

**simpsonhaugh**



## Trinity Islands – Manchester

S73 / MINOR MATERIAL AMENDMENT - SUPPORTING DOCUMENT | AUGUST 2024

Z1-SHP-A180-RP-XX-B5D803 | REVISION P01



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This document describes the proposed changes included as part of a minor material amendment prepared by SimpsonHaugh, in relation to the residential-led, mixed use development at Trinity Islands, which sits within the context of the St Johns Strategic Development Framework and the Water Street Strategic Development Framework.

✓ The updated planning drawings (included in Appendix I - Planning Drawing List), describe a series of minor design changes proposed at Site D Trinity Islands, undertaken since planning permission as a result of detailed design and development.

- › Site D - Updates to a localised area of landscaping at D1 ground level to accommodate relocation of some refuse storage into space previously allocated as D1 generator housing
- › Building D1 - Updated space planning to ground, first, second and third floors
- › Building D1 - Updated distribution of external doors and opaque glazed units to ground and first floor facades
- › Building D1 - Introduction of additional transom and spandrel panel at Level 03 ceiling level (level 04 slab edge) to improve acoustic flanking performance between amenity spaces (level 03) and residential floor (level 04) (same as previously agreed amendment to D2)
- › Building D1 - Localised lowered soffit level beneath pool, expressed as part of cut away voids between main tower form and grounded podium element. No change to glazed 'skirt' of tower form.

# 1.2 Space Planning and Use

EXISTING GROUND FLOOR



## 1.2 Space Planning and Use

### PROPOSED GROUND FLOOR

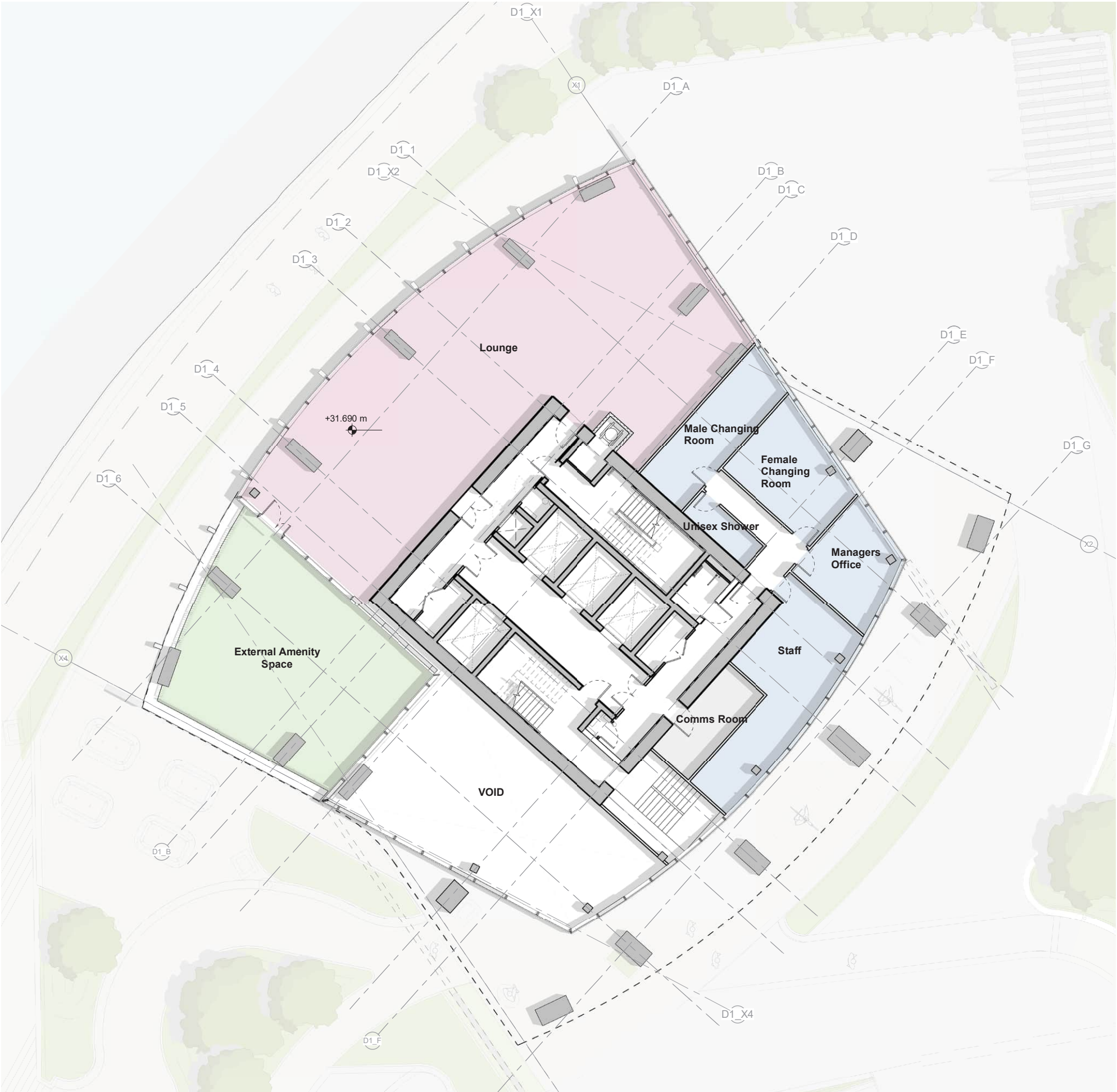


- Building D1 - The updated space planning to the ground floor of D1 seeks to improve the amenity / reception area by providing more space and improved river frontage. This is achieved through relocation of the parcel store to the south east elevation, which can be more easily served by deliveries via the adjacent drop off, and relocation of some of the bins and storage area to the site previously provided for the external life safety generator enclosure (itself relocated into the service area under a preceding NMA Permission Ref: 137663/NMC/2023).
- Minor amendments to the facade include omission of the secondary move in store door and an additional door to the residential foyer in the south west corner of the facade.
- This MMA also requires very minor redistribution of vision glazing and opaque glazed/ louvred panels to the ground and first floor areas to suit the updated space planning and whilst ensuring strong links with the public realm. The amount / area of opaque glass/ louvred panels follows the original design intent ensuring the same high quality facade treatment will be retained. Minor updates to the quantities of the opaque panels are described further in this document (pages 10-11).

- Move in store reduced in size to reflect updated brief.
- Secondary move in store door omitted.
- Refuse store amended to provide improved riverside presence
- Parcel store relocated
- Additional door to entrance foyer/ lounge added
- Minor amendments to distribution of opaque glazing to suit space planning

# 1.2 Space Planning and Use

EXISTING FIRST FLOOR



## 1.2 Space Planning and Use

### PROPOSED FIRST FLOOR

- › Building D1 - The updated space planning to first floor seeks to reduce the areas of staff facilities based upon further detailed discussion with the future building management team to an amount commensurate with the staffing levels.
- › In lieu of the previously oversized staff areas the proposals will introduce further residential amenity around the south facing elevation at first floor - increasing active frontage and improving the original design intent.



Reduced staff areas to reflect updated brief

Residential amenity included to south elevation

Minor amendments to distribution of opaque glazing to suit space planning

# 1.2 Space Planning and Use

EXISTING SECOND FLOOR



## 1.2 Space Planning and Use

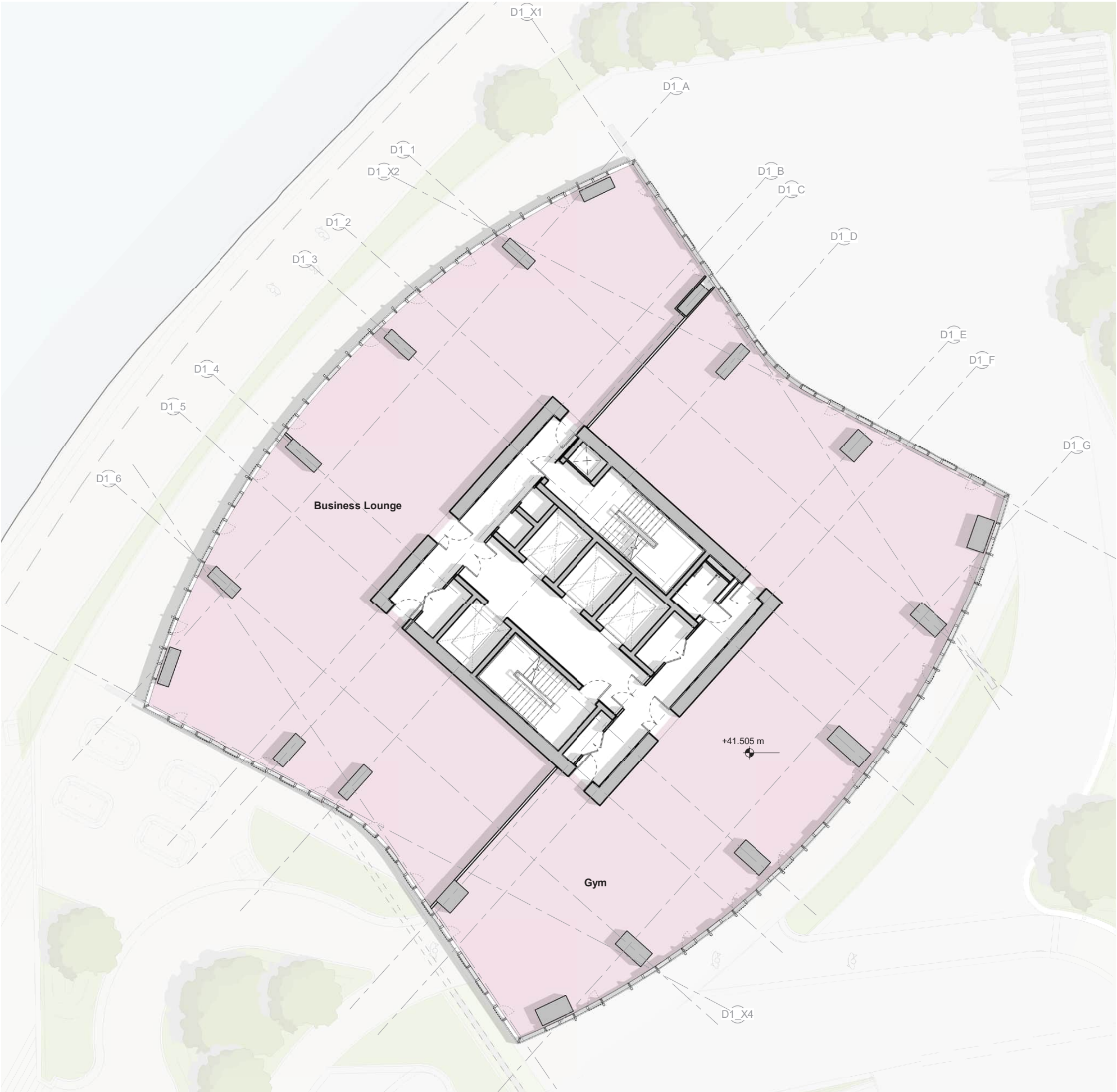
### PROPOSED SECOND FLOOR

- › Building D1 - The design intent of the second floor external roof terrace remains unchanged. The intention being to use the whole terrace as external residential amenity space, providing external lounge and outdoor gym areas.



# 1.2 Space Planning and Use

EXISTING THIRD FLOOR



## 1.2 Space Planning and Use

### PROPOSED THIRD FLOOR

- › Building D1 - The design intent of the third floor remains unchanged and is to be used for residential amenity. Whereas previously this was proposed to be a combination of gym and business lounge, the changes seek to introduce a residents' swimming pool and associated sauna facilities adjacent to the retained gym area.
- › A small area of plant is located on the north west elevation to serve the pool and associated facilities. The facade treatment remains unaffected with ventilation connections to rear of perforated facade panels, as is the case on D2 and within the gym and wider residential amenity spaces.



Pool plant area

Resident pool, sauna and associated changing

# 1.3 Massing & Facades

## MINOR FACADE AMENDMENTS TO PODIUM LEVELS 00-01

Minor updates to level 00-01 podium opaque panel arrangement are proposed to suit the developed internal layouts as described in this document.

The proposed facade arrangement maximises the visual connection between the residential entrance/ amenities and public realm, maintaining consistency and rationality in the façade.

Slight variation in opaque panel quantities is explained below and noted on the mark ups provided for clarity.

### GROUND LEVEL:

- North west elevation is proposed to have -3 less opaque panels compared to the existing planning drawings, and south west elevation has -1 opaque panel less. This is a result of the increased riverside amenity space and the rearrangement of BOH spaces as described in this document.
- South east elevation will have +3 additional opaque panels (+6 opaque glazed and -3 louvred panels) compared to the existing planning design. This arrangement provides required privacy for BOH spaces (parcel store/ move in store) as per proposed layout. Considerable privacy is given to suit the concierge layout still providing appropriate visibility into the entrance foyer from this elevation.

Additional door to entrance foyer/ lounge added providing improved access to the public realm.

Secondary move in store door omitted.



# 1.3 Massing & Facades

## MINOR FACADE AMENDMENTS TO PODIUM LEVELS 00-01

### LEVEL 01:

- North east elevation will have -1 less opaque panel to suit the development of amenity FOH and BOH layouts along this elevation.
- South east elevation will have +3 additional opaque panels providing enclosure to escape stair and to suit amenity layout/ design, still allowing for generous visibility from the amenity spaces.
- North west elevation will maintain original opaque panel arrangement ensuring strong visual connection to the riverside.
- South west elevation and north west elevation at roof terrace overlooking the ground level double height space will maintain the proposed number of opaque panels only with a one panel rearrangement to suit internal layouts and maintain consistency across the façade, ensuring generous visibility and connection with the public realm at ground level as well as L01 roof terrace.

### SUMMARY OF OPAQUE PANEL COUNT FOR LEVELS 00-01:

|                   |     | Opaque glazed | Opaque louvres | Total |
|-------------------|-----|---------------|----------------|-------|
| Planning existing | L00 | 26            | 23             | 49    |
|                   | L01 | 23            | 0              | 23    |
|                   |     |               |                | 72    |
| Planning proposed | L00 | 28            | 20             | 48    |
|                   | L01 | 25            | 0              | 25    |
|                   |     |               |                | 73    |

Note: the panel counts will include panels that contain doors.

The table above concludes:

- 3 less opaque louvred panels on ground level proposed
- +2 additional opaque glazed panels on ground level proposed
- +2 additional opaque glazed panels on level 01 proposed
- Overall: +1 opaque panel proposed including both opaque louvred and opaque glazed panel count.

For panel arrangement please refer to drawing: D1-SHP-G251-EL-GRD-B5D801.



## 1.3 Massing & Facades

EXISTING CGI SITE D



## 1.3 Massing & Facades

PROPOSED CGI SITE D



- › Building D1 - The swimming pool recess over the Level 02 amenity terrace will be expressed as a set back bulkhead to the rear of the exposed concrete columns. The design intent of this area is retained, with the pool expressed as one of several forms in a series of cutaway voids within the building footprint. The same high quality aluminium cladding will envelope the pool bulkhead alongside terrace soffit and building core as per the current proposals.

## 1.3 Massing & Facades

EXISTING SITE D CGI





## 1.3 Massing & Facades

### PROPOSED SITE D CGI

- Building D1 - Amendments associated with the swimming pool bulkhead described on the preceding pages won't noticeably impact this viewpoint from the direction of Water Street.







## 2.1 Planning Drawing List

| DRAWING NUMBER            | DRAWING TITLE                       | SCALE @ A1 | REVISION |
|---------------------------|-------------------------------------|------------|----------|
| Z1-SHP-G000-PL-GRD-B5D801 | SITE WIDE LOCATION PLAN             | 1:2500     | P01      |
| Z1-SHP-G000-PL-GRD-B5D802 | SITE WIDE PHASING GROUND FLOOR PLAN | 1:500      | P04      |
| Z1-SHP-G000-PL-GRD-B5D803 | SITE WIDE REFERENCE PLAN            | 1:500      | P01      |
| Z1-SHP-G000-PL-GRD-B5D804 | SITE WIDE EXISTING TOPOGRAPHY PLAN  | 1:500      | P01      |
| Z1-SHP-G000-PL-B1-B5D801  | SITE WIDE PHASING BASEMENT LEVEL 01 | 1:500      | P04      |
| Z1-SHP-G000-PL-B2-B5D801  | SITE WIDE PHASING BASEMENT LEVEL 02 | 1:500      | P04      |
| Z1-SHP-G100-EL-XX-B5D801  | SITE WIDE ELEVATION NORTH EAST      | 1:500      | P01      |
| Z1-SHP-G100-EL-XX-B5D802  | SITE WIDE ELEVATION NORTH WEST      | 1:500      | P02      |
| Z1-SHP-G100-EL-XX-B5D803  | SITE WIDE ELEVATION SOUTH EAST      | 1:500      | P02      |
| Z1-SHP-G100-EL-XX-B5D804  | SITE WIDE ELEVATION SOUTH WEST      | 1:500      | P02      |
| Z1-SHP-G100-PL-B2-B5D801  | SITE WIDE BASEMENT LEVEL 02 PLAN    | 1:500      | P02      |
| Z1-SHP-G100-PL-B1-B5D801  | SITE WIDE BASEMENT LEVEL 01 PLAN    | 1:500      | P02      |
| Z1-SHP-G100-PL-GRD-B5D801 | SITE WIDE GROUND LEVEL PLAN         | 1:500      | P04      |
| Z1-SHP-G100-PL-01-B5D801  | SITE WIDE LEVEL 01 PLAN             | 1:500      | P03      |
| Z1-SHP-G100-PL-02-B5D801  | SITE WIDE LEVEL 02 PLAN             | 1:500      | P03      |
| Z1-SHP-G100-PL-03-B5D801  | SITE WIDE LEVEL 03 PLAN             | 1:500      | P03      |
| Z1-SHP-G100-PL-XX-B5D801  | SITE WIDE TYPICAL LEVEL PLAN        | 1:500      | P02      |
| Z1-SHP-G100-PL-RF-B5D801  | SITE WIDE ROOF LEVEL PLAN           | 1:500      | P02      |
| Z1-SHP-JC20-PL-GRD-B5D801 | SITE WIDE EXISTING DEMOLITION PLAN  | 1:500      | P01      |

## 2.1 Planning Drawing List (cont)

| DRAWING NUMBER            | DRAWING TITLE                            | SCALE @ A1 | REVISION |
|---------------------------|------------------------------------------|------------|----------|
| ZC-SHP-G100-PL-B2-B5D801  | SITE C BASEMENT LEVEL 02 PLAN            | 1:250      | P01      |
| ZC-SHP-G100-PL-B1-B5D801  | SITE C BASEMENT LEVEL 01 PLAN            | 1:250      | P01      |
| ZC-SHP-G100-PL-GRD-B5D801 | SITE C GROUND LEVEL PLAN                 | 1:250      | P01      |
| ZC-SHP-G100-PL-01-B5D801  | SITE C LEVEL 01 PLAN                     | 1:250      | P01      |
| ZC-SHP-G100-PL-02-B5D801  | SITE C LEVEL 02 PLAN                     | 1:250      | P01      |
| ZC-SHP-G100-PL-03-B5D801  | SITE C LEVEL 03 PLAN                     | 1:250      | P01      |
| ZC-SHP-G100-PL-XX-B5D801  | SITE C TYPICAL LEVEL PLAN                | 1:250      | P01      |
| ZC-SHP-G100-PL-RF-B5D801  | SITE C ROOF LEVEL PLAN                   | 1:250      | P01      |
| ZC-SHP-G200-PL-14-B5D801  | SITE C GENERAL ARRANGEMENT PLAN LEVEL 14 | 1:100      | P01      |
| ZC-SHP-G200-PL-15-B5D801  | SITE C GENERAL ARRANGEMENT PLAN LEVEL 15 | 1:100      | P01      |
| ZC-SHP-G200-PL-41-B5D801  | SITE C GENERAL ARRANGEMENT PLAN LEVEL 41 | 1:100      | P01      |
| ZC-SHP-G200-SE-XX-B5D801  | SITE C SECTIONS                          | 1:250      | P02      |
| ZC-SHP-G251-DE-XX-B5D801  | SITE C TYPICAL EXTERNAL WALL DETAILS 01  | 1:25       | P02      |
| ZC-SHP-G251-DE-XX-B5D802  | SITE C TYPICAL EXTERNAL WALL DETAILS 02  | 1:25       | P01      |
| ZC-SHP-G251-DE-XX-B5D803  | SITE C TYPICAL EXTERNAL WALL DETAILS 03  | 1:25       | P01      |
| C1-SHP-G200-PL-B2-B5D801  | SITE C BUILDING 1 BASEMENT LEVEL 02 PLAN | 1:100      | P01      |
| C1-SHP-G200-PL-B1-B5D801  | SITE C BUILDING 1 BASEMENT LEVEL 01 PLAN | 1:100      | P01      |
| C1-SHP-G200-PL-GRD-B5D801 | SITE C BUILDING 1 GROUND LEVEL PLAN      | 1:100      | P01      |
| C1-SHP-G200-PL-01-B5D801  | SITE C BUILDING 1 LEVEL 01 PLAN          | 1:100      | P01      |
| C1-SHP-G200-PL-02-B5D801  | SITE C BUILDING 1 LEVEL 02 PLAN          | 1:100      | P01      |
| C1-SHP-G200-PL-03-B5D801  | SITE C BUILDING 1 LEVEL 03 PLAN          | 1:100      | P01      |
| C1-SHP-G200-PL-RF-B5D801  | SITE C BUILDING 1 ROOF LEVEL PLAN        | 1:100      | P01      |
| C1-SHP-G200-EL-XX-B5D801  | SITE C BUILDING 1 ELEVATIONS 01          | 1:250      | P02      |
| C1-SHP-G200-EL-XX-B5D802  | SITE C BUILDING 1 ELEVATIONS 02          | 1:250      | P02      |
| C2-SHP-G200-PL-B2-B5D801  | SITE C BUILDING 2 BASEMENT LEVEL 02 PLAN | 1:100      | P01      |
| C2-SHP-G200-PL-B1-B5D801  | SITE C BUILDING 2 BASEMENT LEVEL 01 PLAN | 1:100      | P01      |
| C2-SHP-G200-PL-GRD-B5D801 | SITE C BUILDING 2 GROUND LEVEL PLAN      | 1:100      | P01      |
| C2-SHP-G200-PL-01-B5D801  | SITE C BUILDING 2 LEVEL 01 PLAN          | 1:100      | P01      |
| C2-SHP-G200-PL-02-B5D801  | SITE C BUILDING 2 LEVEL 02 PLAN          | 1:100      | P01      |
| C2-SHP-G200-PL-03-B5D801  | SITE C BUILDING 2 LEVEL 03 PLAN          | 1:100      | P01      |
| C2-SHP-G200-PL-RF-B5D801  | SITE C BUILDING 2 ROOF LEVEL PLAN        | 1:100      | P01      |
| C2-SHP-G200-EL-XX-B5D801  | SITE C BUILDING 2 ELEVATIONS 01          | 1:250      | P02      |
| C2-SHP-G200-EL-XX-B5D802  | SITE C BUILDING 2 ELEVATIONS 02          | 1:250      | P02      |



| DRAWING NUMBER            | DRAWING TITLE                                        | SCALE @ A1 | REVISION |
|---------------------------|------------------------------------------------------|------------|----------|
| ZD-SHP-G100-PL-B2-B5D801  | SITE D BASEMENT LEVEL 02 PLAN                        | 1:250      | P02      |
| ZD-SHP-G100-PL-B1-B5D801  | SITE D BASEMENT LEVEL 01 PLAN                        | 1:250      | P02      |
| ZD-SHP-G100-PL-GRD-B5D801 | SITE D GROUND LEVEL PLAN                             | 1:250      | P04      |
| ZD-SHP-G100-PL-01-B5D801  | SITE D LEVEL 01 PLAN                                 | 1:250      | P03      |
| ZD-SHP-G100-PL-02-B5D801  | SITE D LEVEL 02 PLAN                                 | 1:250      | P03      |
| ZD-SHP-G100-PL-03-B5D801  | SITE D LEVEL 03 PLAN                                 | 1:250      | P03      |
| ZD-SHP-G100-PL-XX-B5D801  | SITE D TYPICAL LEVEL PLAN                            | 1:250      | P02      |
| ZD-SHP-G100-PL-RF-B5D801  | SITE D ROOF LEVEL PLAN                               | 1:250      | P02      |
| ZD-SHP-G200-PL-04-B5D801  | SITE D GENERAL ARRANGEMENT PLAN LEVEL 04             | 1:100      | P01      |
| ZD-SHP-G200-PL-22-B5D801  | SITE D GENERAL ARRANGEMENT PLAN LEVEL 22             | 1:100      | P01      |
| ZD-SHP-G200-PL-42-B5D801  | SITE D GENERAL ARRANGEMENT PLAN LEVEL 42             | 1:100      | P01      |
| ZD-SHP-G200-PL-50-B5D801  | SITE D GENERAL ARRANGEMENT PLAN LEVEL 50             | 1:100      | P01      |
| ZD-SHP-G200-PL-58-B5D801  | SITE D GENERAL ARRANGEMENT PLAN LEVEL 58             | 1:100      | P02      |
| ZD-SHP-G200-PL-59-B5D801  | SITE D GENERAL ARRANGEMENT PLAN LEVEL 59             | 1:100      | P02      |
| ZD-SHP-G200-SE-XX-B5D801  | SITE D SECTIONS                                      | 1:250      | P02      |
| ZD-SHP-G251-DE-XX-B5D801  | SITE D TYPICAL EXTERNAL WALL DETAILS 01              | 1:25       | P01      |
| ZD-SHP-G251-DE-XX-B5D802  | SITE D TYPICAL EXTERNAL WALL DETAILS 02              | 1:25       | P01      |
| ZD-SHP-G251-DE-XX-B5D803  | SITE D TYPICAL EXTERNAL WALL DETAILS 03              | 1:40       | P02      |
| D1-SHP-G200-PL-B2-B5D801  | SITE D BUILDING 1 BASEMENT LEVEL 02 PLAN             | 1:100      | P02      |
| D1-SHP-G200-PL-B1-B5D801  | SITE D BUILDING 1 BASEMENT LEVEL 01 PLAN             | 1:100      | P02      |
| D1-SHP-G200-PL-GRD-B5D801 | SITE D BUILDING 1 GROUND LEVEL PLAN                  | 1:100      | P04      |
| D1-SHP-G200-PL-01-B5D801  | SITE D BUILDING 1 LEVEL 01 PLAN                      | 1:100      | P03      |
| D1-SHP-G200-PL-02-B5D801  | SITE D BUILDING 1 LEVEL 02 PLAN                      | 1:100      | P03      |
| D1-SHP-G200-PL-03-B5D801  | SITE D BUILDING 1 LEVEL 03 PLAN                      | 1:100      | P03      |
| D1-SHP-G200-PL-RF-B5D801  | SITE D BUILDING 1 ROOF LEVEL PLAN                    | 1:100      | P02      |
| D1-SHP-G200-EL-XX-B5D801  | SITE D BUILDING 1 ELEVATIONS 01                      | 1:250      | P03      |
| D1-SHP-G200-EL-XX-B5D802  | SITE D BUILDING 1 ELEVATIONS 02                      | 1:250      | P03      |
| D1-SHP-G251-EL-GRD-B5D801 | SITE D BUILDING 1 PODIUM L00-L01 UNFOLDED ELEVATIONS | 1:100      | P01      |
| D2-SHP-G200-PL-B2-B5D801  | SITE D BUILDING 2 BASEMENT LEVEL 02 PLAN             | 1:100      | P02      |
| D2-SHP-G200-PL-B1-B5D801  | SITE D BUILDING 2 BASEMENT LEVEL 01 PLAN             | 1:100      | P02      |
| D2-SHP-G200-PL-GRD-B5D801 | SITE D BUILDING 2 GROUND LEVEL PLAN                  | 1:100      | P03      |
| D2-SHP-G200-PL-01-B5D801  | SITE D BUILDING 2 LEVEL 01 PLAN                      | 1:100      | P02      |
| D2-SHP-G200-PL-02-B5D801  | SITE D BUILDING 2 LEVEL 02 PLAN                      | 1:100      | P02      |
| D2-SHP-G200-PL-03-B5D801  | SITE D BUILDING 2 LEVEL 03 PLAN                      | 1:100      | P02      |
| D2-SHP-G200-PL-53-B5D801  | SITE D BUILDING 2 LEVEL 53 PLAN                      | 1:100      | P01      |
| D2-SHP-G200-PL-54-B5D801  | SITE D BUILDING 2 LEVEL 54 PLAN                      | 1:100      | P01      |
| D2-SHP-G200-PL-RF-B5D801  | SITE D BUILDING 2 ROOF LEVEL PLAN                    | 1:100      | P02      |
| D2-SHP-G200-EL-XX-B5D801  | SITE D BUILDING 2 ELEVATIONS 01                      | 1:250      | P02      |

Updated drawings / revisions highlighted in red



**DRAWING NUMBER**

D2-SHP-G200-EL-XX-B5D802

**DRAWING TITLE**

SITE D BUILDING 2 ELEVATIONS 02

**SCALE @ A1**

1:250

**REVISION**

P02

Updated drawings / revisions highlighted in red

**simpsonhaugh**

MANCHESTER Riverside, 4 Commercial Street, Manchester M15 4RQ, +44 (0)161 835 2345 | LONDON 5-8 Roberts Place, London EC1R 0BB +44 (0)20 7549 4000 | [simpsonhaugh.com](http://simpsonhaugh.com) | [mail@simpsonhaugh.com](mailto:mail@simpsonhaugh.com)