

NHS Blood and Transplant Manchester Donor Centre

Elevations option appraisal

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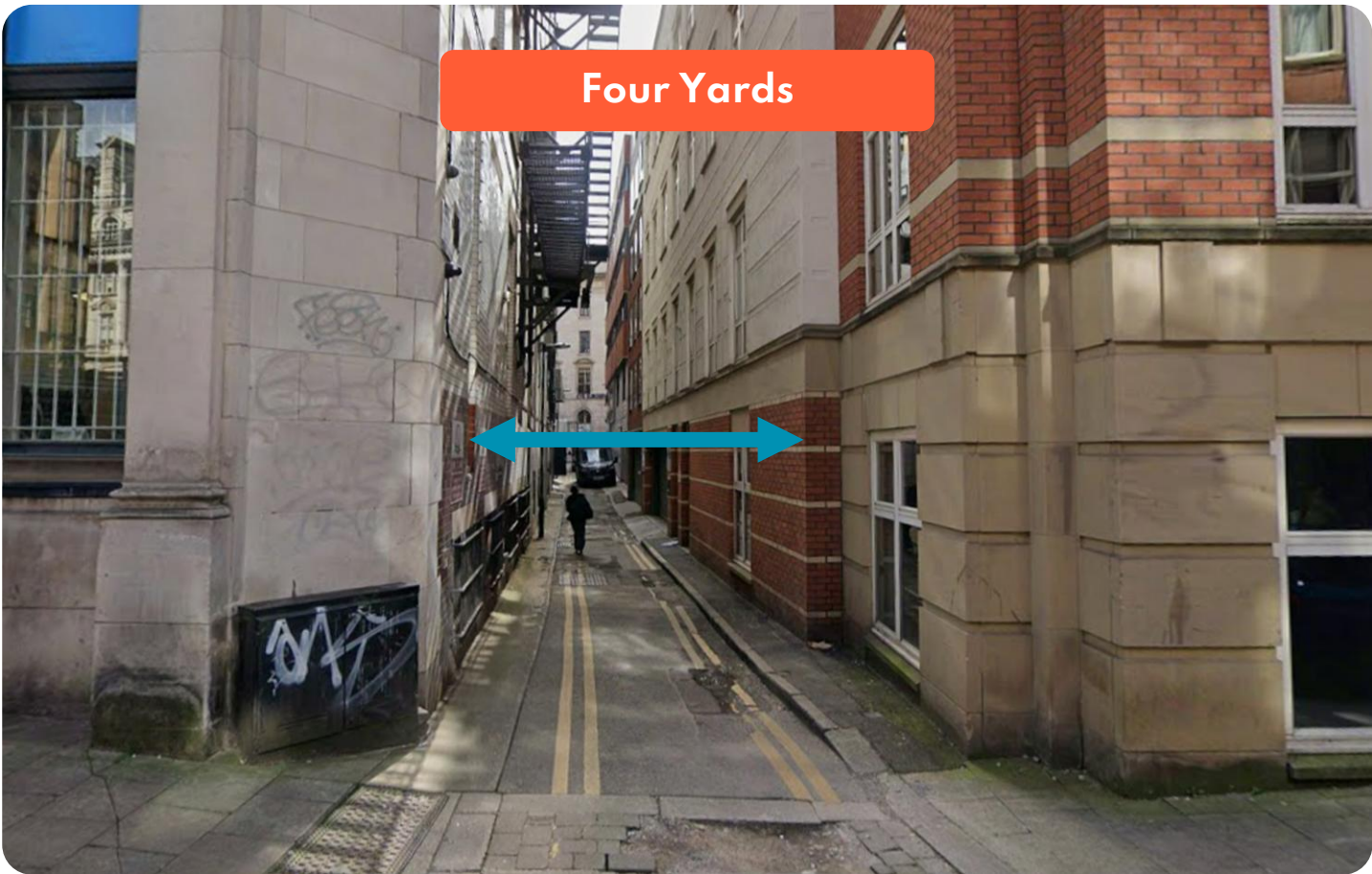
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Site Constraints

Louvre Constraints

Whilst it is generally preferable for the proposed louvres to be located on the Four Yards elevation in order to minimise streetscape impact, the fresh air intakes are proposed on the South King Street elevation due to technical and operational requirements. The close proximity of the adjacent building on Four Yards presents a potential design constraint for the mechanical ventilation system, which is critical to maintaining a suitable clinical environment. In particular, extract vents on the neighbouring building could adversely affect the performance of the proposed fresh air intakes serving the donor centre. There is a current issue with odours from the opposite buildings being prevalent when walking down Four Yards.

Locating the fresh air intake louvres on the South King Street elevation avoids this constraint, as there is a greater distance between the subject site and the buildings opposite. This approach also futureproofs the proposals by avoiding any limitation on potential alterations to the adjacent property on Four Yards (70-72 Cross Street) and ensures the proposed louvres would not need to be relocated to accommodate future changes to the Four Yards elevation.



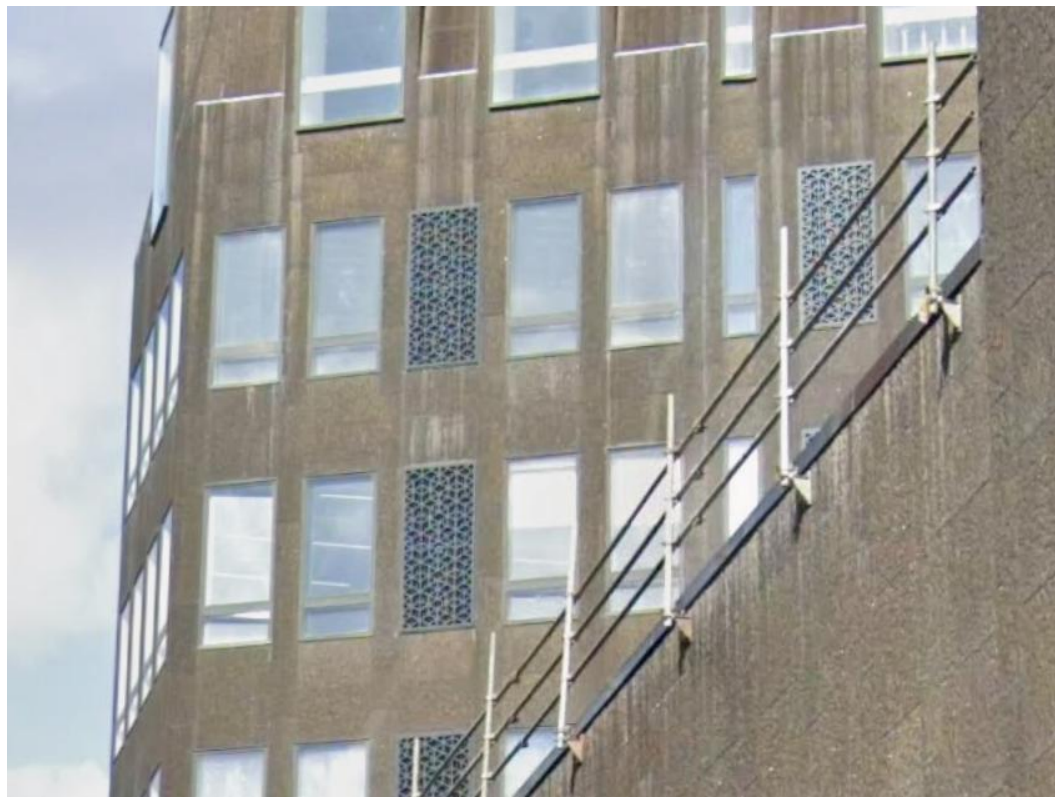
Louvre Designs

Louvre Screening

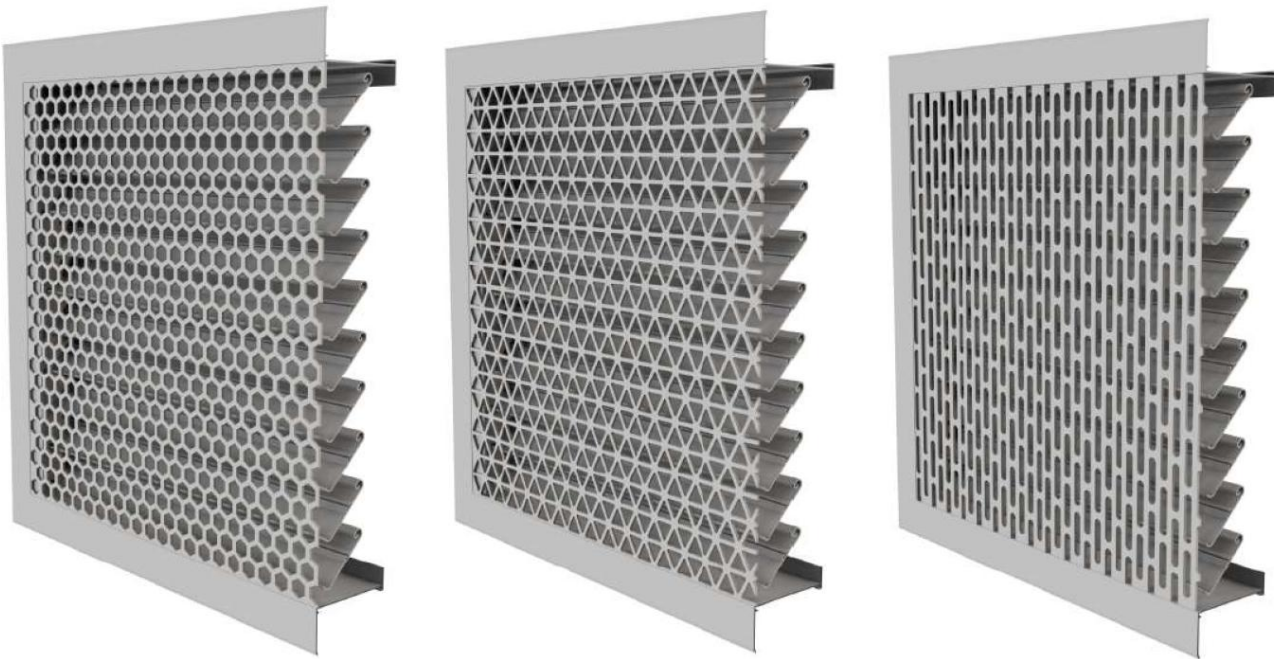
The requirement for additional screening to the louvres has increased the amount of louvres required due to the reduction in airflow from the screening.

Whilst the visuals and elevations for each proposed option show a simple perforated design, the product we propose has a variety of pattern options available. However, we feel the proposed design reflects a more subtle approach which retains the building’s existing elevational treatment, reducing the impact of the proposed louvres.

Examples of perforated screens can be seen at 55 King Street, which reflect a more pronounced approach, highlighting the louvres as a key design feature within the elevation. Such an approach is therefore a key piece in the area’s architectural language. Working with the same supplier as 55 King Street, we aim to achieve the same level of design and finish quality to set a clear precedent for future development.



Example of perforated louvre screens at 55 King Street, Manchester

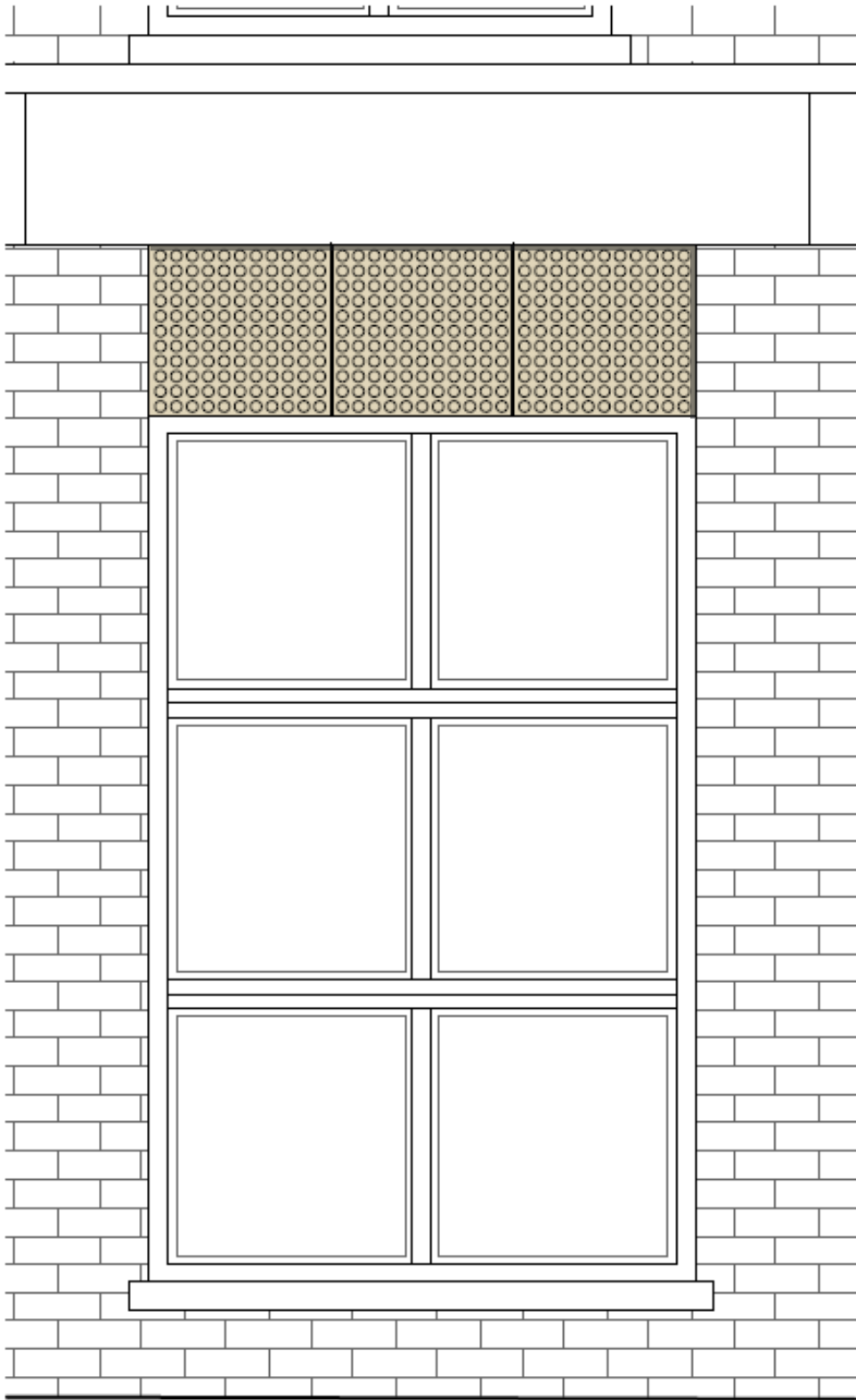


Examples of alternative louvre designs

Elevation Treatment

Option 1

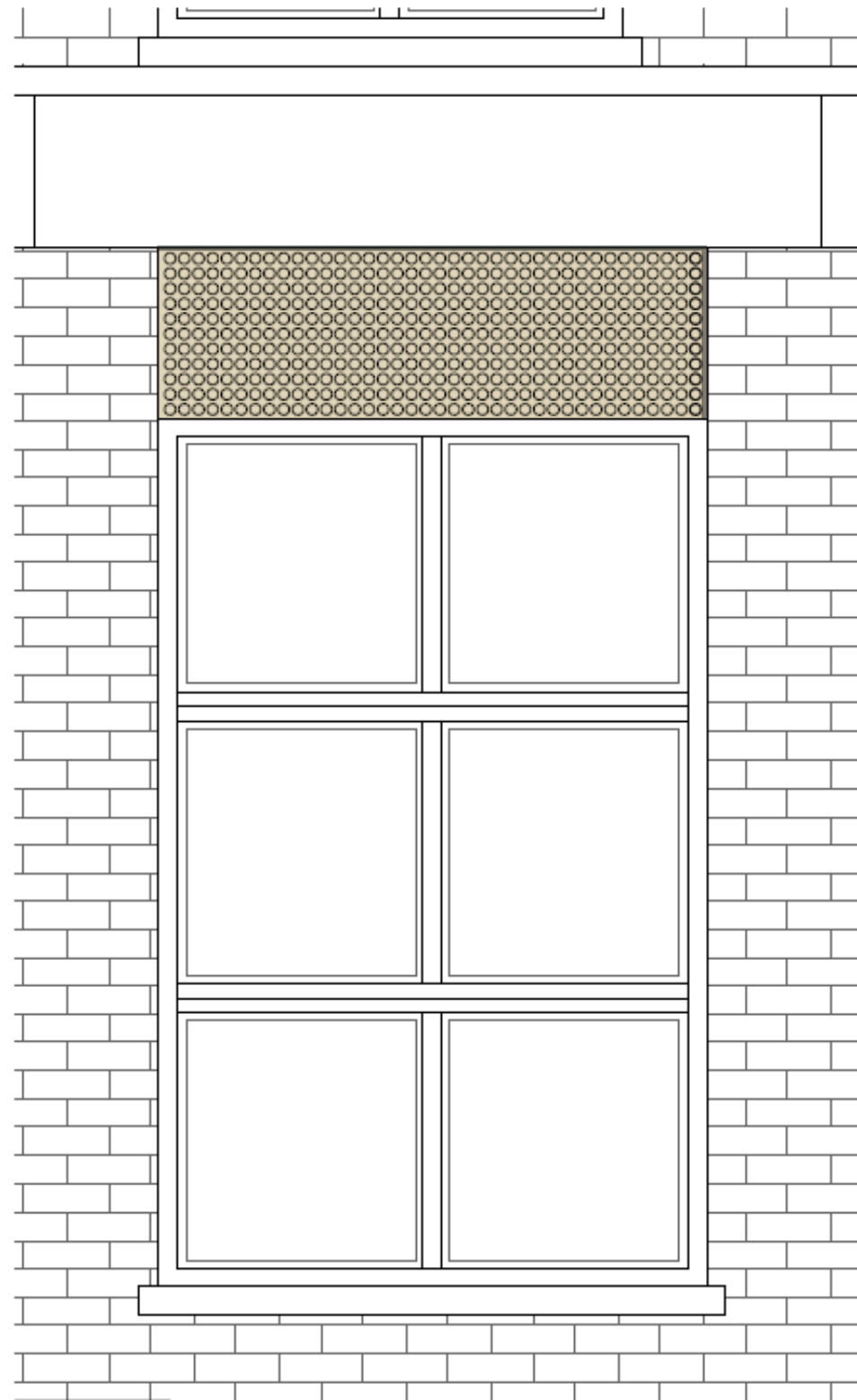
Option 1 retains the language of the existing stone lintels, splitting the area into three parts. This aims to create consistency throughout the elevation to minimise the impact of the proposed louvres.



Elevation Treatment

Option 2

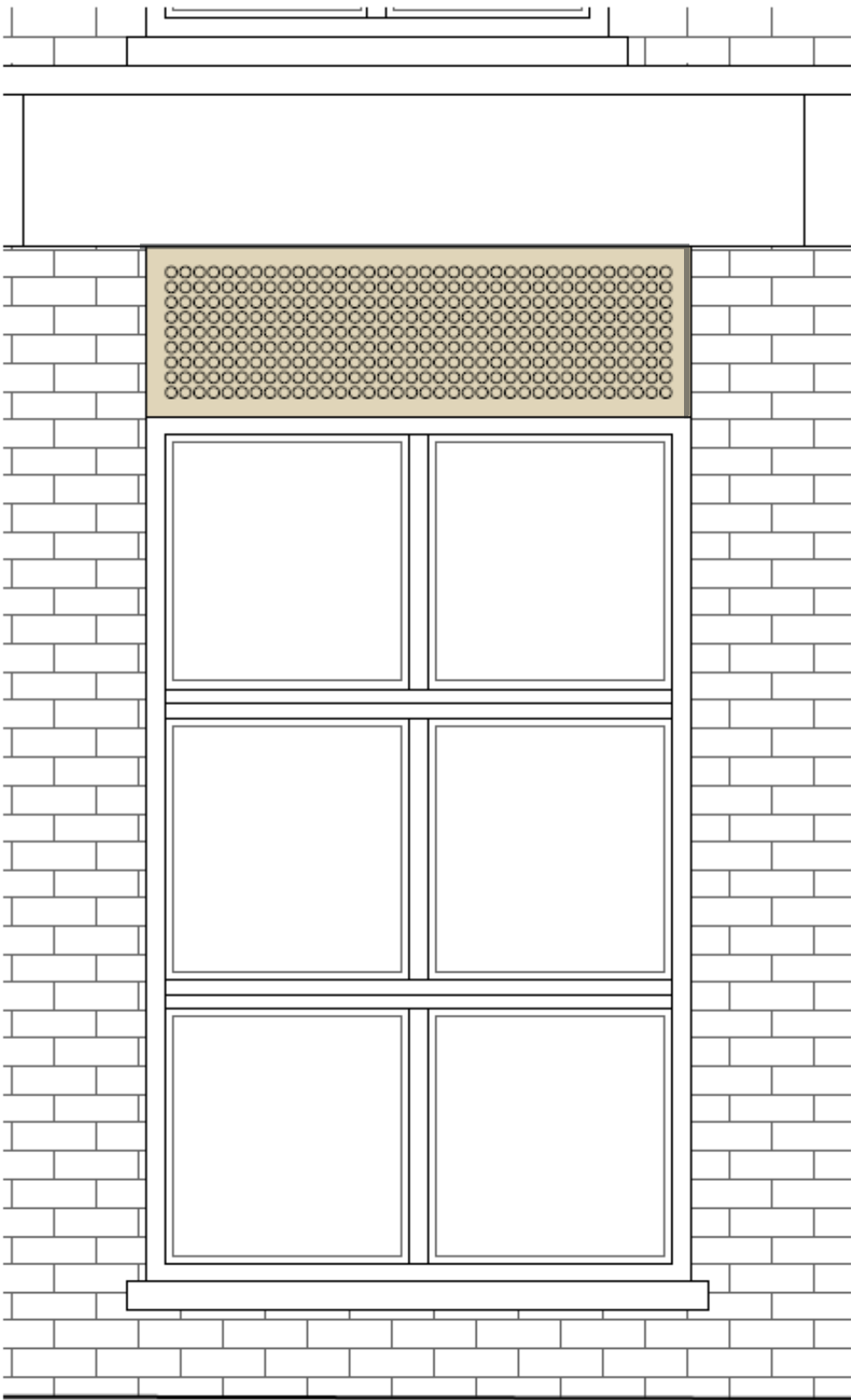
Option 2 includes a full width mesh to create a consistent look within the zone above the window. This will allow for maximum airflow and blends the design into the background. This principle will also be applied to the proposed louvres above the 2nd doors to reduce the visual impact of the louvres.



Elevation Treatment

Option 3

Option 3 includes a full width louvre screen, with borders that highlight more of the original stone lintel colour. The increased area of colour creates visual consistency throughout the elevation. This colour matching will also be applied to the proposed louvres above the 2no doors to reduce the visual impact of the louvres.



South King Street Elevation

Two options have been provided for the Louvres on the South King Street Elevation. Option A includes the required louvres above the windows as highlighted but also over-clads the remaining lintels for visual consistency. Option B retains the lintels without louvres as existing, only impacting the highlighted lintels with the louvre screening. As shown in the below elevations, there is minimal difference in the two options as the careful integration and design of the proposed louvres reduces their impact to the street scene. However, over-cladding the lintels would create an inconsistency in planes as the over-cladding would protrude further than the brickwork, whereas the louvres would sit in the same plane as the retained lintels. **Option A is less preferred** due to potential risk of damaging the existing lintels that have been over-clad, increasing the risk of moisture build up and staining behind the screen. Maintenance and cleaning would become more challenging with the screening. Option B would not have this same risk as any retained lintels would remain as existing.

Option A – Louvres/ screening on all lintels



Option B – Louvres only on lintels needed



▲ Locations of proposed louvres

South King Street Elevation



Existing Lintel



Lintel replaced with louvres
- Sits in same plane as existing lintels which are recessed slightly



Lintel over-clad with screening to match louvres
(Option A)
- Cladding protrudes and sits in front of brickwork to allow for cladding railing to be fixed to the existing lintel

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