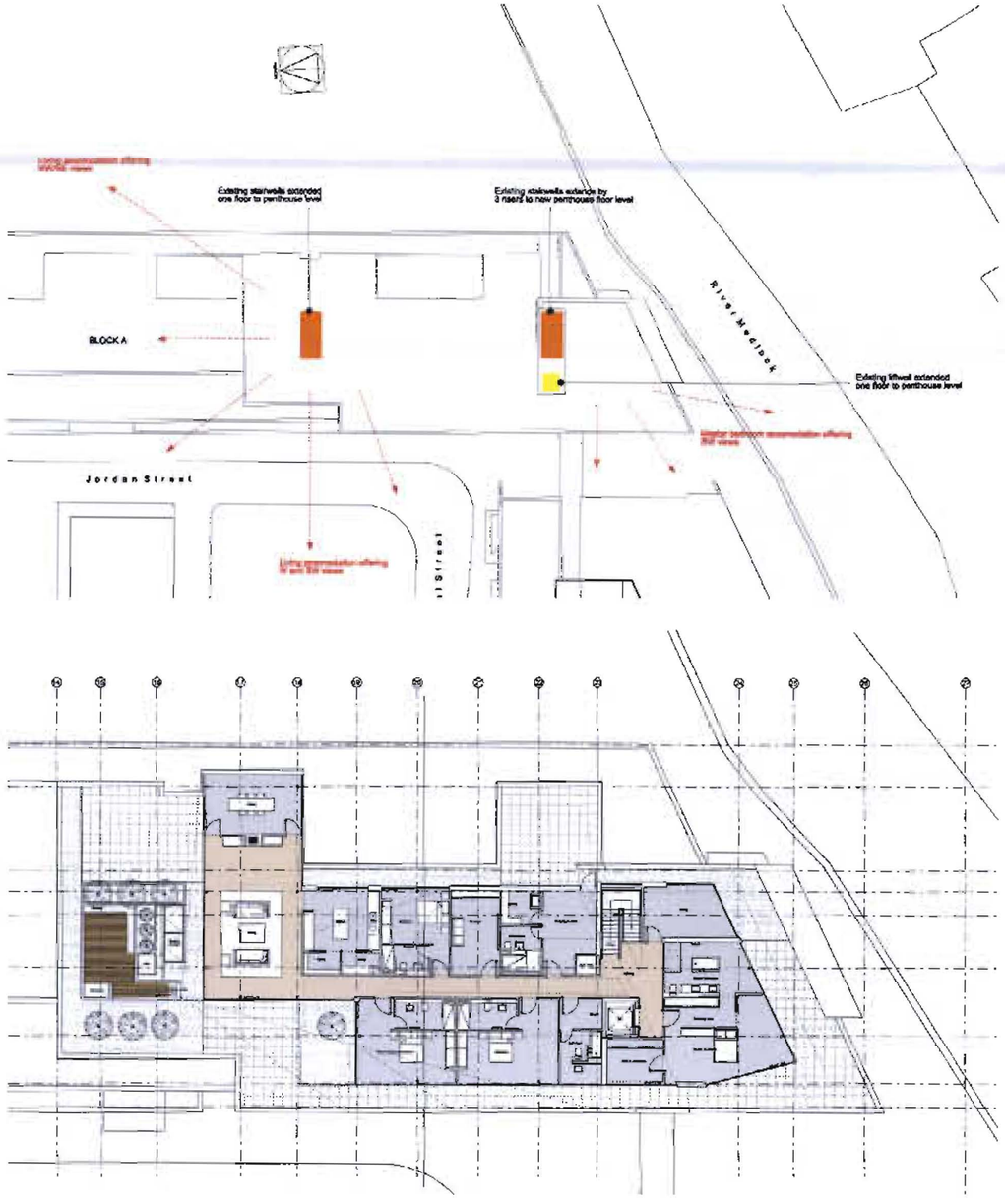


4.0 **Design**

4.3 Layout

The Penthouse layout was dictated largely by the locations of two existing staircases and lifts, which serve the nine storey residential block beneath it. Location of the key voluminous spaces to the client was paramount These were the living and dining area and the master bedroom and en suite areas. These areas were to occupy the key viewing points of the city.

The living space was therefore planned with north, north west and south west views of the city which takes in a full panorama of the Beetham tower, the city centre beyond and the Knott Mill and surrounding areas. The master bedroom was located at the River Medlock end of the residential block which offered a more private outlook, but offers unbroken panoramic views of Hulme, Trafford and beyond.

The bedrooms, kitchen, gym, bathroom and TV room were then ordered either side of a linking corridor between the master bedroom and the living space providing unbroken panoramic views of the city to the east and west.

The complex geometry of the Penthouse generated a rational plan following the footprint of the existing building below. One and a half storey heights at the living and master bedroom ends of the Penthouse provide highly glazed volumes and panoramic city views. The mid section of bedroom accommodation are the faceted and raking roof sections provide dynamic internal volume spaces with daylight penetration through glazed roof lights.

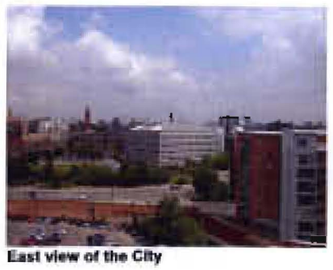
The penthouse is set back from the edge of the building to minimise its presence when viewed from street level and offering privacy for the occupants.

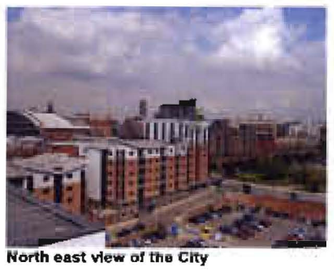
The remaining roof areas become external terrace and garden areas all around the Penthouse footprint.

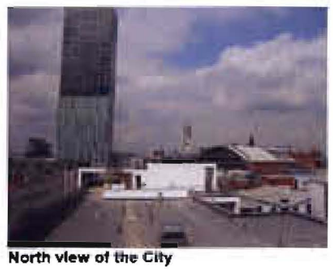
The Penthouse will be entered at ground floor level via a stair and lift core within the existing residential development. This entrance is accessed from Jordan Street. Two car parking space will be provided in the basement area of the existing residential development. The car park is entered via a ramp off Little Peter Street. Access to bin stores and recycling facilities are located within the corridor spaces of the residential block on the floor below the Penthouse.


South west view from master bedroom

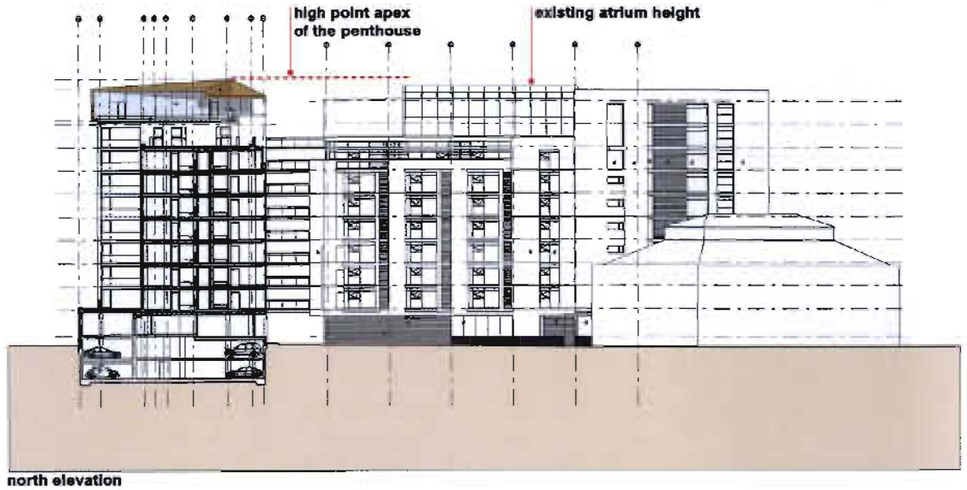

South west view


East view of the City

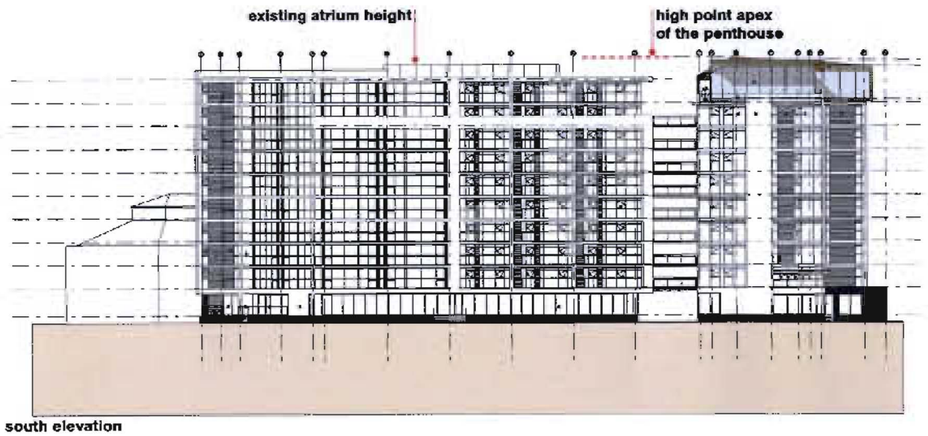

North east view of the City


North view of the City


North west view of the City



north elevation



south elevation

4.0 **Design**

4.4 Scale

The Penthouse scheme is similar in height to the adjacent Block B residential development. The Penthouse is located on the nine storey block and the adjacent Block B is ten storeys so to minimise the overall height of the Penthouse, the higher ends of the living space and the master bedroom are in effect one and a half storeys high, and this is based on the existing floor to floor heights of 2775mm of the residential development below. As the Penthouse has to rise off the existing roof level on a supporting steelwork transfer structure, this results in two 'apex' high points, which remaining faceted roof areas raise up to. Whilst offering spacious volumes internally, this achieves a controlled scaling height of the Penthouse to keep it as low profile as possible, but emphasises and animates the dynamic geometry of the elevations.

Whilst the aesthetics of the penthouse differs from the existing elevations, the intention is to ensure that the scale and massing is not overpowering to the building below it It is intended that the penthouse is a sleek, streamline object which embellishes its host. The height of the adjacent Block B and its atrium roof were used as reference point for the apex which is 815mm above the height of the neighbouring atrium with roofscapes descending from this point. The fascia height of the master bedroom is 450mm above the high point of the atrium, again with roofscapes descending from this point.


view from NCP


view from open car park on south west orientation


view from Jordan Street


view from Deansgate Metrolink

4.0 **Design**

Precedent study images





Living space - sky views



City views



Living space - sky views



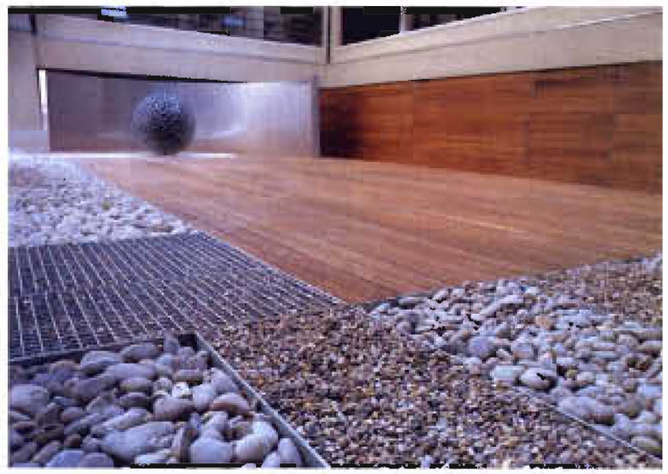
Living space - city views

4.5 Landscaping

One of the striking proposals within the Penthouse development will be the rooftop garden and terrace area. The garden will provide an 'oasis' space, linked visually to internal spaces. As the footprint of the Penthouse and orientation of spaces offer exposed and sheltered terraced landscapes on all sides of the building, this enables the impression of an exposed situation from the entrance through the spaces of the Penthouse to the accessible external roof areas. There is a visual link from internal space to external space and the city backdrop beyond. This is of course becomes an opportunity for green roof and variant ecological opportunities for the occupiers, with the differing exposures and orientations the external spaces offer.

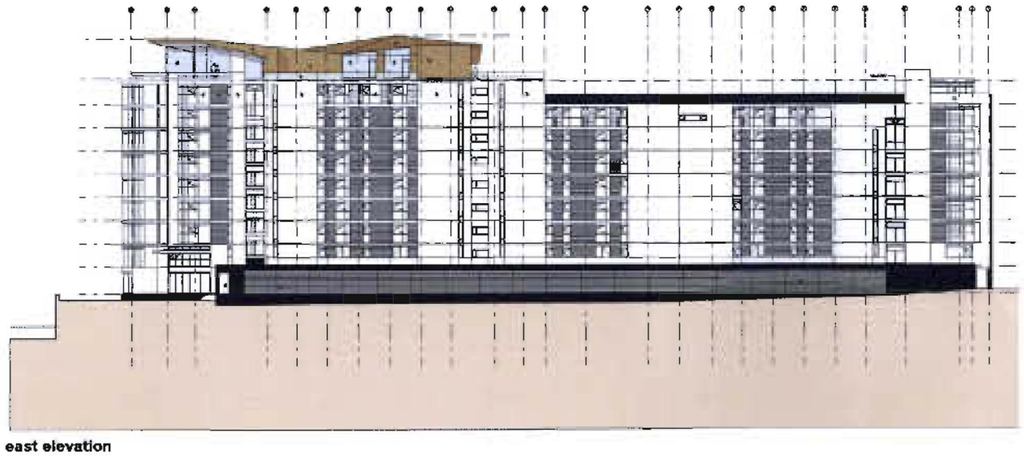
Landscape proposals will be for a mixture of hard and soft landscape with gravel and pebble margins and beds. Detail layouts will be submitted as a condition of the planning application.

The Penthouse development and its associated external spaces are all about roofscape aesthetics, particularly when viewed from high vantage points such as the neighbouring Beetham Tower, so the opportunity exists to create a landscape space to mesh seamlessly with a sculptural roofscape.





west elevation



east elevation

4.0 **Design**

4.6 Appearance

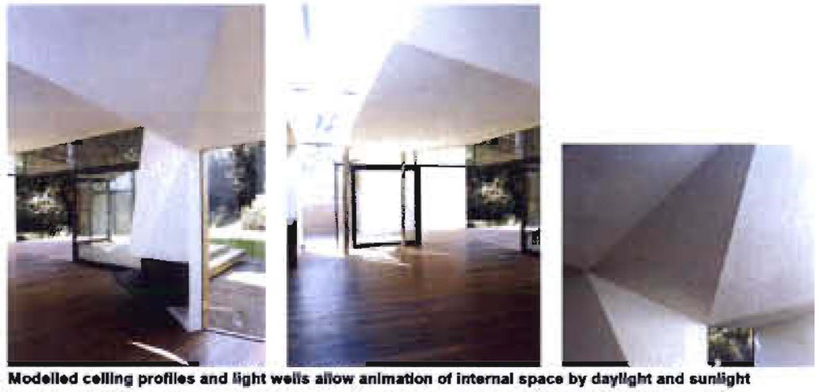
The appearance of the Penthouse evolved out of a direct spatial relationship and the quality of the location. The geometric roofscape, as well as being influenced by scale, was also dictated by the relationship with the sky and the importance of allowing as much controlled daylight into the plan of the Penthouse, so that the sky becomes part of the living space.

The roof is not viewed as a separating protecting element from the weather and a privacy shield to the surrounding context, but more of a transparency filter which connects the inner spaces with the sky and 'snapshots' of the cityscape. Incoming direct sunlight and polar daylight will be modelled on the internal surfaces by shaped light wells and modelled ceiling profiles. Rooflight incisions will create mood and atmosphere internally which will be ever changing as the weather changes.

The rationalised plan with its geometric roof cap provides recesses, privacy, shelter, views and transparency connecting the Penthouse holistically with the city and its immediate context. Privacy with full height glazed walls will be achieved by electrically controlled blinds.

The Penthouse will be a steel frame and lightweight steel framing system clad externally with natural wood resin bonded panels to match the panels to the existing residential development. It is intended there are no gutters or downpipes, but the Penthouse will appear 'seamless'. This will be achieved by the cladding acting as a rain screen with the waterproofing membrane and secret gutters located behind the cladding.

Glazing systems are envisaged as full height glass, in polyester powder coated aluminium frames with structural support transoms and mullions kept to a minimum. The final arrangement of these cannot be finalised until detailed design work is carried out once a glazing system and specialist supplier is agreed.



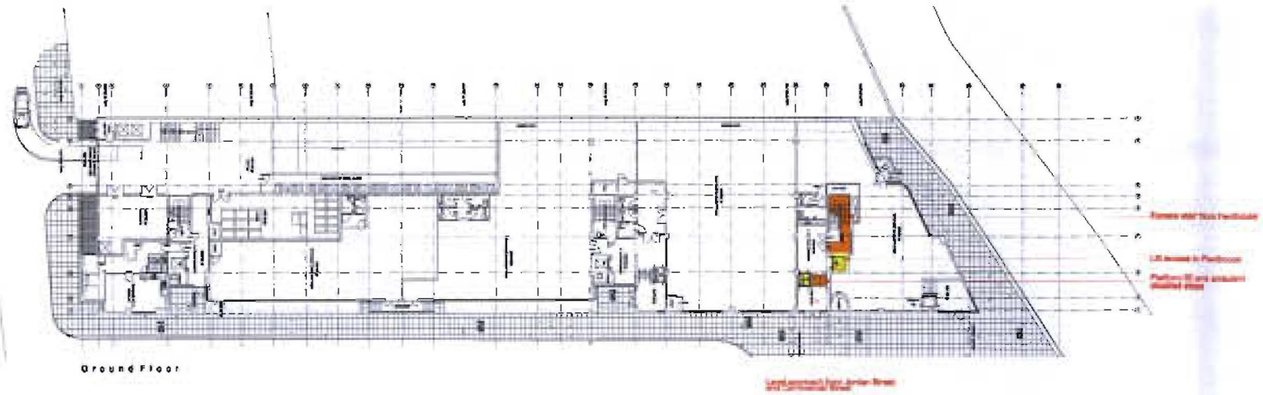
Modelled ceiling profiles and light wells allow animation of internal space by daylight and sunlight

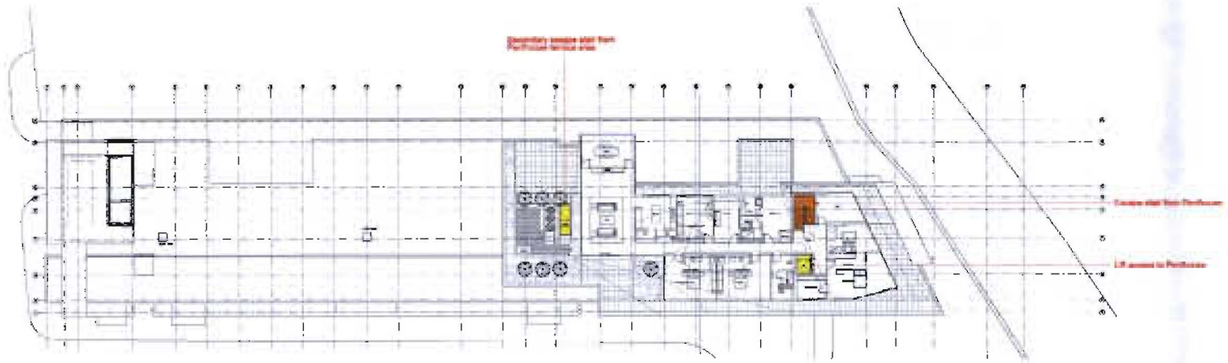


Aerial view from South East



Aerial view from North West





5.0 **Access**

5.1 Inclusive Access

Disabled people will access the Penthouse via an existing entrance on Jordan Street to the residential block. This entrance is one of three used by all residents. This will be by secure video link entry direct to the Penthouse.

The existing entrance area has a level approach threshold from street level via double entry doors, and disabled people then have the option of ascending the 1000mm level difference by ambulant disabled steps or a disabled platform lift. A lift then takes them full height up the building terminating at the Penthouse level. Existing lifts are fully Part M disabled compliant.

There is an 1800mm clear lobby space on exiting the lift into the Penthouse. There are no level changes within the Penthouse and external levels will match internal levels for the main terrace area to the living space.

Disabled visitor's parking is optional, either in designated metered parking spaces on Little Peter Street or on the adjacent NCP car park. Existing topography and gradients ensures easy access for wheelchair users, from parking space to ground floor door entry on Jordan Street.