



SONA

Land bound by Polygon Street, Stockport Road,
and Brunswick Street, Manchester

Supporting design statement for non-material
amendment application

September 2023
Rev 2 – Planning issue

This design statement is to be read alongside the following Audere BW Architects drawings and documents:

(10) Site plans

2066-ABWA-XX-00-DR-A-(10)-0001 – Site and Location Plan

(12) Sketches

2066-ABWA-Z1-ZZ-DR-A-(12)-0100 - Cembrit ventilation sketch

(17) Statements

2066-ABWA-XX-XX-DA-A-(17)-0003 - Ventilation precedent studies

(20) Previously approved drawings to be amended

2066-ABWA-Z1-GF-DR-A-(20)-0100 – Proposed Ground Floor GA Plan (approved under 132590/FO/2021)

2032 PL 0105 – Rev 2 – Proposed Fifth Floor Plan (approved under 128340/FO/2020)

2066-ABWA-ZZ-ZZ-DR-A-(20)-0200 – Proposed Stockport Road GA Elevations (approved under 132590/FO/2021)

2066-ABWA-ZZ-ZZ-DR-A-(20)-0201 – Proposed Brunswick Street GA Elevations (approved under 132590/FO/2021)

2066-ABWA-ZZ-ZZ-DR-A-(20)-0202 – Proposed Polygon Street GA Elevation (approved under 132590/FO/2021)

(20) Proposed drawings

2066-ABWA-Z1-GF-DR-A-(20)-0100 – Proposed Ground Floor GA Plan (Amended scheme)

2066-ABWA-Z1-05-DR-A-(20)-0105 – Proposed Fifth Floor GA Plan (Amended scheme)

2066-ABWA-Z1-ZZ-DR-A-(20)-0200 – Proposed Stockport Road GA Elevations (Amended scheme)

2066-ABWA-Z1-ZZ-DR-A-(20)-0201 – Proposed Brunswick Street GA Elevations (Amended scheme)

2066-ABWA-Z1-ZZ-DR-A-(20)-0202 – Proposed Polygon Street GA Elevation (Amended scheme)

The resident's amenity area design has been provided by We Are Incognito Ltd, and included within the ABWA proposed ground floor plan.

Overview

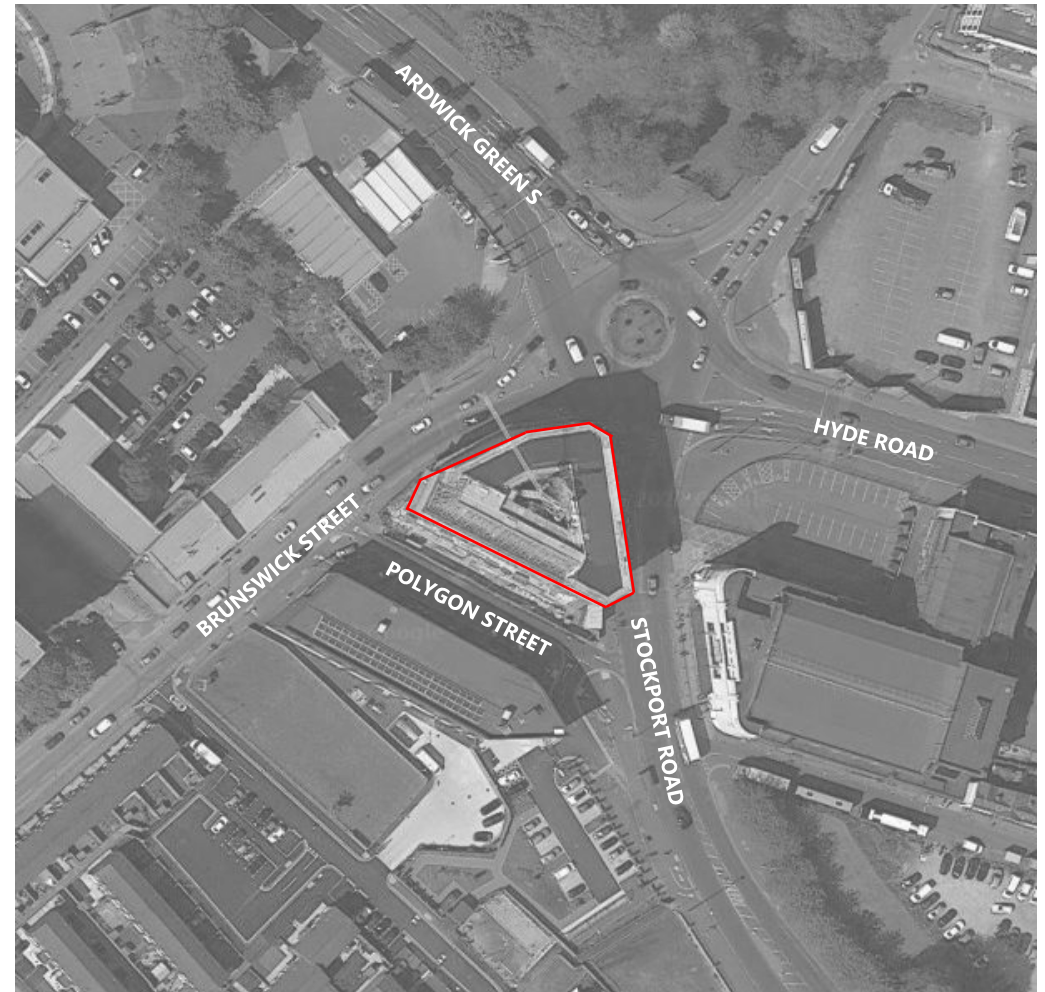
This document has been produced by Audere BW Architects on behalf of our client in support of a non-material amendment application to vary items associated with permission 132590/FO/2021, and will outline the proposed changes to the ground floor plan and building elevations.

Work commenced on site in accordance with planning consent 104931/FO/2014/N2, and has since continued in line with permission 132590/FO/2021, the latest application.

The design amendments contained within this application can be summarised as follows:

- Creation of a larger, singular resident's amenity space following a reconfiguration of the ground floor and reduction in the commercial space area
- Relocated bike store with improved access from Polygon Street
- Additional fire escape doors following the ground floor reconfiguration, to allow for safe escape in the event of an emergency
- New private resident's entrance at the corner of Stockport Road and Brunswick Street to provide direct amenity access from the street
- External changes including materials specifications and application, glazing obscenity and inclusion of louvres and vents

The following pages provide additional detail on the design changes.



Site outlined in red (Image taken from Google Maps, 2020)

Internal amendments

The proposed ground floor plan outlines an arrangement that better engages with and supports residents; a larger, singular communal area provides an extension of the apartments and a space to work and socialise. The area also supports the mental wellbeing of residents by creating a separation between 'work' and 'play'. ABWA drawing (20)-0100 indicates We Are Incognito's design for the communal area, in which the various zones are illustrated.

Due to the creation of the larger amenity area, the commercial area has been reduced in size, and the ground floor plan reconfigured to allow for a plan that is more accessible. Additional external doors have also been provided, at the request of the fire engineer, to allow for safe access and egress.

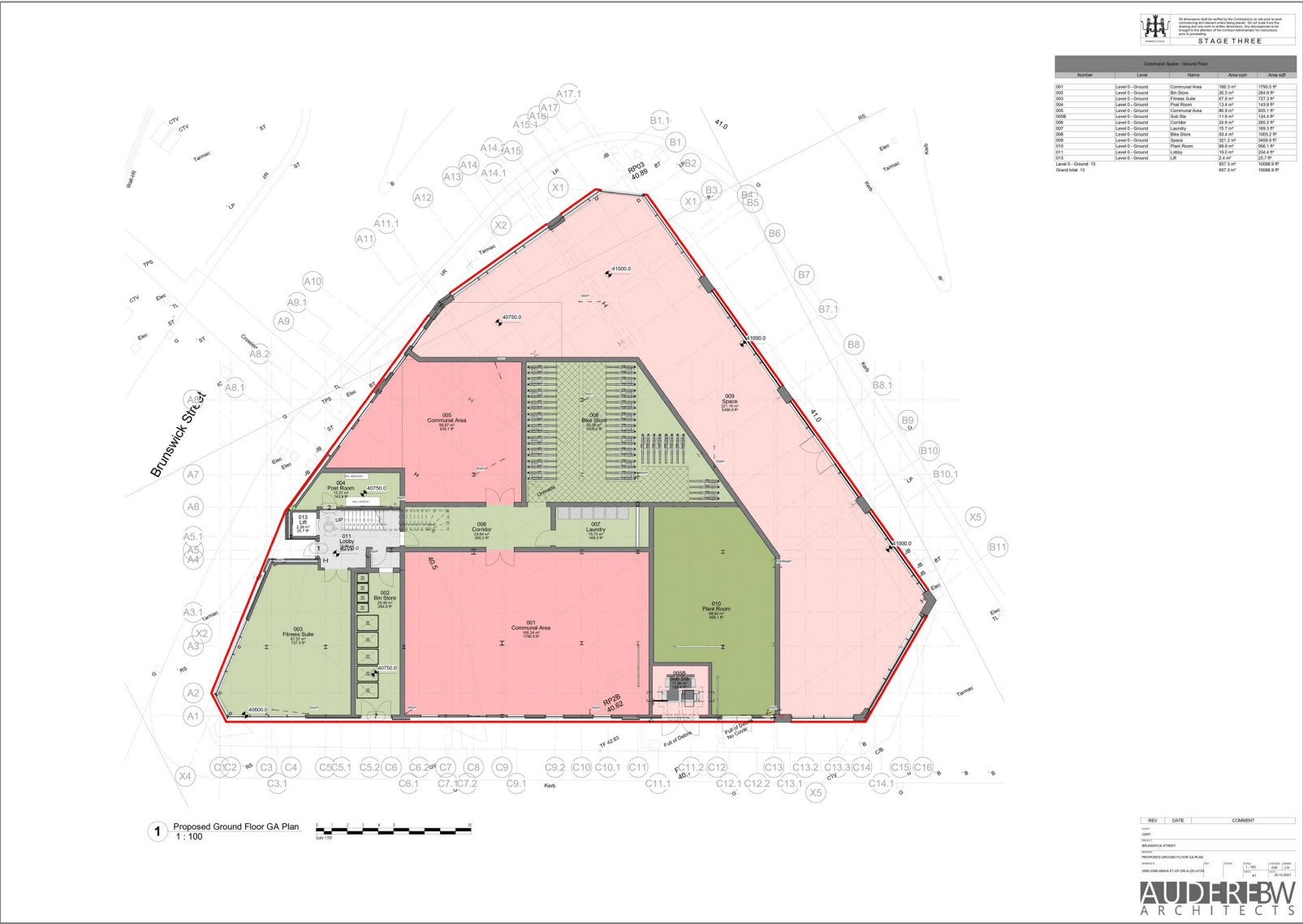
A new, private resident's entrance has been created at the corner of Stockport Road and Brunswick Street, which provides a direct access from the city edge of the development, and also improves the street presence of the building. Additional escapes have been provided on Brunswick Street and Polygon Street, the latter also being used as a resident's access to the bike store, making it more accessible from the street. The number of cycle spaces has reduced from 104 to 96, due to additional space required for condensers. Notwithstanding this, one cycle space per bedroom is still provided.

Overall, the revised ground floor arrangement focuses on improved user experience and provides a healthy space to support residents and their wellbeing.

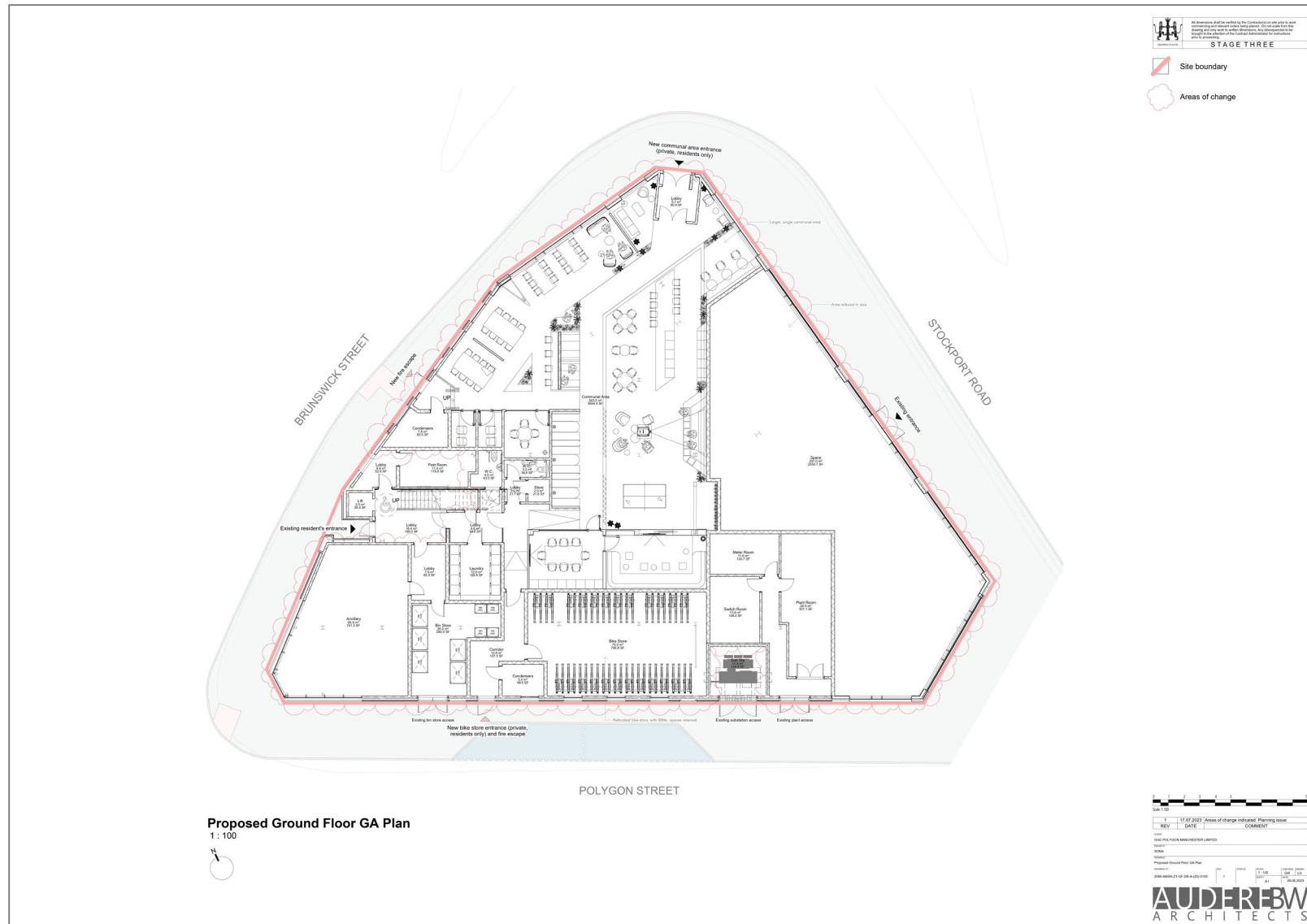


CGIs of resident's communal area (produced by third party)

Previously approved ground floor plan



Proposed ground floor plan



External amendments

The main proposed external amendment is the material choice. The approved limestone-effect cladding is proposed to be replaced with an alloy cladding in RAL 7012, which matches the proposed Cembrit Patina P070.

Since the initial planning consent for the scheme in 2014 and subsequent NMA applications, the context of SONA has evolved, including the regeneration of Brunswick. Previously surrounded by low density buildings, the site now sits within a neighbourhood of contemporary homes that utilise darker materials. A review of SONA's façade materials has been undertaken and a range of materials assessed, with a view of providing alternative materials at ground and first floor to better compliment the red brickwork and light grey Cembrit panels, as well as the local context. The review concluded that dark grey alloy and dark grey Cembrit panels complimented the retained materials at the upper floors as well as the more recently constructed and permitted buildings within Brunswick Village.

At the corner of Stockport Road and Brunswick Street, where the new resident's amenity entrance has been introduced, the glazing extents have been reduced and replaced with Cembrit following the ground floor reconfiguration. This is to visually separate the communal space from the commercial space, which has wrap around glazing, and to provide a tidier recessed entrance to avoid entrance doors opening directly onto the street and visible junctions with internal walls.

Louvred panels within the Brunswick Street and Polygon Street elevations have been introduced to support the mechanical equipment within the building. The impact of the louvres has been minimised as much as possible, by positioning them above existing openings where possible, utilising Polygon Street (a secondary elevation with ancillary use), and by matching the colour of the powder coating to the dark grey Cembrit panels and alloy cladding.

Grilles and perforations have also been introduced within Cembrit panels to support mechanical equipment within the apartments. Similarly to the louvres, the impact of the vents on the elevations has been mitigated by colour matching the powder coating to the Cembrit panel or alloy cladding (depending on the location). The vents within the brickwork have also been colour matched as closely as possible.



L - Brunswick Village Extra Care Centre on Brunswick Street (CGI – completed in 2021)



R – 'New Brunswick' on Brunswick Street (CGI – permitted in 2022)



S4B Housing Office Building on Polygon Street (CGI – completed 2018/2019)

Due to site findings and programme pressures, to avoid intrusive internal works involving repositioning loadbearing walls, the arrangement of the windows and Cembrit panels at fifth floor on Polygon Street has been amended. The proposed arrangement is in keeping with the existing elevational language.

Materials sample panel



Sample panel images (capping to top edge yet to be added)

Previously approved Stockport Road elevations



Proposed Stockport Road elevations



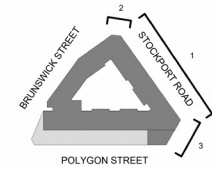
Proposed Stockport Road and Polygon Street Elevation
(3)
1 : 100



**Proposed Brunswick Street and Stockport Road
Elevation (2)**
1 : 100



Proposed Stockport Road Elevation (1)



Areas of change



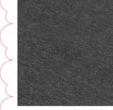
Existing red brick



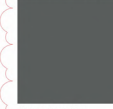
Existing Cembrit Patina P020



Existing RAL 7016



Proposed Cembrit I



Proposed RAL 7012



2	15.09.2023	Cembrit perforations indicated
1	17.07.2023	Areas of change indicated, Planning Issue
REV	DATE	COMMENT

000 POLYCON MANCHESTER LIMITED

DOI: 10.1002/for

Proposed Stodgort Road (A Elevations (Amended scheme))

2266-A279A-Z7-ZZ-09-A-(01)-0200	2		As indicated	QW	US
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A1 28.05.2022
АВТОРИ

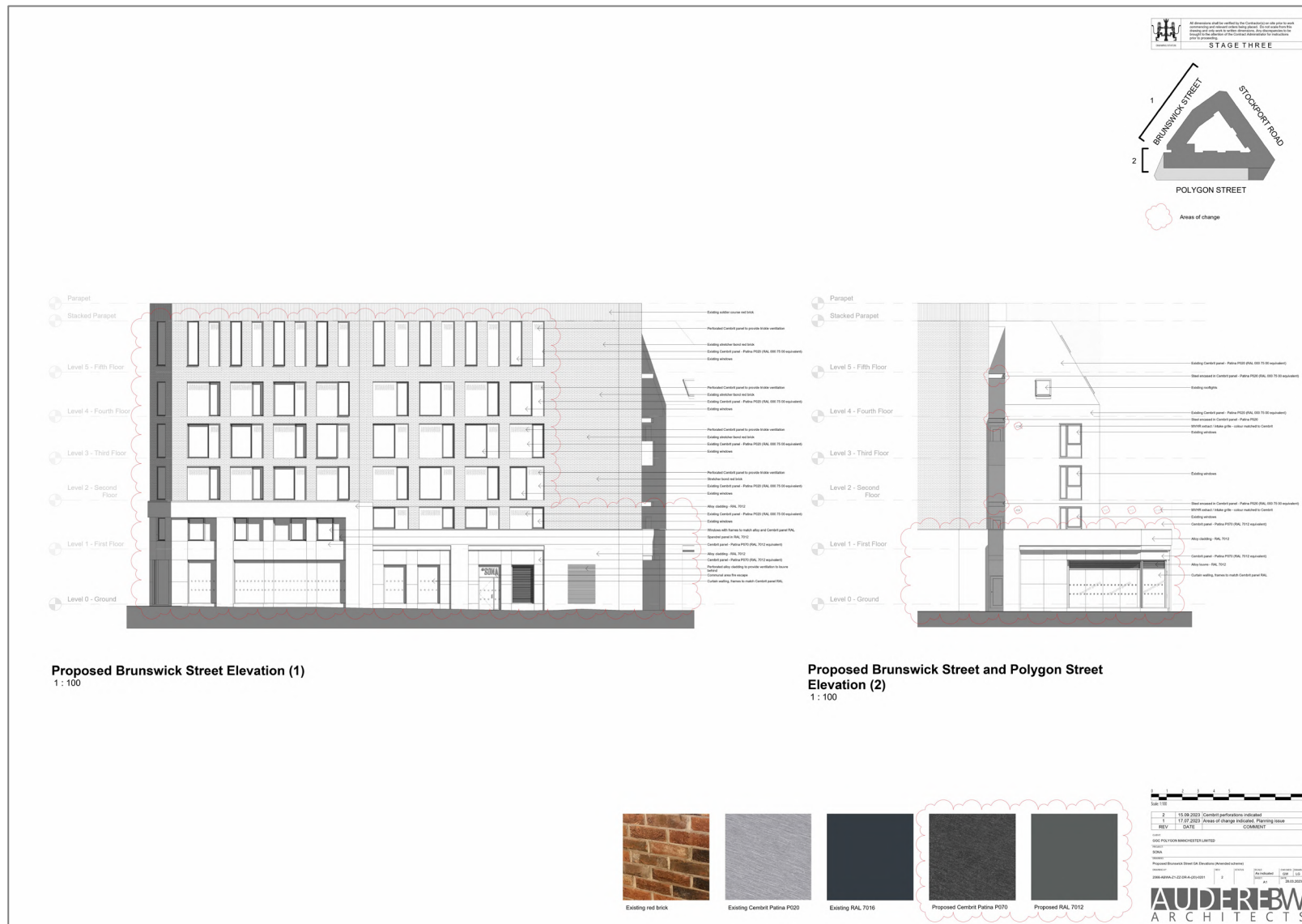
AUDIENCE

ARCHITECTS

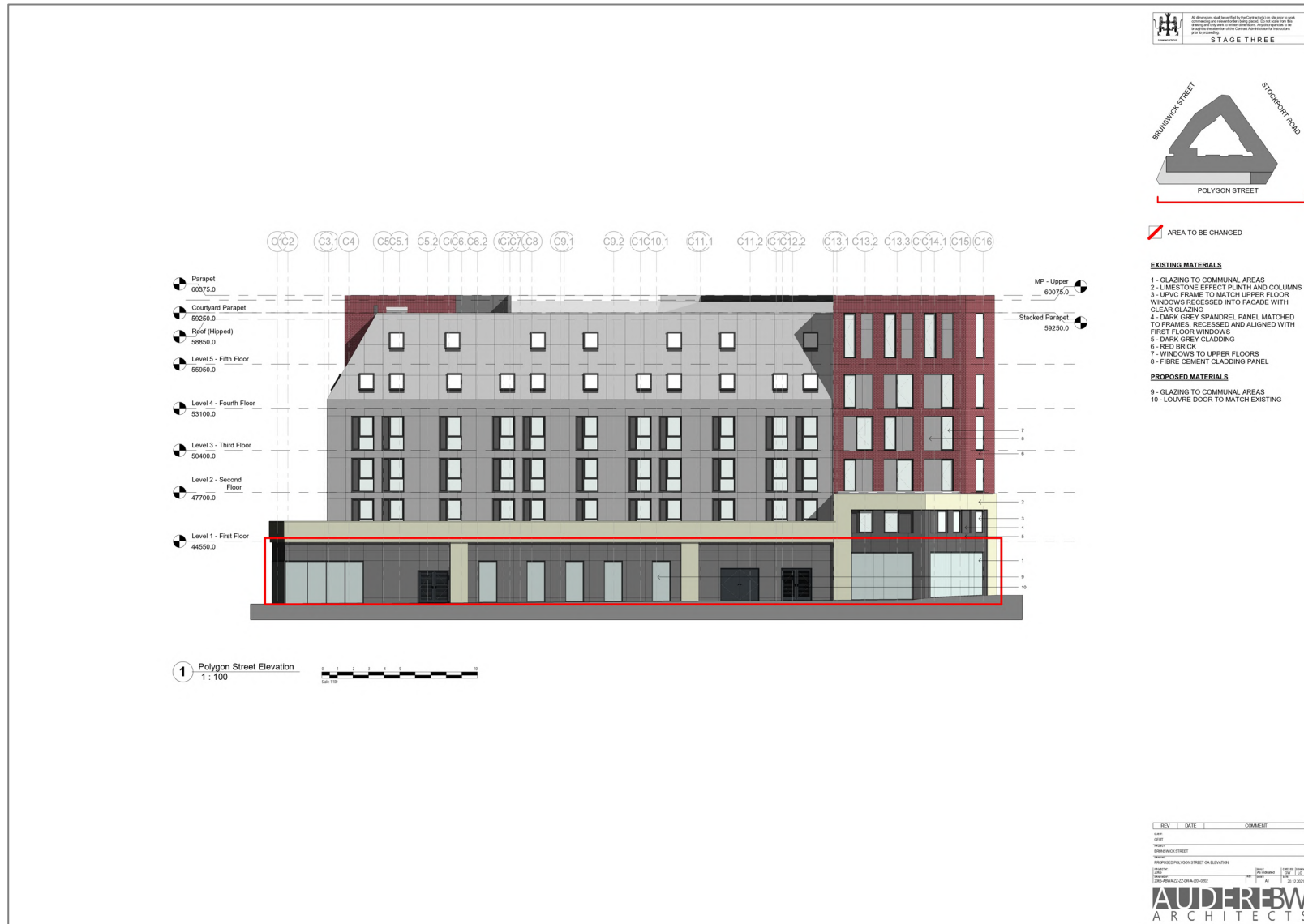
Previously approved Brunswick Street elevations



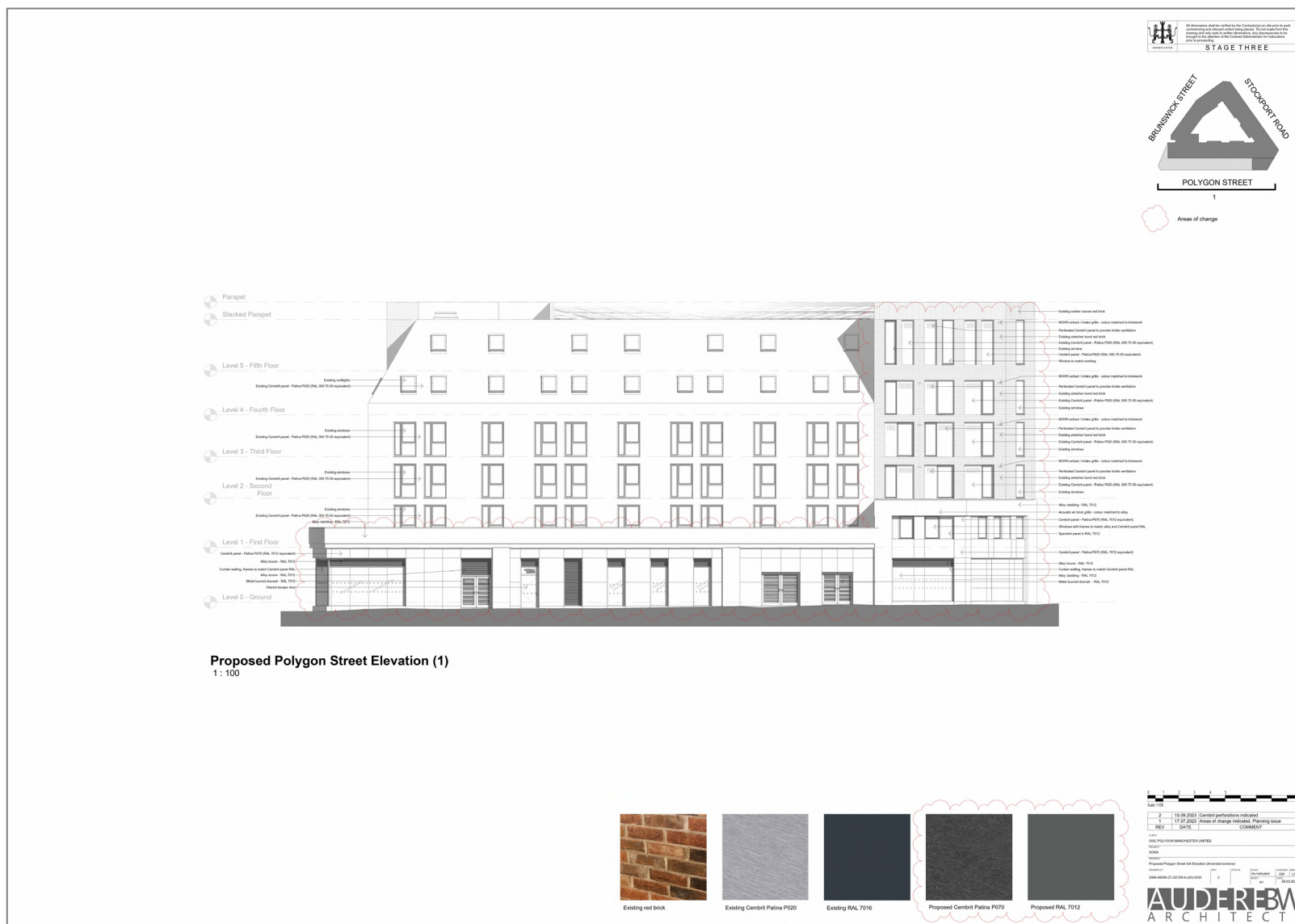
Proposed Brunswick Street elevations



Previously approved Polygon Street elevations



Proposed Polygon Street elevations



Conclusion

In conclusion, the proposed internal and external amendments do not negatively impact the use or appearance of the building.

The proposed ground floor arrangement creates a positive and engaging space for residents, and the proposed elevational materials respond well to the existing approved materials on the upper floors and the evolving context.

The impact of the louvres and vents has been mitigated as much as possible; they support the building's functions whilst not having a detrimental effect on the overall external appearance.



CGI of resident's communal area (produced by third party)