

PEELERS YARD, MANCHESTER NON-MATERIAL AMENDMENT

0321-TGA-XX-XX-RP-A-FI_10_10_05-95001

TIM GROOM ARCHITECTS

Revision	Date	Description
P01	15.01.25	DRAFT Issue for review and comment
P02	31.01.25	Non-material Amendment Issue to MCC

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01. INTRODUCTION

NMA EXECUTIVE SUMMARY

This document has been compiled to summarise all the changes that have been proposed as part of a Non-Material Amendment application for Peelers Yard, Goulden Street, Manchester.

The amendments proposed are to improve buildability for CERT Property.

Planning References:

Full Application: 125678/F0/2019

Listed Building Consent: 125679/L0/2019

Planning descriptions from Non-Material Amendment Report submitted 20.12.2022 and approved by MCC 03.01.2023:

*Erection of 8-storey residential building (Use Class C3) comprising 81 residential units, alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works.
Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.*

Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 81 residential units, associated landscape and other associated works.

Proposed Planning description:

The proposal seeks to amend the description of development to refer to 82 residential apartments instead of 81.

SUMMARY OF PROPOSED CHANGES

The below paragraphs summarise the changes proposed as part of the Non-Material Amendment application:

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

2. Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.

3. The porthole window size has been reduced to allow for better internal composition.

4. The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.

5. Rooflight dimensions facing onto Bendix Street have increased to align with the windows and perforated panels below.

6. Banding at level 01 has changed from an aluminium c-channel to a soldier course of brick to improve the architectural composition.

7. Stairs to the lower ground apartments have been extended to provide sufficient access from the courtyard. A guarding rail has been added for fall protection.

8. The curtain walling to Goulden Street entrance has been adjusted to accommodate the dry riser inlet and structural design.

9. A residents dining room has been added at level 01 to increase amenity space.

10. Following a detailed survey, the opening size of windows within the listed wall on Cross Keys Street are shown as uniform.

11. Rooflights have been added to 4no. duplex apartments at level 08.

12. The height of Smoke shafts and AOVs at roof level has been raised.

13. Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition.

Proposed Scheme Axo - Chadderton Street / Goulden Street

The changes along Goulden Street and Chadderton Street include:

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

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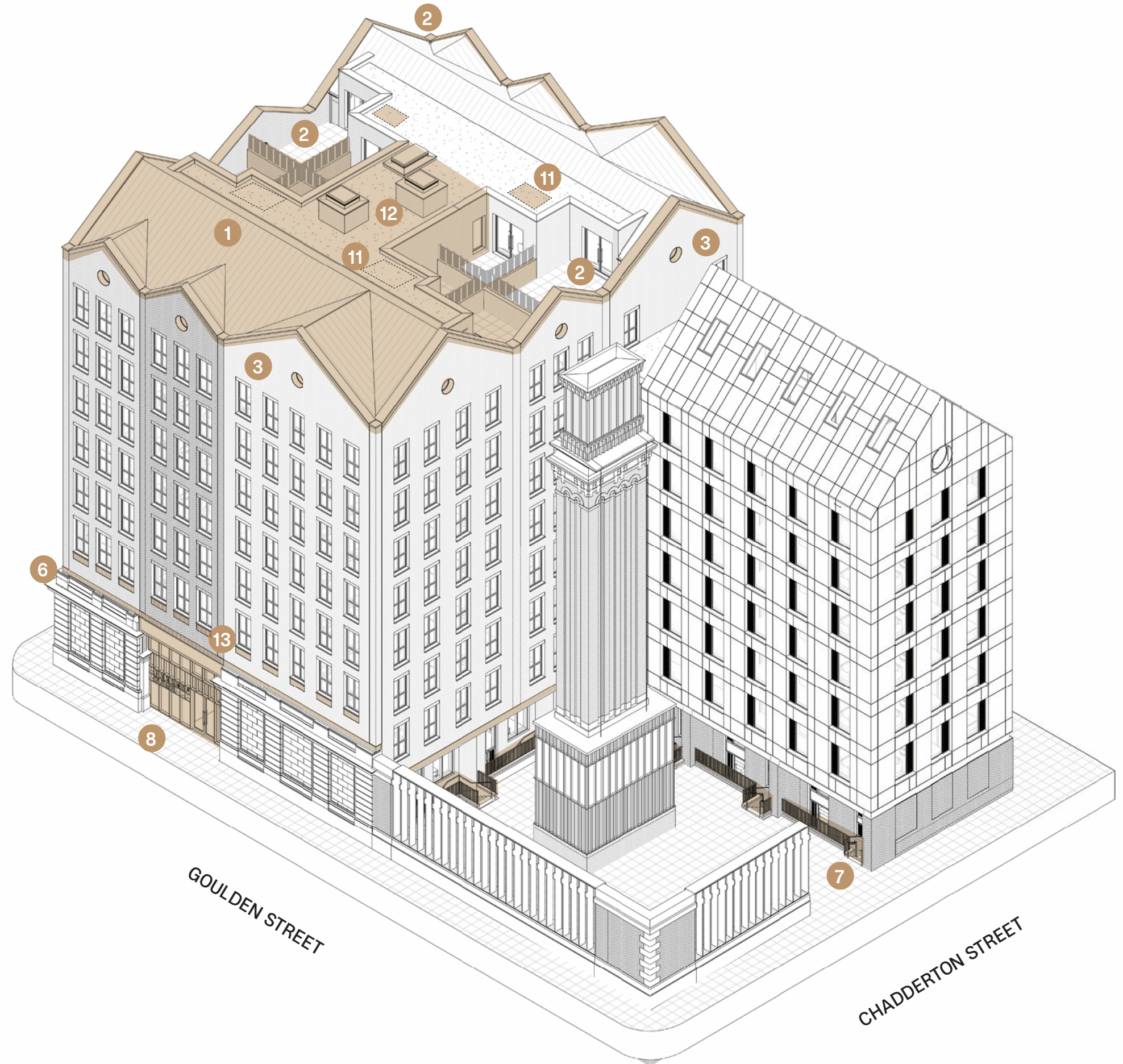
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Proposed Scheme Axo - Bendix Street / Cross Keys Street

The changes along Bendix Street and Cross Keys Street include:

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

2. Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.

3. The porthole window size has been reduced to allow for better internal composition.

4. The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.

5. Rooflight dimensions facing onto Bendix Street have increased to align with the windows and perforated panels below.

6. Banding at level 01 has changed from an aluminium c-channel to a soldier course of brick to improve the architectural composition.

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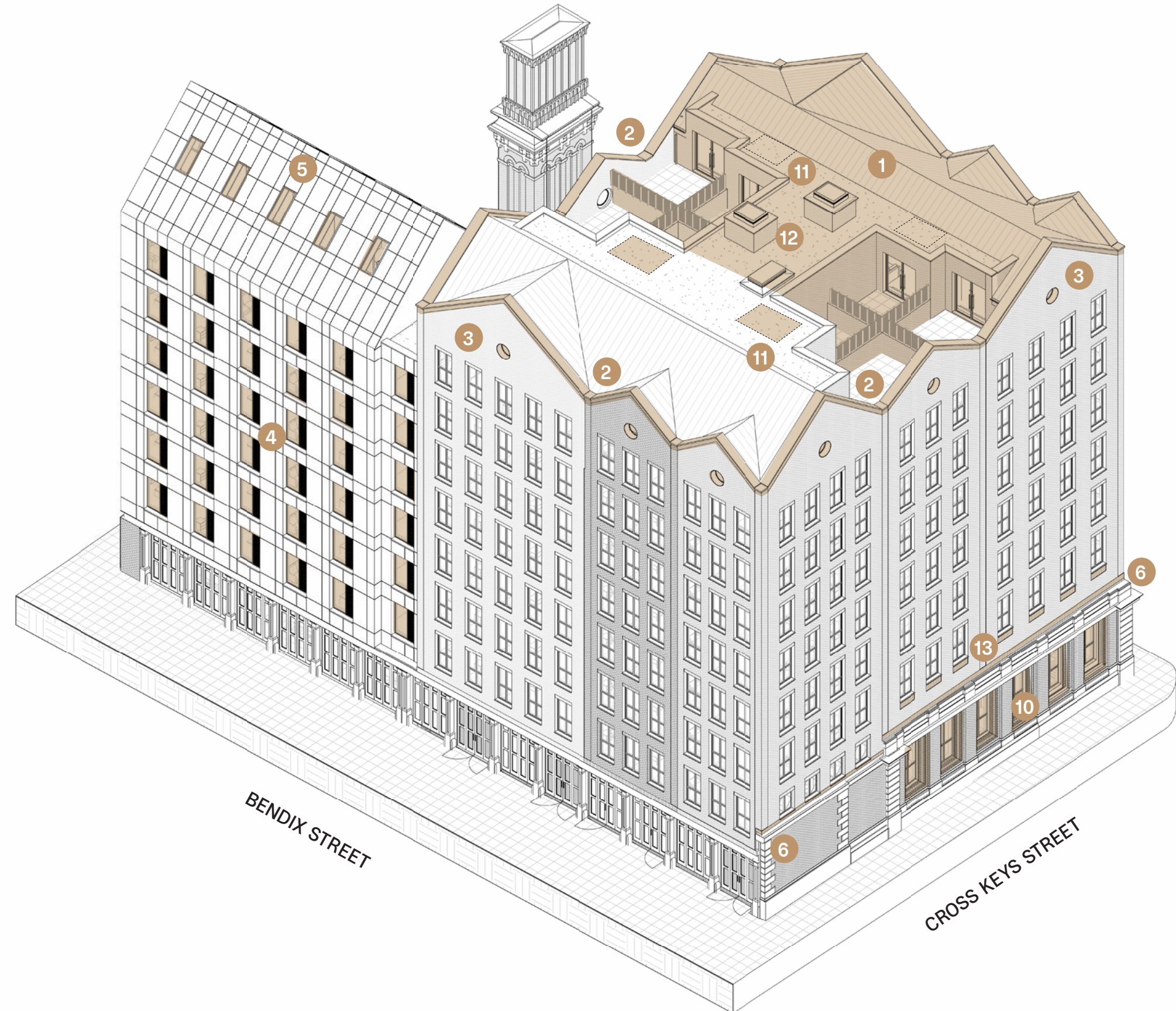
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13. Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition.



02. LAYOUT CHANGES

The floor plan shows a rectangular building with a central corridor system. Key areas include:

- Entrances:** Residents Entrance (0.09) at the bottom center, and a main entrance at the bottom right.
- Corridors:** 0.02, 0.03, 0.04, 0.05, 0.10, 0.12, 0.22, 0.24, 0.30, 0.31.
- Common Areas:** 0.01, 0.02, 0.03, 0.04, 0.05, 0.06, 0.07, 0.08, 0.09, 0.10, 0.11, 0.12, 0.13, 0.14, 0.15, 0.16, 0.17, 0.18, 0.19, 0.20, 0.21, 0.22, 0.23, 0.24, 0.25, 0.26, 0.27, 0.28, 0.29, 0.30, 0.31.
- Storage:** 0.23 Bike Store, 0.25 Water Storage, 0.26 Bin Store, 0.10 Parcel Store.
- Utilities:** 0.29 Generator, 0.20 Landlords LV Switch, 0.21 Substation, 0.27 Ventilated Lobby.
- Other:** 0.01, 0.02, 0.03, 0.04, 0.05, 0.06, 0.07, 0.08, 0.09, 0.10, 0.11, 0.12, 0.13, 0.14, 0.15, 0.16, 0.17, 0.18, 0.19, 0.20, 0.21, 0.22, 0.23, 0.24, 0.25, 0.26, 0.27, 0.28, 0.29, 0.30, 0.31.

Proposed Ground Floor Plan

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

2. Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.

3. The porthole window size has been reduced to allow for better internal composition.

4. The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.

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Cross Keys Street



Chadderton Street

Approved First Floor Plan



Proposed First Floor Plan

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4. The perforated side panel to the windows has increased along Bendix Street to meet purge ventilation requirements.

5. Rooflight dimensions facing onto Bendix Street have increased to align with the windows and perforated panels below.

6. Banding at level O1 has changed from an aluminium c-channel to a soldier course of brick to improve the architectural composition.

7. Stairs to the lower ground apartments have been extended to provide sufficient access from the courtyard. A guarding rail has been added for fall protection.

8. The curtain walling to Goulden Street entrance has been adjusted to accommodate the dry riser inlet and structural design.

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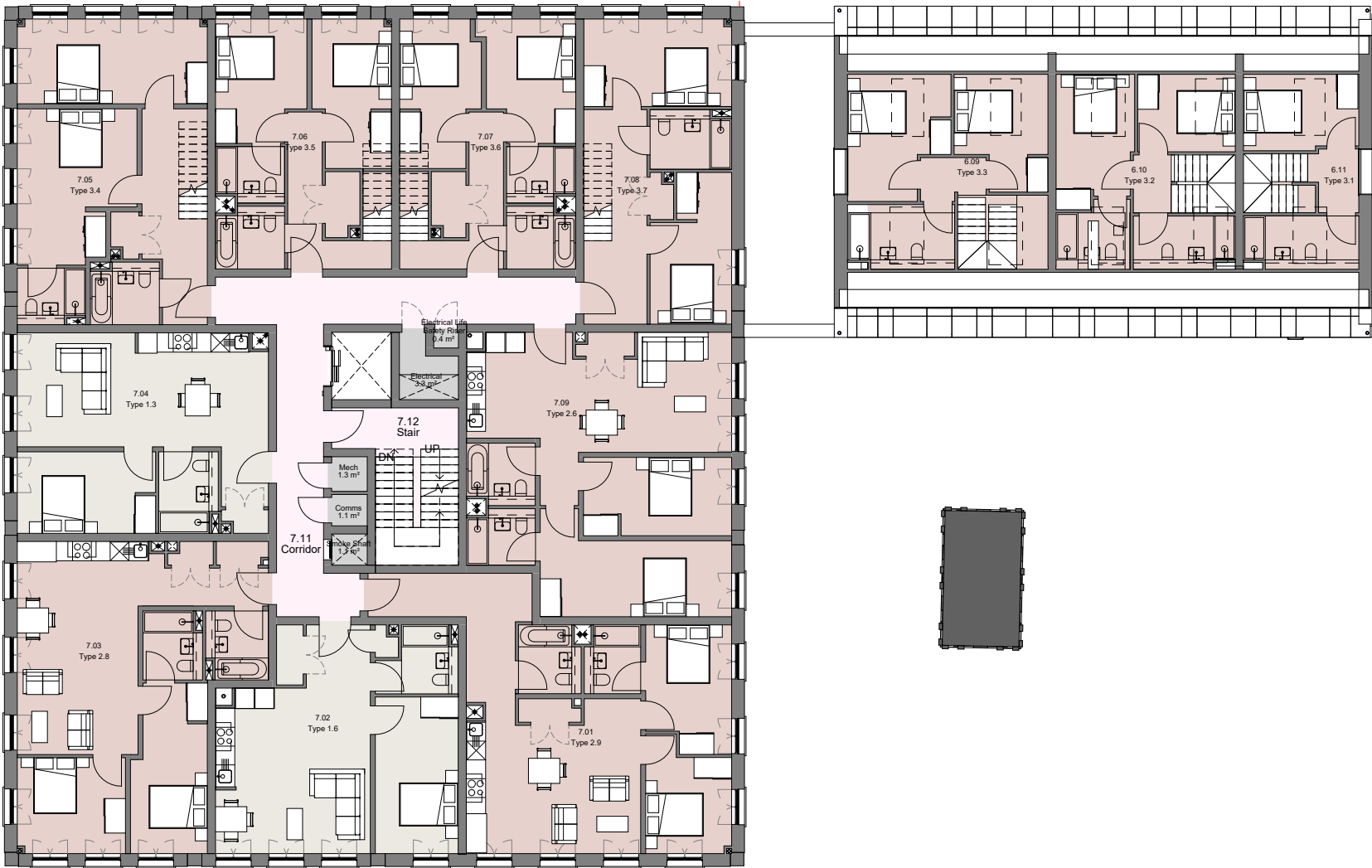
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13. Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition.



Approved Seventh Floor Plan



Proposed Seventh Floor Plan

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

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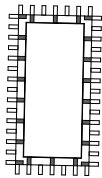
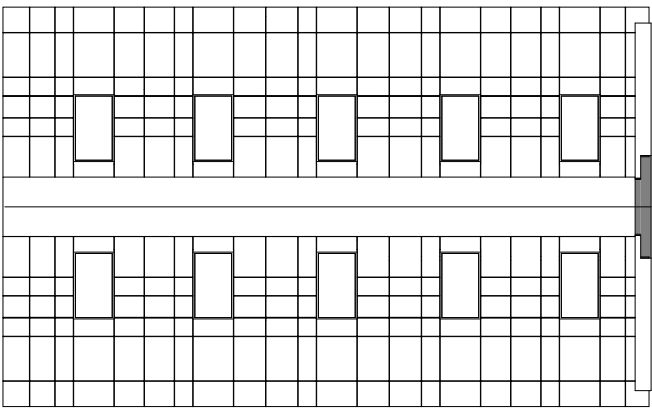
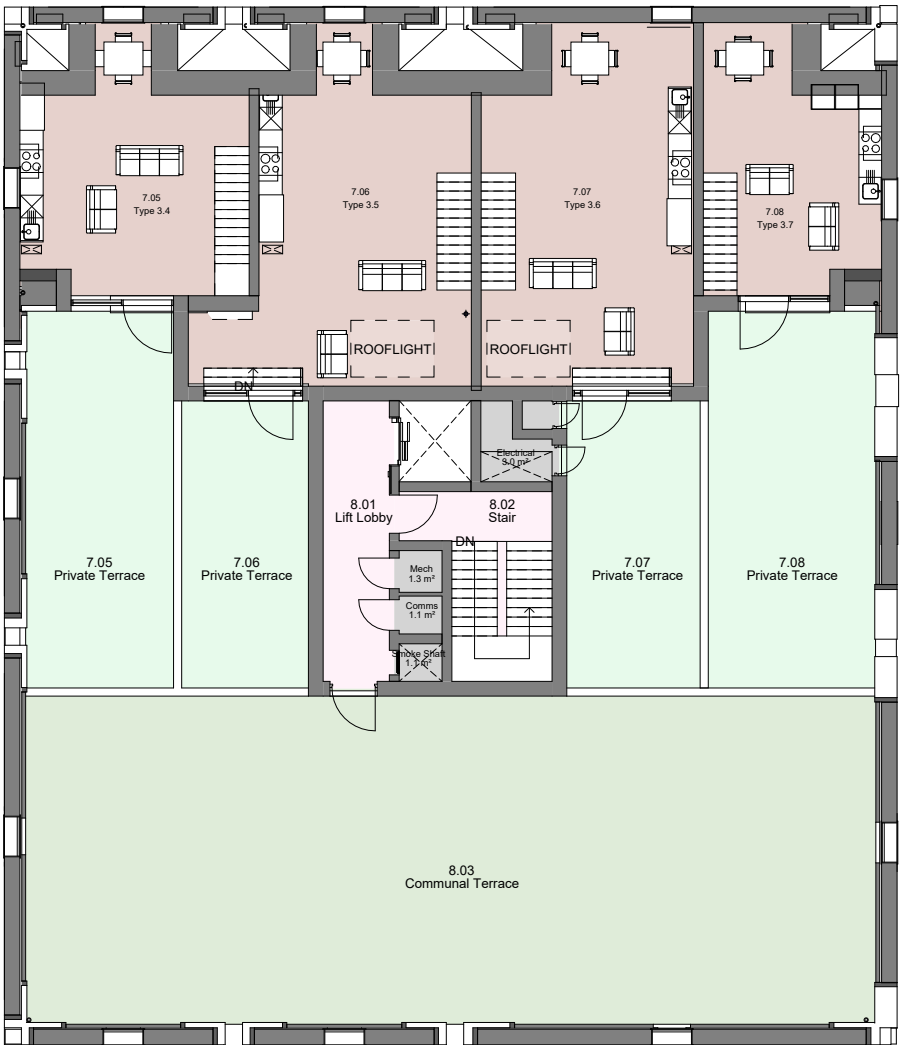
11. Rooflights have been added to 4no. duplex apartments at level 08.

12. The height of Smoke shafts and AOVs at roof level has been raised.

13. Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition.



Approved Eighth Floor Plan



Proposed Eighth Floor Plan

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

2. Parapet raised by 600mm to ensure suitable protection from falling on terraces with ridge line raised similarly.

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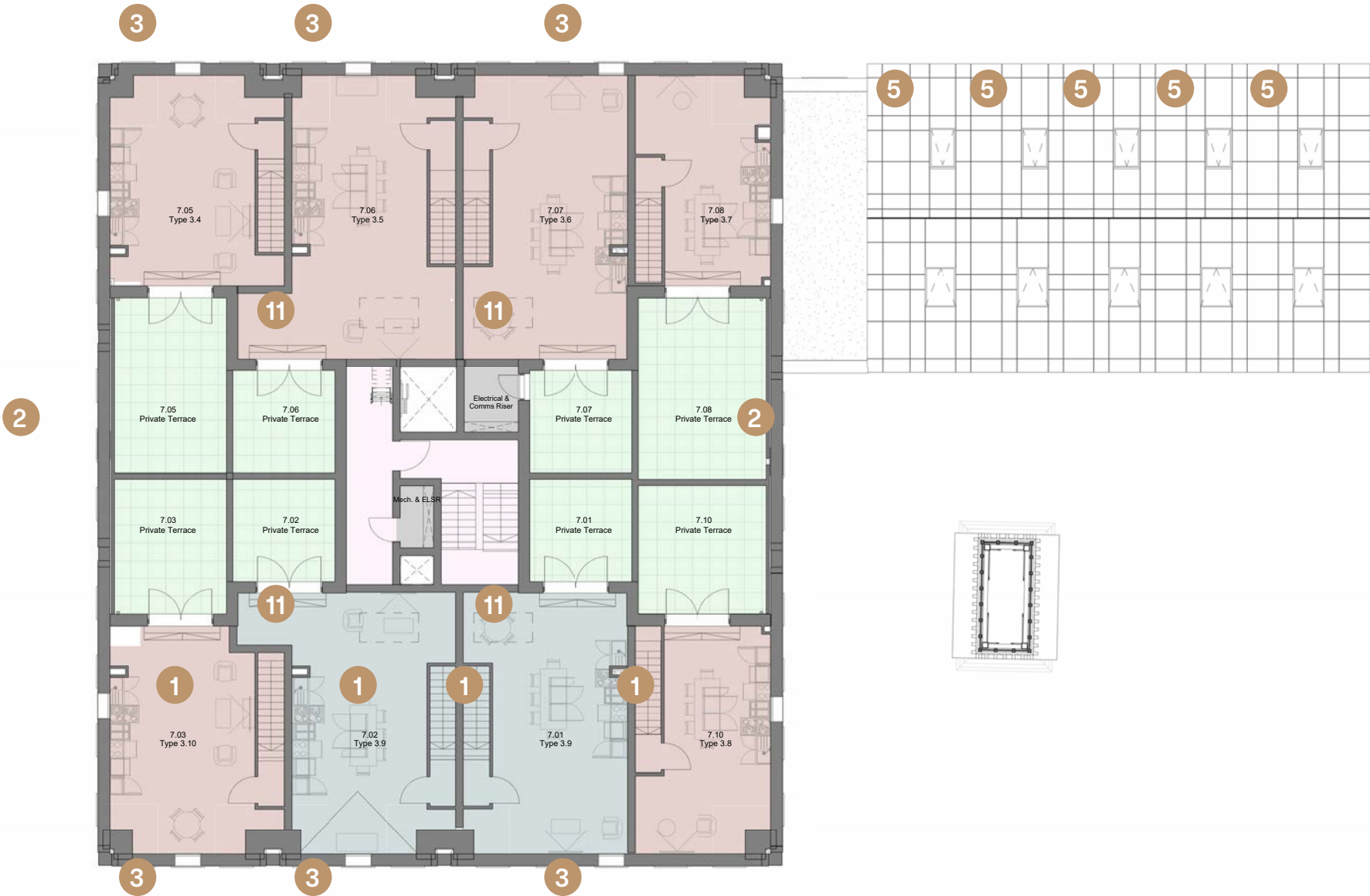
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Approved Accommodation Schedule

Goulden Street Accommodation Schedule							
Type	1 Bed			2 Bed			
Level	1 Bed Apartment	1 Bed Mezz	1 Bed Duplex	2 Bed Apartment	2 Bed Mezz	2 Bed Duplex	Total
Ground		5			3		8
Mezzanine							
Level 1	3			5			8
Level 2	4			7			11
Level 3	4			7			11
Level 4	4			7			11
Level 5	4			7			11
Level 6	3		1	6		2	12
Level 7	2			3		4	9
Level 8							
Total Units	30			51			81

Percentage of 1B to 2B		
	Units	Percentage
1B2P Units	30	37%
Total 1 Bed Units	30	37%
2B3P Units	18	22%
2B4P Units	33	41%
Total 2 Bed Units	51	63%
Total No. of Units	81	

Proposed Accommodation Schedule

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

Note: The additional apartment is a duplex and will be added at level 07. The number of 2 bed duplexes will increase from 7no. to 11no., whilst number of 2 bed apartments reduces from 42no. to 39no. This will be a loss of 1no. 2 bed 4 person units and a gain of 2no. 2 bed 3 person units.

Goulden Street Accommodation Schedule							
Type	1 Bed			2 Bed			
Level	1 Bed Apartment	1 Bed Mezz	1 Bed Duplex	2 Bed Apartment	2 Bed Mezz	2 Bed Duplex	Total
Ground		5			3		8
Mezzanine							
Level 1	3			5			8
Level 2	4			7			11
Level 3	4			7			11
Level 4	4			7			11
Level 5	4			7			11
Level 6	3		1	6		2	12
Level 7	2					8	10
Level 8							
Total Units	30			52			82

Percentage of 1B to 2B		
	Units	Percentage
1B2P Units	30	37%
Total 1 Bed Units	30	37%
2B3P Units	20	24%
2B4P Units	32	39%
Total 2 Bed Units	52	63%
Total No. of Units	82	

03. ELEVATION CHANGES

Approved Chadderton Street Elevation



Proposed Chadderton Street Elevation

1. The roof line has been infilled as total unit count has increased from 81no. to 82no. units. 3no. apartments have increased to 4no. duplex units from level 07 to level 08. Private terraces for these apartments have been added with the removal of the communal roof terrace.

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Approved Cross Keys Street Elevation



Proposed Cross Keys Street Elevation

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12. The height of Smoke shafts and AOVs at roof level has been raised.

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Approved Goulden Street Elevation



Proposed Goulden Street Elevation

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Approved Bendix Street Elevation



Proposed Bendix Street Elevation

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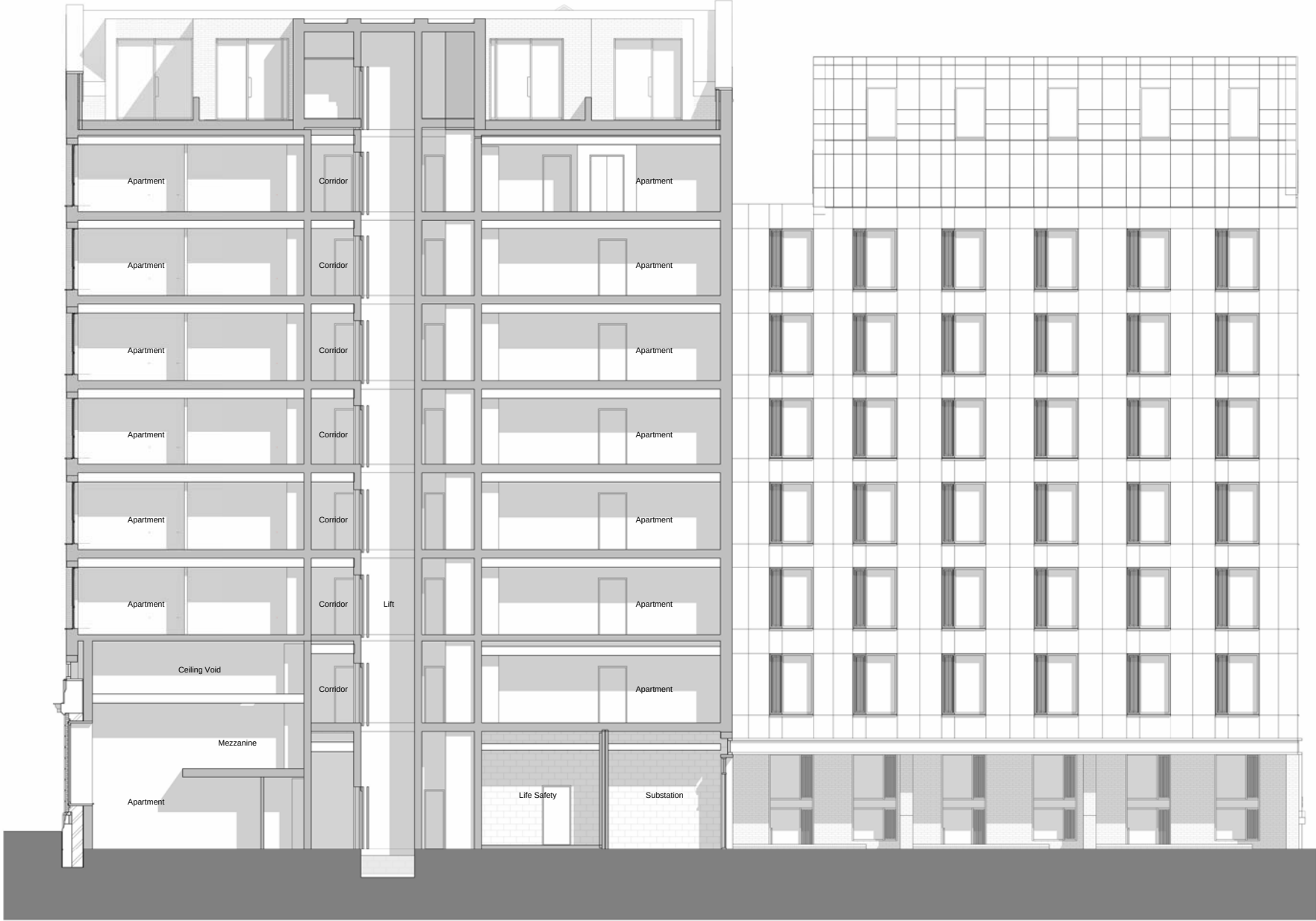
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Approved Courtyard Elevation



Proposed Courtyard Elevation

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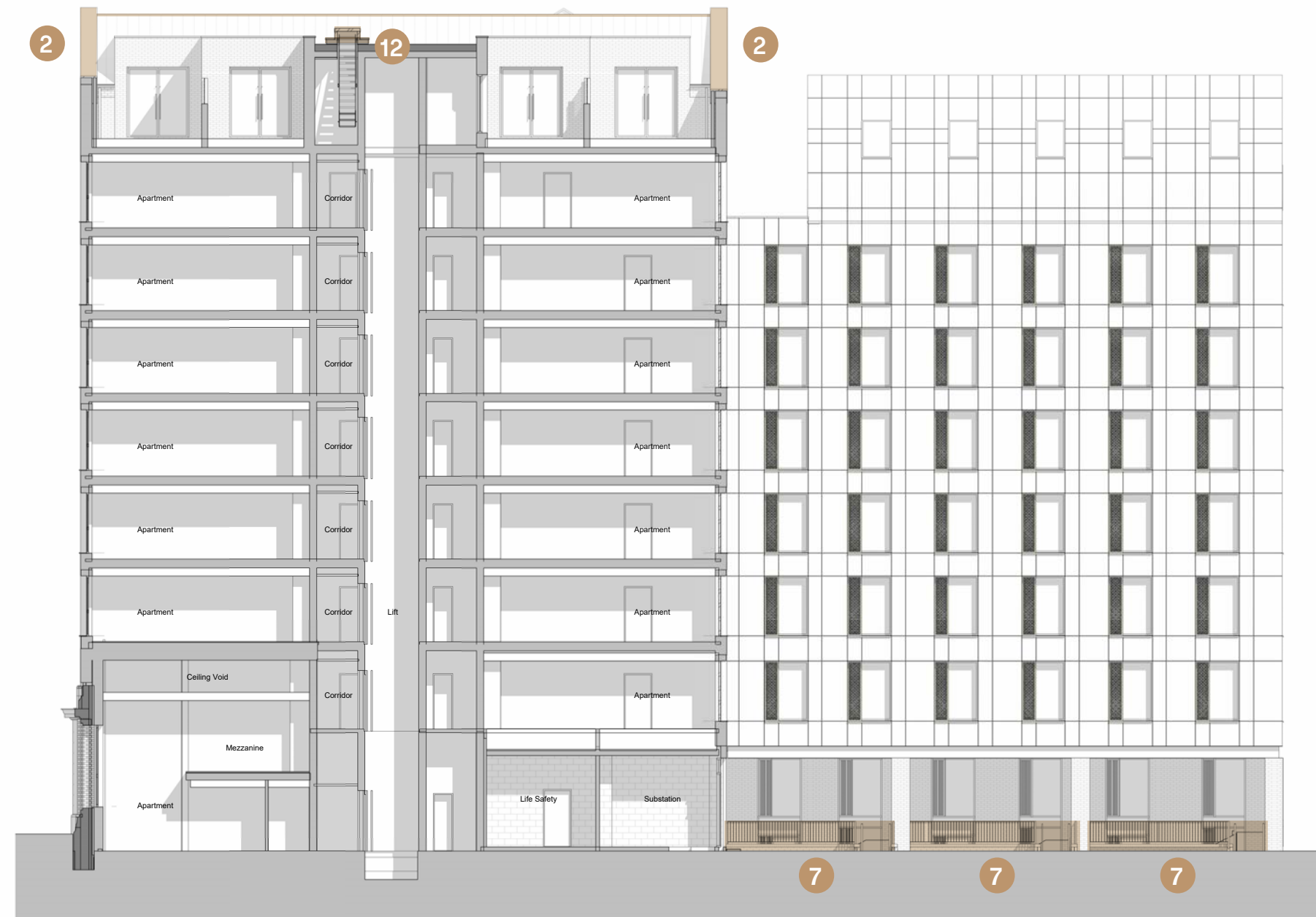
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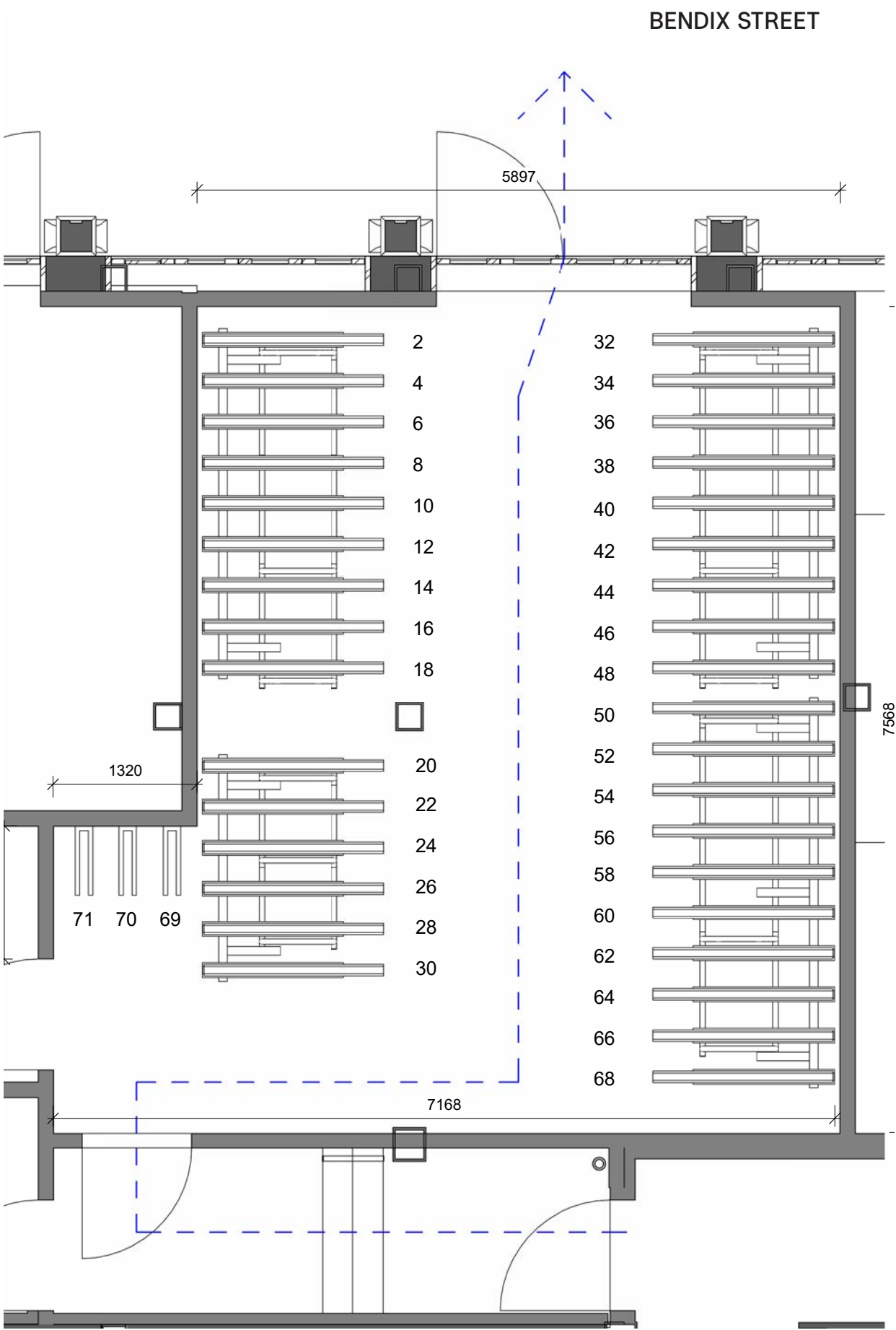
13. Brick sills have been included to the lower windows on Cross Keys Street and Goulden Street to improve architectural composition.



04. STRATEGY CHANGES

Cycle Storage Strategy

The approved scheme allowed for 74 cycle spaces at ground floor. The proposed scheme allows for 71 bike storage spaces in the main bike store off Bendix Street due to the restriction of a steel column within the s



Approved Waste Proforma

Waste Management Strategy: Goulden Street

High Rise Domestic Developments 81 Units

Bin Type	Bin Area
1100L	1575mm x 1190mm
240 L	780mm x 940mm

Waste Types	Provision	Capacity (Litres)	Waste in Litres	No. of 1100L Bins	No. of 240L Bins
General Refuse	110 week per dwelling	1100	8910	8	5
Pulpable Recycling	55 week per dwelling	1100	4455	4	
Mixed Recycling	55 week per dwelling	1100	4455	4	
Food Waste	15 week per dwelling	240	1215		
Total				16	5

** All information based on GD_04 guidance from Manchester City Council

Proposed Waste Proforma

With the addition of 1no. unit in the building, the waste proforma strategy has been updated to suit 82no. units. This has been updated with 3no. 240L bins added.

All information is based on GD_04 guidance from Manchester City Council.

Waste Management Strategy: Goulden Street

High Rise Domestic Developments 82 Units

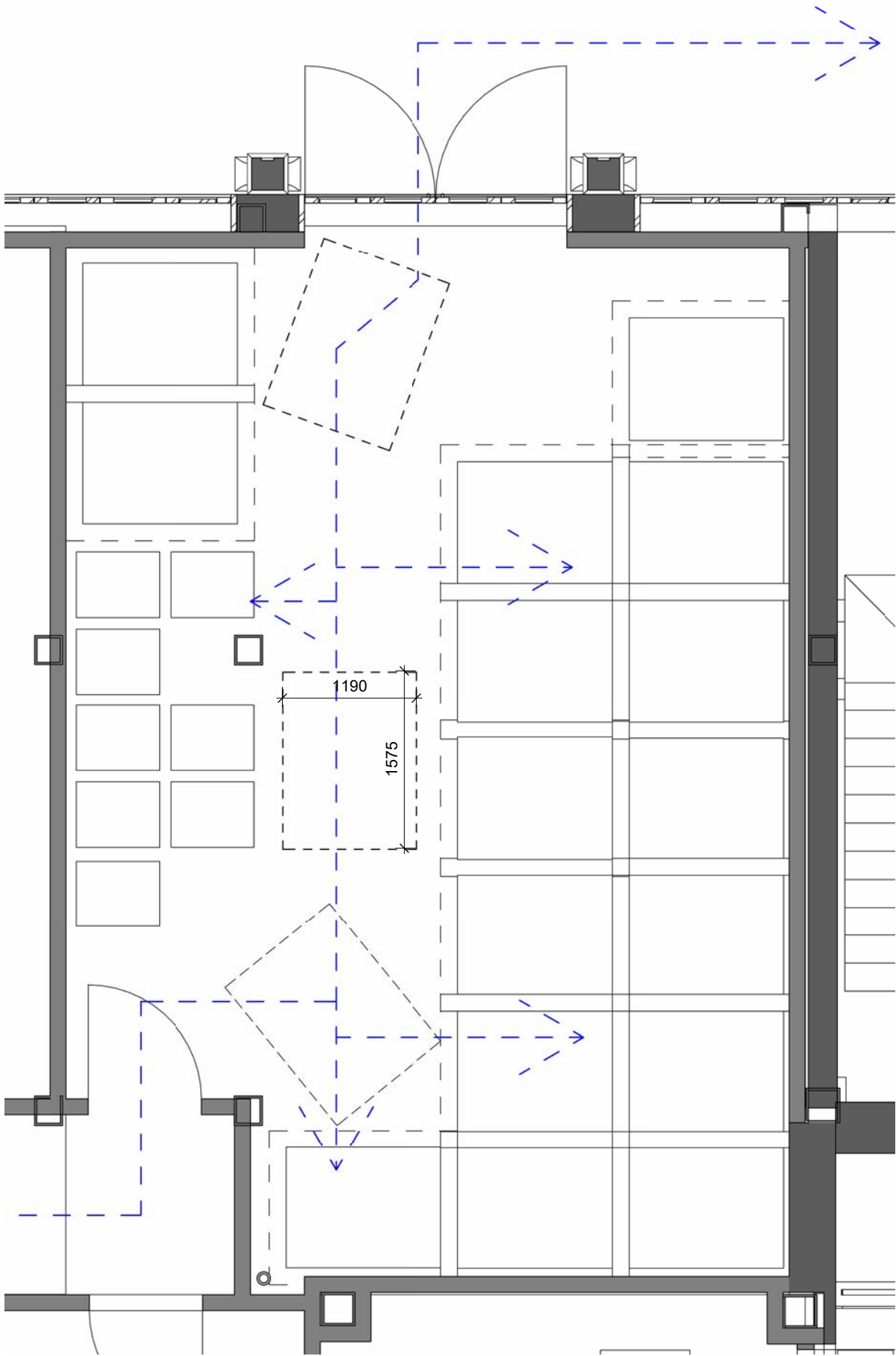
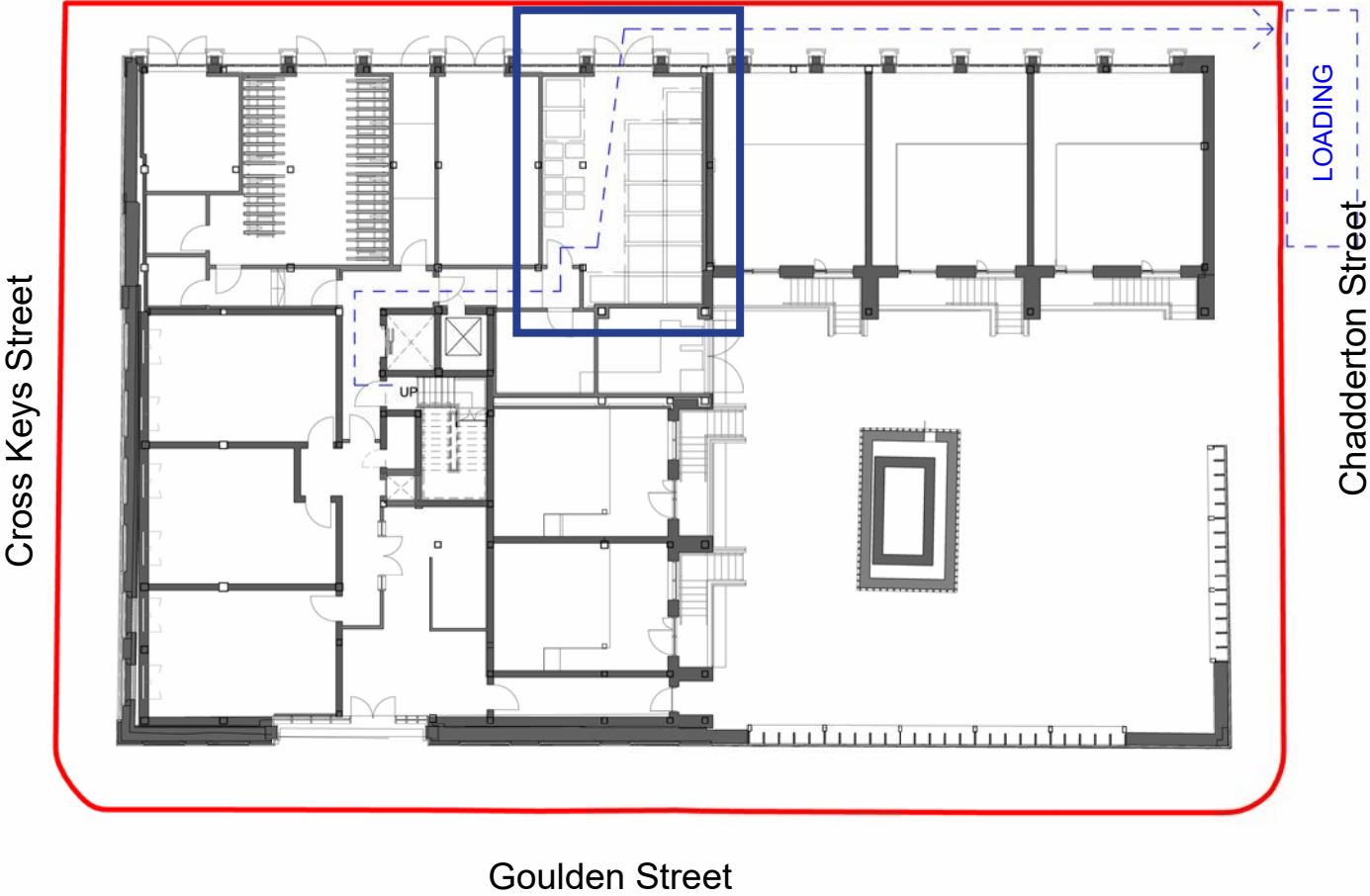
Bin Type	Bin Area
1100L	1575mm x 1190mm
240 L	780mm x 940mm

Waste Types	Provision	Capacity (Litres)	Waste in Litres	No. of 1100L Bins	No. of 240L Bins
General Refuse	110 week per dwelling	1100	9020	8	1
Pulpable Recycling	55 week per dwelling	1100	4510	4	1
Mixed Recycling	55 week per dwelling	1100	4510	4	1
Food Waste	15 week per dwelling	240	1230		5
Total				16	8

** All information based on GD_04 guidance from Manchester City Council

Proposed Refuse Strategy

A bin store is provided for use by residents. The refuse removal strategy will be managed by the building's operator. They will be responsible for taking bins from the bin store to the collection point. Bins are collected along Bendix Street rear alleyway. MCC's waste collection operator will be able to park the refuse collection vehicle on Chadderton Street.



TIM GROOM ARCHITECTS

Eastgate
2 Castle Street
Manchester
M3 4LZ

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