

Manchester, King Street

Planning update

Introduction

Planning Permission and Listed Building Consent were received (with conditions) on 7th January 2022 for the proposed scheme.

Detail development of the scheme has progressed with input from various consultants including Fire Engineer, Acoustic Engineer, Structural Engineer, Mechanical and Electrical Engineer and Building Control.

Updates to the design that are required to meet current regulations and standards, and to future-proof the sustainability of the scheme are as listed below.

Roof

- Roof plant deck omitted
- Flat roof covering replacement, including works to parapet copings
- Remediation works to slate roof and gutters (including leadwork)
- Roof perimeter protection added
- Changes to rooflights

Windows

- Top floor existing modern style windows to be replaced with new aluminium double-glazed windows
- Other existing windows to be retained and refurbished with new secondary glazing added (except Apartment 15)

Internal wall lining

- Internal wall lining to external walls of apartments in no. 58-60 and no. 64-66 (non-listed buildings) for thermal upgrade
- Ceiling linings to be introduced to underside of compartment floors to achieve fire resistance and acoustic upgrade
- Altering existing cornice and window reveal detail

Ground floor layout and elevations

- Residential entrance reduced from 2 no. to one single accessible entrance
- Dry riser inlet added

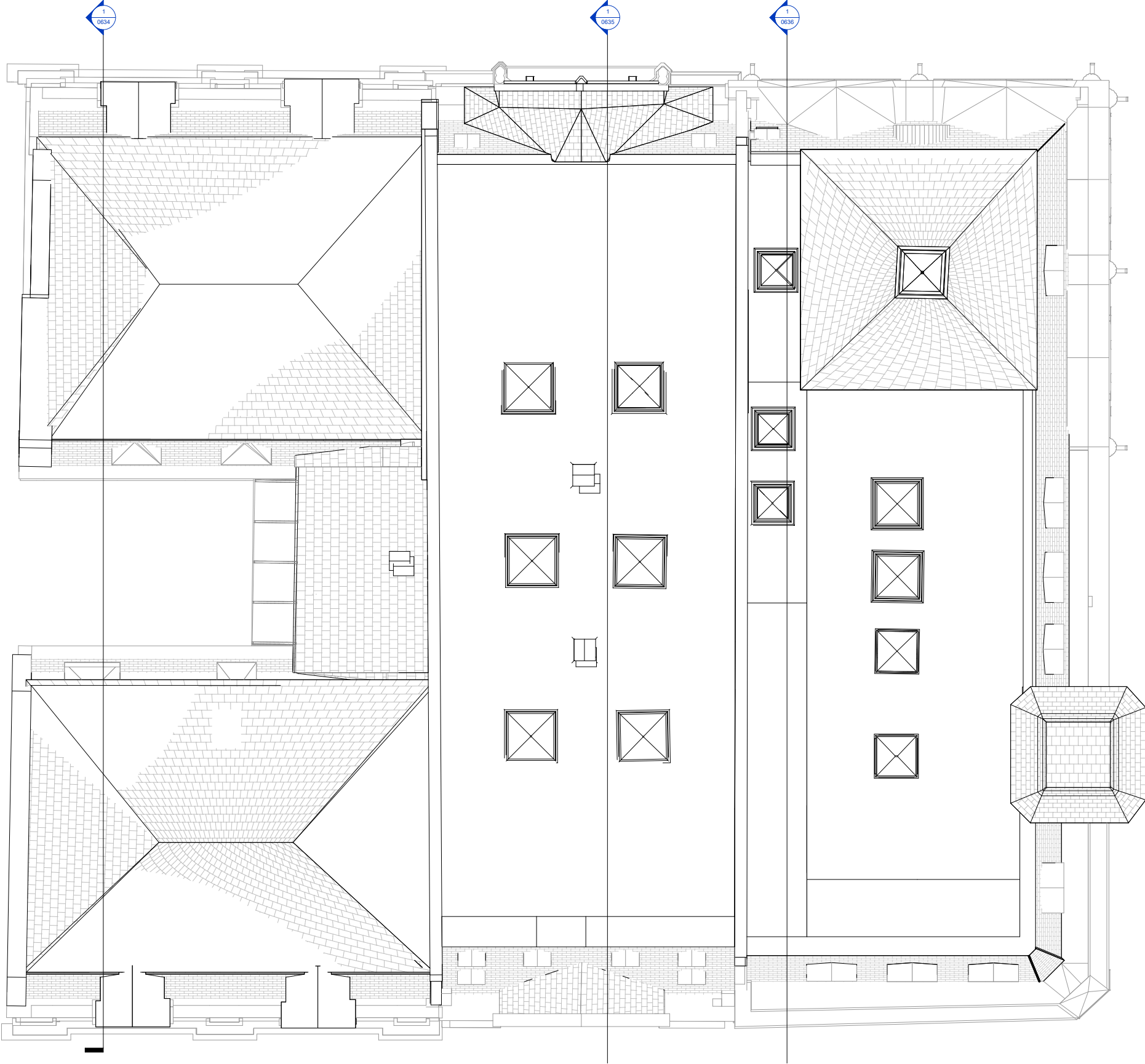
Roof

- Roof Plant deck omitted
- Flat roof covering replacement, including works to parapet copings
- Remediation works to slate roof and gutters (including leadwork)
- Roof perimeter protection added
- Changes to rooflights

Roof Photographs



Existing Roof Plan



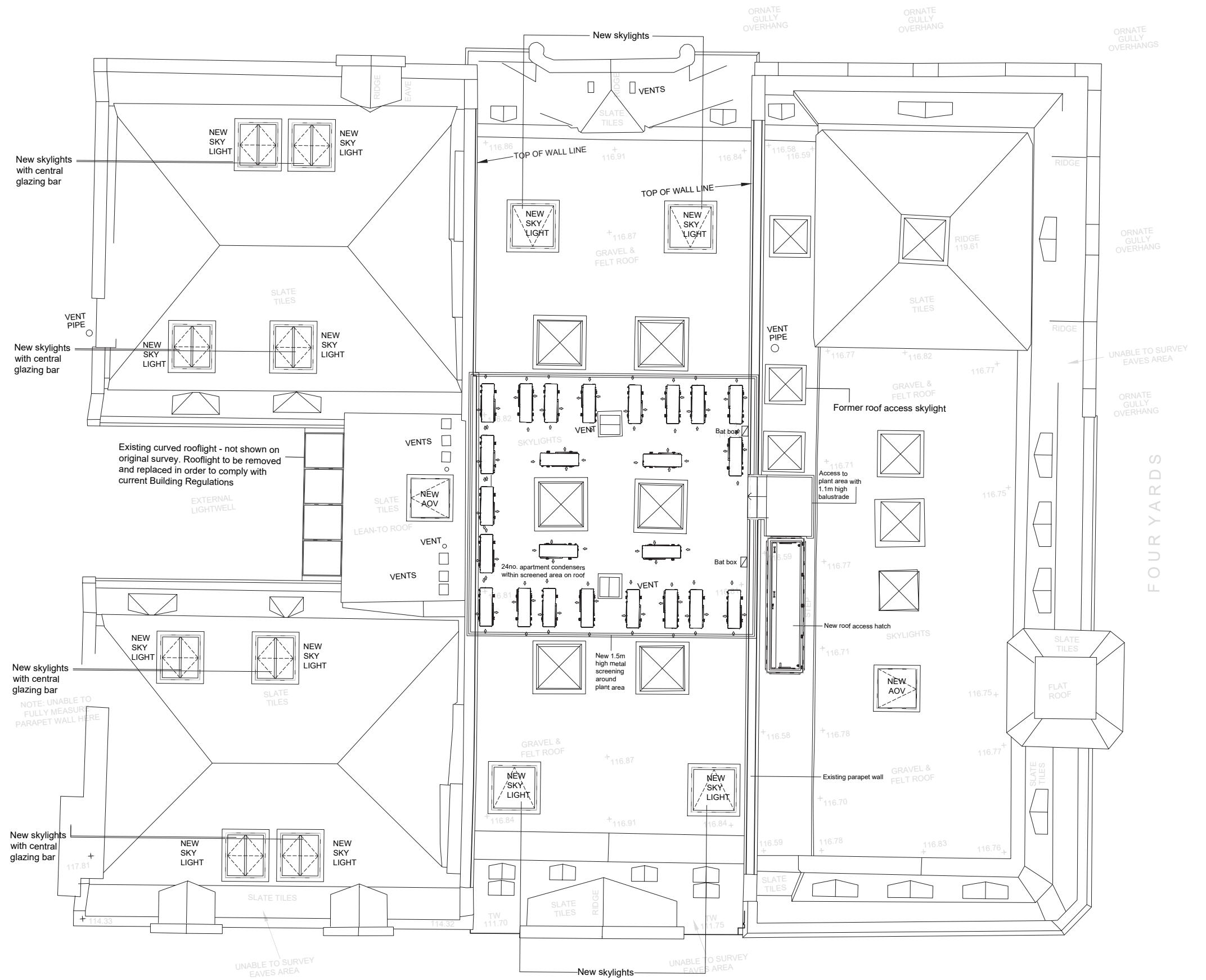
Survey Note:

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Planning Approved Roof Plan



Amended Roof Plan Proposals

Key

- Existing rooflights to be removed
- Existing pyramid rooflight to be replaced with new flat/plane rooflight and AOV
- New flat rooflights
- New pitched roof conservation style rooflight
- New pitched roof AOV
- New roof access hatch for maintenance
- Roof perimeter guardrail
- Existing curved rooflight replaced

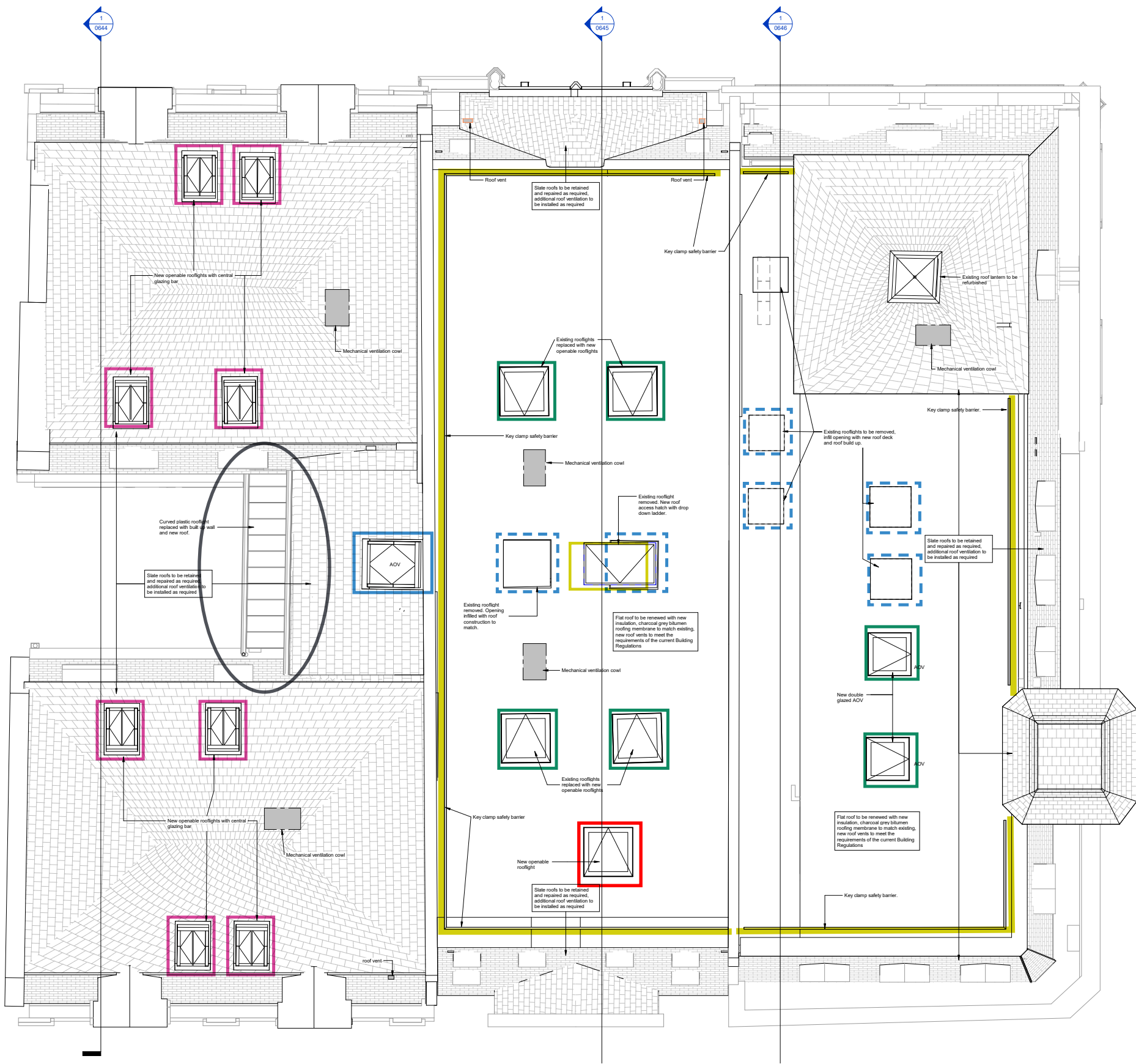
- + Roof plant deck omitted
- + Flat roof covering replacement including remedial works to parapet copings
- + Remediation work to slate roof and gutters (including leadwork)

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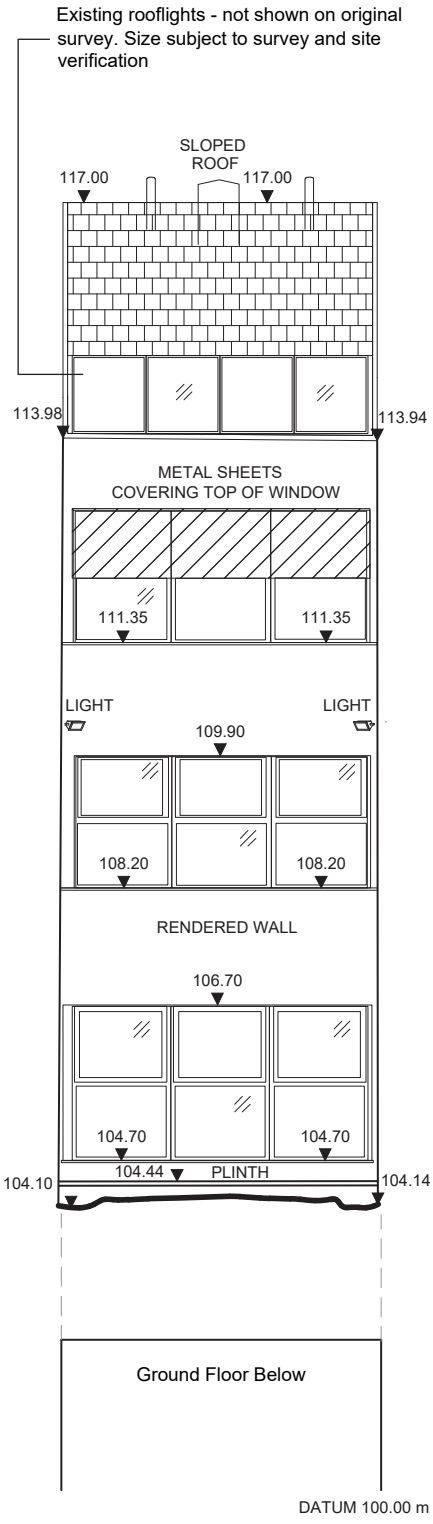


Lightwell Elevations

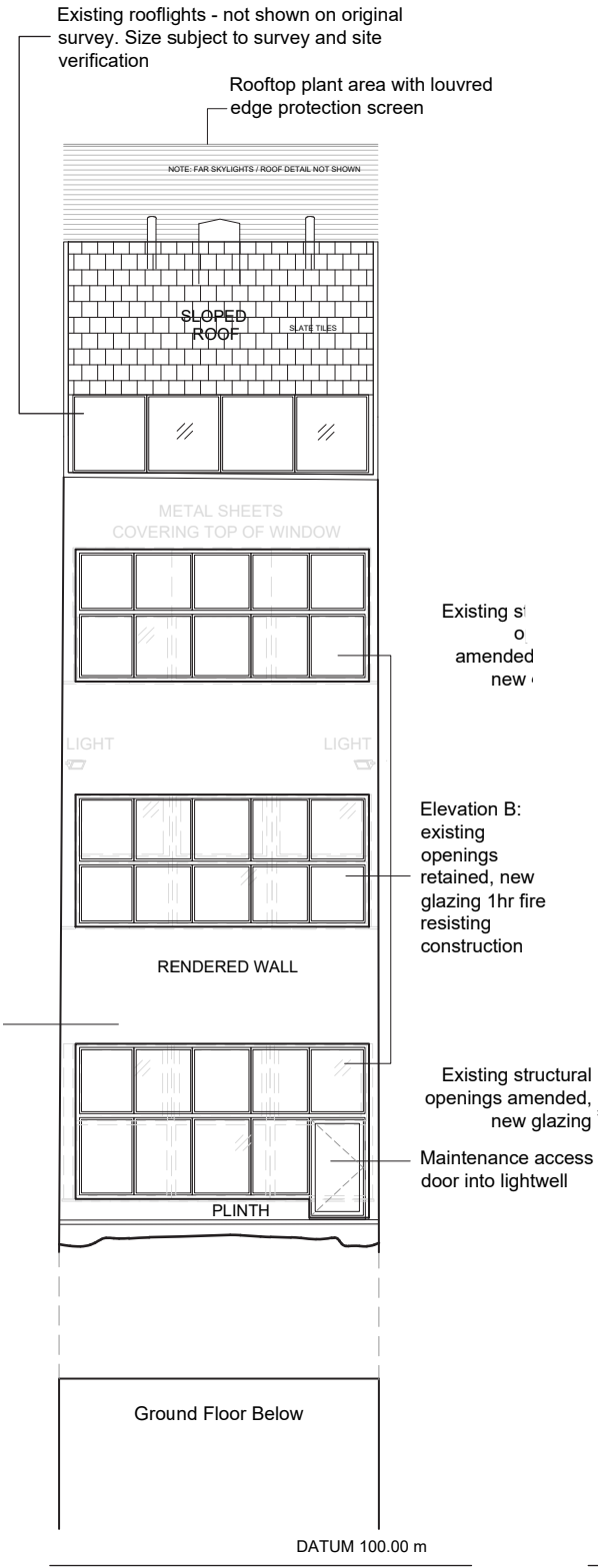
Key

 Existing curved rooflight replaced with flat roof construction

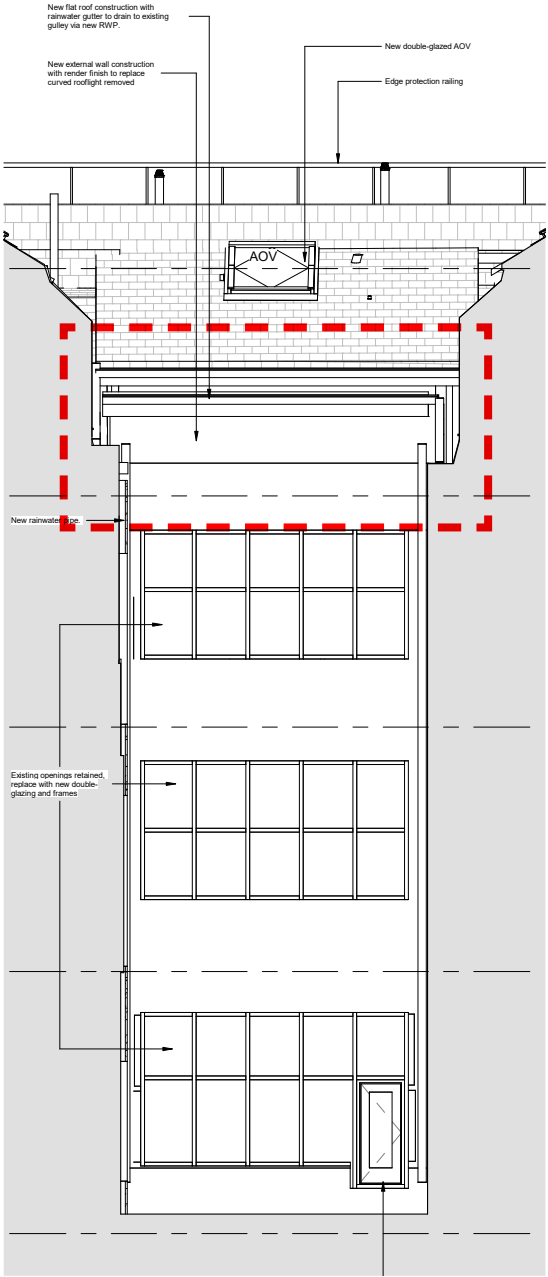
EXISTING ELEVATION B



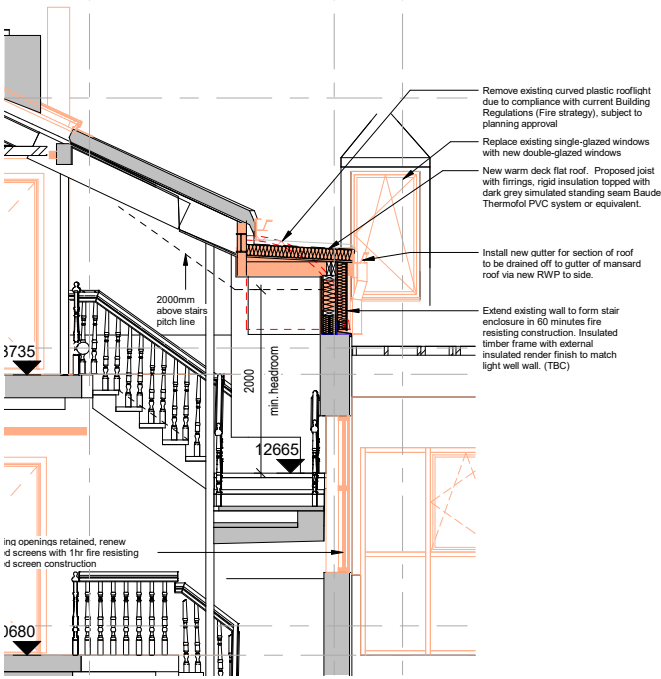
PLANNING APPROVED ELEVATION B



AMENDED PROPOSED ELEVATION B



PROPOSED SECTION OF ROOF



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Windows

- Top floor existing modern style windows to be replaced with new aluminium double-glazed windows in matching style
- Other existing windows to be retained with new secondary glazing for thermal and acoustic upgrade

Window Photographs



Amended Elevation A Proposals

Key

Existing aluminium and PVC windows to be replaced with new aluminium double-glazed windows



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Amended Elevation B Proposals

Key



Existing timber windows to be replaced with new aluminium double glazed windows in matching style.



Existing aluminium and PVC windows to be replaced with new aluminium double-glazed windows



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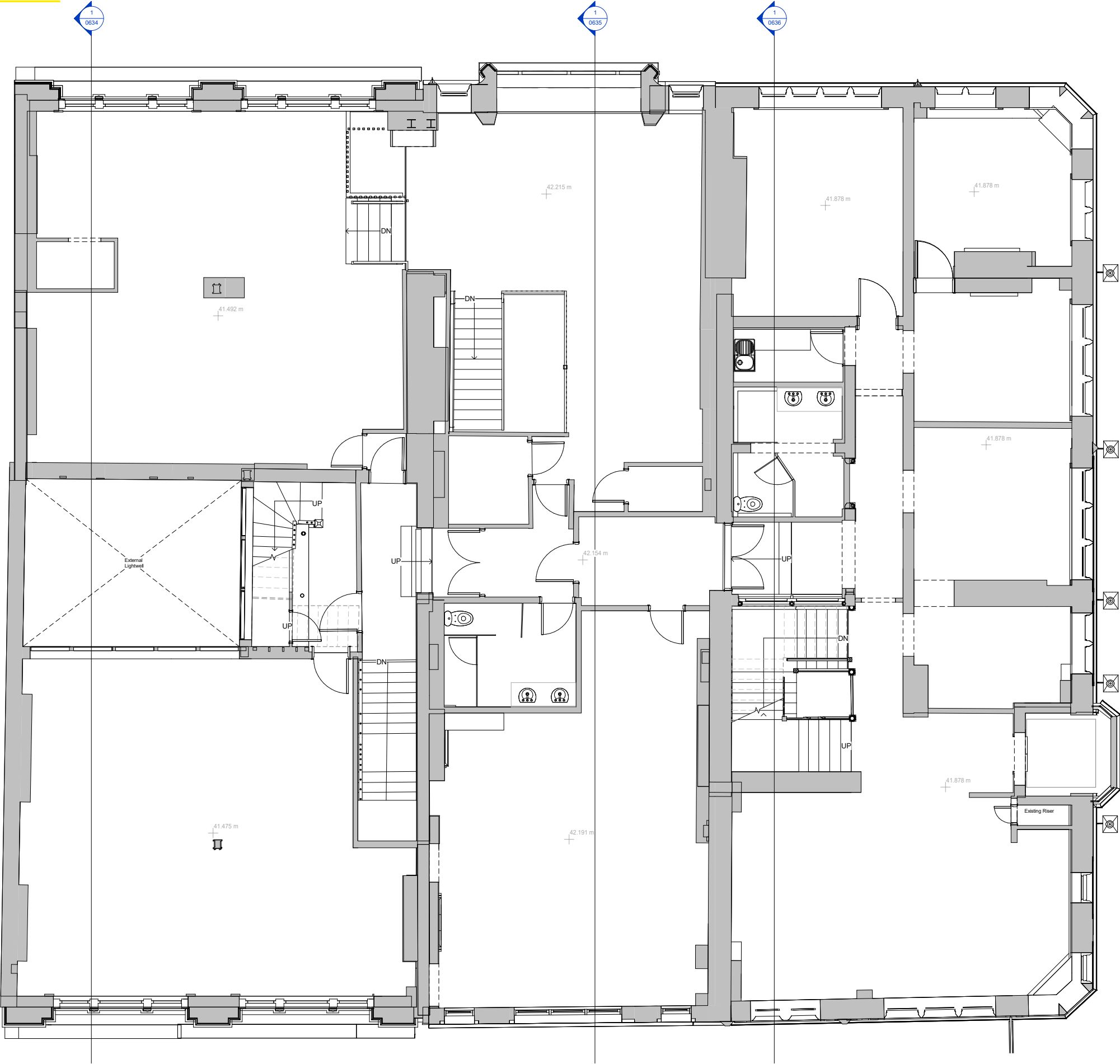
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Internal Wall & Ceiling Lining

- Internal wall lining to be introduced to external walls of apartments in no 58-60 & 64-66 (non-listed building) for thermal upgrade to achieve EPC C
- Ceiling linings to be introduced to underside of compartment floors to achieve 60 minutes fire resistance and acoustic upgrade

Existing First Floor Plan



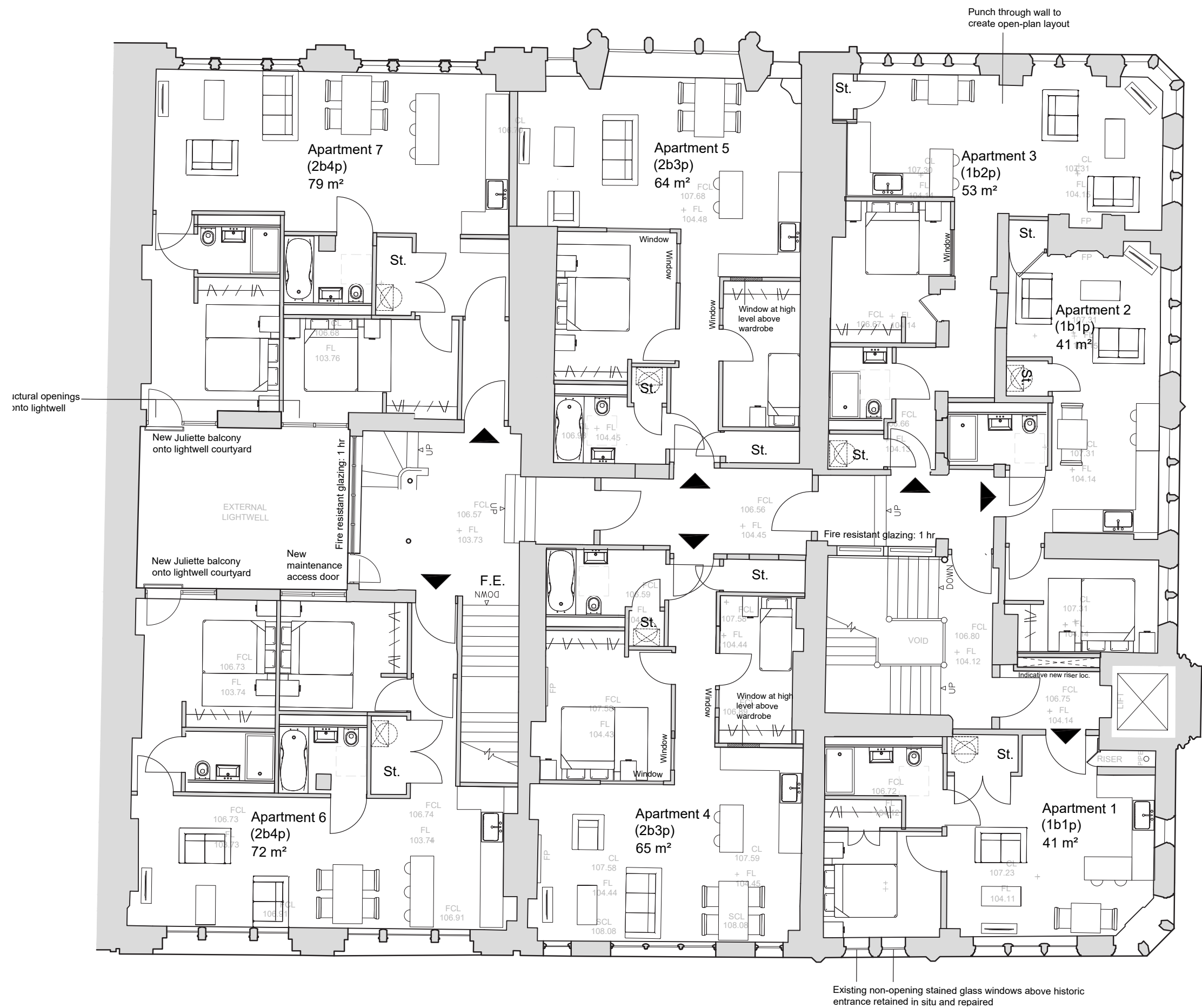
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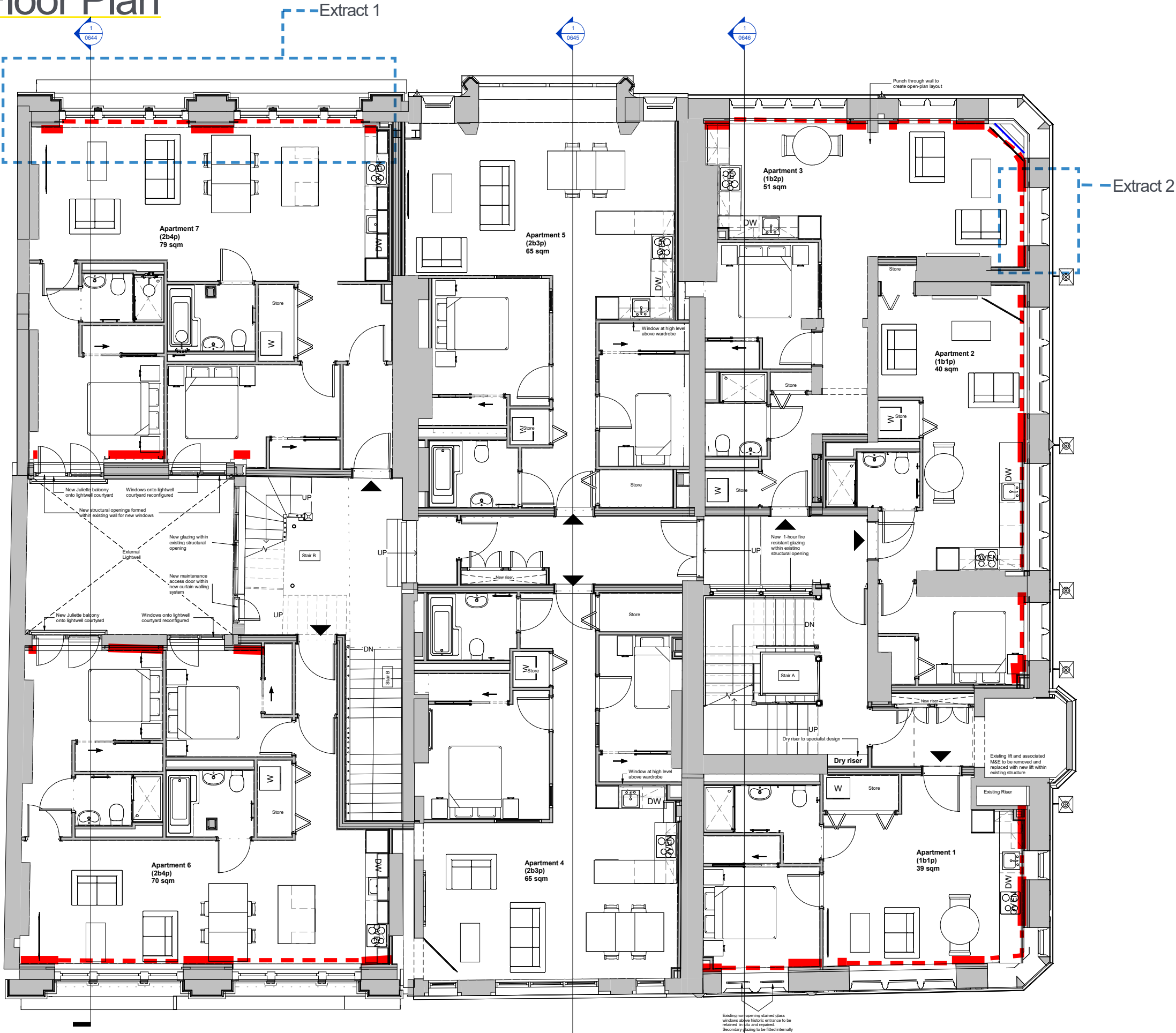
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Planning Approved First Floor Plan



Proposed GA First Floor Plan

Internal wall lining



Survey Note:

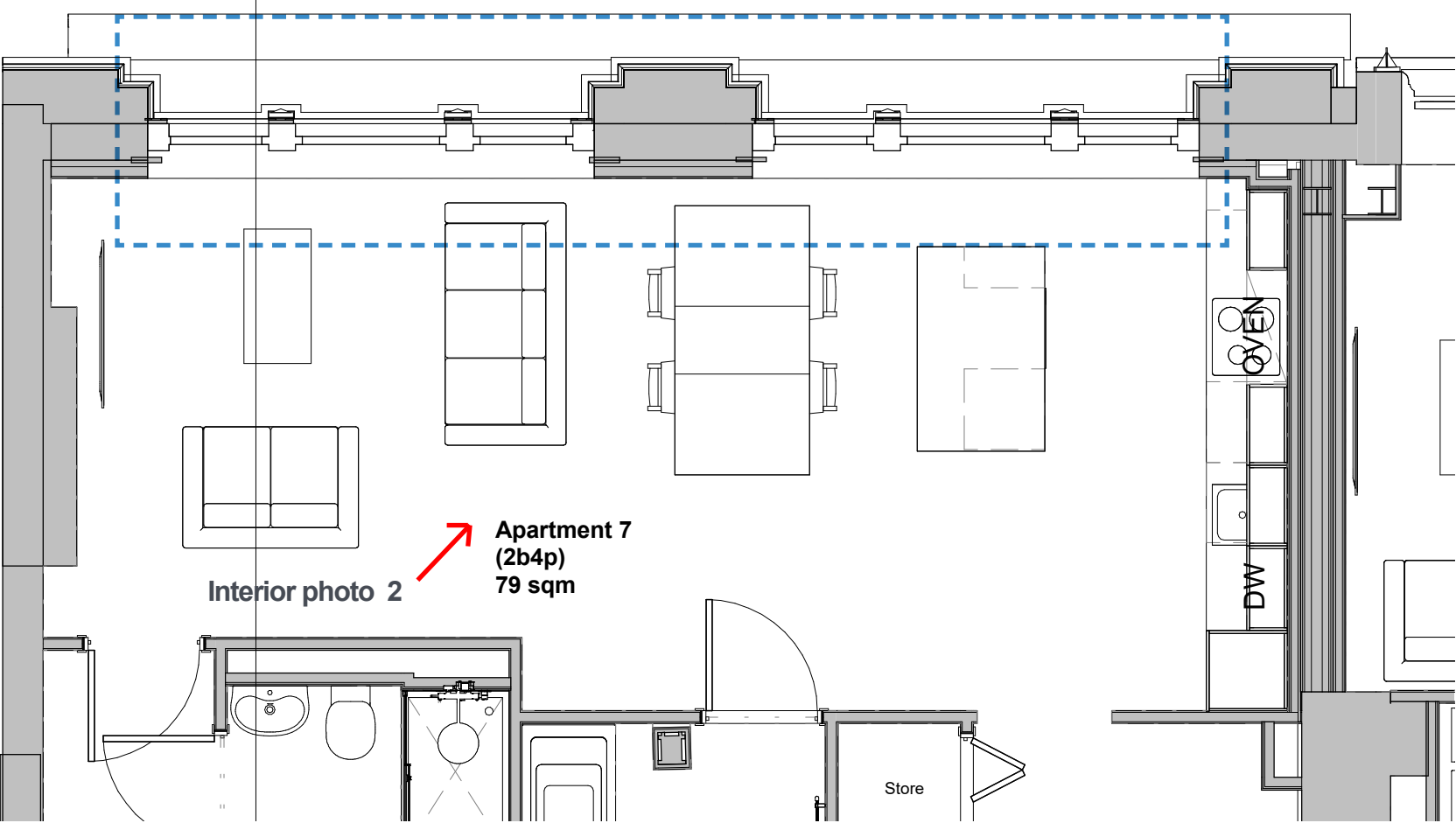
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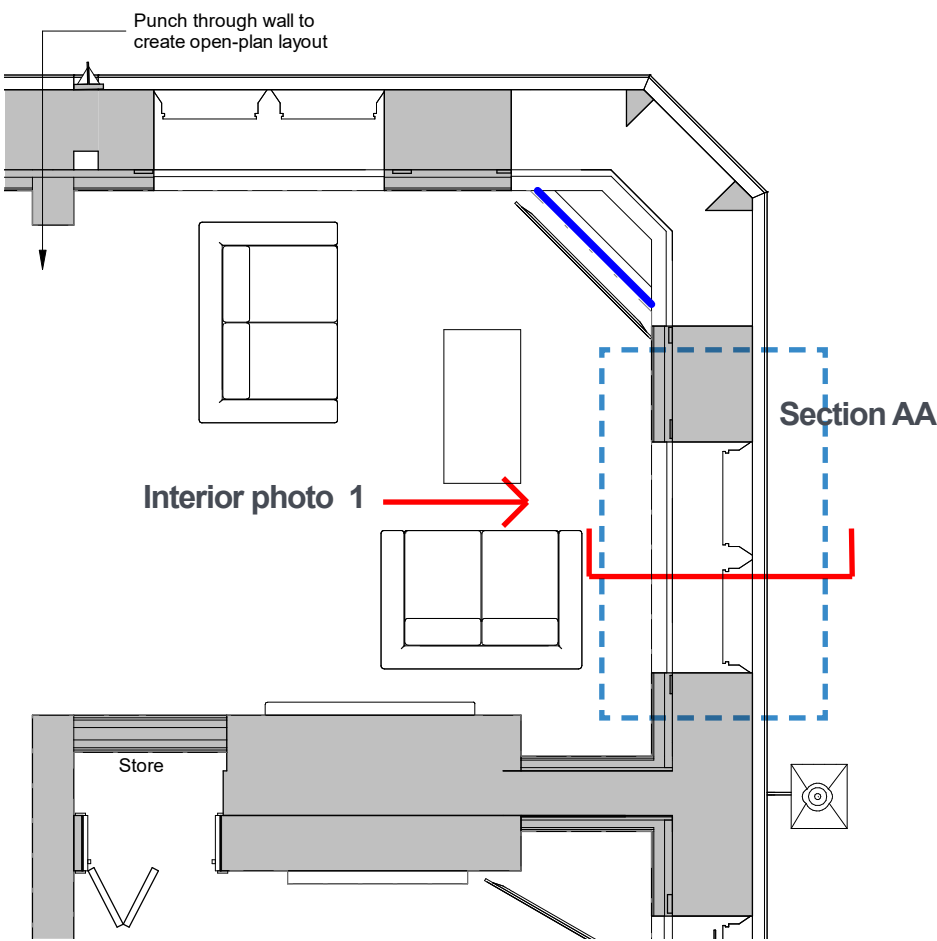
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Proposed GA First Floor Detail Plan Extracts

Extract 1



Extract 2



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Internal Photos & Concept Section (non-listed building)

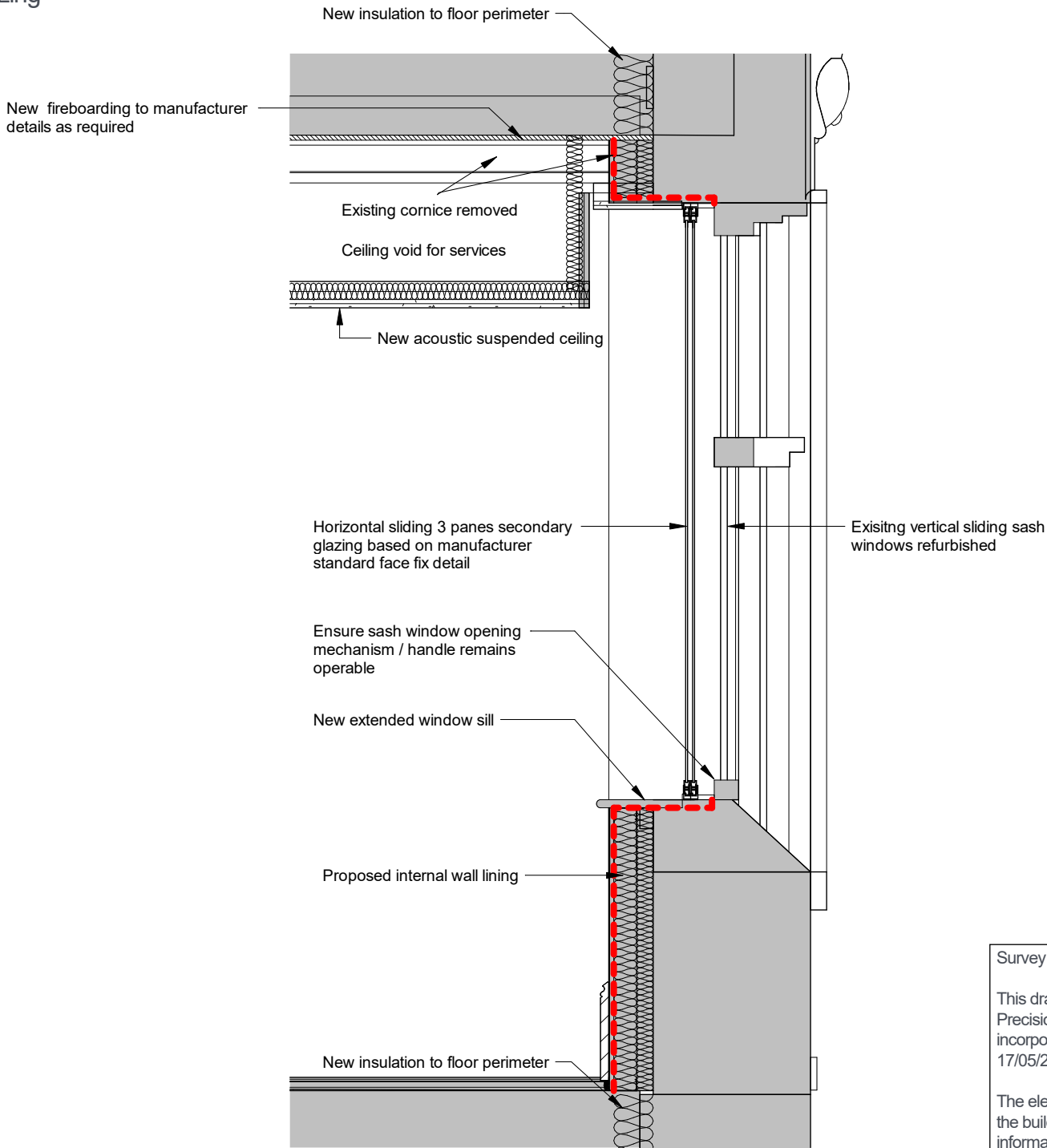
Interior photo 1



The purpose of this concept section is to show the relationship of the new wall and ceiling lining with the existing external window openings and typical new secondary glazing

f existing
ed sash

Interior photo 2



Section AA

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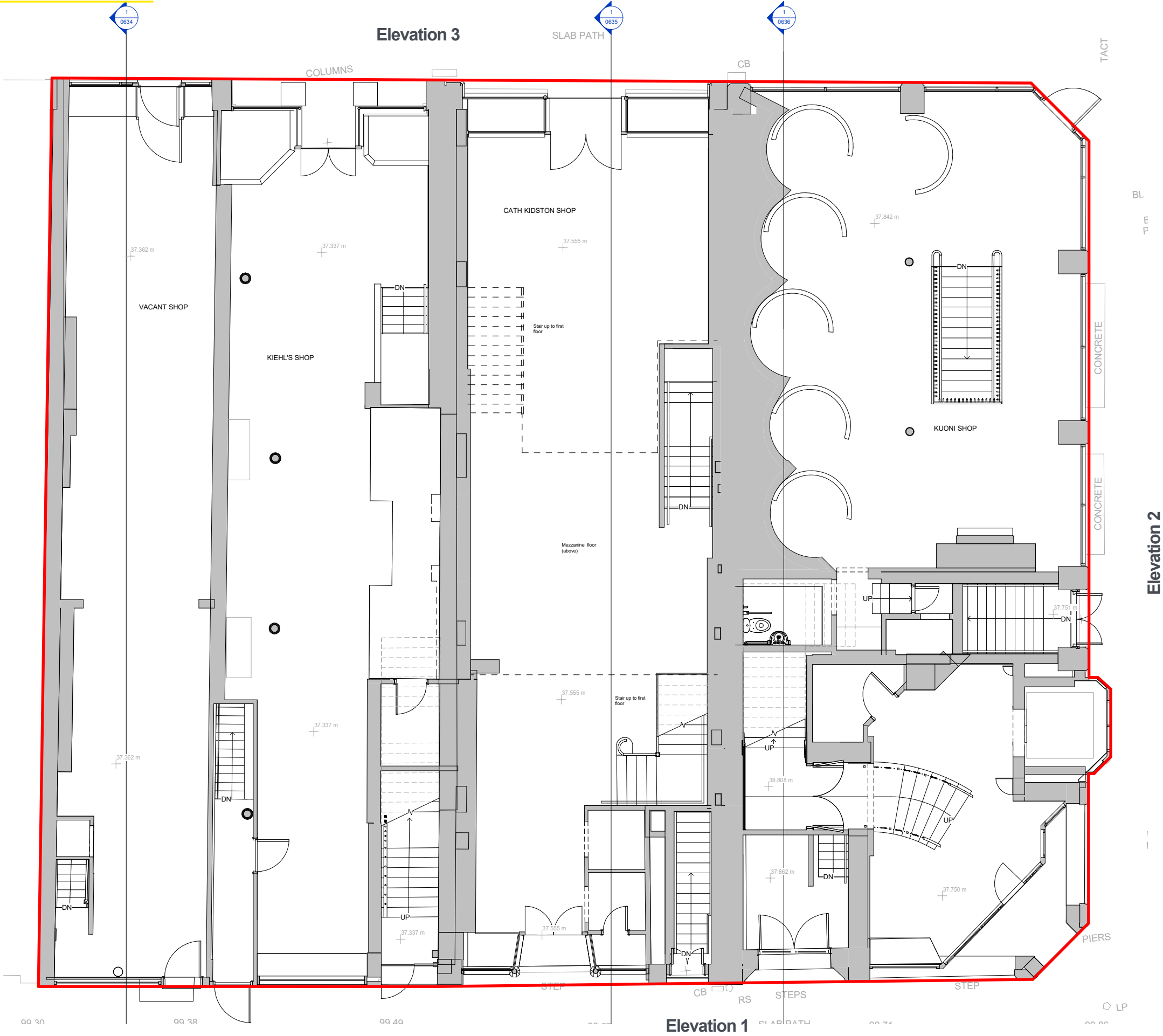
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Ground Floor Layout & Elevations

- Residential entrance reduced from 2no. to one single accessible entrance
- Basement ventilation ducts reinstated and introduced
- Dry riser inlet added

Existing Ground Floor Plan



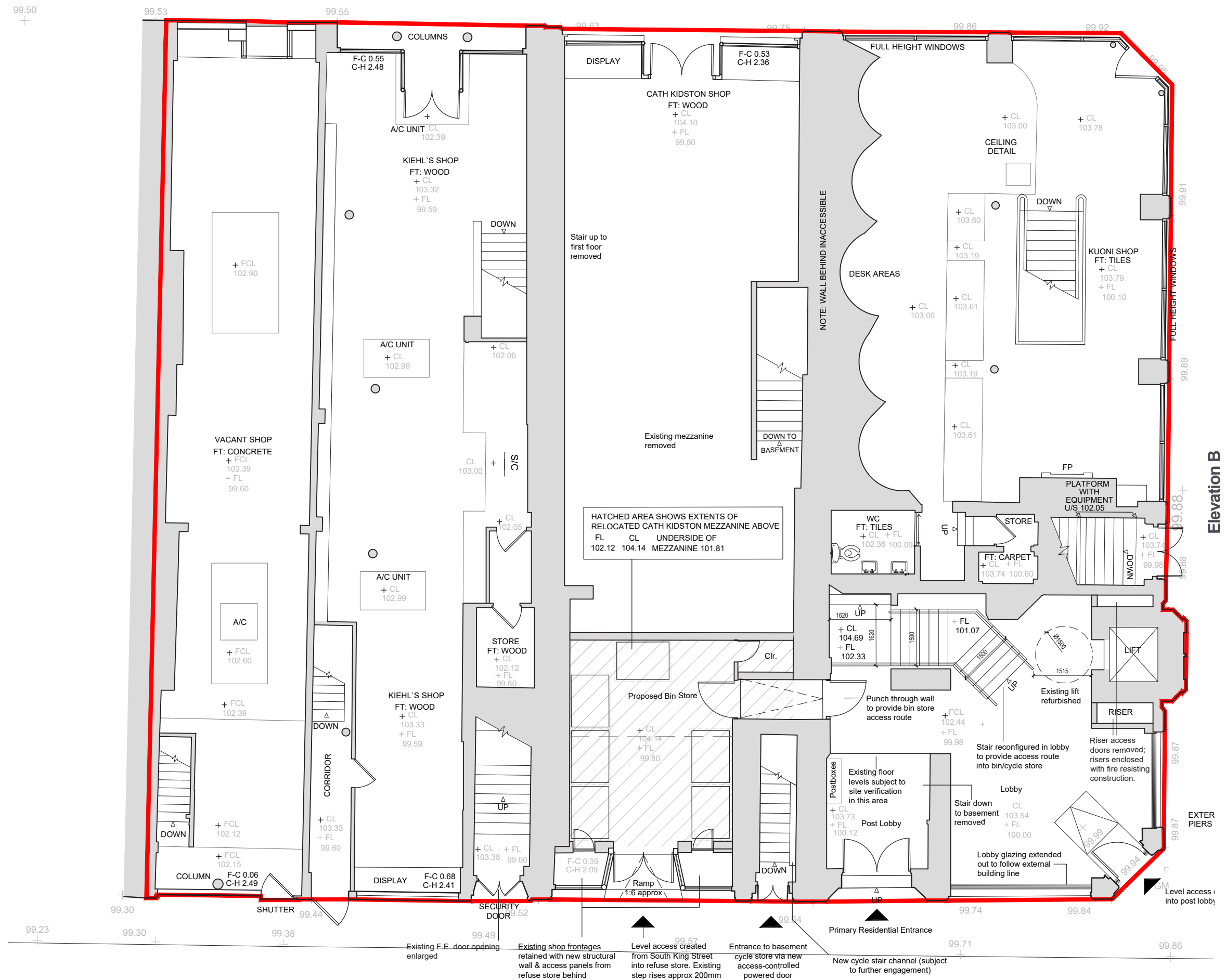
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Planning Approved Ground Floor Plan



Amended GA Ground Floor Plan Proposals

Key

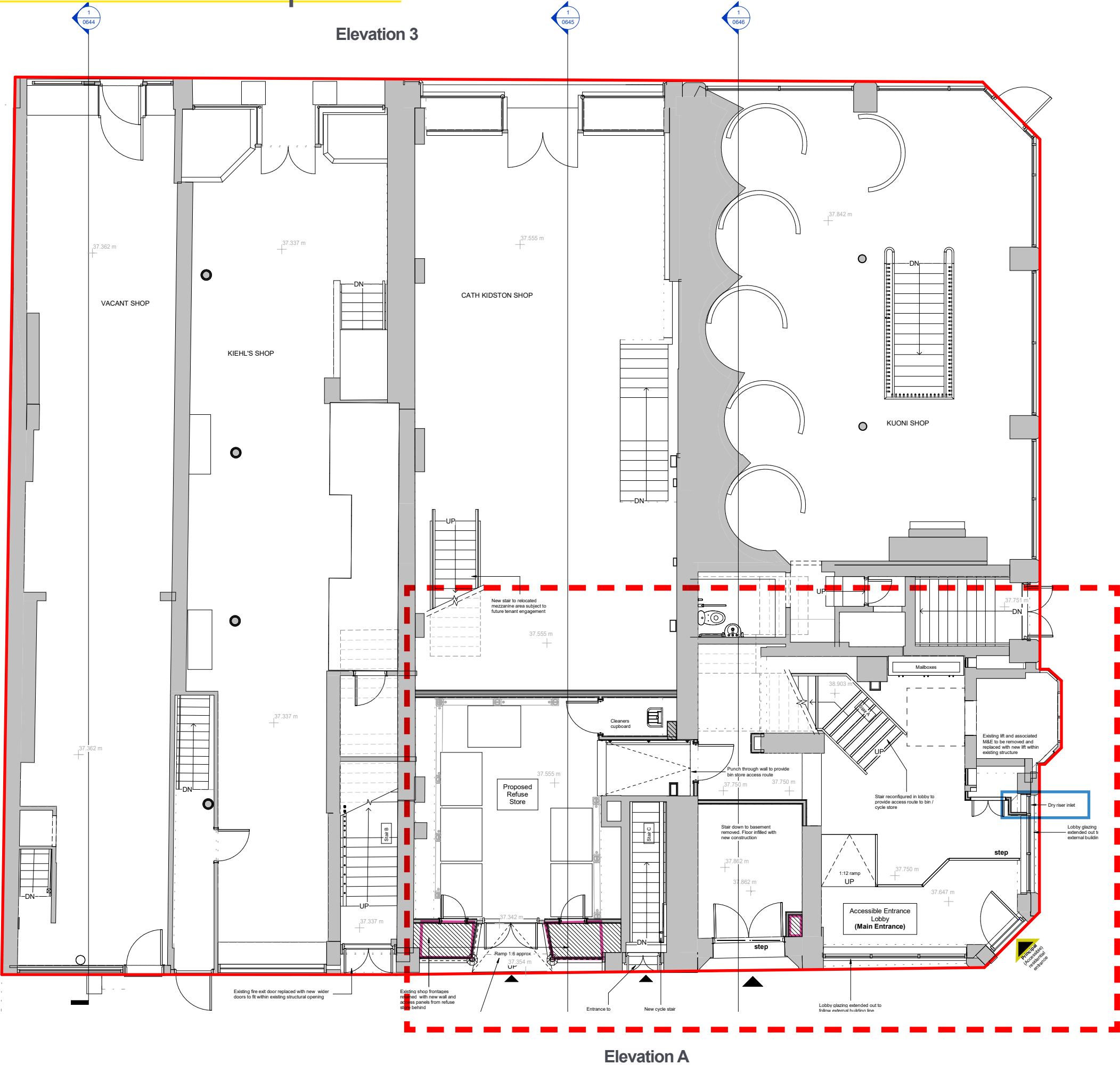
- Main Entrance
- Permanent ventilation required to basement via louver vents on ground floor elevations.
- Dry riser inlet

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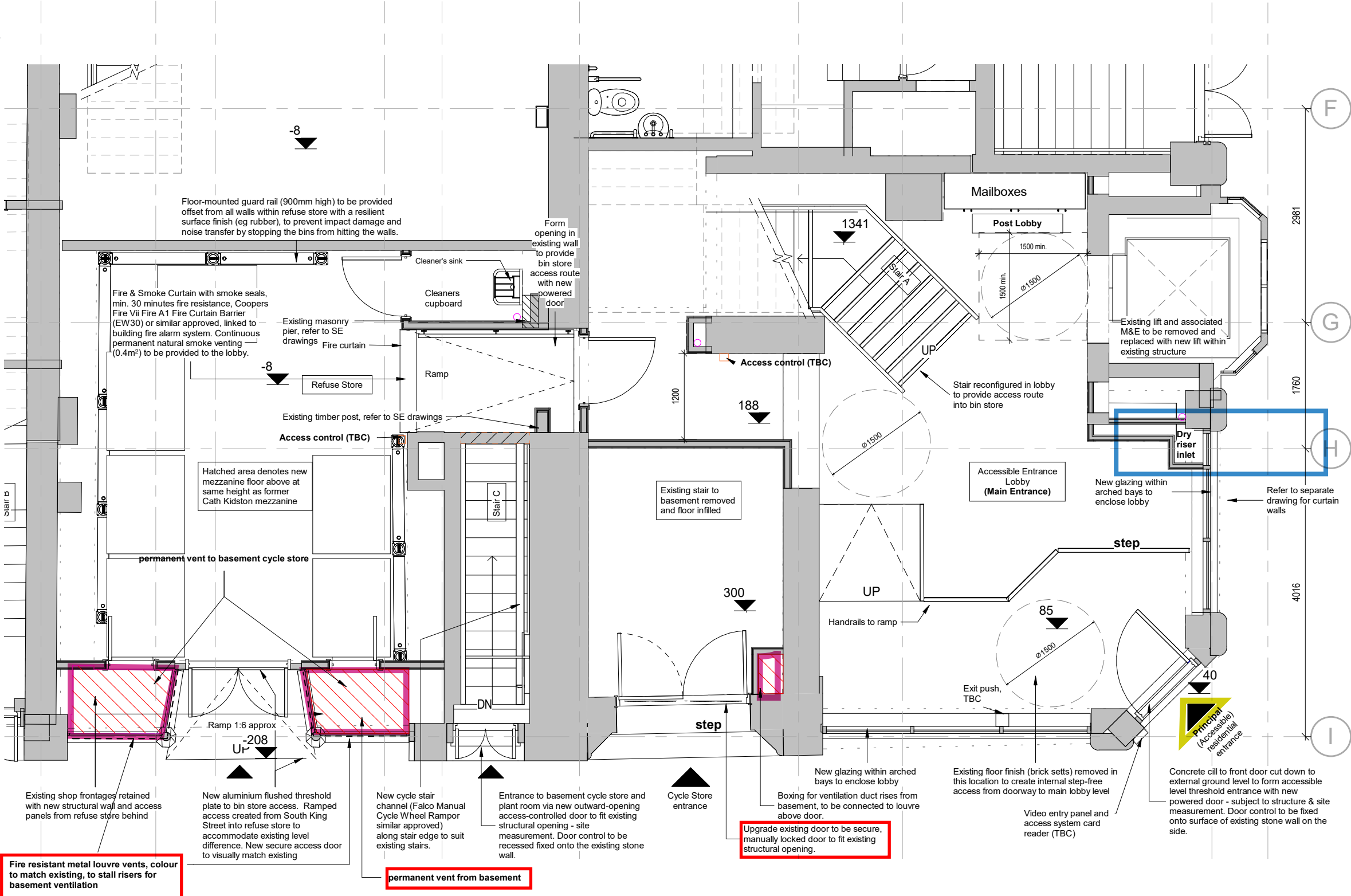
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Amended Ground Floor Plan Lobby Sketch Proposals

Key

- Main Entrance
- Permanent ventilation required to basement via louvre vents on ground floor elevations.
- Dry riser inlet



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Existing Elevation 1 (South King Street)



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Planning Approved Elevation 1



d & glass shopfront to be retained
bust wall behind. Step-free access
refuse store with replacement timber
ch existing with opaque panels.
nd to be retained and cleaned.

Existing structure
behind shutter
housing is assumed,
and subject to
on-site confirmation

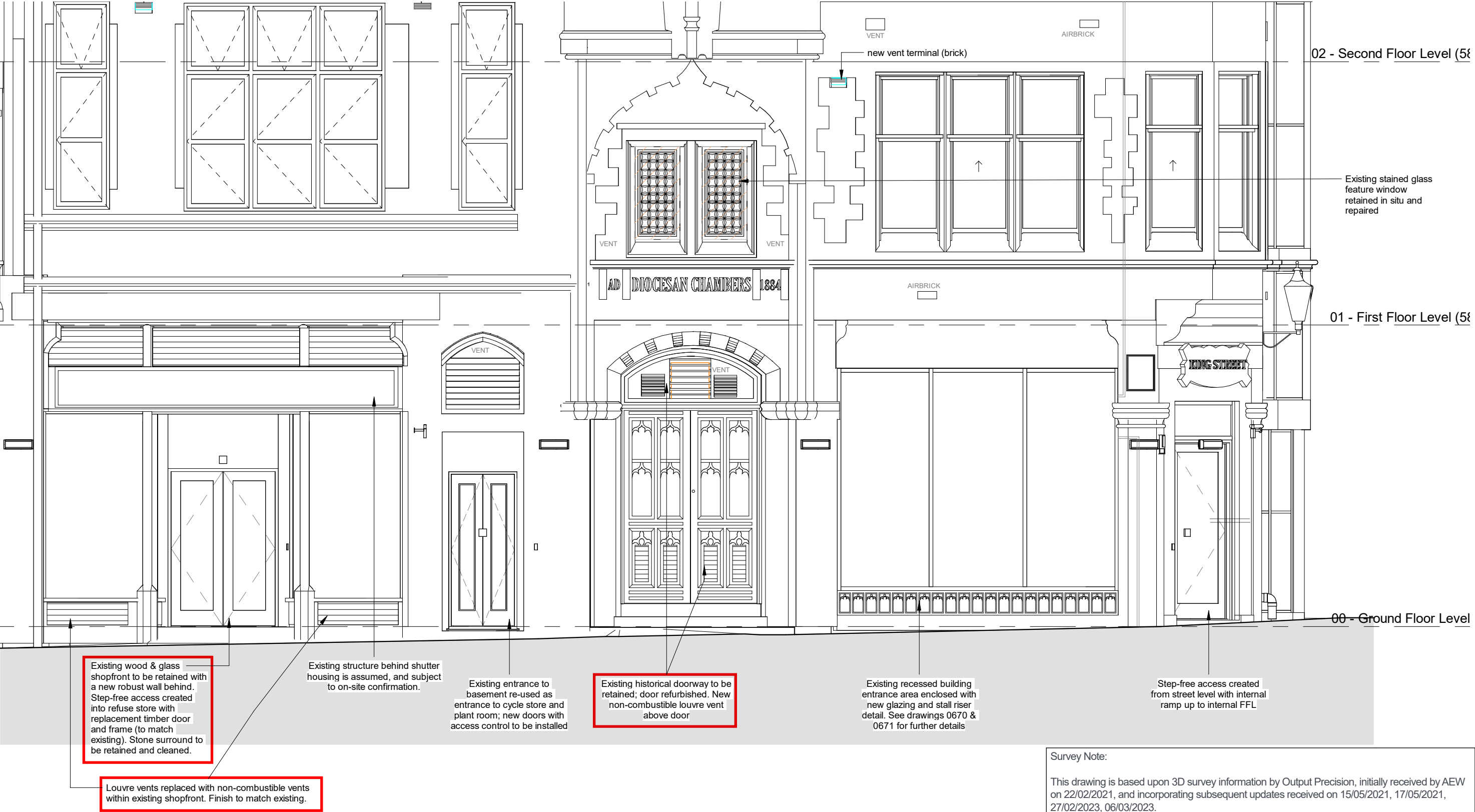
Existing doorway to
basement reused as
entrance to cycle
store; new powered
doors to be installed

Existing historical doorway
to be retained and used as
principal residential
entrance; door refurbished,
new glazing above door

Existing recessed building
entrance area enclosed with
new glazing & stall riser detail

Level access created from
street level with internal
ramp up to internal FFL

Amended Elevation 1 Proposals



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Existing Elevation 2 (Four Yards)



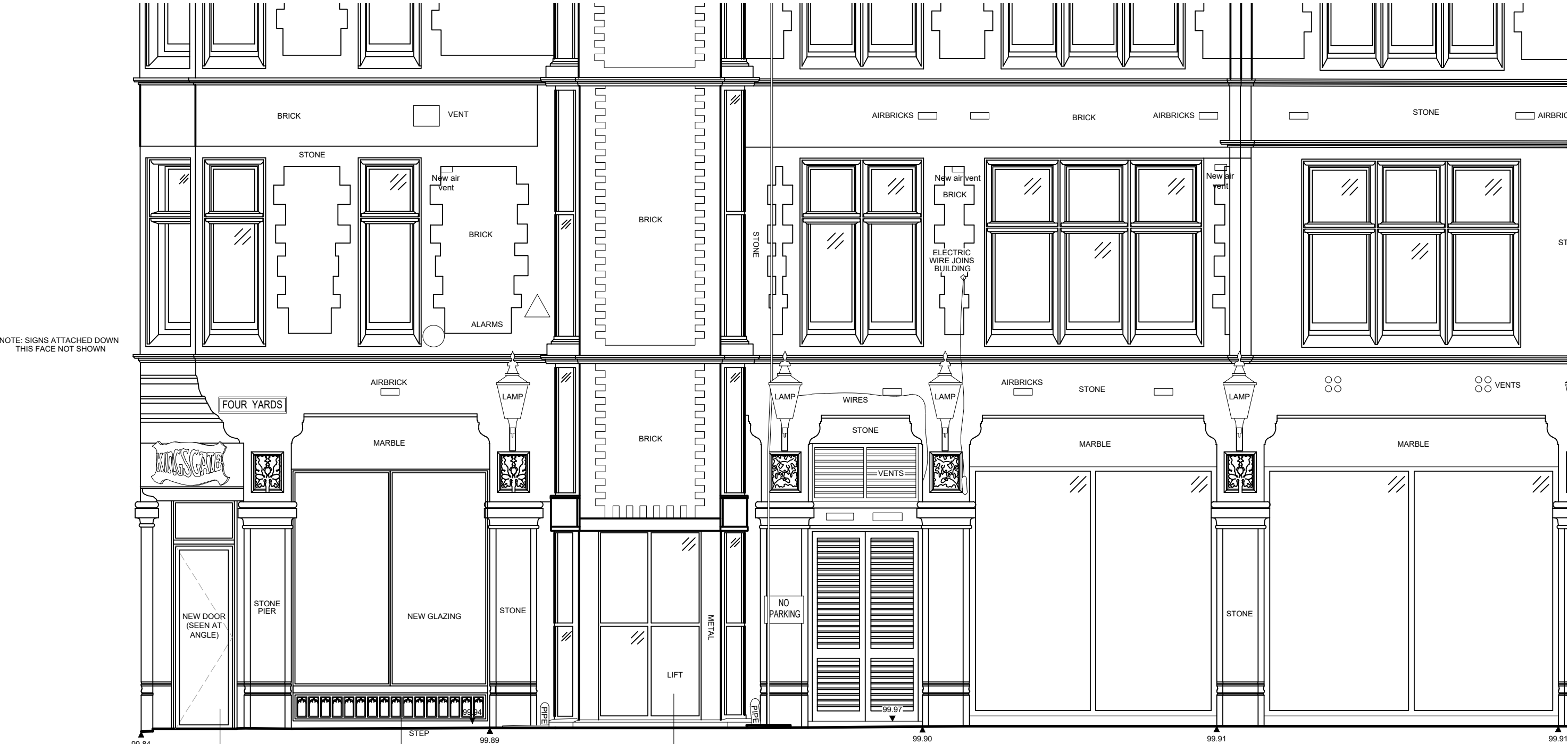
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Planning Approved Elevation 2



NOTE: SIGNS ATTACHED DOWN THIS FACE NOT SHOWN

Level access created from street level with internal ramp up to internal FFL

Existing recessed building entrance area enclosed with new glazing & stall riser detail

Existing partially glazed lift shaft

Amended Elevation 2 Proposals



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Street Elevations (South King Street)





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