

The Republic, Mayfield Manchester
Planning Addendum Report
0197_MAY-MCO-M01-XXXX-RP-A-090080
Rev: P03
Ref: A283-10.01-148
November 2024

THE REPUBLIC

i. Project Team

This planning addendum report has been prepared through a process of collaboration by the full design team. The team and their roles include:

Client and Project Manager	Landsec UI
Architect Plot R3	Morris + Company
Masterplan Architect	SEW
Engineering (M&E) and Sustainability	WSP
Structural Engineer	CIVIC
Landscape Architect	SEW
Planning Consultant	Deloitte LLP
Building Regulations Consultant	Socotec
Energy, Transport and Infrastructure	WSP
Fire Consultant	WSP

Note that this report is intended to be printed double sided at A3.

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1.0 Planning Addendum

1.1 Introduction

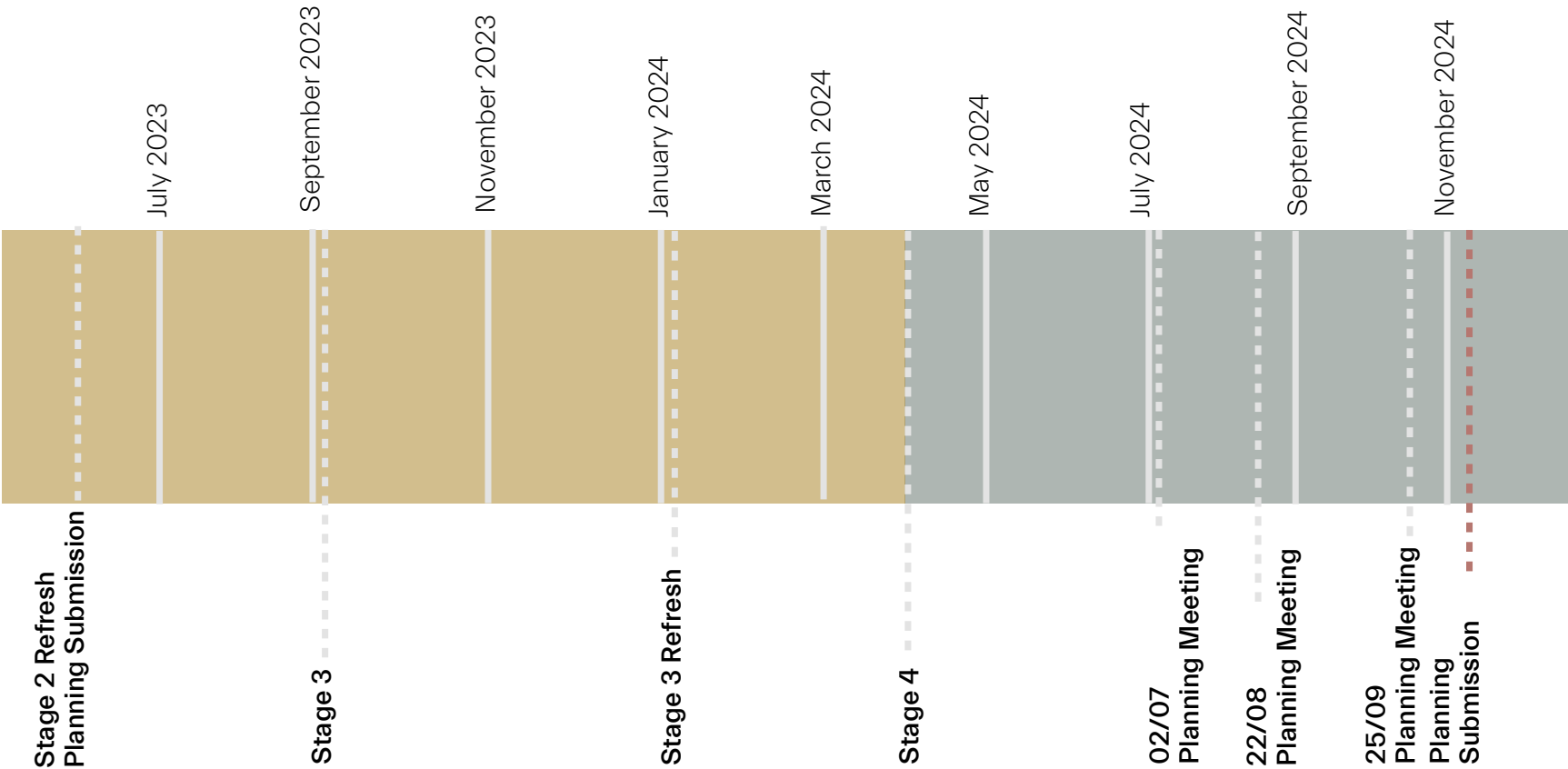
This document should be read together with the design and access statement and its addendum statement. The overall content of the DAS remains broadly unchanged saved for the amendments to the buildings design as set out in this document.

The design changes to the consented scheme presented here in, are the result of a number of pre-application meetings with MCC Planning Officers, with the designs developed to reflect the positive feedback. These meetings are summaries below.

02/07/2024 - a meeting took place with Planning Officers to discuss proposed amendments to the building’s massing. The proposed changes aimed to enhance the building’s commercial appeal, sustainability credentials and flexibility from an occupier perspective. Feedback suggested that the changes had diminished the finesse, character and depth of the massing. It was therefore recommended that the design be further developed to address this, considering changes to the façade to address concerns around the massing.

22/08/24 - Responding to feedback from the initial pre-application meeting, an updated design was presented to Planning Officers. The revised design featured additional loggias incorporated into the north and eastern facades, along with a unitised curtain walling system. Planning Officers expressed support for the principles of these amendments noting they address feedback previously issued.

25/09/24 - A meeting was held with Planning Officers to discuss the exact colour, tone and finish of the façade, these discussions are ongoing. It was agreed that the planning application can be made prior to these discussions concluding, which will need to be agreed prior to determination. A further meeting is arranged to present physical samples in December 2024 to agree a way forward.



1.0 Planning Addendum

1.2 2024 Key Design Changes

Below Summary of Key design amendments since original planning suibmission

The following are the key design changes to the external appearance of the Republic since the consented 2023 scheme.

Massing (TRM-09)

Massing is simplified with an additional step to the north removed, the building massing has improved clarity, along with a significant improvement in building efficiency and embodied carbon performance

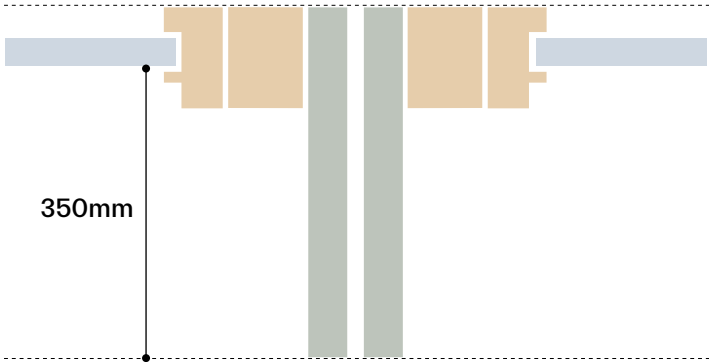
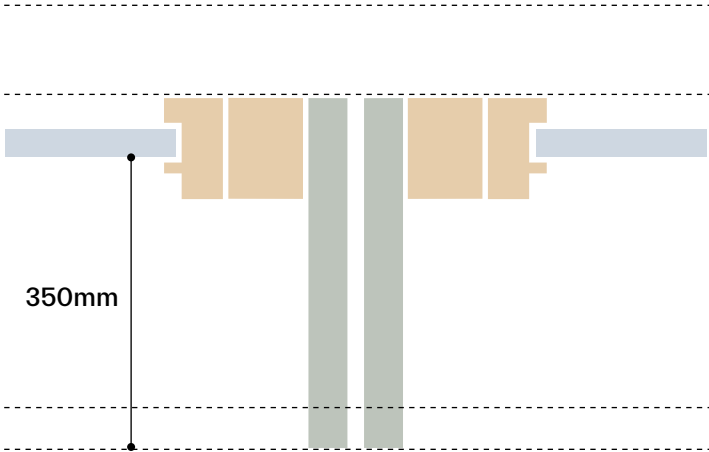
Loggias (TRM-07 and TRM-10)

Larger Loggias align with those included on upper floors, continue to provide a consistent approach to the chamfered facades of the building, and provide additional external amenity space to all office floor levels, further increasing connectivity to Mayfield Park

Facade (TRM-11)

The delivery of the facade as a unitised system provided significant opportunity to improve and maintain quality of the finishes to the building envelope as a whole. The sophisticated articulation of individual elements will be all the more effective for constructing in this manner. The proposed facade system does not impact the architectural design intent or external appearance of the facade of the consented scheme with fin depths being maintained.

2023 Design → 2024 Design



1.0 Planning Addendum

1.3 Summary of Design Changes

+ TRM 01 - Structural Grid

The design of the structural grid has evolved to remove the half grid around the buildings perimeter. This was achieved by repositioning the grid layout and extending the perimeter bays. This move creates a more commercially attractive and usable office floor plate.

+ TRM 02 - Ground Floor Reception & BOH

The ground floor reception and BOH layouts have developed to incorporate a dedicated sprinkler tank, and a centrally located core as TRM 04 below. The layouts of the end of journey and plant accommodation has been remoulded to fit around the core, working far more efficiently and responding to operations team comments.

+ TRM 03 - Internal Uses

The use of the mezzanine has changed from cultural to commercial use, responding to current market trends appropriate for the Mayfield location, and supporting the commercial sustainability of the Republic

+ TRM 04 - Core Position

The office core has moved to a central location, creating a more balanced, usable and efficient office floor plate, lending itself to a wider range of potential office fitout layouts. In addition a centrally located core provides for a more structurally efficient building design reducing the carbon content and building mass

+ TRM 05 - Ground Floor Entrance

Ground floor main access doors have developed in design and provision to respond to the client brief and the evolution of the reception space, allowing for flexibility in use and entrance experience. Additional revolving doors with pass doors have been introduced into the reception, providing potential for a future dedicated tennant reception

+ TRM 06 - External Doors

External doors to loggias and terraces have developed with input from fire engineer. These doors are now inward opening in direction of escape, with an additional door each at the larger terraces at levels 7 and 10, to support escape travel distances

+ TRM 07 - Loggia

Additional loggias introduced at levels 1 to 4 enhance the wellbeing of building occupants with a direct connection to Mayfield Park, in turn creating a more attractive and therefore sustainable office product

+ TRM 08- External Amenity Space

The configuration of loggias at levels 5, 6, 10 and 11 have developed to be a similar to those at levels 1–4, providing a consistent loggia approach.

+ TRM 09 - Massing to North

Massing to the North adjusted to remove the requirement for transfer structure, enabling building servicing accessibility, bettering the office floor experience. This has provided for a more structurally efficient building design reducing the carbon content and building mass. In addition the increased floor area supports the commercial viability of the development.

+ TRM 10 - External Columns

Columns added to effectively support the change to massing in the north elevation.

+ TRM 11 - Facade Development

- Incorporating detailed design from specialist facade sub-contractors and further coordination with the consultant design team as list below;
- + High level opening windows to reception
 - + Includes TRM 02, changes to ground floor and BOH areas
 - + Spandrel panels to cover ground floor and mezzanine BOH areas and to provide areas for ventilation
 - + Unitised curtain wall design has been optimised following specialist sub-contractor input, whilst maintaining the facade expression and fin depth
 - + Plant screen height
 - + Railing height
 - + Lift overrun height

+ TRM 12 - FFL

FFL's adjusted to accommodate terrace drainage falls and insulation

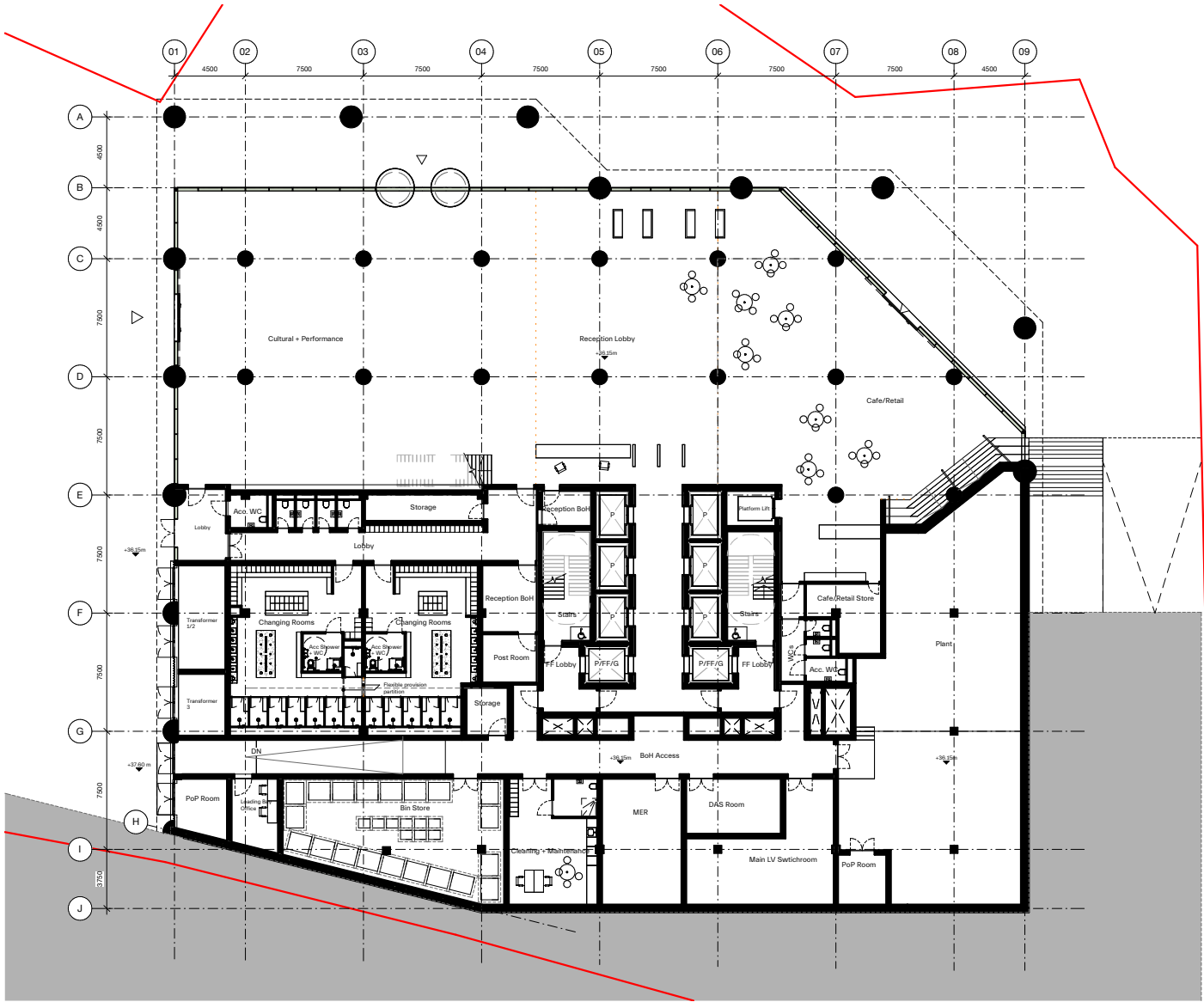
+ TRM 13 - Plant Enclosure

Plant enclosure added following coordination with MEP consultant

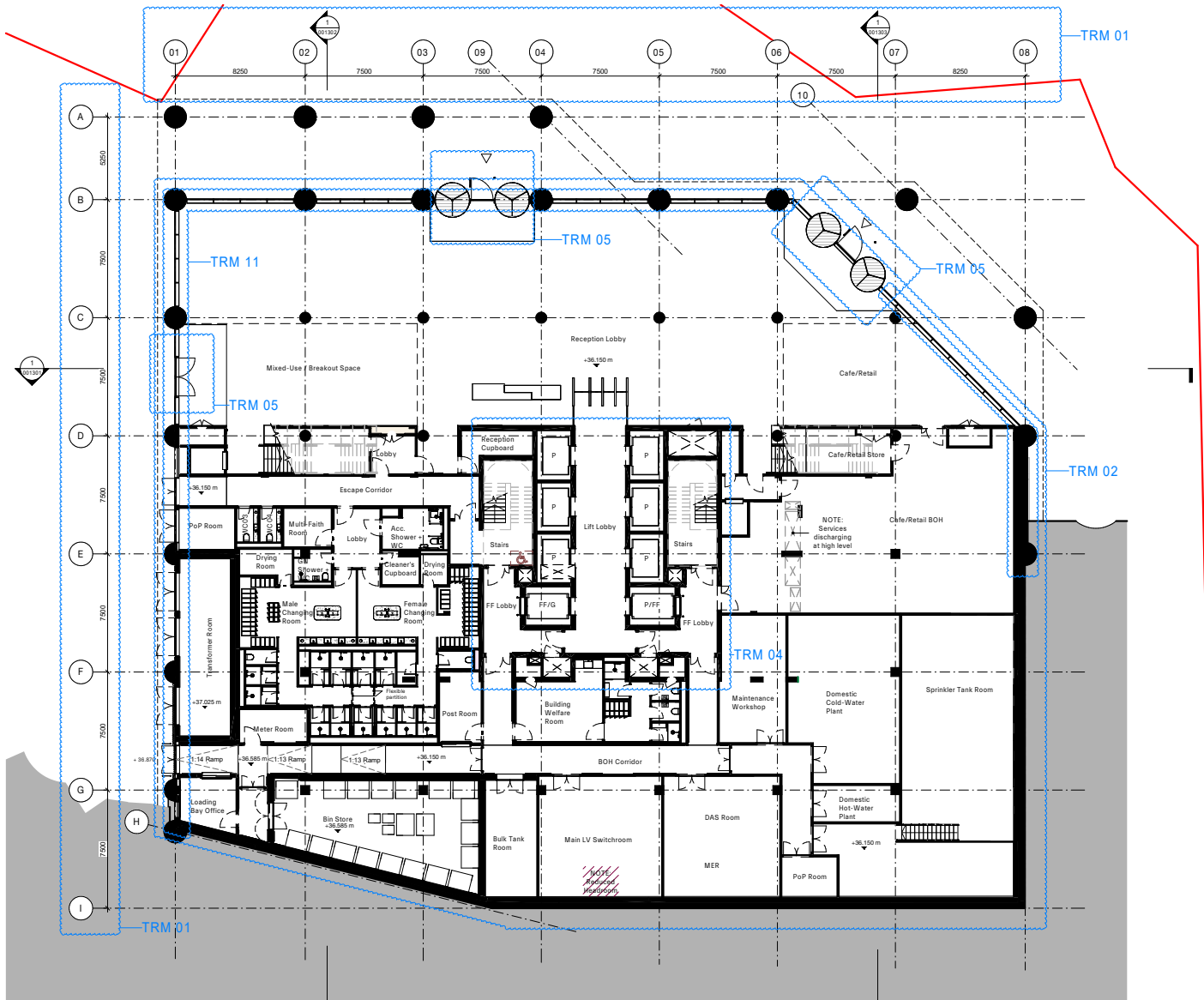
2.0 Planning Addendum

2.1 Ground Floor Plan

- + TRM 01 - Structural Grid
- + TRM 02 - Ground Floor Reception & BOH
- + TRM 04 - Core Position
- + TRM 05 - Ground Floor Entrance
- + TRM 11 - Facade Development



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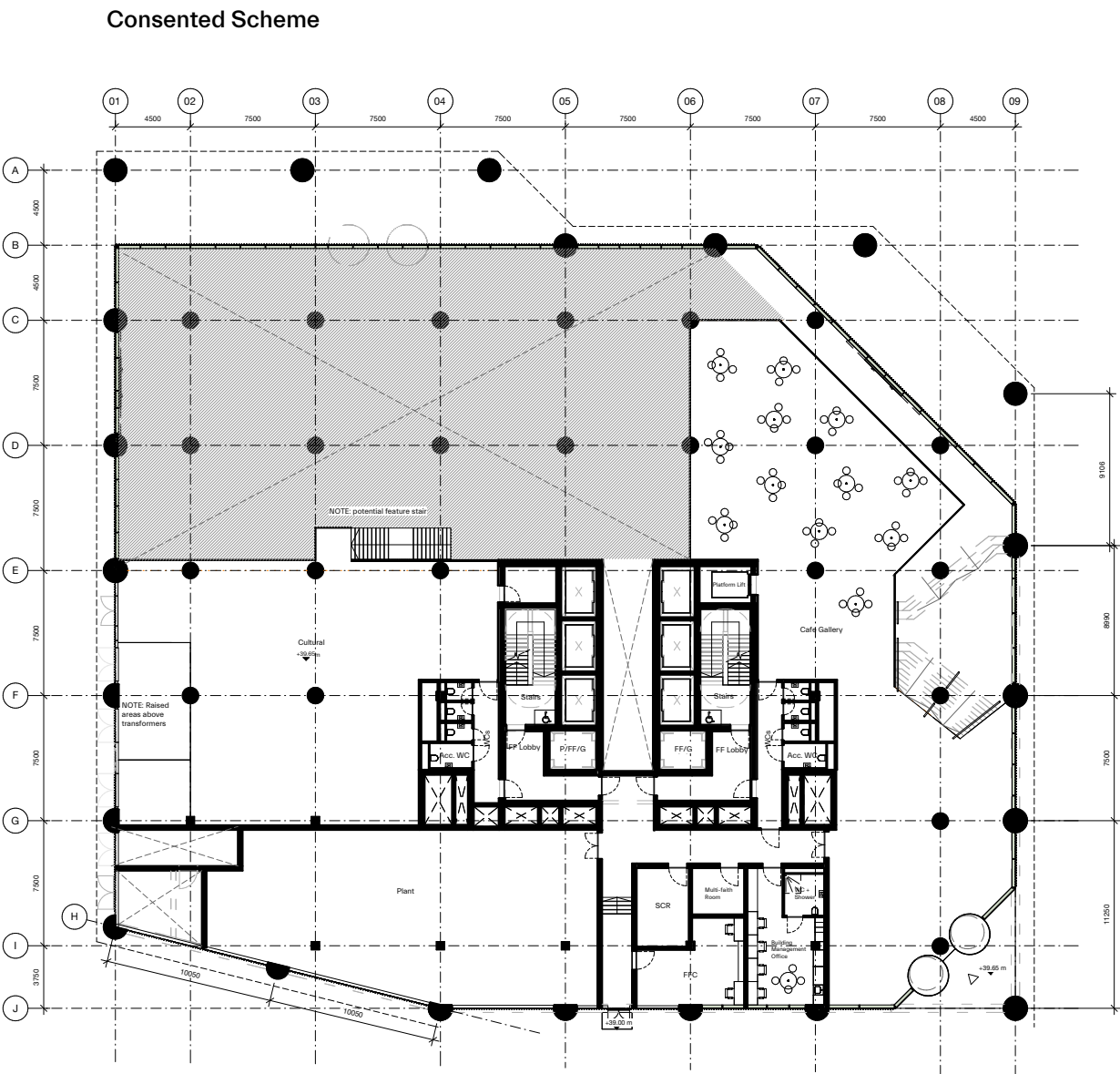


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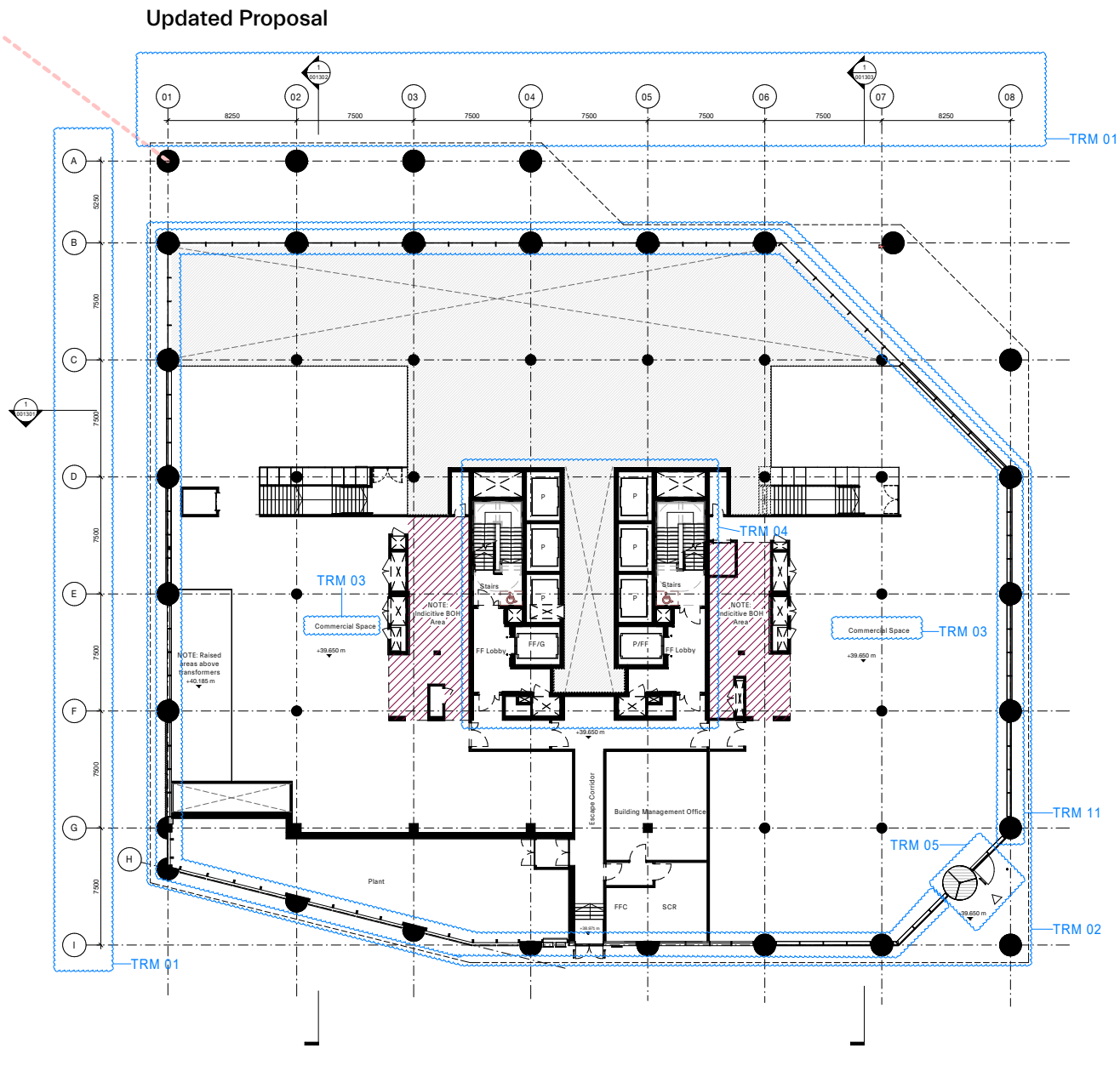
2.0 Planning Addendum

2.2 Mezzanine Floor Plan

- + TRM 01 - Structural Grid
- + TRM 02 - Ground Floor Reception & BOH
- + TRM 03 - Internal Uses
- + TRM 04 - Core Position
- + TRM 05 - Ground Floor Entrance
- + TRM 11 - Facade Development



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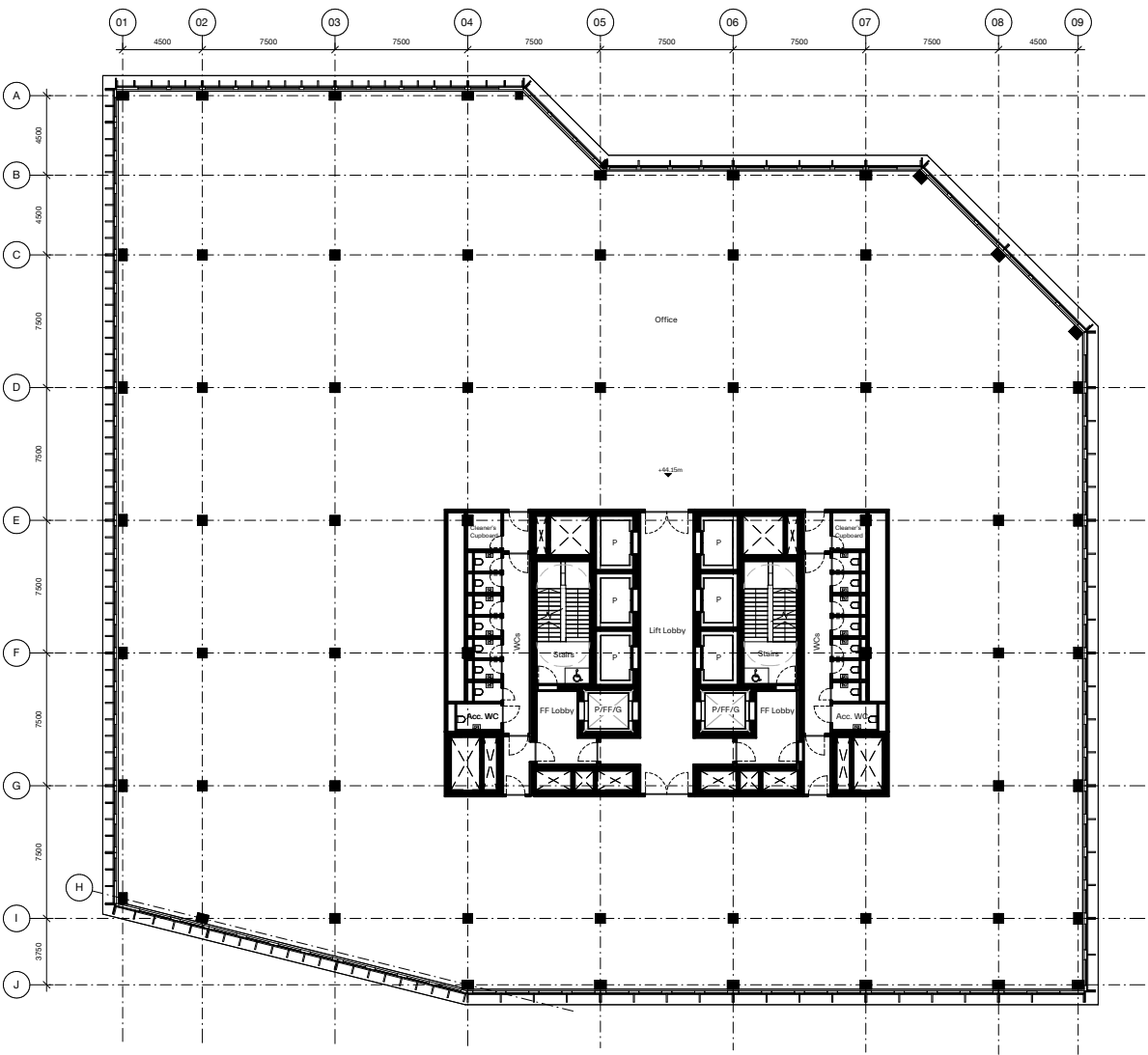
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2.0 Planning Addendum

2.3 First Floor to Fourth Floor Plan

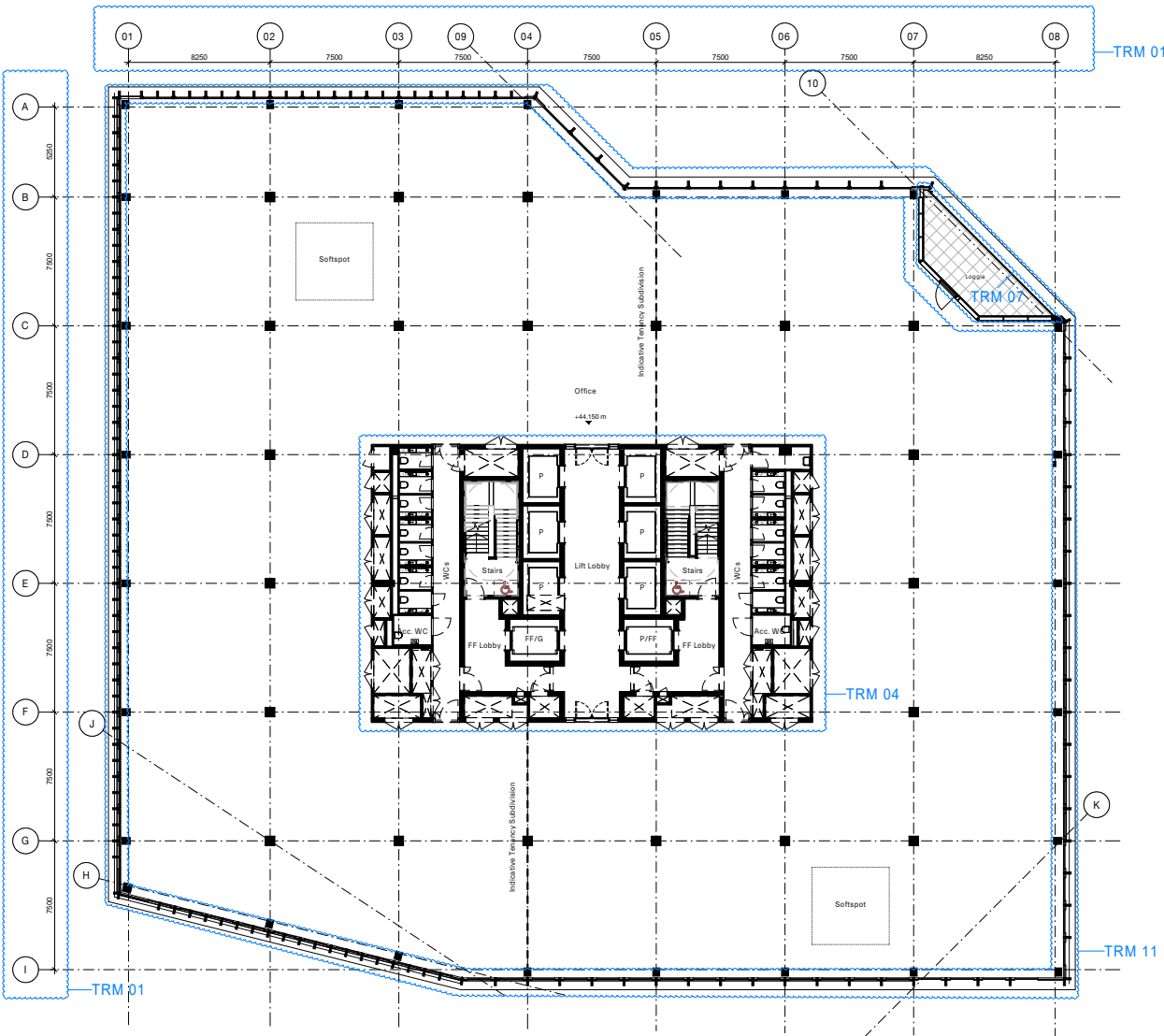
- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 07 - Loggia
- + TRM 11 - Facade Development

Consented Scheme



A283-MCO-XX-01-DR-A-01103-P02

Updated Proposal

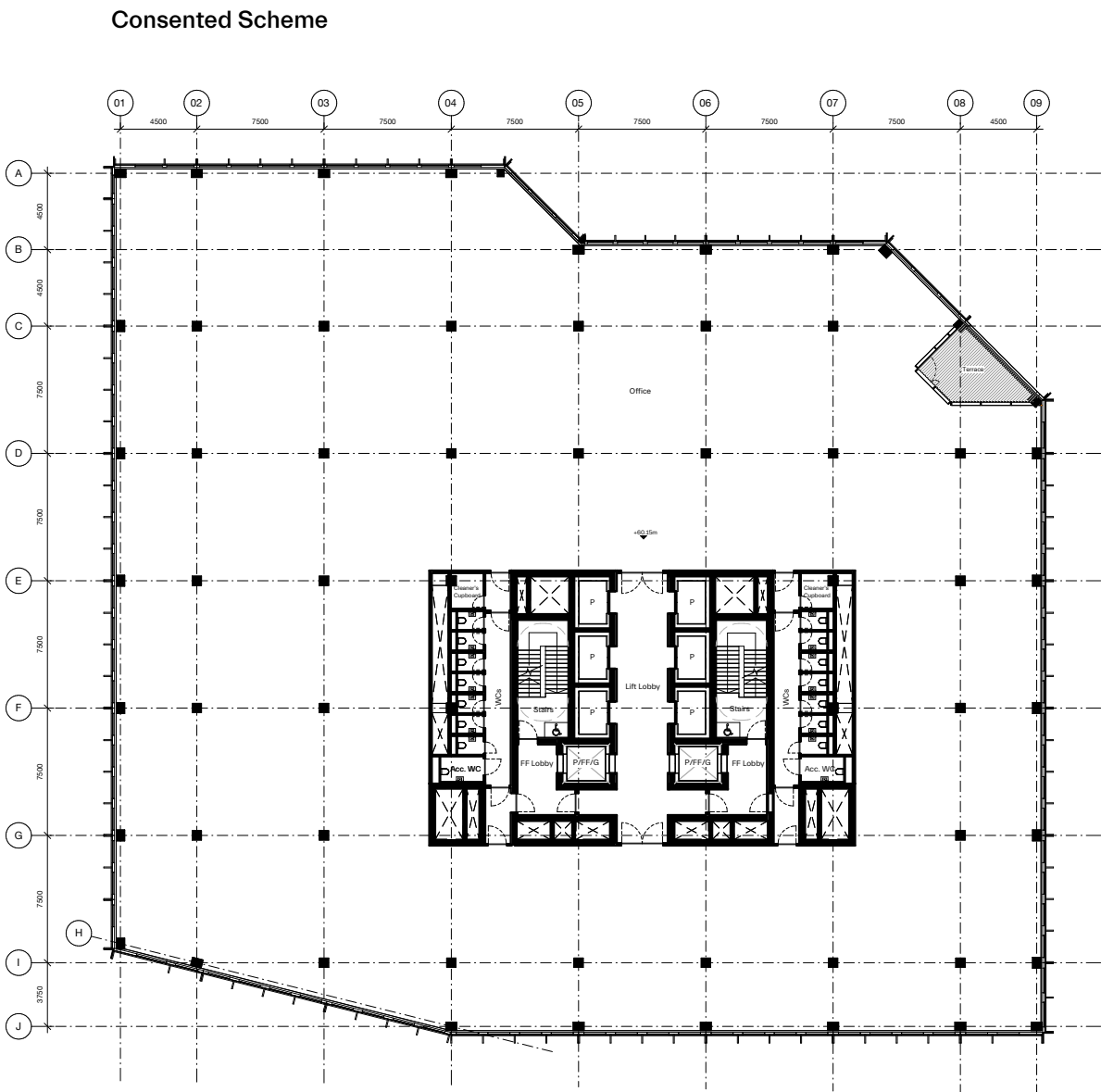
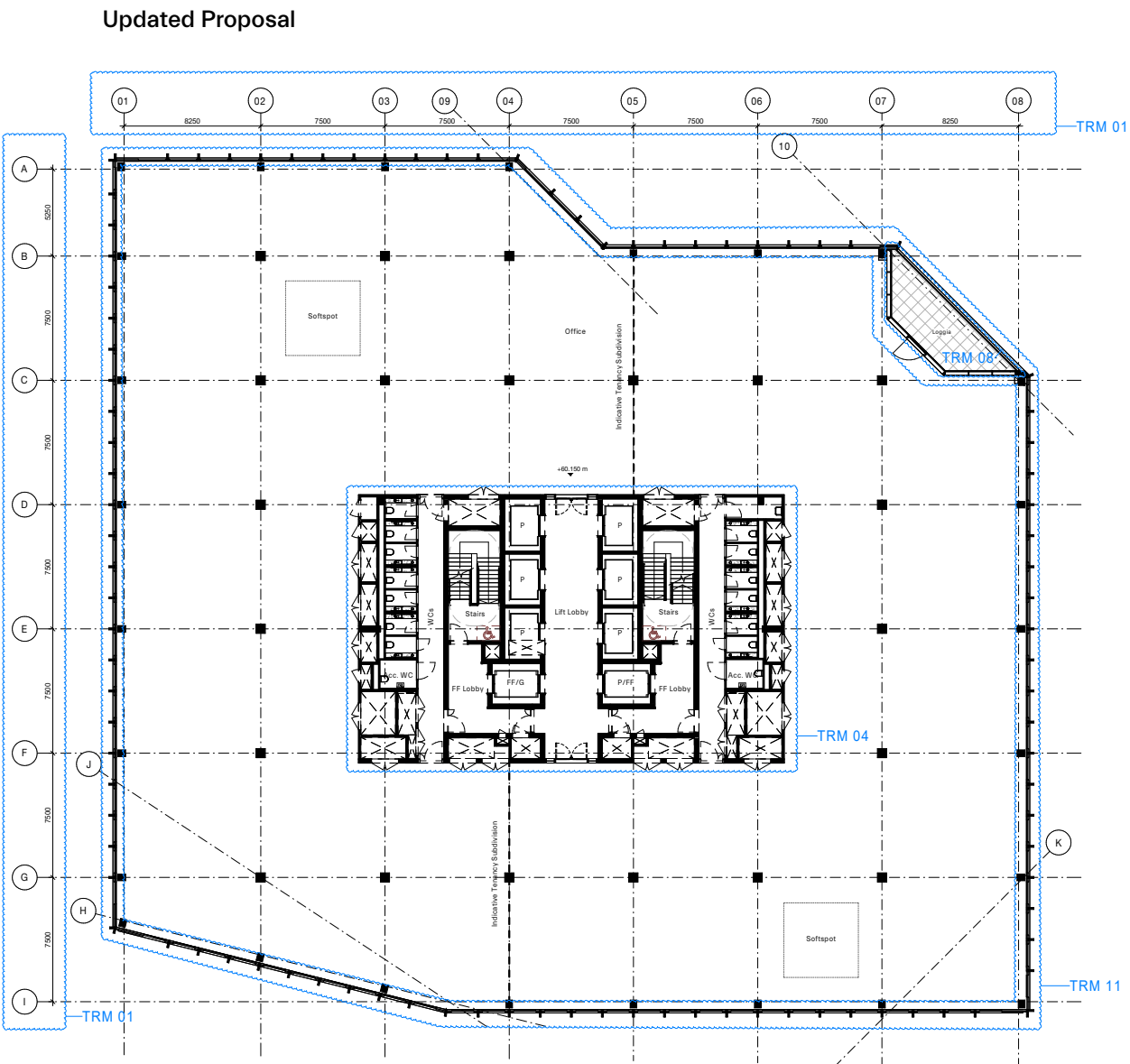


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2.0 Planning Addendum

2.4 Fifth Floor to Sixth Floor Plan

- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 08- External Amenity Space
- + TRM 11 - Facade Development

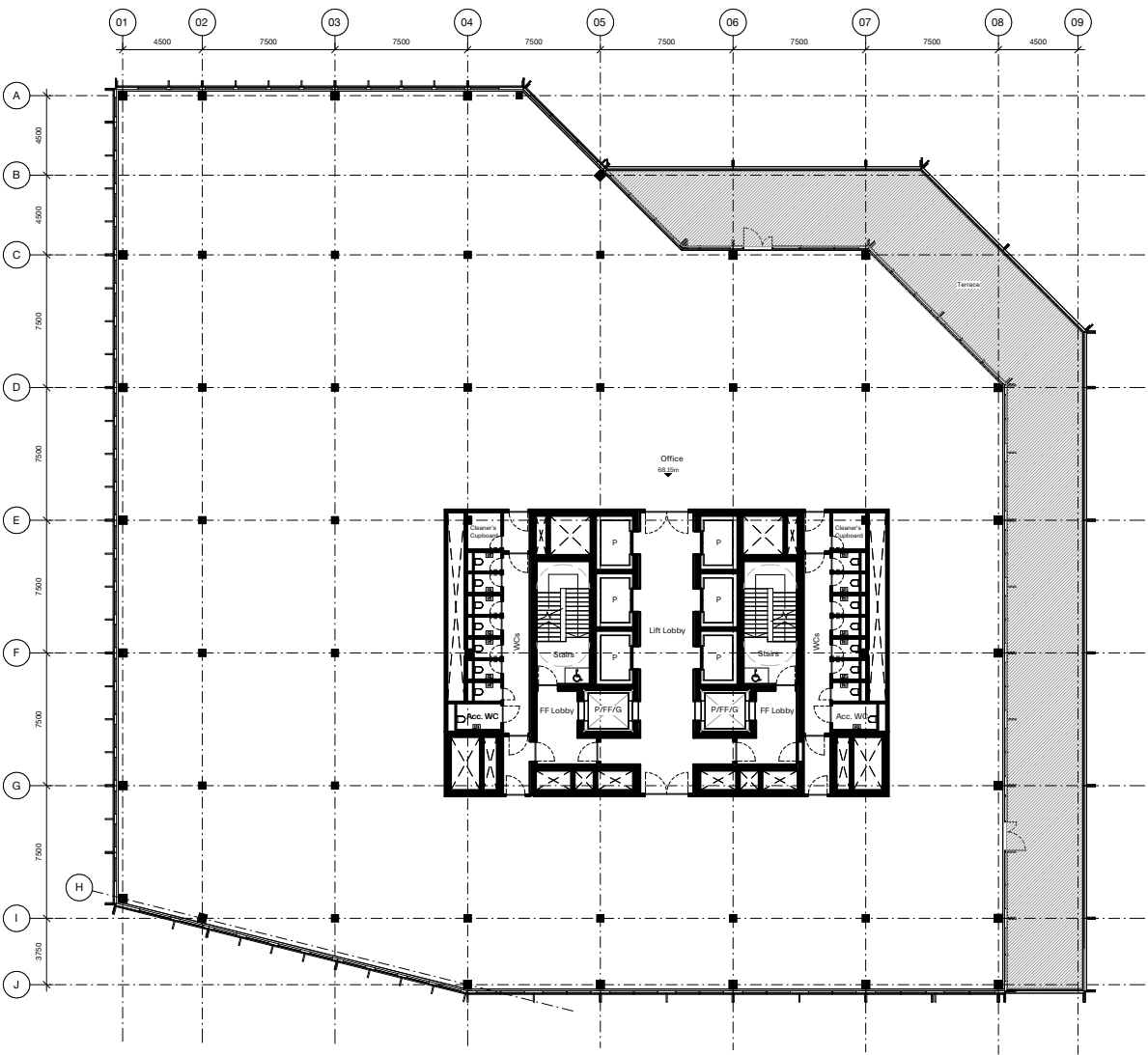


2.0 Planning Addendum

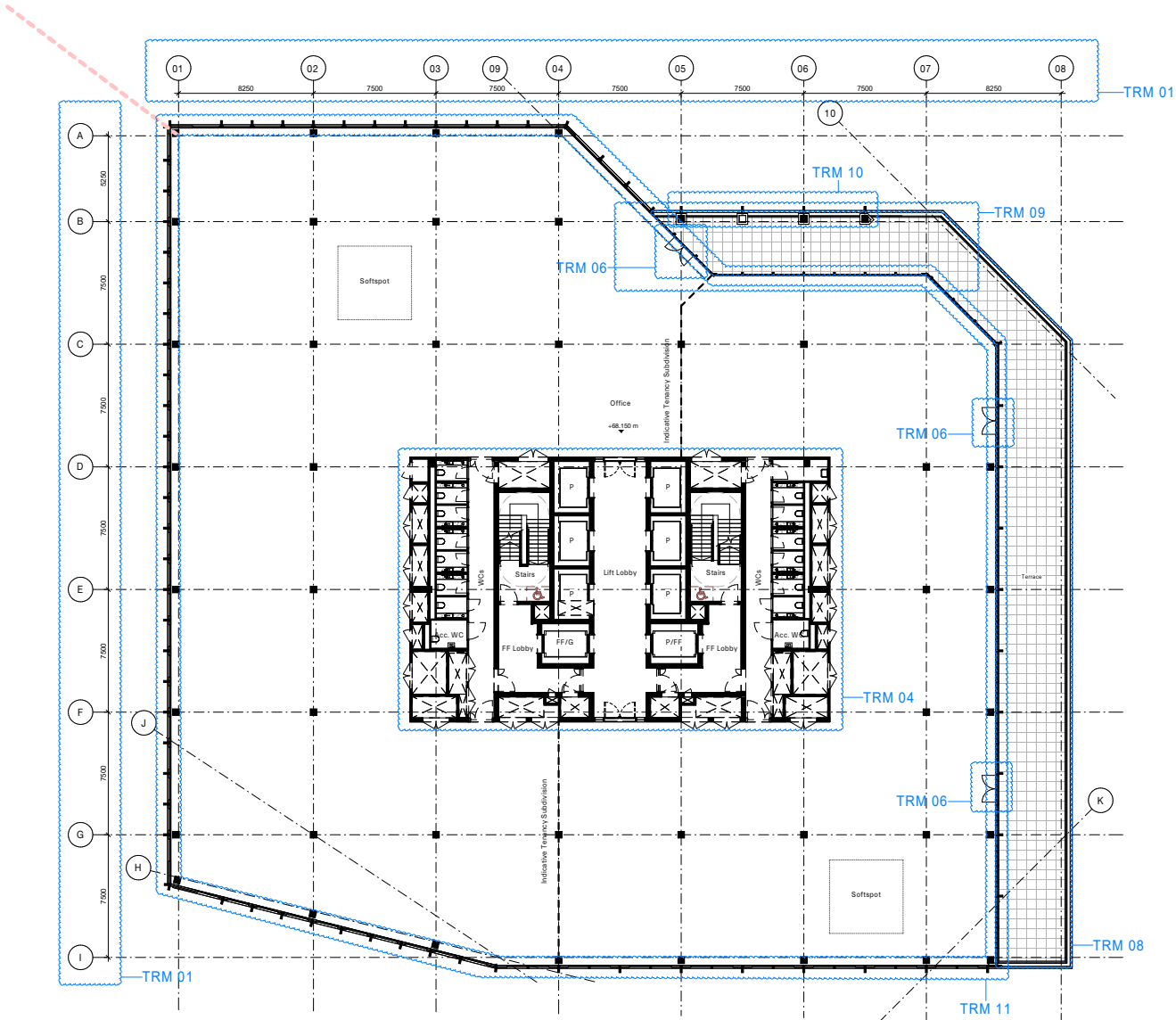
2.5 Seventh Floor Plan

- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 06 - External Doors
- + TRM 08- External Amenity Space
- + TRM 09 - Massing to North
- + TRM 10 - External Columns
- + TRM 11 - Facade Development

Consented Scheme



Updated Proposal

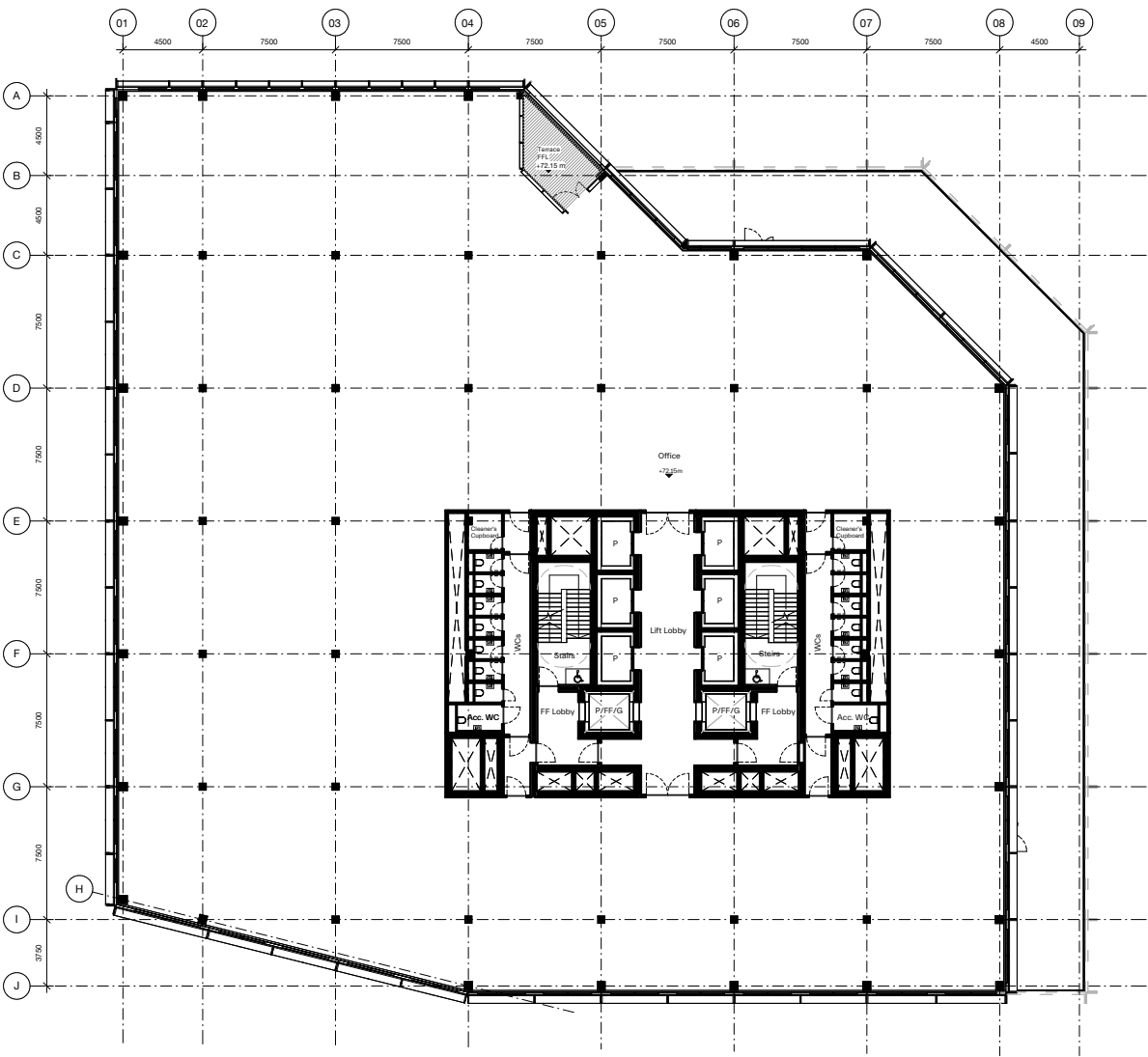


2.0 Planning Addendum

2.6 Eighth Floor to Ninth Floor Plan

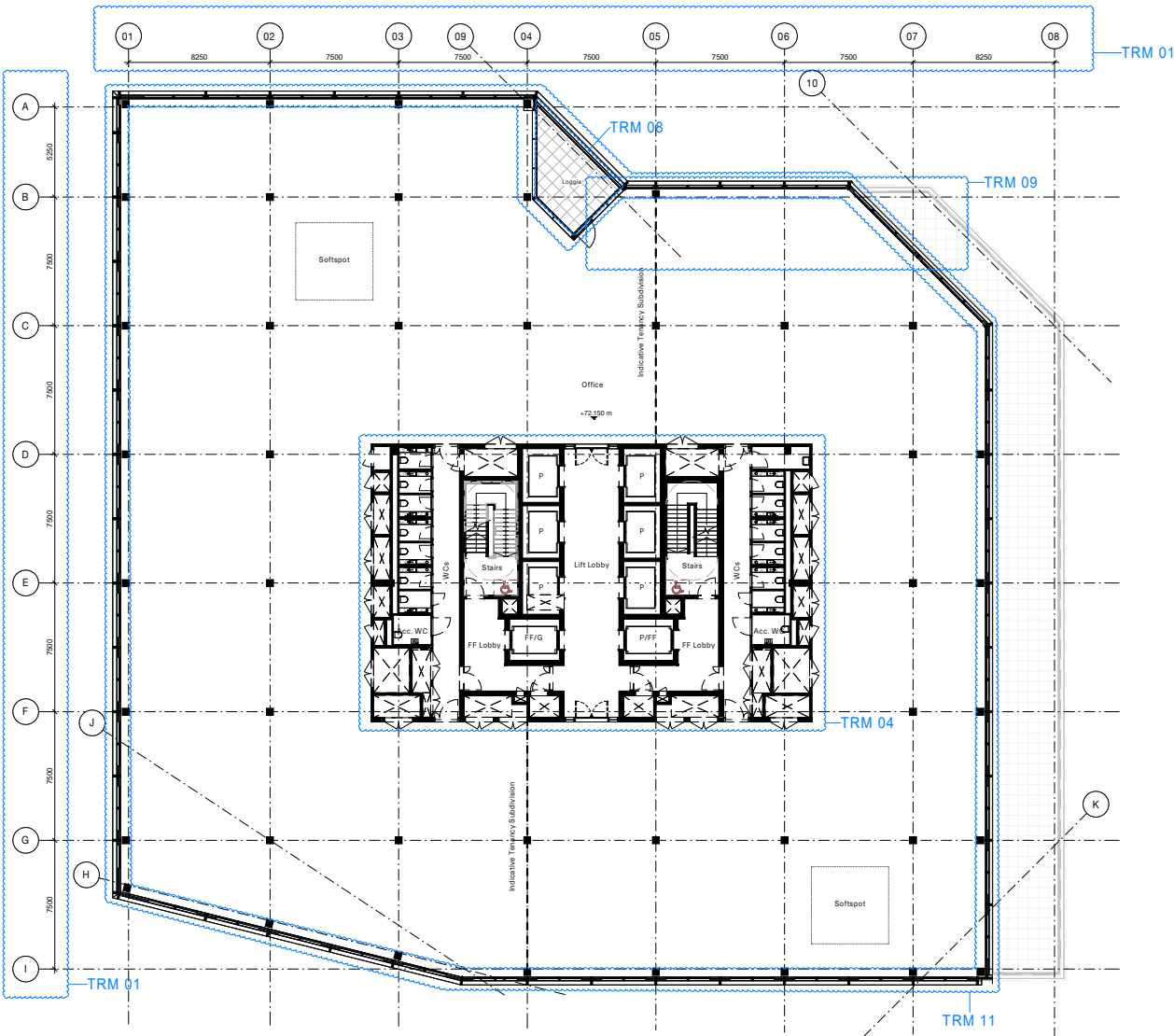
- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 08- External Amenity Space
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development

Consented Scheme



A283-MCO-XX-08-DR-A-01110-P02

Updated Proposal



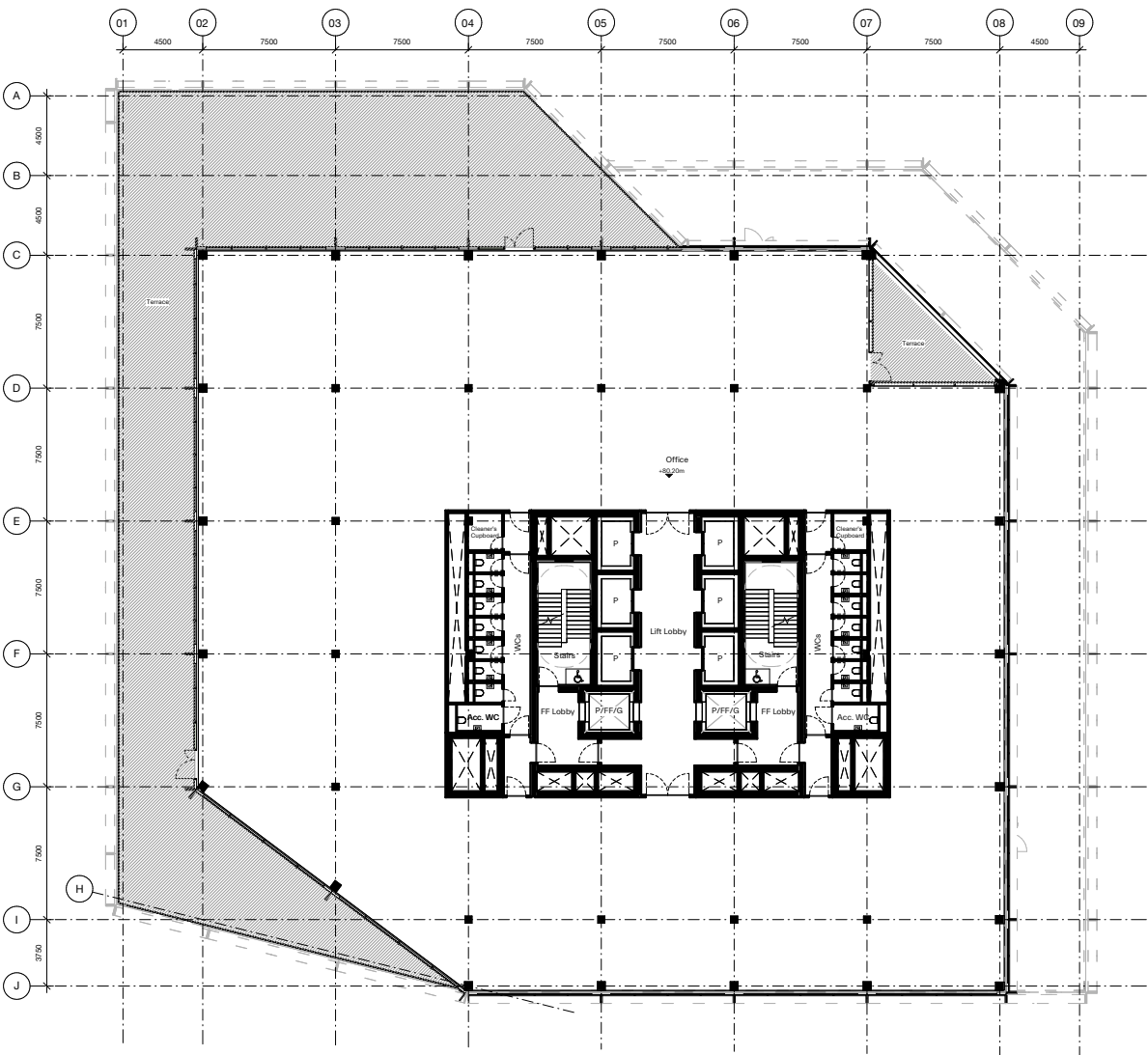
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2.0 Planning Addendum

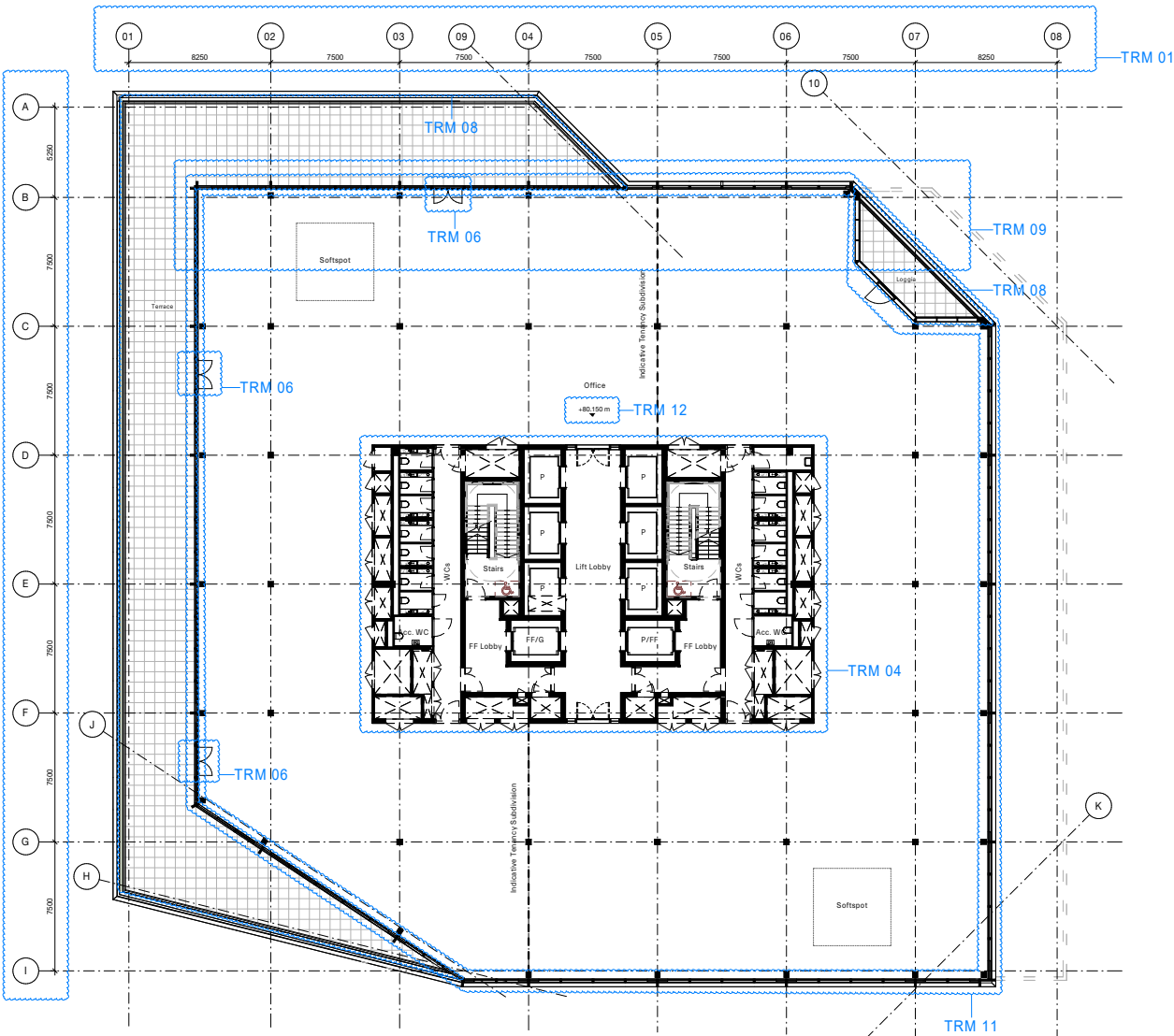
2.7 Tenth Floor Plan

- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 06 - External Doors
- + TRM 08- External Amenity Space
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development
- + TRM 12 - FFL

Consented Scheme



Updated Proposal

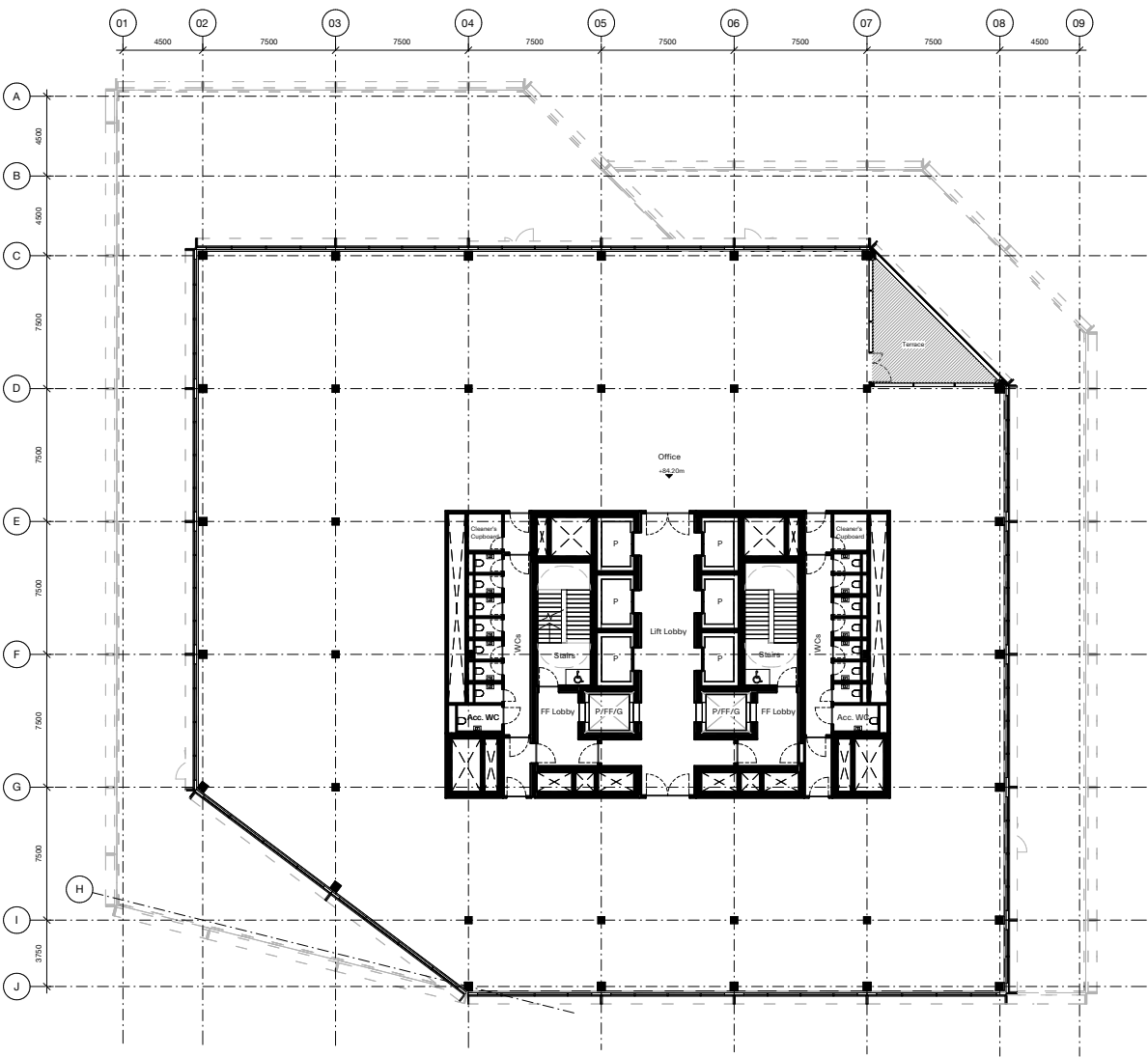


2.0 Planning Addendum

2.8 Eleventh Floor Plan

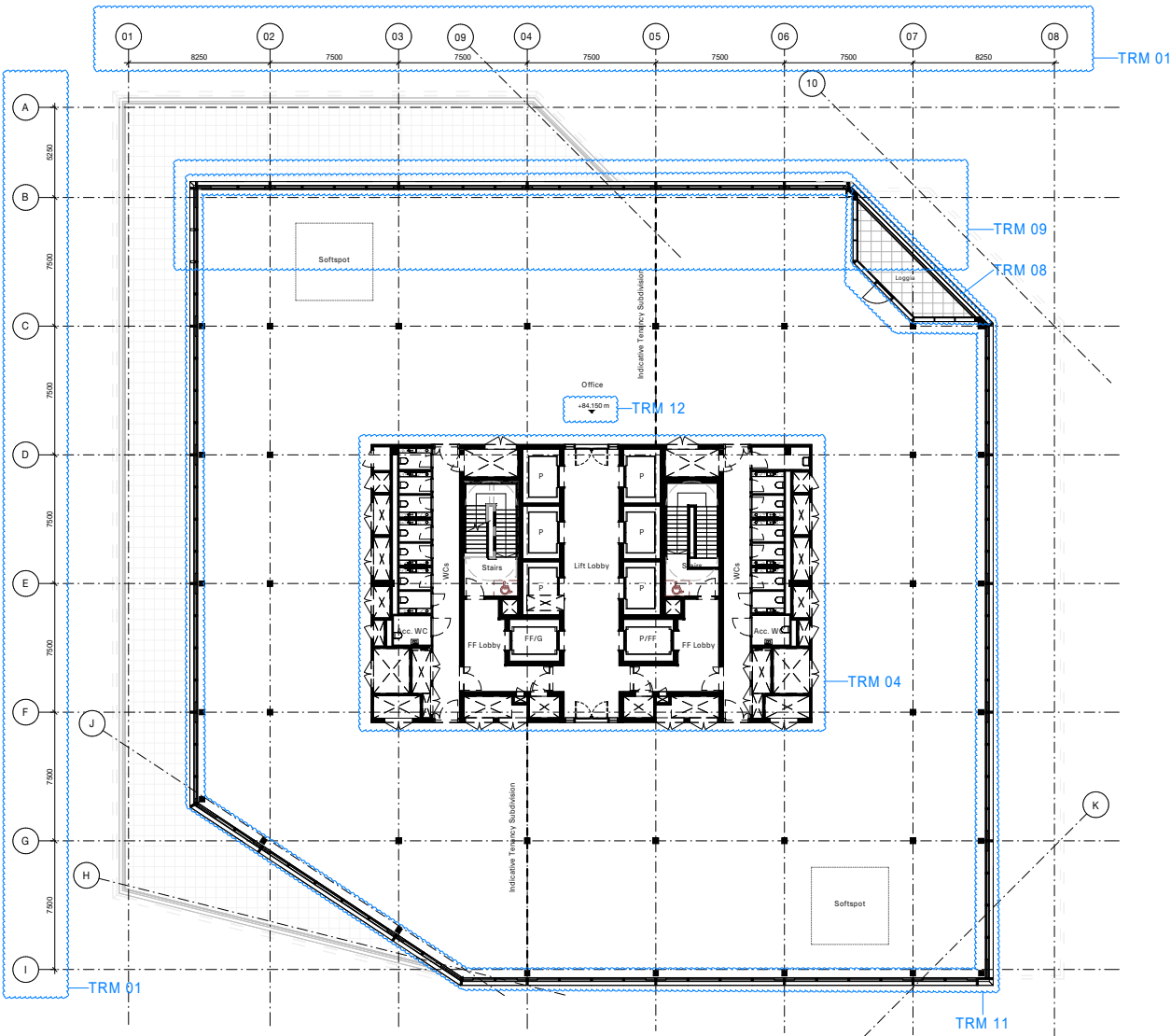
- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 06 - External Doors
- + TRM 08- External Amenity Space
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development
- + TRM 12 - FFL

Consented Scheme



A283-MCO-XX-11-DR-A-01113-P02

Updated Proposal



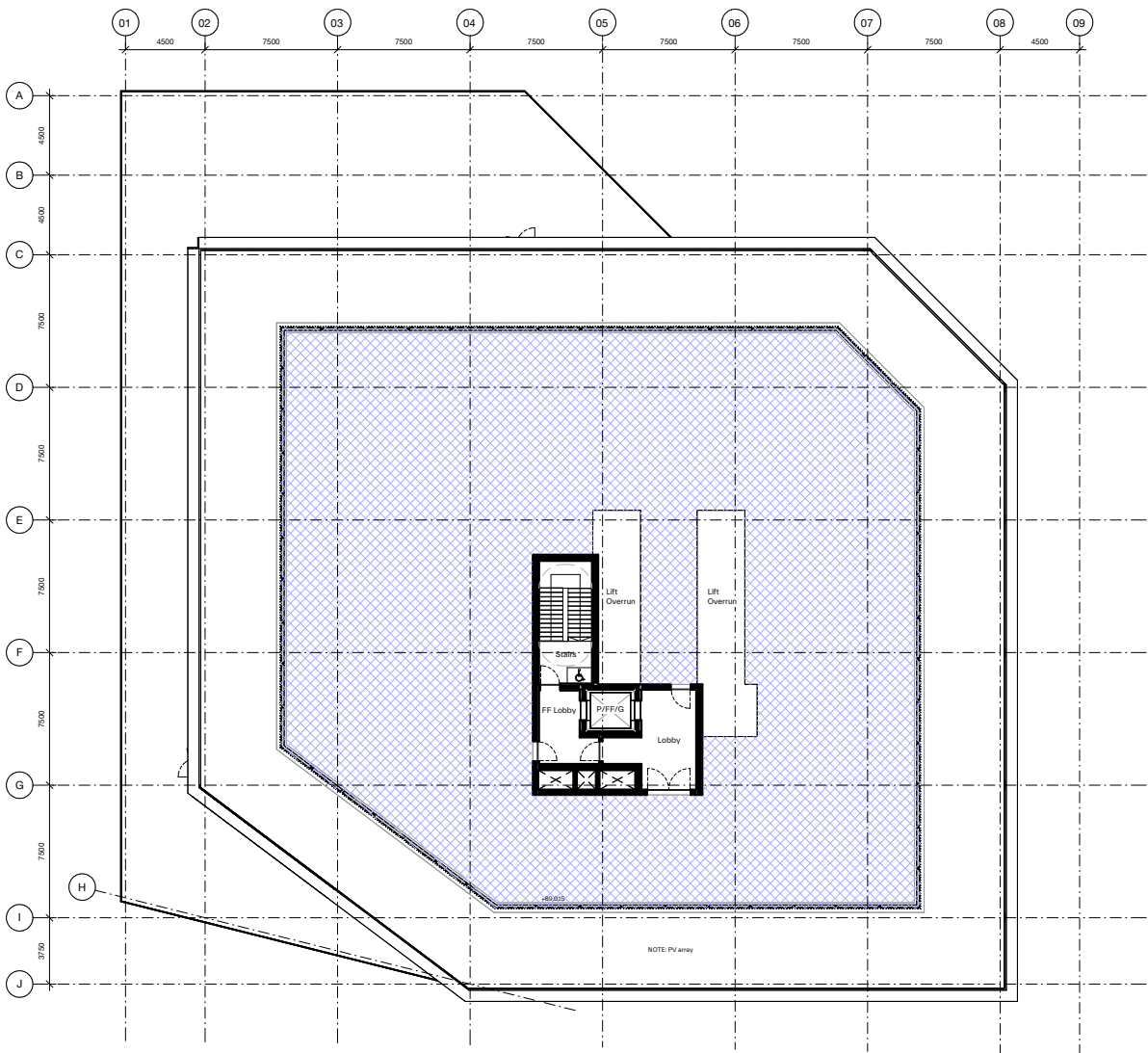
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2.0 Planning Addendum

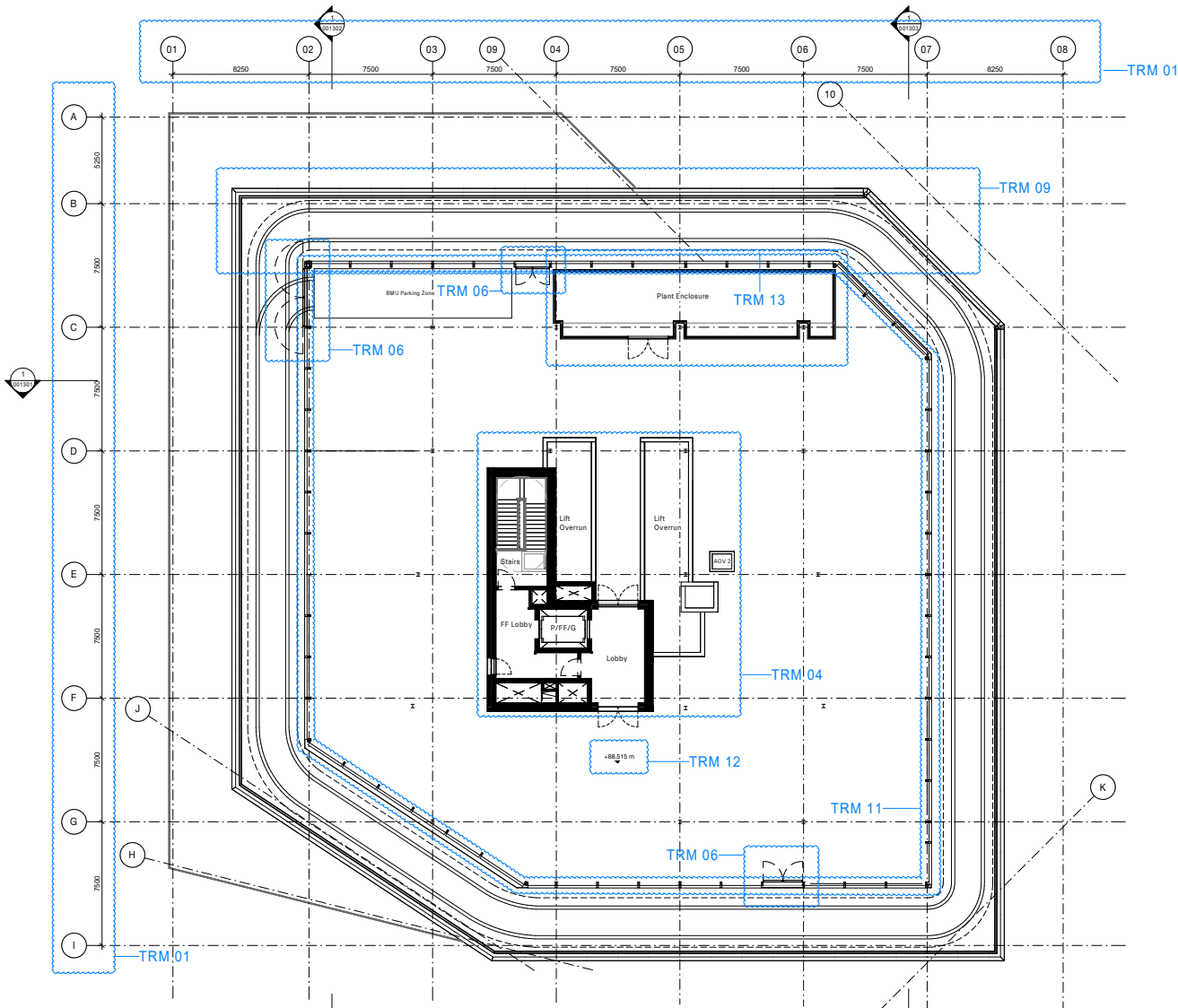
2.9 Plant Plan

- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 06 - External Doors
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development
- + TRM 12 - FFL
- + TRM 13 - Plant Enclosure

Consented Scheme



Updated Proposal

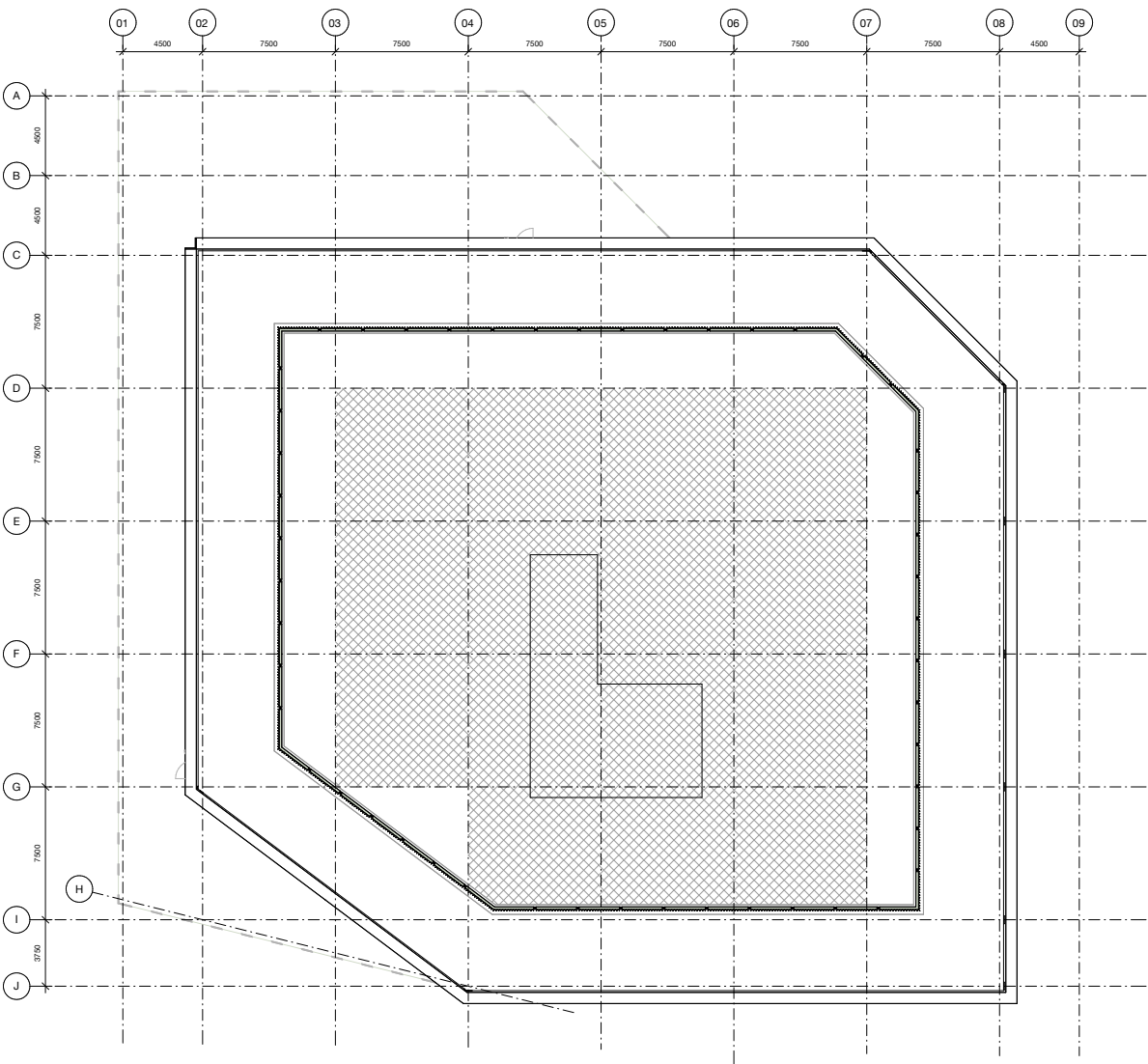


2.0 Planning Addendum

2.10 Roof Plan

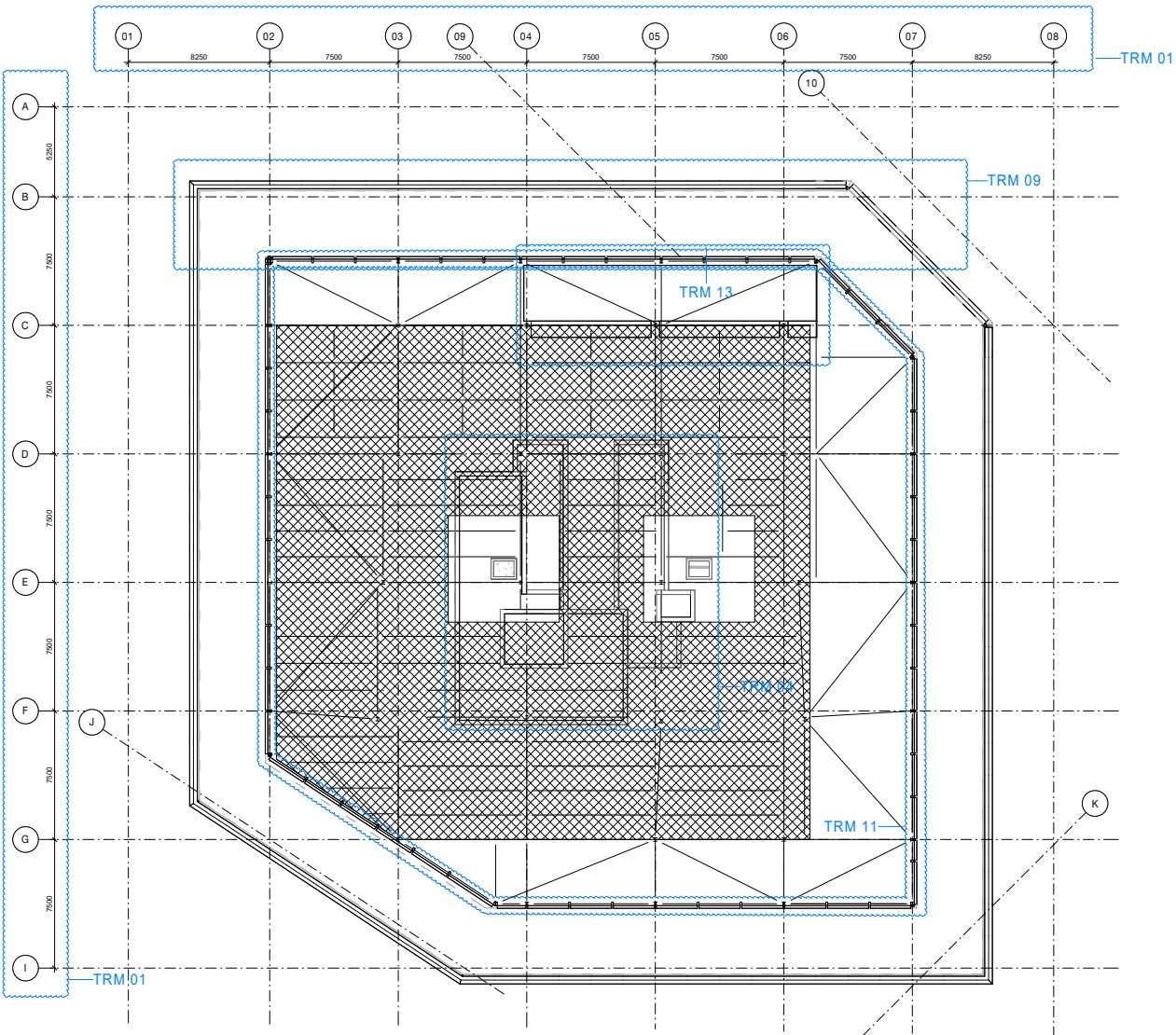
- + TRM 01 - Structural Grid
- + TRM 04 - Core Position
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development
- + TRM 13 - Plant Enclosure

Consented Scheme



A283-MCO-XX-R0-DR-A-01115-P02

Updated Proposal



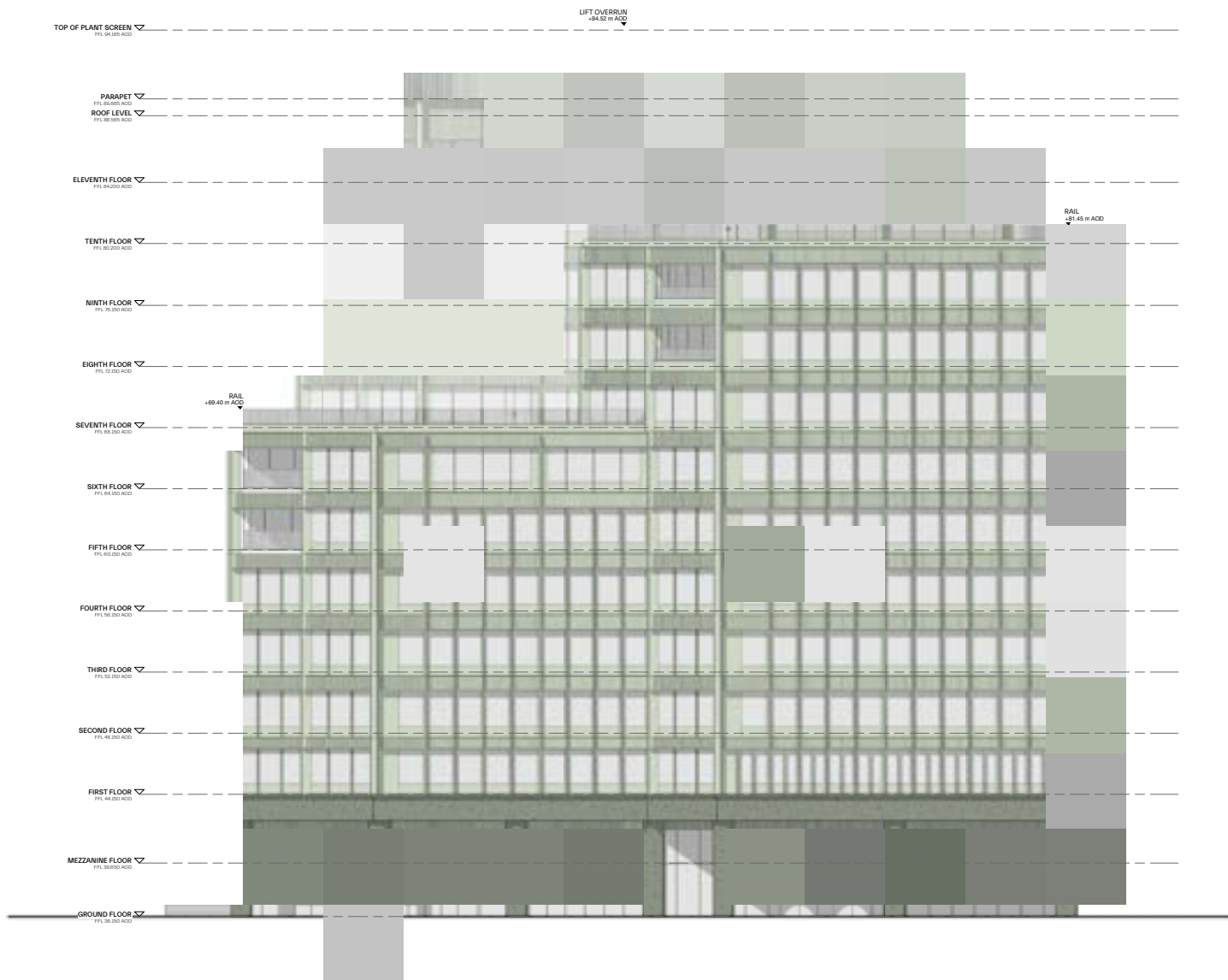
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2.0 Planning Addendum

2.11 North Elevation

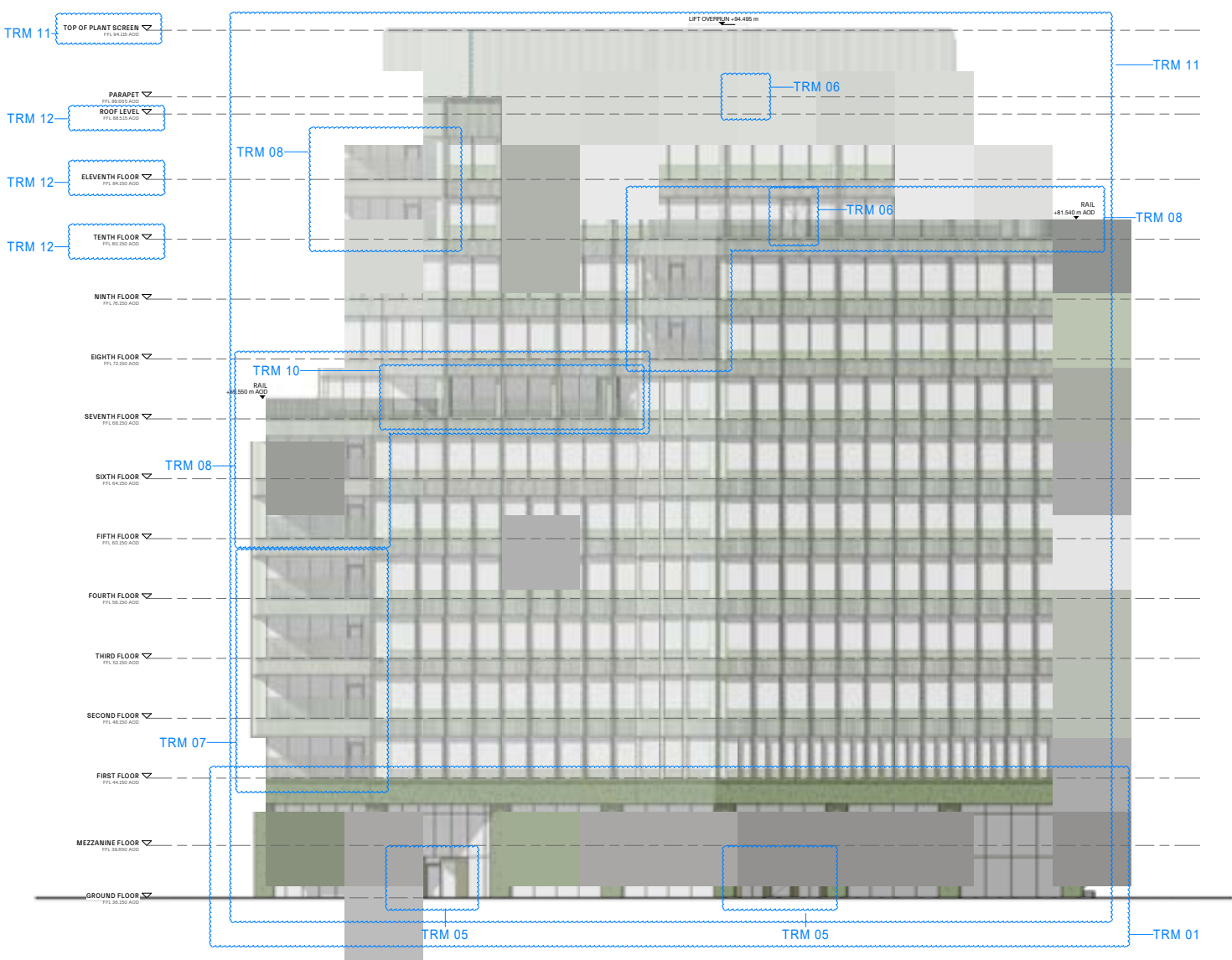
- + TRM 01 - Structural Grid
- + TRM 12 - FFL
- + TRM 05 - Ground Floor Entrance
- + TRM 06 - External Doors
- + TRM 07 - Loggia
- + TRM 08- External Amenity Spaces
- + TRM 09 - Massing to North
- + TRM 10 - External Columns
- + TRM 11 - Facade Development

Consented Scheme



A283-MCO-XX-ZZ-DR-A-01201-P02

Updated Proposal



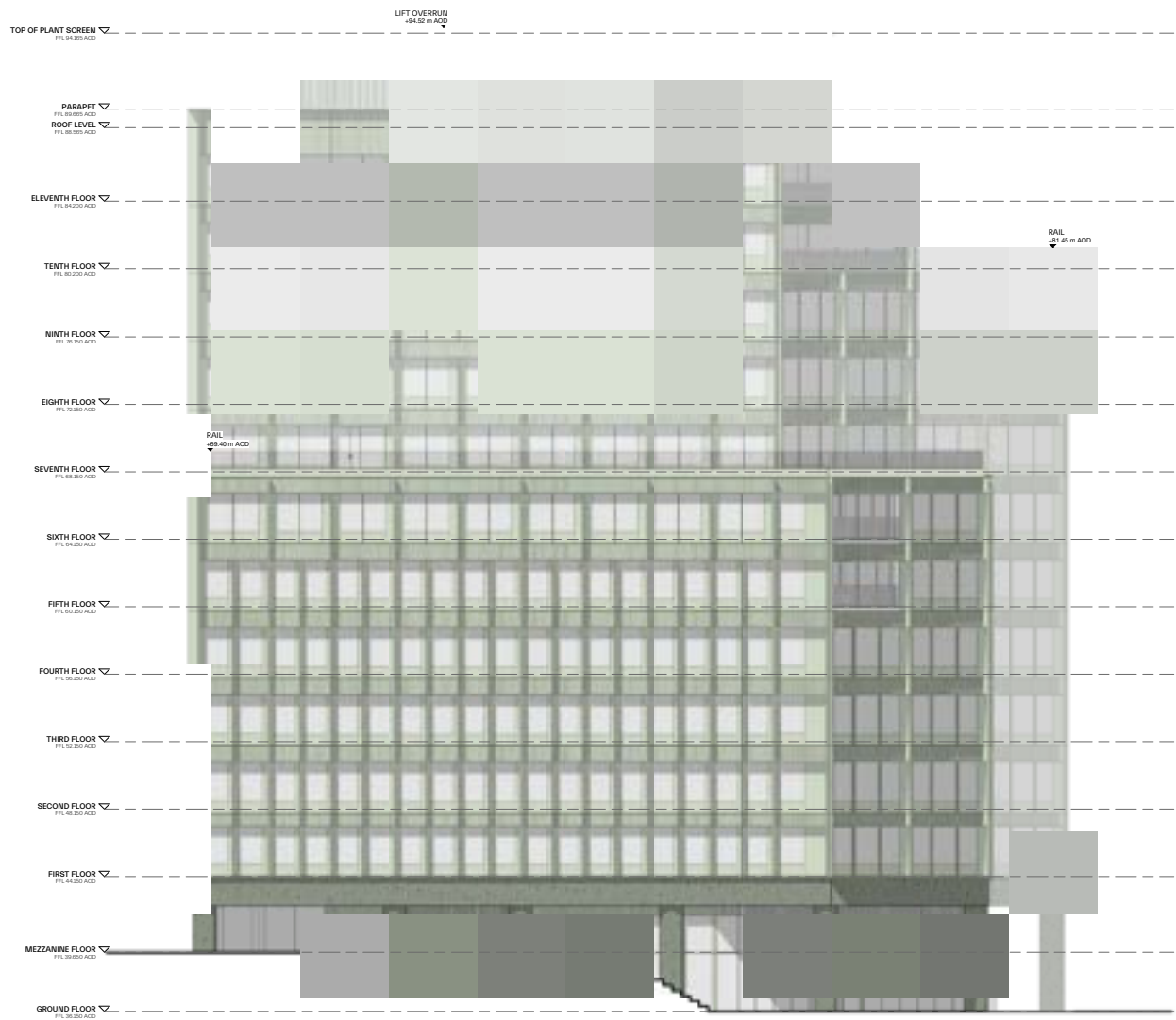
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2.0 Planning Addendum

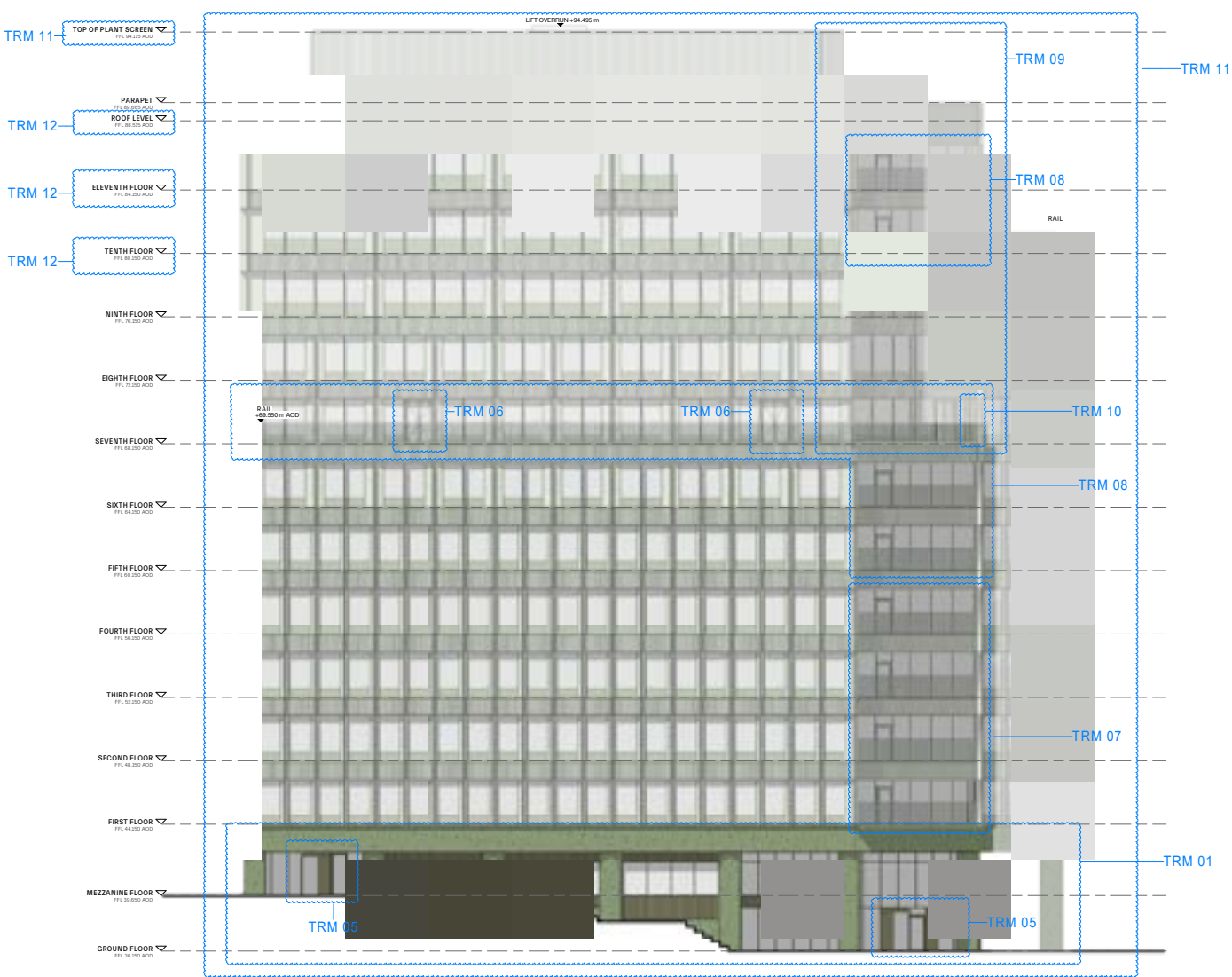
2.12 East Elevation

- + TRM 01 - Structural Grid
- + TRM 12 - FFL
- + TRM 05 - Ground Floor Entrance
- + TRM 06 - External Doors
- + TRM 07 - Loggia
- + TRM 08- External Amenity Spaces
- + TRM 09 - Massing to North
- + TRM 10 - External Columns
- + TRM 11 - Facade Development

Consented Scheme



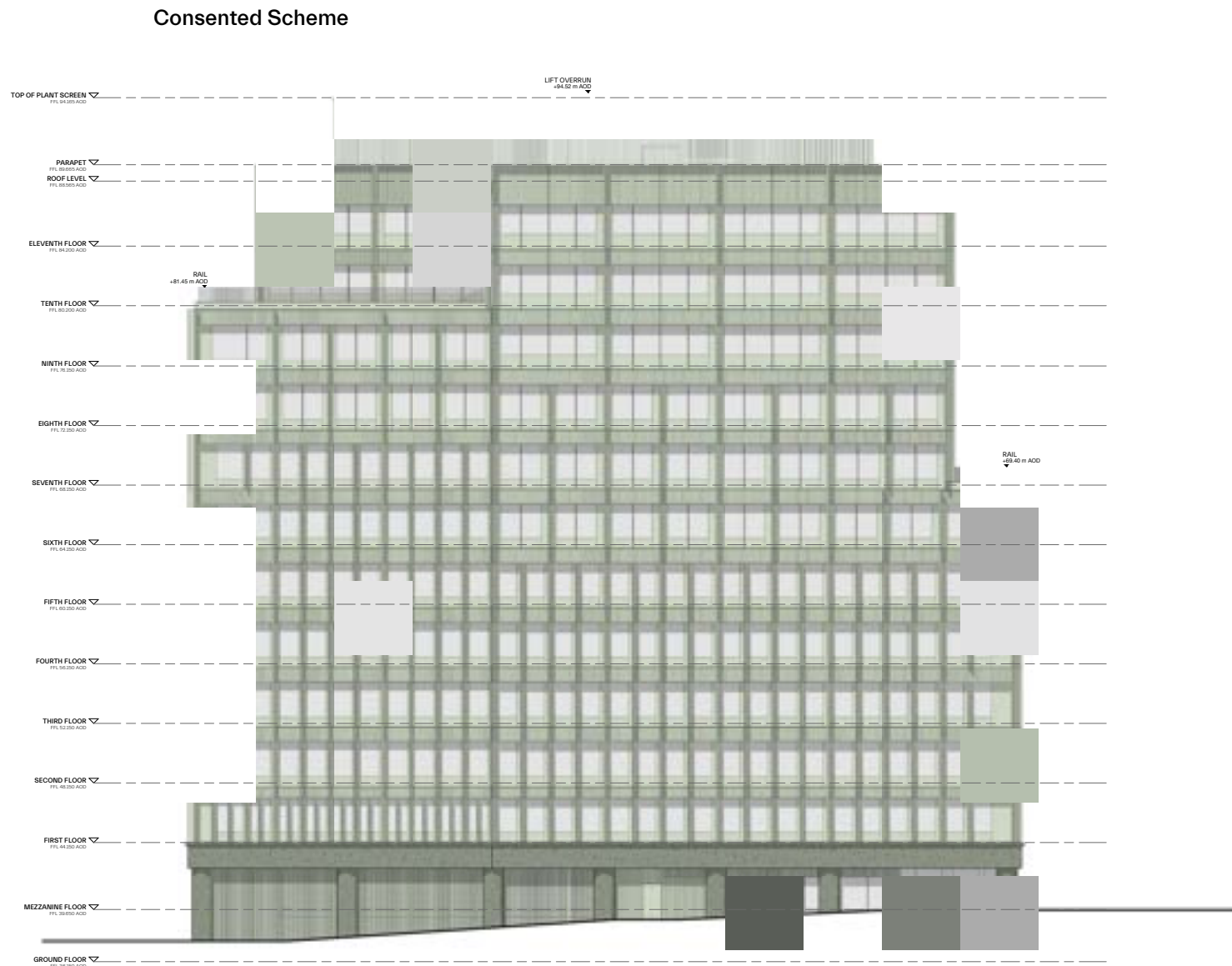
Updated Proposal



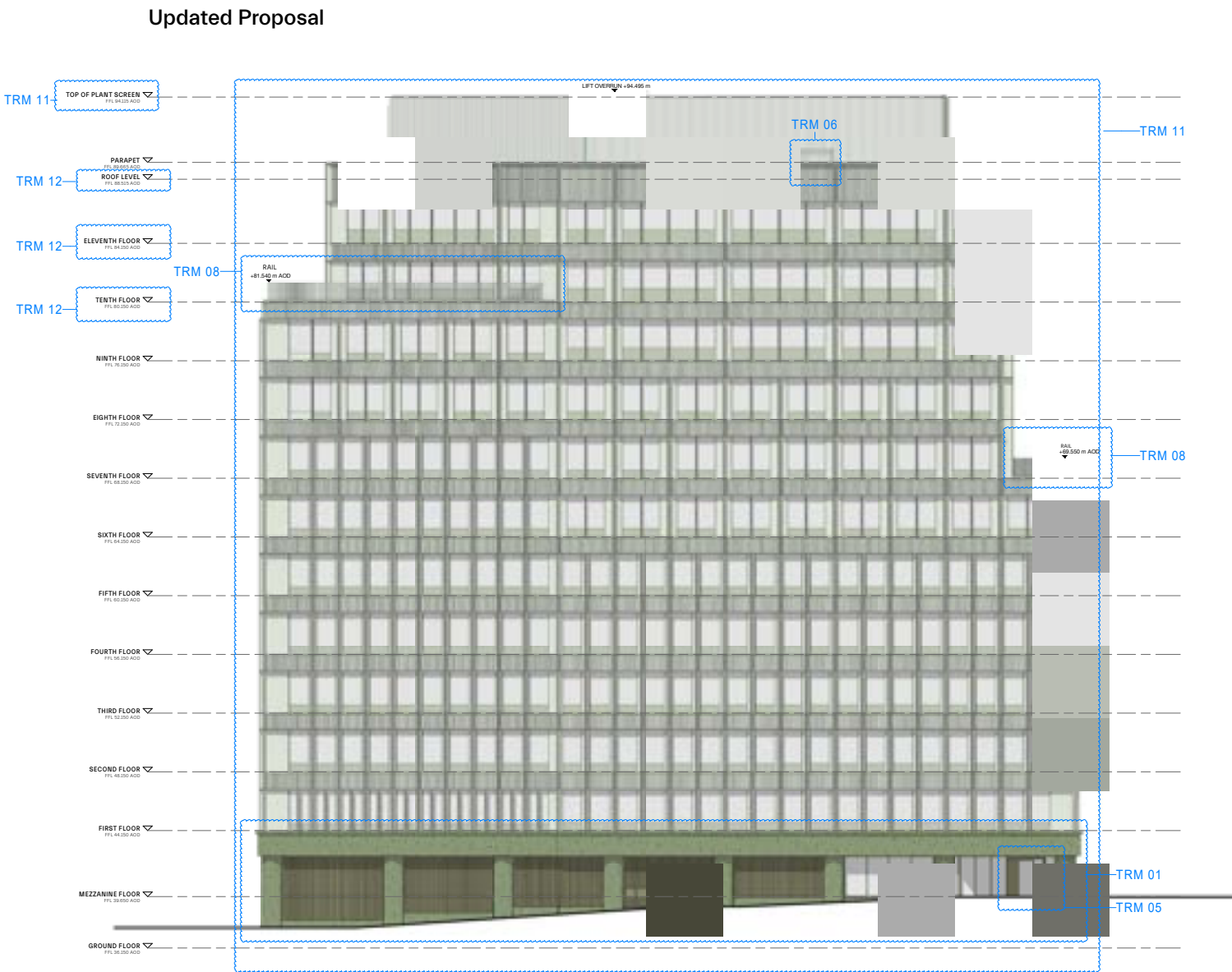
2.0 Planning Addendum

2.13 South Elevation

- + TRM 01 - Structural Grid
- + TRM 05 - Ground Floor Entrance
- + TRM 06 - External Doors
- + TRM 08- External Amenity Spaces
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development
- + TRM 12 - FFL



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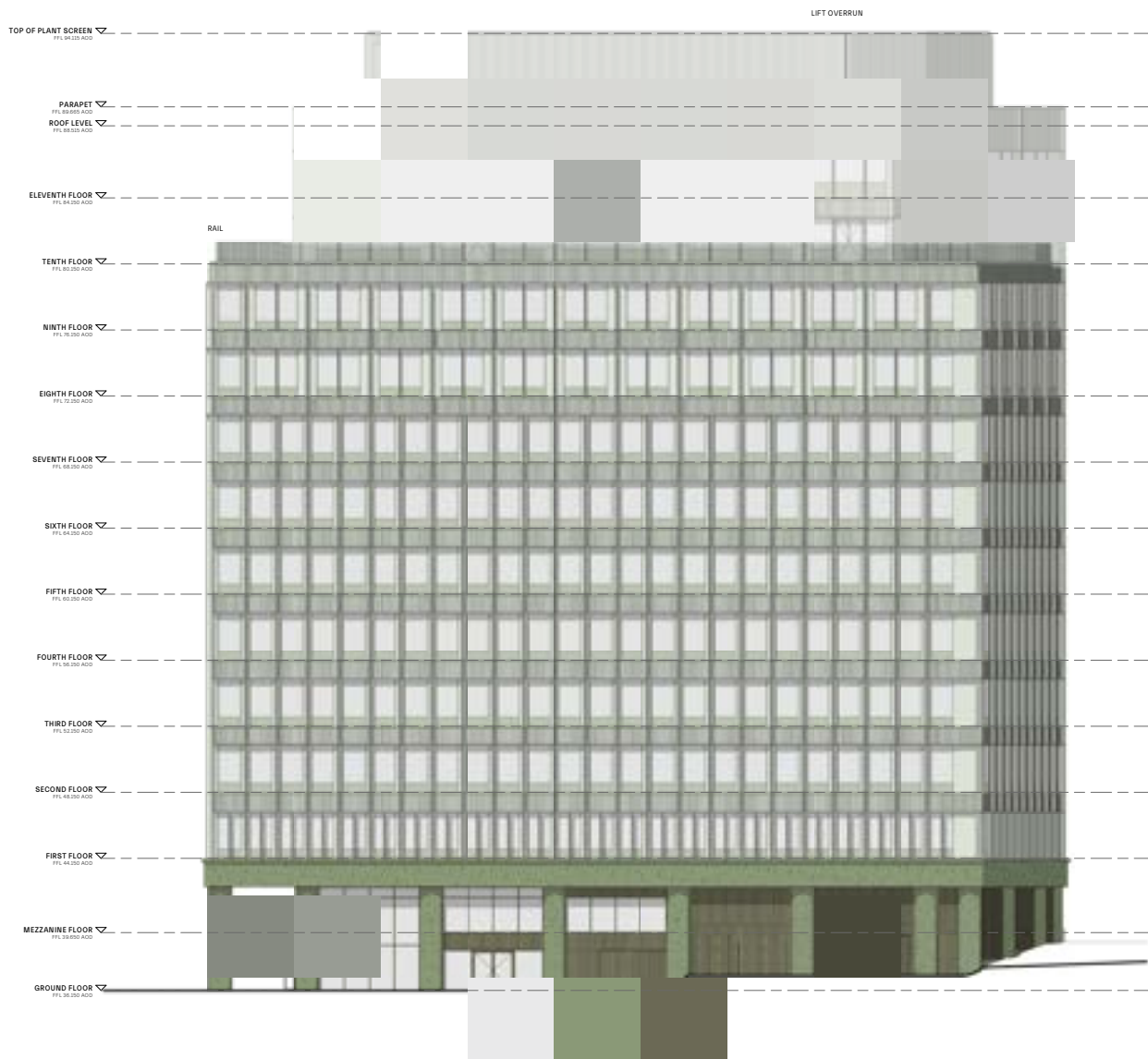
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2.0 Planning Addendum

2.14 West Elevation

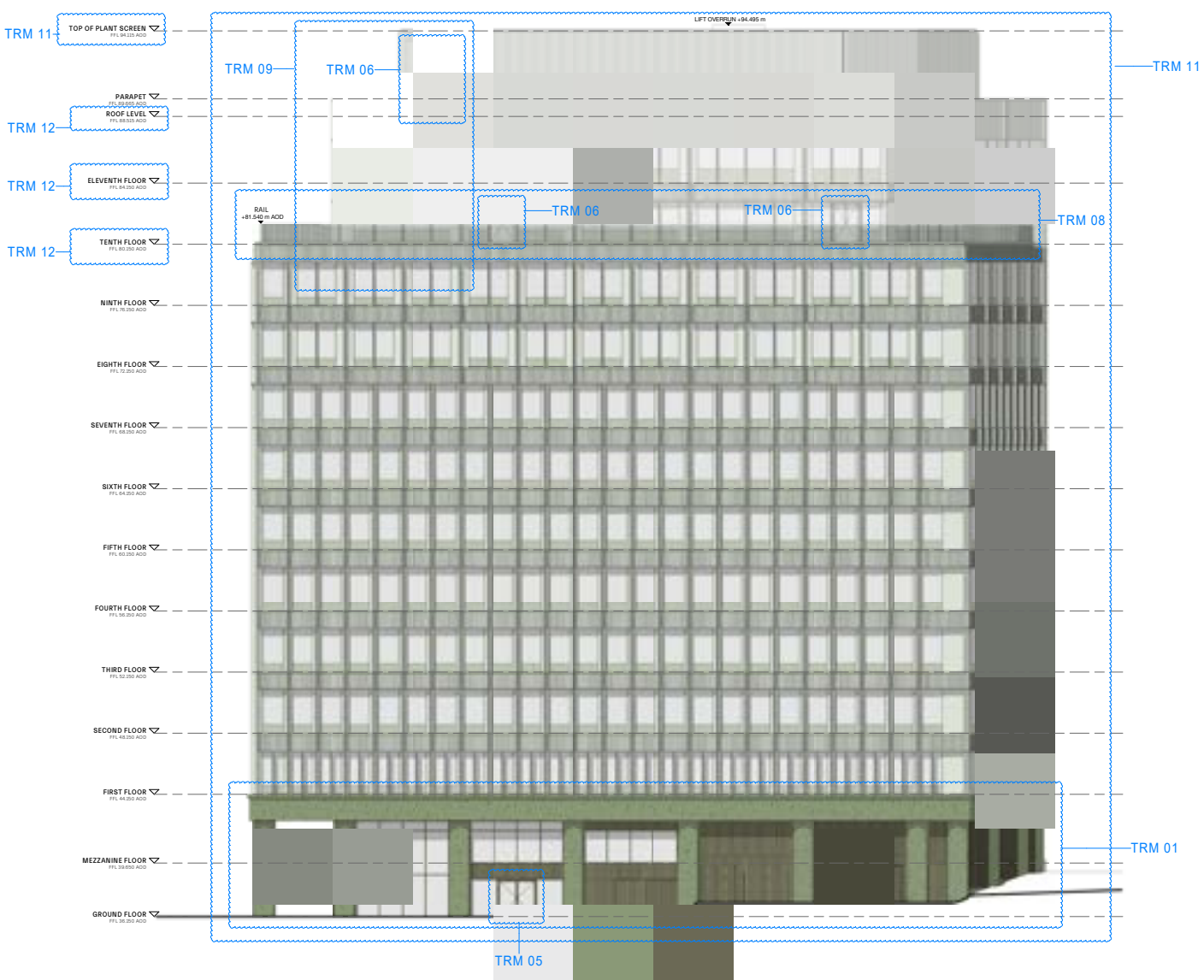
- + TRM 01 - Structural Grid
- + TRM 05 - Ground Floor Entrance
- + TRM 06 - External Doors
- + TRM 08- External Amenity Spaces
- + TRM 09 - Massing to North
- + TRM 11 - Facade Development
- + TRM 12 - FFL

Consented Scheme



A283-MCO-XX-ZZ-DR-A-01204-P02

Updated Proposal



A283-MCO-XX-ZZ-DR-A-01204-P03