

HG Construction One Medlock Street (PBSA) Design Justification Statement



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1.0 Introduction

Purpose of the Document
This document has been prepared by Jon Matthews Architects on behalf of HG to identify and explain the proposed changes to the consented drawings at Medlock Street and to seek Manchester City Council's approval through a formal planning process.

Planning Application
One Medlock Steet was granted planning permission in November 2023 - application number: 135419/FO/2022.

Progress Since Planning
Since the planning application, the detail design for the Purpose Build Student Accommodation [PBSA] has been completed and the project is now on site with HG as the contractor.

The design team have worked to ensure continuity of design intent, and to guarantee that the design being delivered will meet the same high standards of design that were set out in the planning application for the scheme.

Description of Changes
The proposed changes fall into two categories:

- Change to, or development of the facade.
- Internal layout changes.

A schedule of changes is shown in the table on the next page. Each change has been identified and an explanation for the change has been provided.

The following pages have been set up as double page spreads to show the consented drawing on the left hand side and the proposed drawing on the right with the changes highlighted.



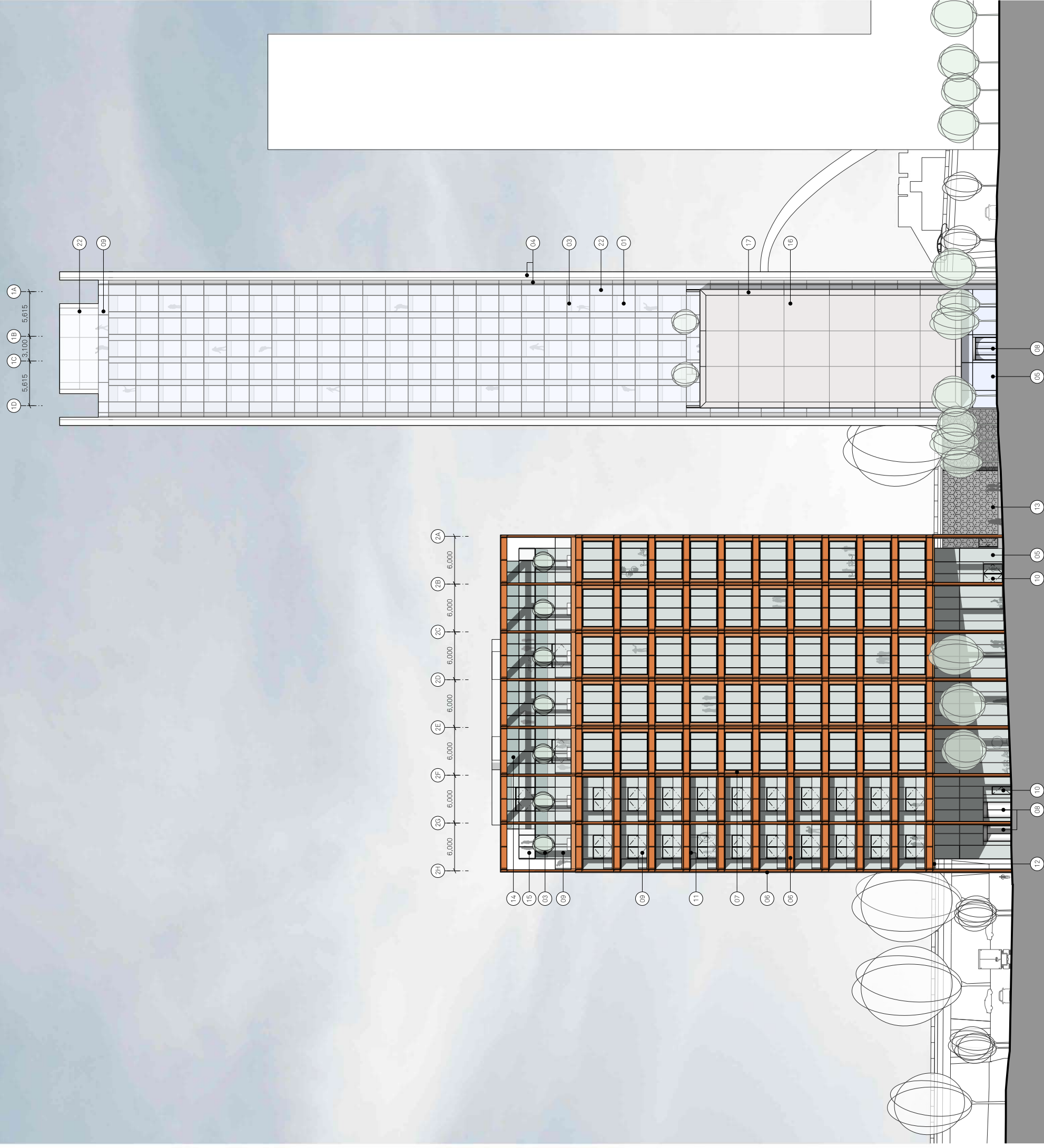
Proposed Site Plan



Change	No.	Detail Description of Change	Location	Justification
1. Change to, or development of the façade	A	Extent of Louvres.	Level 00 - East elevations	Extent of louvres increased to façade along the service area elevation. To suit developed ventilation requirements.
	B	Additional joint lines added to façade.	Level 01 & 12 - East & West elevations	The consented design showed clear glazed windows spanning compartments at level 01 & 12 along the East and West elevatiions. In order to comply with fire safety guidance, joint lines have been introduced to split these windows into two panels with the lower panels becoming a spandrel panel along the compartments.
			Precast Feature Wall - North elevation	For buildability and transportation, additional joint lines have been introduced to the precast panels on the North elevation.
			Level 37 - East & West elevation	The consented design showed clear glazed windows from Level 37 to top of crown. For buildability and transportation, additional joint lines have been introduced to split these windows into two along the East & West elevations.
	C	Monorail added to maintain façade.	Level 11 - East & West elevations	Monorail added to Level 11 terrace to suit abseiling provisions for façade maintenance.
	D	Gable-end corner geometry amended to improve visual appearance.	Gable-end corners -North & South elevations	Gable-end corner profile detail simplified in plan to improve the visual appearance in elevation.
	E	Balustrade design amended.	Level 37 - North & South elevations	Level 37 roof guarding joints amended to align with façade mullions below and to avoid requirement for bulky secondary steelwork.
2. Internal layout changes	F	Manifestation introduced.	Level 00 - East & North elevations	Introduction of manifestation to ground floor East and North entrance glazing to comply with Part K of the Building Regulation (Protection from falling, collision and impact).
	G	Basement level introduced.	Level B1	Basement level added to provide level access for maintenance to lifts.
	H	Retail/ community hub area reduced -Separate commercial sprinkler tank introduced.	Retail - Level 00 & 00M	Retail/ community hub area reduced to accommodate the introduction of a double height separate commercial sprinkler tank. As the scheme progressed through detail and technical design an additional tank was added: a dedicated sprinkler tank. This allowed the system to be upgraded to a 'commercial' sprinkler system. This system is considered a code compliant solution rather than a fire engineered solution and is considered to enhance the fire safety of the building as well as reduce risks associated with regulatory approval and protect the building from future regulatory changes.
	I	Plant equipment moved externally.	Roof Terrace - Level 11	During design development and review by the new MEP consultant it was advised that the cooling system should be situated away from habitable spaces and external to achieve acoustic and ventilation requirements.
In addition to these changes, please refer to Planning Condition 49a document which outlines the submitted baseline samples and specifications to be approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and specifications.	J	Internal layout changes.	All floor plans	Detail design, tenant changes and improvements to layouts. None affect the external appearance.
		Revised frit pattern See Material 23 - Fritted Glass (South Elevation)	South elevation	Frit pattern on south façade amended to be acid etched for visual appearance improvement whilst in keeping of the required 50% solid to glass ratio for glare reduction.

2.0 Drawings

Consented
North (River Street) Elevation

[illegible]

Material Key:	01 Capless curtain walling system. White PPC frames with clear glass. 02 Prefabricated aluminium panel. Fronting an insulated vent panel. 03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone. 04 Anodised aluminium panel. 05 Back painted glass in a capless curtain wall system. 06 Back painted glass in a capless curtain wall system. 07 Corten facade panel (no visible fixings). 08 Capless circle slide glazed door. Finish to match curtain walling. 09 Clear glass balustrade to external balconies and terraces. 10 Glazed door set. Frame finish to match curtain walling system. 11 Light grey PPC metal soffit to external balconies. 12 Corten finish to colonnade soffit. 13 Metal perforated screen to service yard with integrated sliding access. 14 Back painted glass panel on screen on a 1.5m module. 15 Continuation of capless curtain walling system to form balustrade at roof terrace level. 16 Precast concrete panelling: Feature wall - Design in process. 17 Polished concrete finish to PPC frame. 18 Dark grey PPC louvers. Rain defence system with integrated service doors. 19 Green wall incorporated into service yard screen. 20 Anodised metal louvre / blade for solar shading. 21 Capless curtain walling system. White frames with clear glass & manifestation band.
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- 13 Metal perforated screen to service yard with integrated sliding access.
- 14 Back painted glass plant screen on a 1.5m module.
- 15 Continuation of capless curtain walling system to form balustrade at roof terrace level.
- 16 Precast concrete panelling: Feature at wall - Design in process.
- 17 Polished concrete finish to PC frame.
- 18 Green wall incorporated into service yard screen.
- 19 Dark grey PPC louvers. Run defence system with integrated service doors.
- 20 Moduled metal louvre / blade for solar shading.
- 21 Capless curtain walling system. White frames with clear glass & manifestation band.

- 10 Glazed door set. Frame finish to match curtain walling system.
- 11 Light grey PPC metal soffit to external balconies.
- 12 Corten finish to colonnade soffit.
- 13 Metal perforated screen to service yard with integrated sliding access.
- 14 Back painted glass plant screen on a 1.5m module.
- 15 Continuation of capless curtain walling system to form balustrade

- 13 Metal perforated screen to service yard with integrated sliding access.
- 14 Back painted glass plant screen on a 1.5m module.
- 15 Continuation of capless curtain walling system to form balustrade at roof terrace level.
- 16 Precast concrete panelling: Feature at wall - Design in process.
- 17 Polished concrete finish to PC frame.
- 18 Green wall incorporated into service yard screen.
- 19 Dark grey PPC louvers. Run defence system with integrated service doors.
- 20 Moduled metal louvre / blade for solar shading.
- 21 Capless curtain walling system. White frames with clear glass & manifestation band.



- (A) Extent of louvres.
- (B) Additional joint line added to facade.
- (C) Monorail added to maintain facade.
- (D) Gable-end corner geometry amended to improve visual appearance.
- (E) Balustrade design amended.
- (F) Manifestation introduced.
- (G) Basement level introduced.
- (H) Separate commercial sprinkler tank introduced.
- (I) Plant equipment moved externally.
- (J) Internal layout changes.

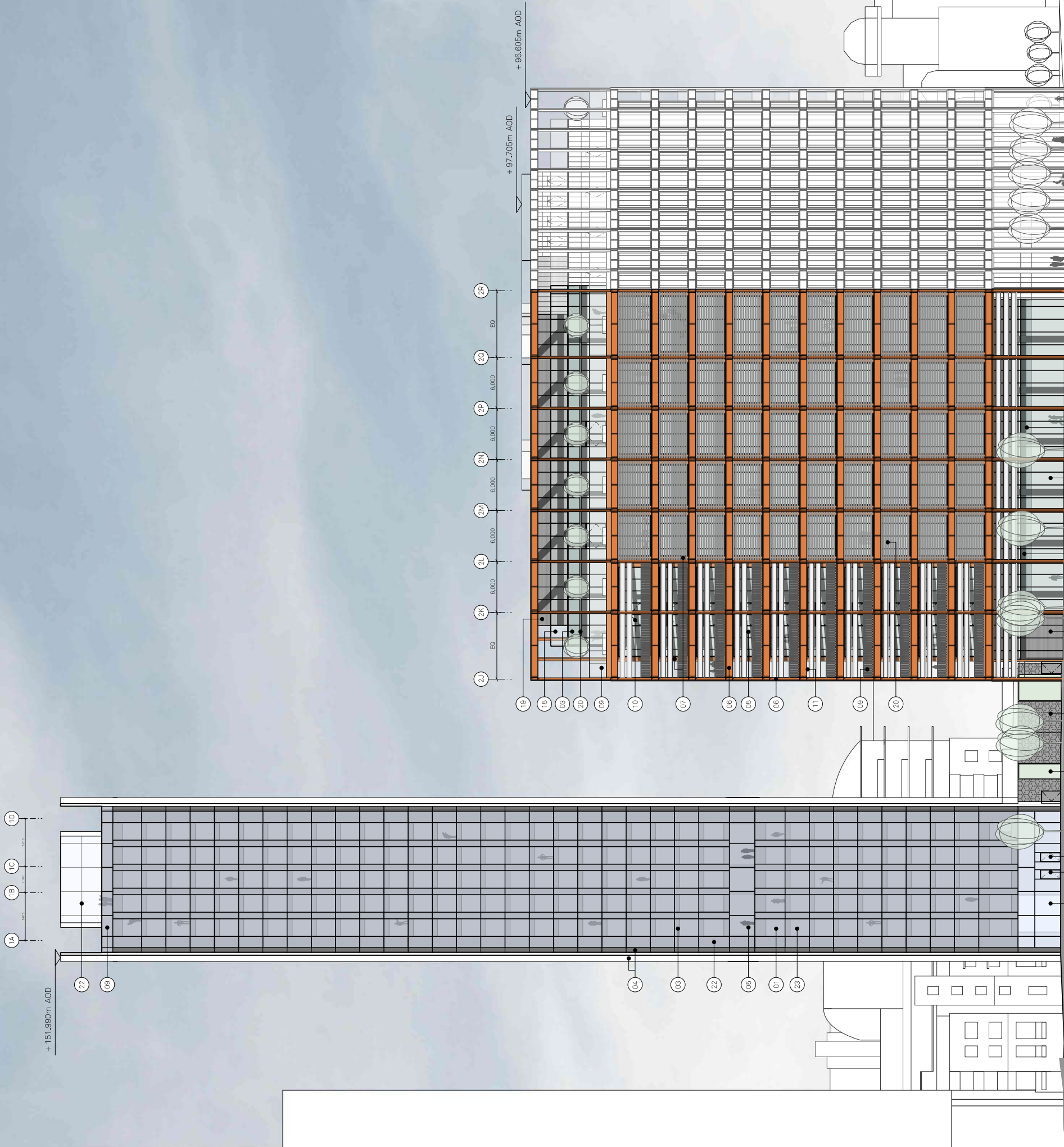
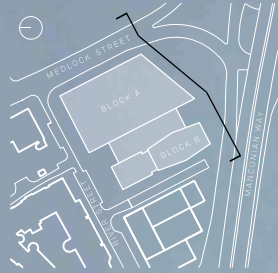
Project: One Medlock Street
 Proposed Site Elevations North
 (River Street)
 Drawn: JLG
 Checked: MH
 Status: PLANNING
 Drawing No.: 100-MP-04-2200
 Details: 5/6/08/04
 Rev: D
 1:250 @ A1

Date: _____
 Proposed Site Elevations North
 (River Street)
 Status: **PLANNING**
 Drawing No: **100_MP_04_2200**
 Rev: **D**
 Scale: **1:250 @ A1**

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Consented
South (Mancunian Way) Elevation



Notes: MATERIALITY KEY:

- 01 Capless curtain walling system, modules with clear glass
- 02 Perforated anodised aluminium panel in front of curtain walling system with clear glass
- 03 Expressed exoskeleton aluminium panel in front of curtain walling system with clear glass
- 04 Anodised aluminium panel
- 05 Capless curtain walling system, modules with clear glass
- 06 Expressed exoskeleton aluminium panel in front of curtain walling system with clear glass
- 07 Corten facade panel with no visible fixings
- 08 Capless circle side glazed door / finish to match curtain walling system to external balconies and terraces
- 09 Capless circle side glazed door / finish to match curtain walling system to external balconies and terraces
- 10 Glazed door set, frame finish to match curtain walling system
- 11 Light grey PPC metal soffit to external balconies and terraces
- 12 Column side soffit
- 13 Metal perforated screen to sliding access gate
- 14 Back painted glass plant screen on a 1.5m module
- 15 Continuation of capless curtain walling system, finish to match curtain walling system at roof level
- 16 Precast concrete paving and determined
- 17 Polished concrete finish to PPC frame
- 18 Green wall incorporated into service yard screen
- 19 Back painted glass in a capless unified curtain wall system
- 20 Anodised metal louvre / blade for solar shading
- 21 Capless curtain walling system with clear glass & perforated aluminium panel
- 22 Back painted glass in a capless unified curtain wall system
- 23 Open black /ft applied to outside face of glazing

- 19 Back painted glass in a capless unified curtain wall system
- 20 Anodised metal louvre / blade for solar shading
- 21 Capless curtain walling system with clear glass & perforated aluminium panel
- 22 Back painted glass in a capless unified curtain wall system
- 23 Open black /ft applied to outside face of glazing

Project Name:		Title:		Scale:	
One Medlock Street	Proposed Site Elevations South (Mancunian Way)	1:250 @ A1			
Drawn: HM	Checked: MH	Project: 100	Status: Planning	Drawing No: _MP_04_2202	Rev: F
Detail: F	08/11/22	Issued for Planning			

Material key:	
01	Capless curtain walling system, White PPC frames with clear glass.
02	Perforated aluminium panel, Fronting an insulated vent panel.
03	Recessed PPC aluminium spandrel panel to hide floor and ceiling zone.
04	Anodised aluminium panel.
05	White PPC frames with clear glass.
06	Back painted glass in a capless curtain wall system.
07	Corten facade panel, No visible fixings.
08	Capless circle slide glazed door, No visible fixings.
09	Capless curtain walling system, Finish to curtain walling.
10	Glazed door set, Frame finish to match curtain walling system.
11	Light grey PPC metal soffit to external balconies.
12	Corten finish to colonnade soffit.
13	Metal perforated screen to service yard with integrated sliding access.
14	Back painted glass plant screen on a 1.5m module.
15	Continuation of capless curtain walling system to form balustrade at roof terrace level.
16	Precast concrete panelling, Feature art wall - Design in process.
17	Polished concrete finish to solar shading.
18	Green wall incorporated into service yard screen.
19	Dark grey PPC louvers, Rain defence system with integrated service doors.
20	Anodised metal louvre / blade for solar shading.
21	Capless curtain walling system, White frames with clear glass & manifestation band.

- 10 Glazed door set. Frame finish to match curtain walling system.
- 11 Light grey PPC metal soffit to external balconies.
- 12 Corten finish to colonnade soffit.

- 13 Metal perforated screen to service yard with integrated sliding access.
- 14 Back painted glass plant screen on a 1.5m curtain.
- 15 Continuation of capless curtain walling system to form balustrade at roof terrace level.
- 16 Precast concrete panelling: Feature at wall - Design in process.
- 17 Polished concrete finish to PC frame.
- 18 Green wall incorporated into service yard screen.
- 19 Dark grey PPC louvers. Rain defence system with integrated service access.
- 20 Anodised metal louvre / blade for solar shading.
- 21 Capless curtain walling system. White frames with clear glass & manifestation band.



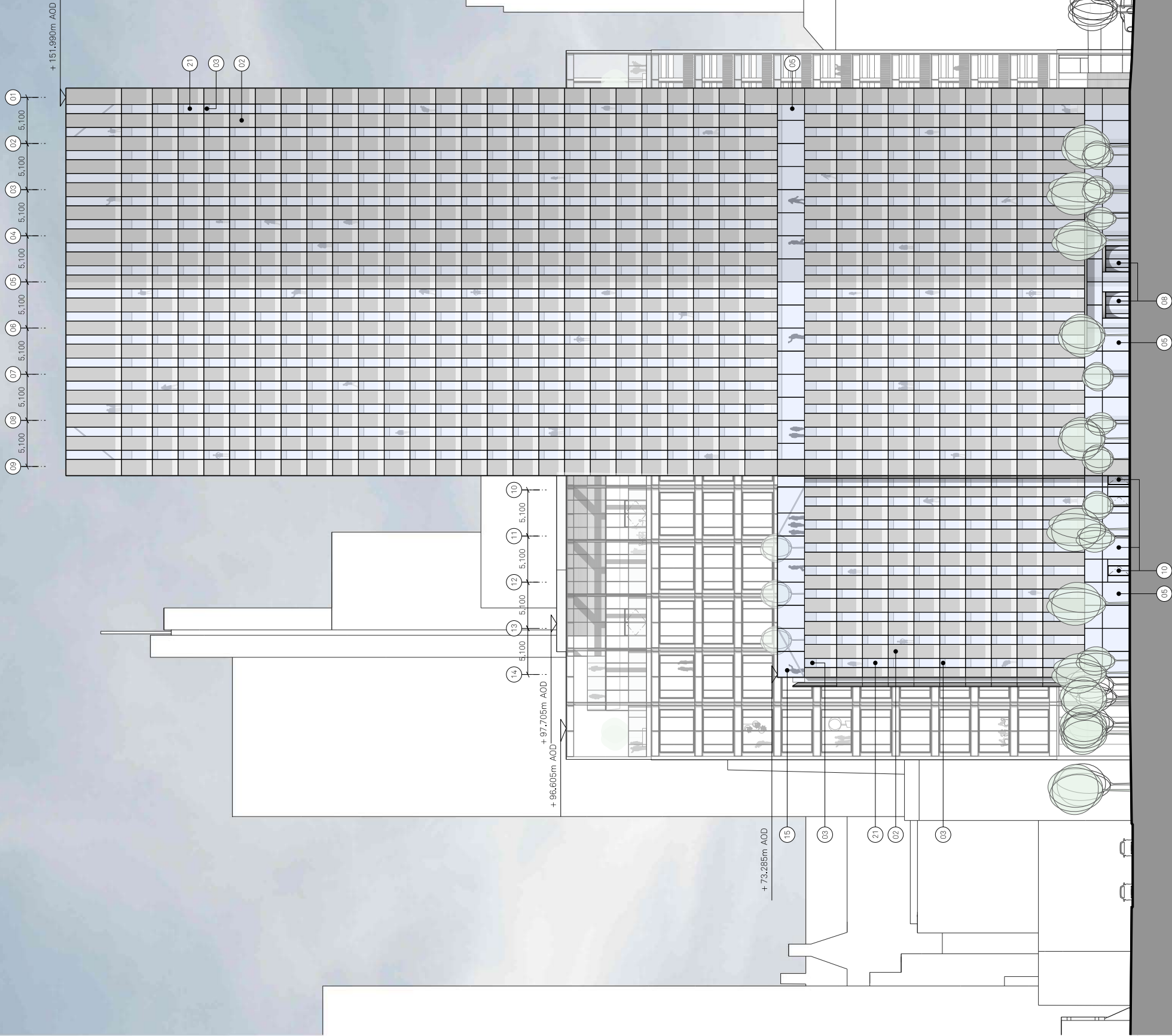
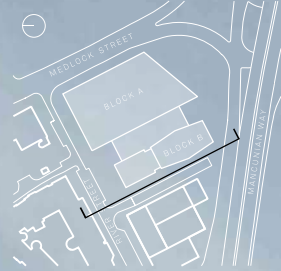
- (A) Extent of loures.
- (B) Additional joint line added to facade.
- (C) Monorail added to maintain facade.
- (D) Gable-end corner geometry amended to improve visual appearance.
- (E) Balustrade design amended.
- (F) Manifestation introduced.
- (G) Basement level introduced.
- (H) Separate commercial sprinkler tank introduced.
- (I) Plant equipment moved externally.
- (J) Internal layout changes.

Project: One Medlock Street
Title: Proposed Site Elevations South
(Mancunian Way)
Drawn: JLG MH
Checked: PLANNING
Status: 100 MP 04 2020
Drawing No: Rev: G
Scale: 1:250 @ A1

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Consented
West (Edge Street) Elevation



SHORTCROFT STREET RIVER STREET BLOCK A BLOCK B MEDLOCK ST JUNCTION

Notes:

- 01 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass
- 02 Perforated anodised aluminium panel in front of curtain walling system, with clear glass
- 03 Recessed PPC aluminium panel, anodised, 1500mm x 1500mm, floor and ceiling zone
- 04 Anodised aluminium panel
- 05 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass
- 06 Expressed exoskeleton aluminium panel, anodised, 1500mm x 1500mm, floor and ceiling zone
- 07 Corten facade panel with no visible fixings
- 08 Capless circle stile glazed door, finish to match curtain walling system, external balconies and terraces
- 09 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass
- 10 Glazed door set, frame with clear glass, integrated walling system
- 11 Light grey PPC metal soffit to external balconies and terraces
- 12 Columnade soffit
- 13 Metal perforated screen to match curtain walling system, integrated walling system
- 14 Back painted glass plant screen on a 1.5m module
- 15 Continuation of capless curtain walling system, match curtain walling system at roof irregular level, finish to match curtain walling system
- 16 Precast concrete paving and pavers, final design to be determined
- 17 Polished concrete finish to PPC frame
- 18 Green wall incorporated into service yard screen
- 19 Downward sloping roof, integrated service doors
- 20 Anodised metal louvre / blade for solar shading
- 21 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass & anodised aluminium panel
- 22 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass & anodised aluminium panel

- 20 Anodised metal louvre / blade for solar shading
- 21 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass & anodised aluminium panel
- 22 Capless curtain walling system, modules sizes 1500mm x 1500mm, frames with clear glass & anodised aluminium panel

Project Name:		Title:		Scale:	
One Medlock Street		Proposed Site Elevations West (Edge Street)		1:250 @ A1	
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
HM	MH	Planning	100	_MP_04_2203	C
Details:		C 03/11/22		Issued for Planning	

Proposed West (Edge Street) Elevation

Material Key:

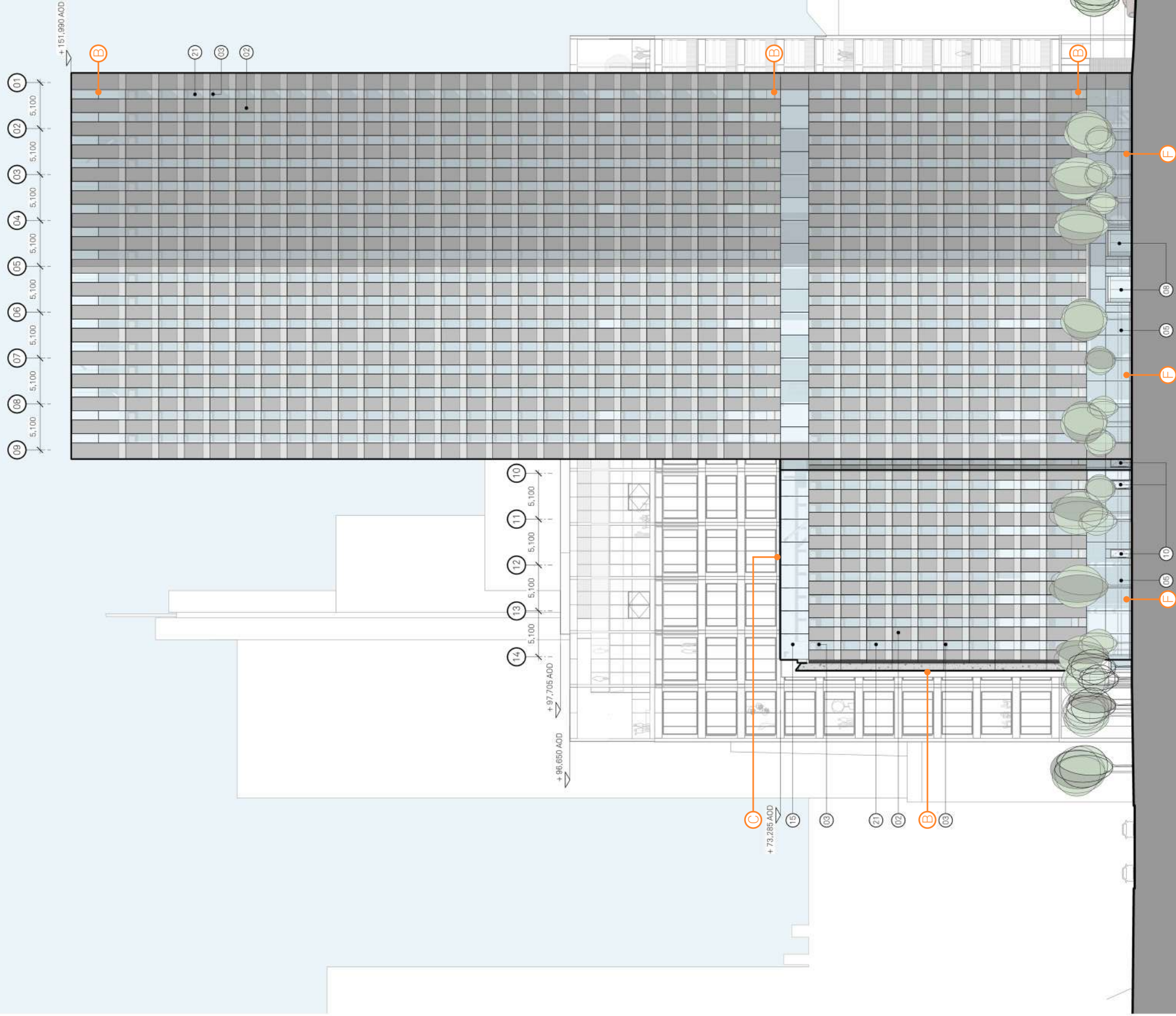
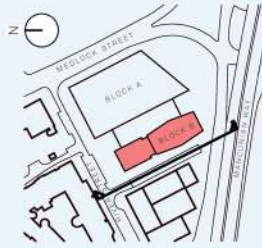
- 01 Capless curtain walling system. White PPC frames with clear glass.
- 02 Perforated aluminium panel. Fronting an insulated vent panel.
- 03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone.
- 04 Anodised aluminium panel.
- 05 Back painted glass in a capless unitised curtain wall system.
- 06 Expressed exoskeleton Corten steel structure. All visible fixings to matched Corten.

- 07 Corten facade panel (no visible fixings).
- 08 Capless circle slide glazed door. Finish to match curtain walling.
- 09 Clear glass balustrade to external balconies and terraces.

- 10 Glazed door set. Frame finish to match curtain walling system.
- 11 Light grey PPC metal soffit to external balconies.
- 12 Corten finish to colonnade soffit.

- 13 Metal perforated screen to service yard with integrated sliding access.
- 14 Back painted glass plant screen on a 1.5m module.
- 15 Continuation of capless curtain walling system to form balustrade at roof terrace level.

- 16 Precast concrete panelling: Feature art wall - Design in process.
- 17 Polished concrete finish to PCC frame.
- 18 Green wall incorporated into service yard screen.
- 19 Dark grey PPC louvers. Rain defence system with integrated service doors.
- 20 Anodised metal louvre / blade for solar shading.
- 21 Capless curtain walling system. White frames with clear glass & manifestation band.



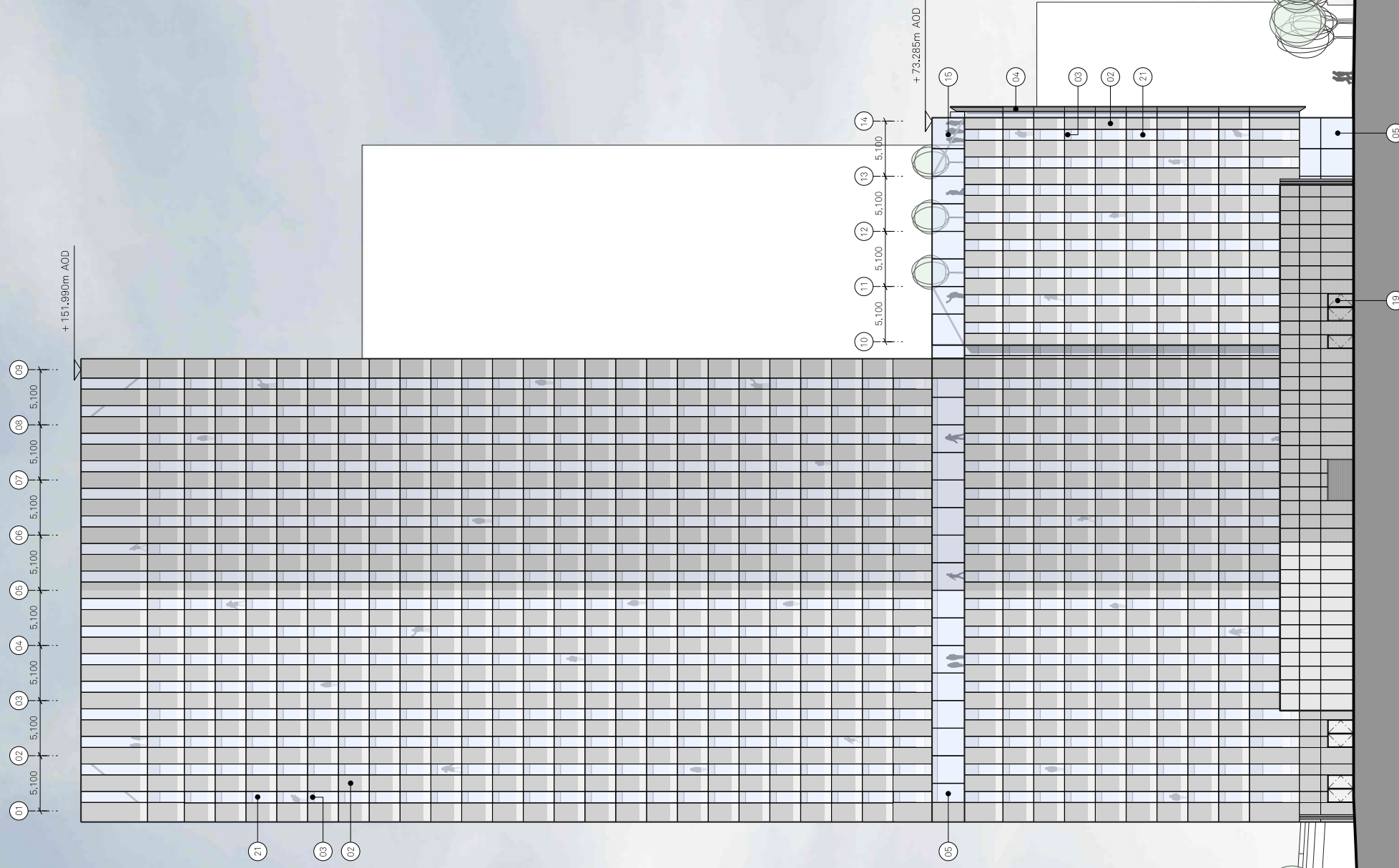
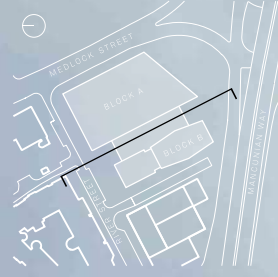
SHORTCROFT ST RIVER ST BLOCK A BLOCK B MEDLOCK ST JUNCTION

Schedule of changes:

- A Exent of Louvers.
- B Additional joint line added to facade.
- C Monorail added to maintain facade.
- D Gable-end corner geometry amended to improve visual appearance.
- E Balustrade design amended.
- F Manifestation introduced.
- G Basement level introduced.
- H Separate commercial sprinkler tank introduced.
- I Plant equipment moved externally.
- J Internal layout changes.

Project:	One Medlock Street	Title:	Proposed Site Elevations West (Edge Street)	Scale:	1:250 @ A1
Drawn:	JLG	Checked:	MH	Status:	PLANNING
Details:	16/08/24	Drawing No:	100_MP_04_2203	Rev:	D

Consented
East (Service Area) Elevation

[illegible]

Proposed East (Service Area) Elevation

Material Key:

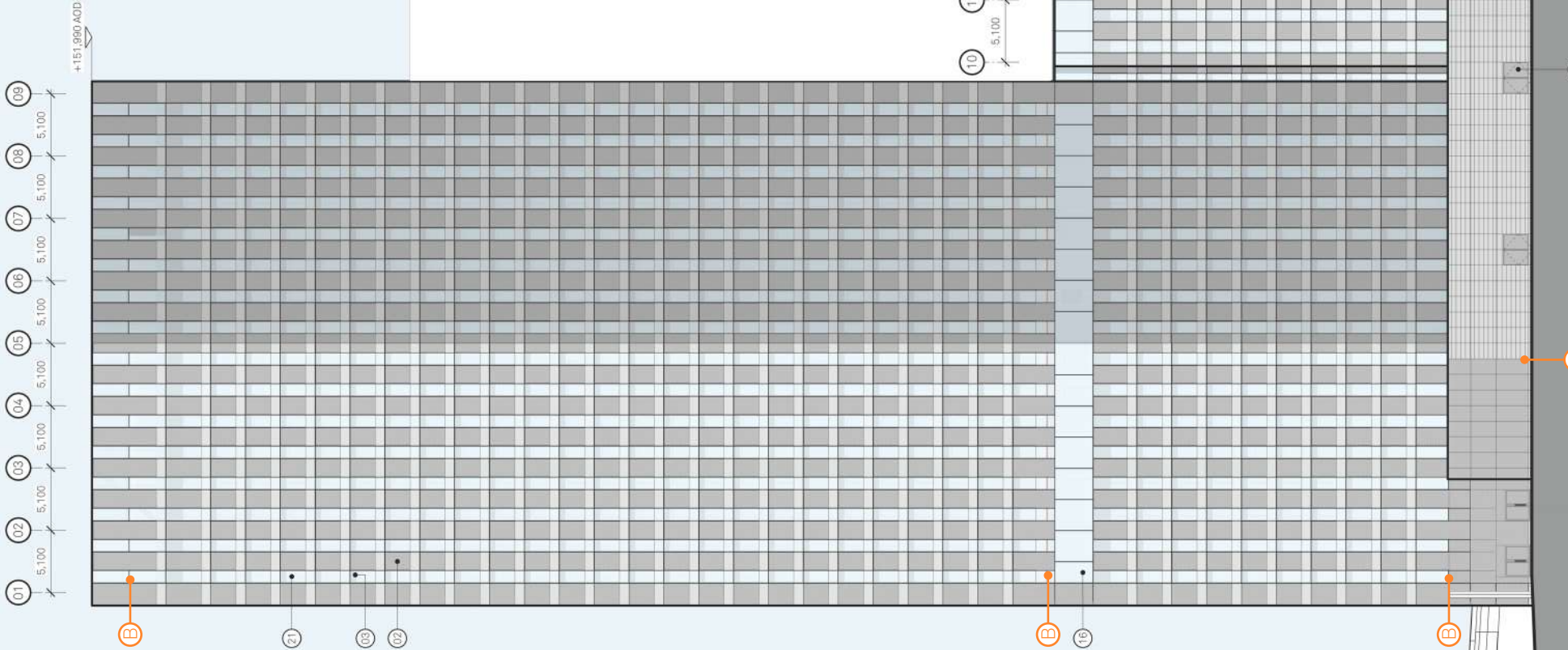
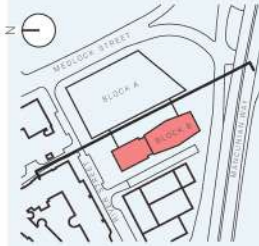
- 01 Capless curtain walling system. White PPC frames with clear glass.
- 02 Perforated aluminium panel. Fronting an insulated vent panel.
- 03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone.
- 04 Anodised aluminium panel.
- 05 Black painted glass in a capless curtain wall system.
- 06 Expressed exoskeleton Corten steel structure. All visible fixings to matched Corten.

- 07 Corten facade panel (no visible fixings).
- 08 Capless circle slide glazed door. Finish to match curtain walling.
- 09 Clear glass balustrade to external balconies and terraces.

- 10 Glazed door set. Frame finish to match curtain walling system.
- 11 Light grey PPC metal soffit to external balconies.
- 12 Corten finish to colonnade soffit.

- 13 Metal perforated screen to service yard with integrated sliding access.
- 14 Back painted glass plant screen on a 1.5m module.
- 15 Continuation of capless curtain walling system to form balustrade at roof terrace level.

- 16 Precast concrete panelling: Feature art wall - Design in process.
- 17 Polished concrete finish to PPC frame.
- 18 Green wall incorporated into service yard screen.
- 19 Dark grey PPC louvers. Rain defence system with integrated service doors.
- 20 Anodised metal louvre / blade for solar shading.
- 21 Capless curtain walling system. White frames with clear glass & manifestation band.

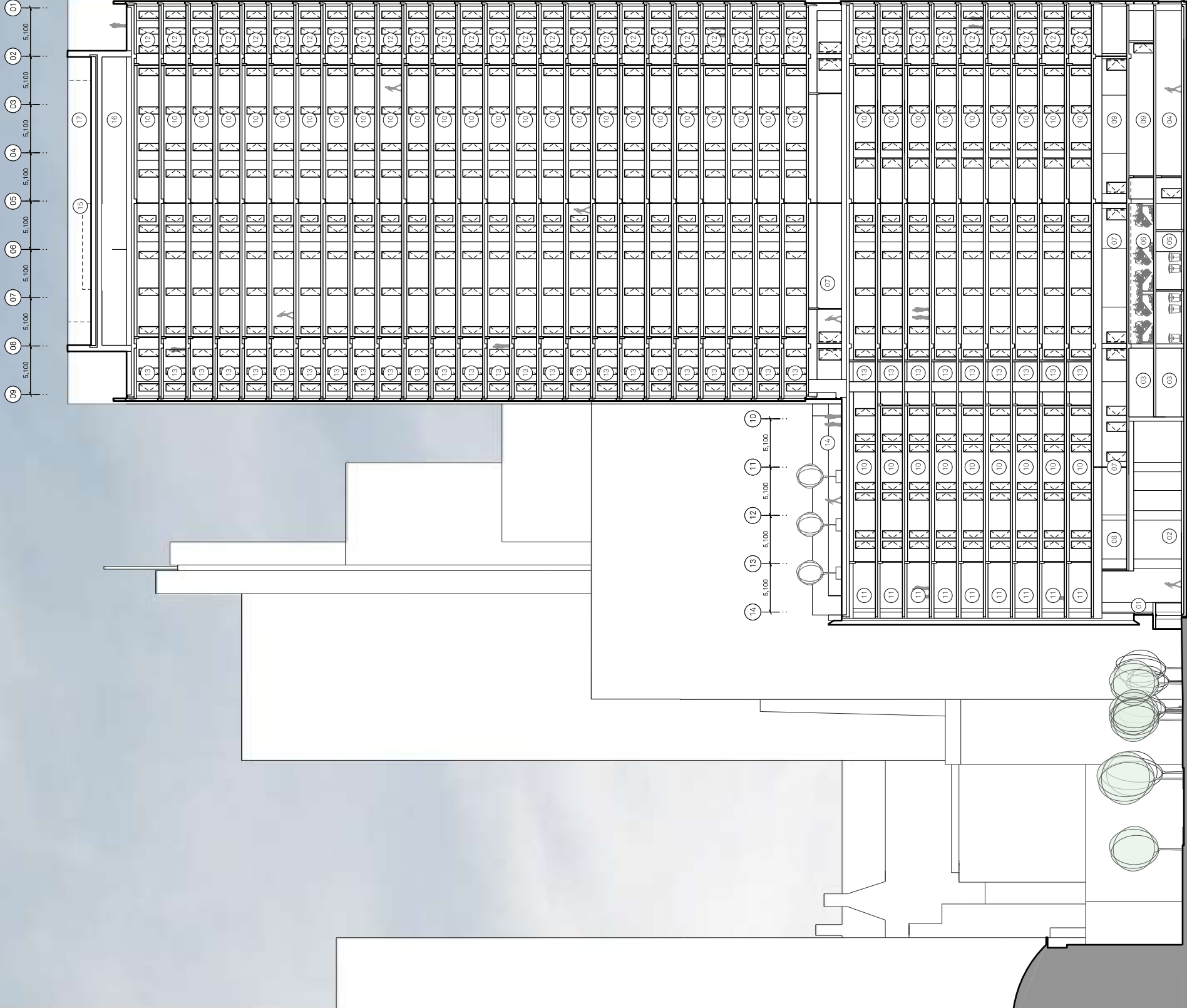
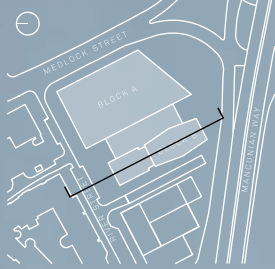


Schedule of changes:

- A Extent of Louvers.
- B Additional joint line added to facade.
- C Monorail added to maintain facade.
- D Gable-end corner geometry amended to improve visual appearance.
- E Balustrade design amended.
- F Manifestation introduced.
- G Basement level introduced.
- H Separate commercial sprinkler tank introduced.
- I Plant equipment moved externally.
- J Internal layout changes.

Project:	One Medlock Street	Title:	Proposed Elevations Block B East (Service Area)	Scale:	1:250 @ A1
Drawn:	JLG	Checked:	MH	Status:	PLANNING
Details:	16/08/24			Drawing No:	100.B1.04.2202
				Rev:	F
					Non-Material Amendment

Consented
Section BB



RIVER STREET

PUBLIC REALM

BLOCK B

PUBLIC REALM

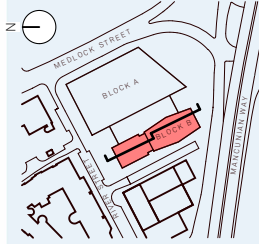
MANCUNIAN WAY

Notes:

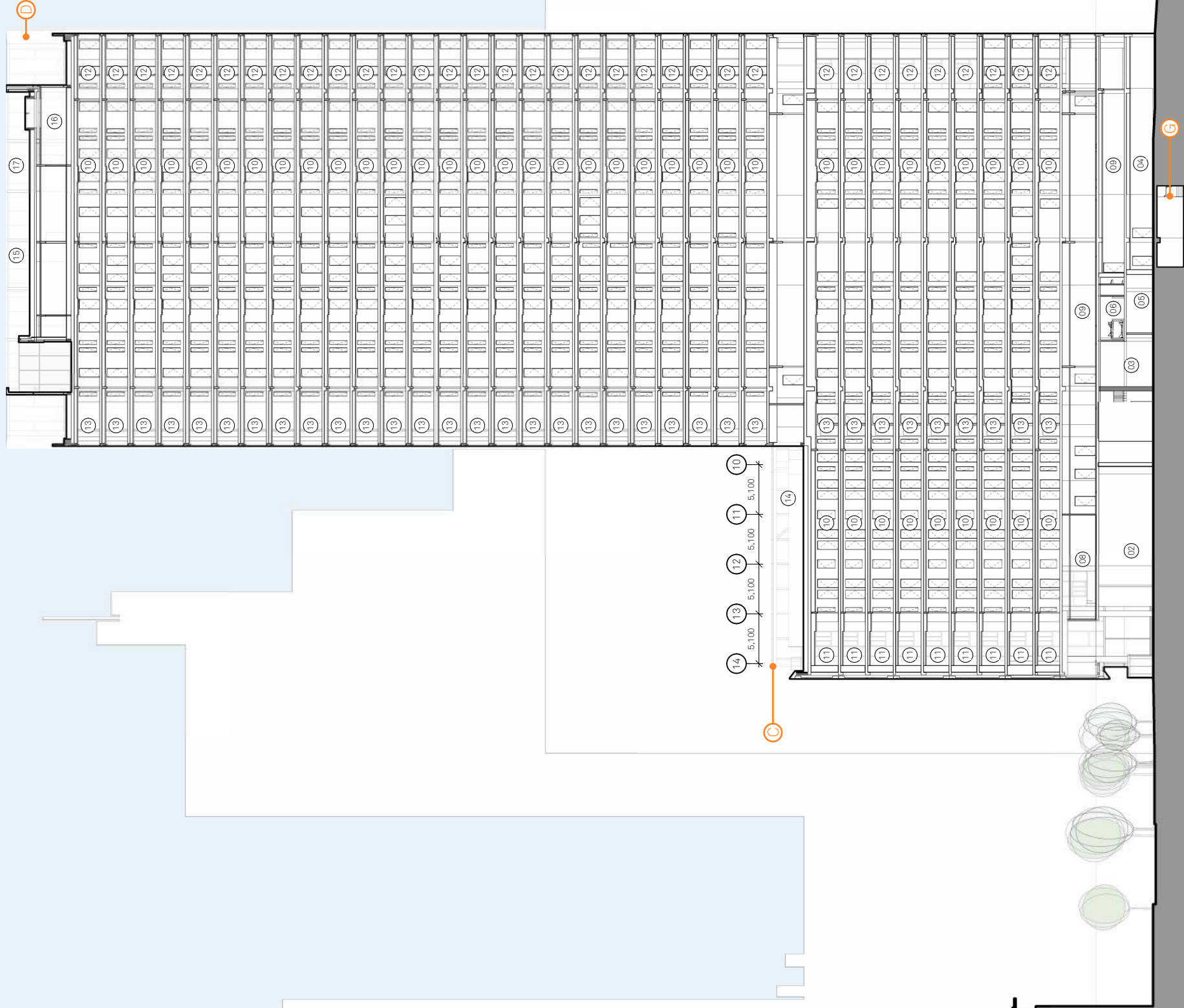
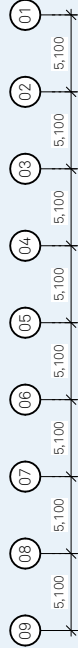
- 01 Community space entrance
- 02 Community space
- 03 Plant
- 04 Escape route
- 05 Refuse store
- 06 Cycle store
- 07 Student amenity space
- 08 Gym
- 09 Corridor
- 10 Corridor to student apartments
- 11 Kitchen/living/dining room
- 12 Threedio
- 13 Twodio
- 14 Roof Terrace
- 15 Lift Overrun
- 16 Roof amenity space
- 17 Top of crown screening external plant on roof

Project Name:		One Medlock Street	Title:		Section BB	Scale:		1:250 @ A1
Drawn:	Checked:	HM MH	Project:	Status:	Planning	Drawing No:	Rev:	
Details:		E	Issued for Planning		13/10/22	_B1_05_2200		E

Proposed
Section BB



- 01 Community space entrance
- 02 Community space
- 03 Plant
- 04 Escape route
- 05 Refuse store
- 06 Cycle store
- 07 Student amenity space
- 08 Gym
- 09 Corridor
- 10 Corridor to student apartments
- 11 Kitchen/living/dining room
- 12 Threedio
- 13 Twodio
- 14 Roof Terrace
- 15 Lift Overrun
- 16 Roof amenity space
- 17 Top of crown screening external plant on roof



BLOCK B

BLOCK A

RIVER ST

MEDLOCK ST

Schedule of changes:
A Extent of Louvers
B Additional joint line added to facade.
C Monorail added to maintain facade.

D Gable-end corner geometry amended to improve visual appearance.
E Balustrade design amended.
F Manifestation introduced.

G Basement level introduced.
H Separate commercial sprinkler tank introduced.
I Plant equipment moved externally.

J Internal layout changes.

Project: One Medlock Street

Title: Section BB

Drawn: CS

Checked: MH

Status: PLANNING

DrawingNo: 100_B1_05_2200

Rev: F

Scale: 1:250 @ A1



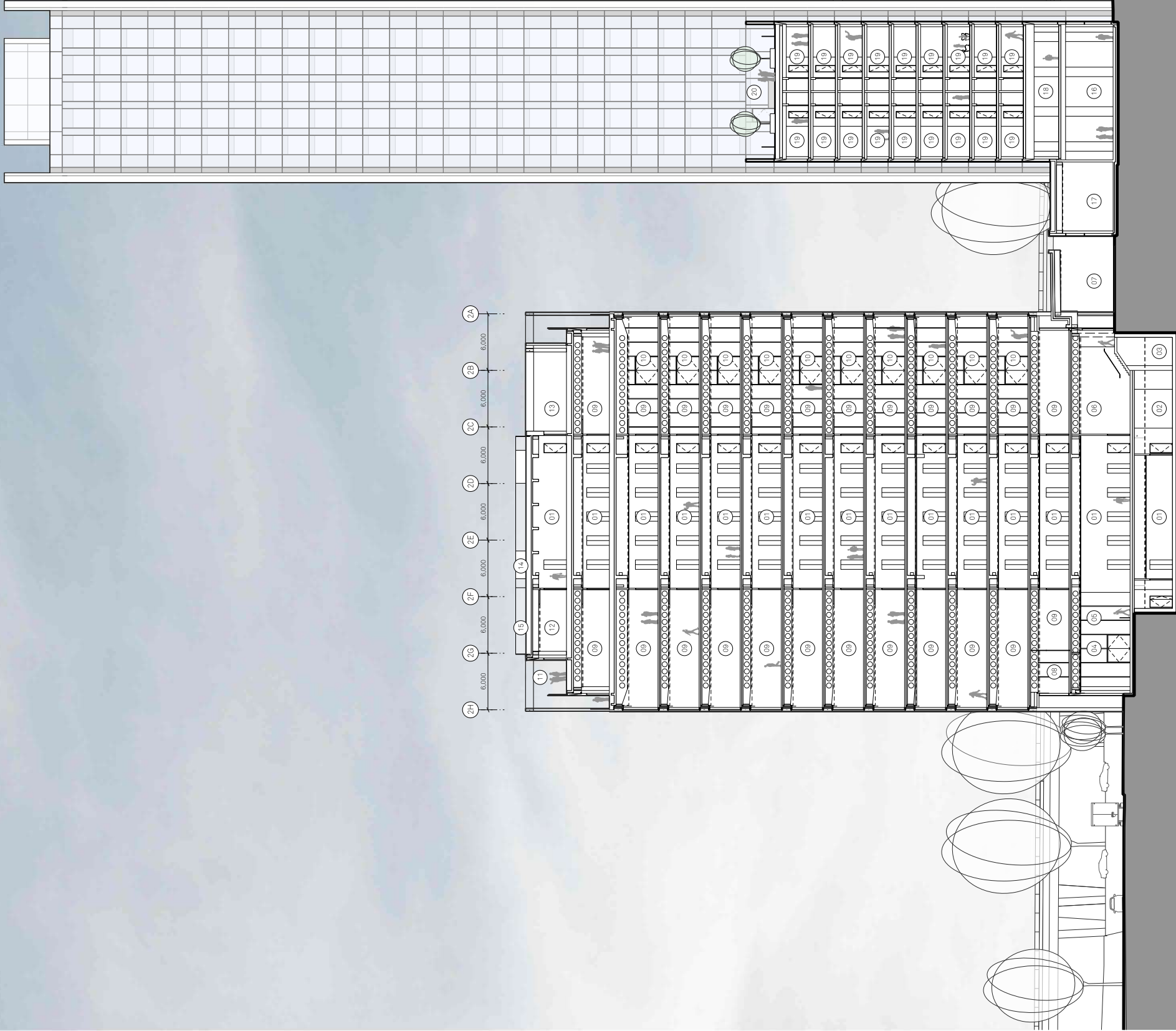
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Consented
Section AA



1D 1C 1B 1A



MEDLOCK STREET

BLOCK A

BLOCK B

EDGE STREET

RIVER STREET TOWER

Notes:

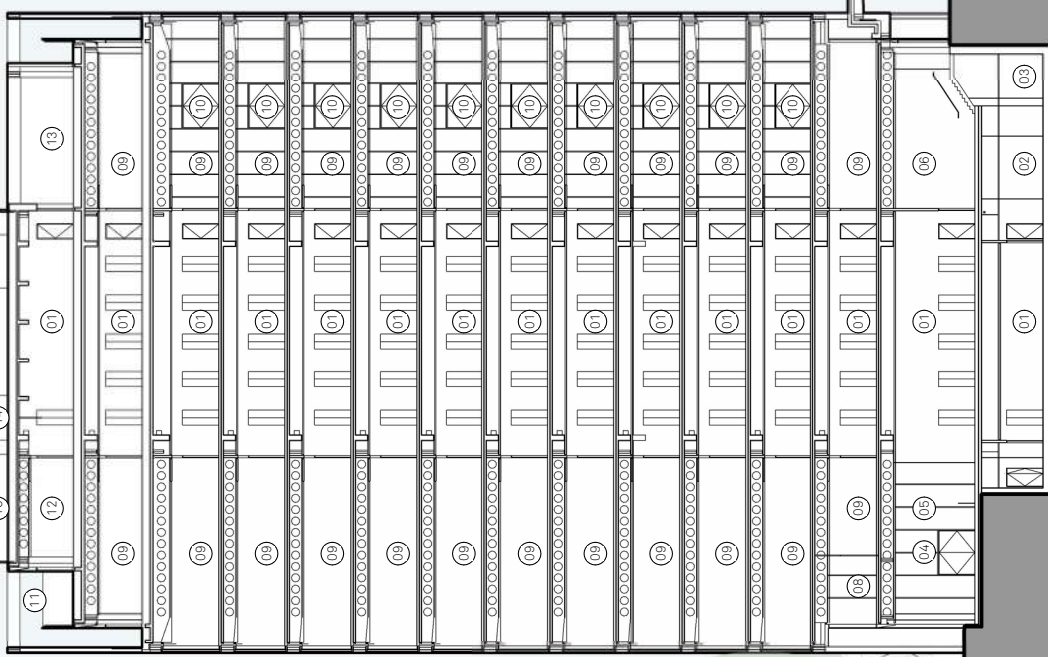
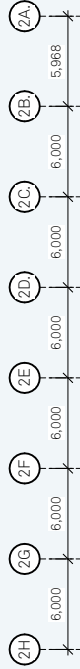
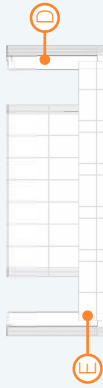
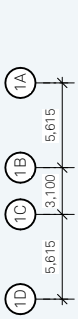
- 01 Lift lobby
- 02 Cycle workshop and store
- 03 Store
- 04 Commercial unit
- 05 Speed gates
- 06 Escape route
- 07 Service area
- 08 External stairs landing
- 09 Office
- 10 External balcony
- 11 External terrace
- 12 Tenant pavilion
- 13 External plant area
- 14 Lift overrun
- 15 Perimeter safety balustrade
- 16 Community space
- 17 Internal plant area
- 18 Void over community space
- 19 Cluster room apartment
- 20 Residential amenity/rooftop garden

Project Name:	One Medlock Street	Title:	Section AA	Scale:	1:250 @ A1
Drawn:	HM	Checked:	IMH	Status:	Planning
Detail:	D	13/10/22	Issued for Planning	Project:	100
				Drawing No:	_MP_05_Z200
				Rev:	D

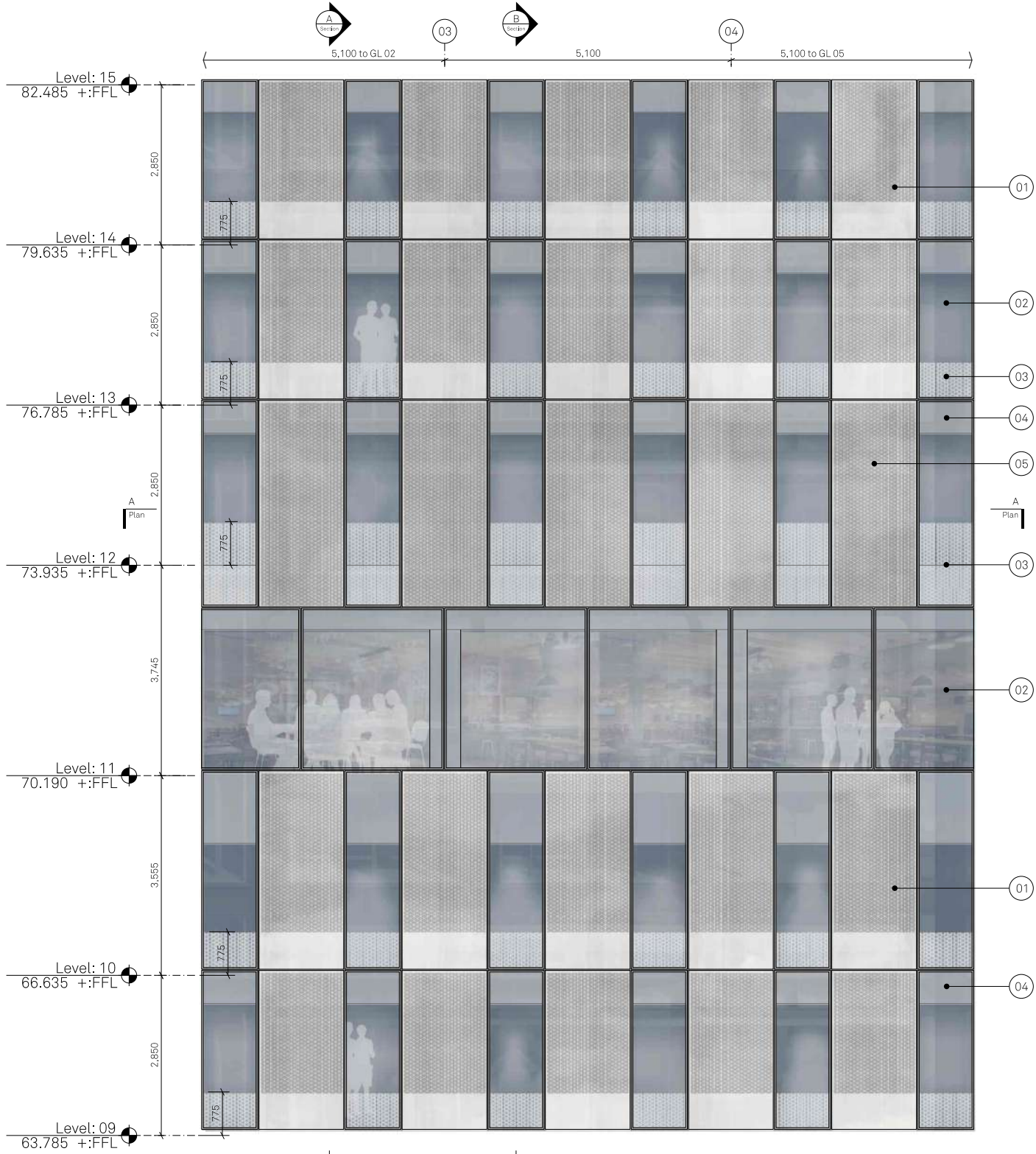
Proposed
Section AA



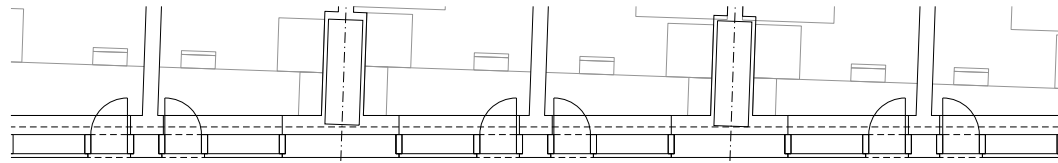
- 01 Lift Lobby
- 02 Cycle store
- 03 Store
- 04 Commercial unit
- 05 Speed gate
- 06 Escape route
- 07 Service area
- 08 Feature stairs landing
- 09 Office
- 10 External balcony
- 11 External terrace
- 12 Tenant pavilion
- 13 External plant area
- 14 Lift overrun
- 15 Perimeter safety balustrade
- 16 Community space
- 17 Internal plant area
- 18 Void
- 19 Cluster apartment
- 20 Residential amenity/roof garden



MEDLOCK STREET BLOCK A BLOCK B RIVER STREET

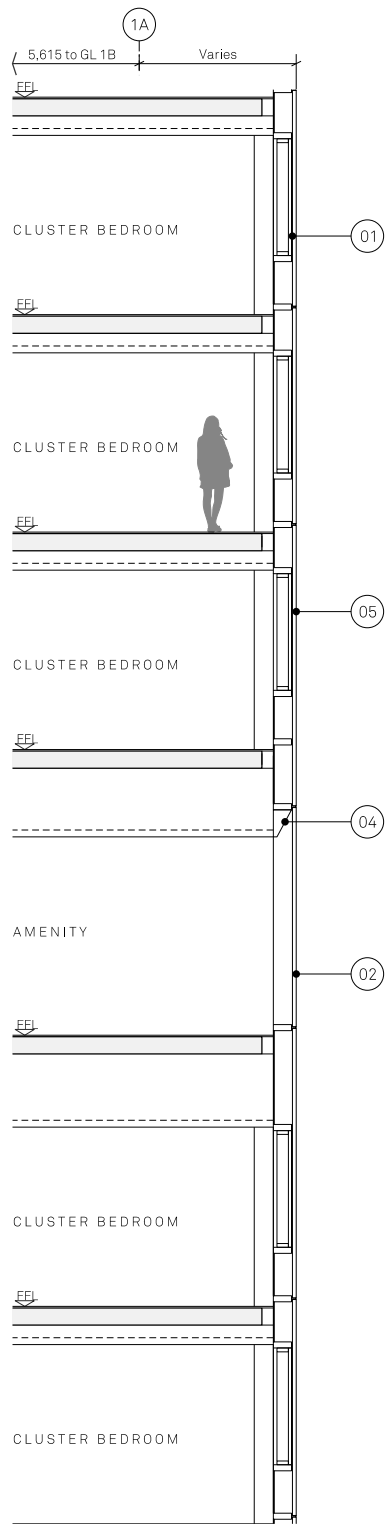


PARTIAL ELEVATION
Long Elevation of Tower

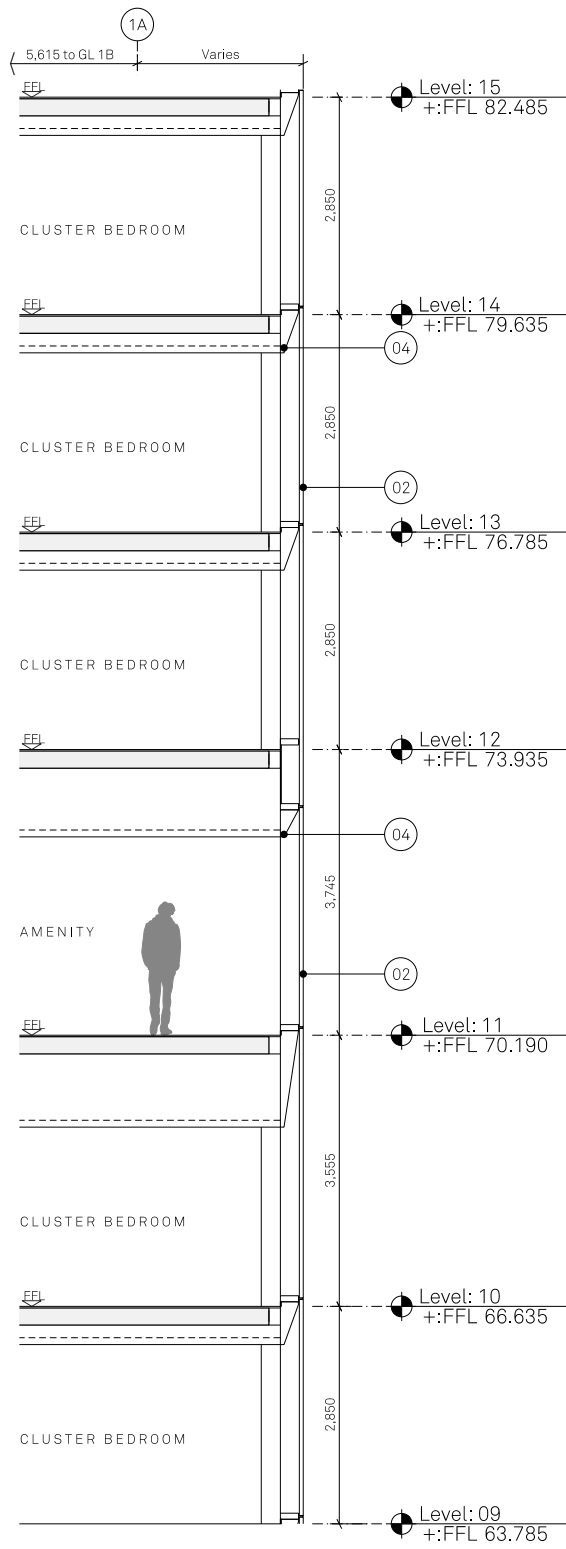


PLAN A
Typical Floor

20

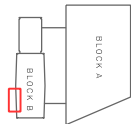


SECTION A
Through vent panel



SECTION B
Through glazing

Notes:



- MATERIALITY KEY:
- 01 Anodised aluminium panel in capless unitised curtain wall system, 60% open perforations above desk height (775mm above FFL) in triangular pattern. Openable vent panels behind perforated areas in some locations. Light silver finish.
 - 02 Full height fixed glazing in a capless unitised curtain wall system. Dark grey PPC frames with clear glass.
 - 03 White coloured frit to glazing, pattern to match that of perforations in anodised aluminium panels.
 - 04 Recessed PPC insulated metal spandrel panel behind glazing, masking floor construction.
 - 05 Anodised aluminium panel in capless unitised curtain wall system, full height 60% open perforations in triangular pattern. Openable vent panels behind perforated areas in some locations. Light silver finish.
 - 06 Anodised aluminium panel in capless unitised curtain wall system, light silver finish.
 - 07 Back painted glazing in a capless unitised curtain wall system. Dark grey PPC frames with light grey finish behind clear glazing.
 - 08 Single door in capless unitised curtain wall system. Dark grey PPC frames with a light grey finish behind clear glazing.

Project Name:
One Medlock
Street
Drawn: HM
Checked: MH
Date: 07/10/22

Title:
Block B Bay Study 01
Long Tower Elevation
Status: Planning
Issued for Planning

Scale:
1:50 @ A1
Drawing No: B1_10_4201
Rev: B

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