

BAM
Plot 9a First Street
Discharge of Planning Condition 5



1.0 Executive Summary

2.0 Consented Drawings

3.0 Baseline Samples & Specifications

4.0 Full Size Sample Panel

5

6

18

20



Jon Matthews Architects

BAM - Contractor

Chroma Consulting - Project Managers

Deloitte Real Estate - Planning Consultants

Gardiner and Theobald - Cost Consultants

Ramboll - Structural Engineers

Planit-ie - Landscape Architects

Cundall - M+E Engineers, Acoustician, BREEAM Consultants

Design Fire Consultants - Fire Engineers

Vectos - Transport Consultant and Waste Management

Penny Anderson Associates - Ecologists



Planning Condition 5:

5) (a) Notwithstanding the details submitted with the application, prior to any above ground works the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- › Baseline samples and specifications of all materials to be used on all external elevations;
- › Drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- › A programme for the production of the full sized sample panels a strategy for quality control management

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

And

(b) Submission of a Construction Environmental Management Plan (CEMP)- Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

The proposed scheme for Plot 9a First Street was granted planning permission in April 2022 - application number: 132600/FO/2021. Since the planning application, work on the scheme has progressed, and is now on site.

This updated document is being presented to Manchester City Council Planning Department for the discharge of Planning Condition 5 on the scheme, as shown on this page.

The design team have worked to ensure continuity of design intent, and to guarantee that the design being delivered will meet the same high standards of design that were set out in the planning application for the scheme.

2.0 Consented Drawings

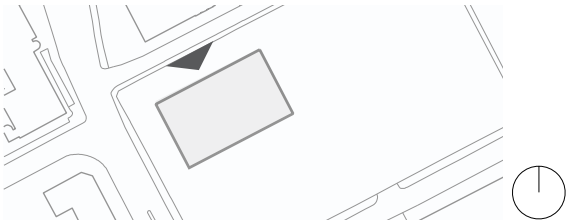
2.1 Elevations
River Street

The River Street elevation is where the office and cycle store entrance is located. Positive and active street frontage is proposed at ground floor with the north-east building corner carved out of the mass to reveal the building entrance. The 9th floor external terrace is set back from the facade and faces towards the city.

Key

1. Horizontal green pre cast concrete cladding articulated with an inverted envelope profile and ornamental pattern. Acid etched finish.
2. Horizontal green pre cast concrete forming an angled crown at top. Polished finish.
3. Vertical green pre cast concrete cladding. Polished finish.
4. Capless fixed glazing set out on a 3m module. Mid-dark grey frames with clear glass.
5. Capless opening solid vent panel with decorative profile. Metallic mid-dark silver finish.
6. Capless glass to glass curtain walling system on a 1.5m & 3m module. Mid-dark grey frames with clear glass. Module width changes to suit full height glazing at building corners.
7. Recessed PPC insulated metal spandrel panel behind glass masking floor construction.
8. Fully glazed automatic powered detection curved sliding doors at office entrance, incorporated in to curtain walling system.
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13. Vertical metal louvre system, mid grey metallic PPC, screening external plant.
14. Grey vertical pre cast concrete cladding articulated with a decorative ribbed profile. Acid etched finish.
15. Back painted glass screen concealing plant at roof level.
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18. Decorative metal panel for solar shading with perforated pattern. Metallic mid-dark silver finish.
19. PPC Aluminium flashing, colour to match green PCC.
20. Metal panel with decorative profile, metallic mid-dark silver finish.
21. Grey pre cast concrete plinth, polished finish.

View Location



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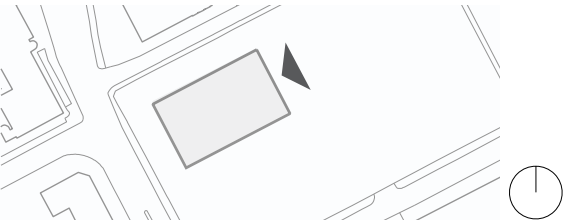
First Street

Decorative metal solar shading panels are incorporated at ground to mitigate overheating on the east facing elevation. The winter gardens continue to be expressed as a key moment in the envelope as the building turns the corner on the upper levels.

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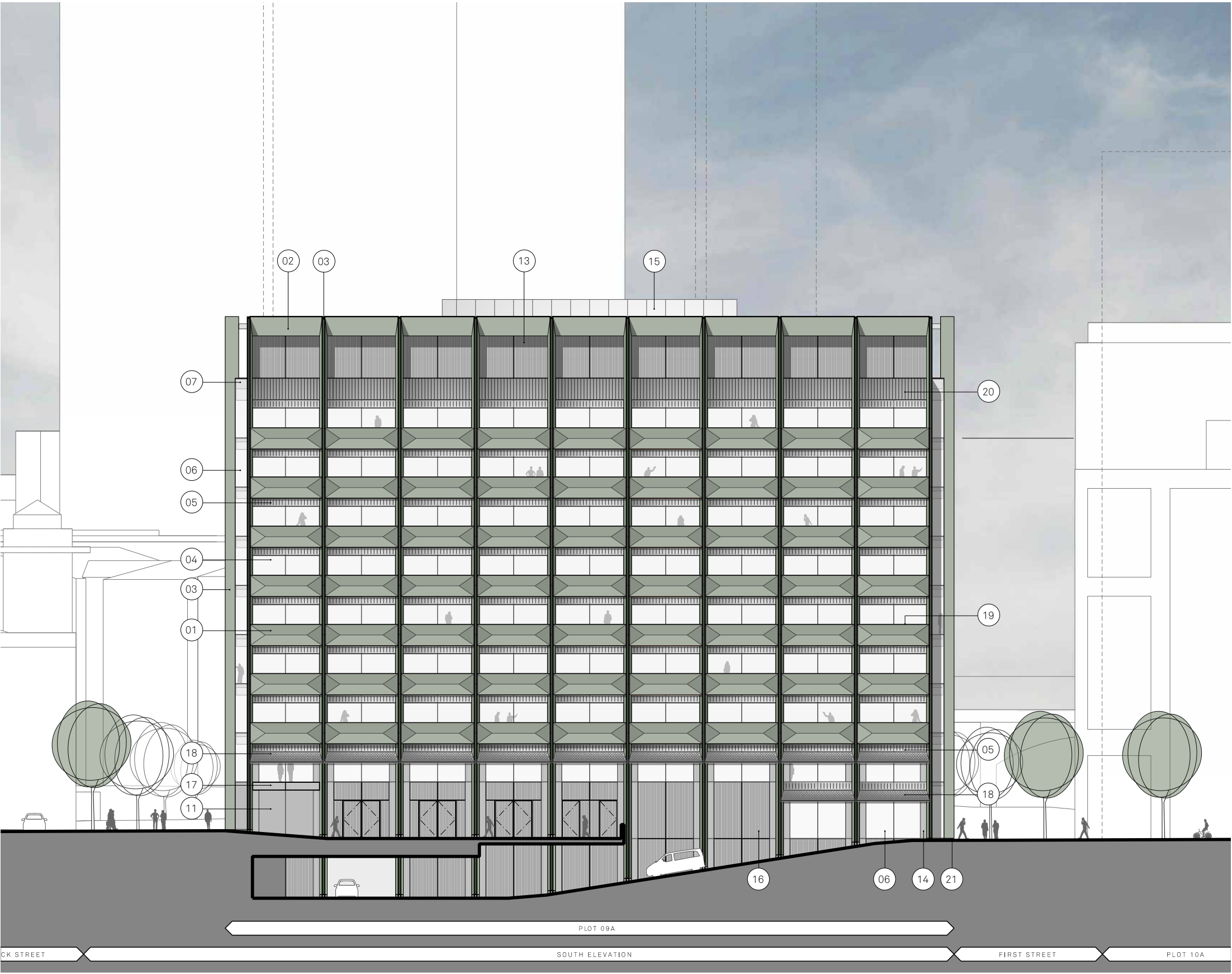
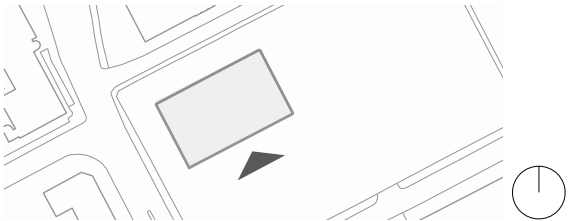
2.1 Elevations
South Elevation

The south elevation reveals the entrance to the vehicular ramp to the basement car park with back of house and a servicing corridor restricted to this elevation at ground.

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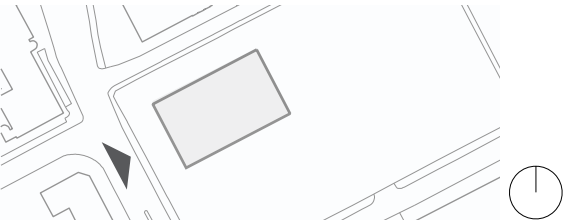
Medlock Street

The structural columns and vertical pre cast concrete panels of the facade continue up above the 9th floor to provide a sense of enclosure and complete the form of the building.

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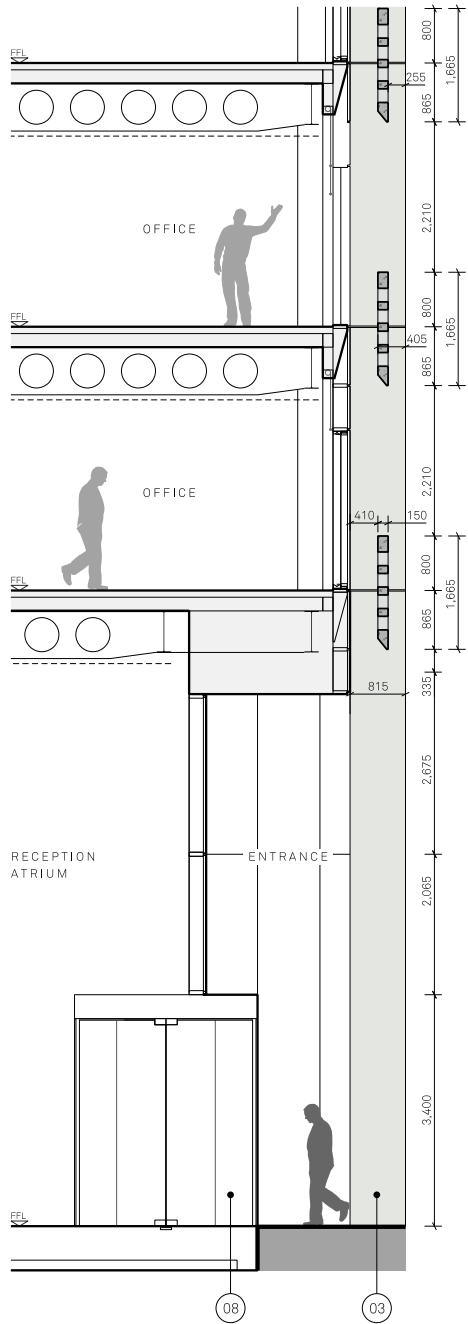
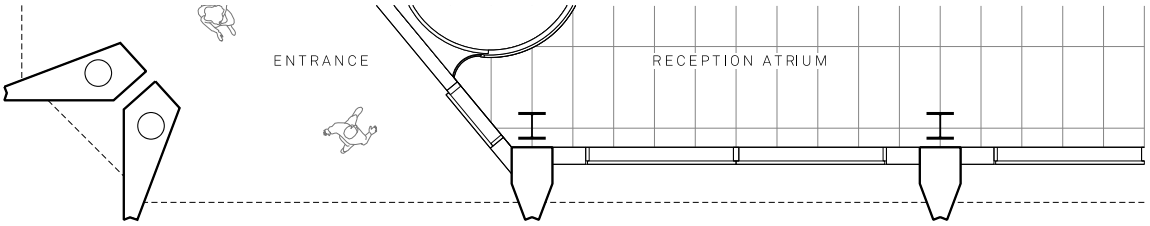
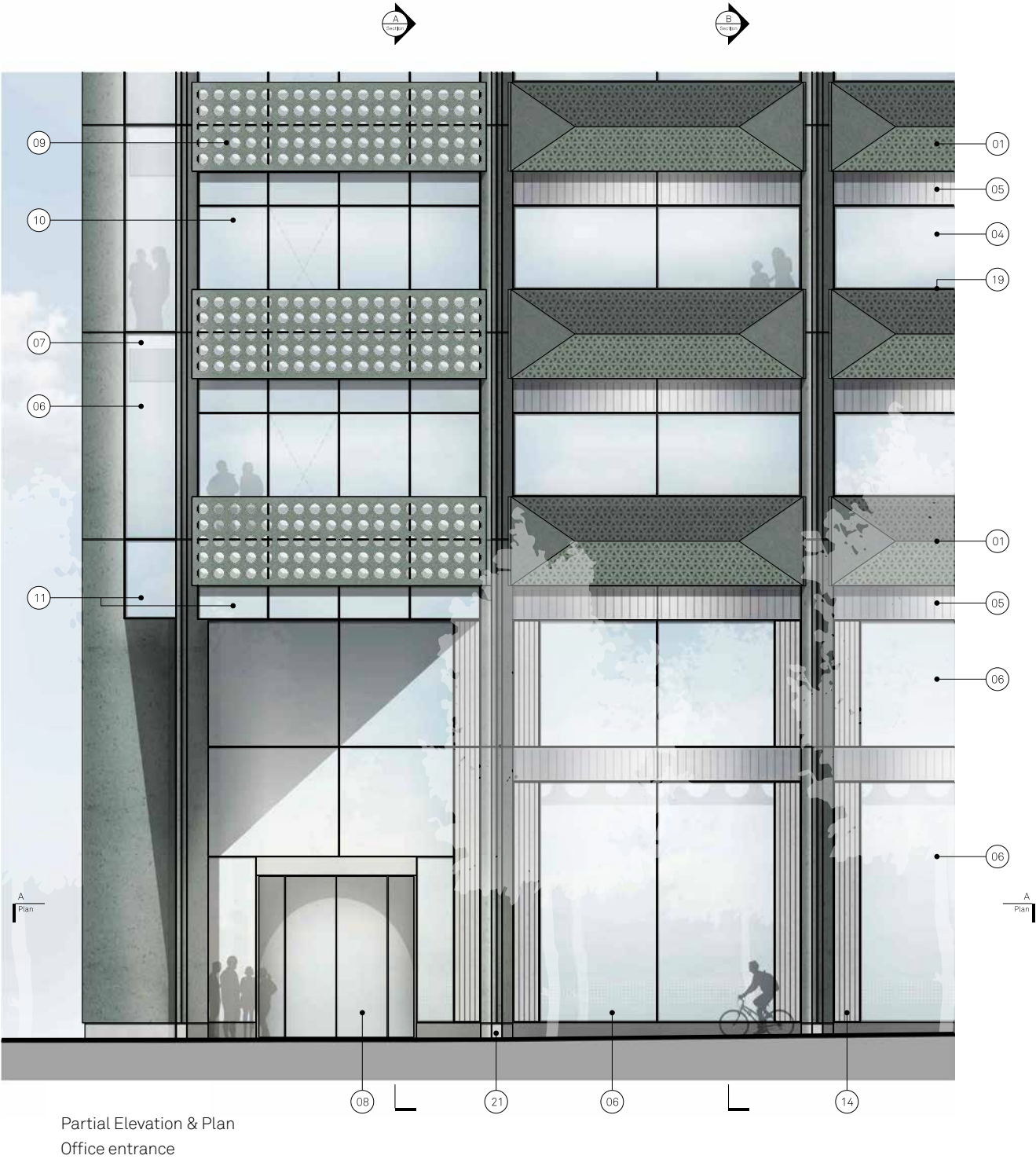
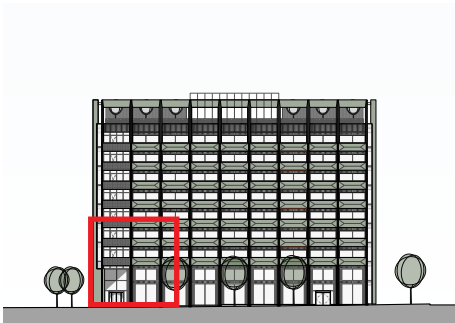


2.2 Bay Study
River Street Entrance

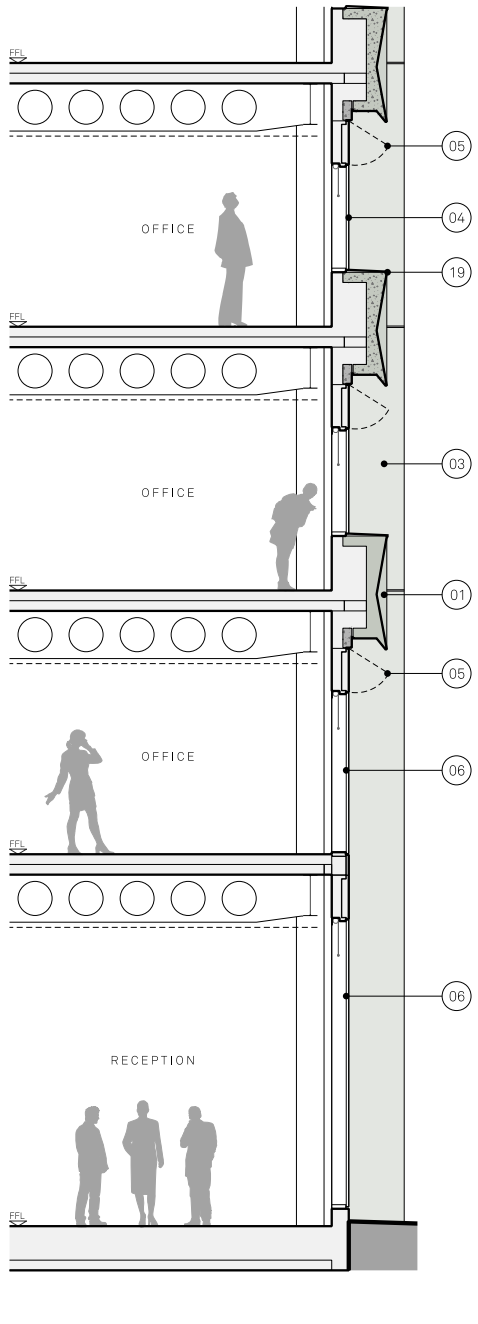
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Section A
Office entrance



Section B
Through ground floor curtain walling