

One Victoria,

Great Ducie Street,
Manchester

Proposed Amendments

January 2023

DAY

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View looking south down Great Ducie Street

1.0 Introduction

Comparative Drawing Study

Introduction

Planning permission ref 122280/FO/2019 for redevelopment of the site at Great Ducie Street and Mirabel Street was granted on 31 August 2022, following the completion of a S106 Legal Agreement, having previously been approved at the planning committee meeting on 17 December 2020. The consent permits development as follows:

“Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building.”

The above planning permission was secured by Maryland Securities who have since sold the site to One Heritage. One Heritage is now looking to develop the scheme, but in order to do so need to make a number of minor amendments. Most of these changes have resulted from a change to the footprint of building B (bound by Mirabel Street and Breslyn Street) resulting from the fact that One Heritage has not been able to acquire a strip of land adjacent to The Beaumont Building. Other changes relate to amendments to some of the proposed materials and to elevations overlooking the viaduct to ensure there are no opening

windows facing onto the railway.

The purpose of this document is to give an overview of the amendments to approved drawings for the One Victoria development through a direct comparison study.

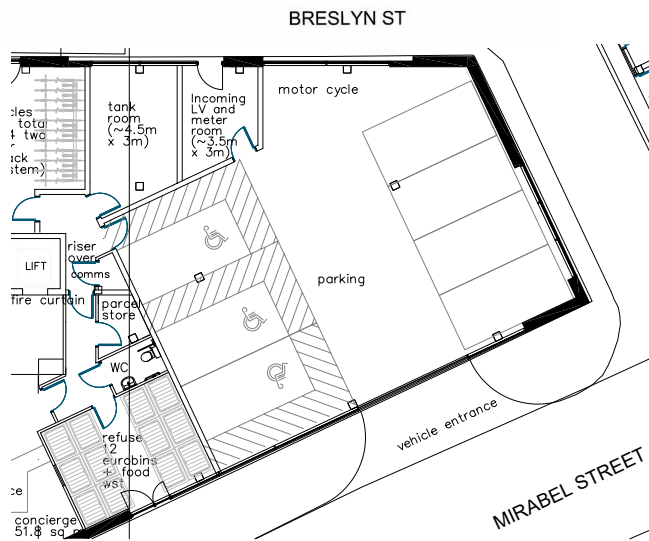
Topics for Discussion:

- Re configuration of parking provision
- General arrangement layout change to ground floor retail units
- General arrangement layout change due to ‘no build zones’
- External amenity space layout and associated access
- Apartment layout changes
- Recessed shop windows omitted and shown flush with building façade to remove anti-social behaviour
- Omission of roof mounted plant / feature aluminium screens to perimeter of roofs and terrace areas
- Increase of masonry parapet to perimeter of level 10 terrace following omission of aluminium screening
- Updates to gable windows overlooking World Wide Fancy Goods in line with fire regulations.
- Omission of recessed gable window over World Wide Fancy Goods in favour of an aluminium panel
- Amendments to feature saw tooth windows to allow for construction requirements and buildability
- Inclusion of louvres to head of retail windows to allow for future mechanical ventilation
- Amendments to windows in line with mechanical ventilation strategy and inclusion of glass balustrades in line with guarding requirements as set under AD Part K.



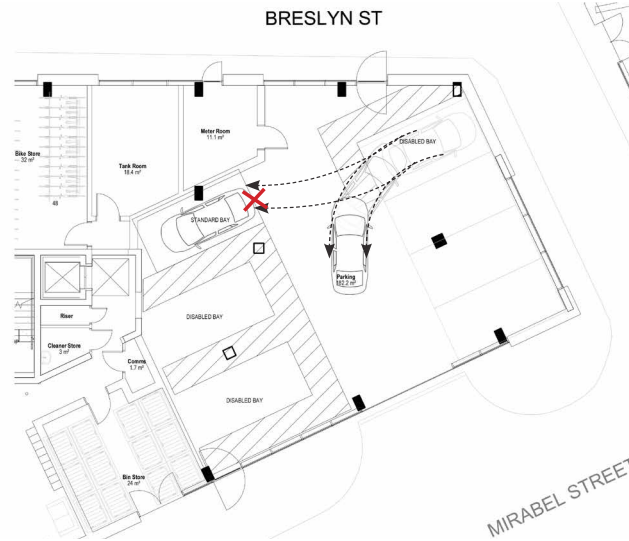
1.1

Car Park Layout Stages of Car Park Layout Development



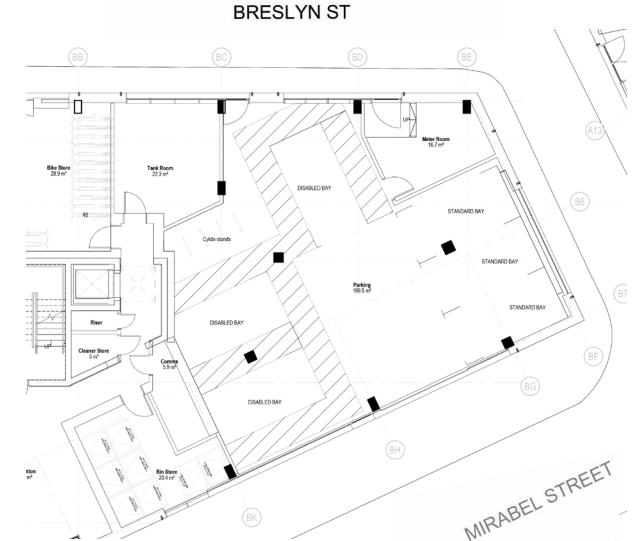
Car Park Layout - Hodder + Partners Proposal

The approved layout doesn't comply with Approved Document M where a 1200mm zone is required either side of every parking space



Car Park Layout - DAY Interim Design

Updated proposal to maintain 3no. disabled bays and provide the 1200mm zone to both sides of 2no disabled bays. This layout was tracked and isn't acceptable, if a car is parked in the top left bay, the vehicle in the top right bay cannot reverse out.

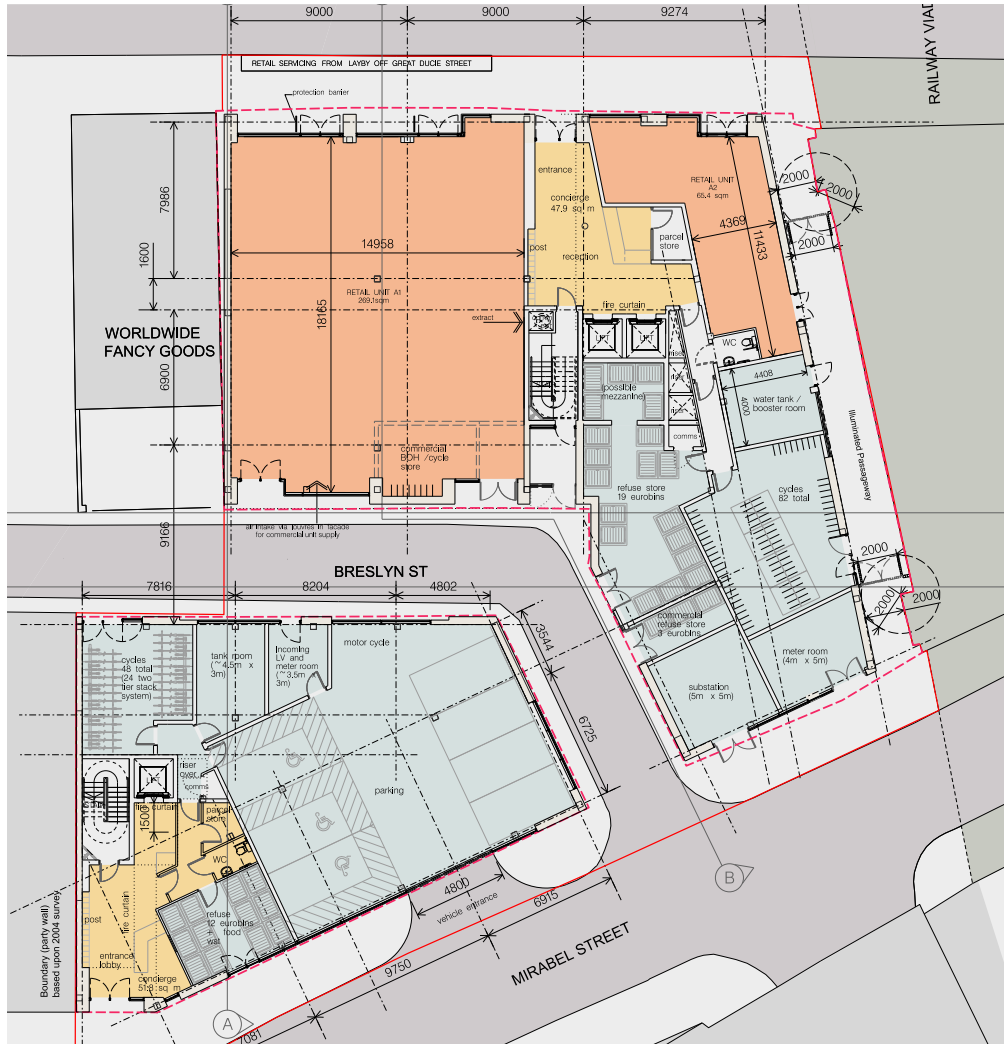


Car Park Layout - DAY Current Proposal

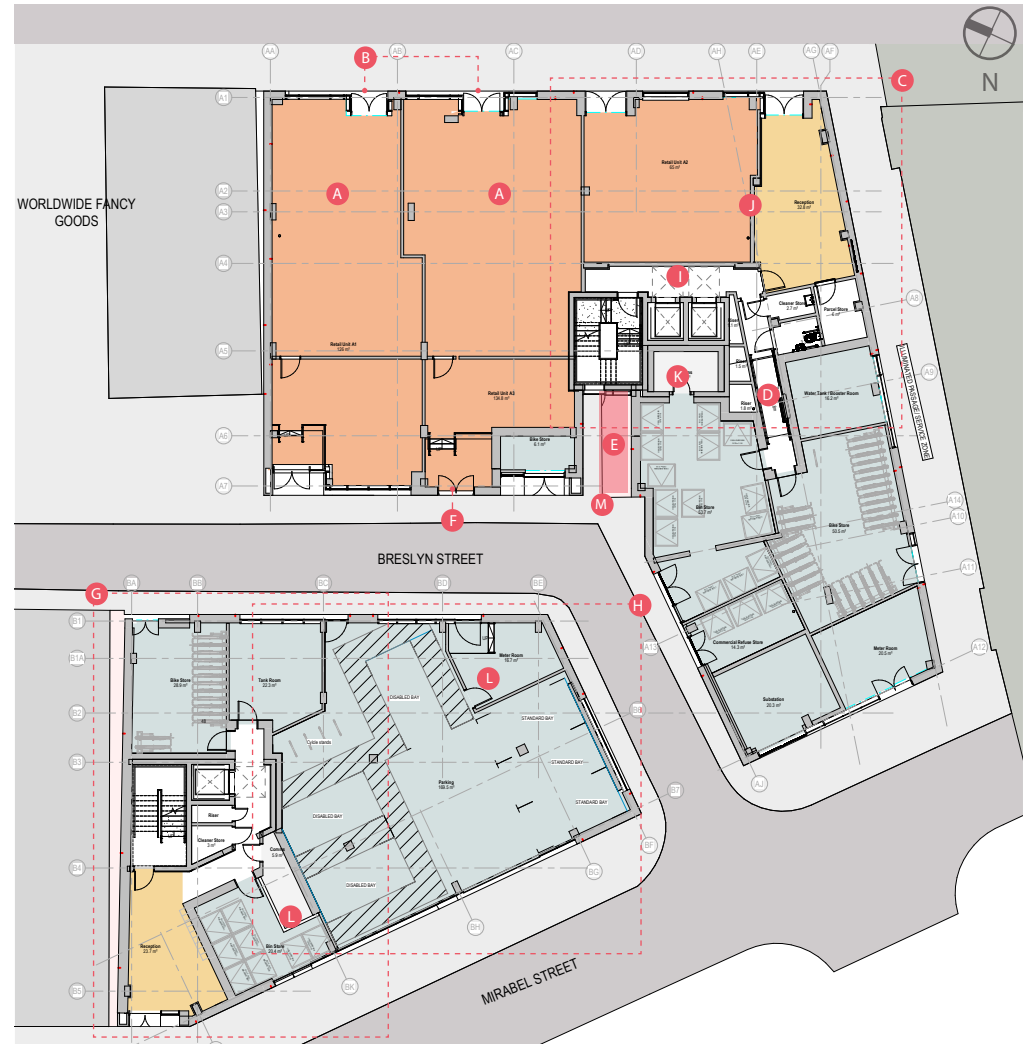
Updated to maintain 3no. disabled bays with the relevant 1200mm clear zones as per Approved Document M. This layout also allows vehicles to manoeuvre in and out whilst fully occupied. Meter room relocated to the other side of the car park.

1.2 Floor Plans - Ground Floor

Comparative Drawing Study



Ground Floor Plan - Hodder + Partners Proposal



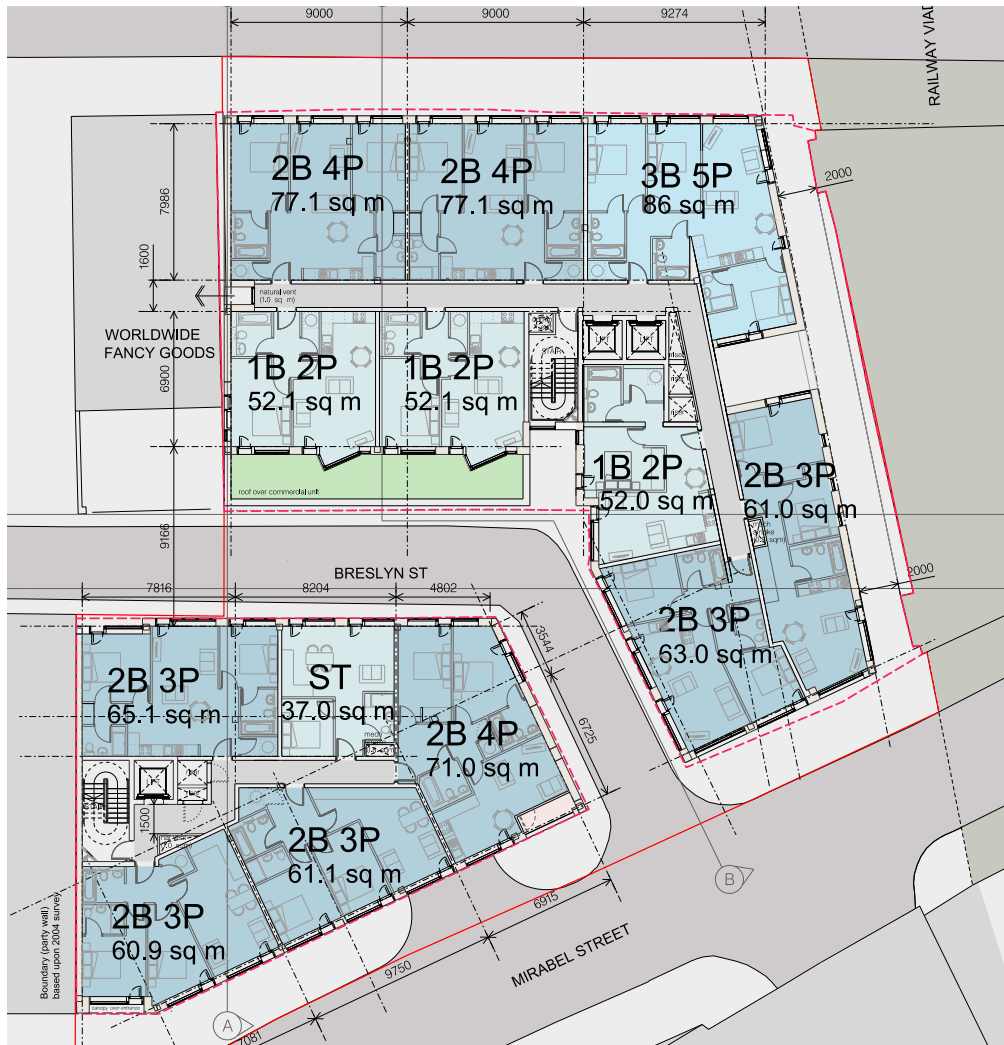
Ground Floor Plan - DAY Amendment

Design Changes Key

- A Retail Units split into 2no. units
- B Recessed shop fronts to be omitted in favour of smaller reveal
- C Retail unit swapped with reception - preferred from fire and structural view. Parcel store relocated. Cleaner's store included. Core updated due to no-build area
- D Ramp added to provide access to bin store
- E No build zone shown hatched
- F Additional door included
- G Updated layout following exclusion of no-build zone and structural core / riser cleaners store/ removal of WC as not required
- H Layout amended to maintain 3no. disabled spaces along with 3no. standard spaces due to space constraints and following vehicle tracking exercise.
- I Protected escape route added in line with building regulation requirements.
- J Entrance lobby and retail space location switched.
- K Comms rooms added
- L Meter room added
- M Secondary gate omitted to no-build zone

1.2 Floor Plans - 1st-2nd Floor

Comparative Drawing Study



1st-2nd Floor Plan - Hodder + Partners Proposal

Design Changes Key

- A Layouts updated to remove wardrobes whilst ensuring the storage meets space standards
- B Width of split in facade reduced to 685mm (from 900mm) to align with brick dimensions
- C Window to the gable end updated to allow a maximum unprotected area of 1m sq in line with fire regulations
- D Updated layout following exclusion of no-build zone and structural core / riser
- E Layout flipped to reduce escape distances
- F Core updated due to no-build zone
- G Additional riser provided as storage for apartment
- H Apartment layout updated to include store / service cupboard
- I Layout updated to remove lobby and increase living space
- J Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity)

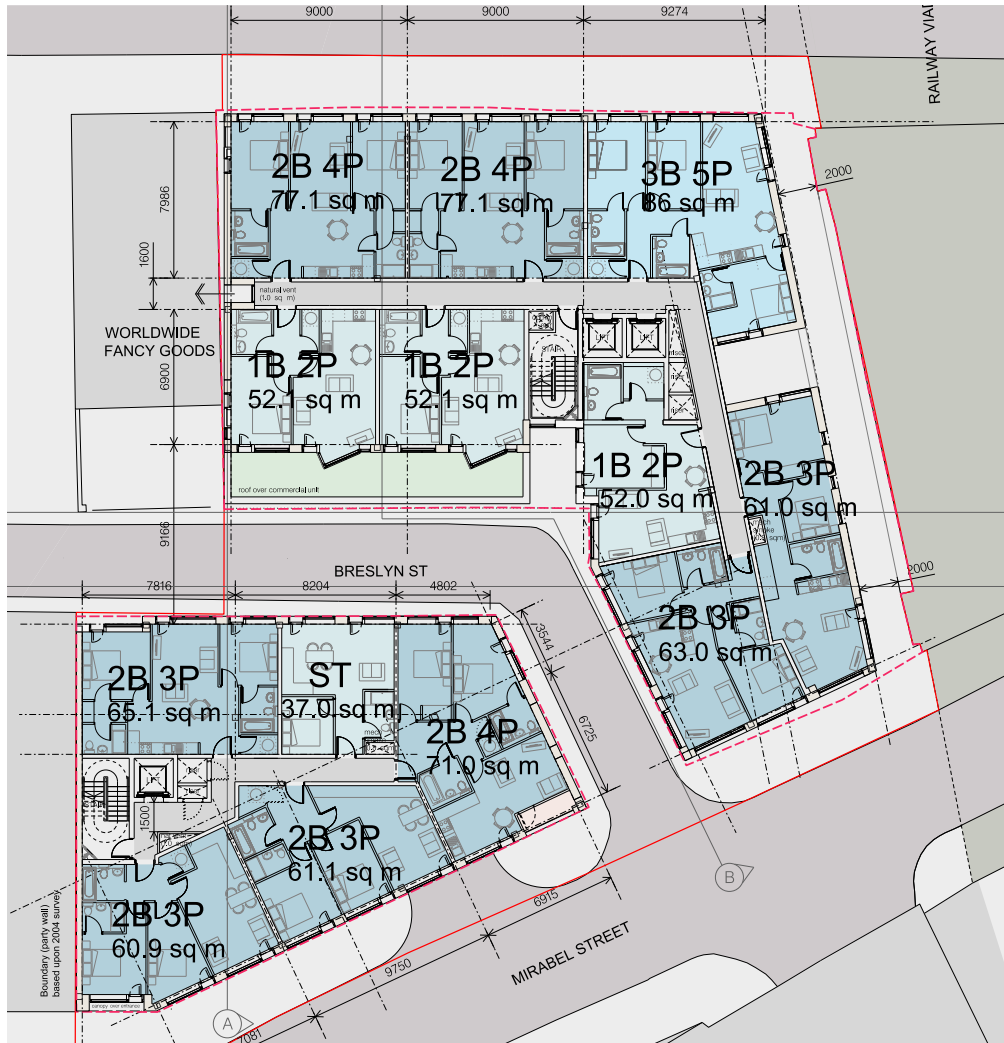
Note: All apartments have reduced in size due to the no build zones, but still meet MCC adopted Space Standard minimum areas



1st-2nd Floor Plan - DAY Amendment

1.2 Floor Plans - 3rd-4th Floor

Comparative Drawing Study



3rd-4th Floor Plan - Hodder + Partners Proposal

Design Changes Key

- A Layouts updated to remove wardrobes whilst ensuring the storage meets space standards.
- B Width of split in facade reduced to 685mm (from 900mm) to align with brick dimensions
- C Window to the gable end updated to allow a maximum unprotected area of 1m sq in line with fire regulations
- D Updated layout following exclusion of no-build zone and structural core / riser
- E Layout flipped to reduce escape distances
- F Core updated due to no-build zone
- G Additional riser provided as storage for apartment.
- H Apartment layout updated to include store / service cupboard
- I Layout updated to remove lobby and increase living space
- J Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity)

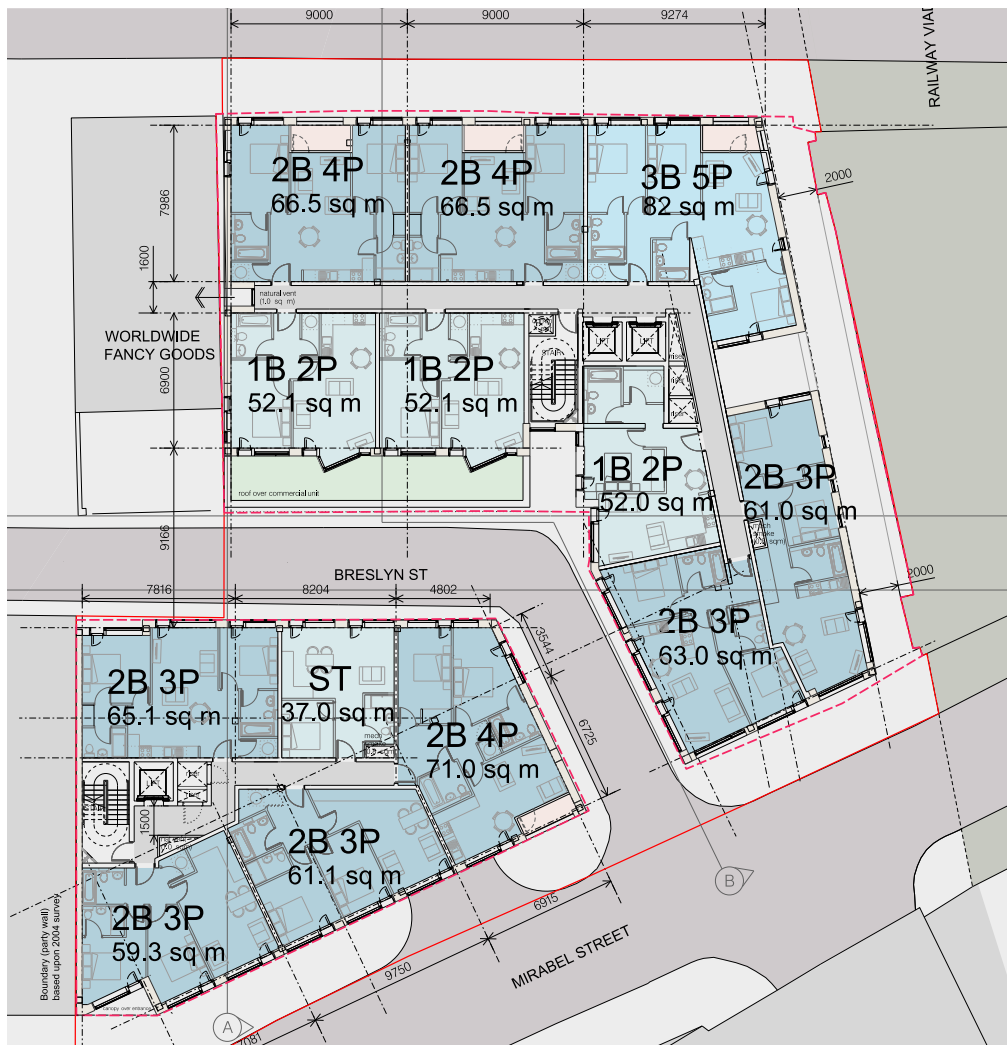
Note: All apartments have reduced in size due to the no build zones, but still meet MCC Adopted Space Standards minimum areas



3rd-4th Floor Plan - DAY Amendment

1.2 Floor Plans - 5th-9th Floor

Comparative Drawing Study



5th-9th Floor Plan - Hodder + Partners Proposal

Design Changes Key

- A Layouts updated to remove wardrobes whilst ensuring the storage meets space standards.
- B Width of split in facade reduced to 685mm (from 900mm) to align with brick dimensions
- C Window to the gable end updated to allow a maximum unprotected area of 1m sq in line with fire regulations
- D Updated layout following exclusion of no-build zone and structural core / riser
- E Layout flipped to reduce escape distances
- F Core updated due to no-build zone
- G Additional riser provided as storage for apartment.
- H Apartment layout updated to include store / service cupboard
- I Layout updated to remove lobby and increase living space
- J Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity)

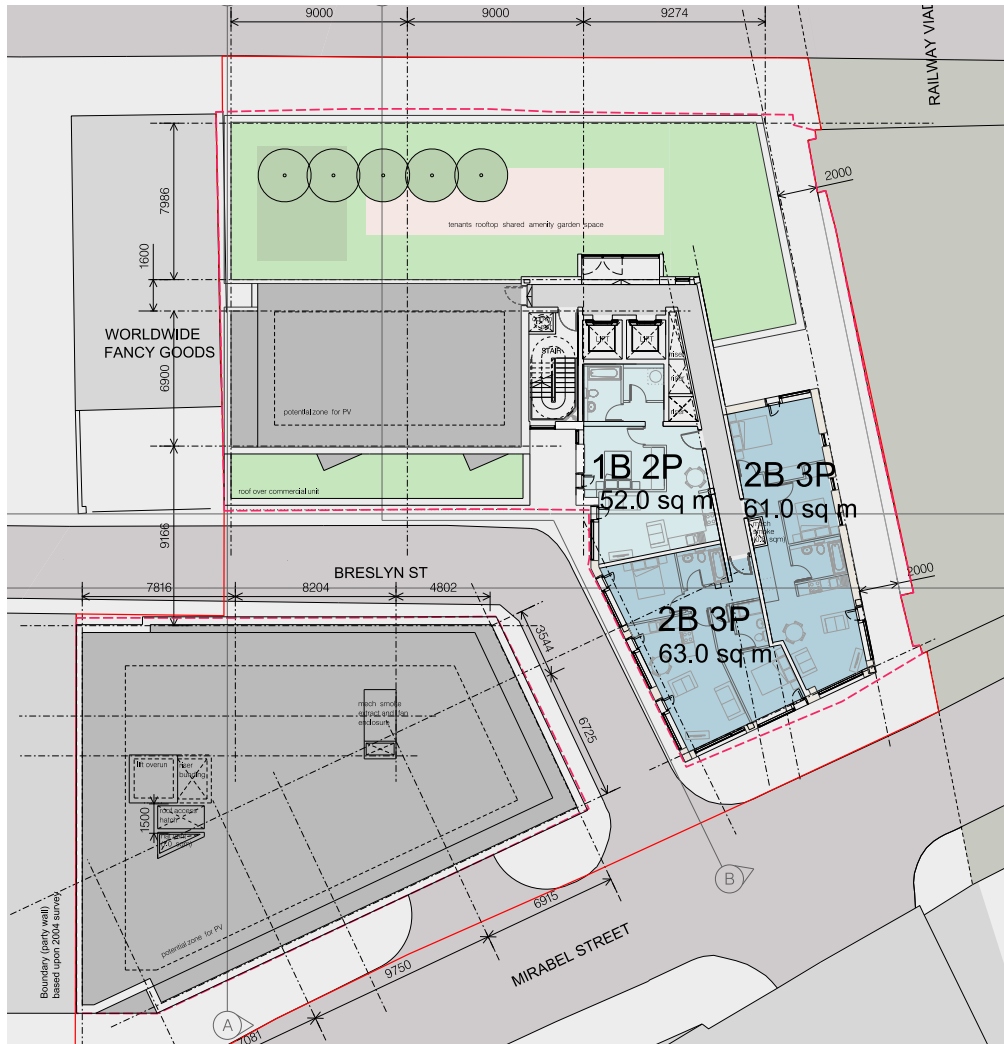
Note: All apartments have reduced in size due to the no build zones, but still meet MCC Adopted Space Standards minimum areas



5th-9th Floor Plan - DAY Amendment

1.2 Floor Plans - 10th Floor

Comparative Drawing Study

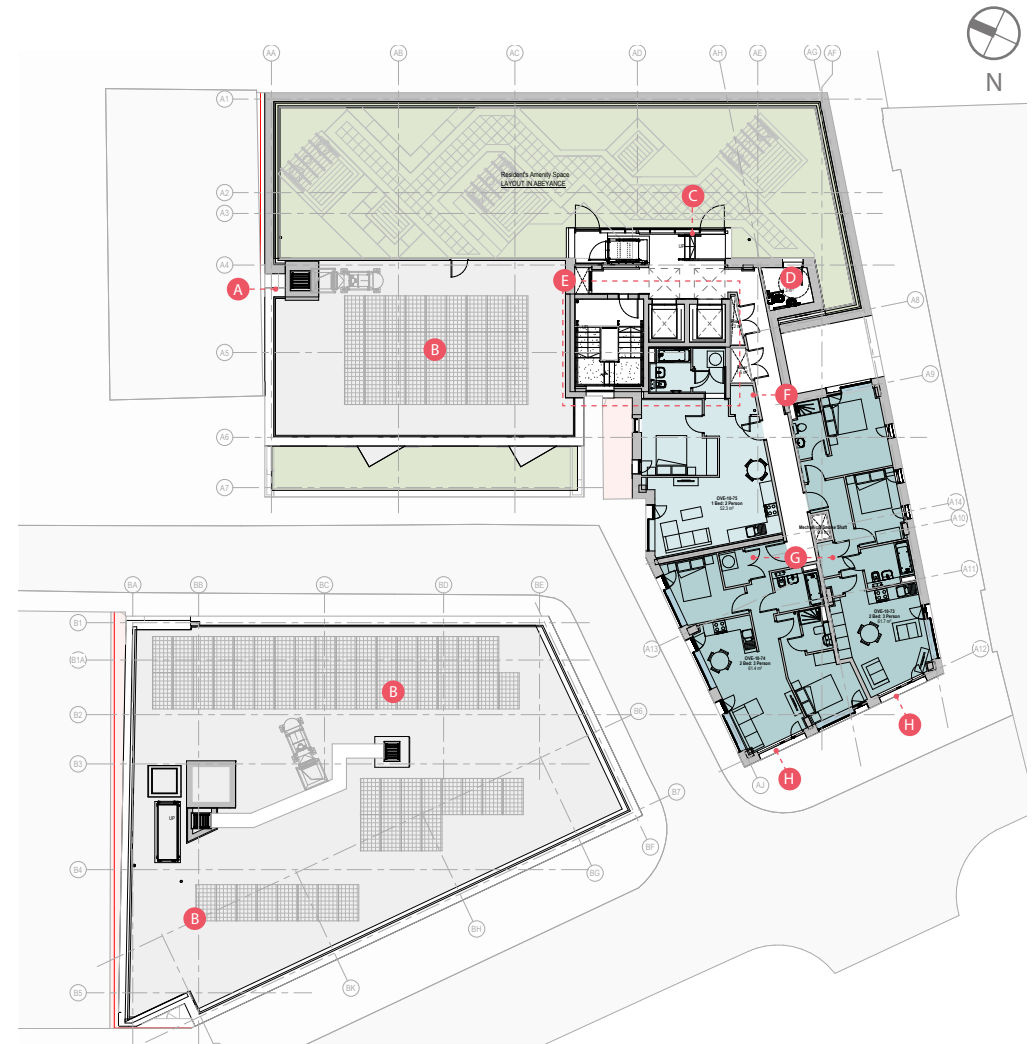


10th Floor Plan - Hodder + Partners Proposal

Design Changes Key

- A Width of split in facade reduced to 685mm (from 900mm) to align with brick dimensions
- B Roof plant shown
- C Feature surround to amenity space curtain walling increased in depth to allow for accessible ramp
- D External accessible WC included for amenity space users
- E Core updated due to no-build zone
- F Additional riser provided as storage for apartment.
- G Apartment layout updated to include store / service cupboard
- H Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity)

Note: All apartments have reduced in size due to the no build zones, but still meet MCC Adopted Space Standard minimum areas



10th Floor Plan - DAY Amendment

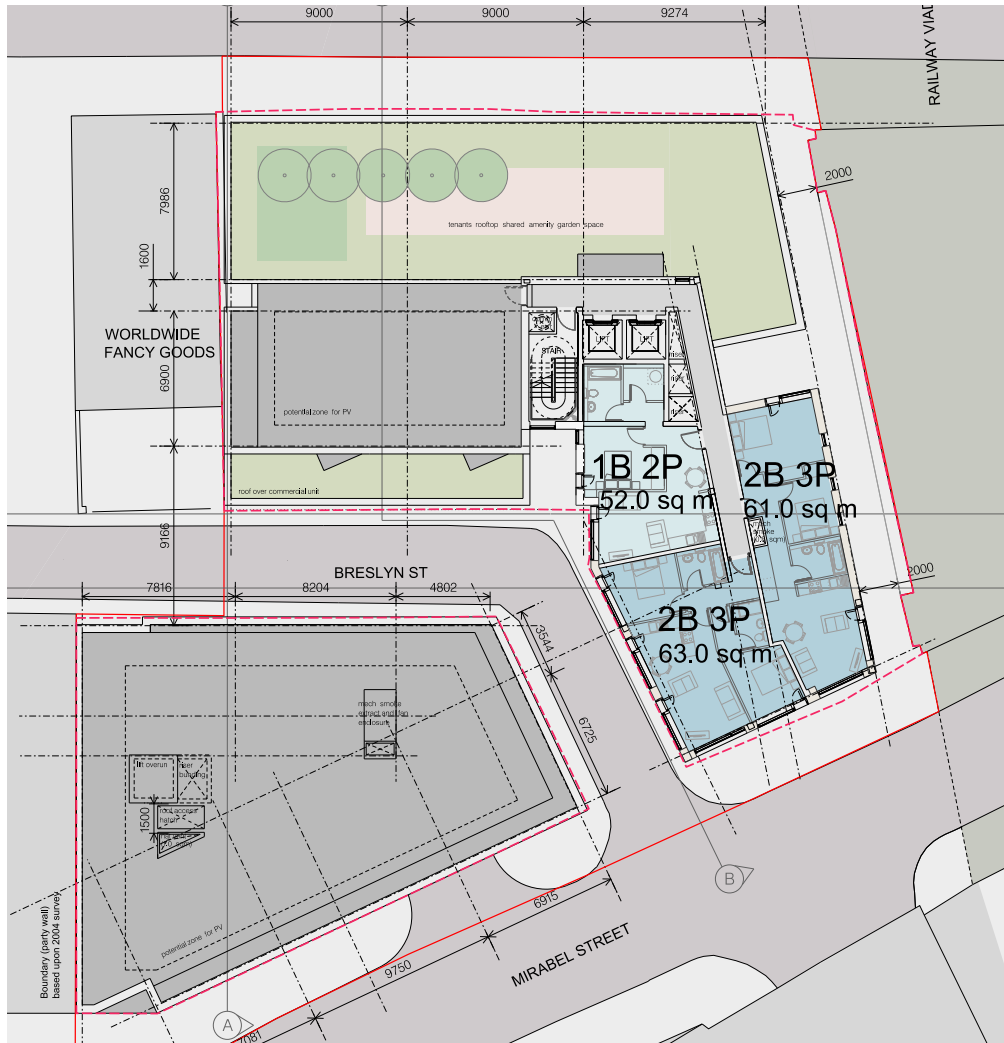
1.2 Floor Plans - 11th-12th Floor

Comparative Drawing Study

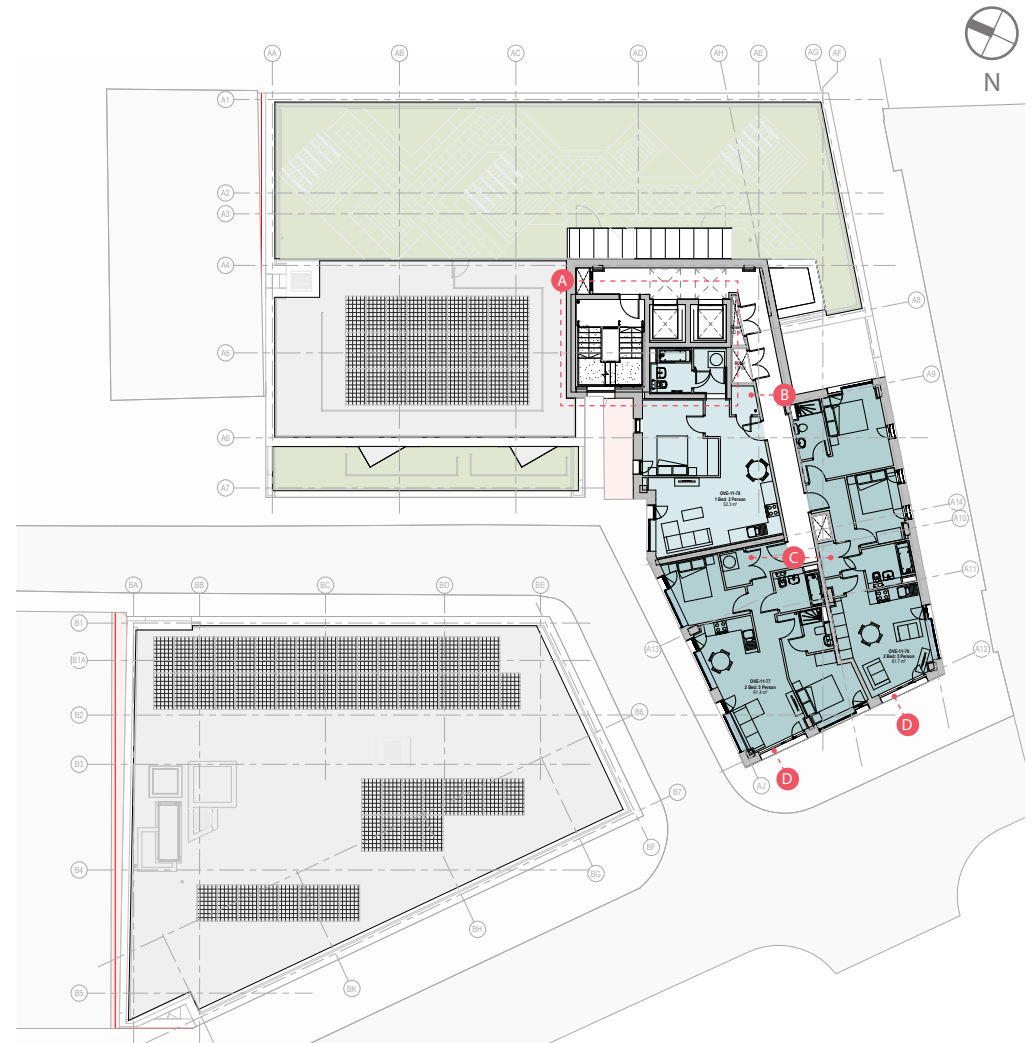
Design Changes Key

- A Core updated due to no-build zone
- B Additional riser provided as storage for apartment.
- C Apartment layout updated to include store / service cupboard
- D Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity)

Note: All apartments have reduced in size due to the no build zones, but still meet MCC Adopted Space Standard minimum areas



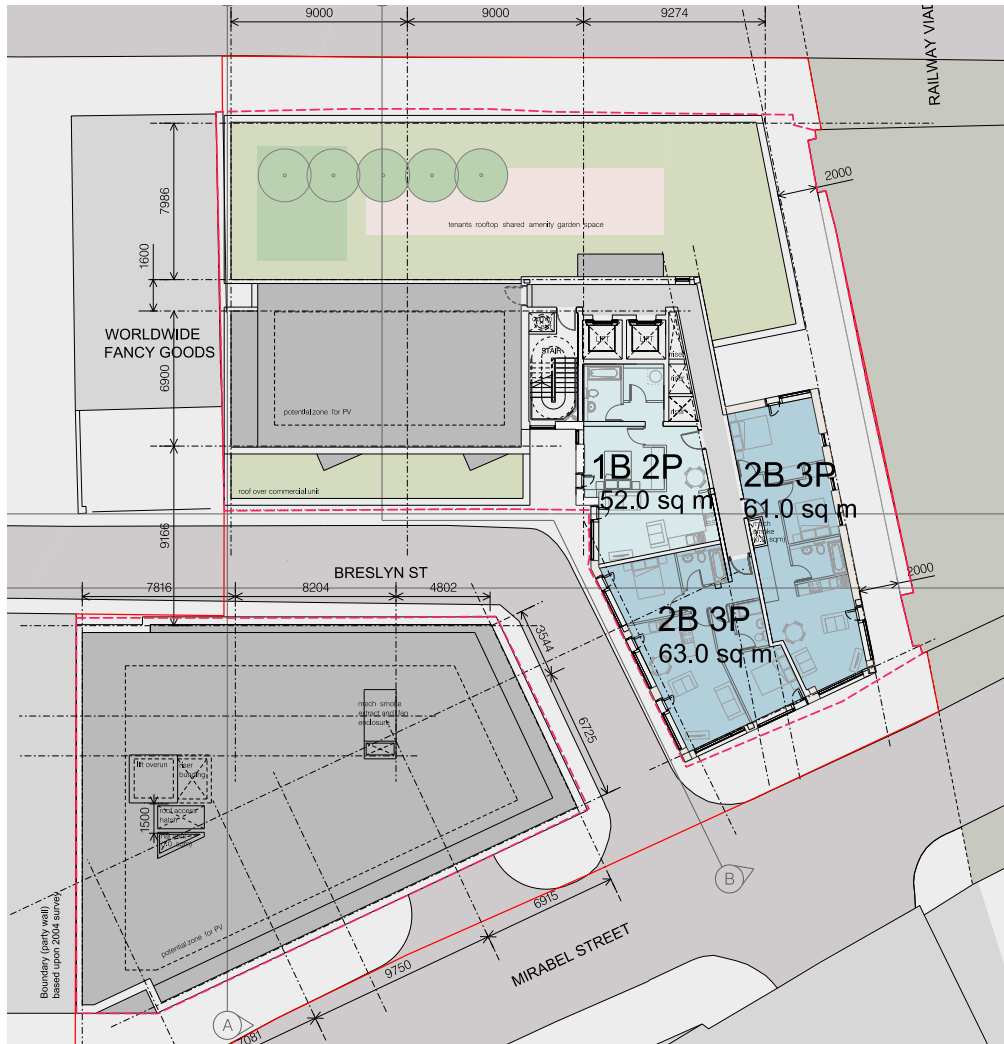
11th-12th Floor Plan - Hodder + Partners Proposal



11th-12th Floor Plan - DAY Amendment

1.2 Floor Plans - 13th Floor

Comparative Drawing Study

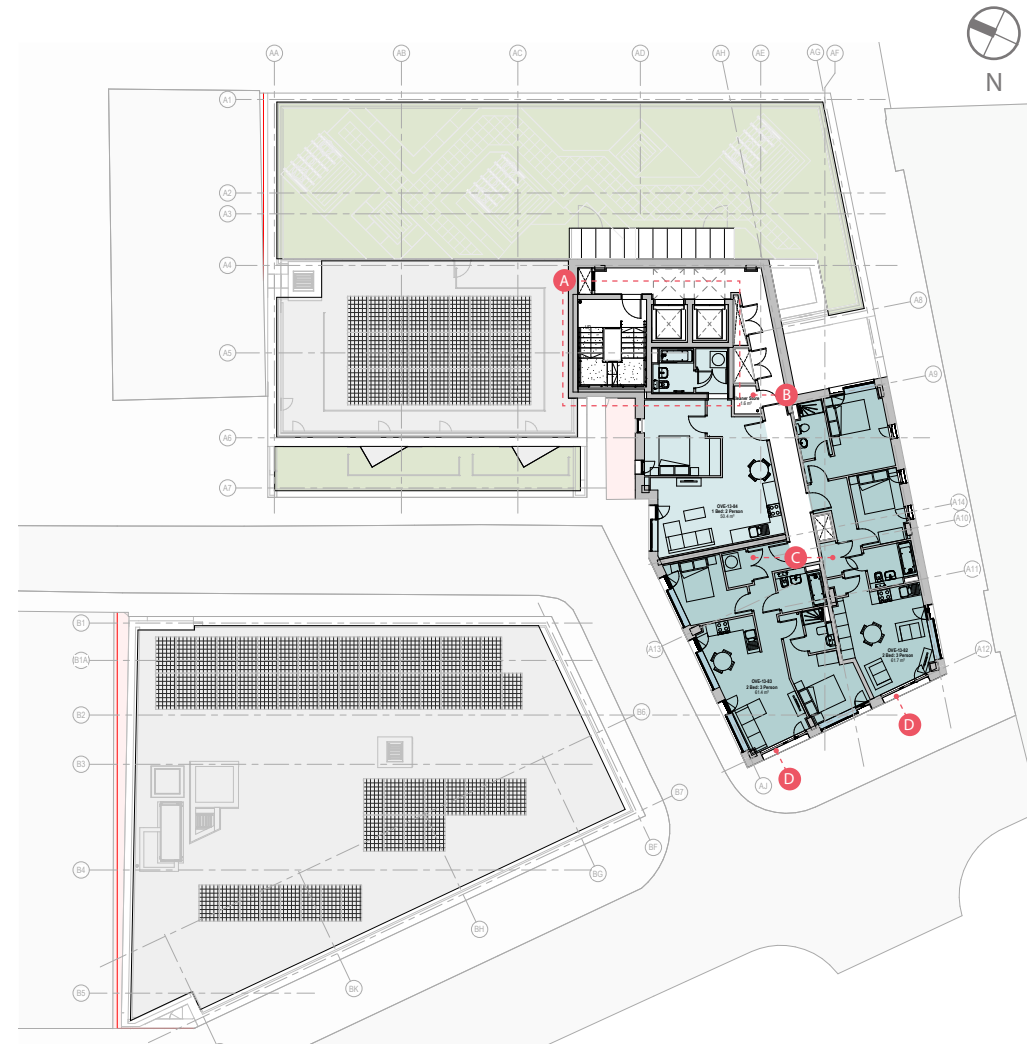


13th Floor Plan - Hodder + Partners Proposal

Design Changes Key

- A Core updated due to no-build zone
- B Riser changed to cleaner store
- C Apartment layout updated to include store / service cupboard
- D Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity)

Note: All apartments have reduced in size due to the no build zones, but still meet MCC Adopted Space Standard minimum



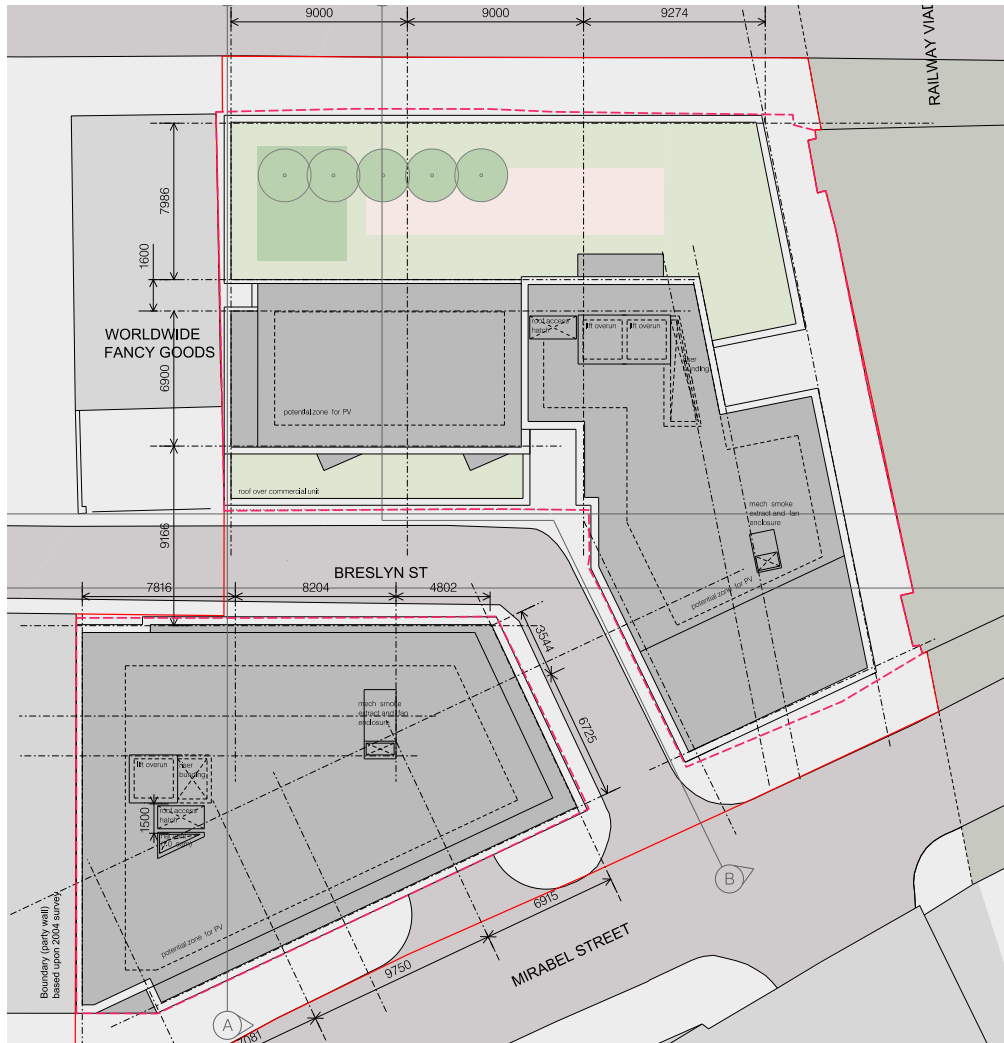
13th Floor Plan - DAY Amendment

1.2 Floor Plans - Roof Plan

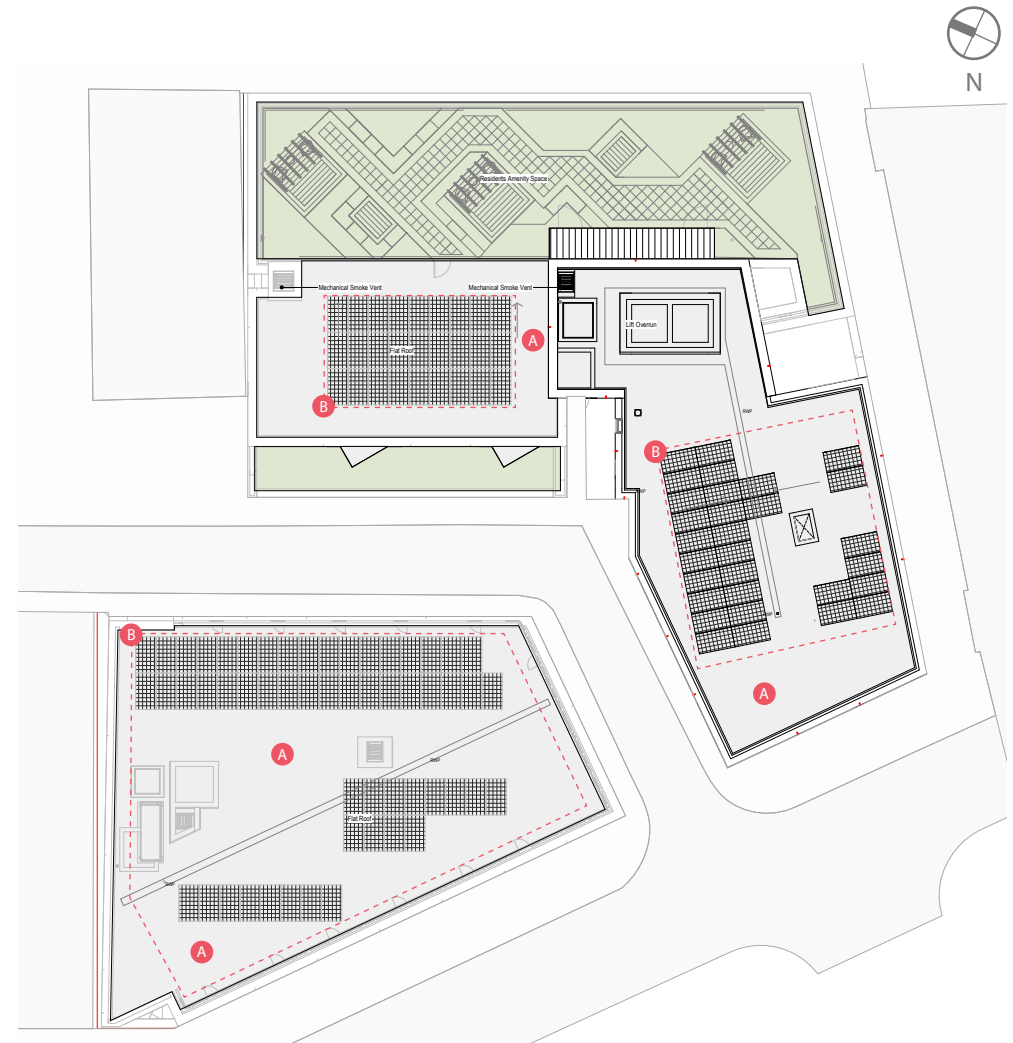
Comparative Drawing Study

Design Changes Key

- A Additional Plant
- B PV to all plant area roofs



Roof Plan - Hodder + Partners Proposal



Roof Plan - DAY Amendment

1.3 Elevations - North Section AA

Comparative Drawing Study

Material Key

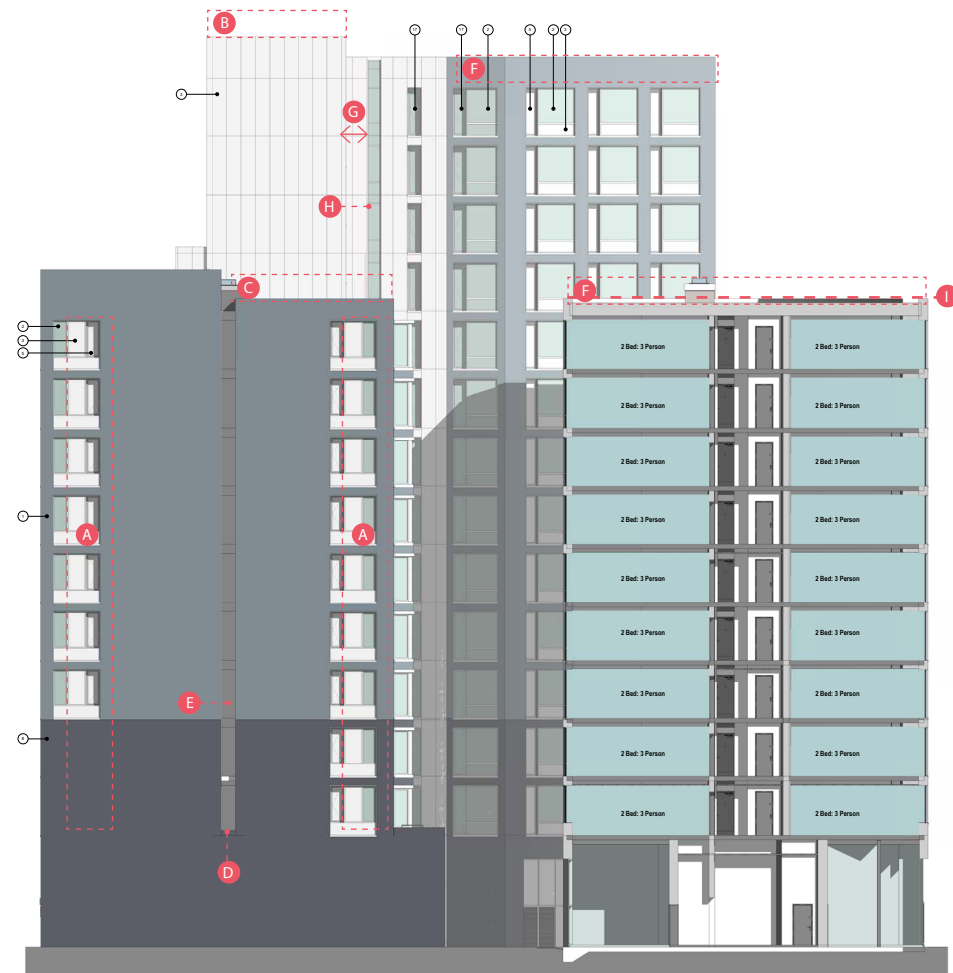
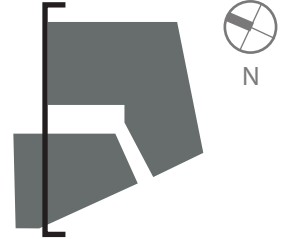
- | | |
|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |



North Section AA Elevation - Hodder + Partners Proposal

Design Changes Key

- A Window style to gable end amended to allow for 1m sq opening in line with fire regulations
- B Parapet reduced from 2m to 1.2m
- C Plant screen omitted
- D Width of split in facade reduced to 685mm (from 900mm) to align with brick dimensions
- E Changed to opaque glazed/aluminium spandrel curtain walling system. This is due to the requirement for a mechanical lift shaft
- F Plant screen omitted
- G Line of stair core pulled back to allow for no build zone. This introduces small extent of aluminium panel between the main stair core and the 14 storey tower
- H Window location retained as original design, shadows omitted for clarity
- I Parapet raised 150mm to allow for low level roof parapet



North Section AA Elevation - DAY Amendment

1.3 Elevations - North Section BB

Comparative Drawing Study

Material Key

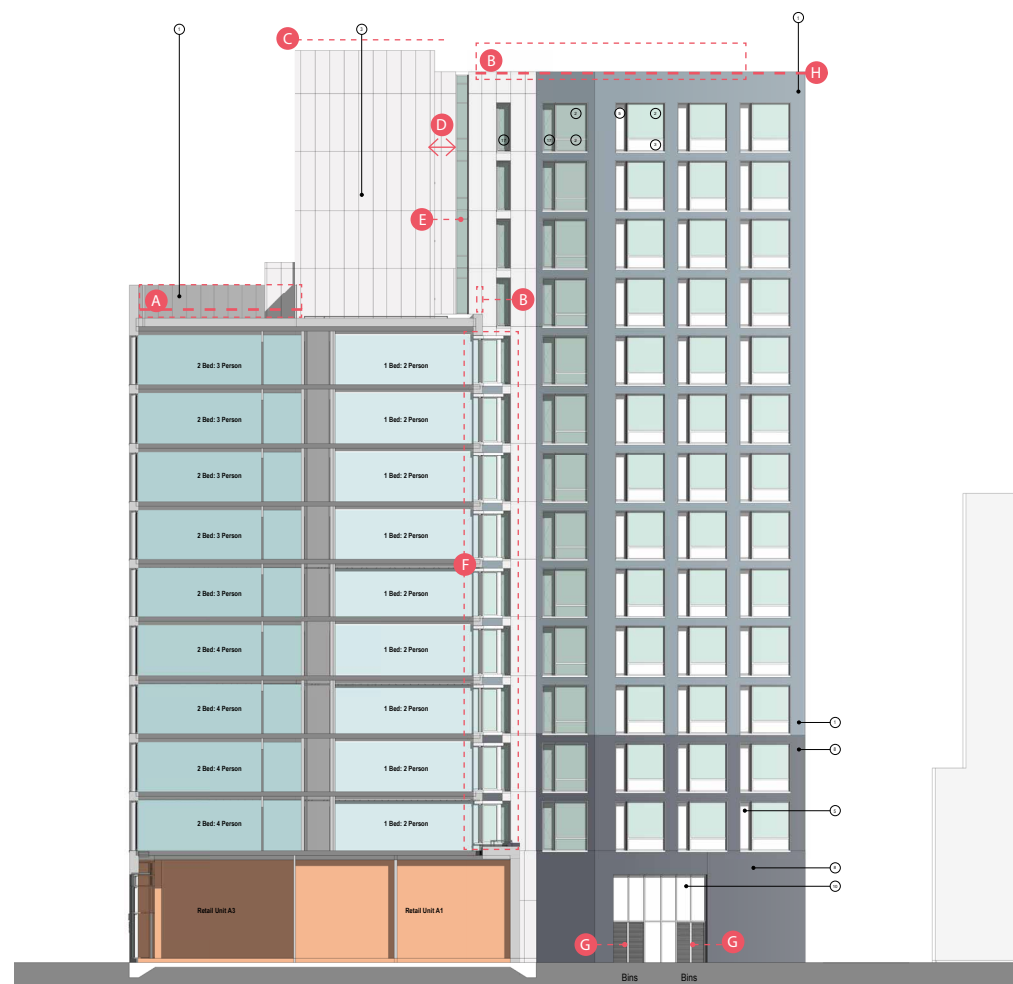
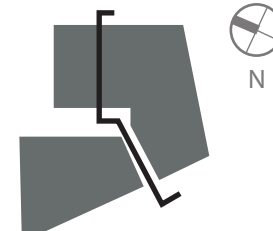
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|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |



North Section BB Elevation - Hodder + Partners Proposal

Design Changes Key

- A Omit screen and increase masonry parapet by 450mm
- B Plant screen omitted
- C Parapet reduced from 2m to 1.2m
- D Line of stair core pulled back to allow for no build zone. This introduces small extent of aluminium panel between the main stair core and the 14 storey tower
- E Window location retained as original design, shadows omitted for clarity
- F Flooring detail to feature sawtooth windows amended to provide masonry to follow profile of windows
- G Louvred doors added to bike and bin stores
- H Parapet raised 150mm to allow for low level roof parapet



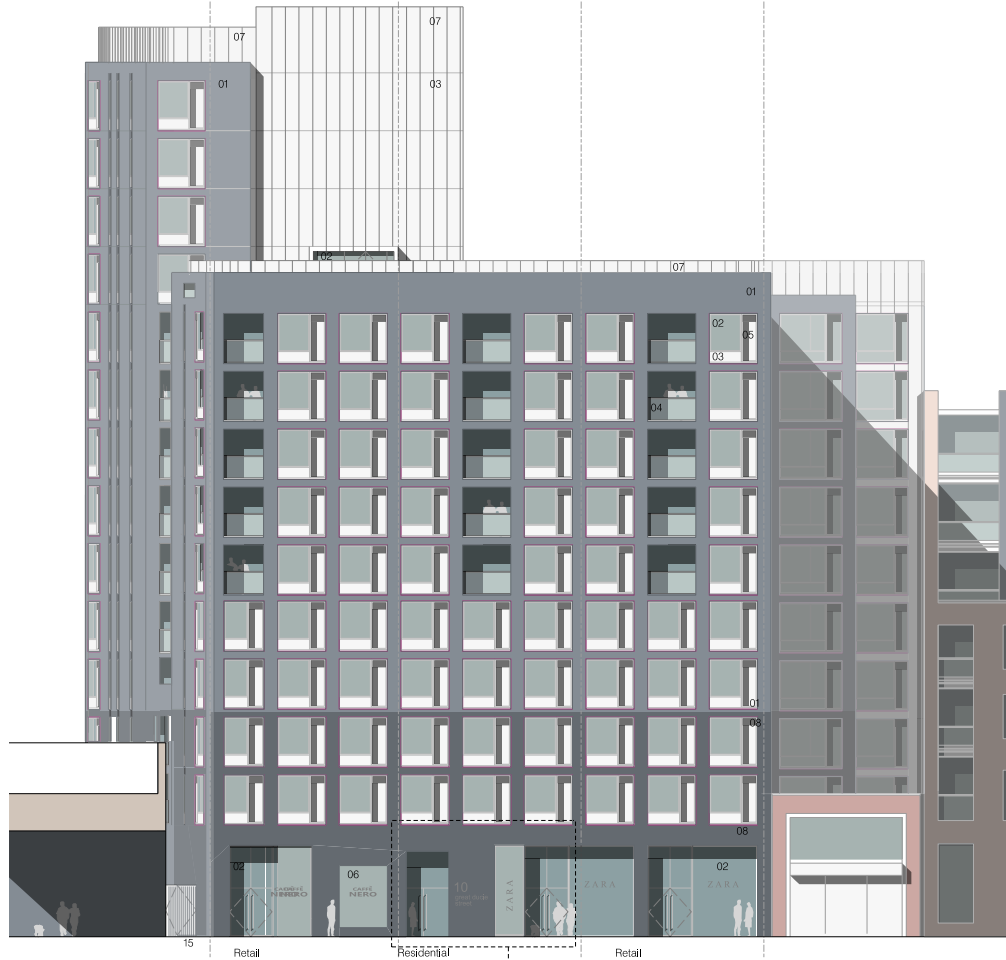
North Section BB Elevation - DAY Amendment

1.3 Elevations - East

Comparative Drawing Study

Material Key

- | | |
|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |



East Elevation - Hodder + Partners Proposal

Design Changes Key

- A External accessible WC included for amenity space users
- B Plant screen omitted
- C Plant screen height reduced from 2m to 1.2m
- D Access to amenity space increased in width
- E Masonry parapet raised 450mm to provide 1650mm guarding in line with window safety requirements
- F Curtain wall grid shown
- G Louvred vents added
- H Double doors shown
- I Plant screen omitted to perimeter of roof
- J Parapet line raised 150mm to allow for low level roof parapet



East Elevation - DAY Amendment

1.3 Elevations - East Section CC

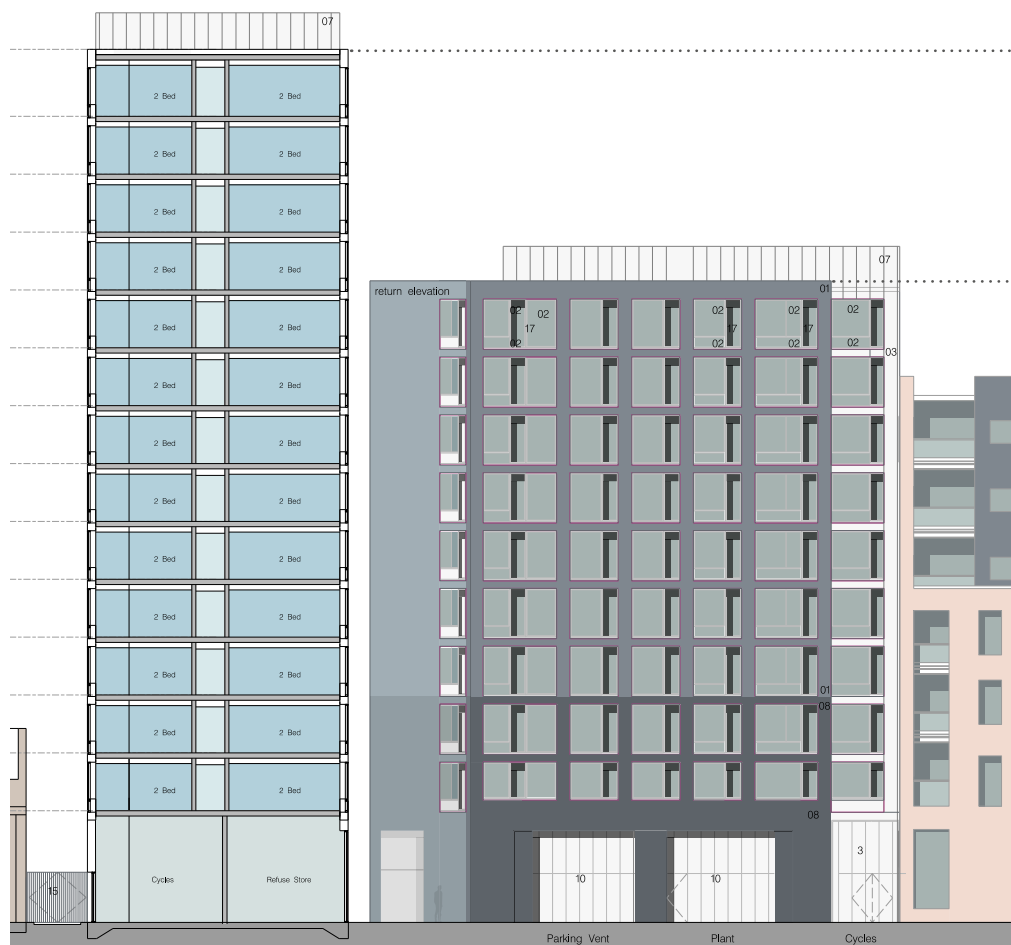
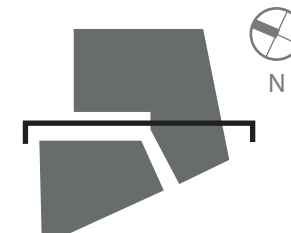
Comparative Drawing Study

Material Key

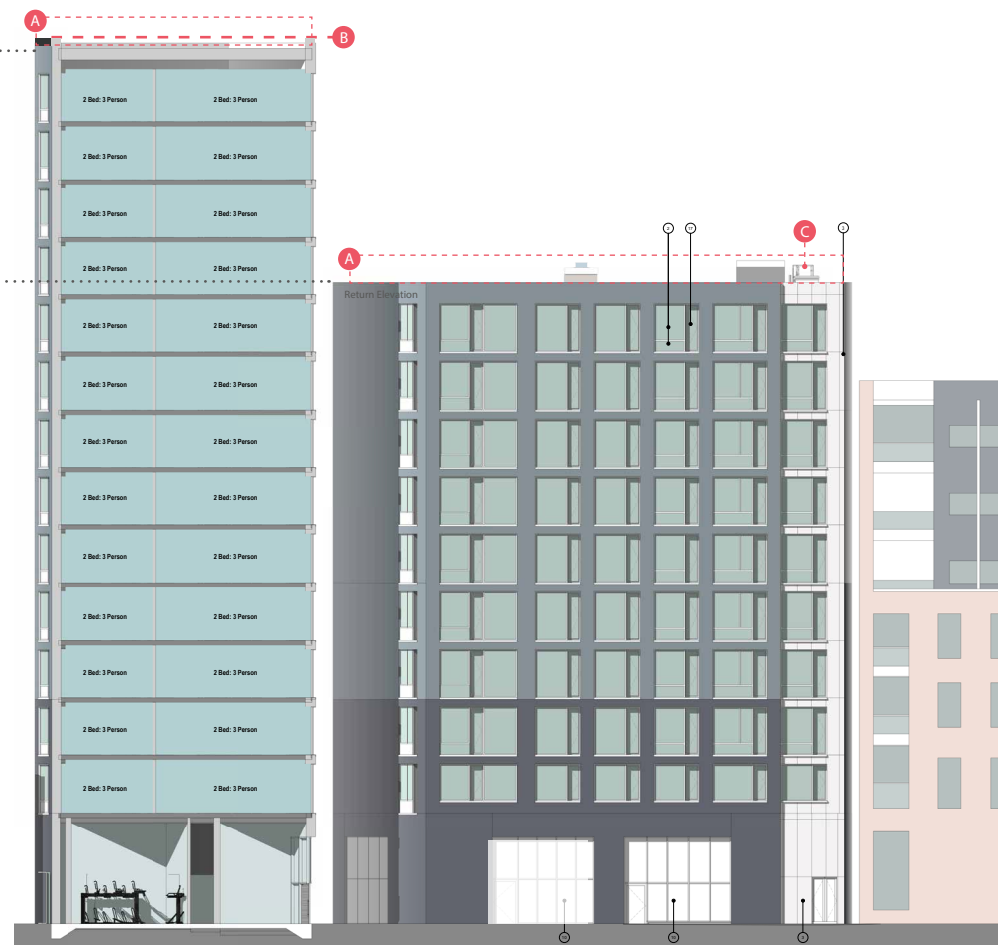
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|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |

Design Changes Key

- A Plant screen omitted
 B Parapet line raised 150mm to allow for low level roof parapet
 C Lift over run and smoke shaft shown previously hidden behind parapet screening



East Section CC Elevation - Hodder + Partners Proposal



East Section CC Elevation - DAY Amendment

1.3

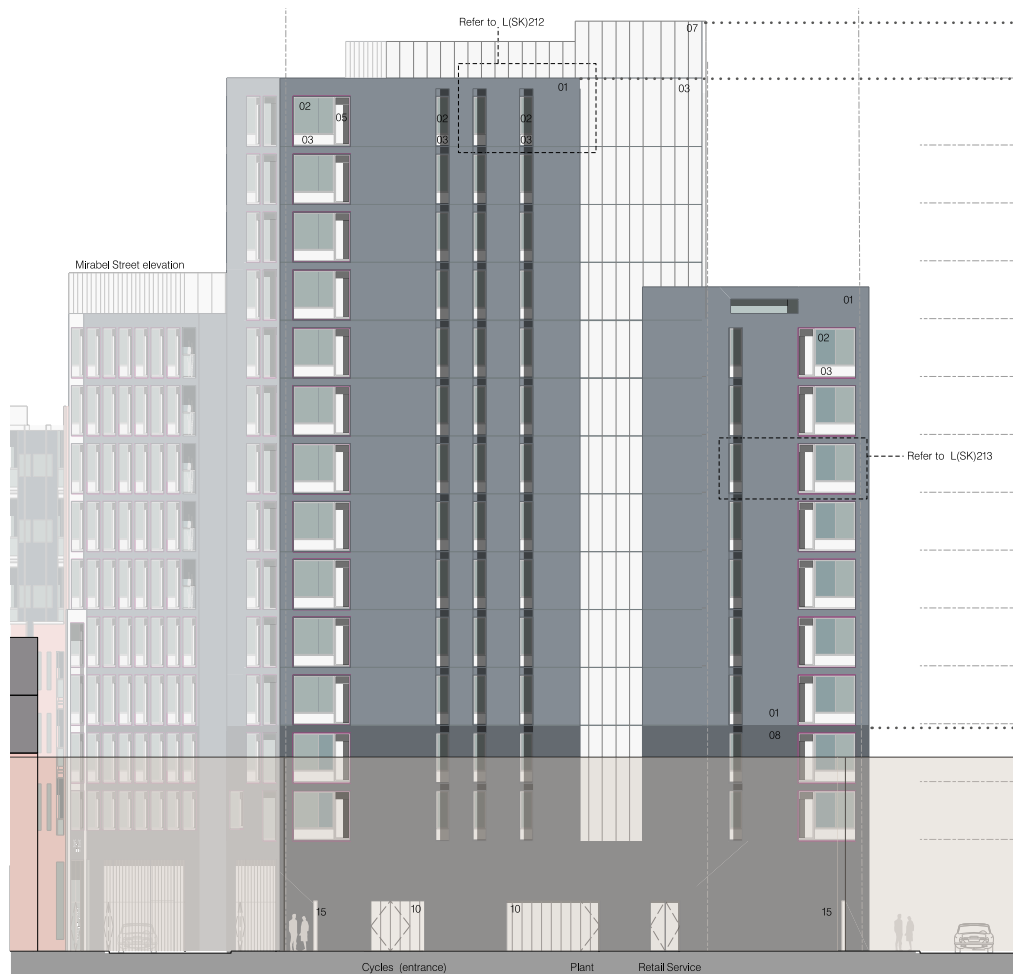
Elevations - South Comparative Drawing Study

Material Key

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|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |

Design Changes Key

- A Plant screen omitted, parapet raised 150mm to allow for low level roof parapet
 B Parapet height reduced from 2m to 1.2m
 C Roof terrace access increased
 D Opening in parapet removed due to Network Rail requirement not allowing openings from over the viaduct
 E Transparent glazed balustrade increased to full height as per Network Rail requirement
 F Masonry parapet increased 150mm
 G Door omitted



South Elevation - Hodder + Partners Proposal



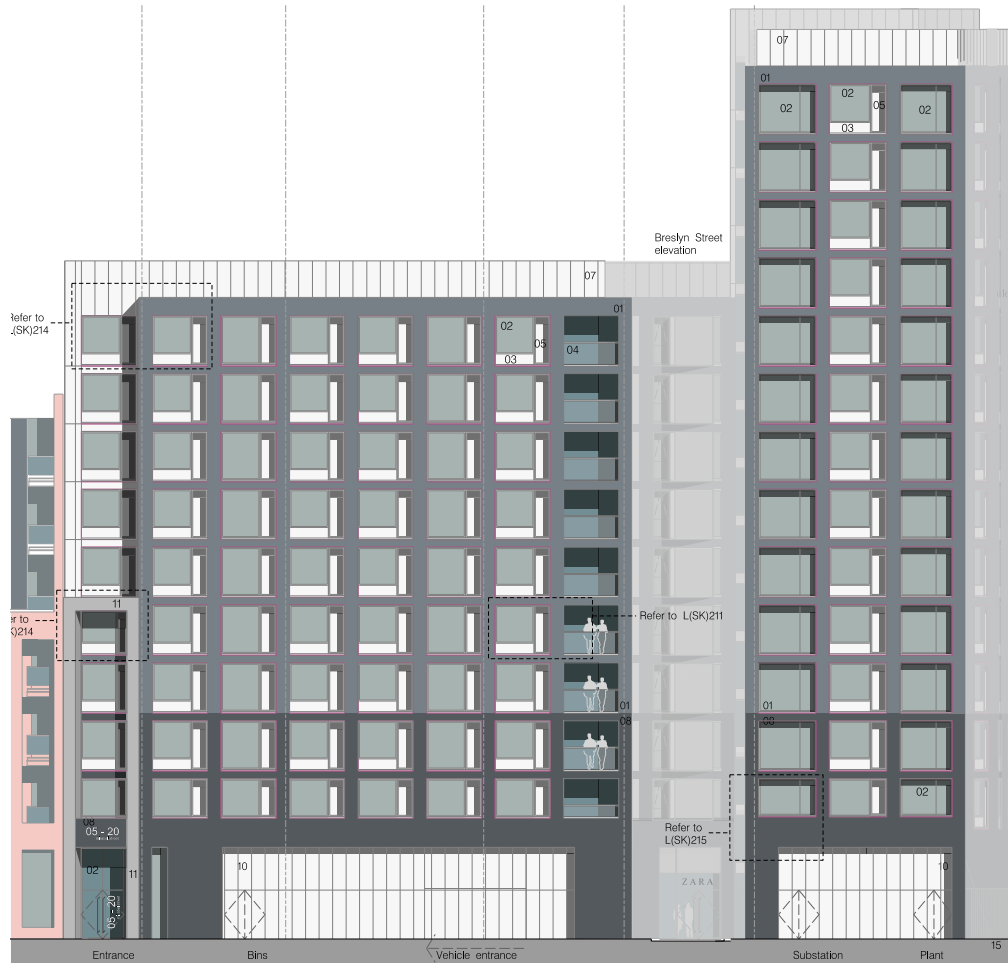
South Elevation - DAY Amendment

1.3 Elevations - West

Comparative Drawing Study

Material Key

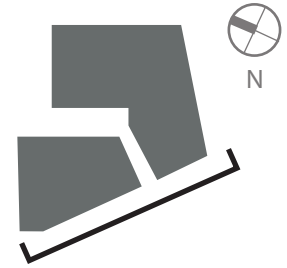
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|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
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| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |



West Elevation - Hodder + Partners Proposal

Design Changes Key

- A Plant screen omitted
- B Changed to full height opener with transom glazed ballustrade
- C Window omitted
- D Louvred screen to sub station as Energy providers' requirements
- E Perforated apertures instead of louvres



West Elevation - DAY Amendment

1.3 Elevations - West Section DD

Comparative Drawing Study

Material Key

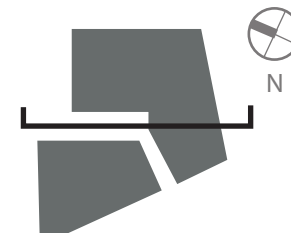
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|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |



West Section DD Elevation - Hodder + Partners Proposal

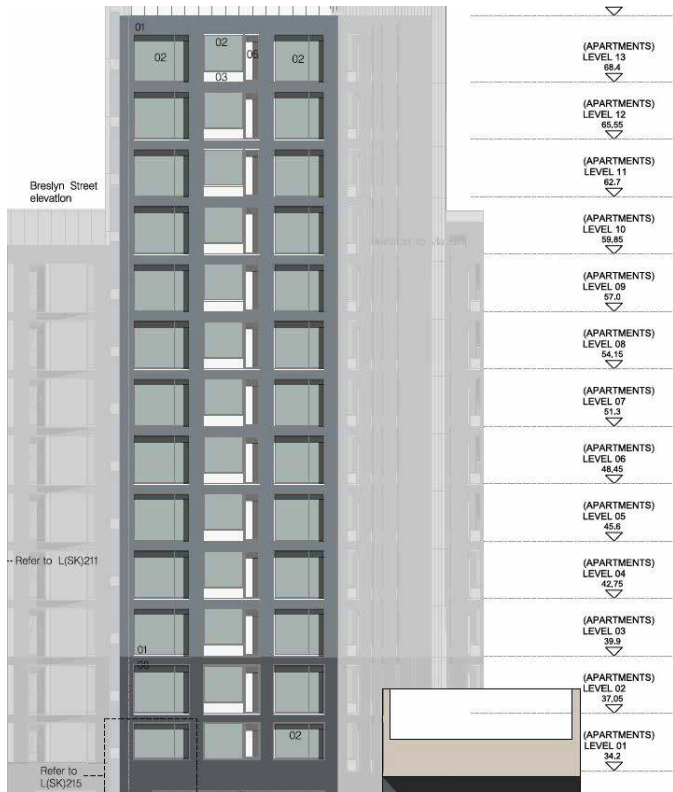
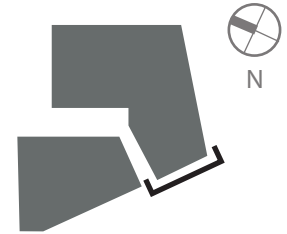
Design Changes Key

- A Plant screen omitted
- B Changes to the formation of the bays produces a continuous bay up the elevation and removes the previous horizontal break at each floor - change due to build-ability and maintenance issues
- C Upper window to stair core removed due to clash with roof build-up
- D Window adjacent to bay now becomes a full height openable window unit with a dummy transom (for continuity) with balaustrade in front
- E Additional door added for fire escape from the retail unit
- F Louvres for vent in lieu of perforated aluminium
- G Bike store relocated, louvred aluminium frame
- H Parapet reduced from 2m above roof level to 1.2m
- I Void between sawtooth windows replaced with brickwork to follow line of windows. Refer to pg 23 for details

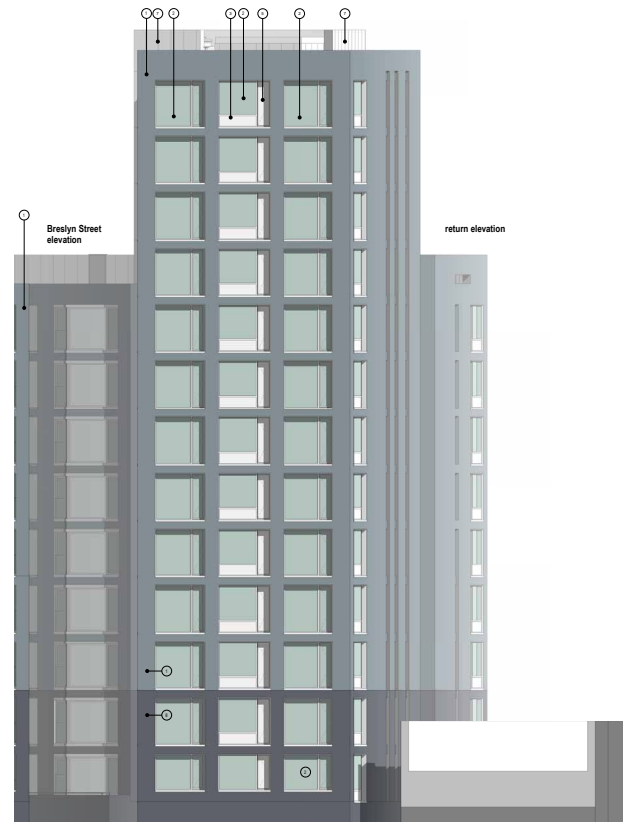


West Section DD Elevation - DAY Amendment

1.4 Window Changes South West Elevation

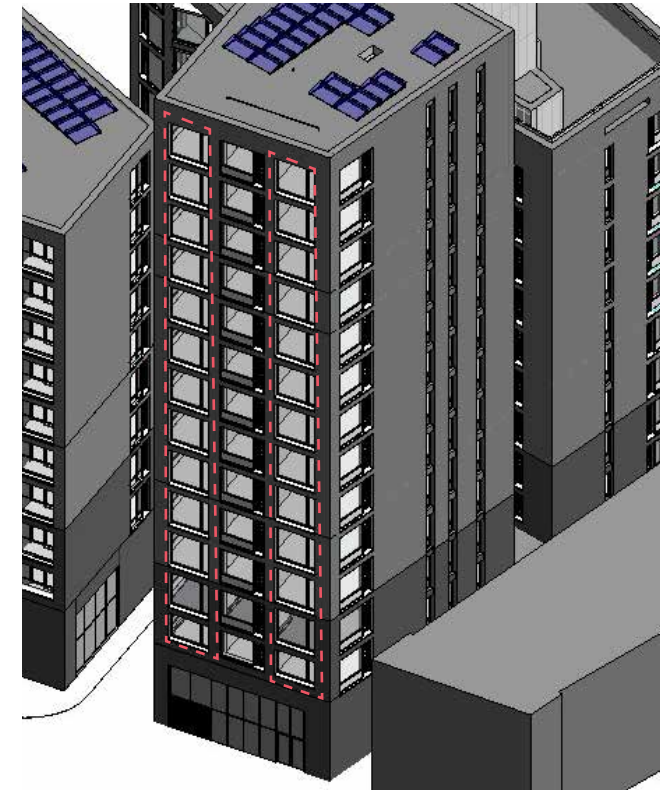


South West Elevation - Hodder + Partners Proposal



South West Elevation - DAY Amendments

Due to the location of the apartment living spaces on the south west elevation, these rooms are subject to increased solar gain and high levels of occupation during the evening sun hours. The Mechanical Engineer has requested that the windows highlighted on the proposed elevation are updated to include an opener to the smaller element of glazing.

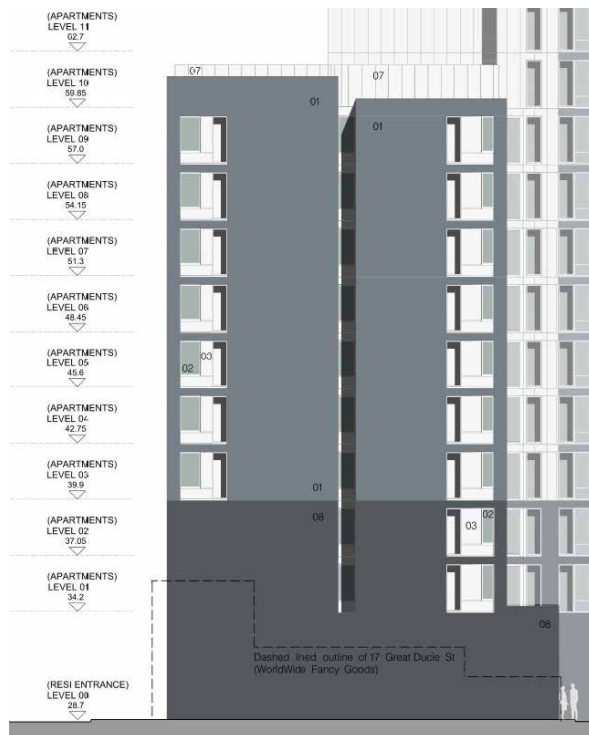
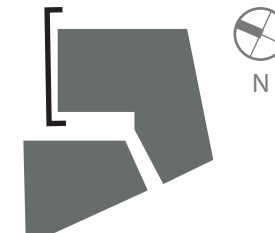


South West Facade in 3d view - DAY Amendments

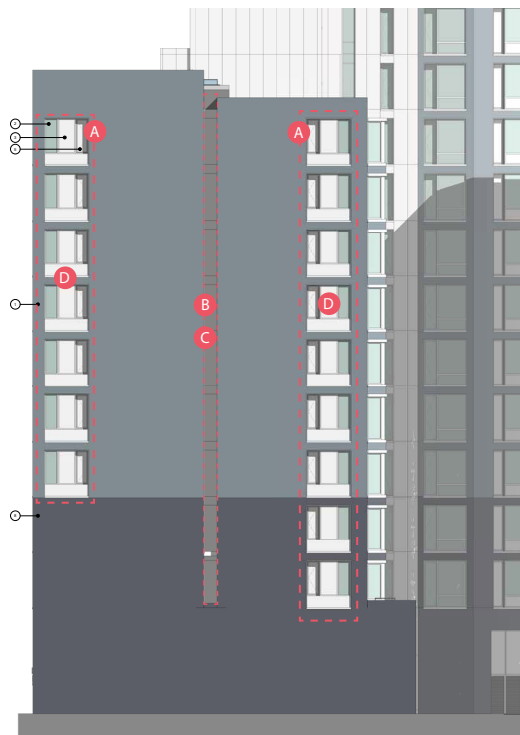
1.4 Window Changes Gable End Elevation

Design Changes Key

- A Window style to gable end amended to allow for 1m sq opening in line with fire regulations
- B Width of split in facade reduced to 685mm (from 900mm) to align with brick dimensions
- C Changed to aluminium cladding system. This is due to the requirement for a mechanical smoke shaft
- D Where the building is to be constructed close to the boundary the large areas of glazing present a fire risk, as such the window types have been updated to provide a 1m sq opening window in line with fire regulations



South West Elevation - Hodder + Partners Proposal



Gable End Elevation - DAY Amendments

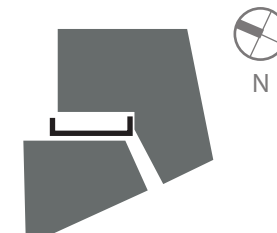


Gable End Facade in 3d view - DAY Amendments

Where the building is to be constructed close to the boundary line the large areas of glazing present a fire risk to neighbouring buildings. In order to comply with fire regulations the window type has been updated to provide a smaller opening window (less than 1m sq). The remainder of the window is to be opaque glazed with a fire rated wall constructed to the rear of the window.

1.4 Window Changes

Saw Tooth Windows



Original Saw Tooth Windows in 3d view - Hodder & Partners

Approved Scheme:
Feature sawtooth windows fronting Breslyn street with recess between floor levels.

The detail of these windows presents several issues for construction and future maintenance of the building as well as creates complexities with the latest fire regulations



Updated Saw Tooth Windows in 3d view - DAY Amendments

Having undertaken several design reviews we have concluded that the detail and key sight lines as originally proposed is not feasible due to recent changes in fire regulations alongside thermal performance upgrades (as listed under the Approved Document Part B, regulation 7(2) and Approved Document Part L).

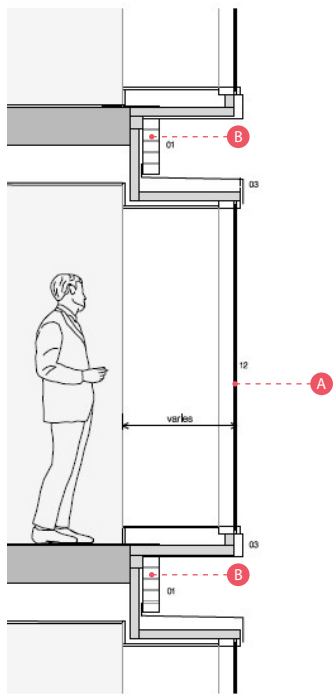
In order to maintain key sight lines to windows it is proposed that the recess between the base and head of the feature windows is to be removed in favour of masonry to follow the profile of the window.

1.4 Window Changes

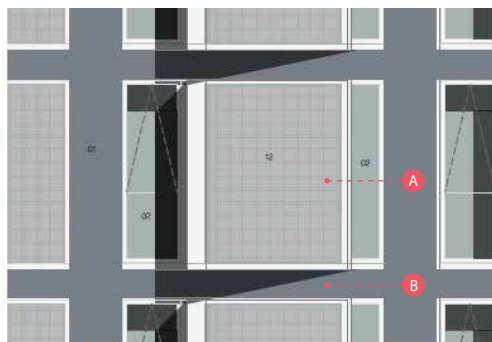
Saw Tooth Windows

Material Key

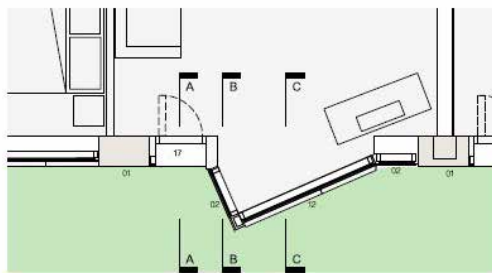
- | | |
|--|---|
| 1. Dark blue brick (smooth, sharp edged, finish) | 11. Reconstituted acid etched Portland Stone |
| 2. Aluminium framed clear glazing system. Milled / Silver finish | 12. Angled facade. Silver aluminium framed glazing system. |
| 3. Insulated aluminium panel. Milled / Silver finish | Short panel: clear glazing |
| 4. Clear glazed balcony | long angled panel: 70% translucent glazing |
| 5. Recessed, insulated and perforated aluminium panel / vent | 14. Full height glazed privacy panel - acid etched appearance |
| 6. Frameless glazing system | 15. 2m secure metal gate to SBD requirements |
| 7. Perforated aluminium panel / vent | 16. Insulated frameless glass spandrel |
| 8. Dark blue brick (textured finish) | 17. Framed and glazed opening light for purge ventilation. |
| 9. Clear glazed system with insulated | Internal glazed protection barrier |
| 10. Perforated aluminium panel (integrated doors and lighting) | 18. Silver aluminium framed glazing system. 70% translucent |



Detail Section C-C 1:100



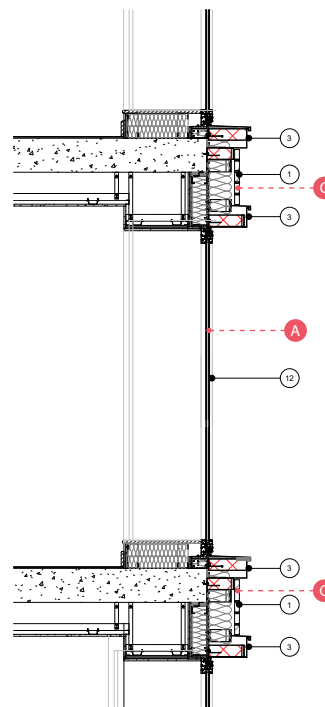
Elevation 1:100



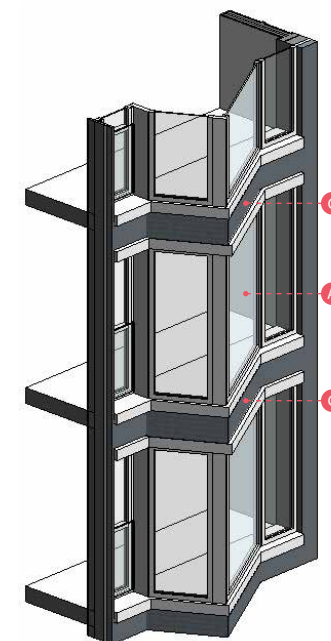
Plan 1:100

Design Changes Key

- A Window profile and sight lines retained
- B Feature recess between head and base of adjacent sawtooth windows shown with minimal construction zones. This is not feasible to build with recent changes to fire legislation.
- C Recess to head and soffit of feature windows omitted. Masonry to follow line of window



Detail Section C-C 1:100



The detail of these windows presents several issues for construction and maintenance. The intent for the original approved planning scheme is to include masonry within a narrow recess to the head/ base of these windows whilst maintaining a slim profile to the head and base of the sawtooth profiled windows as shown in section C-C. Having undertaken several design reviews we have concluded that the detail and key sight lines as originally proposed is not feasible due to recent changes in fire regulations alongside thermal performance upgrades (as listed under

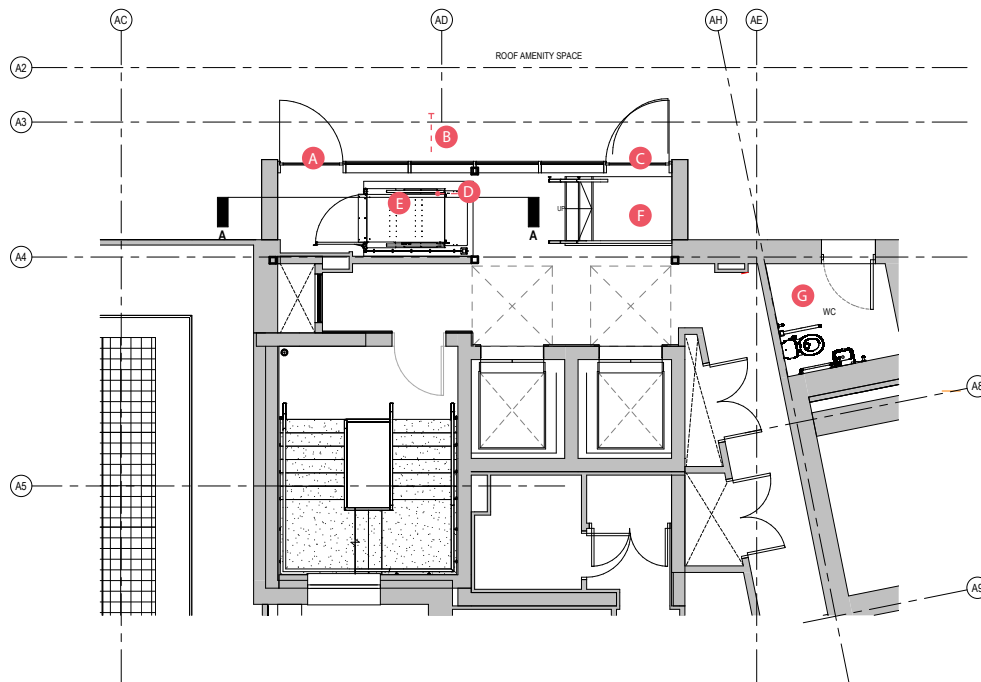
the Approved Document Part B, regulation 7(2) and Approved Document Part L). In order to maintain key sight lines it is proposed that the recess between the base and head of the feature windows is to be removed in favour of masonry to follow the profile of the window. The window profiles are to be retained to preserve the sight lines as originally proposed. Where windows are required for purge ventilation a glazed balustrade will be provided.

1.5 Internal Amenity Space Ramp

Addressing Level Changes

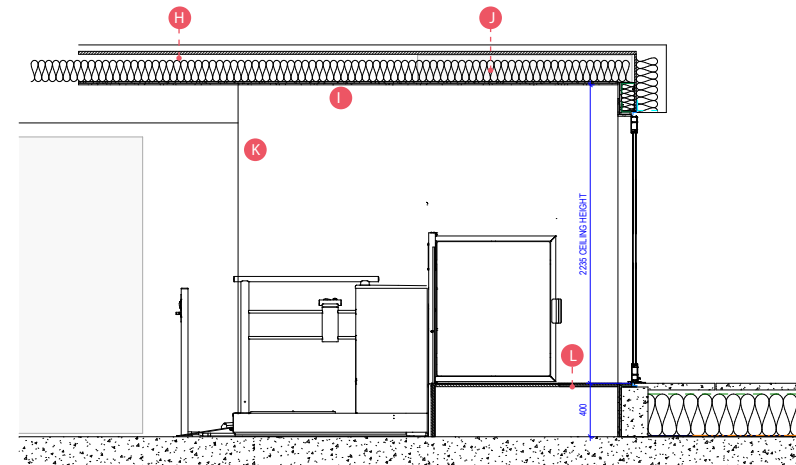
Design Changes Key

- A Additional door
- B Entrance lobby extended
- C 21m from north west corner of amenity space / maximum travel distance
- D Lightweight steel/ rainscreen feature surround (original location shown dotted)
- E Access platform to provide access to roof
- F Stepped access to roof terrace
- G Floor raised to around 450mm above SSL for WC
- H Details of roof structure and canopy in abeyance
- I Roof structure shown indicative only
- J Steels within roof structure set to align with slab level
- K Door to platform lift on landing shown open
- L Raised floor to meet level of roof



10 - Level 10 Amenity Ramp Sketch - Option 03

Proposed amendments to the interior amenity space with the introduction of a platform lift at the rear exit negotiating the miss-aligned floor levels between the interior foyer and external FFL.



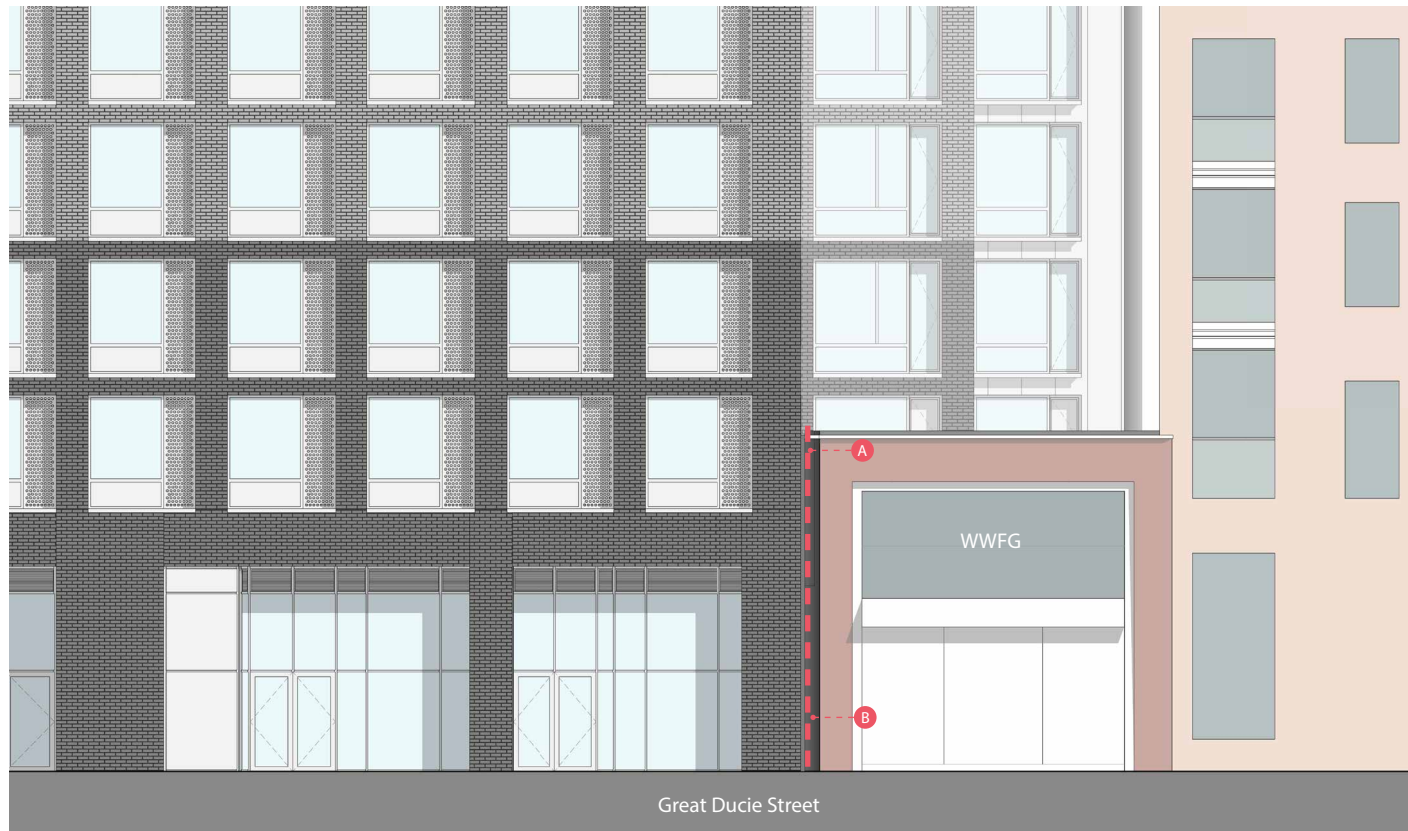
Section A-A - option 03 - Platform lift

Changes being proposed as shown through Section AA.

1.6 Facade Interface Markup of Elevation Interface

Design Changes Key

- A Opening closed with masonry to match main building
- B Movement Joint



One Victoria and Worldwide Fancy Goods Interface

The joint against the Worldwide Fancy Goods building and One Victoria will be closed with recessed masonry to match the main building. This will be agreed as part of the Party Wall Agreement.

1.7 Roof Garden Landscaping

Outlining Landscaping



Landscaping Plan



Landscaping Palette

1. Refuge Areas

- One Victoria roof terrace has been broken into small pockets of enclosures of personal spaces that have a heart and soul to give residents an atmosphere and identity.
- Soft materiality and colour palette, natural stone and hard wearing wood effects.
- Terrace space with varying seating opportunities and varying heights, materiality, colours and functionality.
- Private lunging areas, covered seating areas, co-work spaces with tables.
- Intimate Pergola structures to provide focal points whilst offering spaces for refuge from the elements.

2. Planting on a smaller scale

- Stepping away from Urban realms and realms of mass planting
- Grasses, perennials and a wider palette of plants to transform the roof terrace with seasonal interest, enhanced biodiversity stimulating the senses. Stepping the levels of the planting areas to offer a human scale, intimate feel.



Landscaping Visualisation

DAY

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