

PRP

Eliza Yard – Jersey Street Ancoats

S96a - Design Changes

June 2025

10.07.25

Contents

Introduction	
North Elevation	3
South Elevation	4
East Elevation	5
West Elevation	6
Courtyard Elevations	7
Site Plan	8
Commercial Signage	9
Curtain Wall Decorative Panel Design	10

Introduction

PRP Architects have been appointed by Manchester Life Development Company 3 limited and John Sisk and Sons Contractor to update the planning application for Eliza Yard through a Non Material Amendment (Section 96a). The previous planning application reference is 130354/FO/2021 (as amended by 135077/NMC/2022 and 136202/NMC/2023) and the previous, approved Minor Material Amendment (Section 73), application number 139288/JO/2024.

The purpose of this document is to describe the minor changes to the scheme by indicating the updates to the elevations and general arrangement plans from the previous Section 73 application. All changes are minor and have been made to due to the requirements of on going technical design and compliance with the building regulations.

North Elevation

- ① Windows omitted and AOV added to the end of corridors on all upper floors as required by the smoke ventilation strategy.
- ② Omission/amendment of projecting brickwork adjacent AOV due to AOV being slightly wider than original window design.
- ③ Louvres added above refuse store doors in order to provide ventilation as per MEP requirements.
- ④ Louvres added to curtain walling to provide ventilation to back of house spaces as per MEP requirements.
- ⑤ Minor update to the cycle store door. Door has become a leaf and a half rather than double door to meet the requirements of Part M of the building regulations. Louvre added above door, as per MEP requirements.
- ⑥ Bottom pane in windows (WT.K) updated from back painted glass to clear glass to allow for more light into apartments and increase facade transparency. Refer to PRP drawing EYJW-PRP-BC-ZZ-DR-A-021042-Bay Elevation and Section - Brick_P03 for further information.
- ⑩ Residentail entrance sign applied to glazed side panel.



PROPOSED ELEVATION



APPROVED ELEVATION

South Elevation

- ① Windows omitted and AOV added to the end of corridors on all upper floors as required by the change to the smoke ventilation strategy.
- ② Omission/amendment of projecting brickwork adjacent AOV due to AOV being slightly wider than original window design.
- ③ Bottom pane in windows (WT.K) updated from back painted glass to clear glass to allow for more light into apartments and increase facade transparency. Refer to PRP drawing EYJW-PRP-BC-ZZ-DR-A-021042-Bay Elevation and Section - Brick_P03 for further information.
- ④ The opening size of the double doors into the commercial units has increased in width. This is to comply with the clear width requirements of Part M of the building regulations.
- ⑤ Update to commercial unit signage. Commercial unit signage fixed to curtain walling has been replaced by projecting signage fixed to brickwork and terracotta adjacent to the commercial units on Jersey Street. Refer to Page 9 of this document for further information on signage.
- ⑥ Decorative perforated aluminium panels with triangular pattern have been added in front of the horizontal louvres above the curtain walling to visually screen the louvres. Refer to Page 9 of this document for further information.
- ⑦ Residentail entrance sign applied to glazed side panel.



PROPOSED ELEVATION



APPROVED ELEVATION

East Elevation

- 6 Bottom pane in windows (WT.K) updated from back painted glass to clear glass to allow for more light into apartments and increase facade transparency. Refer to PRP drawing EYJW-PRP-BC-ZZ-DR-A-021042-Bay Elevation and Section - Brick_P03 for further information.
- 9 Decorative perforated aluminium panels with triangular pattern have been added in front of the horizontal louvres above the curtain walling to visually screen the louvres. Refer to Page 9 of this document for further information.



PROPOSED ELEVATION



APPROVED ELEVATION

West Elevation

- 6 Bottom pane in windows (WT.K) updated from back painted glass to clear glass to allow for more light into apartments and increase facade transparency. Refer to PRP drawing EYJW-PRP-BC-ZZ-DR-A-021042-Bay Elevation and Section - Brick_P03 for further information.
- 9 Decorative perforated aluminium panels with triangular pattern have been added in front of the horizontal louvres above the curtain walling to visually screen the louvres. Refer to Page 9 of this document for further information.
- 10 Minor update to the design of the substation door to meet the requirements of the power utility provider.
- 11 Double door into commercial unit updated to single door. This is to comply with the clear width requirements of Part M of the building regulations.



PROPOSED ELEVATION



APPROVED ELEVATION

- 6



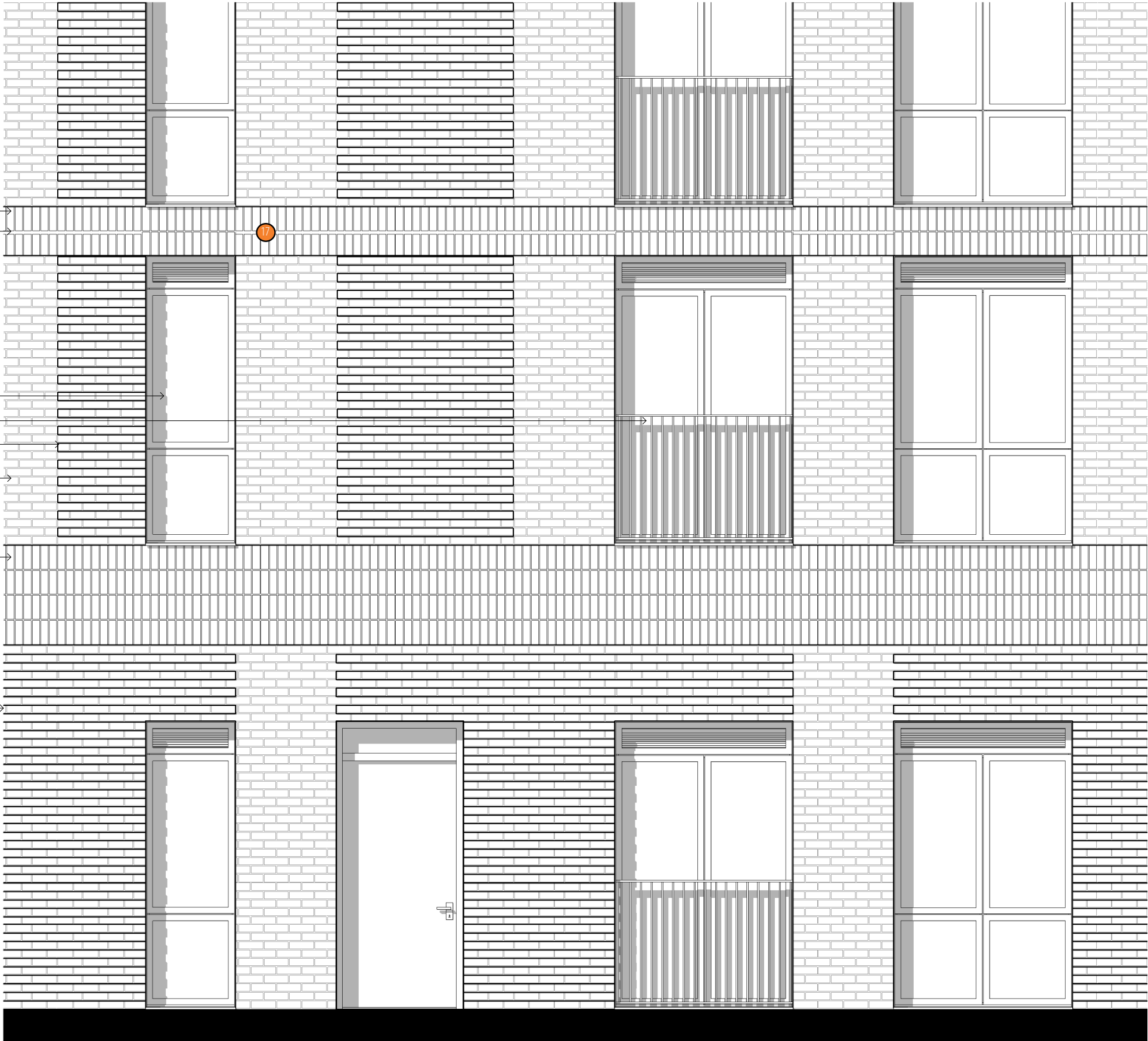
PROPOSED ELEVATION



APPROVED ELEVATION

Bay Study Elevations

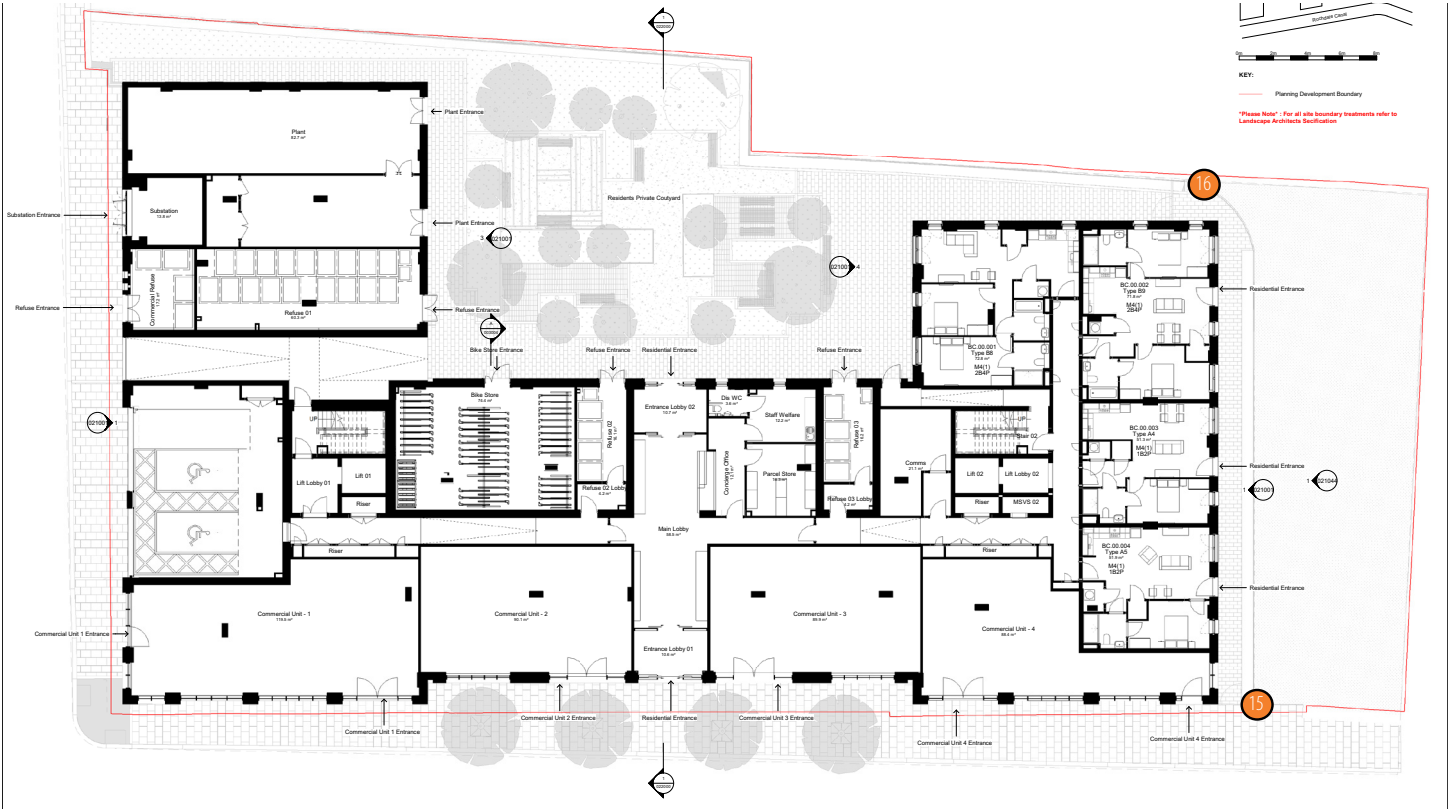
17 30mm horizontal movement joint required to meet structural deflection requirements. Colour to match mortar.



PROPOSED ELEVATION

Site Plan

- 15 Single gate added on Jersey Street for improved boundary security.
- 16 Gate moved slightly to avoid opening in front of residential window.



PROPOSED PLAN



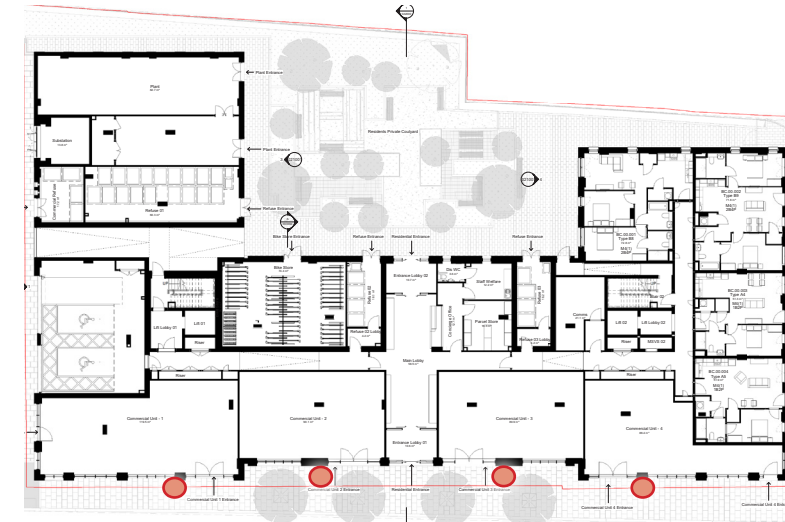
APPROVED PLAN

Commercial Signage

Commercial unit signage fixed to curtain walling has been replaced by projecting signage fixed to brickwork adjacent to commercial units. These signs will be made of an Internal Stainless steel sub frame with PPC Aluminium panels externally. The thickness of the sign will be 30mm as per Manchester City Council guidance.

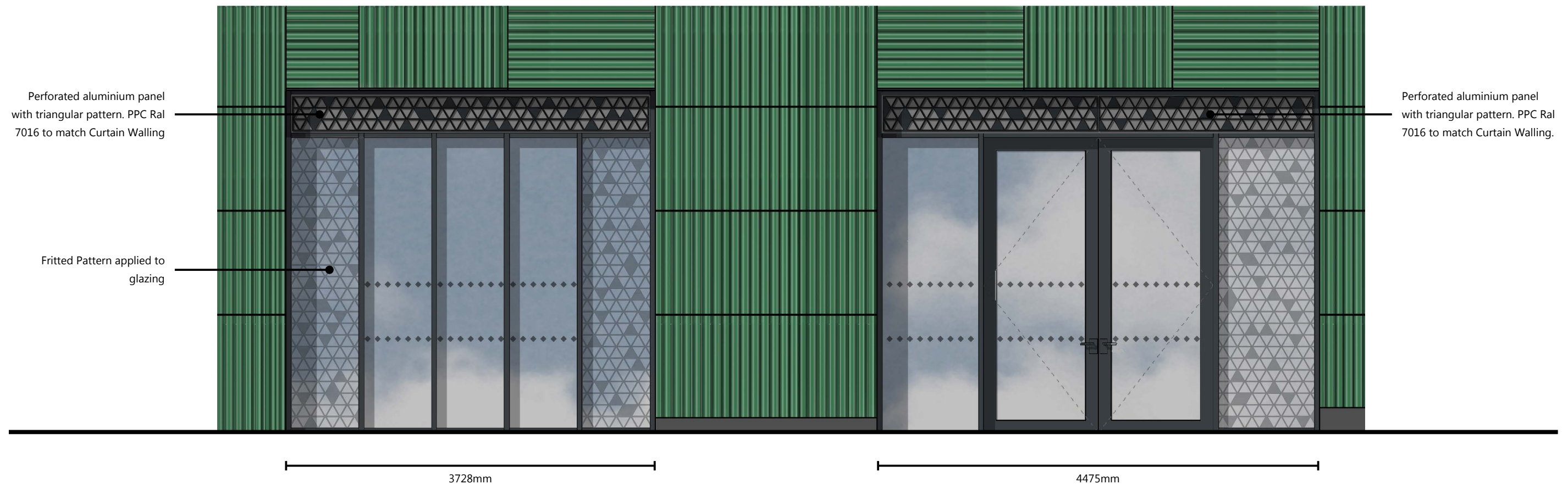


PROPOSED PROJECTING SIGNAGE



PROPOSED PROJECTING SIGNAGE LOCATIONS

Curtain Wall Decorative Panel Design



Please note maximum aluminium panel is 4000mm, where Curtain Walling bay is wider than 2 panels will need to be provided and a joint will be visible. Subject to manufacturer specification and detail.