

Great Marlborough Street, Manchester

Summary of Proposed Amendments to Consented Scheme

November 2023

Summary of Changes

All amendments made are to ensure compliance with Approved Document B (Fire) and the draft BS9991:

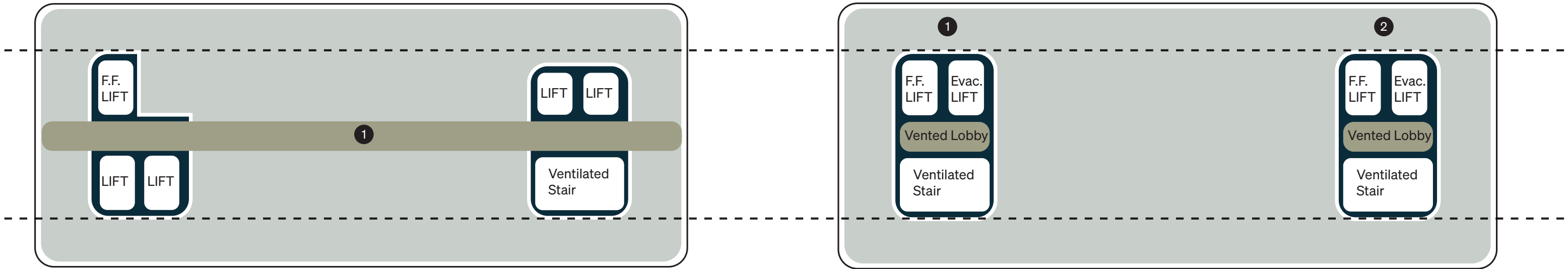
- Provision of two separate escape cores, each with a ventilated stair, a firefighting lift, an evacuation lift, and inclusive of a ventilated lobby.
- Removal of 'twodio' rooms and replacement by single studios, to allow for the revised core layouts
- Addition of a third staircase to the rucksack to comply with reduced travel distances, including reconfiguration of room layouts to allow this provision
- Introduction of cross-corridor doors where required
- Amendments to studio layouts to move the hob away from the escape route, this includes changes to M&E riser layouts and bathroom pod arrangement to accomodate, with slight reduction in typical room size to allow for this
- Amendments to the ground floor escape strategy to provide dedicated escape routes from each stair and the basement
- Enlargement of the basement to allow for sprinkler and wet riser tank requirements

The following are unchanged:

- External appearance (including height)
- Number of PBSA rooms
- Cycle storage provision
- Refuse storage provision
- SME area provision and arrangement
- PBSA amenity provision and arrangement
- Percentage and location of adaptable rooms
- Space standards compliance

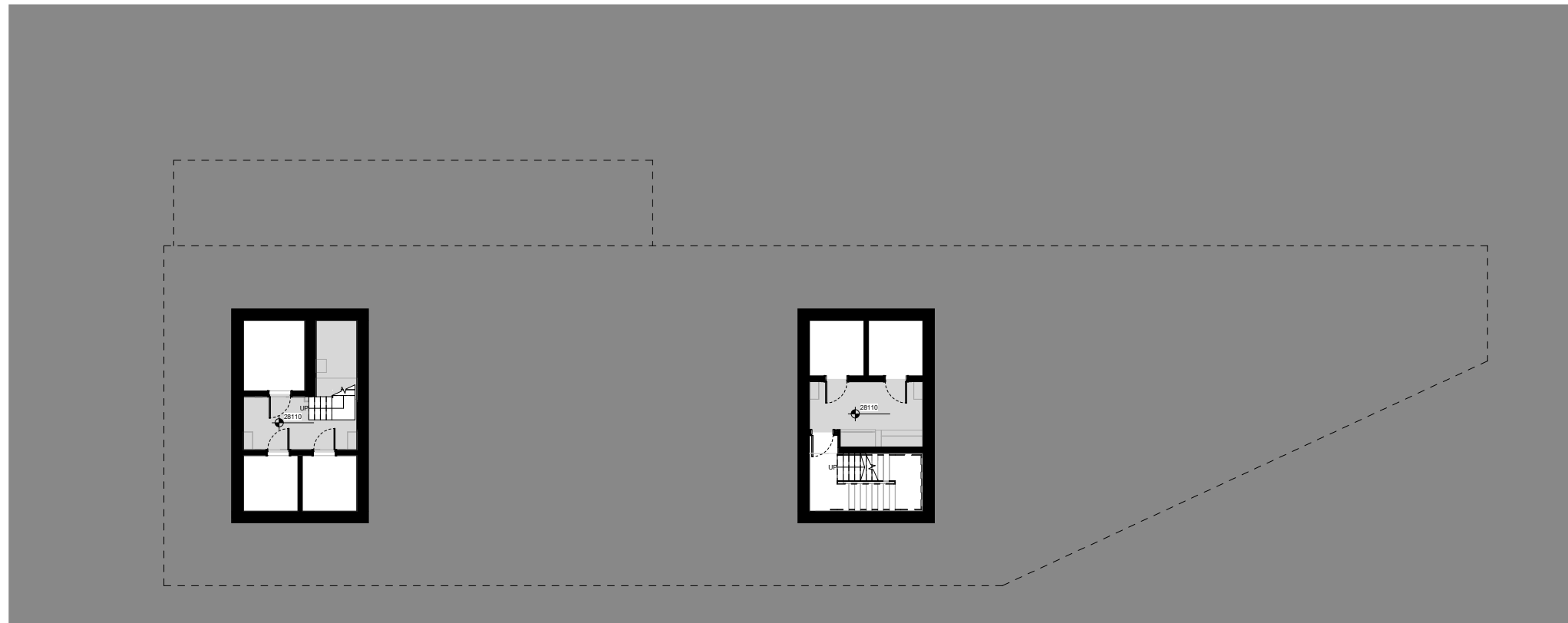
Fire Strategy Approach

Provision of two separate cores, each with a ventilated stair, a firefighting lift, an evacuation lift, and inclusive of a ventilated lobby.



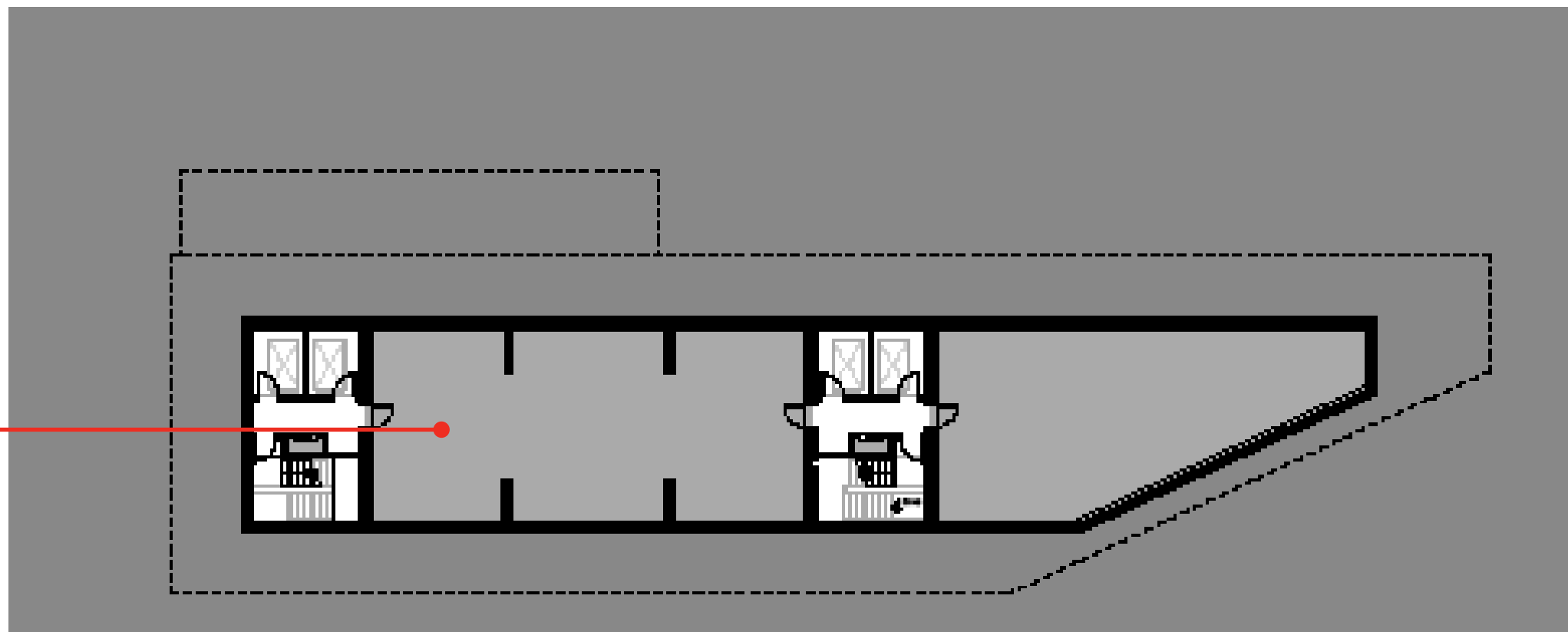
Consented approach

Revised approach to Draft BS9991 and AD(B)

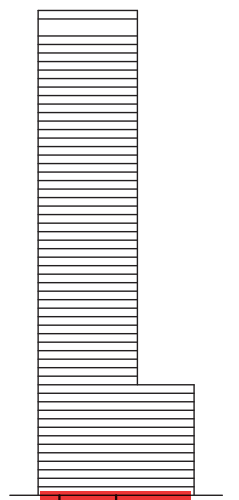


Planning Consented Layout

Additional
basement area to
accomodate
sprinkler and wet
riser tanks

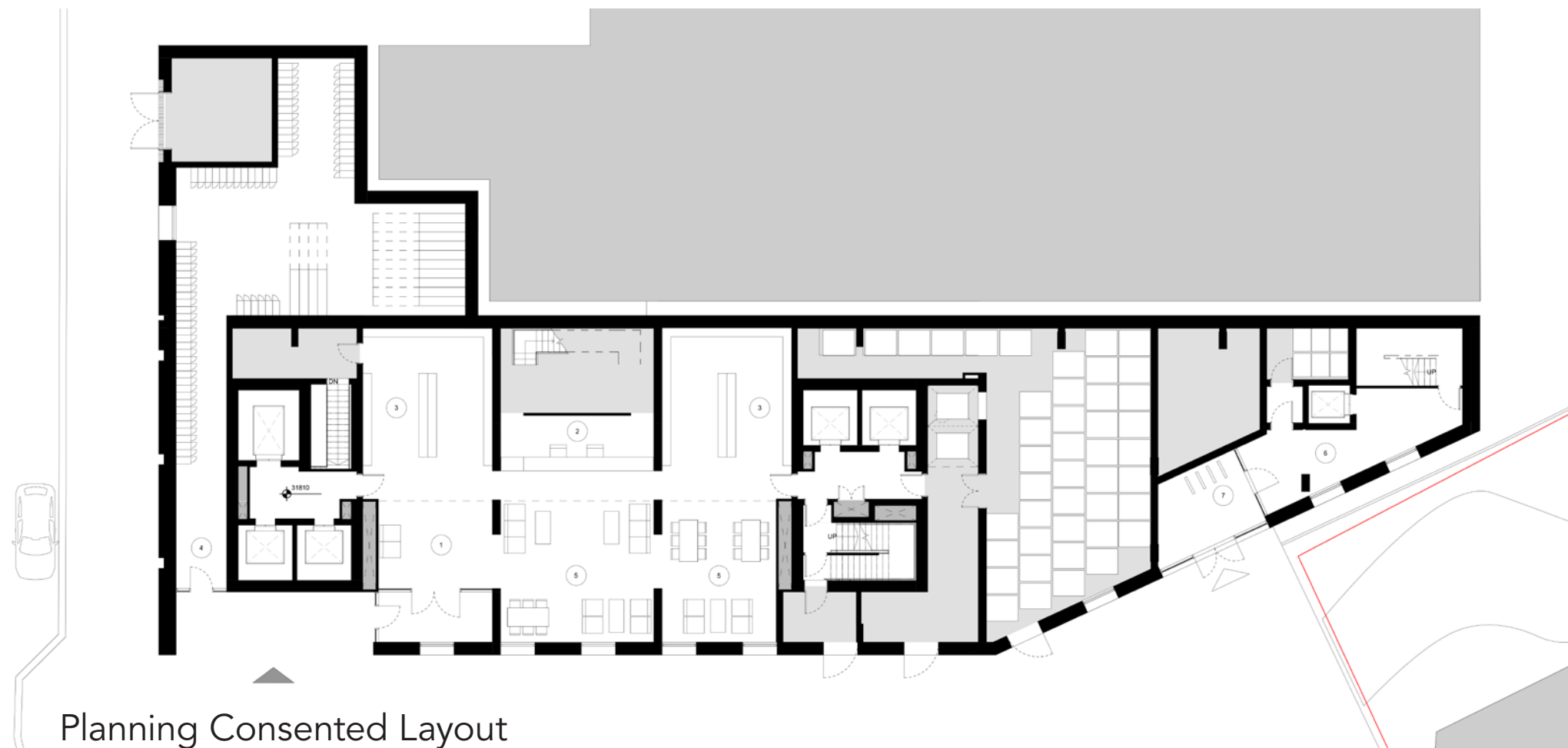


Updated Layout



Building Plan Key

Basement Plan



Planning Consented Layout

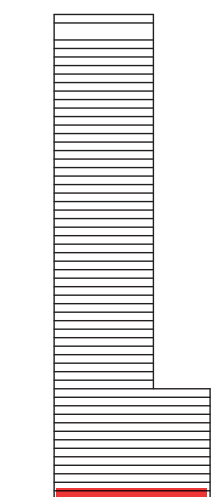
Reconfiguration
of cycle store
(same number of
spaces)

Minor
amendments
associated with
provision of
second staircase
and BS9991
requirements

Reconfiguration
of escape routes



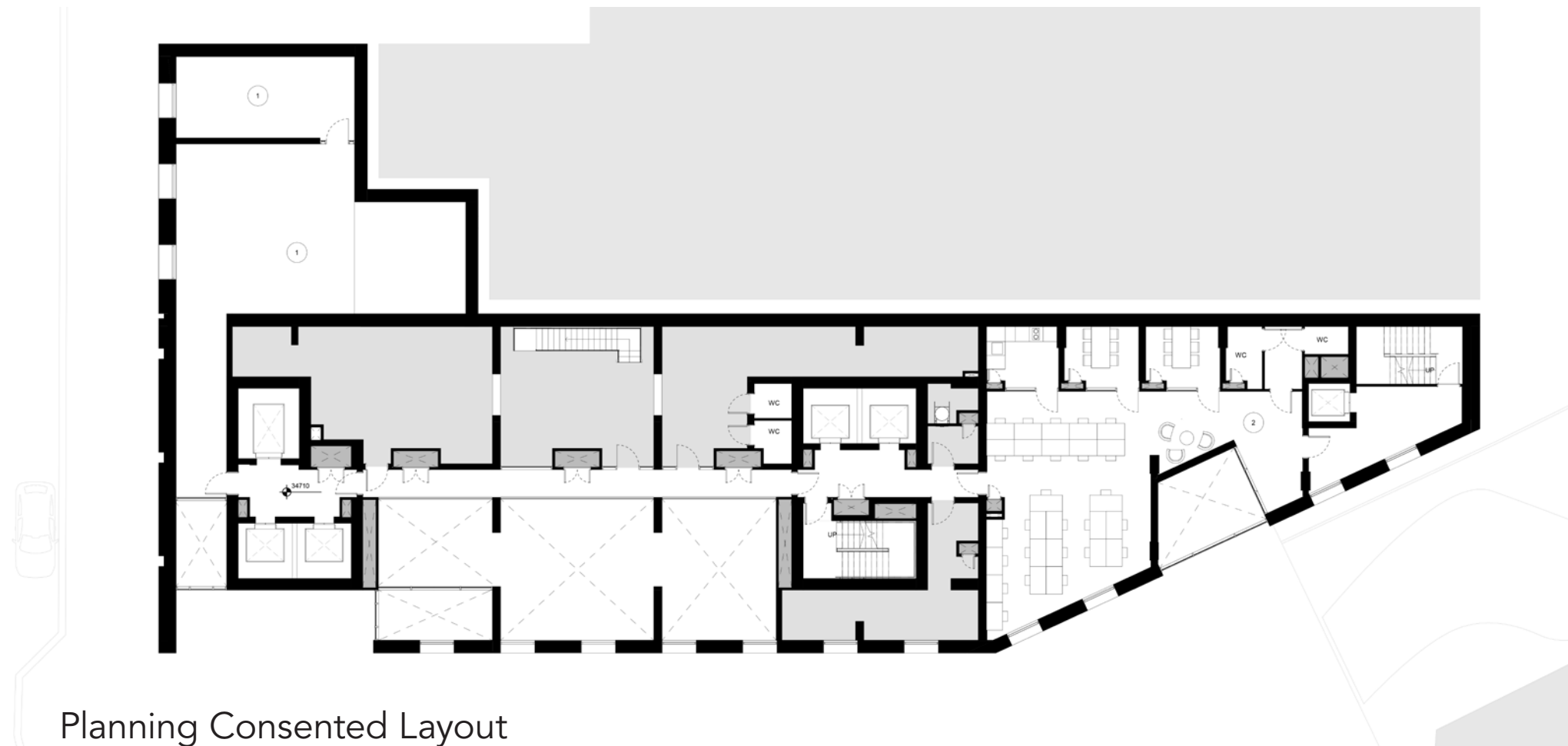
Updated Layout



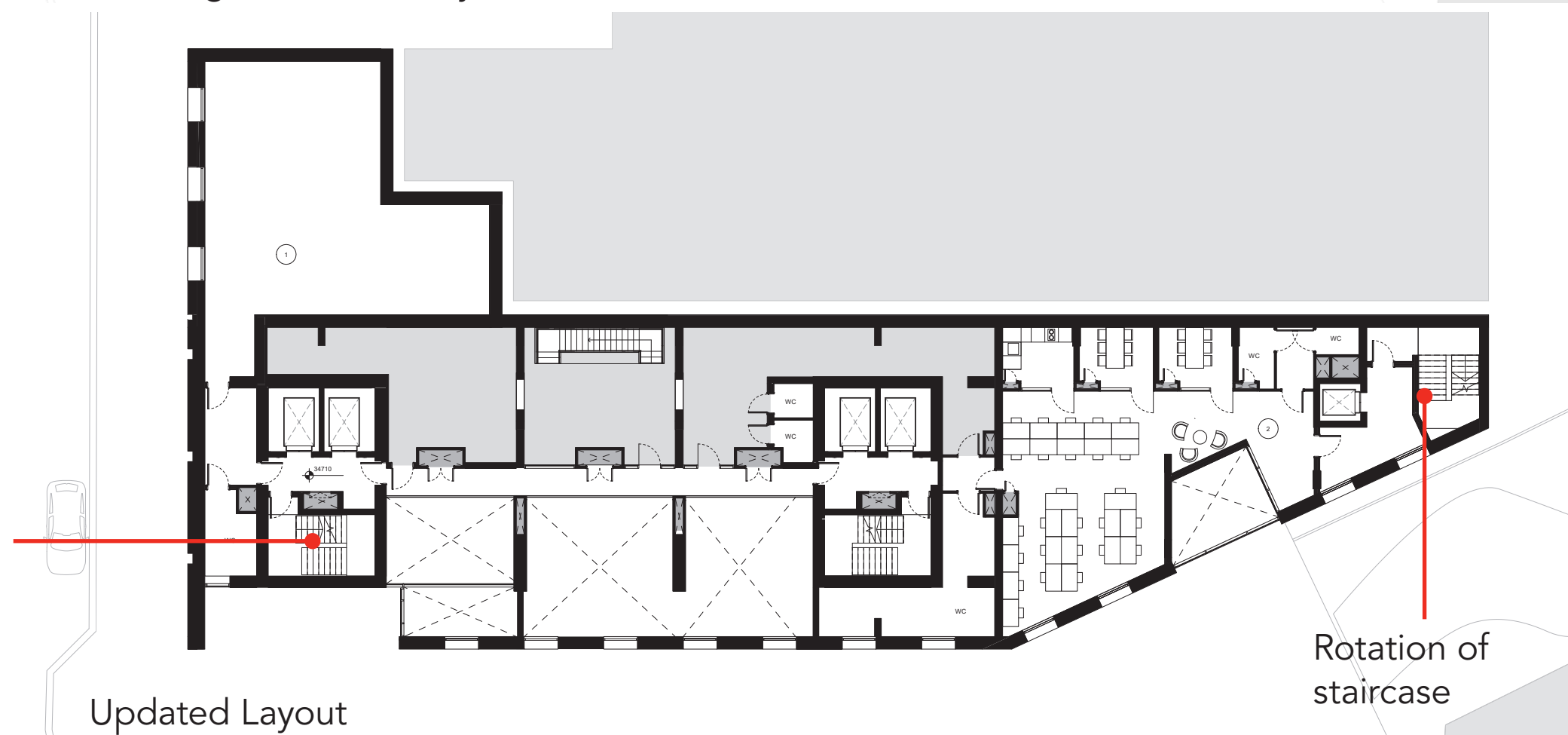
Building Plan Key

Rotation of
staircase

Ground Floor Plan



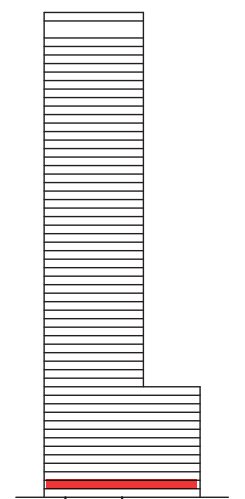
Planning Consented Layout



Addition of
second staircase

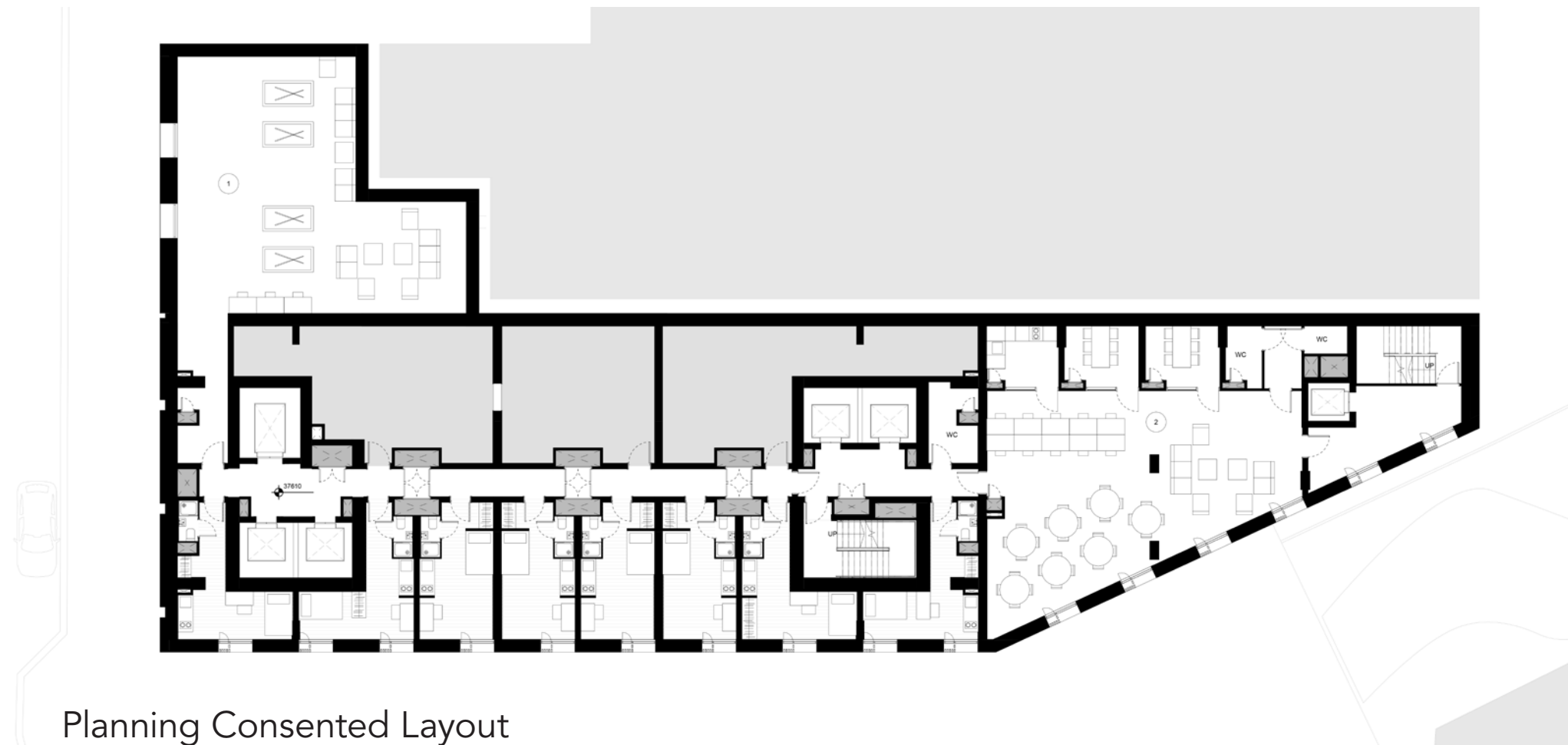
Updated Layout

Rotation of
staircase

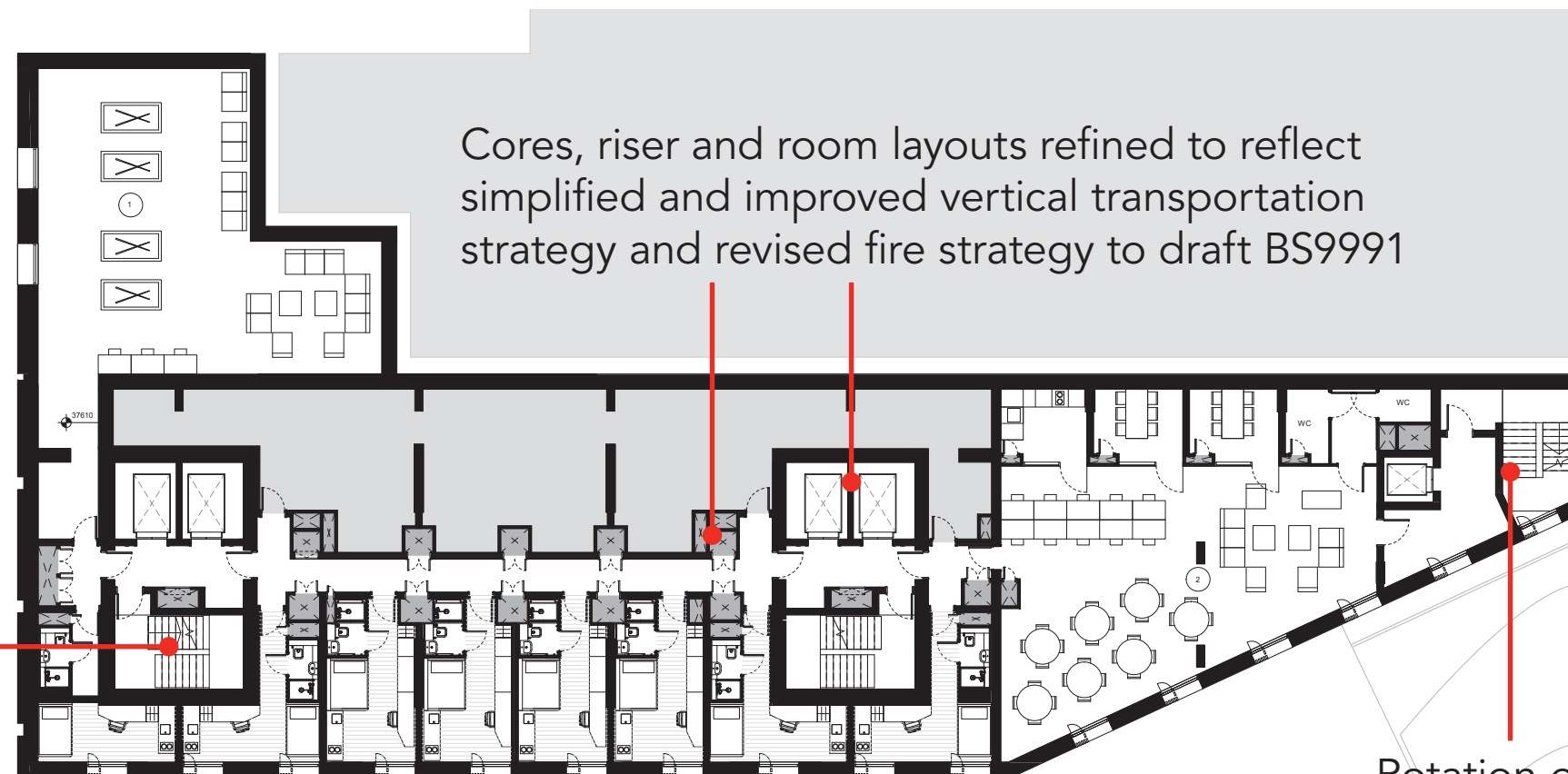


Building Plan Key

First Floor Plan



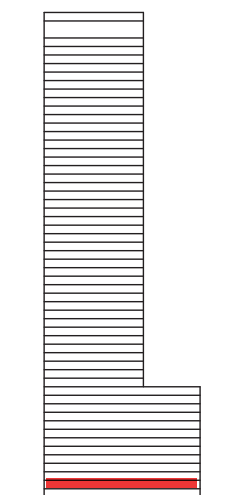
Planning Consented Layout



Addition of second staircase as draft Part B guidance

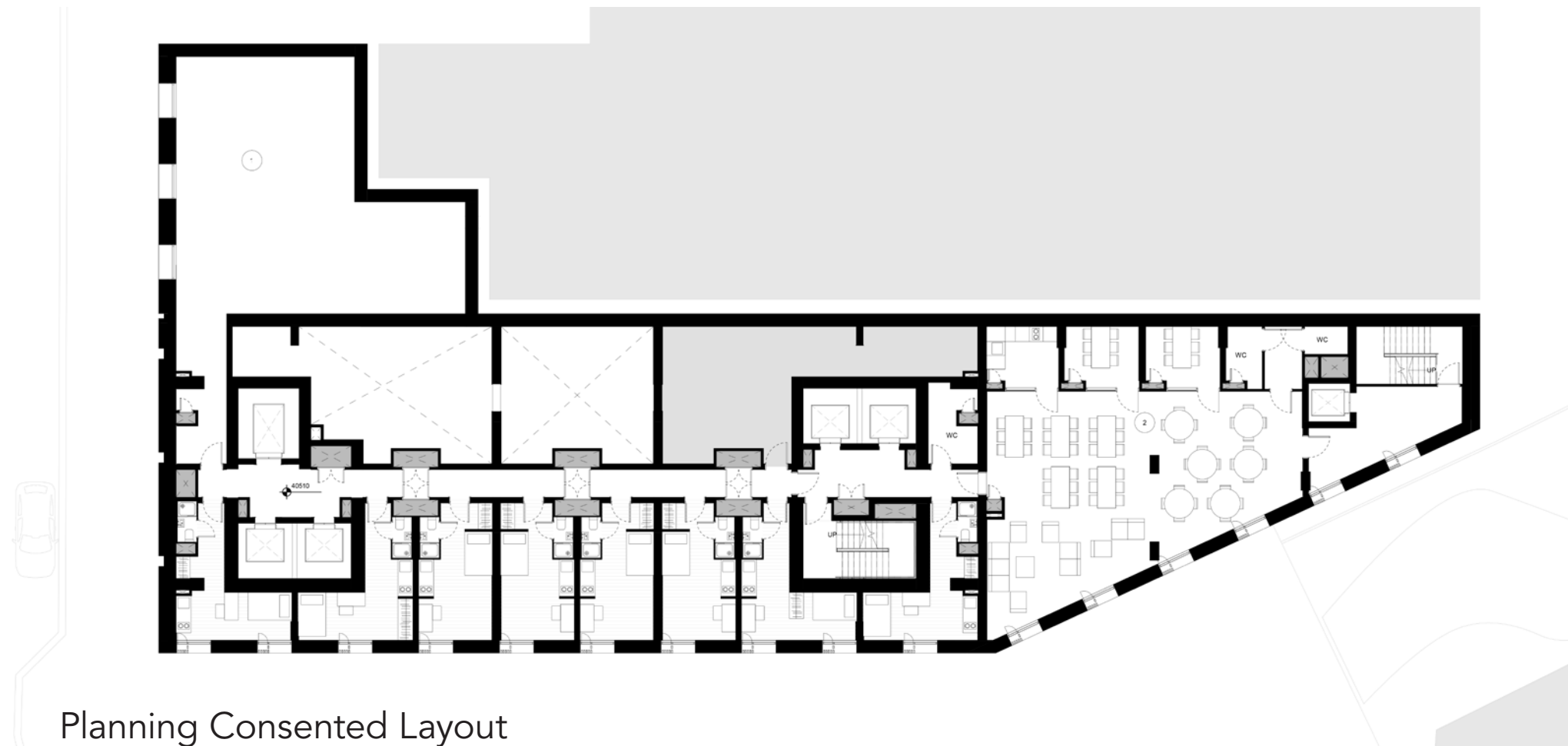
Updated Layout

Rotation of staircase

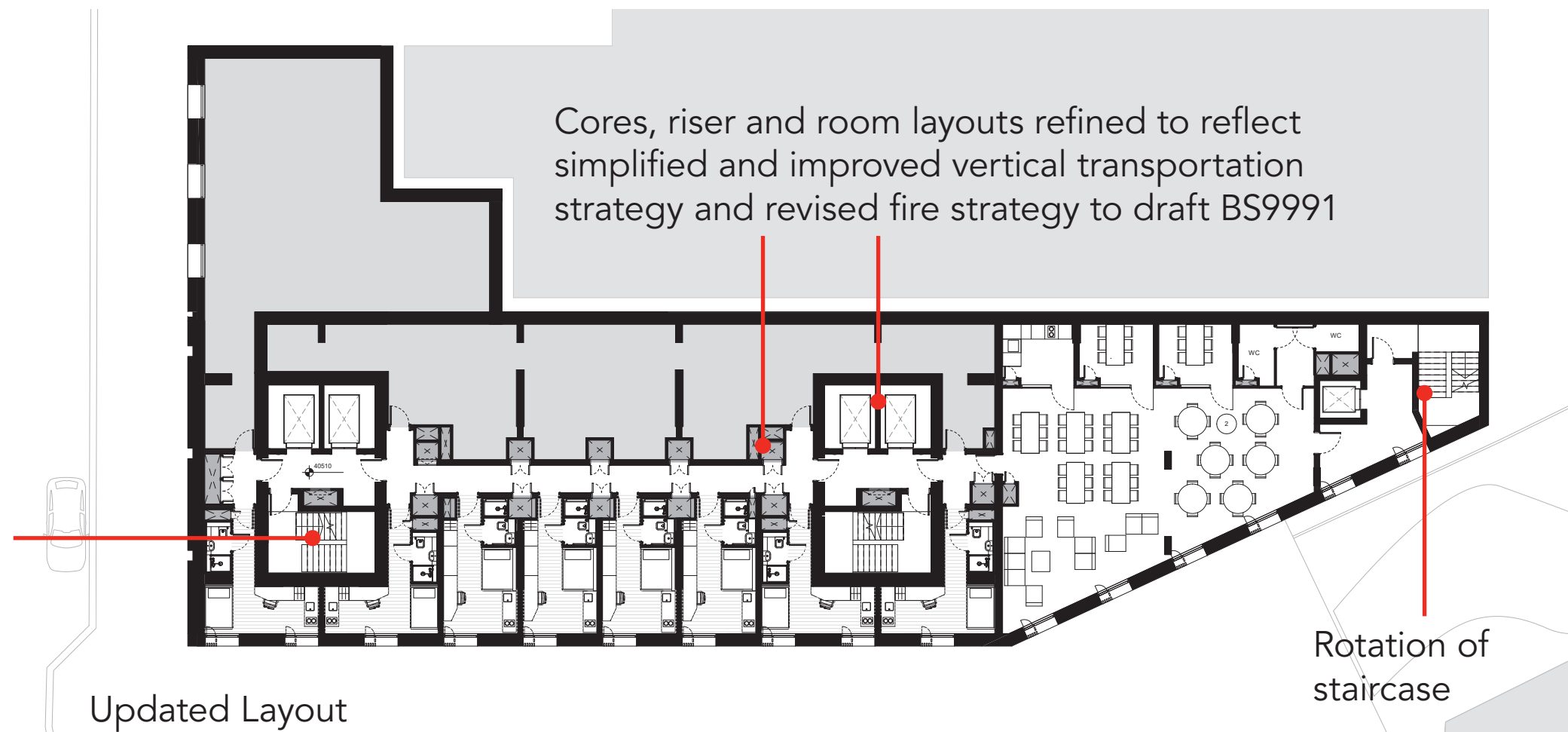


Building Plan Key

Second Floor Plan



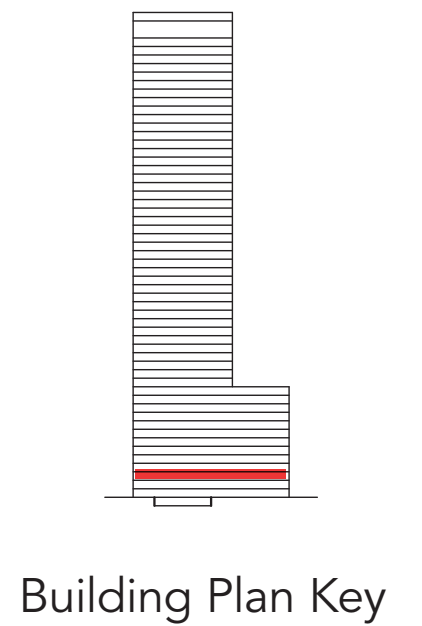
Planning Consented Layout



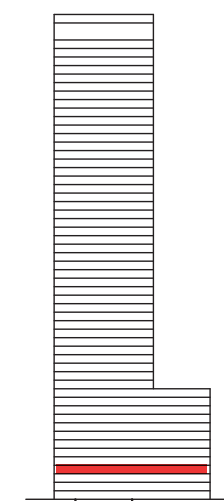
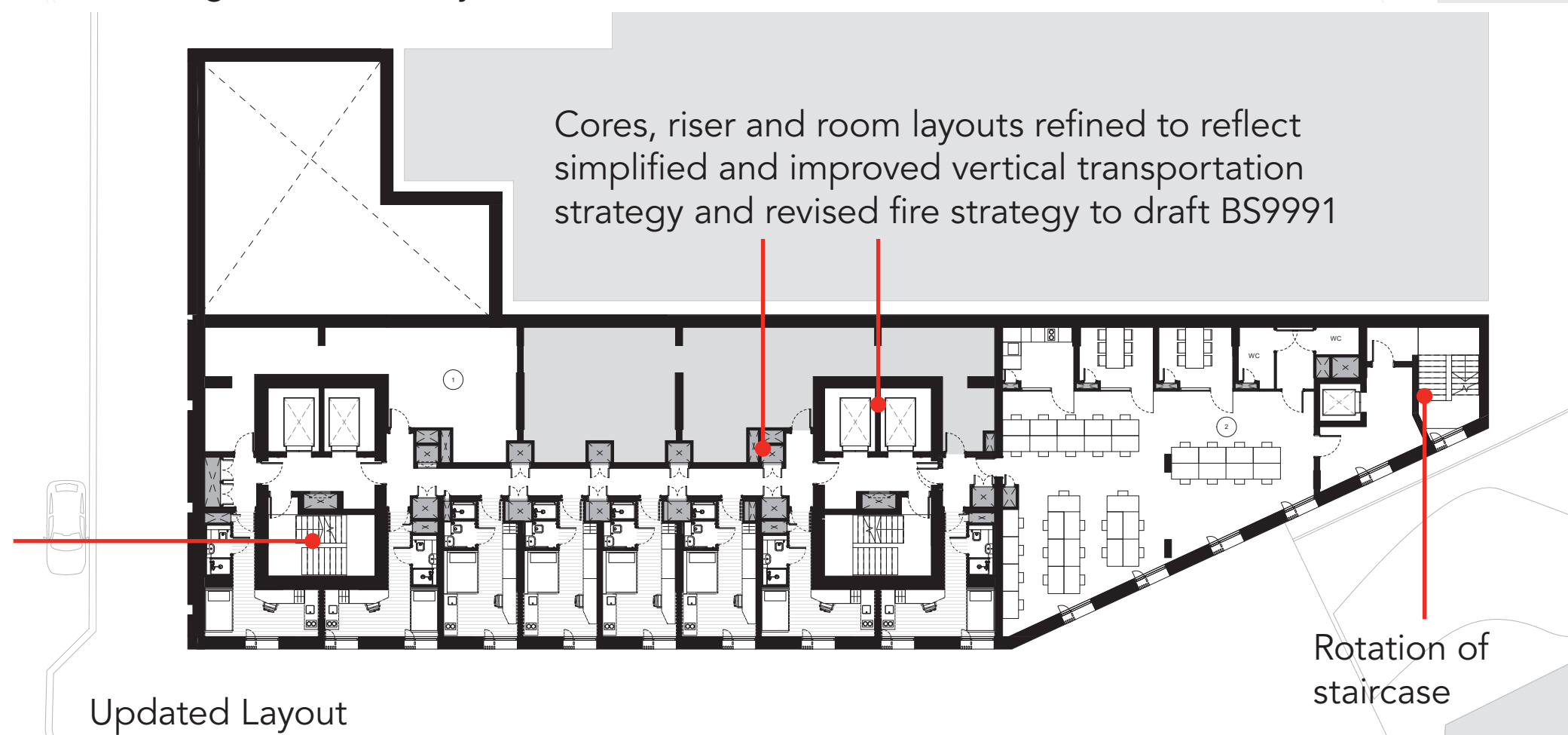
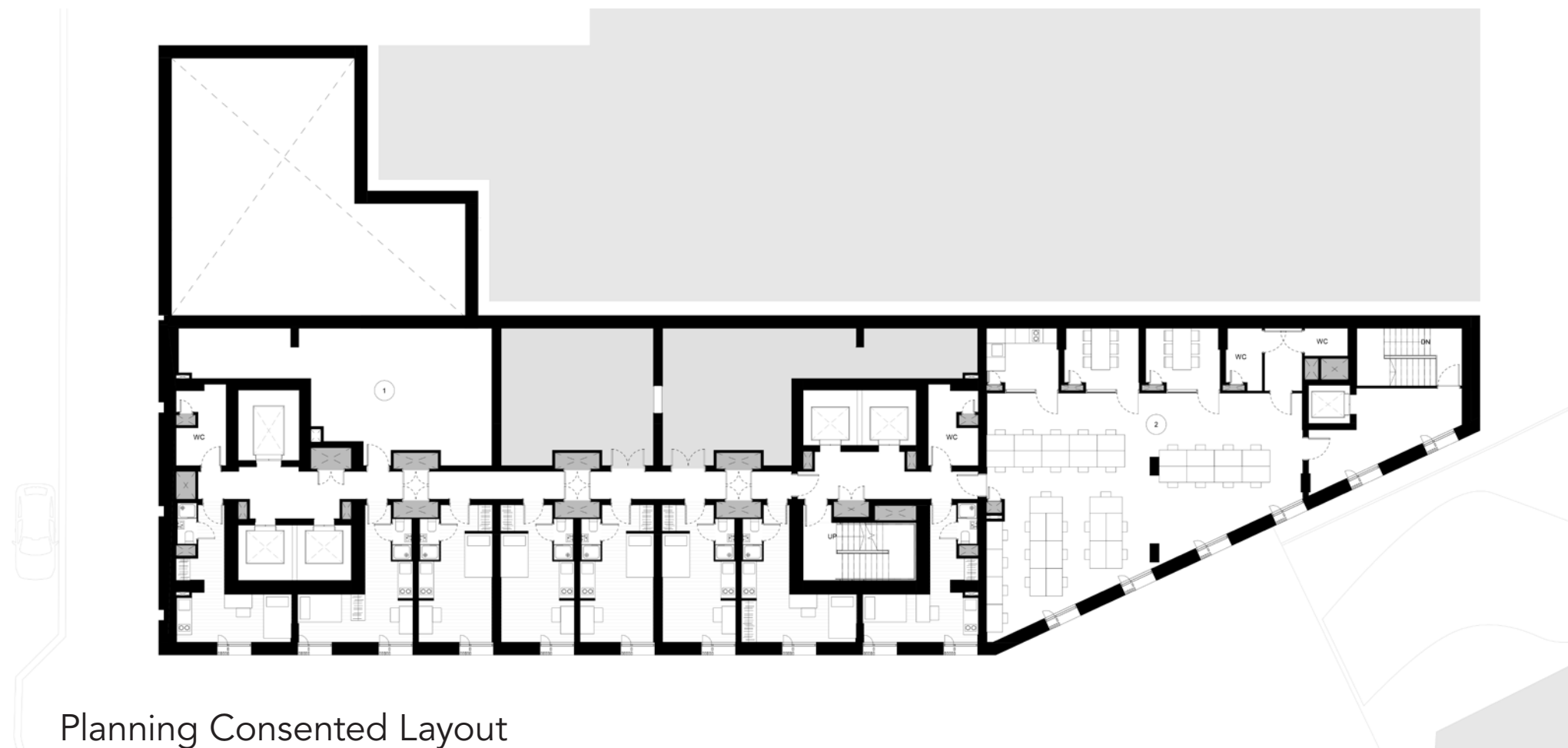
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Updated Layout

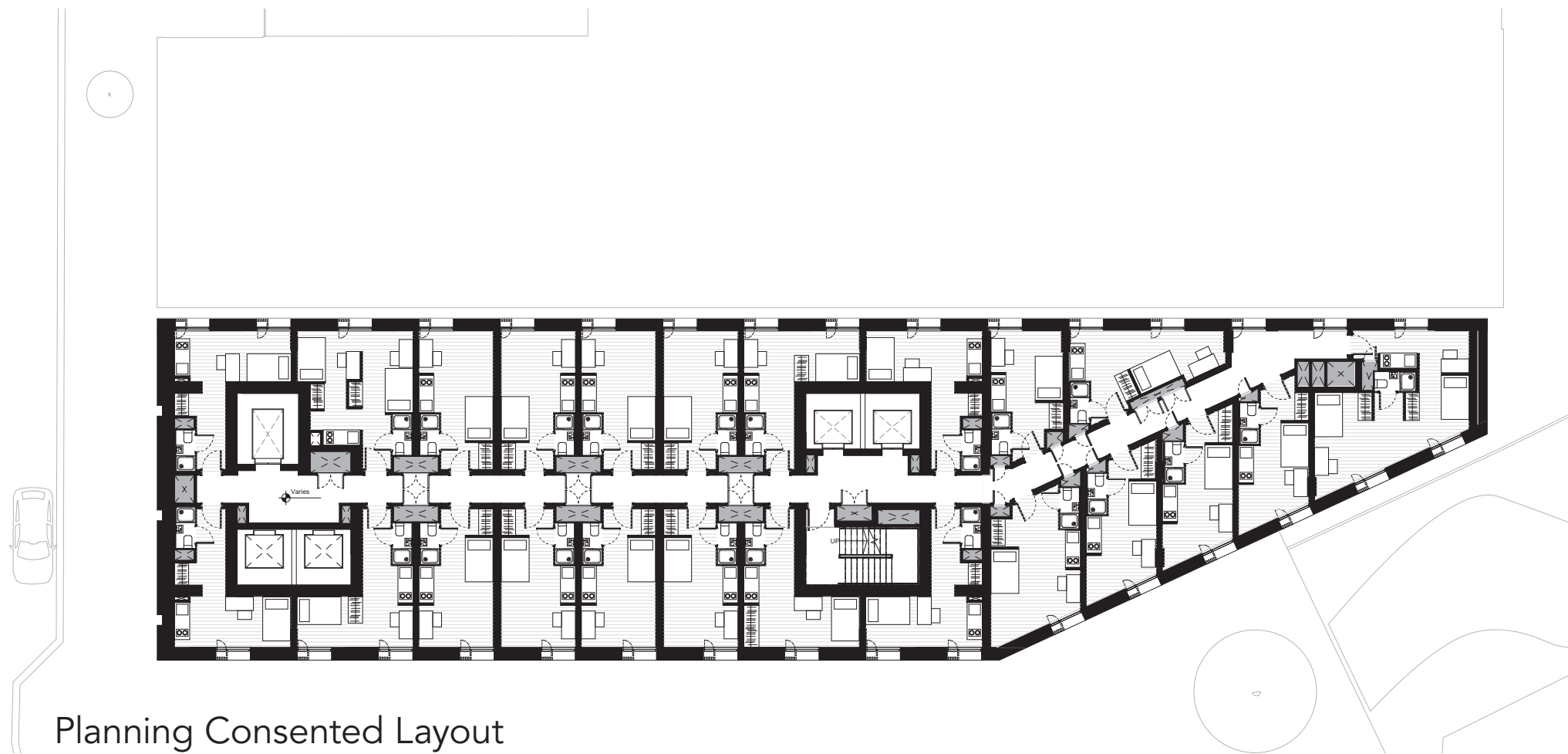
Rotation of staircase



Building Plan Key

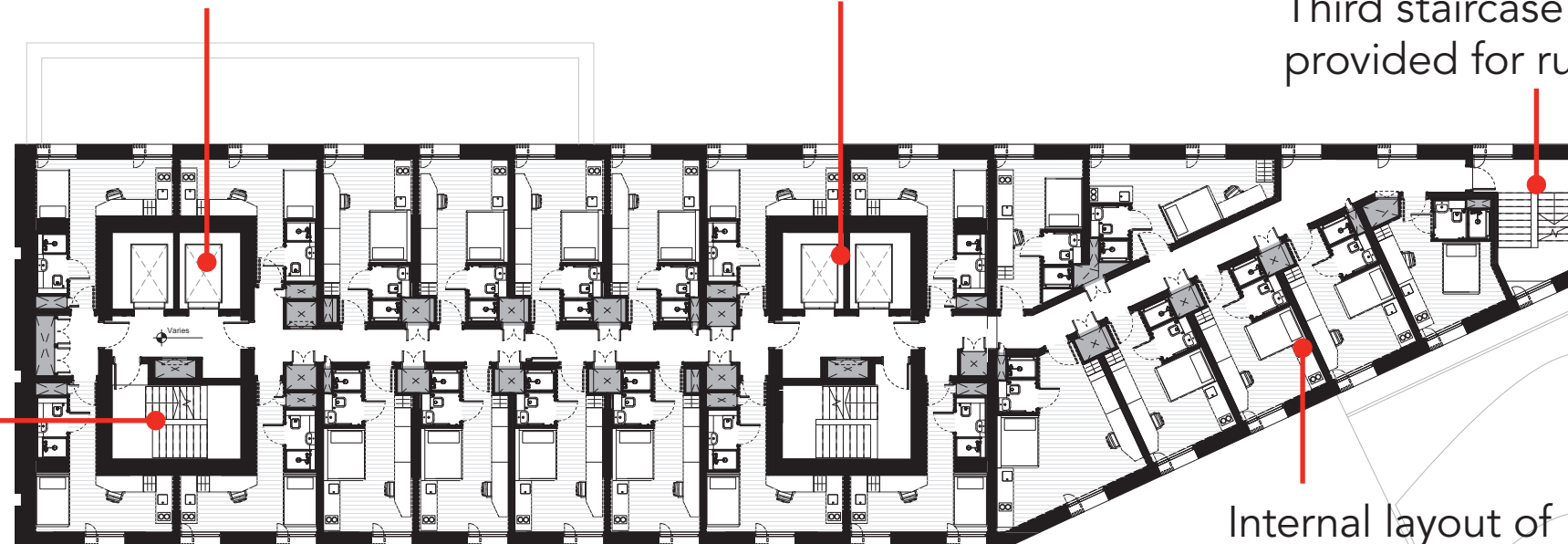


Building Plan Key



Planning Consented Layout

Cores, riser and room layouts refined to reflect simplified and improved vertical transportation strategy and revised fire strategy to draft BS9991

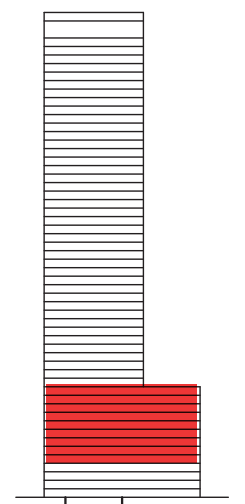


Addition of second staircase as draft Part B guidance

Updated Layout

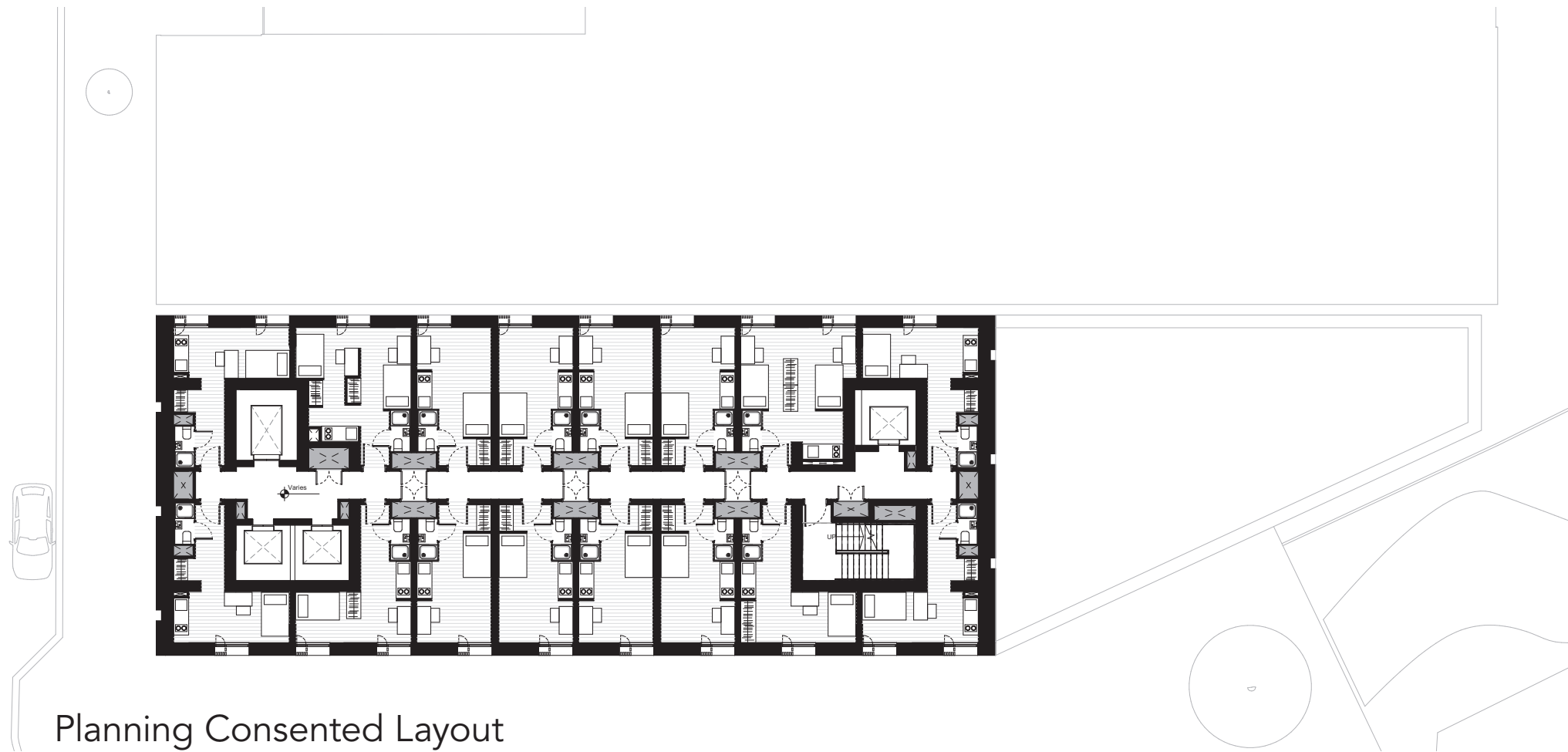
Third staircase provided for rucksack

Internal layout of rucksack amended to suit stair position



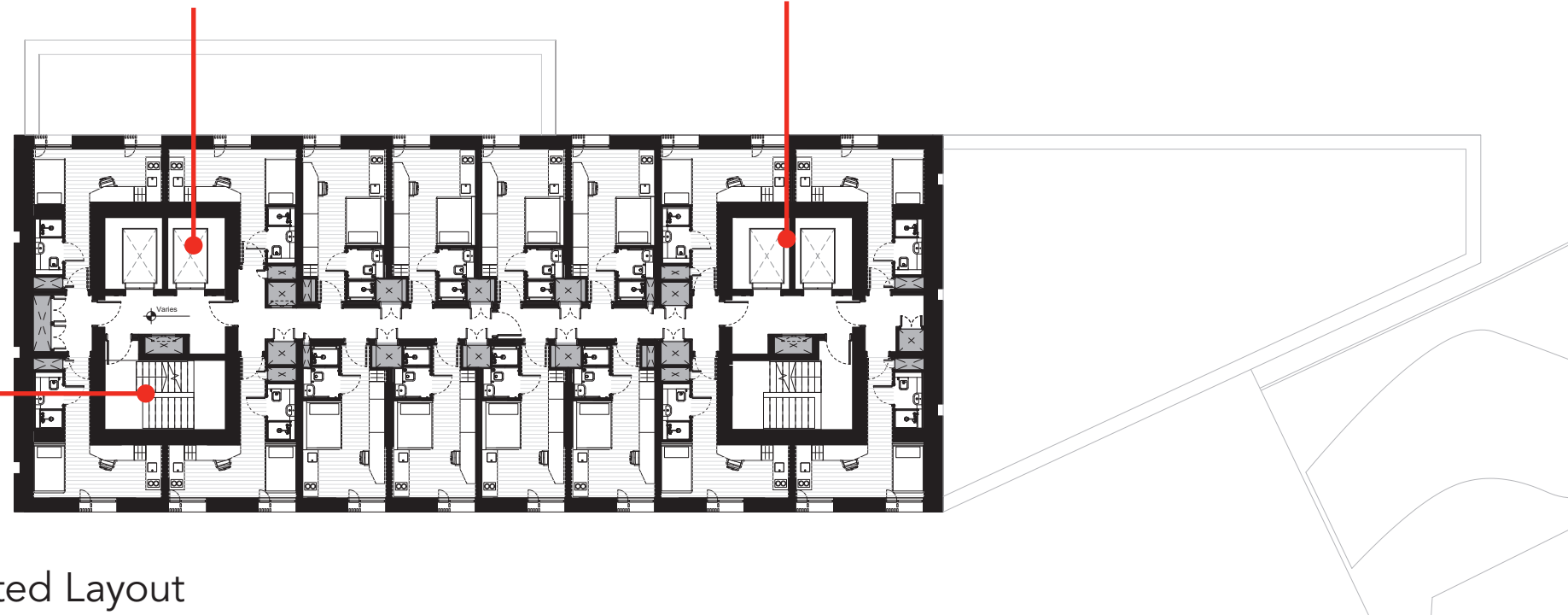
Building Plan Key

Typical Rucksack Floor Plan



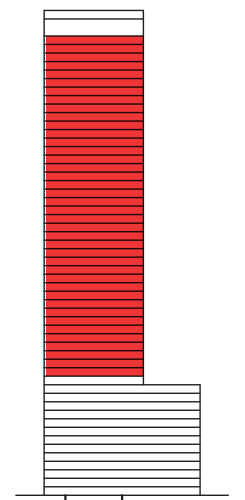
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Updated Layout

Addition of second staircase as draft Part B guidance



Building Plan Key

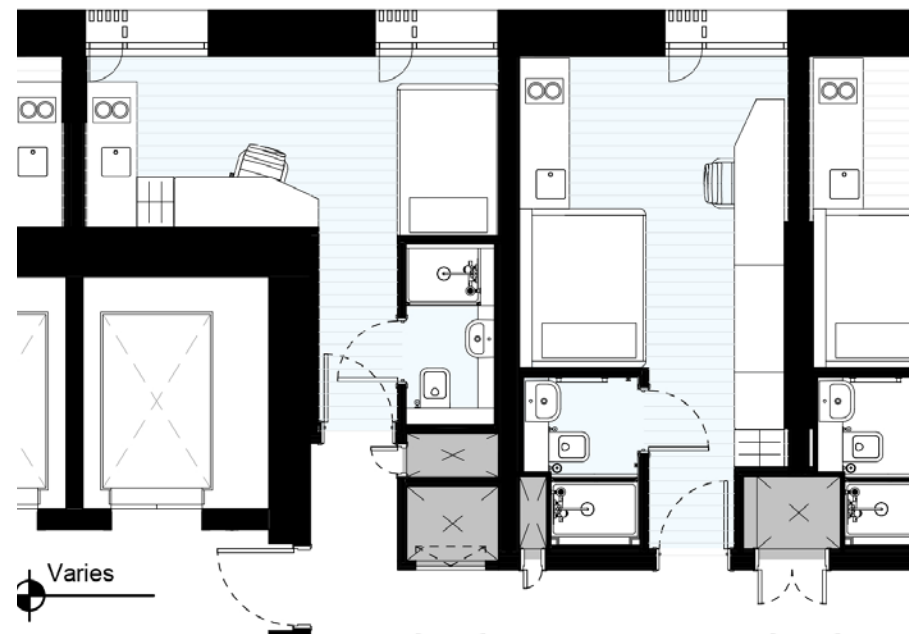
Typical Tower Floor Plan

Adaptable Rooms

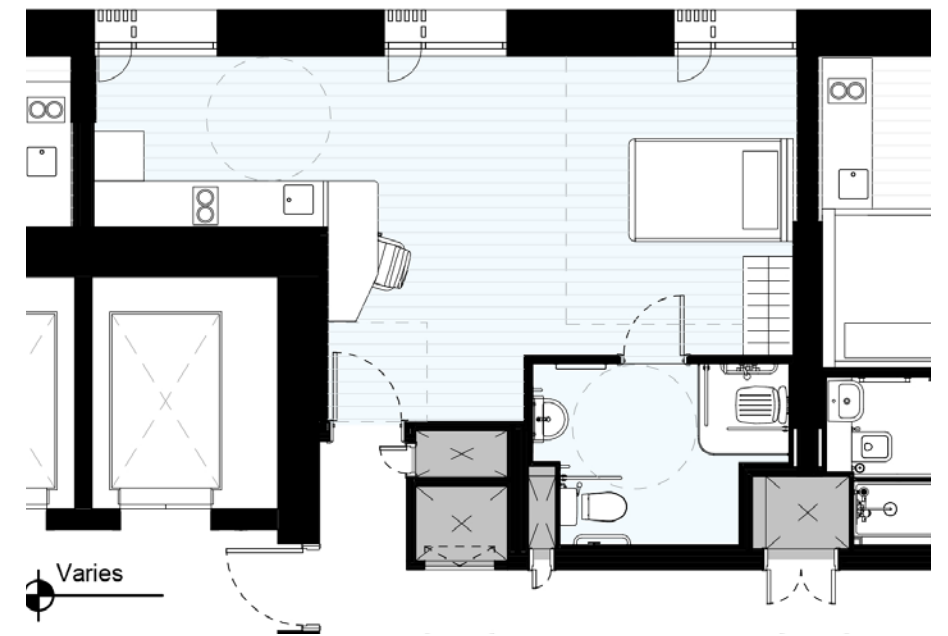
The consented scheme had a wheelchair adaptable 'twodio' at every level. The space used by this 'twodio' is now required for the provision of a full escape core, therefore it is proposed to retain this adaptability by designing for the combination of two rooms at every level in the same location. This is shown adjacent.



Consented layout



Proposed layout



Proposed layout when adapted