

53-55 Mosley Street

Non-Material Amendment

53-55 Mosley Street - Non-material Amendment

Introduction

The following document supports the Non Material Amendment application to 53 – 55 Mosley Street, including description and justification to help support the amendments sought regarding extant Planning Consent reference number 123289/FO/2019. Hawkins\Brown have engaged with Carolyn Parry and Paul Mason at Manchester City Council, during a virtual meeting on 23.11.20 and subsequent email correspondence to discuss and agree the principles of the changes that are being sought.

Since the extant consent was granted, design proposals have evolved to incorporate amendments that enhance the technical design and detailing of the building in addition to the usability of the building. The document includes description, imagery of the following elements of the building:

- Reposition of the main entrance door at Mosley Street
- Removal of the windows within the Portico Elevation of the Rooftop Extension
- Amendment to the fourth floor terrace balustrade from a brick balustrade to a metal flat bar balustrade

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Reposition of the main entrance door at Mosley Street

The repositioning of the main entrance door at the ground floor elevation facing Mosley Street has been directly influenced by the emerging layouts / fitout of the reception area. To allow maximum flexibility of the space we would like to reposition the entrance door to the opposite side of the curtain walling closest to Citygate. This provides building users / guests a more direct line of travel to the lift and stairs, in turn opening up a larger area for the displacement of fixed and loose furniture required to allow the reception / lobby to function. This will allow the reception area to be well used and active as possible. The design, proportions and setting out of the curtain walling remain unaltered from the extant consent.

Extant Planning Consent



Current Proposals



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Removal of the windows within the Portico Elevation of the Rooftop Extension

The removal of the windows within the new rooftop extension facing the Portico Library has been dictated by two main considerations that have been further developed post planning. Firstly if the windows are to be retained then they would need to be high performance 60 minute fire rated glazing, which in addition to being extremely expensive would also visually contrast from the colour / hue / reflectance (due to the way they are manufactured and layered to achieve the higher performance characteristics) of the glazing being specified within the solid rainscreen and curtain walling facing Mosley Street and Back George Street. The philosophy of the new rooftop extension was to make this a monolithic, clean and elegant 'block' that sits on the existing brick warehouse. As well as the various interfaces the consistency of the glazing (whether this is translucent glass or back sprayed glass on the rainscreen) is paramount to realising the design intent. Omitting the windows facing the Portico Library allows us to realistically achieve this key principle.

The second consideration was the detailing and interfacing between the window and rainscreen which would be noticeable externally through the requirement of additional flashings / build-ups where the two systems interface. This would again disrupt the simple and repetitive expression we are seeking, which will help generate the monolithic expression proposed within the extant consent. Reverting to a full rainscreen along the Portico Elevation will provide consistent detailing and architectural language that will combine with the curtain walling at Mosley Street and Back George Street to create a clean and high quality new architectural addition to the building that retains all the intent suggested and included within the extant consent.

Extant Planning Consent



Current Proposals



Omit 4 no. windows from Portico Library elevation'

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Amendment to balustrade to fourth floor external terrace

Since consent was granted, design proposals have evolved to incorporate an amendment from a brick balustrade to a metal flat bar balustrade. The adjacent extract drawings illustrate and highlight the change between the extant consent and current proposals.

The metal flat bar would be finished in the same brass colour as the window frames / curtain wall to provide continuity across the whole development. We believe the amendments would provide the following benefits:

- Improved views to the rooftop extension from ground / street level.
- Improved views from the fourth floor / fourth floor terrace to the surrounding context.
- Improved quality of natural light to the fourth floor internal space.
- We feel the change to a flat bar balustrade will lighten the proposed parapet and retain the existing datum along the principle elevation to Mosley Street between the proposed parapet and the top of the ridge to the Portico Library facade.
- Trying to find a matching brick to the existing Mosley Street brick will be challenging. As such we are concerned about the use of brickwork to extend the elevation as it has the potential to create an uncomfortable transition between the existing and new brick.
- The introduction of a metal flat bar will create a more comfortable transition and extension to the parapet at the fourth floor terrace.

The following pages provide imagery to illustrate the amendment from the extant consent (brick balustrade) to the current proposals (metal flat bar balustrade) as supporting content and justification.

This page
Extract drawings showing extant planning consent and current proposals for the fourth floor terrace balustrade.

Extant Planning Consent



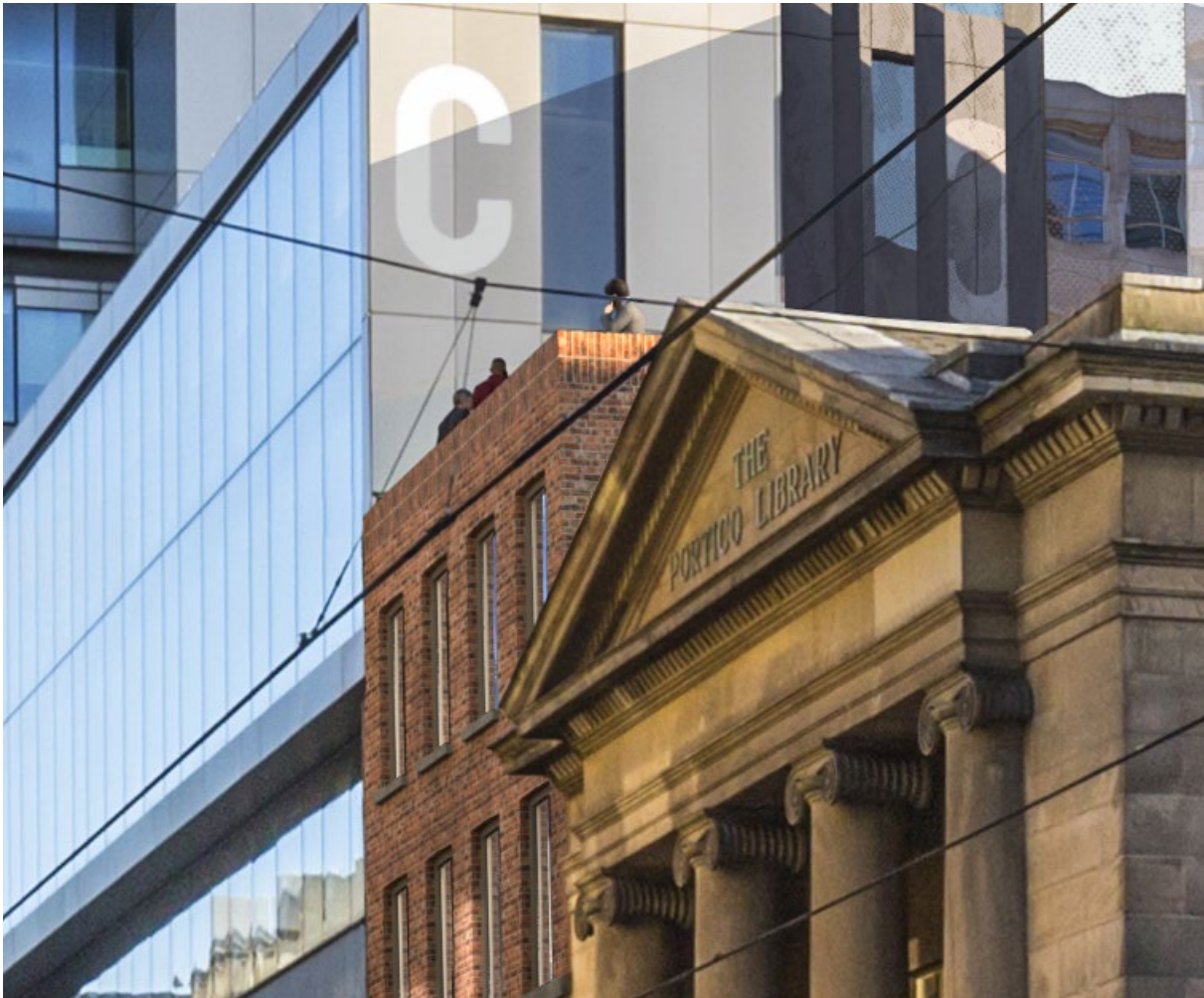
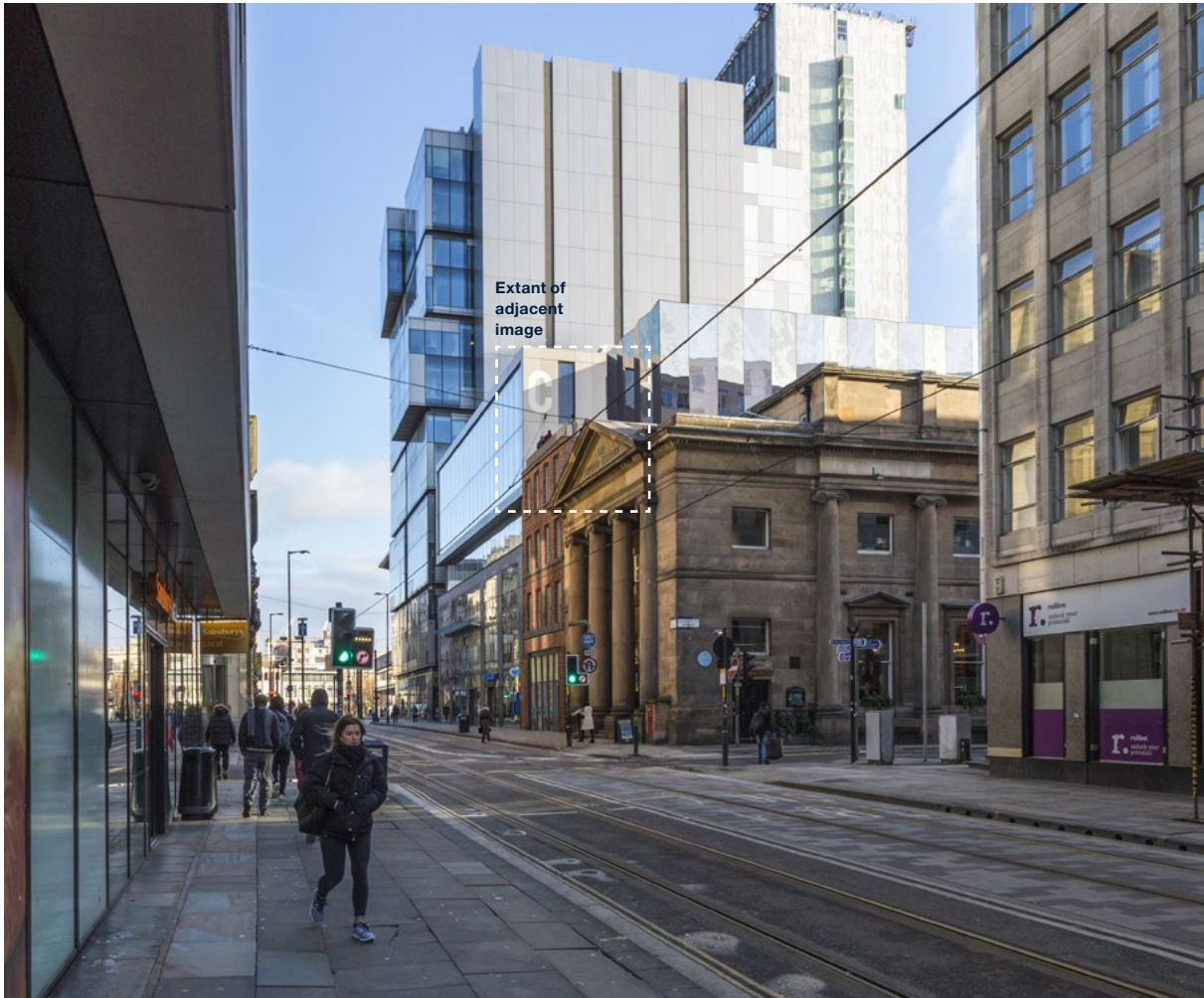
Current Proposals



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Amendment to balustrade to fourth floor external terrace - Visual assessment - Extant Planning Consent

The extant planning consent includes a brick balustrade which was described to have a different brick bond (solder course as shown in the adjacent images) to provide distinction / legibility between new and existing brick. The adjacent images highlight the proposed brick balustrade alongside the existing parapet in the context of the proposals.

The images are produced for the purpose of demonstrating the difference of balustrade options only, material finish / reflectance is illustrative.



Left
CGI from Mosley Street showing site with brick balustrade.

Right
Close up CGI showing brick balustrade.

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Amendment to balustrade to fourth floor external terrace - Visual assessment - Extant Planning Consent

The adjacent images highlight the proposed brick balustrade alongside the existing parapet in the context of the proposals.

The images are produced for the purpose of demonstrating the difference of balustrade options only, material finish / reflectance is illustrative.

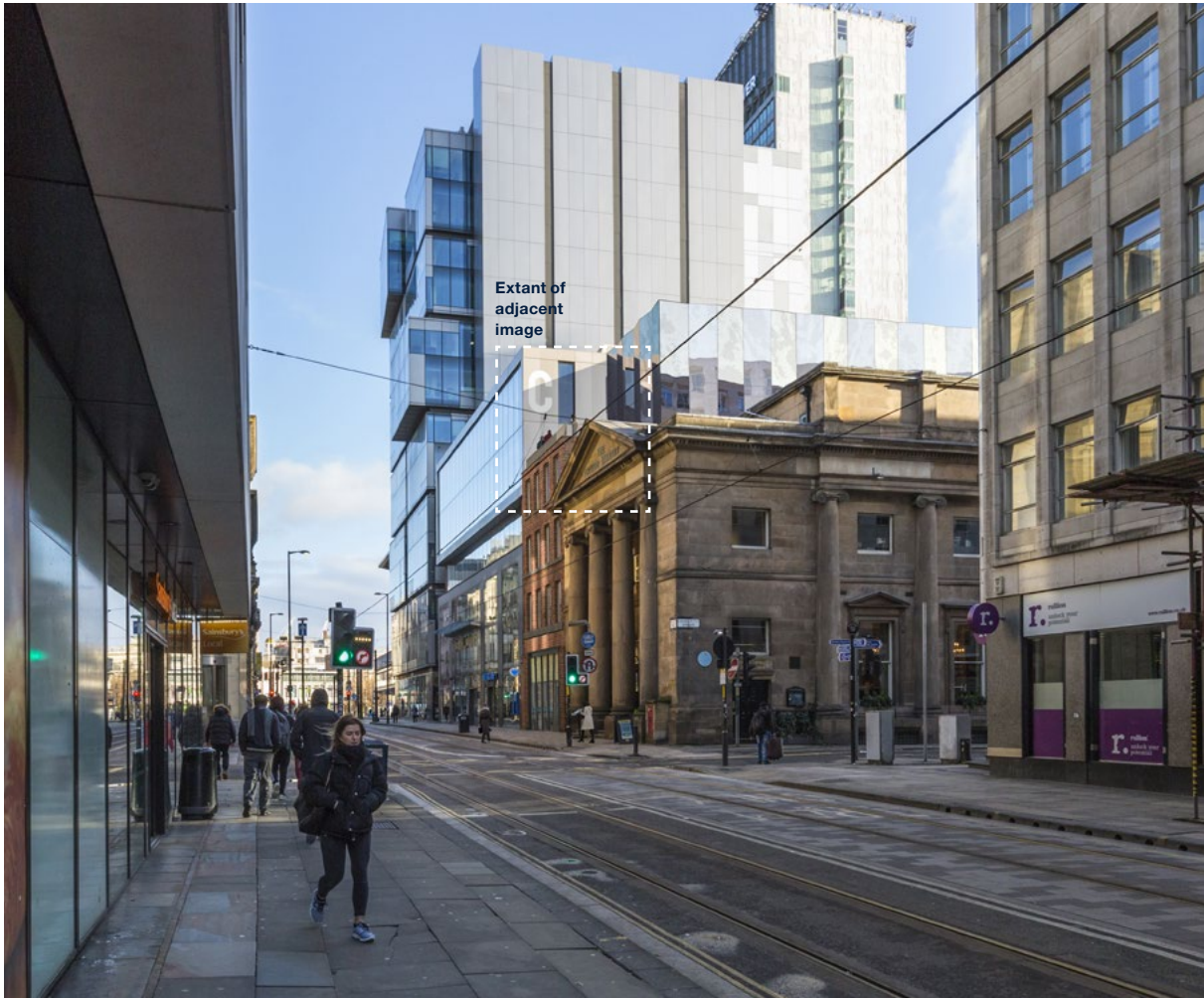


This page
Selection of CGIs
showing brick
balustrade to the fourth
floor terrace.

53-55 Mosley Street - Non-material Amendment
Amendment to balustrade to fourth floor external terrace - Visual assessment - Current proposal

The current proposals seek to amend the balustrade to a metal flat bar balustrade. The adjacent images highlight the proposed metal flat bar balustrade alongside the existing parapet in the context of the proposals.

The images are produced for the purpose of demonstrating the difference of balustrade options only, material finish / reflectance is illustrative.



Left
CGI from Mosley Street
showing site with metal
flat bar balustrade.

Right
Close up CGI
showing metal flat bar
balustrade.

53-55 Mosley Street - Non-material Amendment
Balustrade to fourth floor terrace - Visual assessment - Current proposal

The adjacent images highlight the proposed metal flat bar balustrade alongside the existing parapet in the context of the proposals.

The images are produced for the purpose of demonstrating the difference of balustrade options only, material finish / reflectance is illustrative.



This page
Selection of CGIs
showing metal flat bar
balustrade to the fourth
floor terrace.

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Drawign Schedule for Non-material Amendment

Drawing Number	Drawing Name	Revision
MST-HBA-YY-00-DR-A-20-3101	Proposed Ground Floor Plan	P1.2
MST-HBA-YY-04-DR-A-20-3105	Proposed Fourth Floor Plan	P1.2
MST-HBA-YY-05-DR-A-20-3106	Proposed Fifth Floor Plan	P1.2
MST-HBA-YY-ZZ-DR-A-20-3200	Proposed Section AA	P1.2
MST-HBA-YY-ZZ-DR-A-21-3000	Proposed Mosley Street Elevation	P1.2
MST-HBA-YY-ZZ-DR-A-21-3002	Proposed Portico Library Party Wall Elevation	P1.2
MST-HBA-YY-ZZ-DR-A-21-3004	Proposed Mosley Street Rendered Elevation	P1.2
MST-HBA-YY-ZZ-DR-A-21-3006	Proposed Mosley Street Rendered Elevation	P1.2

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