



1. INTRODUCTION

1.1 NON MATERIAL AMENDMENTS APPLICATION

This Design and Access Statement has been prepared by Simpson Haugh Architects with input from others on behalf of Forshaw Land and Property Group (The Applicant). The document accompanies a Section 96A TCPA 1990 application for Non Material Amendments to the consented application (ref: 122000/FO/2018) for the Victoria House site.

The document describes proposed minor amendments to the design proposals for the site, and should be read in conjunction with the drawings and the planning documentation submitted in support of the application.

1.2 PROCESS

Proposals for the redevelopment of the site were consented in August 2020. The scheme has subsequently been subject to a process of further detailed design development and review with input from the client team together with an experienced and comprehensive team of specialist consultants and contractors, with construction of the buildings having commenced early 2022. This review and development process has resulted in a number of proposed enhancements to the consented scheme, which are described within this document.

The proposed amendments have been subject to VMU inspections with the Local Planning Authority.

1.3 SUMMARY OF PROPOSED MINOR AMENDMENTS

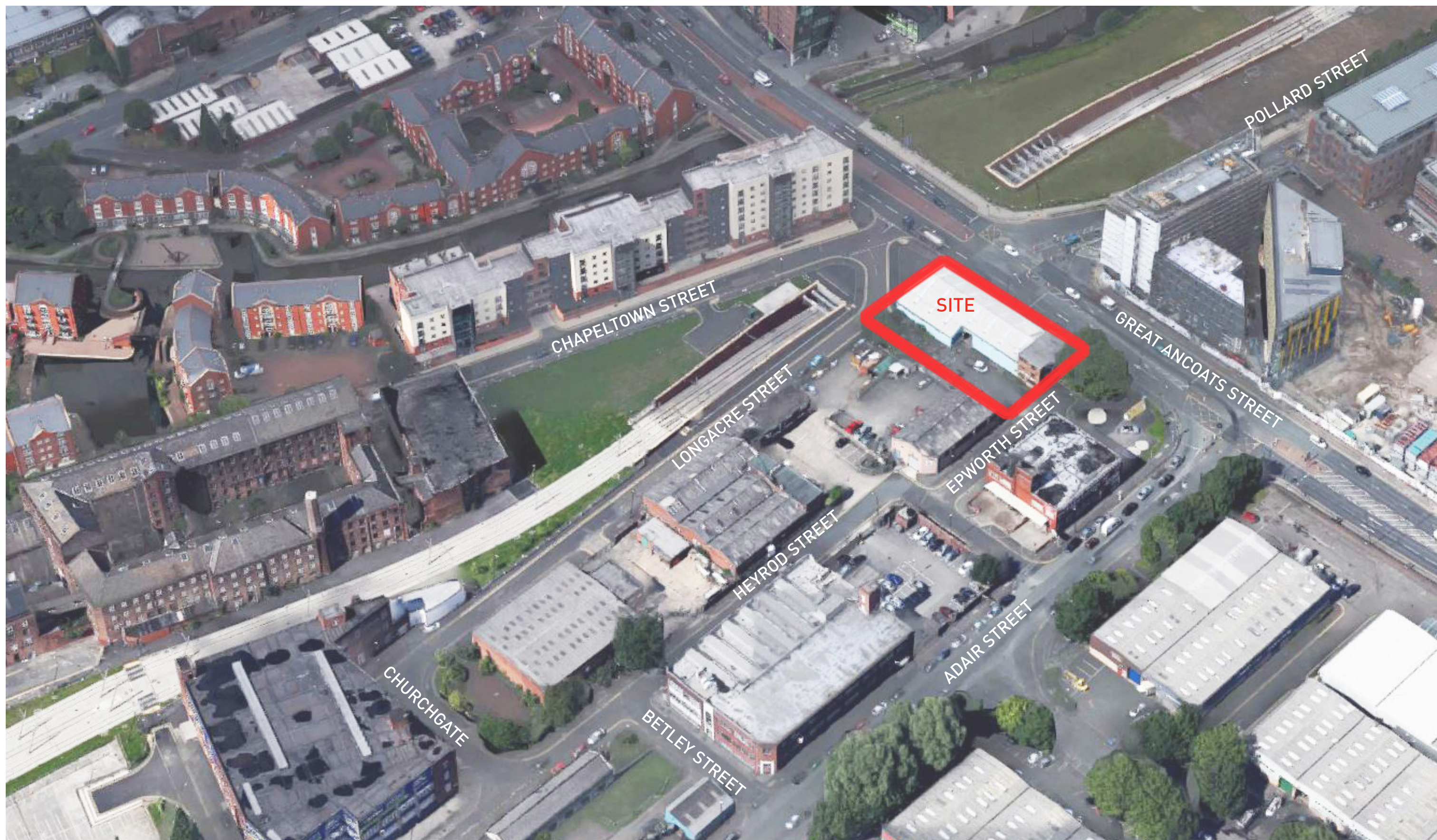
The proposed minor amendments to the consented scheme are summarised below:

- › Design alteration of pivoting solid ventilators to pivoting clear glazed ventilators behind perforated metal screens.
- › Secondary brick banding around the perimeter of level 02 external residential garden increased and fixed glazing to level 02 crown reduced.
- › Omission of projecting external fins to the lower levels (Ground, Level 01 & 02) of the South West Tower Elevation, as no longer required for wind mitigation.
- › Improvements to apartment layouts and associated minor elevational amendments to coordinate with wall and window interfaces.
- › Minor facade amendments to curtain wall and louvres resulting from detailed technical coordination.

The proposed minor amendments are described in more detail in Section 2 of this document.



Indicative Visualisation Showing Consented Scheme From Great Ancoats Street



Aerial Photograph Showing Site Location



2. PROPOSED MINOR AMENDMENTS

2.1 PROPOSED MINOR FACADE AMENDMENTS

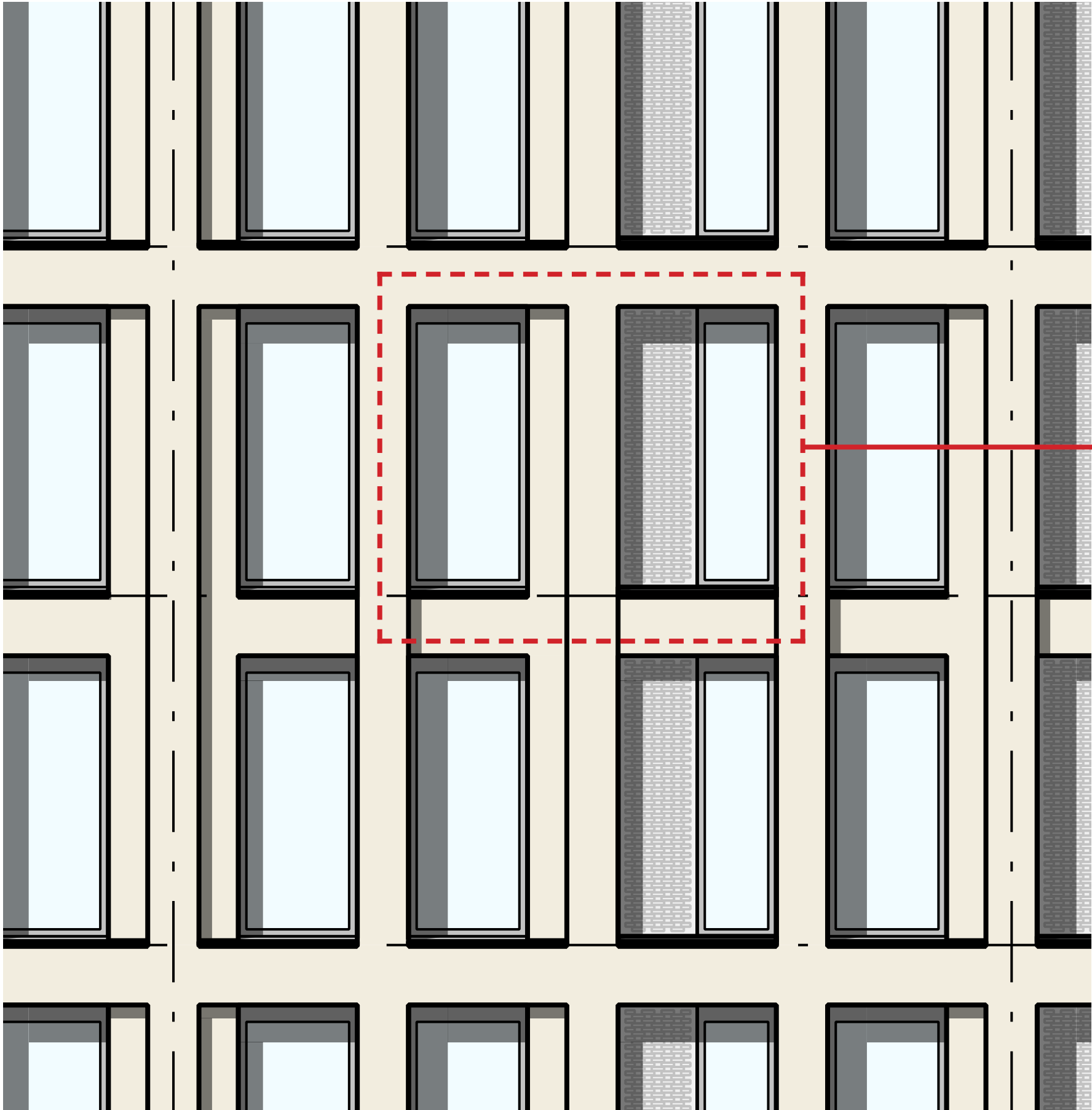
As a result of the detailed design coordination with input from the technical design team and a Visual Mock Up (VMU) study, a number of minor amendments are proposed to certain facade details.

Rapid Vents

The consented scheme proposed rapid vents designed as flush finished perforated metal screens concealing a pivoting solid ventilator. The rapid vent detail has been developed to have a flush finished perforated metal screen concealing a pivoting fully glazed ventilator. This change will enhance the original design to achieve a visually lighter appearance. It also maximises the extensive views from apartments and increases natural daylight into living spaces.

With the increase in area of glazing, SAP Overheating Assessments have been carried out to ensure that all apartments comply with Part L of the Building Regulations.

The drawings opposite and on the adjacent page shows the consented and proposed typical detail elevations, including VMU images, for the areas described above.



Visual Mock Up
Typical Bay Study

Proposed North-East Elevation



Visual Mock Up Study - Proposed Typical Bay Elevation

2. PROPOSED MINOR AMENDMENTS

Inset Brick Banding to Level 02 Residential Garden

A Mezzanine level was introduced as part of the previous amendments application. Following further design and structural coordination, the level 02 slab has increased 315mm. As a result of this, the thickness of the brick banding around the terrace has increased from a height of 7 to 11 bricks and the clear fixed glazing to the terrace crown has reduced slightly in height to accommodate.

The drawings opposite and on the adjacent page shows the consented and proposed typical detail elevations for the areas described above.



- MATERIAL KEY
- [A] BRICKWORK ON SUPPORT ANGLES
 - [B] METAL SCREEN TO CONCEAL PIVOTING SOLID VENTILATOR
 - [C] CLEAR CURTAIN WALL GLAZING
 - [D] ALUMINIUM PANEL
 - [E] ALUMINIUM FRAMING
 - [F] ALUMINIUM CILL
 - [G] LINEAR SLOT VENT TO HEAD OF WINDOW
 - [H] FLUSH FINISH ALUMINIUM LOUVRES
 - [I] ALUMINIUM SOFFIT PANELS
 - [J] METAL SCREEN
 - [K] CAPPED CURTAIN WALL GLAZING
 - [L] OPAQUE GLASS TERRACE DIVIDING SCREEN
 - [M] METAL BALUSTRADE



Proposed Level 02 Elevation

- MATERIAL KEY
- [A] BRICKWORK ON SUPPORT ANGLES
 - [B] METAL SCREEN TO CONCEAL PIVOTING SOLID VENTILATOR
 - [C] CLEAR CURTAIN WALL GLAZING
 - [D] ALUMINIUM PANEL
 - [E] ALUMINIUM FRAMING
 - [F] ALUMINIUM CILL
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2. PROPOSED MINOR AMENDMENTS

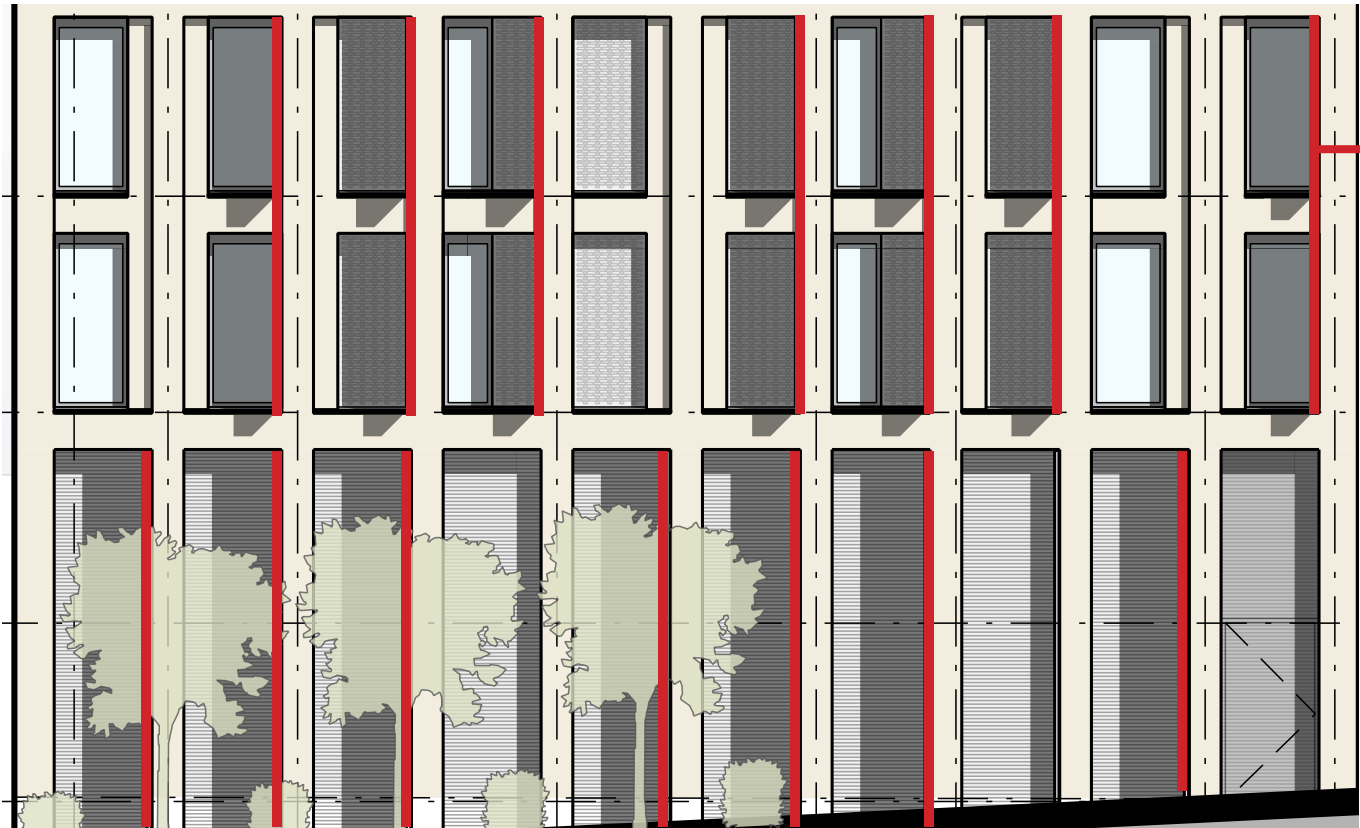
2.2 PROPOSED MINOR FACADE AMENDMENTS

The consented scheme includes wind baffles on the south west elevation as part of the wind mitigation strategy.

The construction of the adjacent Heyrod Street scheme provides shelter to the Victoria House building from the south west wind direction so an updated wind mitigation assessment was undertaken which concludes that with the neighbouring Heyrod Street scheme the wind safety exceedance is eradicated and comfort conditions are suitable for the intended use. Therefore the external perforated fins and trees are no longer required to achieve suitable conditions. The decision was then made to omit the external perforated fins.

The drawings opposite and on the adjacent page shows the consented and proposed typical detail elevations and floors plans for the areas described above.

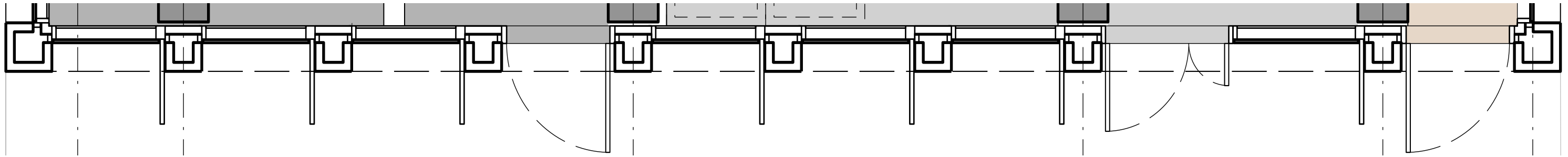
Report reference: GIA Chartered Surveyors, Wind Microclimate Assessment No. 18864, 26 May 2022.



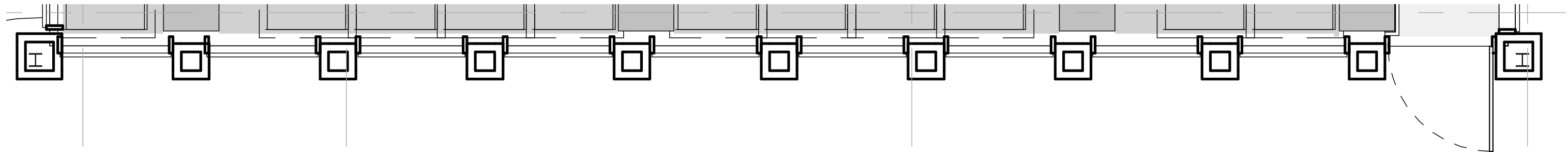
Consented Wind Baffles - South West Elevation



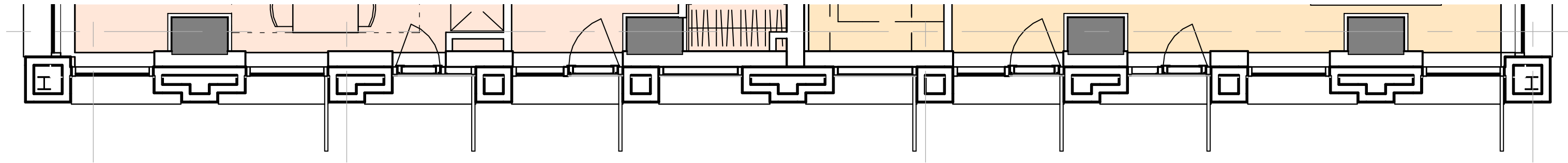
Proposed Omission of Wind Baffles - South West Elevation



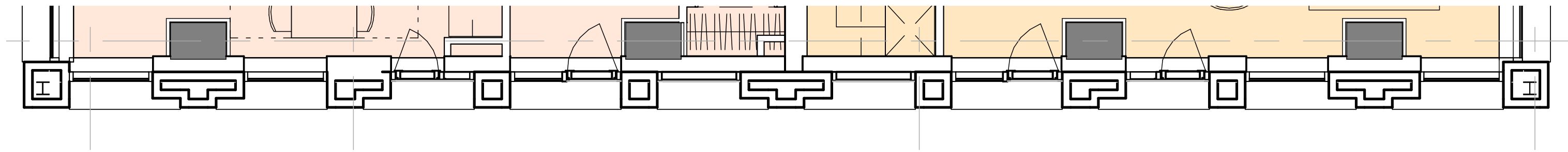
Consented Wind Baffles - Ground Floor Plan



Proposed Omission of Wind Baffles - Ground Floor Plan



Consented Wind Baffles - First & Second Floor Plan



Proposed Omission of Wind Baffles - First & Second Floor Plan

2. PROPOSED MINOR AMENDMENTS

2.3 MINOR ELEVATION AMENDMENTS

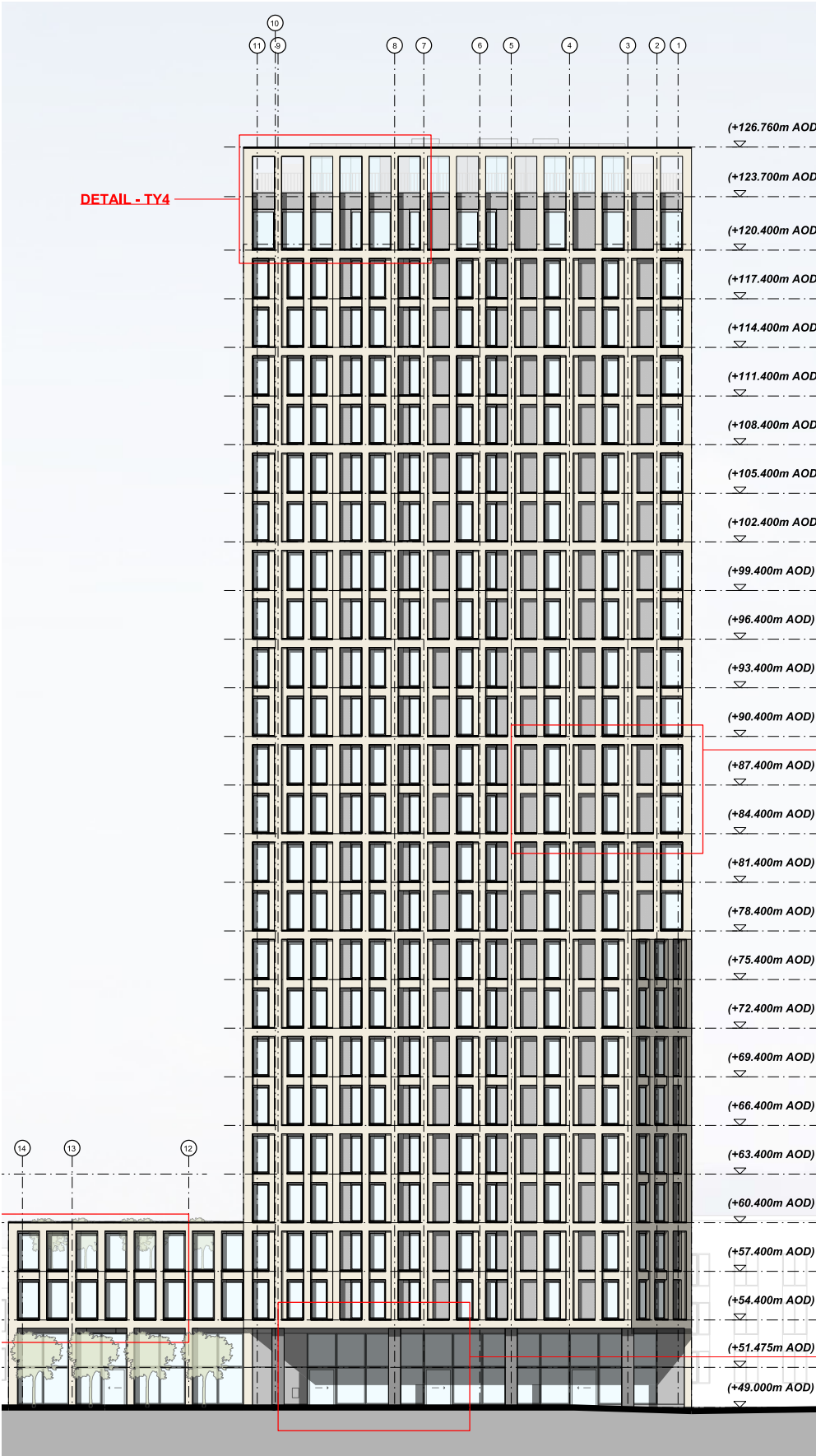
The drawings opposite show the consented and proposed North East and North West elevations, illustrating proposed minor elevational amendments resulting from coordination of associated wall and window interfaces and minor improvements to internal layouts. In both cases, the principles and materiality of the elevation design remain as indicated in the consented scheme.

Following technical design development of the curtain wall system, the proposed elevations indicate additional horizontal transom details to the ground floor sliding doors, which is required to provide additional structural support.

Proposed minor window type amendments on the proposed North East Elevation are highlighted in dashed red lines. This window type has been changed from clear glazing to fritted glazing to provide privacy to an apartment ensuite that repeats from level 03 to 22.

The North West ground floor elevation is a mix of clear glazed and solid aluminium curtain wall panels. Due to the reconfiguration of the back of house spaces (refuse store, substation and switchroom), a clear glazed panel is proposed to change to a solid aluminium panel. The louvred curtain wall to the substation, cycle and refuse store has been reconfigured so that the transom aligns with the additional Mezzanine level, as well as a set of double doors at ground floor for external refuse access.

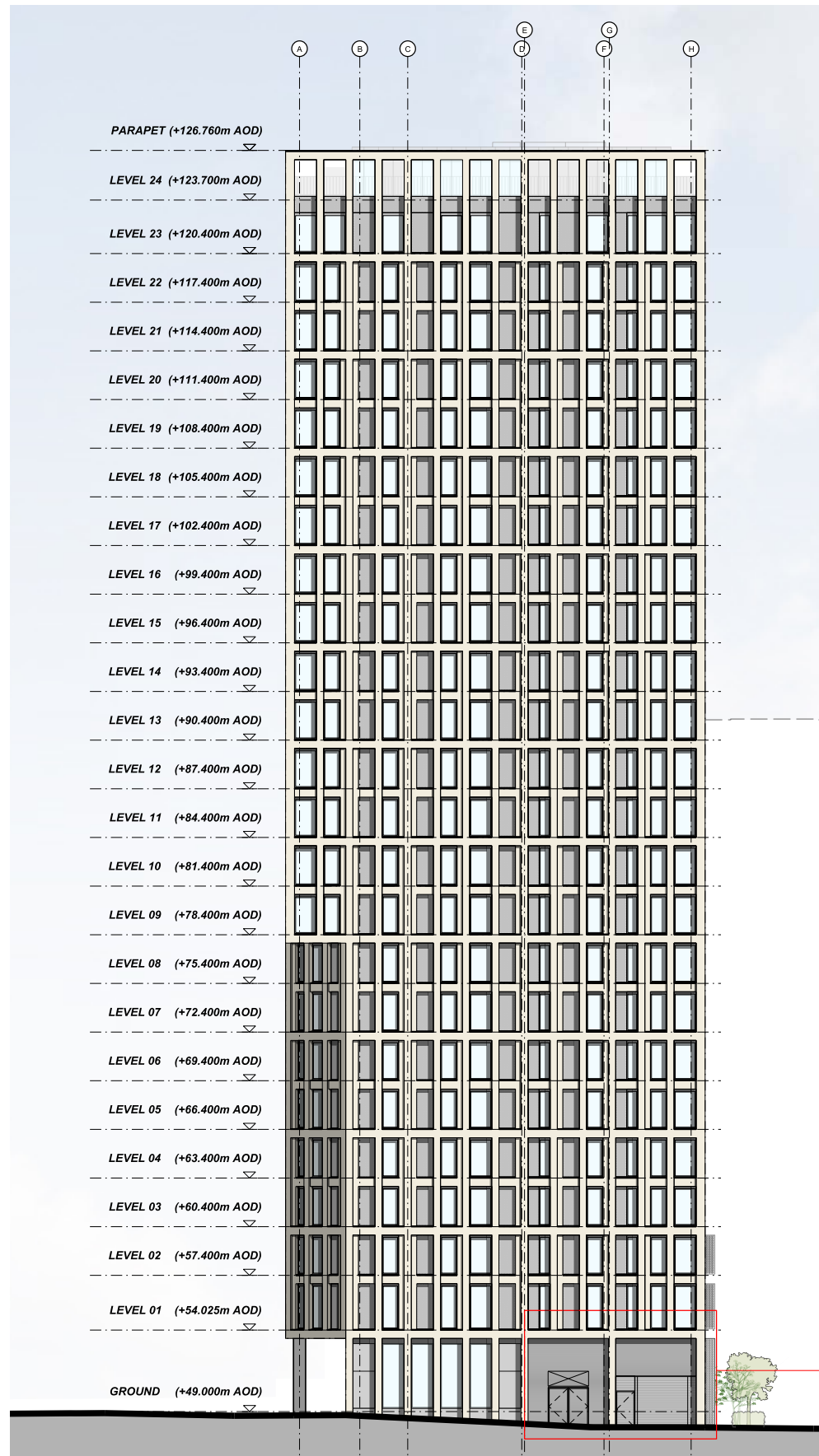
Proposed amendments described in detail in section 2.1 are also illustrated on the proposed elevations opposite.



Consented North-East Elevation



Proposed North-East Elevation



Consented North-West Elevation



Proposed North-West Elevation