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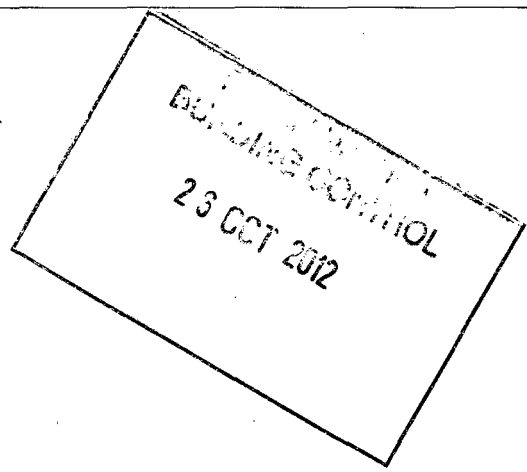
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SUPPORTING STATEMENT FOR NON-MATERIAL WORKING AMENDMENT

7105 – MMU MSCP, BIRLEY FIELDS CAMPUS



Manchester Metropolitan University: Birley Fields, Multi-Storey Car Park.
Planning approval number: - 095557/FO/2011/S1

1.0 Introduction

Following approval of the planning application for the MSCP at the new Birley Fields Campus for Manchester Metropolitan University (MMU); the design & construction details of the scheme have been developed for the tender process and then further developed as part of the contractor's construction proposals.

This process has lead to changes to some of the information contained within the approved drawings. A list of the changes is noted below and a list of the drawings we wish to substitute for those previously approved.

1.1 Floor to Floor Heights

The floor to floor heights for the MSCP have been amended to suit the chosen construction method. These have increased from 2800mm to 2850mm, however due to the nature of the design and the flues attached, the highest point on the structure has not been increased.

1.2 The Energy Centre Flues

The adjacent energy centre (EC) utilises the MSCP's height and structure to support the extract flues required by the EC. There has also been a need to increase the number of the flues from 2 (as per the approved drawings) to 4 flues, and as such the escape staircase structure (which supports the flues) has been increased in size to accommodate these.

These flues were originally assumed to be fed into the MSCP from below ground. This has now been amended due to vehicular flow to enter into the MSCP at 5m above FFL to the lowest point on the flues. To minimise the visual impact of this, the flues now enter the riser at GL8 parallel to the building (therefore behind the stair core). Below these flues there is a walk on roof from first floor level to maintenance access.

1.3 The Natural Ventilation

During the detailed design stage, the size of the mesh openings and number of the same was re-evaluated to unsure that the car park will be a naturally ventilated building. This led to a change to the solid panel's arrangement at ground floor; the solid panels to the east elevation (facing the EC) have been removed, and the remaining elevations have been re-aligned.

The orientation of the open mesh pattern is followed in principle terms from the approved drawings, but more detail has been added meaning the pattern starting position has been amended.

1.4 The Internal Arrangement

During the tender process, various internal changes have been made at the client's request. Although these generally do not have an impact in planning terms, we highlight these in this application.

- The electric charging points at the ground floor have been removed at this stage. The 3 charging points which were to be included, were going to be fast

charging points, but at this stage the costs are prohibitive, as the technology is quite new. MMU will await the development of the fast charging points prior to inclusion in the future. The 18 charging points at the upper levels remain.

- A security store / comms room has been added between the vehicle entrance and exit. A secondary comms room has been added below the flues adjacent the escape stair.
- Pay & display machines have been added to suit the current car parking payment strategy of MMU.
- The stair positions in the cores have been amended and now include the service risers.
- The number of secure cycle spaces within the MSCP has been reduced from 41 to 25 spaces. However, these have be re-distributed within the external spaces of the public realm works, as part of the overall development.
- The number of parking spaces has increased by 1 to 319, due to the internal space changes listed above.

2.0 Substitution of Drawings

The following drawing list gives the original drawing number and the drawing which been supersedes it.

2.1 Plans

- Drawing numbers 7105-08-10B (ground & 1st floor G.A. plans) & 11A (2nd & 3rd floor G.A. plans) have been replaced by drawings 7105-08-10C & 08-11B respectively.

2.2 Elevations

- Drawing number 7105-08-20A has been replaced by drawing 7105-08-20B.

2.3 Sections

- Drawing number 7105-08-30A has been replaced by drawing 7105-08-30B.

2.4 3D views

- The 3D views of the building drawing numbers 7105-08-40B / 41A / 42A & 43A, remain as is.

As discussed the PV cells remain shown but will not be built in the initial construction phase, and is therefore indicative only of future proposals.

3.0 External Works

The external works are to be dealt with by Sir Robert McAlpine in a separate application.

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