

Portugal Street East The Fairfax Design Justification Statement

September 2023

DAY

Executive Summary

This brochure presents a set of amendments to the Portugal East development (now called The Fairfax) that are required to ensure technical and legislative compliance with fire safety measures.

This document is being presented to Manchester City Council Planning Department to illustrate and explain the nature and the extent of the proposed changes to seek the Council's formal approval through the necessary planning process.

The following presentation has been produced to set out the developed design compared to the approved planning drawings. The drawings are all labelled with reference to Schedule 1.0 which sets out the design revisions.

The amendments are the following:

- the introduction of a secondary stair case to comply with regulatory changes such as fire safety
- a change in the number of apartments provision from 30% 1 Bed and 70% 2 Bed consented mix to 35% 1 Bed and 65% 2 Bed (as a result of the introduction of a secondary stair)
- added shared amenity/ lounge area at ground level in Block 2 increasing the active frontage
- wider fire escape doors at ground floor to ensure safe evacuation from both staircases is achieved

It is important to confirm that the design team have worked to ensure and improve the fire safety of the building whilst maintaining a high-quality building for the City of Manchester

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1.0 Schedule of Changes

1.1 Schedule of Changes

The schedule shown below describe all the proposed changes to the approved development. The item number in the left hand column are called out on the plans on the following pages.

No.	Location	Change	Reason	approved drawing	proposed drawing
1	Block 1 - Ground to Level 28 Block 2 - Ground to Level 22	Secondary Escape Stair added	To comply with regulatory changes such as fire safety	1284-21-DAY-A-20-0102_RevE 1284-21-DAY-A-20-0104_RevE 1284-21-DAY-A-20-0105_RevE 1284-21-DAY-A-20-0106_RevE 1284-21-DAY-A-20-0107_RevE 1284-21-DAY-A-20-0108_RevE 1284-21-DAY-A-20-0109_RevE 1284-21-DAY-A-20-0110_RevE 1284-21-DAY-A-20-0111_RevE 1284-21-DAY-A-20-0112_RevE 1284-21-DAY-A-20-0113_RevE	1284-21-DAY-A-20-0102_RevF 1284-21-DAY-A-20-0104_RevF 1284-21-DAY-A-20-0105_RevF 1284-21-DAY-A-20-0106_RevF 1284-21-DAY-A-20-0107_RevF 1284-21-DAY-A-20-0108_RevF 1284-21-DAY-A-20-0109_RevF 1284-21-DAY-A-20-0110_RevF 1284-21-DAY-A-20-0111_RevF 1284-21-DAY-A-20-0112_RevF 1284-21-DAY-A-20-0113_RevF
2	Block 1 - Level 1 to Level 28 Block 2 - Level 1 to Level 22	The consented apartment mix is 30% 1 Bed Apartment and 70% 2 Bed Apartment. The proposed apartment mix is now 35% 1 Bed Apartment and 65% 2 Bed Apartment.	The introduction of the secondary staircase and smoke shafts had an impact on the apartment mix on the scheme. Please see below a breakdown of apartment provision comparison: <u>Consented Apartment Mix:</u> Block 1 - 224 apartments (4 x 1B1P, 52 x 1B2P, 64 x 2B3P and 104 x 2B4P) 25% 1 Bed and 75% 2Bed Block 2 - 264 apartments (44 x 1B1P, 44 x 1B2P, 92 x 2B3P, 84 x 2B4P) 33% 1Bed and 67% 2 Bed <u>Proposed Apartment Mix:</u> Block 1 - 224 apartments (32 x 1B1P, 52 x 1B2P, 36 x 2B3P and 104 x 2B4P) 37% 1 Bed and 63% 2Bed Block 2 - 264 apartments (44 x 1B1P, 44 x 1B2P, 112 x 2B3P, 64 x 2B4P) 33% 1 Bed and 67% 2Bed	1284-21-DAY-A-20-0104_RevE 1284-21-DAY-A-20-0105_RevE 1284-21-DAY-A-20-0106_RevE 1284-21-DAY-A-20-0107_RevE 1284-21-DAY-A-20-0108_RevE 1284-21-DAY-A-20-0109_RevE 1284-21-DAY-A-20-0110_RevE 1284-21-DAY-A-20-0111_RevE 1284-21-DAY-A-20-0112_RevE 1284-21-DAY-A-20-0113_RevE	1284-21-DAY-A-20-0104_RevF 1284-21-DAY-A-20-0105_RevF 1284-21-DAY-A-20-0106_RevF 1284-21-DAY-A-20-0107_RevF 1284-21-DAY-A-20-0108_RevF 1284-21-DAY-A-20-0109_RevF 1284-21-DAY-A-20-0110_RevF 1284-21-DAY-A-20-0111_RevF 1284-21-DAY-A-20-0112_RevF 1284-21-DAY-A-20-0113_RevF
3	Block 2 - Basement and Ground Floor	Bike Store relocated from Block 2 ground floor to basement level	In order to increase the area of shared amenity space on the ground floor in Block 2, the bike store has been relocated in the basement. This has created an additional shared amenity/ lounge area of 180 sqm. It has also increased the amount of active frontage at ground level whilst maintaining the total number of cycle parking (492).	1284-21-DAY-A-20-0101_RevD 1284-21-DAY-A-20-0102_RevE	1284-21-DAY-A-20-0101_RevE 1284-21-DAY-A-20-0102_RevF
4	Block 1 & 2 - Ground Floor	Wider fire escape doors at ground floor	The fire escape doors have been widened to ensure safe evacuation from both staircases is achieved. The doors are also now glazed instead of louvred.	1284-21-DAY-A-20-0102_RevE 1284-21-DAY-A-20-0104_RevE 1284-21-DAY-A-20-0109_RevE	1284-21-DAY-A-20-0102_RevE 1284-21-DAY-A-20-0104_RevE 1284-21-DAY-A-20-0109_RevE 1284-21-DAY-A-20-0350_RevA 1284-21-DAY-A-20-0351_RevA