

BENDIX STREET

NON-MATERIAL AMENDMENT REPORT

D480-TGA-RP-FL_90_72-0001

16.02.23 - ISSUE 1

13.01.23 - ISSUE 0 (DRAFT)

TIM GROOM ARCHITECTS

This report has been prepared by Tim Groom Architects to describe proposed non-material amendments to the Planning Application Number 125681/FO/2019 and should be read in conjunction with the revised drawings.

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1.0 SETTING OUT ADJUSTMENT

SITE PLAN

The setting out of the building relative to the site boundary has been reviewed since the consented planning application.

Moving the building 300mm towards Oldham Road ensures that windows on the North-West elevation have glazing more than 1 metre away from the site boundary line.

This permits openable windows to be used on this elevation. Without this change, windows along this elevation could not have openable panes, and would need to be fire-rated to meet the requirements of AD B of the building regulations.

The principle of the building's upper floors (level 2 and above) oversailing the footway is unchanged from the consented proposal, and will just be adjusted to the new dimension., as shown on the right of the image below.

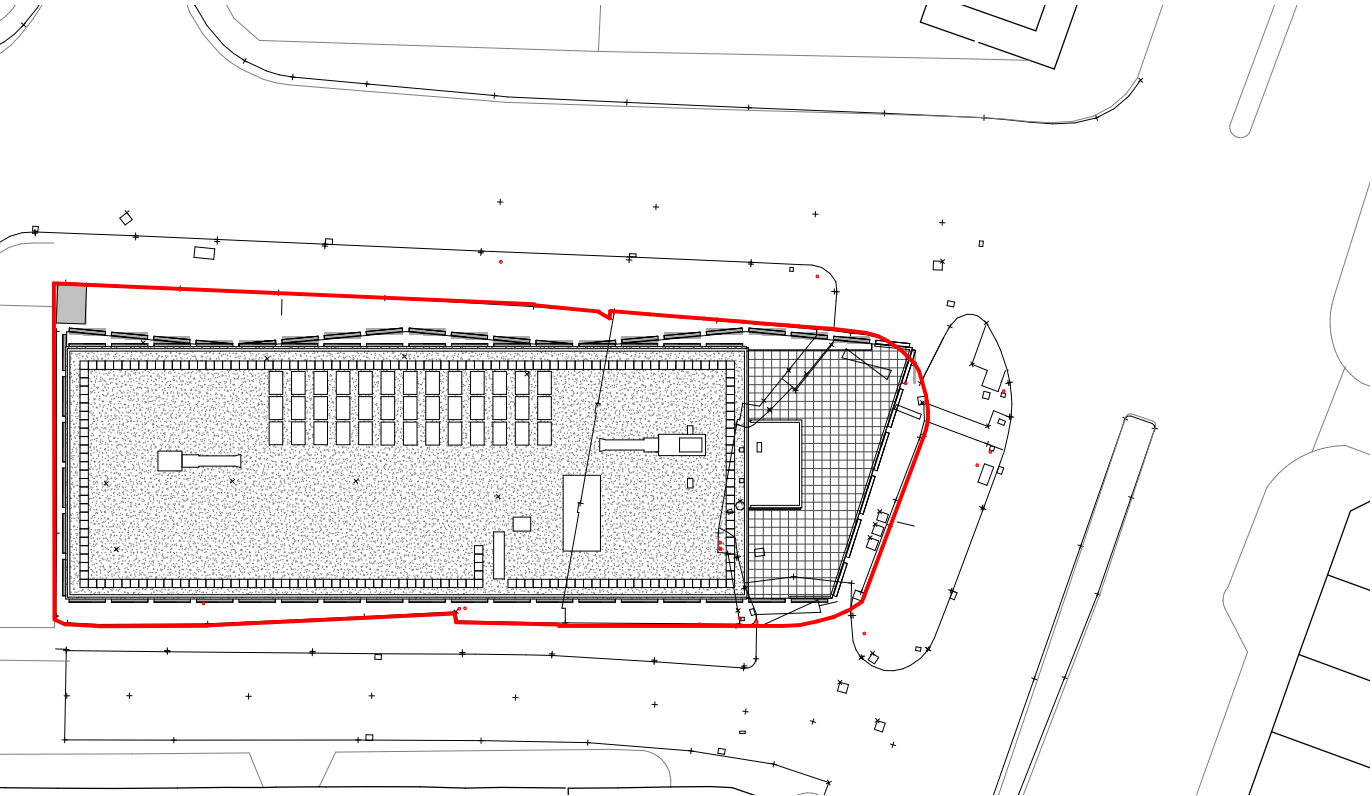


1.0 SETTING OUT ADJUSTMENT

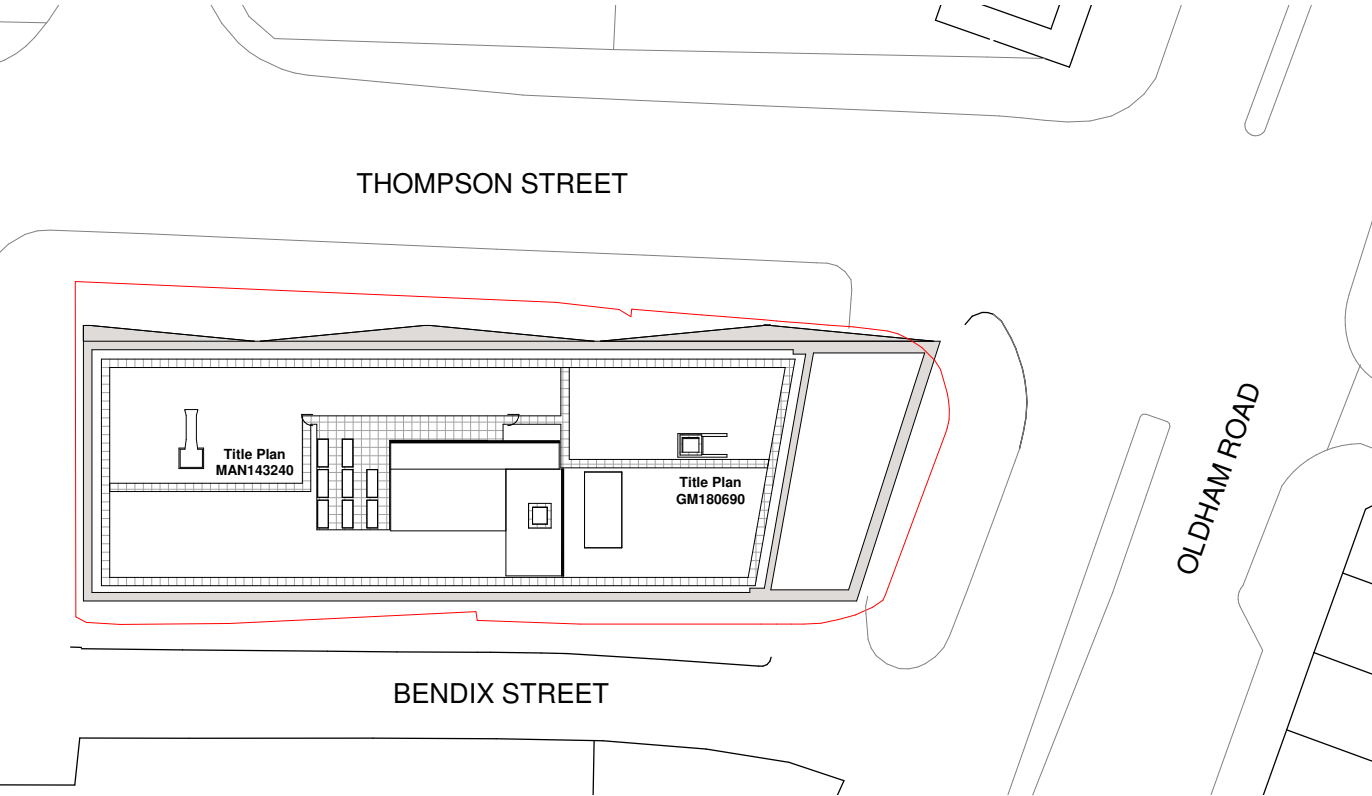
SITE PLAN

The changes to the consented site plan are relatively minor, and are outlined in the drawing extracts below.

CONSENTED DRAWING



CURRENT PROPOSAL (2023)



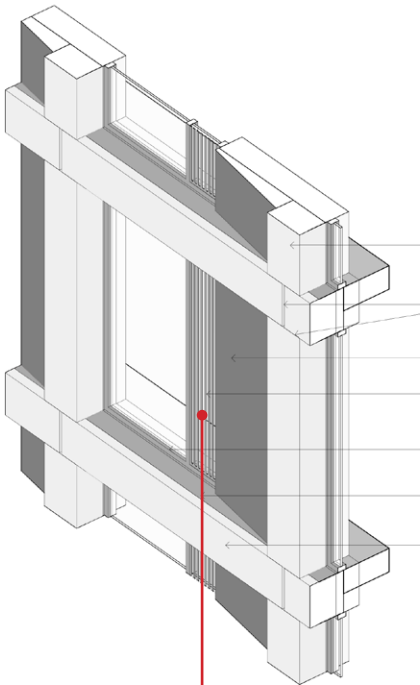
2.0 WINDOW DETAIL

2.1 PERFORATED PANEL - PATTERN DESIGN

The perforated panel screening opening window panes presents an opportunity to add ornamentation and detail to the building's facade. The pattern is indicated on this page and references the history of the site and its previous uses. Historically a Sunday school stood on the site. This was founded by a local industrialist, whose umbrella factory funded the school.

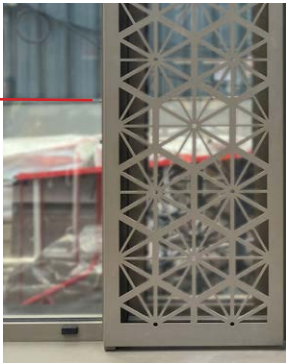
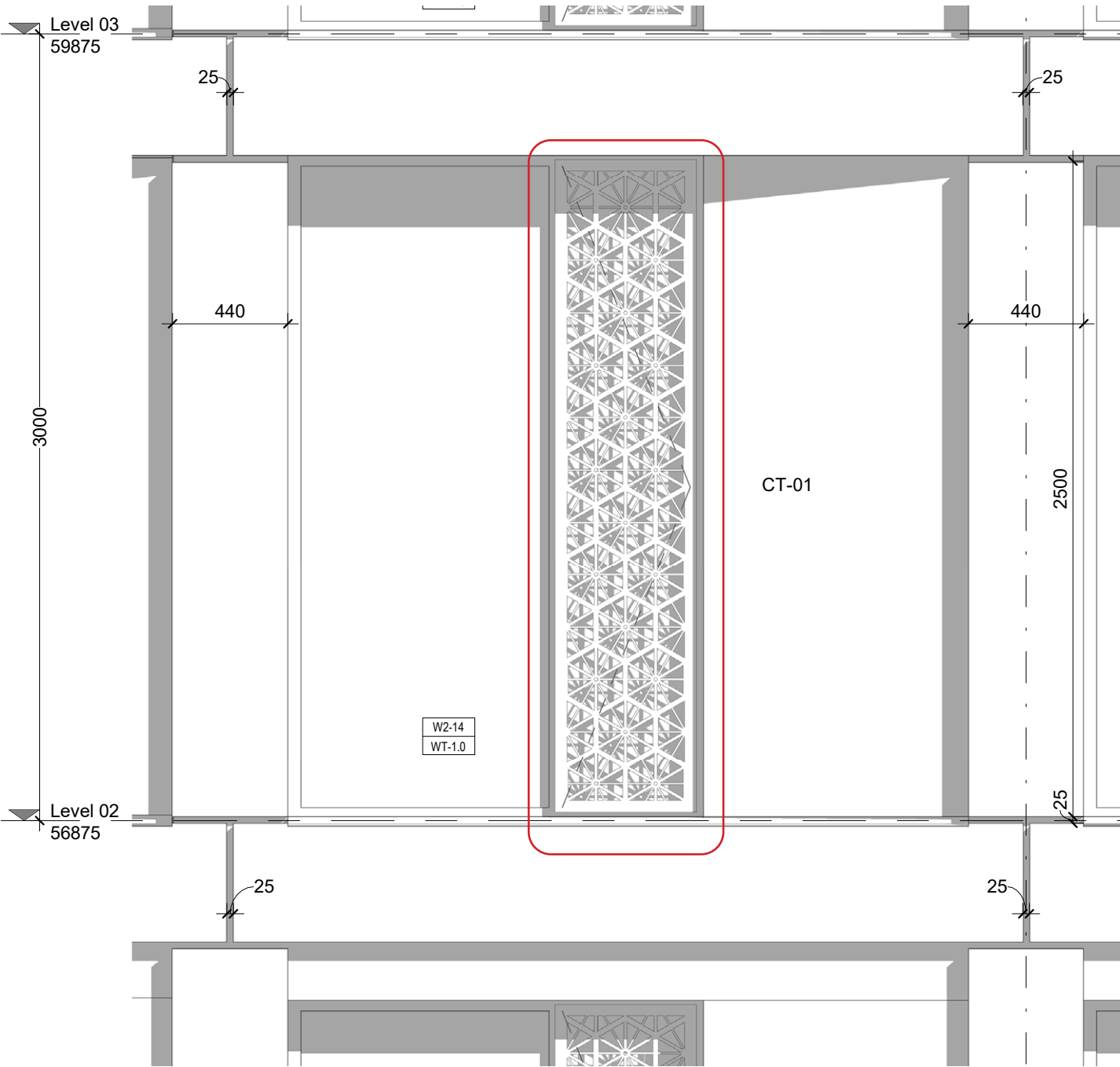
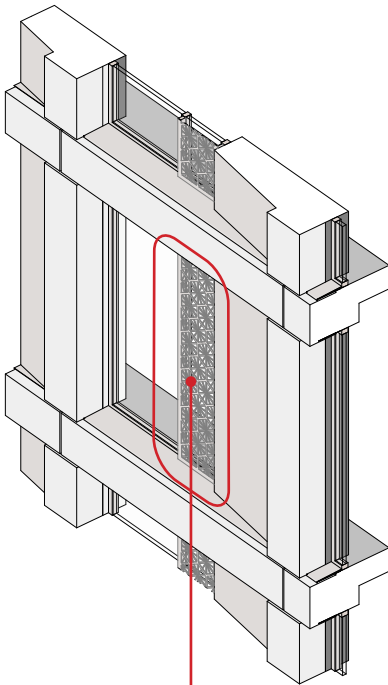
The proposal shown here has been demonstrated on the materials sample panel, developed via review and discussions of the panel with persons from Manchester City Council planning department.

CONSENTED DRAWING



Panel with vertical slots indicated on consented drawing

DEVELOPED PROPOSAL (2022)



Perforated pattern panel
Sample panel of proposal,
photo as installed late 2022

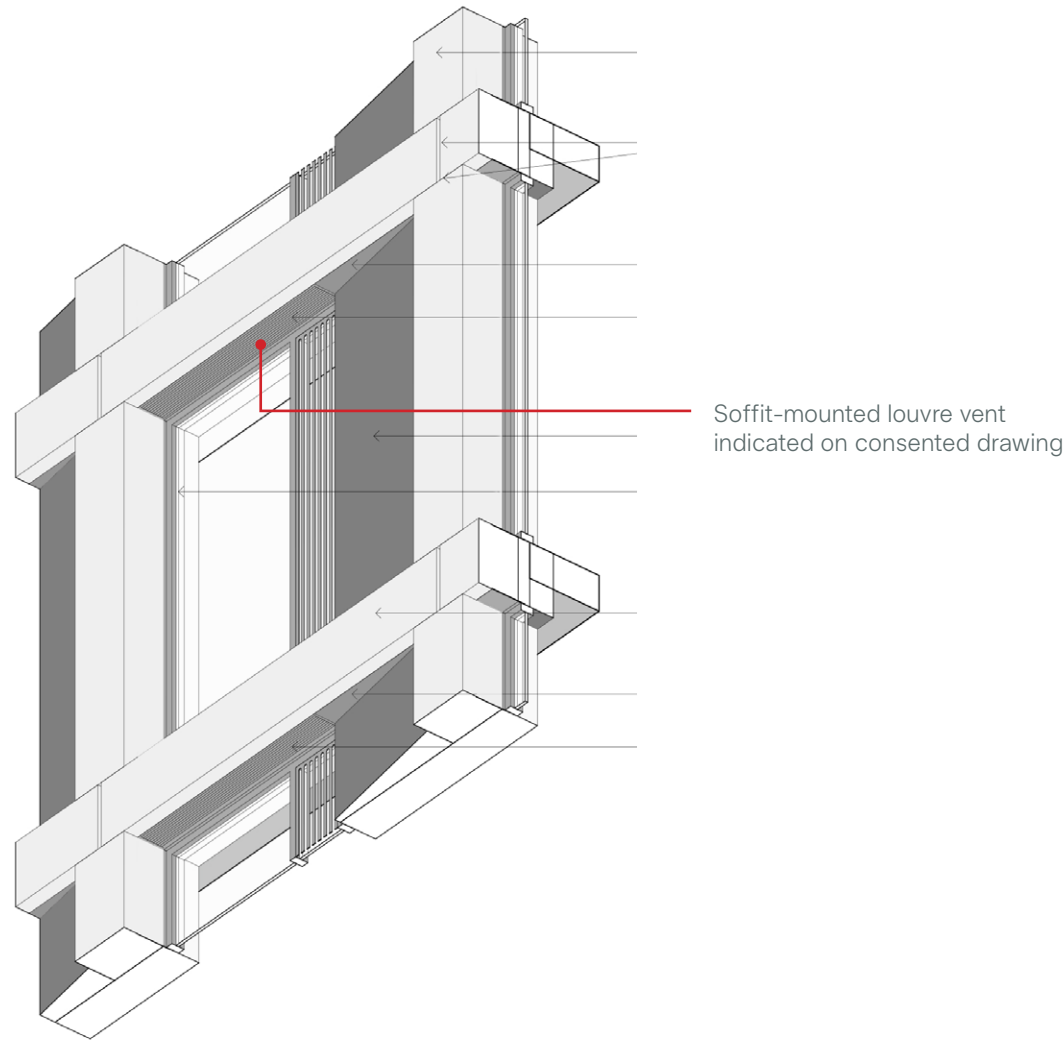
2.0 WINDOW DETAIL

2.2 PERFORATED SOFFIT TRIM REPLACES LOUVRE

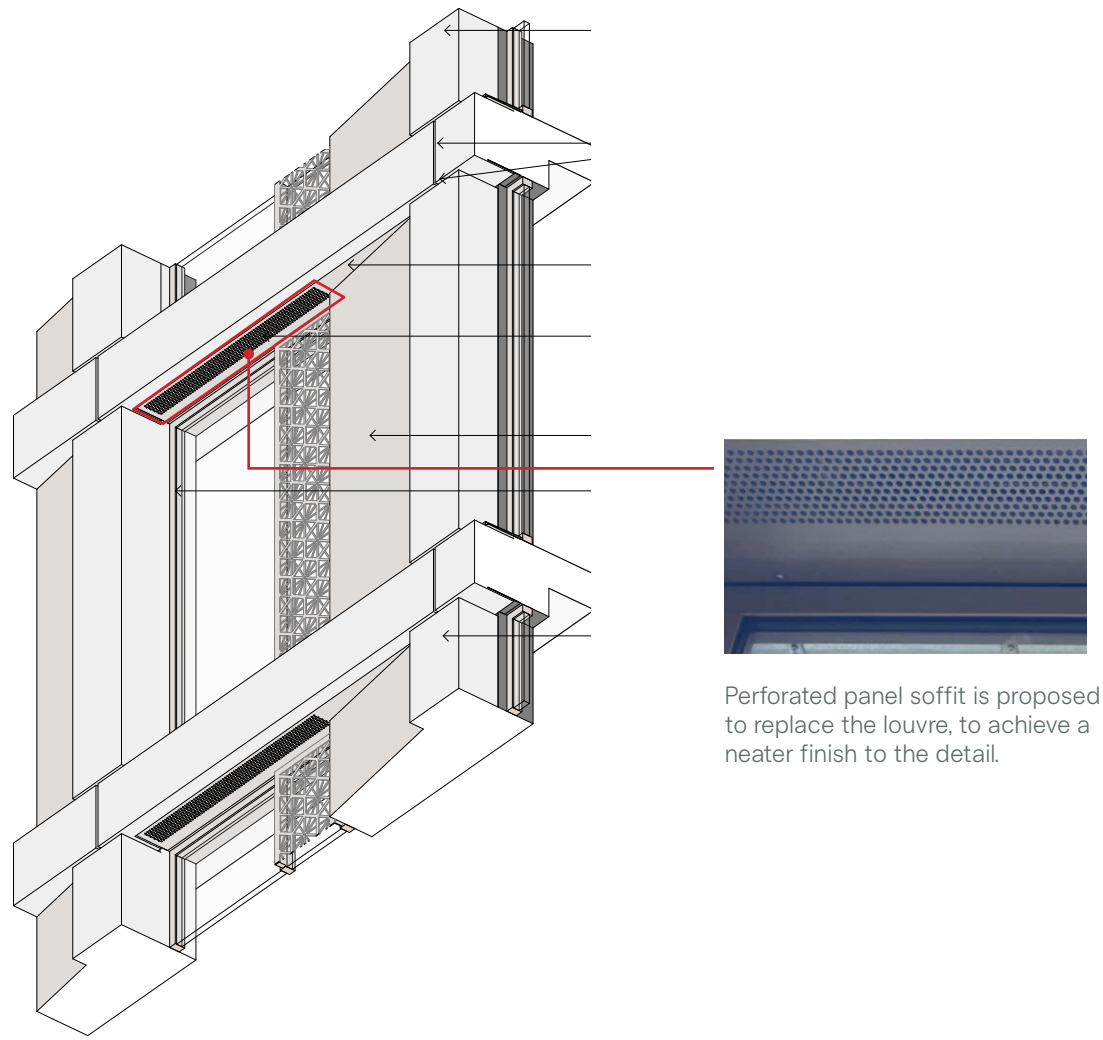
Ventilation systems which terminate to air at window heads have been reviewed. To achieve a neater detail the change below is proposed.

This proposal has been demonstrated on the materials sample panel, which has been developed via reviews and discussions of the panel with persons from Manchester City Council planning department.

CONSENTED DRAWING



CURRENT PROPOSAL



3.0 GROUND FLOOR RESIDENTS' AMENITY

GROUND FLOOR PLAN & FIRST FLOOR PLAN

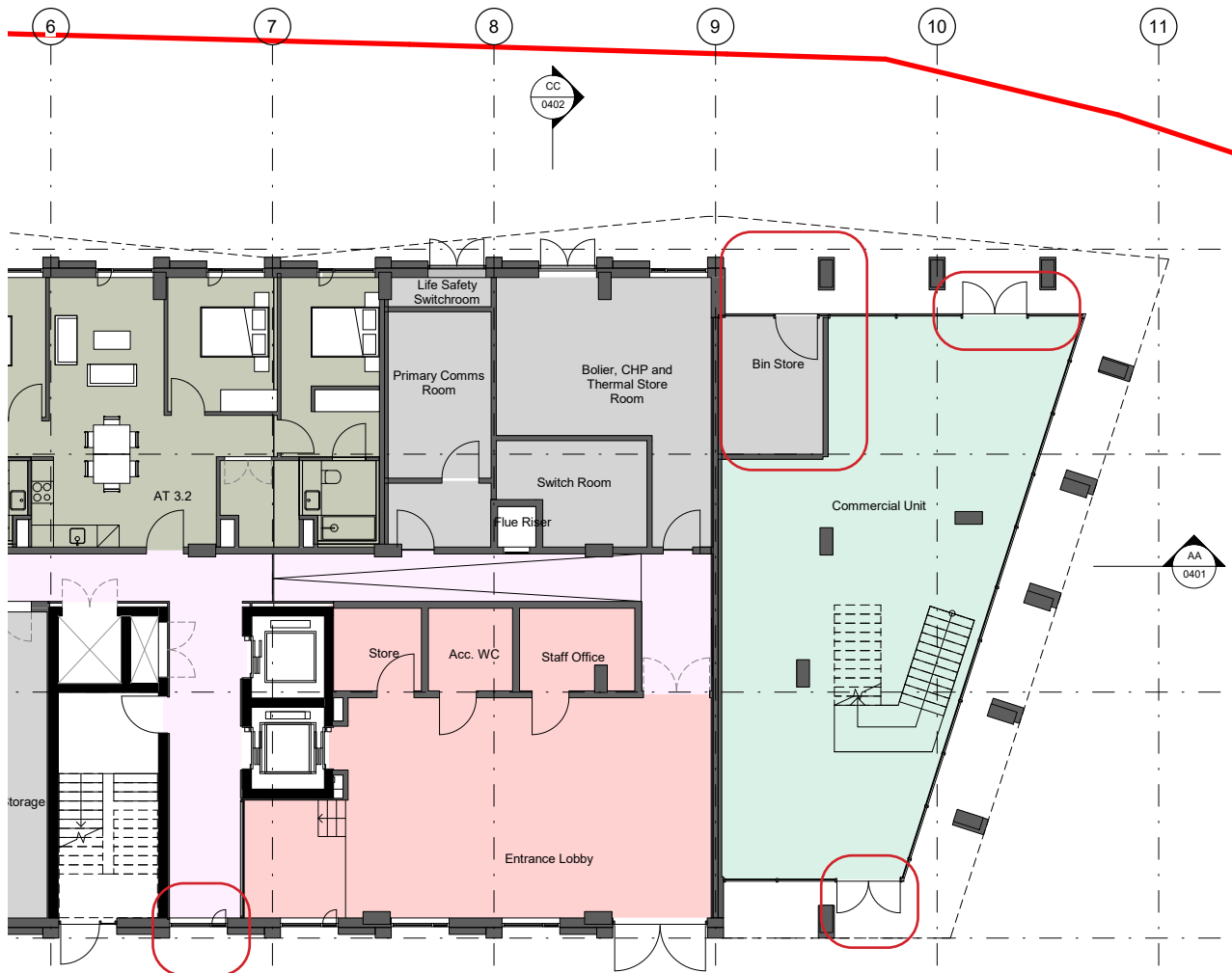
The Commercial Unit and associated storage/servicing space will now be used as amenity space for the residents of the building.

This affects the ground floor plan as highlighted in the extracts below.

- 1. Ground Floor commercial unit changed to be used as Residents Lounge
- 2. Substation replaces plant room - larger doors required Note: detailed design of door to meet requirements of utility provider
- 3. Commercial unit and separate bin store omitted
- 4. Associated double doors omitted
- 5. Additional operations / maintenance access door at ground floor

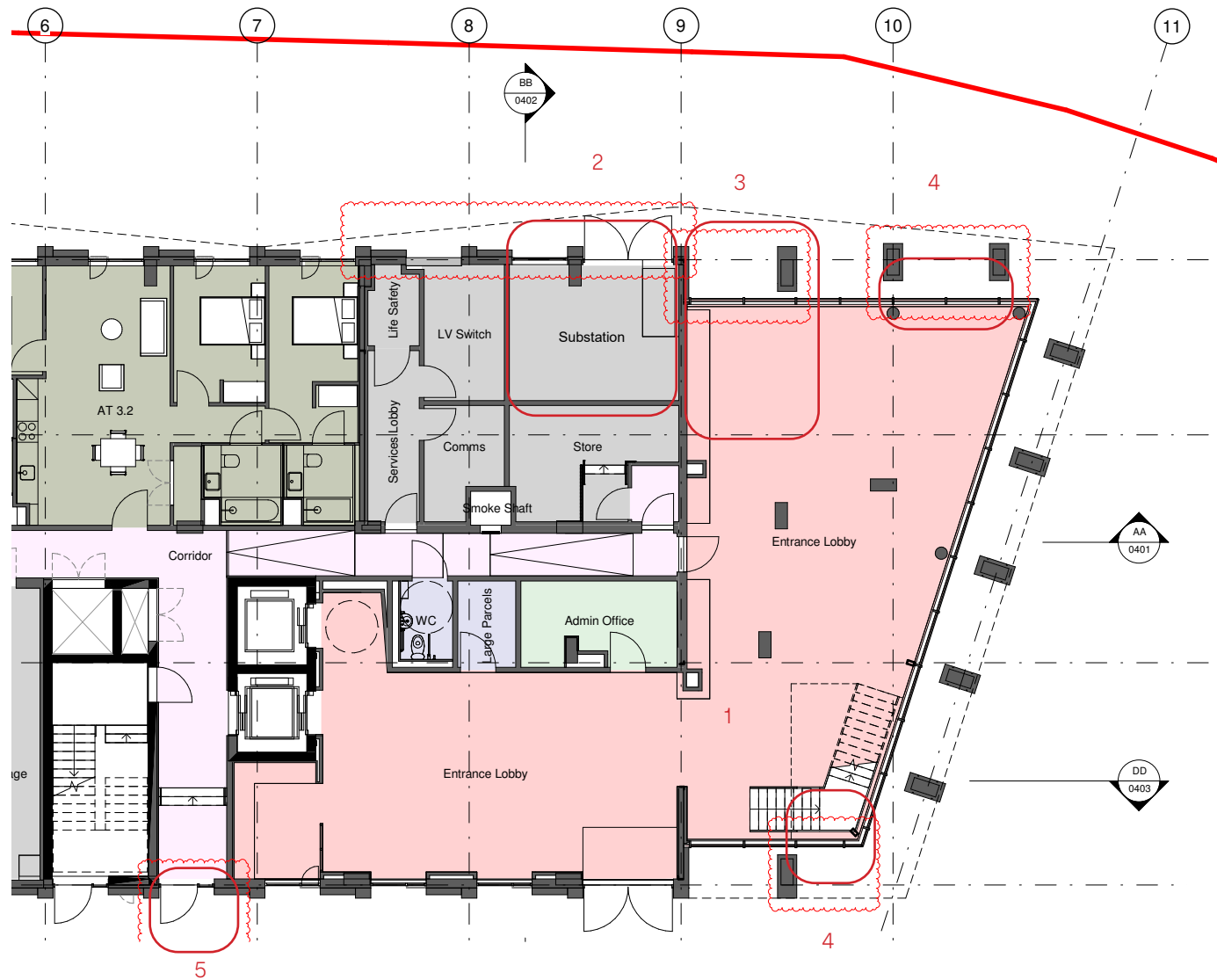
CONSENTED DRAWING

Ground Floor Plan - commercial unit



CURRENT PROPOSAL

Ground Floor Plan - Residents' Lounge (2022)



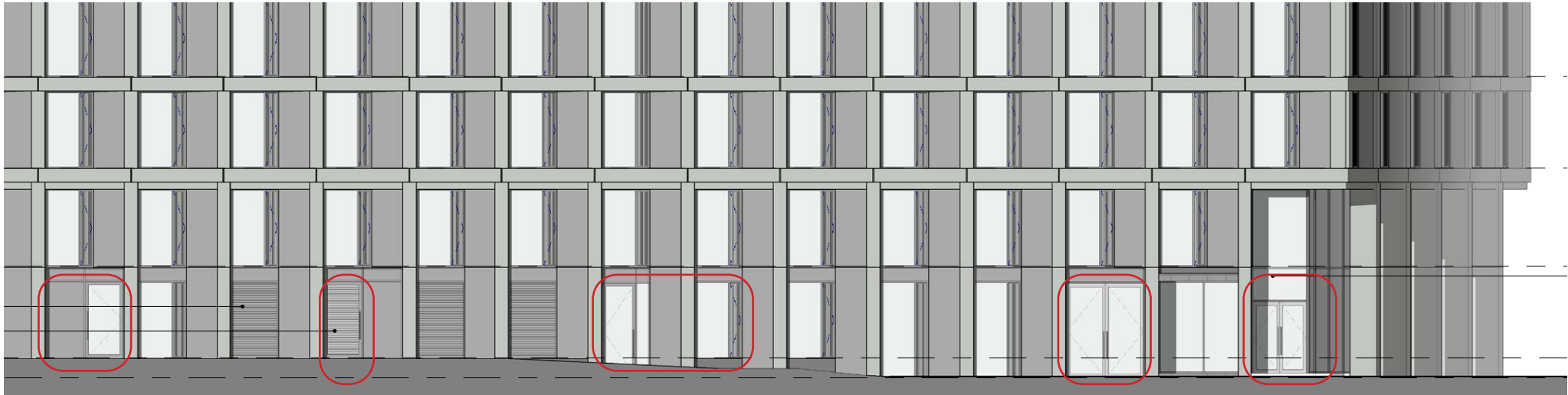
4.0 GROUND FLOOR ENTRANCES

4.1 BENDIX STREET ELEVATION & GROUND FLOOR PLAN

- The proposed adjustments to ground floor doors below are indicated on the drawings:
- The commercial unit and associated entrance doors are omitted
 - Full height glazed doors require a fixed glazed pane above door head, to achieve security rating
 - An additional access door is added on Bendix Street, access will be controlled and for management only
 - Some back-of house doors have been adjusted to suit various operational and statutory requirements for door widths

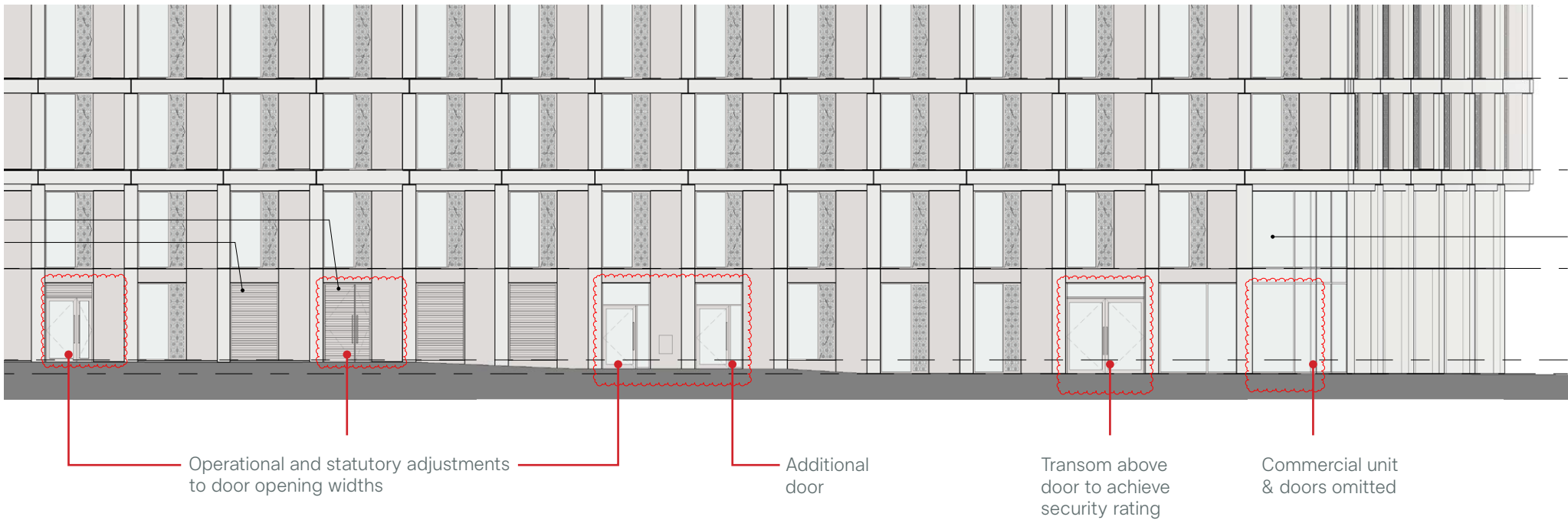
CONSENTED DRAWING

Bendix Street Elevation



CURRENT PROPOSAL

Bendix Street Elevation



4.0 GROUND FLOOR ENTRANCES

4.2 THOMPSON STREET ELEVATION & GROUND FLOOR PLAN

The Commercial unit being reallocated as residents' amenity means associated access doors are omitted from Bendix Street and Thompson Street elevations.

- Glazed entrance door omitted
- Commercial unit's store and associated door omitted

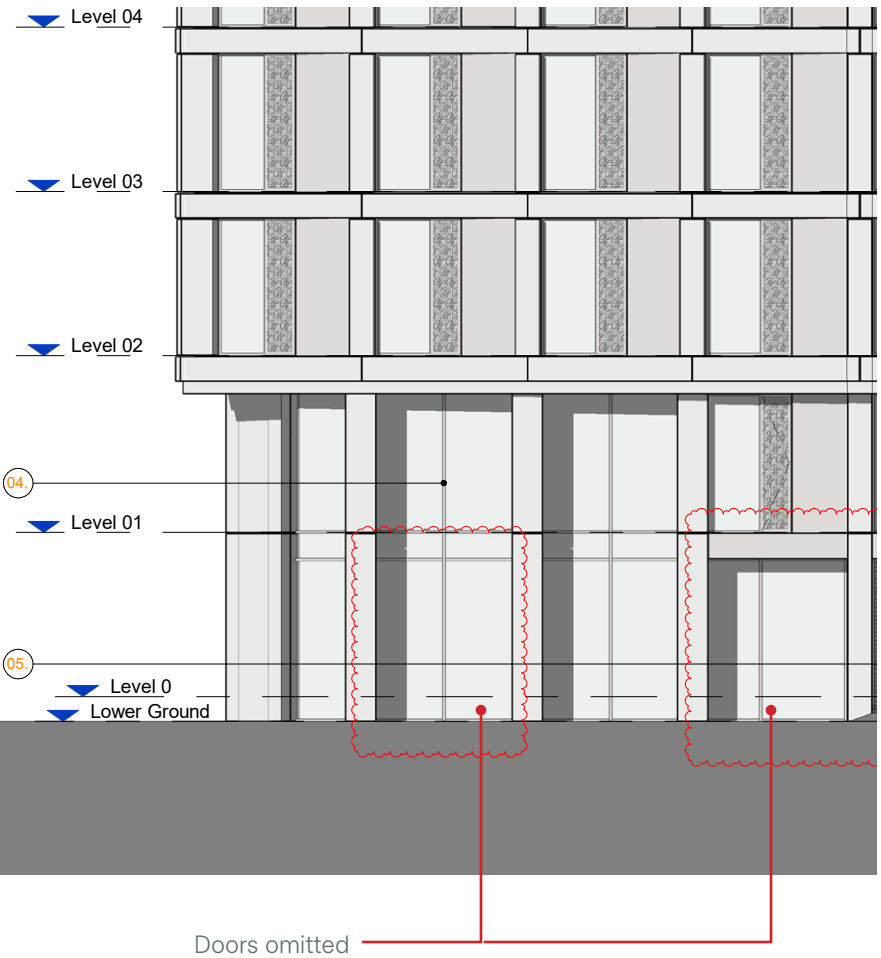
CONSENTED DRAWING

Thompson Street Elevation



CURRENT PROPOSAL

Thompson Street Elevation



5.0 NORTH-WESTERN SITE BOUNDARY

5.1 GATES TO JUNCTION WITH THOMPSON & BENDIX STREET

During the development of the Section 278 Highways design works, concern was raised regarding access and security of the 'rear' (north-western) elevation, facing the Smithfield Project and car park.

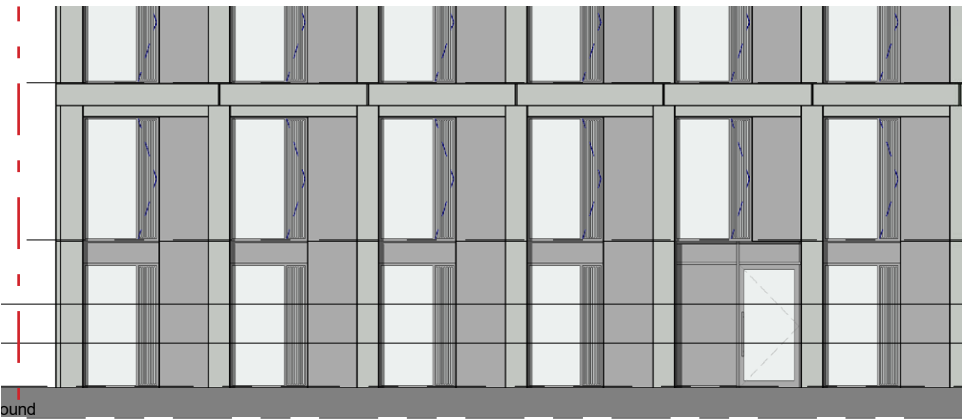
The ground floor plan extract below shows a highlighted green strip (circa 1 metre wide) currently designed with defensive planting to keep pedestrians away from the habitable windows.

Concerns were raised about this pedestrian walkway through from Bendix Street to Thompson Street at the 'rear' of the building becoming a hot-spot for anti-social behaviour. It is therefore proposed to install a secure pedestrian gate at either end of the walkway, to restrict access to this zone Thompson and Bendix Street only for maintenance.

GMP (Design for Security department) have been consulted on this proposal, and have confirmed their support.

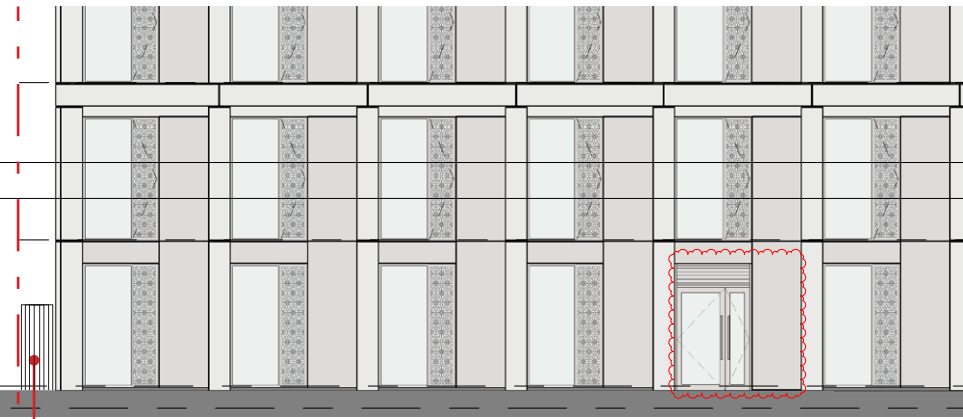
CONSENTED DRAWING

Thompson Street Elevation

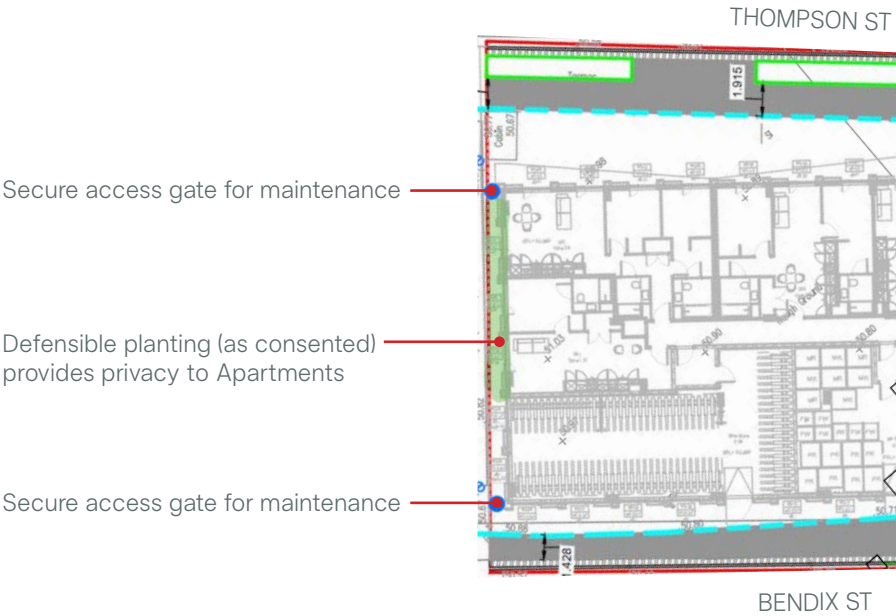


CURRENT PROPOSAL

Thompson Street Elevation



Gate to be added, as supported by Design for Security (GMP)



6.0 PLANT CHANGES

6.1 GROUND FLOOR SUBSTATION (THOMPSON ST ELEVATION)

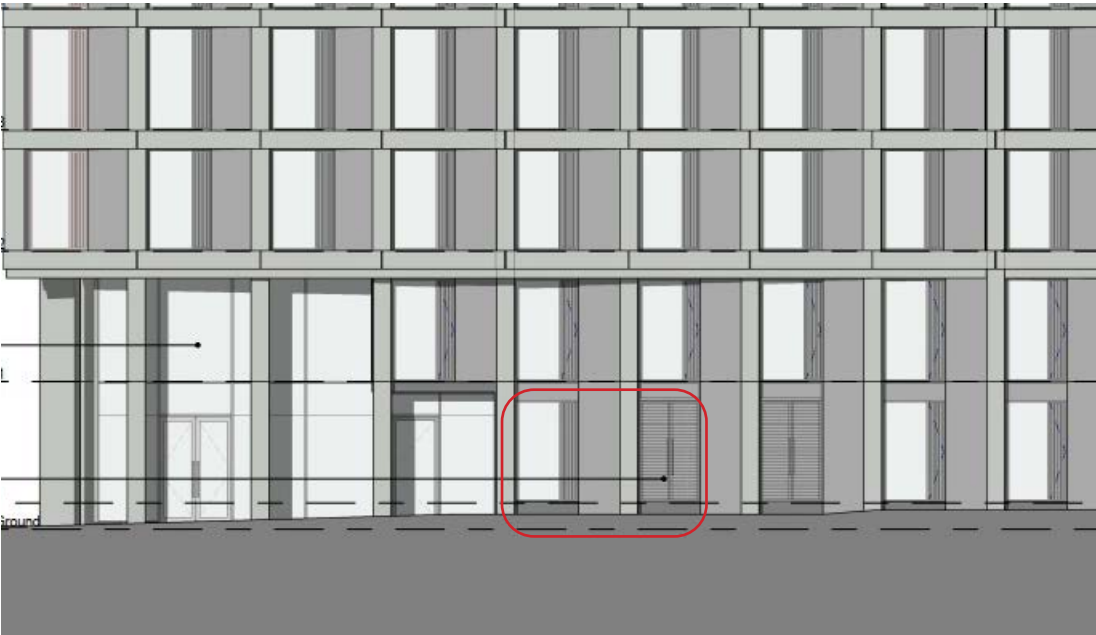
The proposed rooftop plant room would house electric-powered heating equipment and hot water vessels.

This alternative servicing strategy means the building's heating and hot water could use an all-electric supply, with the potential to be free from fossil fuel-based energy sources.

A new substation would be required at ground floor level to handle the associated increase in electricity demand.

CONSENTED DRAWING

Thompson Street Elevation



CURRENT PROPOSAL

Thompson Street Elevation



Louvre replaced with wider Substation door

Narrow door replaced with louvre

Note: Generic louvred door shown indicatively.
Detailed design will need to meet requirements
of utility provider / statutory undertaker

6.0 PLANT CHANGES

6.2 ROOFTOP PLANT ROOM (ROOF PLAN)

The proposed rooftop plant room would house electric-powered heating equipment and hot water vessels.

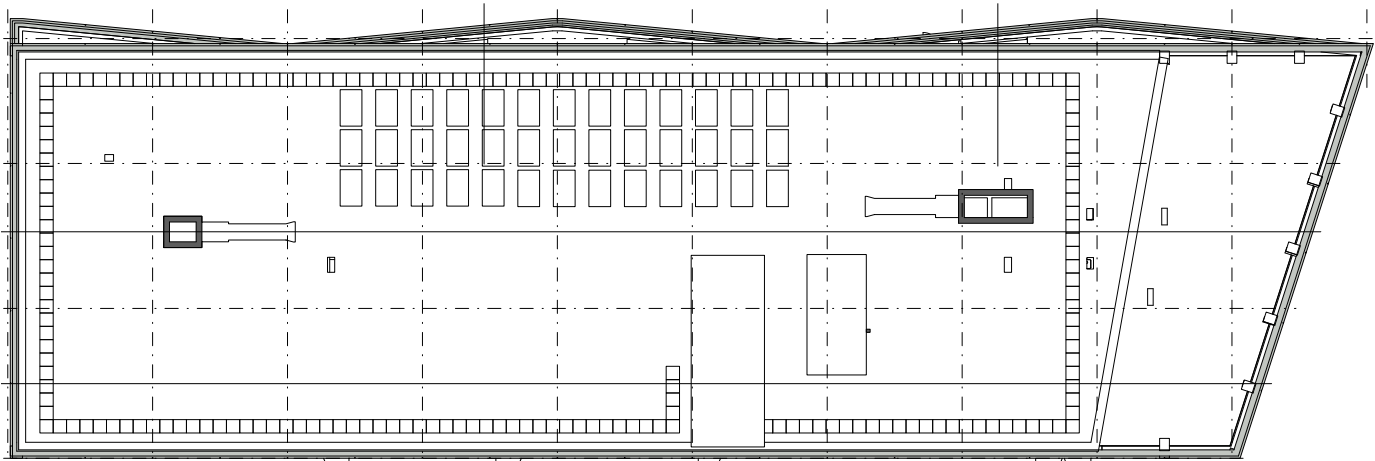
Plant is currently located at ground floor, and no additional space is available in the building, hence the need to house plant equipment in a new enclosure on the roof.

Predicted in-use carbon emissions show a reduction when compared to the previous proposal (gas powered), as modelled by the energy consultant.

More detail is available in the document *"Bendix Street Energy Statement" (Construction Issue)* by Futureserv.

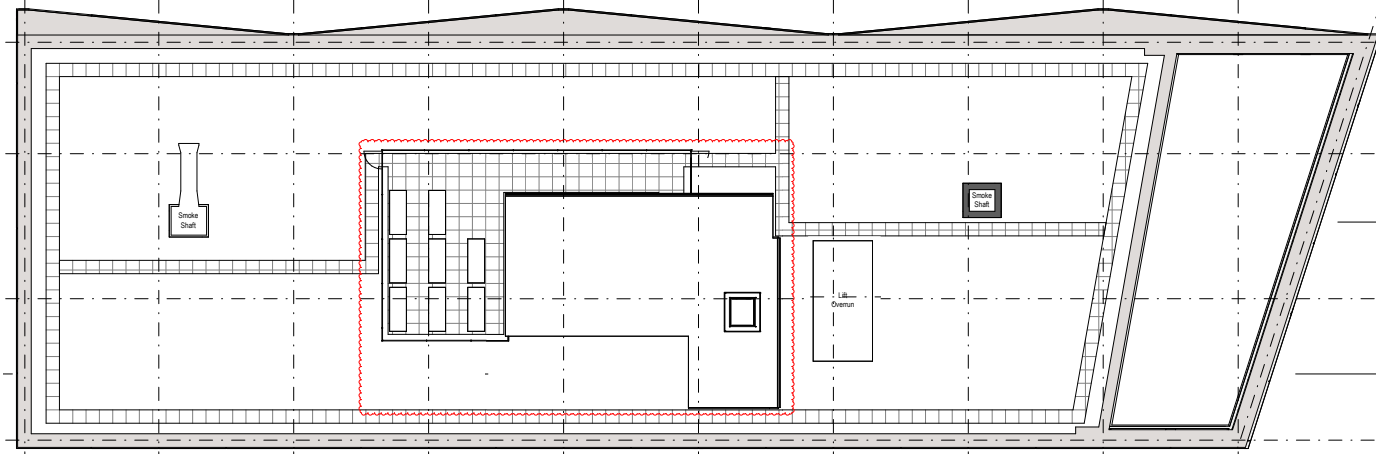
CONSENTED DRAWING

Roof Plan



CURRENT PROPOSAL

Roof Plan

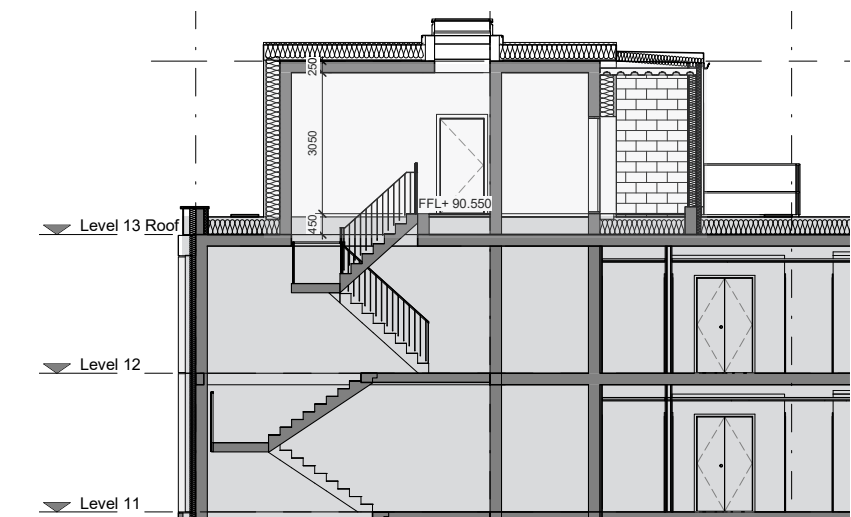


6.0 PLANT CHANGES

6.3 ROOFTOP PLANT ROOM - MINIMISING VISUAL IMPACT

The form and external materials have been developed to reduce the plant room's visibility from the street and from afar:

- 1. The walls of the rooftop plant room are stepped back from the main building's external walls
- 2. Height is kept as low as possible, and plant is centred on the roof
- 3. Proposed external materials are designed to avoid drawing attention to the rooftop plant room



1. Walls stepped back from edge

Health and Safety best practice recommends a stair to serve highest level, rather than a ladder or hatch.

The stair core has been stepped back to reduce the visible impact from street level, as seen in the views on the following pages.



2. Plant room height minimised and centred on building

Height kept to a minimum to reduce visibility

Central location on the building helps give a more balanced composition overall

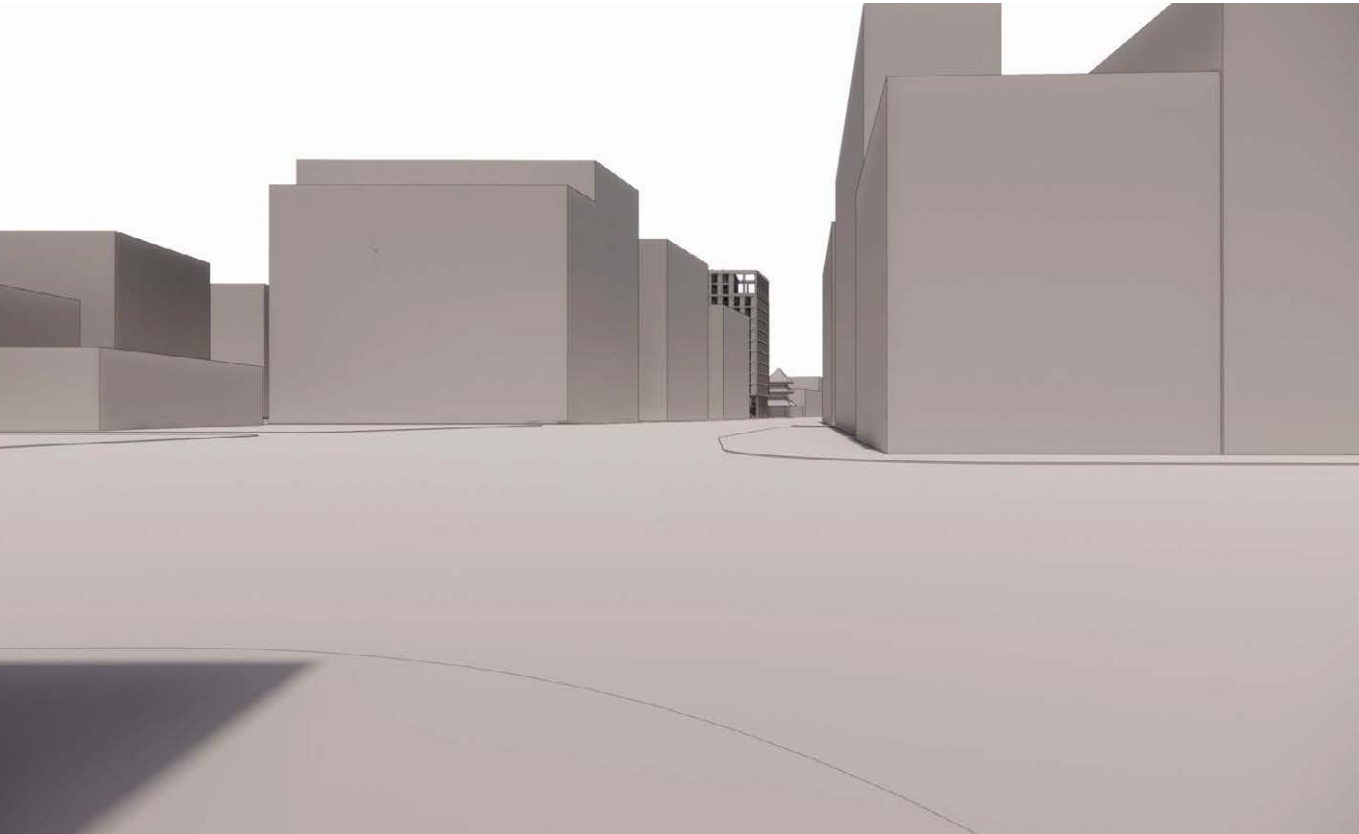
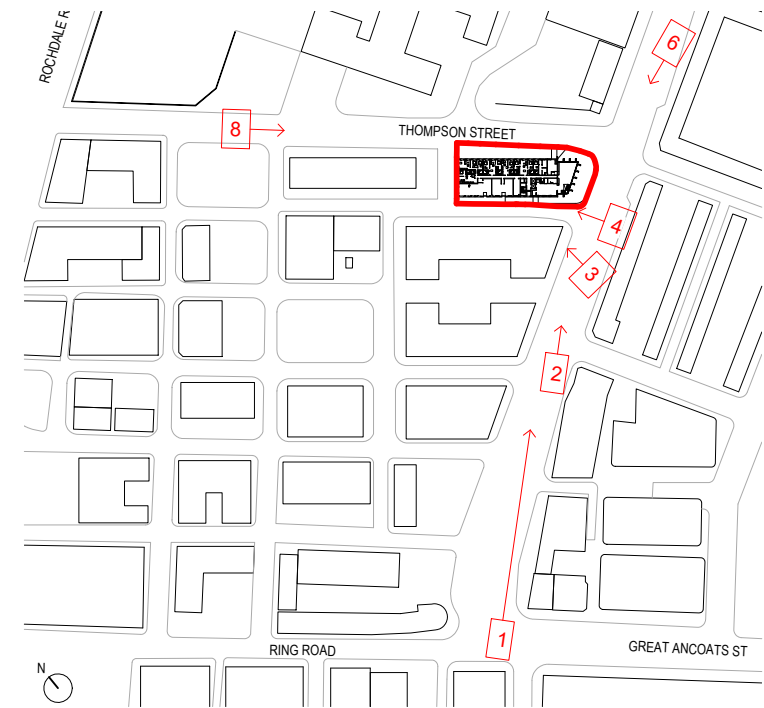


3. External material proposals

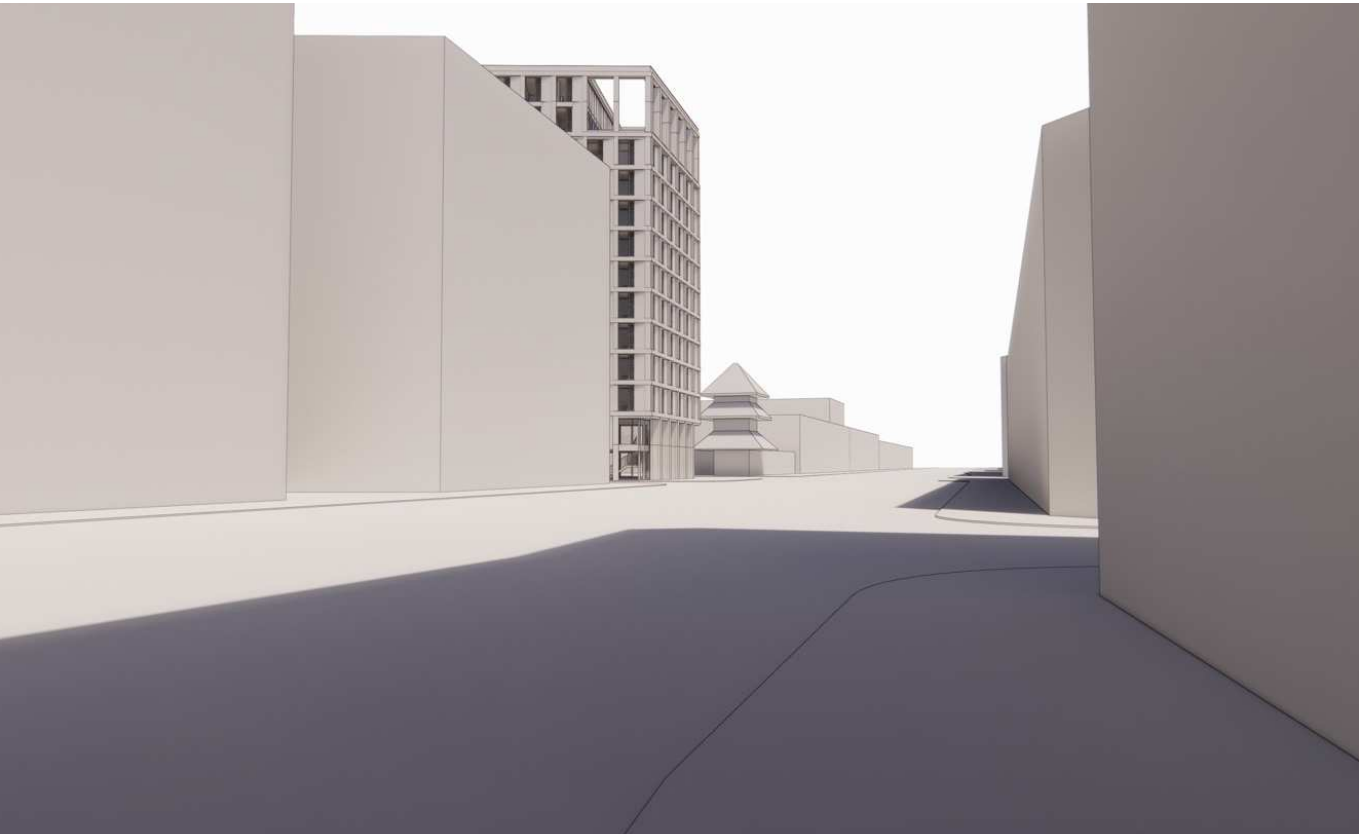
A pale grey cladding is proposed to reduce the visual impact of the rooftop plant enclosure, and help it to be less visible and to blend in with the sky.

7.1 PERSPECTIVE VIEWS

These views indicate the scale of the proposals, and the steps taken to mitigate visible impact.



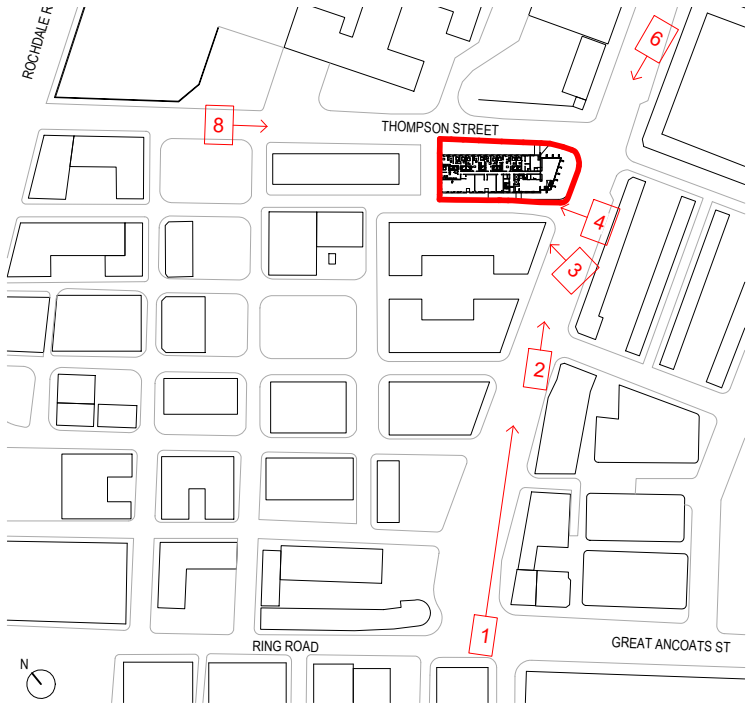
1. VIEW DOWN OLDHAM RD FROM GREAT ANCOATS STREET



2. OLDHAM RD APPROACHED FROM GREAT ANCOATS STREET

7.2 PERSPECTIVE VIEWS

These views indicate the scale of the proposals, and the steps taken to mitigate visible impact.



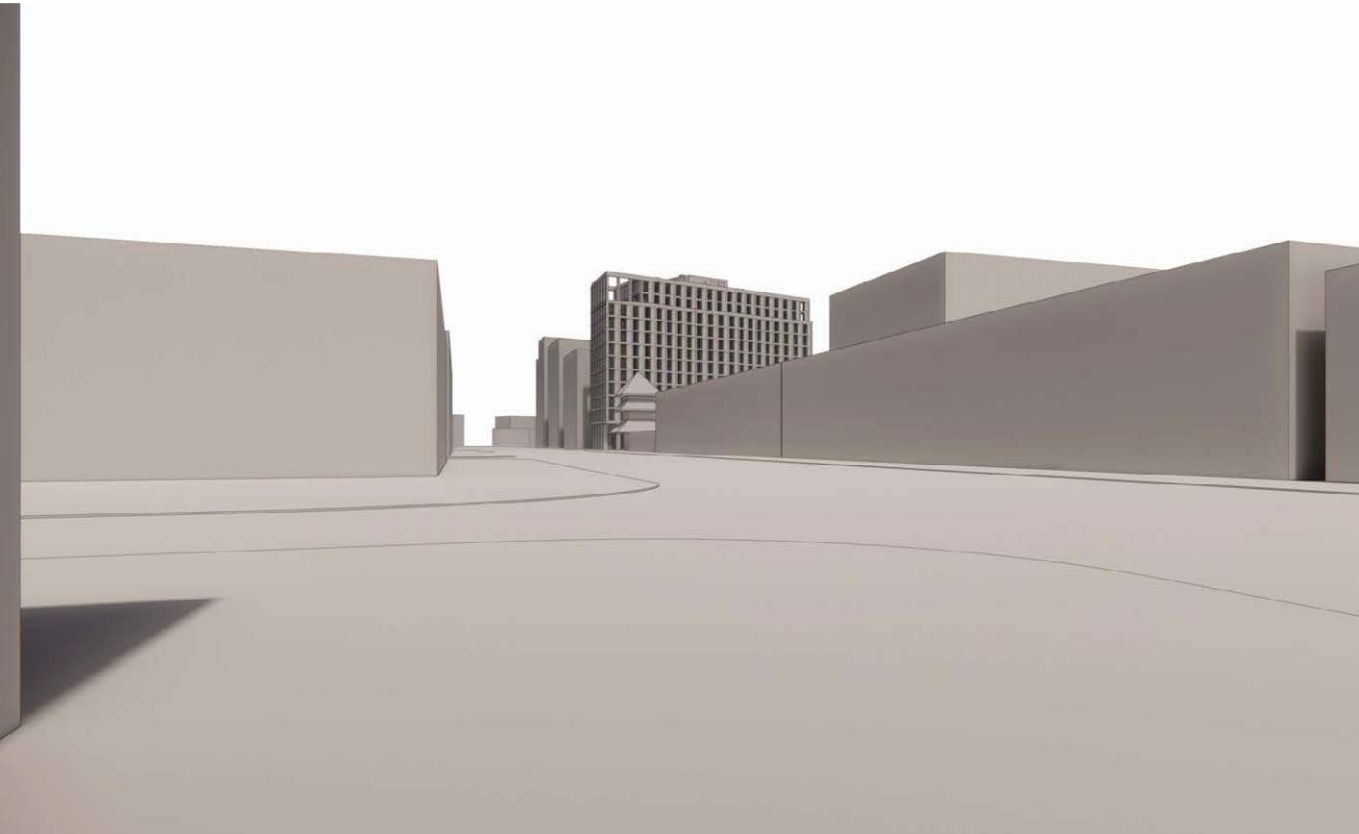
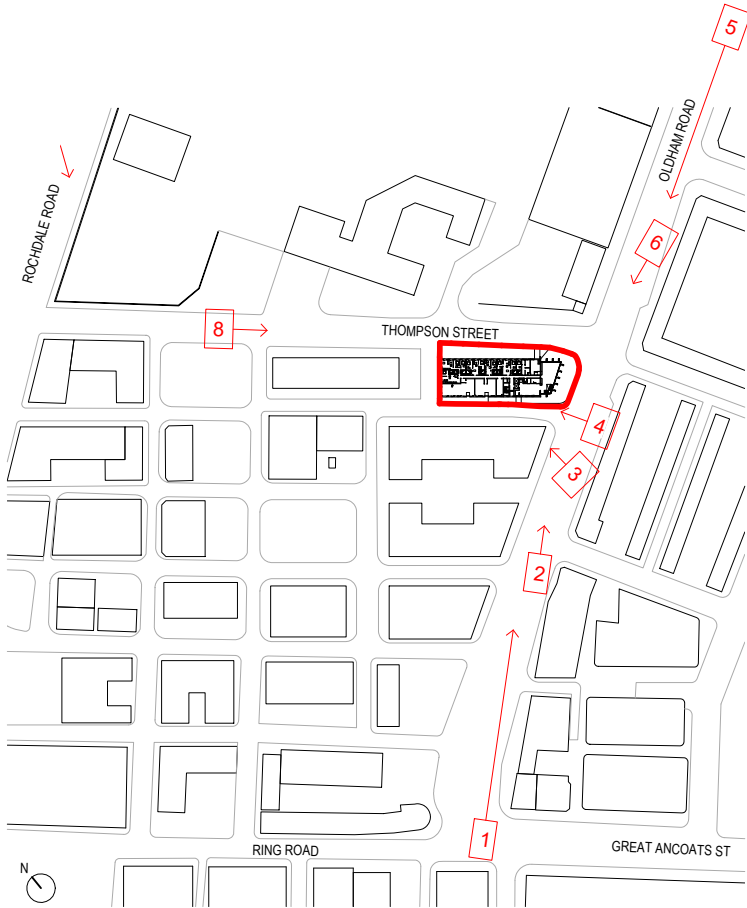
3. OLDHAM ROAD: STREET LEVEL



4. OLDHAM ROAD: STREET LEVEL

7.3 PERSPECTIVE VIEWS

These views indicate the scale of the proposals, and the steps taken to mitigate visible impact.



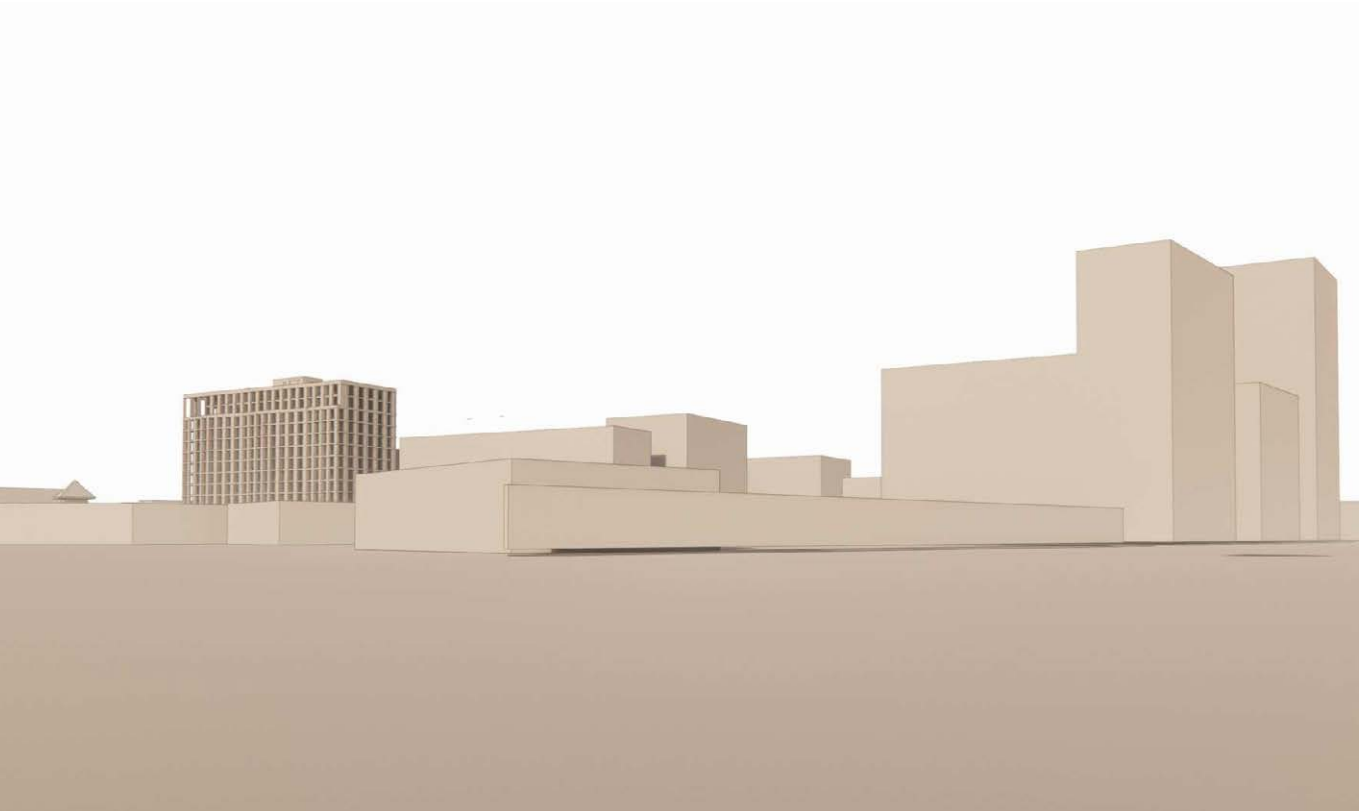
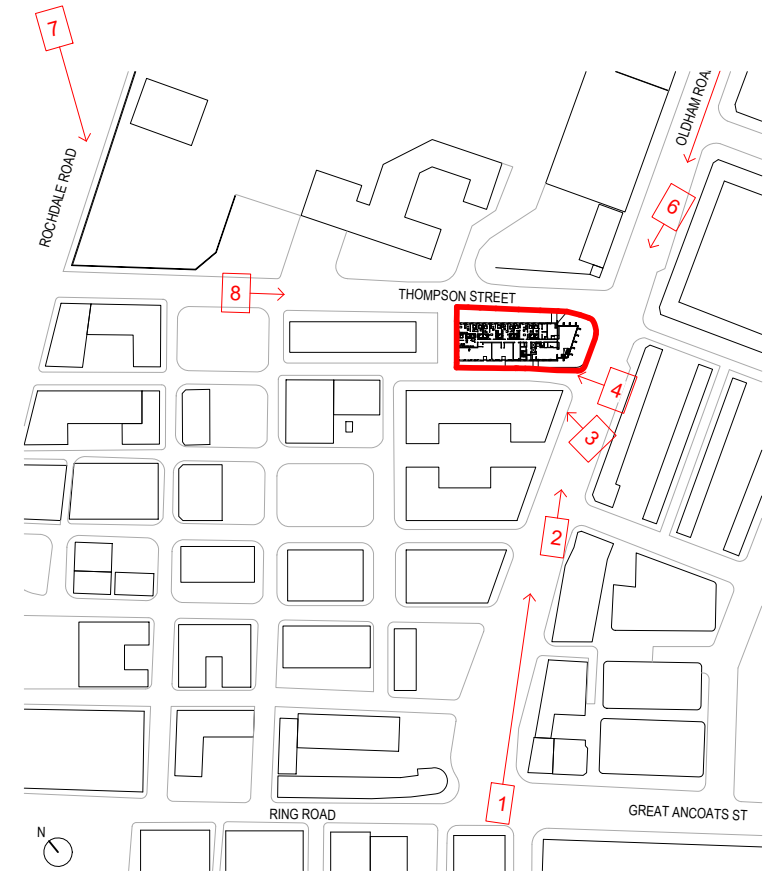
5. OLDHAM ROAD APPROACH INTO CITY CENTRE



6. OLDHAM ROAD APPROACH INTO CITY CENTRE

7.4 PERSPECTIVE VIEWS

These views indicate the scale of the proposals, and the steps taken to mitigate visible impact.



7. ROCHDALE ROAD APPROACH

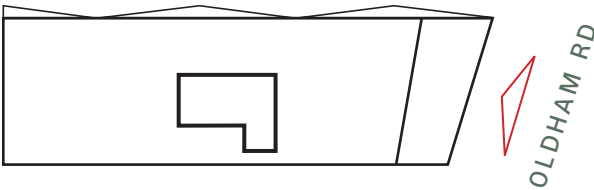


8. VIEWED FROM THOMPSON STREET

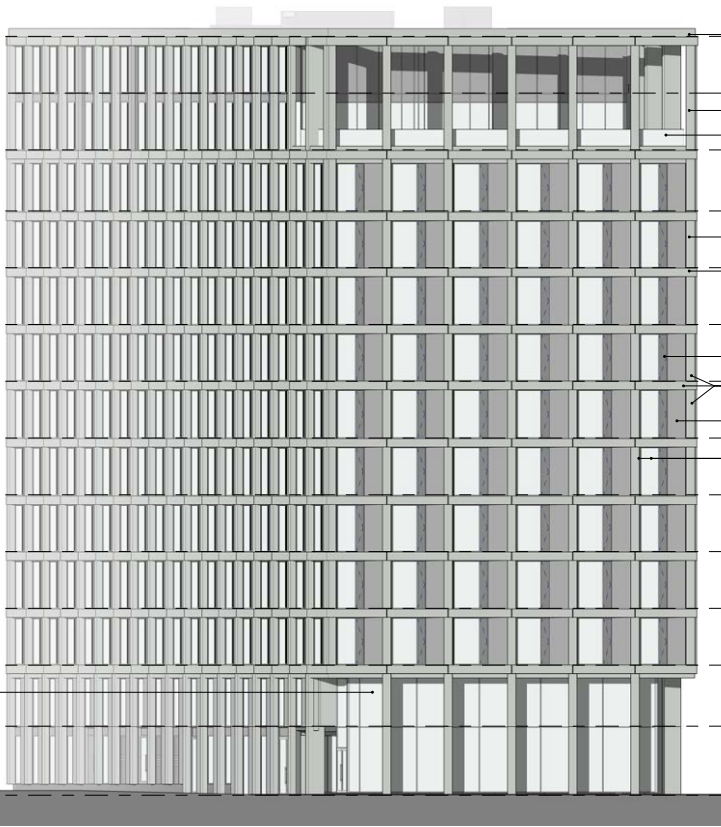
8.1 OVERVIEW

ELEVATIONS - OLDHAM ROAD

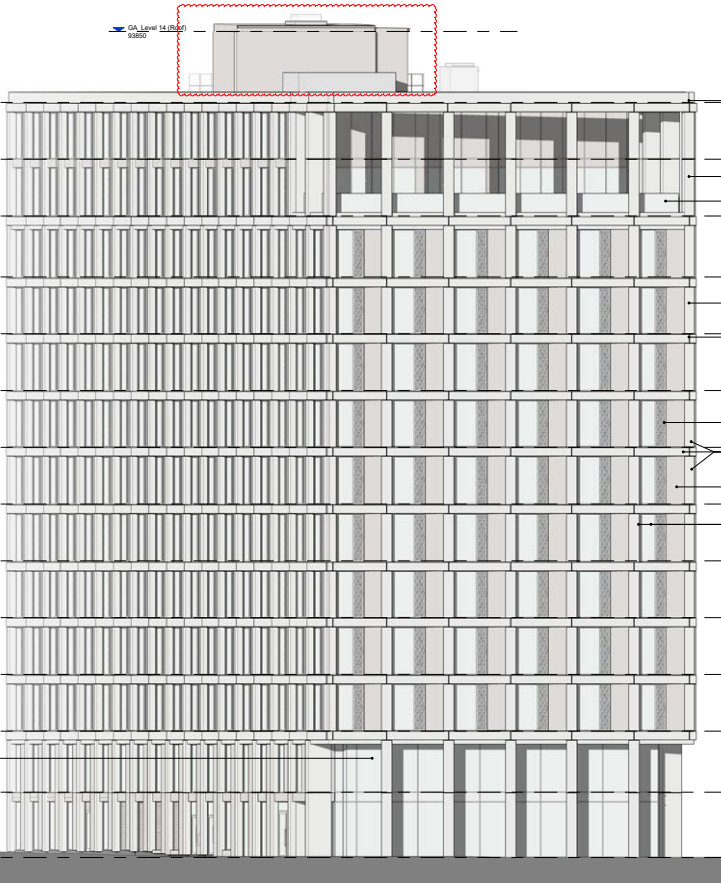
- Proposed alterations to Oldham Road elevation;
- Rooftop plant developed at detailed design
 - Window perforated pattern & soffit trim developed



CONSENTED DRAWING



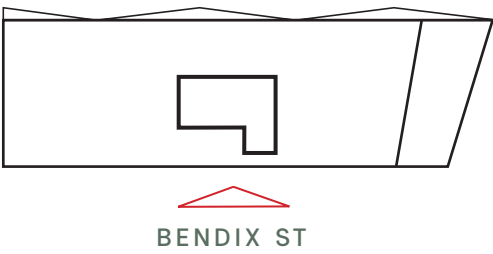
CURRENT PROPOSAL



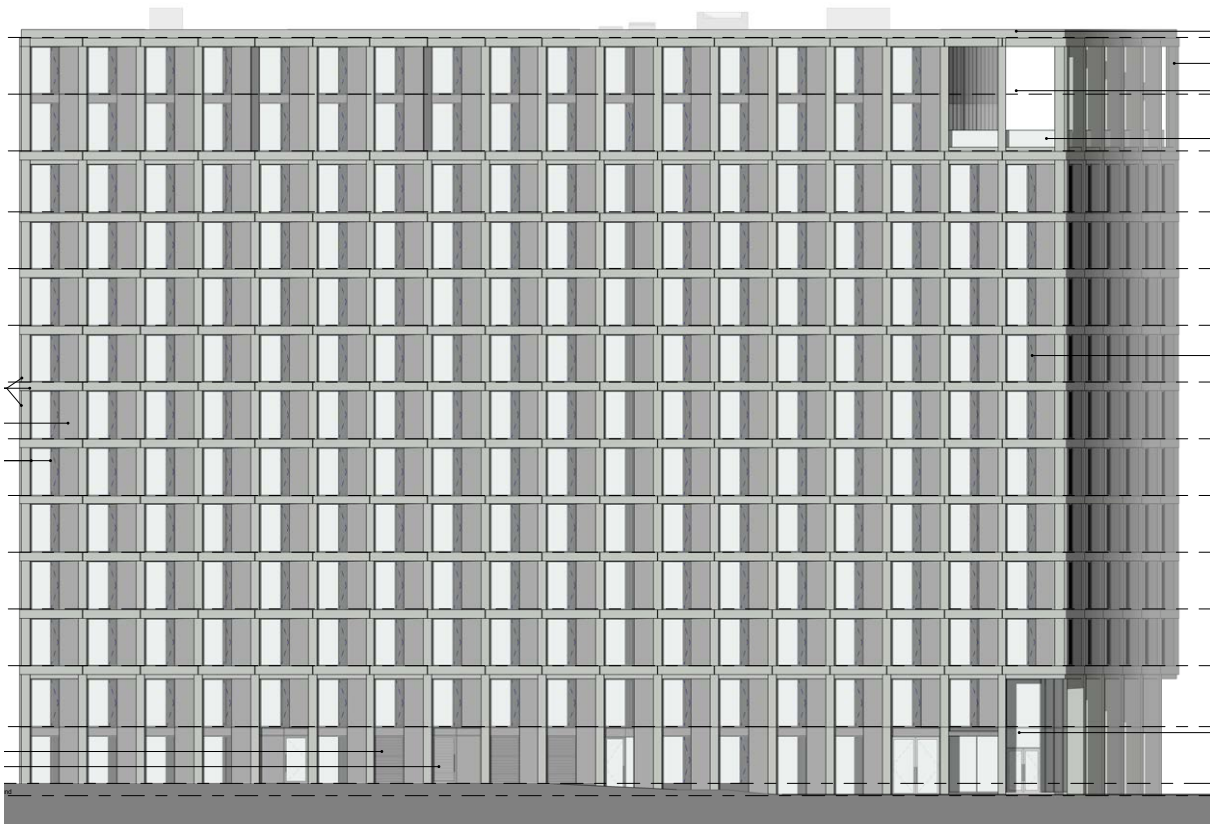
8.2 OVERVIEW

ELEVATIONS - BENDIX STREET

- Proposed alterations to Bendix Street elevation;
- Rooftop plant developed at detailed design
 - Window perforated pattern & soffit trim developed
 - Adjustments to ground floor access doors:
 - Commercial unit and associated access doors omitted
 - Transoms added above doors to achieve security rating
 - Additional access door (management controlled) added
 - Operational and statutory adjustments to door opening widths



CONSENTED DRAWING



CURRENT PROPOSAL

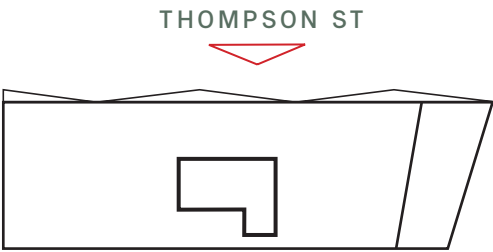


8.3 OVERVIEW

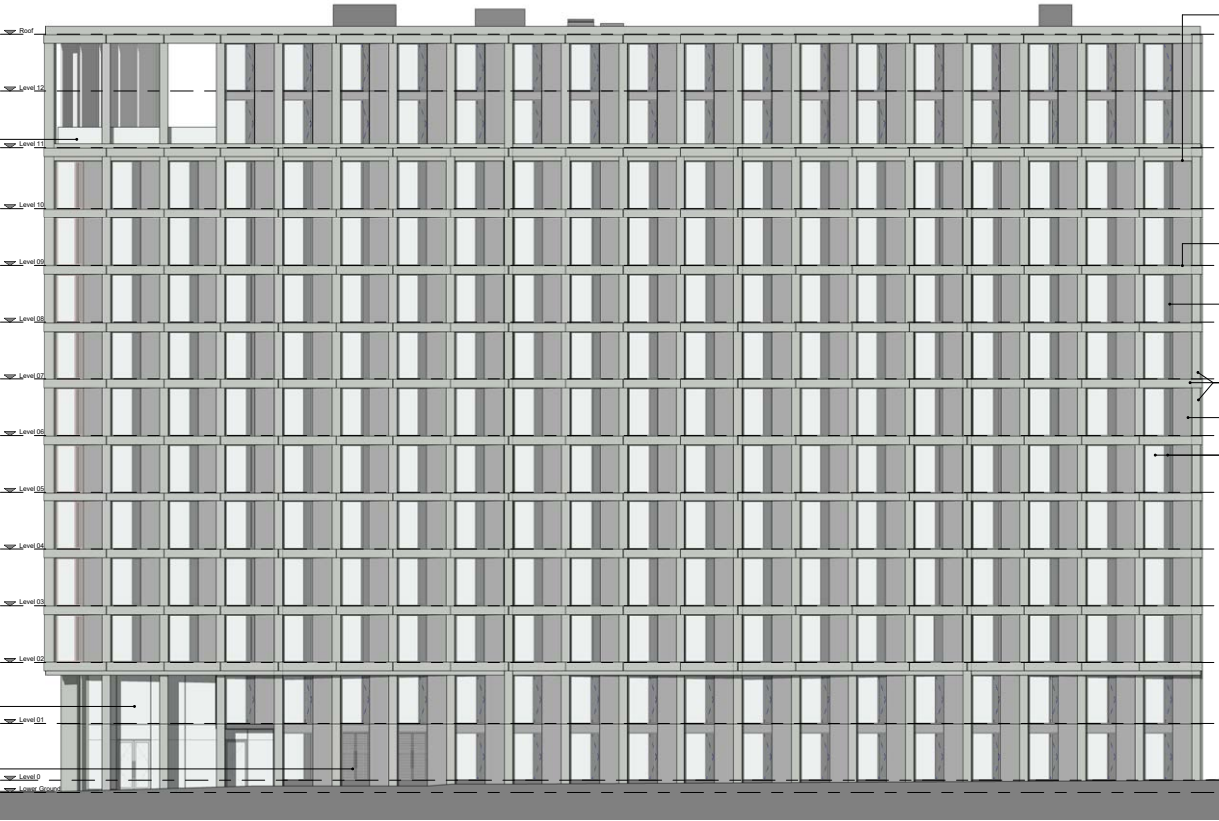
ELEVATIONS - THOMPSON STREET

Proposed alterations to Thompson Street elevation;

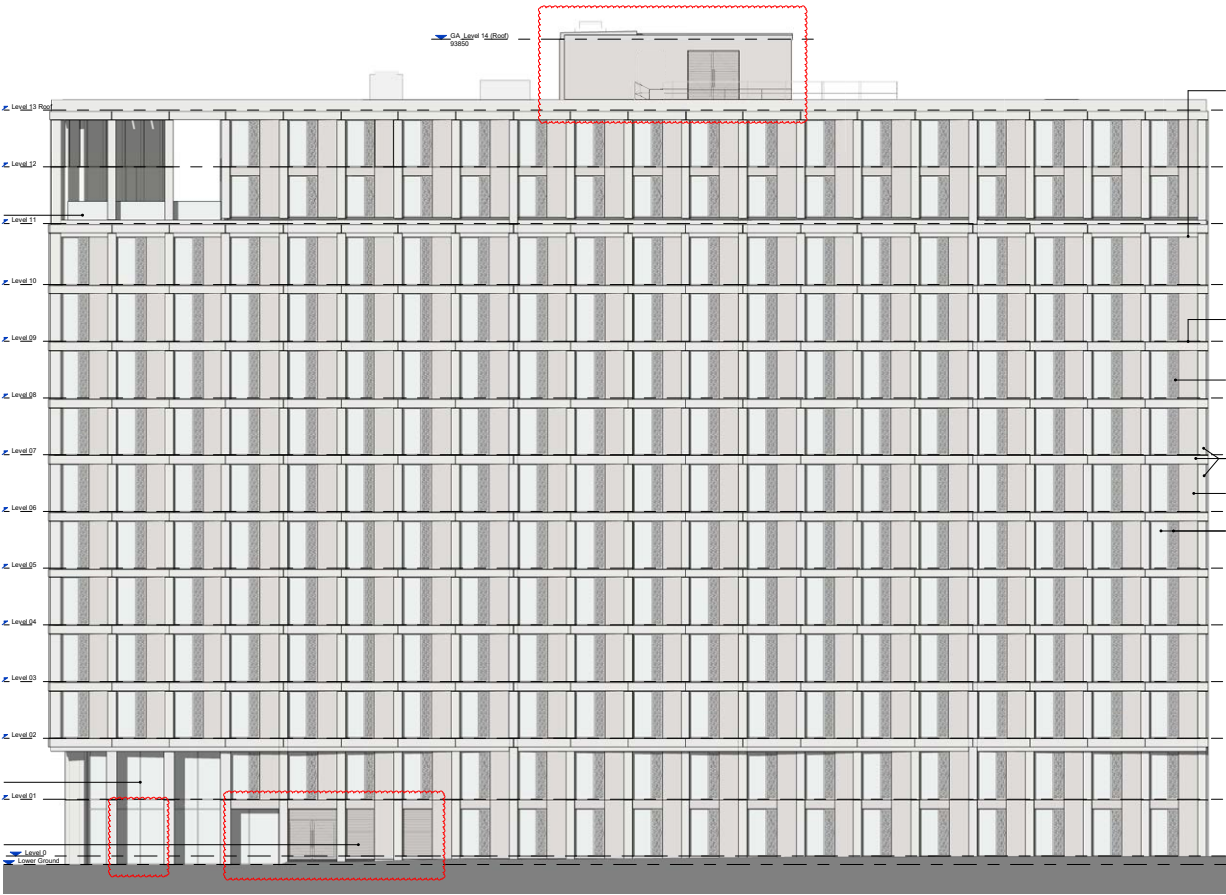
- Rooftop plant developed at detailed design
- Window perforated pattern & soffit trim developed
- Adjustments to ground floor access doors:
 - Commercial unit and associated access doors omitted
 - Louvred door widened to suit Substation
 - Louvre panel and louvred door positions swapped



CONSENTED DRAWING



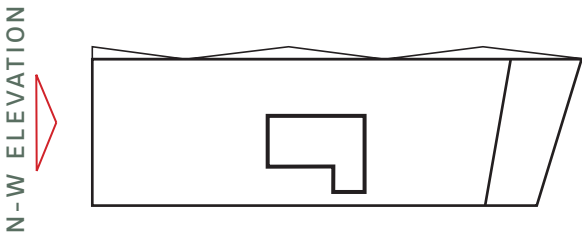
CURRENT PROPOSAL



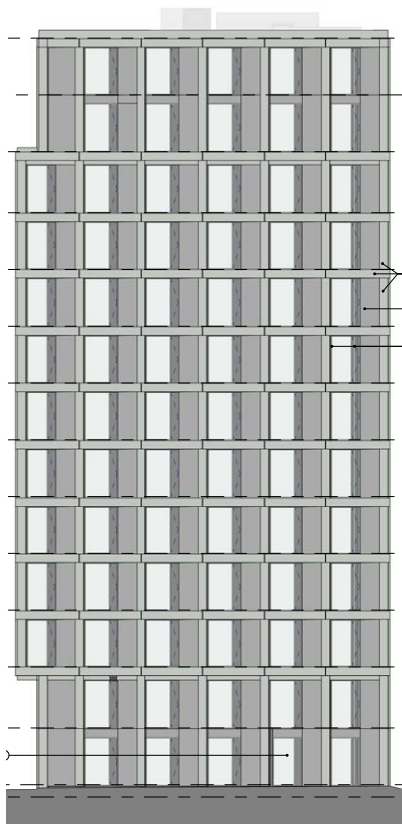
8.4 OVERVIEW

ELEVATIONS - NORTH-WEST BOUNDARY

- Proposed alterations to north-west boundary elevation;
- Rooftop plant developed at detailed design
 - Window perforated pattern & soffit trim developed



CONSENTED DRAWING



CURRENT PROPOSAL

