

FILE NOTE

JOB No: 2066

PROJECT: SONA

DATE: 14.12.2023

AUDERE BW ARCHITECTS

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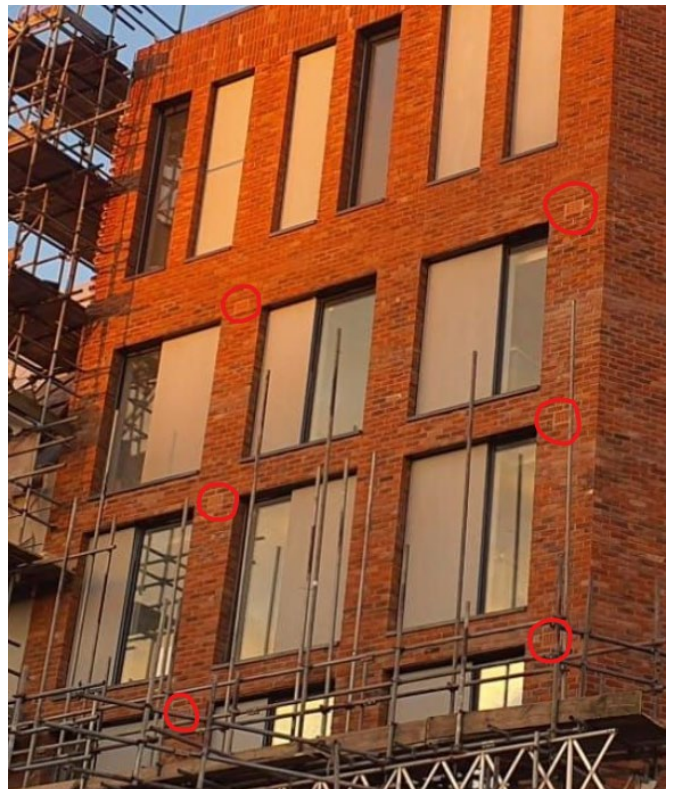
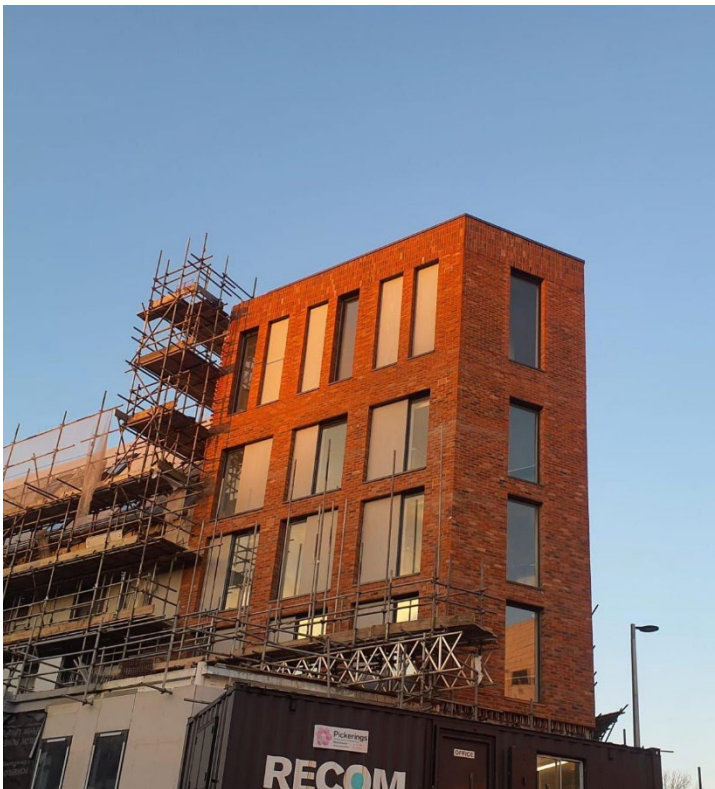
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2066-ABWA-XX-XX-FN-A-(01)-0021 – NMA response

Please see below the responses in support of points raised on 7th December 2023 by Manchester City Council regarding application 138498/NMC/2023.

Ventilation grille to brickwork

Please see below an image of the terracotta airbricks within the areas of brickwork:



Ventilation grille to cladding

Where an exhaust leaves the building through alloy, the alloy will be laser cut / perforated, and the actual grille will be sat behind, to ensure that the face of the grille is not visible on the face of the alloy. The perforations will be 12mm(W) x 150mm(H), with the maximum collective width and height being 230(W) x 150mm(H) per vent. An example of this is outlined below:



Where an intake / exhaust is present in the building within areas of Cembrit, the ventilation grille will be colour matched accordingly:

Cembrit P020 - RAL 000 75 00

Cembrit P070 – RAL 7012

Ventilation louvres

As outlined in the design statement, the impact of the proposed louvres has been minimised as much as possible, by positioning them above existing openings where the services allow. There is a concerted effort, in placing them, predominantly along the Polygon Street elevation (a secondary, ancillary elevation), and matching the colour of the powder coating to the other proposed finishes and avoiding, where possible, their imposition on the primary street scenes of Stockport Road and Brunswick Street.

The louvres support the mechanical services at ground floor, serving the MVHR system, the laundry room, and the smoke vents that are critically logistical requirements to ventilate lobbies introduced following fire engineer comments.

Following the concerns raised by planning on quantity, position, and scale we have reviewed the extents of the louvres and through the redesign of the mechanical services, have been able to reduce the louvres area by 50%. The louvres that do remain are predominantly on the Polygon Street elevation, with the exception of one louvre and one area of perforated alloy cladding (with the louvre secreted behind) on Brunswick Street.

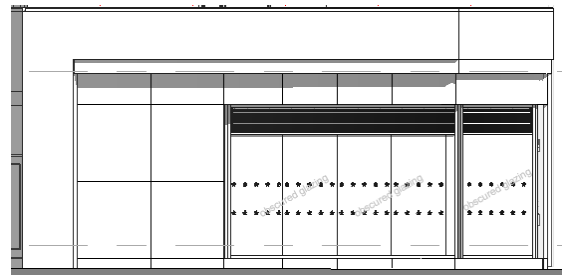
The comparison below illustrates the extent of the change:



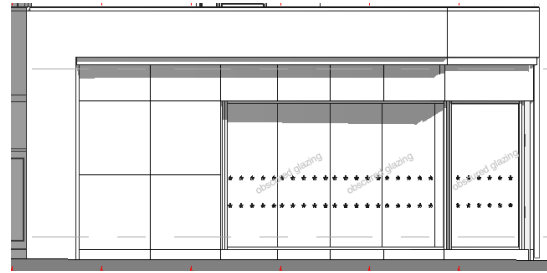
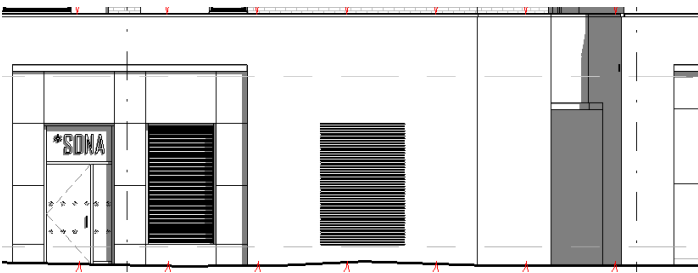
Polygon Street elevation as submitted for application



Revised Polygon Street elevation



Extracts of Brunswick Street elevation as submitted for application



Extracts of revised Brunswick Street elevation

Conclusion

Following dialogue on site 11/03/2023 with Ms J. Atkinson (MCC), there was clearly communicated dissatisfaction with the presentation of the louvre / ventilation impact on the approved façade and its associated materials.

The Client has acted urgently on the advice of the planner and significant works have been instructed and undertaken to better the approach offered, to obtain a more satisfactory resolution.

As a result of these interventions, in comparison to the original set of NMA drawings submitted with this application, the following number of vents have been designed and engineered out:

- All previously advised perforations to Cembrit panels within the 'brickwork' area of the building are removed. This presents now as per the original design intent, representative of a 100% reduction over the original NMA proposal.
- 2No. colour matched vents within the Cembrit panels at first and third floor level retain from a previous 10No. - representative of an 80% reduction
- As can be seen above and within the revised drawing set, the number of louvres has been reduced significantly, both in height (free area) and quantity to 6No. louvres (out of 12No.) Representative of a 50% reduction, but a further reduction in surface area due to scale (depth / height) of the louvred area.

A number of drawings relative to the above are provided, within the drawing set ventilation has been colour coded to ensure the type and aesthetic is communicated.

2066-ABWA-Z1-ZZ-DR-A-(20)-0200-R04 - Proposed Stockport Road GA Elevation (Amended scheme)

2066-ABWA-Z1-ZZ-DR-A-(20)-0202-R04 - Proposed Brunswick Street GA Elevation (Amended scheme)

2066-ABWA-Z1-ZZ-DR-A-(20)-0202-R04 - Proposed Polygon Street GA Elevation (Amended scheme)

2066-ABWA-Z1-ZZ-DR-A-(41)-0100 - Facade interventions

We trust the significant efforts and scale of redesign on both the façade and internally is testimony to the Client's pursuit and insistence, that MCCs comments have been taken with the utmost urgency, consideration, and care.

We further trust the efforts undertaken and the resultant figures above are conducive to the MCC support and gains a positive determination.