STUDIO POWER

0022 - BREWERY
BLOCK A - BASEMENT DESIGN BROCHURE

Manchester City Council

Salboy

August 2023

INTRODUCTION

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1.1 DOCUMENT OVERVIEW

Studio Power's Design Brochure aims to highlight the changes from the consented scheme. The following changes to the scheme are to demonstrate that the absence of a basement shell is not feasible for the building constuctability.

The Structural Engineer's Basement Design Note - BRW-REN-AA-ZZ-RP-S-DN001 supports the application along with this brochure.

The increased basement area which will be covered in the plans illustrated in this brochure shows that the majority of the changes will be internal and all external envelope are to be covered. All external materials are to be agreed with Manchester City Council.

1.2 APPROVED DRAWING SCHEDULE

Below identifies which approved drawings are to be superseded by, and principally correspond with, Studio Power's work.

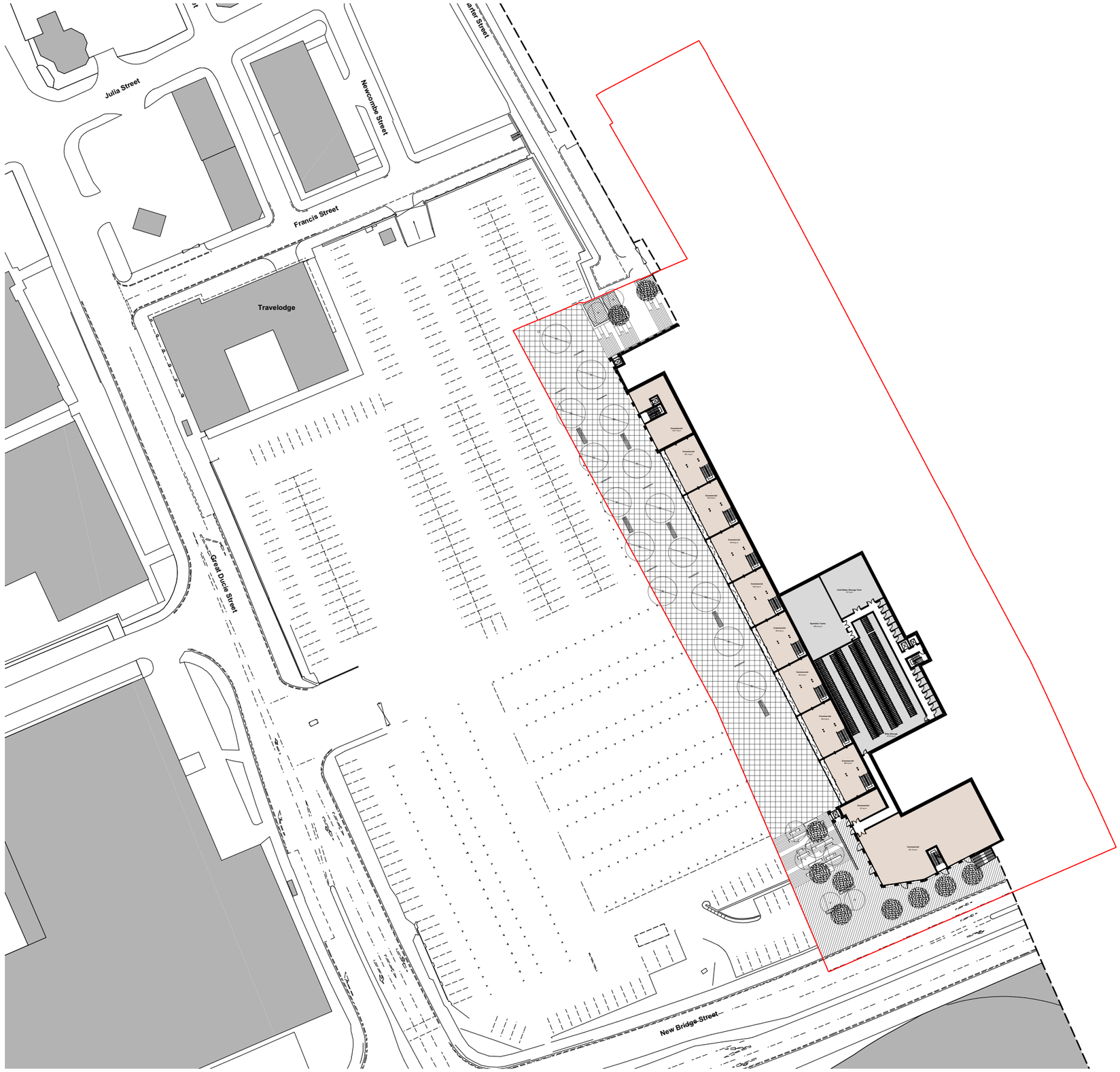
ASSAEL'S APPROVED DRAWING	CHANGE	STUDIO POWER PROPOSED DRAWING
New Bridge Street Floor Plan 35.6m Datum	Yes	0022-SP-ZZ-B1-DR-A-03B1-P1-Basement 1 - New Bridge Street Floor Plan
Building A West Elevation	Yes	0022-SP-ZZ-XX-DR-A-0503-P2-Building A West Elevation
Block A - Section AA & BB	No	0022-SP-XX-ZZ-DR-A-0410-P1-Block A - Section AA & BB

FLOOR PLANS

NEW BRIDGE STREET
FLOOR PLAN

Approved Drawing

New Bridge Street Floor Plan 35.6m Datum



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NEW BRIDGE STREET
FLOOR PLAN

Shows the Basement this application is referring to.

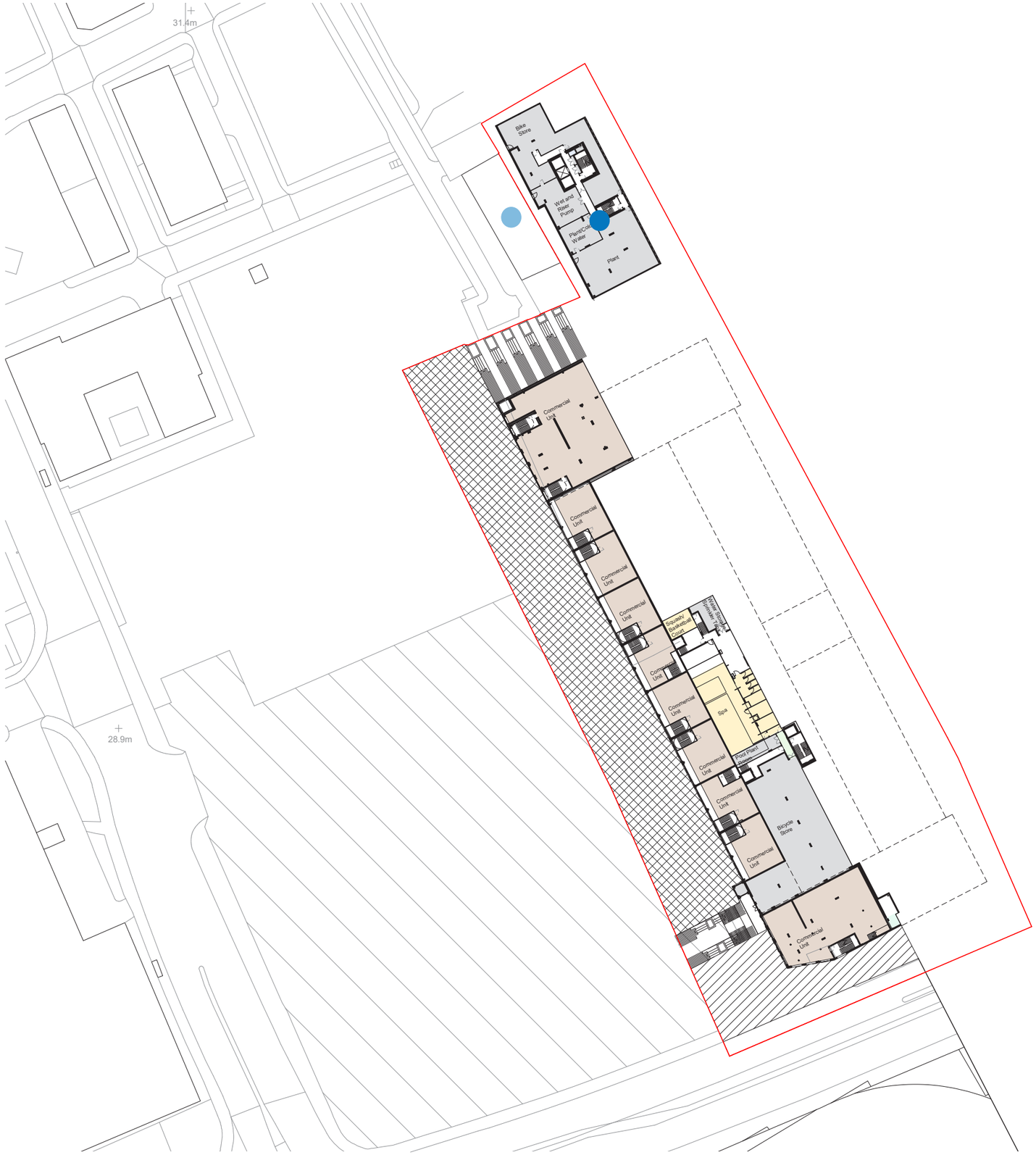
Close Proximity Building
- Koi Footwear

Studio Power's Proposed Plans

0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan

As shown in the plan, the additional basement are to cater plant room and ancilarry spaces required for the building.

The positioning of the block takes into consideration for close proxomity buildings such as Koi Footwear to avoid surcharging into existing structures.

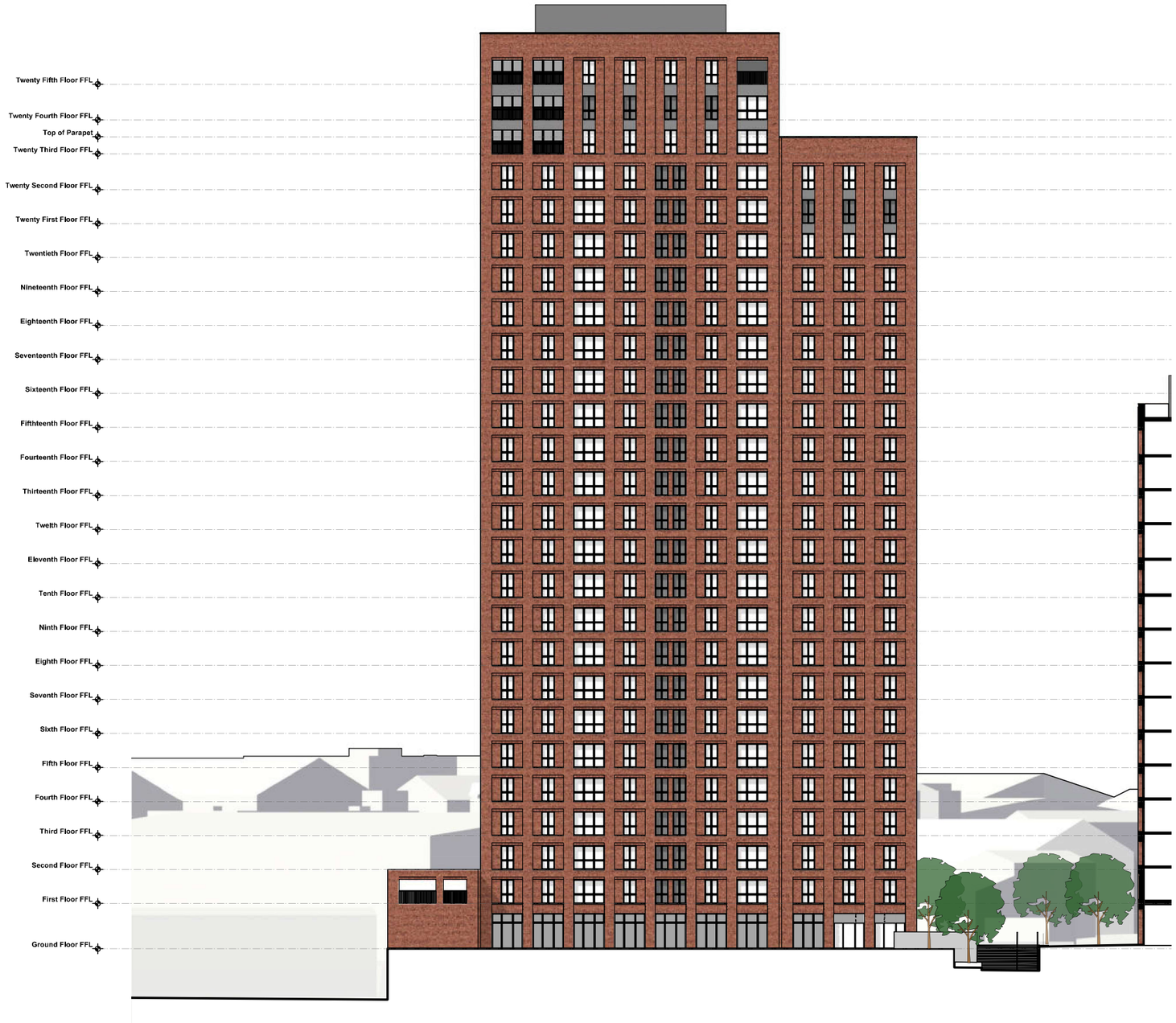


SECTIONS

BUILDING A
WEST ELEVATION

Approved Drawing

Building A West Elevation



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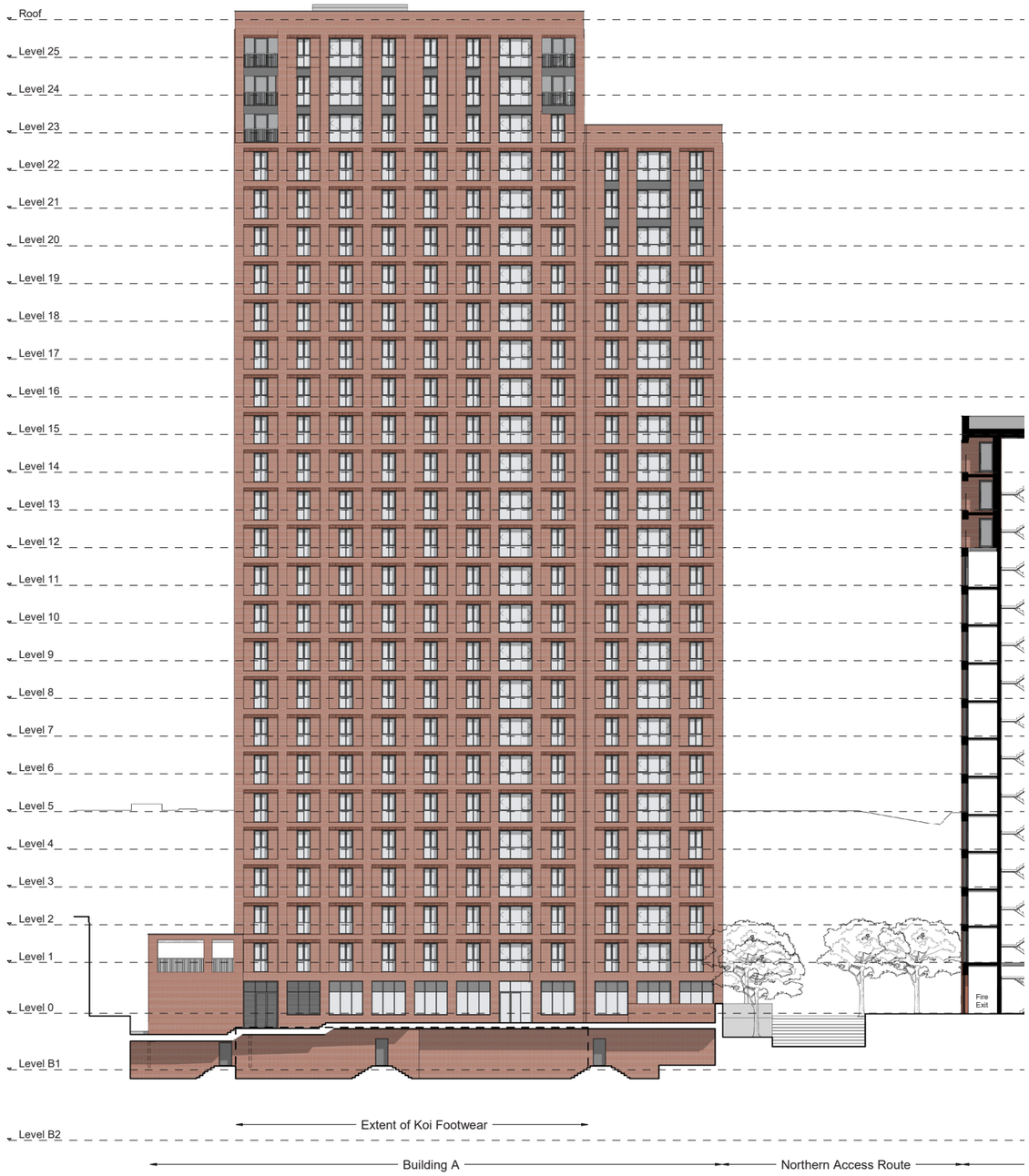
BUILDING A
WEST ELEVATION

Studio Power's Proposed Elevation

0022-SP-ZZ-XX-DR-A-0503-P2-Building A West Elevation

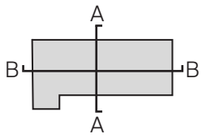
The elevation shows the facade treatment of the Block A Basement The proposal is brick clad to be in keeping of the character of the building and the surrounding areas.

The external doors proposed are due to building regulation reasons and to ensure safety of the occupiers in the event of fire.



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BUILDING A
BUILDING SECTIONS

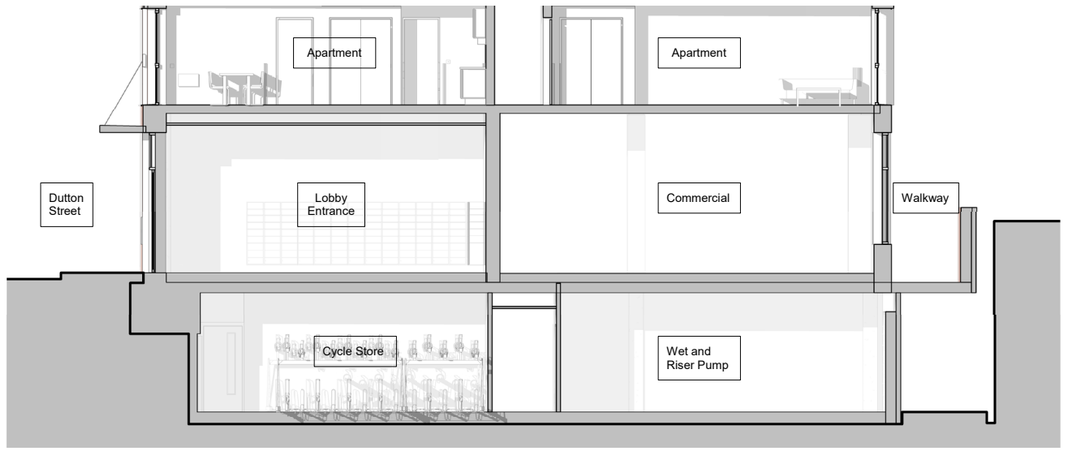


Studio Power's Proposed Section

The section shows the basement and the proposed spaces within them.

The basement is populated with BOH spaces such as plant room and cycle spaces.

The cycle spaces are available for the residents to use with ample bike parking spaces.



Short Section



Long Section

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SUMMARY

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3.1 SUMMARY

Studio Power's proposed amendment demonstrates that the changes to the approved scheme is due to structural reasons and feasibility of construction. All external materials are to be agreed prior to construction with Manchester City Council.

This brochure must be read with the Basement Design Note produced by Renaissance.

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