sample. See notes on next page re detailing of the reveals.

Corium Reveals

The window reveals are treated differently on the street facing, Great Bridgewater Street and New Bridge Street, elevations to the way in which they are treated on the elevations which face the Old Brewery Gardens site and the College’s phase two site, as detailed on the approved drawings:

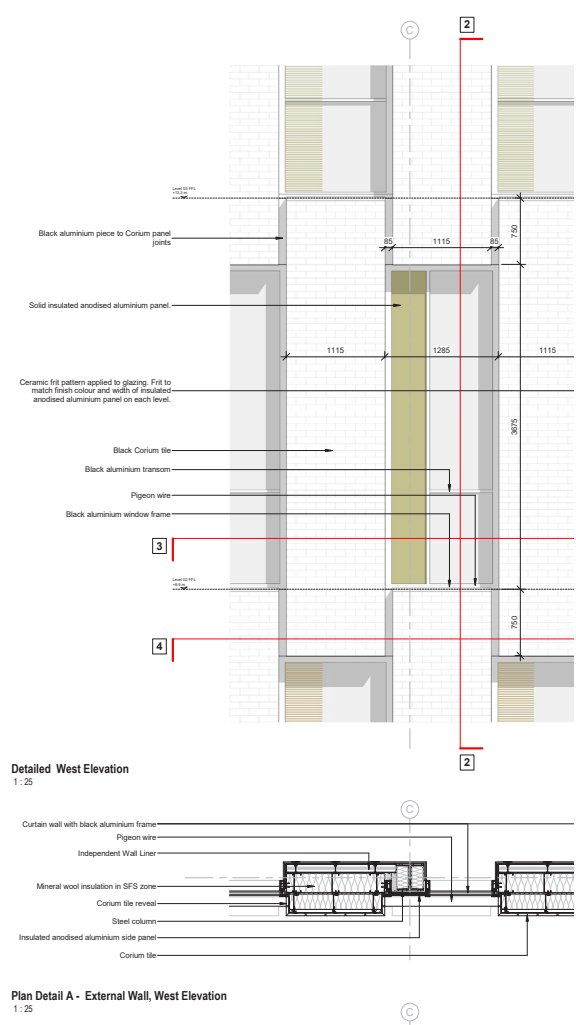
CC-SHP-ZZ-XX-DR-A-3391 External Wall - West Facade

CC-SHP-ZZ-XX-DR-A-3392 External Wall - South Facade

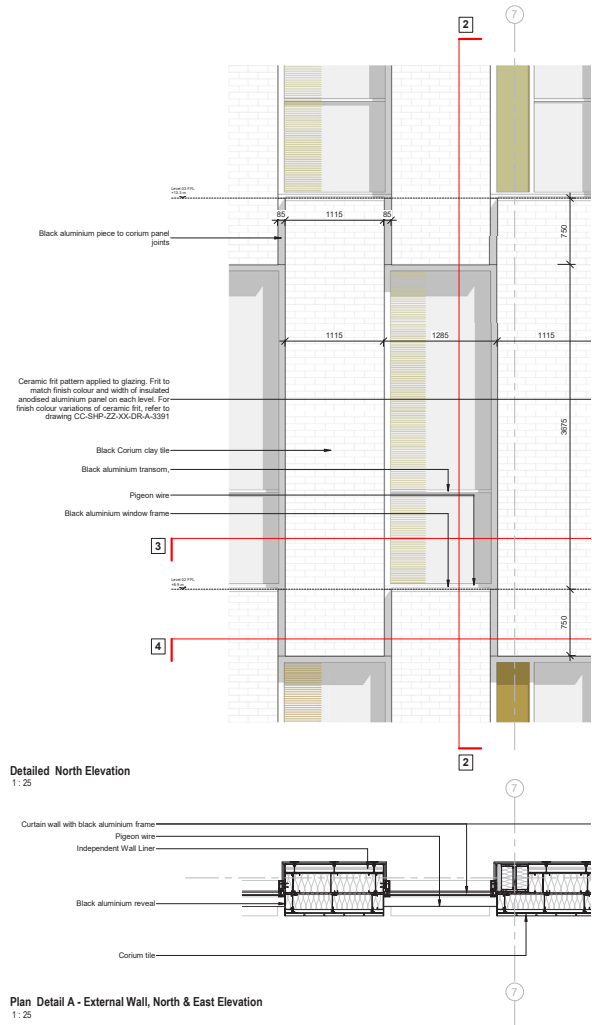
CC-SHP-ZZ-XX-DR-A-3393 External wall - North and East Facades

The street facing, south and west elevations have window reveals formed in Corium.

The north and east elevations have window reveals formed in aluminium.

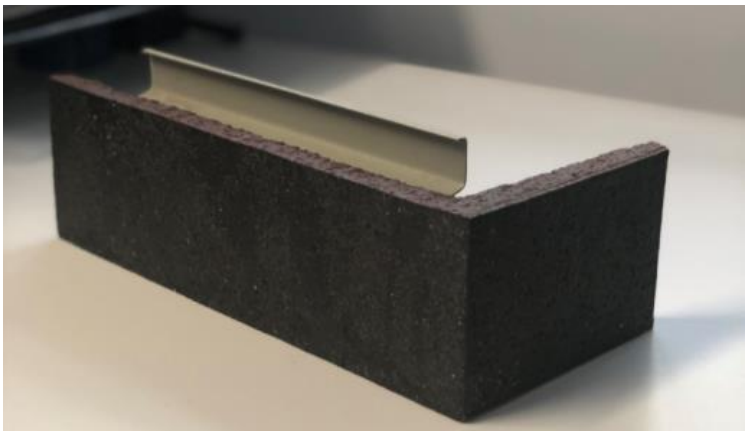


street facing elevations, Corium reveal
from CC-SHP-ZZ-XX-DR-A-3391



north and east elevations, aluminium reveal
from CC-SHP-ZZ-XX-DR-A-3393

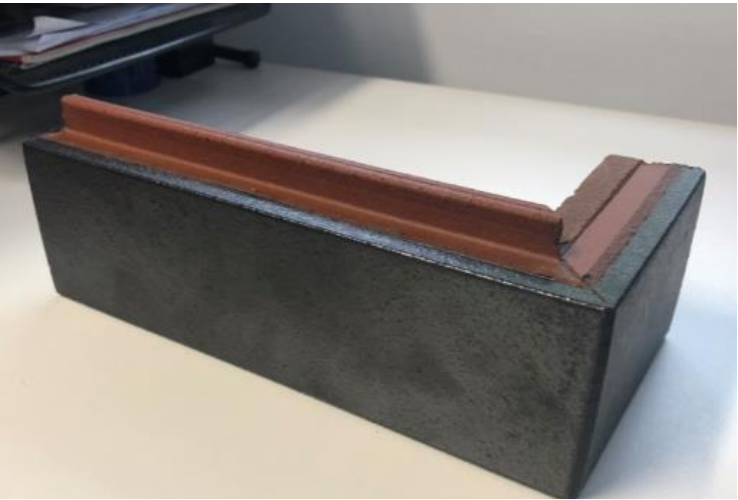
The Corium reveals will, with two exceptions, be formed using preformed, one piece corner ‘bricks’.



pre formed corner sample

The exceptions to this are the two non- right angled corners of the building at either end of the New Bridge Street elevation. It is not possible for the manufacturer to form non-right angled corners using a one piece casting and these corners will be cut and bonded in the factory, We would note that the curtain walling ‘cut outs’ at ground floor which form the FE and HE entrances in both of these locations mean that the cut and bonded detail occurs only at high level. We would also note that the corner windows on alternate floors mean that there are only a limited number of these cut and bonded tiles, which will allow us to maintain close control of the quality of the cut and bonded detail.

Samples of both preformed and cut and bonded corners can be provided if required.



cut and bonded corner sample

location of cut and bonded corner detail highlighted in pink

