simpsonhaugh

Affinityliving

Port Street, Ancoats – Manchester

NON MATERIAL AMENDMENT I August 2023

Z0-SHP-A180-RP-XX-NMA4 | P01

1.0 The approved application

Reference Number

132489/FO/2021, amended as per 135938/NMC/2023

Committee Date

30/06/2022

Description

Erection of a part-33, part-11, part 9, part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 477 dwellings), commercial space (Use Class E), basement car parking (38 spaces), cycle parking (481 spaces) landscaping, and other associated works.



2.0 Summary of Proposed Amendments

Summary

This application seeks to change elements of the scheme that do not affect key characteristics of what was approved by Manchester City Council in June 2022

Elements that will remain UNCHANGED include:

- The overall height and intermediate heights of each of the massing elements
- The materiality strategy and overall visual appearance
- Accommodation, cycling and parking numbers

External amendments

- E1. Level 07 Terrace: Inclusion of landscape elements and activation of the amenity space
- E2. Balconies: Change to bespoke metal balustrades when these are part of or abut the facade to comply with building regulations and safety requirements. Roof screens and tower roof screen remain as glazed. Principal hierarchy of facade elements remains unchanged.
- E3. Main entrance: Inclusion of revolving door and emergency door adjacent to it, to suit both operational purposes and building regulations.
- E4.Gym fire exit: Door and adjacent panels reconfiguration to suit clear opening requirements
- E5.Ventilation: Relocation of generator ventilation louvres at ground floor and additional level 09 roof equipment. These provisions will be screened, are not visible from the street and face only the private courtyard
- E6. Swimming Pool skylight: Inclusion of an skylight within the private courtyard to provide natural light to the swimming pool below

3.0 Drawings

Building Number	Drawing Type	Drawing Name	Drawing Number	Revision	Scale at A3	Status	Notes
1.0 Context Drawings							
Z0	Plan	Site Wide - Existing Location Site Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-001	P01	1:1000	Planning issue	
Z0	Plan	Site Wide - Existing Site Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-002	P01	1:500	Planning issue	
Z0	Plan	Site Wide - Reference Plan	10376-SHP-Z0-A-B5D8-G100-PL-XX-001	P02	1:1000	Planning issue	
Z0	Elevation	Site Wide - Existing Great Ancoats Street Elevation	10376-SHP-Z0-A-B5D8-G100-XE-EE-001	P01	1:1000	Planning issue	
Z0	Elevation	Site Wide - Existing Port Street Elevation	10376-SHP-Z0-A-B5D8-G100-XE-EN-001	P01	1:1000	Planning issue	
2.0 Site Wide Plans							
Z0	Plan	GA Plan - Level B1 Basement	10376-SHP-Z0-A-B5D8-G200-PL-B1-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Level 00	10376-SHP-Z0-A-B5D8-G200-PL-00-001	P05	1:500	Planning issue	
Z0	Plan	GA Plan - Typical Level 01-06	10376-SHP-Z0-A-B5D8-G200-PL-TY-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan- Level 07	10376-SHP-Z0-A-B5D8-G200-PL-07-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Level 08	10376-SHP-Z0-A-B5D8-G200-PL-08-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Level 09	10376-SHP-Z0-A-B5D8-G200-PL-09-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Level 10	10376-SHP-Z0-A-B5D8-G200-PL-10-001	P04	1:500	Planning issue	
Z0	Plan	GA Plan - Typical Level 11-30	10376-SHP-Z0-A-B5D8-G200-PL-TY-002	P06	1:500	Planning issue	
Z0	Plan	GA Plan - Level 31	10376-SHP-Z0-A-B5D8-G200-PL-31-001	P05	1:500	Planning issue	
Z0	Plan	GA Plan - Typical Level 32	10376-SHP-Z0-A-B5D8-G200-PL-TY-003	P07	1:500	Planning issue	
Z0	Plan	GA Plan - Roof level	10376-SHP-Z0-A-B5D8-G200-PL-RF-001	P04	1:500	Planning Issue	
Z0	Plan	GA Plan - Top of Parapet	10376-SHP-Z0-A-B5D8-G200-PL-RF-002	P04	1:500	Planning issue	
5.0 Site Wide Elevations & Sections							
Z0	Elevation	GA Elevation - Great Ancoats Street	10376-SHP-Z0-A-B5D8-G200-EL-EE-001	P05	1:500	Planning issue	
Z0	Elevation	GA Elevation - Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EN-001	P05	1:500	Planning issue	
Z0	Elevation	GA Elevation - South East	10376-SHP-Z0-A-B5D8-G200-EL-ES-001	P05	1:500	Planning issue	
Z0	Elevation	GA Elevation - South West	10376-SHP-Z0-A-B5D8-G200-EL-EW-001	P05	1:500	Planning issue	
Z0	Section	GA Elevation - Section AA	10376-SHP-Z0-A-B5D8-G200-SE-AA-001	P06	1:500	Planning issue	
Z0	Section	GA Elevation - Section BB	10376-SHP-Z0-A-B5D8-G200-SE-BB-001	P05	1:500	Planning issue	
Z0	Section	GA Elevation - Section CC	10376-SHP-Z0-A-B5D8-G200-SE-CC-001	P06	1:500	Planning issue	
Z0	Section	GA Elevation - Section DD	10376-SHP-Z0-A-B5D8-G200-SE-DD-001	P06	1:500	Planning issue	
Z0	Section	GA Elevation - Section EE	10376-SHP-Z0-A-B5D8-G200-SE-EE-001	P05	1:500	Planning issue	
8.0 Detailed Elevations							
Z0	Detail	Tower - Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-001	P02	1:50	Planning issue	
Z0	Detail	Tower - Typical Detailed Elevation with Fins	10376-SHP-Z0-A-B5D8-G251-DE-XX-002	P02	1:50	Planning issue	
Z0	Detail	Tower - Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-003	P03	1:50	Planning issue	
Z0	Detail	Tower - Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-004	P03	1:50	Planning issue	
Z0	Detail	Podium - Port Street Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-005	P02	1:50	Planning issue	
Z0	Detail	Podium - Great Ancoats Street Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-006	P02	1:50	Planning issue	
Z0	Detail	Podium - Brownsfield Mill Block Typical Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-007	P02	1:50	Planning issue	
Z0	Detail	Podium - Courtyard Glazed Loggia Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-008	P02	1:50	Planning issue	
Z0	Detail	Podium - Great Ancoats Street Block Balconies Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-009	P05	1:50	Planning issue	
Z0	Detail	Podium - Brownsfield Mill Parapet Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-010	P05	1:50	Planning issue	
Z0	Detail	Podium - Typical Ground Detailed Elevation	10376-SHP-Z0-A-B5D8-G251-DE-XX-011	P03	1:50	Planning issue	
8.0 Residential area schedule							
Z0	*Schedule*	*Residential Area Schedule*	*10376-SHP-Z0-A-B5D8-Z100-SC-XX-001*		*NA*	*Planning issue*	*part of the DAS*

APPROVED DRAWING



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DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.

INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.

ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M+E ENGINEER DETAILS.

THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

NOTE:

- Planning boundary
- Car park
- Cycle store
- Refuse
- Amenity
- Commercial Use Class E
- Management suite
- Plant
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed Duplex Apartment
- 3 Bed Apartment

Port Street	10376-SHP-Z0-A-B5D8-G200-PL-00-001	
PLANNING ISSUE	April 2022	P02
GA Plan Level 00	10376	1 : 500 @A3

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REVISED DRAWING

E6. SKYLIGHT ABOVE SWIMMING POOL

E3. MAIN ENTRANCE

ORT STREET

Management Suite

Residential FOH

Bin Store

Commercial Use
Class E

Commercial Use
Class E

Plant

FF

Amenity

Amenity

Generator

Substation

GREAT ANCOATS STREET

E4. GYM FIRE EXIT

E5. VENTILATION PROVISION. STANDBY GENERATOR

TARIFF STREET

ROCHDALE CANAL

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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-TY-001	
PLANNING ISSUE	April 2022	P02
GA Plan Typical Level 01-06	10376	1 : 500 @A3

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REVISED DRAWING

E6. SKYLIGHT ABOVE SWIMMING POOL



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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-TY-001	
PLANNING ISSUE	AUGUST 2023	P04
GA Plan Typical Level 01-06	10376	1 : 500 @A3

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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-07-001	
PLANNING ISSUE	April 2022	P02
GA Plan Level 07	10376	1 : 500 @A3

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REVISED DRAWING

E1. LEVEL 07 TERRACE

PORT STREET

GREAT ANCOATS STREET

Amenity

FF

TARIFF STREET

E6. SKYLIGHT ABOVE SWIMMING POOL

ROCHDALE CANAL

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Port Street		10376-SHP-Z0-A-B5D8-G200-PL-07-001	
PLANNING ISSUE		AUGUST 2023	P04
GA Plan Level 07		10376	1 : 500 @A3

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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-08-001	
PLANNING ISSUE	April 2022	P02
GA Plan Level 08	10376	1 : 500 @A3

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E1. LEVEL 07 TERRACE

PORT STREET

GREAT ANCOATS STREET

TARIFF STREET

E6. SKYLIGHT ABOVE SWIMMING POOL

ROCHDALE CANAL

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Port Street		10376-SHP-Z0-A-B5D8-G200-PL-08-001	
PLANNING ISSUE		AUGUST 2023	P04
GA Plan Level 08		10376	1 : 500 @A3

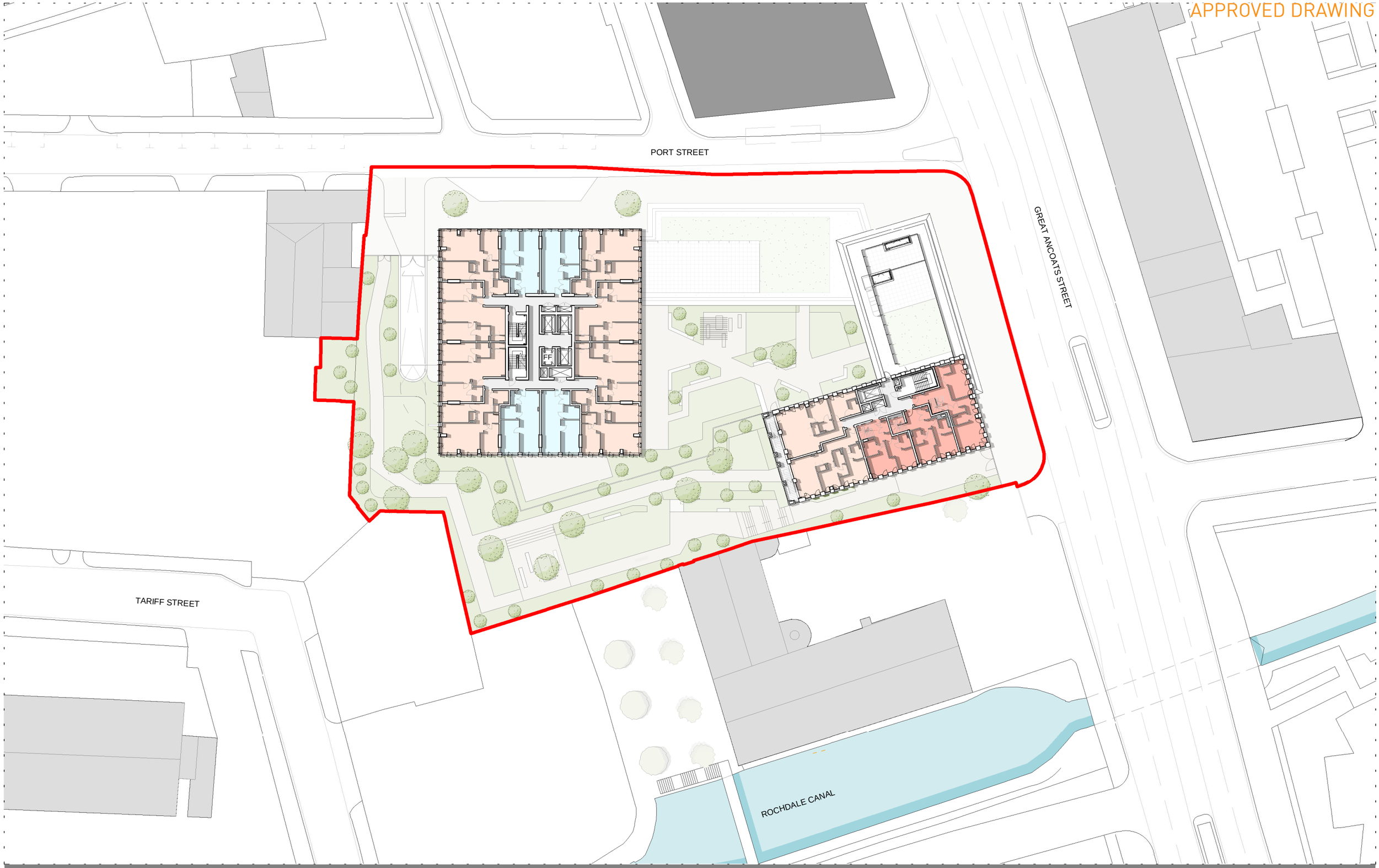
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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-09-001	
PLANNING ISSUE	April 2022	P02
GA Plan Level 09	10376	1 : 500 @A3

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E1. LEVEL 07 TERRACE

E5. VENTILATION PROVISIONS

PORT STREET

GREAT ANCOATS STREET

TARIFF STREET

E6. SKYLIGHT ABOVE SWIMMING POOL

ROCHDALE CANAL

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PLANNING ISSUE		AUGUST 2023	P04
GA Plan Level 09		10376	1 : 500 @A3

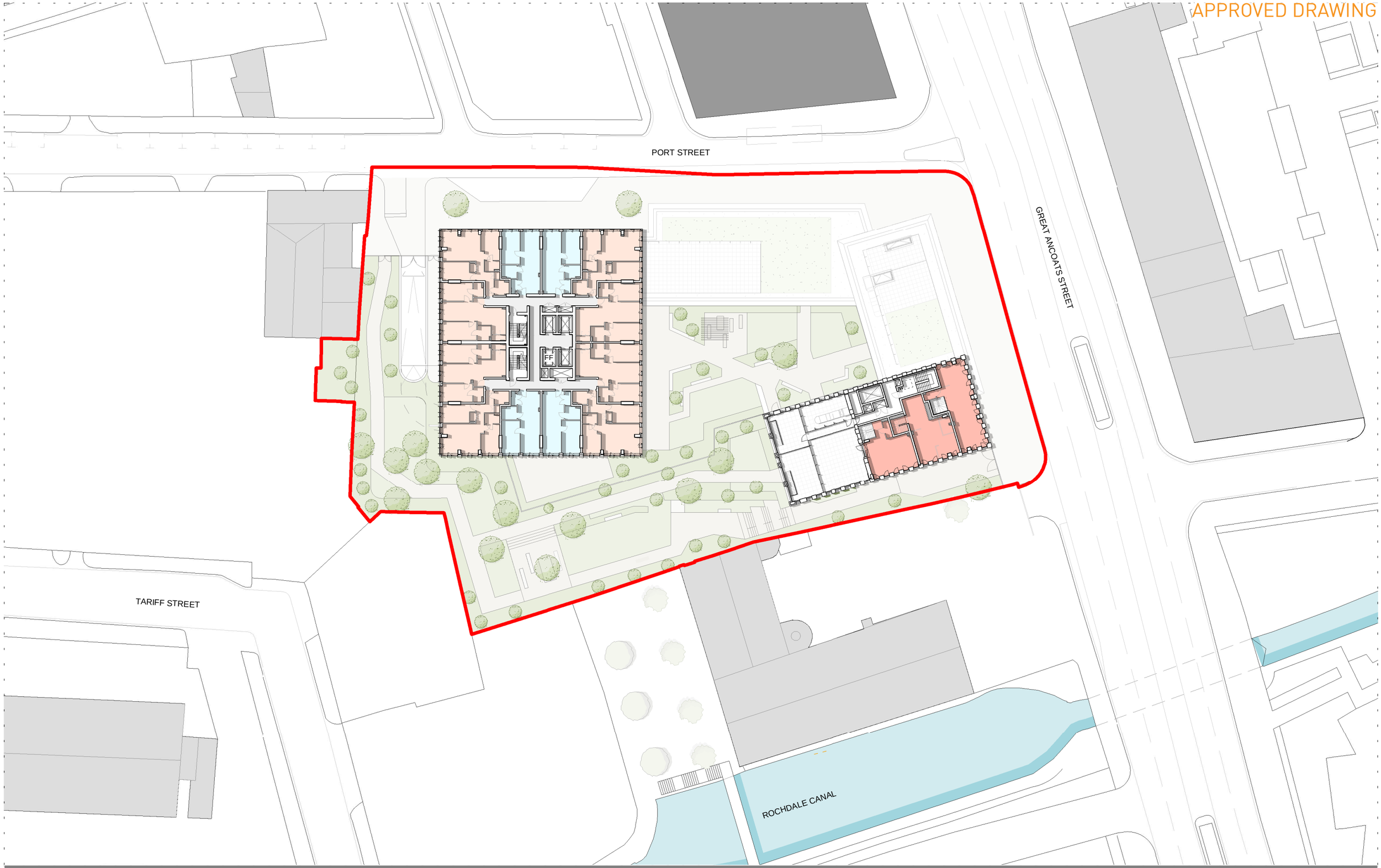
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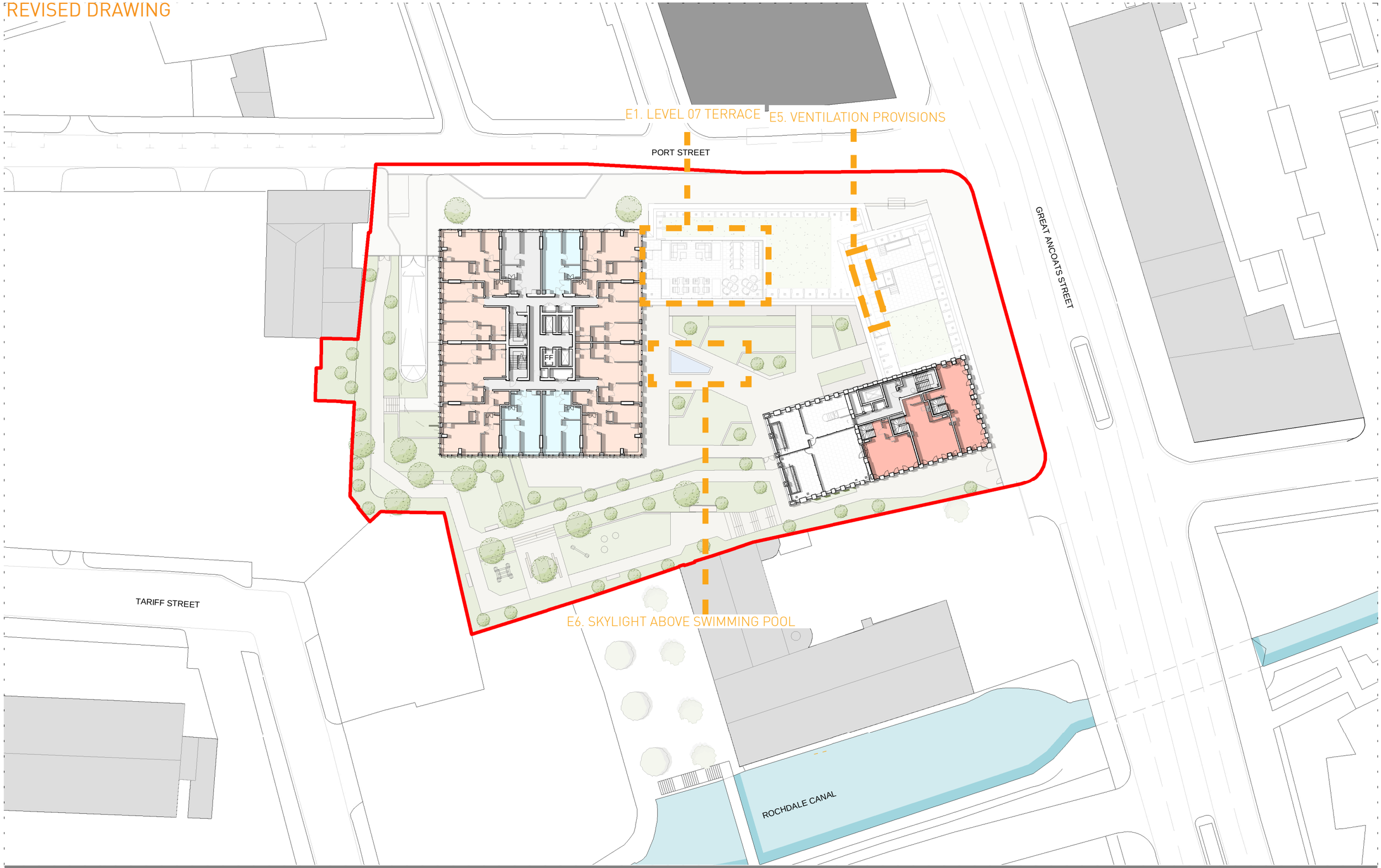
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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-10-001	
PLANNING ISSUE	April 2022	P02
GA Plan Level 10	10376	1 : 500 @A3

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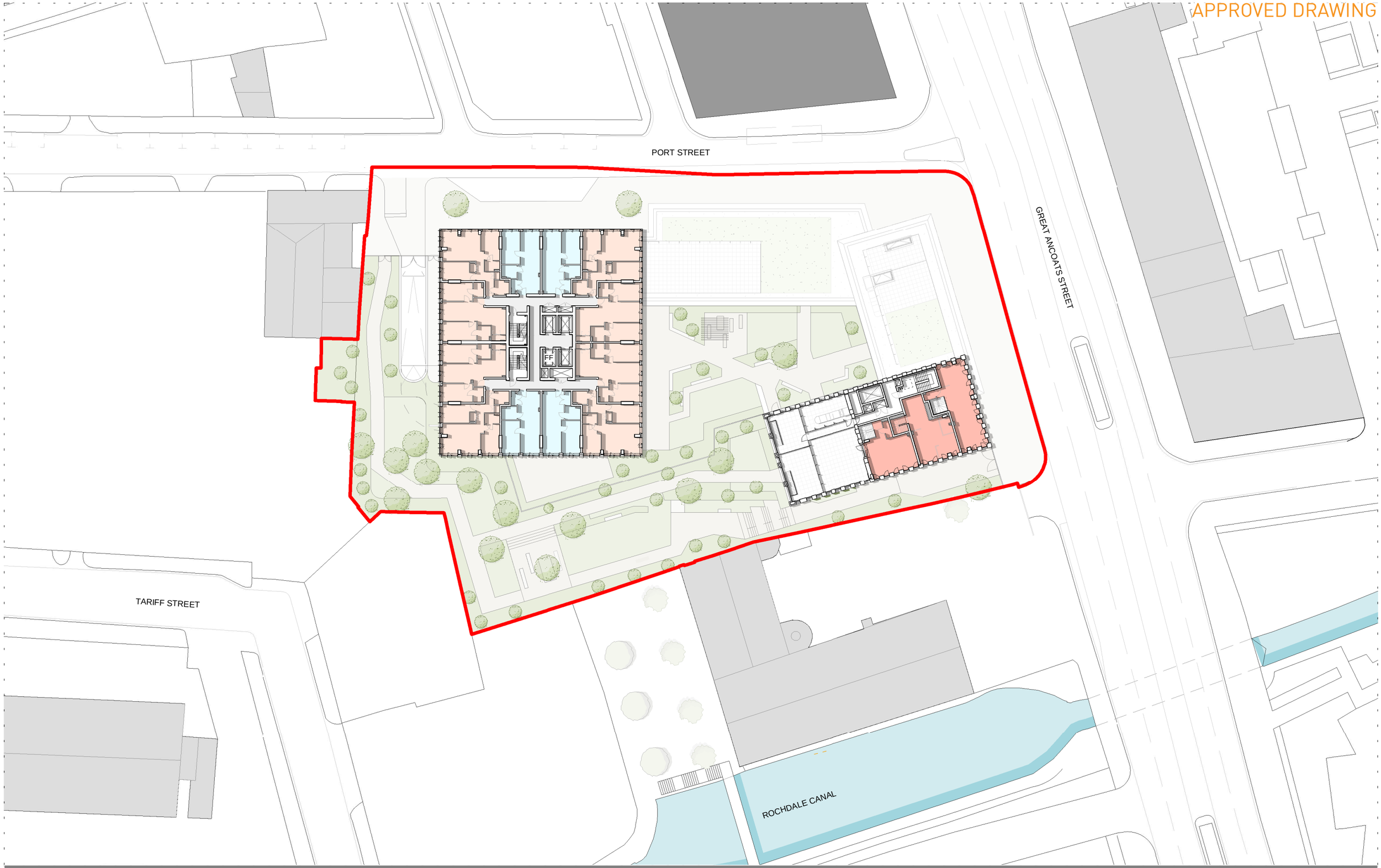
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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-10-001	
PLANNING ISSUE	AUGUST 2023	P04
GA Plan Level 10	10376	1 : 500 @A3

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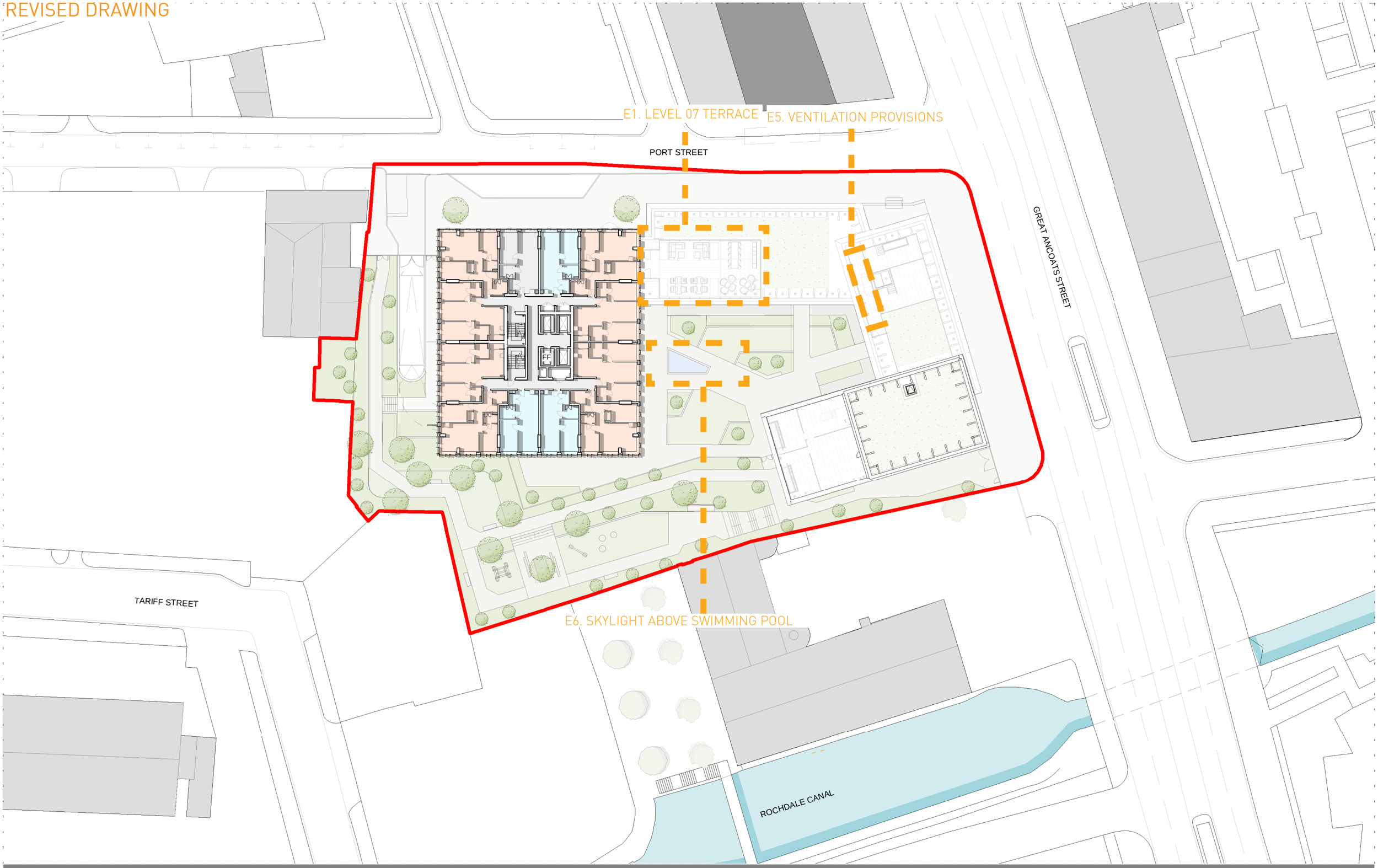
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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-10-001	
PLANNING ISSUE	April 2022	P02
GA Plan Level 10	10376	1 : 500 @A3

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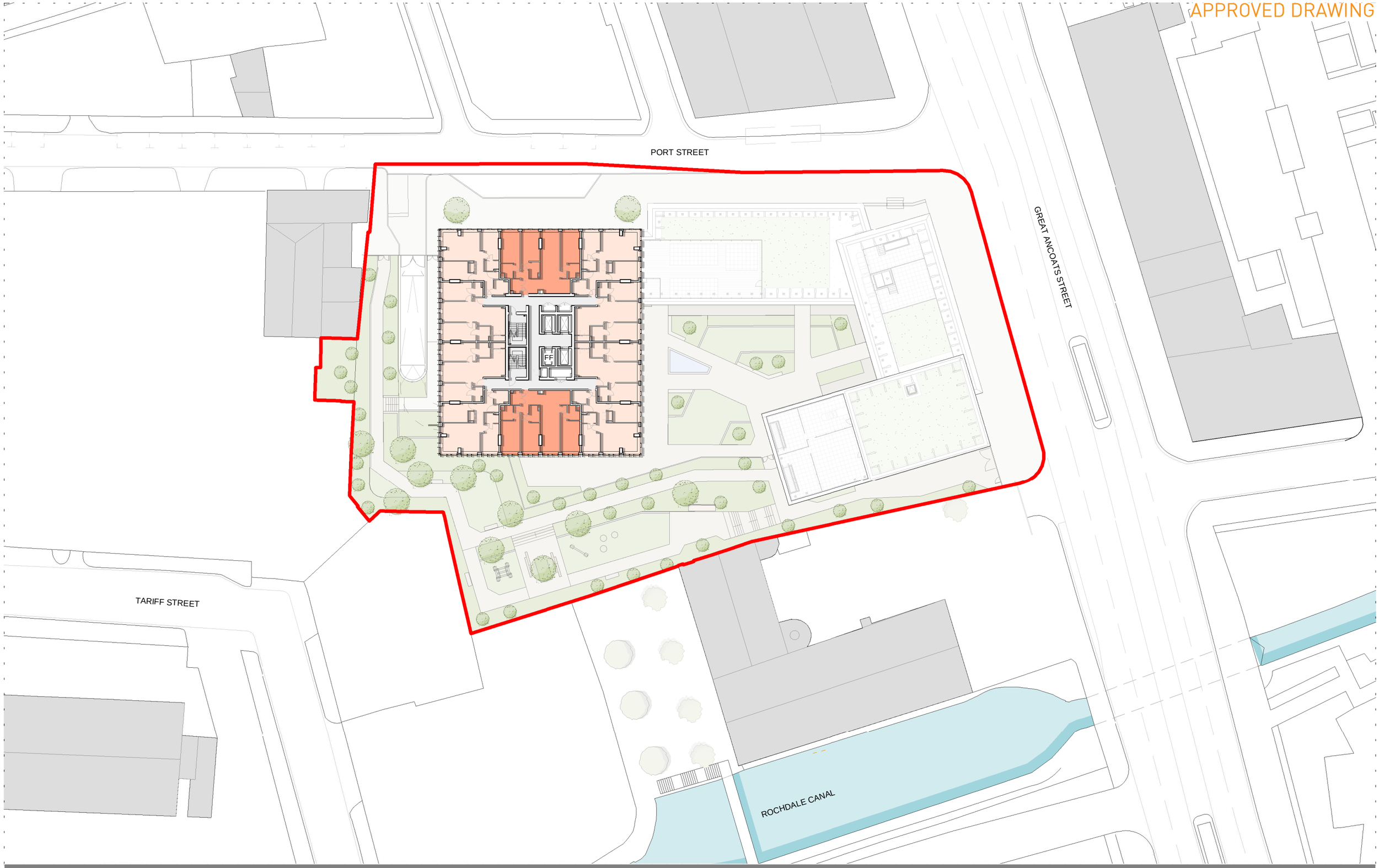
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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-TY-002	
PLANNING ISSUE	AUGUST 2023	P06
GA Plan Typical Level 11-30	10376	1 : 500 @A3

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THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

NOTE:

- Planning boundary
- Car park
- Cycle store
- Refuse
- Amenity
- Commercial Use Class E
- Management suite
- Plant
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed Duplex Apartment
- 3 Bed Apartment

Port Street	10376-SHP-Z0-A-B5D8-G200-PL-31-001	
PLANNING ISSUE	January 2023	P04
GA Plan Level 31	10376	1 : 500 @A3

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E1. LEVEL 07 TERRACE

E5. VENTILATION PROVISIONS

PORT STREET

GREAT ANCOATS STREET

TARIFF STREET

E6. SKYLIGHT ABOVE SWIMMING POOL

ROCHDALE CANAL

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PLANNING ISSUE	AUGUST 2023	P05
GA Plan Level 31	10376	1 : 500 @A3

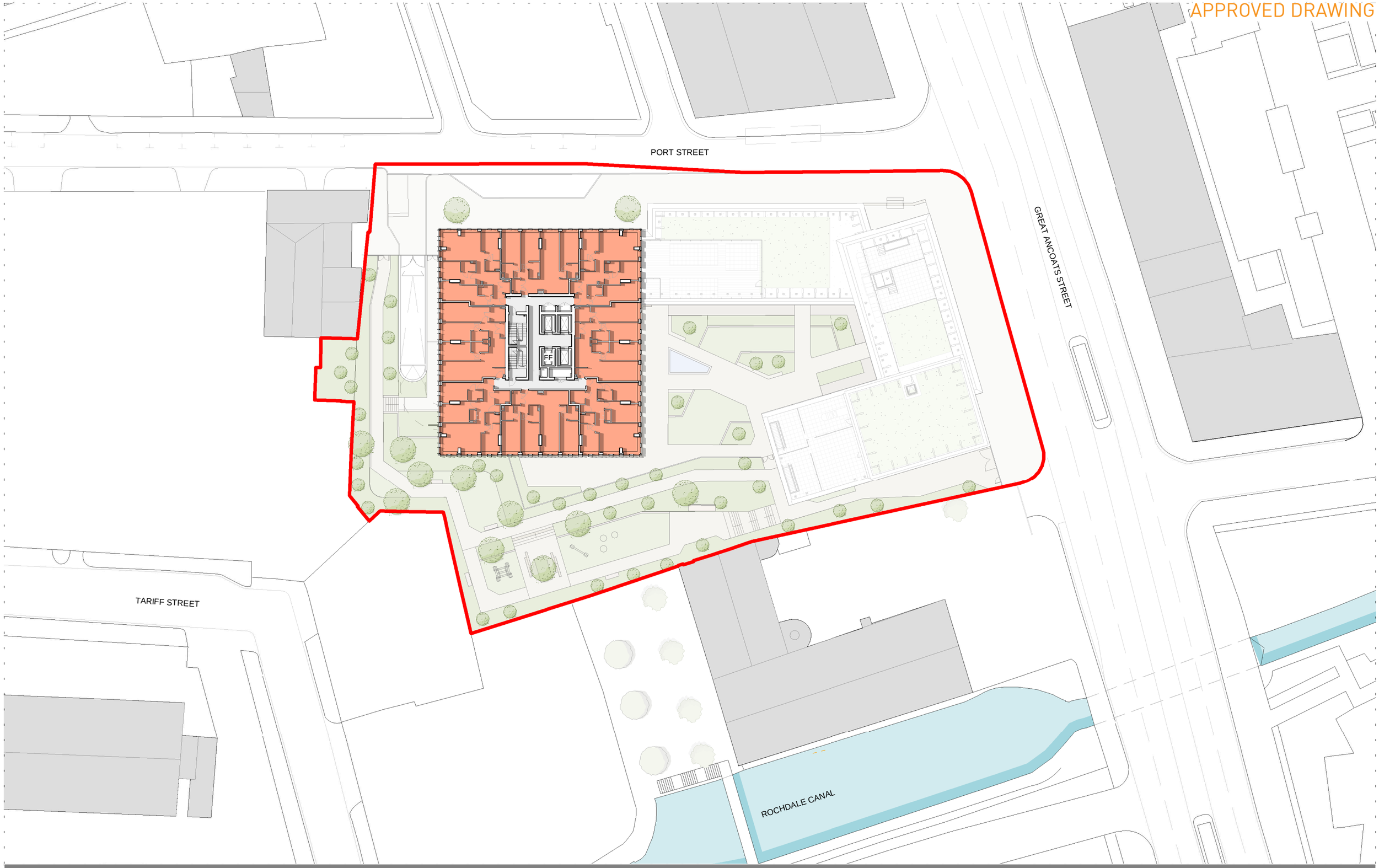
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Port Street		10376-SHP-Z0-A-B5D8-G200-PL-TY-003	
PLANNING ISSUE		January 2023	P06
GA Plan Typical Level 32		10376	1 : 500 @A3

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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-TY-003	
PLANNING ISSUE	AUGUST 2023	P07
GA Plan Typical Level 32	10376	1 : 500 @A3

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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-RF-001	
PLANNING ISSUE	April 2022	P02
GA Plan Roof Level	10376	1 : 500 @A3

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PLANNING ISSUE	AUGUST 2023	P04
GA Plan Roof Level	10376	1 : 500 @A3

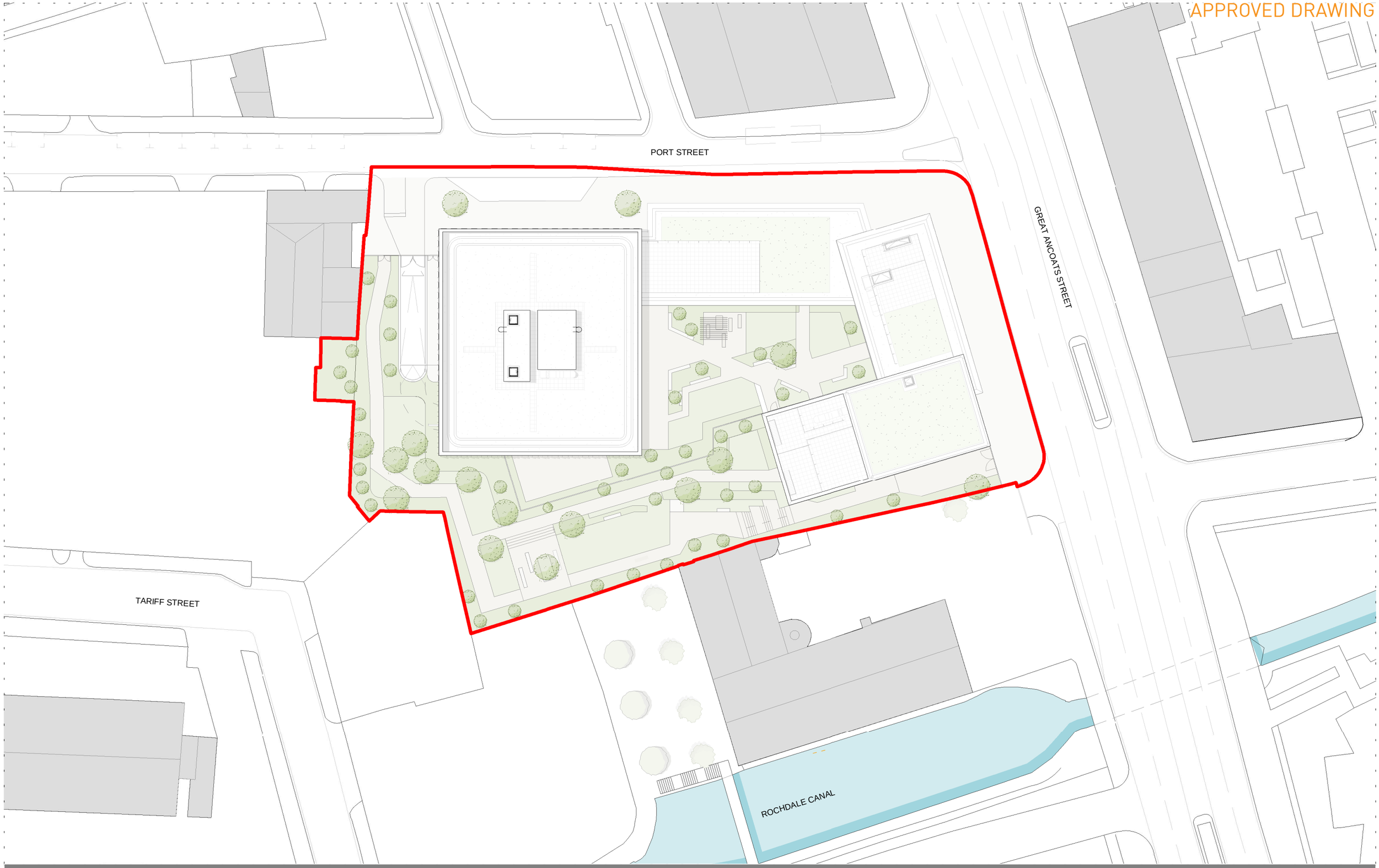
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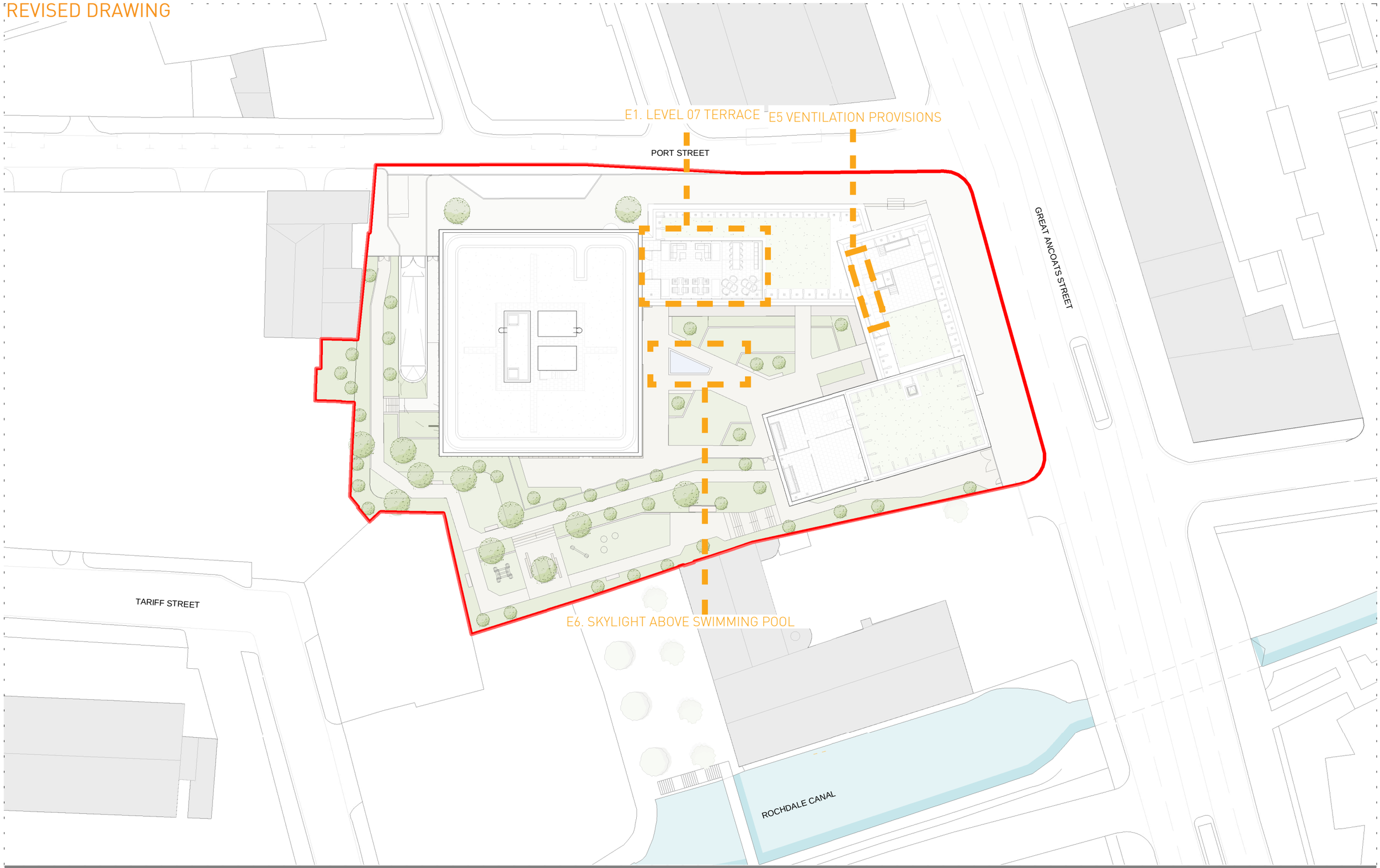
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Port Street	10376-SHP-Z0-A-B5D8-G200-PL-RF-002	
PLANNING ISSUE	April 2022	P02
GA Plan Top of Parapet	10376	1 : 500 @A3

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PLANNING ISSUE	AUGUST 2023	P04
GA Plan Top of Parapet	10376	1 : 500 @A3

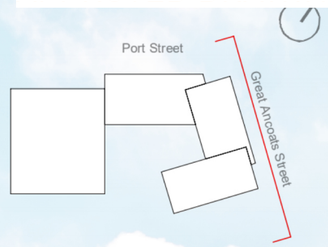
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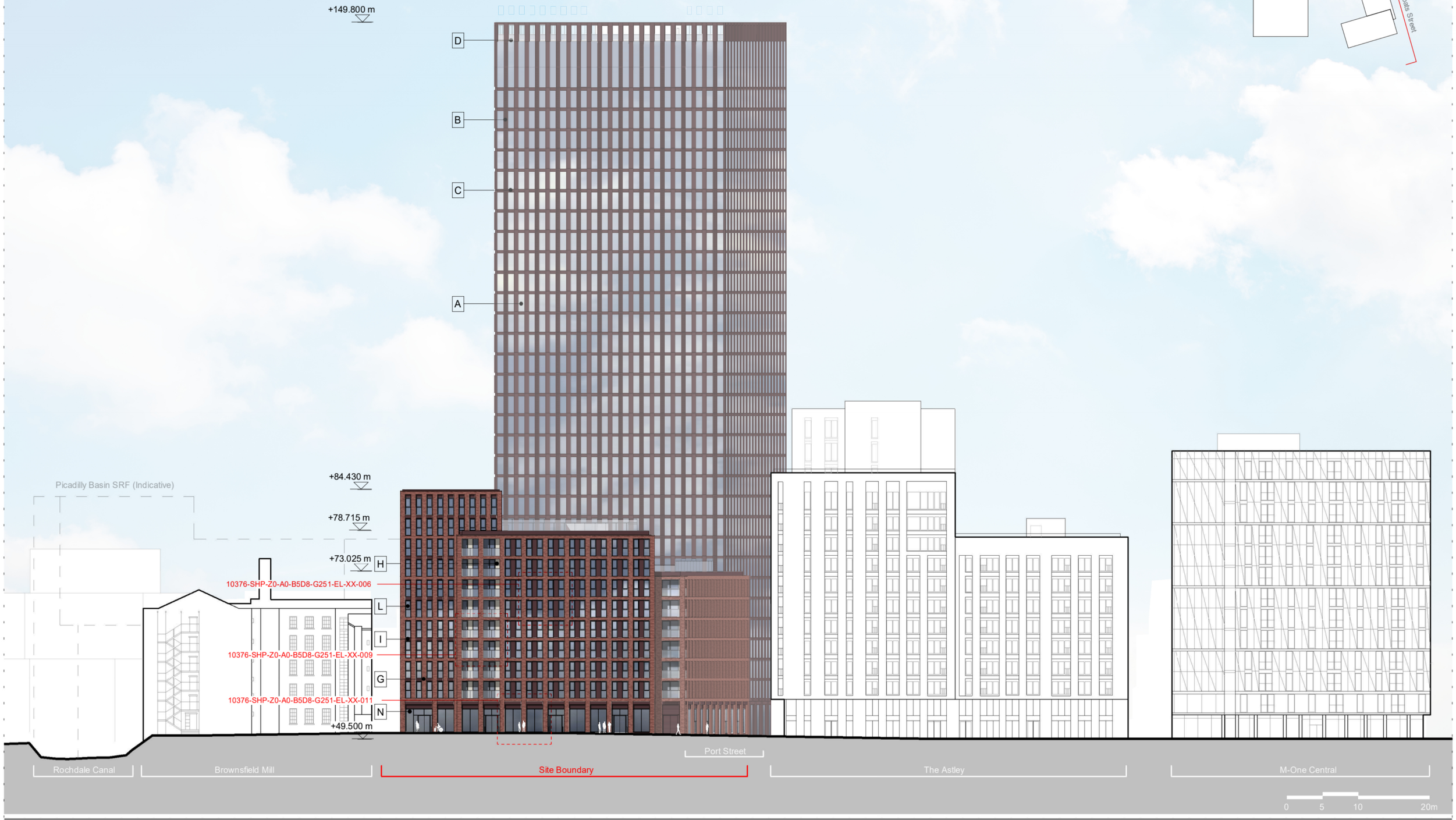
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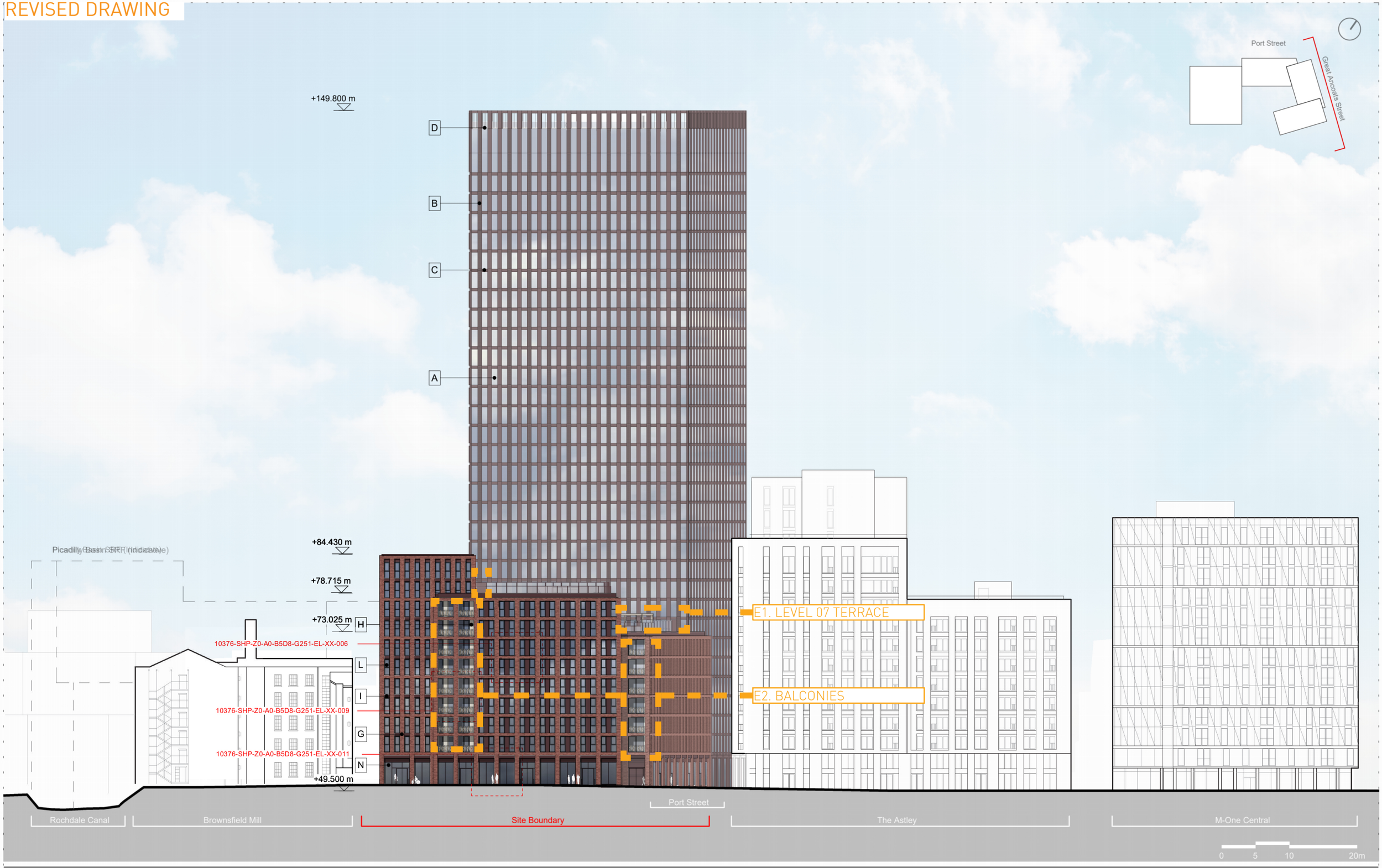
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Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EE-001	
PLANNING ISSUE	July 2022	P03
GA Elevation Great Ancoats Street	10376	1:500 @A3

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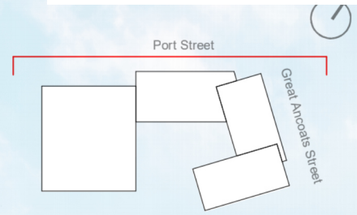
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Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EE-001	
PLANNING ISSUE	August 2023	P05
GA Elevation Great Ancoats Street	10376	1:500 @A3

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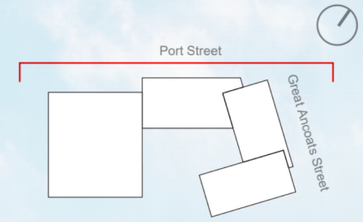
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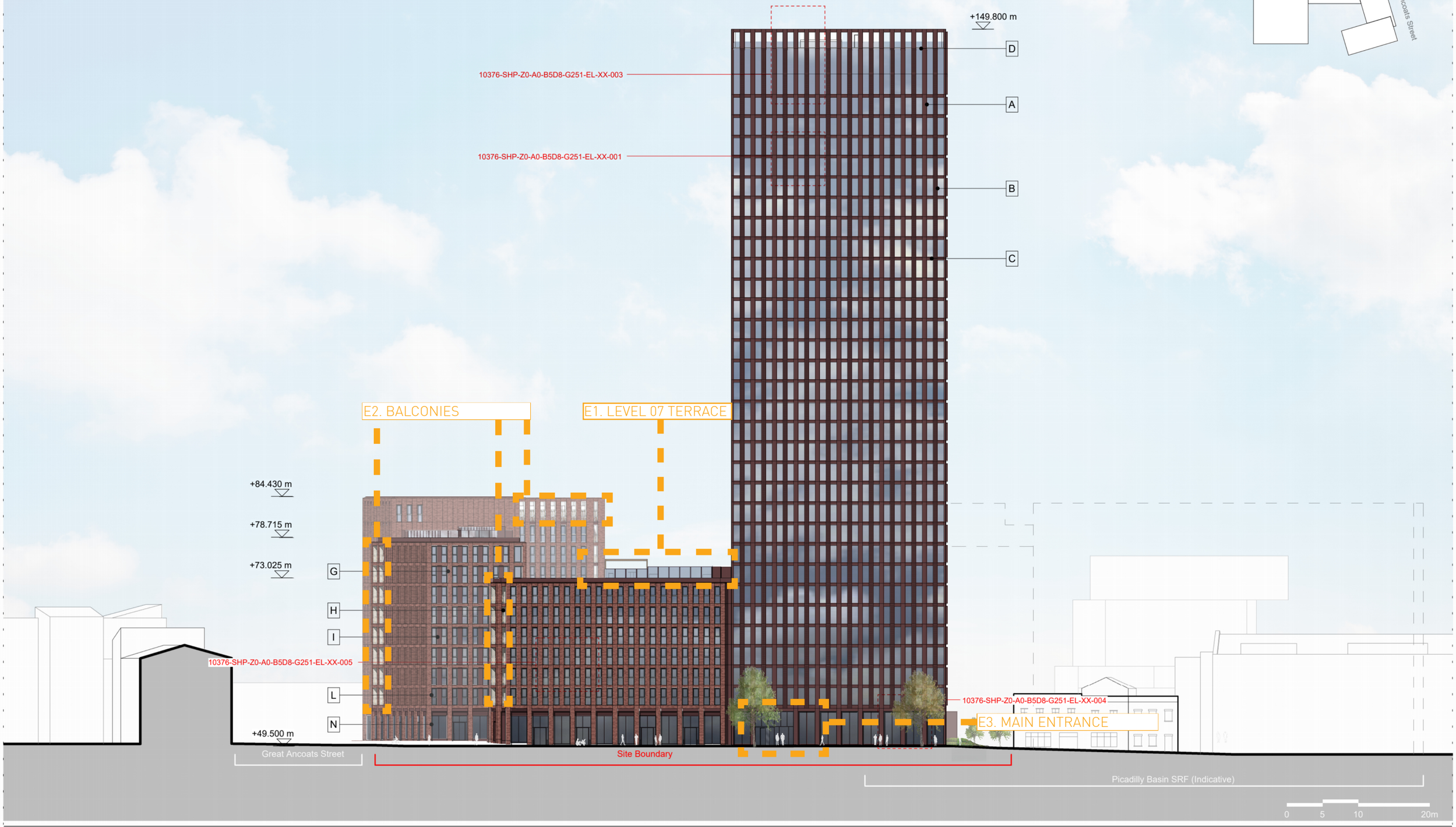
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PLANNING ISSUE	July 2022	P03
GA Elevation Port Street	10376	1:500 @A3

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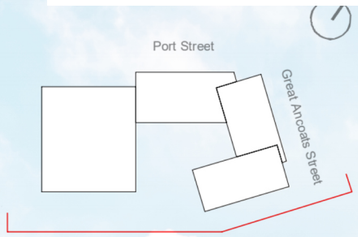
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C	Opaque Unit – Dark brown/red anodised aluminium sheet (unitised)	F	Glazed balustrade with aluminium capping, back painted at slab level	I	Dark brown /red anodised aluminium cladding panel	L	Vision Unit Type 2: Glazed openable window, dark brown/red anodised aluminium profiles		

Port Street	10376-SHP-Z0-A-B5D8-G200-EL-ES-001	
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GA Elevation South East	10376	1:500 @A3

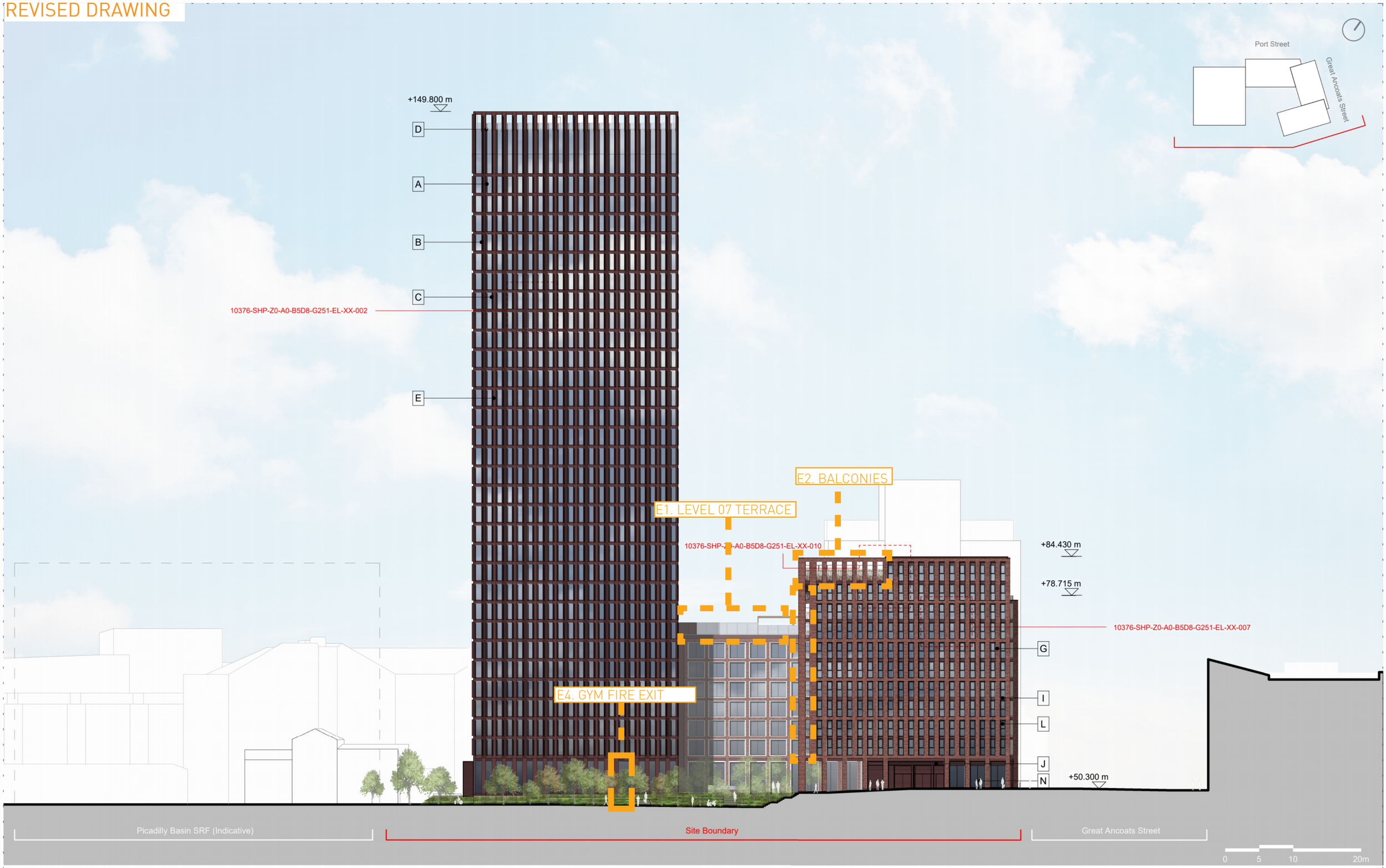
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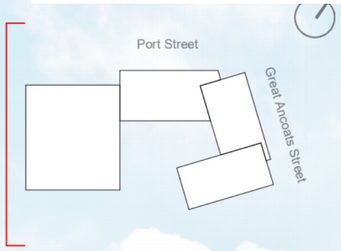
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+149.800 m

D
A
B
C
E

+84.430 m

G

Picadilly Basin SRF (Indicative)

+73.025 m

M

N

+49.500 m

J

Port Street

The Astley

Site Boundary

Brownsfield Mill

0 5 10 20m

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THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

- A Vision Unit Type 1–Full height clear vision unit (unitised)
- B Purge Vent- Dark brown/red anodised aluminium perforated sheet in plane of façade
- C Opaque Unit – Dark brown/red anodised aluminium sheet (unitised)
- D Floor edge cover: Dark grey, concealing floor slab edge
- E Dark brown /red anodised extruded aluminium fins
- F Feature balustrades
- G Feature facing brickwork: Red Brick with tone variations to match unitised aluminium
- H Feature facing brickwork: Light Cream Brick
- I Dark brown /red anodised aluminium cladding panel
- J Aluminium Louvre system: Dark brown/red anodised aluminium
- K Aluminium flashing: Dark brown/red anodised aluminium
- L Vision Unit Type 2: Glazed openable window, dark brown/red anodised aluminium profiles
- M Vision Unit Type 3: Glazed openable door, dark brown /red anodised aluminium profiles
- N Vision unit Type 4: Capped curtain wall with up to 50% opaque units with enamelled frit coating

Port Street	10376-SHP-Z0-A-B5D8-G200-EL-EW-001	
PLANNING ISSUE	August 2023	P05
GA Elevation South West	10376	1:500 @A3

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NOTE:

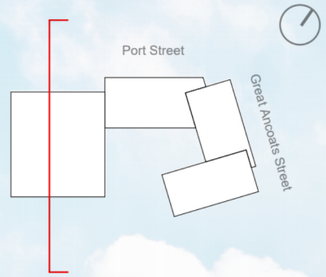
- Car park
- Cycle store
- Refuse
- Amenity
- Commercial Use Class E
- Management suite
- Plant
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed Duplex Apartment
- 3 Bed Apartment

Port Street	10376-SHP-Z0-A-B5D8-G200-SE-AA-001	
PLANNING ISSUE	July 2022	P03
GA Elevation Section AA	10376	1:500 @A3

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REVISED DRAWING



+149.800 m

E2. BALCONIES

+49.500 m

The Astley | Port Street | Site Boundary | Brownsfield Mill

0 5 10 20m

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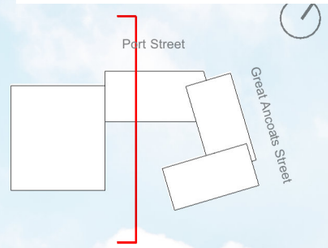
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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-AA-001	
PLANNING ISSUE	August 2023	P06
GA Elevation Section AA	10376	1:500 @A3

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APPROVED DRAWING



+149.800 m

D

A

B

C

+73.025 m

+49.500 m

Port Street

Picadilly Basin SRF (Indicative)

Site Boundary

Picadilly Basin SRF (Indicative)

The Astley

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NOTE:

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- Cycle store
- Refuse
- Amenity
- Commercial Use Class E
- Management suite
- Plant
- 1 Bed Apartment
- 2 Bed Apartment
- 2 Bed DuplexApartment
- 3 Bed Apartment

Port Street	10376-SHP-Z0-A-B5D8-G200-SE-BB-001	
PLANNING ISSUE	July 2022	P03
GA Elevation Section BB	10376	1:500 @A3

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REVISED DRAWING



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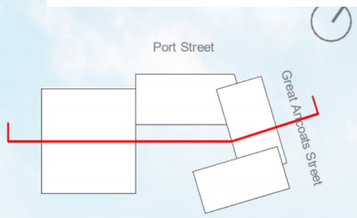
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- Commercial Use Class E
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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-BB-001	
PLANNING ISSUE	August 2023	P05
GA Elevation Section BB	10376	1:500 @A3

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APPROVED DRAWING



+149.800 m

10376-SHP-Z0-A0-B5D8-G251-EL-XX-008

+78.715 m

G

H

N

+50.300 m

Picadilly Basin SRF (Indicative)

Site Boundary

Great Ancoats Street

0 5 10 20m

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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-CC-001	
PLANNING ISSUE	July 2022	P03
GA Elevation Section CC	10376	1:500 @A3

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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-CC-001	
PLANNING ISSUE	August 2023	P06
GA Elevation Section CC	10376	1:500 @A3

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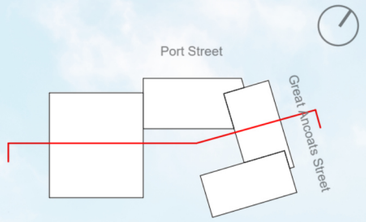
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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-DD-001	
PLANNING ISSUE	July 2022	P03
GA Elevation Section DD	10376	1:500 @A3

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REVISED DRAWING



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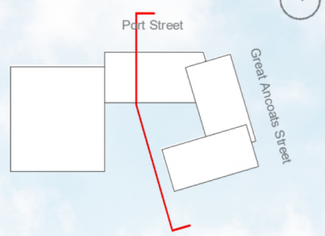
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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-DD-001	
PLANNING ISSUE	August 2023	P06
GA Elevation Section DD	10376	1:500 @A3

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APPROVED DRAWING



+84.430 m

+73.025 m

+49.500 m

G

M

L

The Astley | Port Street | Site Boundary | Brownsfield Mill | Rochdale Canal

0 5 10 20m

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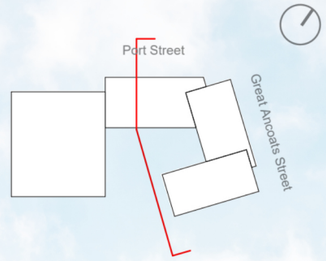
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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-EE-001	
PLANNING ISSUE	July 2022	P03
GA Elevation Section EE	10376	1:500 @A3

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REVISED DRAWING



E4. VENTILATION

E2. BALCONIES

+84.430 m

G

M

L

+73.025 m

+49.500 m

E4. VENTILATION (RELOCATED INTO COURTYARD)

The Astley | Port Street | Site Boundary | Brownsfield Mill | Rochdale Canal

0 5 10 20m

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Port Street	10376-SHP-Z0-A-B5D8-G200-SE-EE-001	
PLANNING ISSUE	August 2023	P05
GA Elevation Section EE	10376	1:500 @A3

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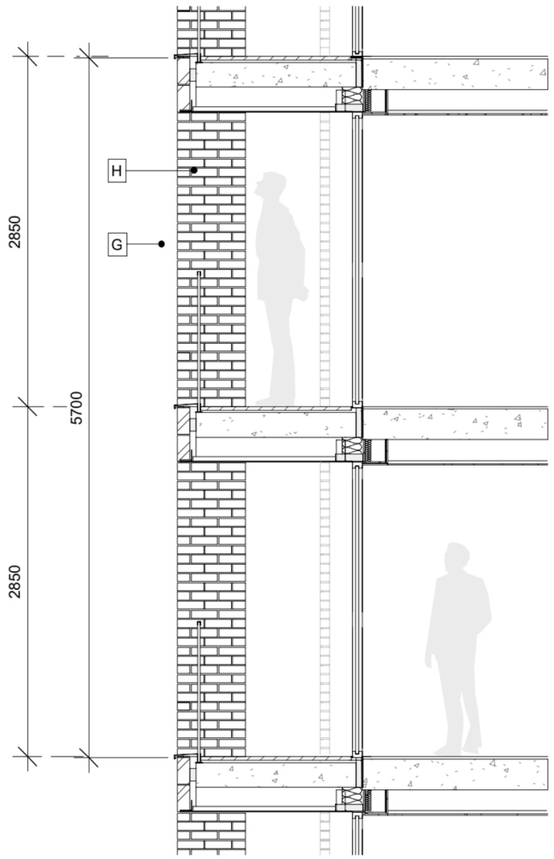
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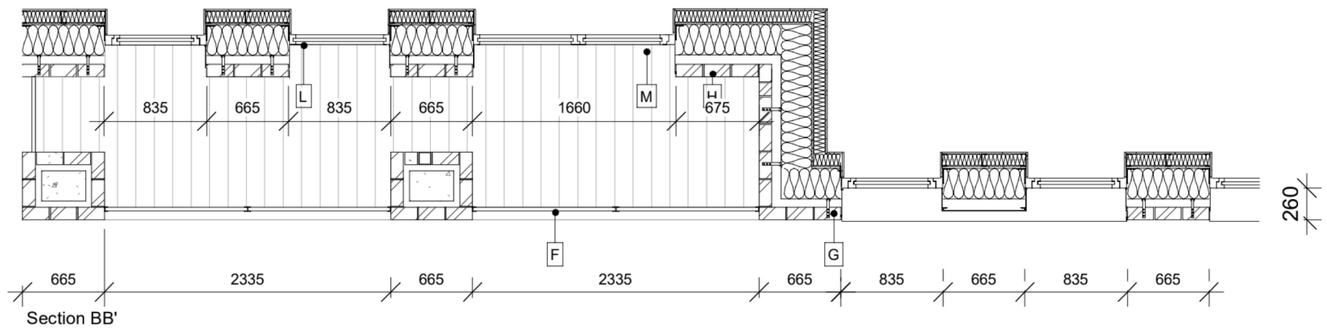


Detail Elevation

A'



Section AA'



Section BB'

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- A: Vision Unit Type 1–Full height clear vision unit (untitled)
- B: Purge Vent- Dark brown/red anodised aluminium perforated sheet in plane of façade
- C: Opaque Unit – Dark brown/red anodised aluminium sheet (unitised)
- D: Floor edge cover: Dark grey, concealing floor slab edge
- E: Dark brown /red anodised extruded aluminium fins
- F: Glazed balustrade with aluminium capping, back painted at slab level
- G: Feature facing brickwork: Red Brick with tone variations to match unitised aluminium
- H: Feature facing brickwork: Light Cream Brick
- I: Dark brown /red anodised aluminium cladding panel
- J: Aluminium Louvre system: Dark brown/red anodised aluminium
- K: Aluminium flashing: Dark brown/red anodised aluminium
- L: Vision Unit Type 2: Glazed openable window, dark brown/red anodised aluminium profiles
- M: Vision Unit Type 3: Glazed openable door, dark brown /red anodised aluminium profiles
- N: Vision unit Type 4: Capped curtain wall with up to 50% opaque units with enamelled frit coating

Port Street, Manchester	10376-SHP-Z0-A-B5D8-G251-DE-XX-009	
PLANNING ISSUE	May 2022	P03
Podium Great Ancoats Street Block Balconies Detailed Elevation	10376	1 : 50 @A3

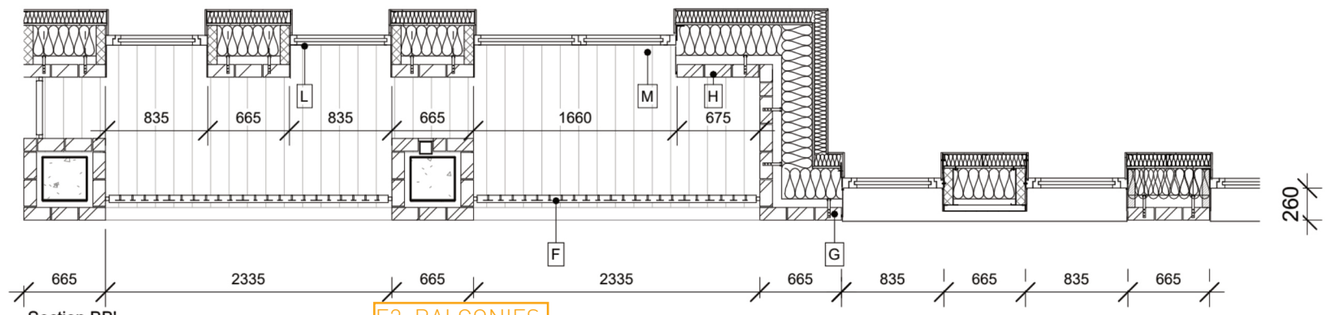
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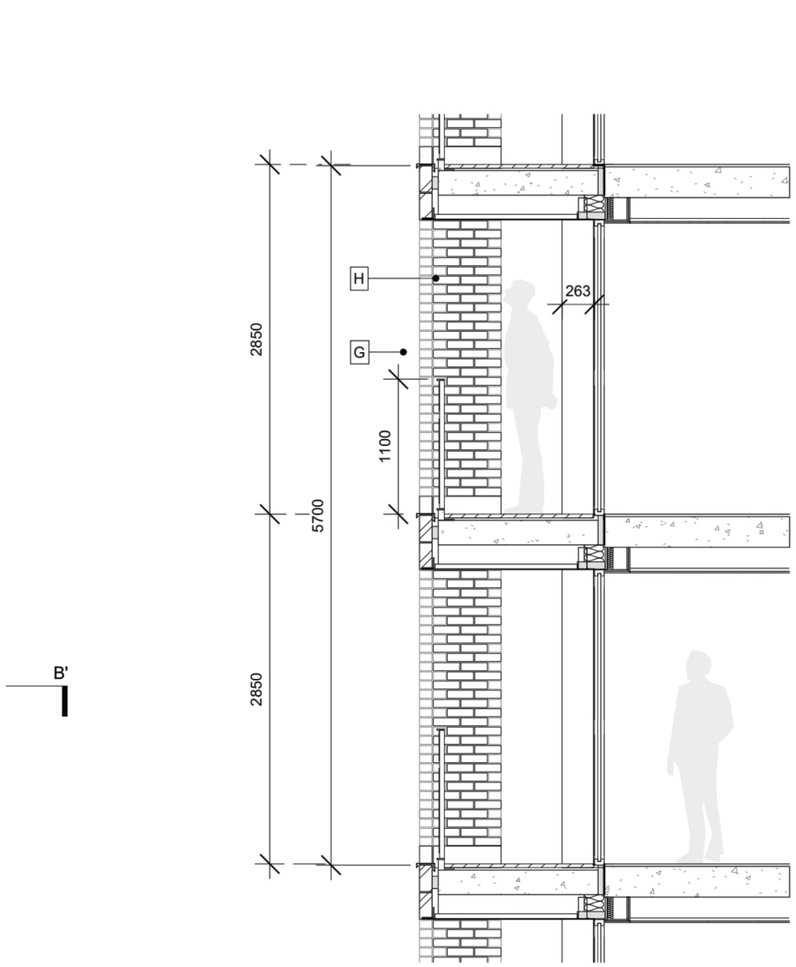
REVISED DRAWING



Detail Elevation



Section BB'



Section AA'

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- N Vision unit Type 4: Capped curtain wall with up to 50% opaque units with enamelled frit coating
- O Kicker:Dark brown/red stone

Port Street	10376-SHP-Z0-A-B5D8-G251-DE-XX-009	
PLANNING ISSUE	August 2023	P05
Podium Great Ancoats Street Block Balconies Detailed Elevation	10376	1 : 50 @A3

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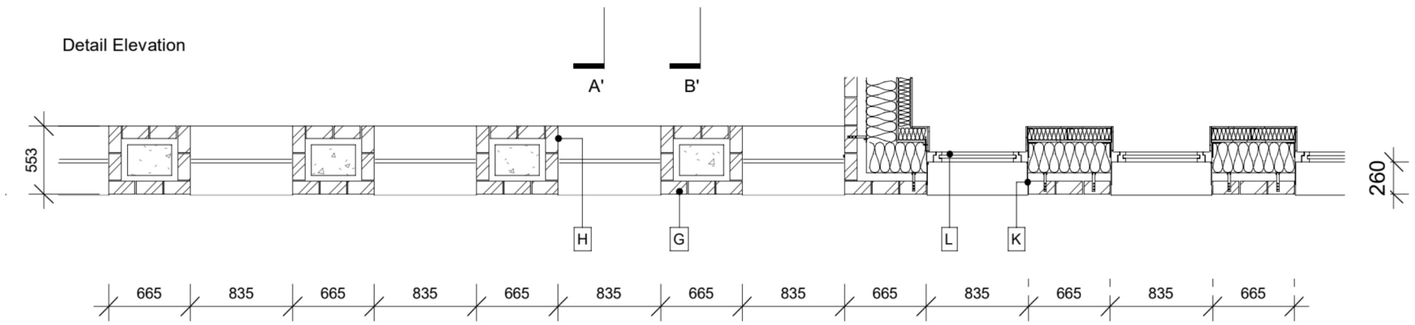
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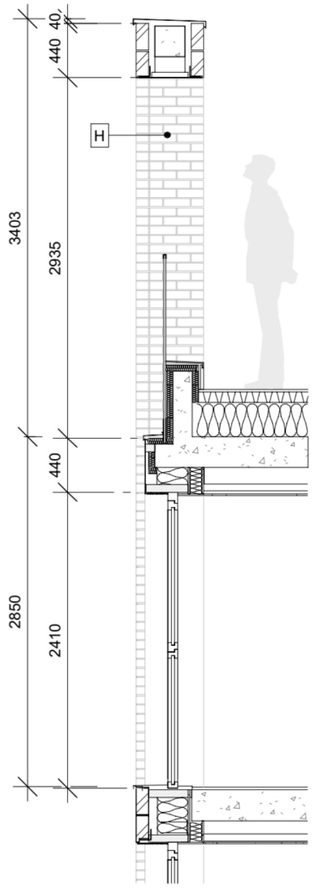
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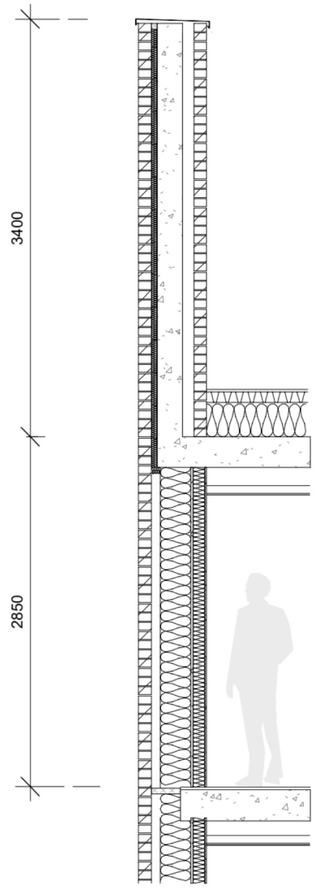
Detail Elevation



Section CC'



Section AA'



Section BB'

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Port Street, Manchester	10376-SHP-Z0-A-B5D8-G251-DE-XX-010	
PLANNING ISSUE	May 2022	P03
Podium Brownsfield Mill Block Parapet Detailed Elevation	10376	1 : 50 @A3

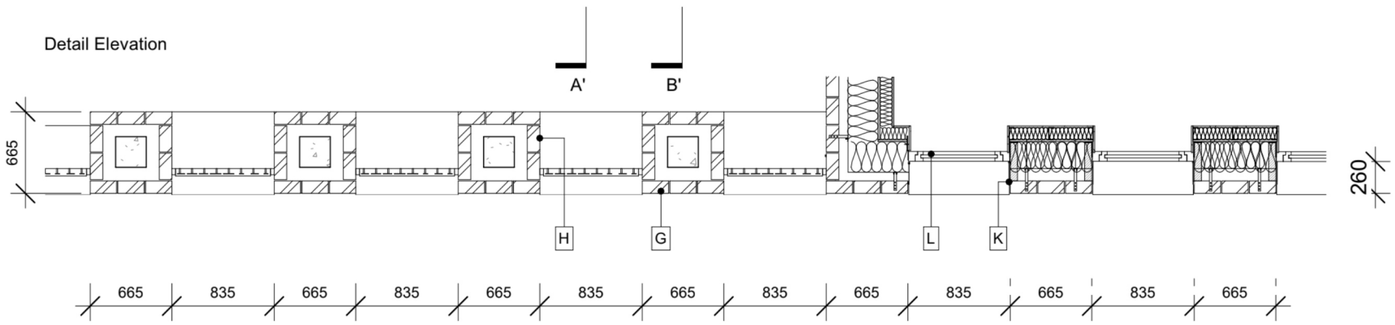
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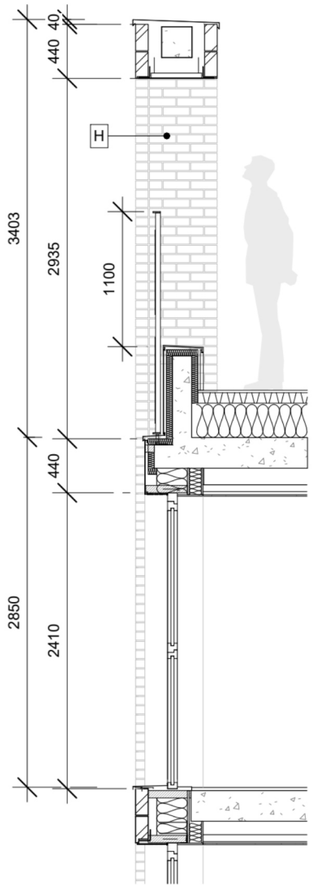
REVISED DRAWING



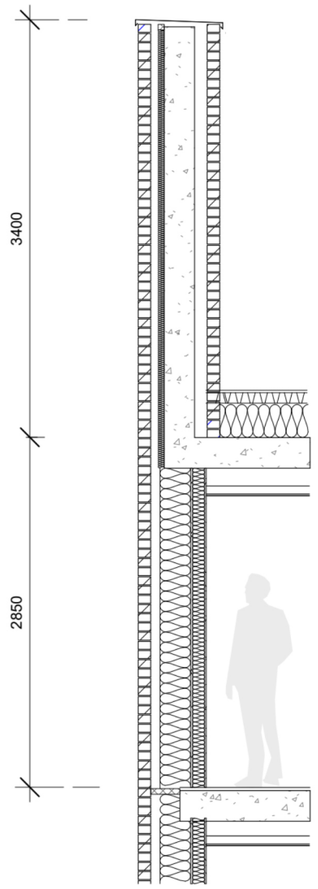
Detail Elevation



Section CC'



Section AA'



Section BB'

E2. BALCONIES

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Port Street	10376-SHP-Z0-A-B5D8-G251-DE-XX-010	
PLANNING ISSUE	August 2023	P05
Podium Brownsfield Mill Block Parapet Detailed Elevation	10376	1 : 50 @A3

simpsonhaugh

Manchester +44 (0)161 835 2345

London +44 (0)20 7549 4000

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