

PRP

Jersey Wharf – Jersey Street Ancoats

S96a Application - Design Changes

June 2025

25.06.25



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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 Jersey Wharf through a Non-Material Amendment (Section 96A). The previous planning application reference is 133769/FO/2022 (as amended by 136201/NMC/2023) and the previous, approved Minor Material Amendment (Section 73), application number 139289/JO/2024.

The purpose of this document is to describe the changes to the scheme by indicating the updates to the elevations 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 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.
- ② Update to commercial unit signage. Commercial unit signage fixed to curtain walling has been replaced by projection signage fixed to brick piers.
- ③ There have been minor updates to the setting out of windows within cladding on the 7th floor. This is so that the spacing of windows works with cladding sheet sizes.
- ④ Minor update to the design of the substation door to meet the requirements of the utilities provider.
- ⑤ Minor update to the cycle store door. Door has become a leaf and a half rather than double door so as to meet the requirements of Part M of the building regulations.



PROPOSED ELEVATION



APPROVED ELEVATION

South Elevation

- ① 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.
- ② Update to commercial unit signage. Commercial unit signage fixed to curtain walling has been replaced by projection signage fixed to brick piers.
- ③ There have been minor updates to the setting out of windows within cladding on the 7th floor. This is so that the spacing of windows works with cladding sheet sizes.
- ⑤ Minor update to the cycle store door. Door has become a leaf and a half rather than double door so as to meet the requirements of Part M of the building regulations.
- ⑥ Additional louvre added to generator room in order to meet the ventilation requirements.
- ⑦ Door moved from commercial unit South Elevation to East Elevation.
- ⑪ Frame thickness of AOV shown. Required due to technical requirements of achieving 1.5 sqm free area as required by fire strategy.



PROPOSED ELEVATION



APPROVED ELEVATION

Block A Courtyard Elevations

- ③ There have been minor updates to the setting out of windows within cladding on the 7th floor. This is so that the spacing of windows works with cladding sheet sizes.
- ⑧ Door changed from double to single leaf door to comply with Part M of building regulations.



PROPOSED ELEVATION



APPROVED ELEVATION

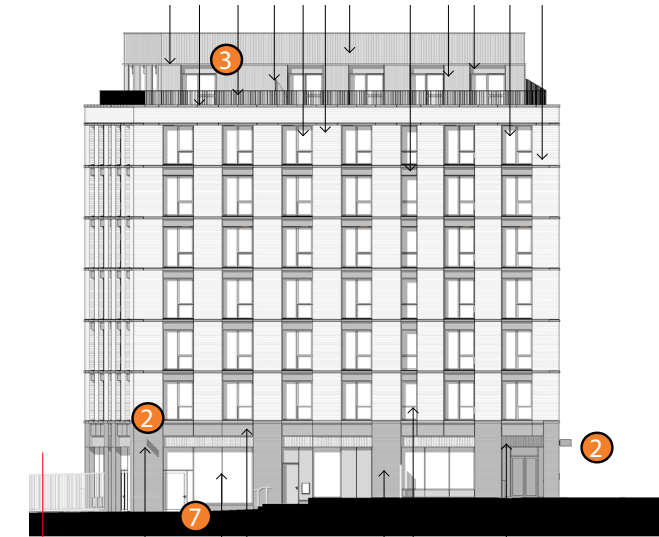


Block A East and West Elevations

- ② Update to commercial unit signage. Commercial unit signage fixed to curtain walling has been replaced by projection signage fixed to brick piers.
- ③ There have been minor updates to the setting out of windows within cladding on the 7th floor. This is so that the spacing of windows works with cladding sheet sizes.
- ⑦ Door moved from commercial unit South Elevation to East Elevation in order to meet the requirements of Part M of building regulations.
- ⑨ Louvres removed from plant room doors as not required for ventilation strategy to these rooms.



PROPOSED ELEVATION



APPROVED ELEVATION

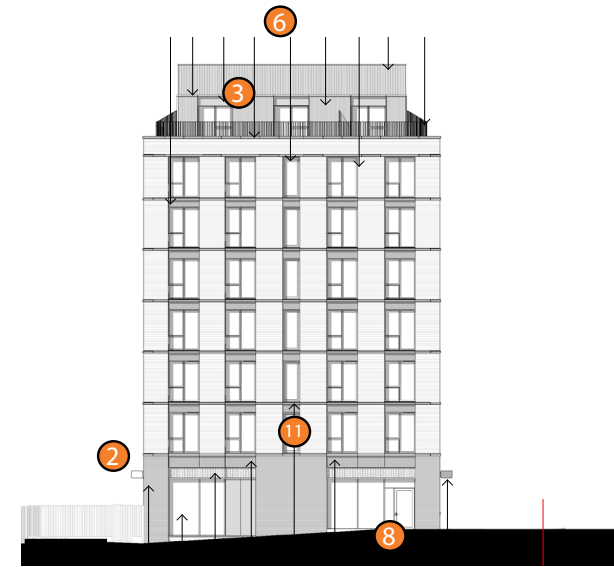


Block B East and West Elevations

- ② Update to commercial unit signage. Commercial unit signage fixed to curtain walling has been replaced by projection signage fixed to brick piers.
- ③ There have been minor updates to the setting out of windows within cladding on the 7th floor. This is so that the spacing of windows works with cladding sheet sizes.
- ⑧ Door changed from double to single leaf door to comply with Part M of building regulations.
- ⑩ Large scale painted signage omitted due to fact warranty could not be obtained from brick manufacturer for painting bricks.
- ⑫ Frame thickness of AOV has increased due to technical requirements of achieving 1.5 sqm free area as required by fire strategy.



PROPOSED ELEVATION

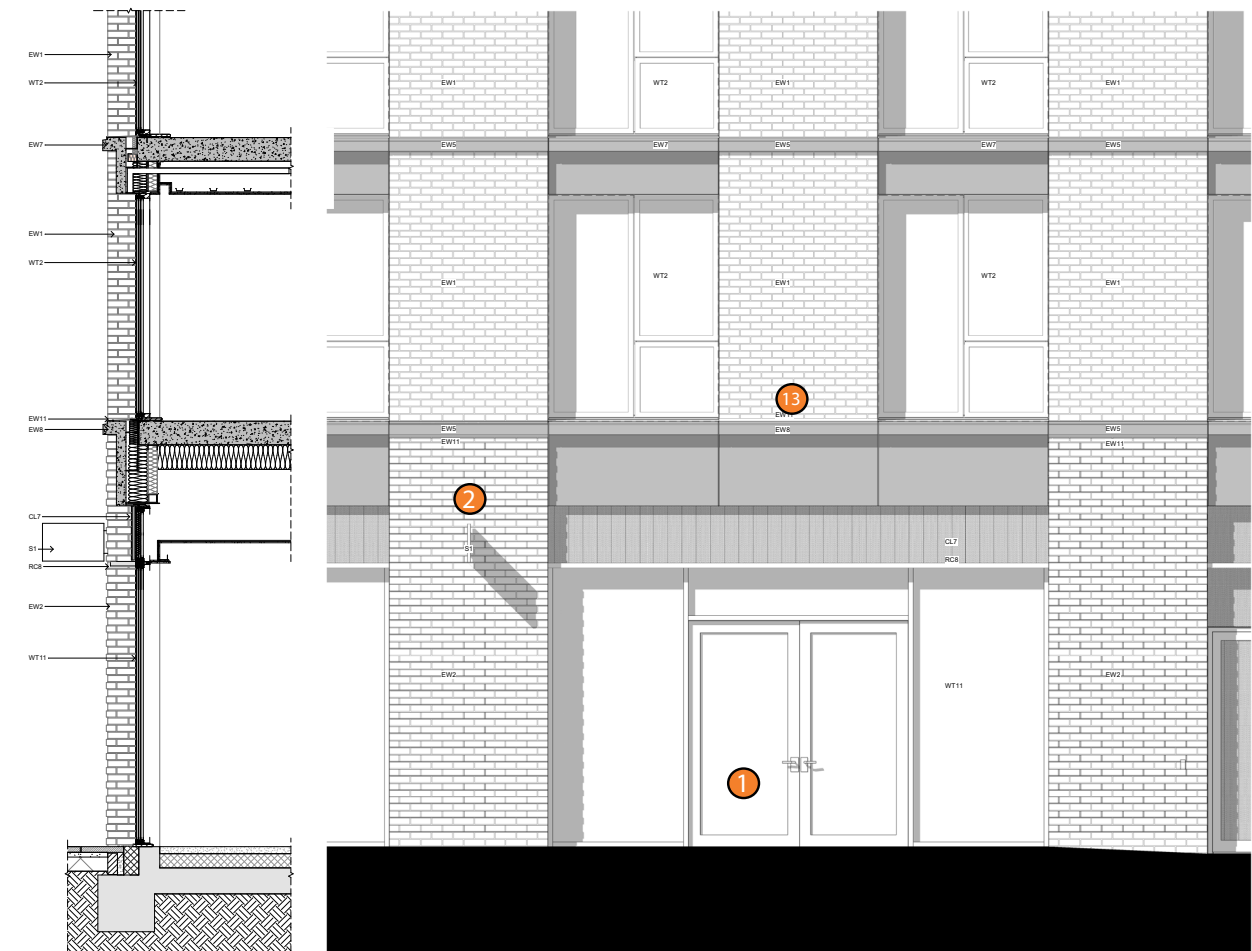


APPROVED ELEVATION

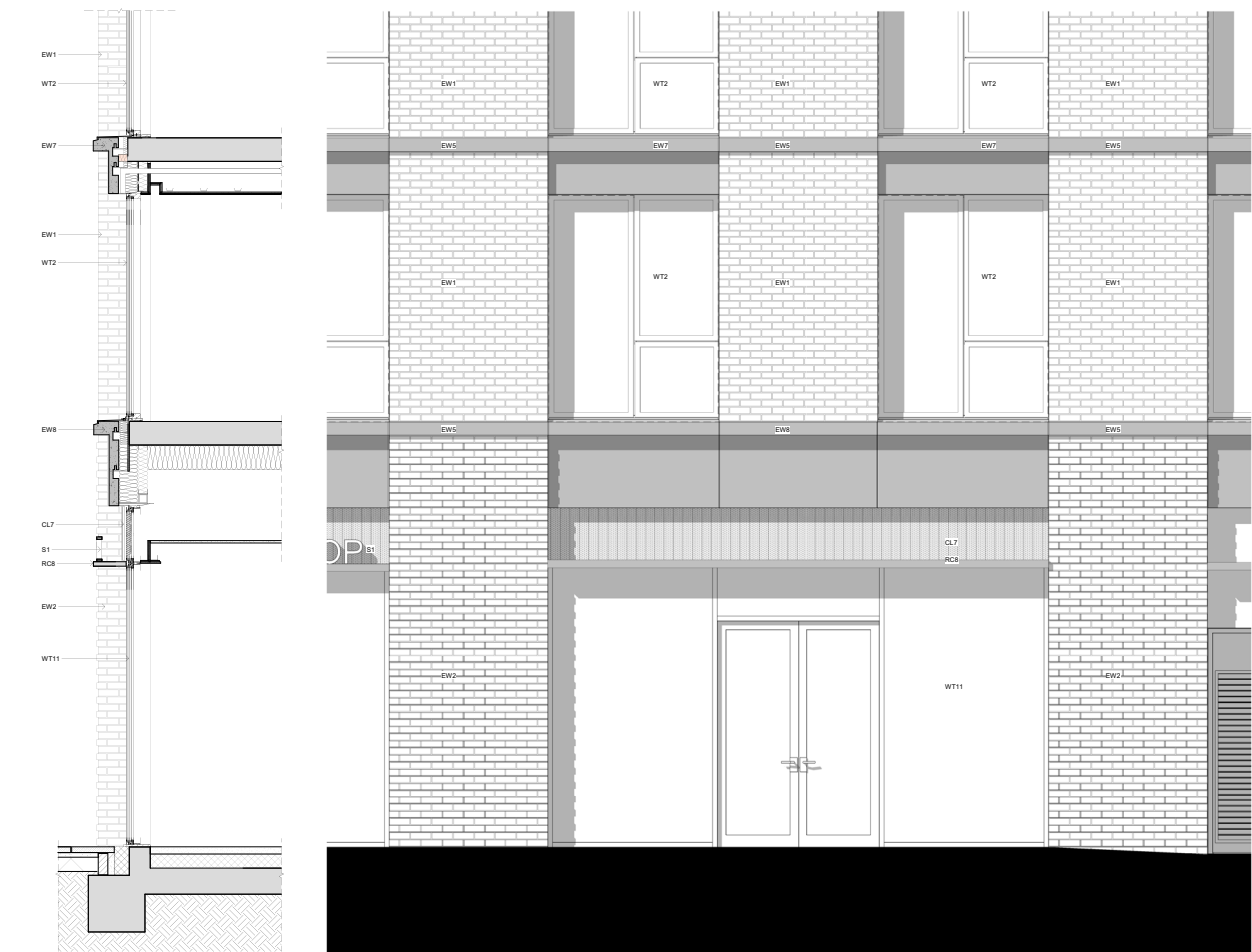


Bay Study Elevations

- 1 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.
- 2 Update to commercial unit signage. Commercial unit signage fixed to curtain walling has been replaced by projection signage fixed to brick piers.
- 13 30mm horizontal movement joint required to meet structural deflection requirements. Colour to match mortar.



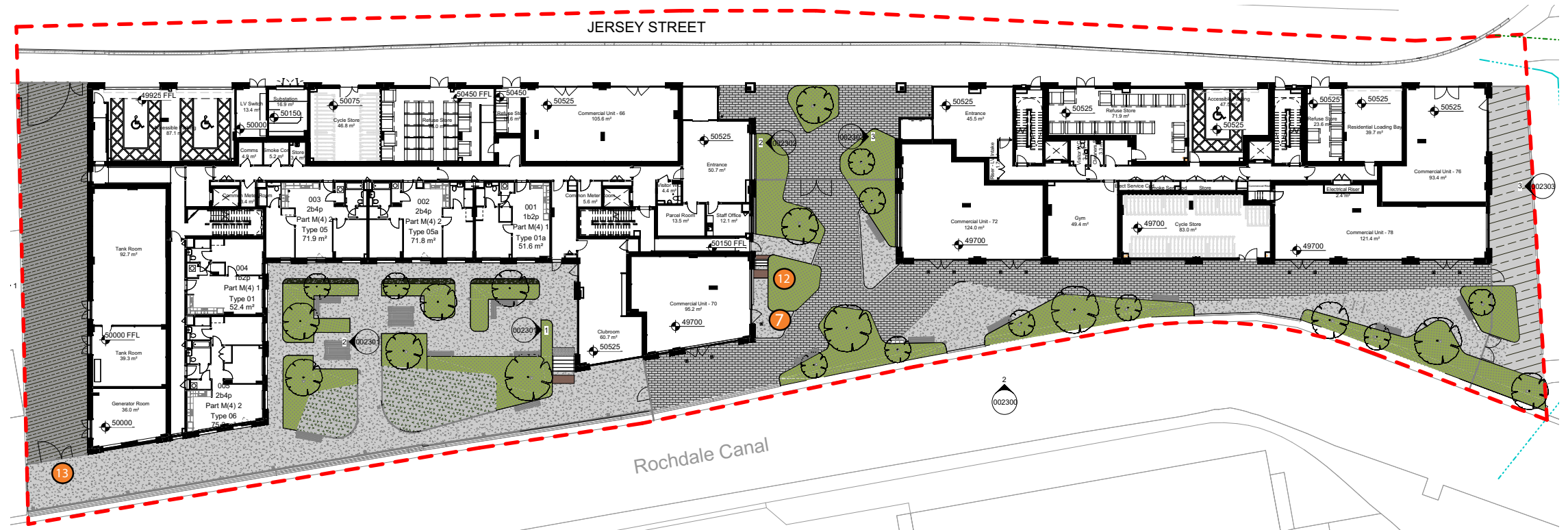
PROPOSED ELEVATION



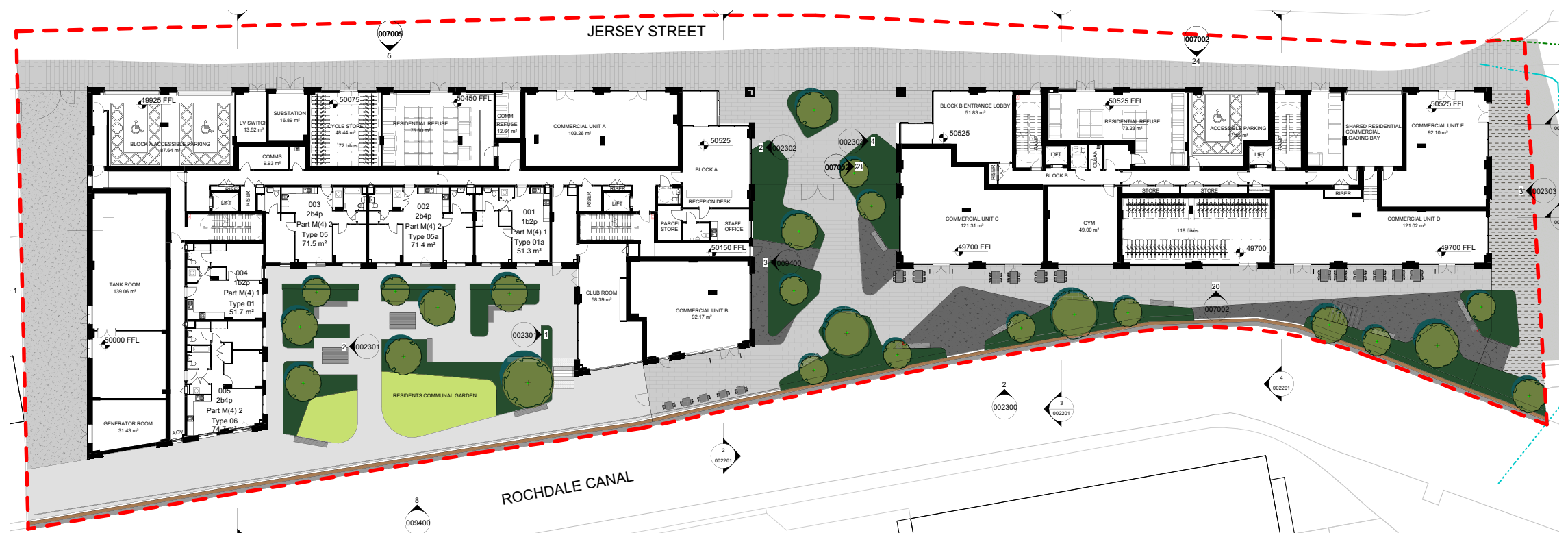
APPROVED ELEVATION

Site Plan

- 7 Door moved from commercial unit South Elevation to East Elevation in order to meet the requirements of Part M of building regulations.
- 12 Minor changes to the size of planter adjacent to commercial unit door and additional external steps added to facilitate access.
- 13 Additional gate added to restrict vehicle access to the canal edge.



PROPOSED GROUND FLOOR PLAN



APPROVED GROUND FLOOR 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.



EXAMPLE OF PROPOSED PROJECTING SIGNAGE



 Indicates location of projecting commercial signage