Design Update
19th March 2026
Non Material Amendment Supporting Document
A283-MCO-XX-XX-DS-A-04001

THE REPUBLIC

NMA DESIGN UPDATE

Morris + Company Ltd.
215 Mare Street
London E8 3QE
+44 (0)20 7566 7440
info@morrisand.company
www.morrisand.company

Contents

1.0	**NMA Scope**	**3**
1.1	Drawing issue sheet	4
2.0	**Summary of Non Material Amendments**	**5**
2.1	Proposed Design for Introduction of Frit on all the glazing on the Southern Elevation	6
2.2	Proposed Ground Floor Door Alterations	7
2.3	Proposed Ground Floor Door Alterations - North	8
2.4	Proposed Ground Floor Door Alterations - North East	9
2.5	Proposed Door Alterations - West Riser Door	10
2.6	Level 7 and Level 10 doors to terraces changed to single leaf	11

1.0 NMA Scope

1.0 NMA Scope
1.1 Drawing issue sheet

MORRIS+COMPANY

Drawing register - Planning
Manchester Mayfield, The Republic
A283-MCO-XX-XX-SH-A-02001
Issue date: 12.03.2026

Drawings issued

Drawing Reference	Title	Scale	Size	Revision						Notes
				Year	19	23	24	26		
				Month	10	6	11	3		
	GENERAL ARRANGEMENT			Day	21	9	13	12		
0343-SEW-ZZ-ZZ-DR-Z-0001010	Mayfield Phase 1, Application 2: (Baring Street Office 2) Site Plan	1:1000/1:2000	A1/A3	P01	●					please note: drawing previously submitted as part of application 1 submission
0343-SEW-ZZ-ZZ-DR-Z-0001023	Mayfield Phase 1, Application 1: Plot M Existing Site Plan	1:500/1:1000	A1/A3	P01						please note: drawing previously submitted as part of application 1 submission
A283-MCO-XX-ZZ-DR-A-01001	Location Plan	1:1000/1:2000	A1/A3	P01	●					
A283-MCO-XX-ZZ-DR-A-01002	Site Plan	1:250/1:500	A1/A3	P02	●	●				
A283-MCO-XX-ZZ-DR-A-01003	Proposed Site Plan	1:250/1:500	A1/A3	P01	●					
	Plans									
A283-MCO-XX-00-DR-A-01101	Ground Floor Plan	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-M1-DR-A-01102	Mezzanine Plan	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-01-DR-A-01103	First Floor Plan (Second - Fourth similar)	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-01-DR-A-01105	Third Floor Plan	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-05-DR-A-01107	Fifth Floor Plan (Sixth similar)	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-07-DR-A-01109	Seventh Floor Plan	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-08-DR-A-01110	Eighth Floor Plan (Ninth similar)	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-10-DR-A-01112	Tenth Floor Plan	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-11-DR-A-01113	Eleventh Floor Plan	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-12-DR-A-01114	Plant Level	1:125/1:250	A1/A3	P03	●	●	●			
A283-MCO-XX-RF-DR-A-01115	Roof Plan	1:125/1:250	A1/A3	P03	●	●	●			
	Elevations									
A283-MCO-XX-ZZ-DR-A-01201	North Elevation	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-ZZ-DR-A-01202	East Elevation	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-ZZ-DR-A-01203	South Elevation	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-ZZ-DR-A-01204	West Elevation	1:125/1:250	A1/A3	P04	●	●	●	●		
A283-MCO-XX-ZZ-DR-A-01211	North Context Elevation	1:250/1:500	A1/A3	P02	●	●				
A283-MCO XX-ZZ-DR-A-01213	South Context Elevation	1:250/1:500	A1/A3	P02	●	●				
	Sections									
A283-MCO-XX-ZZ-DR-A-01301	Section AA	1:125/1:250	A1/A3	P02	●	●				
A283-MCO-XX-ZZ-DR-A-01302	Section BB	1:125/1:250	A1/A3	P02	●	●				
A283-MCO-XX-ZZ-DR-A-01303	Section CC	1:125/1:250	A1/A3	P02	●	●				
A283-MCO-XX-ZZ-DR-A-21001	Façade Typical Bay Study	1:25/1:50	A1/A3	P02	●	●				
A283-MCO-XX-ZZ-DR-A-21002	Podium Typical Bay Study	1:25/1:50	A1/A3	P02	●	●				
	DOCUMENTS									
A283-10.01-027	Design and Access Statement		A3	P01	●					
A283-10.01-028	Waste Management Strategy		A4	P01	●					
	Organisation	**Number of hard copies (X denotes digital issue)**								
CLIENT	Landsec				**X**	**X**	**X**	**X**		
PROJECT MANAGER	Arcadis				**X**	**X**	**X**	**X**		
QUANTITY SURVEYOR	Faithful + Gould									
STRUCTURE	ROC Structures									
M&E	WSP									
FIRE CONSULTANT	WSP									
TRAFFIC CONSULTANT	Buro Happold									
PLANNING CONSULTANT	Deloitte				**X**	**X**	**X**	**X**		
BREEAM / LEED ASSESSOR	WSP									
BUILDING CONTROL	MCC									
CONTRACTOR	B&K							**X**		
Purpose of issue										

PP - Pre-Planning **P - Planning** **DD - Design Developent** **TT - Pre-Tender** **T - Tender**

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2.0 Summary of Non Material Amendments

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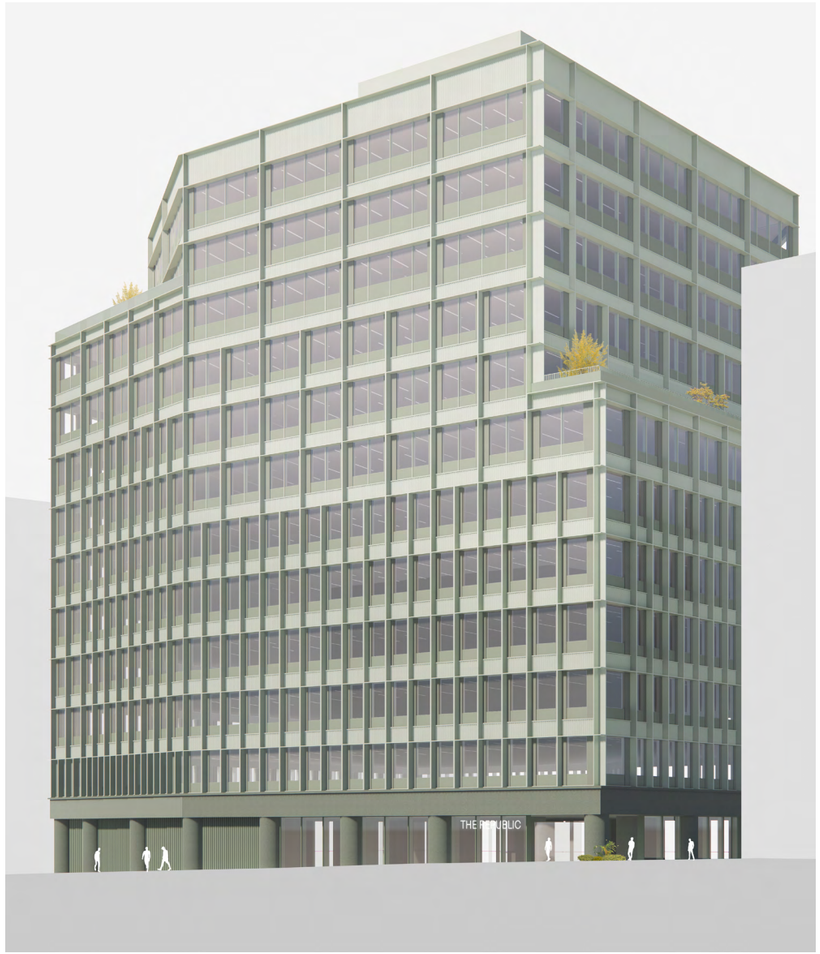
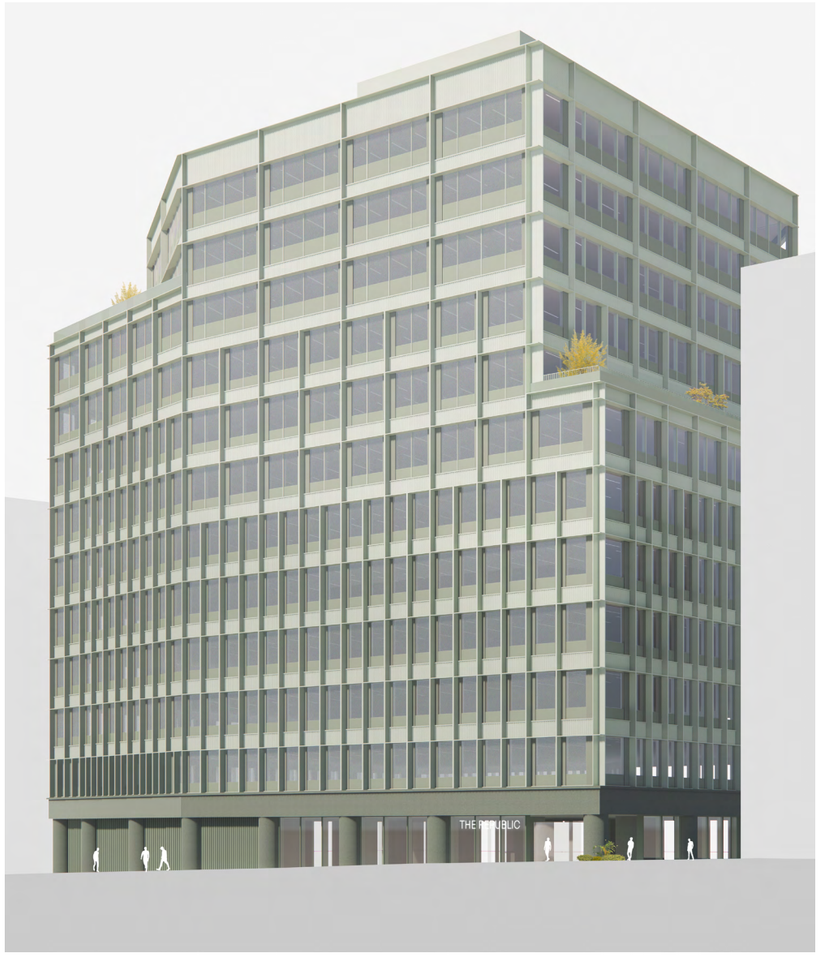
2.1 Proposed Design for Introduction of Frit on all the glazing on the Southern Elevation



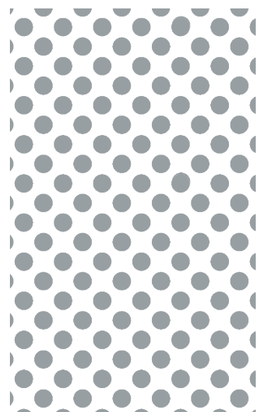
Approved Proposals - No frit applied



Stage 5 Proposed - Ceramic frit applied to southern elevation
(Image shows RAL7040)

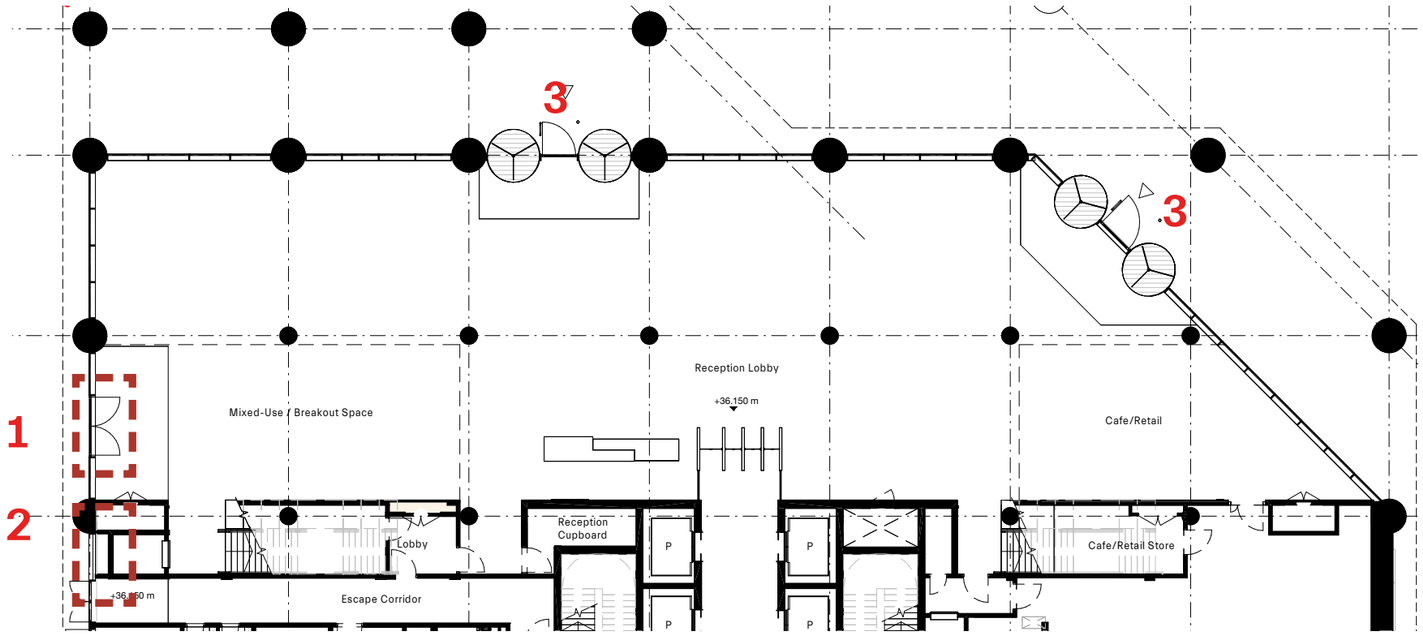
The proposal is for Ceramic frit applied to the whole Southern elevation;

+ 3mm (diameter) dots at 35% are proposed
+ RAL 7040 proposed externally (see below at 1:1)
+ No frit at ground / mezannine level

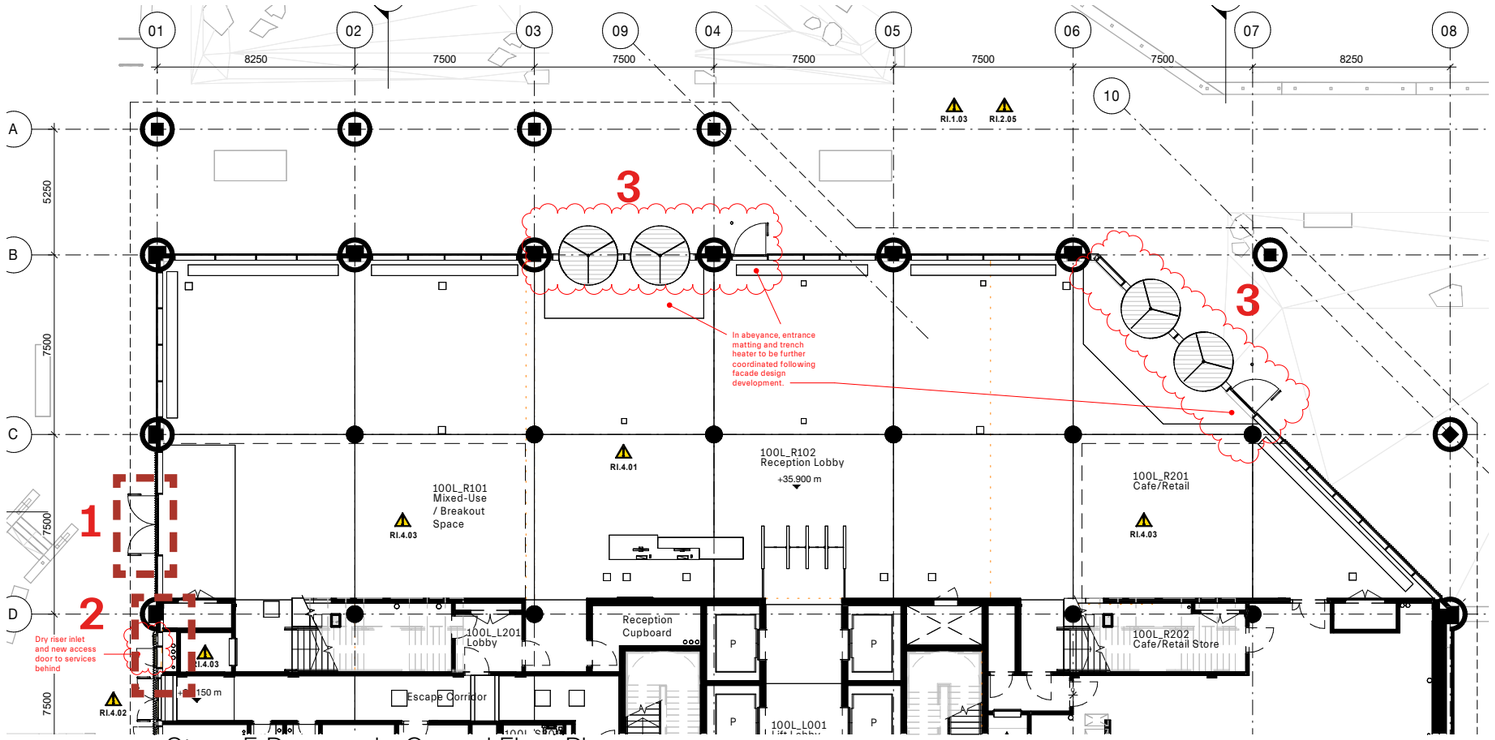


Window Grey - RAL7040
35% Opacity
Ceramic Frit

2.0 Summary of Non Material Amendments
2.2 Proposed Ground Floor Door Alterations



Approved Proposals - Ground Floor Plan



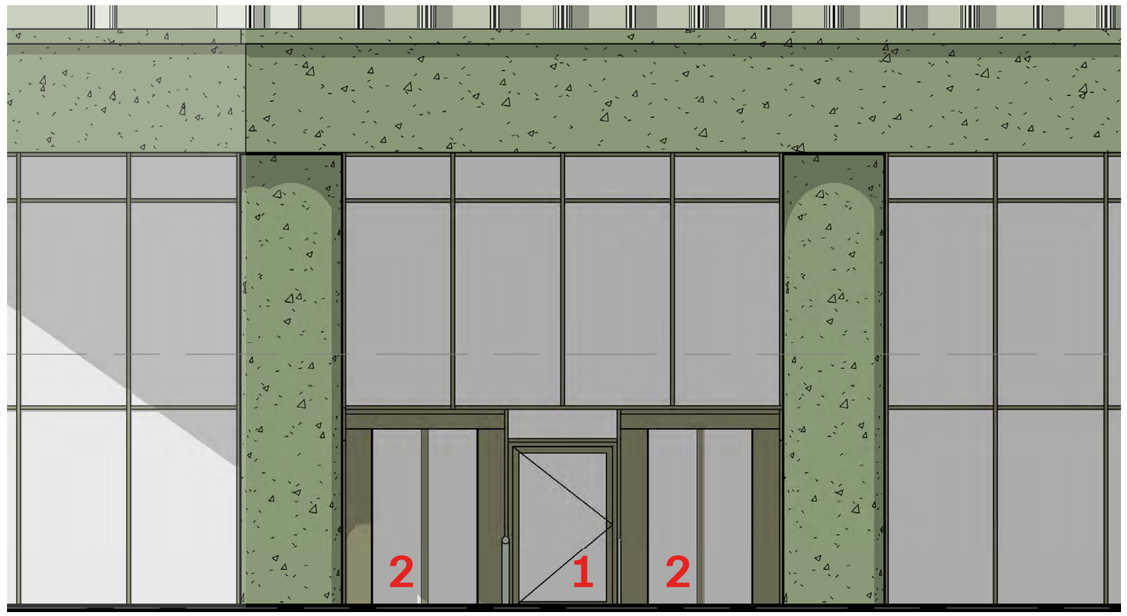
Stage 5 Proposed - Ground Floor Plan

The proposed changes to the Ground floor doors are as follows;

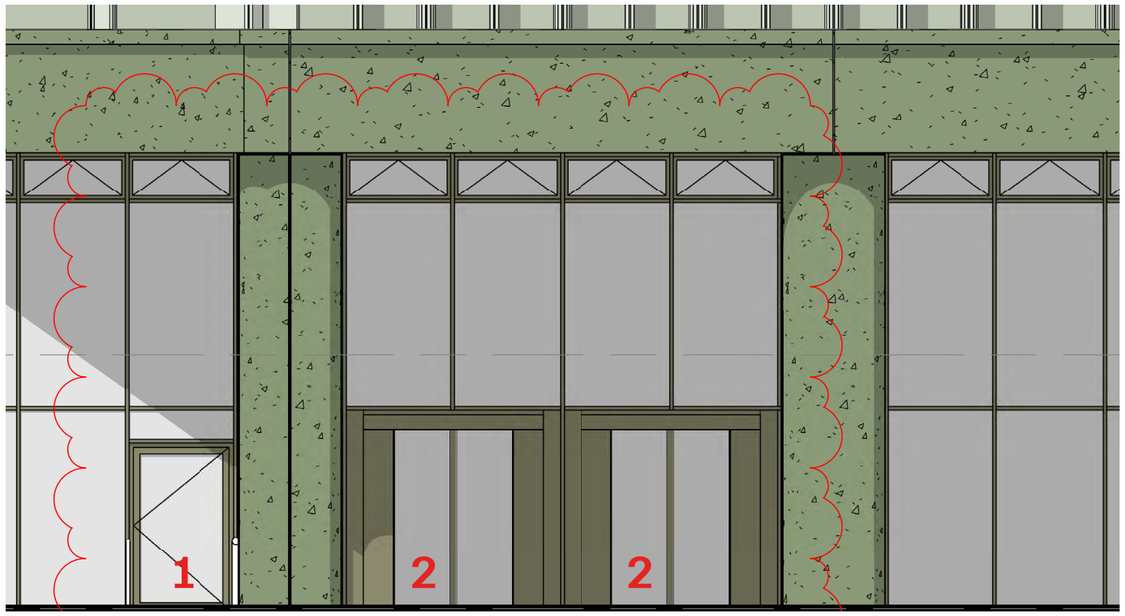
1. Double doors adjusted from an inward opening door to an outward opening door as a more efficient means of escape.
2. Outward opening access door to services riser introduced
3. The centrally located pass door is not achievable with the curtainwall system proposed, without significant impact on structure and facade grid. Therefore the pass door has been relocated next to the revolving doors, as shown adjacent, and elevated on the next pages.

2.0 Summary of Non Material Amendments

2.3 Proposed Ground Floor Door Alterations - North



Approved Elevations



Stage 5 Proposed

During Stage 5, FKN identified that maintaining the Stage 4 design intent would require additional steel substructure due to the transfer of glass loads onto the curtain wall mullions. To avoid this and retain the original mullion layout, the following changes are proposed;

1. To move pass doors adjacent to the revolving doors
2. To increase the size of revolving doors.

The option of increasing pass door height has been explored, including adjusting frame depths. However, door dimensions are constrained by test certifications, hinge load limits, and opening force requirements, meaning frame changes alone cannot achieve taller doors.

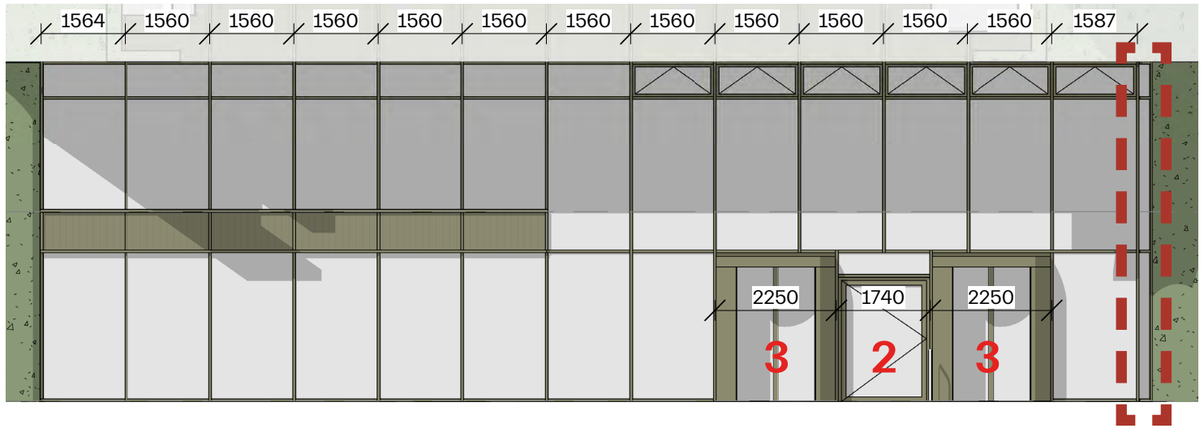
Achieving greater door height would require relaxing key performance criteria, including barrier load, burglar resistance, glass load, and weather performance.

This would compromise Secure by Design compliance and increase the risk of weather ingress. Therefore, the reduced door height within the current façade grid is considered the most appropriate solution at this stage.

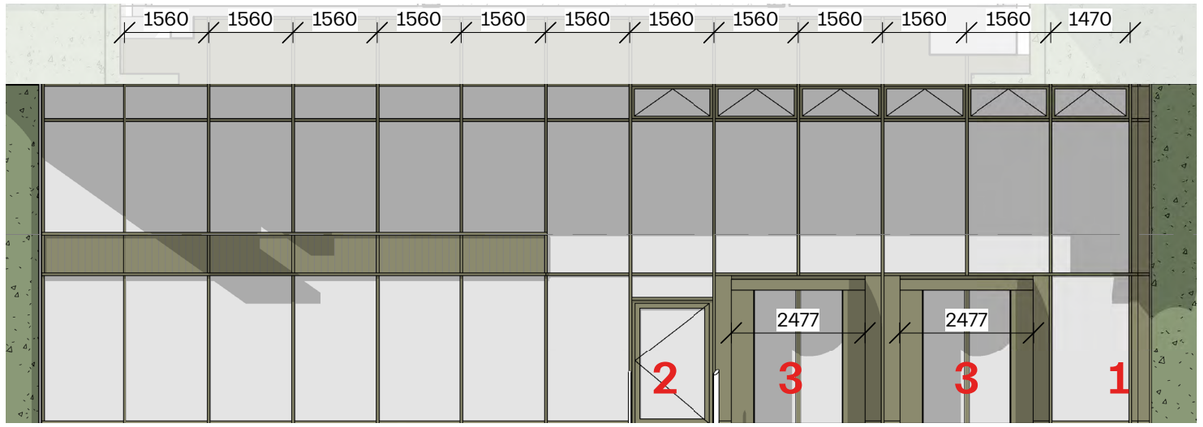
The same applies to the proposals for the doors on the North-East, captured on the next page.

2.0 Summary of Non Material Amendments

2.4 Proposed Ground Floor Door Alterations - North East



Approved Elevation (Flattened)



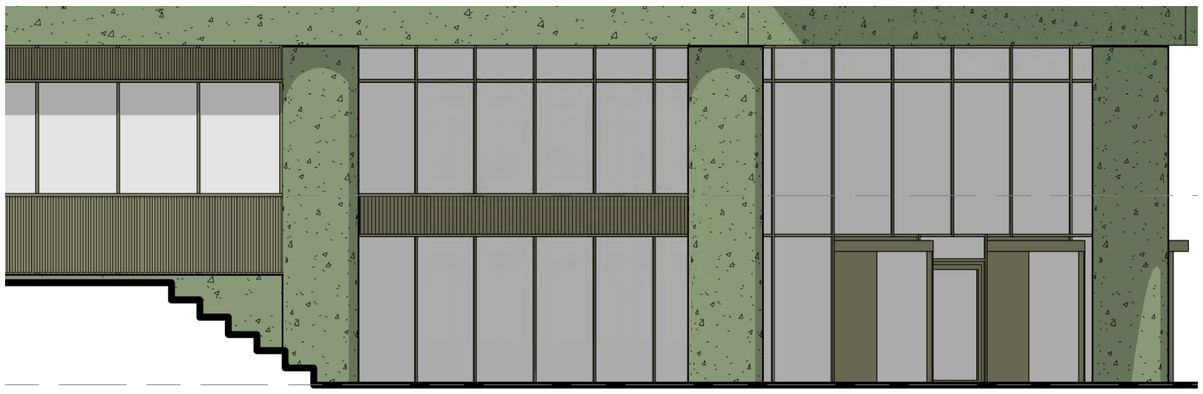
Stage 5 Proposed (Flattened)

In addition to the changes outlined in relation to the pass door arrangement, FKN informed us about fabrication issues in relation to a slender piece of glass (outside fabrication dimensions) within the original facade setting out, as highlighted above.

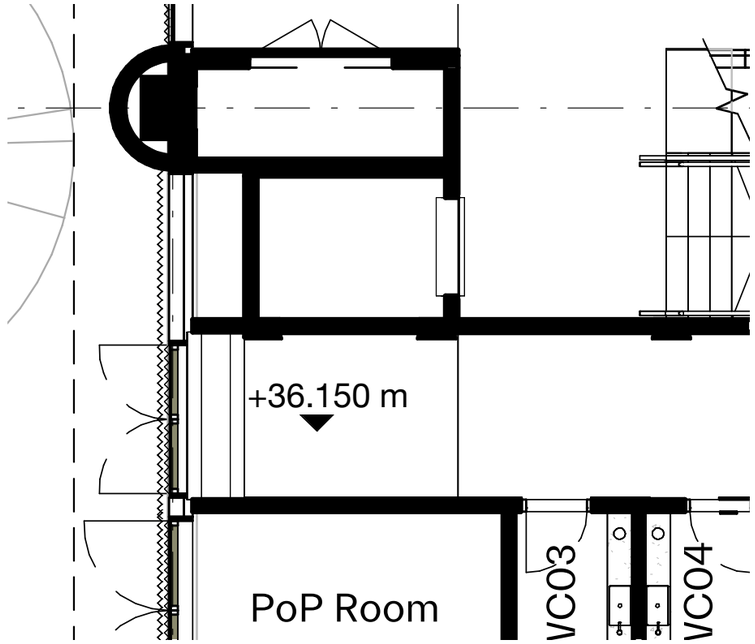
Following this feedback, and in order to retain the mullions setting out as per Stage 4 intent, the following changes are proposed;

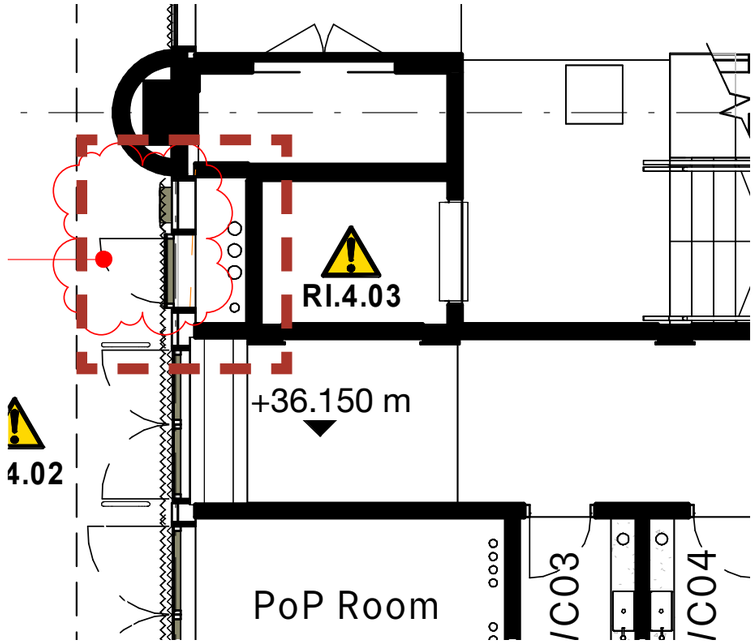
1. A change from glazing to PPC metal to match the facade generally, in this location only.
2. To move pass doors adjacent to the revolving doors
3. To increase the size of revolving doors.

Approved Elevation Drawing (as submitted)

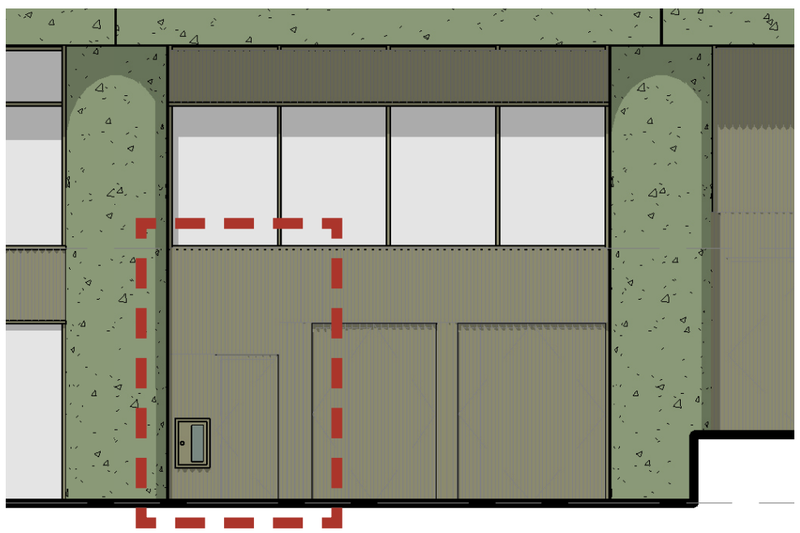


2.0 Summary of Non Material Amendments
2.5 Proposed Door Alterations - West Riser Door





Approved Elevation Drawing



Stage 5 Proposed Design Development

The following changes are proposed to the West elevation;

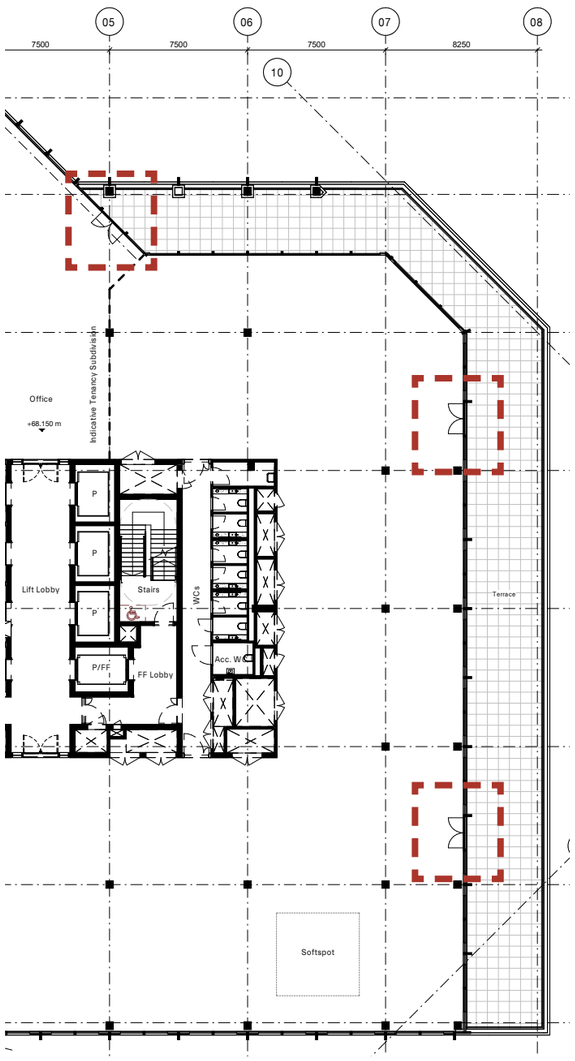
1. New single access door (water meter and isolation valve. Corrugated door flush with rest of cladding, minimum visual implications to the approved design.
2. Dry riser inlet for adjacent fire fighting access route from GF.

2.0 Summary of Non Material Amendments

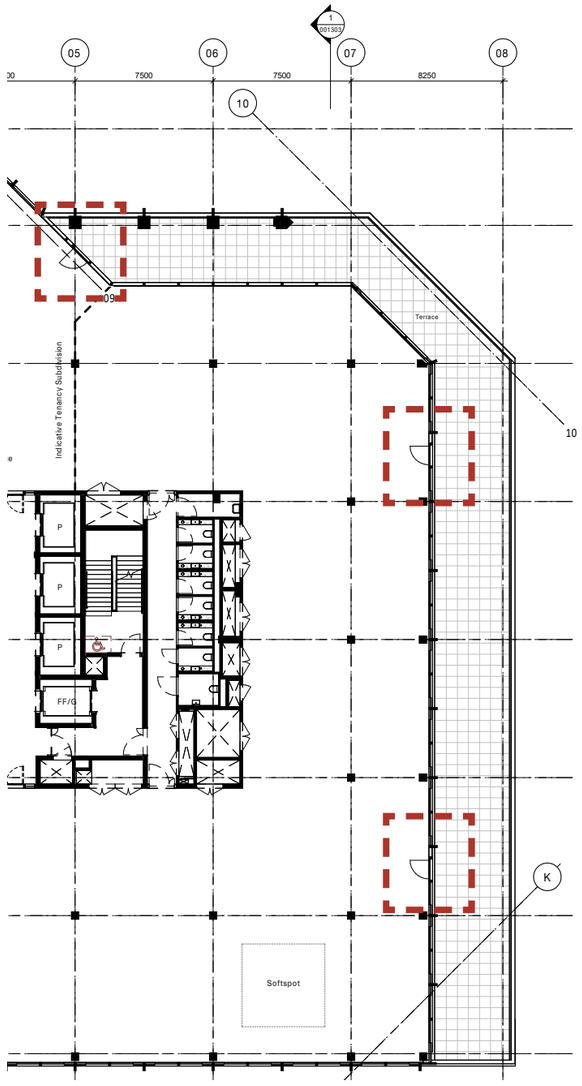
2.6 Level 7 and Level 10 doors to terraces changed to single leaf

Proposed changes on L7 and L10;

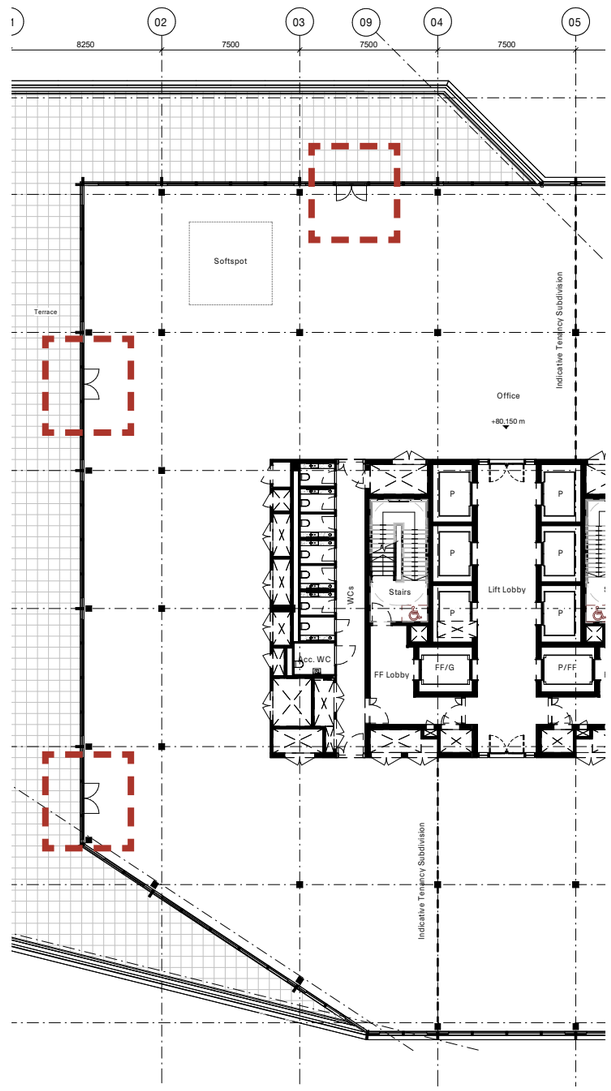
+ External doors adjusted to best reflect the facade rhythm and meet performance requirements, as shown below.



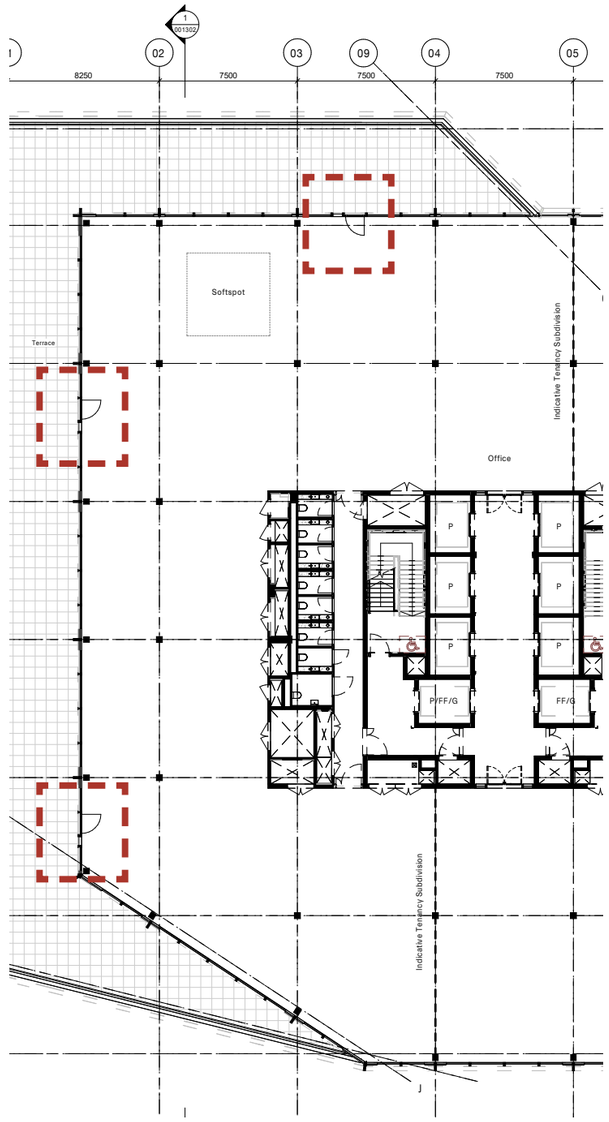
Previous Approved L07 Drawing



Proposed NMA L07 Drawing



Previous Approved L10 Drawing



Proposed NMA L10 Drawing