

Osborne Yard
Land at Oldham Road, Manchester

Supporting design statement for non-material amendment application

November 2023 – Rev 1

AUDEREBW
ARCHITECTS

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

Previously approved drawings to be amended

HGA-PL-100-01 – Proposed site plan (approved under 127971/FO/2020)

HGA-PL-200-01 – Proposed ground floor plan (approved under 127971/FO/2020)
HGA-PL-201 – Proposed first floor plan (approved under 127971/FO/2020)

HGA-PL-300 – Proposed south-east elevation (approved under 127971/FO/2020)
HGA-PL-301 – Proposed north-east and south-west elevation (approved under 127971/FO/2020)

(10) Site plans

2075-ABWA-Z1-00-DR-A-(10)-0001 – Location and site plan (amended scheme)

(20) Proposed drawings

2075-ABWA-Z1-GF-DR-A-(20)-0100 - Ground floor GA plan (amended scheme)
2075-ABWA-Z1-01-DR-A-(20)-0101 - First floor GA plan (amended scheme)

2075-ABWA-ZZ-ZZ-DR-A-(20)-0200 - Proposed front / south-east elevation (amended scheme)
2075-ABWA-ZZ-ZZ-DR-A-(20)-0201 - Proposed side elevations - north east / south west (amended scheme)

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 127971/FO/2020, and will outline the proposed changes to the ground and first floor plans and building elevations. Work has commenced on site in line with 127971/FO/2020.

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

- Inclusion of substation in line with utility provider requirements
- Rearrangement of bin store and plant room
- Reduction in size of main entrance lounge to provide an additional 2No. townhouses
- Elevational treatments in line with new internal general arrangement amendments
- Increase in private amenity space at first floor

The following pages provide additional detail on the design changes.



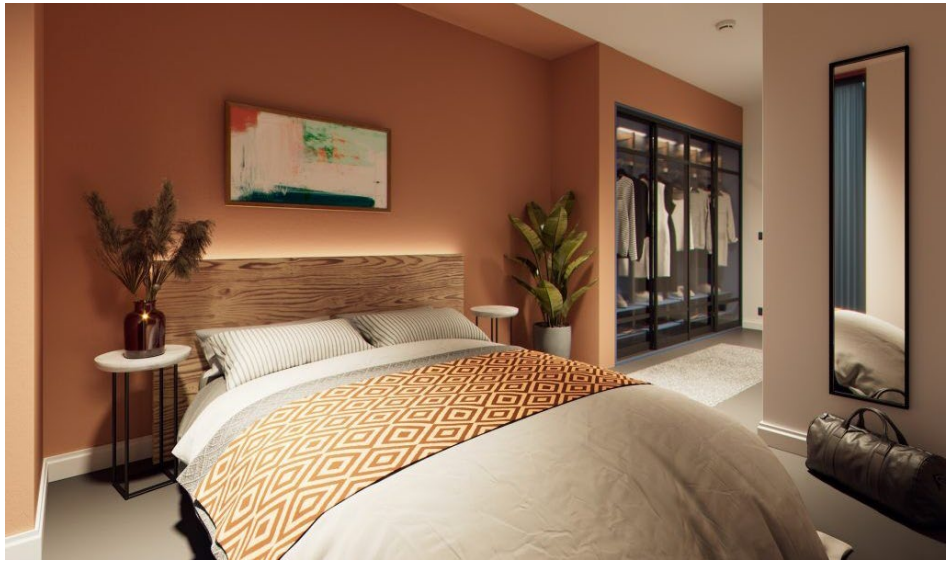
Site approximately outlined in red (Image taken from Google Maps, 2023)

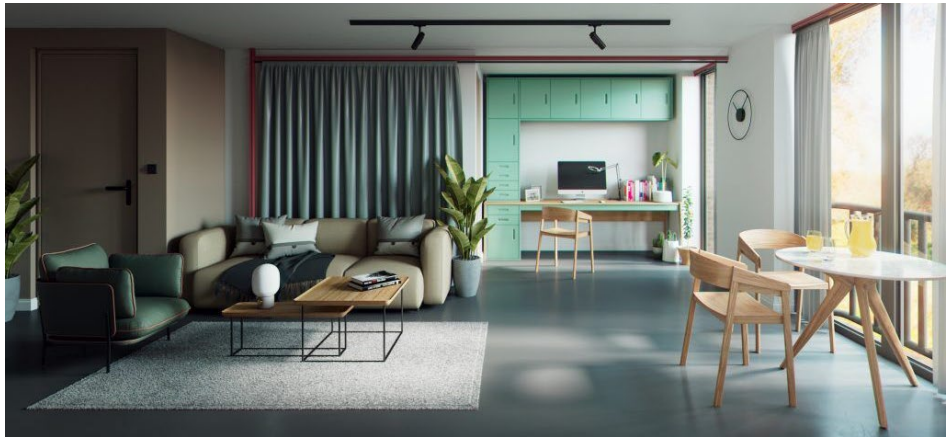
Internal amendments

Revisions to the ground floor plan mainly concern the reduction in size of the main resident's entrance to provide an additional 2No. 3-bedroom townhouses. Whilst this change does not affect apartment numbers, it increases the provision of three-bedroom apartments in the scheme. Miles Platting and Collyhurst have an established 'family' demographic, which the various apartment types within the Osborne Yard scheme cater towards.

The ground floor plan also sees amendments to the bin store and plant room. The provision is retained, however the ancillary spaces are now grouped and located in the same area within the building.

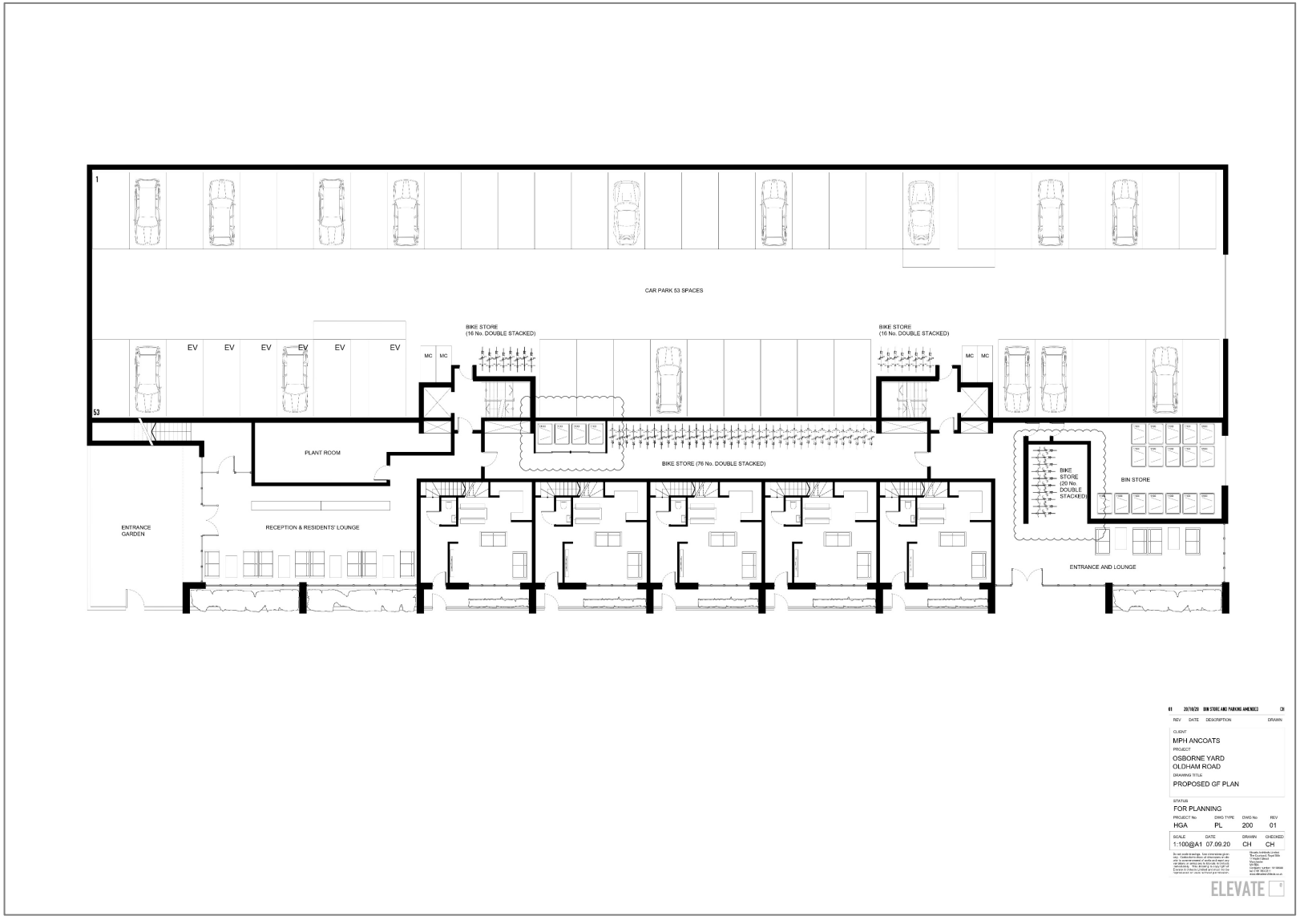
The additional townhouses result in a revised layout at first floor in the south-west corner of the plan. The townhouses replace two 2-bedroom apartments.



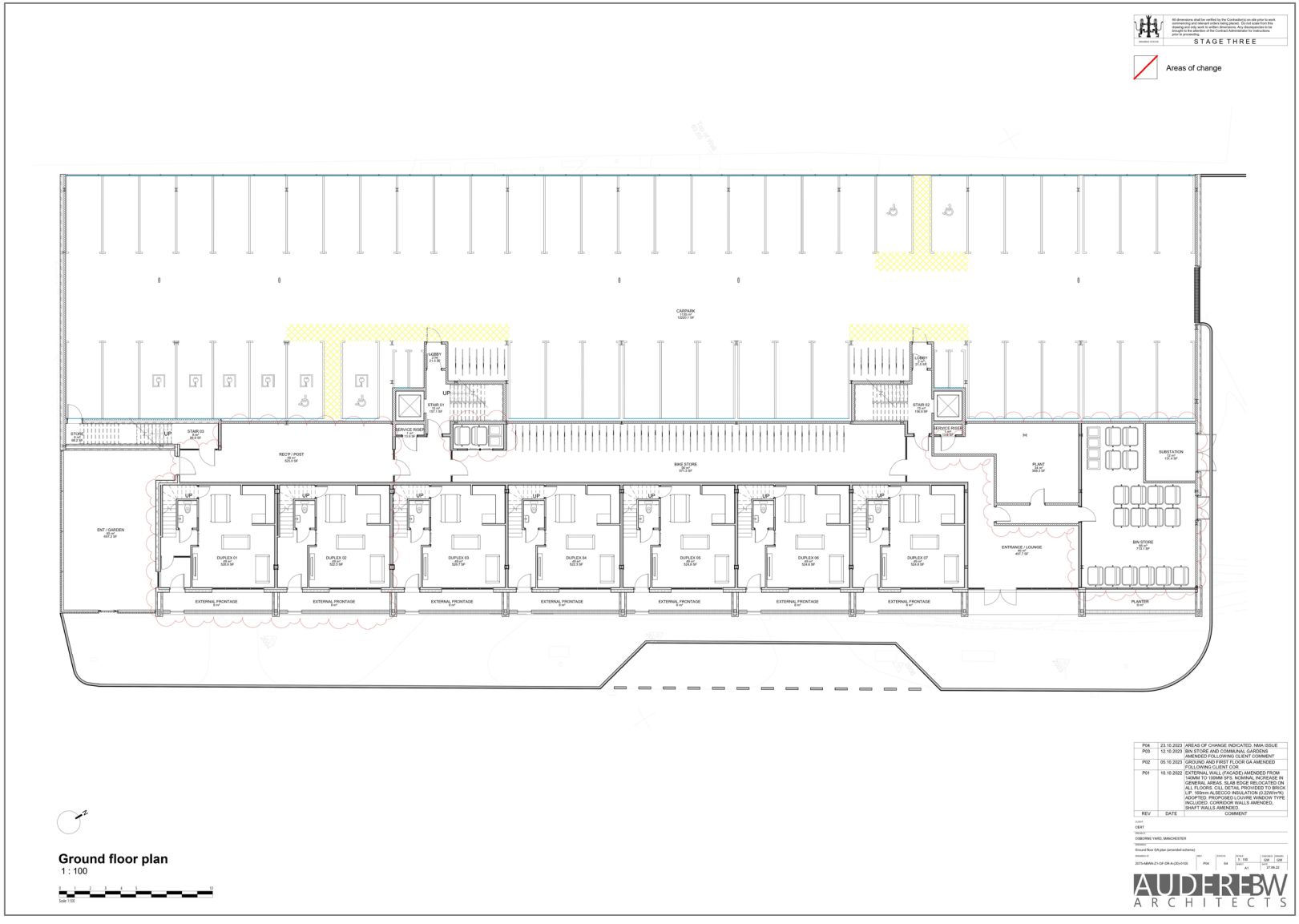


Visuals of apartments (produced by third party)

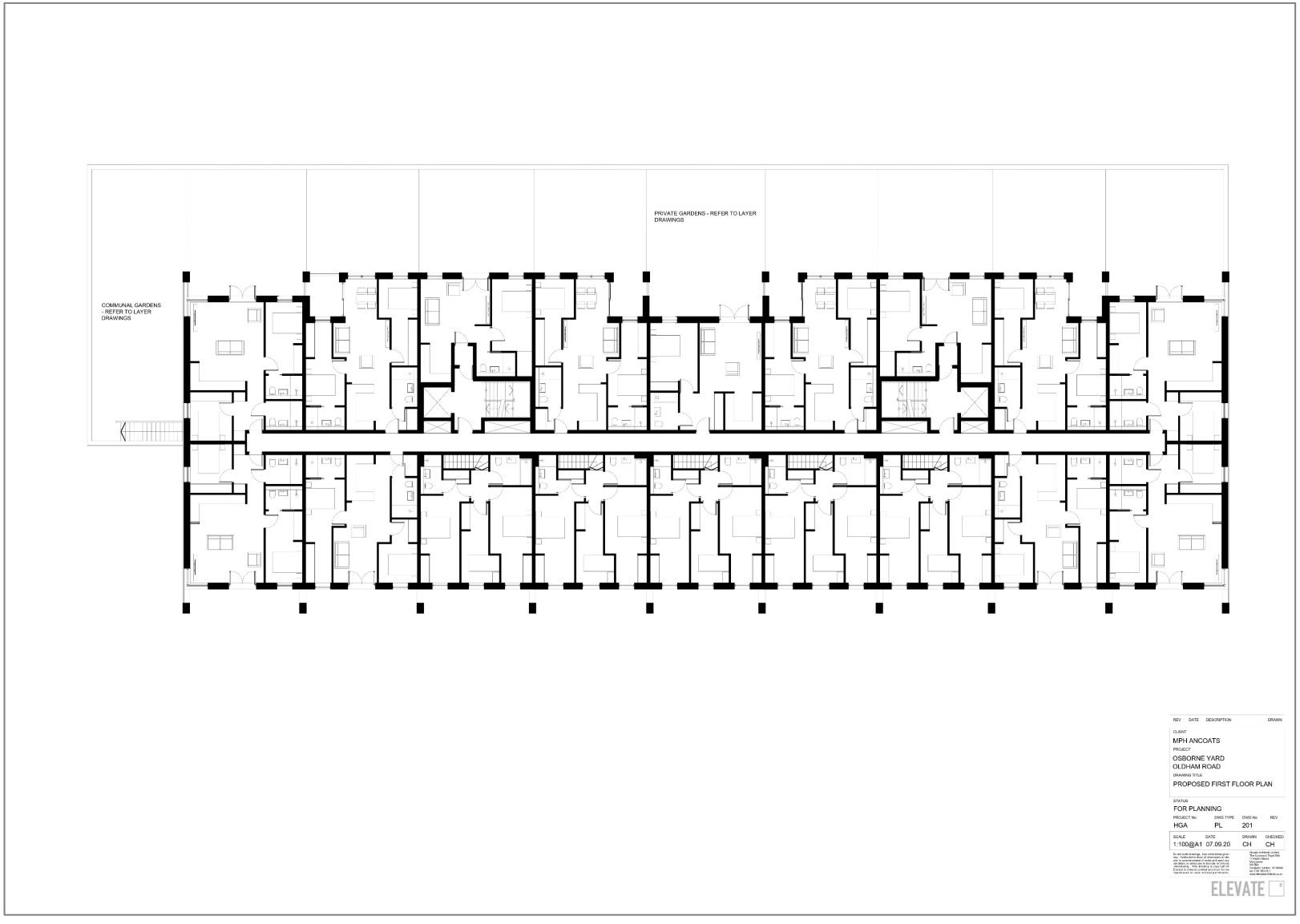
Previously approved ground floor plan



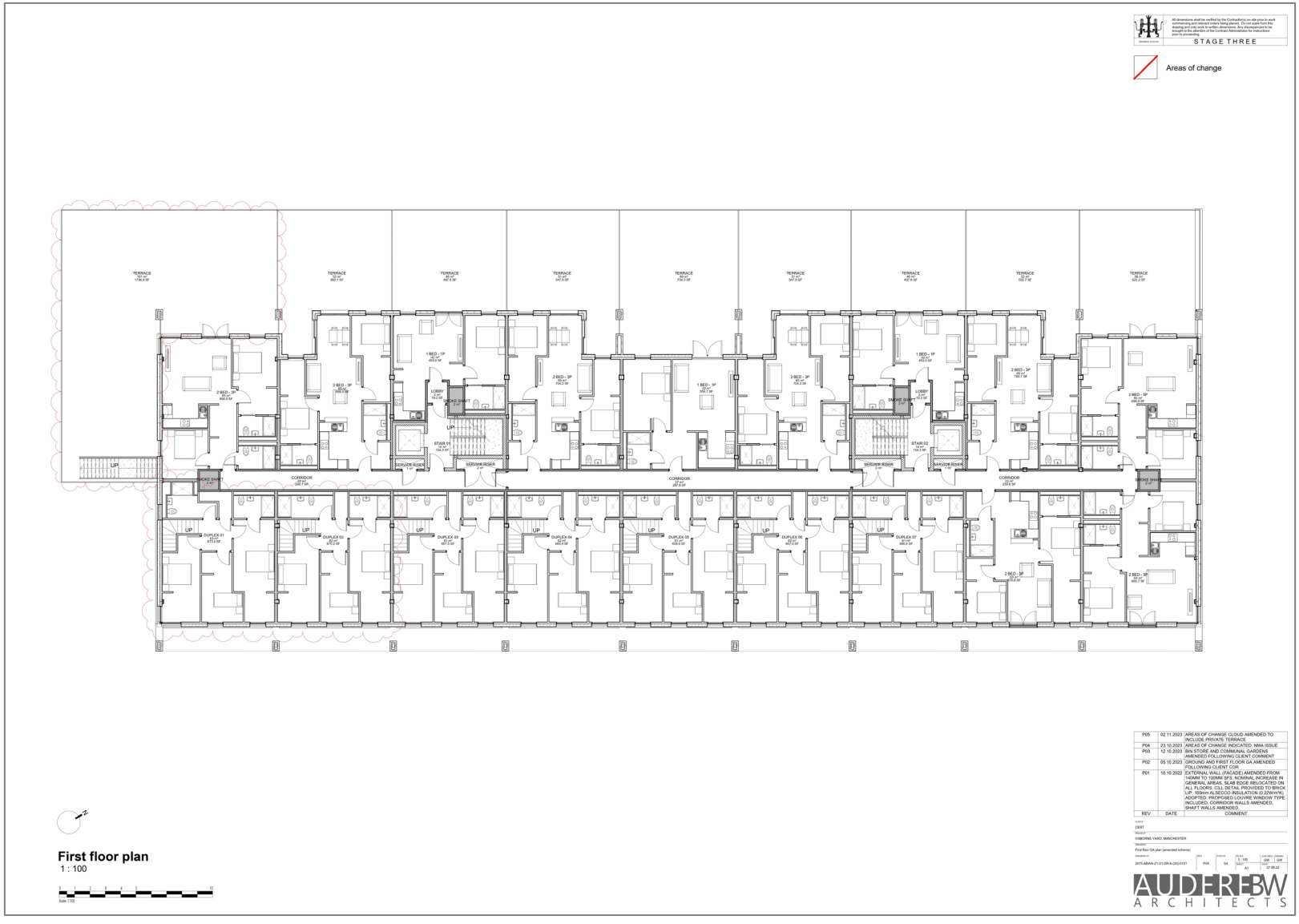
Proposed ground floor plan



Previously approved first floor plan



Proposed first floor plan



External amendments

To facilitate the new townhouses, minor amendments have been made to the front and side elevations.

At ground floor, the existing townhouse entrance door and curtain wall arrangement has been applied to the new townhouses, along with the window arrangement at first floor. By replacing the bay-wide ground floor curtain walling with this fenestration arrangement, an external distinction between internal uses is created. A gate for each house has also been included.

To obscure the bin store and provide a protective enclosure, the glazing in the right hand 'bay' has been amended to spandrel panels. The mullion arrangement has been retained to provide continuity with the adjacent glazing. On the side (north-east) elevation, the curtain wall has been omitted entirely.

The side (south-west) elevation has also received some minor amendments; a window to the new entrance hall in Duplex 01 has been introduced at ground floor to maintain the fenestration line at the corner of the building. Similarly, the existing façade pattern has been retained at first floor, with a recessed brickwork panel now replacing the window that previously sat in the area that is now the main bathroom to Duplex 01.

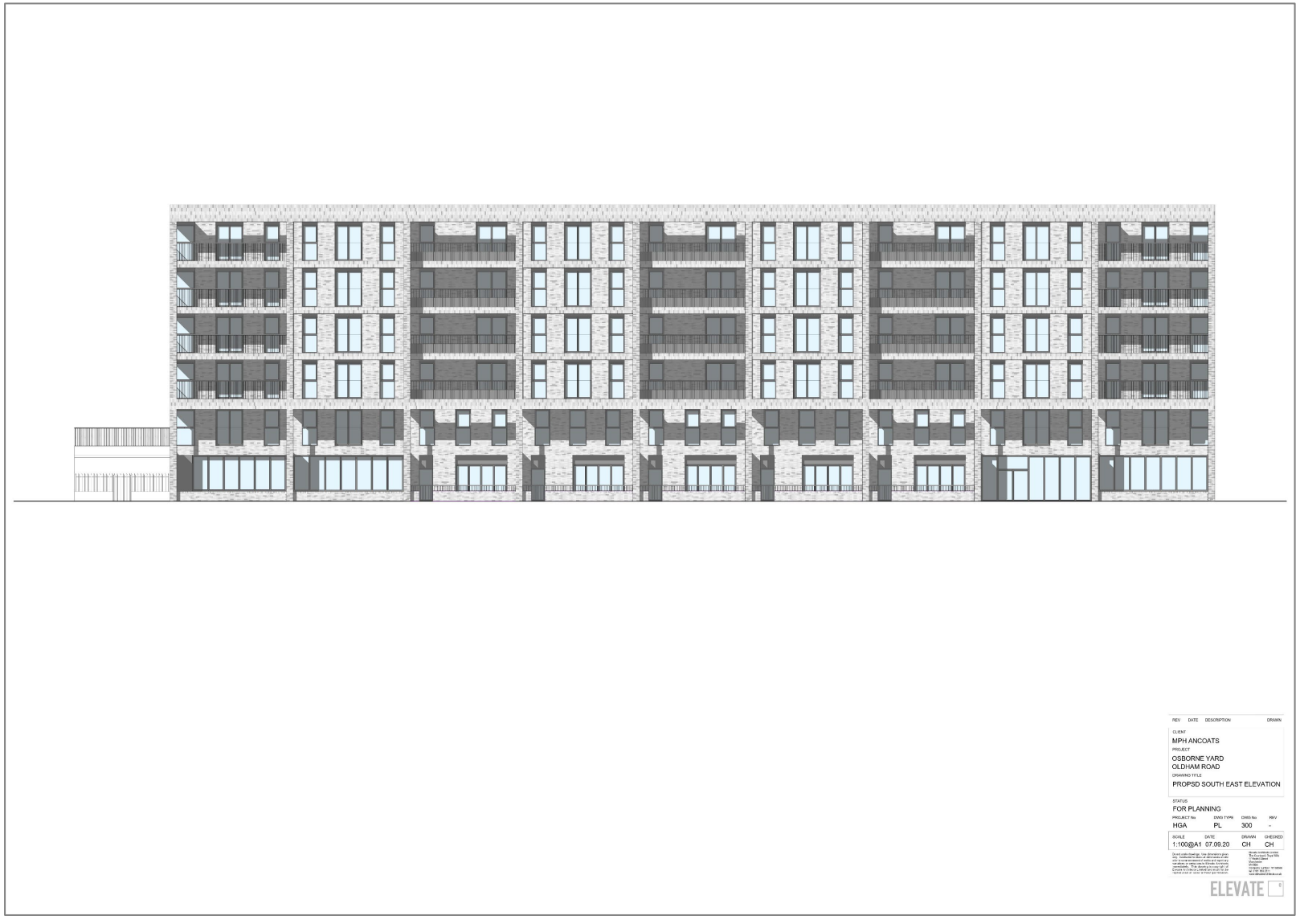
The main entrance door is now set into the building to create a canopy.

At first floor level, a larger private terrace has been provided to the corner apartment, increasing the provision of private amenity space in lieu of the communal amenity space. Despite this omission, a balcony or terrace to every apartment has been retained. The access stair from the terrace will be retained as an escape stair, with access from the lobby only given to residents of the apartment it serves.



Visual of Osborne Yard (produced by third party)

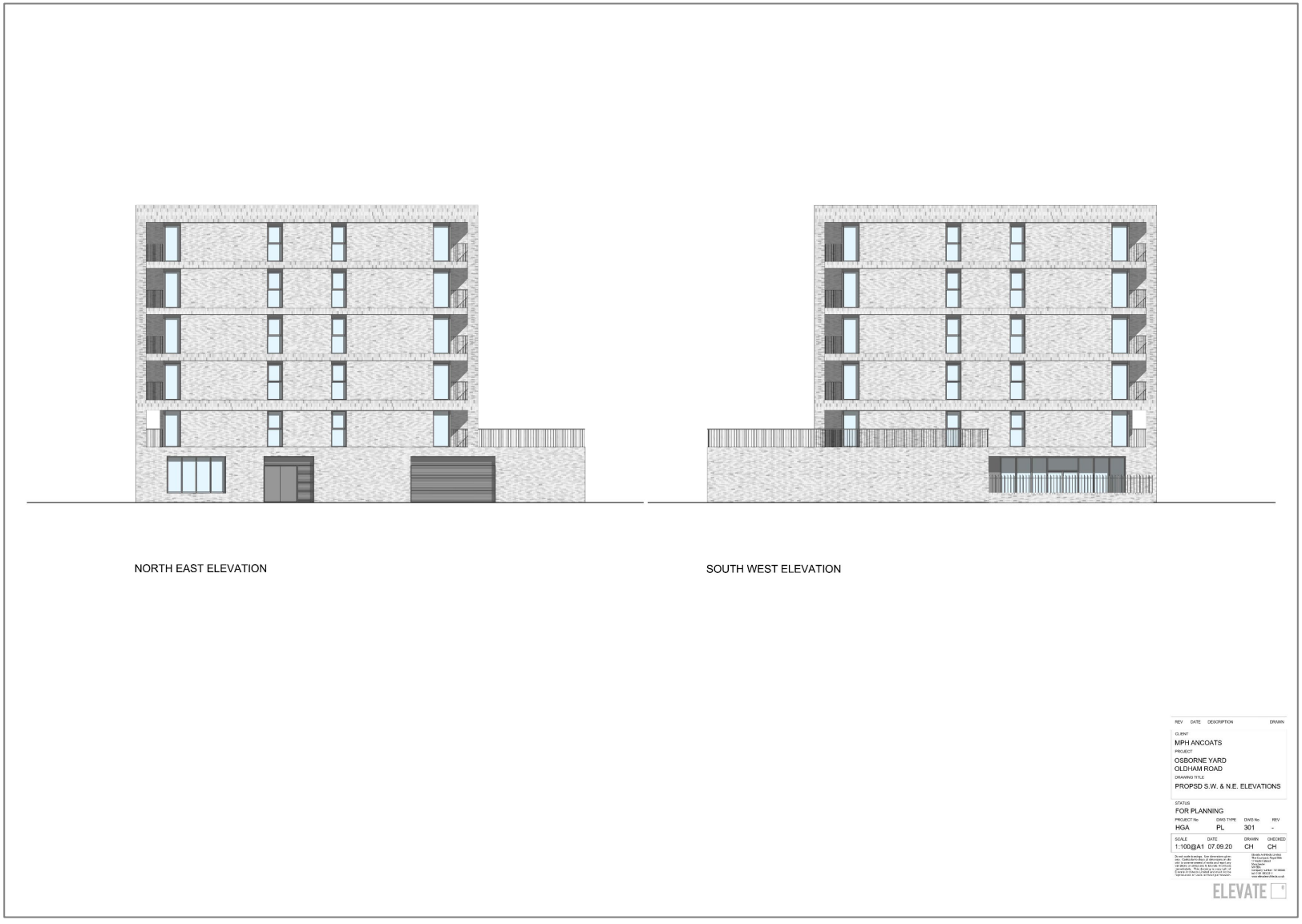
Previously approved front elevation



Proposed front elevation



Previously approved side elevations



Proposed side elevations

All dimensions shall be verified by the Contractor(s) on site prior to work commencing and relevant orders being placed. Do not scale from this drawing. Any discrepancies or omissions shall immediately be brought to the attention of the Contract Administrator for instructions prior to proceeding.

STAGE THREE

Areas of change



Side / south-west elevation
1 : 100



Side / north-east elevation
1 : 100

REV	DATE	COMMENT
P03	23.10.2023	AREAS OF CHANGE INDICATED. NMA ISSUE
P02	17.10.2023	ELEVATIONS UPDATED FOLLOWING AMENDMENTS TO PLANS
P01	23.11.2022	EXTERNAL WALL (FACADE) AMENDED FROM 140MM TO 100MM SFS. CILL DETAIL ADDED AS PER ALSECCO COMMENTS AND DT DISCUSSION. WINDOW REFS ADDED.

CLIENT
GDRT

PROJECT
OSBORNE YARD, MANCHESTER

DRAWING
Proposed side elevations - north east / south west (amended scheme)

DRAWING NO	REV	STATUS	SCALE	DRAWN	CHECKED
2075-AWKA-ZZ-ZZ-DR-A-(20)-0201	P03	S4	As indicated	GW	GW
			SIZE	DATE	
			A1	27.06.22	

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Conclusion

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

The inclusion of an additional 2No. townhouses increases the family provision commonly found in Miles Platting and Collyhurst. Whilst the number of apartments are retained, 2No. bedrooms have been added to the scheme.

The elevational impact of the additional townhouses has been mitigated through the retention and inclusion of existing typologies found within the scheme.

The impact of the omission of external communal space at first floor is minimal, as a balcony or terrace to each apartment has been retained.



CGI of apartment terraces (produced by third party)