

**S
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SOUTHMILL BUILDING WINDOWS

Contents

Planning Drawings

Nov 2017 HOD Original Application

Aug 2022 Section 73

Current Arrangement - RIBA Stage 4/5 drawings - Current condition

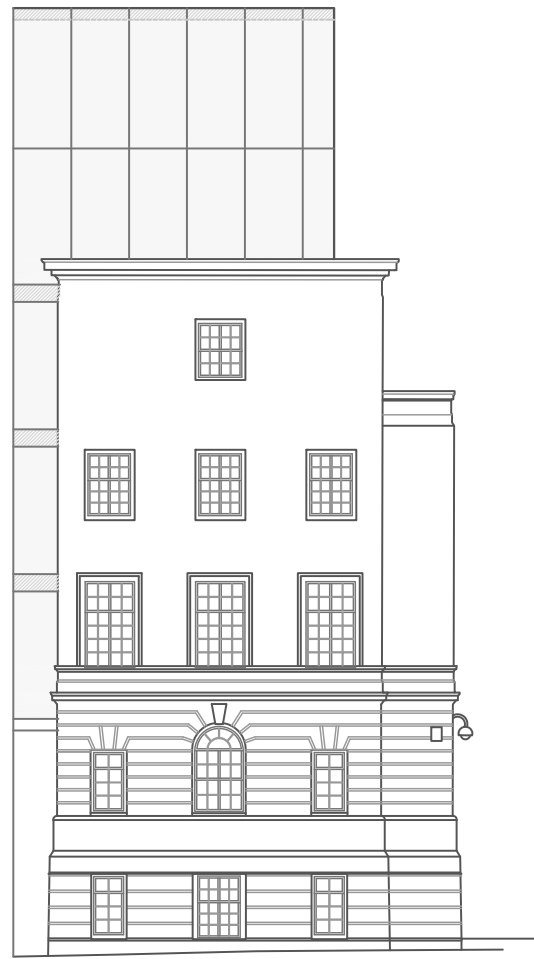
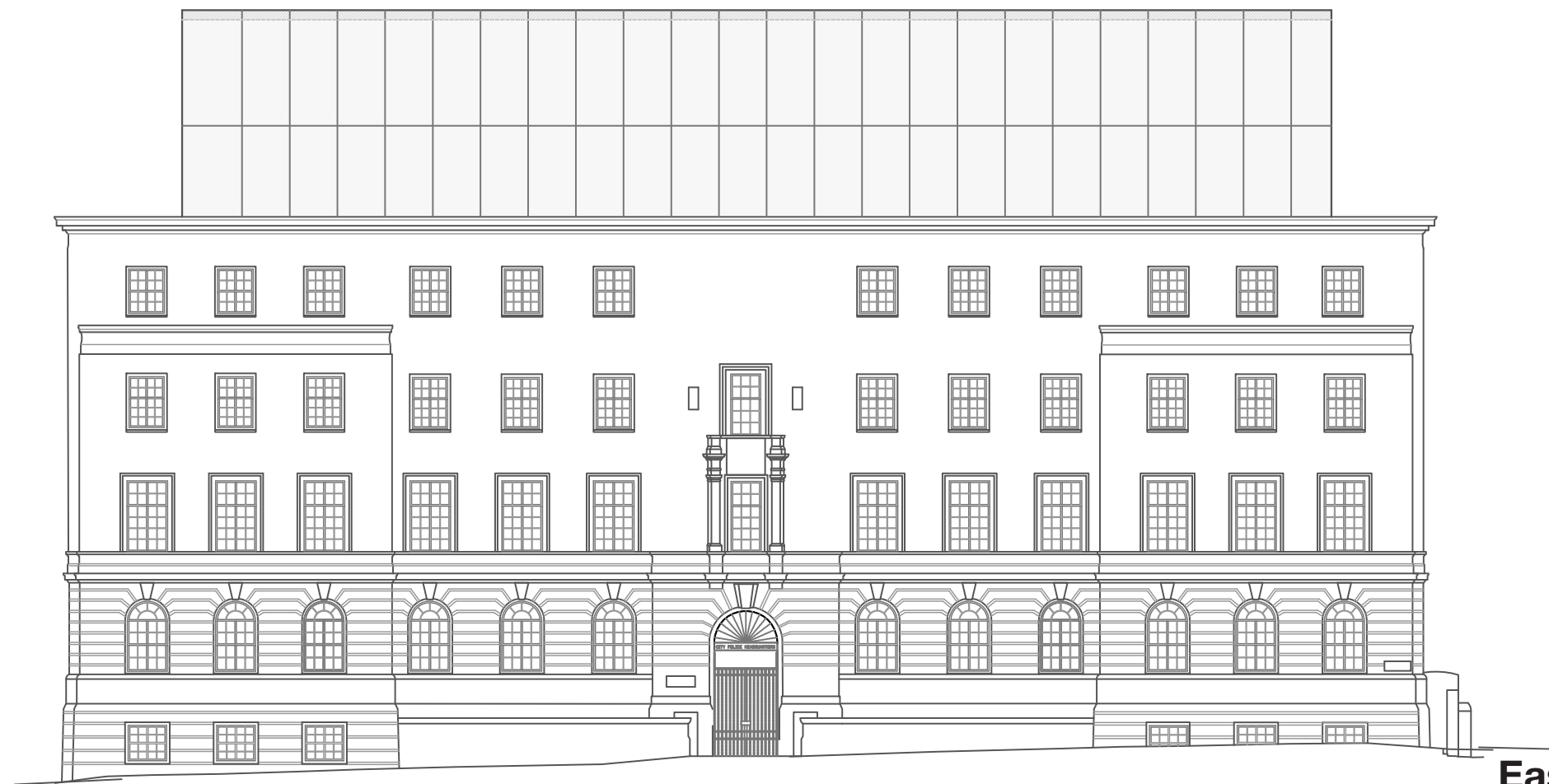
Window Fenestration Studies - post MCC commentary

As proposed - adapted design following MCC commentary

As proposed - Proposed subcontractor fabrication drawings



Planning drawings
East Elevation - Original Planning approval
(Hodder + Partners Nov 2017 - scale 1:200 @ A1)



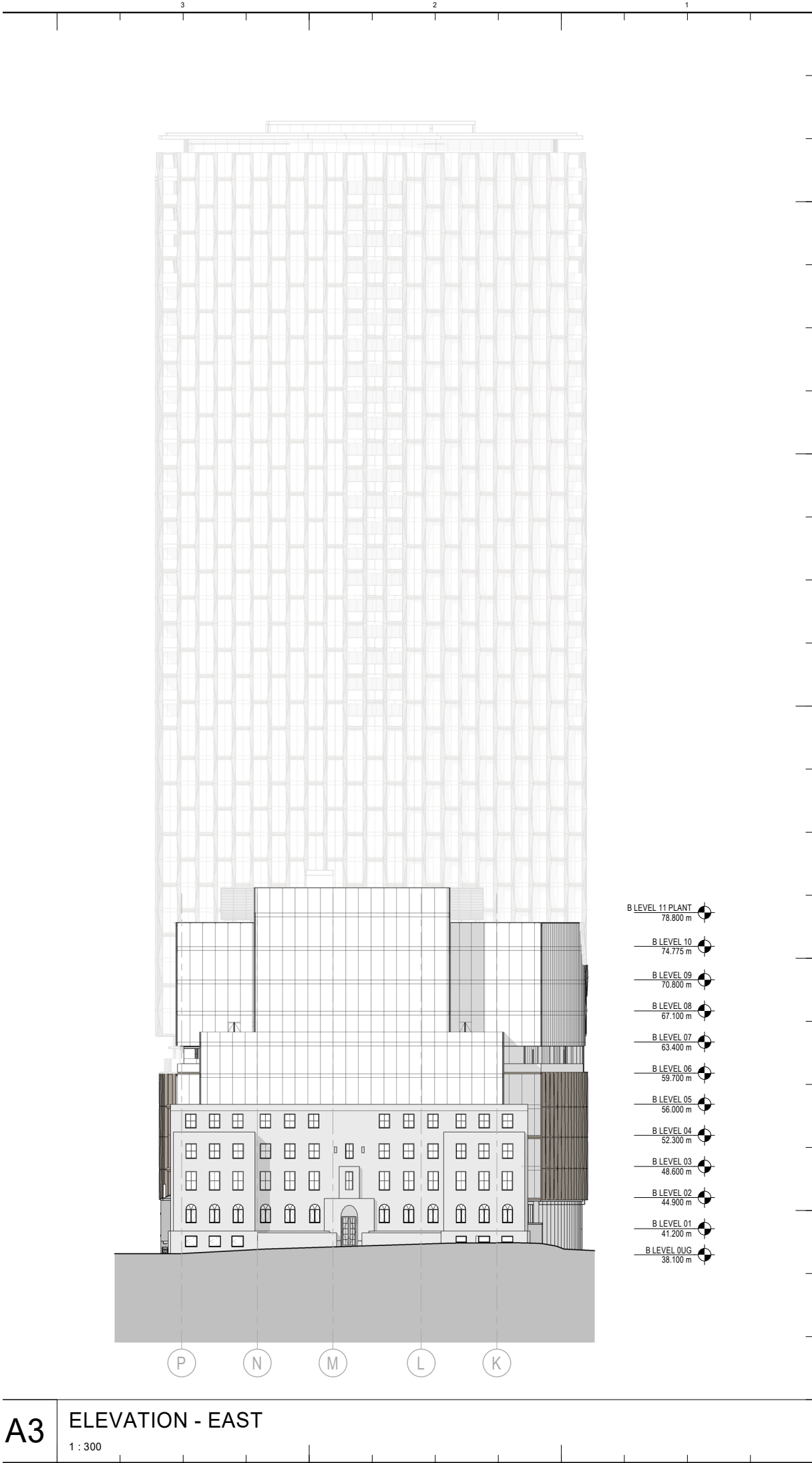
All existing UPVC windows to be replaced with painted hardwood, double glazed, sash windows to meet specified acoustic requirements.

Fenestration layout will be best matched to original design.

Wooden door behind metal railings to be retained and restored.

Planning drawings

East Elevation - Original Planning approval
(Hodder + Partners Nov 2017 - scale 1:200 @ A3)



Key Plan

General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer

HOWLER JAMES BRINDLEY

Synagogue Consultant

FDG

Design Consultant

hodder+partners

Civil Engineer

Curtins

Services Engineer

HOARE LEA (H.)

Fire Engineer

DESIGN FIRE

Client

ST M

Landscape Designer

p-ia

Project Manager

zerum

Architect

SOM

Skidmore, Owings & Merrill, Inc.
The Broadgate Tower, 20 Primrose Street
London EC2A 2EW, UK
Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100

Project Name

ST. MICHAELS DEVELOPMENT,
MANCHESTER

Drawing Title

ELEVATIONS - EAST &
WEST

Project No

218739

Scale @ A0

As indicated

Drawing No

S73-201

Revision

P03

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Planning drawings
East Elevation - s73
(SOM 2021 - scale 1:200 @ A1)

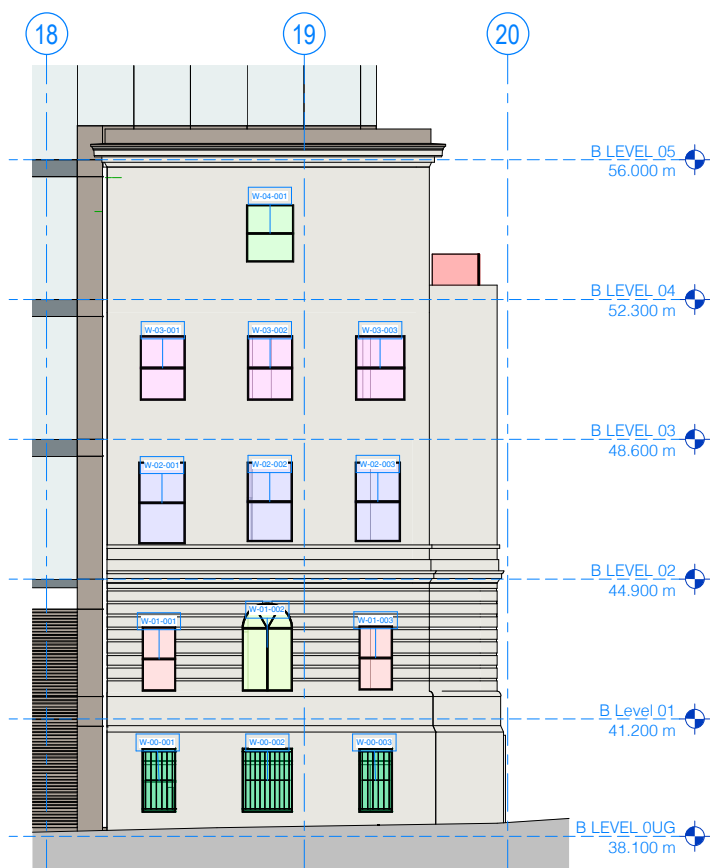


1 SMB - Exterior Elevation East - Window Types
1:100

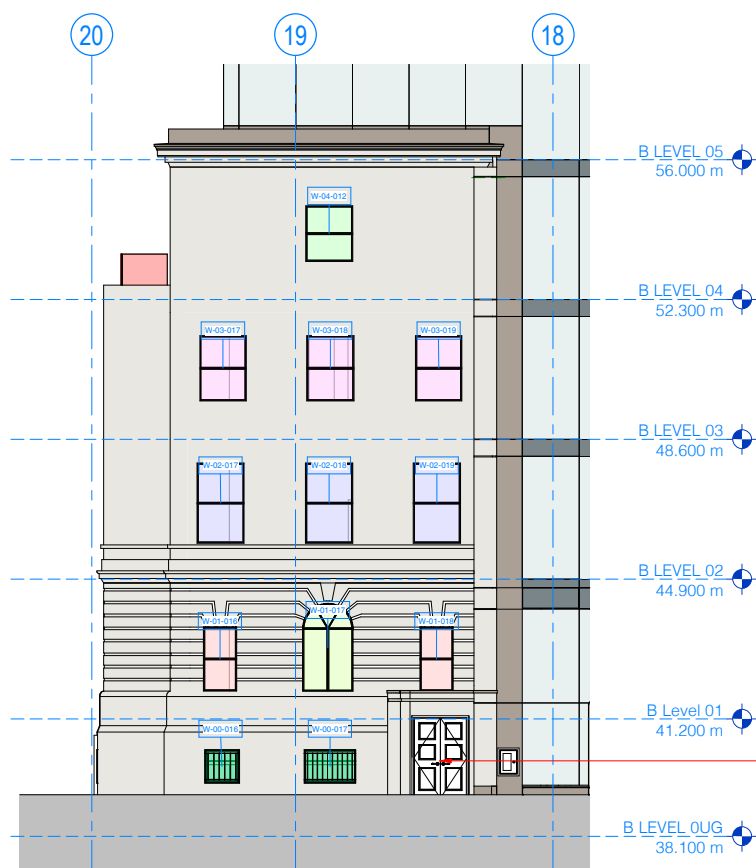
Existing fully infilled window.
Finish: Render Dryvit ACR 150 System OEA -
Directly Applied (Subject to specialist S/C).
Colour: Castle Gray
Finish: Stone Mist

Existing vent grilles to be removed. Infill existing apertures with
140mm blockwork (NBS Spec: F10). Blockwork fixings and
ties to SE detail.
Finish: Render Dryvit ACR 150 System OEA - Directly Applied
(Subject to specialist S/C).
Colour: Castle Gray
Finish: Stone Mist

Existing window to be removed. Infill existing
apertures with blockwork 140mm (NBS Spec:
F10). Blockwork fixings and ties to SE detail.
Finish: Render Dryvit ACR 150 System OEA -
Directly Applied (Subject to specialist S/C).
Colour: Castle Gray
Finish: Stone Mist



3 SMB - Exterior Elevation South - Window Types
1:100



2 SMB - Exterior Elevation North - Window Types
1:100

External door not included
within door schedule. Existing
door to be maintained.
Condition to be confirmed.

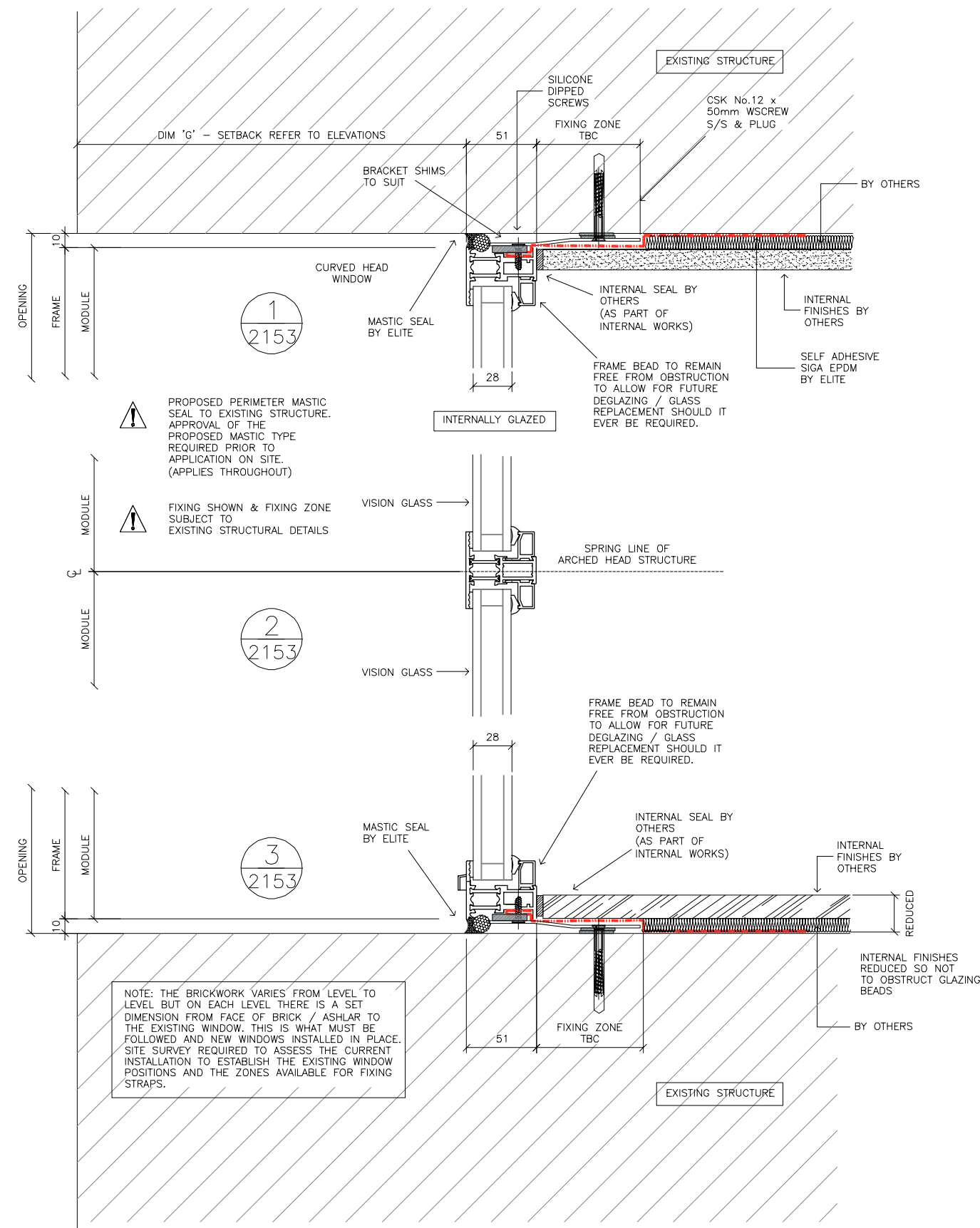
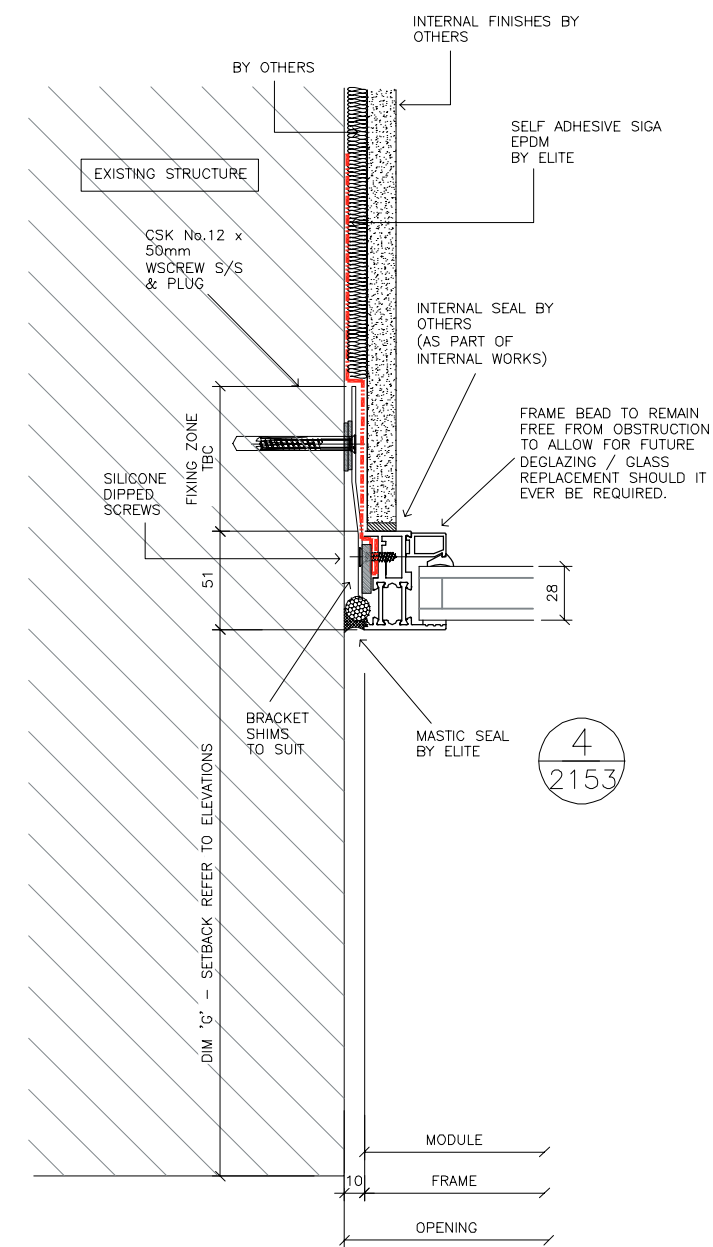


(Window as installed on site)



RIBA Stage 4/5 drawings - Current condition
Southmill Building Windows

Midland Alloy Radial Windows



Subcontractor drawings
(Current condition - as installed)
Southmill Building Windows

The following studies are in response to commentary from MCC Planning Authority upon presentation of the radial headed sample window

MCC have raised concern re the 'flatness' of the metal frame against the glazing

The response from the Design Team / B&K has been to:

1. Assess frame depth / external cap extrusion with the supplier put forward by B&K
2. Reduce the extent of the metalwork framing
3. Amend the proportions of glass / level of the horizontal transom to radial headed window



Lowered transom (low)
Vertical and splayed metal members removed



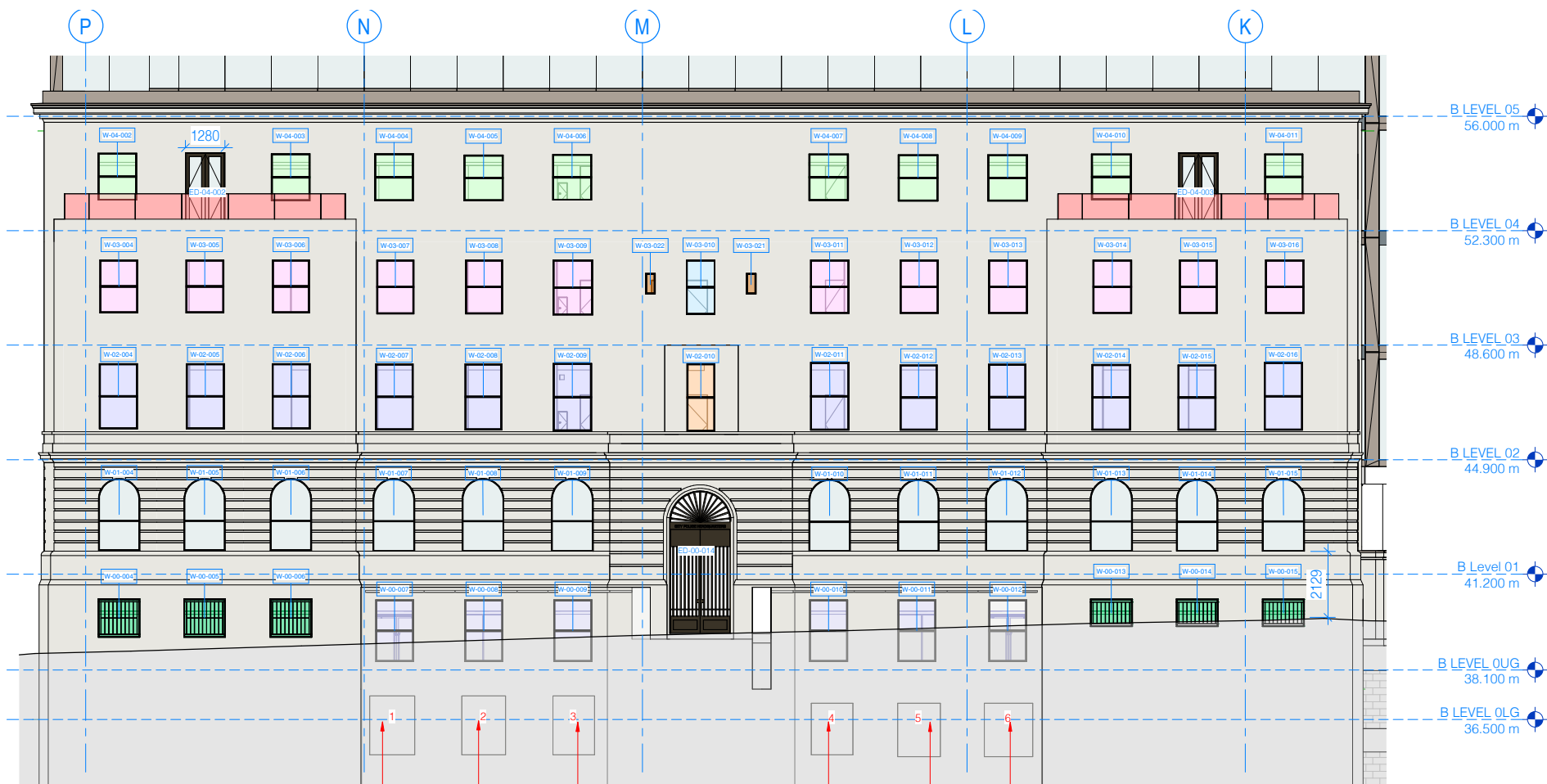
Lowered transom (mid)
Vertical and splayed metal members removed



Retained transom level (high)
Vertical and splayed metal members removed

CGI studies (post commentary from MCC Planning Authority)

Window Fenestration Studies
Southmill Building Windows

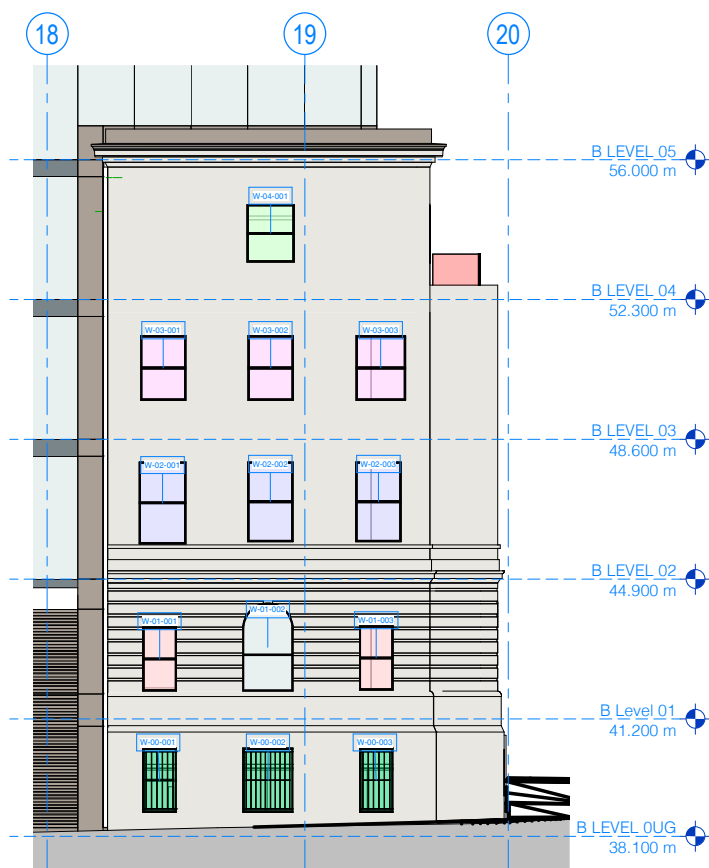


1 SMB - Exterior Elevation East - Window Types
1 : 100

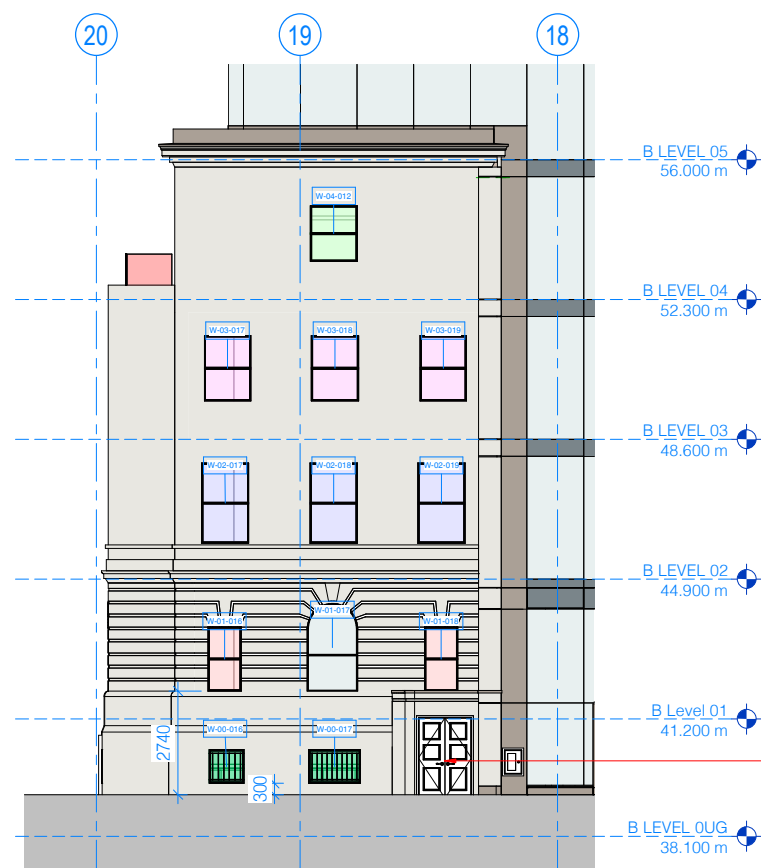
Existing fully infilled window.
Finish: Render Dryvit ACR 150 System OEA -
Directly Applied (Subject to specialist S/C).
Colour: Castle Gray
Finish: Stone Mist

Existing vent grilles to be removed. Infill existing apertures with
140mm blockwork (NBS Spec: F10). Blockwork fixings and
ties to SE detail.
Finish: Render Dryvit ACR 150 System OEA - Directly Applied
(Subject to specialist S/C).
Colour: Castle Gray
Finish: Stone Mist

Existing window to be removed. Infill existing
apertures with blockwork 140mm (NBS Spec:
F10). Blockwork fixings and ties to SE detail.
Finish: Render Dryvit ACR 150 System OEA -
Directly Applied. (Subject to specialist S/C).
Colour: Castle Gray
Finish: Stone Mist

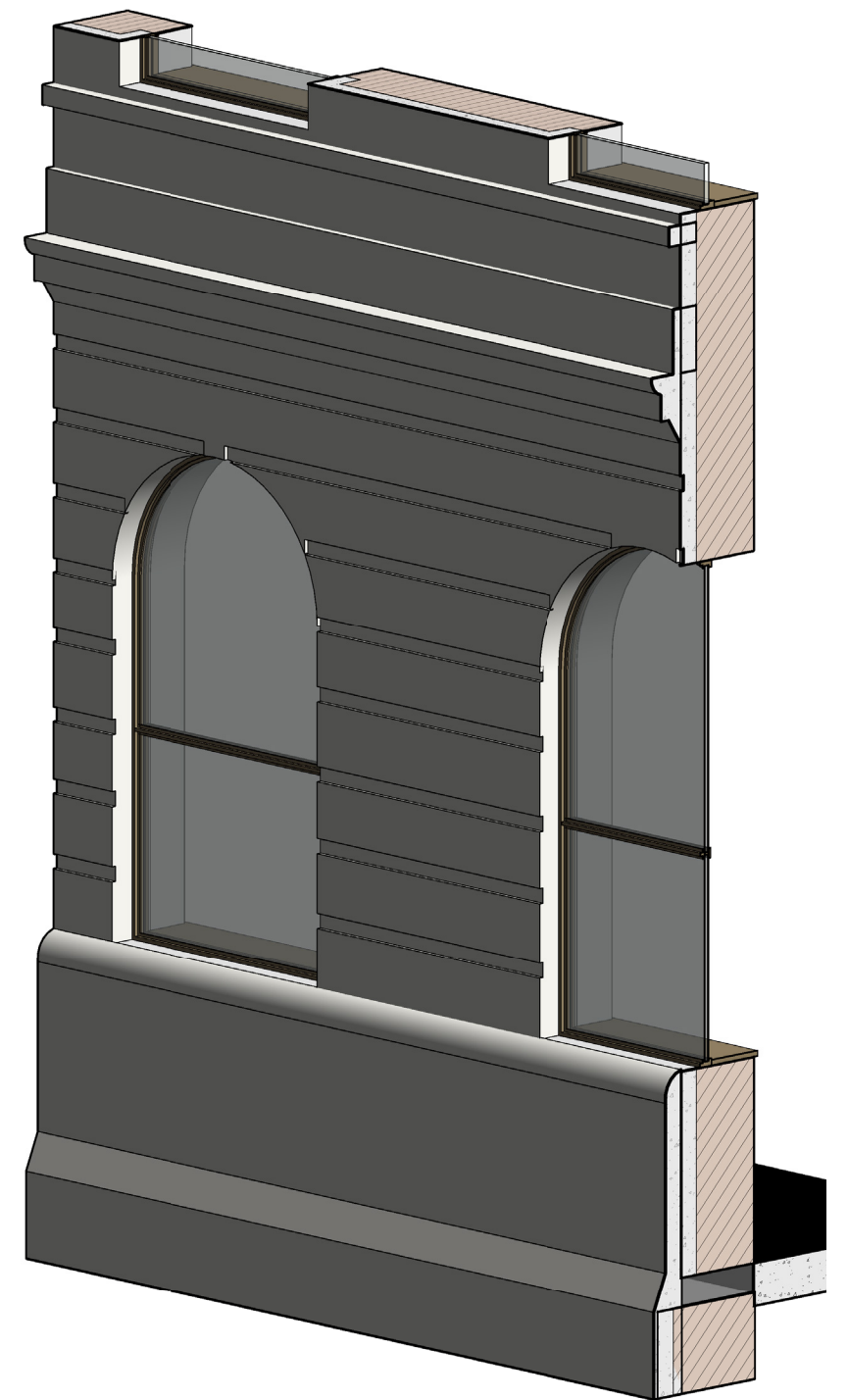


3 SMB - Exterior Elevation South - Window Types
1 : 100



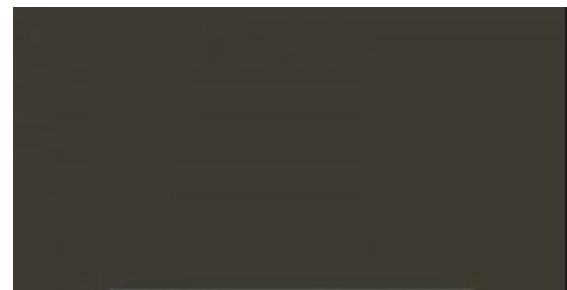
2 SMB - Exterior Elevation North - Window Types
1 : 100

External door not included
within door schedule. Existing
door to be maintained.
Condition to be confirmed.



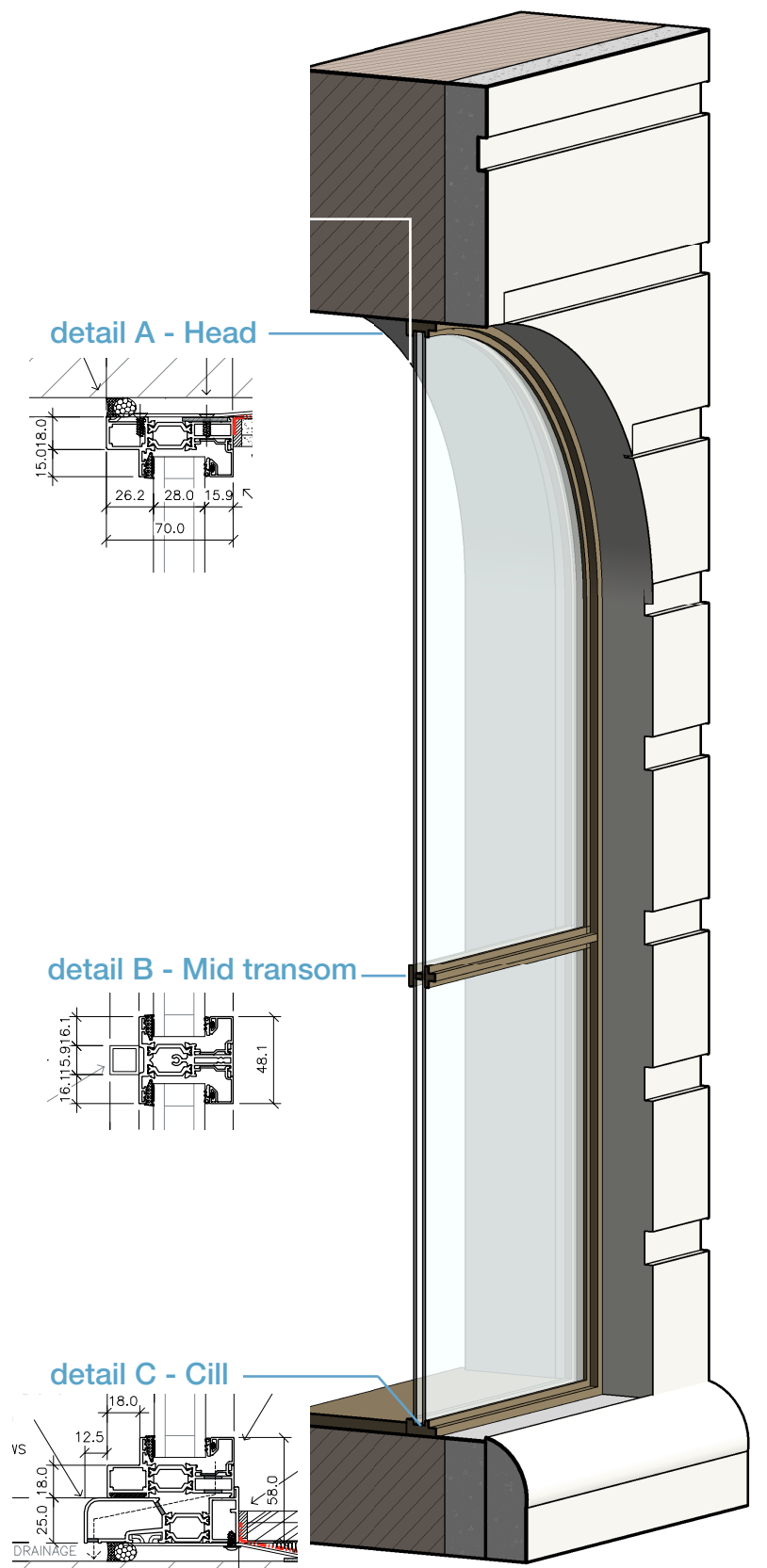
Sectional perspective extract from updated BIM model

RIBA Stage 4 / 5 drawings
(adapted design post MCC commentary)
Southmill Building Windows



Frame colour: PPC RAL 6022 Olive Drab (as installed)

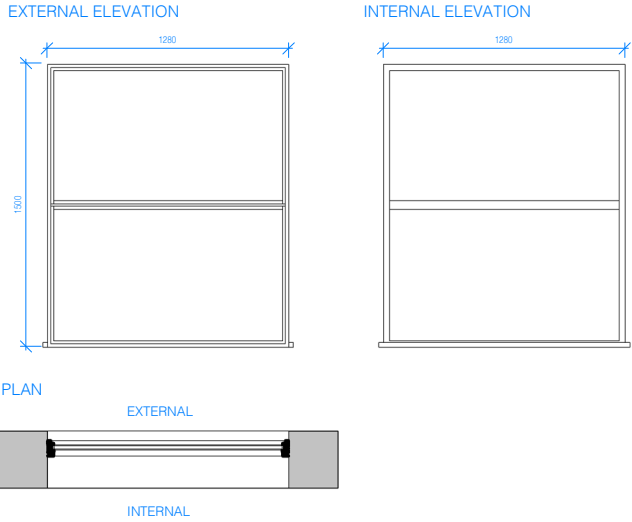
Window as proposed following comments from MCC Planning Authority
CGI with central transom and splayed upper metal mullions removed. Mid panel
horizontal transom dropped. Extrusion applied to frame)



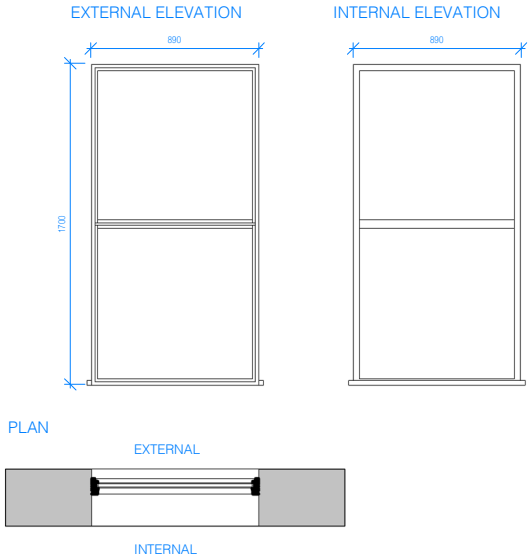
Sectional perspective extract from updated BIM model.
Subcontractor detail extracts shown. Refer to subcontractor fabrication
drawings

RIBA Stage 4 / 5 drawings
(adapted design post MCC commentary)
Southmill Building Windows

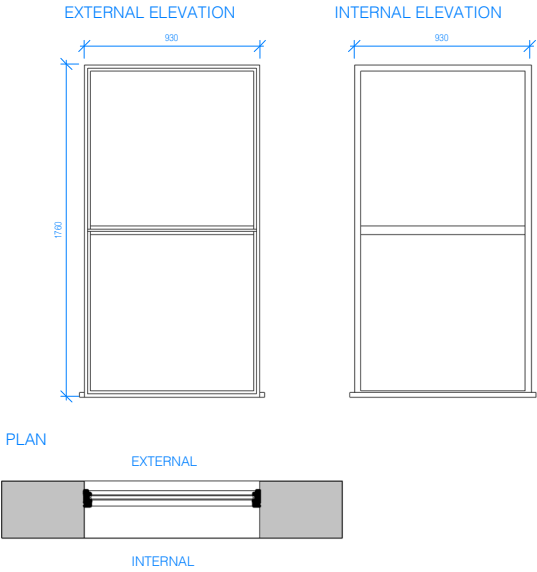
Type 1 (4x4)



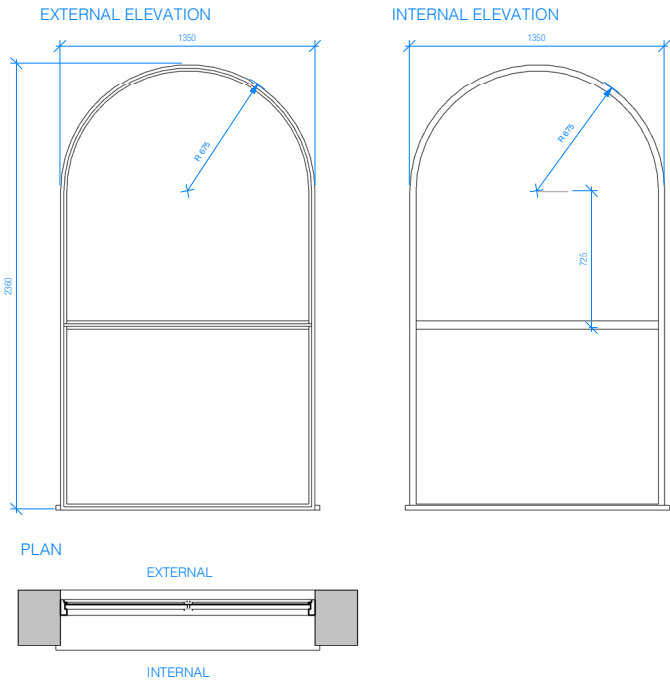
Type 7 (3x4)



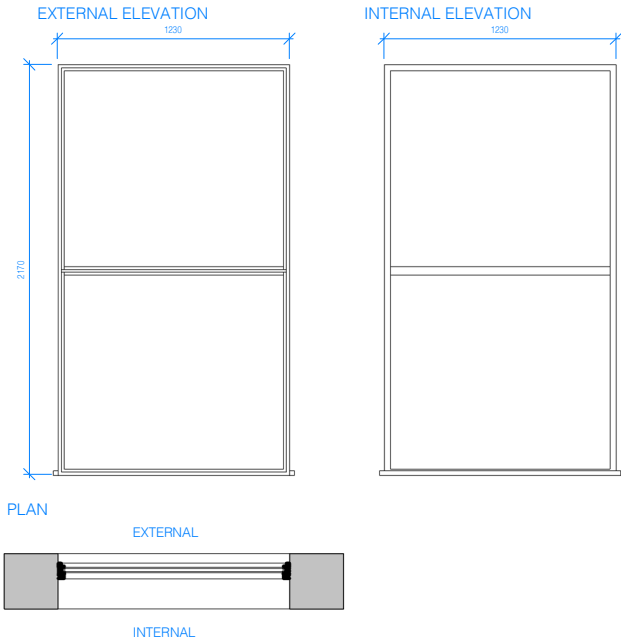
Type 3 (3x5)



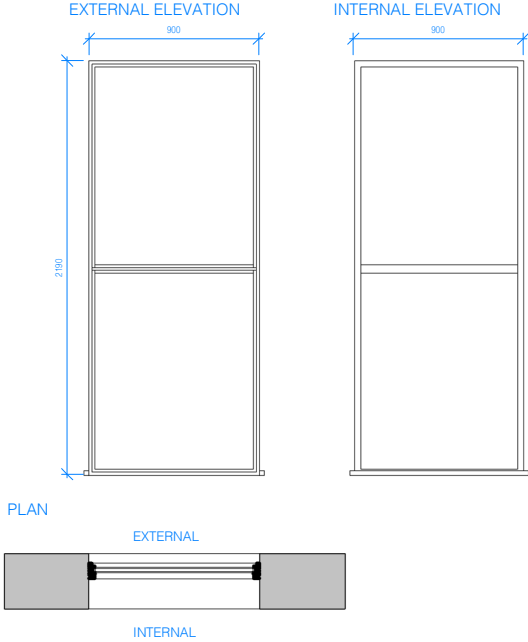
Type 6 (Arched)



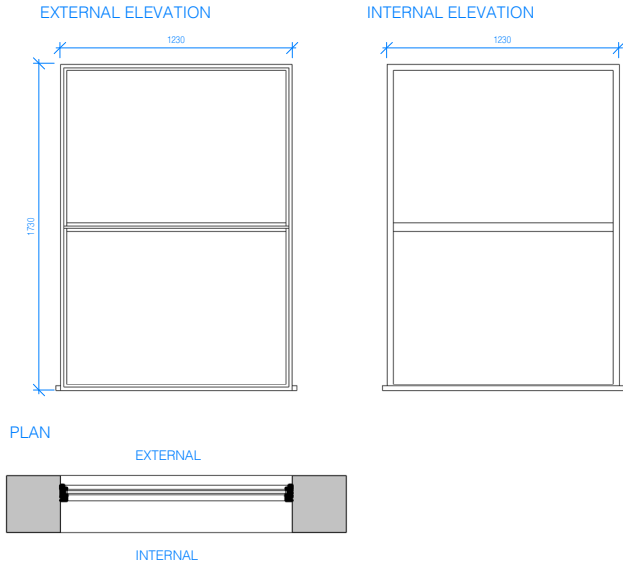
Type 4 (4x6)



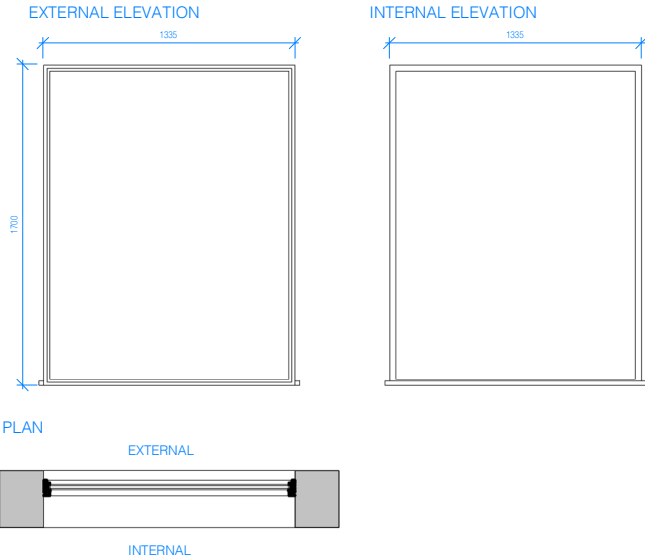
Type 5 (3x6)



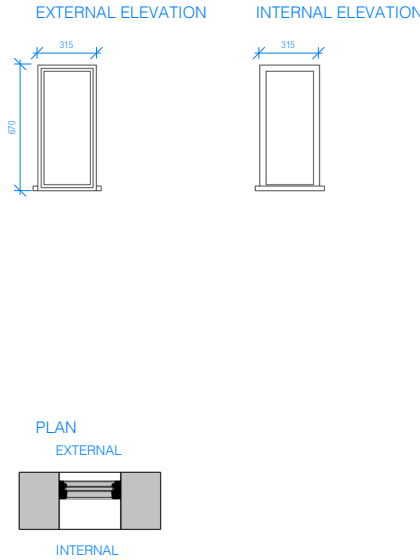
Type 2 (4x5)



Type 8 (Clear)



Type 9



HOD - SMB - Window Schedule				
	Mark	Height	Width	Count
Level 0UG				
Type 4	W-00-007	2000	1230	1
Type 4	W-00-008	2000	1230	1
Type 4	W-00-009	2000	1230	1
Type 4	W-00-010	2000	1230	1
Type 4	W-00-011	2000	1230	1
Type 4	W-00-012	2000	1230	1
Type 8	W-00-001	1700	890	1
Type 8	W-00-002	1700	1335	1
Type 8	W-00-003	1700	890	1
Type 8	W-00-004	1240	1350	1
Type 8	W-00-005	1240	1350	1
Type 8	W-00-006	1240	1350	1
Type 8	W-00-013	890	1365	1
Type 8	W-00-014	890	1365	1
Type 8	W-00-015	890	1365	1
Type 8	W-00-016	890	915	1
Type 8	W-00-017	890	1365	1

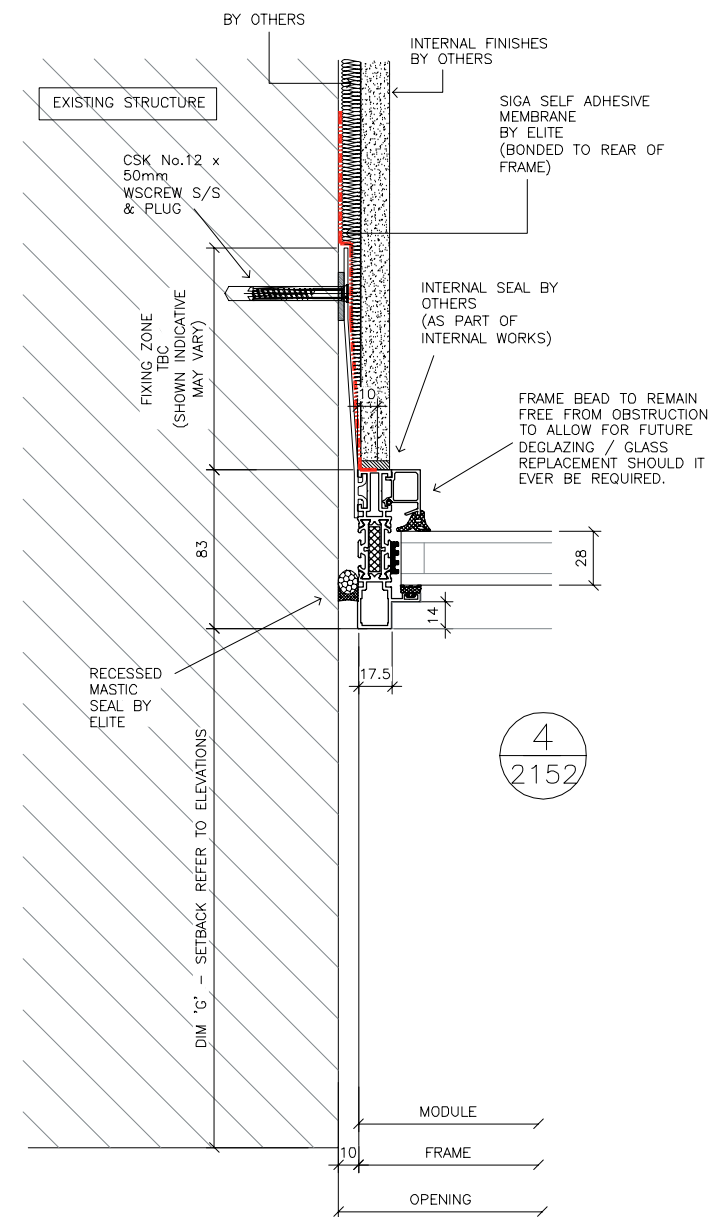
HOD - SMB - Window Schedule				
	Mark	Height	Width	Count
Level 01				
Type 7	W-01-001	1700	890	1
Type 7	W-01-003	1700	890	1
Type 7	W-01-016	1700	880	1
Type 7	W-01-018	1700	880	1
Type 13	W-01-012	2360	1365	1
Type 13	W-01-013	2360	1365	1
Type 13	W-01-015	2360	1365	1
Type 14	W-01-007	2360	1350	1
Type 14	W-01-008	2360	1350	1
Type 14	W-01-009	2360	1350	1
Type 15	W-01-002	2330	1335	1

HOD - SMB - Window Schedule				
	Mark	Height	Width	Count
Type 15	W-01-004	2330	1335	1
Type 15	W-01-005	2330	1335	1
Type 15	W-01-006	2330	1335	1
Type 15	W-01-010	2330	1335	1
Type 15	W-01-011	2330	1335	1
Type 15	W-01-014	2330	1335	1
Type 15	W-01-017	2330	1335	1
Level 02				
Type 4	W-02-001	2170	1230	1
Type 4	W-02-002	2110	1200	1
Type 4	W-02-003	2110	1200	1
Type 4	W-02-004	2110	1230	1
Type 4	W-02-005	2110	1230	1
Type 4	W-02-006	2110	1230	1

HOD - SMB - Window Schedule				
	Mark	Height	Width	Count
Type 4	W-02-007	2130	1215	1
Type 4	W-02-008	2130	1190	1
Type 4	W-02-009	2190	1240	1
Type 4	W-02-011	2190	1240	1
Type 4	W-02-012	2110	1200	1
Type 4	W-02-013	2130	1215	1
Type 4	W-02-014	2120	1250	1
Type 4	W-02-015	2110	1230	1
Type 4	W-02-016	2190	1240	1
Type 4	W-02-017	2120	1250	1
Type 4	W-02-018	2120	1250	1
Type 4	W-02-019	2120	1250	1
Type 5	W-02-010	2190	900	1
Level 03				
Type 2	W-03-001	1710	1200	1
Type 2	W-03-002	1710	1200	1
Type 2	W-03-003	1710	1315	1
Type 2	W-03-004	1710	1225	1
Type 2	W-03-005	1710	1225	1
Type 2	W-03-006	1710	1200	1
Type 2	W-03-007	1740	1200	1
Type 2	W-03-008	1740	1200	1

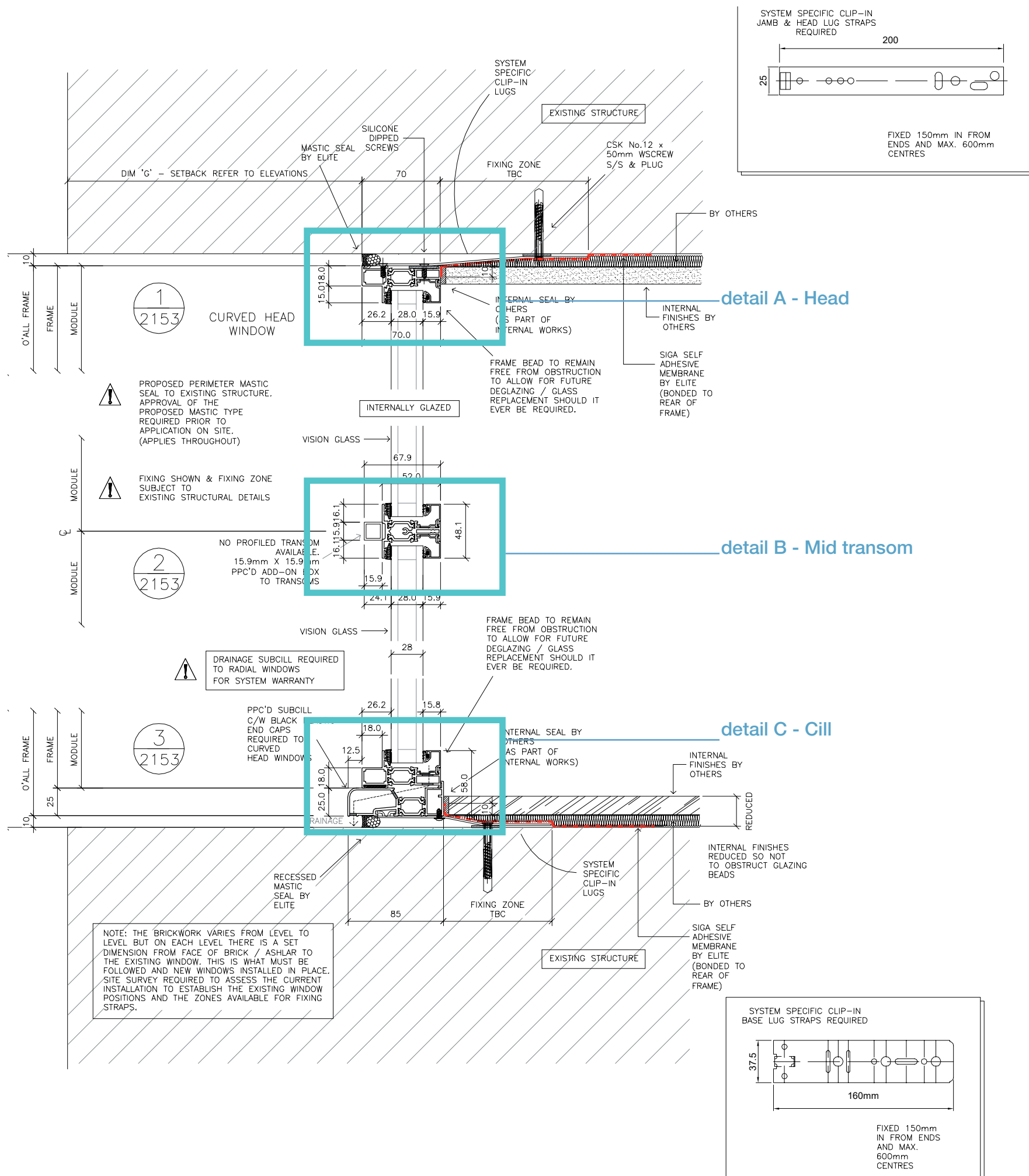
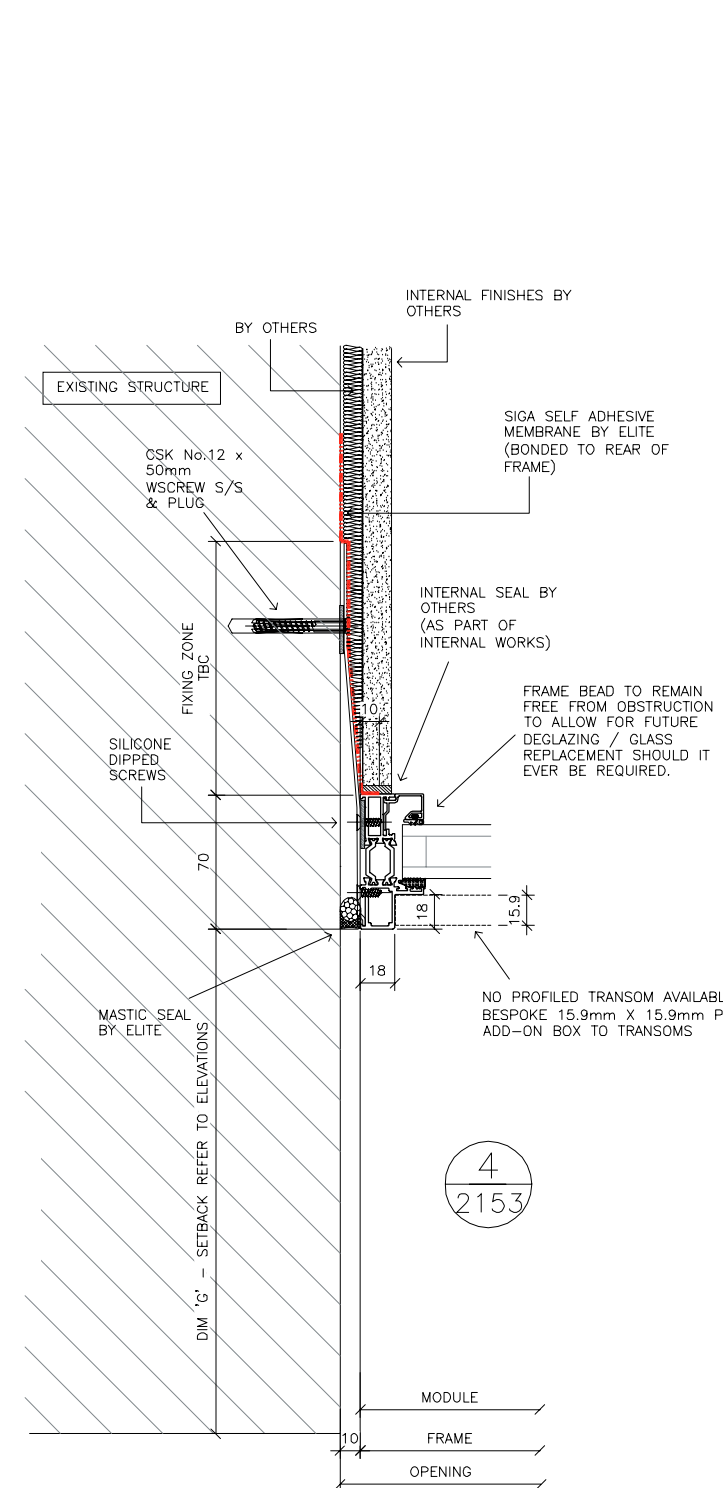
HOD - SMB - Window Schedule				
	Mark	Height	Width	Count
Type 2	W-03-009	1780	1280	1
Type 2	W-03-011	1730	1245	1
Type 2	W-03-012	1730	1230	1
Type 2	W-03-013	1730	1260	1
Type 2	W-03-014	1730	1250	1
Type 2	W-03-015	1730	1230	1
Type 2	W-03-016	1730	1245	1
Type 2	W-03-017	1730	1230	1
Type 2	W-03-018	1730	1250	1
Type 2	W-03-019	1730	1230	1
Type 3	W-03-010	1760	930	1
Type 9	W-03-021	670	315	1
Type 9	W-03-022	670	315	1
Level 04				
Type 1	W-04-001	1520	1250	1
Type 1	W-04-002	1520	1250	1
Type 1	W-04-003	1520	1250	1
Type 1	W-04-004	1520	1250	1
Type 1	W-04-005	1480	1265	1
Type 1	W-04-006	1480	1265	1
Type 1	W-04-007	1500	1280	1
Type 1	W-04-008	1500	1280	1
Type 1	W-04-009	1500	1280	1
Type 1	W-04-010	1480	1295	1
Type 1	W-04-011	1470	1240	1
Type 1	W-04-012	1470	1240	1
Total				87

RIBA Stage 4 / 5 drawings
(adapted design post MCC commentary)
Southmill Building Windows



Upper floor fabrication drawings
(adapted subcontractor design post MCC commentary)

Southmill Building Windows



Radial headed windows -
fabrication drawings
(adapted subcontractor design post MCC commentary)
Southmill Building Windows