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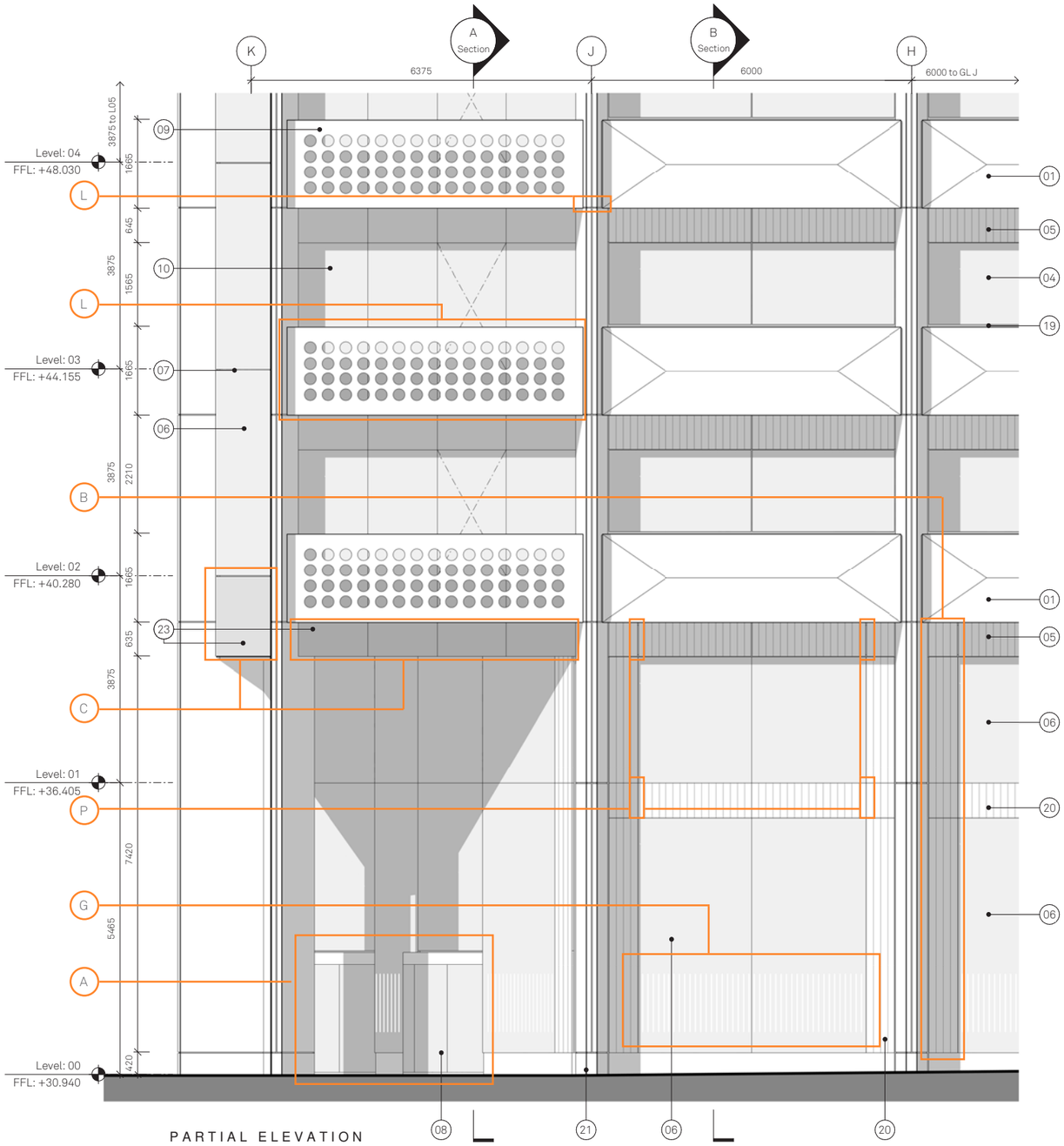
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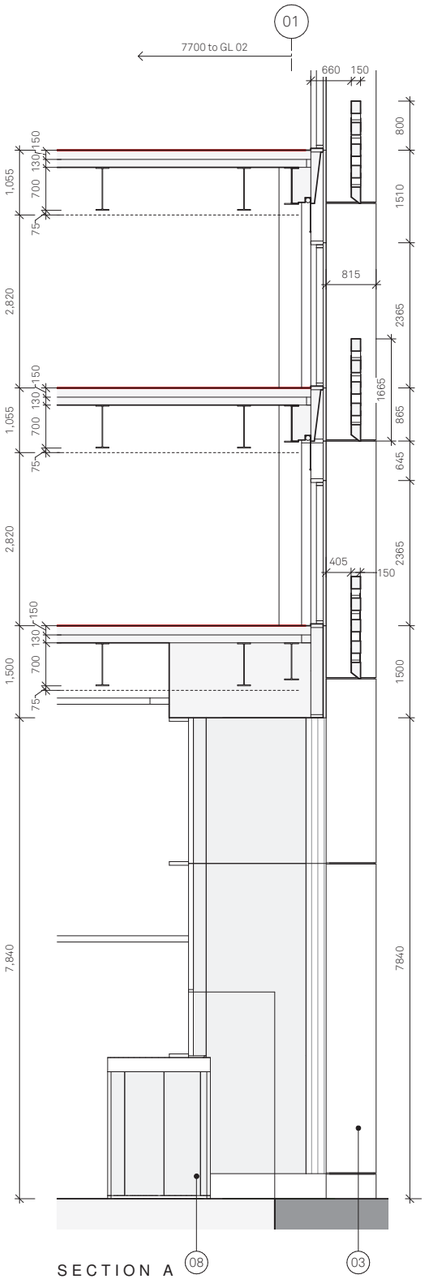
⚠ CDM CONSTRUCTION - It is considered that the proposed works are within the scope of a competent contractor to undertake without significant additional measures. Where risks have been identified, refer to relevant Key Schedule in Designers Risk Assessment.

Key Plan:

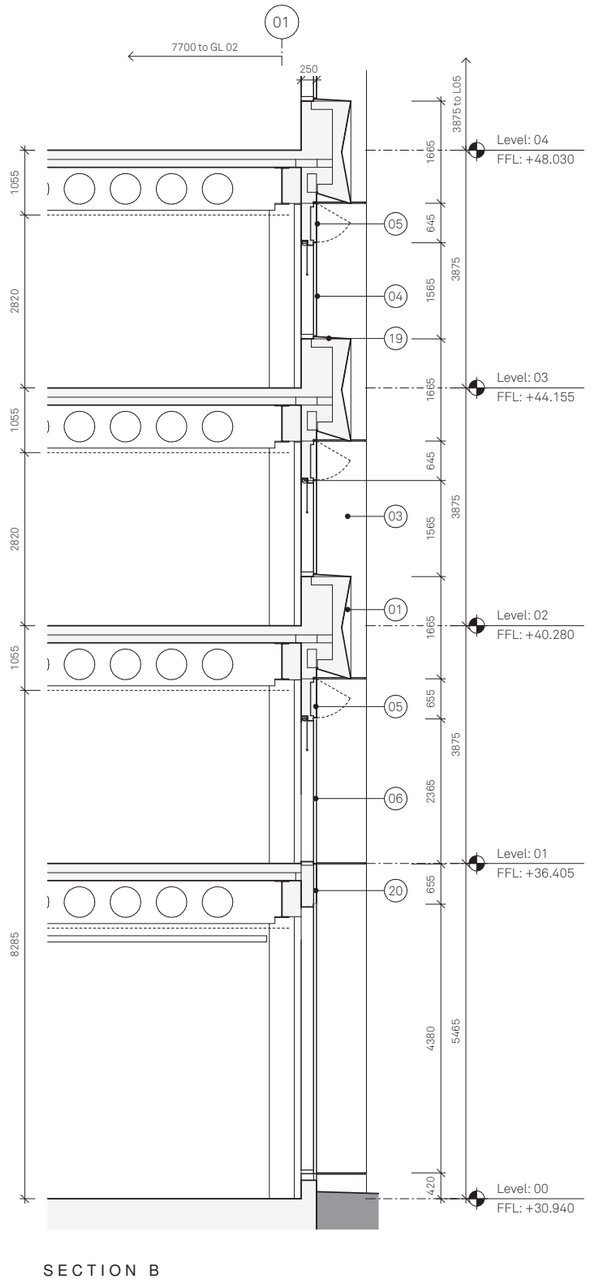




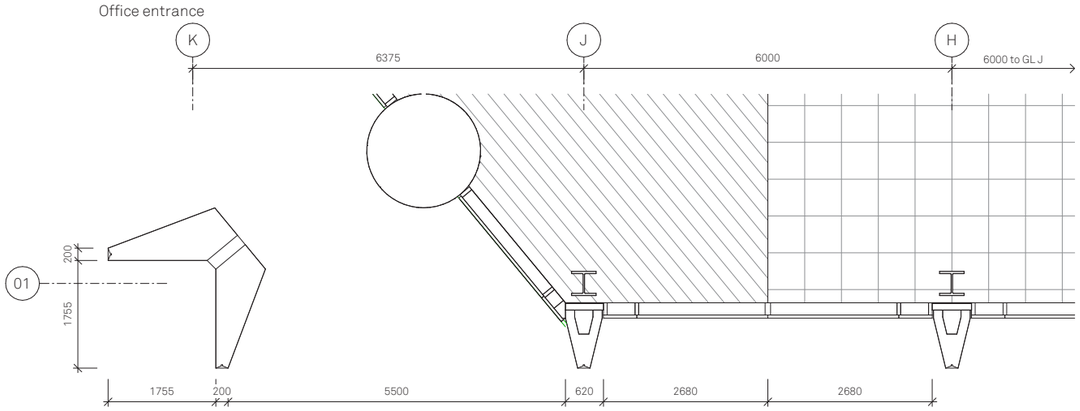
PARTIAL ELEVATION
Office entrance



SECTION A
Office entrance



SECTION B
Through ground floor curtain walling



PLAN A
Office entrance

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

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

Project:
MN2A

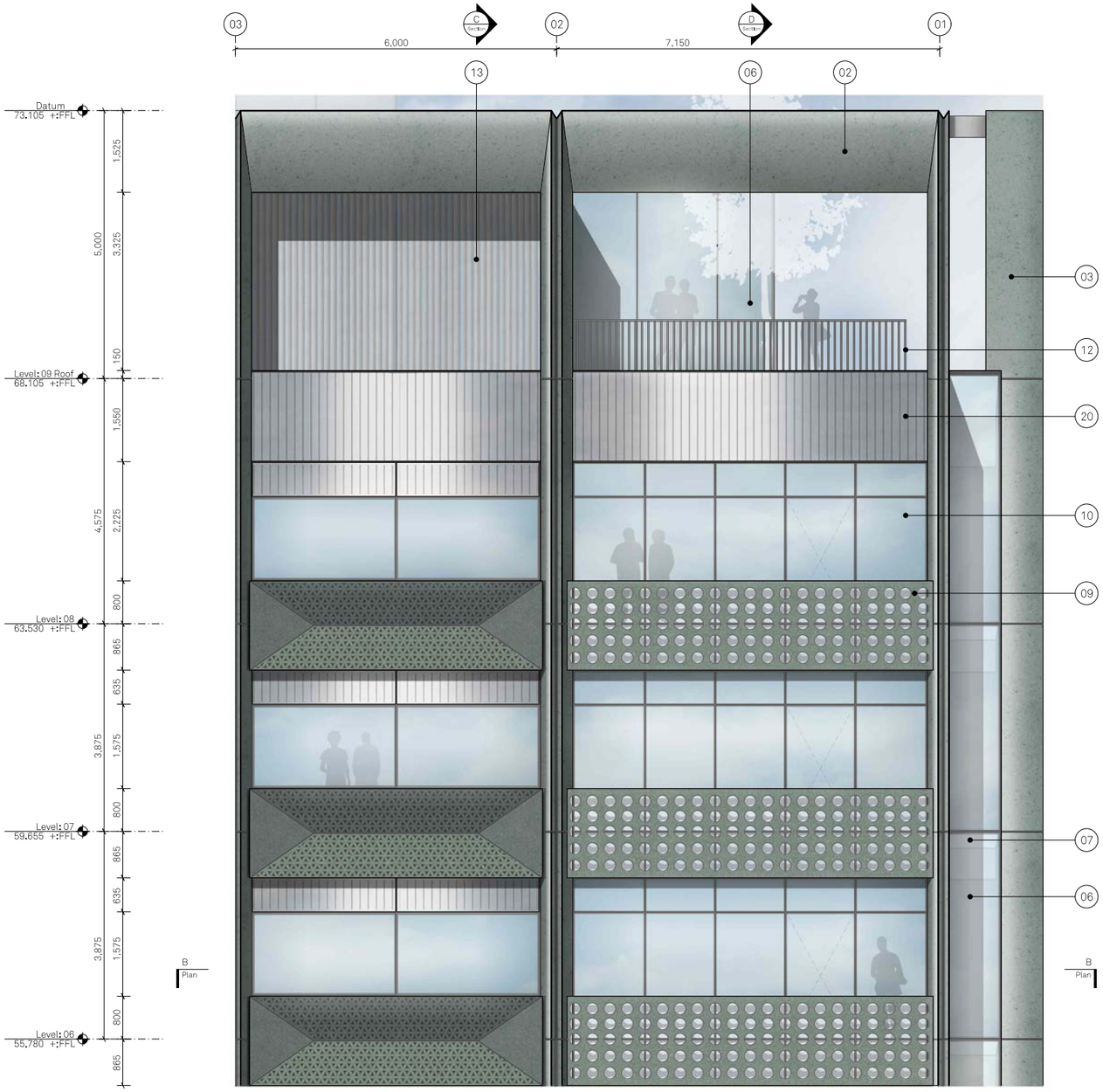
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NMA Bay Study 01
Entrance

Scale:	Origin Date:	Drawn:	Checked:
1:50 @ A1	01/29/24	EN	MH

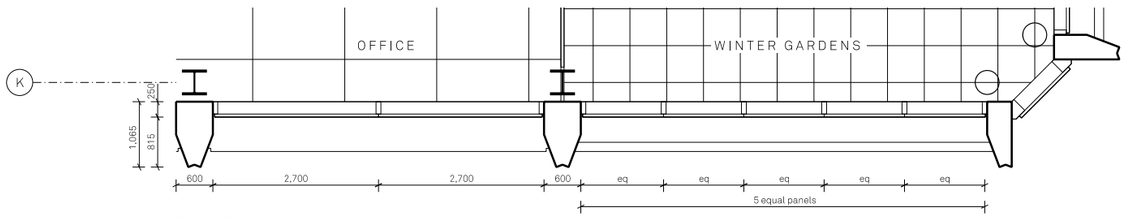
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Drawing No: MN2A-JMA-MB-XX-DR-A-104251

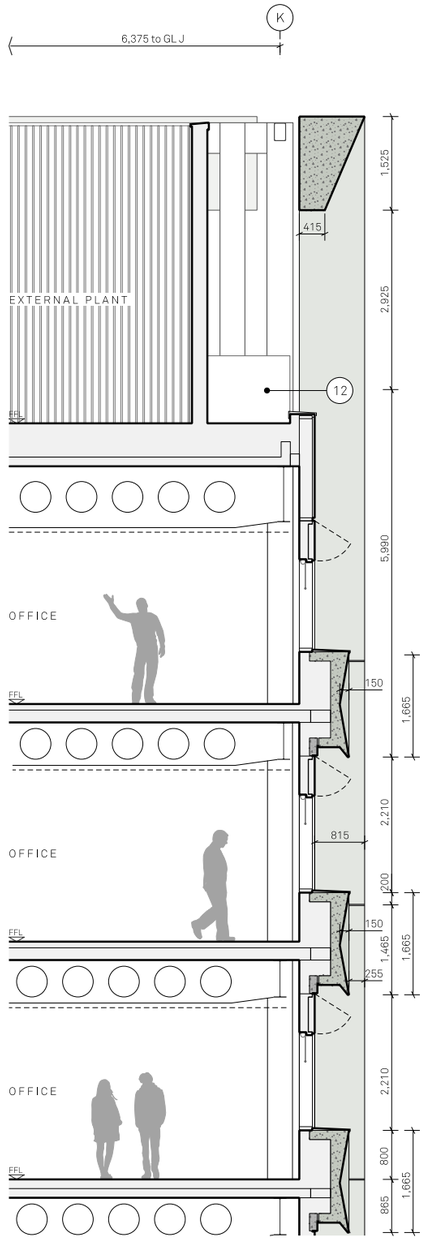
Rev: P01



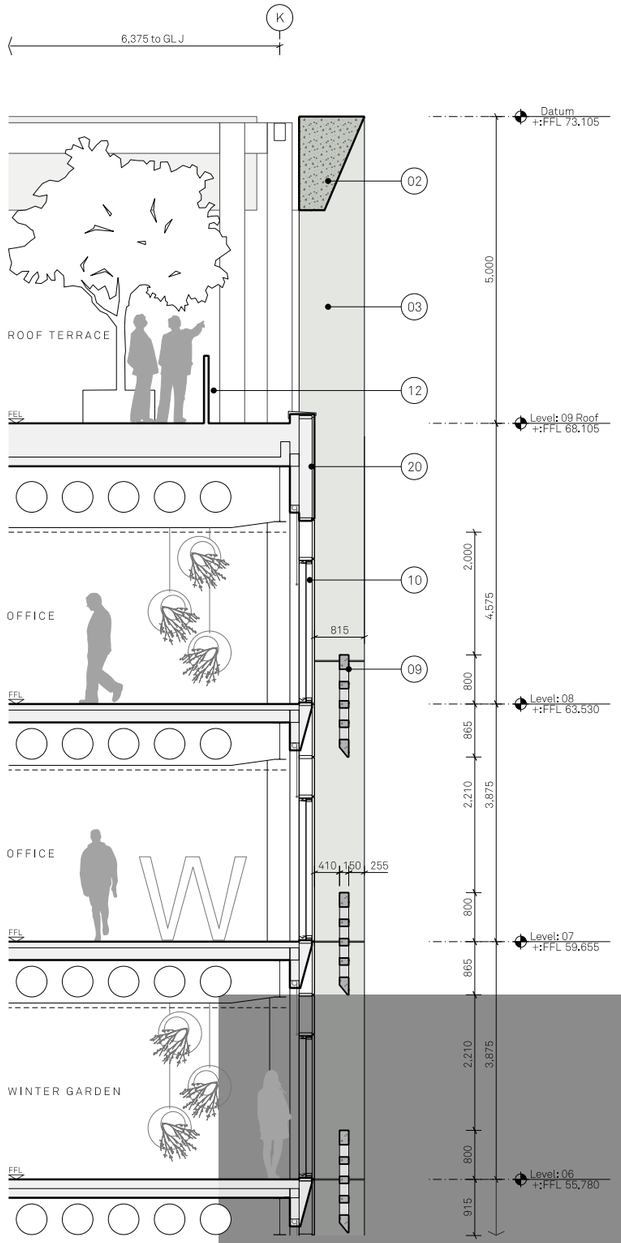
PARTIAL ELEVATION
Winter Gardens



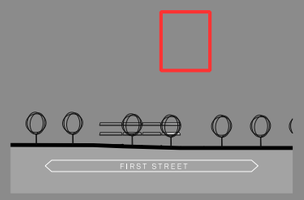
PLAN B
Office & winter garden



SECTION C
Through office & external plant



SECTION D
Through winter gardens & roof terrace



Notes:

MATERIALITY KEY:

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

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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 02 Winter Gardens			Scale: 1:50 @ A1		
Drawn: HM	Checked: MH	Status: Planning	Project: 05662	Drawing No: _B1_10_4202		Rev: -	
Details: -	23/12/21	Issued for Planning					

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

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Key Plan:



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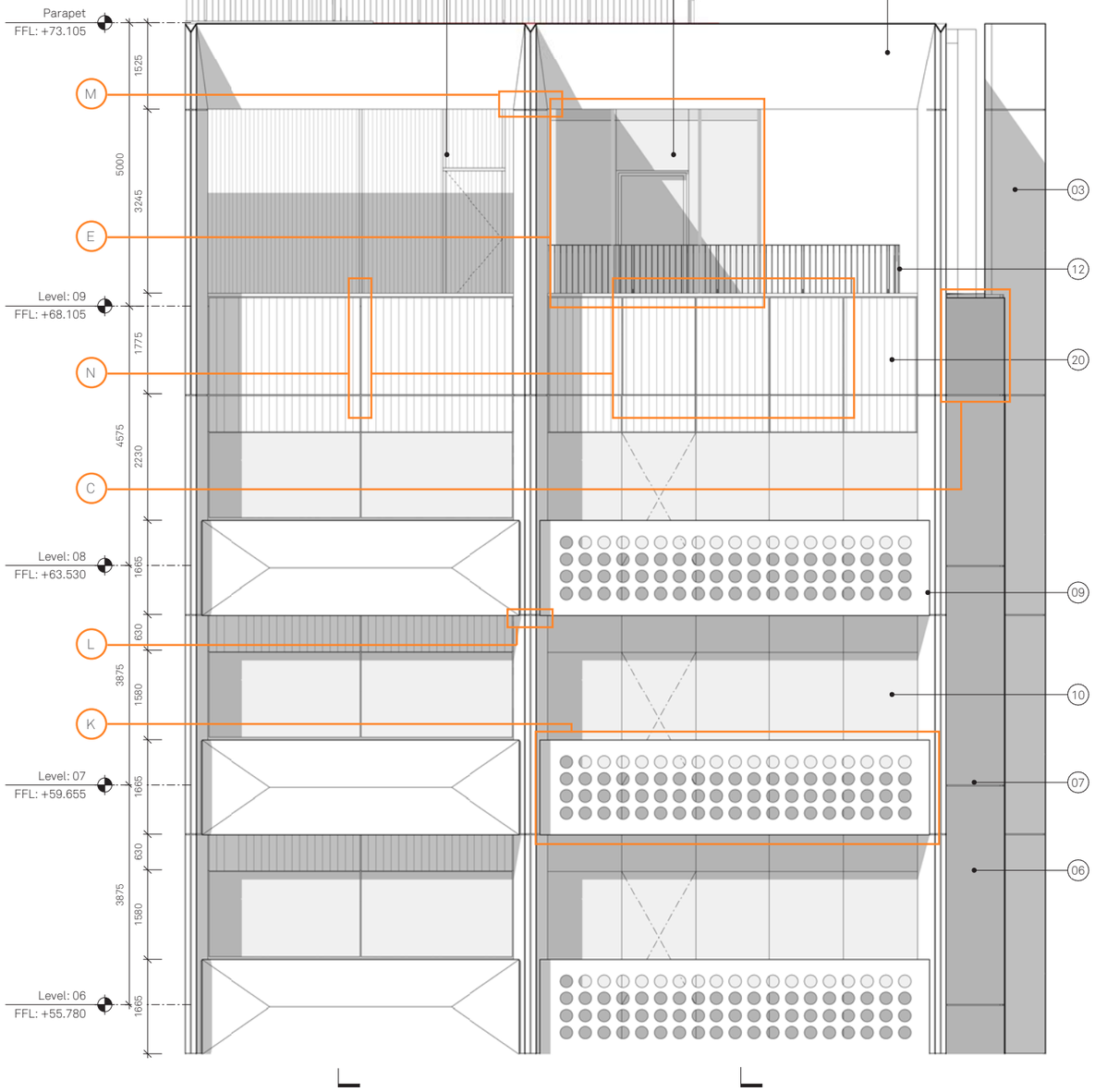
20 Anodised metal panel with decorative profile, mid-dark silver finish

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

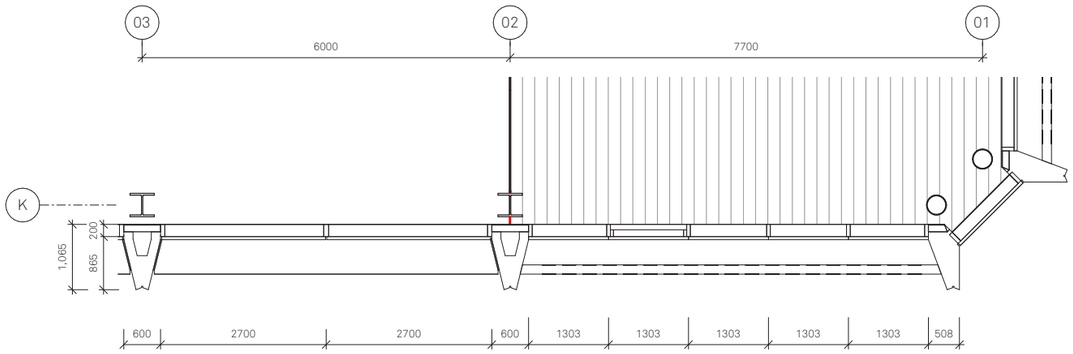
22 To Level 9 - Anodised capped curtain wall system with mid-dark silver finish and clear glass. Internal frames in white

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

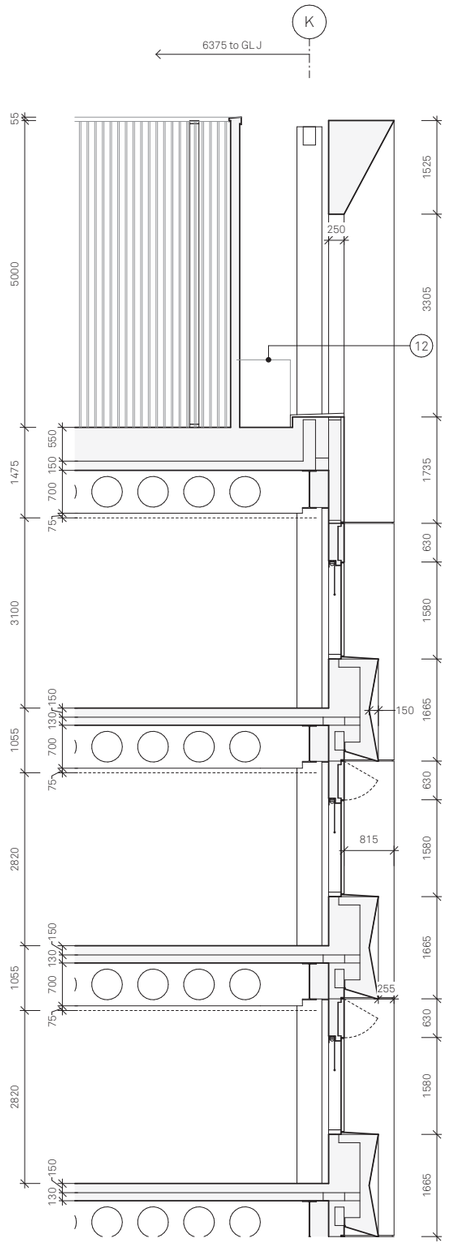
24 Metallic PPC metal cladding to car park ramp below ground



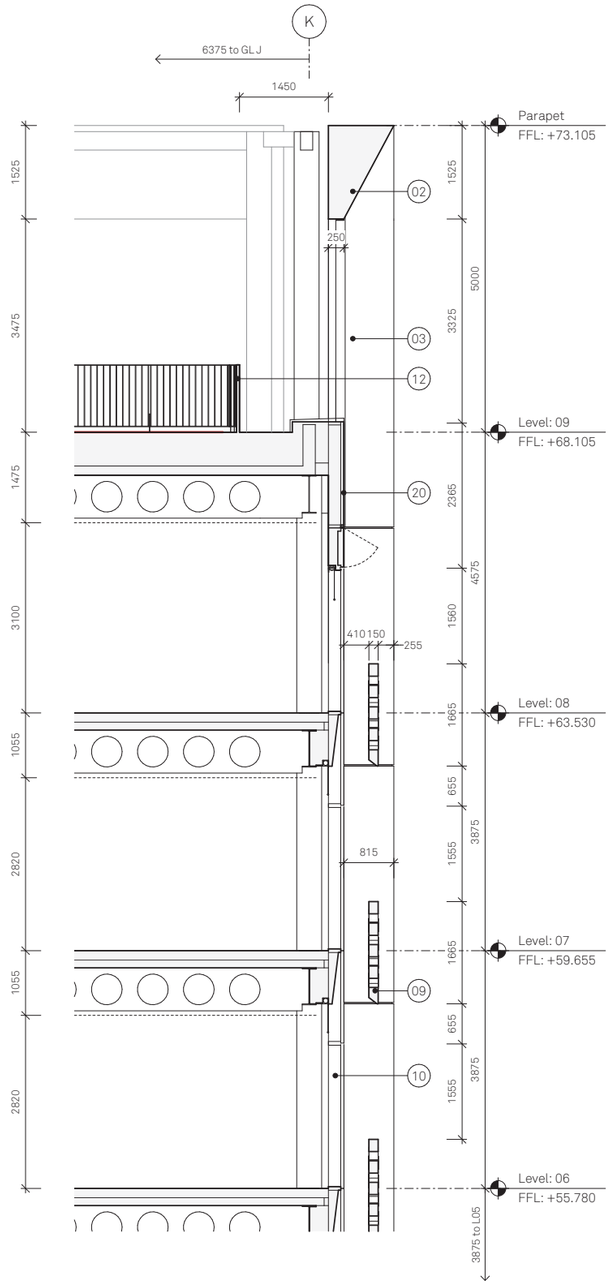
PARTIAL ELEVATION
Winter Gardens



PLAN B
Winter Gardens



SECTION C
Through office & external plant



SECTION D
Through Winter Gardens & roof terrace

Rev:	Date:	Details:
P01	19/03/24	Issued for Planning

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Union, 2-10 Albert Square, Manchester, M2 6LW

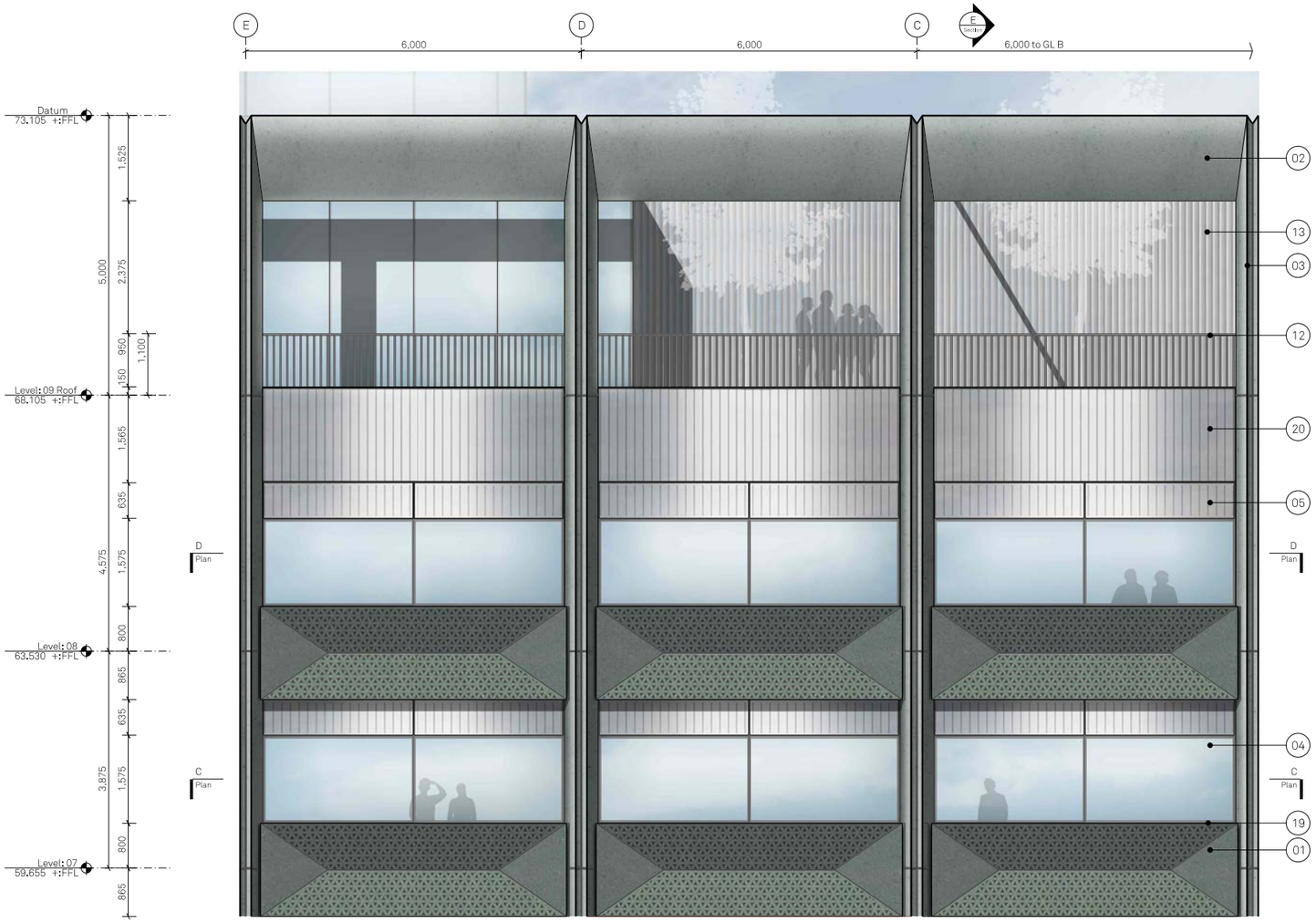
Project:
MN2A

Title:
NMA Bay Study 02
Winter Gardens

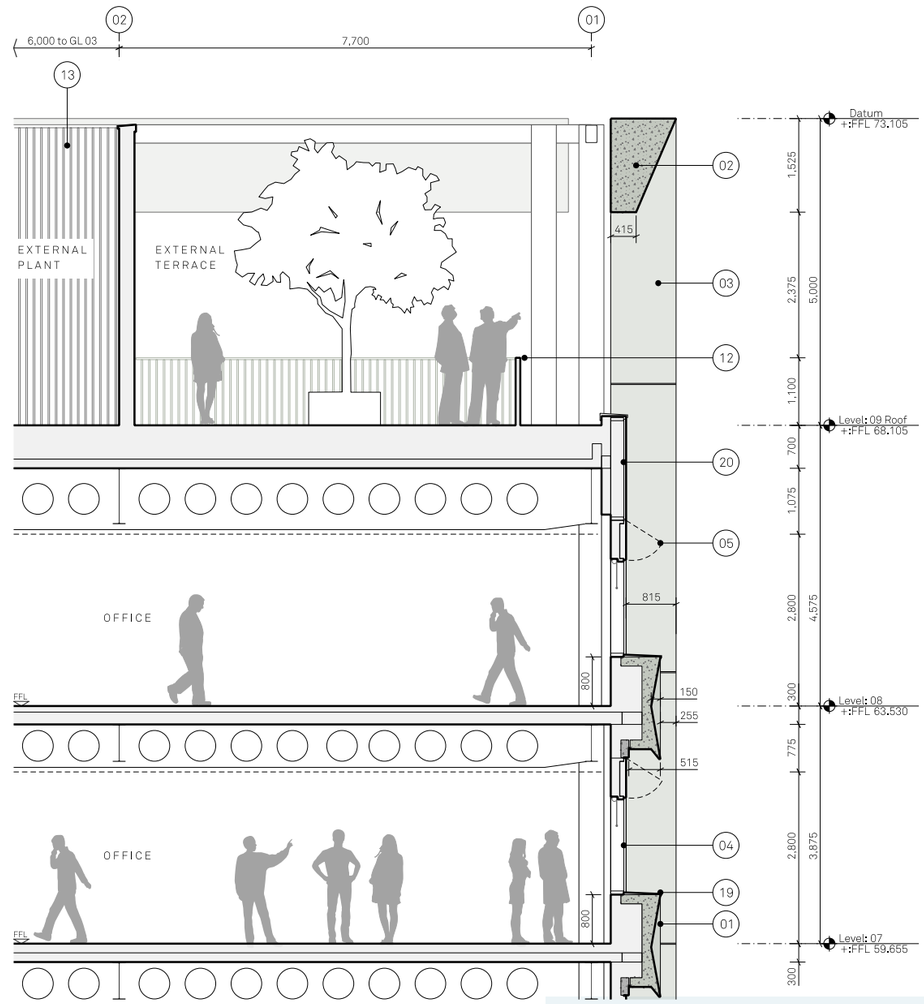
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Status:
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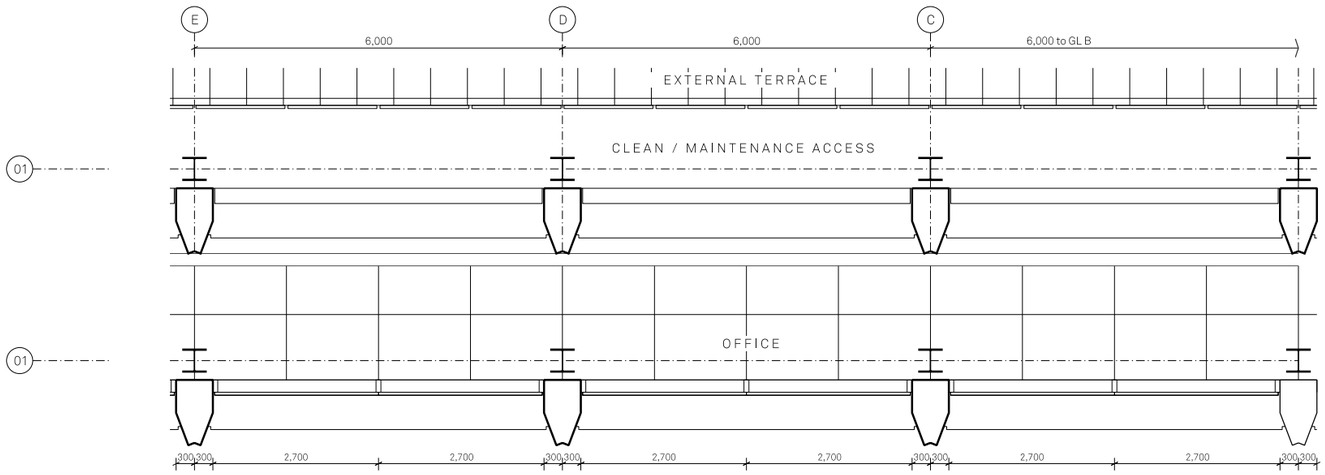
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Rev: P01



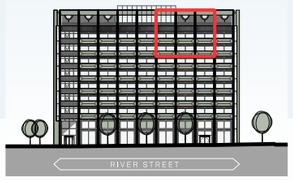
PARTIAL ELEVATION
External Terrace



SECTION E
Through office & external terrace



PLAN C&D
Typical office & external terrace



Notes:

MATERIALITY KEY:

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

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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

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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

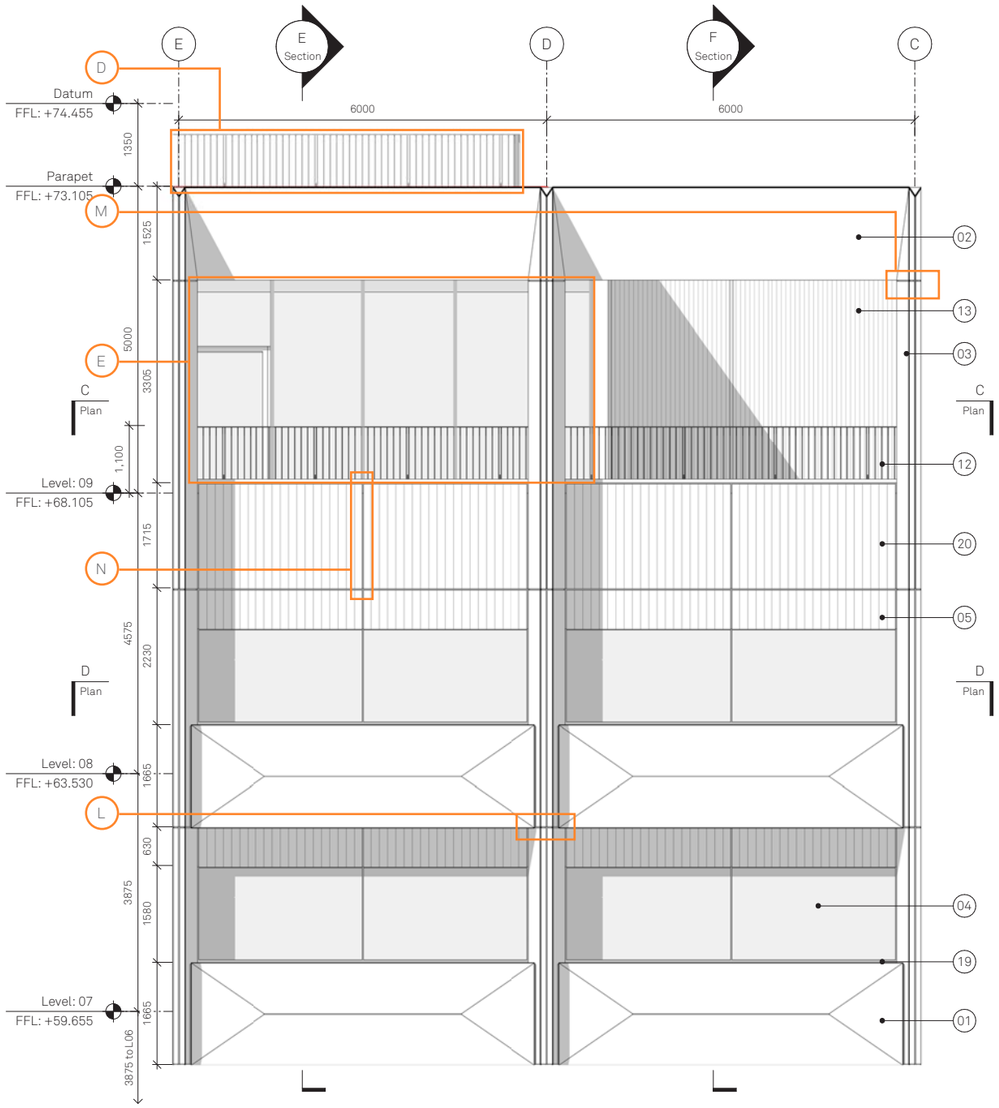
20 Metal panel with decorative profile, metallic mid-dark silver finish

21 Grey pre cast concrete plinth. Polished finish

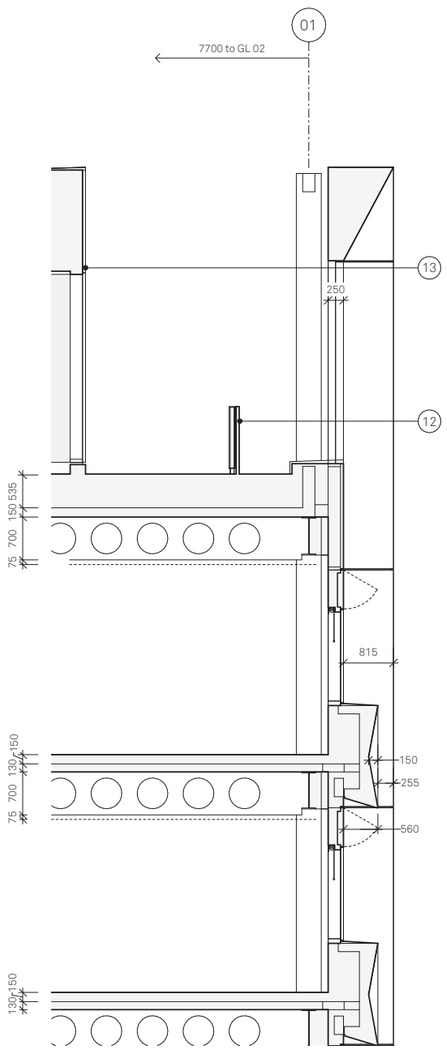
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Drawn: HM	Checked: MH	Status: Planning		Project: 05662	Drawing No: _B1_10_4203		Rev: -	
Detail: -	23/12/21	Issued for Planning						

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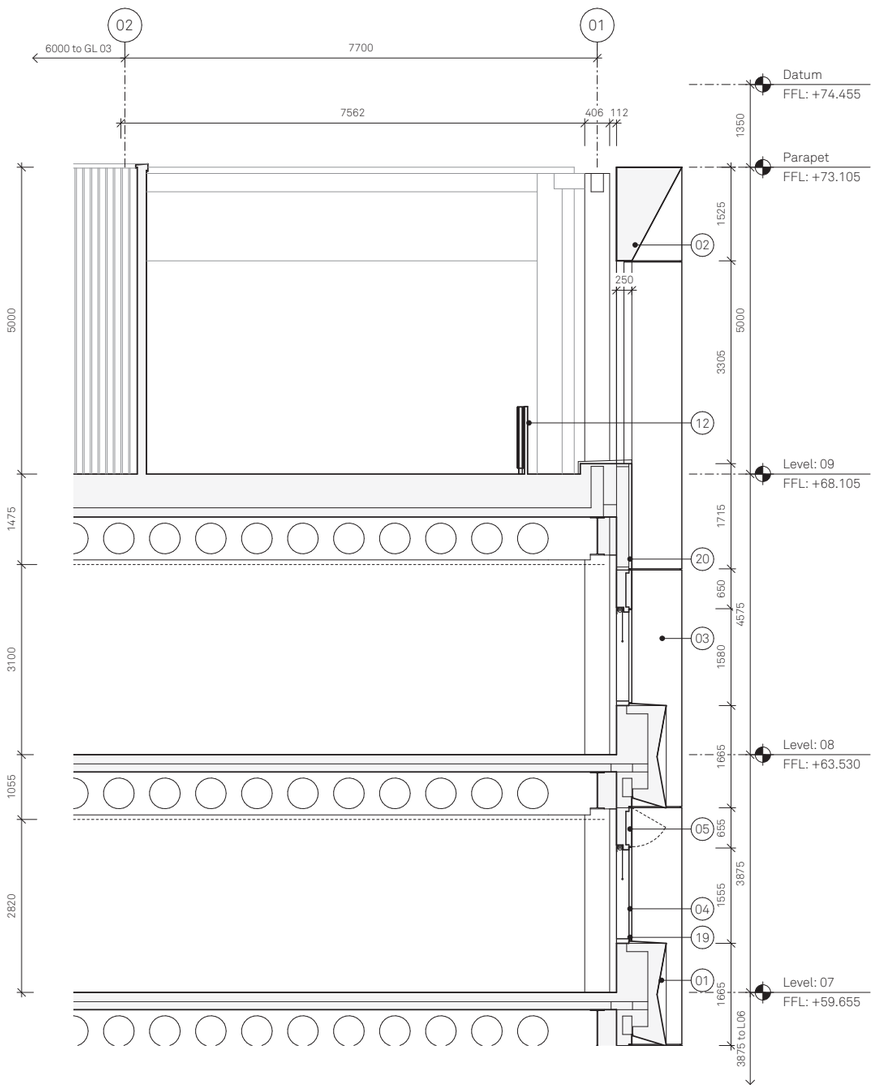
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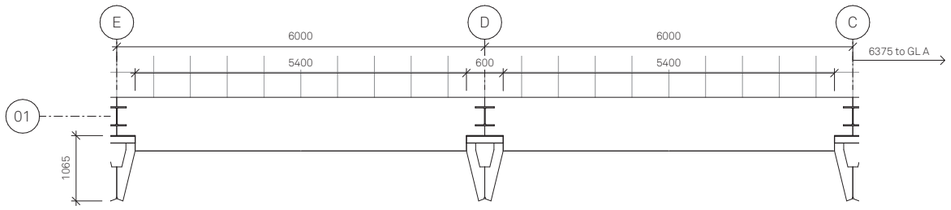
PARTIAL ELEVATION
External terrace



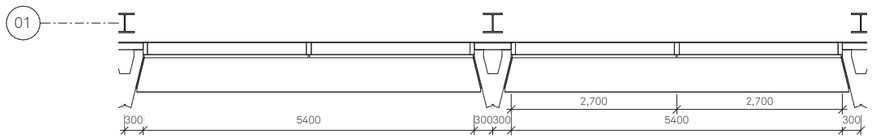
SECTION E
Through office & roof pavillion



SECTION F
Through office & external terrace



PLAN C
External terrace



PLAN D
Typical office

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Key Plan:



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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

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

Project:
MNZA

Title:
NMA Bay Study 03
External Terrace

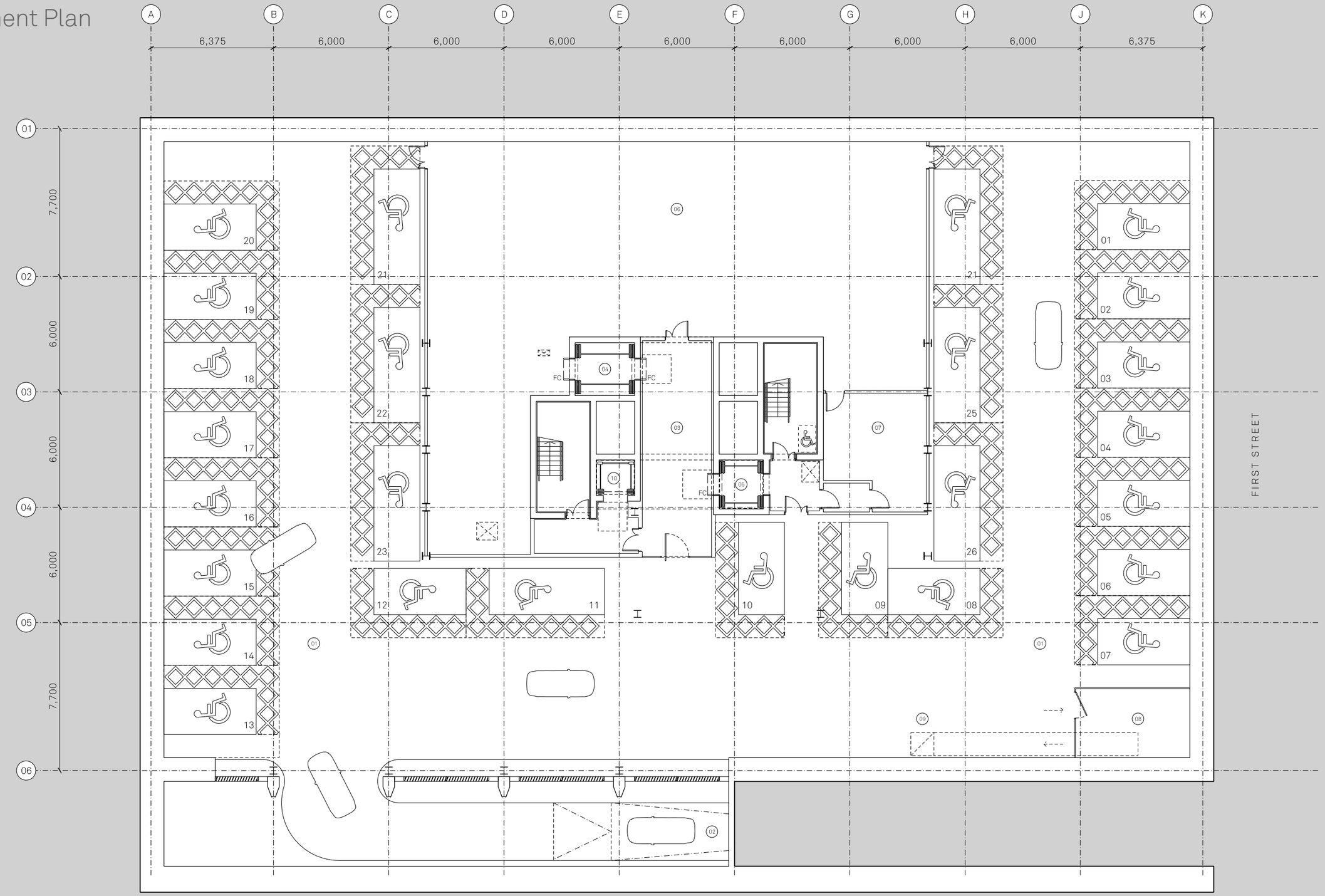
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1:50 @ A1	01/30/24	EN	MH

Status:
S2

Drawing No: MNZA-JMA-MB-XX-DR-A-104253

Rev: P01

Consented
Basement Plan



Notes:

KEY

01 Car parking showing 26 accessible spaces
02 Access ramp
03 Lift lobby
04 Goods / passenger lift
05 Fire fighting / passenger lift
06 Plant
07 Building technology equipment plant room
08 Duty / standby fans plant room
09 Exhaust duct at high-level
10 Fire fighting / evacuation lift

FC Fire Curtain

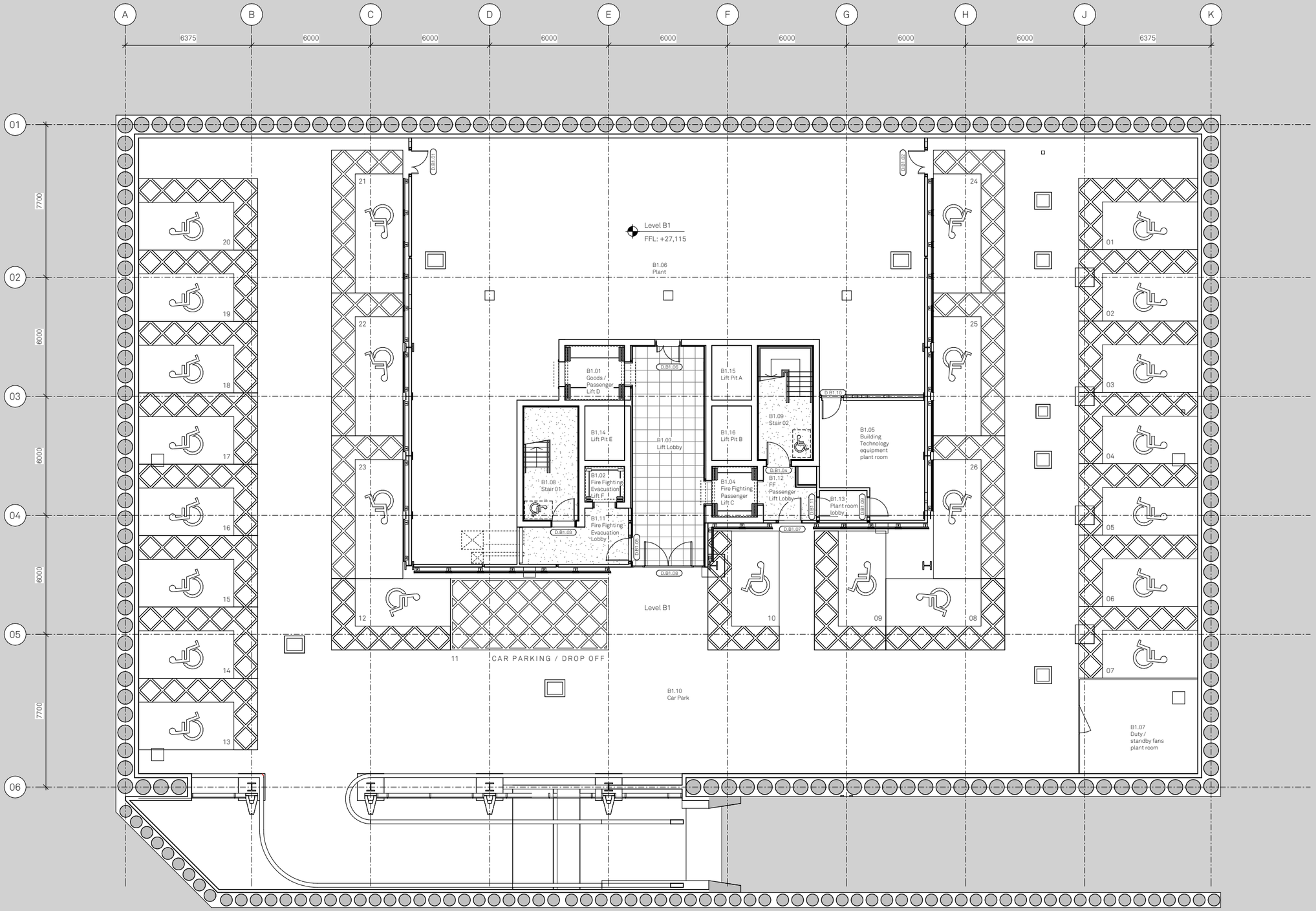
Project Name: Plot 9a First Street		Title: Basement Floor General Arrangement Plan		Scale: 1:100 @ A1	
Drawn: HM	Checked: MH	Status: Planning	Project: 05662	Drawing No: _B1_02_2199	Rev: C
Details: C 16/02/22 Issued for Planning					

Jon Matthews Architects

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Proposed
Basement Plan



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⚠ CDM CONSTRUCTION - It is considered that the proposed works are within the scope of a competent contractor to undertake without significant hazards. 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

HEALTH & SAFETY

This drawing should be read in conjunction with the project HARMS Register where residual hazards, for all consultants, are collated into one project register.

Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C02	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MN2A

Title:
Basement Level
GA Plan

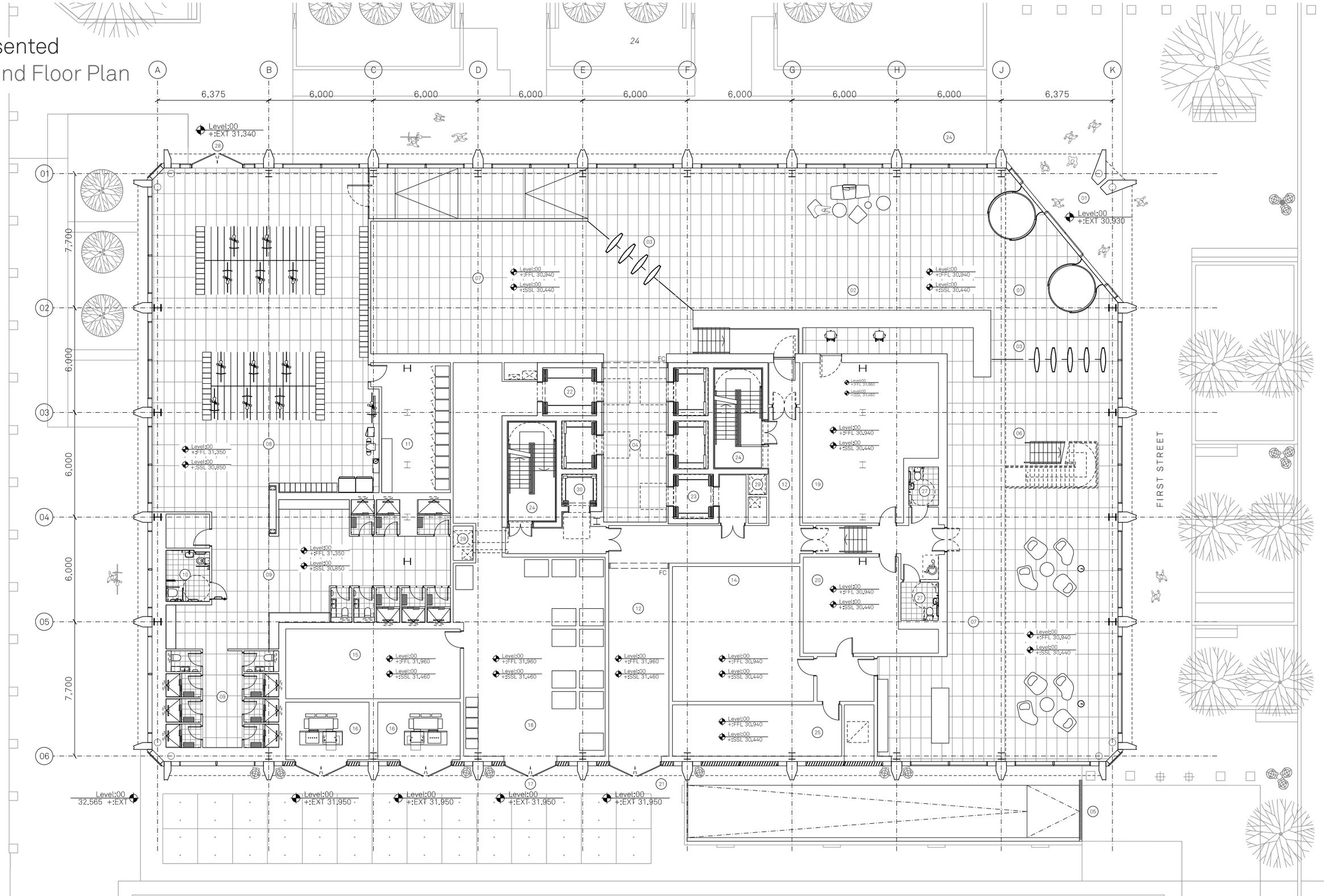
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Status:
S2

Drawing No: MN2A-JMA-MB-B1-DR-A-022199

Rev: P01

Consented
Ground Floor Plan



Notes:

KEY

01 Office entrance	04 Lift lobby	07 Amenity space	10 Accessible changing facilities	13 Refuse store	16 Substation	19 Building manager suite	22 Goods / passenger lift	25 Comms room	28 Cycle store entrance
02 Reception	05 Basement entrance access ramp	08 Cycle store	11 Drying room	14 Post room / package store	17 Service / refuse store entrance	20 CCTV room	23 Fire fighting / passenger lift	26 Back of house lobby	29 Smoke shaft
03 Speed gates	06 Feature stair to 1st floor	09 Gender neutral changing facilities	12 Fire escape	15 LV / HV switchroom	18 Service area	21 Fire service entrance / escape	24 Stairs to upper floors	27 Accessible WC	30 Fire fighting / evacuation lift

FC Fire Curtain

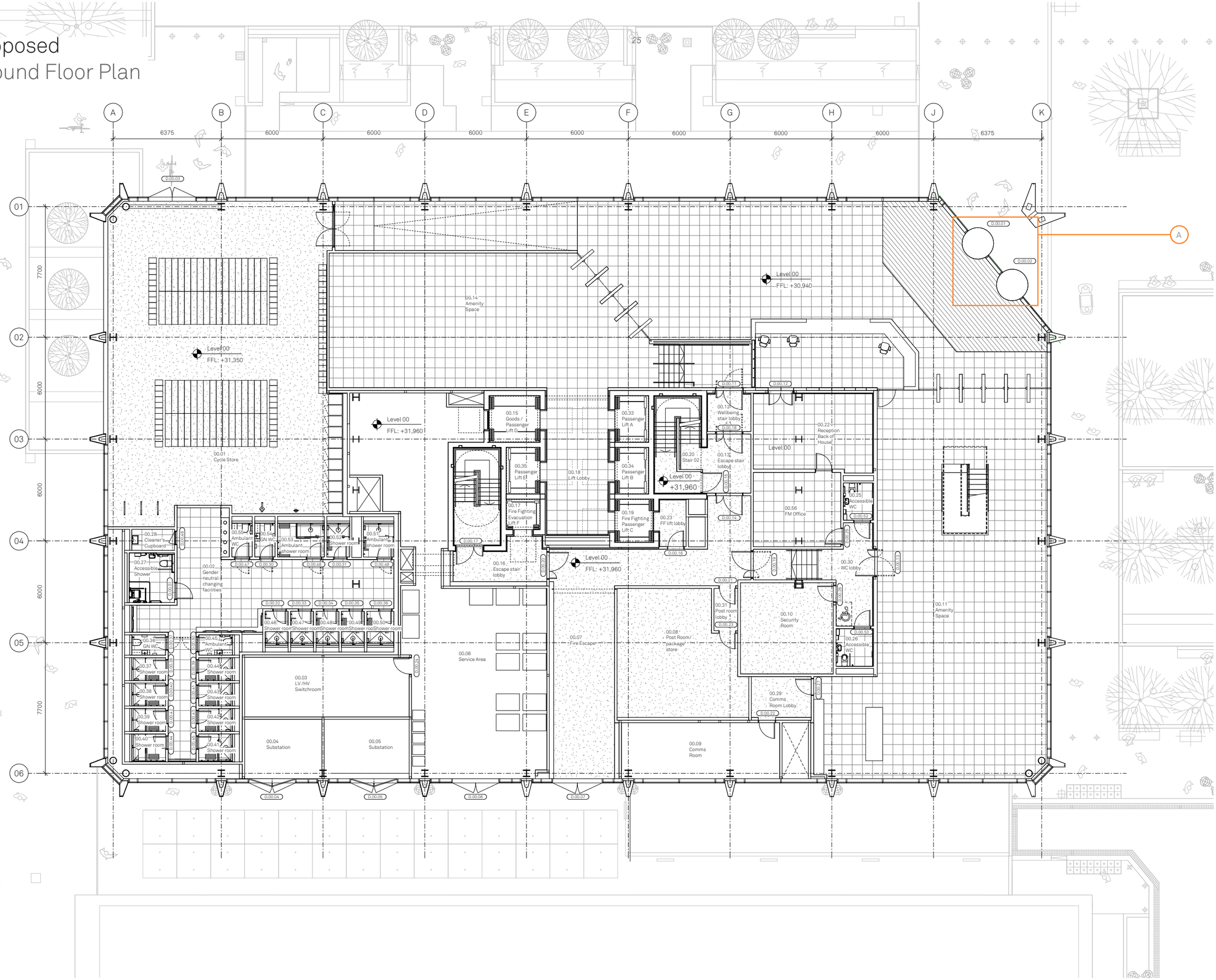
Project Name: Plot 9a First Street	Title: Ground Floor General Arrangement Plan			Scale: 1:100 @ A1	
Drawn: HM	Checked: MH	Status: Planning	Project: 05662	Drawing No: _B1_02_2200	Rev: C
Details: C 16/02/22	Issued for Planning				

Jon Matthews Architects

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Proposed
Ground Floor Plan



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⚠ CONSTRUCTION - It is considered that the proposed works are within the scope of a competent contractor unless specific 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

HEALTH & SAFETY

This drawing should be read in conjunction with the project HARMS Register where residual hazards, for all consultants, are collated into one project register.

Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C03	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C02	12/10/23	Doors, BoH stair & security room layout ammended. Bin store riser added to B&F requirements - Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MN2A

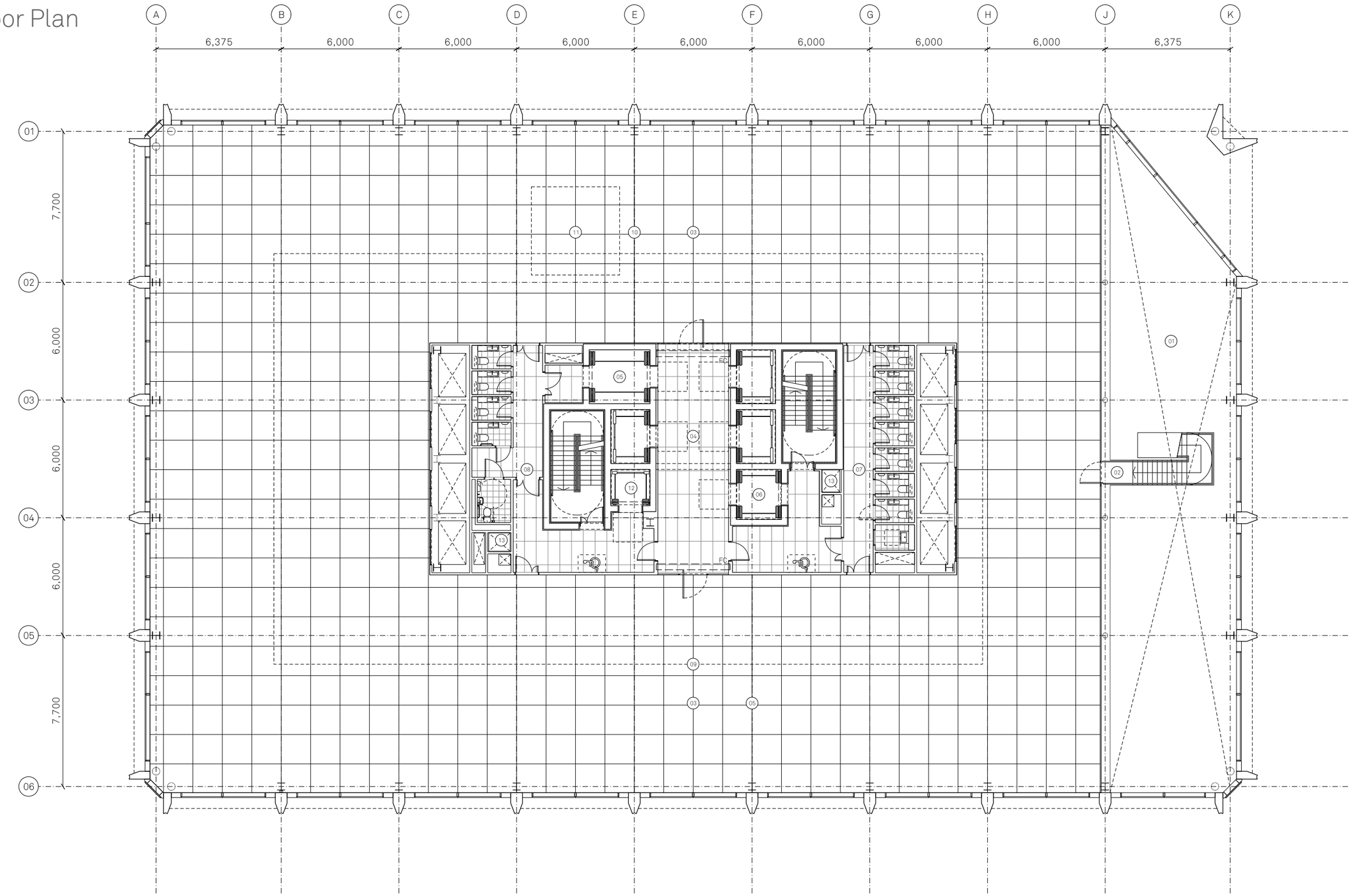
Title:
Ground Floor Level
GA Plan

Scale:	Origin Date:	Drawn:	Checked:
1 : 100 @ A1	24/01/22	HM	JB

Status:
S2

Drawing No.: MN2A-JMA-MB-00-DR-A-022200
Rev: P01

Consented
1st Floor Plan



Notes:

KEY

01 Void
02 Feature stair from ground
03 Office
04 Lift lobby
05 Goods / passenger lift
06 Fire fighting / passenger lift
07 Unisex WCs / cleaning cup'd
08 Unisex & accessible WCs
09 6m prime line
10 Primary split
11 Indicative location for interconnecting stair
12 Fire fighting / evacuation lift
13 Smoke shaft

FC Fire Curtain

Project Name:	Title:	Scale:
Plot 9a First Street	1st Floor General Arrangement Plan	1:100 @ A1

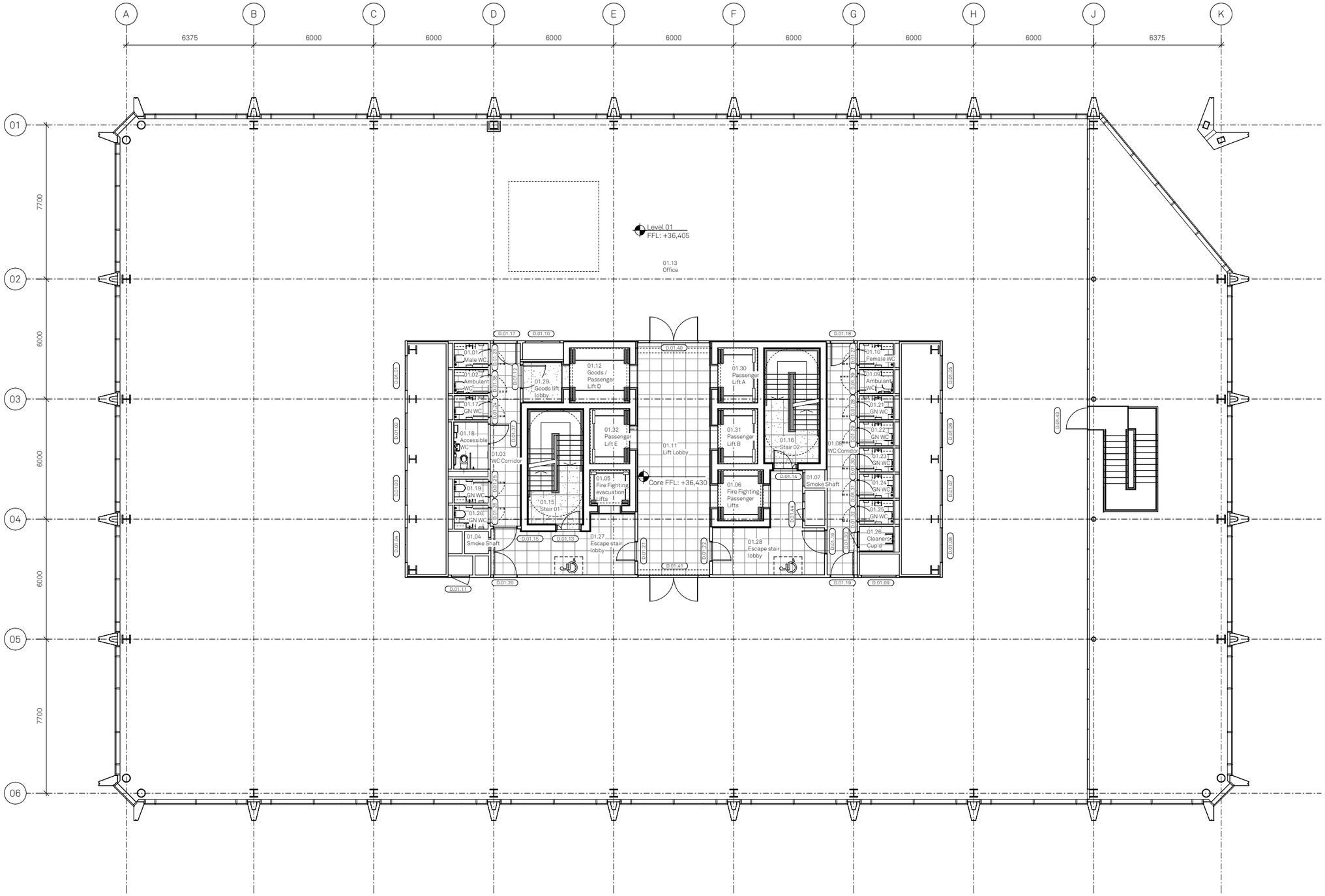
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
HM	MH	Planning	05662	_B1_02_2201	C

Details:
C 16/02/22 Issued for Planning

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Proposed
1st Floor Plan



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Key Plan:

GENERAL NOTES:

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

HEALTH & SAFETY

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Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C02	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MN2A

Title:
01st Floor Level
GA Plan

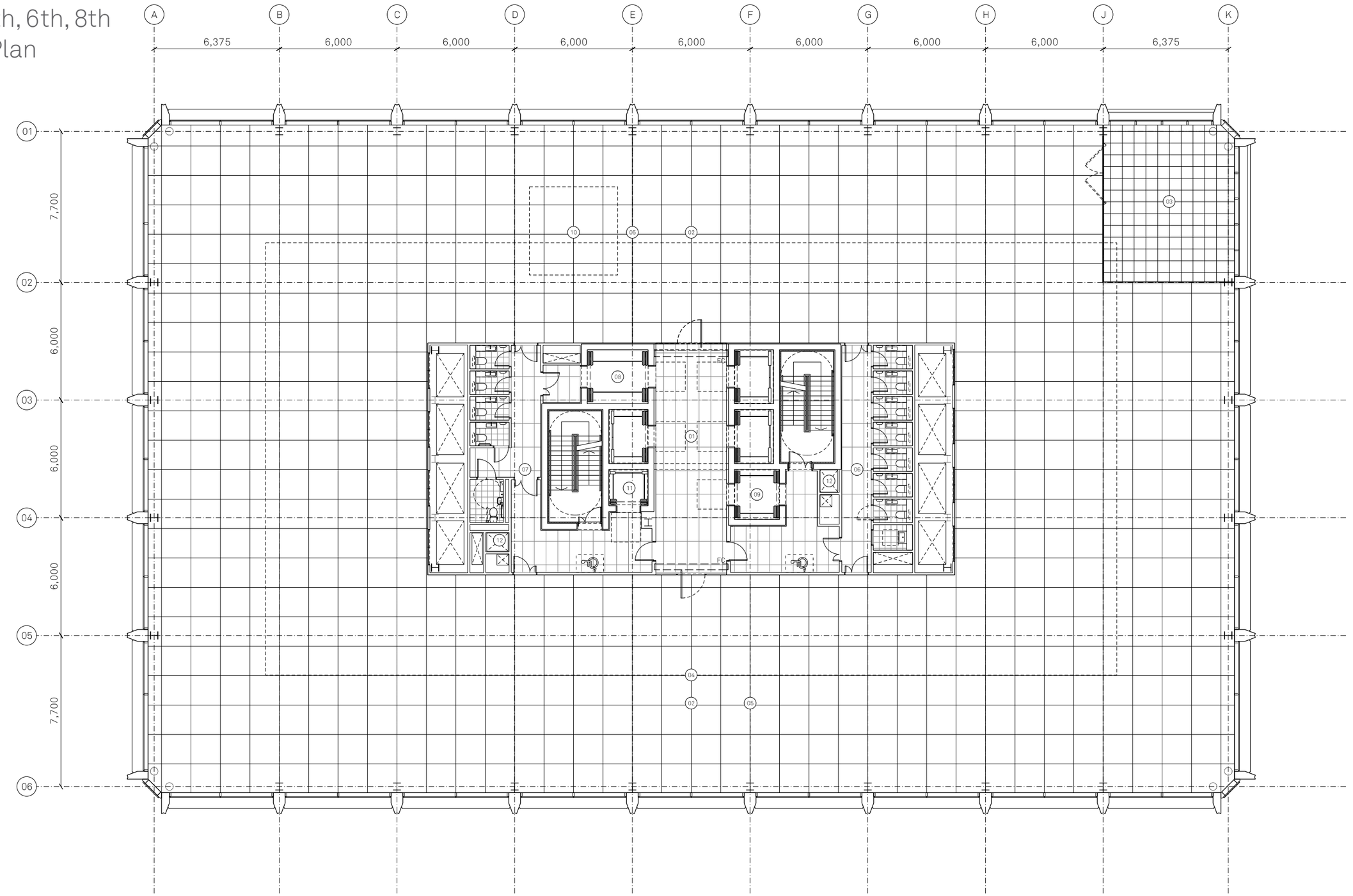
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1 : 100 @ A1	24/01/22	HM	JB

Status:
S2

Drawing No: MN2A-JMA-MB-01-DR-A-022201

Rev: P01

Consented
2nd, 4th, 6th, 8th Floor Plan



Notes:

KEY

01 Lift lobby
02 Office
03 Winter garden
04 6m prime line
05 Primary split
06 Unisex WCs / cleaning cup'd
07 Unisex & accessible WCs
08 Goods / passenger lift
09 Fire fighting / passenger lift
10 Indicative location for interconnecting stair
11 Fire fighting / evacuation lift
12 Smoke shaft

FC Fire Curtain

Project Name:	Title:	Scale:
Plot 9a First Street	2nd / 4th / 6th / 8th Floor General Arrangement Plan	1:100 @ A1

Drawn:	Checked:	Status:	Project No:	Drawing No:	Rev:
HM	MH	Planning	05662	_B1_02_2202	C

Details:
C 16/02/22 Issued for Planning

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Proposed
2nd, 4th, 6th, 8th Floor Plan



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Key Plan:

GENERAL NOTES:

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

HEALTH & SAFETY

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Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C02	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MN2A

Title:
02nd / 04th / 06th / 08th Floor Level
GA Plan

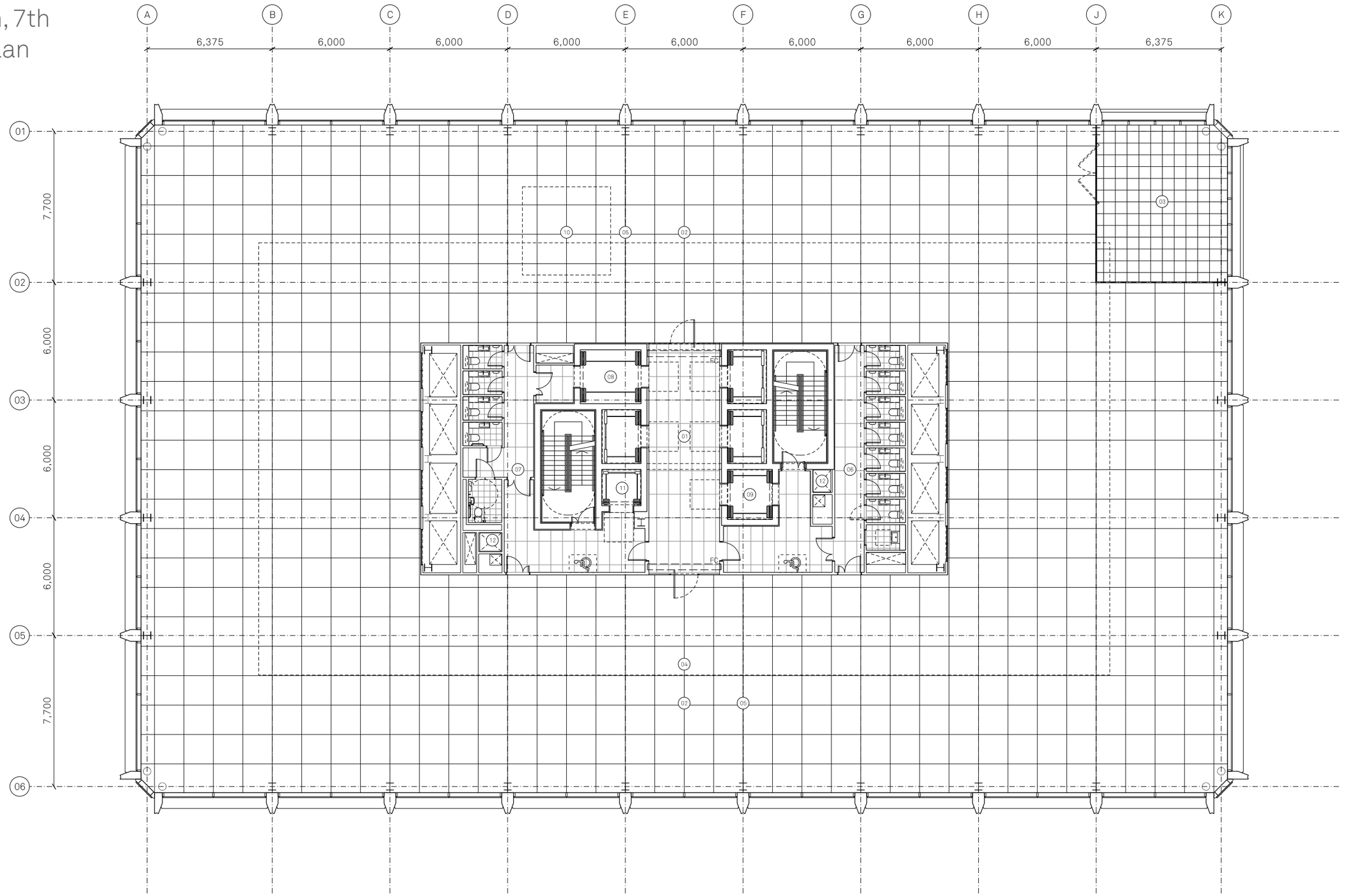
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1 : 100 @ A1	24/01/22	HM	JB

Status:
S2

Drawing No: MN2A-JMA-MB-XX-DR-A-022202

Rev: P01

Consented
3rd, 5th, 7th Floor Plan



Notes:

KEY

01 Lift lobby
02 Office
03 Winter garden
04 6m prime line
05 Primary split
06 Unisex WCs / cleaning cup'd
07 Unisex & accessible WCs
08 Goods / passenger lift
09 Fire fighting / passenger lift
10 Indicative location for interconnecting stair
11 Fire fighting / evacuation lift
12 Smoke shaft

FC Fire Curtain

Project Name:	Title:	Scale:
Plot 9a First Street	3rd / 5th / 7th Floor General Arrangement Plan	1:100 @ A1

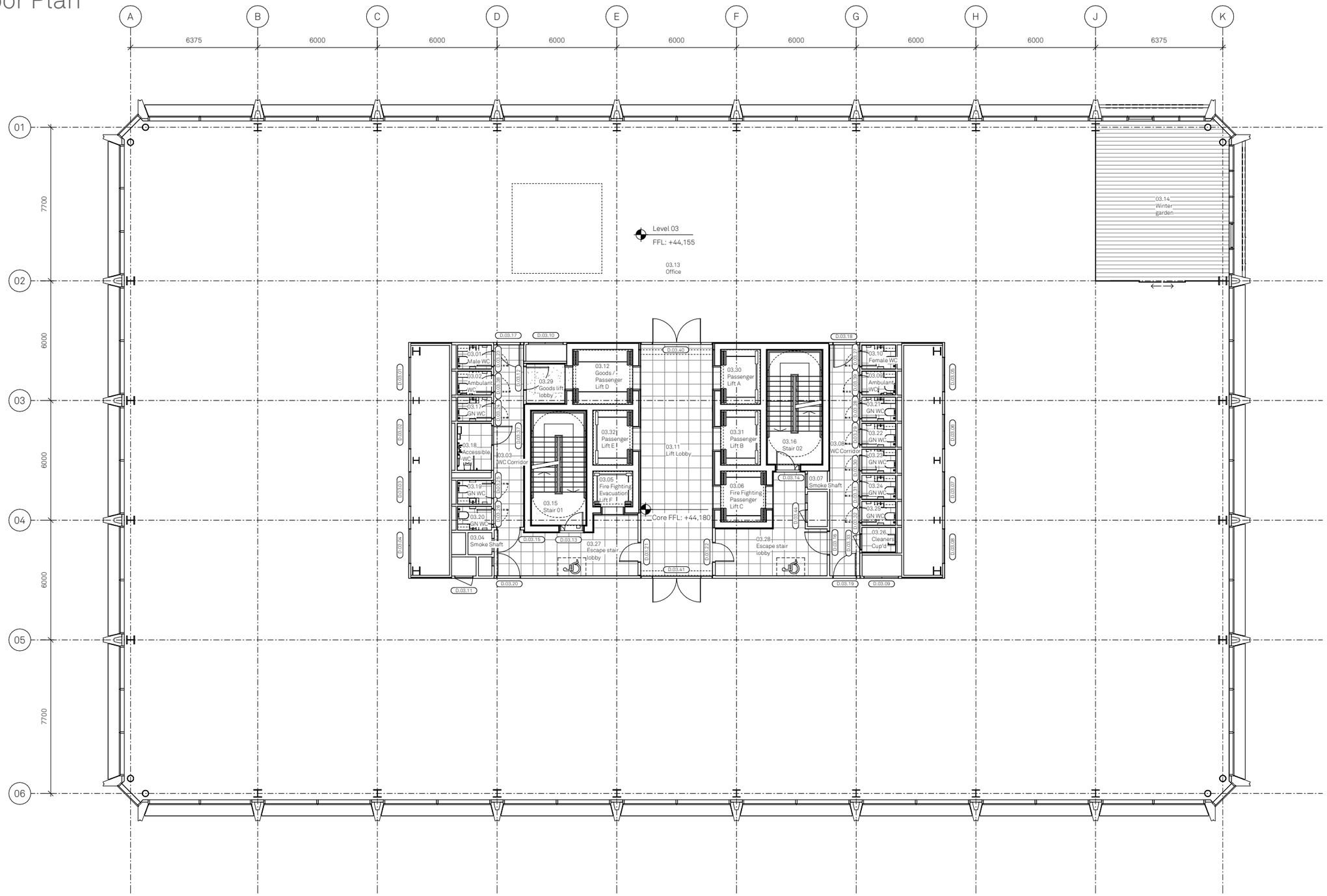
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
HM	MH	Planning	05662	_B1_02_2203	C

Details:
C 16/02/22 Issued for Planning

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Proposed
3rd, 5th, 7th Floor Plan



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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

HEALTH & SAFETY

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Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C02	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MN2A

Title:
03rd / 05th / 07th Floor Level
GA Plan

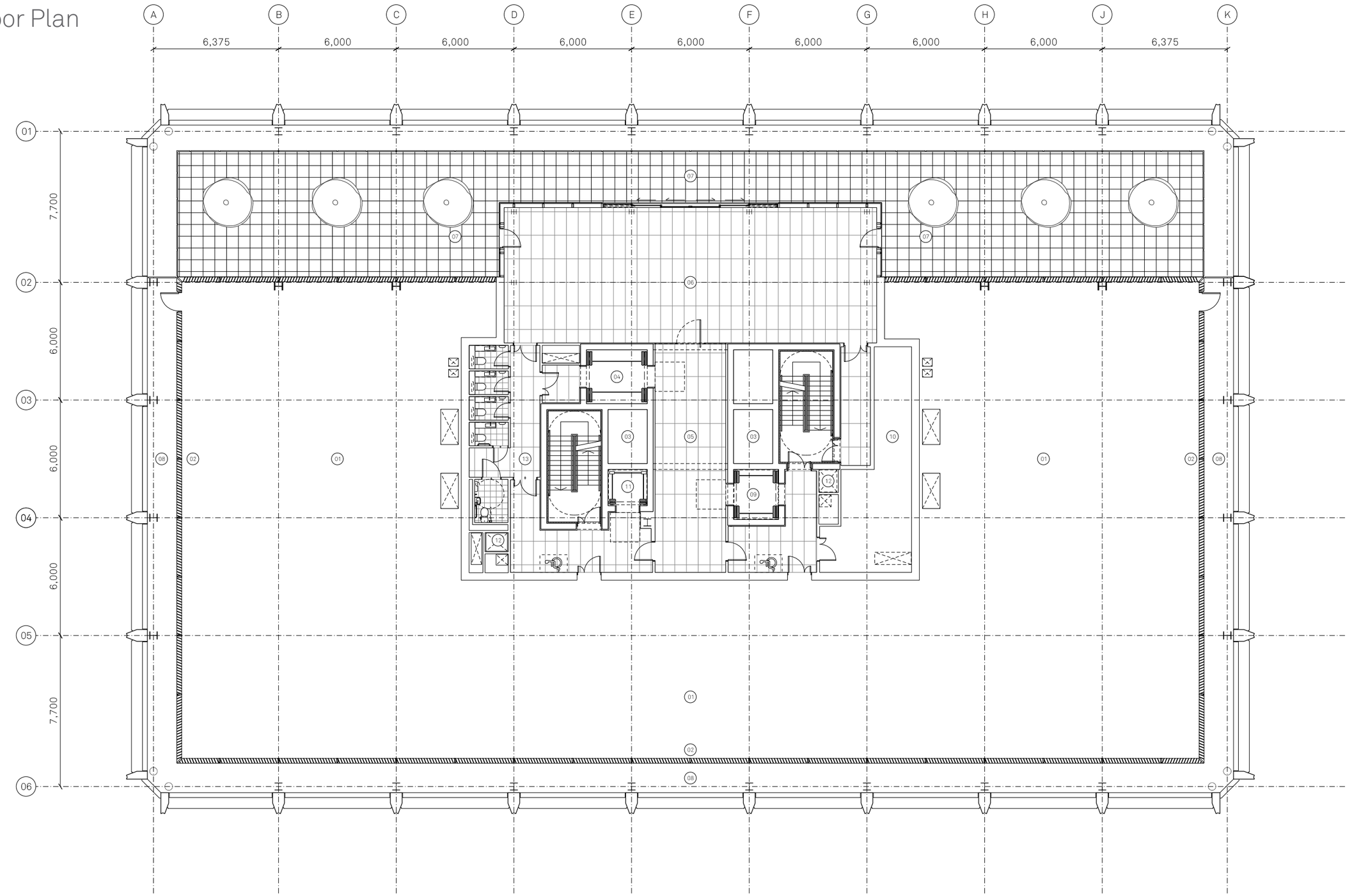
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1 : 100 @ A1	16/02/22	HM	JB

Status:
S2

Drawing No: MN2A-JMA-MB-XX-DR-A-022203

Rev: P01

Consented
9th Floor Plan



Notes:

KEY

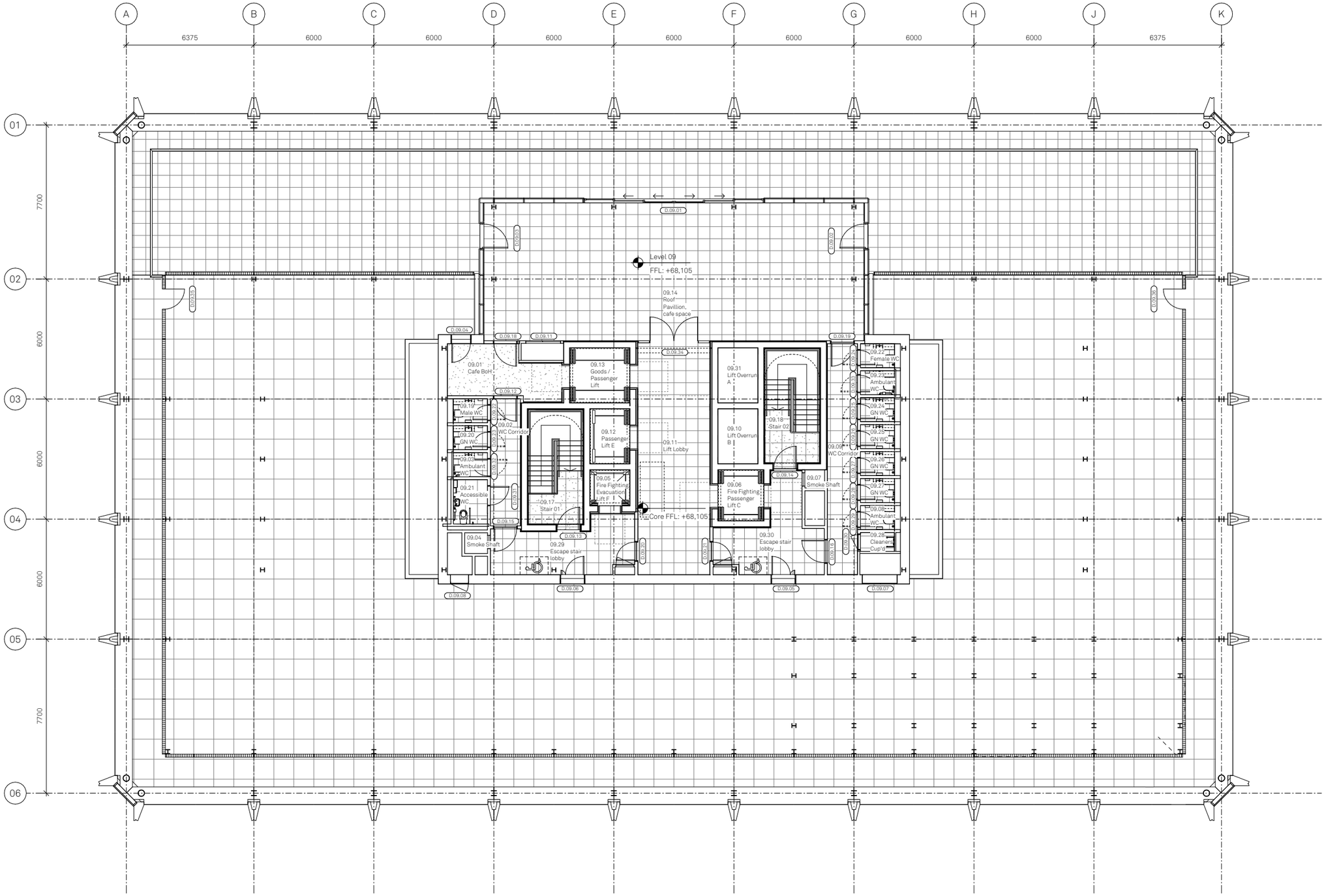
01 External plant
02 Plant screen
03 Lift overrun
04 Goods/passenger lift
05 Lift lobby
06 Roof pavilion
07 External terrace
08 External walkway for access, cleaning & maintenance
09 Fire Fighting / passenger lift
10 Internal plant
11 Fire Fighting / evacuation lift
12 Smoke shaft
13 Unisex & accessible WCs

Project Name: Plot 9a First Street		Title: 9th Floor Level General Arrangement Plan			Scale: 1:100 @ A1	
Drawn: HM	Checked: MH	Status: Planning	Project: 05662	Drawing No: _B1_02_2209		Rev: C
Details: C 16/02/22 Issued for Planning						

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Proposed
9th Floor Plan



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Key Plan:

GENERAL NOTES:

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

HEALTH & SAFETY

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Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C02	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MN2A

Title:
09th Floor Level
GA Plan

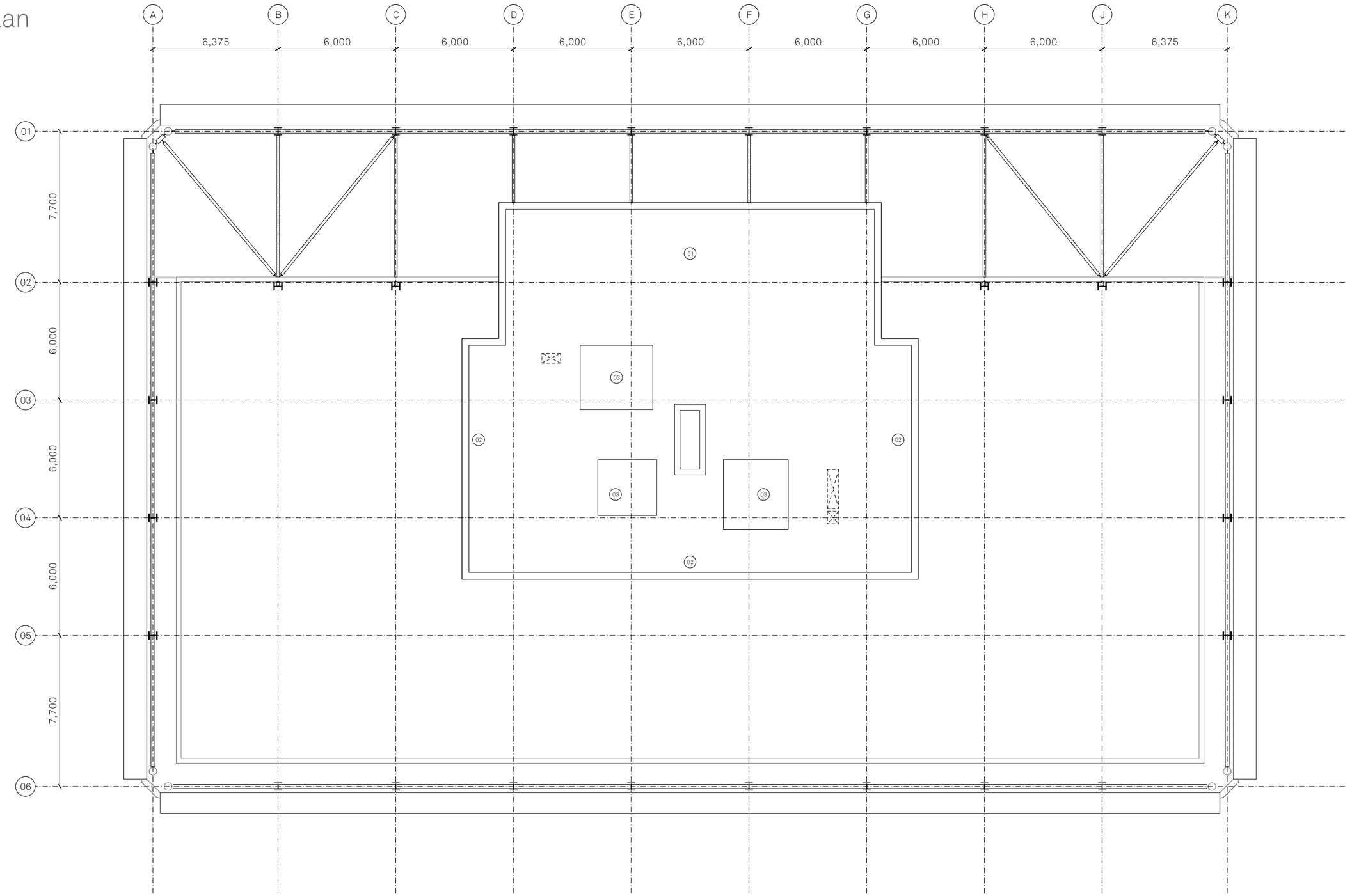
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1 : 100 @ A1	24/01/22	HM	JB

Status:

Drawing No: MN2A-JMA-MB-09-DR-A-022209

Rev: P01

Consented
Roof Plan



Notes:

KEY

01 External plant
02 Plant screen
03 Lift overrun
04 Roof access hatch

Project Name:	Title:	Scale:
Plot 9a First Street	10th Floor Roof General Arrangement Plan	1:100 @ A1

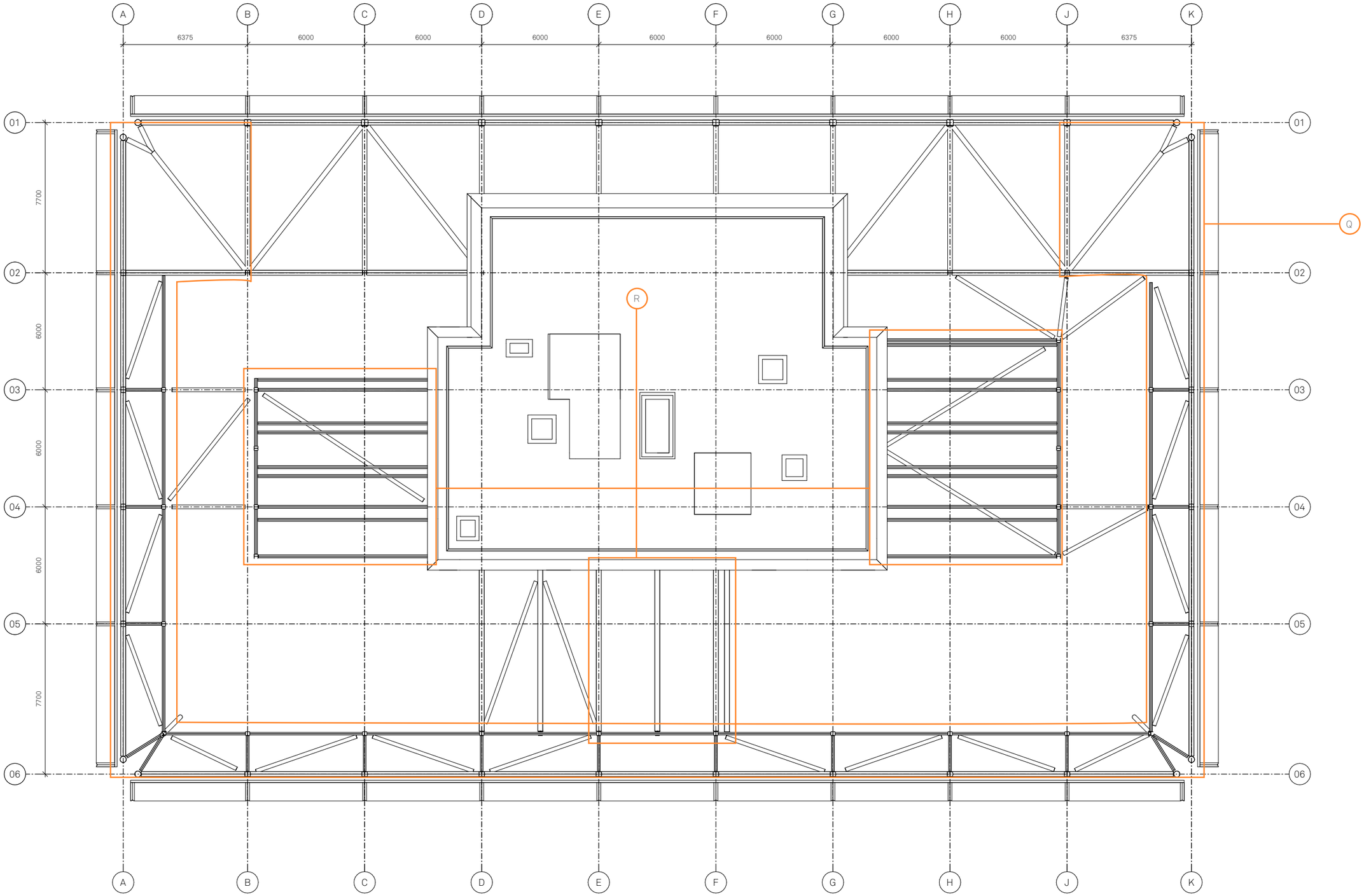
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HM	MH	Planning	05662	_B1_02_2210	C

Details:
C 16/02/22 Issued for Planning

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Proposed
Roof Plan



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Key Plan:

GENERAL NOTES:

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- Fire Engineer
- Acoustician
- Landscape Architect
- Cleaning, Access & Maintenance Report

HEALTH & SAFETY

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Rev:	Date:	Details:
P01	19/03/24	Issued for Planning
C02	18/03/24	Updated to TVR007, TVR011 and TVR013. Issued for Construction
C01	18/08/22	Issued for Construction - First Issue

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

Project:
MNZA

Title:
Roof Level
GA Plan

Scale:	Origin Date:	Drawn:	Checked:
1 : 100 @ A1	16/02/22	HM	JB

Status:
S2

Drawing No: MN2A-JMA-MB-R1-DR-A-022210

Rev: P01

3.0 Drawing Register

Drawing Register

The drawing register below shows the consented drawings on the left with the proposed replacement drawing on the right.

Consented Dwg No.	Consented Dwg Name	Consented Dwg Rev	Proposed Dwg No.	Proposed Dwg Name	Proposed Dwg Rev
05662_B1_02_2199	Basement Floor, General Arrangement Plan	B	MN2A-JMA-MB-B1-DR-A-022199	Basement Level, GA Plan	P01
05662_B1_02_2200	Ground Floor, General Arrangement Plan	B	MN2A-JMA-MB-00-DR-A-022200	Ground Floor Level, GA Plan	P01
05662_B1_02_2201	1st Floor, General Arrangement Plan	B	MN2A-JMA-MB-01-DR-A-022201	First Floor Level, GA Plan	P01
05662_B1_02_2202	2nd Floor, General Arrangement Plan	B	MN2A-JMA-MB-XX-DR-A-022202	02nd/04th/08th Floor Level, GA Plan	P01
05662_B1_02_2203	3rd-8th Floor, General Arrangement Plan	B	MN2A-JMA-MB-XX-DR-A-022203	03rd/05th/07th Floor Level, GA Plan	P01
05662_B1_02_2209	9th Floor, General Arrangement Plan	B	MN2A-JMA-MB-09-DR-A-022209	09th Floor Level, GA Plan	P01
05662_B1_04_2200	Elevation AA, River Street	A	MN2A-JMA-MB-ZZ-DR-A-042200	North GA Elevation, River Street	P01
05662_B1_04_2201	Elevation BB, Medlock Street	A	MN2A-JMA-MB-ZZ-DR-A-042201	East, GA Elevation, First Street	P01
05662_B1_04_2202	Elevation CC, South Elevation	A	MN2A-JMA-MB-ZZ-DR-A-042202	South, GA Elevation	P01
05662_B1_04_2203	Elevation DD, First Street	A	MN2A-JMA-MB-ZZ-DR-A-042203	West, GA Elevation, Medlock Street	P01
05662_B1_10_4201	Bay Study 01, River Street Entrance	/	MN2A-JMA-MB-XX-DR-A-104251	NMA Bay Study 01, Entrance	P01
05662_B1_10_4202	Bay Study 02, Winter Gardens	/	MN2A-JMA-MB-XX-DR-A-104252	NMA Bay Study 02, Winter Gardens	P01
05662_B1_10_4203	Bay Study 03, External Terrace	/	MN2A-JMA-MB-XX-DR-A-104253	NMA Bay Study 03, External Terrace	P01

4.0 Additional Information

Proposed Change 1D

The plant to the highest roof level has been removed therefore the plant screen is no longer required. The proposed change is to install a metal balustrade in its place.

This metal balustrade would match the approved metal balustrade around the terrace a floor below on the facade line.

The photos below show the proposed balustrades for the development.

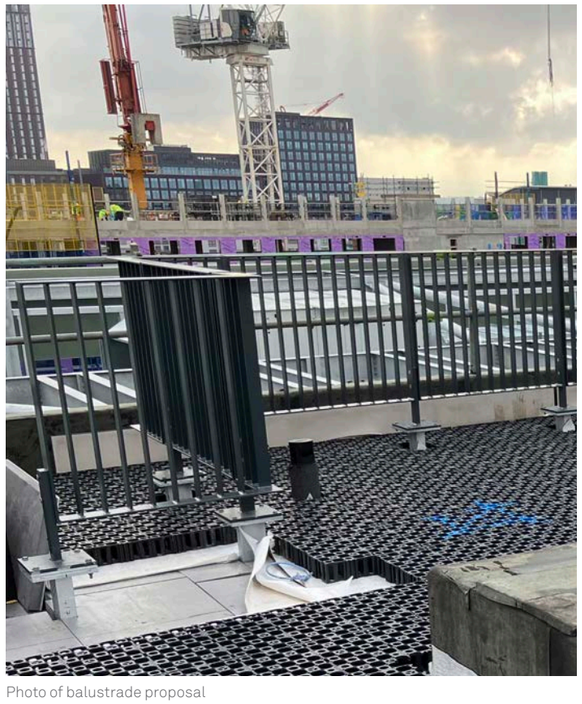


Photo of balustrade proposal

Proposed Change 1E

The curtain walling system to the glazing at the 10th floor is proposed to be changed from a capless system to a system with anodised caps.

This change is required because the movement and deflections defined by with the structural design through detail design after planning submission could not be accommodated in a capless system whereas a capped system can accommodate additional movement.

The roof and facade of the pavilion are being supported in the middle of beam on the floor below. See diagram 1. The centre of the beam deflects and moves more than the edge of the beam where it is fixed to the column. (The longer the span the more the deflection). Please see diagram 2. The curtain walling system has to therefore accommodate this deflection and movement. Glass is fixed differently in a capped and a capless curtain walling system. In the image of the capless system the cross piece or toggle circled red which fixes the glass in place and doesn't allow as much movement as the capped system which doesn't have this method of fixing.

Typically the facade is supported as close to the perimeter columns as possible and design slab edges to be as rigid as the facade requires, on Plot 9 this has been achieved everywhere (except the roof) so we can have a capless system.

However the long span steel beams on the floor below would have to be 200-400mm deeper and heavier to be more rigid to reduce the movement & deflection to allow a capless system than what was designed from pre planning through to construction and was only picked once the sub contractor came to design this element.

Please note that the caps are anodised and the sight lines are slim so the Architectural quality is upheld.

The photos below show the proposed capped system by the facade contractor on recent projects. Note the proposed caps for Plot 9a will be blue grey and anodised.

The proposed system is a Schueco system which is an industry leading system and the sight lines are 60mm which is narrower than a unitised system.

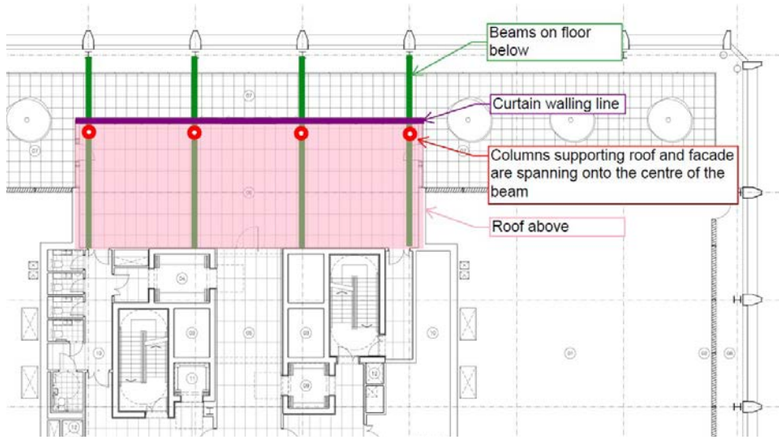


Diagram 1

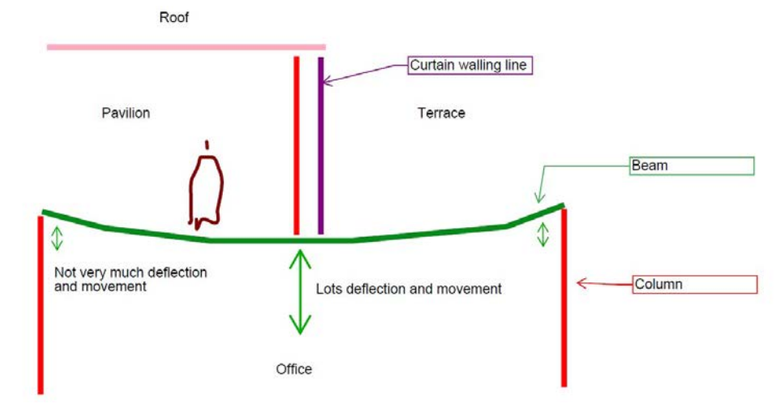


Diagram 2



Image of capless system

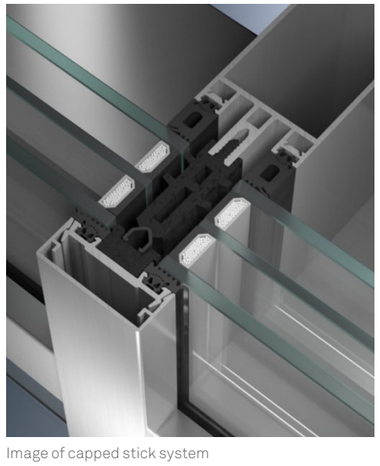


Image of capped stick system

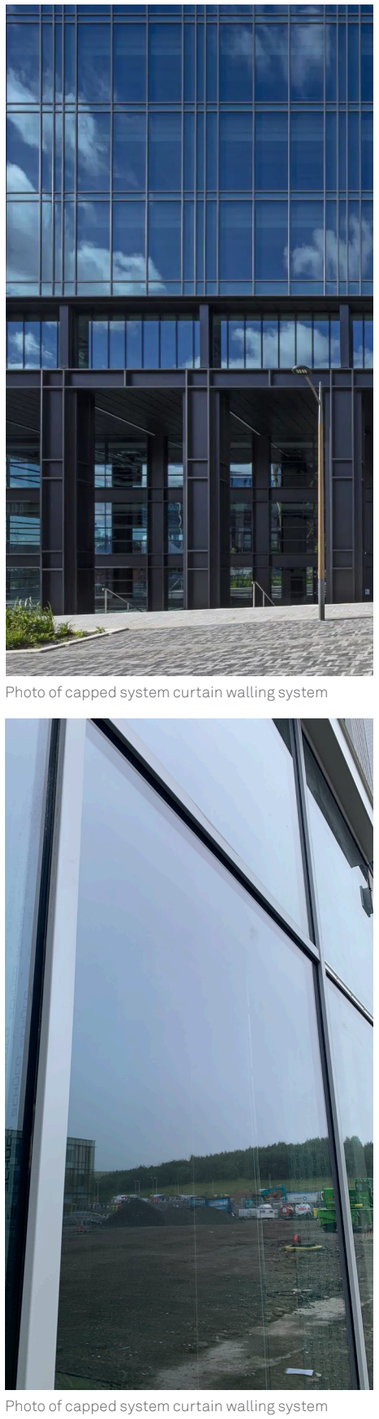


Photo of capped system curtain walling system

Photo of capped system curtain walling system

Proposed Development 1G

The proposed drawings now includes manifestation to the ground floor glazing. This is to comply with Part K 'Protection from falling, collision and impact' of the building regulations and meet BS8300 'Design of an accessible and inclusive environment'.

The development also uses this manifestation to reduce overheating to be more energy efficient.

The manifestation does not prevent views in or out and maintains the active frontage proposed in the approved development.

11.5 Glazed walls and screens

*COMMENTARY ON **11.5***

Glazed screens, which give the illusion that there is unimpeded access at these points, can be hazardous and confusing for people who are blind or partially sighted.

Glazed walls should conform to BS 6262.

The surface of glazed walls and screens that are adjacent to doors, or form part of an enclosure, should be clearly highlighted with a manifestation which contrasts visually with the surface behind it under both natural and artificial lighting conditions, from all likely viewing directions. This manifestation should be located within two zones, from 850 mm to 1 000 mm from the floor and from 1 400 mm to 1 600 mm from the floor.

NOTE 1 Suitable manifestation is likely to take the form of a continuous or broken line, sign, logo or patterning on the glass that covers at least 10% of the glazing area within each zone.

Glazed screens at counters and reception points should be constructed from glass with a low light reflectance and located such that they do not affect the ability of people who are Deaf and hard of hearing to lip read through them. Glass that is silvered or highly reflective should be avoided.

NOTE 2 This is important where glazed screens are used in banks and other locations where customers might need to lip read. However, the specification of the glass in relation to security also needs to be taken into account.

Any free-standing edges of glazed screens should have a strip contrasting visually with the surroundings against which they are seen.

Extract from BS 8300

Requirement K5.2: Manifestation of glazing

Requirements

Requirement	*Limits on application*
Manifestation of glazing	
K5.2—Transparent glazing, with which people are likely to come into contact while moving in or about the building, shall incorporate features which make it apparent.	Requirement K5.2 does not apply to dwellings.

Performance

In the Secretary of State's view, you can meet requirement K5.2 by including, in critical locations, permanent means of indicating the presence of large uninterrupted areas of transparent glazing.

Critical locations

7.1 Critical locations (see paragraph 5.1) include large uninterrupted areas of transparent glazing which form, or are part of, the internal or external walls and doors of shops, showrooms, offices, factories, public or other non-domestic buildings.

7.2 The risk of collision is greatest when two parts of the building, or the building and its immediate surroundings, are at the same level but separated by transparent glazing and people may think they can walk from one part to the other.

Permanent methods to indicate glazing, and alternative methods

7.3 People moving in or around a building might not see glazing in critical locations and can collide with it. To avoid this one of the following should be adopted.

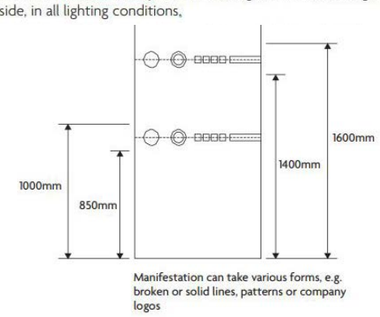
a. Use permanent manifestation to make glazing apparent (see paragraph 7.4).

b. Use alternative indications of glazing, such as mullions, transoms, door framing or large pull or push handles (see Diagram 7.1).

7.4 Provide glass doors and glazed screens (including glazed screens alongside a corridor) with all of the following.

a. Manifestation at two levels, as shown in Diagram 7.2.

b. Manifestation that will contrast visually with the background seen through the glass, both from inside and outside, in all lighting conditions.



Manifestation can take various forms, e.g. broken or solid lines, patterns or company logos

Diagram 7.2 Height of manifestation for glass doors and glazed screens

Extract from Approved Document Part K

Proposed Change 3Q

Additional horizontal bracing is to be provided at the roof level.

The additional bracing has been added to stiffen the structure and reduce movement. The reduction in the movement of the structure allows the joints in the pre cast cladding panels to remain at 20mm as per the panels below. If the bracing were to be omitted the movement in the structure to which the cladding is fixed, would be more than the joint could accommodate and the joint would need to be wider.

The bracing has been designed to provide a regular rhythm which works with the building's order and provide a clear and legible structural diagram.

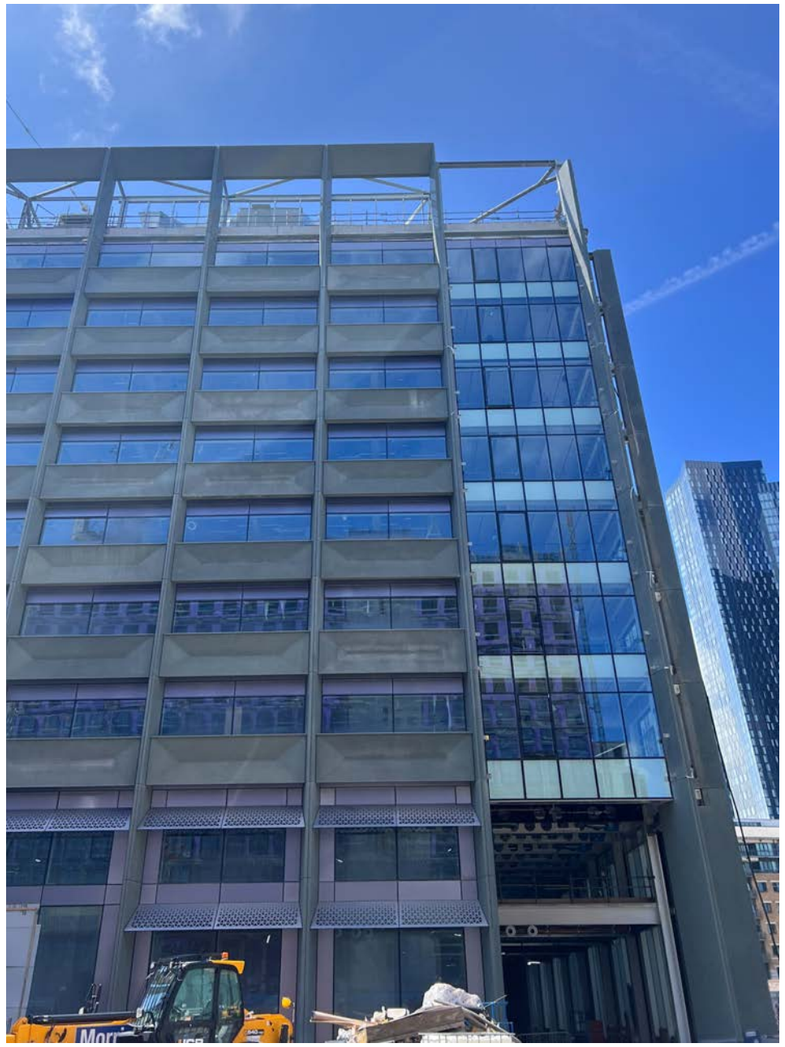


Photo of balustrade proposal