
Paterson Redevelopment Project

Design and Access Statement Addendum

BDP.

In partnership with

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Introduction

The application for full planning permission (reference 123748/FO/2019) for the erection of a part 7-storey and part 10-storey building (“the Paterson Redevelopment Project” and / or “PRP”) at The Christie Withington site was approved in August 2019.

The purpose of this Addendum is to assist Manchester City Council (“MCC”) (as the local planning authority) in understanding how through further design development with the stakeholders the PRP has evolved from its approved appearance. The Addendum sets to explain the rationale for the updated proposals and that they are a suitable response to the site and its surrounds.

Updated GA Layout Plans, Elevations and Sections are included within the Appendix of this Document.

Proposed amendments

Representative 3D views that were submitted as part of the approved submission have been updated in line with the revised proposals. These are included within this document alongside the original submitted views for reference.

The key amendments to the appearance of the building are outlined below and referenced on the revised Representative views.

A: Mass and Scale

The Mechanical and Electrical servicing strategy has been developed in enough detail to allow a reduction in the floor to floor heights which has resulted in an reduction in height of 2.2m from the approved drawings.

B: Facade - Fin Design

The spacing of the vertical fins to the Wilmslow Road glazed facade at level two have been spaced to suit the fin spacing from levels three to six.
A more cohesive approach to the fin design results in a better balance and proportion to the main facade with added permeability.

C: Facade - Glazed Appearance

Through development of the internal spaces with the Stakeholder groups solid walls to the internal side of the external wall have been introduced. This creates a wall for display and presentation purposes which allows the Researchers, Clinicians and Scientists within the building to collaborate within a multi functional space.

The glazed appearance to the external facade is retained through a ‘fritted’ finish on the outer pane of glazing concealing the solid internal wall. This retains a homeogenous glazed appearance from street level.



Representative View 1
View from Wilmslow Road towards the South Elevation
Planning Approved



Representative View 1
View from Wilmslow Road towards the South Elevation
Non Material Amendment submission

- Key.
- A** Reduction in height.
 - B** Fin design.
 - C** Glazed appearance.



Representative View 4
View from Wilmslow Road/ Red Lion towards the North Elevation
Planning Approved



Representative View 4
View from Wilmslow Road/ Red Lion towards the North Elevation
Non Material Amendment submission

- Key.
- A** Reduction in height.
 - B** Fin design.
 - C** Glazed appearance.



Representative View 8
View from Rathen Road towards the East Elevation
Planning Approved



Representative View 8
View from Rathen Road towards the East Elevation
Non Material Amendment submission

- Key.
- A** Reduction in height.
 - B** Fin design.
 - C** Glazed appearance.



Representative View 7
View from Wilmslow Road/ Oglesby Building towards the East Elevation
Planning Approved



Representative View 7
View from Wilmslow Road/ Oglesby Building towards the East Elevation
Non Material Amendment submission

- Key.
- A** Reduction in height.
 - B** Fin design.
 - C** Glazed appearance.



Representative View 13
View from Kinnaird Road towards the East Elevation
Planning Approved



Representative View 13
View from Kinnaird Road towards the East Elevation
Non Material Amendment submission

- Key.
- A** Reduction in height.
 - B** Fin design.
 - C** Glazed appearance.



View from Wilmslow Road/ Cotton Lane towards the East Elevation
Planning Approved



View from Wilmslow Road/ Cotton Lane towards the East Elevation
Non Material Amendment submission

- Key.
- A** Reduction in height.
 - B** Fin design.
 - C** Glazed appearance.

Glazed appearance

Within the internal floor arrangement collaboration zones have been designated for sharing of information and ideas. These zones have a solid lining to the external wall for fixing of various media to aid in collaboration. A ceramic frit is proposed to the external glazing to ensure the building appearance retains its fully glazed sophisticated appearance.

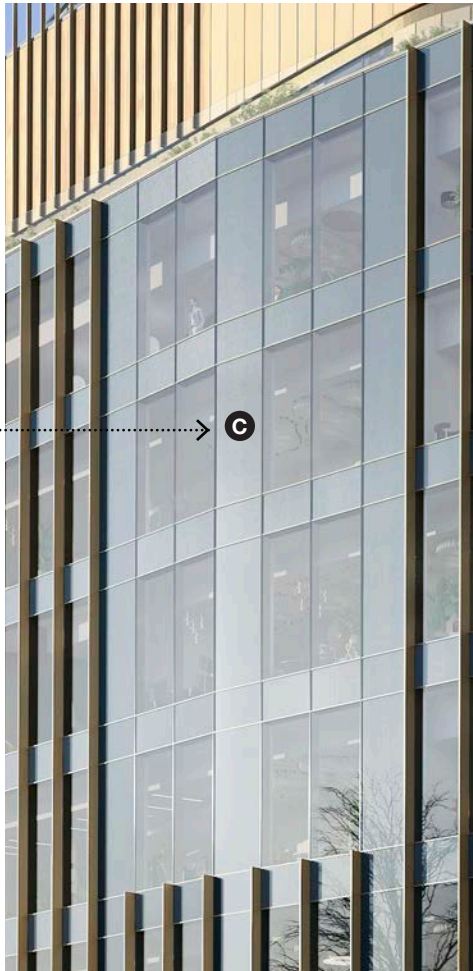
The precedent example image of No 1 Spinningfields has a similar fritted glazed appearance to what is being proposed.



No 1 Spinningfields, Manchester, Simpson Hough Architects



Illustration of internal collaboration area.



Representative View 7 enlarged to show fritted glazed panels to internal collaboration area.

Conclusion

The Addendum demonstrates that the proposed amendments do not impact on the high quality architecture of the approved development. Therefore to conclude;

- The massing has been reduced through the reduction of the overall building height.
- The building aesthetic has been enhanced through further refinement of the external appearance.
- The building user experience has been enhanced through the development of the facade.

Appendices

Proposed GA Plan – Ground Floor	PRP-BDP-Z01-00-PL-A-0991 P02
Proposed GA Plan – Level 01	PRP-BDP-Z01-01-PL-A-0991 P02
Proposed GA Plan – Level 02	PRP-BDP-Z01-02-PL-A-0991 P02
Proposed GA Plan – Level 03	PRP-BDP-Z01-03-PL-A-0991 P02
Proposed GA Plan – Level 04	PRP-BDP-Z01-04-PL-A-0991 P02
Proposed GA Plan – Level 05	PRP-BDP-Z01-05-PL-A-0991 P02
Proposed GA Plan – Level 06	PRP-BDP-Z01-06-PL-A-0991 P02
Proposed GA Plan – Level 07	PRP-BDP-Z01-07-PL-A-0991 P02
Proposed GA Plan – Level 08	PRP-BDP-Z01-08-PL-A-0991 P02
Proposed GA Plan – Level 09	PRP-BDP-Z01-09-PL-A-0991 P02
Proposed GA Plan – Basement	PRP-BDP-Z01-B1-PL-A-0991 P02
East Elevation	PRP-BDP-Z01-XX-EL-A-2191 P02
North Elevation	PRP-BDP-Z01-XX-EL-A-2192 P02
South Elevation	PRP-BDP-Z01-XX-EL-A-2193 P02
West Elevation	PRP-BDP-Z01-XX-EL-A-2194 P02
GA Section A-A	PRP-BDP-Z01-XX-SE-A-3091 P02
GA Section B-B	PRP-BDP-Z01-XX-SE-A-3092 P02
GA Section C-C	PRP-BDP-Z01-XX-SE-A-3093 P02