

OLDHAM ROAD

NON-MATERIAL AMENDMENT REPORT

D464-TGA-RP-FI_90_72-0001

31.03.23

TIM GROOM ARCHITECTS

This report has been prepared by Tim Groom Architects to describe proposed non-material amendments to the Planning Application Number 125686/FO/2019 and should be read in conjunction with the revised drawings.

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Revision	Date	Description
P01	26.04.22	Draft for Comment
P02	21.07.22	Issue to Deloitte
P03	02.09.22	Minor amendments
P04	31.03.23	Rooftop plant screen added

1.0 WINDOW DISTRIBUTION

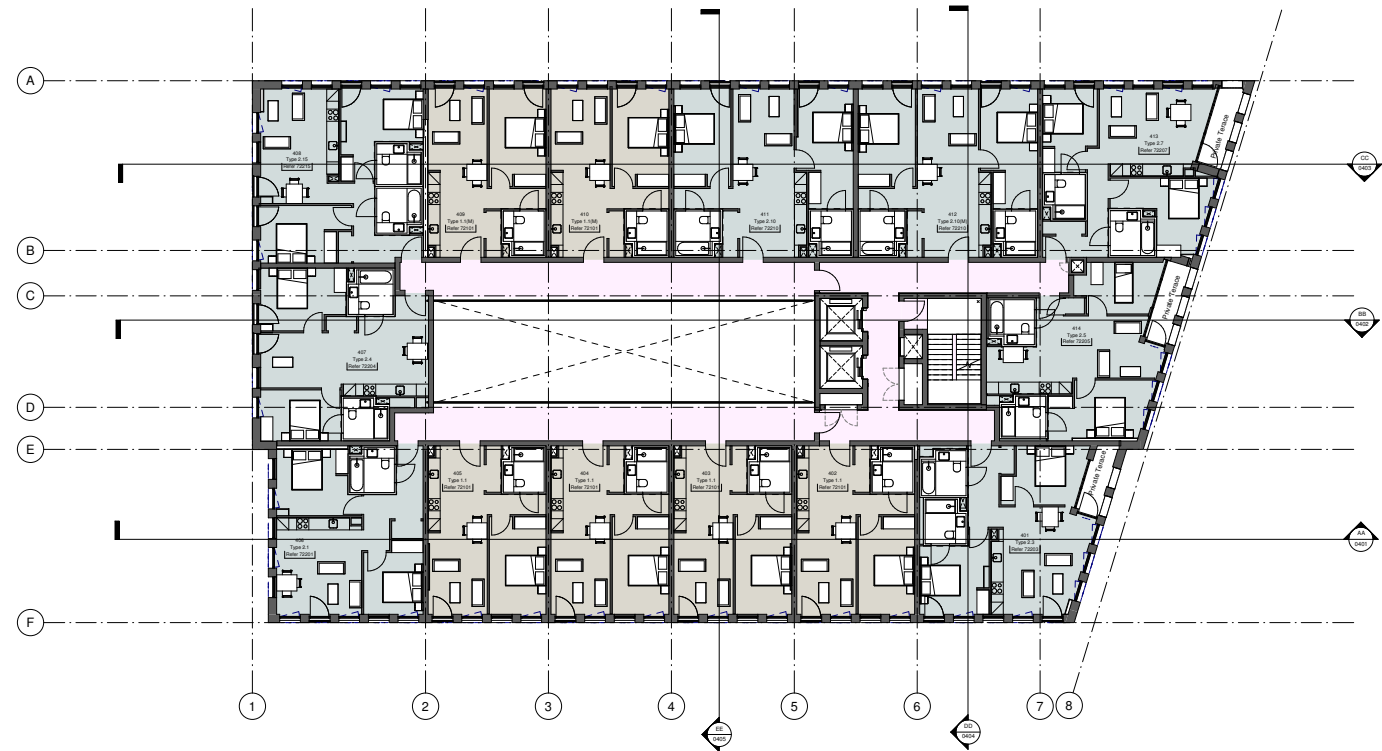
TYPICAL PLAN

The original strategy for windows in the apartments included a mix of juliet balconies, windows on fixed restrictors, fixed pane windows and spandrel panel windows.

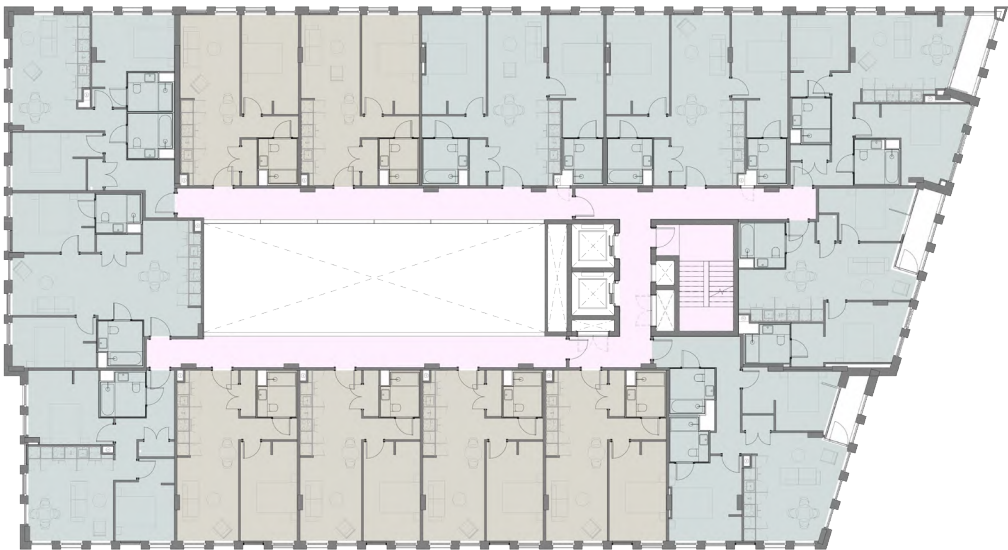
Through design development, juliet balconies were added in place of windows on restrictors to provide improved amenity for the residents.

The mix of juliet balconies, fixed pane windows and spandrel panels were then redistributed across the facade to retain a balanced elevation and proportion of openings within the apartments for daylighting and overheating purposes.

CONSENTED DRAWING



CURRENT PROPOSAL



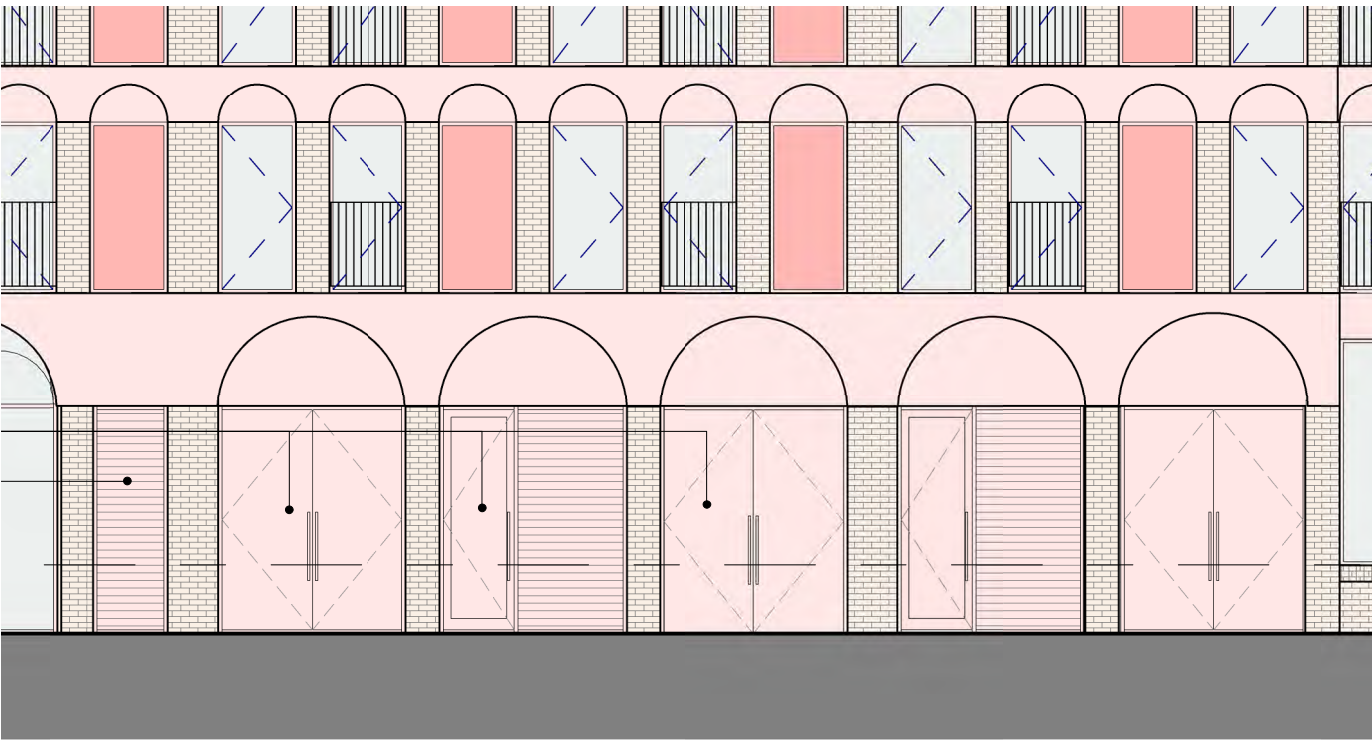
2.0 PLANT LAYOUT

DOORS & LOUVRES

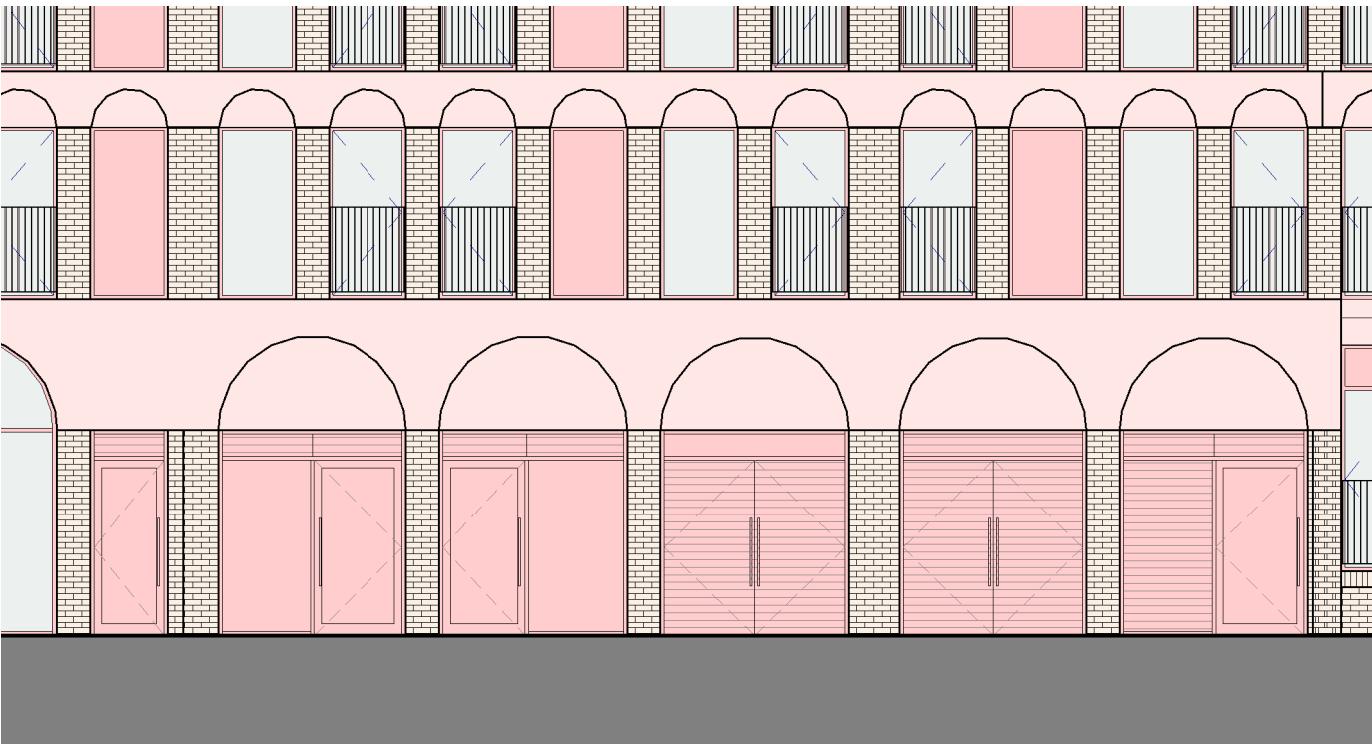
Plant room layout and associated back of house access and ventilation strategy developed at detailed design.

This requires a minor rearrangement of doors and louvred panels within the proposed curtain walls.

CONSENTED DRAWING



CURRENT PROPOSAL



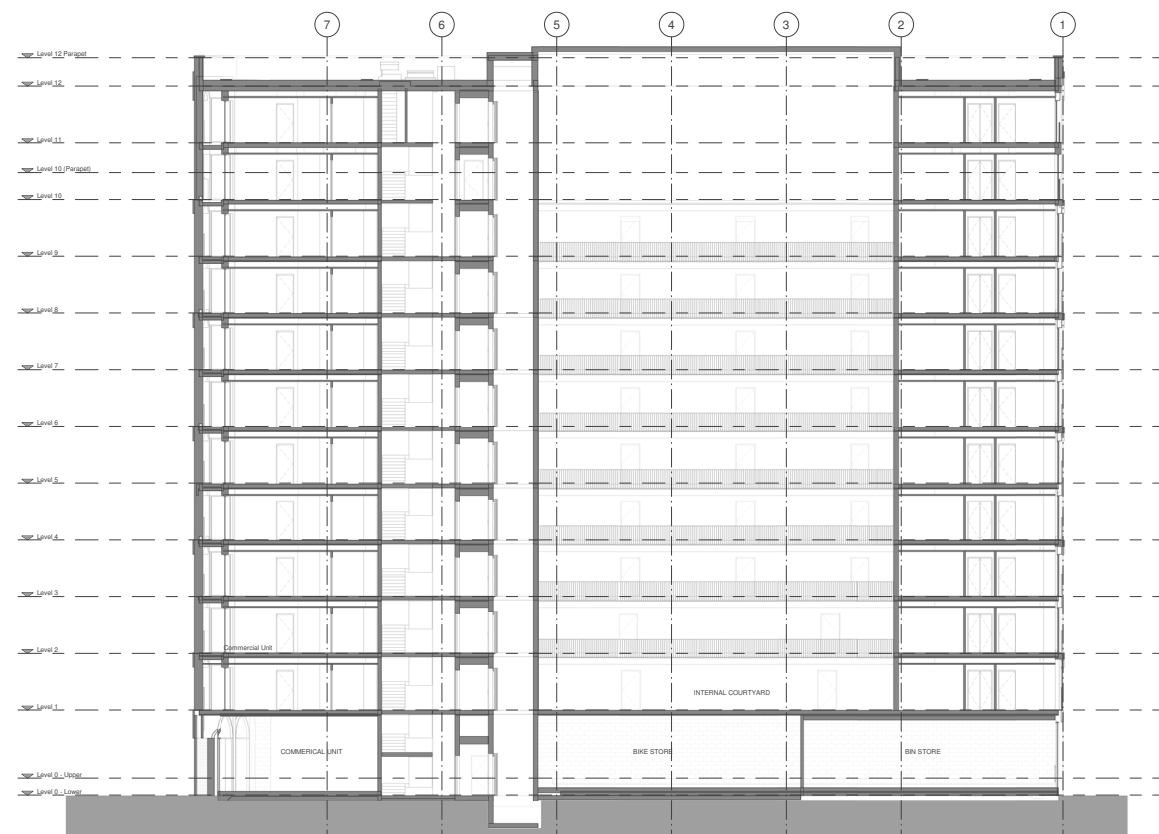
3.0 ATRIUM DESIGN

SECTION - ATRIUM & SMOKE VENT SHAFT

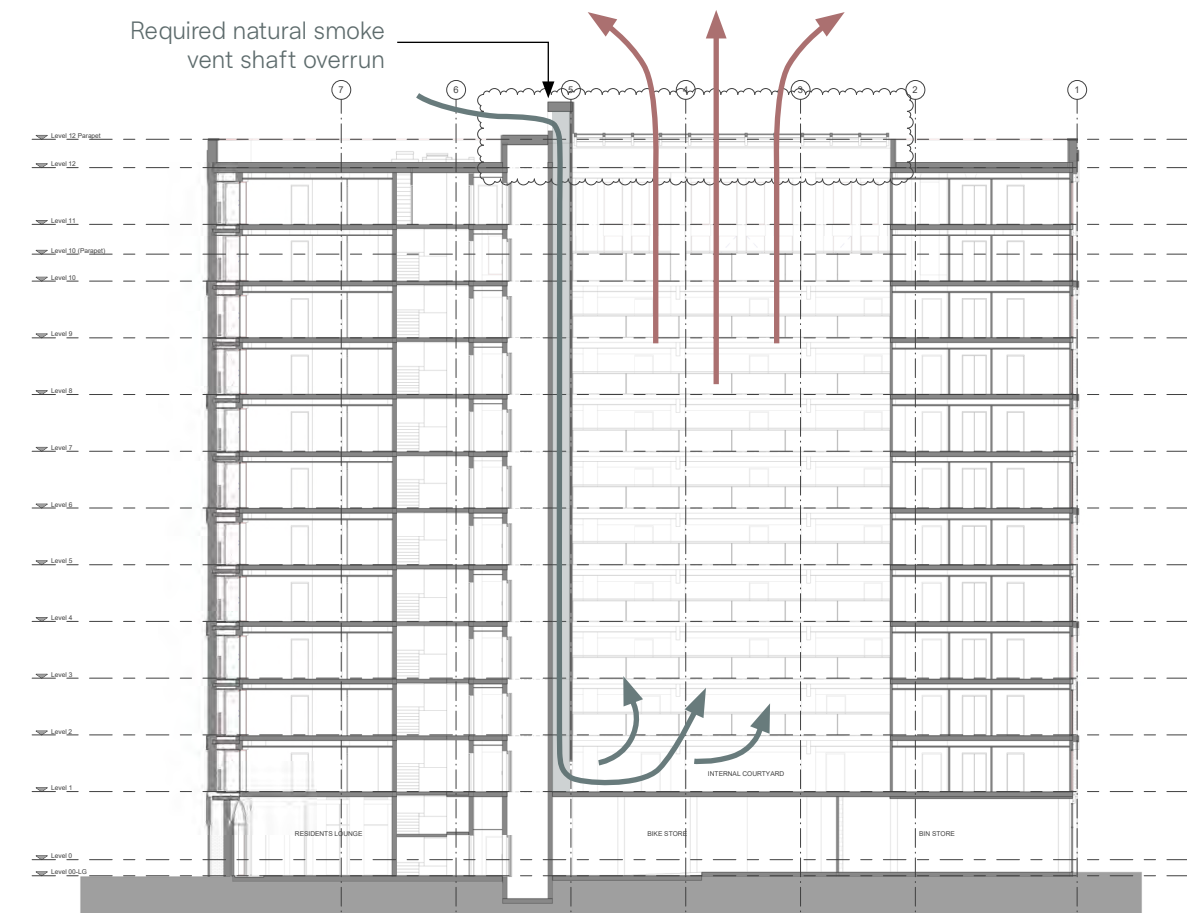
Through detailed development of the building Fire Strategy using Computational Flow Dynamic modelling, an air inlet shaft has been added to provide intake air to the atrium and circulation routes, in the event of fire.

The proposed shaft sits next to the lift core and is required to take fresh air 5m away from the opening of the rooflight via ductwork.

CONSENTED DRAWING



CURRENT PROPOSAL



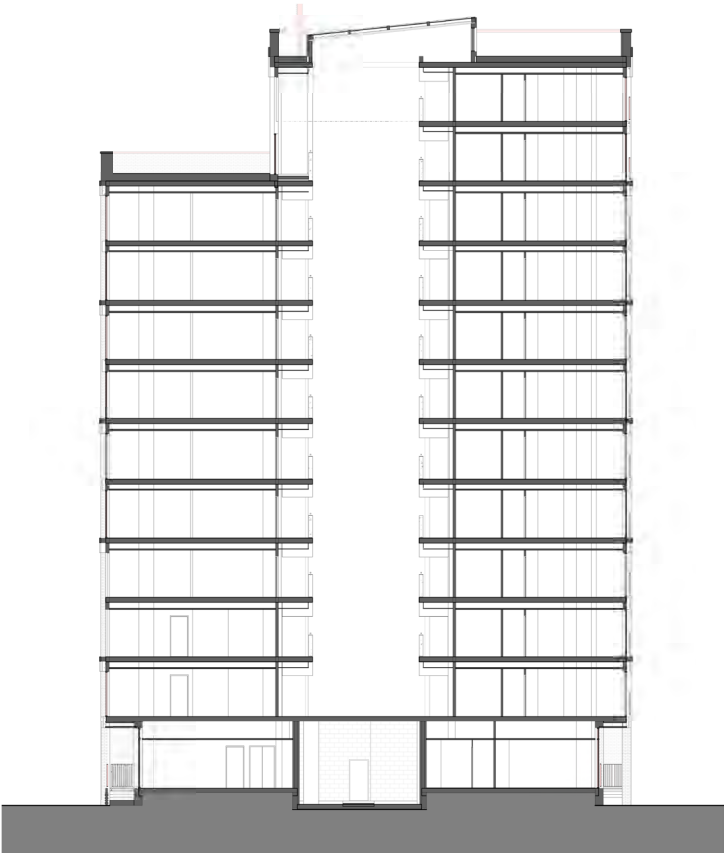
3.1 ROOFTOP PLANT SCREEN

The plant and shaft described in section 3. underwent detailed discussions with Manchester City Council. To mitigate the visual impact of these elements, a metal louvred screen is proposed to the roof top on Addington Street elevation. This has been designed to suit the massing and proportion of the building, and is polyester powder coated to the same colour and finish as all other metal work on the building facade.



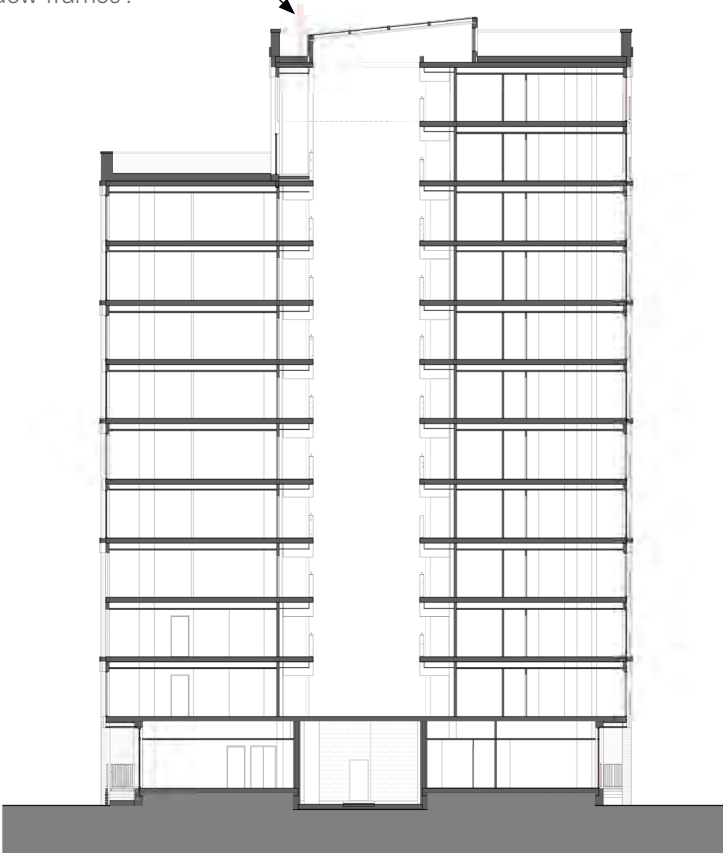
View from Oldham Road / Great Ancoats Street

CONSENTED DRAWING



CURRENT PROPOSAL

Louvred plant screen colour matched to window frames.



4.0 SPANDREL BLANKING PANELS

GROUND FLOOR APARTMENTS

Spandrel panels introduced to ground floor windows to conceal ceiling voids, as illustrated in the below bay elevations and section.

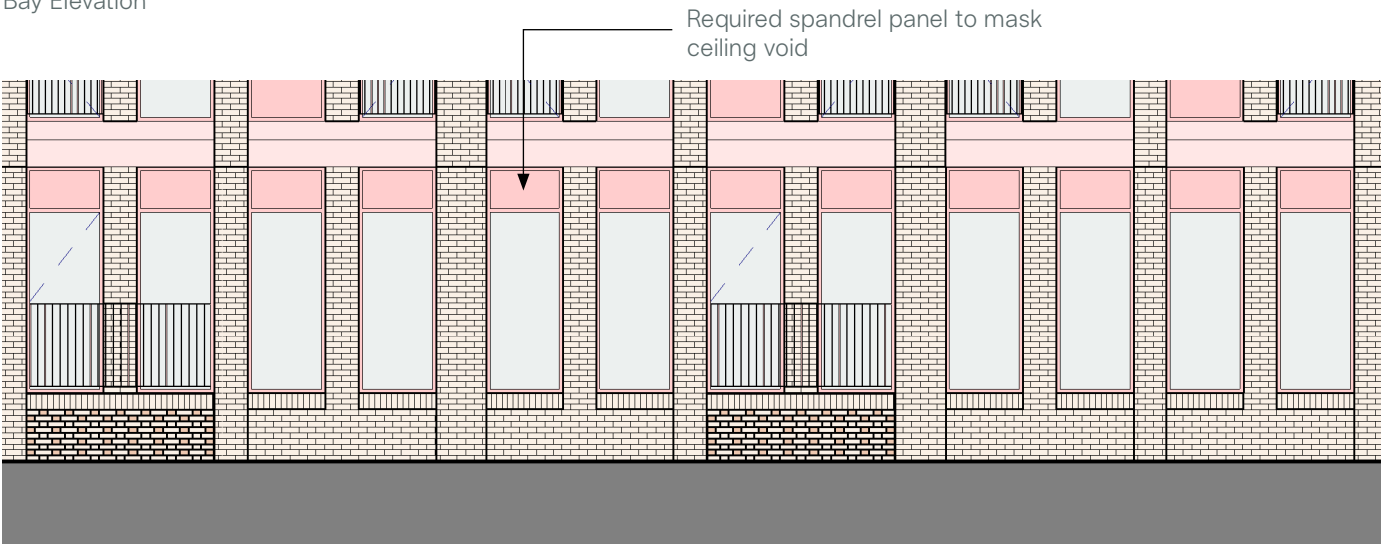
CONSENTED DRAWING

Bay Elevation

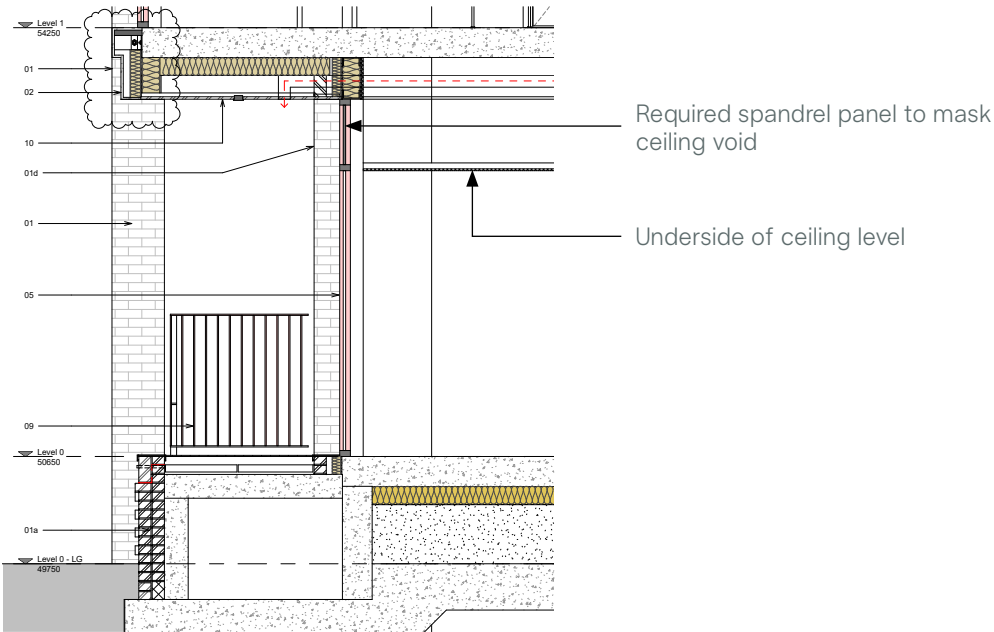


CURRENT PROPOSAL

Bay Elevation



Section Detail



5.0 GRC GROUND FLOOR

ELEVATION - CHADDERTON STREET

Through design development, 11no GRC panels located at street level on Chadderton St have been changed to brickwork, retaining the concept of the pier design. It was deemed that the GRC at street level may be vulnerable to graffiti and that brickwork would be better maintained in this location.

CONSENTED DRAWING



CURRENT PROPOSAL



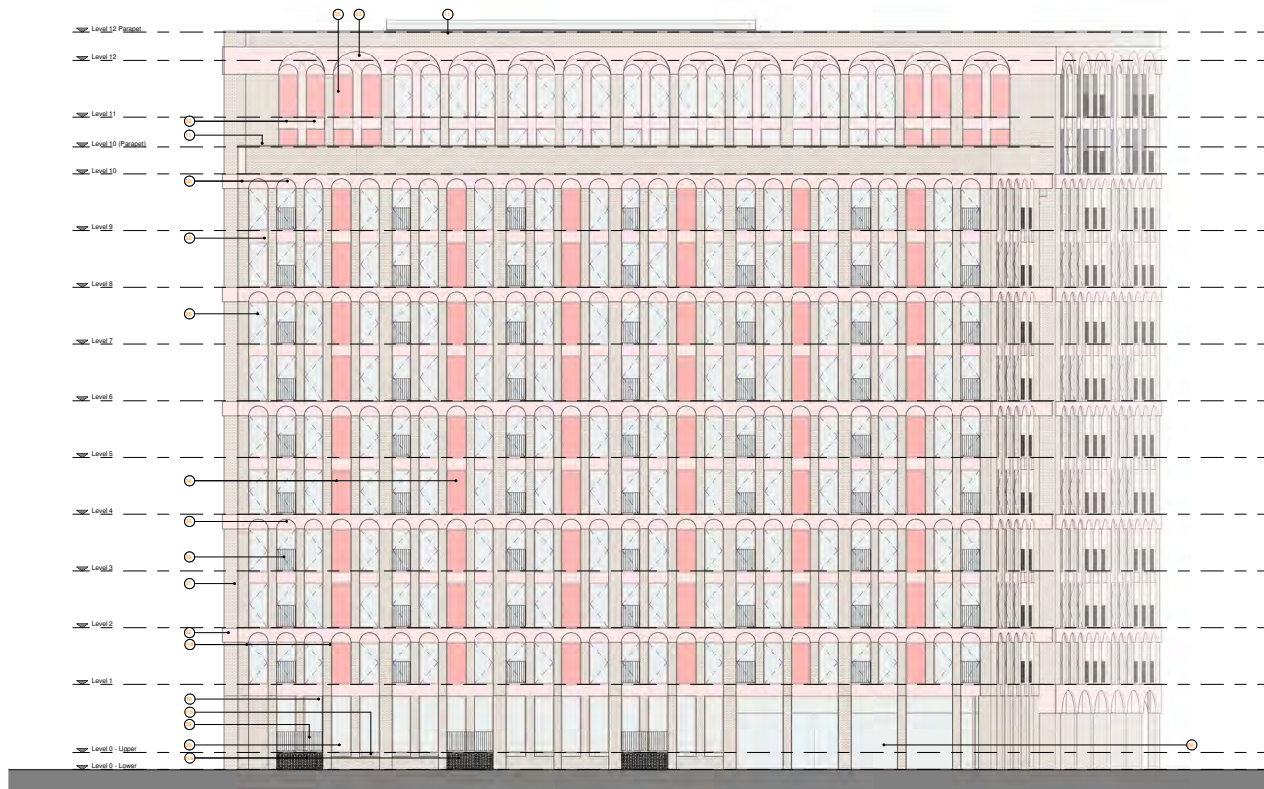
6.1 OVERVIEW

ELEVATIONS - ADDINGTON STREET

Proposed alterations to Addington Street elevation;

- Restricted opening windows to be replaced with juliet balconies for improved amenity
- Windows, juliet balconies and spandrel panels to be redistributed across the facade
- Spandrel panels to be introduced to ground floor windows to mask ceiling voids
- Skylight and associated smoke vent developed at detailed design

CONSENTED DRAWING



CURRENT PROPOSAL

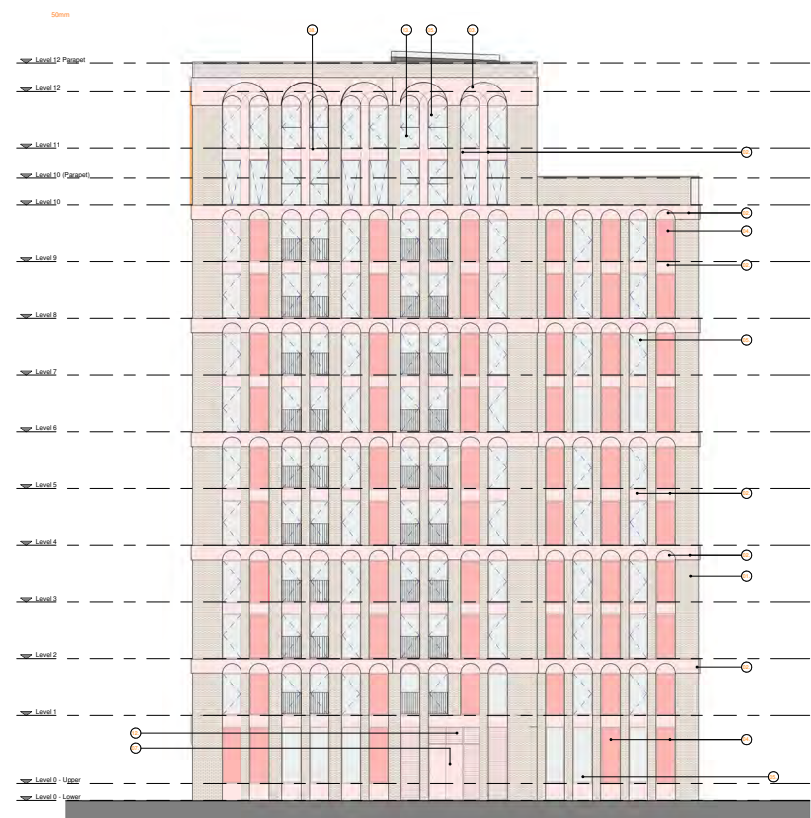


6.2 OVERVIEW

ELEVATIONS - CHADDERTON STREET

- Proposed alterations to Chadderton Street elevation;
- Restricted opening windows to be replaced with juliet balconies for improved amenity
 - Windows, juliet balconies and spandrel panels to be redistributed across the facade
 - Spandrel panels to be introduced to ground floor windows to mask ceiling voids
 - Skylight and associated smoke vent developed at detailed design
 - GRC to be removed from lower ground floor level as an anti-graffiti measure.

CONSENTED DRAWING



CURRENT PROPOSAL



6.3 OVERVIEW

ELEVATIONS - OLDHAM ROAD

Proposed alterations to Oldham Road elevation;

- Restricted opening windows to be replaced with juliet balconies for improved amenity
- Windows, juliet balconies and spandrel panels to be redistributed across the facade
- Skylight and associated smoke vent developed at detailed design

CONSENTED DRAWING



CURRENT PROPOSAL

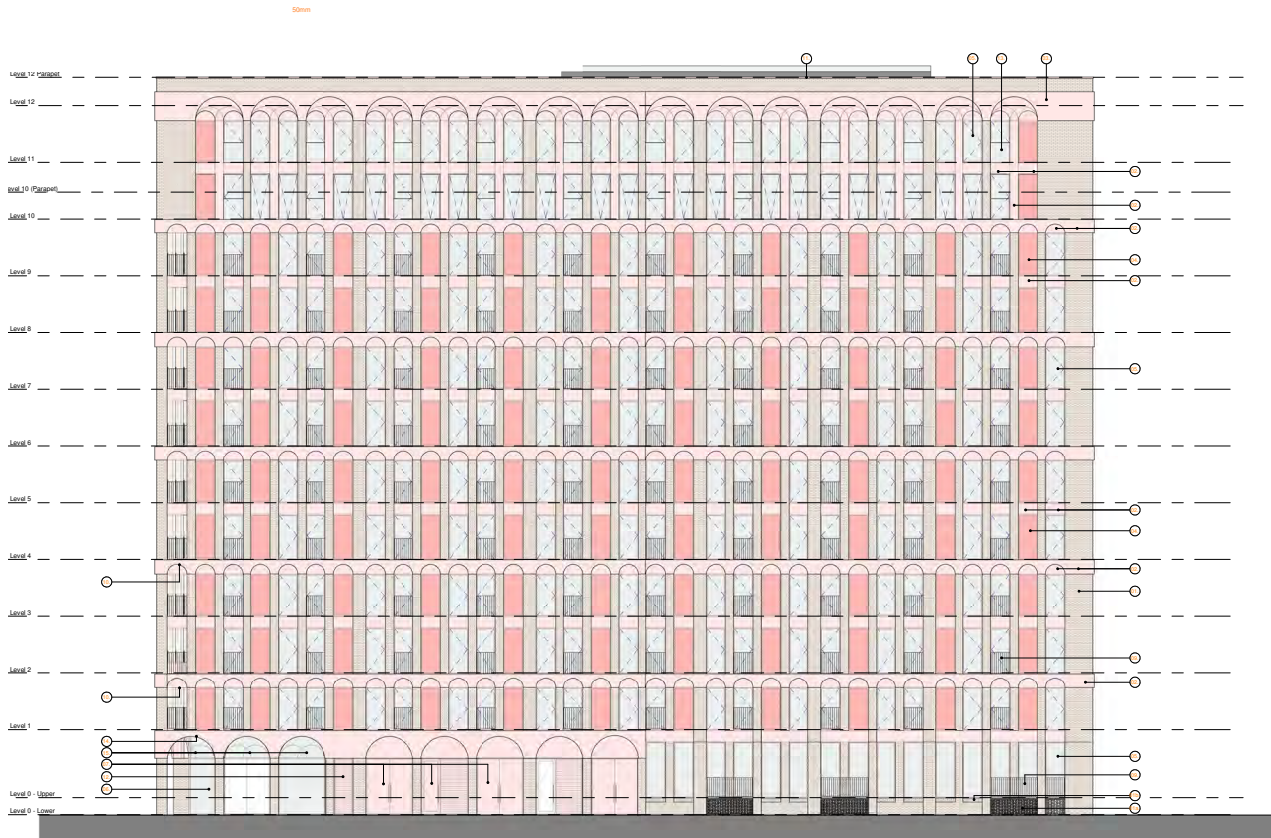


6.4 OVERVIEW

ELEVATIONS - MARSHALL STREET

- Proposed alterations to Marshall Street elevation;
- Restricted opening windows to be replaced with juliet balconies for improved amenity
 - Windows, juliet balconies and spandrel panels to be redistributed across the facade
 - Spandrel panels to be introduced to ground floor windows to mask ceiling voids
 - Skylight and associated smoke vent developed at detailed design
 - Plant room layout and associated back of house access developed at detailed design

CONSENTED DRAWING



CURRENT PROPOSAL



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