

2025

Portugal Street East, The Fairfax

Design Justification Statement

Executive Summary

This brochure presents a set of proposed adaptations to the Portugal Street East development (now to be called The Fairfax) that are required to ensure technical compliance and viability.

This document is being presented to Manchester City Council Planning Department to illustrate and explain the nature and the extent of the proposed changes to seek the Council's formal approval through the necessary planning process. The proposed changes outlined within the document have previously been discussed with MCC (except for level 29) and have been developed in conjunction with the feedback received during the process.

The following presentation has been produced to set out the developed design compared to the approved planning drawings. The drawings are all labelled with reference to Schedule 1.0 which sets out the design revisions.

- The proposed amendments are:
- Adjustments to the curtain walling design for purge ventilation purposes
 - Metal banding to Block 2 increased in height for mechanical ventilation purposes
 - Amendments to the Block 3 curtain walling to omit the roof glazing
 - Approved materials (Condition 3) added to drawings as requested by MCC
 - Amendments to level 29 roof terrace and glazing design
 - Addition of hex trays to ground floor louvred screens where possible

It is important to confirm that the design team have worked to ensure continuity of design intent and guarantee the same high-quality building for the City of Manchester.

Contents

1.0	Schedule of Changes	4
2.0	Site Plans	5
3.0	Roof Plans	12
4.0	Elevations	19
5.0	Bay Studies	33

1.0 Schedule of Changes

No.	Location	Change	Reason	Approved drawing	Proposed drawing
1	Glazing and windows	Increase the size of the opening window vents and make adjustments to the setting out of curtain walling grids to centre the middle mullion within the opening. To standardise the principles of the glazing and window widths across the facades, and to maintain the design quality of the elevations, the proposal is to centralise the middle mullion to give a 50/50 split between opening window and fixed glazing light	The approved strategy for the purge ventilation for the apartments relies on the openable windows providing the required free area requirements for each room. The window sizes on the approved drawings didnt acheive the required areas. The windows have been increased to provide a larger opening area to comply with Building Regulations Part F for purge ventilation	All approved elevations and bay studies	All proposed elevations and bay studies
2	Block 2 external walls	Height of the feature charcoal metal banding to Block 2 increased in height from 300mm to 525mm from Level 3 upwards. Metal banding reveal has also decreased to 150mm in accordance with approved sample panel.	Due to the inherent design of the Block 2 elevations, the mechanical ventilation zone on the facades is halved every four stories due to the introduction of the 300mm deep charcoal band, which in turn halves the free area achieved by the ventilation and MVHR system. Due to the reduced area, it is not feasible to provide sufficient mechanical ventilation without finding additional ventilation area on the facades The charcoal band is recessed from the front face of the primary brickwork, and is in a darker grey than the brickwork The height of the charcoal band is increased to provide sufficient space to enable the mechanical ventilation route to be included within the metal banding, and allow for the intake / extract vents to be located to the underside of the banding	20-0201 REV F 20-0202 REV F 20-0205 REV E 20-0206 REV E 20-0304 REV E 20-0305 REV E 20-0307 REV E	20-0201 REV G 20-0202 REV G 20-0205 REV F 20-0206 REV F 20-0304 REV F 20-0305 REV F 20-0307 REV F
3	Block 3 glazing	Glazing design rationalised and roof glazing omitted	The approved design would require unsightly structure due to its size and technical limiations of the system proposed. To avoid this, the proposal is to rationalise the design and omit the roof glazing. The glazing will be to the elevation only - this is to be capless curtain walling (to both vertical and horizontal joints), with a small glazed spandrel to the top of the glazing (colour to match the approved materials agreed under Condition 3, and a natural anodised parapet capping	20-0102 REV F 20-0103 REV E 20-0104 REV F 20-0105 REV F 20-0106 REV F 20-0109 REV F 20-0110 REV F 20-0111 REV F 20-0114 REV E 20-0115 REV E 20-0201 REV F 20-0202 REV F 20-0204 REV E 20-0206 REV E	20-0201 REV G 20-0202 REV G 20-0204 REV F 20-0206 REV F
4	Levels 01 and 02	Micro louvres changed to hex trays	The approved design at levels 01 and 02 had full height micro louvres in front of full height inward opening vents. To ensure a consistent appearance across the façade, the micro louvres have been swapped to full height hex trays to match the design on level 03 upwards	20-0201 REV F 20-0202 REV F 20-0203 REV E 20-0204 REV E 20-0205 REV E 20-0206 REV E 20-0302 REV E 20-0306 REV E	20-0201 REV G 20-0202 REV G 20-0203 REV F 20-0204 REV F 20-0205 REV F 20-0206 REV F 20-0302 REV F 20-0306 REV F
5	All external walls	Approved materials	Drawings updated to include reference to the approved materials agreed under Condition 3	All approved elevations and bay studies	All proposed elevations and bay studies
6	Block 01 substation screen	External appearance	Substation screen required to be PPC steel curtain walling with external door and louvres due to requirements of DNO. Colour to be RAL 7035	20-0203 REV E	20-0204 REV F
7	Block 02 generator screen	External appearance	Generator screen required to be anodised curtain walling with external door and louvres due to requirements of generator provider. Colour to be 100A natural anodised as approved agreed Condition 3	20-0205 REV E	20-0205 REV F
8	Block 02 car park roller shutter	External appearance	Car par roller shutter required to be PPC and cannot be anodised due to requirement for the screen to be perforated to suit the ventilation strategy. Colour to be RAL 7035	20-0205 REV E	20-0205 REV F
9	Block 01 Level 29 amenity space	Size of roof terrace increased to provide additional external amenity and design of external elevations finalised	The roof terrace has been increased in size by 150m2 to maximise the external amenity provision and provide panoramic access, whilst ensuring a sufficient secure external maintenance area is retained for maintenance access and operation purposes	20-0103 REV E 20-0107 REV F 20-0108 REV F	20-0103 REV F 20-0107 REV G 20-0108 REV G 20-0515 REV A
10	Block 01 and 02 emergency egress escape doors and screens	Amendments to external elevations (approved under NMA application reference 138154/NMC/2023)	To amend the approved elevations to reflect the changes agreed under NMA application reference 138154/NMC/2023	20-0203 REV E 20-0205 REV E	20-0203 REV F 20-0205 REV F
11	Block 01 additional door	External door added in place of fixed glazed unit. Size of opening remains as per approved design	Internal arrangement has changed to provide a residents only use dog grooming facility. External door added to provide external access for residents to the residents to avoid having to access via the main entrance and circulation route	20-0203 REV E	20-0203 REV F
12	Ground floor hex trays	Louvres changed to hex trays	As requested by MCC, where technically possible the micro louvres to the ground floor have been replaced with hex trays to match the upper floors. Colour to be 100A natural anodised as approved agreed Condition 3 As per points 6, 7, 8 and 13, and email correspondence dated 23.01.25, it is not possible to have the hex tray to the substation, generator, car park or bin store screens	20-0201 REV F 20-0202 REV F 20-0203 REV E 20-0204 REV E 20-0205 REV E 20-0206 REV E 20-0302 REV E 20-0306 REV E	20-0201 REV G 20-0202 REV G 20-0203 REV F 20-0204 REV F 20-0205 REV F 20-0206 REV F 20-0302 REV F 20-0306 REV F
13	Block 01 and 02 bin store screens	External appearance	Bin store screens to be anodised curtain walling with louvres. Colour to be 100A natural anodised as approved agreed Condition 3	20-0201 REV F 20-0202 REV F 20-0203 REV E 20-0204 REV E 20-0205 REV E 20-0206 REV E 20-0302 REV E 20-0306 REV E	20-0201 REV G 20-0202 REV G 20-0203 REV F 20-0204 REV F 20-0205 REV F 20-0206 REV F 20-0302 REV F 20-0306 REV F

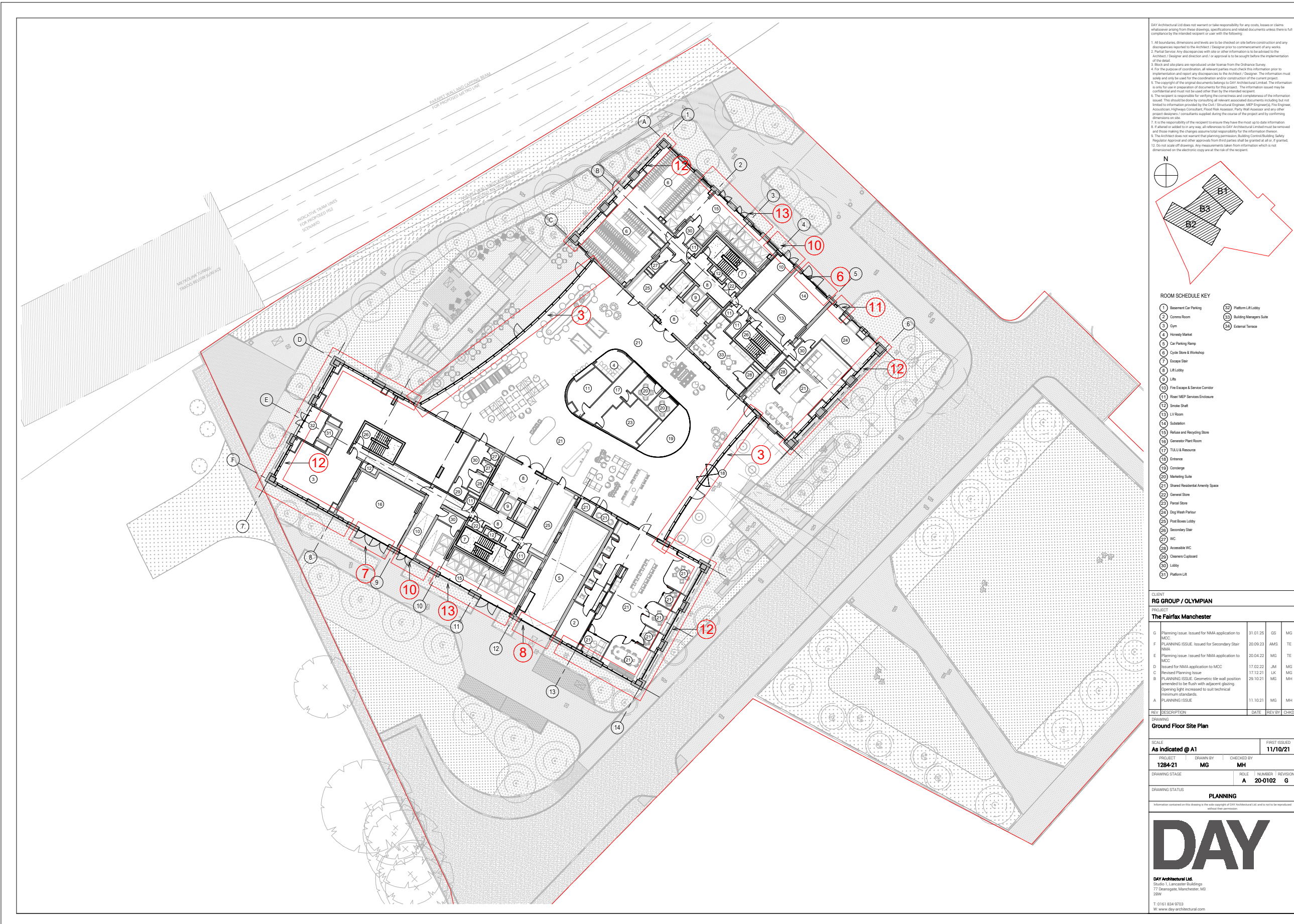
2.0 Site Plans

Site, Ground Floor Plan - Approved Design

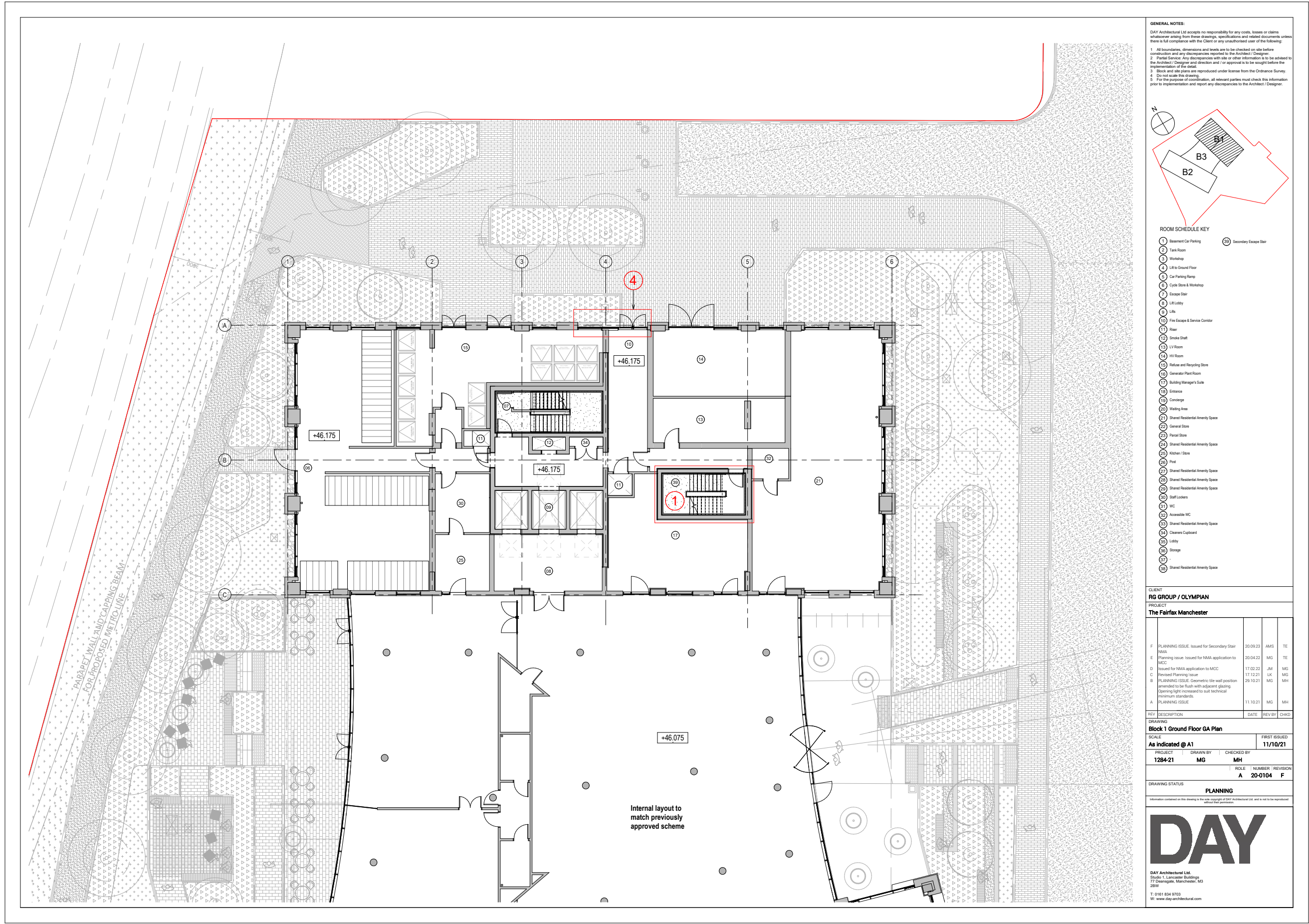


Note:
Red keynotes on approved drawings are not relevant to schedule of changes listed in this application.

Site, Ground Floor Plan - Proposed Design

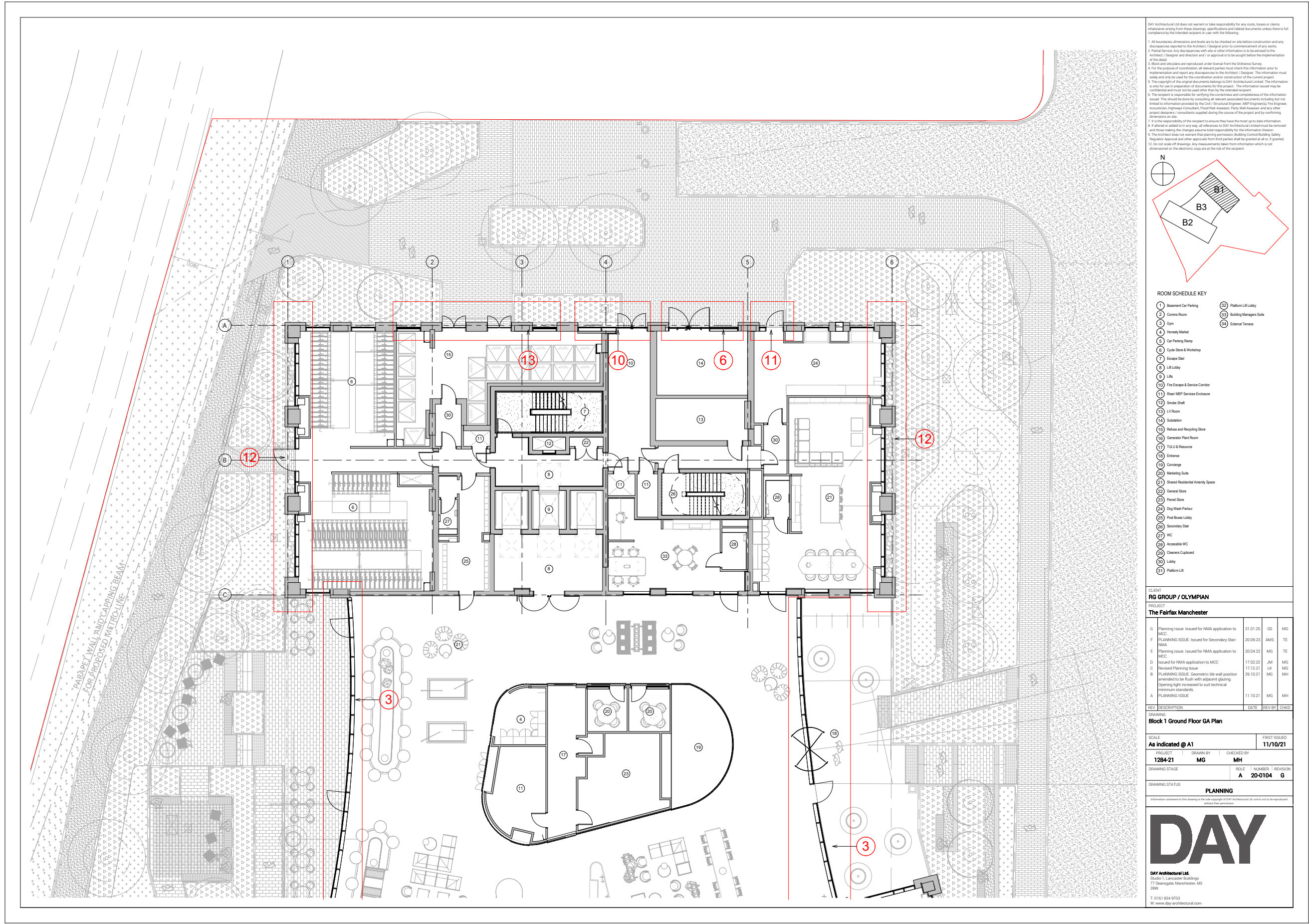


Block 1, Ground Floor Plan - Approved Design

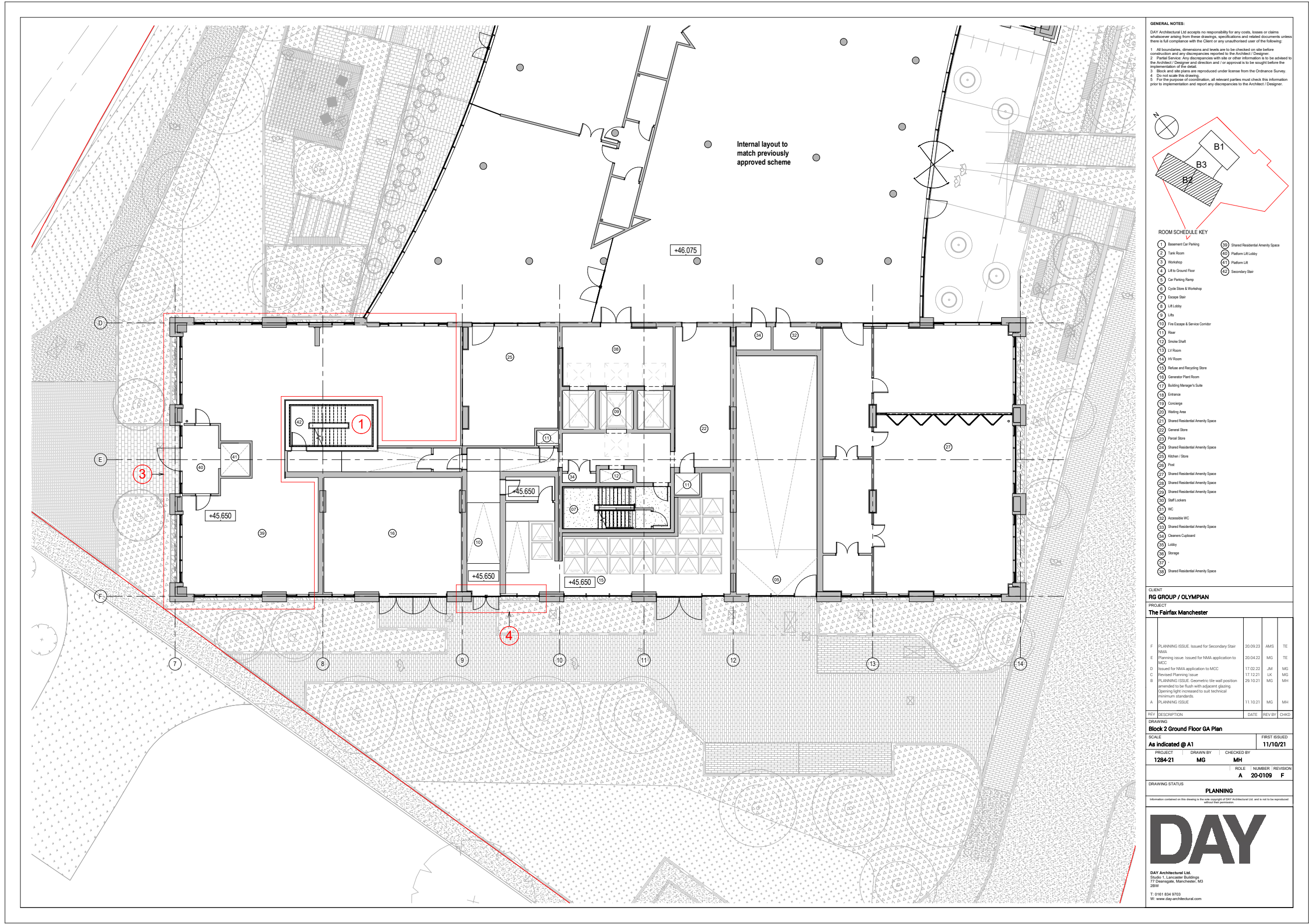


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Block 1, Ground Floor Plan - Proposed Design

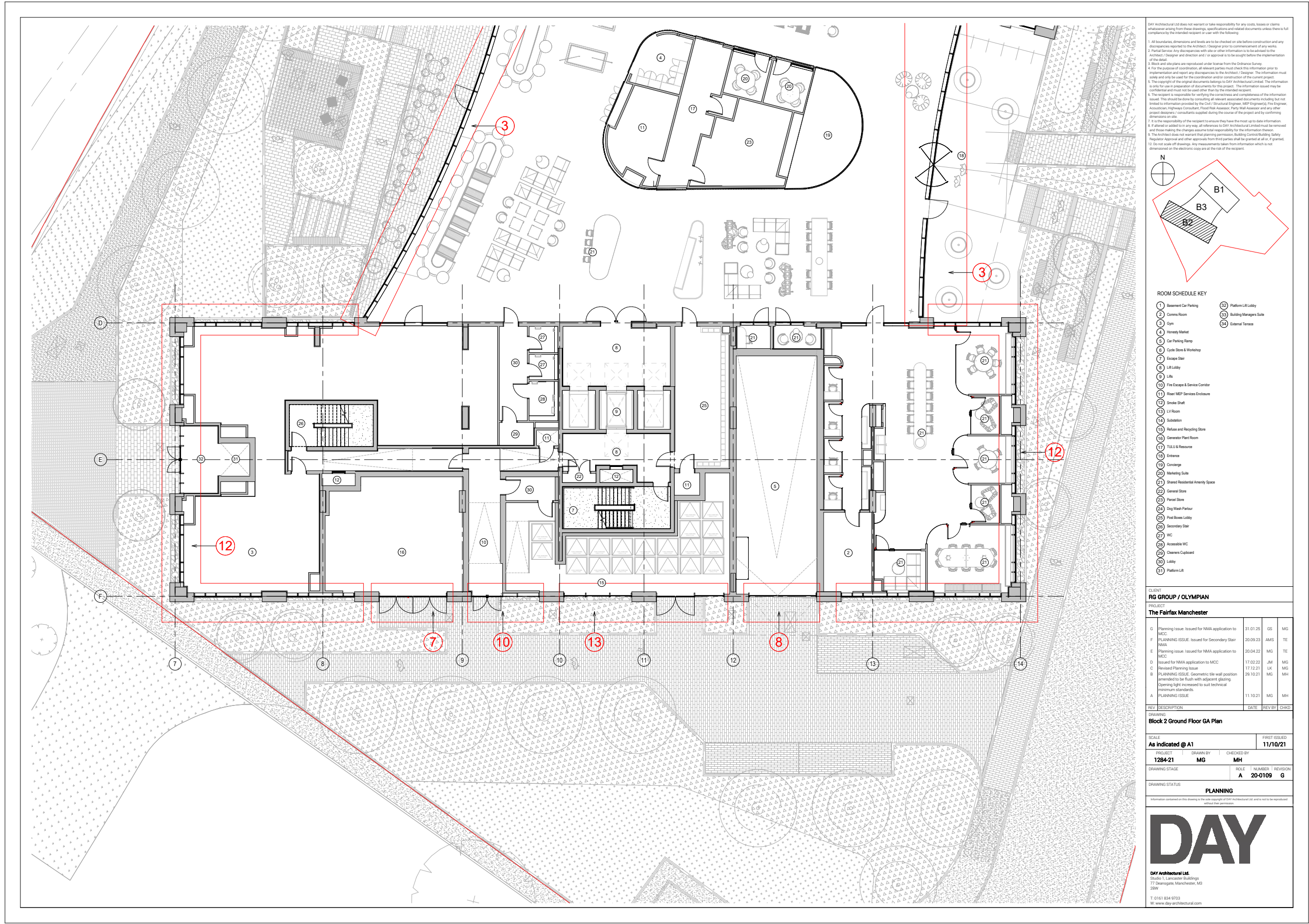


Block 2, Ground Floor Plan - Approved Design



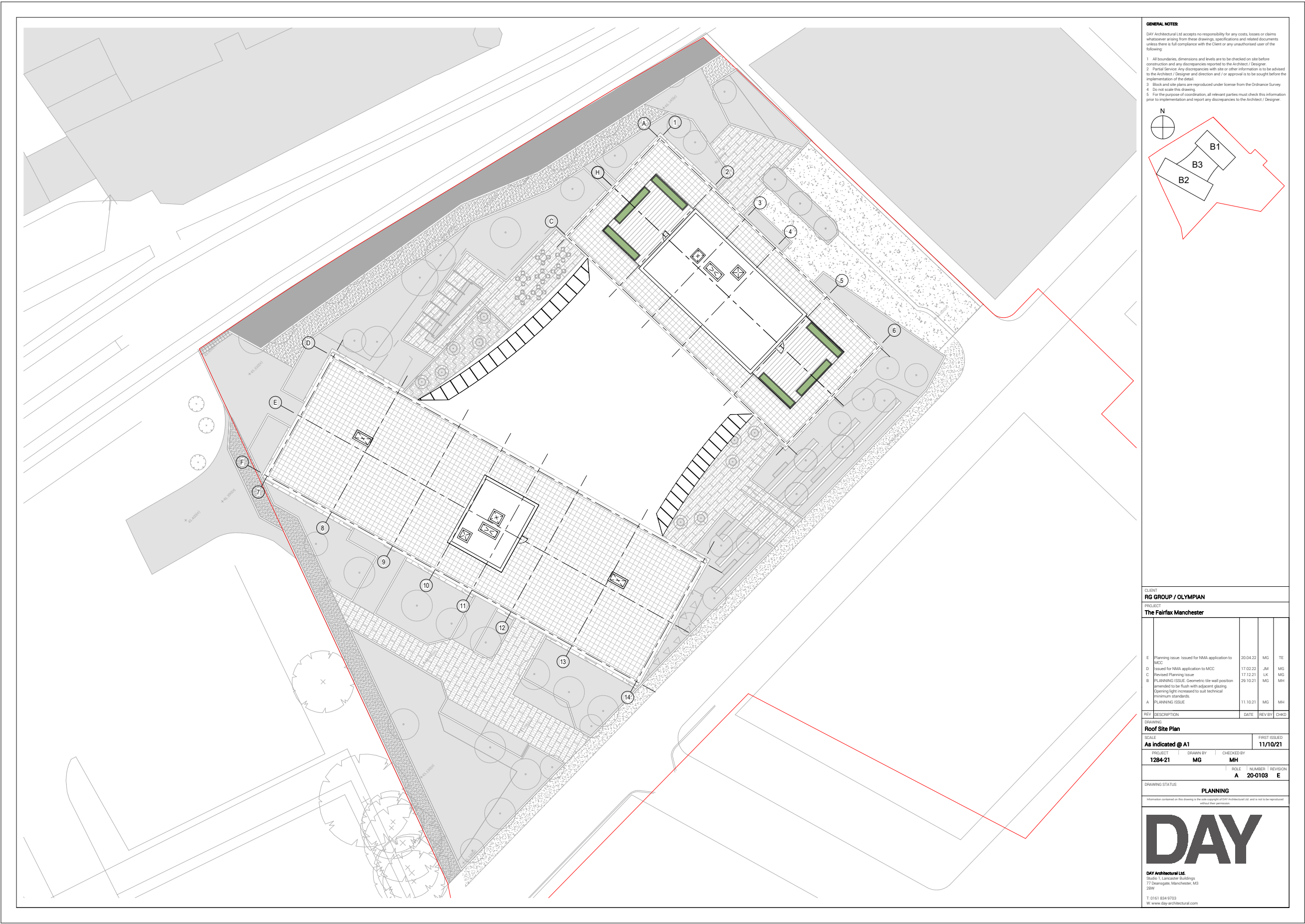
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Block 2, Ground Floor Plan - Proposed Design



3.0 Roof Plans

Site, Roof Level Plan - Approved Design

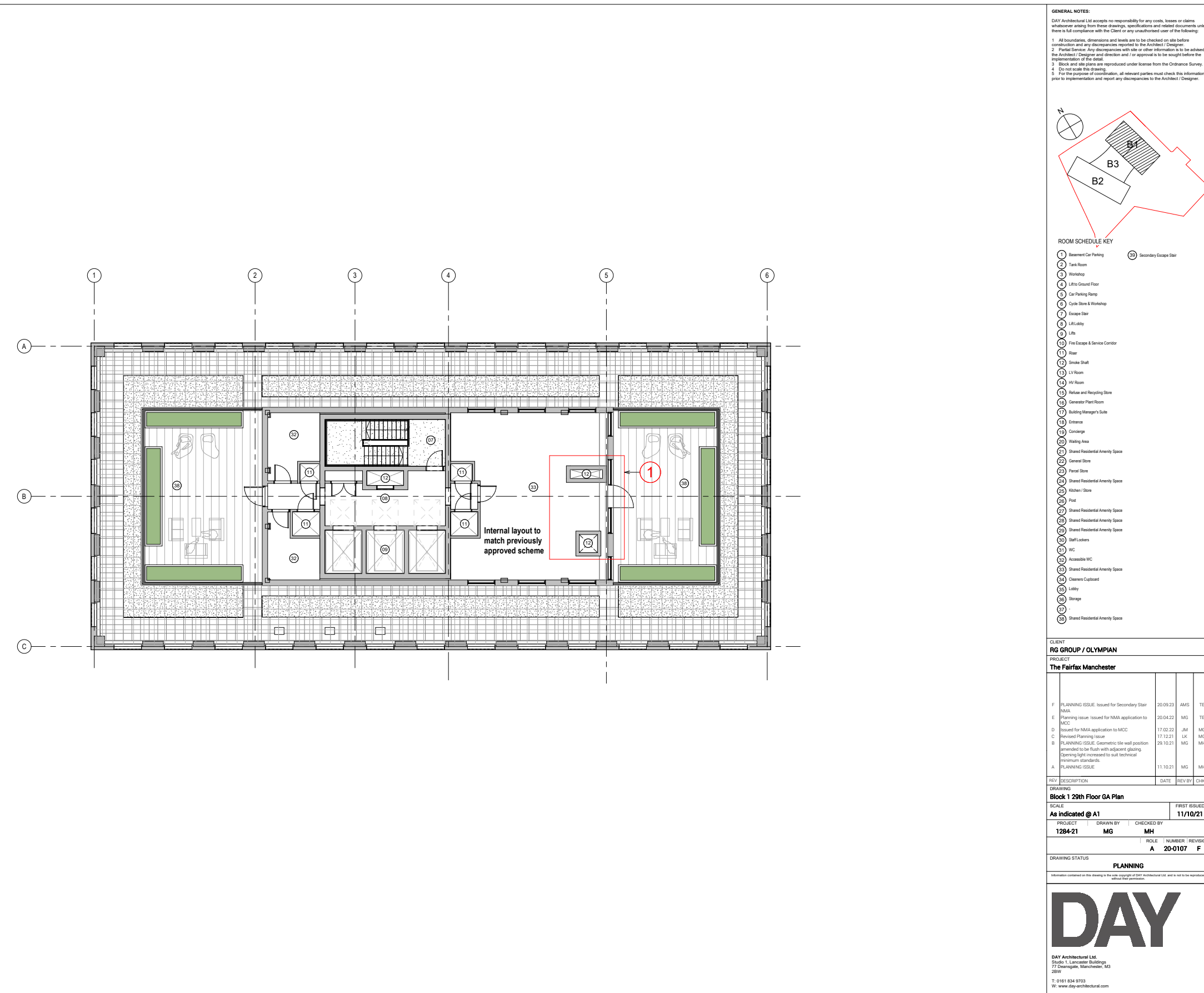


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Site, Roof Level Plan - Proposed Design

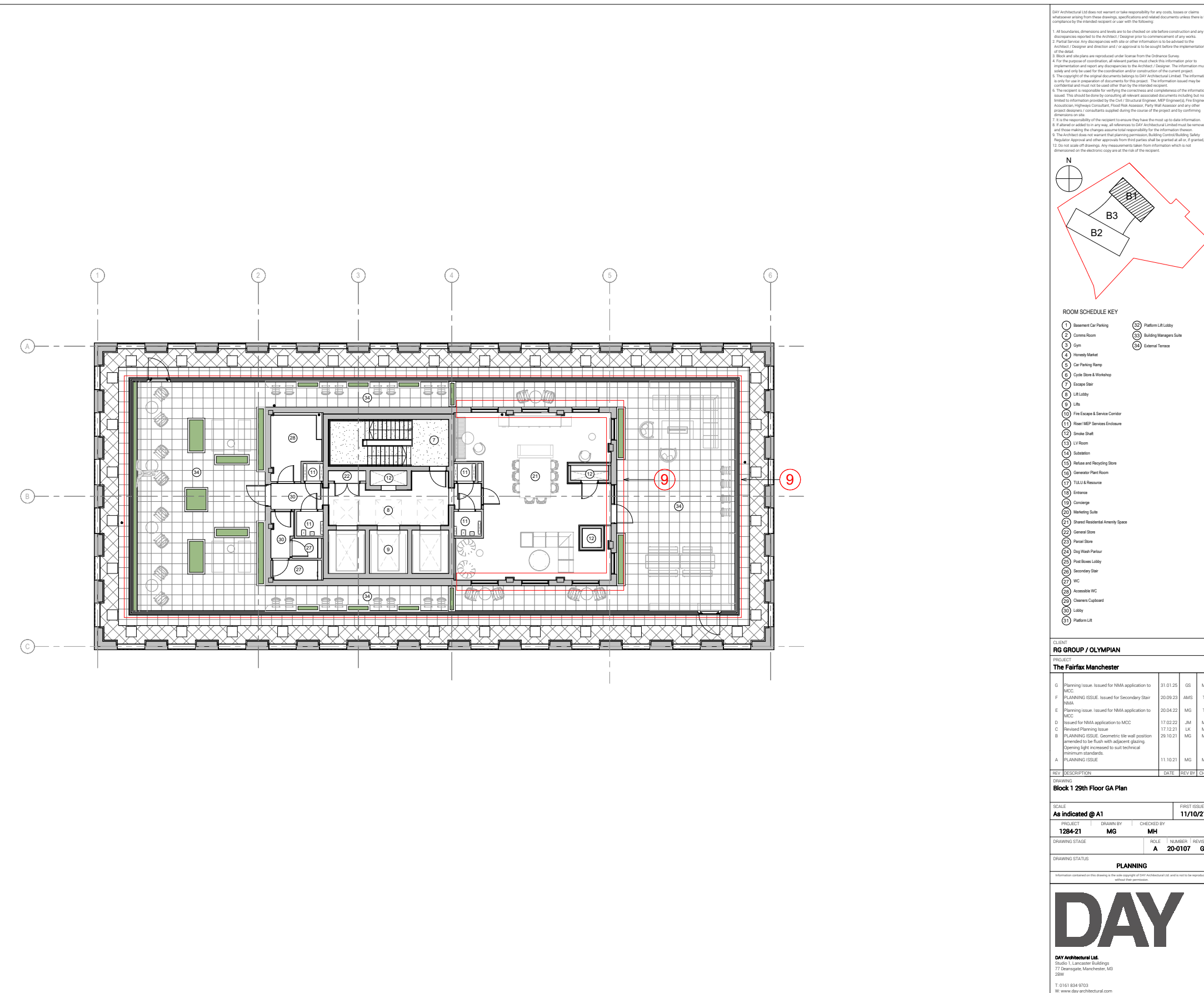


Block 1, 29th Floor Plan - Approved Design

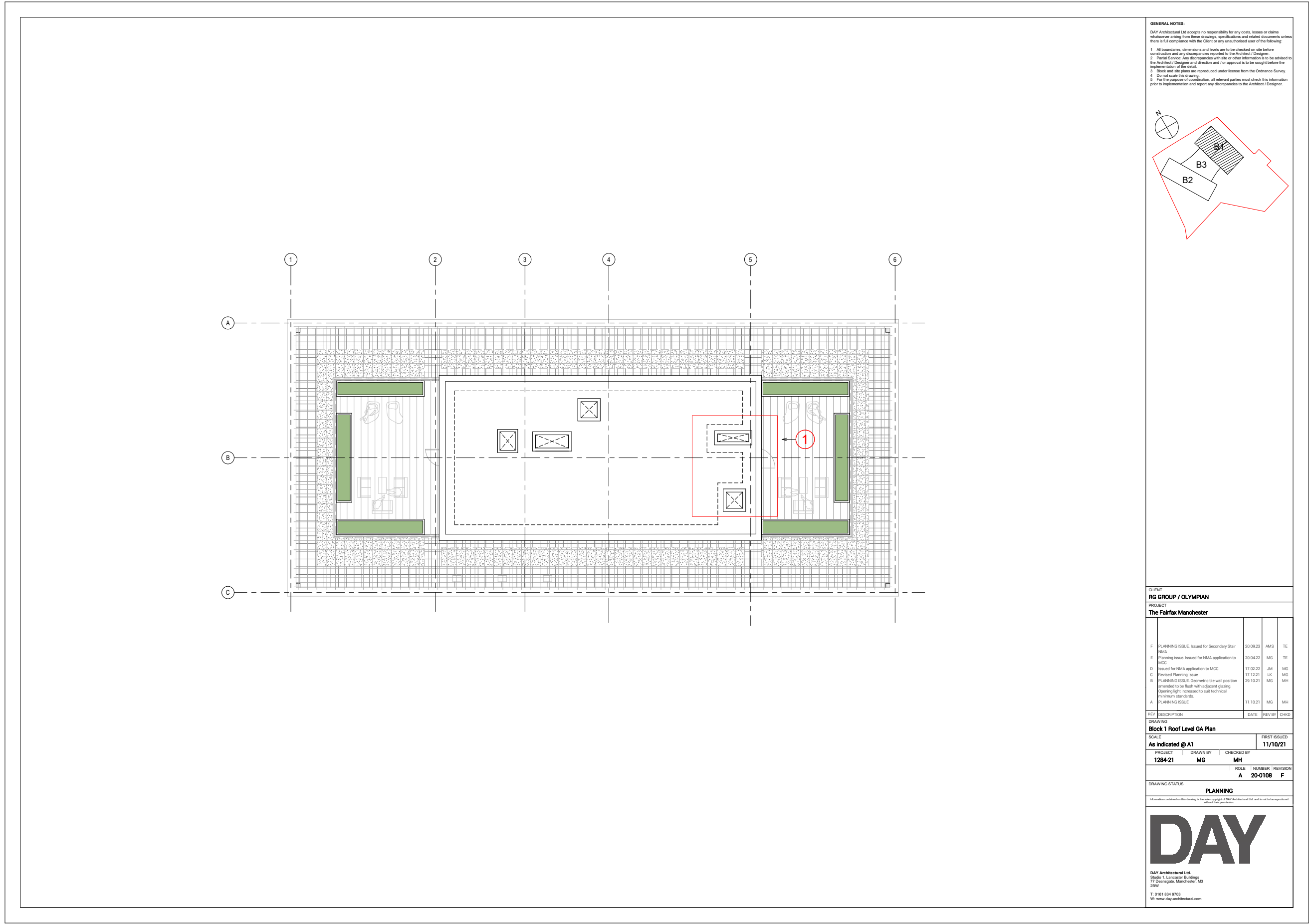


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Block 1, 29th Floor Plan - Proposed Design

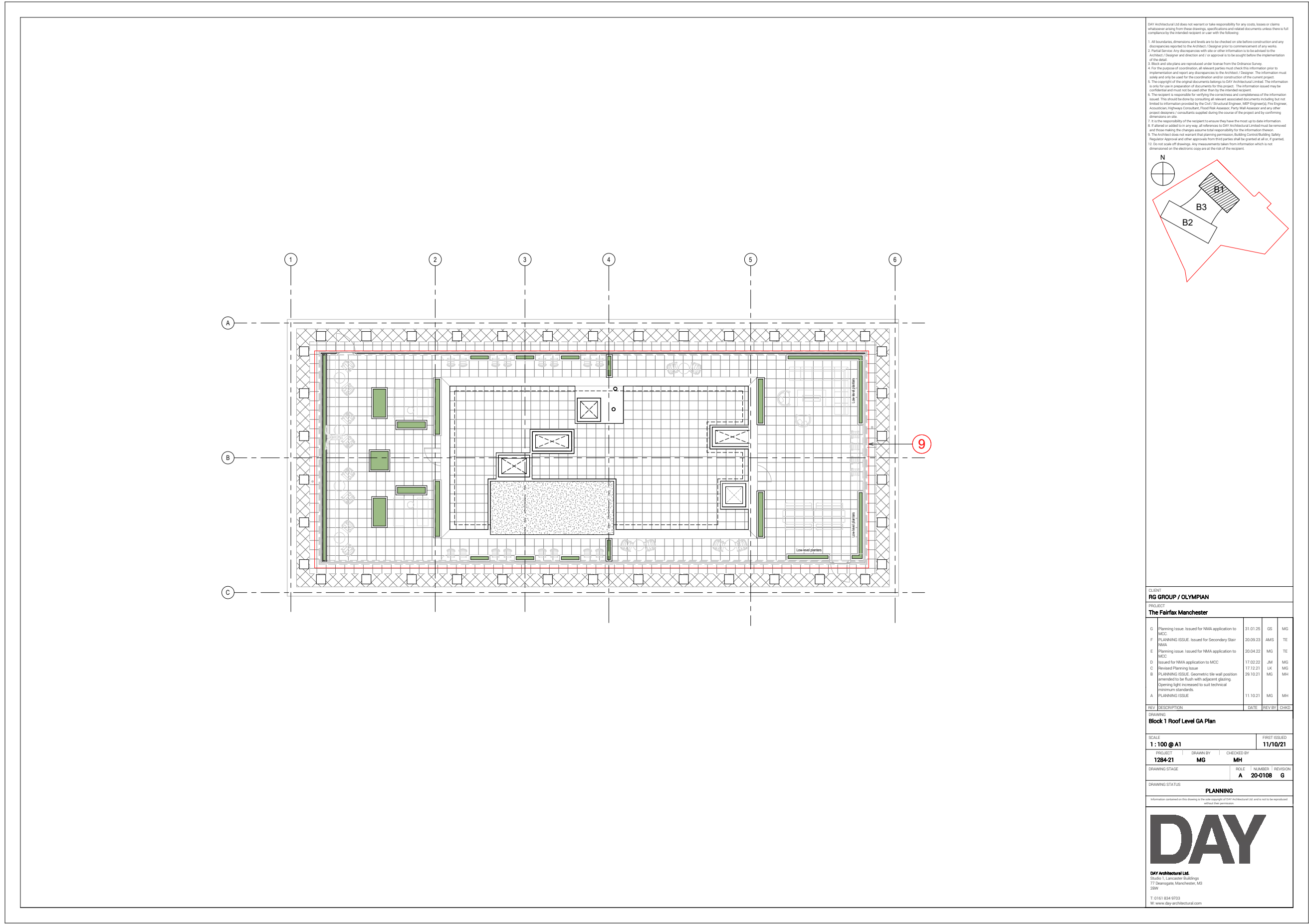


Block 1, Roof Level Plan - Approved Design



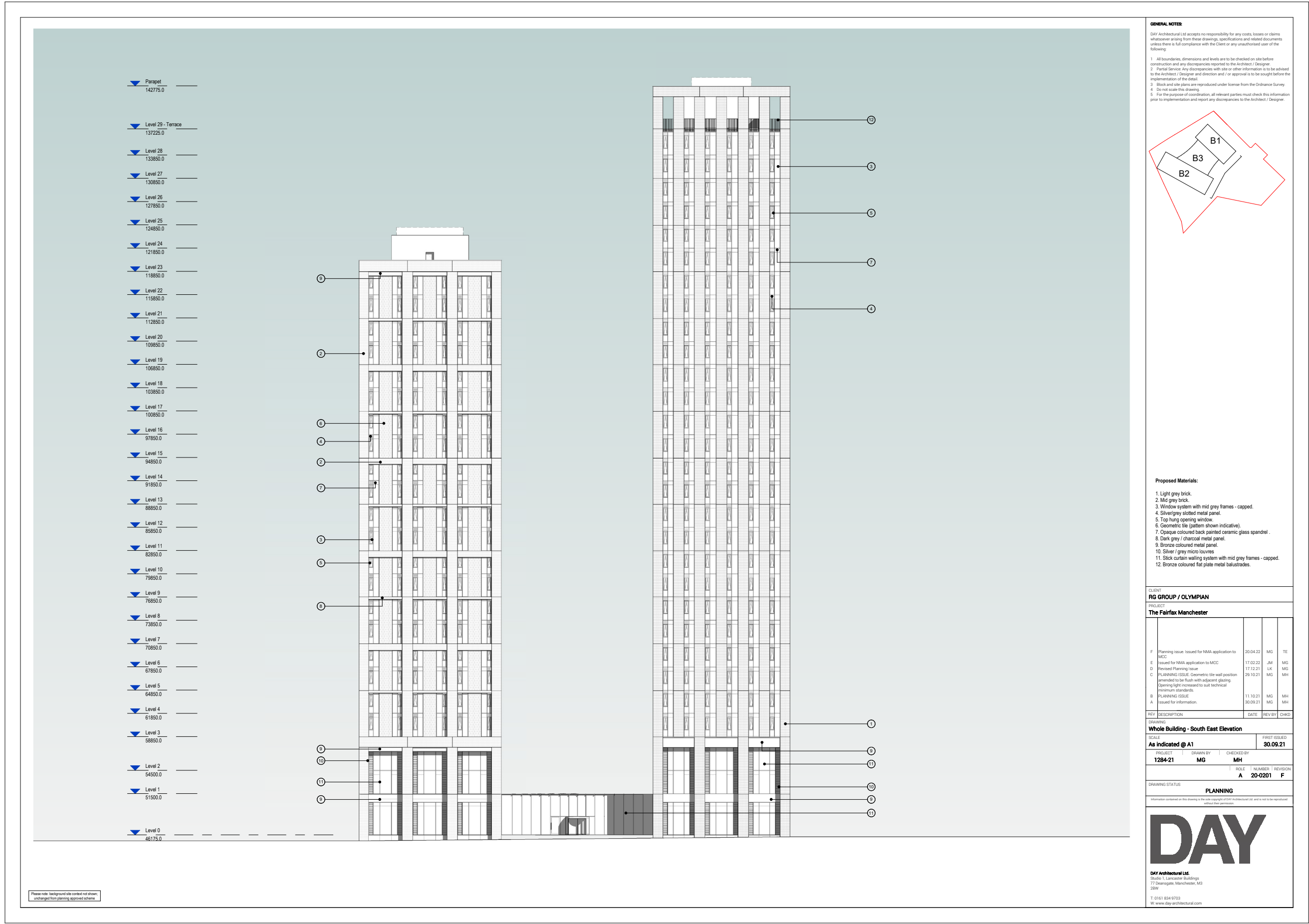
Note:
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Block 1, Roof Level Plan - Proposed Design



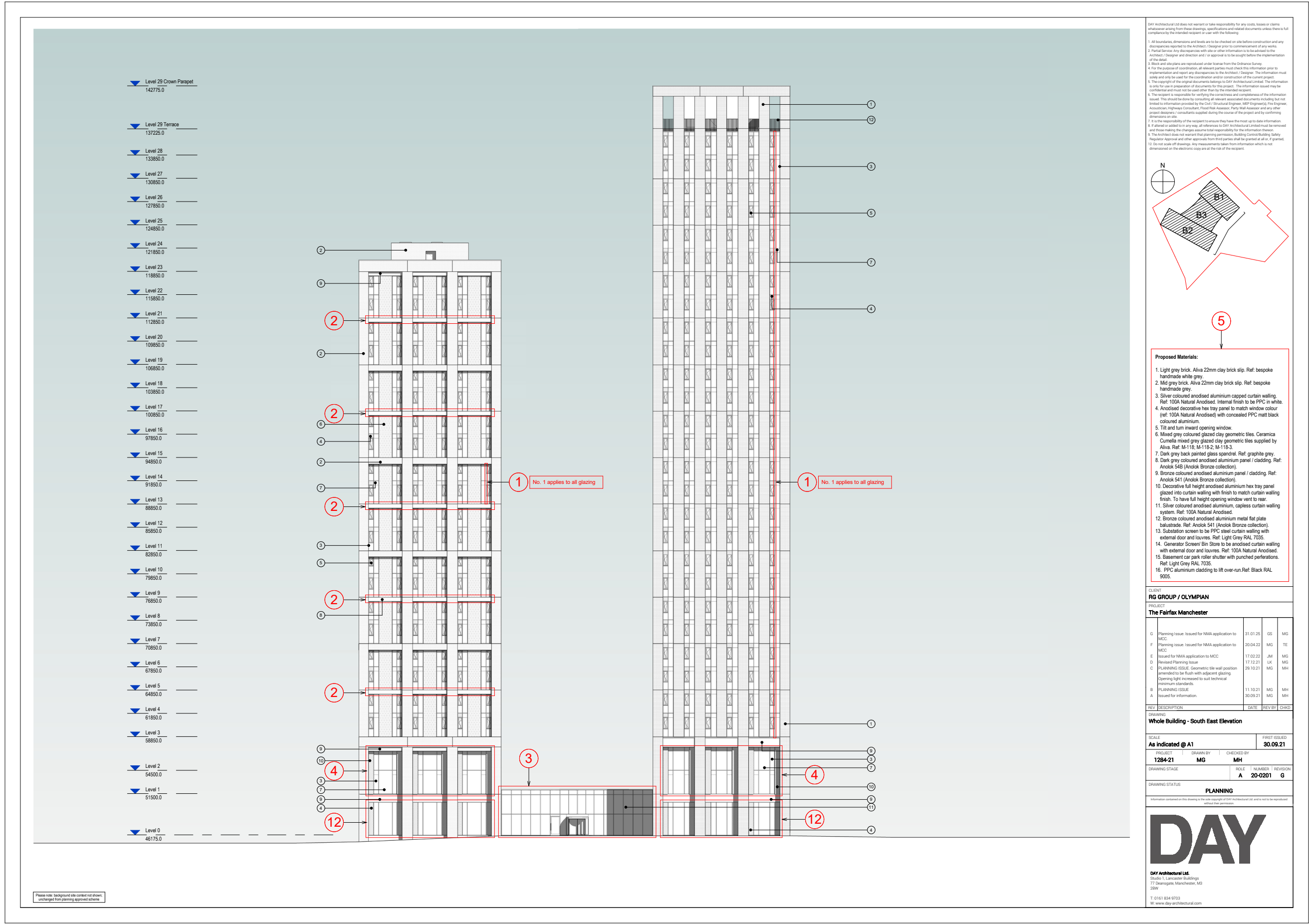
4.0 Elevations

Whole Building, South East Elevation - Approved Design

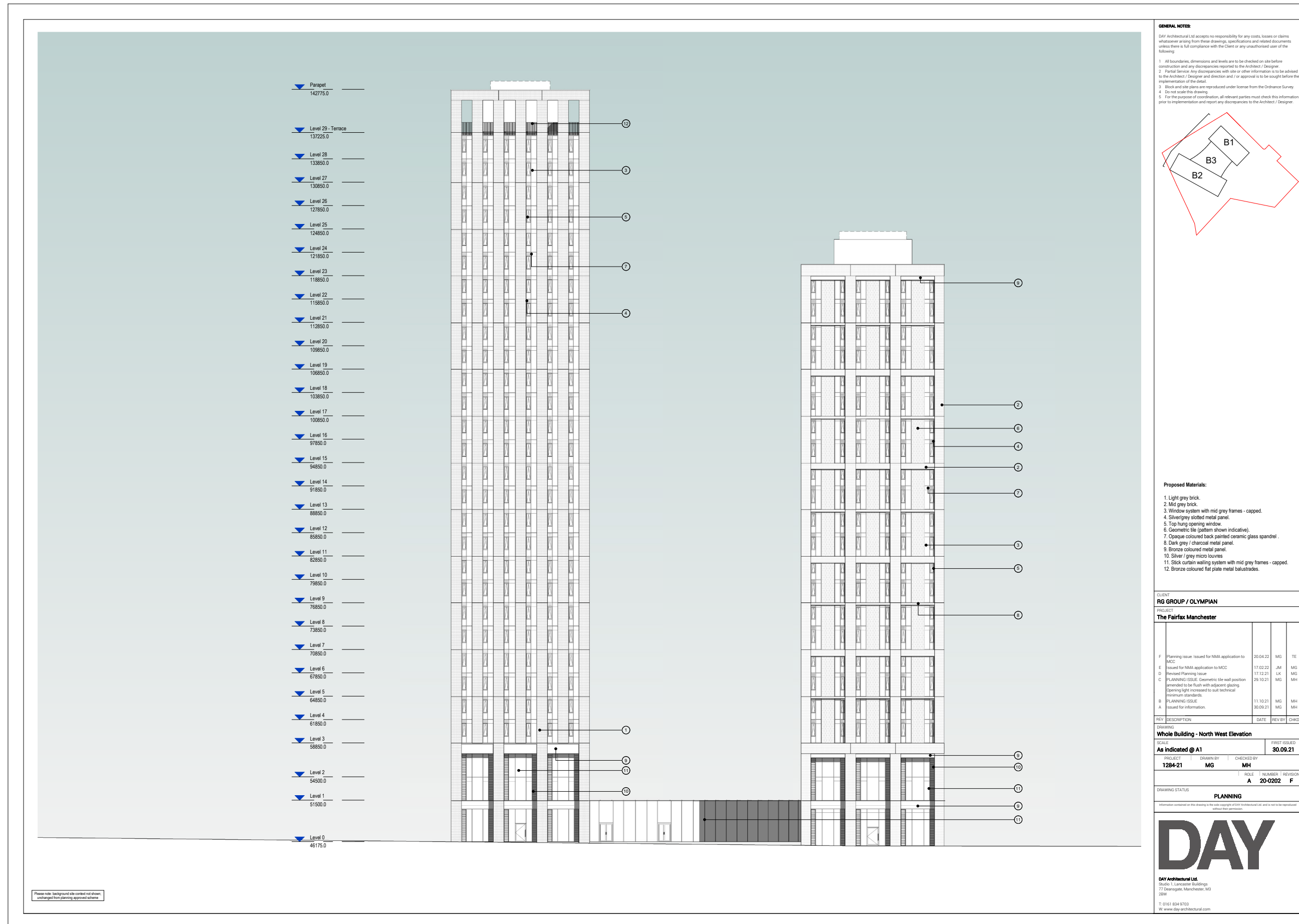


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Whole Building, South East Elevation - Proposed Design

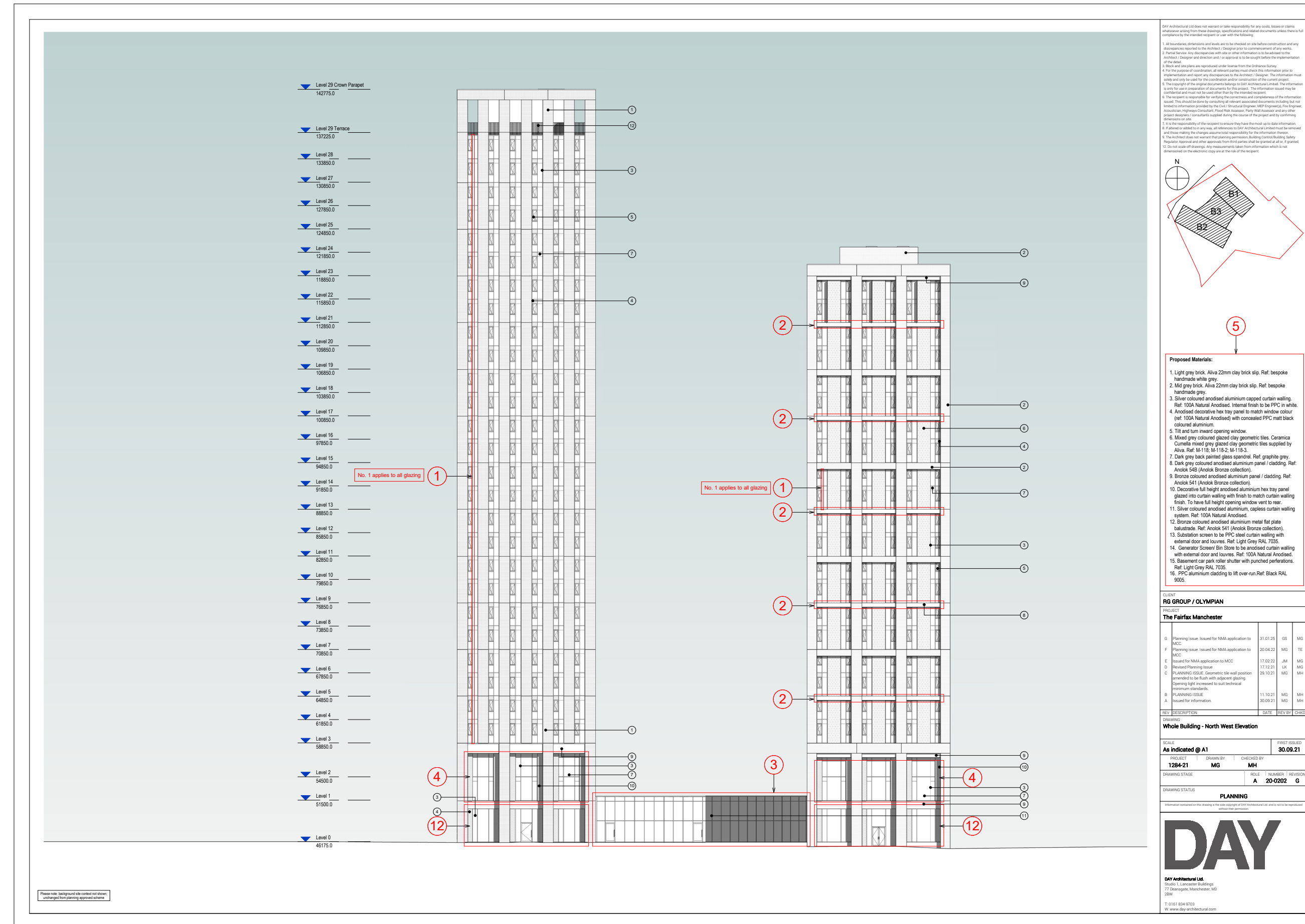


Whole Building, North West Elevation - Approved Design

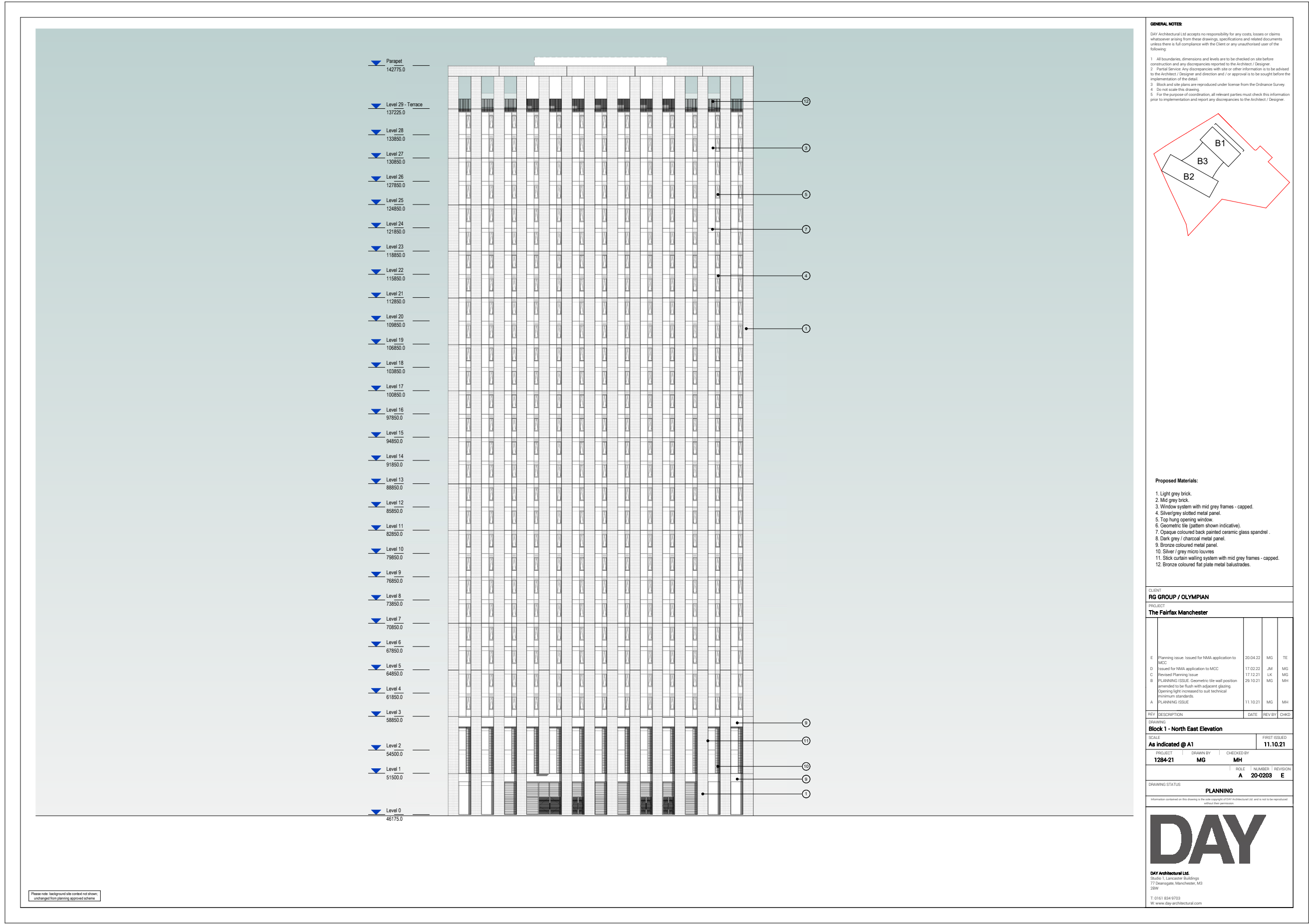


Note:
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Whole Building, North West Elevation - Proposed Design

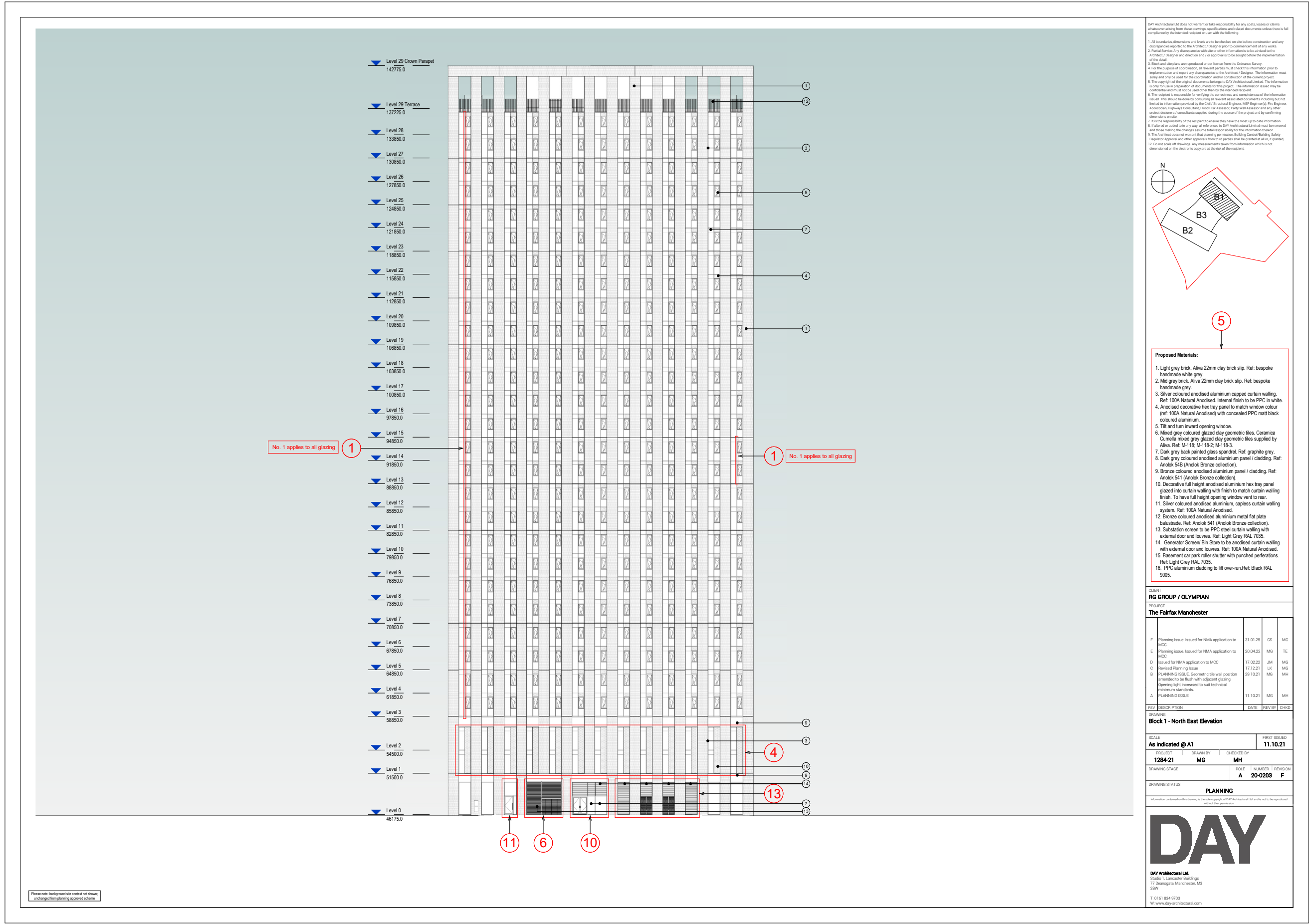


Block 1, North East Elevation - Approved Design

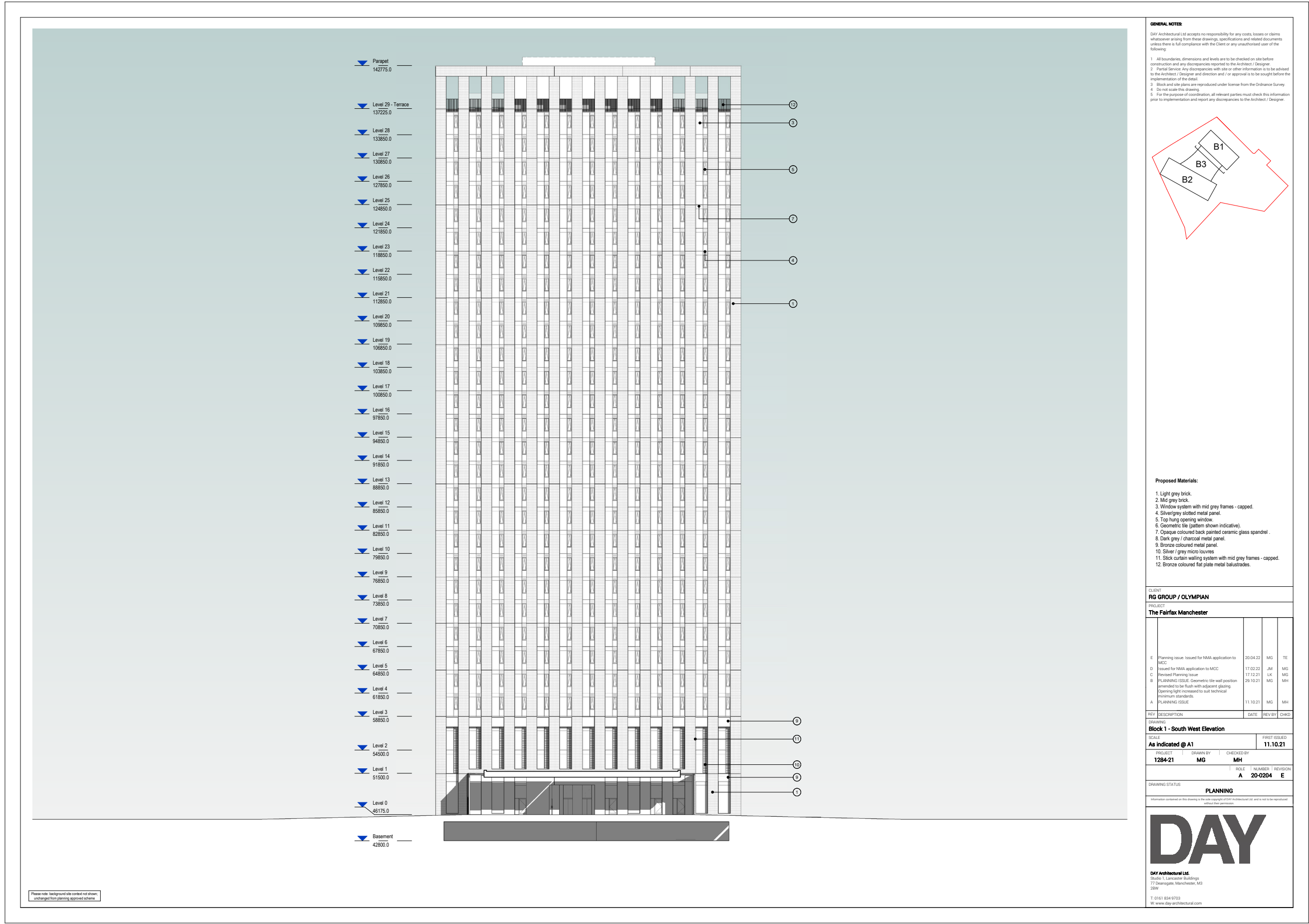


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Block 1, North East Elevation - Proposed Design

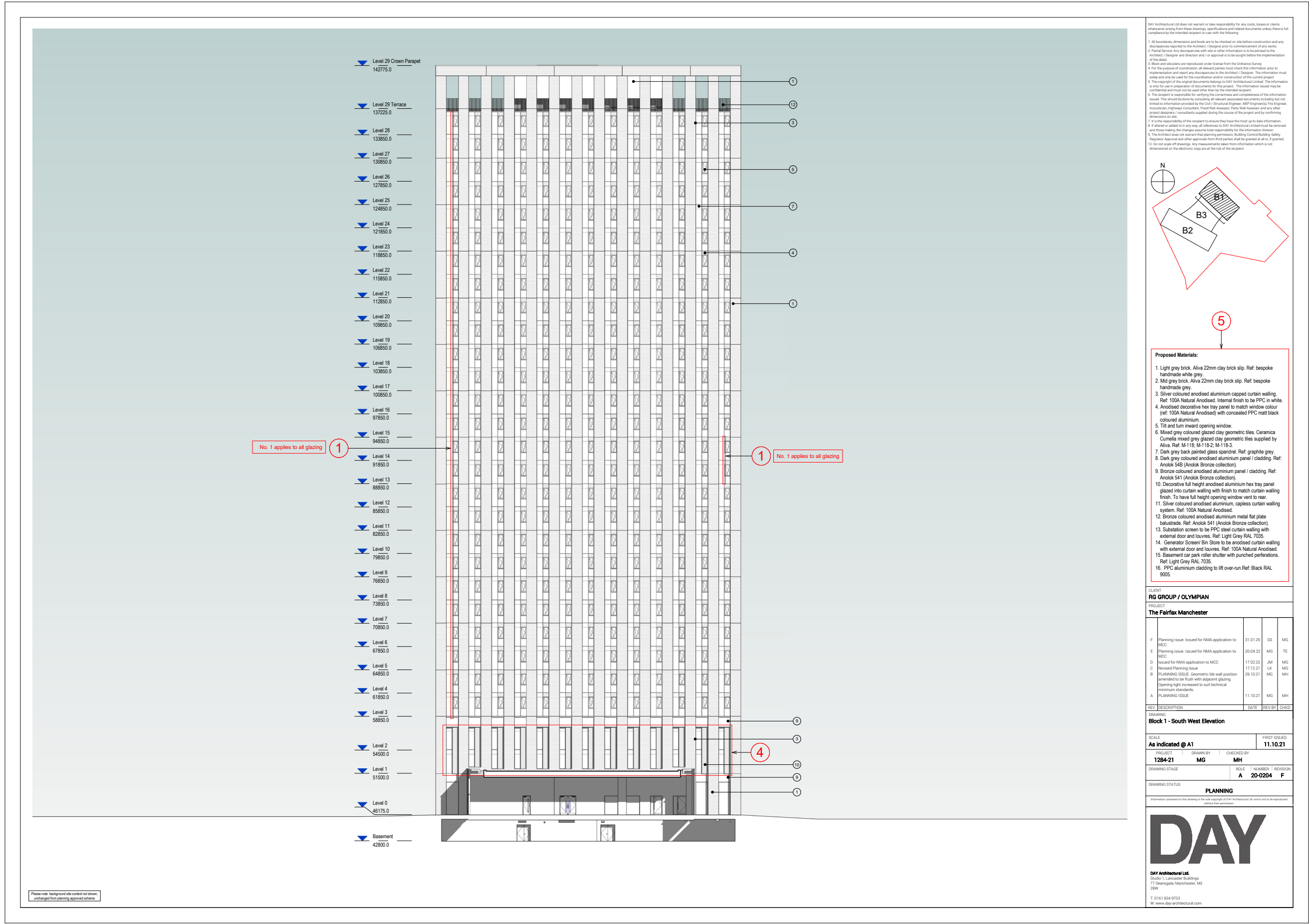


Block 1, South West Elevation - Approved Design

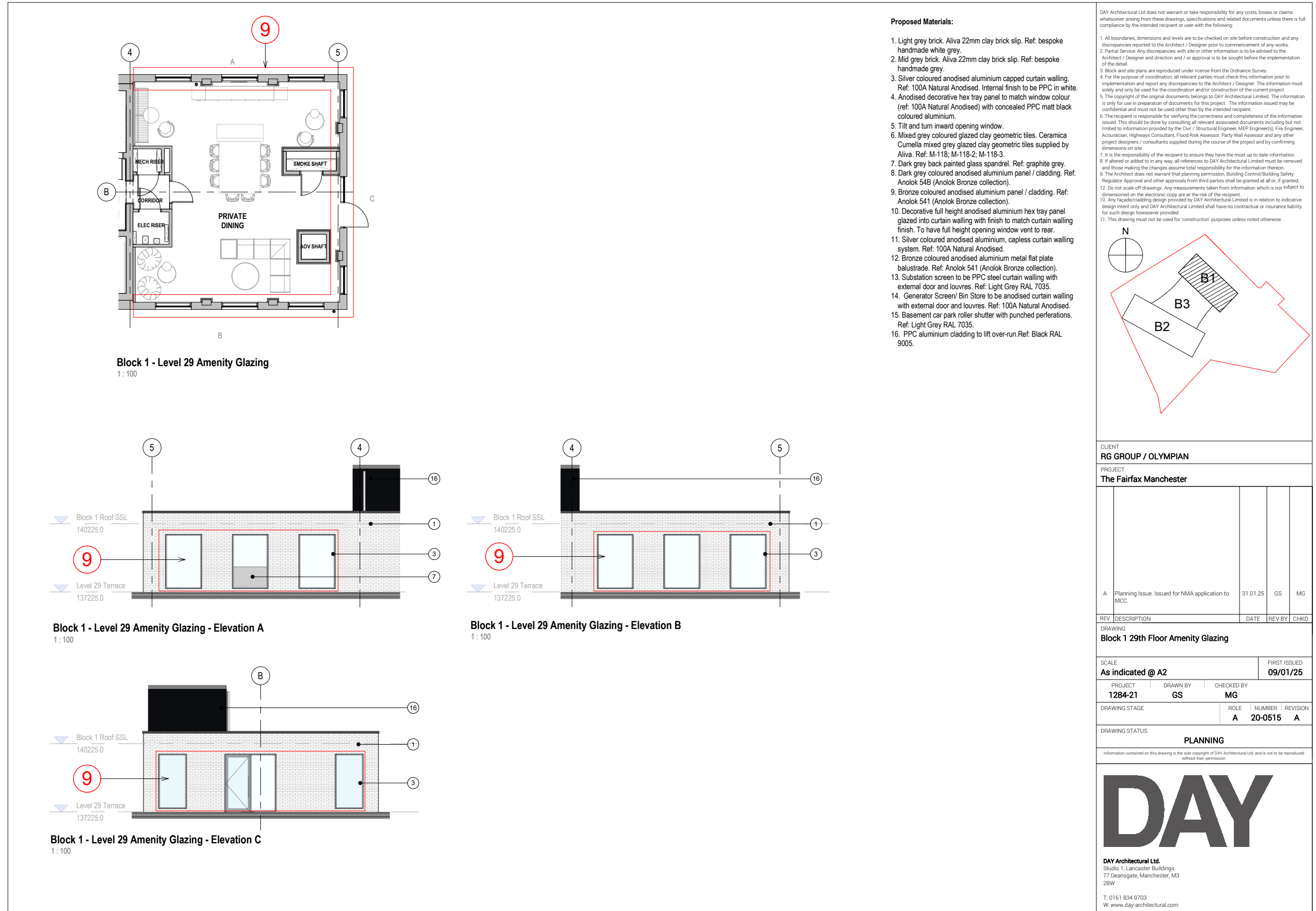


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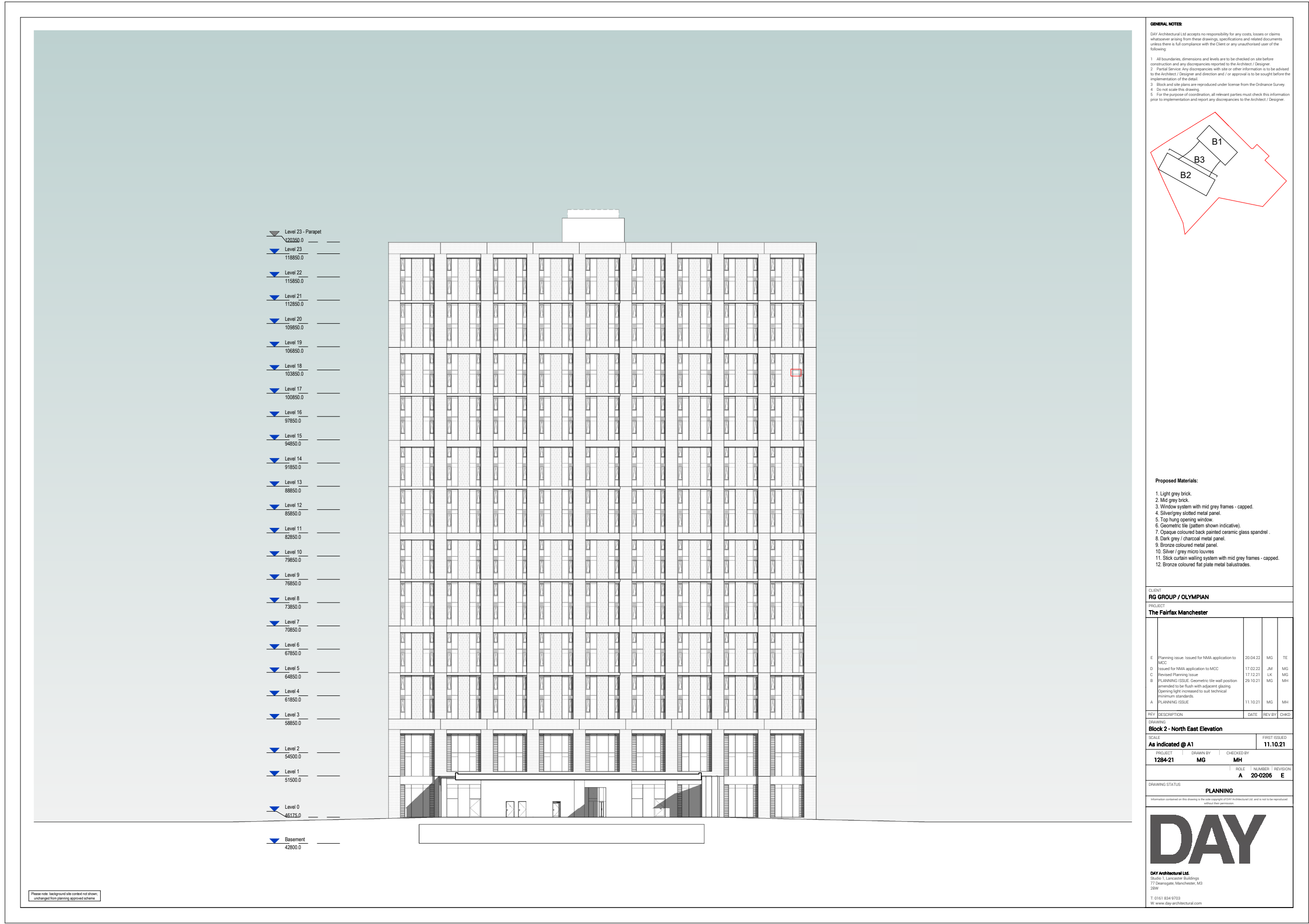
Block 1, South West Elevation - Proposed Design



Block 1, Level 29th Floor, Amenity Glazing - Proposed Design

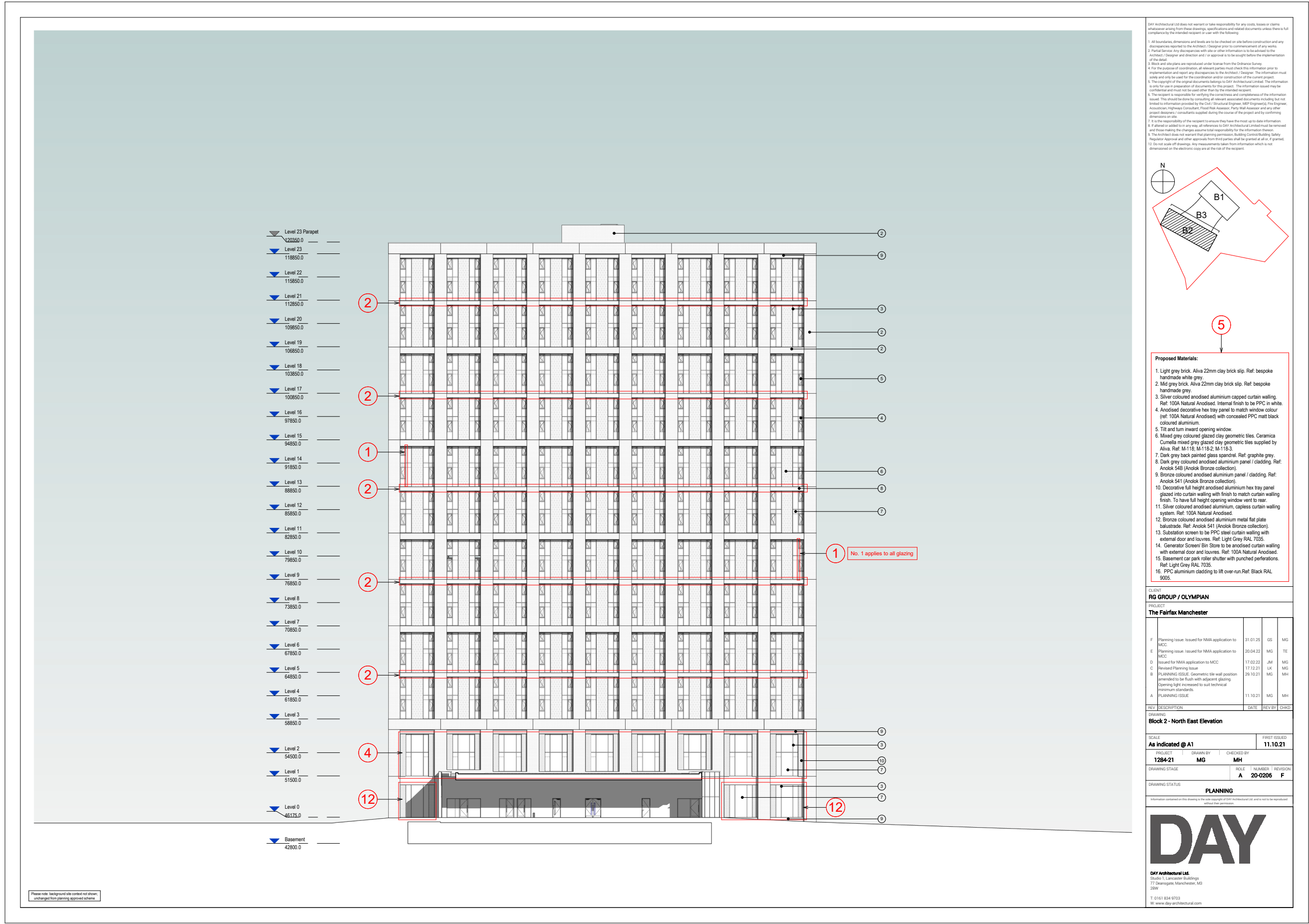


Block 2, North East Elevation - Approved Design

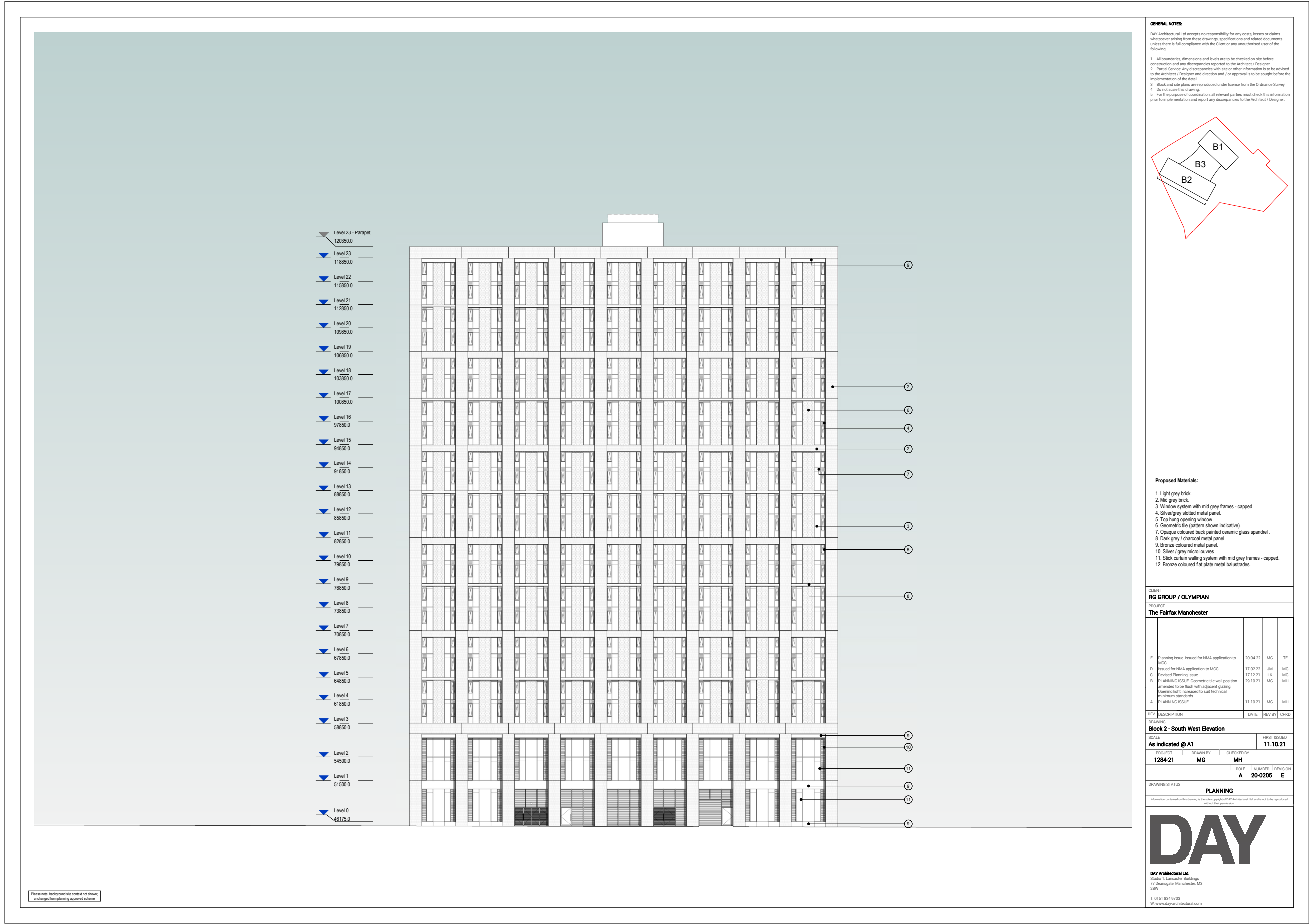


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Block 2, North East Elevation - Proposed Design

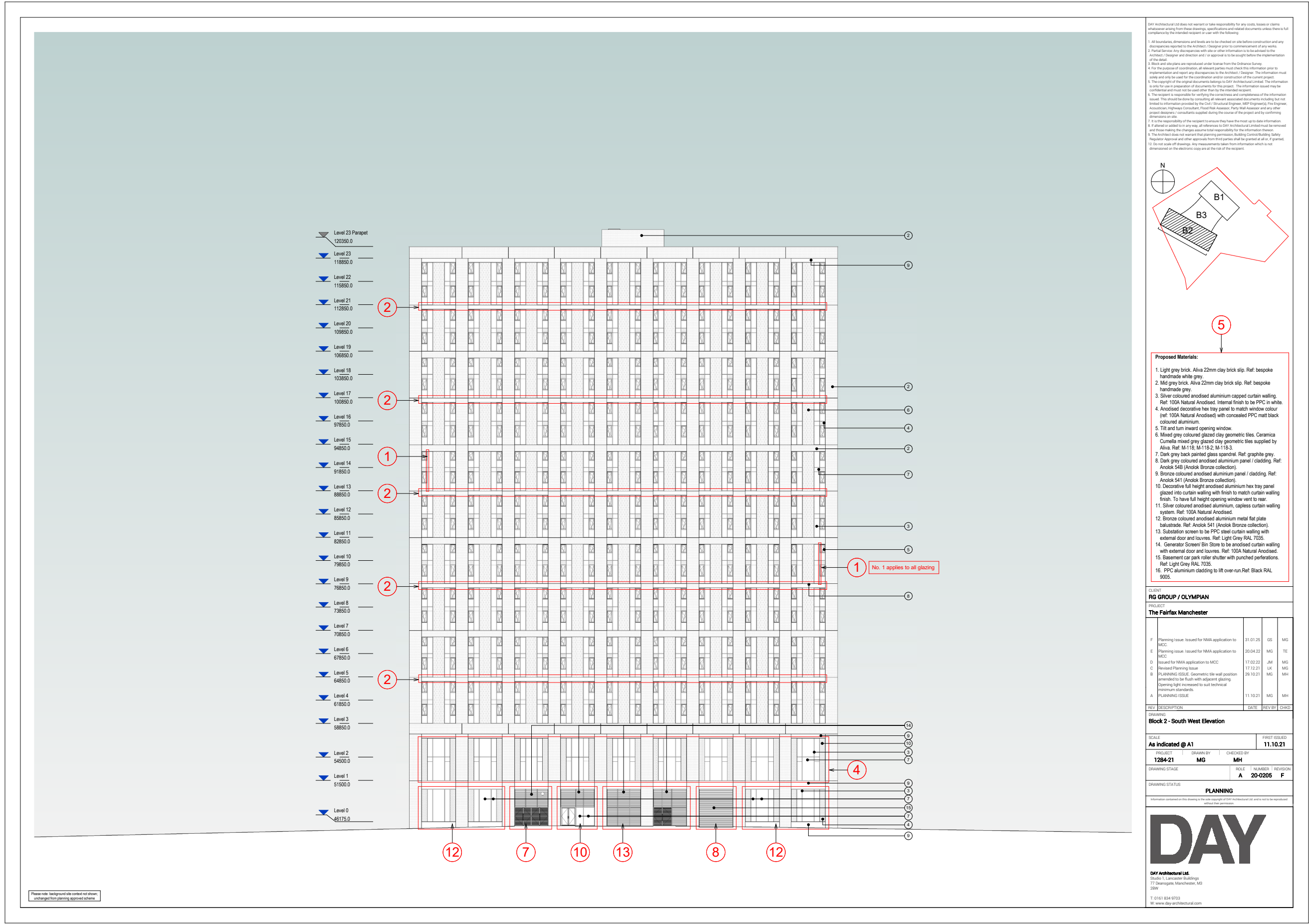


Block 2, South West Elevation - Approved Design



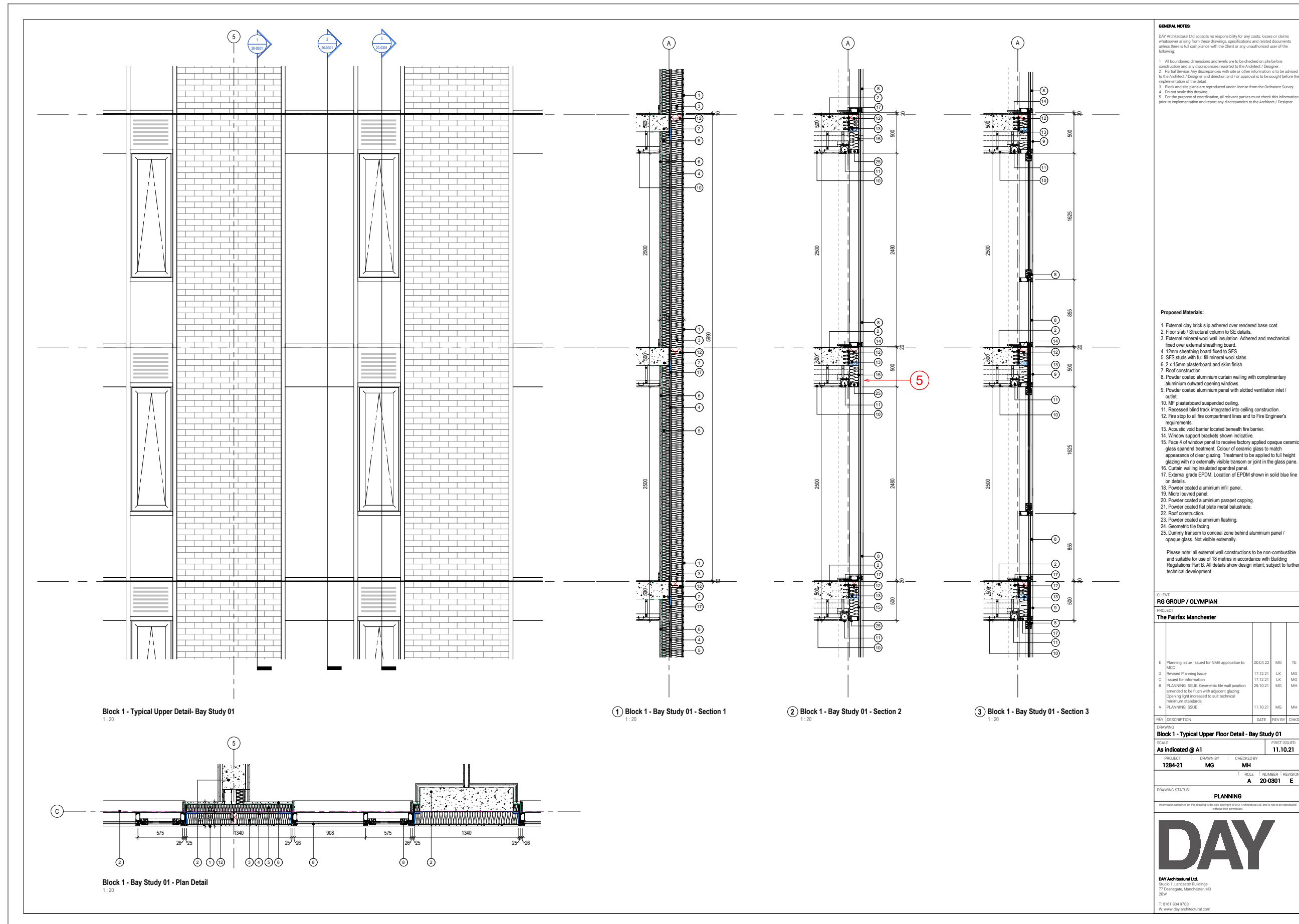
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Block 2, South West Elevation - Proposed Design



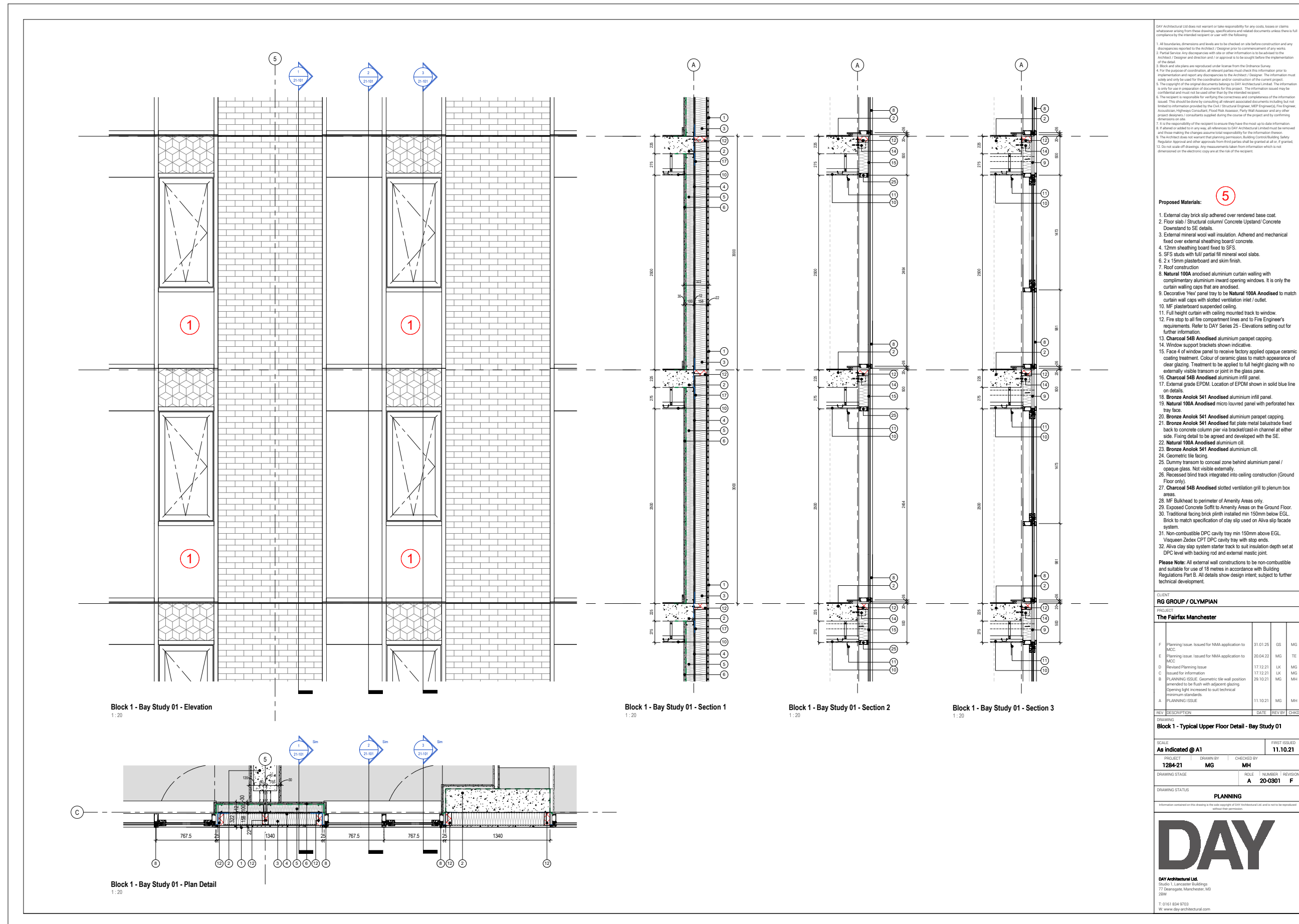
5.0 Bay Studies

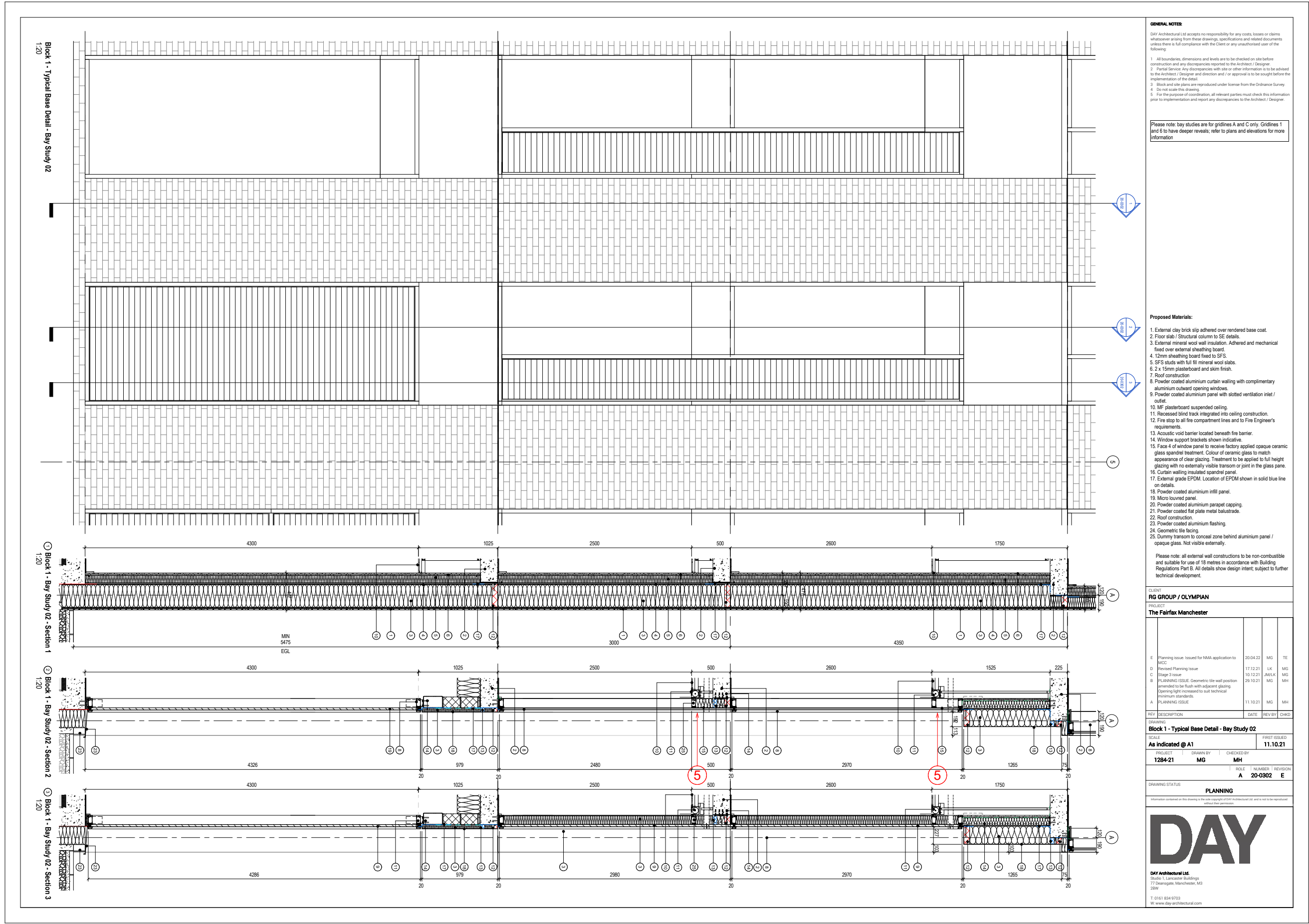
Block 1, Typical Upper Floor Detail, Bay Study 01 - Approved Design



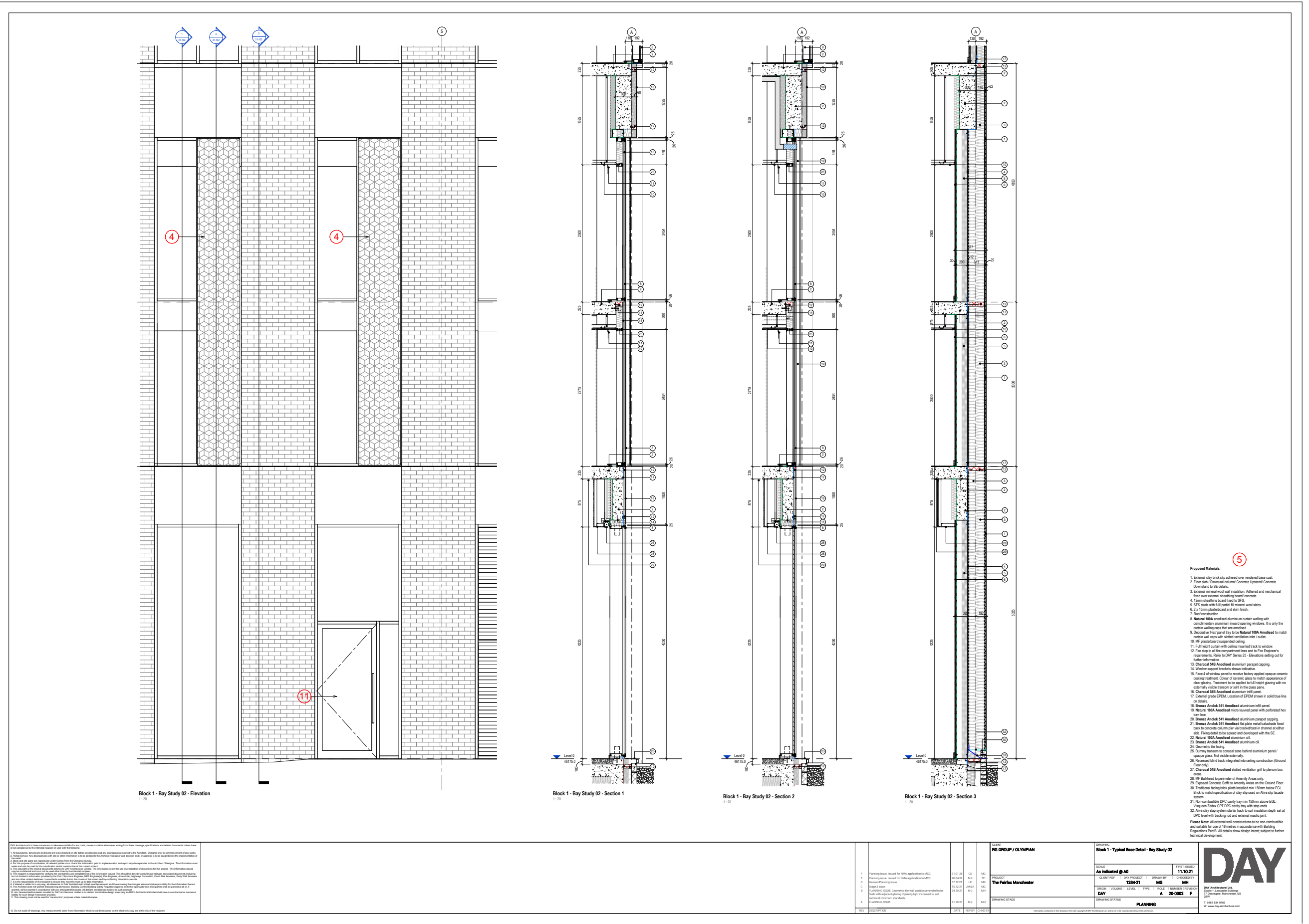
Note:
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Block 1, Typical Upper Floor Detail, Bay Study 01 - Proposed Design

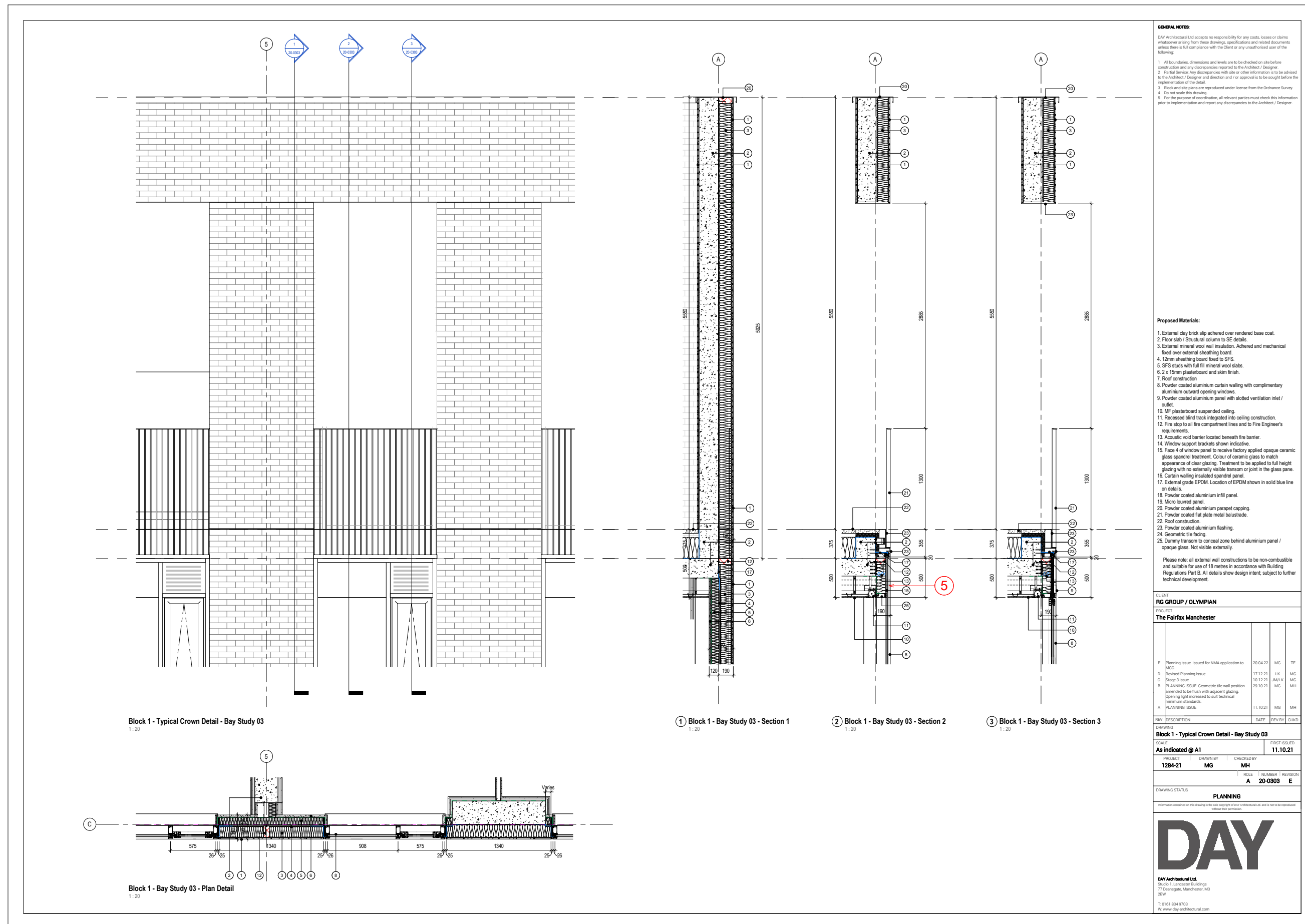




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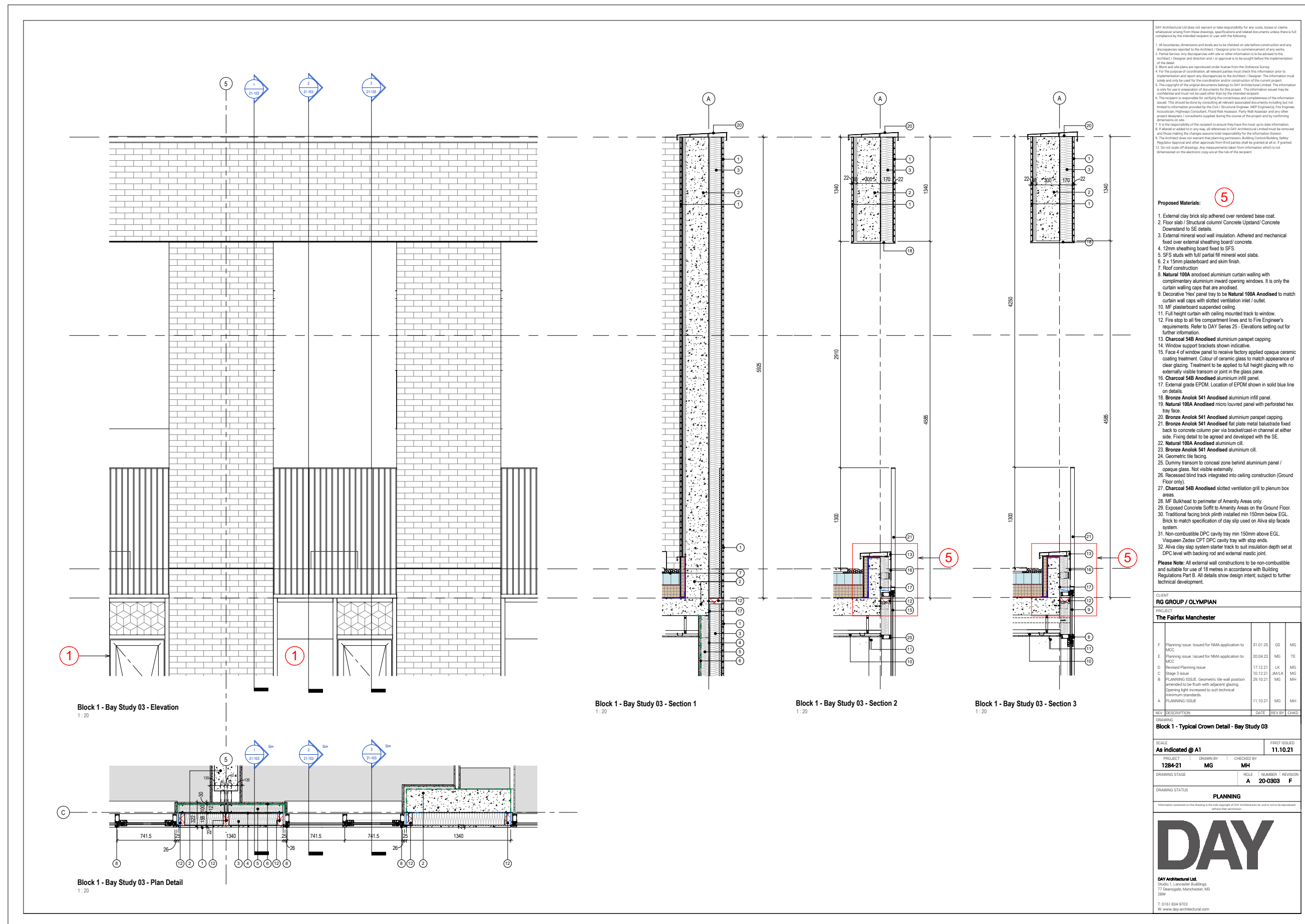


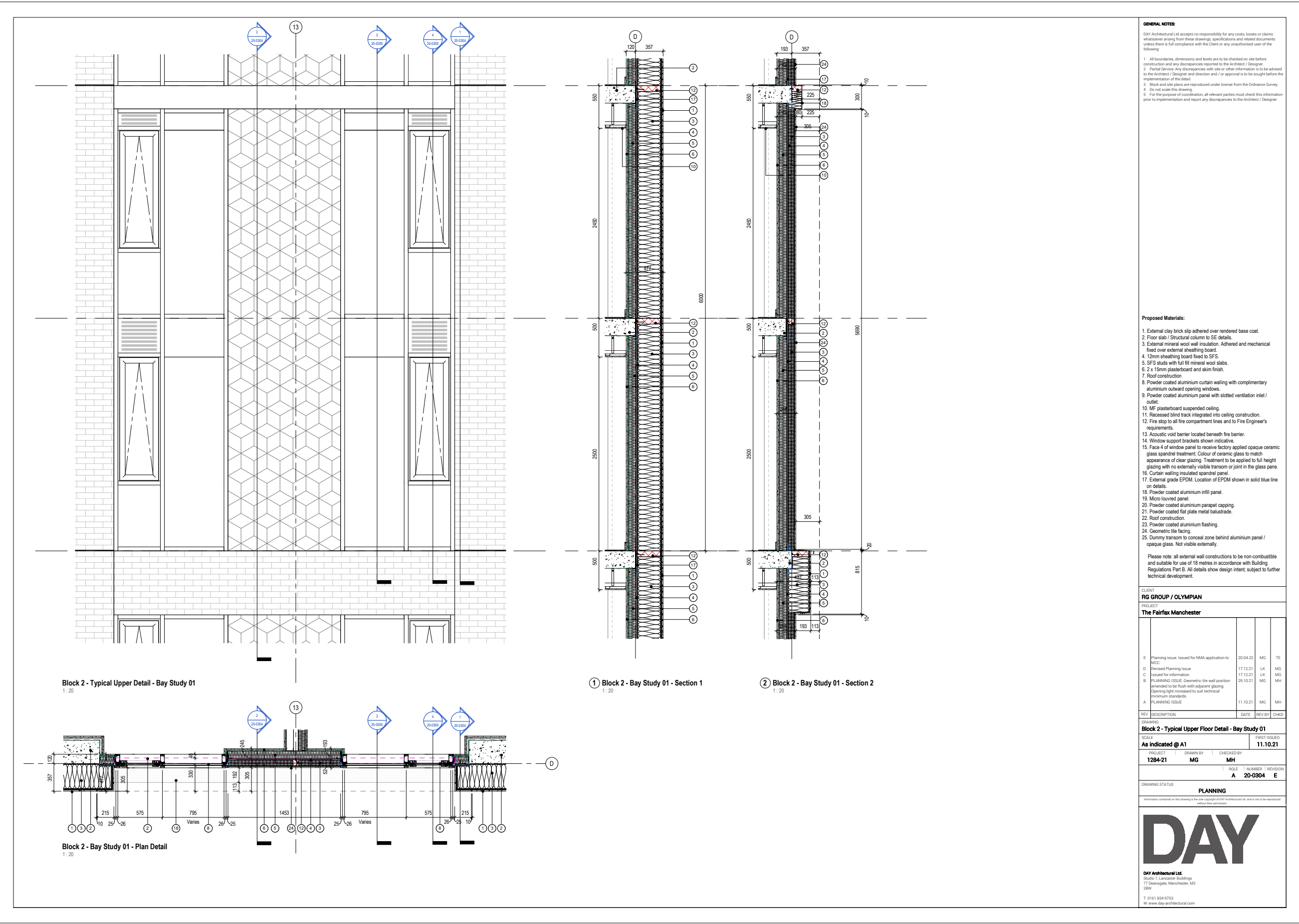
Block 1, Typical Crown Detail, Bay Study 03 - Approved Design



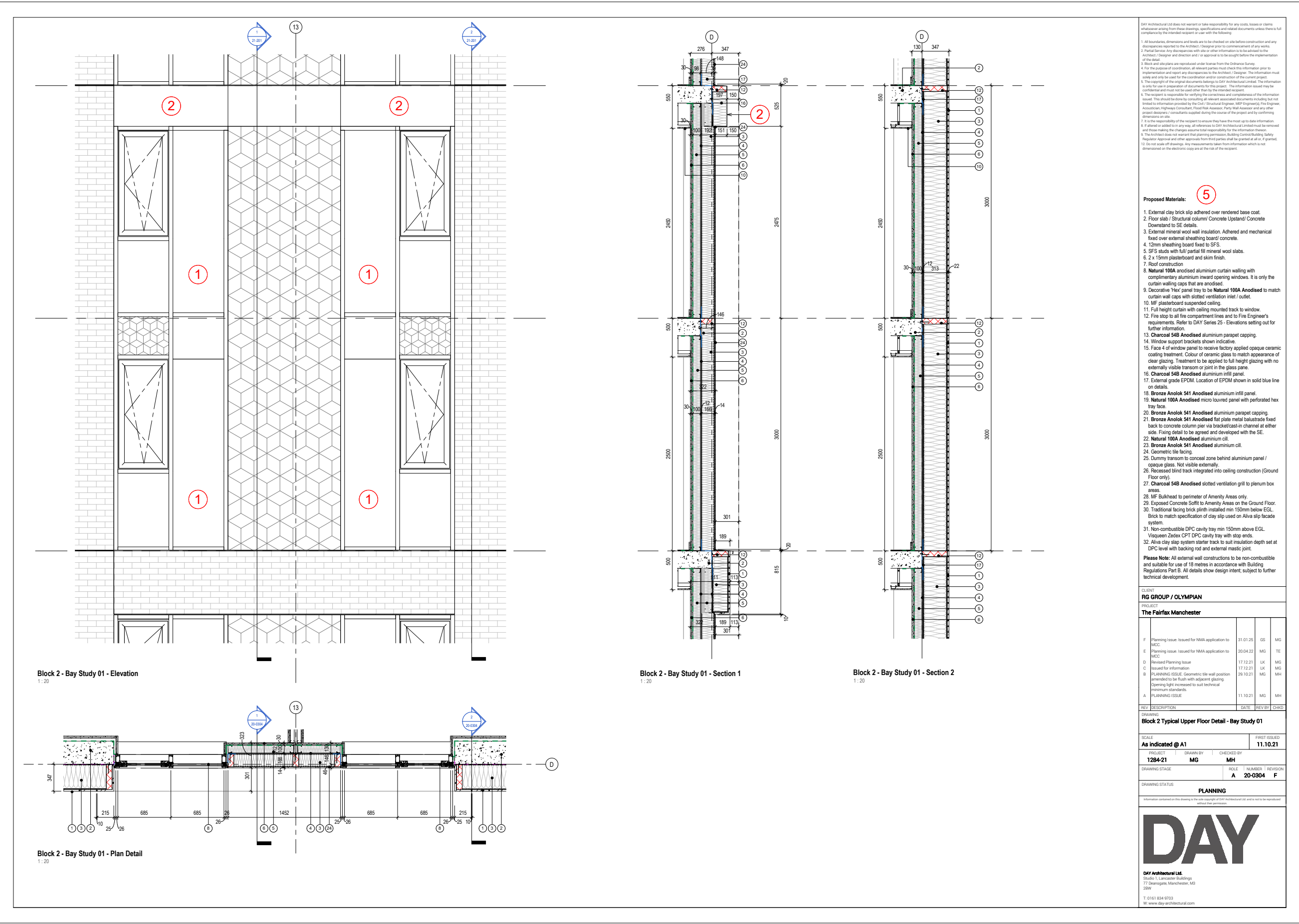
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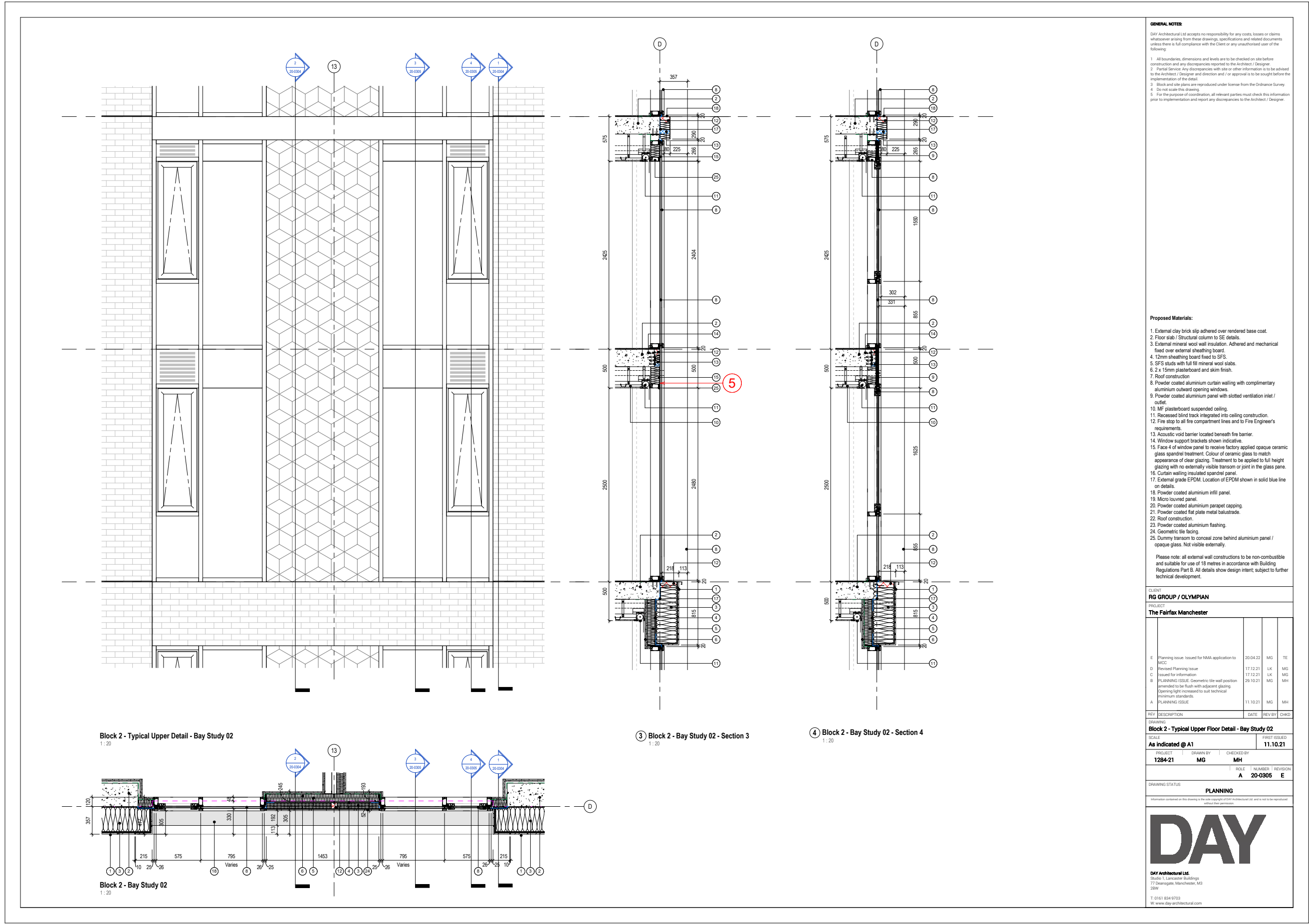
Block 1, Typical Crown Detail, Bay Study 03 - Proposed Design



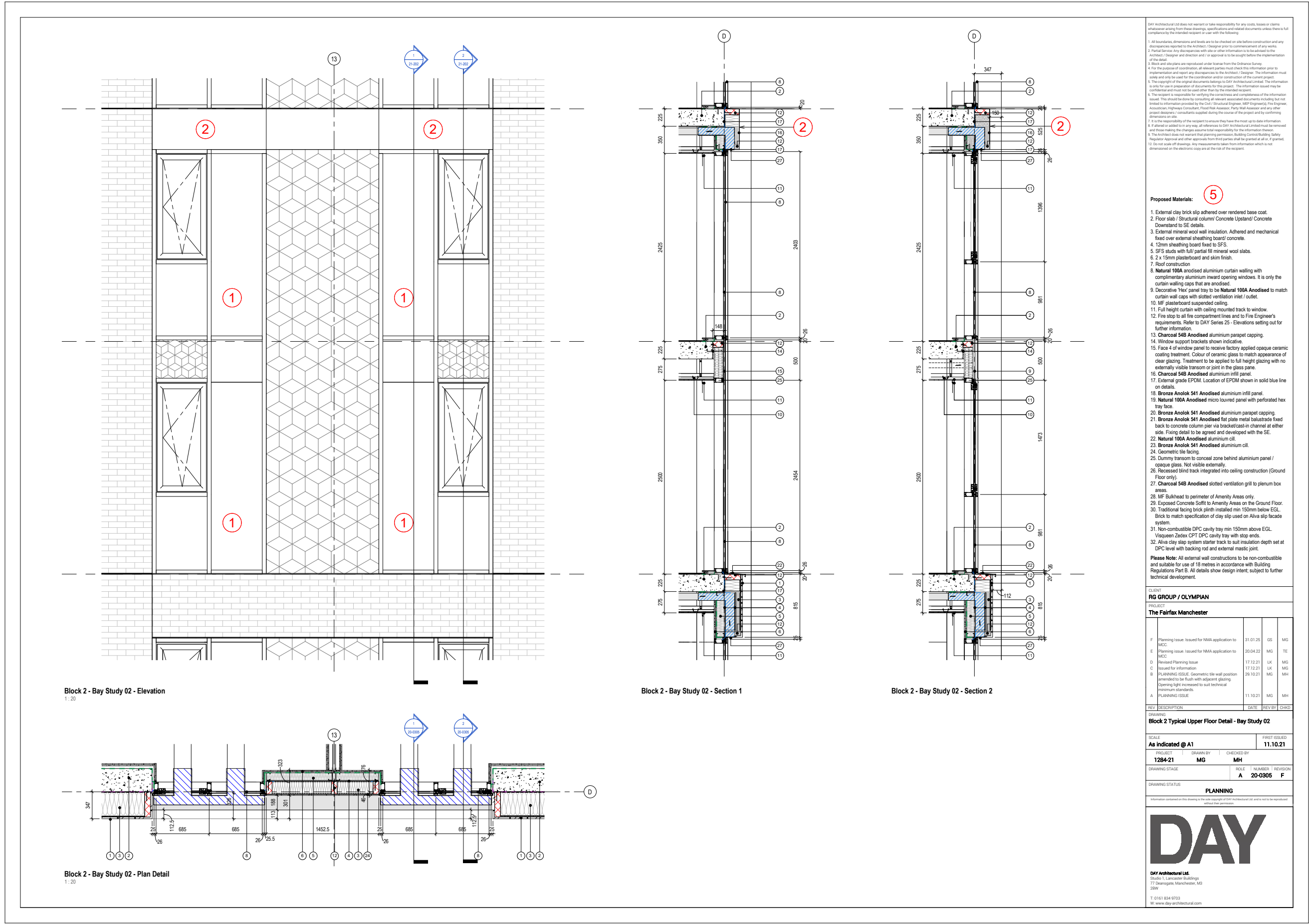


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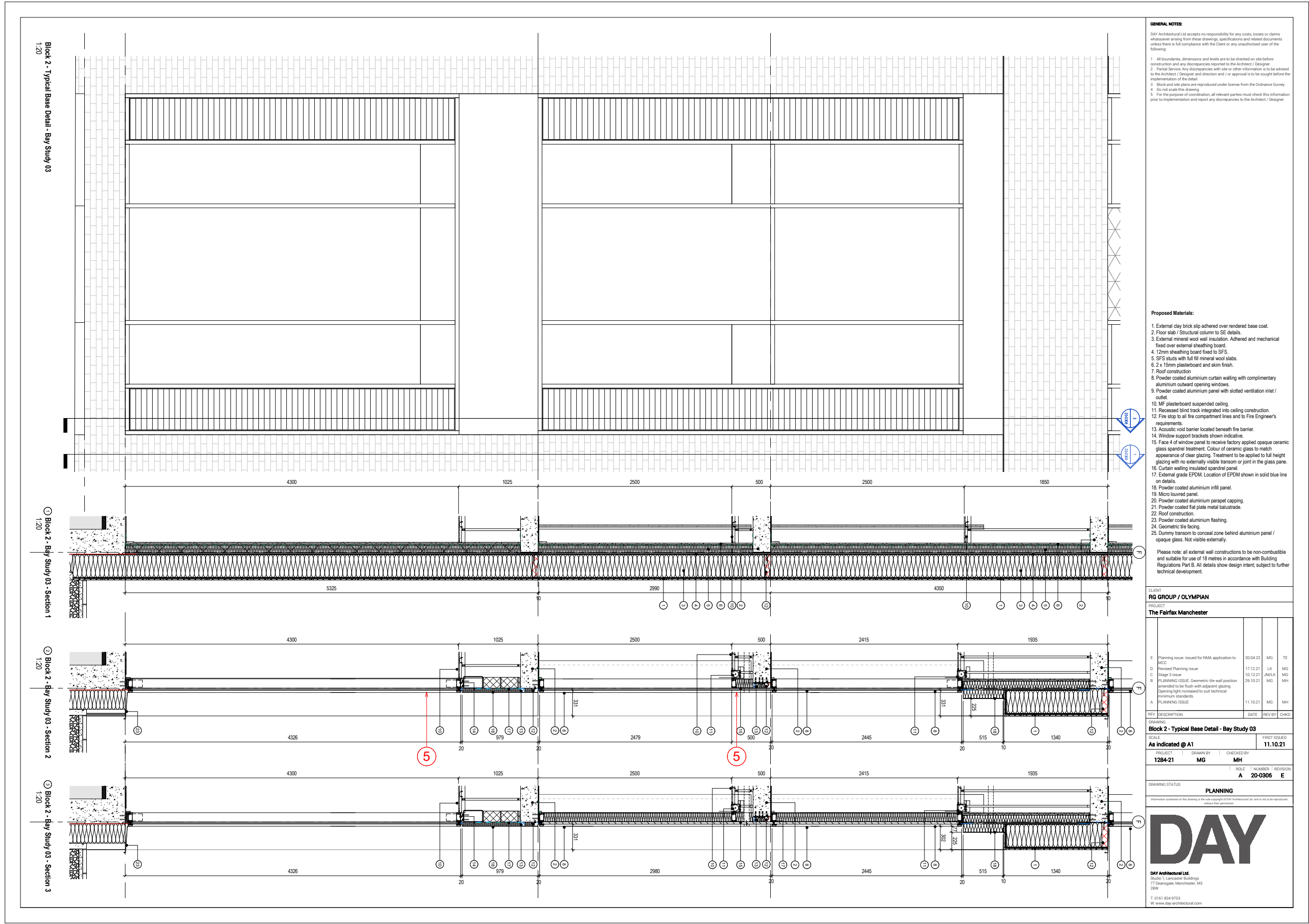




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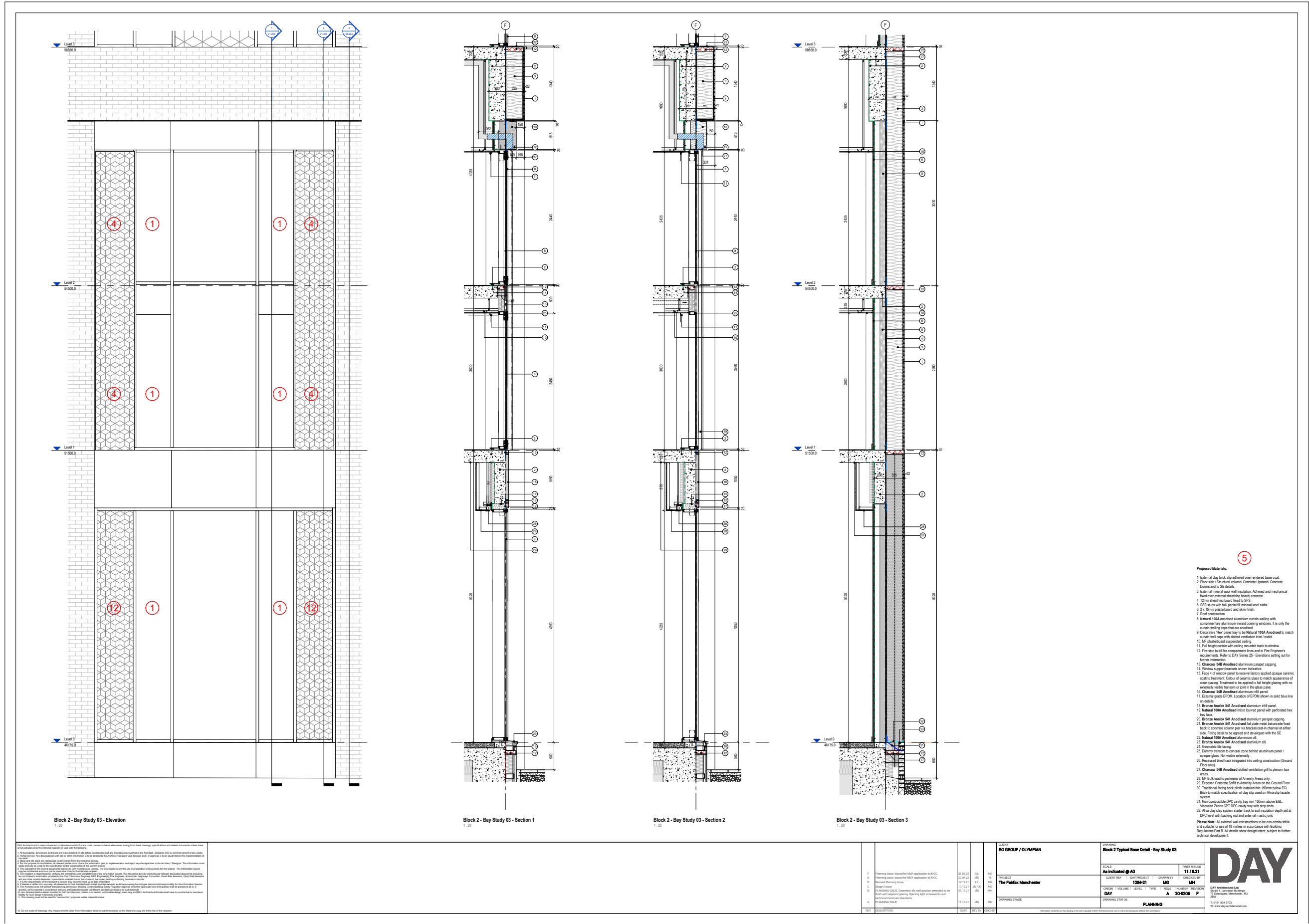


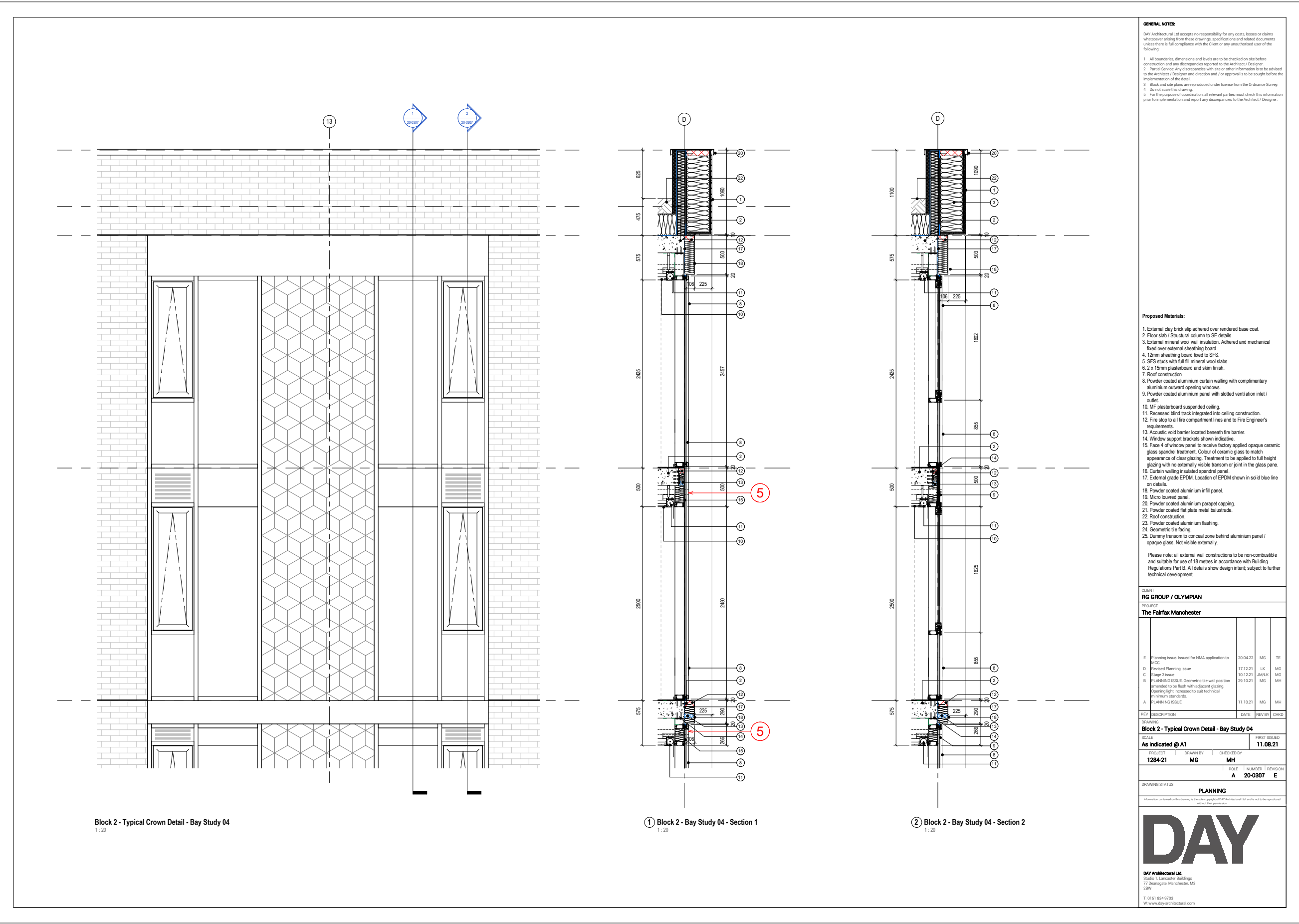
Block 2, Typical Base Detail, Bay Study 03 - Approved Design



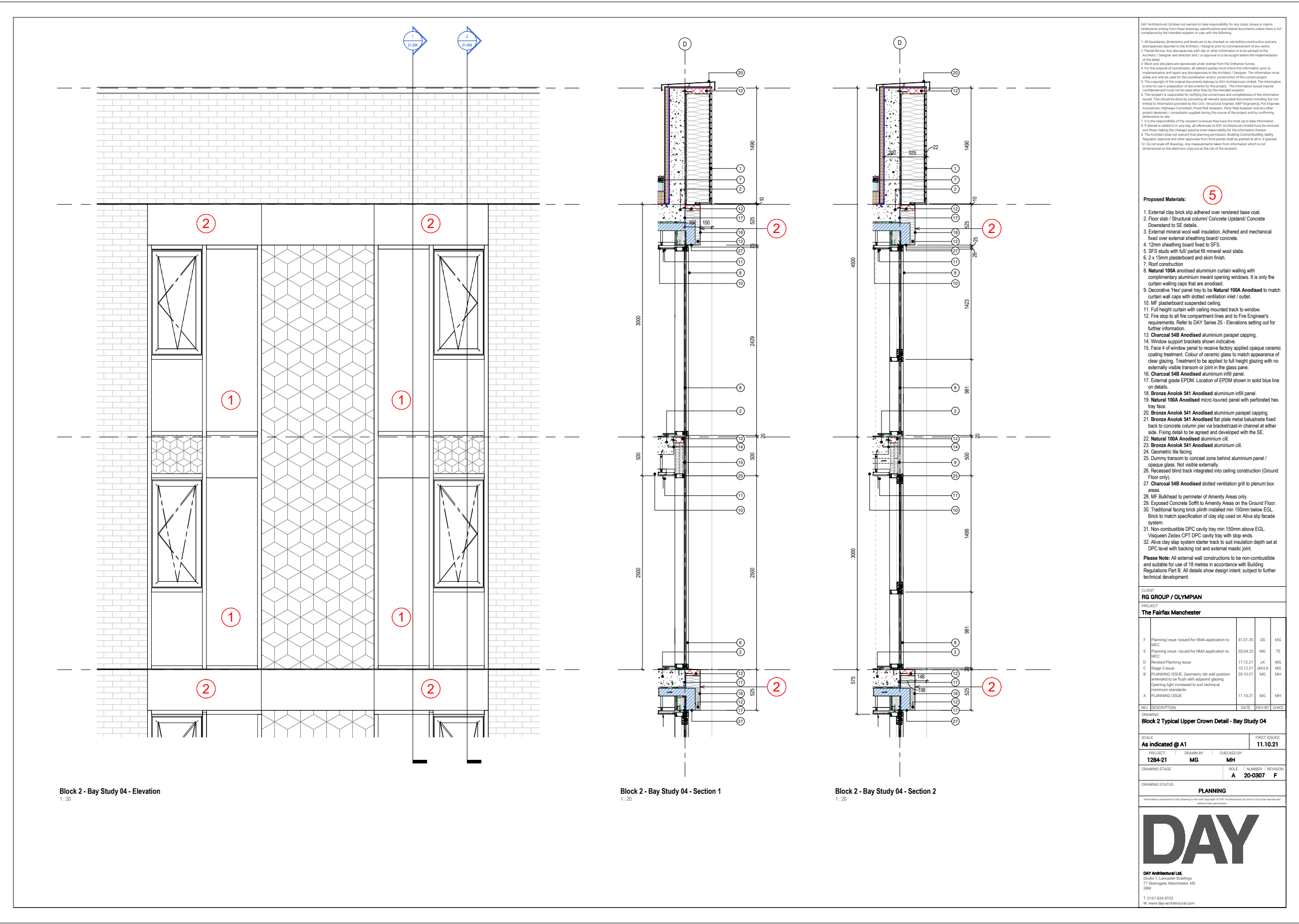
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Block 2, Typical Base Detail, Bay Study 03 - Proposed Design





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Thank you!

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