

ST.MICHAEL'S Manchester
Supplementary Design Report



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Project Massing - Consented Scheme

Introduction

1.0

Statement

1.1

This report is intended to illustrate the differences between the consented development scheme and the latest proposed design iteration. The proposed design incorporates changes concerning the refinement and evolution of the consented design in response to concerns of environmental, practical, and cultural changes that have occurred through the course of the project.

Introduction

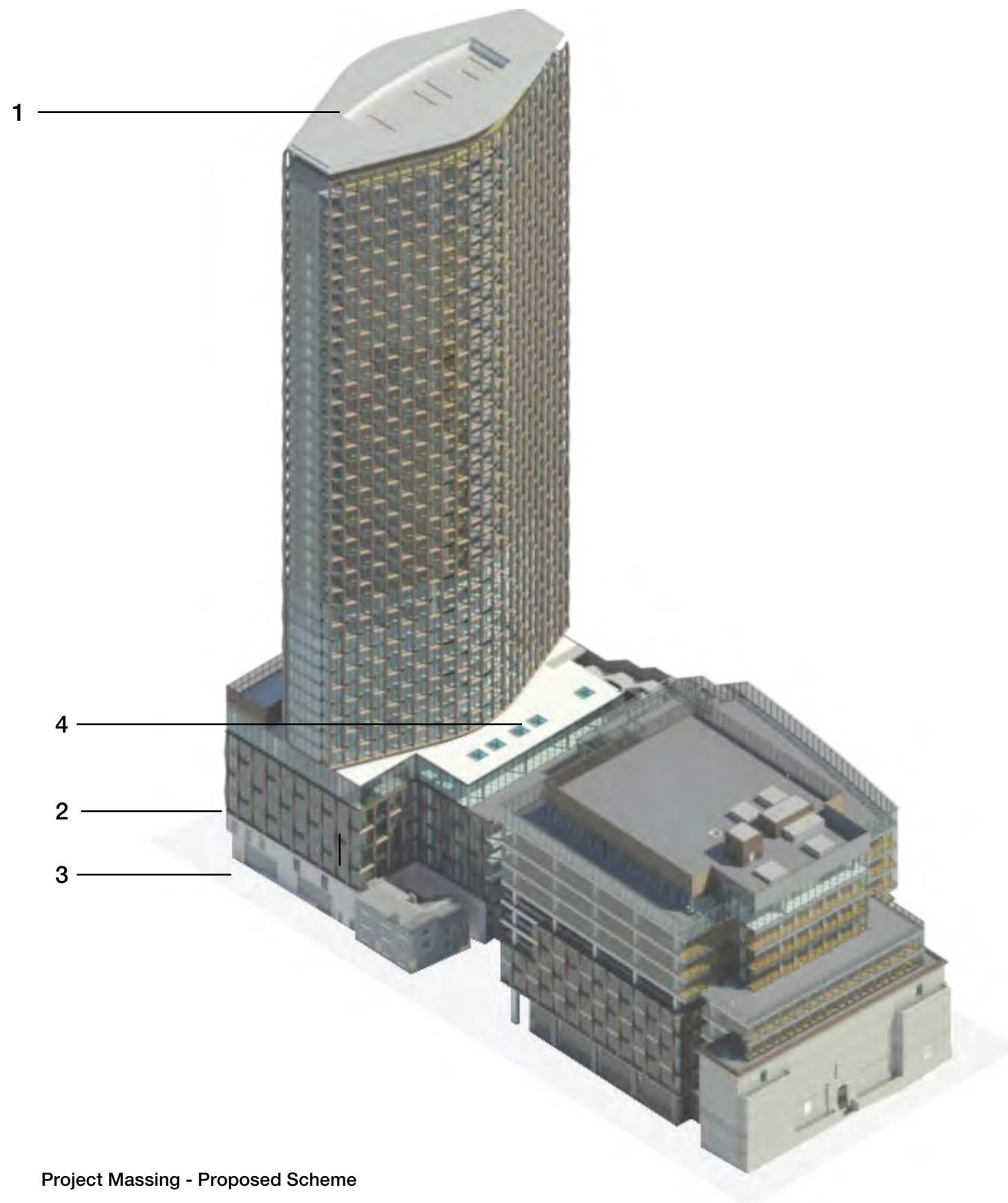
1.0

Key Changes

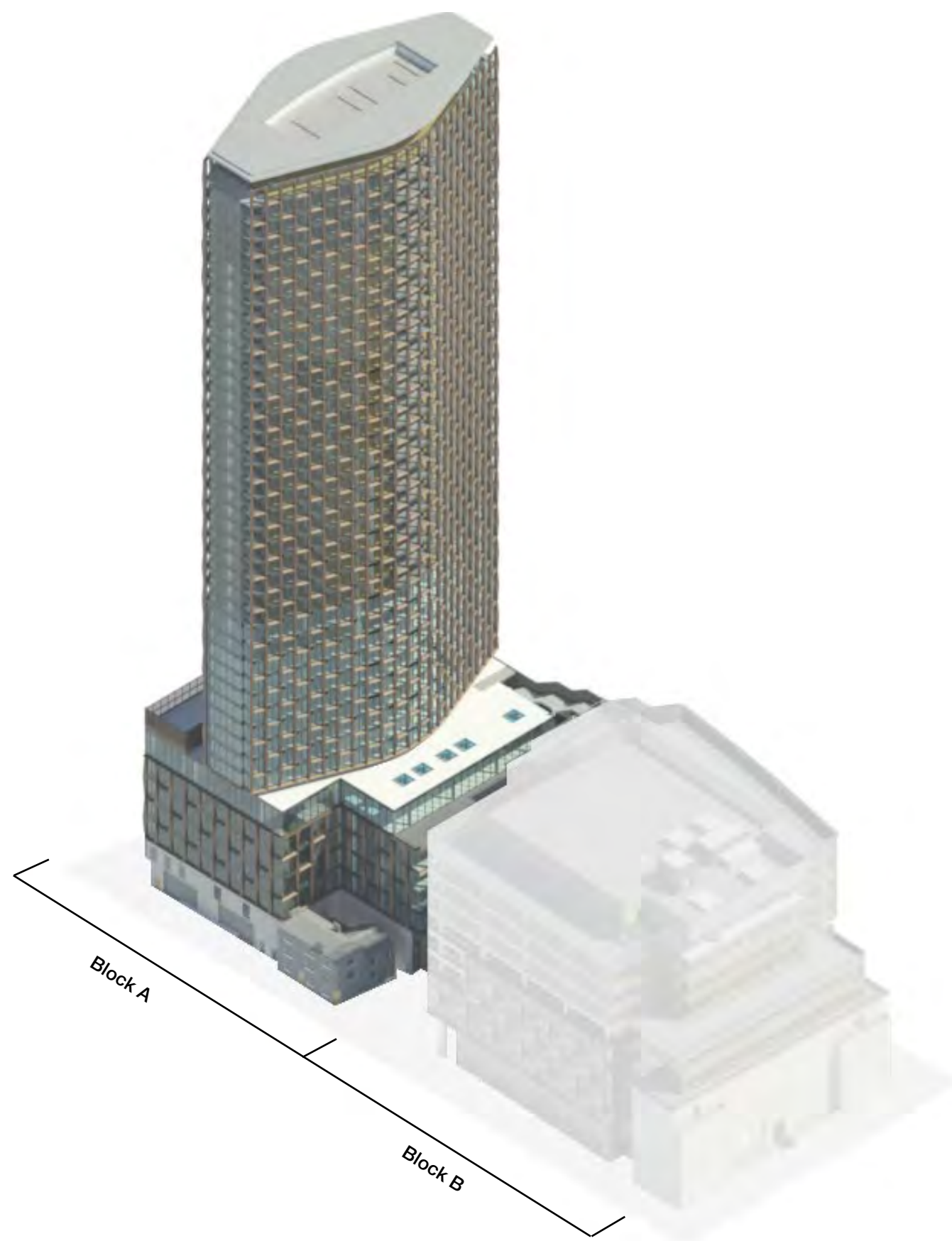
1.2

This page highlights the key changes that mark the difference between what is consented and what is being proposed, while the following pages provide more description for each selected reference.

- + **1.** The addition of 2 storeys of residential apartments, increasing the height of the tower by 7m
- + **2.** Reconfiguration of ground floor, basement level 01 to accommodate the changes in cycle and residential bin provision.
- + **3.** Amendment of Basement Level 02 internal layout as part of detailed design.
- + **4.** Amendment of Level 06 internal layout as part of detailed design.



Project Massing - Proposed Scheme



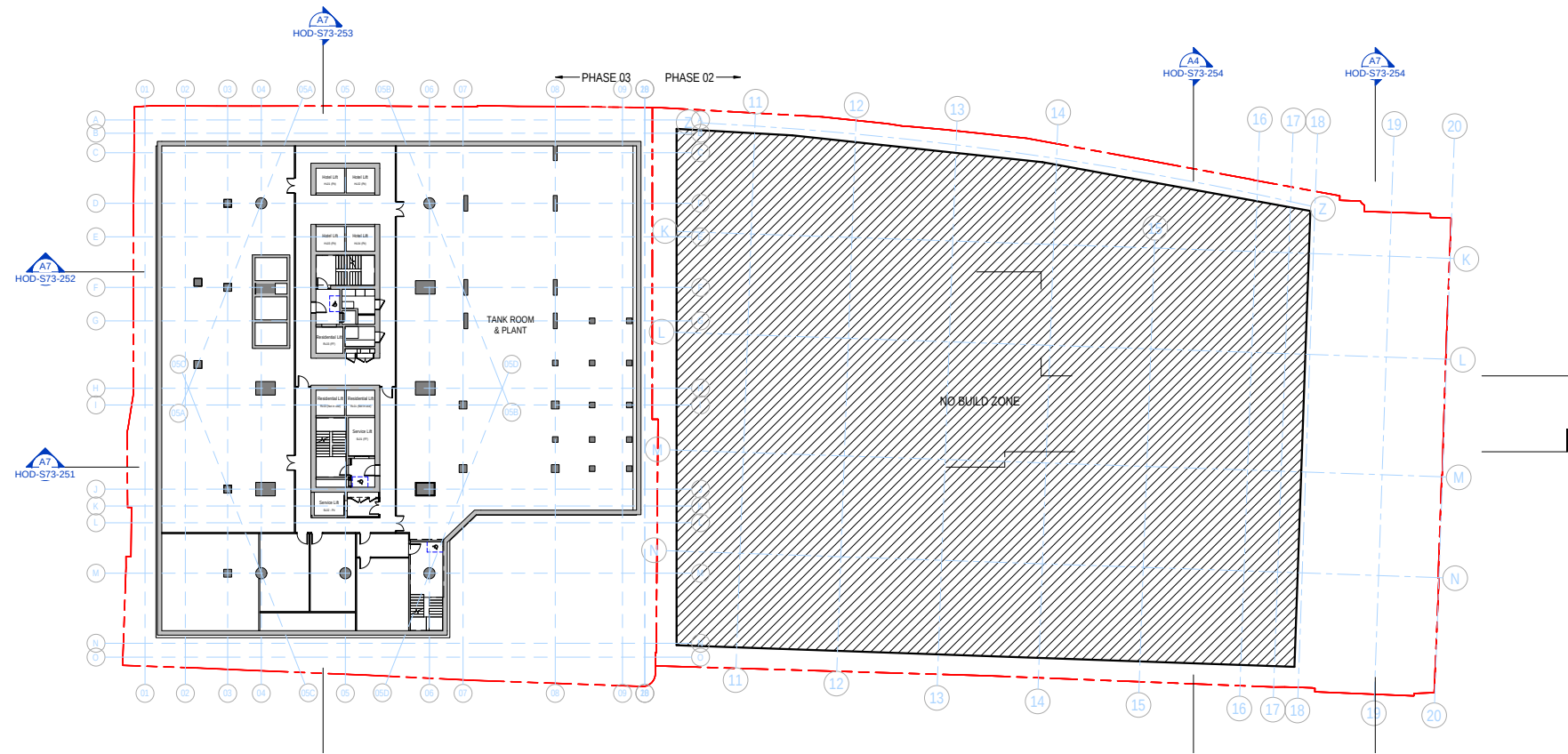
Introduction

1.0

Report Intent

1.3

This application focuses on the material amendments and changes made to Block A. There have been no material amendments made to Block B since the approved Section 96a (reference:135828/NMC/2022) and the Section 73 application (reference: 135827/JO/2022).



Floor Plans

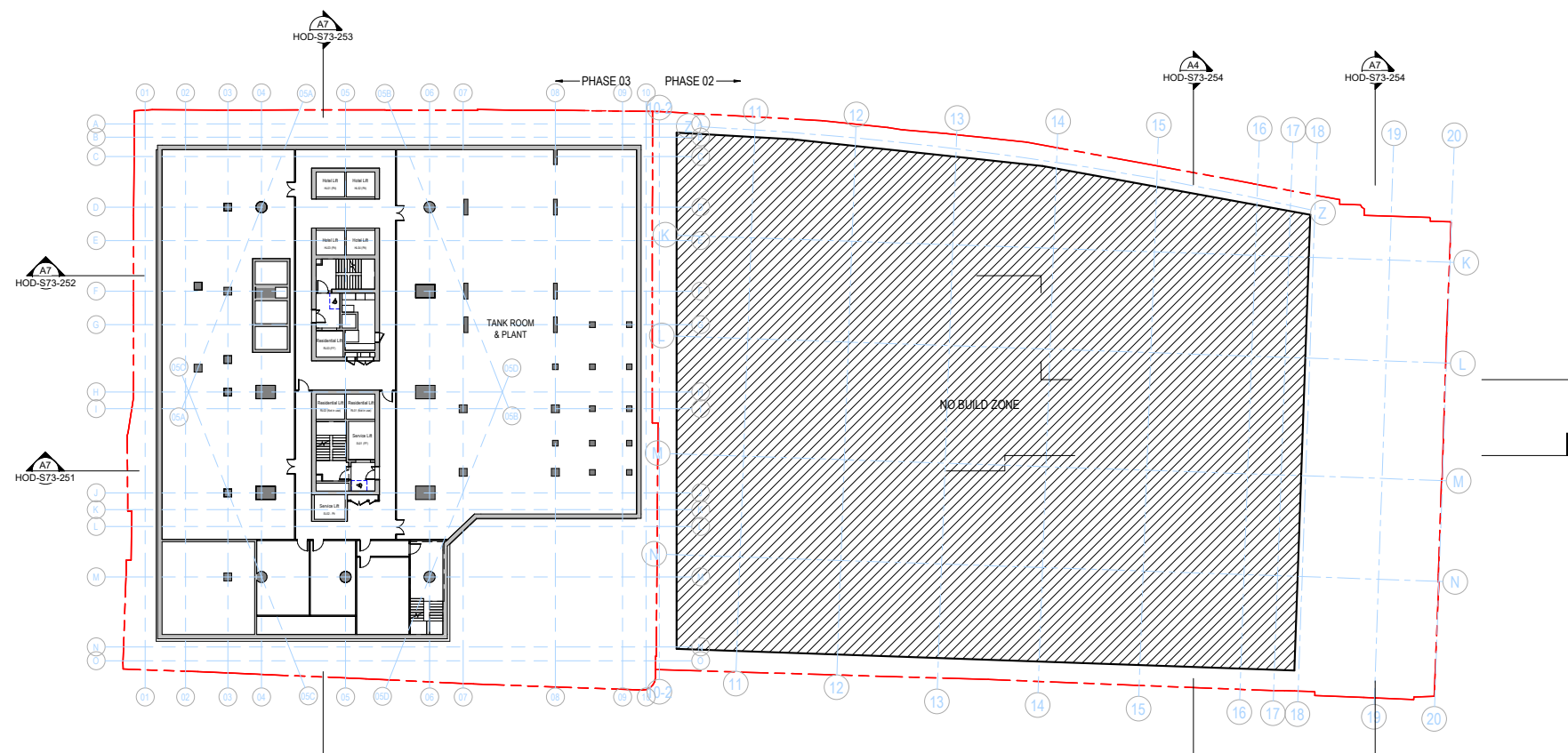
2.0

Basement Level -03

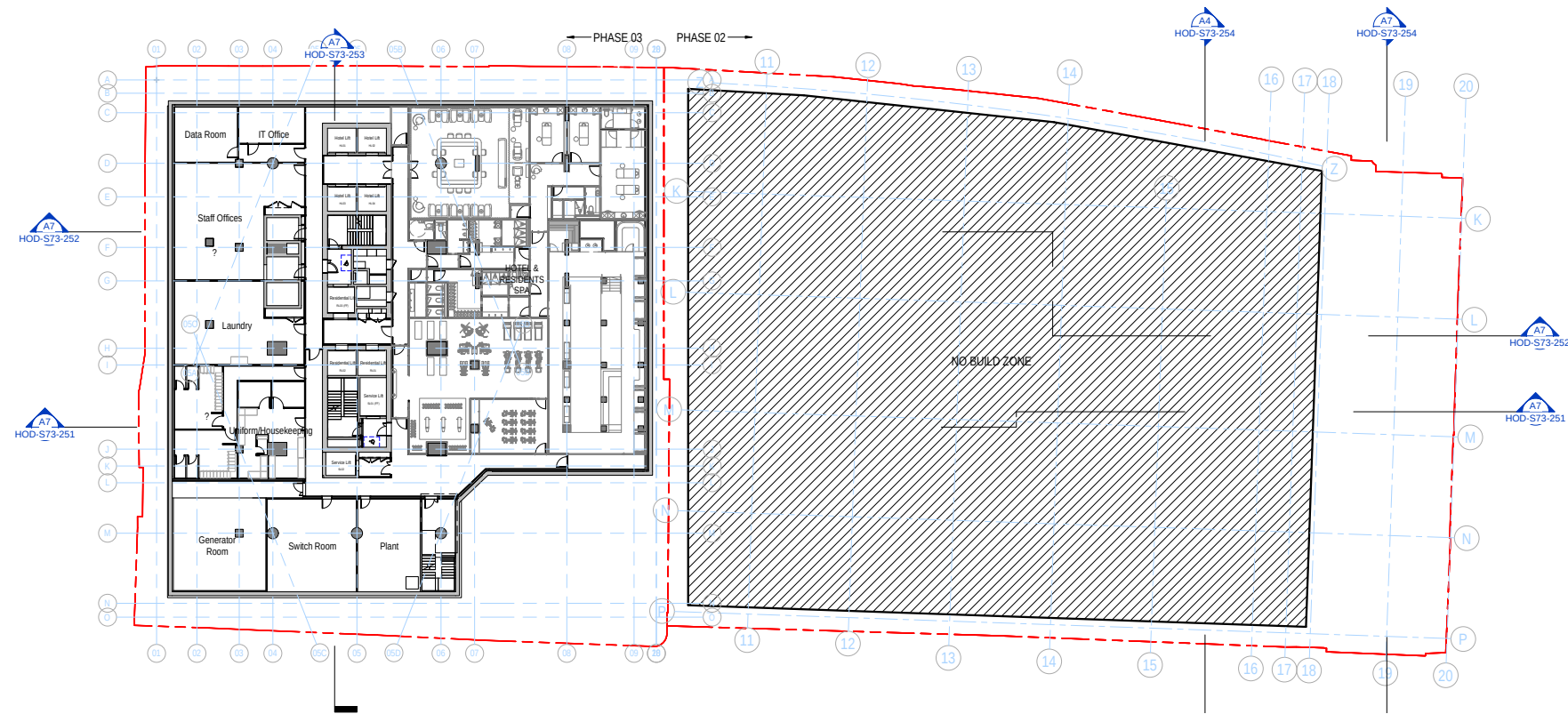
2.1

There have been no changes at this level.

Proposed Basement Level -03



Consented Basement Level -03



Floor Plans

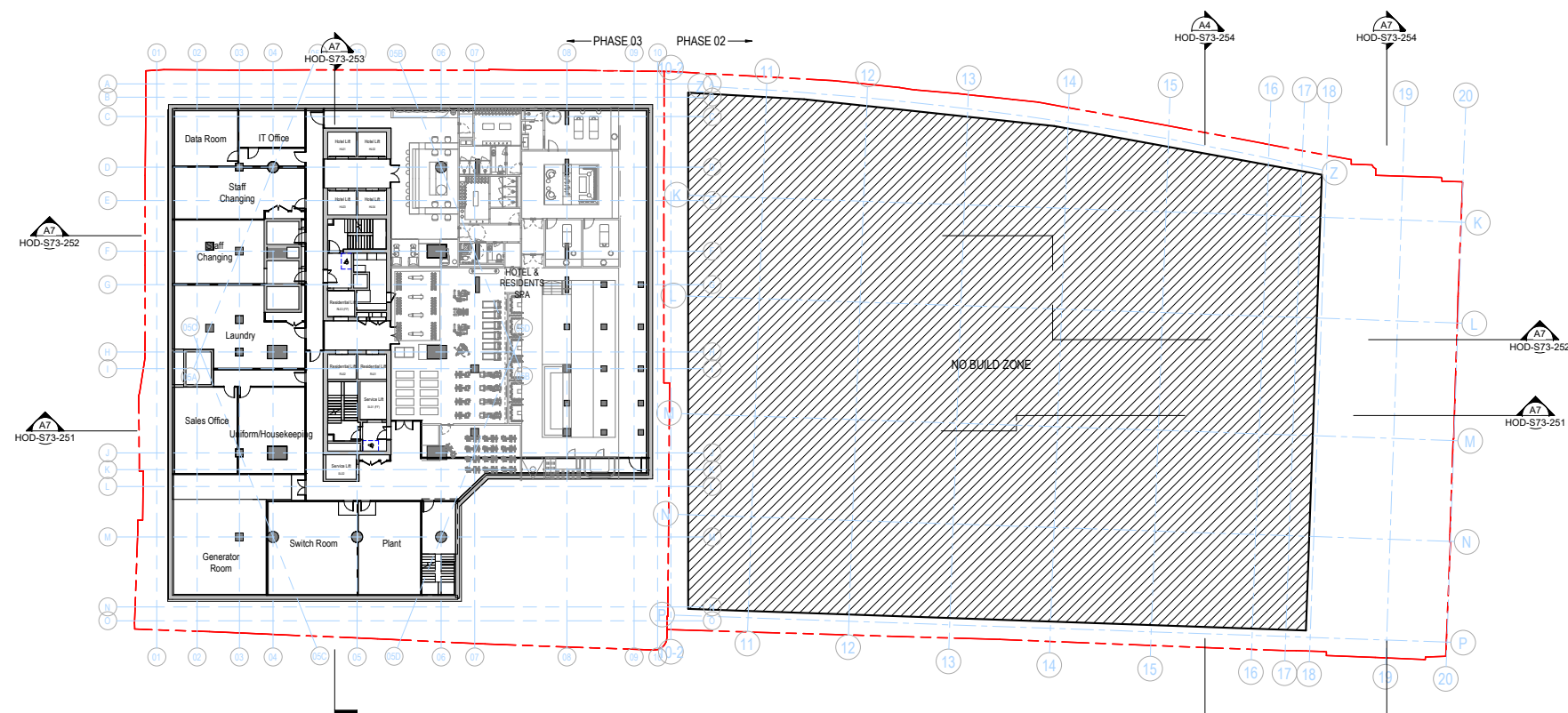
2.0

Basement Level -02

2.2

There has been reconfiguration of the internal layout as part of detailed design development with the client.

Proposed Basement Level -02



Consented Basement Level -02

Floor Plans

2.0

Basement Level -01

2.3

The main basement level has been reconfigured to allow for the changes in cycle and bin provision. Cyclists can access the cycle stores via dedicated entrances with wider corridors for ease. In Block A, the cycle lift has been omitted and stores will now be accessed from Bootle Street via a bicycle stair ramp located in Stair 03. Disabled and scooter access to the stores will be made separately, via lifts as outlined in the Building Management Plan. For Block B, access remains the same with the cycle store accessed via the service lift from Bootle Street.

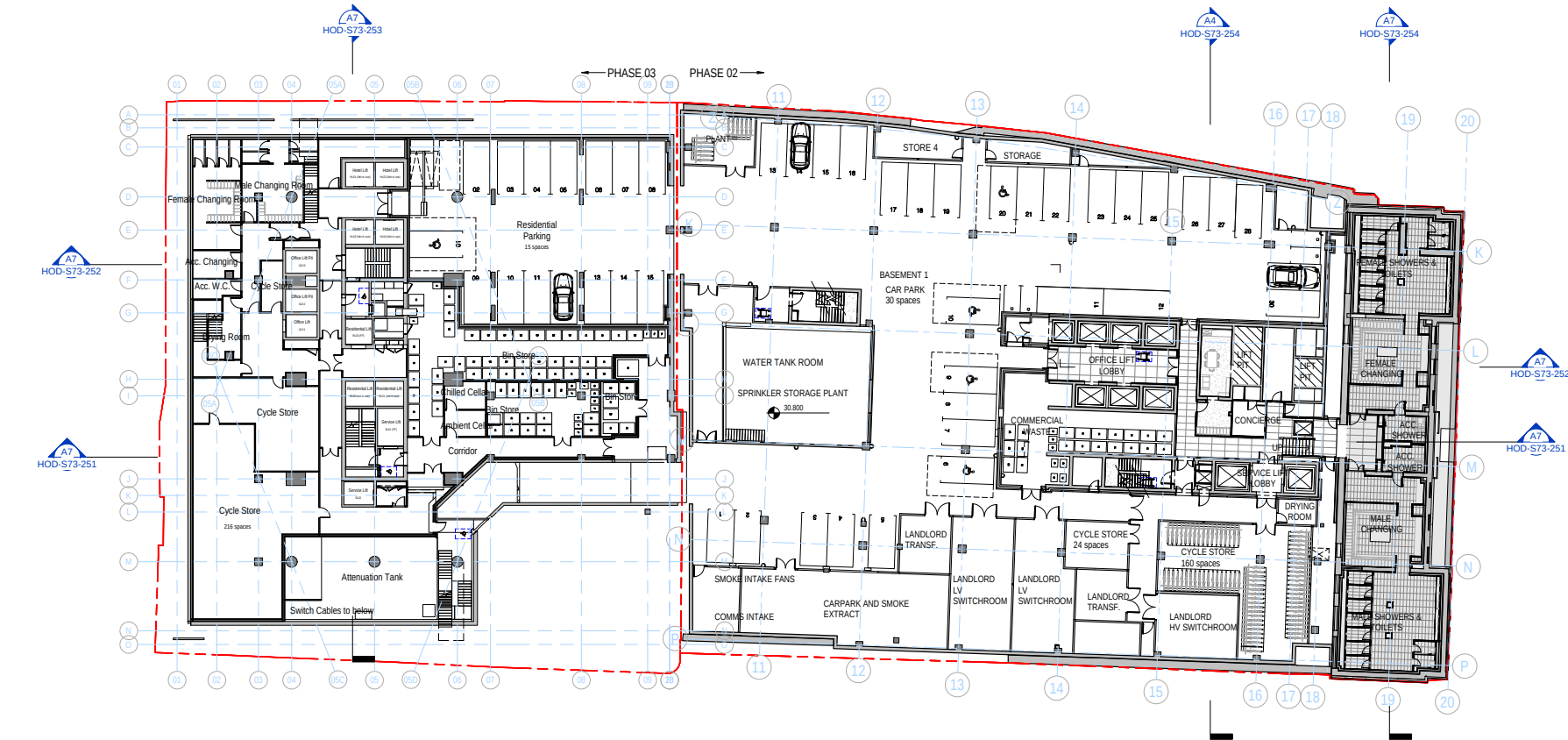
Cycle spaces have increased to a total of 521 in line with the additional apartments.

Proposed Basement Total

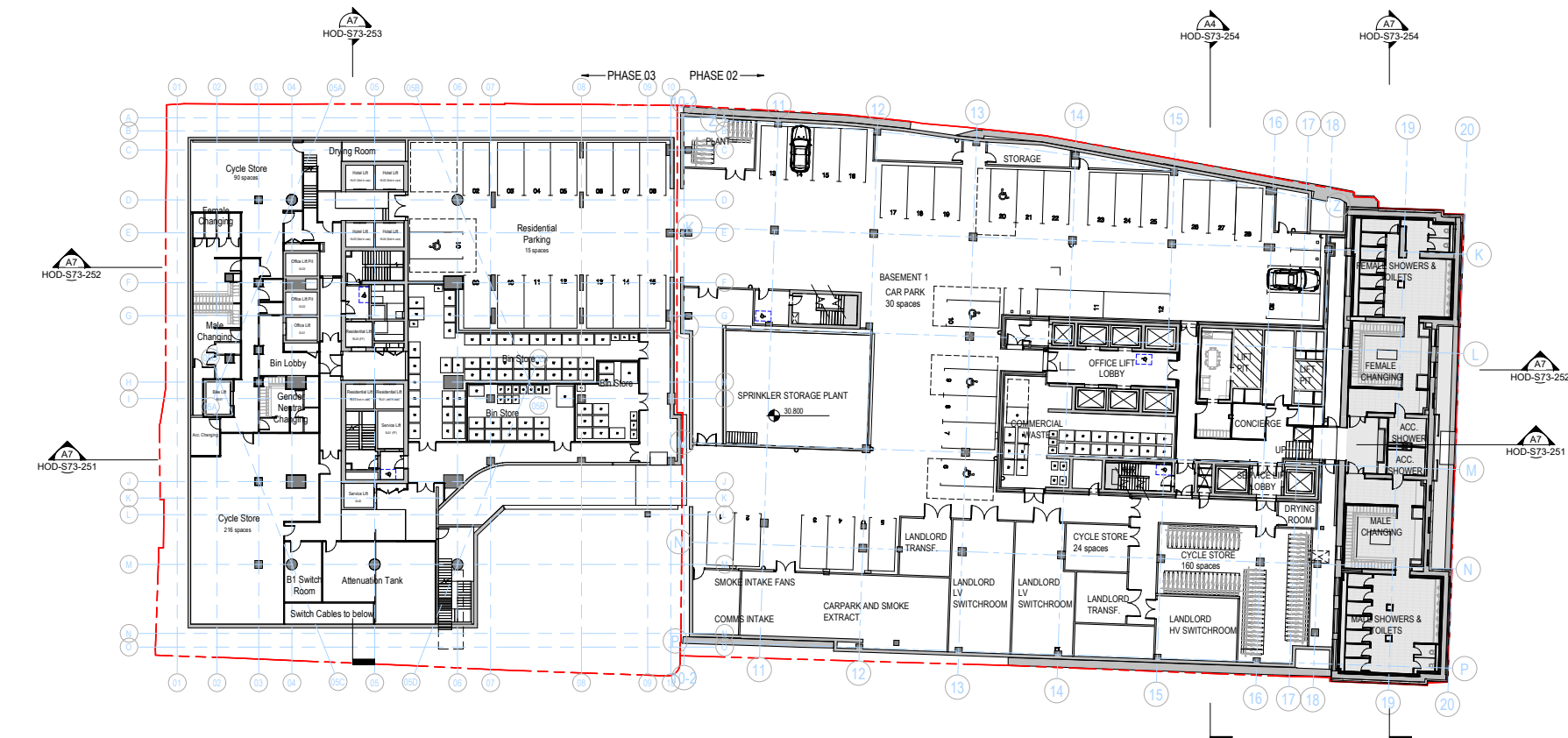
+ Car Parking Spaces (Inc. 5 Accessible)	45
+ Cycle Spaces	521

Consented Basement Total

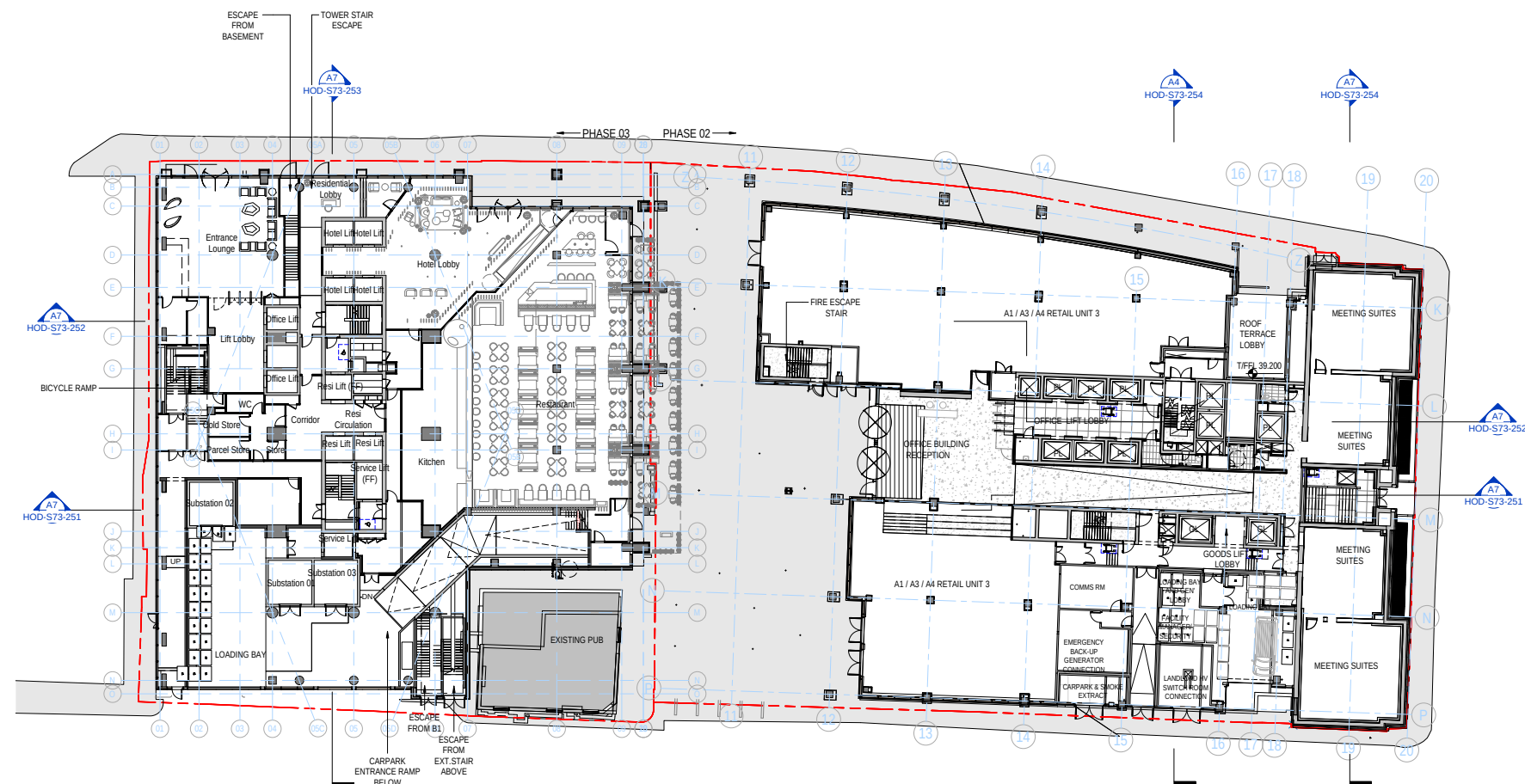
+ Car Parking Spaces (Inc. 5 Accessible)	44
+ Cycle Spaces	494



Proposed Basement Level -01



Consented Basement Level -01



Floor Plans

2.0

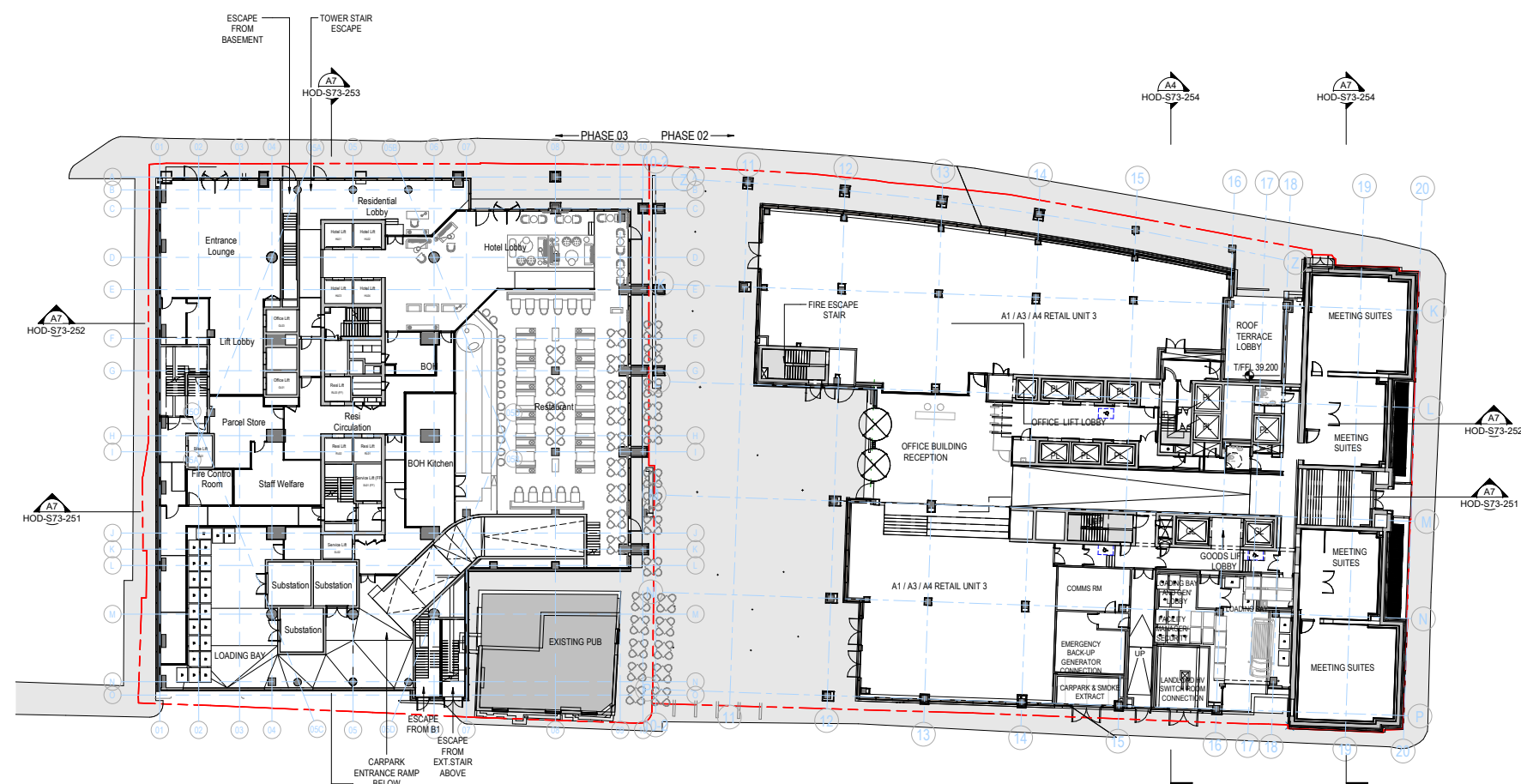
Ground Level

2.4

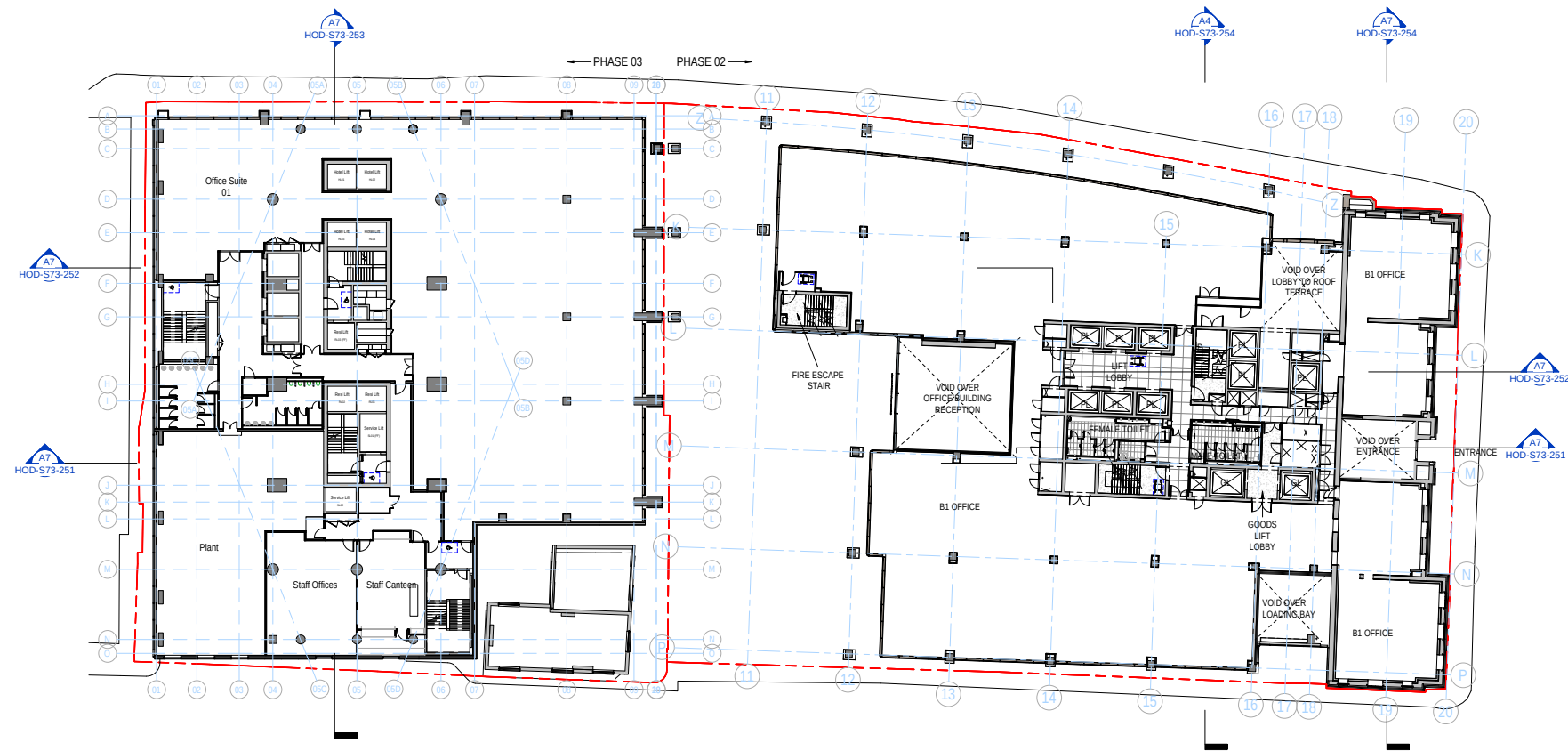
The Ground Floor has been reconfigured to allow for the changes in cycle provision. Cyclists can access the cycle stores via dedicated entrances with wider corridors for ease. In Block A, the cycle lift has been omitted and stores will now be accessed from Bootle Street via a bicycle stair ramp located in Stair 03. Disabled and scooter access to the stores will be made separately, via lifts as outlined in the Building Management Plan. For Block B, access remains the same with the cycle store accessed via the service lift from Bootle Street.

There has been further amendment of the internal layout as part of detailed design development with the client.

Proposed Level 00



Consented Level 00

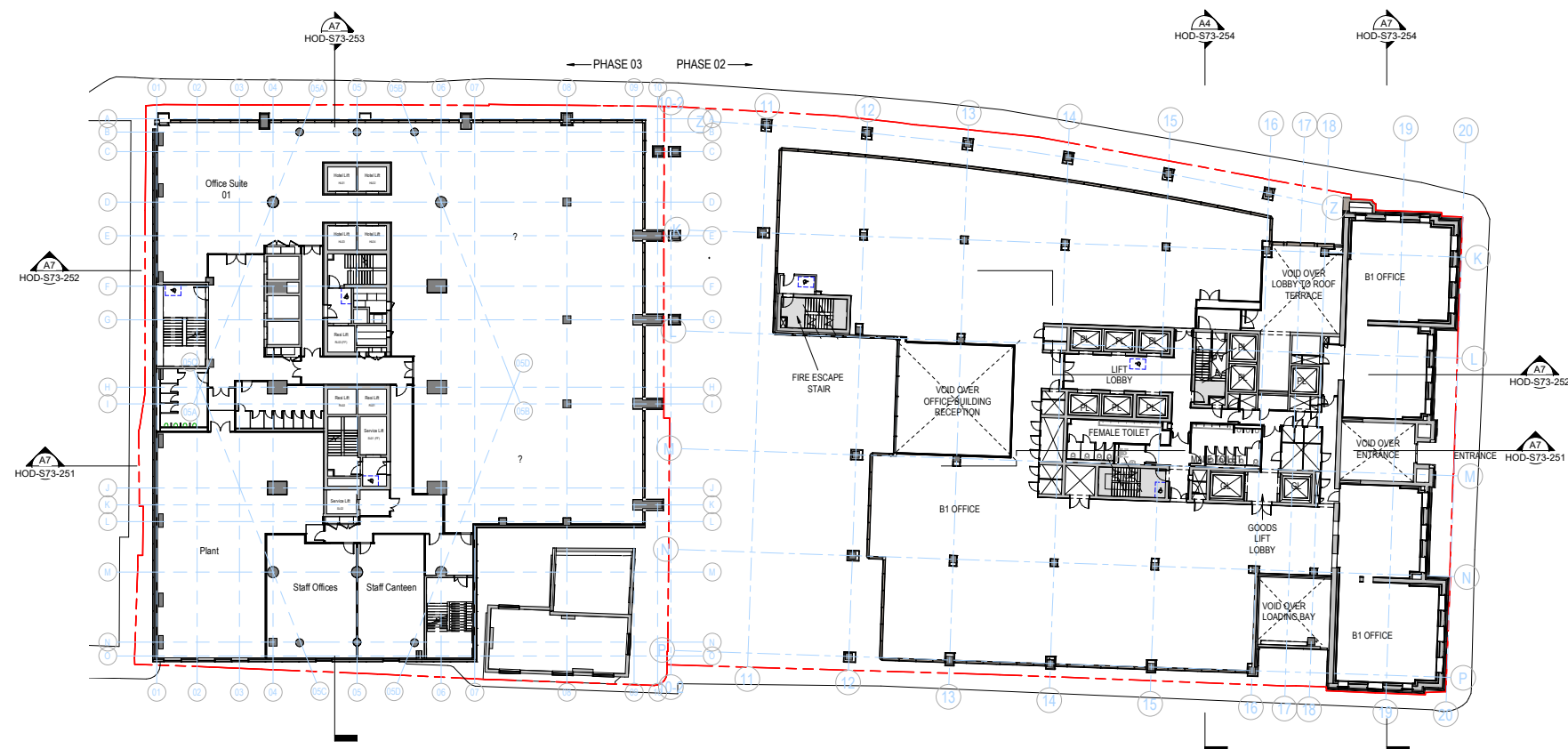


Floor Plans

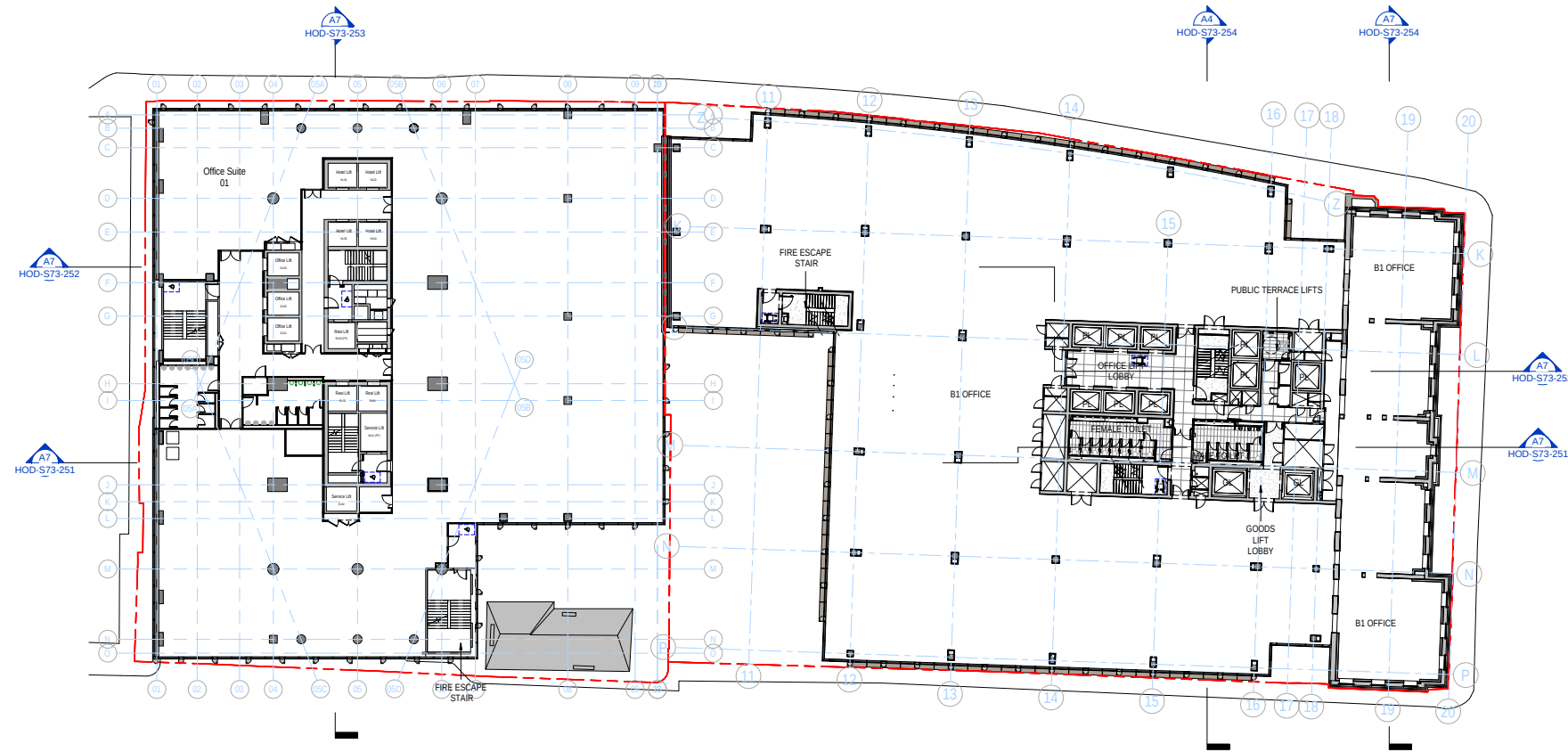
Level 01

There have been no changes at this level.

Proposed Level 01



Consented Level 01



Floor Plans

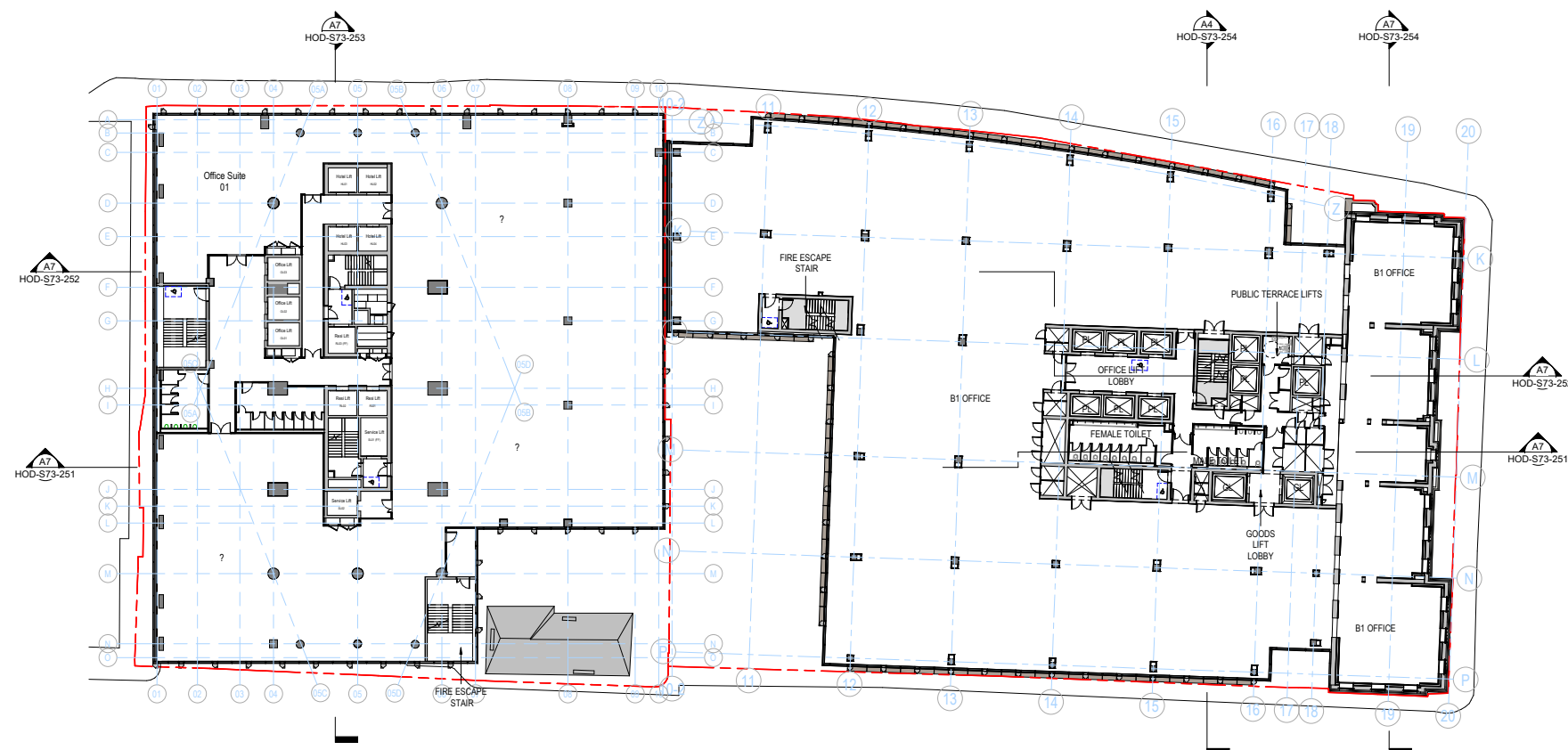
2.0

Level 02

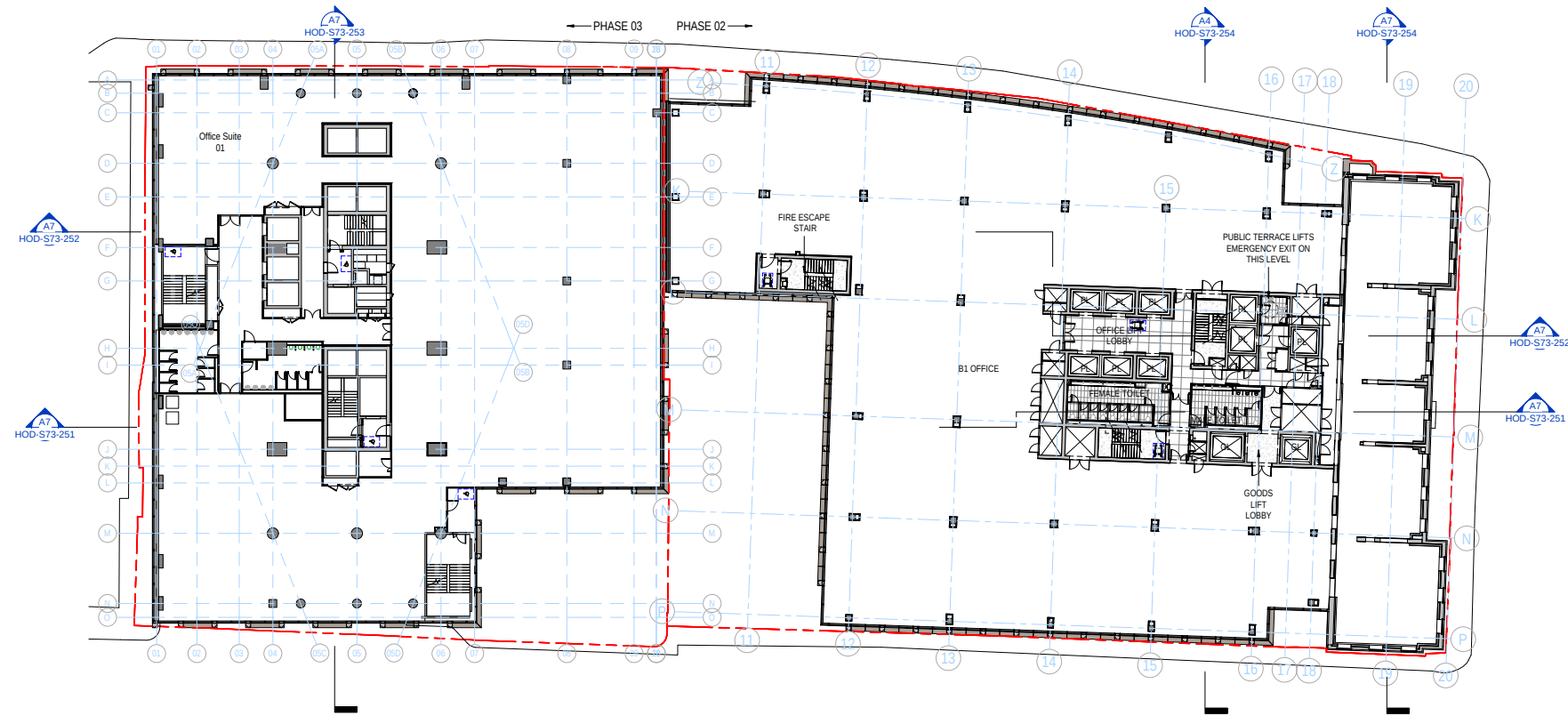
2.6

There have been no changes at this level.

Proposed Level 02



Consented Level 02

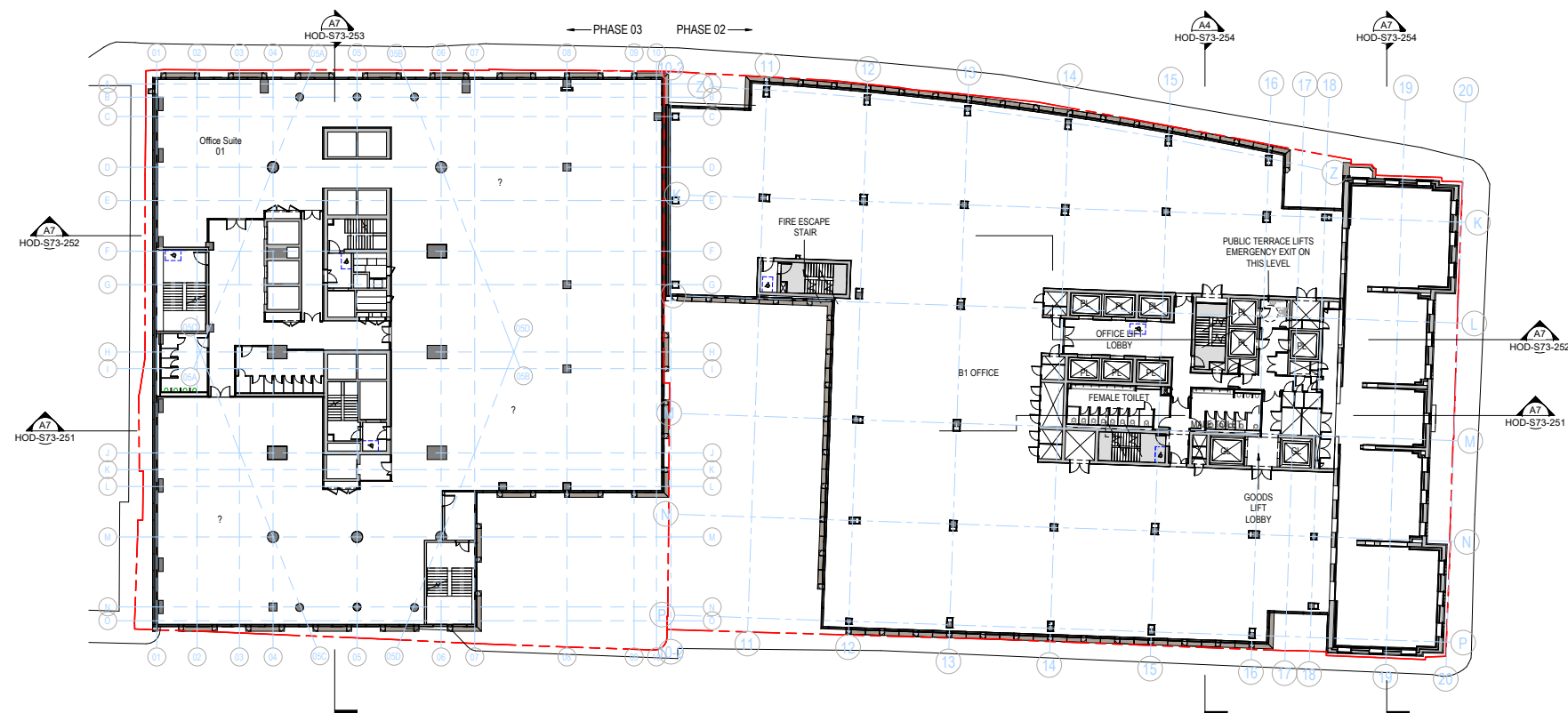


Floor Plans

Level 03

There have been no changes at this level.

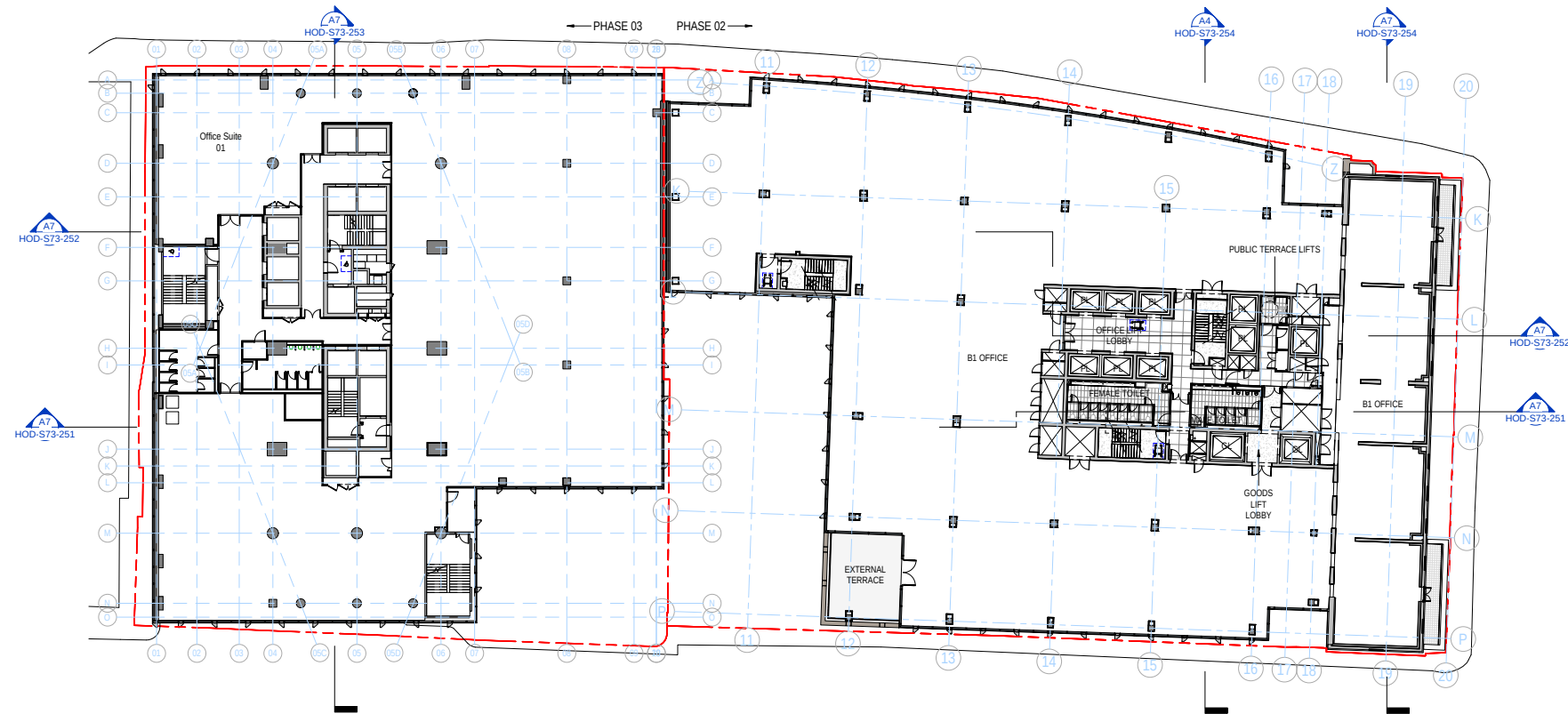
Proposed Level 03



Consented Level 03

2.0

2.7

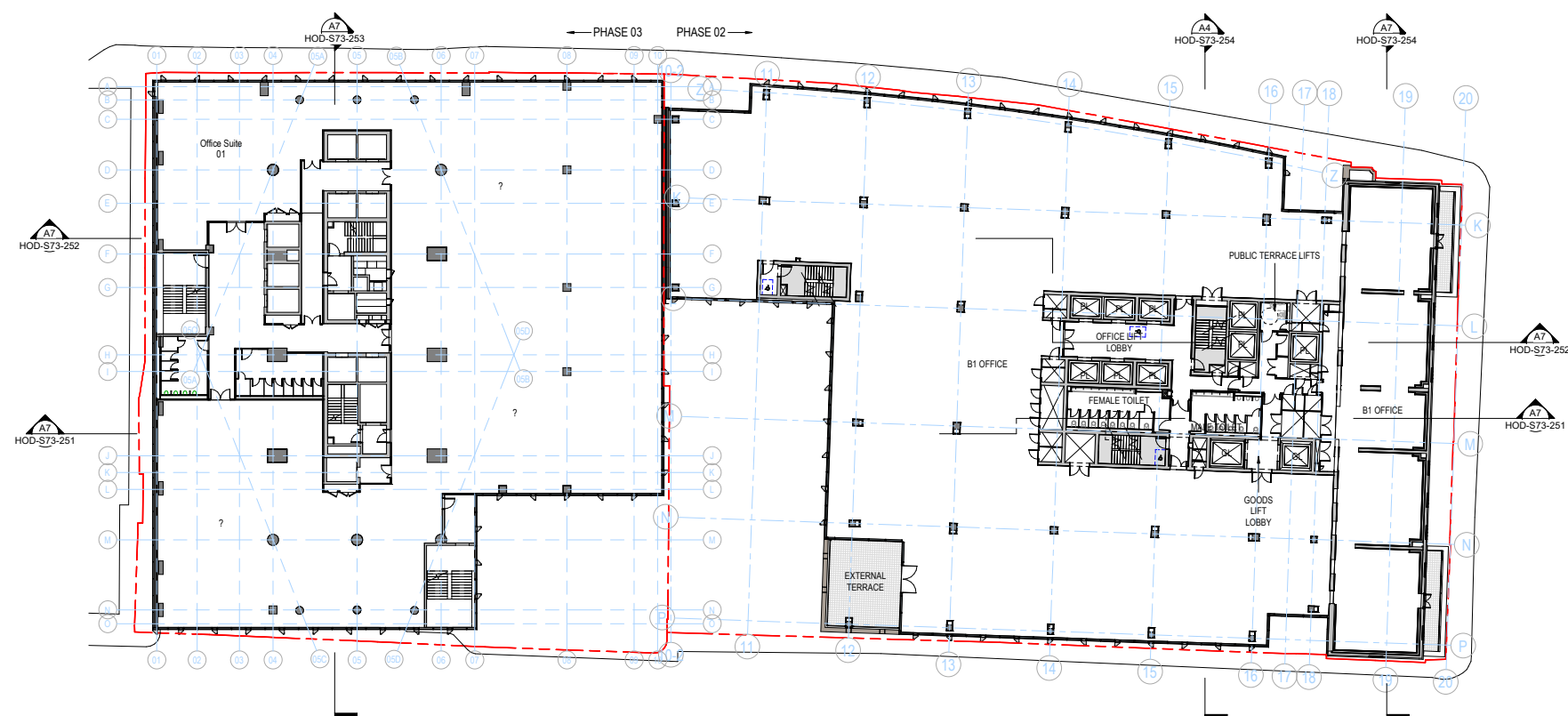


Floor Plans

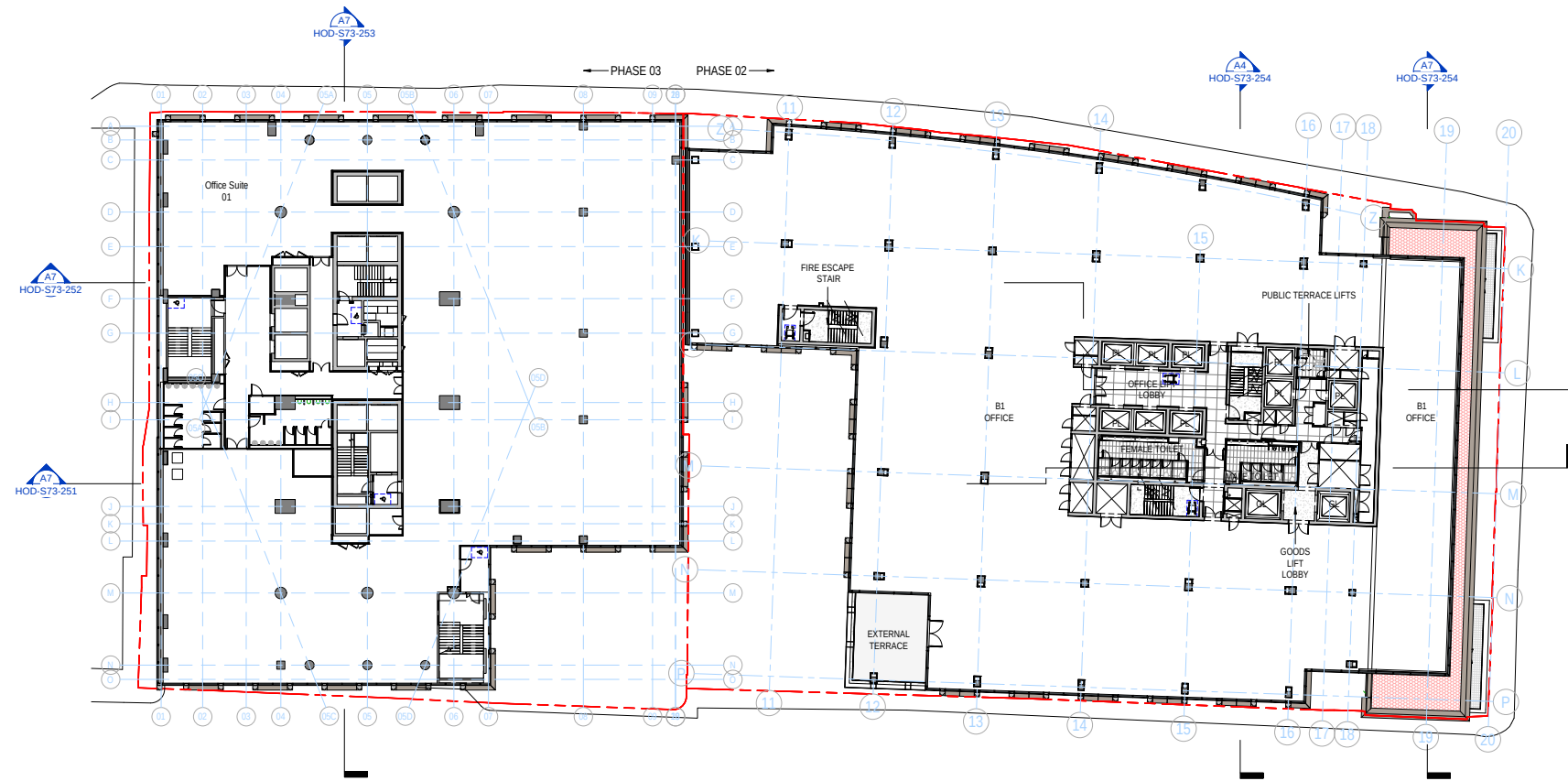
Level 04

There have been no changes at this level.

Proposed Level 04



Consented Level 04

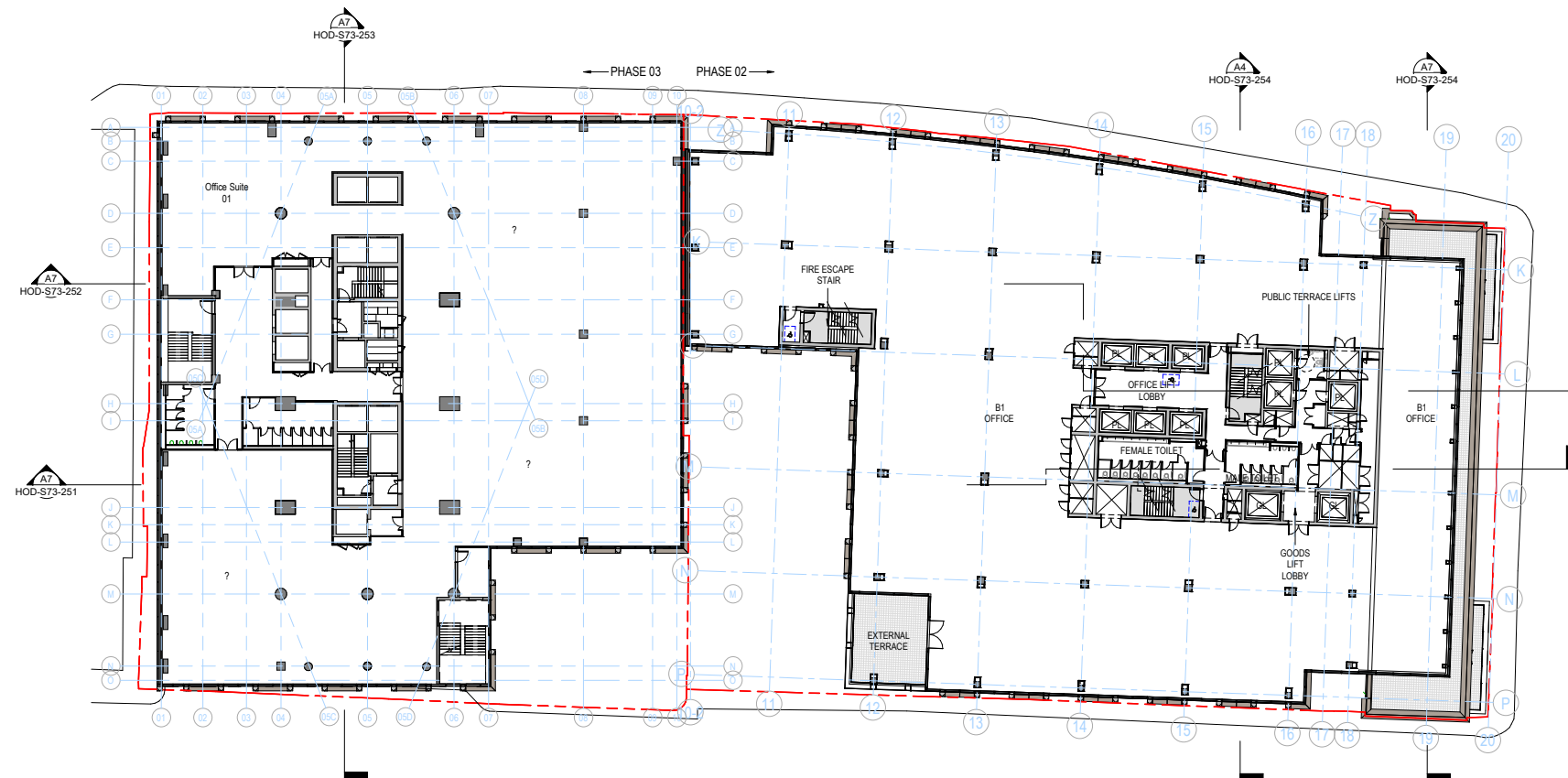


Floor Plans

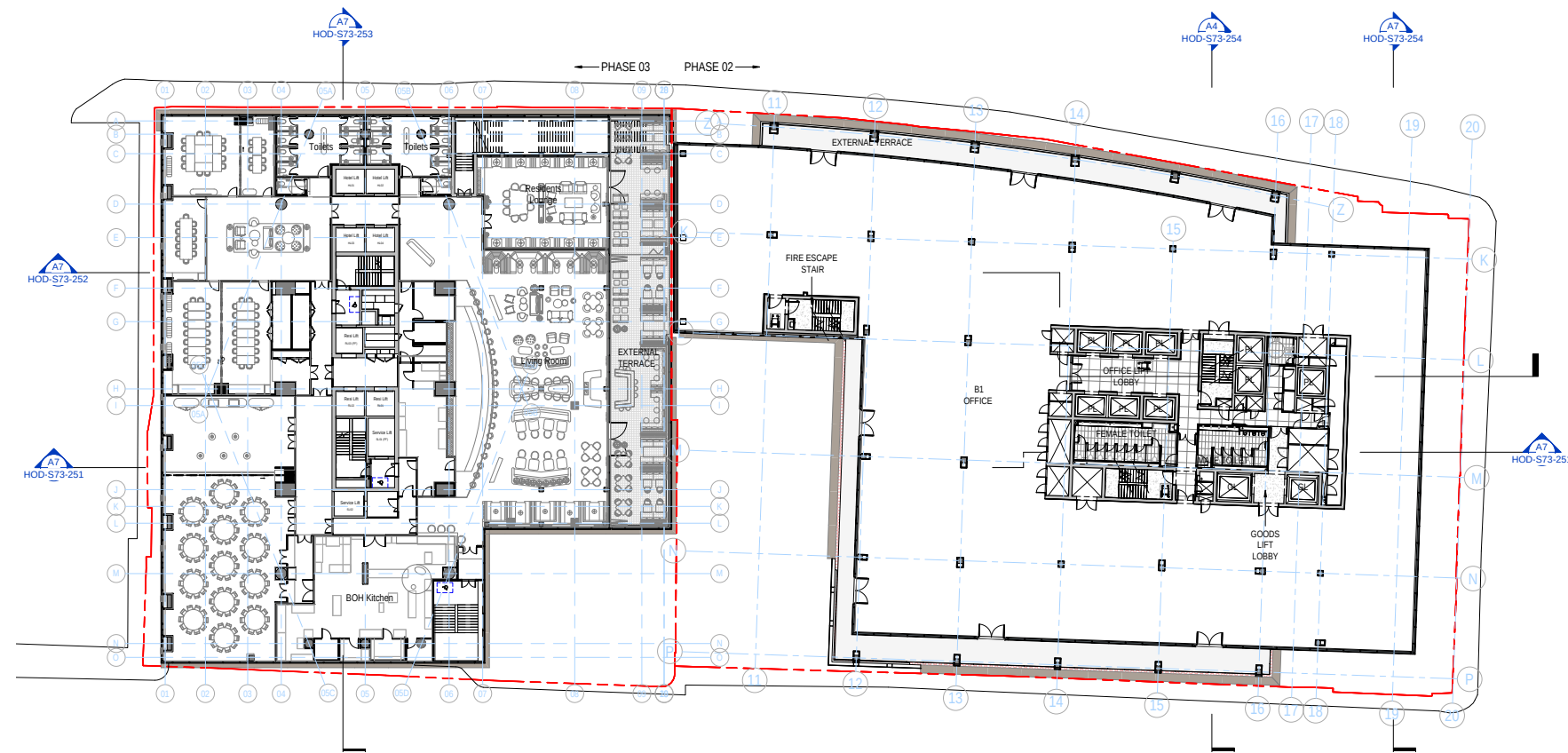
Level 05

There have been no changes at this level.

Proposed Level 05



Consented Level 05



Floor Plans

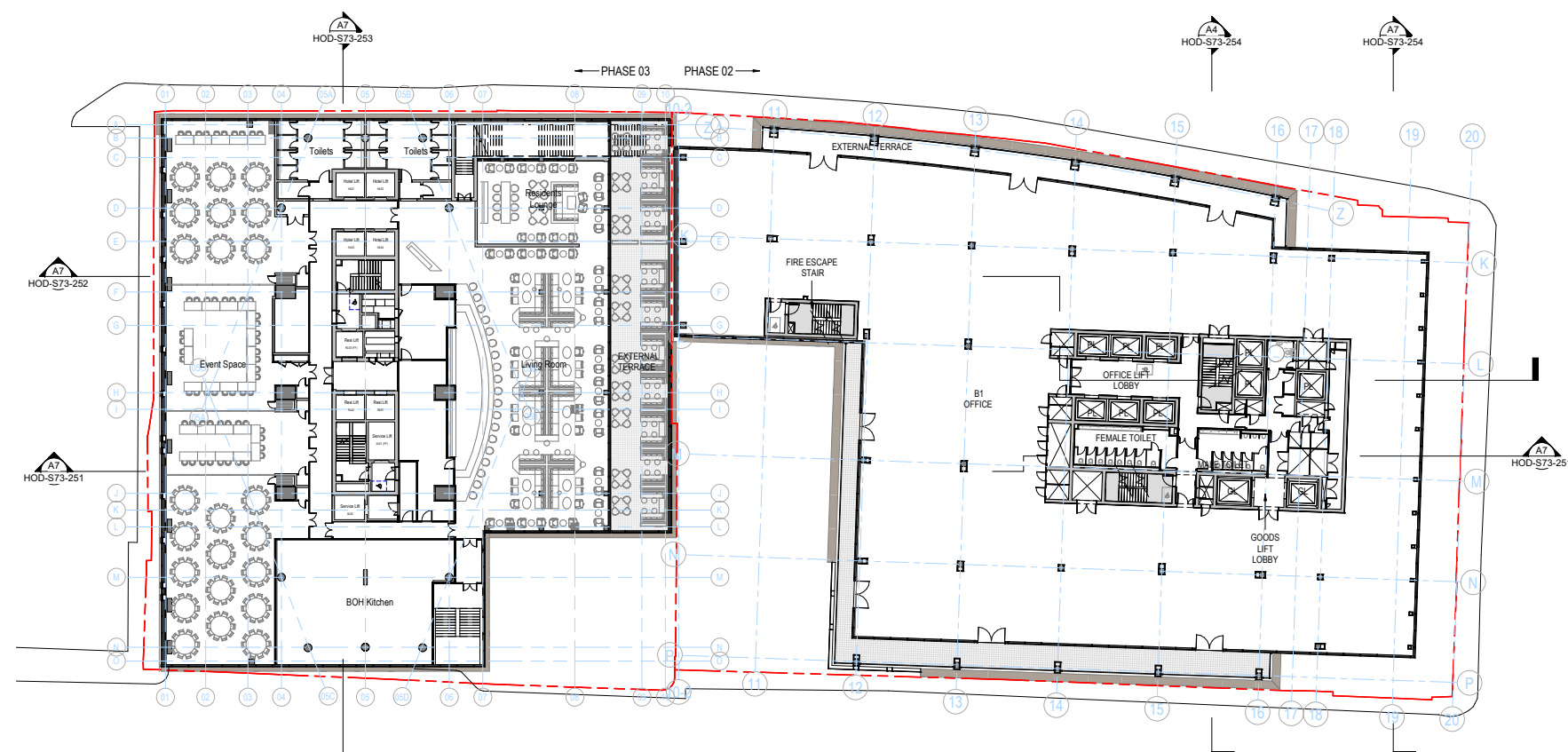
2.0

Level 06

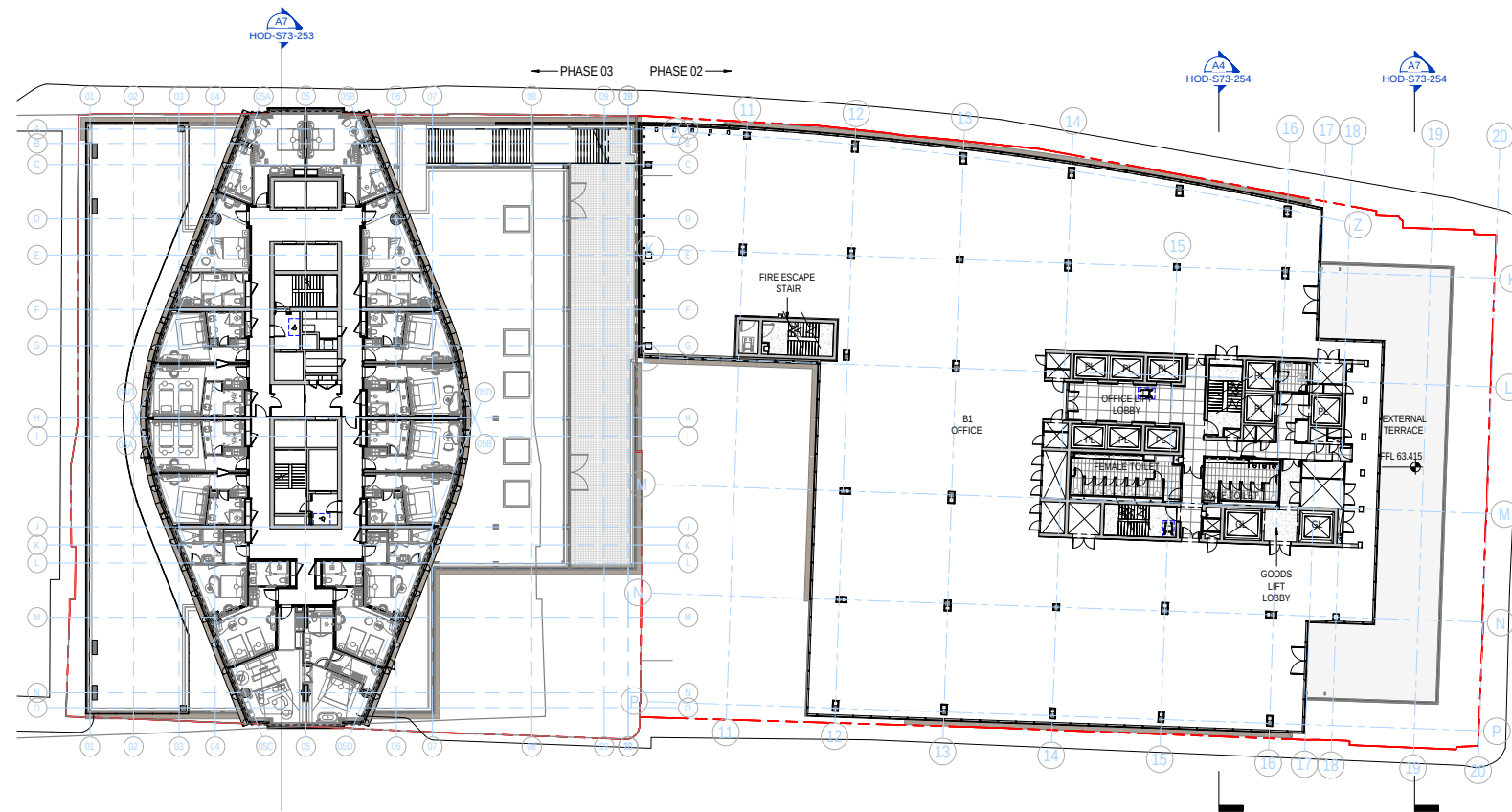
2.10

The interior layout has been amended as part of detailed design development with the client.

Proposed Level 06



Consented Level 06



Floor Plans

2.0

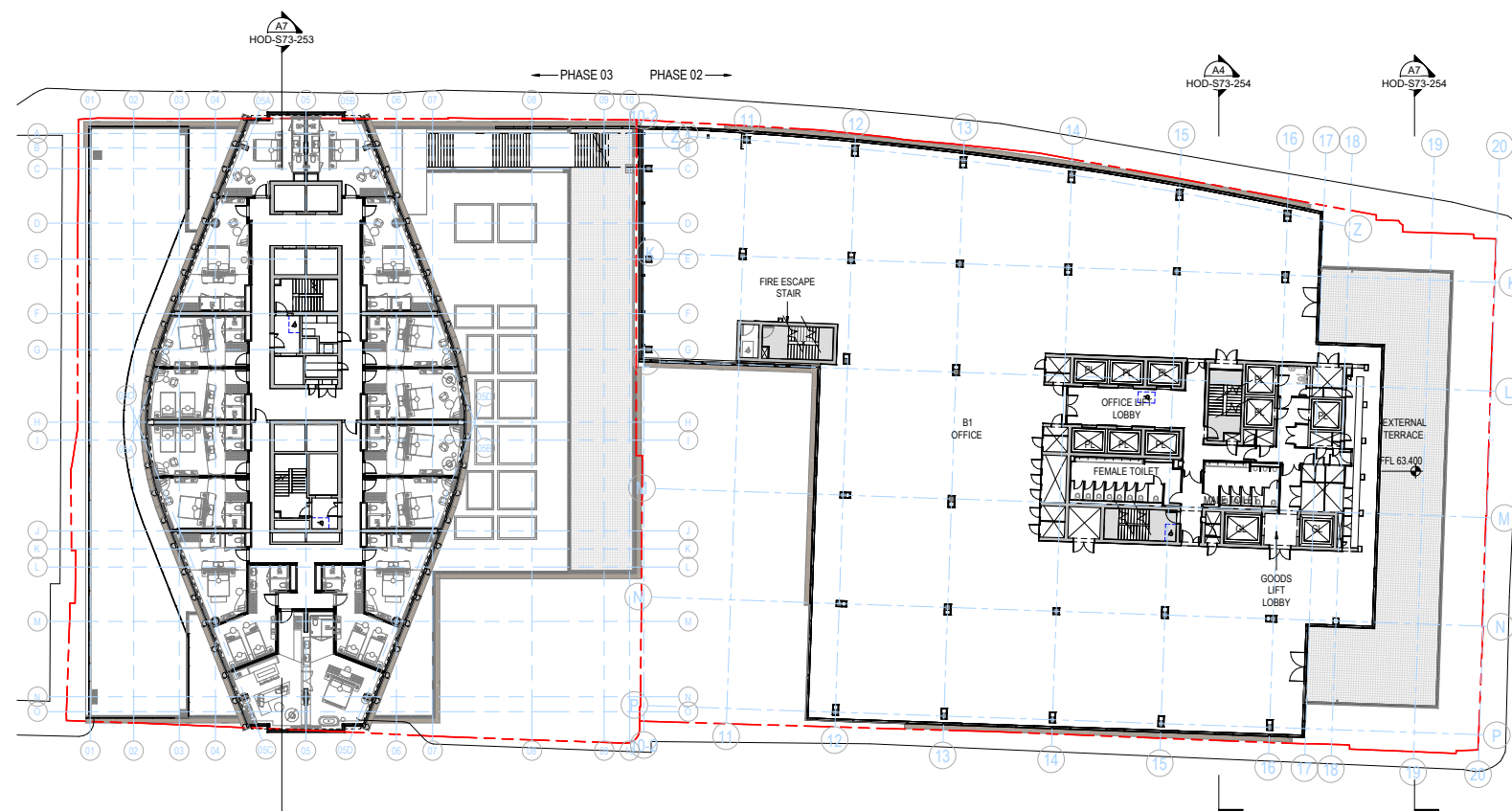
Level 07

2.11

The number of rooflights on Level 07 has reduced to keep a clear landing zone for Building Maintenance Units (BMUs).

There have been no other changes on this level.

Proposed Level 07



Consented Level 07