Outlook

RE:Port Street - Commercial Unit subdivision NMA

From Percival, Michael <mipercival@deloitte.co.uk>
Date Wed 22/10/2025 17:51
To Angela Leckie <angela.leckie@manchester.gov.uk>
Cc Sankey, Izzy <isankey@deloitte.co.uk>; Alcock, Niall <nalcock@deloitte.co.uk>

3 attachments (6 MB)
230010 Port Street_O&M Instructions_rev.00.pdf; V_Sections_Layout1.pdf; 8_Additional Information_Impact Test 160000-IMP-336444.pdf;

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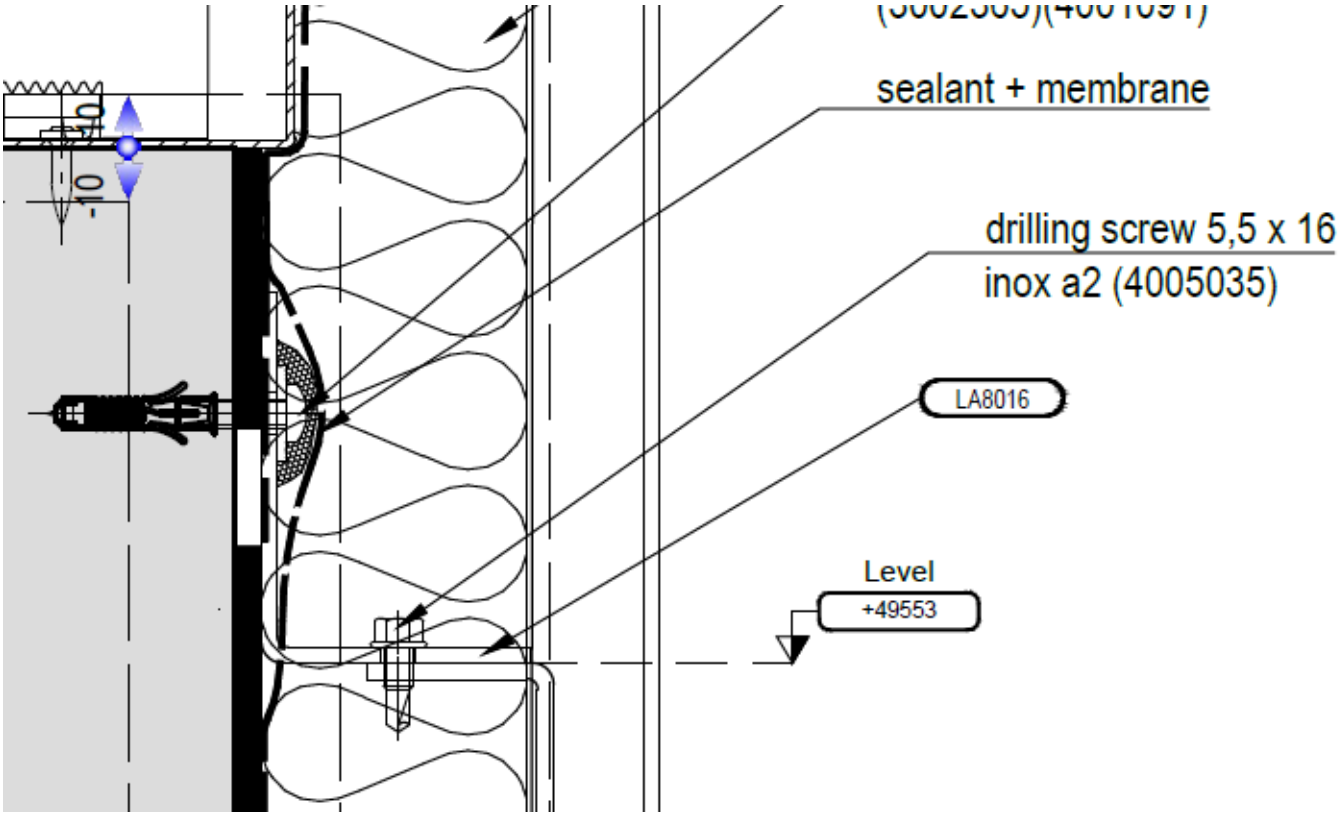
Dear Angela

Thank you for your valuable feedback regarding the proposed change of the residential tower's base material from natural stone to aluminium. In relation to the important considerations around material robustness, maintenance, and aesthetic quality raised, we have thoroughly reviewed these points with our design team and provide a response below.

To briefly re-iterate why we are seeking this change, the original natural stone 'kicker' proved technically unfeasible for this specific application. Concerns were raised regarding the stone's inherent durability in a high-impact ground-level environment and, due to insufficient test data, we were unable to determine an appropriate thickness and secure fixing method. This meant there was a risk that the stone element would be too thin and therefore break easily under static and dynamic loadings. The Hoffmann Mineral stone proposed, whilst provides some test data, is limited and based on a nominal thickness. It was also tested to ISO 20567-1B, which is generally relevant to resistance of coatings only and not the hard/soft body impact resistances test methods described in CWCT TN 76 and set out in the performance specification.

Coupled with this, the stone would necessitate complex undercut anchors, and its required thickness would then exceed the current fixing zone. For example, on the North elevation, the overall zone build-up is significantly reduced once the appropriate insulation is installed to ensure compliance with the condensation analysis. In this scenario there is only a gap of 20mm to install the stone and carrier system. Please refer to detail “B” on the attached (and below).

Crucially, any penetration of the waterproofing system for such fixings would invalidate the waterproofing guarantee/warranty, posing an unacceptable long-term risk to the building's integrity. This challenge is overcome by continuing the aluminium curtain walling to ground as currently proposed, as the location of the fixings is more flexible and would not impact the waterproofing. The original stone detail does not have a specified detail that could be approved and warranted by their supplier.



Taking on board your feedback, we therefore propose to continue to ground with a high-grade architectural aluminium system, specifically a continuation of the tower aluminium cladding system, which is consistent around the base of the rest of Port Street. This proposed change only concerns the base of the tower. Importantly, the design team has obtained test data for both soft and hard body impact testing for the aluminium cladding, addressing both safety and serviceability concerns. This data has been reviewed and approved by the façade engineer. It was noted that the tests were conducted on large panels, and as a result, smaller panels perform better. Please refer to Test Report No. 33644 for further details. This allows for targeted maintenance and repair without affecting the entire façade, ensuring the long-term pristine appearance of the base. Attached is a copy of the long term maintenance strategy for the façade.

Ultimately, extending the aluminium material from the upper floors down to the ground creates a cohesive and elegant design language. This approach is consistent with Circle Square, albeit Port Street will deal with less footfall than Oxford Road. As this is tried and tested, we are confident that the proposed system represents a considered, durable, and high quality aesthetic solution for the residential tower's base.

We would be grateful for your review and confirmation of whether we can formalise this change through the NMA recently applied for, reflecting revised drawings in condition 2.

Kind regards
Mikey

Michael Percival
Pronouns: he / him / his
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D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 15 October 2025 15:55

To: Percival, Michael <mipercival@deloitte.co.uk>
Cc: Sankey, Izzy <isankey@deloitte.co.uk>; Alcock, Niall <nalcock@deloitte.co.uk>
Subject: [EXT] Re: Port Street - Commercial Unit subdivision NMA

Hi Mikey

I am ok with the changes to the bin store but as discussed the changes to the stone finish are not supported at this stage and will require further justification. The application has not been released by the Portal so far by the looks of things so there should still be time for you to update the covering letter etc and add in the additional dwgs

Best Wishes

Angela

Angela Leckie
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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave 30th Oct-11th Nov

From: Percival, Michael <mipercival@deloitte.co.uk>
Sent: 13 October 2025 17:26
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Sankey, Izzy <isankey@deloitte.co.uk>; Alcock, Niall <nalcock@deloitte.co.uk>
Subject: RE:Port Street - Commercial Unit subdivision NMA

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Hello Angela

We submitted this NMA application on Friday, so should be with you for processing.

There are a couple of points that I wanted to flag, which will require us to resubmit updated information for this NMA subject to your agreement:

1. We need to update Conditions 37 and 38 attached to the permission as part of this Application, as they reference the amended ground floor plan that we are seeking to substitute in Condition 2. We will add this to the application form and covering letter, including the description of development applied for via the NMA.

2. SimpsonHaugh has just flagged to me that they are seeking to amend a very discrete detail of the tower element following procurement and design refinement via Renaker's suppliers. See the existing and proposed plans, which are the only plans affected by the change.