

bridge architects

bruntwood SciTech

Non Material Amendment Application, No.3 Circle Square , Manchester| Design and Access Statement addendum

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1.0 | Introduction

1.1 Introduction to the NMA Design and Access Statement addendum

This Design and Access Statement addendum has been prepared by Bridge Architects on behalf of Bruntwood SciTech, for the development at No.3 Circle Square, Manchester. The document accompanies a Non Material Amendment Application to an existing Planning Consent, reference: 134288/FO/2022.

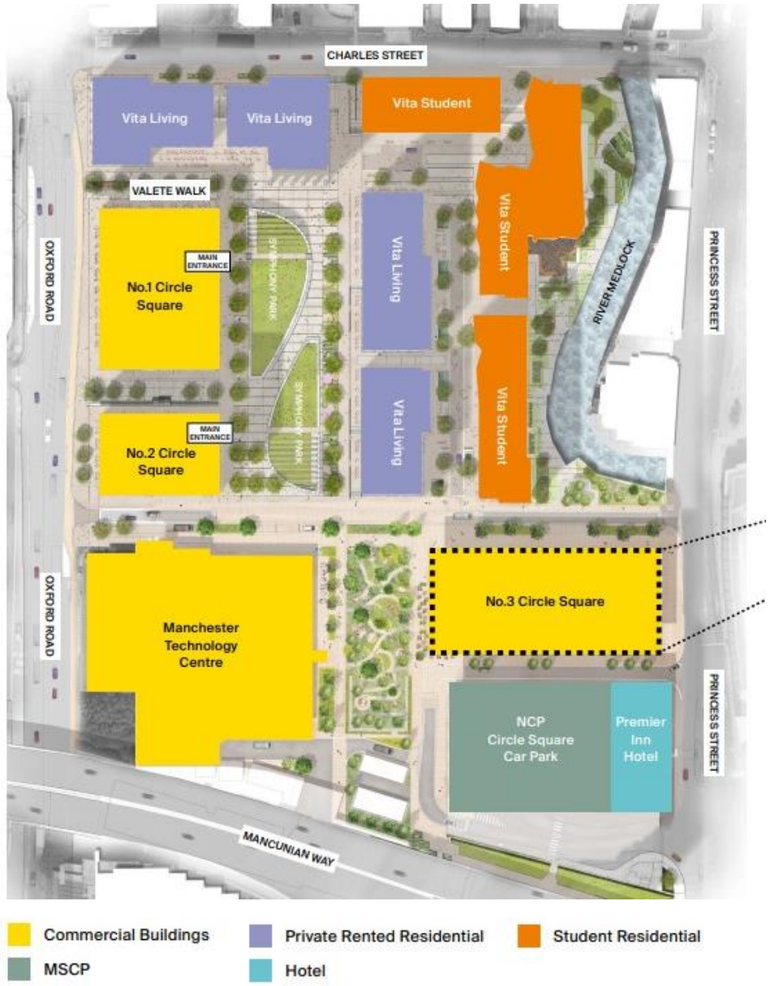
Granted planning consent in November 2022; No.3 Circle Square is a fifteen-storey office building totalling approximately 350,000ft² GIA of office and amenity spaces, and independent commercial units, complemented by a high quality hard and soft landscaping scheme. The development will deliver a significant contribution to the city by providing a diverse mix of uses and a new public space within the heart of Manchester.

The statement serves to describe proposed amendments to the consented scheme, and should be read in conjunction with the application drawings and all other information submitted in support of the application.

The amendments to the design proposals have been informed by the already established design principles, materiality and massing of the consented scheme.

For further details refer to the Design and Access Statement provided to support the Planning Application for No3 Circle Square (reference: 134288/FO/2022).

The proposals will maintain the quality of the building design and public realm around the Circle Square development.



Circle Square- Masterplan

1.2 Executive summary

The Design and Access Statement includes description, explanation and details of the proposed amendments to the currently consented scheme, which are summarised as follows:

- A - Ground floor façade alterations and internal general arrangement plan changes to the ground floor and mezzanine levels to facilitate incoming occupier.
- B- Level 14 floorplan, façade and roof alterations to enlarge the existing north eastern roof terrace, with associated PV and plant layout alterations at roof levels and a subsequent reduction of internal space at level 14 to facilitate incoming occupier.
- C- Hard landscape amends to the ground floor external terrace areas associated with Commercial Units #1 and #2.
- D- General landscape and public realm design alterations.

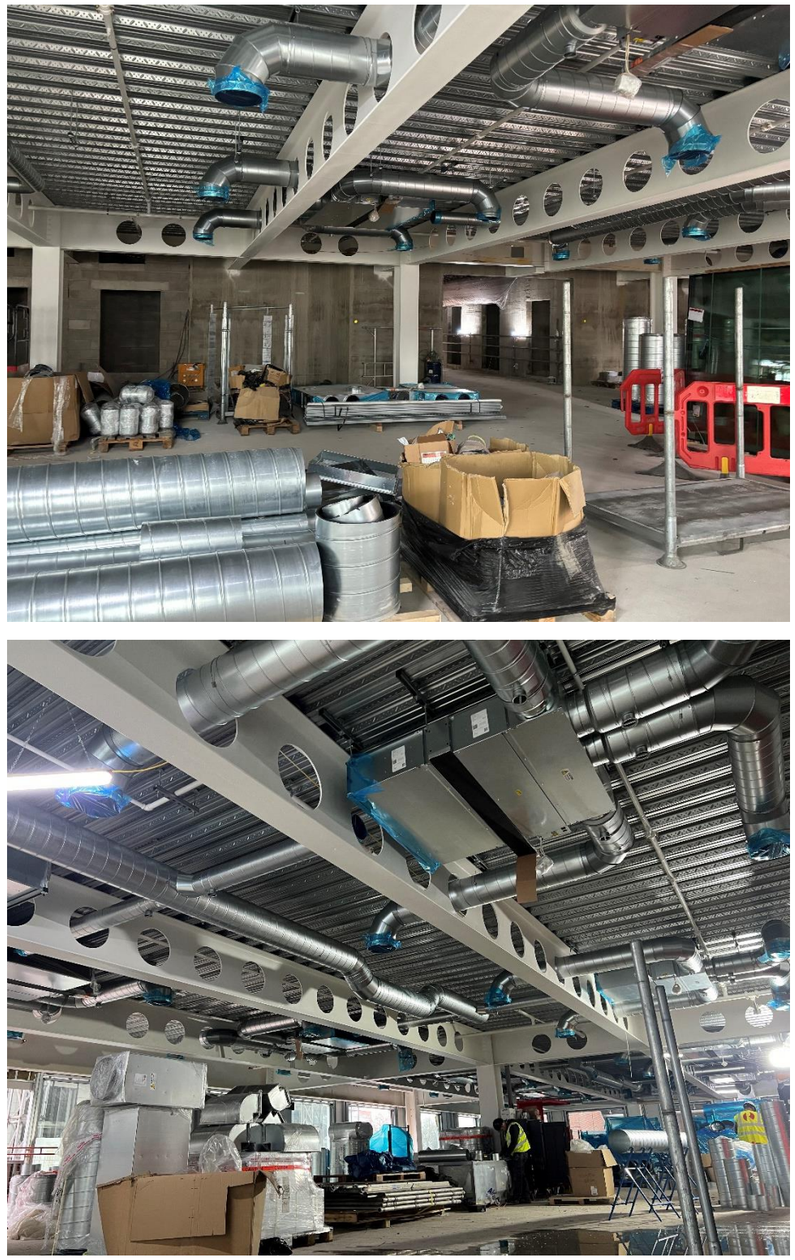
1.3 No.3 Circle Square - existing site status

No.3 Circle Square occupies Plot 12, within Phase 2 of the Masterplan. Construction works commenced on site at the end of 2022.

To date the concrete cores, primary steel frame, and floor decks are now complete. Envelope works, glazing installations to the upper floor levels and internal M&E installations are currently ongoing.

The development is scheduled to complete in Spring 2025.





No.3 Circle Square: construction status as of June 2024

2.0 | Design amendment proposals

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

The proposed amendments to the existing planning consent are required to accommodate an incoming tenant.

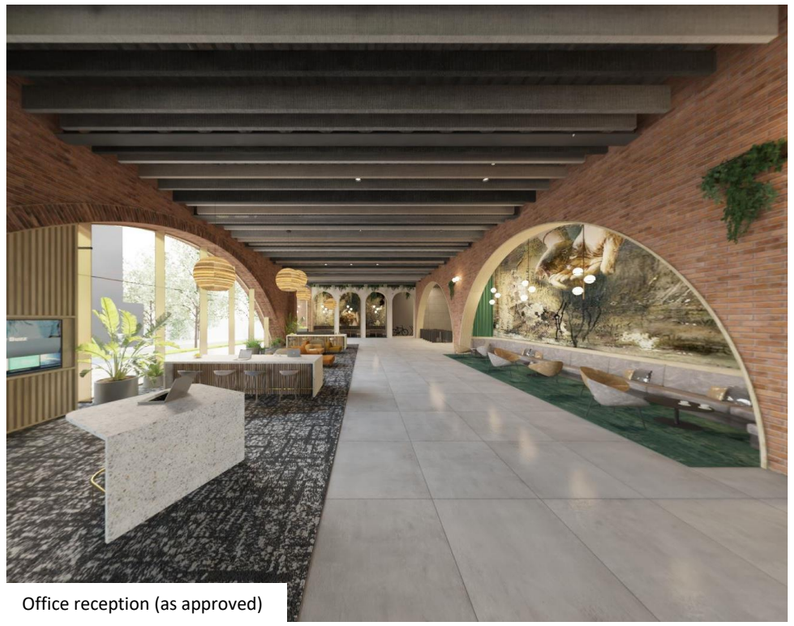
The consented design indicated Commercial Unit #3 to be a café; designed to operate during office hours and to primarily serve the occupants of No.3 Circle Square. The primary entrance to the café was internally via the office reception area. A secondary entrance was proposed directly to outside, to give access to Symphony Gardens and an outdoor seating area.

The amended proposal is for Commercial Unit #3 to operate as an independently accessed, separately demised, dedicated reception area for an incoming occupier who will occupy a large proportion of No3 Circle Square's upper floors.

The former reception is proposed to be internally reconfigured as a Landlord reception; to include amenity areas and a grab and go coffee counter.

The proposed amendments are described further on the following pages and include:

- A.1: Alterations to the internal general arrangement plans at ground floor and mezzanine levels
- A.2: Local alterations to the Symphony Gardens façade (West elevation) at ground floor level
- A.3: Local alterations to the Cloak Street façade to suit the internal general arrangement amends associated with the incoming tenant demise.



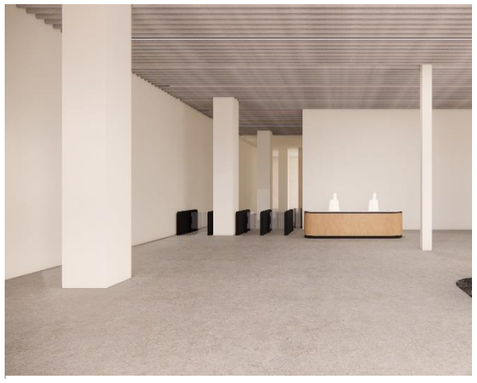
Office reception (as approved)



Commercial Unit #3 (café) primary entrance internally via reception area (as approved)



Landlord office reception with grab and go coffee counter (as proposed)



Tenant office reception (as proposed) indicatively shown as shell space, internal fit out to be by others

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

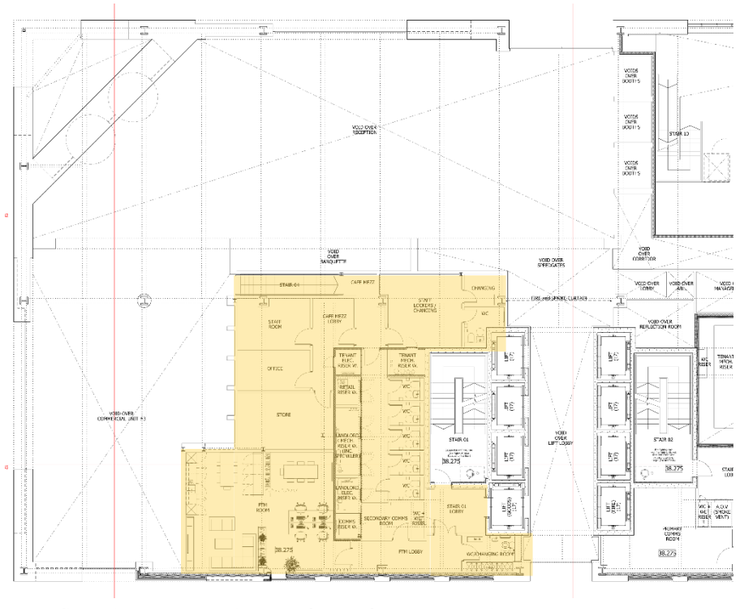
A.1: Alterations to the internal general arrangement plans at ground floor and mezzanine levels

Alterations are proposed to the ground floor and mezzanine levels to facilitate the specific use of Commercial Unit #3 as reception area for an incoming occupier. The dedicated Occupier Reception will complement a Landlord reception area that will serve users of the rest of the building.

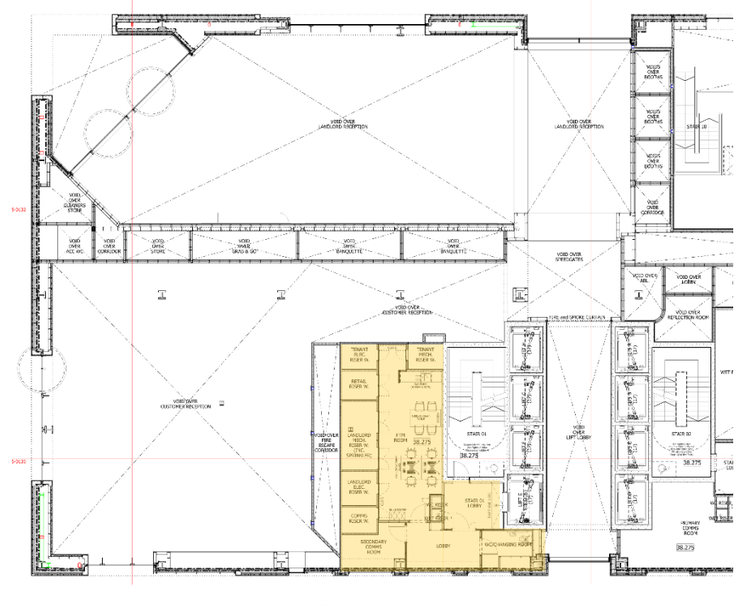
Amendments to the internal general arrangements include;

- Reconfiguration of back of house spaces at ground floor level
- Formation of a direct route to the lift core from the Occupier Reception area
- Reduction of the mezzanine floor area to increase double height space in Occupier Reception

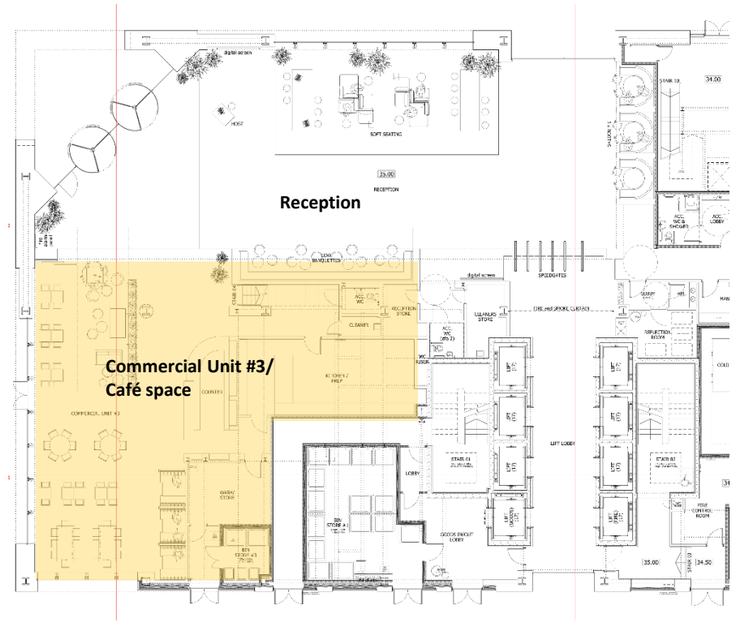
The proposed revised ground floor ground floor layout retains level access throughout.



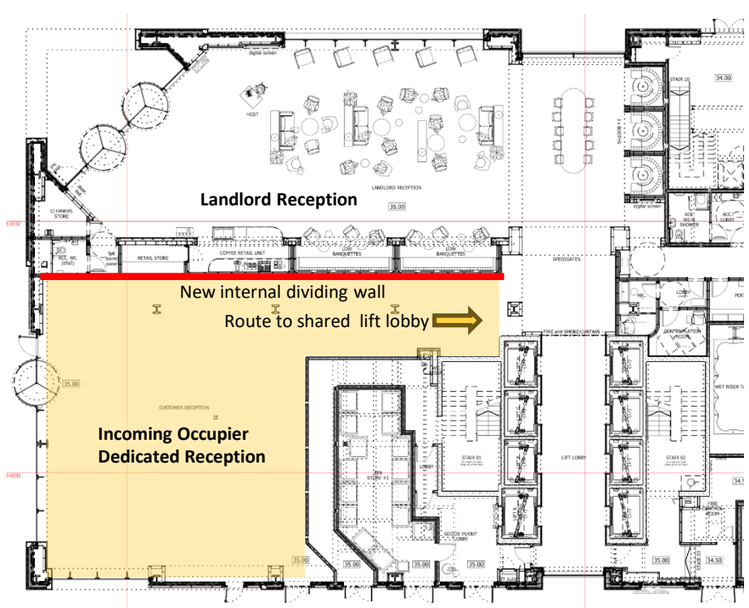
Mezzanine floor plan Commercial Unit #3 (extract) - as approved



Mezzanine floor plan Commercial Unit #3 (extract) - as proposed (mezzanine extent reduced)



Ground floor plan Commercial Unit #3 (extract) - as approved



Ground floor plan Commercial Unit #3 (extract) - as proposed

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

A.2: Local alterations to the Symphony Gardens façade (West elevation) at ground floor level

The Occupier Reception fronting Symphony Gardens will have its own dedicated entrance off Symphony Gardens. The revised proposals incorporate the addition of a revolving door and adjacent pass door off Symphony Gardens, in lieu of glazed double doors.

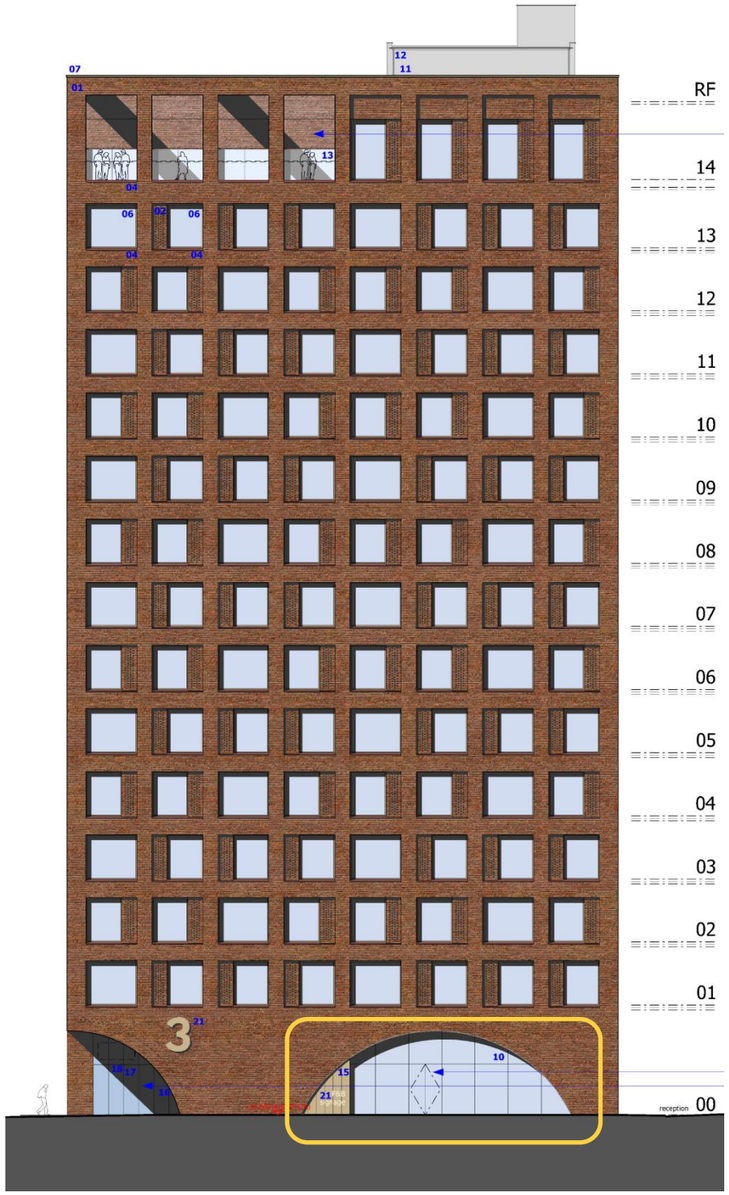
The proposed doors will have a level threshold, and are sized in accordance with Approved Document M: Diagram 10. The external public access pass door will be power assisted.

The proposed dedicated Occupier Reception entrance is set within the glazed arch on the Symphony Gardens façade (West elevation). The proposed revolving door drum will project forward of the consented flush glazing line, and serve as a visual marker for the new entrance.

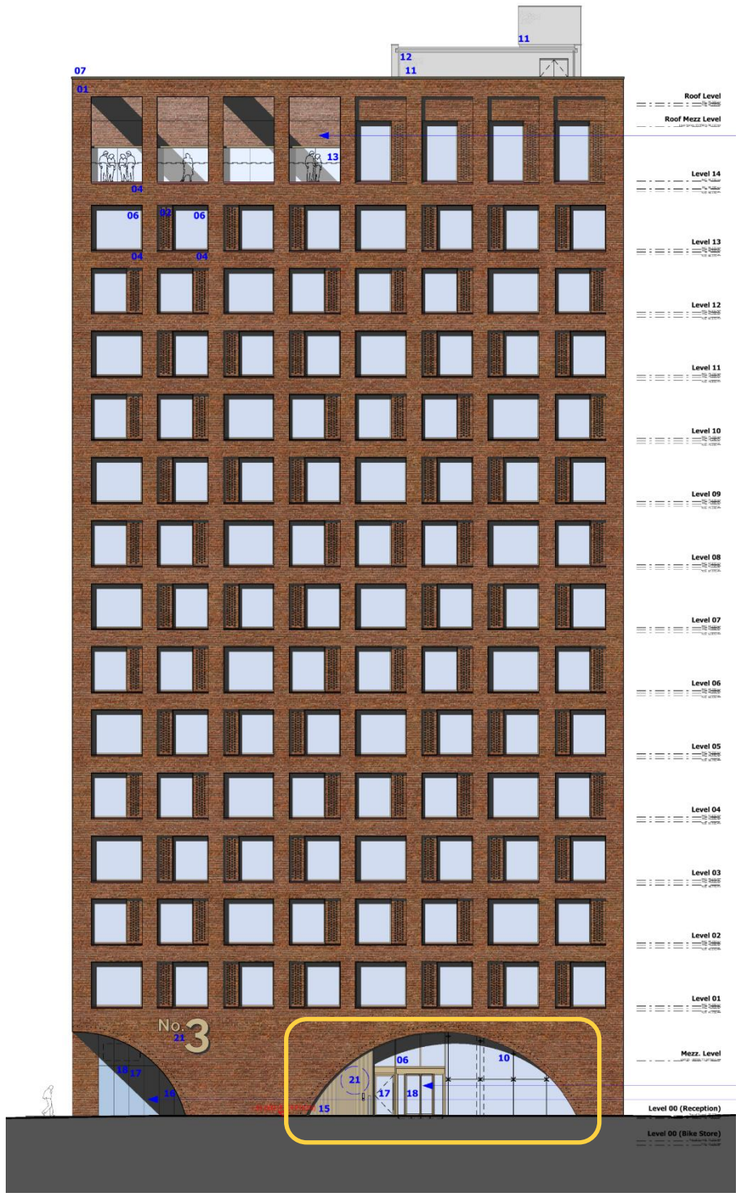
The new revolving door and pass door utilise the same materiality already approved within the No.3 Circle Square development, to align with the palette set out within the original consent. As per the previous design the metal panelling set within the arch will also provide controlled signage opportunities for the incoming tenant (subject to separate Advertisement Consent applications).

The revolving door also provide draught protection for the space, which will improve thermal performance/heat loss and also serve as an acoustic buffer.

The proposed changes associated with the new doors do not change the overall cleaning access and maintenance strategy for the building as set out within the consented application Design and Access Statement.



North (Symphony Gardens) Elevation - as approved



North (Symphony Gardens) Elevation - as proposed

Amendments highlighted

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

A.2: Local alterations to the Symphony Gardens façade (West elevation) at ground floor level

The design solution has evolved as a result of various factors, including:

- Changes to the internal spatial arrangements to suit the requirements of the incoming occupier.
- Working within the established design parameters of the existing brick arch, primary structure and fenestration patterns, which have already been constructed on site.
- Practical considerations; including frequency of use, acoustic and thermal performance requirements.

Consented design:

The double doors set within the glazed arch of the consented scheme, were indented to be secondary, occasional use doors (for café spill out to the external area) with the main café entrance being located internally, directly off the Reception area. As such the approved door configuration was envisaged to only have occasional/ weather dependant use, and no draught lobby was provided.



Consented design (concept CGI) showing structural glazing/ single glazed double doors within arch opening.

The consented door configuration is not appropriate for the new occupiers main entrance, and is deemed unacceptable for the following reasons:

- Single glazed doors, frameless glass doors were intended for occasional use only and cannot be power assisted/ automated to meet DDA access requirements.
- Arrangement does not facilitate inclusion of a draught lobby within the structural glazing.
- Single glazed frameless doors cannot achieve sufficiently robust security, locking and access control requirements of the incoming tenant.
- Manual operation, hinged, double door configuration is not suitable to manage peak flow pedestrian access into the building.

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

A.2: Local alterations to the Symphony Gardens façade (West elevation) at ground floor level

Design amendment proposals:

OPTIONS APPRAISAL: ENTRANCE DOOR TYPE AND PROVISION OF DRAUGHT LOBBY:

The new Occupier Reception requires a dedicated main entrance. The entrance door design needs to be;

- sufficiently sized and operated to meet peak flow rate staff access into the building
- capable of being adequately monitored and secured.
- (Given the high frequency use of the door), capable of controlling draughts to maintain the efficiency of the heating and cooling systems and the established sustainability credentials of the building as a whole..

Various door type options were considered in the context of the above considerations.

A revolving door was considered to be the best option to meet all of the above criteria in the most space efficient and aesthetically minimal way.

The revolving door is supplemented by an automated pass door to meet Building Control requirements for Accessible entrance requirements.

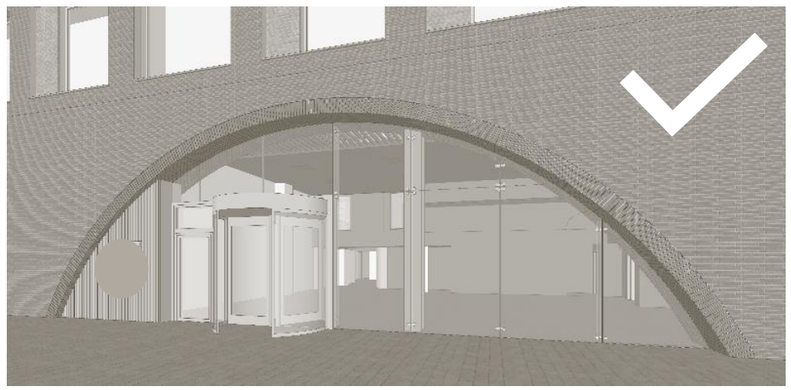
OPTIONS APPRAISAL:



OPTION 1:
Draught lobby with 2 sets of double doors
DISCOUNTED due to visual 'bulk' and inability to handle maximum flow rates of Occupier staff entering building at peak times



OPTION 2:
Revolving door and Accessible pass door with profiled cladding over
DISCOUNTED due to aesthetic impact/ overall loss of glazed area within arch



OPTION 3:
Revolving door and Accessible pass door with glazing over
SELECTED FOR DESIGN DEVELOPMENT- strategy has least aesthetic impact on façade, revolving door meets flow rate requirements for people entering building and provides draught control

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

A.2: Local alterations to the Symphony Gardens façade (West elevation) at ground floor level

Design amendment proposals – consideration of entrance door position/ glazing configuration

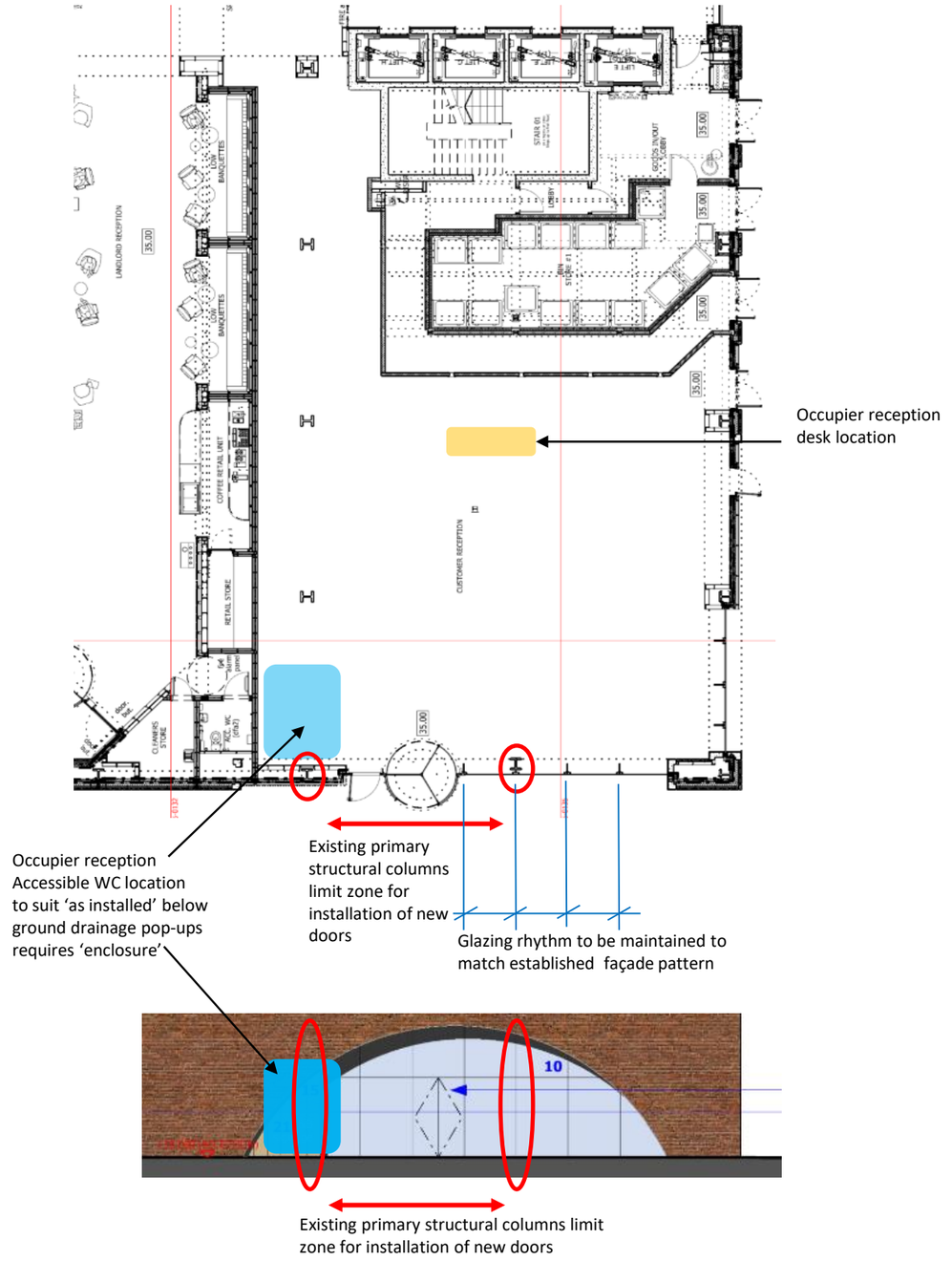
Options for the arrangement and position of the proposed revolving and pass doors have also been considered in developing the design proposal. Analysis is shown adjacent and overleaf; to evidence that the proposed solution is considered optimal.

The proposed design retains a large portion of frameless structural glazing to the right, with framed glazing to the segment containing the revolving door. The geometry of the design is driven by maintaining the fenestration pattern already established on the facades, and internal layout and structural constraints.

It is noted that the panel of profiled metal cladding to the left (within the arch) is slightly increased in width as a result of the proposals, this serves to:

- maintain the rhythm of the structural glazing to the right (within the arch) and the setting out position of the revolving door (determined by the fixed diameter of the door drum)
- provide ‘enclosure/ screening’’ to the incoming occupier reception area Accessible WC (the location of which has been driven by ‘as installed’ below ground drainage).

PLAN AND ELEVATION CONSTRAINTS:



2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

A.2: Local alterations to the Symphony Gardens façade (West elevation) at ground floor level

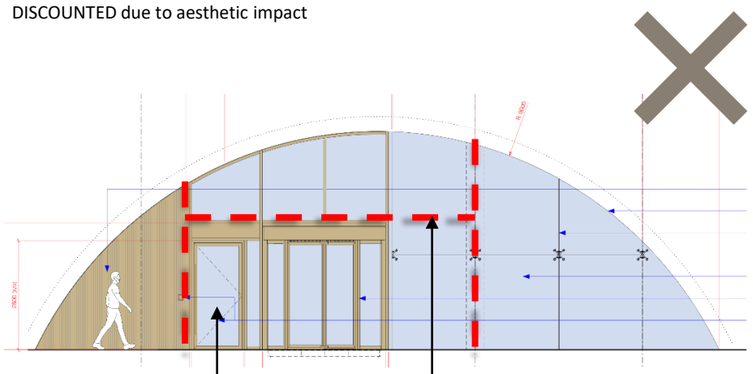
Design amendment proposals – consideration of glazing configuration

Options for installation of structural glazing over and adjacent to the revolving door have been considered.

It is not technically possible to provide a frameless glass automated Accessible pass door due to the requirement for door opening mechanisms. Framed curtain walling is with a integral framed glass door is proposed to the left portion of the arch so that the automated mechanism and sensors can be accommodated within the framework design.

It is not technically feasible to utilise structural glazing over the revolving door as the 'lid' of the revolving door cannot provide adequate support for the glass. Introduction of an additional supporting secondary steel 'goalpost' would have been required to facilitate this. The additional steelwork was considered to be more visually intrusive than framed glazing.

Revolving door and Accessible pass door with steel goalpost required to facilitate structural glazing over revolving door
DISCOUNTED due to aesthetic impact



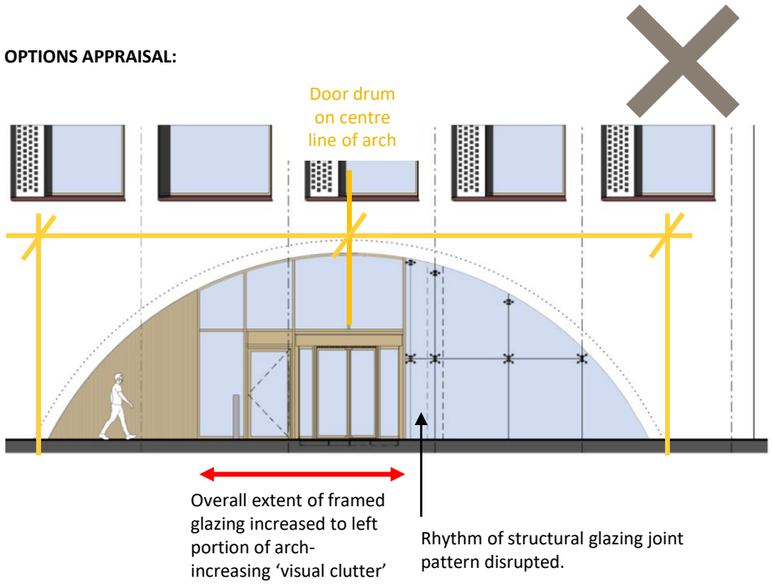
Pass door to be formed in framed glazing to enable automation and access control

Secondary steel goalpost structure required to facilitate structural glazing over revolving door

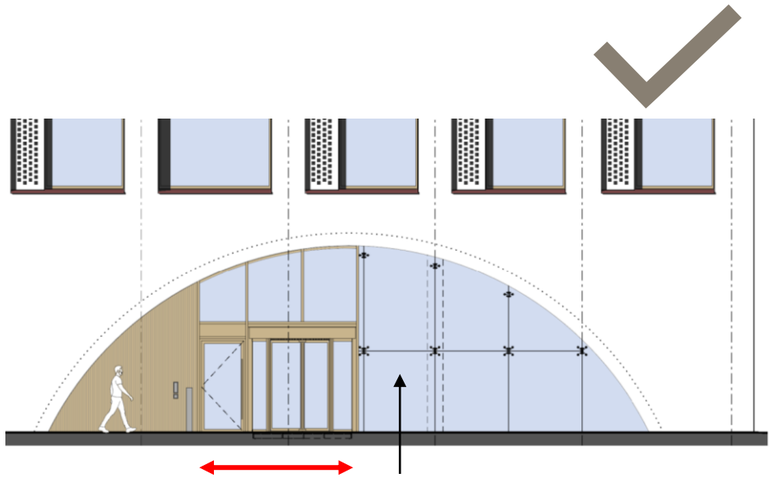
Design amendment proposals – consideration of entrance door position

The position of the revolving door within the arch has also been considered.

OPTIONS APPRAISAL:



OPTION 1: Revolving door located central within arch
DISCOUNTED due to aesthetic impact
A centrally located revolving door results in an overall increase of glazing framing within the entirety of the arch opening, and disrupts the established structural glazing joint pattern, which is seen to all facades.



OPTION 2: Revolving door located offset within arch
SELECTED AS PROPOSED OPTION
The proposed option sites the revolving door offset within the arch to maintain the established rhythm of the structural glazing and minimise the overall amount of glazing framing.

2.1 **Proposed design amendment A:** Commercial Unit #3 alterations to the façade and internal general arrangements to facilitate incoming occupier

A.3: Local alterations to the Cloak Street façade to suit the internal general arrangement amends associated with the incoming tenant demise.

Façade alterations to Cloak Street are proposed to accommodate the service entrance and means of escape doors to Commercial Unit #3, necessary as a result of the reconfigured internal spaces.

In line with the original design intent of the building, incoming statutory services and the service entrance and means of escape doors for the proposed tenant Reception have been located internally on the south side of the building off Cloak Street. This has resulted in minor changes to the façade arrangement, albeit the overall façade pattern and rhythm has been retained.

In accordance with the consented scheme the updated proposals do not include any feature façade lighting. External building mounted luminaires will be for functional and utility purposes e.g emergency exit lighting to exit doors only.

Changes to the electricity sub-station doors are also proposed as a result of design development. The amends are necessary as a result of the pavement width and requirements relating to proximity of parked electricity maintenance vehicles to the sub stations, which require 24 hour access. The doors remain as a horizontal louvre design integrated into the surrounding horizontal louvres (as per the approved scheme), but are reconfigured as bi-fold door leaves in order to meet the specific spatial access requirement criteria determined by Power On.



South (Cloak Street) Elevation (extract) - as approved



South (Cloak Street) Elevation (extract) - as proposed

Amendments highlighted

2.2 **Proposed design amendment B:** Level 14 and roof alterations to enlarge the existing north eastern roof terrace

The proposed amendments to the existing planning consent are required to accommodate an incoming occupier. The consented scheme illustrates the entirety of level 14 as an amenity space for building users, which includes two outdoor terraces- a larger terrace to the north west and a smaller terrace to the north east.

The amendments propose the splitting of level 14, with the west wing and north west terrace demised to the incoming occupier, and the north east wing and terrace internally and externally reconfigured to provide landlord operated, flexible, internal and external amenity spaces. The proposals include increasing the floor area of the north eastern terrace in lieu of internal space at level 14, within the constraints set by the existing façade design.

The proposals require alterations to the plan general arrangements at level 14 and roof levels, east facade and north façade. The proposals maintain the same materiality already proposed, whereby openings with double glazed units are replaced with glazed balustrade/guarding in lieu to the enlarged terrace area. The glazed guarding is to the same design as established by the approved design.

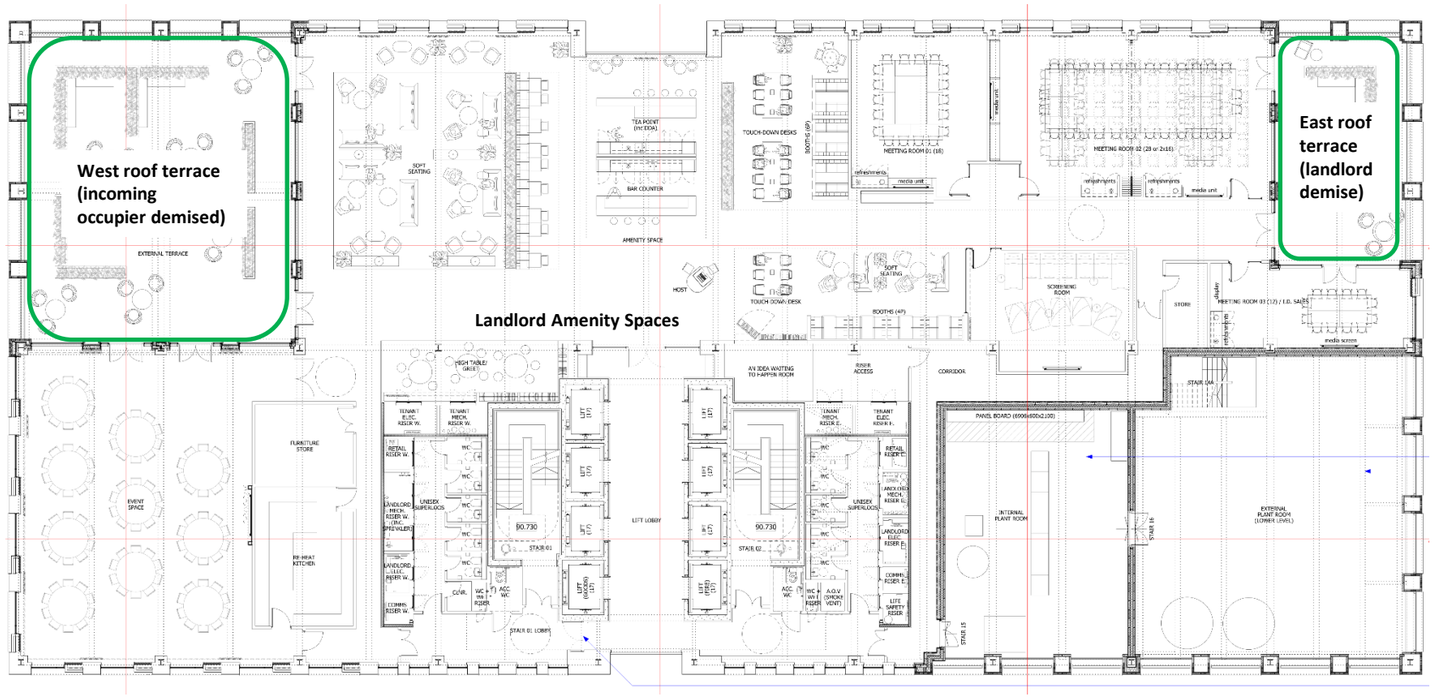
Alterations at roof level include; formation of a new opening above the extended west terrace to open up the area to the sky, associated reconfiguration of the PV arrays, and addition of a gantry to the plant deck area to facilitate safe access for maintenance and window cleaning. No changes are proposed to the overall building height.

The building operations team has created a robust management plan for the external terrace which highlights how the team will manage the space. Specifically, this details the approach to: Access and Occupancy, Operational Hours, Security, Noise and Music, Lighting, Managing Complaints/ Neighbour Liaison, Smoking, Waste, Fire Safety as well as Maintenance.

The proposed incoming occupier roof terrace will be appropriately managed, which will be consistent with management measures of the existing landlord terrace. The appropriate use of the tenant's roof terrace will be suitably managed via a Management Strategy. This Management Strategy will be submitted for the Council's approval prior to occupation of the roof terraces (as required by Condition 7 attached to Planning Permission Ref: 134288/FO/2022). Bruntwood will also ensure that the tenant will be fully-aware of building rules and appropriate procedures.



West roof terrace - as approved scheme CGI (furniture and planting shown indicative only)
No changes proposed within NMA application



Level 14 plan - as approved – landlord amenity space indicated to full floor plate

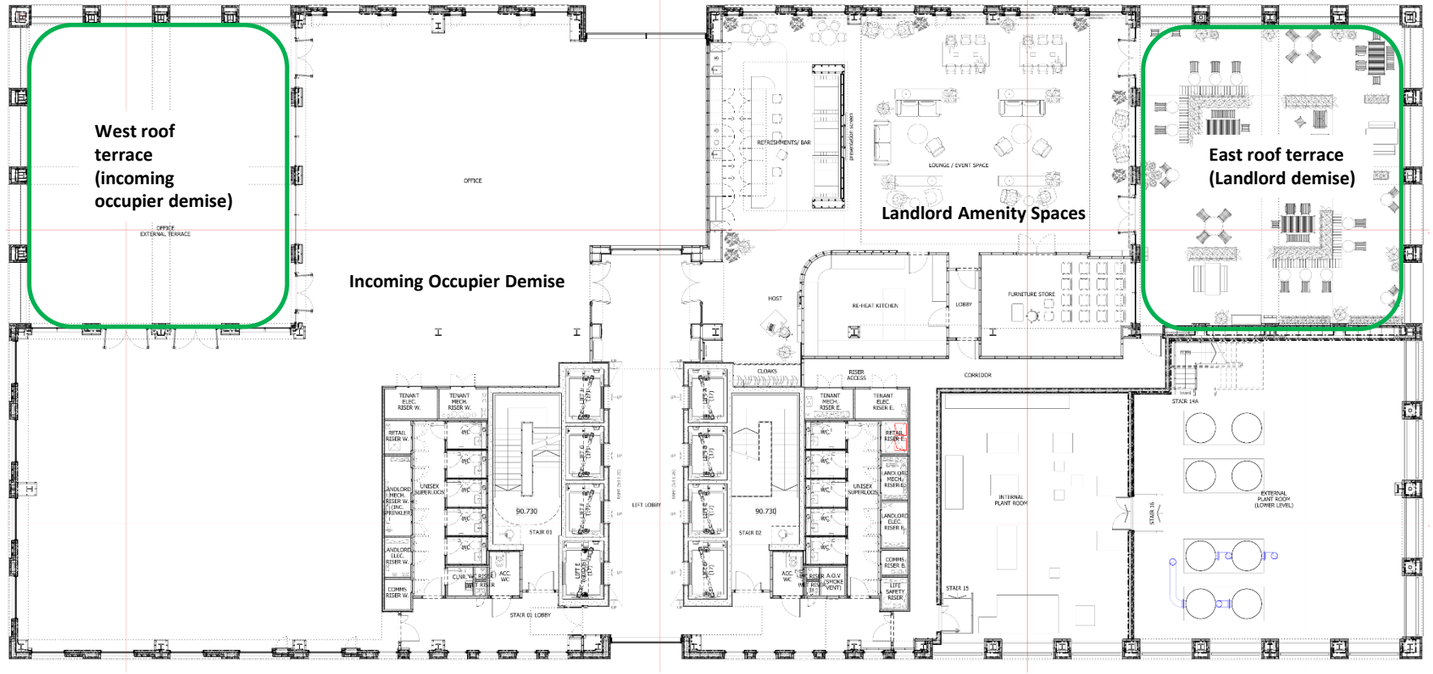
2.2 **Proposed design amendment B:** Level 14 and roof alterations to enlarge the existing north eastern roof terrace



East terrace - as proposed CGIs (furniture and planting shown indicative only)

The proposed north east terrace will include open and covered open areas. A new opening is proposed over the extended terrace at roof level (see overleaf).

The covered area is required to maintain space at the roof level; such that the number of PV arrays can be maintained to meet the requirements as established by the NABERS assessment under the consented scheme

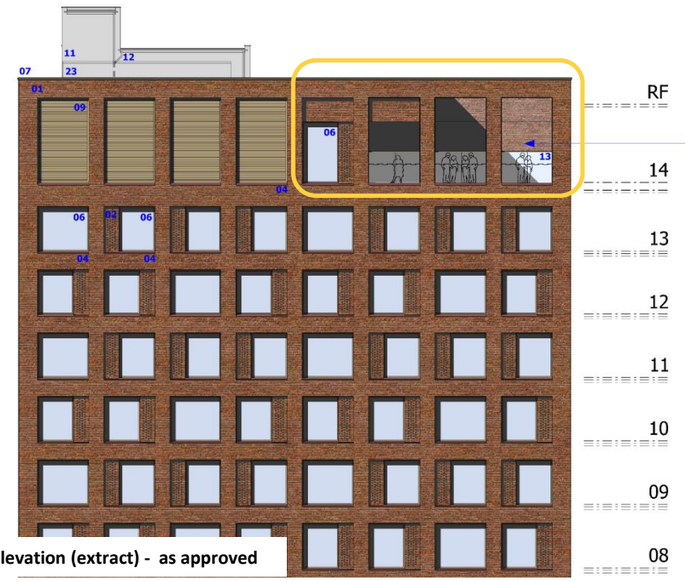


Level 14 plan - as proposed

2.2 Proposed design amendment B: Level 14 and roof alterations to enlarge the existing north eastern roof terrace



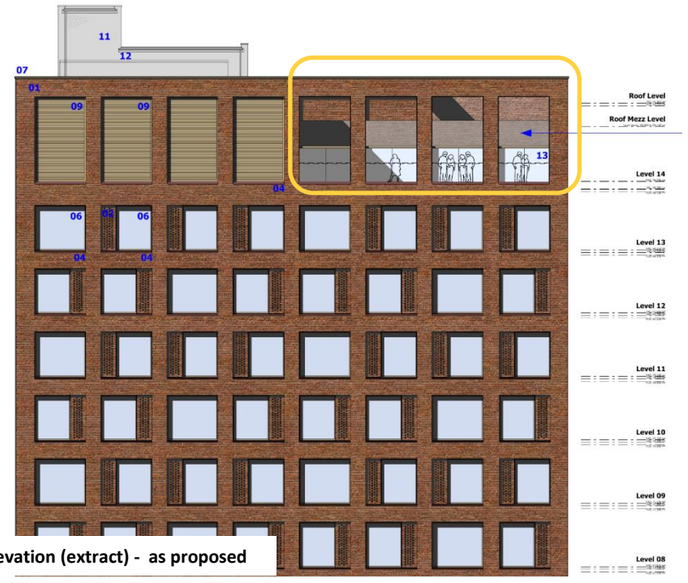
North Elevation (extract) - as approved



West Elevation (extract) - as approved



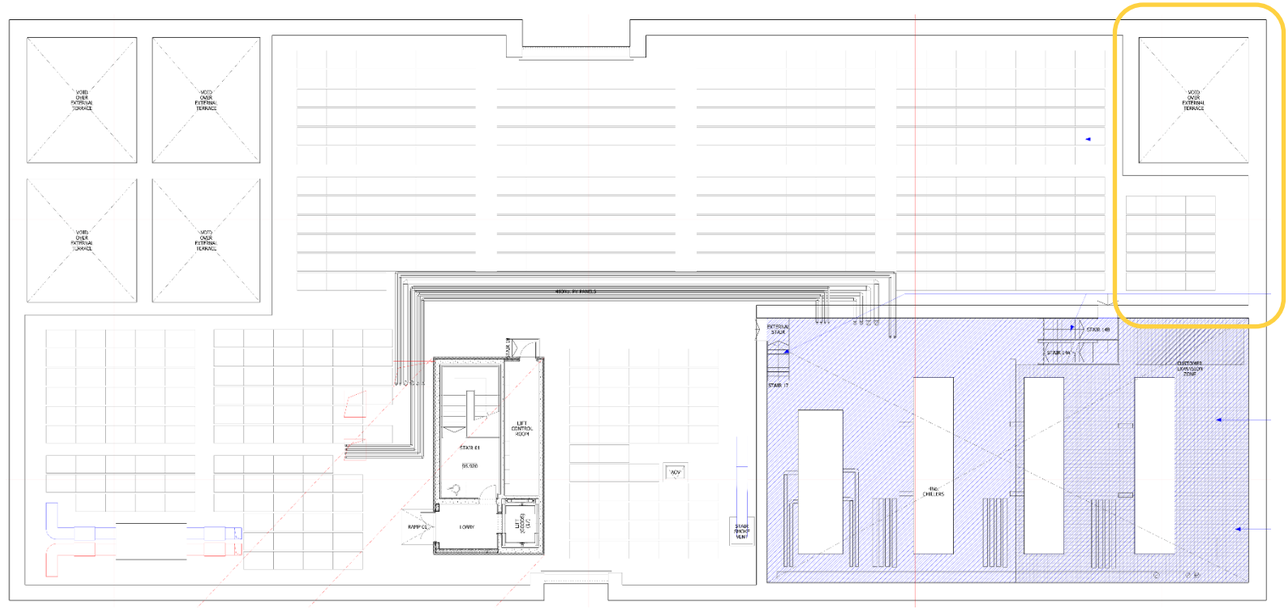
North Elevation (extract) - as proposed



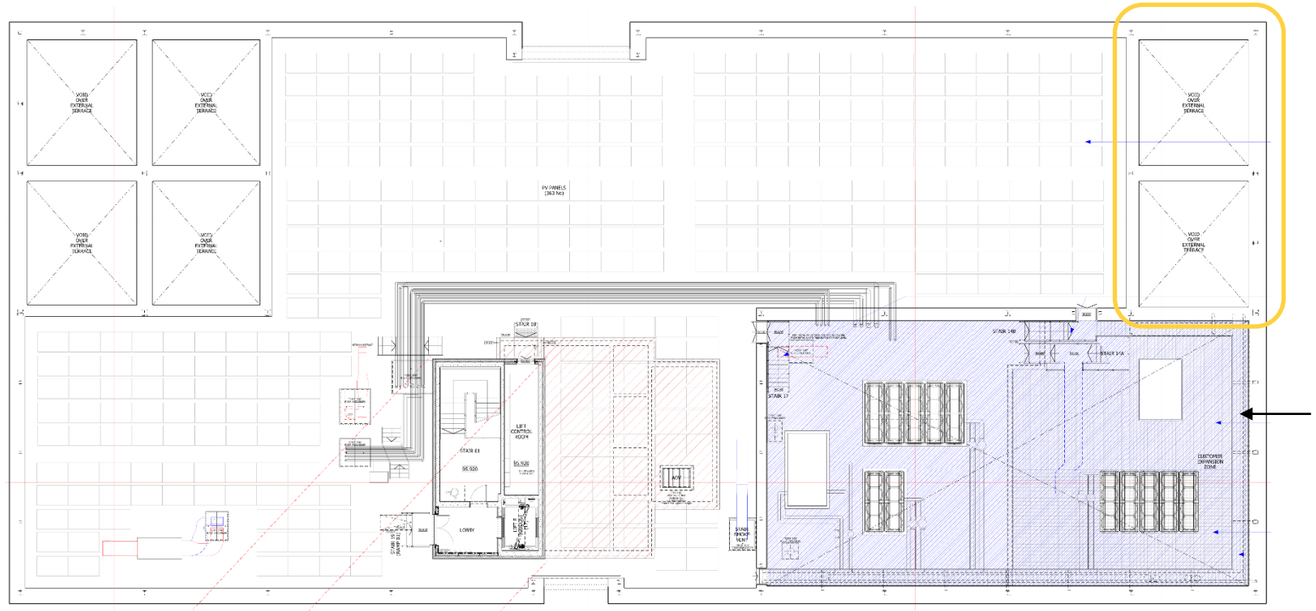
West Elevation (extract) - as proposed

Amendments highlighted

2.2 Proposed design amendment B: Level 14 and roof alterations to enlarge the existing north eastern roof terrace



Roof plan - as approved



Roof plan - as proposed

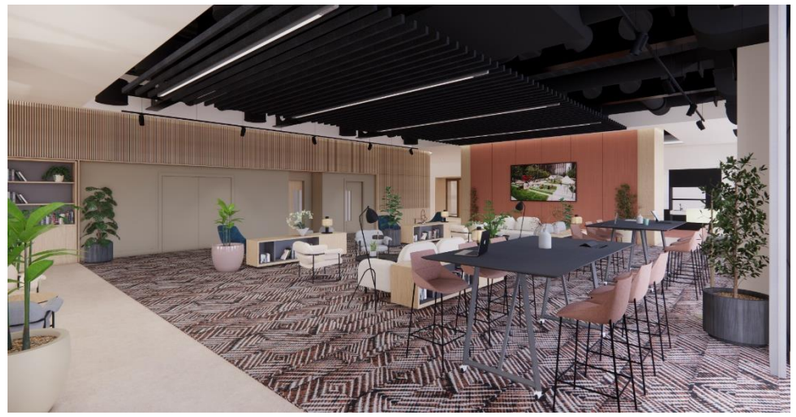
Amendments highlighted

2.2 **Proposed design amendment B:** Level 14 and roof alterations to enlarge the existing north eastern roof terrace

Internally the Level 14 Landlord demise will be configured to provide a flexible amenity space affording access onto the enlarged external roof terrace. The internal and external spaces will provide refreshment, breakout and lounge/ informal work spaces for building users, that can also be set up for events and presentations.

The incoming Occupier level 14 demise will be delivered to CAT A specification.







Amenity space arrival and refreshment area - as proposed CGIs





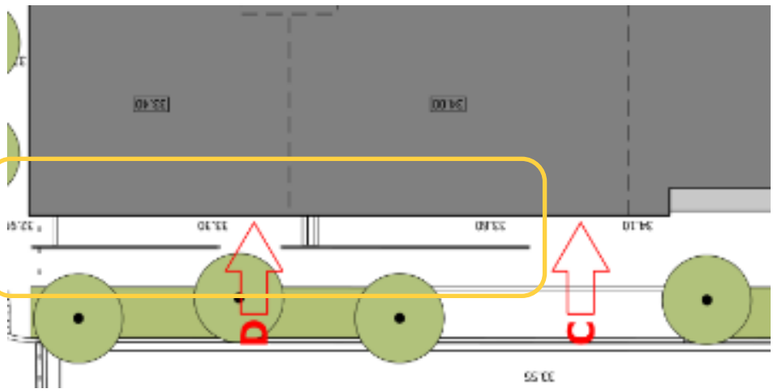
Flexible amenity space; lounge, banqueting and conferencing modes - as proposed CGIs

2.3 **Proposed design amendment C:** Hard landscape amends to the external terrace areas associated with Commercial Units #1 and #2.

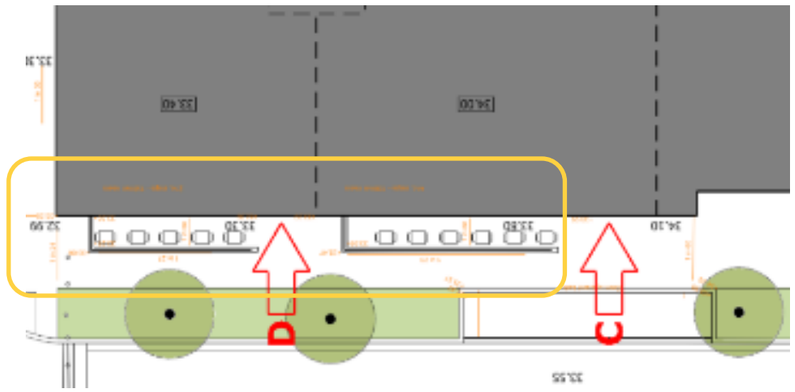
In line with amendments to the wider public realm design hard landscape amends are proposed to the external terrace areas associated with Commercial Units #1 and #2 on Newman Street .

Previously designed as an open thoroughfare, the space immediately outside Commercial Units #1 and #2 previously incorporated ramped and stepped areas, with spill out areas from the Commercial units. The design of the hardworks to this area has now been simplified to provide dedicated terraces to each Commercial Unit, that can be separately demised. External steps have been omitted, entrance doors into each unit are unchanged by the proposals and door thresholds are maintained with level access. The terraces will provide an opportunity for outdoor seating associated with the Units, further animating the street scene to Cloak Street.

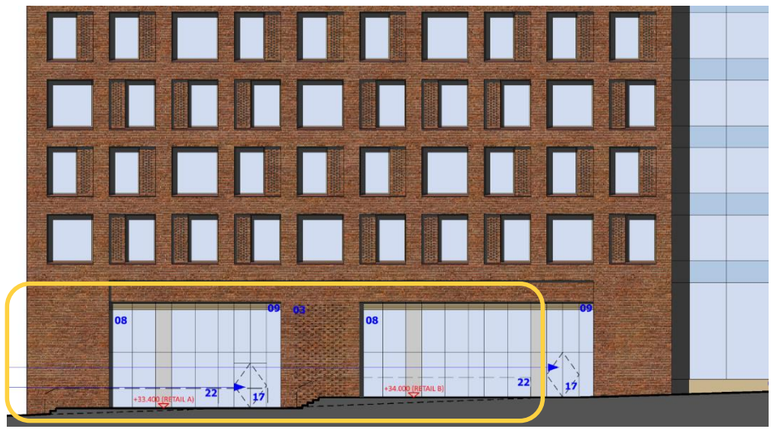
Refer to Planit-i.e No.3 Circle Square NMA Landscape Design and Access Statement addendum, for further details.



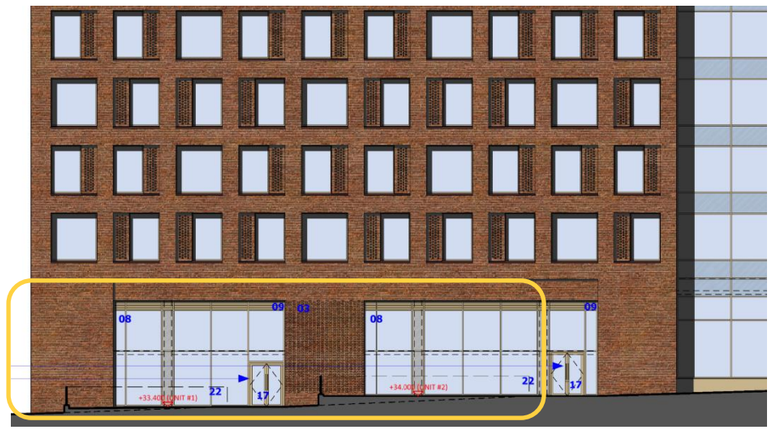
Commercial Units #1 & #2 plan (extract) - as approved illustrating steps and ramps externally



Commercial Units #1 & #2 plan (extract) - as proposed illustrating dedicated external terraces



South (Newman Street) Elevation (extract) - as approved



South (Newman Street) Elevation (extract) - as proposed

Amendments highlighted

2.4 **Proposed design amendment D:** External landscape and Public Realm

The design proposals associated with the landscape and public realm design have been developed in parallel with the architectural design.

Refer to Planit-i.e No.3 Circle Square NMA Landscape Design and Access Statement addendum, for further details.

The proposed changes to the hard landscaping do not change the strategy of the overall cleaning access and maintenance for the building as outlined within the consented application Design and Access Statement. Where proposed planting and trees are planted in pots adjacent to the Symphony Gardens façade, these will need to be temporarily moved by suitable vehicles (to suit size and weight) to suit more onerous and infrequent maintenance activities.



Newman Street (North) Elevation- as proposed