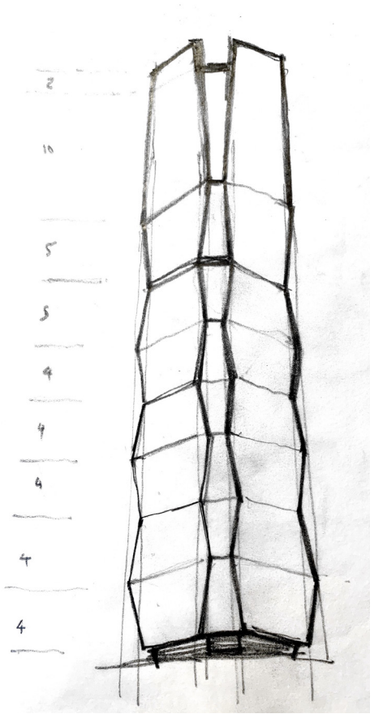


simpsonhaugh

Renaker

GJS Plot F, Manchester

Tower F2 - Podium Design | 26.04.2024

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

Background to the report

Fig 1.

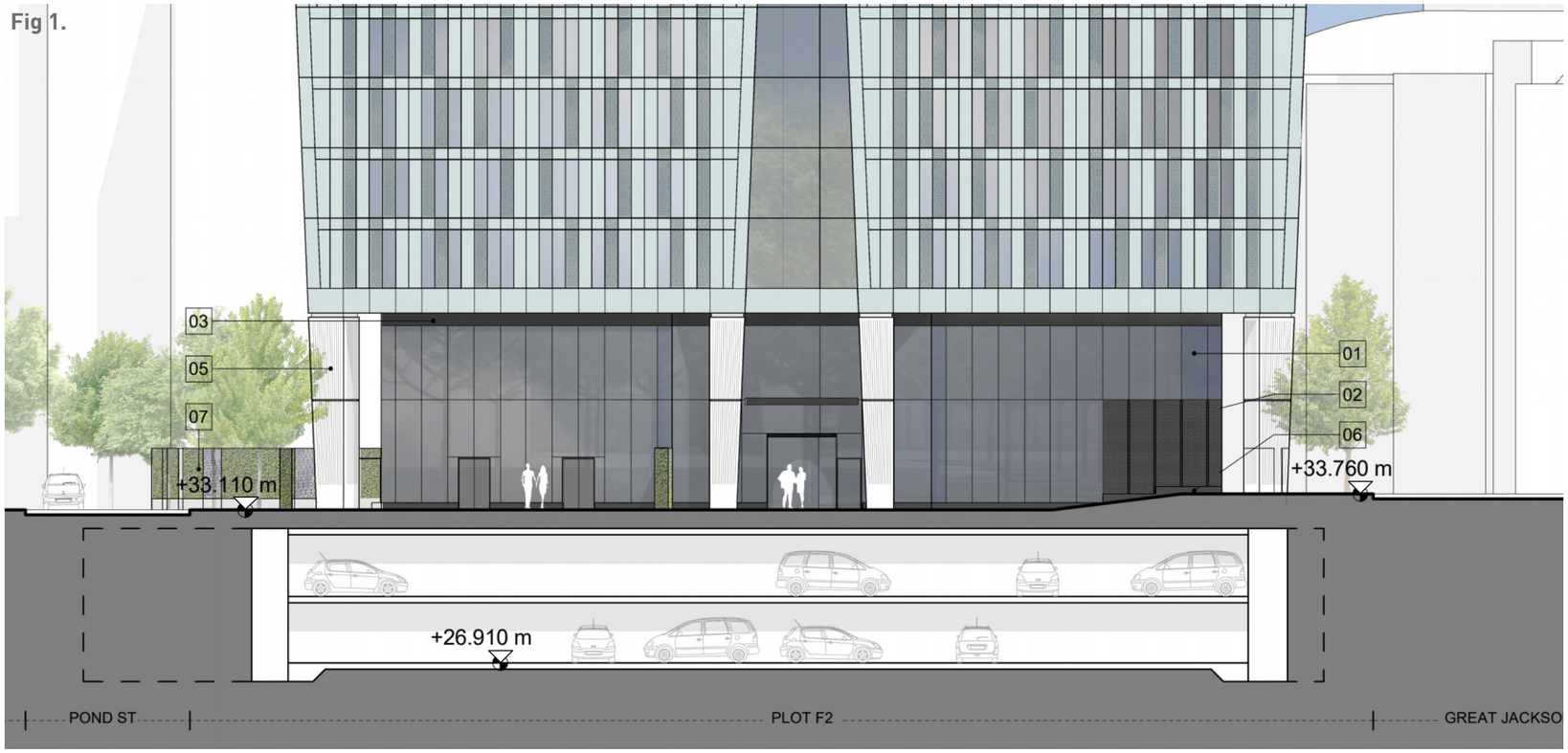


Fig 2.

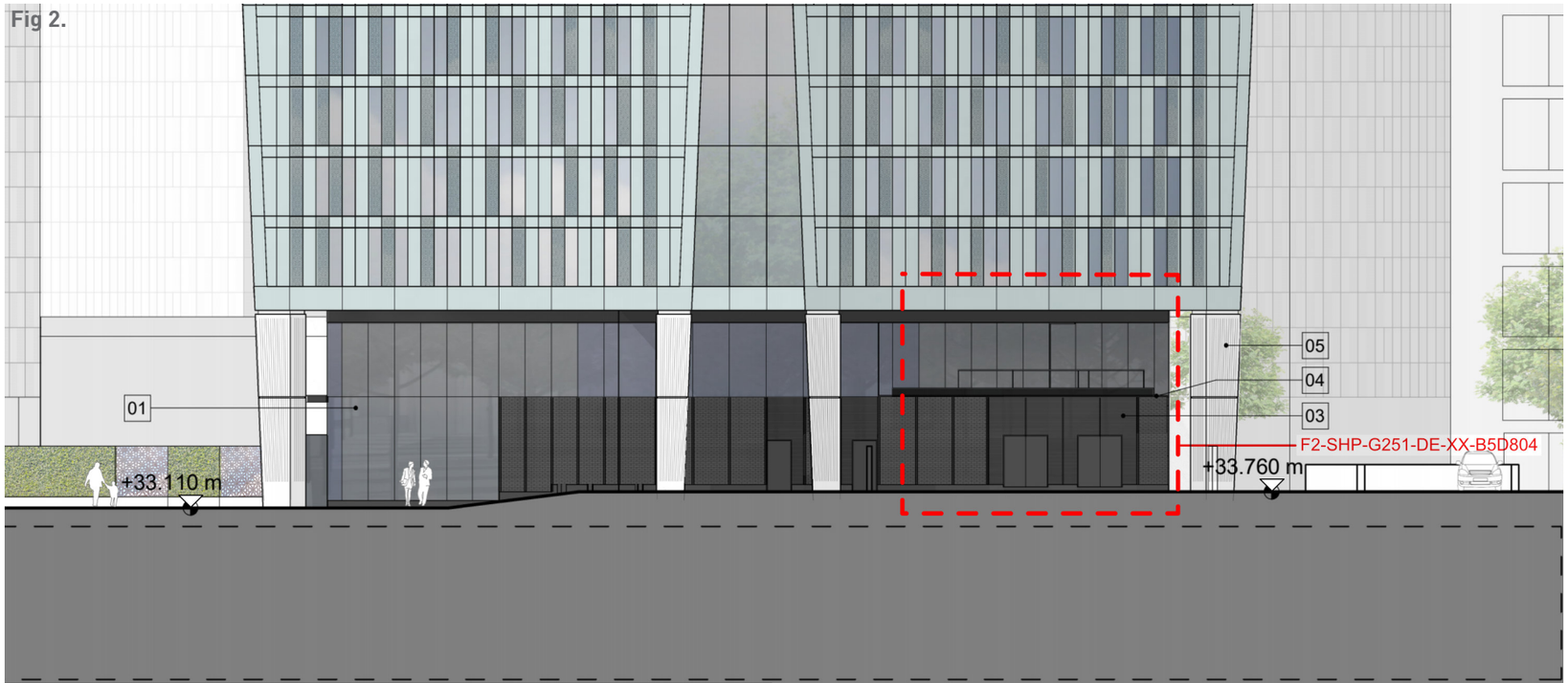


Fig 1 - F2 - Consented south west elevation drawing
Fig 2 - F2 - Consented south east elevation drawing

PLANNING CONDITION 19

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.

This report has been prepared in response to correspondence received from Manchester City Council (MCC) with regard to discharging condition 19.

MCC have requested that Renaker consider the use of aluminium decorative screening to conceal sections of louvres at ground floor fronting pedestrian thoroughfares:

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

PROPOSED PODIUM ELEVATIONS - DESIGN DEVELOPMENT

In direct reponse to the feedback from MCC, the design team have considered the implications of the introduction of perforated screens at ground floor and first floor from both an aesthetic and technical perspective.

The indicative approach is illustrated in the following pages, across a typical bay of the F2 ground level podium.

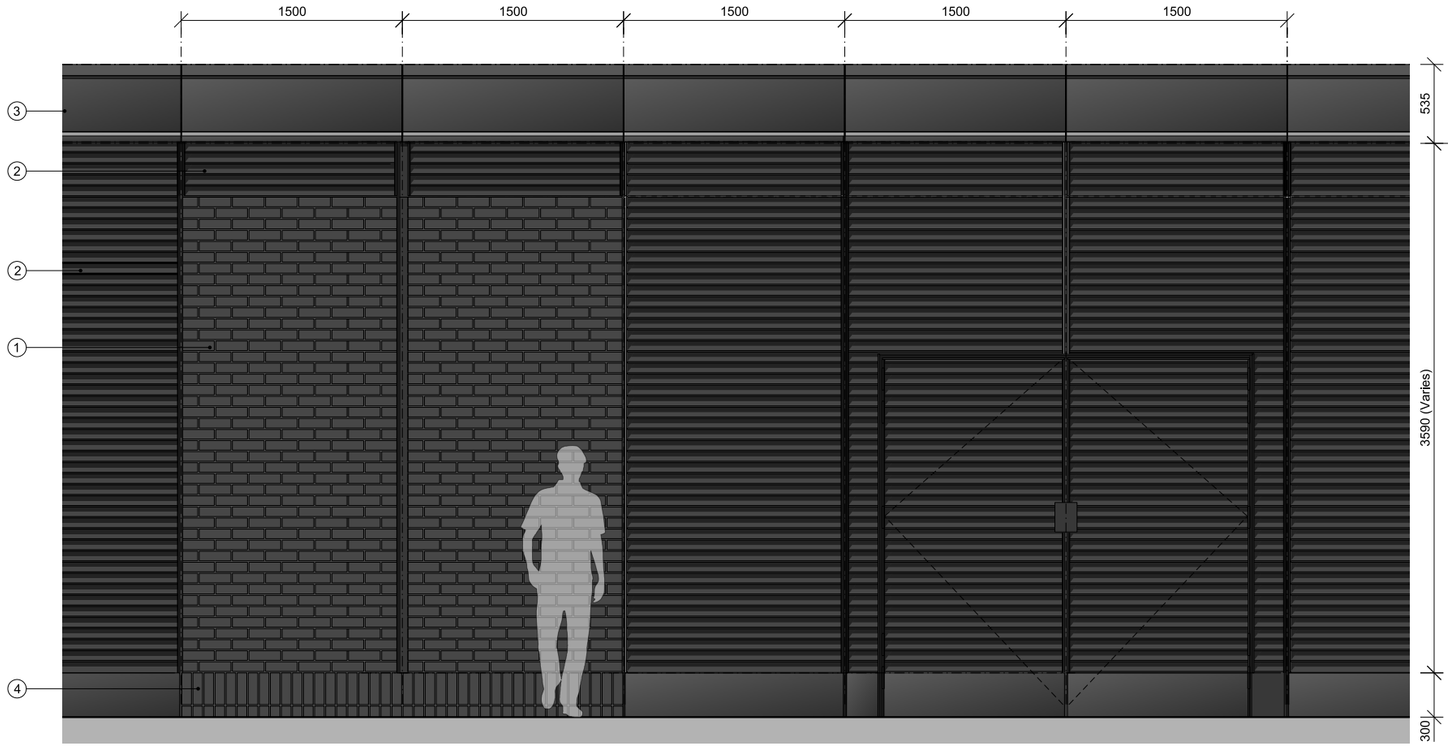
This document also reflects a design development taken place at the main entrance, where the canopy has been omitted. This is no longer deemed necessary to deal with the pedestrian wind conditions. Therfore the team considers the presence of the feature columns frames the main entrance sufficiently and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

The design development changes included in this documentare are summarized as follows

DD1: Decorative screen introduced
DD2: Plant room adjusted to suit ventilation requirements
DD3: Entrance canopy removed

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

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.

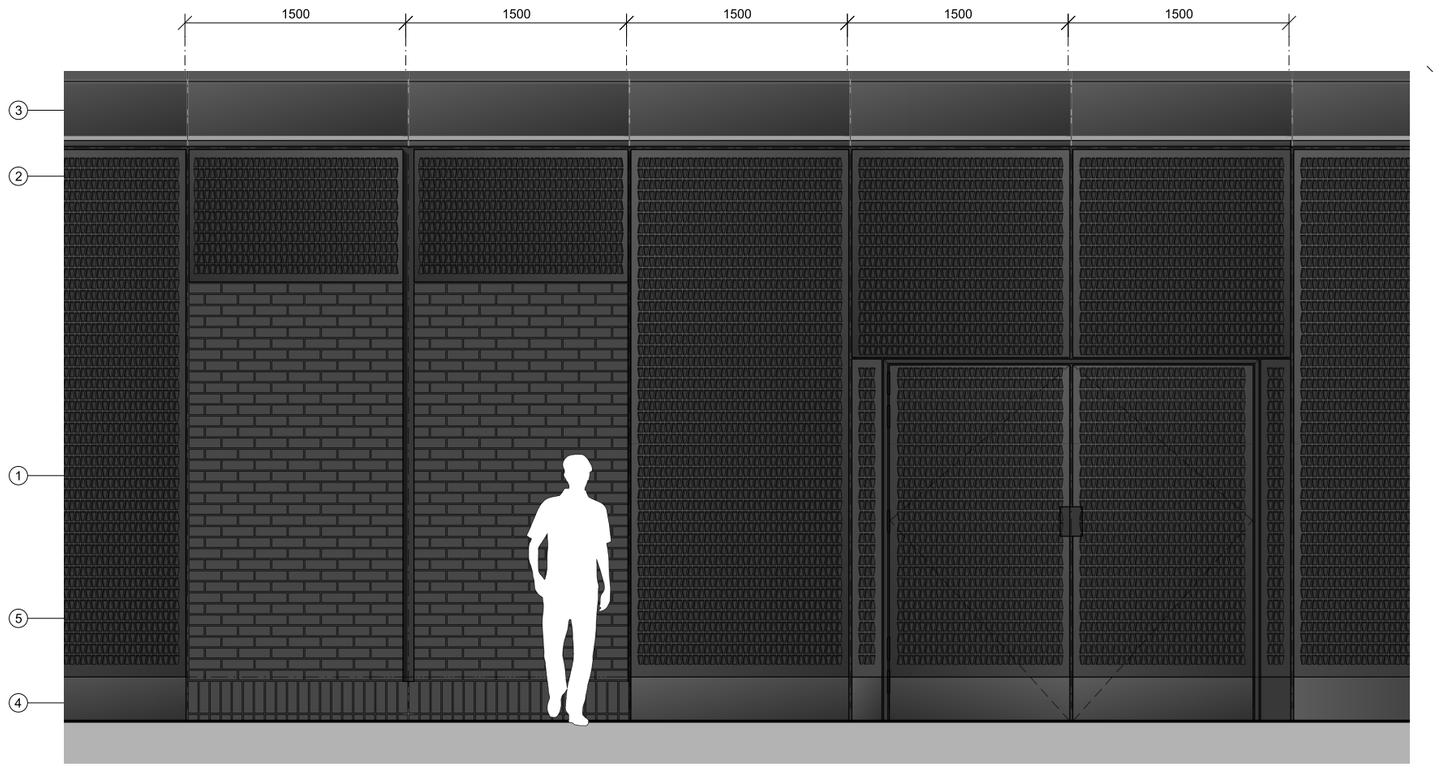
KEY

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 PPC skirting

5 Decorative aluminium perforated screen - Dark anodised

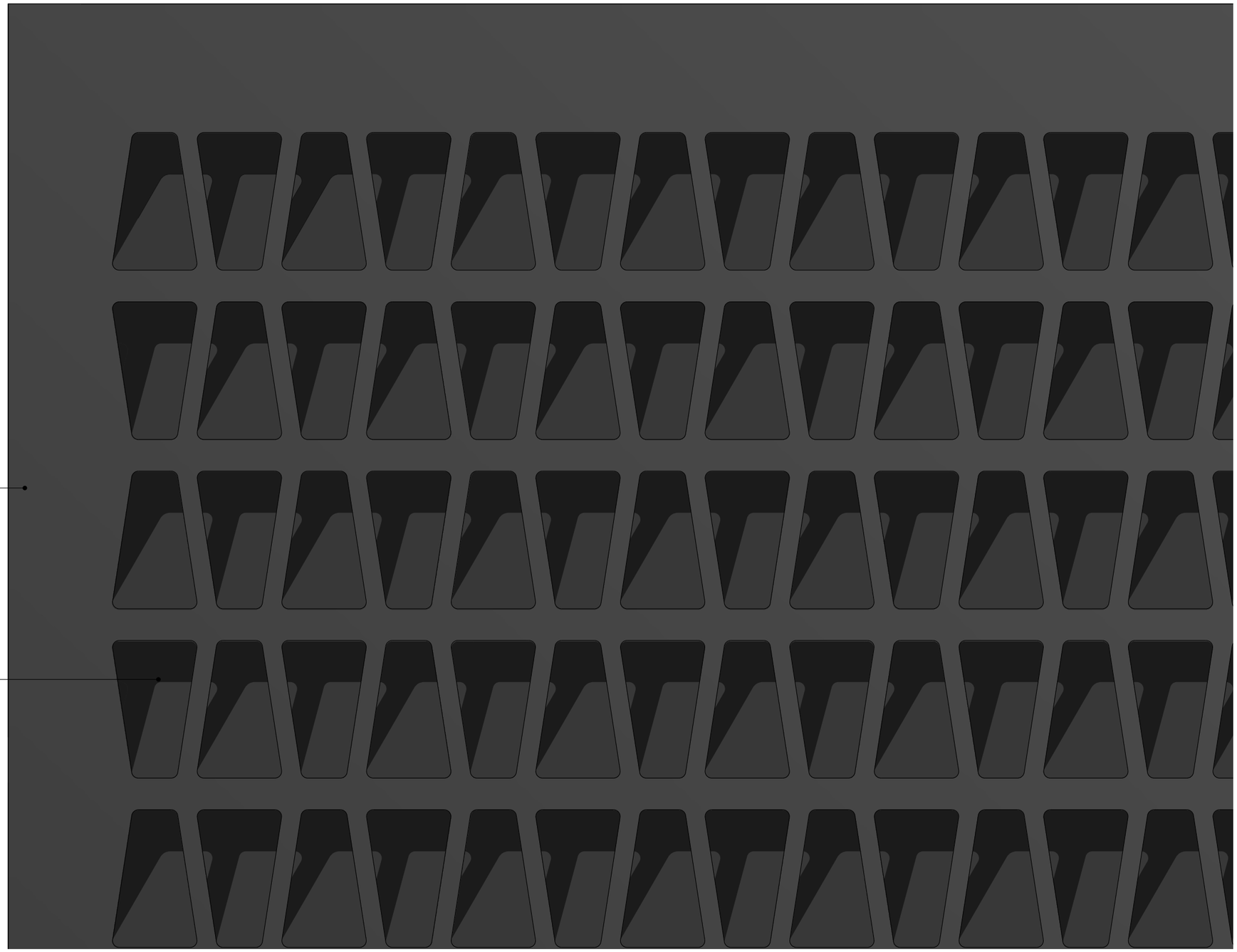
Detailed Design - Proposed Pattern

External sheet
Decorative aluminium perforated sheet to conceal louvre system.

Finish*:*
Dark grey - anodised

Louvres (behind)
Aluminium louvre system

Finish:
Black - PPC

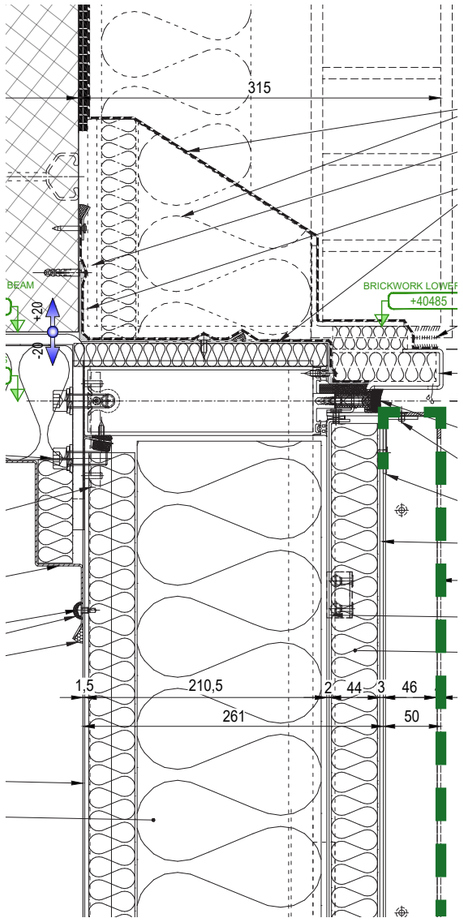


NOTE: Drawing illustrates proposed pattern design intent only. Final section sizes subject to facade contractor review

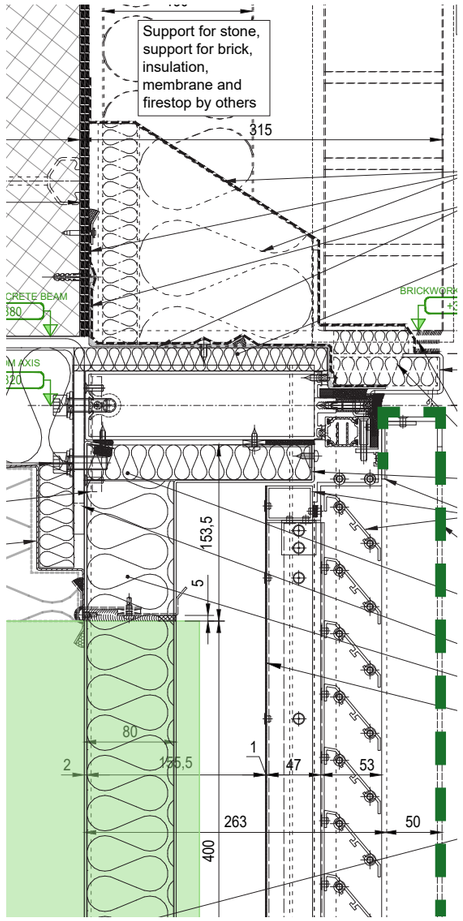
Detailed Design

The proposed pattern will look at replicating the angled corners from the building onto the podium and continuing the language of panelisation which was successful in the original consented louvre scheme. This will provide visual continuity of the adjacent horizontal brick courses.

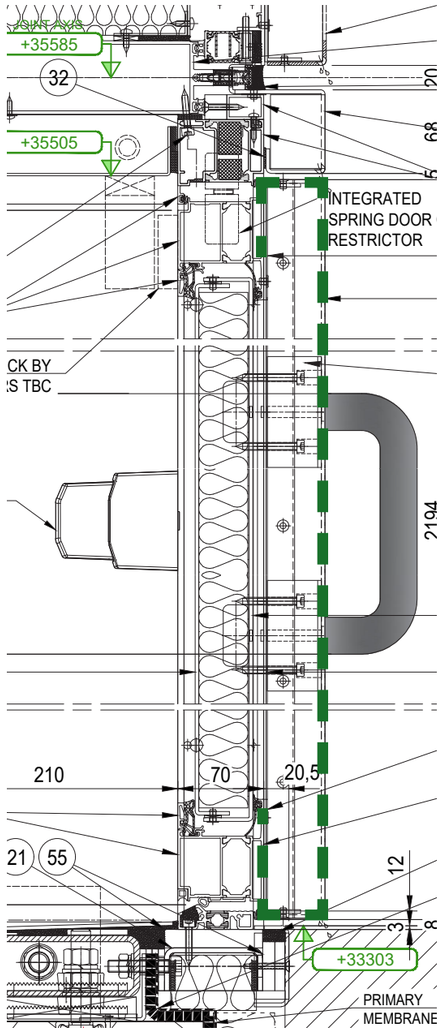
The details below are an example of how this can be achieved based on previous Renaker schemes.



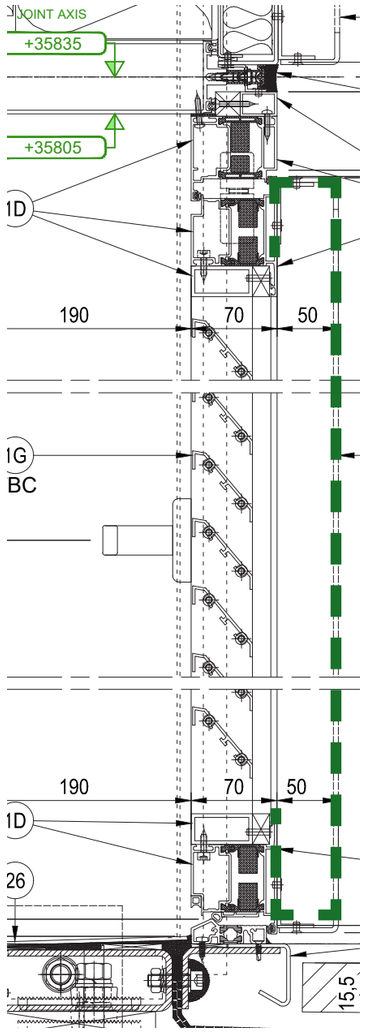
High level perforated sheet - no louvre requirement



High level louvre (active) behind perforated sheet



Door with perforated sheet (solid behind)

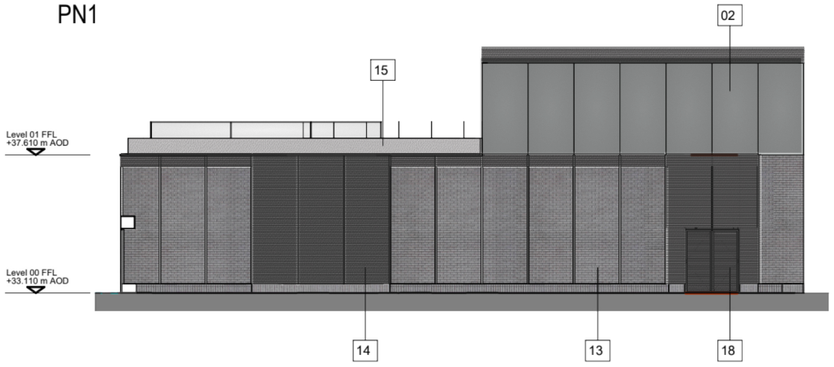


Door with perforated sheet (active louvre behind)

Drawing comparison

Consented Scheme - Condition 19 Original Proposal

PN1



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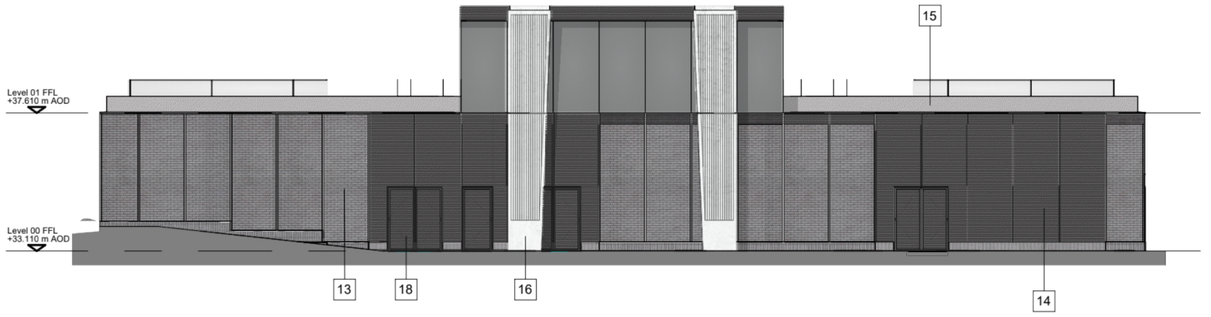

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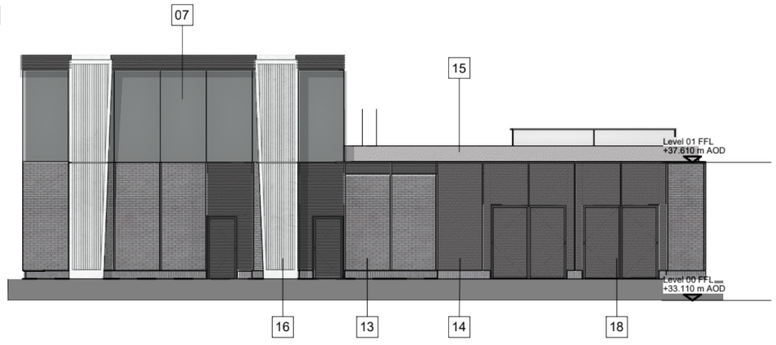

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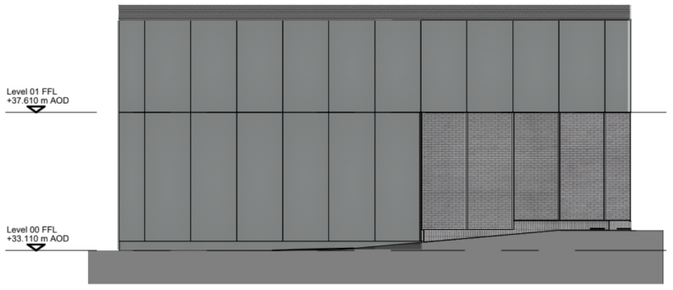
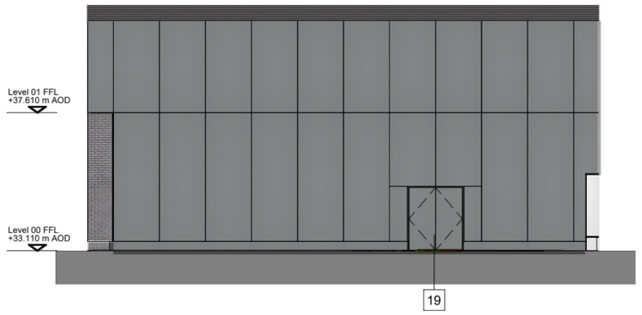


PW1

PW2



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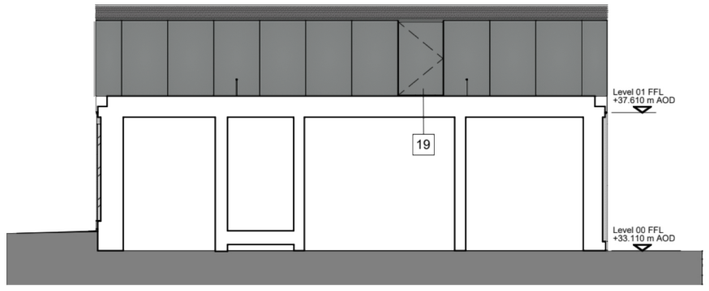

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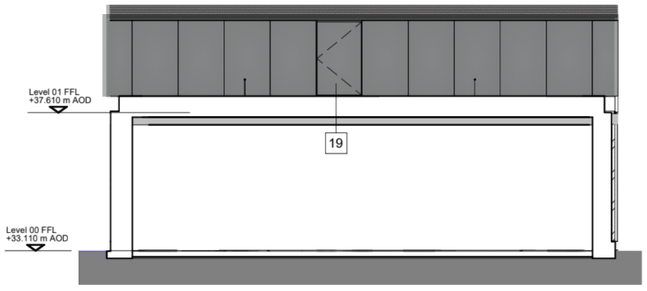
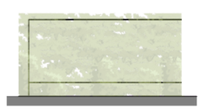


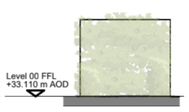
SN1

SW1



SS1

SE1



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15	Aluminium flashing: Dark Grey
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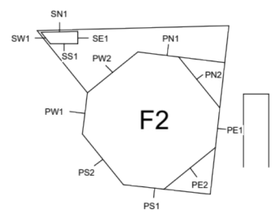
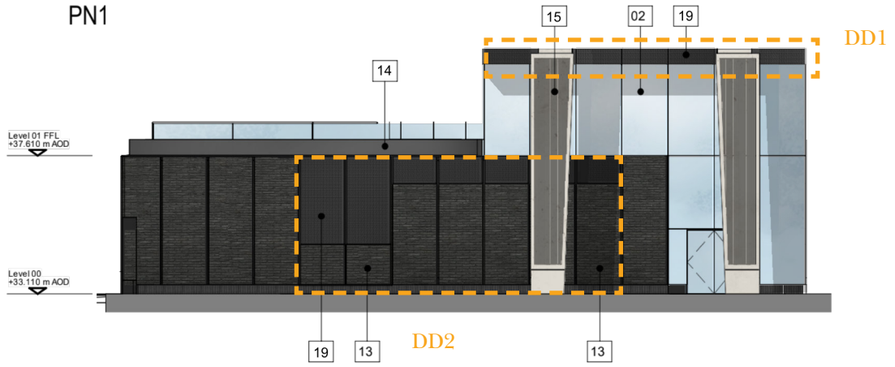
17	Brick or PPC Kicker Plate
18	Louvre Door
19	Integrated Glazed Door



Updated Proposal - Decorative Screens

PN1



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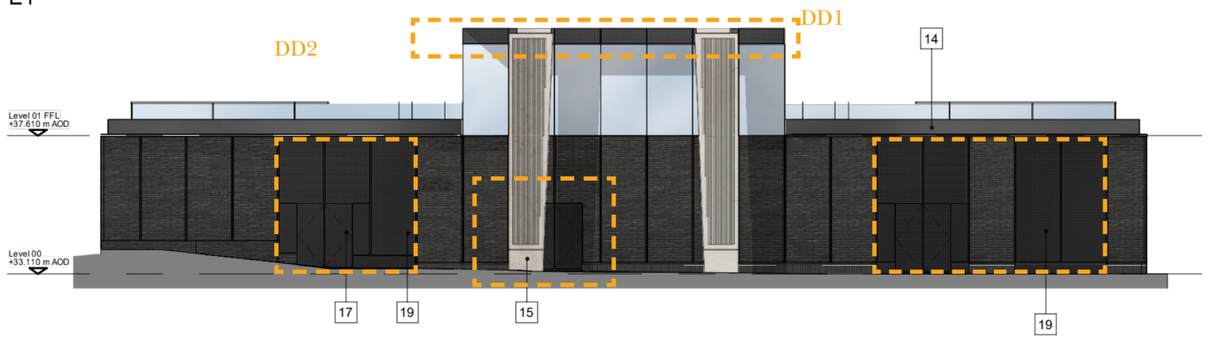

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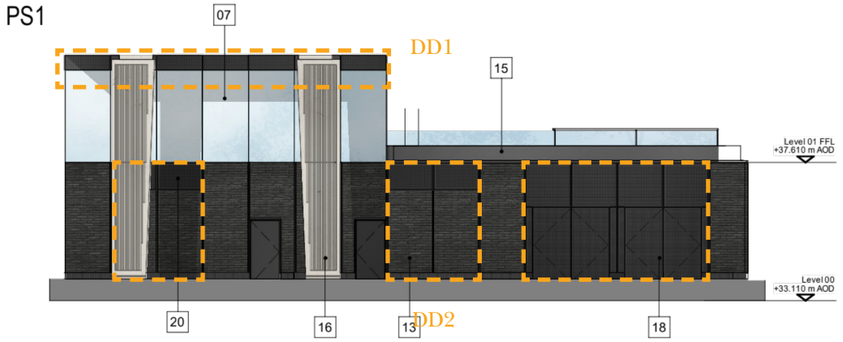

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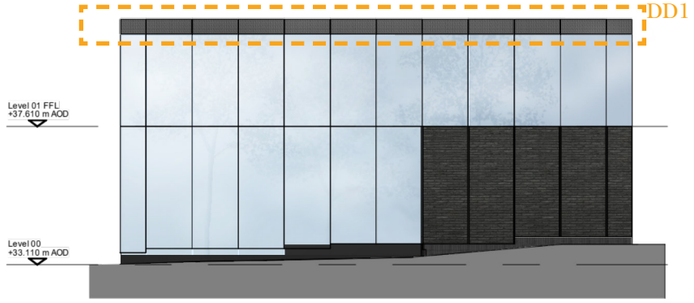
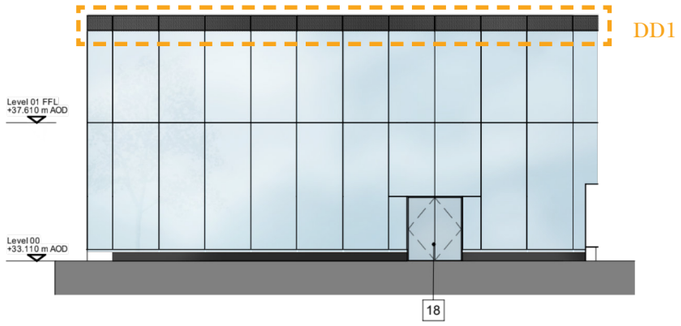


PW1

PW2



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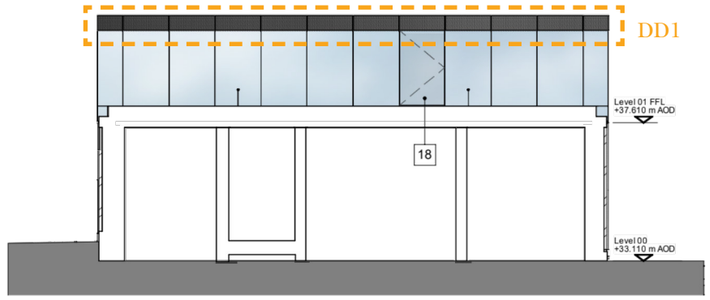

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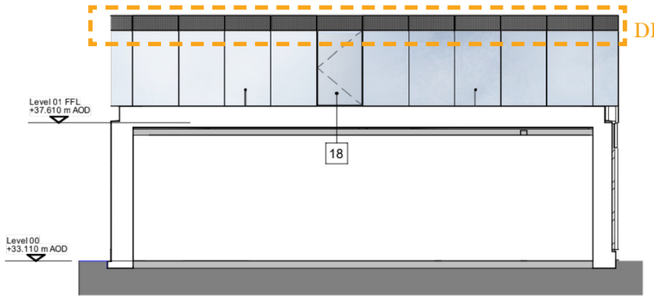

SN1

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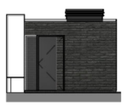

SE1

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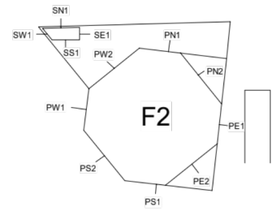
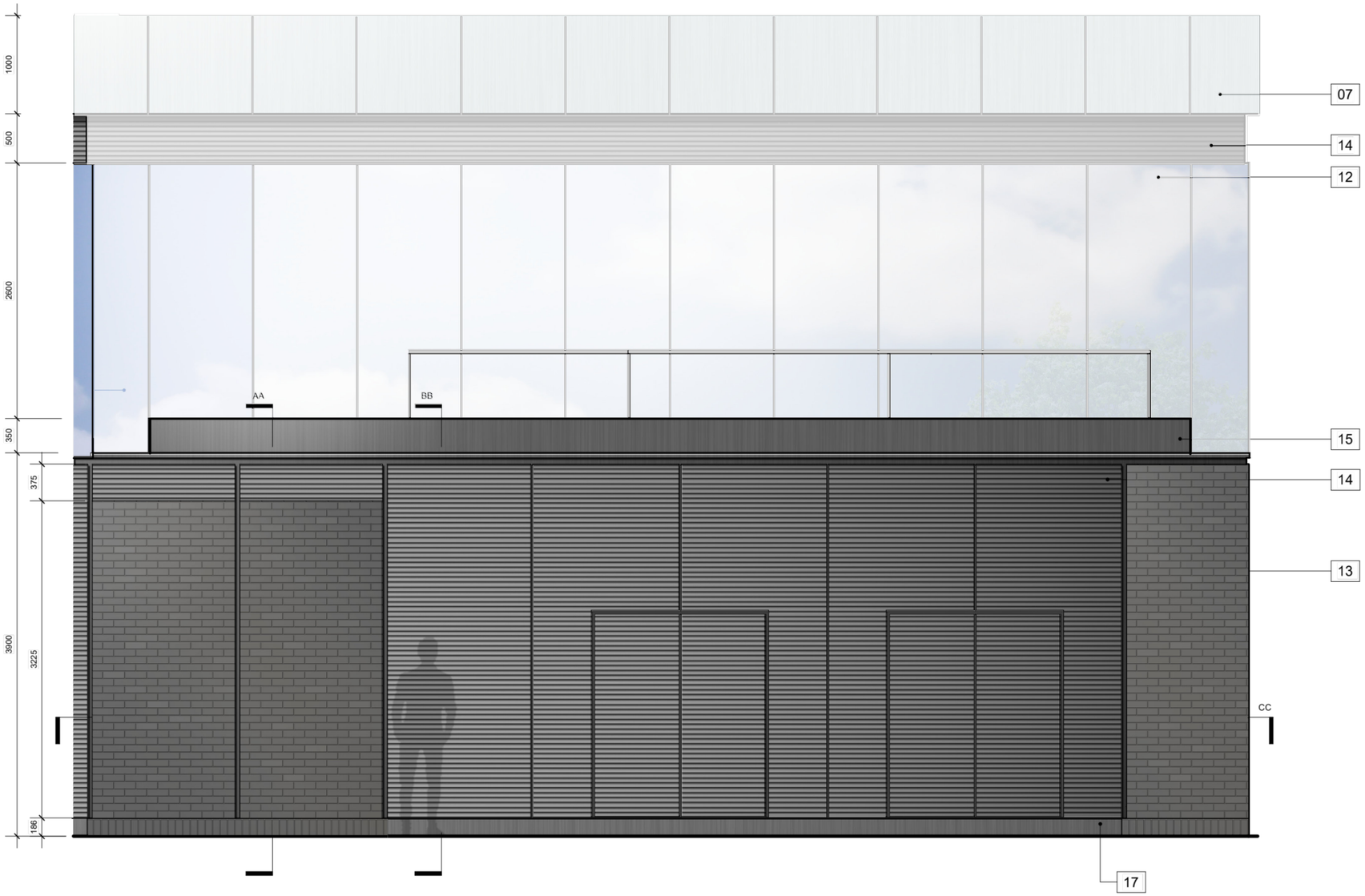
17	Louvre Door with decorative screen in front
18	Integrated Glazed Door
19	Decorative Screen

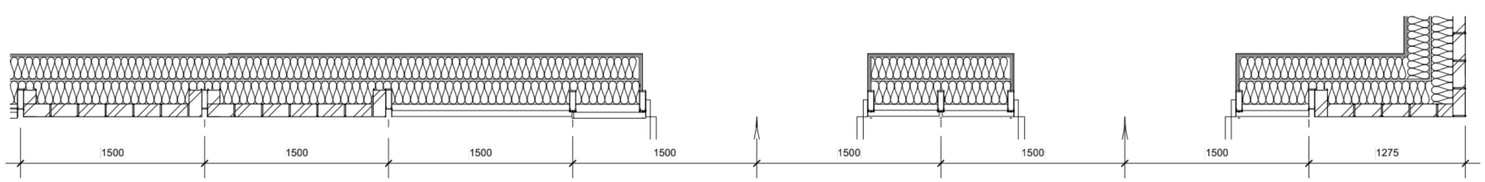


Updated proposal

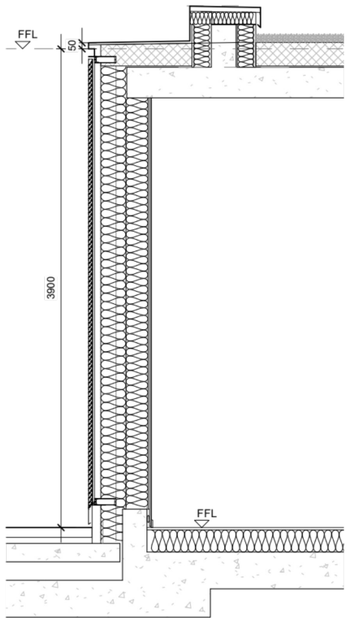
Consented Scheme - Condition 19 Original Proposal



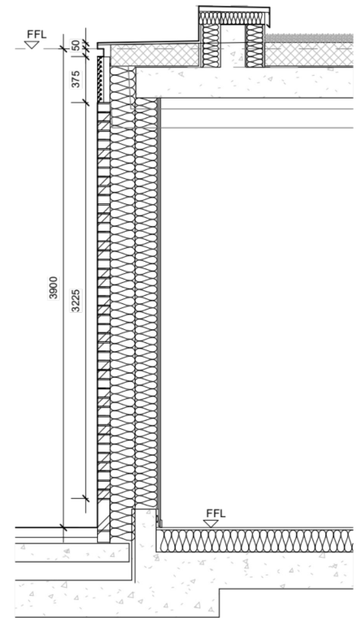
DETAIL ELEVATION



DETAIL SECTION CC



DETAIL SECTION AA



DETAIL SECTION BB

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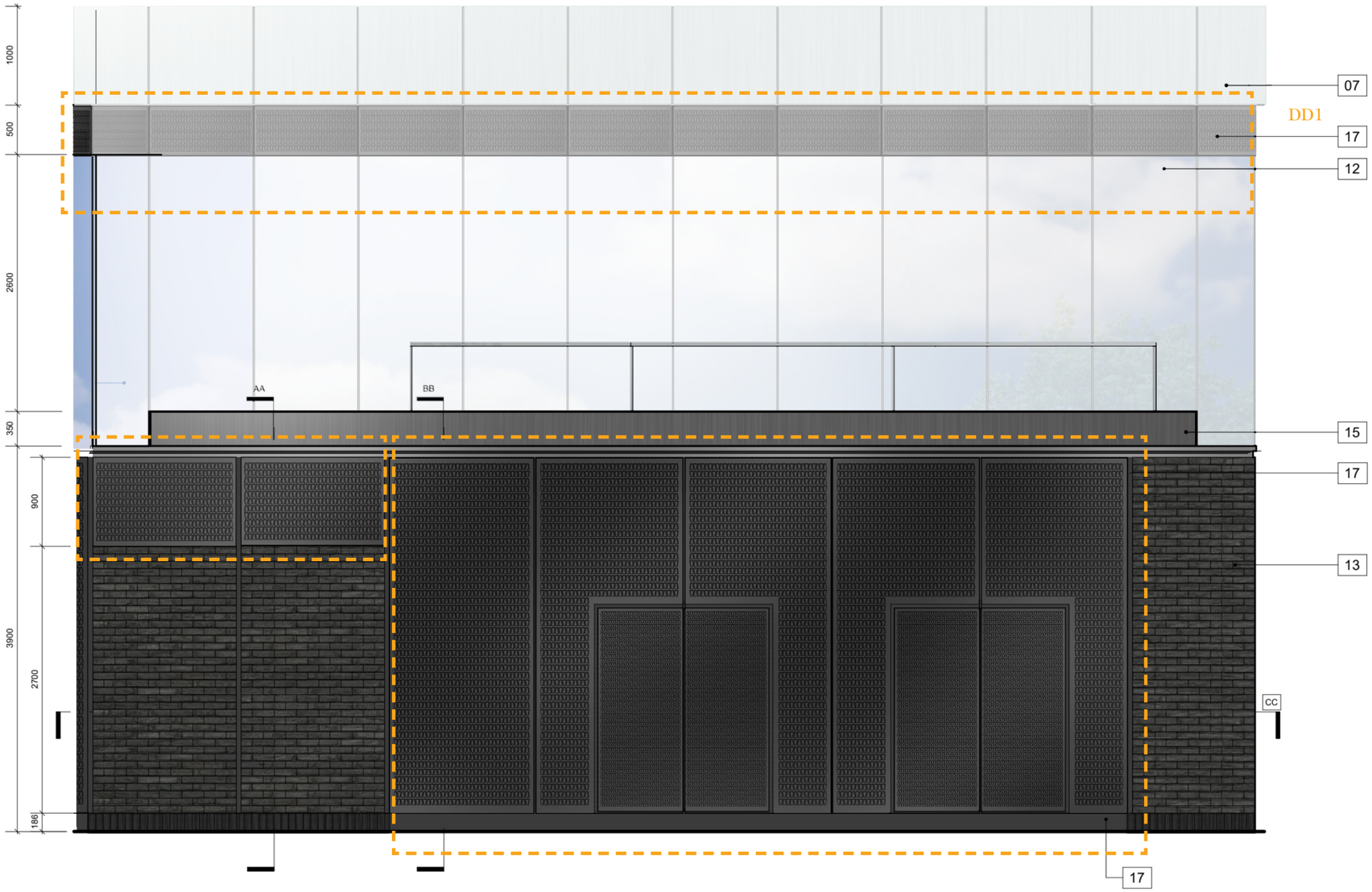
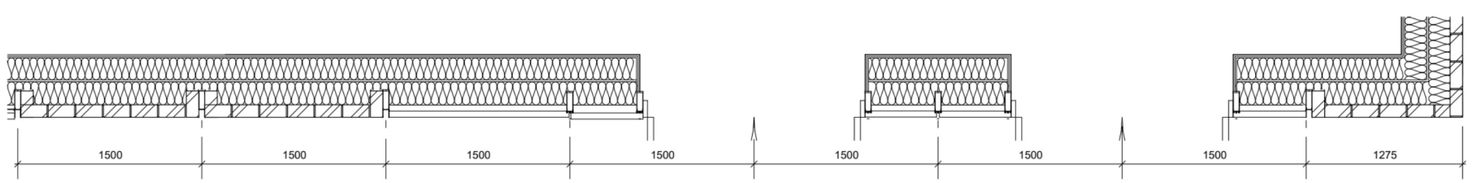
Updated Proposal - Decorative Screens

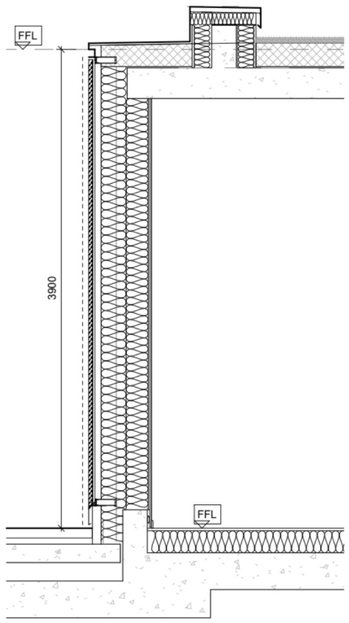


DETAIL ELEVATION

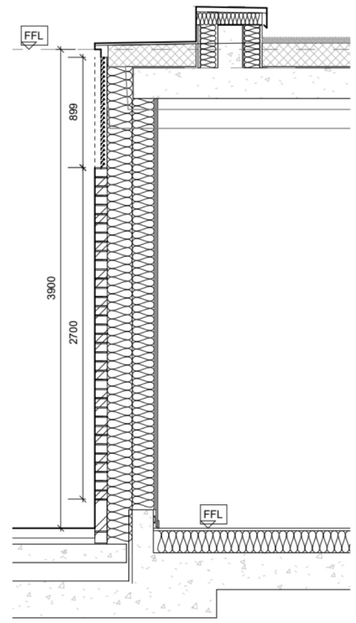


DETAIL SECTION CC

Updated proposal



DETAIL SECTION AA



DETAIL SECTION BB

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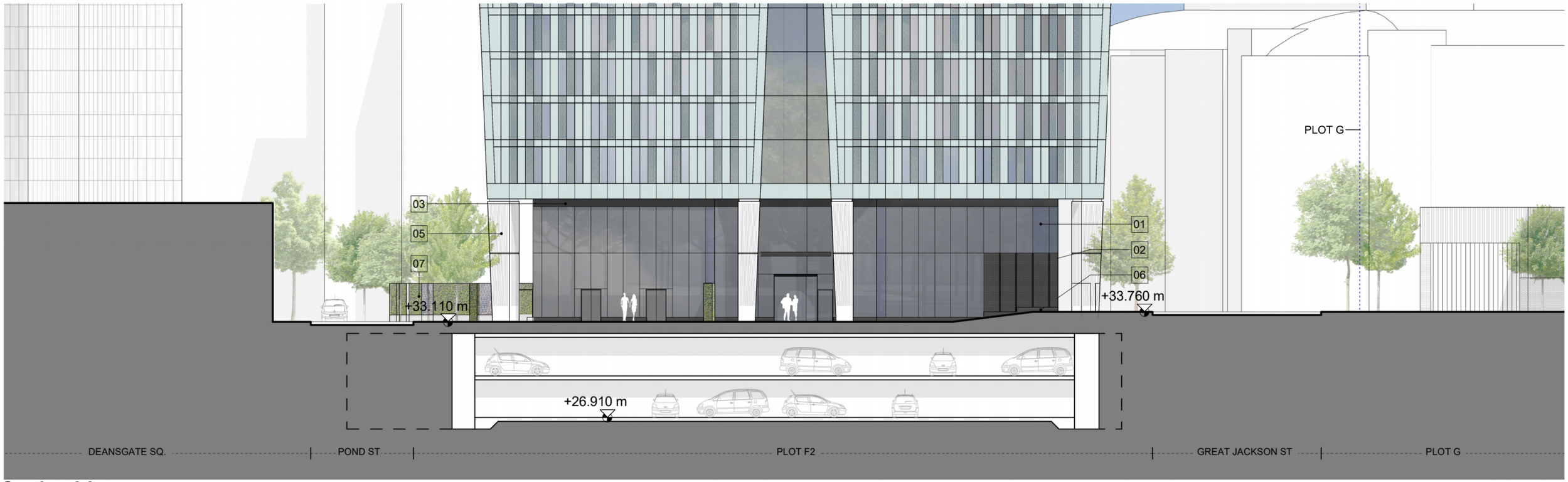
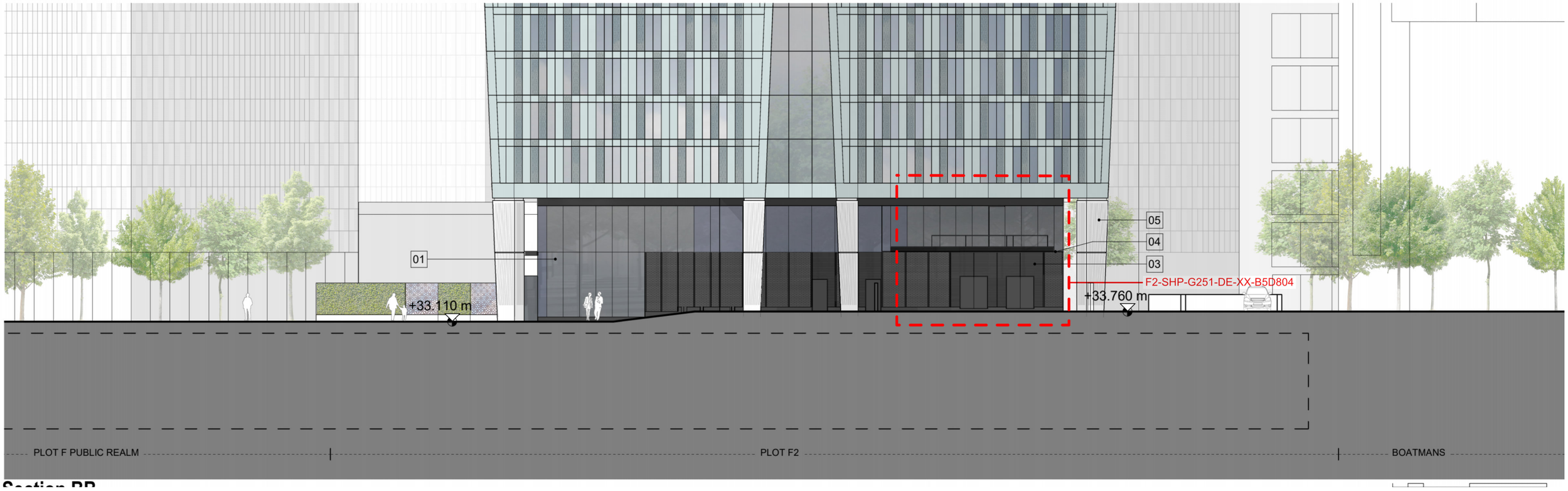
12	Glazed Unit - TYPE 3: Uncapped glass curtain wall with up to 50% opaque units with enamelled frit coating
13	Feature facing brickwork: Dark Grey with colour matched mortar
14	Aluminium flashing: Dark Grey
15	Fair Faced Feature Concrete Columns: Light Concrete
16	Brick or Dark Anodised Kicker Plate
17	Dark Anodised Aluminium Decorative Screen

Consented Scheme - Condition 19 Original Proposal

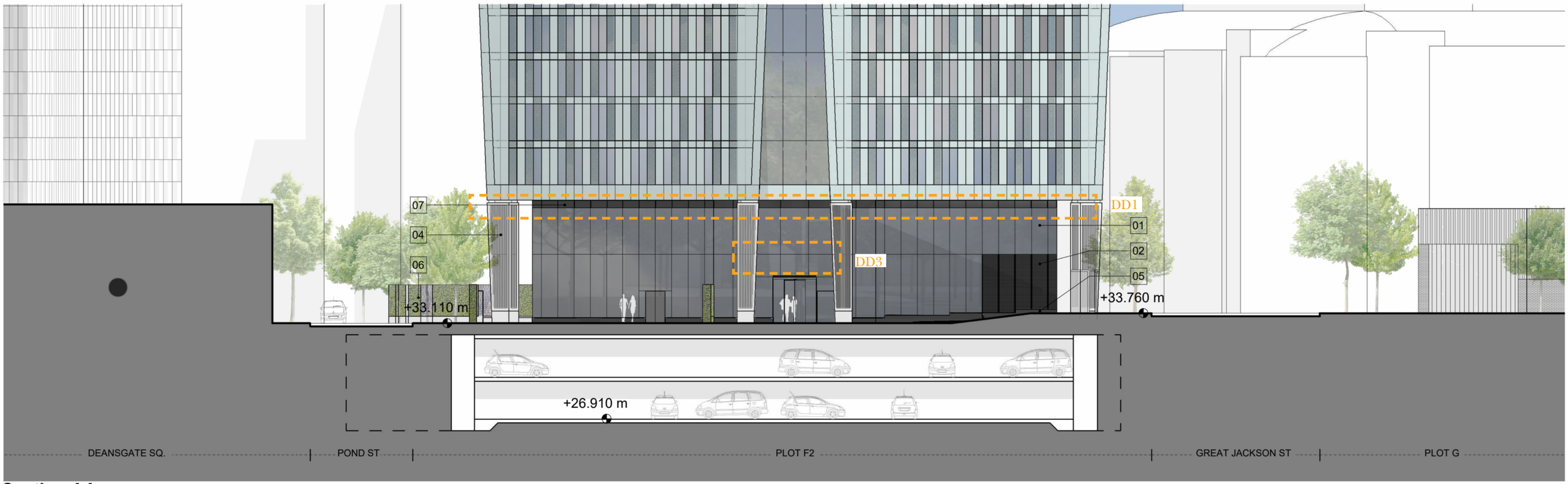


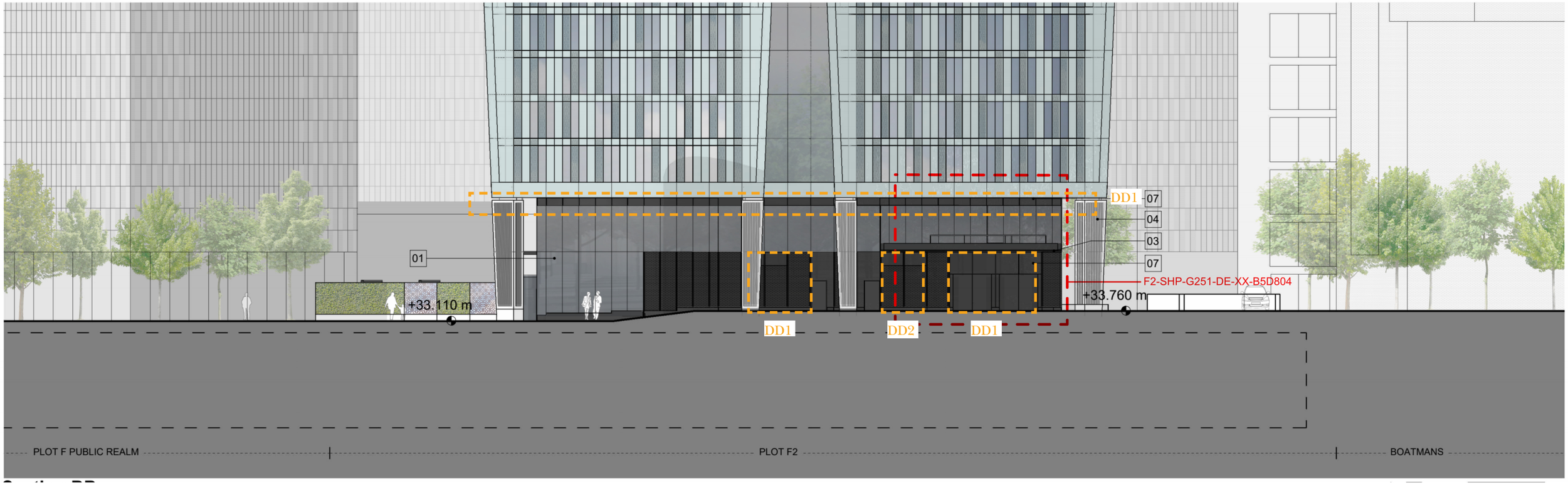
Section AA



Updated Proposal - Decorative Screens

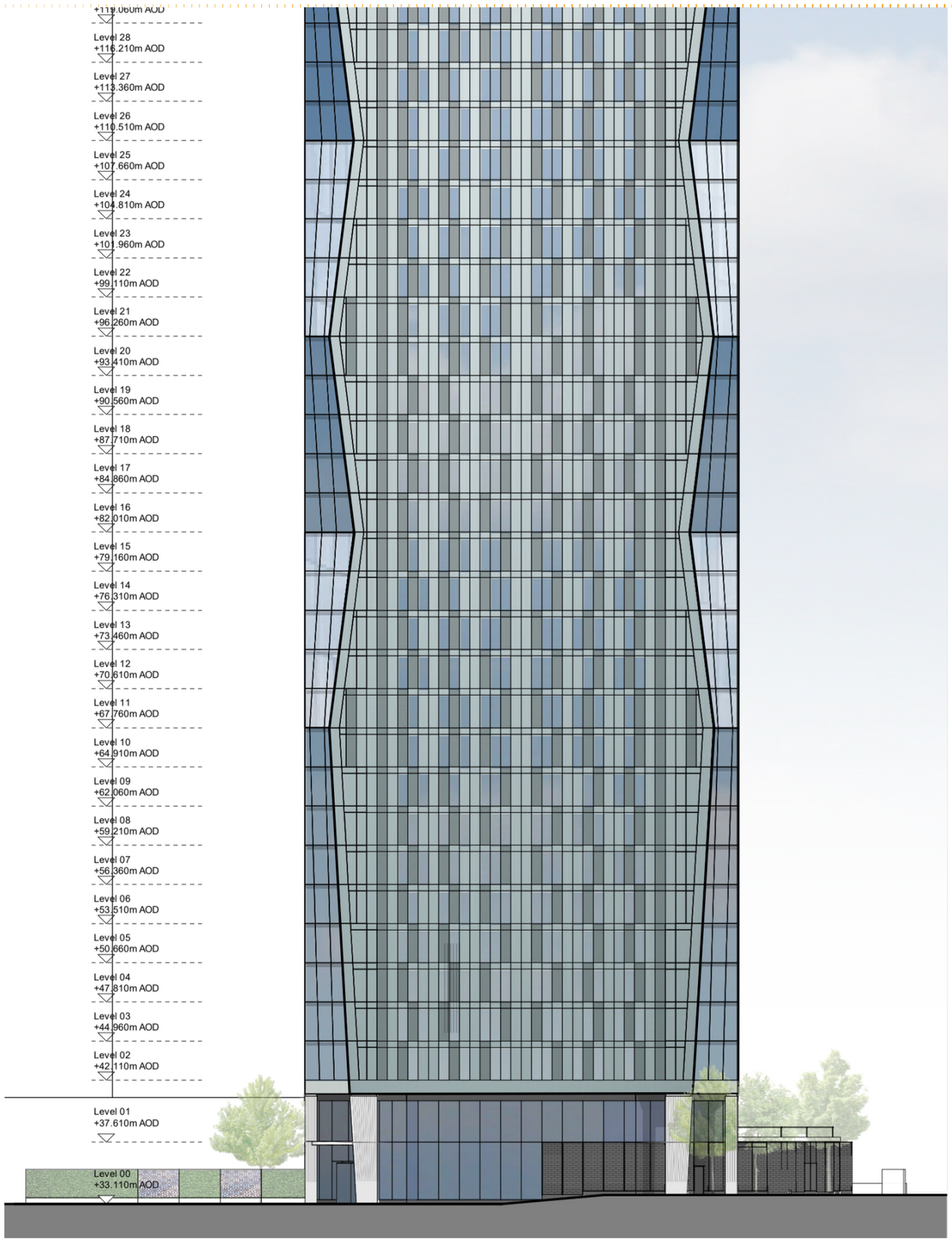
Section AA

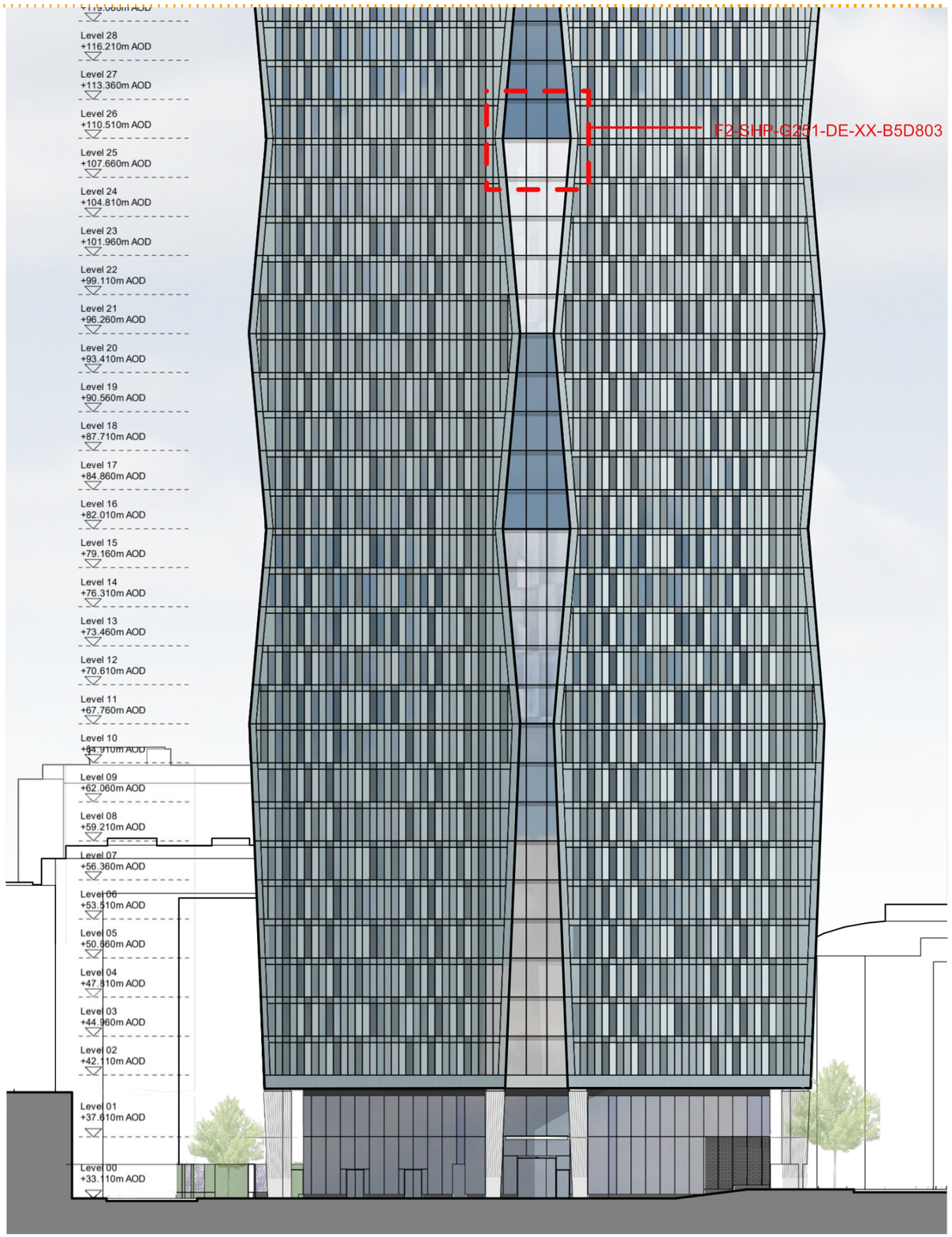




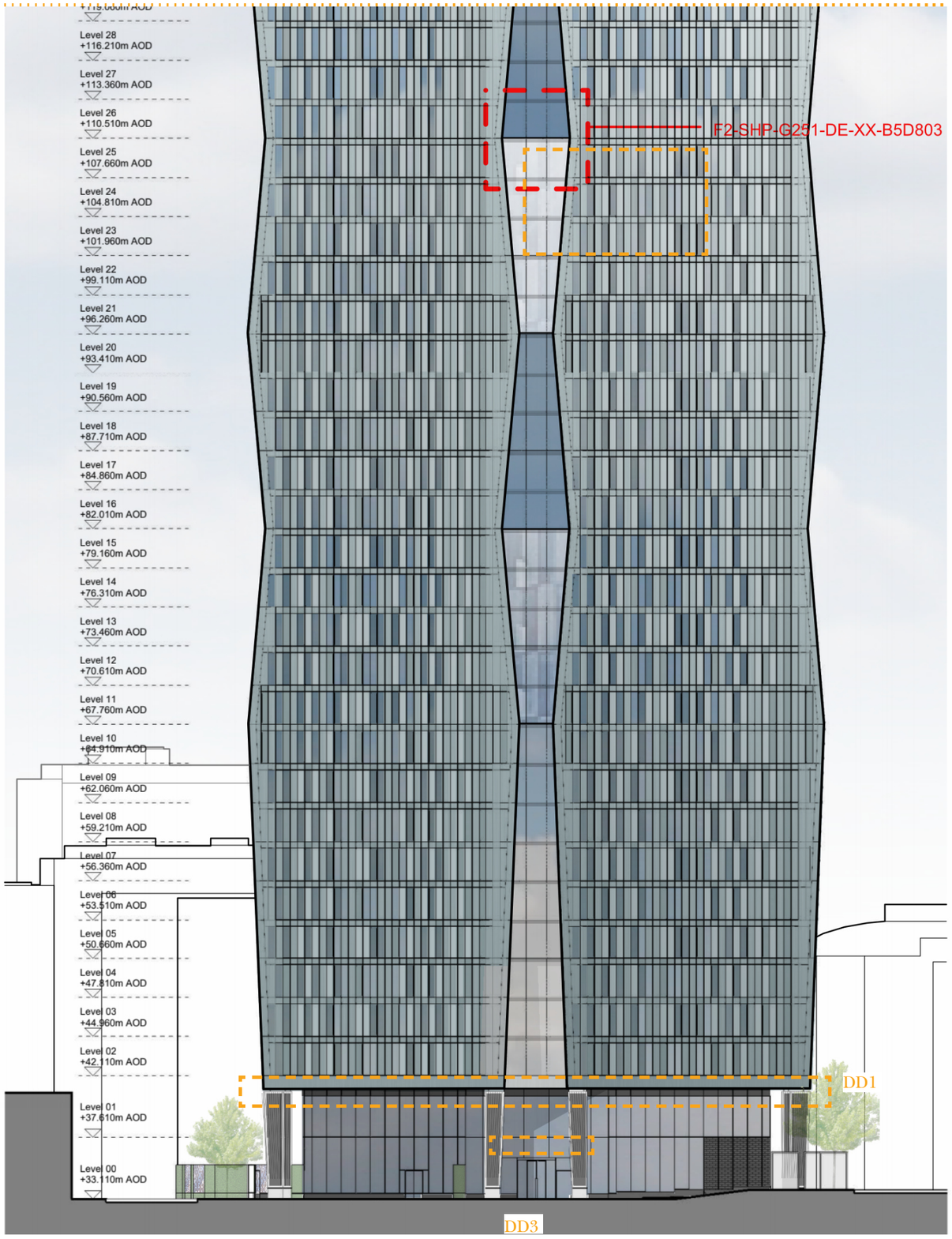
Updated proposal

Consented Scheme - Condition 19 Original Proposal



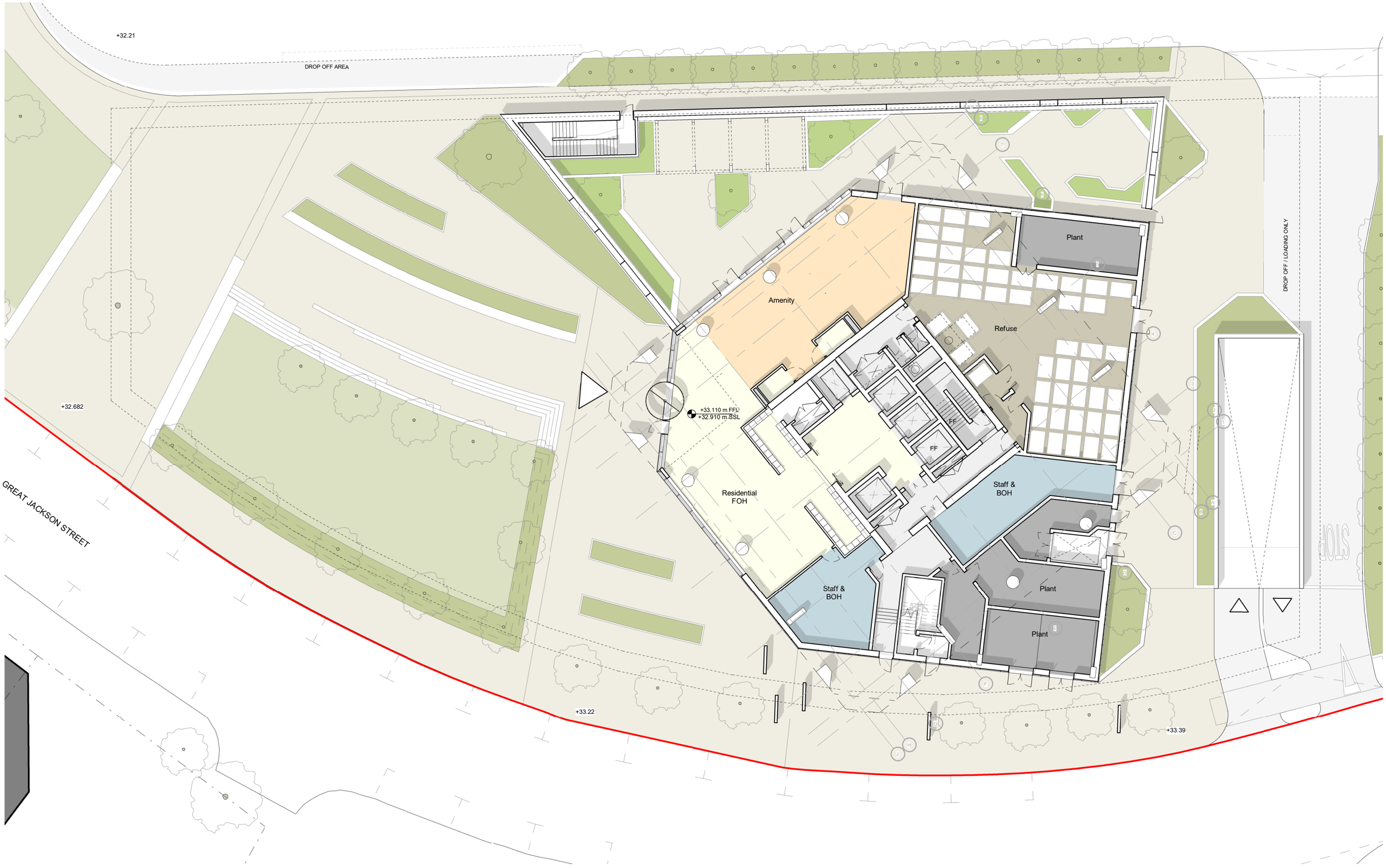


Updated Proposal - Decorative Screens

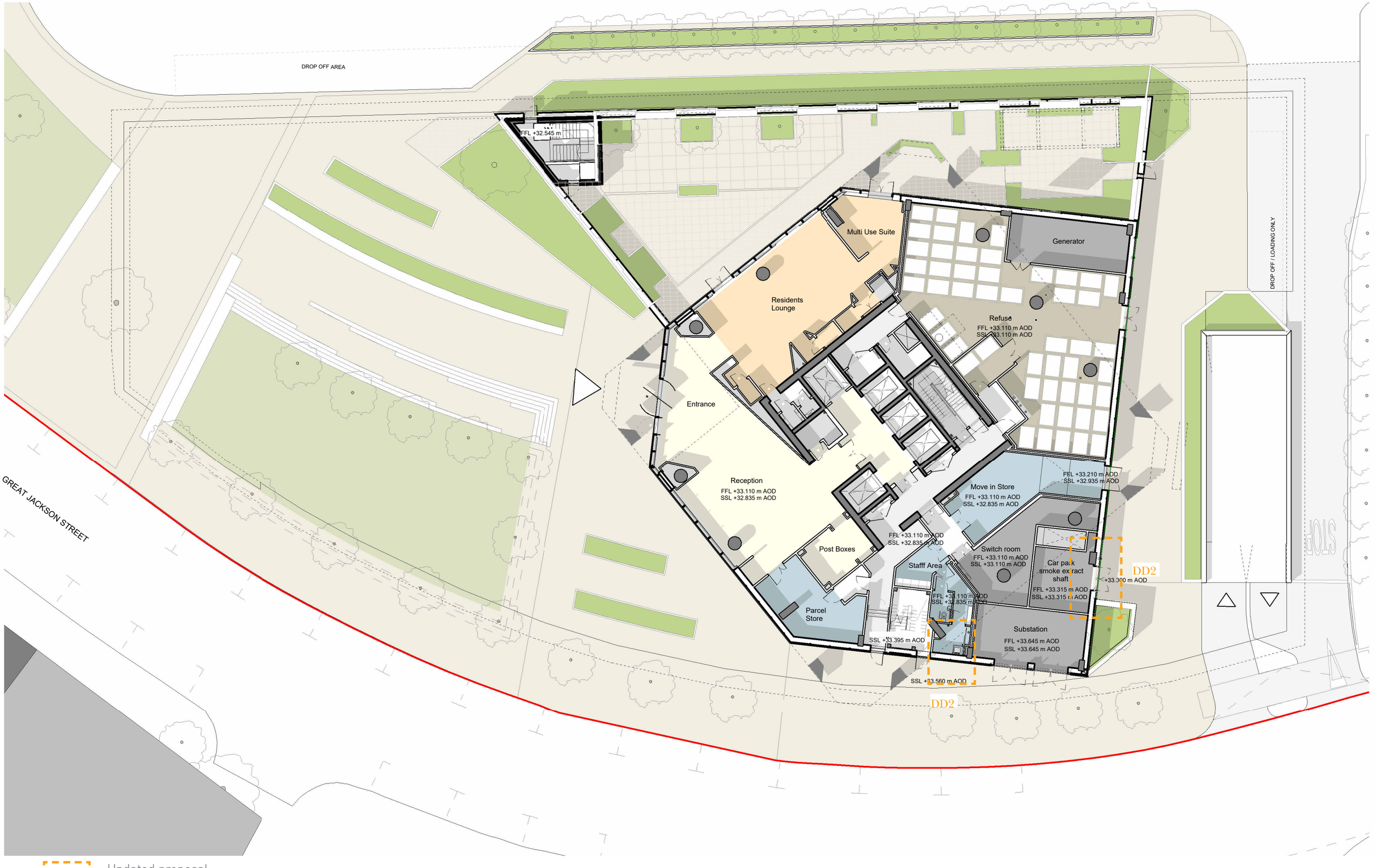


Updated proposal

Consented Scheme - Condition 19 Original Proposal



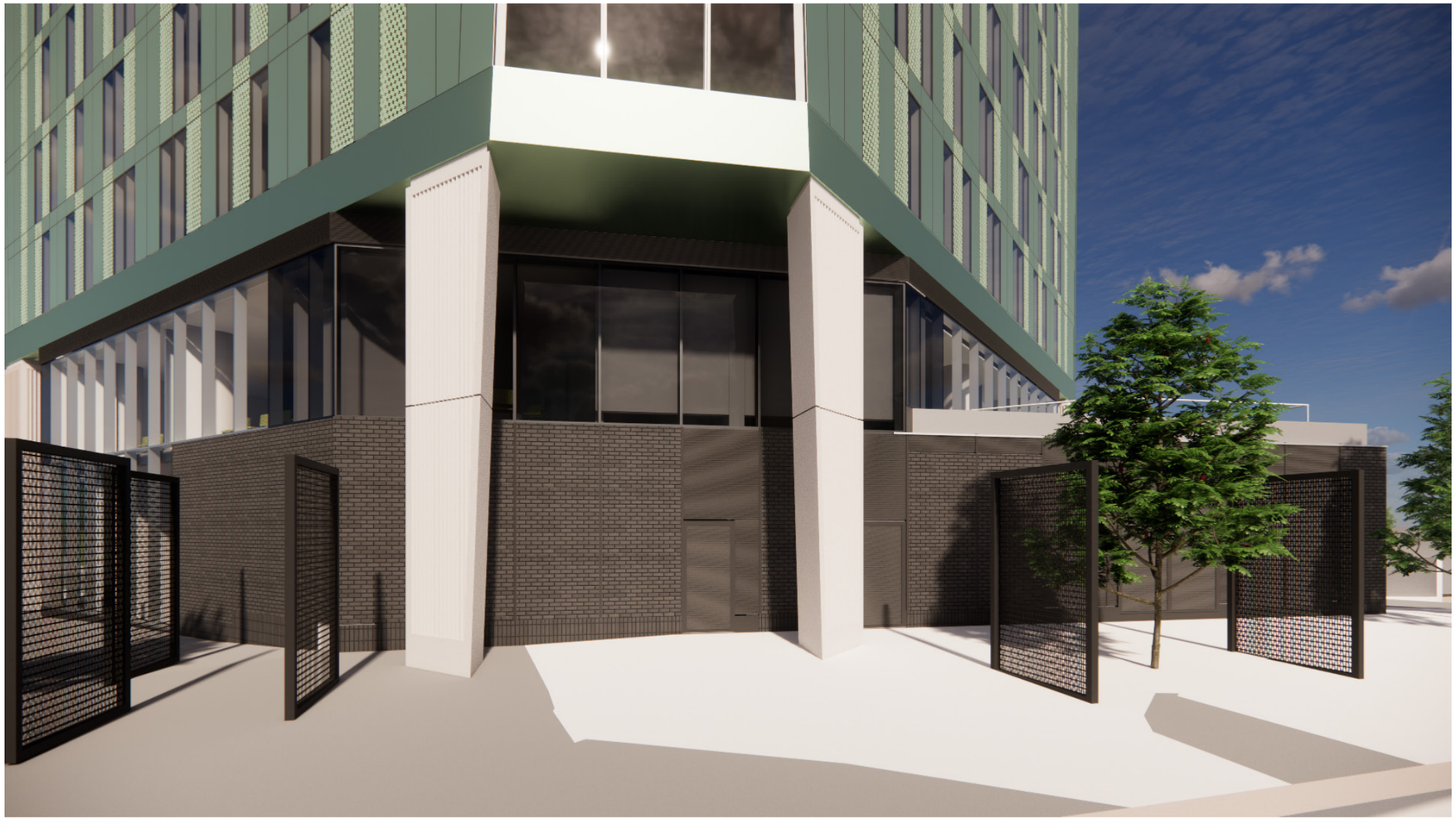
Updated Proposal - Decorative Screens



Updated proposal

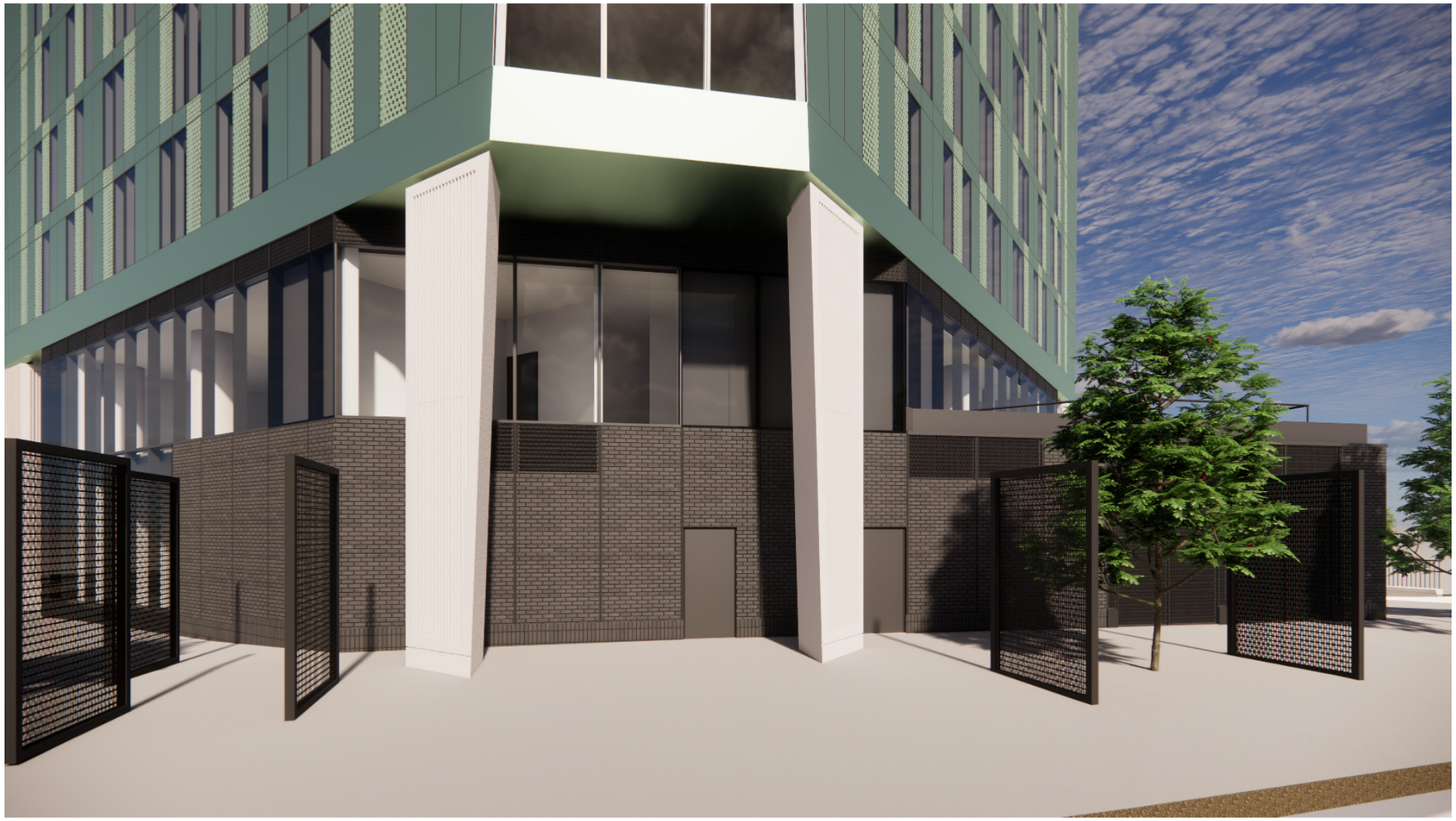
Visual Assessment

View 1: Elevation PS1 - Great Jackson Street



Consented Scheme

View 1: Elevation PS1 - Great Jackson Street

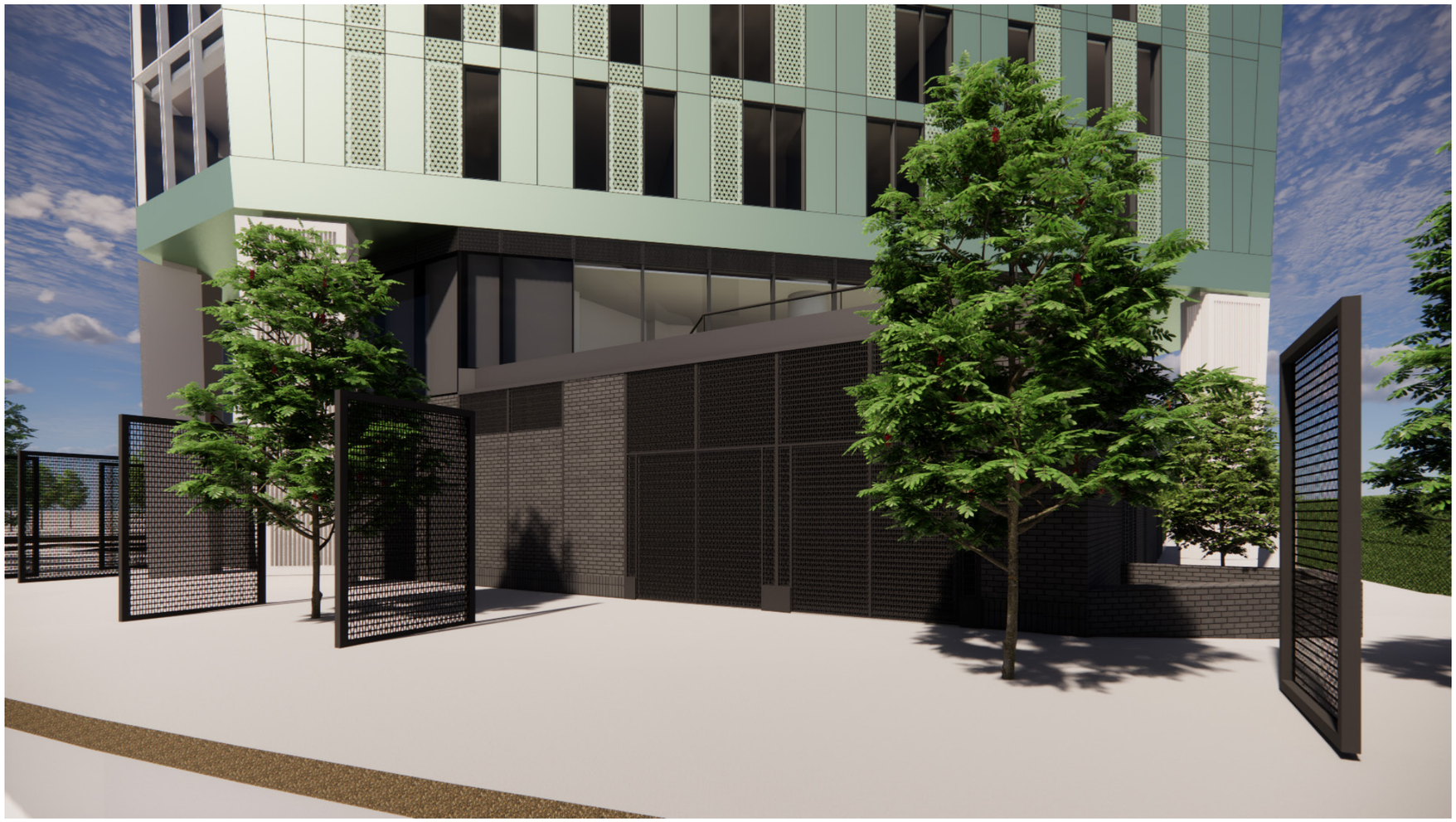


Updated Proposal - Decorative Screens

View 2: Elevation PS1 - Great Jackson Street

Consented Scheme

View 2: Elevation PS1 - Great Jackson Street



Updated Proposal - Decorative Screens

View 3: Elevation PE1 - Great Jackson Street

Consented Scheme

View 3: Elevation PE1 - Great Jackson Street

Updated Proposal - Decorative Screens

View 5: Elevation PE1 - Drop Off

Consented Scheme

View 5: Elevation PE1 - Drop Off

Updated Proposal - Decorative Screens

View 6: Elevation PN1 - Private Garden

Consented Scheme

View 6: Elevation PN1 - Private Garden

Updated Proposal - Decorative Screens

View 6: Elevation PN2 - Main entrance

Consented Scheme

View 6: Elevation PN2 - Main entrance

Updated Proposal - Decorative Screens, Canopy removed

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