

Downtown Victoria North Manchester.

RIBA Stage 4 Planning Adjustments
12882-AEW-XX-XX-PP-A-0017

BS / BR 09/02/24
P01



Introduction.

This document has been prepared by AEW on behalf of McGoff Construction Ltd to explain the design development undertaken by the consultant team to develop the proposal from a planning approved proposal to technically deliverable scheme.

The document is structured to compare and contrast the planning approved scheme with the proposed scheme on alternating pages.

The document is split into the following sections;

- + Elevations to blocks 1 and 2 (combined due to the presentation of the planning approved scheme)
- + Plans to block 1
- + Elevations to block 3
- + Plans to block 3
- + Elevations to block 4





1 Adjustment to base of curtain walling to follow line of raked landscape.

2 Adjustment to airbrick location following development of ventilation strategy

3. For Fire Engineering and CDM purposes, panels to be introduced in back painted glass at mid-floors and rainscreen at roof levels





1 Adjustment to base of curtain walling to follow line of raked landscape.

2 Adjustment to airbrick location following development of ventilation strategy

3. For Fire Engineering and CDM purposes, panels to be introduced in back painted glass at mid-floors and rainscreen at roof levels

4 Omission of rooftop planting not drawn on approved plans





2 Adjustment to airbrick location following development of ventilation strategy

3. For Fire Engineering and CDM purposes, panels as rainscreen at roof levels

5 Resizing of door opening to provide access to sub station.

6 Minor adjustment to door positions to accommodate uses within building. Doors set to approved mullion rhythm.

7 Adjustment of doors following reconfiguration of ground floor





1 Adjustment to base of curtain walling to follow line of raked landscape.

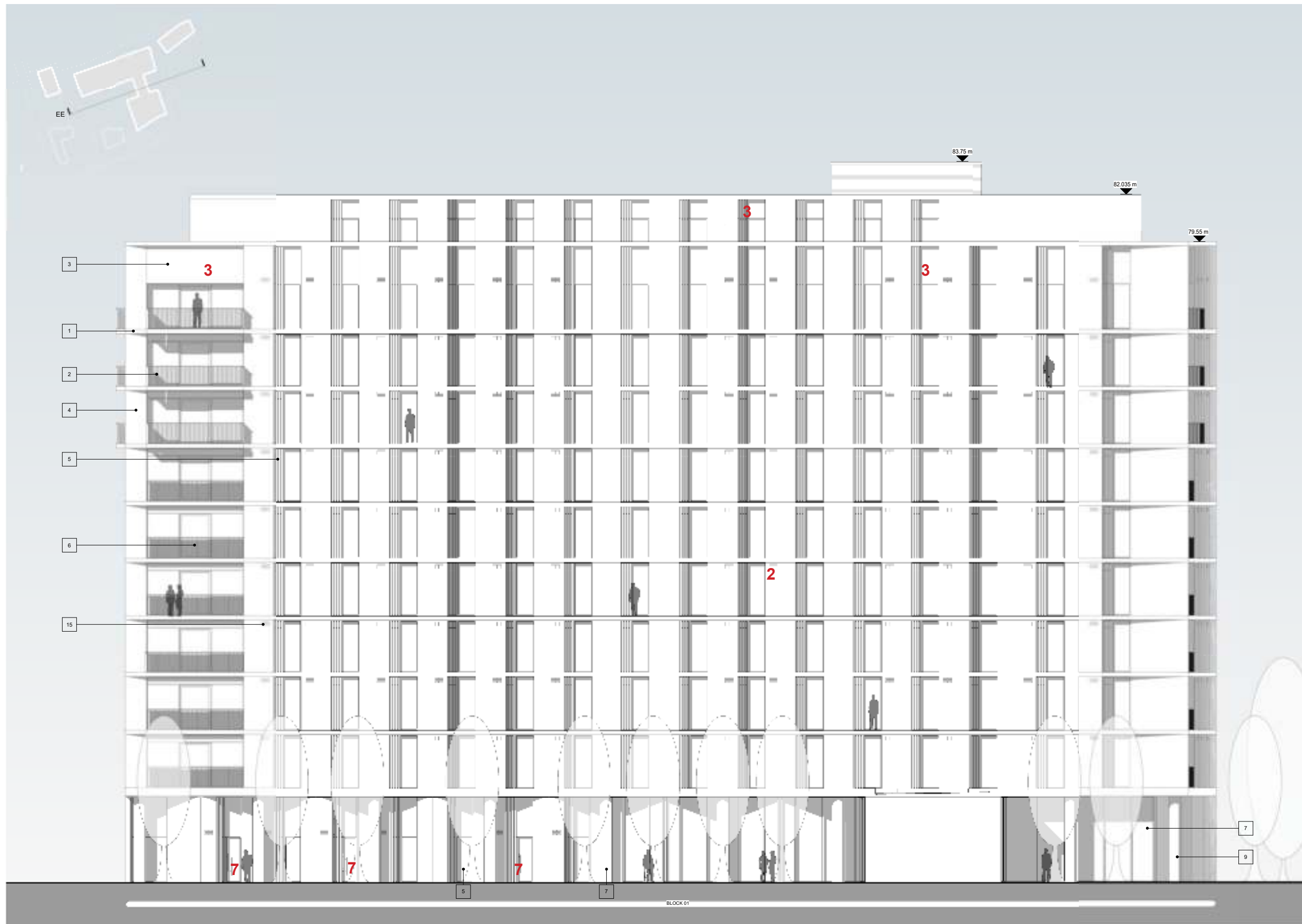
2 Adjustment to airbrick location following development of ventilation strategy

3. For Fire Engineering and CDM purposes, panels to be introduced in back painted glass at mid-floors and rainscreen at roof levels

8 Reconfiguration of Curtain walling to facilitate dry riser inlet

9 Dry Riser inlet added



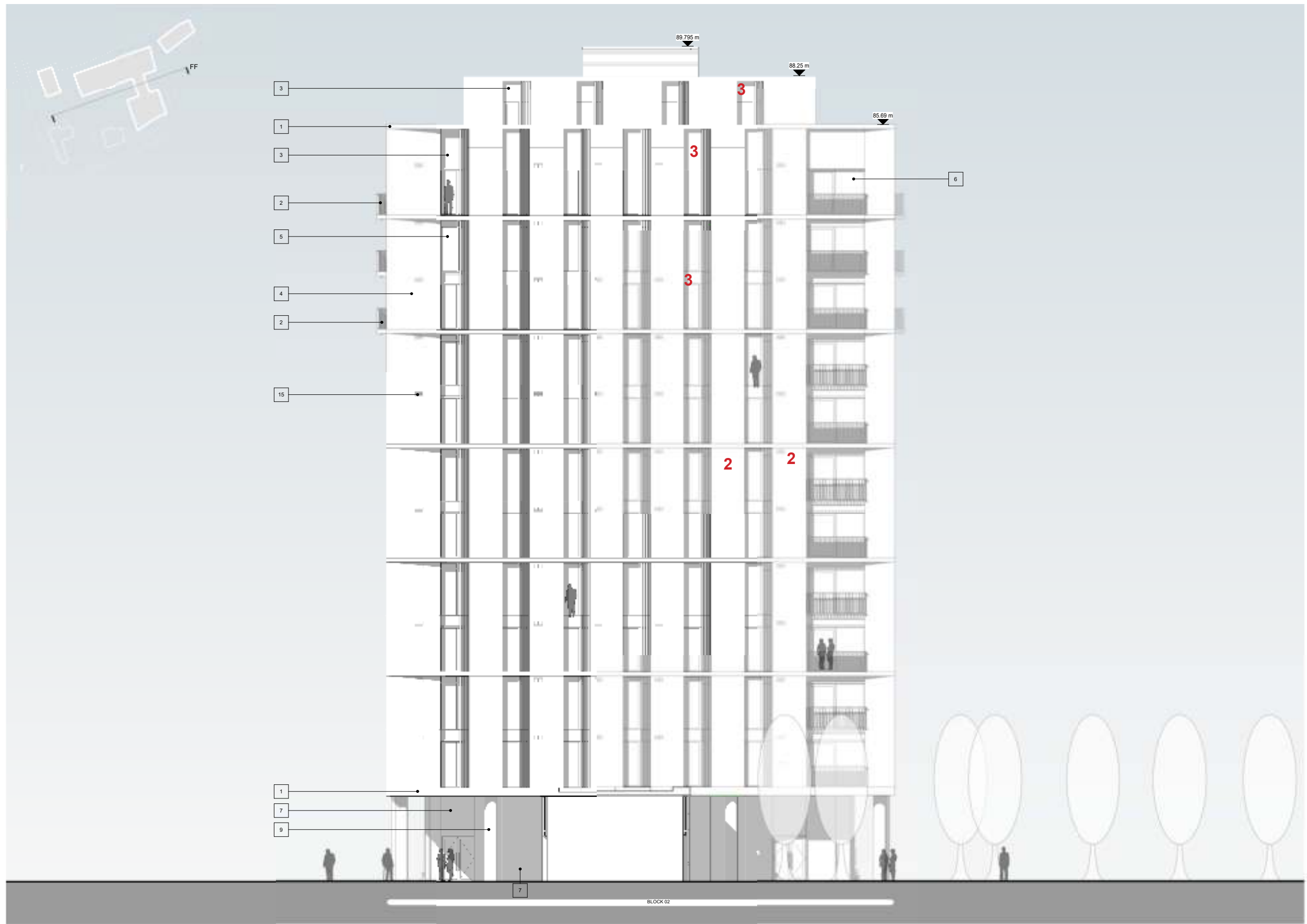


2 Adjustment to airbrick location following development of ventilation strategy

3. For Fire Engineering and CDM purposes, panels to be introduced in back painted glass as rainscreen at roof levels

7 Adjustment of doors following reconfiguration of ground floor





2 Adjustment to airbrick location following development of ventilation strategy

3. For Fire Engineering and CDM purposes, panels to be introduced in back painted glass at mid-floors and rainscreen at roof levels

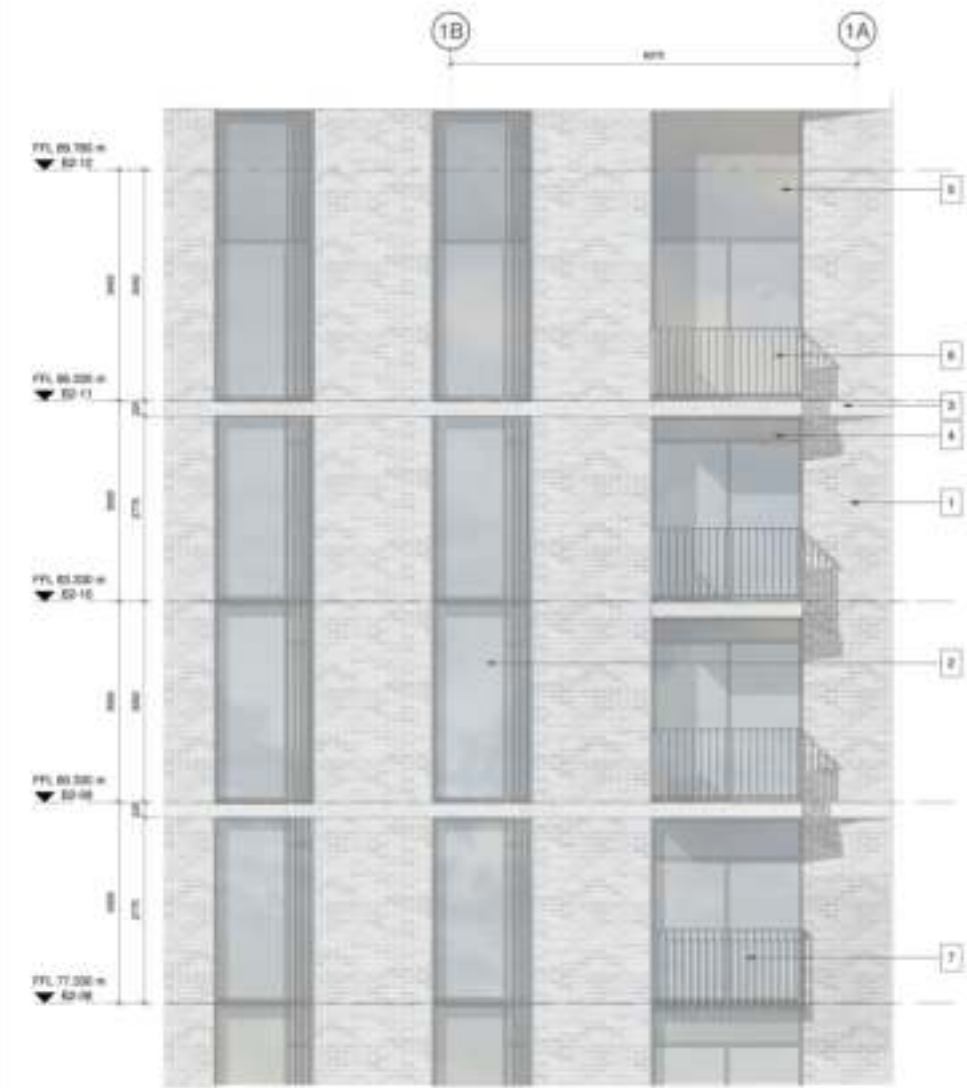
Rainscreen Infill Panels

Following the last review of design development matters with MCC Planning Authority the inclusion of double transoms and spandrel to intermediate floors to Block 2 was agreed in principle.

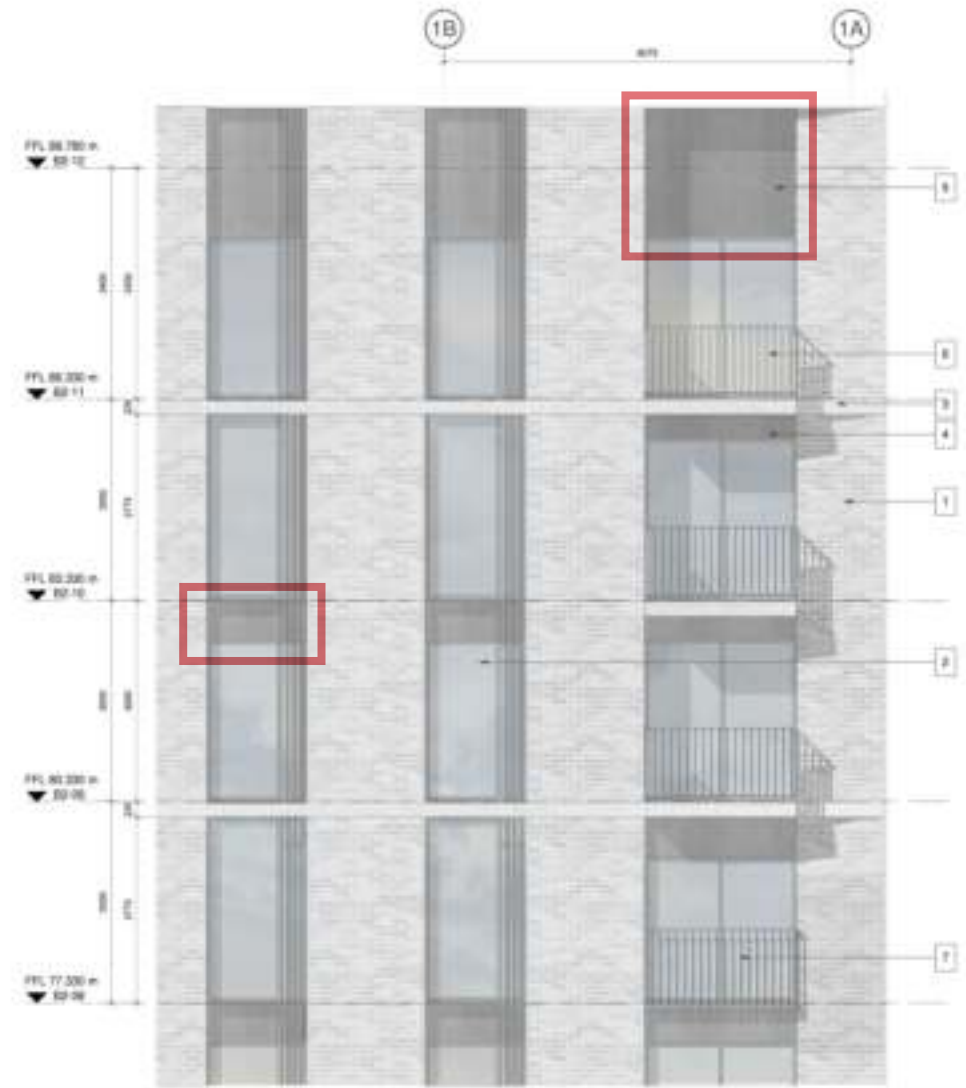
Through further design development we sought the advice of our Fire Engineer at DFC and have been advised that aluminium spandrel panels meet the requirements of Regulation 7 of the Building Regulations.

Regulation 7 of the Building Regulations requires all materials used in the external wall (and specified attachments) to achieve Class A2-s1, d0 or better, other than limited permitted exclusions. All materials include any glazing used in the external wall or its attachments, with exception specifically for glazing in windows. Glazing in other applications, such as spandrels and balustrades is not excluded, therefore the glazing in this spandrel must achieve Class A2-s1, d0.

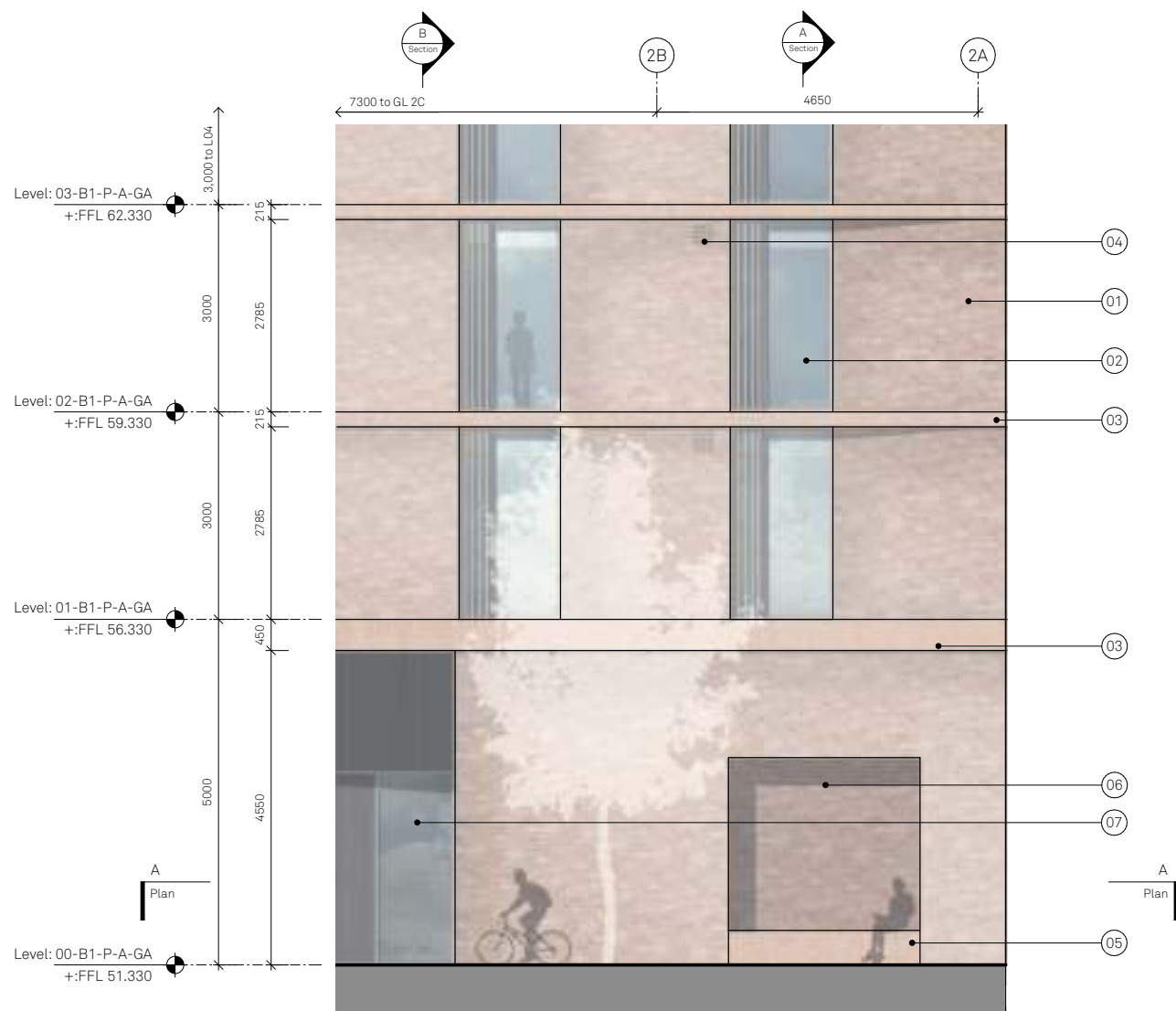
For the above reason we also propose that the large panels at parapet level are replaced with the proposed back painted glass panels.



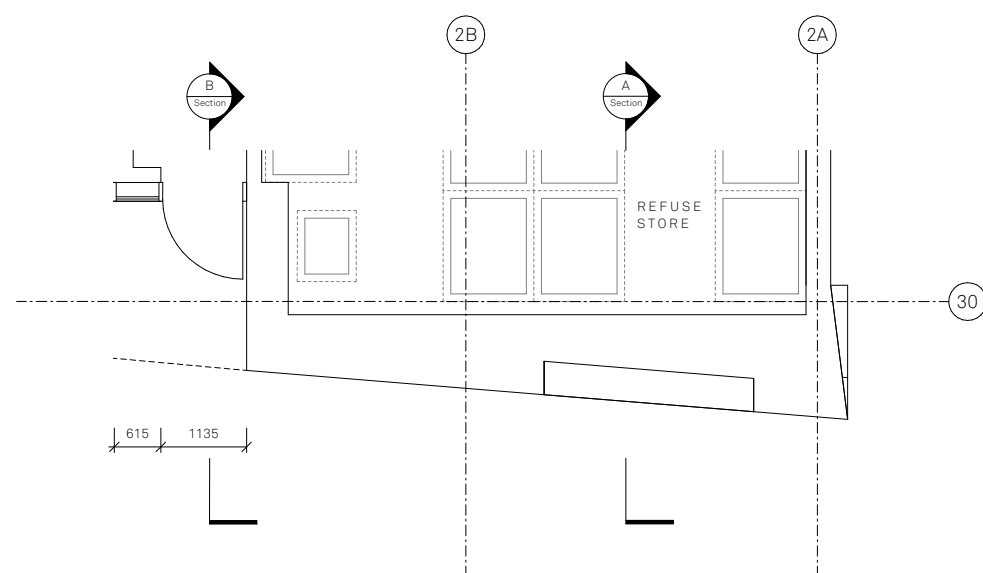
Approved Bay Study



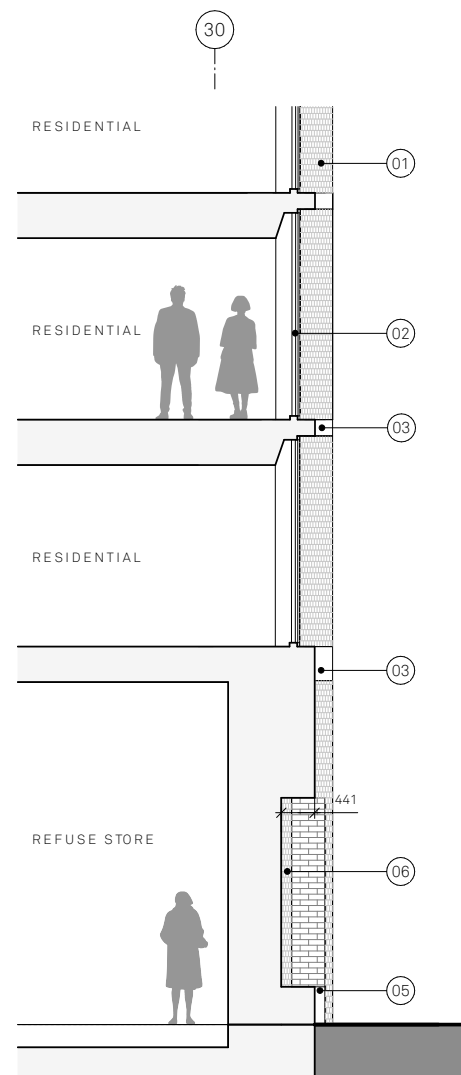
Adjusted Bay Study



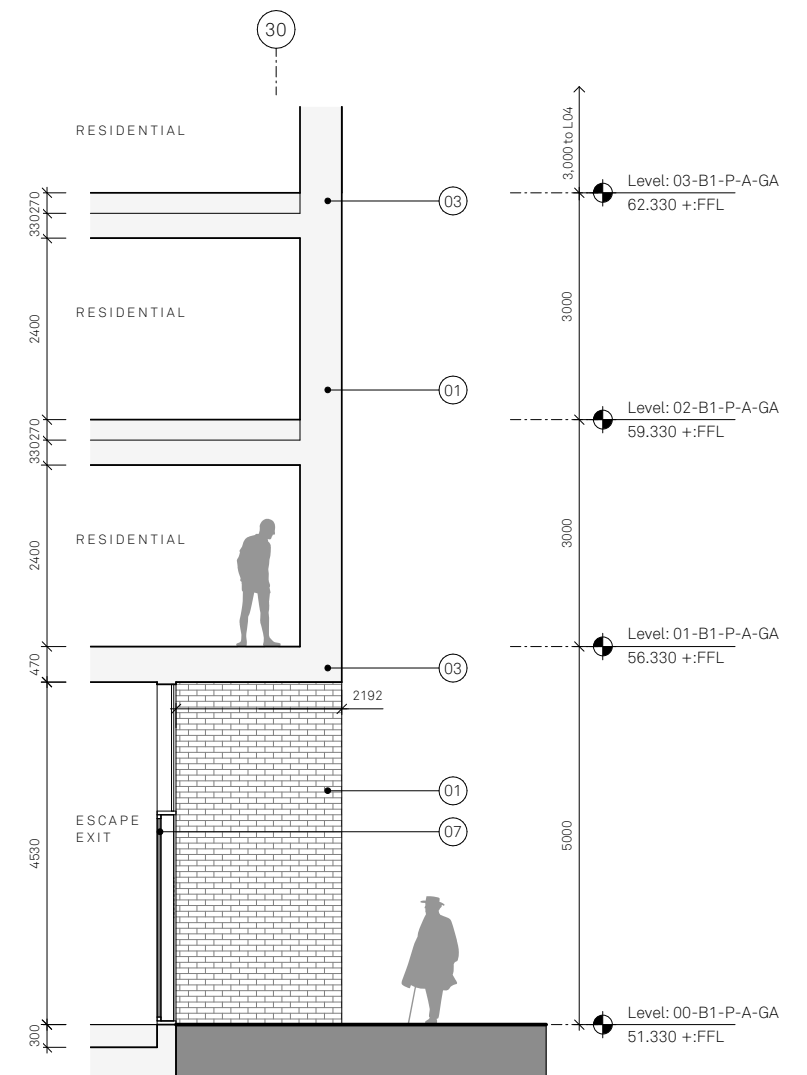
PARTIAL ELEVATION
East Elevation towards Clive Street



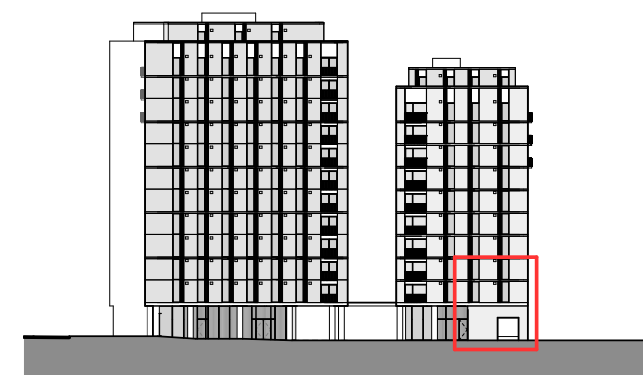
PLAN A
Refuse store onto Clive Street



SECTION A
Through recessed bench



SECTION B
Through escape exit

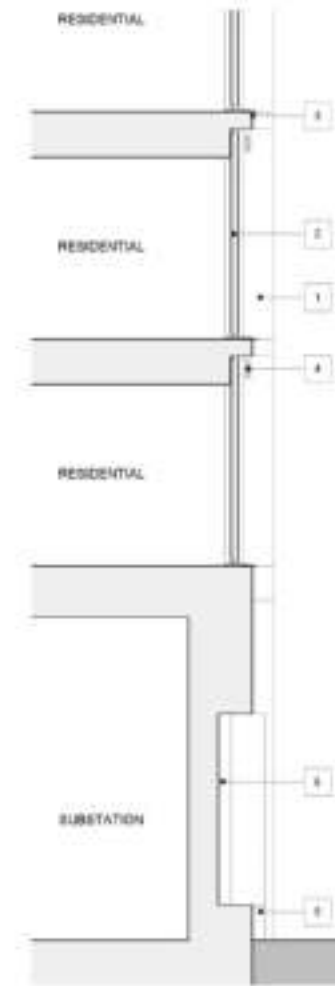


136-JMA-B1-00-E-A-104200 REVISION B

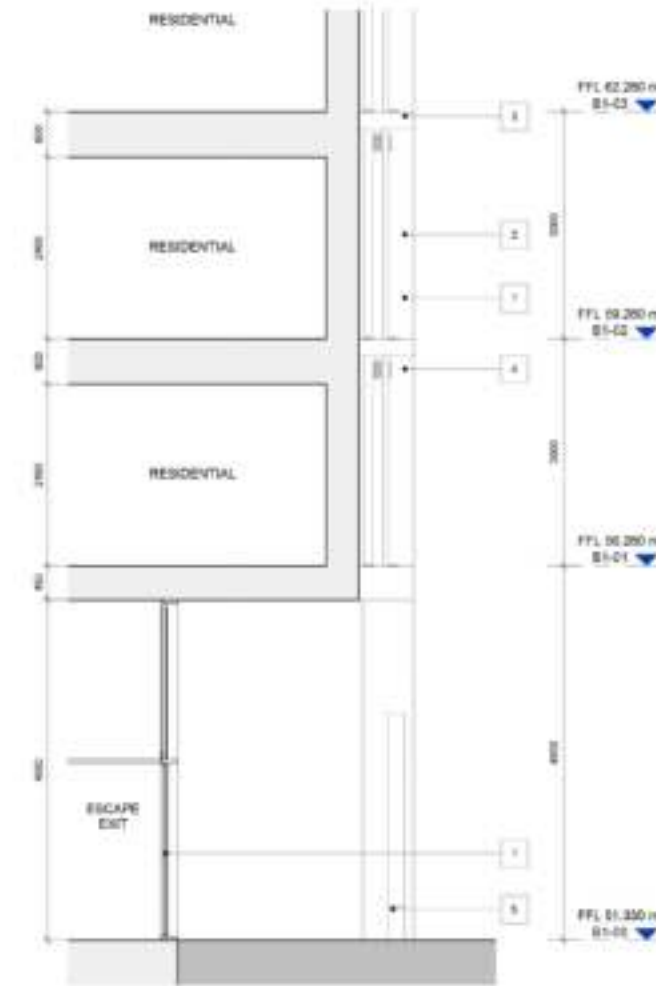
2 Adjustment to airbrick location following development of ventilation strategy



Partial Elevation
Scale @ 1 : 50



Section A
Scale @ 1 : 50

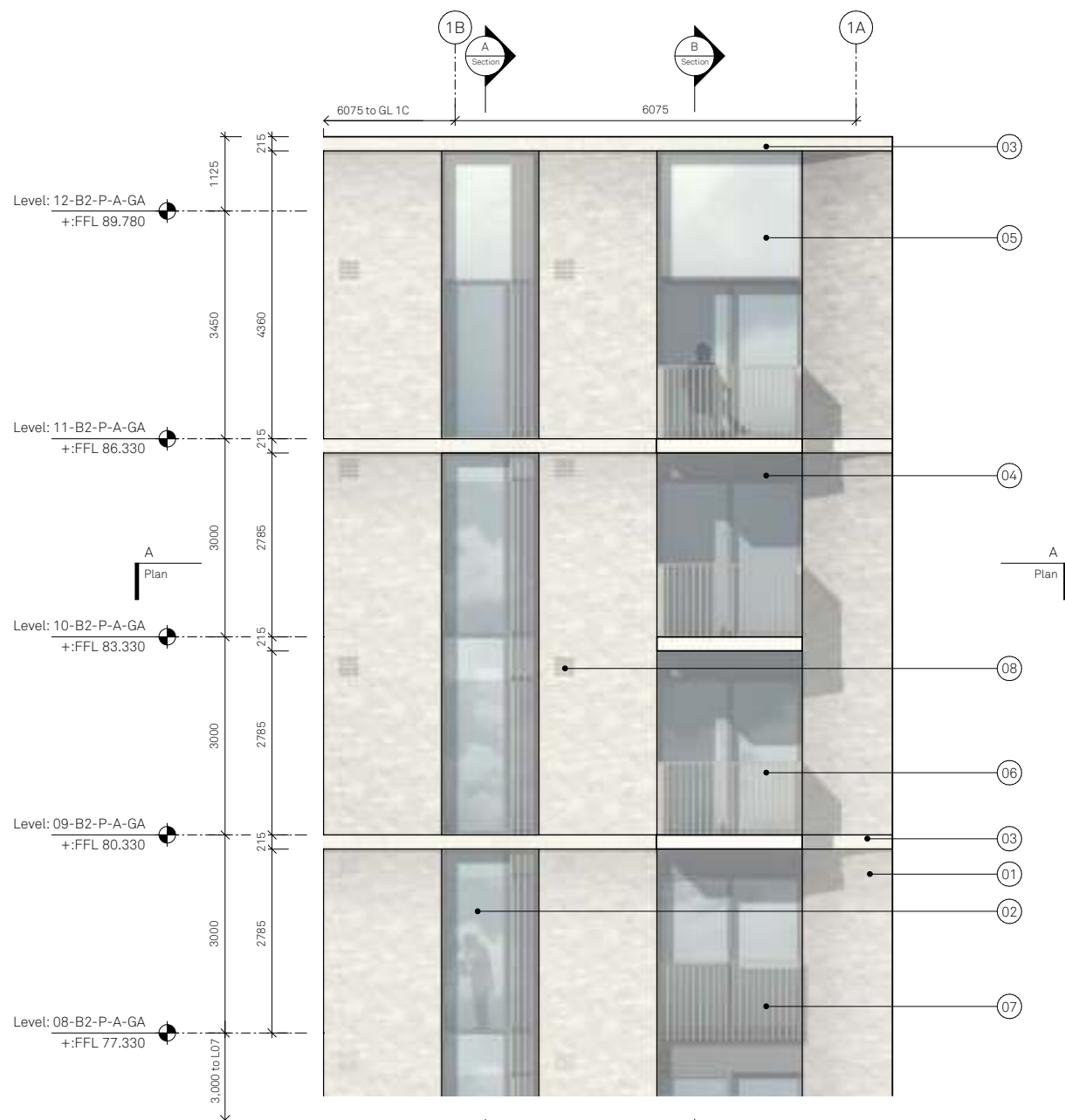


Section B
Scale @ 1 : 50

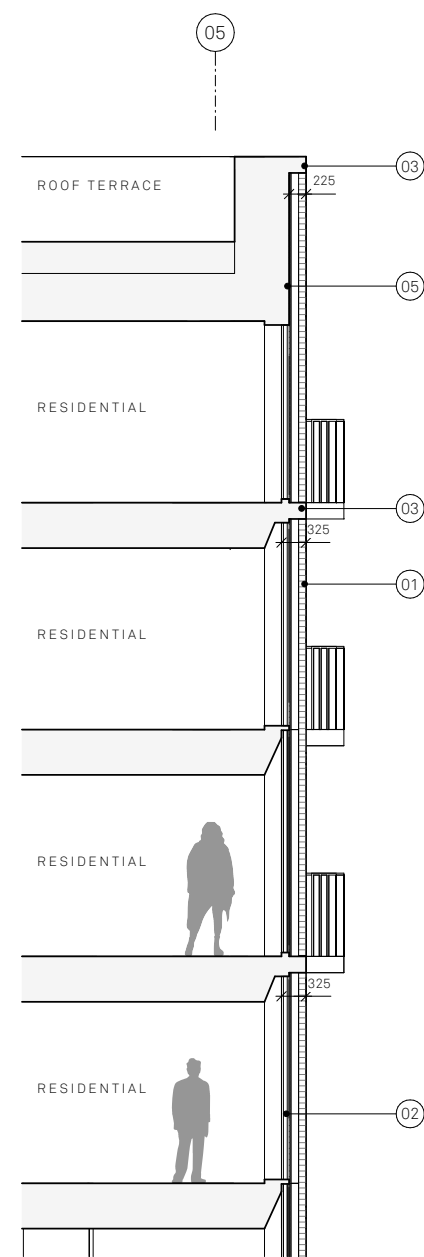


Ground Floor Plan
Scale @ 1 : 50

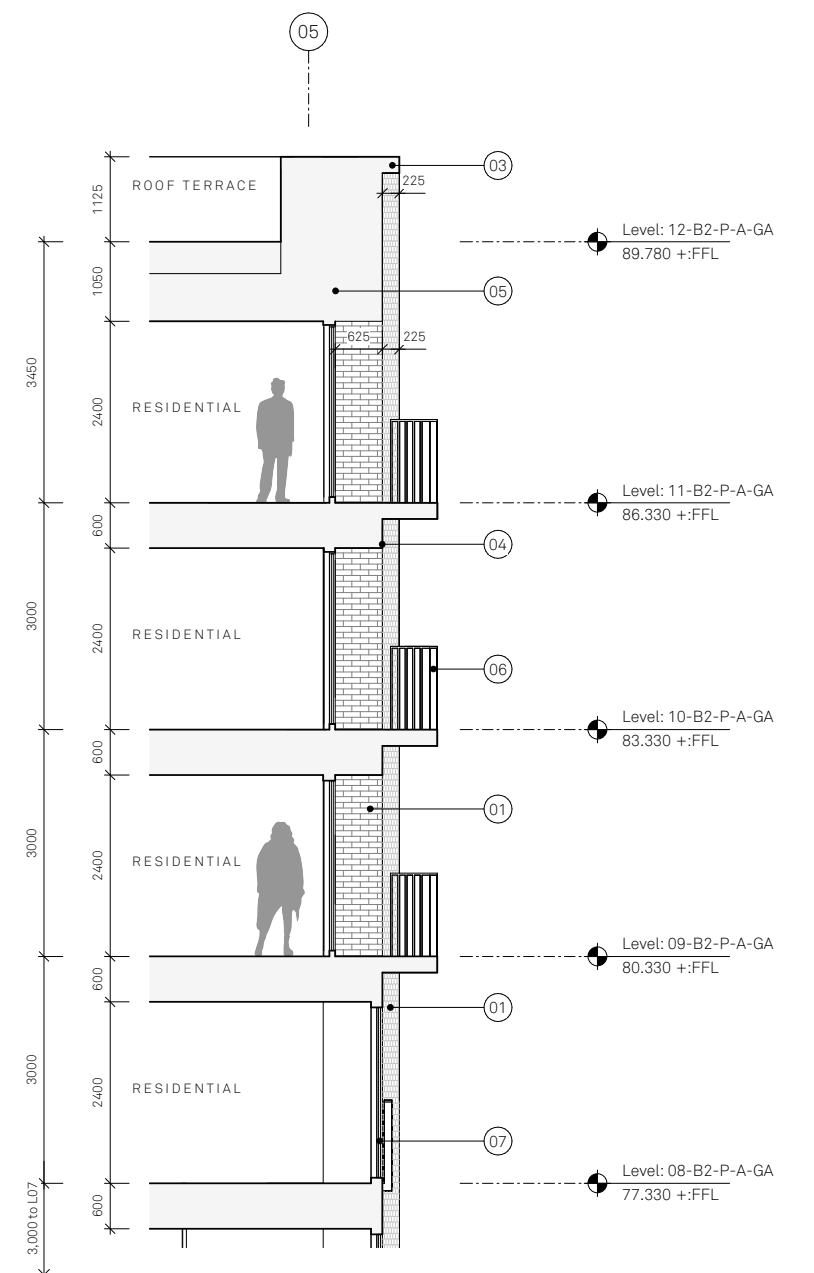




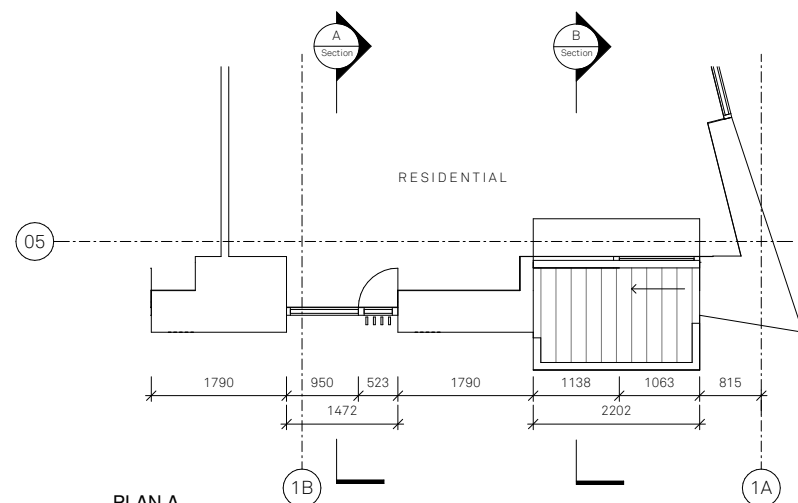
PARTIAL ELEVATION
East Elevation towards Clive Street at building crown



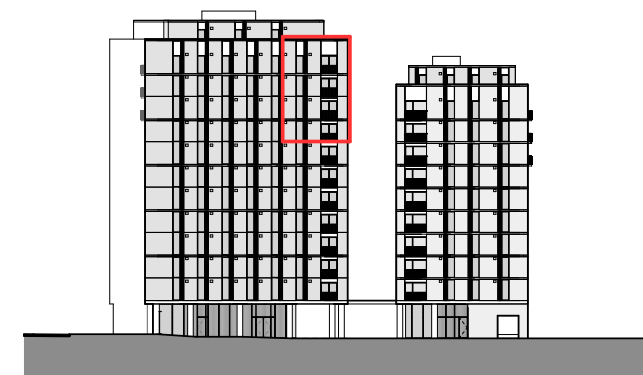
SECTION A
Through residential units

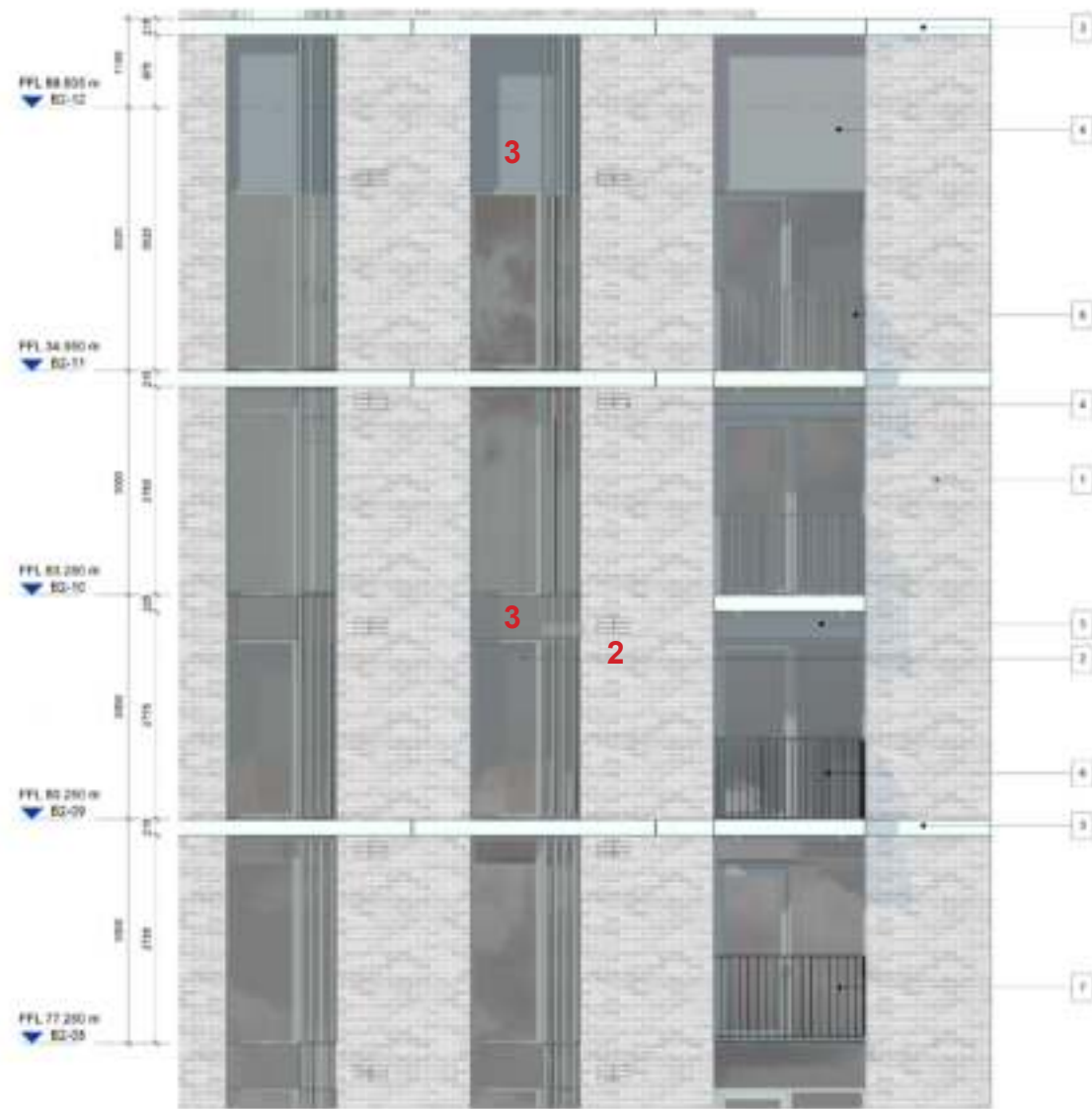


SECTION B
Through recessed balconies

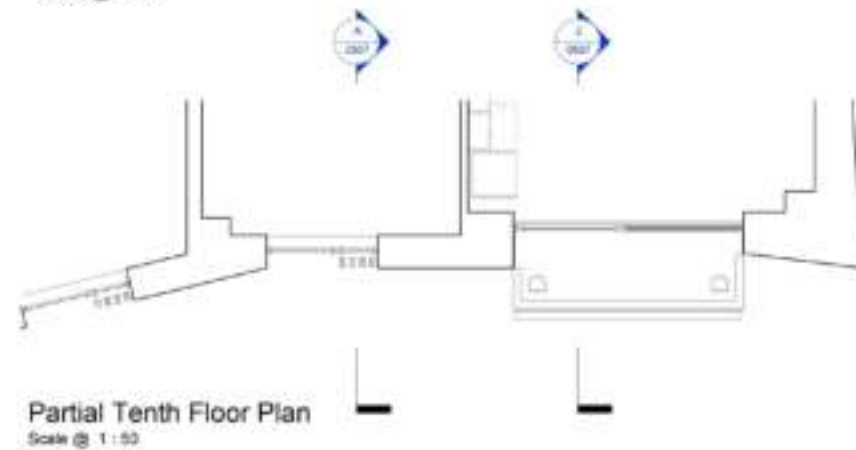


PLAN A
Residential units onto Clive Street

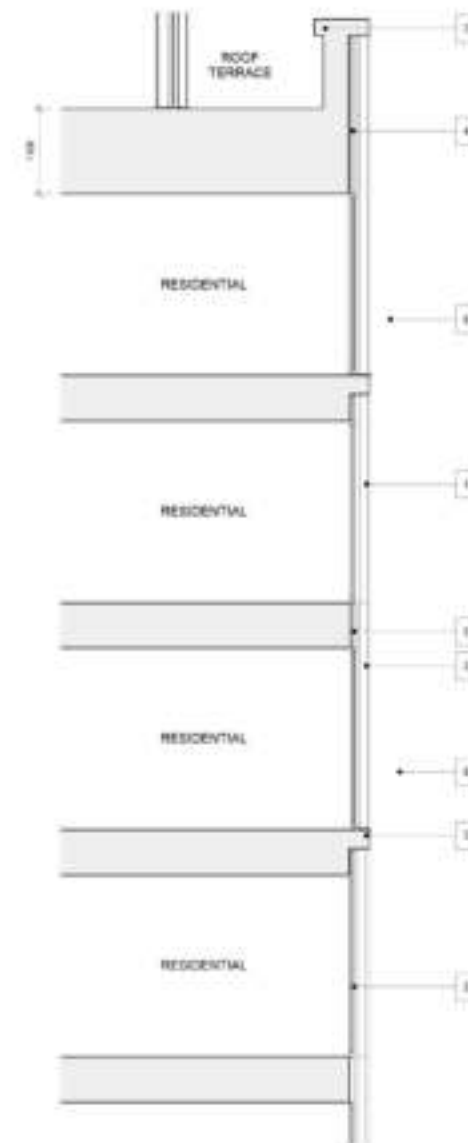




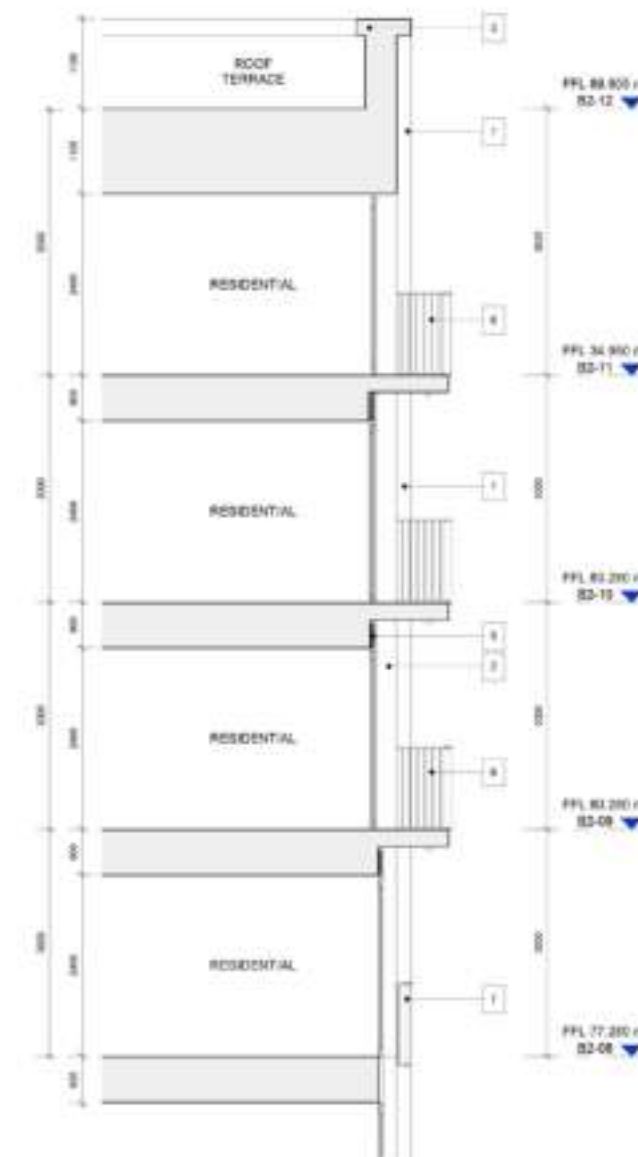
Partial Elevation
Scale @ 1:50



Partial Tenth Floor Plan
Scale @ 1:50



Section A NMA
Scale @ 1:50

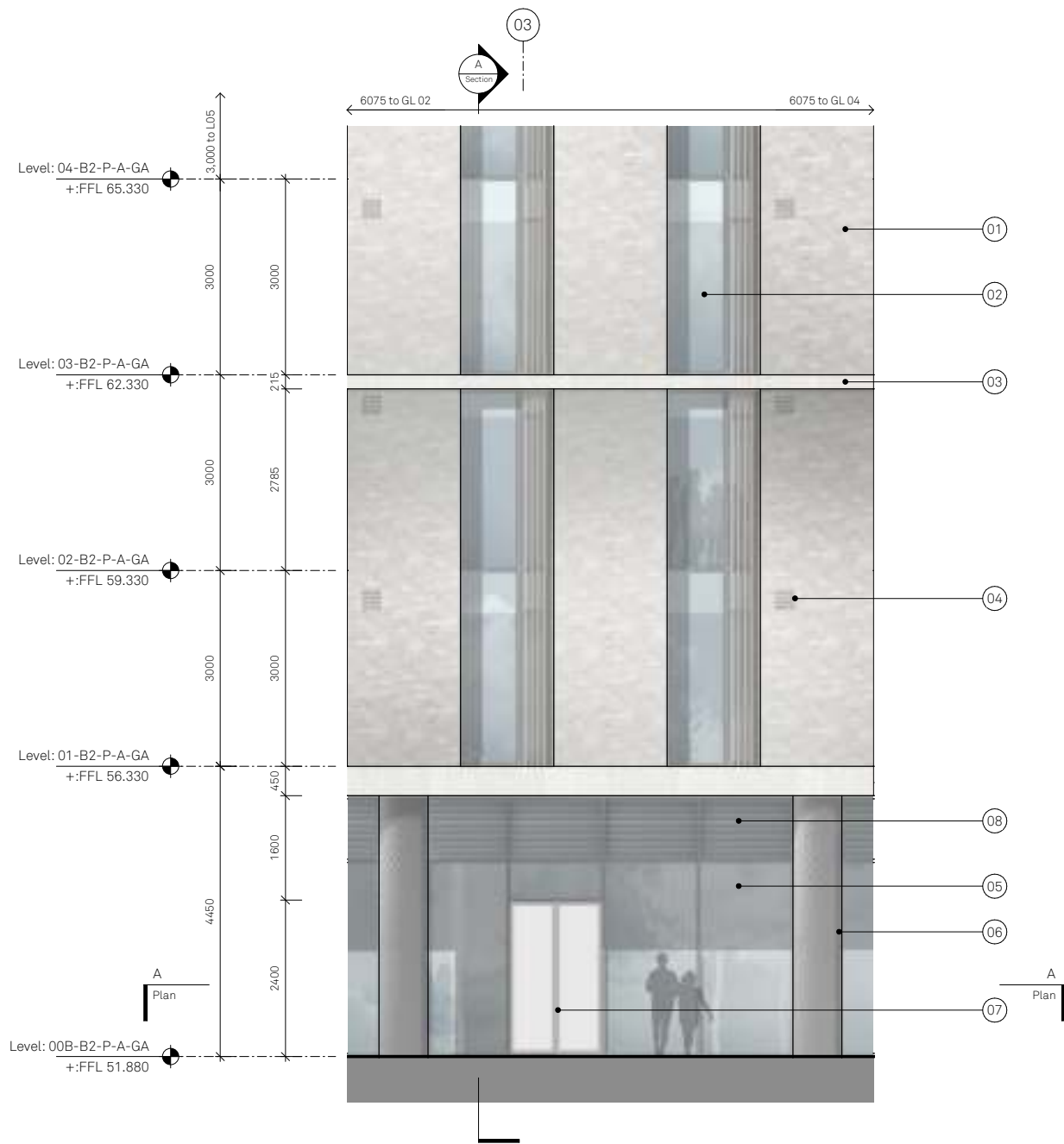


Section B NMA
Scale @ 1:50

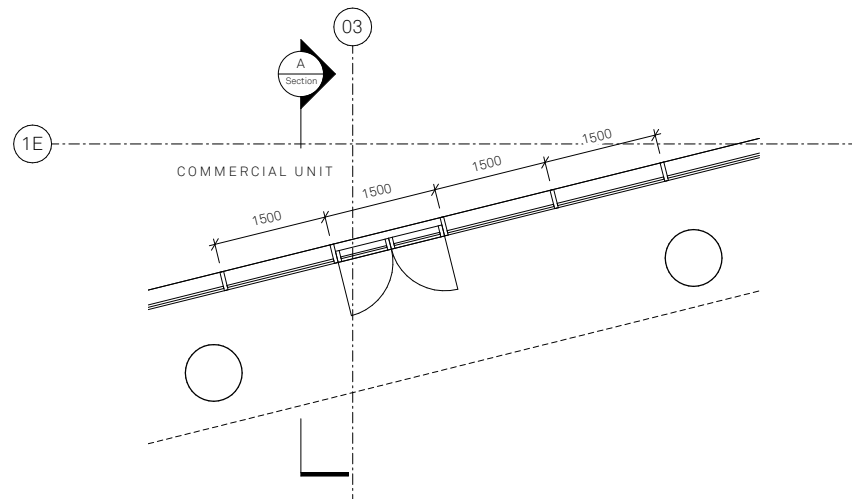


2 Adjustment to airbrick location following development of ventilation strategy

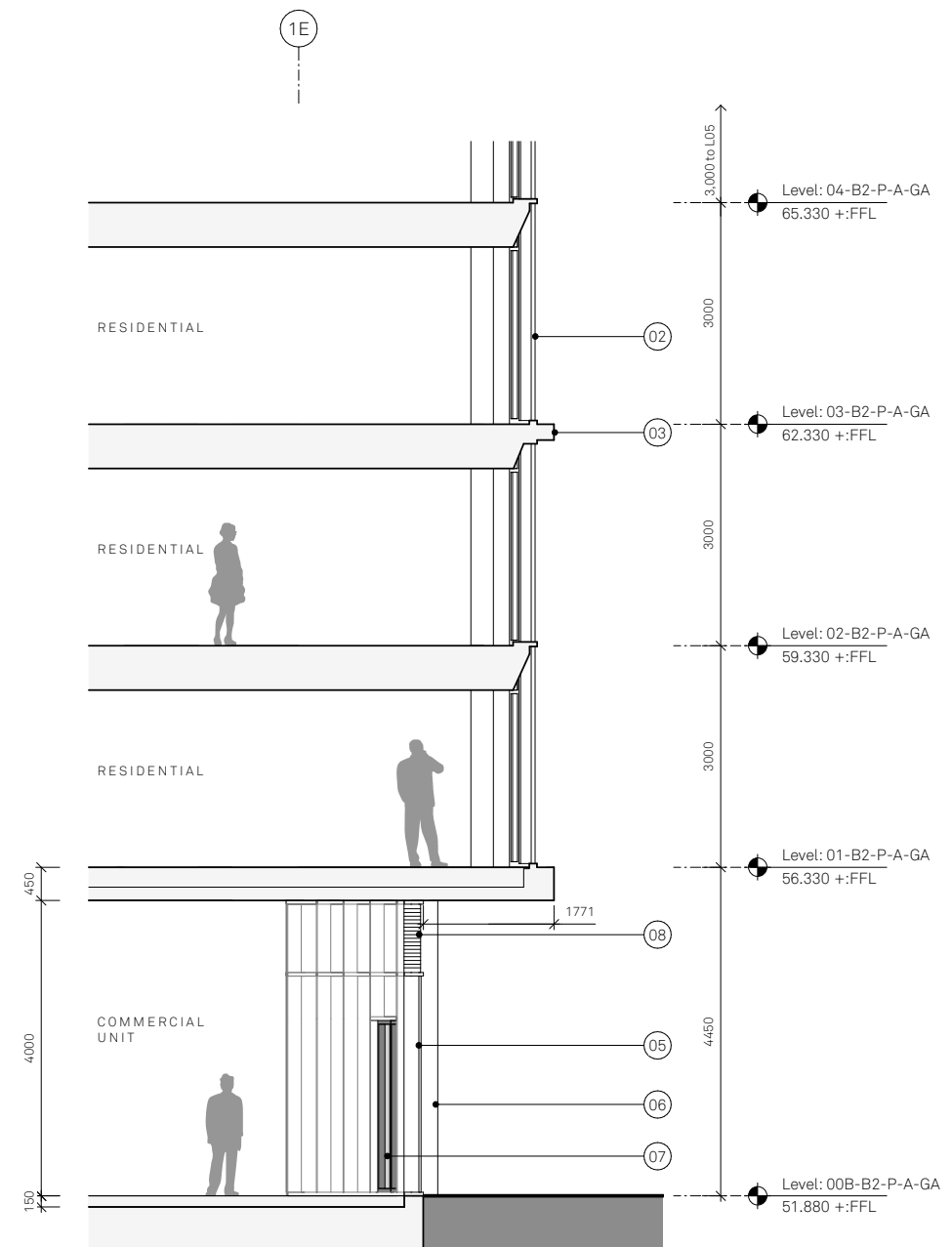
3. For Fire Engineering and CDM purposes, panels to be introduced in back painted glass at mid-floors and rainscreen at roof levels



PARTIAL ELEVATION
South Elevation towards Rochdale Road



PLAN A
Commercial Unit onto Rochdale Road

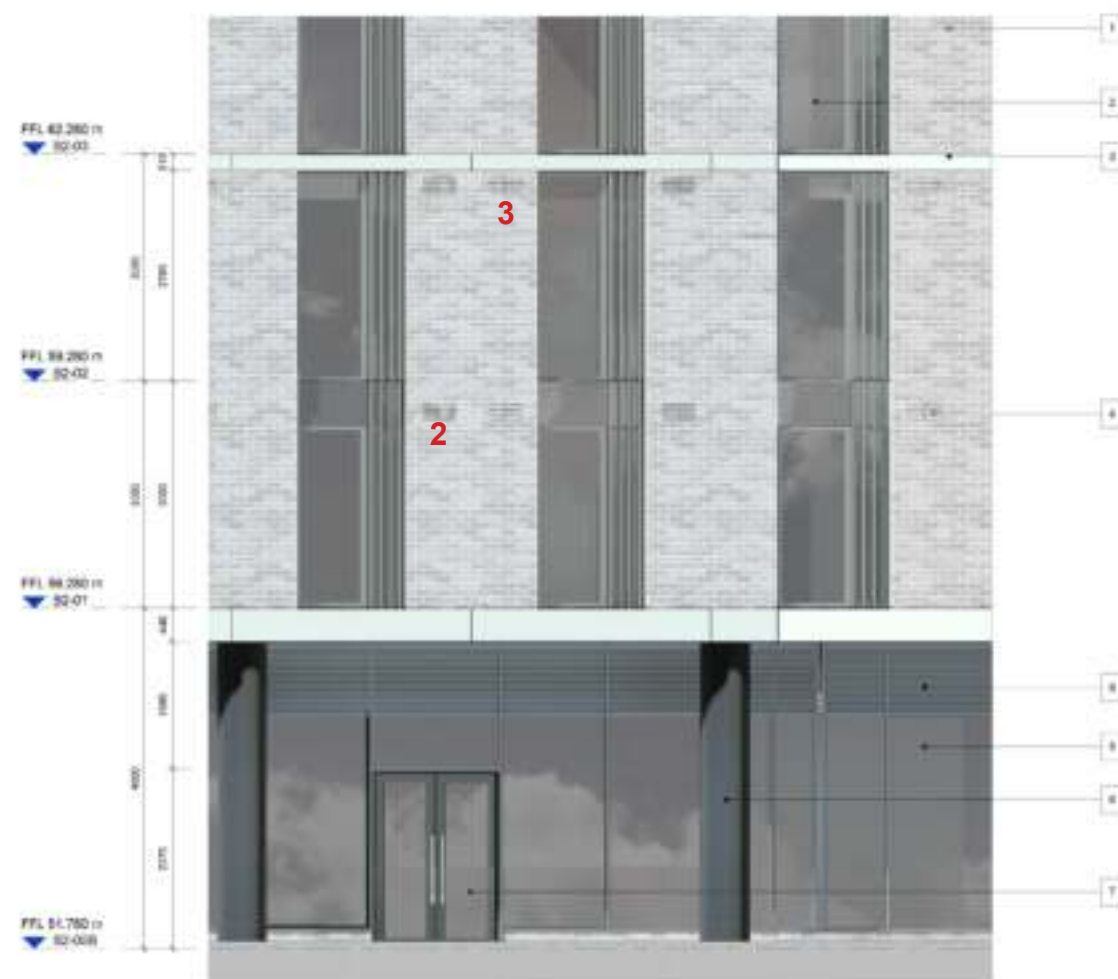


SECTION A
Through commercial unit

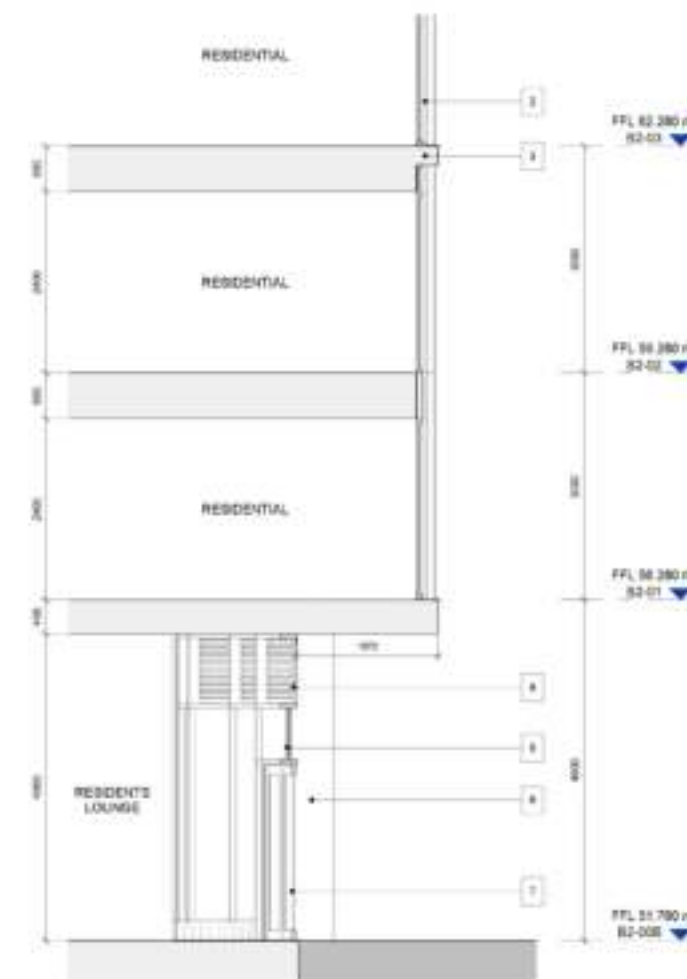
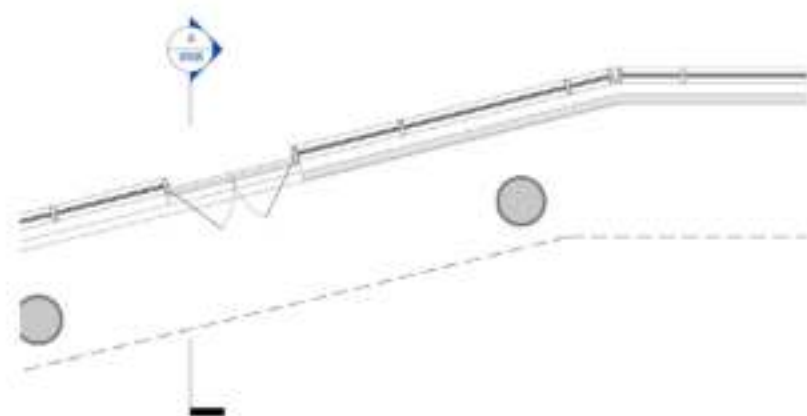


2 Adjustment to airbrick location following development of ventilation strategy

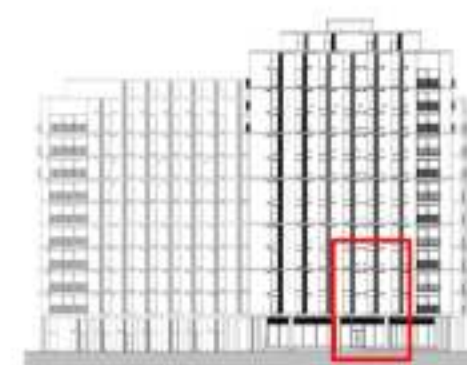
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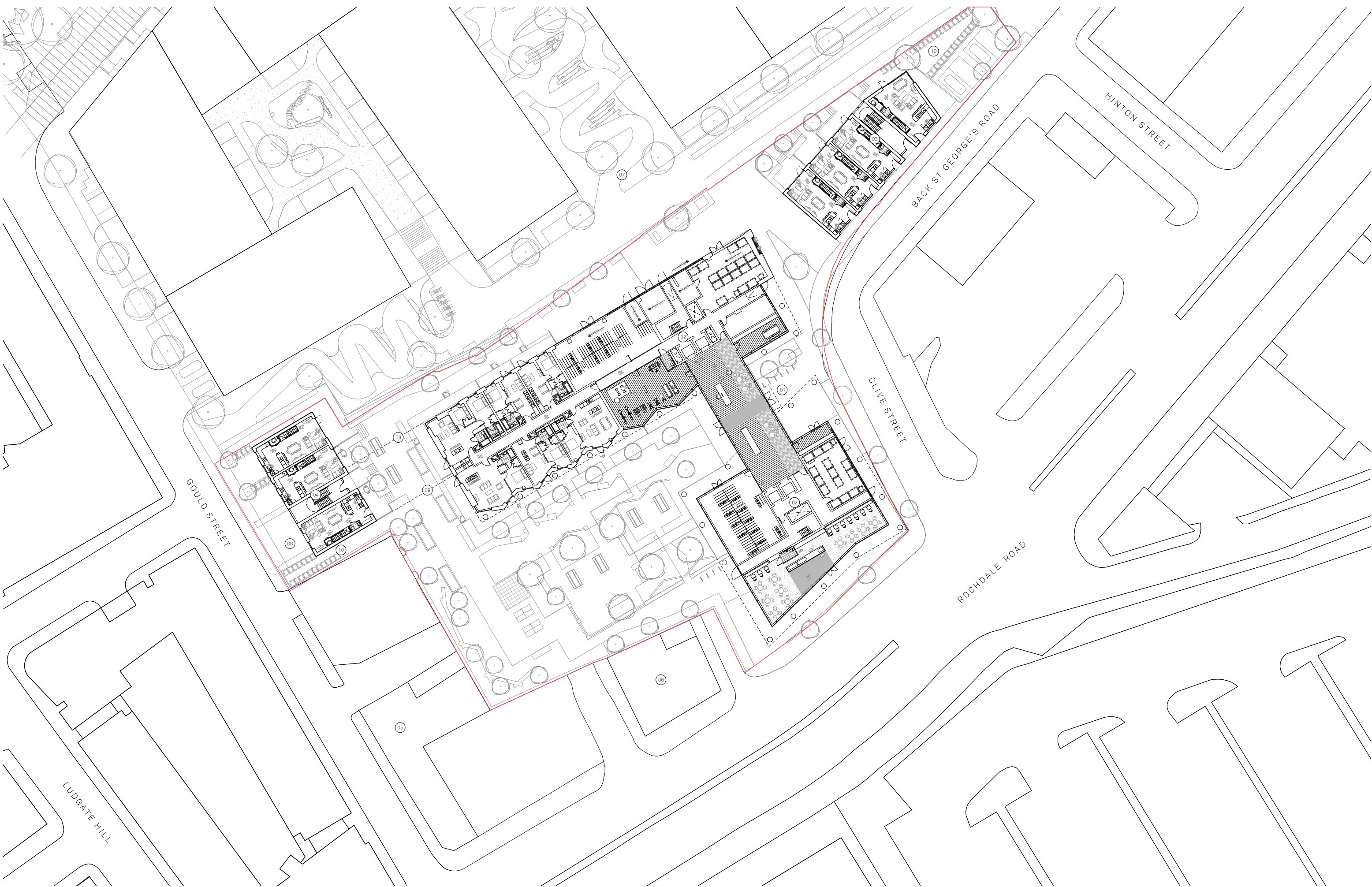


Partial Elevation
Scale @ 1 : 50



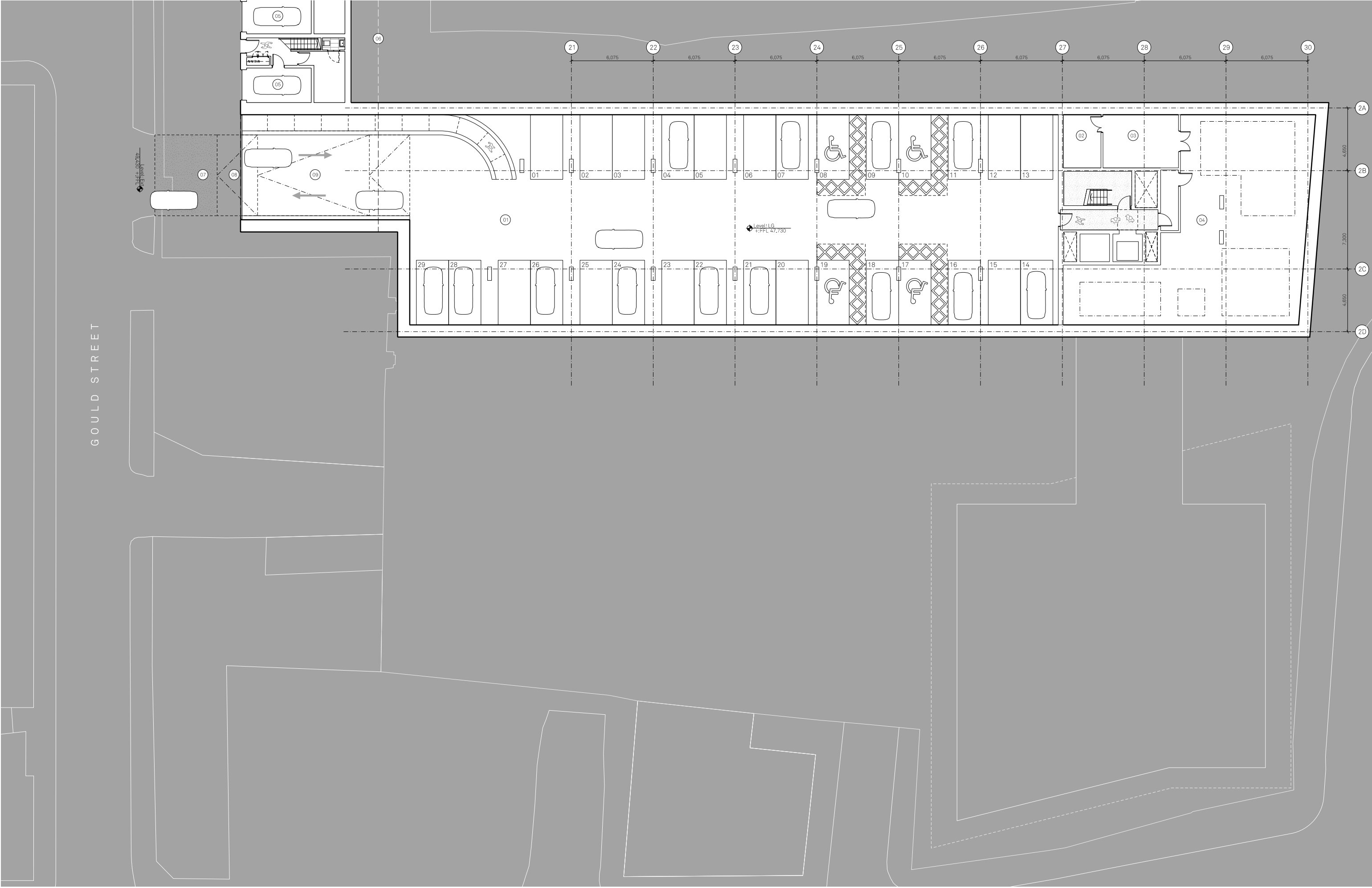
Section A
Scale @ 1 : 50

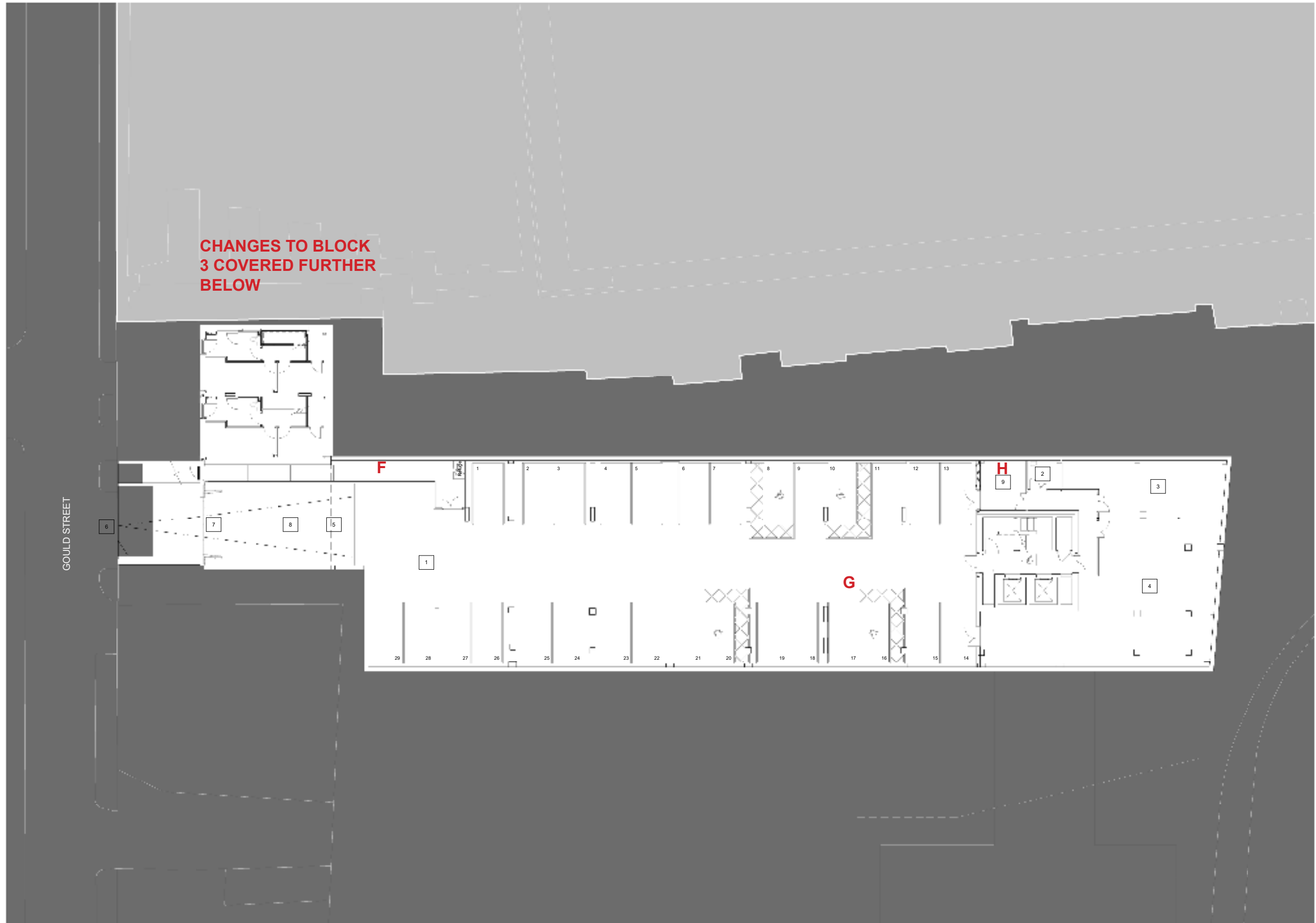






- A** Adjustment to access of Block 3 following review of site levels with approved plan. Access provided for fire fighting purposes
- B** Bin storage re-located to suit above. Condition 20 submission made by MCL
- C** Landscape updated to reflect progressed design
- D** Block 1 layout updated as described in following sections
- E** Boundaries updated to reflect submission of information under Condition 12

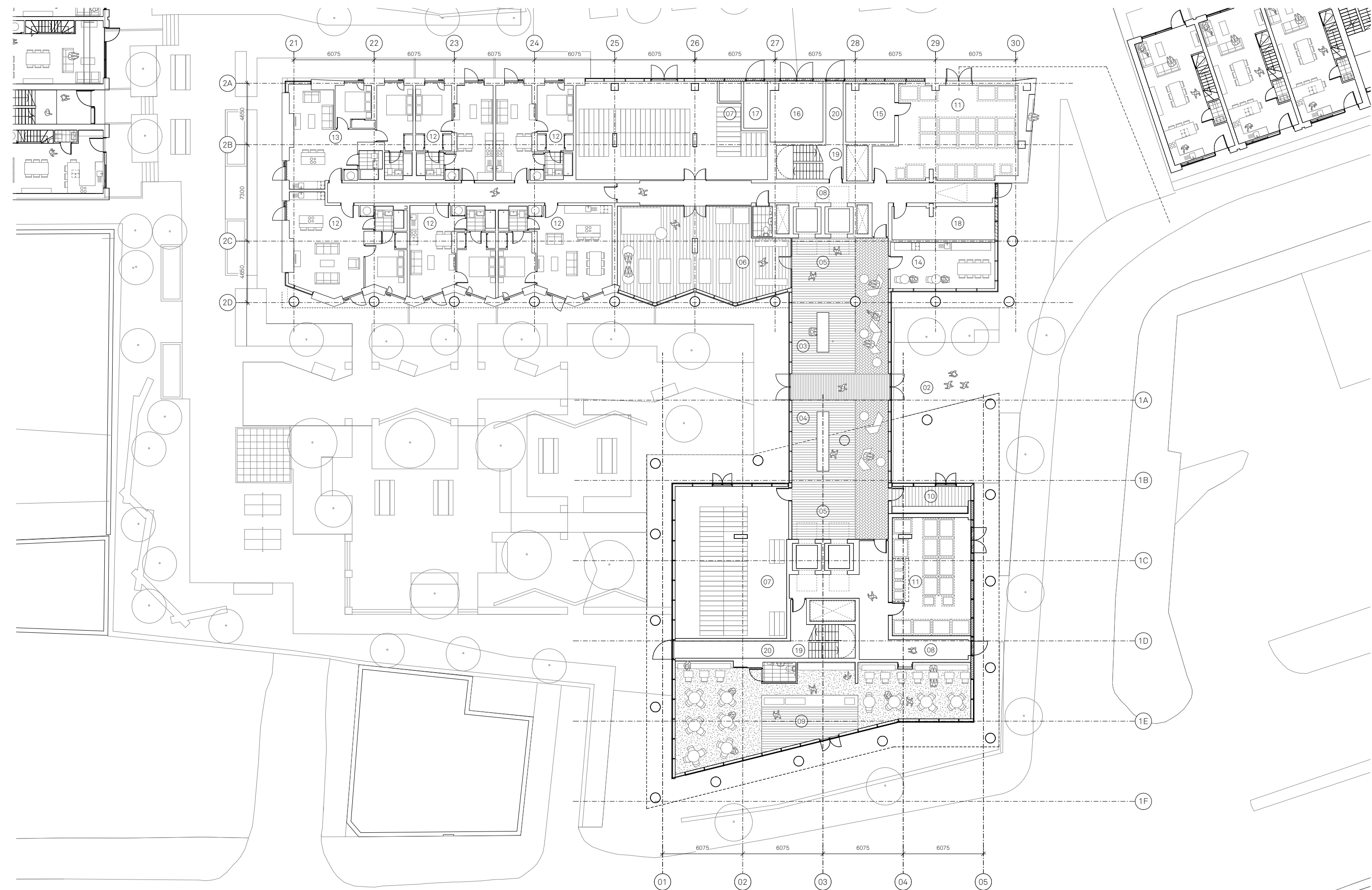




F As part of the developed fire strategy a separate and protected escape route is required out of the basement onto Gould Street. This requires separate pedestrian gate to be provided.

G Accessible parking spaces adjusted to provide suitable manoeuvring space.

H Detailed MEP input highlighted the requirement for mechanical car park ventilation which was not proposed in the approved scheme.





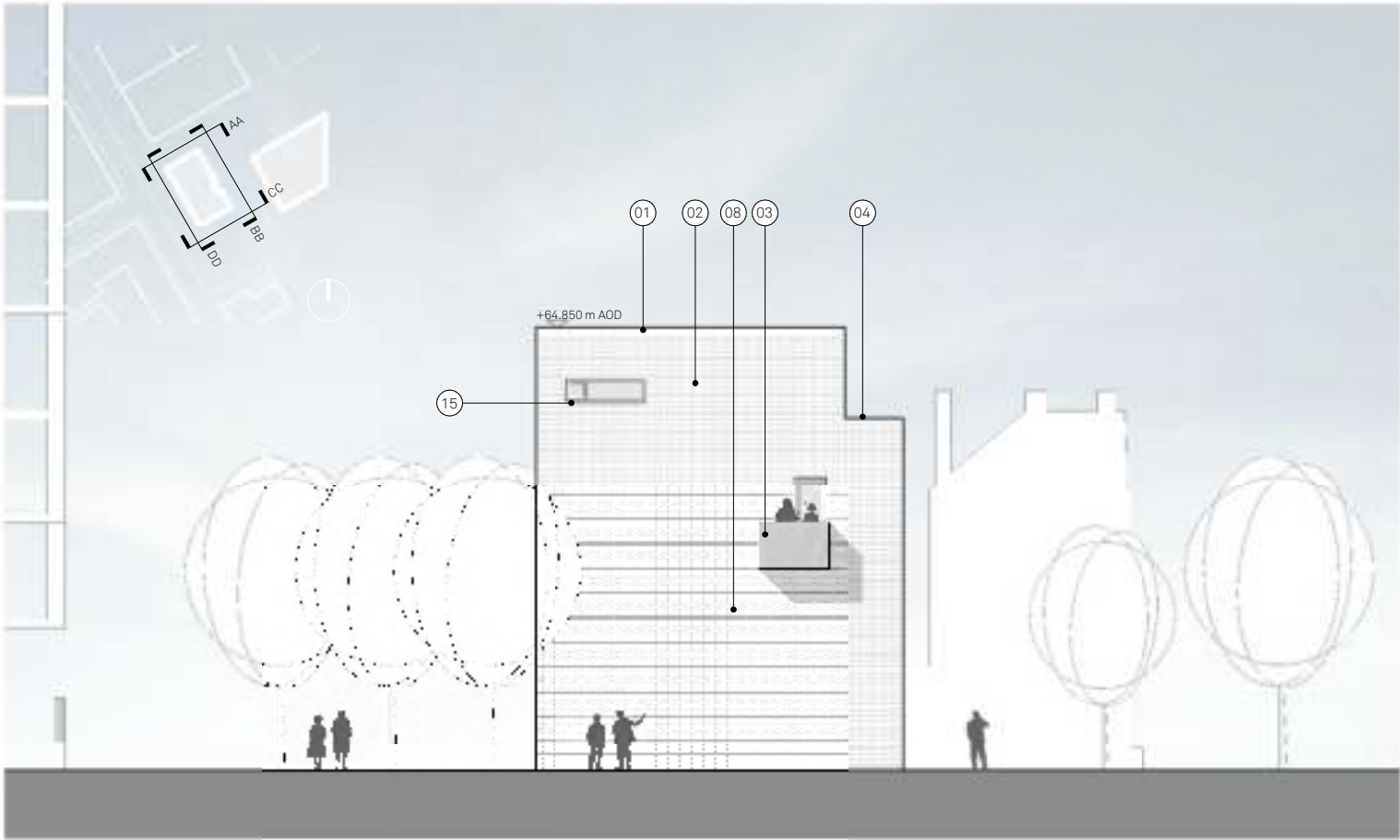
J Reconfiguration of ground floor layout to suit developed structural design. External doors repositioned to suit

K Reconfiguration of ground floor elements to suit technical requirements of basement ventilation and substation

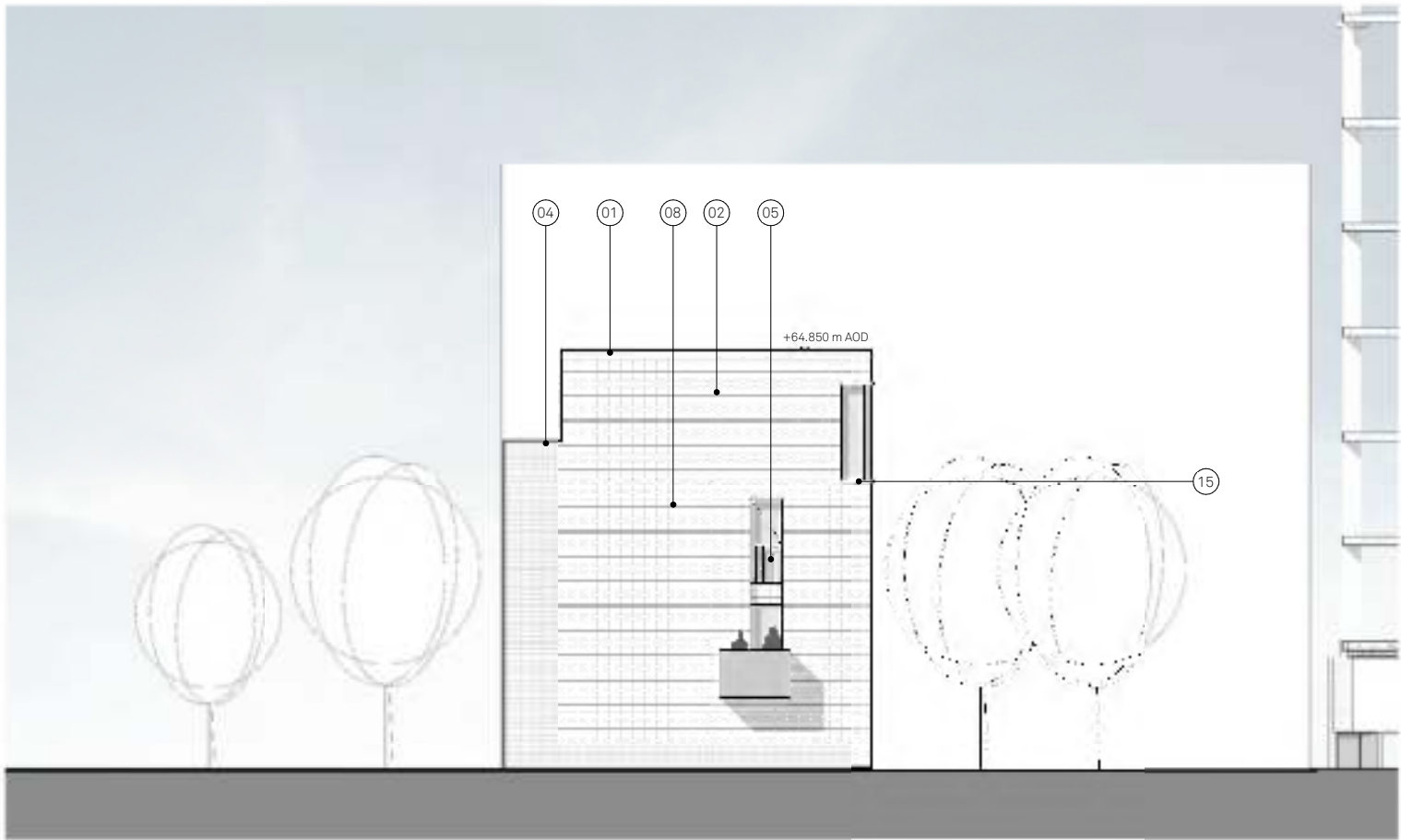
L Sliding doors introduced to main building entrance

M Minor external wall adjustment due to clash with column

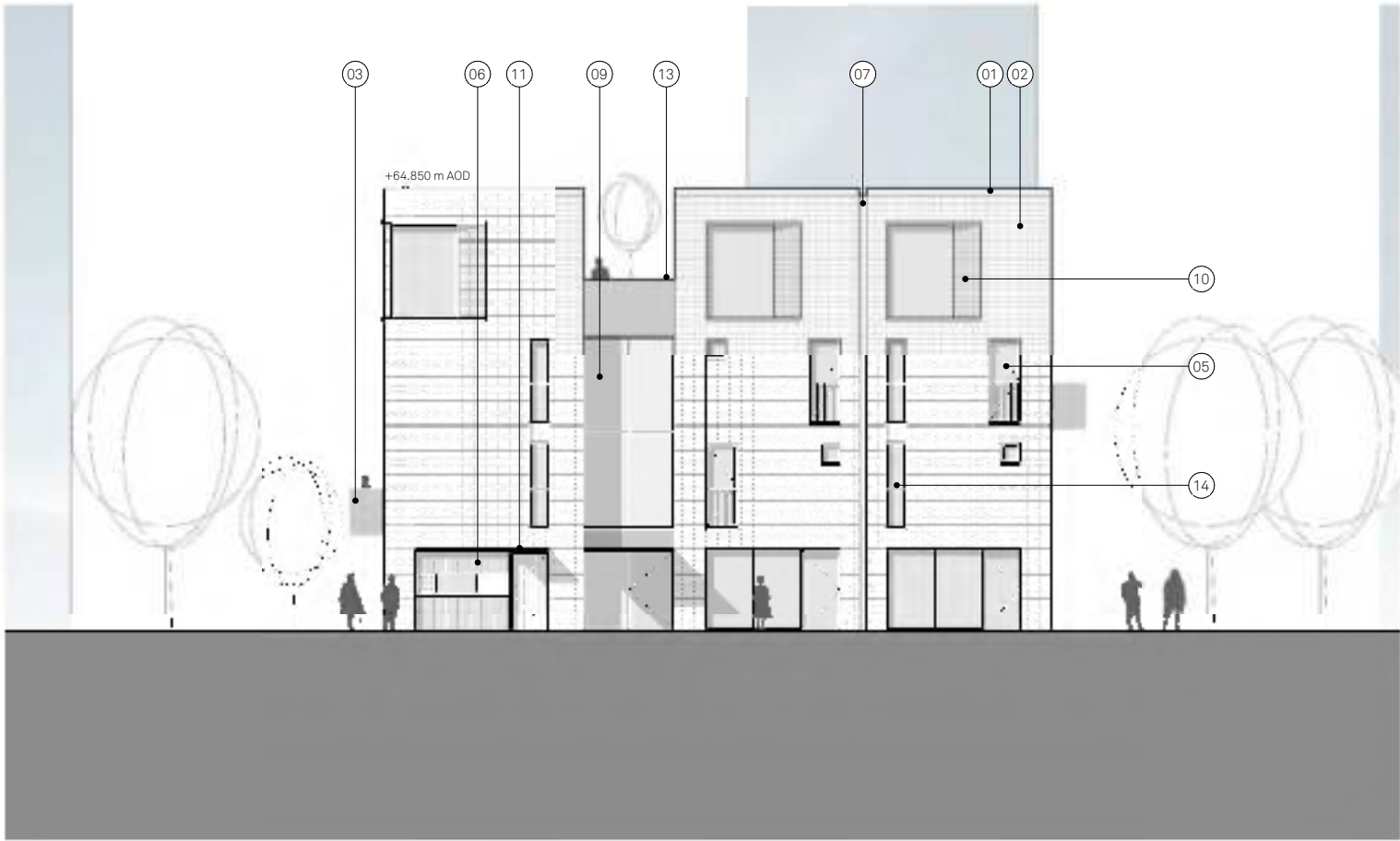
N Reconfiguration to suit developed fire strategy requirements and introduction of link to residential lounge



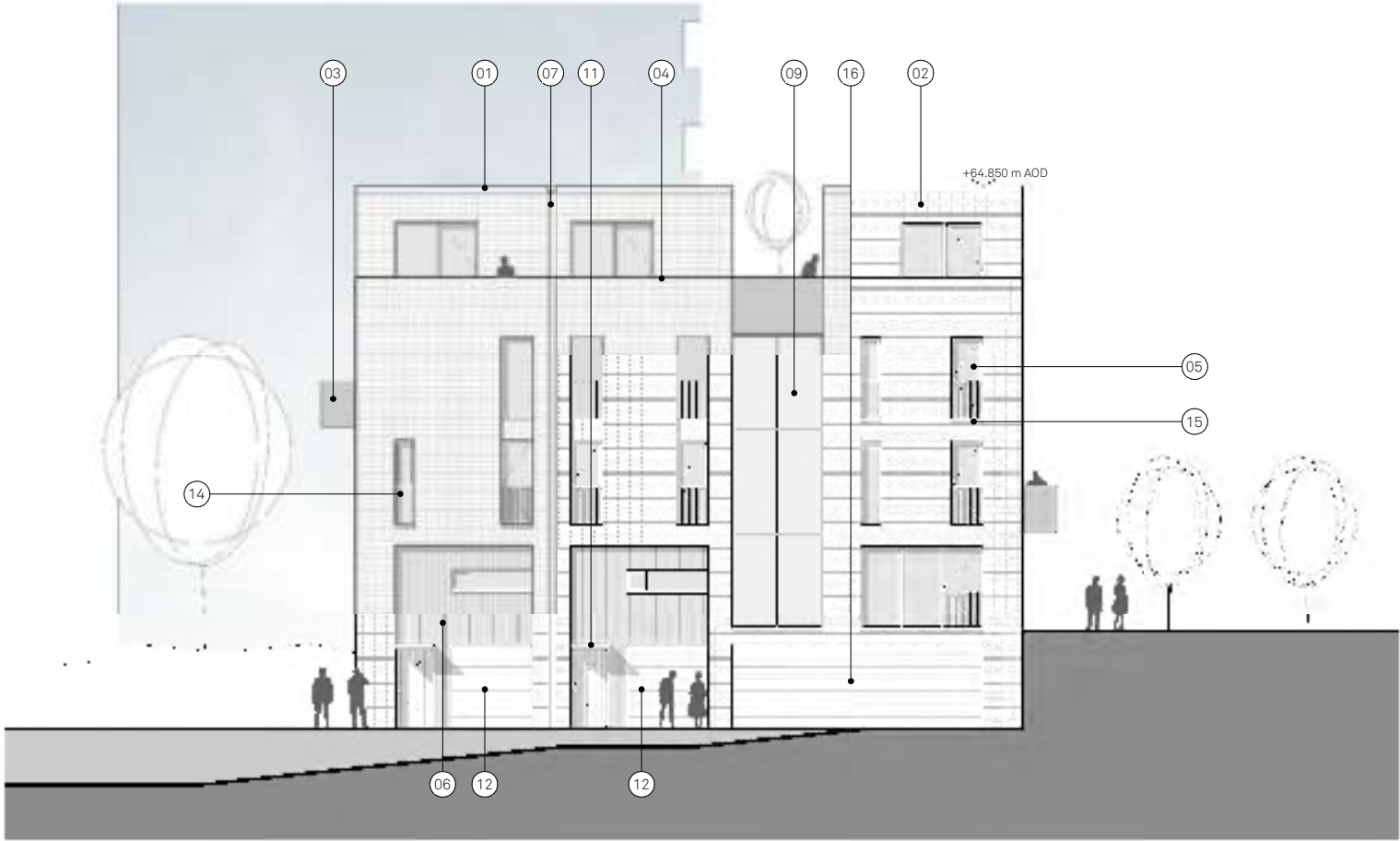
B3 Elevation AA - North



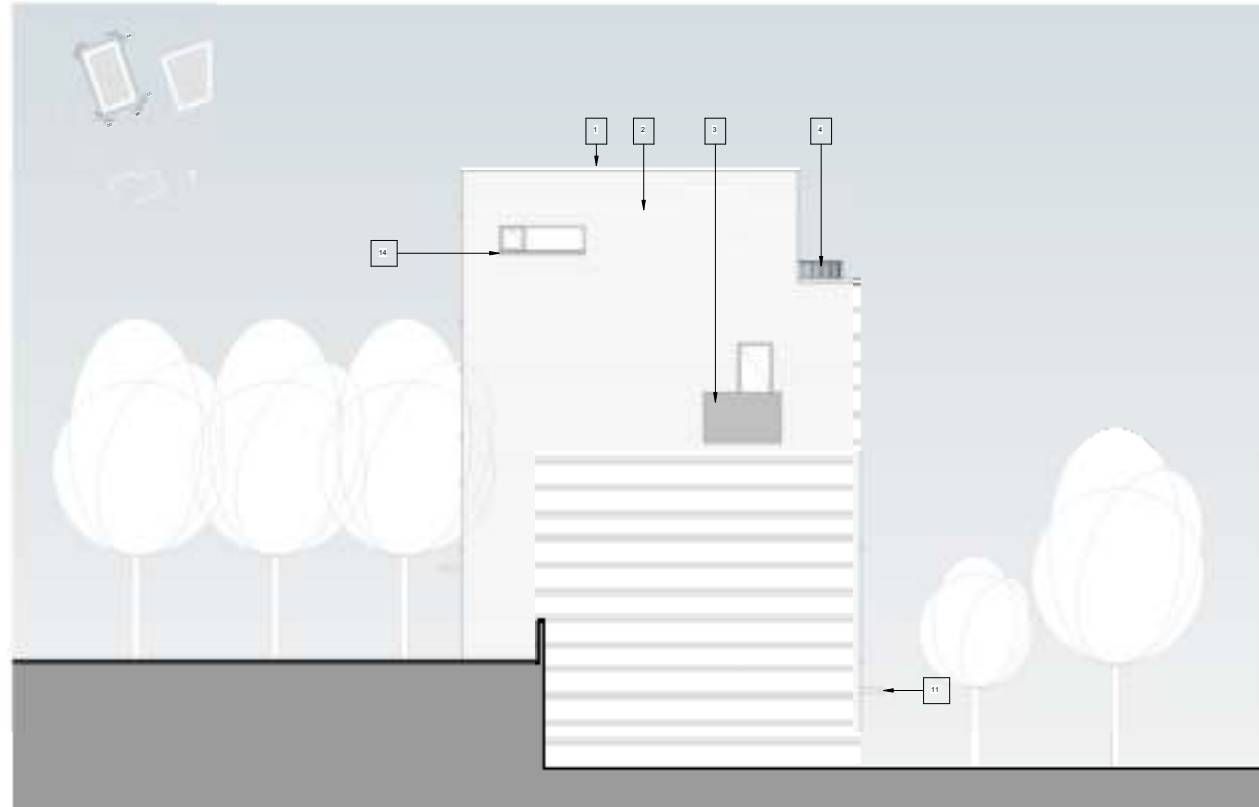
B3 Elevation CC - South



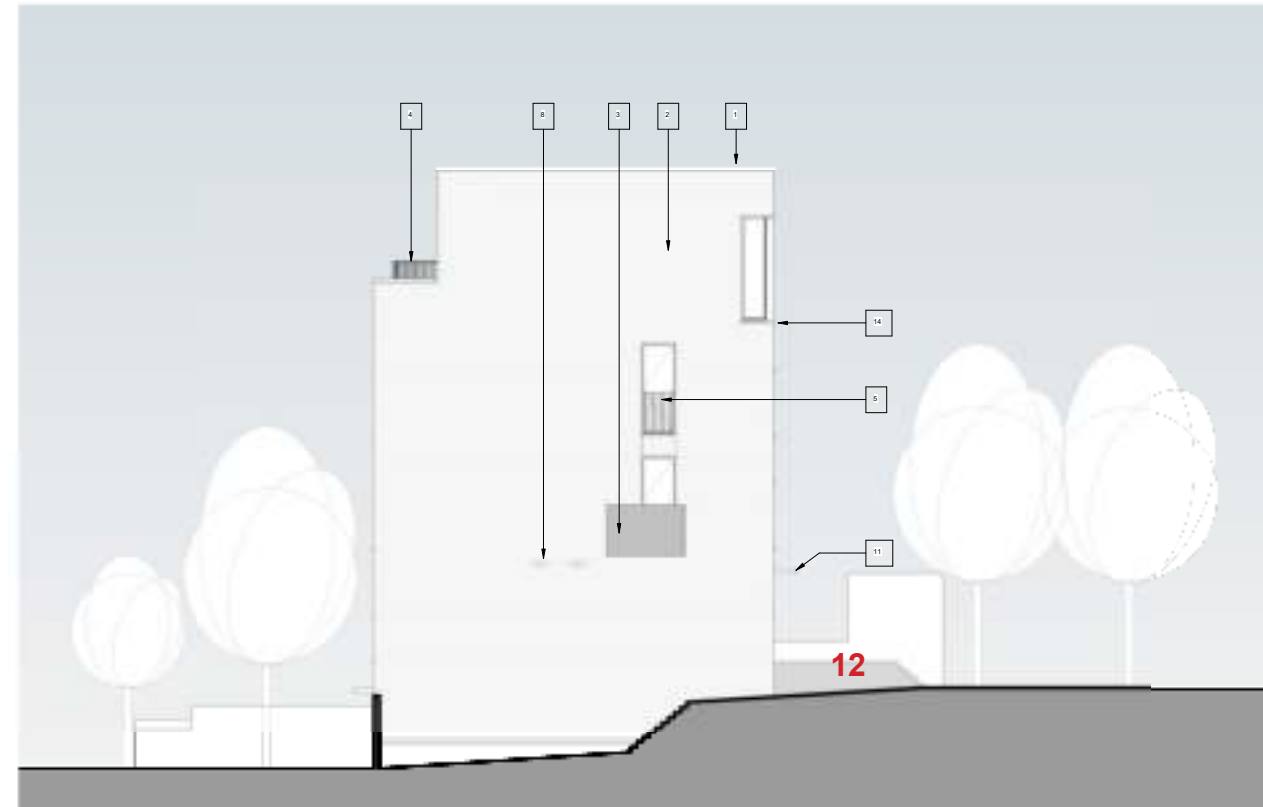
B3 Elevation BB - East, Site Facing



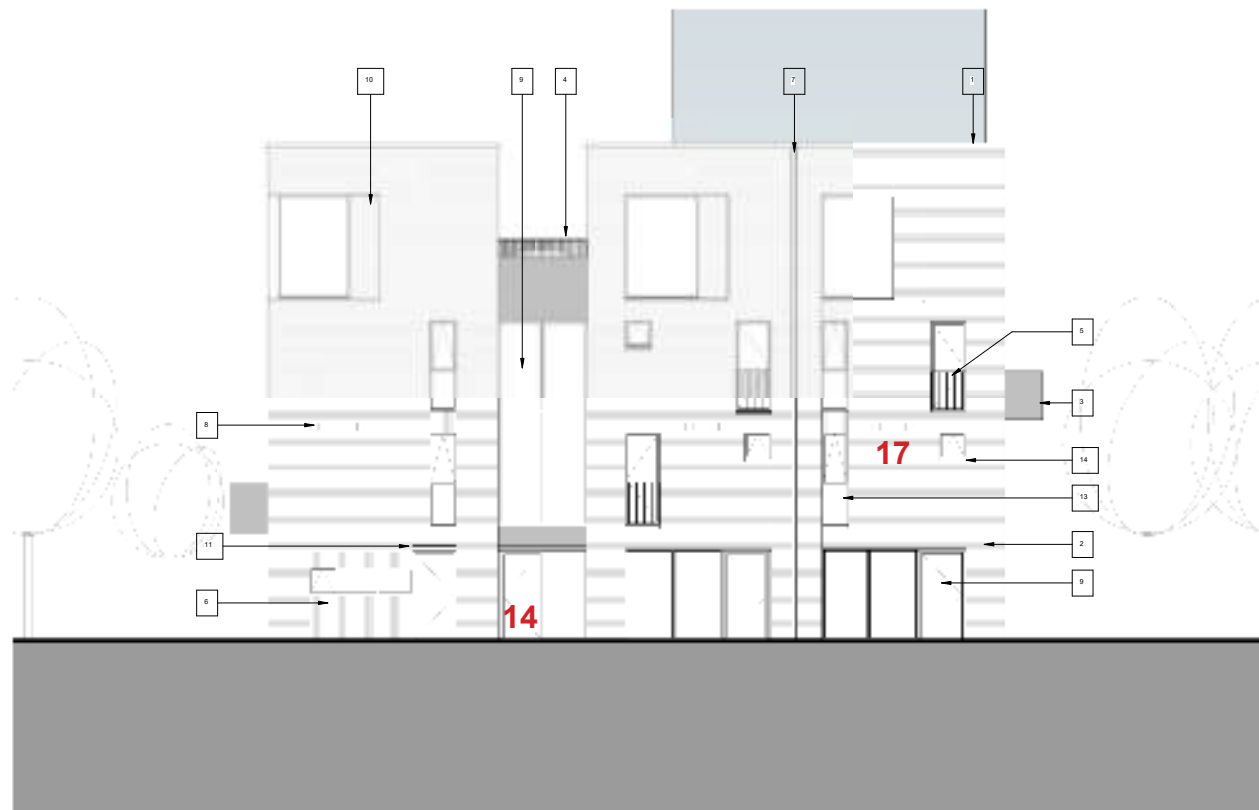
B3 Elevation DD - West, Gould Street



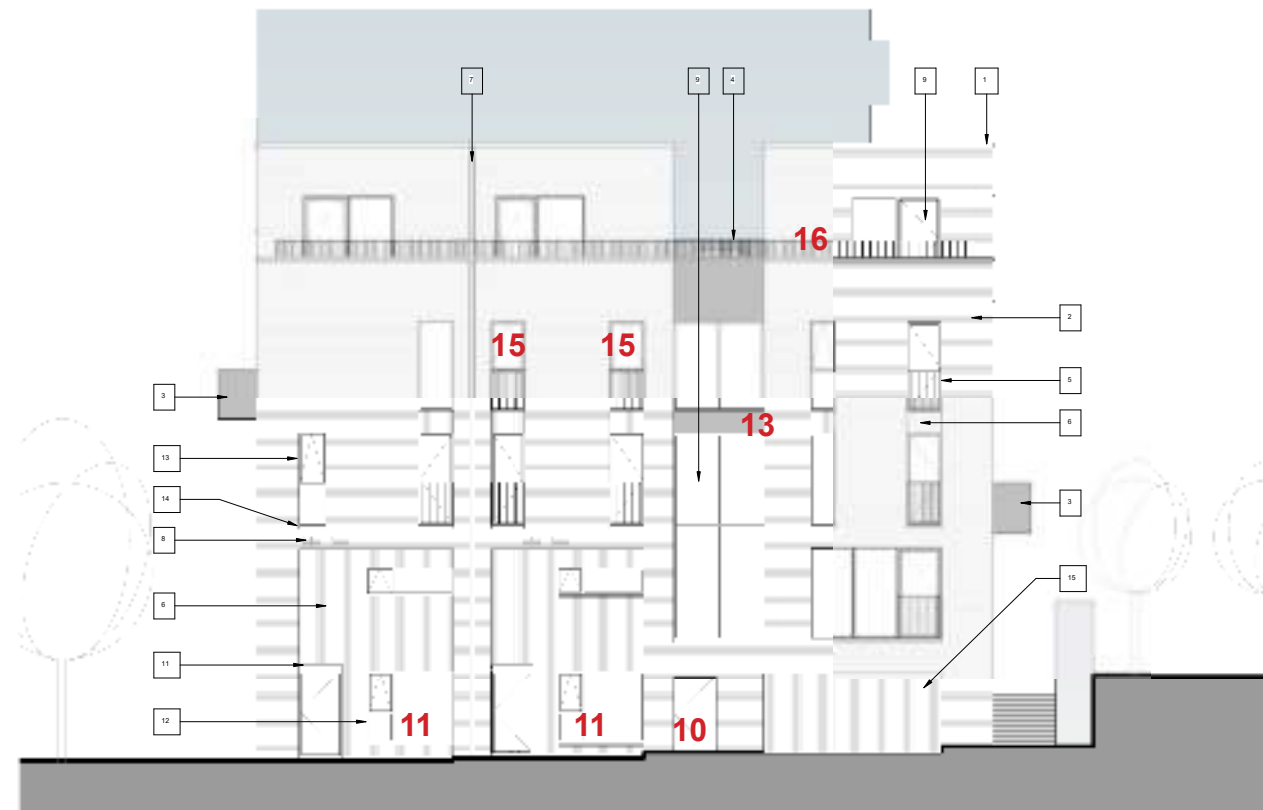
B3 Elevation AA - North
Scale @ 1 : 100



B3 Elevation CC - South
Scale @ 1 : 100



B3 Elevation BB - East
Scale @ 1 : 100



B3 Elevation DD West
Scale @ 1 : 100

10. Additional pedestrian door added to basement car park entrance in compliance with progressed fire strategy.

11 Garages reconfigured to create live / work space.

12 Levels represented on the elevations do not reflect the planning approved landscape design.

13 Spandrel panel included within curtain wall to provide fire separation - matching reasons of item 2 on Block 1 & 2

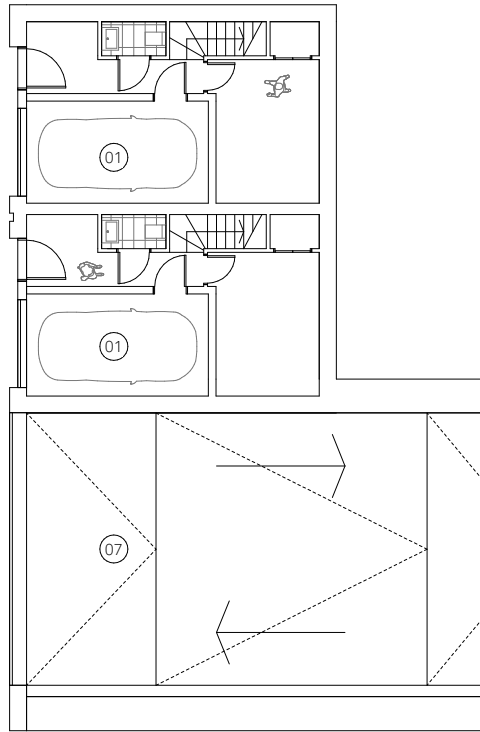
14 Building entrance recess reduced by 225mm to enable stair and service riser to function.

15 Areas that were previously external are converted to internal space follow development of SAP assessment, thermal strategy, insufficient floor zones to accommodate insulation / cold

16 Additional edge protection provided due to insufficient height of parapet. Proposed metal railings match other balustrade proposals

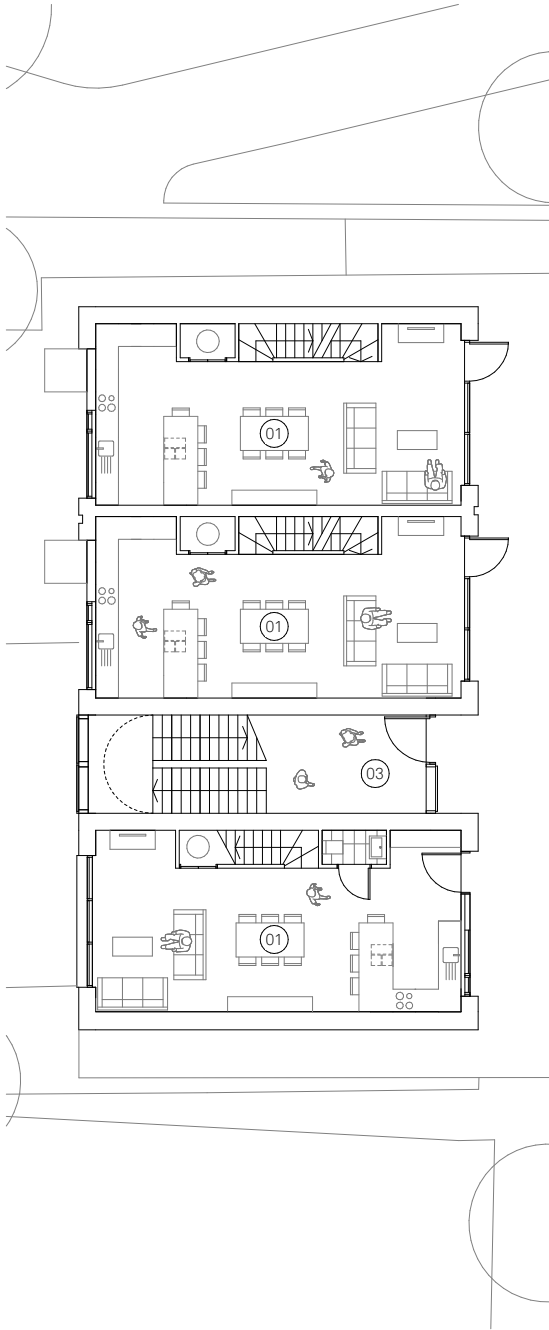
17 Airbrick introduced to match Block 1 & 2 to suit ventilation requirements

GOULD STREET



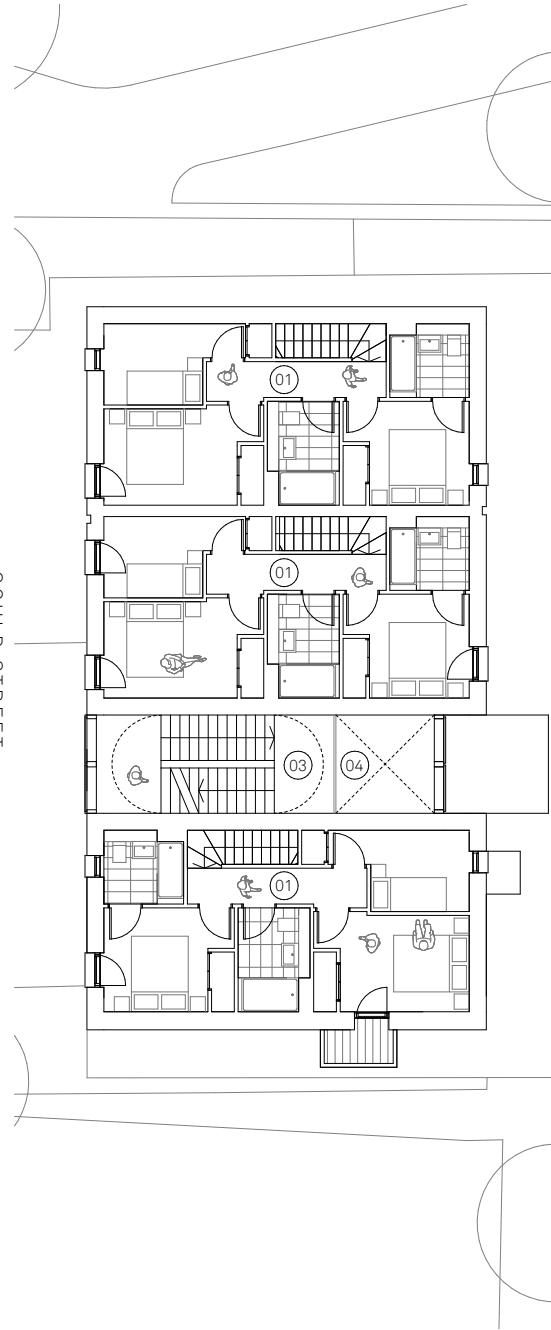
Basement Plan - Lower Duplexes

GOULD STREET



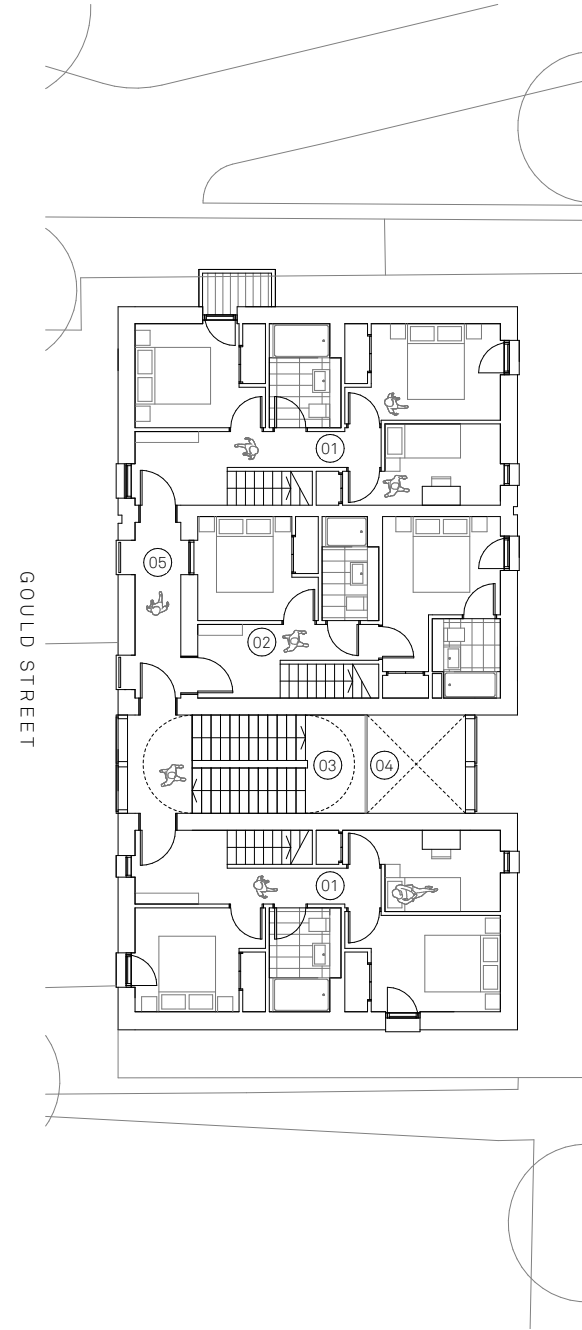
Ground Floor Plan - Lower Duplexes

GOULD STREET



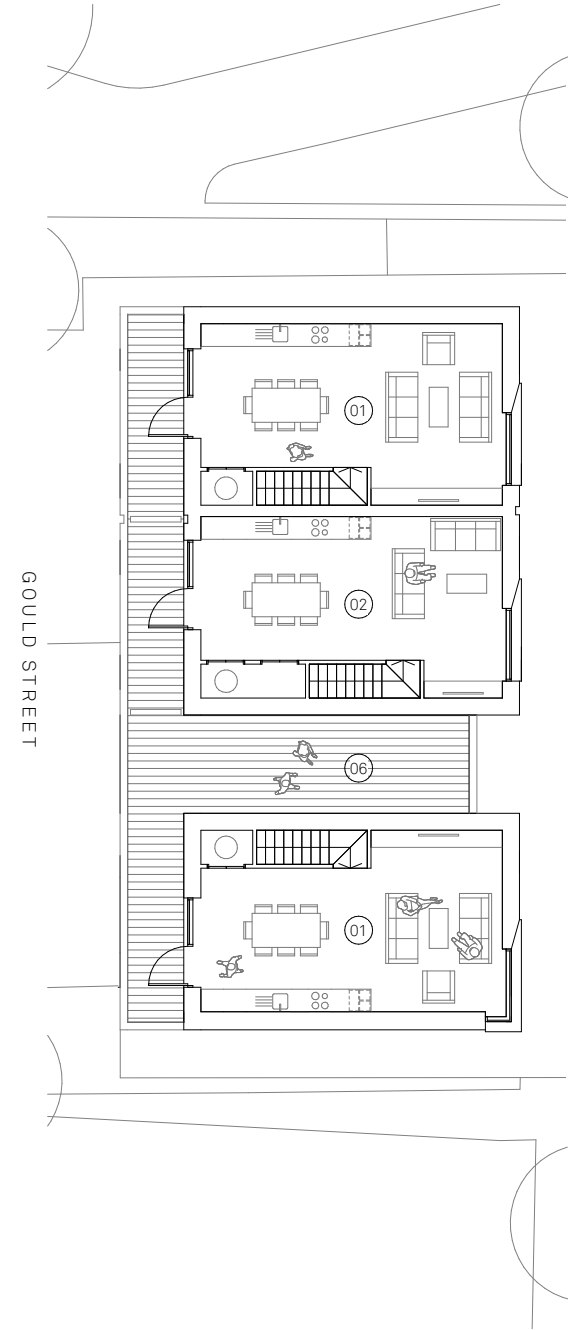
First Floor Plan - Lower Duplexes

GOULD STREET



Second Floor Plan - Upper Duplexes

GOULD STREET



Third Floor Plan - Upper Duplexes



Basement Plan - Lower Duplexes

Ground Floor Plan - Lower Duplexes

First Floor Plan - Lower Duplexes

Second Floor Plan - Upper Duplexes

Third Floor Plan - Upper Duplexes

P. Additional pedestrian door added to basement car park entrance in compliance with progressed fire strategy.

Q Garages reconfigured to create live / work space due to insufficient width in plan following development of structural and thermal requirements

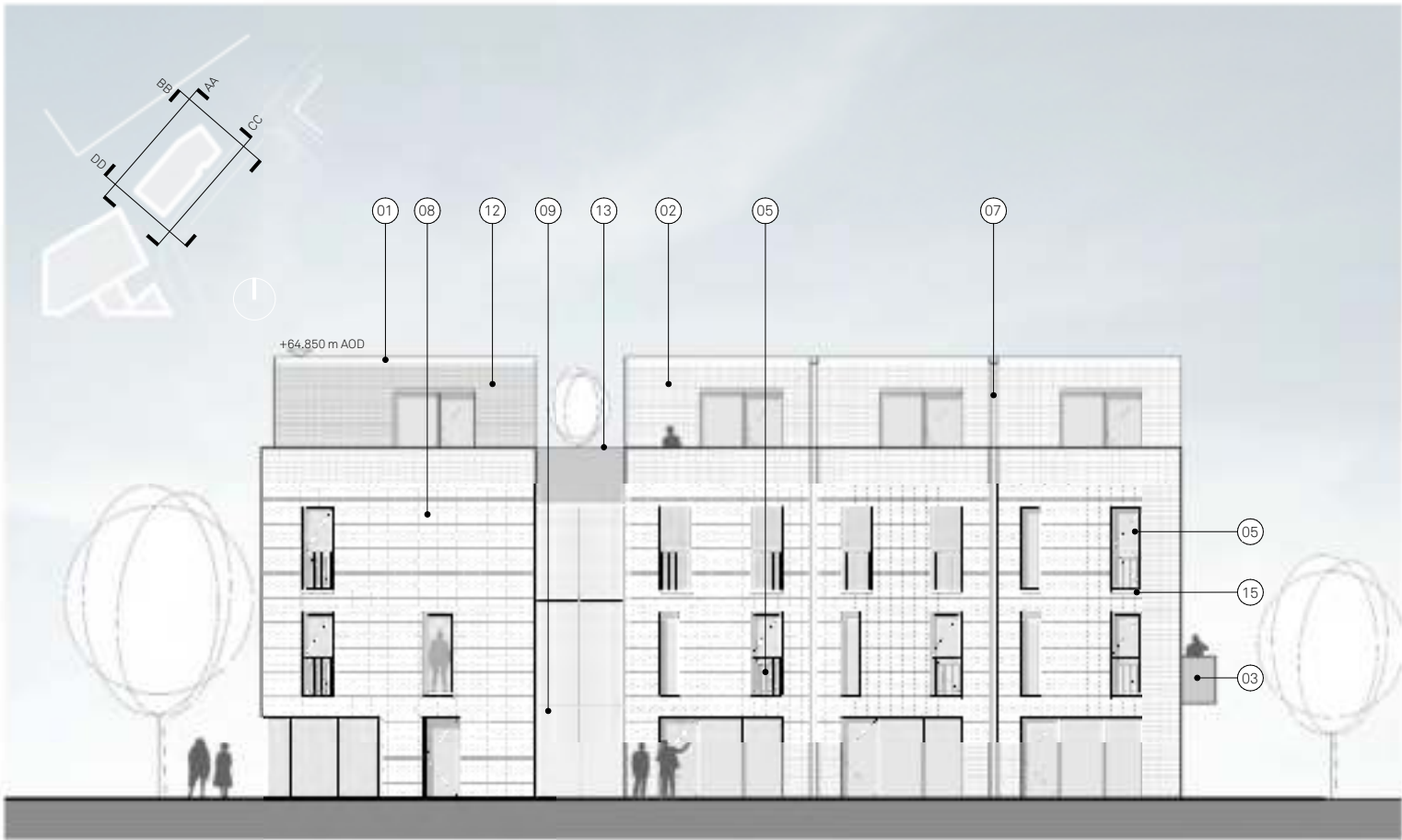
R Levels represented on the plans do not reflect the planning approved landscape design.

S Central stair re-configured to allow developed MEP design and cleaning / access of curtain walling

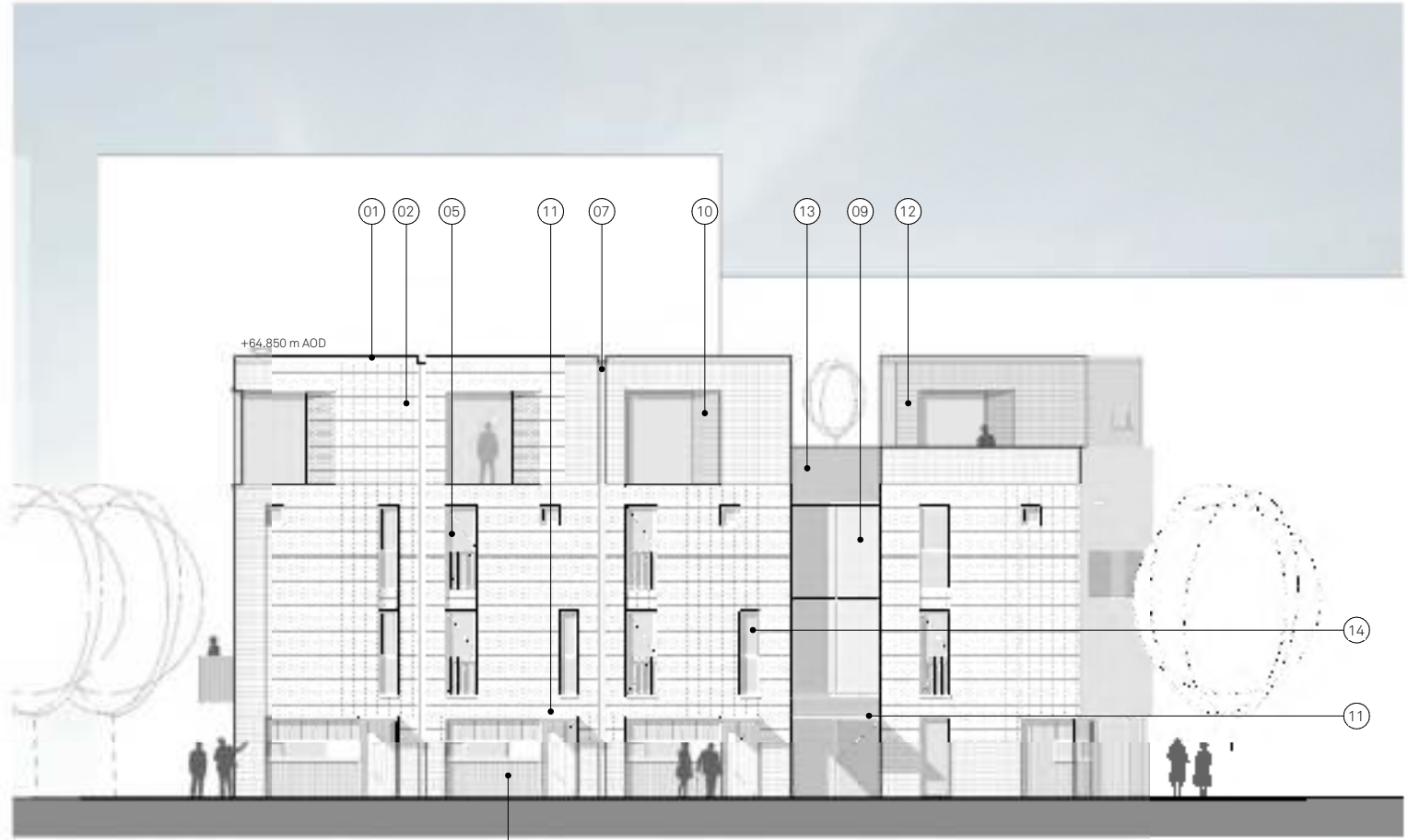
T Building entrance recess reduced by 225mm to enable stair and service riser to function.

U Areas that were previously external are converted to internal space follow development of SAP assessment, thermal strategy, insufficient floor zones to accommodate insulation / cold

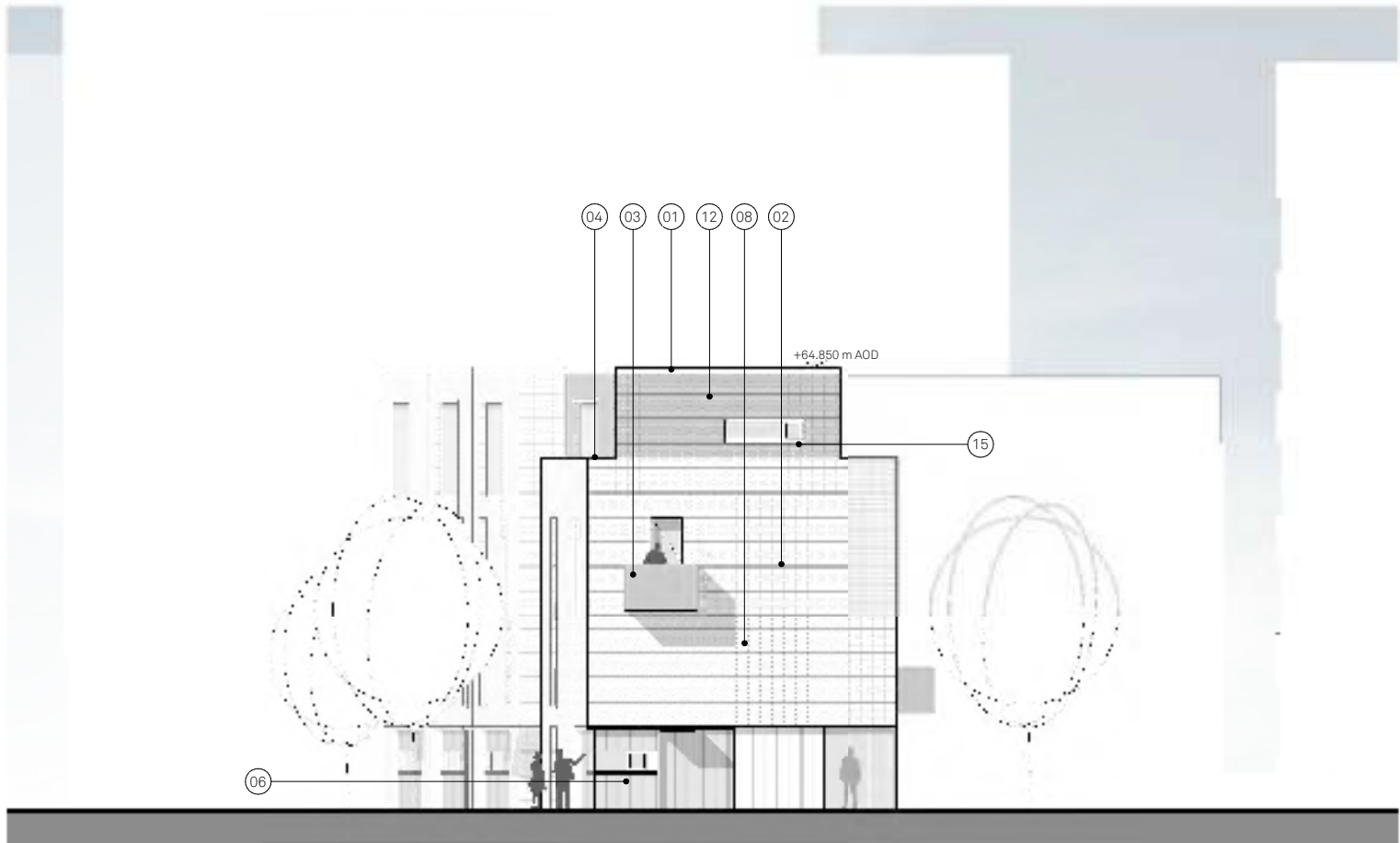
V Internal elements re-configured following development of fire strategy in-conjunction with fire engineer and building control



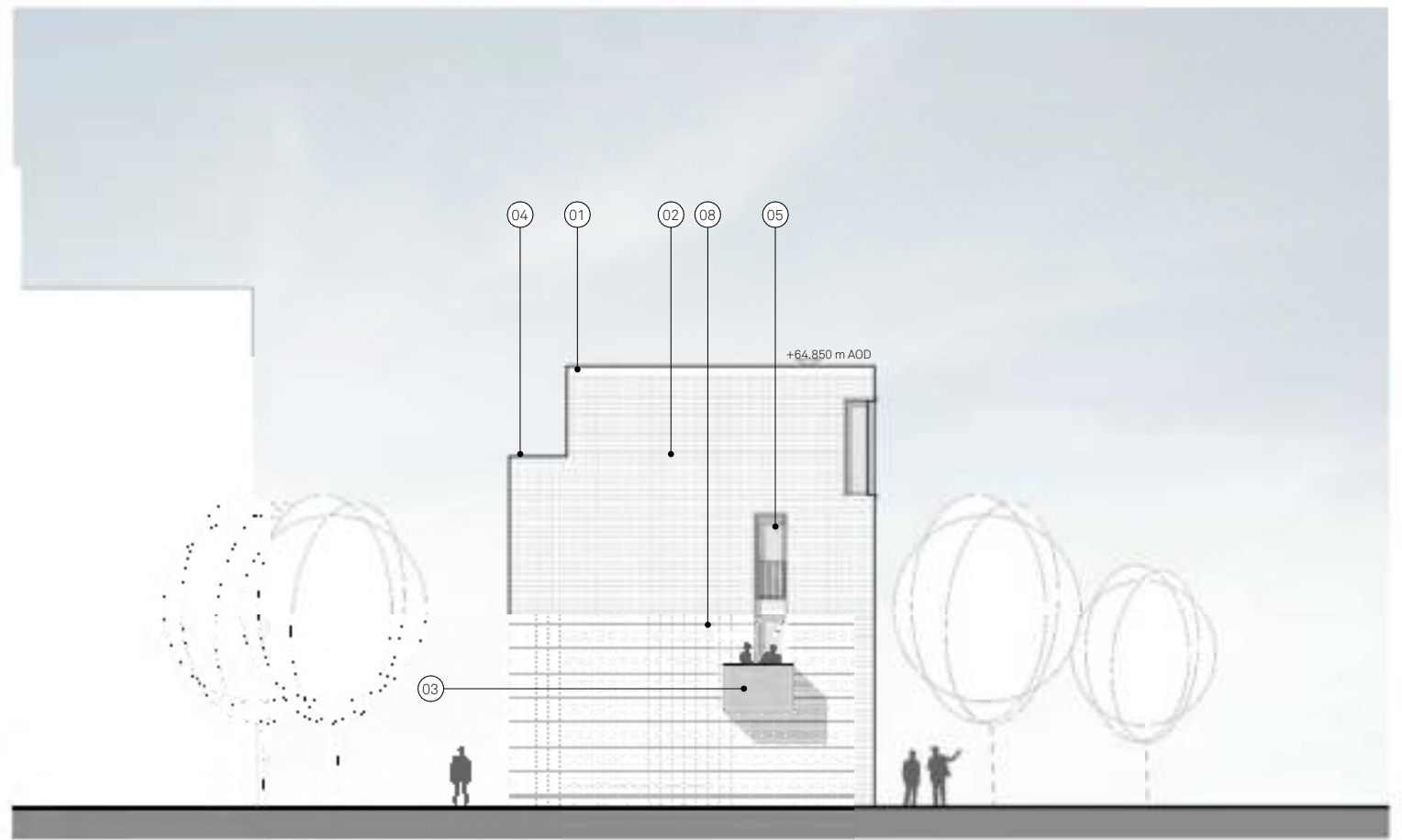
B4 Elevation AA - Site Facing



B4 Elevation CC - Back St. George's Road



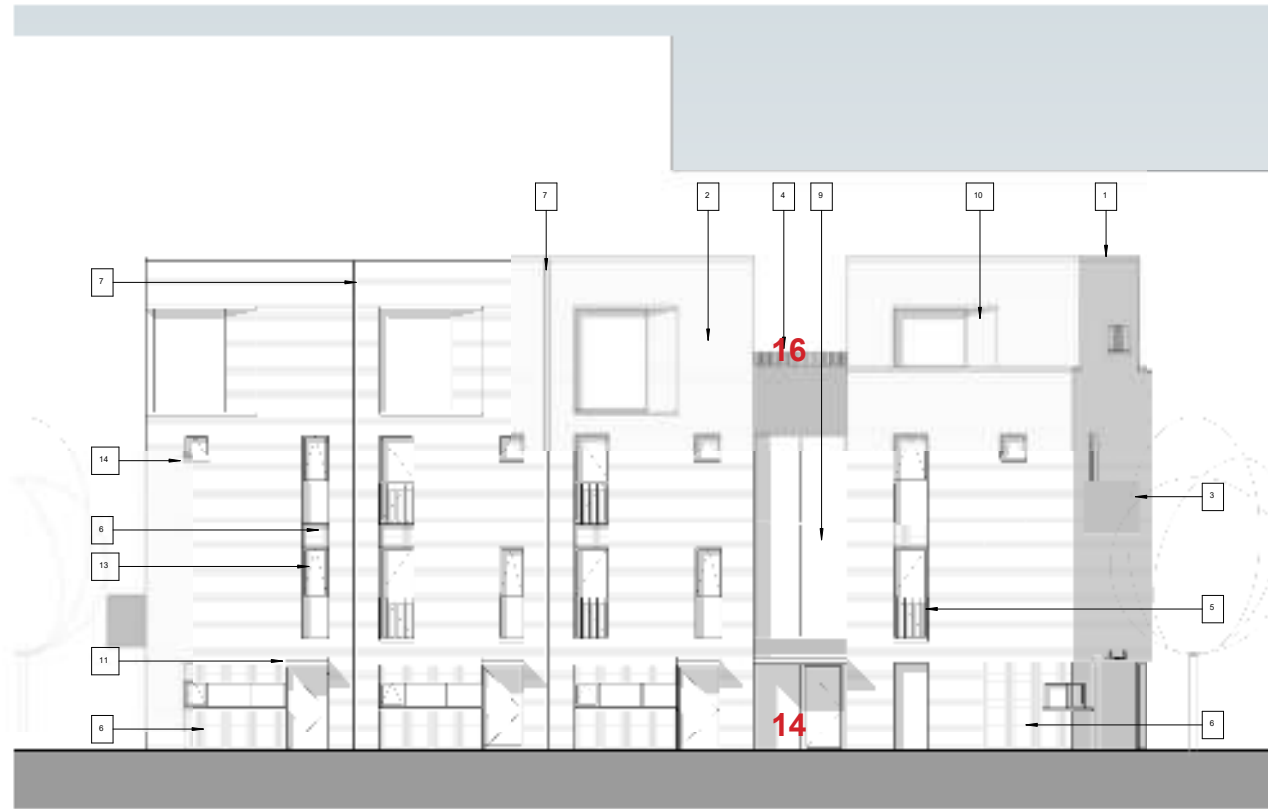
B4 Elevation BB - East



B4 Elevation DD - West



B4 Elevation AA
Scale @ 1 : 100



B4 Elevation CC
Scale @ 1 : 100

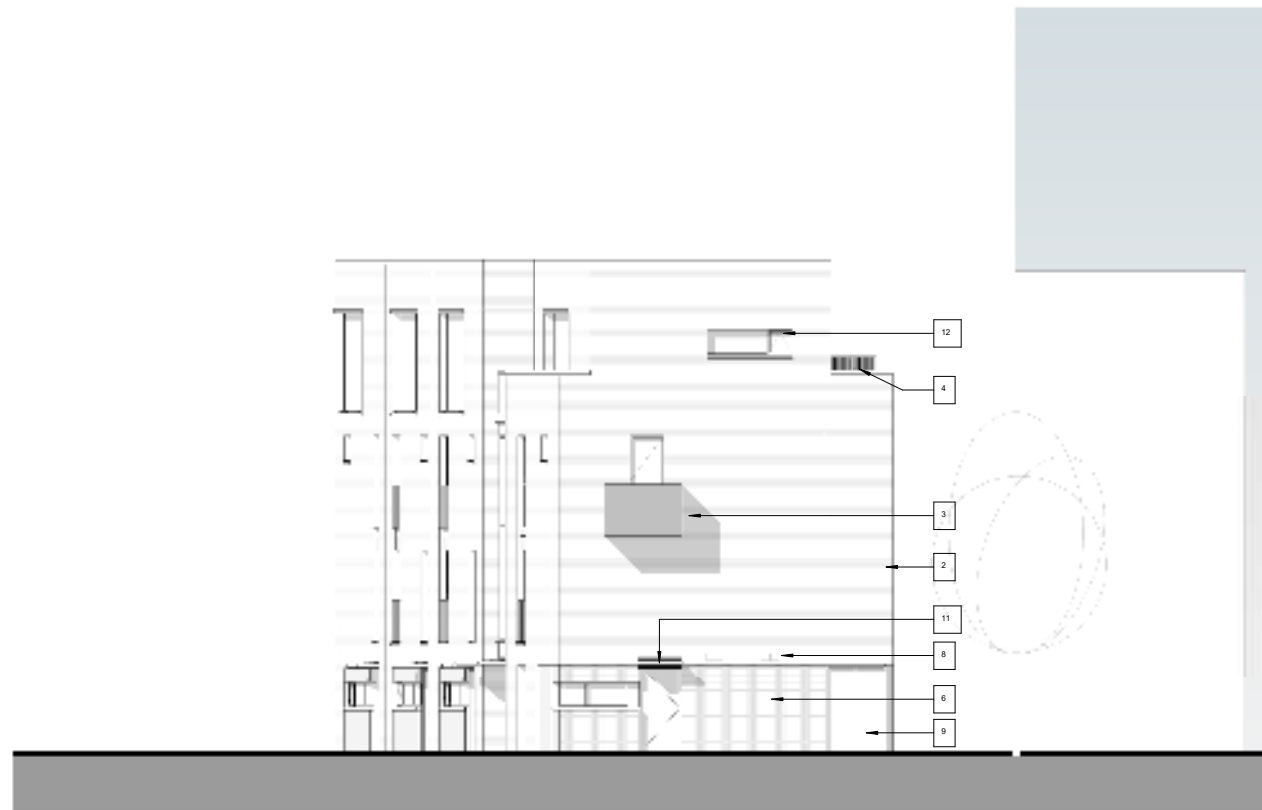
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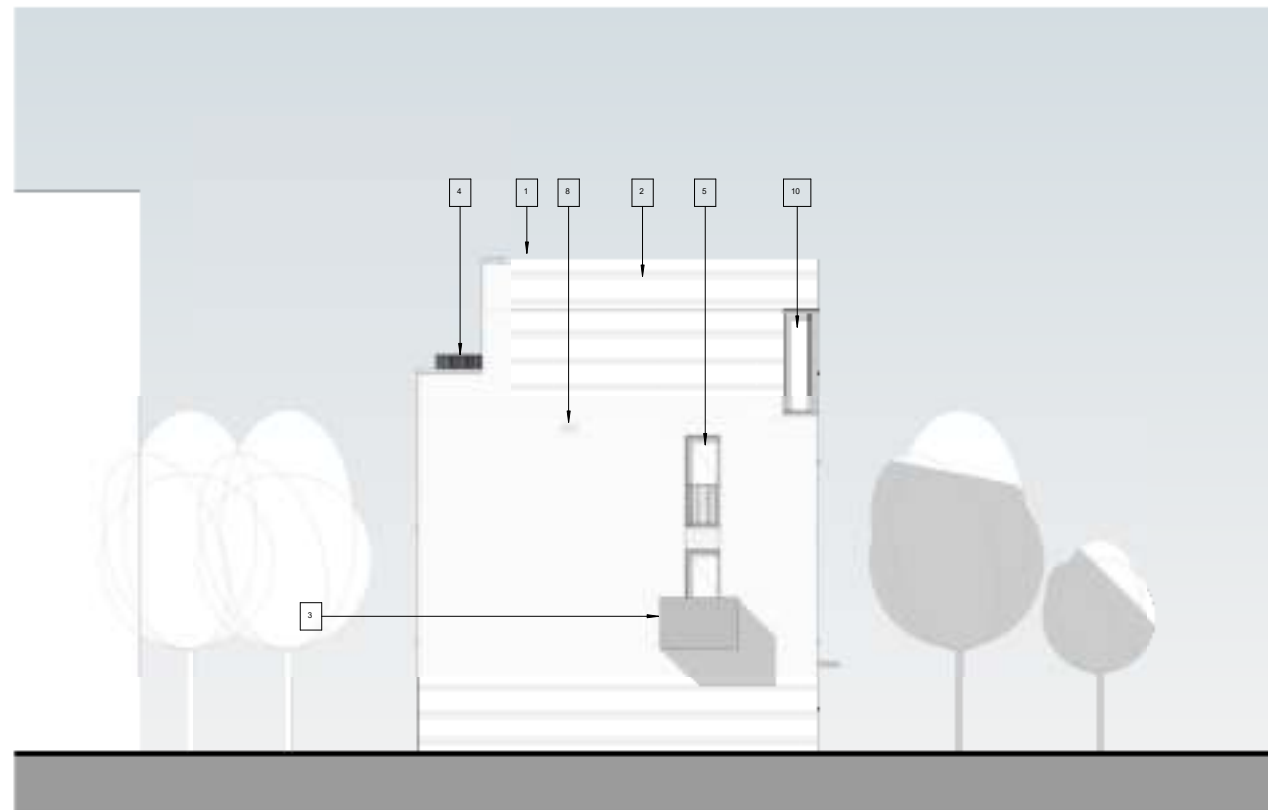
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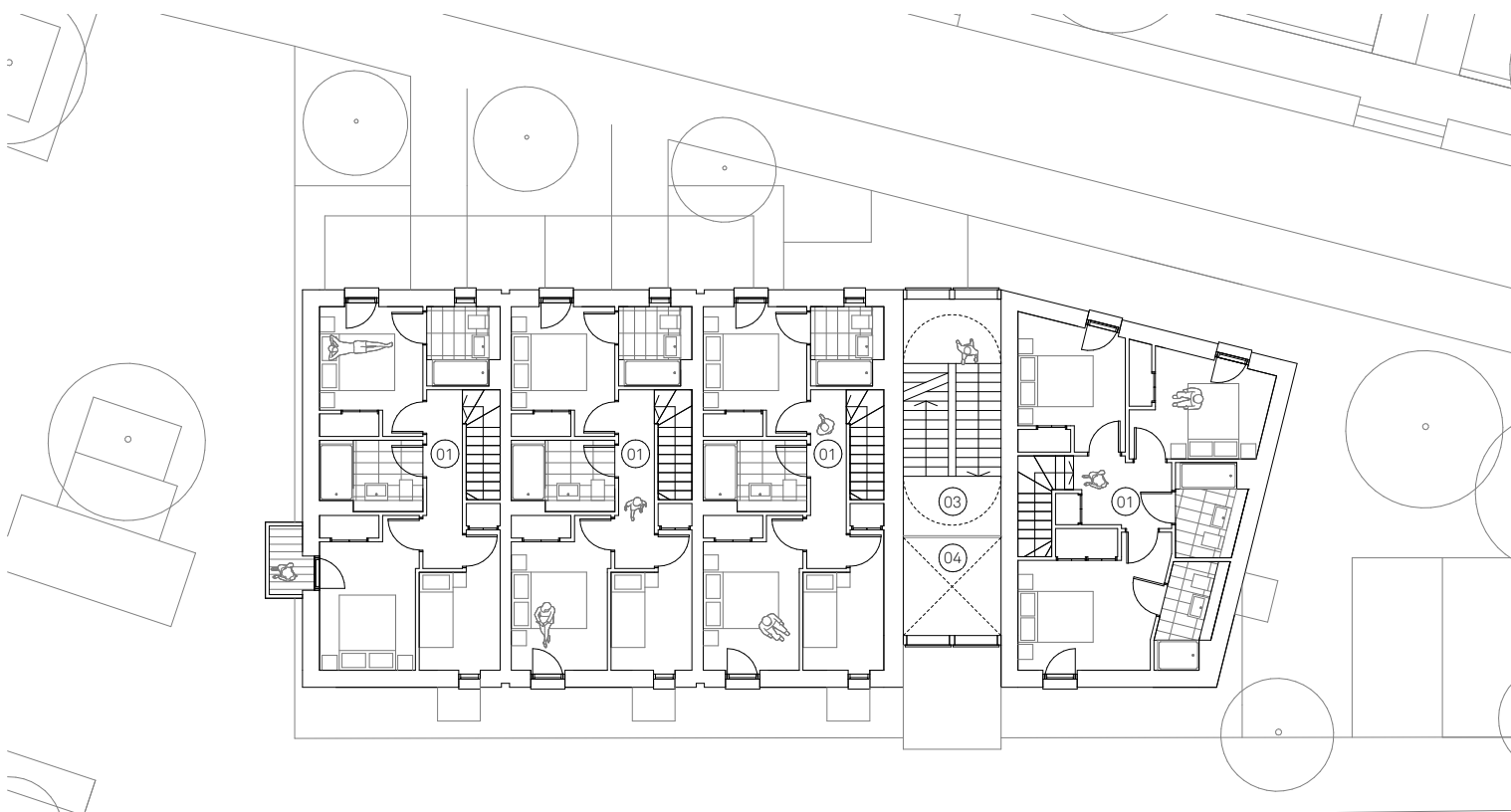
17 Airbrick introduced to match Block 1 & 2 to suit ventilation requirements



B4 Elevation BB
Scale @ 1 : 100

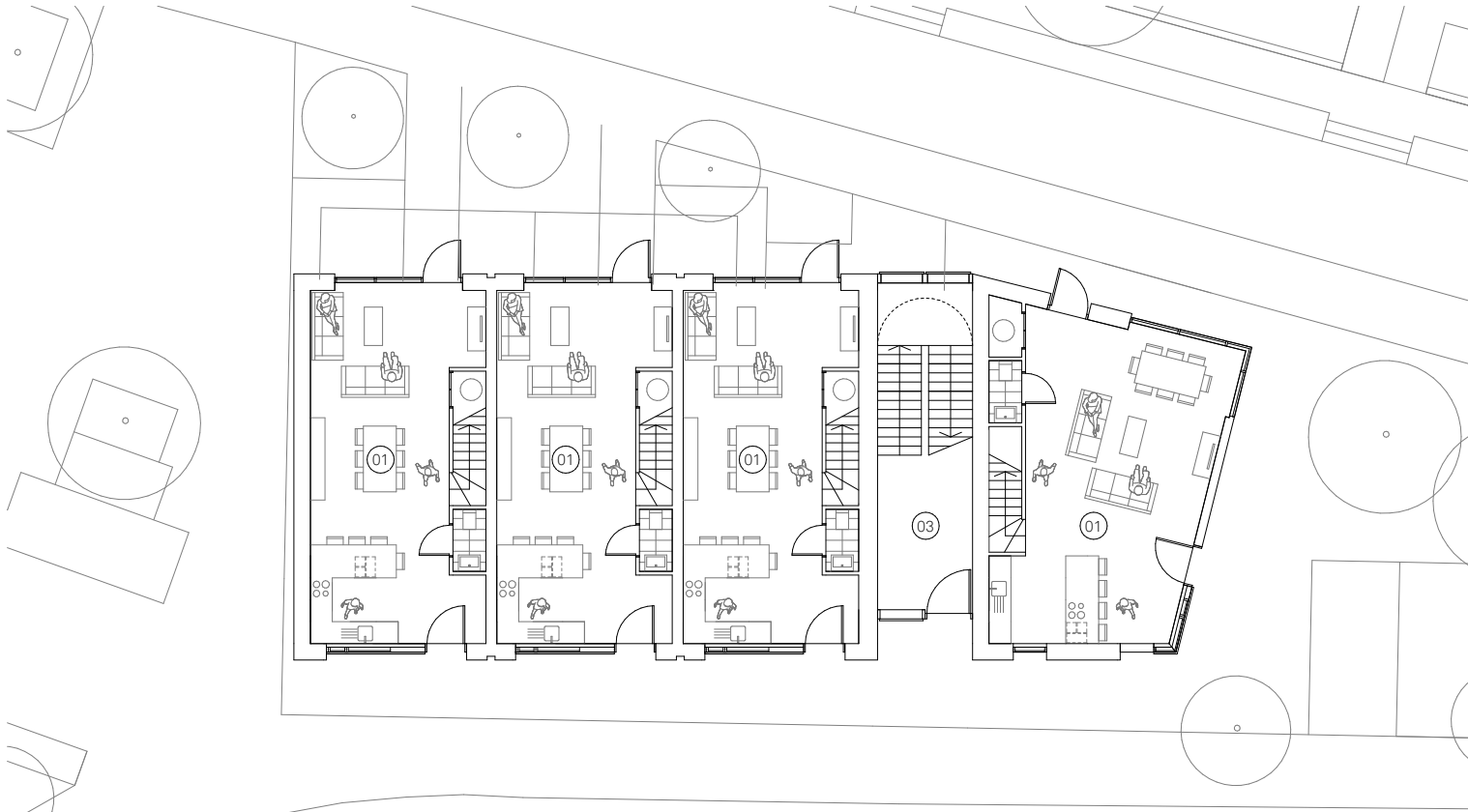


B4 Elevation DD
Scale @ 1 : 100

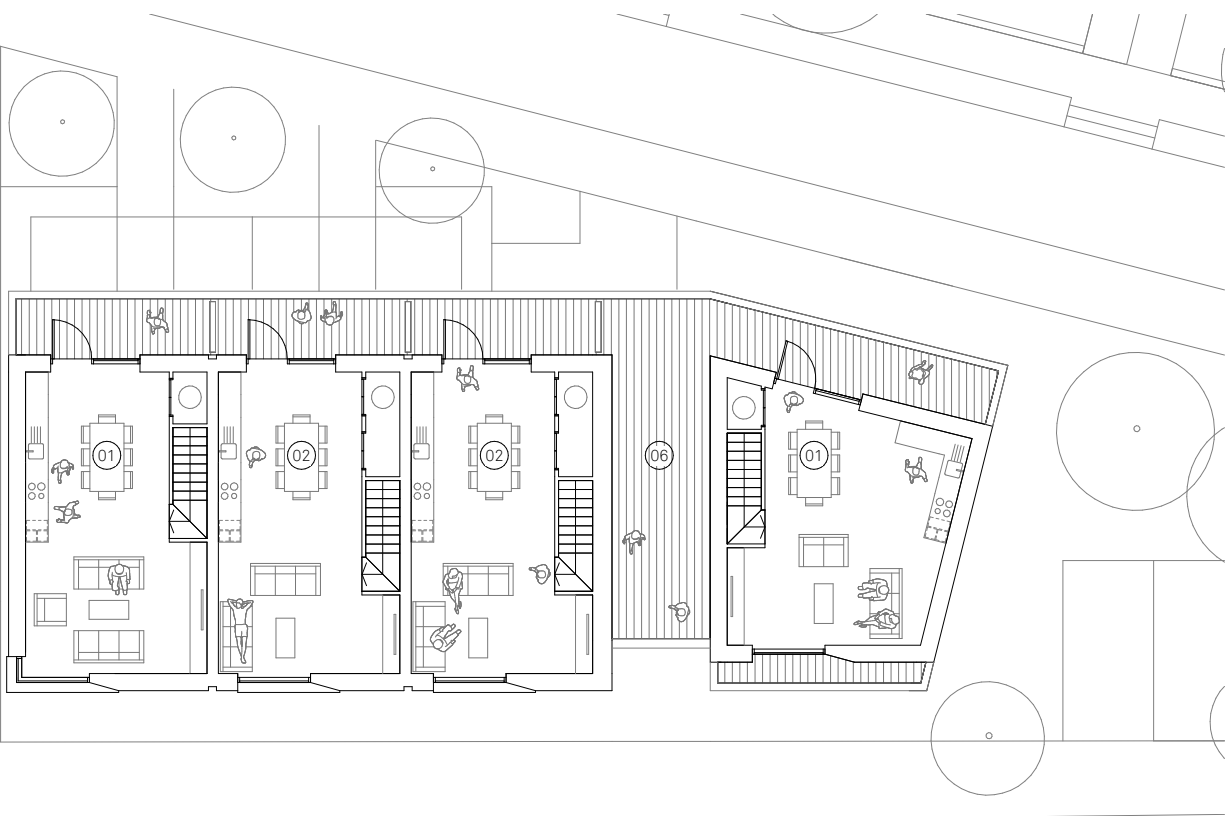


BACK ST GEORGE'S ROAD

First Floor Plan - Lower Duplexes

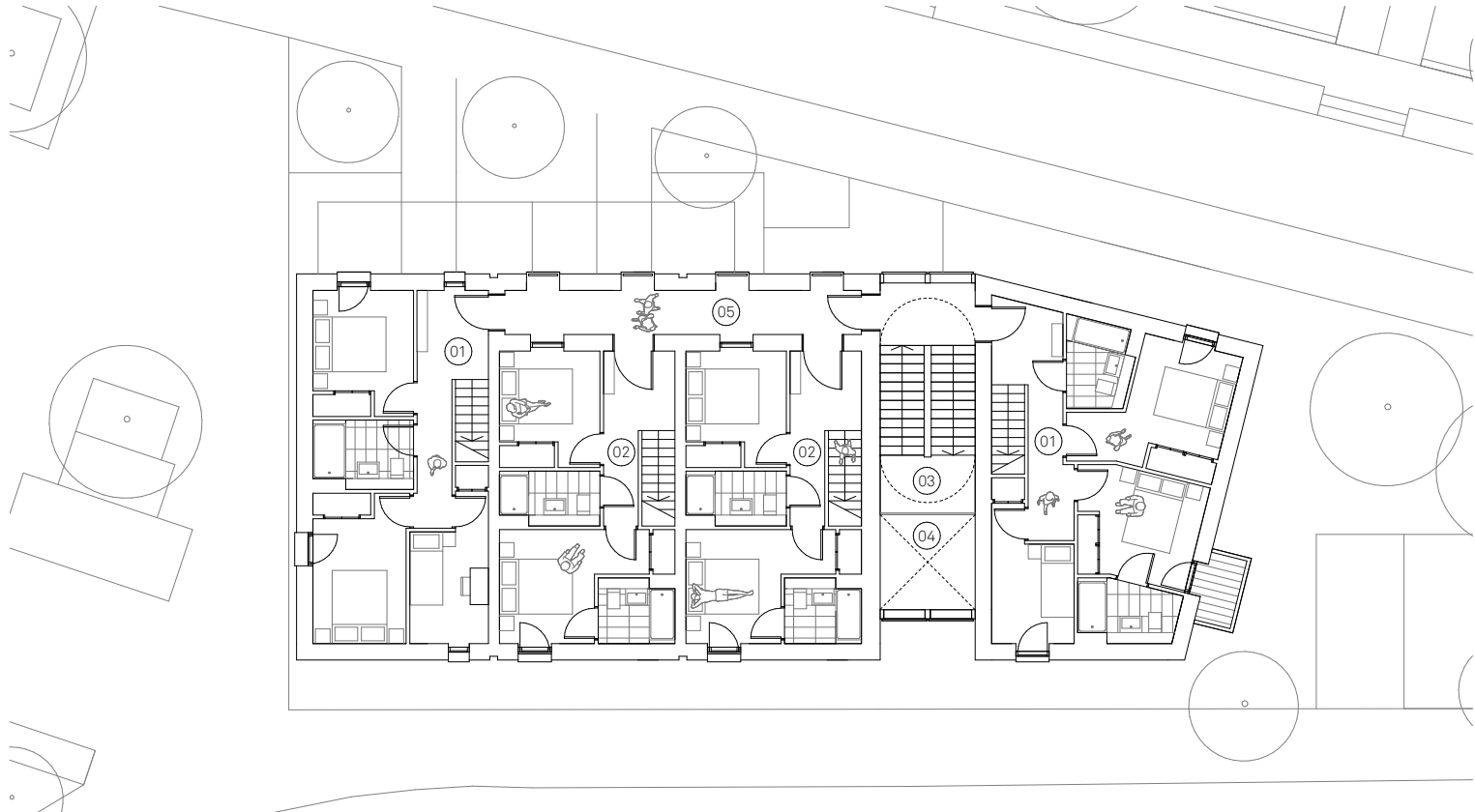


BACK ST GEORGE'S ROAD

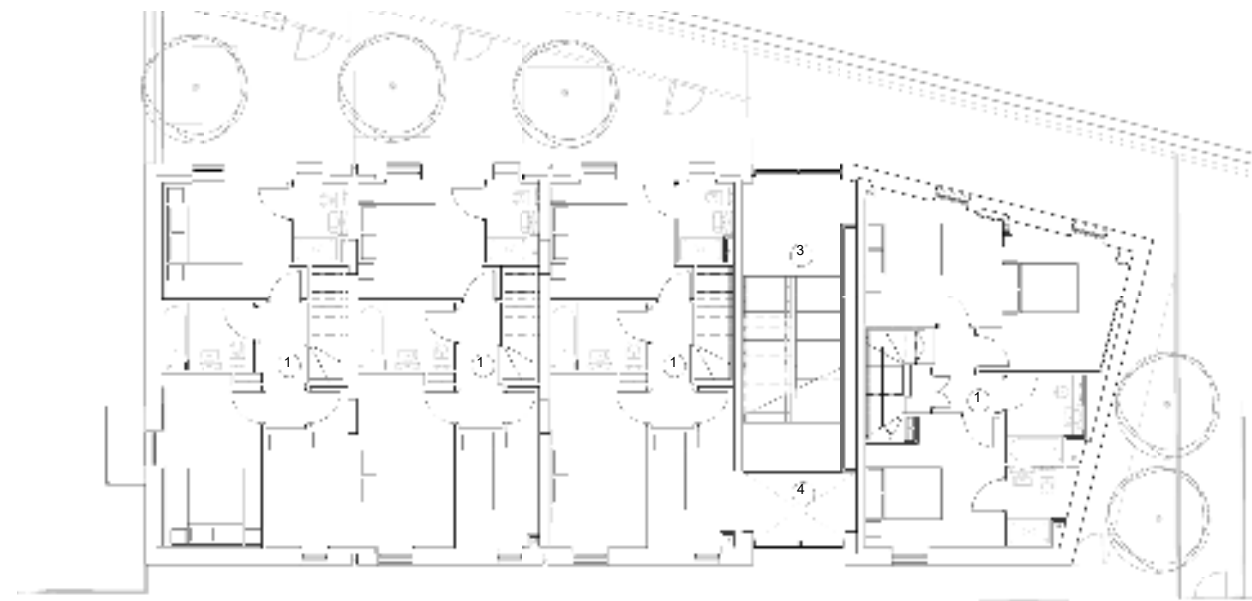


BACK ST GEORGE'S ROAD

Third Floor Plan - Upper Duplexes

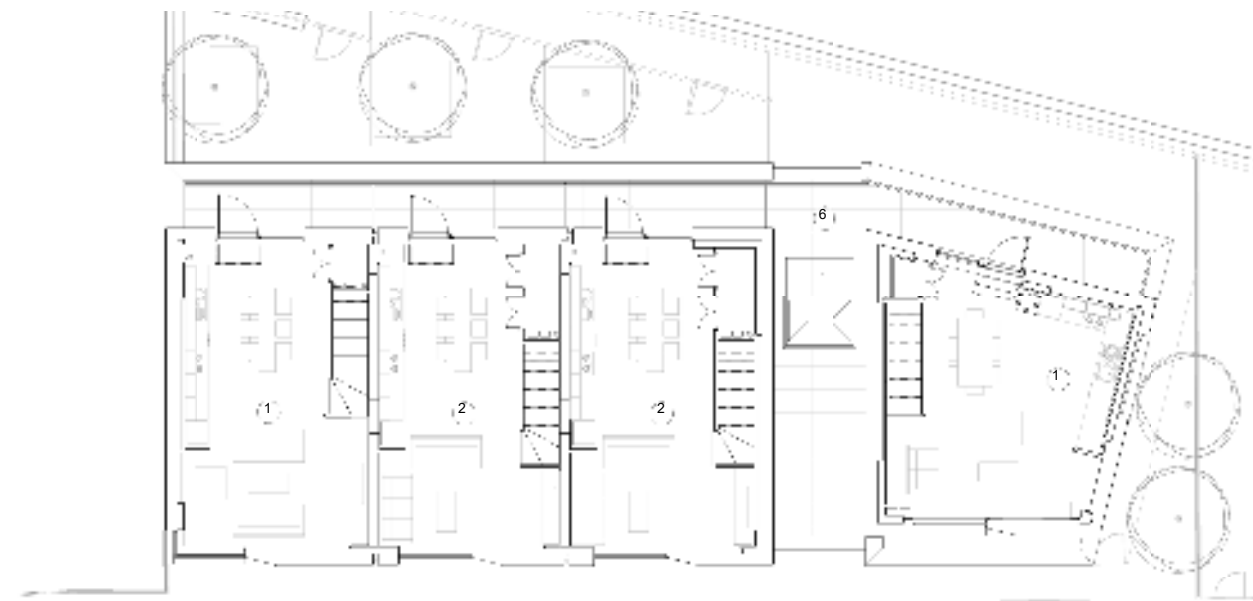


BACK ST GEORGE'S ROAD



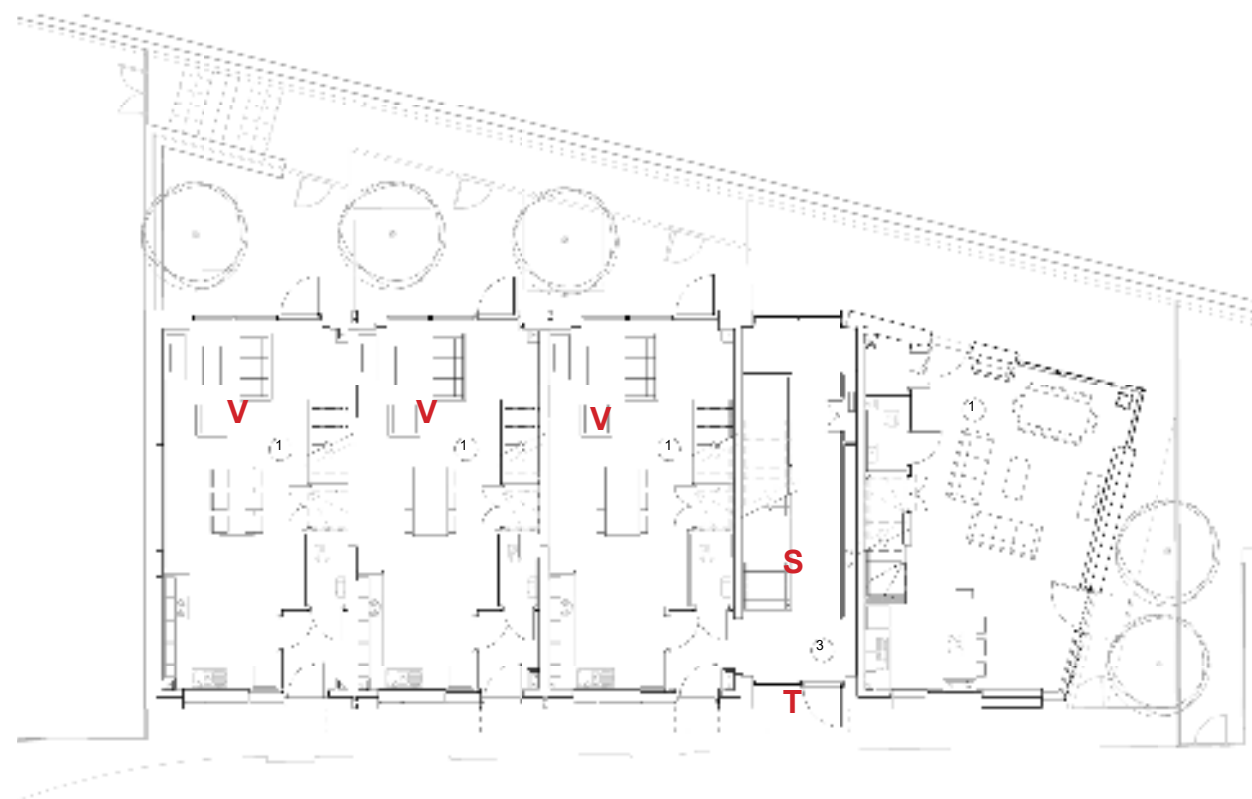
BACK ST GEORGE'S ROAD

First Floor Plan - Lower Duplexes

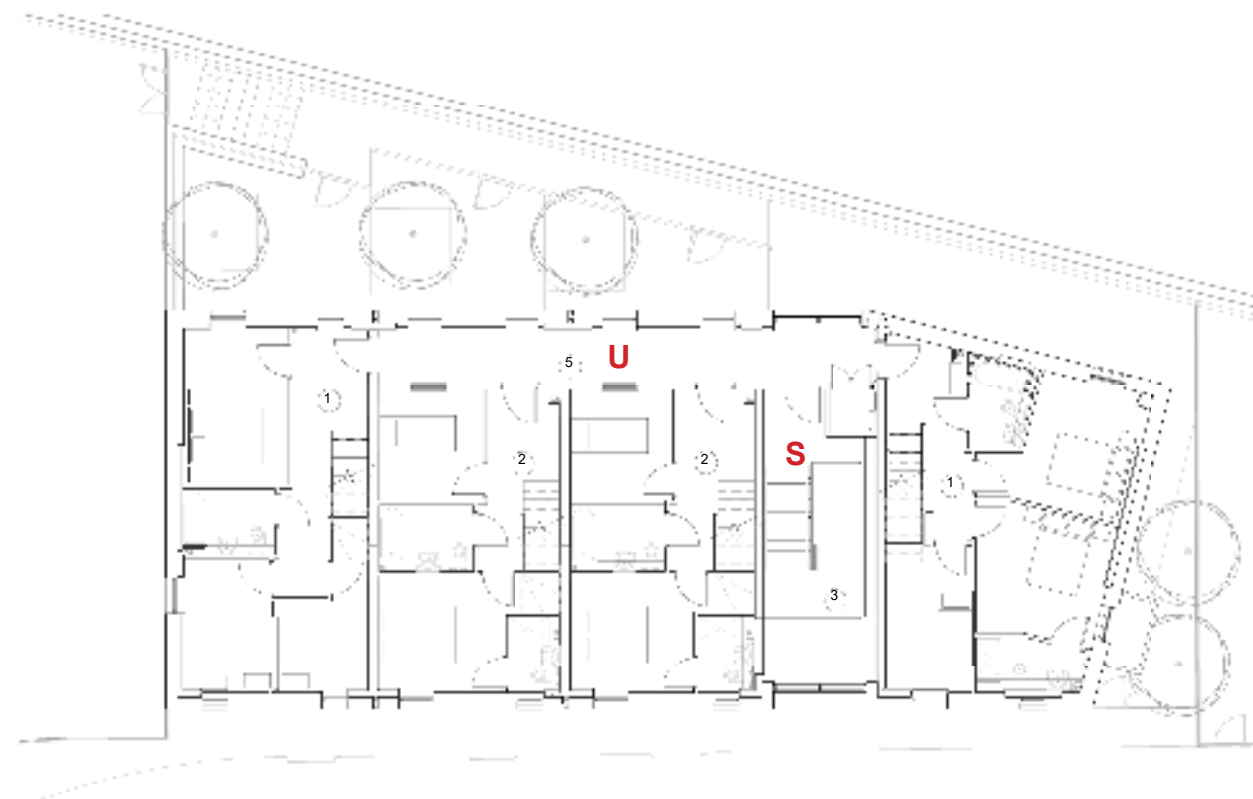


BACK ST GEORGE'S ROAD

Third Floor Plan - Upper Duplexes



BACK ST GEORGE'S ROAD



BACK ST GEORGE'S ROAD

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