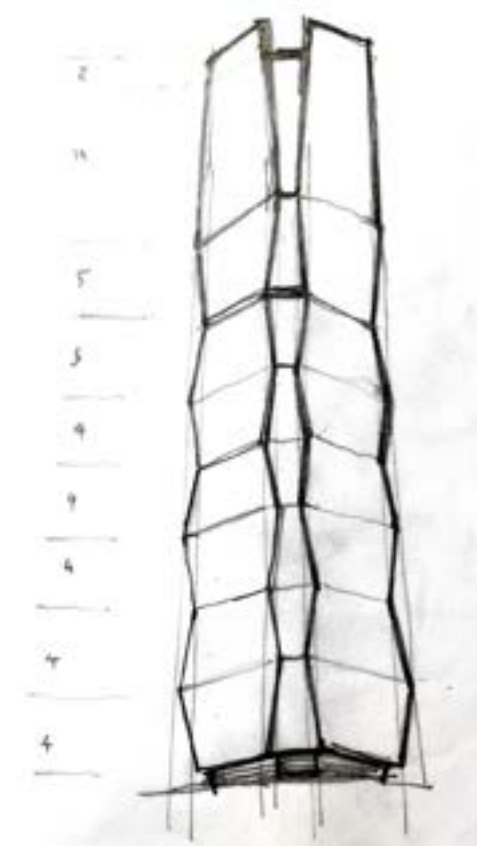


simpsonhaugh



Renaker

GJS Plot F, Manchester

Non-material Amendment | 10.07.2024

Z1-SHP-A180-RP-XX-NMA02 | P01

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1.0 Introduction

PURPOSE

This report has been prepared by SimpsonHaugh in support of a non-material amendment to the following planning consent:

Reference Number

132199/FO/2021

Committee Date

06/12/2021

Description

Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.

2.0 Proposed Amendments

SUMMARY

This application seeks to amend elements of the scheme without affecting key characteristics of what was approved by Manchester City Council in December 2021.

Elements that will remain **UNCHANGED** include:

- The overall height and intermediate heights of each of the massing elements.
- The materiality strategy and visual appearance
- The number of residential units:

The following elements are proposed to be **CHANGED**:

1.

Tower F1 - Removal of visible capping beam along Great Jackson Street
At planning stage it was deemed necessary to keep the capping beam (top of the basement piled wall) above ground level, due to the proximity of the F1 capping beam to the pavement.

Through further structural design and refinement of temporary works, the design team have been able to lower the entirety of this structure so that it is not visible from street level, with the following benefits:
 - Feature columns are able to run full height - are not interrupted by the capping beam structure.
 - The public realm between the development and the pavement is more successful allowing for a more natural pedestrian circulation around the building without this imposition.
2.

Public realm changes:
 - a. **Melbourne Street to bring in line with the Crown Phase 3 application**
As part of the Crown Street Phase 3 planning application, a rationalised layout to Melbourne Street (running between Tower F1 and Plot E of the Crown Street Phase 3) site was proposed. The introduction of a consolidated service bay on the Phase 3 site was introduced to allow both buildings to be serviced from one side of the street, removing a potential ‘chicane’ type arrangement.
 - b. **Narrowing of Owen Street / extension of pavement & public realm**
To create a more generous pavement area and help to define the one-way vehicular route to the southern end of Owen Street, it is proposed to narrow this section of the road, supported by the necessary highways tracking.
 - c. **Tower F2 - Pond Street changes; raised boundary at the private garden and re configuration of the stair enclosure**
The landscape boundary treatment to the pond street elevation of F2 has been reconfigured, allowing a greater landscaping zone and wider footpath.

Additionally the standalone escape stair that forms part of the F2 garden wall has been reduced in length but increased in width slightly to accommodate a smoke extract shaft to the stair lobbies. The overall footprint is similar to that of the consented scheme.
3.

External doors positions amended / design updated
 - a. **F1 - Doors to residential amenity**
In order to provide a more successful interior layout, the two double doors on F1 have been amended to large single leafs and spaced further apart to provide a more usable internal space, whilst maintaining a symmetrical elevation.
 - b. **F1 - Doors to refuse store / car park smoke extract**
Due to the incorporation of the perforated screen in front of the car park extract louvres (as requested by MCC) on F1, it has been necessary to revise the free area requirement for basement the car park extract system and adjust the door position to the refuse store accordingly.
 - c. **F2 - Escape corridor doors**
The clear width of the escape doors has had to increase to provide the necessary width for escape. As such this would leave a narrow brick pier at the side of the door.

Instead this has been replaced with a solid metal panel to match the door, this will also allow the 1500mm panelisation of the facade to be more legible.
4.

F1 Basement updates
 - a. **F1 Capping beam line Melbourne / Great Jackson Street**
The alignment of the capping beam for the F1 basement running down Melbourne Street has also been amended to tie in with the Crown Street Phase 3 application.

The revised arrangement reflects the applicant’s updated land ownership and allows for construction efficiencies within the back to back basement design.

Quantum of car parking, EVC and accessible provision remains as per consented.

3.0 Updated drawings

The table opposite illustrates the accompanying updated planning drawings, reflecting the various amendments.

The changes to the landscape are illustrated at ground level only, it is not intended to update the upper typical residential levels to reflect these changes.

The landscape appears in these drawings, but it is not proposed to revise as they are background context only

The landscape appears in these drawings, but it is not proposed to revise as they are background context only

The landscape appears in these drawings, but it is not proposed to revise as they are background context only

Drawing updated as part of Planning Condition 48 discharge

Building Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale at A3	Notes
CONTEXT DRAWINGS						
Z1	Plan	Application Boundary Plan	10334-Z1-SHP-G000-PL-Grd-B5D803	P01	1000	
Z1	Plan	Phasing Plan - Ground Level	10334-Z1-SHP-G000-PL-Grd-B5D804	P02	750	
Z1	Plan	Phasing Plan - Basement	10334-Z1-SHP-G000-PL-B1-B5D801	P01	750	
Z2	Plan	Reference Plan	10334-Z1-SHP-G000-PL-Grd-B5D805	P01	750	
Z3	Plan	Demolition Plan	10334-Z1-SHP-JC20-PL-Grd-B5D801	P01	750	
SITE WIDE PLANS						
Z1	Plan	Site Wide Plan - Level B3 Basement	10334-Z1-SHP-G100-PL-B3-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level B2 Basement	10334-Z1-SHP-G100-PL-B2-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level B1 Basement	10334-Z1-SHP-G100-PL-B1-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Level 00 Entrance Level	10334-Z1-SHP-G100-PL-Grd-B5D801	P04	500	
Z1	Plan	Site Wide Plan - Amenity Level	10334-Z1-SHP-G100-PL-01-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Minimum Levels	10334-Z1-SHP-G100-PL-02-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Typical Levels	10334-Z1-SHP-G200-PL-04-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Typical Levels	10334-Z1-SHP-G100-PL-05-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Maximum Levels	10334-Z1-SHP-G100-PL-11-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Lower Duplex Level	10334-Z1-SHP-G100-PL-49-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Upper Duplex Level	10334-Z1-SHP-G100-PL-50-B5D801	P03	500	
Z1	Plan	Site Wide Plan - Plan - Level 51	10334-Z1-SHP-G100-PL-51-B5D801	P02	500	
Z1	Plan	Site Wide Plan - Top of Parapet	10334-Z1-SHP-G100-PL-RF-B5D801	P02	500	
F1 TOWER PLANS						
F1	Plan	F1 - GA Plan - Level B3 Basement	10334-F1-SHP-G200-PL-B3-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level B2 Basement	10334-F1-SHP-G200-PL-B2-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level B1 Basement	10334-F1-SHP-G200-PL-B1-B5D801	P02	250	
F1	Plan	F1 - GA Plan - Level 00 Entrance Level	10334-F1-SHP-G200-PL-Grd-B5D801	P03	250	
F1	Plan	F1 - GA Plan - Level 01 Amenity Level	10334-F1-SHP-G200-PL-01-B5D801	P03	250	
F1	Plan	GA Plan - Level 02 Minimum apartment Level	10334-F1-SHP-G200-PL-02-B5D801	P03	250	
F1	Plan	GA Plan - Level 04 Typical apartment Level	10334-F1-SHP-G200-PL-04-B5D801	P02	250	
F1	Plan	GA Plan - Level 05 Typical apartment Level	10334-F1-SHP-G200-PL-05-B5D801	P02	250	
F1	Plan	GA Plan - Level 11 Maximum apartment Level	10334-F1-SHP-G200-PL-11-B5D801	P02	250	
F1	Plan	GA Plan - Level 49 Lower Duplex Level	10334-F1-SHP-G200-PL-49-B5D801	P03	250	
F1	Plan	GA Plan - Level 50 Upper Duplex Level	10334-F1-SHP-G200-PL-50-B5D801	P03	250	
F1	Plan	GA Plan - Level 51	10334-F1-SHP-G200-PL-51-B5D801	P02	250	
F1	Plan	GA Plan - Roof Level	10334-F1-SHP-G200-PL-RF-B5D801	P02	250	
F1	Plan	F1 Ground Floor Bin Collection Point	10334-F1-SHP-G200-SK-Grd-010	P01	250	
F1	Plan	Sketch GA Plan B1 MCC Bin collection Only Option	10334-F1-SHP-G200-SK-B1-005	P01	250	
F2 TOWER PLANS						
F2	Plan	F2 - GA Plan - Level B2 Basement	10334-F2-SHP-G200-PL-B2-B5D801	P01	250	
F2	Plan	F2 - GA Plan - Level B1 Basement	10334-F2-SHP-G200-PL-B1-B5D801	P01	250	
F2	Plan	F2 - GA Plan - Level 00 Entrance Level	10334-F2-SHP-G200-PL-Grd-B5D801	P04	250	
F2	Plan	F2 - GA Plan - Level 01 Amenity Level	10334-F2-SHP-G200-PL-01-B5D801	P03	250	
F2	Plan	GA Plan - Level 02 Minimum apartment Level	10334-F2-SHP-G200-PL-02-B5D801	P03	250	
F2	Plan	GA Plan - Level 04 Typical apartment Level	10334-F2-SHP-G200-PL-04-B5D801	P03	250	
F2	Plan	GA Plan - Level 05 Typical apartment Level	10334-F2-SHP-G200-PL-05-B5D801	P02	250	
F2	Plan	GA Plan - Level 11 Maximum apartment Level	10334-F2-SHP-G200-PL-11-B5D801	P02	250	
F2	Plan	GA Plan - Level 49 Lower Duplex Level	10334-F2-SHP-G200-PL-49-B5D801	P03	250	
F2	Plan	GA Plan - Level 50 Upper Duplex Level	10334-F2-SHP-G200-PL-50-B5D801	P03	250	
F2	Plan	GA Plan - Level 51	10334-F2-SHP-G200-PL-51-B5D801	P02	250	
F2	Plan	GA Plan - Roof Level	10334-F2-SHP-G200-PL-RF-B5D801	P02	250	
F2	Plan	F2 Ground Floor Bin Collection Point	10334-F2-SHP-G200-SK-Grd-008	P01	250	
F2	Plan	Sketch GA Plan B1 MCC Bin collection Only Option	10334-F2-SHP-G200-SK-B1-001	P01	250	
SITE WIDE ELEVATIONS						
Z1	Elevation	Site Wide - North Elevation	10334-Z1-SHP-G100-EL-XX-B5D801	P01	1000	
Z1	Elevation	Site Wide - South Elevation	10334-Z1-SHP-G100-EL-XX-B5D802	P02	1000	
Z1	Elevation	Site Wide - East Elevation	10334-Z1-SHP-G100-EL-XX-B5D803	P01	1000	
Z1	Elevation	Site Wide - West Elevation	10334-Z1-SHP-G100-EL-XX-B5D804	P01	1000	
Z1	Elevation	Site Wide - Elevation Section AA	10334-Z1-SHP-G100-EL-XX-B5D805	P01	1000	
Z1	Elevation	Site Wide - Elevation Section BB	10334-Z1-SHP-G100-EL-XX-B5D806	P01	1000	
Z1	Elevation	Site Wide - Long section	10334-Z1-SHP-G100-SE-XX-B5D801	P01	1000	
F1 ELEVATIONS						
F1	Elevation	F1 Elevation	10334-F1-SHP-G100-EL-XX-B5D801	P02	500	
F1	Elevation	F1 GA Elevation - Podium Elevation	10334-F1-SHP-G200-EL-XX-B5D801	P02	250	
F2 ELEVATIONS						
F2	Elevation	F2 Elevation	10334-F2-SHP-G100-EL-XX-B5D801	P02	500	
F2	Elevation	F2 GA Elevation - Podium Elevation	10334-F2-SHP-G200-EL-XX-B5D801	P02	250	
F1 DETAILED ELEVATIONS						
F1	Detail	F1 Tower - Minimum corner	10334-F1-SHP-G251-DE-XX-B5D801	P01	50	
F1	Detail	F1 Tower - Parapet detailed elevation	10334-F1-SHP-G251-DE-XX-B5D802	P01	50	
F1	Detail	F1 Tower - Maximum corner detailed	10334-F1-SHP-G251-DE-XX-B5D803	P01	50	
F1	Detail	F1 Podium - Typical elevation	10334-F1-SHP-G251-DE-XX-B5D804	P02	50	
F2 DETAILED ELEVATIONS						
F2	Detail	F2 Tower - Minimum corner	10334-F2-SHP-G251-DE-XX-B5D801	P01	50	
F2	Detail	F2 Tower - Parapet detailed elevation	10334-F2-SHP-G251-DE-XX-B5D802	P01	50	
F2	Detail	F2 Tower - Maximum corner detailed	10334-F2-SHP-G251-DE-XX-B5D803	P01	50	
F2	Detail	F2 Podium - Typical elevation	10334-F2-SHP-G251-DE-XX-B5D804	P01	50	

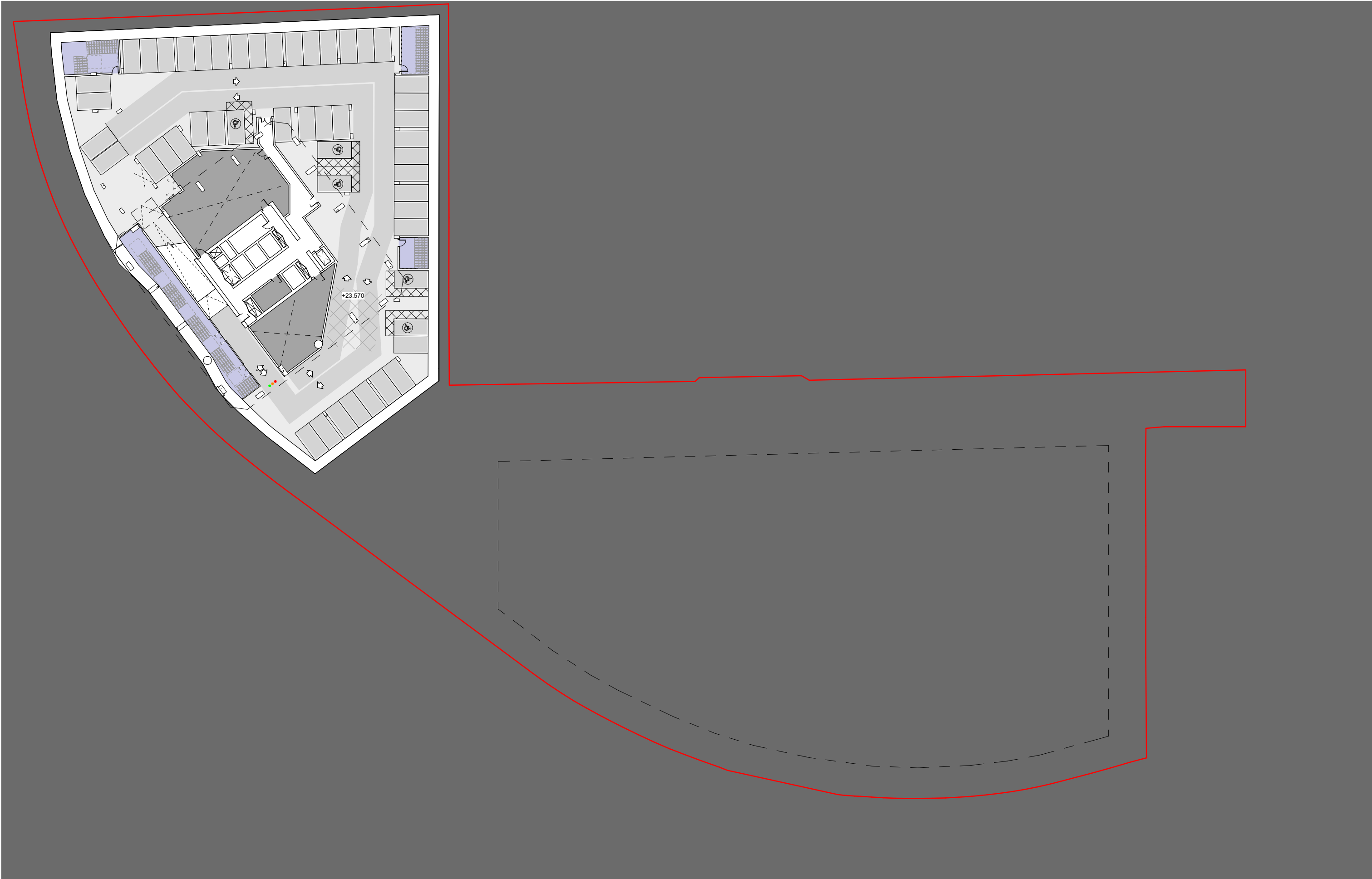




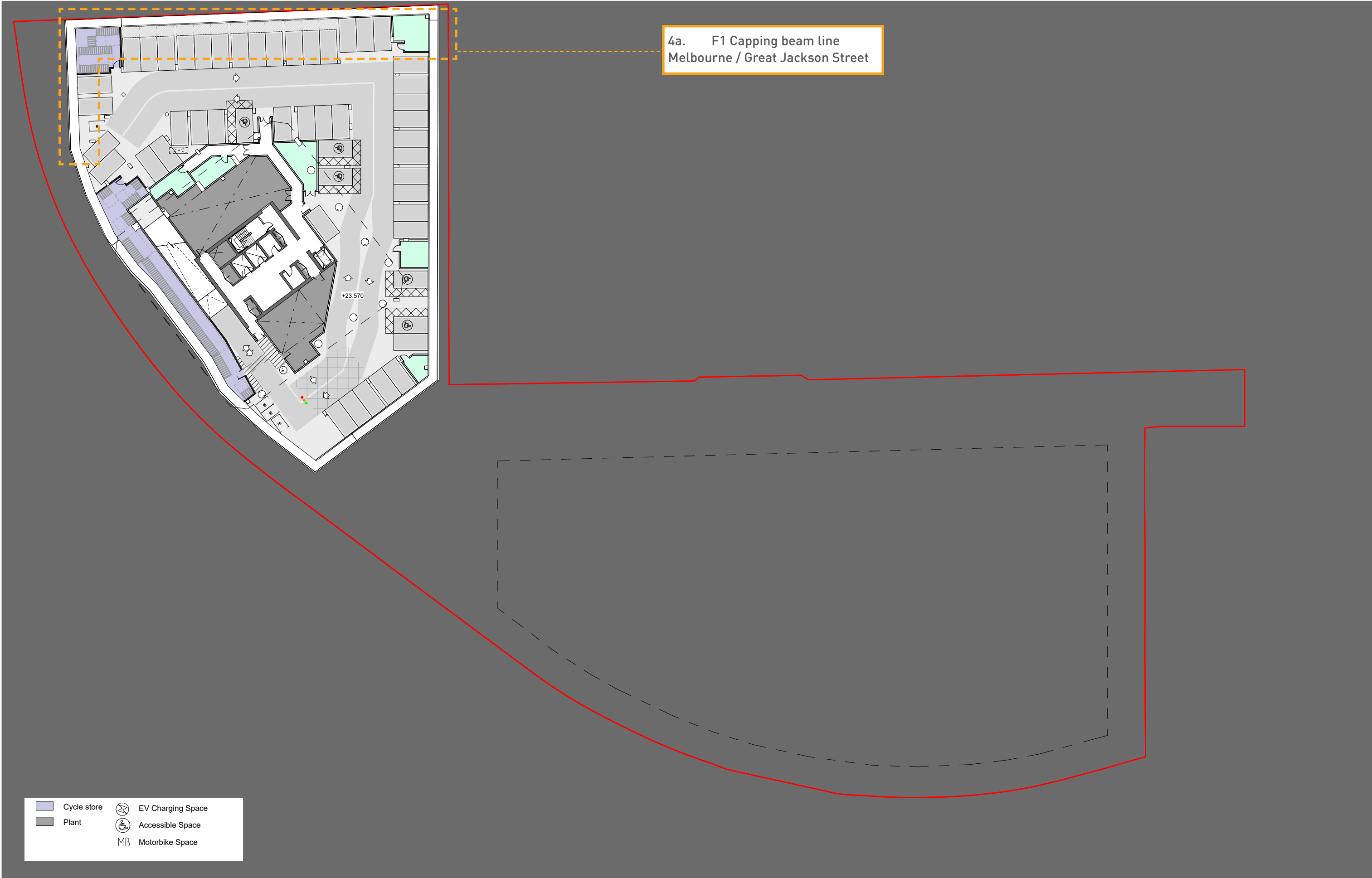
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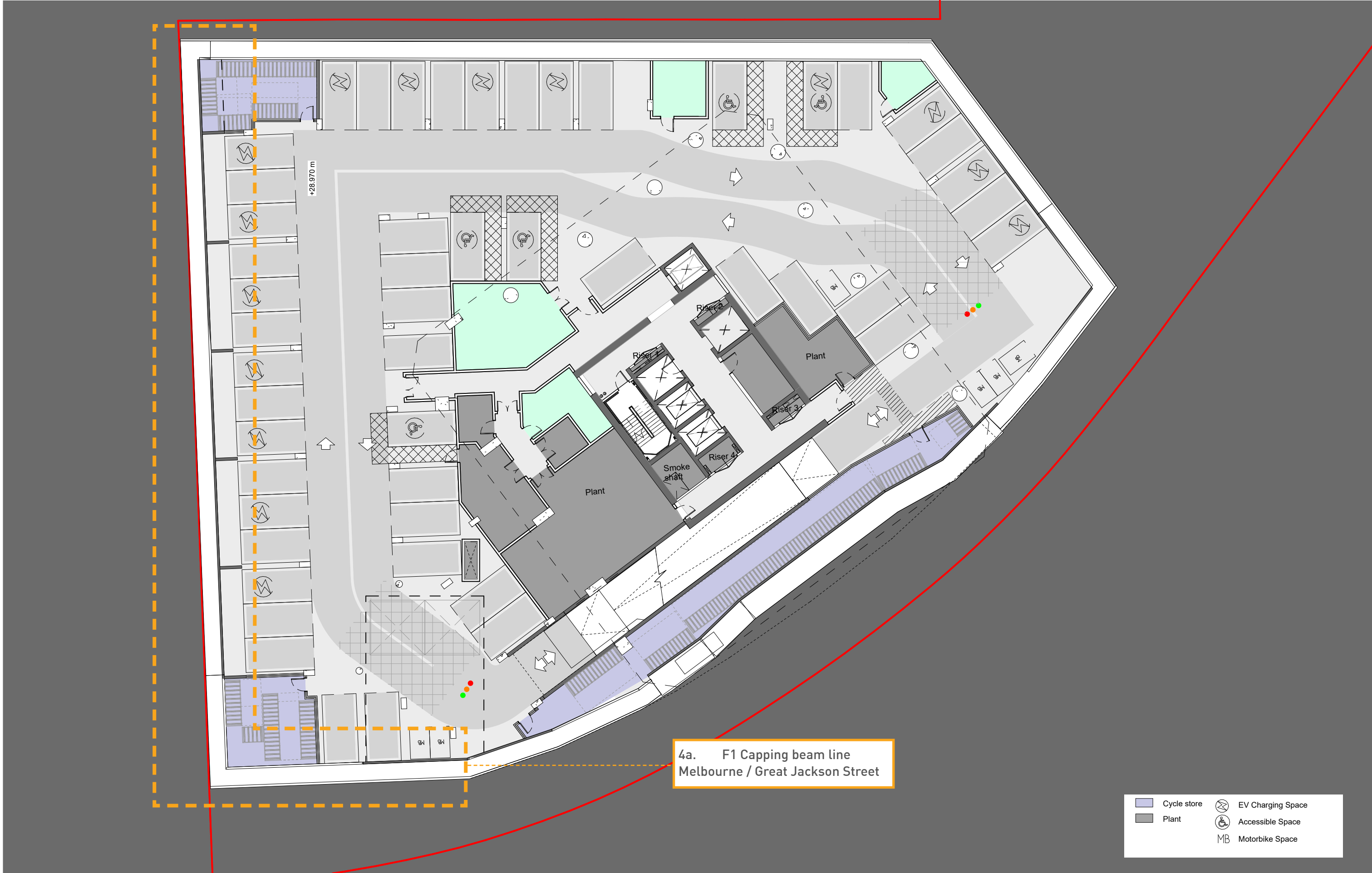




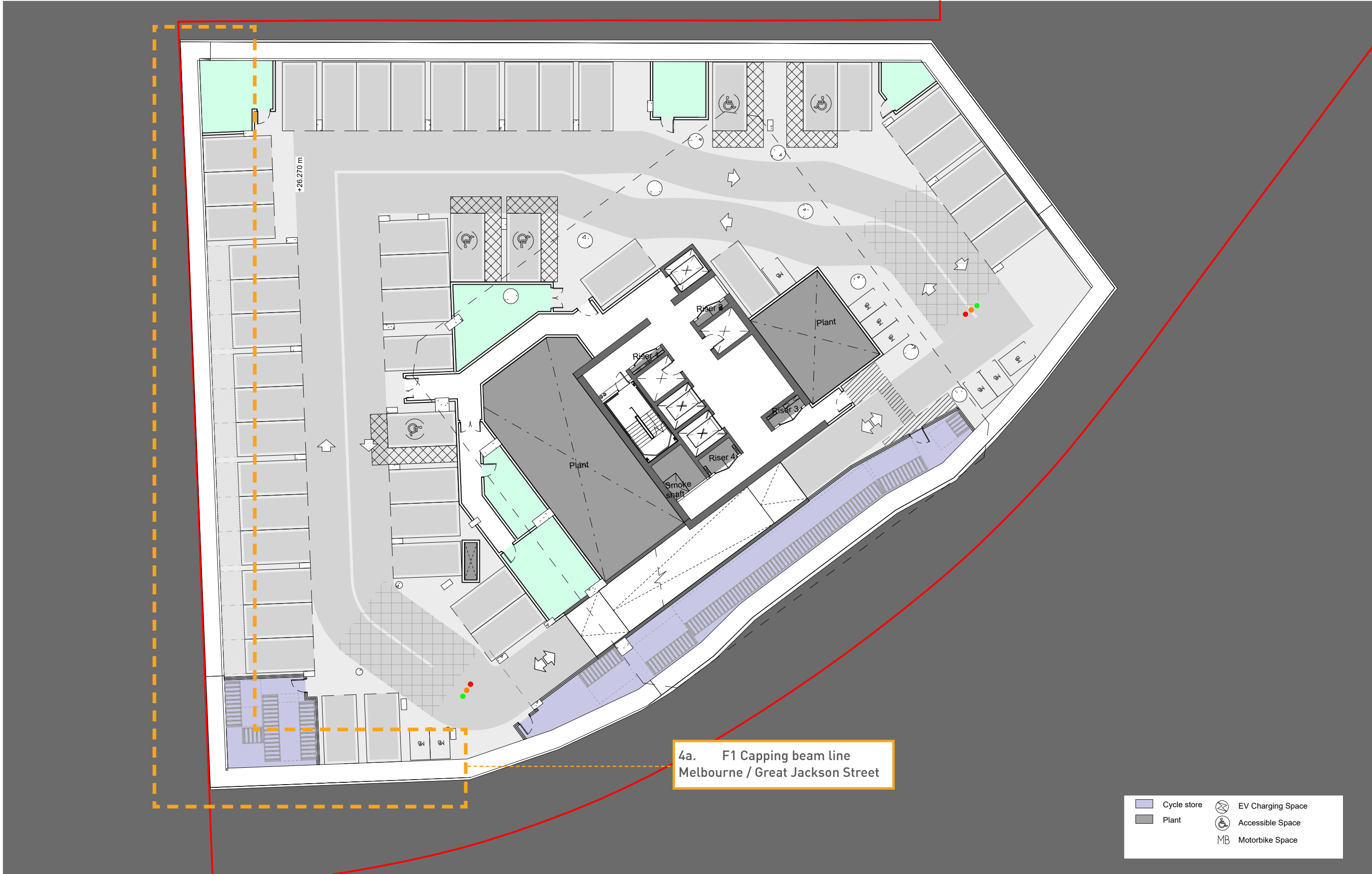
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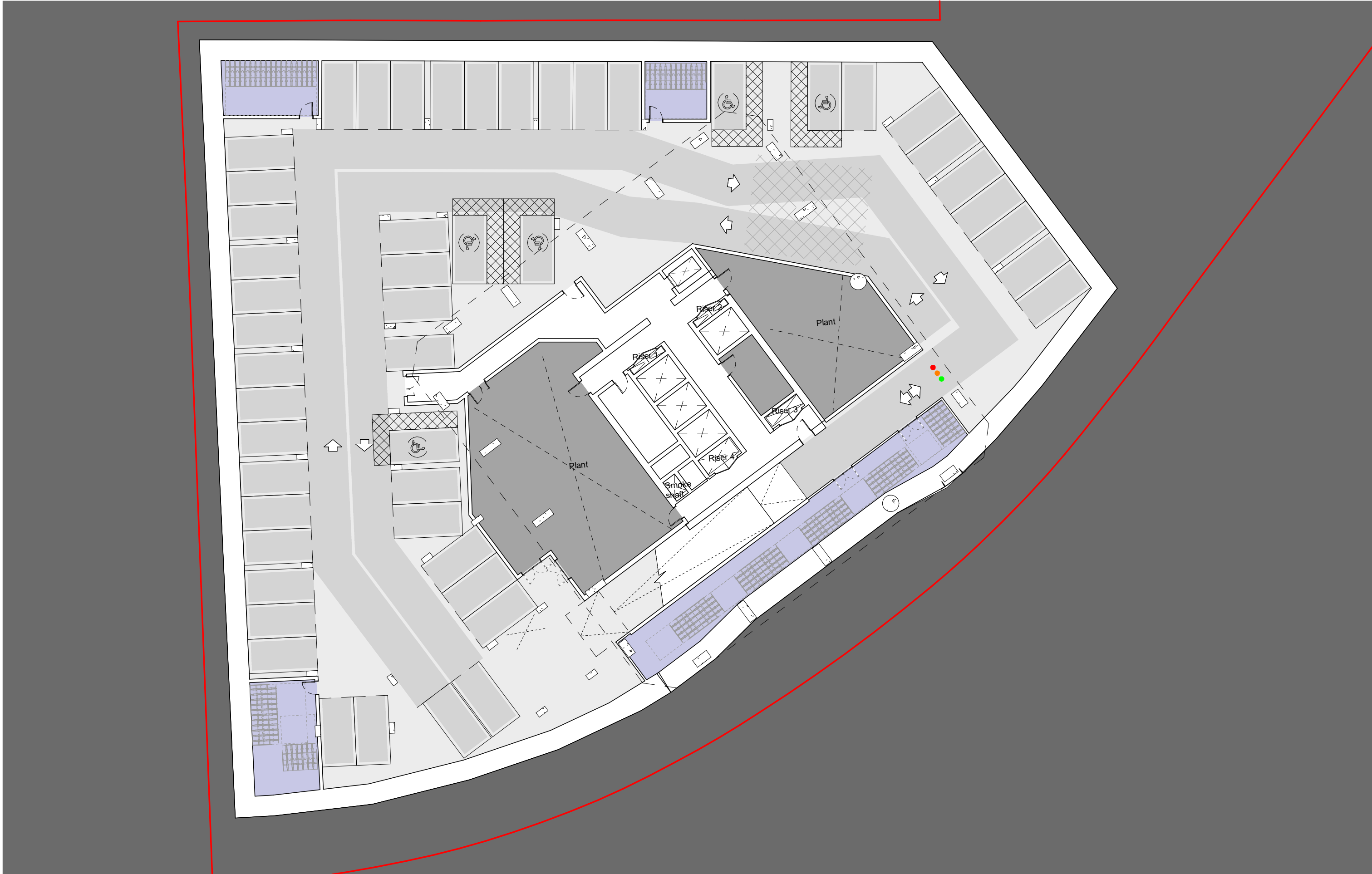


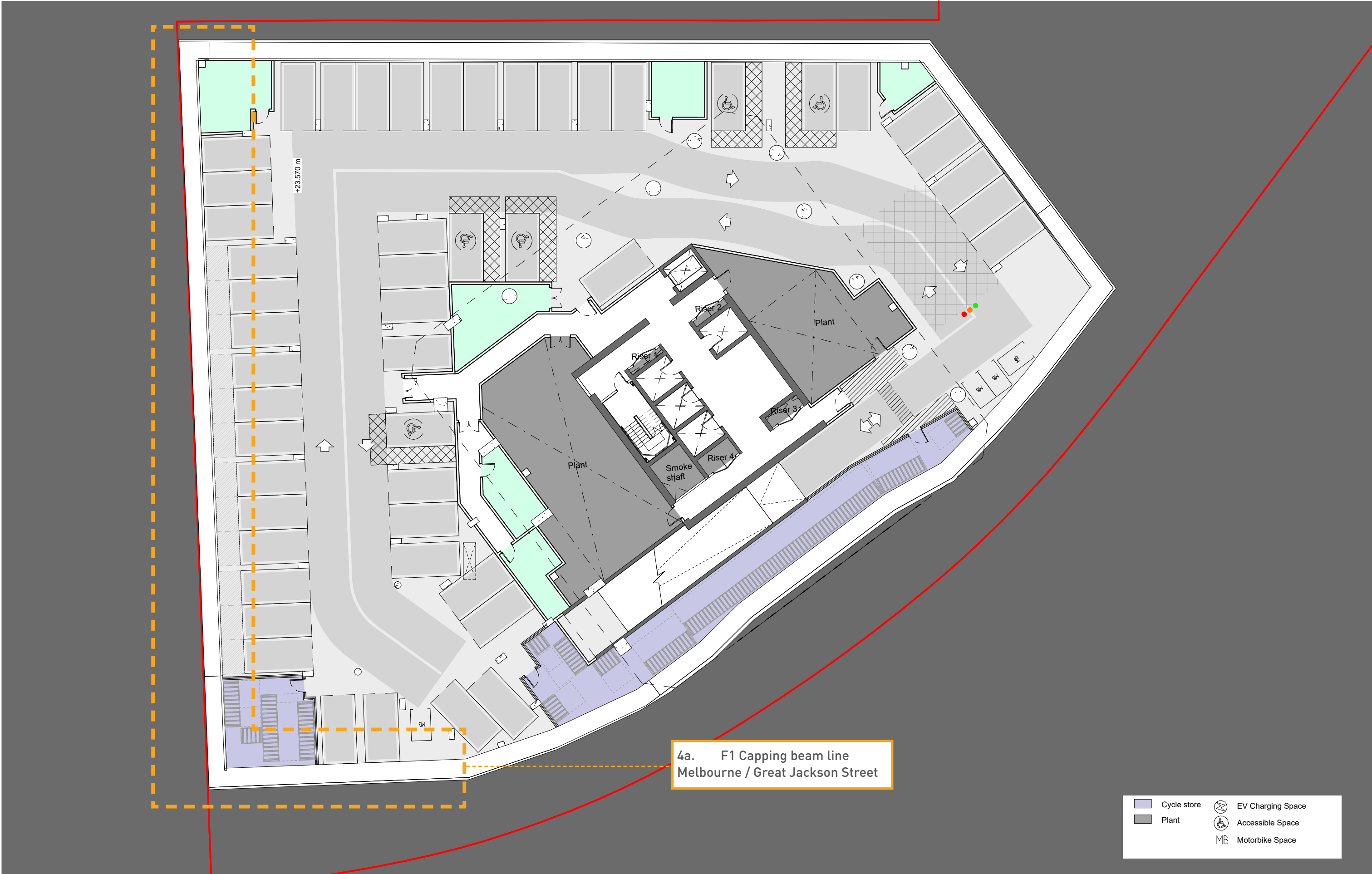






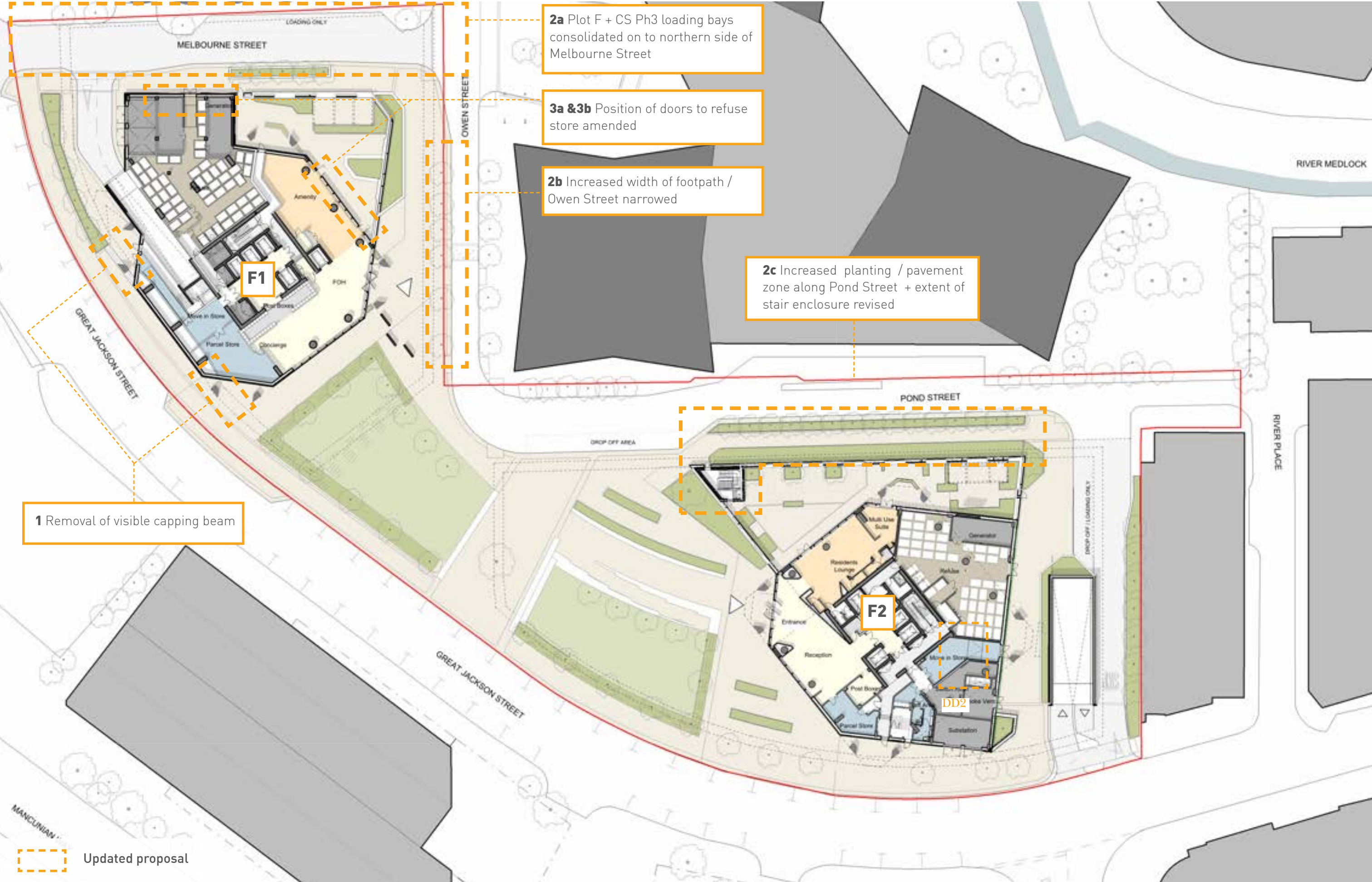




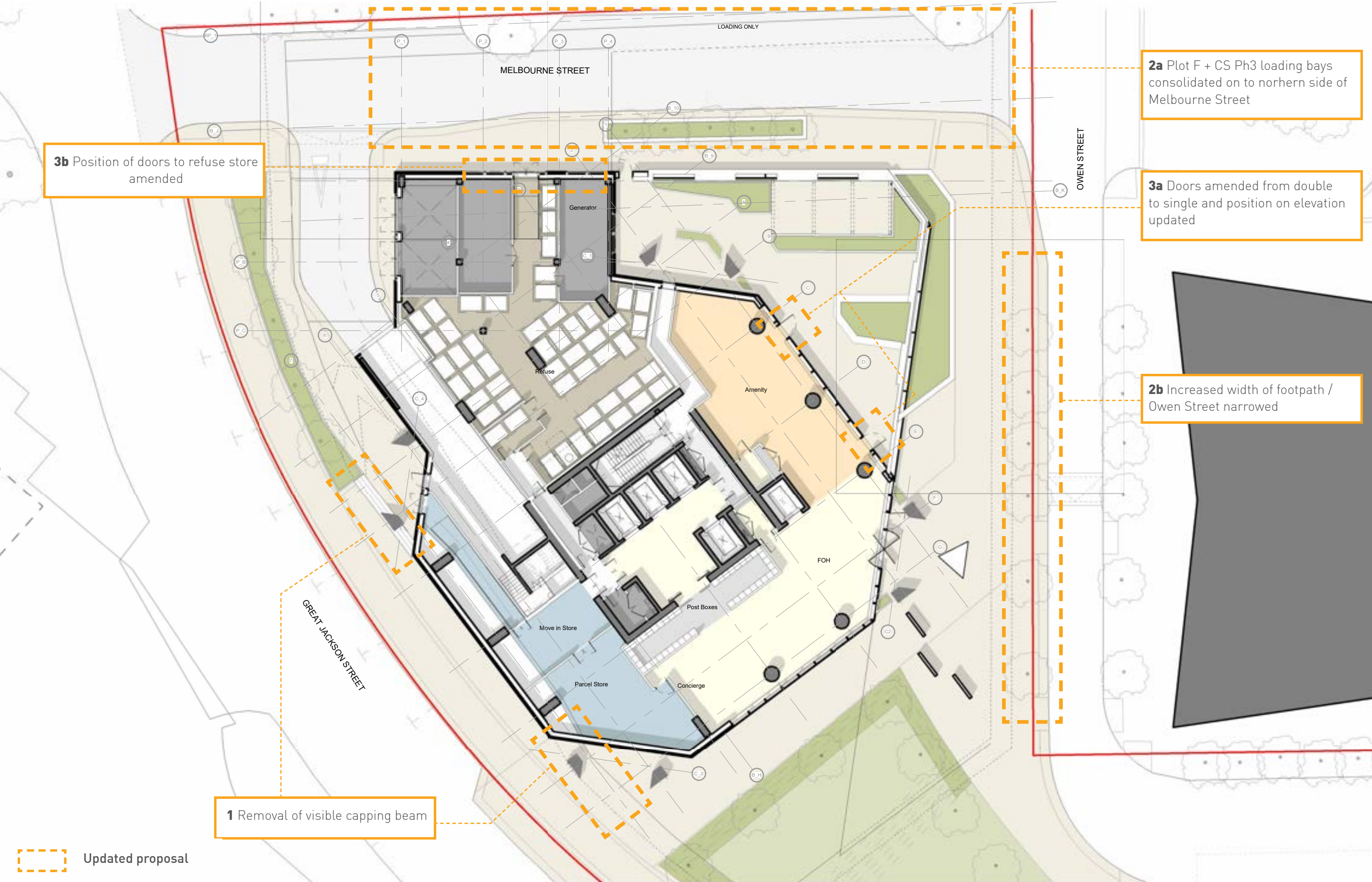




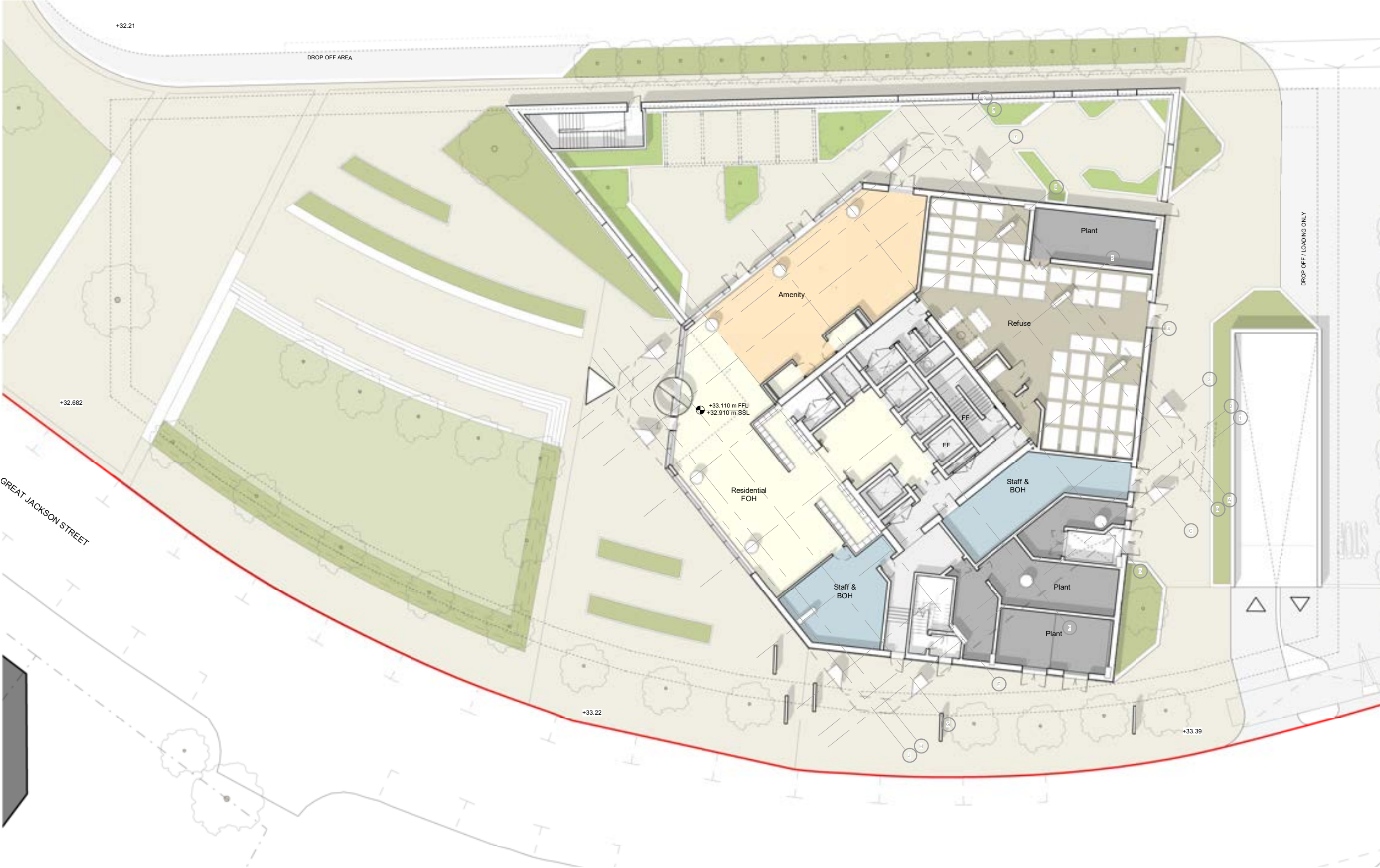
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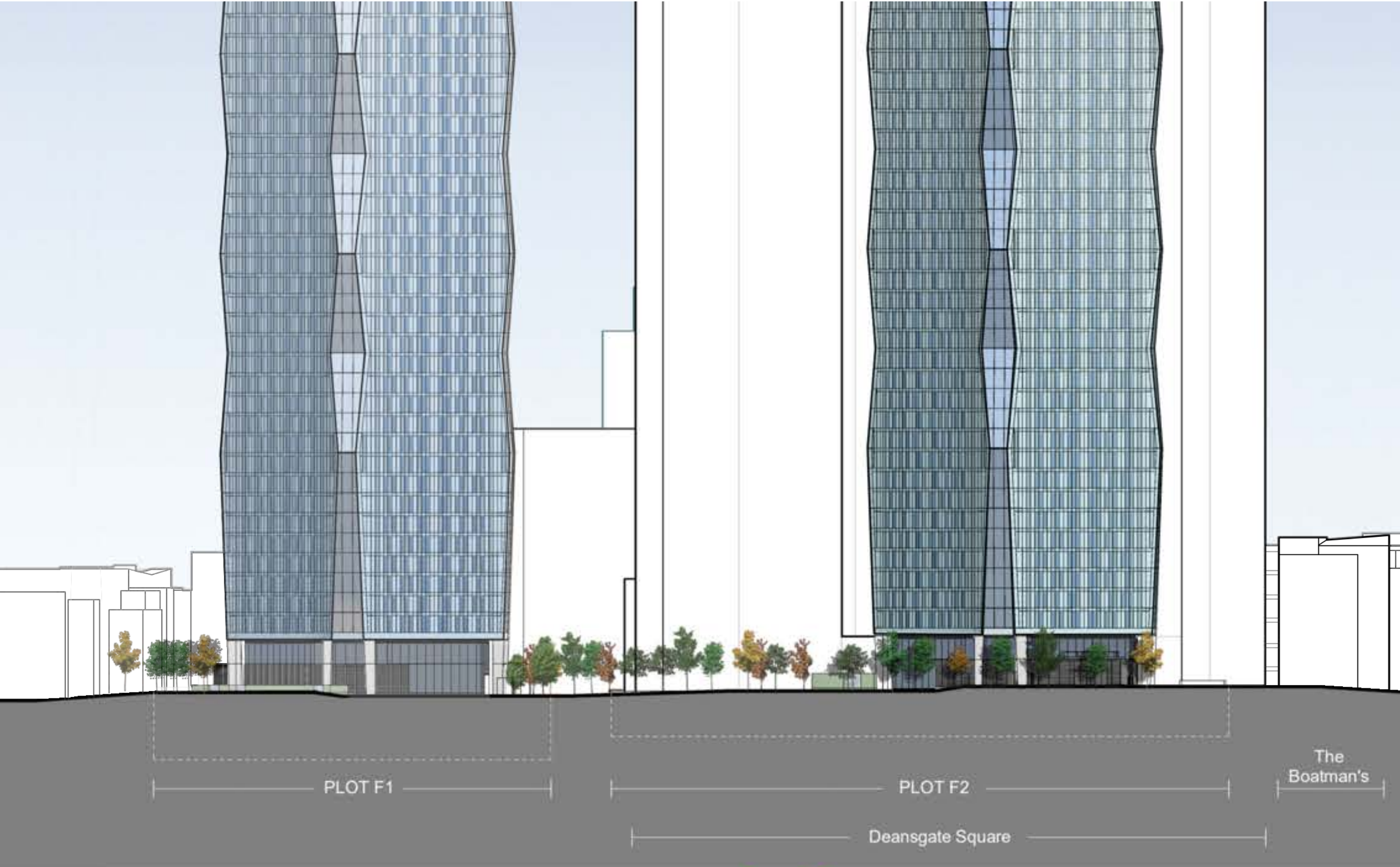
Updated Proposal - F1-SHP-G200-PL-Grd-B5D801 - P03



Consented Scheme - F2-SHP-G200-PL-Grd-B5D801 - P02







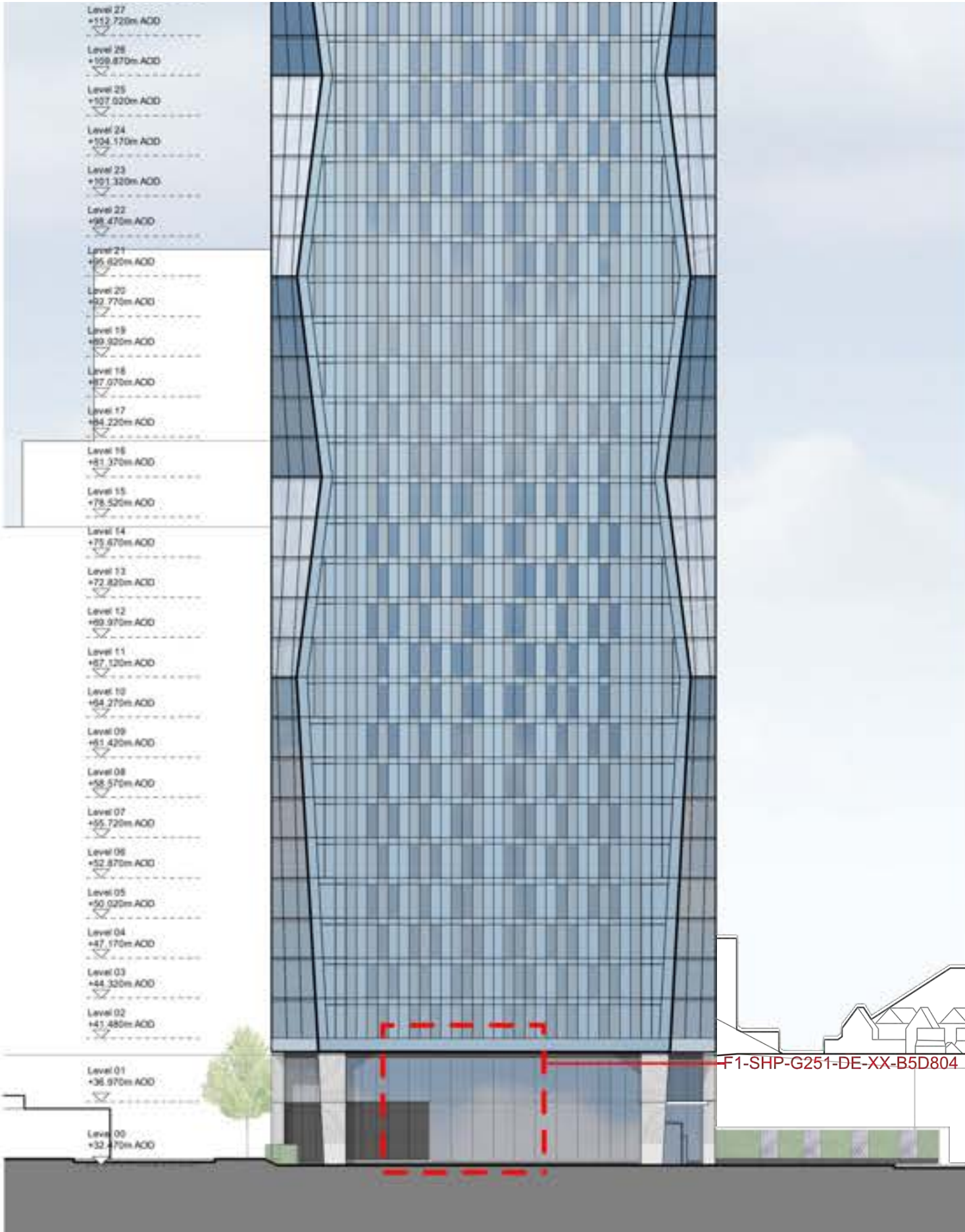
Proposed Drawing - Z1-SHP-G100-EL-XX-B5D802 - P02

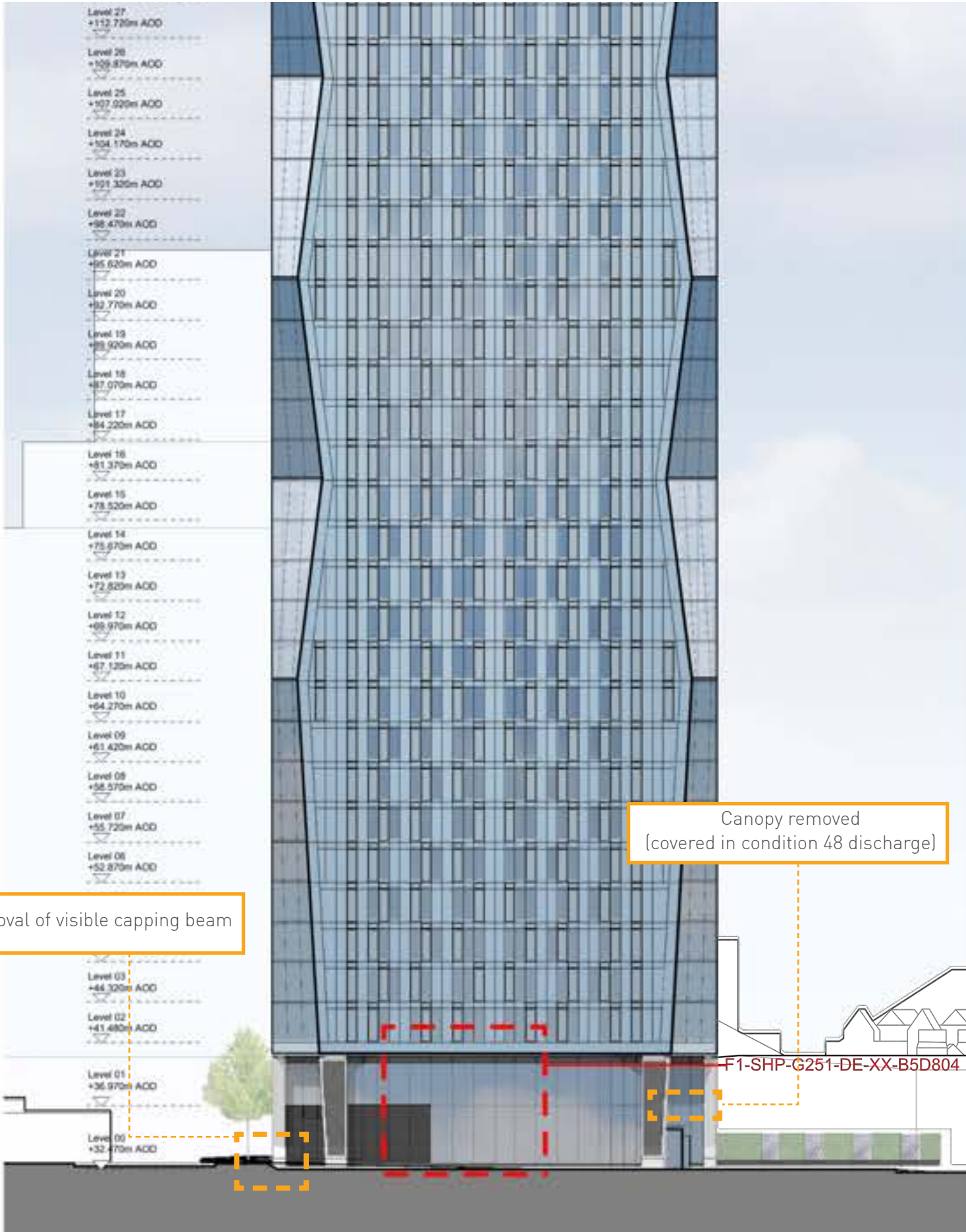
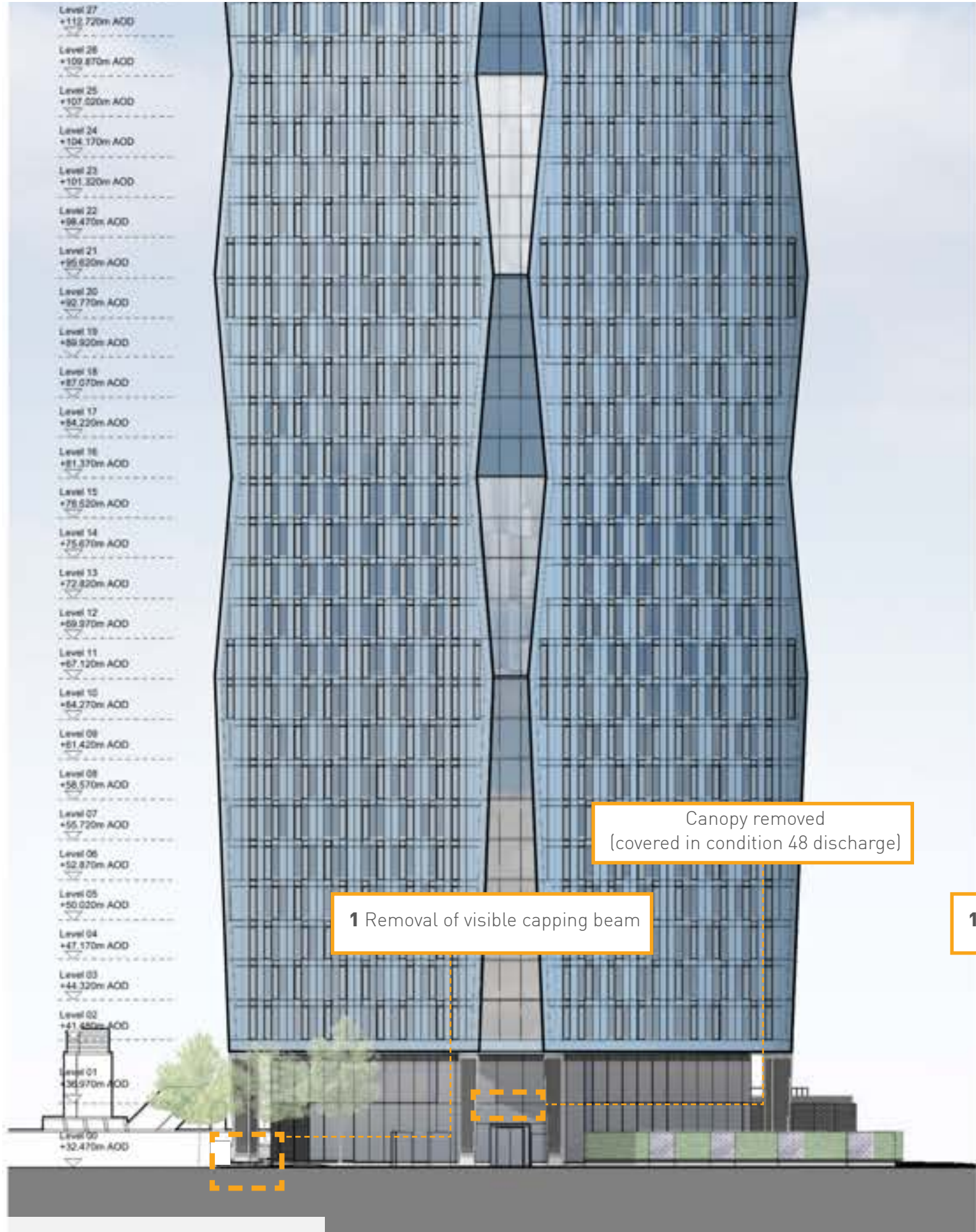


1 Removal of visible capping beam

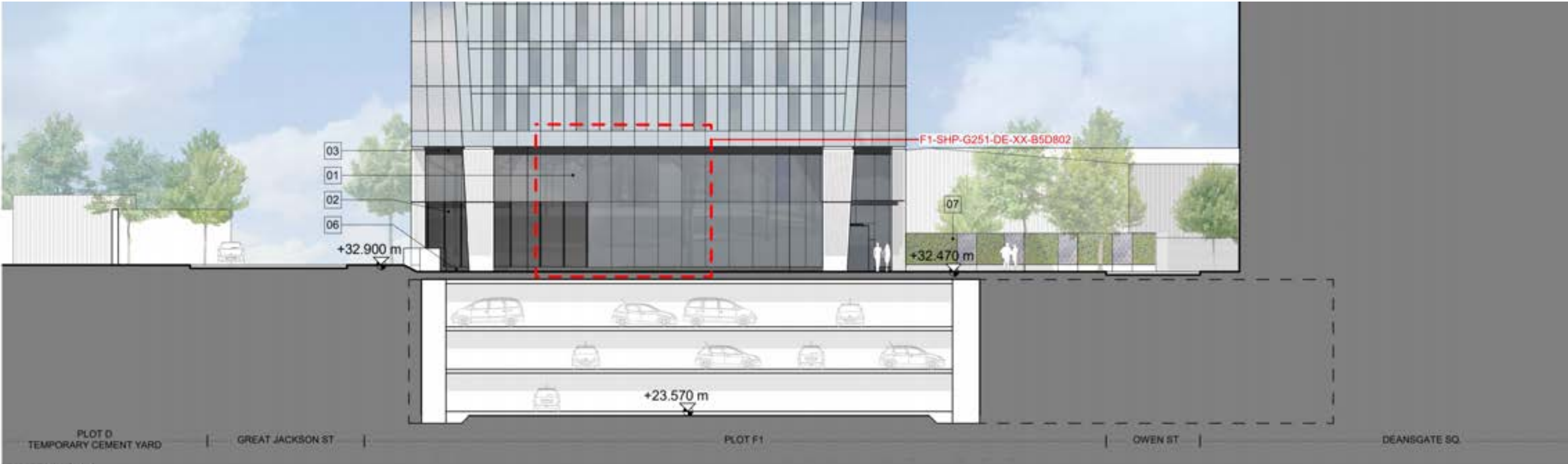
Updated proposal

Consented Scheme - F1-SHP-G100-EL-XX-B5D801 - P01





Updated proposal

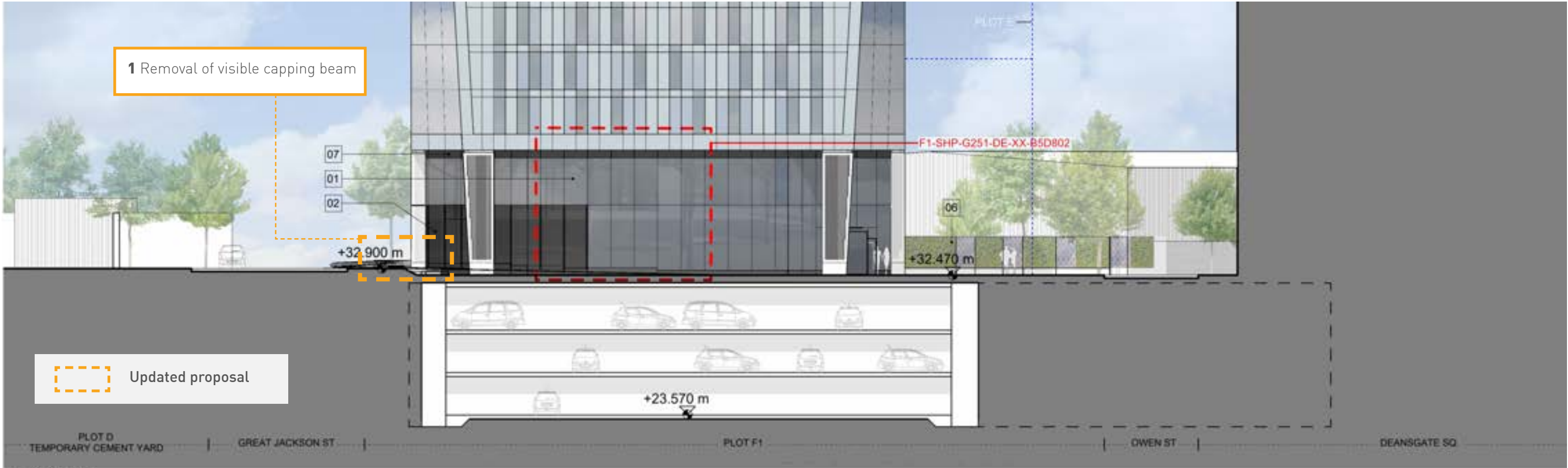


Section AA



Section BB

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



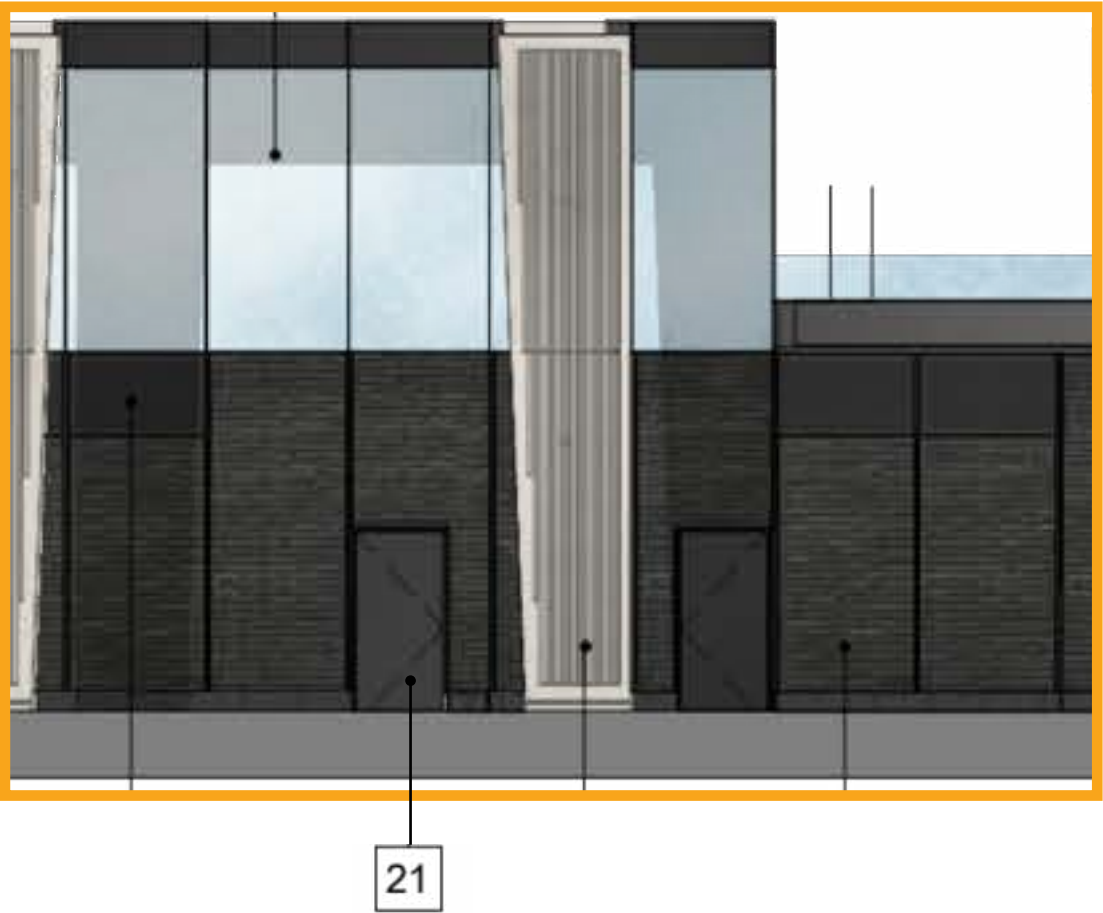
Section AA



Section BB

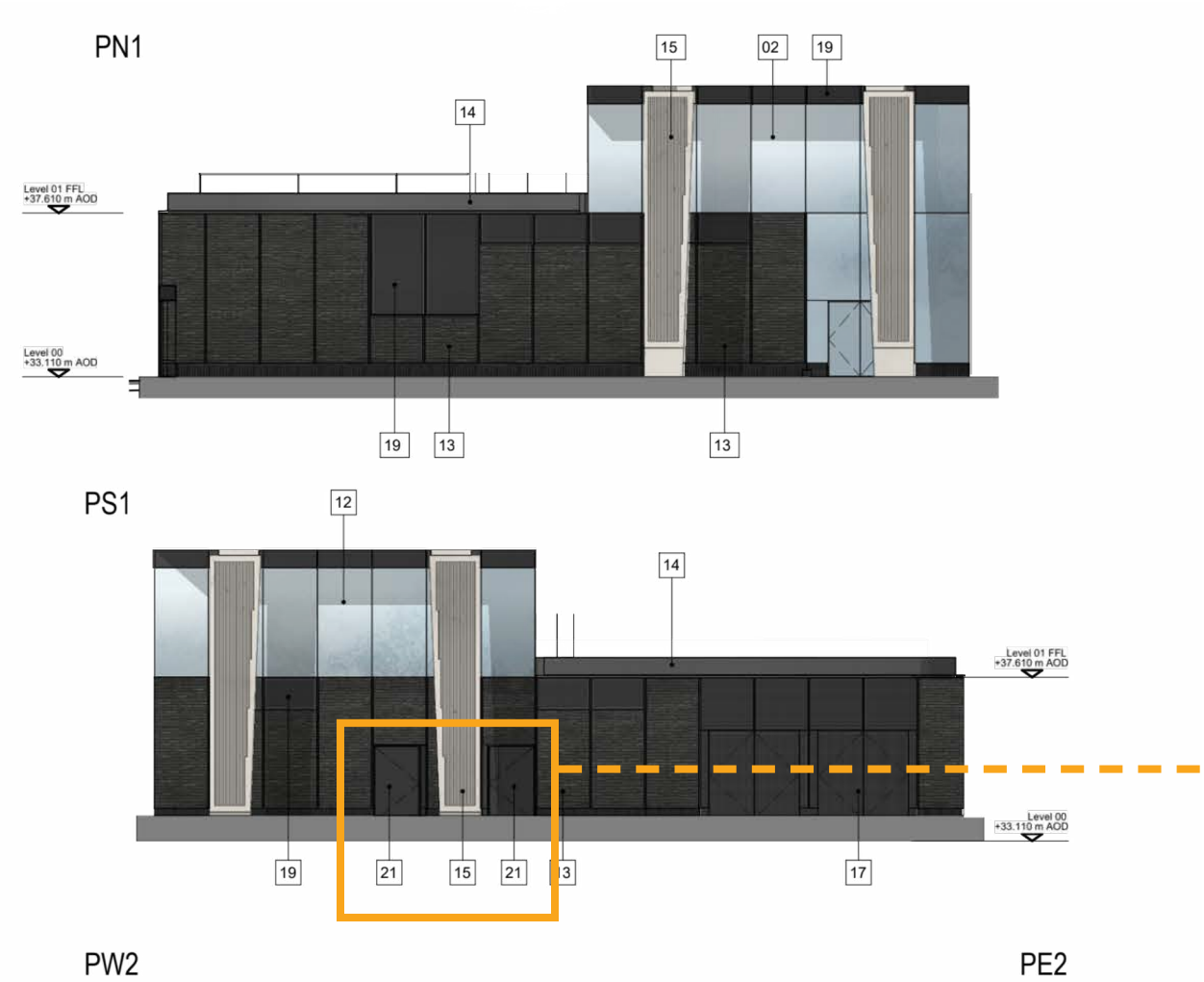


Extract from drawing submitted to discharge Condition 19 (F2):

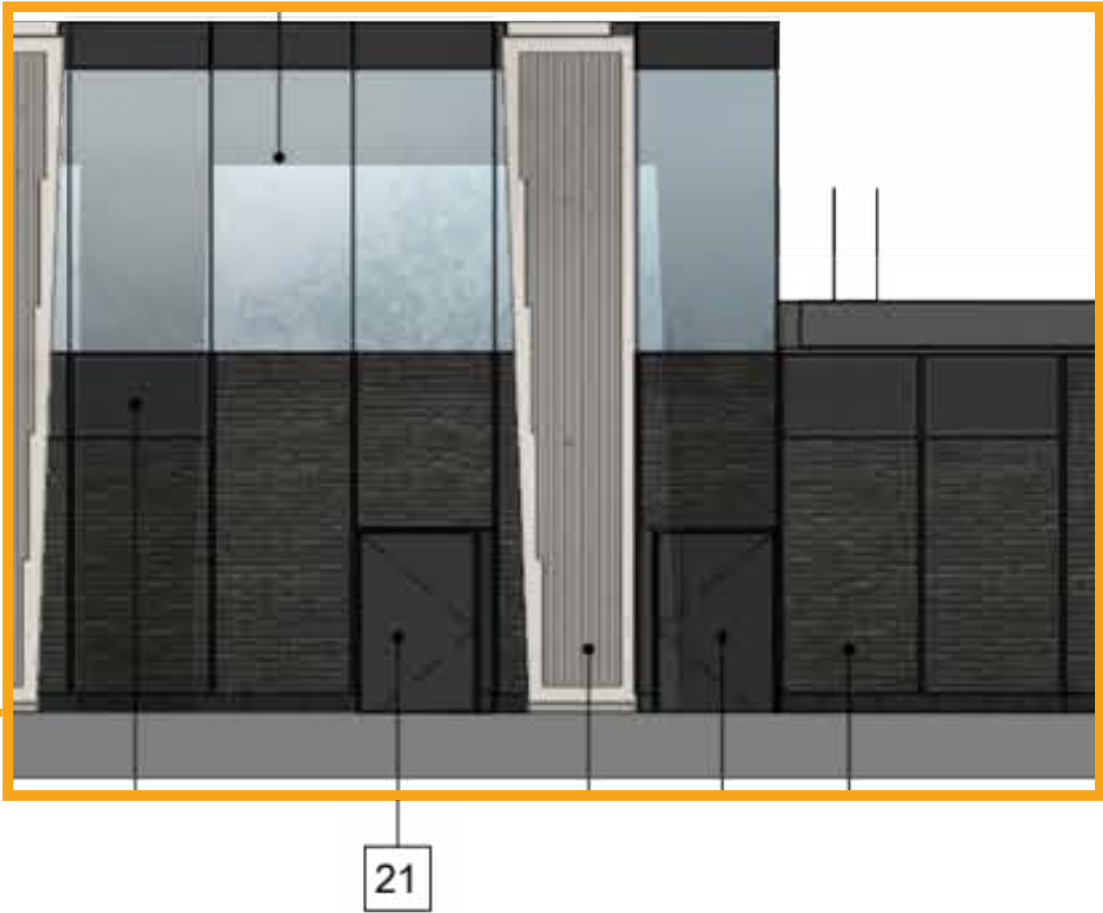


Key

21. Solid anodised door (dark grey).



3c. Proposed amendment to door side panels:



Due to an increase in the required structural opening of the door to facilitate the required clear width for the escape doors. It is no longer feasible to have brick to the side of the door.

Instead a solid anodised panel will be introduced to match the door, this will help to enforce the panelised language of the podium facade.

Key

21. Solid anodised door (dark grey) with matching side panel.

