

St.Michael's, Manchester
Proposed Changes, August 2022

09/08/2022



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1.0 Introduction

1.1 Document Purpose

This document is a page by page comparison of the approved drawings alongside the amended which forms part of the proposed Non Material Amendment application.

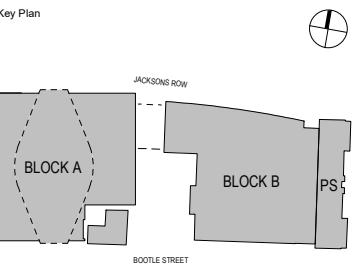
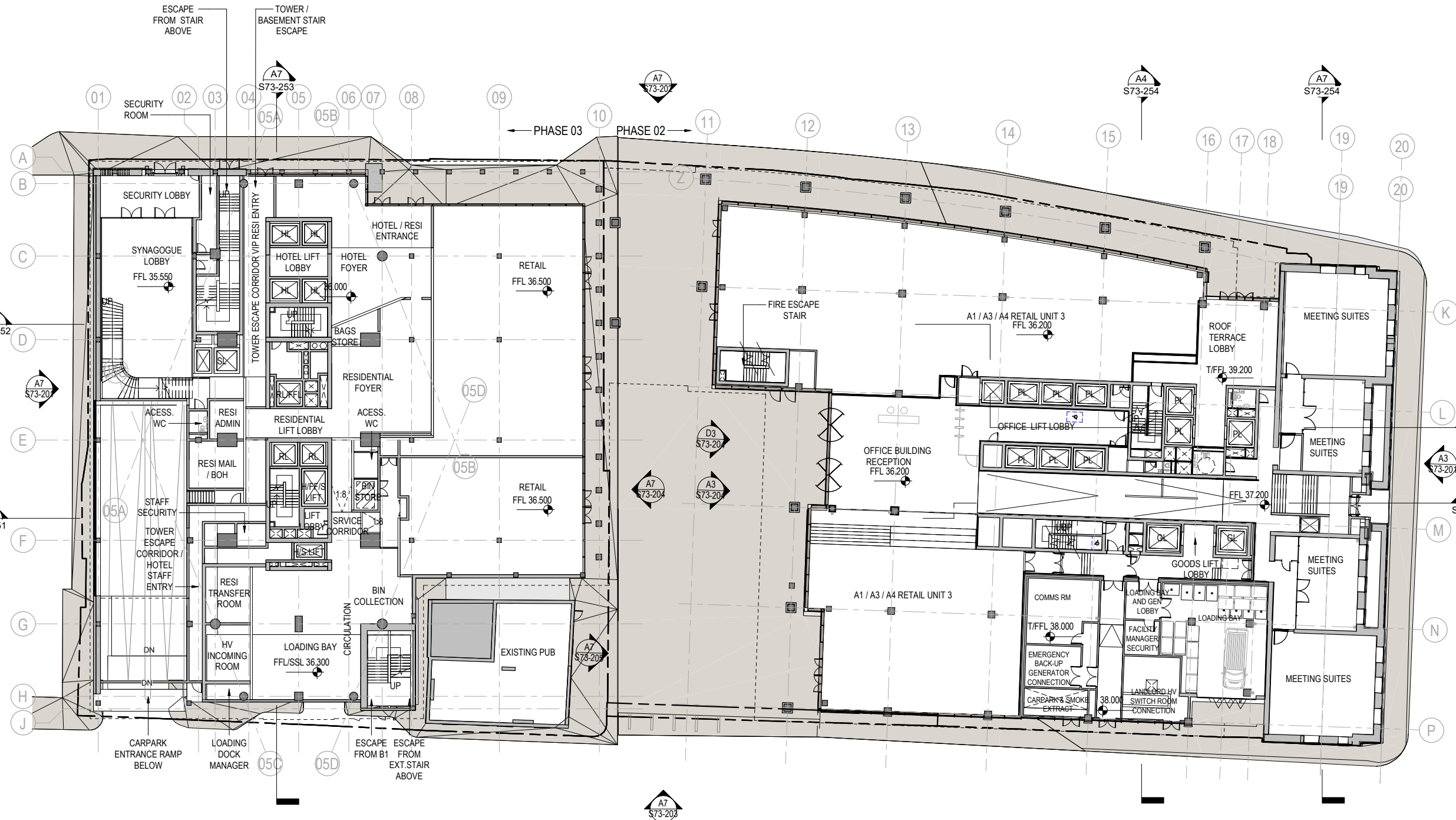
The changes to the drawings have been clouded in red to draw attention to the differences and are summarised below.

- Level 07,08,09,10 curtain walling over existing building extended to enable fully glazed panels in lieu of opaque panels against the structure behind. This provides improves view to and from the area of curtain walling.
- Level 02 bridge link infill to simplify the design principle of the ‘honeycomb’ middle portion of the building, offering a consistent line around level 02 and the podium base.
- Level 04,05 terrace setting out update with glass to glass corners, reverting to originally consented principle and providing consistent detailing at the corners.
- Level 07,08,09,10,11 spandrel width increased in response to construction floor build up and detail at terraces.
- Weathered upstand to base of ground floor curtain walling to weathering specialist advice.
- Backsprayed glass to match spandrel to localised area of curtain walling infront of external terrace steps at levels 08,09,10, and to the escape stair adjacent to the link.
- Ground floor retail door minor positioning to suit levels and /or means of escape regulations.
- SSG glazing to main entrances to revert to original approved design principle and to provide visual clarity of the entrance doors for the visually impaired.
- Level 06 glass balustrade set between columns to facilitate roof and curtain walling detail

ftgh

Those drawings that are not to be amended are not included within this document.

Existing



General Notes

NO:	DATE:	ISSUE:
P05	18/03/22	S96A - Retail Update
P04	04/03/22	S96A Planning Update
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
POWELL JAMES BRINDLEY	FDG	hoddler+partners
Civil Engineer	Services Engineer	Fire Engineer
McCurtains	HOARE LEA (HL)	DESIGN FIRE
Client	Landscape Designer	Project Manager
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Project Name
ST. MICHAELS DEVELOPMENT, MANCHESTER

Drawing Title

GROUND LEVEL GA PLAN

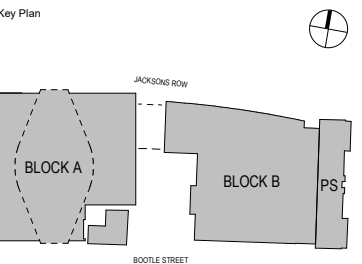
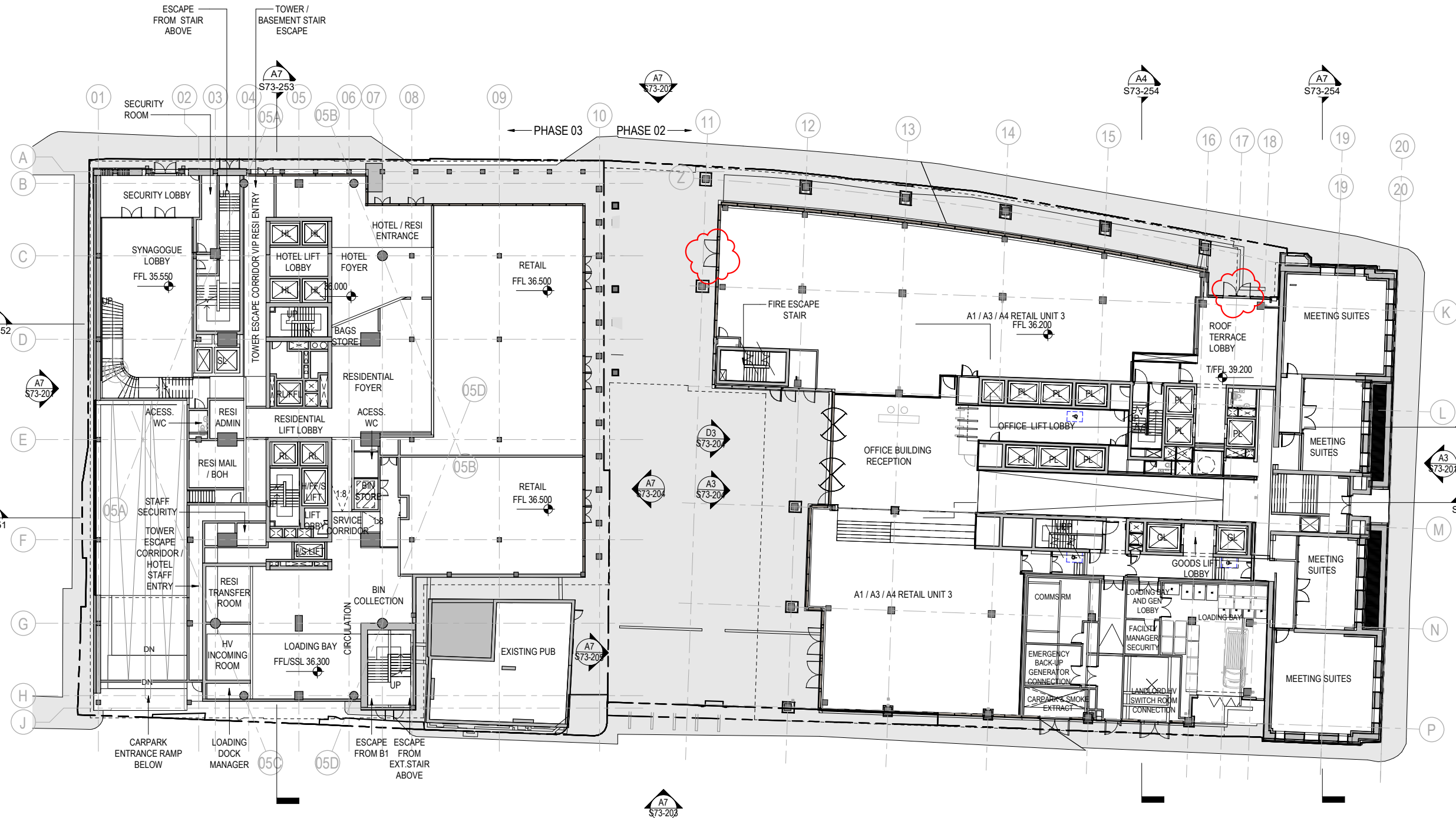
Project No	Drawing No	Revision
0601	S73-103	P05
Scale @ A0	As indicated	

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A7 GROUND LEVEL PLAN
1 : 200

Proposed

- NMA UPDATE 09.08.2022
- Retail Door relocated due to external landscape levels
- Roof Terrace Lobby - single door to replace two doors



General Notes

NO:	DATE:	ISSUE:
P06	09/08/22	Non Material Amendment
P05	18/03/22	S96A - Retail Update
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P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
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Curtins	HOARE LEA (H)	DESIGN FIRE
Client	Landscaped Designer	Project Manager
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Project Name

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MANCHESTER

Drawing Title

GROUND LEVEL GA PLAN

Project No	Drawing No	Revision
0601	S73-103	P06
Scale @ A0	As indicated	

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A7 GROUND LEVEL PLAN
1 : 200

Existing

The floor plan shows a complex layout with various rooms and structural elements. Key areas include:

- Central Hall:** A large circular feature labeled "VOID OVER SANCTUARY" is surrounded by a corridor system. Other labels include "VOID TO BELOW", "ESCAPE STAIR LOBBY", "RESOURCE STUDY", "BALCONY", "TRAINING ROOM", "ACCOUNTING OFFICES", "EXEC. OFFICE", "HR OFFICE", "ARCHIVE", "STAIR LOBBY", "WC'S", "ACC. WC", "STORE", "LOUNGE", "BETH HAMIDRASH", and "FFL 44.680".
- Right Wing:** A large open area labeled "B1 OFFICE" is adjacent to a "FIRE ESCAPE STAIR". Other labels include "PUBLIC TERRACE LIFTS", "OFFICE LIFT LOBBY", "FEMALE TOILET", "MALE TOILET", "GOODS LIFT LOBBY", and "B1 OFFICE".
- Structural Elements:** The plan is overlaid with a grid system (A-J, 01-20). Numerous annotations for structural elements are present, including "A7 S73-253", "A7 S73-251", "A7 S73-252", "A7 S73-254", "A7 S73-201", "A7 S73-202", "A7 S73-203", "A7 S73-204", "A7 S73-205", "A7 S73-206", "A7 S73-207", "A7 S73-208", "A7 S73-209", "A7 S73-210", "A7 S73-211", "A7 S73-212", "A7 S73-213", "A7 S73-214", "A7 S73-215", "A7 S73-216", "A7 S73-217", "A7 S73-218", "A7 S73-219", "A7 S73-220", "A7 S73-221", "A7 S73-222", "A7 S73-223", "A7 S73-224", "A7 S73-225", "A7 S73-226", "A7 S73-227", "A7 S73-228", "A7 S73-229", "A7 S73-230", "A7 S73-231", "A7 S73-232", "A7 S73-233", "A7 S73-234", "A7 S73-235", "A7 S73-236", "A7 S73-237", "A7 S73-238", "A7 S73-239", "A7 S73-240", "A7 S73-241", "A7 S73-242", "A7 S73-243", "A7 S73-244", "A7 S73-245", "A7 S73-246", "A7 S73-247", "A7 S73-248", "A7 S73-249", "A7 S73-250", "A7 S73-251", "A7 S73-252", "A7 S73-253", "A7 S73-254", "A7 S73-255", "A7 S73-256", "A7 S73-257", "A7 S73-258", "A7 S73-259", "A7 S73-260", "A7 S73-261", "A7 S73-262", "A7 S73-263", "A7 S73-264", "A7 S73-265", "A7 S73-266", "A7 S73-267", "A7 S73-268", "A7 S73-269", "A7 S73-270", "A7 S73-271", "A7 S73-272", "A7 S73-273", "A7 S73-274", "A7 S73-275", "A7 S73-276", "A7 S73-277", "A7 S73-278", "A7 S73-279", "A7 S73-280", "A7 S73-281", "A7 S73-282", "A7 S73-283", "A7 S73-284", "A7 S73-285", "A7 S73-286", "A7 S73-287", "A7 S73-288", "A7 S73-289", "A7 S73-290", "A7 S73-291", "A7 S73-292", "A7 S73-293", "A7 S73-294", "A7 S73-295", "A7 S73-296", "A7 S73-297", "A7 S73-298", "A7 S73-299", "A7 S73-300".

1 : 200

P04	04/03/22	S96A Planning Update
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

FOR INFORMATION

Interior Designer Synagogue Consultant Design Consultant

OWLER JAMES BRINDLEY

FDG
for the future of design

ners

 Curtins
 Civil Engineer

Services Engineer
HOARE LEA 
Fire Engineer 

	
Client: 	Landscape Designer: 

Project Manager
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architect

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ST. MICHAELS DEVELOPMENT,
MANCHESTER

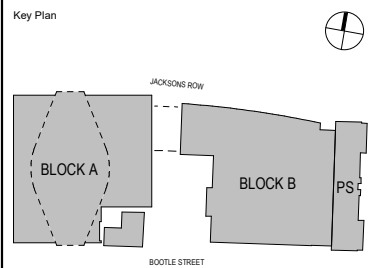
LEVEL 02 GA PLAN

Project No	Drawing No	Revision
0601	S73-105	P04
Scale @ A0 As indicated		

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Proposed

- NMA UPDATE 09.08.2022
- Level 02 bridge link infilled

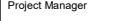


General Notes

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P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer BOWLER JAMES BRINDLEY	Synagogue Consultant FDG for humankind design group	Design Consultant hodder+partners
Civil Engineer Curtins	Services Engineer HOARE LEA 	
Fire Engineer DESIGN FIRE CONSULTANTS		
Client S.T.M.	Landscape Designer 	
	Project Manager 	

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Project Name

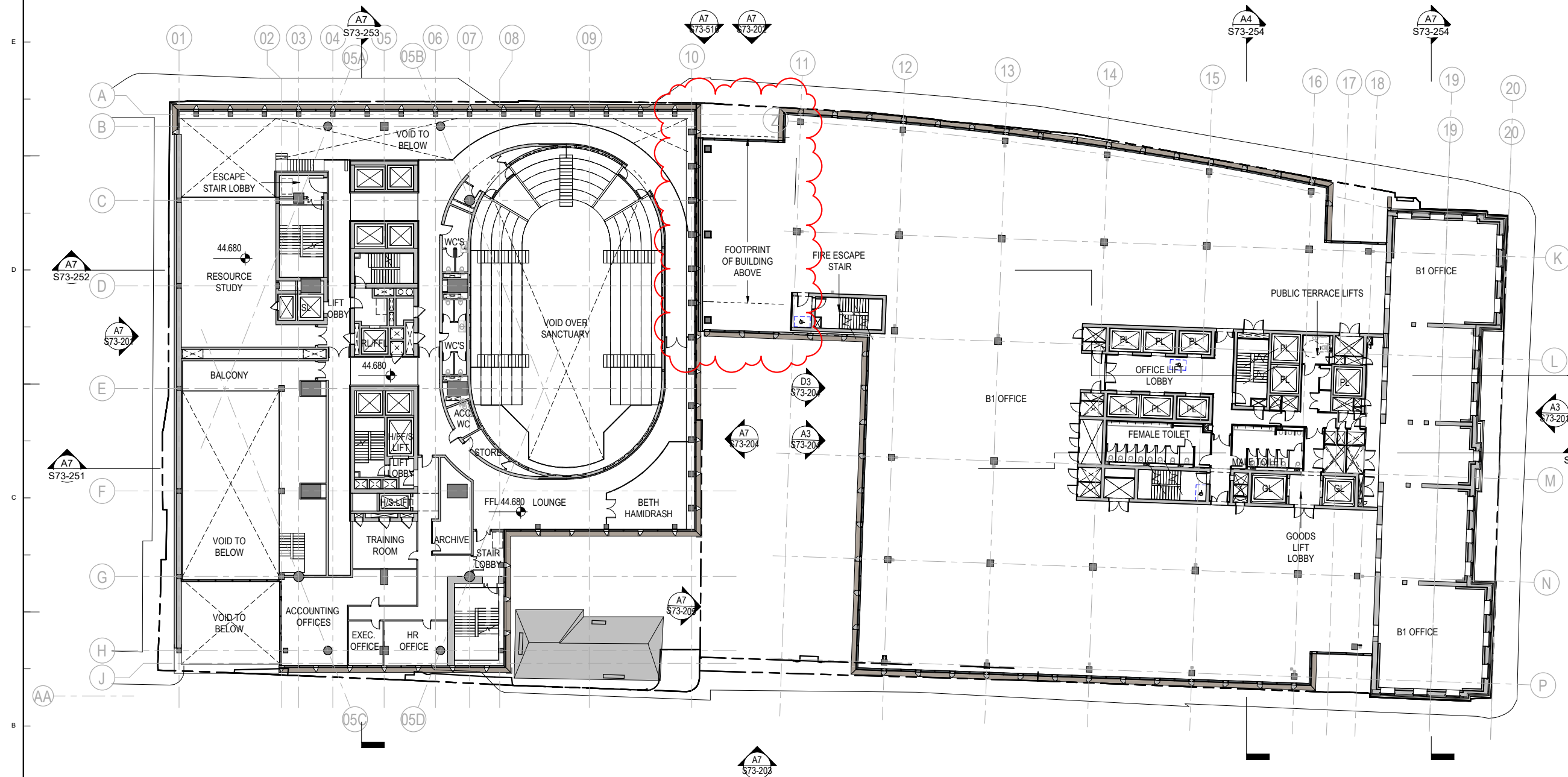
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Drawing Title

LEVEL 02 GA PLAN

Project No	Drawing No	Revision
0601	S73-105	P05
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A7 LEVEL 02 PLAN

1 : 200

Existing

This architectural floor plan shows an existing building layout with various rooms and structural annotations. The plan is overlaid with a grid system: horizontal grid lines are labeled A through P, and vertical grid lines are labeled 01 through 20. Key rooms and areas include:

- Boardroom**: Located in the top left corner.
- Store**: Located below the boardroom.
- WC's**: Multiple restrooms located along the left side.
- WC Lobby**: A small lobby area near the restrooms.
- F&B Corridor**: A central corridor connecting different parts of the building.
- Sales & Catering Offices**: Located in the center-left area.
- Ballroom Kitchen**: Located below the sales and catering offices.
- Pre-Function**: Two areas, one at the top and one at the bottom left.
- Escapes**: Multiple escape routes and stair lobbies are marked, including "ESCAPE STAIR LOBBY" and "ESCAPE FROM BLOCK A BALLROOM".
- Ballroom**: A large open space in the center.
- External Terrace**: Located at the bottom center.
- B1 Office**: Two office spaces on the right side.
- Office Lift Lobby**: Located between the B1 offices.
- Female Toilet** and **Male Toilet**: Located near the B1 offices.
- Goods Lift Lobby**: Located at the bottom right.
- Public Terrace Lifts**: Located at the top right.

Structural annotations include several circular markers with text such as "A7 S73-251", "A7 S73-201", "A7 S73-204", "A7 S73-203", "A7 S73-252", "A7 S73-251", "A3 S73-207", and "A4 S73-254". There are also rectangular markers with "05B" and "05C". Arrows indicate specific directions or phases, with "PHASE 02" and "PHASE 03" labeled at the top. The plan also shows various door swings, window placements, and furniture layouts within the rooms.

1 : 200

JACKSON ROW

BLOCK A

BLOCK B

BLOCK C

BOOTLE STREET

General Notes

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P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
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Interior Designer	Synagogue Consultant	Design Consultant
BOWLER JAMES BRINDLEY	 <i>for church and synagogue</i>	

Civil Engineer

 **curtins**

Services Engineer
HOARE LEA 

Fire Engineer

**DESIGN
FIRE**

Client	Landscape Designer
	

Project Manager
zeru

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Project Name	
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ST. MICHAELS DEVELOPMENT
MANCHESTER

Drawing Title

LEVEL 04 GA PLAN

Project No	Drawing No	Rev
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0601	010	121	130
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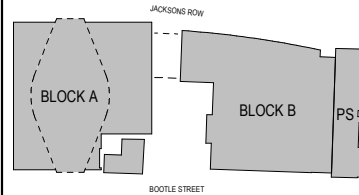
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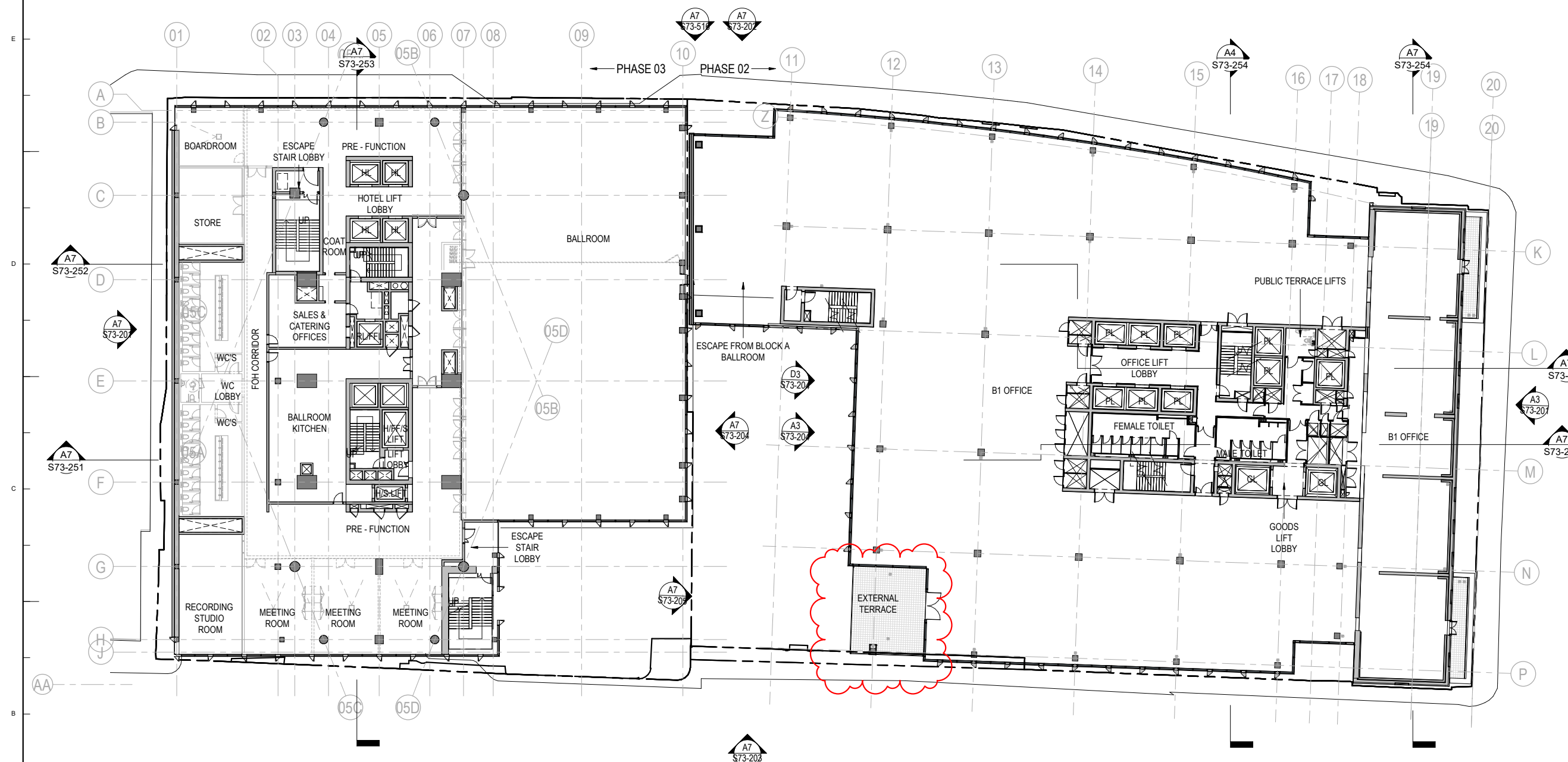
- NMA UPDATE 09.08.2022
- Level 04,05 terrace setting out update with glass to glass corners, reverting to originally consented principle

Key Plan



General Notes

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A7 LEVEL 04 PLAN

1 : 200

09/08/2022 11:08:11

Existing

Architectural floor plan of an existing building, showing various rooms, corridors, and structural elements. The plan includes a grid system with numbers 01-20 and letters A-P.

Key areas and rooms labeled include:

- LAUNDRY
- HOUSEKEEPING / HOUSEKEEPING OFFICE / STAFF UNIFORM
- HOTEL MAIN KITCHEN
- PLANT
- STAFF WC
- BOH CORRIDOR
- VOID TO BELOW
- ESCAPE STAIR LOBBY
- FIRE ESCAPE STAIR
- EXTERNAL TERRACE
- B1 OFFICE
- OFFICE LIFT LOBBY
- FEMALE TOILET
- MALE TOILET
- GOODS LIFT LOBBY
- PUBLIC TERRACE LIFTS

Structural elements and doors are marked with symbols and labels, including:

- PHASE 02
- PHASE 03
- PHASE 04
- PHASE 05
- PHASE 06
- PHASE 07
- PHASE 08
- PHASE 09
- PHASE 10
- PHASE 11
- PHASE 12
- PHASE 13
- PHASE 14
- PHASE 15
- PHASE 16
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- PHASE 100

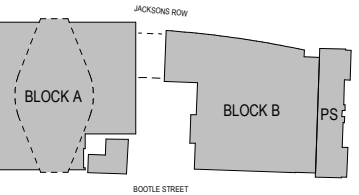
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Key Plan		
JACKSONS ROW BLOCK A BLOCK B PS BOTTLE STREET		
General Notes		
P04	04/03/22	S96A Planning Update
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:
Status		
FOR INFORMATION		
Interior Designer FOWLER JAMES BRINDLEY	Synagogue Consultant FDG <i>fowlerjames design group</i>	Landscape Designer hodder+partners
Civil Engineer Gcirtins	Services Engineer HOARE LEA	Project Manager zerum
Fire Engineer 	Client 	Landscape Designer
Architect SOM Skidmore, Owings & Merrill, Inc. The Broadgate Tower, 20 Primrose Street London EC2A 2EW, UK Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100		
Project Name		
ST. MICHAELS DEVELOPMENT, MANCHESTER		
Drawing Title		
LEVEL 05 GA PLAN		
Project No 0601	Drawing No S73-108	Revision P04
Scale @ A0 As indicated		
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Proposed

- NMA UPDATE 09.08.2022
- Level 04,05 terrace setting out update with glass to glass corners, reverting to originally consented principle

Key Plan



General Notes

P05	09/08/22	Non Material Amendment
P04	04/03/22	S96A Planning Update
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer BOWLER JAMES BRINDLEY	Synagogue Consultant FDG Southwards design group	Design Consultant hodder+partners
Civil Engineer Gcurtins	Services Engineer HOARE LEA (H)	Fire Engineer DESIGN FIRE CONSULTANTS
Client ST M	Landscape Designer p-he	Project Manager zerum

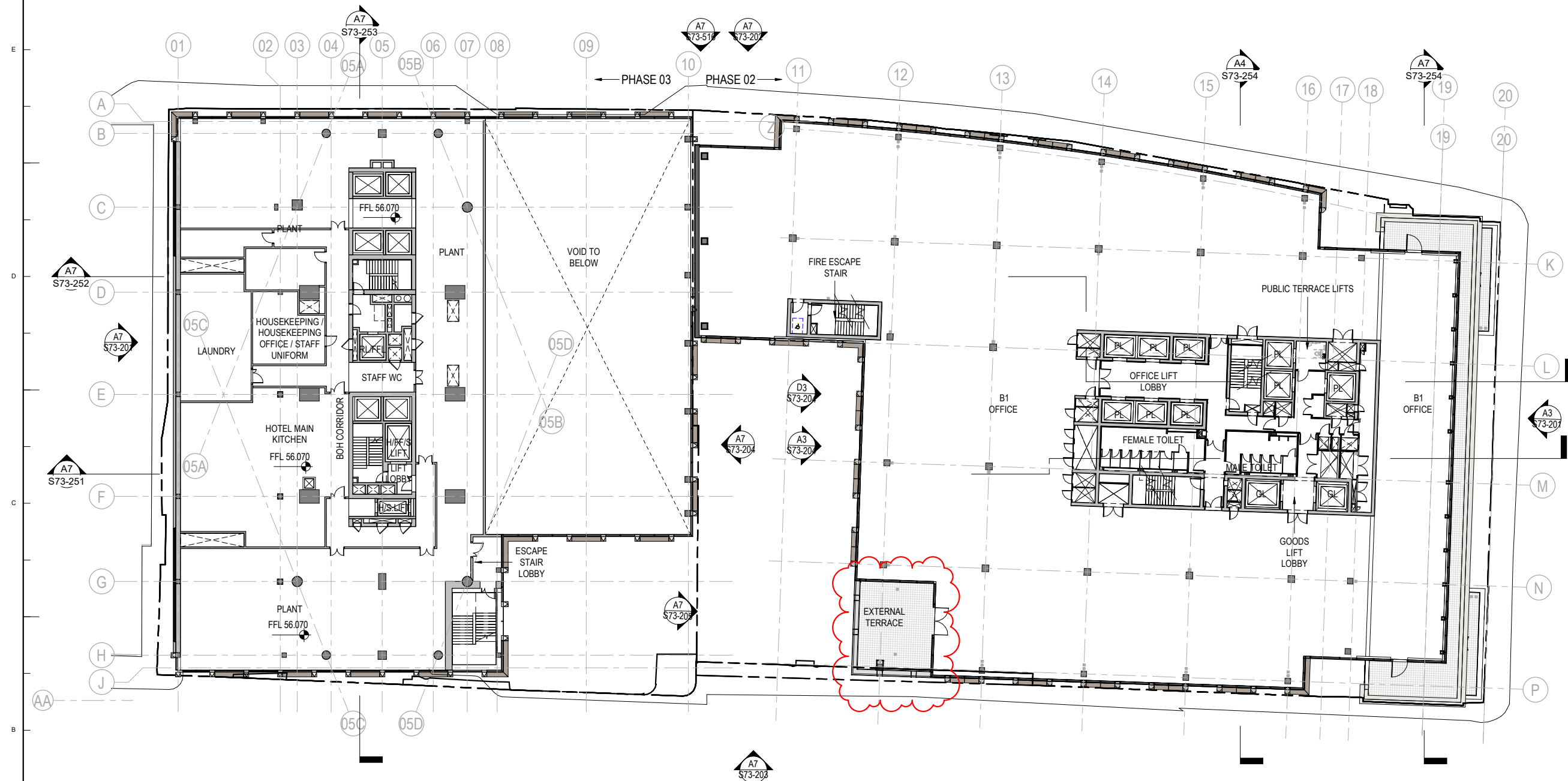
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**ST. MICHAELS DEVELOPMENT,
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Drawing Title
LEVEL 05 GA PLAN

Project No 0601	Drawing No S73-108	Revision P05
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A7 LEVEL 05 PLAN
1 : 200

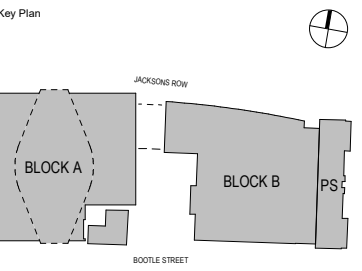
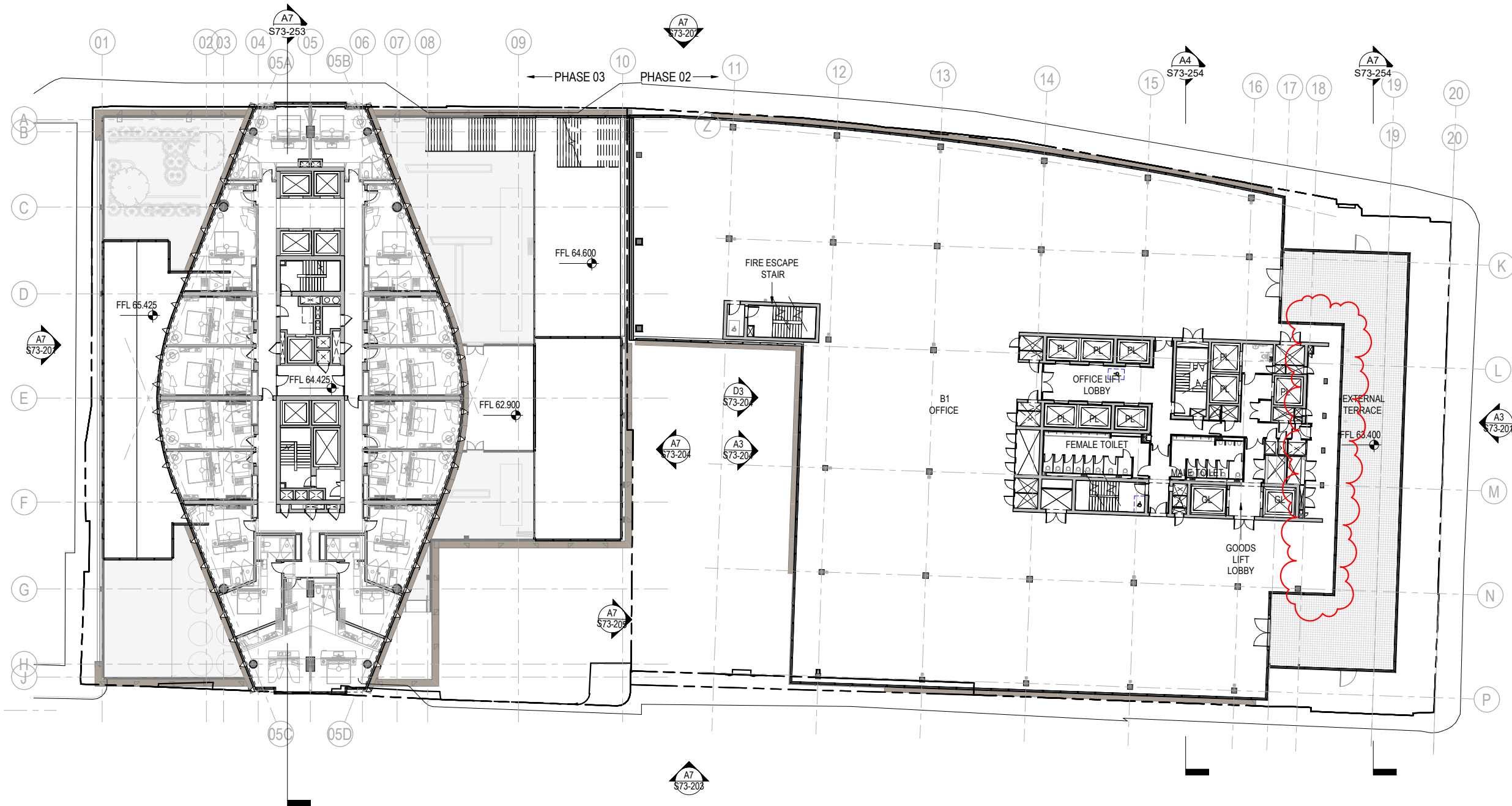
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1 : 200



Proposed

NMA UPDATE 09.08.2022
• Level 7,8,9,10 curtain walling over existing building extended



General Notes

P04	09/08/22	Non Material Amendment
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
BOWLER JAMES BRINDLEY	FDG	hodder+partners
Civil Engineer	Curtins	
Services Engineer	HOARE LEA (H)	
Fire Engineer	DESIGN FIRE	
Client	ST M	Landscape Designer
		p-10
		Project Manager
		zerum

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Project Name

ST. MICHAELS DEVELOPMENT,
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Drawing Title

LEVEL 07 GA PLAN

Project No	Drawing No	Revision
0601	S73-110	P04
Scale @ A0	As indicated	

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A7 LEVEL 07 PLAN
1 : 200

09/08/2022 11:08:30

Existing

Architectural floor plan of an existing building, showing various rooms, corridors, and structural elements. The plan includes a grid system with numbers 01-20 and letters A-J.

Key areas and features:

- Central corridor with stairs and elevators.
- Large open space labeled "B1 OFFICE".
- Service area including "LIFT LOBBY", "FEMALE TOILET", "MALE TOILET", and "GOODS LIFT LOBBY".
- "PUBLIC TERRACE LIFTS EMERGENCY EXIT ON THIS LEVEL".
- Structural elements like columns and walls are indicated by dashed and solid lines.
- Annotations include "PHASE 03", "PHASE 02", and "PHASE 01".

1 : 200

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

FOR INFORMATION

FDG
fairhurst design group

Civil Engineer
 Curtins

Services Engineer
HOARE LEA 

Fire Engineer

**DESIGN
FIRE**

client 	Landscape Designer 
---	---



architect

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ST. MICHAELS DEVELOPMENT,
MANCHESTER

Drawing Title

LEVEL 08 GA PLAN

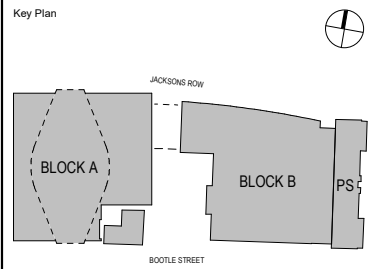
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Proposed

NMA UPDATE 09.08.2022

- Level 7,8,9,10 curtain walling over existing building extended



General Notes

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P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer BOWLER JAMES BRINDLEY	Synagogue Consultant FDG <i>forthunda design group</i>	Design Consultant hodder+partners
Civil Engineer Curtins		
Services Engineer HOARE LEA 		
Fire Engineer DESIGN FIRE <i>ENGINEERS</i>		
Client S.T.M.	Landscape Designer 	
	Project Manager 	

Architect

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Project Name

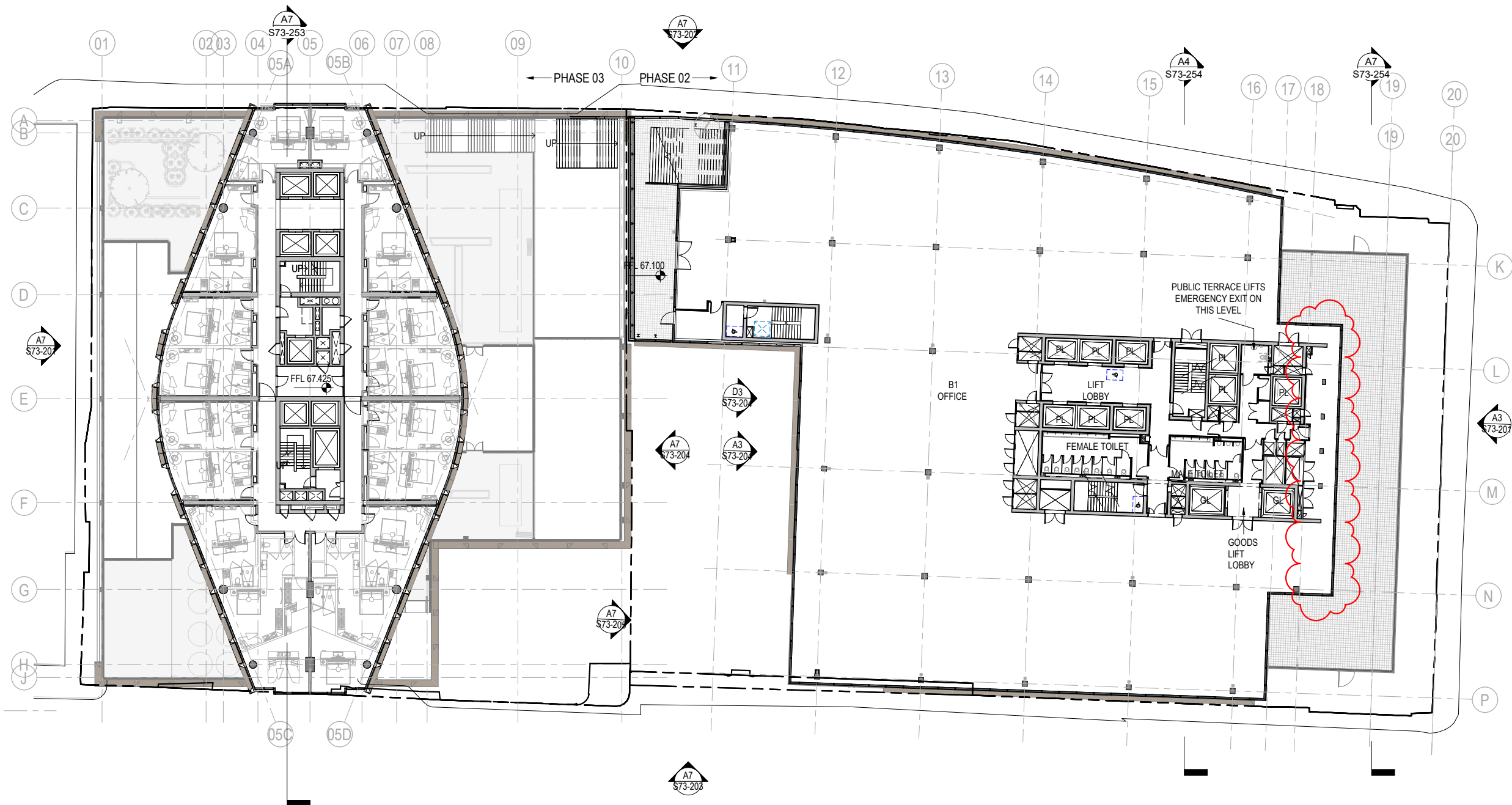
ST. MICHAELS DEVELOPMENT,
MANCHESTER

Drawing Title

LEVEL 08 GA PLAN

Project No	Drawing No	Revision
0601	S73-111	P04
Scale @ A0 As indicated		

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A7 LEVEL 08 PLAN
1:200

1 : 200

Existing

This architectural floor plan illustrates the existing layout of a building. The plan is bounded by a grid of numbered lines (01 to 20) and lettered lines (A to P). Key features include:

- Rooms and Spaces:** The plan shows a central corridor system with multiple rooms. Notable areas include a large open space on the left, a series of smaller rooms in the center, and a large open area on the right. Specific rooms are labeled: "EXTERNAL TERRACE FFL 70.800", "B1 OFFICE FFL 70.800", "OFFICE LIFT LOBBY", "FEMALE TOILET", "MALE TOILET", and "GOODS LIFT LOBBY".
- Structural Elements:** The plan includes numerous columns and walls. A central vertical corridor is marked with "UP" and "DOWN" arrows, indicating stairwells. A horizontal corridor is marked with "UP" and "DOWN" arrows, indicating a ramp or stairs.
- Annotations:** The plan is annotated with various codes and symbols. These include "A7 S73-253", "A7 S73-201", "A4 S73-254", "A7 S73-251", "A7 S73-202", "A3 S73-207", "A7 S73-203", "A7 S73-204", "A3 S73-205", "D3 S73-206", "A7 S73-208", "A7 S73-209", "A7 S73-210", "A7 S73-211", "A7 S73-212", "A7 S73-213", "A7 S73-214", "A7 S73-215", "A7 S73-216", "A7 S73-217", "A7 S73-218", "A7 S73-219", "A7 S73-220", "A7 S73-221", "A7 S73-222", "A7 S73-223", "A7 S73-224", "A7 S73-225", "A7 S73-226", "A7 S73-227", "A7 S73-228", "A7 S73-229", "A7 S73-230", "A7 S73-231", "A7 S73-232", "A7 S73-233", "A7 S73-234", "A7 S73-235", "A7 S73-236", "A7 S73-237", "A7 S73-238", "A7 S73-239", "A7 S73-240", "A7 S73-241", "A7 S73-242", "A7 S73-243", "A7 S73-244", "A7 S73-245", "A7 S73-246", "A7 S73-247", "A7 S73-248", "A7 S73-249", "A7 S73-250", "A7 S73-251", "A7 S73-252", "A7 S73-253", "A7 S73-254", "A7 S73-255", "A7 S73-256", "A7 S73-257", "A7 S73-258", "A7 S73-259", "A7 S73-260", "A7 S73-261", "A7 S73-262", "A7 S73-263", "A7 S73-264", "A7 S73-265", "A7 S73-266", "A7 S73-267", "A7 S73-268", "A7 S73-269", "A7 S73-270", "A7 S73-271", "A7 S73-272", "A7 S73-273", "A7 S73-274", "A7 S73-275", "A7 S73-276", "A7 S73-277", "A7 S73-278", "A7 S73-279", "A7 S73-280", "A7 S73-281", "A7 S73-282", "A7 S73-283", "A7 S73-284", "A7 S73-285", "A7 S73-286", "A7 S73-287", "A7 S73-288", "A7 S73-289", "A7 S73-290", "A7 S73-291", "A7 S73-292", "A7 S73-293", "A7 S73-294", "A7 S73-295", "A7 S73-296", "A7 S73-297", "A7 S73-298", "A7 S73-299", "A7 S73-300".

1 : 200

General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

	Status
1	Completed
2	In Progress
3	Pending
4	On Hold
5	Cancelled

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
-------------------	----------------------	-------------------

BOWLER JAMES BRINDLEY

FDG
fairhurst design group

Civil Engineer

 Curtins

Services Engineer
HOARE LEA 

Fire Engineer

**DESIGN
FIRE**

Client	Landscape Designer
	

Project Manager
zeru

Architect

SOM

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Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 11

Project Name

ST. MICHAELS DEVELOPMENT
MANCHESTER

	Drawing Title

LEVEL 09 GA PLAN

Project No	Drawing No	Rev
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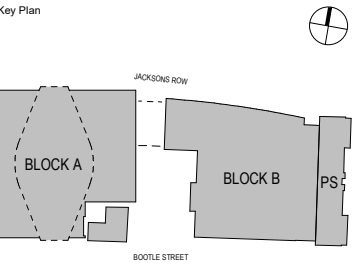
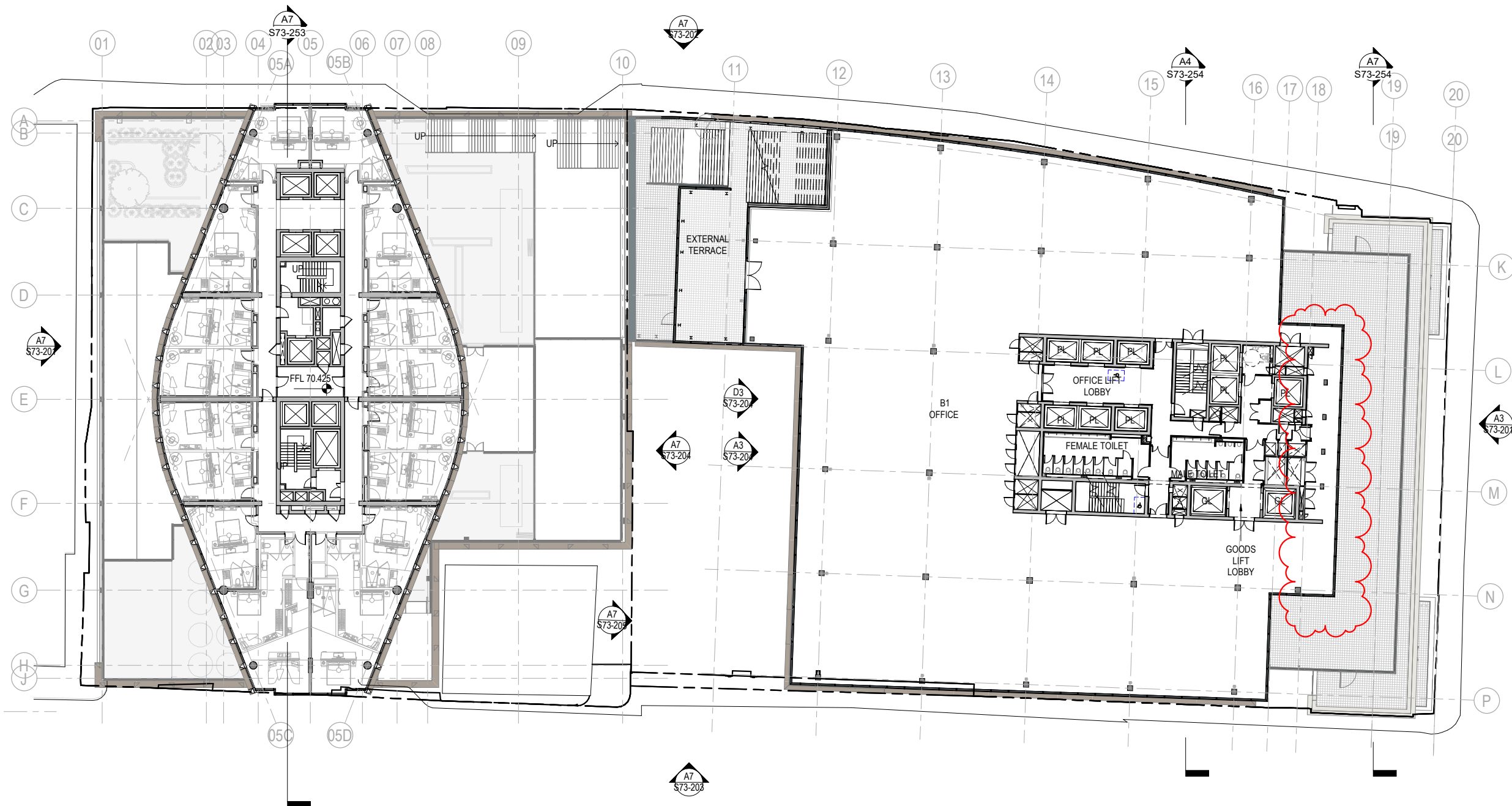
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As indicated	
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Proposed

NMA UPDATE 09.08.2022
• Level 7,8,9,10 curtain walling over existing building extended



General Notes

P04	09/08/22	Non Material Amendment
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
BOWLER JAMES BRINDLEY	FDG Synagogue design group	hoddler+partners
Civil Engineer		
Services Engineer		
Fire Engineer		
Client		
ST M		
Architect		
SOM		
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ST. MICHAELS DEVELOPMENT, MANCHESTER		
Drawing Title		
LEVEL 09 GA PLAN		
Project No	Drawing No	Revision
0601	S73-112	P04
Scale @ A0	As indicated	

Architect

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Project Name

ST. MICHAELS DEVELOPMENT, MANCHESTER

Drawing Title

LEVEL 09 GA PLAN

Project No

0601

Scale @ A0

As indicated

Drawing No

S73-112

Revision

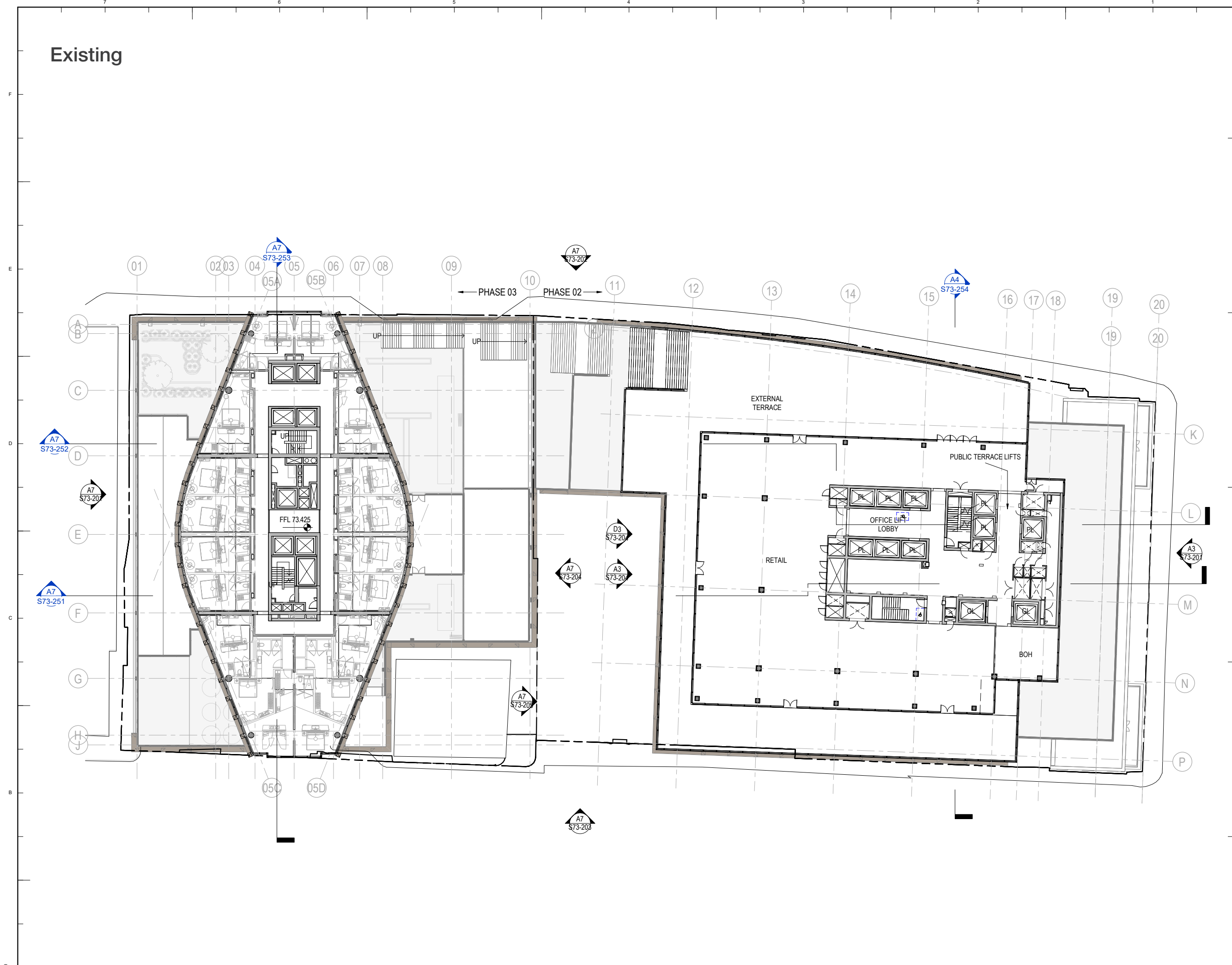
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A7 LEVEL 09 PLAN

1 : 200

Existing



Key Plan

General Notes

P04	04/03/22	S96A Planning Update
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

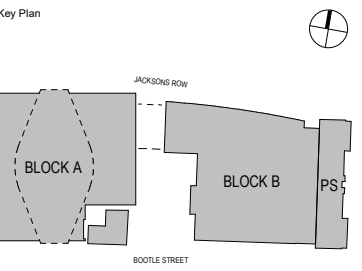
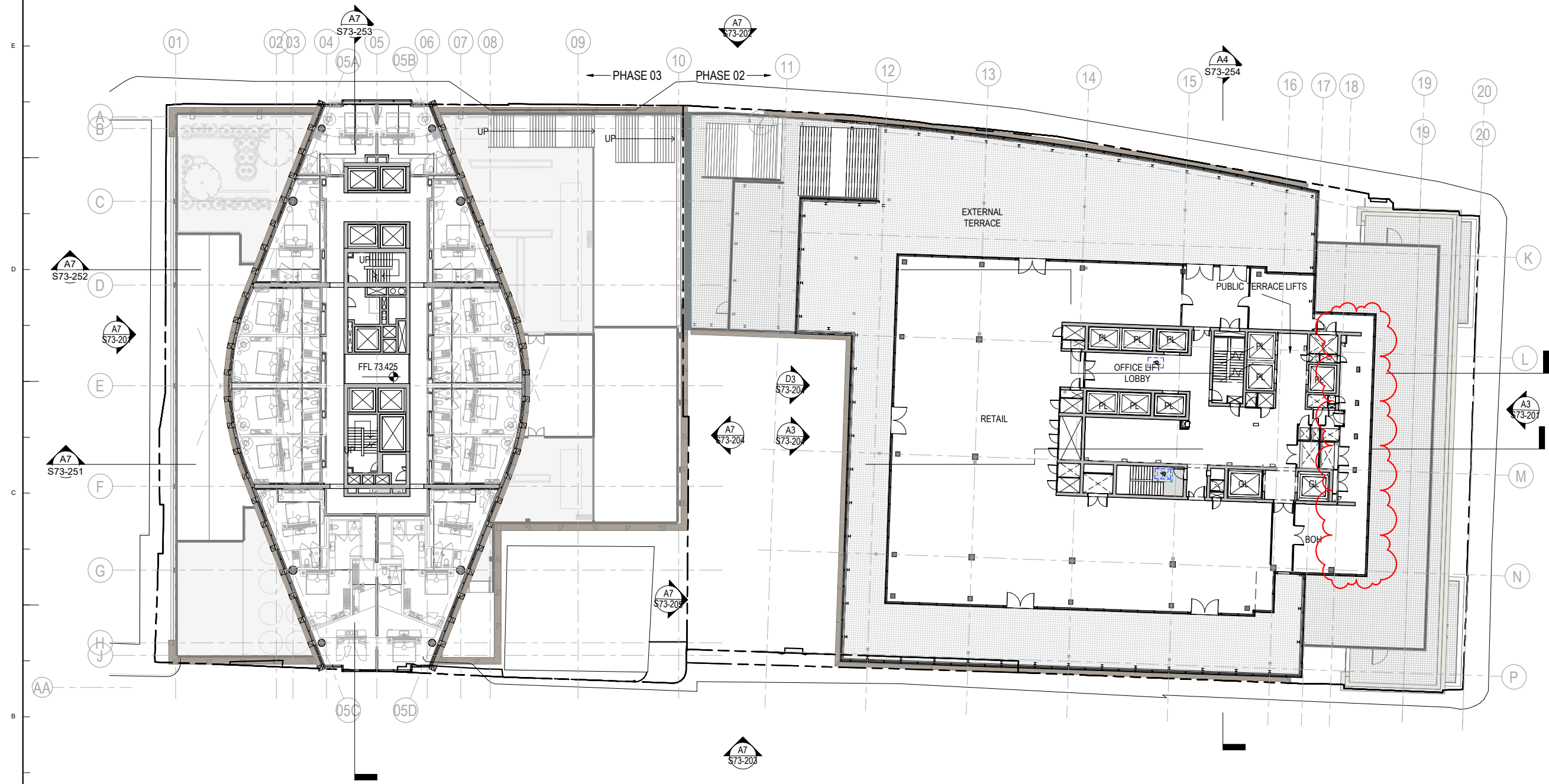
Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
POWELL JAMES BRINDLEY	FDG	hoddler+partners
Civil Engineer	Curtins	
Services Engineer	HOARE LEA (HL)	
Fire Engineer	DESIGN FIRE	
Client	ST M	
Landscape Designer	p-10	
Project Manager	zerum	
Architect	SOM	
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Project Name		
ST. MICHAELS DEVELOPMENT, MANCHESTER		
Drawing Title		
LEVEL 10 GA PLAN		
Project No	Drawing No	Revision
0601	S73-113	P04
Scale @ A0	As indicated	
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Proposed

NMA UPDATE 09.08.2022
• Level 7,8,9,10 curtain walling over existing building extended



General Notes

P05	09/08/22	Non Material Amendment
P04	04/03/22	S96A Planning Update
P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
BOWLER JAMES BRINDLEY	FDG	hodder+partners
Civil Engineer	Services Engineer	Fire Engineer
McCurtains	HOARE LEA (H)	DESIGN FIRE
Client	Landscape Designer	Project Manager
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Project Name
**ST. MICHAELS DEVELOPMENT,
MANCHESTER**

Drawing Title
LEVEL 10 GA PLAN

Project No	Drawing No	Revision
0601	S73-113	P05
Scale @ A0	As indicated	
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