Jon Matthews Architects

HG Construction
One Medlock Street
Discharge of Planning Condition 49A & 49B

Issue No. 06 02/09/25



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1.0 Introduction

1.1 Introduction

Purpose of the Document

JMA has been asked by the Client to seek to discharge of planning condition 49A and 49B.

49)A
Sections 3 & 4 of this report documents the hand samples and proposed sample panels presented to Manchester City Council on 23/05/24. MCC requested for an additional sample panel to be included to show the junctions and detailing of the corner panels.

49)B
The agreed sample panels are now installed on site and were presented to Manchester City Council on 14/05/25. Section 5 of this document includes photos of the Visual Mock-Up (VMU), which showcases the typical perforated and glazed panels, typical corner panel, and workmanship details highlighted during quality control that will be addressed by the facade sub-contractor KGC.

Planning Condition

49)A
Prior to above ground works for the Block B phase (PBSA Tower), with the exception of site clearance and demolition, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority

i. Baseline samples and specifications of all materials to be used on all external elevations;

ii. Drawings to illustrate details of full-sized sample panels that will be produced in line with an agreed programme: and -

iii. A programme for the production of the full-sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

49)B
The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings as agreed above.

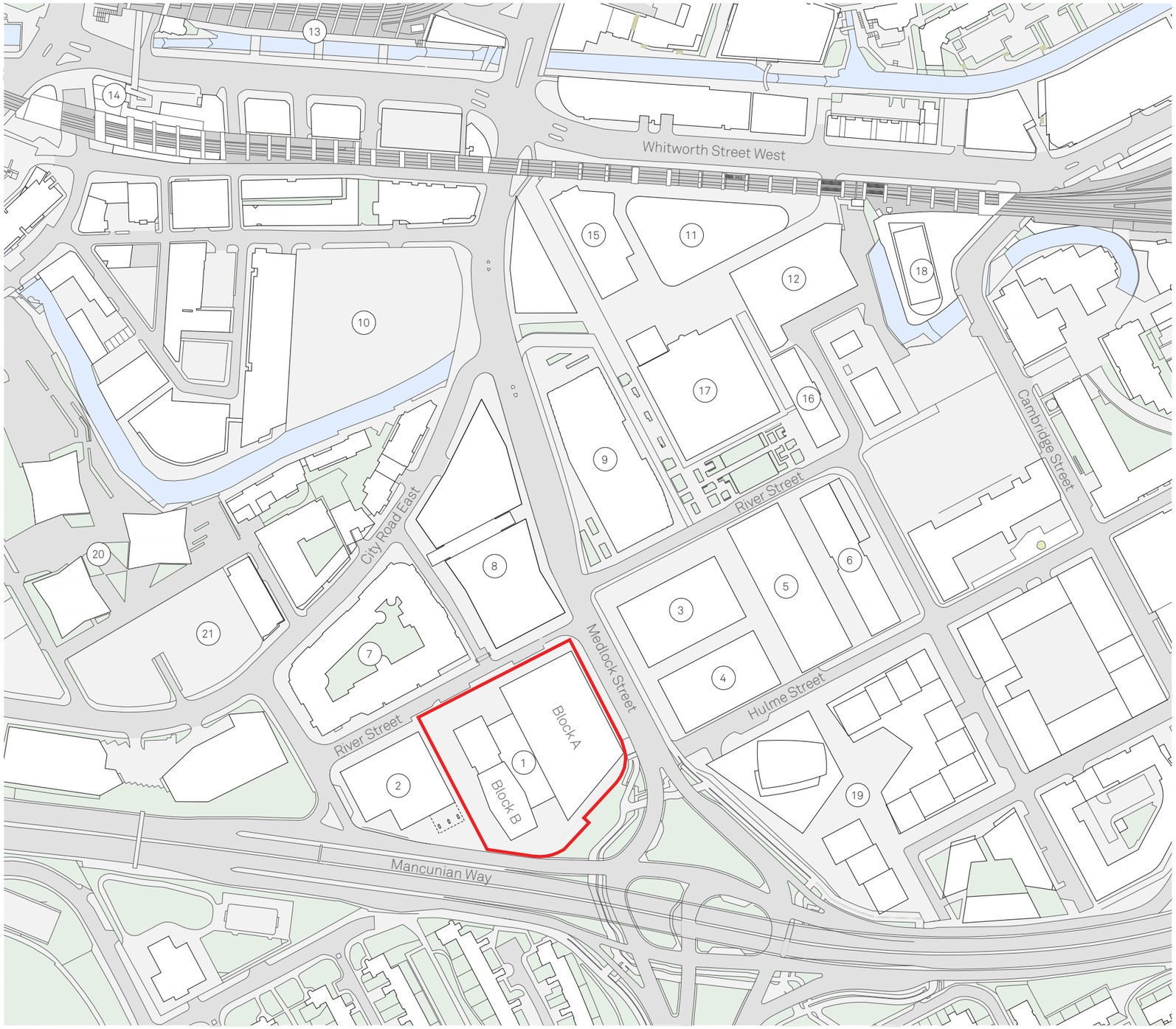
The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Key

Ownership Boundary

1. One Medlock Street
2. River Street Tower
3. Plot 9a
4. Plot 9b
5. Plot 10
6. House of Social
7. City South
8. One City Road
9. #8 First St
10. Little Peter Street
11. Home
12. Q-Park
13. Deansgate - Castlefield Tram Stop
14. Deansgate Train Station
15. INNside hotel
16. VITA first street
17. No, 1 First Street
18. Hotspur House
19. Square Gardens
20. Deansgate Square
21. Contour



Location Plan

2.0 Consented Drawings

2.1 Consented Drawings: Elevation - River Street

The River Street elevation is where the entrances to the office building and the community space are located.

Positive and active street frontage is proposed at ground floor of the office building with the facade folding in to create a generous entrance plaza, within a colonnade offering shelter from wind, rain and sun.

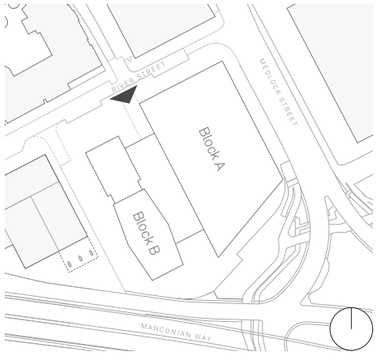
Meanwhile, the PBSA block steps back from River Street, away from the existing residential buildings opposite, to create a new public space. The proposed precast public art wall sits above the entrance to the community space, looking over the public square.

Key

1. Capless curtain walling system. Dark grey PPC frames with clear glass.
2. Perforated anodised aluminium panel in front of a solid insulated vent panel.
3. Recessed metallic PPC aluminium spandrel panel to hide floor and ceiling zone.
4. Anodised aluminium panel
5. Capless curtain walling system, module sizes vary. Dark grey frames with clear glass.
6. Expressed exoskeleton Corten steel structure. Visible bolted fixings to be colour matched to Corten.
7. Corten facade panel with no visible fixings.
8. Capless circle slide glazed door. Finish to match curtain walling system.
9. Clear glass balustrade to external balconies and terraces.
10. Glazed door set. Frame finish to match curtain walling system.
11. Light grey PPC metal soffit to external balconies.
12. Corten finish to colonnade soffit.
13. Metal perforated screen to service yard with integrated sliding access gate.
14. Back painted glass plant screen on a 1.5 module.
15. Continuation of capless curtain walling system to form balustrade at roof terrace level. Finish to match curtain walling system.
16. Precast concrete panelling and piece of art - final design to be determined.
17. Polished concrete finish to PCC frame.
18. Green wall incorporated into service yard screen
19. Dark grey PPC horizontal metal louvre rain defence system with integrated service doors.
20. Anodised metal louvre/ blade for solar shading
21. Capless curtain walling system. Dark grey frames with clear glass & manifestation band
22. Back painted glass in a capless curtain wall system. Dark grey PPC frames and light grey finish behind glazing.
23. Clear glazing with external solid ceramic frit pattern.
24. Anodised aluminium panel in capless unitised curtain wall system. Full height.
25. Capless unitised curtain wall composite panel with integrated insulation and backpainted glazing with external ceramic fritting.



View Location



2.2 Consented Drawings: Elevation - Mancunian Way

The office building elevation along Mancunian Way continues the language of the Medlock Street elevation, incorporating briese soleil in order to limit glare and thermal gains to the building's south elevation.

The tower facade shifts in rhythm to the short elevations, with larger windows opening up the facade and giving views out to the south.

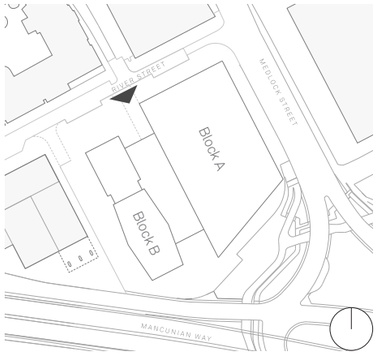
The two blocks are joined with a metal perforated screens and gates at ground floor, concealing the service yard beyond.

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View Location



2.3 Consented Drawings: Elevation - Edge Street

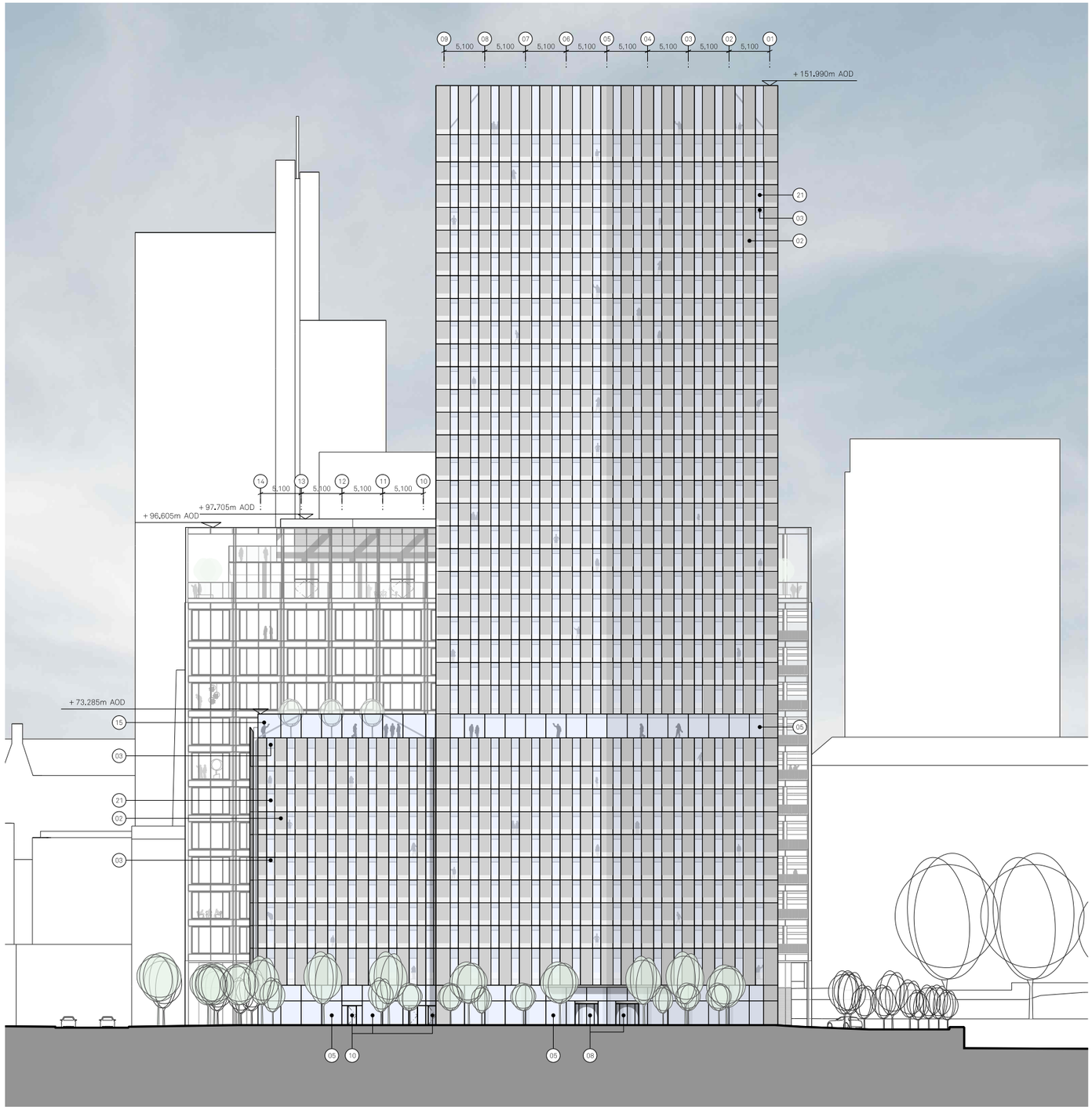
The elevation along Edge Street shows how the Block B: PBSA Tower is articulated as two distinct primary forms.

The light 'honeycomb' tower to the south and the smaller shoulder block to the north are split by an inset, allowing them to be read as separate forms. The rhythm and materiality of the facade remain the same between the two blocks, highlighting their shared function.

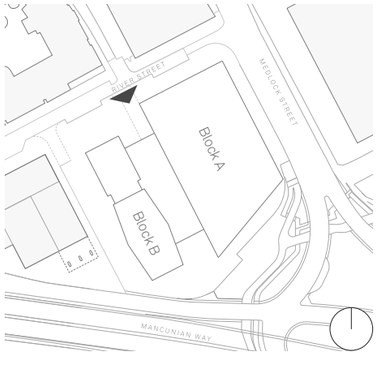
At the eleventh floor, the roof of the shoulder block is utilised as a generous external terrace, with views across the city.

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View Location



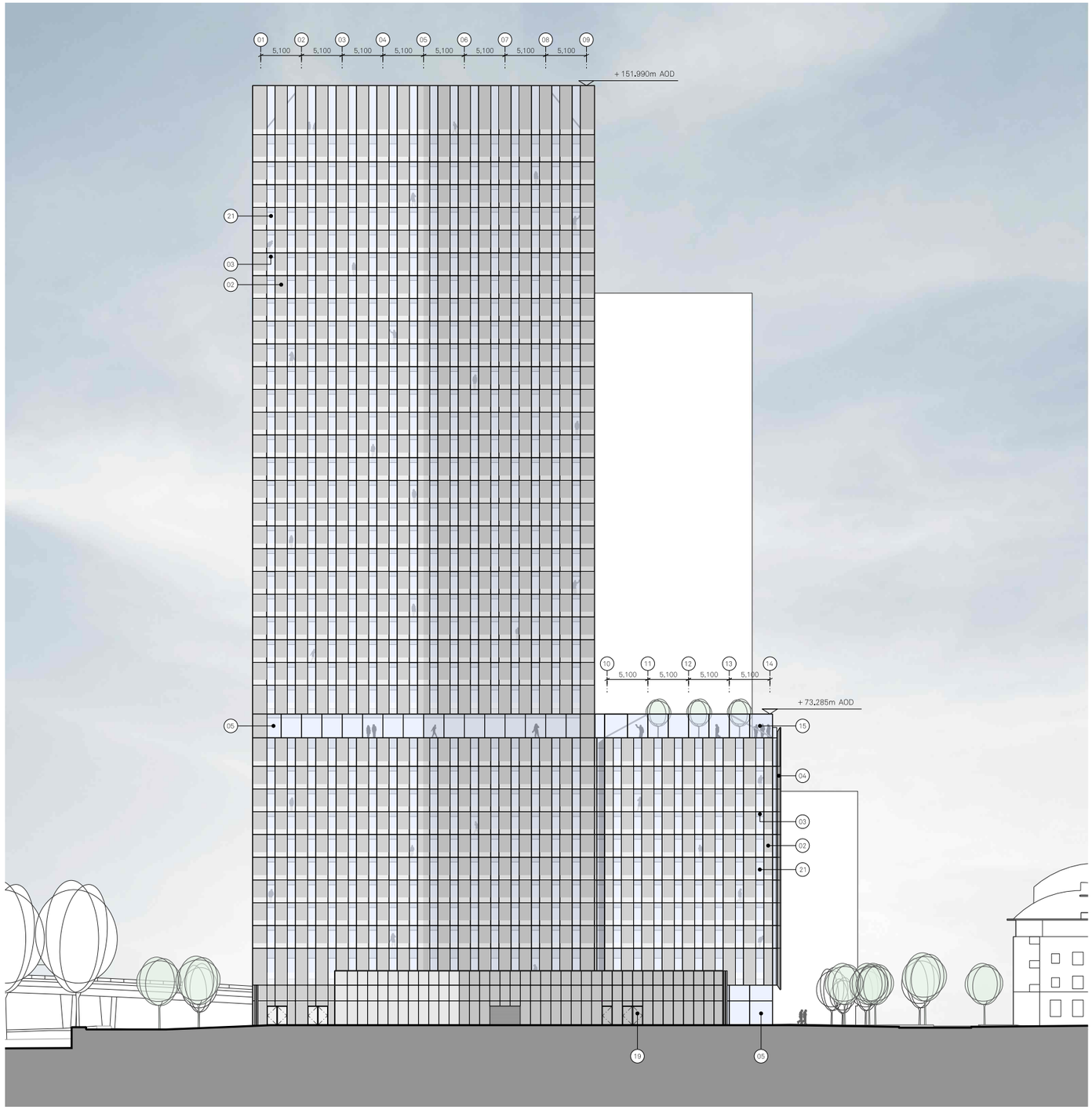
2.4 Consented Drawings: Elevation - Block B East Facade

The east elevation of Block B looks over the shared service yard between the two buildings. The facade is identical to the Edge Street Elevation, aside from at ground floor level, where the building's back of house and plant services are located.

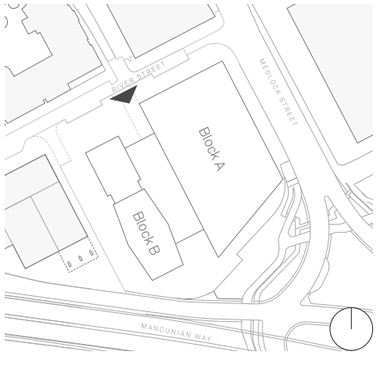
These functional spaces push out into the shared service yard between the two buildings at ground floor level. This element of the building will only be visible from within the service yard area, as it will be concealed from public view by decorative metal screens and gates at either end of the service yard.

Key

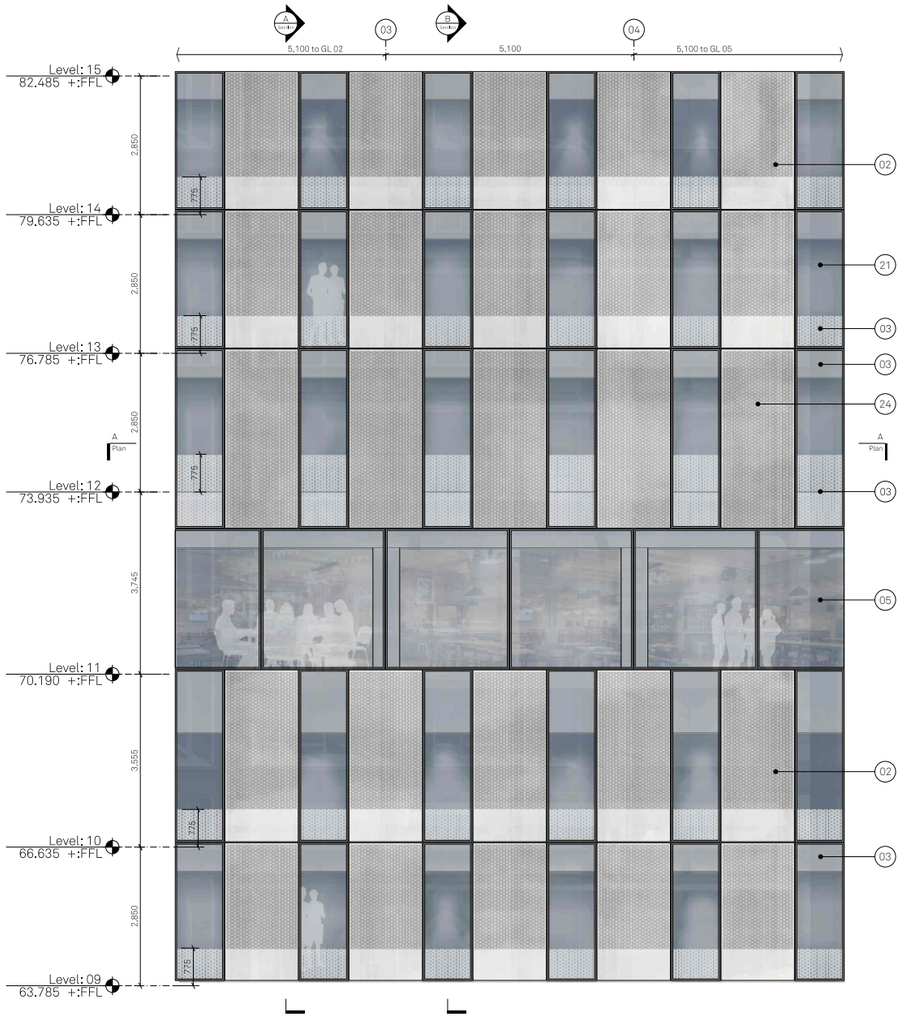
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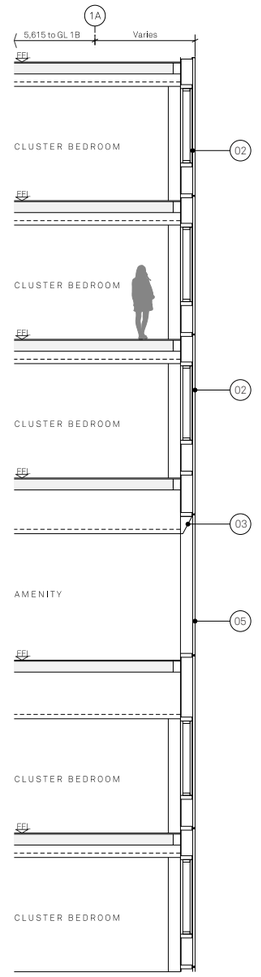
View Location



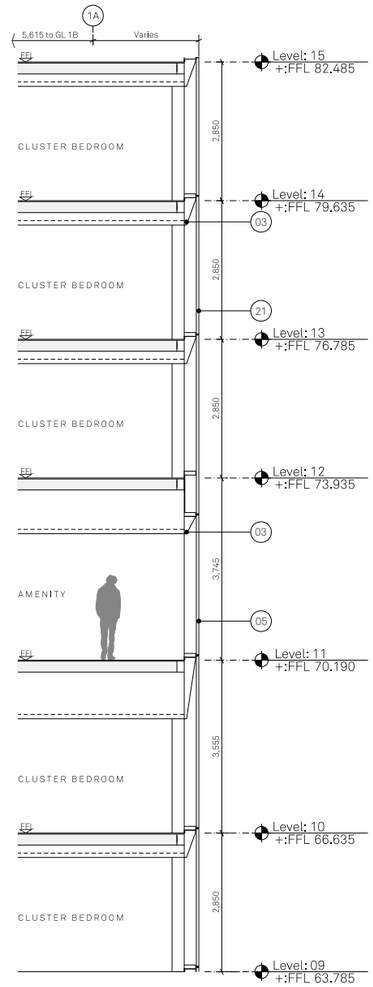
2.5 Consented Drawing Bay Study: Tower Long Elevation



Partial Elevation
Block B, Long Elevation of Tower



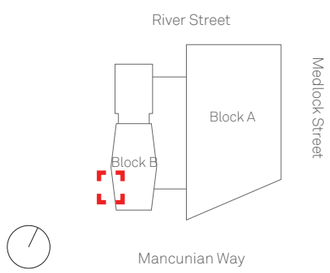
Section A
Block B, Through Vent Panel



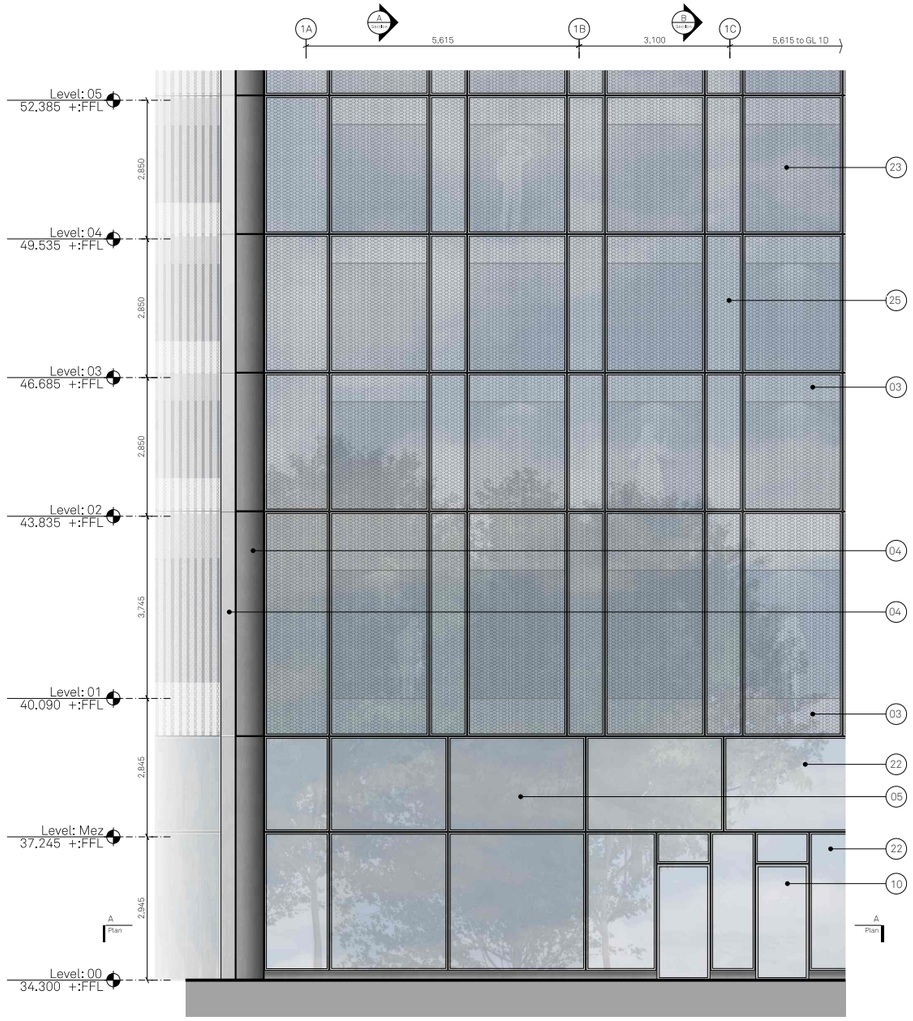
Section B
Block B, Through Glazing

Key

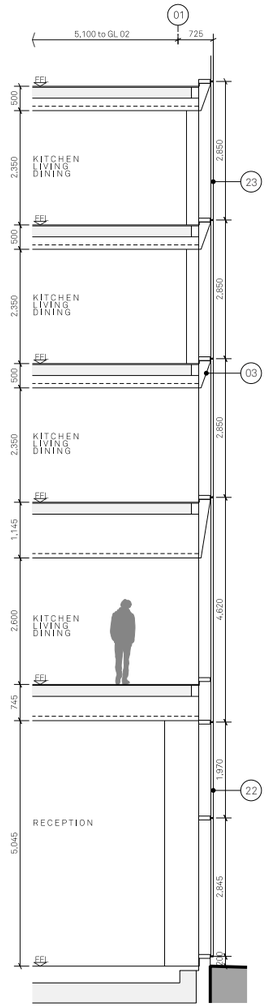
02. Perforated anodised aluminium panel in front of a solid insulated vent panel.
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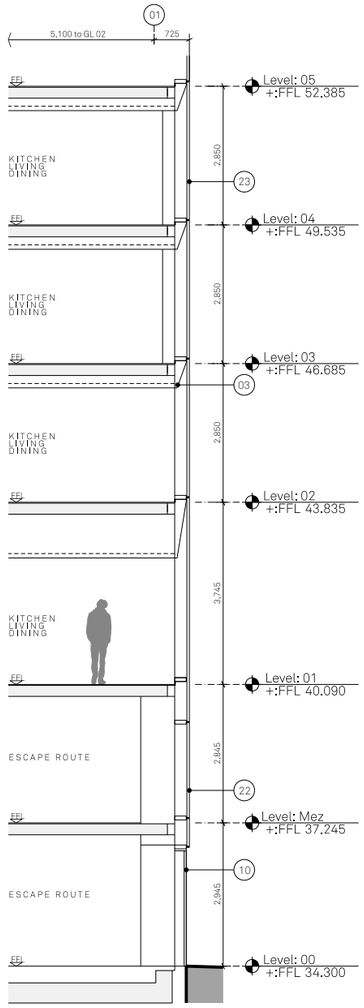
2.6 Consented Drawing Bay Study: Tower Short Elevation



Partial Elevation
Block B, Short Elevation of Tower



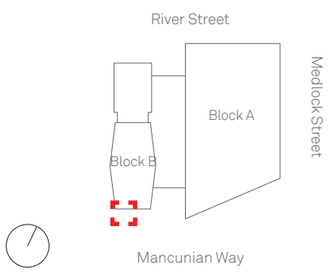
Section C
Block B, Through Reception



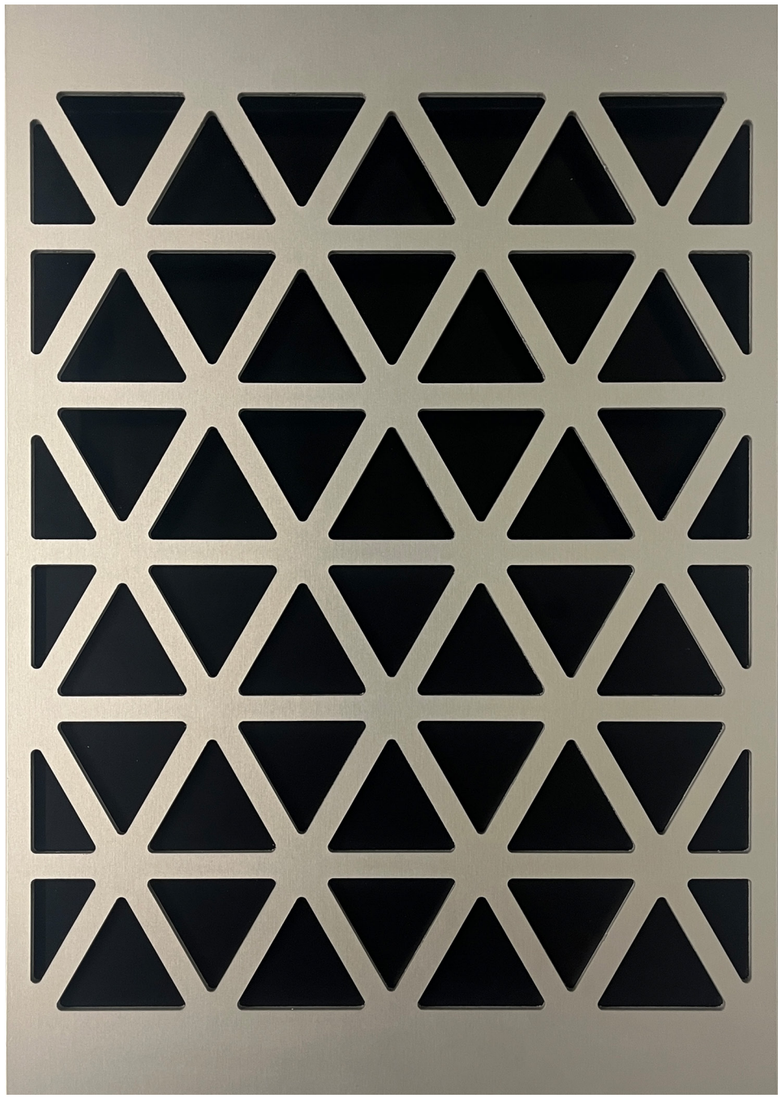
Section D
Block B, Through Escape Route

Key

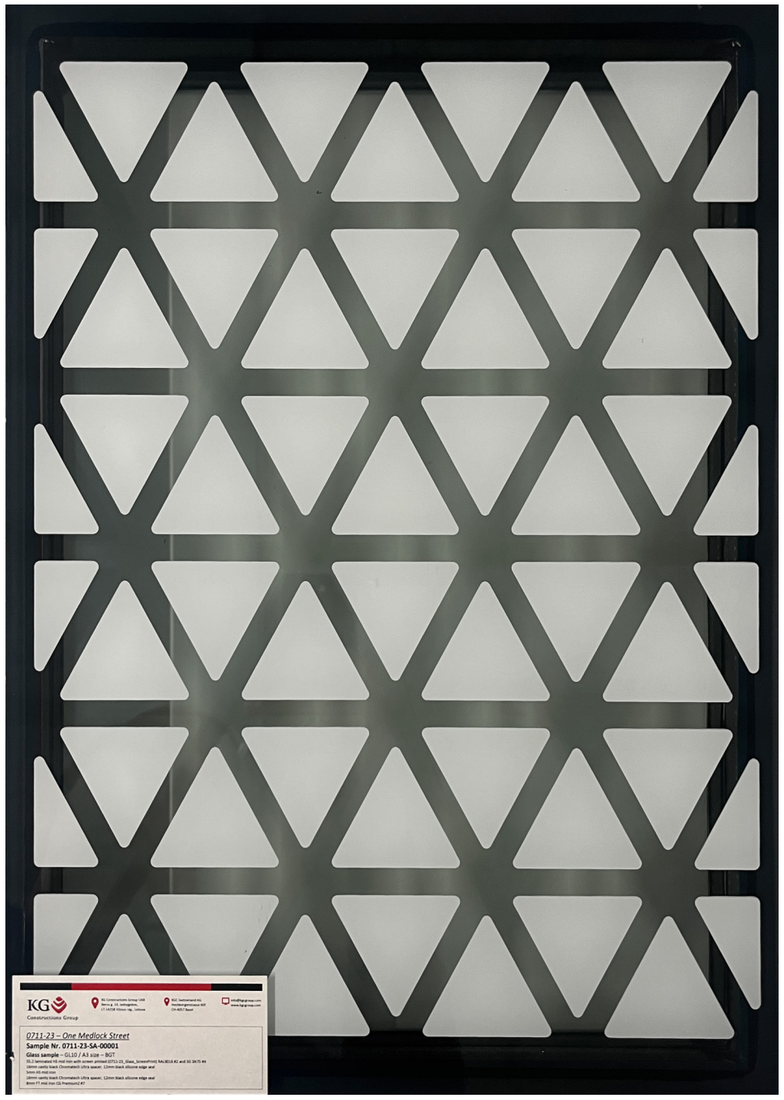
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3.0 Baseline Samples and Specifications



Material Key 2
Silver Natural Anodised Metal Cladding



Material Key 21
Solid Ceramic Frit Faced Glass, RAL7021



Material Key 5
Triple-glazed Clear Glass

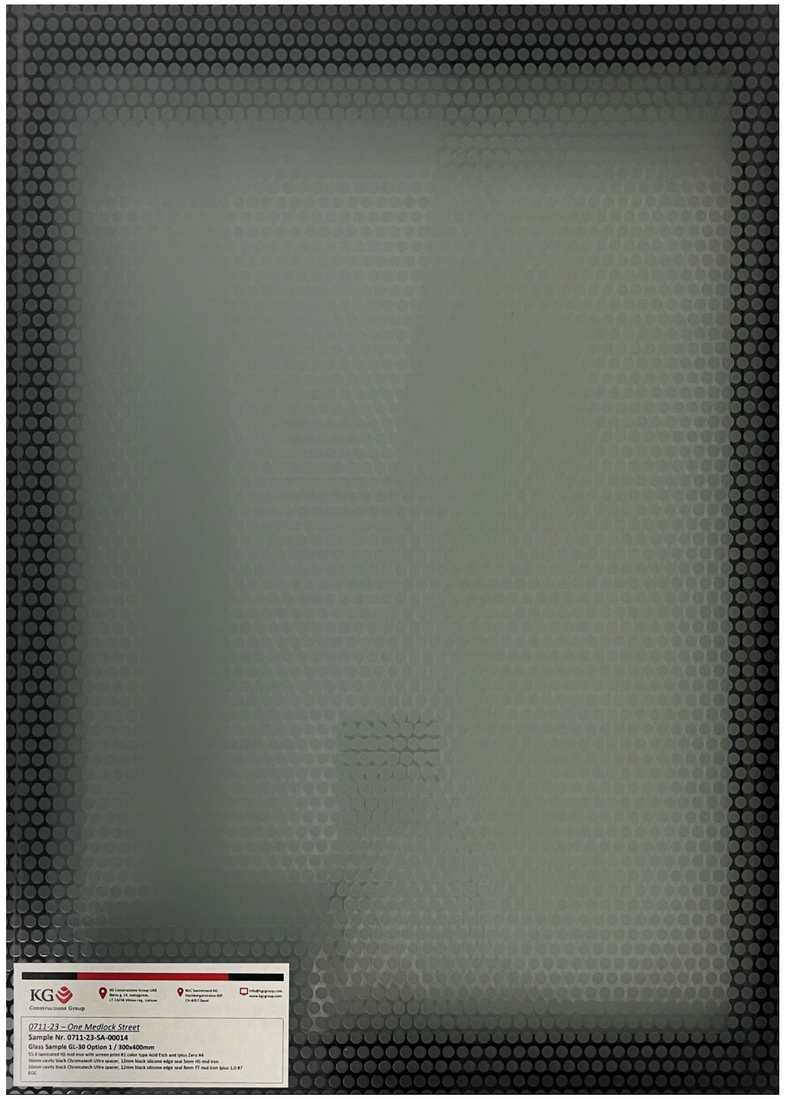
The following material keys and baseline hand samples are in reference to the previous pages' planning consented drawings and material key.



Material Key 22
Backpainted Glazed Panel



Material Key 4
Black Recessed Anodised Aluminium Panel



Material Key 23
Fritted Glass (South Elevation)

4.0 Full-Size Sample Panel Drawings

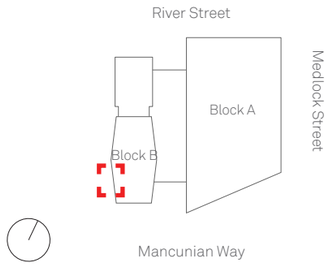
4.1 Consented Drawing Bay Study: Tower Long Elevation

The highlighted red area represents the portion of the facade which is to be fabricated as part of a full-scale visual mock-up unit.

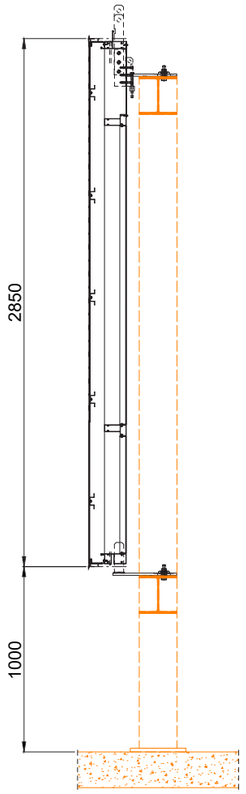
See the drawings on the following pages for further information.



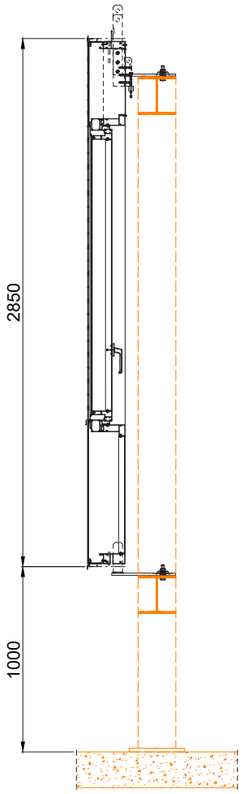
Partial Elevation
Block B, Long Elevation of Tower



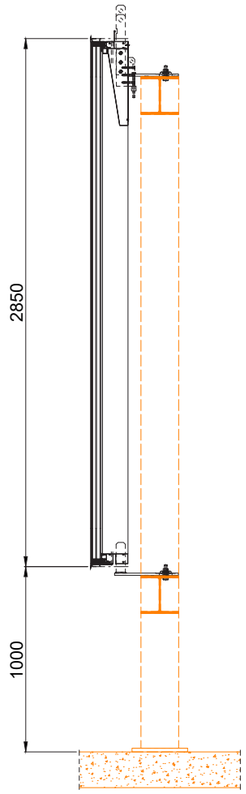
4.2 Facade Subcontractor Information



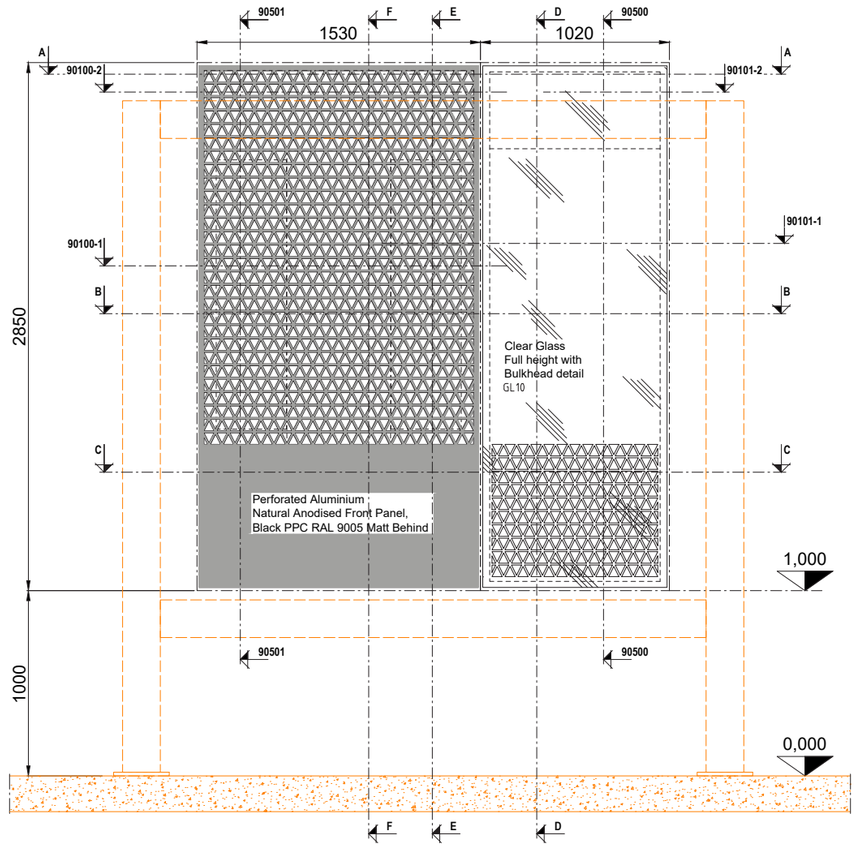
VERTICAL SECTION D-D



VERTICAL SECTION E-E

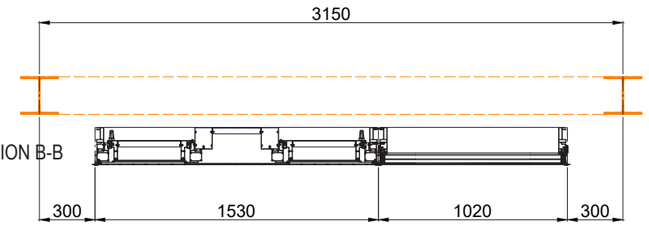


VERTICAL SECTION F-F

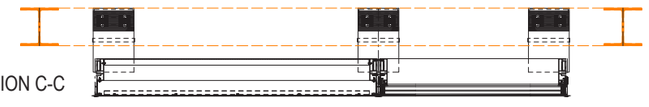




HORIZONTAL SECTION A-A



HORIZONTAL SECTION B-B



HORIZONTAL SECTION C-C

Glass build up
GL10:
55.2 laminated HS mid iron with screen printed (0711-23_Glass_ScreenPrint) RAL9016 #2 and SG SN75 #4
16mm cavity black Chromatech Ultra spacer, 12mm black silicone edge seal
5mm HS mid iron
16mm cavity black Chromatech Ultra spacer, 12mm black silicone edge seal
8mm FT mid iron CG Premium2 #7

PART ELEVATION 90000
VMU

LOCATION:

FOR APPROVAL

REV.	DATE / NAME	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
C01	09.02.2024 FZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

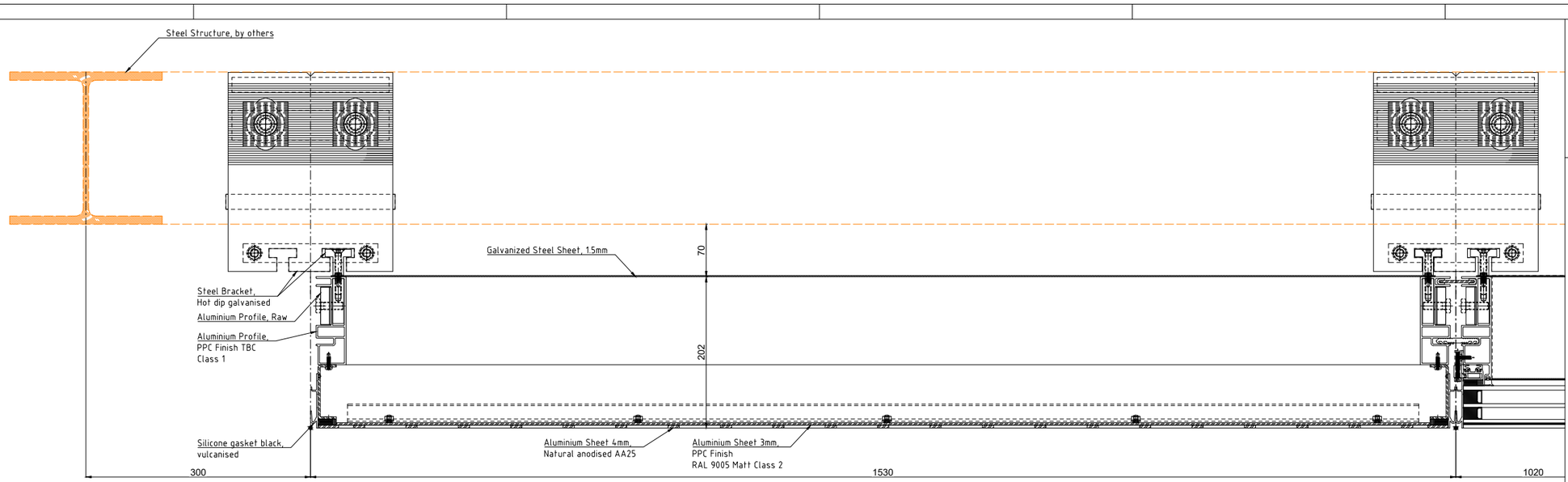
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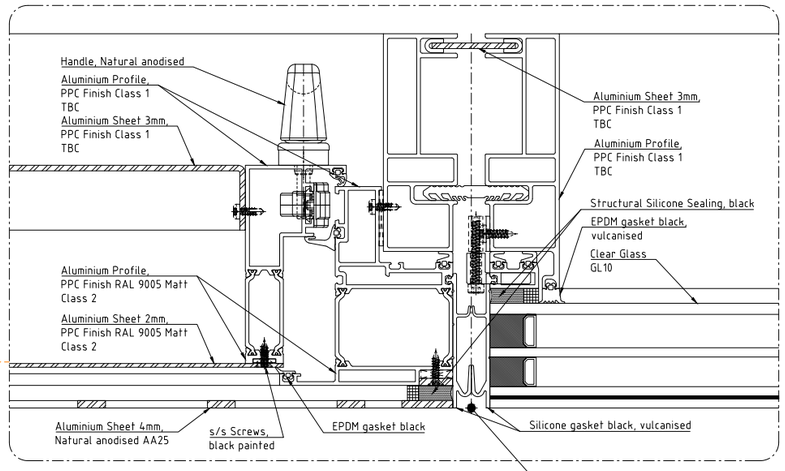
DRAWING TITLE:
VMU
Part Elevation

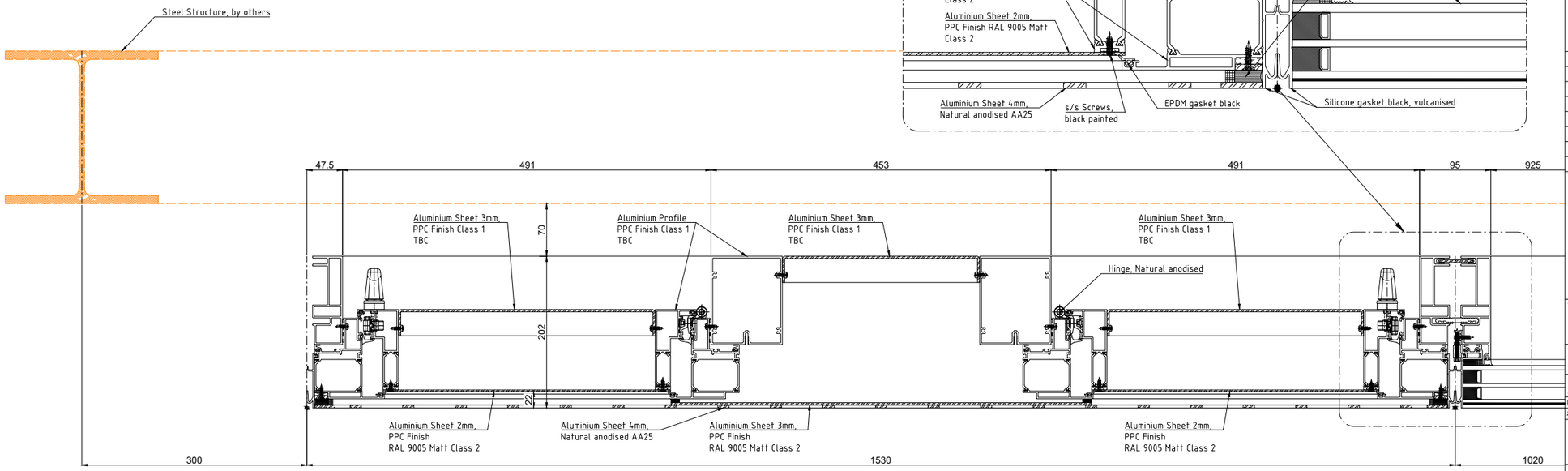
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REV: C01

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Structures within KGC's liability limits are schematic and not intended to be executed.



HORIZONTAL SECTION 90100-2





HORIZONTAL SECTION 90100-1

LOCATION:



FOR APPROVAL

REV.	DATE / NAME	DESCRIPTION
C01	09.02.2024 FZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

SCALE: 1:2 ON A1
PROJECT NO: 0771-23

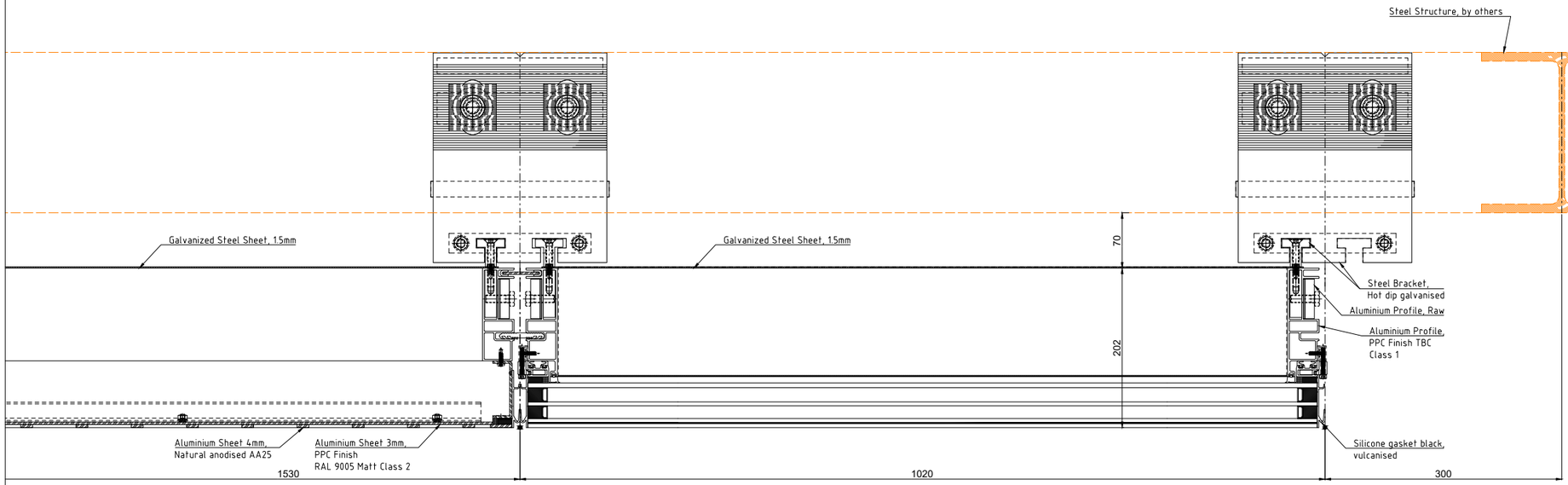
DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann F.	08.02.2024	Anthony A.	08.02.2024

DRAWING TITLE:
VMU
Horizontal Section

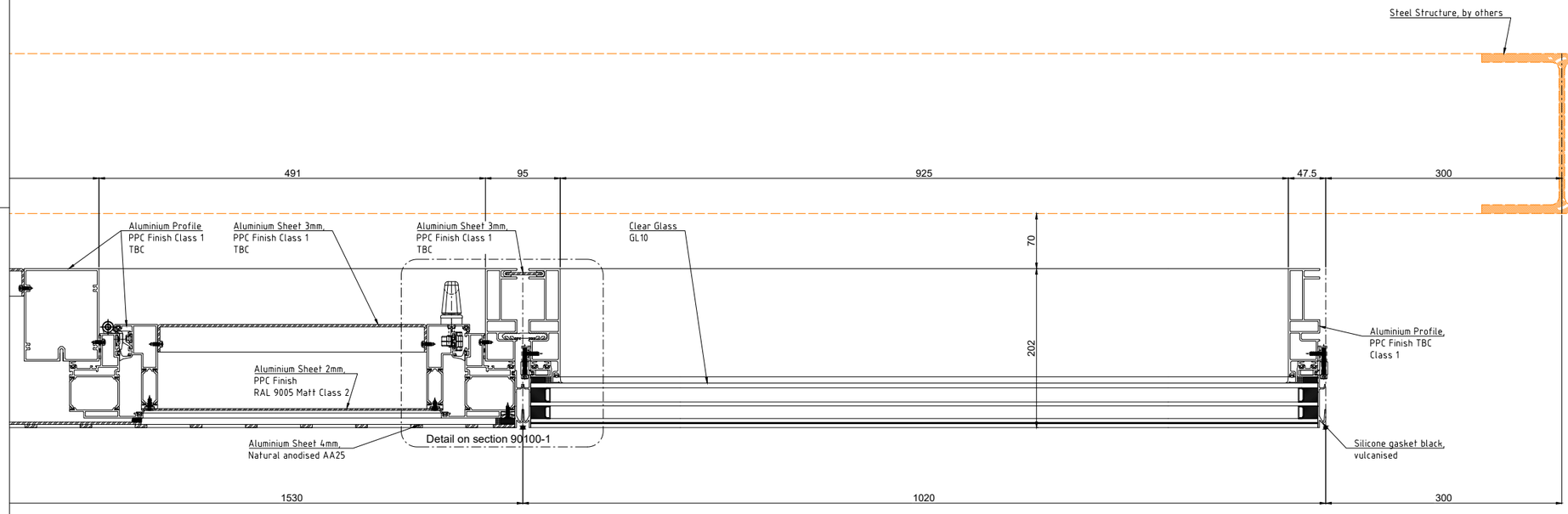
DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90100
REV: C01

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4.4 Facade Subcontractor Information



HORIZONTAL SECTION 90101-2



HORIZONTAL SECTION 90101-1

LOCATION:

FOR APPROVAL

REV.	DATE / NAME	DESCRIPTION
C01	09.02.2024 FZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

SCALE:	PROJECT NO.
1:2 DIN A3	0771-23

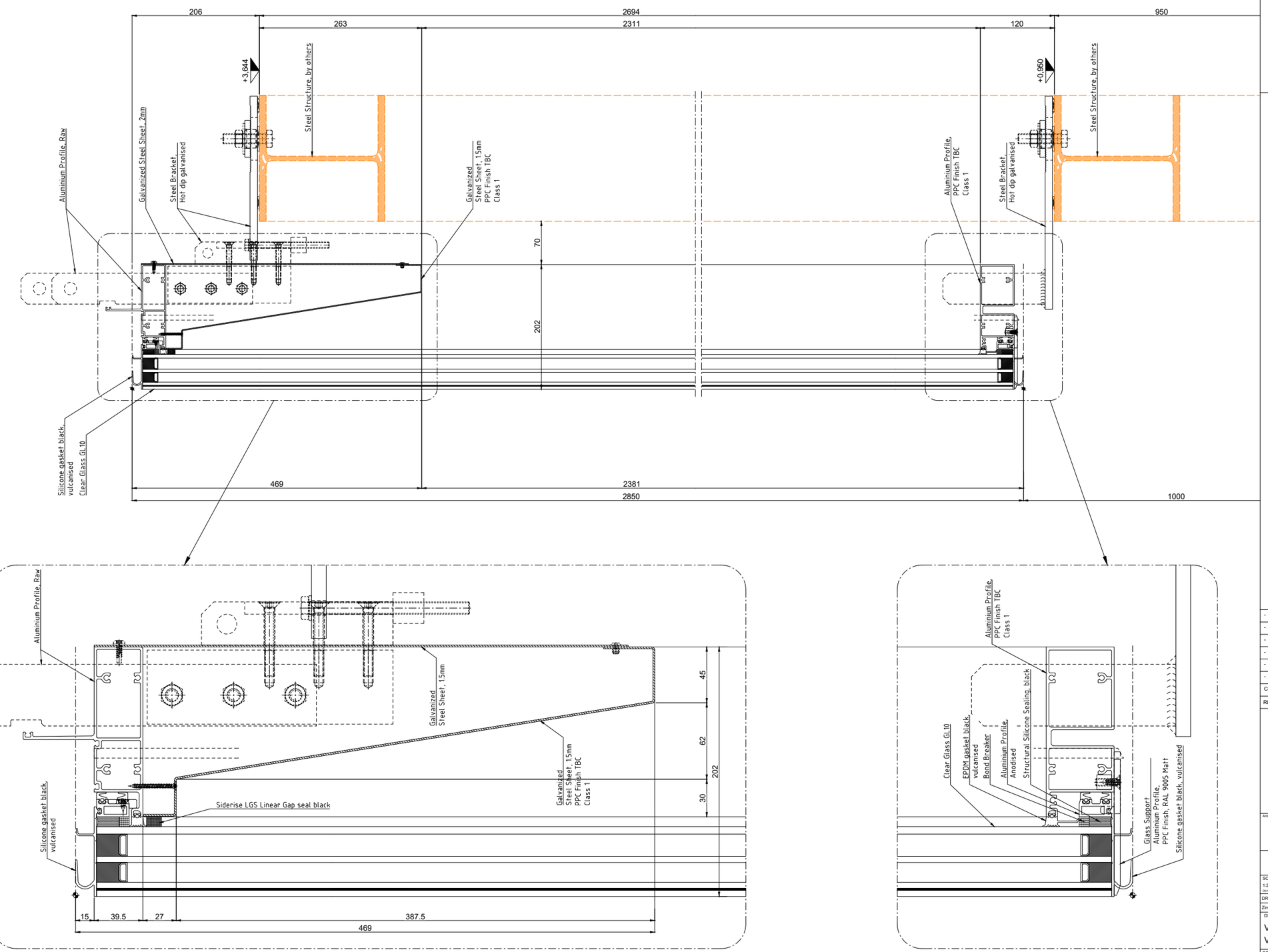
DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann F.	08.02.2024	Anthony A.	08.02.2024

DRAWING TITLE:
VMU
Horizontal Section

DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90101
REV: C01

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4.5 Facade Subcontractor Information



VERTICAL SECTION 90500

LOCATION:

FOR APPROVAL

REV	DATE / NAME	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
C01	09.02.2024 FZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

SCALE: 1:2 ON A0
PROJECT NO.: 0771-23

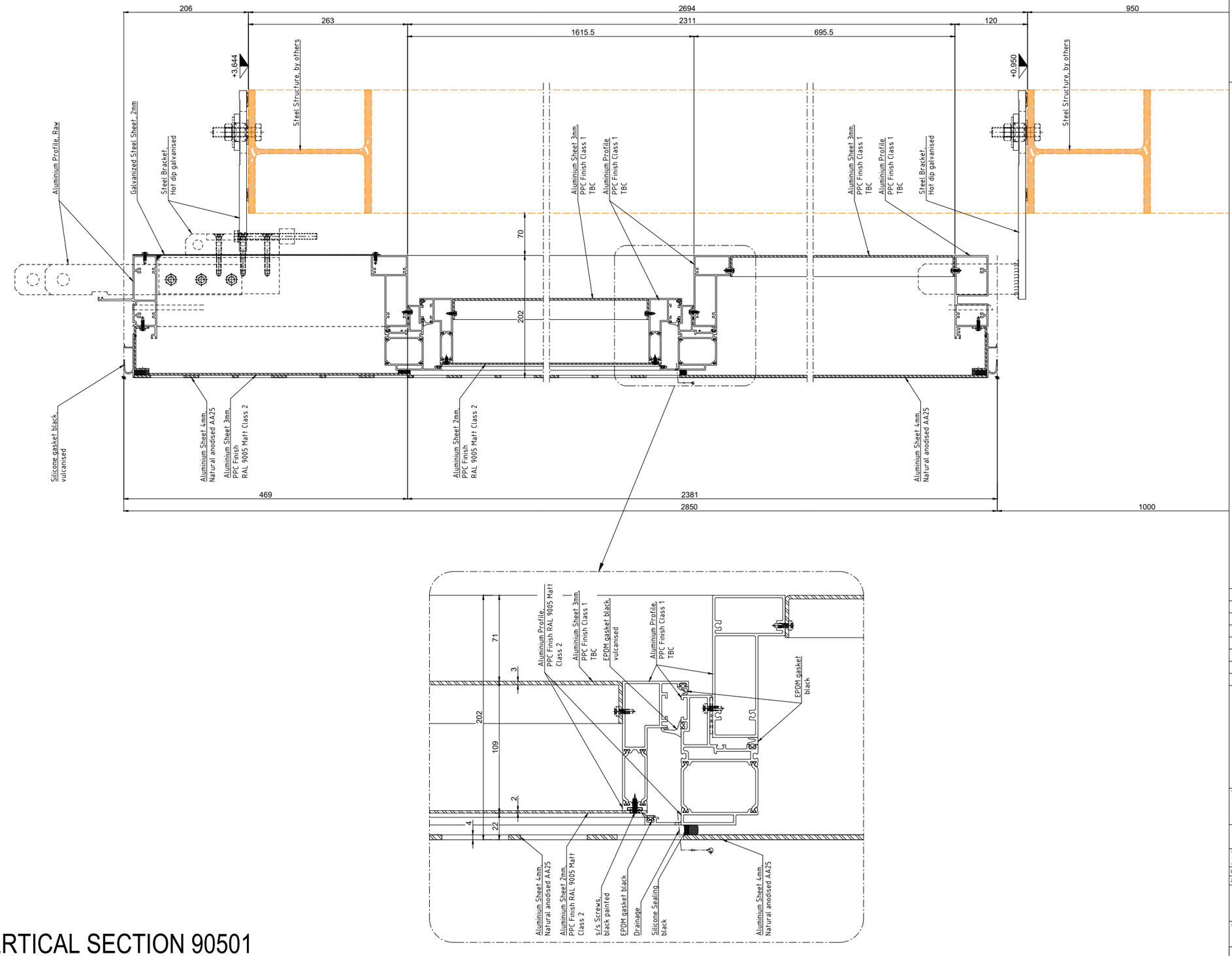
DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann F.	08.02.2024	Anthony A.	08.02.2024

DRAWING TITLE:
VMU
Vertical Section Vision

DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90500
REV: C01

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4.6 Facade Subcontractor Information



VERTICAL SECTION 90501

LOCATION:

FOR APPROVAL

REV.	DATE / NAME	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
C01	09.02.2024 FZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

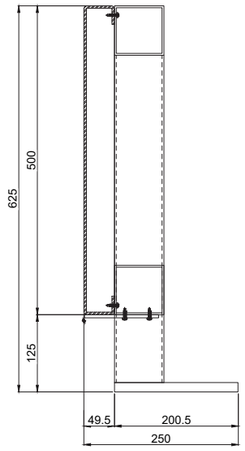
Architect:
Jon Matthews

SCALE:	PROJECT NO.		
1:2 On A1	0771-23		
DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann F.	08.02.2024	Anthony A.	08.02.2024

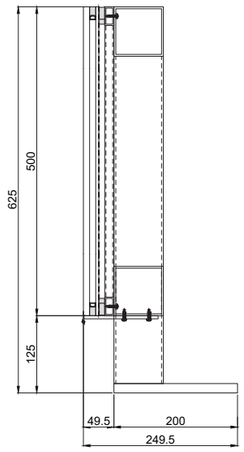
DRAWING TITLE:
VMU
Vertical Section Vision

DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90501
REV: C01

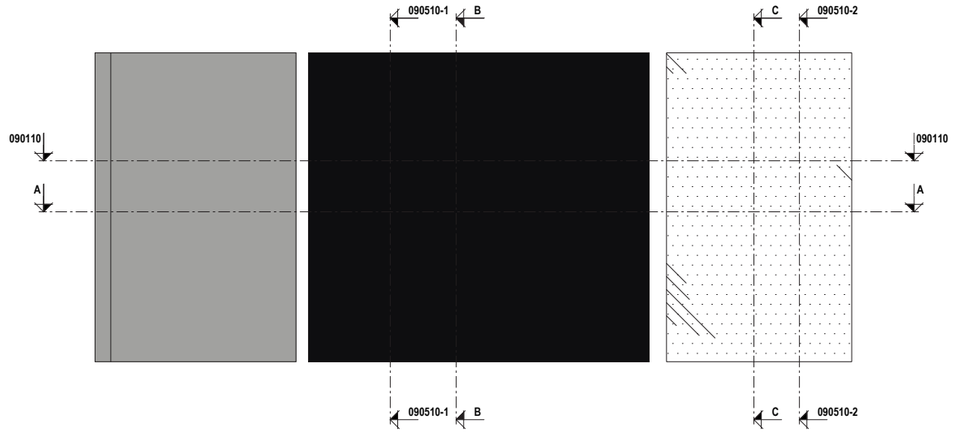
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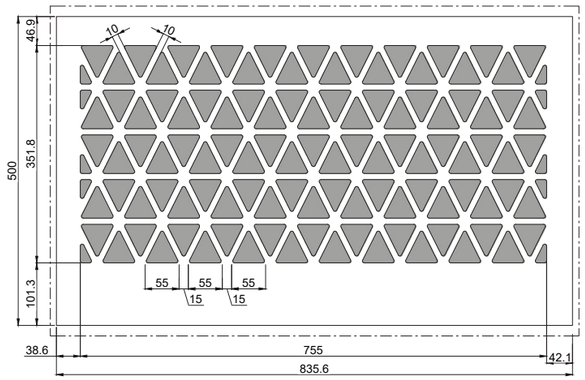
VERTICAL SECTION B-B



VERTICAL SECTION C-C

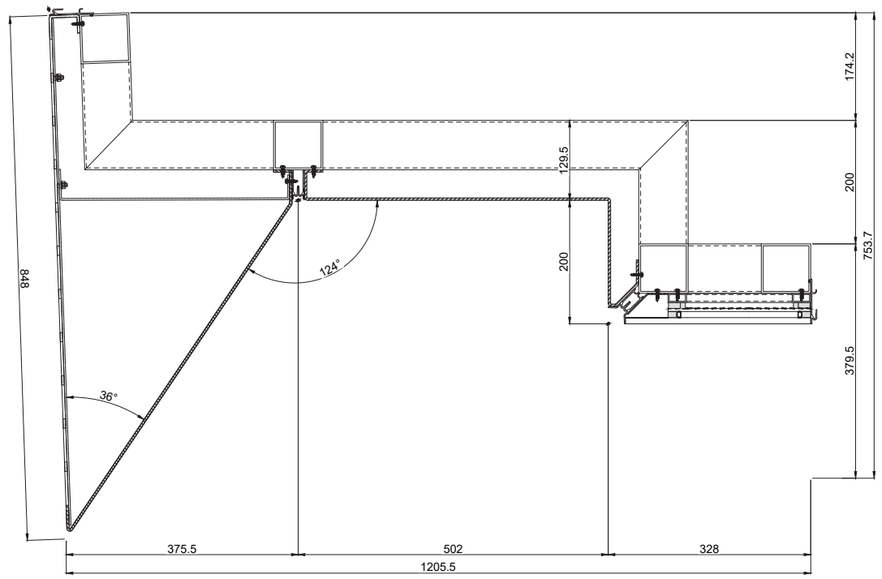


Glass build up
GL26:
10mm AN mid iron with Black Silicone Smear #2 for Corner
10mm cavity black Chromatech Ultra spacer, 12mm black silicone edge seal
5mm FT + HST mid iron
Pos 4 : 100% Dark Backpainted RAL 7021



View D



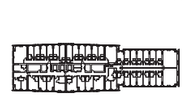


HORIZONTAL SECTION A-A

PART ELEVATION 90001

VMU

LOCATION:



AS BUILT

REV.	DATE / NAME	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
C30	11.06.2025 NW	As Built
C10	17.07.2024 NW	For Construction
C01	06.06.2024 MZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

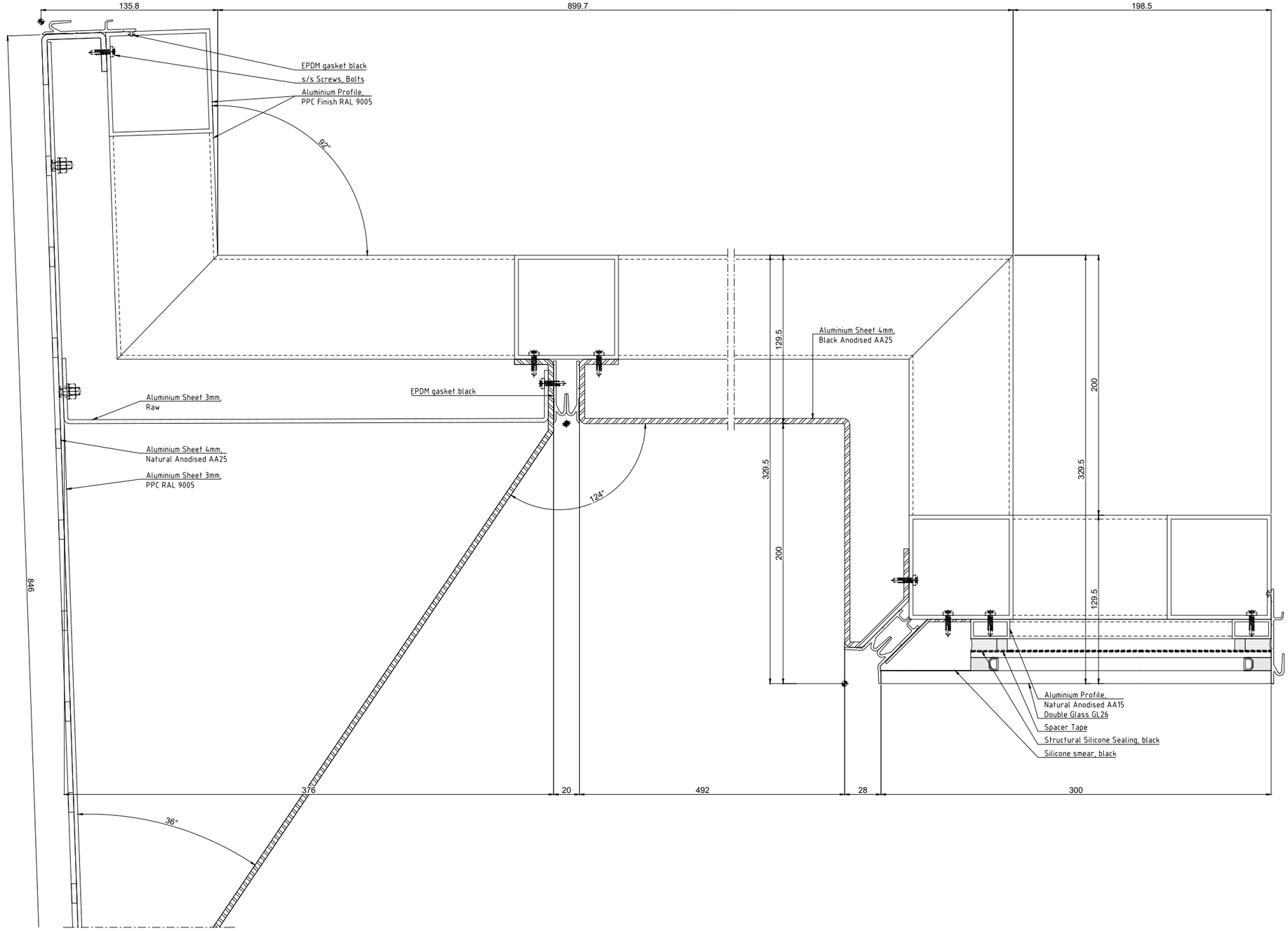
SCALE:	PROJECT NO.
1:3 on A1	0711-23

DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann M.	07.06.2024	Anthony A.	07.06.2024

DRAWING TITLE:
VMU Corner & Z Element
Part Elevation

DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90001
REV: C30

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HOTIZONTAL SECTION 090110

VMU

LOCATION:

AS BUILT

REV.	DATE / NAME	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
C30	11.06.2025 NW	As Built
C10	17.07.2024 NW	For Construction
C01	06.06.2024 MZ	First Issue

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

SCALE: 1:1 On A0

PROJECT NO.: 0711-23

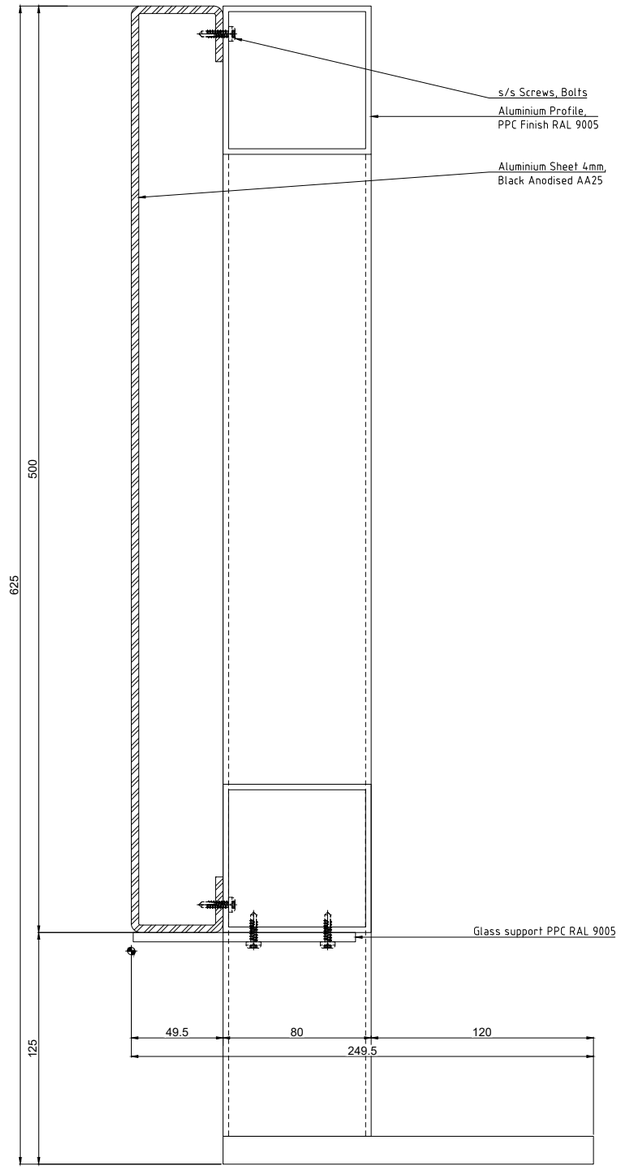
DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann M.	07.06.2024	Anthony A.	07.06.2024

DRAWING TITLE:
VMU Corner & Z Element
Horizontal Section

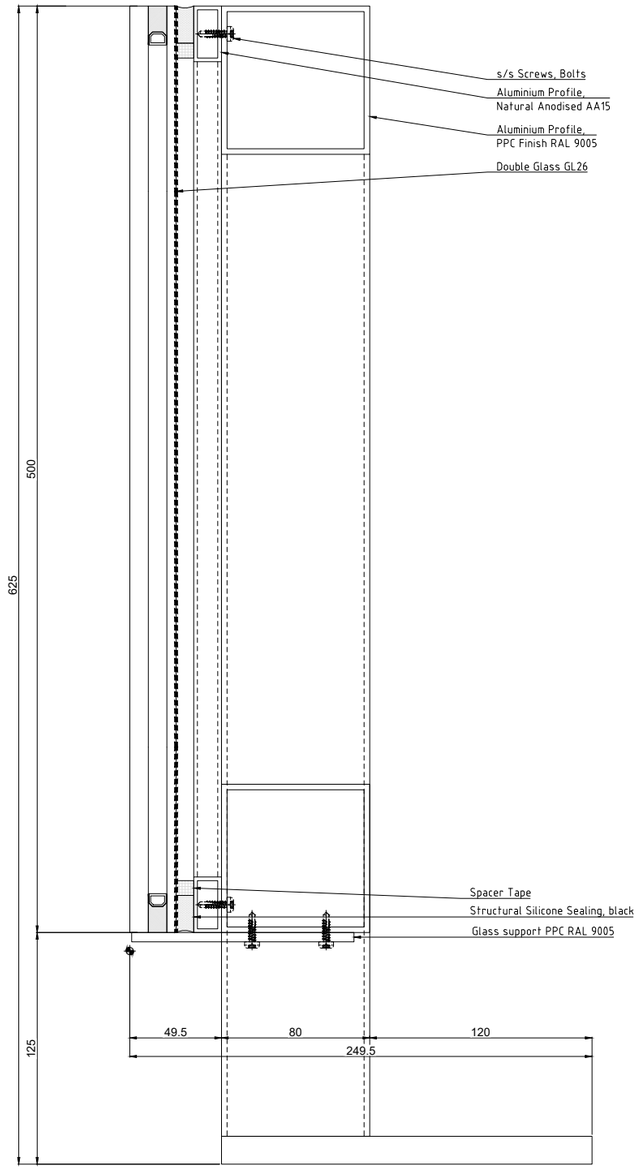
DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90110

REV: C30

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VERTICAL SECTION 095510-1



VERTICAL SECTION 095510-2

VERTICAL SECTION 090510

VMU

LOCATION:



AS BUILT

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
C30	11.06.2025	NW	As Built
C10	17.07.2024	NW	For Construction
C01	06.06.2024	MZ	First Issue
REV.	DATE	NAME	DESCRIPTION

One Medlock Street
PBSA - Block B,
MANCHESTER

Architect:
Jon Matthews

SCALE: 1:1 On A0
PROJECT NO.: 0711-23

DRAWN BY:	DATE:	CHECKED BY:	DATE:
Zimmermann M.	07.06.2024	Anthony A.	07.06.2024

DRAWING TITLE:
VMU Corner & Z Element
Vertical Section

DRAWING NUMBER: P644-KGC-XX-ZZ-DR-X-90510
REV: C30

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5.0 Visual Mock-Up