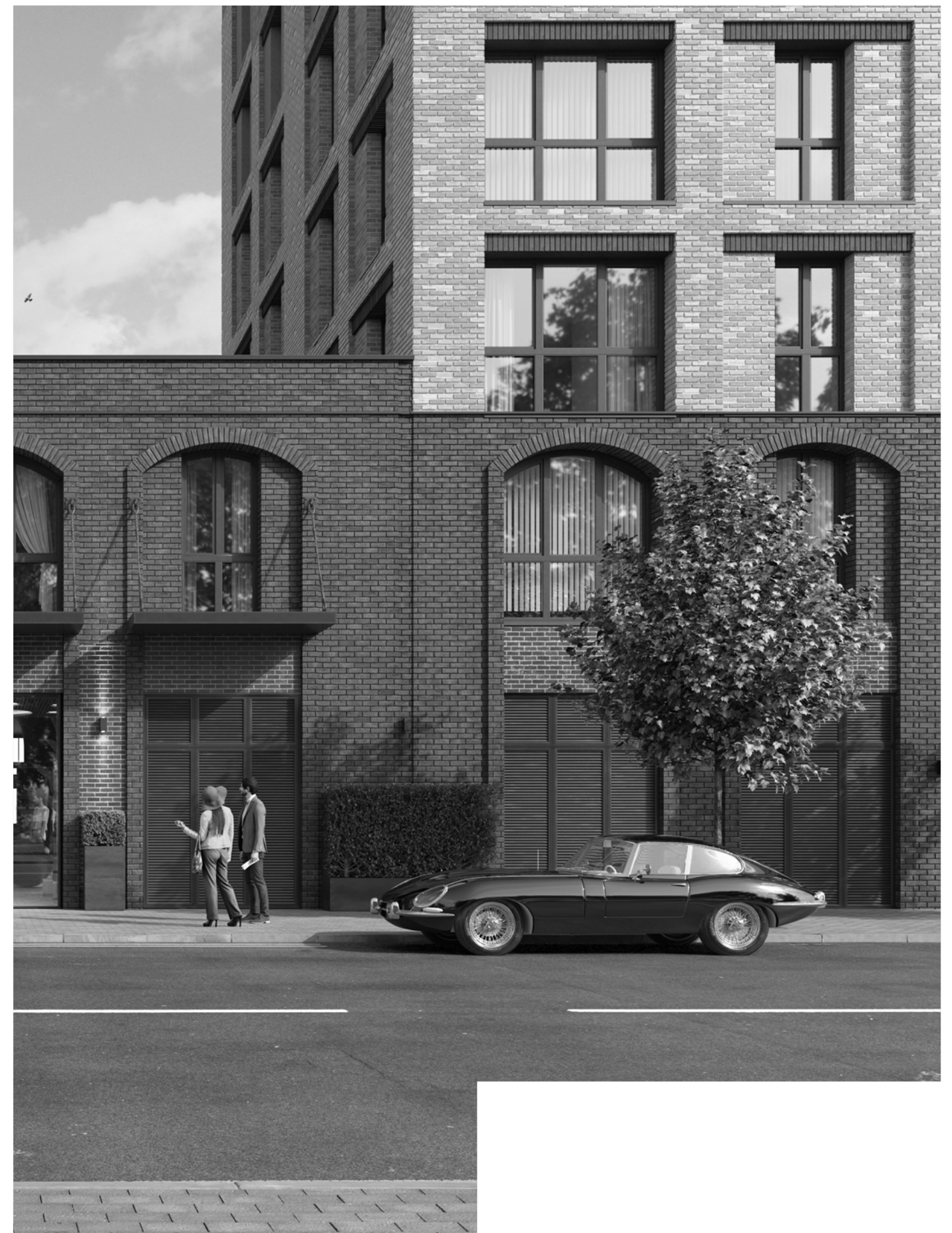




Studio Power



Retail Unit - Design Updates

Waterhouse Gardens, Manchester

This document has been produced for Manchester City Council on the Waterhouse Gardens development on Trinity Way.

This document focuses on the design updates for the retail units along the commercial avenue.



Introduction



CGI by Assael



NMA Proposal - REF 137897/ NMC/ 2023



Current Proposal





Originally Approved Elevations by Assael



NMA Proposal - REF 137897/ NMC/ 2023



Current Proposal

Originally Approved Elevation by Assael

- i. Roof thickness = 245mm protruding + 150mm seam
- ii. Column Thickness = Approx 650mm
300mm column + 50mm Rain water pipe + 300mm column.
- iii. Mullion Cap = Approx 50mm

NMA Proposal - REF 137897/ NMC/ 2023

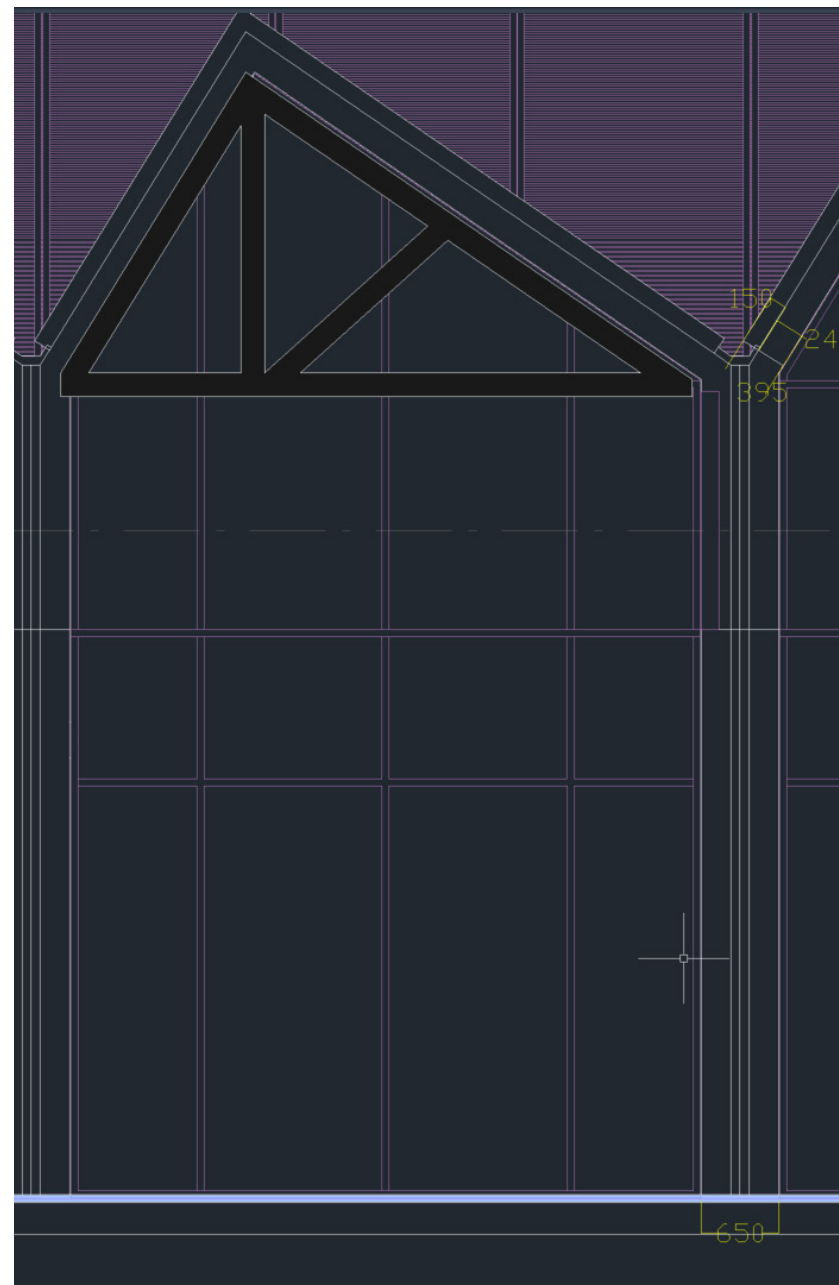
- i. Roof thickness = 725mm
- ii. Column Thickness = Approx 775mm
- iii. Mullion Cap = 50mm

Current Proposal

- i. Roof thickness = 340mm + 75mm seam
- ii. Column Thickness = 350mm
- iii. Mullion Cap = 50mm
- iv. Hinge side of Door frame = 115mm
- v. Handle Side of Door Frame = 92mm



Scaling of approved Assael elevation (1:200 scale)



Scaling of approved Assael elevation (DWG)

Studio Power initially scaled the column and roof thicknesses by using the pdf of the approved elevation which is at 1:200 scale.

This gave inaccurate measurements as at 1:200 scale, 1mm would give the difference of 200mm. Therefore, scaling from a pdf proved to be inaccurate and would give different measurements each time it is used.

Since then, Studio Power has found the original DWG filed and used this to measure the roof and column profile of the retail units. This gave an accurate representation of the thickness.

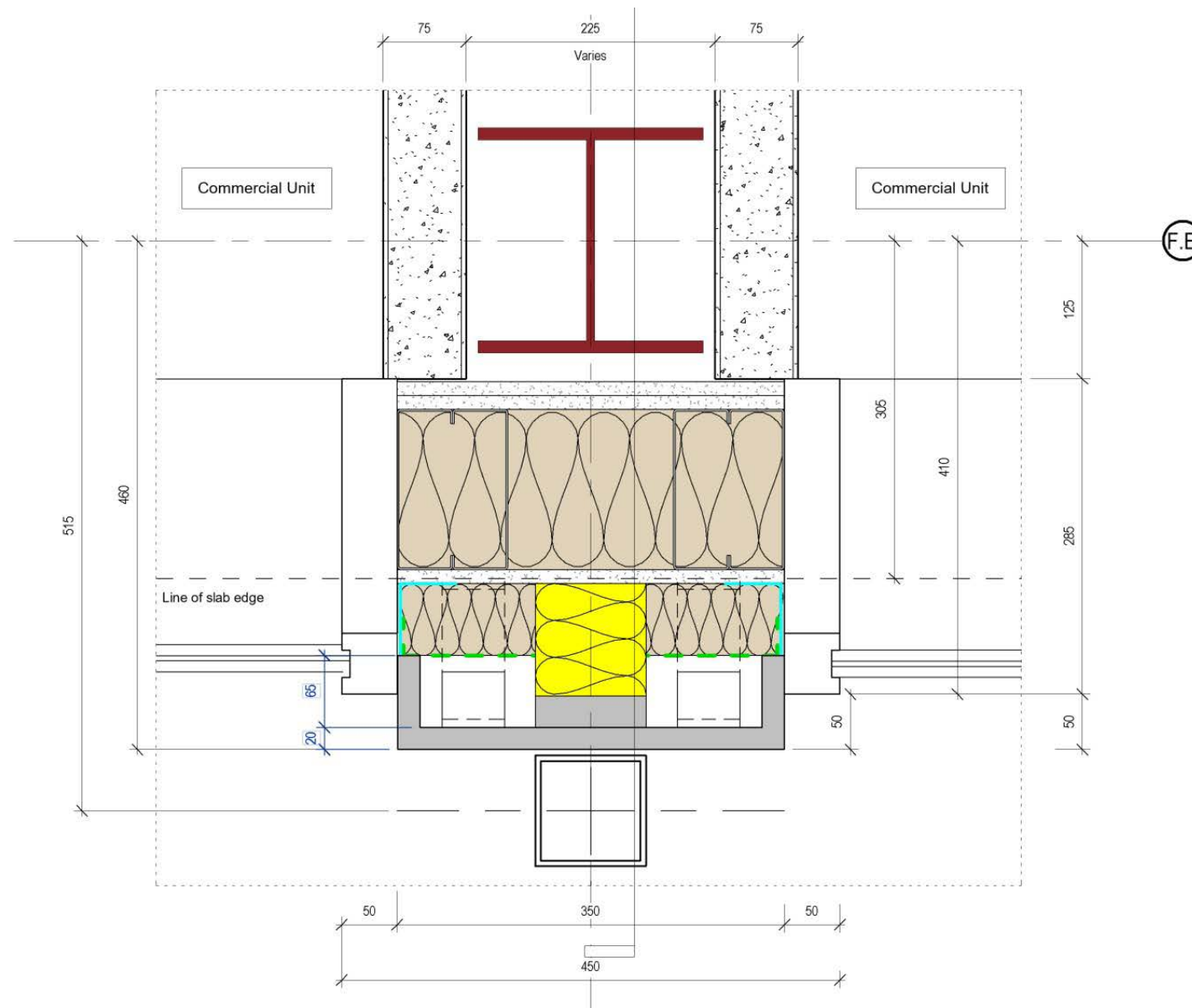
On that basis, the current proposal of column thickness of 350mm is an improvement of the original approved elevation of 650mm.

The protruding roof profile has also been omitted to achieve a more elegant design and in conjunction with the original application.

Plan Detail

Studio Power has decreased the column profile which was originally consented at 650mm to 350mm. As a result of this, the aesthetic has achieved more glass to column ratio.

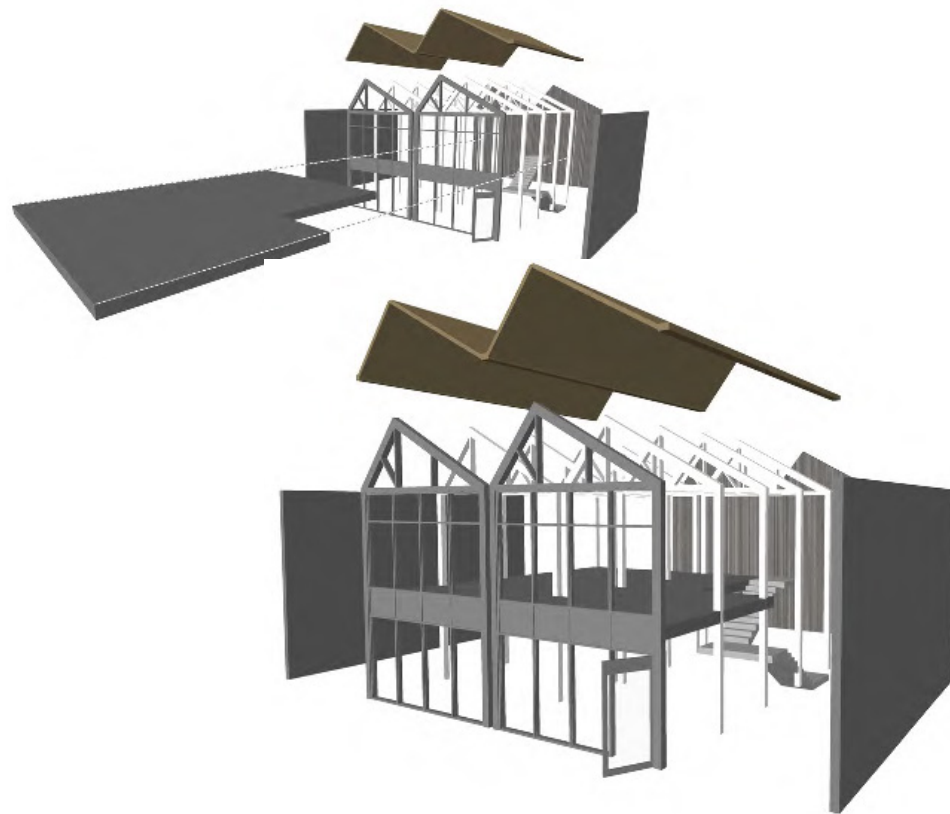
The 350mm dimension is driven by technical reasons such as the fire stopping behind the column, brackets required for fixing and ensuring there is enough tolerance allowed for to ensure a buildable scheme.



4.7.1 The commercial buildings

The commercial units between Blocks B and E have been designed to contrast with the solidarity of the larger surrounding buildings by a change in material and scale.

- A lightweight saw-tooth roof structure allows for different unit sub-division over time and visual contrast to the residential elements
- Robust materials to frontages and the retaining wall to the rear and exposed services to allow for a variety of uses including makers
- Double height space providing opportunity for setback mezzanines and pop-up space
- A prominent frontage to the Central Avenue that will front the remaining phases of the SRF development



Commercial units with and without mezzanine



The images on the left are extracted from the Design and Access Statement (page 56) from the original approved scheme. The diagram demonstrates the use of a capped mullion system for the curtain walling system.

The two images on the right, extracted from the Design and Access Statement (page 62 and 63), shows a capped system for the curtain walling.

Using the CGI and approved elevations as the benchmark for the design. The curtain walling system used for the commercial building have been chosen to match the approved scheme as closely as possible.



The image shows the current proposal

- i. Roof overhang to become 200mm from glass
- ii. Roof overhang profile thickness to be 340mm.
- iii. Roof joints aligned with mullions vertically.
- iv. Overflow spout profile expressed as design feature to give an industrial aesthetic.
- v. Square rain water pipe expressed as a design feature to give an industrial aesthetic.
- vi. Metal cladding joints aligned with transoms.
- vii. Mullion cap thickness to be 50mm
- viii. First seam set back 400mm from fascia to make the roof profile appear thinner.



The image shows the current proposal



i. RAL 7022 - Umbra Grey Matte Powder Coated Aluminium Fascia, Soffit, Curtain Walling Frame and 50mm Mullion Cap.



ii. RAL 7016 - Anthracite Grey - Standing Seam Roof



The image shows the current proposal

- i. Roof overhang to become 200m from glass
- ii. Roof overhang profile thickness to be 340mm.
- iii. Roof joints aligned with mullions vertically.
- iv. Overflow spout profile expressed as design feature to give an industrial aesthetic.
- v. Square rain water pipe expressed as a design feature to give an industrial aesthetic.
- vi. Metal cladding joints aligned with transoms.
- vii. Mullion cap thickness to be 50mm

Roof Section

- i. Roof overhang to become 200mm from glass
- ii. Roof overhang profile thickness to be 340mm.
- iii. Overflow spout profile expressed as design feature to give an industrial aesthetic.
- iv. Square rain water pipe expressed as a design feature to give an industrial aesthetic.
- v. Metal cladding joints aligned with transoms.
- vi. First seam of the roof setback to 400mm from fascia to reduce roof thickness as seen from street level.

