

CIRCLE SQUARE PLOTS 2, 3 + 4
(FORMERLY KNOWN AS BBC SITE)
OXFORD ROAD, MANCHESTER

Non-Material Amendments
April 2020



1.0 INTRODUCTION

1.1 Executive Summary

The report covers the changes as follows:

Facade Development BLDs 2&4

2.1 Mullion subdivision

Intermediate vertical mullions removed from the spandrel panels of Levels 2-5 to create more variation across the facade moving up the building.

2.2 Signage

Signage panels to retail spaces increased to span the whole bay.

2.3 Facade to reception area

Following the fit-out design, spandrel panels around the reception area have been changed from metal to glass to create a continuous full height elevation. A few doors have been added and others removed to align with tenant requirements.

M&E, Access & Maintenance Development BLDs 2&4

3.1 Ductwork behind balustrade on Level 17

Due to access restrictions and a dense plant space on the roof of Building 2, two low level vents will sit behind the 1100mm metal balustrade for two bays on the northern facade.

3.2 Building Maintenance Unit (BMU) change to Building 2

The BMU for Building 2 has changed from a mono rail to a two track fixed system. To allow for easy in maintenance and use, the cradle for BLD 2 will be stored on the lower level (Level 17) from the park position of the unit (on Level 18). There will also be a grating between the tracks and an access stair to allow for maintenance.

3.3 Building 4 terrace balustrade

Metal balustrade around the Building 4 terrace changed from metal to glass on the western elevation (towards The Green side/Plot 3).

3.4 Safety rail added around AOVs

Following design development and clarity around the access strategy, safety rails will be provided around the AOV's to ensure safe access to the roof is available for routine maintenance.

Due to a change in roofing sub-contractor, the lift over-run's have increased by 150mm to allow for upstands on both buildings.

Floor plan changes for BLDs 2&4

4.1 Basement Level

Reconfigured internal access to units and layout changes to the substation, management suite, and accessible changing room.

4.2 Ground Floor

Updated retail unit layouts following tenant requirements leading to additional external doors around the perimeter. Following fit-out design developments, WCs have been added directly from the reception area to simplify access through the core.

4.2 First Floor

Speed gate arrangement updated and slab outline has been amended following fit-out changes.

4.3 Levels 2-4

Further to clarity around the fit-out design, the middle door to the core was removed and the wall moved back to align with the lobby internally.

4.4 Levels 5 & 6

To help accomodate future users the floorplates on these two levels have been subdivided to meet tenant requirements.

BLD 3 Development

5.1 Fascia height

Further to detailed development of the stone fascia around the rim of the pavillions, the overall height has slightly increased.

5.2 Soffit material

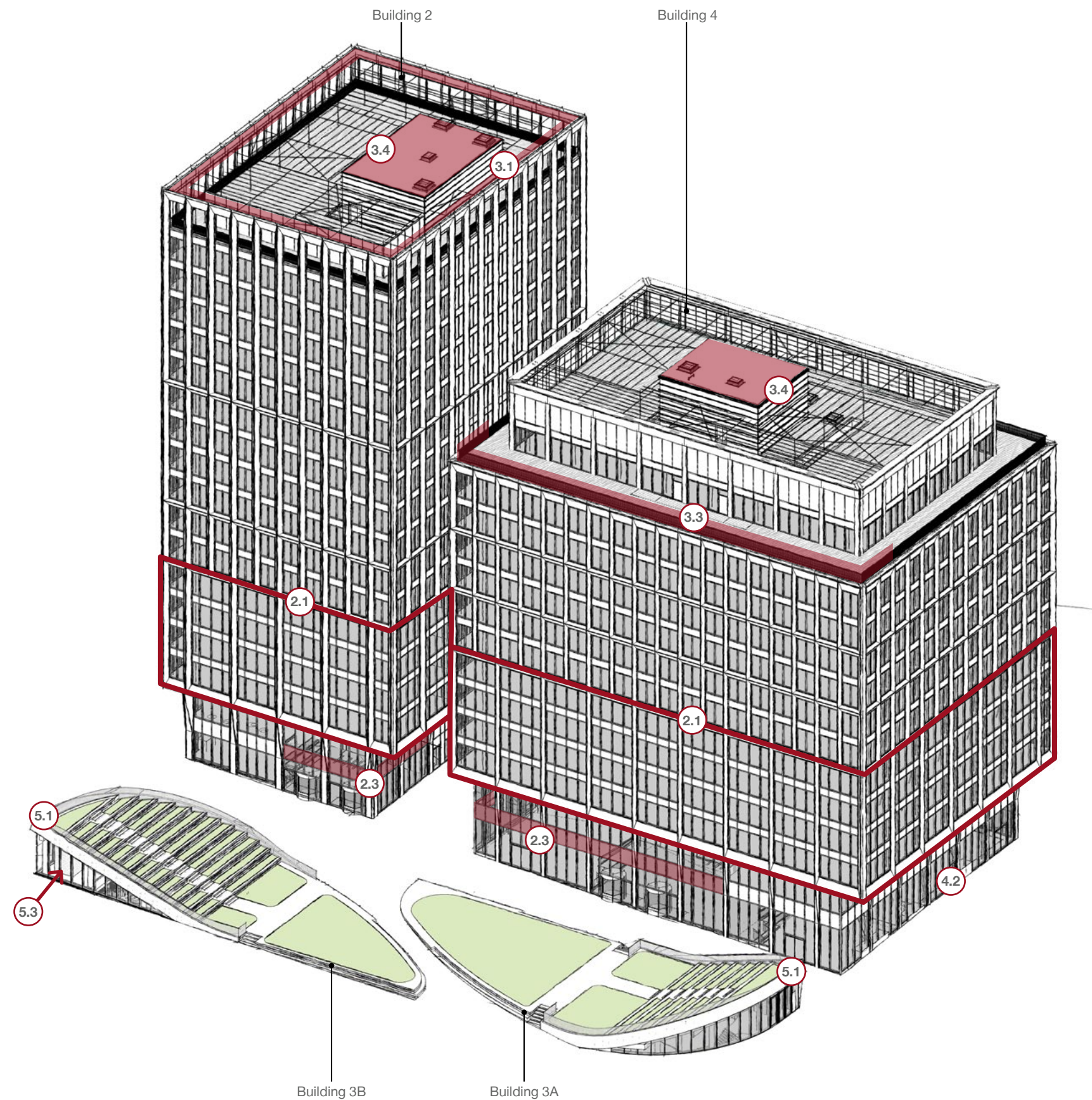
In addition to the note above, the soffit material has changed from stone to PPC steel following maintenance and quality considerations given the exposed location of the panels.

5.2 Staircase redesign

The stairs in Building 3B changed from a circular to a dog-legged form.

1.0 INTRODUCTION

1.1 Executive Summary



2.0 BUILDINGS 2&4

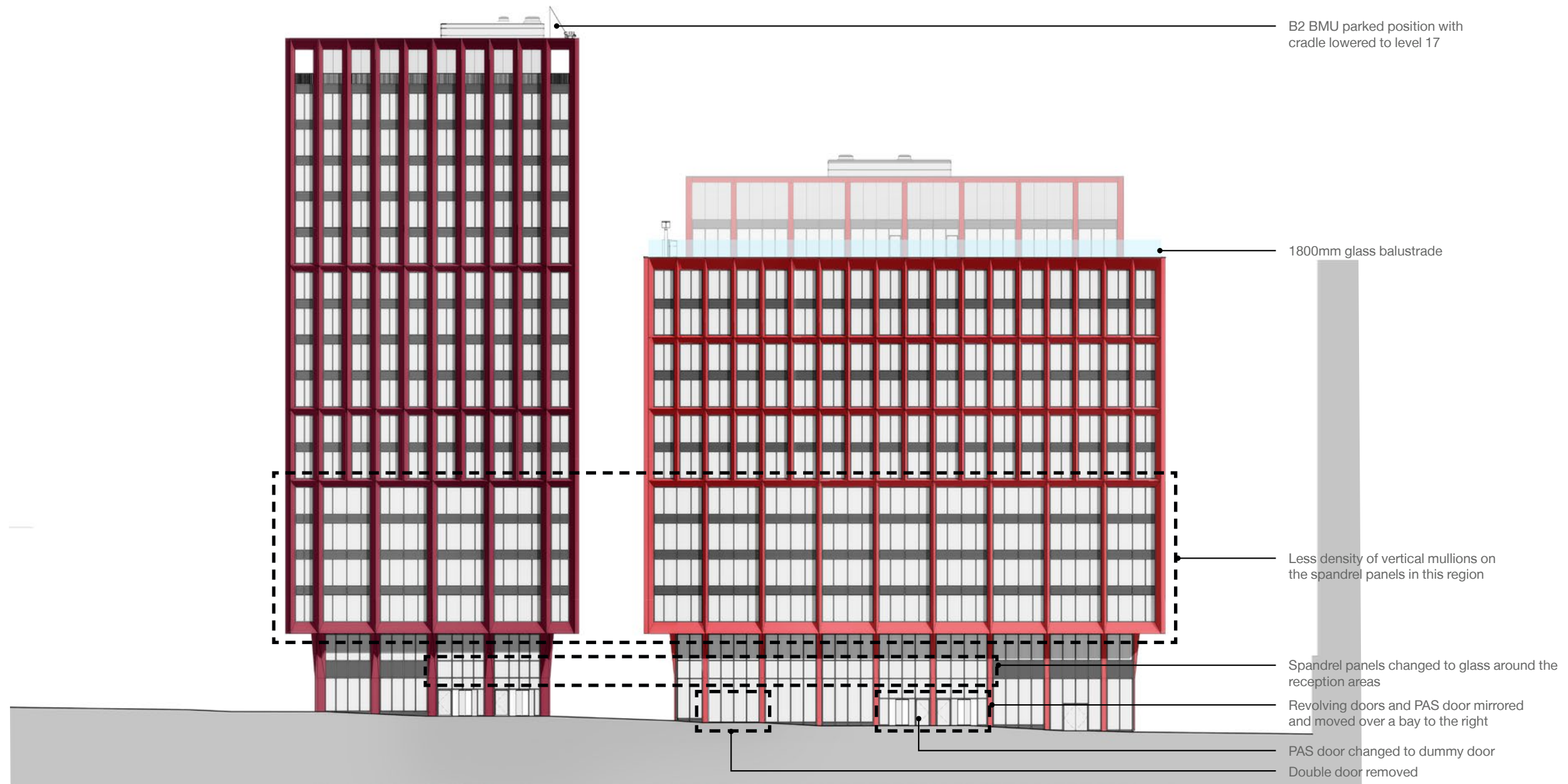
2.1 Planning Approved Drawing - East Elevation



Planning Approved Design

2.0 BUILDINGS 2&4

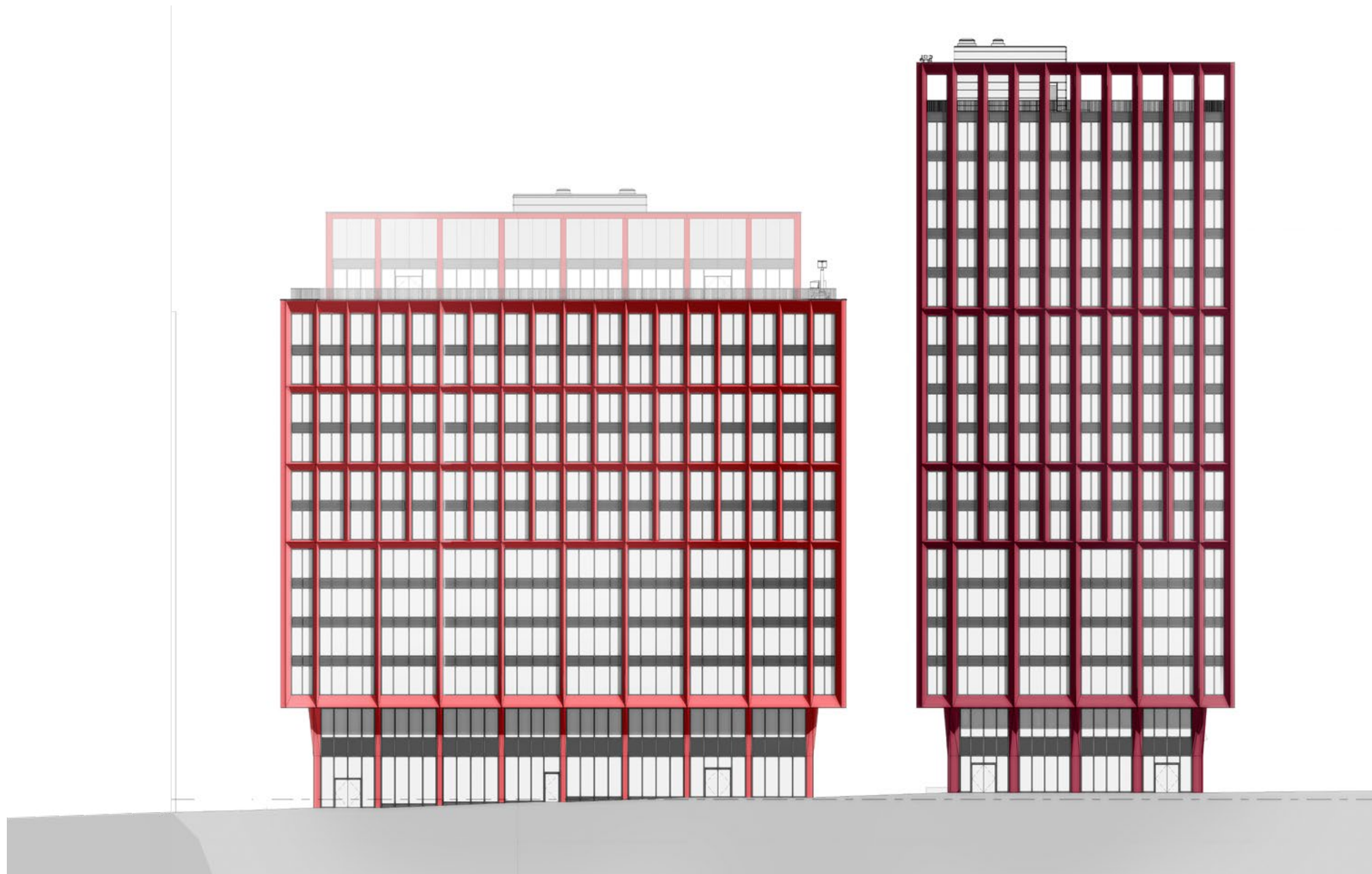
2.1 Stage 5 (Current) Drawing - East Elevation



Current Stage 5 Design

2.0 BUILDINGS 2&4

2.1 Planning Approved Drawing - West Elevation



Planning Approved Design

2.0 BUILDINGS 2&4

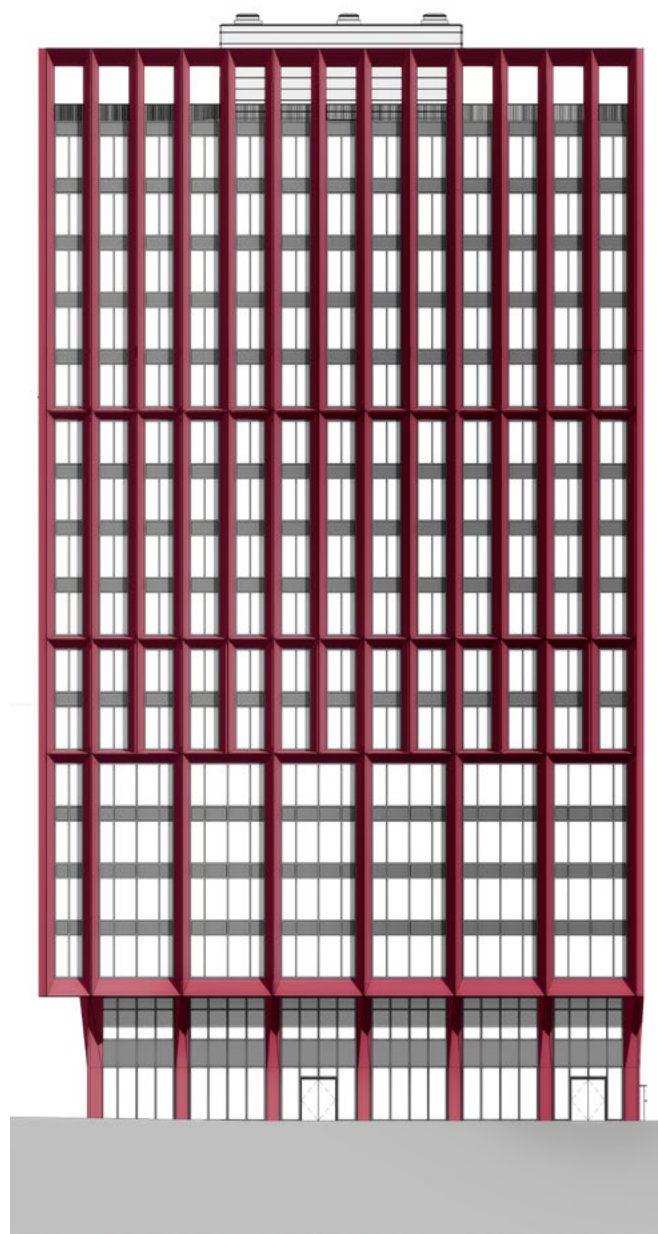
2.1 Stage 5 (Current) Drawing - West Elevation



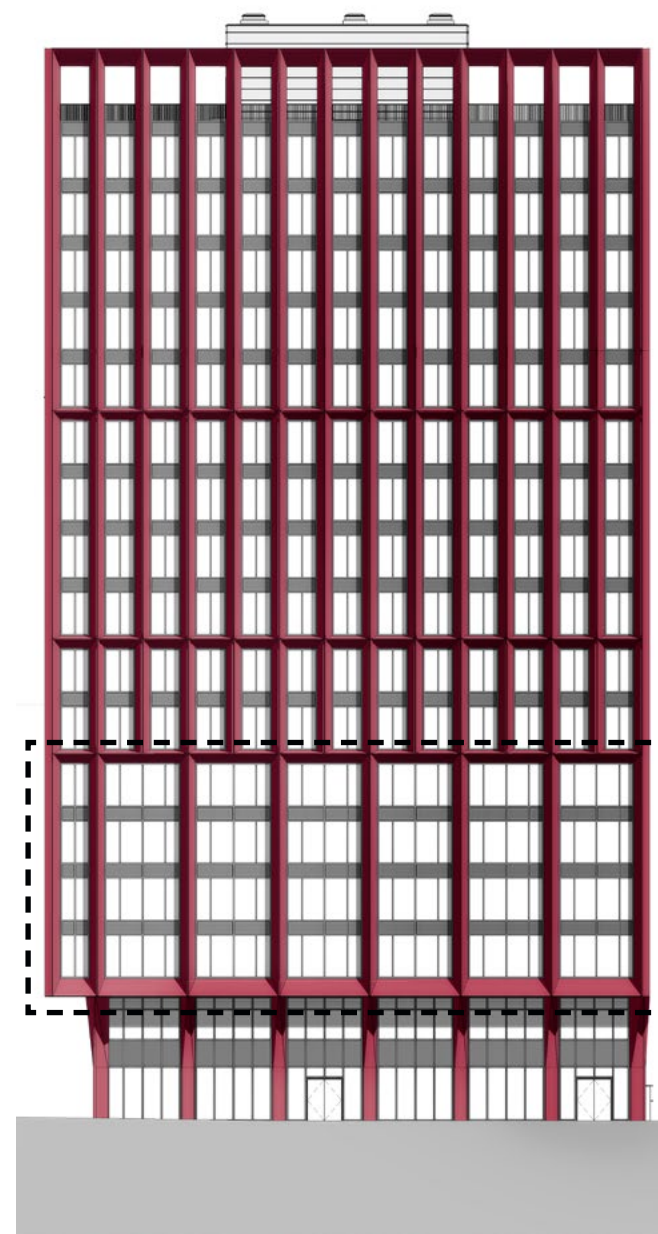
Current Stage 5 Design

2.0 BUILDING 2

2.1 Planning Approved Drawing - South Elevation



Planning Approved Design

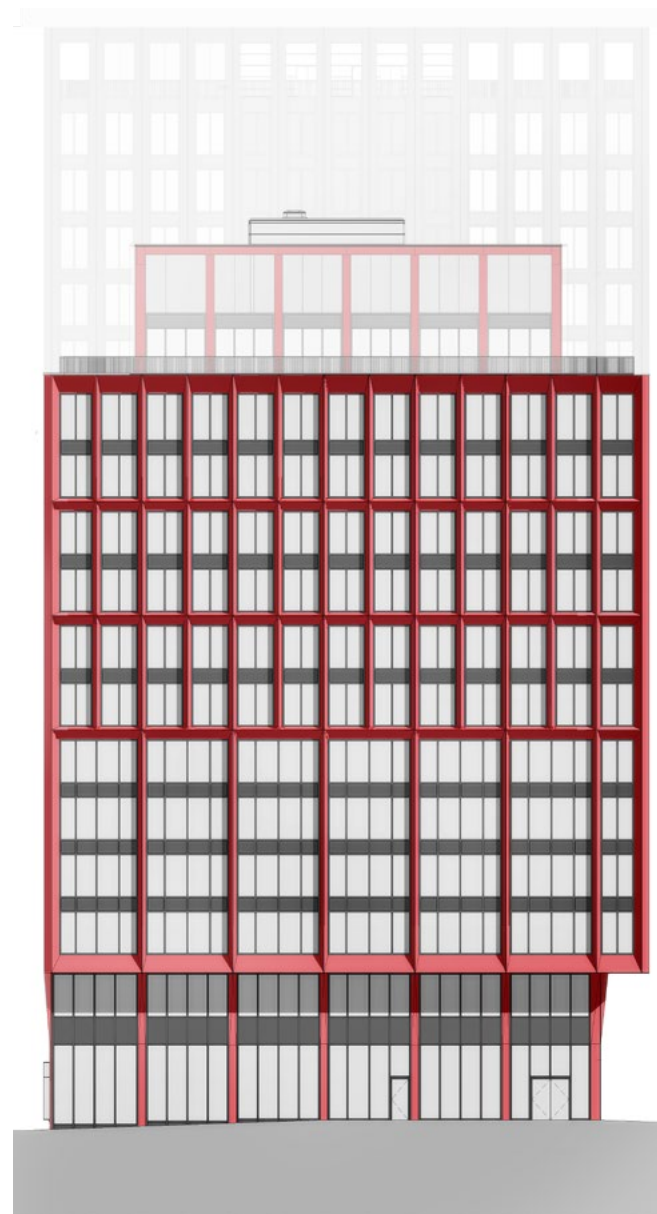


Current Stage 5 Design

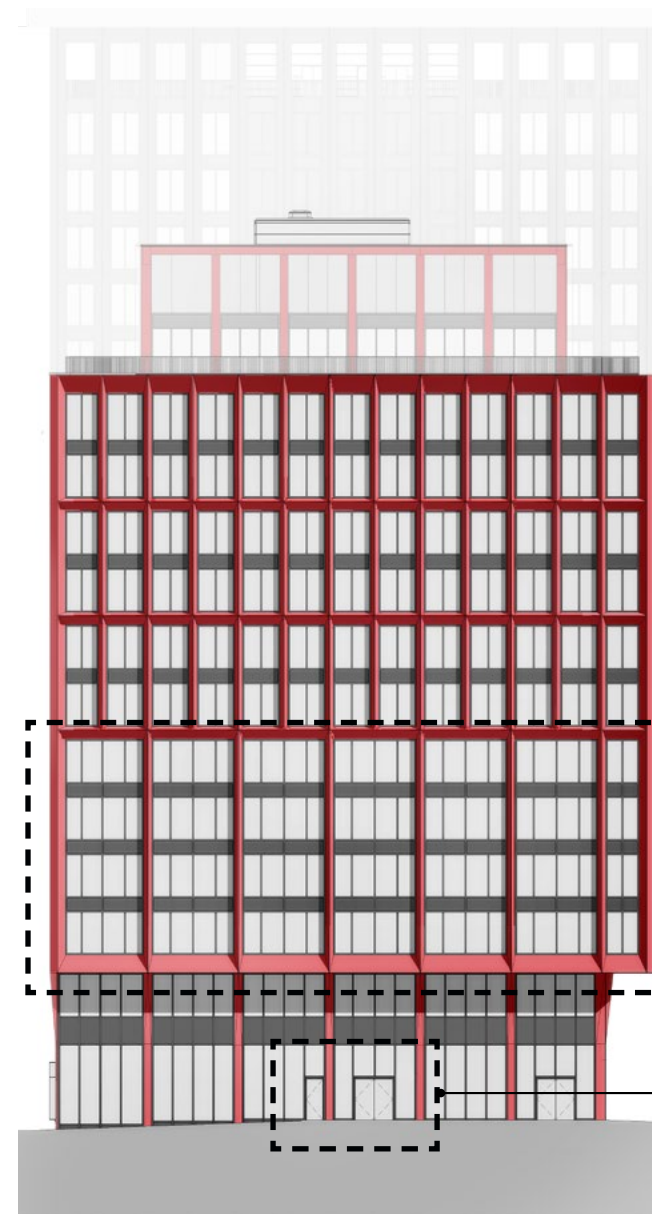
Less density of vertical mullions on the spandrel panels in this region

2.0 BUILDING 4

2.1 Planning Approved Drawing and Stage 5 (Current) Drawing - North Elevation



Planning Approved Design



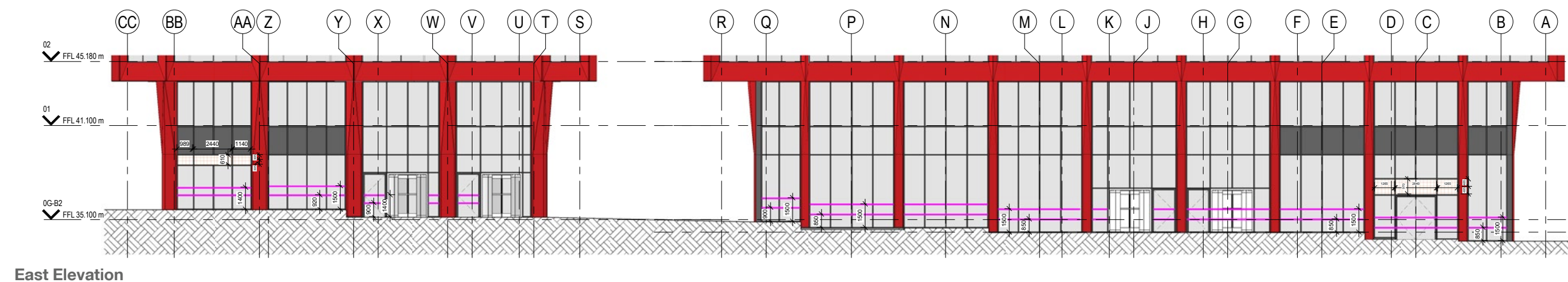
Current Stage 5 Design

Less density of vertical mullions on the spandrel panels in this region

New door locations

2.0 BUILDING 2 & 4

2.2 Signage Elevations



East Elevation



West Elevation

2.0 BUILDING 2 & 4

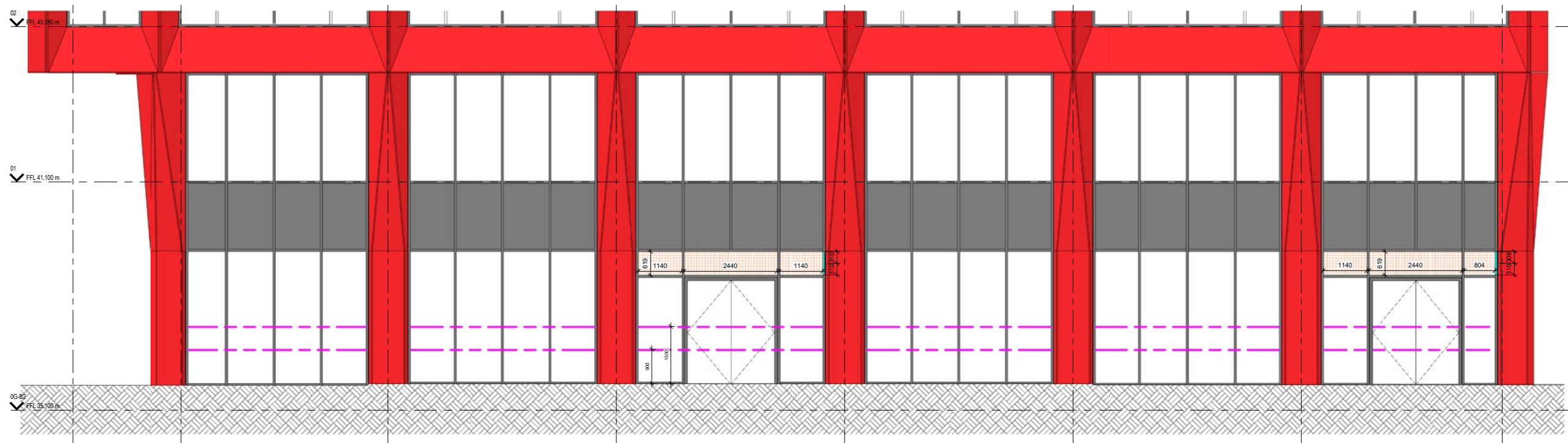
2.2 Signage Elevation & 3D

Above door signage zone
(final design to tenant spec)

Bus stop signage
(shown in light blue on signage elevations)



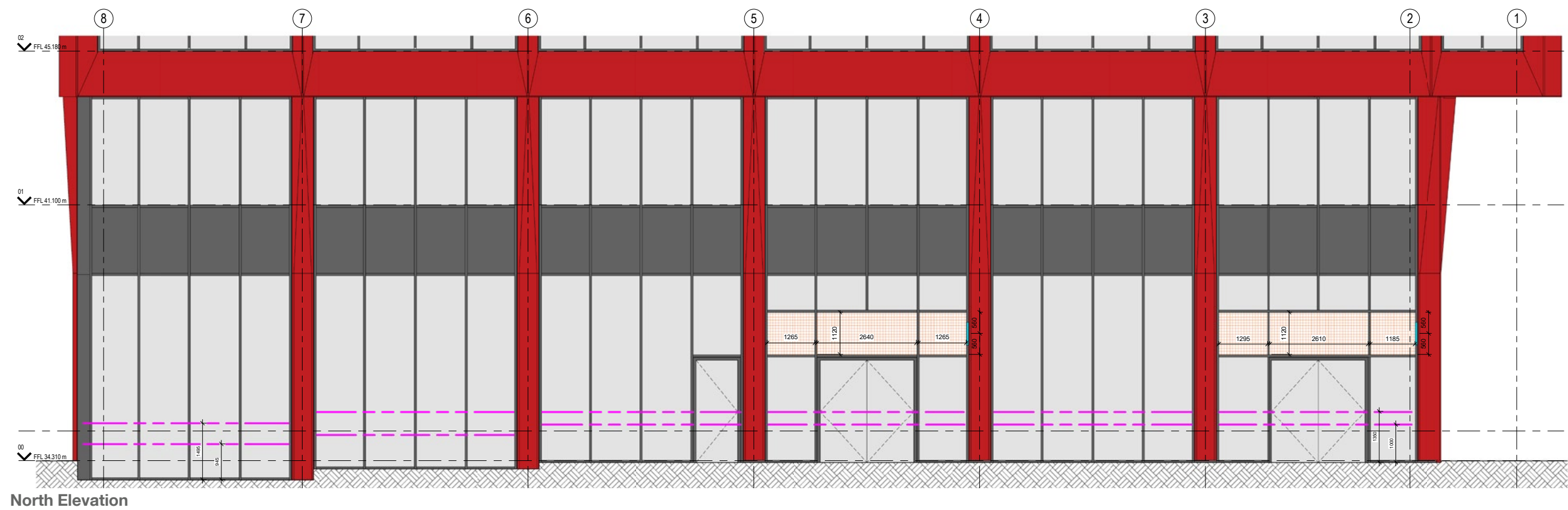
3D View of example signage



South Elevation

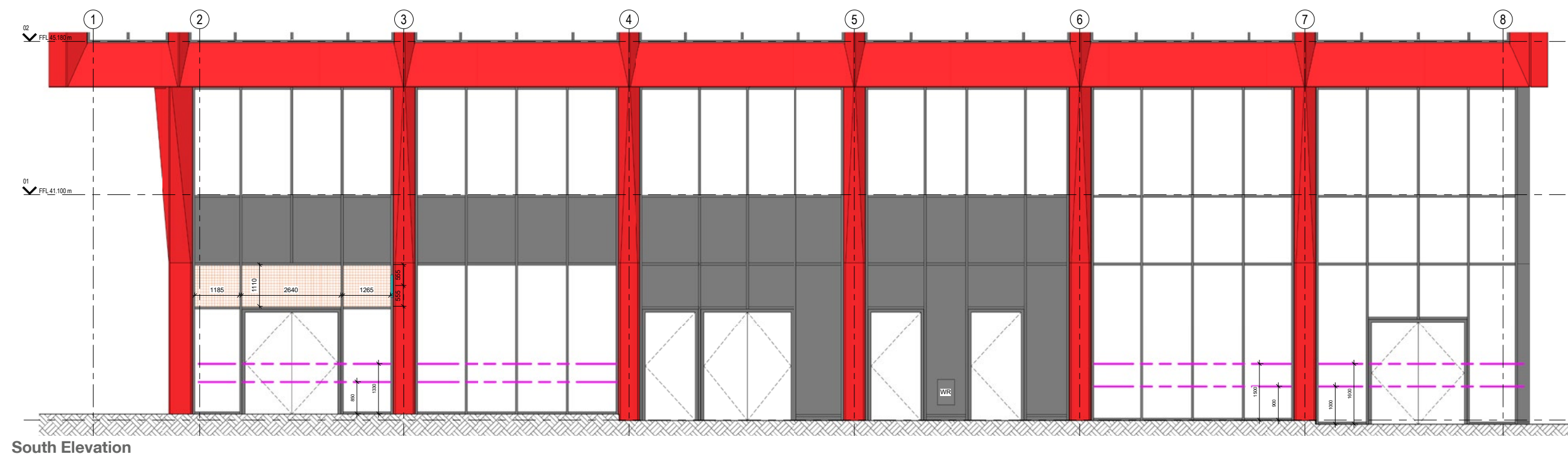
2.0 BUILDING 4

2.2 Signage Elevation



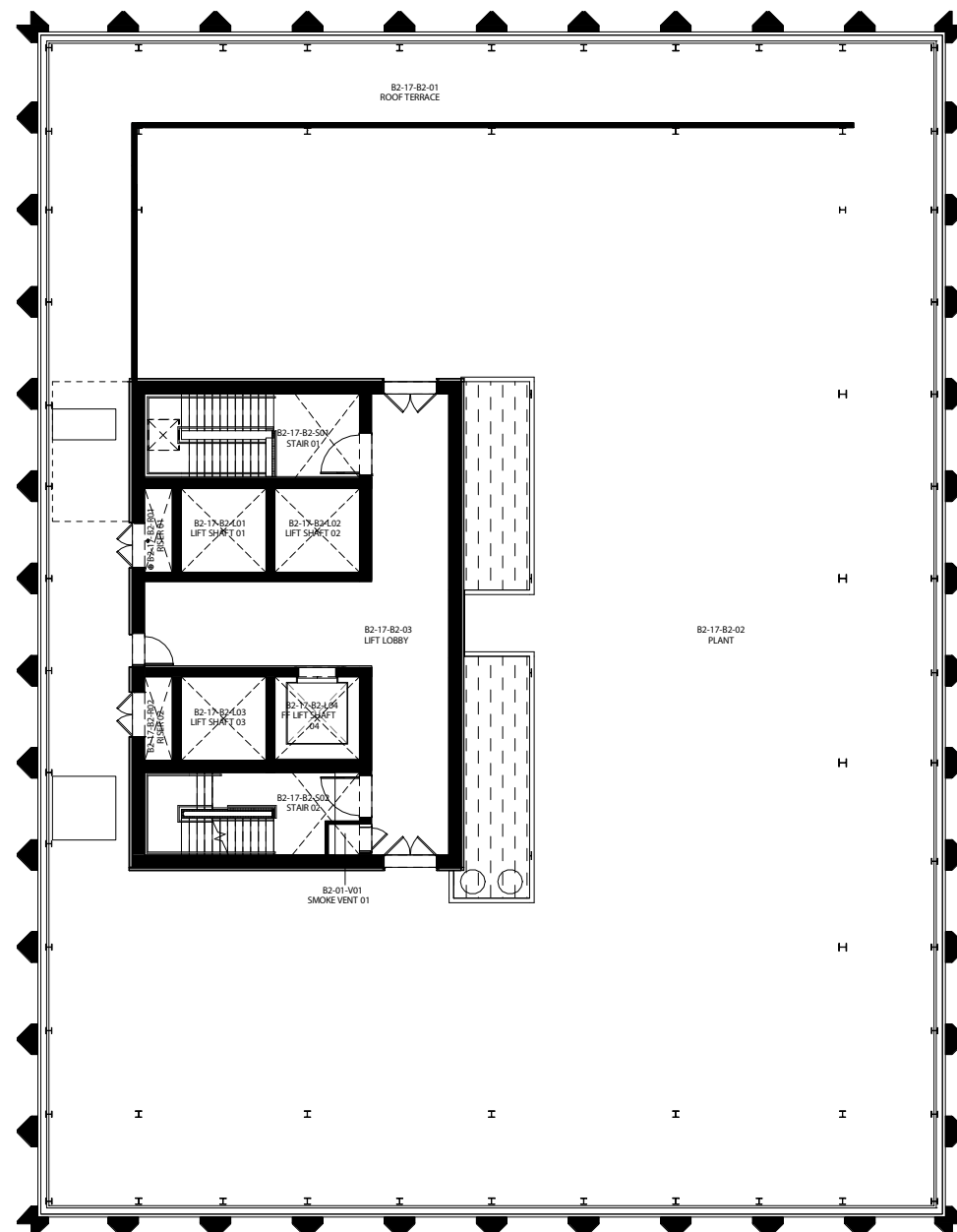
2.0 BUILDING 4

2.2 Signage Elevations



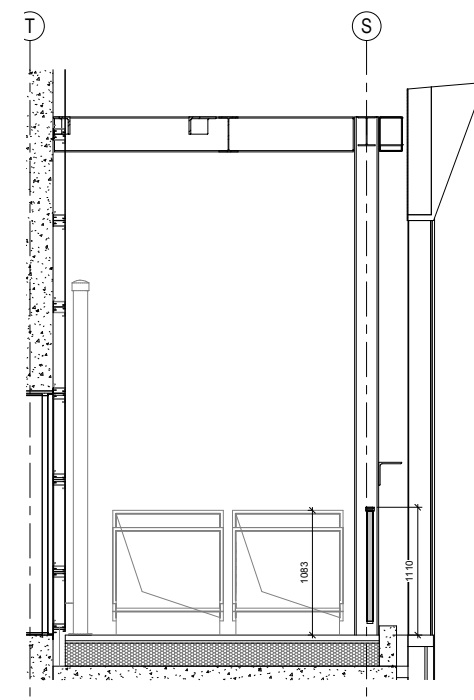
3.0 BUILDING 2

3.1 Roof vents - Level 17



Approved Planning Design

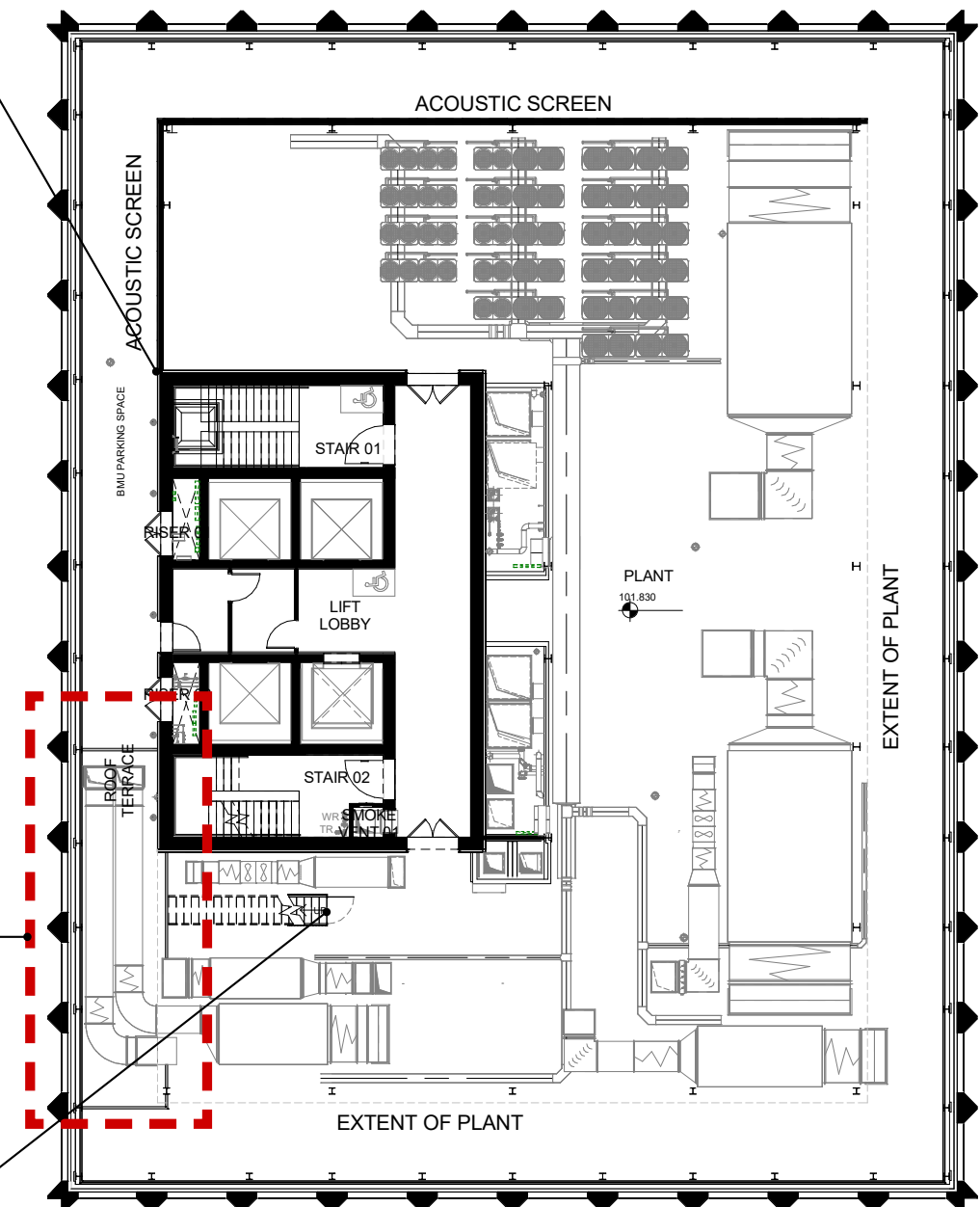
Line of acoustic panels slightly moved towards facade



Section of ductwork against the perimeter but below the height of the balustrade (section above)

Please note: There is barrier guarding around the vents to close off access.

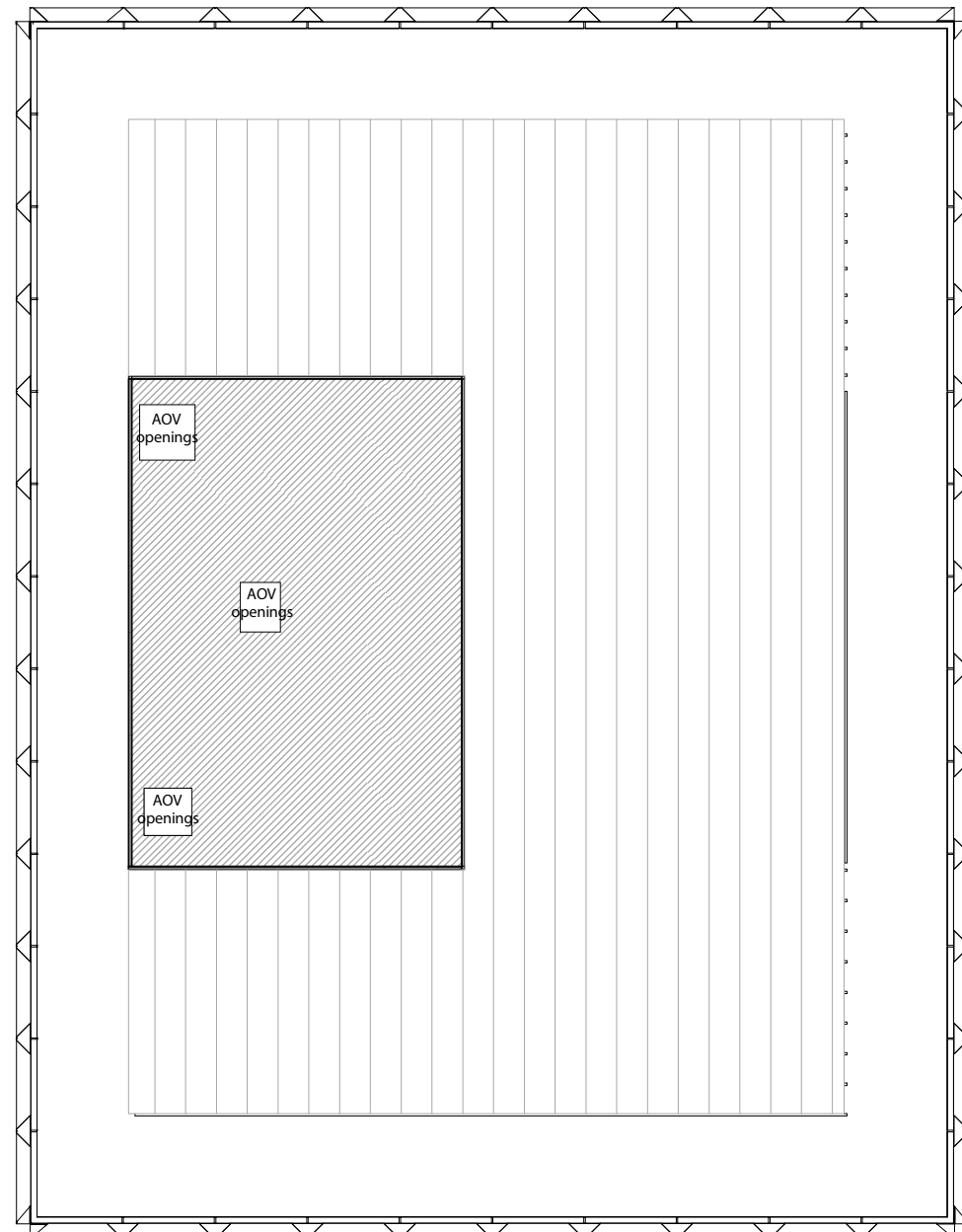
Access ladder up to the BMU track with full gate enclosure.



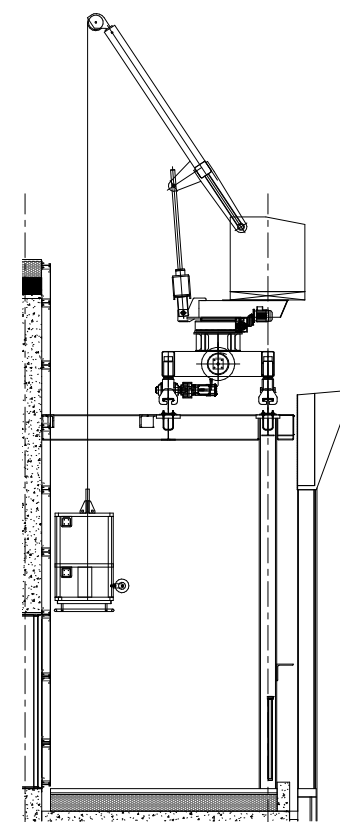
Stage 5 Design

3.0 BUILDING 2

3.2 BMU - Level 18



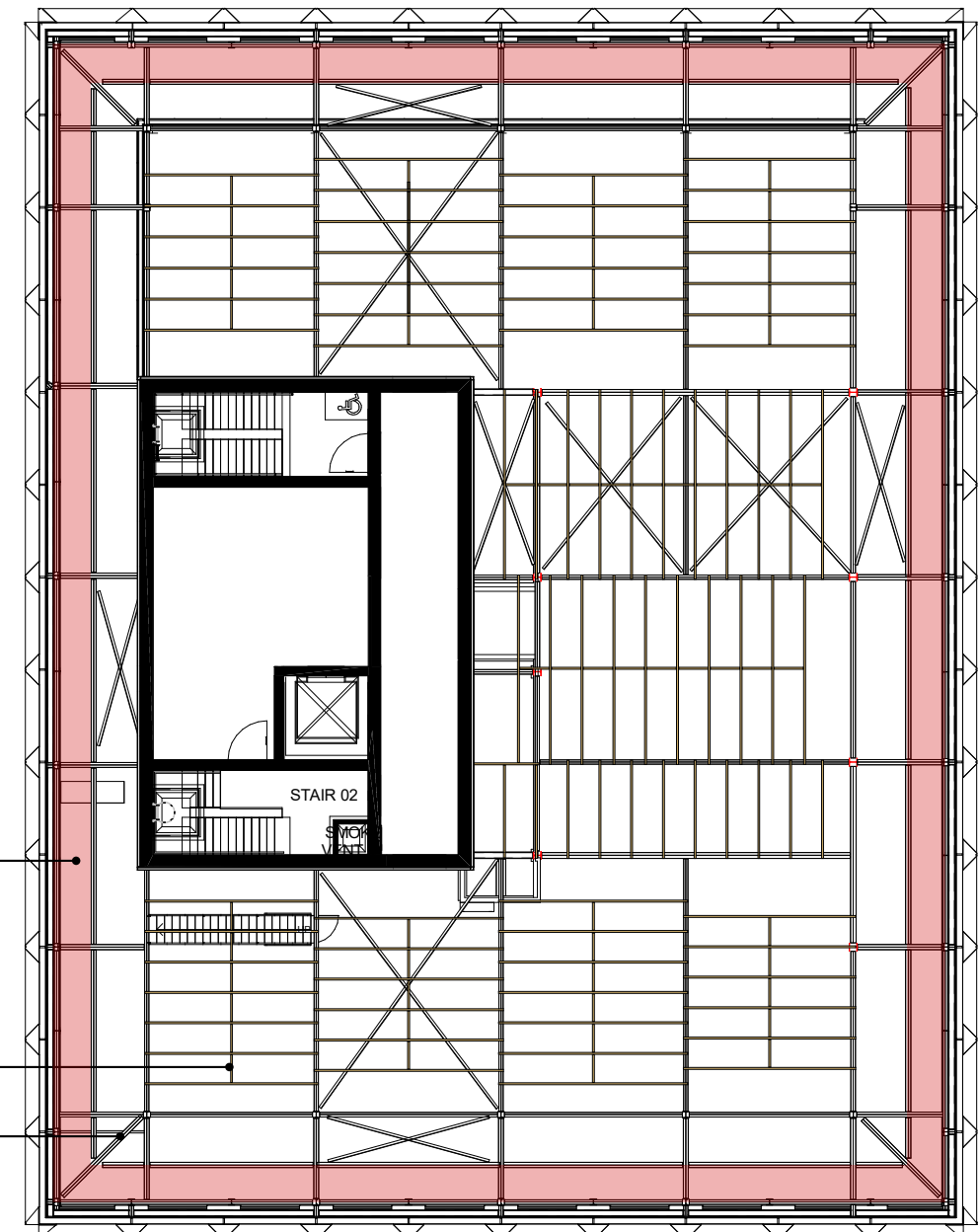
Approved Planning Design



BMU updated and security grating added between the track around the perimeter (shown in section above)

Timber purlin setting out updated with removable panels where necessary

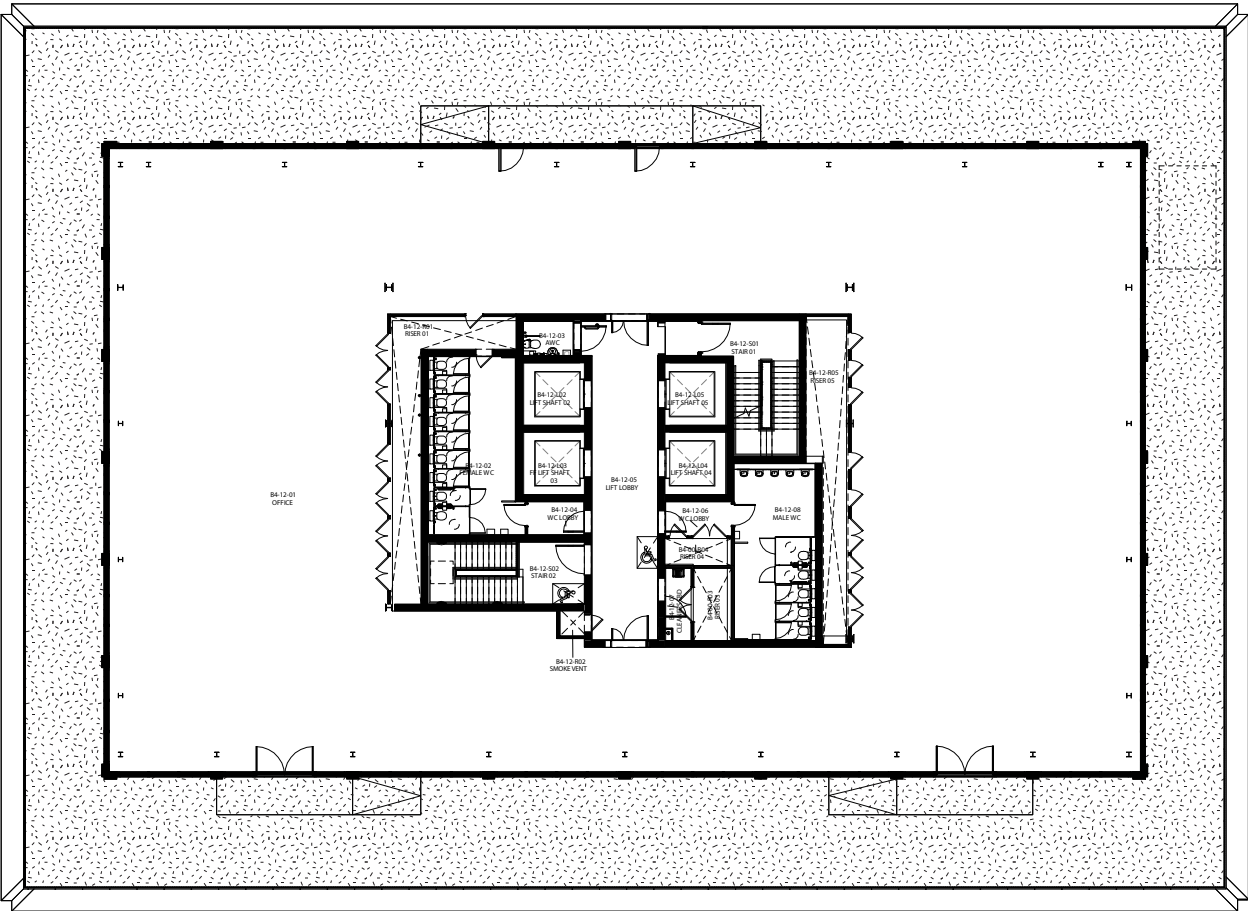
Steel structure shown below timber purlins



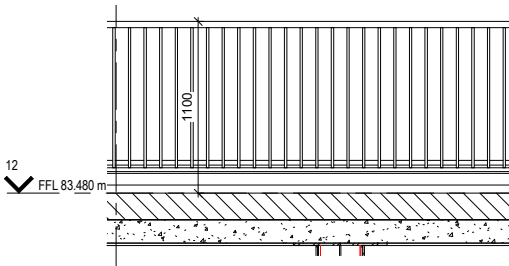
Stage 5 Design

3.0 BUILDING 4

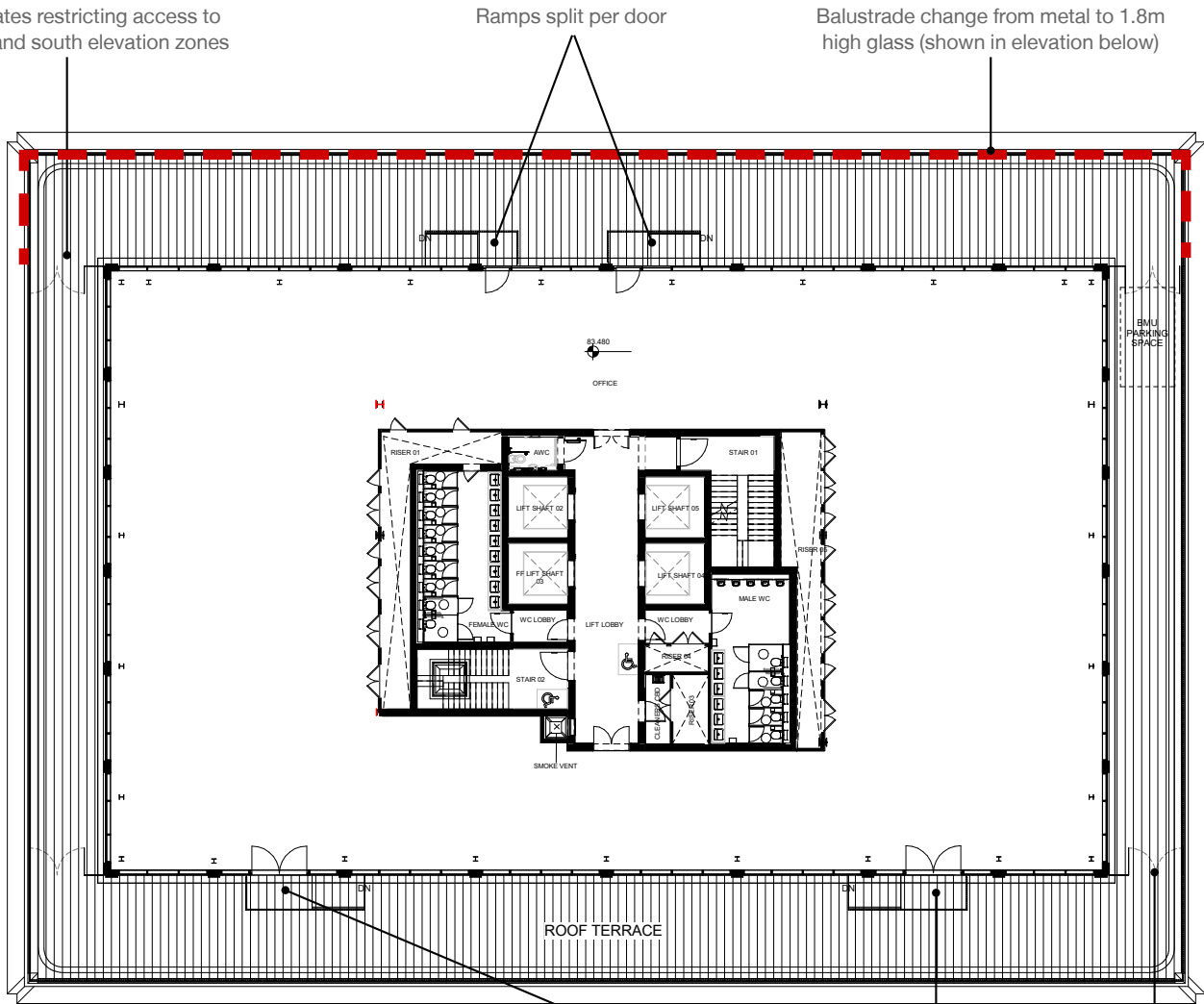
3.3 Roof terrace - Level 12



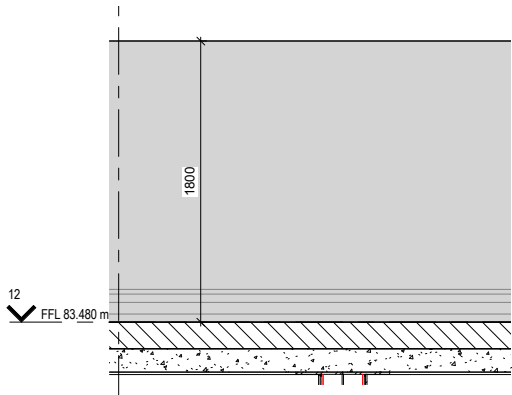
Approved Planning Design



Approved Planning Balustrade Design



Stage 5 Current Design



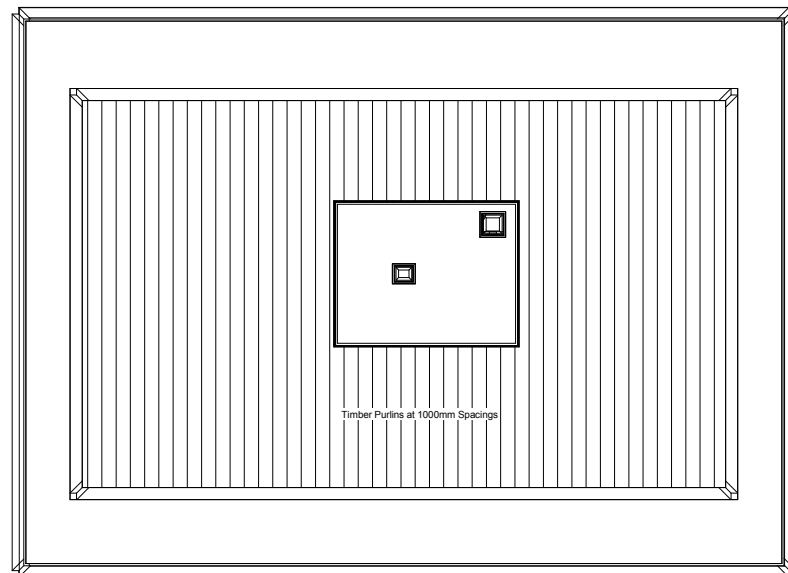
Stage 5 Current Balustrade Design (Dotted red line above)

Corner gates restricting access to the north and south elevation zones

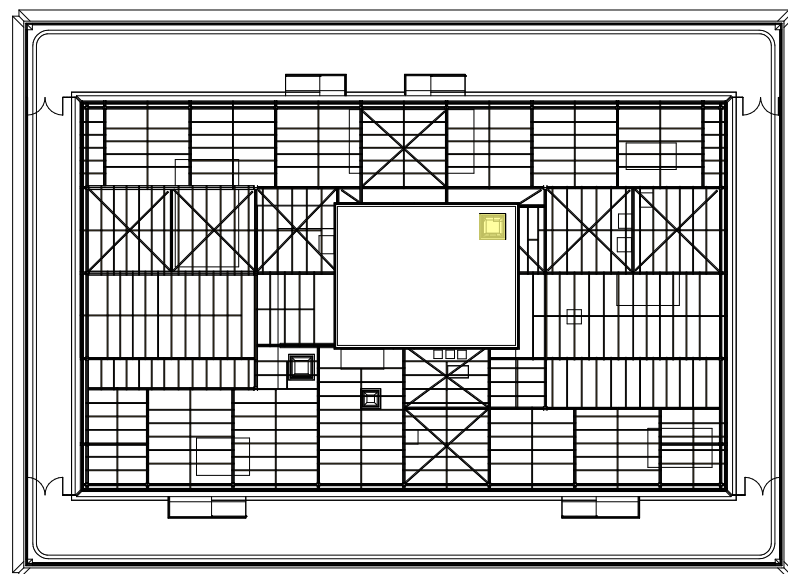
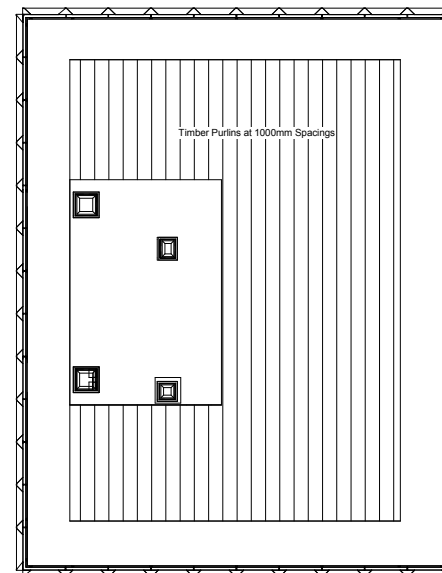
Ramps size reduced to maximise terrace insulation

3.0 BUILDING 2 & 4

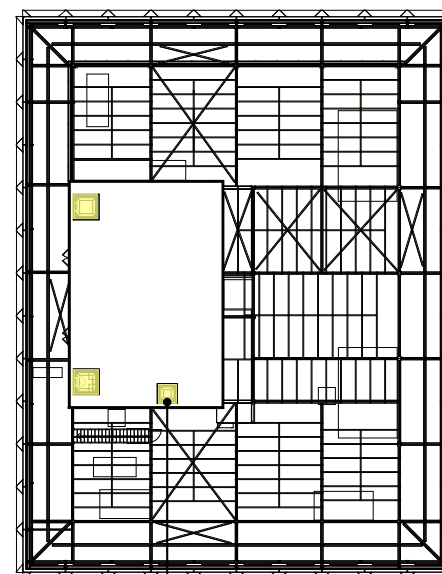
3.4 AOV Safety railing



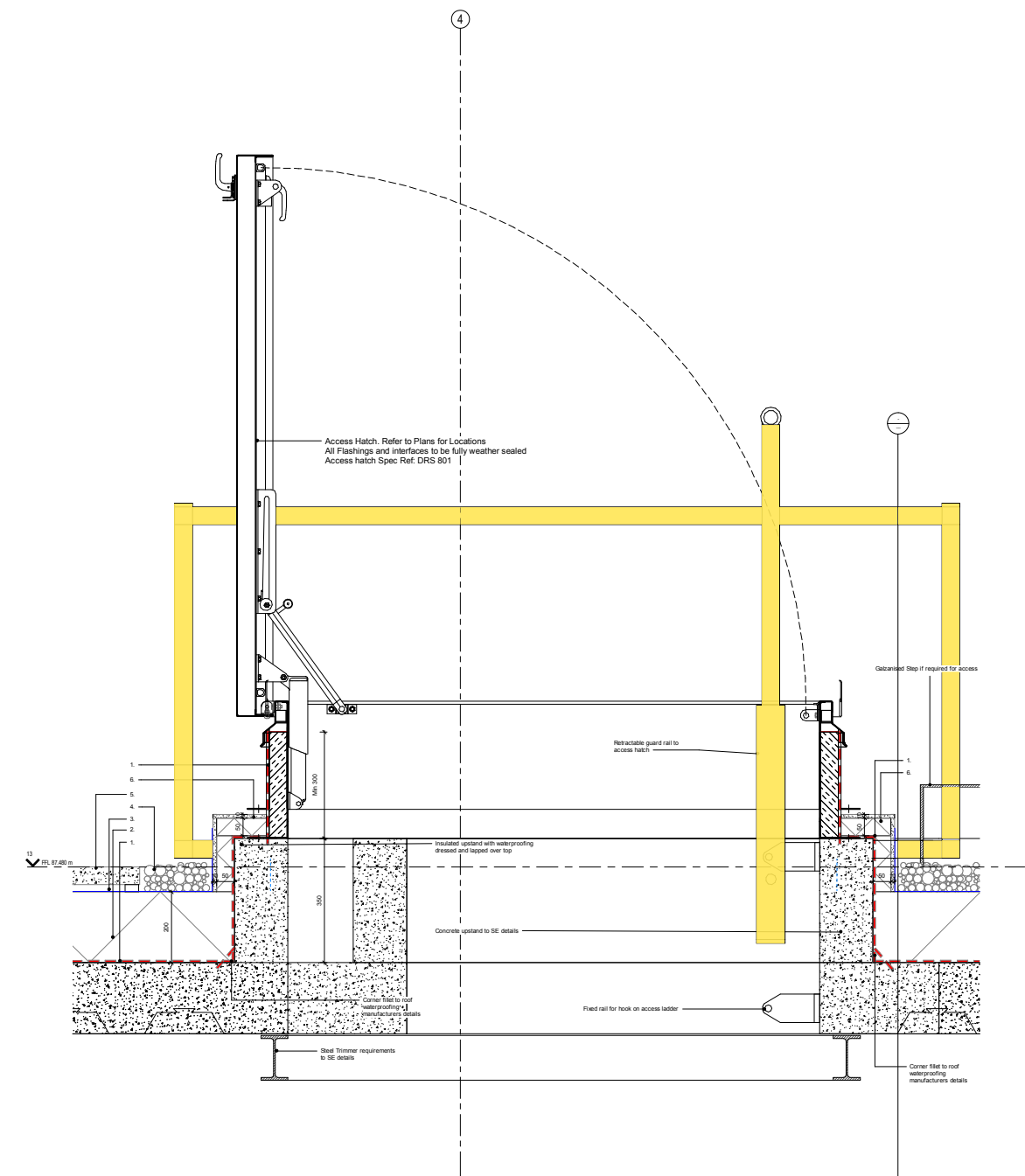
Approved Planning Design



Stage 5 Current Design



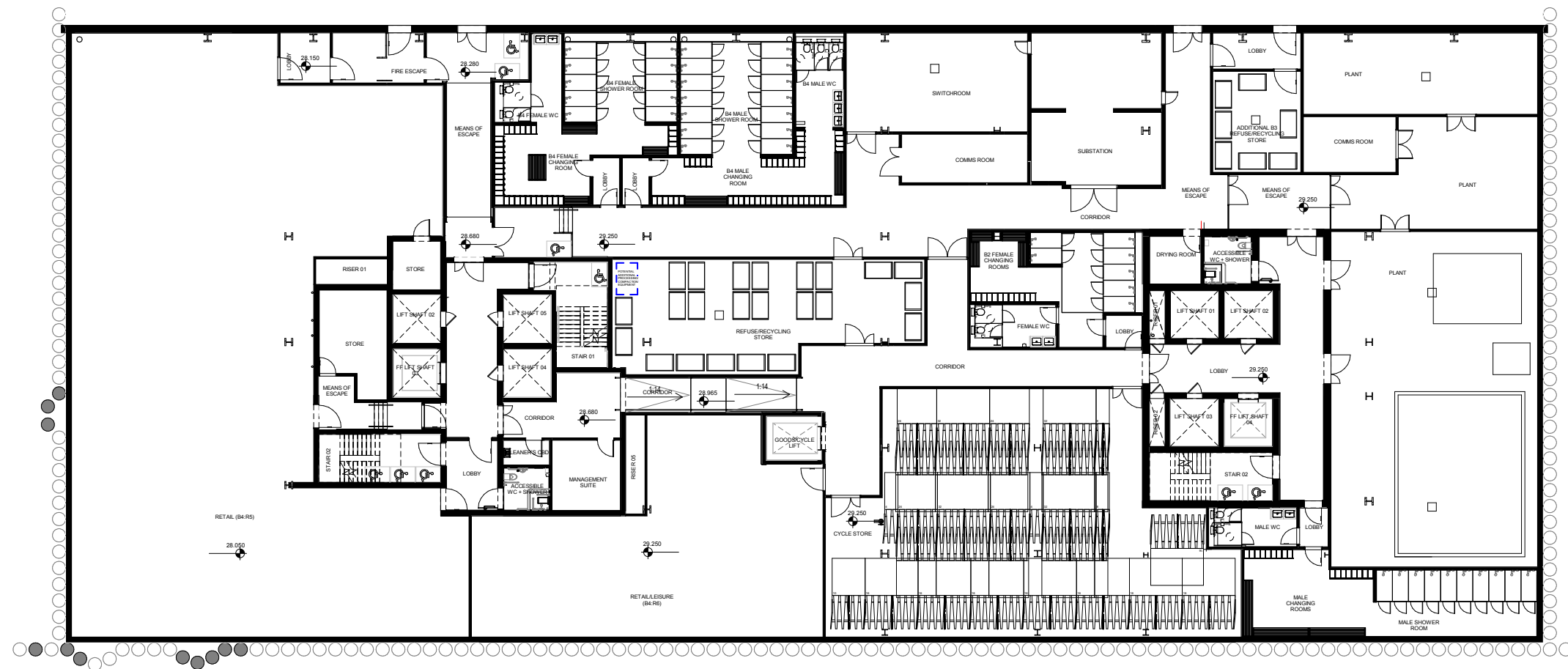
AOV's requiring safety railing highlighted in yellow



Stage 5 AOV Safety Railing Design

4.0 BUILDINGS 2&4

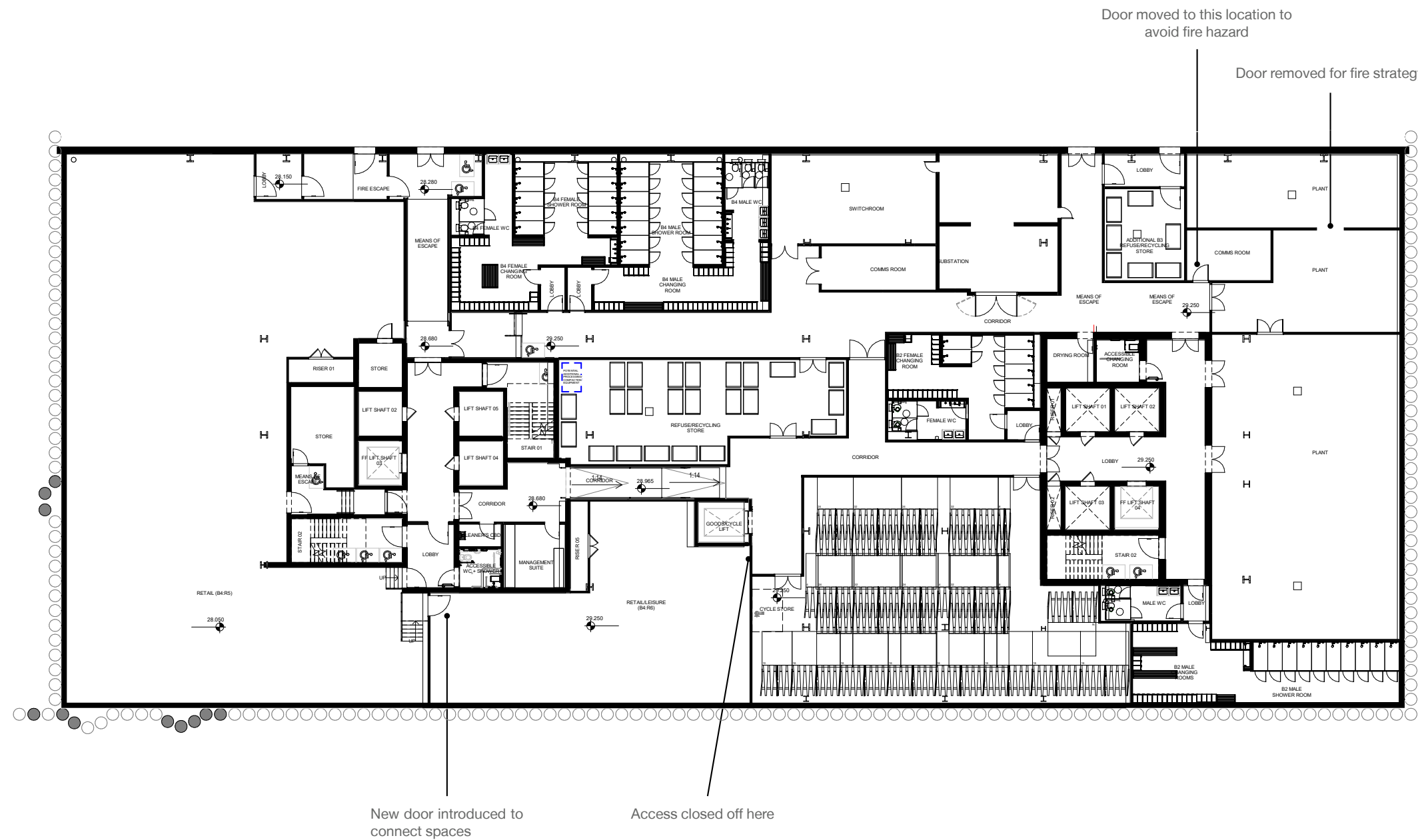
4.1 Planning Approved Drawing - Basement



Planning Approved Design

4.0 BUILDINGS 2&4

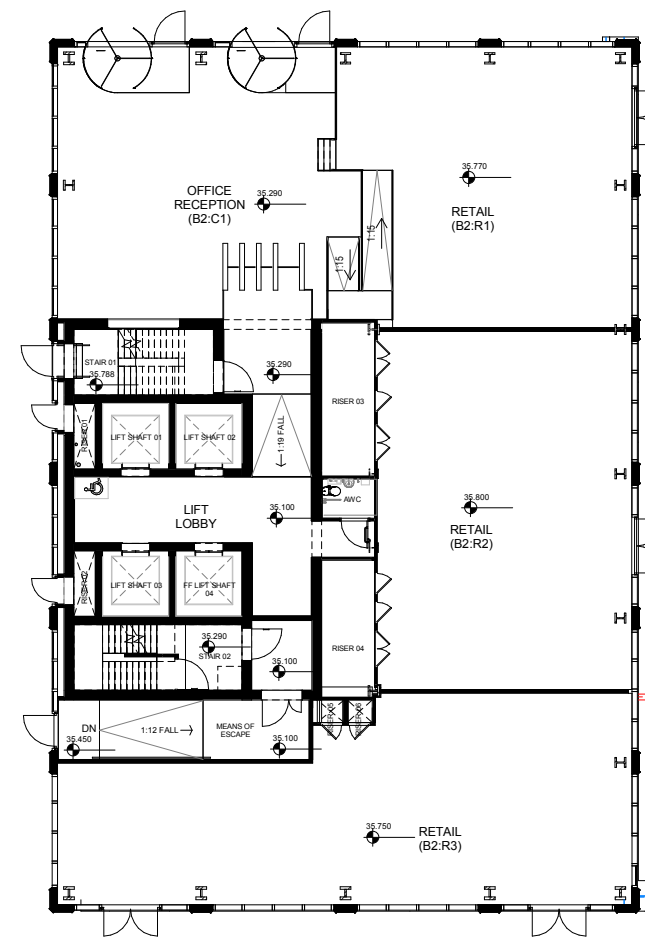
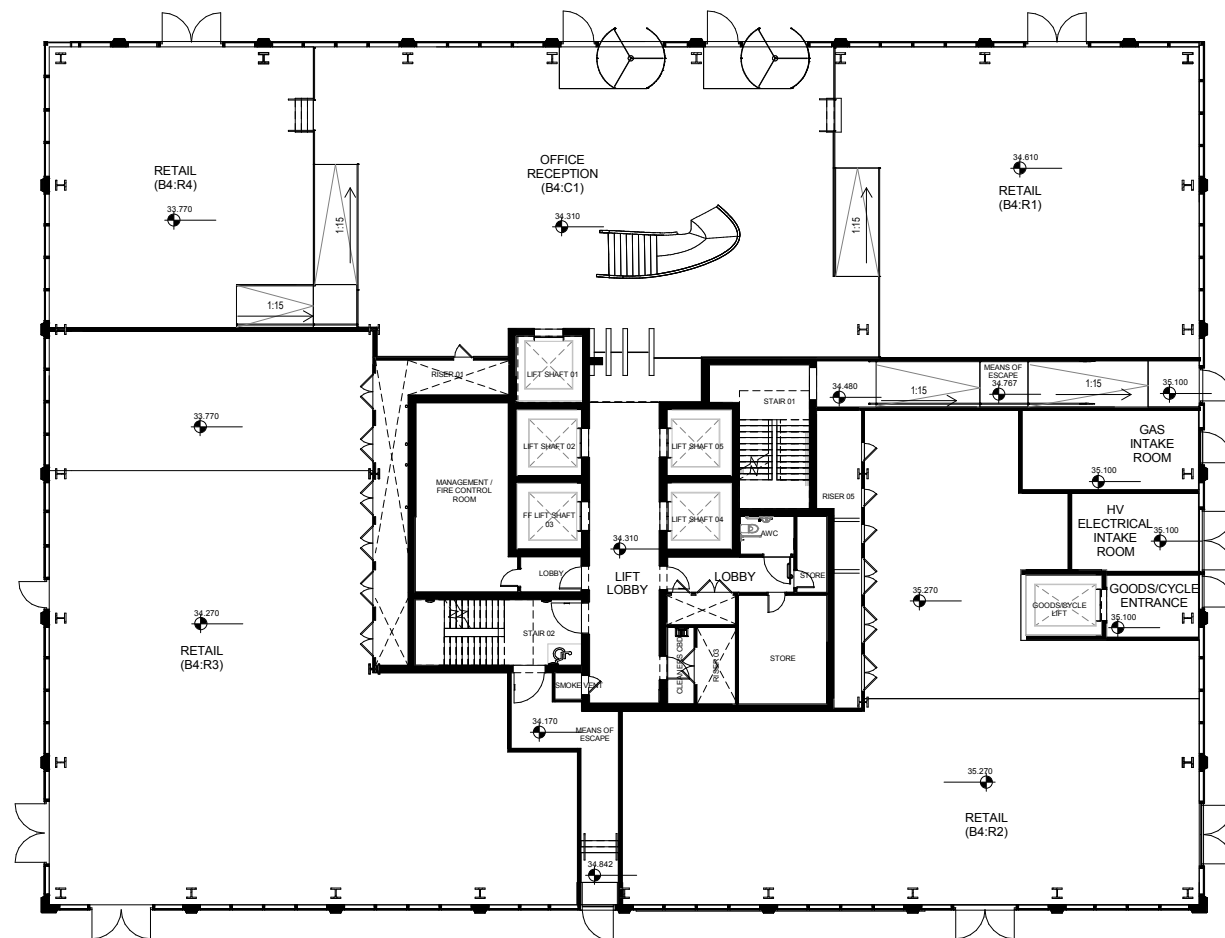
4.1 Stage 5 (Current) Drawing - Basement



Current Stage 5 Design

4.0 BUILDINGS 2&4

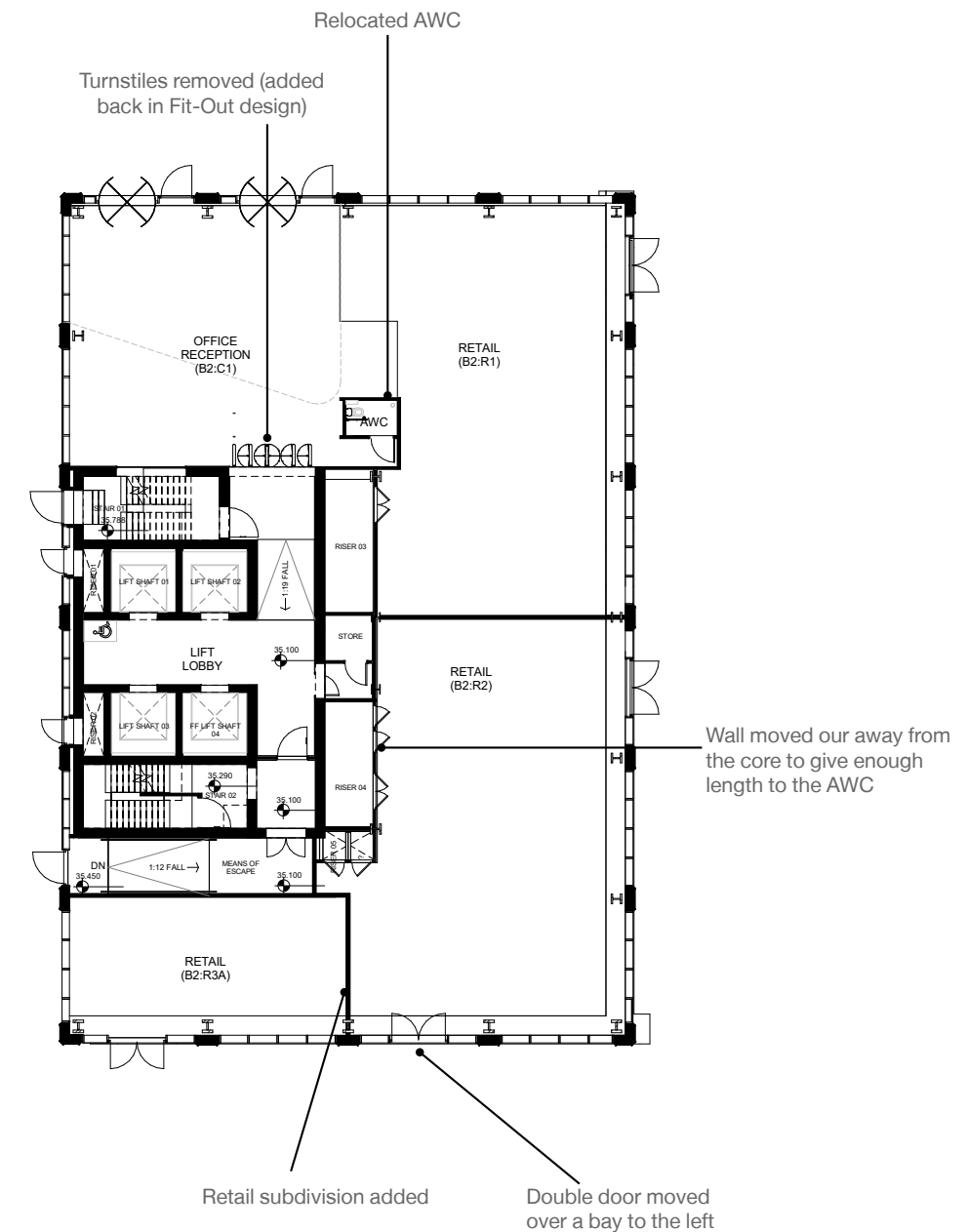
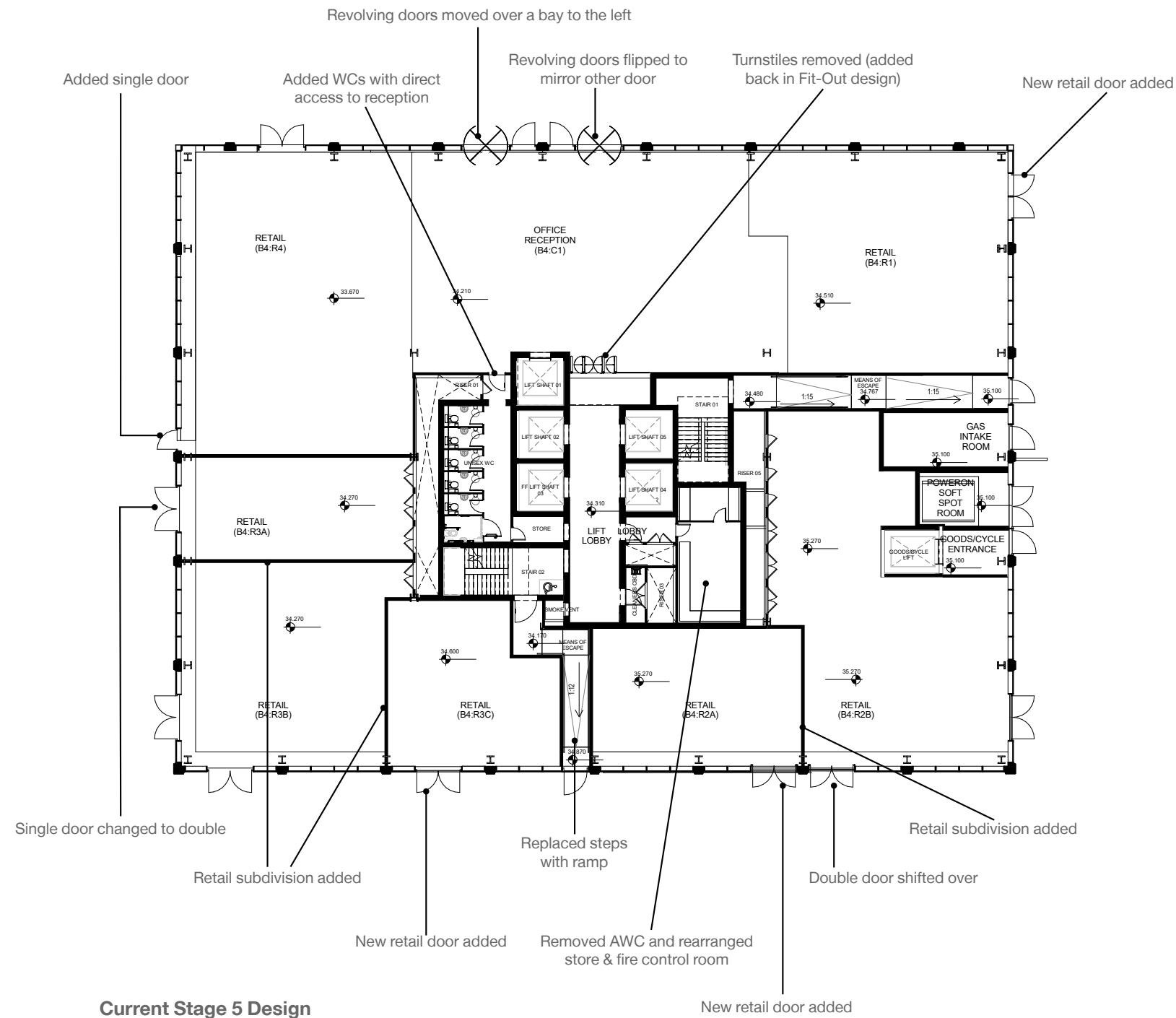
4.2 Planning Approved Drawing - Ground Floor



Planning Approved Design

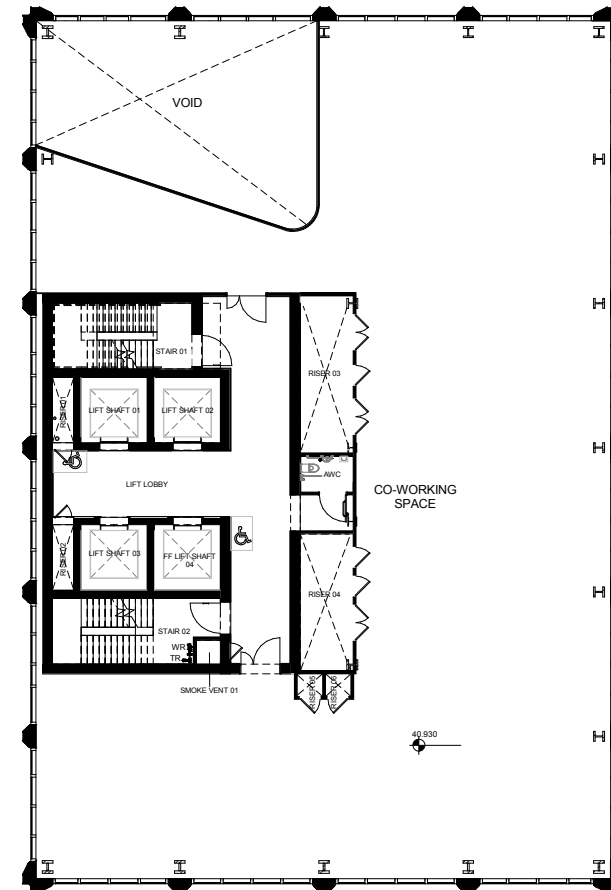
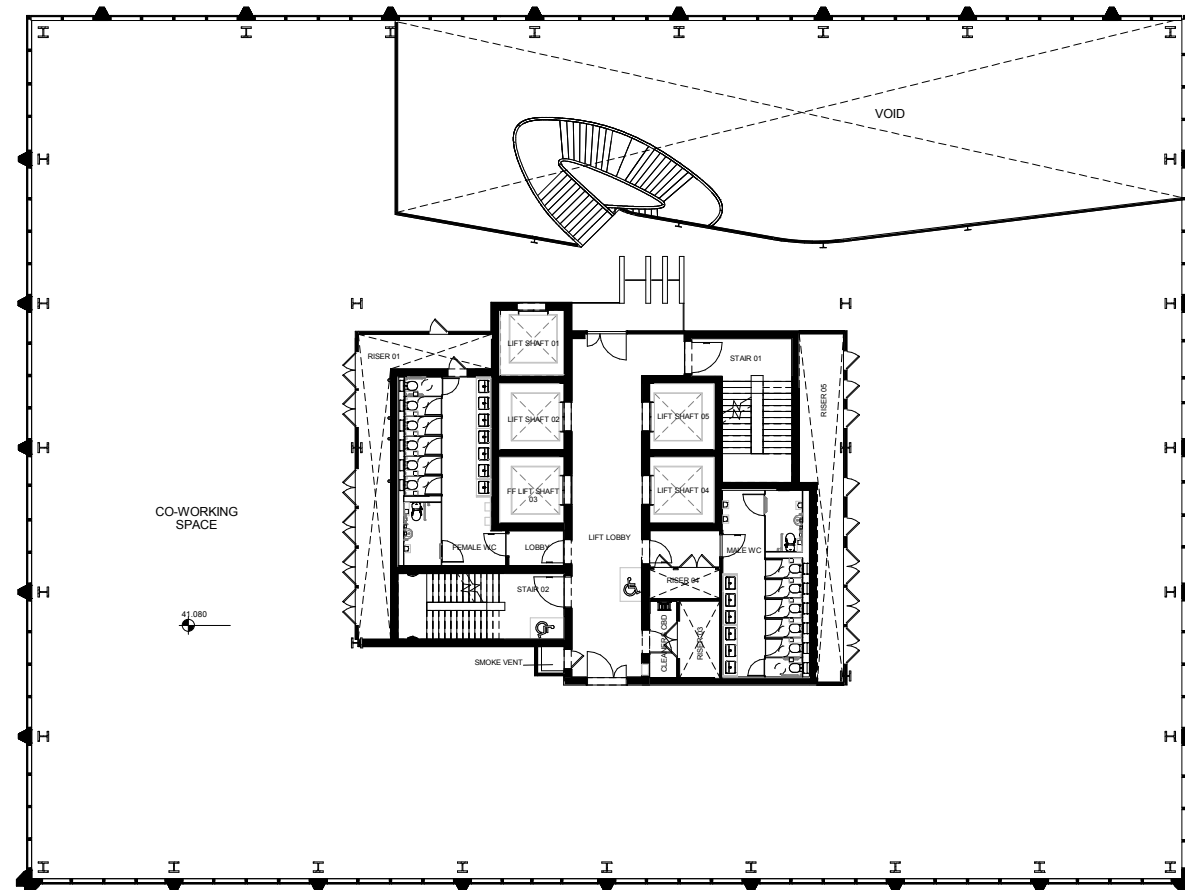
4.0 BUILDINGS 2&4

4.2 Stage 5 (Current) Drawing - Ground Floor



4.0 BUILDINGS 2&4

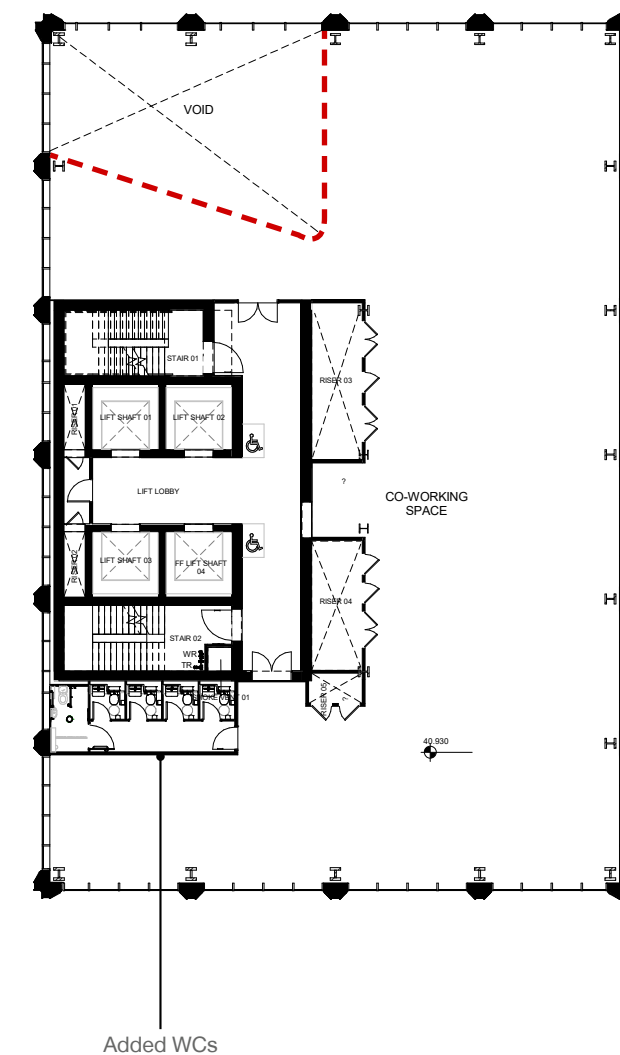
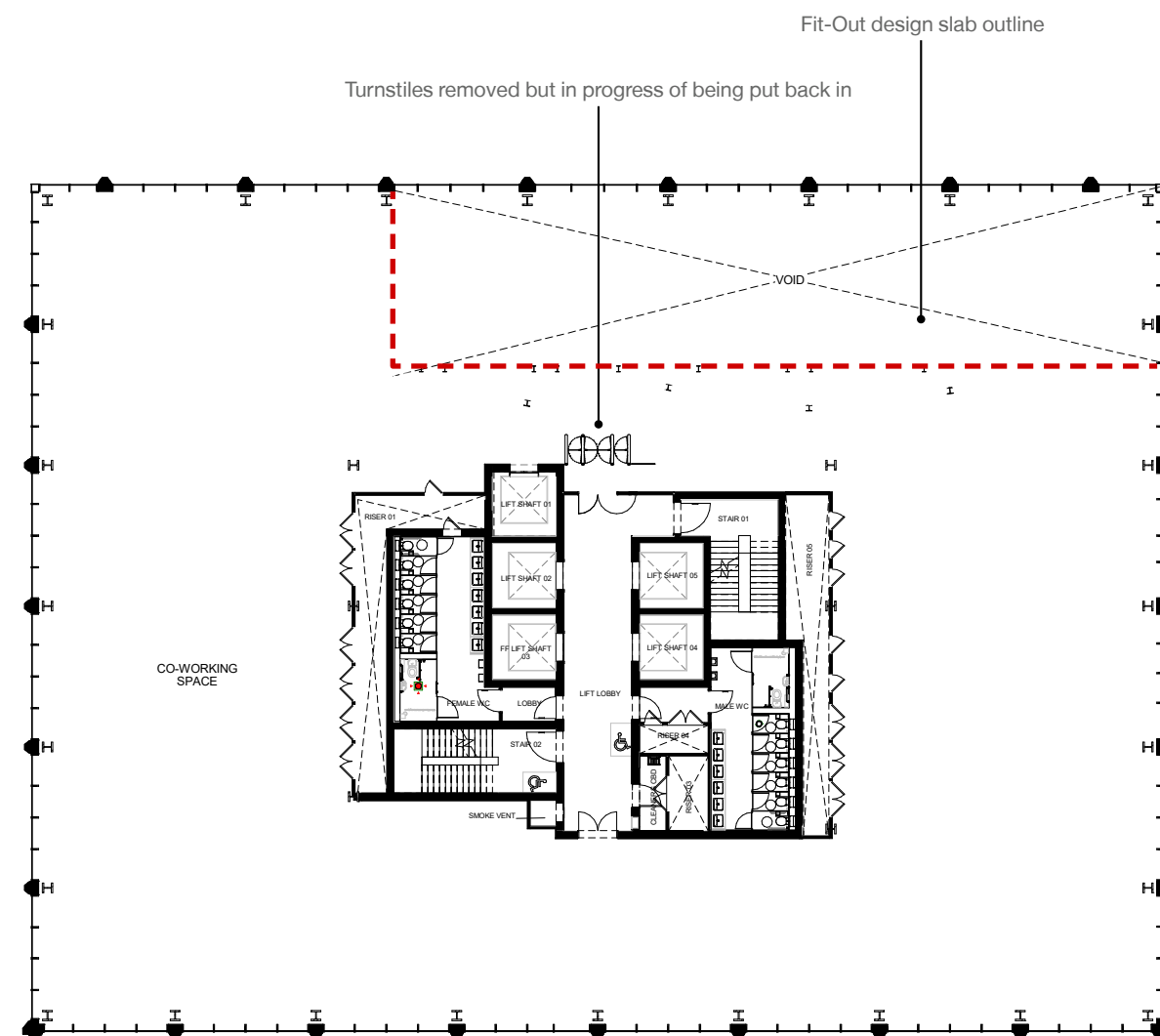
4.3 Planning Approved Drawing - First Floor



Planning Approved Design

4.0 BUILDINGS 2&4

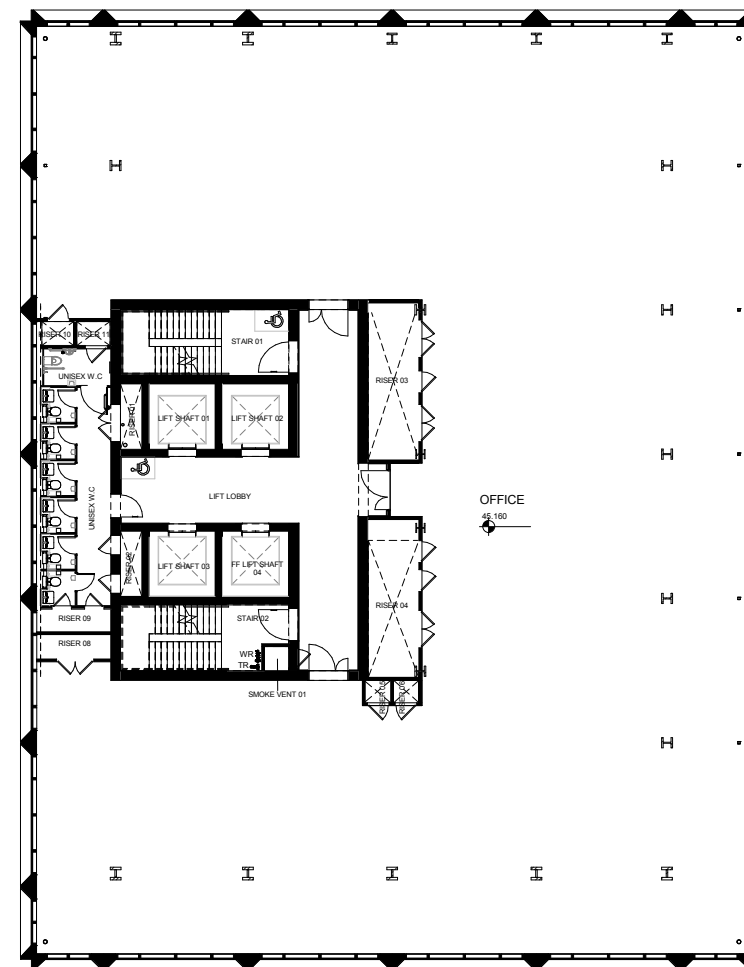
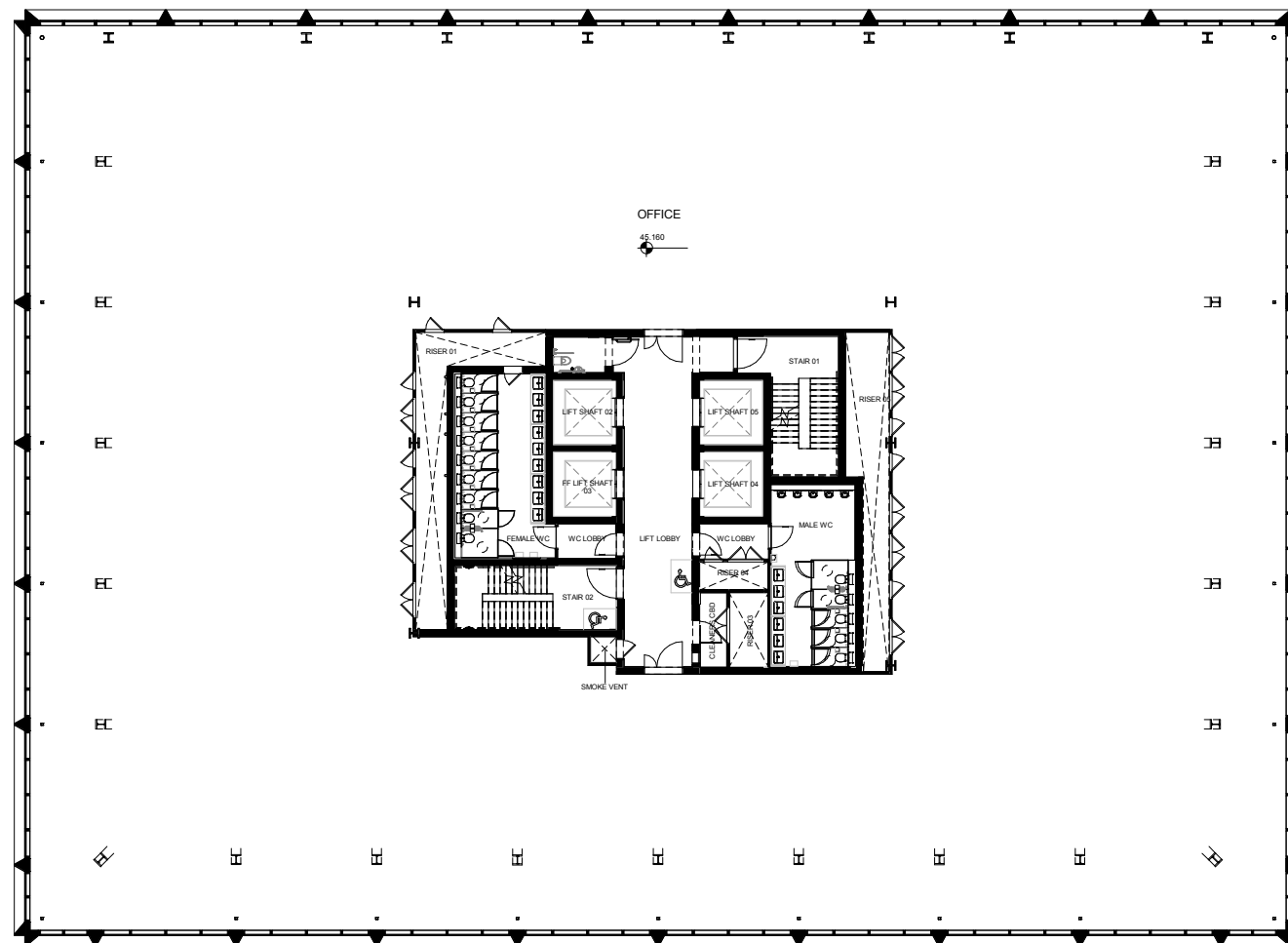
4.3 Stage 5 (Current) Drawing - First Floor



Current Stage 5 Design

4.0 BUILDINGS 2&4

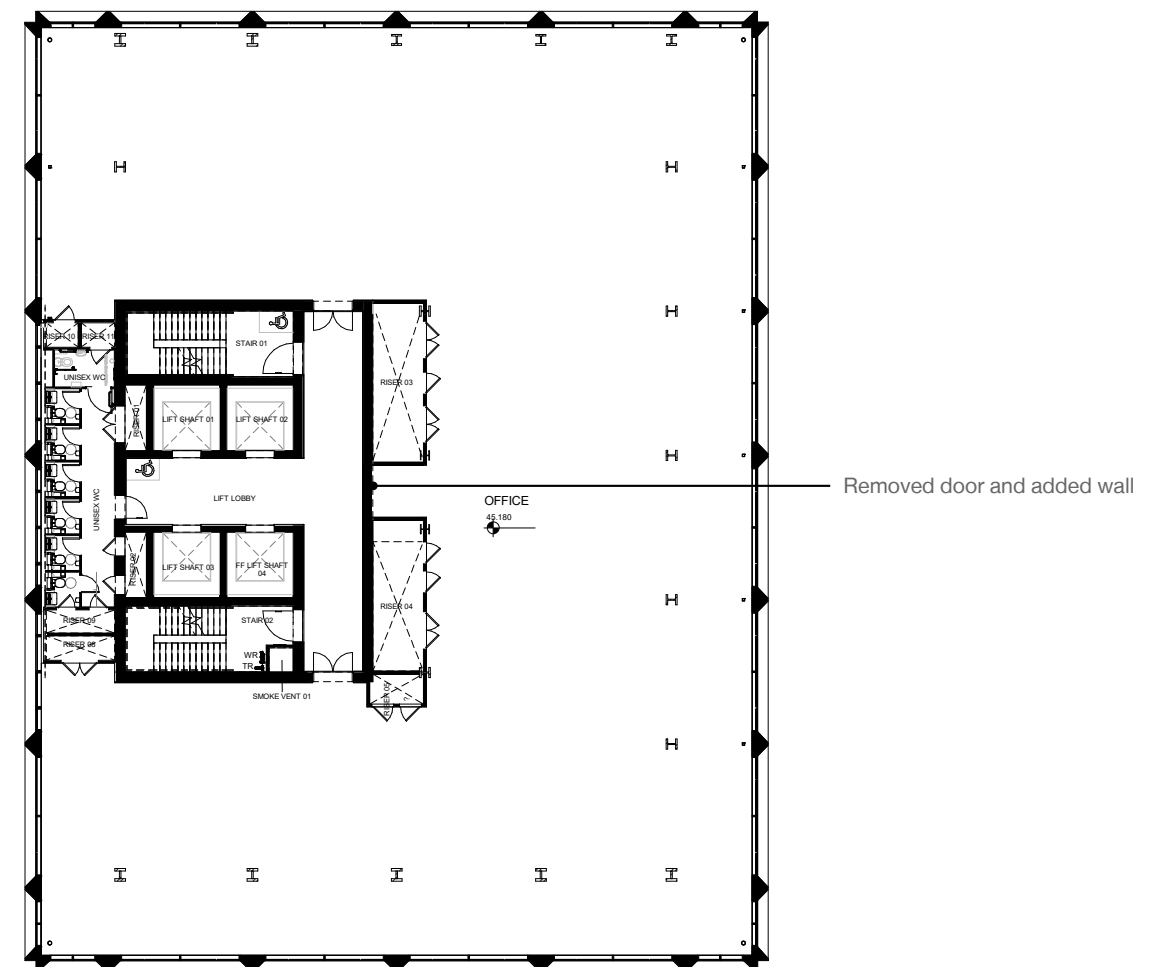
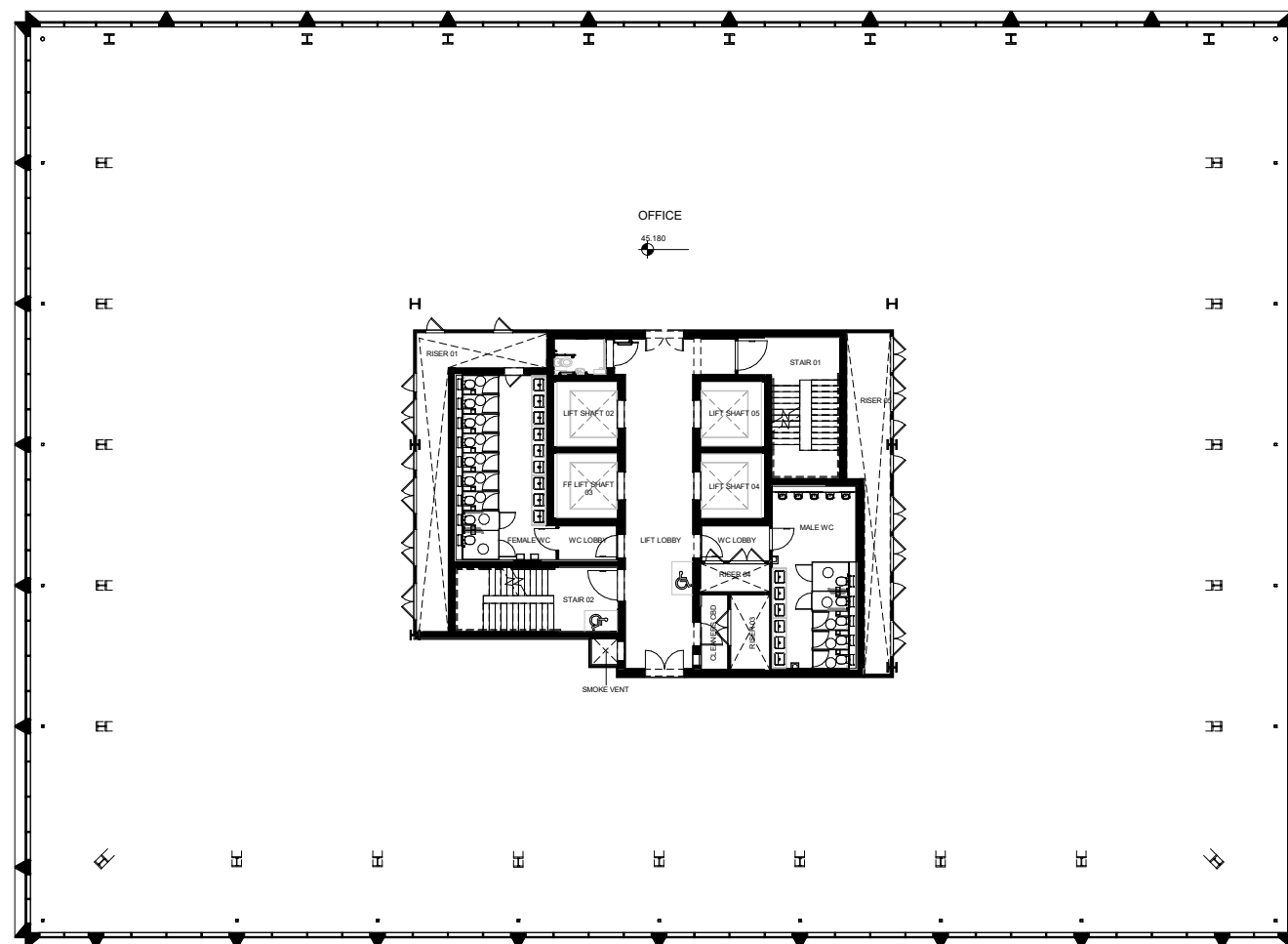
4.4 Planning Approved Drawing - Levels 2-4



Planning Approved Design

4.0 BUILDINGS 2&4

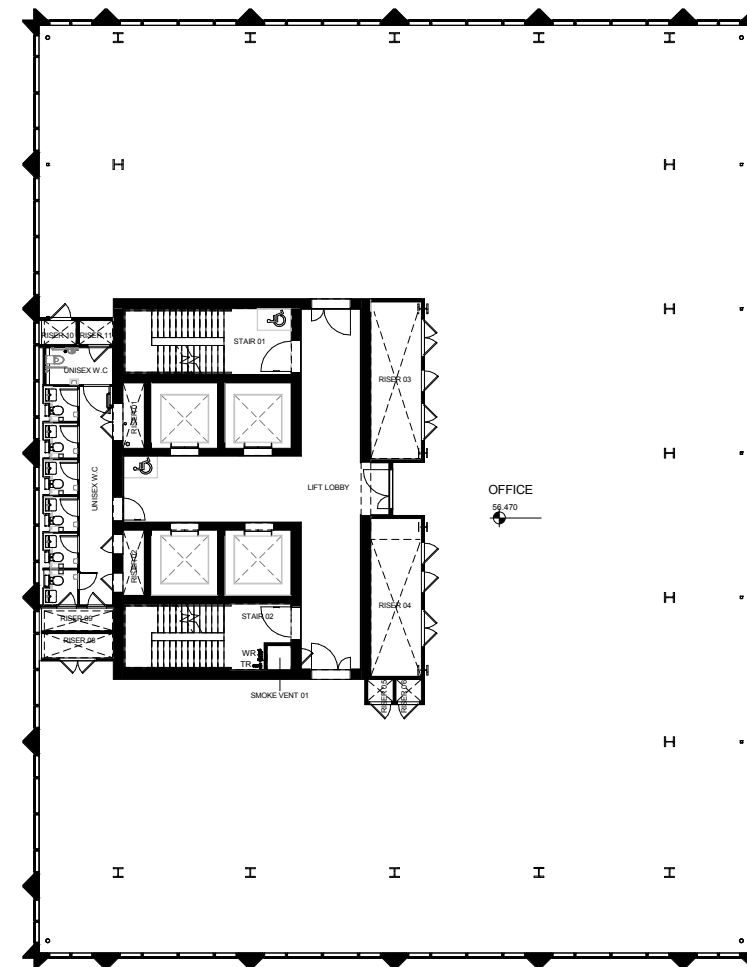
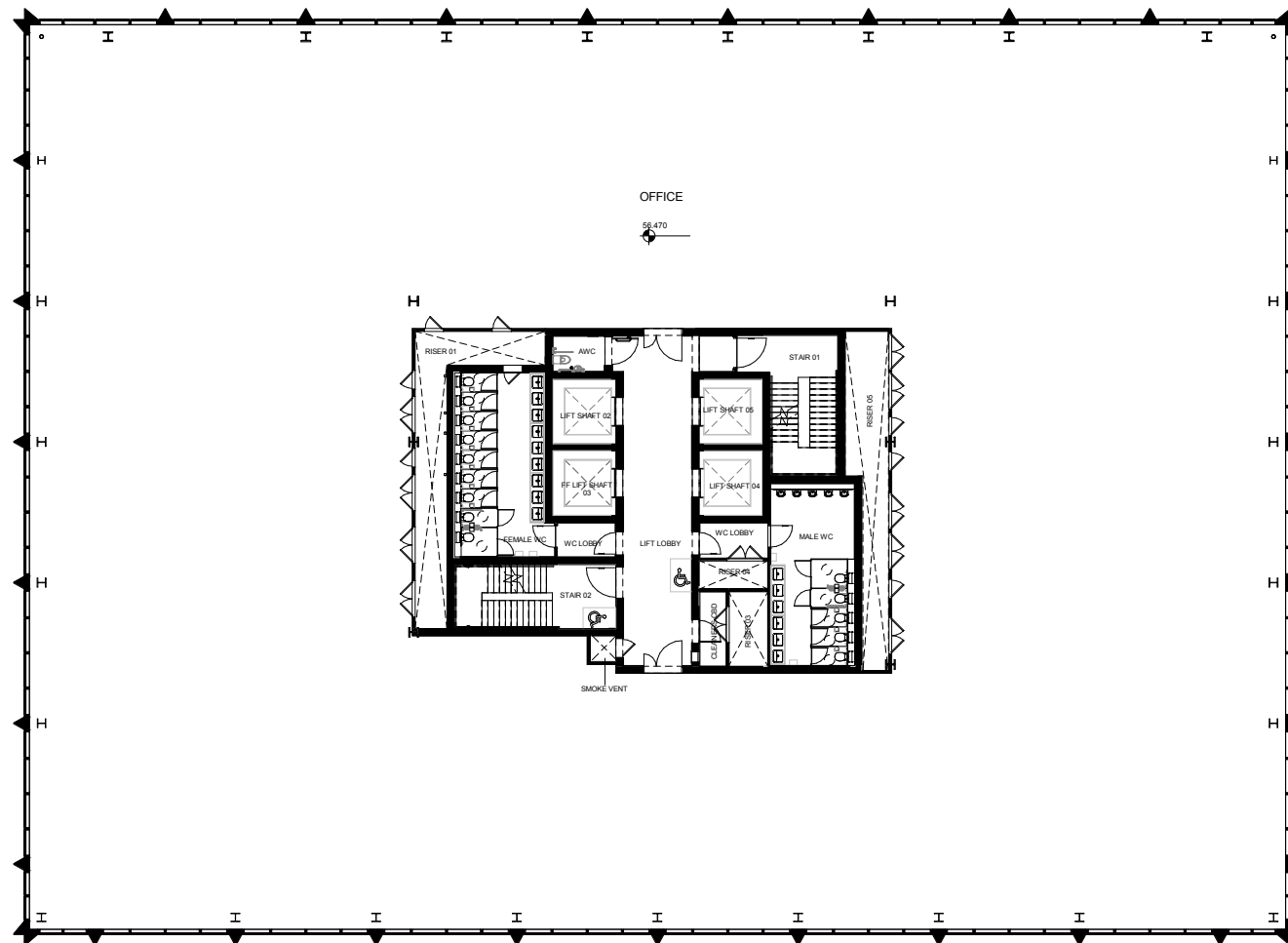
4.4 Stage 5 (Current) Drawing - Levels 2-4



Current Stage 5 Design

4.0 BUILDINGS 2&4

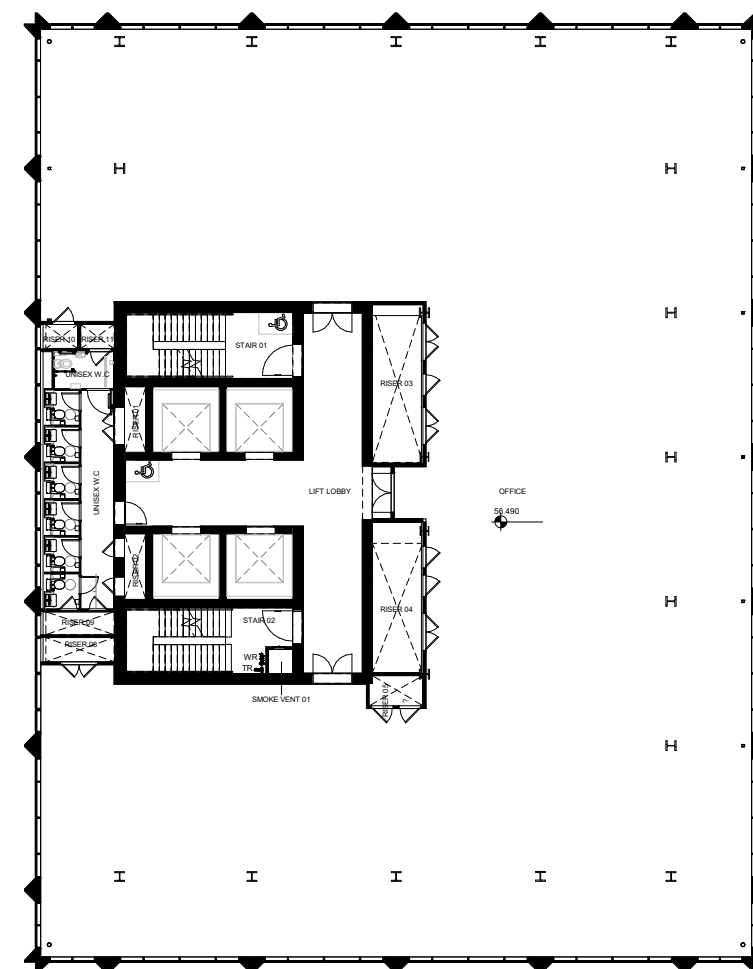
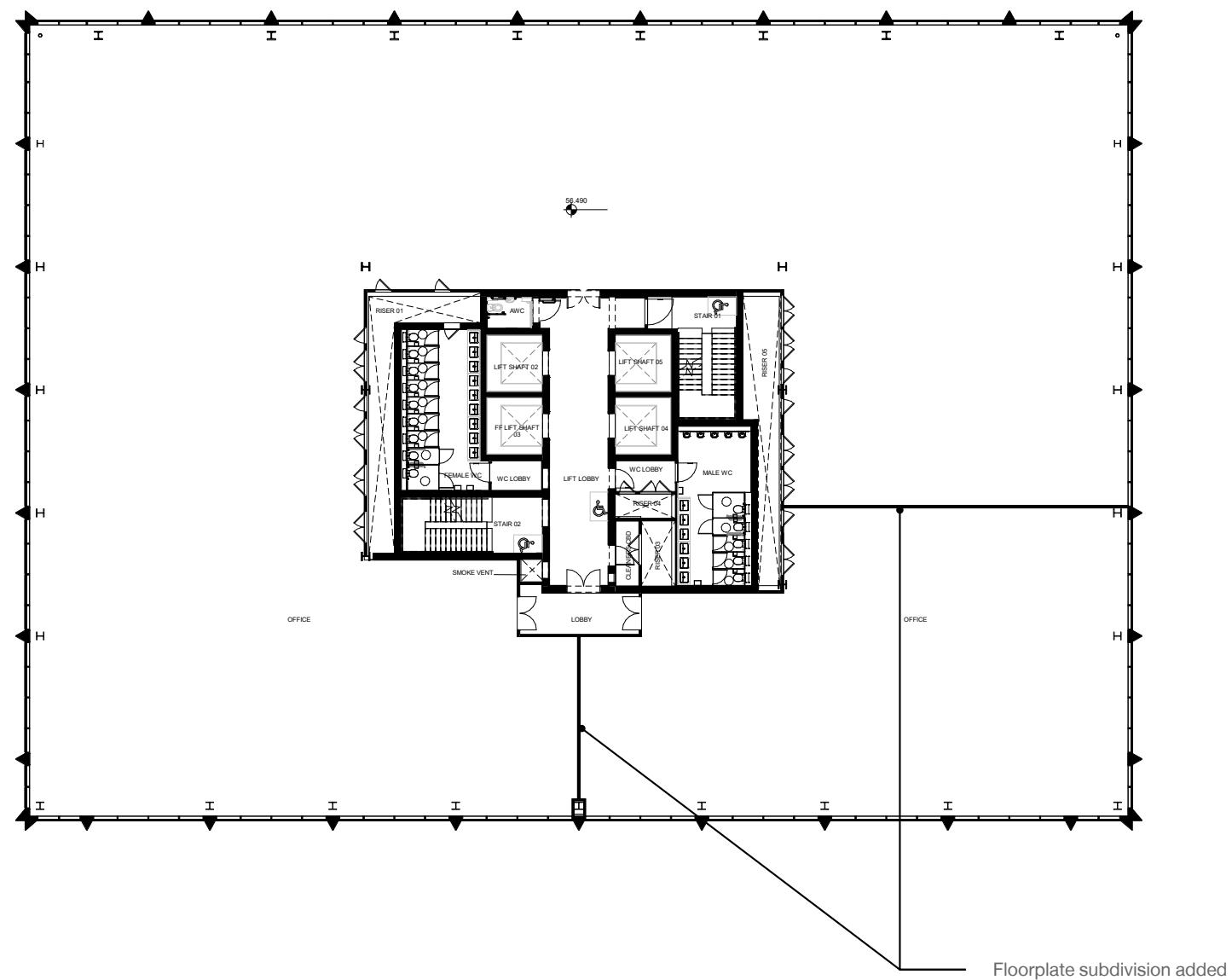
4.4 Planning Approved Drawing - Level 5



Planning Approved Design

4.0 BUILDINGS 2&4

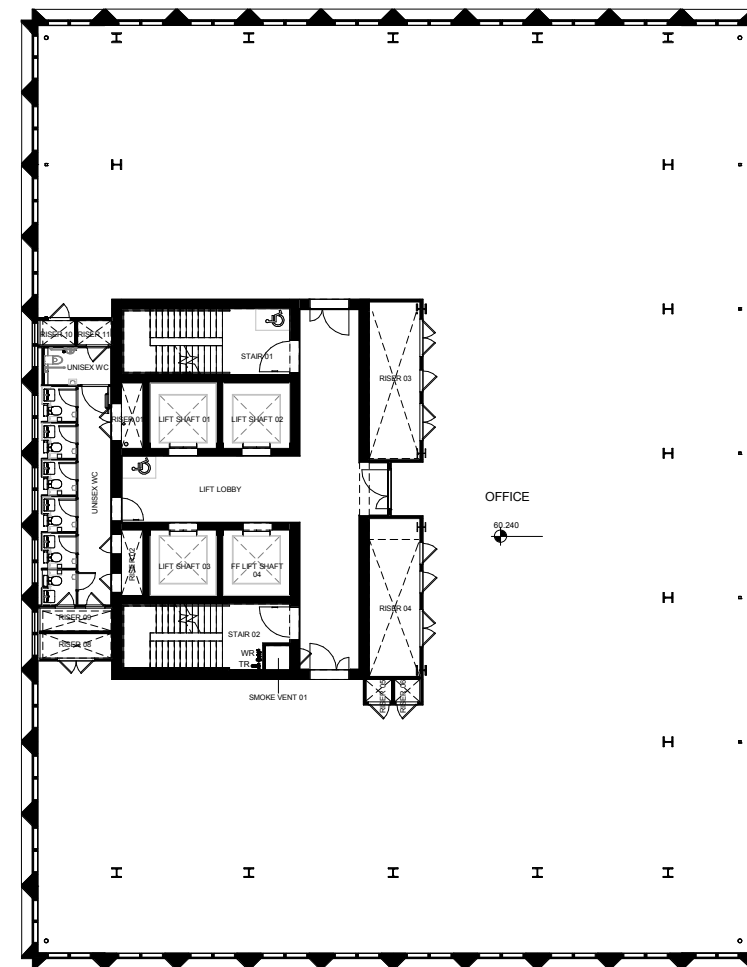
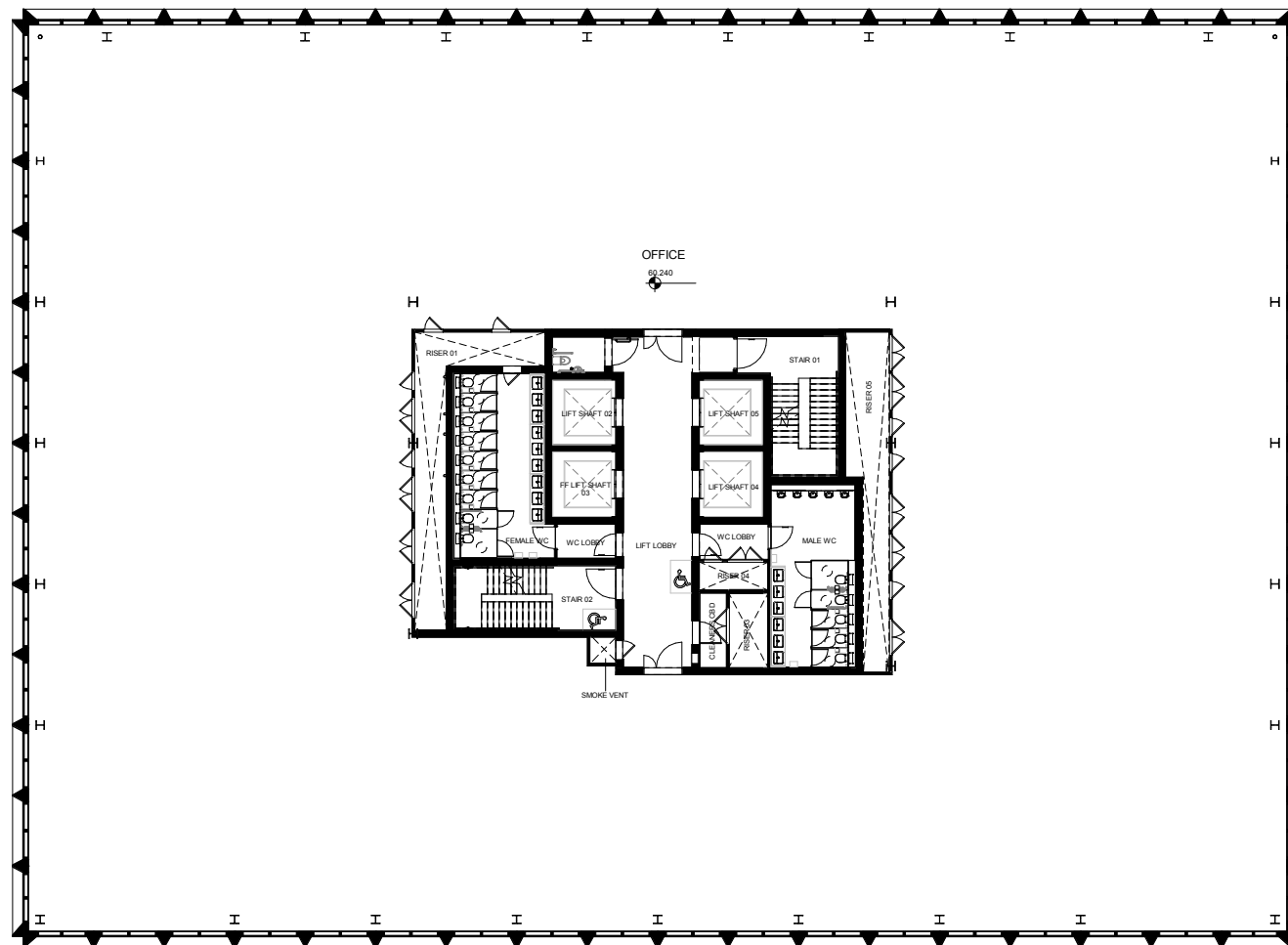
4.4 Stage 5 (Current) Drawing - Level 5



Current Stage 5 Design

4.0 BUILDINGS 2&4

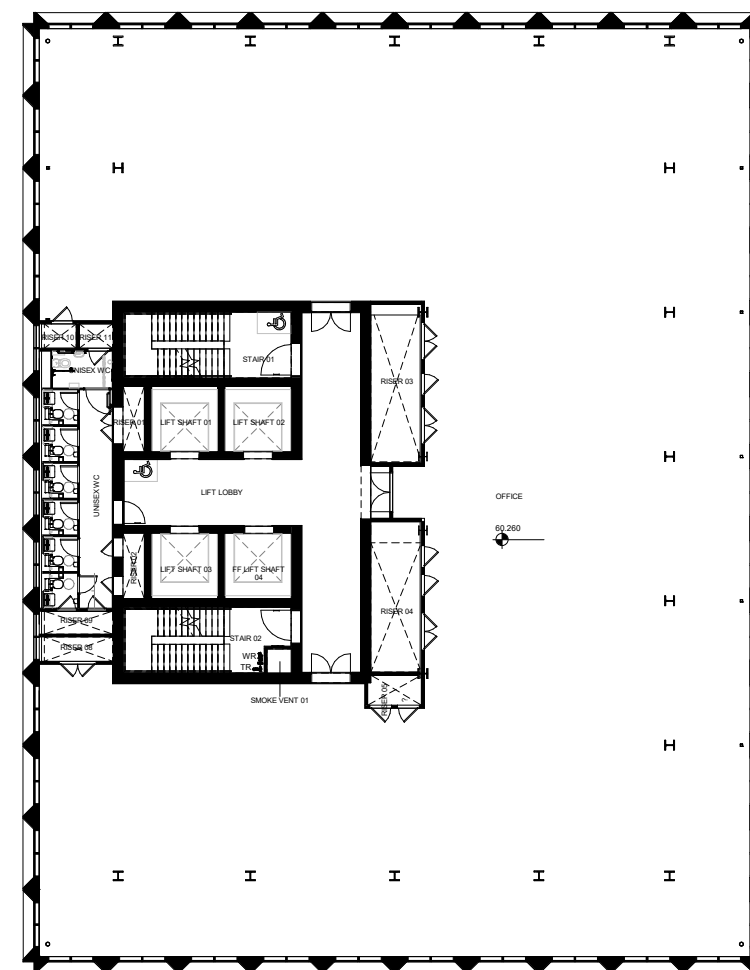
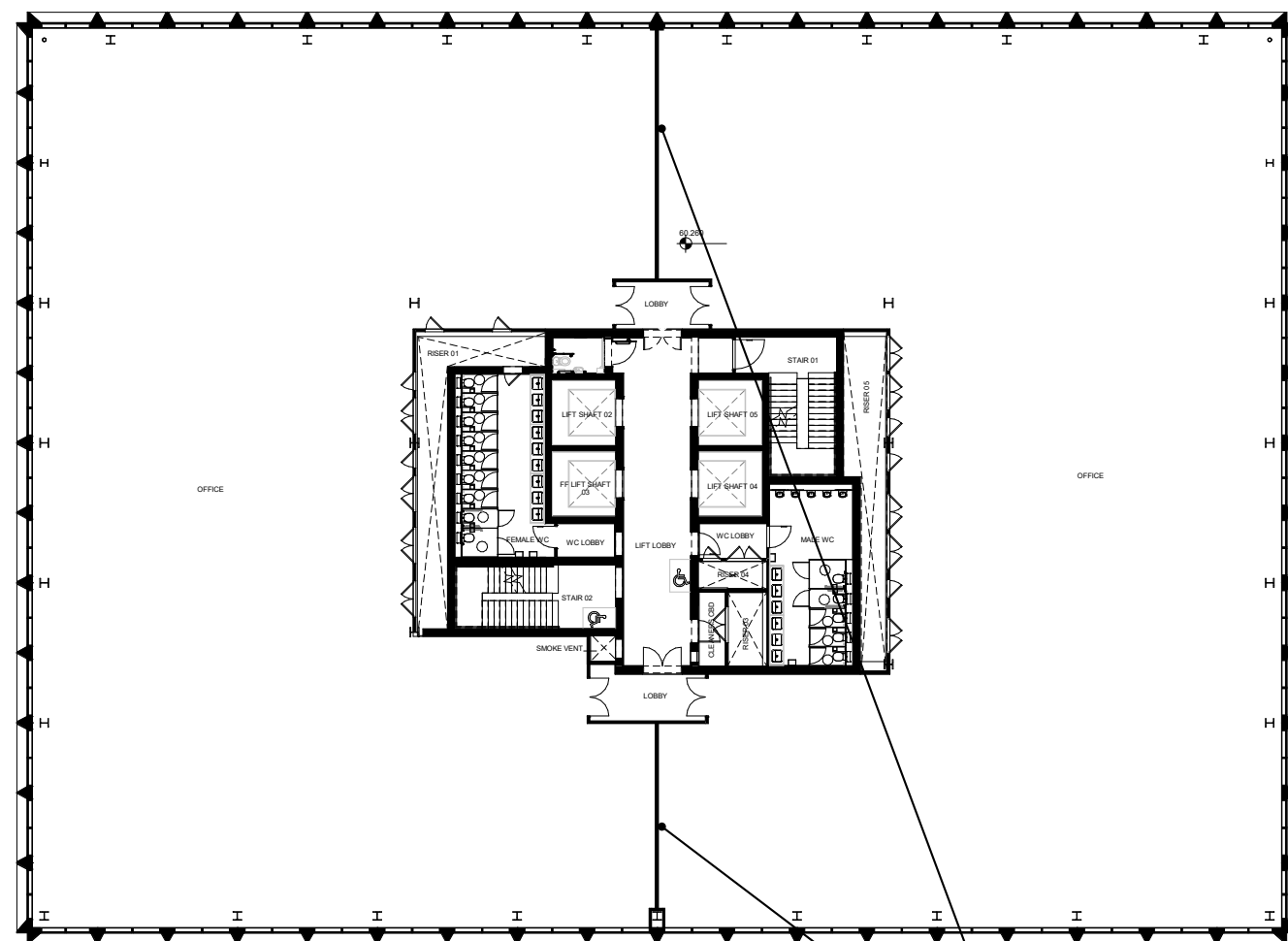
4.4 Planning Approved Drawing - Levels 6-11



Planning Approved Design

4.0 BUILDINGS 2&4

4.4 Stage 5 (Current) Drawing - Level 6

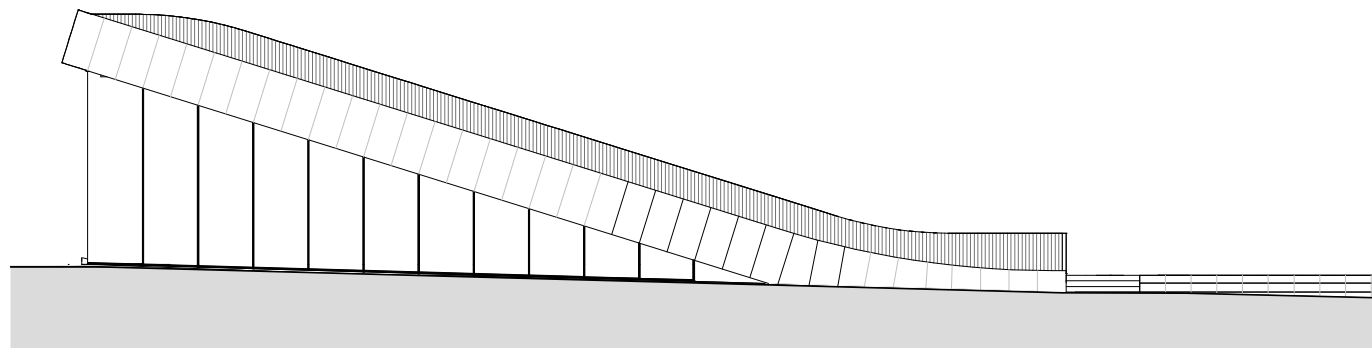


Floorplate subdivision added

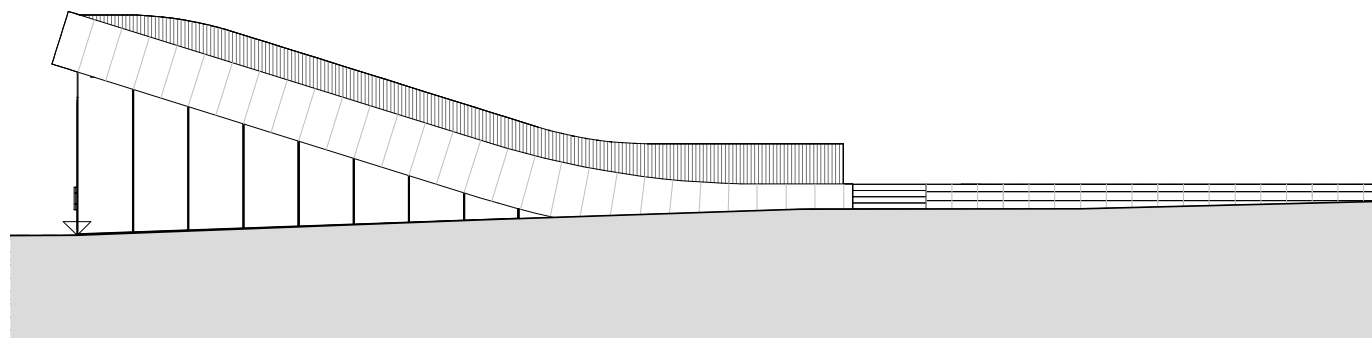
Current Stage 5 Design

5.0 BUILDING 3

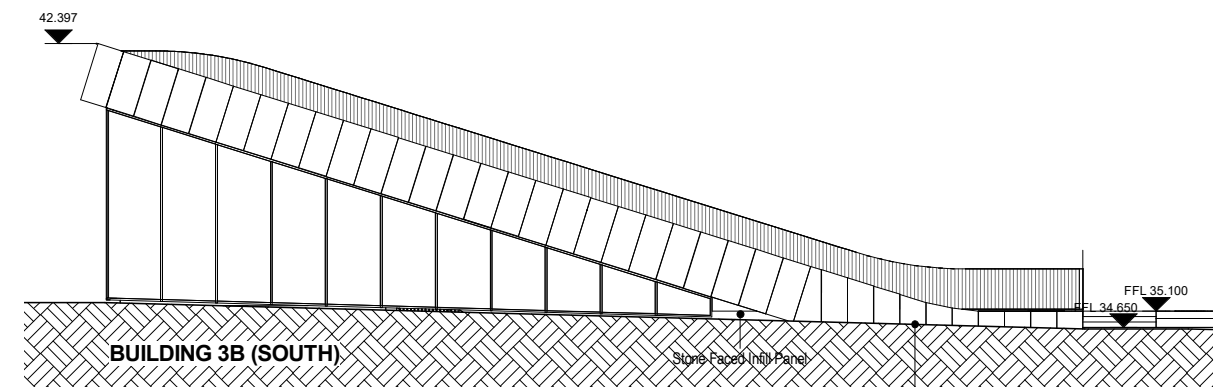
5.1 Fascia height - Elevations



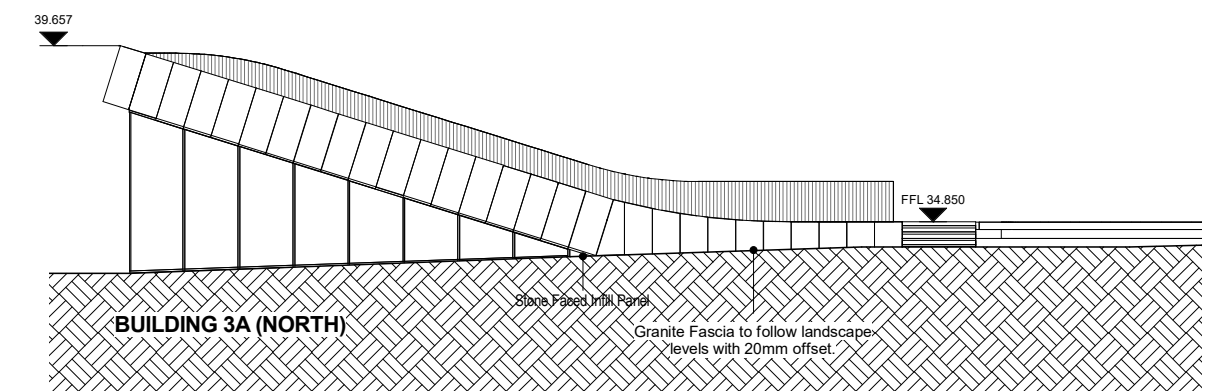
Building 3A
Approved Planning Design, Fascia top spot height: **42.316**
(East Elevation)



Building 3B
Approved Planning Design, Fascia top spot height: **39.546**
(West Elevation)



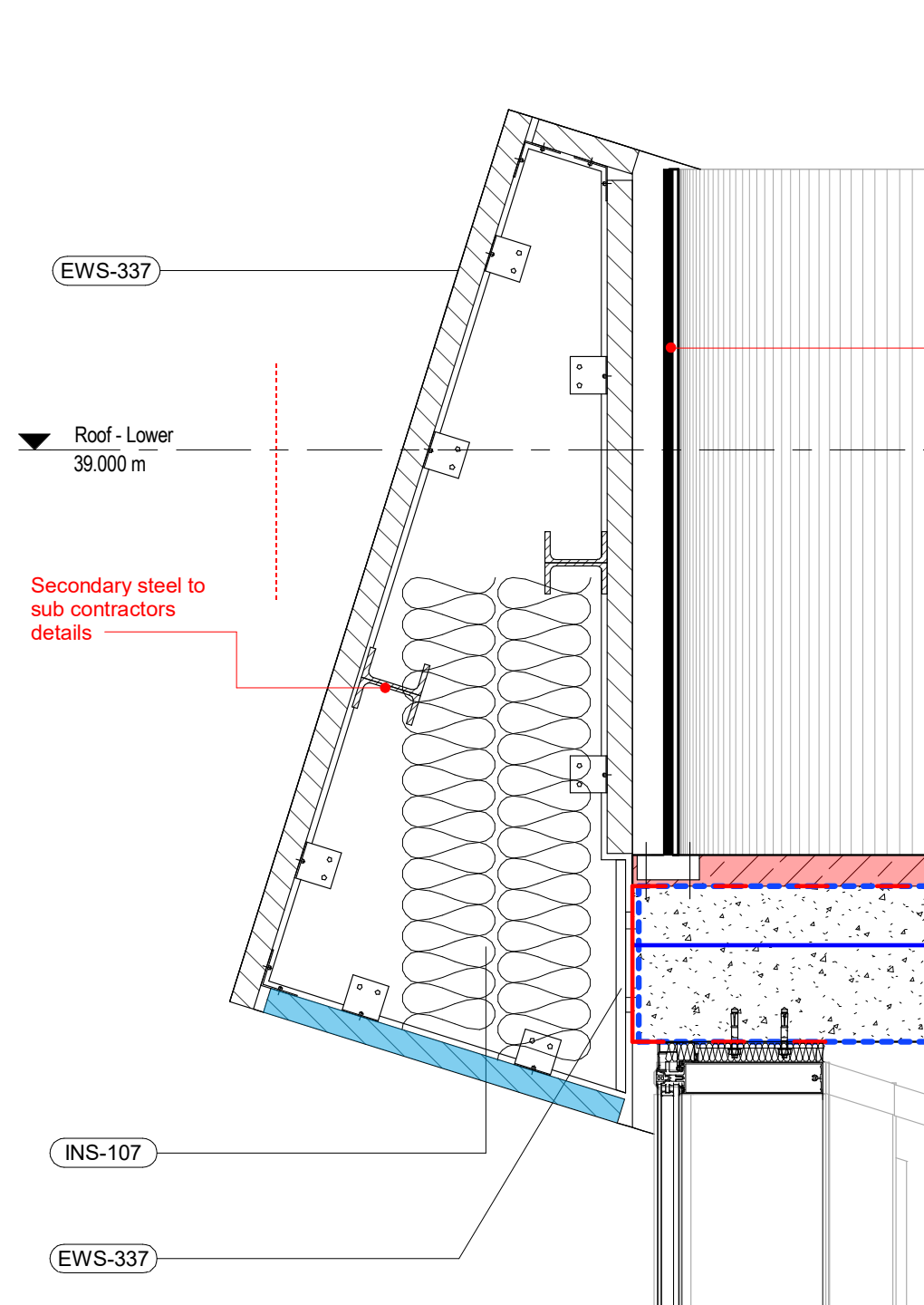
Building 3A
Stage 5 Design, Fascia top spot height: **42.397**
(East Elevation)



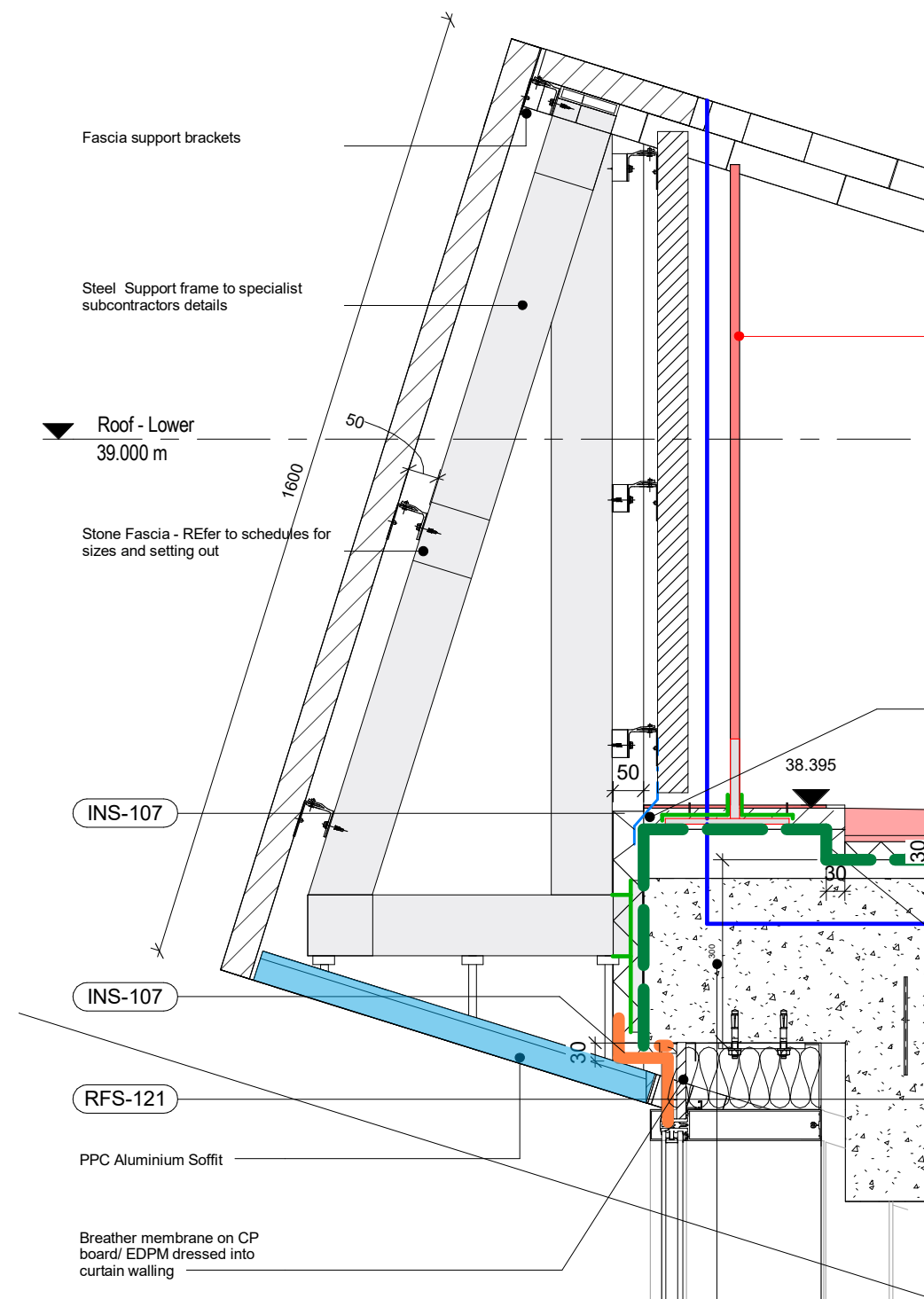
Building 3B
Stage 5 Design, Fascia top spot height: **39.657**
(West Elevation)

5.0 BUILDING 3

5.2 Soffit material - Detail



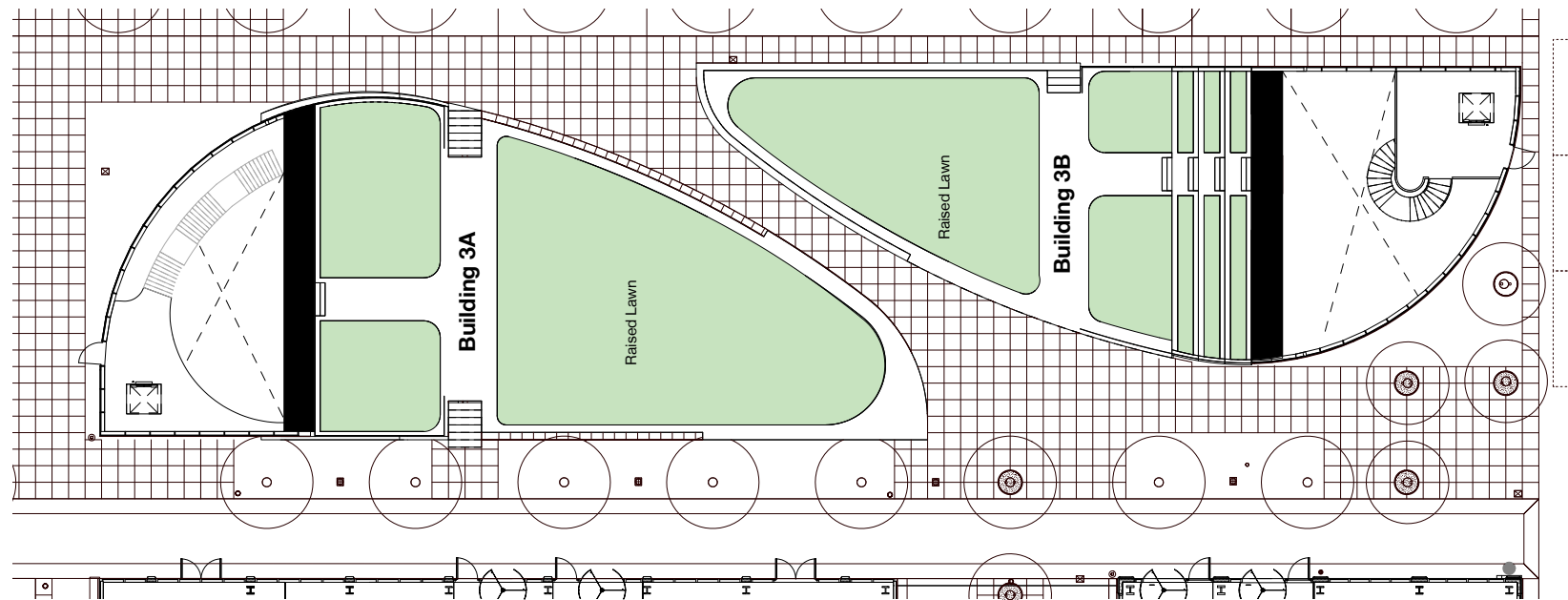
Approved Planning Design, Fascia Detail
(Stone soffit)



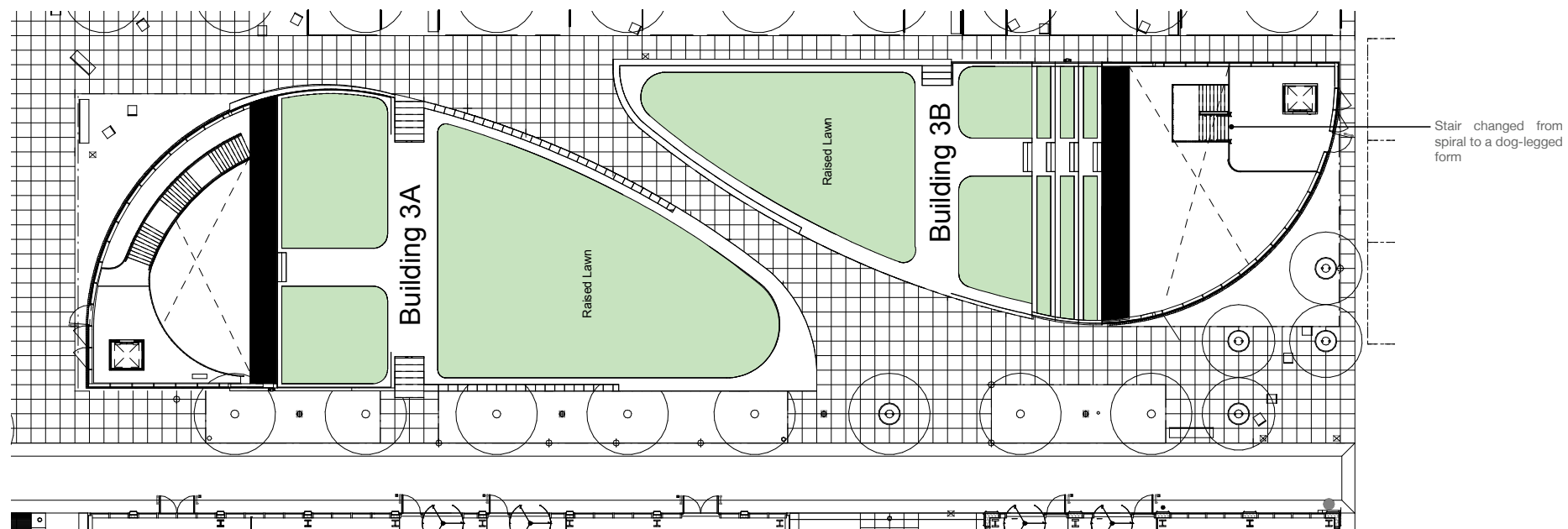
Stage 5 Design, Fascia Detail
(PPC aluminium soffit)

5.0 BUILDING 3

5.3 Staircase redesign - Ground floor plan



Planning Approved Design



Current Stage 5 Design

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