

Design Change Summary

Former Manchester College (Moston Campus)

Design Change Summary

Application number: 128835/FO/2020

Proposal: Erection of 50, two storey dwellinghouses and erection of three storey apartment building to form 10 apartments with associated car parking, boundary treatment and other associated works following demolition of existing college building

Location: Former Manchester College (Moston Campus), Ashley Lane, Manchester, M9 4WU

Date of application: 4 December 2020

Date of consent: 28 May 2021

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This document provides a description of changes proposed for the Former Manchester College (Moston Campus) site, application number 128835/FO/2020, granted conditional planning permission on the 28th May 2021.

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

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

- Adjustment to site levels & reduced extent of retaining walls
- Omission of substation
- Amendment to garden layouts to the rear of plots 1-3
- Amendment of boundary treatments
- Extent of paving reduced in favour of additional soft landscape
- Reconfiguration of renewables
- Amendments to the roof of the apartment building
- Reduced height of the apartment building and omission of safety rail
- Omission of Juliet Balconies and reconfiguration of associated window
- Brick lintels changed to standard lintels on non-road facing apartment windows

Adjustment to site levels & reduced extent of retaining walls

As part of the demolition works of the former Moston College building and neighbouring ancillary buildings, a cut and fill exercise was undertaken to retain and re-use as much of the material waste as was viable. This exercise contributed to softening some of the steep level changes across the site, providing a more even gradient, where possible.

Upon completion of the cut and fill exercise, an additional site level survey was undertaken; the proposed levels have been adjusted to suit. As a result, the proposed levels contribute to a reduction in the extent of retaining walls with fewer sharp level changes and a more even gradient across the site.

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Omission of substation

During the demolition works a high voltage (HV) cable has been identified within the site which carries sufficient capacity to serve the anticipated future demand. It is proposed therefore that the existing cable is utilised thus permitting the omission of the substation currently consented. This is considered to be an improvement to the operational health and safety of the site and a benefit to the ongoing service and maintenance strategy.

Amendment to garden layouts to the rear of plots 1-3

With the omission of the substation, formerly located to the west (rear) of plot 3, the design team have reviewed the rear garden arrangement of plots 1-3. The rear garden and parking layout for Plot 3 has increased slightly, absorbing some of the land formerly occupied by the substation.

Another consideration in this area was the electric vehicle charging (EVC) cable route to Plot 2. Plot 2 is the mid-terrace plot towards the SW corner of the site, with parking located to the south of Plot 1. The current consent does not offer a viable route for the EVC cable between Plot 2 and its associated parking area. The revised proposal provides a small pathway behind the garden of Plot 1 within which the EVC cable can be installed within the boundary demise of Plot 2. This has the added benefit of providing a direct pedestrian route between Plot 2 and its associated parking area.

As a result of these changes Plots 2 & 3 have slightly increased garden demise.

Consented:



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Proposed:



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:

- 0.6m high masonry brick dwarf wall between drives replaced with sunken concrete edging and 1.0m high railings.
- Brick piers added to end of driveways to define boundary demise.
- Boundary to rear gardens changed from 1.5m high close boarded fence with 0.3m trellis to 1.8m high feather edge vertical lap fence between RC posts.
- Street facing boundaries to rear of drives changed from 2.1m (total height) close boarded fence with trellis on top to 2.1m (total height) vertical boarded timber fencing on timber posts.
- Retaining wall to the north of plots 4-15 omitted, to be replaced by a small earthen mound at the rear of the gardens.
- Boundary between plot 15 & 16 amended from 0.6m high masonry brick dwarf to 2.1m (total height) vertical boarded timber fencing on timber posts to provide a book end and security line to the end of Hough Hall Road.
- Boundaries to corner plots tweaked to ensure privacy is maintained to rear gardens.
- Gates omitted from driveways.
- Pedestrian pass gates to front garden paths omitted throughout.
- Front garden boundaries to plots 14, 15, 19, 21 & 23 amended to suit revised levels.
- Extent of retaining walls reduced in accordance with revised levels.
- Boundaries around former substation proposal and Plots 1-3 amended as described in section 'Amendment to garden layouts to the rear of plots 1-3' above.

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Extent of paving reduced in favour of additional soft landscape

The next amendment proposed is the reduced extent of paving in favour of additional soft landscaping. The design team have undertaken a rationalisation exercise to reduce the paved areas in rear gardens. The design now provides a paved patio area directly behind each living room patio door and a pathway to the gate which leads to the associated plot driveway. A dedicated paved area is also provided to accommodate the bins (always located in rear gardens so not to be visible from the public realm), as well as an associated area to manoeuvre bins.

The reduction of hard paved areas will have multiple benefits to sustainability such as:

- Increased area of soft landscaping will contribute to better rainwater attenuation and a reduced risk of flash flooding.
- Increased area of soft landscaping will contribute to enhanced local ecology and wildlife.
- Less hard materials will have a positive impact on the development's embodied carbon.

Reconfiguration of renewables

Air Source Heat Pumps

Air Source Heat Pumps (ASHPs) have been replaced with Air Source Heat Cylinders throughout. The Air Source Heat Pumps in the current consent are located on the roof of the apartment building and within the rear gardens of the dwellinghouses. The Air Source Heat Cylinders offer similar efficiencies but will be located within a dedicated internal store area. This has multiple benefits as follows:

- Relocation from external to internal location of ASHPs provides increased security and reduced vulnerability to damage from external forces and adverse weather.
- The relocation will reduce their visual and spatial impact on the gardens of dwellinghouses.
- The relocation of ASHPs from the roof of the apartment building to dedicated internal store rooms reduces the requirement for access to the roof, therefore limiting the need for regular access and offering an enhanced approach to H&S and CDM 2015 Principles of Prevention.

Photovoltaics

- Photovoltaics (PVs) to the apartment building (formerly 1no. 0.3kw PV per apartment) have been omitted. The main contractor has undertaken a full SAP assessment to ensure the original operational energy targets are equalled. This is achieved principally by the slightly enhanced efficiency of the internal Air Source Heat Cylinders, combined with an improved air permeability of the external envelope from 4h-1 @ 50 Pa to 2h-1 @ 50 Pa.
- Photovoltaics (PVs) to the dwellinghouses (formerly 2no. 0.3kw PV per dwellinghouse) have been reduced to 1no. 0.3kw PV per dwellinghouse. The main contractor has undertaken a full SAP assessment to ensure the original operational energy targets are equalled. This is achieved principally by the slightly enhanced efficiency of the internal Air Source Heat Cylinders, combined with an improved air permeability of the external envelope from 4h-1 @ 50 Pa to 2h-1 @ 50 Pa. To achieve the improved air permeability of the dwellinghouses, the principle method of construction has been changed from brick and block masonry to brick outer leaf and timber frame internally; this has an added benefit of a reduced embodied carbon build and improved construction time on site.

Amendments to the roof of the apartment building

Along with the omission of the ASHPs and PVs from the roof of the apartment building (refer to Reconfiguration of renewables above), the design team have further reduced the requirement for regular access by omitting all mechanical equipment and plant from the roof that would require regular maintenance.

The consented roof mount Automatic Opening Vent (AOV), provided for the smoke clearance of the escape stair, has been replaced with a façade AOV, located in one of the windows at the head of the stair. This can

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be maintained primarily from the second-floor landing offering an improved approach to H&S & CDM 2015 Principles of Prevention.

All other mechanical equipment and plant have been omitted from the roof of the apartment building, with all equipment now located in either the on-floor risers or in the ground floor plant & meter rooms.

With proposed access requirements now limited to repair only works, the former built up bitumen roof membrane is proposed to be replaced with a grey single ply membrane. The layout and falls etc have been adjusted to suit the revised approach to waterproofing.

Reduced height of the apartment building and omission of safety rail

With the proposed amendments to the roof of the apartment building the requirement for regular access to the roof is significantly reduced to infrequent repair work only. As the roof will not be regularly accessed, the safety rail has been omitted and the design team identified an opportunity to lower the parapet height. This will have a positive impact on the neighbours, particularly those to the west of the building, as the apartment building now presents a slightly smaller mass and height.

Omission of Juliet Balconies and reconfiguration of associated window

The Juliet balconies have been omitted from the apartment building; this provides a full height window aesthetic which is more consistent with the design of the dwellinghouses.

The consented design provides a Juliet balcony to half of each window bay, with a full height fixed glazed panel adjacent to a Juliet balcony and a full height tilt turn window. Through design development it became apparent that a full height tilt turn window has procurement issues as well as long term maintenance and repair challenges. Upon review it was decided that this full height window should be split horizontally to provide a fixed glazed panel at low level and a more standard size tilt turn window to the upper half.

It is considered that this amendment would have a positive impact on H&S and the CDM 2015 Principles of Prevention.

Brick lintels changed to standard lintels on non-road facing apartment windows

Lintels at the head of windows on the north and west non-street facing elevations of the apartment building have been changed from brick head lintels to standard lintels with aluminium plate to the underside. These windows are not visible from the public realm and will have limited visibility from areas accessible to the future occupants.

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 submitted in support of the Section 73 application. Please refer to the full drawing register (T8136-DS-001 – Section 73 Submission Record) for further details.

Please see overleaf.

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T8136D0010	Proposed Site Plan	P5
T8136D0030	Proposed Site Roof Plan	P7
T8136D0040	Proposed Boundary Treatment Plan	P7
T8136D0050	Proposed Site Elevations Sheet 1 of 2	P6
T8136D0051	Proposed Site Elevations Sheet 2 of 2	P6
T8136D1100	Apartment Building Ground Floor Plan	P6
T8136D1103	Apartment Building Roof Plan	P4
T8136D1150	Apartment Building Proposed Elevations North & South	P7
T8136D1151	Apartment Building Proposed Elevations East & West	P6
T8136VS0001	Proposed Visualisation A	P4
T8136VS0002	Proposed Visualisation B	P4

End of document.

Revision	Date	Initials	Details	Checked / date
P1	15/07/22	JBT	Issued for comment	AJL / 15/07/22
P2	20/07/22	JBT	Issued for Section 73 application	AJL / 20/07/22

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