

Cornbrook

Manchester

SECTION 73
COMPARISON DOCUMENT

Prepared by

LeachRhodesWalker
Architects

8353-LRW-XX-XX-PP-A-00-020_P06 | 24.03.25

1.0 Summary of Amendments

1.1 Summary of Amendments

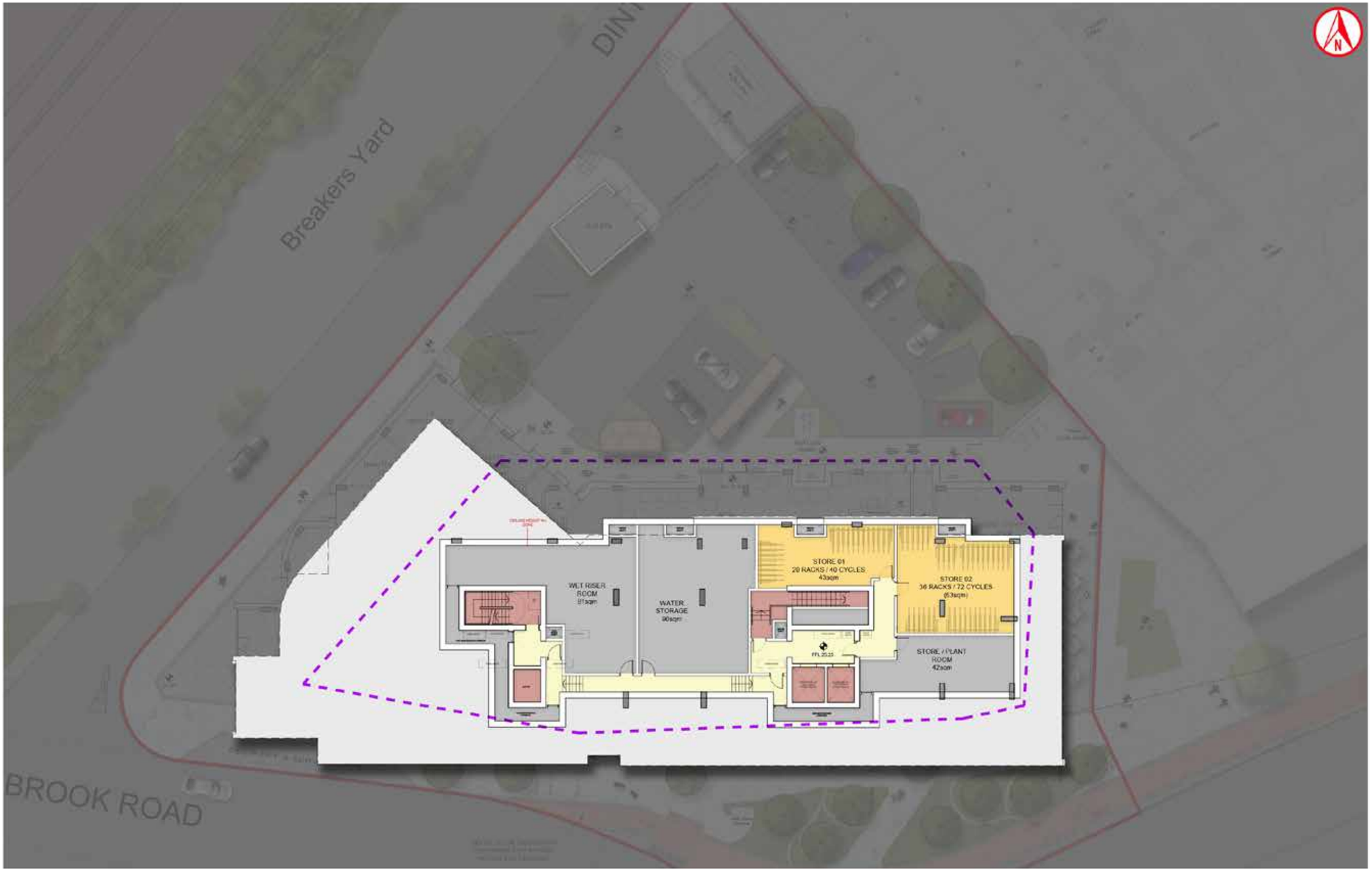
- The addition of 2 no. stair cores for separate means of escape from the Aparthotel (required as part of the Fire escape strategy of the building and compliance with BS 9991:2024) and consequently;
- The addition of a typical residential floor level (an increase of 13 no. apartments) which has led to a slight increase in the overall building height (circa 1.750m).
- The floor to floor heights of the typical Aparthotel and Residential floor levels have been reduced to minimize the impact of introducing the additional floor level.

Typical Aparthotel levels:	Planning Approved	–	3.0m
	Proposed	–	2.925m
Typical Residential levels:	Planning Approved	–	3.0m
	Proposed	–	2.850m

- Removal of the basement level.
- Mezzanine level added accommodating Plant rooms and Cycle stores (relocated from Basement level – now removed).
- Minor changes to Internal layouts due to design development and fire safety requirements.
- Commercial unit removed from Ground floor.
- Ground floor plant compounds adjusted, with details of cladding included.
- Canopy design amended to include a louvred ‘roof’ rather than a solid roof.
- Sawtooth roof amended to remove the sloping element and maintain returns.

2.0 Plans

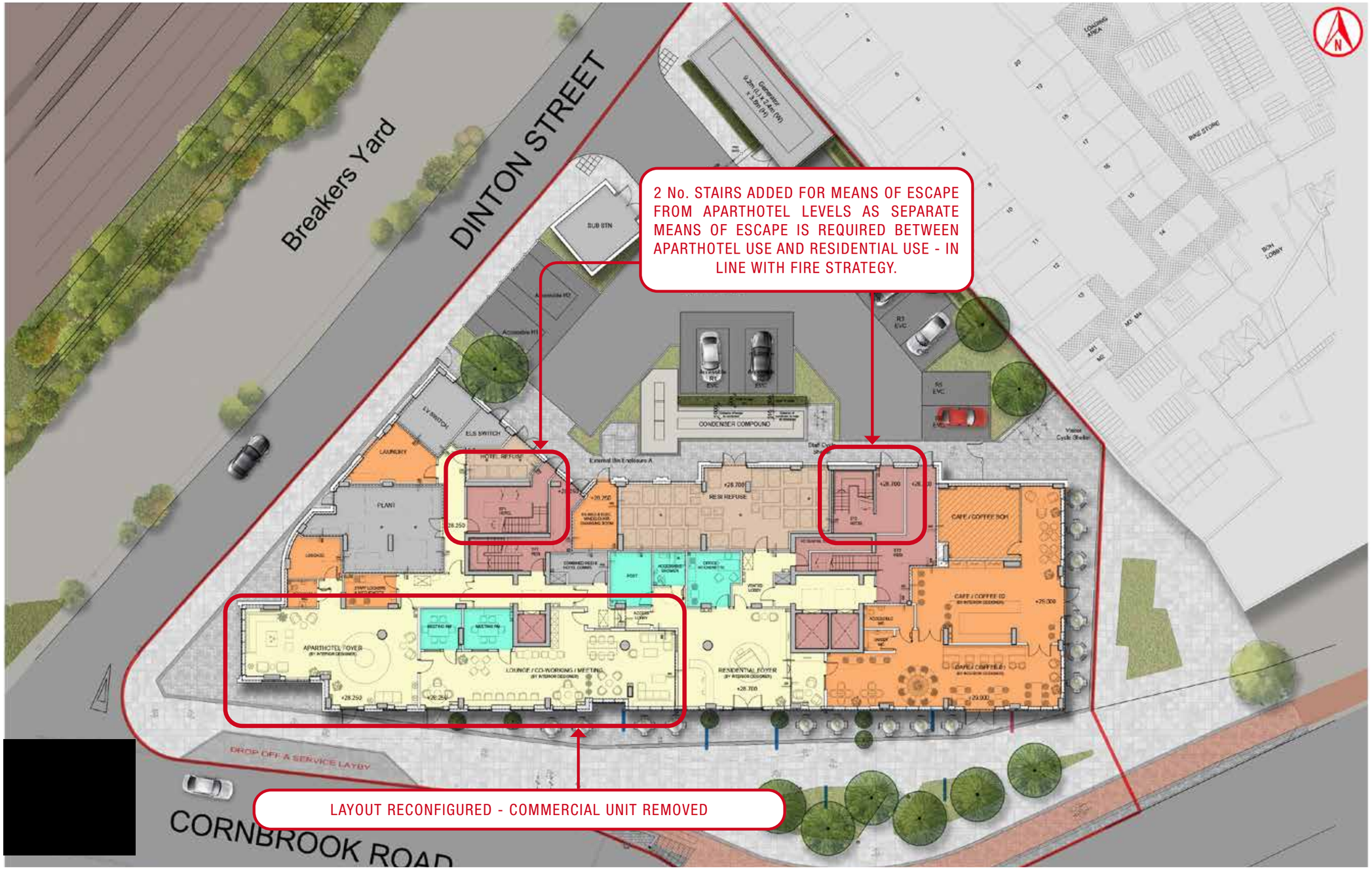
2.1 Basement Plan - Planning Approved



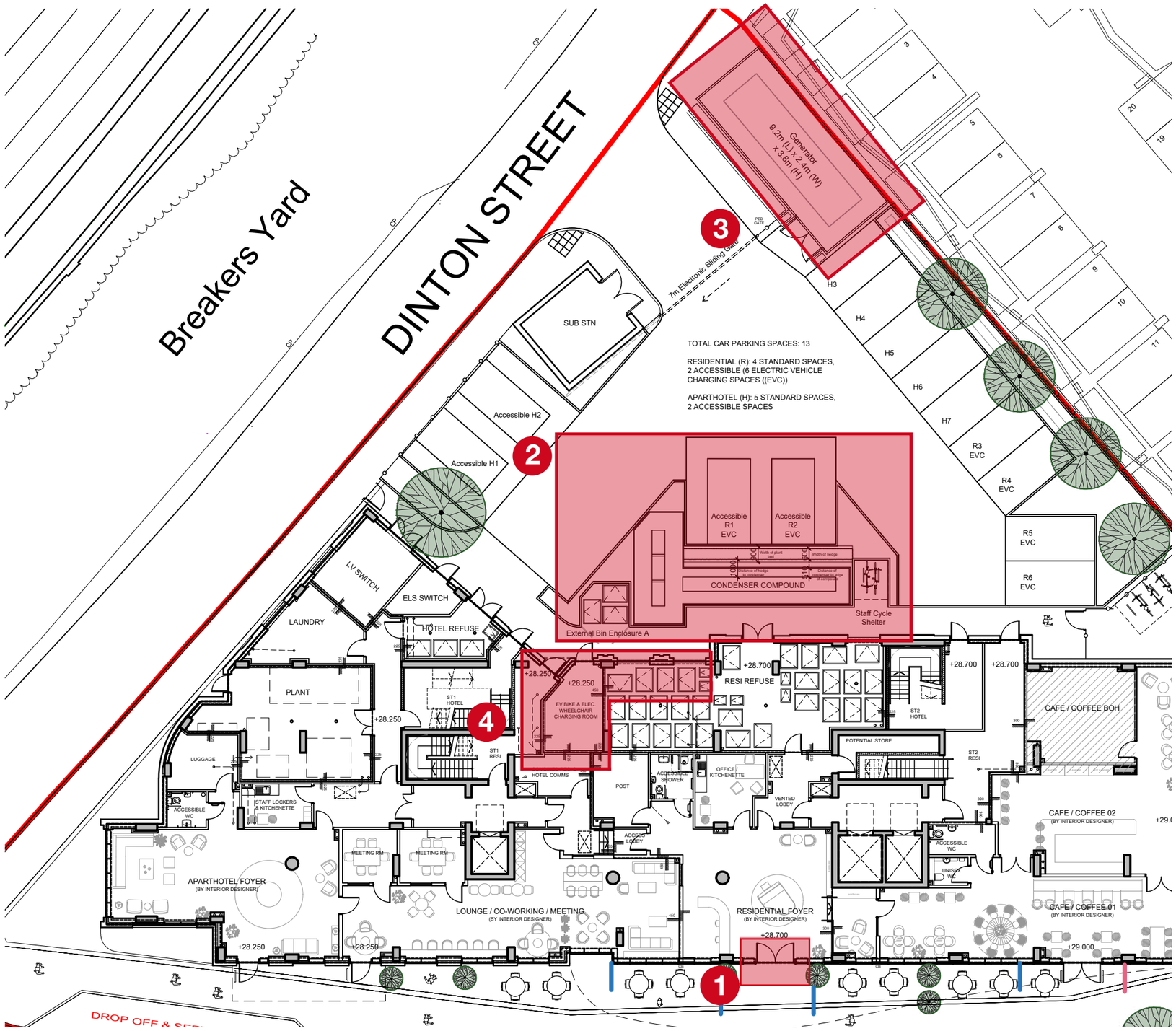
2.2 Ground Floor Plan - Planning Approved



2.3 Ground Floor Plan - Proposed Amended



2.4 Ground Floor Plan - Further Proposed Amended



1. Revolving entrance door to the Residential Foyer replaced with double doors

2. Condenser compound moved from Level 03 roof to the Ground floor external space due to the lack of space on the roof for the condenser units and acoustic issues affecting the ApartHotel studios above.

   Compound enclosure material to be hit & miss timber fencing, 3.2m high.

   No car parking spaces lost due to this change.

   Store for 3 no. bins retained and 7no. bins relocated to the internal refuse store.

   Acoustic Consultant's assessment calculations confirm there would be enough loss of noise from the attenuation and the directionality of the discharge to the north and west to satisfy the limits.

3. Increase in the size of the Stand-by generator and associated acoustic attenuation due to the requirements and specification.

   Previous Stand-by generator size: 4500mm L x 1800mm W
   Overall enclosure: 7900mm L x 5200mm W

   Proposed Stand-by generator size: 9200mm L x 2400mm W
   Overall enclosure: 11200mm L x 4400mm W

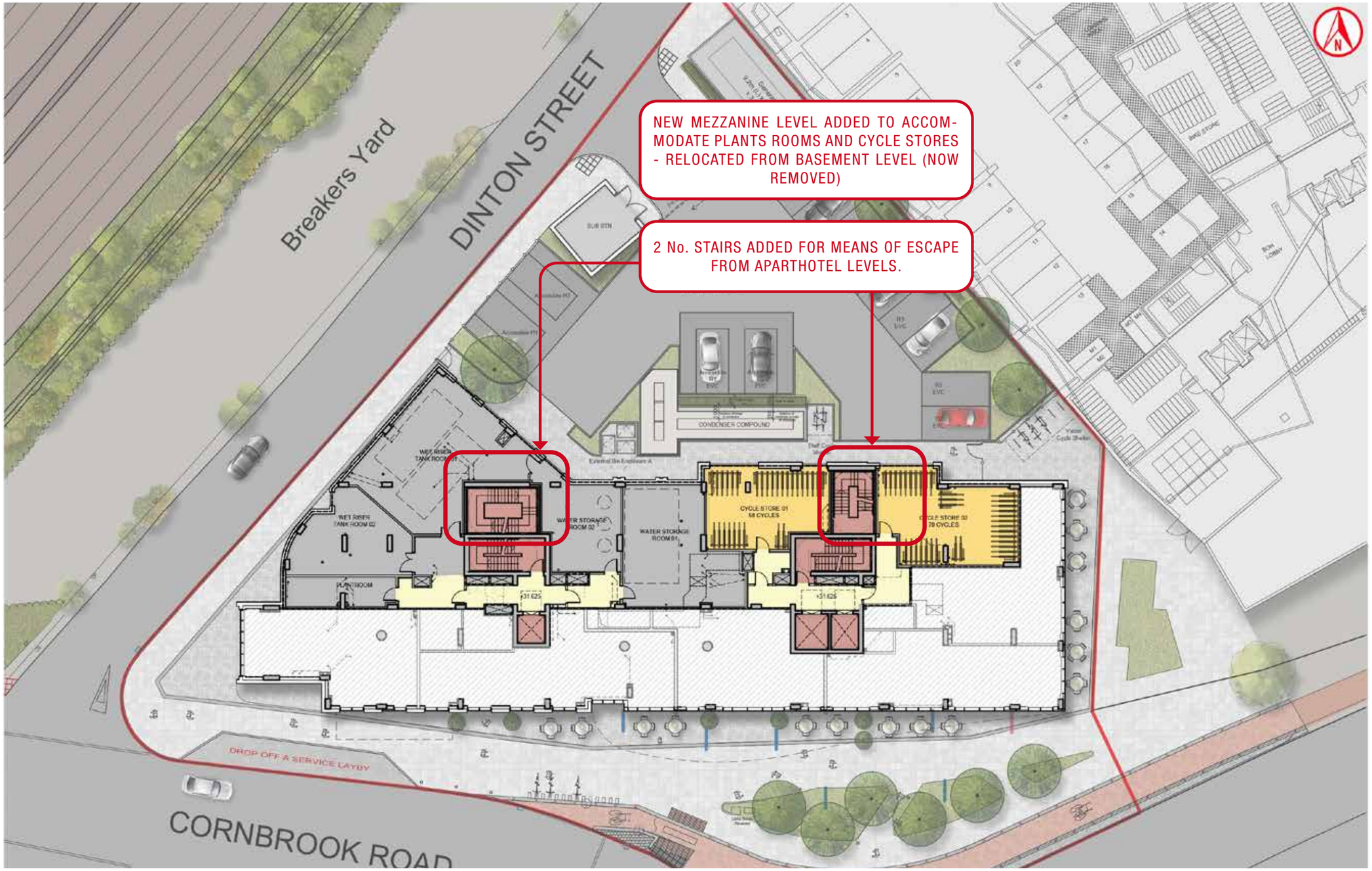
   The increased size of Stand-by generator means a loss of 1 car parking space.

4. New external door and louvres added to the North Elevation at Ground Floor.

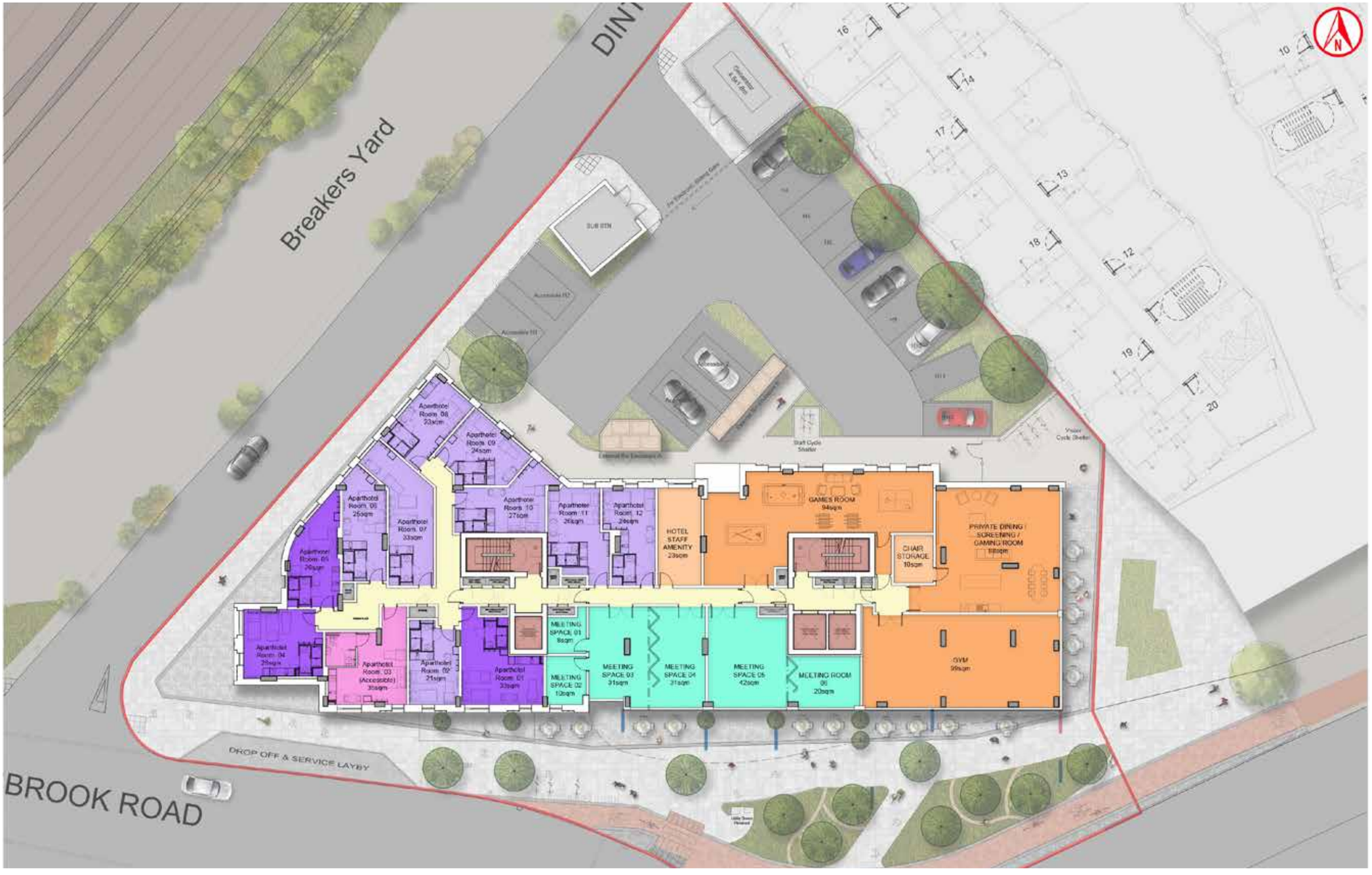
   The new external door is to the EV bike and electric wheelchair charging room which has been introduced for the design to satisfy updated BS 9991:2024.

   The additional louvres are to the Residential Refuse store for ventilation.

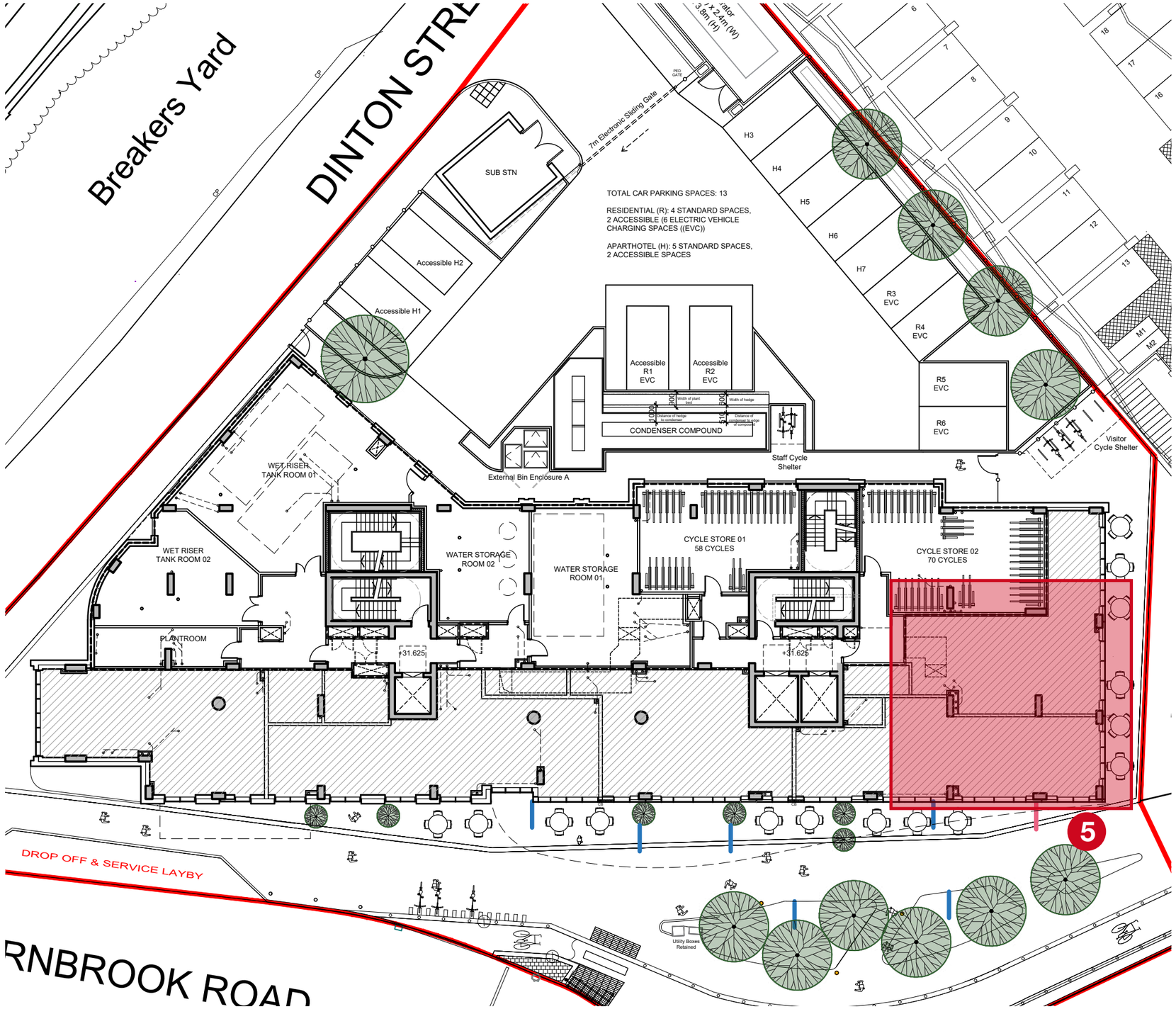
2.5 **Level 01** (Previously Mezzanine Floor Plan) - Proposed Amended



2.6 First Floor Plan - Planning Approved



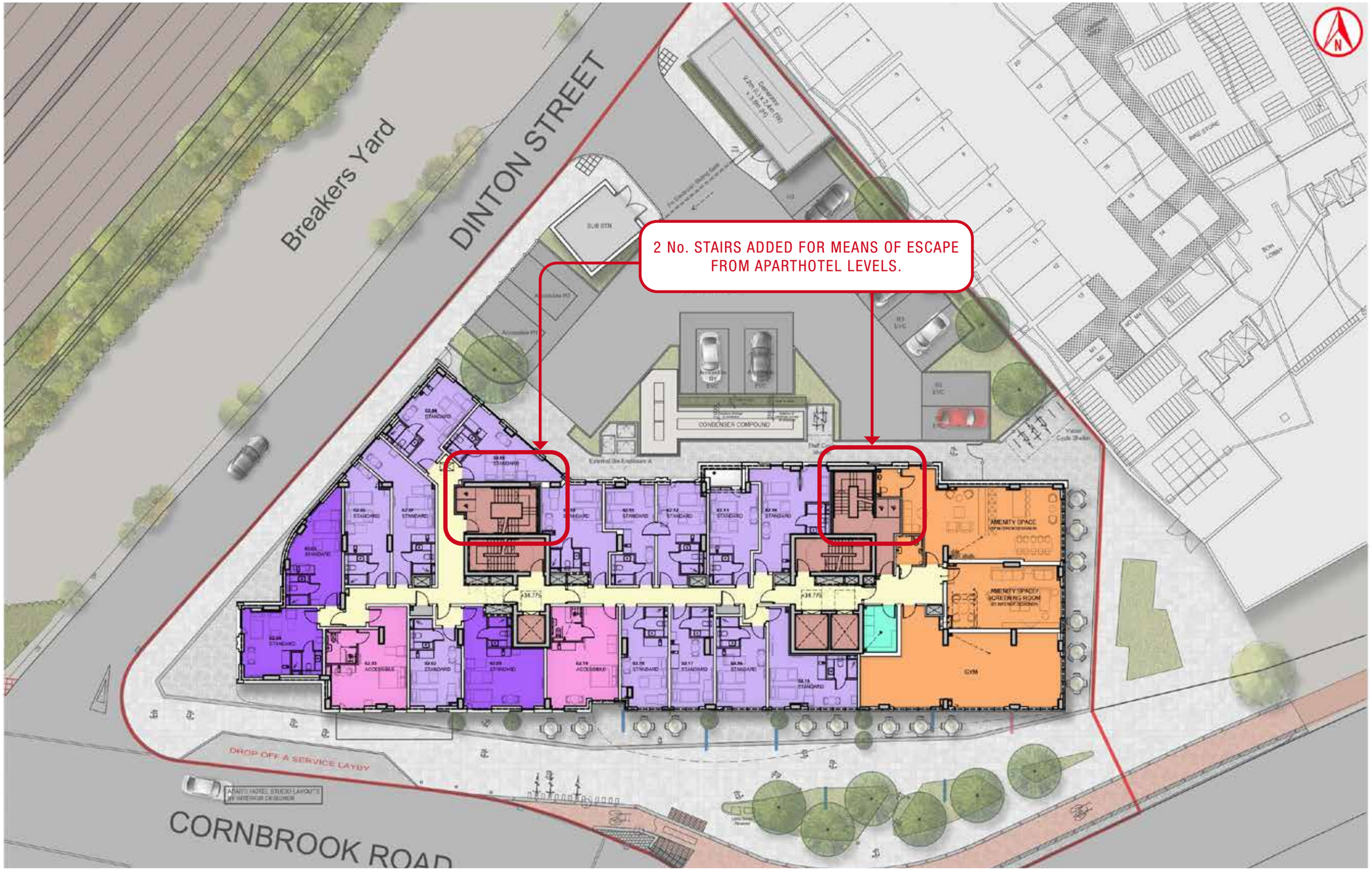
2.7 First Floor Plan - Proposed Amended



5 Potential zone for future cycle store expansion removed.

Cycle Parking Spaces:
Latest scheme provides a total of 128 internal secure cycle parking spaces, 12 external visitor spaces and 4 external staff spaces.
This is based on a rate of:
50% of the total number of apartments (237) = 119 cycle parking spaces
1 per 10 ApartHotel Studios (88 Total ApartHotel Studios) = 9 cycle parking spaces

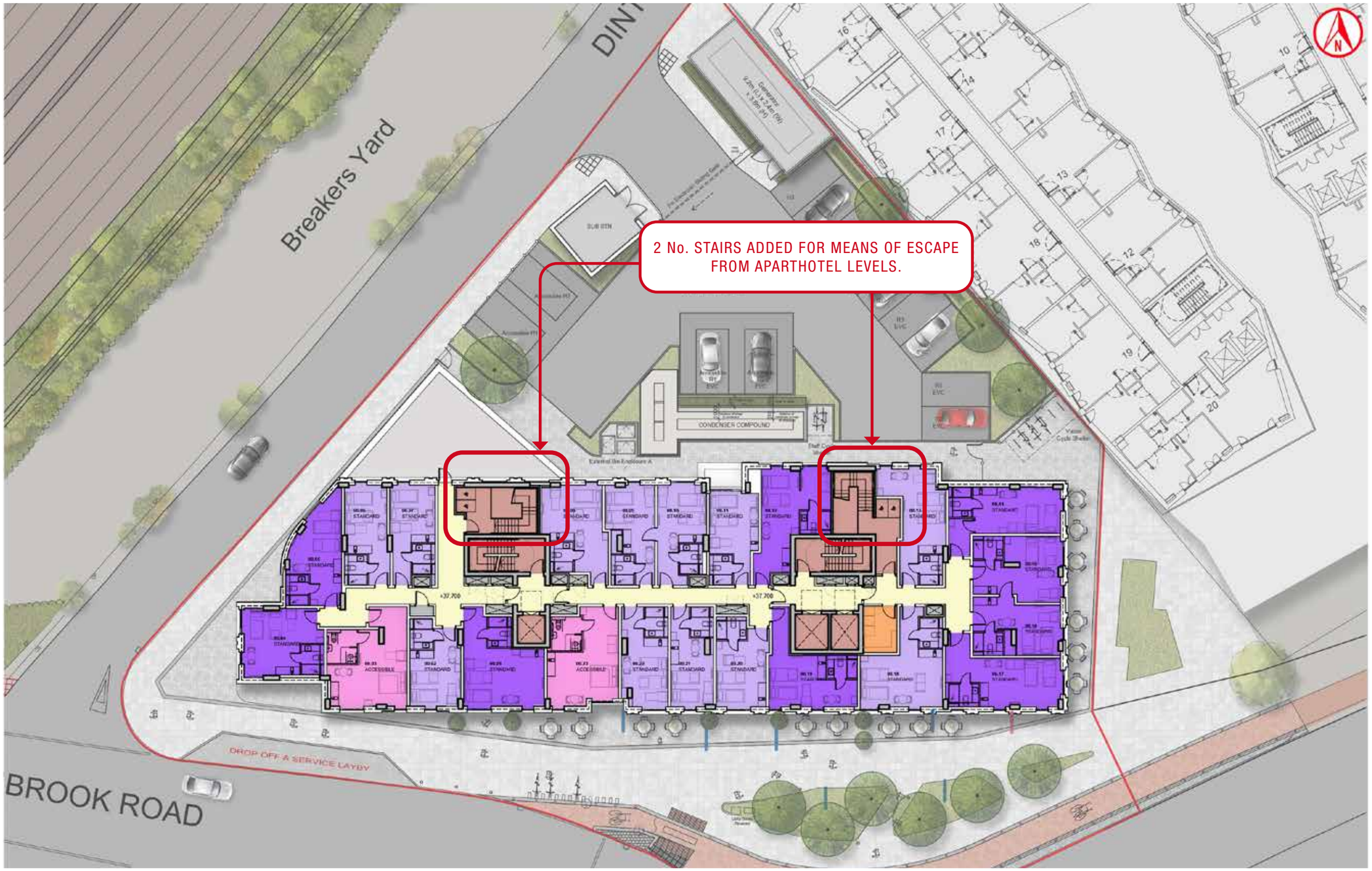
2.8 **Level 02** (Previously First Floor Plan) - Proposed Amended



2.9 Second to Fourth Floor Plan - Planning Approved



2.10 Level 03-05 Plan (Previously Second - Fourth Floor Plan) - Proposed Amended



2.11 Fifth to Nineteenth Floor Plan - Planning Approved



2.12 **Level 06-21** (Previously Fifth - Nineteenth Floor Plan) - Proposed Amended



2.13 Twentieth to Twenty-First Floor Plan - Planning Approved



2.14 **Level 22-23** (Previously Twentieth - Twenty-First Floor Plan) - Proposed Amended



2.15 Twenty-Second Floor Plan - Planning Approved



2.16 **Level 24** (Previously Twenty-Second Floor Plan) - Proposed Amended



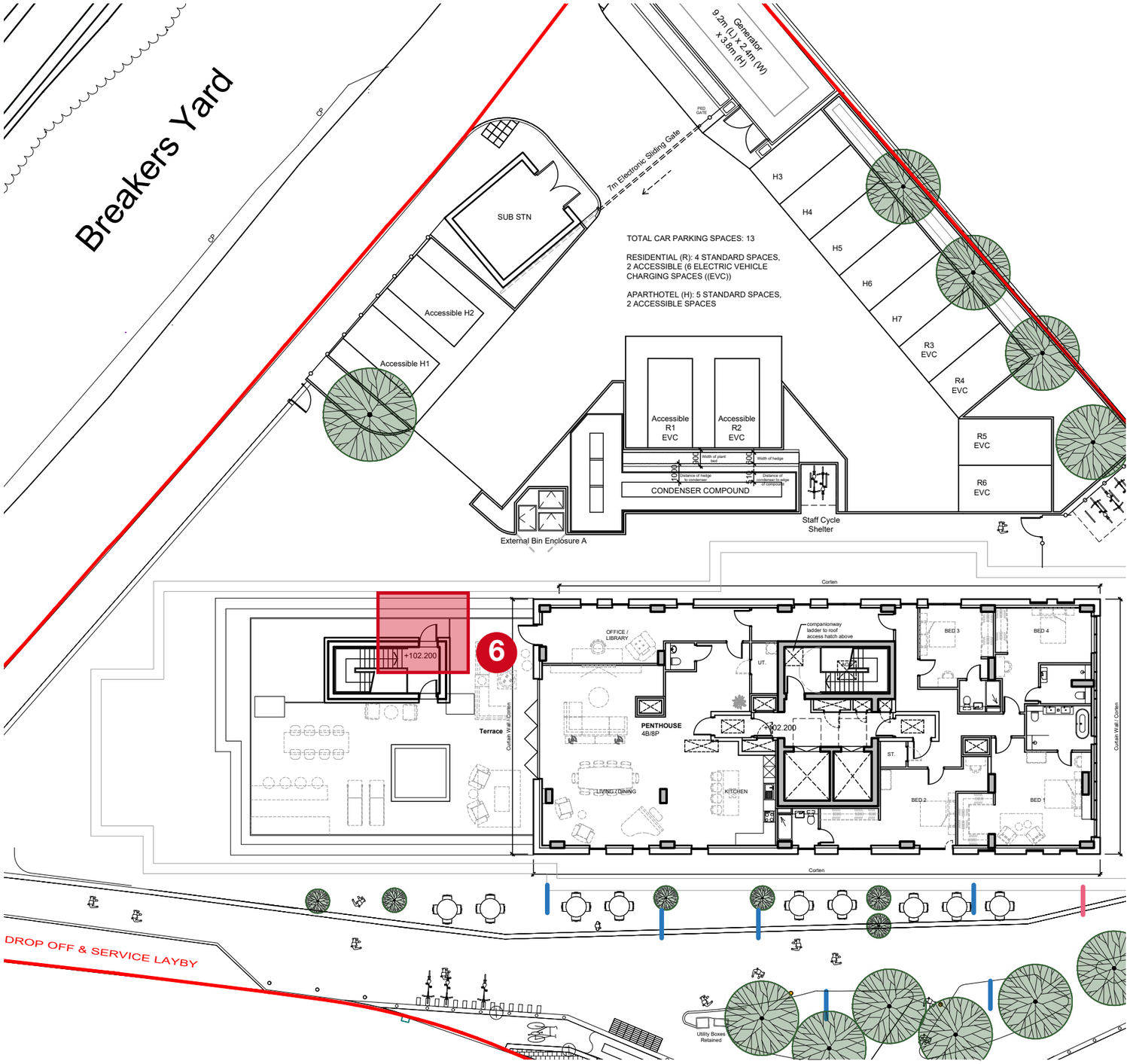
2.17 Twenty-Third Floor Plan - Planning Approved



2.18 **Level 25** (Previously Twenty-Third Floor Plan) - Proposed Amended



2.19 Level 25 (Previously Twenty-Third Floor Plan) - Further Proposed Amended

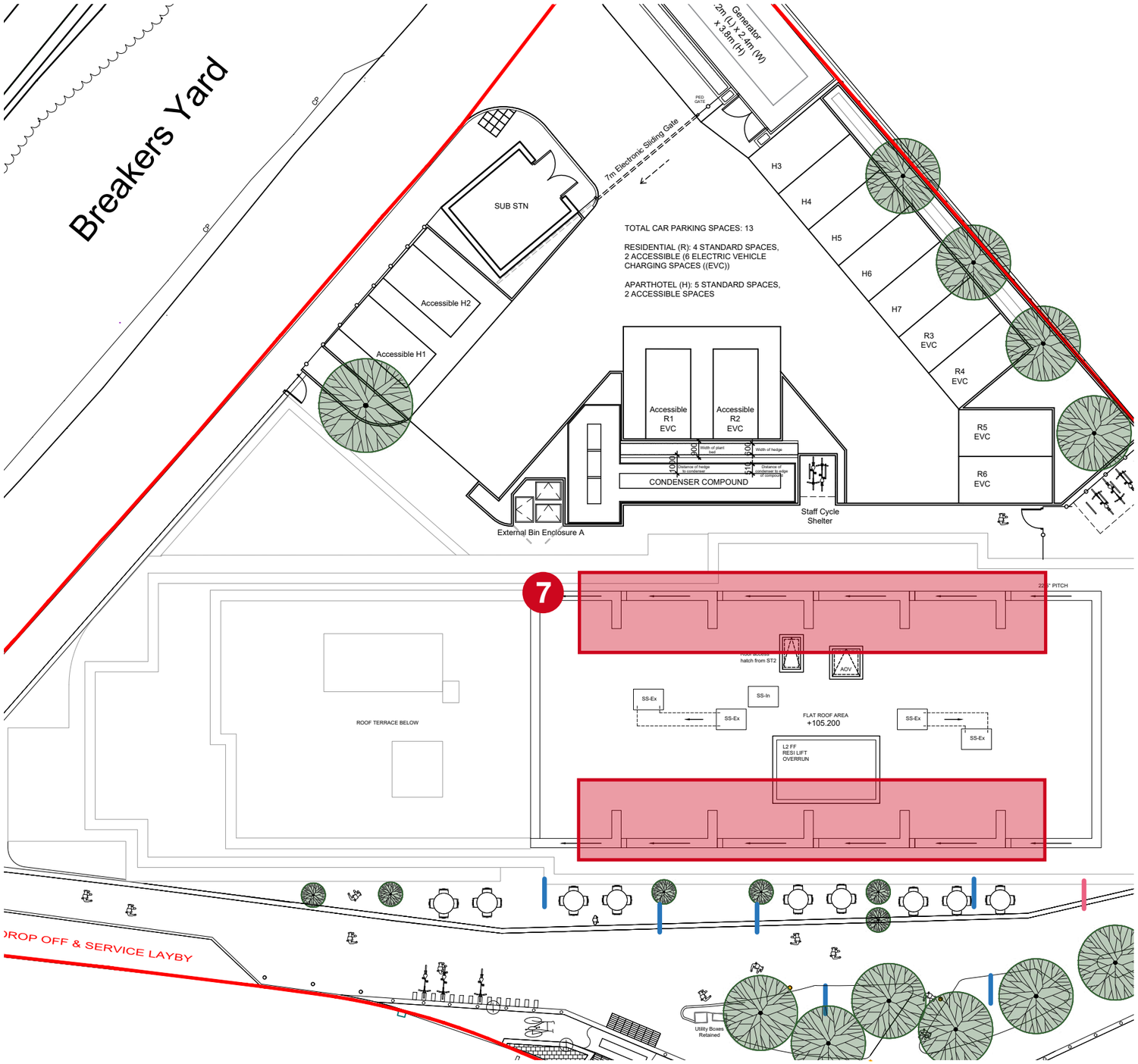


6 Door added to the stair core for maintenance access to the roof plant area on Level 25

2.20 Roof Plan - Planning Approved



2.22 Roof Plan - Further Proposed Amended



7 Return walls added to the sawtooth roof to create a more solid appearance to the roof form.

3.0 Elevations & Sections

3.1 South Elevation - Planning Approved



3.2 South Elevation - Proposed Amended



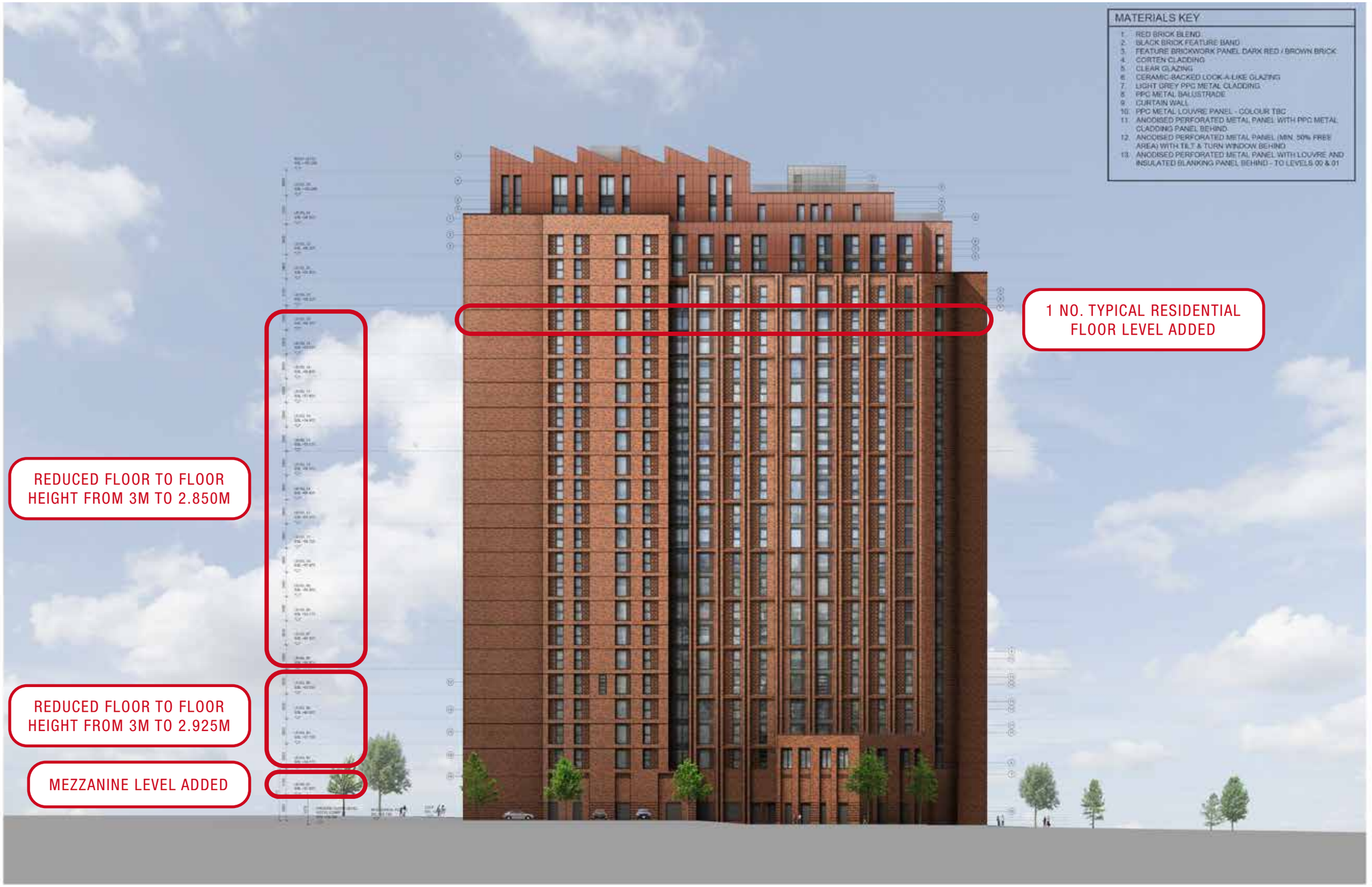
3.3 South Elevation - Further Proposed Amended



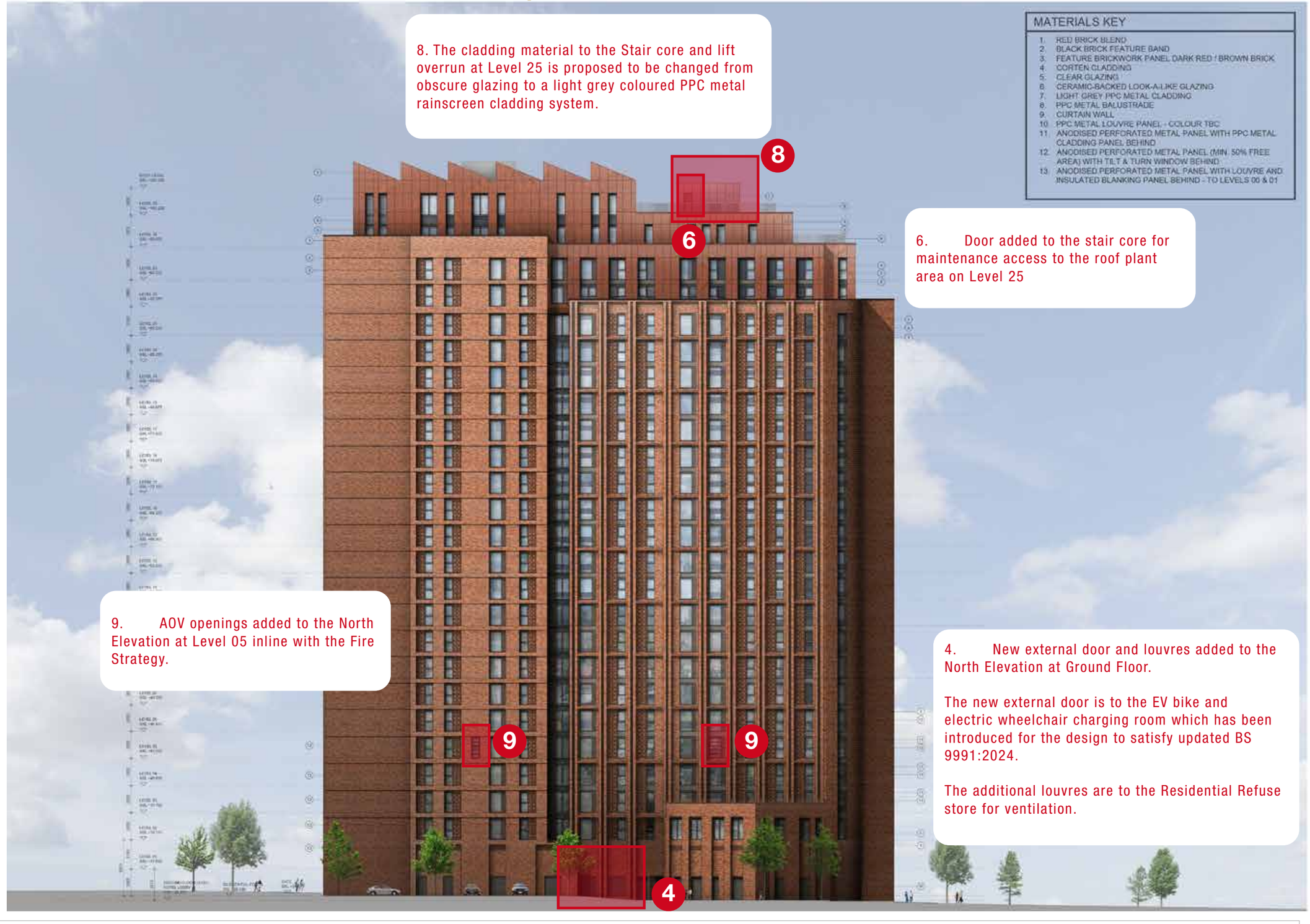
3.4 North Elevation - Planning Approved



3.5 North Elevation - Proposed Amended



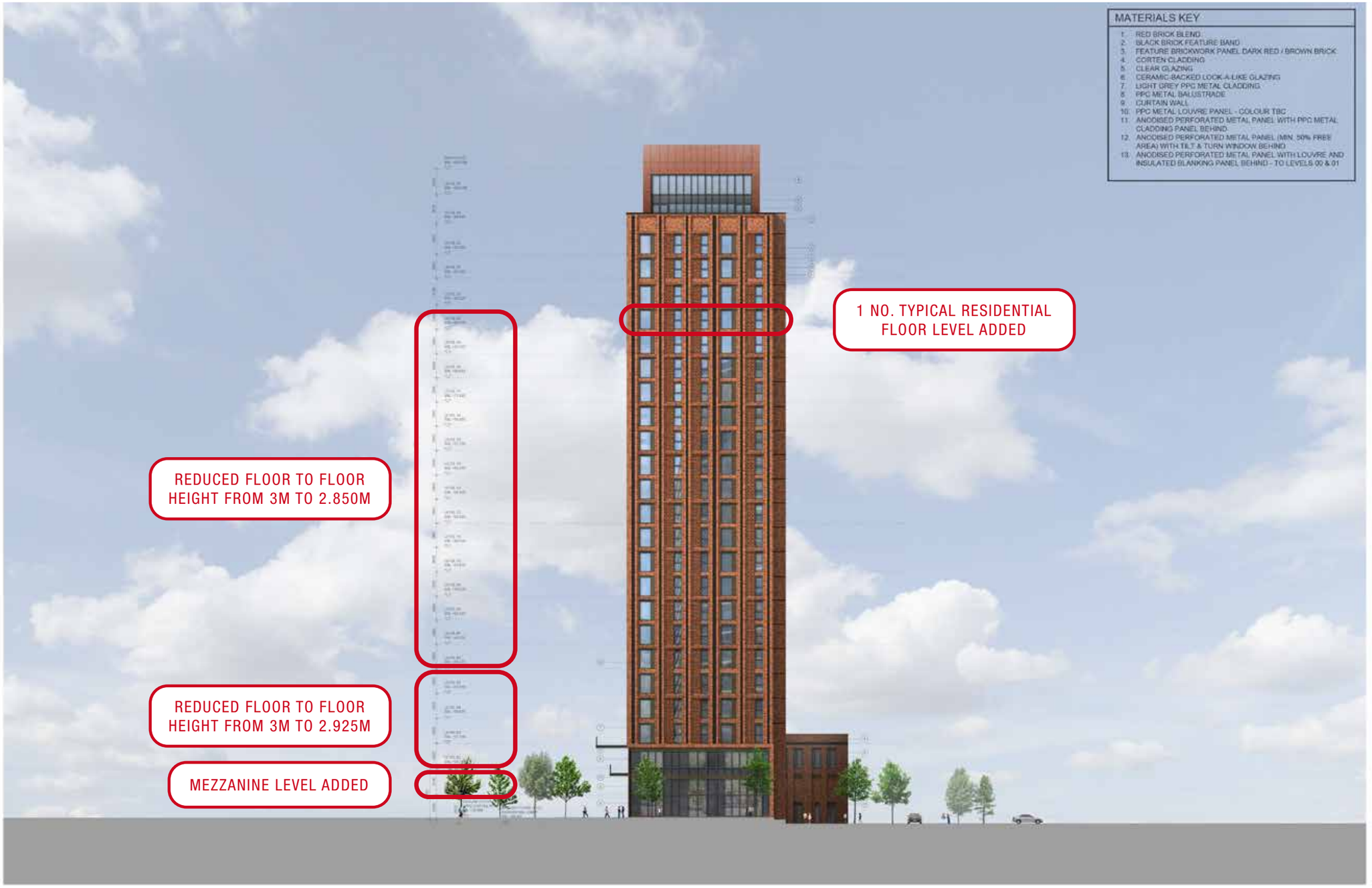
3.6 North Elevation - Further Proposed Amended



3.7 East Elevation - Planning Approved



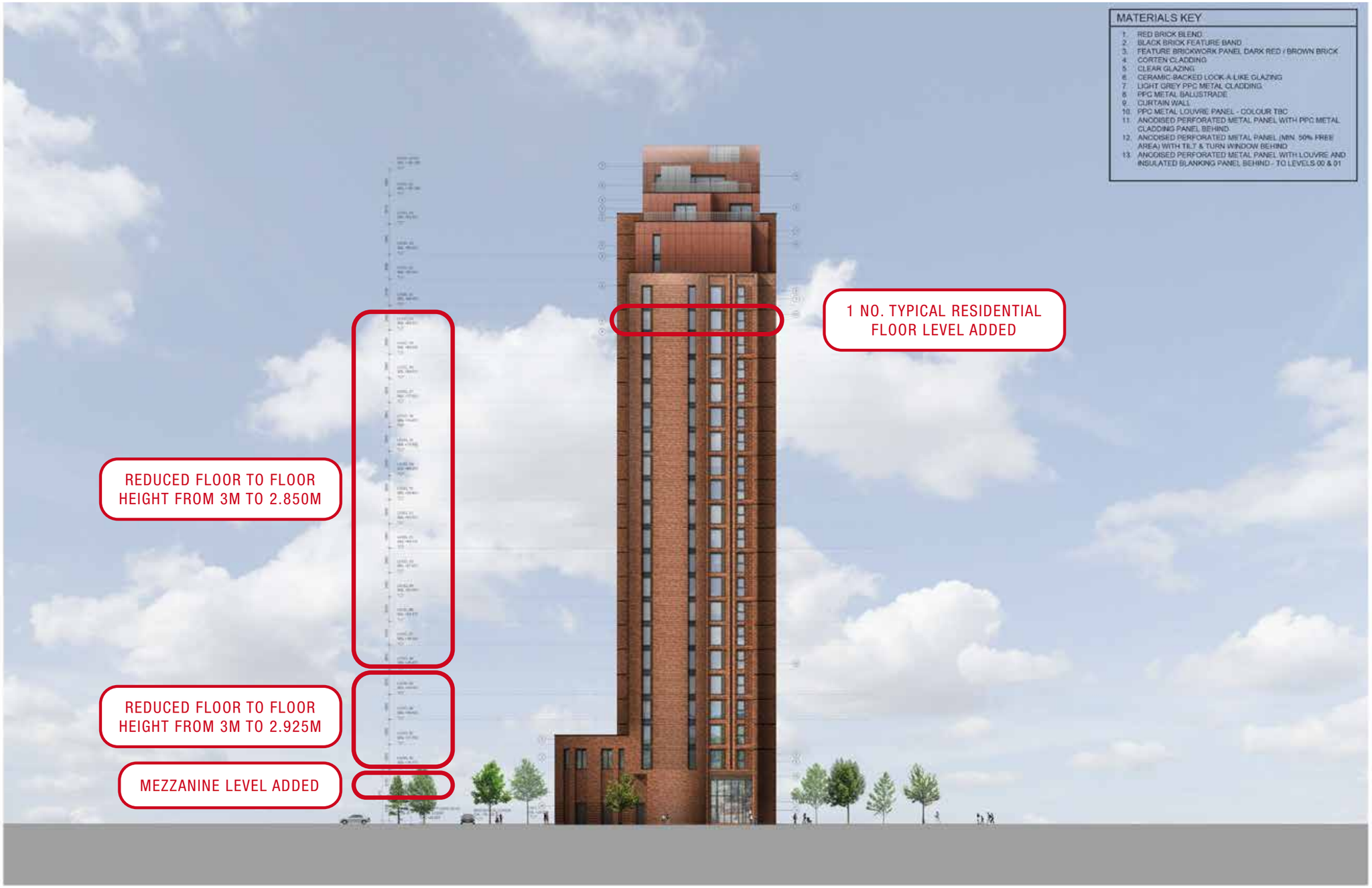
3.8 East Elevation - Proposed Amended



3.9 West Elevation - Planning Approved

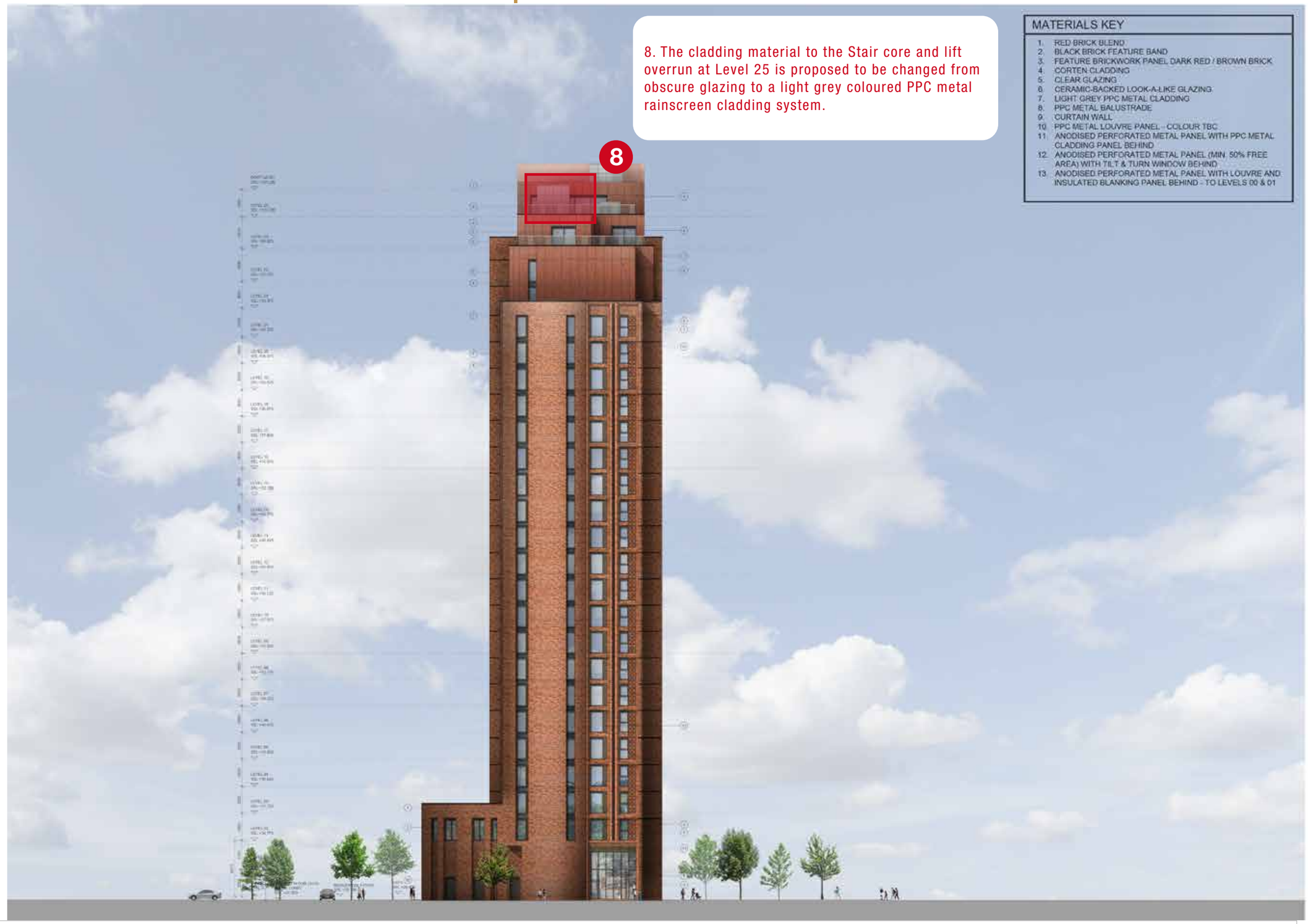


3.10 West Elevation - Proposed Amended



3.11 West Elevation - Further Proposed Amended

8. The cladding material to the Stair core and lift overrun at Level 25 is proposed to be changed from obscure glazing to a light grey coloured PPC metal rainscreen cladding system.



MATERIALS KEY

1. RED BRICK BLEND
2. BLACK BRICK FEATURE BAND
3. FEATURE BRICKWORK PANEL DARK RED / BROWN BRICK
4. CORTEN CLADDING
5. CLEAR GLAZING
6. CERAMIC-BACKED LOOK-A-LIKE GLAZING
7. LIGHT GREY PPC METAL CLADDING
8. PPC METAL BALUSTRADE
9. CURTAIN WALL
10. PPC METAL LOUVRE PANEL - COLOUR TBC
11. ANODISED PERFORATED METAL PANEL WITH PPC METAL CLADDING PANEL BEHIND
12. ANODISED PERFORATED METAL PANEL (MIN. 50% FREE AREA) WITH TILT & TURN WINDOW BEHIND
13. ANODISED PERFORATED METAL PANEL WITH LOUVRE AND INSULATED BLANKING PANEL BEHIND - TO LEVELS 00 & 01

3.12 Section - Planning Approved



3.13 Section - Proposed Amended



3.14 Bay Study Sheet 1 - Planning Approved

HOTEL ENTRANCE BAY ELEVATION EXTRACT - SOUTH ELEVATION (1:25)



DARK BRONZE PERFORATED ANODISED ALUMINIUM CLADDING PANEL/ HOPPER WITH CLEAR GLAZED DOOR BEHIND

BLACK BRICK BAND

RED BRICK BLEND

RED BRICK SOLDIER COURSE

ANODISED ALUMINIUM INWARD OPENING WINDOW CASEMENT WITH CLEAR GLAZING

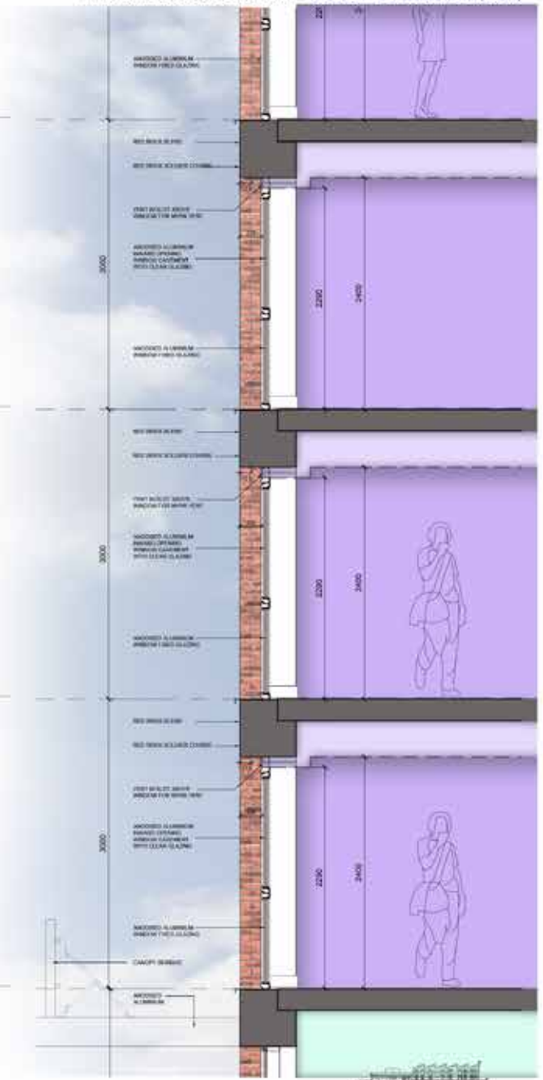
BRICK PATTERN

ANODISED ALUMINIUM WINDOW FIXED CLEAR GLAZING

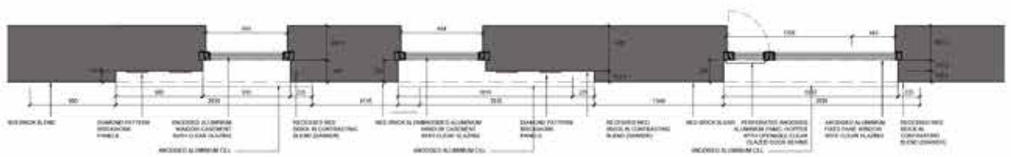
ANODISED ALUMINIUM WINDOW FIXED CLEAR GLAZING

ANODISED ALUMINIUM

TYPICAL BAY SECTION B-B - SOUTH ELEVATION (1:25)



INDICATIVE PLAN DETAIL A-A THROUGH LEFT HAND SIDE BAY (1:25)



SOUTH ELEVATION KEY

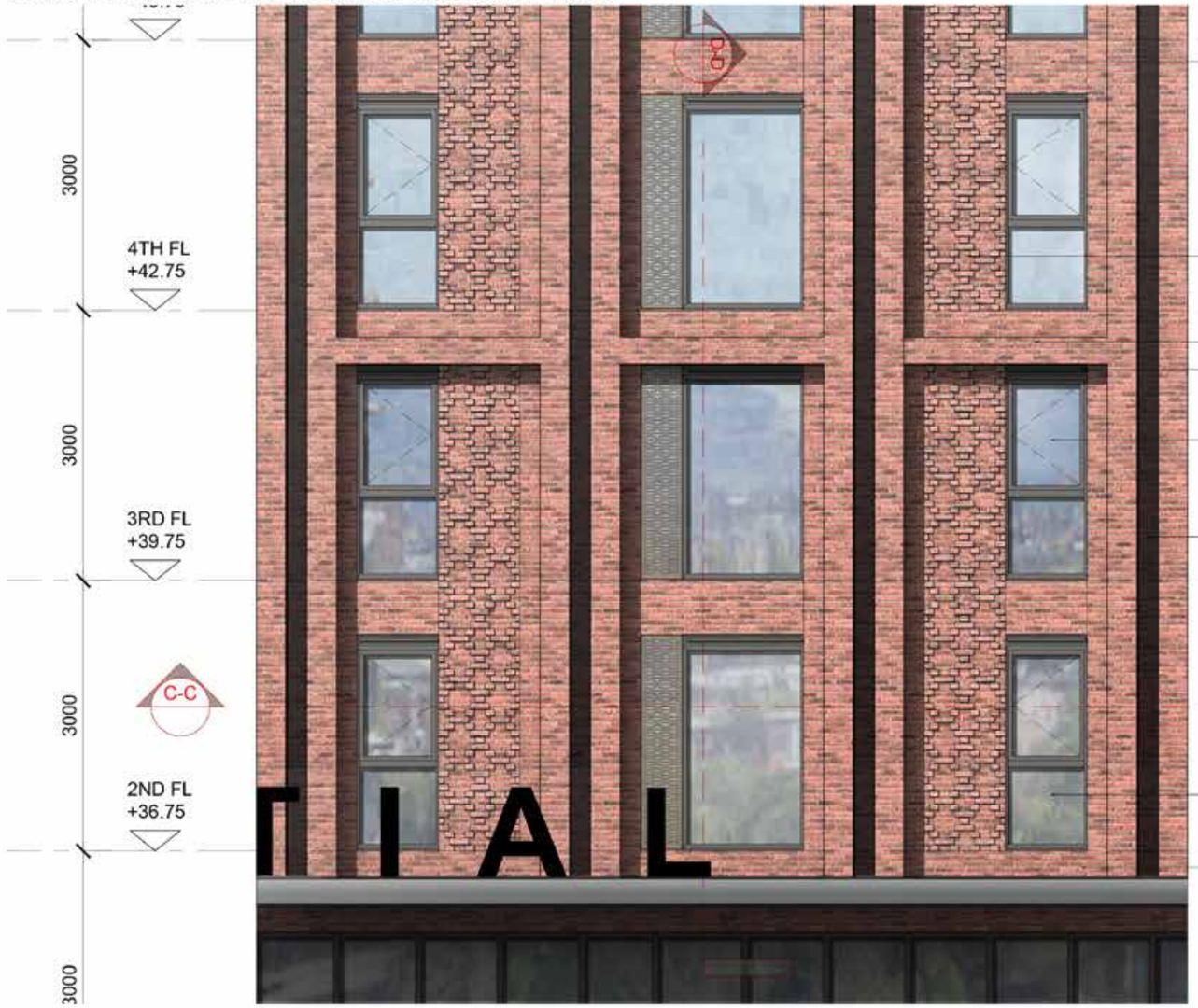


3.15 Bay Study Sheet 1 - Proposed Amended

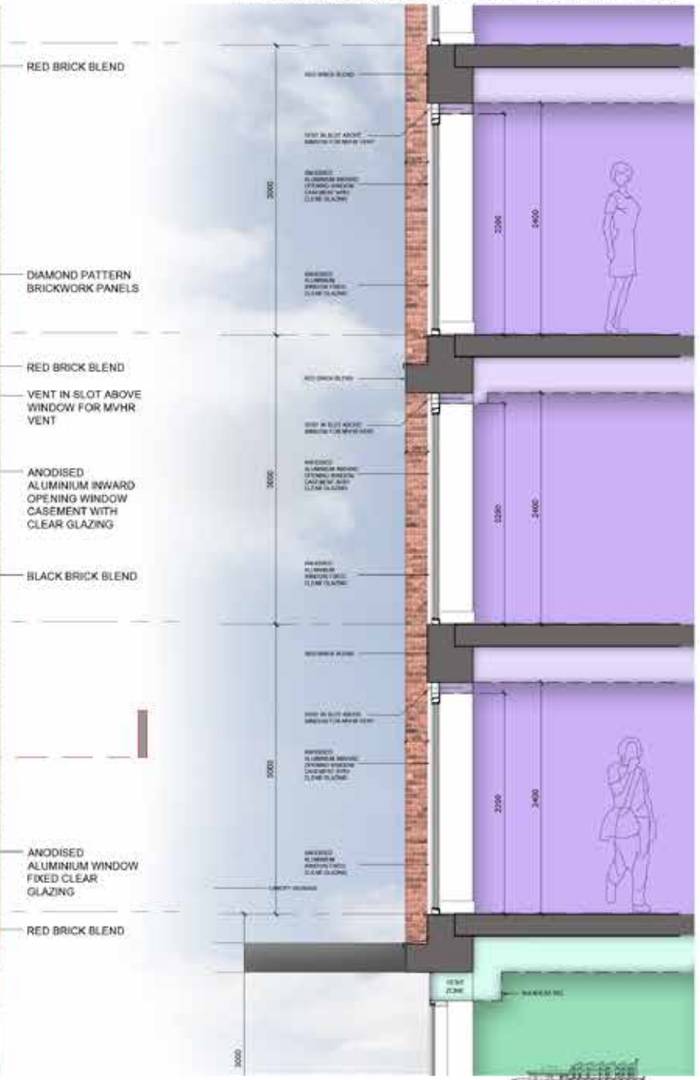


3.16 Bay Study Sheet 2 - Planning Approved

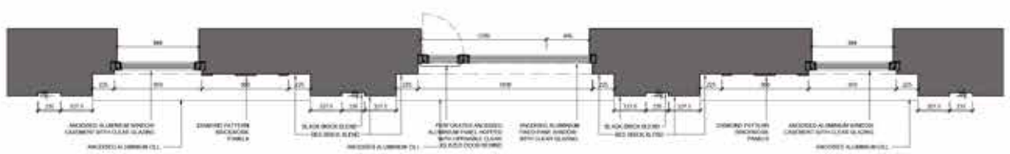
RESIDENTIAL ENTRANCE BAY ELEVATION EXTRACT - SOUTH ELEVATION (1:25)



TYPICAL BAY SECTION D-D - SOUTH ELEVATION (1:25)



INDICATIVE PLAN DETAIL
C-C THROUGH RIGHT HAND SIDE BAY (1:25)



SOUTH ELEVATION KEY

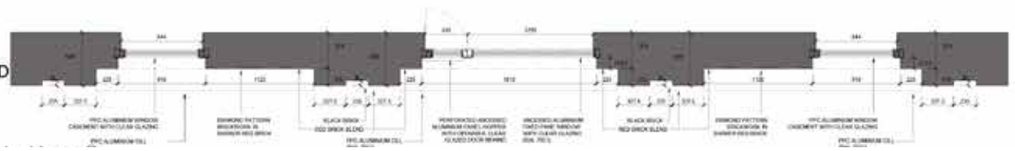


3.17 Bay Study Sheet 2 - Proposed Amended

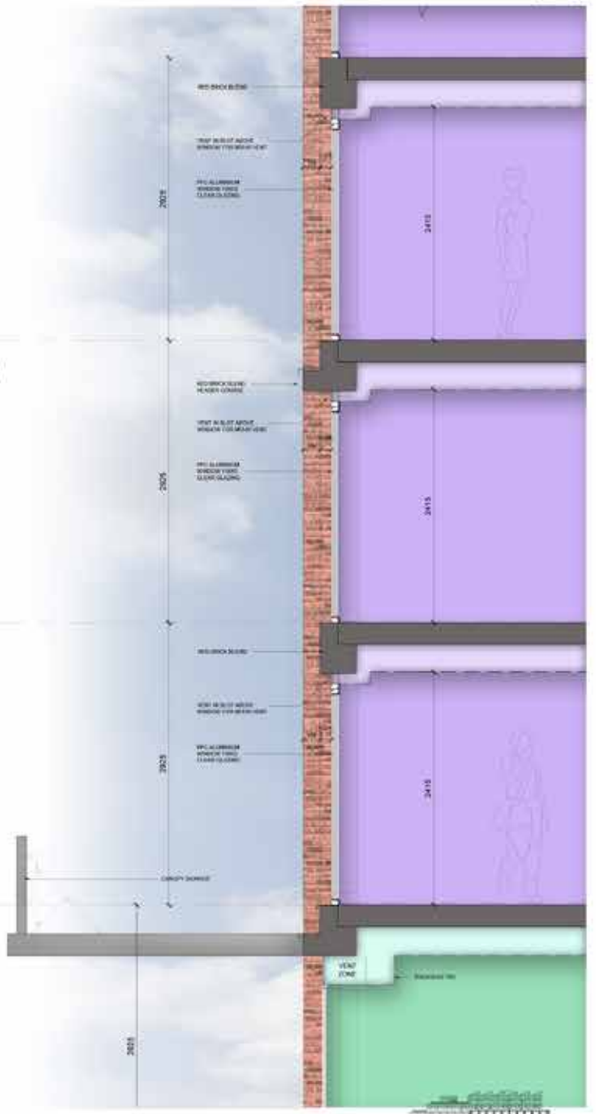
RESIDENTIAL BAY ELEVATION EXTRACT - SOUTH ELEVATION (1:25)



INDICATIVE PLAN DETAIL
C-C THROUGH RIGHT HAND
SIDE BAY (1:25)



TYPICAL BAY SECTION D-D - SOUTH ELEVATION (1:25)



SOUTH
ELEVATION
KEY



4.0 CGIs & Photomontages

4.1 CGIs - Planning Approved



4.1 CGIs - Proposed Amended



4.1 CGIs - Planning Approved



4.1 CGIs - Proposed Amended



4.1 CGIs - Planning Approved



4.1 CGIs - Proposed Amended



4.1 CGIs - Planning Approved



4.1 CGIs - Proposed Amended



4.2 Photomontages - Planning Approved

Photomontage View 1: From A56 Looking North-East



4.2 Photomontages - Proposed Amended

Photomontage View 1: From A56 Looking North-East



4.2 Photomontages - Planning Approved

Photomontage View 2: From A56 Looking North-East



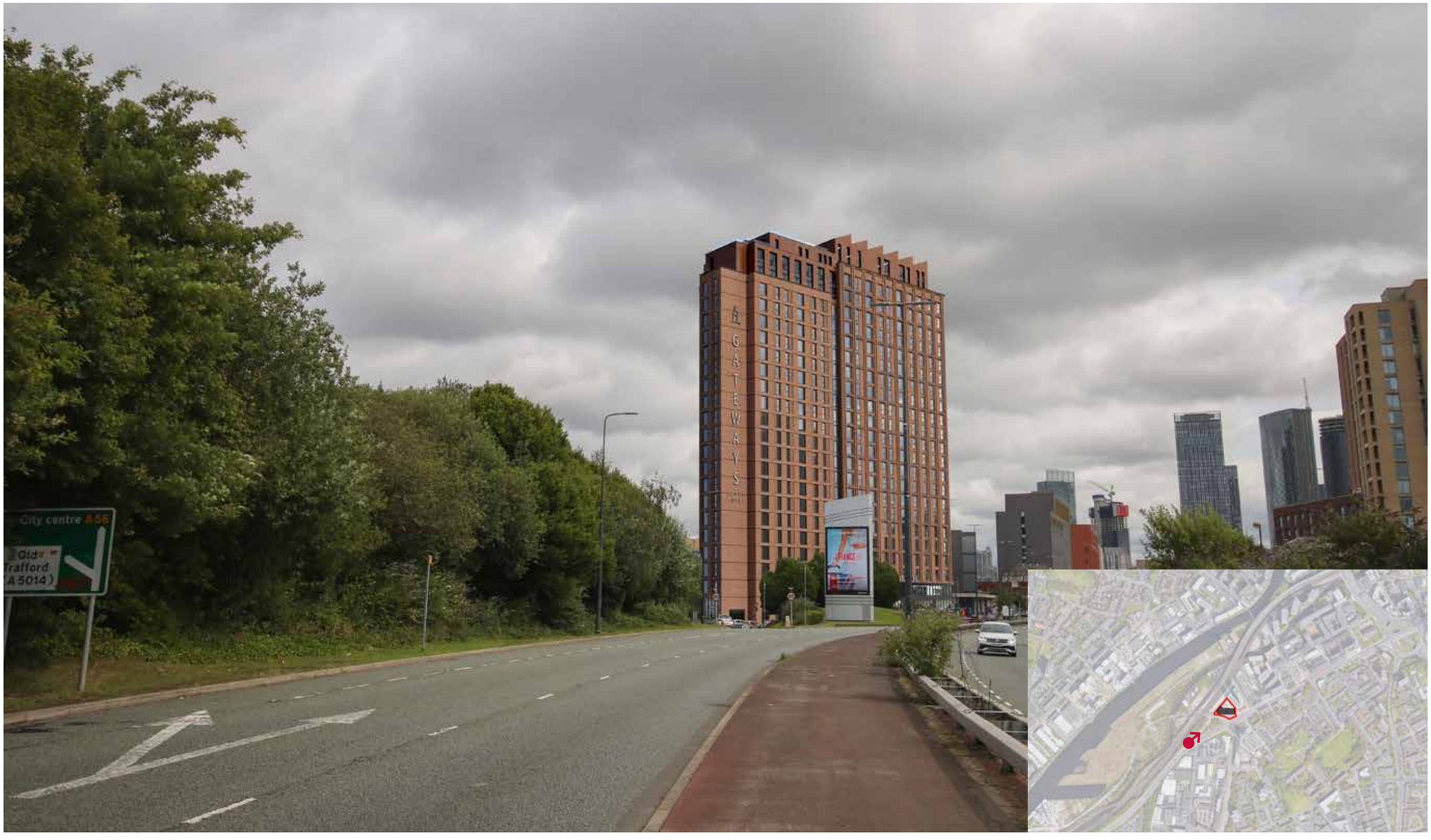
4.2 Photomontages - Proposed Amended

Photomontage View 2: From A56 Looking North-East



4.2 Photomontages - Planning Approved

Photomontage View 3: From A56 Looking North-East



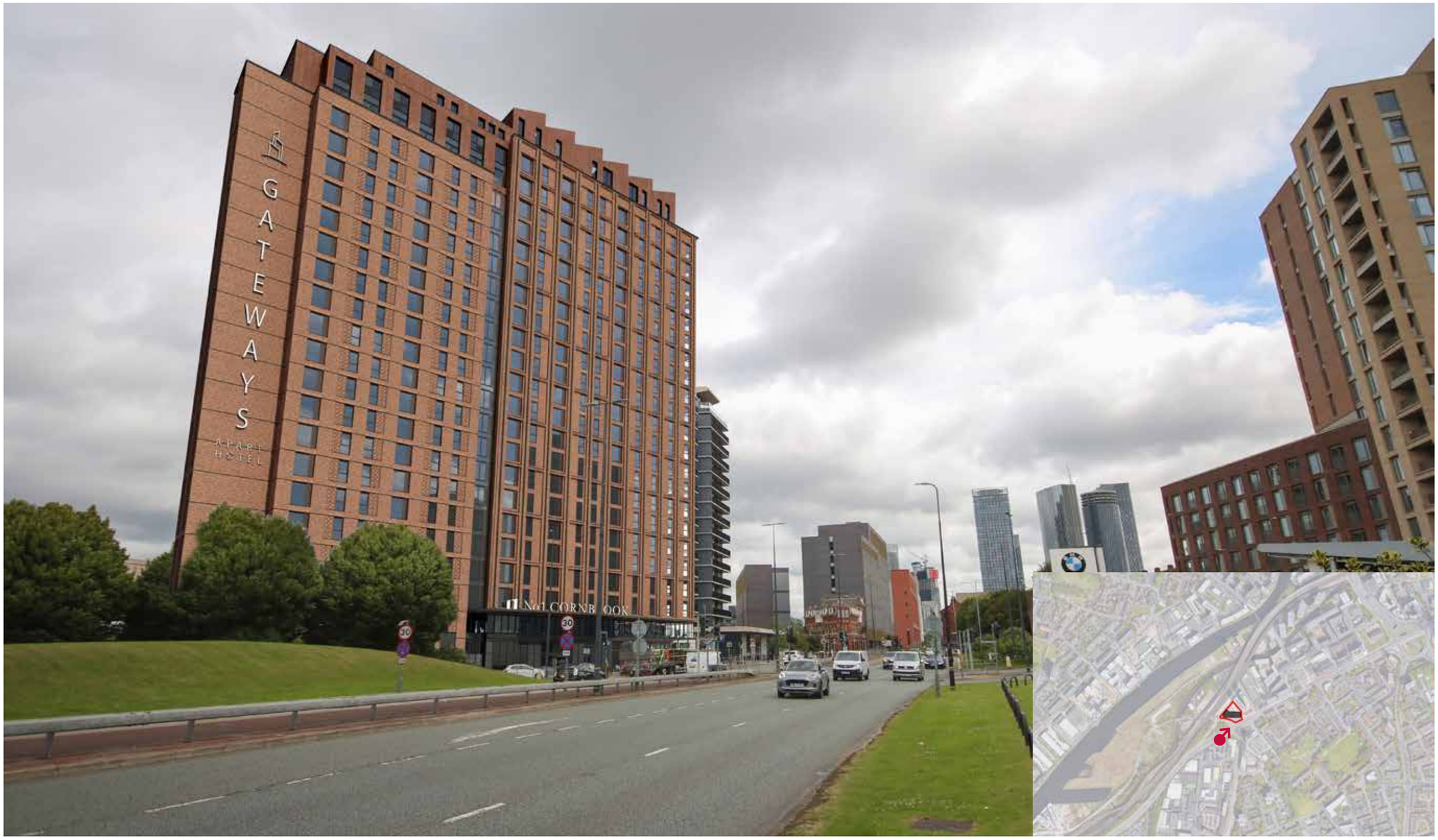
4.2 Photomontages - Proposed Amended

Photomontage View 3: From A56 Looking North-East



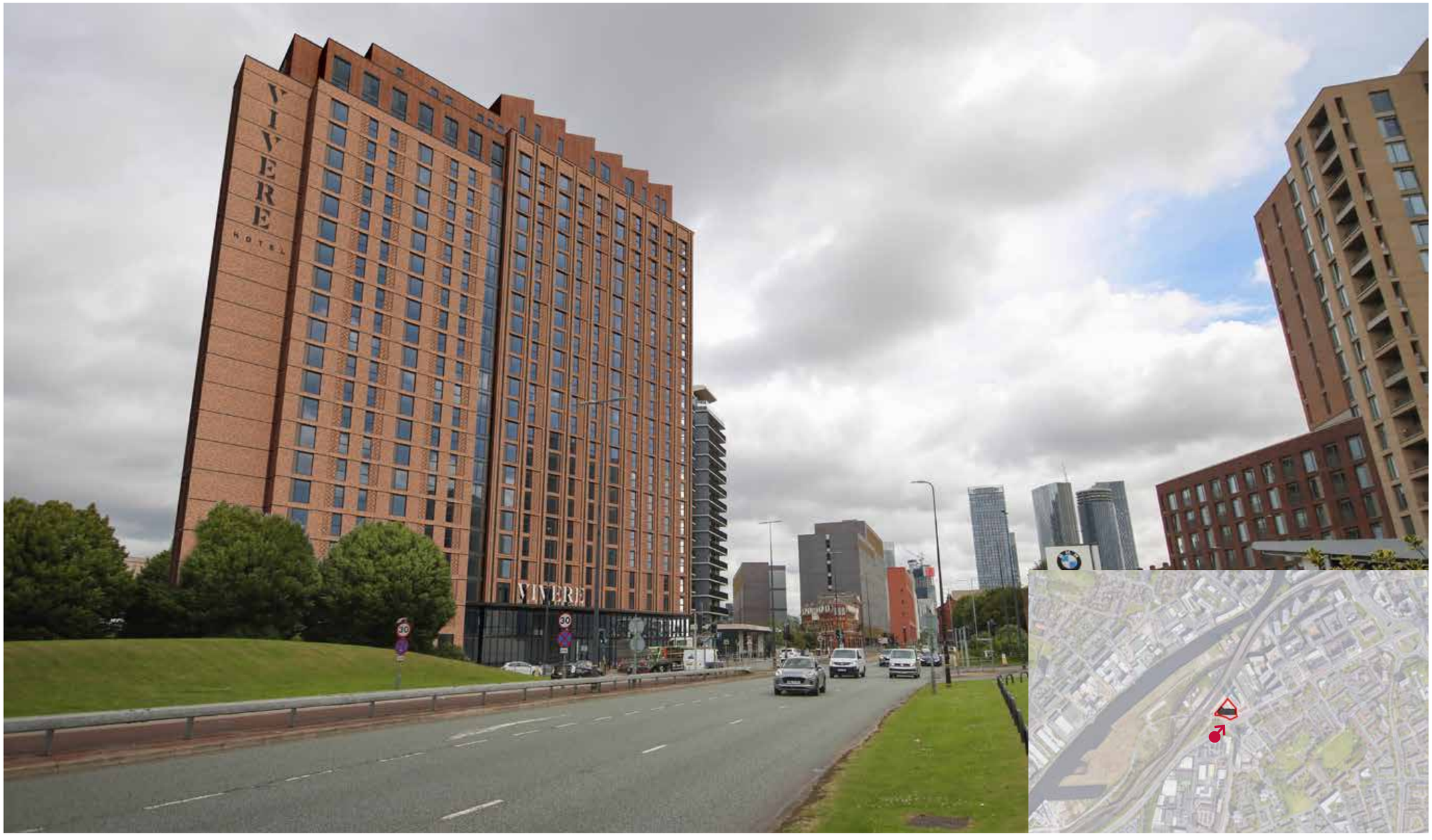
4.2 Photomontages - Planning Approved

Photomontage View 4: From A56 Looking North-East



4.2 Photomontages - Proposed Amended

Photomontage View 4: From A56 Looking North-East



4.2 Photomontages - Planning Approved

Photomontage View 5: From Princess Street Looking West



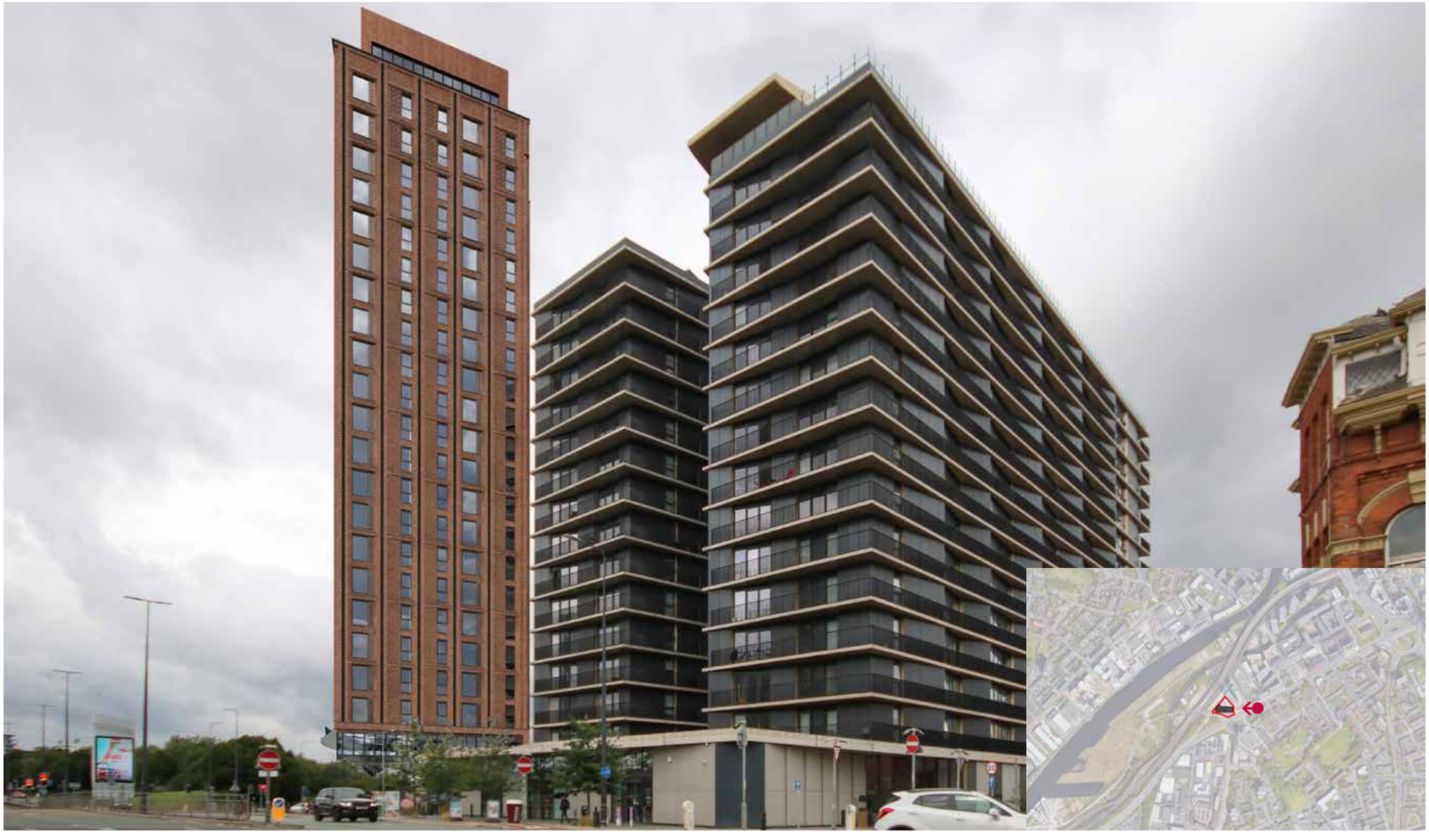
4.2 Photomontages - Proposed Amended

Photomontage View 5: From Princess Street Looking West



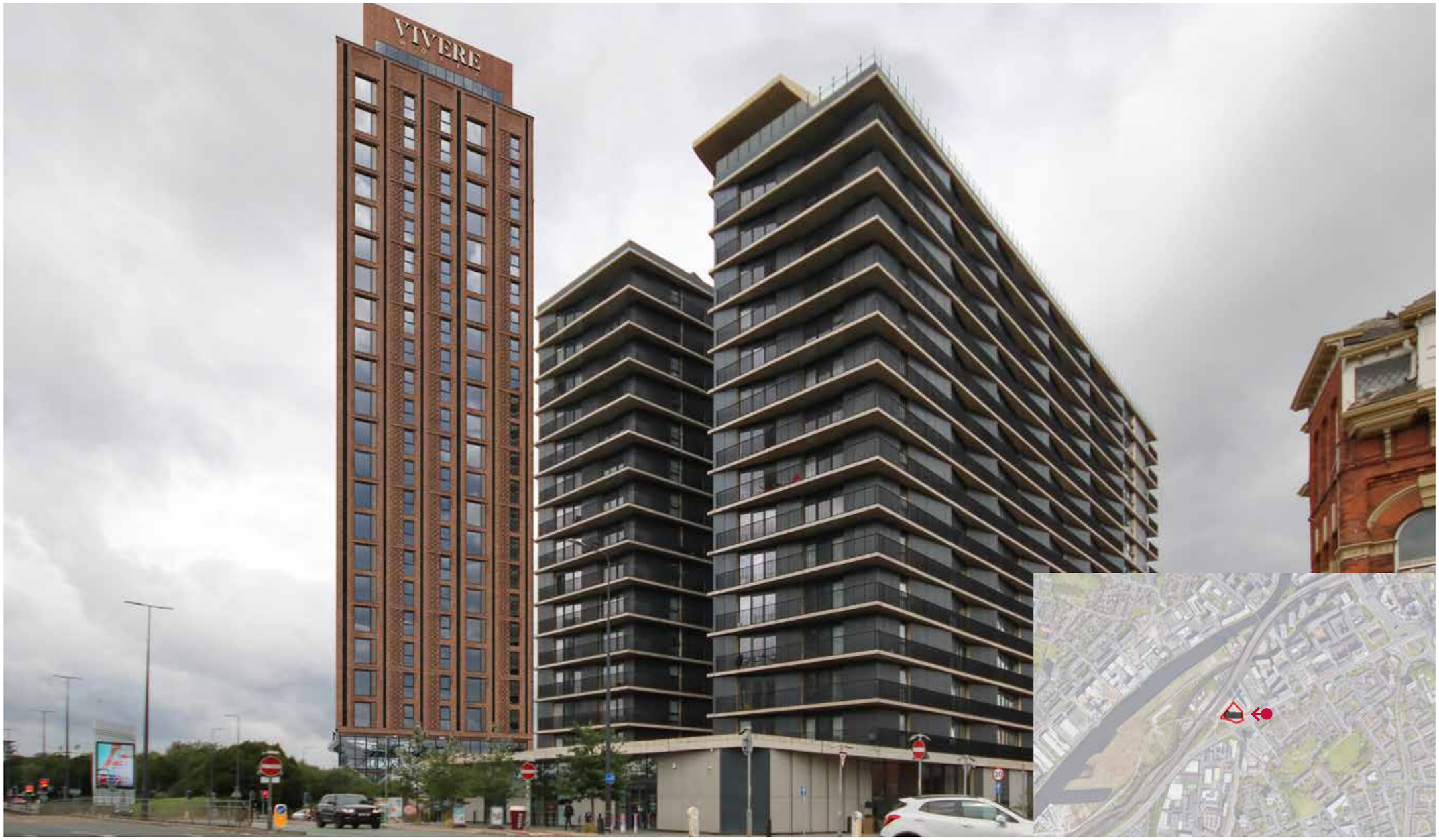
4.2 Photomontages - Planning Approved

Photomontage View 6: From A56 Looking West



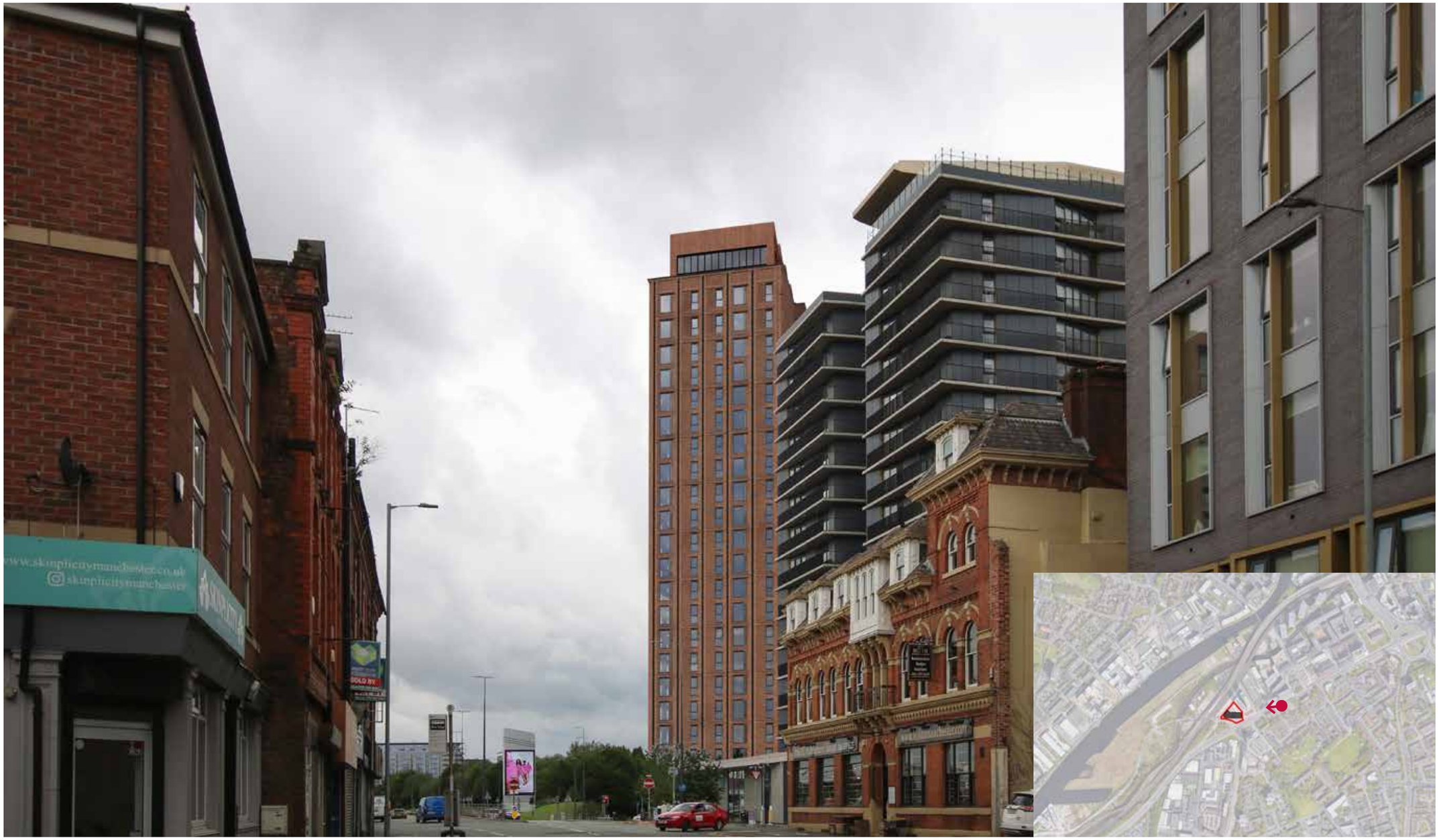
4.2 Photomontages - Proposed Amended

Photomontage View 6: From A56 Looking West



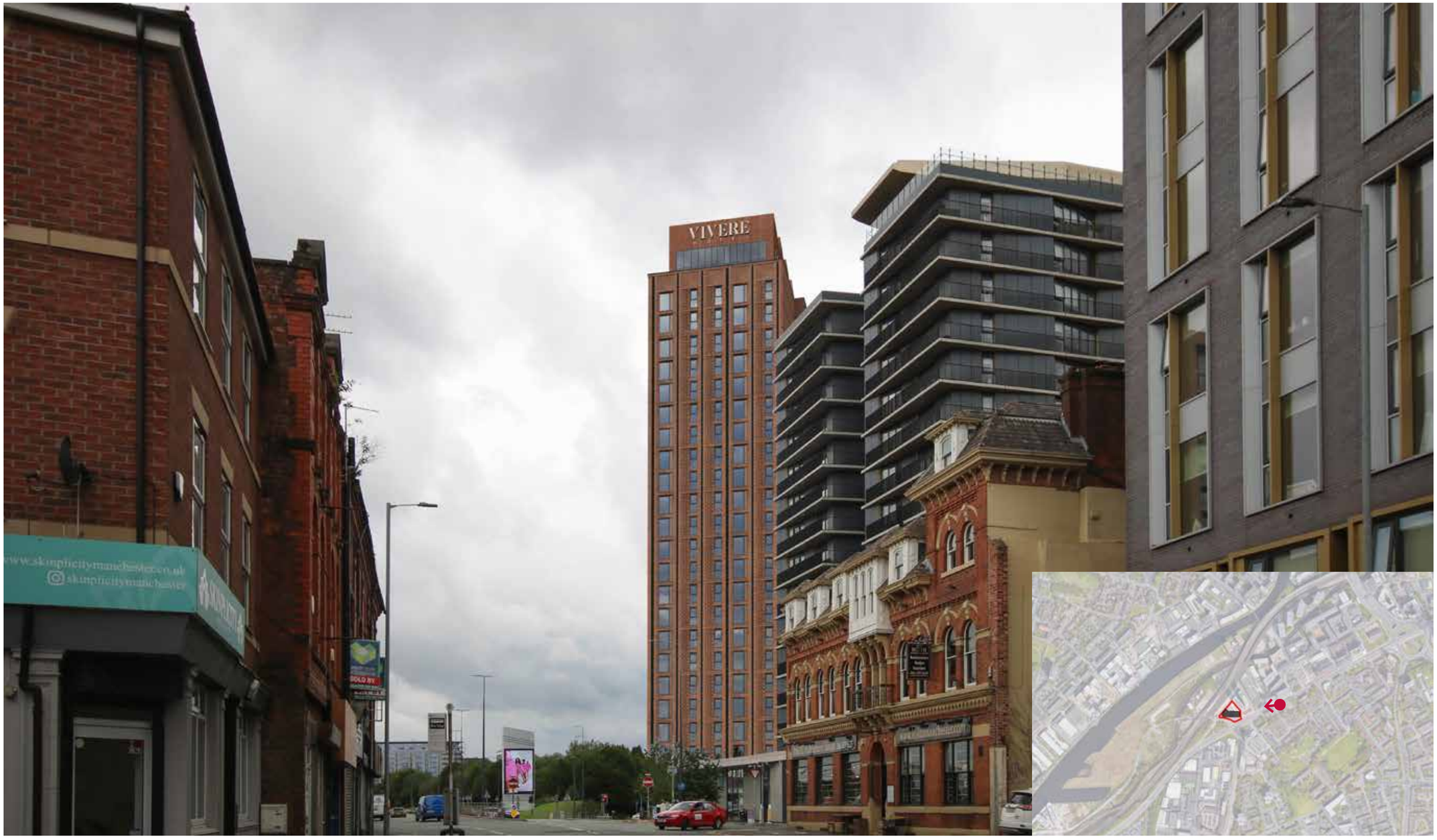
4.2 Photomontages - Planning Approved

Photomontage View 7: From A56 Looking West



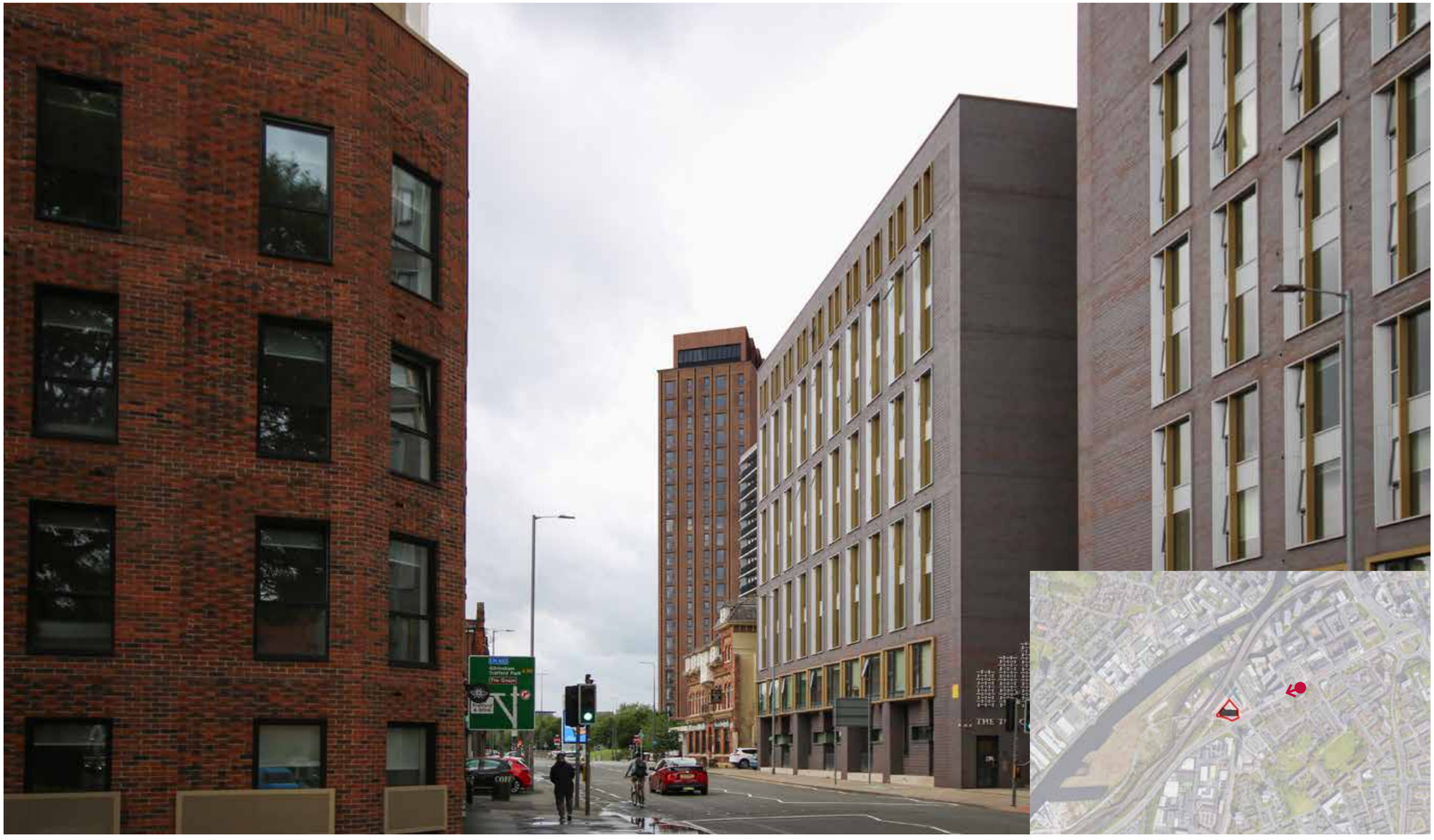
4.2 Photomontages - Proposed Amended

Photomontage View 7: From A56 Looking West



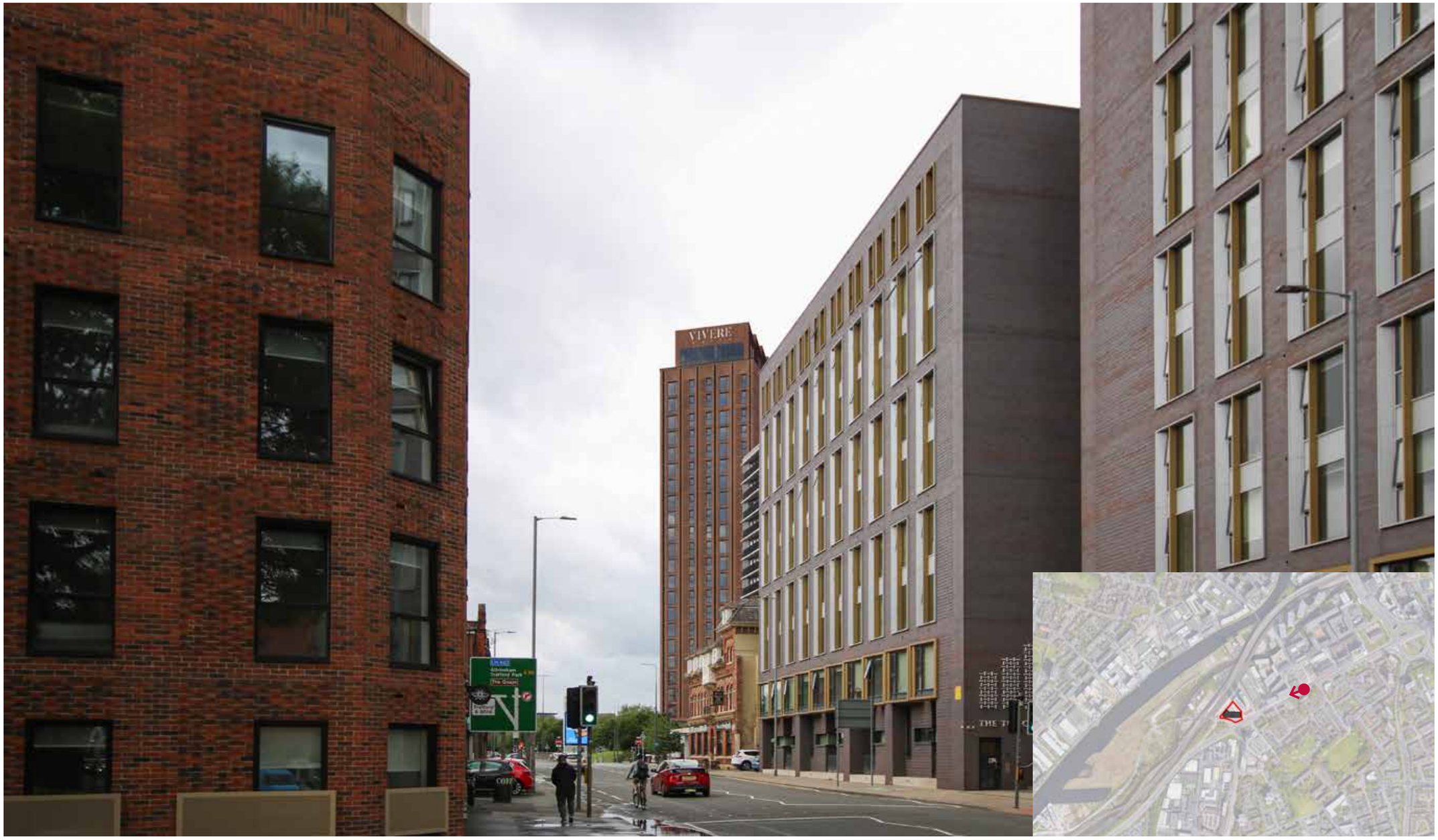
4.2 Photomontages - Planning Approved

Photomontage View 8: From A56 Looking South-West



4.2 Photomontages - Proposed Amended

Photomontage View 8: From A56 Looking South-West



4.2 Photomontages - Planning Approved

Photomontage View 9: From A56 Looking South-West



4.2 Photomontages - Proposed Amended

Photomontage View 9: From A56 Looking South-West



4.2 Photomontages - Planning Approved

Photomontage View 10: From A56 Looking South-West



4.2 Photomontages - Proposed Amended

Photomontage View 10: From A56 Looking South-West



4.2 **Photomontages** - Planning Approved

Photomontage View 11: From Chester Road Looking North



4.2 Photomontages - Proposed Amended

Photomontage View 11: From Chester Road Looking North



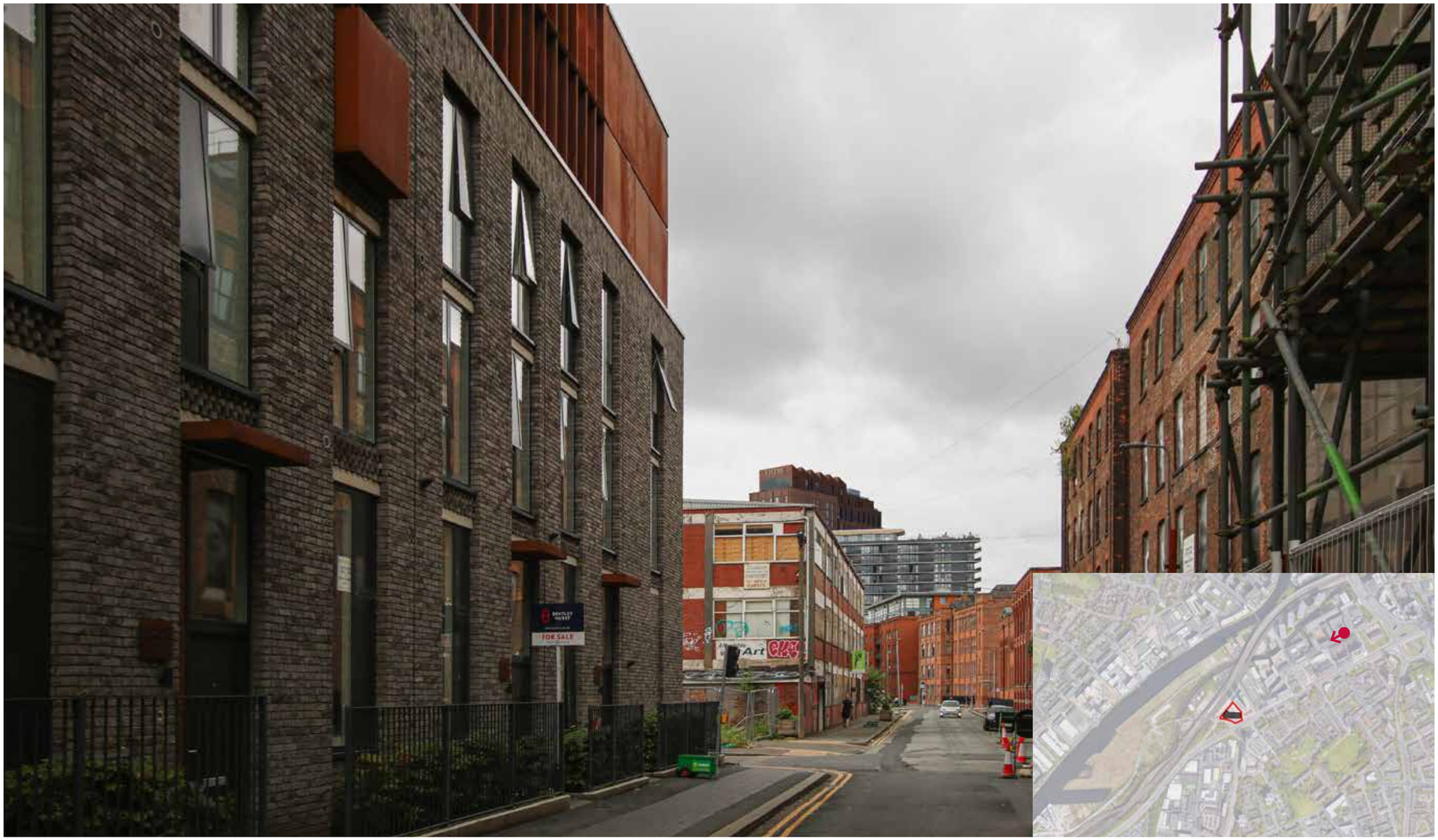
4.2 Photomontages - Planning Approved

Photomontage View 12: From Ellesmere Street Looking South-West



4.2 Photomontages - Proposed Amended

Photomontage View 12: From Ellesmere Street Looking South-West



4.2 Photomontages - Planning Approved

Photomontage View 13: From Ellesmere Street Looking South-West



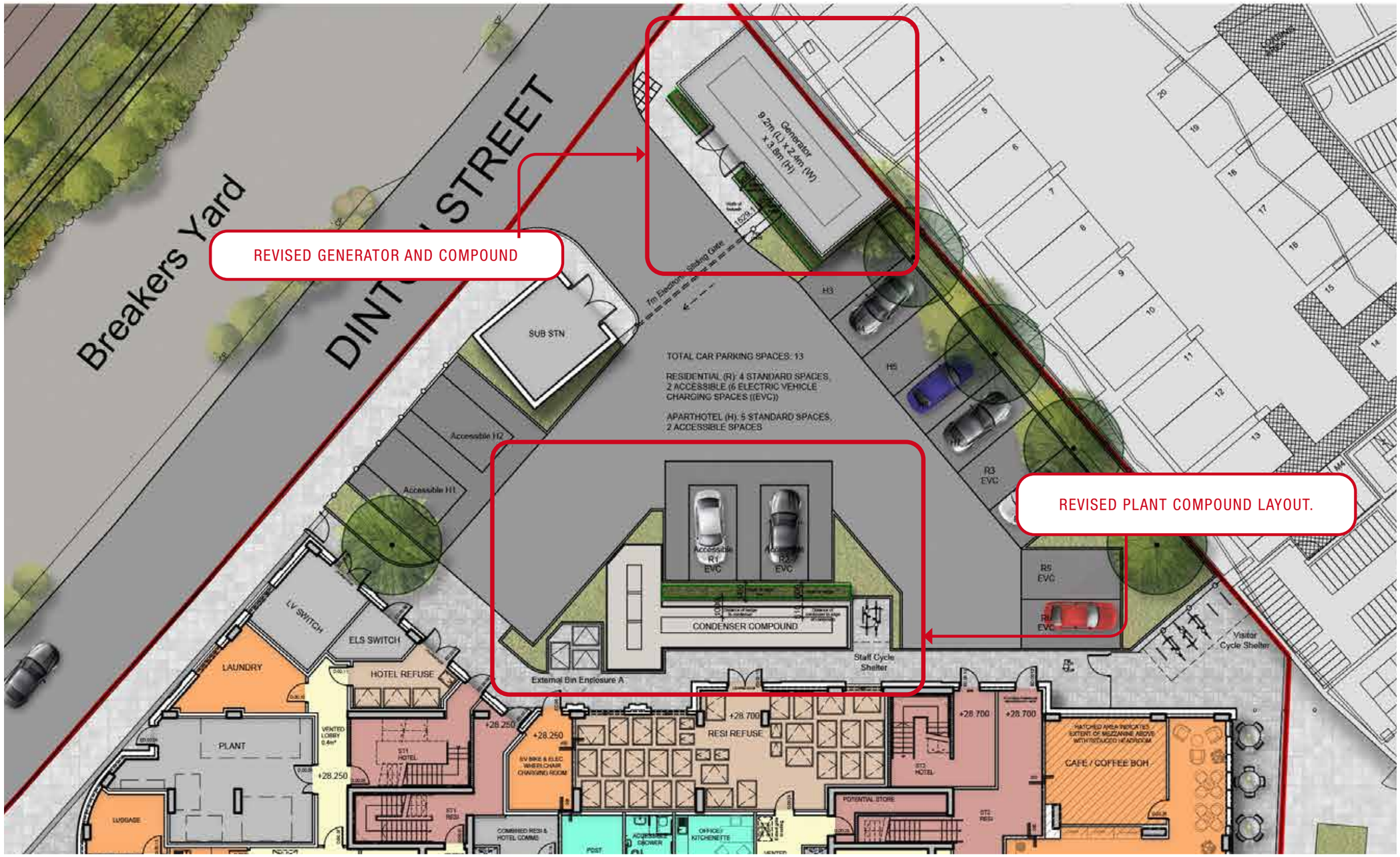
4.2 Photomontages - Proposed Amended

Photomontage View 13: From Ellesmere Street Looking South-West

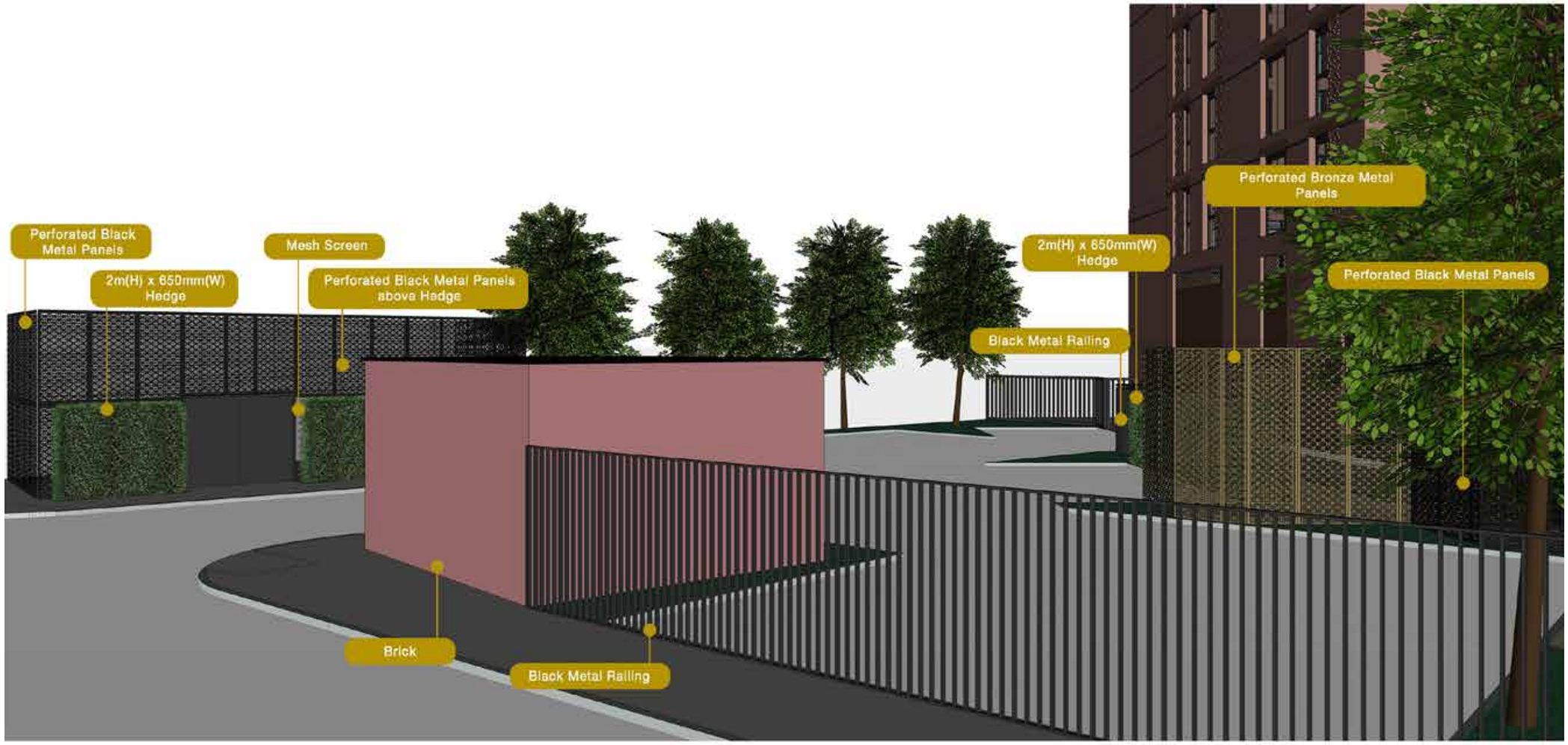


5.0 Ground Floor Layout and Plant Compound Proposals

5.1 Ground Floor Plan - Plant Compound Proposals



5.2 Compound Enclosure Materials - View 1



5.3 Compound Enclosure Materials - View 2



5.4 Compound Enclosure Materials - View 3



5.2 CGI - View of Car Park Entry and Plant Compound





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