

simpsonhaugh

Swan House - Manchester

CABLE STREET EXTERNAL DOORS, DESIGN UPDATES | NOV 2023

32073-SHP-RP-CP20 | REV P01

1.1 Document purpose

The following document has been prepared in order to outline proposed changes to external doors at Ground Floor on the Cable St elevation.

Changes are illustrated in comparison with the designs previously approved by the LPA through the original planning application in October 2019 (121380/FO/2018) and the subsequent NMA in August 2022 (135137/NMC/2022).

1.2 Proposed design changes

Changes are proposed to the design of a number of external doors at Ground Floor on the Cable St elevation. With the exception of one escape door from the development's car park, previously proposed louvred doorsets have been omitted and replaced by alternative door systems.

Wherever possible, the alternative doorsets are proposed to be opaque glazed, allowing them to match the doorsets in use for residential and commercial entrances on the Swan St, Rochdale Rd, and Mason St elevations.

Due to the ventilation requirements of the substation located on Cable St, two louvred doors are proposed to be retained and instead overclad with additional bespoke perforated metal gates. This proposal has been developed in communication with the IDNO responsible for the substation's operation.

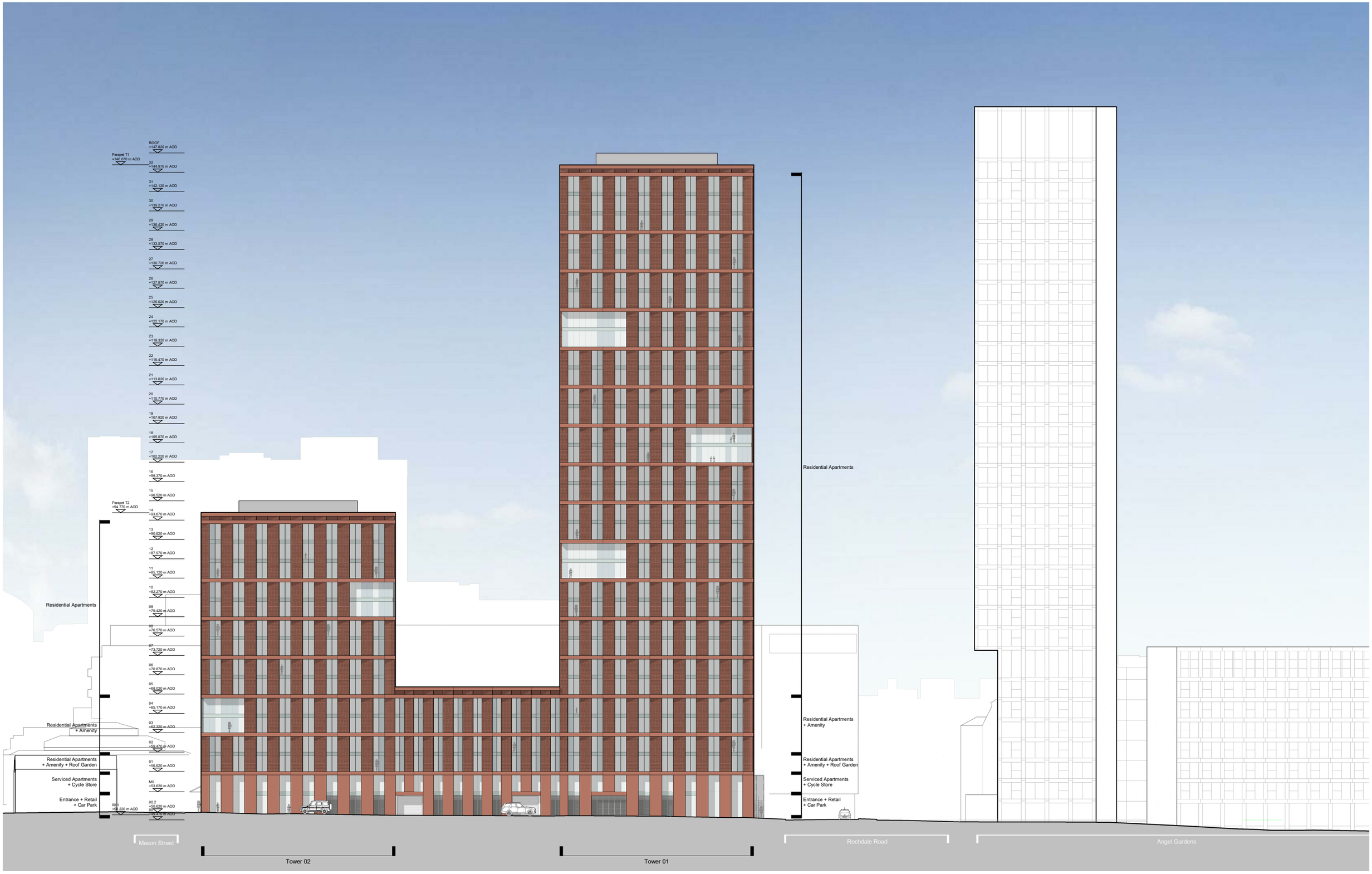
1.3 Reasons for design changes

The changes outlined above and over the following pages are being proposed in response to concerns which have arisen in the specialist facade subcontractor's ability to achieve the originally proposed design intent for louvred doorsets.

Omitting and replacing louvred doorsets with alternative designs where possible is considered to be a better design solution than proceeding with reduced quality louvred systems.

The overall extent of louvred facade at Ground Floor on the Cable St elevation is significantly reduced as a result, meaning louvres are now provided only to the central portion of the elevation onto the car park, where they are required for ventilation purposes. We believe this creates an enhancement to the Cable St streetscape and we understand that a reduction in louvred frontage is in line with MCC's preferred approach.

CABLE STREET ELEVATION, ORIGINAL PLANNING PERMISSION, 2019



CABLE STREET ELEVATION, NMA, AUGUST 2022



CABLE STREET ELEVATION, PROPOSED GF UPDATES, NOVEMBER 2023



CABLE STREET ELEVATION, GF COMPARISON



NMA, AUG 2022

Redesign of facade around substation to include precast concrete cladding elements.

Louvred cladding and louvred doorsets to car park, substation, and back of house retail areas.



PROPOSED UPDATES, NOV 2023

Extent of louvres reduced, now limited to car park.

Louvred doors to retail units and fire escapes replaced with opaque glazed doors.

Louvred substation doors overclad with perforated metal gates with finish to match perforated spandrel panels.

DETAILED CABLE STREET ELEVATION, PROPOSED UPDATES, NOVEMBER 2023



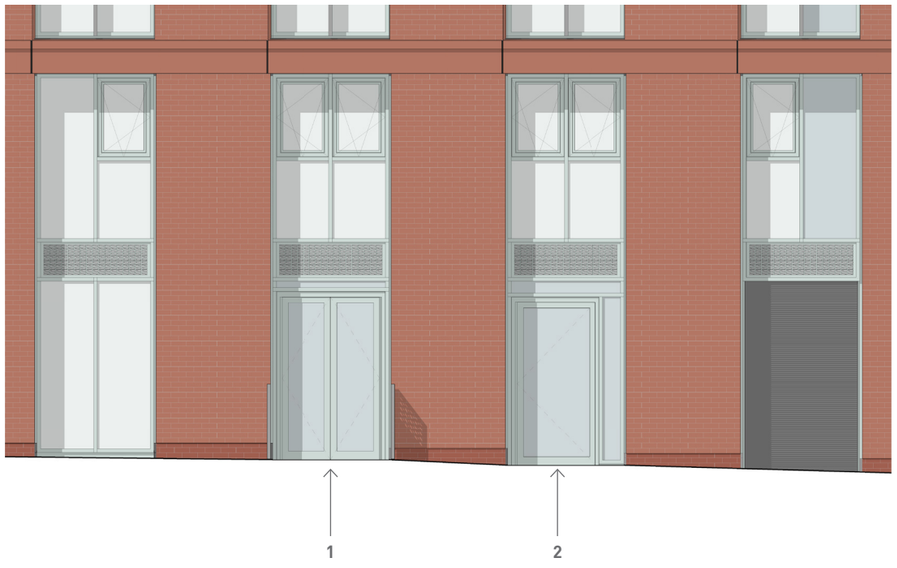
A

Retail unit 2, NMA



B

Substation, NMA



C

Retail unit 2, proposed updates



D

Substation, proposed updates

SUMMARY OF CHANGES

1. RETAIL UNIT SERVICE DOORS

Louvred doorset in both original planning application and NMA. Louvred doorset replaced by opaque glazed doorset with opaque glazed overpanel.

2. FIRE ESCAPE DOORS

Louvred doorset in both original planning application and NMA. Louvred doorset replaced by opaque glazed doorset with opaque glazed overpanel and side panel.

3. REFUSE STORE DOOR

Louvred doorset in both original planning application and NMA. Louvred doorset replaced by opaque glazed doorset with perforated aluminium overpanel, finished to match perforated spandrel panels to typical upper levels.

4. SUBSTATION DOORS

Louvred doorset in both original planning application and NMA. Louvred doorset retained and overclad with perforated metal gate, finished to match perforated spandrel panels to typical upper levels.

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