

Whitworth Street Planning Comparison

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Since planning approval in 2016 the site has been purchased by Vision Manchester Limited. The client has engaged a full design team and RussellWBHO to update the detail design to the required regulations, agree a building contract and construct the development. Through this process a number of design changes are being proposed.

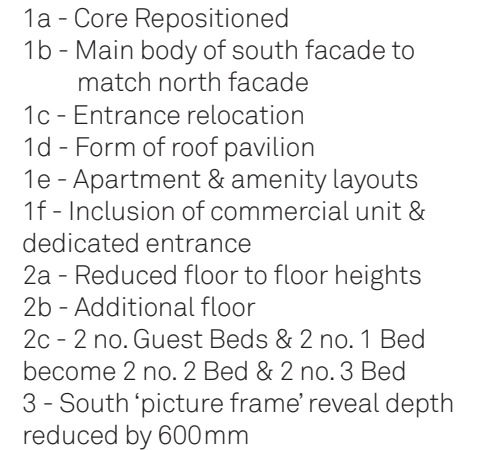
This updated document is being presented to Manchester City Council Planning Department to illustrate and explain the nature and extent of the proposed changes and to seek the Council's formal approval through the necessary planning process.

The schedule adjacent identifies these changes and describes the reason for the changes.

It is important to confirm that the design team have worked to ensure continuity of design intent and guarantee the same high quality building for the City of Manchester.

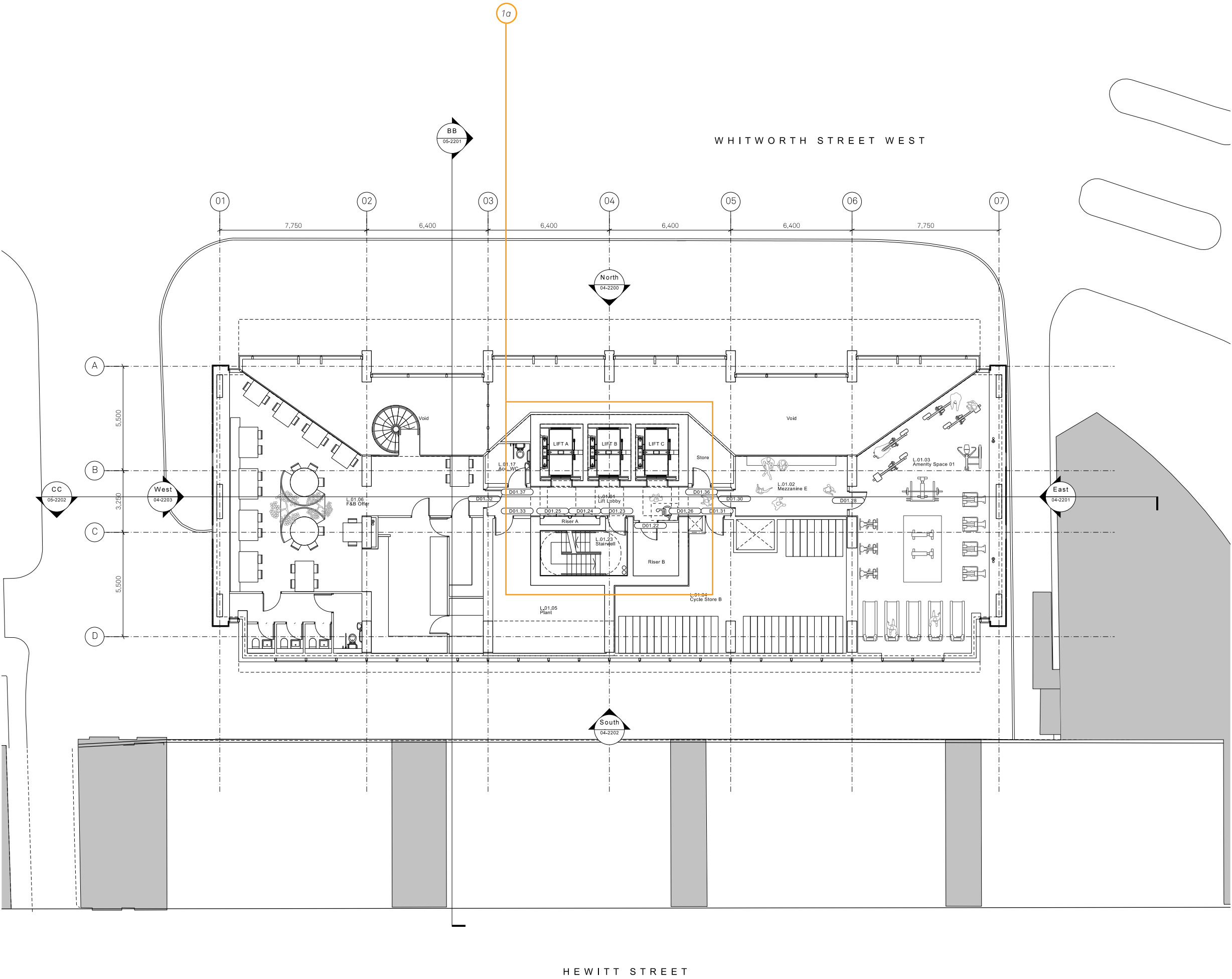
Item		Change	Reason
1	a	Core repositioned	Visual improvement to south façade
	b	Main body of south façade to match north façade	Increased distance to National Rail viaduct due to change of requirements & improves buildability
	c	Entrance relocated	Improvement to structural plan & efficiency
	d	Roof Pavilion	Provides more area for apartments
	e	Apartment & amenity layouts	No loss of amenity space
	f	Addition of second entrance to commerical unit	
2	a	Reduced floor to floor heights	Additional area assists viability
	b	Additional Floor	Increase variety of apartment types
	c	6 no. 2 beds become 6 no. 3 beds	No change in building height or overall apartment numbers
3		South 'picture frame' reveal depth	To suit National Rail's increased exclusion zone
4		Technical documents including energy & acoustic strategy	To respond to updated regulations, MEP strategy and acoustic survey



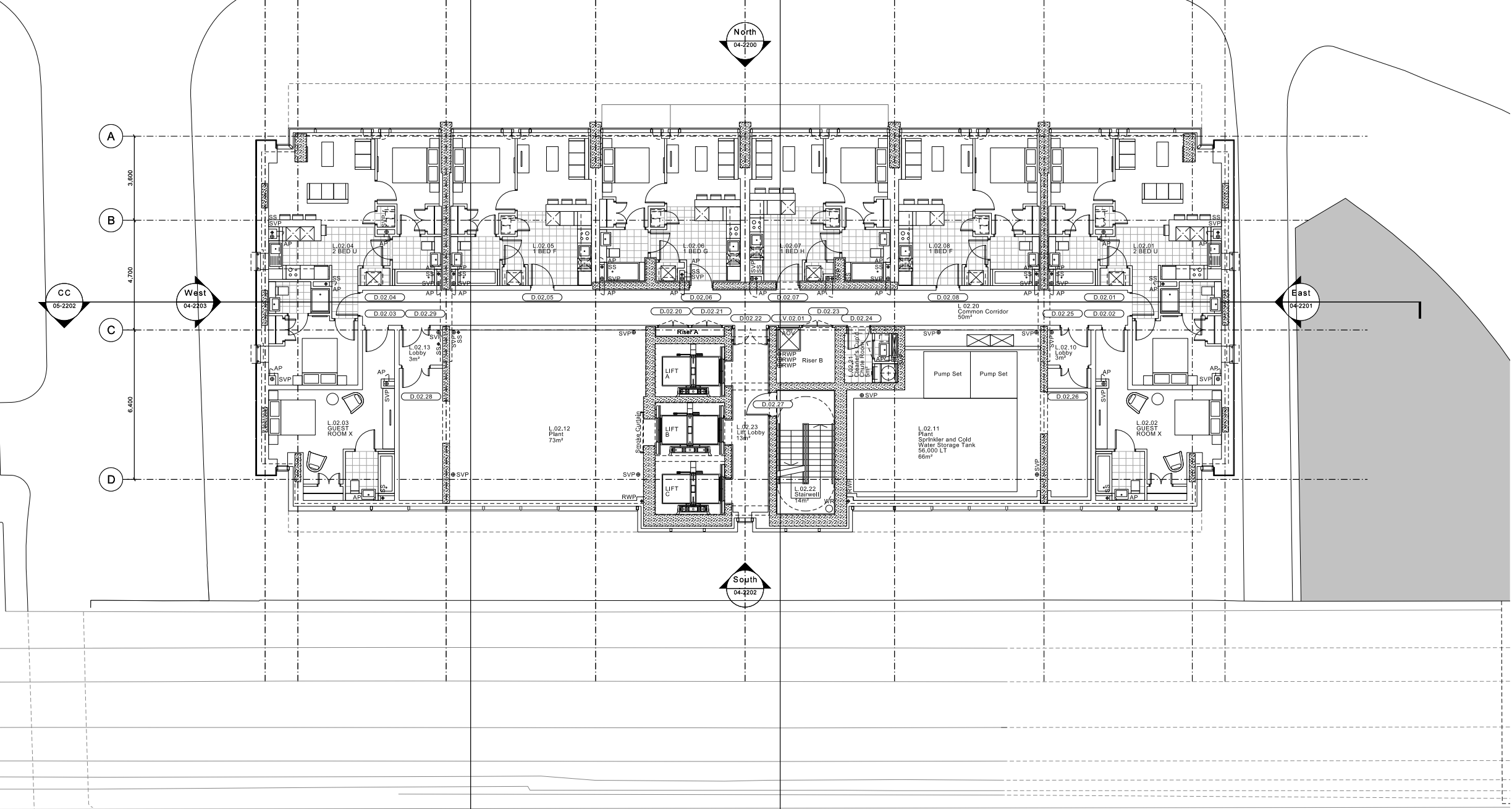


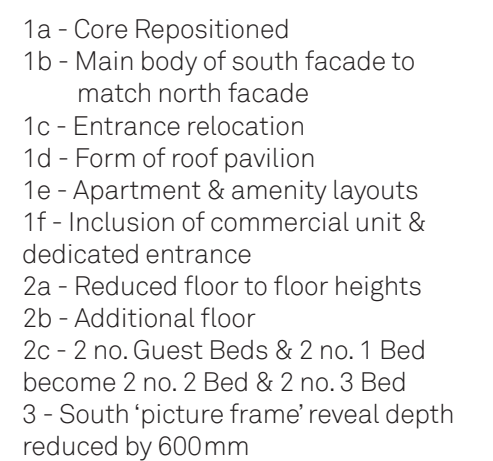


3.4 Proposed 1st Floor Plan



- 1a - Core Repositioned
- 1b - Main body of south facade to match north facade
- 1c - Entrance relocation
- 1d - Form of roof pavilion
- 1e - Apartment & amenity layouts
- 1f - Inclusion of commercial unit & dedicated entrance
- 2a - Reduced floor to floor heights
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- 2c - 2 no. Guest Beds & 2 no. 1 Bed become 2 no. 2 Bed & 2 no. 3 Bed
- 3 - South 'picture frame' reveal depth reduced by 600mm





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All dimensions and levels should be read only from those values stated in text, on the drawings.
CONSTRUCTION - It is considered that the proposed works are within the scope of a competent Contractor and as such no structural reports have been identified, refer to relevant App. Structural Designers Note Assessment

KEY PLAN:

K E Y

- AP Access Panel
AH Access Hatch
AOV Automatic Opening Vent
SVP Soil Vent Pipe
RWP Rainwater Pipe
SS Stub Stack
RWO Rainwater Outlet
WR Wet Riser

- K 03/03/17 Issued for PLANNING.
J 27/01/17 Issued for comment.
I 06/01/17 Structure, apartment layouts, services and cladding updated. Issued for information and comment.
H 12/08/16 Issued for TENDER.
Stage 4 amendments - Rain water pipes relocated to drop in riser B. Corner columns on GL A-02 & GL A-08 brought in 25mm. Columns on GL D-03 & GL D-07 moved by 100mm to allow for RWPs to drop behind. Small number of SVP drops repositioned to coordinate with updates. Room tags updated.
G 15/04/16 Issued for TENDER.
F 01/04/16 Issued for DRAFT TENDER.
E 23/03/16 Core structure and structural columns revised. RWPs added. Saw tooth facade omitted. Issued for information and comment.
D 12/02/16 Landlord Store and Workshop incorporated in to design. Core structure updated. Issued to design team for information and comment.
C 11/01/16 Post planning updates. Issued to design team for information and comment.
B 01/07/15 Service bay amended, bus stop retained. Issued for Planning.
A 22/04/15 Issued for PLANNING.

REV: DATE: DETAILS:



4th Floor
The Hive
47 Lever Street
Manchester
M1 1FN
+44 (0)161 228 0211

5plus architects

PROJECT:
10-12 Whitworth Street West

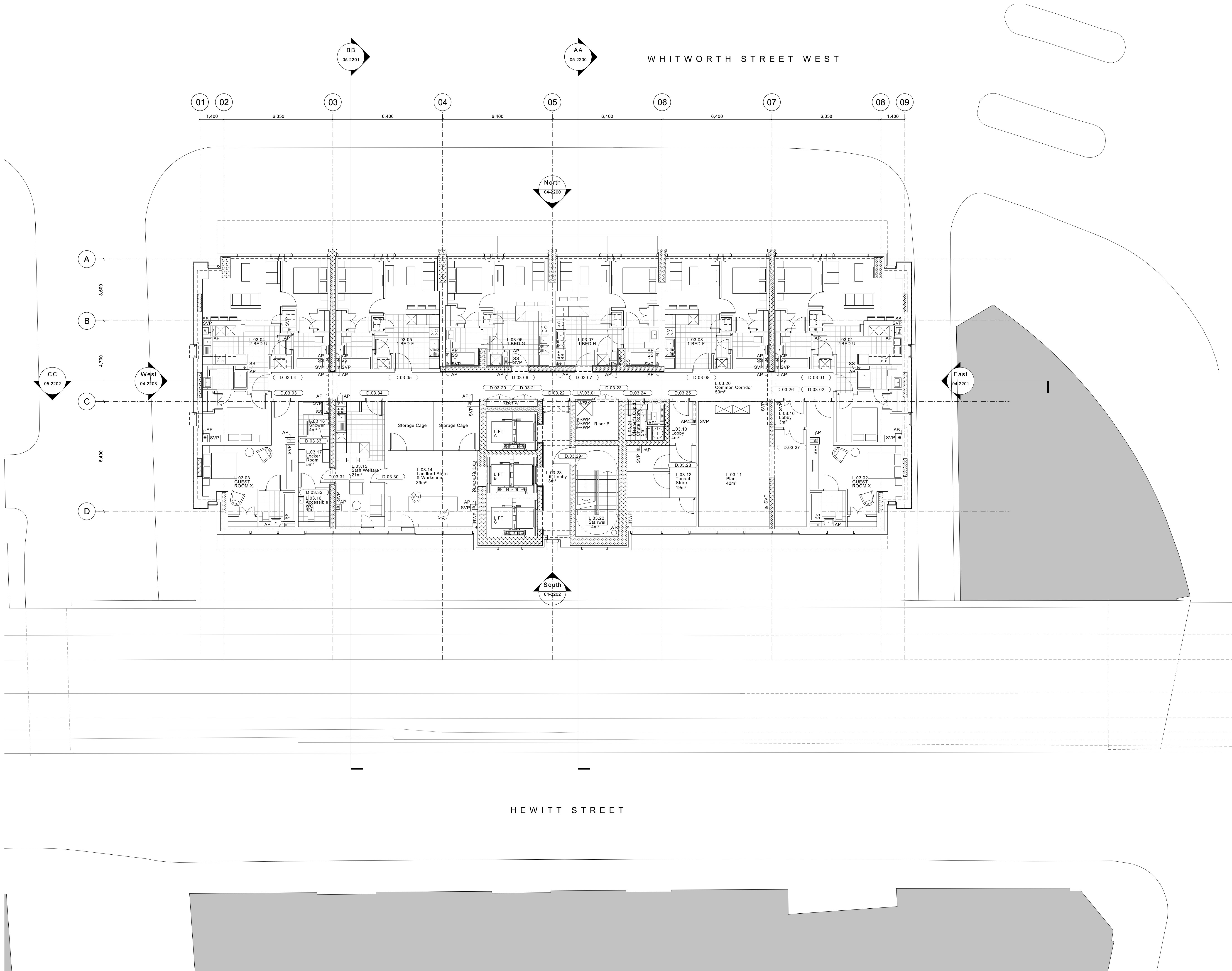
TITLE:
3rd Floor General Arrangement Plan

SCALE: 1:100 A1 ORIGIN DATE: 19.12.14 DRAWN: JBe CHECKED: MH

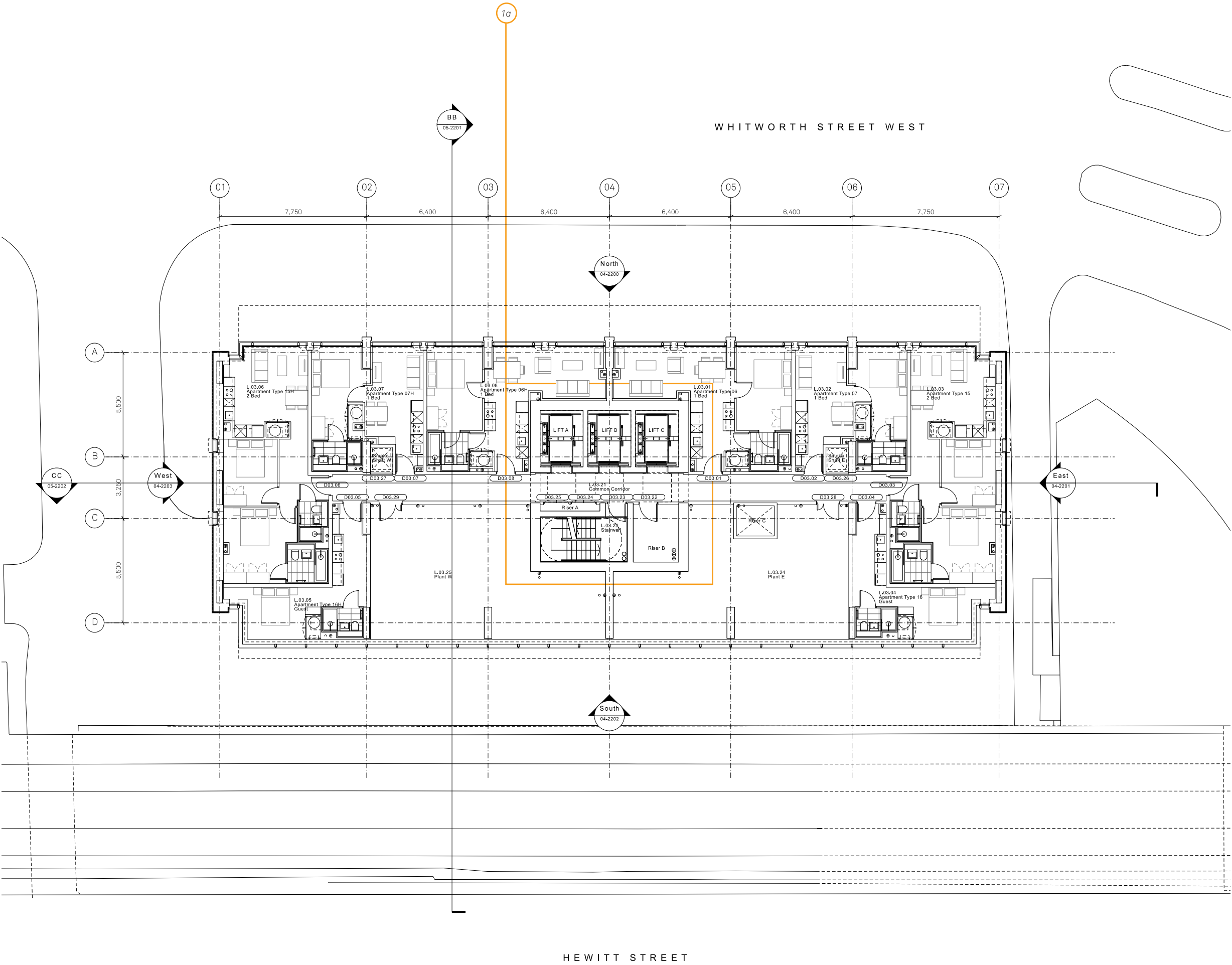
STATUS:
PLANNING

PROJECT: 05247 DRAWING NO: _B1_02_2203

Architecture | Masterplanning | Interiors | Graphics | Branding



3.6 Proposed 3rd Floor Plan

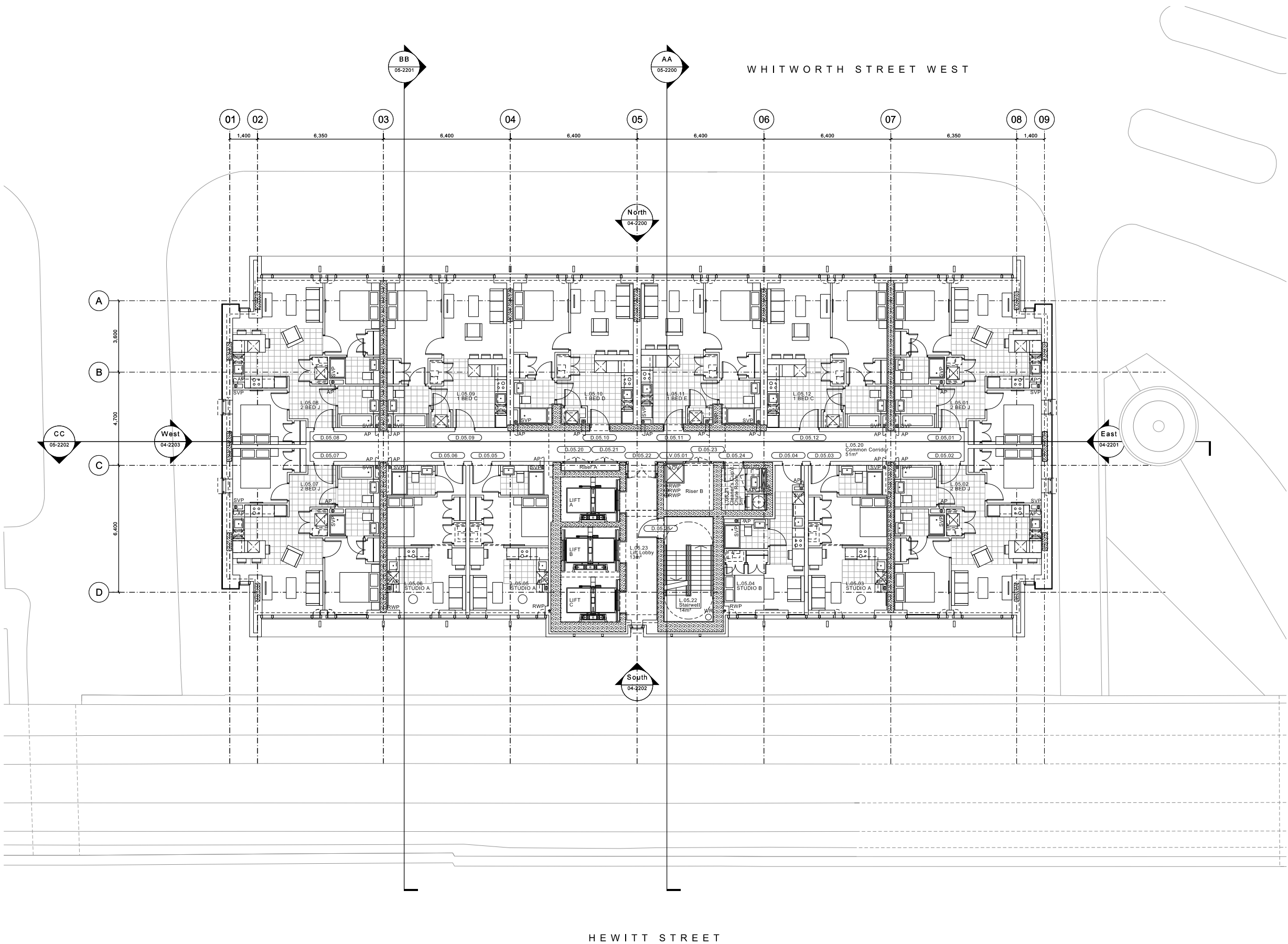


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- 1b - Main body of south facade to match north facade
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- 3 - South 'picture frame' reveal depth reduced by 600mm

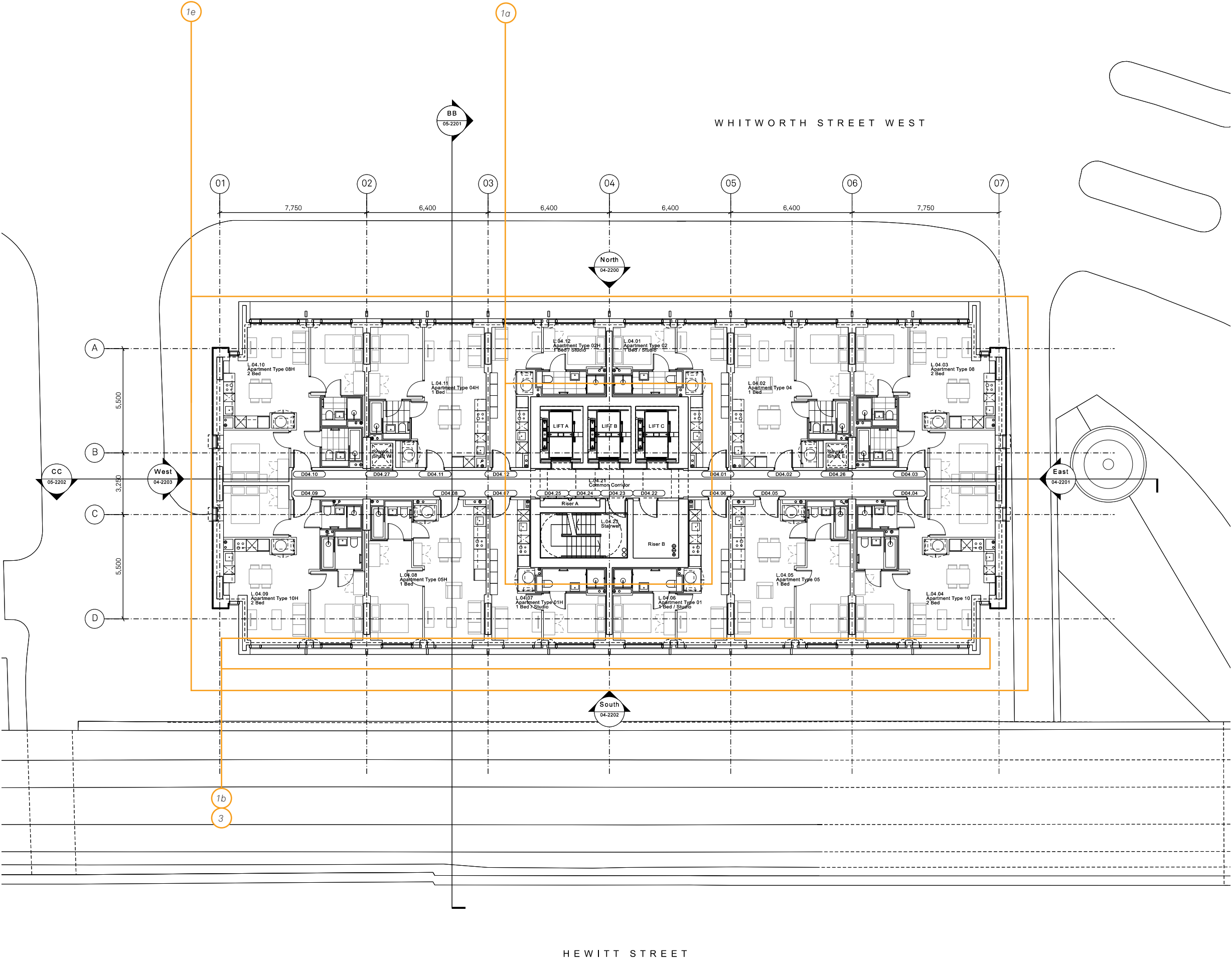
Whitworth Street Planning Comparison

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3.7 Consented Typical Lower Floor Plan

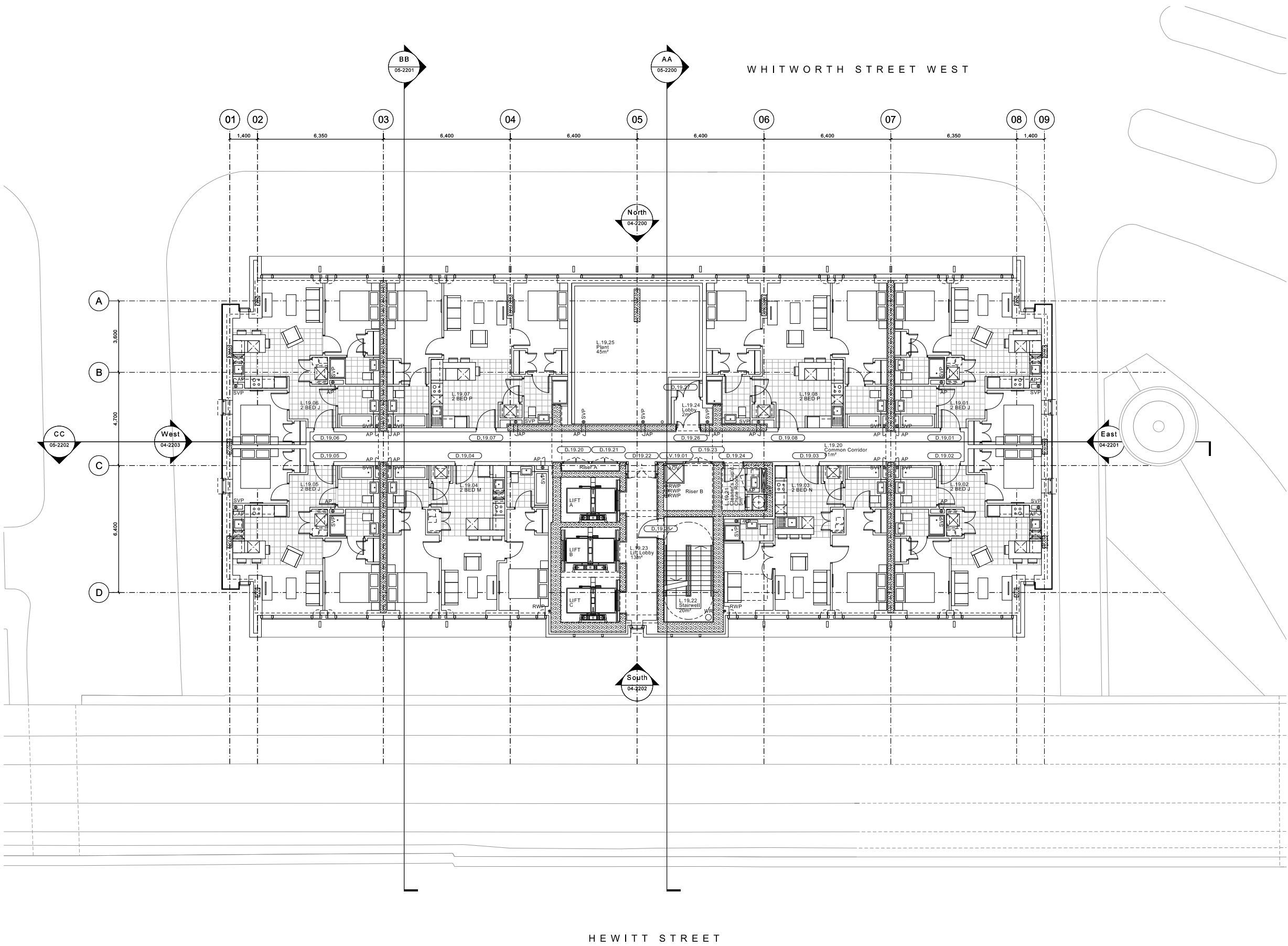


3.8 Proposed Typical Lower Floor Plan
(4th - 14th)

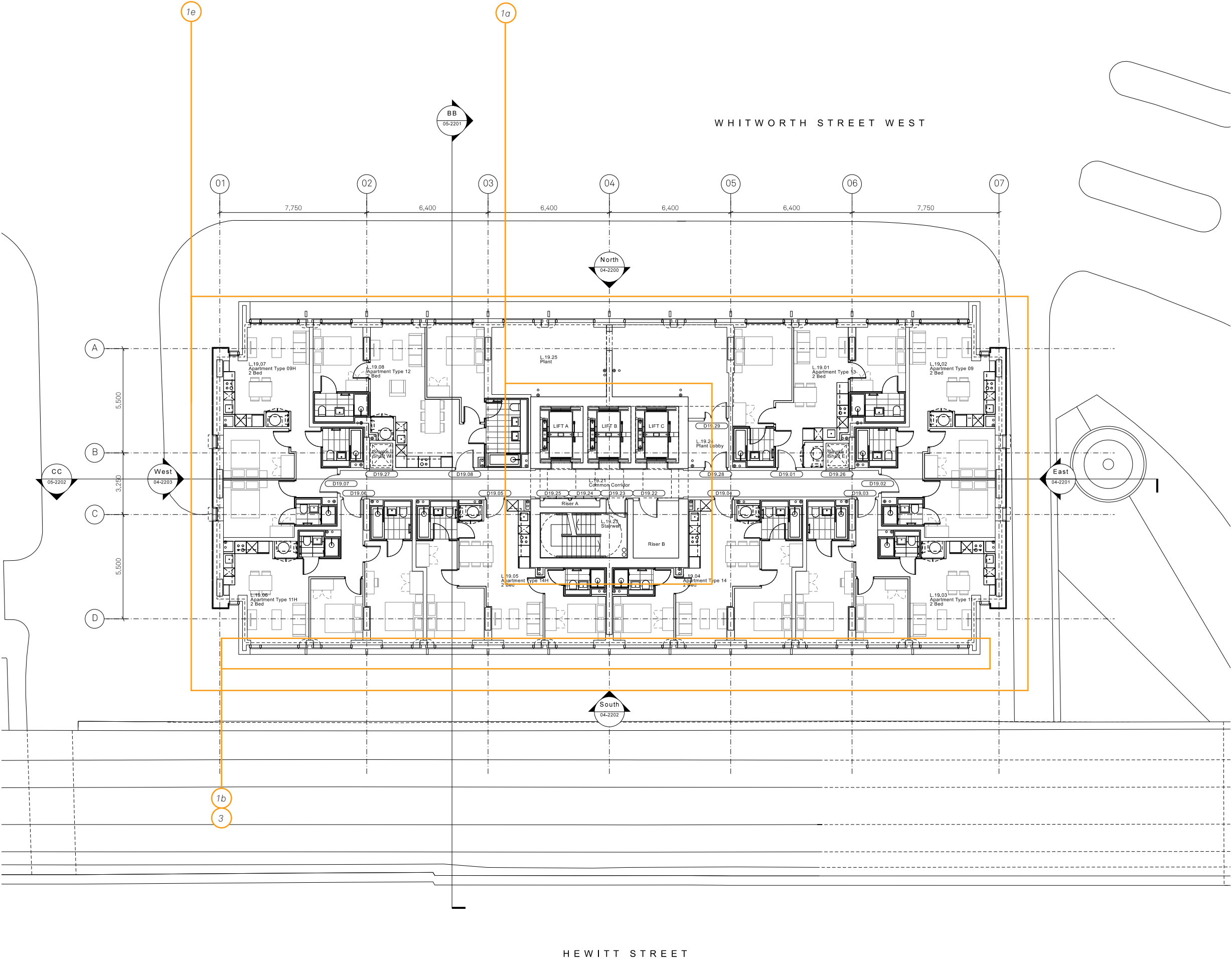


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3.9 Consented 19th Floor Plan

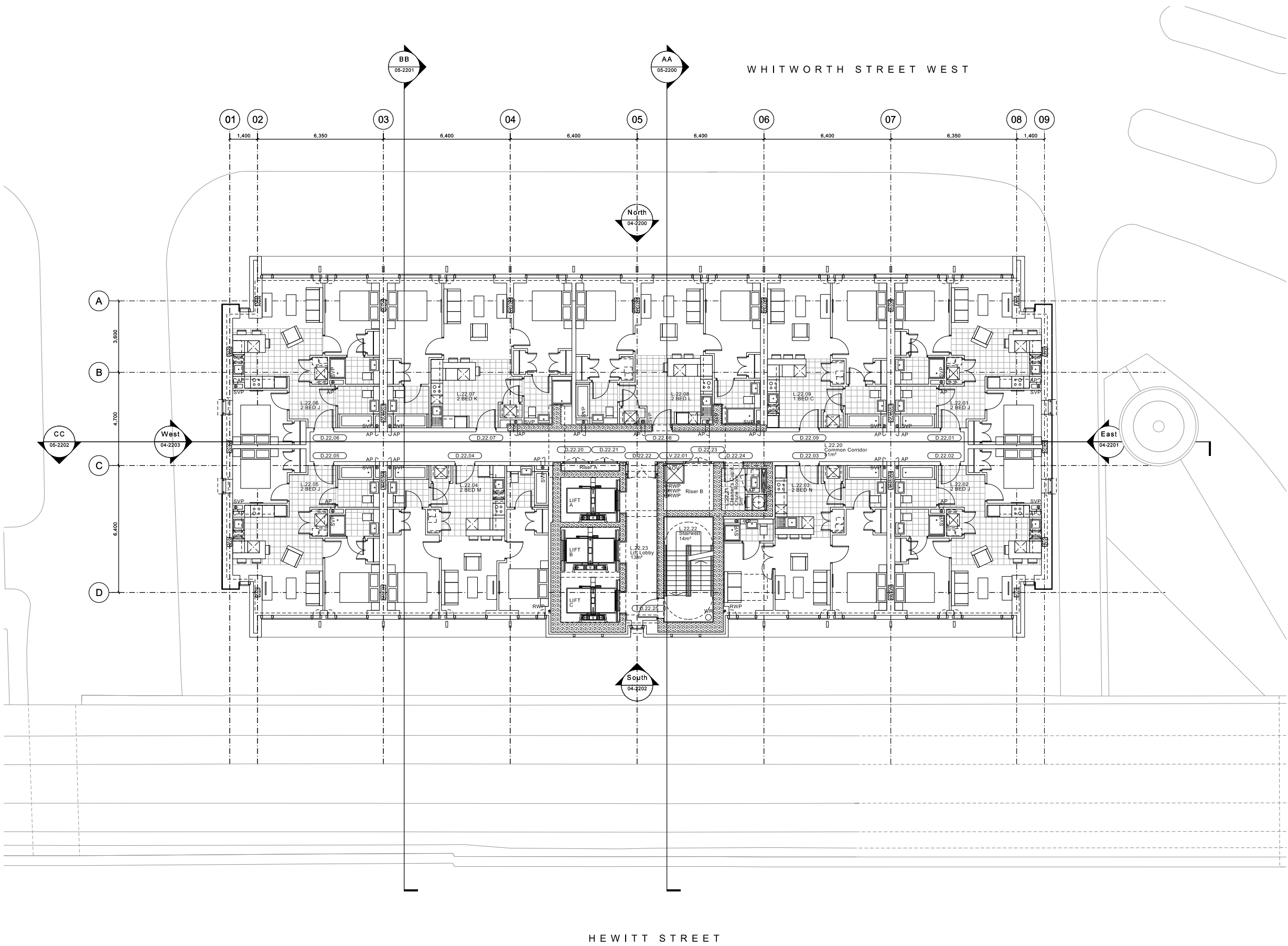


3.10 Proposed 19th Floor Plan

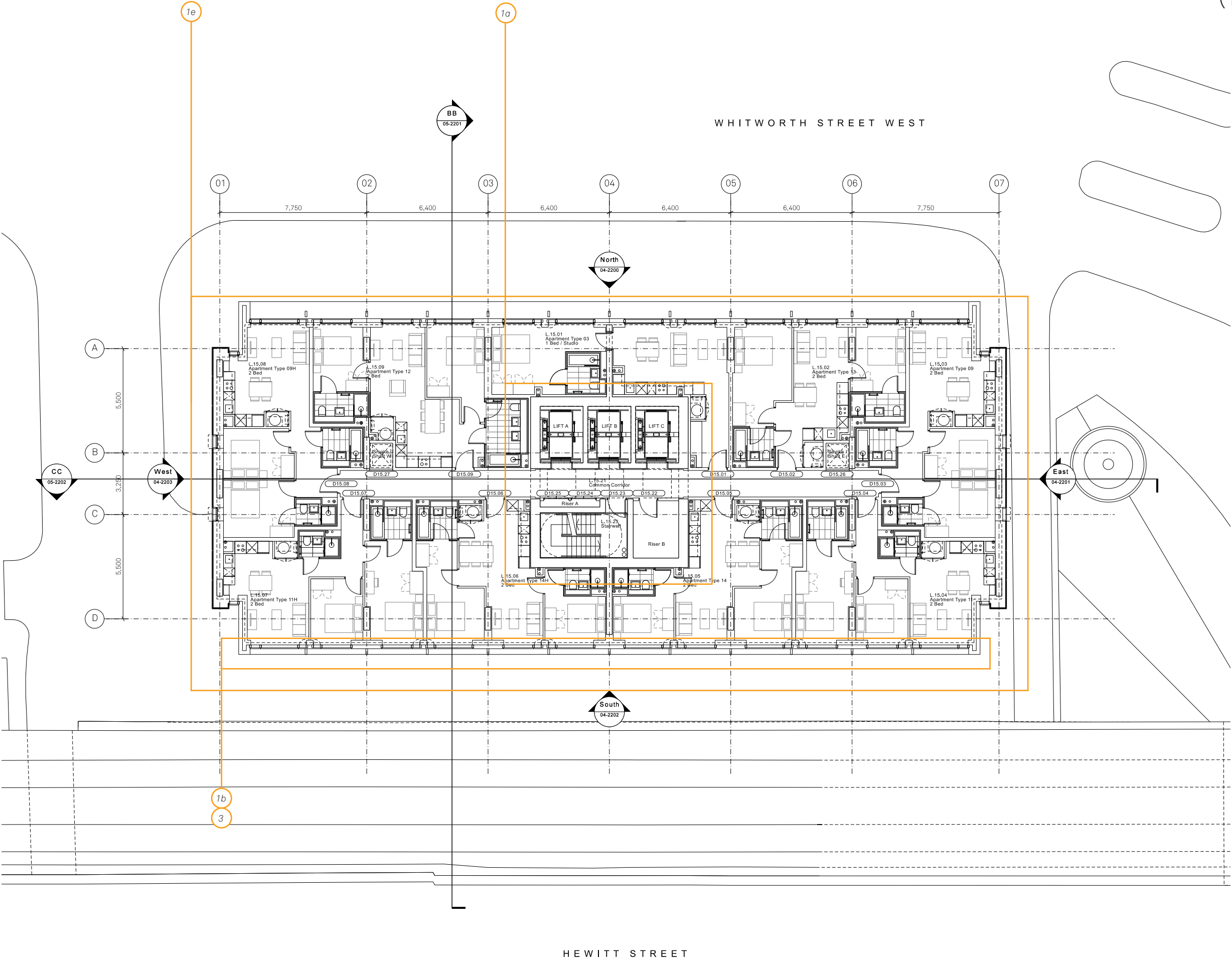


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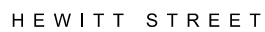
3.11 Consented Typical Upper Floor Plan



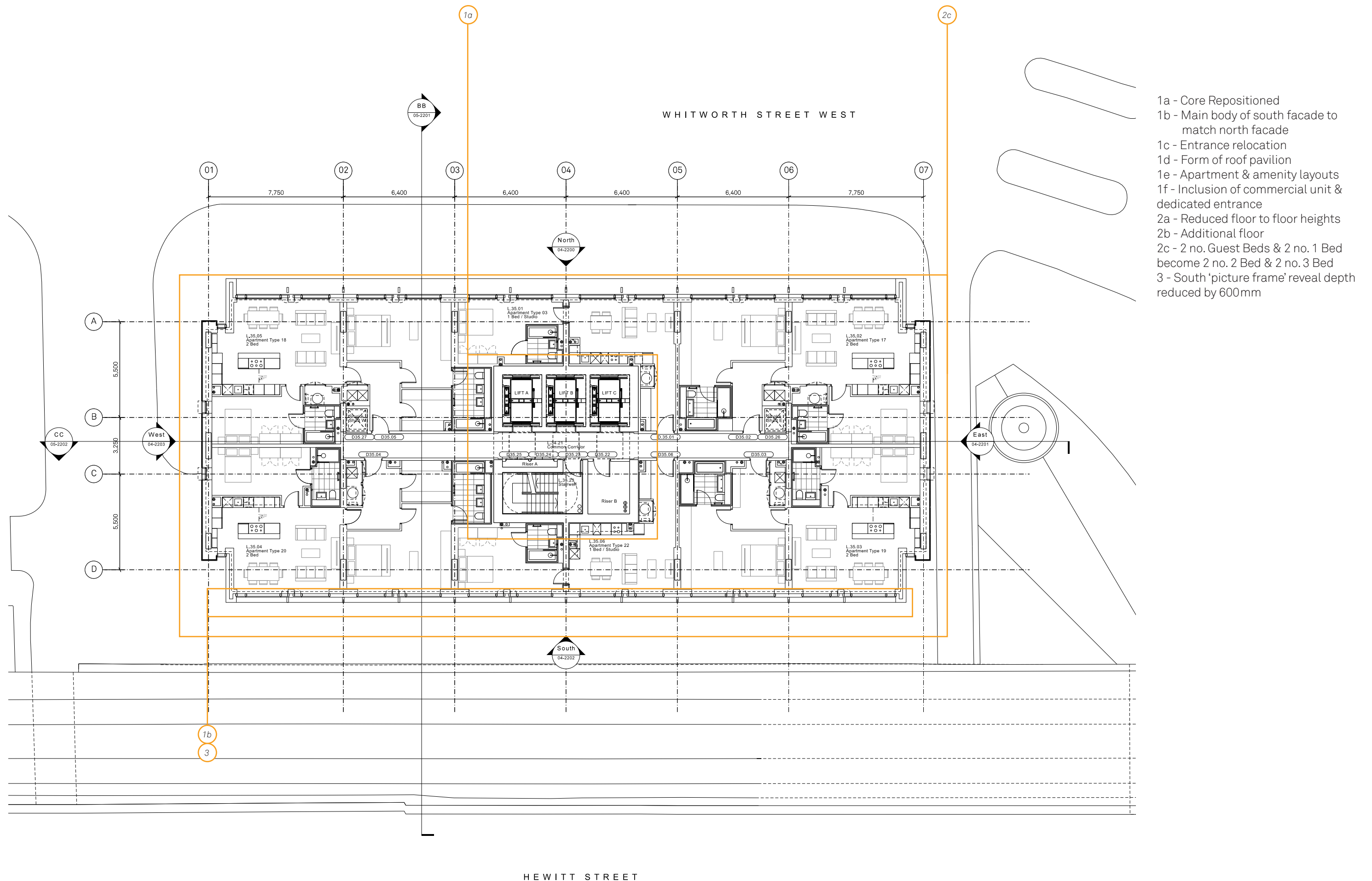
3.12 Proposed Typical Upper Floor Plan
(15th - 18th, 20th - 34th)



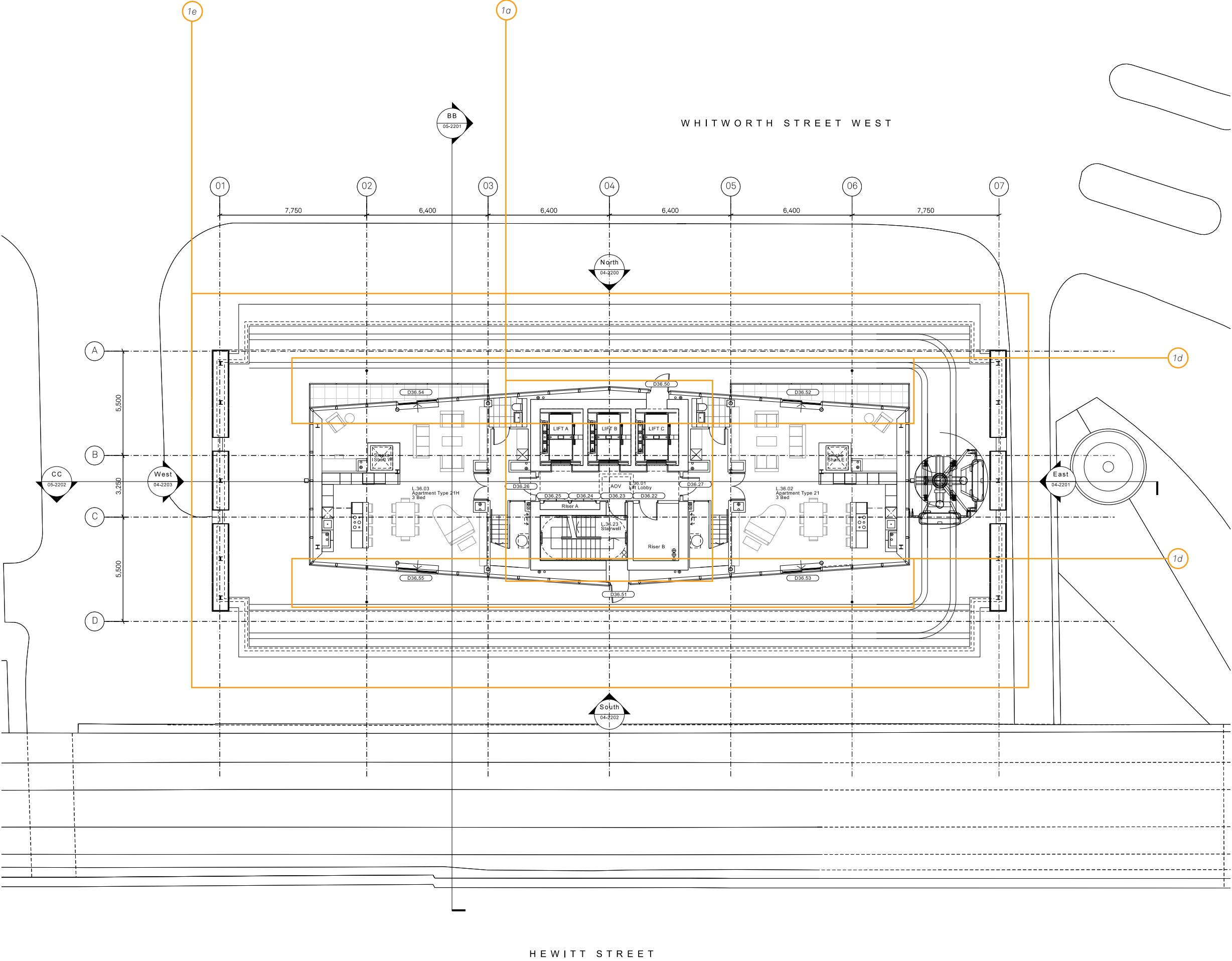
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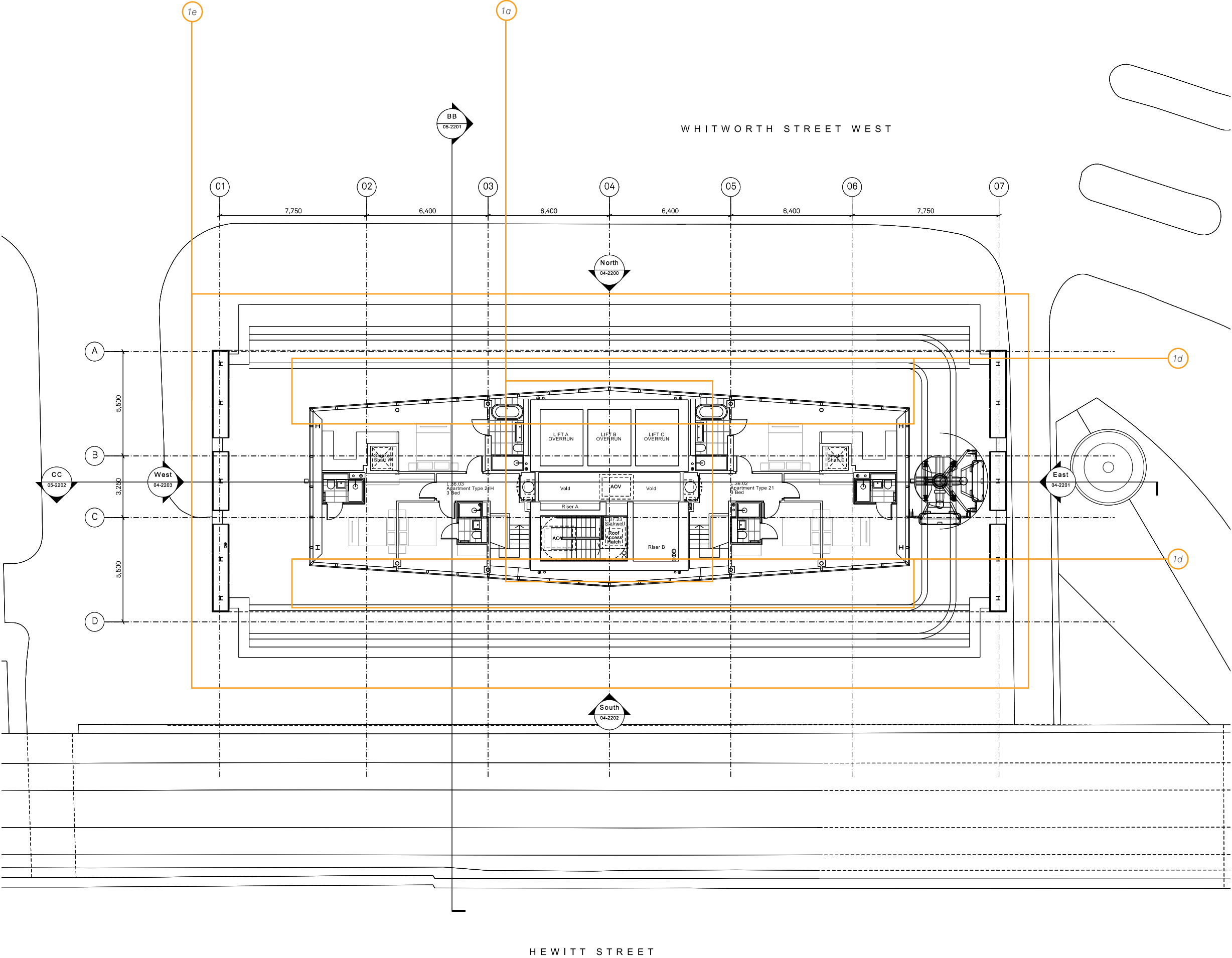
3.14 Proposed 35th Floor Plan



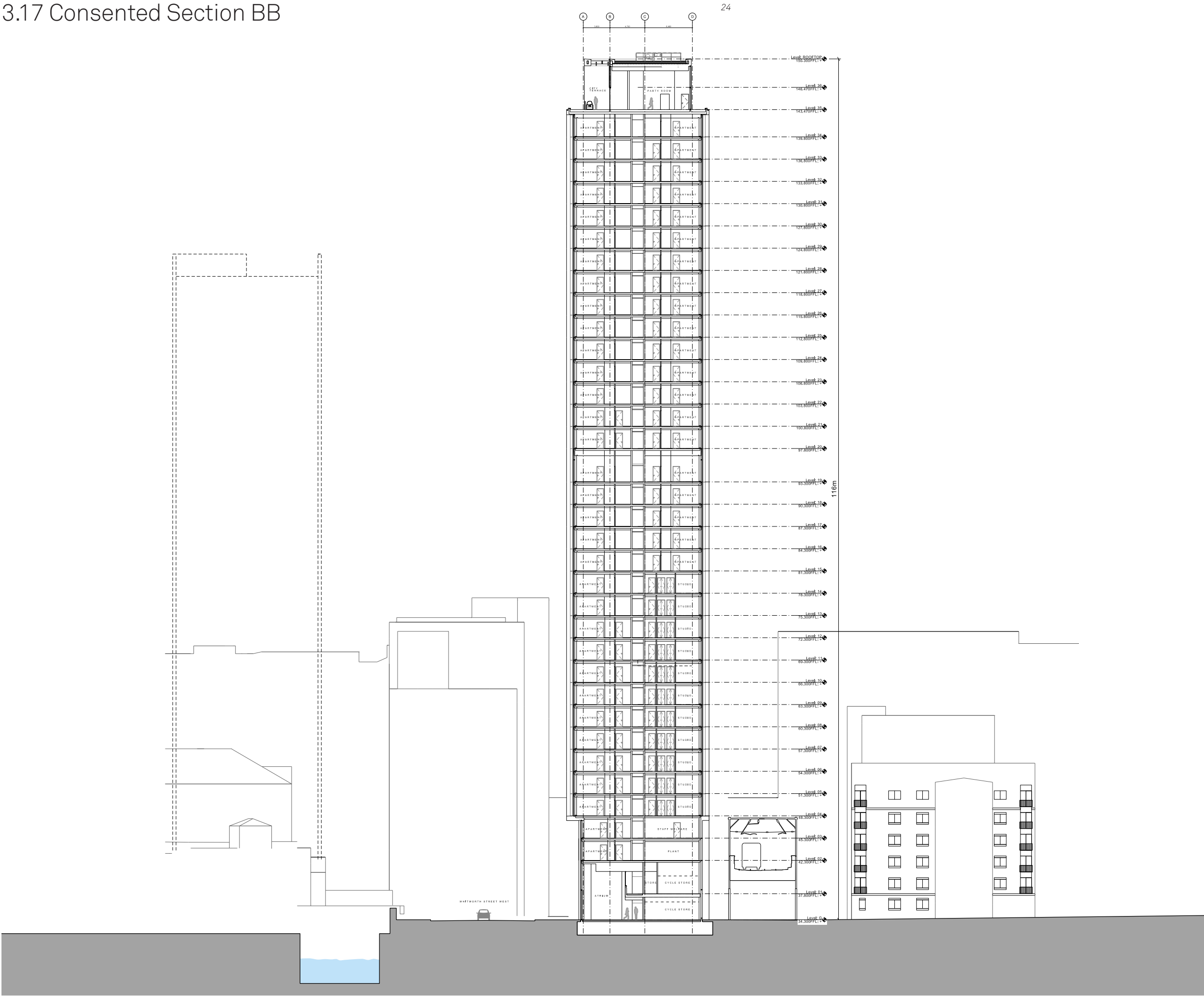
3.15 Proposed 36th Floor Plan



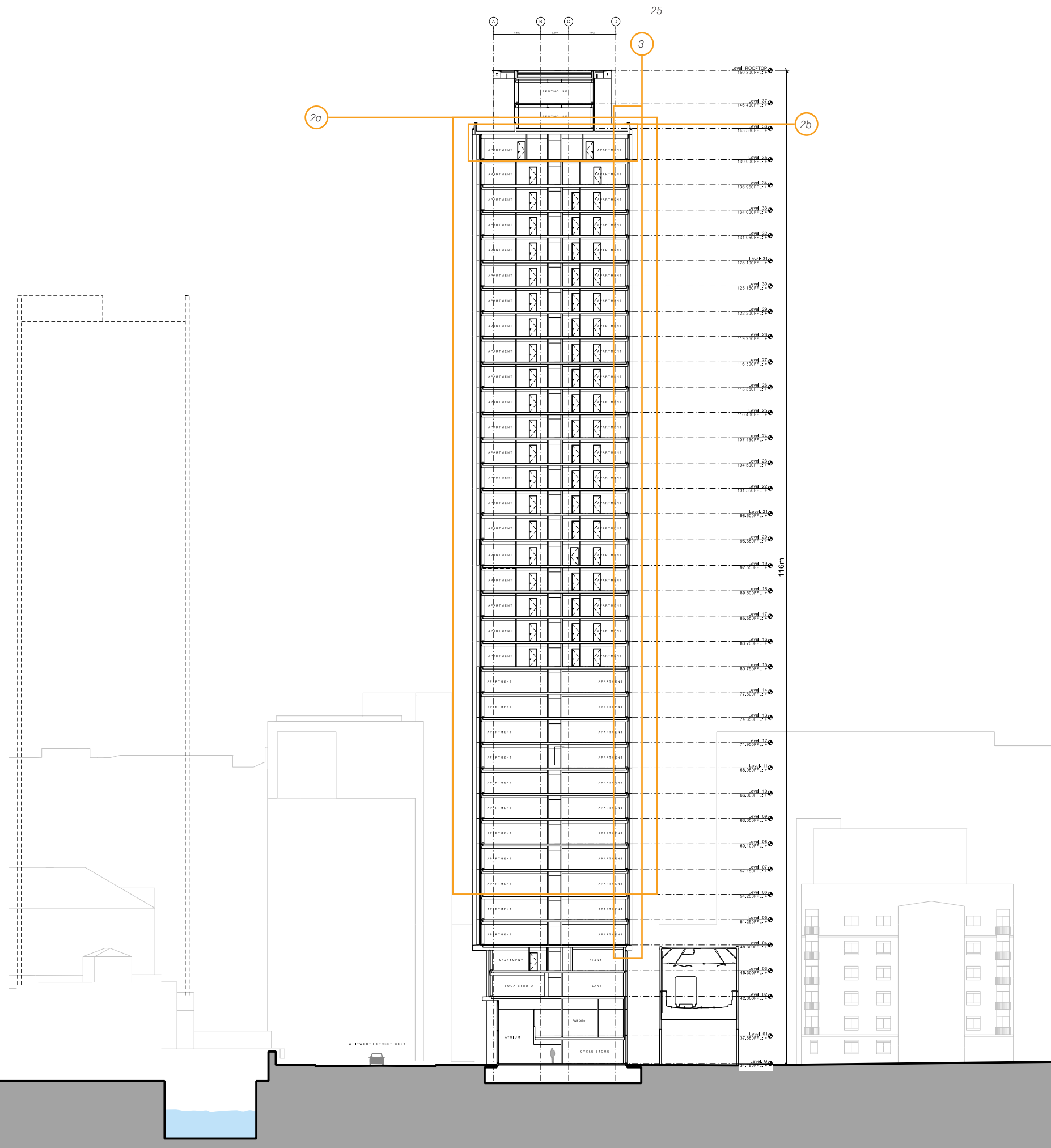
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3.17 Consented Section BB

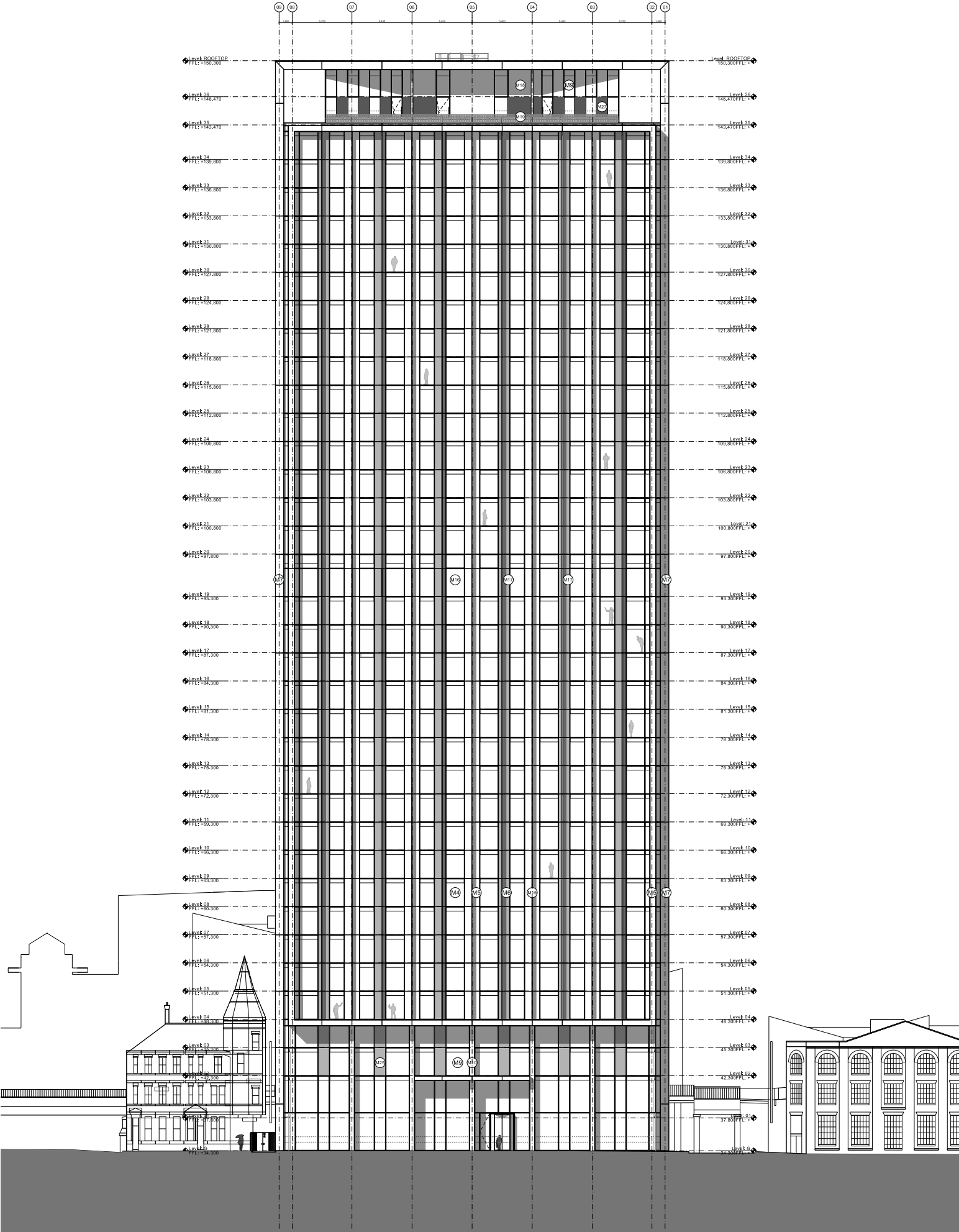


3.18 Proposed Section BB

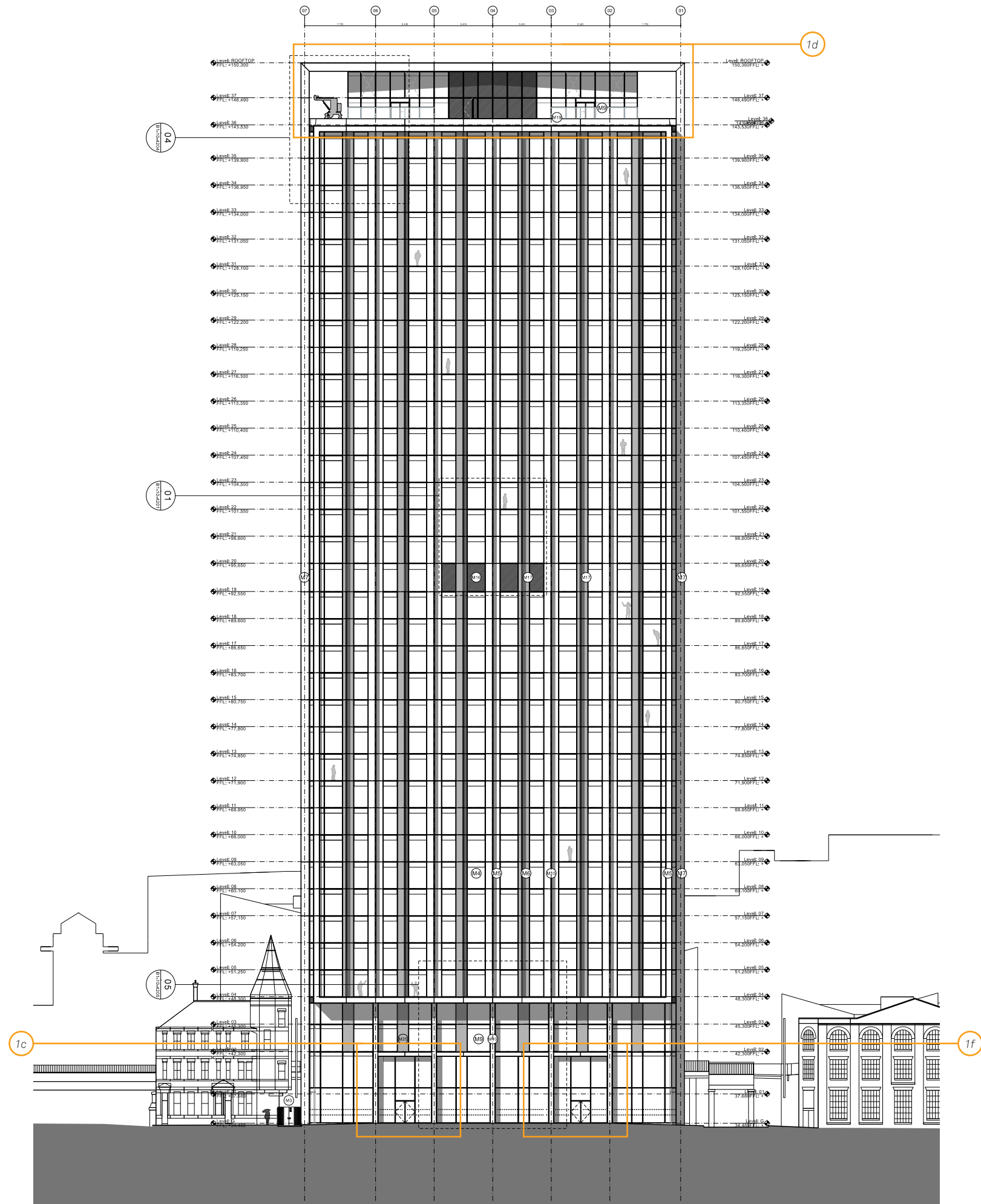


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3.19 Consented Elevation North

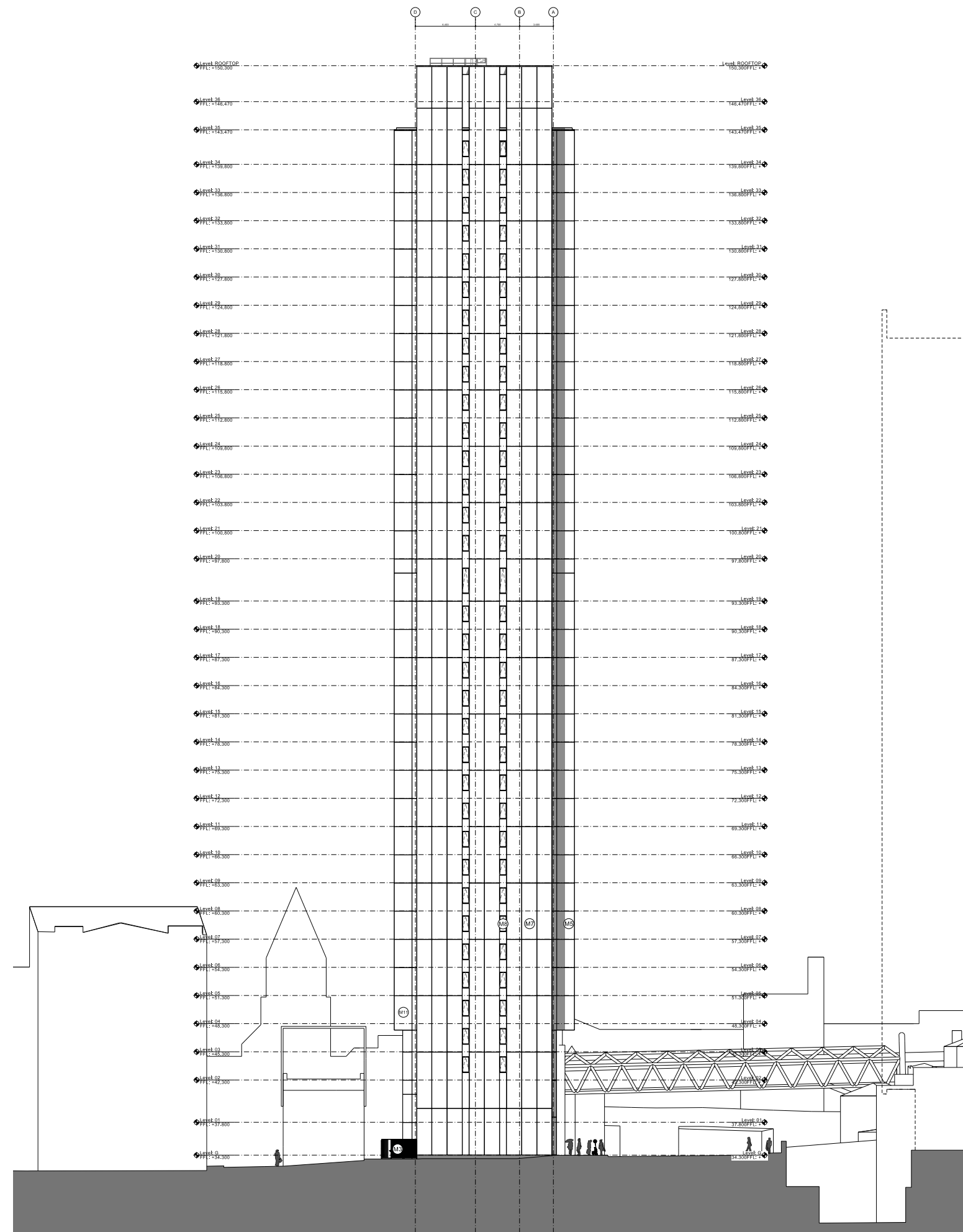


3.20 Proposed Elevation North

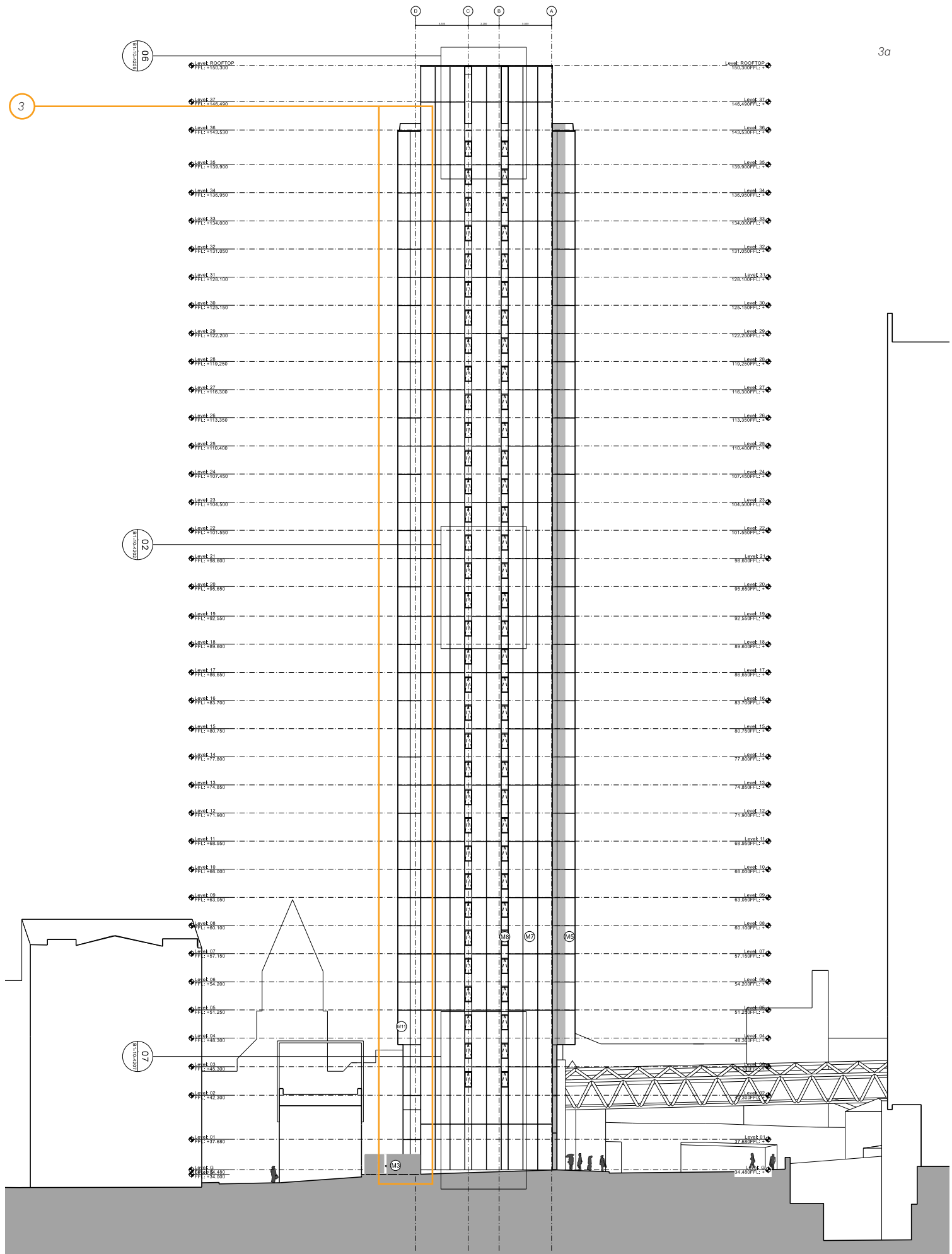


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3.21 Consented Elevation East

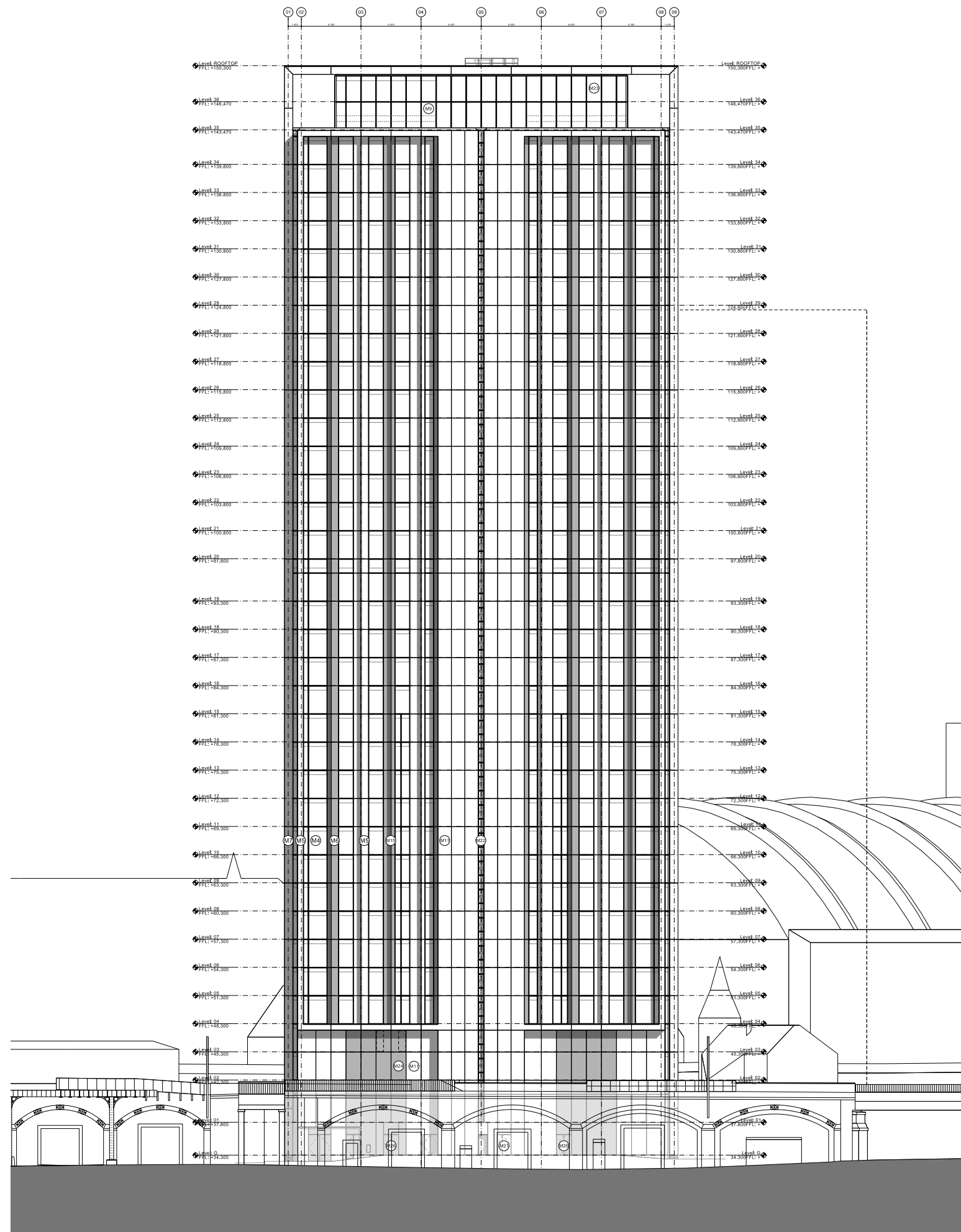


3.22 Proposed Elevation East

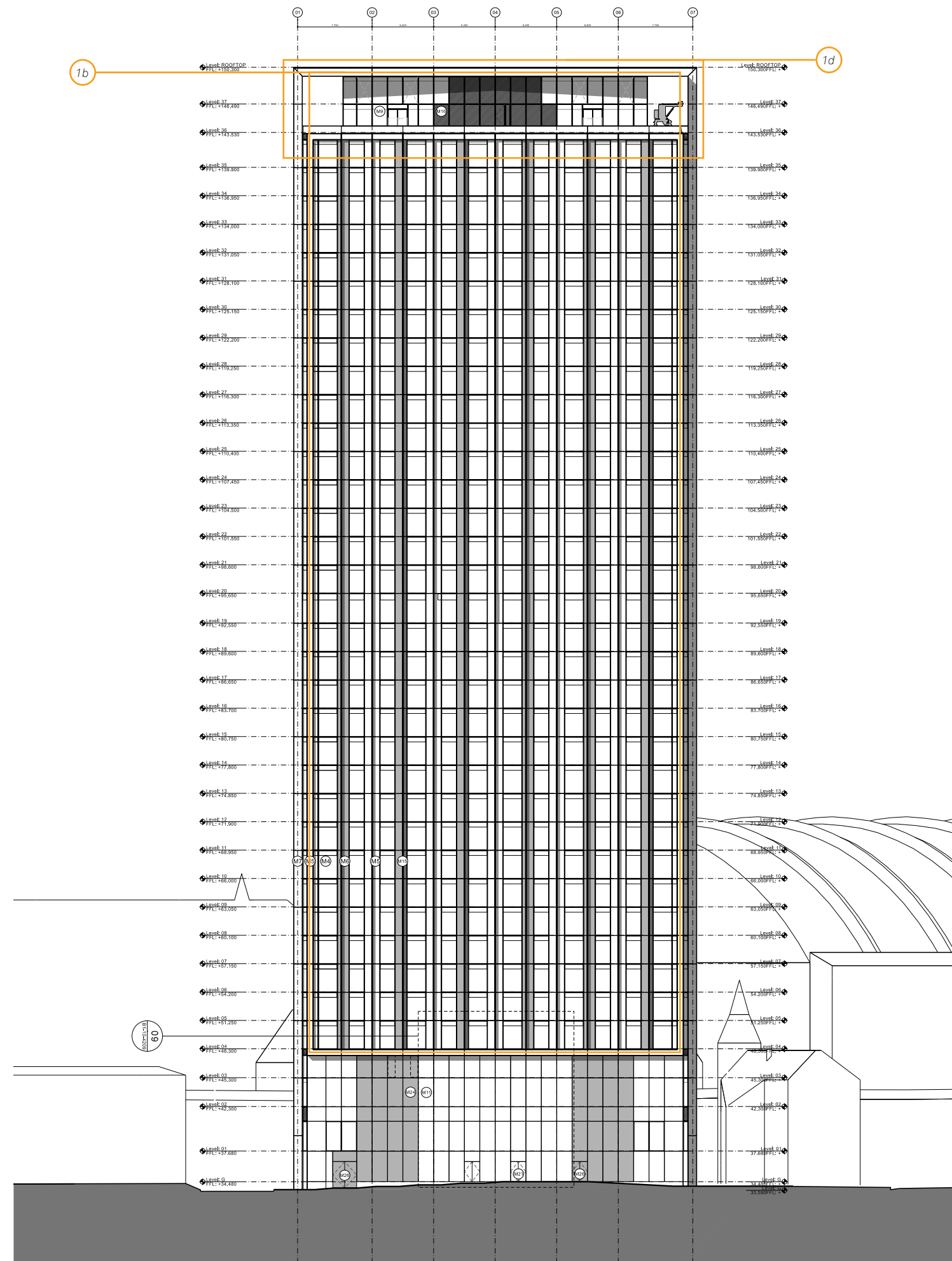


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3.23 Consented Elevation South

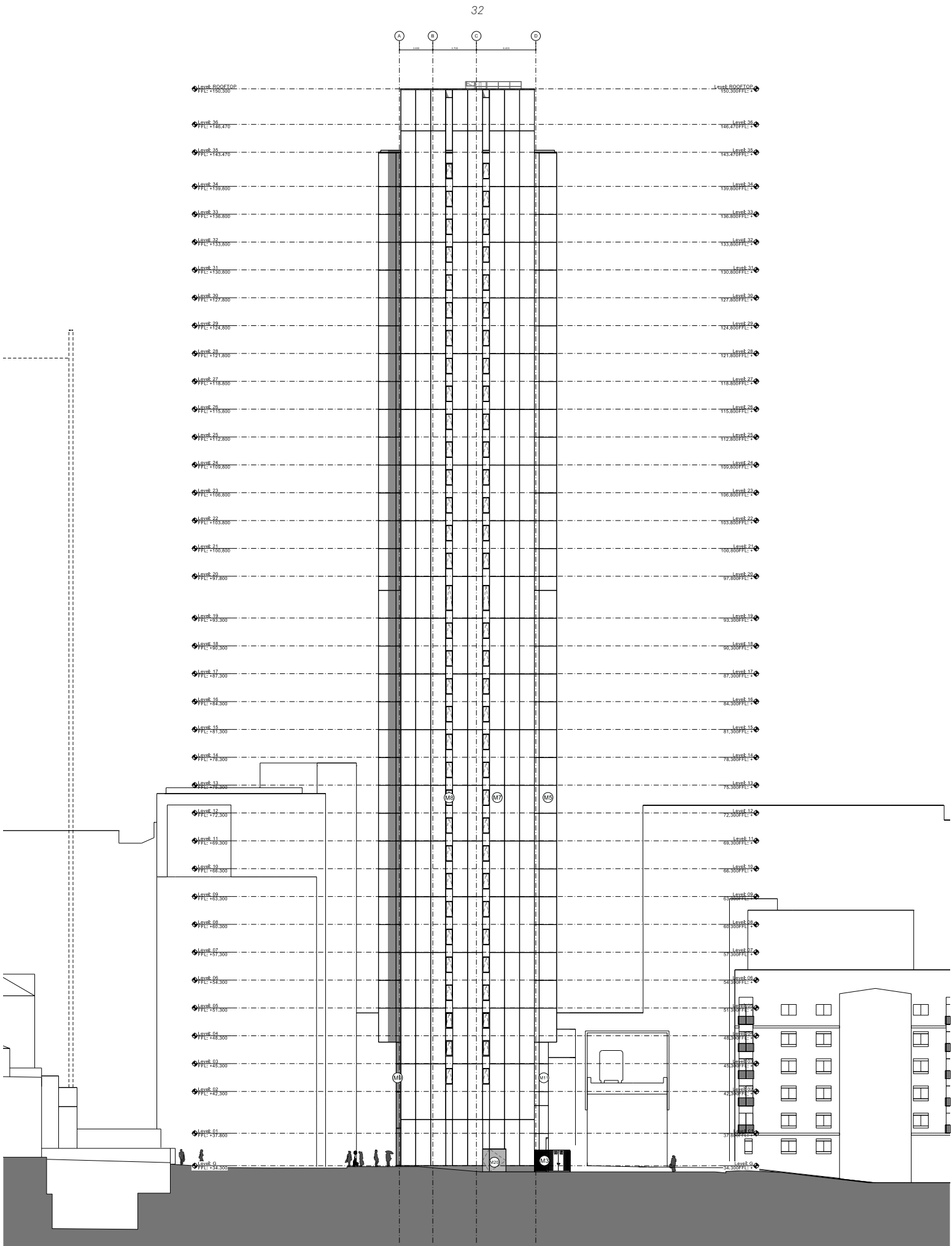


3.24 Proposed Elevation South

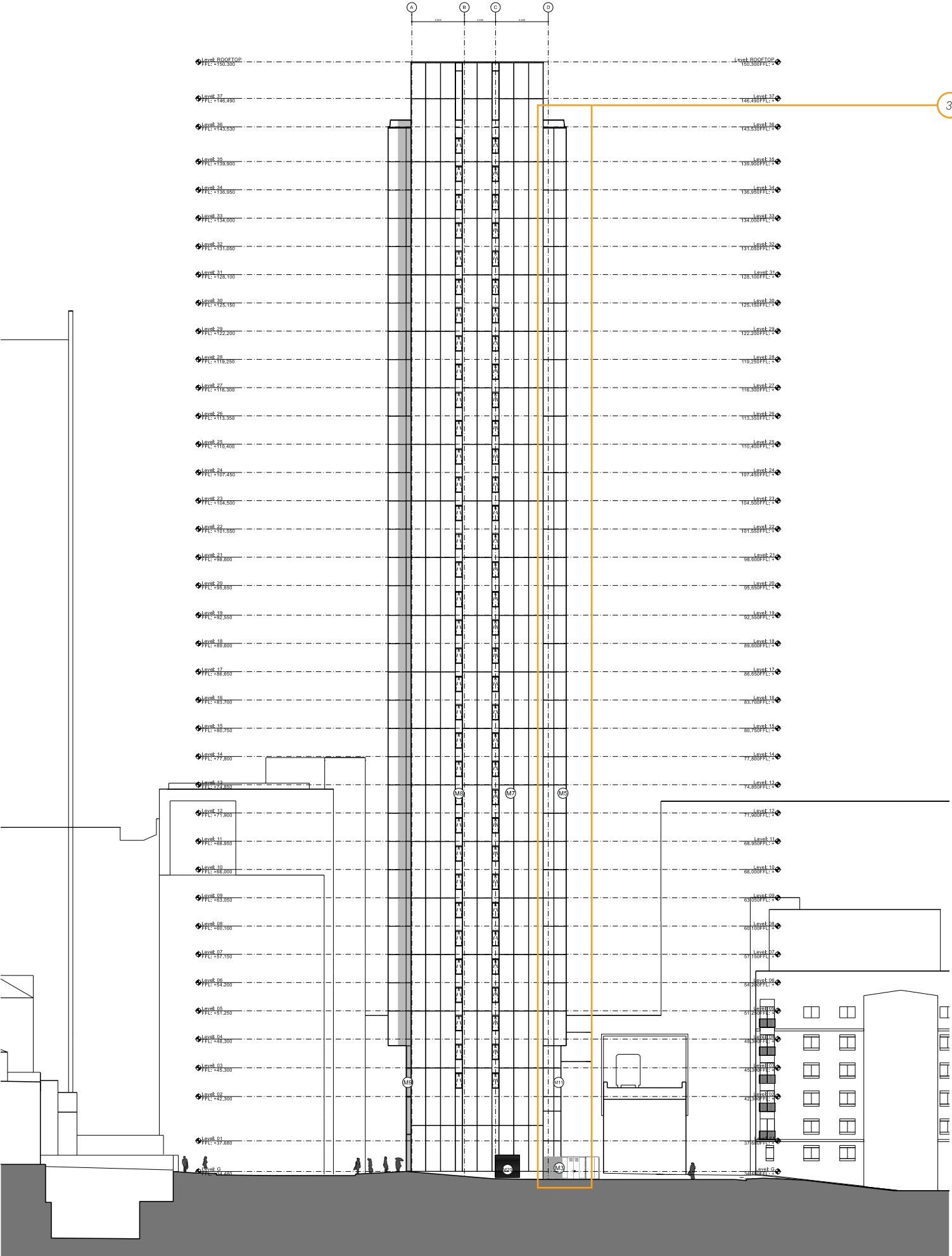


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3.25 Consented Elevation West



3.26 Proposed Elevation West



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