

EVERY STREET NEW ISLINGTON

MINOR MATERIAL AMENDMENT

DECEMBER 2022

REVISION D

OLLIER SMURTHWAITE ARCHITECTS

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INTRODUCTION

This document has been produced by Ollier Smurthwaite Architects on behalf of McCaul Developments.

Mr E. Bejko obtained planning approval for this site in December 2016 under application number 113955/FO/2016, to improve buildability, address technical design issues and improve the quality of the building. This document details proposed changes to the consented scheme as a result of design development.

The following aspects of the scheme remain unchanged:

- Site boundary
- Use
- External works including parking provision and planting

“113955/FO/2016 | Erection of 4 storey building to form 10 apartments (Class C3) together with associated landscaping, parking and boundary treatment following the demolition of the former All Souls Rectory | All Souls Rectory Every Street Manchester M4 7DQ”

01

PROPOSED CHANGES

BUILD-ABILITY

Many of the design changes have been driven by making the building easier to construct whilst maintaining and enhancing the character of the approved scheme.

On the north facing elevation facing the first floor overhang and stepped facade have been removed to eliminate unnecessary structural elements. Depth to the facade is maintained with a series of recessed elements and brick details.

All of the apartments on the lower 3 levels of the building now stack on top of each other. This improves the buildability of the service routes through the building. This stacking also allows for more modern methods of constuction to be used.

CORE

The approved core has an inefficient stair design requiring extra circulation space. The core of the building has been modified to improve circulation efficiency by repeating the same stair on each floor and removing redundant circulation space and improving the net to gross ratio. The improved core marginally improves the travel distance to the bin store. This allows the overall footprint on the building to reduce.

CAR PARKING, BINS & CYCLE STORAGE

The existing parking layout results in restricted access for cars. It also doesnt provide any disabled parking bays. The existing car park is hidden from view being undercroft without any passive surveillance.

The proposed parking layout provides better access to spaces, provides a disabled accessible space and is now overlooked by apartment windows to provide much improved passive surveillance.

The approved site plan showed the bin storage beneath the undercroft, whilst the cycle shelter was to be located externally.

The revised proposal, relocates both bins and bikes to sit within the building footprint, giving back valuable amenity space to the communal garden and providing secure storage.

DAYLIGHT/SUNLIGHT & AMENITY

The approved balcony design with large areas of brickwork have a negative impact on the daylight/sunlight and views out from within apartments.

The balconies on the rear of the building at second floor look into gardens on the other side of the road. The balconies are also very narrow (1 metre) which makes them impractical for use.

The proposal removes the balconies. Four of the ten dwellings have private out door space. The remaining six dwellings share a landscaped communal garden with seating and a kitchen garden.

01 PROPOSED CHANGES

DRAWING LIST

To illustrate the proposed changes to the scheme this document contains the approved drawings to be amended followed by the drawings containing the proposed changes prepared by Ollier Smurthwaite Architects. Elements of the drawings are then repeated side-by-side in Section 4 for clarity.

Below is are the list of approved drawings from the planning decision notice and the list of proposed drawings to be submitted alongside this application.

APPROVED

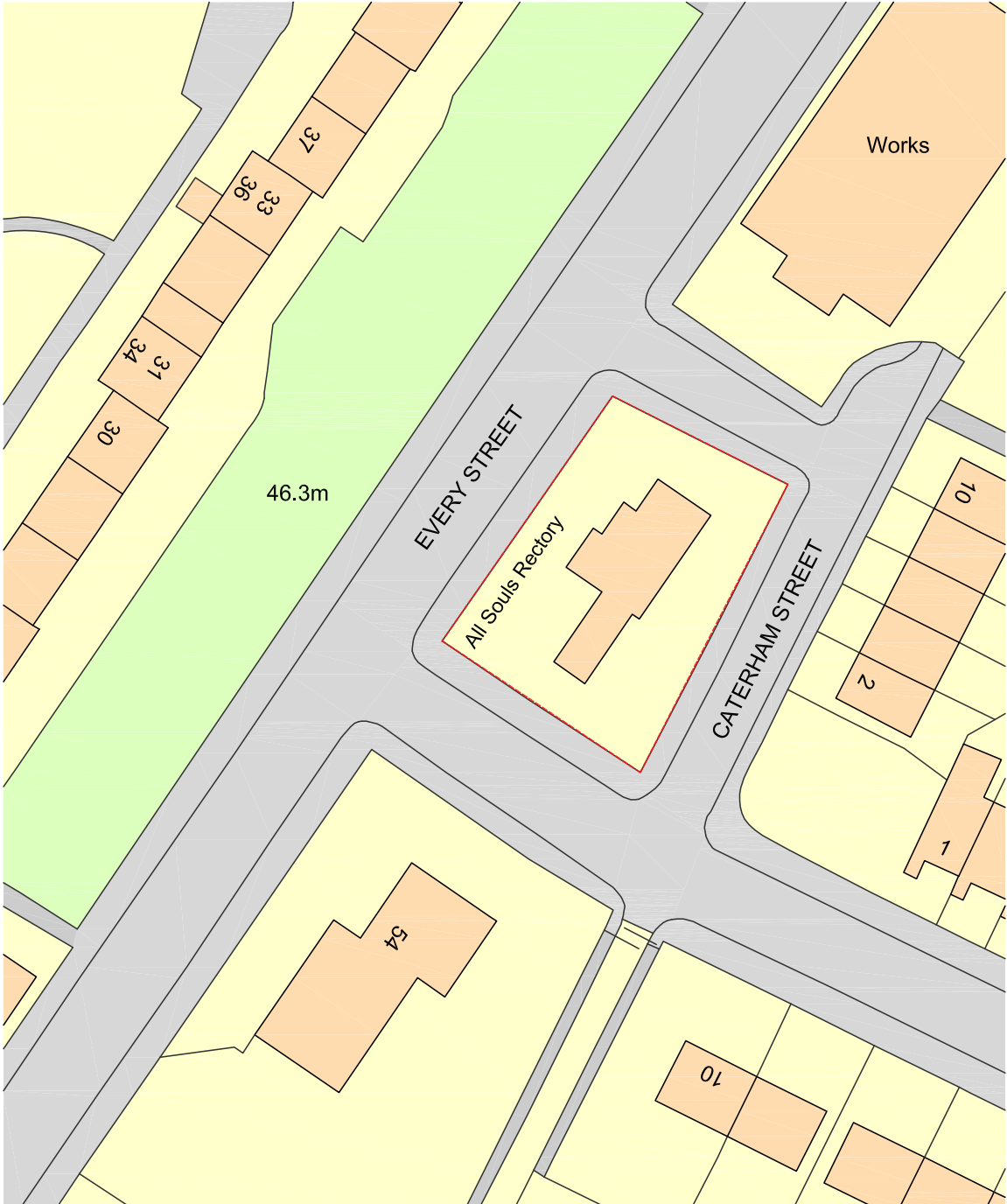
- A000 Location Plan
- 100816JC-01 Site Survey
- A001/B Proposed Site Plan
- A002/C Proposed Ground Floor Plan
- A003/B Proposed Frst & Scnd Flr Plan
- A004/B Proposed Third Floor Plan
- A005/B Proposed Elevations
- A006/B Proposed Street Elevations
- A008
- 01/B Landscape Layout - Hard Works
- 02/B Landscape Layout - Planing Plan

PROPOSED

- Proposed Ground Floor Plan Ref: 8048_L00_01 Rev. M
- Proposed First Floor Plan Ref: 8048_L00_02 Rev. H
- Proposed Second Floor Plan Ref: 8048_L00_03 Rev. H
- Proposed Third Floor Plan Ref: 8048_L00_04 Rev. H
- Proposed Fourth Floor Plan Ref: 8048_L00_05 Rev. G
- Building Elevations - Sheet 1 Ref: 8048_L00_18 Rev. E
- Building Elevations - Sheet 2 Ref: 8048_L00_19 Rev. E
- Proposed Roof Plan Ref: 8048_L00_23 Rev. D

02
APPROVED DRAWINGS

LOCATION PLAN



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Notes

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Rev	Description	Date	By

Jennings Design Associates
Architects

C	Concept	G	Tender
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Production	Sk	Sketch

Architects Designers Project Managers			
The Warehouse, Saxon Street, Denton, Manchester M34 3DS			
T: 0161 336 5011 F: 0161 320 0512 E: jda@jda-architects.com			
Mr Erin Bejko			
Every Street, Manchester			
Scale	to original size	Date	Drawn by
1:500	A3	31-08-16	JH
			Checked by:
			TK

Job Number	Description	Rev
909	A 000 Location Plan	

0 5m 10m Scale 1:500

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SITE PLAN



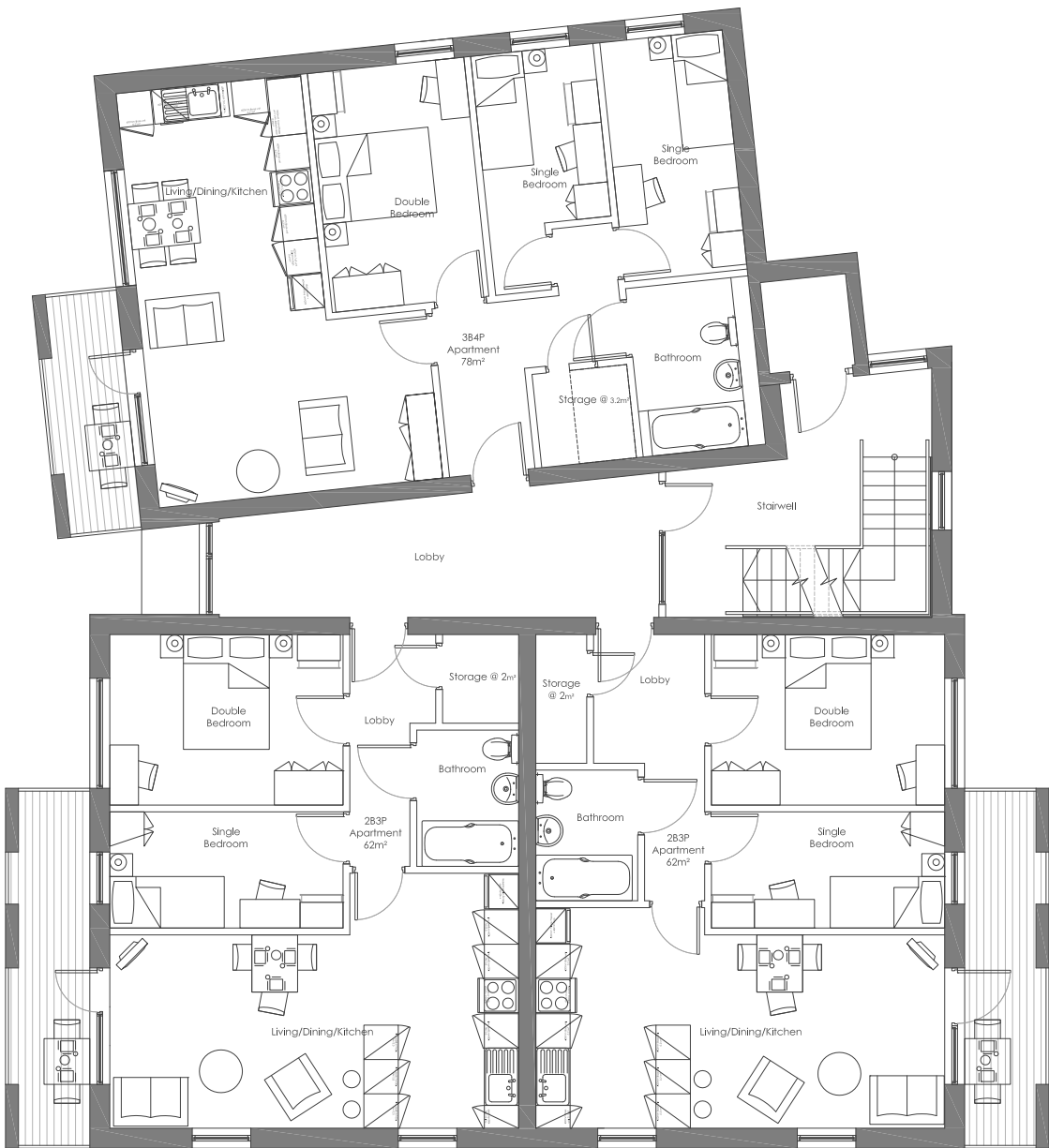
01
APPROVED DRAWINGS

GROUND FLOOR PLAN



02
APPROVED DRAWINGS

FIRST AND SECOND FLOOR PLAN



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B	Planning submission	15-09-16	TK
A	Planning submission	14-09-16	TK
Rev	Description	Date	By

Jennings Design Associates
Architects

C	Concept	G	Tender
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Production	Sk	Sketch

Architects Designers Project Managers

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Client: Mr E Bejko

Project: Every Street, Manchester

Scale	As indicated	Date	08/07/2016	Drawn by	NS	Checked by	TK
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Job Number	003	Revision	003	Rev	B
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02
APPROVED DRAWINGS

THIRD FLOOR PLAN



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Rev	B	Planning submission	15-09-16	TK
	A	Planning submission	14-09-16	TK
		Description	Date	By

Jennings Design Associates
Architects

C	Concept	G	Tender
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Production	Sk	Sketch

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Client: Mr E Bejko

Project: Every Street, Manchester

Scale: 1:100	As agreed date: A3	Date: 08/07/2016	Drawn by: NS	Checked by: TK
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Doc Number	Rev	Description	Rev
909	A	004 Proposed Third Floor Plan	B



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The image displays two architectural elevation drawings of a building. On the left is the 'Every Street Elevation', showing a multi-story structure with a brick facade, multiple windows of varying sizes, and a central entrance area. On the right is the 'Caterham Street Elevation', which features a similar brick facade but with a more prominent vertical element and a different window arrangement. Both drawings are rendered in a clean, line-art style with grey shading for brickwork and window frames.

Every Street Elevation

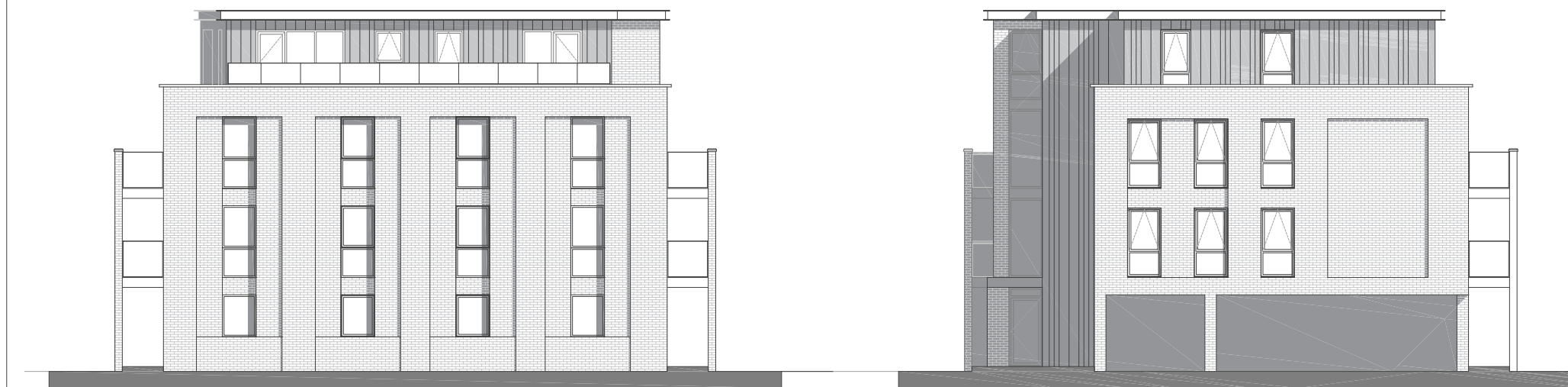
Caterham Street Elevation

Notes

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Every Street Elevation

Caterham Street Elevation



Tutbury Street Elevation

Caterham Street Elevation (North)

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B	Planning submission	15-09-16	TK
A	Planning submission	14-09-16	TK
Rev	Description	Date	By

Jennings Design Associates
Architects

C	Concept	G	Tender
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Production	Sk	Sketch

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Project: Every Street, Manchester

Scale:	Original size	Date:	Drawn by:	Checked By:
1:100	A2	08/07/2016	NS	TK

Job Number	Description	Rev
909 A 005	Proposed Elevations	B

02
APPROVED DRAWINGS

PROPOSED STREET ELEVATIONS



Every Street Elevation



Caterham Street Elevation

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B	planning submission	15-09-16	TK
A	planning submission	14-09-16	TK
Rev	Description	Date	By

Jennings Design Associates
Architects

C	Concept	G	Tender
D	Planning	J	Construction
E	Building Regs	L	As Built
F	Production	Sk	Sketch

Architects Designers Project Managers

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Client:
Mr E Bejko

Project:
Every Street, Manchester

Scale:
1:200

As original size

Date:
08/07/2016

Drawn by:
JH

Checked by:
TK

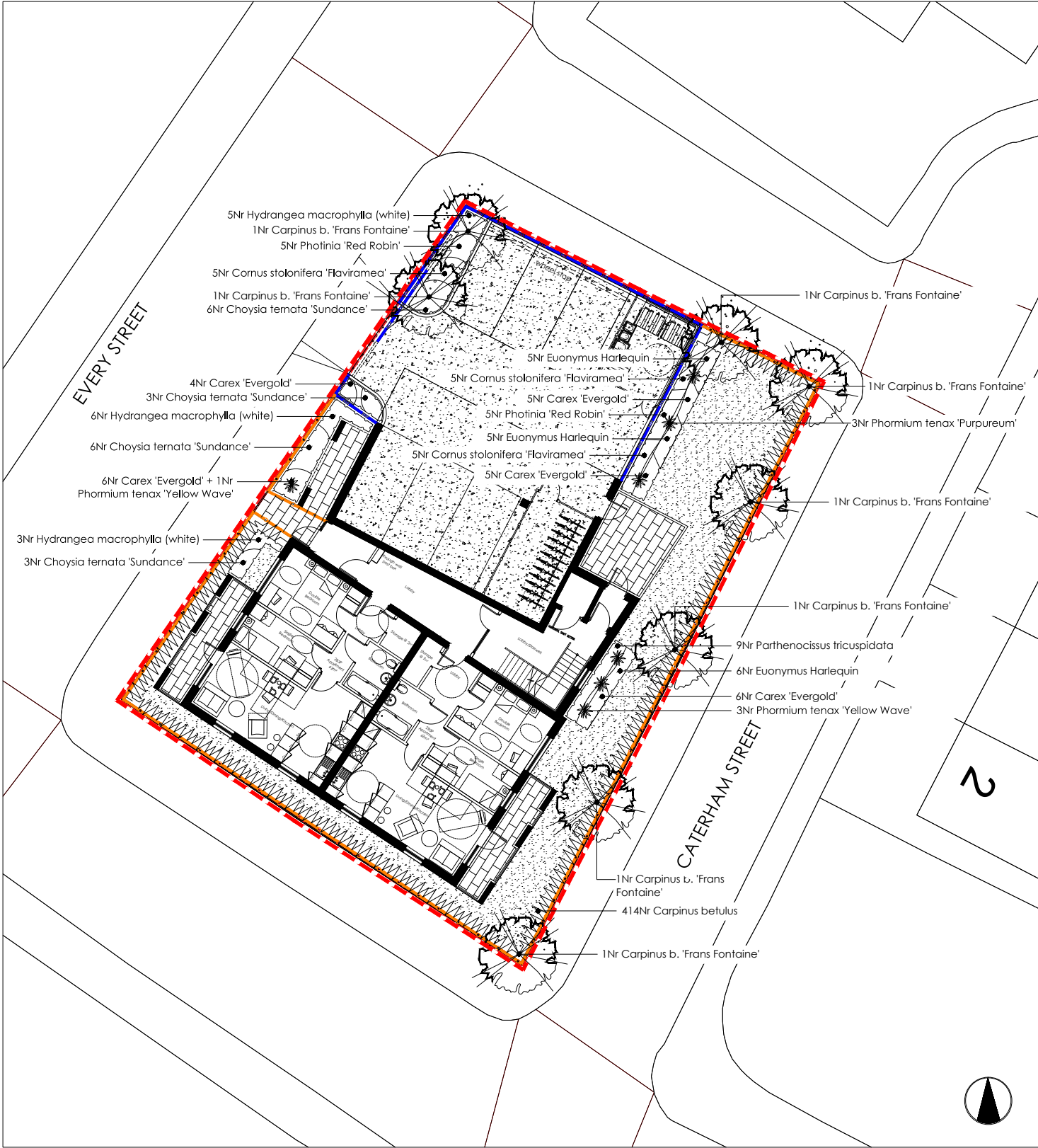
Rev	Description	Rev
909	A 006	Proposed Street Elevation

Scale 1:200

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02
APPROVED DRAWINGS

LANDSCAPE LAYOUT - PLANTING PLAN



PLANTING SCHEDULE						
SHRUB, CLIMBER AND HERBACEOUS PLANTING						
Class	Number	Plant Name	Height	Root	Container	Density
Herb	26	Carex 'Evergold'	20-30	C	5L	4sq.m
Shrub	18	Choysia ternata	30-40	C	5L	3sq.m
Shrub	15	Cornus stolonifera 'Flaviramea'	50-60	C	5L	3sq.m
Shrub	16	Euonymus Harlequin	30-40	C	5L	4sq.m
Shrub	14	Hydrangea macrophylla	40-50	C	5L	3sq.m
Climber	9	Parthenocissus tricuspidata	60-80	C	3L	3sq.m
Shrub	3	Phormium tenax 'Purpureum'	100-120	C	15-20L	Ind
Shrub	4	Phormium tenax 'Yellow Wave'	100-120	C	15-20L	Ind
Shrub	10	Photinia 'Red Robin'	50-60	C	5L	3sq.m
NATIVE HEDGE PLANTING - Planted @ 6lin.m in a staggered row						
Class	Number	Plant Name	Height	Root	Container	Density
Tree	414	Carpinus betulus	100-120	BR	BR	6lin.m
NATIVE TREE PLANTING						
Class	Number	Plant Name	Height	Root	Girth	Form
Tree	8	Carpinus b. 'Frans Fontaine'	350-400	RB	14-16	Standard (Extra Heavy)

- NOTES ON PLANTING**
- 1 Topsoil shall be spread to 300mm depth over planting beds and 150mm depth over turf areas and graded to falls.
- 2 Herbicide and Cultivation: Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth.
- 3 Container Grown Shrubs, Transplants and Whips: Shrubs and transplants shall comply with the National Plant Specification and shall be planted in pits 300 x 300 x 200mm depth, and the backfill shall include 3 litres Peat Free Tree and Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x 250mm depth with 5 litres Tree and Shrub Compost.
- 4 Herbicide: Spot treat with herbicide throughout the maintenance period in accordance with the manufacturer's instructions.
- 5 Bark Mulch: Planting beds to receive 75mm depth pulverised ornamental bark mulch.
- 6 Position of Plants: Final position of trees and shrubs subject to confirmation of service location and approval of statutory undertakers.
- 7 Tress - Tree pits for extra heavy standards to be 900x900x900mm backfilled with 150mm clean stone and 750mm good quality topsoil. Tree to be secured using underground guys.
- 8 Watering: Plant only into moist soil and water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months)

- PLANTING AFTERCARE - 5 year establishment period**
- Generally
Maintain all grass areas, shrub beds, under storey mix and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
- Grass
Maintain grass height between 25-50mm.
Maintain grass substantially weed free. Spot treat pernicious weeds as necessary.
Spike and scarify periodically to promote free drainage and remove moss and thatch.
- Trees
Water trees in periods of drought at a rate of 50 litres per tree at weekly intervals.
Prune deadwood, crossing branches etc. Replace dead/dying trees.
- Hedging
The aim is to establish a stable and healthy hedge within 3 years from planting with a well shaped framework.
Maintenance operations:
Maintained base of plants weed free; spot treat as necessary.
Replace dead and missing plants or those which fail to establish properly.
Water throughout the summer months after any period without significant rainfall.
Ensure plants are secure and upright in the ground. Firm up where necessary.
After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.
- Shrub Beds
APPLY TO ALL YEARS
Maintain weed free
Replace dead/dying plants
Water in periods of drought 10 litres per shrub per week.
Remove deadwood.
At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.

LEGEND
SOFT WORKS

Proposed Tree Planting - Planted as 14-16cm extra heavy standard trees with a 2m clear stem

Proposed Native Hedge - Planted as BR whips at 6 per lin.m

Proposed Ornamental Shrub Beds - Planted as 3-7.5L containerised stock at 3-5 per sq.m

Proposed lawn - To be laid with general amenity turf

dep
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W: www.dep.co.uk

Client:
Jennings Design Associates Ltd
Project:
Every Street, Manchester

Description:
Landscape Layout - Planting Plan

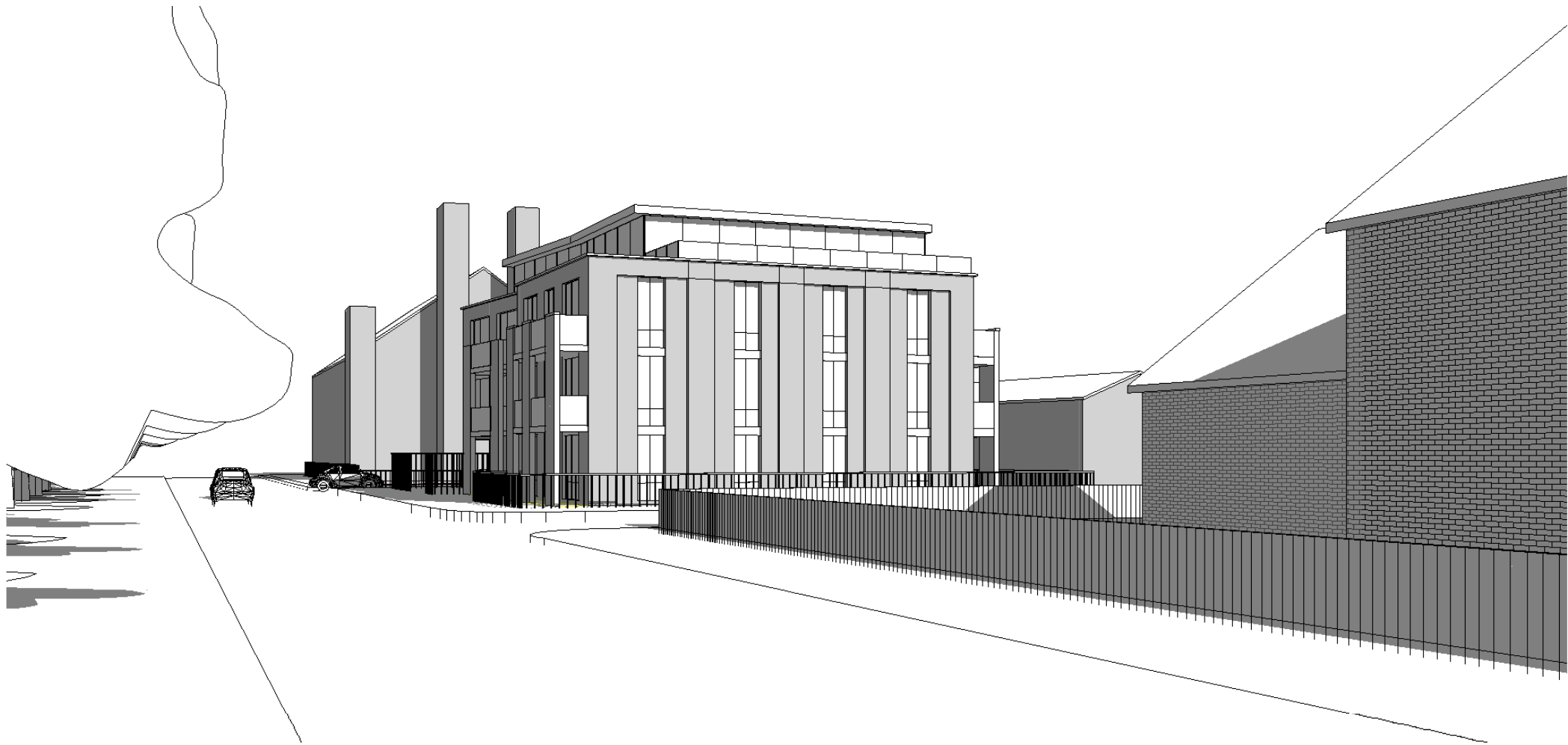
Status:
Planning
Scale:
1:100 @ A1
Job number:
3454
Drawing number:
02
Drawn:
Ma (RM)
Date:
August 16
Revision:
B
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Rev.A - Bin and cycle store location swapped, 14-08-2016 MA
Rev.B - Patio area amended inline with building updates, 16-09-2016 MA

02
APPROVED DRAWINGS

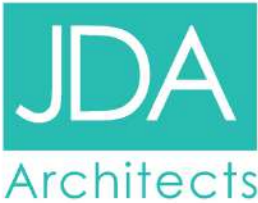
CGI VIEW 1



Every Street
Ervin Bejko

Every Street - North
3D Visual

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Manchester
M34 3DS
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02
APPROVED DRAWINGS

CGI VIEW 2

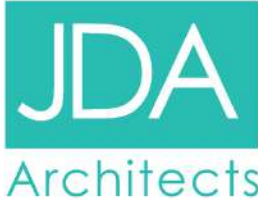


Every Street
Ervin Bejko

Every Street - South
3D Visual

The Warehouse
Saxon Street
Denton
Manchester
M34 3DS

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02 APPROVED DRAWINGS

CGI VIEW 3

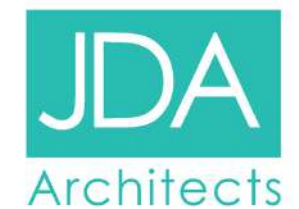


Every Street
Ervin Bejko

Birds Eye View
3D Visual

The Warehouse
Saxon Street
Denton
Manchester
M34 3DS

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03
PROPOSED DRAWINGS

PROPOSED SITE PLAN



PROPOSED SITE PLAN
1:200@A2

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PLANNING

REVISION	DATE	DESCRIPTION
G	26/01/23	DESIGN UPDATES TO SUIT PLANNING COMMENTS
F	03/01/23	BOUNDARY TREATMENTS UPDATED. SURFACE FINISHES INDICATED.
E	21/12/22	DESIGN UPDATES FOLLOWING PLANNING COMMENTS
D	12/12/22	GENERAL DESIGN DEVELOPMENT

CLIENT: MCCALL DEVELOPMENTS
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: EVERY STREET, MANCHESTER, M4 7DD
DRAWING TITLE: PROPOSED SITE PLAN
SCALE: 1:200@A2
DATE: NOVEMBER 2022
DRAWING NO: 909-A-001G

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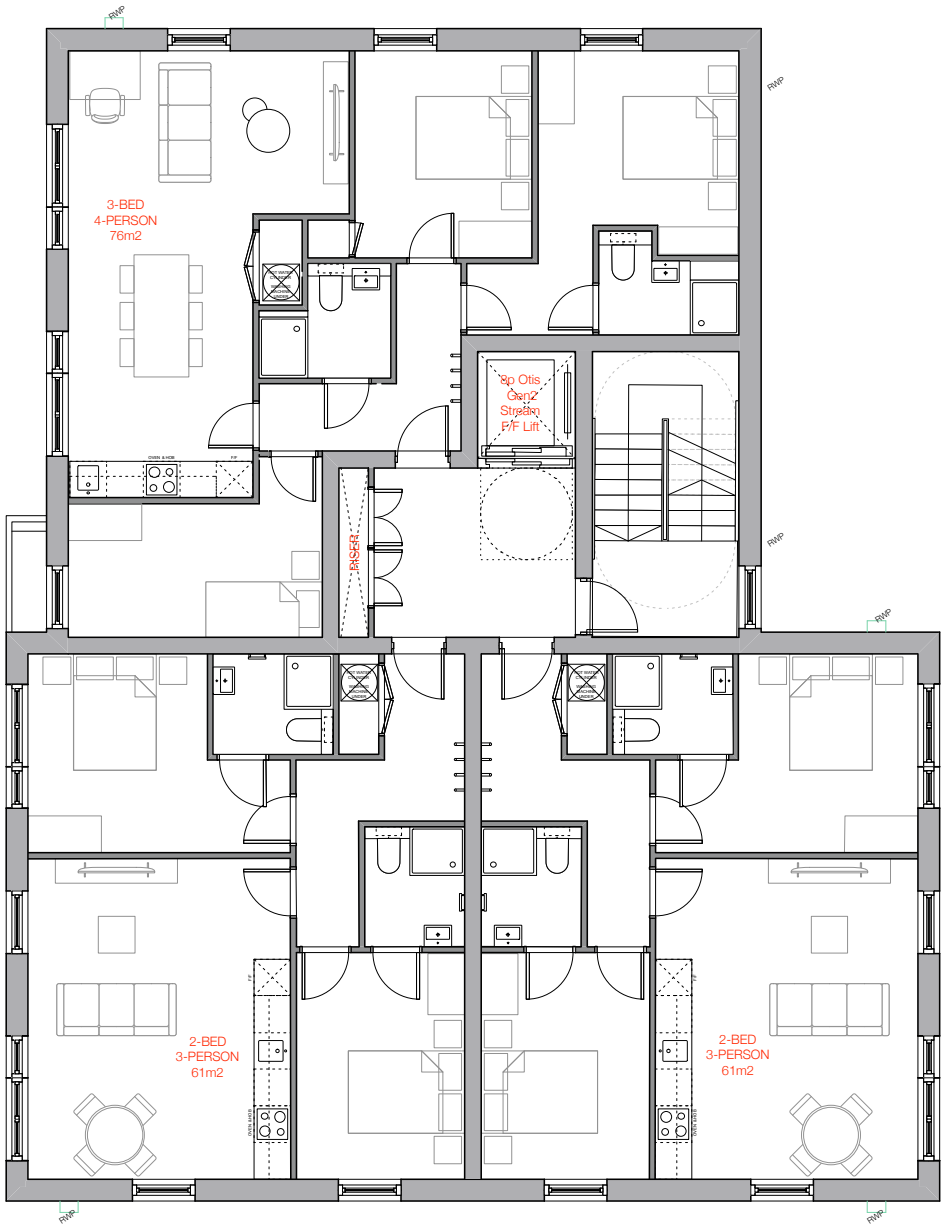
01
PROPOSED DRAWINGS

PROPOSED GROUND FLOOR PLAN



03
PROPOSED DRAWINGS

PROPOSED FIRST AND SECOND FLOOR PLAN



PROPOSED FIRST AND SECOND FLOOR PLAN
1:200@A3

PLANNING

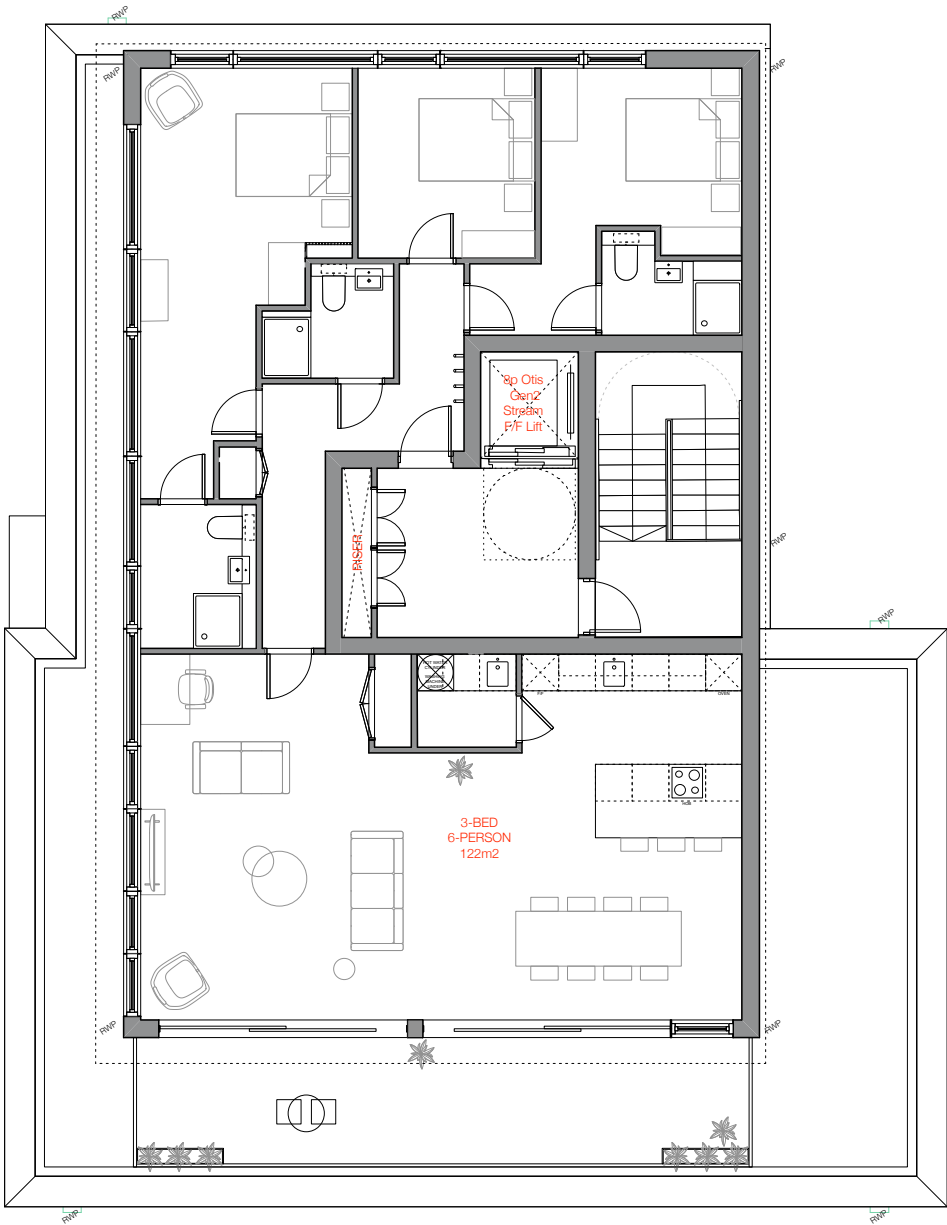
F	03/01/23	GENERAL DESIGN DEVELOPMENT.
E	21/12/22	DESIGN UPDATES FOLLOWING PLANNING COMMENTS
D	12/12/22	GENERAL DESIGN DEVELOPMENT
C	17/11/22	MINOR MATERIAL AMENDMENT
REVISION	DATE	DESCRIPTION

CLIENT: MCCAUL DEVELOPMENTS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: EVERY STREET, MANCHESTER, M4 7DQ	
DRAWING TITLE: PROPOSED FIRST AND SECOND FLOOR PLAN	
SCALE: 1:200@A3	DATE: NOVEMBER 2022
DRAWING NO: 909-A-003F	

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03
PROPOSED DRAWINGS

PROPOSED THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN
1:200@A3

PLANNING

REVISION	DATE	DESCRIPTION
F	03/01/23	GENERAL DESIGN DEVELOPMENT.
E	21/12/22	DESIGN UPDATES FOLLOWING PLANNING COMMENTS
D	12/12/22	GENERAL DESIGN DEVELOPMENT
C	17/11/22	MINOR MATERIAL AMENDMENT

CLIENT: MCCAUL DEVELOPMENTS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: EVERY STREET, MANCHESTER, M4 7DQ	
DRAWING TITLE: PROPOSED THIRD FLOOR PLAN	
SCALE: 1:200@A3	DATE: NOVEMBER 2022
DRAWING NO: 909-A-004F	

OLLIER SMURTHWAITE ARCHITECTS

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03

PROPOSED DRAWINGS

PROPOSED WEST ELEVATION



EVERY STREET ELEVATION (WEST)

PROPOSED WEST ELEVATION
1:100@A3

PLANNING

D	26/01/23	DESIGN UPDATES TO SUIT PLANNING COMMENTS
C	03/01/23	BOUNDARY TREATMENTS REVISED TO RETAIN EXISTING BRICK WALL
B	21/12/22	DESIGN UPDATES FOLLOWING PLANNING COMMENTS
A	12/12/22	GENERAL DESIGN DEVELOPMENT
REVISION	DATE	DESCRIPTION

CLIENT: MCCAUL DEVELOPMENTS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: EVERY STREET, MANCHESTER, M4 7DQ	
DRAWING TITLE: PROPOSED WEST ELEVATION	
SCALE: 1:100@A3	DATE: DECEMBER 2022
DRAWING NO: 909-A-013D	

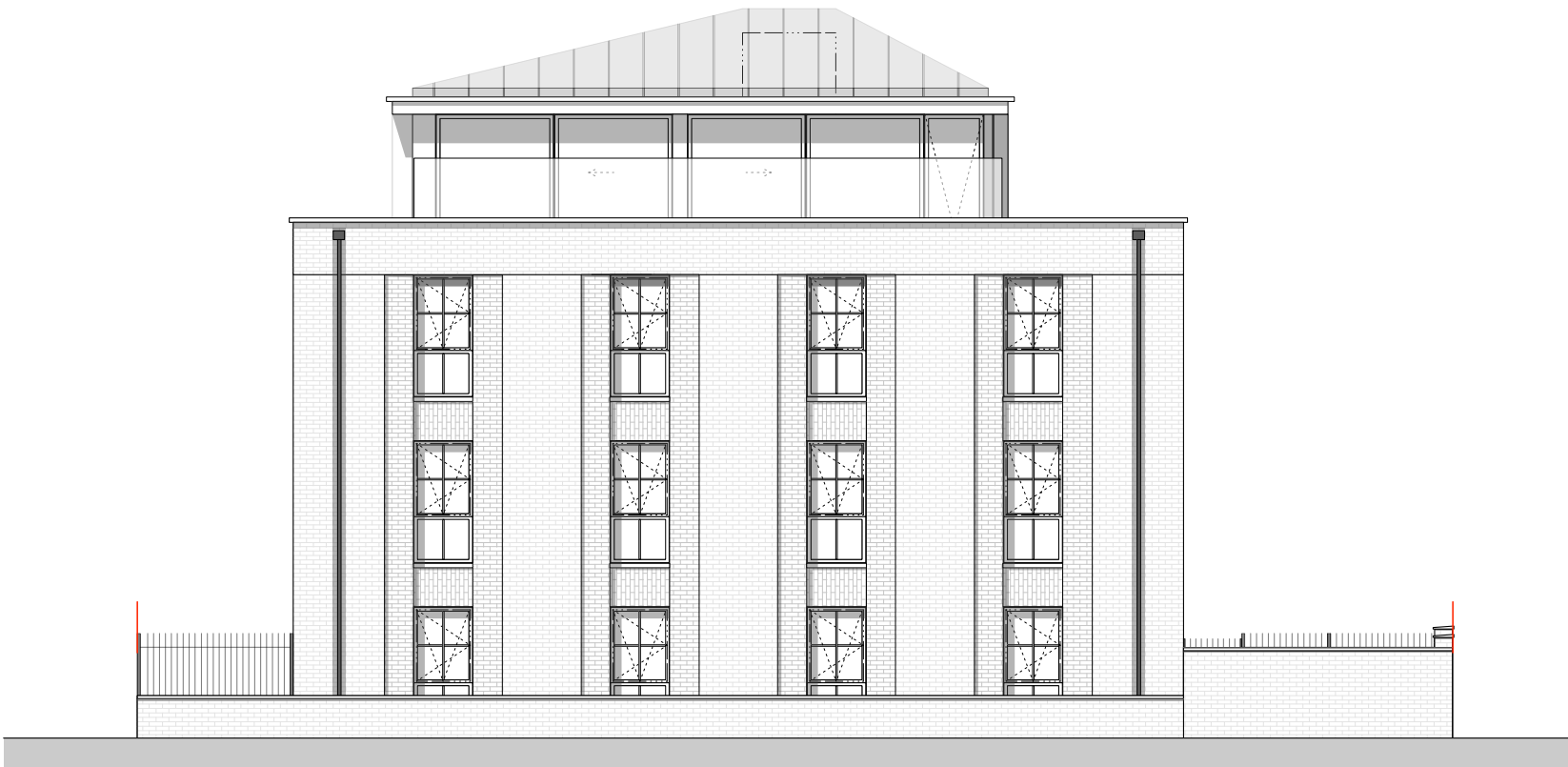
OLLIER SMURTHWAITE ARCHITECTS

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03

PROPOSED DRAWINGS

PROPOSED SOUTH ELEVATION



TUTBURY STREET ELEVATION (SOUTH)

PROPOSED SOUTH ELEVATION
1:100@A3

PLANNING

D	26/01/23	DESIGN UPDATES TO SUIT PLANNING COMMENTS
C	03/01/23	BOUNDARY TREATMENTS REVISED TO RETAIN EXISTING BRICK WALL
B	21/12/22	DESIGN UPDATES FOLLOWING PLANNING COMMENTS
A	12/12/22	GENERAL DESIGN DEVELOPMENT

REVISION	DATE	DESCRIPTION
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CLIENT: MCCAUL DEVELOPMENTS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: EVERY STREET, MANCHESTER, M4 7DQ	
DRAWING TITLE: PROPOSED SOUTH ELEVATION	
SCALE: 1:100@A3	DATE: DECEMBER 2022
DRAWING NO: 909-A-012D	

OLLIER SMURTHWAITE ARCHITECTS

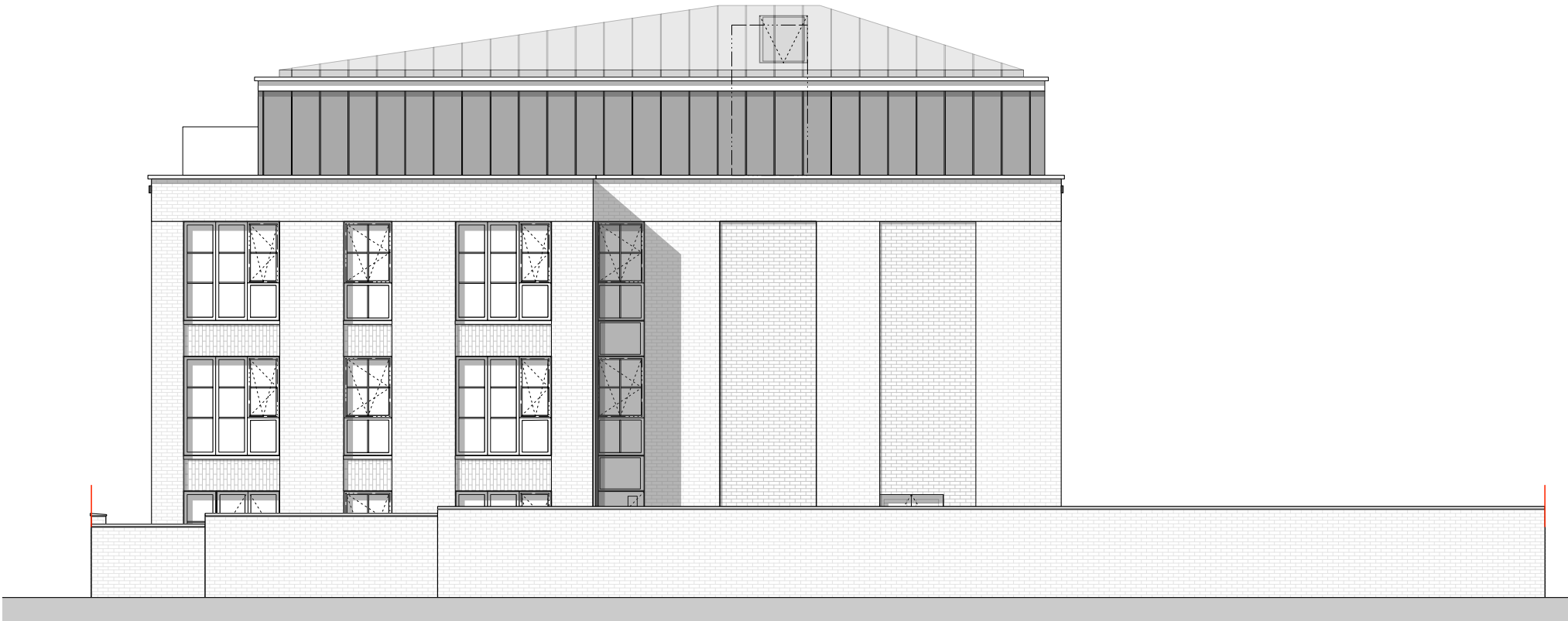
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03

PROPOSED DRAWINGS

PROPOSED EAST ELEVATION



CATERHAM STREET ELEVATION (EAST)

PROPOSED EAST ELEVATION
1:100@A3

PLANNING

D	26/01/23	DESIGN UPDATES TO SUIT PLANNING COMMENTS
C	03/01/23	BOUNDARY TREATMENTS REVISED TO RETAIN EXISTING BRICK WALL
B	21/12/22	DESIGN UPDATES FOLLOWING PLANNING COMMENTS
A	12/12/22	GENERAL DESIGN DEVELOPMENT

REVISION	DATE	DESCRIPTION
----------	------	-------------

CLIENT: MCCAUL DEVELOPMENTS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: EVERY STREET, MANCHESTER, M4 7DQ	
DRAWING TITLE: PROPOSED EAST ELEVATION	
SCALE: 1:100@A3	DATE: DECEMBER 2022
DRAWING NO: 909-A-011D	

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03

PROPOSED DRAWINGS

PROPOSED NORTH ELEVATION



CATERHAM STREET ELEVATION (NORTH)

PROPOSED NORTH ELEVATION
1:100@A3

PLANNING

D	26/01/23	DESIGN UPDATES TO SUIT PLANNING COMMENTS
C	03/01/23	BOUNDARY TREATMENTS REVISED TO RETAIN EXISTING BRICK WALL
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REVISION	DATE	DESCRIPTION

CLIENT: MCCAUL DEVELOPMENTS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: EVERY STREET, MANCHESTER, M4 7DQ	
DRAWING TITLE: PROPOSED NORTH ELEVATION	
SCALE: 1:100@A3	DATE: DECEMBER 2022
DRAWING NO: 909-A-010D	

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02 PROPOSED DRAWINGS

CGI VIEW 1



VIEW 1: LOOKING NORTH FROM EVERY ST.

02 PROPOSED DRAWINGS

CGI VIEW 2



VIEW 2: LOOKING SOUTH FROM EVERY ST.

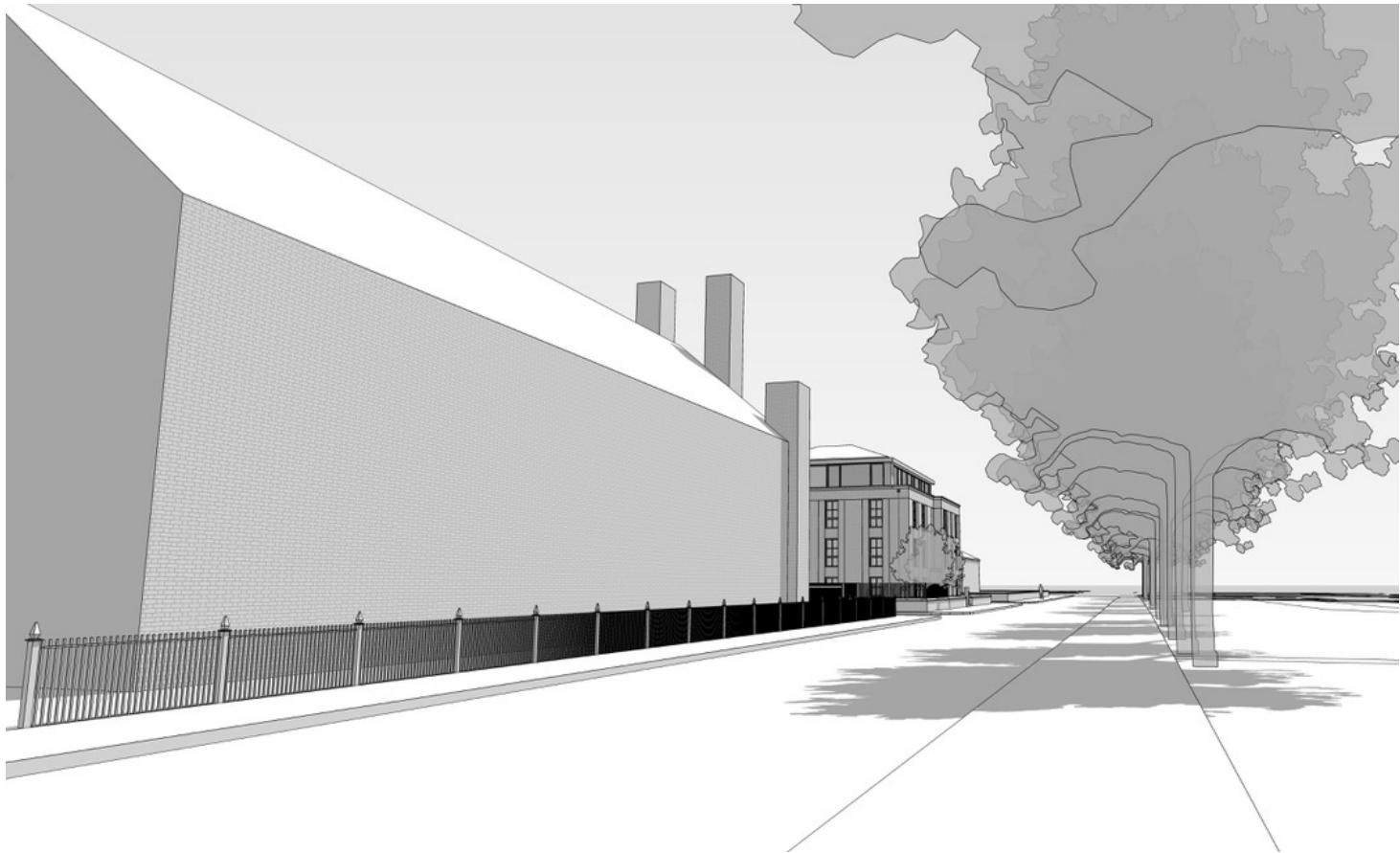
02 PROPOSED DRAWINGS

CGI VIEW 3



VIEW 3: AERIAL VIEW FROM THE SOUTH

02
PROPOSED DRAWINGS



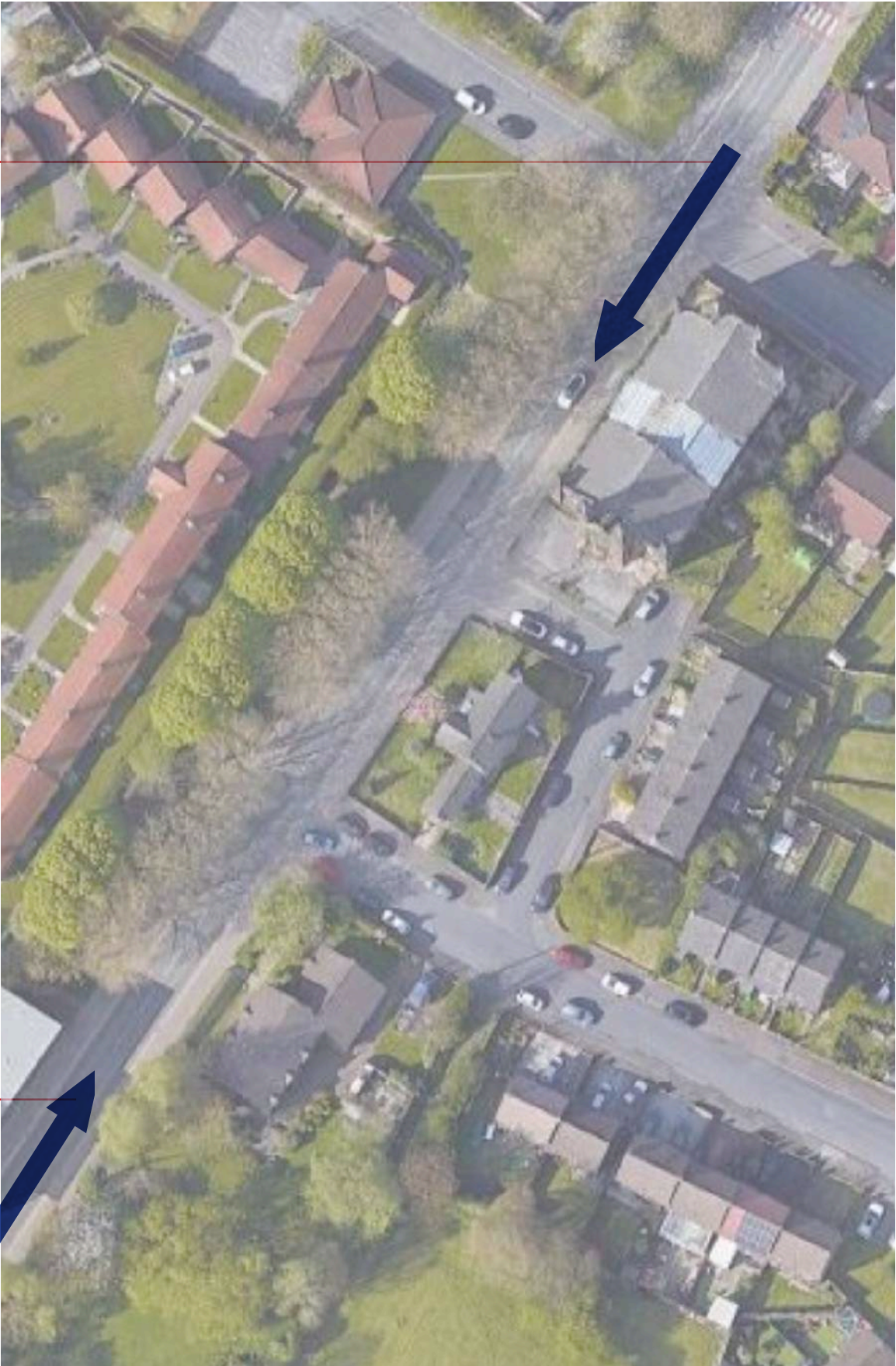
VIEW 2: LOOKING SXXOUTH FROM EVERY ST. / HARDING ST. JUNCTION



VIEW 1: LOOKING NORTH FROM EVERY ST.

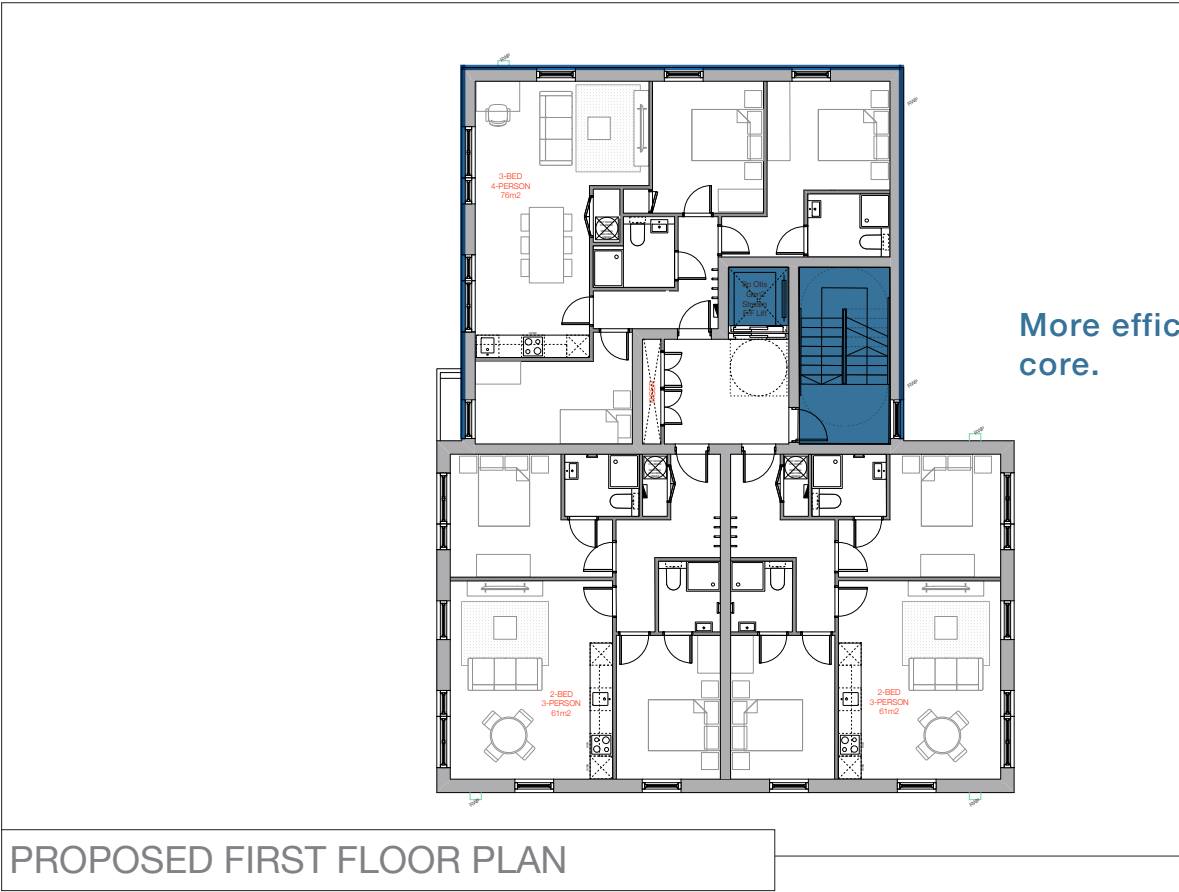
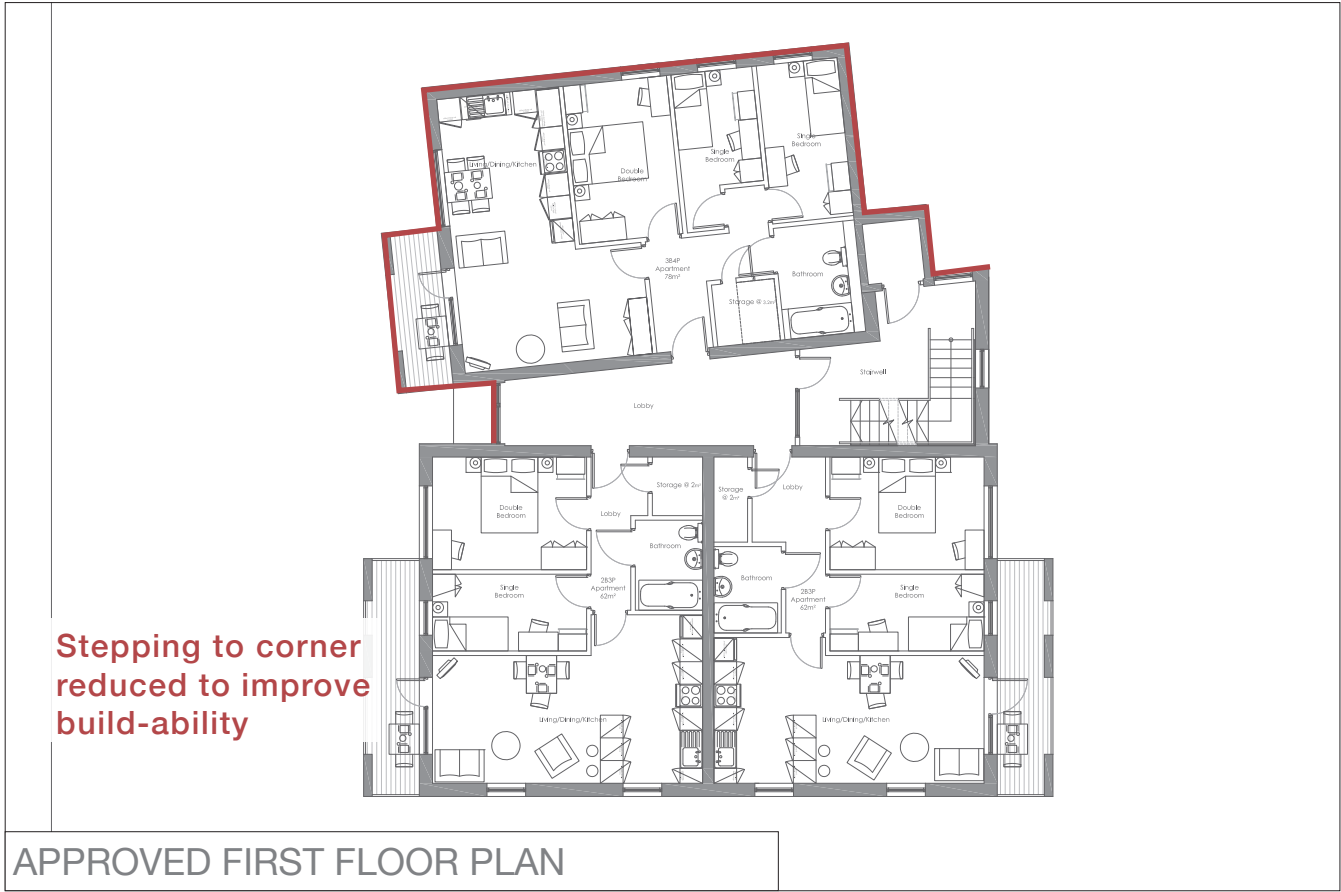
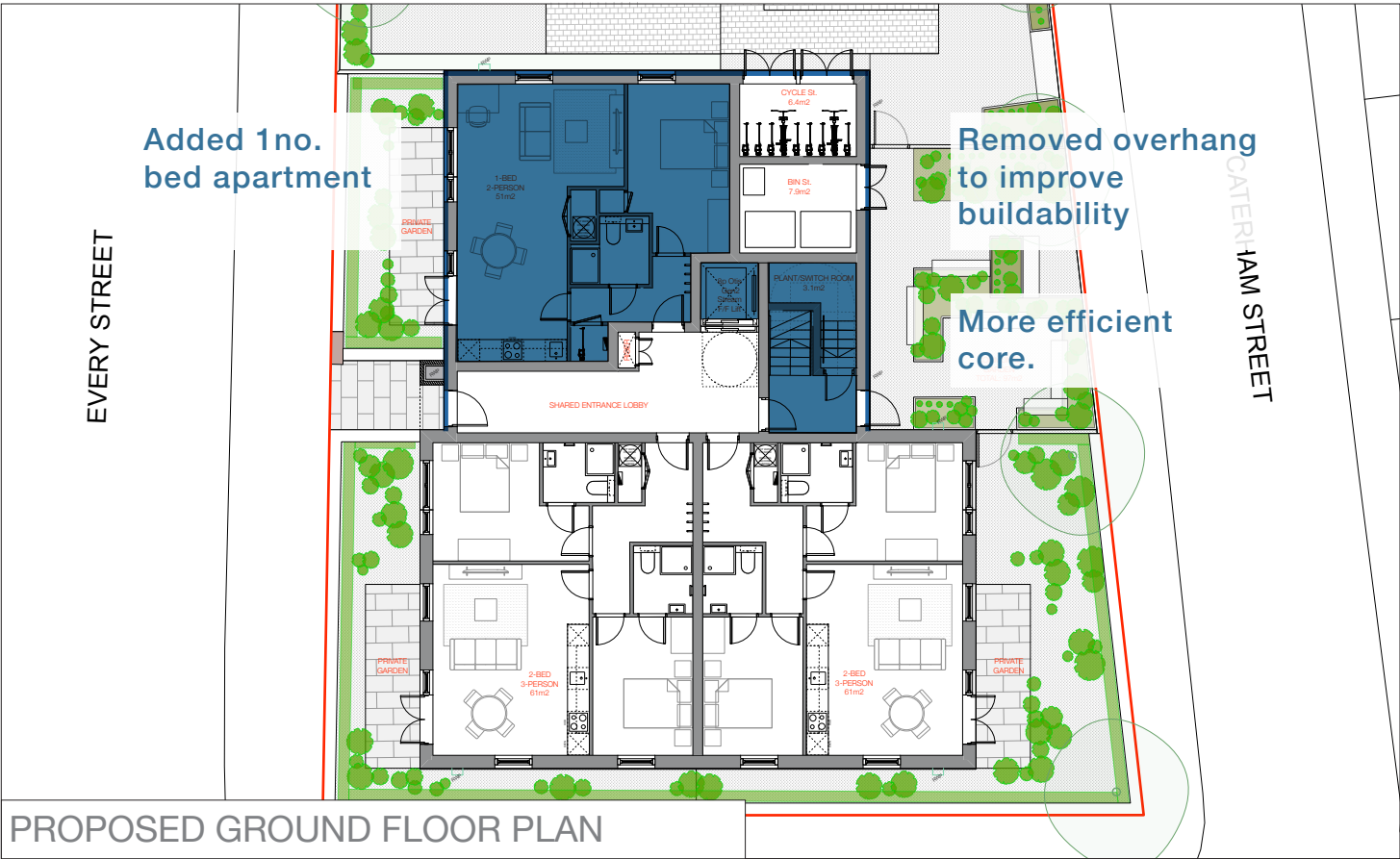
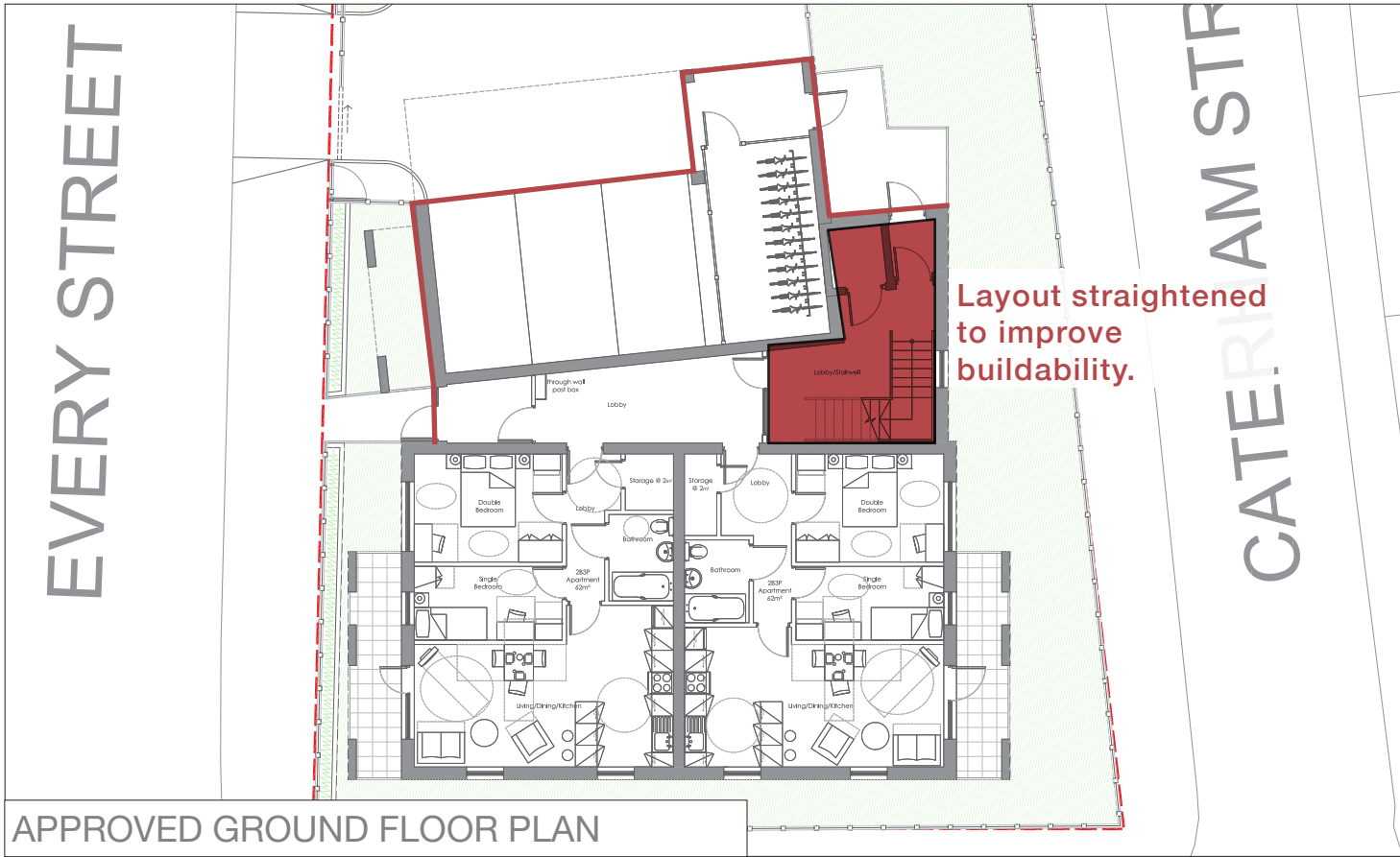
CGI VIEW 1 & 2 WITH CONTEXT

VIEW 2
LOOKING
SOUTH FROM
EVERY ST. /
HARDING ST.



VIEW 1
LOOKING
NORTH FROM
EVERY ST.

04
COMPARISON



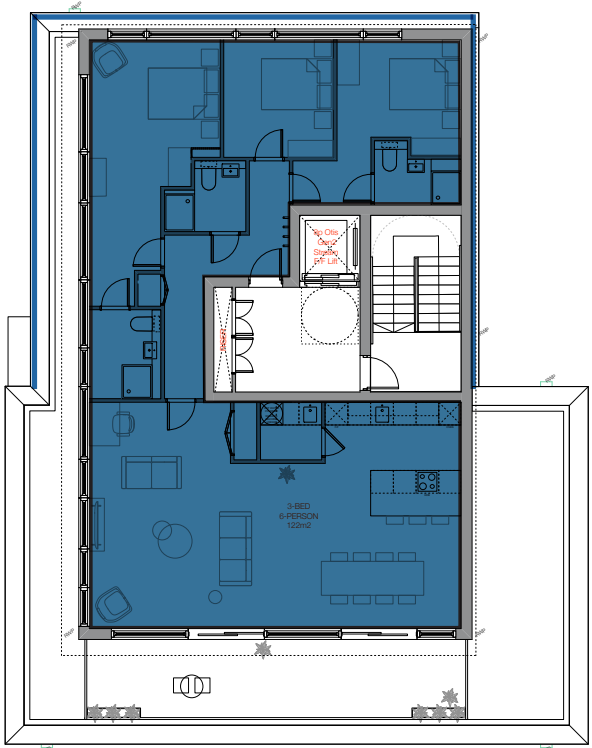
04
COMPARISON



2no. 2 beds
replaced with 1no.
3 bed.

Stepping to elevation
reduced to improve
build-ability.

APPROVED THIRD FLOOR PLAN



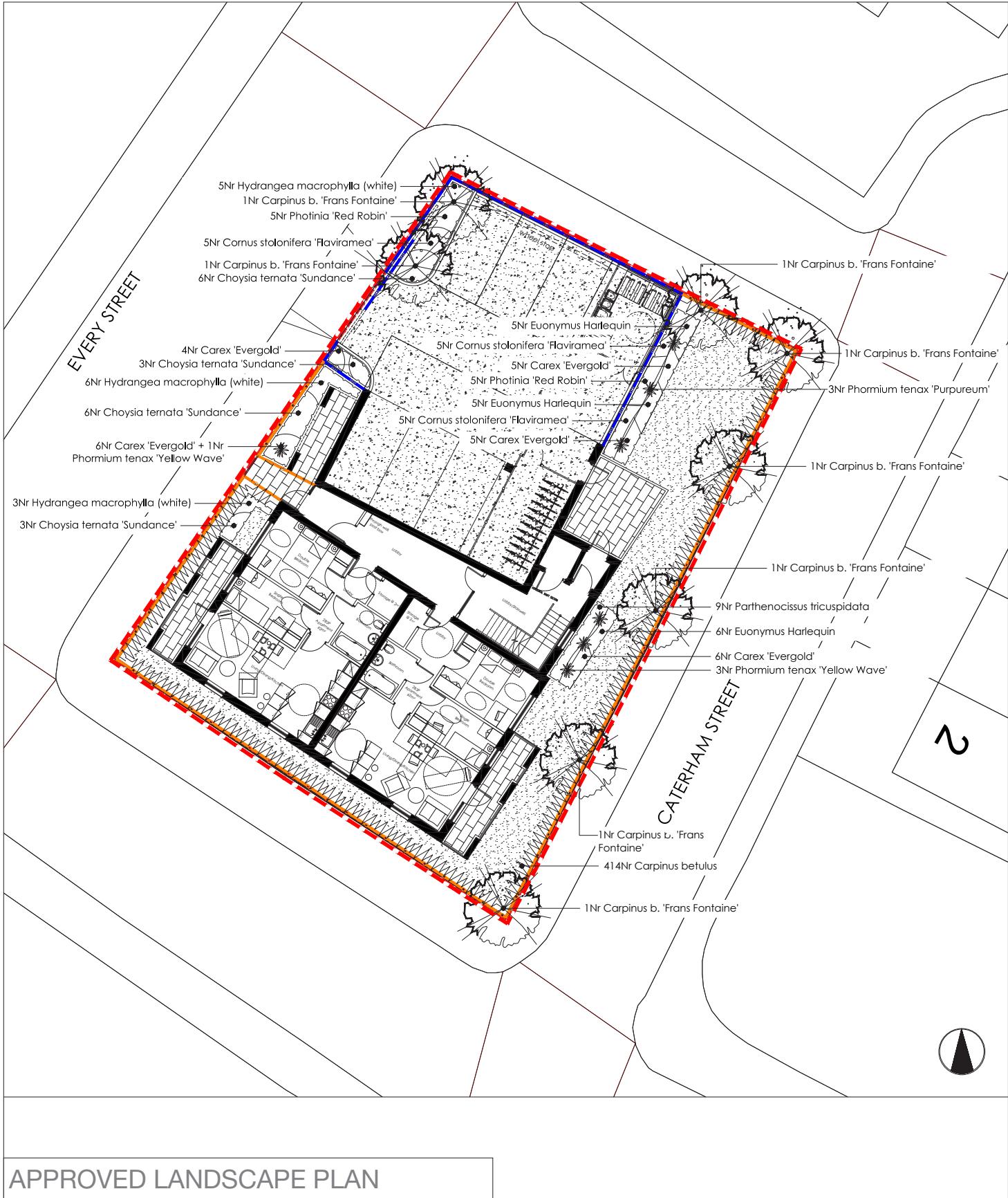
2no. 2 beds
replaced with
1no. 3 bed.

More efficient
core.

PROPOSED THIRD FLOOR PLAN

02
COMPARISON

LANDSCAPE PLAN - COMPARISON



04
COMPARISON



Every Street Elevation

APPROVED ELEVATION A



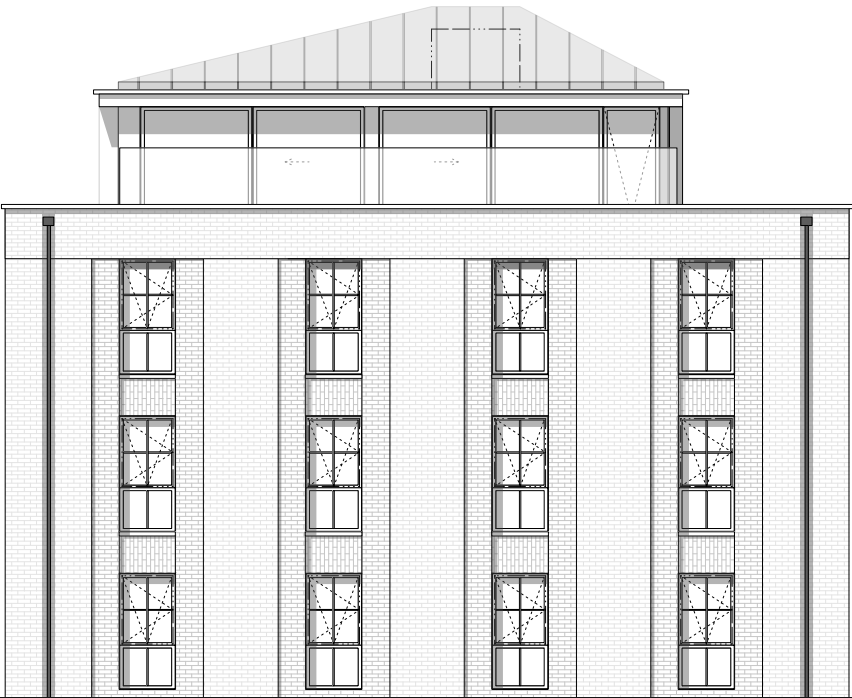
EVERY STREET ELEVATION (WEST)

PROPOSED ELEVATION A



Tutbury Street Elevation

APPROVED ELEVATION B



TUTBURY STREET ELEVATION (SOUTH)

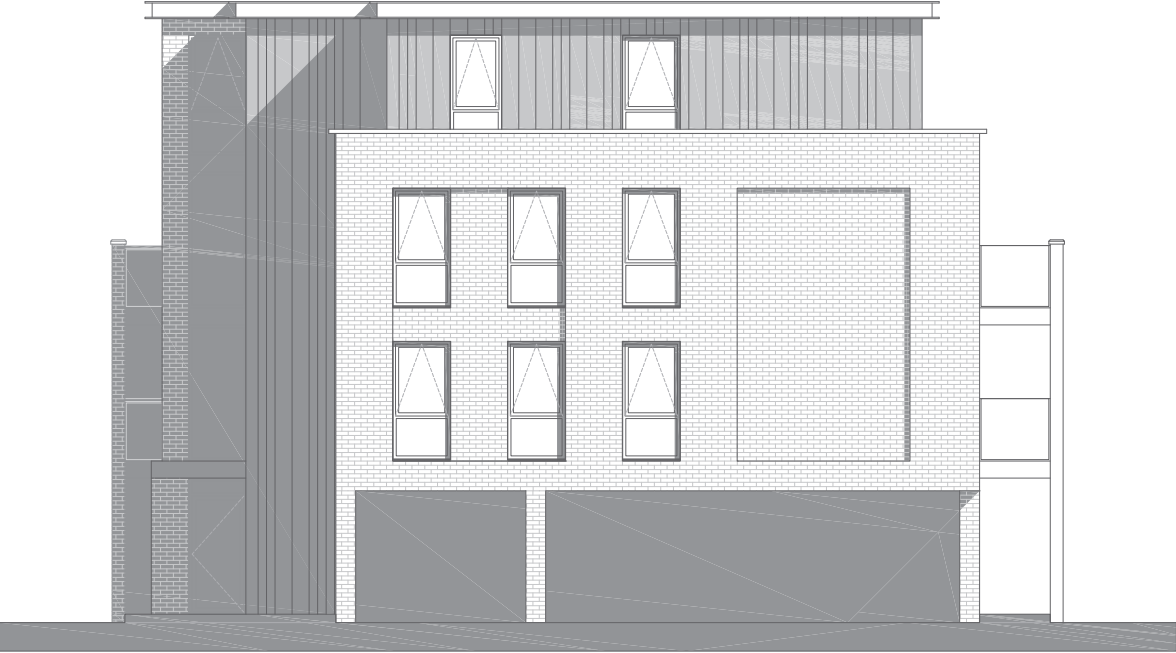
PROPOSED ELEVATION B

04
COMPARISON



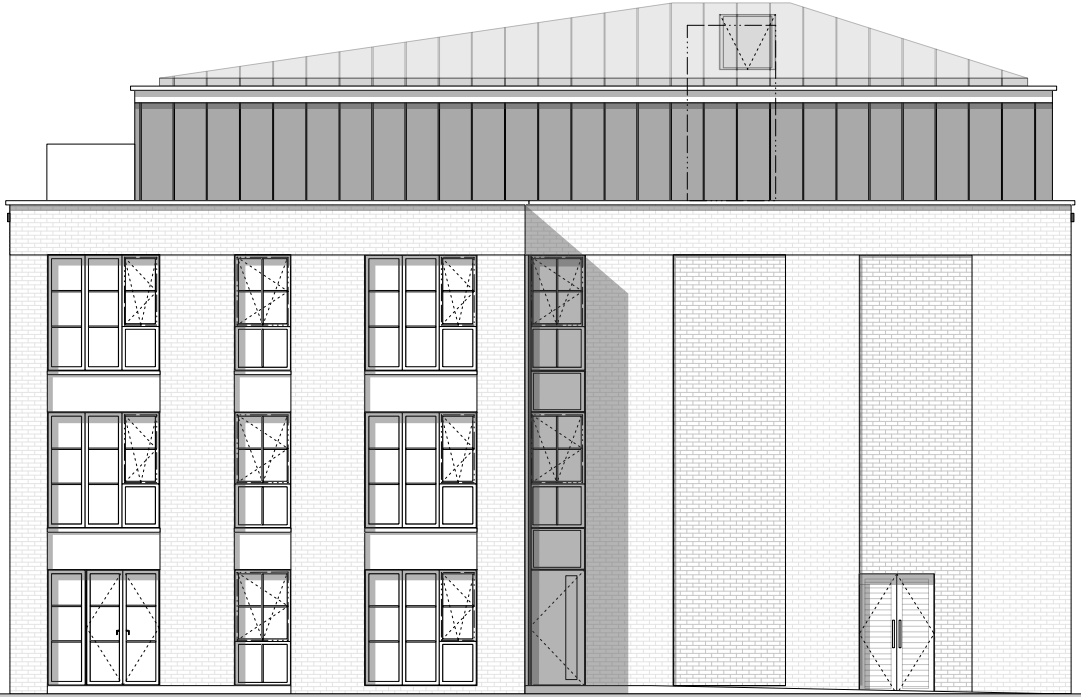
Caterham Street Elevation

APPROVED ELEVATION C



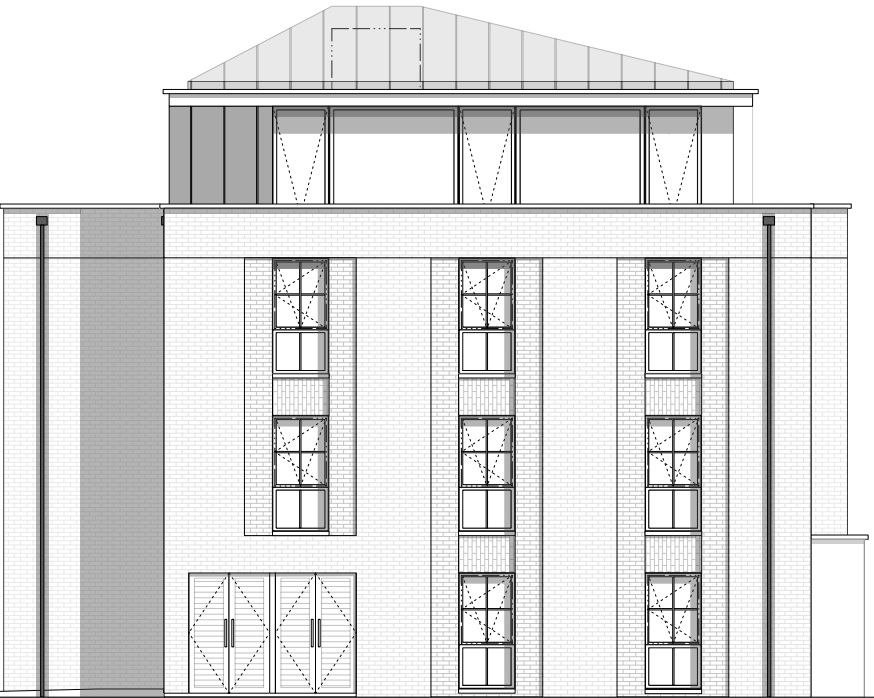
Caterham Street Elevation (North)

APPROVED ELEVATION D



CATERHAM STREET ELEVATION (EAST)

PROPOSED ELEVATION C



CATERHAM STREET ELEVATION (NORTH)

PROPOSED ELEVATION D