



CORNBROOK RESIDENTIAL DEVELOPMENT

NON-MATERIAL AMENDMENT TO PLANNING APPLICATION 118625/FO/2017

13th August 2020

LIST OF AMENDMENTS AND SUPPORTING INFORMATION



SHEPPARD ROBSON

1 – Purpose of Application

The purpose of the present Application is to capture a small number of design amendments to the residential element of the project, as approved by Manchester City Council, under 118625/FO/2017, on 25th July 2008.

These amendments are reflected and identified in a new set of plans, sections and elevations, which revise and replace drawings from the original application, as per the table appended at the end of this document.

Following a number of consultation meetings with the relevant Planning Officers, the design development was deemed to be sufficiently in line with the originally consented scheme, leading to the present application for Non-material Amendments.

2 – Summary of amendments

The overall size, purpose and general appearance of the proposed building is maintained in line with the consented design.

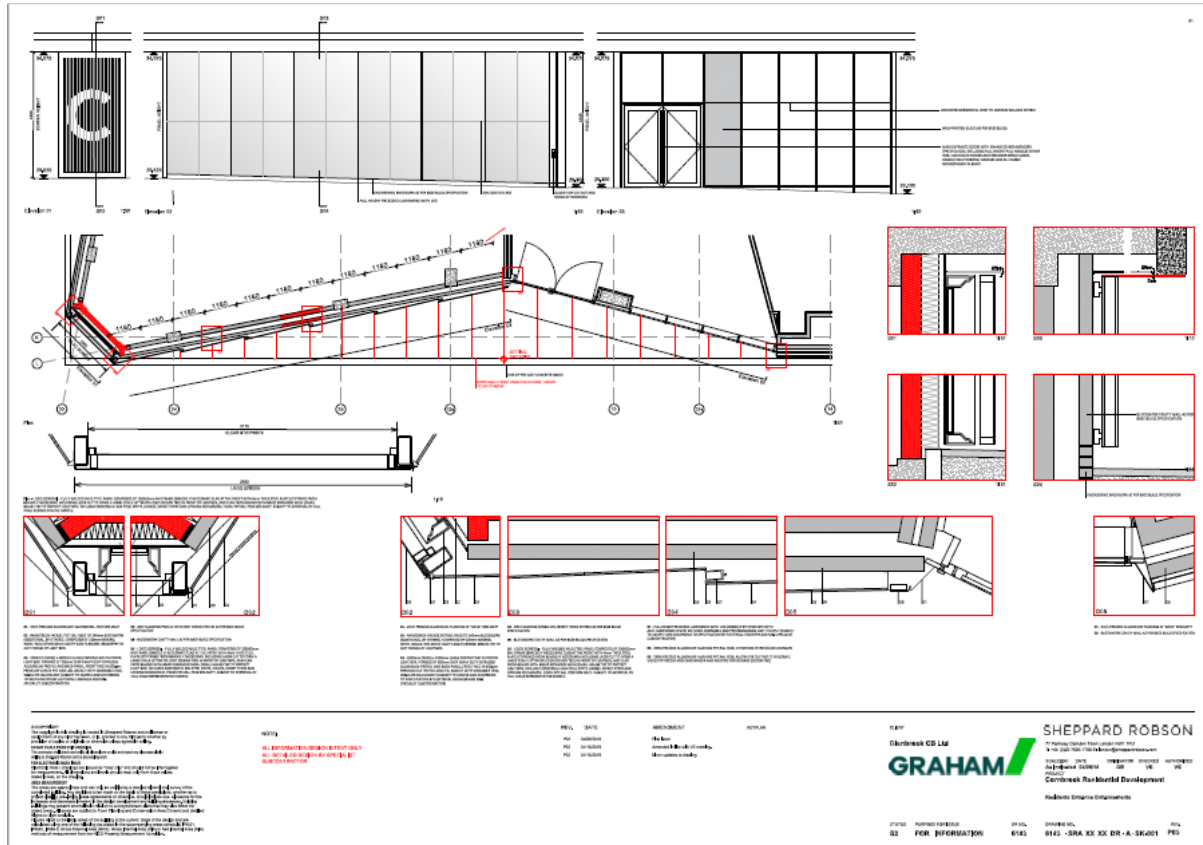
Ground floor

At ground floor level, the size and position of a few doors and louvres for mechanical ventilation would be adjusted to suit the detailed design, maintaining a full-height appearance, in the spirit of the original composition. Following discussions with the prospective retailer, some amendments are proposed to the GF windows, including a change of swing to sliding entrance doors, an escape door in lieu of a fixed window and look-alike glazed units instead of transparent, to the back-of-house area. Within the perimeter of the car park, a small plant area is proposed, to serve the retail unit. This would lead to a slight reconfiguration of the parking layout but maintaining overall number of spaces.

Further to discussions with the prospective retailer and the Client, it became apparent that the GF corner of the building facing Ellesmere Street would be of greater urban relevance if integrated in the approach to the main entrance, rather than offering a subsidiary view into the retail unit. We propose an amendment of this aspect, creating a building sign integrated with the architectural language of the building, supplemented with a subtle variation to the cladding line and the introduction of vertical strips of accent lighting.

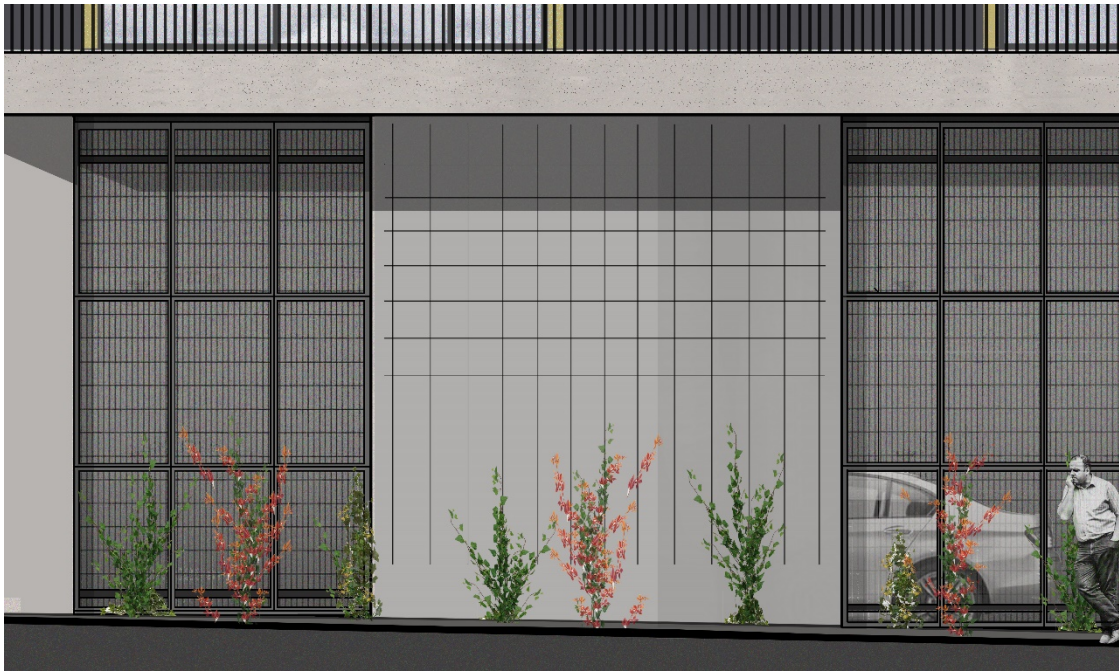


Enhancements to residential entrance - visual

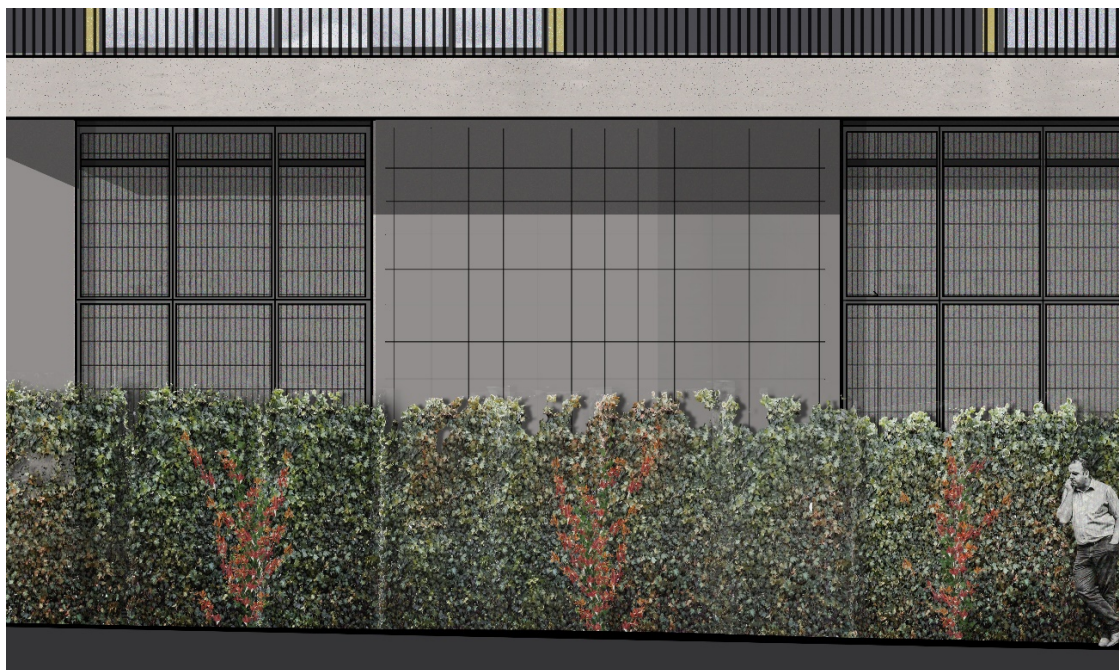


Enhancements to residential entrance – detail drawing

Still at Ground Floor level, a recent change in the assessment methodology for risk of fire spreading within and out of car parks determined the need to increase the percentage of fire rated enclosure to the undercroft. We propose to provide this through the introduction of full-height precast concrete panels, following the materiality and language of the facades. In order to mitigate the visual impact of these elements at practical completion, we propose to upgrade the original planting scheme, introducing a screen of semi-mature ivy panels, supplemented with younger climbers to add interest and seasonal variety.



Revised car park enclosure – with original planting



Revised car park enclosure – with proposed planting

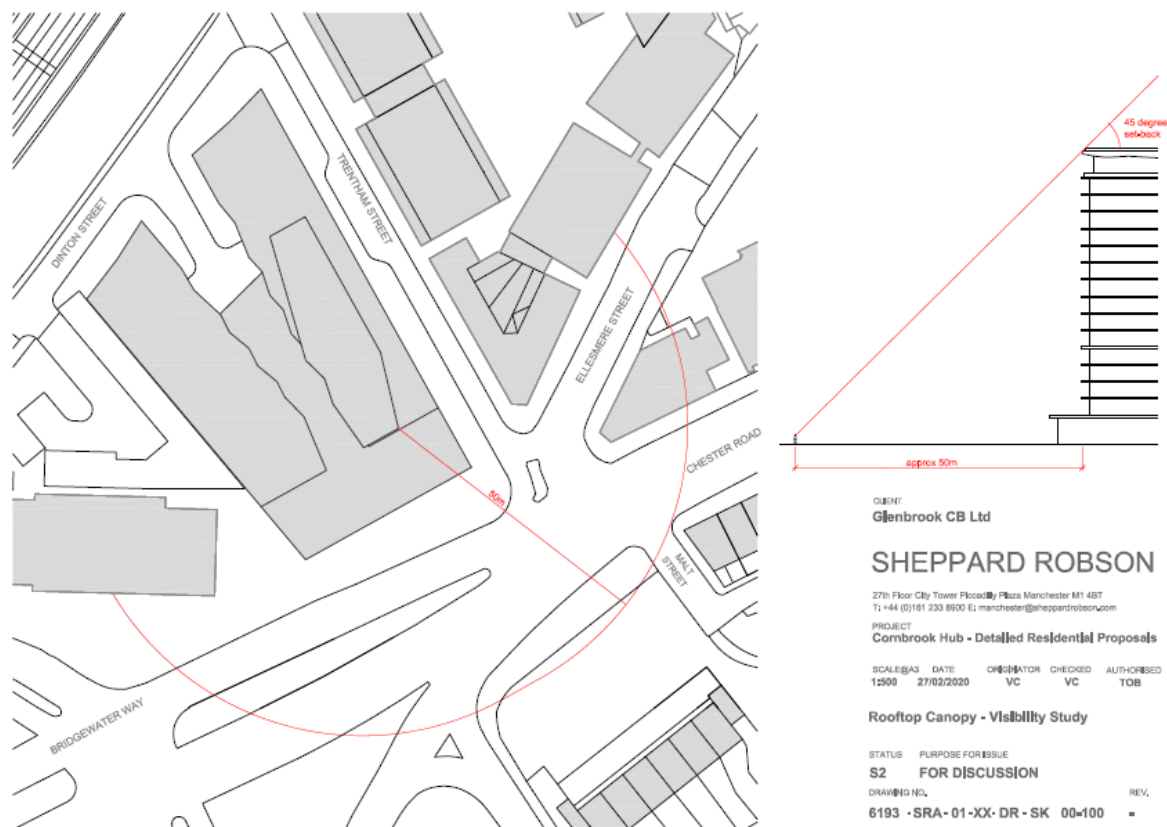
Typical Floors

At typical upper floors, small adjustments are proposed to window frames and aluminium flashings, without affecting the size or the position of the structural openings within the façade.

Roof Level

At roof level, we are proposing adjustments in size and position of doors leading from the tenant's common areas on to the roof terrace, and replacing the metal balustrade by a glass balustrade, in order to provide shelter from wind and improve views out.

Further to a detailed design of the structure and coordination with M&E services installation, we also propose an adjustment to the height and depth of the rooftop slabs and parapets, as per the drawings submitted. In order to maintain the slim edge of the rooftop profile in accordance with the original design, we propose a slight overhang to the eaves and setting back of the parapet to a line of 45 degrees. Graphical evidence of the impact of this amendment is provided in the images below.



Rooftop canopy visibility study



Rooftop canopy visibility from East



Rooftop canopy visibility from West

As part of the developed proposals for the landscaping of the roof terrace, we are also proposing a screen around the smoke extract fan, which separates the two main areas of the tenant's roof. This screen is considered as part of the design, integrating planters and seating areas. The screen is 1.7m high and set back more than 5.0m from the edges of the terrace, therefore remaining hidden from close range street views.

3 – Conclusion

The intention of the present submission is to summarize and bring to a conclusion a pro-active discussion held in the past weeks between the Planning Officers, the Client, the Main Contractor and the Design Team. The amendments described above result of necessary design developments and in our opinion, remain closely aligned with the principles of the original Planning Application.

LIST OF AMENDED DRAWINGS

	Planning Application Number 118625/FO/2017	Non-material Amendments Application
Drawing content	Drawing Number	Drawing Number
Ground Floor Plan	5776-SRA-01-00-DR-A-20-804	6193-SRA-01-00-DR-A-20-1004
First Floor Plan	5776-SRA-01-01-DR-A-20-805	6193-SRA-01-01-DR-A-20-1005
Typical Floor Plan (2 nd to 14 th Floor)	5776-SRA-01-ZZ-DR-A-20-806	6193-SRA-01-ZZ-DR-A-20-1006
Rooftop Plan (15 th Floor)	5776-SRA-01-15-DR-A-20-807	6193-SRA-01-15-DR-A-20-1007
Roof Plan	5776-SRA-01-16-DR-A-20-808	6193-SRA-01-16-DR-A-20-1008
West Elevation	5776-SRA-01- XX -DR-A-20-810	6193-SRA-01-00-DR-A-20-1010
North Elevation	5776-SRA-01- XX -DR-A-20-811	6193-SRA-01-00-DR-A-20-1011
East Elevation	5776-SRA-01- XX -DR-A-20-812	6193-SRA-01-00-DR-A-20-1012
South Elevation	5776-SRA-01- XX -DR-A-20-813	6193-SRA-01-00-DR-A-20-1013
Section AA	5776-SRA-01- XX -DR-A-20-814	6193-SRA-01-00-DR-A-20-1014
Section BB	5776-SRA-01-XX-DR-A-20-815	6193-SRA-01-00-DR-A-20-1015
Section CC	5776-SRA-01-XX-DR-A-20-816	6193-SRA-01-00-DR-A-20-1016