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ISLINGTON WHARF

DESIGN STATEMENT
REV 0
June 2020

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Prepared by: Billie Pritchard
Reviewed by: Jon Howarth, Mike Giblin

Contact Details:

Project Director: **Neil Adshead**
neil.adshead@ewa.co.uk
Lead Designer: **Mike Giblin**
mike.giblin@ewa.co.uk

Wellfield, Chester Road
Preston Brook
WA7 3BA
+44(0) 1928 752 200

www.ewa.co.uk



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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Islington Wharf apartment building comprises of 2 number residential blocks, Block A 10 story including ground and Block B 21 story including ground.

The original Planning permission for the development was granted in 2005 with the development being completed in 2008.

1.2 PROJECT SUMMARY

There is a total of 200 number apartments. 74 located in Block A and 126 located in Block B

As well as the residential use there are 6 commercial units located within the 2 lower floors of Block A facing onto Great Ancoats Street.

The 2 lower levels of both block also incorporate the main entrance to the south and parking/ ancillary space to the rear of the development.



1.3 PROJECT BRIEF

Since completion of the development there has been issues raised by the residence regarding overheating within in some of the apartments as well as water ingress relating to the floor spandrels glazing junctions.

Ellis Williams Architects have been asked by Laing O'Rourke to deliver a Planning application for their scope of works agreed with the development to rectify the issues above.

1.4 SCOPE OF PROPOSALS

A combination of solutions are being proposed by Laing O'Rourke to resolve the overheating and water ingress to the apartments.

1. Application of solar control film to windows as highlighted on the reference Elevation.
2. Ventilation increased by replacing existing fixed sections of glazing with additional opening lights
3. Vertical guarding introduced to areas to allow additional ventilation by increasing the extent of existing opening lights.
4. Additional mechanical extract ventilation provided to apartments where additional window openings is not possible.
5. Existing spandrels formed from glazing system to be replaced introducing new vertical section and panels to rectify water ingress issues at floor spandrels locations.

1.5 SUPPORTING INFORMATION

For further information refer to:

2212-EWA-ZZ-00-DR-A-00401_Location Plan

2212-EWA-A-ZZ-DR-A-00501_Block A Elevation A as existing
2212-EWA-A-ZZ-DR-A-00502_Block A Elevation B&D as existing
2212-EWA-A-ZZ-DR-A-00503_Block A Elevation C as existing

2212-EWA-B-ZZ-DR-A-00504_Block B Elevation A as existing
2212-EWA-B-ZZ-DR-A-00505_Block B Elevation B as existing
2212-EWA-B-ZZ-DR-A-00506_Block B Elevation C as existing
2212-EWA-B-ZZ-DR-A-00507_Block B Elevation D as existing

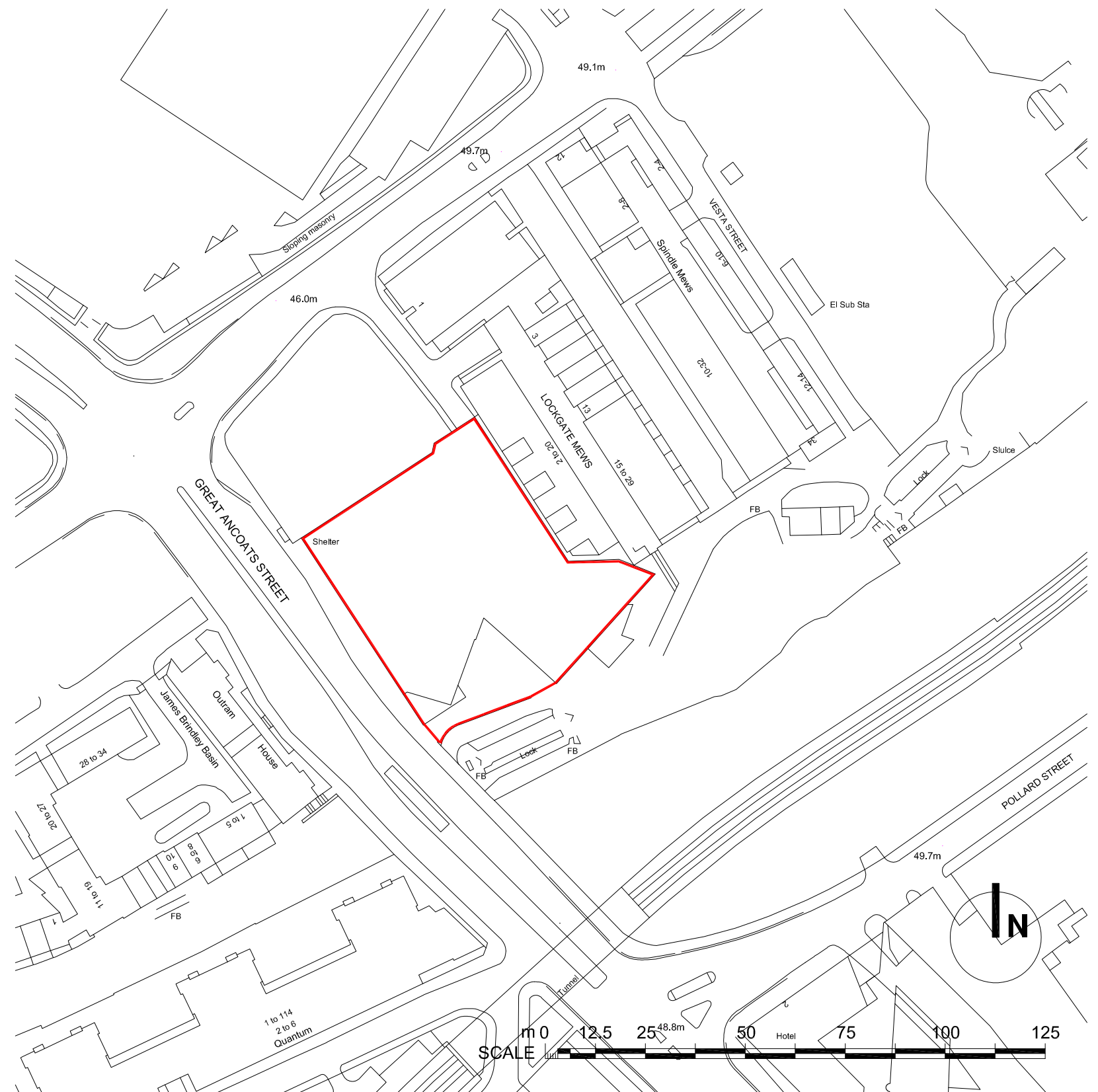
2212-EWA-A-ZZ-DR-A-10501_Block A Elevation A Reference
2212-EWA-A-ZZ-DR-A-10502_Block A Elevation A as proposed
2212-EWA-A-ZZ-DR-A-10503_Block A Elevation B&D Reference
2212-EWA-A-ZZ-DR-A-10504_Block A Elevation B&D as proposed
2212-EWA-A-ZZ-DR-A-10505_Block A Elevation C Reference
2212-EWA-A-ZZ-DR-A-10506_Block A Elevation C as proposed

2212-EWA-B-ZZ-DR-A-10511_Block B Elevation A Reference
2212-EWA-B-ZZ-DR-A-10512_Block B Elevation A as proposed
2212-EWA-B-ZZ-DR-A-10513_Block B Elevation B Reference
2212-EWA-B-ZZ-DR-A-10514_Block B Elevation B as proposed
2212-EWA-B-ZZ-DR-A-10515_Block B Elevation C Reference
2212-EWA-B-ZZ-DR-A-10516_Block B Elevation C as proposed
2212-EWA-B-ZZ-DR-A-10517_Block B Elevation D Reference
2212-EWA-B-ZZ-DR-A-10518_Block B Elevation D as proposed

2.0 ASSESSMENT

2.1 INTRODUCTION

Islington Wharf apartment building is located within the Great Ancoats area of Manchester, with the Ashton Canal and North Islington Park to the South, Great Ancoats Street to the west and Old Mill Street to the north



3.0 BLOCK A DESIGN PROPOSAL

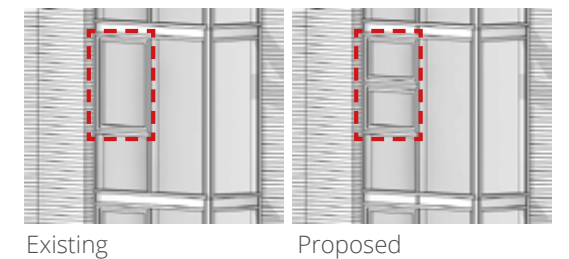
3.1 ELEVATION A

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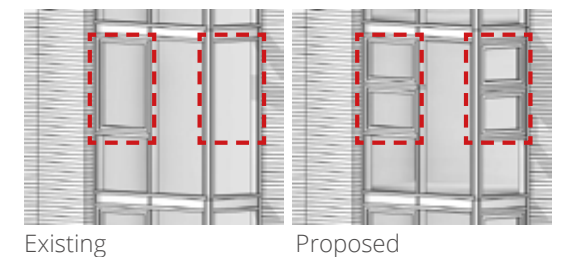
GLAZING ALTERATION TYPE 1

Ventilation increased by replacing existing windows within glazed screen with 2 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom window)



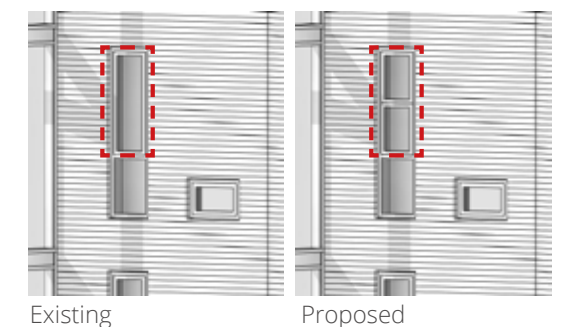
GLAZING ALTERATION TYPE 1A

Ventilation increased by replacing existing windows within glazed screen with 2 new stacked opening windows & Replace existing fixed glazing to screen return with 2 stacked opening windows. (300mm opening to top windows & 100mm opening to bottom windows)



GLAZING ALTERATION TYPE 2

Ventilation increased by replacing existing windows with 2 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom window)

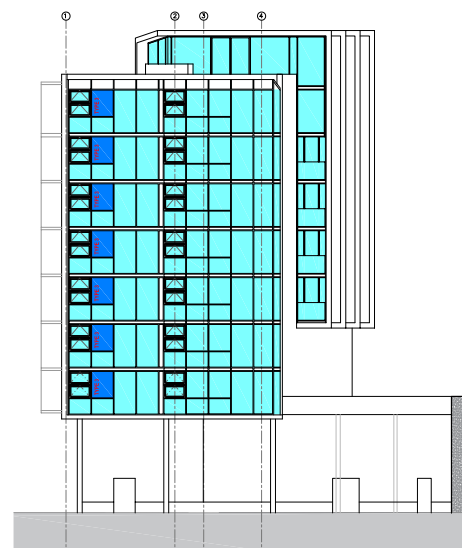


- Existing section of glazing replaced with new
- Film applied to existing double glazing units

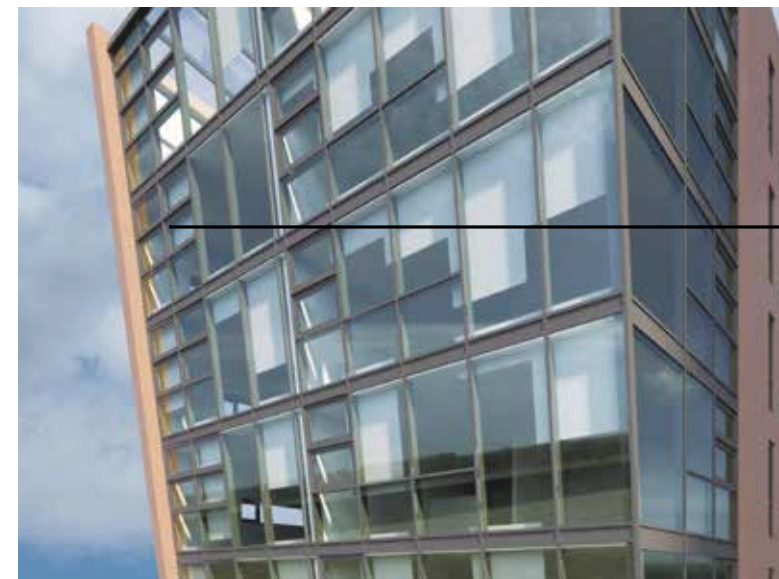
3.0 BLOCK A DESIGN PROPOSAL

3.2 ELEVATION B&D

...

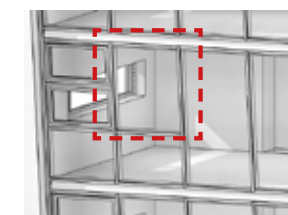


- Existing section of glazing replaced with new
- Film applied to existing double glazing units

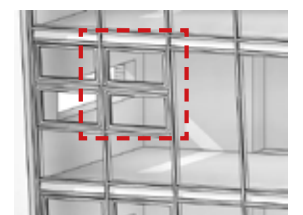


GLAZING ALTERATION TYPE 3

Ventilation increased by replacing existing section of fixed glazing within screen with 2 new stacked opening windows. (300mm opening to top windows & 100mm opening to bottom windows)



Existing



Proposed



3.0 BLOCK A DESIGN PROPOSAL

3.3 ELEVATION C

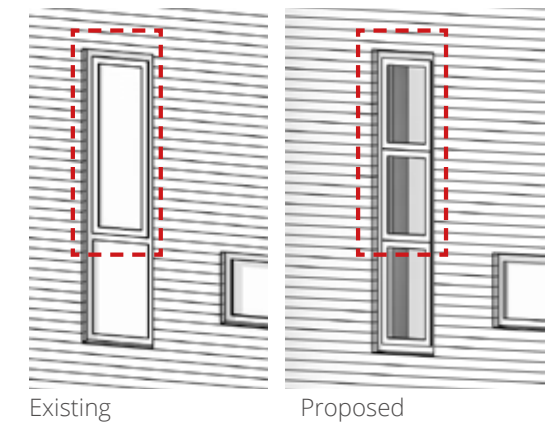
...



- Existing section of glazing replaced with new
- Film applied to existing double glazing units
- Apartment requiring additional mechanical extract ventilation

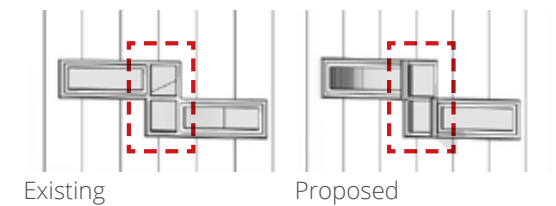
GLAZING ALTERATION TYPE 4

Ventilation increased by replacing existing windows with 3 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom 2 windows)



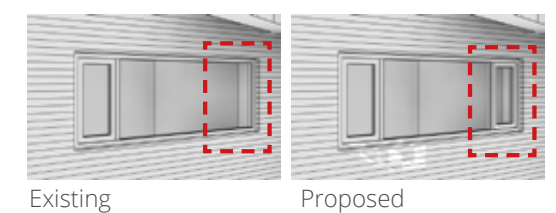
GLAZING ALTERATION TYPE X2

Ventilation increased by replacing restrictors allowing opening windows to open 100mm past external wall face. Vertical guarding installed to protect increase opening to window sides.



GLAZING ALTERATION TYPE M

Ventilation increased by replacing existing fixed window with new opening window.



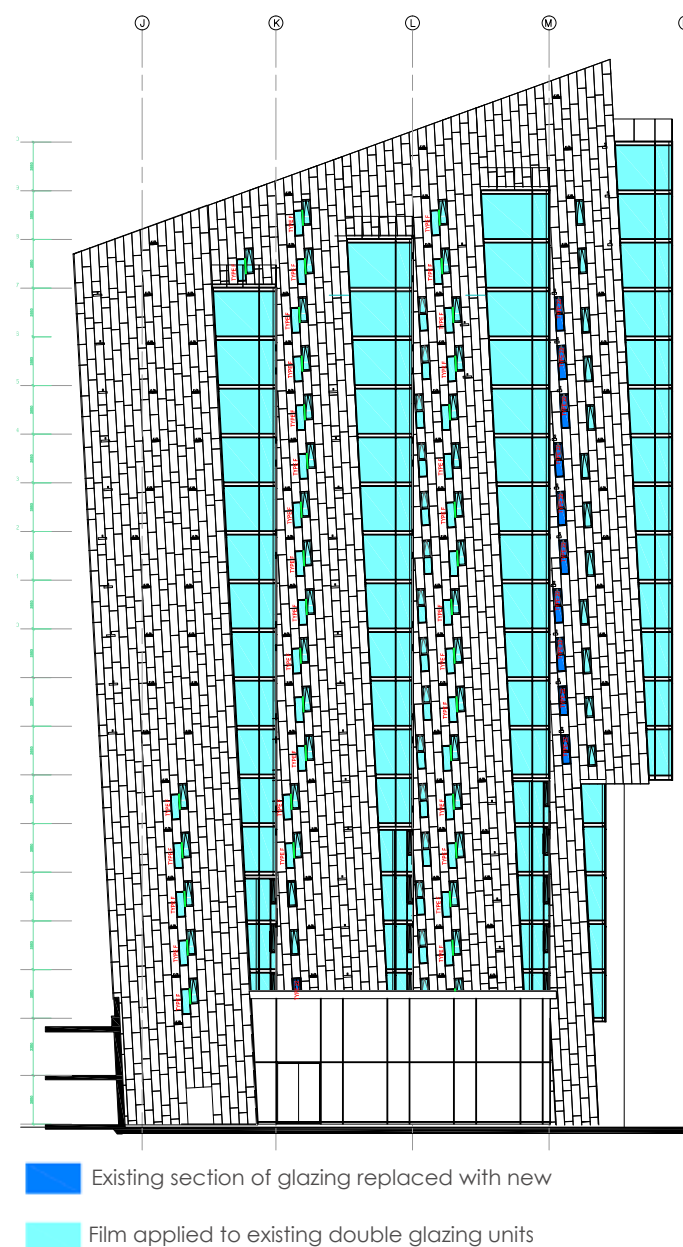
GLAZING ALTERATION TYPE H,P,Q & R

Ventilation increased by replacing existing fixed section of window to allow additional new opening window.

4.0 BLOCK B DESIGN PROPOSAL

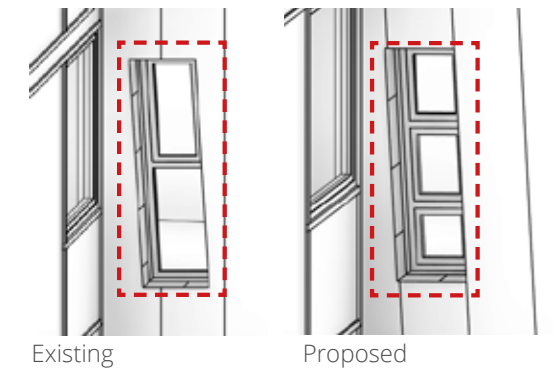
4.1 ELEVATION A

...



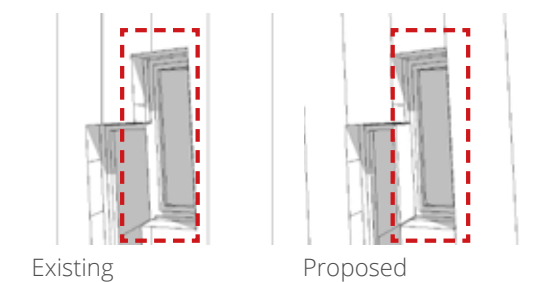
GLAZING ALTERATION TYPE 22

Ventilation increased by replacing existing windows with 3 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom 2 windows)



GLAZING ALTERATION TYPE F

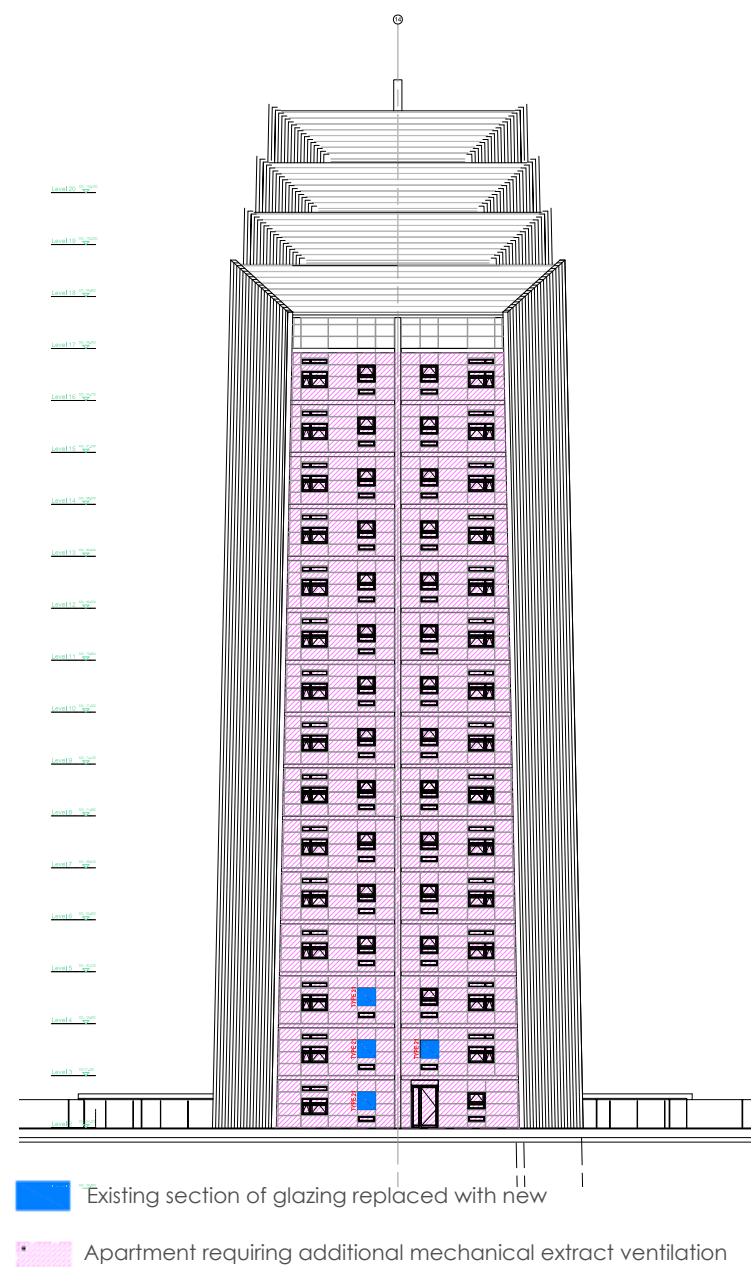
Ventilation increased by replacing restrictors allowing opening windows to open 100mm past external wall face. Vertical guarding installed to protect increase opening to window sides.



4.0 BLOCK B DESIGN PROPOSAL

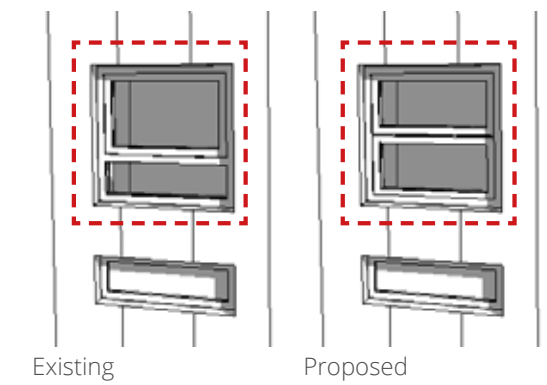
4.2 ELEVATION B

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GLAZING ALTERATION TYPE 21

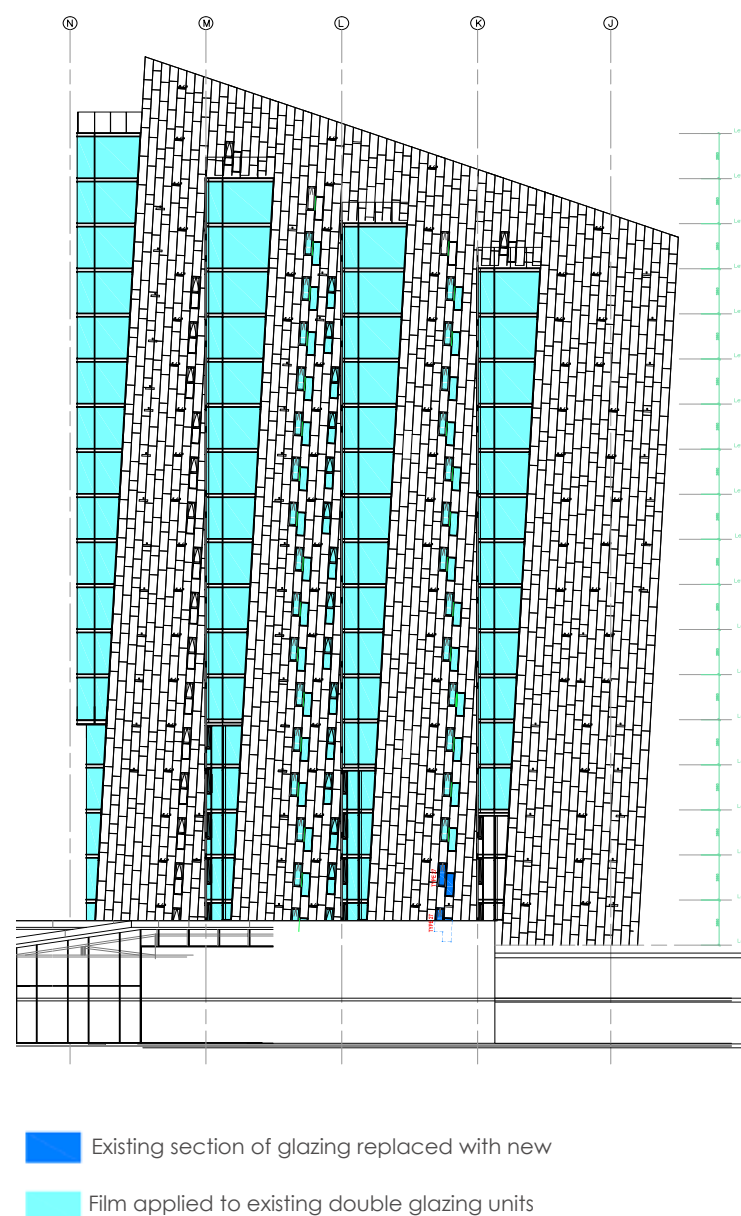
Ventilation increased by replacing existing windows with 2 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom window)



4.0 BLOCK B DESIGN PROPOSAL

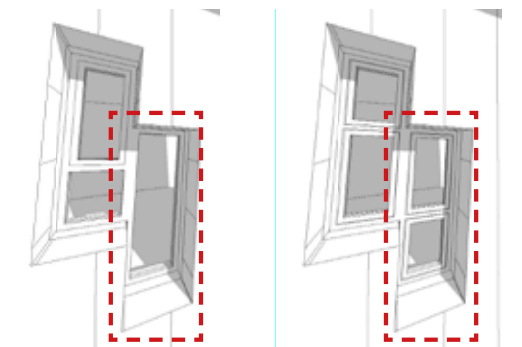
4.4 ELEVATION C

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GLAZING ALTERATION TYPE 27

Ventilation increased by replacing window with 2 no. double stacked opening windows.

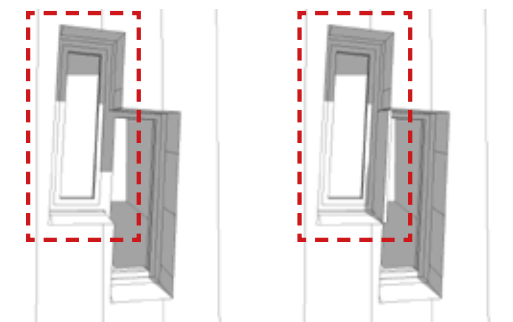


Existing

Proposed

GLAZING ALTERATION TYPE G

Ventilation increased by replacing restrictors allowing opening windows to open 100mm past external wall face. Vertical guarding installed to protect increase opening to window sides.



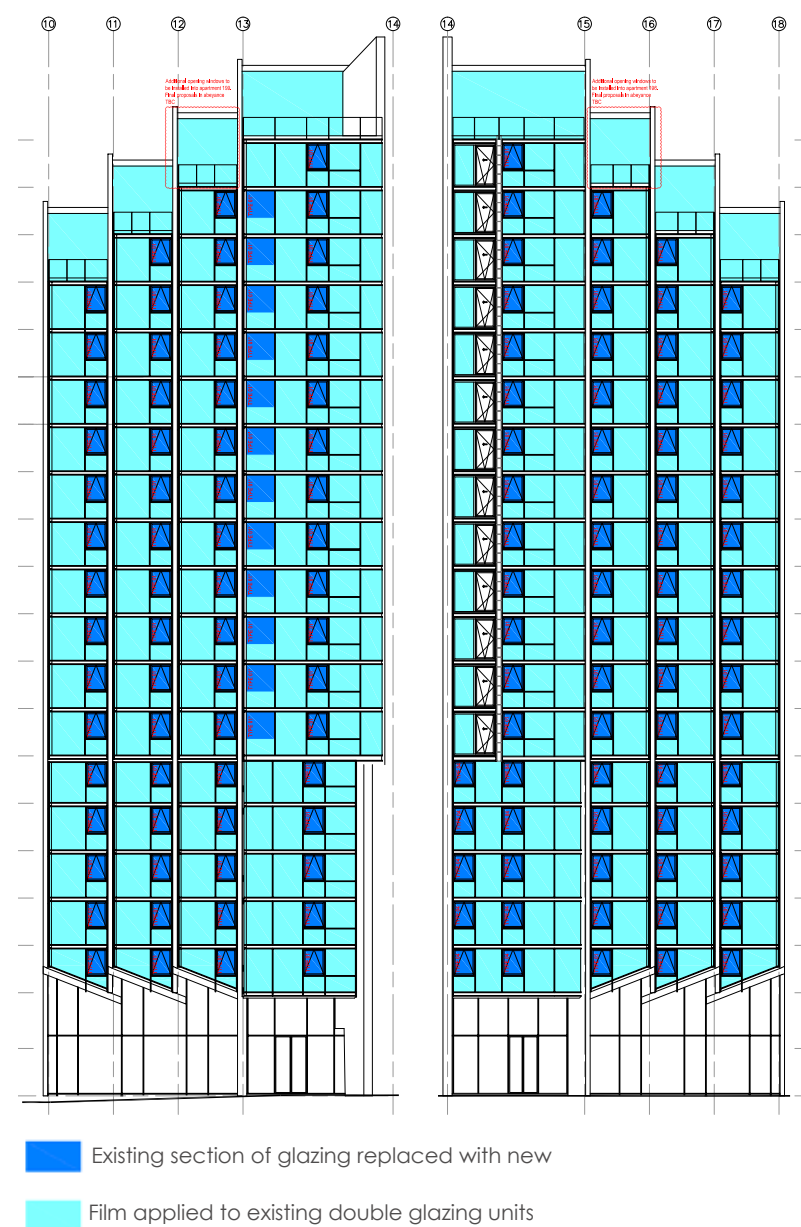
Existing

Proposed

4.0 BLOCK B DESIGN PROPOSAL

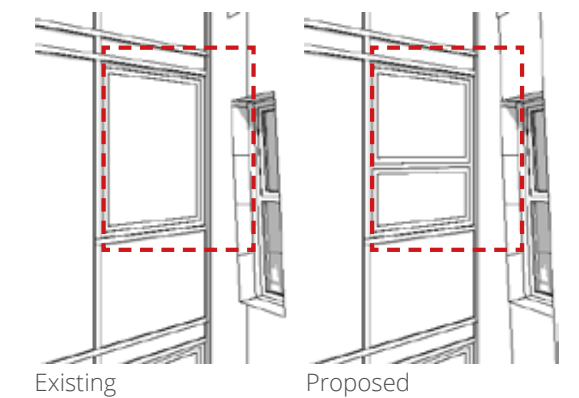
4.5 ELEVATION D

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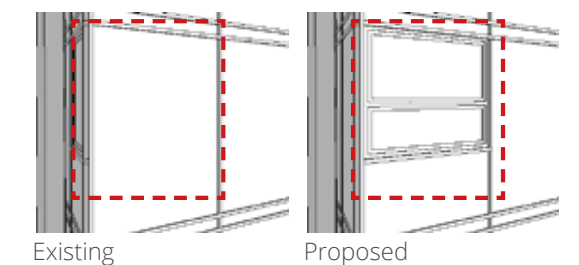
GLAZING ALTERATION TYPE 01/04

Ventilation increased by replacing existing windows within glazed screen with 2 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom window)



GLAZING ALTERATION TYPE 01*

Ventilation increased by replacing existing windows within glazed screen with 2 new stacked top hung opening windows. (300mm opening to top window & 100mm opening to bottom window)



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



EXISTING



PROPOSED



PROPOSED

