Jon Matthews Architects

# BAM
## Plot 9a
## Design Justification Statement

Issue No. 04 29.08.2024



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# 1.0 Introduction

# Introduction



## Purpose of the Document

This document has been prepared by Jon Matthews Architects on behalf of BAM to identify and explain the proposed changes to the consented drawings at Plot 9a, First Street and to seek Manchester City Council's approval through a formal planning process.

## Planning Application

Plot 9a First Street was granted planning permission in April 2022 - application number: 132600/FO/2021.

## Progress Since Planning

Since the planning application, the detail design has been completed and the project is now on site with BAM 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 4 categories:

- A change to, or development of a material or system.
- Change to, or an additional joint line.
- Development of the structural design.
- 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.

## Meeting With MCC

This first revision of this brochure was presented to MCC's planning department on 17th May.

MCC requested further information on the following items:

- 1D. Proposed metal balustrade. Photos to be provided for the proposed system.
- 1E. Proposed capped curtain wall system to the roof pavilion. Photos to be provided of the proposed system.
- 1G. Glass manifestation. Provide further information on the regulation and guidance.
- 1J. Additional mullion to the end bays on the Medlock St and First St elevations. Further explanation and justification required.
- 3Q. Additional bracing at roof level. Provide photos of the additional bracing.

This further information can be found in the last section of this report.




First Street Masterplan 1:2000@A3

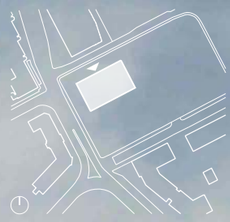
# Schedule Of Changes

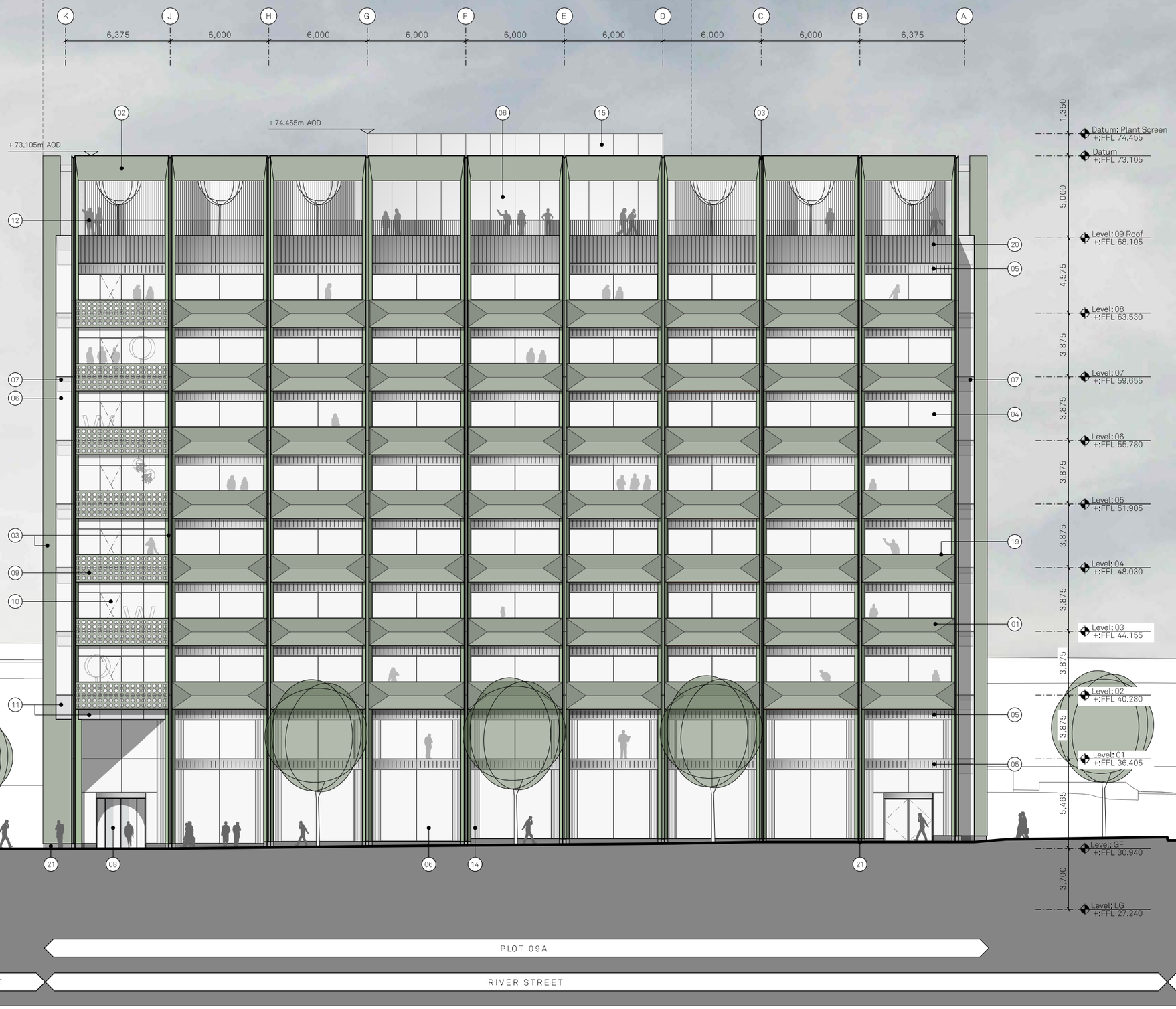


| Change | No. | Detail Description of Change | Location | Justification |
|---|---|---|---|---|
| 1. Change to, or development of a material or system | A | Entrance doors have changed from fully internal to half inside / half outside the building. | Main ground floor entrance at the north east corner | The doors have been selected to suit the tenant's particular security requirements. |
| | B | Grey pre cast concrete changed to anodised aluminium cladding. | Adjacent to the ground and first floor green pre cast piers | For Architectural consistency: all cladding between the green pre cast concrete should be read as separate materials and elements rather than concrete to match the language of the upper floors. |
| | C | Back painted glass and recessed spandrel panel changed to 'shadow box' (where the glass is clear and there is a solid panel behind to obscure the construction) . | The corner glazing at the first and eighth floors | To reduce height of top glazed unit and to improve thermal performance & visual appearance. |
| | D | Back painted glass plant screen changed to metal handrail system. | Around the perimeter at the top of the 10th floor roof pavilion | The plant has been relocated & this area no longer is required to be screened so a balustrade is proposed to provide a consistent appearance with the floor below. |
| | E | Capless glazed curtain walling system changed to anodised capped curtain walling system. | Glazing to 10th floor pavilion | The increased movement of the building at this location meant the system had to be capped. |
| | F | Metal louvres changed to anodised aluminium panel. | Ground floor to south west corner | The ventilation requirements through the façade fell away allowing these panels to be replaced with the typical horizontal panels providing a more consistent appearance. |
| | G | Manifestation added to glazing | Ground floor glazing | To comply with British Standards. Note this doesn't obscure views in and activate frontage, it's purpose is to alert people to the Prescence of glazing and avoid collisions with the glass. |
| | H | Metal louvres replaced with solid metal cladding | Below ground car park ramp | The foundation design for the building was developed thogh the detail design stages and became wider which meant it no longer sat behind the cladding. To deal with this projecting structure the cladding was changed to match the language and materiality of the upstand/skirting detail to the other elevations and give a consistent appearance. |
| | J | Additional mullion | End bays in the east and west elevation | To reduce the size of the glazing at ground floor due to technical limitations of glass and then continued through to upper floors for consistency. |
| | K | Circular holes in pre cast concrete reduced from 5 rows to 4 rows | Winter garden cladding | To allow reinforcement in the concrete between the holes for structural stability. |
| 2. Change to, or an addditional joint line | L | Position in joint line moved down to align with horizontal bands | Joint between vertical piers | To assist transportation of concrete panels to site. |
| | M | Additional joint line in pre cast concrete | Vertical piers at roof level | To facilitate construction. |
| | N | Additional joint lines in the top anodised metal panel | Roof level | To assist the anodising and installation process: to line through with the panels below. |
| | P | Additional joint line in anodised aluminium cladding. | Horizontal panels at ground and first floor. | The mullions were required to be continuous for the structural stability of the façade system |
| 3. Development of structural design | Q | Additional steel bracing | Roof level | Additional bracing has been added to reduce the movement in the steel work and keep the joints in the cladding panels consistent with the levels below. |
| | R | Additional steel structure | Roof level | To accommodate double stacked plant & PV panels behind the plant screen. |
| 4. Internal layout changes | S | Internal layout changes | All floor plans | Detail design, tenant changes and improvements to layouts. None affect the external appearance |

# 2.0 Drawings

# Consented
## River Street Elevation






Notes:

MATERIALITY KEY:

01. Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern. Acid etched finish
02. Horizontal green pre cast concrete forming an angled crown at top. Polished finish
03. Vertical green pre cast concrete cladding. Polished finish
04. Capless fixed glazing set out on a 3m module. Mid-dark grey frames with clear glass
05. Capless opening solid vent panel with decorative profile. Anodised metal, mid-dark silver finish
06. Capless glass to glass curtain walling system set out to a 1.5m & 3m module, Mid-dark grey frames with clear glass. Module width changes to suit full height glazing at building corners
07. Recessed PPC insulated metal spandrel panel behind glass masking floor construction
08. Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system
09. Horizontal green pre cast concrete panel with decorative perforations. Panel sits in front of winter garden curtain walling system. Acid etched finish
10. Capless curtain walling system to winter gardens with automated parallel opening panels. Mid-dark grey frames with clear glass
11. Back painted glass in a curtain walling system, mid-dark grey frames
12. PPC Metal balustrade
13. Vertical metal louvre system, mid grey metallic PPC, screening external plant
14. Grey vertical pre cast concrete cladding, articulated with a decorative ribbed profile, Acid etched finish
15. Back painted glass screen concelaing plant at roof level
16. Vertical metal louvre system, mid grey metallic PPC, with integrated service doors as part of system
17. Metal ventilation louvres at high level. Metallic mid-dark silver finish
18. Decorative anodised metal panel for solar shading with perforated pattern. Mid-dark silver finish
19. PPC Aluminium flashing, colour to match green PCC
20. Anodised metal panel with decorative profile, mid-dark silver finish
21. Grey pre cast concrete plinth. Polished finish

| | | | | | |
|---|---|---|---|---|---|
| Project Name: Plot 9a First Street | | Title: North, GA Elevation River Street | | Scale: 1:125@A1 | |
| Drawn: JBe | Checked: MH | Status: Planning | Drawing No: 05662 | Drawing No: _B1_04_2200 | Rev: B |
| Details: B | 16/02/22 | Issued for Planning | | | |

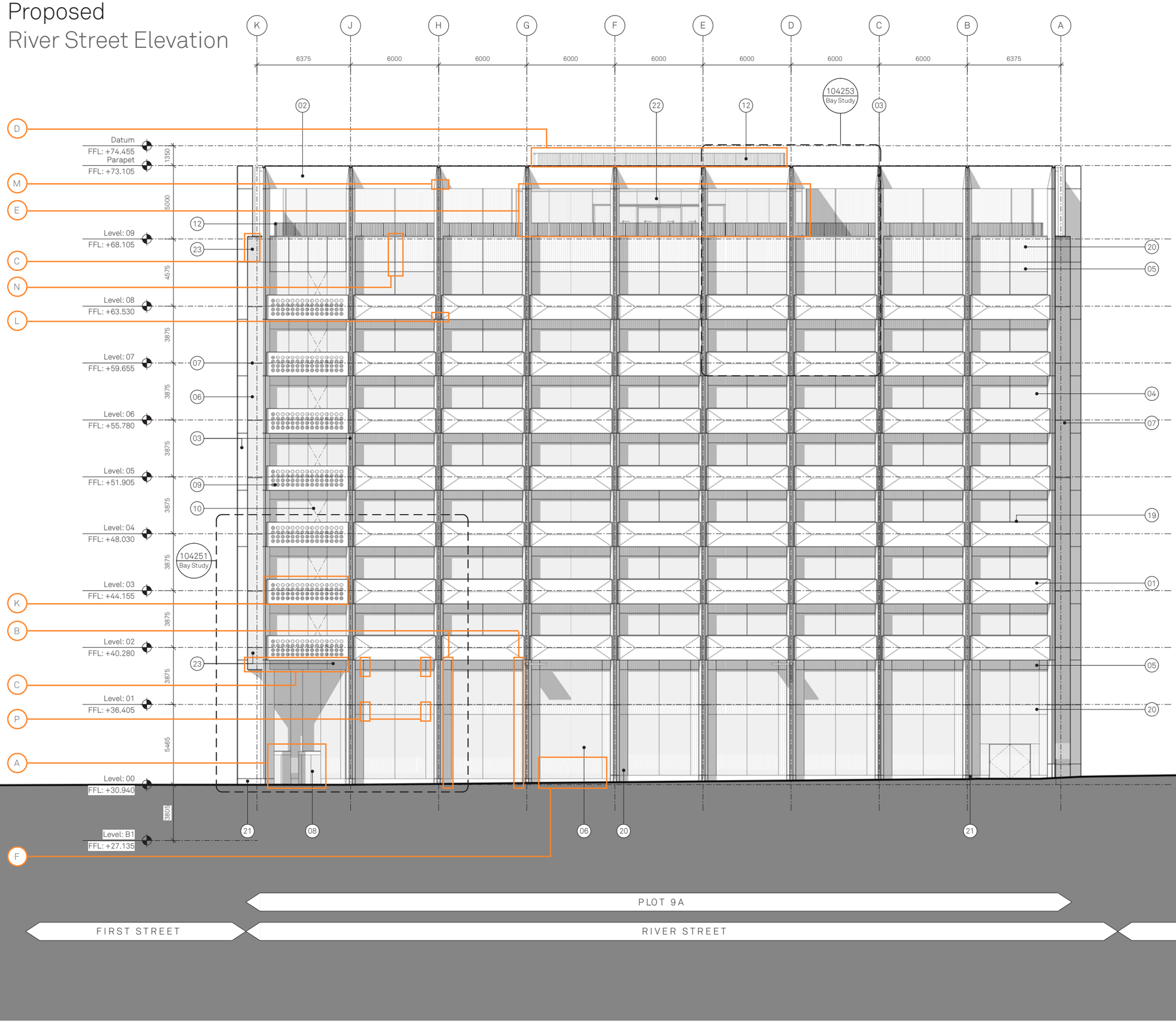

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690



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# Proposed
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Electronic data/ drawings issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be "read only" from these values stated in text, on the drawings.

⚠ CONSTRUCTION - It is considered that the proposed works are within the scope of a competent contractor to construct safely. Where significant residual hazards have been identified, refer to relevant Key/ Schedule/ Designers Risk Assessment.

Key Plan:

### GENERAL NOTES:

This drawing is to be read in conjunction with all Design Consultant's drawings, reports and specifications including:

- Structural Enginner
- MEP Engineer
- Fire Engineer
- Acoustician
- Landscape Architect
- Cleaning, Access & Maintenance Report
- HARMS Register

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14 ~~Grey vertical pre cast concrete cladding, articulated with a decorative ribbed profile. Acid etched finish~~

15 ~~Back painted glass screen concealing plant at roof level.~~

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17 ~~Metal ventilation louvres at high level. Metallic mid-dark silver finish~~

18 Decorative anodised metal panel for solar shading with perforated pattern. Mid-dark silver finish

19 PPC Aluminium flashing, colour to match green PCC

20 Anodised metal panel with decorative profile, mid-dark silver finish

21 Dark grey pre cast concrete plinth. Acid-etched finish

22 To Level 9 - Anodised capped curtain wall system with mid-dark silver finish and clear glass. Internal frames in white

23 Shadow box units within curtain wall system. Mid-dark grey frames.

24 Metallic PPC metal cladding to car park ramp below ground

| Rev: | Date: | Details: |
|---|---|---|
| P01 | 19/03/24 | Issued for Planning |
| C01 | 18/08/22 | Issued for Construction - First Issue |

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
MNZA

Title:
North, GA Elevation
River Street

| Scale: | Origin Date: | Drawn: | Checked: |
|---|---|---|---|
| 1:125 @ A1 | 24/01/22 | HM | JB |

Status:
S2

Drawing No: MNZA-JMA-MB-ZZ-DR-A-042200

Rev: P01

# Consented
## Medlock Street Elevation




Notes:

MATERIALITY KEY:

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21 Grey pre cast concrete plinth. Polished finish

| Project Name: | | Title: | | Scale: | | |
|---|---|---|---|---|---|---|
| Plot 9a First Street | | West, GA Elevation Medlock Street | | 1:125@A1 | | |
| Drawn: | Checked: | Status: | Drawing No: | Drawing No: | Rev: | |
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| Details: | | | | | | |
| B | 16/02/22 | Issued for Planning | | | | |

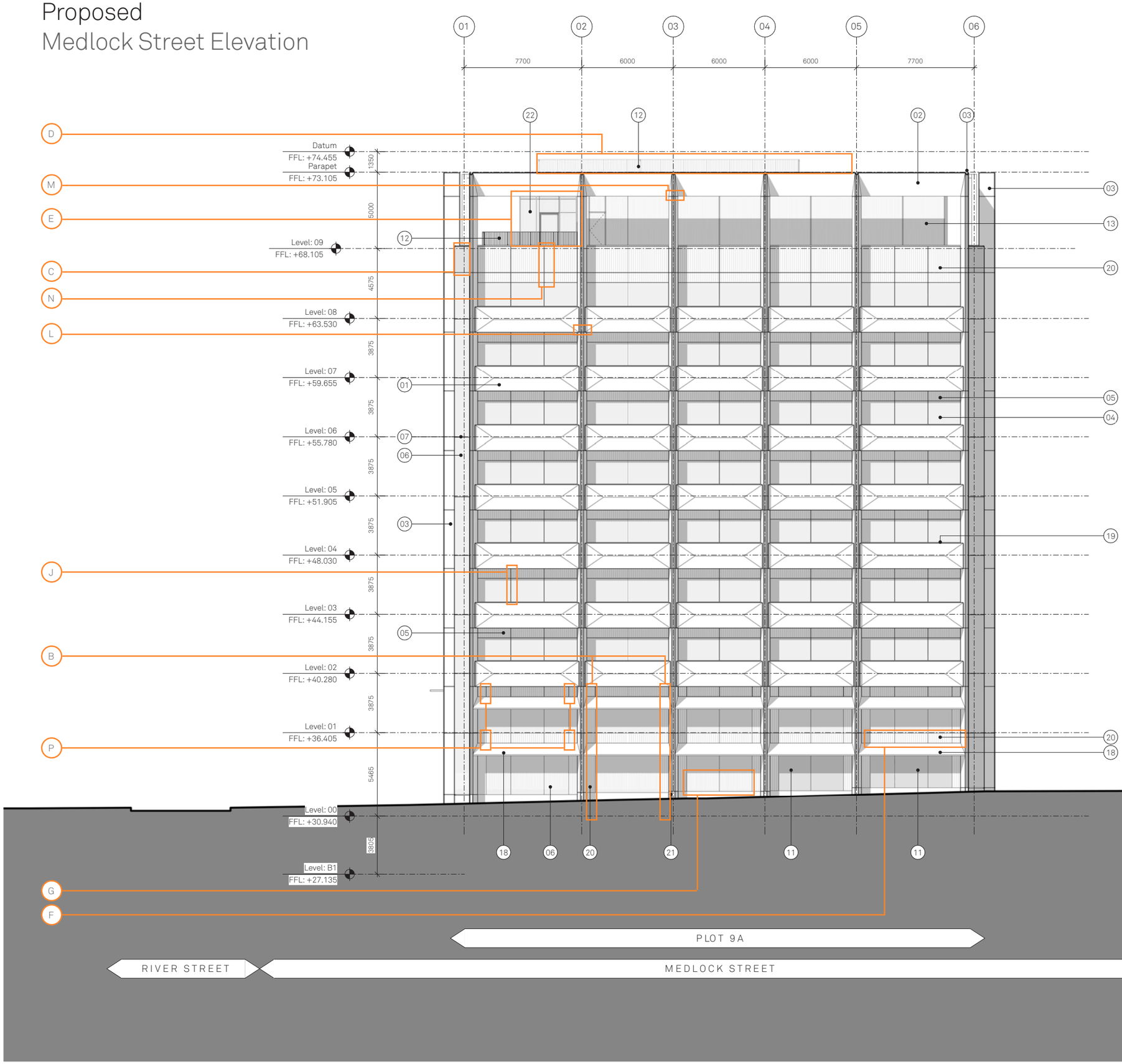

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# Proposed
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23 Shadow box units within curtain wall system. Mid-dark grey frames.

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| Rev: | Date: | Details: |
|---|---|---|
| P01 | 19/03/24 | Issued for Planning |
| C01 | 18/08/22 | Issued for Construction - First Issue |

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
MN2A

Title:
West, GA Elevation
Medlock Street

| Scale: | Origin Date: | Drawn: | Checked: |
|---|---|---|---|
| 1:125 @ A1 | 24/01/22 | HM | JB |

Status:
S2

Drawing No: MN2A-JMA-MB-ZZ-DR-A-042203

Rev: P01

# Consented
## South Elevation




Notes:

MATERIALITY KEY:

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Project Name: | Title: | | | | Scale: | | |
| Plot 9a<br>First Street | South<br>GA Elevation | | | | 1:125@A1 | | |
| Drawn: | Checked: | Status: | Drawing No: | Drawing No: | | Rev: | |
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| Details: | | | | | | | |
| B | 16/02/22 | Issued for Planning | | | | | |

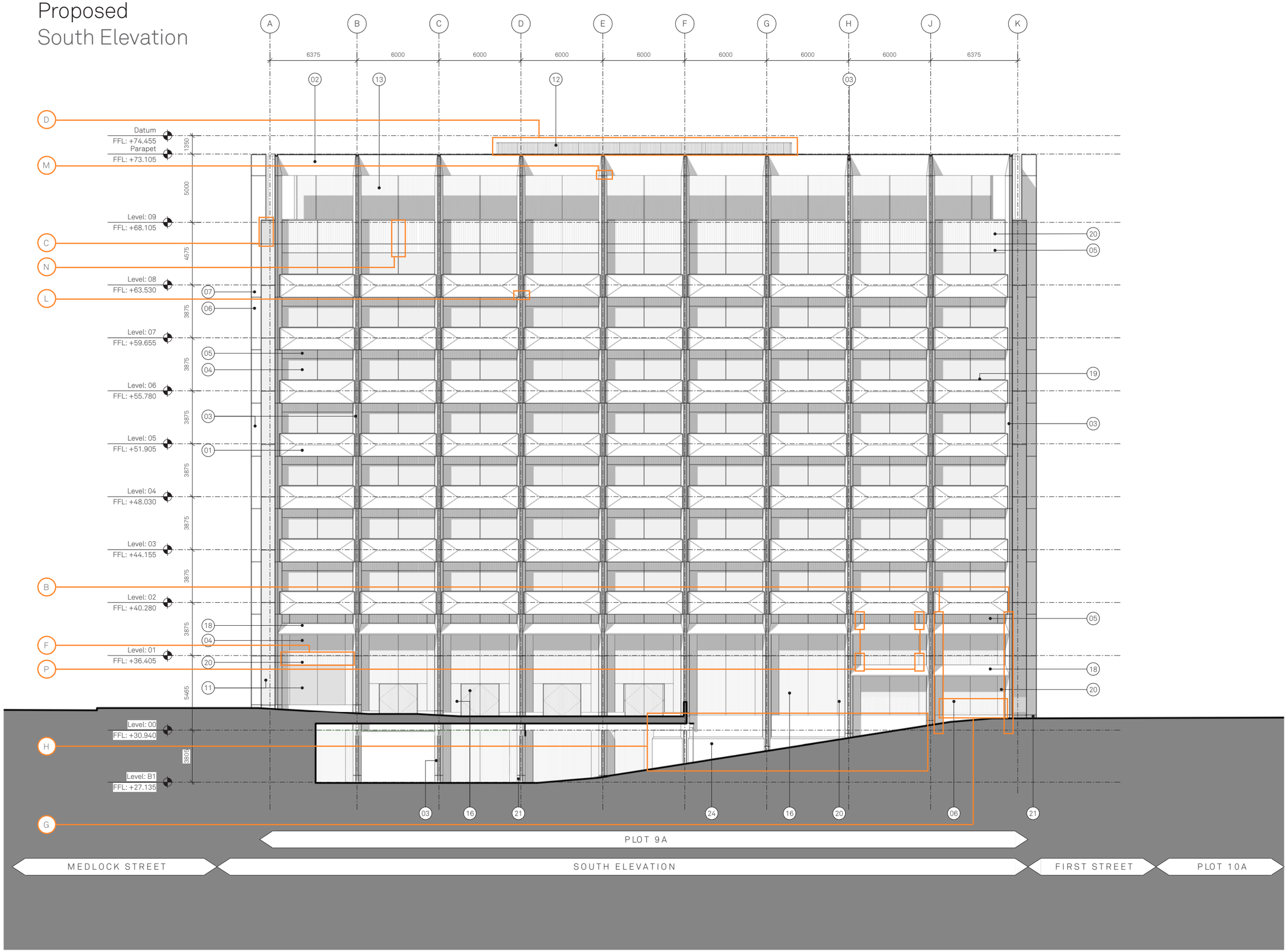

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# Proposed
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|---|---|---|
| P01 | 19/03/24 | Issued for Planning |
| C01 | 18/08/22 | Issued for Construction - First Issue |

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW

Project:
MNZA

Title:
South, GA Elevation

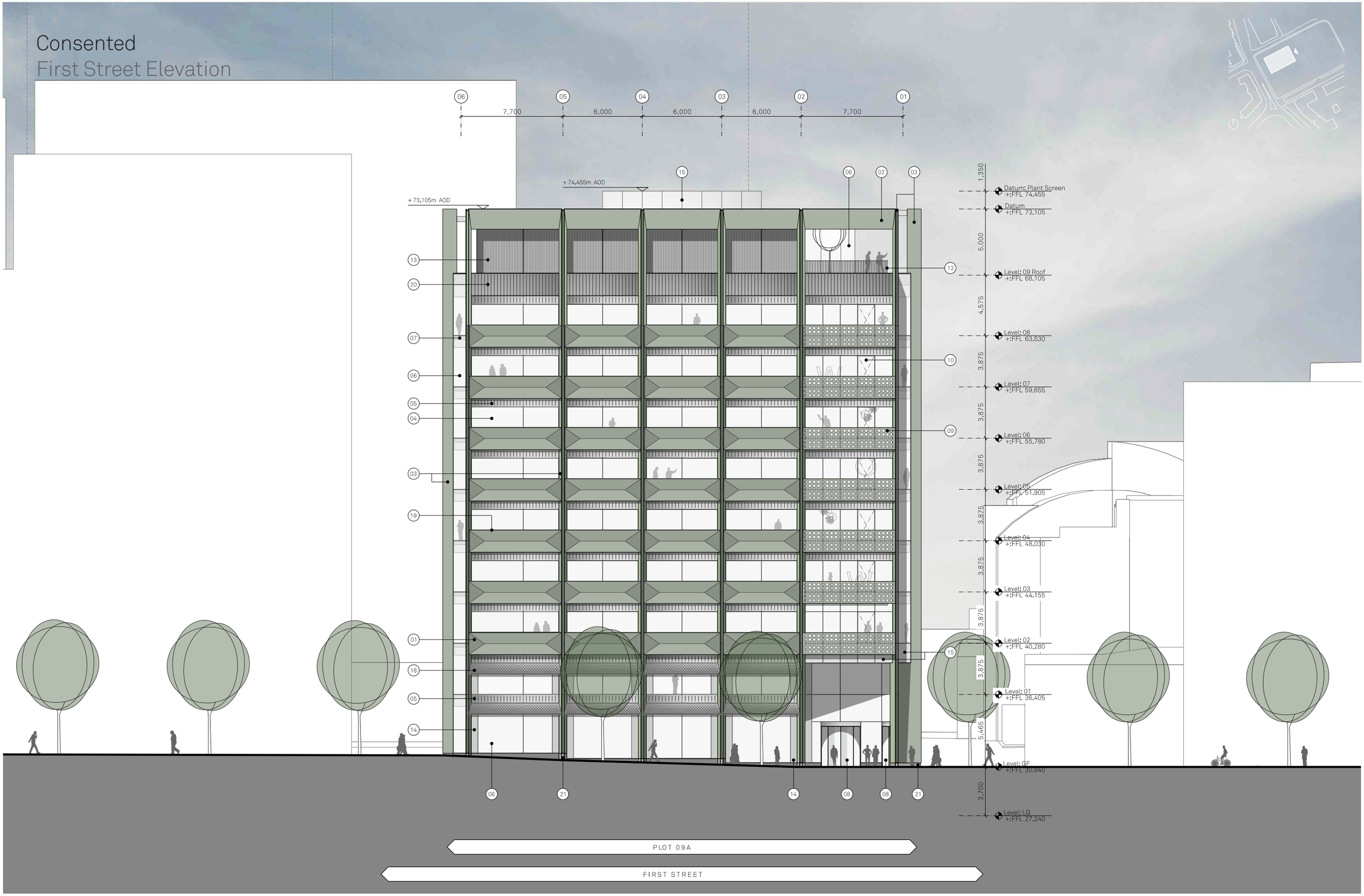
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| 1:125 @ A1 | 24/01/22 | HM | JB |

Status:
S2

Drawing No: MNZA-JMA-MB-ZZ-DR-A-042202

Rev: P01

# Consented
## First Street Elevation




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| Project Name: | Title: | Scale: |
|---|---|---|
| Plot 9a<br>First Street | East, GA Elevation<br>First Street | 1:125@A1 |

| Drawn: | Checked: | Status: | Drawing No: | Drawing No: | Rev: |
|---|---|---|---|---|---|
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Details:

B 16/02/22 Issued for Planning

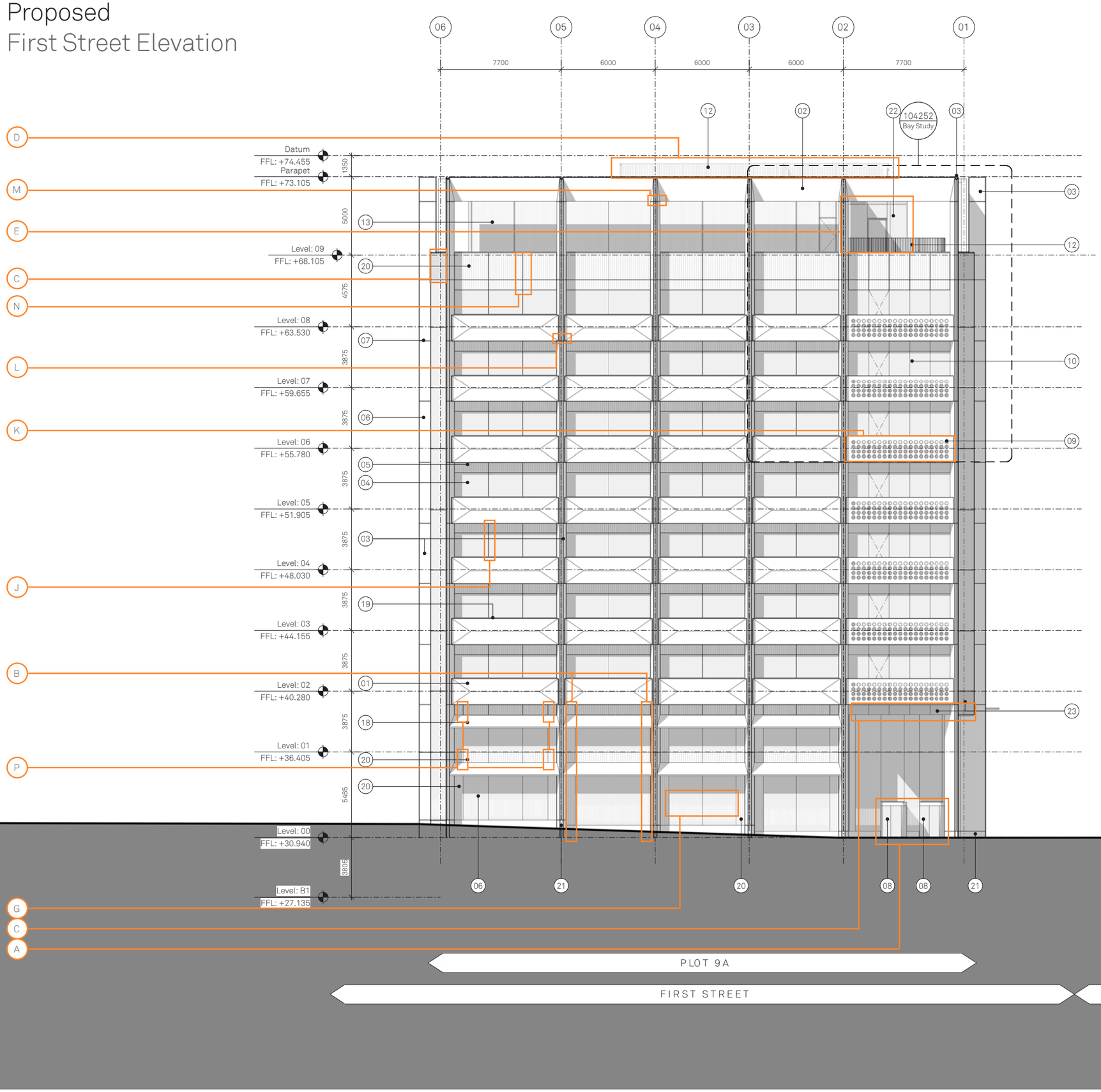

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4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690



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# Proposed
## First Street Elevation




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⚠ CDM CONSTRUCTION - It is considered that the proposed works are within the scope of a competent contractor to undertake without the need for specialist input. Where hazards have been identified, refer to 'relevant Key' Schedule in 'Designers Risk Assessment'.

Key Plan:

### GENERAL NOTES:

This drawing is to be read in conjunction with all Design Consultant's drawings, reports and specifications including:

- Structural Enginner
- MEP Engineer
- Fire Engineer
- Acoustician
- Landscape Architect
- Cleaning, Access & Maintenance Report
- HARMS Register

### MATERIALITY KEY:

01 Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern. Acid etched finish

02 Horizontal green pre cast concrete forming an angled crown at top. Polished finish

03 Vertical green pre cast concrete cladding. Polished finish

04 Capless fixed glazing set out on a 3m module. Mid-dark grey frames with clear glass

05 Capless opening solid vent panel with decorative profile. Anodised metal, mid-dark silver finish

06 Capless glass to glass curtain walling system set out to a 1.5m & 3m module. Mid-dark grey frames with clear glass and manifestation pattern to ground floor only. Manifestation to comply with Approved Documents and British Standards. Module width changes to suit full height glazing at building corners

07 Recessed PPC insulated metal spandrel panel behind glass masking floor construction

08 Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system

09 Horizontal green pre cast concrete panel with decorative perforations. Panel sits in front of winter garden curtain walling system. Acid etched finish

10 Capless curtain walling system to winter gardens with automated parallel opening panels. Mid-dark grey frames with clear glass

11 Back painted glass in a curtain walling system, mid-dark grey frames

12 PPC Metal balustrade

13 Vertical metal louvre system, mid grey metallic PPC, screening external plant

14 ~~Grey vertical pre cast concrete cladding, articulated with a decorative ribbed profile. Acid etched finish~~

15 ~~Back painted glass screen concealing plant at roof level~~

16 Vertical metal louvre system, mid grey metallic PPC, with integrated service doors as part of system

17 ~~Metal ventilation louvres at high level. Metallic mid-dark silver finish~~

18 Decorative anodised metal panel for solar shading with perforated pattern. Mid-dark silver finish

19 PPC Aluminium flashing, colour to match green PCC

20 Anodised metal panel with decorative profile, mid-dark silver finish

21 Dark grey pre cast concrete plinth. Acid-etched finish

22 To Level 9 - Anodised capped curtain wall system with mid-dark silver finish and clear glass. Internal frames in white

23 Shadow box units within curtain wall system. Mid-dark grey frames.

24 Metallic PPC metal cladding to car park ramp below ground

| Rev: | Date: | Details: |
|---|---|---|
| P01 | 19/03/24 | Issued for Planning |
| C01 | 18/08/22 | Issued for Construction - First Issue |

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Project:
MN2A

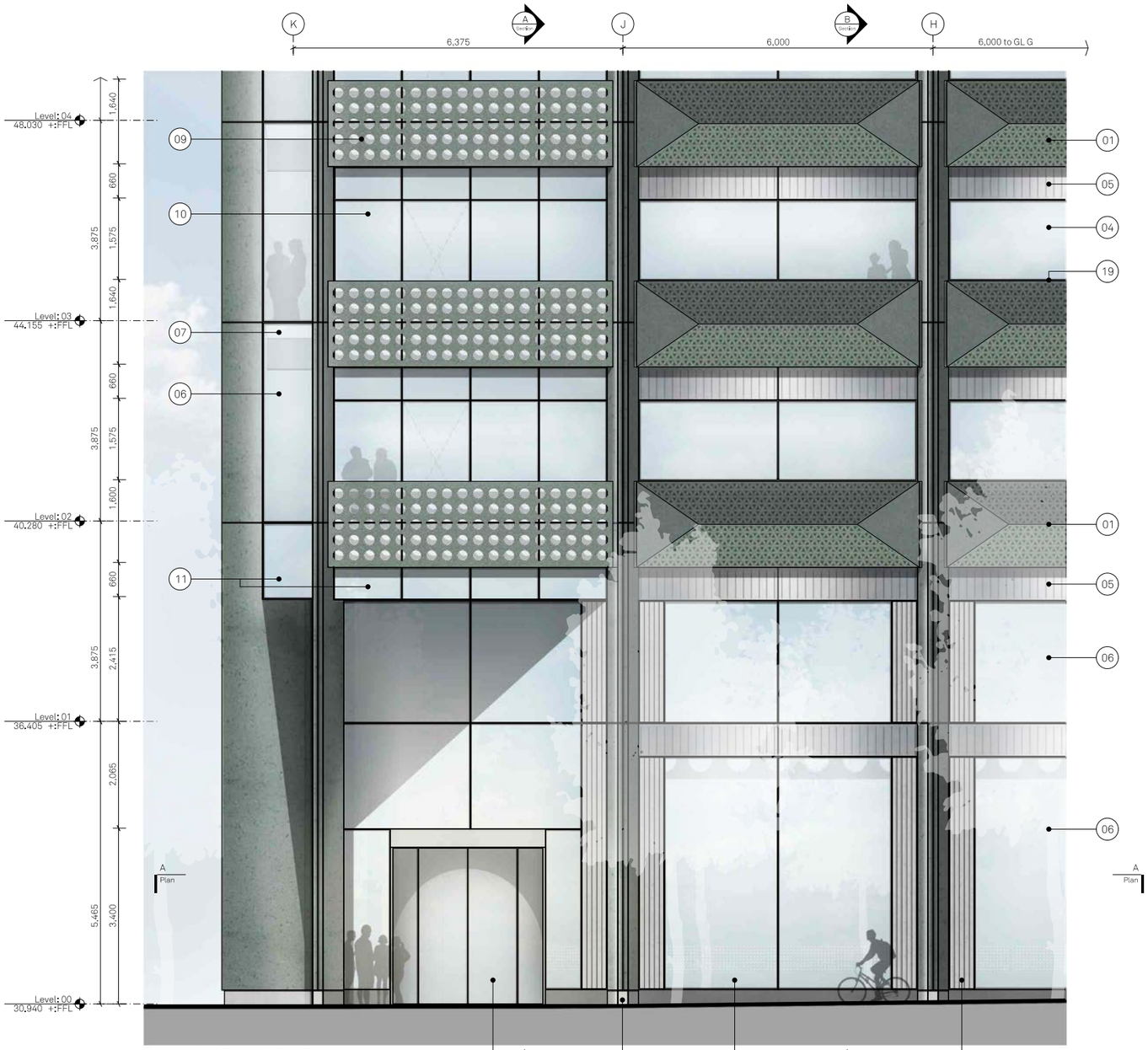
Title:
East, GA Elevation
First Street

| Scale: | Origin Date: | Drawn: | Checked: |
|---|---|---|---|
| 1:125 @ A1 | 24/01/22 | HM | JB |

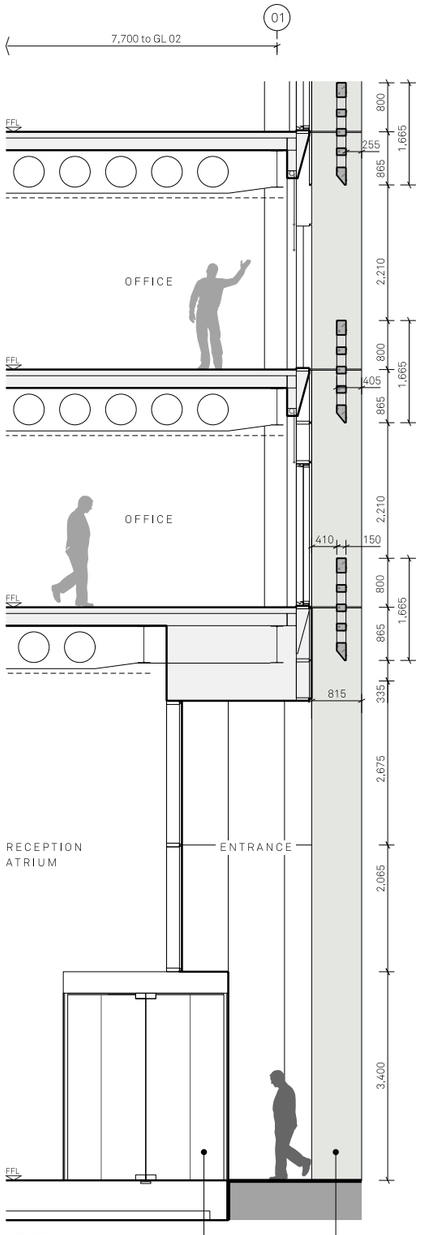
Status:
S2

Drawing No: MN2A-JMA-MB-ZZ-DR-A-042201

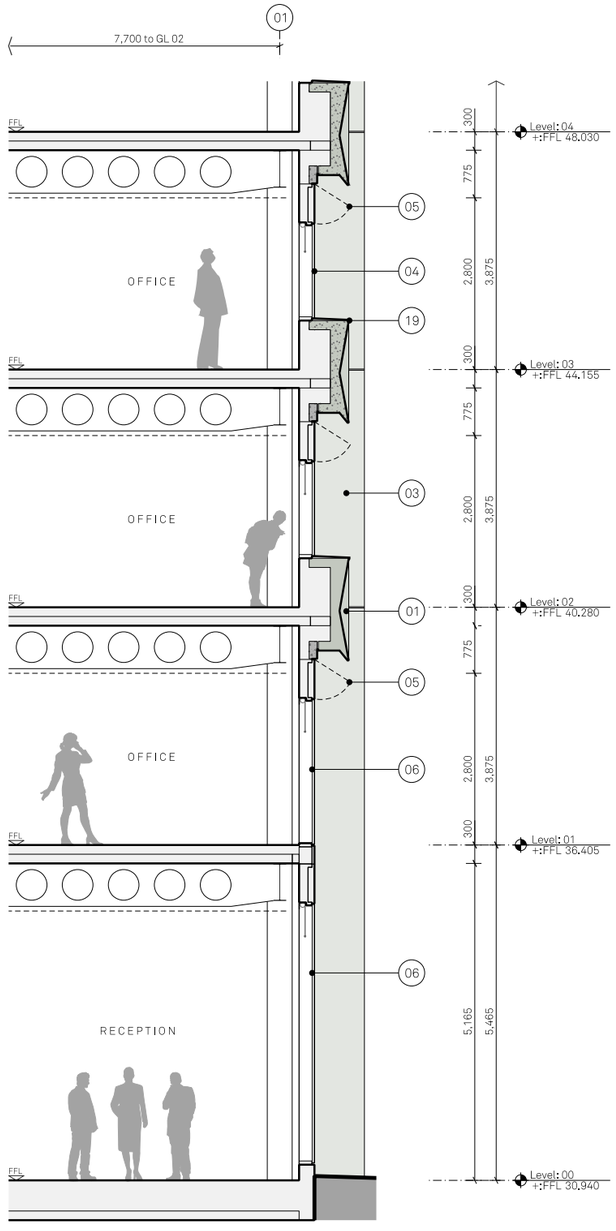
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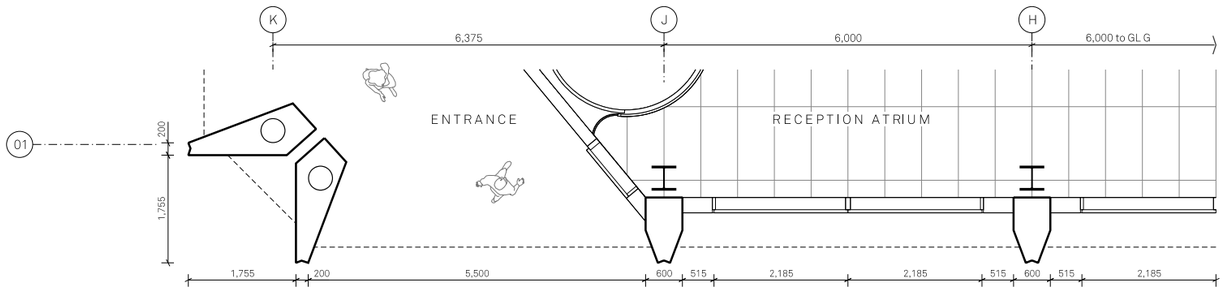

PARTIAL ELEVATION
Office entrance



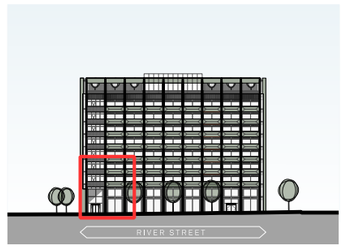

SECTION A
Office entrance




SECTION B
Through ground floor curtain walling




PLAN A
Office Entrance




Notes:

MATERIALITY KEY:

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05 Capless opening solid vent panel with decorative profile. Metallic mid-dark silver finish
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07 Recessed PPC insulated metal spandrel panel behind glass masking floor construction
08 Fully glazed automated powered detection curved sliding door at office entrance, incorporated into curtain walling system
09 Horizontal green pre cast concrete panel with decorative perforations. Panel sits in front of winter garden curtain walling system. Acid etched finish
10 Capless curtain walling system to winter gardens with automated parallel opening panels. Mid-dark grey frames with clear glass
11 Back painted glass in a curtain walling system, mid-dark grey frames
12 PPC Metal balustrade
13 Vertical metal louvre system, mid grey metallic PPC, screening external plant
14 Grey vertical pre cast concrete cladding, articulated with a decorative ribbed profile. Acid etched finish
15 Back painted glass screen concealing plant at roof level
16 Vertical metal louvre system, mid grey metallic PPC, with integrated service doors as part of system
17 Metal ventilation louvres at high level. Metallic mid-dark silver finish
18 Decorative metal panel for solar shading with perforated pattern. Metallic mid-dark silver finish
19 PPC Aluminium flashing, colour to match green PCC
20 Metal panel with decorative profile, metallic mid-dark silver finish
21 Grey pre cast concrete plinth. Polished finish

Project Name: Plot 9a First Street
Title: Bay Study 01 River Street Entrance
Scale: 1:50 @ A1
Drawn: HM Checked: MH
Status: Planning
Projects: 05662
Drawing No: _B1_10_4201
Rev: -
Details: - 23/12/21 Issued for Planning

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