



WSP - TECHNICAL NOTE – Rev 01

DATE:	22 November 2023	CONFIDENTIALITY:	Public
SUBJECT:	GMS (Parking) Limited - NMA - Technical Memo		
PROJECT:	Great Marlborough Street Car Park	AUTHOR:	APL
CHECKED:	N/A	APPROVED:	N/A

The purpose of this note is to confirm that the proposed amendments set out in the “Summary of Proposed Amendments to Consented Scheme” document (November 2023) prepared by Howells do not impact either the Energy Strategy or Ventilation Statement and therefore demonstrate that there is no change to the conclusions of the approved documentation.

In reference to the WSP documents:

- Energy Strategy – Rev 07 – 09/09/2020 - 121252_FO_2018-ENERGY_STRATEGY-983781
- Ventilation Statement – Rev 01 – 24/08/18 - 121252_FO_2018-VENTILATION_STATEMENT-983768

Since the issue of above, the relevant Building Regulations have been updated:

- Approved Document – F – Ventilation (2021 edition – for use in England)
- Approved Document – L - Conservation of fuel and power (2021 edition incorporating 2023 amendments – for use in England)

These approved documents take effect on 15 June 2022 for use in England. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work for each building is started before 15 June 2023.

As construction work has not started the scheme is now required to align with the latest Approved Documents.

As per the summary of changes as part of the proposed amendments by Howells:

- 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 accommodate, 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



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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

The proposed amendments set out above, result in internal layouts only and therefore will not impact or significantly change the Building Services strategies previously set out and therefore their contents and conclusions defined in the approved planning documents are still relevant.

The only amendment is that the scheme shall now be required to meet the latest Building Regulations as defined above.

The proposed building will comply with Policy EN 6 of the Manchester Core Strategy which requires the development to achieve a 15% reduction in carbon savings over Part L2A 2010 – it assumed that compliance with Part L2 2021 with no improvement shall meet this requirement.

The proposed building shall also be ventilated to comply with Part F.

To conclude there is no change to the conclusion of the approved planning documents and compliance with the relevant Building Regulations shall still be met.