76 QUAY STREET, MANCHESTER

DOC APPLICATION - MATERIALS



DISCHARGE OF CONDITION APPLICATION
APPLICATION NO: 133726/FO/2022
CONDITION 3 - MATERIALS

DESIGN BROCHURE
MYS-JHA-XX-XX-SCH-A-0005

1st Issue	03.12.2024
Rev A	30.01.2025
Rev B	17.02.2025
Rev C	17.02.2025
Rev D	21.02.2025
Rev E	25.02.2025
Rev F	26.02.2025
Rev G	26.02.2025

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For QSPD Ltd

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INTRODUCTION

Introduction

This document has been prepared by Just H Architects on behalf of the developer QSPD Ltd, for an application to discharge the pre-commencement conditions associated with the planning approval for application no. 133726/FO/2022:

Elevational alterations including replacement of all existing windows, opening up of existing lower ground fbor windows, adding new windows, revised ground fbor entrance, and other minor associated external works including roof level plant.

This application is for the only pre-commencement condition 3:

No development that is hereby approved shall commence unless and until samples and specifcations of all materials to be used on all external elevations of the development, including all replacement windows and doors, along with jointing and fixing details, have been submitted to and approved in writing by the City Council as local planning authority.

This is a refurbishment of an existing building with the main focus of the works being concentrated on the interior, however the external works include the repair/replacement of the roof, re-instatement of historic windows, blocking up of a doorway and new windows throughout.

To address the external works this document has been broken down into three sections

- Bricks & Mortar
- Windows & Doors
- Roof

Any questions regarding the content of this document should be directed to Dave George at Just H Architects dave@just-h-architects.co.uk



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EXTERNAL FACADES

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EXTERNAL FACADES

Works to External Facades

The existing and proposed elevations clearly indicate the extent of the proposed works. The existing and proposed elevations have been placed side by side over the next 3 pages to so they can be compared and the nature of the alterations and re-instatement of former openings can be conveyed.

Existing bricks will be carefully removed to form new openings and will be reused in closing up old openings where necessary.

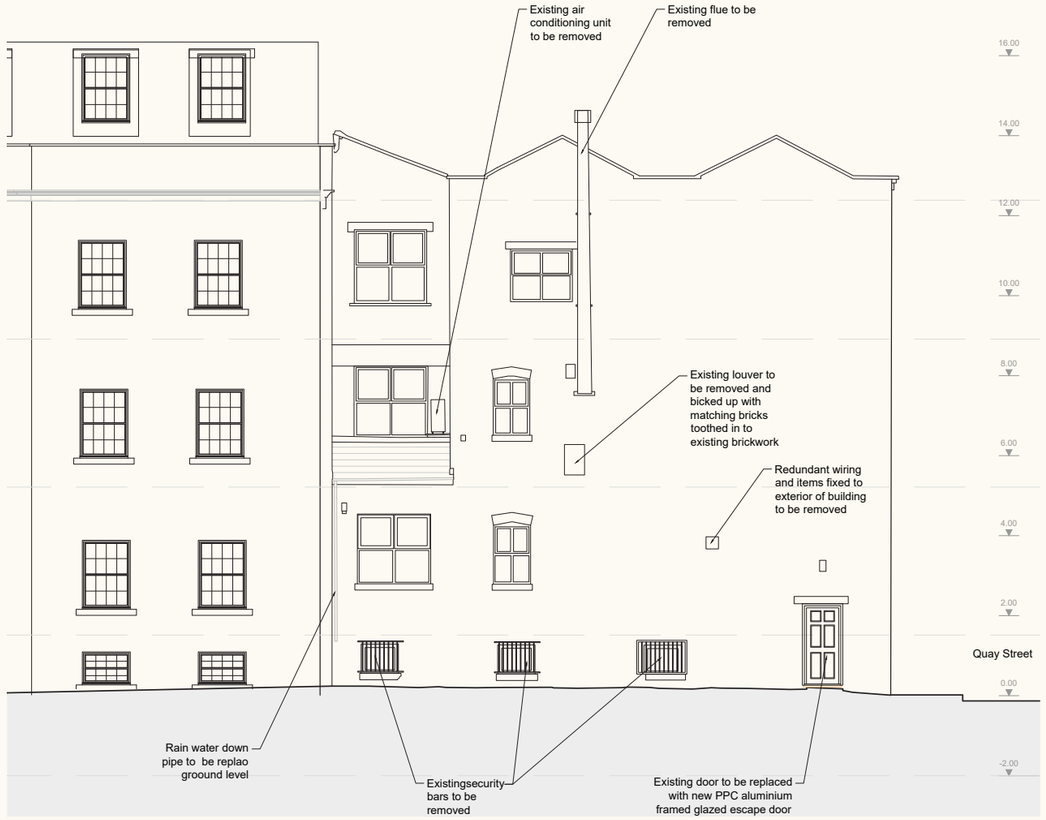


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GARTSIDE ST ELEVATION



Side Elevation facing Gartside Street



Side Elevation facing Gartside Street

Existing Openings To Be Bricked Up.

New Openings To Be Formed.

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QUAY ST ELEVATION



Front Elevation facing Quay Street



Front Elevation facing Quay Street

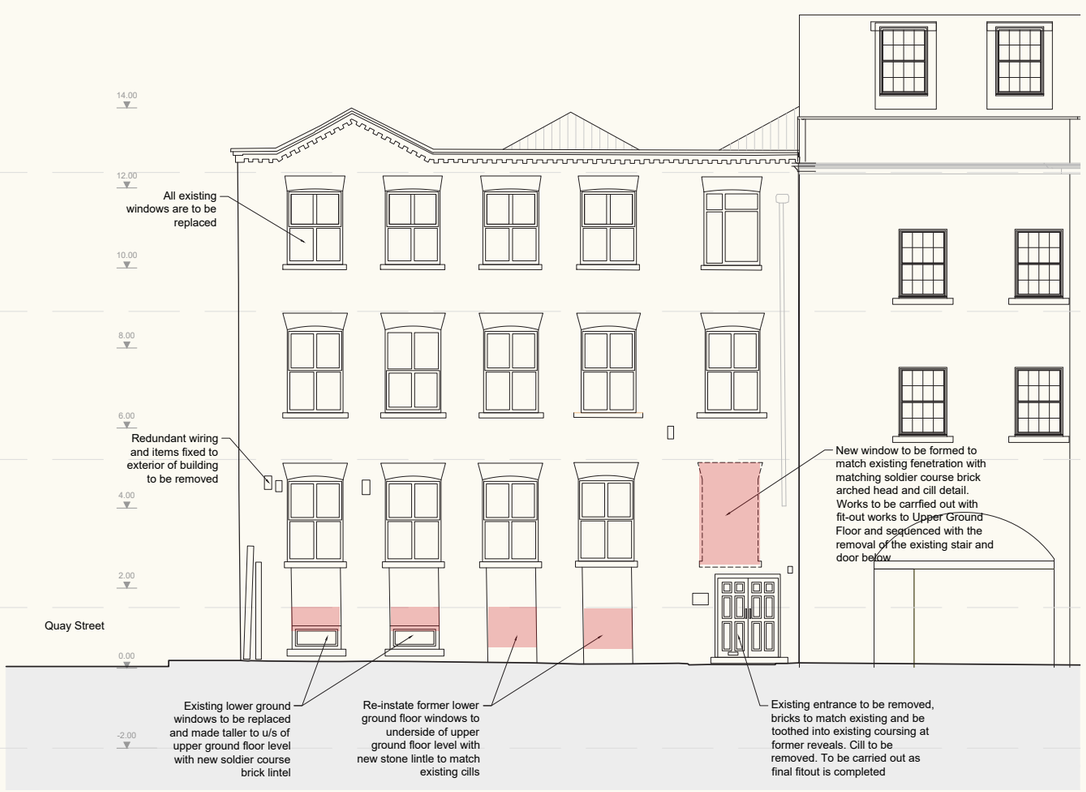
Existing Openings To Be Bricked Up.

New Openings To Be Formed.

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YOUNG ST ELEVATION



Side Elevation facing Young Street



Front Elevation facing Quay Street

Existing Openings To Be Bricked Up.

New Openings To Be Formed.

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BRICK

Existing Brickwork

The existing bricks that are removed to re-instate former openings will be carefully stored. Existing matching bricks that have been removed will be used to block up the existing openings.

Mortar

As agreed with MCC Planning oficer Michael Pearson on site 06/02/25 Womersley's pre mixed lime mortar "ironstone light brown" will be used as it is agreed to be the best match.







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EXTERNAL DOOR TYPES

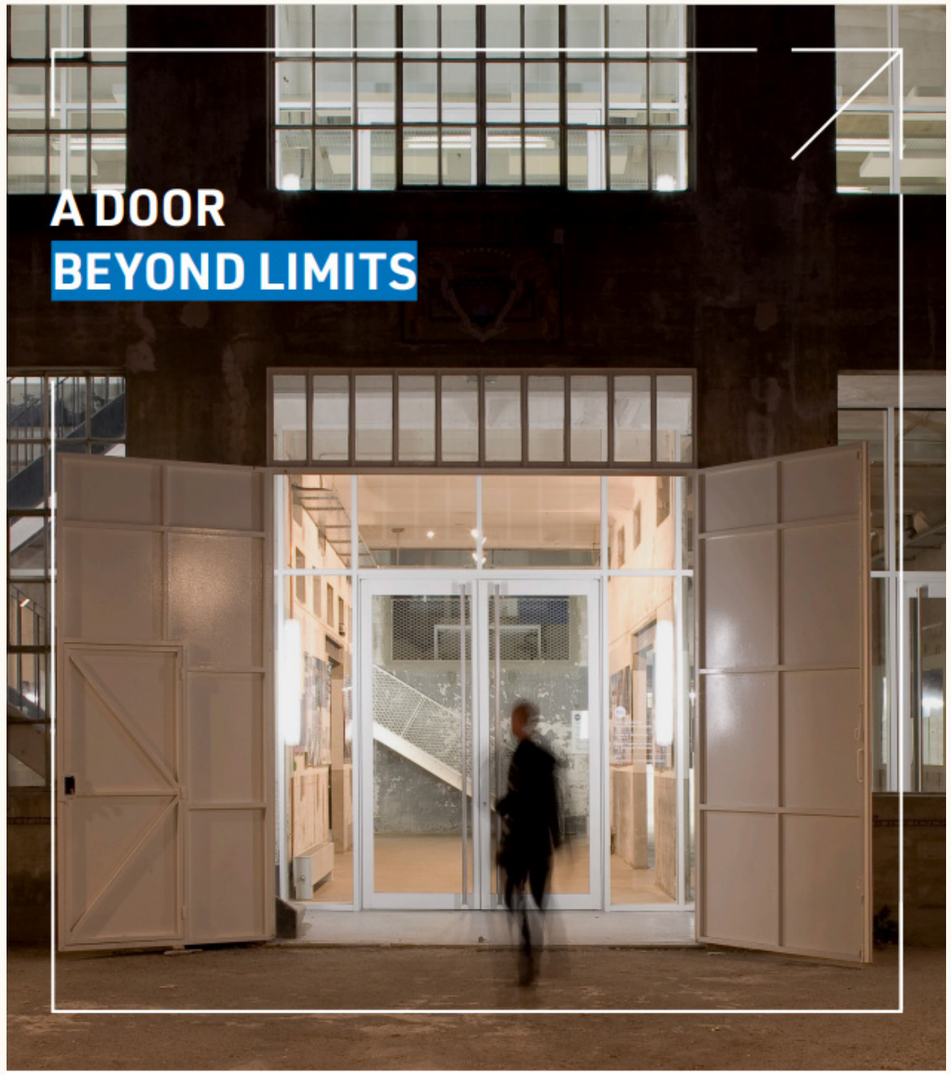


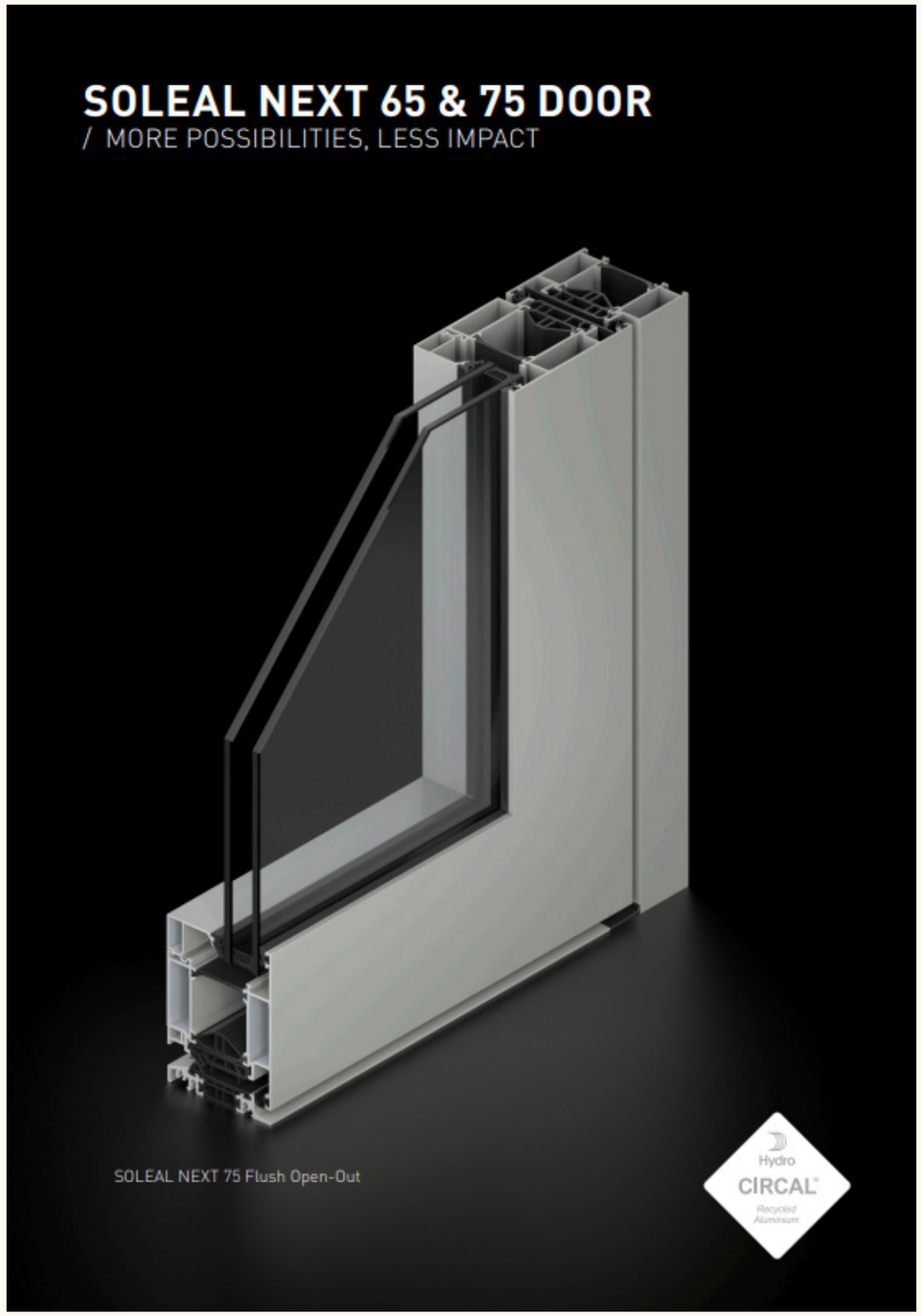


Typical images of fully glazed external entrance doors
for both Gartside & Quay St Elevation

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DOOR



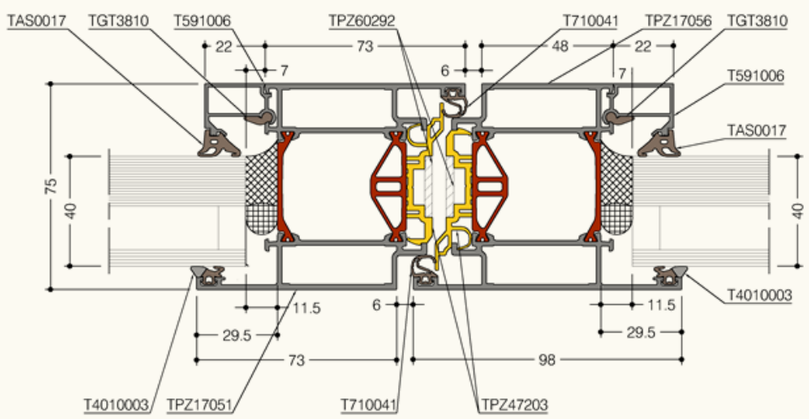


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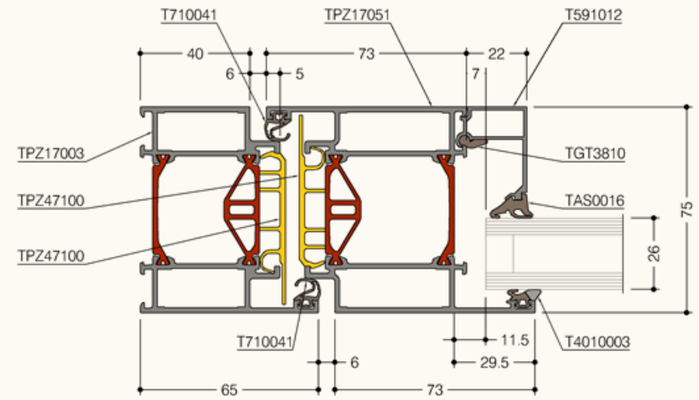
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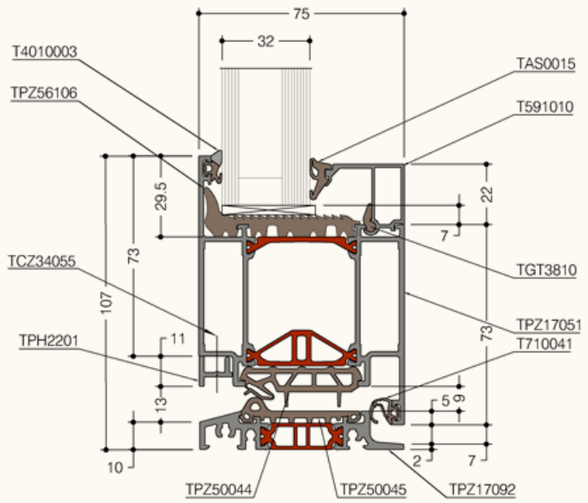
DOOR DETAILS



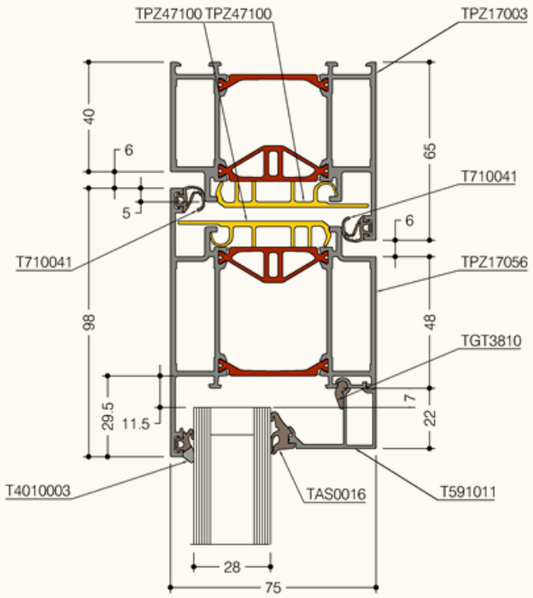
Plan Detail of Double Doors Meeting



Plan Detail of Jamb



Section Detail at Threshold

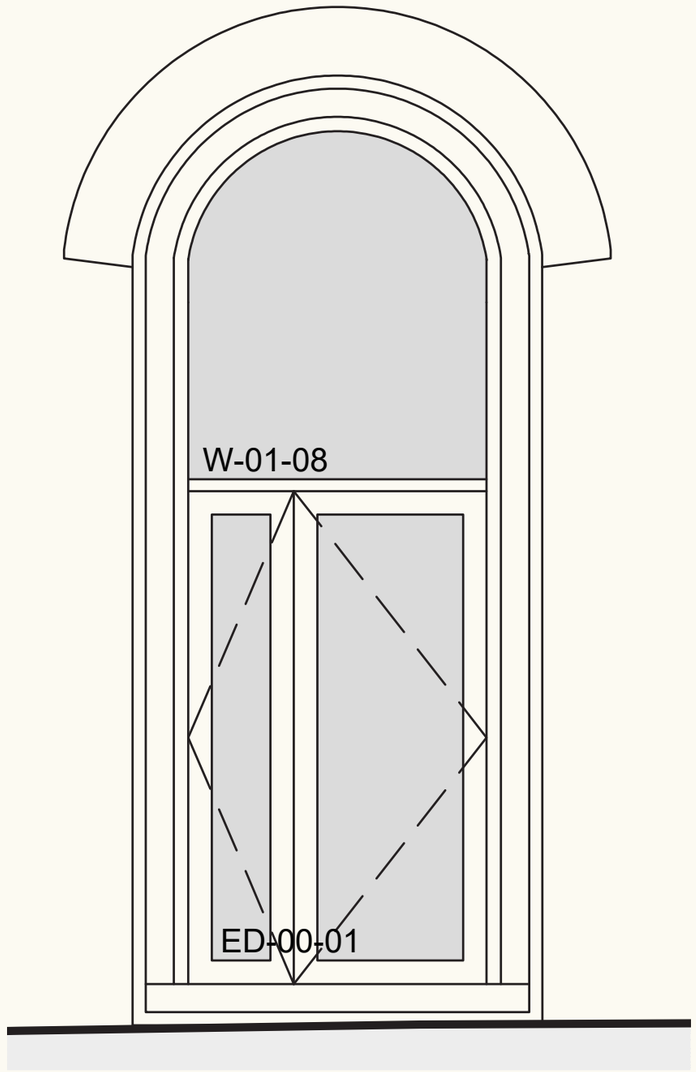


Section Detail at Door Head

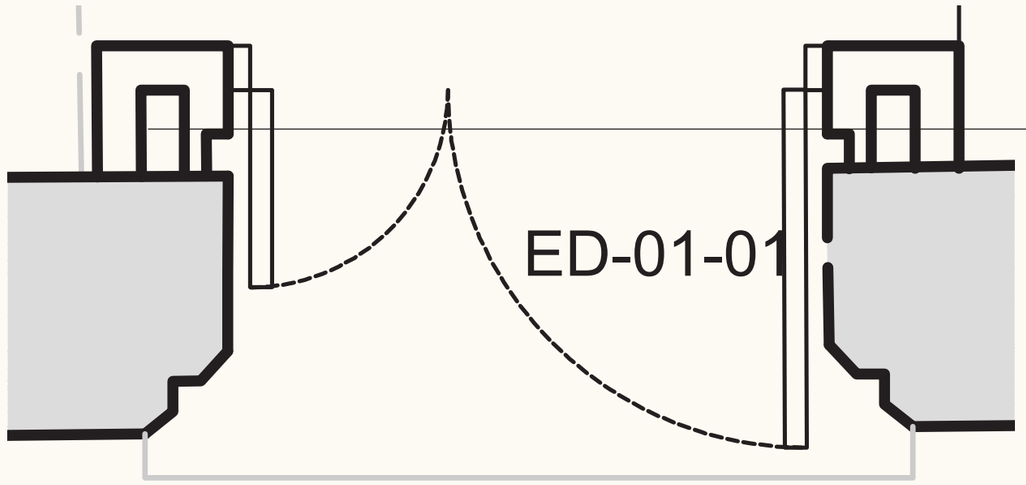
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MAIN ENTRANCE DOOR DETAIL



PROPOSED QUAY STREET ELEVATION



PROPOSED UPPER GF PLAN

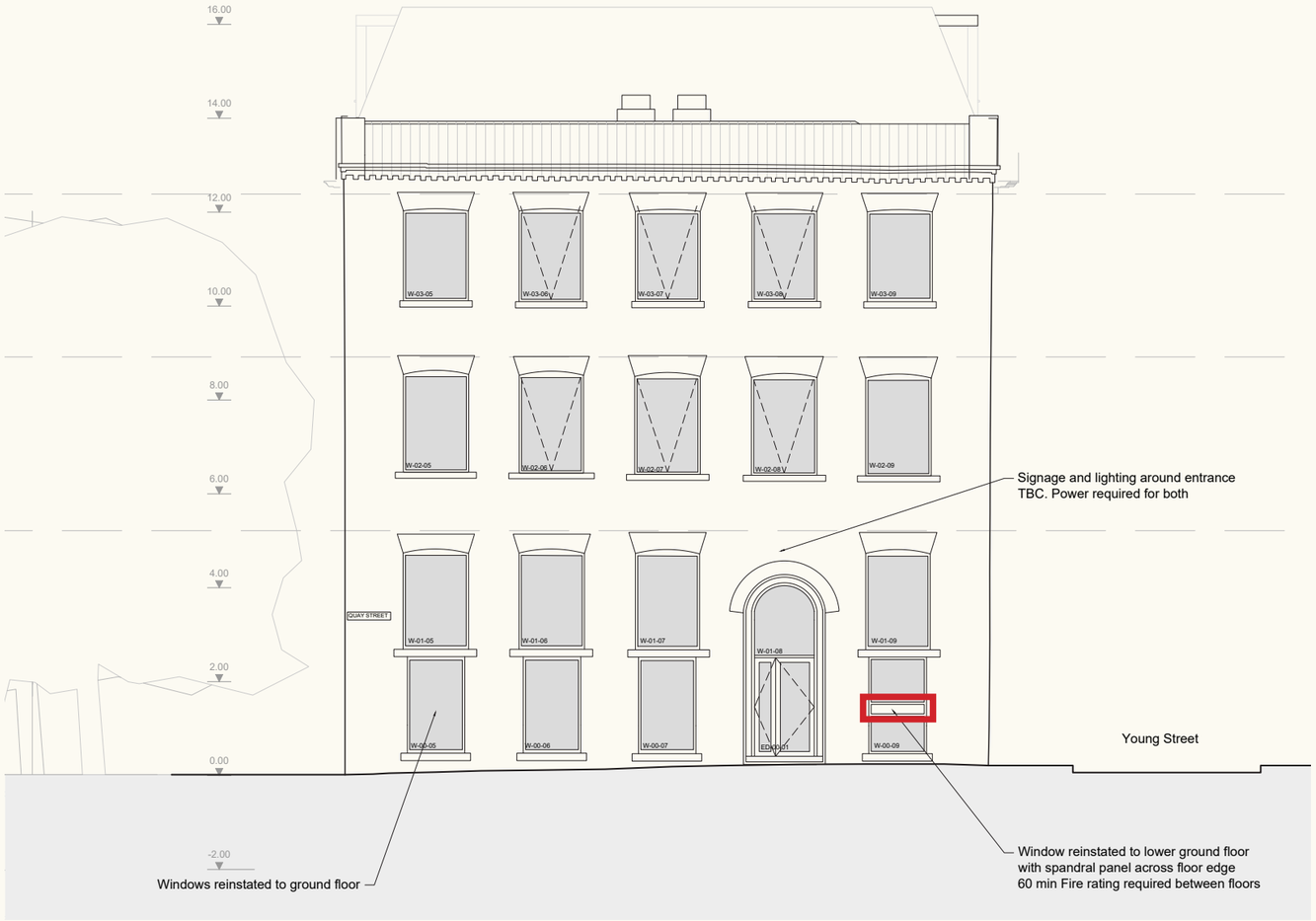
PPC aluminium clad reveal to match new door, behind existing facade with recessed shadow gap.

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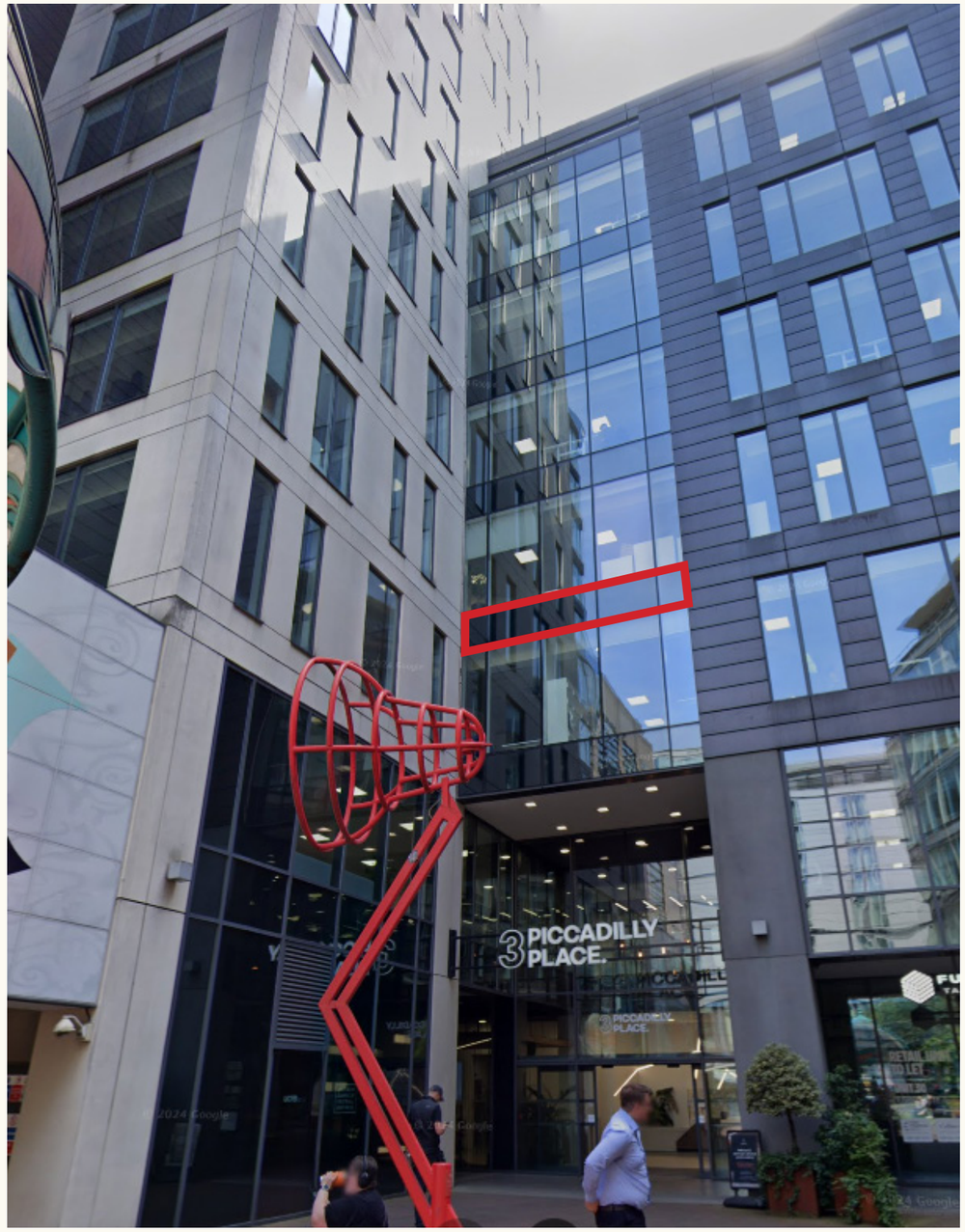
3.0 WINDOW

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Front Elevation facing Quay Street



Spandrel panel back painted black glass.

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WINDOW



SAINT-GOBAIN

Calumen III 1.27

Monday, February 10, 2025



Pane 1	PLANICLEAR (6 mm) Thermally toughened : Float
Cavity 1	ARGON (90%) / AIR (10%) / 16 mm
Pane 2	PLANICLEAR (6 mm) Thermally toughened : Float Grey RAL 7012 (100 %)

System 3 Ltd.

Anthony Clarkson

ac@sys3.co.uk

LUMINOUS FACTORS — CIE015:2018

Light transmission (TL %)	1.4 %
Outdoor reflection (RLe %)	18.8 %
Indoor (RLi %)	14.0 %

SOLAR FACTORS — EN410:2011

Solar factor (g)	0.5194
Shading Coefficient (SC)	0.5970

COLOR RENDERING — CIE015:2018

Transmission (Ra)	80.4
Reflection (Ra)	96.0

BURGLAR RESIST — EN356:1999

Result :	NPD

CARBON FOOTPRINT — EN15804:2012+A2:2019

Global warming potential 'GWP' (A1-A3) N/A

ENERGY FACTORS — EN410:2011

Transmission (Te)	5.4 %
Reflection (Ree)	17.4 %
Indoor (Rei)	15.7 %
Absorption (AE1)	8.2 %
Absorption (AE2)	68.9 %

THERMAL TRANSMISSION — EN673:2011

Ug 0° related to vertical position	2.598 W/m².K

MANUFACTURING SIZES

Nominal thickness	28.0 mm
Weight	30.0 kg/m²

PENDULUM RESISTANCE — EN12600:2002

Result :	1C2/1C2

ACOUSTICS — EN12758:2019

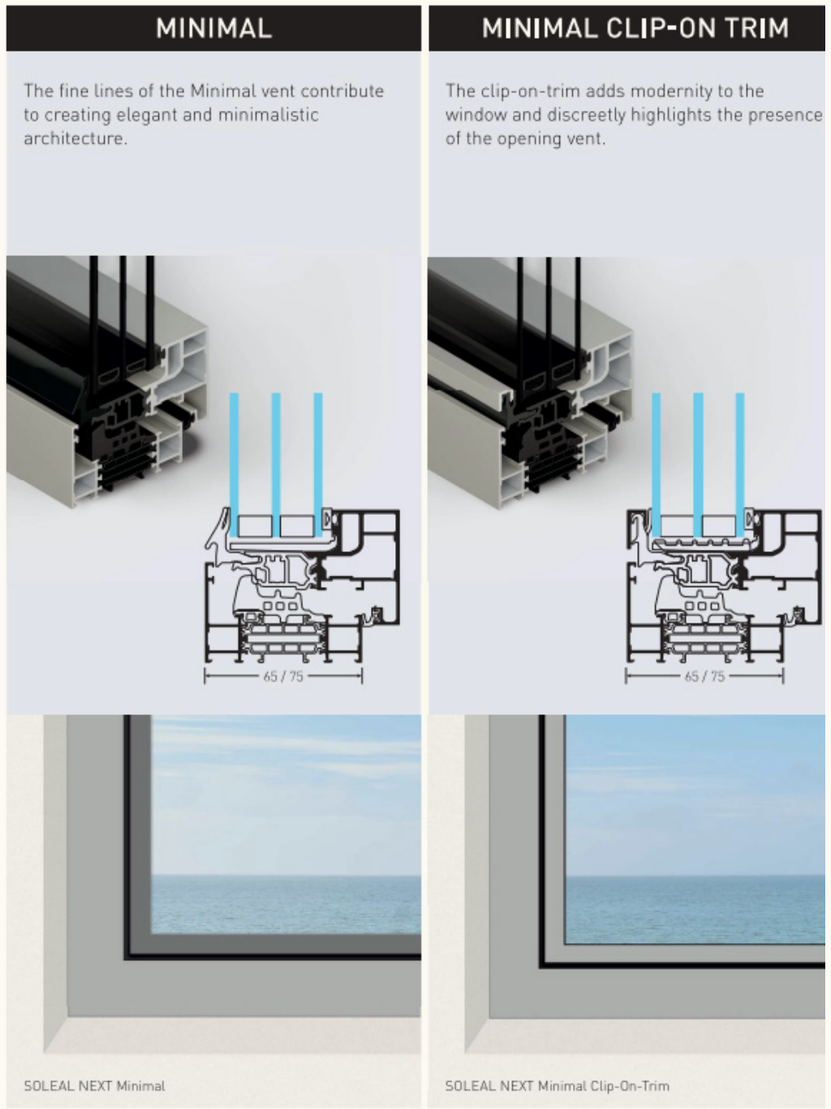
Acoustic values according to EN 12758 and from notified body -	Rw(C;Ctr) = 33(-1;-5) dB
OITC (ASTM E1332)	N/A
STC (ASTM E413)	N/A

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New Windows

New aluminium framed double glazed windows are proposed throughout. It is the design intention to use low profile frames to minimise the visibility of the frames. The product put forward is manufactured by Technal and is the Soleal Next frame as illustrated on this page. Techanl is recognised across the construction industry as a high quality product.

To help minimise this visibility further, the frames are also slightly recessed behind the existing brickwork. Please refer to the brick detail.



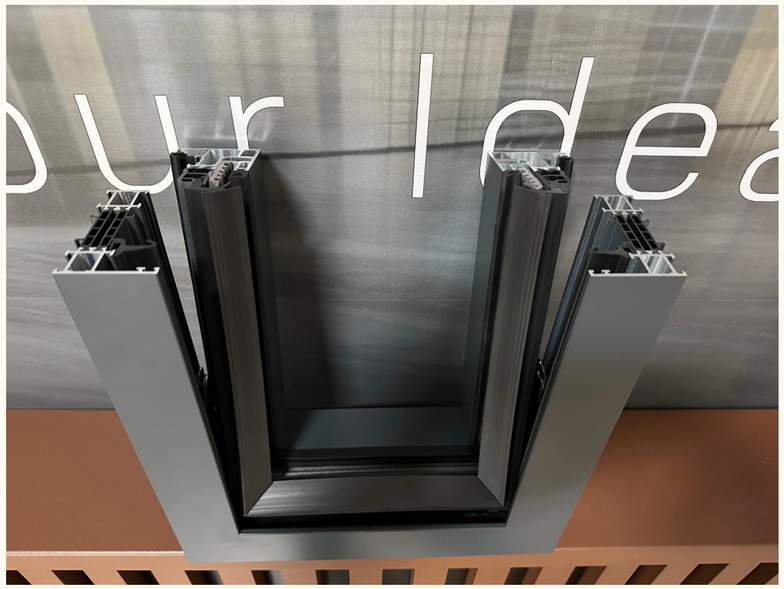


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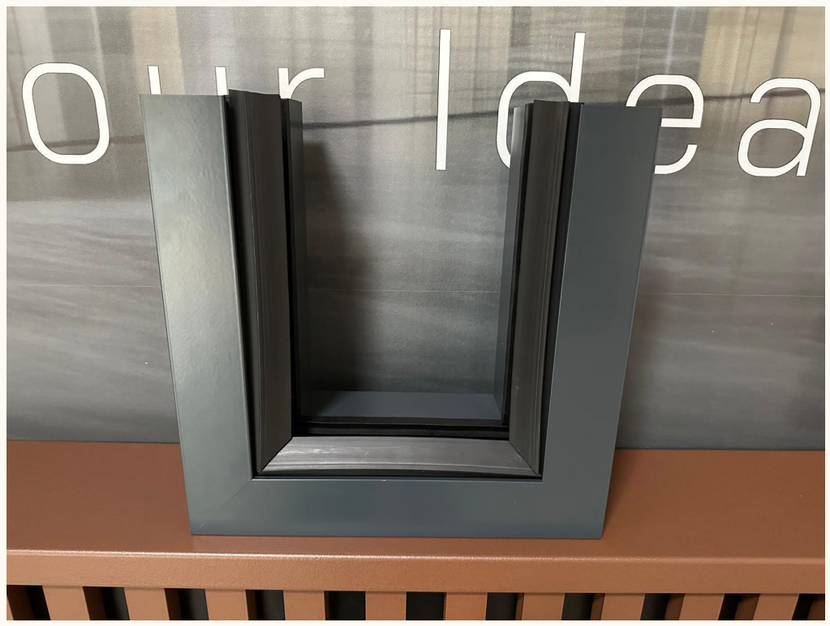
WINDOW DETAILS

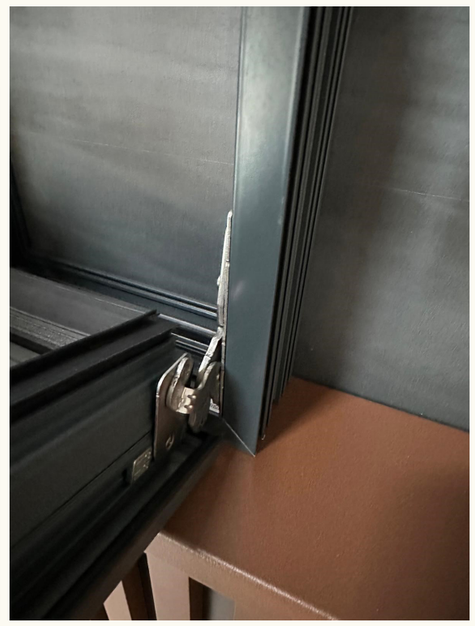
Photographs of Proposed
Technical Soleal Maxi Frame.

The sample window frame is to be
viewed if required.







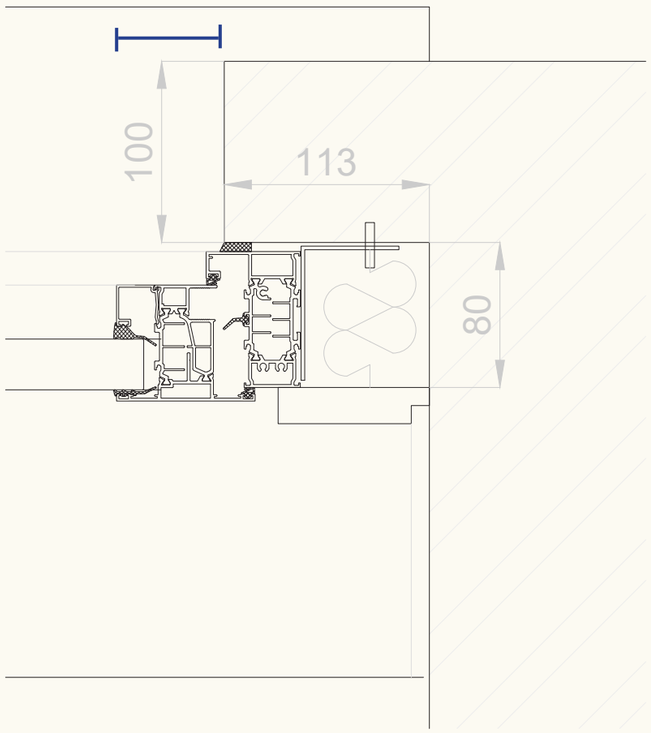




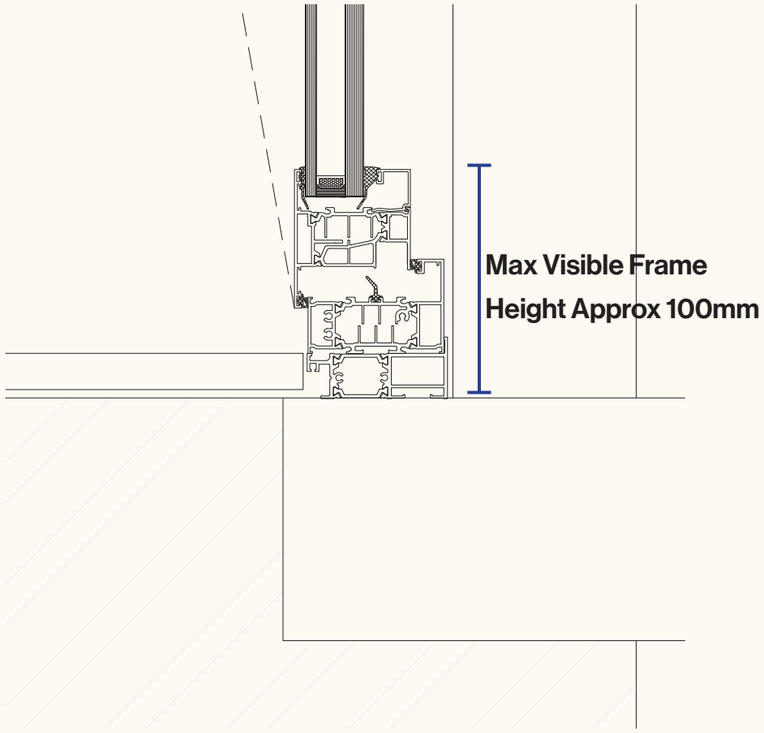
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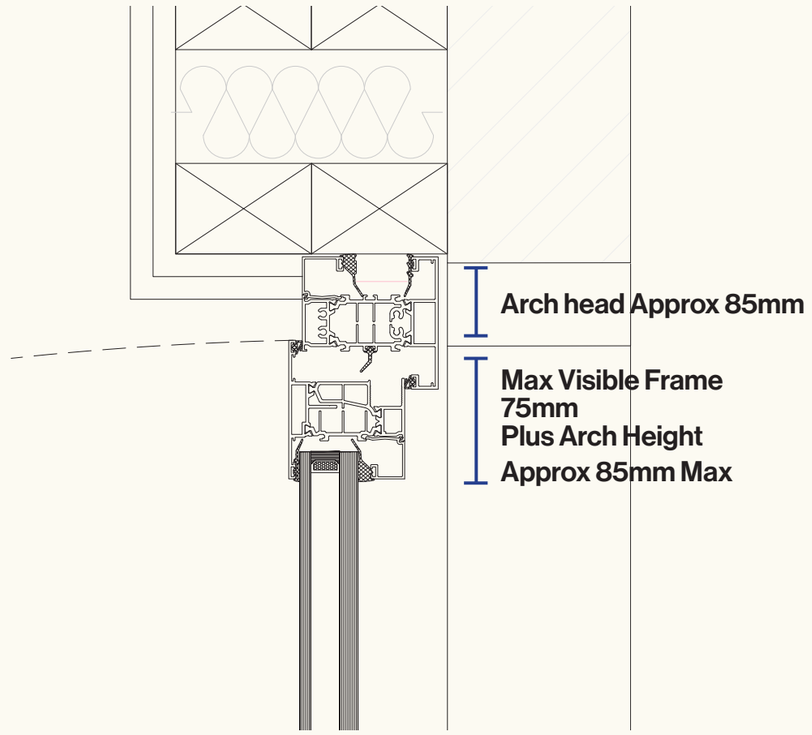
Max Visible Frame Width
Approx 75mm



Jamb Detail



Cill Detail (Opening Lights)

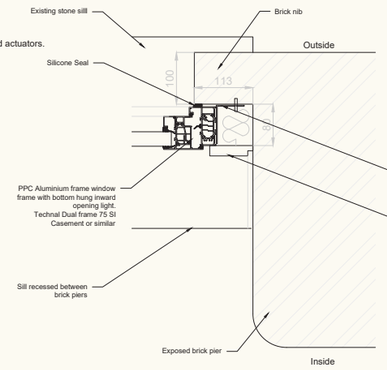


Head Detail

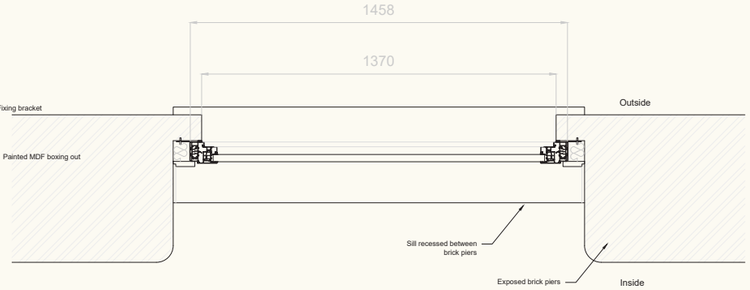
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OPENING WINDOW DETAILS

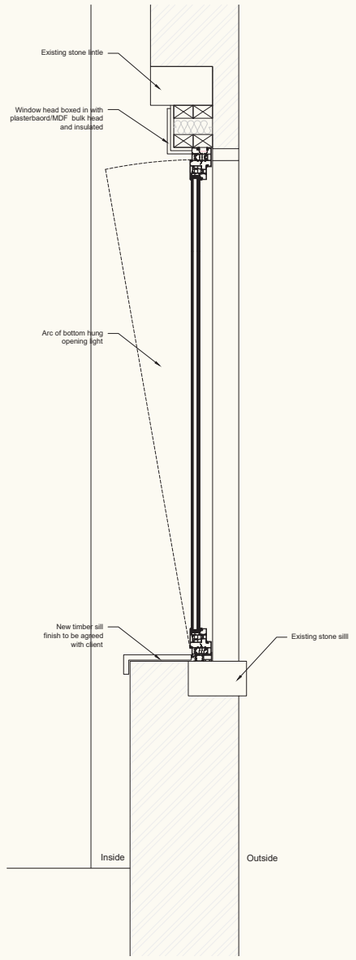
All dimensions are approximate and subject to a site measure
To be read in conjunction with JHA Window Schedule 0002
Acoustic requirements for windows TBC
G Rating for galzing TBC
All windows are to be inward opening bottom hung with manually operated actuators.
Inward opening tilt and turn windows will be considered if appropriate.



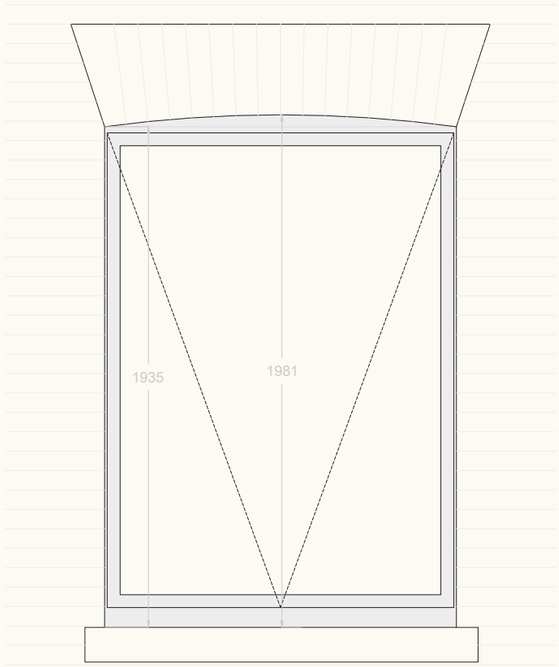
Jamb Detail of Type A Window 1.5 @ A1

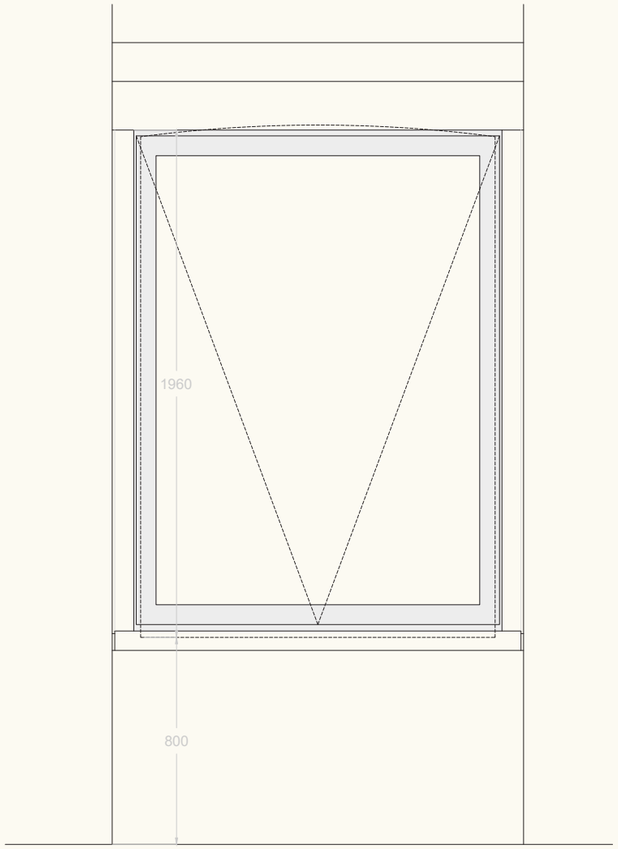


Plan Detail of Type A Window 1.10 @ A1



Section through Type A Window 1.10 @ A1

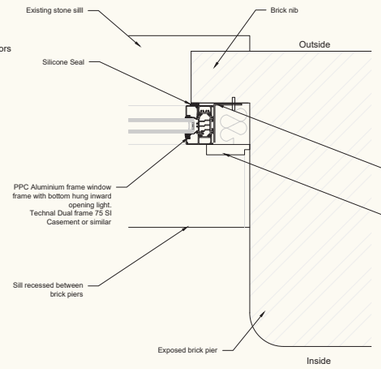




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FIXED WINDOW DETAILS

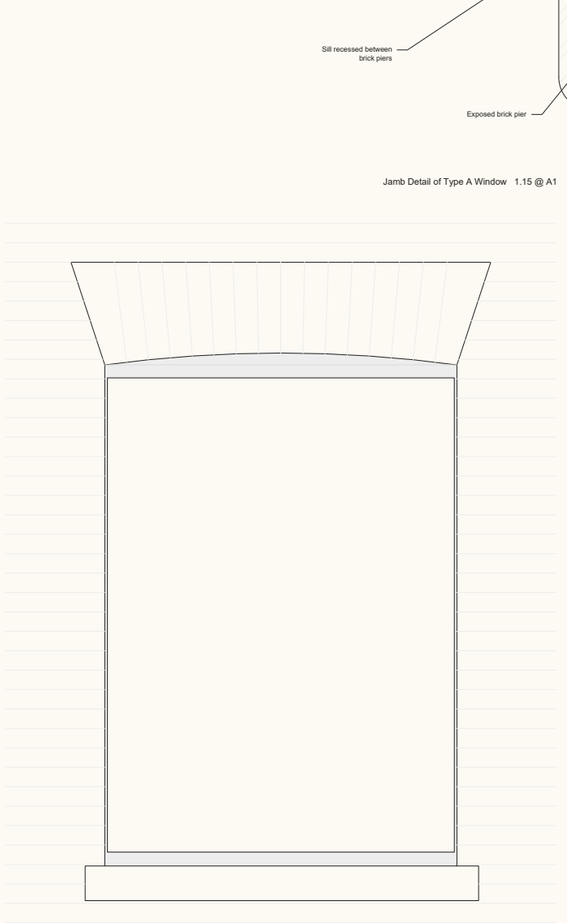
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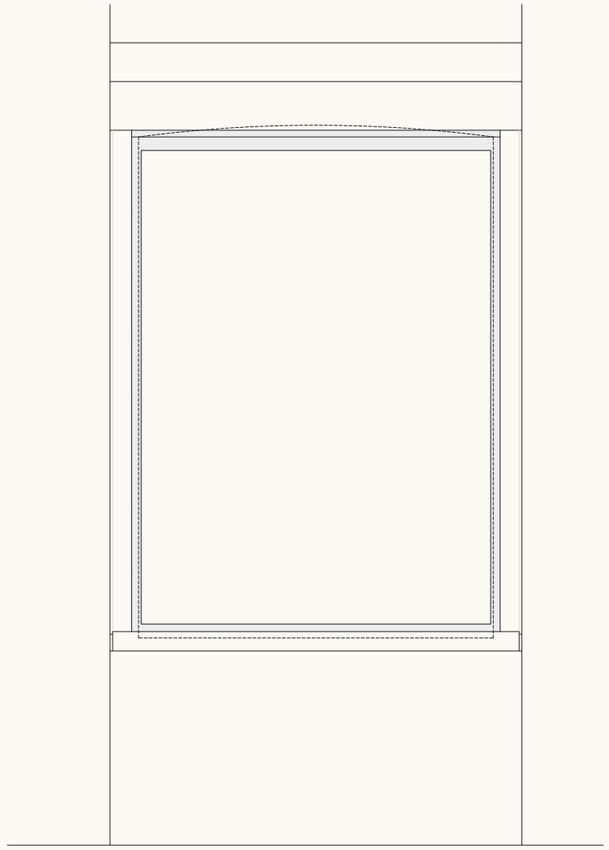


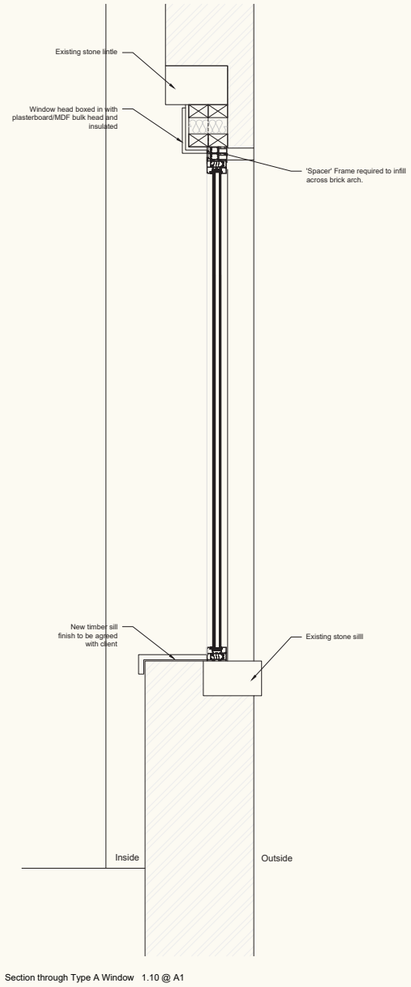
Jamb Detail of Type A Window 1.15 @ A1



Plan Detail of Type A Window 1.10 @ A1







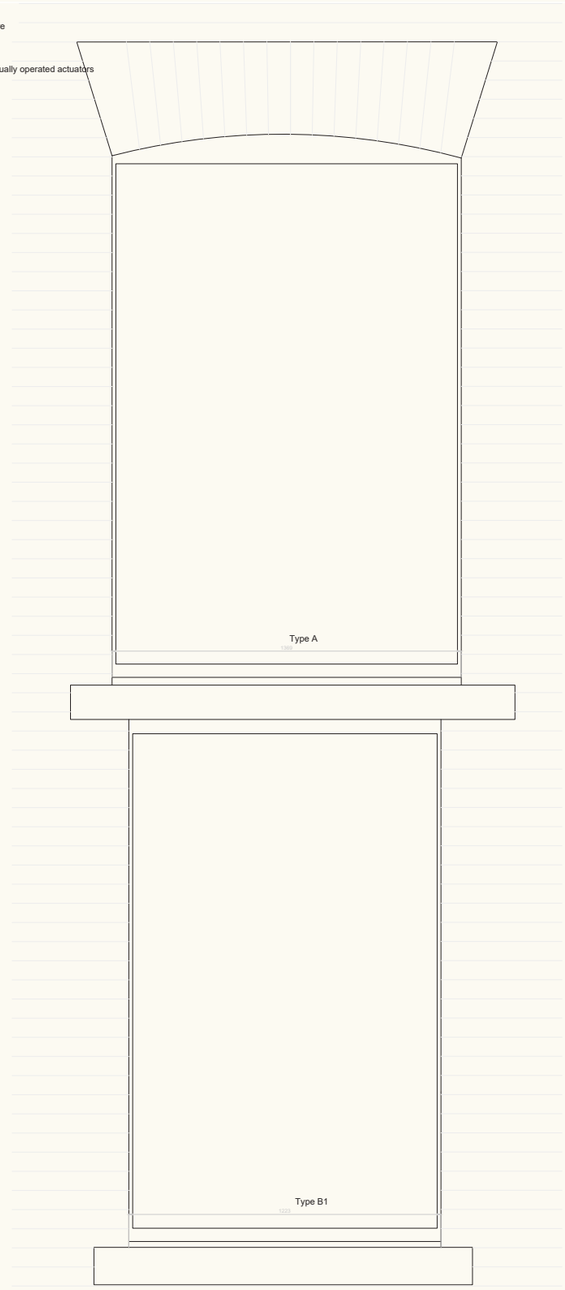
Section through Type A Window 1.10 @ A1

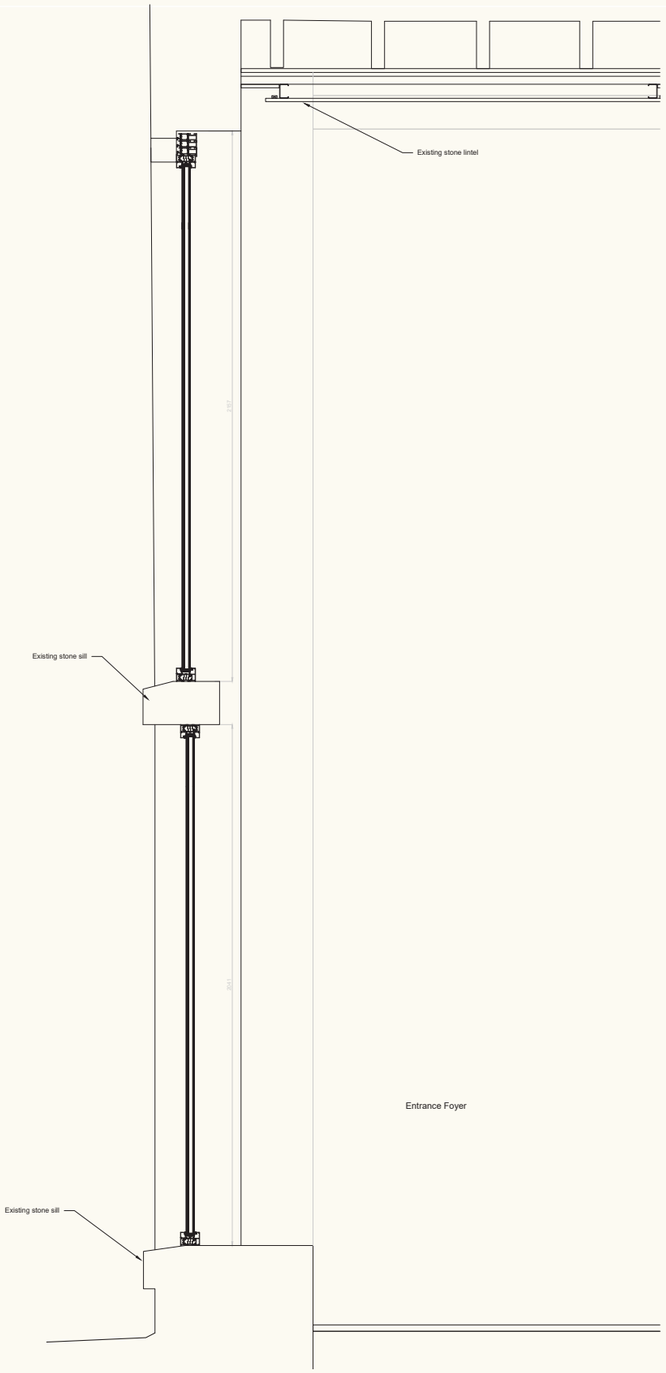
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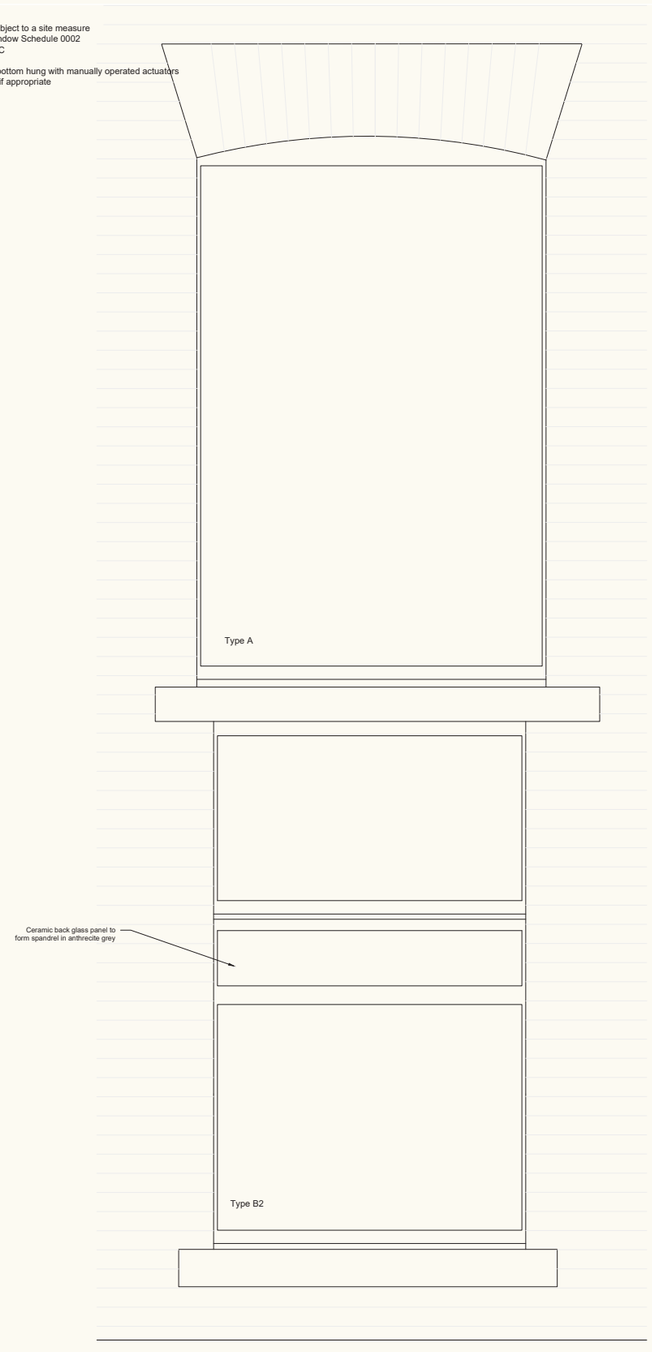


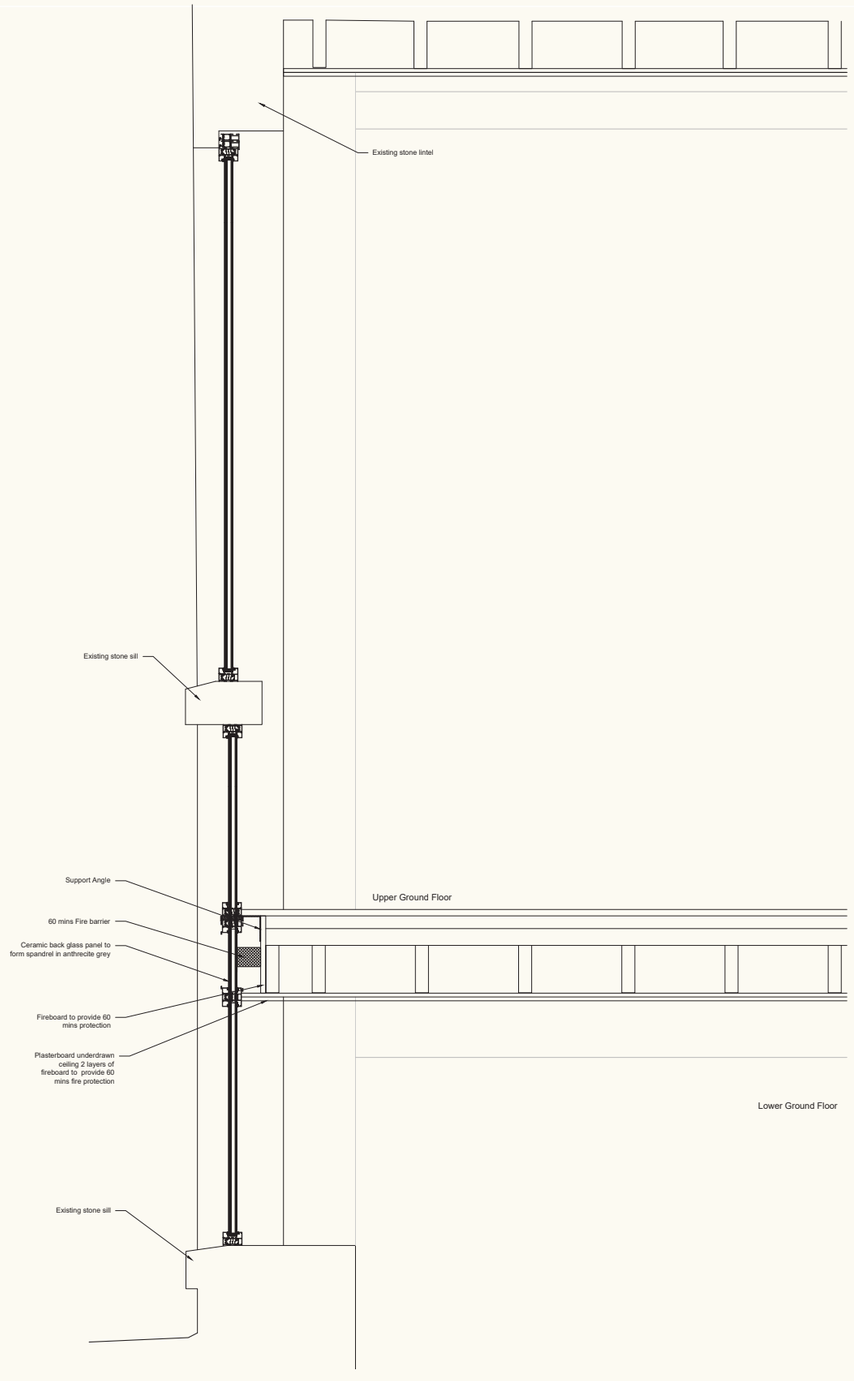


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4.0 ROOF

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ROOF

Roof Repairs

A roof survey has been undertaken and we are proposing to re-cover the roof with natural slate, replace the lead valley & parapet gutters and repair the parapet copings, and replace the ridge tiles.

New matching slate will be generally used through-out, mixed with some re-used existing slate where possible. Any re-used slates will generally be placed on the internal slopes.





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