Collyhurst Village

Non-material Amendment
Landmark Buildings
September 2024

Version history

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01	16/05/24	PLANNING	Lee Higgins I Senior Architect	First Issue
PL1	02/10/24	PLANNING	Lee Higgins I Senior Architect	Planning Issue

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Purpose of Document

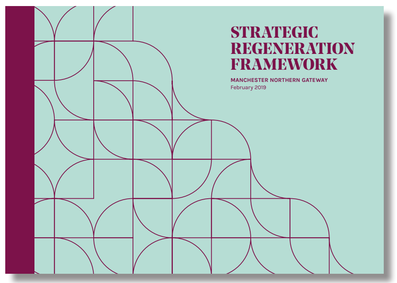
This document has been prepared to help explain and summarise all changes to the facades of the approved Collyhurst Drawings. Whilst changes have been made to the approved scheme, the language and design of the building have been maintained.

1.0 Landmark Buildings

1.1 Northern Gateway SRF - Landmark Buildings

The Northern Gateway Strategic Regeneration Framework presents a unique opportunity to deliver transformational regeneration on an unprecedented scale in Manchester and help fulfil Manchester's potential as a truly innovative, sustainable and world-class city. Produced in February 2019, the SRF set out indicative locations for opportunities for distinctive landmark buildings with a focus on architectural treatment. These are highlighted on the adjacent map.

There are three locations, one at the junction of Paget Street and Thornton Street North, and two at each junction along Marsden Street. Our proposals, which were granted planning permission in June 2021, aimed to closely align these locations with the developed scheme. These locations our highlighted in red on the adjacent page.



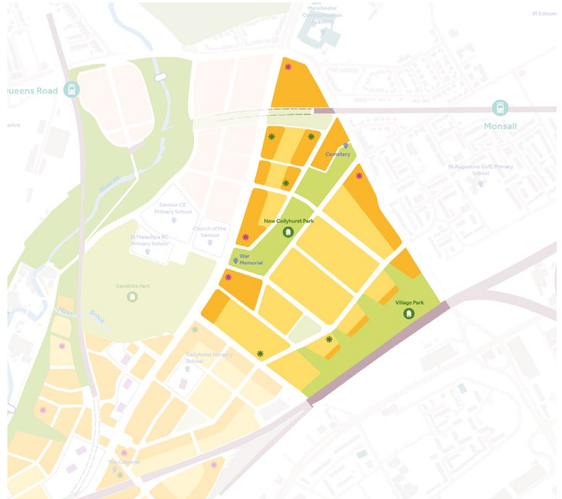


Figure 37 - Collyhurst Village indicative density

1.1 Landmark Buildings Locations



Landmark Buildings

1.2 Landmark Treatment - Consented Scheme

At key locations, and with reference to the SRF, a different approach to materiality was proposed to add architectural character. The consented scheme used a brick blend of the buff brick used for the park facing houses and the brown brick for houses fronting the living streets. The intention was for these landmark buildings to provide wayfinding and architectural interest, whilst being in keeping with the architectural approach of the scheme.

Following planning approval three sample panels for the facing brickwork were built; one for the apartment red brick, one for the park facing buff brick, and one for the living street light brown brick.

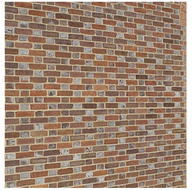
After a review of the brick sample panels it was determined the brick blend for the landmark buildings was not a suitable approach because the contrast between the two bricks were not significant enough to provide the architectural intent.



Consented Scheme: Landmark buildings on junction between Thornton Street North and Paget Street



Sample panels built on site









Precedents

1.3 Landmark Treatment - Current Scheme

As an alternative to the brick blend the current scheme proposes the use of protruding headers to articulate architectural interest along the facades of the landmark buildings, wrapping around the corner to provide a continuity of the principle facades along the gable end.

This treatment is utilised for both the park facing landmark buildings on Plot B and D, and also for the back to back houses adjacent to Rochdale Road on Plot D. To provide a consistent approach to the landmark buildings the buff brick is being proposed for each location.

The sample below and accompanying visuals demonstrates the brick detailing aligns more with the SRF by providing a distinctive landmark building with a greater focus on architectural treatment than the brick blend.



Current Scheme: Landmark buildings on junction between Thornton Street North and Paget Street



Sample on site







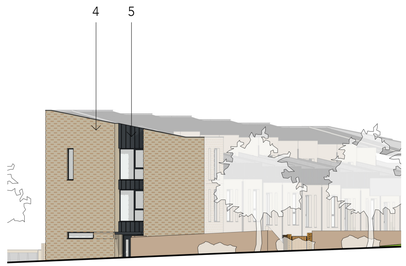


Precedents

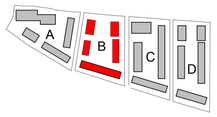
1.4 Plot B Elevations - Consented Scheme

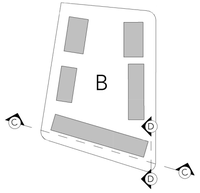


Elevations C-C



Elevations D-D



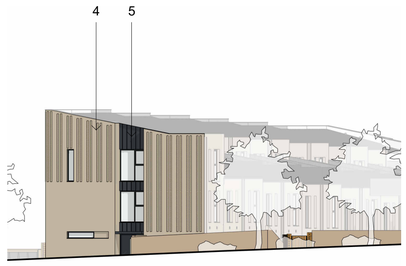


1 Apartment facing brickwork - Red brick
2 Housing facing brickwork type 1 - Buff brick
3 Housing facing brickwork type 2- Light brown brick
4 Landmark buildings - Brick blend - Combination of brickwork type 1 and 2
5 Roof - Grey metal profile
6 Entrance feature glazed brickwork - Green
7 Combined bin/bike stores - Timber surround with street facing brick wall to match houses

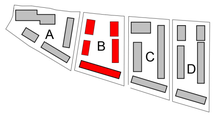
1.5 Plot B Elevations - Current Scheme

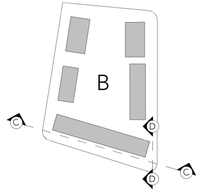


Elevations C-C



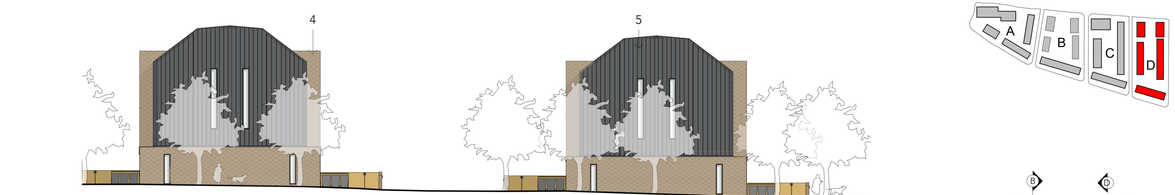
Elevations D-D



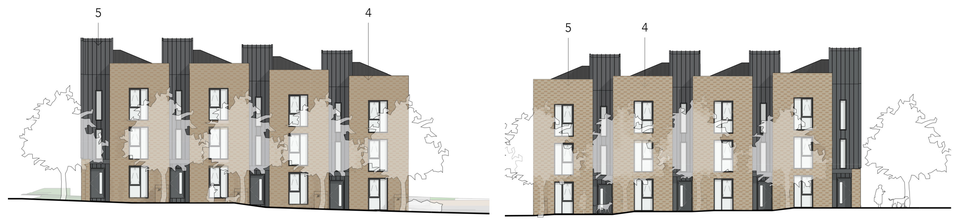


1 Apartment facing brickwork - Red brick
2 Housing facing brickwork type 1 - Buff brick
3 Housing facing brickwork type 2- Light brown brick
4 Landmark buildings - Header brick detail - Colour to match facing brick
5 Roof - Grey metal profile
6 Entrance feature glazed brickwork - Green
7 Combined bin/bike stores - Timber surround with street facing brick wall to match houses

1.6 Plot D Landmark Building Elevations - Consented Scheme



Elevations A-A

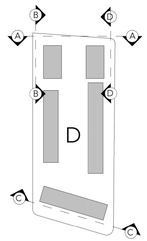


Elevations B-B

Elevations D-D



Elevations C-C



1 Apartment facing brickwork - Red brick
2 Housing facing brickwork type 1 - Buff brick
3 Housing facing brickwork type 2- Light brown brick
4 Landmark buildings - Brick blend - Combination of brickwork type 1 and 2
5 Roof - Grey metal profile
6 Entrance feature glazed brickwork - Green
7 Combined bin/bike stores - Timber surround with street facing brick wall to match houses

1.7 Plot D Landmark Buildings Elevations - Current Scheme



Elevations A-A



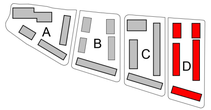
Elevations B-B

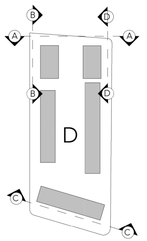


Elevations D-D



Elevations C-C





1 Apartment facing brickwork - Red brick
2 Housing facing brickwork type 1 - Buff brick
3 Housing facing brickwork type 2- Light brown brick
4 Landmark buildings - Header brick detail - Colour to match facing brick
5 Roof - Grey metal profile
6 Entrance feature glazed brickwork - Green
7 Combined bin/bike stores - Timber surround with street facing brick wall to match houses

1.8 Plot B - Park Facing Townhouses



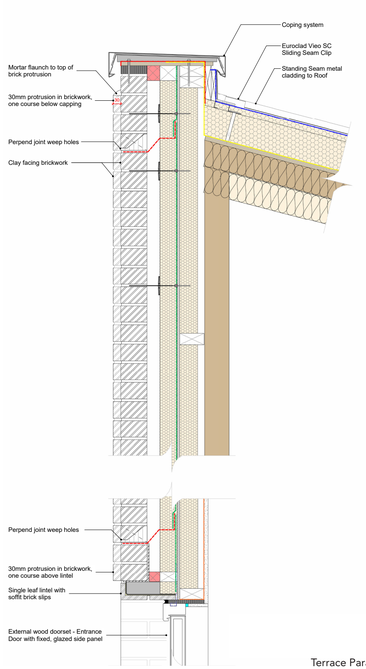
1.9 Plot D - Living Street Townhouses

To provide a consistent approach to the landmark buildings the Plot D back to back houses we are proposing utilising the buff brick as opposed to the consented light brown brick.

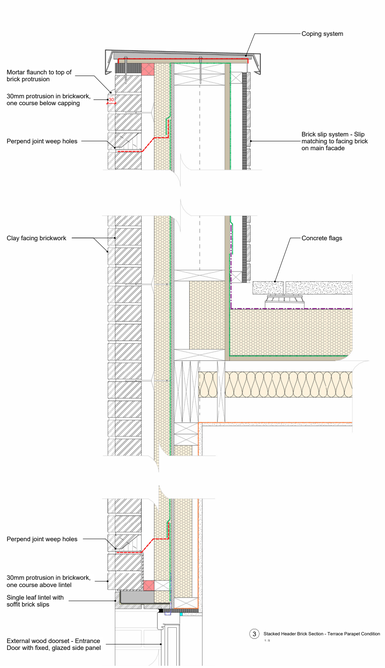


1.10 Detailing - Coping

The protruding header is designed to work with the parapet and around the windows. The protrusion is restricted to 30mm to avoid standing water and for frost protection.



Monopitch Roof Parapet Detail

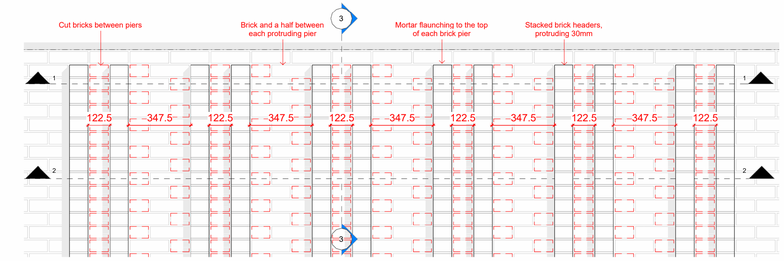


Terrace Parapet Detail

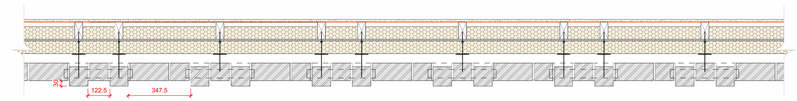
3 Stacked Header Brick Section - Terrace Parapet Condition
1 : 5

1.11 Detailing - Brick Setting Out

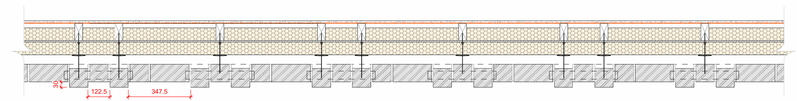
To work with the existing facade brick dimensions the piers have been paired. Cut bricks are required to allow for a consistent setting out.



Stacked Header Brick Elevation Copy 1
1 : 10



1 Stacked Header Brick Plan 1
1 : 10



2 Stacked Header Brick Plan 2
1 : 10

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