

T8130 Newton Heath

S73 Design Change Summary

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T8130OT0003P1

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Section 73 (S73) Design Change Summary

Application number: 133849/FO/2022

Proposal: Erection of a two storey building to form two residential apartments (Use Class C3a) with associated landscaping, boundary treatment and car parking.

Location: Land Off Oldham Road (A62), Dulverton Street, Holyoak Street And Droylsden Road, Manchester

Date of application: 24 May 2022

Date of consent: 09 September 2022

Conditions to be amended: Condition 02, 08 and 09

Design Change Summary

This document provides a description of changes proposed for the land off Oldham Road (A62), Dulverton Street, Holyoak Street and Droylsden Road, Manchester site (Newton Heath), application number 125990/FO/2020, granted conditional planning permission on the 29th May 2022.

Working with the main contractor, the design team provides this list of non-material amendments which preserve the quality of the consented design whilst offering a balanced commercial approach.

This document provides a brief description of the proposed non-material amendments as summarised below:

- Amendment of boundary treatments
- Brick lintels changed to standard lintels on all dwellinghouses
- Window reveal depth reduced on all dwellinghouses
- UPVC Gutters and RWPs face fixed
- Low level spandrel added to all first and second-floor windows, colour Mid Grey (RAL 7045 or similar).
- Reduction in number of street trees
- Alternative parapet capping to flat roof areas amended

Amendment of boundary treatments

Boundary treatments have been changed in accordance with the proposals agreed in principle during discussions with Manchester City Council. Notable changes are as follows:

- Gates omitted from end of driveways throughout.
- Brick piers added to end of driveways to define boundary demise in 3no. locations.
- Pedestrian pass gates to front garden paths omitted throughout.
- Brick piers added to end of driveways to define boundary between parking area and walkway area in 14no. locations.
- Electronically controlled gates into parking courtyard replaced with manually controlled gates.

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Brick lintels changed to standard lintels on all dwellinghouses

Lintels at the head of windows to all dwellinghouses have been changed from brick head lintels to standard lintels. Due to the height and depth of the window reveals, the underside of lintels have limited visibility from the public realm and are therefore not considered to have a material impact on the design.

Window reveal depth reduced on all dwellinghouses

It is proposed that the window reveal depth be reduced from a near full brick (182.5mm) to a near half brick (95mm) depth. Though driven by commercial necessity, this does have an additional benefit of providing a slight improvement on the construction thermal bridge value of a window and will therefore have a slight benefit on the operational energy performance of the dwellings. The revised detail allows a standard proprietary Kingspan Kooltherm or similar cavity closer to be utilised.

- Dwellings minimum 95 mm, soffits – standard lintel.

Gutters and RWP's face fixed

Gutters and rainwater down pipes (RWDPs) which were formally set into the brick masonry leaf and concrete effect tiled roof are proposed to be replaced with traditionally face fixed proprietary products. Face fixed RWP's and gutters will be proprietary 65mm square section UPVC black products.

This approach provides an efficient tried and tested construction methodology which will help streamline construction time whilst providing a more robust building envelope with fewer thermal bridges.

Low level spandrel added to all first and second-floor windows, colour RAL 7045 or similar mid grey

All windows to dwellinghouses at first and second floor levels will be provided with a low-level insulated spandrel panel (finish could RAL 7045 or similar), in place of the clear glazed panel currently proposed.

The full height window frame provides an elegant elevational treatment; however, the lower portion offers little benefit with regards to daylight, solar gain, outlook, space planning, light pollution or privacy. Replacing the low-level panel with a solid insulated panel will allow:

- Greater flexibility of furniture space planning
- Increased insulation
- Minimal change to daylight, internal outlook or solar gain
- Increased privacy
- Less light pollution from vehicles passing by at night

Retaining the architectural effect of a full height window maintains the intended appearance, but the insulated spandrel panel at low level offers the advantages listed above.

Reduction in number of street trees

It is proposed to omit 16no. formerly proposed street trees around the block of dwellinghouses defined by Oldham Road to the north, Droylsden Road to the east, Holyoak Street to the south and Newton Street to the west. 4no. street trees will remain at the entrance to the site on Newton Street as this is considered to be the gateway to the site and therefore has most impact for placemaking within the design proposals. A further assessment of existing trees is ongoing to establish their health, maturity and value.

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Alternative parapet capping to flat roof areas amended

Parapets to flat roof areas were previously illustrated with full PPC aluminium capped parapet covers. These are proposed to be retained as PPC aluminium covers to the street facing half of the parapet, with the internal half replaced with a waterproof membrane which will pass over the roof, up the internal face of the parapet and beneath the aluminium component of the parapet. This amendment will not be visible from the street scene but will be visible to occupiers of the dwellinghouses.

Conclusion

The design team consider the changes to be non-material and that the integrity and quality of the design is maintained. The sustainability targets for operational energy are retained and the SAP Reports can be provided if required to evidence.

Accompanying Drawings

The following drawings and images are to be substituted and submitted in support of the Section 73 application.

Originally consented drawings to be substituted:

T8130 D 0 020	Proposed Site Plan	I1
T8130 D 0 030	Proposed Site Roof Plan	I1
T8130 D 0 040	Proposed Boundary Treatment Plan	I1
T8130 D 0 054	Cottage Apartments Site Elevations Newton Street, Holyoak Street and Oldham Road	I1
T8130 D 10 151	Building 10 Cottage Apartments Proposed Elevations	I1
T8130 D 10 251	Building 10 Cottage Apartments Proposed Plans	I1
T8130 VS 0 001	Proposed Visualisation A Oldham Road	I1
T8130 VS 0 003	Proposed Visualisation C Newton Street	I1
T8130 VS 0 004	Proposed Visualisation D Holyoak Street	I1
T8130 VS 0 005	Proposed Visualisation E Holyoak Street	I1

New drawings being submitted:

T8130 D 0 020	Proposed Site Plan	I4
T8130 D 0 030	Proposed Site Roof Plan	I2
T8130 D 0 040	Proposed Boundary Treatment Plan	I2
T8130 D 0 054	Cottage Apartments Site Elevations Newton Street, Holyoak Street and Oldham Road	I2
T8130 D 10 151	Building 10 Cottage Apartments Proposed Elevations	I2
T8130 D 10 251	Building 10 Cottage Apartments Proposed Plans	I2
T8130 VS 0 001	Proposed Visualisation A Oldham Road	I2
T8130 VS 0 003	Proposed Visualisation C Newton Street	I2
T8130 VS 0 004	Proposed Visualisation D Holyoak Street	I2
T8130 VS 0 005	Proposed Visualisation E Holyoak Street	I2

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Wording of Conditions to be Amended

Having undertaken further design development and in discussions with Manchester City Council, the design team have identified a number of minor amendments. To address these minor amendments, we request the variation of Condition 2, 8 and 9 as summarised below. For convenience we have highlighted wording requested to be omitted in ~~red~~ and any new wording in ~~green~~.

Condition 2

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Transport Note, prepared by Curtins (reference: 080241-CUR-XX-XX-T-TP-00001-P03);

Design Statement, prepared by tp bennett;

Drawings and Visualisations, prepared by tp bennett:

Location Plan (Drawing Ref: T8130 D 0001 Rev I2)

Proposed Site Plan (~~Drawing Ref: T8130 D 0020 Rev I1~~) (Drawing Ref: T8130 D 0020 Rev I4)

Proposed Site Roof Plan (~~Drawing Ref: T8130 D 0030 Rev I1~~) (Drawing Ref: T8130 D 0030 Rev I2)

Proposed Boundary Treatment Plan (~~Drawing Ref: T8130 D 0040 Rev I1~~) (Drawing Ref: T8130 D 0040 Rev I2)

Cottage Apartments: Site Elevations - Newton Street, Holyoak Street and Oldham Road

(~~Drawing Ref: T8130 D 0054 Rev I1~~) (Drawing Ref: T8130 D 0054 Rev I2)

Building 10 Cottage Apartments - Proposed Elevations (~~Drawing Ref: T8130 D 10151 Rev I1~~) (Drawing Ref: T8130 D 10151 Rev I2)

Building 10 Cottage Apartments - Proposed Plans (~~Drawing Ref: T8130 D 10251 Rev I1~~) (Drawing Ref: T8130 D 10251 Rev I2)

Proposed Visualisation A Oldham Road (~~Drawing Ref: T8130 VS 0001 Rev I1~~) (Drawing Ref: T8130 VS 0001 Rev I2)

Proposed Visualisation C Newton Street (~~Drawing Ref: T8130 VS 0003 Rev I1~~) (Drawing Ref: T8130 VS 0003 Rev I2)

Proposed Visualisation D Holyoak Street (~~Drawing Ref: T8130 VS 0004 Rev I1~~) (Drawing Ref: T8130 VS 0004 Rev I2)

Proposed Visualisation E Holyoak Street (~~Drawing Ref: T8130 VS 0005 Rev I1~~) (Drawing Ref: T8130 VS 0005 Rev I2).

Stamped as received by the City Council, as Local Planning Authority, on the ~~24 May~~ XX October 2022

~~2022~~

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Condition 08

8) The window reveals and soffits for the development hereby approval shall be as follows:

- minimum ~~182.5 mm~~; 95mm

- Soffits - ~~brick~~; standard lintel

The approved window and soffit detail shall be implemented as part of the development.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

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Condition 9

9) The boundary treatments shall be carried out in accordance with ~~T8130 D 0040 Rev 11~~ (Drawing Ref: T8130 D 0040 Rev I2) stamped as received by the City Council, as Local Planning Authority, on the 24 May 2022. The approved details shall be implemented as part of the development and be in place prior to the first occupation of development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.
Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Document End

Revision	Date	Initials	Details	Checked / date
P1	25/10/22	JBT	Issued for Planning	AJL / 25/10/22

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