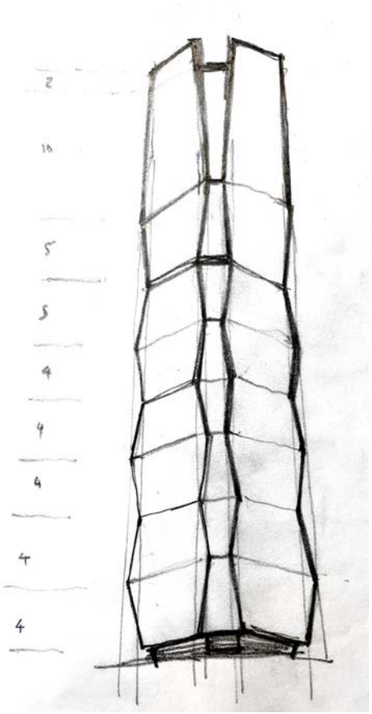


simpsonhaugh

Renaker

GJS Plot F, Manchester

Tower F1 - Podium Design | 23.08.2024

F1-SHP-A180-RP-XX-B5D801 | P02

Background to the report

CONTEXT

This document has been prepared to discharge 'Condition 48' of the Plot F planning consent:

48. Prior to the commencement of development within Phase 2 full details, including large scale annotated plans, elevations and cross sections, of all the ground floor (podium) elevations of Building F1 shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, pursuant to Policy DM1 of the Core Strategy.

This condition is identical to Condition 19 from Phase 1 (Building F2):

19. Prior to the commencement of development within Phase 1 full details, including large scale annotated plans, elevations and cross sections, of all the ground floor (podium) elevations of Building F2 shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details

Reason: In the interests of visual amenity, pursuant to Policy DM1 of the Core Strategy.

Condition 19 has been recently discharged, satisfying the condition requirements and the additional request below from MCC regarding the need to screen visible louvres:

From: Lucy Harrison <lucy.harrison@manchester.gov.uk>
Sent: Monday, July 24, 2023 4:33 PM
To: Phillip Dorin <PhillipDorin@renaker.com>
Subject: CDN/23/0438 - Plot F Phase 1 - elevation details

Hi Phillip

Further to the above application, I note that there are large areas of louvres proposed for the ground floor elevations where there are plant and waste storage rooms. As these areas front onto pedestrian thoroughfares and will be highly visible, please would you look at using anodised aluminium decorative screening (eg to match the purge vents on the floors above) instead of, or to screen, the large areas of louvres.

I should be grateful if you would provide amended drawings/information showing this detail.

Many thanks

Lucy

For further detail please cross reference to the 'Condition 19' document:

Tower F2 - Podium Design | 26.04.2024

F2-SHP-A180-RP-XX-B5D803 | P04

PROPOSED PODIUM ELEVATIONS - DESIGN DEVELOPMENT

The approach for 'Condition 48', mirrors that of 'Condition 19' (Phase 1), and is illustrated in the following pages, including the requirement to screen the louvred panels with decorative anodised screens.

In line with F2, this document also reflects a design development taken place at the main entrance, where the canopy has been omitted. This is no longer deemed necessary to deal with the pedestrian wind conditions. Therefore the team considers the presence of the feature columns frames the main entrance sufficiently and the presence of the canopy is not required to signify it.

The design development changes included in this document are summarised as follows

DD1: Decorative screens introduced / louvres removed
DD2: Entrance canopy removed

The updated relevant updated elevation drawings have been submitted in conjunction to this report to MCC:

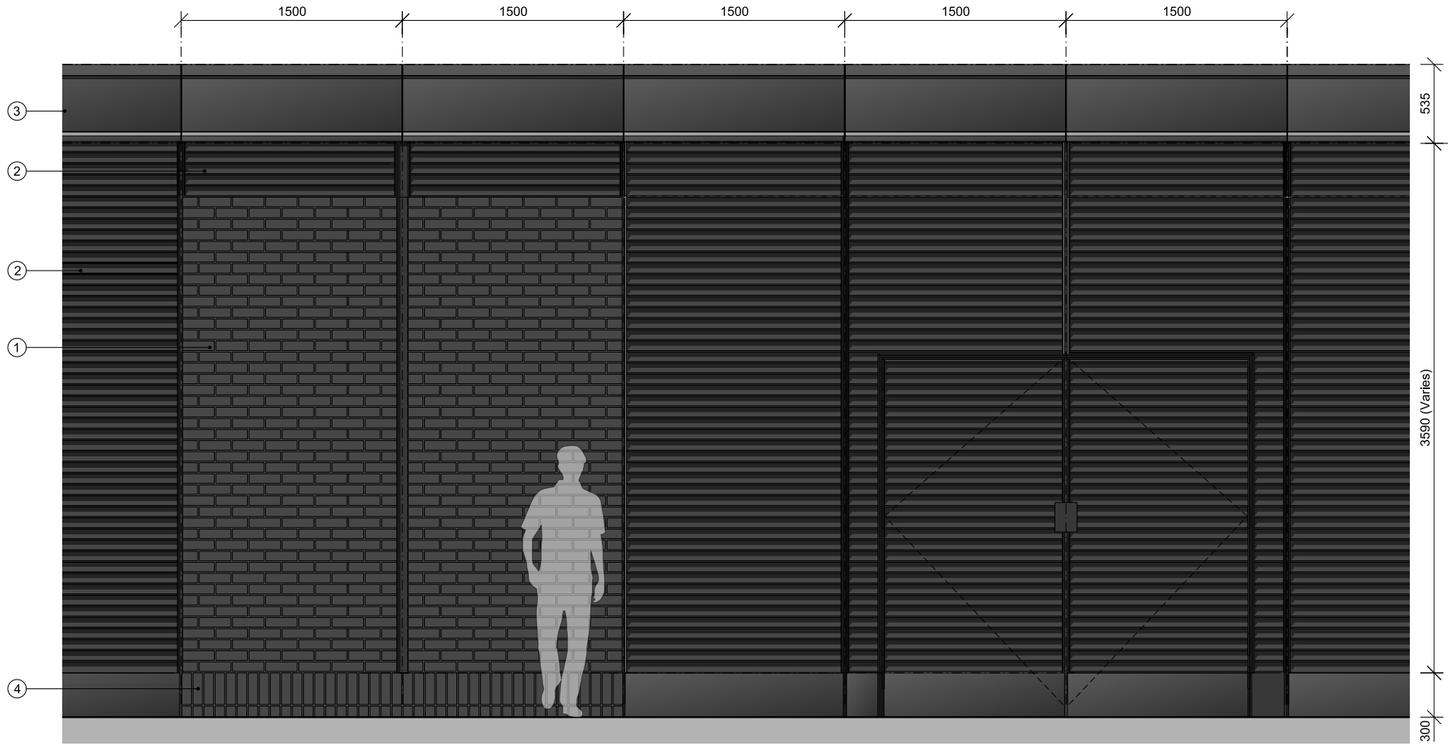
F1-SHP-G200-EL-XX-B5D801
F1-SHP-G251-DE-XX-B5D804

Additionally a new podium matrix drawing:

F1-SHP-G251-EL-XX-9001

Separately a non-material amendment has been submitted capturing other items, and picking up the elevational updates on the drawings.

Proposed approach - Typical Bay



CONSENTED - GROUND FLOOR PODIUM ELEVATION DESIGN

Louvred panels

The consented design incorporated a series of both full height louvred panels and a high level louvre band to provide ventilation to the amenity and back of house spaces within the podium element.

Louvres were designed as a panelised system that shared a horizontal relationship with the adjacent brick coursing. The louvres were consented on the basis of a dark grey PPC finish.

KEY

1 Feature facing brickwork - Dark grey with colour matching mortar

2 Aluminium louvre system - Dark grey PPC

3 Aluminium flashing - Dark grey PPC

4 Brick or PPC skirting



PROPOSED - GROUND FLOOR PODIUM ELEVATION DESIGN

Louvred panels with decorative aluminium screening

As requested by MCC, the design team have developed a proposal to screen the full height louvres and have applied the same rationale to the high level louvre band at ground floor.

A decorative pattern has been developed that acknowledges the corner geometry of the towers above whilst maintaining a relationship with the horizontal brick coursing adjacent.

Due to the provision of the screening and resultant loss in free area, the high level louvre band has had to increase in depth.

The decorative screens are proposed in a dark anodised finish. Behind the screens, where active ventilation connections are required dark louvres finished in black PPC are proposed. Where active ventilation connections are not required a solid aluminium blanking panel will be used finished in black PPC.

KEY

1 Feature facing brickwork - Dark grey with colour matching mortar

2 Aluminium louvre system - Black PPC (behind perforate screen)

3 Aluminium flashing - Dark anodised

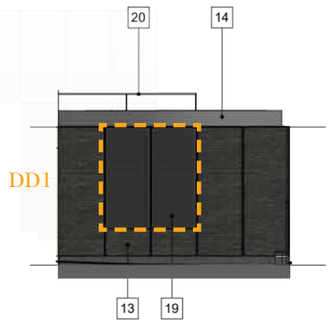
4 Brick or dark anodised aluminium skirting

5 Decorative aluminium perforated screen - Dark anodised

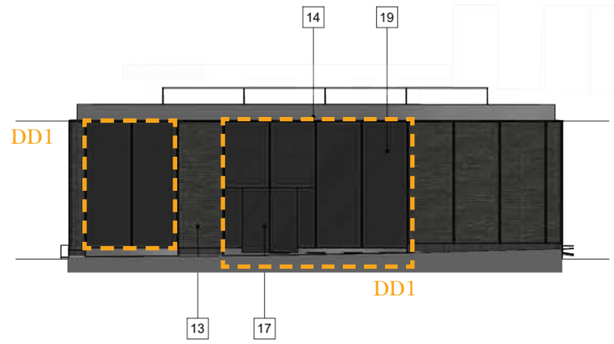
Updated Proposal - Decorative Screens - F1-SHP-G200-EL-XX-B5D801



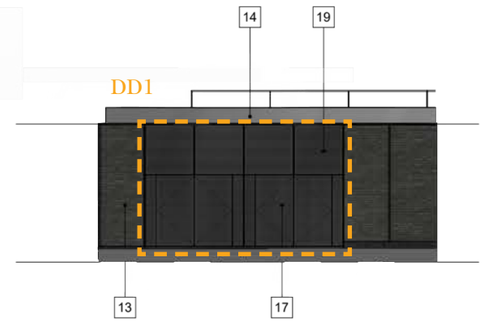
1 PN1



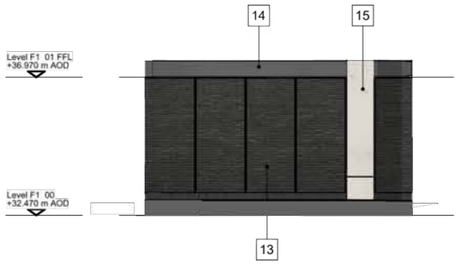
2 PE3



3 PN3



4 PW3



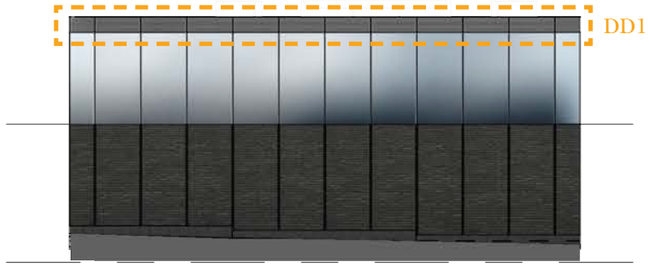
5 PS3



6 PW2



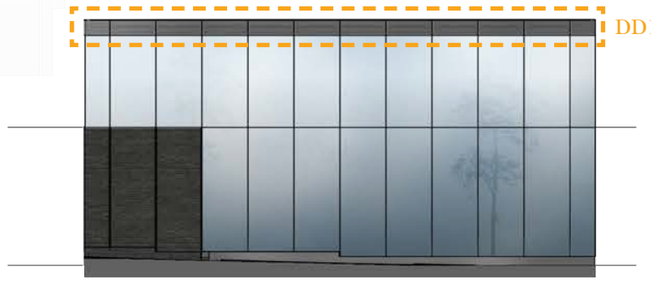
7 PW1



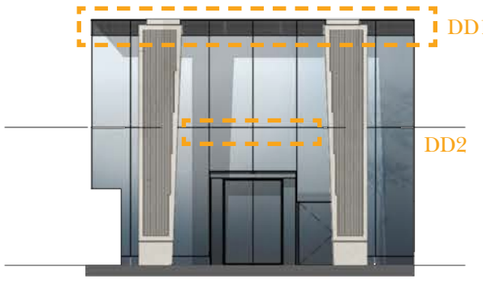
8 PS2



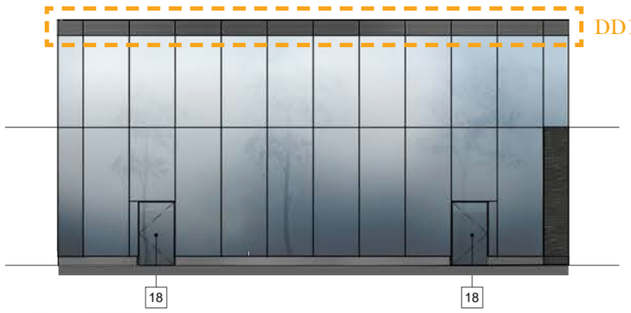
9 PS1



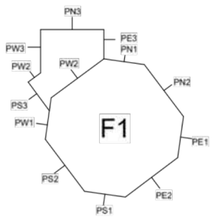
10 PE2



11 PE1



12 PN2



Updated proposal

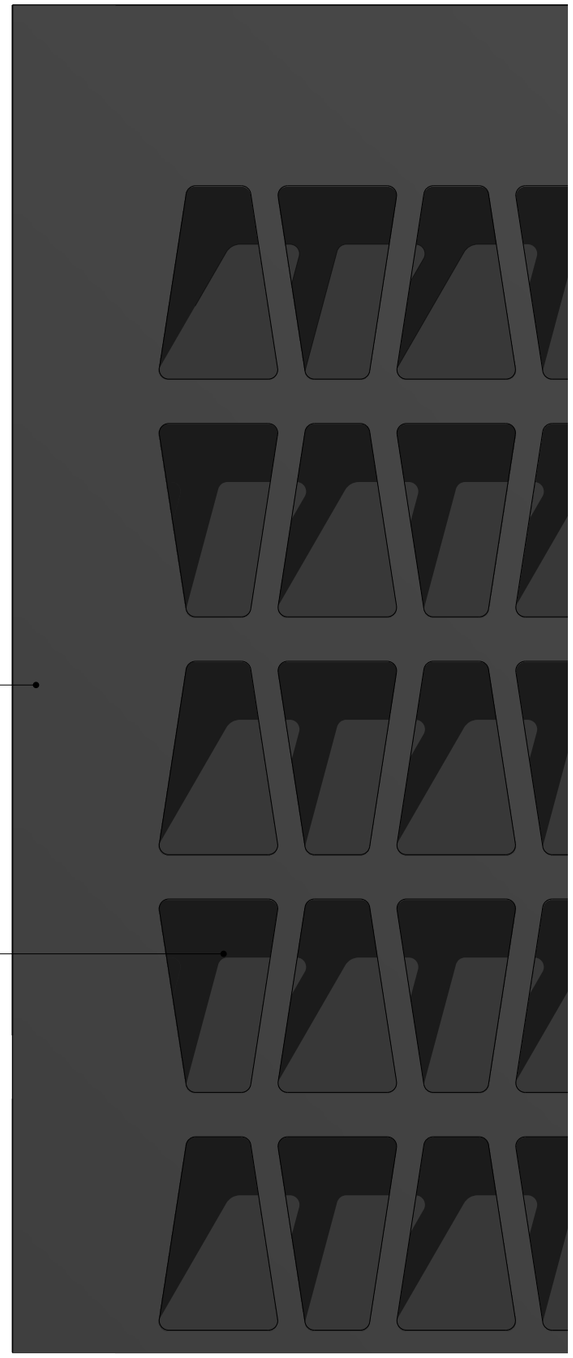
Material key

12	Glazed unit - TYPE 3: Uncapped glass curtain wall with up to 50% opaque units with enamelled frit coating.
13	Feature facing brickwork: Dark grey with colour matched mortar
14	Aluminium flashing - dark grey
15	Fair faced feature concrete column: Light concrete
17	Louvred door with decorative screen in front
18	Integrated glazed door
19	Dark anodised decorative screen
21.	Solid anodised door (dark grey).

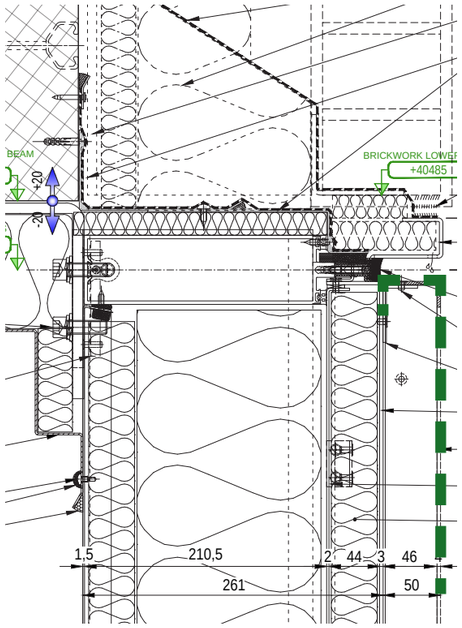
Detailed Design

The proposed pattern (1) will acknowledge the angled corners from the tower and continue the language of panelisation, successful in the original consented louvre scheme. This will provide visual continuity with the adjacent horizontal brick courses to which the setting out of the pattern will relate.

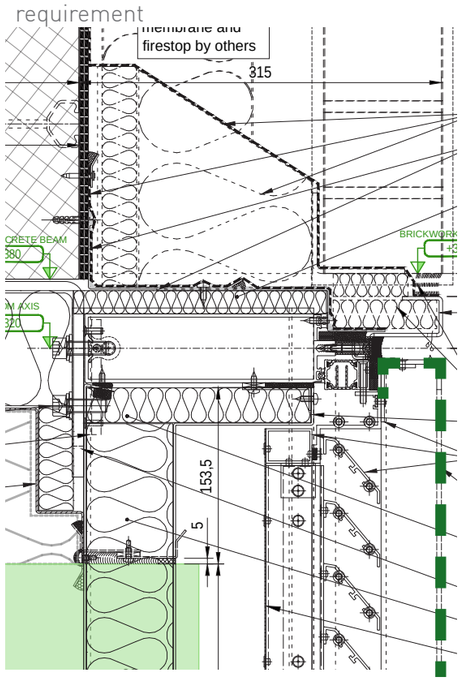
The two section details (2&3) below are an example of how this has been achieved based on previous Renaker schemes.



1. NOTE: Drawing illustrates proposed pattern design intent only. Final section sizes subject to facade contractor review



2. High level perforated sheet - no louvre requirement



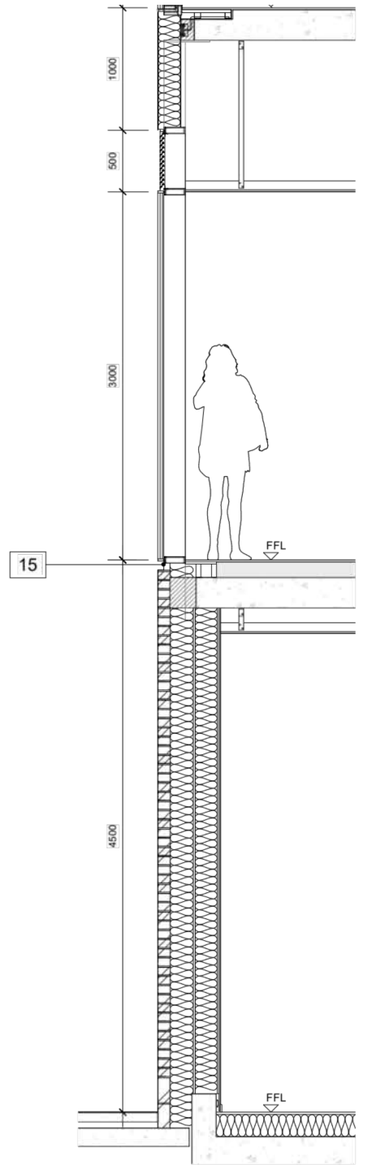
3. High level louvre (active) behind perforated sheet

Drawing comparison

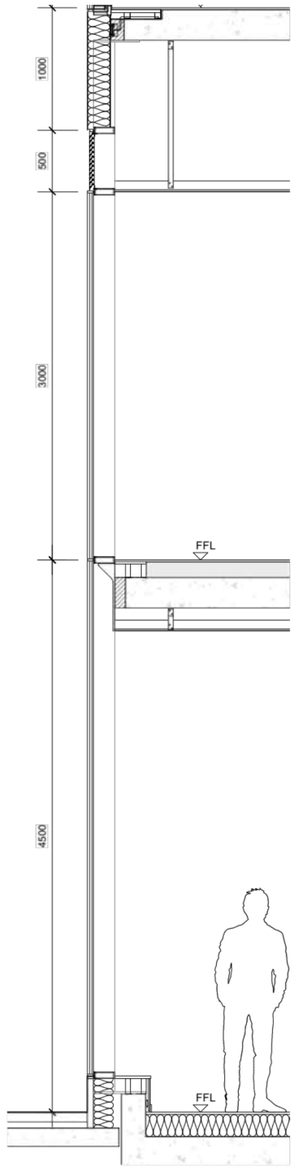
Consented Scheme - F1-SHP-G251-DE-XX-B5D804



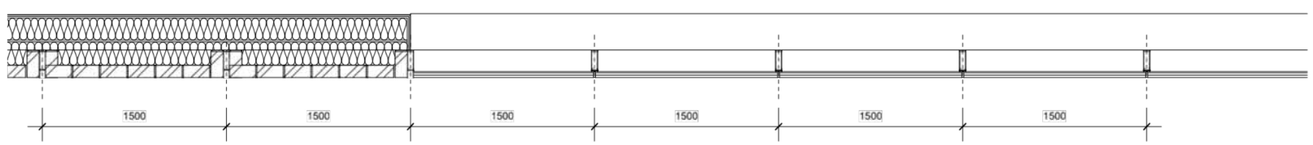
DETAIL ELEVATION



DETAIL SECTION AA



DETAIL SECTION BB



DETAIL SECTION CC

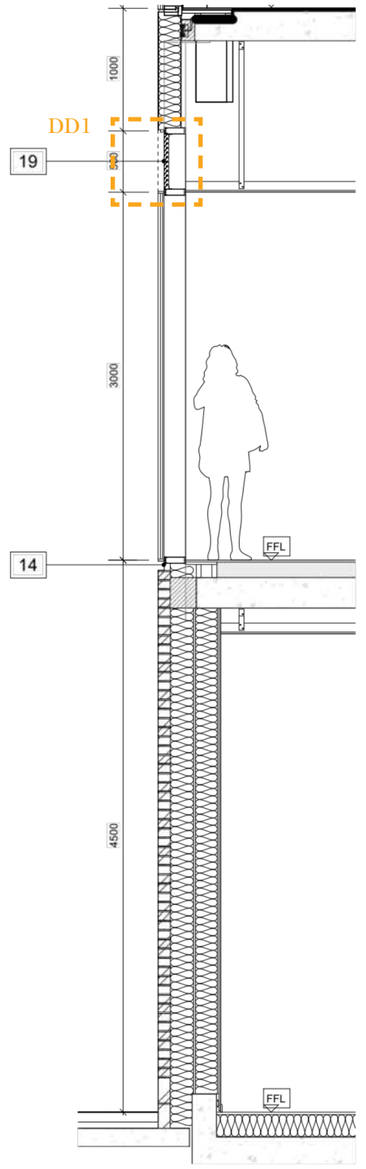
Material key

03	Floor edge cover: Dark grey, concealing floor slab edge
06	Opaque unit - TYPE 1 (Light blue) Light blue anodised aluminium sheet (unitised)
12	Glazed unit - TYPE 3: Uncapped glass curtain wall with up to 50% opaque units with enamelled frit coating.
13	Feature facing brickwork: Dark grey with colour matched mortar
14	Aluminium louvre system - dark grey
15	Aluminium flashing - dark grey
17	Brick or PPC kicker plate

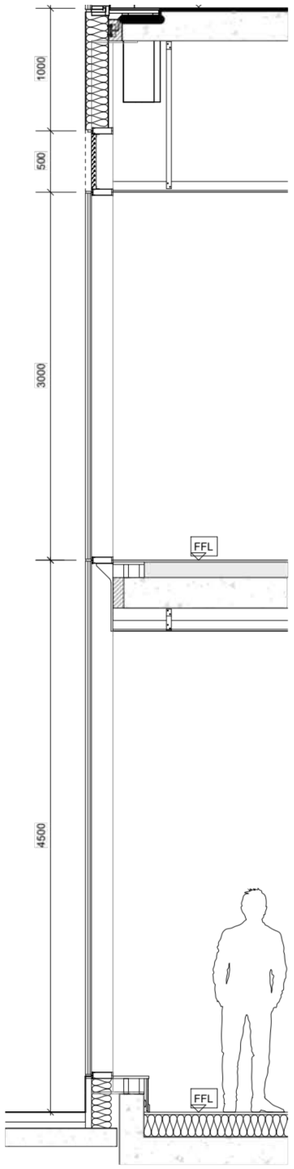
Updated Proposal - Condition 48 - F1-SHP-G251-DE-XX-B5D804 P02



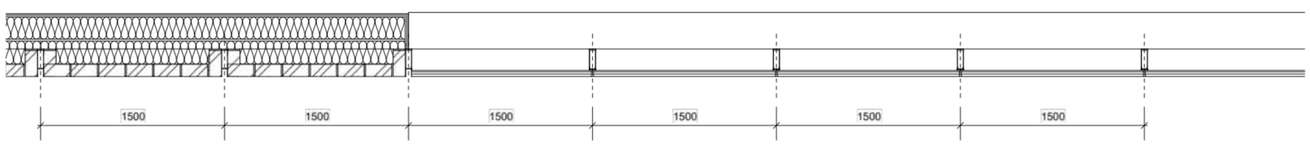
DETAIL ELEVATION



DETAIL SECTION AA



DETAIL SECTION BB



DETAIL SECTION CC

Updated proposal

Material key

03	Floor edge cover: Dark grey, concealing floor slab edge
06	Opaque unit - TYPE 1 (Light blue) Light blue anodised aluminium sheet (unitised)
12	Glazed unit - TYPE 3: Uncapped glass curtain wall with up to 50% opaque units with enamelled frit coating.
13	Feature facing brickwork: Dark grey with colour matched mortar
14	Aluminium flashing - dark grey
16	Brick or dark grey kicker plate
19	Dark anodised decorative screen

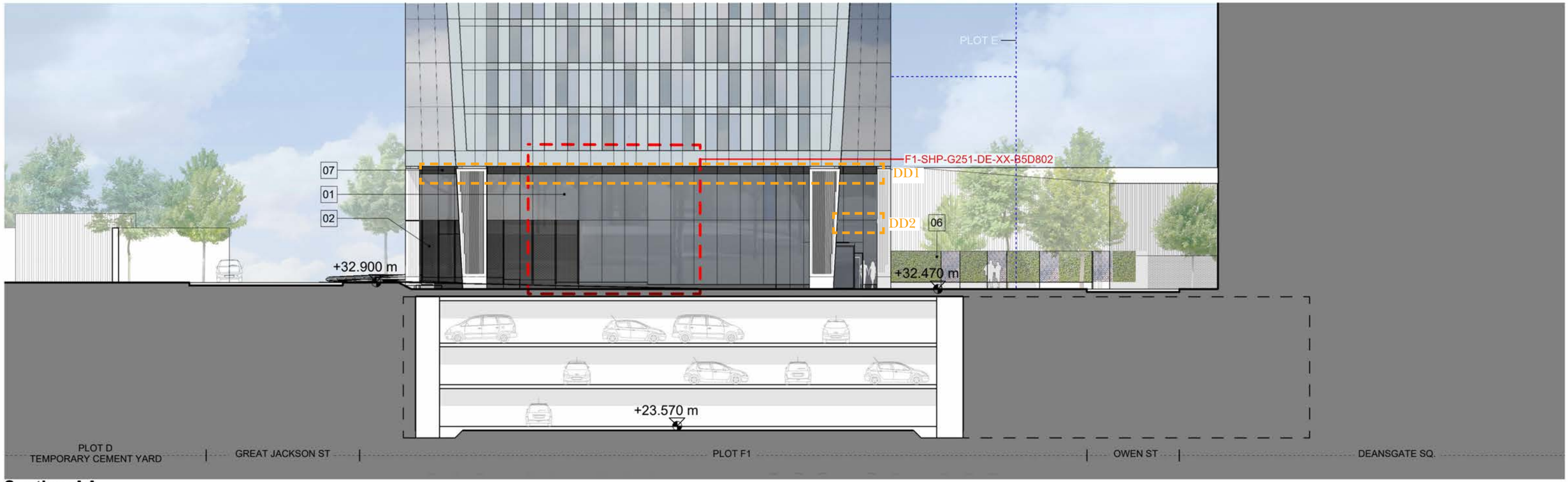
Consented Scheme - F1-SHP-G200-EL-XX-B5D801



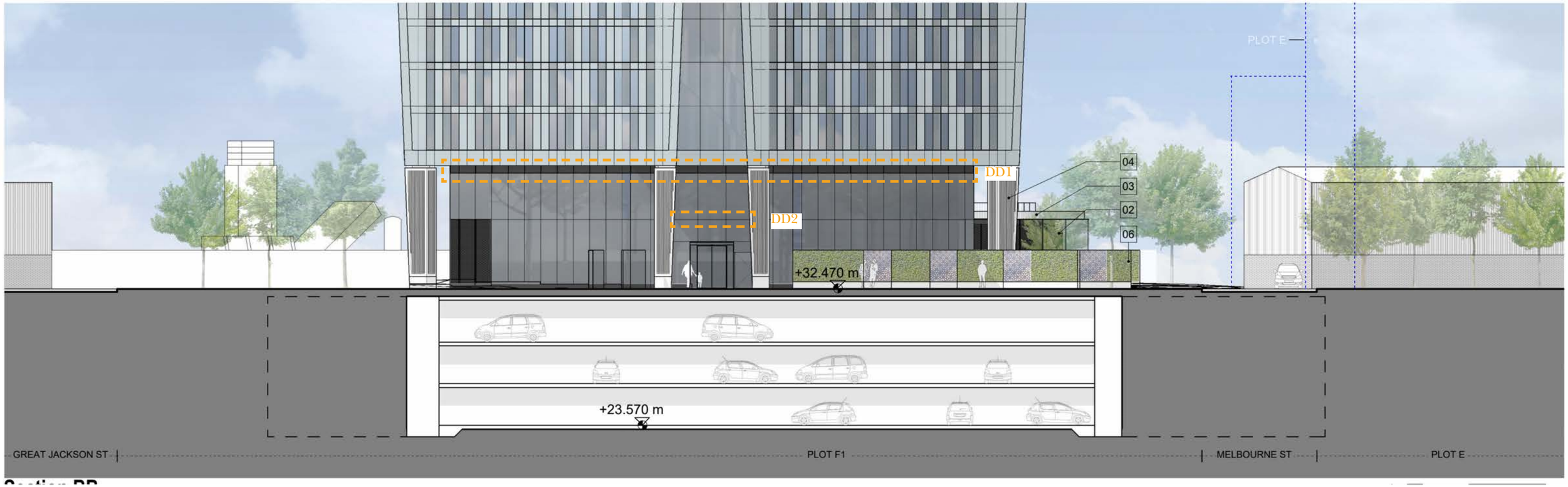
Section AA

Section BB

Updated Proposal - Condition 48 - F1-SHP-G200-EL-XX-B5D801 P02



Section AA



Updated proposal

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