DAY Architectural

Plymouth Grove, Ardwick

Design Justification Statement

August 2025 - Rev A

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1.1 Summary of Proposed Changes

The project is at the detailed design stage. As part of workshops with the wider design team, a number of updates are required to the building. Please note a previous NMA was submitted therefore, some of the differences between the planning approved views and the proposed views have been captured in that approval. For clarity, both the previous NMA and the proposed changes are highlighted below. The document contains a series of comparative views to highlight the minimal impact of the proposed changes.

Previous approved NMA changes

- The stair core has widened by 1.055m to accommodate the required evacuation lift.
- Final escape doors have been widened from 860mm to 1200mm clear width.
- AOV locations adjusted to accommodate the required evacuation lift.
- Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

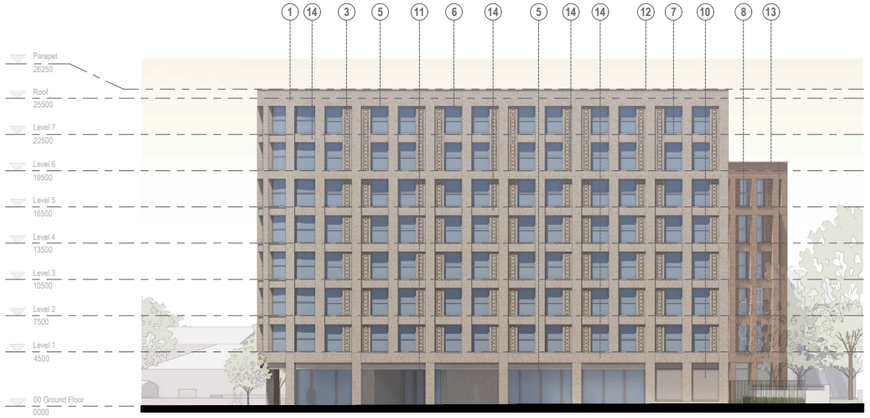
Summary of proposed changes

1. Reduction in floor-to-floor height (3.0m to 2.85m): The design change has been reviewed with the MEP consultant and confirmed that we can maintain a 2.35m floor-to-ceiling height within the studios, with a localised reduction to 2.25m near the studio entrance.
2. Evacuation lift over-run: Required under BS:9991 (2024). The over-run will need to be accommodated within the facade design.
3. Ground floor louvred panels and external doors are now proposed for back-of-house areas in place of perforated panels. The perforated panels do not provide sufficient free area to meet natural ventilation requirements, whereas louvres achieve the necessary airflow performance. Final design details will be developed in coordination with the main contractor and MEP consultant. Perforated panels retained on elevations along Dryden St and Plymouth Grove.
4. Additional fire exit via external brick facade within the bike store. Under BS9991:2024 two fire exits are required due to electrical bikes being considered an increased fire hazard.
5. Substation door changes required to suit IDNO/ DNO requirements:
   Structural opening increased to 2485mm (from 2260mm)
   Finish changed to standard RAL colour (from anodised)
6. External door to bulk storage to be added as part of design development.
7. Negative Flemish bond panel to be relocated to the right-hand side to accommodate structural design development. Window base panel to become a spandrel.
8. Cinema Windows omitted due to technical limitations. The glass must achieve 120min fire integrity and insulation to meet fire strategy requirements. The insulation criteria is onerous and difficult to meet with a material like glass.

CGI by RAD Design

2.1 Elevations Comparison

Approved Planning Elevations

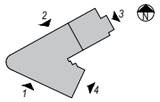


Elevation 1

Elevation 3

Elevation 2

Elevation 4



Elevation Key

Material Key

1. Facing Brick: Light Buff Mix
2. Facing Brick: Multi Red Brick
3. Negative Flemish Bond Brickwork: Buff
4. Negative Flemish Bond Brickwork: Red
5. Clear Glazing
6. Frames to Windows, Doors, Curtain Walling, & Spandrel Panels: Light Grey
7. Window Cill: Light Grey
8. Window Cill: Red
9. Perforated Metal Doorset: Light Grey
10. Perforated Metal Panels: Light Grey
11. Glazed Doorsets
12. Anodised Metal Banding: Buff
13. Anodised Metal Banding: Red
14. Soldier Course Brick Detailing: Light Buff Mix
15. Soldier Course Brick Detailing: Multi Red Brick

Materials

Facing Brick: Light Buff Mix

Facing Brick: Multi Red

Negative Flemish: Light Buff

Negative Flemish: Red

Stacked Brickwork: Light Buff

Stacked Brickwork: Red

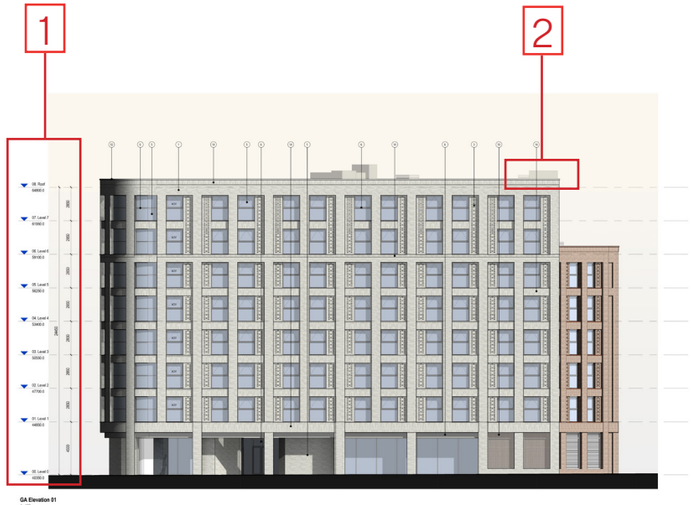
Anodised Banding: Light Grey

Anodised Banding: Light Red

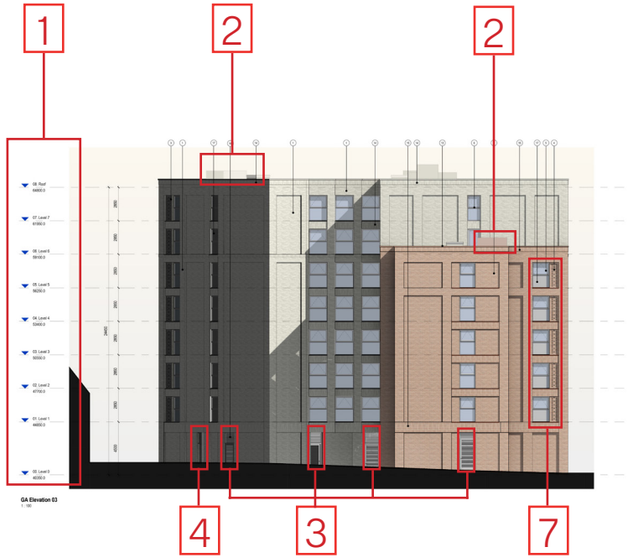
Perforated Panel: Light Grey

2.2 Elevations Comparison

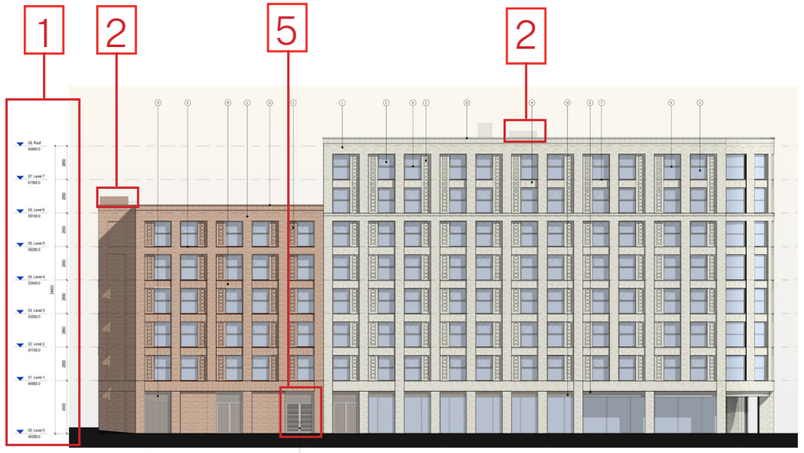
Proposed Planning Elevations



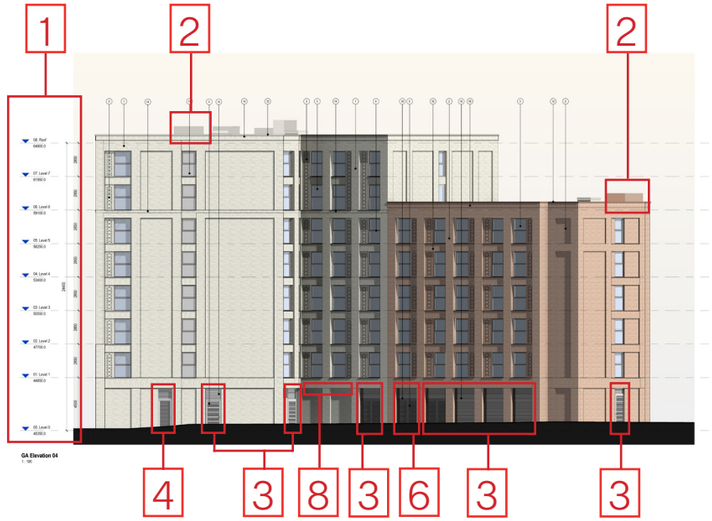
GA Elevation 01



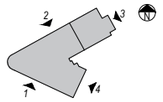
GA Elevation 03



GA Elevation 02



GA Elevation 04



Elevation Key

MATERIAL KEY

1. **Facing Brick**
   Buff Multi TBC
2. **Facing Brick**
   Red Multi TBC
3. **Negative Flemish Bond Brickwork**
   Buff Multi TBC
4. **Negative Flemish Bond Brickwork**
   Red Multi TBC
5. **Clear Glazing**
6. **Frames to Windows, Doors, Curtain Walling & Spandrel**
   Light Grey Anodised
7. **Window Cill**
   Light Grey Anodised
8. **Window Cill**
   Red Anodised
9. **Louvred Metal Doorsets**
   Light Grey Anodised
10. **Perforated Metal Panels**
    Light Grey Anodised
11. **Glazed Doorsets**
12. **Anodised Metal Banding**
    Light Grey
13. **Anodised Metal Banding**
    Red
14. **Soldier Course Brick Detailing**
    Buff Multi TBC
15. **Soldier Course Brick Detailing**
    Red Multi TBC
16. **Louvred Panels**
    Light Grey Anodised
17. **Back Painted Glass Spandrel**
    Light Grey

Materials

Facing Brick: Light Buff Mix

Facing Brick: Multi Red

Negative Flemish: Light Buff

Negative Flemish: Red

Stacked Brickwork: Light Buff

Stacked Brickwork: Red

Anodised Banding: Light Grey

Anodised Banding: Light Red

Perforated Panel: Light Grey