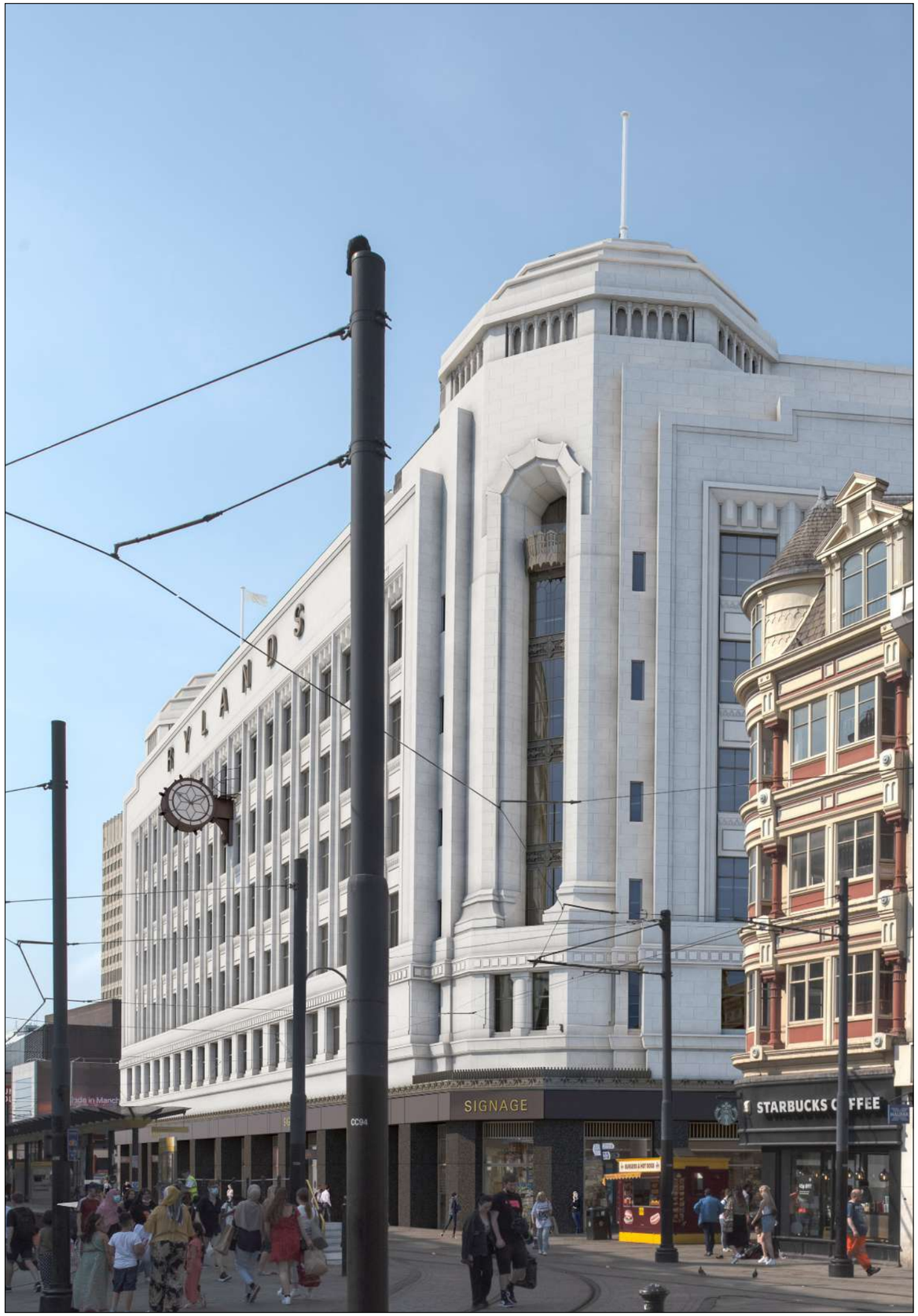


RYLANDS BUILDING MANCHESTER

PROPOSED DESIGN AMENDMENTS

October 2024

AMA Jeffrey Bell Architects DOMIS

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4.1 SUMMARY

1.0
INTRODUCTION

1.1 PURPOSE OF THE DOCUMENT
1.2 PROJECT STATUS

1.1 PURPOSE OF THE DOCUMENT

The purpose of this document is to provide supporting information to the amendment applications for Rylands Building, Manchester.

The following parties have contributed to information contained within this document:

• AM alpha	Client and Applicant
• Domis Construction	Main Contractor
• Jeffrey Bell Architects	Architect
• Deloitte LLP	Planning Consultant
• Arcadis LLP	PM & Cost Consultant
• OBI Property	Office Market Advisers
• Baker Proudlove Advisers	Retail Property Advisers
• Stephen Levrant Heritage Architecture Ltd	Heritage Consultant
• Woolgar Hunter	Structural Engineer
• NOVO/ Max Fordham	MEP Engineer
• Jamerson Acoustics	Acoustic Consultant
• Design Fire Consultants	Fire Consultant
• Lecs UK	Vertical Transport

Planning Permission and Listed Building Consent was granted for the proposed redevelopment of Rylands Building in 2021. A None Material Amendment Application was submitted and approved in 2023.

Since these consents were granted, the project team have continued to develop the scheme with the intent of positively progressing it towards project completion. Through design development, several areas of the proposal have been refined; improving efficiency and buildability.

This document sets out the principles of these scheme amendments.

1.2 PROJECT STATUS

- Planning Permission and Listed Building Consent Granted 2021
- Soft Strip Out Works commenced 2021
- RIBA Stage 3 completed 2022
- Main Contractor appointed under PCSA 2022
- NMA Consent Granted 2023
- RIBA Stage 4 completed 2023
- Main Contractor and Main Build Contract Signed 2024

2.0
DESIGN DEVELOPMENT

2.1 DESIGN DEVELOPMENT SUMMARY
2.2 LOWER LEVELS
2.3 TYPICAL LEVELS
2.4 UPPER LEVELS

2.1 DESIGN DEVELOPMENT SUMMARY

The commentary below summarises the main scheme updates:

LOWER LEVELS

- Reorganisation of main refuse store
- Cycle lift removed and cycle ramp amended to cycle stair
- Reorganisation of facilities management area
- Number of lifts in Core 02 reduced and arrangement reorganised
- Number of lifts in Core 01 reduced
- Ground floor Market Food Hall included
- Shop front detailing amended

TYPICAL LEVELS

- Number of lifts in Core 02 reduced and arrangement reorganised
- Number of lifts in Core 01 reduced
- Atrium glazing detailing amended
- Level 06 winter garden omitted
- Level 06 balconies reused for tenant use

UPPER LEVELS

- Number of lifts in Core 02 reduced and arrangement reorganised
- Level 07 plant space added replacing a terrace
- Level 07 existing structure to the rear of dining room retained
- Extension cladding amendments
- Reduction in renewables
- Inclusion of a green roof
- Level 11 amendments

Please read in conjunction with the supporting drawings.



LOWER LEVELS

MAIN REFUSE STORE REORGANISED
The main refuse store located at sub-basement has been reorganised to accommodate the ground floor Market Food Hall requirements. Adjacent stores have also been reorganised to improve MEP routing to risers and to accommodate amendments to Core 02.

CYCLE LIFT REMOVED & CYCLE RAMP AMENDED TO CYCLE STAIR
The cycle ramp has been replaced with a cycle stair with cycle tracks to accommodate pedestrian movements to and from the cycle store. The amendment creates structural efficiencies with less impact on the existing structural frame. Removal of the cycle lift reduces demolition and the impact on the listed building. A cycle lift function to the cycle store is maintained via Core 01 lifts.

FACILITIES MANAGEMENT AREA REORGANISED
Facilities management spaces have been reorganised within the same footprint in lieu of the omission of the permanent drop shaft, amendments to Core 02 and improving riser access from within landlord space.

NUMBER OF LIFTS IN CORE 02 REDUCED AND ARRANGEMENT REORGANISED
Following ongoing design team and building control review, efficiencies have been identified to the functioning of Core 02. The firefighting lift can be omitted to basement and sub-basement levels. The remaining lift functions as a goods lift only. This amendment creates efficiencies and reduces interventions on the existing building.

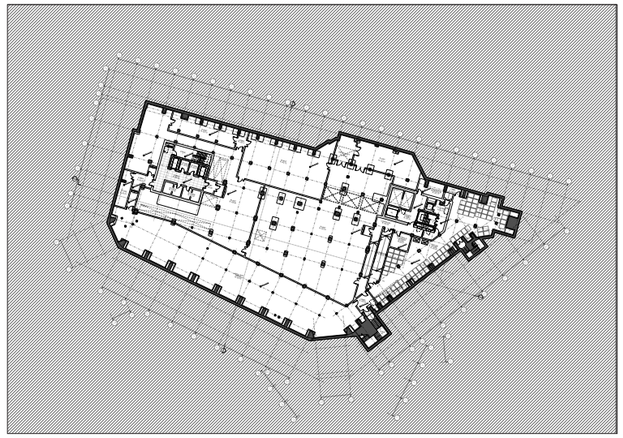
NUMBER OF LIFTS IN CORE 01 REDUCED
Further analysis from the design teams vertical transport specialist have identified that efficiencies can be made to the number of lifts provided within Core 01. This analysis indicates one lift can be omitted serving ground and typical levels within the existing building.

GROUND FLOOR MARKET FOOD HALL INCLUDED. ARCADE OMITTED
An anchor tenant has emerged with a proposal to create a contemporary market food hall linking Bridgewater Place, Tib Street and Market Street. To accommodate the new food hall the proposed arcade has evolved and expanded to form the stand-alone market food hall tenancy. Proposed food and beverage units 06, 08, 09 and 10 have been absorbed into the market hall tenancy, while unit 04, which addresses Tib Street, has been reduced in size. The office lobby entrance has also been adjusted locally adjacent to the Market Street Entrance.

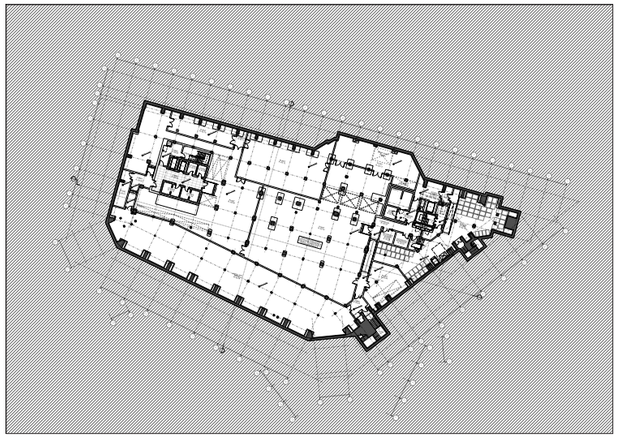
Back of house areas against Bridgewater Place have also been amended to suit the market hall requirements. The Bridgewater Place arcade entrance and associated steps in the floor slab have been simplified to suit tenancy requirements.

The Bridgewater Place elevation local to the market hall frontage has also been adjusted to accommodate the update, however, it is still using the same established design vocabulary from the original planning consent.

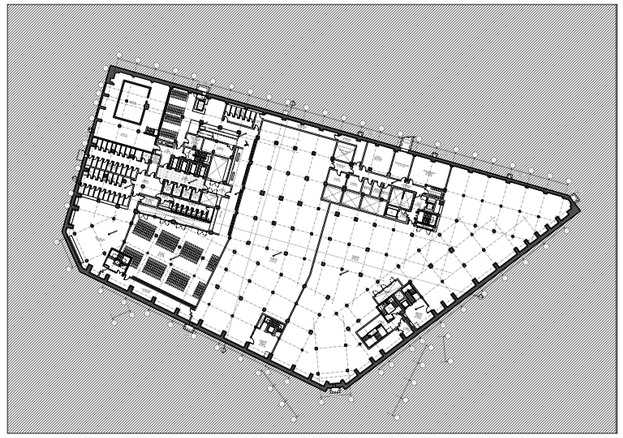
SHOP FRONT DETAILING AMENDED
All ground floor shop fronts previously detailed with a double vertical mullion have now reverted to a single mullion detail to create efficiencies. The established design vocabulary from the original consent remains.



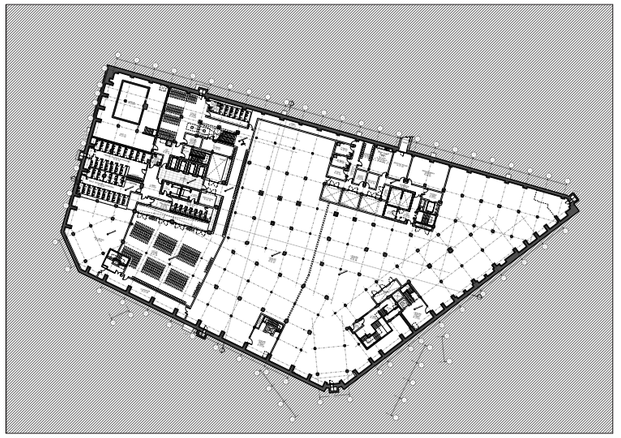
CONSENTED -2 SUB BASEMENT FLOOR PLAN



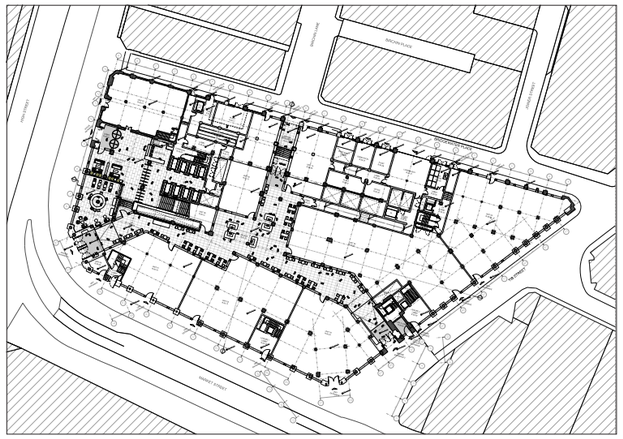
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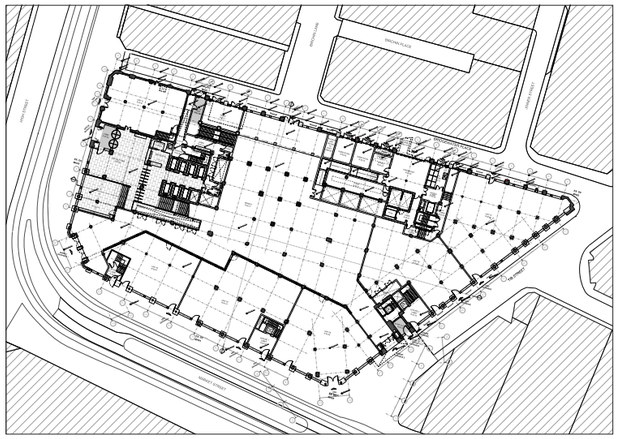
CONSENTED -1 BASEMENT FLOOR PLAN



PROPOSED -1 BASEMENT FLOOR PLAN



CONSENTED GROUND FLOOR PLAN



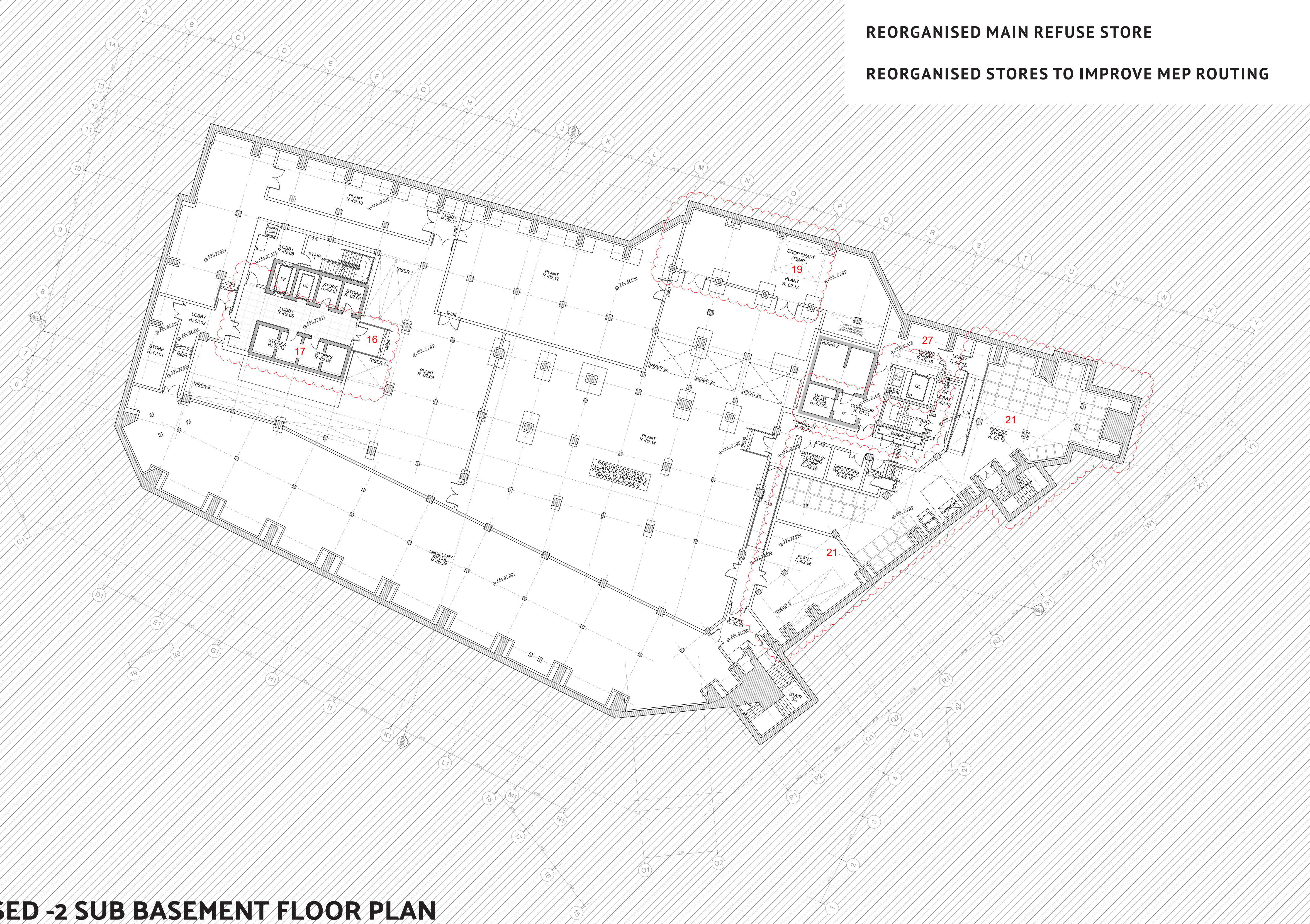
PROPOSED GROUND FLOOR PLAN

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

REORGANISED MAIN REFUSE STORE

REORGANISED STORES TO IMPROVE MEP ROUTING



PROPOSED -2 SUB BASEMENT FLOOR PLAN

PRINCIPLE DESIGN DEVELOPMENTS KEY

1. Double-mullions & Parallel Opening Vents omitted from extension elevations
2. Saw-tooth roof profiles reduced in number & length. Sawtooth structures to carry PV panels only, thermal envelope now at roof slab level.
3. Core 2 lift overrun height lowered within Roof Plant enclosure due to VRF MEP strategy.
4. Glazing sections to Atrium simplified.
5. Terrace 7A omitted. New back-painted glass screen to accommodate new VRF MEP servicing strategy at existing roof level. PPC vent louvres to lid, & to base of West elev, concealed behind main stone parapet.
6. New Market Hall Unit & revised Office Foyer at Ground Floor Level
7. Lower floors replanned (see notes on General Arrangement plan drawings).
8. Overall height remains unchanged from the consented scheme.
9. Roof-plant enclosure reduced in width & lengthened to GL. H to accom. VRF MEP strategy. PPC vent louvres to base of South & North elevs concealed by sawtooths.
10. Double-mullions omitted from Shop-front glazing
11. New fire exits required to Shopfronts for Market Hall use
12. New Market Hall entrance door arrangements
13. Updated Cycle-store entrance and exit arrangements
14. Back-painted glass in glazed facade system to match main facade system - Profiled metal cladding omitted.
15. Lift overrun wall widened to conceal adjacent plant.
16. Protected Lobby update.
17. Store area adjusted.
18. Lift 8 omitted. Void/Store/tbc
19. Drop shaft relocated.
20. Facilities Management & General Back of House areas updated to accommodate Market Hall.
21. Plant and bin store arrangement updated to accommodate Market Hall.
22. Lobby arrangement to increase locker provision within changing
23. Cycle lift & ramp omitted for new cycle-stair, reducing structural impact
24. Continuity of EXTG Floor area (hatched) subject to investigation - possibly ground bearing slab at high level
25. Updated lobby & stair entrance preserving more of existing building fabric.
26. Lobby arrangement to increase in area.
27. Core 2 Lift functions & service levels rationalised for efficiency
28. Ramp external to Stair 3 lobby
29. Equipment Room provided.
30. Rooflights rationalised into singular rooflight
31. Cleaning facilities provision updated.
32. WC added.
33. Extg balconies refurbed for reuse.
34. Winter Garden omitted.
35. External fabric amendment to accommodate existing structure.
36. Existing doorway retained, new door fitted to match new adjacent.
37. Security bollards to Bridgewater Place entrance.
38. Bird & batbox proposed locations included.
39. Partition line moved to increase commercial space.
40. Green roof to flat roof of L7 link.
41. Ducting terminations in aesthetically coordinated metal sheathing.
42. Renewables omitted @ L7 roof.
43. Horizontal plant-screen fins omitted.
44. Overrun of Lift 10 removed.

NOTES / REVISION

0 2 4 6 8 10 N

PROJECT	RYLANDS BUILDING, MANCHESTER
CLIENT	CD9 PROPERTIES (MANCHESTER) LTD
TITLE	COMPARISON PLAN SUB BASEMENT
SCALE	1:200@A1 1:400@A3
DATE	OCT 2024
JOB No	1526
DWG No	AL[05]4210
REV	*
ISSUE FOR	PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

CYCLE LIFT AND CYCLE RAMP AMENDMENTS



PROPOSED -1 BASEMENT FLOOR PLAN-

PRINCIPLE DESIGN DEVELOPMENTS KEY

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42. Renewables omitted @ L7 roof.
43. Horizontal plant-screen fins omitted.
44. Overrun of Lift 10 removed.

NOTES / REVISION

0 2 4 6 8 10 — N

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TITLE	COMPARISON PLAN BASEMENT
SCALE	1:200@A1 1:400@A3
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DWG No	AL[05]4211
REV	*
ISSUE FOR	PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

GROUND FLOOR MARKET

GROUND FLOOR SHOP UNITS

CYCLE LIFT AND CYCLE RAMP AMENDMENTS

PROPOSED GROUND FLOOR PLAN

PRINCIPLE DESIGN DEVELOPMENTS KEY

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44. Overrun of Lift 10 removed.

NOTES / REVISION

0 2 4 6 8 10 N

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON PLAN GROUND

SCALE
1:200@A1
1:400@A3

DATE
OCT 2024

JOB No
1526

DWG No
AL[05]4212

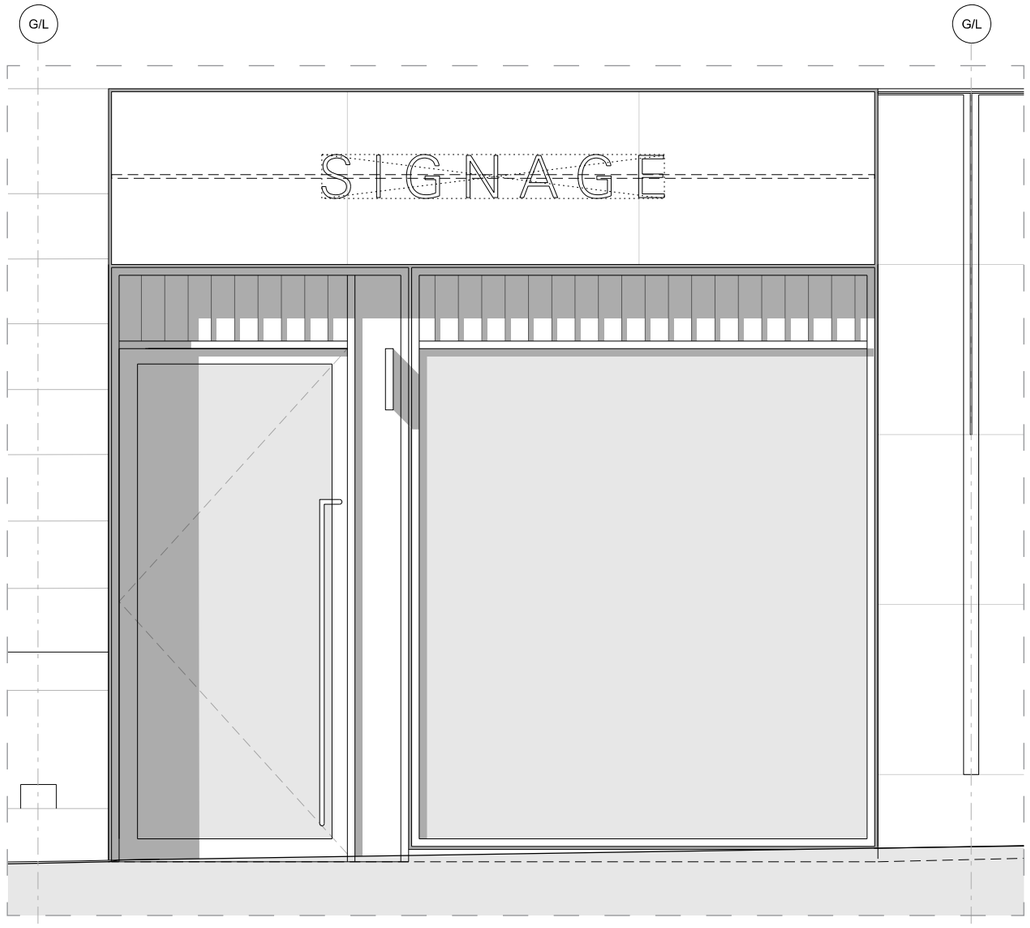
REV
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JEFFREY BELL ARCHITECTS
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 (0)161 228 0651
e studio@jeffreybellarchitects.co.uk

SHOP FRONT AMENDMENTS



CONSENTED



PROPOSED

KEY DESIGN DEVELOPMENT

VERTICAL DOUBLE MULLION DETAIL AMENDED TO SINGLE MULLION

(APPLIES TO ALL SHOP FRONTS)

TYPICAL LEVELS

NUMBER OF LIFTS IN CORE 02 REDUCED AND ARRANGEMENT REORGANISED
Following ongoing design team and building control review, efficiencies have been identified to the functioning of Core 02. At typical levels Core 02 now consists of one lift only, combining firefighting and goods lift functionality. This creates efficiencies and reduces the impact on the original building fabric.

NUMBER OF LIFTS IN CORE 01 REDUCED
Further analysis from the vertical transport specialist has identified that efficiencies can be made to the number of lifts provided within Core 01. This analysis indicates one lift can be omitted serving ground and typical levels within the existing building.

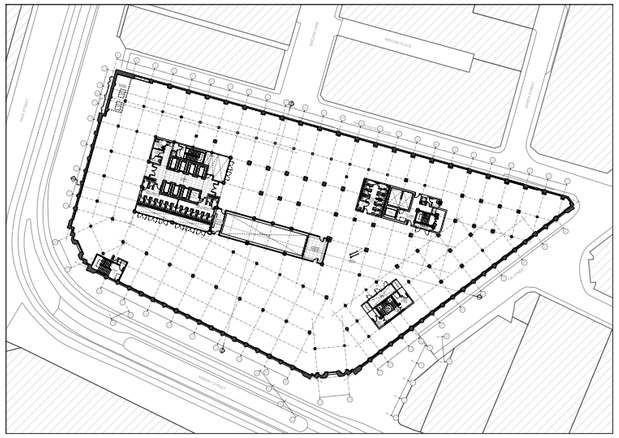
ATRIUM GLAZING DETAILING AMENDED
The internal glazing system forming the perimeter of the atrium has been rationalised. Solid mullion and transom detailing has been replaced with silicon butt jointed glass panels. At the perimeter of the openings the glass panels are contained with an expressed angled detail against the structural frame. There is a general reduction in material to make efficiencies which in turn provide improved views across the space and potentially allows greater natural light penetration. There is no change to the volume and geometry of the atrium.

LEVEL 06 WINTER GARDEN OMITTED
The winter garden located on level 06 has been omitted creating more internal net office space. Existing original perimeter roof lights are retained providing natural light into the office spaces below.

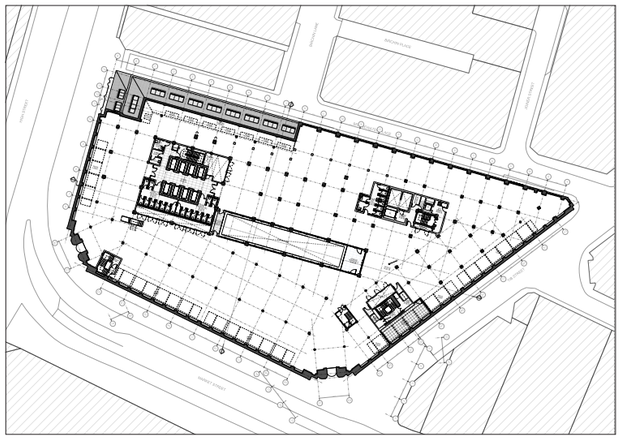
LEVEL 06 BALCONIES REUSED FOR TENANT USE
Original balconies at level 06 located on the corner of Market Street and Tib Street are to be reused for office tenant use. The original metal filigree balustrades are low for modern standards, therefore, additional balustrade protection in the form of curved structural glass balustrades located behind the originals provide the required additional protection with minimal visual impact from the street.



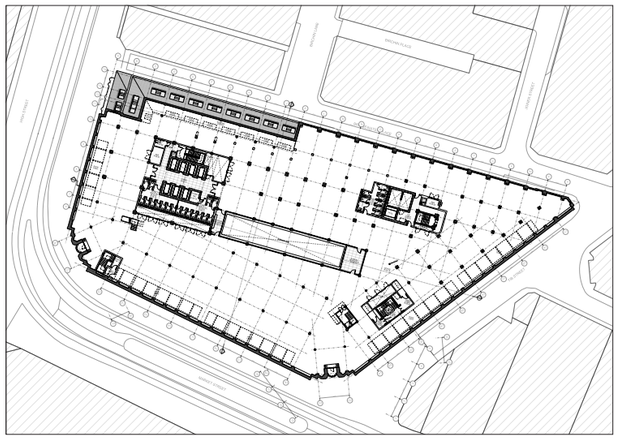
CONSENTED 4TH FLOOR PLAN



PROPOSED 4TH FLOOR PLAN



CONSENTED 6TH FLOOR PLAN

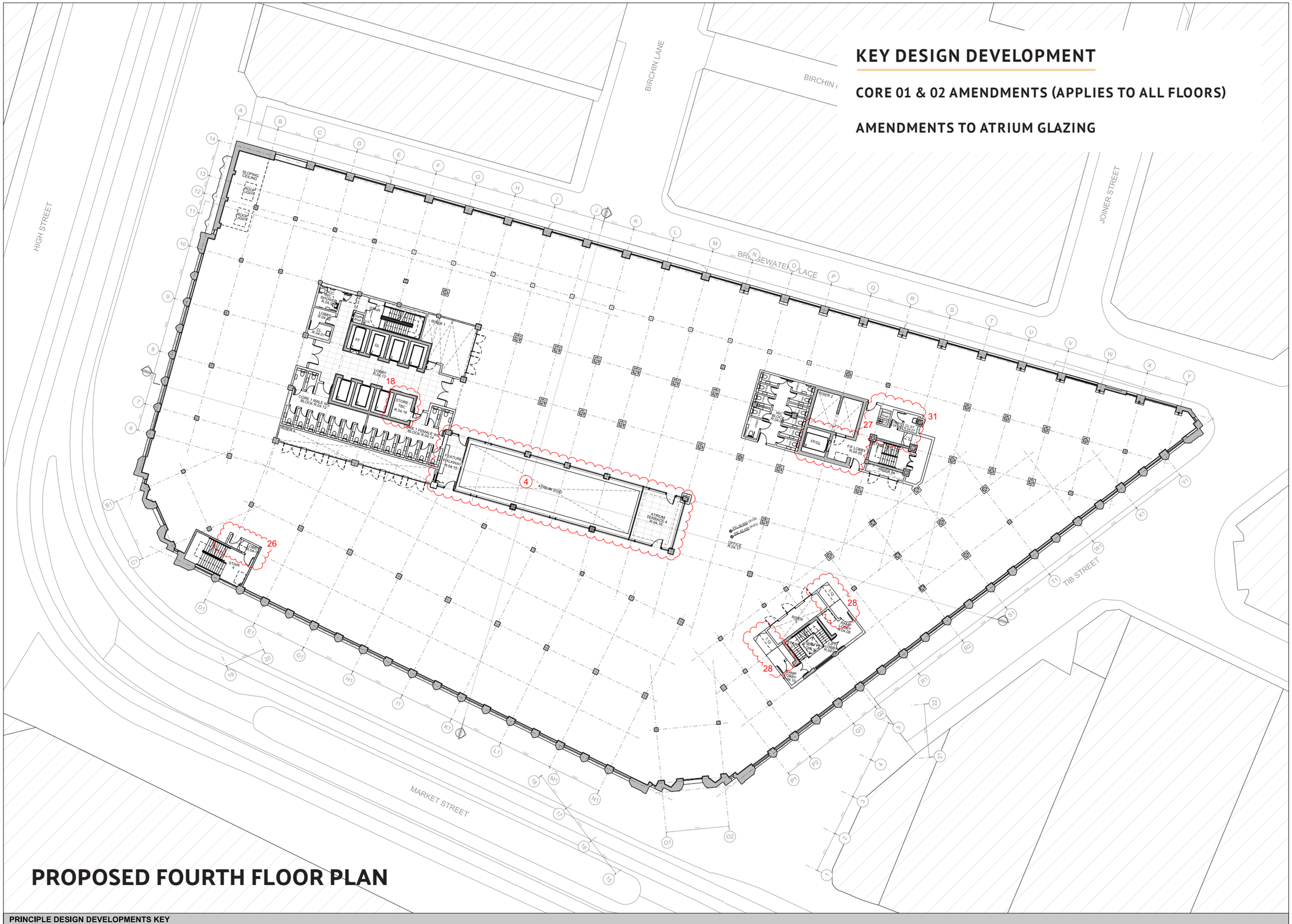


PROPOSED 6TH FLOOR PLAN

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

AMENDMENTS TO ATRIUM GLAZING



PROPOSED FOURTH FLOOR PLAN

PRINCIPLE DESIGN DEVELOPMENTS KEY

1. Double-mullions & Parallel Opening Vents omitted from extension elevations
2. Saw-tooth roof profiles reduced in number & length. Sawtooth structures to carry PV panels only, thermal envelope now at roof slab level.
3. Core 2 lift overrun height lowered within Roof Plant enclosure due to VRF MEP strategy.
4. Glazing sections to Atrium simplified.
5. Terrace 7A omitted. New back-painted glass screen to accommodate new VRF MEP servicing strategy at existing roof level. PPC vent louvres to lid, & to base of West elev, concealed behind main stone parapet.
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7. Lower floors replanned (see notes on General Arrangement plan drawings).
8. Overall height remains unchanged from the consented scheme.
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16. Protected Lobby update.
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18. Lift 8 omitted. Void/Store/tbc
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37. Security bollards to Bridgewater Place entrance.
38. Bird & batbox proposed locations included.
39. Partition line moved to increase commercial space.
40. Green roof to flat roof of L7 link.
41. Ducting terminations in aesthetically coordinated metal sheathing.
42. Renewables omitted @ L7 roof.
43. Horizontal plant-screen fins omitted.
44. Overrun of Lift 10 removed.

NOTES / REVISION

0 2 4 6 8 10 N

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON PLAN FOURTH FLOOR

SCALE
1:200@A1
1:400@A3

DATE
OCT 2024

JOB No
1526

DWG No
AL[05]4217

REV
*

ISSUE FOR
PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 (0)161 228 0651
e studio@jeffreybellarchitects.co.uk

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

AMENDMENTS TO ATRIUM GLAZING

OMISSION OF WINTER GARDENS

INCLUSION OF LEVEL 06 BALCONIES

PROPOSED SIXTH FLOOR PLAN

PRINCIPLE DESIGN DEVELOPMENTS KEY

1. Double-mullions & Parallel Opening Vents omitted from extension elevations
2. Saw-tooth roof profiles reduced in number & length. Sawtooth structures to carry PV panels only, thermal envelope now at roof slab level.
3. Core 2 lift overrun height lowered within Roof Plant enclosure due to VRF MEP strategy.
4. Glazing sections to Atrium simplified.
5. Terrace 7A omitted. New back-painted glass screen to accommodate new VRF MEP servicing strategy at existing roof level. PPC vent louvres to lid, & to base of West elev, concealed behind main stone parapet.
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44. Overrun of Lift 10 removed.

NOTES / REVISION

0 2 4 6 8 10 N

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON PLAN SIXTH FLOOR

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

JOB No	DWG No	REV
1526	AL[05]4219	*

ISSUE FOR
PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

UPPER LEVELS

NUMBER OF LIFTS IN CORE 02 REDUCED AND ARRANGEMENT REORGANISED
Following ongoing design team and building control review efficiencies have been identified to the functioning of Core 02. At upper levels Core 02 consists of one combined firefighting and goods lift. This creates efficiencies and at the same time increase net internal office space.

LEVEL 07 PLANT SPACE ADDED REPLACING A TERRACE
The creation of a new plant enclosure at Level 07 would enable the lower floors to become operational prior to completion of the rooftop extension. The plant enclosure is set back to reduce the visual impact from the streetscape. External cladding will be of the same cladding system as the adjacent extension and visually reads as an element of the office extension not an area of plant. From above it is visually screened by a contemporary louvre system blocking views into the plant space from above.

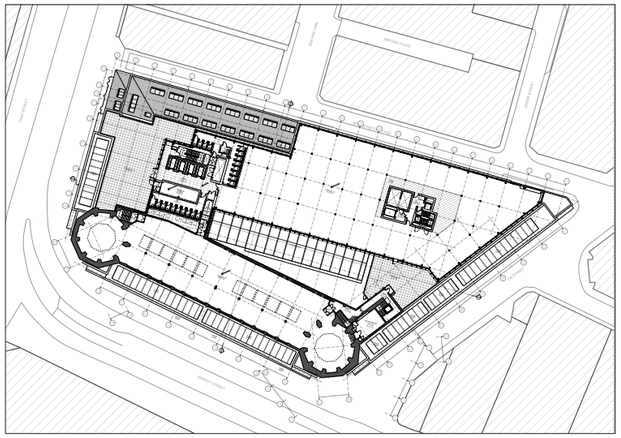
LEVEL 07 RETAINED MASONRY TO THE REAR OF DINING ROOM IN LIEU OF ONGOING DEMOLITION
Ongoing opening up works to the rear of the Level 07 dining room have uncovered existing structural arrangements that were not anticipated, creating potentially complex temporary works solutions to safeguard existing ceilings and rooflights in the adjacent original dining room. To avoid this, the new proposal provides a minor change in geometry to the internally facing external wall to avoid potentially complex structural configurations. This amendment will de-risk potential damage to high value heritage areas with no visual changes at street level.

EXTENSION CLADDING AMENDMENTS
The vertical double mullion detail has been amended to a single fin detail. This provides an embodied carbon reduction. Due to the proposed amendments to the MEP strategy, there is now no requirement for active opening lights within the facades. This reduces complexity and creates commercial efficiencies. Note there aren't any noticeable changes to the external appearance or overall heights.

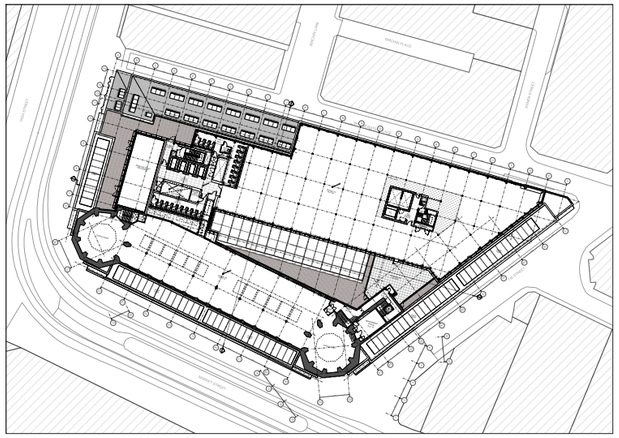
REDUCTION IN RENEWABLES
The quantum of renewables has been amended. Renewables located over the historic dining room roof have been removed. This reduces the impact to a sensitive area of the building. Renewables are maintained at Level 11 within the sawtooth roof features. The amendment in renewables will not impact targeted energy standards, all energy and environmental targets for the scheme are maintained.

INCLUSION OF A GREEN ROOF
The Level 08 link roof now includes a green sedum roof. This addition positively contributes to Biodiversity Net Gain and BREEAM targets.

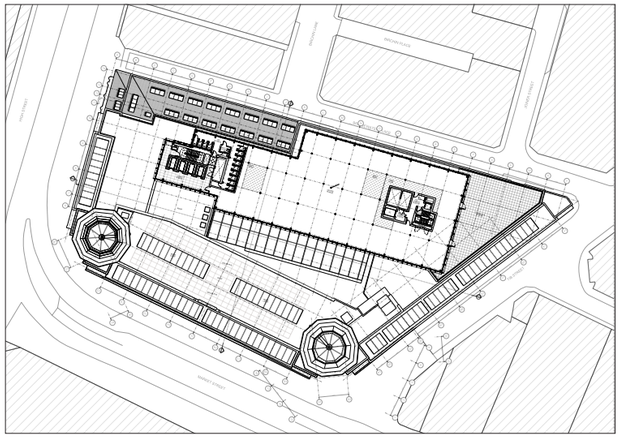
LEVEL 11 AMENDMENTS
The change in MEP strategy has enabled the centrally located plant space to change in footprint. The width is reduced to align with the structural grid below, creating structural efficiency. The Tib Street elevation moves westward by one structural bay. The last westward sawtooth is omitted to create detailing efficiencies. Vertical fins to the top of plant space are also omitted. Within Core 02 the combined goods and firefighting lift now terminates at Level 10, therefore, the associated lift overrun ends within the visually concealed plant space. Plant access in now achieved via access hatch. Both amendments result in a visually cleaner external roof silhouette and an overall reduction in height. The sawtooth construction is simplified with the omission of the north light glazing, rationalisation of structure, thermal envelope, and cladding detailing. All amendments create structural efficiencies and embodied carbon reductions together with providing improvements to façade access and the overall access and maintenance strategy.



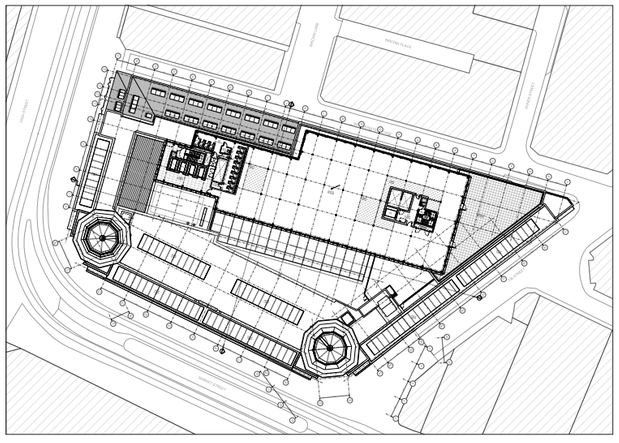
CONSENTED SEVENTH FLOOR PLAN



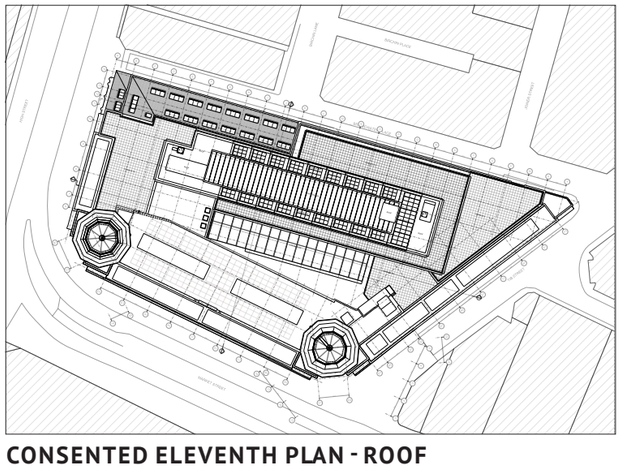
PROPOSED SEVENTH FLOOR PLAN



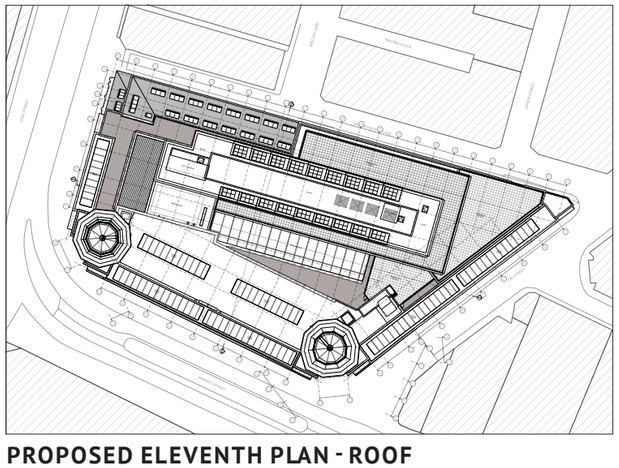
CONSENTED EIGHTH FLOOR PLAN



PROPOSED EIGHTH FLOOR PLAN



CONSENTED ELEVENTH PLAN - ROOF

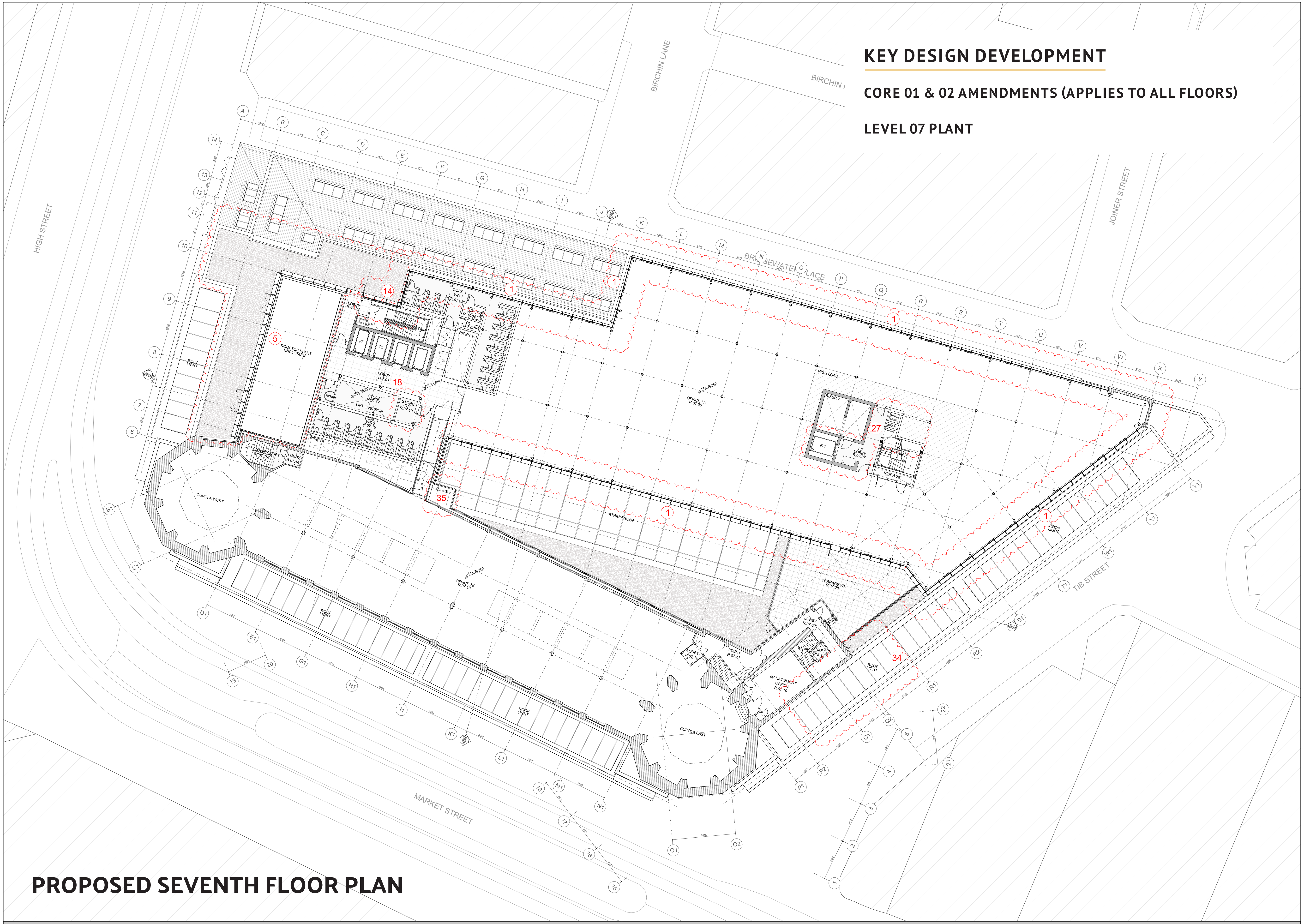


PROPOSED ELEVENTH PLAN - ROOF

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

LEVEL 07 PLANT



PROPOSED SEVENTH FLOOR PLAN

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NOTES / REVISION

0 2 4 6 8 10 N

PROJECT	RYLANDS BUILDING, MANCHESTER
CLIENT	CD9 PROPERTIES (MANCHESTER) LTD
TITLE	COMPARISON PLAN SEVENTH FLOOR
SCALE	1:200@A1 1:400@A3
DATE	OCT 2024
JOB No	1526
DWG No	AL[05]4220
REV	*
ISSUE FOR	PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

GREEN SEDUM ROOF

PROPOSED EIGHTH FLOOR PLAN

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NOTES / REVISION

0 2 4 6 8 10

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PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON PLAN EIGHTH FLOOR

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

JOB No	DWG No	REV
1526	AL[05]4221	*

ISSUE FOR
PLANNING DOCUMENT

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Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

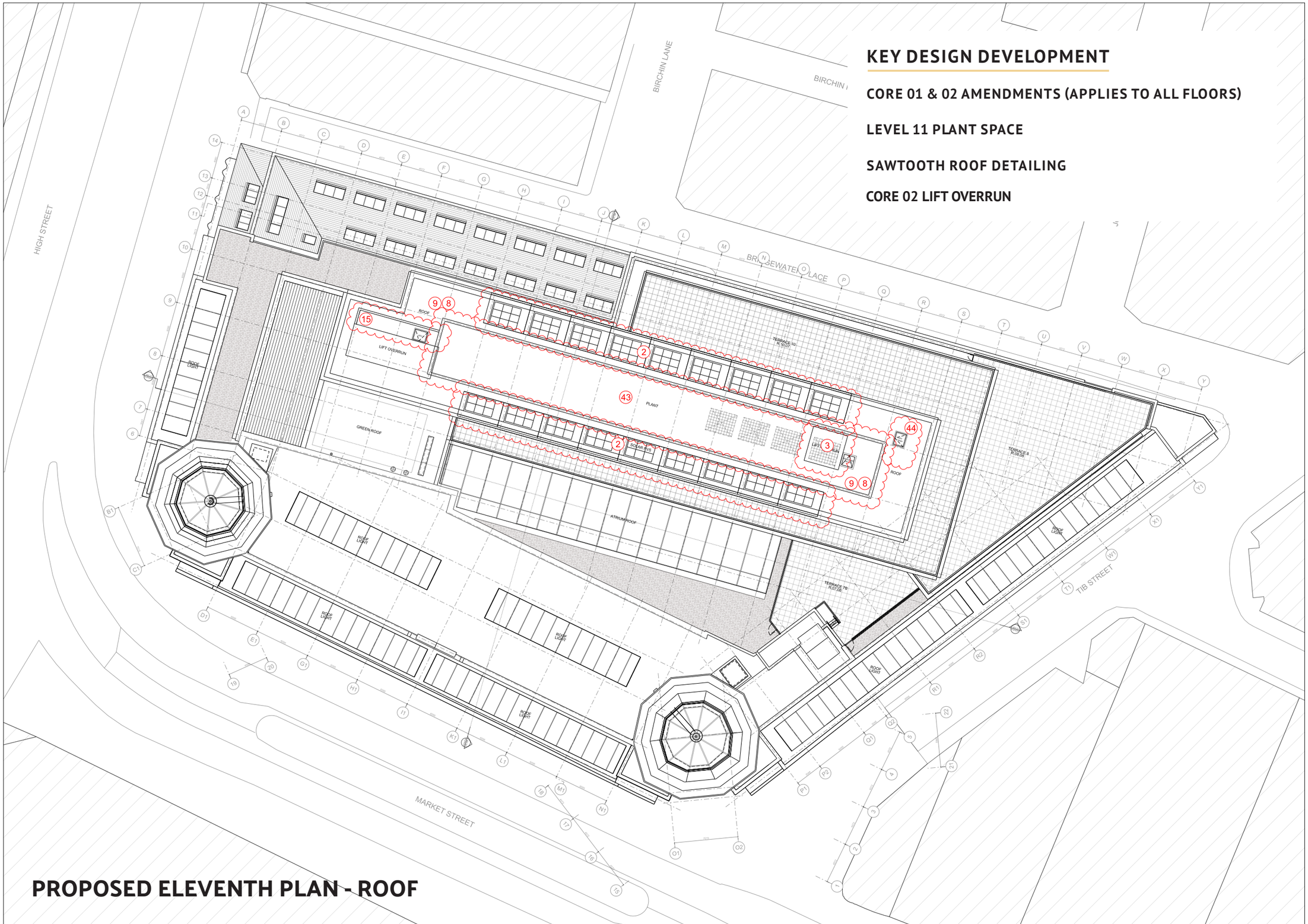
KEY DESIGN DEVELOPMENT

CORE 01 & 02 AMENDMENTS (APPLIES TO ALL FLOORS)

LEVEL 11 PLANT SPACE

SAWTOOTH ROOF DETAILING

CORE 02 LIFT OVERRUN



PROPOSED ELEVENTH PLAN - ROOF

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NOTES / REVISION

0 2 4 6 8 10

N

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON PLAN ROOF

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

JOB No	DWG No	REV
1526	AL[05]4224	*

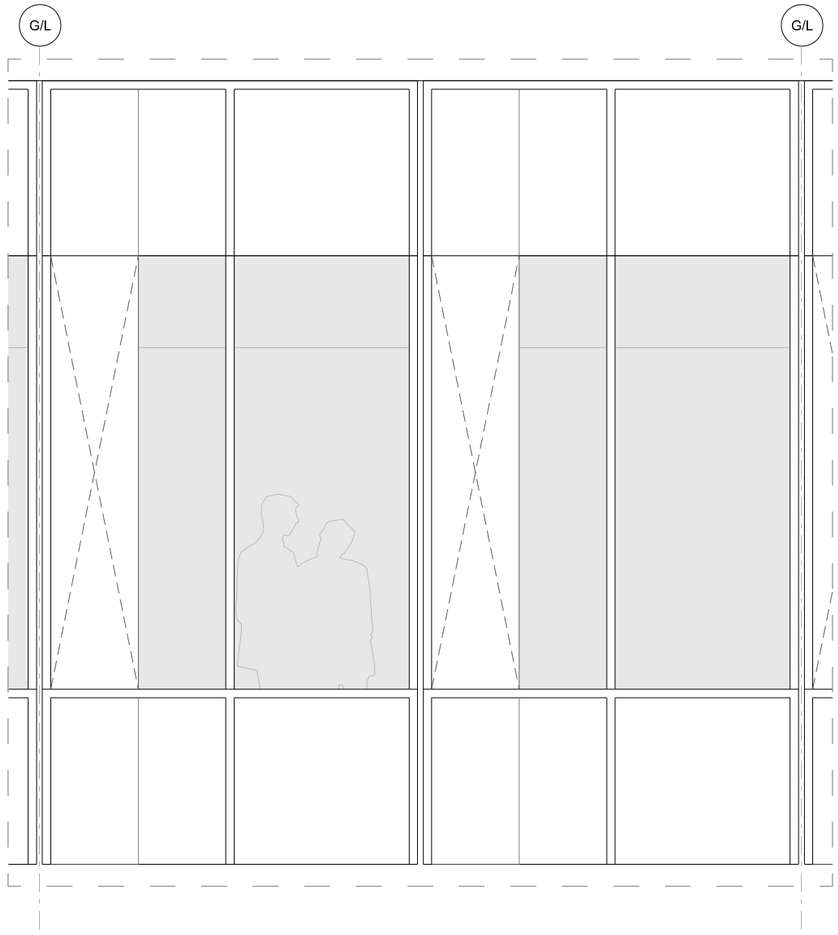
ISSUE FOR
PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

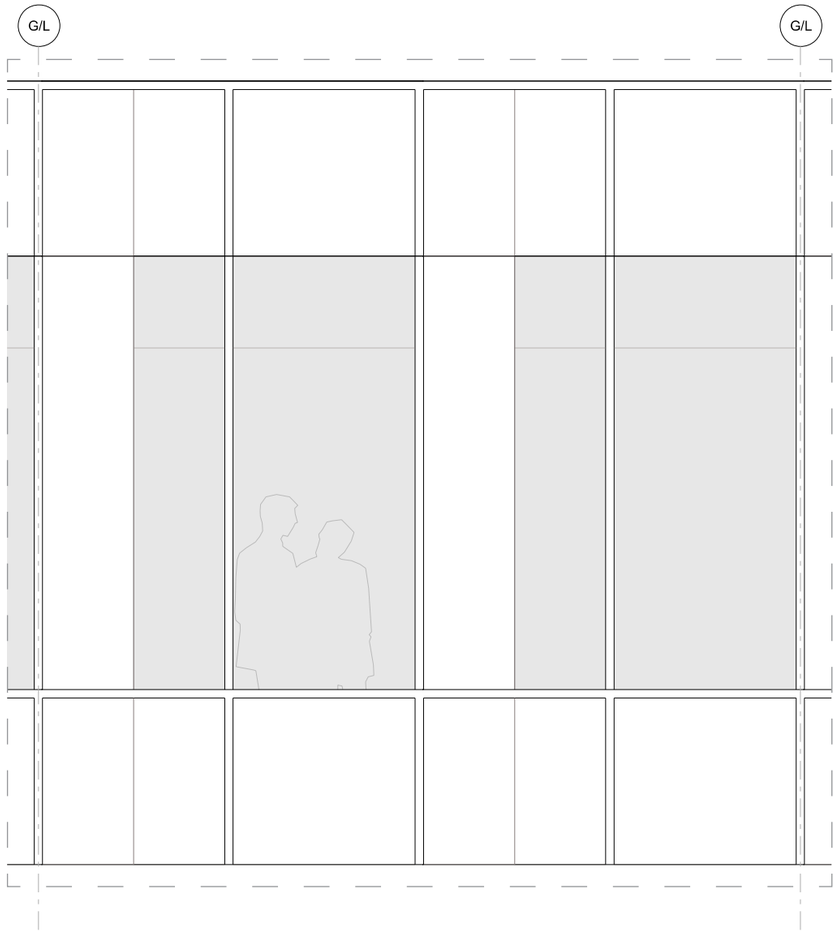
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

EXTENSION UCW CLADDING AMENDMENTS



CONSENTED



PROPOSED

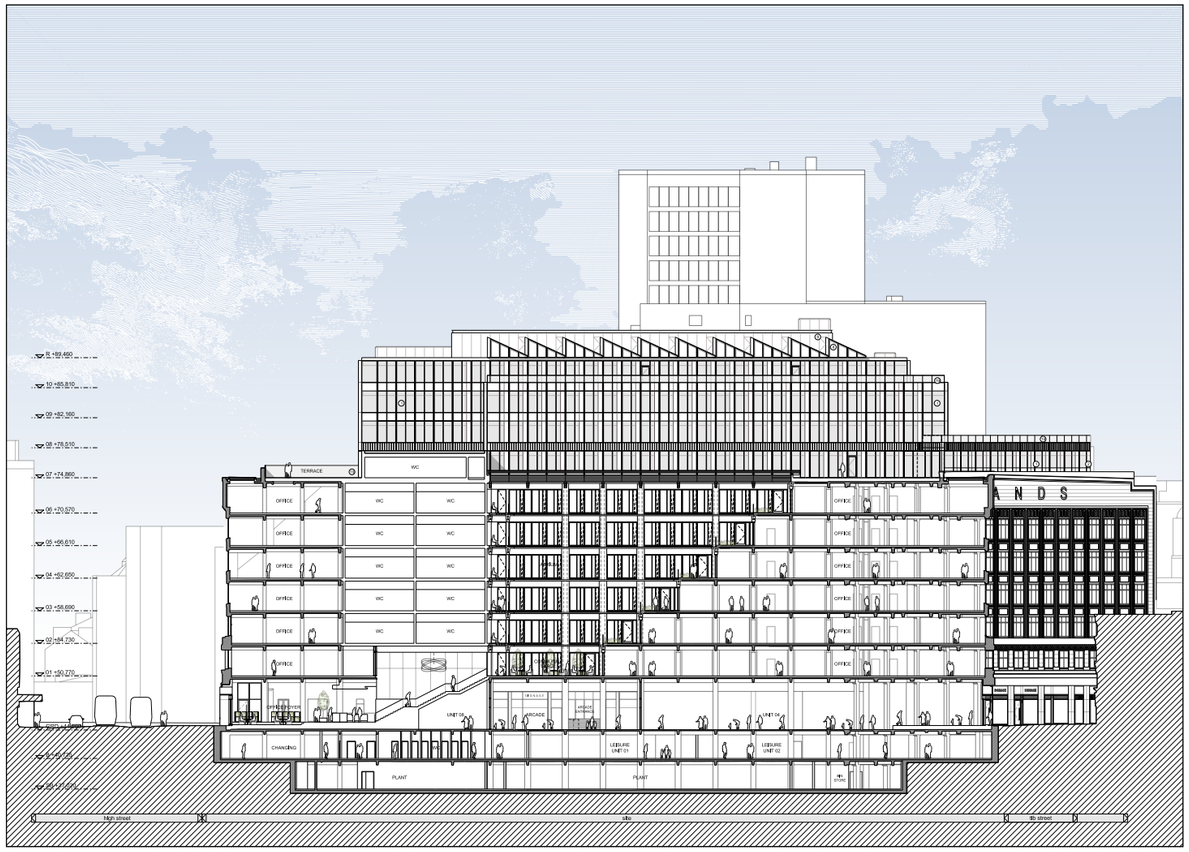
KEY DESIGN DEVELOPMENT

VERTICAL DOUBLE MULLION DETAIL AMENDED TO SINGLE MULLION

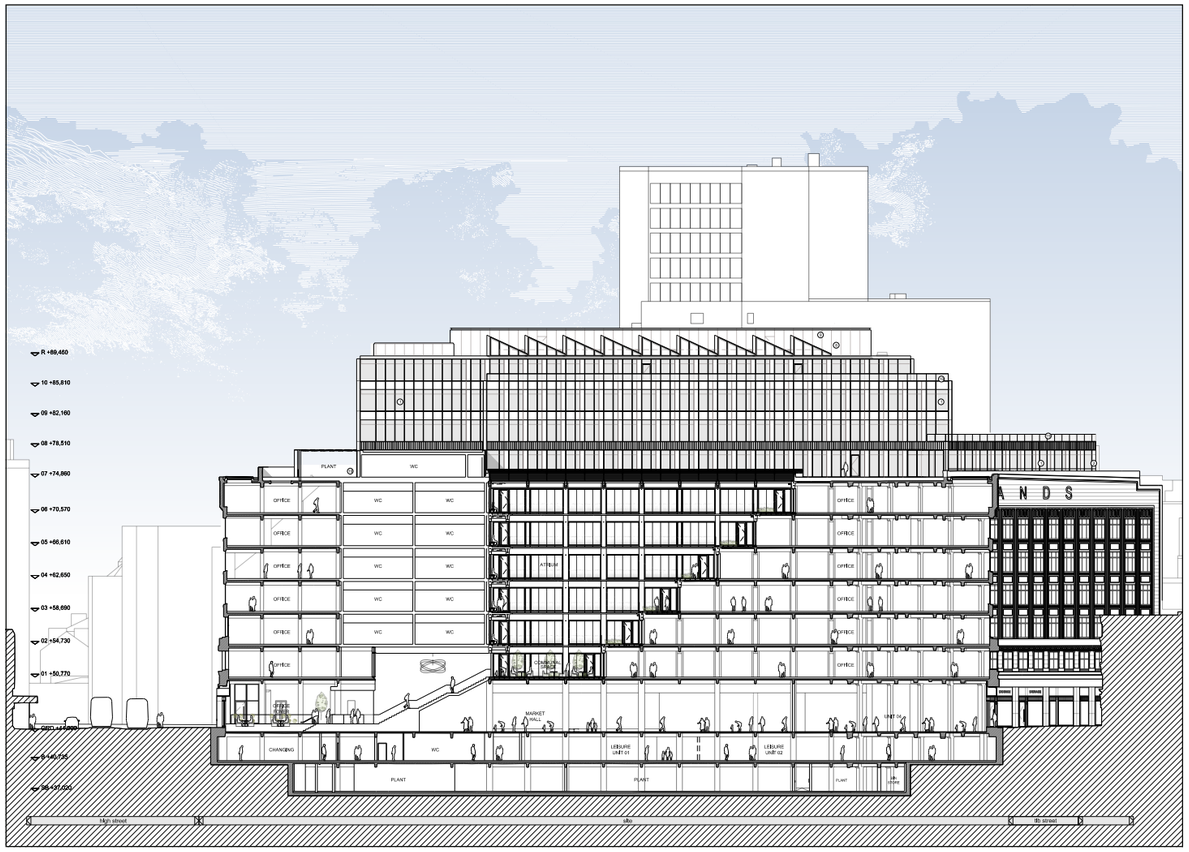
ACTIVE OPENING LIGHTS OMITTED IN LINE WITH UPDATED MEP STRATEGY

(APPLIES TO ALL AREAS OF THE EXTENSION UCW CLADDING)

SECTION 01



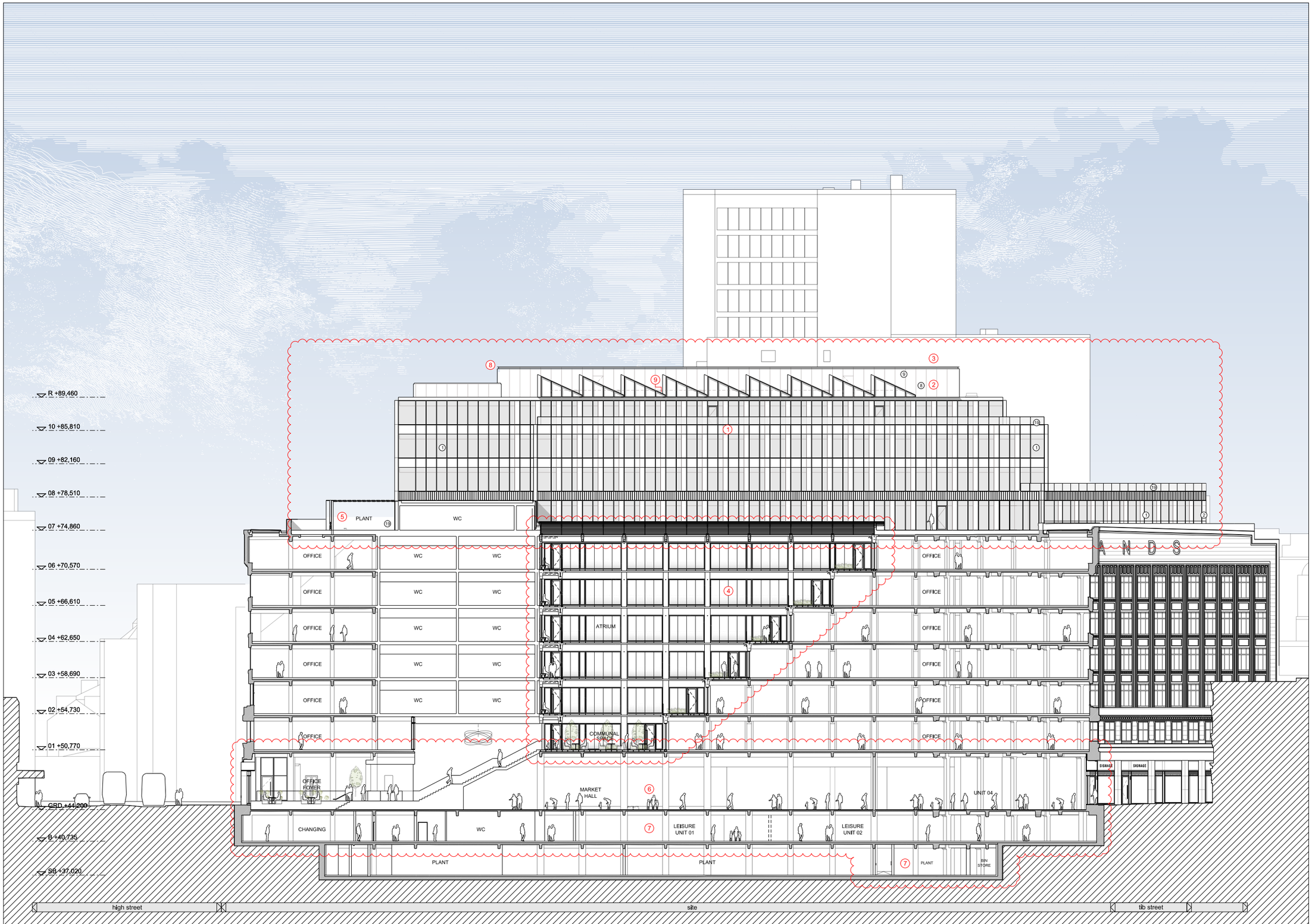
CONSENTED



PROPOSED

KEY DESIGN DEVELOPMENT

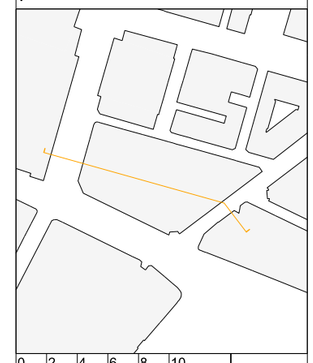
- LEVEL 07 PLANT SPACE
- LEVEL 11 PLANT SPACE
- UCW CLADDING AMENDMENT
- SAWTOOTH ROOF DETAILING
- CORE 02 AMENDMENT
- ATRIUM GLAZING



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NOTES / REVISION



0 2 4 6 8 10

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON SECTION 01

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

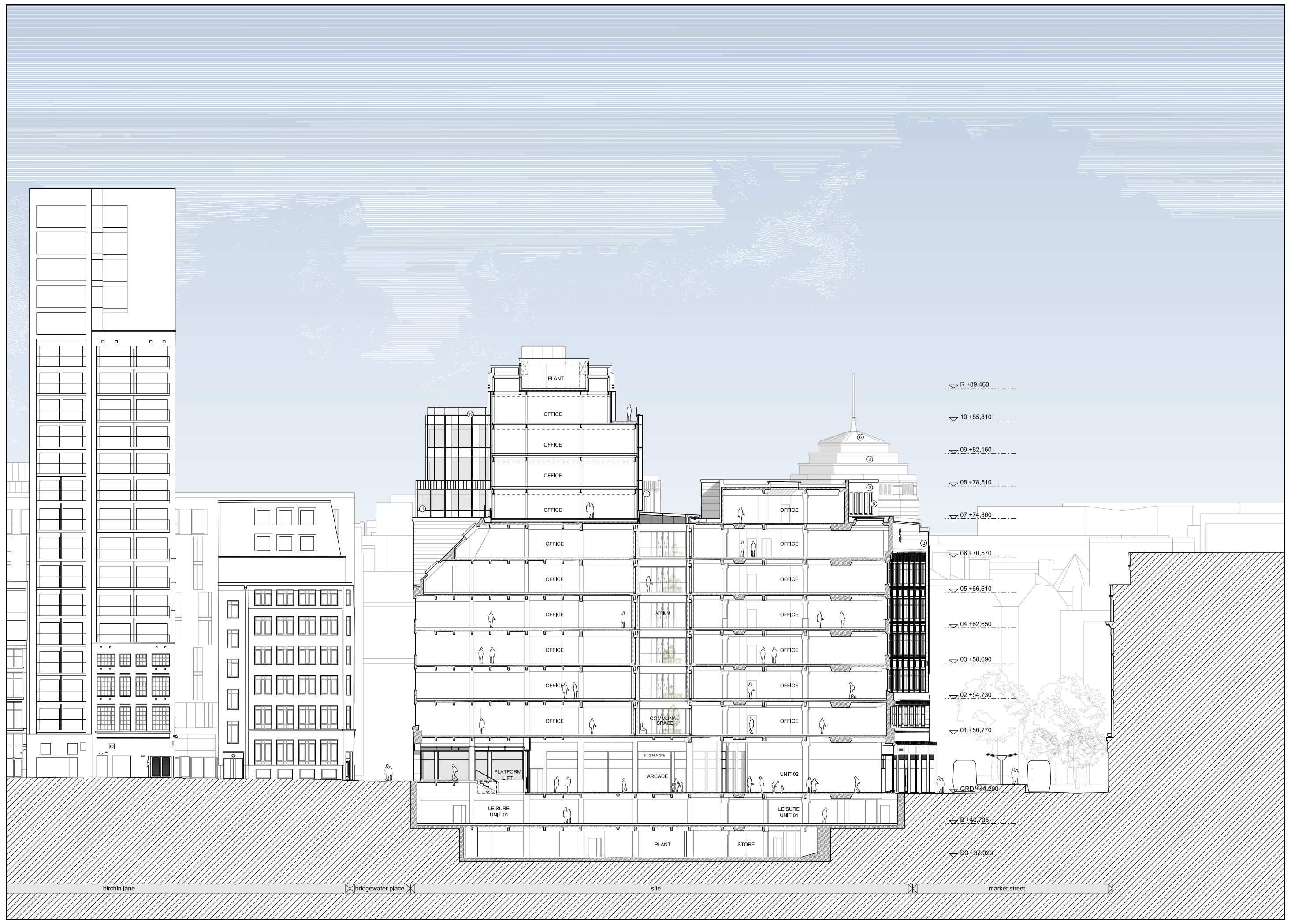
JOB No	DWG No	REV
1526	AL[05]4250	*

ISSUE FOR
PLANNING DOCUMENT

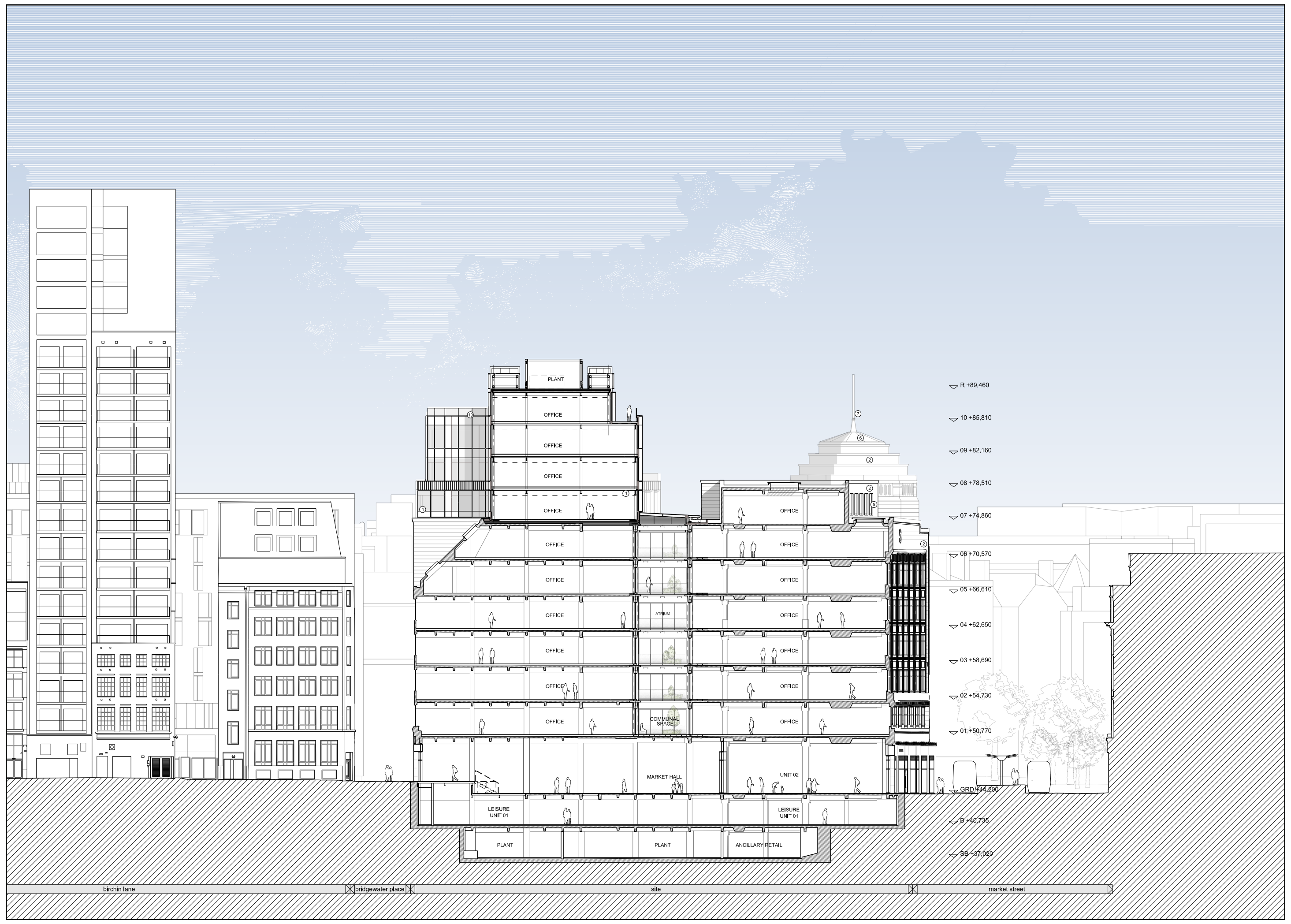
JEFFREY BELL ARCHITECTS
Jeffrey Bell Architects
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Manchester
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t +44 (0)161 228 0651
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SECTION 03



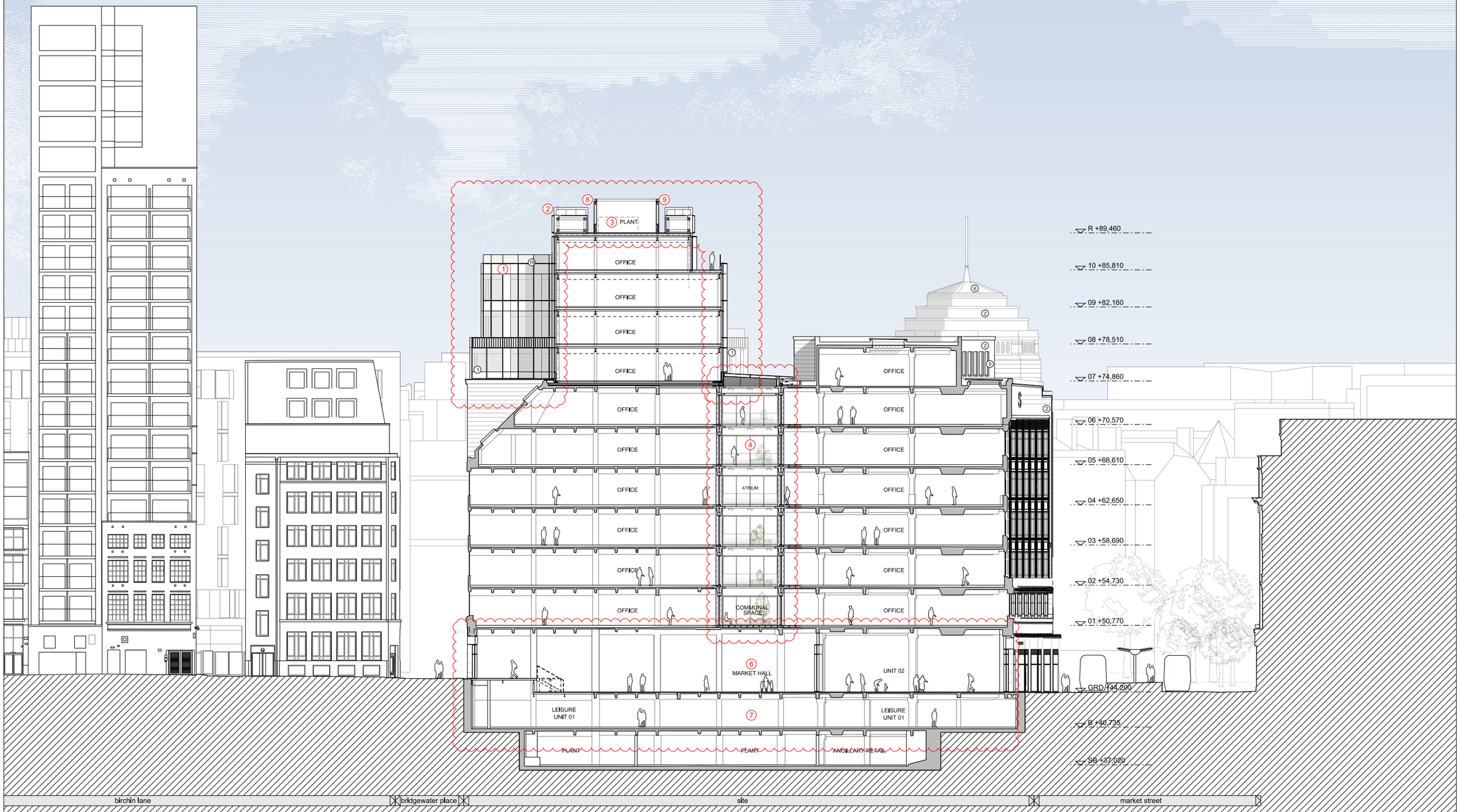
CONSENTED



PROPOSED

KEY DESIGN DEVELOPMENT

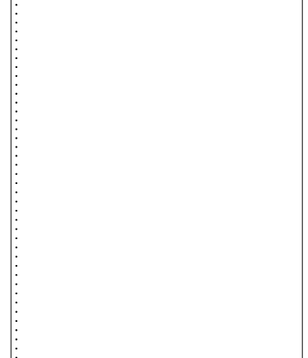
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40. Green roof to flat roof of L7 link.
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43. Horizontal plant-screen fins omitted.
44. Overrun of Lift 10 removed.

NOTES / REVISION



0 2 4 6 8 10

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON SECTION 03

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

JOB No	DWG No	REV
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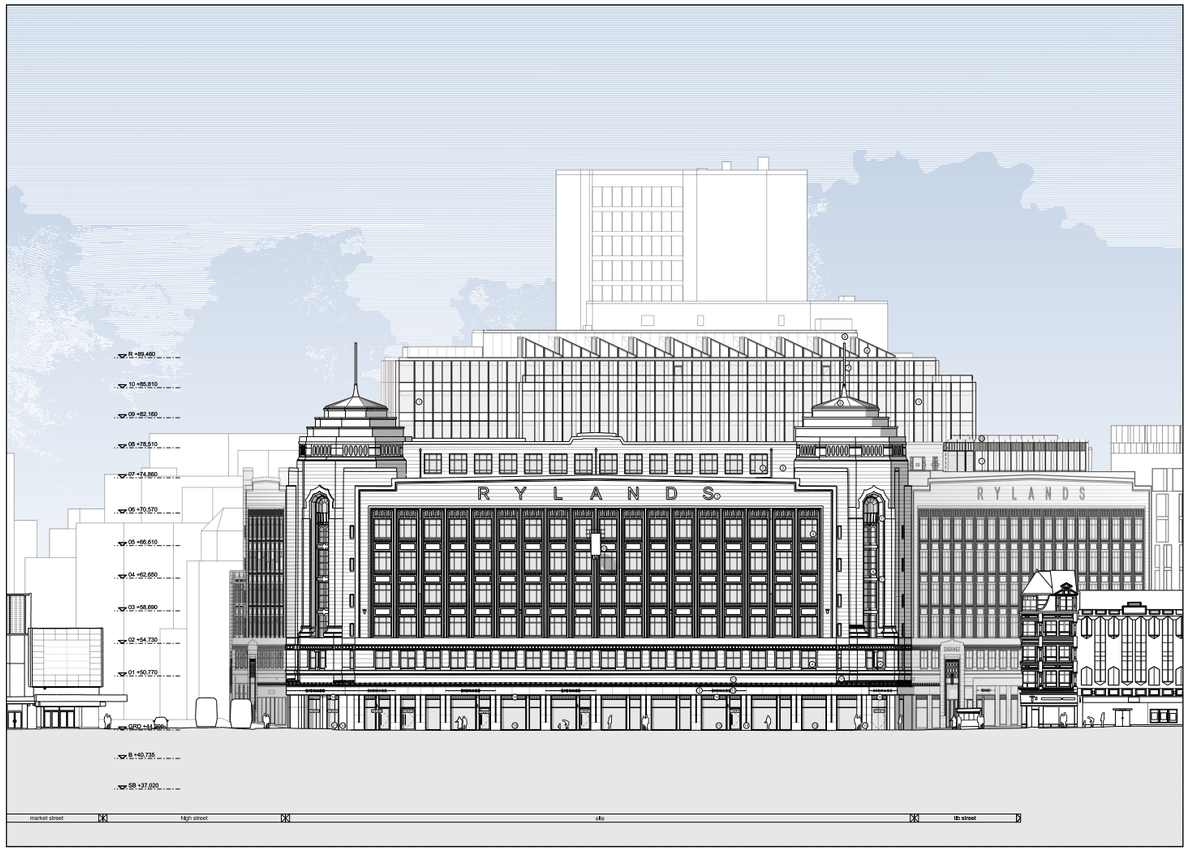
ISSUE FOR
PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

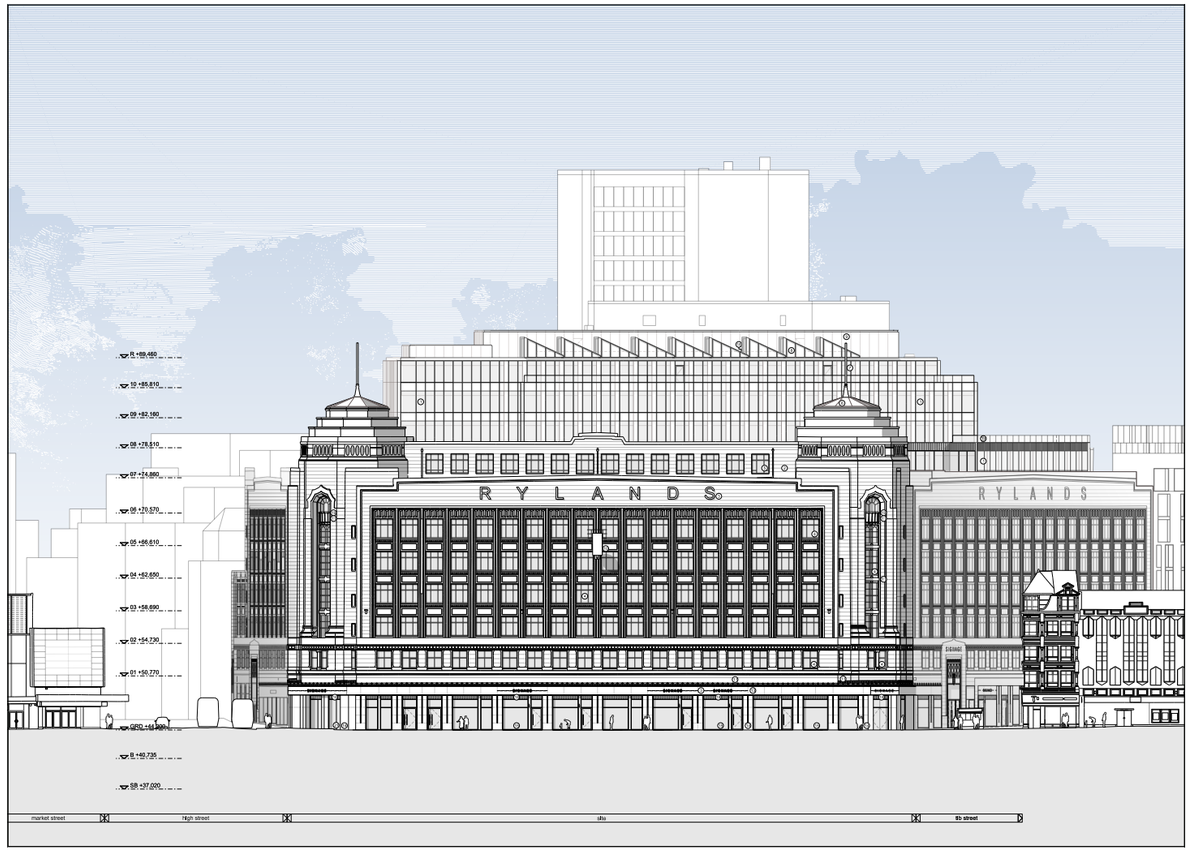
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 (0)161 228 0651
e studio@jeffreybellarchitects.co.uk

ELEVATION A - SOUTH



CONSENTED



PROPOSED

KEY DESIGN DEVELOPMENT

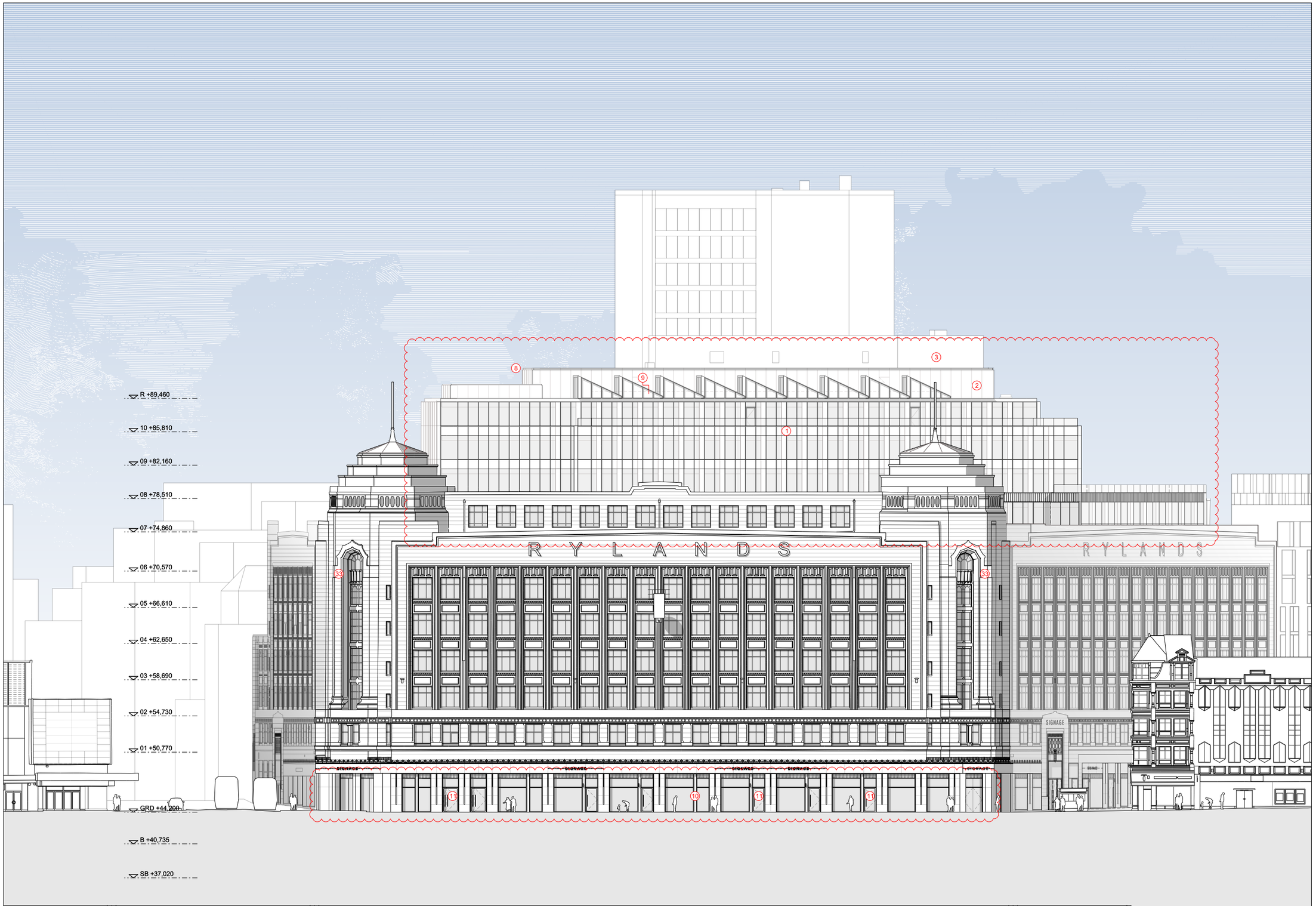
LEVEL 07 PLANT SPACE

LEVEL 11 PLANT SPACE

UCW CLADDING AMENDMENT

SAWTOOTH ROOF DETAILING

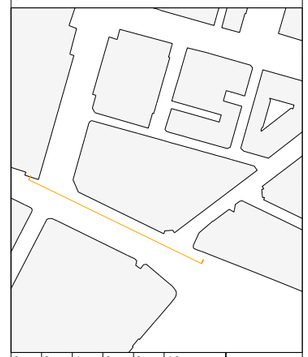
GROUND FLOOR SHOP UNITS



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44. Overrun of Lift 10 removed.

NOTES / REVISION



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PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON ELEVATION A SOUTH

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

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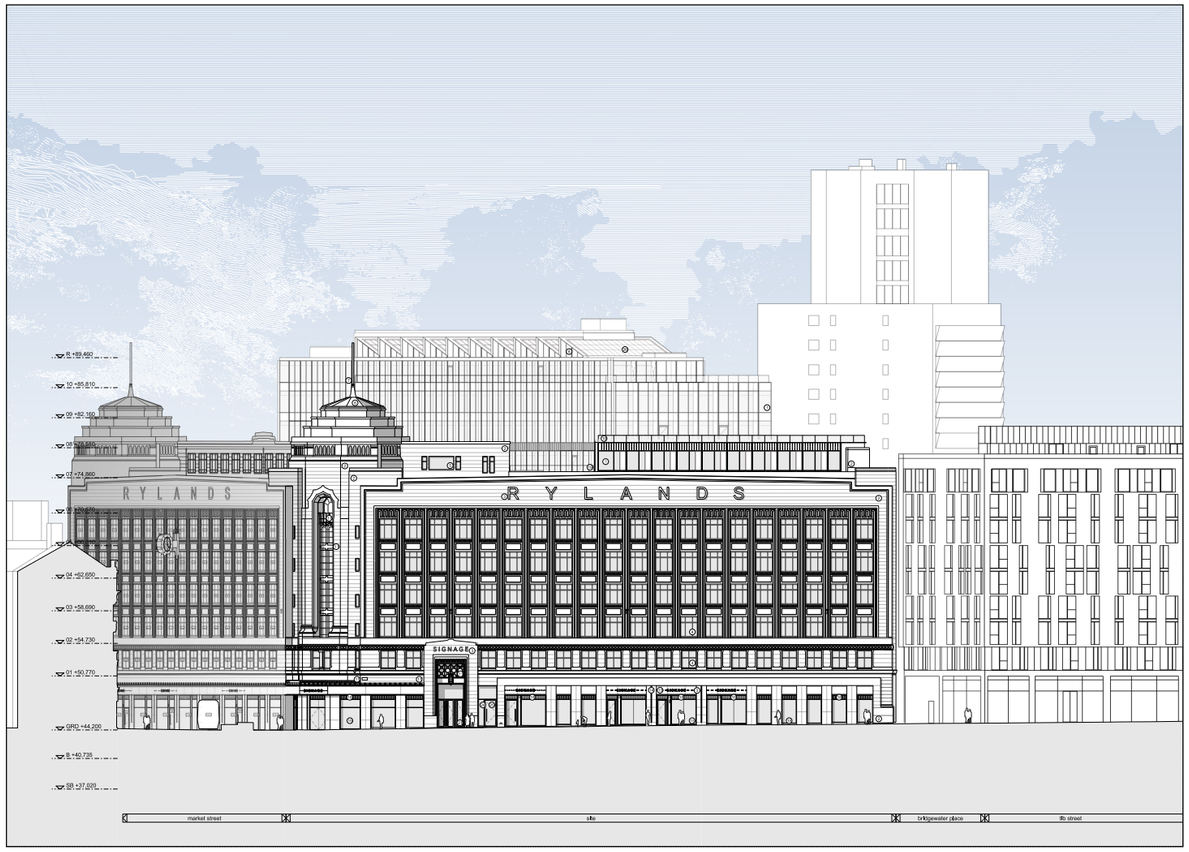
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PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

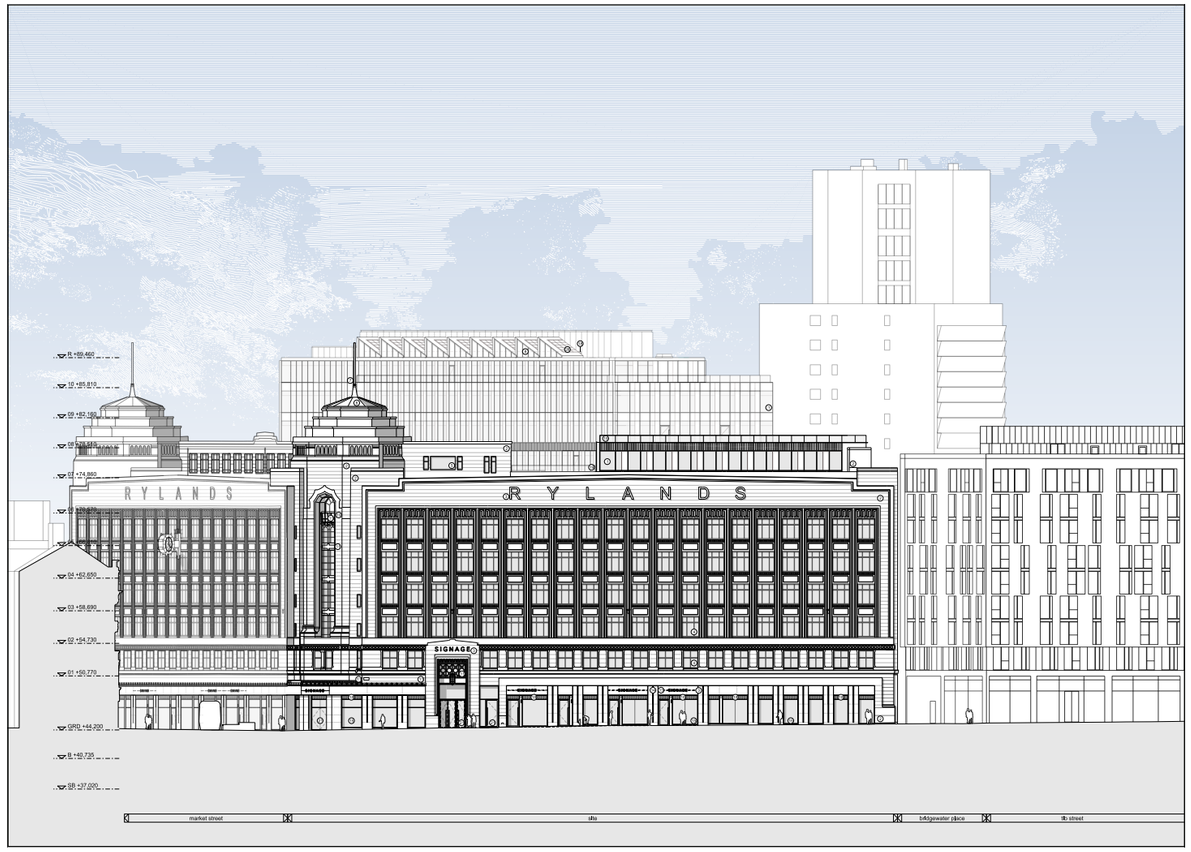
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

ELEVATION B - EAST



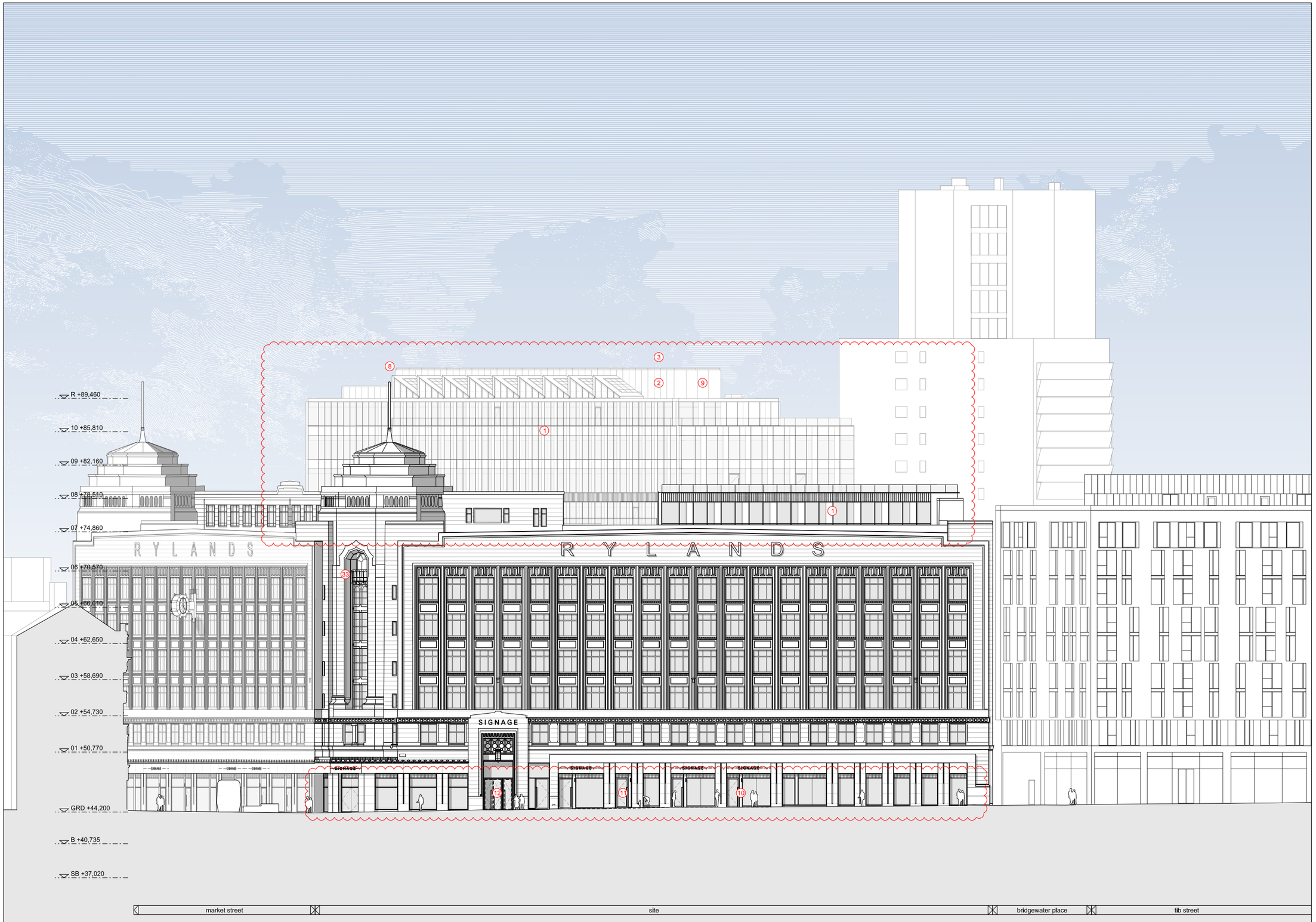
CONSENTED



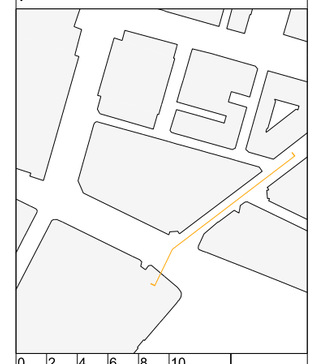
PROPOSED

KEY DESIGN DEVELOPMENT

- LEVEL 07 PLANT SPACE
- LEVEL 11 PLANT SPACE
- UCW CLADDING AMENDMENT
- SAWTOOTH ROOF DETAILING
- GROUND FLOOR SHOP UNITS



NOTES / REVISION



0 2 4 6 8 10

PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON ELEVATION B EAST

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

JOB No	DWG No	REV
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ISSUE FOR
PLANNING DOCUMENT

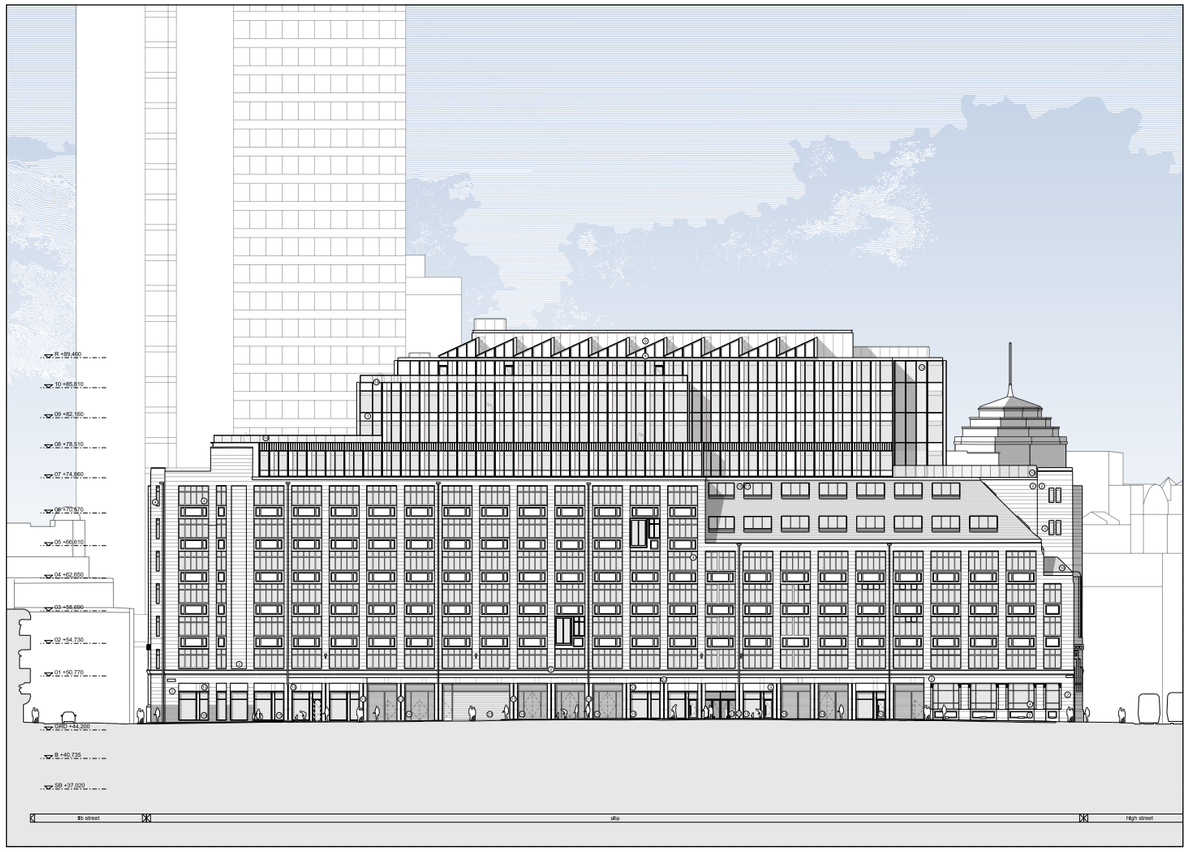
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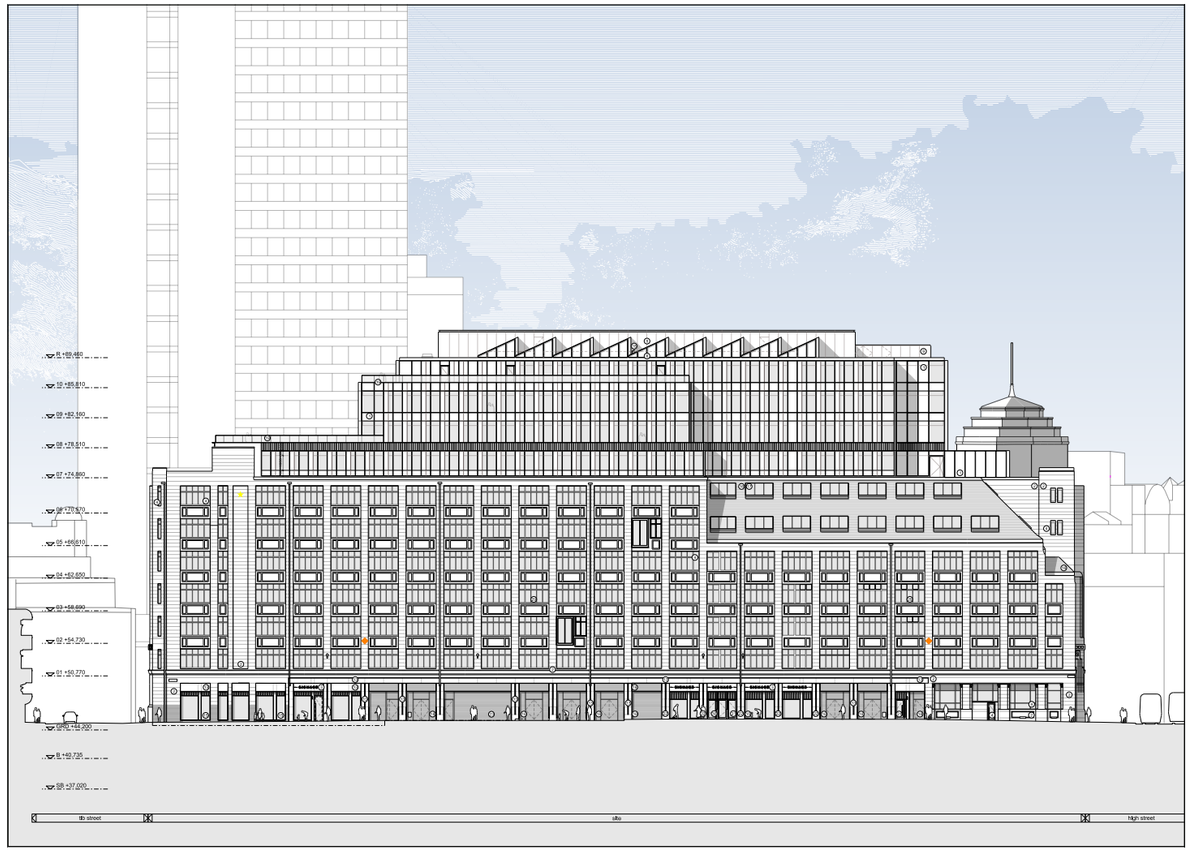
JEFFREY BELL ARCHITECTS
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 (0)161 228 0651
e studio@jeffreybellarchitects.co.uk

ELEVATION C - NORTH



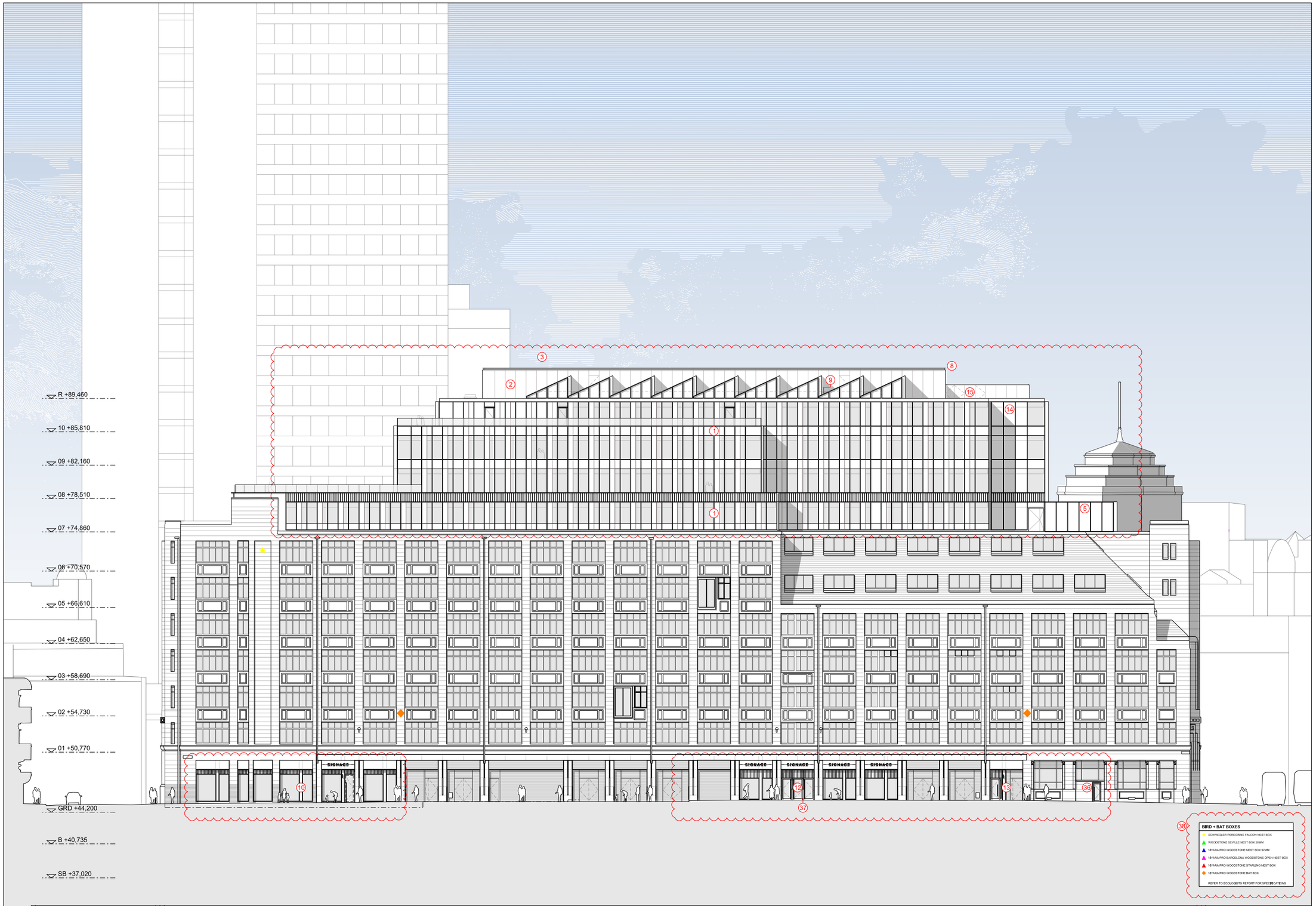
CONSENTED



PROPOSED

KEY DESIGN DEVELOPMENT

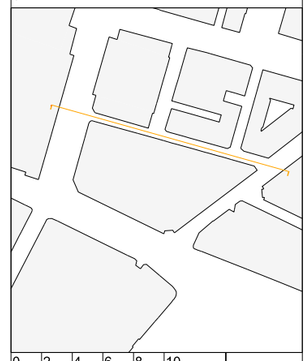
- GROUND FLOOR SHOP UNITS
- LEVEL 07 PLANT SPACE
- UCW CLADDING AMENDMENT
- LEVEL 11 PLANT SPACE
- REMOVAL OF LEVEL 07 BALUSTRADE
- SHOP FRONT UPDATES



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NOTES / REVISION



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PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISON ELEVATION C NORTH

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

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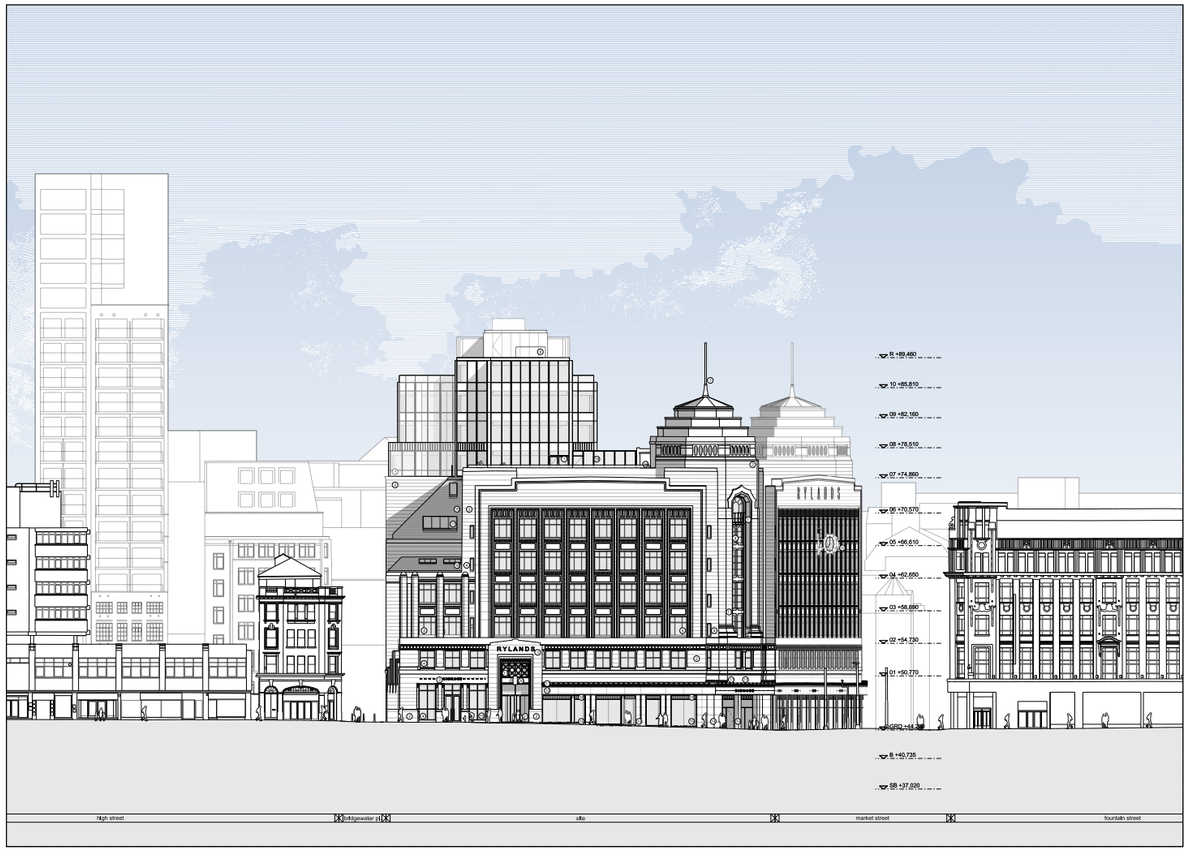
ISSUE FOR
PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

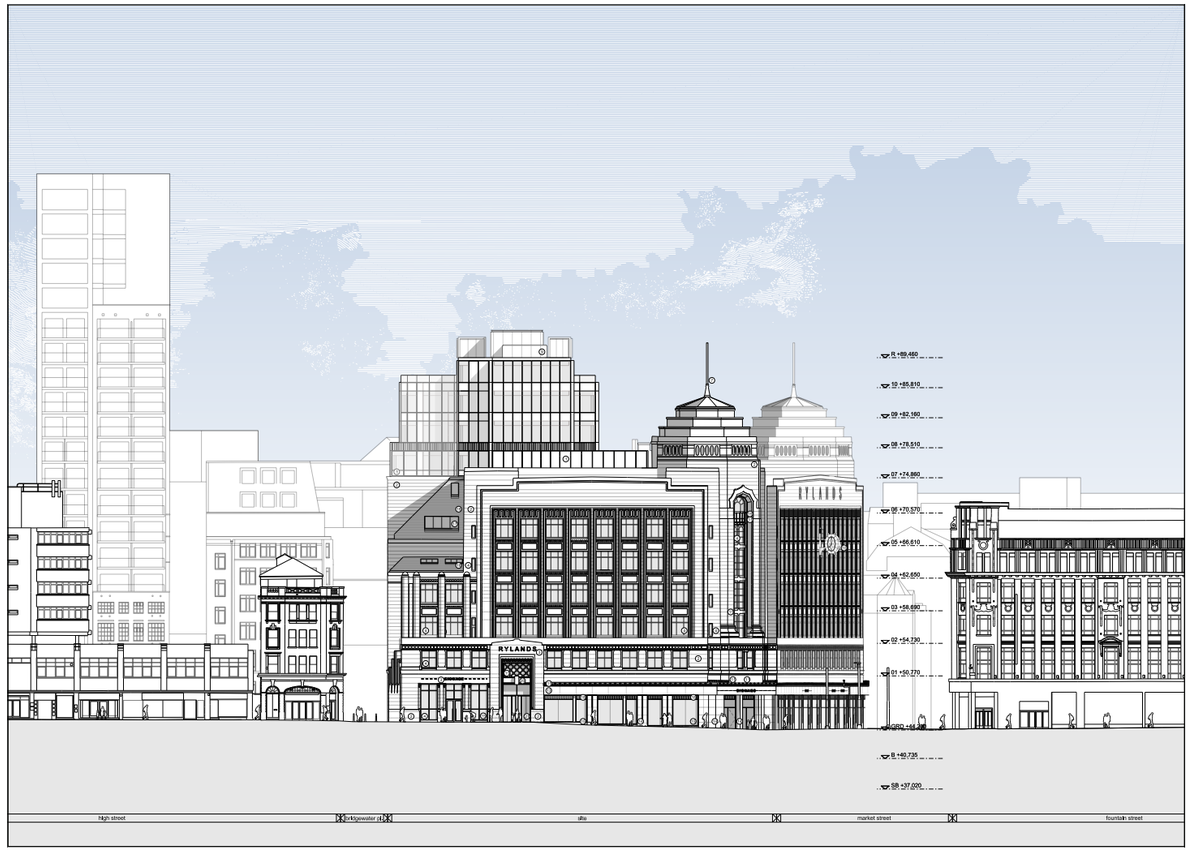
Jeffrey Bell Architects
3 Cobourg Street
off Fairfield Street
Manchester
M1 3GY

t +44 [0]161 228 0651
e studio@jeffreybellarchitects.co.uk

ELEVATION D - WEST



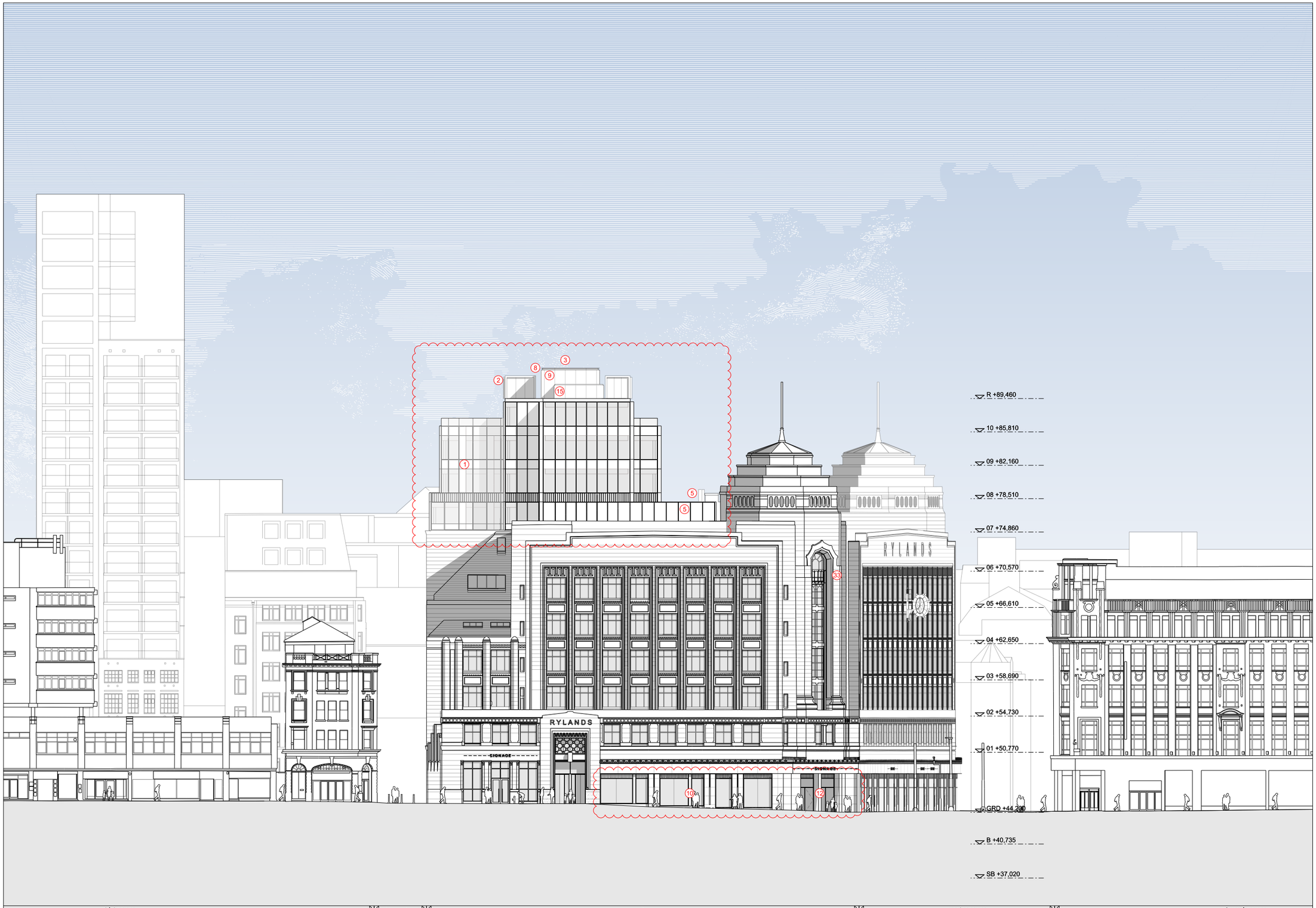
CONSENTED



PROPOSED

KEY DESIGN DEVELOPMENT

- LEVEL 07 PLANT SPACE
- LEVEL 11 PLANT SPACE
- UCW CLADDING AMENDMENT
- SAWTOOTH ROOF DETAILING
- GROUND FLOOR SHOP UNITS



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NOTES / REVISION

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PROJECT
RYLANDS BUILDING, MANCHESTER

CLIENT
CD9 PROPERTIES (MANCHESTER) LTD

TITLE
COMPARISION ELEVATION D WEST

SCALE	DATE
1:200@A1 1:400@A3	OCT 2024

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1526	AL[05]4265	*

ISSUE FOR
PLANNING DOCUMENT

JEFFREY BELL ARCHITECTS

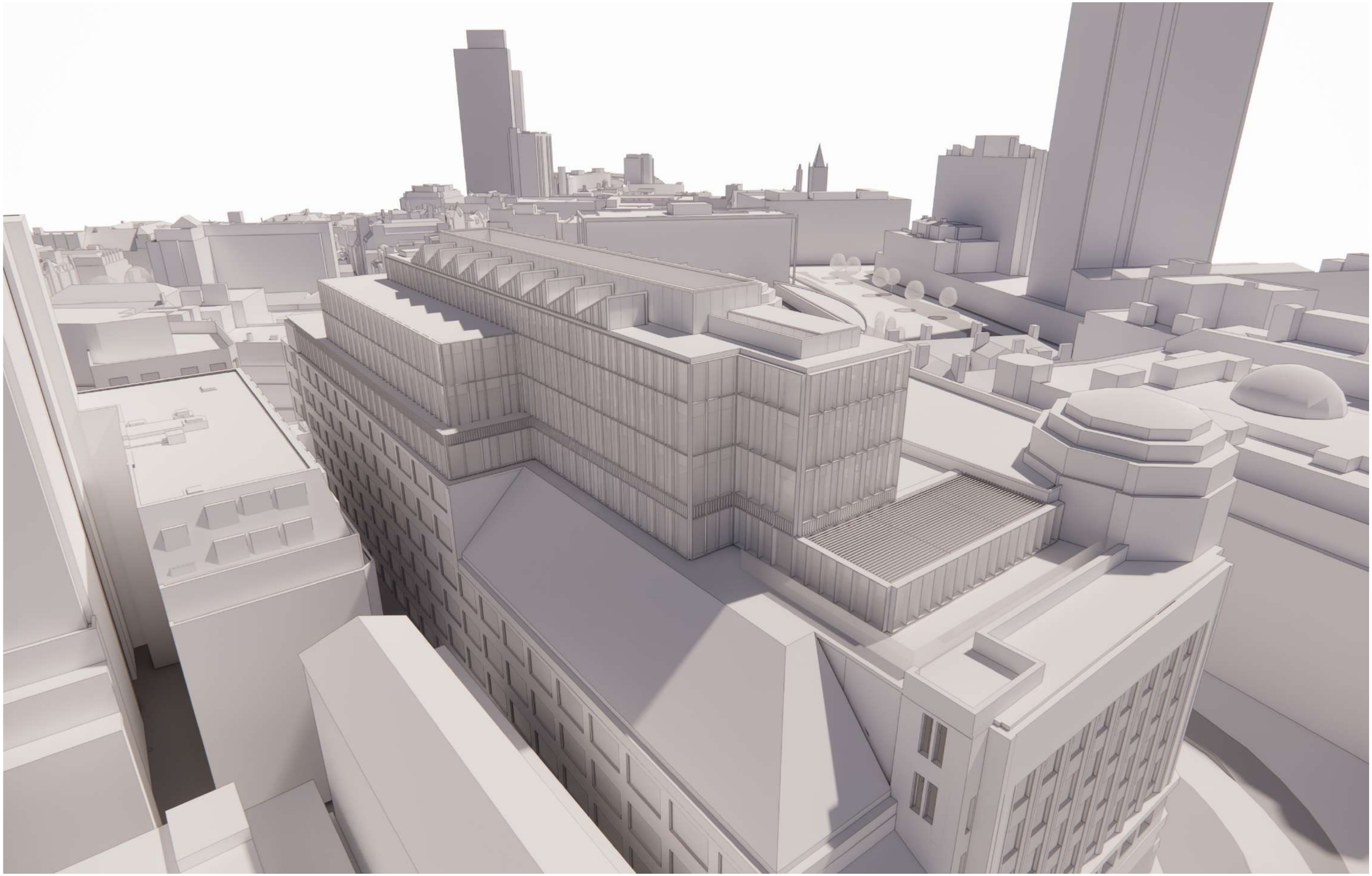
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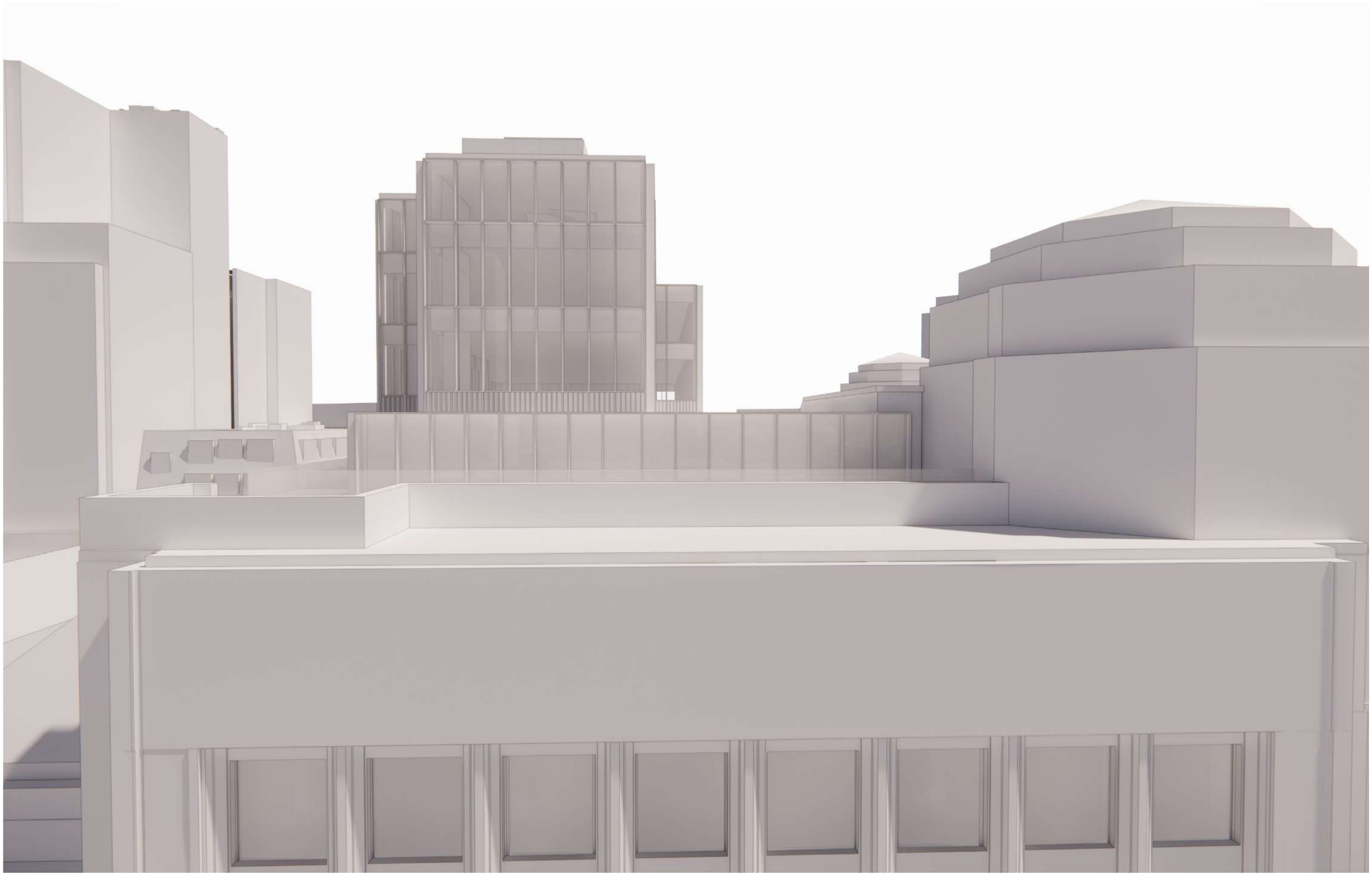
3.0
MASSING
& CGIS

3.1 MASSING VISUAL 01
3.2 MASSING VISUAL 02
3.3 MASSING VISUAL 03
3.4 VIEW 01 - MARKET STREET
3.5 VIEW 04 - HIGH STREET
3.6 VIEW 05 - WEST ALONG PICADILLY
3.7 VIEW 06 - PICADILLY GARDENS
3.8 VIEW 07 - BACK PICADILLY
3.9 VIEW 08 - BIRCHIN LANE

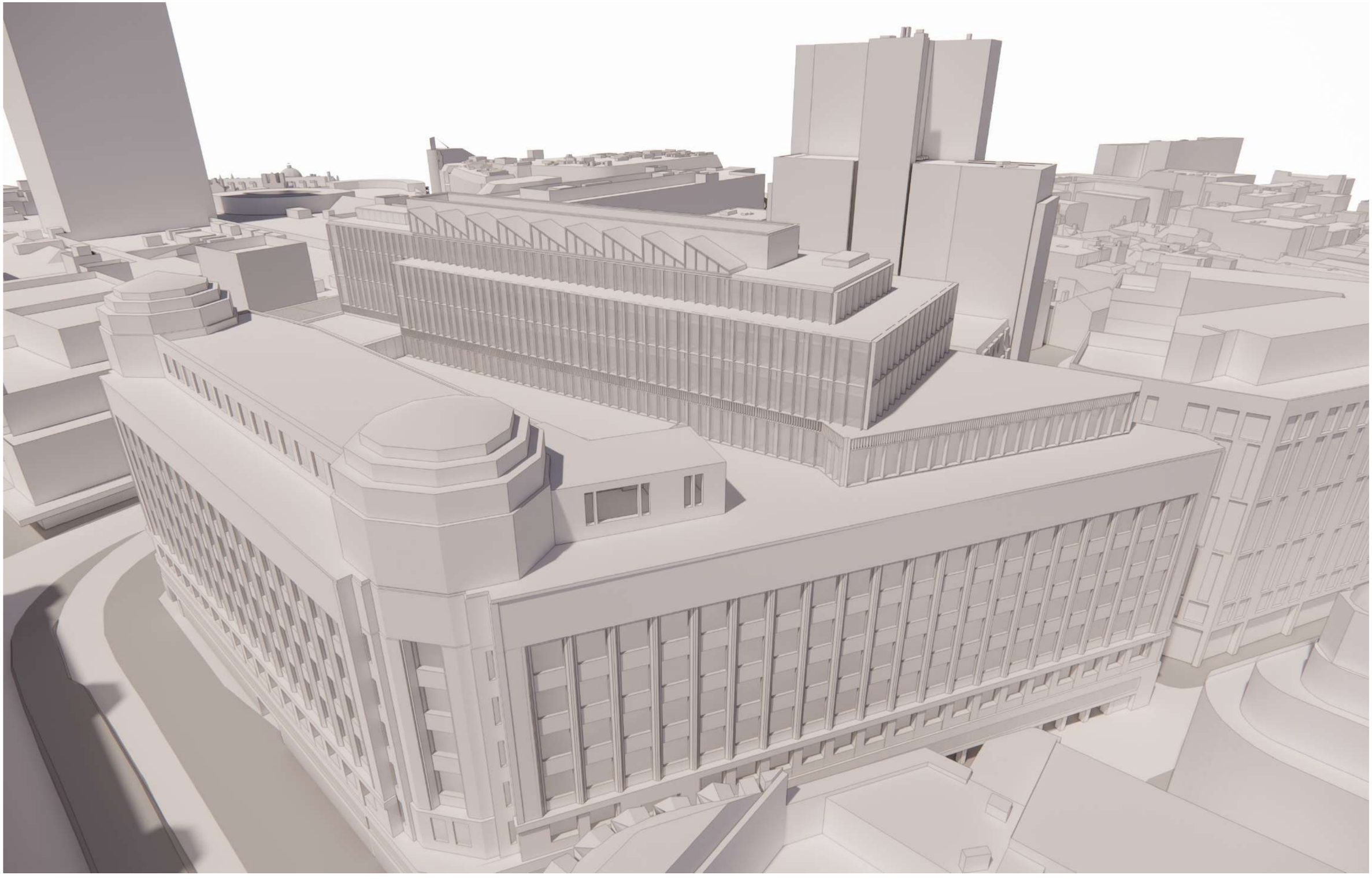
3.1 MASSING VISUAL 01



3.2 MASSING VISUAL 02



3.3 MASSING VISUAL 03



3.4 VIEW 01 - MARKET STREET



CONSENTED 2023

*The consented CGI is not verified



PROPOSED 2024

*The proposed CGI is not verified

3.5 VIEW 04 - HIGH STREET



CONSENTED 2023

*The consented CGI is not verified



PROPOSED 2024

*The proposed CGI is not verified

3.6 VIEW 05 - WEST ALONG PICCADILLY



CONSENTED 2023

*The consented CGI is not verified



PROPOSED 2024

*The proposed CGI is not verified

3.6 VIEW 06 - PICCADILLY GARDENS



CONSENTED 2023

*The consented CGI is not verified



PROPOSED 2024

*The proposed CGI is not verified

3.7 VIEW 07 - BACK PICCADILLY



CONSENTED 2023

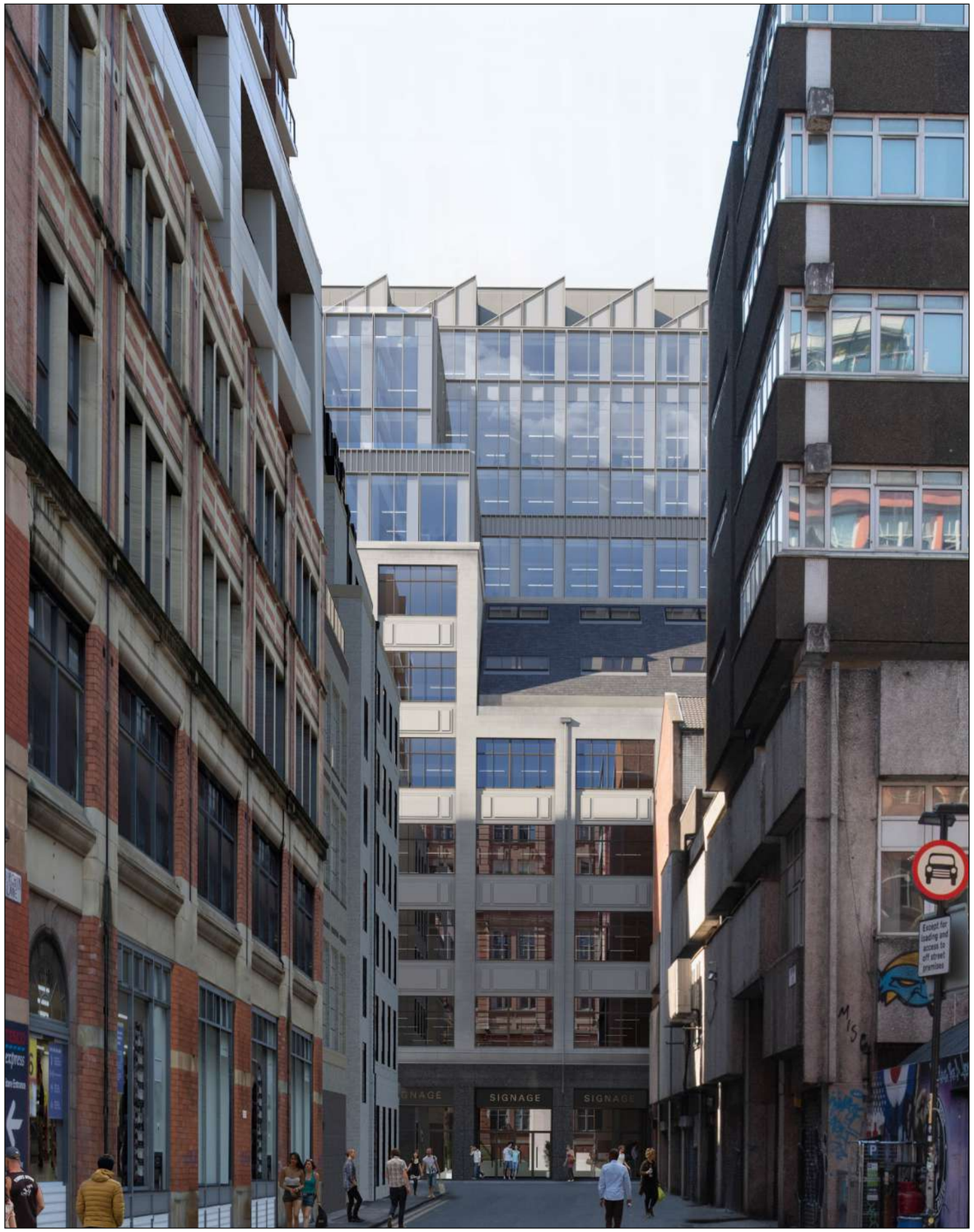
*The consented CGI is not verified



PROPOSED 2024

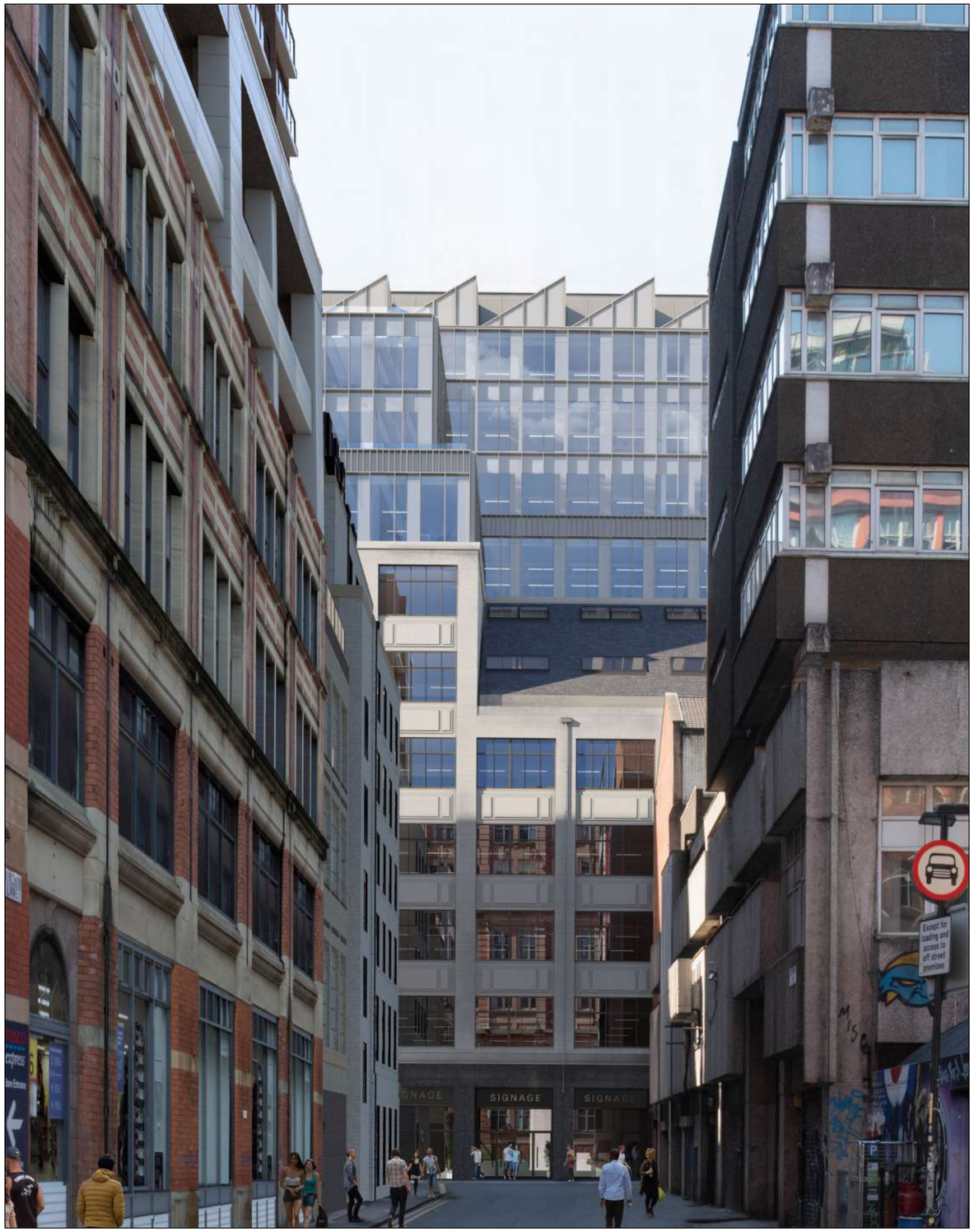
*The proposed CGI is not verified

3.8 VIEW 08 - BIRCHIN LANE



CONSENTED 2023

*The consented CGI is not verified



PROPOSED 2024

*The proposed CGI is not verified

4.0
SUMMARY

4.1 SUMMARY

4.1 SUMMARY

The client, design and construction teams believe the proposed design amendments are necessary to successfully deliver this important project. The scheme amendments seek to maintain the core project values of creating a vibrant active scheme all within the backdrop of the successful refurbishment of Rylands Buildings; a significant heritage asset within the city.



Jeffrey Bell Architects

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