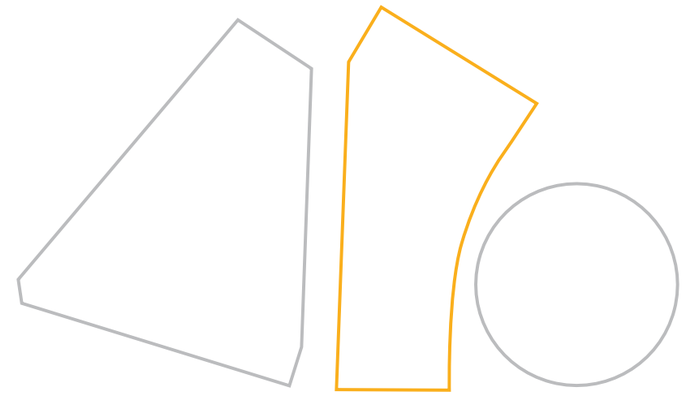

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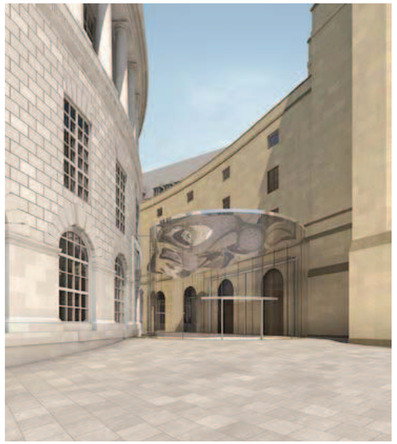
Library Walk Link - Manchester

DESIGN AND ACCESS STATEMENT ADDENDUM

1253-ISA-RP-LW-DAS02



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1.0 Introduction



Planning submission design



Developed design

The design intent for Library Walk Glazed Link has always been to design a building that maximises views of the surrounding Grade II* Listed Buildings. The form is dictated by a direct response to the geometry and influences of the surrounding environment.

Since the scheme was submitted for planning approval and Listed Building Consent in May 2012, the team have continued to look at ways to refine and improve the design, to maximise transparency, within the design parameters as set by the original planning application.

These developments have been discussed in workshops and meetings with Manchester City Council, including the Conservation Officer, the Conservation Architect and MCC Planning Development Manager, as well as English Heritage.

This addendum to the original Design and Access Statement describes how the improvements to the scheme have been implemented.

Approval references:
099352/VO/2012/C1 - Town Planning Permission
099353/LO/2012/C1 - Central Library Listed Building Consent
099354/LO/2012/C1 - Town Hall Extension Listed Building Consent

2.0 Glass - Design Development

Through the development of the detailed design of the structure, the specialist engineers, Waagner Biro, have been able to further minimise the visual impact of the glass, by using full height structural glass panels rather than 3 panels split horizontally and structural glass fins.

The methods used for the glass panel installation will be utilised for the glass replacement strategy. The glass panels are held by a bespoke jig, lifted in by a crane located in St Peter's Square.

For this strategy to be implemented, a section of the external flooring to the perimeter of the glass structure needs to be removable. A solution was found by introducing perimeter patinated bronze coloured brass grilles externally, using a similar language to the internal perimeter grilles.

These improvements to the structural glass design were discussed in great length through workshops with the specialist engineers and Manchester City Council. Pre-application advice was received from the Conservation Officer, the Conservation Architect, MCC Planning Development Manager and English Heritage, who gave a suggested direction for the design.

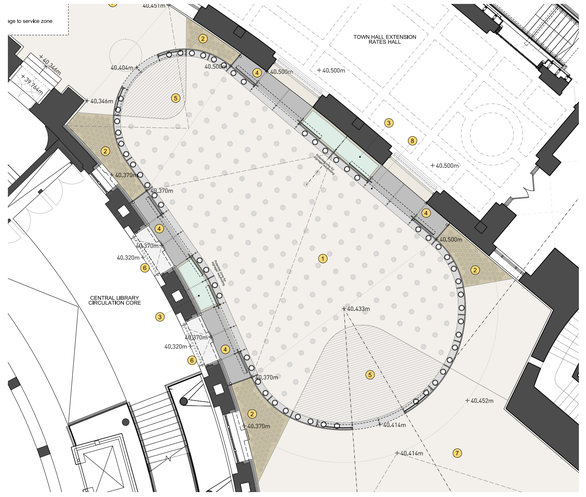
The general opinion is that the changes are an improvement to the design and are welcomed.



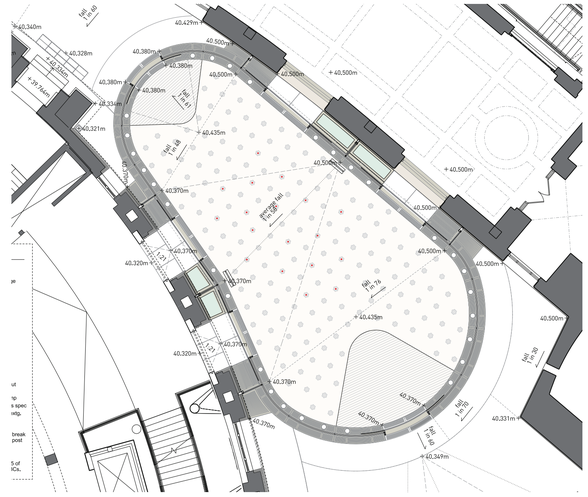
Planning Submission Design
3 panels split horizontally and glass fins



Developed Design
Full height structural glass panels
(Note manifestation zone indicated on this drawing)



Planning Submission Design
Structural glass fins to the internal perimeter



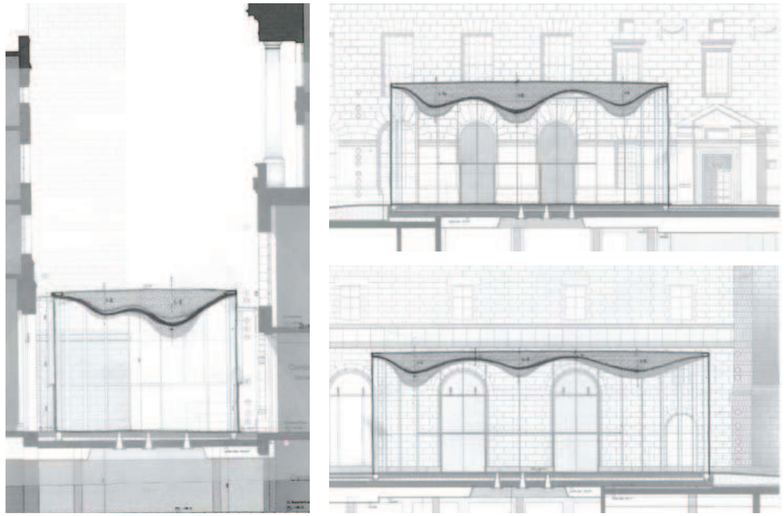
Developed Design
No structural glass fins
Bronze grilles to external perimeter for glass panel replacement
Minor rationalisation of geometry to create 2 no. radii to curved panels

3.0 Roof - Design Development

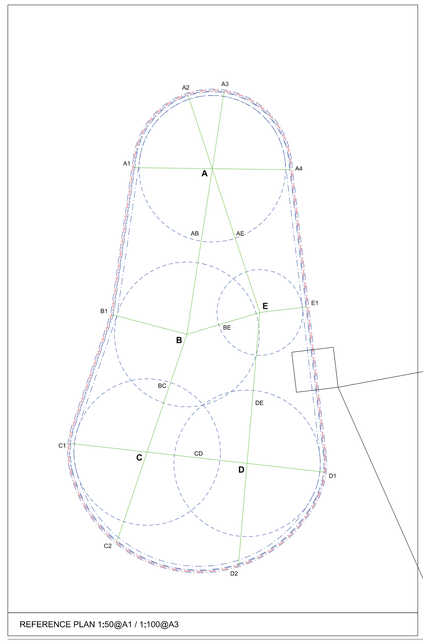
Following comments from Manchester City Council that the roof form looked a little 'heavy' in the visualisations, the team looked at reducing the depth of the roof form.

A number of different levels of reduction were explored before the final design was established, which reduces the depth by an average of around 0.6m across the 5 'billows'.This further maximises the views of the surrounding Listed Buildings.

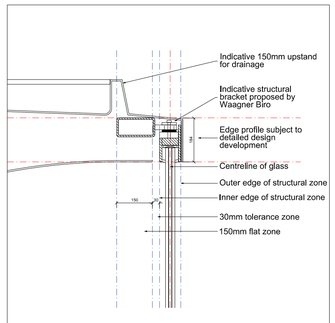
Again, this was reviewed by the specialist engineers and Manchester City Council and pre-application advice was received from the Conservation Officer, the Conservation Architect, MCC Planning Development Manager and English Heritage, who gave a suggested direction for the design.



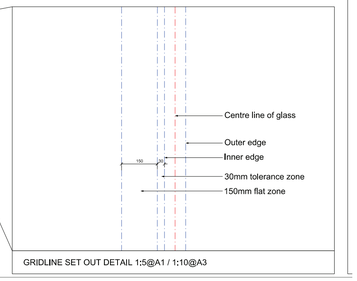
Design process sketches to indicate level of reduction in roof depth



REFERENCE PLAN 1:50@A1 / 1:100@A3



ROOF EDGE INDICATIVE DETAIL 1:5@A1 / 1:10@A3



GRIDLINE SET OUT DETAIL 1:5@A1 / 1:10@A3

Soffit depths at reference points for Planning Scheme

A - 2.0m
B - 2.4m
C - 2.0m
D - 1.5m
E - 1.4m

Soffit depths at reference points A - E	Approx. reduction from Planning scheme
A - 1.2m	0.8m
B - 1.6m	0.8m
C - 1.5m	0.5m
D - 1.2m	0.3m
E - 1.0m	0.4m

4.0 Metalwork - removal of bronze colour treatment

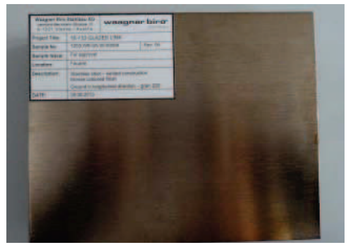
At planning stage in May 2012 the intention was for all metalwork to the door frames and connecting pieces to the existing building to be bronze colour treated, as a reference to the original bronze window frames on the Town Hall Extension.

Due to the colour treatment process of the stainless steel there were a number of factors to be considered during the design development process:

1. The tone of bronze colour varies quite dramatically on different stainless steel elements dependent on their size and thickness. This cannot be controlled.
2. The bronze tone discolours along the weld lines.
3. If the colour is scratched off the stainless steel it cannot be repaired. For example, if the metalwork were to be subject to malicious damage, it cannot be repaired without further damage to the colour treatment. It is possible, though with some considerable force, to scratch into the bronze colour using a sharp metal implement.

These issues were discussed at length with the Manchester City Council building management team - who will ultimately be responsible for the long term maintenance of the building - the Conservation Officer, the Conservation Architect, MCC Planning Development Manager and English Heritage.

Options were explored which involved removing the bronze colour only where the metalwork was exposed to potential damage, malicious or otherwise. It was eventually decided amongst the team that the long term aesthetic quality of the metalwork was a priority over colour treating the metalwork to reference the existing bronze window frames on the Town Hall Extension.





Example of variance in tone between different sized sections of metalwork. These two angles were coloured in the same bath and are of a similar thickness.



Example of discolouration along the weld lines on the metalwork



Original design
Patinated bronze colour treatment to metalwork



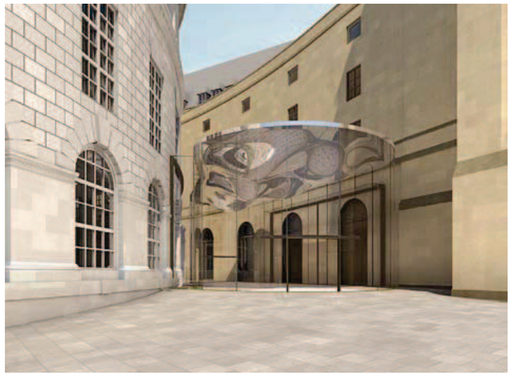
Option
Bronze colour treatment only to high level metalwork



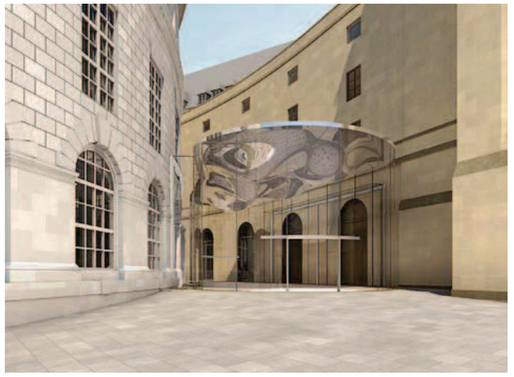
Option
Bronze colour treatment only to high level metalwork. Blended transition between the bronze coloured and self coloured stainless steel.



Preference
Self coloured stainless steel throughout



Original design
Patinated bronze colour treatment to metalwork

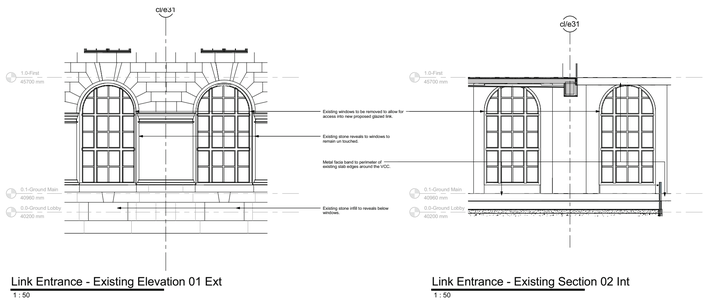


Preference
Self coloured stainless steel throughout

5.0 Connections to Listed Buildings

During the detailed structural design process, the engineers highlighted the requirement for an additional central connection fin to the existing buildings on each side. This is required for structural stability due to the stretch of 'straight' glass panels adjacent to each building.

The central connections will be the same in appearance as the connections at each end and will have the same number of fixings to the existing stonework. The only difference is that they will not contain a hidden downpipe for rainwater disposal.



Link Entrance - Existing Elevation 01 Ext
1 : 50

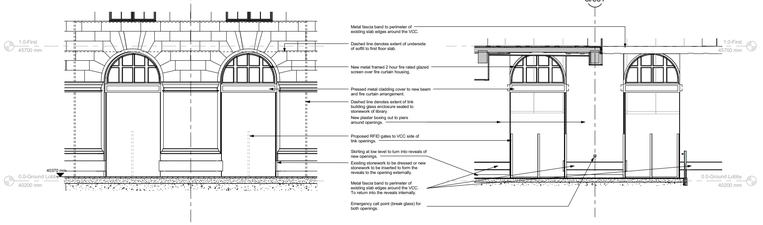
Link Entrance - Existing Section 02 Int
1 : 50

6.0 Fire curtains to Central Library new openings

Due to the constraints posed by the existing building, it has not been possible to install fire curtains in the position as shown on the Planning Drawings. Alternative arrangements have been discussed at length with the Conservation Officer and Conservation Architect to establish the best solution. The new openings must provide 120 minute fire separation which acts as the line of compartmentation between Central Library and Town Hall Extension.

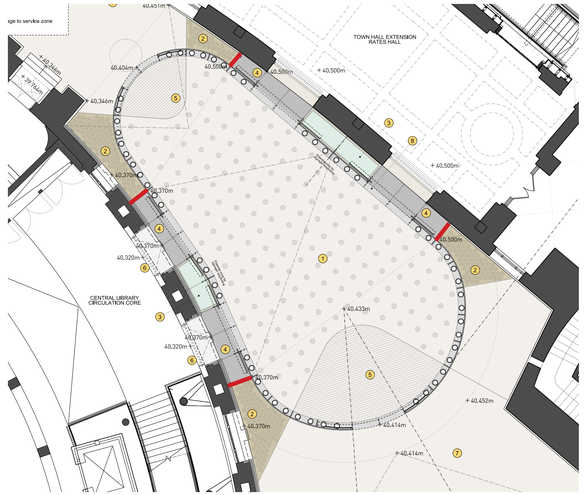
The pre-application advice has steered towards the direction of providing a section of fire rated glass panels to the upper arched section of the opening, to reference the existing windows.

Due to the contractual split of responsibility this area of works has been undertaken by Ryder Architects, as the Architects responsible for works to Central Library, with Ian Simpson Architects coordinating.

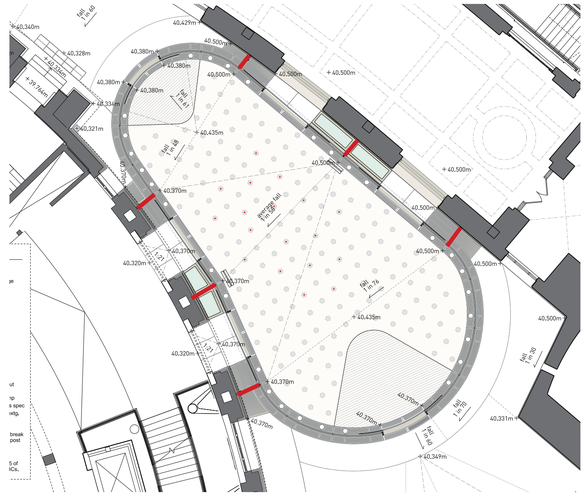


Link Entrance - Proposed Section 03 Ext
1 : 50

Link Entrance - Proposed Section 04 Int
1 : 50



Planning Submission Design
Connections to Listed Buildings highlighted in red
2 no. for each building



Developed Design
Connections to Listed Buildings highlighted in red
3 no. for each building