

Our Ref: 1.33/MC

Date: 01st January 2021



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For the attention of Lucy Harrison

Dear Sirs

RE: Castlefield Developments Manchester Ltd – 2-4 Chester Road, Manchester M15 4QG
Application Number 113870/FO/2016 – Non-Material Amendment Application.

Renaker Build Ltd have consulted the LPA and it has been agreed via correspondence with the case officer that the application for minor adjustments to their building design to reflect the latest standards can be made as a Non-Material Amendment.

The below adjustments are reflected in the commentary as well as revised drawings included within the supporting pack of information.

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:

- 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 L1005 & L1011(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. 2No. CGI's (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)

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Refer to Drawings for proposed NMA:

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

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 grille solutions located discretely on the perpendicular flank walls of the elevations as attached drawings.

Refer to Drawings.

- L1600 Series Elevations & L1620 A

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

4. 2No. 3Bed apartments changed to 2Bed apartments.

- 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 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 to a better laid out 2 bed unit. (See L1010A)
- The decision was also taken to improve the layout of a small 3 bed duplex apartment in Block B, omitting 1nr bedroom. (see L1022A & L1023A0)

Refer to Drawings.

- L1010 A
- L1022 A
- L1023 A.

(A set of proposed drawings set out above with changes highlighted have 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

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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.

- L1600 Series

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

Renaker Build Limited also propose to amend the current description of the development to ensure it is consistent with the non-material amendment.

Current particulars of the development.

Construction of two residential apartment buildings with ancillary amenity facilities for residents including a gym, landscaped terrace and ~~swimming pool~~, new public realm and landscaping including two new pedestrian connections to the Castlefield basin from Chester Road, basement car parking and related highway, access, servicing, and associated works.

Proposed particulars of the development.

Construction of two residential apartment buildings with ancillary amenity facilities for residents including a gym, landscaped terrace and spa facilities, new public realm and landscaping including two new pedestrian connections to the Castlefield basin from Chester Road, basement car parking and related highway, access, servicing, and associated works.

Yours faithfully

For and on behalf of Renaker Build Limited



John Messer
Snr. Project Manager

Encl