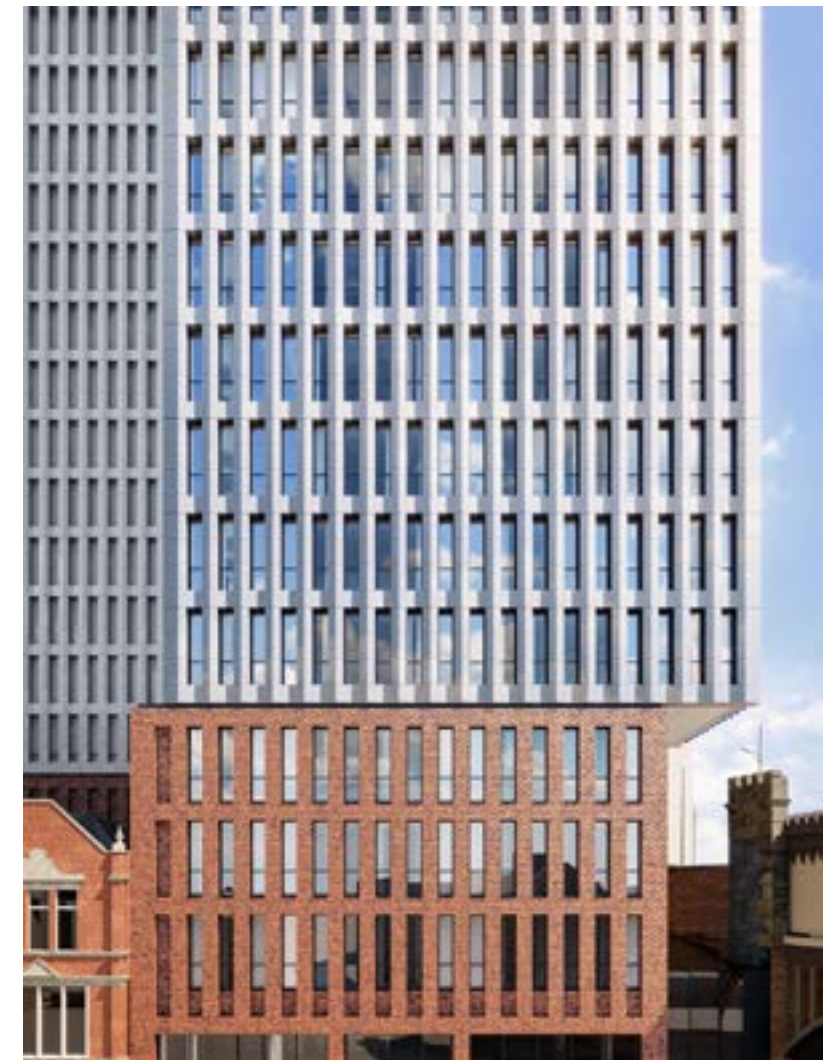




simpsonhaugh



325 - 327 Deansgate – Manchester

S73 Minor Material Amendment | December 2023

10446-A-B5D8-RP-DAS-003

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1.0 Introduction

1.1 Planning Background

This document describes proposed amendments to be captured under a S73 minor material amendment application, to the apart-hotel proposal at 325 Deansgate, Manchester.

The development first received planning permission (Application No 125804/FO/2019) on 26th June 2020, for:

“Demolition of existing building and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works.”

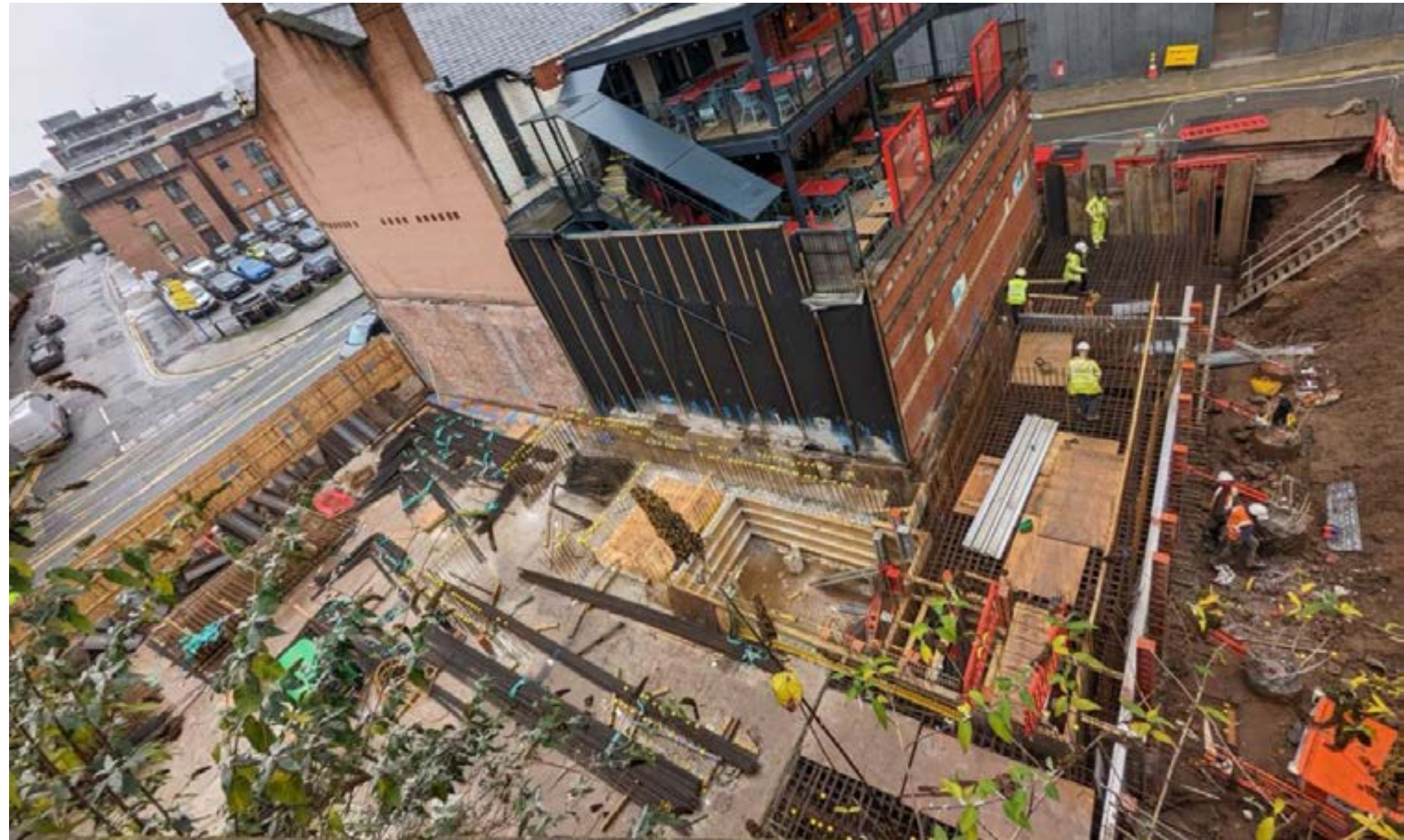
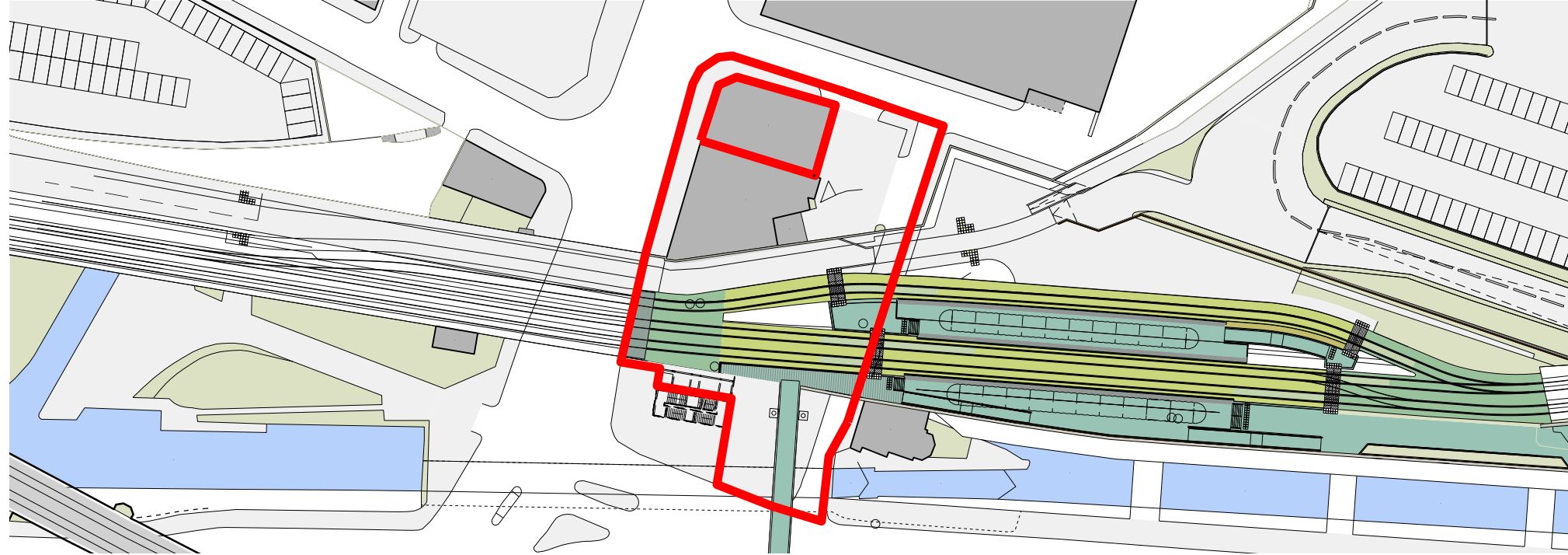
On 29th September 2022, further non material amendments were approved by the LPA (Application No 134854/NMC/2022), described as:

“Non-material amendments to planning permission 125804/FO/2019 to make alterations to the apart-hotel accommodation including reconfiguration of ground and mezzanine layout to omit commercial unit 2 to create larger reception lobby and ancillary hotel amenity space, increasing the number of hotel rooms to 357 including creation of additional floor space at level 21 and associated elevational alterations.”

1.2 Scope of Changes

Since the above non material changes were approved the project has moved through outline design, and into detailed design with construction starting on site in July 2023. The following pages describe in detail a series of additional amendments proposed to the design, driven by coordination of the detailed design and construction methodology:

- Proposed changes to external façade materials
- Proposed minor increase in the height of the façade parapet at roof level
- Proposed minor changes in the distribution of facade louvre panels, opaque glazing and ground floor back of house doors



Site Progress Photo - 20th November 2023

2.0 External Facade Materials

2.1 Current Facade Materiality & Design

The current planning permission (Application No 125804/FO/2019) considers the façade as three components, described in the Design & Access Statement as follows:

"...Three complimentary treatments have been applied with variation in tone to respond to the local context..."

- Material treatment one consists of a lightweight infill between flanking walls. These glazed facades animate the elevations.
- Material treatment two consists of a gridded facade providing partial permeability. They mainly act as the solid flanking elements running north to south.
- Material treatment three consists of a solid extruded panel which addresses the inability to provide permeability due the party wall condition between the site and Deansgate Tavern. The patterned facade creates texture and animation in the facade through the play of tone and shadow...."

Treatment one is a lightweight stick system curtain wall, and the approach to these areas remains unchanged in this document.

Treatments two and three currently utilises precast concrete panels to generate the gridded and patterned façades described above. This document sets out proposals to replace the precast concrete with alternative materials that will enhance the visual appearance of the development.

A façade design using precast concrete panels was reviewed in more detail during the developed design of the proposals. However, the site is heavily constrained, with a party wall condition at the adjacent Deansgate Pub; facades which cantilever over the TfGM viaduct to the south and are immediately adjacent to the exclusion zone for construction set out from the Metrolink infrastructure; and on the West elevation the building abuts Deansgate a major North to South vehicular and pedestrian route through the city centre. These boundary conditions, and in particular the constraints building next to the Metrolink, mean that large scale precast façade panels cannot physically be craned into the site without significant risk to adjacent assets. The revised proposals ensure that mast climber installation is used with no risk of façade elements impinging adjacent exclusion zones.



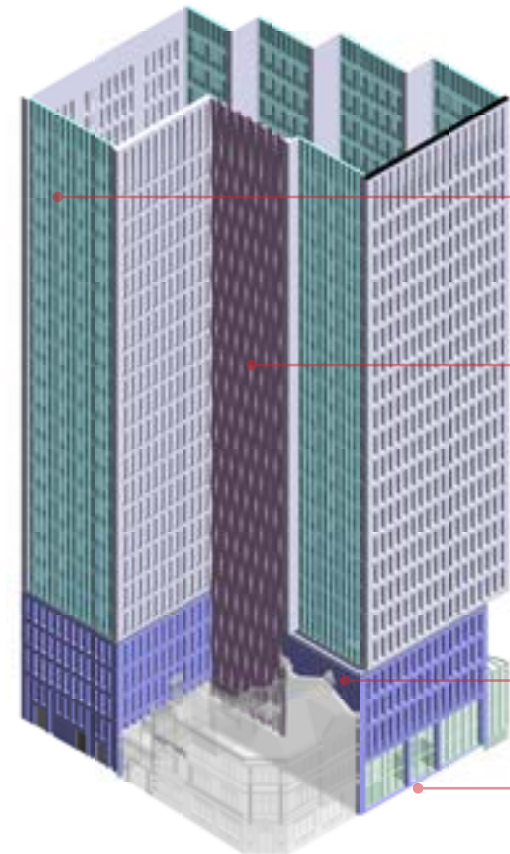
Treatment One



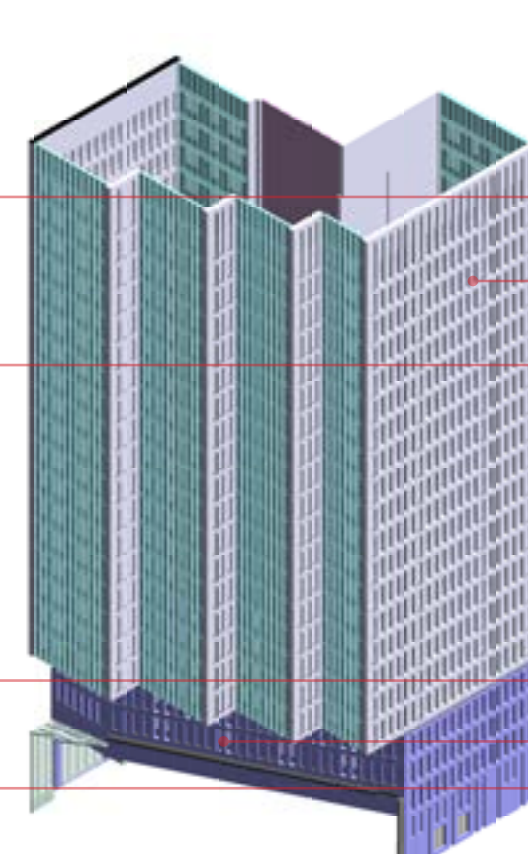
Treatment Two



Treatment Three



Current Planning Permission



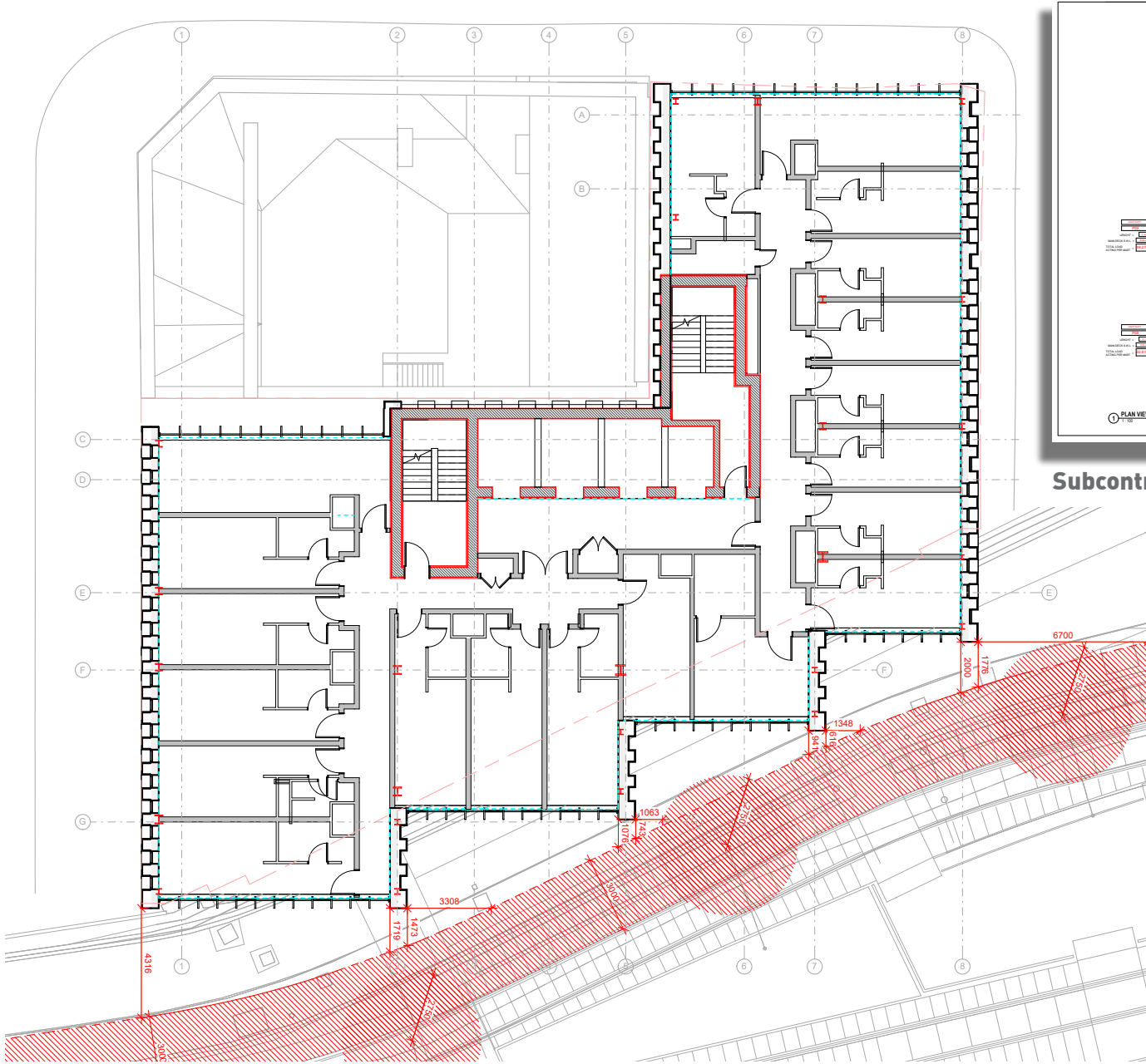
Treatment One

Treatment Two

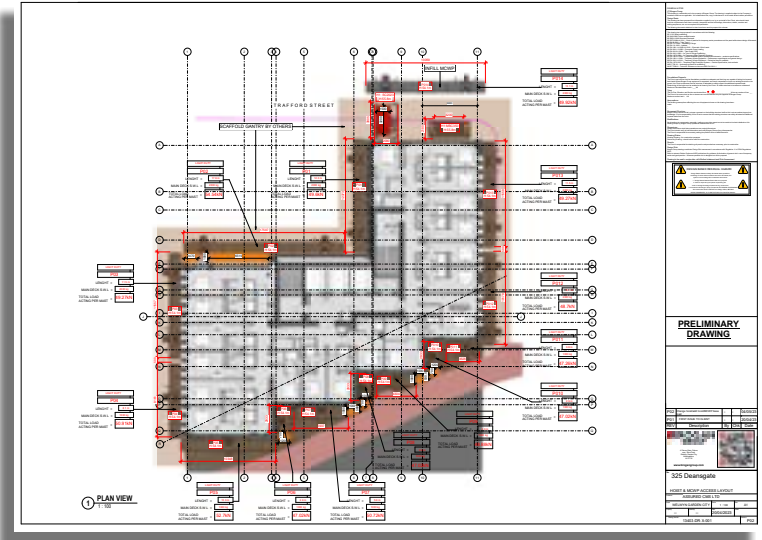
Treatment Three

Considerations:

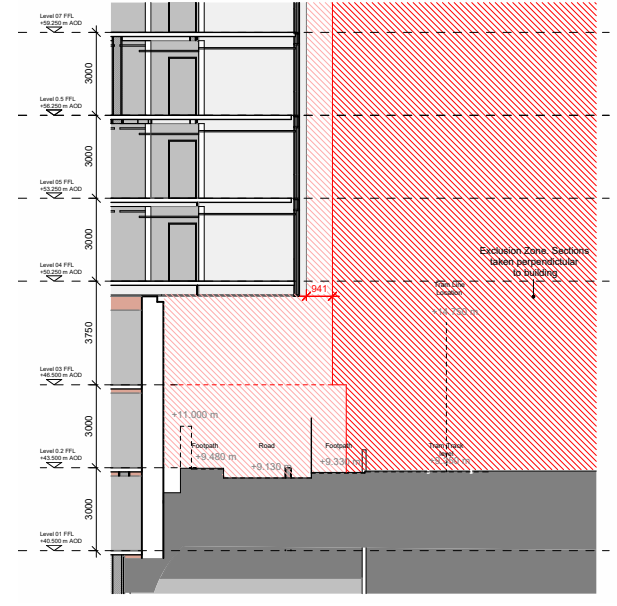
1. Precast installation over pub roof
2. Precast installation adjacent to viaduct and under overhanging floor plates
3. Limited precast at ground level to front of house (Deansgate) elevation - majority of precast to back of house locations.



TfGM Exclusion Zone - Plan



Subcontractor Mast Climber Arrangement



TfGM Exclusion Zone - Section



GRC Samples



2.0 External Facade Materials

Furthermore, the structural frame of the development is to be built using slender composite metal deck slabs and a steel frame, tied back to a slip formed concrete core. Precast concrete panels impose significant load to the slab edge, typically from large corbel fixing details which are difficult to accommodate in a hotel or residential building without a raised floor zone.

An alternative to large pre-fabricated concrete panels is to use a 'stick and beam' approach, but this requires fixings at closer centres to the primary frame and slab, and given the still significant weights of precast concrete imposes a significant load and deflection on a composite deck slab design. In instances where the precast is located beneath the south facing overhang at Level 04 this issue would be exacerbated as concrete panel sizes would need to be reduced to enable installation whilst imposing frequent point loads on the building structure. The significant weight and zones required to fix precast concrete are therefore not complementary to the lightweight steel frame and slab construction which is commercially required to deliver the project.

As an alternative solution, to work within the materiality of the planning permission, the design team have explored use of glass reinforced concrete panels (GRC), which could be installed in smaller pieces and by hand via mast climber and would be more forgiving in terms of weight and the fixing constraints noted above. However, there were concerns over the perceived quality of the GRC product when compared to a traditional precast concrete solution, and it was considered that alternative rainscreen products could offer a higher quality façade solution whilst working alongside the building frame design and within the proximity constraints associated with the site.

2.0 External Facade Materials

2.2 Amendment to Podium Materiality

Earlier in the Design & Access Statement, reference is made to discussion at PlacesMatter! where brick at the building base and a change in material was suggested as a means of integrating the scheme into its context further:

“....The pub is currently read in the context of the railway arches and the red brick of the high point of the arch, as well as the buildings at street level beyond. In essence this is the point at which the traditional remains of the red brick meets the opportunities of the new.

In discussion it was agreed that a change in material colour at the ‘shift’ would simplify the appearance of the massing and expression....”

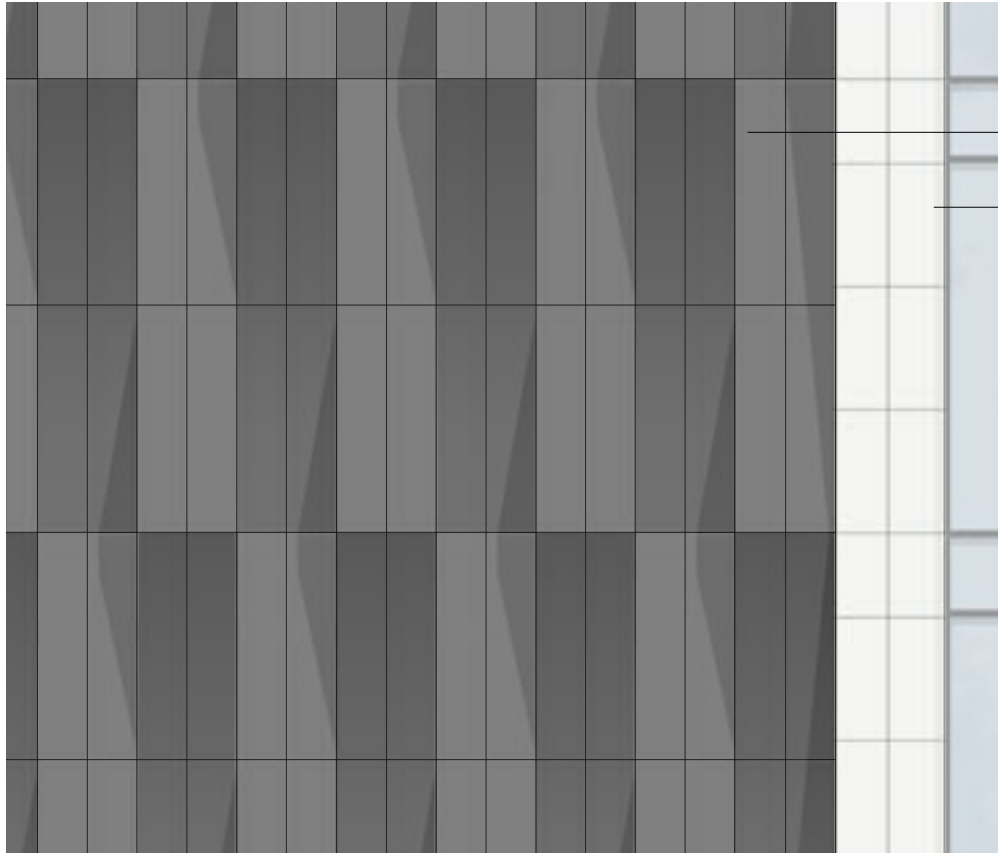
“... brick at the base element would help to anchor the proposition to the viaduct and the use of terracotta red would create the allusion of a relationship to the terrace beneath the Northern Warehouse on Deansgate, which would be very seductive...”

The proposed external material amendments adopt the principles outlined above, looking to further enhance the shift between forms, and to better connect the podium form into the streetscape by using a brick cladding in lieu of red precast from ground to Level three. The brick will be a mortared rainscreen system, utilising brick slips on a carrier rail system, and will avoid any use of ‘cut and stuck’ slips, with pistol brick corners formed to all window reveals and building corners. Visually the system will match exactly a traditional brick building, but with the advantage that the system is a rainscreen hung from the internal backing wall rather than being a structural brick façade built up from ground level.

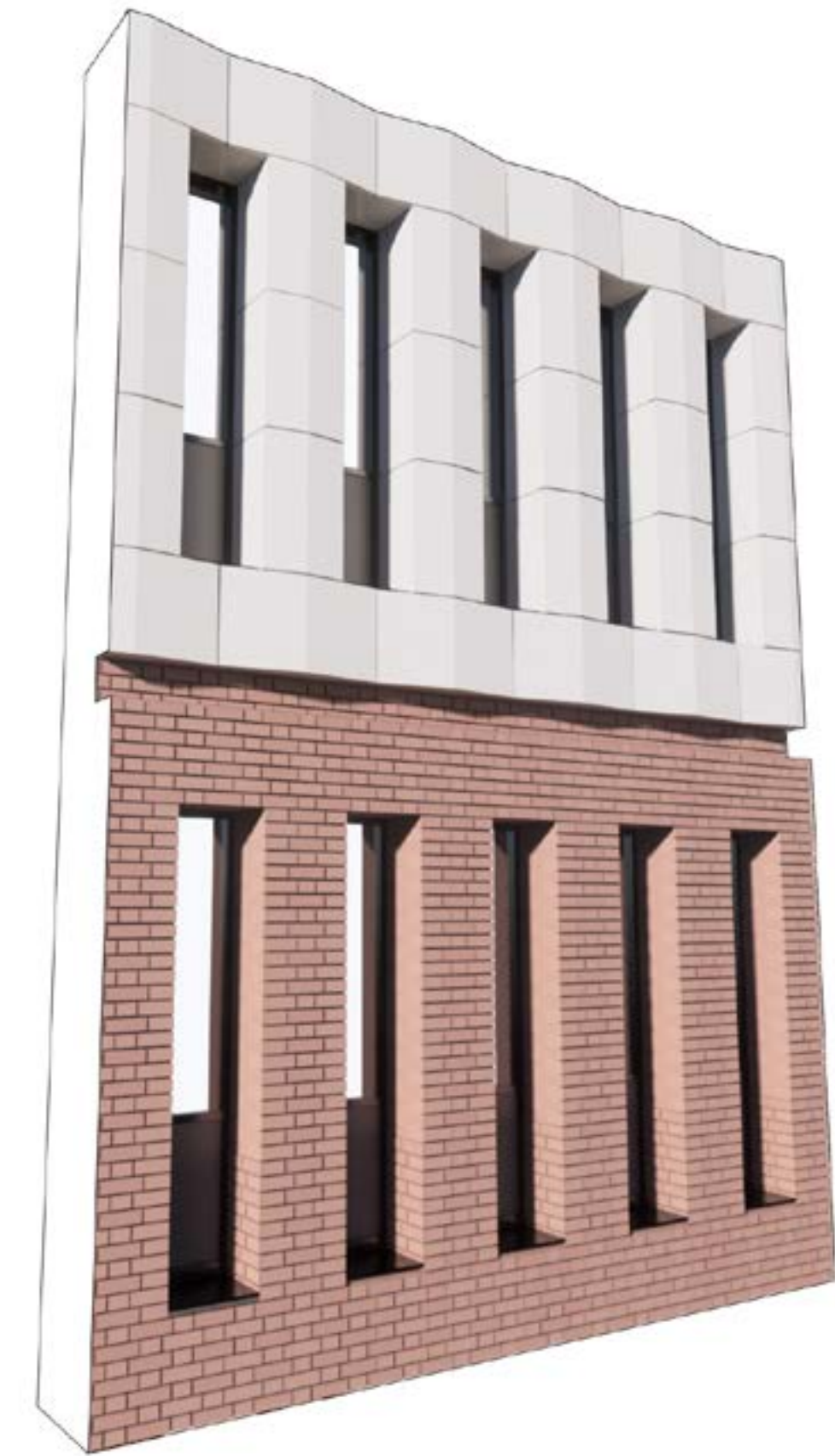
The proposed brick slip, sourced from a UK supplier, will match the viaduct and Deansgate pub in ‘Manchester red’. Careful selection through sampling and formal sign off with the city will ensure the chosen brick has a strong contextual relationship to the surroundings.



Off White Terracotta / Brick



Dark Grey Terracotta to Core



3D Bay Study - Terracotta / Brick

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Material Samples



2.0 External Facade Materials

2.3 Amendment to Upper Floor Massing Materiality

To contrast the texture and colour of a red brick on the lower floors, the amended proposals seek to utilise a white glazed terracotta tile to the upper facades. The ability of this material to provide some reflection offers an opportunity to get a better sense of movement to the façade on the upper floors, and a slight inflection is proposed in the elevation grid to enhance this quality in the amended choice of material.

The inflection is repeated across all the gridded elevations, using the same scale and size of grid set up in the current scheme. A vertical fold in the façade offers additional animation, accentuates the stepped forms and further reinforces the vertical emphasis of the façade, which was a key aspect of the design, described in the original planning documentation as follows:

“.... Returning to the articulation of the elements of the tower, The [PlacesMatter!] Panel asked you to consider ways of introducing patterns to emphasise the verticality and reflect the more slender nature of the bridge elements....As part of the comprehensive review of the facade, a study was undertaken to look at alterations that could be introduced to accentuate the verticality of the facade aesthetic....”

The façade to the rear of the lift core facing the Deansgate pub currently utilises a dark grey precast described in the original planning documents as follows:

“.... This facade will be highly visible along the Deansgate vista from the city centre. As such we want to create a textured and animated facade aesthetic. By developing vertical extruded strips with a unique zig-zag form that alternate in extrusion and inversion we have accentuated and emphasised shadow and tone...”

The change to terracotta from precast will retain the shapes and sizes of the vertical zig-zag strips, changing only the jointing arrangement across the façade to tie into the joints of the adjacent white terracotta. Whilst it is proposed to change the materiality of the façade from precast to brick / terracotta, the colour and grid remains identical to the current planning permission, with the texture and surface treatment of the two materials offering an enhancement over the current precast concrete solution.



Original Planning CGI

Updated CGI - View from Viaduct



Original Planning CGI

Updated CGI - View from Deansgate



3.1 Amendment to Parapet Level

The revised proposals therefore increase the height of the perimeter cladding to form a taller parapet around the roof slab level. A 600mm increase represents less than a 1% increase in height on the proposals which are a little over 72m tall, and sits well below the floor level of the adjacent Cloud 23 restaurant in the adjacent Beetham Hilton Hotel, and therefore the residential floorplates above.

There is no change proposed in the number of floors or the level of the roof slab in this adjustment.



4.0 Curtain Wall Amendment

4.1 Omission of Louvres

The detailed design of the ventilation strategy for the scheme has been undertaken since planning permission was granted. The proposals include internal risers to take intake and extract air from hotel bedrooms and communal corridors to and from roof level. This avoids the requirement for any ductwork connections to facades, maximising internal ceiling heights (which require reduced services zones) and ensuring no louvres or air vents are required in the façade treatment.

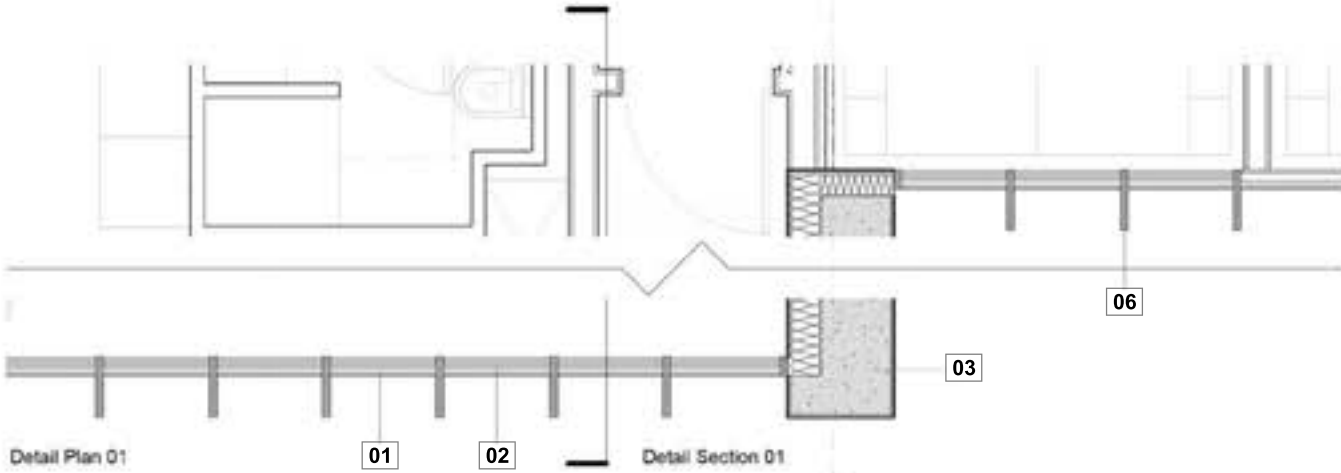
The planning permission includes horizontal bands of louvre panels on every floor level in the curtain wall areas, intended for ventilation connections and described in the previous planning documents as follows:

“...A regular series of aluminium fins accentuate the verticality of these facades whilst providing solar shading and depth. Horizontally aluminium louvres provide ventilation every 3000mm (typical floor to floor height)...”

Our amended proposal suggests omitting the horizontal aluminium louvres at floor levels and replacing with an opaque glazed panel. We believe this amendment also offers a visual improvement to these façade areas, minimising the horizontal bands in the current scheme so the verticality and slenderness of these façades, still animated by the aluminium fins, will be accentuated.



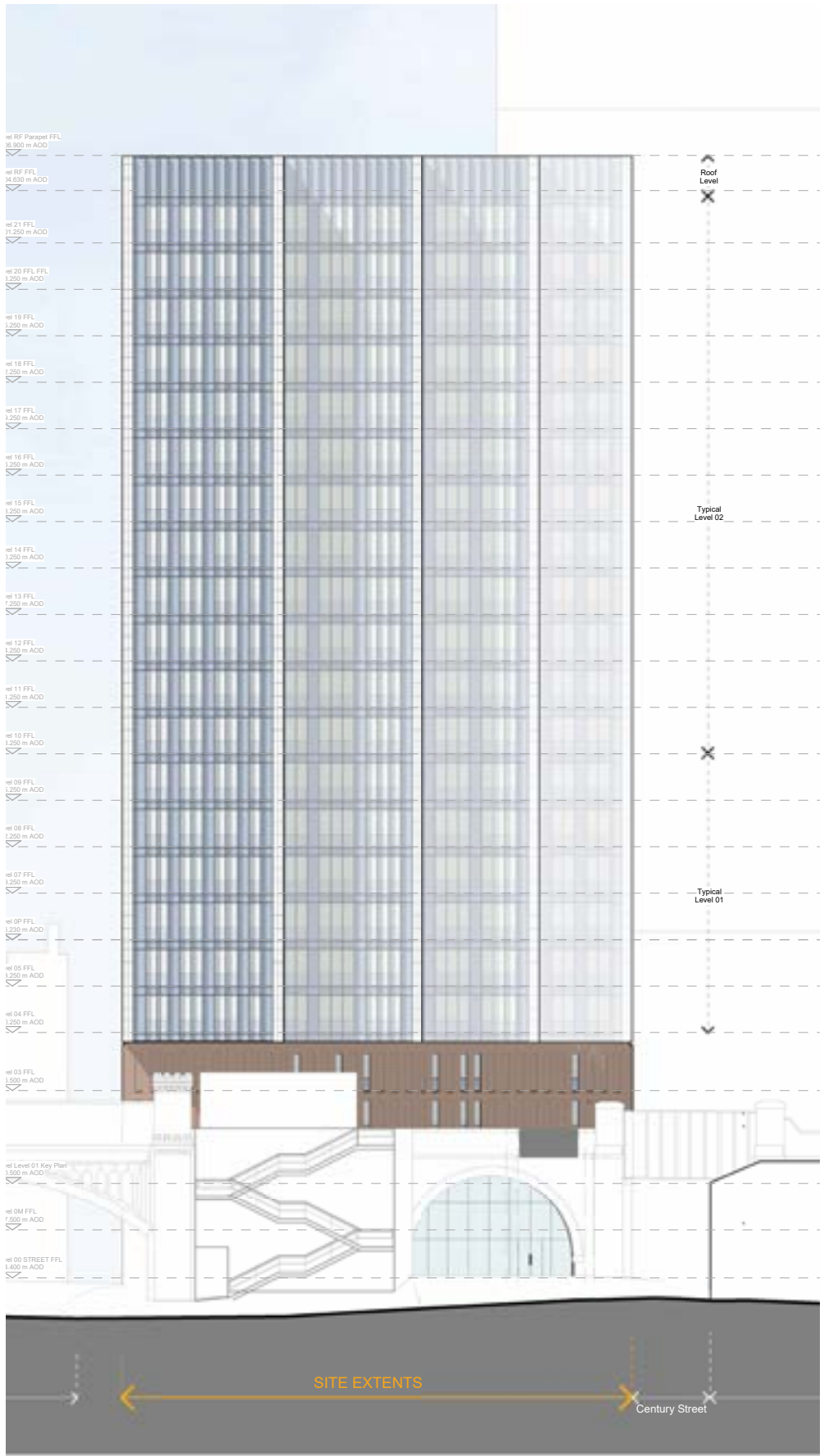
Detail Elevation 01



Original Planning - Curtain Wall Facade Proposal



Updated - Curtain Wall Facade Proposal



Updated - Whitworth Street Elevation

5.0 Opaque Windows

5.1 Redistribution of opaque windows - West Elevation

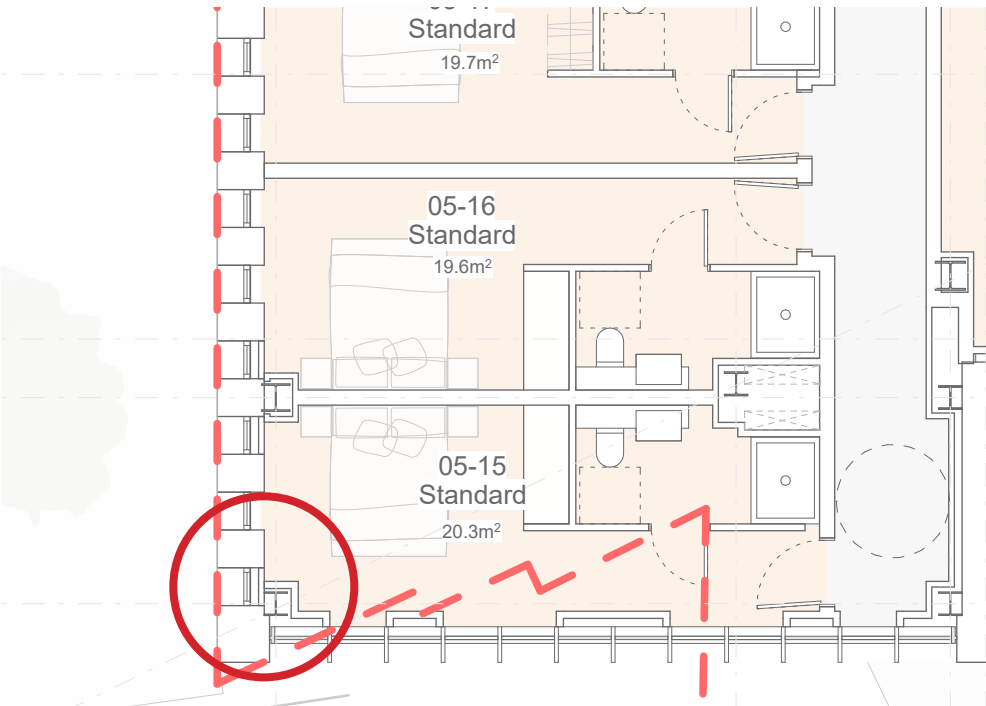
The facade proposals include a regular grid of punched windows (based upon a 500mm module of window and adjacent solid facade).

The redistribution of bedrooms on the floor plate included in Application Ref. 134854/NMC/2022, alongside the introduction of a steel frame (as opposed concrete) requires the redistribution of some opaque or blank windows on the East and West elevations where partitions or columns sit behind what would otherwise be vision glass. An example is highlighted on the plan below.

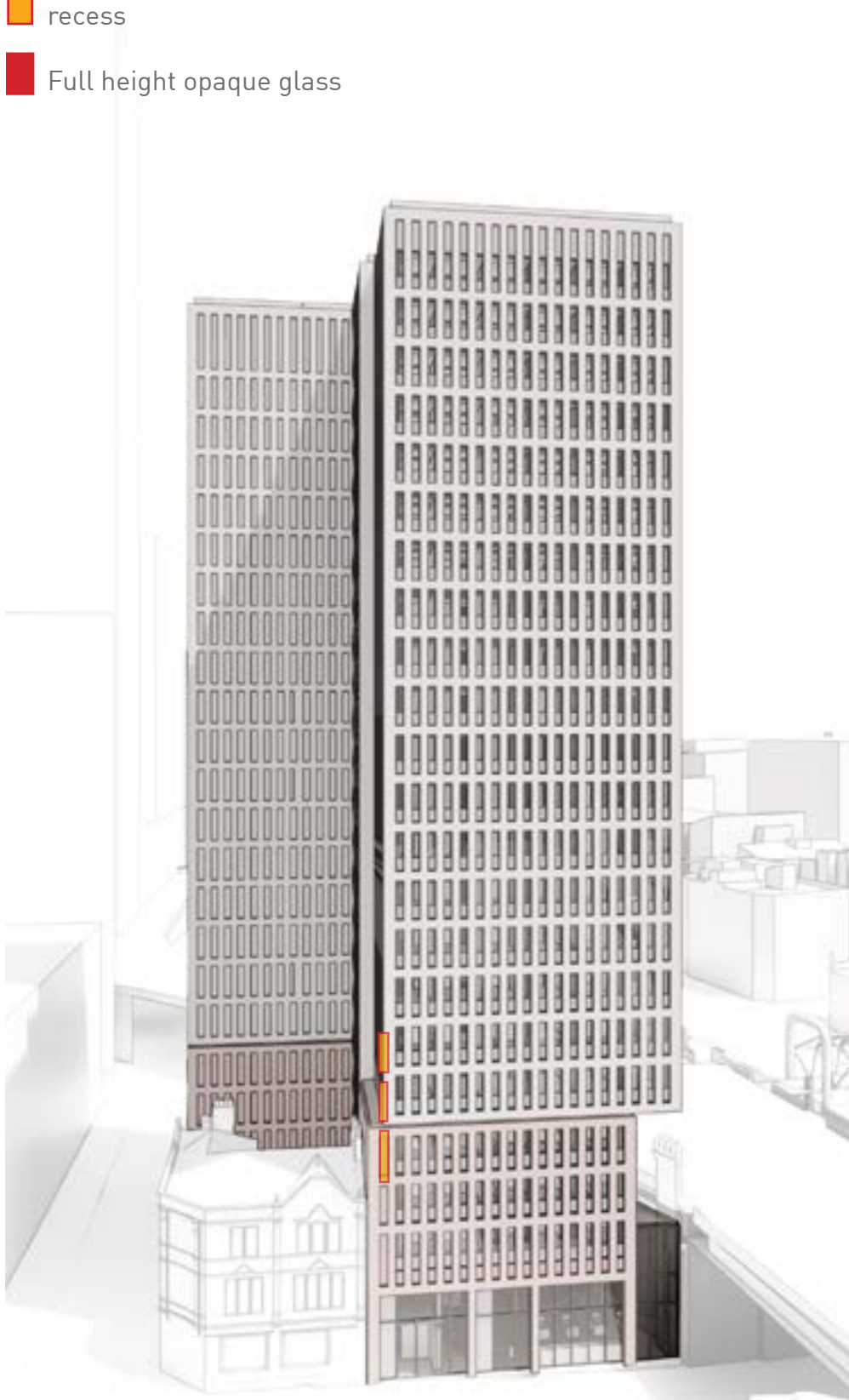
The current and proposed elevations are shown adjacent and on the following pages.

On the West elevation, the updated proposals retain the language of symmetry and verticality set up in the existing planning permission. Vertical bands of opaque glass are located to the first and last windows on the floor plate, framing the remaining facade which is composed of vision glass.

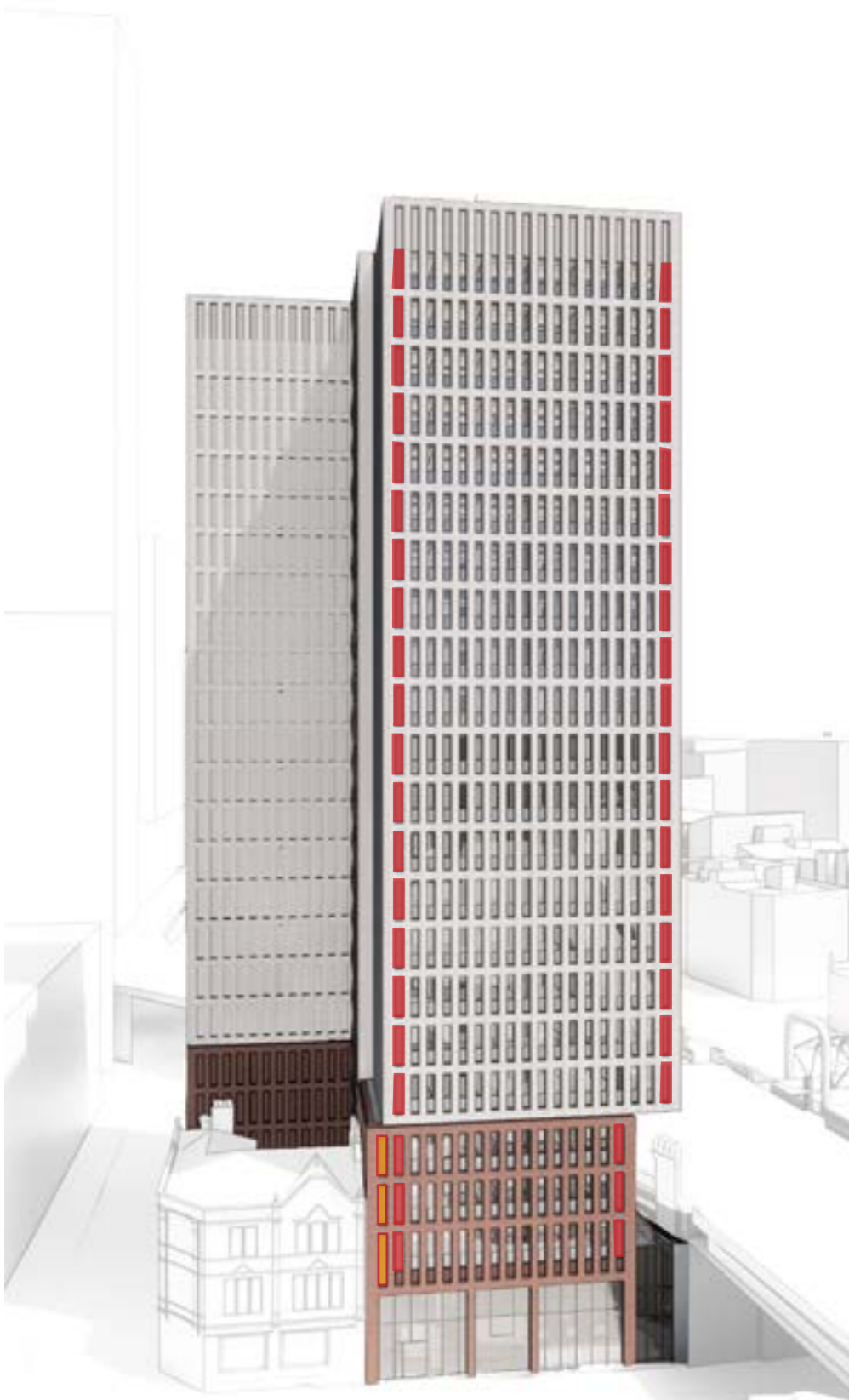
The strong repeated framing of the apertures, and depth of reveal ensures that the infill treatment (vision glass, opaque glass or matching facade material) are secondary to the overall depth and texture generated by the facade.



- Blank terracotta / brick (formerly concrete) recess
- Full height opaque glass



West (Deansgate) Elevation - Current Planning Permission



West (Deansgate) Elevation - Proposed Amendments

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The consented and proposed East elevation include the same number of opaque windows to bedroom floors - with only the distribution changing



East (Century Street) Elevation - Current Planning Permission

Solid reveals retained to end units - in keeping with consented scheme



East (Century Street) Elevation - Proposed Amendments

5.0 Distribution of opaque windows

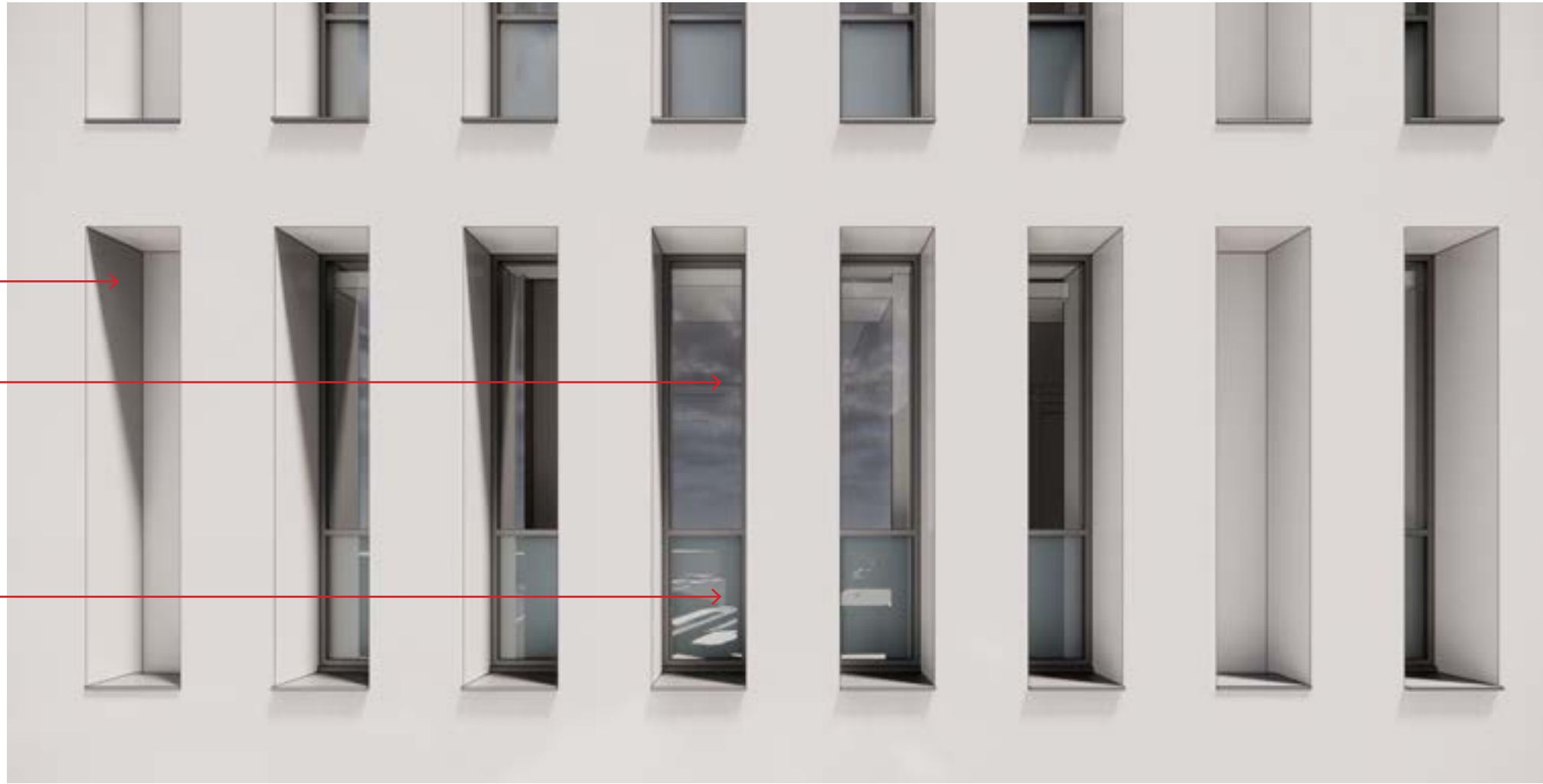
5.0 Opaque Windows

5.2 Redistribution of opaque windows - East Elevation

The consented East Elevation includes 90 window reveals with solid or opaque glass across the hotel bedroom floor plates (Level 04 upwards).

The proposed amendments include the same 90 opaque window reveals, with the proposed distribution amended to suit the revised space planning and structural grid. The amended proposal retains the solid material reveals at each end of the floor plate, with opaque glass proposed in central locations.

5.0 Opaque Windows



Elevation Study - Current Planning Permission

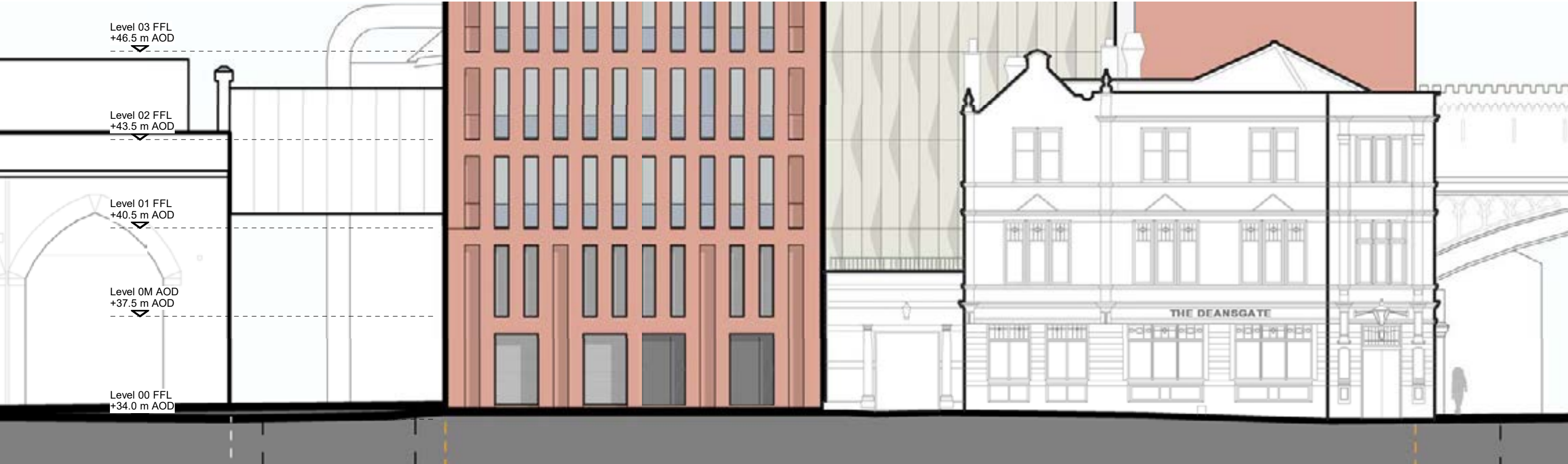
5.0 Opaque Windows

5.3 Elevation Bay Study

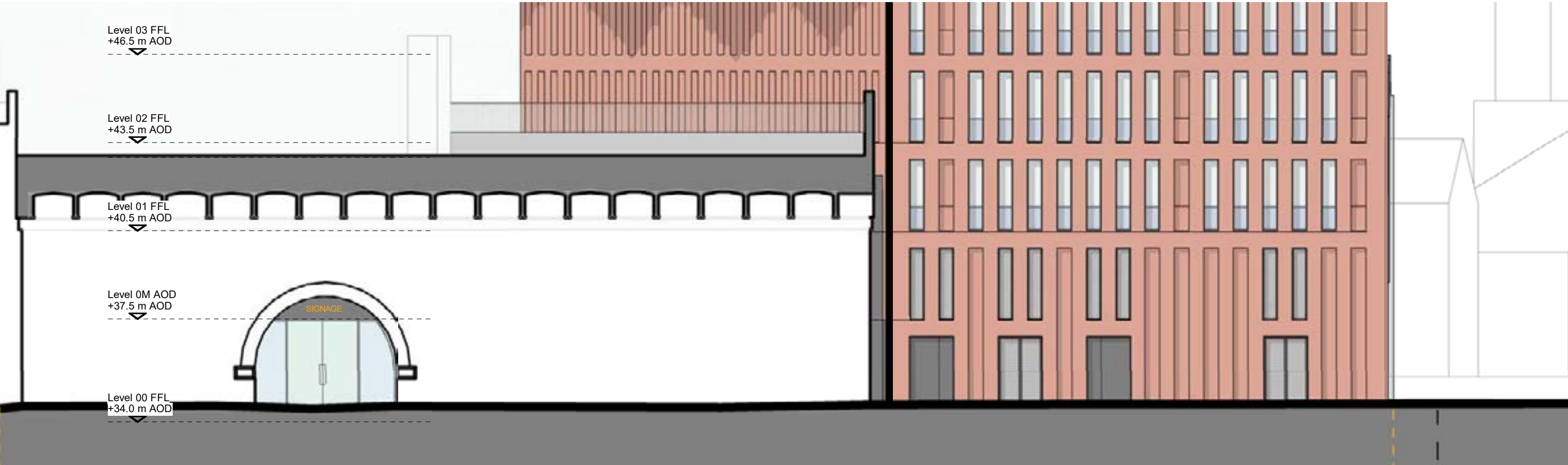
The adjacent images show a close up bay study of the consnted planning proposal facade, alongside the amended facade with redistributed opaque windows. The depth of reveal and repeated grid ensures that this is a very minor visual change to the proposals.



Elevation Study - Proposed Amendments



Original Planning - Trafford Street Elevation



Original Planning - Century Street Elevation



Updated - Trafford Street Elevation



Updated - Century Street Elevation

6.0 Minor Facade Updates

6.1 Minor Adjustments

The remaining changes to the façade described in the drawings attached to this application, are all very minor and relate to the further coordination of services, structure and space planning which has occurred since planning permission was granted.

At lower floor levels, to rear elevations facing Century Street and Trafford Street, the distribution of infill louvre panels is also proposed to reduce, to suit ductwork connections and space planning internally. Louvre infills will still be recessed, like windows, within the overall façade grid and the number of louvre infills reduced in comparison to the number in the planning permission with only setting out amended.

Similarly, the location of doors to service areas such as linen store, substation and refuse store at ground floor has been updated to reflect changes to the internal space planning since the original planning permission was granted.

Planning Drawing List

DRAWING NUMBER	DRAWING TITLE	SCALE @ A1	REVISION
10185-SHP-Z0-XX-XP-A-B5D8-G100-0001	SITE LOCATION PLAN - EXISTING	1:1000	00
10185-SHP-Z0-XX-XP-A-B5D8-G100-0002	EXISTING SITE PLAN	1:250	00
10185-SHP-Z0-XX-XP-A-B5D8-G100-0003	ALTERATION SITE PLAN 01	1:250	00
10185-SHP-Z0-XX-XP-A-B5D8-G100-0004	ALTERATION SITE PLAN 02	1:250	00
10185-SHP-Z0-XX-PL-A-B5D8-G100-0004	SITE LOCATION PLAN - PROPOSED	1:1000	00
10185-SHP-Z0-EN-XE-A-B5D8-G100-0001	EXISTING ELEVATION - NORTH - TRAFFORD STREET	1:200	00
10185-SHP-Z0-ES-XE-A-B5D8-G100-0001	EXISTING ELEVATION - SOUTH - WHITWORTH STREET WEST	1:200	00
10185-SHP-Z0-EE-XE-A-B5D8-G100-0001	EXISTING ELEVATION - EAST - CENTURY STREET	1:200	00
10185-SHP-Z0-EW-XE-A-B5D8-G100-0001	EXISTING ELEVATION - WEST - DEANSGATE	1:200	00
10185-SHP-Z0-EN-XE-A-B5D8-G100-0002	ALTERATIONS ELEVATION - NORTH - TRAFFORD STREET	1:200	00
10185-SHP-Z0-ES-XE-A-B5D8-G100-0002	ALTERATIONS ELEVATION - SOUTH - WHITWORTH STREET WEST	1:200	00
10185-SHP-Z0-EE-XE-A-B5D8-G100-0002	ALTERATIONS ELEVATION - EAST - CENTURY STREET	1:200	00
10185-SHP-Z0-EW-XE-A-B5D8-G100-0002	ALTERATIONS ELEVATION - WEST - DEANSGATE	1:200	00
10185-SHP-Z1-00-PL-A-B5D8-G200-0001	GA PLAN - GROUND LEVEL 00	1:100	03
10185-SHP-Z1-0M-PL-A-B5D8-G200-0001	GA PLAN - GROUND MEZZANINE	1:100	03
10185-SHP-Z1-01-PL-A-B5D8-G200-0001	GA PLAN - LEVEL 01	1:100	02
10185-SHP-Z1-02-PL-A-B5D8-G200-0001	GA PLAN - LEVEL 02	1:100	02
10185-SHP-Z1-03-PL-A-B5D8-G200-0001	GA PLAN - LEVEL 03	1:100	02
10185-SHP-Z1-TY-PL-A-B5D8-G200-0001	GA PLAN - TYPICAL LEVEL 01 (LEVELS 04-10)	1:100	02
10185-SHP-Z1-TY-PL-A-B5D8-G200-0002	GA PLAN - TYPICAL LEVEL 02 (LEVELS 11-20)	1:100	03
10185-SHP-Z1-Z1-PL-A-B5D8-G200-0001	GA PLAN - TYPICAL LEVEL 21	1:100	00
10185-SHP-Z1-RF-PL-A-B5D8-G200-0001	GA PLAN - ROOF LEVEL	1:100	02
10185-SHP-Z1-AA-SE-A-B5D8-G200-0001	GA SECTION AA	1:200	03
10185-SHP-Z1-BB-SE-A-B5D8-G200-0001	GA SECTION BB	1:200	03
10185-SHP-Z1-CC-SE-A-B5D8-G200-0001	GA SECTION CC	1:200	03
10185-SHP-Z1-DD-SE-A-B5D8-G200-0001	GA SECTION DD	1:200	03
10185-SHP-Z1-EN-EL-A-B5D8-G200-0001	GA ELEVATION - NORTH - TRAFFORD STREET	1:200	01
10185-SHP-Z1-ES-EL-A-B5D8-G200-0001	GA ELEVATION - SOUTH - WHITWORTH STREET WEST	1:200	01
10185-SHP-Z1-EE-EL-A-B5D8-G200-0001	GA ELEVATION - EAST - CENTURY STREET	1:200	01
10185-SHP-Z1-EW-EL-A-B5D8-G200-0001	GA ELEVATION - WEST - DEANSGATE	1:200	03
10185-SHP-Z1-EW-EL-A-B5D8-G200-0002	GA ELEVATION - WEST - DEANSGATE	1:500	01

Planning Drawing List

DRAWING NUMBER	DRAWING TITLE	SCALE @ A1	REVISION
10185-SHP-Z1-XX-3D-A-B5D8-G200-0001	GA 3D VIEW - VIEW 01	NTS	01
10185-SHP-Z1-XX-3D-A-B5D8-G200-0002	GA 3D VIEW - VIEW 02	NTS	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0001	EXTERNAL WALL DETAIL - TYPICAL DETAIL 01	1:25	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0002	EXTERNAL WALL DETAIL - TYPICAL DETAIL 02	1:25	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0003	EXTERNAL WALL DETAIL - TYPICAL DETAIL 03	1:25	01
10185-SHP-Z1-TY-DE-A-B5D8-G251-0004	EXTERNAL WALL DETAIL - TYPICAL DETAIL 04	1:25	01
10185-SHP-Z1-XX-SC-A-F900-0001	ACCOMMODATION MATRIX	N/A	01
10185-SHP-Z1-XX-SC-A-F900-0002	ACCOMMODATION MATRIX	N/A	01
10185-SHP-Z0-EN-XE-A-B5D8-G100-0003	HERITAGE ALTERATION ELEVATION - TRAFFORD STREET	1:100	00
10185-SHP-Z0-ES-XE-A-B5D8-G100-0003	HERITAGE ALTERATION ELEVATION - WHITWORTH STREET WEST	1:100	00
10185-SHP-Z0-EE-XX-A-B5D8-G100-0003	HERITAGE ALTERATION ELEVATION - CENTURY STREET	1:100	00
10185-SHP-Z1-EE-SE-A-B5D8-G200-0001	HERITAGE GA SECTION - DD	1:100	00
10185-SHP-Z1-TY-DE-A-B5D8-G251-0005	HERITAGE DETAILS OF INTERFACE WITH VIADUCT	1:50	00
10185-SHP-Z1-TY-DE-A-B5D8-G251-0006	HERITAGE DETAILS OF INTERFACE WITH VIADUCT	1:10	00

NOTE: DRAWINGS HIGHLIGHTED IN **ORANGE** UPDATED AS PART OF THIS MINOR MATERIAL AMENDMENT

