

PEELERS YARD, MANCHESTER

SECTION 73 ADDENDUM

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DEC 2022

SUBMITTED AS SUPPORTING APPENDIX

SECTION 96A SUBMISSION
SECTION 19 SUBMISSION

TIM GROOM ARCHITECTS



PEELERS YARD,
MANCHESTER
SECTION 73
APPLICATION
ADDENDUM

DEC 2022

TIM GROOM ARCHITECTS

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NMA EXECUTIVE SUMMARY

This document has been compiled to summaries all the changes that have been proposed as part of the Non-Material Amendment application for Peelers Yard along Goulden Street, Manchester .

Planning Reference 125679/60/2019.

The changes proposed are to assist with the feasibility of taking the project forward for CERT property.

The changes are predominately internal changes at Ground/1st Floor. In place of what was previously amenity space, commercial units and an enlarged residents entrance, the scheme introduces 8 new residential units at Ground Floor, a mixture of 3x 2 Bed and 5x 1 Bed apartments. Additional changes and expansions to the service areas has also been carried out to account for the increase of residential units.

All proposed changes have been discussed with the Manchester City Council prior to submission.

SUMMARY OF CHANGES

The below paragraphs summaries the changes proposed as part of the Non-Material Amendment Application.

Ground Floor Townhouses

- The approved scheme contains areas for commercial units and an enlarged residents’ entrance. In place of these are 8 new mezzanine apartments, 3 facing onto Cross keys street accessed from within the building and 5 facing into the internal courtyard accessed externally. The 5 apartments in the courtyard require dropped access to allow the units a mezzanine floor.
- Each apartment introduces mezzanine apartment types at ground level that bring a wider diversity of unit types to the project.

Internal Courtyard Elevations

- With the introduction of new townhouses on Ground floor, the elevations within the courtyard and along Chadderton Street have been revised. The elevations step back from the building footprint above, providing a protected external entrance for residents.
- Openings have been added within the internal courtyard to allow light into each mezzanine apartment. These align with the window pattern above to ensure a level of continuity within the facade. The materials of these facades have also been changed from metal fins to brick to match the colour of the materials above.
- Changes have been made to the base of the Chadderton Street Gable end as a result of the new residential units. The proposed elevation provides a solid base for the aluminium-clad finish, with elements of the existing wall being replicated along the façade.

Services along Bendix Street

- The layout of service spaces has been revised to improve the use of the spaces. Space for a ground floor backup generator has also been added to avoid placing it on the roof or within the external courtyard where it might otherwise be seen.
- This has led to a slight change in the type of panels used along Bendix Street. The design intention still to replicate the existing ambulance doors along the elevation.

Residents Entrance

- Amendments have been made to the design of the Residents entrance along Goulden Street. Included is a revised arrangement of transoms and mullions as well as a change in the placement of the buildings signage.

Level 7 / Level 8 Duplex Apartments

- Duplex apartments have been extended at the top floor of the building. This provides a more generous space for these apartments. Private terraces for these apartments have been enlarged with the communal terrace becoming slightly smaller.

Ground Floor Circulation Changes

- With the introduction of units at ground floor, the circulation for the building has been revised to best utilise the space and reduce escape distances. This has included adding an entrance corridor facing into the courtyard and relocating the escape corridor along Bendix street.

Openings along Cross Keys Street

- To maintain consistency with openings at ground level along Cross Keys Street, the openings will make use of the full height of the existing openings. Some elements of the ashlar wall will need to be rebuilt as per the original for this change.

Updated bike and bin storage

- Following the increased number of residential units, more area for bike and bin stores has been provided. This has led to one additional euro bin being added for bin storage. The proposed internal bike store has space for 74 bikes, the remaining 7 spaces are to be located in the private terraces of the ground floor courtyard apartments.

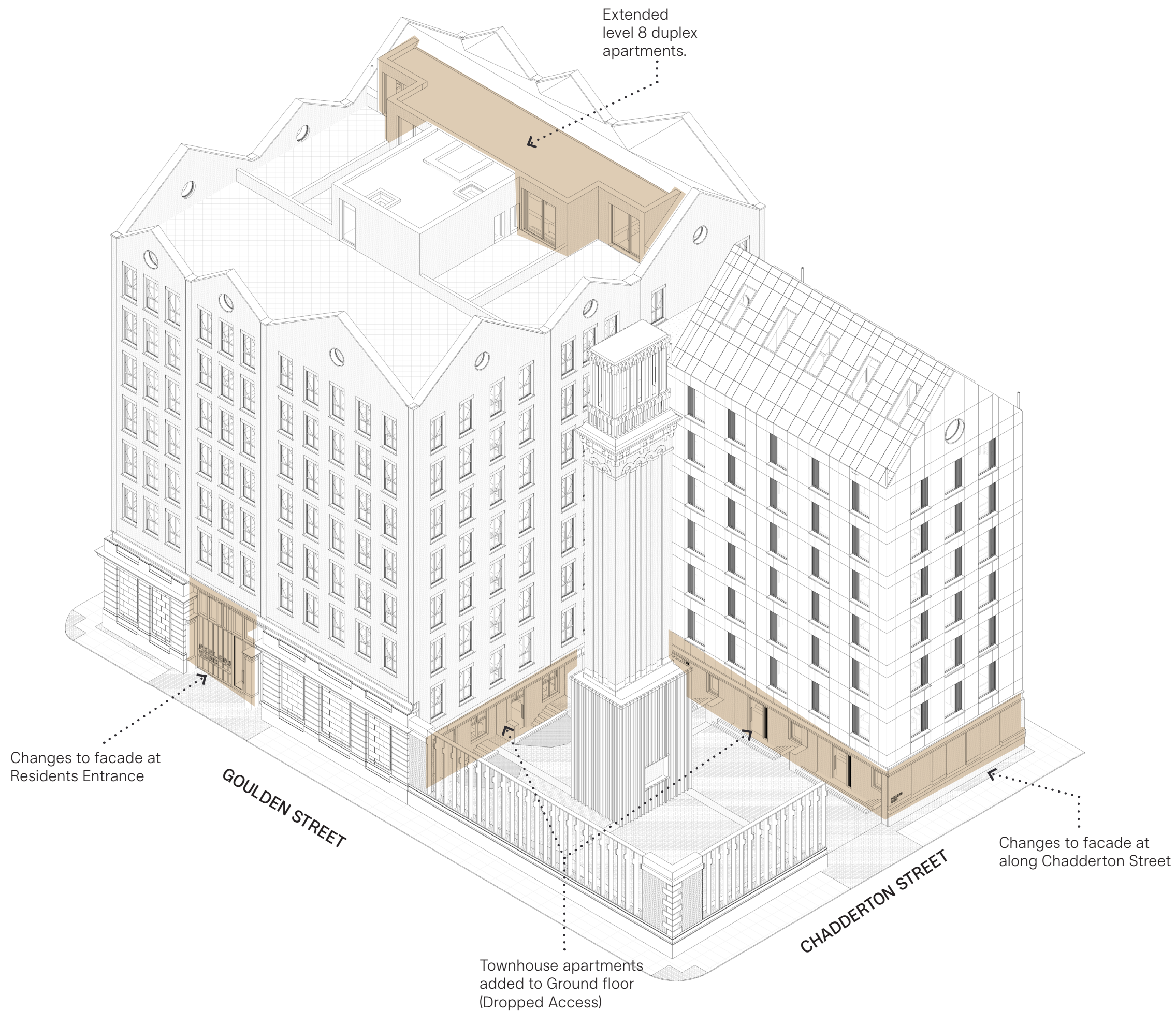
Increased number of residential units

- The proposed changes takes the number of residential units from 73 units to 81 units with a mix of 36% 1 Bed apartments and 64% 2 Bed apartments.

PROPOSED SCHEME AXO - CHADDERTON STREET / GOULDEN STREET

The changes along Goulden Street and Chadderton Street include:

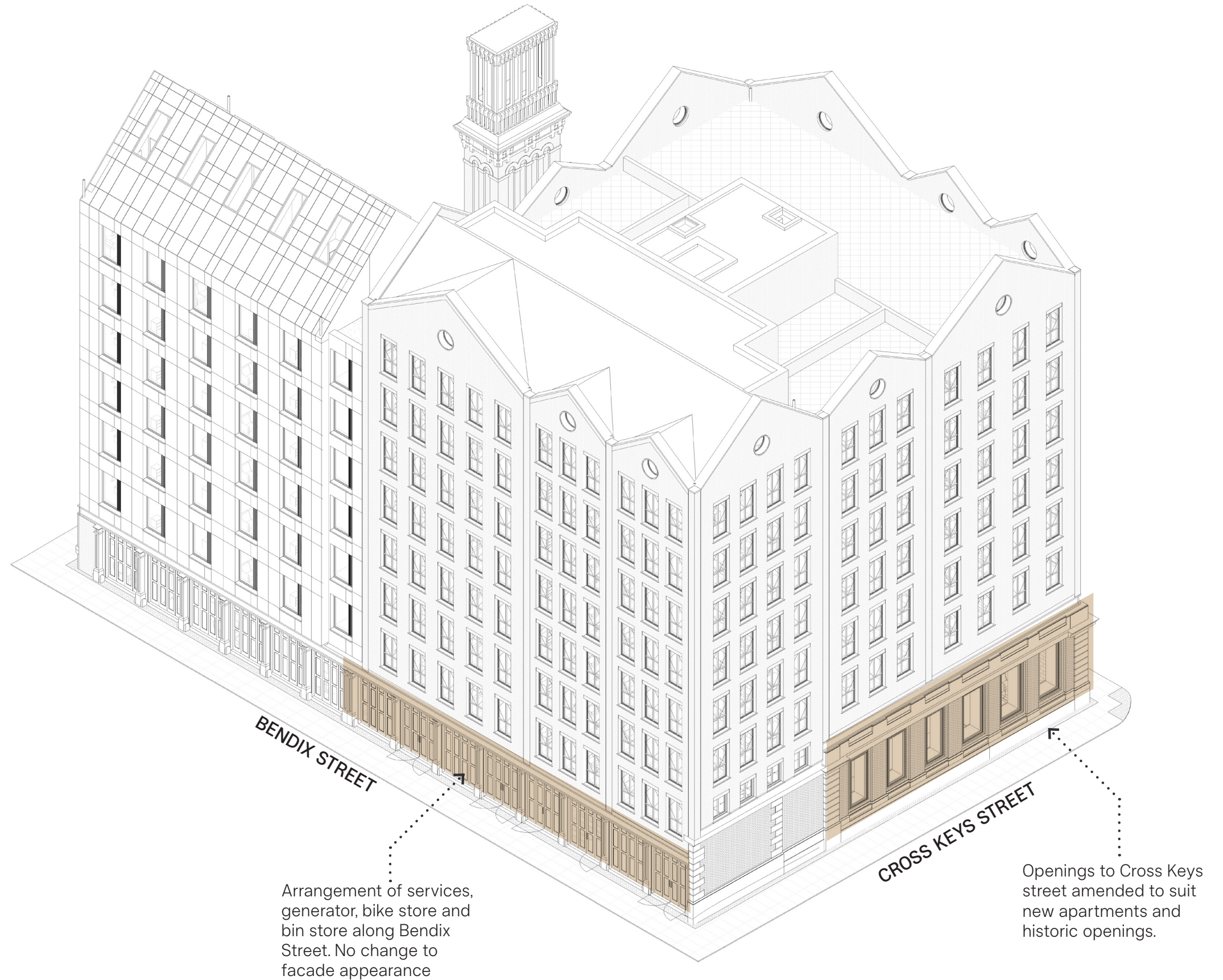
- A change in design of the primary residents entrance following the addition of ground floor units.
- Amendments to the Peelers Yard Courtyard with new ground floor units and circulation routes added.
- Expansion of the level 8 duplex apartments to expand the space for these apartments.



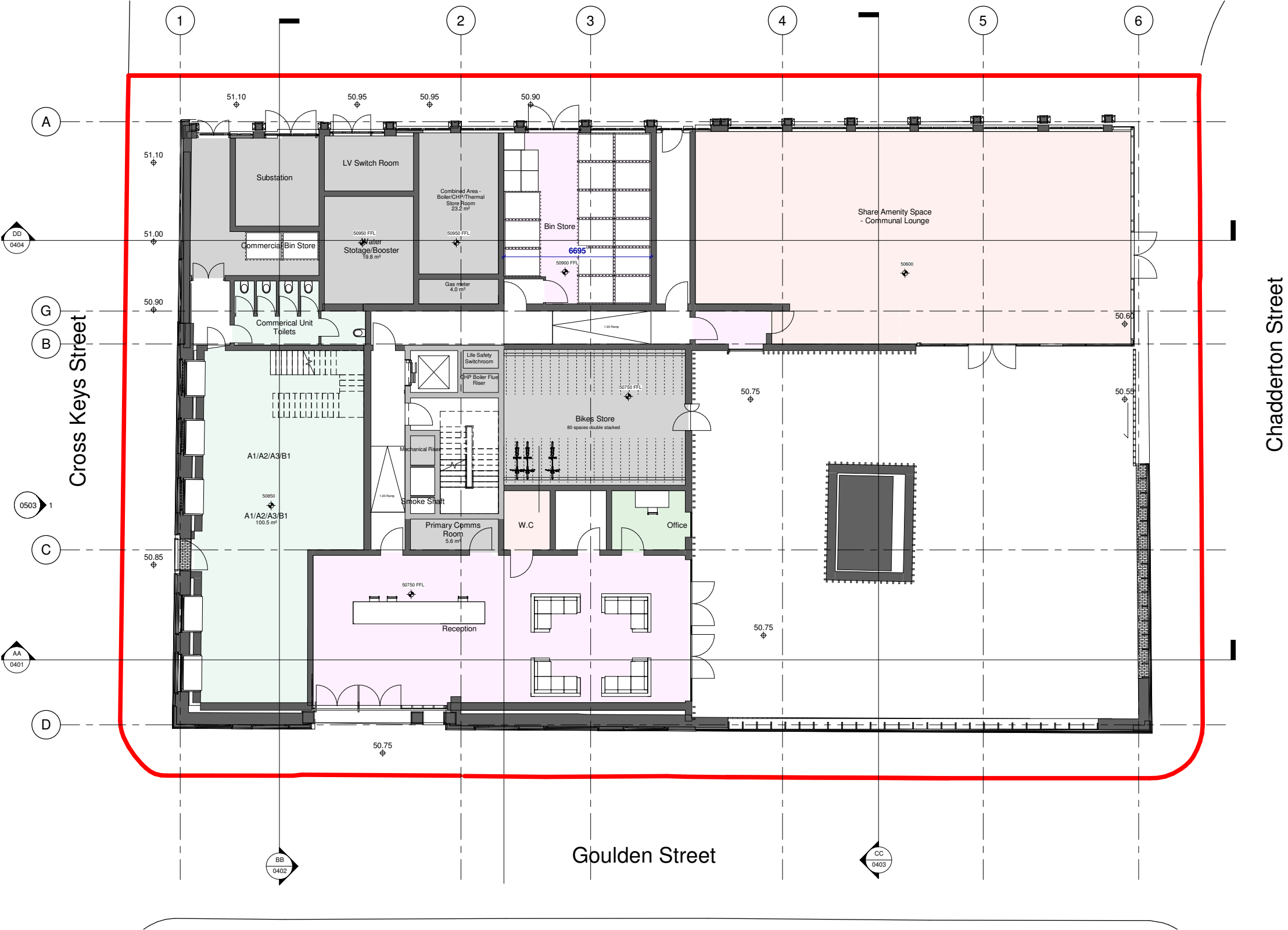
**PROPOSED SCHEME AXO - BENDIX STREET /
CROSS KEYS STREET**

The changes along Bendix Street and Cross Keys Street include:

- Slight changes to the arrangement of service / generator / bike store and bin store.
- Amending the openings to Cross Keys Street for the proposed Ground floor apartments as per the historical openings.



APPROVED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR

8 New mezzanine apartments are brought in at ground level (3 x 2 bed apartments and 5 x 1 bed apartments). This gives a wider range of apartment types to the projects and increases the sellable area.

The proposed apartments facing onto cross keys street make use of the double height area of the existing ashlar wall. With level access from within the building, these apartments contain living, kitchen and storage space on the ground floor, and a bedroom on the mezzanine level.

The 5 apartments facing into the courtyard are accessed from within the courtyard with a step down into the apartments. This creates protection for the apartments and gives an area of private outdoor space.

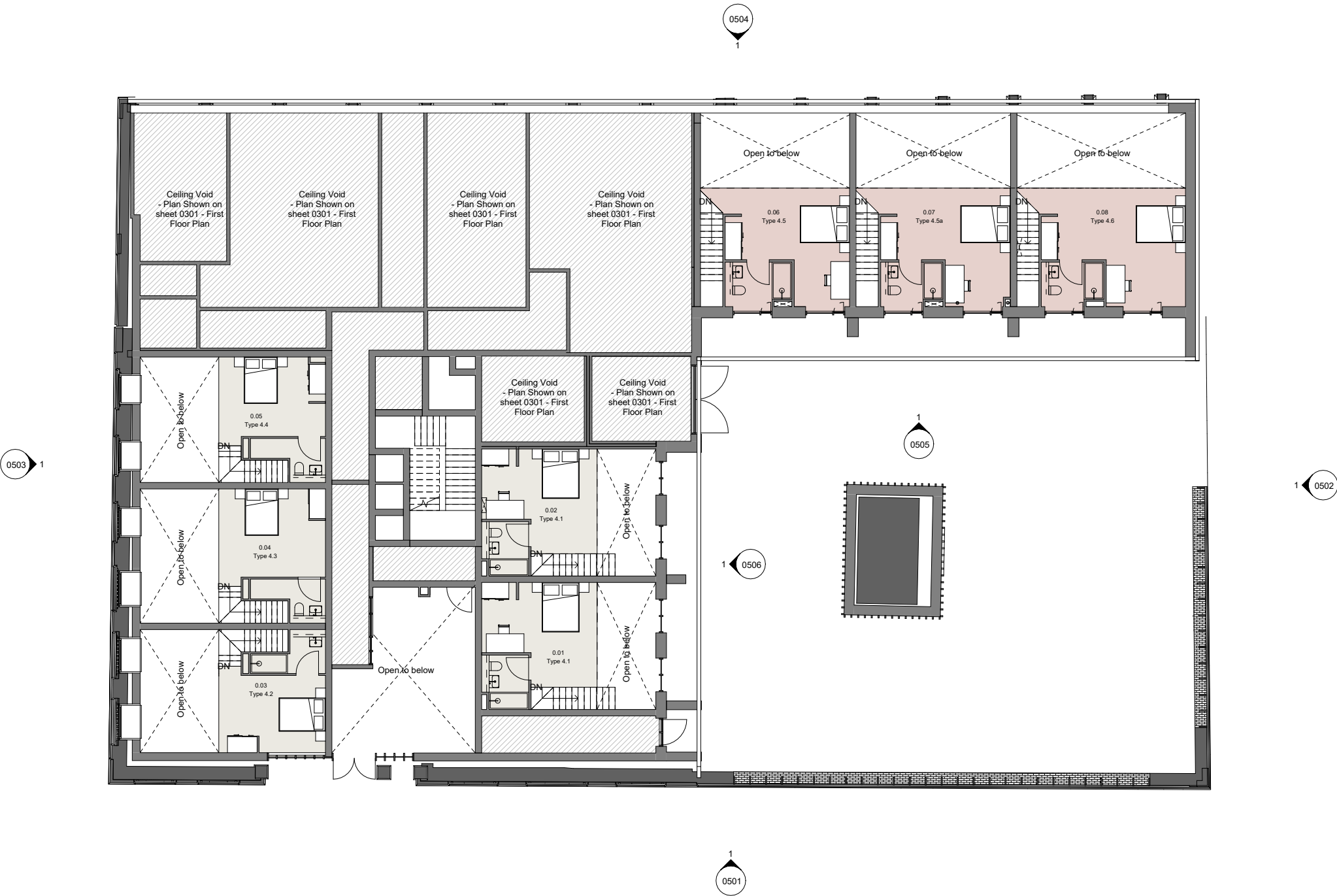
The circulation and servicing spaces on the ground floor have also been adapted as a result of the newly added apartments.

Cross Keys Street

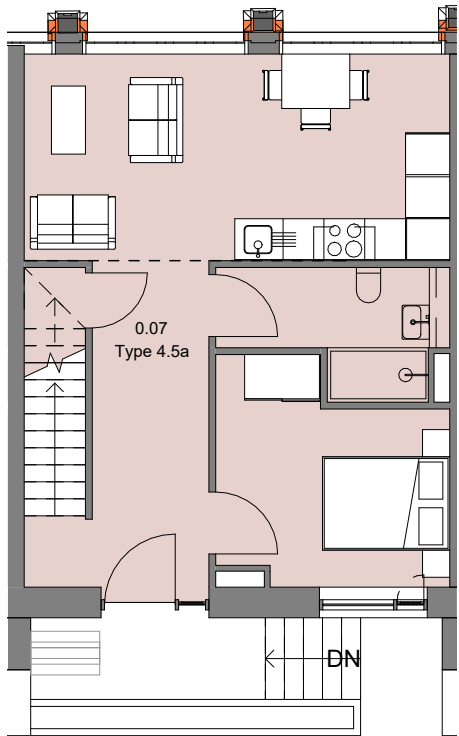


PROPOSED MEZZANINE FLOOR

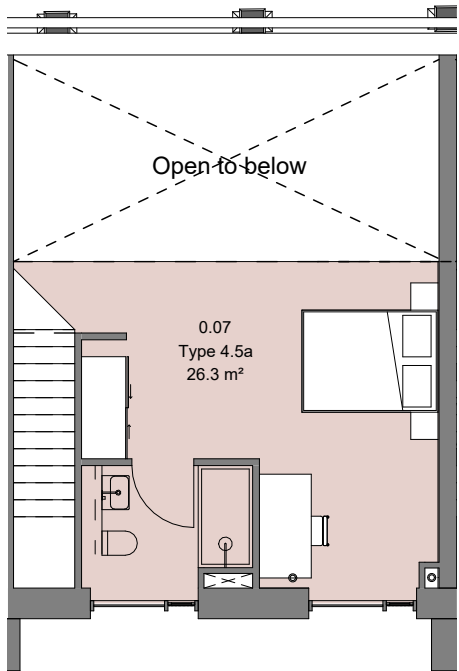
A new plan for the mezzanine level has been added to show the layouts of the upper floors of the proposed apartments.



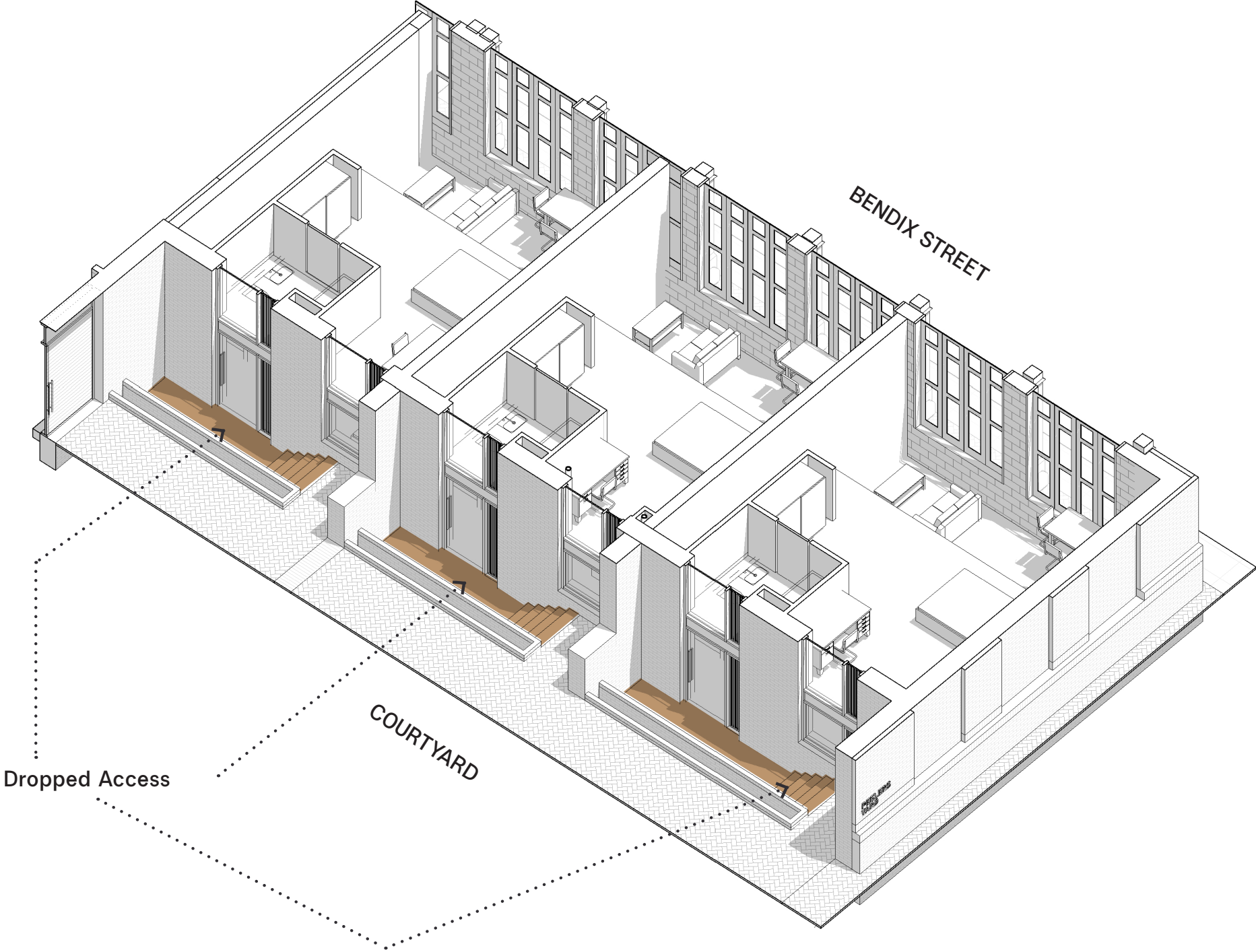
PROPOSED GROUND FLOOR APARTMENTS -
BENDIX STREET

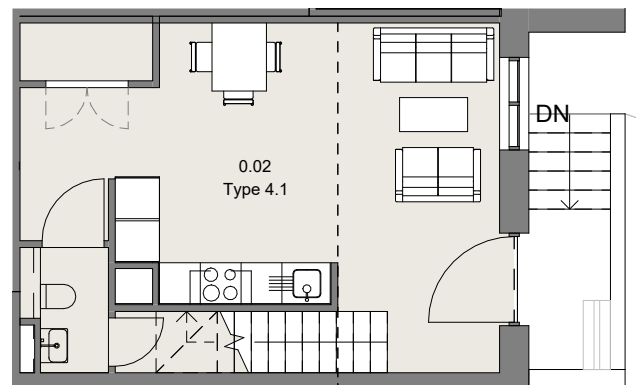


Ground Floor

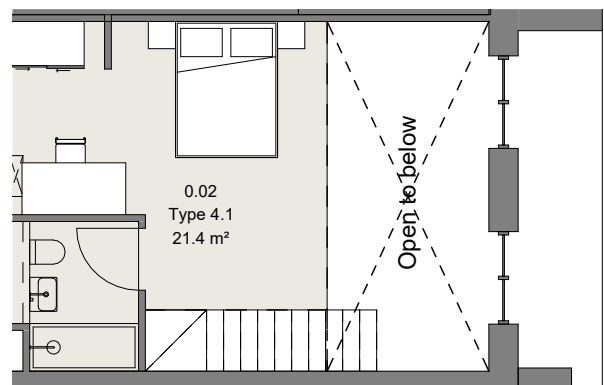


Mezzanine Floor

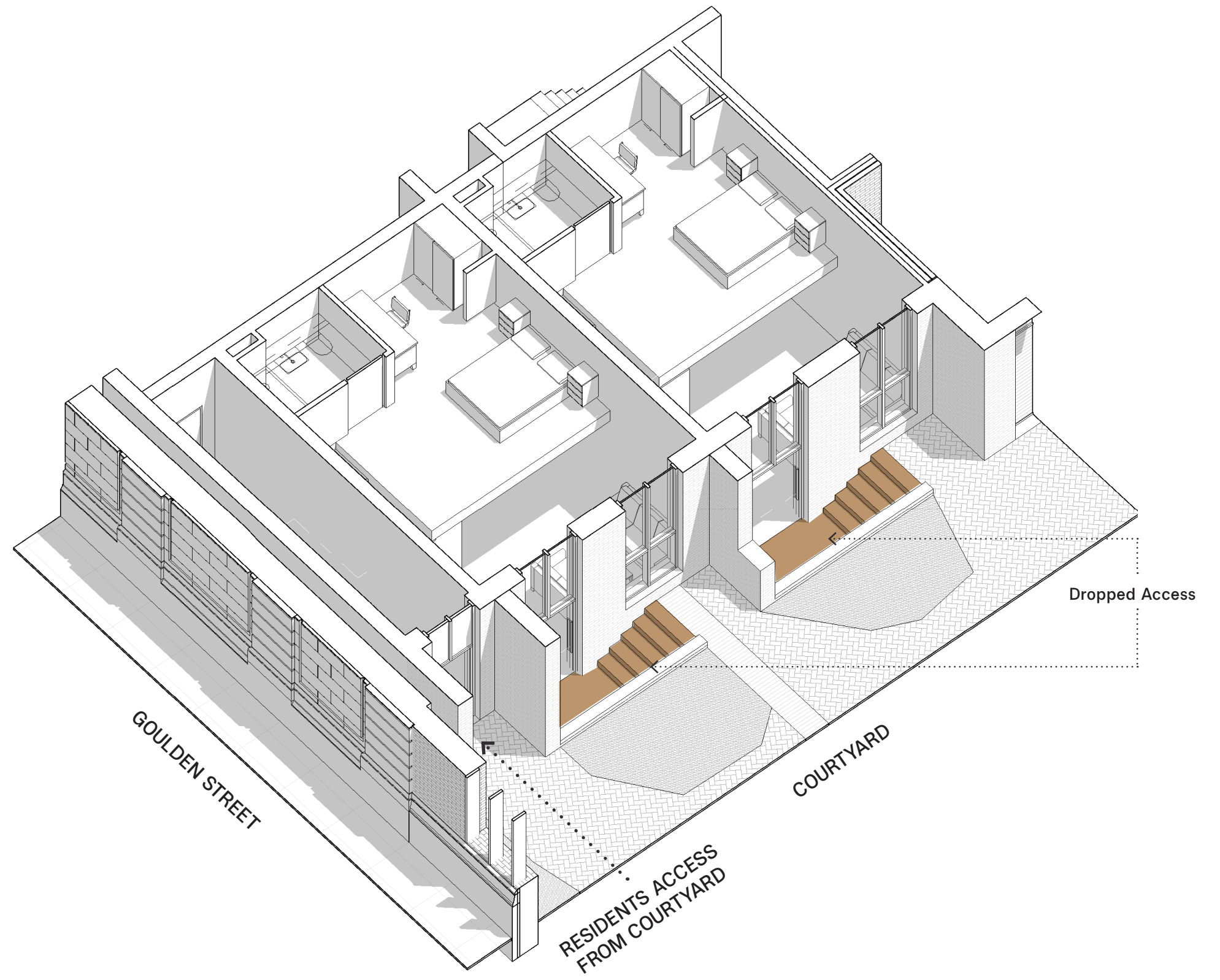


**PROPOSED GROUND FLOOR APARTMENTS -
COURTYARD**

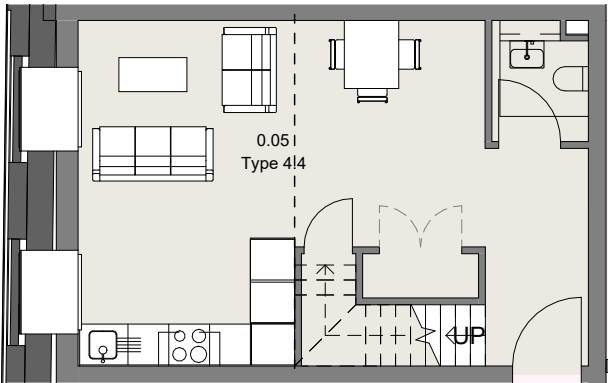
Ground Floor



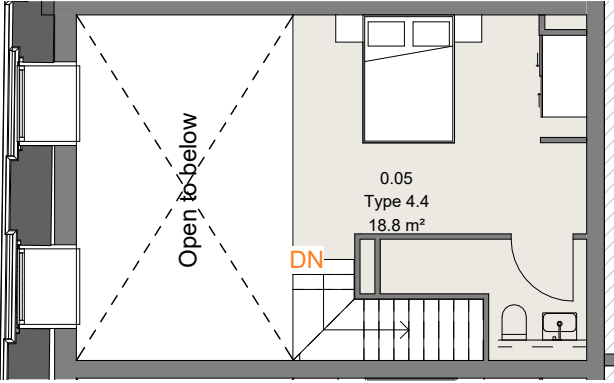
Mezzanine Floor



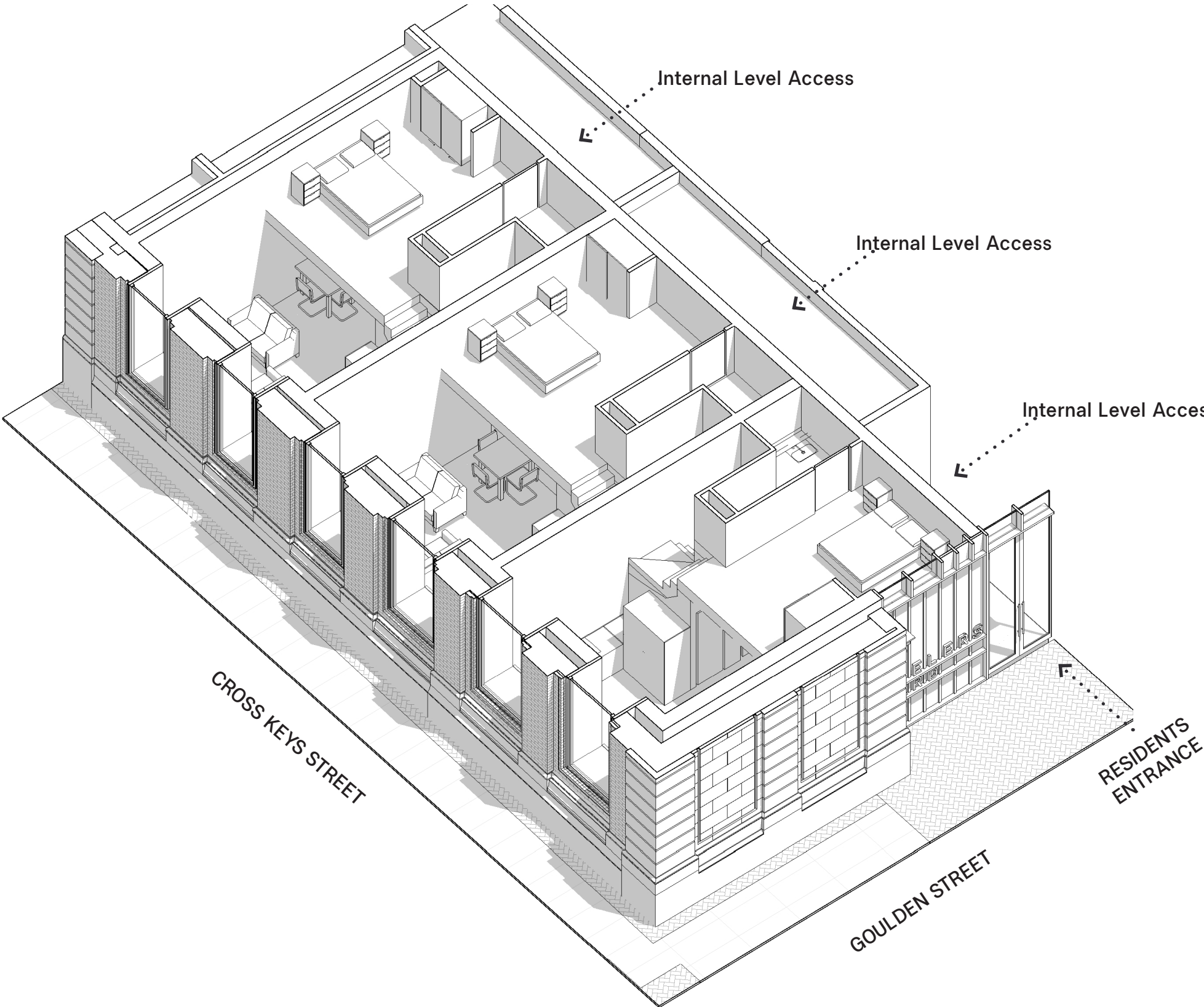
PROPOSED GROUND FLOOR APARTMENTS -
CROSS KEYS STREET



Ground Floor



Mezzanine Floor

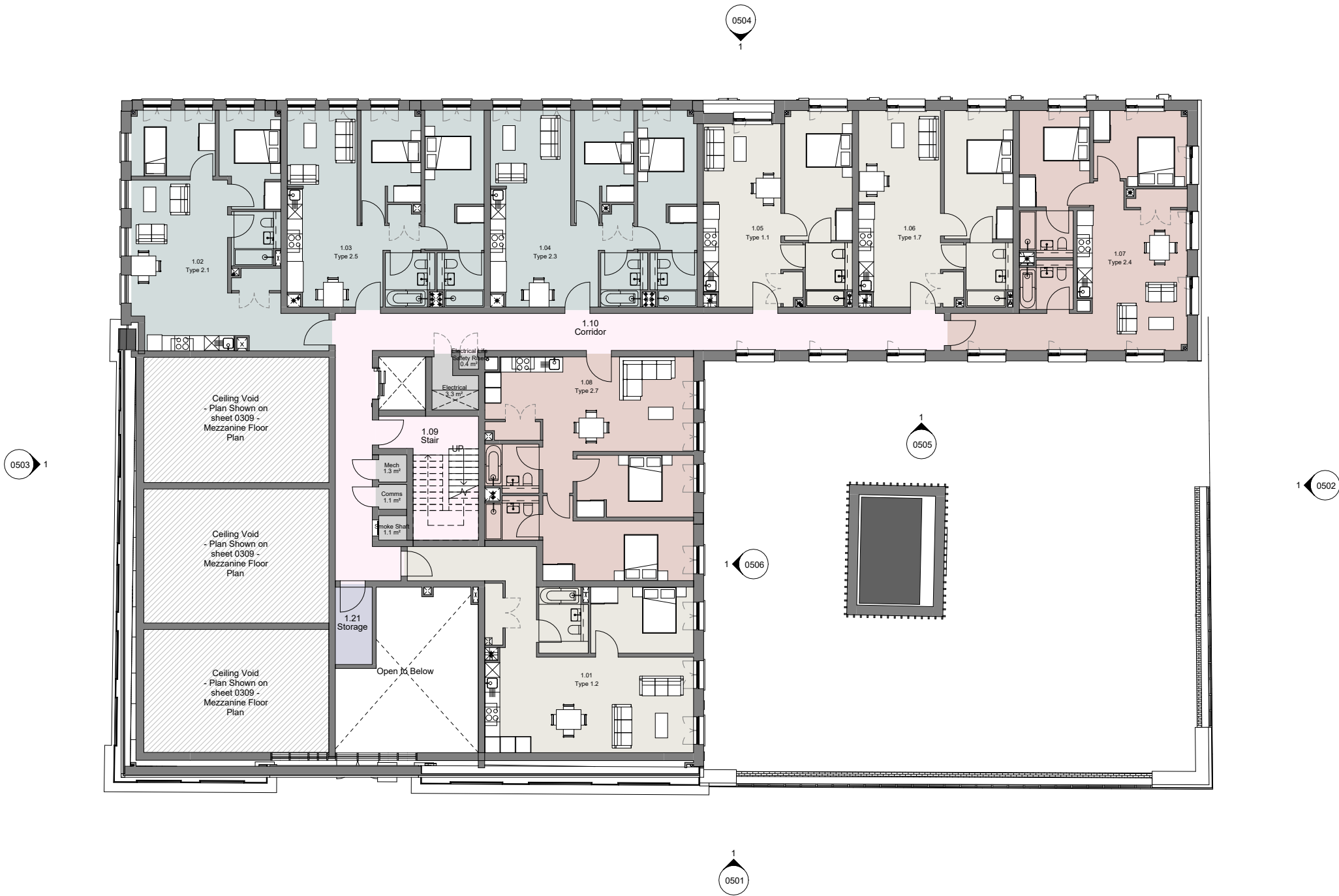


APPROVED FIRST FLOOR PLAN

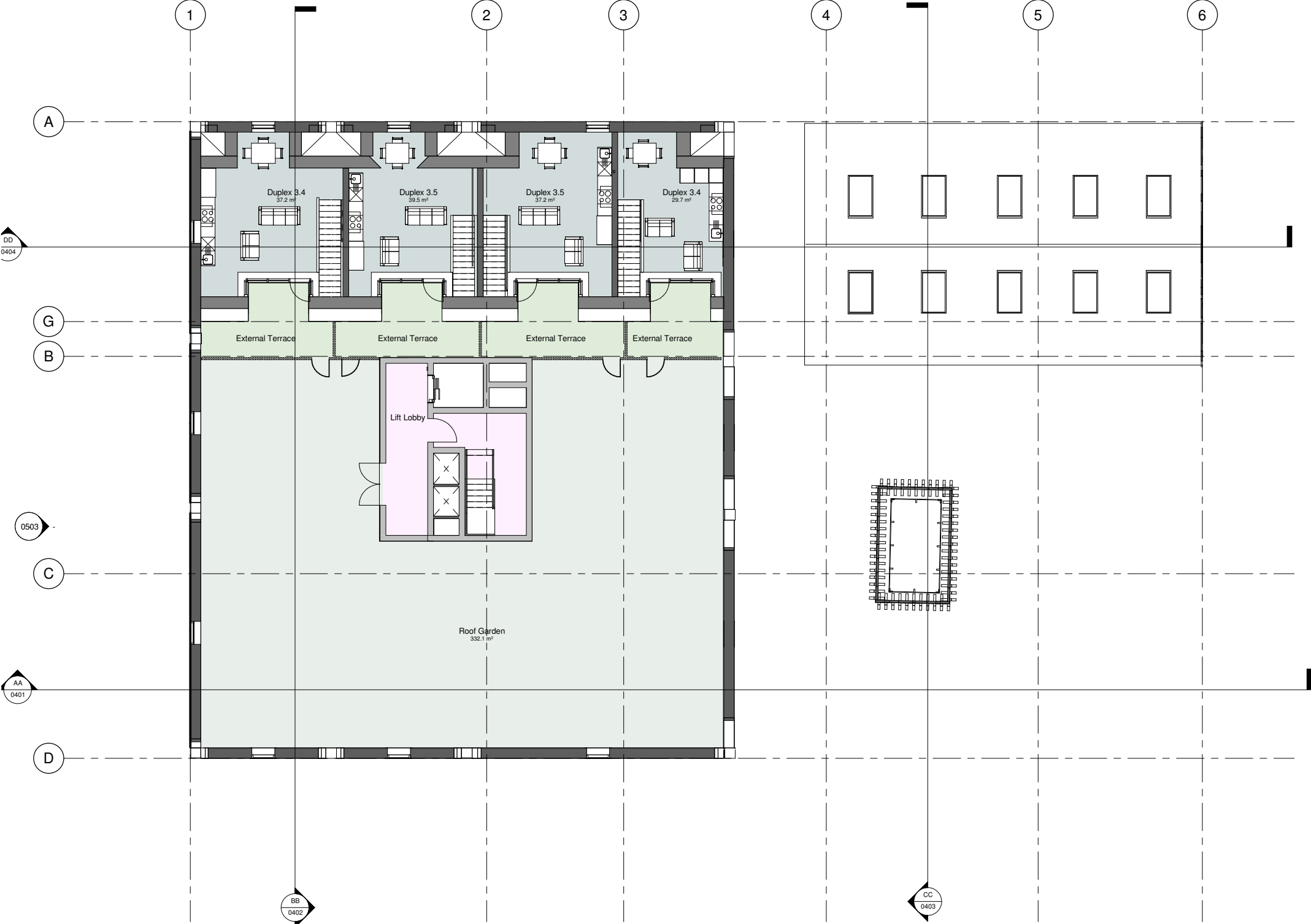


PROPOSED FIRST FLOOR

The upper floor commercial mezzanine space along Cross Keys Street has been replaced with the mezzanine apartments and the double height space for the residents entrance. Slight amendments have been made to apartment layouts on this floor to improve the areas and fire strategy.

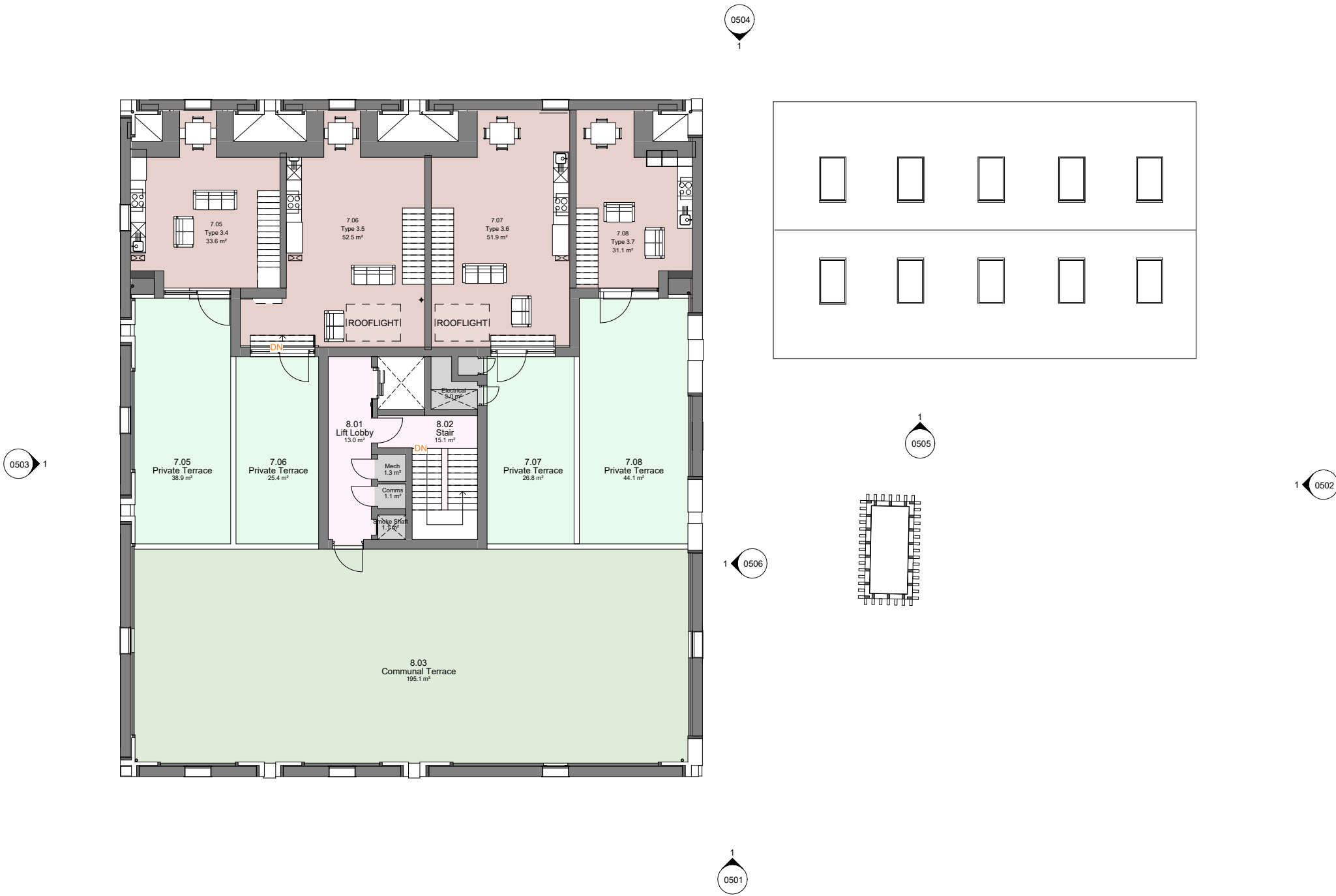


APPROVED FIRST FLOOR PLAN



PROPOSED EIGHTH FLOOR

The changes made at the eighth floor increase area of the duplex apartments by connecting the external walls of the roof to the core. The strategy is also gives larger private terraces for the residents, reducing the size of the communal terrace.



APPROVED ACCOMMODATION SCHEDULE

Level	1 Bed Apartment				2 Bed Apartment							
	1.1	1.2	1.3	1.3	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8
Approx. sqm per Unit	Studio	1B2P	1B2P	1B2P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B4P	2B4P
Ground	43.6	50.2	51	51.2	63.2	64.1	64.4	65.5	67.5	69.3	69.9	70.7
Level 1	2	1			1		1	1	1	1		
Level 2	2		1	1		1	1	1	1		1	2
Level 3	2		1	1		1	1	1	1		1	2
Level 4	2		1	1		1	1	1	1		1	2
Level 5	2		1	1		1	1	1	1		1	2
Level 6	2		1	1		1		1	1		1	2
Level 7			1	1							1	2
Level 8 (roof terrace)												
Totals Units	12	1	6	6	1	5	5	5	6	1	6	12
Mix (%)	34.2				56.2							

Duplex					Apartments Per Level	NIA		GIA		Ratio
3.2	3.30	3.4	3.5	3.6						
2B4P	2B4P	2B4P	2B4P	2B4P						
67.7	62.5	93.9	76.2	76.1	0 8 11 11 11 11 12 9 0	m²	sqft	m²	sqft	%
1	1	2	1	1		0	0	669	7,201	0.0%
						467	5,030	599	6,448	78.0%
						662	7,128	819	8,816	80.9%
						662	7,128	819	8,816	80.9%
						662	7,128	819	8,816	80.9%
						662	7,128	819	8,816	80.9%
						653	7,030	819	8,816	79.7%
						523	5,625	720	7,750	72.6%
1	1	2	1	1	0	188	2,024	192	2,067	97.9%
1	1	2	1	1	73	4,480	48,221	6,275	67,544	71.4%
9.6					100.0					

Building Gross Internal Area			
	NIA		GIA
	m²	sqft	m²
Residential	4,480	48,221	6,275
Commercial Unit	205	2,207	205
Shared Amenity Space	167	1,798	168
Overall Total GIA	6,648		

Building External Amenity Space			
	NIA		GIA
	m²	sqft	m²
Roof Terrace	347	3,735	347
Grd Floor Courtyard	366	3,940	366
External Amenity Space	713		

PROPOSED ACCOMMODATION SCHEDULE

The updated accommodation schedule picks up the additional units at ground floor and the updated areas for apartments. It has increased the overall number of units from 73 to 81 with a mix of 29.6%1 Bed Apartments, 6.2% 1 Bed ground floor mezzanine apartments and 64% 2 bed apartments.

The areas proposed for the ground floor apartments are between the national space standards for one storey and two storey apartments. With the additional apartments, the gross internal area has also increased.

Level	1 Bed Apartment					2 Bed Apartment								
	1.1	1.2	1.3	1.6	1.7	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9
Approx. sqm per Unit	1B2P	1B2P	1B2P	1B2P	1B2P	2B3P	2B3P	2B3P	2B4P	2B3P	2B4P	2B4P	2B4P	2B4P
	45.5	63.9	50.5	51.8	49.1	60.4	61.2	65.5	69	62.4	71.8	72.2	67.9	68.5
Ground Mezzanine														
Level 1	1	1			1	1		1	1	1		1		
Level 2	1		1	1	1		1	1	1	1		1	1	1
Level 3	1		1	1	1		1	1	1	1		1	1	1
Level 4	1		1	1	1		1	1	1	1		1	1	1
Level 5	1		1	1	1		1	1	1	1		1	1	1
Level 6	1		1	1			1	1		1	1		1	1
Level 7			1	1							1		1	1
Level 8														
Totals Units	6	1	6	6	5	1	5	6	5	6	1	6	6	6
Mix (%)	29.6%					51.9%								

Duplex							1 Bed Ground Floor Mezz				2 Bed Ground Floor Mezz			Apartments Per Level	NIA		GIA		Ratio
3.1	3.2	3.3	3.4	3.5	3.6	3.7	4.1	4.2	4.3	4.4	4.5	4.5a	4.6						
2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	1B/2P	1B/2P	1B/2P	1B/2P	2B/4P	2B/4P	2B/4P						
60.2	70.8	73.3	91.8	96.5	96	76.4	56.9	55.9	57.9	56.3	72.1	74.8	81.6		m²	sqft	m²	sqft	%
1	1	1	1	1	1	1	2	1	1	1	1	1	1	8	512	5,515	719	7,739	71.3%
														inc in Level 0	inc. in Level 0	inc. in Level 0	197	2,121	-
														8	488	5,253	617	6,641	79.1%
														11	664	7,143	799	8,604	83.0%
														11	664	7,143	799	8,604	83.0%
														11	664	7,143	799	8,604	83.0%
														12	656	7,065	799	8,604	82.1%
														9	671	7,225	708	7,623	94.8%
0	0	0	243	2,617	0.0%														
1	1	1	1	1	1	1	2	1	1	1	1	1	1	81	4,982	53,631	6,481	69,763	76.9%
8.6%							6.2%				3.7%			96%					
PRIVATE ROOF TERRACE Sqm			38.9	25.4	26.8	44.1													

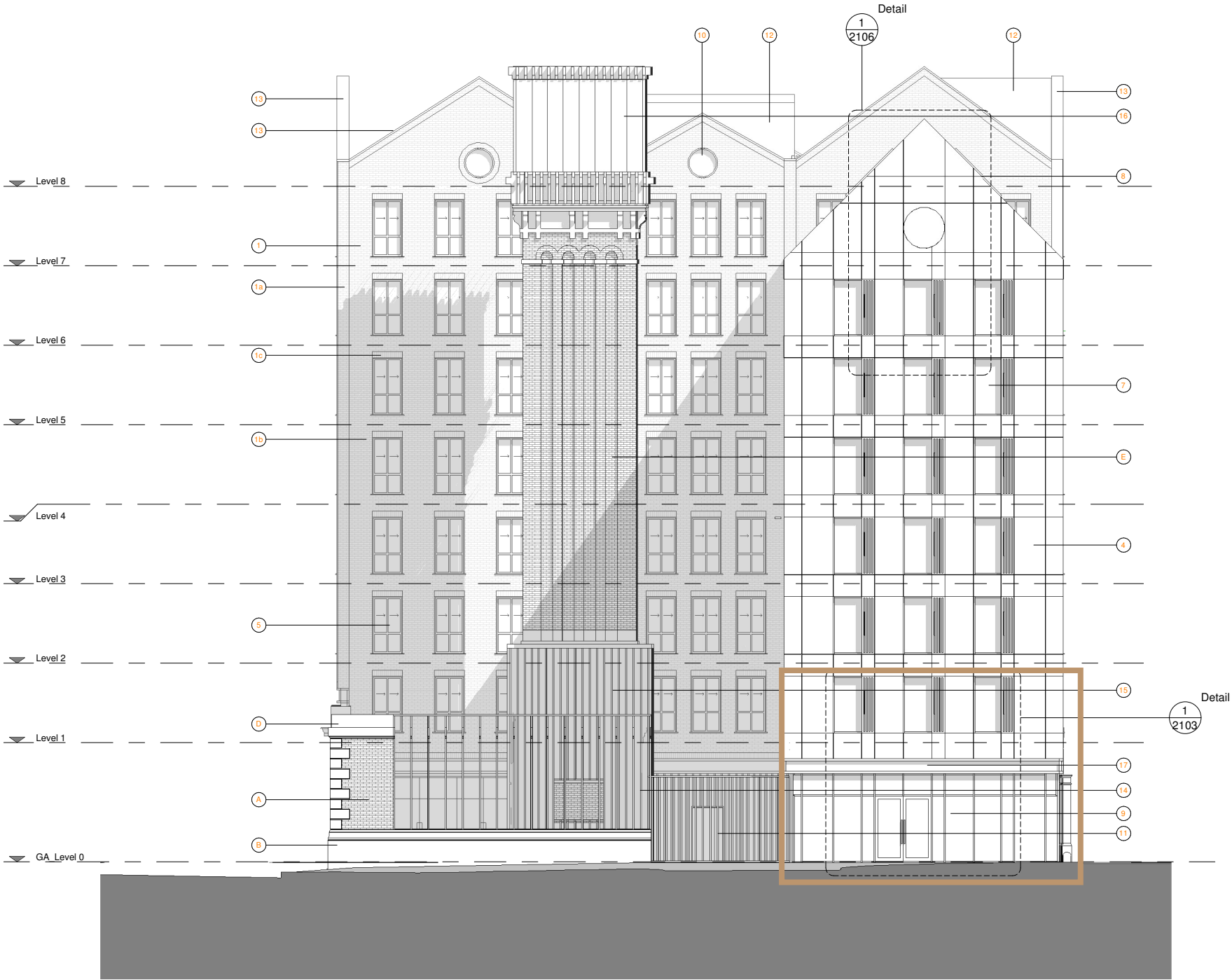
Building Gross Internal Area		
	GIA	
	m²	sqft
Residential	6,481	69,763
Commercial Unit Ground	0	0
Overall Total GIA	6,481	69,763

Building External Amenity Space		
	External Area	
	m²	sqft
Private Roof Terrace	135	1,455
Communal Roof Terrace	195	2,098
Ground Floor Courtyard	307	3,309
Overall Total External Area	638	6,862

Building NIA		
	NIA	
	m²	sqft
Residential	4,982	53,631
Commercial Unit		0
Overall Total NIA	4,982	53,631
NIA/GIA (%)	77%	

Percentage of 1B to 2B		
	Units	Percentage
1B2P Units	29	36%
Total 1 Bed Units	29	36%
2B3P Units	18	22%
2B4P Units	34	42%
Total 2 Bed Units	52	64%
Total No. of Units	81	

APPROVED CHADDERTON STREET ELEVATION



PROPOSED CHADDERTON STREET ELEVATION

A change in the facade has been made to the lower part of the primary Chadderton Street elevation. Where the facade was glazed with steel mullions before to show into the communal lounge, it is now blocked up and solid to provide protection for the proposed apartments. Detailing of Recessess into the brickwork mimics the openings above



APPROVED CROSS KEYS STREET ELEVATION

