Assael



Former Boddingtons Brewery Site / Manchester

Planning Amendment Pack

DN0107-ASL-XX-XX-RP-A-00315 I 27 February 2025 I A3564 I P02

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1.0 Introduction

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1.1 Introduction

This document has been prepared by Assael Architecture for Graham Construction Ltd.

The purpose of this document is to set out the proposed amendments to the redevelopment of the site at Boddingtons Brewery Site, Manchester. A planning application for the development of the site was submitted at the end of 2021 (Application number: 132416/FO/2021).

1.2 Application description

The formal description of the development for which the planning was consented is:

"The development of the Former Boddingtons Brewery Site will provide a new thriving community on the fringe of the city centre. The development sits within both the Great Ducie Street Strategic Regional Framework (SRF) and the Former Boddingtons Brewery SRF which overlap, with aligning principles. The development comprises 505 apartments between two buildings to create a mixed use development of residential uses (Use Class C3) with commercial uses (Use Class E) provided at the ground floor level, together with a new courtyard pocket park, landscaping, cycle parking, accessible parking spaces, highways works, access arrangements, and other associated works.

The residential dwellings will be accommodated in two buildings, ranging from 12 to 29 storeys, on the east and west of the new public courtyard. Single storey ancillary accommodation encloses the northern and southern aspects of the courtyard with a main public pedestrian route running east to west."

1.3 Summary of changes

- 75mm (1 brick) increase to building B1 height to allow for roof terrace build-up
- Lift overruns increased in size to suit high-speed lifts
- Door removed to concierge (reducing from 3 to 2 access points from a security and layout improvement perspective)
- Removed parcel room window adjacent to building B1 fire escape to mitigate risk of fire interrupting access / egress to B1 core
- Doors widened to suit building regulations & employer's requirements (doors to stairs for emergency access & egress & refuse stores)
- Corner piers to B1 nib (north-west and south-west corners) increased from 960mm to 1115mm to match other corners dimensions for consistency and architectural language
- Window position changes on B2 east elevation to improve internal layouts for unit 2.9.2 & 2.10.2
- WT-02 changed in 19 instances (Apartment types 2.7.1 & 2.18.3 & 2.19.3) to provide two openable windows for compliance with Part F Purge Ventilation requirements
- Parapet height to B2 roof terrace to be reduced to be more consistent with other parapet heights on the project (also provides more of a view for residents using the terrace).
- Substation roof height increases due to flood levels increasing at Stage 3B
- Louvres have been added above some openings to coordinate with ventilation requirements, including above the cycle store openings on the courtyard side. A new louvre on the courtyard elevation has been introduced to the Building A core at ground floor to serve the protected lobby. A louvre has also been added above the substation/refuse store roof to core B2 to serve the protected lobby. A new louvre to the 25th floor roof terrace.
- GRC entrance portals amended to match across buildings A & B.
- Amended parking layout to College Road

These changes are indicated across the following pages to show in the context of the layouts and elevations.

1.4 Consented application

Site area

0.51 hectares

Dwelling mix

The overall mix is as follows:

137	1 bed 2 person homes (27.1%)
250	2 bed 3 person homes (49.5%)
99	2 bed 4 person homes (19.6%)
19	3 bed 5 person homes (3.8%)
60%	On-site affordable housing will be provided

Density

990.2	dwellings per hectare (dph)
2,739	habitable rooms per hectare (hrh)

Parking

5	Blue badge parking spaces
461	Residential cycle parking spaces (internal)
14	Residential visitor cycle parking spaces (external)
12	Commercial cycle parking spaces (within demise)

1.5 Proposed addendum

Site area

0.51 hectares - *No change*

Dwelling mix

The overall mix is as follows:

137	1 bed 2 person homes (27.1%) - *No change*
250	2 bed 3 person homes (49.5%) - *No change*
99	2 bed 4 person homes (19.6%) - *No change*
19	3 bed 5 person homes (3.8%) - *No change*
60%	On-site affordable housing will be provided - *No change*

Density

990.2	dwellings per hectare (dph) - *No change*
2,739	habitable rooms per hectare (hrh) - *loss of hab rooms due to 2B4Ps changing to 2B3Ps to accommodate additional stair.*

Parking

4 (-1)	Blue badge parking spaces - *loss of one space due to College Road amendments.*
508 (+27)	Residential cycle parking spaces (internal) - Increase to match number of homes uplift
20 (+6)	Residential visitor cycle parking spaces (external) - Increase to match number of homes uplift
12	Commercial cycle parking spaces (within demise) - *No change*

Introduction

2.0 GA Plans

Building A & B Elevations

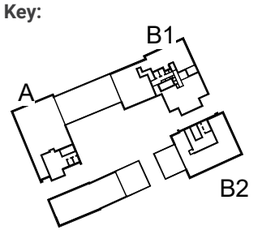
Building A & B Sections

Bay Studies

2.1 Consented ground floor plan



Key:



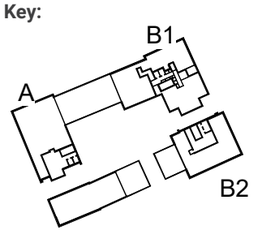
2.2 Proposed ground floor plan

The following amendments arising from detailed design development:

1. Door removed to concierge and curtain wall window retained, reducing from 3 to 2 access points from a security and layout improvement perspective
2. Removed parcel room window adjacent to building B1 fire escape to mitigate risk of fire interrupting access / egress to B1 core.
3. Previously designated plant space converted to flexible use as part of the commercial unit.
4. Door removed and replaced with brick.
5. Building B GRC entrance portal updated to correspond and match with opposing portal entrance.
6. Window removed from residential entrance by B2 core on the GF level and replaced with GRC.
7. Internal wall added to corridor to allow for lobbied exit from B1 stair core .
8. External storage reduced in area to allow for grounding of external column.
9. Louvred doors on the GF level increased in size to suit substation.
10. B1 plant louvre width increased to accommodate requirements for plant replacement at GF level.
11. New high level louvre in line with lift / stair lobby
12. Changes to College Road were needed due to ownership / boundary disputes



Key:



2.3 Consented first floor plan



Key:

2.4 Proposed first floor plan

The following amendments arising from detailed design development:

1. Window position changes on B2 East Elevation to improve internal layouts for unit 2.9.2 & 2.10.2

2. WT-02 changed in 19 instances (apartment types 2.7.1 & 2.18.3 & 2.19.3) to provide two opening windows for compliance with Part F Purge ventilation requirements.

3. Corner piers to B1 nib increased from 960mm to 1115mm to match other corners dimensions for consistency



Key:

2.5 Consented twelfth to nineteenth floor plan

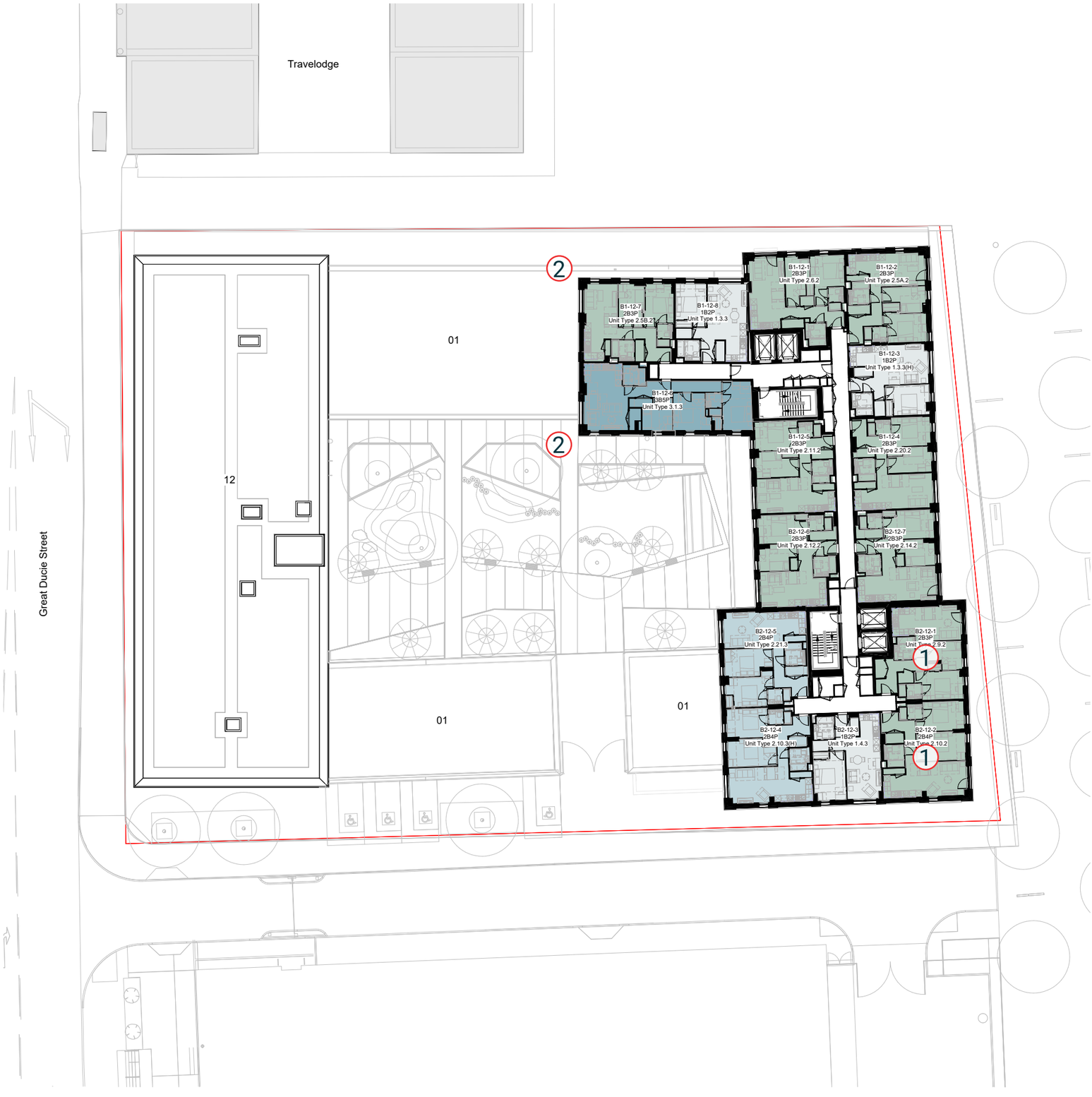


2.6 Proposed twelfth to nineteenth floor plan

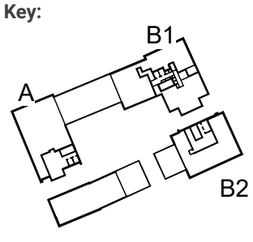
The following amendments arising from detailed design development:

1. Window position changes on B2 East Elevation to improve internal layouts for unit 2.9.2 & 2.10.2

2. Corner piers to B1 nib increased from 960mm to 1115mm to match other corners dimensions for consistency



Key:



2.7 Consented twentieth to twenty-fourth floor plan



2.8 Proposed twentieth to twenty-fourth floor plan

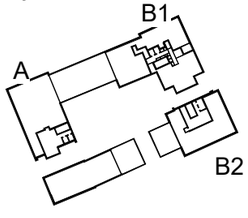
The following amendments arising from detailed design development:

1. Window position changes on B2 East Elevation to improve internal layouts for unit 2.9.2 & 2.10.2

2. Corner piers to B1 nib increased from 960mm to 1115mm to match other corners dimensions for consistency



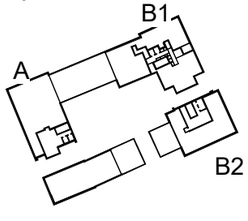
Key:



2.9 Consented twenty-fifth floor plan



Key:



2.10 Proposed twenty-fifth floor plan

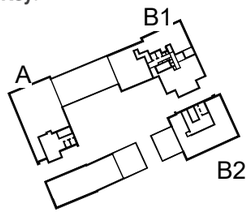
The following amendments arising from detailed design development:

1. WT-02 changed in 19 instances (apartment types 2.7.1 & 2.18.3 & 2.19.3) to provide two opening windows for compliance with Part F Purge ventilation requirements.

2. Louvre added for smoke ventilation and terrace layout updated to suit.



Key:



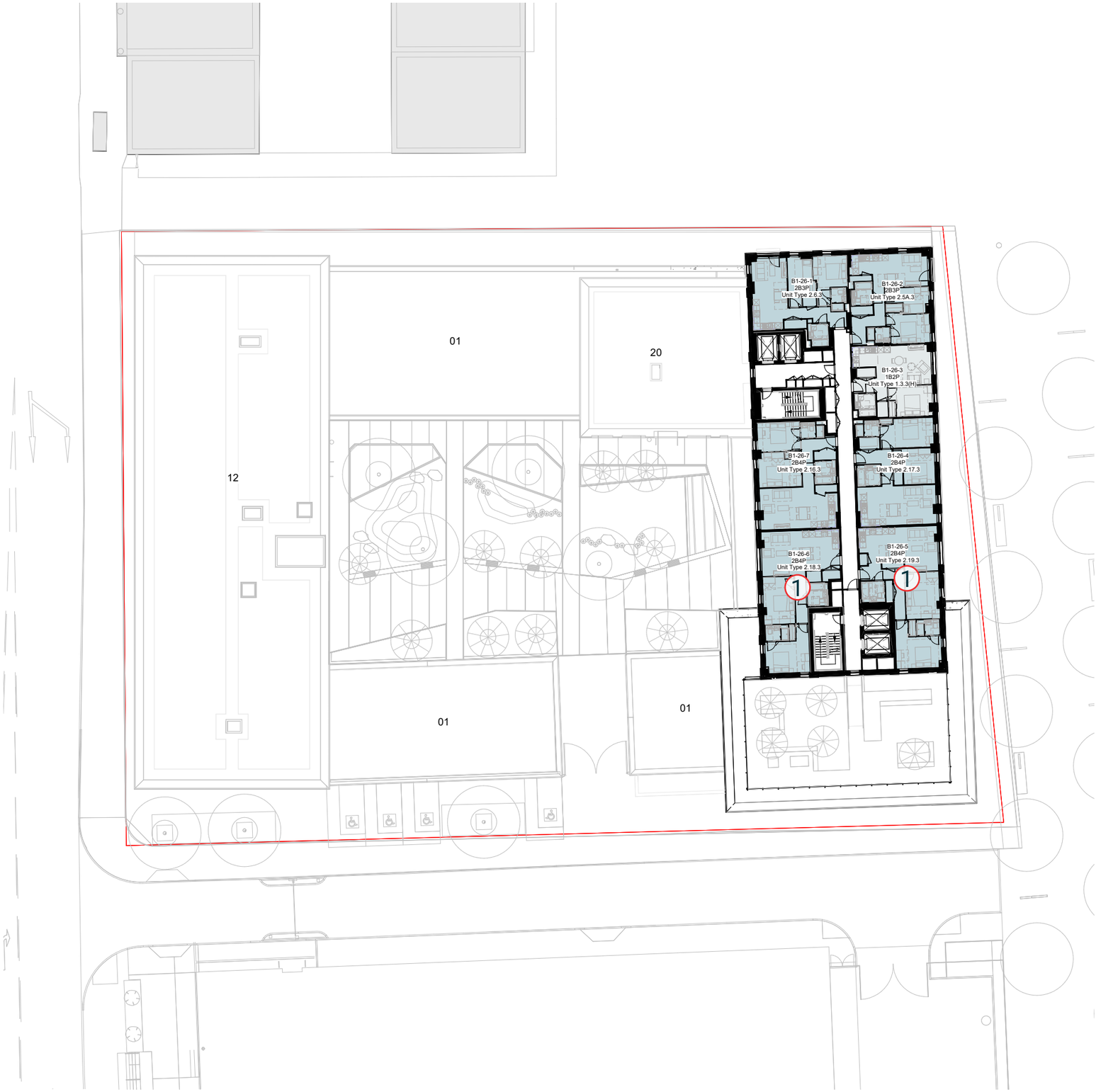
2.11 Consented twenty-sixth to twenty-eighth floor plan



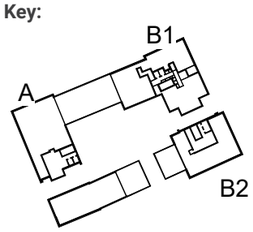
2.12 Proposed twenty-sixth to twenty-eighth floor plan

The following amendments arising from detailed design development:

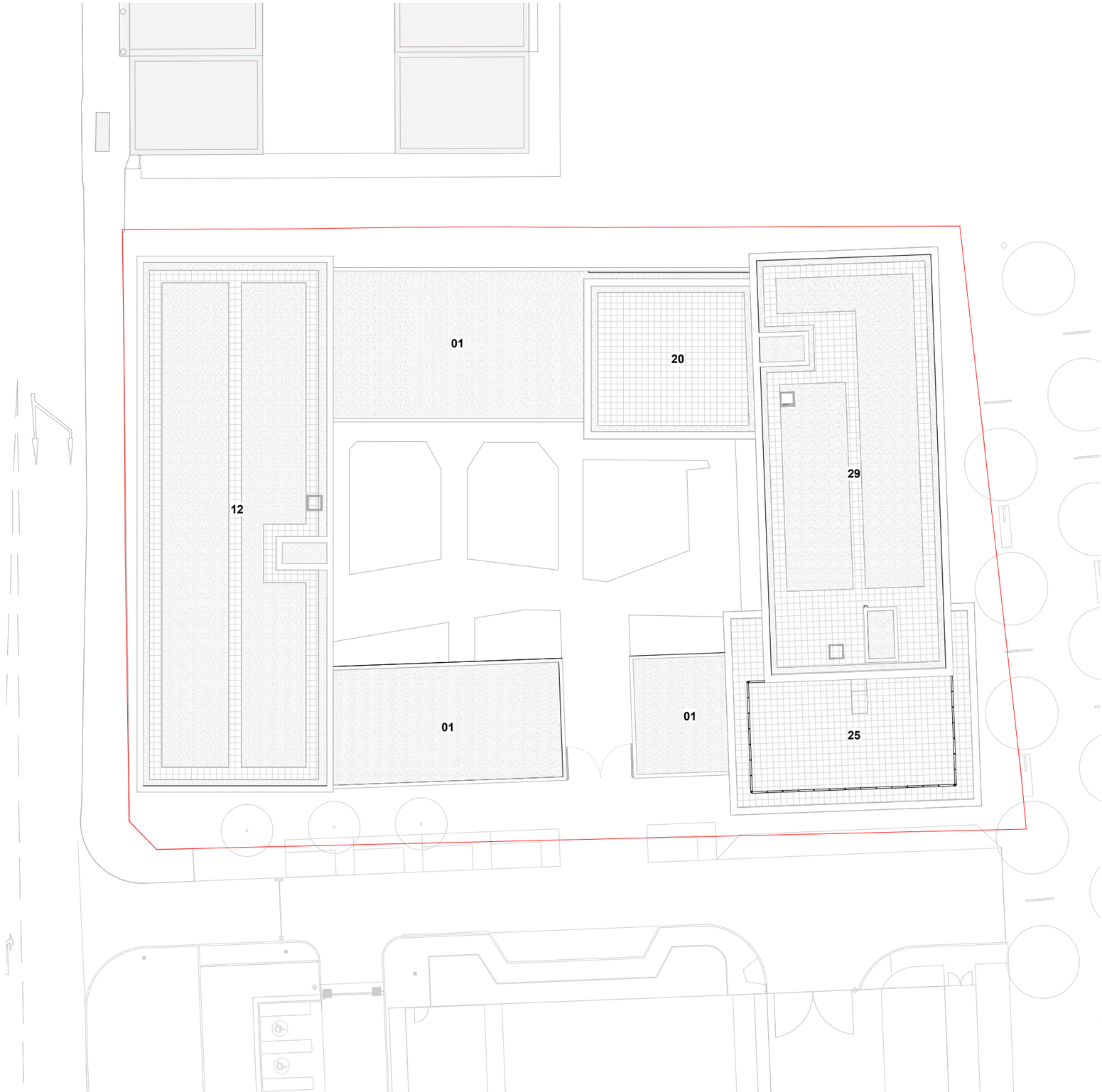
1. WT-02 changed in 19 instances (apartment types 2.7.1 & 2.18.3 & 2.19.3) to provide two opening windows for compliance with Part F Purge ventilation requirements.



Key:



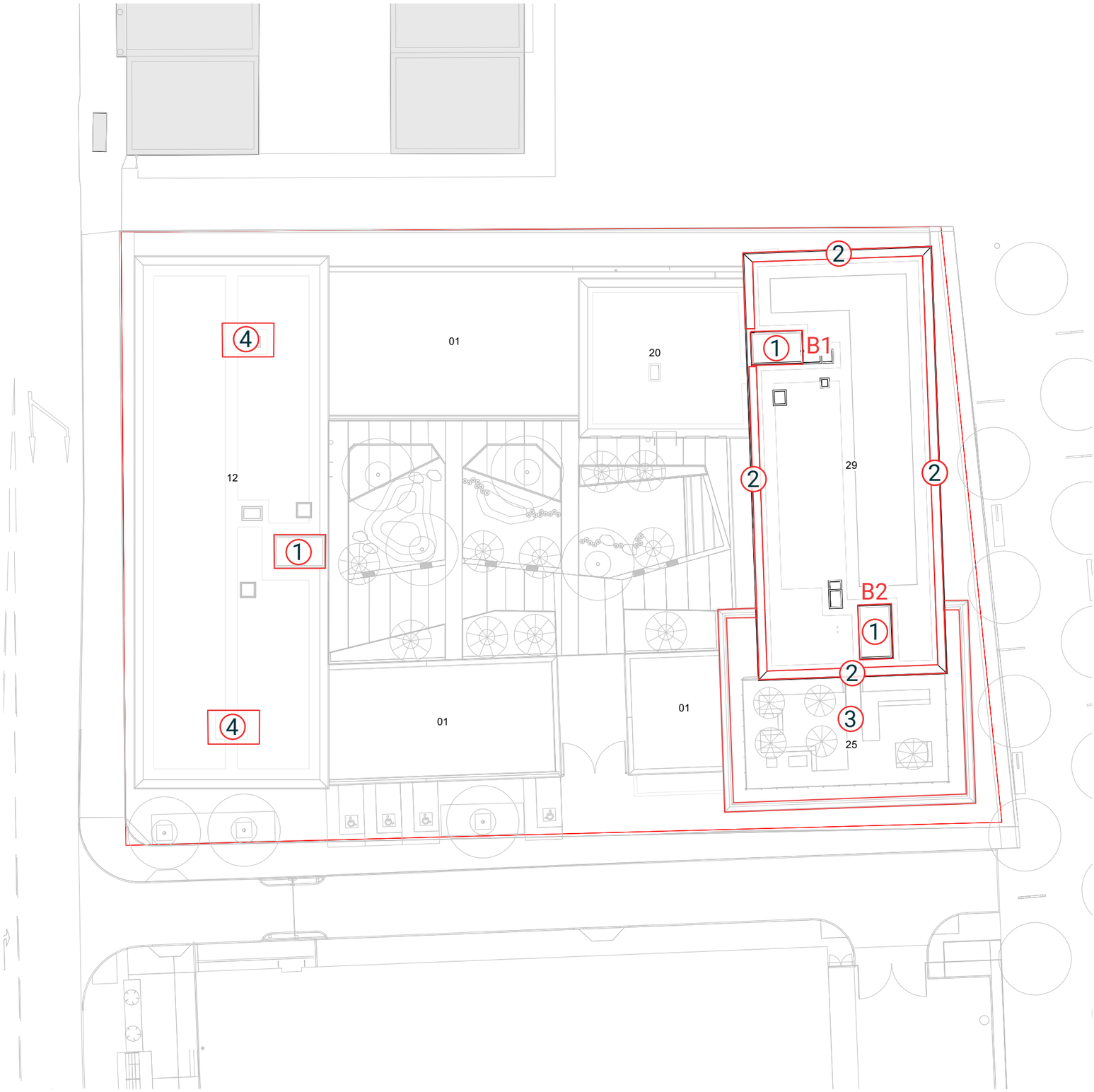
2.13 Consented roof plan



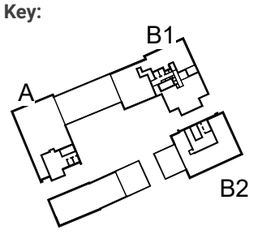
2.14 Proposed roof plan

The following amendments arising from detailed design development:

1. Lift overruns increased in size to suit high-speed lifts
2. 75mm (1brick) increase to building B1 height
3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).
4. Projection of smoke extract risers protruding through roof slab.



Key:



Introduction

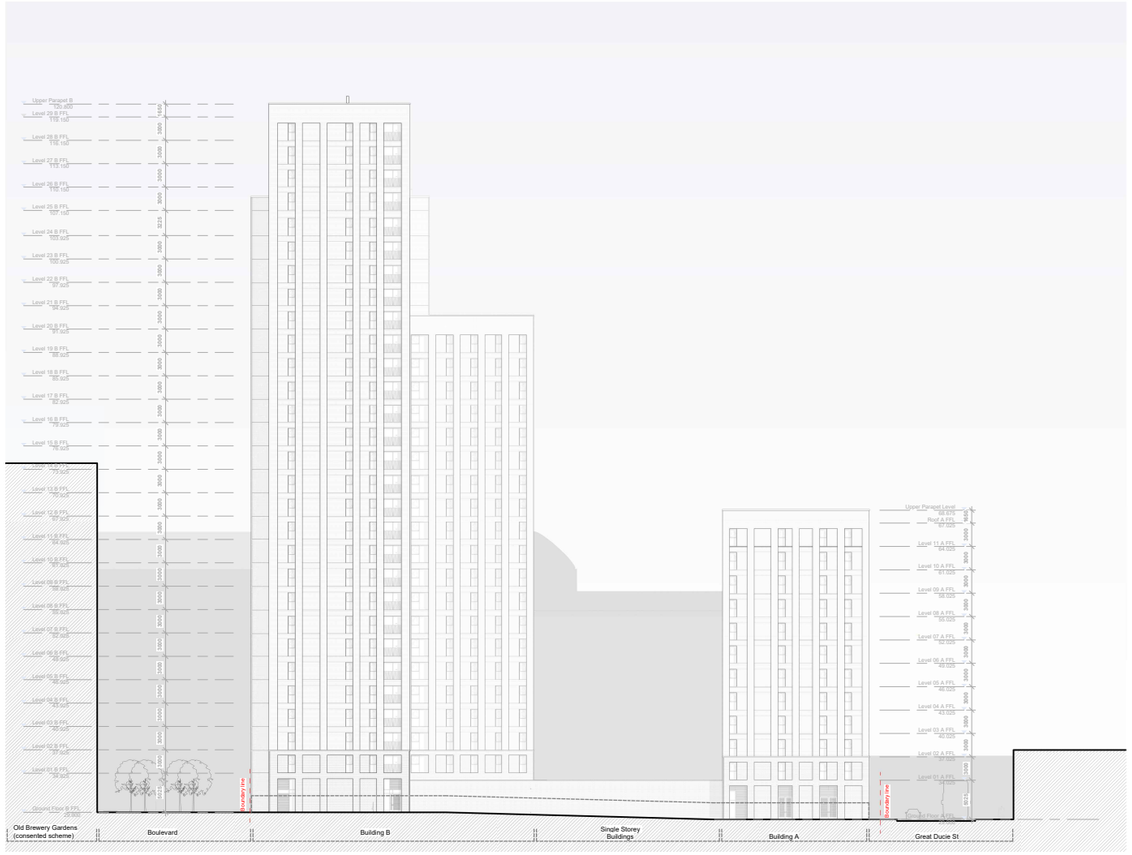
GA Plans

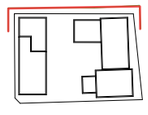
3.0 Building A & B Elevations

Building A & B Sections

Bay Studies

3.1 Consented Building A & B North Elevations





3.2 Proposed Building A & B North Elevations

The following amendments arising from detailed design development:

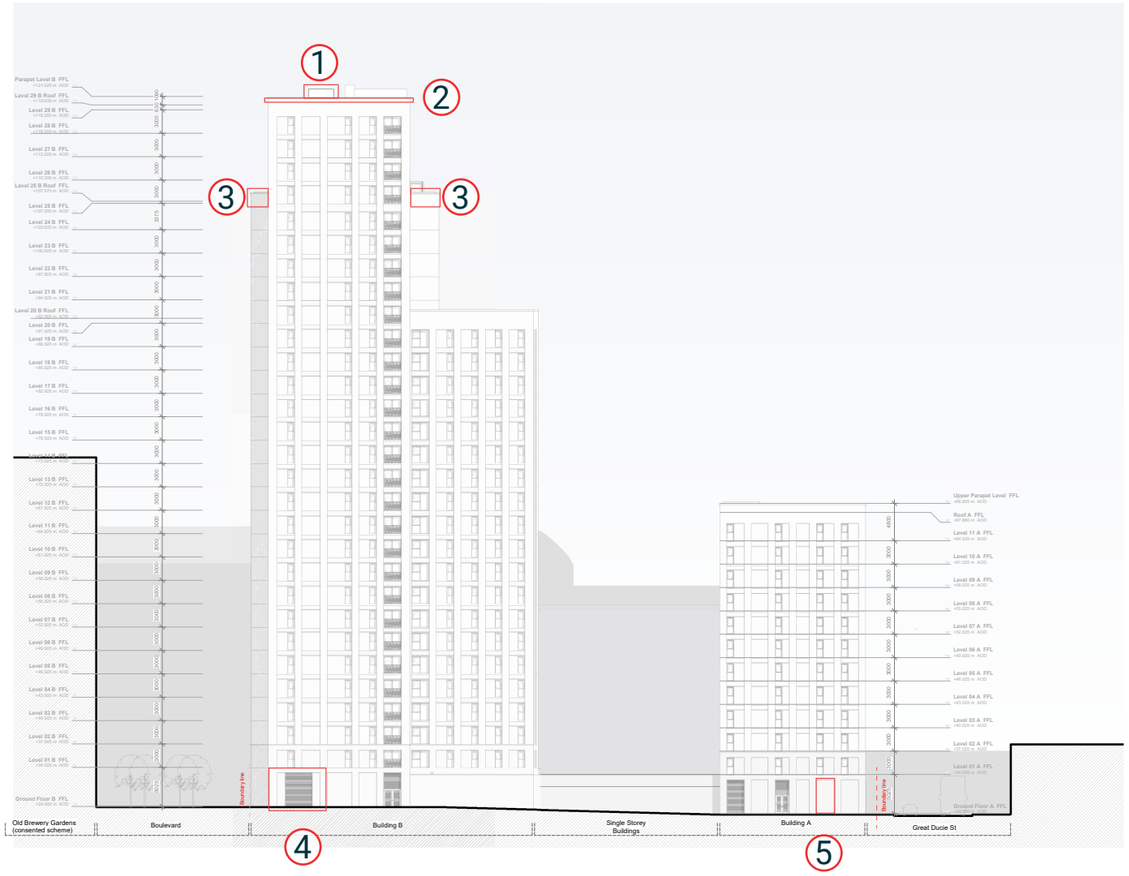
1. Lift overruns increased by 1m in height to suit high-speed lifts

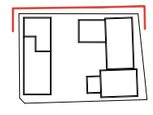
2. 75mm (1brick) increase to building B1 height

3. Parapet height to B2 roof terrace reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).

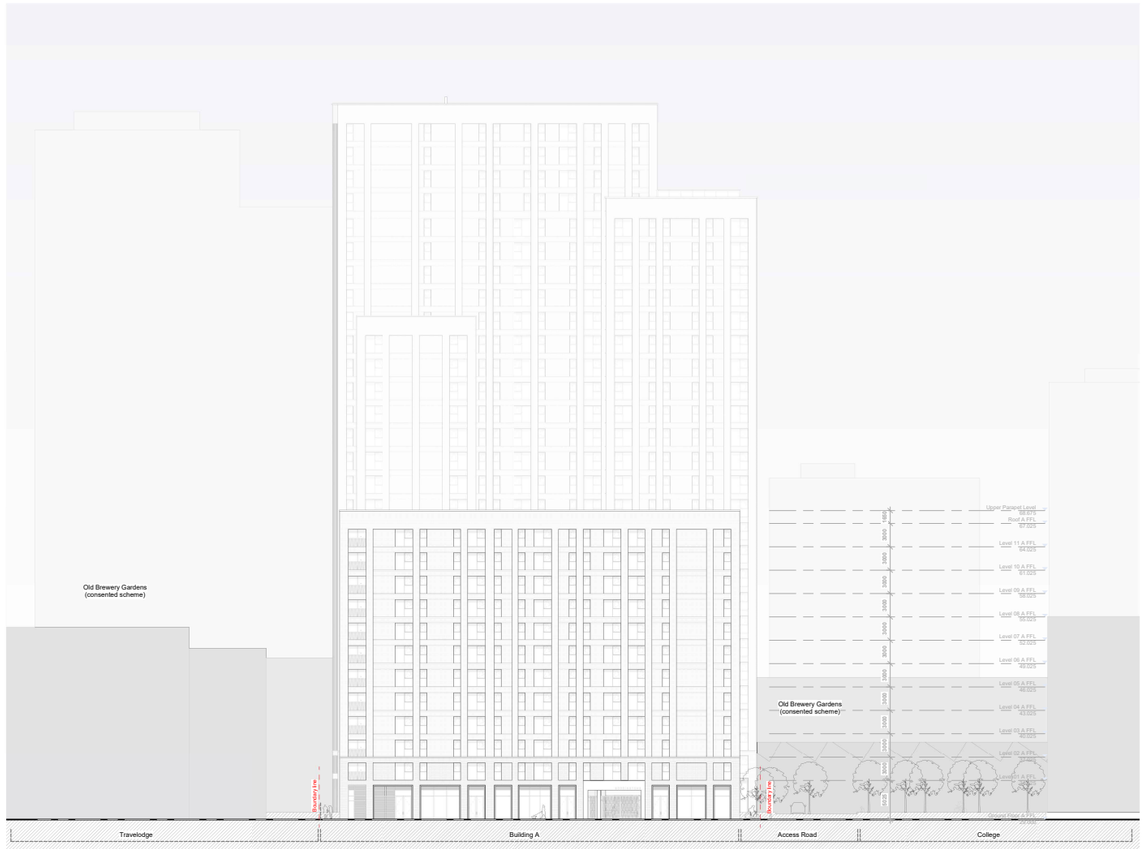
4. B1 plant louvre width increased to accommodate requirements for plant replacement at GF level.

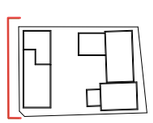
5. Louvred door removed and replaced with brick from GF level in Building A.





3.3 Consented Building A & B West Elevations





3.4 Proposed Building A & B West Elevations

The following amendments arising from detailed design development:

1. Lift overruns increased by 1m in height to suit high-speed lifts

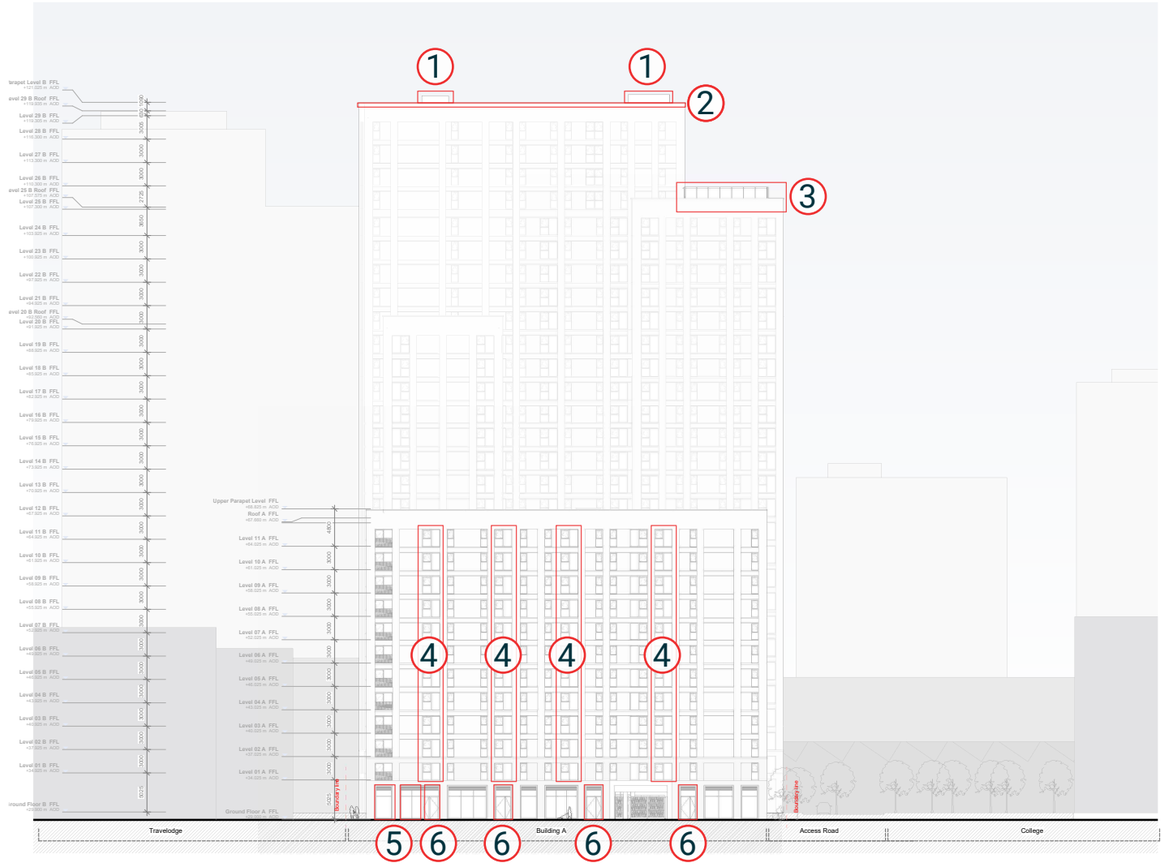
2. 75mm (1brick) increase to building B1 height

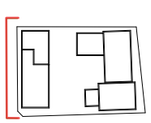
3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).

4. Window opening type flipped in orientation to better suit internal apartment layout with regards to operation of window

5. Louvres replaced with brick from GF plant area as plant space has been given to the commercial area for flexible use.

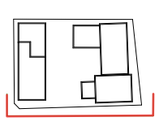
6. Updated GF door type within curtain wall system to show an offset central mullion providing 1200mm clear





3.5 Consented Building A & B South Elevations





3.6 Proposed Building A & B South Elevations

The following amendments arising from detailed design development:

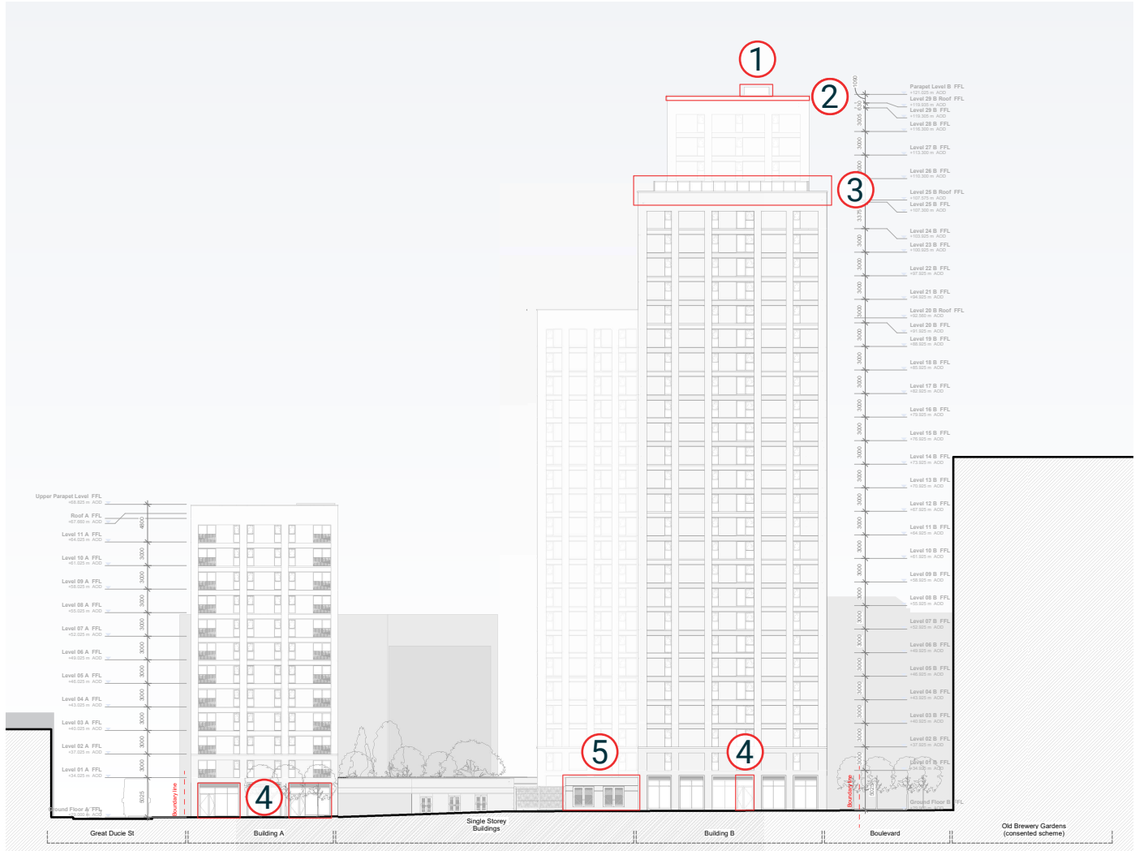
1. Lift overruns increased 1m in height to suit high-speed lifts

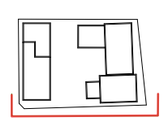
2. 75mm (1brick) increase to building B1 height

3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).

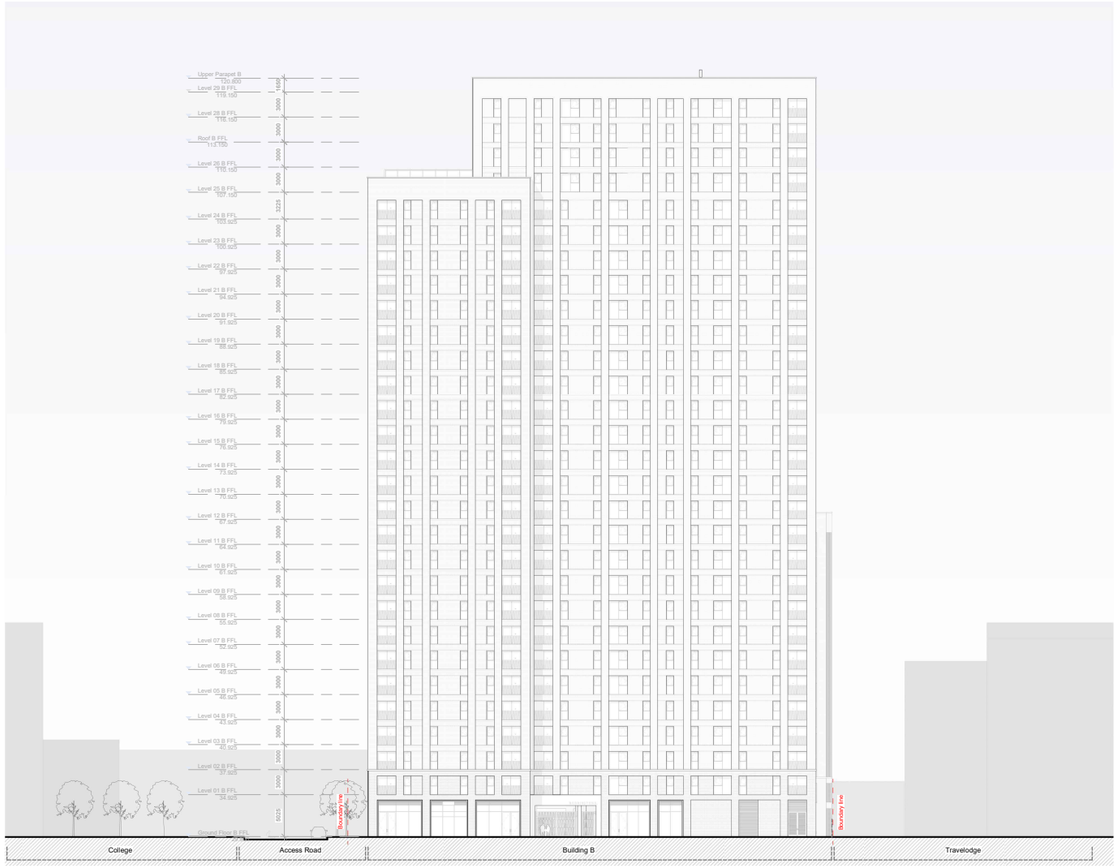
4. Updated GF door type within curtain wall system to show an offset central mullion providing 1200mm clear

5. Louvred doors on the GF level increased in size to suit substation.





3.7 Consented Building A & B East Elevations



3.8 Proposed Building A & B East Elevations

The following amendments arising from detailed design development:

1. Window position changes on B2 East Elevation to improve internal layouts for unit 2.9.2 & 2.10.2

2. Lift overruns increased 1m in height to suit high-speed lifts

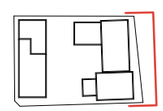
3. 75mm (1brick) increase to building B1 height

4. Updated window type to allow for a double open-able window at the upper levels.

5. Brick pier removed, better working with 25th floor roof parapet terrace.

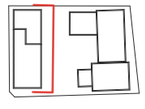
6. Louvres removed from above louvred plant space doors and replaced with brick.





3.9 Consented Building A & B Internal East Elevations





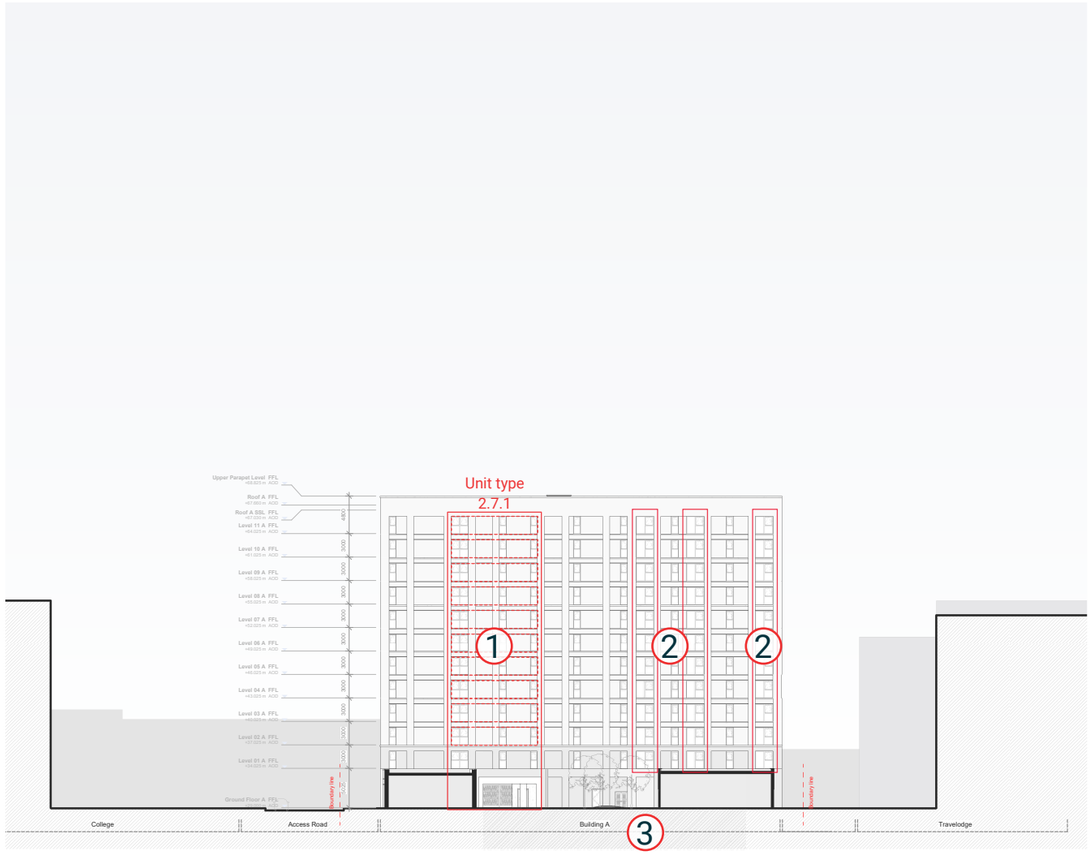
3.10 Proposed Building A & B Internal East Elevations

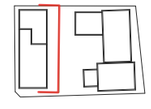
The following amendments arising from detailed design development:

1. WT-02 changed in 19 instances (apartment types 2.7.1 & 2.18.3 & 2.19.3) to provide two opening windows for compliance with Part F Purge ventilation requirements.

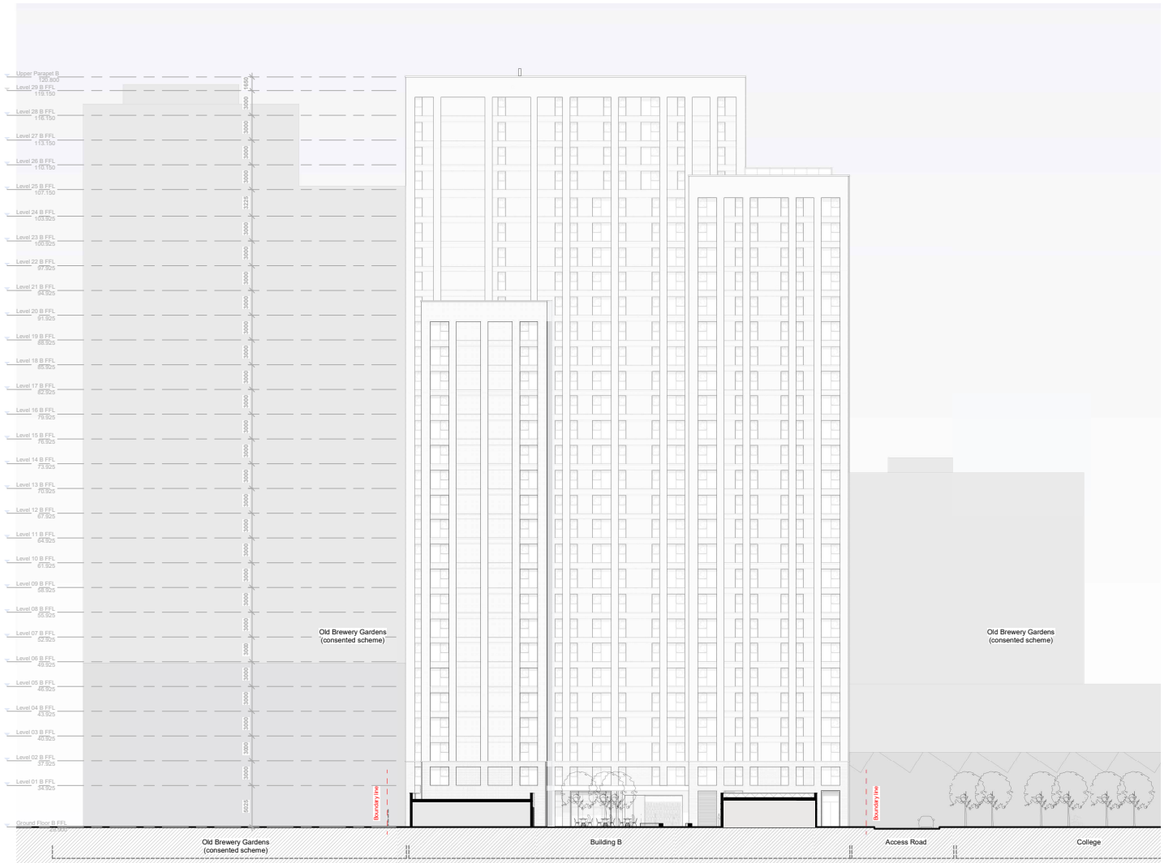
2. Window opening type flipped in orientation to better suit pattern on elevation and internal apartment layout.

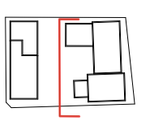
3. Plant door removed and replaced with brick.





3.11 Consented Building A & B Internal West Elevations





3.12 Proposed Building A & B Internal West Elevations

The following amendments arising from detailed design development:

1. Lift overruns increased 1m in height to suit high-speed lifts

2. 75mm (1brick) increase to building B1 height

3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).

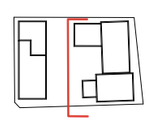
4. Window opening type flipped in orientation to better suit pattern on elevation and internal apartment layout.

5. Updated window type to allow for a double open-able window at the upper levels.

6. Louvre removed and replaced with glazed curtain wall as residential entrance has been enlarged

7. Corner piers increased from 960mm to 1115mm





Introduction

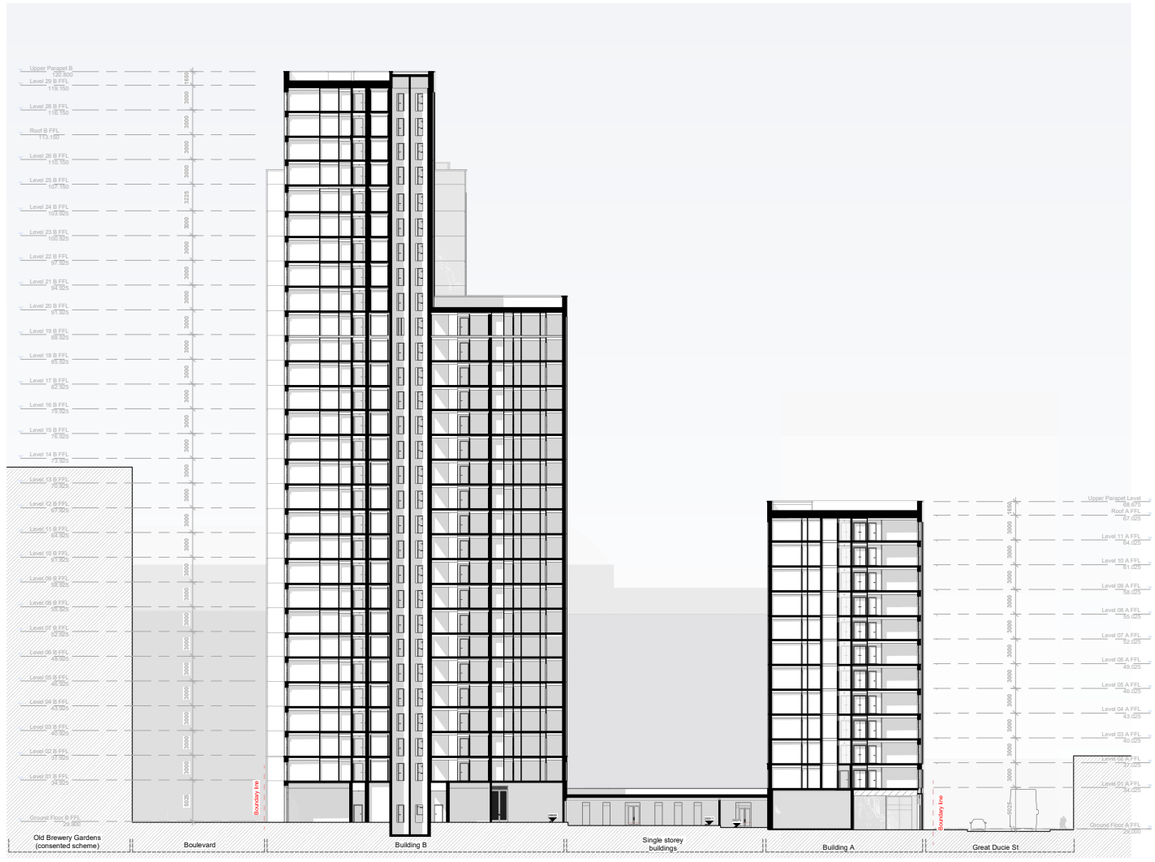
GA Plans

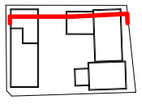
Building A & B Elevations

4.0 Building A & B Sections

Bay Studies

4.1 Consented Building A & B Section AA



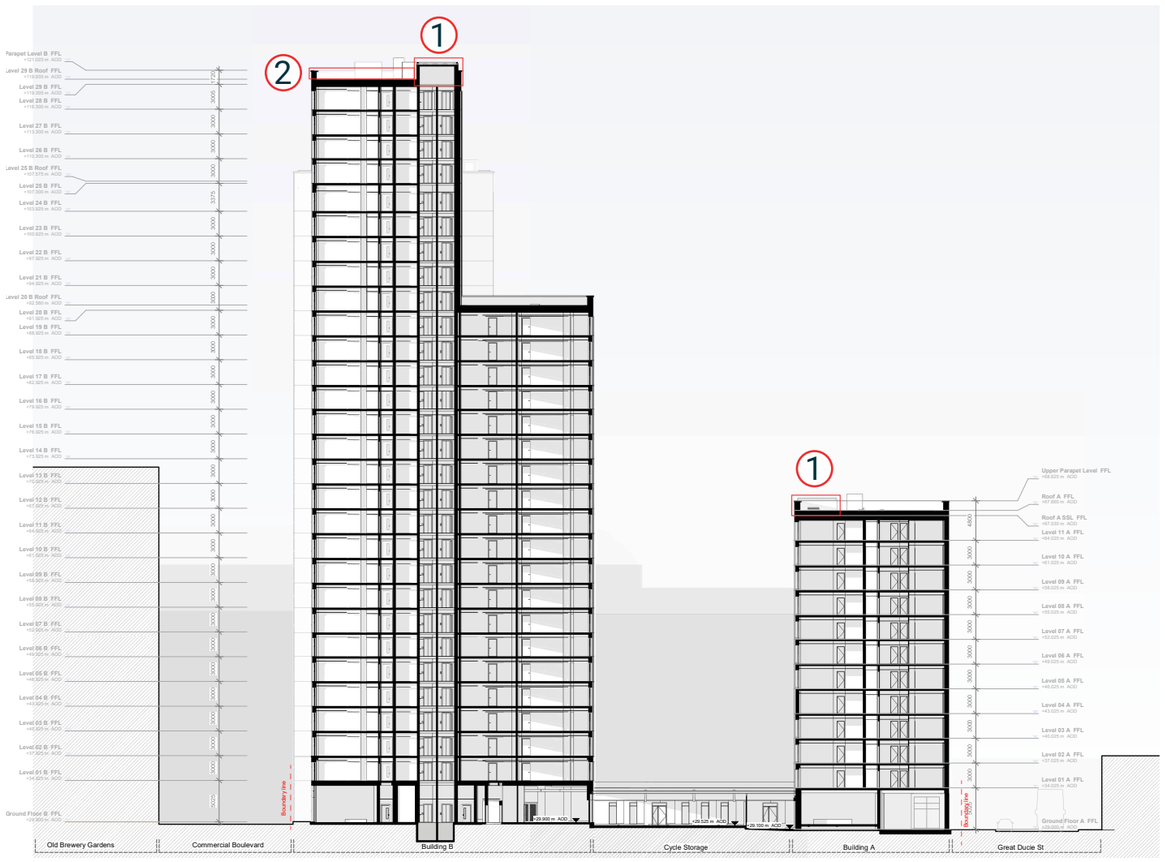


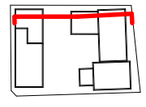
4.2 Proposed Building A & B Section AA

The following amendments arising from detailed design development:

1. Lift overruns increased 1m in height to suit high-speed lifts

2. 75mm (1brick) increase to building B1 height





4.3 Consented Building A & B Section BB

4.4 Proposed Building A & B Section BB

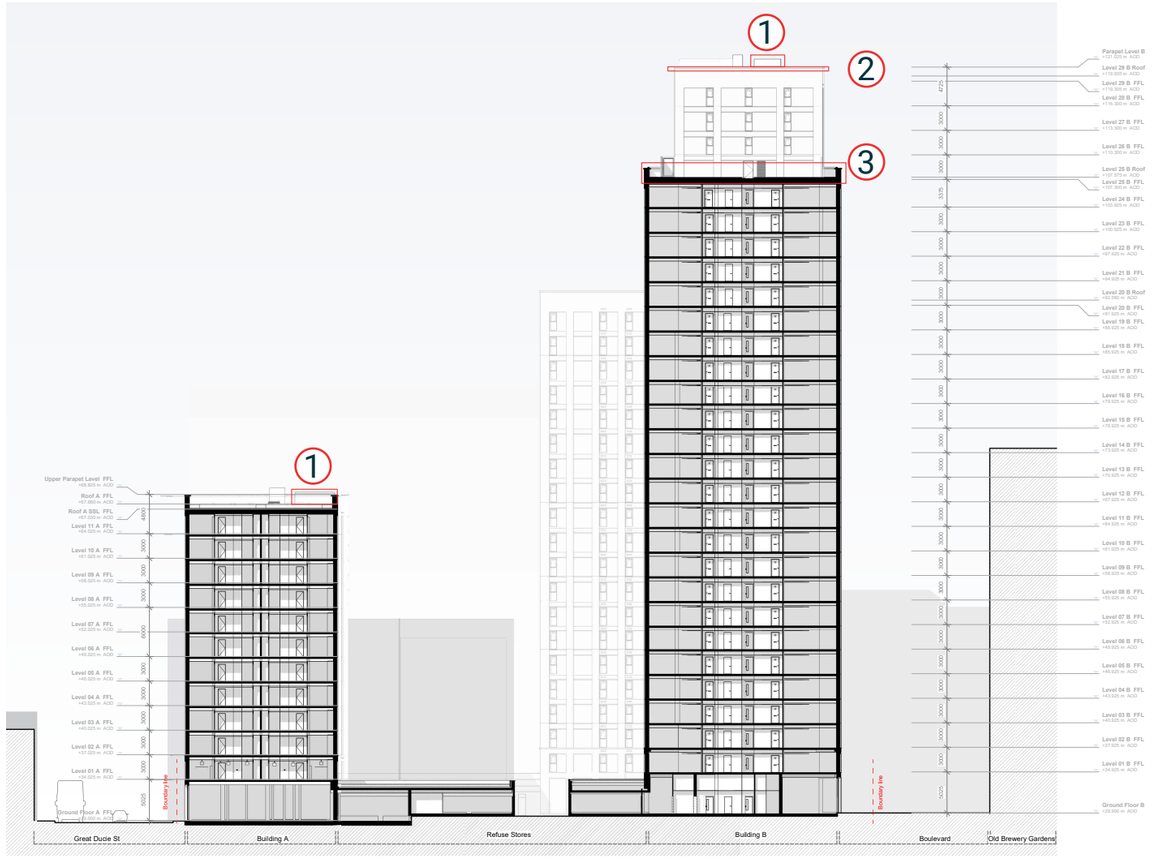
The following amendments arising from detailed design development:

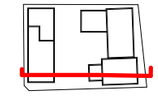
1. Lift overruns increased 1m in height to suit high-speed lifts

2. 75mm (1brick) increase to building B1 height

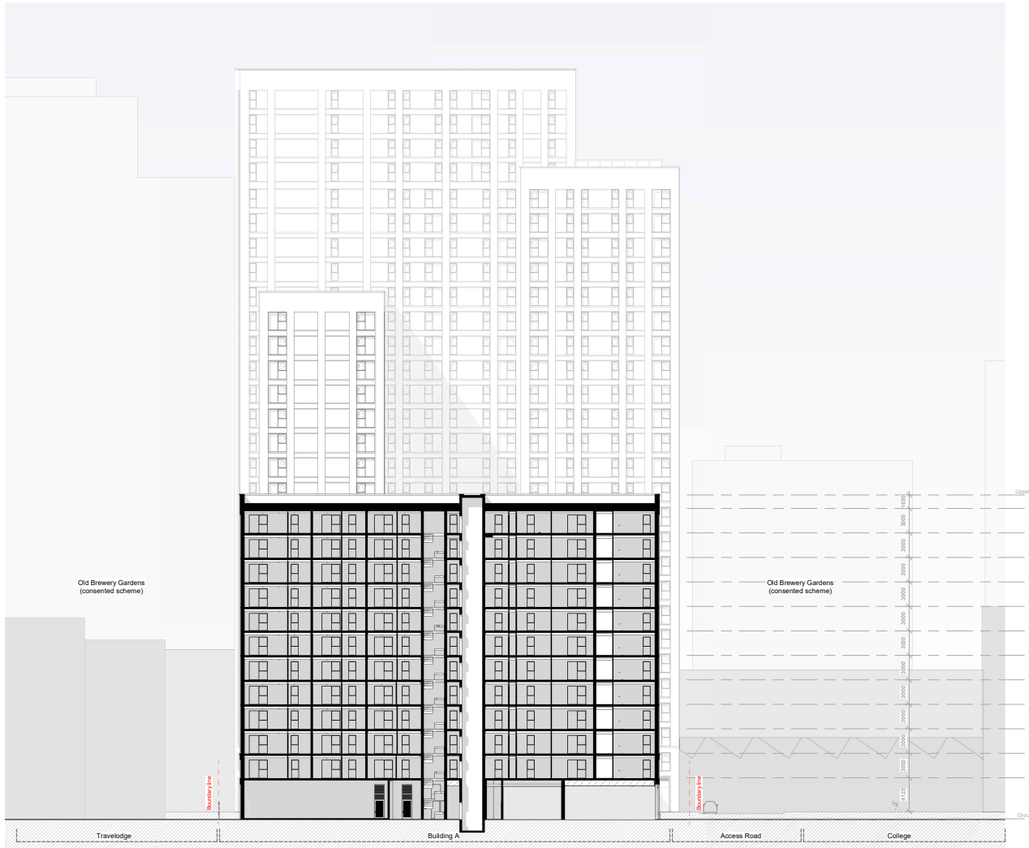
3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).

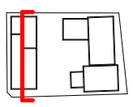






4.5 Consented Building A & B Section CC





4.6 Proposed Building A & B Section CC

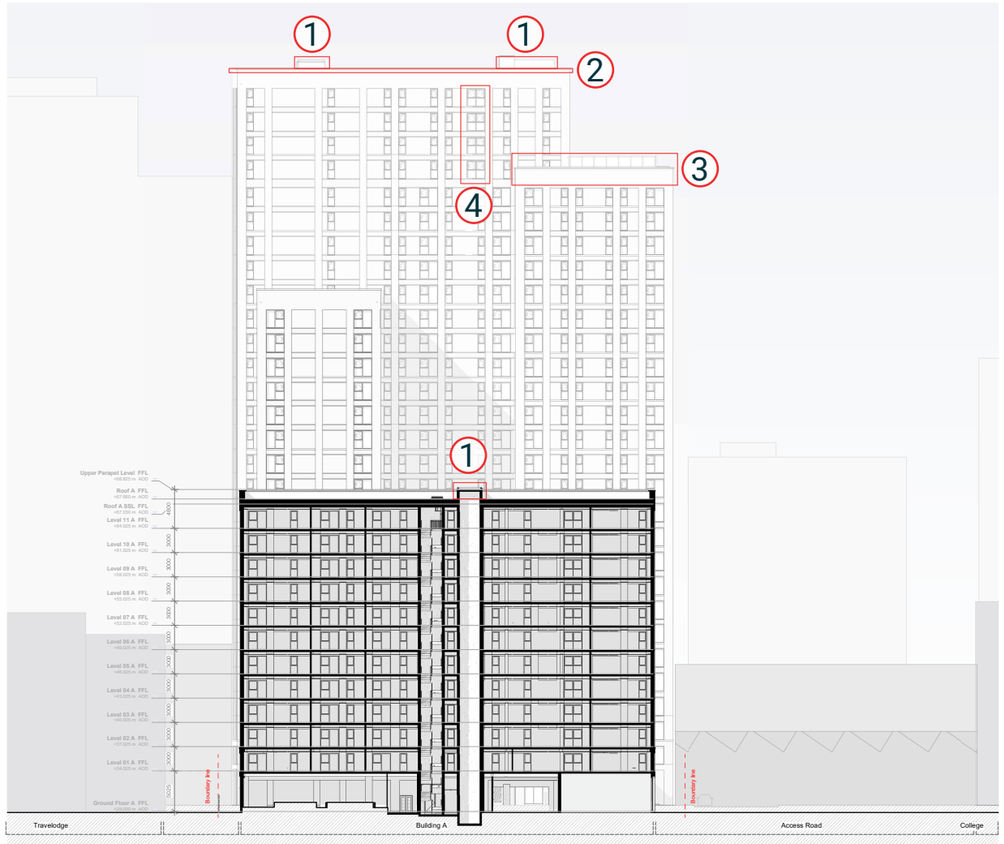
The following amendments arising from detailed design development:

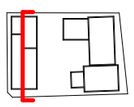
1. Lift overruns increased 1m in height to suit high-speed lifts

2. 75mm (1brick) increase to building B1 height

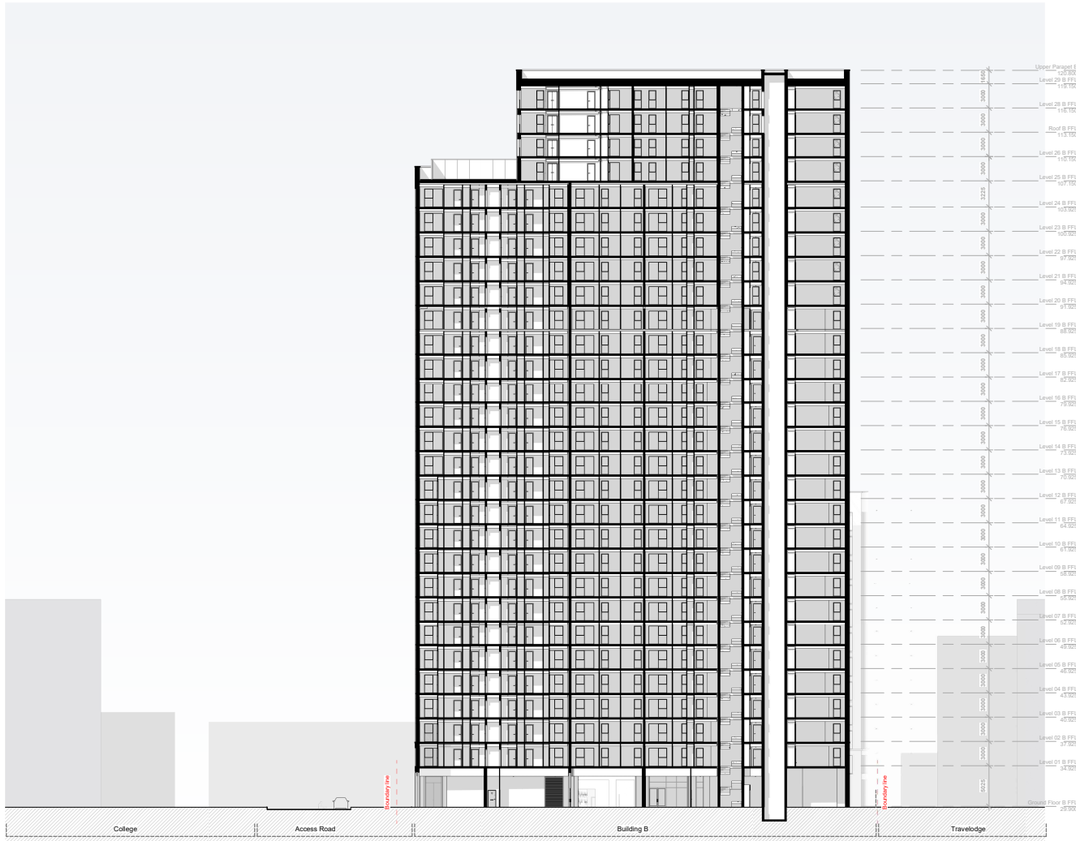
3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).

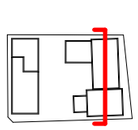
4. Updated window type to allow for a double open-able window at the upper levels.





4.7 Consented Building A & B Section DD





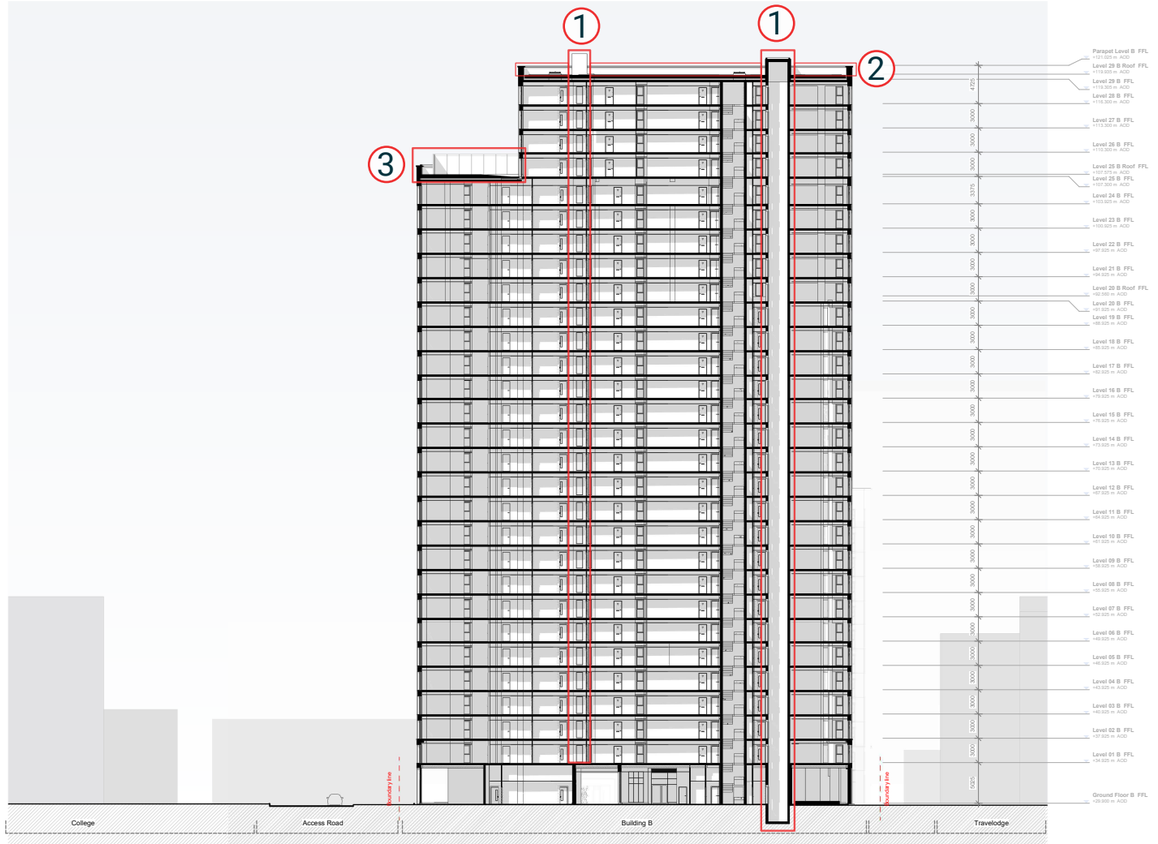
4.8 Proposed Building A & B Section DD

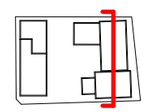
The following amendments arising from detailed design development:

1. Lift overruns increased 1m in height to suit high-speed lifts

2. 75mm (1brick) increase to building B1 height

3. Parapet height to B2 roof terrace to be reduced to be more consistent with the other parapet heights. (This also provides more of a view for residents using the terrace).





Introduction

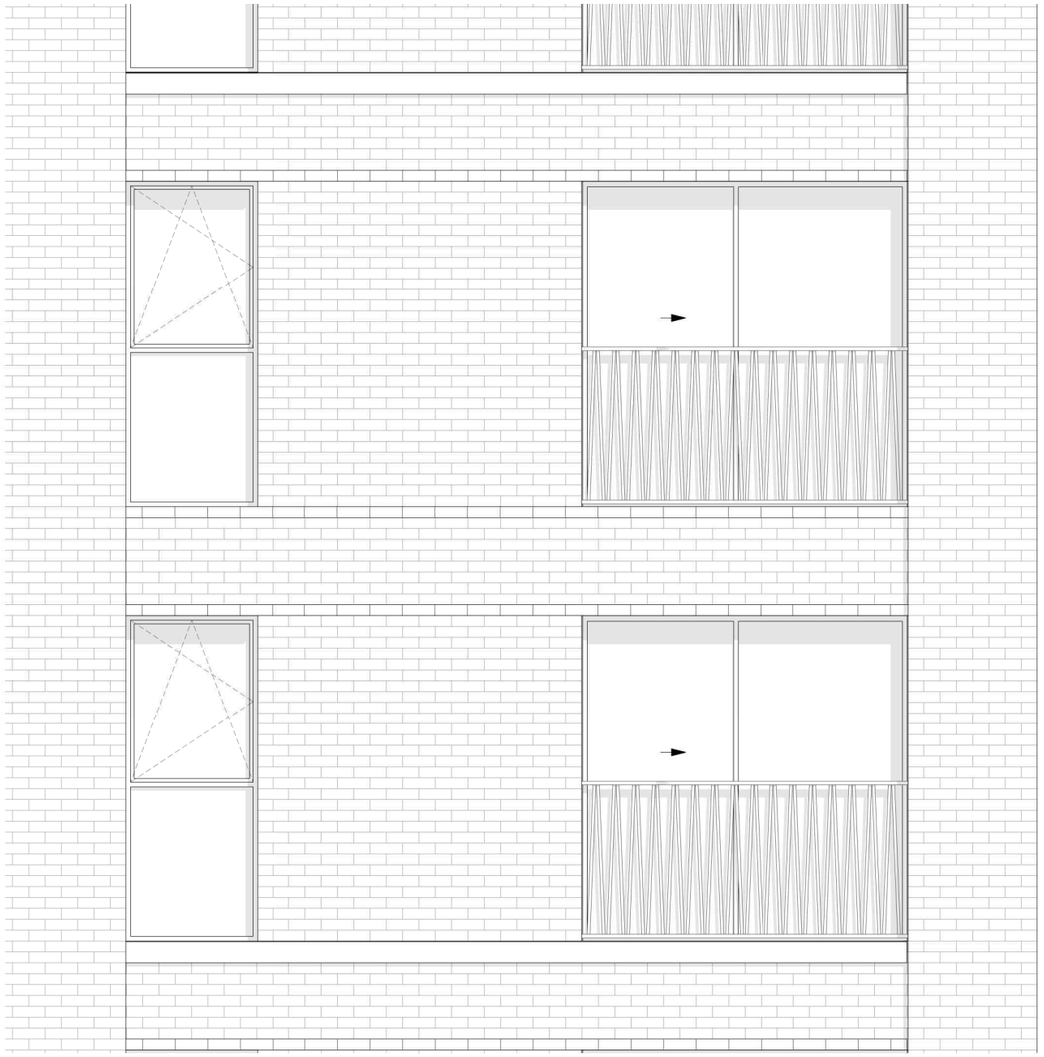
GA Plans

Building A & B Elevations

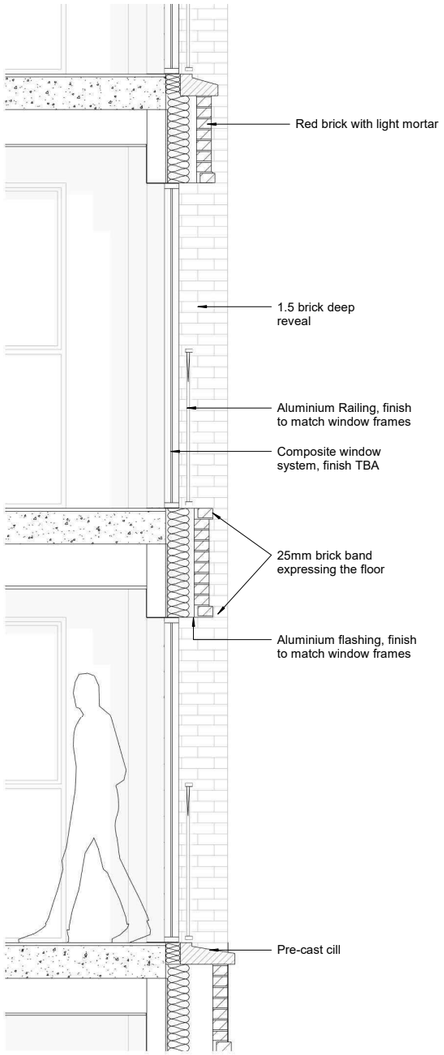
Building A & B Sections

5.0 Bay Studies

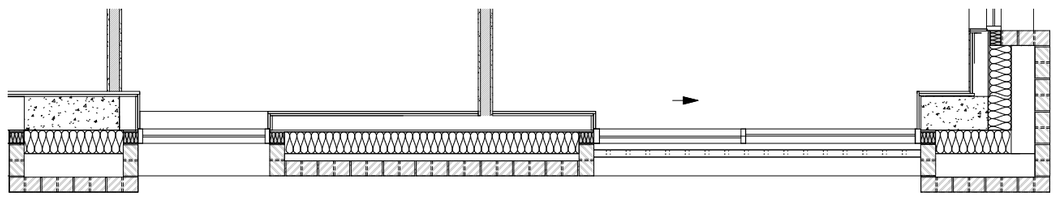
5.1 Consented Building Bay Study 01



1 Bay Study 01 - Elevation
Scale: 1 : 20



2 Bay Study 01 - Section
Scale: 1 : 20



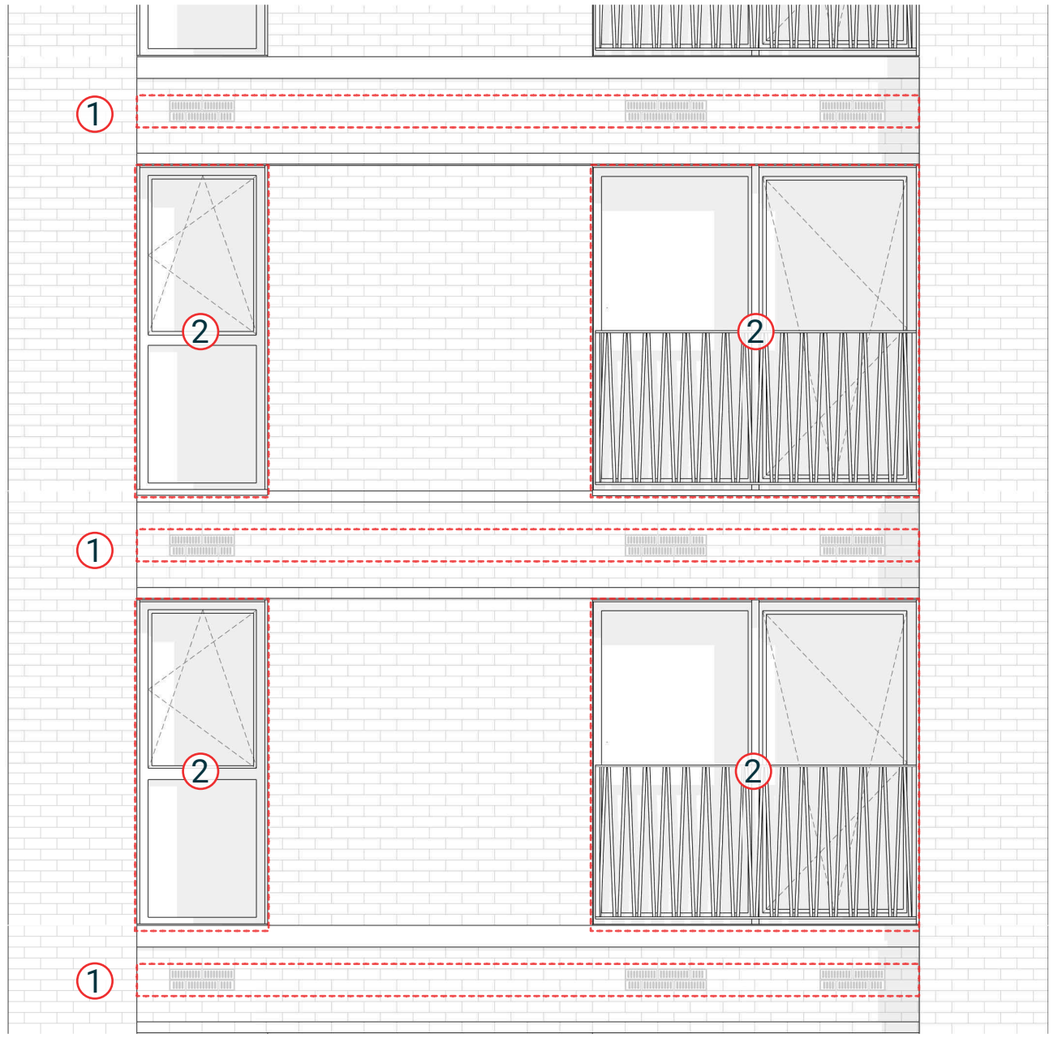
3 Bay Study 01 - Plan
Scale: 1 : 20

6.1 Proposed Building Bay Study 01

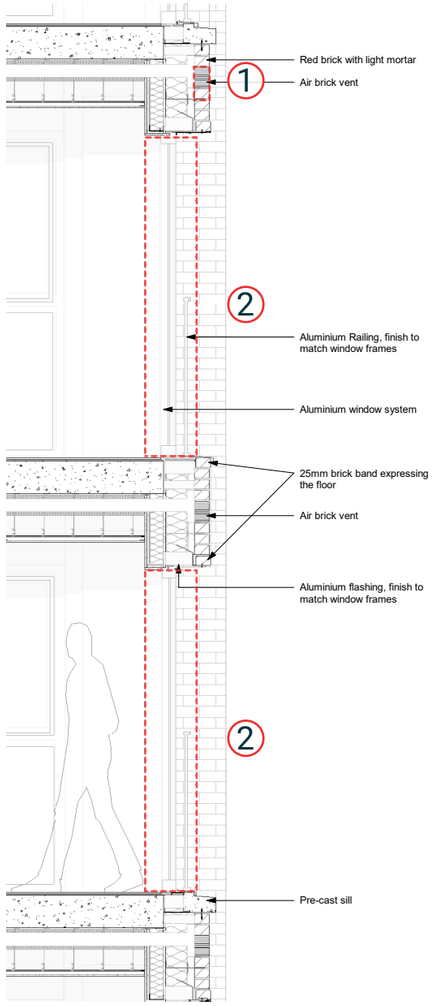
The following amendments arising from detailed design development:

1. Placement of air brick vents.

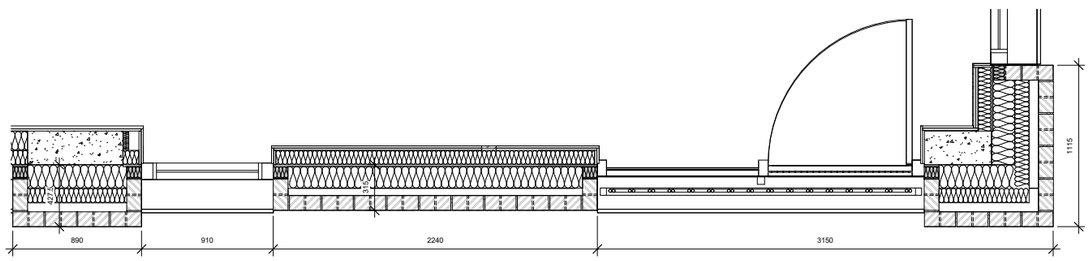
2. Aluminium window system proposed to minimise width of frames and mullions.



1 Bay Study 01 - Elevation 01
Scale: 1 : 20

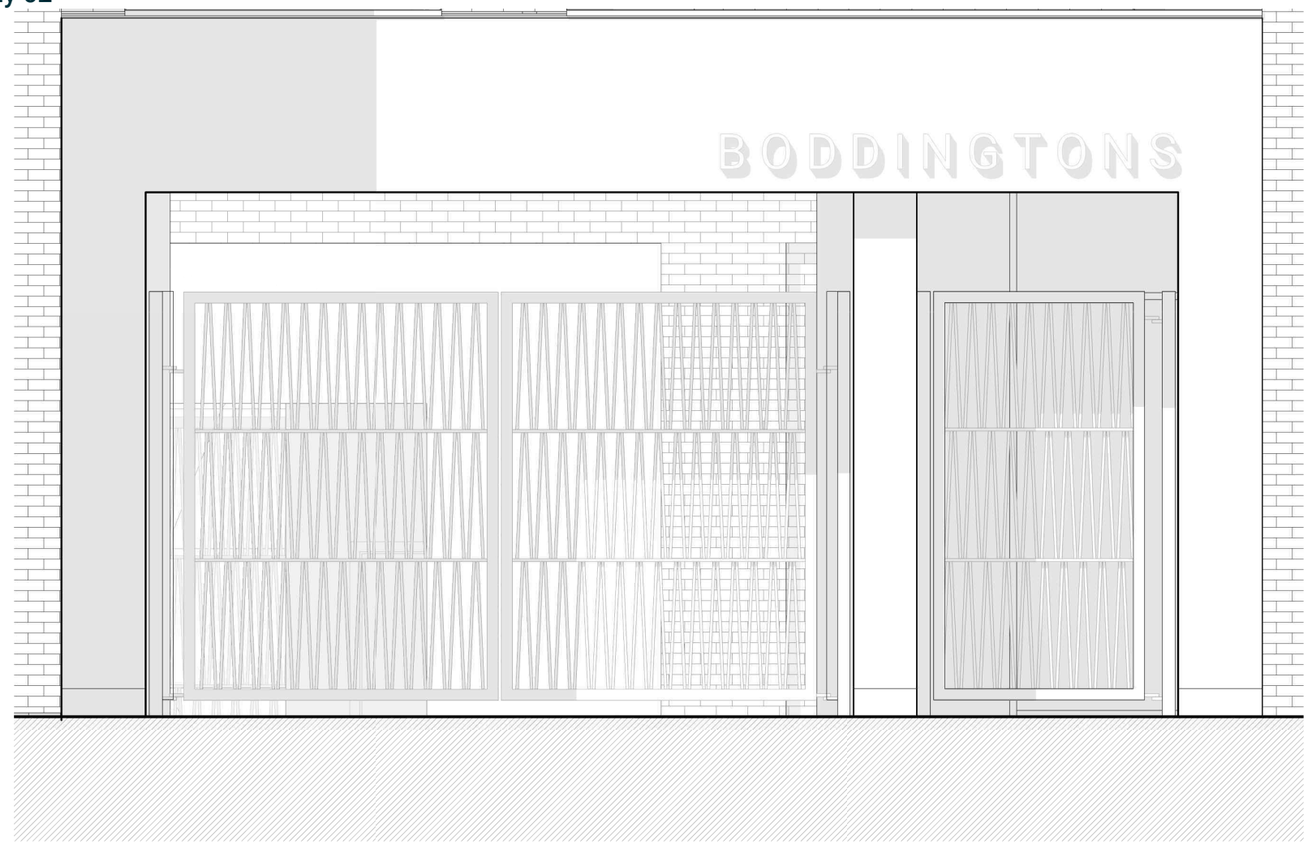


2 Bay Study 01 - Section 01
Scale: 1 : 20

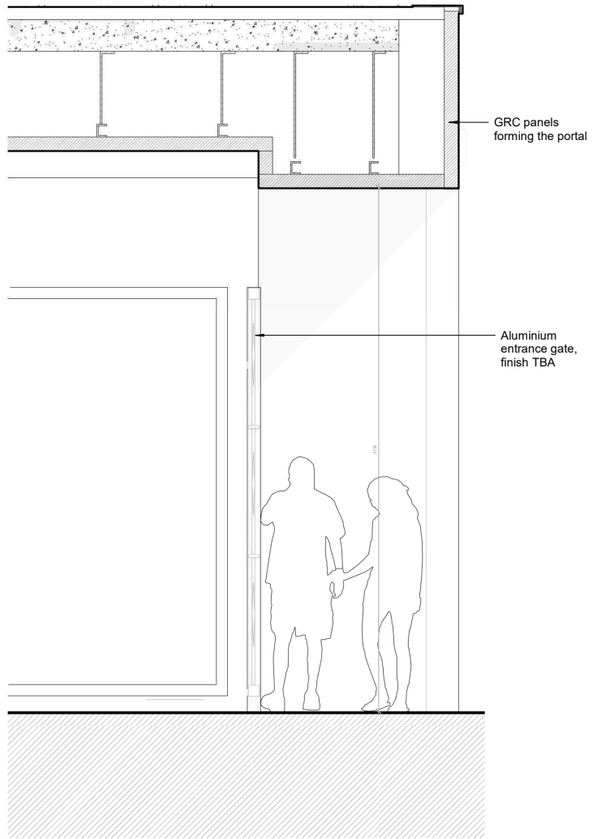


3 Bay Study 01 - Plan 01
Scale: 1 : 20

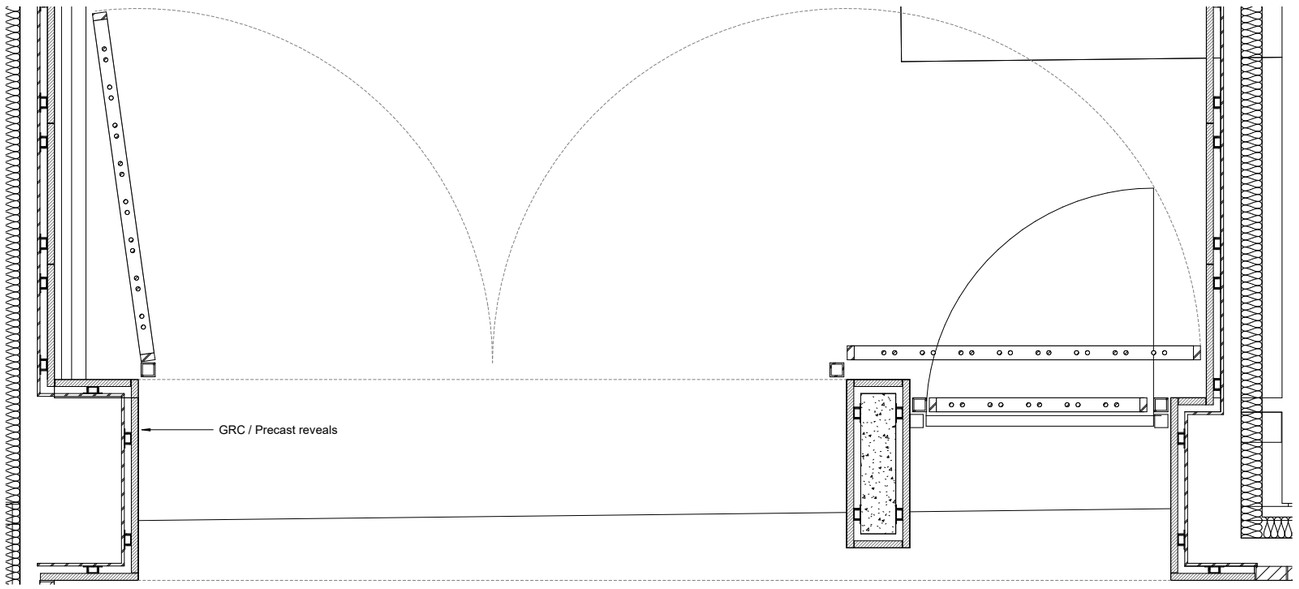
6.2 Consented Building Bay Study 02



1 Bay Study - Elevation
Scale: 1 : 20

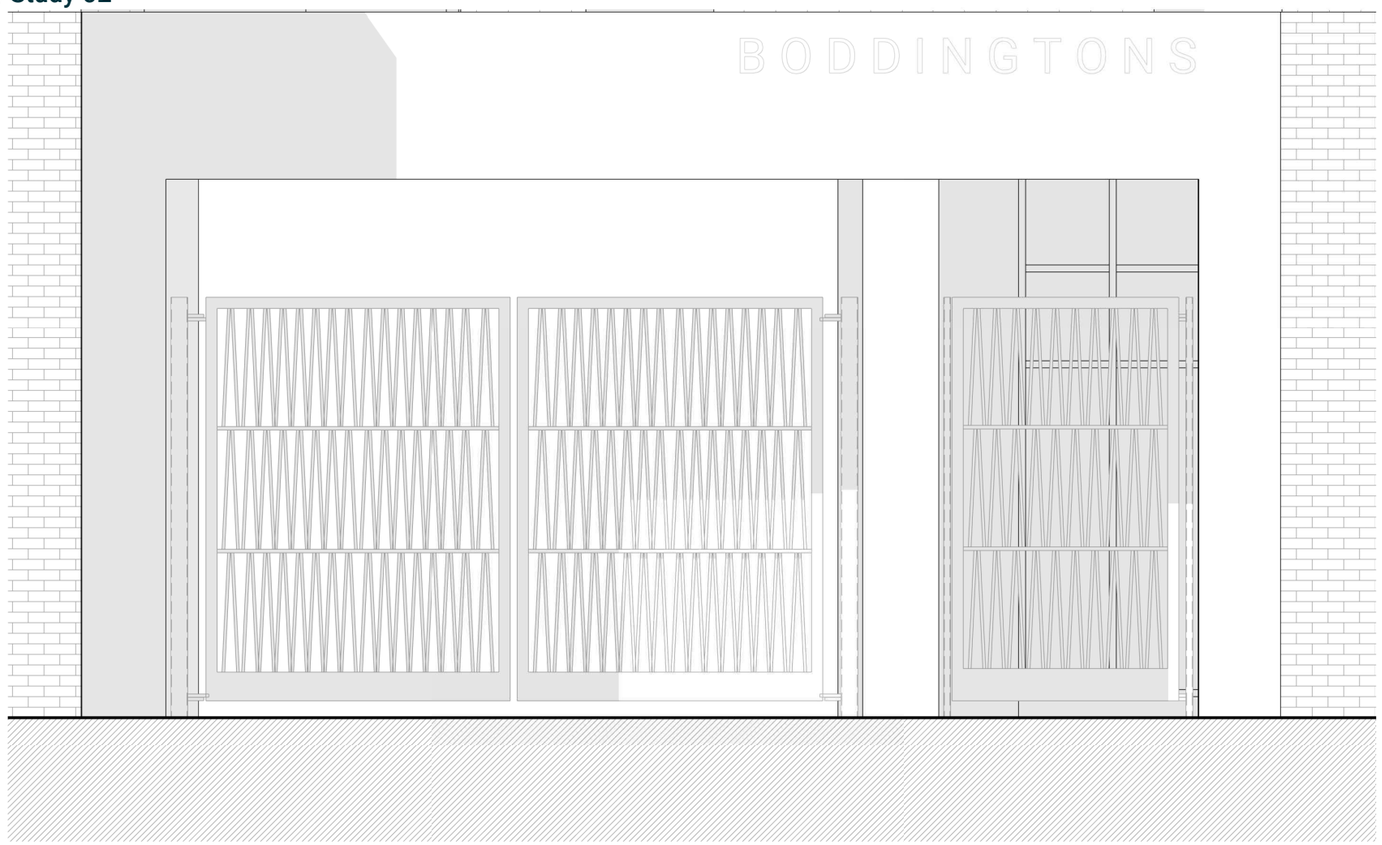


3 Bay Study -Section
Scale: 1 : 20

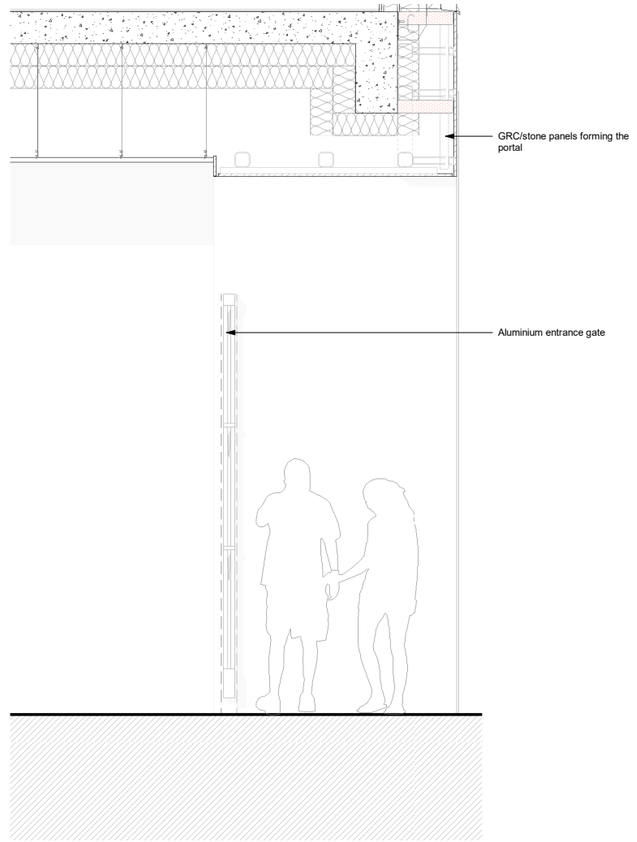


2 Bay Study - Plan
Scale: 1 : 20

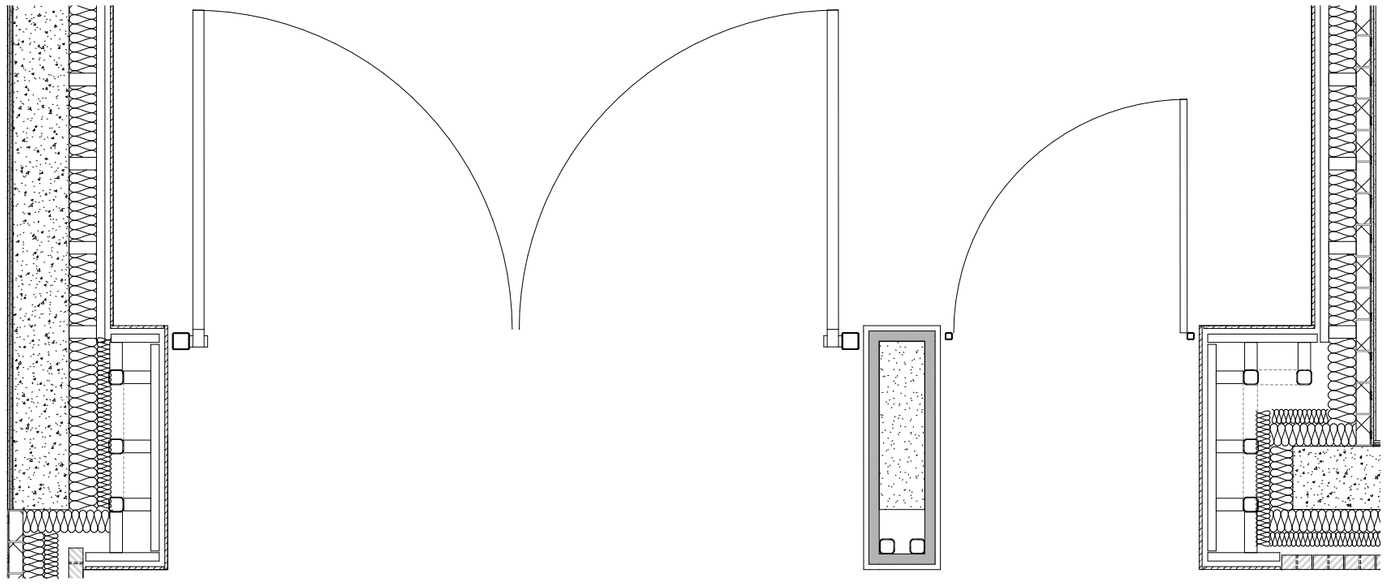
7.1 Proposed Building Bay Study 02



1 Bay Study Entrance - Elevation
Scale: 1 : 20

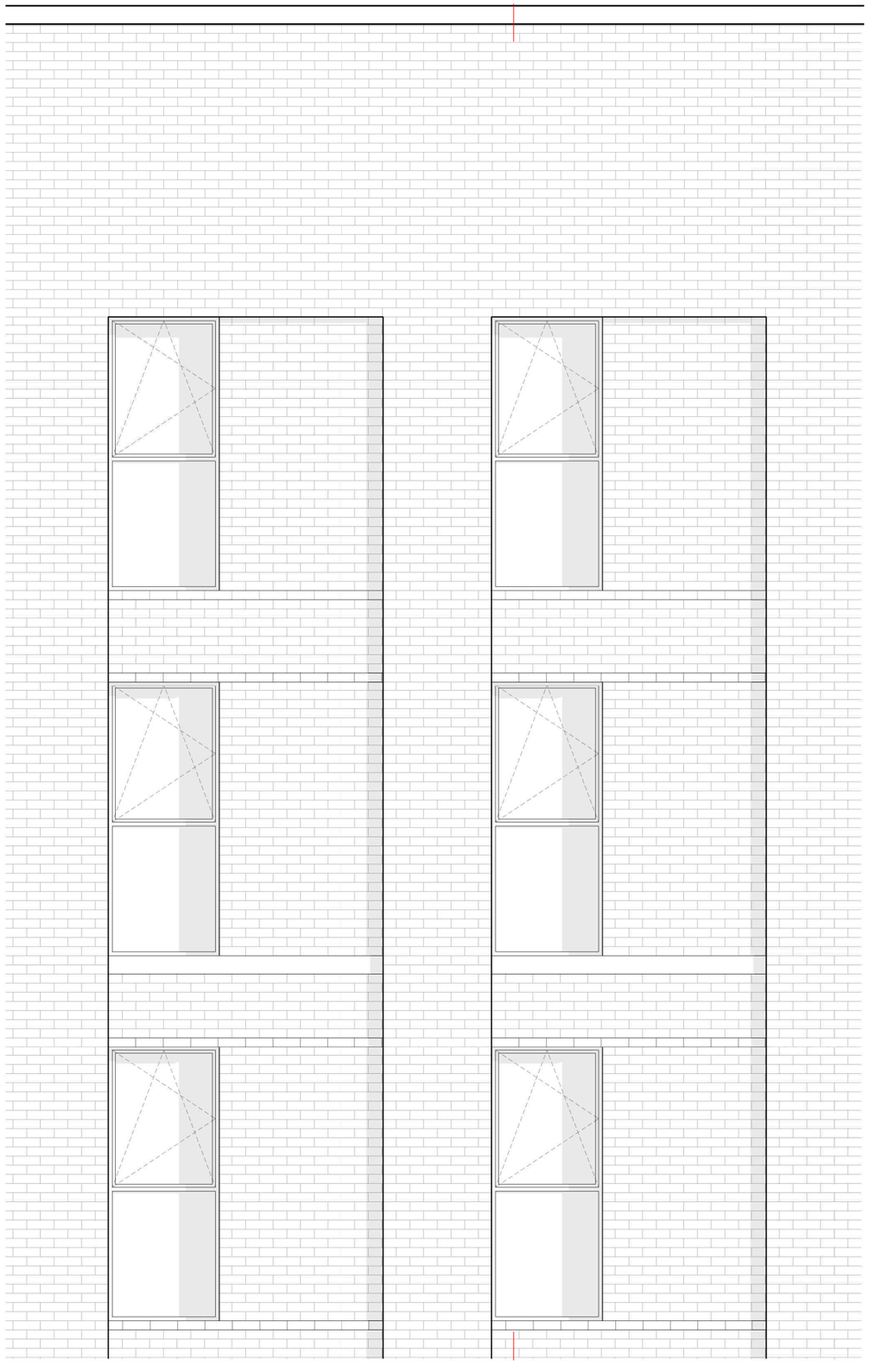


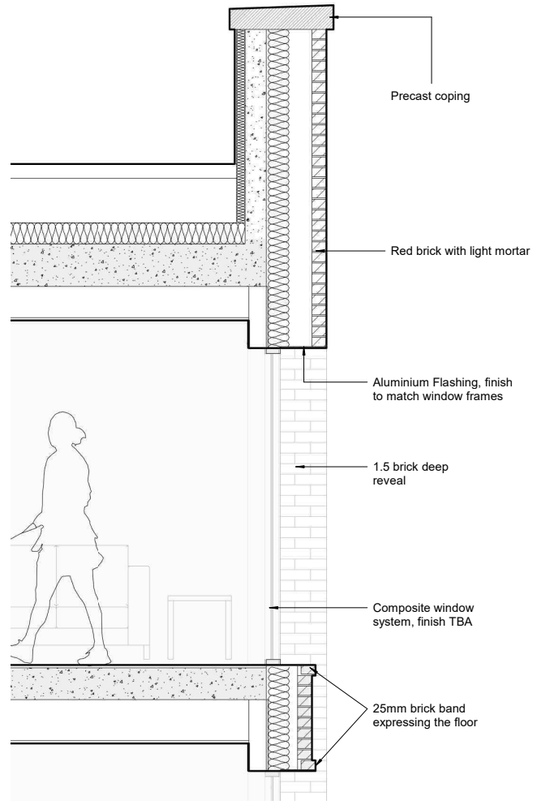
2 Bay Study - Section 02
Scale: 1 : 20

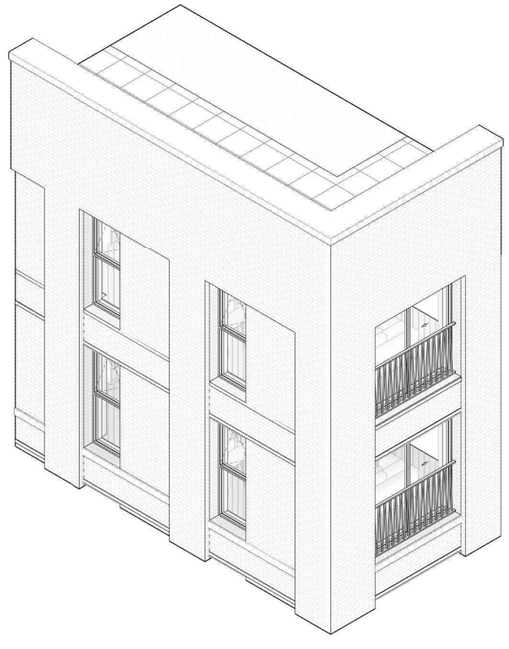


3 Bay Study Entrance - Plan
Scale: 1 : 20

7.2 Consented Building Bay Study 03





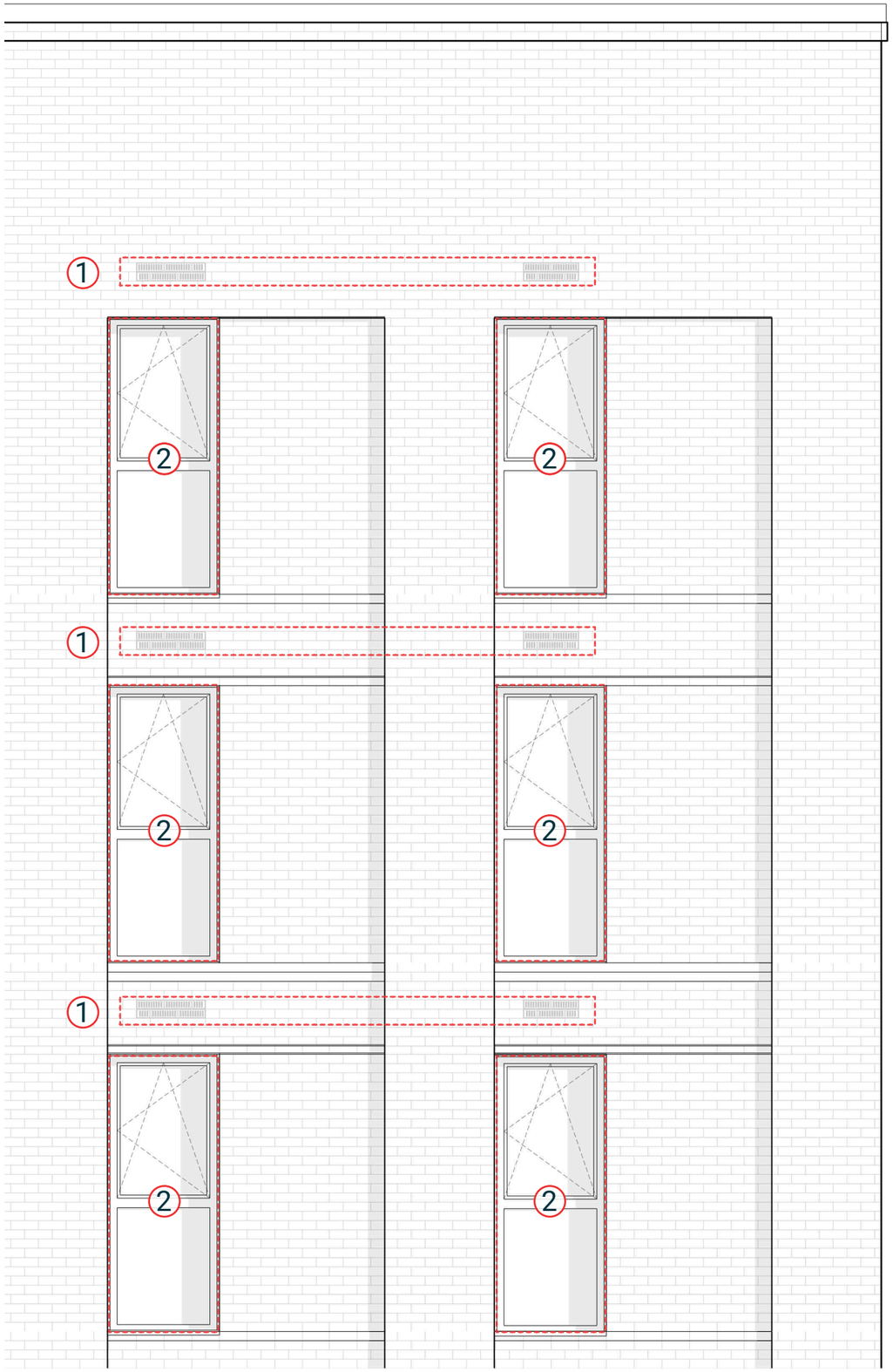


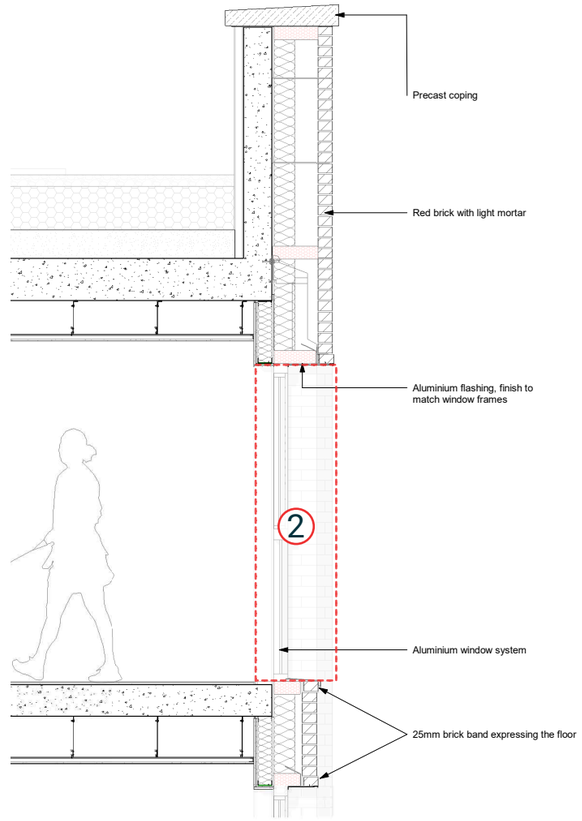
8.1 Proposed Building Bay Study 03

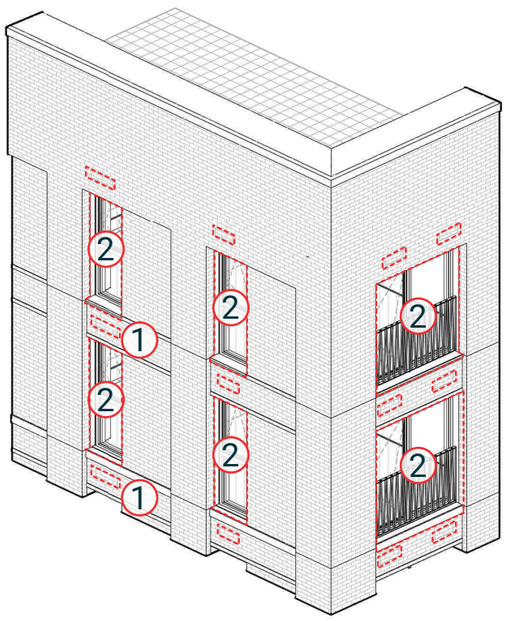
The following amendments arising from detailed design development:

1. Placement of air brick vents.

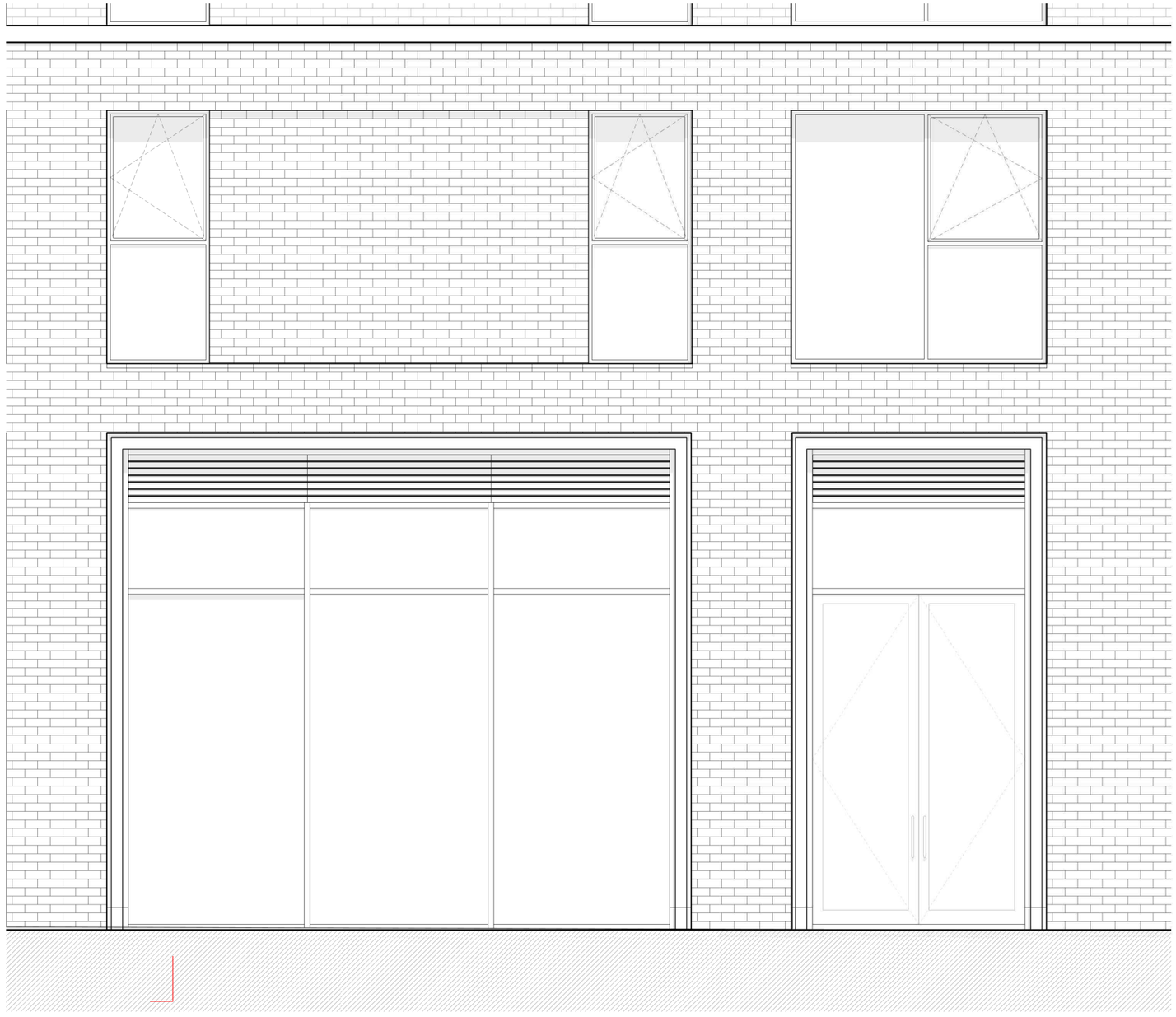
2. Aluminium window system proposed to minimise width of frames and mullions



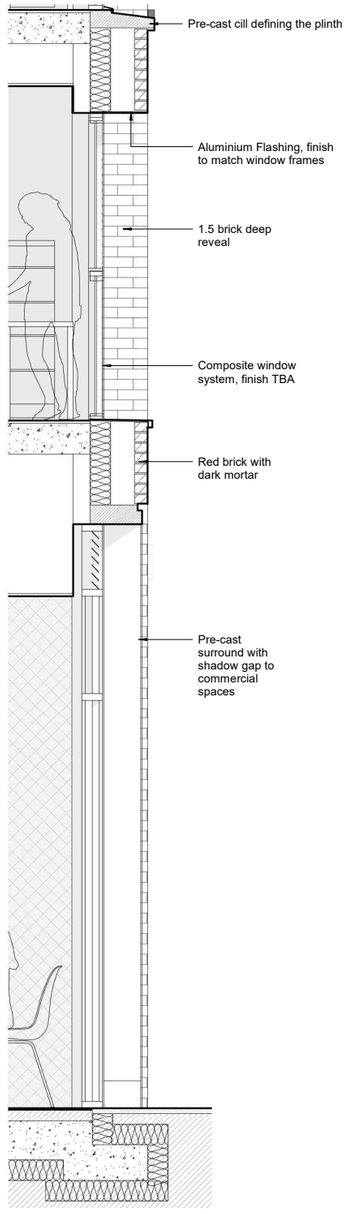




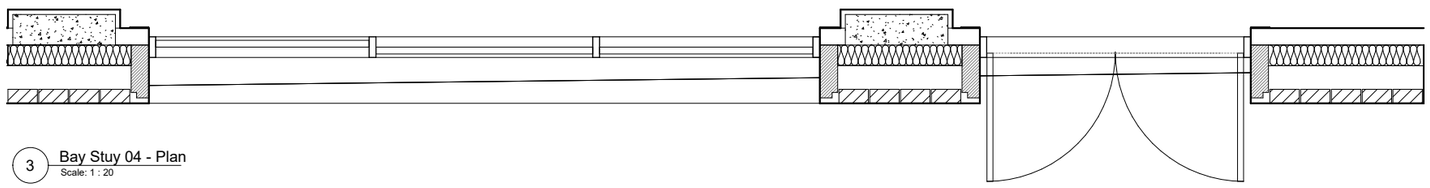
8.2 Consented Building Bay Study 04



1 Bay Study 04 - Elevation
Scale: 1 : 20



2 Bay Study 04 - Section
Scale: 1 : 20



3 Bay Stuy 04 - Plan
Scale: 1 : 20

9.1 Proposed Building Bay Study 04

The following amendments arising from detailed design development:

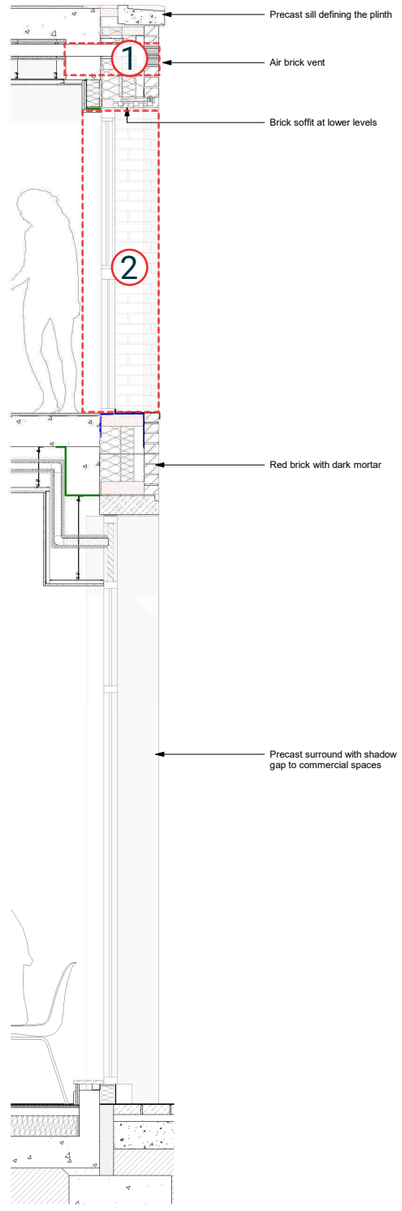
1. Placement of air brick vents.

2. Aluminium window system proposed to minimise width of frames and mullions

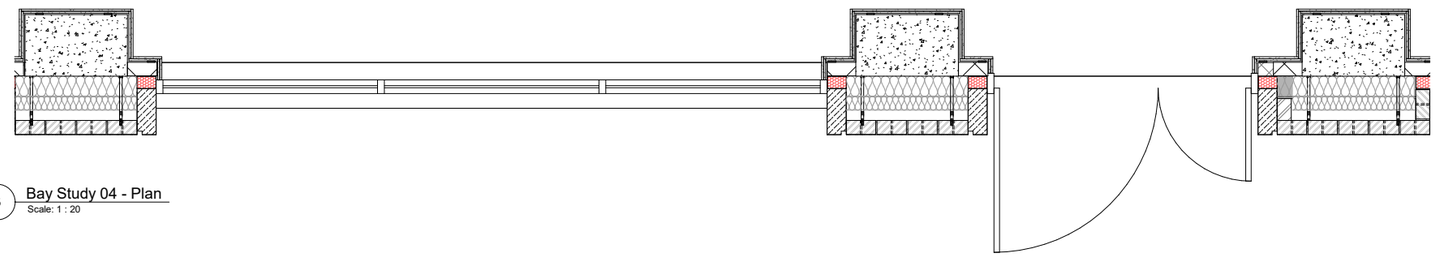
3. Updated GF door type with an offset mullion.



1 Bay Study 04 - Elevation
Scale: 1 : 20



2 Bay Study 04
Scale: 1 : 20



3 Bay Study 04 - Plan
Scale: 1 : 20

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Document control form

Project number	A3564
Project title	Former Boddingtons Brewery
Document title	Planning Amendments Summary
Client	Graham Construction Limited
Document status	P01
Date of issue	24/01/25
Prepared by	Michael Posso, Senior Architect
Checked by	Michael Posso, Senior Architect

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P01	For Information	24/01/25	MP	MP

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