

1207 PLOT 9B FIRST STREET, MANCHESTER

NMA APPLICATION REPORT

1207-TGA-XX-XX-RP-A-FI_10_10-00400 P01

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	19.09.25	MCC Issue

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01. INTRODUCTION

Executive Summary

This document has been prepared by Tim Groom Architects in support of a NMA Application for planning application 141786/FO/2024.

The document provides context to the required minor alterations to the Unitised Facade System. These amendments to the facade are required following a revision to the ventilation strategy due to regulatory updates.

Ventilation Strategy

The ventilation strategy adopted for the planning submission utilised a combined studio approach which allowed the vents to the facade to be discreetly hidden behind the perforated screens.

Following the submission, updates to the Code of Practice BS9991:2024, resulted in this approach no longer being valid. Each studio is now required to be ventilated individually.

This results in an additional vent per room. This documents details the proposed response to this amendment within the facade design.

Ancillary Amendments

The document also outlines two ancillary minor amendments that have been required following specialist sub-contractor design input, namely -

- 4no. External Door Widths
- Back of House External Ramp Width





02. VENTILATION STRATEGY

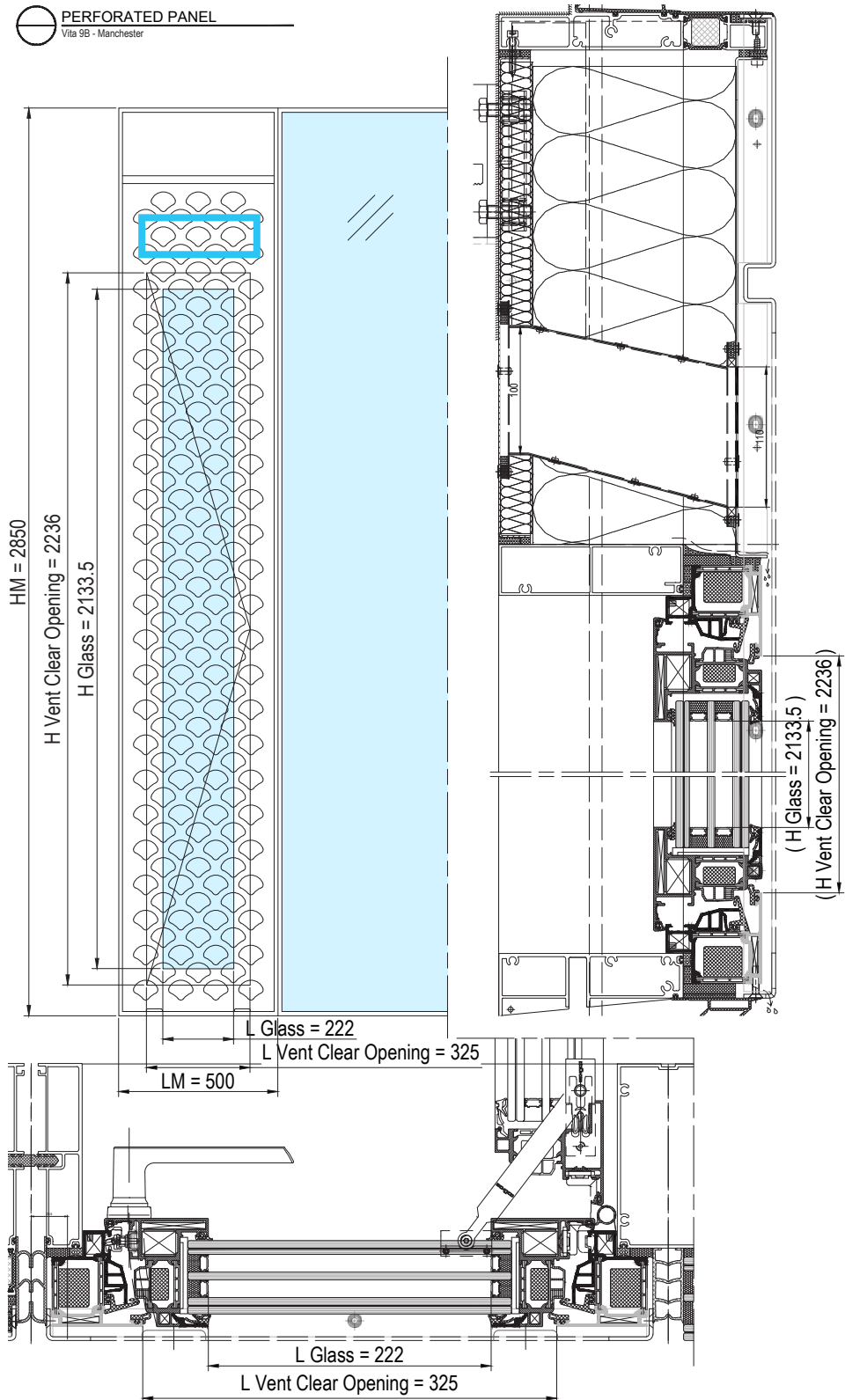
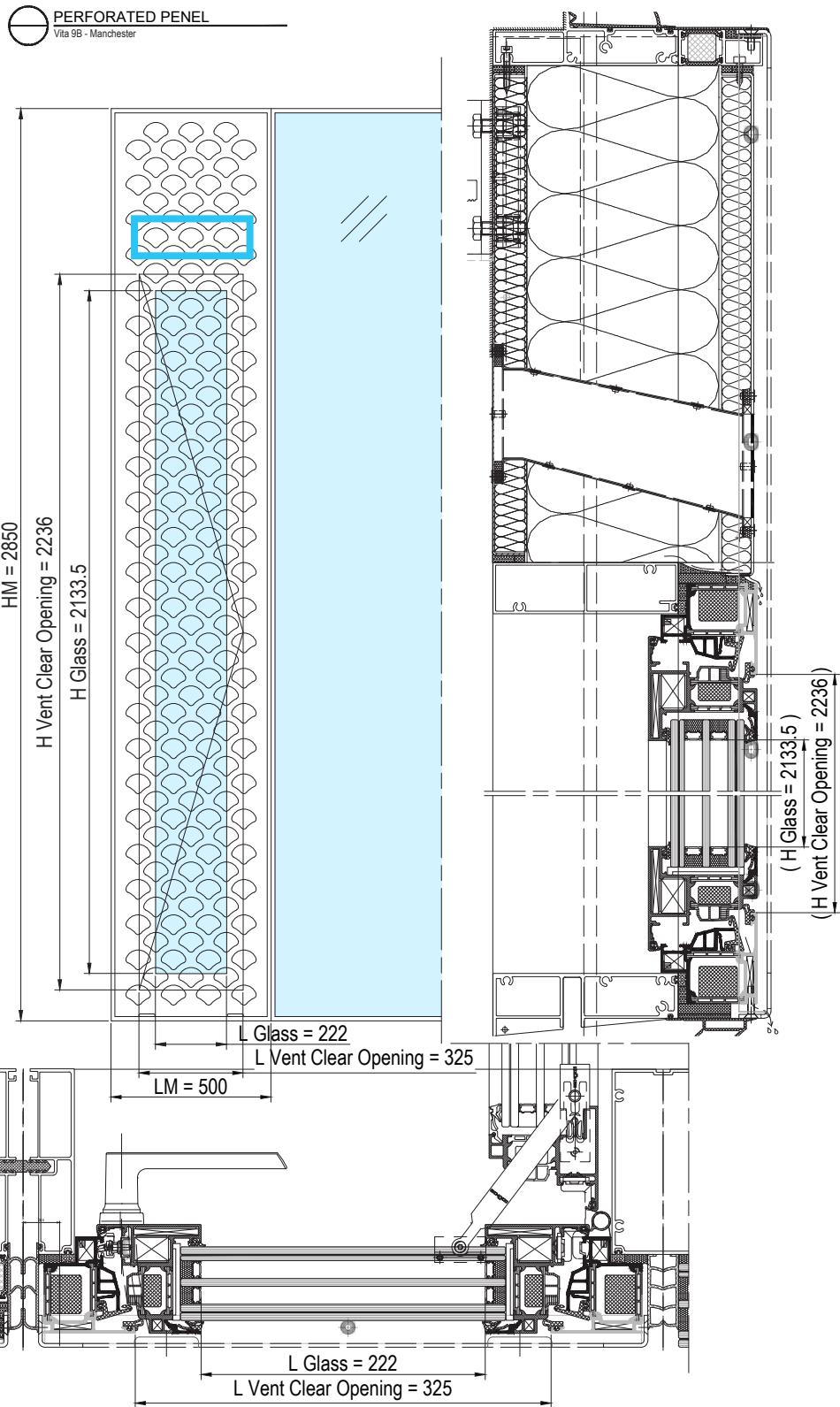
Ventilation Strategy
Unitised Facade - Approved Planning Proposal

The proposed ventilation strategy for the scheme at the point of planning submission was based on the ability to combine two studios into one compartment designing to BS9991:2015.

This allowed the ventilation to be shared across the two studios for Inlet and Extract.

These were able to be discreetly located behind the decorative screens as seen in other built schemes of a similar nature in Manchester City Centre.

 Ventilation Inlet and Extract Location

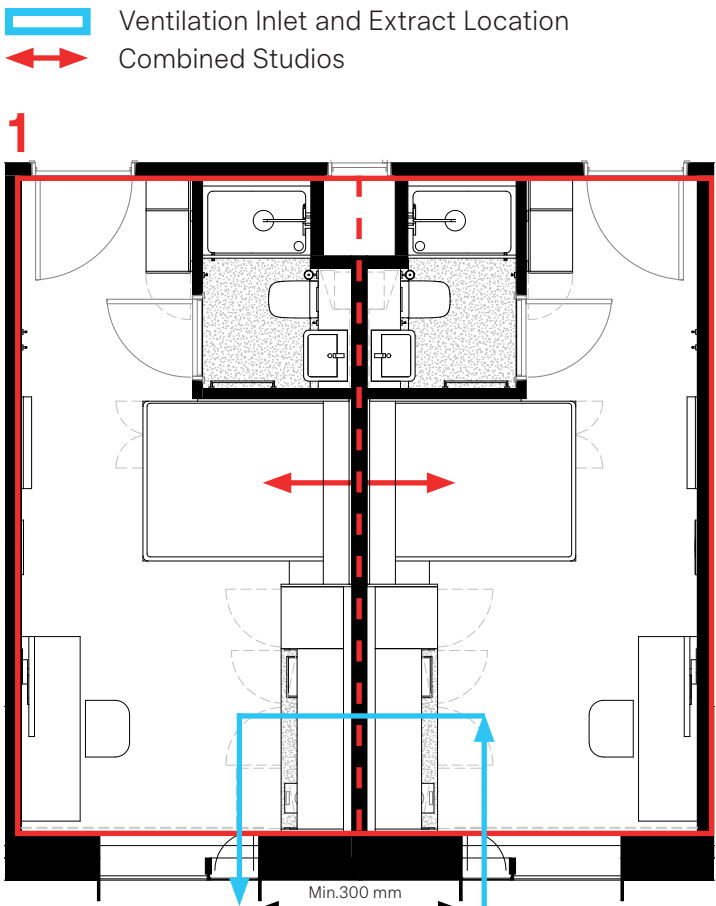


Ventilation Strategy
Unitised Facade - Planning Proposal

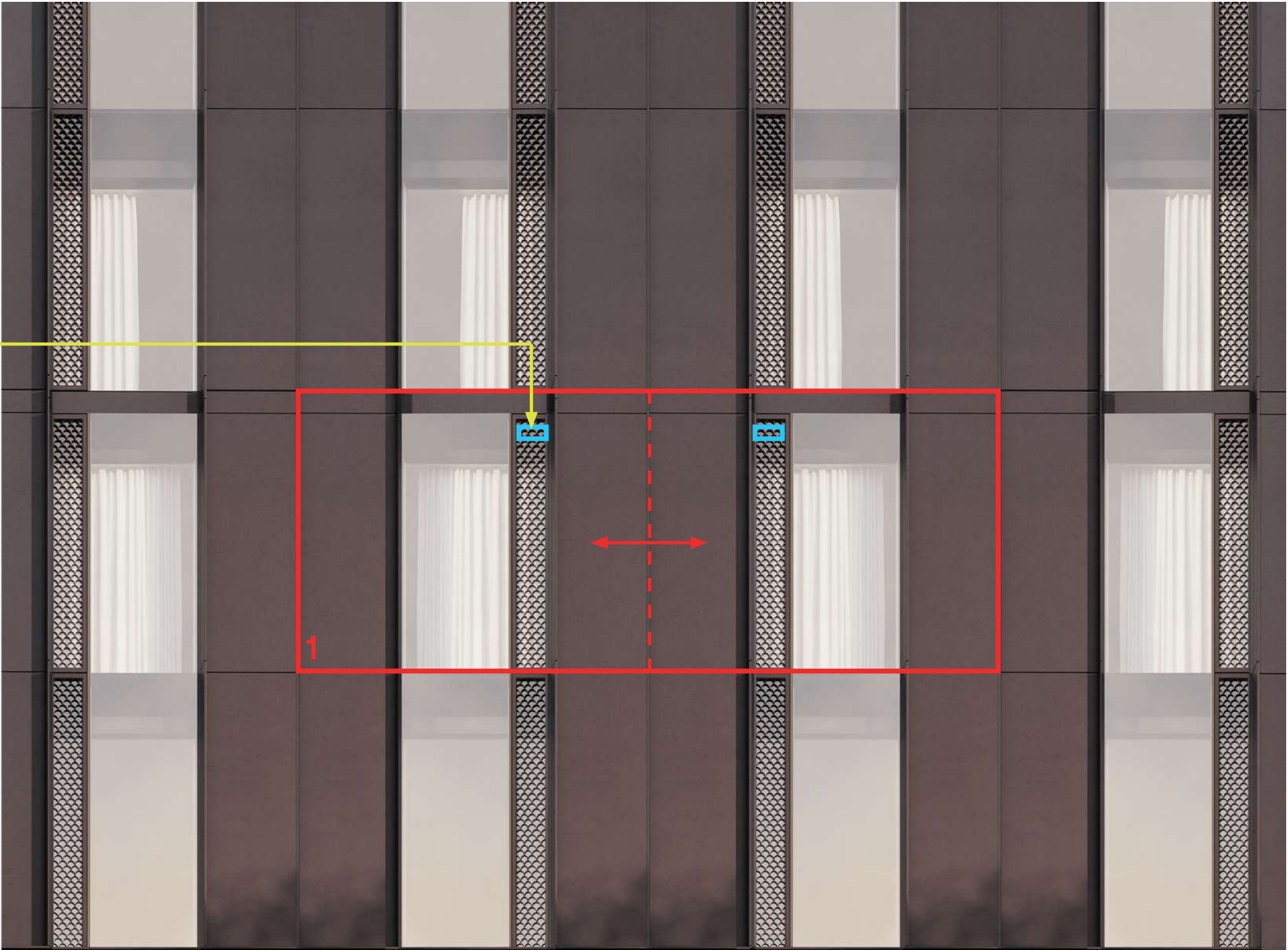
The Plan Diagram below illustrates the ventilation strategy for the combined studios.

The Elevation render opposite provides the visual impact of the combined ventilation proposal on the facade.

Combined Studio Ventilation Through Decorative Screens



Combined Double Studio Ventilation Strategy



Combined Double Studio Ventilation Strategy

Ventilation Strategy

Unitised Facade - Initial Revised Proposal

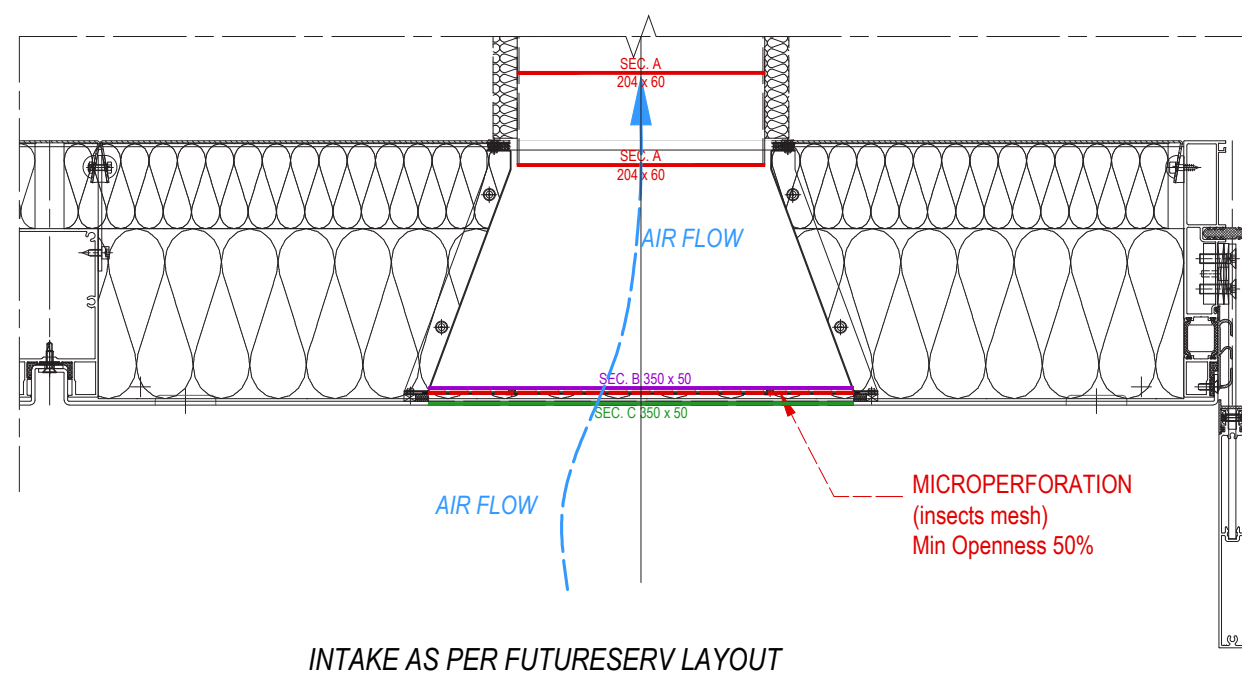
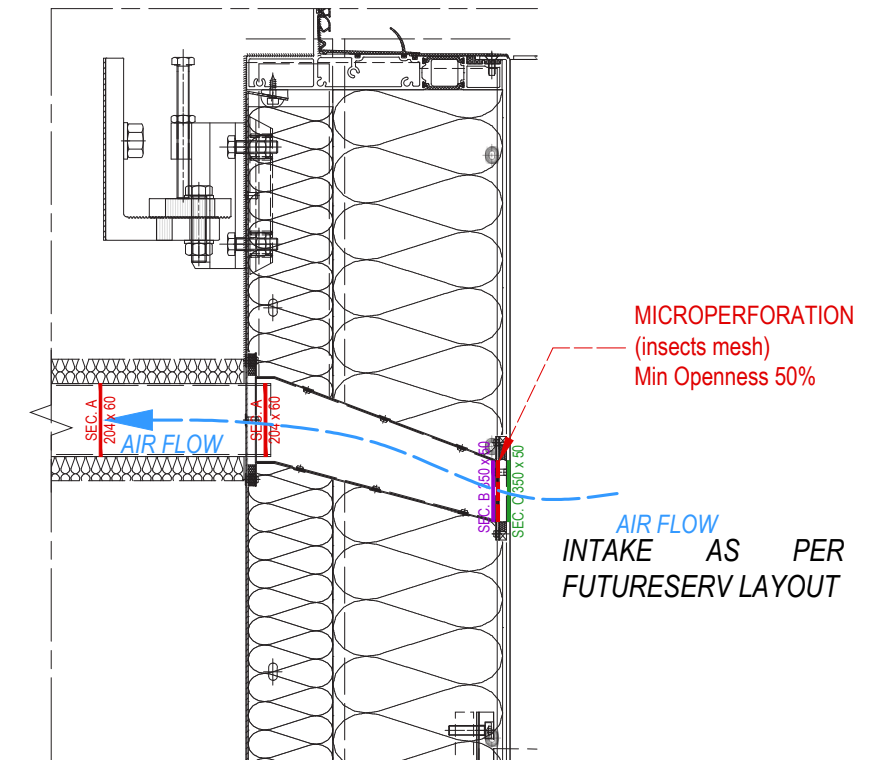
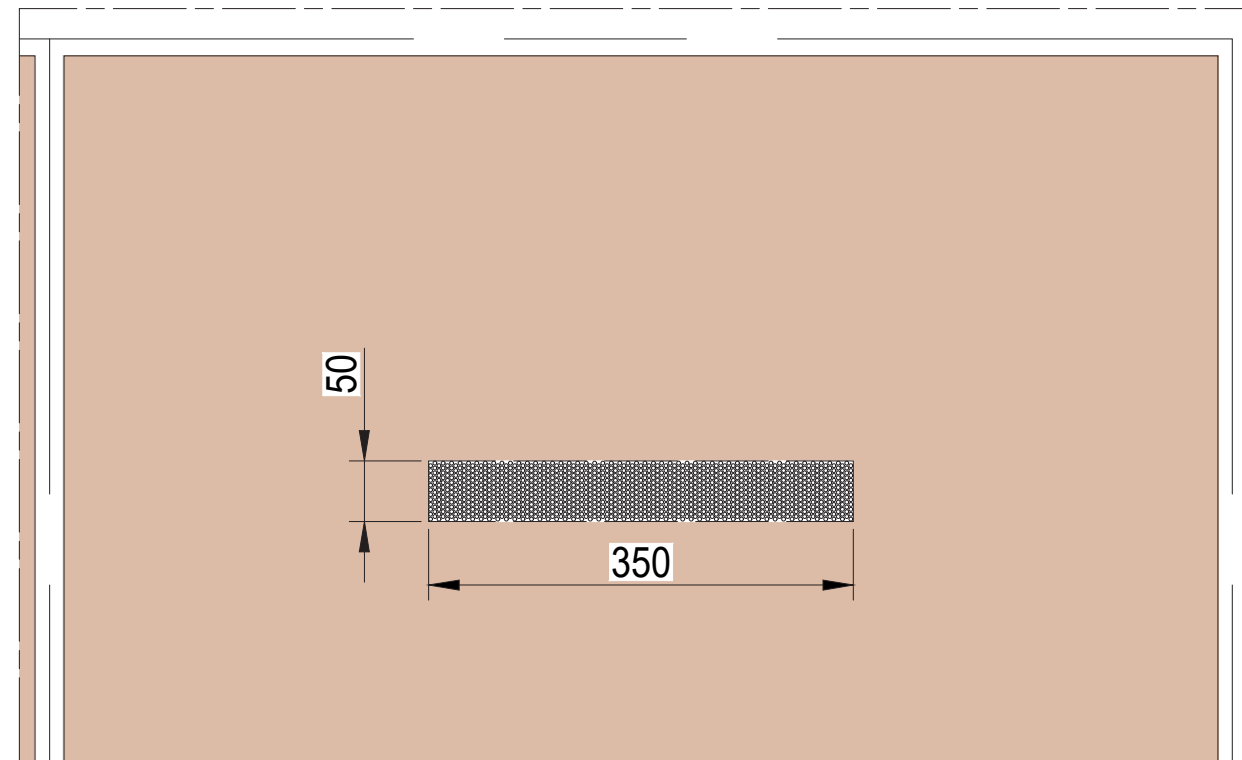
Amendments were subsequently made to BS9991:2024 following the submission of the scheme for Planning Approval.

This required the design team to amend the proposed ventilation strategy for the building whereby it was no longer suitable to combine the studios. Ventilation is now proposed for individual studios.

The drawings opposite illustrate the initial revised proposal from the facade specialist for an additional vent opening within the facade.

The additional vent was proposed as a punched letterbox opening within the facade panel.

The design team felt that the proposal was unacceptable on the basis that the vent was not sufficiently integrated within the facade design.



Ventilation Strategy

Unitised Facade - Initial Revised Proposal

The Plan Diagram below illustrates the revised ventilation strategy for the single studios. An Inlet and Extract is required to each individual studio.

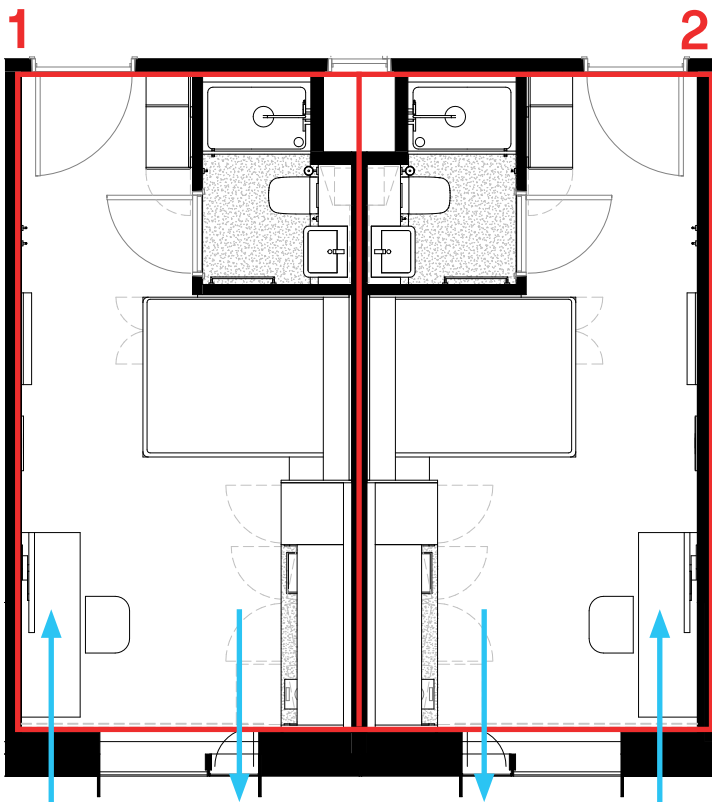
The Elevation render opposite provides the visual impact of the revised ventilation proposal on the facade based on the initial revised proposal.

The proposal retained the banding at every second floor, however introduced a punched opening at every level.

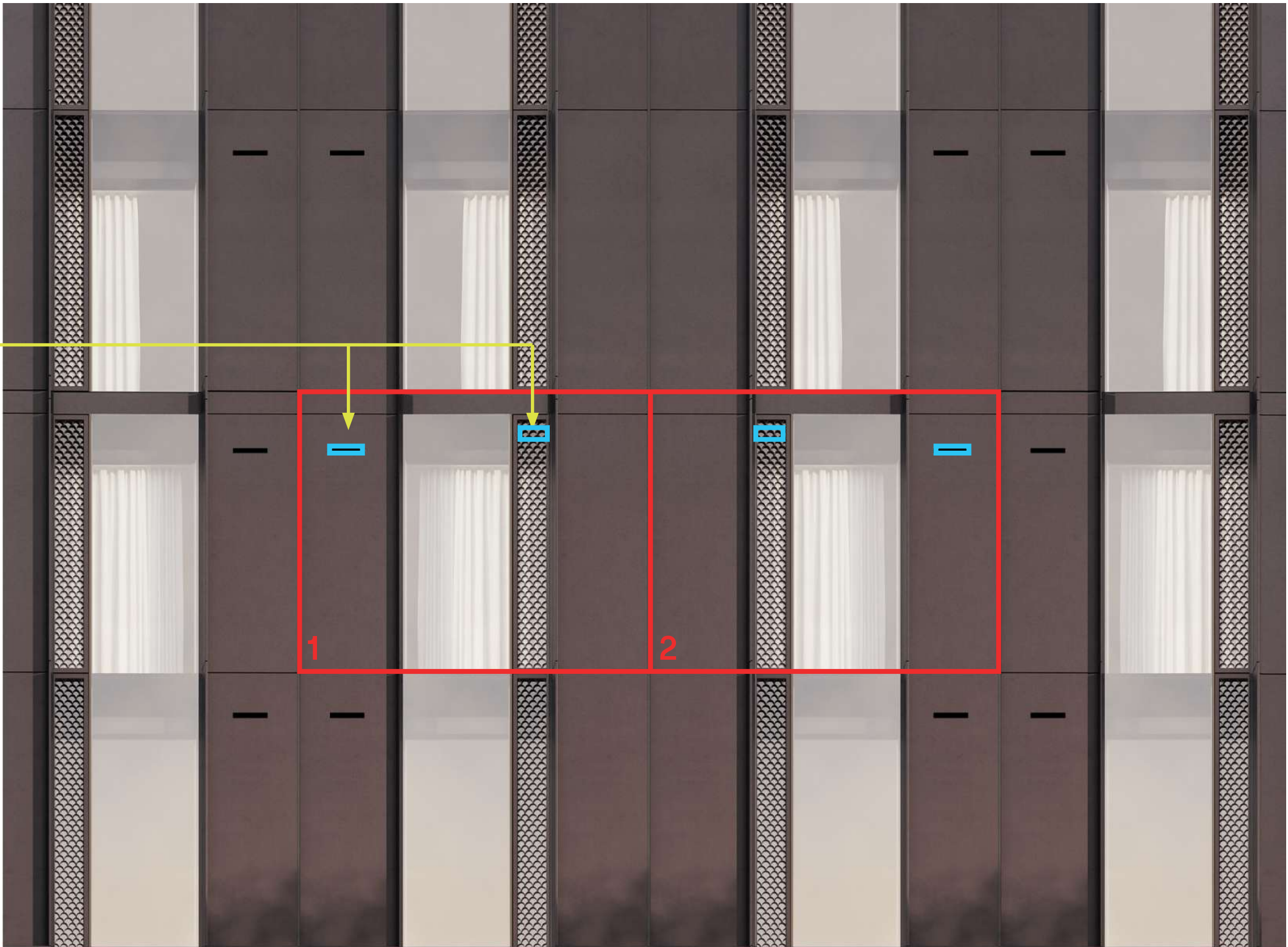
This was deemed an unacceptable proposal.

Single Studio Ventilation Through Decorative Screens & Punched Opening To Cladding Panel

 Ventilation Inlet and Extract Location



Single Studios Ventilation Strategy



Single Studios Ventilation Strategy

Ventilation Strategy

Unitised Facade - Refined Revised Proposal

Following scrutiny from the design team, the facade specialist revisited the integration of the required additional vent within the facade system.

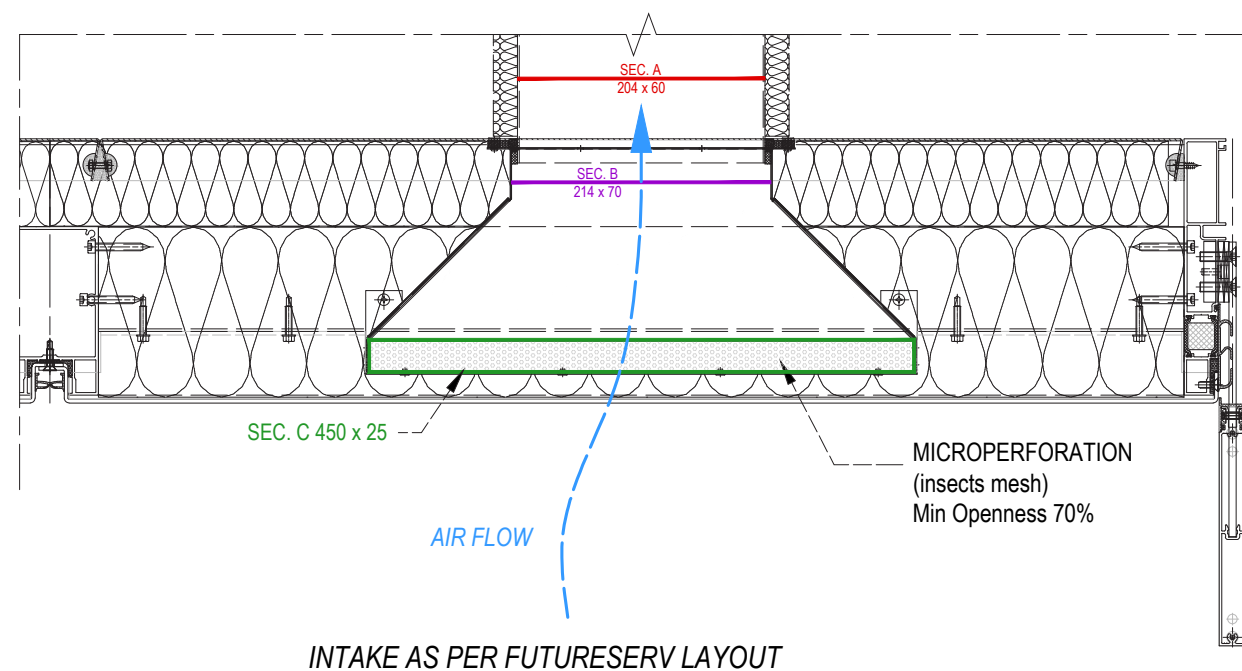
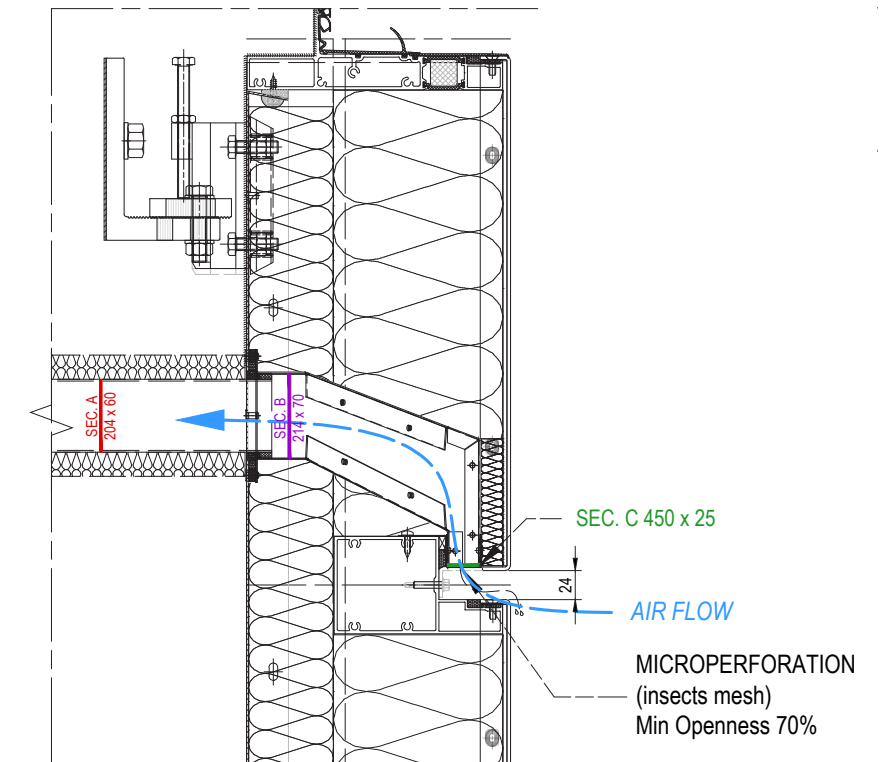
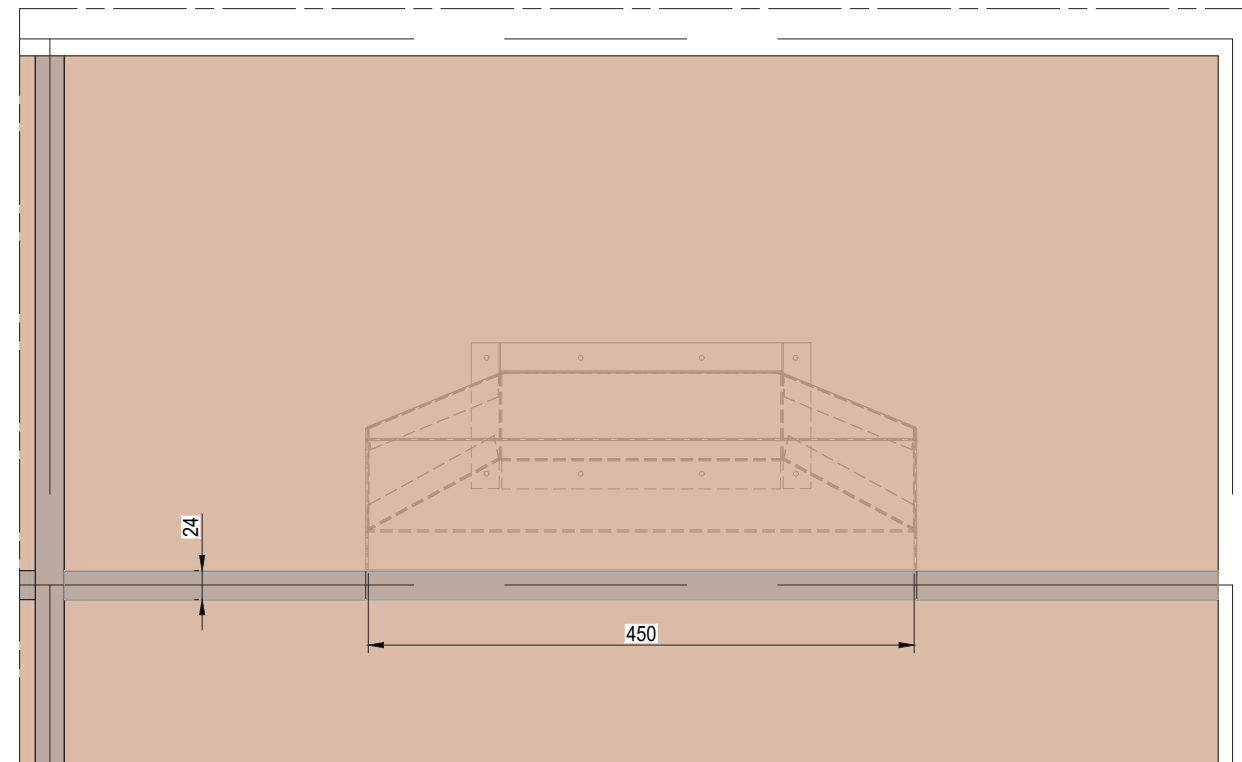
The revised proposal successfully integrates the required vent into a 24mm high slot which mimics the existing joints within the facade panels.

This provides a much more discreet integration within the facade design and hides the impact of the additional vent.

An additional visible joint line is required at every level to accommodate the slot vent.

The height at which the vent is located within the facade is restricted by functional requirements. As a result, the existing joint banding is required to drop in level.

The banding between windows at every other level has to remain at the current height to avoid a clash with the vent to the decorative panel.



Ventilation Strategy
Unitised Facade - Refined Revised Proposal

The Plan Diagram below illustrates the revised ventilation strategy for the single studios. An Inlet and Extract is required to each individual studio.

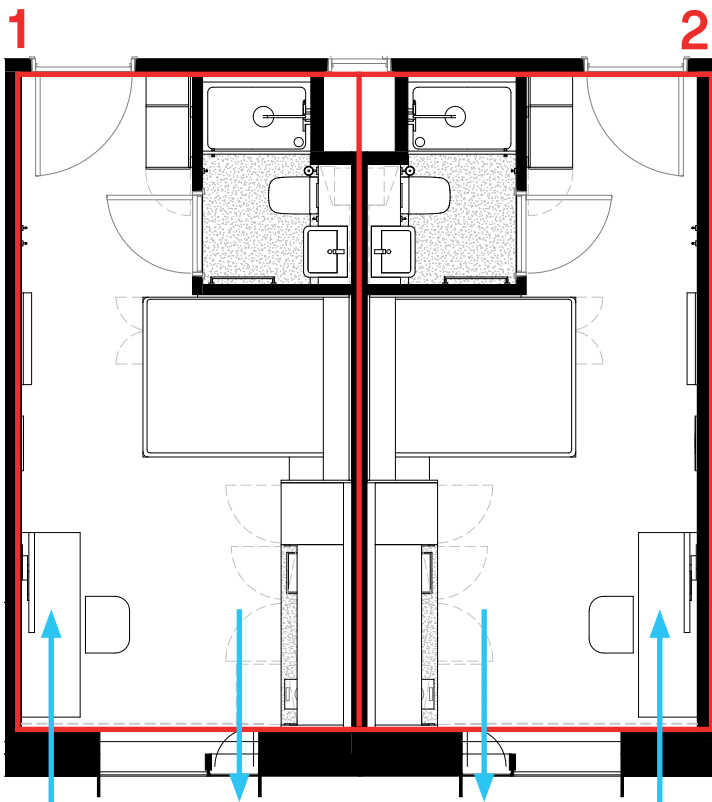
The Elevation render opposite provides the visual impact of the revised ventilation proposal on the facade based on the refined proposal.

The proposal drops the banding at every second floor and introduces a further joint band at the other intermediate levels.

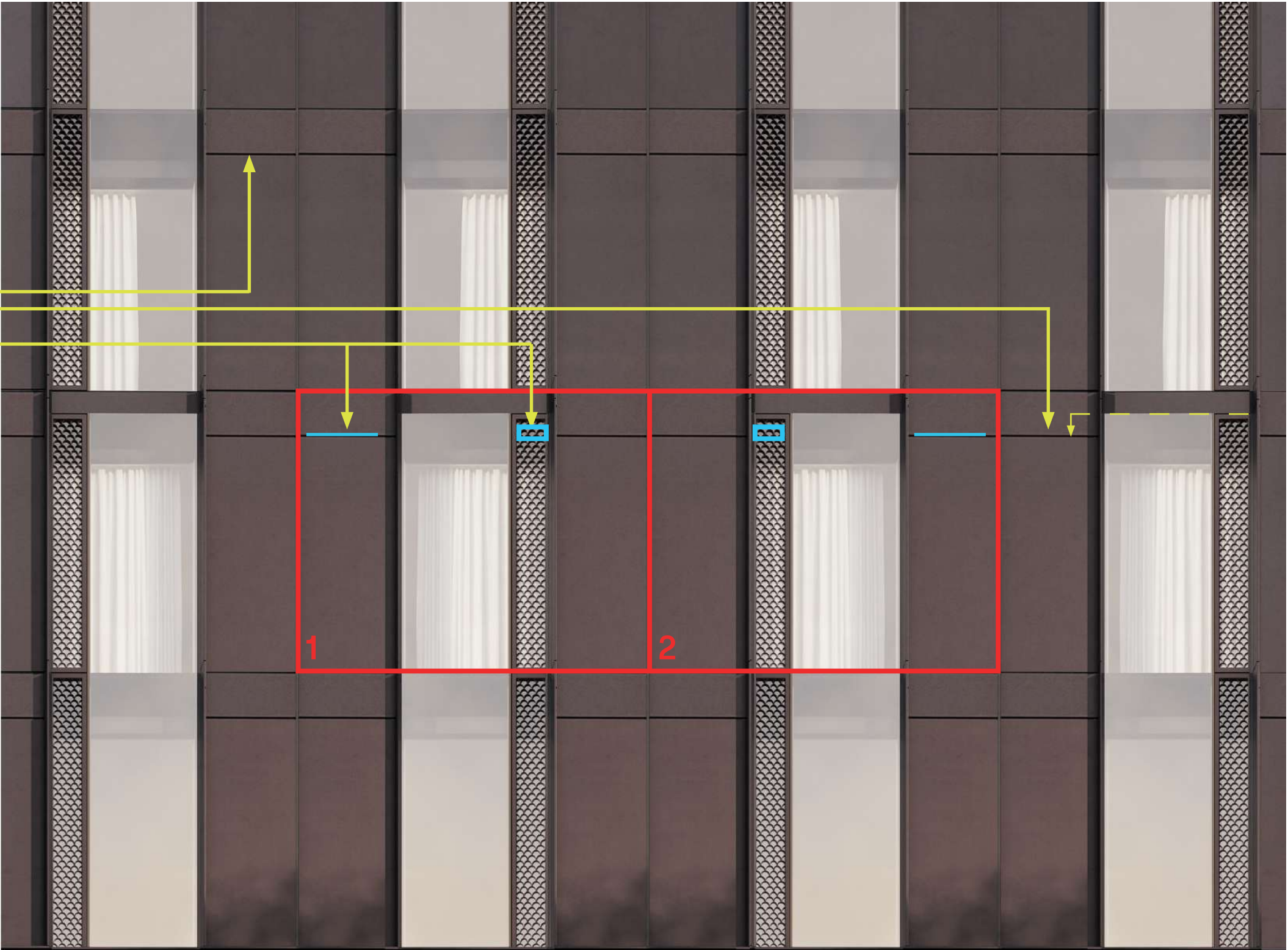
New Joint Band
Joint Band Dropped

Single Studio Ventilation Through Decorative Screens &
Slot Vent Opening To Cladding Panel

 Ventilation Inlet and Extract Location
 Slot Vent Location



Single Studios Ventilation Strategy



Single Studios Ventilation Strategy

Ventilation Strategy
Elevation Amendment - East and West

The required addition of the extra panel joint to accommodate the vent has resulted in the adaptation of the existing horizontal banding arrangement across the facade.

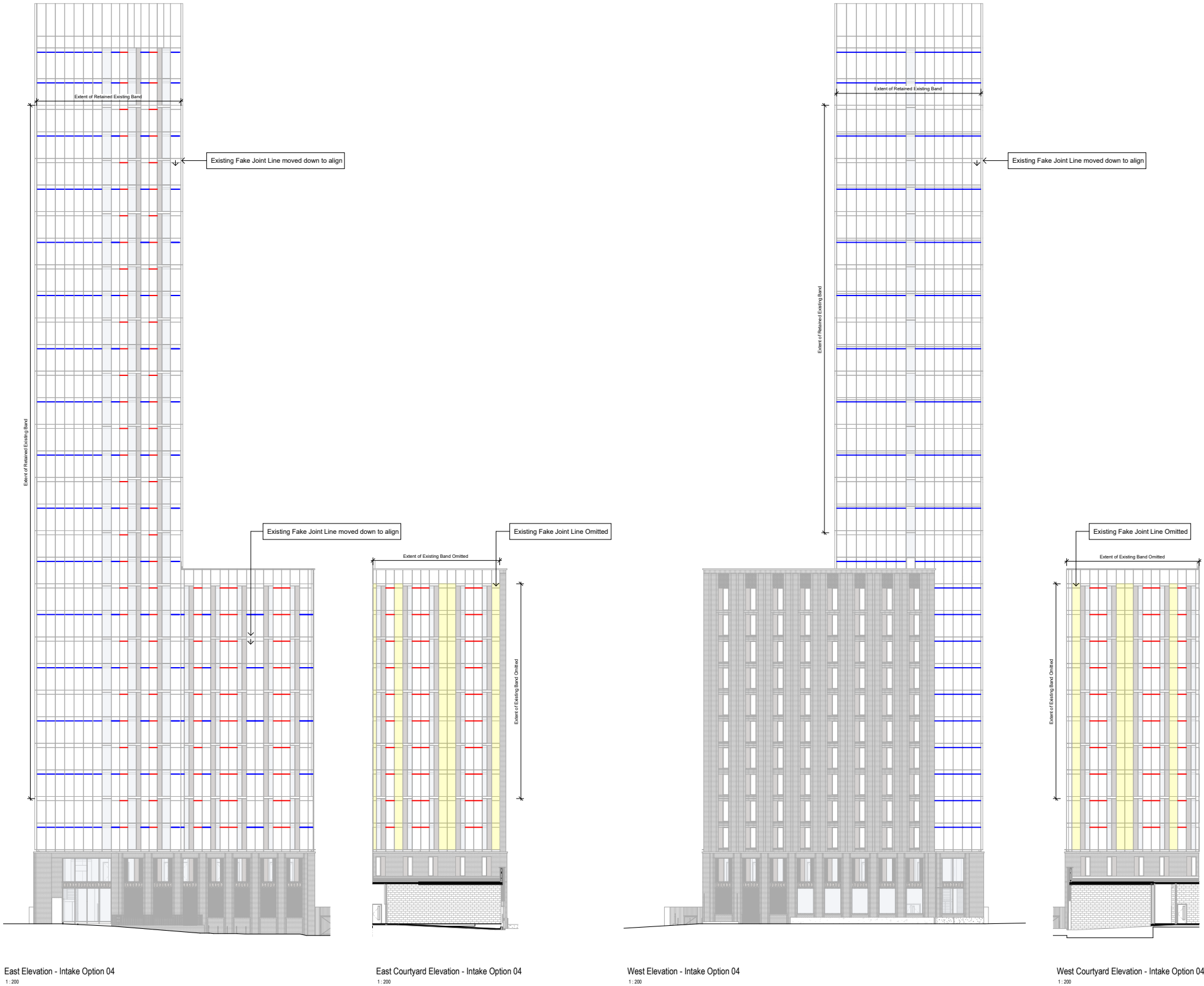
It is proposed that the existing banding line is dropped to align with the slot vent height and an additional banding line incorporated at other levels to provide a holistic and integral composition across the facade.

The only proposed exception to this rule is to the courtyard areas where the elevations are not visible from street level. The horizontal banding has been omitted from these areas.

The drawings opposite illustrate the proposed amendments to the East and West Elevations.

Legend & Notes

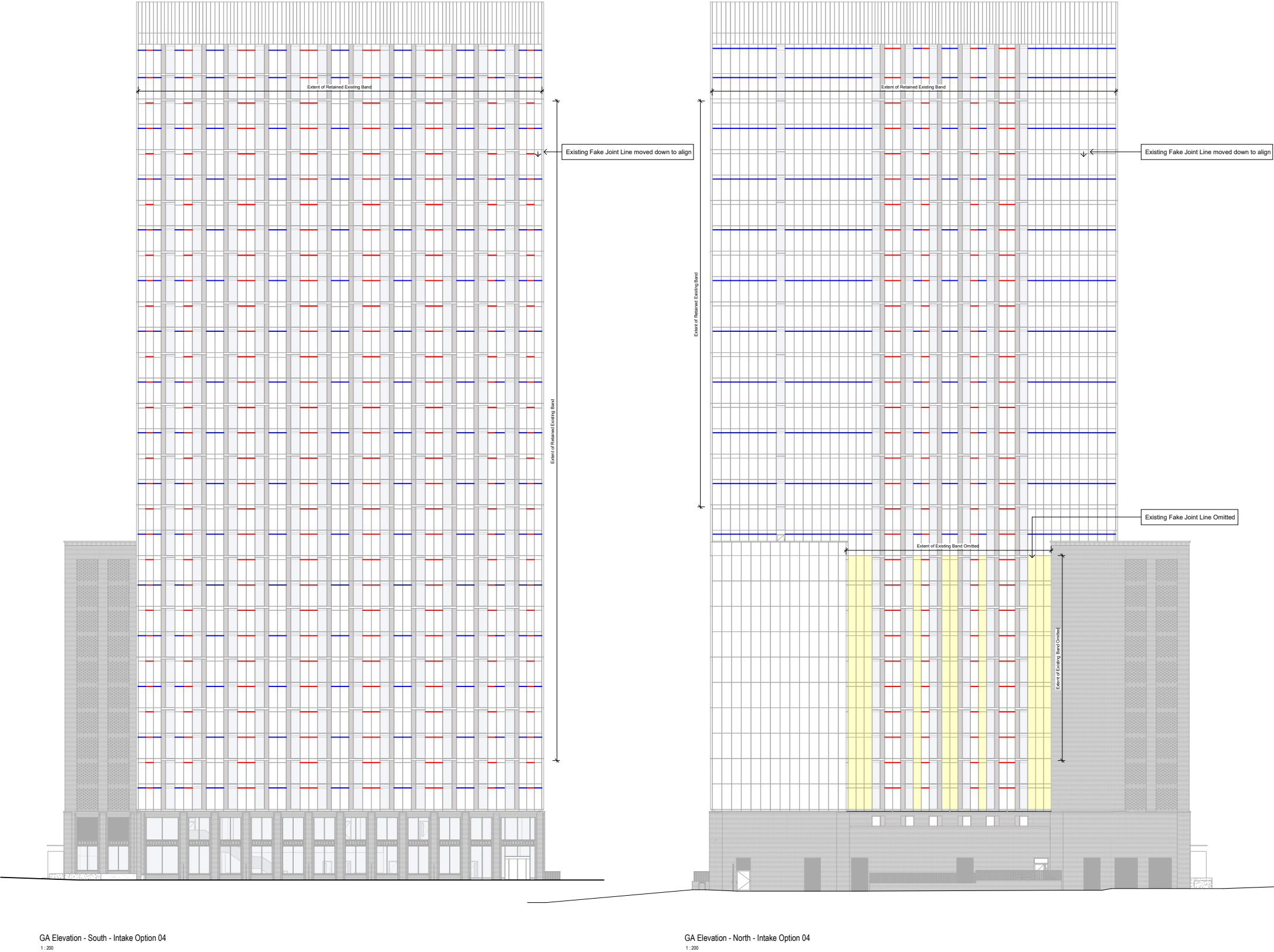
- Intake Vent Slot
- New Fake Joint
- Existing Fake Joint Omitted



Ventilation Strategy
Elevation Amendment - North and South

The drawings opposite illustrate the proposed amendments to the North and South Elevations.

- Legend & Notes
- Intake Vent Slot
 - New Fake Joint
 - Existing Fake Joint Omitted



Architectural Imagery

Approved Planning Proposal

The imagery below illustrates the planning submission strategy for combined studios whereby the vents could be discreetly located behind the decorative screens.

There is a joint band at every other level which aligns with the band between the glazing.



South Elevation - Approved Planning Facade Design

Refined Revised Proposal

The refined proposal discreetly integrates the additional vent within a facade panel joint.

1. The original joint band, which was placed at every other level is now required to drop in height, aligning with the slot vent location. It no longer aligns with the panel above the window.

2. The banding between windows at every other level has to remain at the current height to avoid a clash with the vent to the decorative panel.
3. An additional intermediate band is required to discreetly integrate the vents to the studios at these levels.



South Elevation - Revised Facade Design

Architectural Imagery

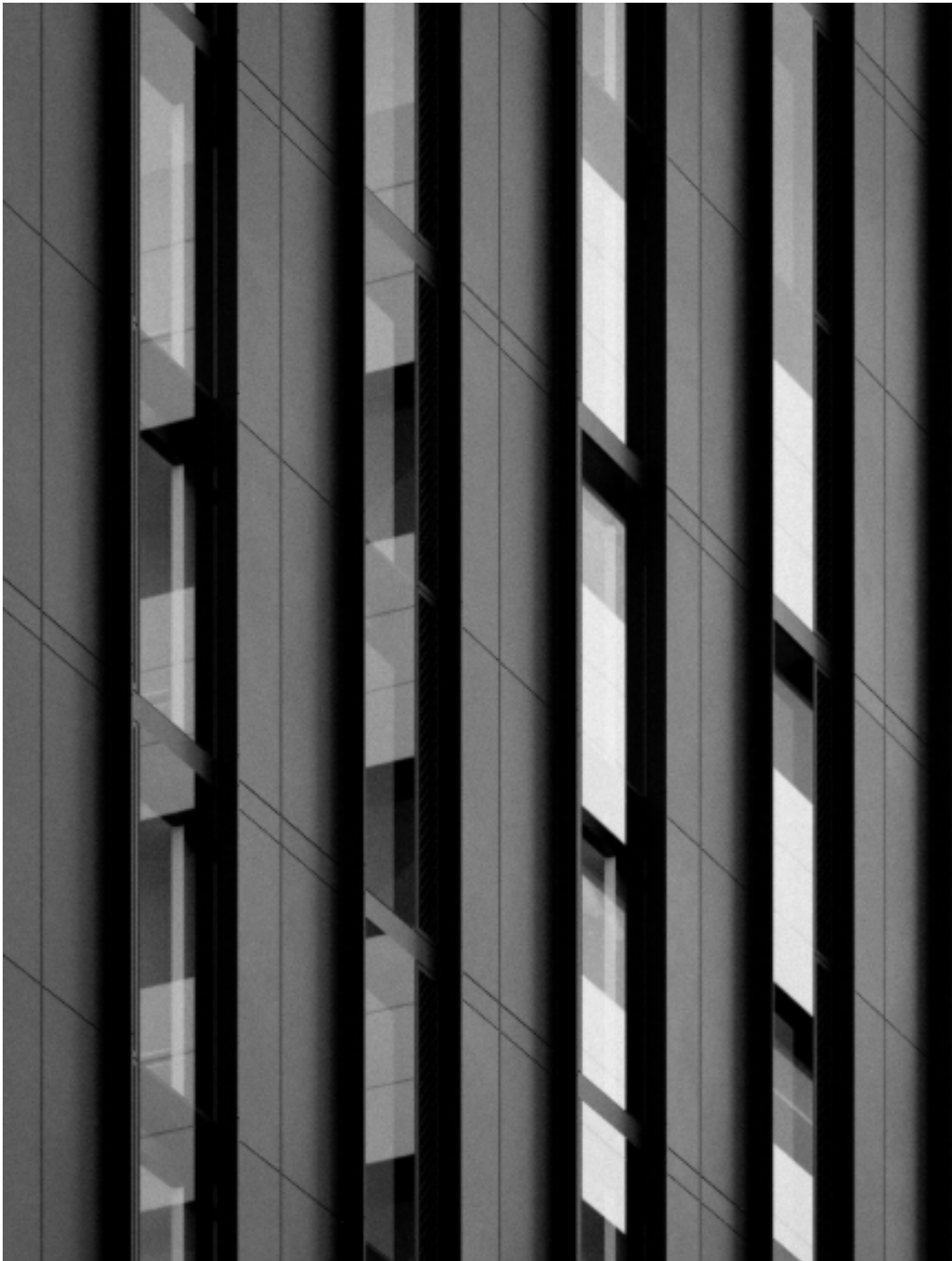
Approved Planning Proposal

Refined Revised Proposal

Imagery illustrates the revised strategy for the ventilation of each studio individually.

The refined proposal discreetly integrates the additional vent within a facade panel joint.

- 1. The original joint band, which was placed at every other level is now required to drop in height, aligning with the slot vent location. It no longer aligns with the panel above the window.
- 2. The banding between windows at every other level has to remain at the current height to avoid a clash with the vent to the decorative panel.
- 3. An additional intermediate band is required at other levels to discreetly integrate the vents to the studios at these levels.



South Elevation - Approved Planning Facade Design

South Elevation - Revised Facade Design

Architectural Imagery

Approved Planning Proposal

Refined Revised Proposal

The imagery illustrates the revised strategy for the ventilation of each studio individually.

The refined proposal discreetly integrates the additional vent within a facade panel joint.

1. The original joint band, which was placed at every other level is now required to drop in height, aligning with the slot vent location. It no longer aligns with the panel above the window.
2. The banding between windows at every other level has to remain at the current height to avoid a clash with the vent to the decorative panel.
3. An additional band is required at the intermediate to discreetly integrate the vents to the studios at these levels.



Crown - Approved Planning Facade Design

Crown - Revised Facade Design

Architectural Imagery

Approved Planning Proposal

Refined Revised Proposal

Imagery illustrates the revised strategy for the ventilation of each studio individually.

The refined proposal discreetly integrates the additional vent within a facade panel joint.

- 1. The original joint band, which was placed at every other level is now required to drop in height, aligning with the slot vent location. It no longer aligns with the panel above the window.
- 2. An additional band is required at the intermediate level to discreetly integrate the vents to the studios.



West Elevation – Approved Planning Facade Design

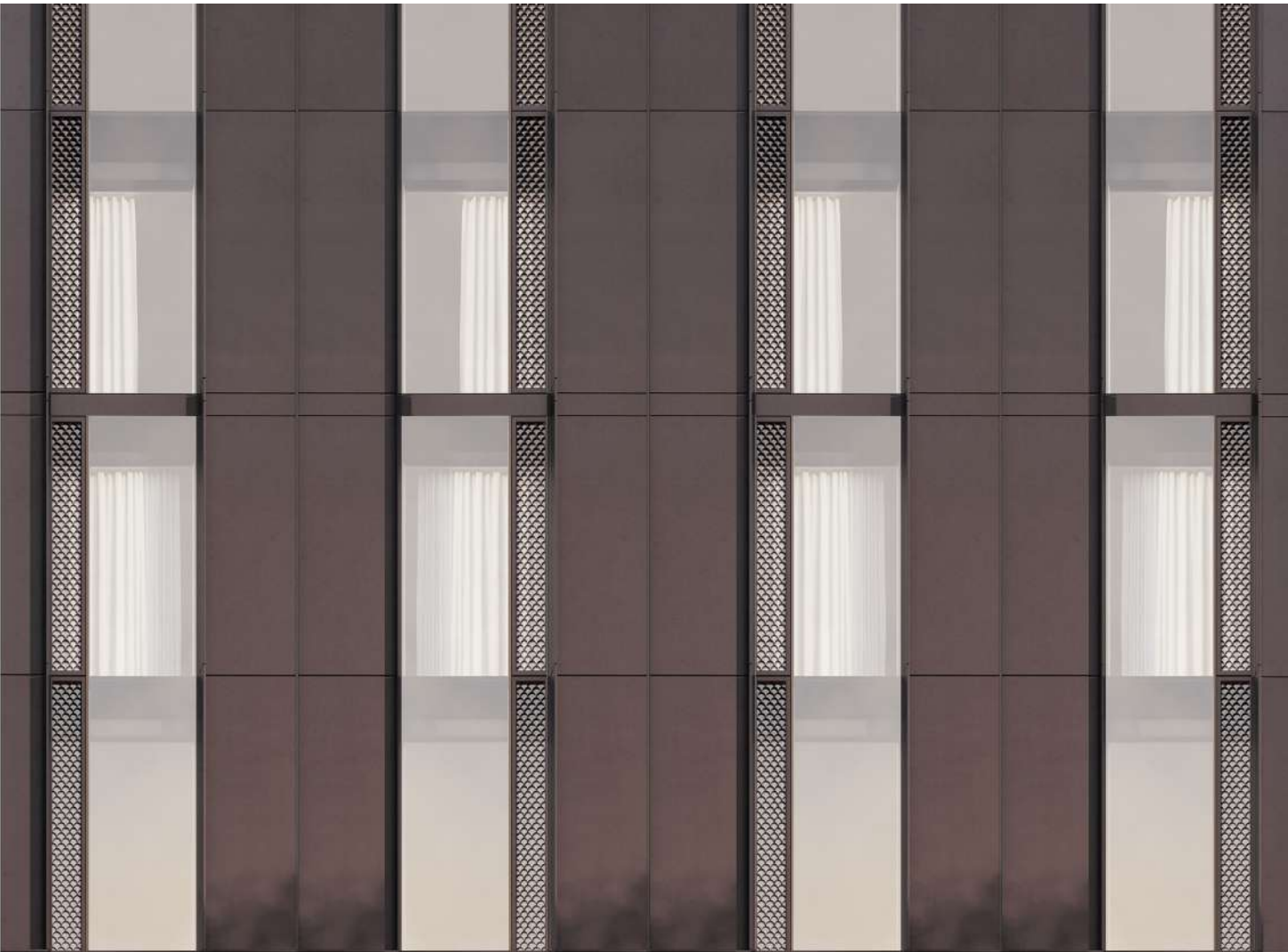
West Elevation – Revised Facade Design

Architectural Imagery

Approved Planning Proposal

The imagery below illustrates the planning submission strategy for combined studios whereby the vents could be discreetly located behind the decorative screens.

There is a joint band at every other level which aligns with the band between the glazing.

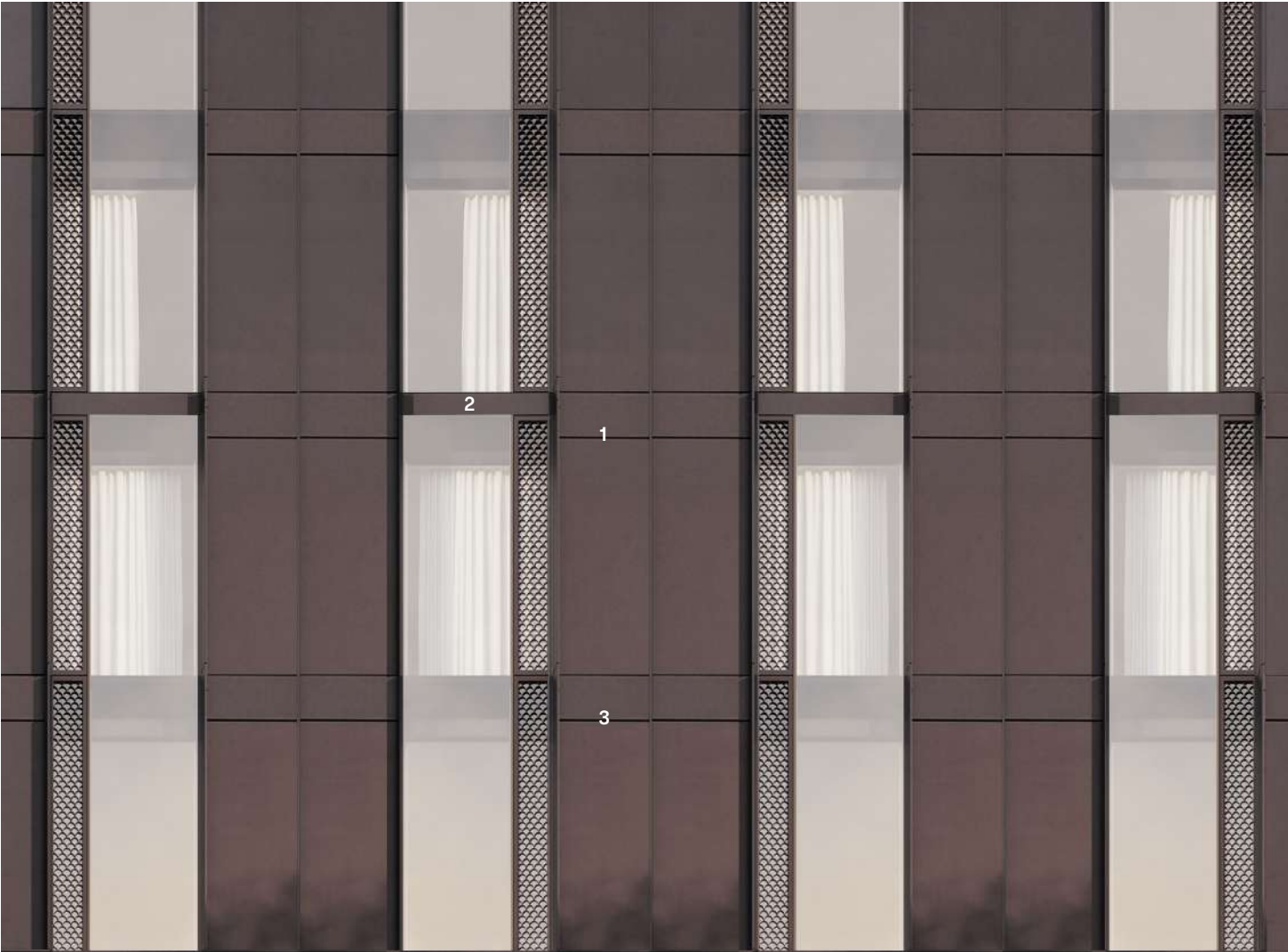


Refined Revised Proposal

The refined proposal discreetly integrates the additional vent within a facade panel joint.

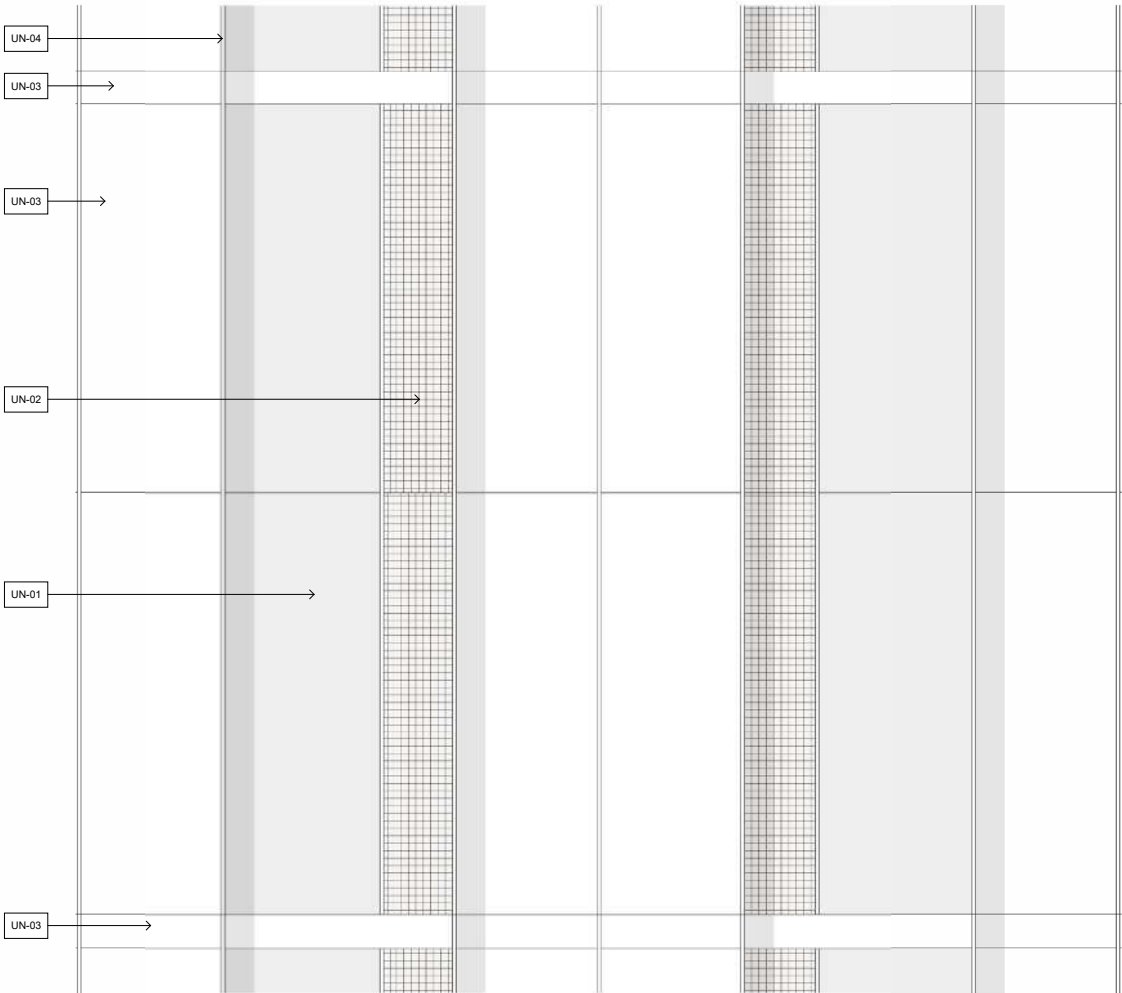
- 1. The original joint band, which was placed at every other level is now required to drop in height, aligning with the slot vent location. It no longer aligns with the panel above the window.

- 2. The banding between windows at every other level has to remain at the current height to avoid a clash with the vent to the decorative panel.
- 3. An additional band is required at the intermediate floors to discreetly integrate the vents to the studios at these levels.

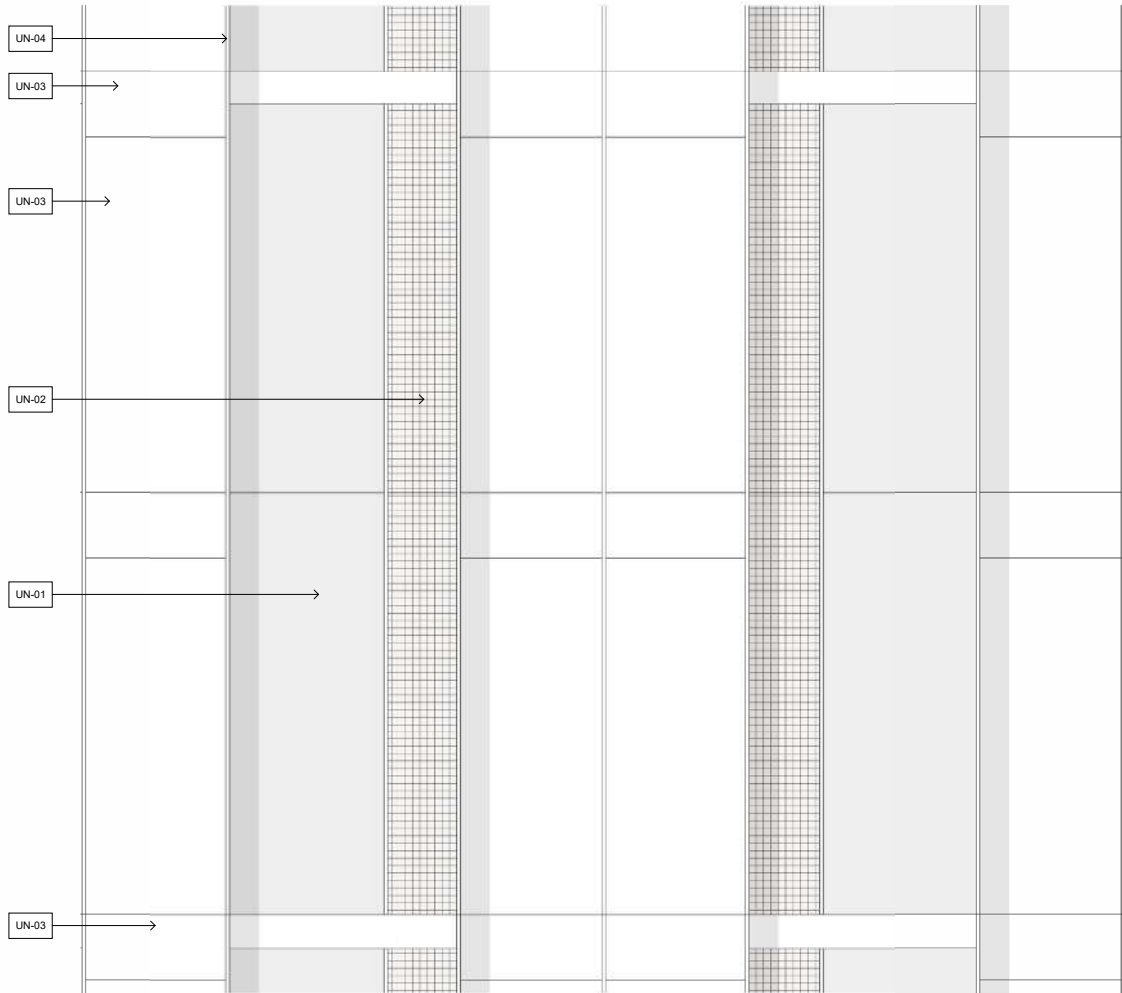


Ventilation Strategy
Planning Drawings - Bay Studies

- UN-01**
Vision Unit Type 1 - Full height clear vision unit (Unitised)
- UN-02**
Purge Vent - Anodised aluminium perforated panel in plane of facade
- UN-03**
Opaque Unit - Anodised aluminium panel (Unitised)
- UN-04**
Anodised aluminium fin mullions (Unitised)



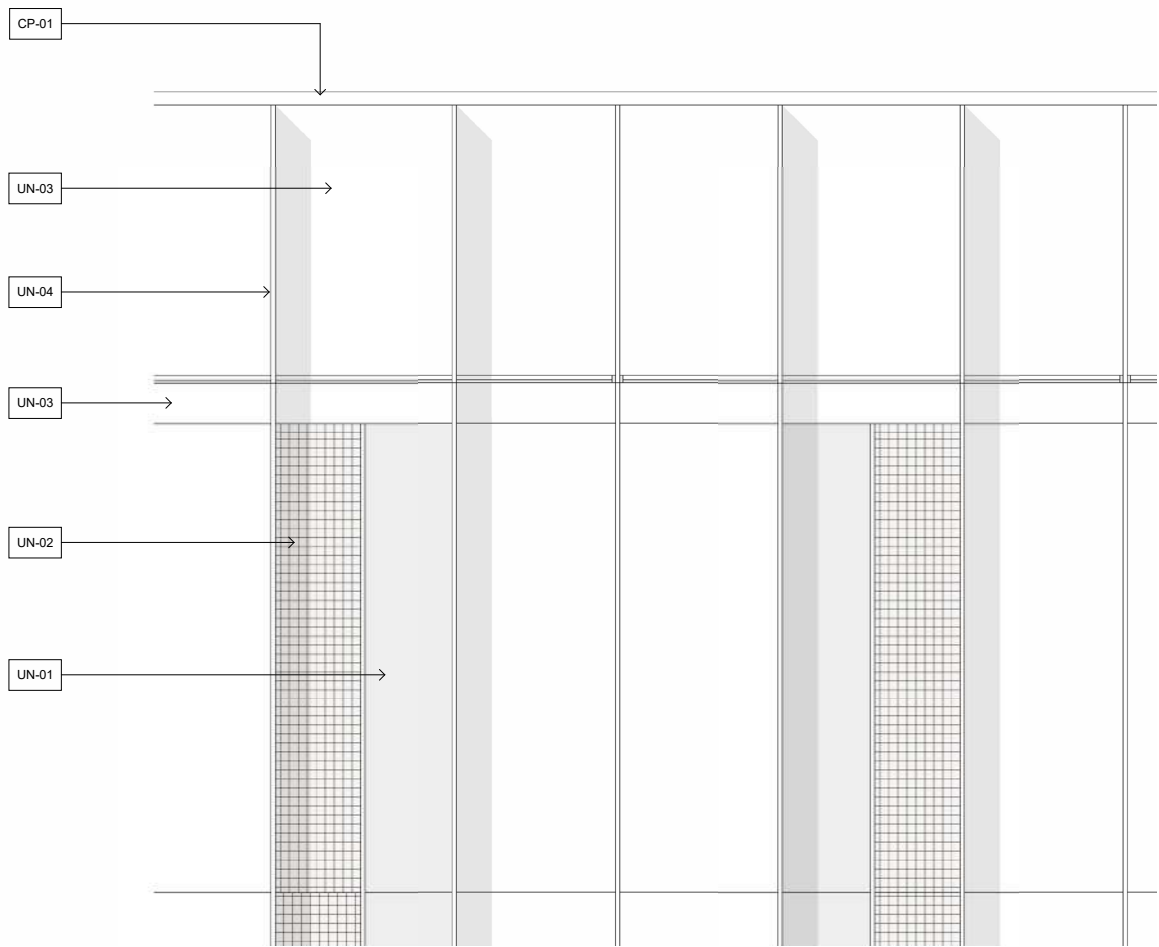
Approved Planning Drawing - VS9B-TGA-G251-DE-XX-95217



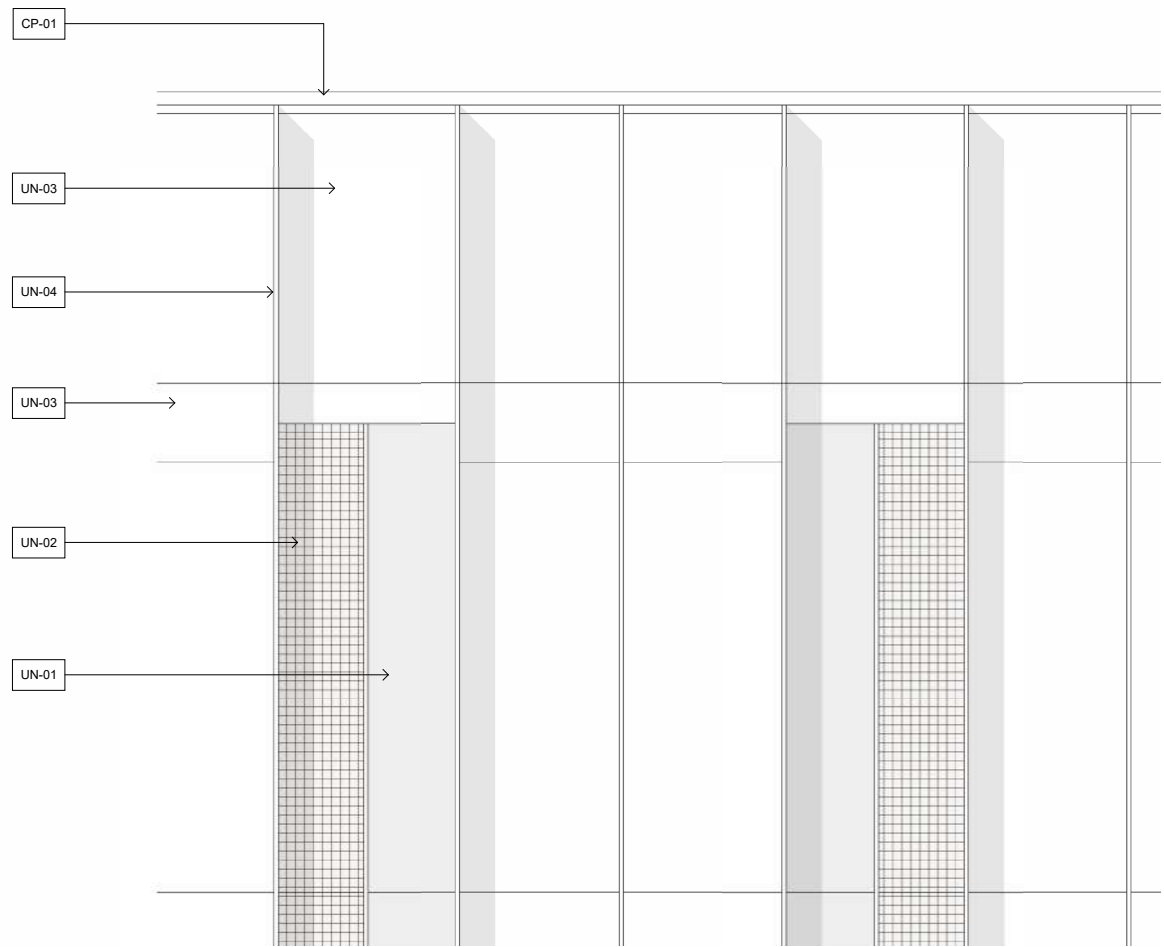
Proposed Revised Drawing

Ventilation Strategy
Planning Drawings - Bay Studies

- UN-01**
Vision Unit Type 1 - Full height clear vision unit (Unitised)
- UN-02**
Purge Vent - Anodised aluminium perforated panel in plane of facade
- UN-03**
Opaque Unit - Anodised aluminium panel (Unitised)
- UN-04**
Anodised aluminium fin mullions (Unitised)
- CP-01**
Anodised aluminium coping



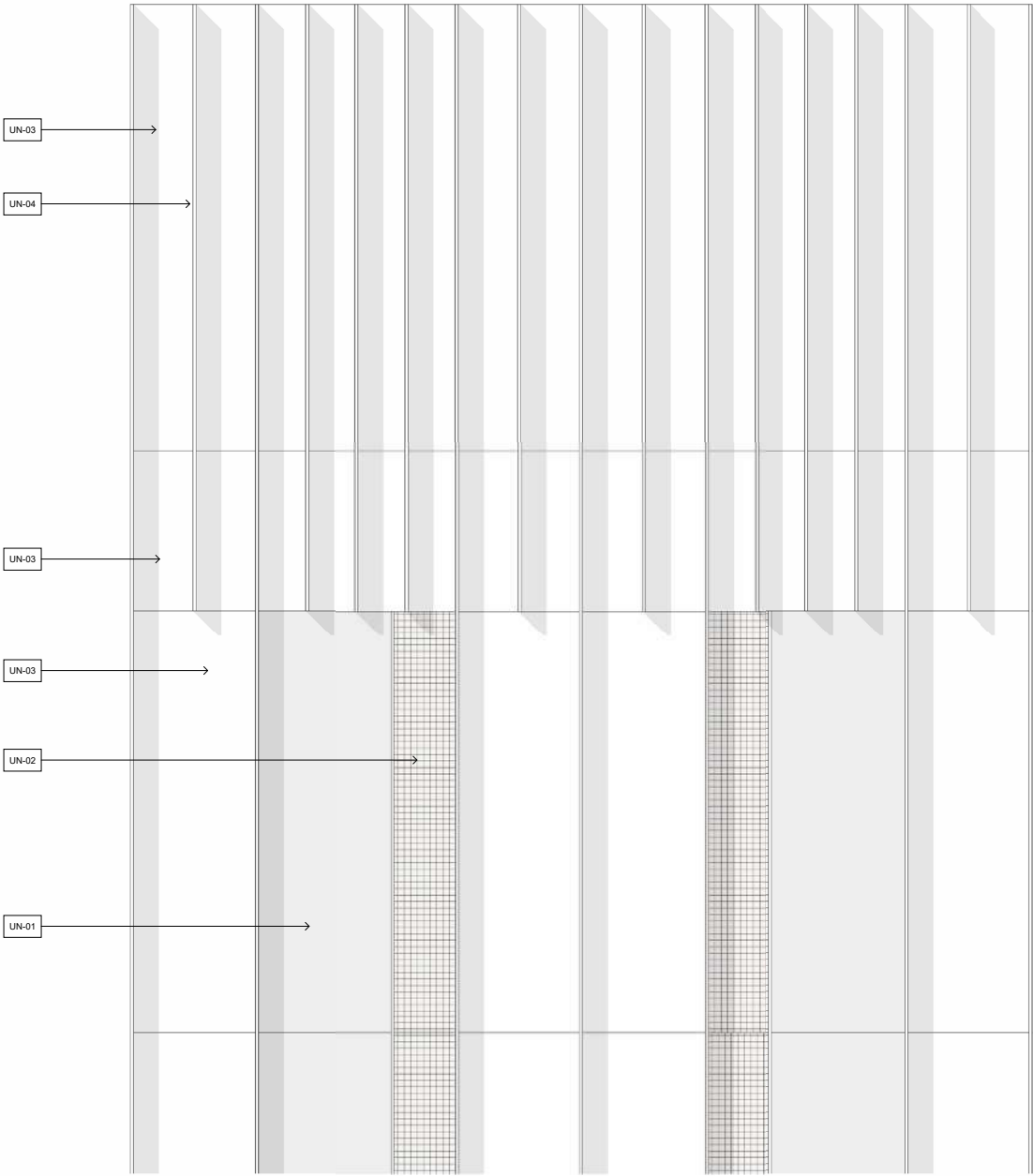
Approved Planning Drawing - VS9B-TGA-G251-DE-XX-95218



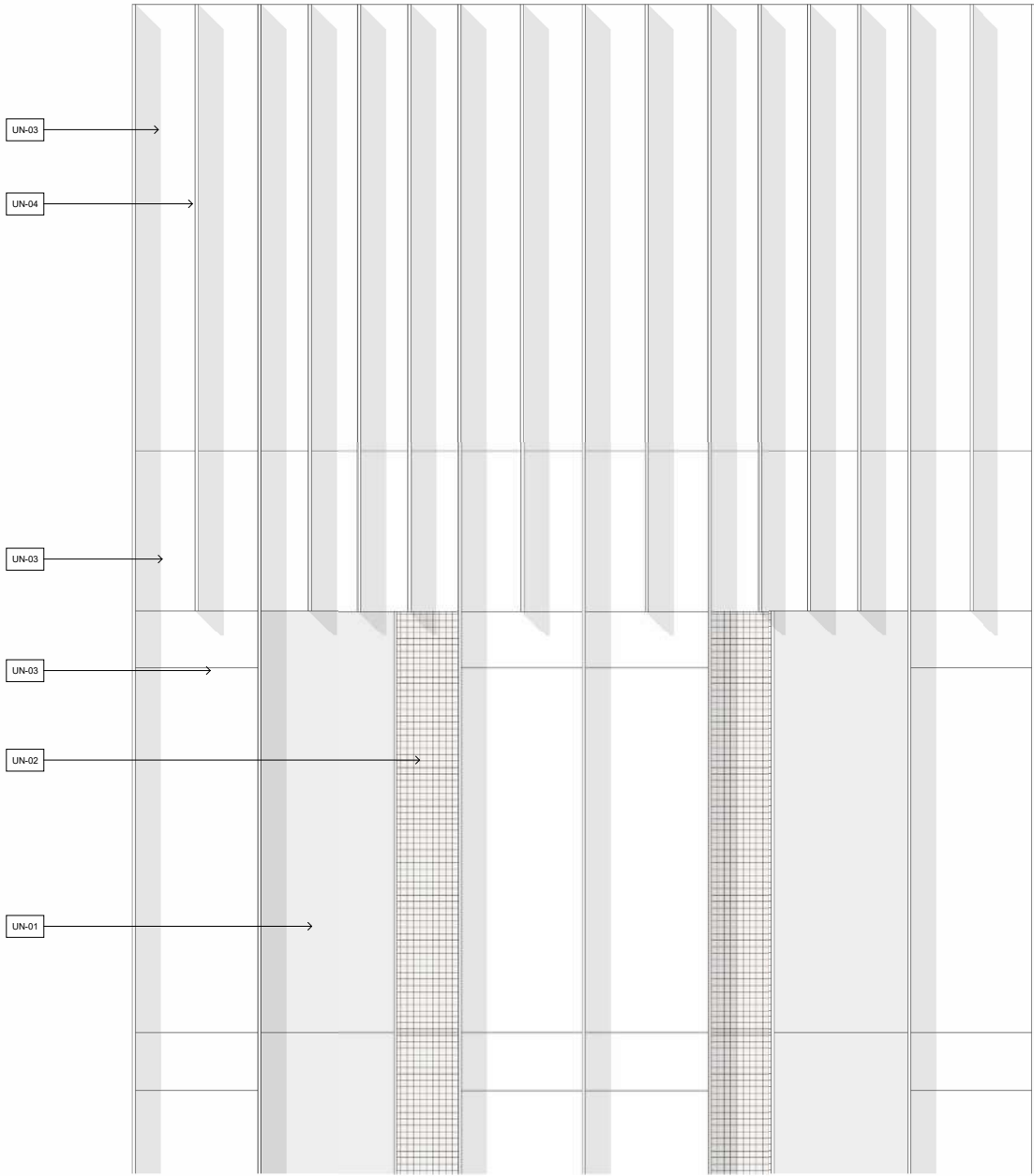
Proposed Revised Drawing

Ventilation Strategy
Planning Drawings - Bay Studies

- UN-01**
Vision Unit Type 1 - Full height clear vision unit (Unitised)
- UN-02**
Purge Vent - Anodised aluminium perforated panel in plane of facade
- UN-03**
Opaque Unit - Anodised aluminium panel (Unitised)
- UN-04**
Anodised aluminium fin mullions (Unitised)
- CP-01**
Anodised aluminium coping



Approved Planning Drawing - VS9B-TGA-G251-DE-XX-95219



Proposed Revised Drawing

03. ANCILLARY AMENDMENTS

Additional Minor Amendments

External Door Widths

Following procurement of specialist sub-contractor design, the design team have been advised that, three of the ground floor external door widths on the approved drawings are not feasible as one large door leaf.

As such, these doors are required to be split into two asymmetrical leaves.

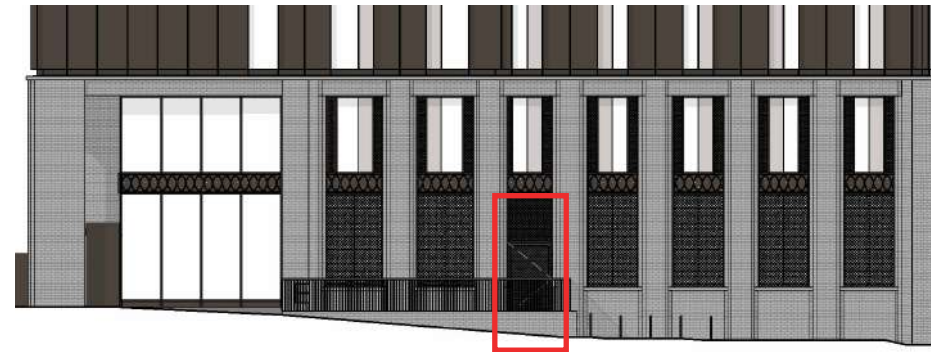
The revised solution maintains the minimum required opening dimensions while allowing for ease of opening by the operative.

The following doors are to be revised -

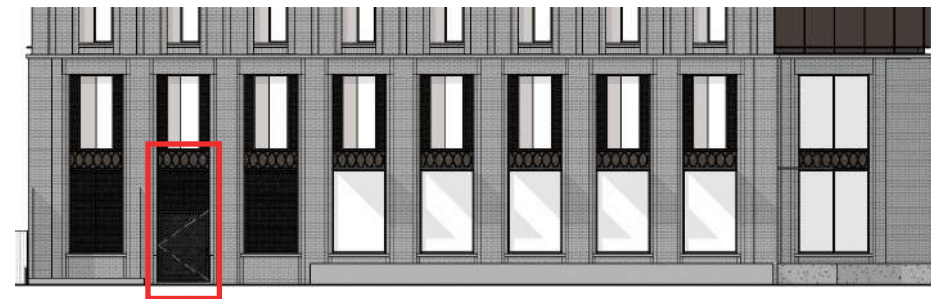
- Refuse Store Door (*West Elevation*)
- Escape Door (*North Elevation*)
- Escape Door (*East Elevation*)
- Cycle Store Door (*North Elevation*)

Refer to drawings opposite for the door location and revised proposal.

Planning Approved Drawings



East Elevation - Approved Planning Drawing



West Elevation - Approved Planning Drawing

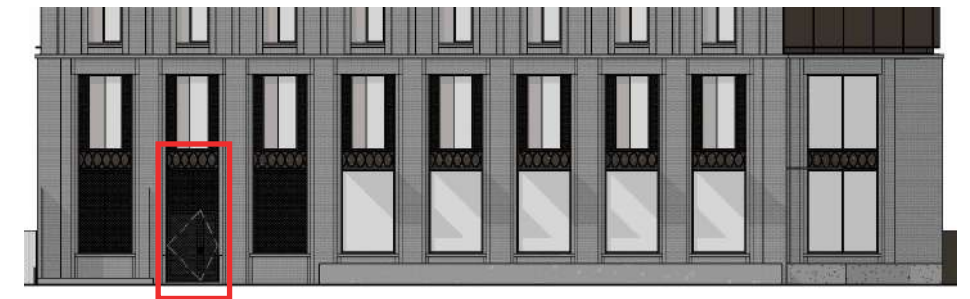


North Elevation - Approved Planning Drawing

Revised Drawings



East Elevation - Revised Drawing



West Elevation - Revised Drawing



North Elevation - Revised Drawing

Additional Minor Amendments
Back of House External Ramp

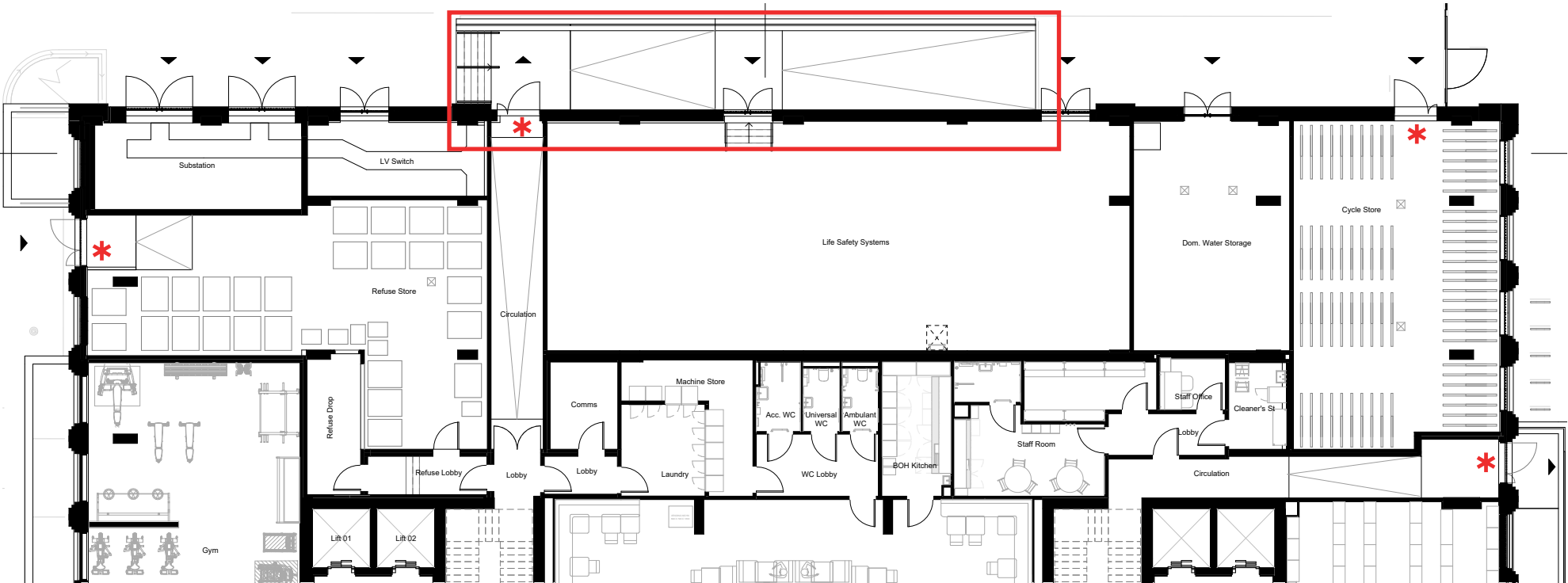
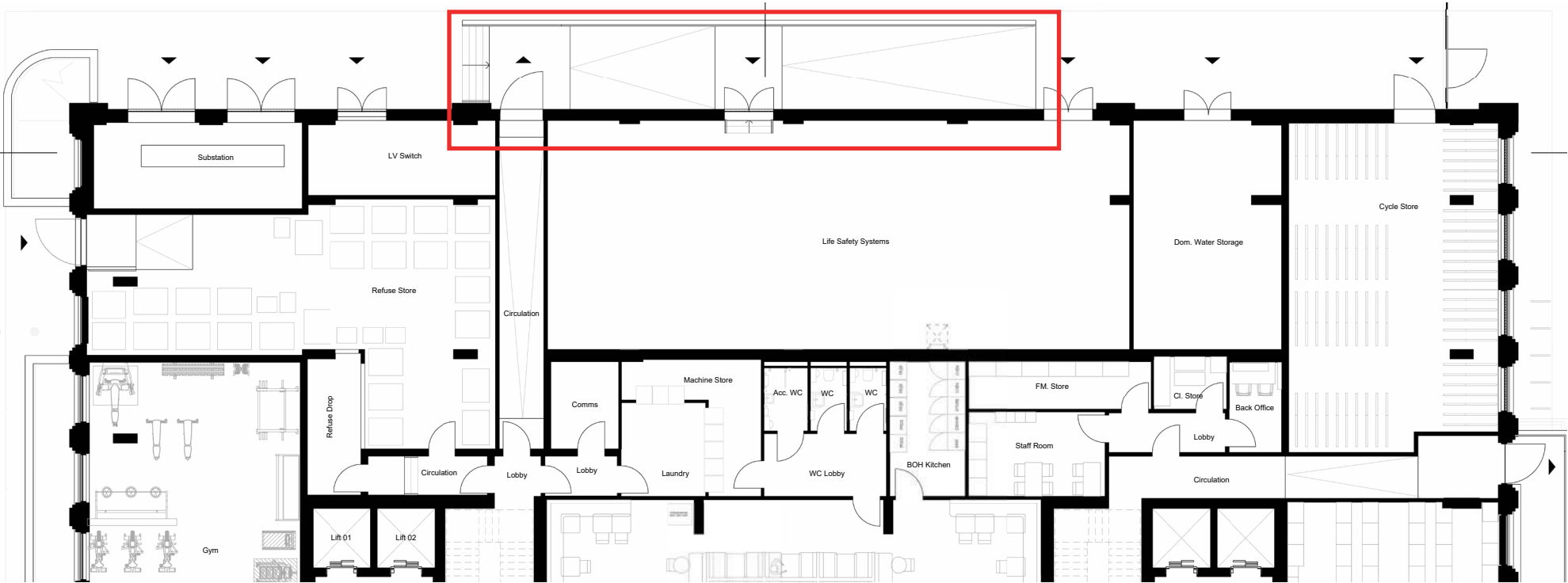
The BOH Ramp has been reduced in width to ensure the balustrade design meets the minimum line load requirement.

The reduction is nominal and maintains the minimum distances required for access and egress.

Refer to the drawing opposite for further information.

**Note the revised external door swings are also picked up on the revised Ground Floor drawing.*

Ground Floor Plan - Planning Approved Drawings



Ground Floor Plan - Revised Drawings

04. APPROVED DRAWING REVISIONS

Approved Drawing Revisions

Drawing Revision List

The following drawings have been revised and will be issued in support of the NMA -

- VS9B-TGA-G200-PL-00-95030-P03 Level 00 Plan

- VS9B-TGA-G200-SE-ZZ-95040-P03 Section AA
- VS9B-TGA-G200-SE-ZZ-95041-P03 Section BB

- VS9B-TGA-G200-EL-ZZ-95050-P04 Elevation - North
- VS9B-TGA-G200-EL-ZZ-95051-P04 Elevation - East
- VS9B-TGA-G200-EL-ZZ-95052-P04 Elevation - South
- VS9B-TGA-G200-EL-ZZ-95053-P04 Elevation - West

- VS9B-TGA-G251-DE-XX-95217-P03 Typical Bay Study - Unitised Typical
- VS9B-TGA-G251-DE-XX-95218-P03 Typical Bay Study - Unitised Crown Lower
- VS9B-TGA-G251-DE-XX-95219-P03 Typical Bay Study - Unitised Crown Upper



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