

Stallan-Brand

Date: 11/07/2025

2027.00 Moss Lane East, Manchester

Design Co-ordination Amendments
New Building

Design Co-ordination Amendments

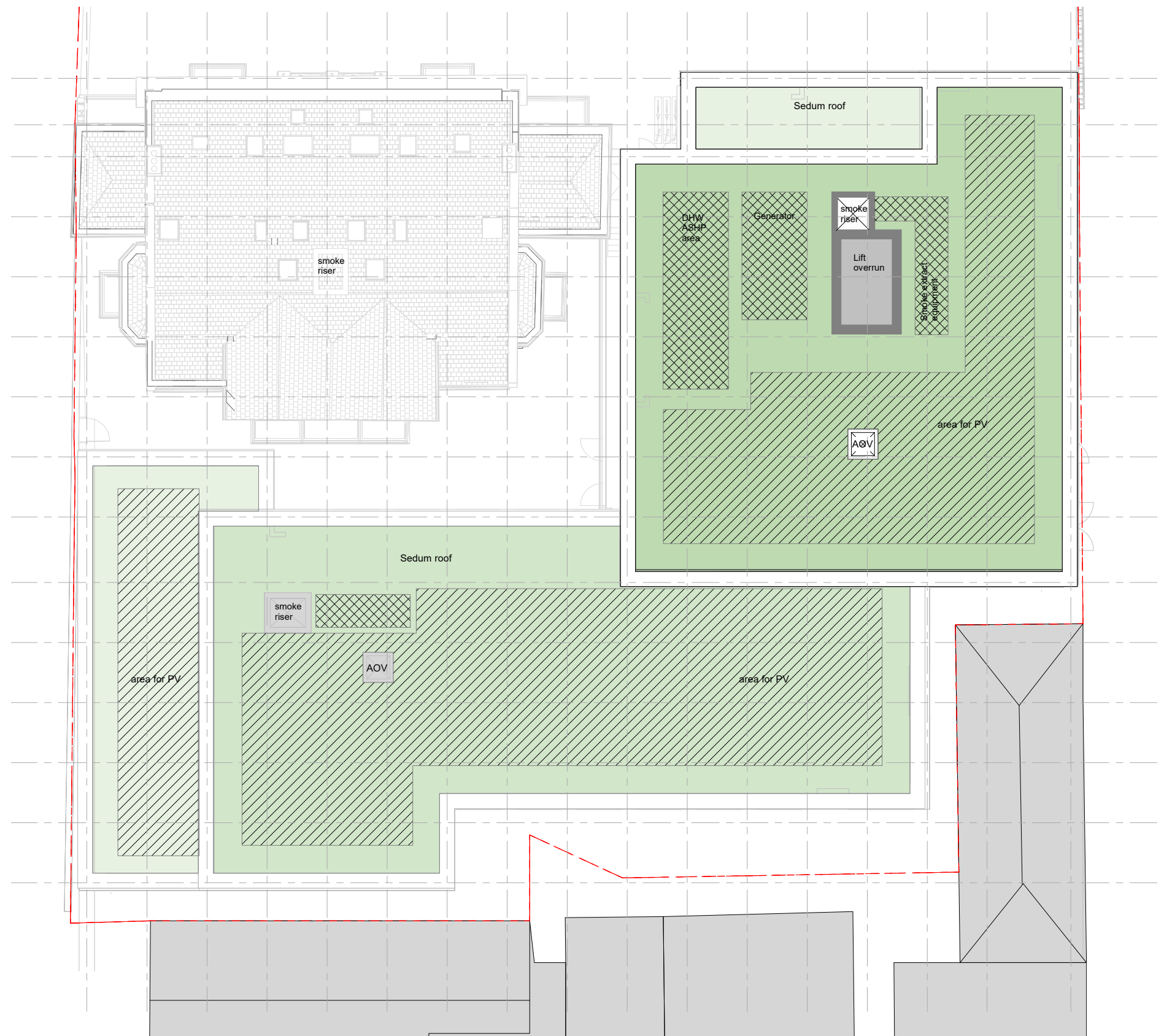
Introduction

- Following on from the proposed changes to the window design, a number of 'follow-up' design amendments have been reviewed and carefully assessed. These are related to co-ordination of the scheme's detail design items, their technical aspects, and minor adjustments to the accommodation mix.
- The proposed amendments are outlined on the following pages.

Design Co-ordination Amendments

Green Roofs

- In the consented design, the rooftops accommodated M&E equipment including PV panels, air-source heat pumps, back-up generator etc, all of which were distributed across level 7, 8 and level 9 roofs.
- Sedum roofs were proposed to Level 7, 8 and 9 roofs but almost entirely covered by PV panels and other M&E equipment.
- This unco-ordinated proposal makes application of green roofs unviable.

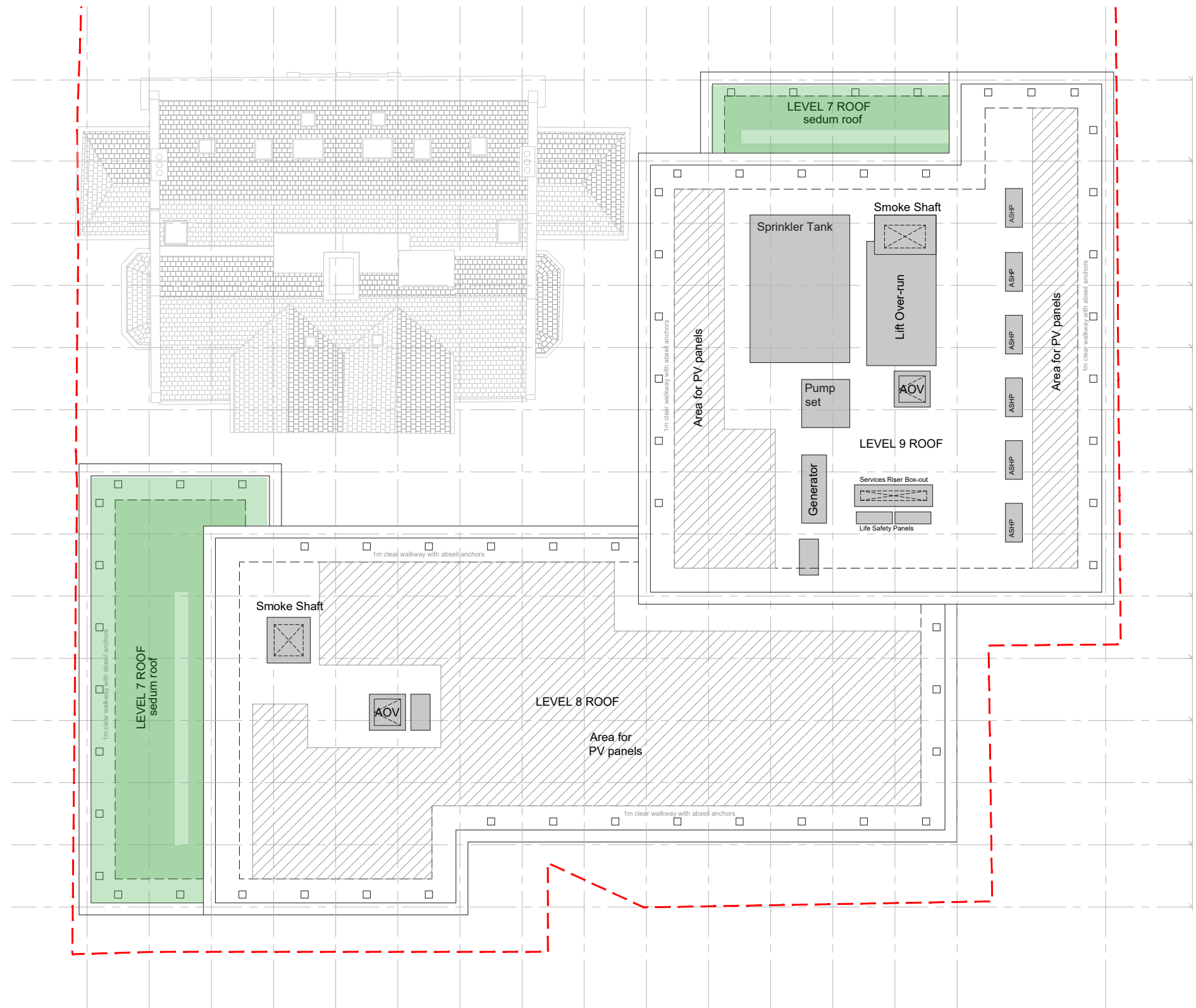


Roof Plan as Consented

Design Co-ordination Amendments

Green Roofs

- In the current, updated design, the rooftop M&E equipment (PV panels) has been rationalized and limited to level 8 and 9 roofs.
- Sedum roofs have been omitted from level 8 and 9 roofs, and maintained at level 7 roofs where there is no M&E plant.
- Only level 7 roofs are overlooked by bedrooms so it makes sense to retain the green roofs in these locations.
- Biodiversity Net Gain has been improved with green enhancements at ground level areas that are visible from the street, are accessible by residents, and therefore considered to be of a higher value to the scheme.

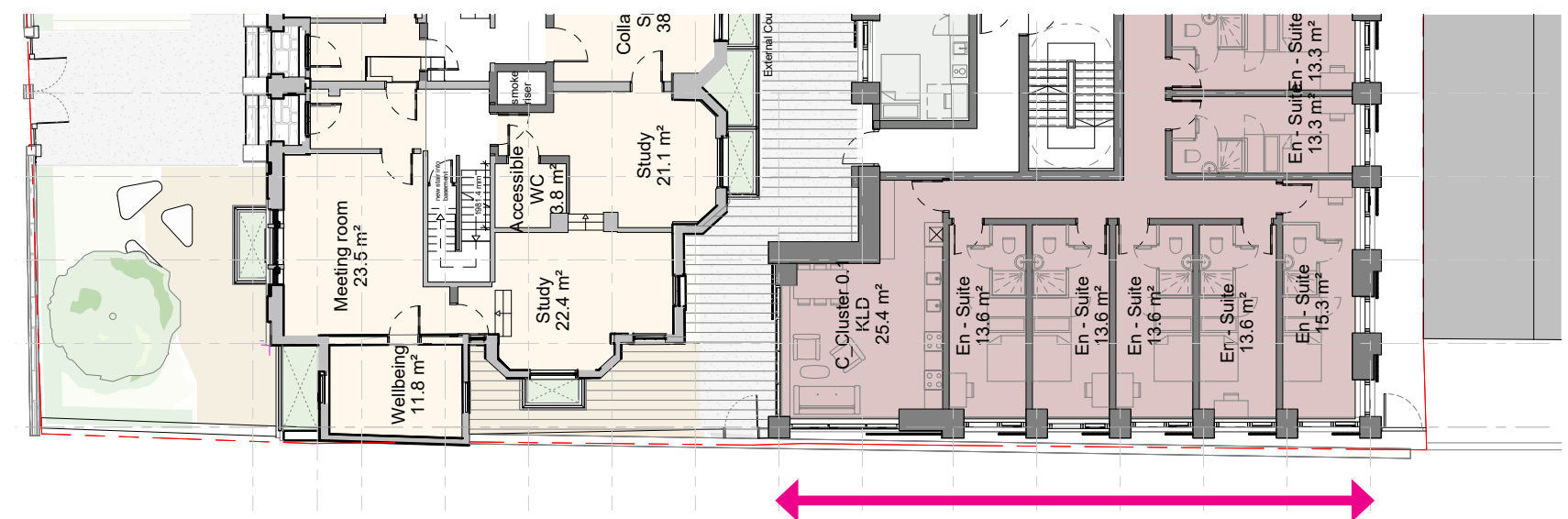


Roof Plan as Proposed

Design Co-ordination Amendments

West Boundary Wall

- The consented proposals appear to show a discrepancy in architectural drawings - the West Elevation drawing shows the existing brick boundary wall intact along its length, whereas the Ground Floor Plan shows the west facade sitting on line of the boundary wall with gates either side.
- Section 7 Landscaping of the DAS document makes reference to approx. half of this brick wall to be removed.
- This is considered a discrepancy and the updated proposals seek to align the drawings with the true original intent, as shown in the consented plan layouts.



Part Plan and West Elevation as Consented

Design Co-ordination Amendments

West Boundary Wall

- It is assumed that a localized removal of this brick boundary wall was always part of the original design, which also seems logical given the proximity of the building to the boundary.
- The adjacent image shows the proposed West elevation in line with what is believed to be the original design intent.

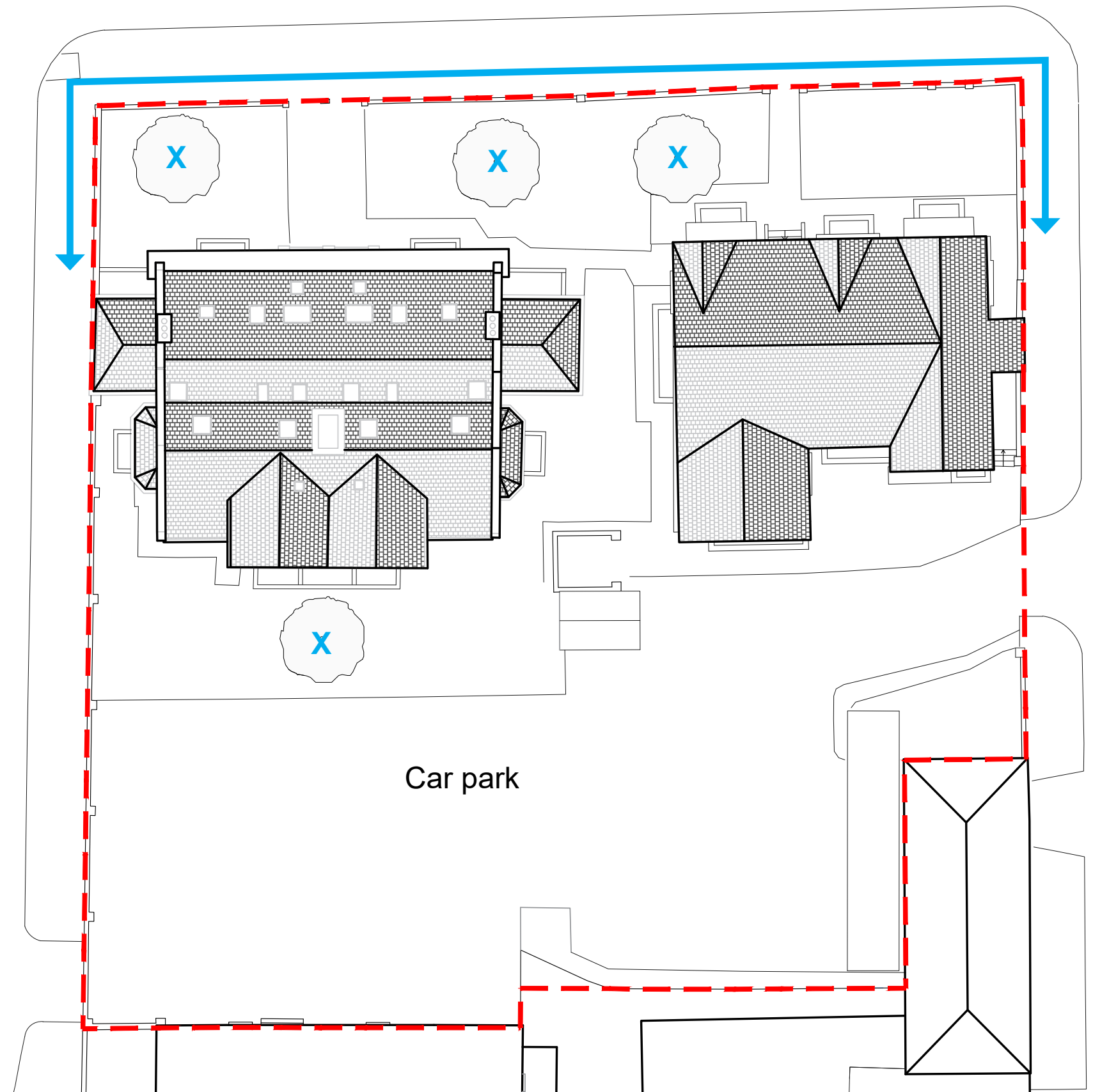


West Elevation as Proposed

Design Co-ordination Amendments

Existing Trees and North Boundary Wall

- Further arboricultural assessment of the existing trees on site reveals that their condition is poor and recommendation for removal has been tabled.
- In addition to this, it is also proposed to temporarily remove portion of the existing boundary wall and fence at the north of the site (highlighted in blue) to facilitate primary access during construction works. This temporary measure is driven by the constrained nature of the site in a sensitive residential area and what is acceptable by MCC Highways Department.



Site Plan as Existing

Existing Trees and North Boundary Wall

- The adjacent diagram indicates the proposed site logistics, including access, site compound, construction phasing.

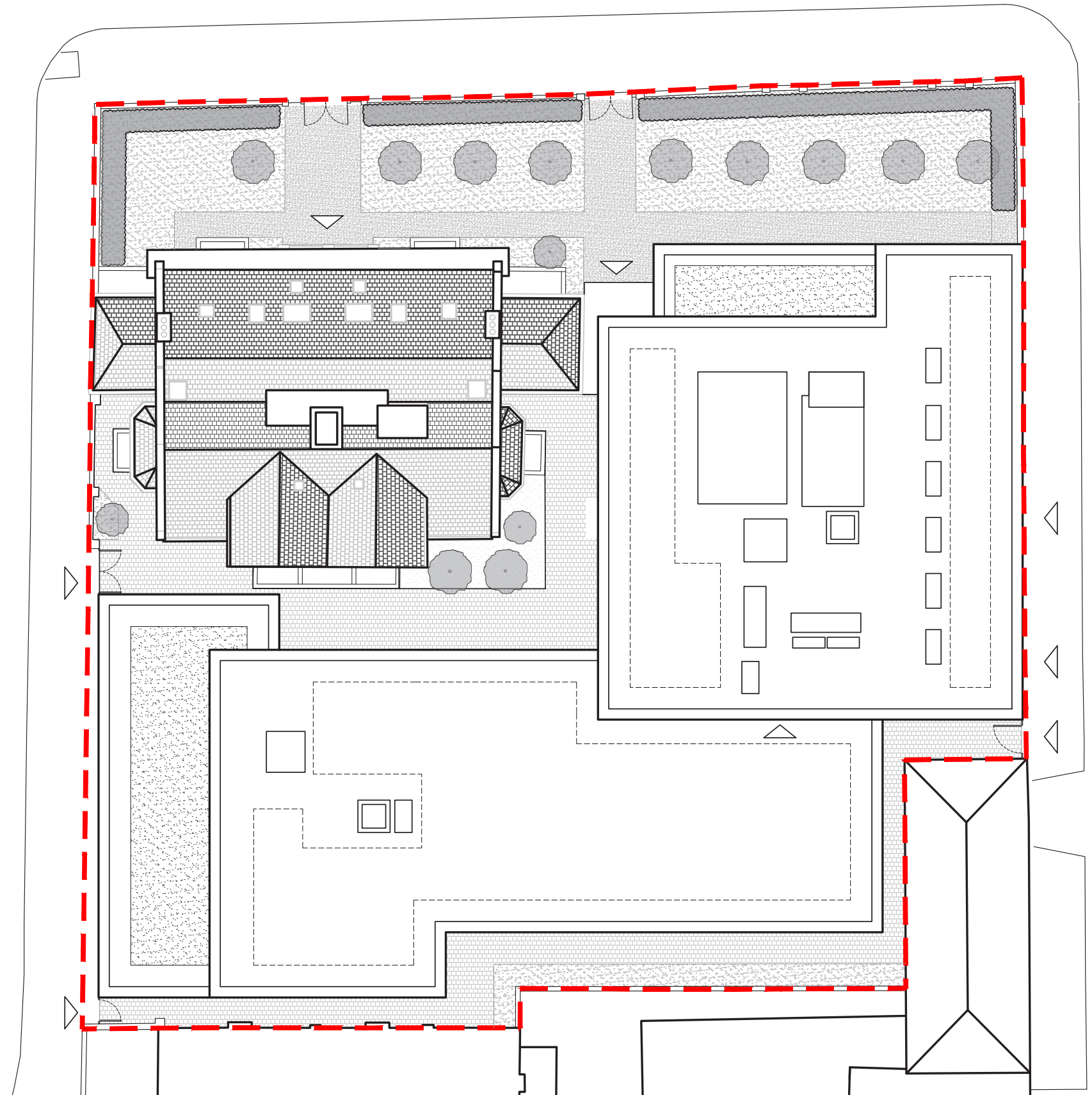


Site Logistics Plan as Proposed

Design Co-ordination Amendments

Existing Trees and North Boundary Wall

- The landscaping strategy has been reviewed and a revised approach proposed that replaces the existing trees with double the number.
- The Arboricultural assessment of this proposal has been carried out and supports this approach.
- Along with the planting proposed for the north side and within the courtyard, planting has also been added along the southern boundary to further increase the biodiversity on the site, as well as to increase quality of the outlook from bedrooms.
- The temporarily removed portion of the boundary wall and fence will be reinstated upon completion of the construction works.



Site Plan as Proposed

Design Co-ordination Amendments

Accommodation Mix

- In the new building, the consented accommodation mix includes 29no. cluster flats and 36no. self-contained studio units. The studios are arranged across the 9 storeys of the building.
- According to discussion with the operator, a slightly adjusted unit mix would be more in line with current demands within the student market. The currently proposed internal layout was examined with the view of increasing the number of self-contained studio flats.
- The adjacent floor plan shows the existing typical level plan layout.

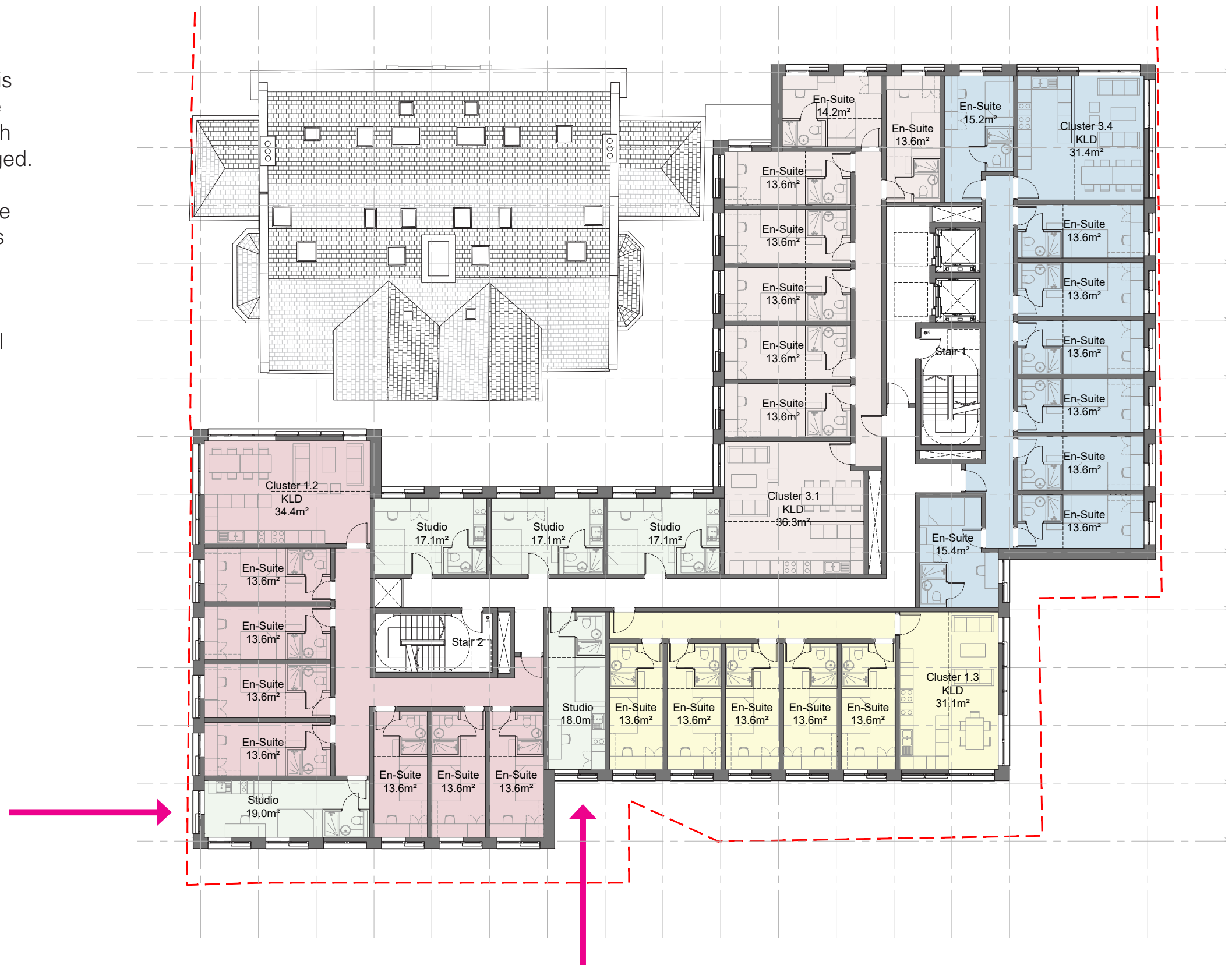


Typical Upper Level Plan as Existing

Design Co-ordination Amendments

Accommodation Mix

- The minor adjustment to the accommodation mix is proposed by simply replacing some of the en-suite bedrooms in the cluster flats with studio units, with the overall number of units in the scheme unchanged.
- Two suitable locations for this were identified in the floor plan - one in each of the southern cluster flats - and the internal layout was revised accordingly to accommodate the swap-over.
- The adjacent floor plan shows the proposed typical level plan layout with the replacement studios adopted.



Typical Upper Level Plan as Proposed

Design Co-ordination Amendments

Accommodation Mix

- The number of studio units in the new building is proposed to increase from 36 to 51no. and the number and size of cluster flats is adjusted accordingly. The accommodation schedule on this page shows the revised accommodation mix for the scheme.

Proposed New Build						
Floor	Type					
	Studio	Accessible Studio	5-Bed	6-Bed	7-Bed	8-Bed
Ground	2	1	1		1	
1	5		1		2	1
2	5		1		2	1
3	5		1		2	1
4	5		1		2	1
5	5		1		2	1
6	5		1		2	1
7	11	2	1		1	
8	2	3		1		

UNITS	45	6	40	6	98	48
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Existing Listed Building		
Floor	Type	
	Studio	Accessible Studio
Basement	4	2
Ground		
1	3	3
2	4	2

UNITS	11	7
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GRAND TOTAL for Proposed New Build + Listed Building	261
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Unit Mix %						
	Type					
	Studio	Accessible Studio	5-Bed	6-Bed	7-Bed	8-Bed
% Mix	22	5	15	2	38	18

Design Co-ordination Amendments

Accommodation Mix

- With the introduction of studio flats where there would previously be en-suite bedrooms, implications of the proposed internal layout on the building elevations were also reviewed.
- The adjacent image shows the existing South Elevation (before the studio replacement).

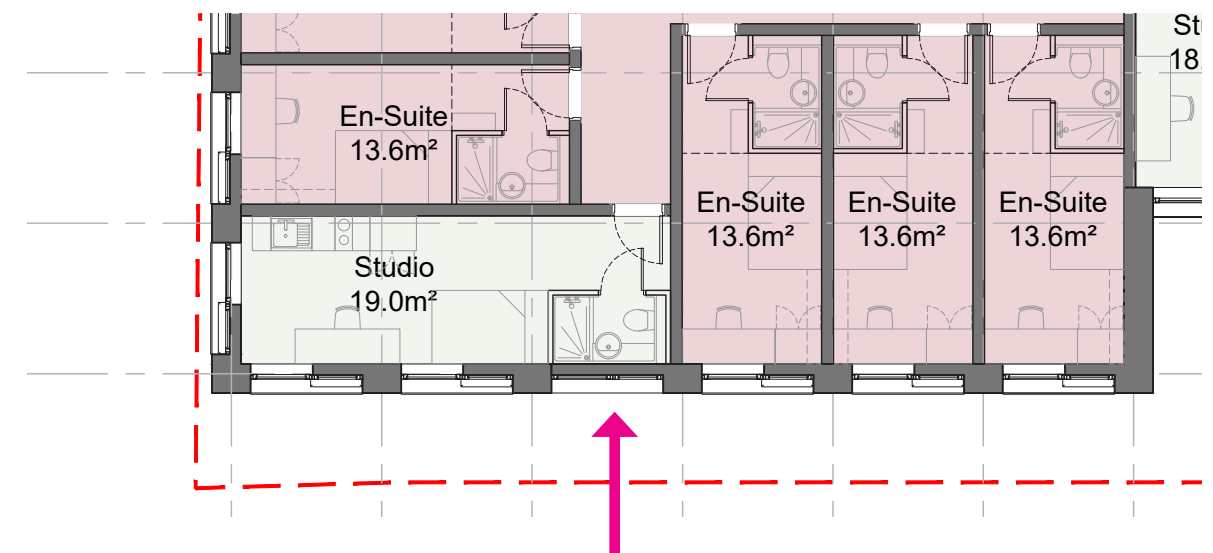


South Elevation as Existing

Design Co-ordination Amendments

Accommodation Mix

- The wall space required for the proposed internal layout of the studio necessitates that one of its multiple windows is 'blanked off' where the bathroom pod is to be located.
- This adjustment is proposed by replacing the vision glass with a look-alike glazed spandrel panel, whilst the overall design of the window remains unchanged. The discreet nature of this ensures that there is minimal impact on the original aesthetics of the building facade.
- The adjacent images show the proposed South Elevation along with a part plan of the new studio in question.
- These corner studios still have three windows and dual aspect. The loss of one window is actually considered positive in that this creates more wall space and helps combat overheating given its south-facing location.



South Elevation as Proposed

