

Didsbury Point

Non Material Amendments

Workbook



Buttress

Architects | Masterplanners | Heritage Consultants

Version history

Project name: Didsbury Point
Project number: 8845
Client: Southway Devco

Rev:	Date:	Status	Name	Description
2	19/11/2025	Comments Incorporated	Paul Nelson Senior Architect	Issue to client team
1	07/11/2025	First Issue For Review	Paul Nelson Senior Architect	Issue to client team

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Summary

Following recent approval of the Section 73. submission this document aims to pick up all remaining non material amendments made to the consented residential development; Didsbury Point (planning application ref. 135235/FO/2022), during the design development stage.

The Didsbury Point site is situated on the vacant site bounded by The Avenue and The Boulevard, West Didsbury. The proposals seek to bring this site into active use as affordable housing.

Our approach is to collaboratively develop a response to the brief that delivers 76 new dwellings through a mix of 1-bedroom and 2-bedroom apartments.

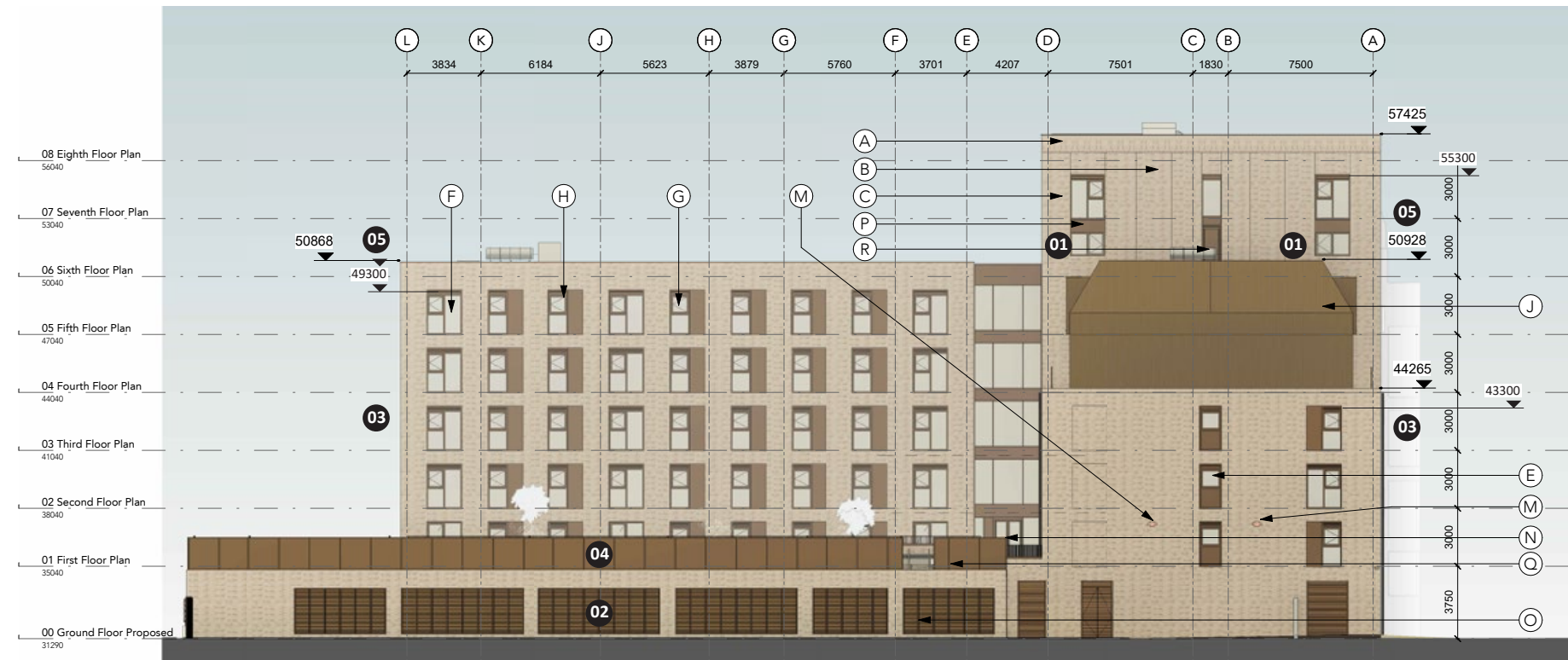
Southway Housing are a committed and forward-thinking not-for-profit local housing company and are passionate about providing excellent homes and outstanding customer care. Following the grant of planning permission of Didsbury Point by the Council in January 2023, there has been an extensive period of design development undertaken with both the contractor and the selected Registered Provider, Southway Housing. The minor architectural and landscape interventions proposed by this application seek to improve the function and efficiency of the building whilst maintaining the overall design quality of the scheme and ensuring the deliverability of high quality affordable homes.

This presentation provides an overview of all the proposed amendments to the consented scheme including a direct comparison between the approved and proposed drawings. For ease of reference, the proposed revisions have been separated into elevational, internal, access and landscaping elements. It is important to note that without these design changes the deliverability of this innovative scheme, which will secure a number of local benefits including delivering on the Council's net zero and affordable housing priorities, will be jeopardised.

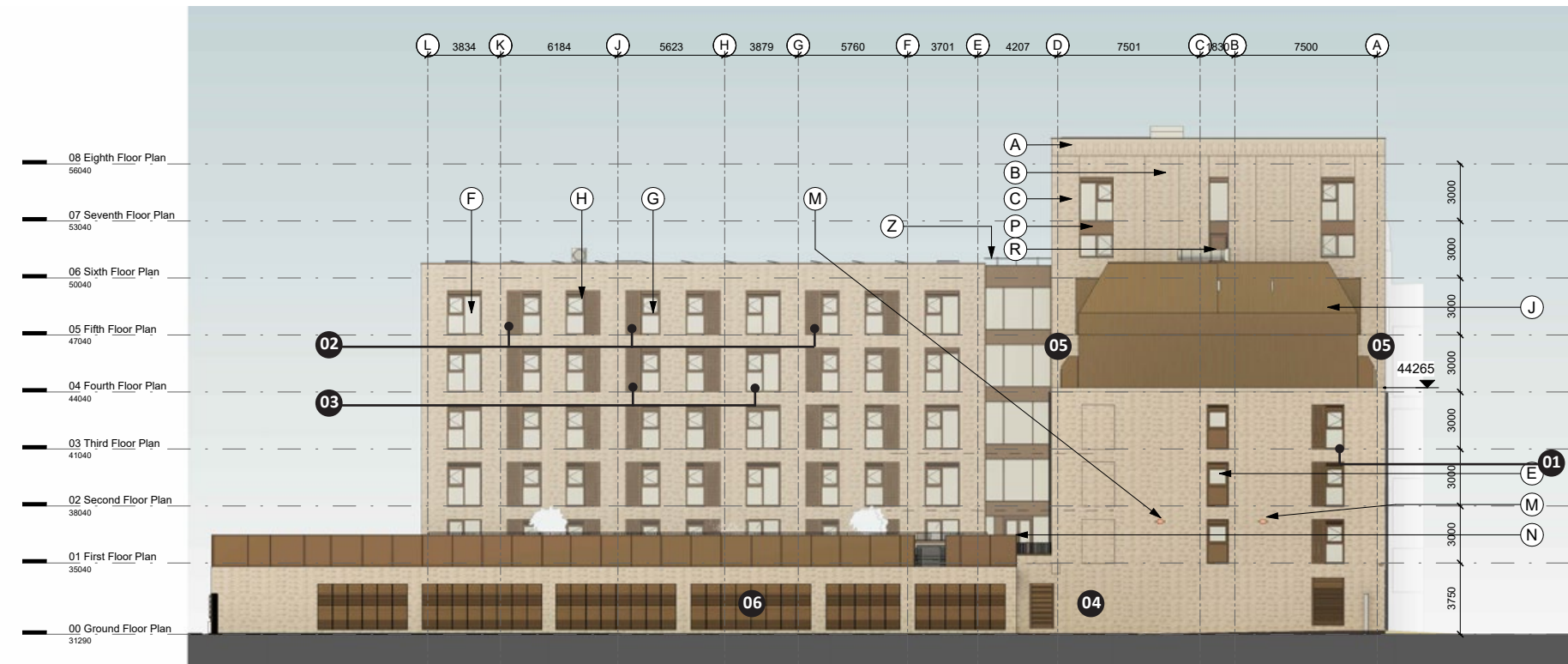
Summary

Number	Change	Elevation / s Affected	Minor Material / Non-Material	Justification
01	Areas of obscure glazing	East & North	Non-Material	Layout development to medical centre requiring patient treatment rooms along the street elevations
02	Windows (& perforated panel) in column mirrored	All	Non-Material	Proximity of columns to window jambs and increasing column encasement requirements have resulted in the need for the solid panel to be mirrored
03	Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details	East & West	Non-Material	As per item 2
04	Bin store relocated so door removed	East	Non-Material	N/A
05	Privacy screens added between and at end of duplexes at terrace level (x6 in total)	East, North & South	Non-Material	<i>To minimise overlooking between apartments</i>
06	Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details	North, West & South	Non-Material	As a result of technical coordination and constraints on maximum panel size height
07	Medical centre entrance / exit altered	North	Non-Material	Arising from internal arrangement amendments
08	Increased spandrel height to full height curtain wall	West	Non-Material	Increased insulation requirements to roof behind spandrel panel following updated Part L document
09	Windows to staircore replaced with opaque glazed pan	South	Non Material	N/A
10	Louvres above windows removed	South	Non-Material	Due to the relative (lower) position of the podium slab in that area of the elevation
11	Curtain wall narrowed with addition of side panel	South	Non-Material	Proximity of columns to window jambs and increasing column encasement requirements have resulted in the need for a solid panel to be introduced
12	Security Parking Barrier added (appearance TBC)	North	Non-Material	<i>Changes as per Secure by Design recommendations</i>
13	Gate to east boundary moved towards northern elevation building edge	West	Non-Material	<i>Changes as per Secure by Design recommendations</i>
14	Change in proposed perforation pattern (see Bay Study Sh. 1)	All	Non-Material	Change to solid wall behind panel and need for smaller perforations to obscure insulation behind
15	Replacement of glazing with a solid panel	All	Non-Material	Resulting from overheating assessment and difficulty with cleaning and maintenance strategy
16	Additional double doorset	South	Non-Material	Additional doorset required as part of the fire escape strategy
17	No. of PV panels altered	All	Non-Material	<i>To achieve EPC B</i>
18	Duplex apartment reduction in area	N/A	Non-material	<i>Refer to summary page 18 for justification</i>
19	Additional medical centre louvres added	South	Non-material	<i>To achieve suitable ventilation duct extract and intake and avoid fire protected elevation to the east.</i>
20	Pedestrian gate omitted	South	Non-material	<i>Omitted on advice of SBD officer.</i>
21	Changes to roof arrangement	N/A	Non-material	<i>Relocation of smoke extract and other service penetrations at roof level to align with updated design and technical details</i>
22	Update to car park mullion design	East	Non-material	<i>To align with sub-contractor detailed proposals</i>

East Elevation



Approved Planning Drawing - 143227/JO/2025



Amended Drawing

01. Window height reduced

02. Car park podium materiality changed to alternating louvred screens and brick piers

03. All window structural opening heights increased by 75mm and transom proportions altered to achieve height of 1100mm from FFL

04. Car park green wall removed

05. Lower block heights increased by 225, 268 or 995mm

06. Position of ramp to car park altered.

07. Changes to louvred screens to ground floor

Material Schedule

A	Buff soldier bond brickwork, mortar colour TBC
B	Buff stretcher bond recessed brickwork, mortar colour TBC
C	Buff stretcher bond brickwork, mortar colour TBC
D	Perforated Aluminium Cladding Panel with Solid Panel behind
E	Aluminium window, bronze colour, solid aluminium panel below, with fixed opaque glazing panel above
F	Aluminium openable window, bronze colour, side hung with fixed light below / to the side as indicated
G	Aluminium openable window, bronze colour, side hung with opaque fixed glazing
H	Ventilation louvres integrated into window, bronze colour
J	Aluminium standing seam rainscreen cladding, bronze colour
K	Balustrade railings, bronze colour
L	External louvered door, bronze colour
M	Bird box integrated into brickwork
N	Metal Balustrade, bronze colour (Powder Coated)
O	Ventilation louvred panel, bronze colour
P	Solid Aluminium Cladding Panel
R	Curtain Wall, bronze colour (Powder Coated)
T	Vehicular Barrier
U	Curtain Wall, bronze colour (Powder Coated) with fixed light obscured glazing
Z	Permanent perimeter guardrail

01. Windows in column to have obscure glazing

02. Windows (& perforated panel) in column mirrored

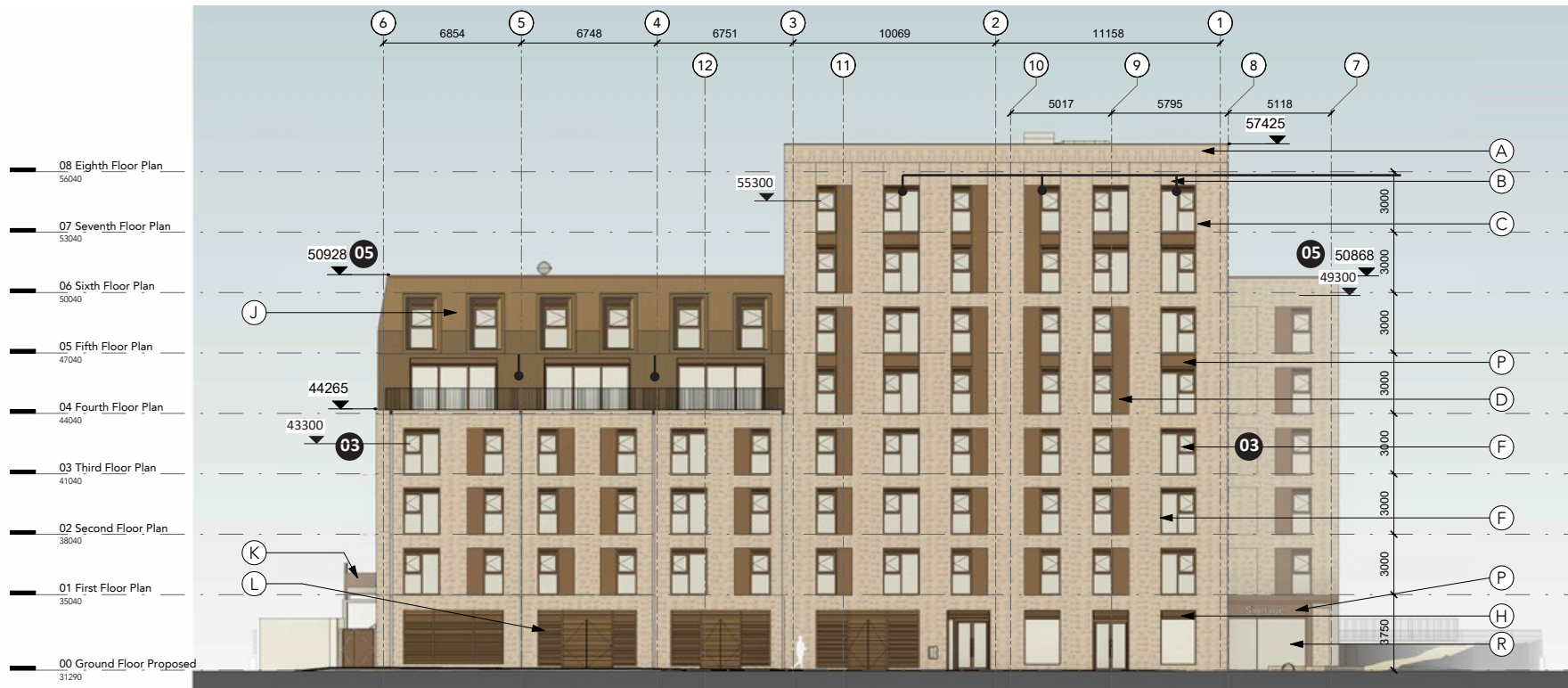
03. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details

04. Bin store relocated so door removed

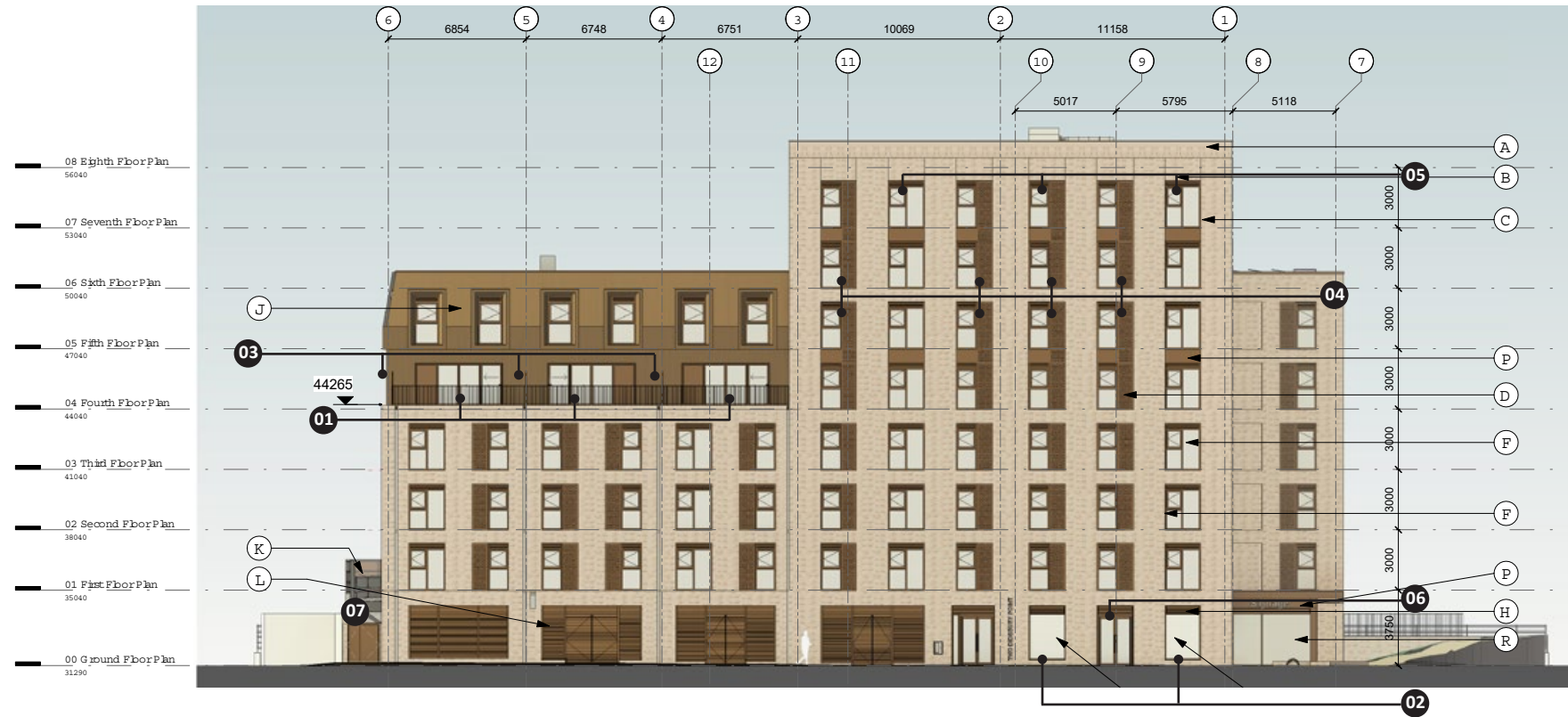
05. Privacy screens added between and at end of duplexes at terrace level (x6 in total)

06. Mullion design updated to car park louvres

North Elevation



Approved Planning Drawing - 143227/10/2025



Amended Drawing

03. All window structural opening heights increased by 75mm and transom proportions altered to achieve height of 1100mm from FFL

05. Lower block heights increased by 225, 268 or 995mm

07. Changes to louvred screens to ground floor

01. Glazed screens updated to '4 panel' arrangement with integrated patio door

02. Areas of obscure glazing to medical centre

03. Privacy screens added between and at end of duplexes at terrace level (x6 in total)

04. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details

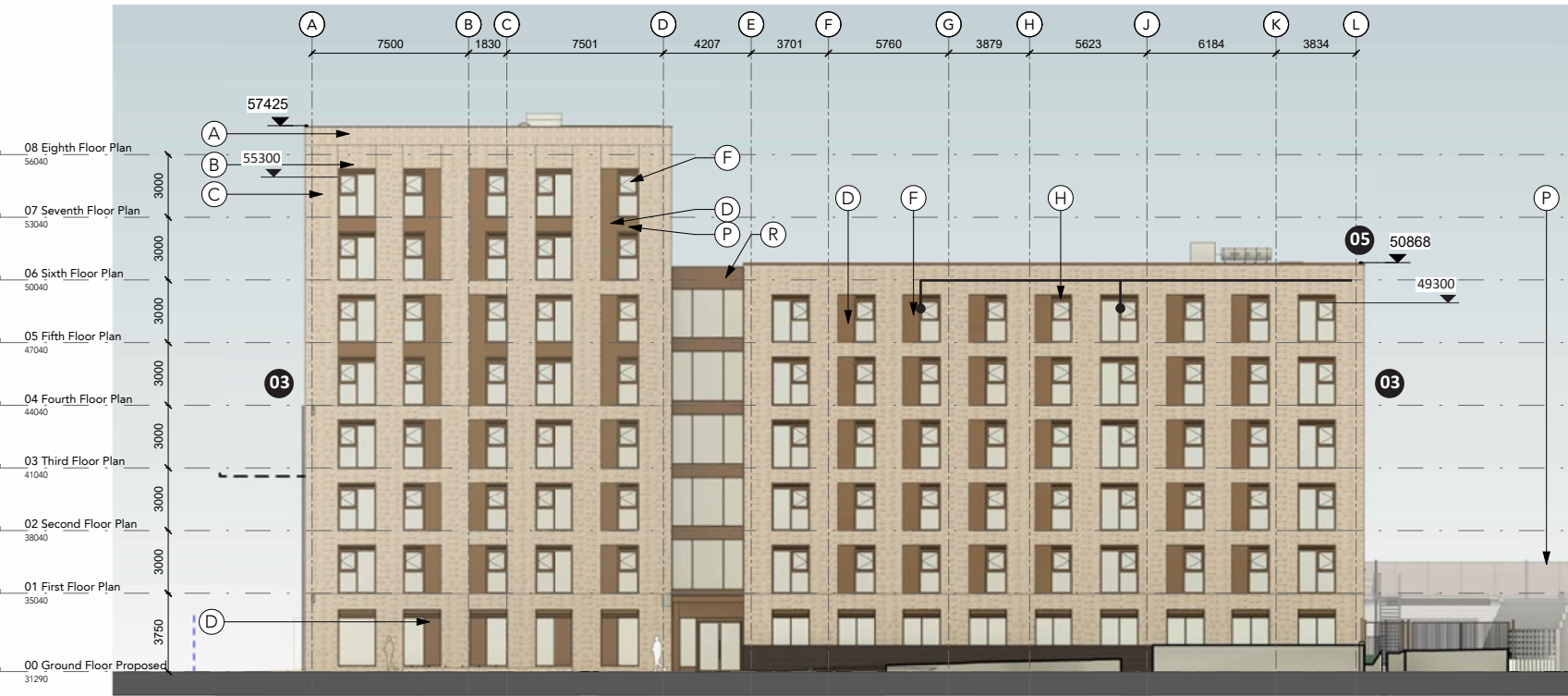
05. Windows (& perforated panel) in column mirrored

06. Medical centre entrance / exit altered

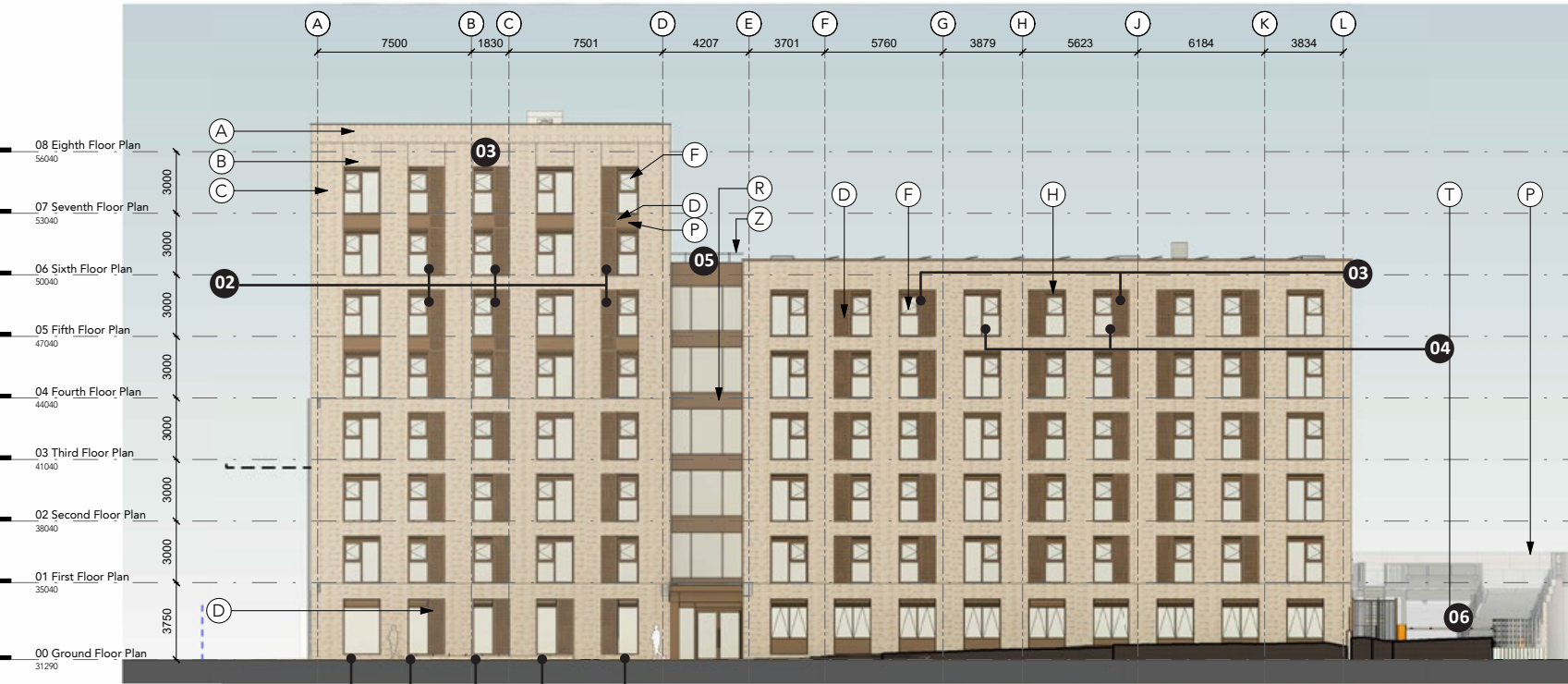
07. Gate to east boundary moved towards northern elevation building edge

Material Schedule	
A	Buff soldier bond brickwork, mortar colour TBC
B	Buff stretcher bond recessed brickwork, mortar colour TBC
C	Buff stretcher bond brickwork, mortar colour TBC
D	Perforated Aluminium Cladding Panel with Solid Panel behind
E	Aluminium window, bronze colour, solid aluminium panel below, with fixed opaque glazing panel above
F	Aluminium openable window, bronze colour, side hung with fixed light below / to the side as indicated
G	Aluminium openable window, bronze colour, side hung with opaque fixed glazing
H	Ventilation louvres integrated into window, bronze colour
J	Aluminium standing seam rainscreen cladding, bronze colour
K	Balustrade railings, bronze colour
L	External louvered door, bronze colour
M	Bird box integrated into brickwork
N	Metal Balustrade, bronze colour (Powder Coated)
O	Ventilation louvred panel, bronze colour
P	Solid Aluminium Cladding Panel
R	Curtain Wall, bronze colour (Powder Coated)
T	Vehicular Barrier
U	Curtain Wall, bronze colour (Powder Coated) with fixed light obscured glazing
Z	Permanent perimeter guardrail

West Elevation



Approved Planning Drawing - 143227/JO/2025



Amended Drawing

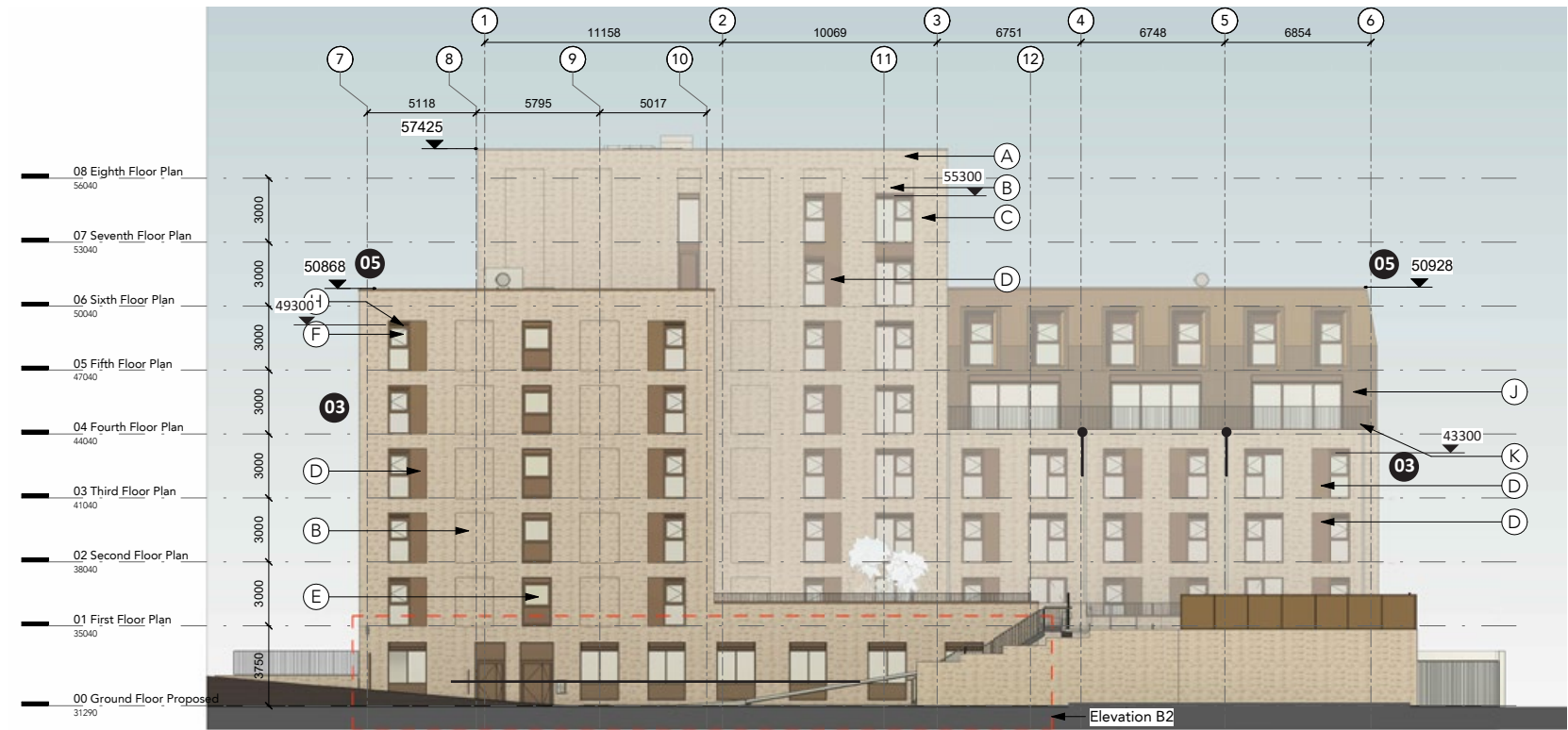
03. All window structural opening heights increased by 75mm and transom proportions altered to achieve height of 1100mm from FFL

05. Lower block heights increased by 225, 268 or 995mm

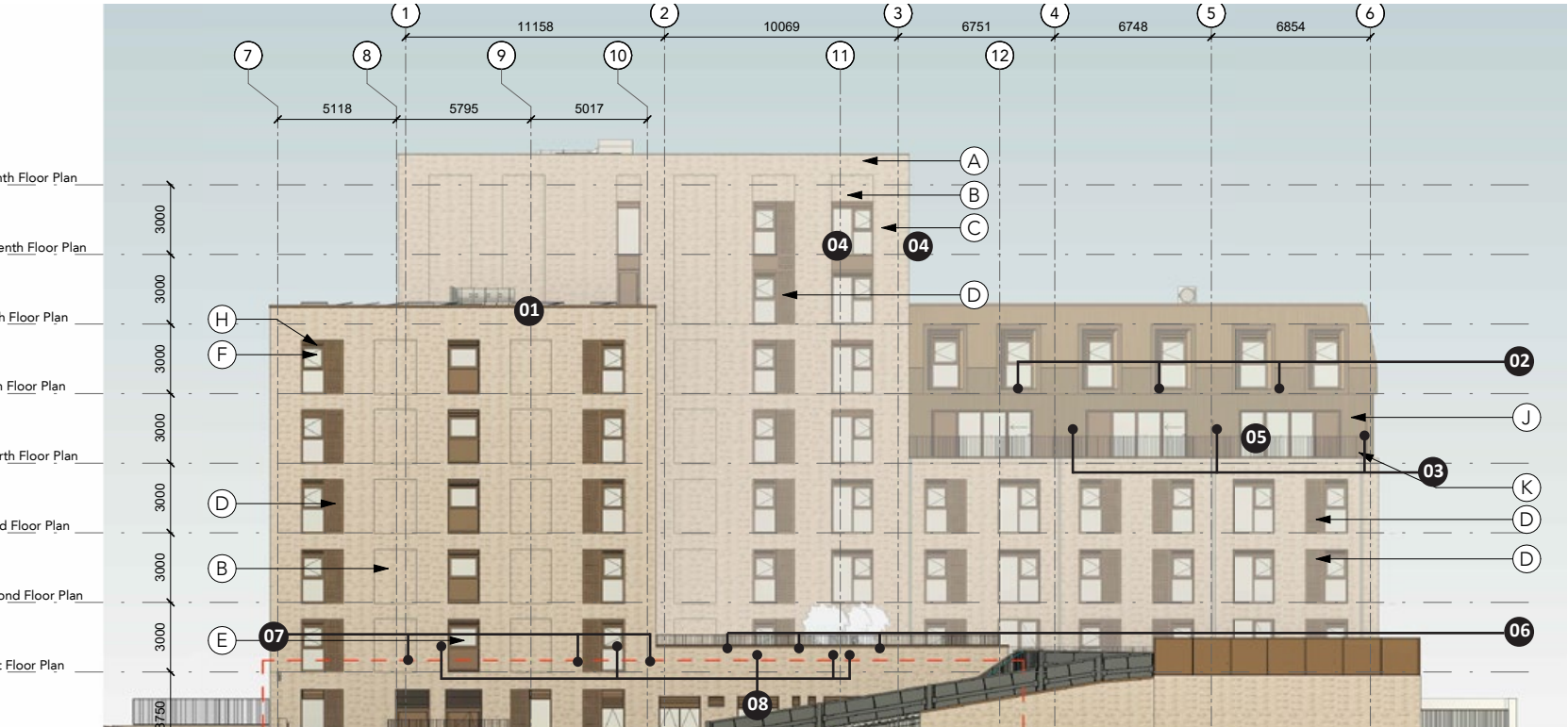
Material Schedule	
A	Buff soldier bond brickwork, mortar colour TBC
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T	Vehicular Barrier
U	Curtain Wall, bronze colour (Powder Coated) with fixed light obscured glazing
Z	Permanent perimeter guardrail

01. Areas of obscure glazing to medical centre
02. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details
03. Windows (& perforated panel) in column mirrored
04. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details
05. Increased spandrel height to full height curtain wall
06. Security Parking Barrier added (appearance TBC)

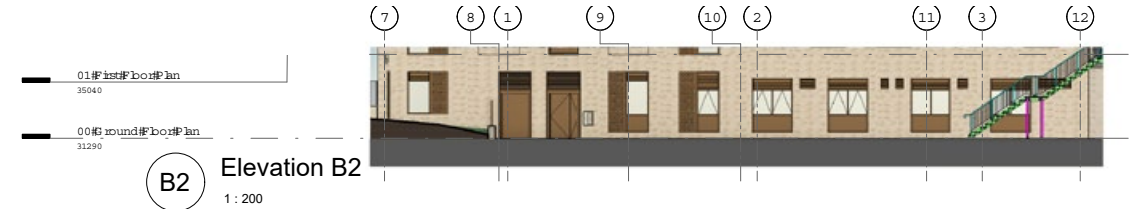
South Elevation



Approved Planning Drawing - 143227/JO/2025



Amended Drawing



03. All window structural opening heights increased by 75mm and transom proportions altered to achieve height of 1100mm from FFL

05. Lower block heights increased by 225, 268 or 995mm

06. Position of ramp to car park altered.

Material Schedule

A	Buff soldier bond brickwork, mortar colour TBC
B	Buff stretcher bond recessed brickwork, mortar colour TBC
C	Buff stretcher bond brickwork, mortar colour TBC
D	Perforated Aluminium Cladding Panel with Solid Panel behind
E	Aluminium window, bronze colour, solid aluminium panel below, with fixed opaque glazing panel above
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P	Solid Aluminium Cladding Panel
R	Curtain Wall, bronze colour (Powder Coated)
T	Vehicular Barrier
U	Curtain Wall, bronze colour (Powder Coated) with fixed light obscured glazing
Z	Permanent perimeter guardrail

01. Windows to staircore replaced with opaque glazed panel

02. Glazed screens updated to '4 panel' arrangement with integrated sliding patio door

03. Privacy screens added between and at end of duplexes at terrace level (x6 in total)

04. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details

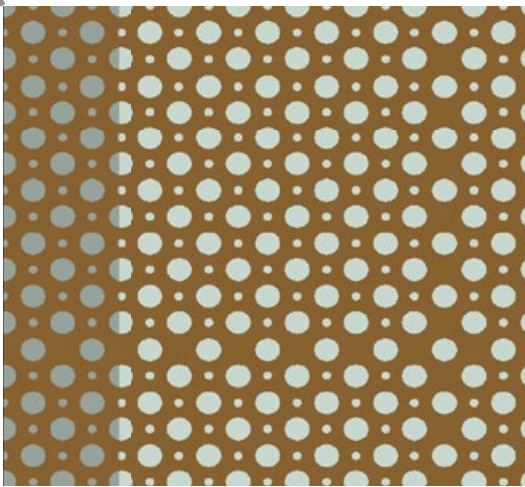
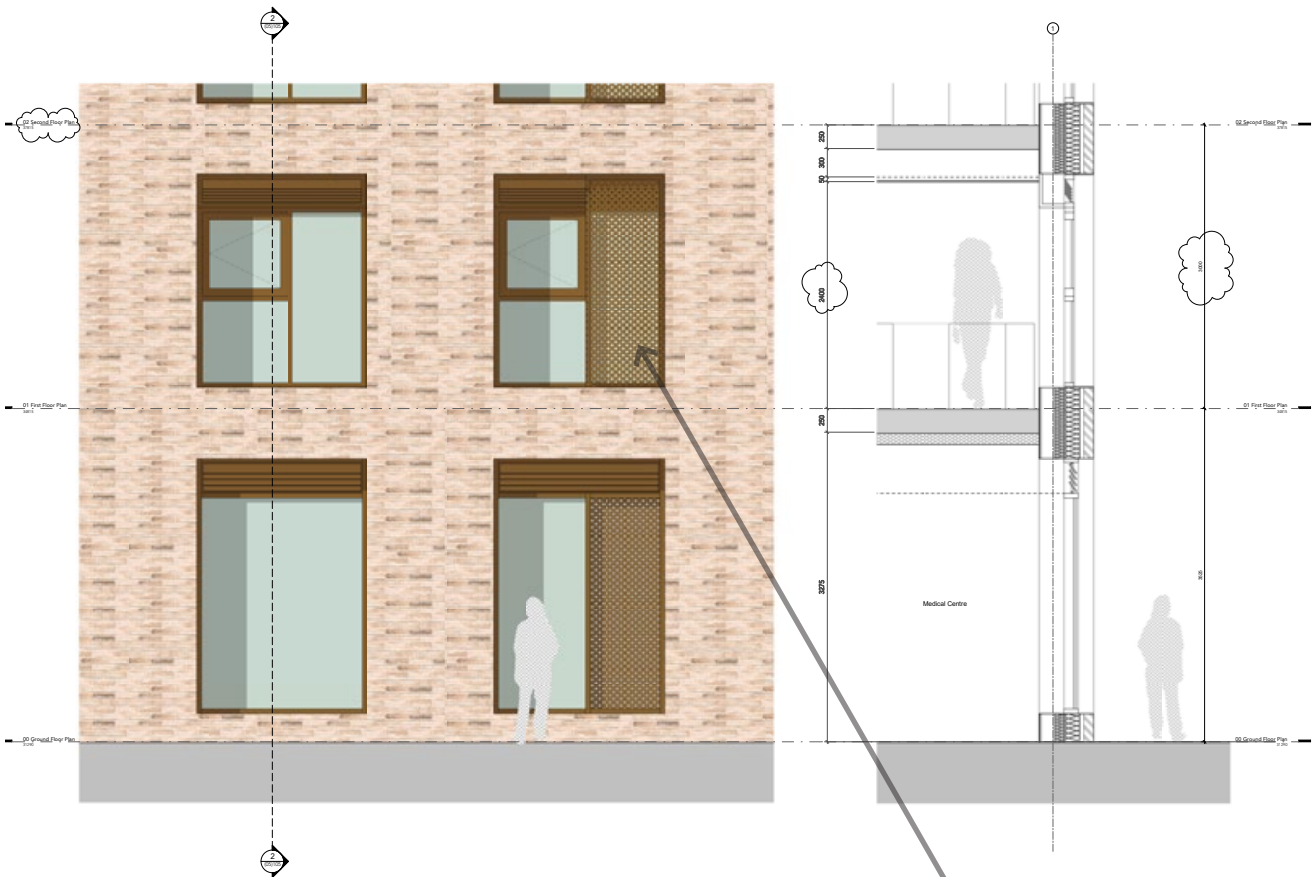
05. Windows in column mirrored

06. Curtain wall narrowed with addition of side panel

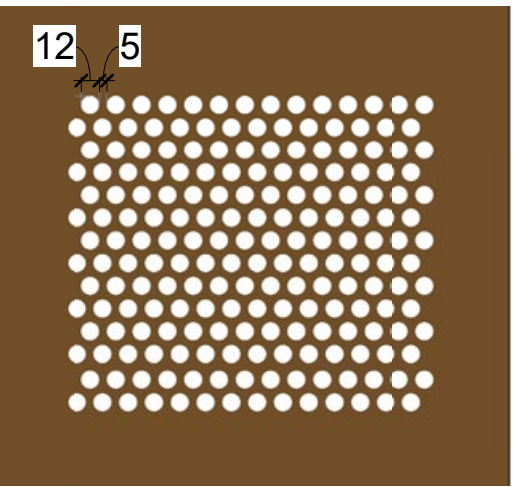
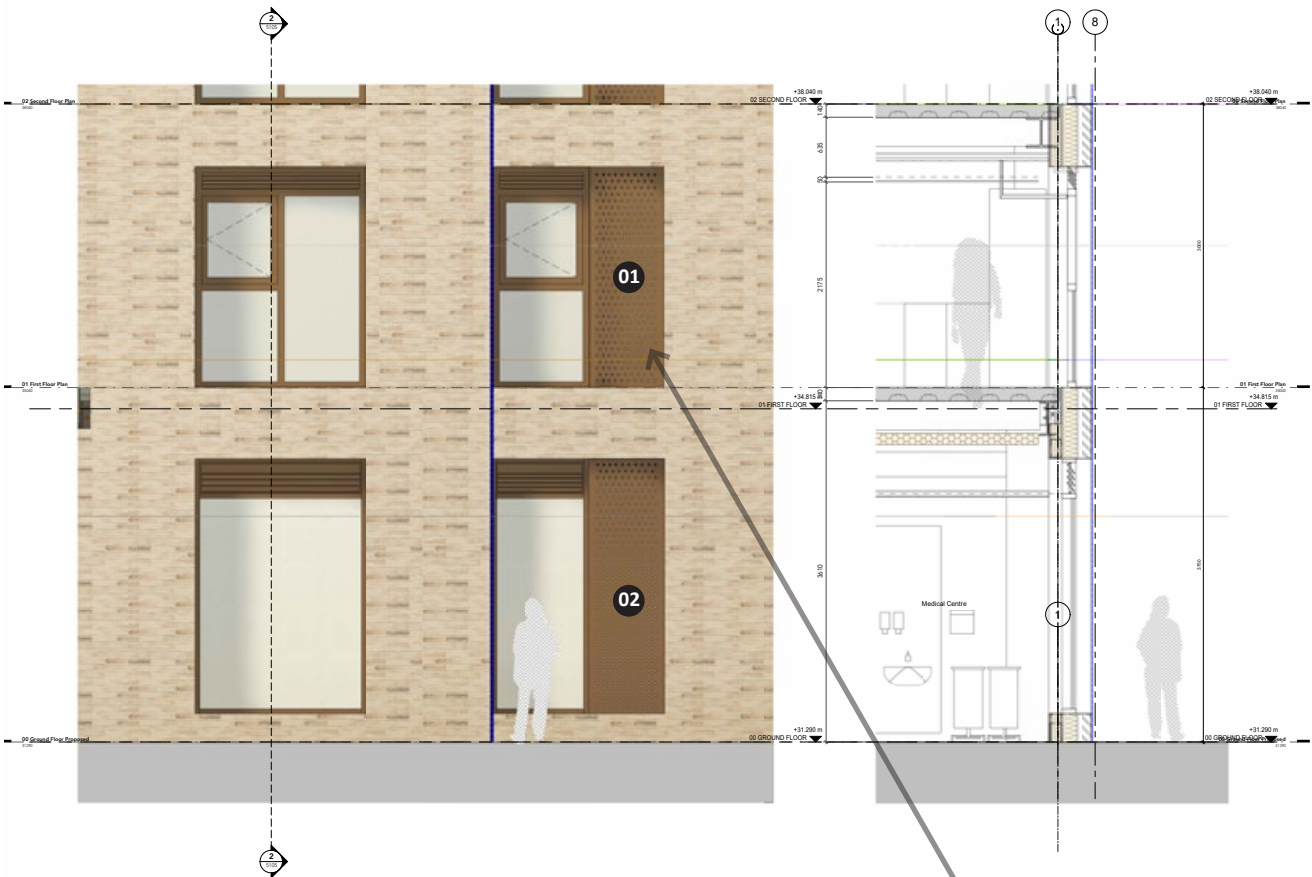
07. Additional medical centre louvres added

Proposed Bay Study Sh. 1

Approved Planning Drawing - 135235/FO/2022



Amended Drawing



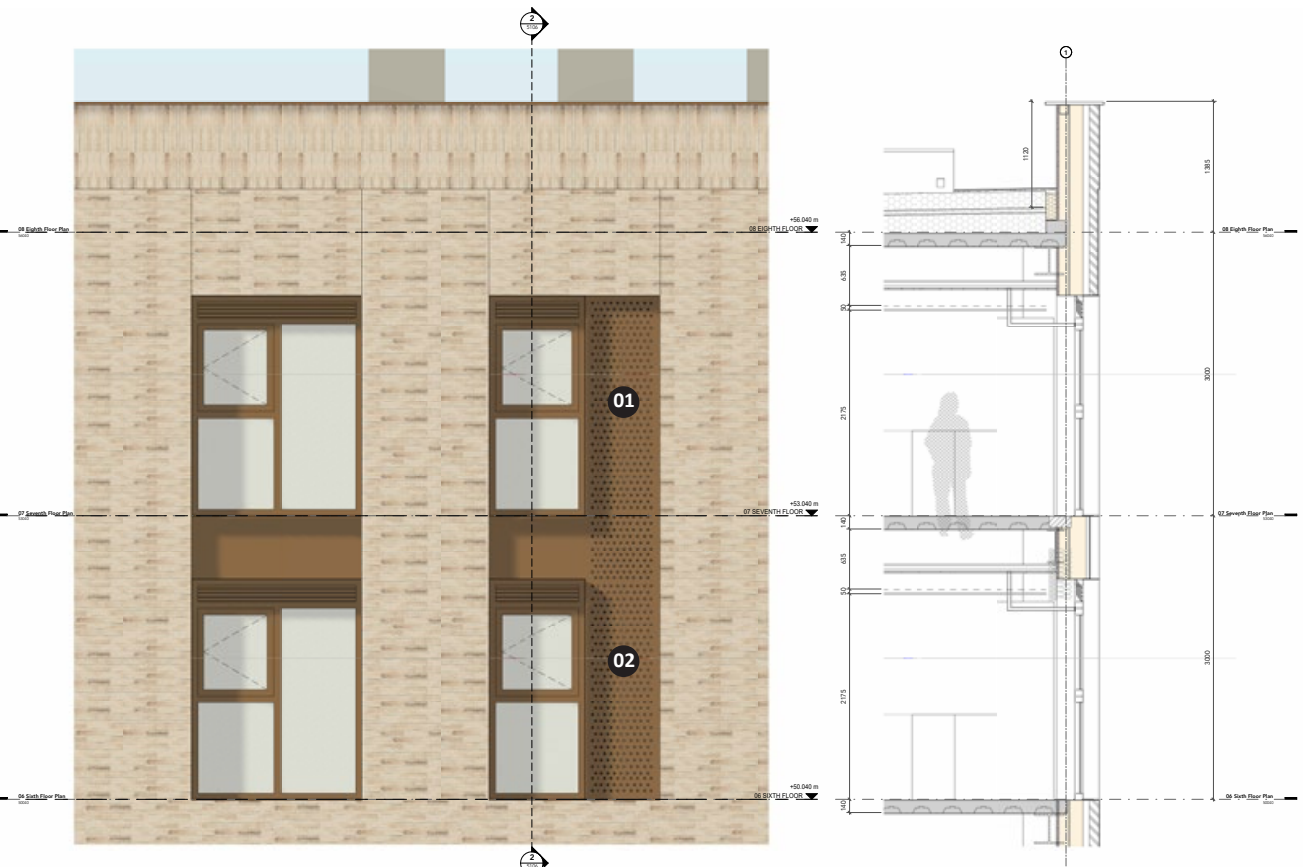
- 01. Change in proposed perforation pattern (12mm hole with 5mm separation distance)
- 02. Replacement of glazing with a solid panel
- 03. New design altered to include a border for fixings

Proposed Bay Study Sh. 2

Approved Planning Drawing - 135235/FO/2022



Amended Drawing



01. Change in proposed perforation pattern (see Bay Study Sh. 1)

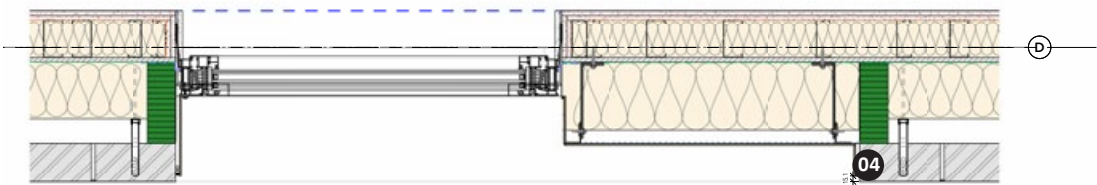
02. Replacement of glazing with a solid panel (see plan detail to left)

Summary of Changes

The original intent was for glazing to sit behind a perforated screen however following a comprehensive access and maintenance review and overheating assessment at Stage 4, this glazing was omitted in favour of a continuation of insulation as shown in the plan detail (left).

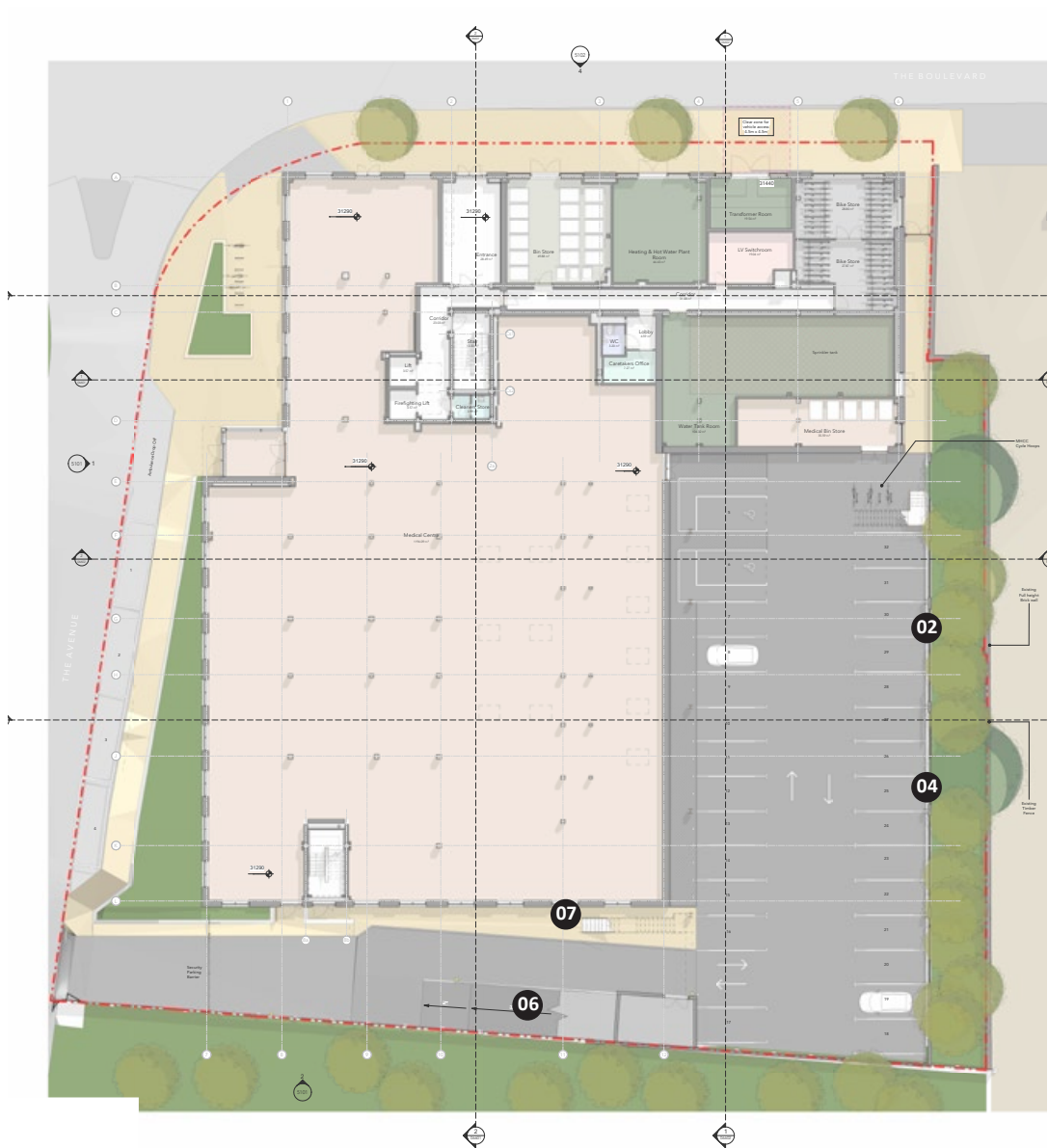
The perforation design was further updated to align with the fixing rail position requirements as well as conforming to the maximum panel sizes available. On the double height panels, horizontal split lines were introduced at logical positions aligned with the head and base of the adjacent punched windows. These ensured the maximum sheet size could be accommodated whilst also giving the appearance a purposeful design language.

The final design iteration was to include a dark backing panel behind the perforated screen so as to conceal the insulation behind. Dark insulation was investigated as an option but discounted due to issues with certification around fire performance.



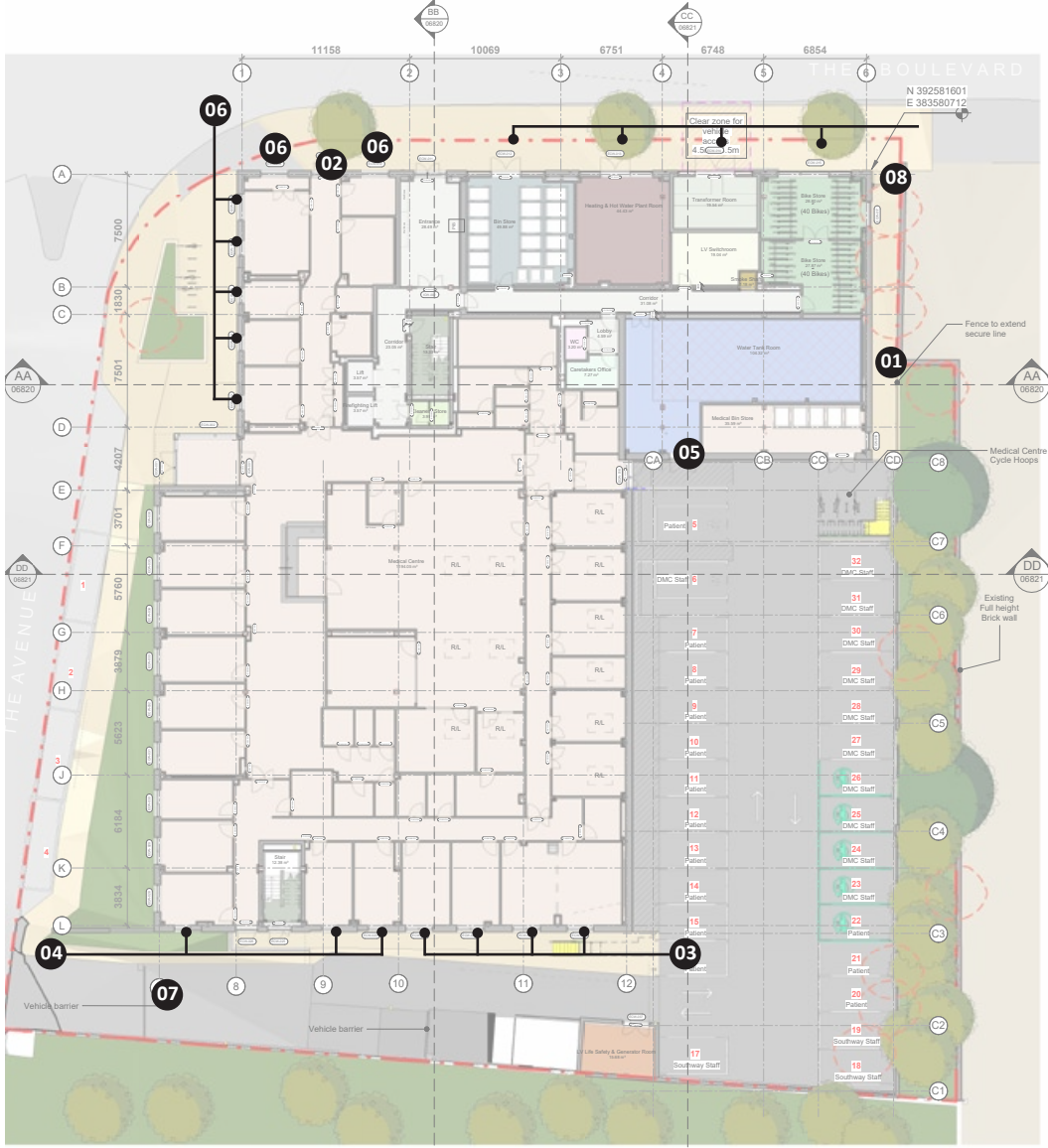
Ground Floor Plan

Approved Planning Drawing - 143227/JO/2025



- 02. Car park podium materiality changed to alternating louvred screens and brick piers
- 04. Car park green wall removed
- 06. Position of ramp to car park altered.
- 07. Changes to louvred screens to ground floor

Amended Drawing



- 01. Bin store relocated so door removed
- 02. Medical centre entrance / exit altered
- 03. Louvres above windows removed
- 04. Curtain wall narrowed with addition of side panel
- 05. Additional double doorset
- 06. Areas of obscure glazing to medical centre
- 07. Pedestrian gate omitted following recommendation from SBD officer. Vehicular barrier relocated further east to improve access to car park and control of access and egress.
- 08. Gate to east boundary moved towards northern elevation building edge

- Bike Store
- Caretakers Office
- Cleaners Store
- Bin Store
- Corridor
- Entrance
- Firefighting Lift
- Heating & Hot Water Plant Room
- Lift
- Lobby
- LV Life Safety & Generator Room
- LV Switchroom
- Medical Bin Store
- Medical Centre
- Smoke Shaft
- Stair
- Transformer Room
- Water Tank Room
- WC



Typical Level 01 - 03 Floor Plan

Approved Planning Drawing - 143227/JO/2025



02. Car park podium materiality changed to alternating louvred screens and brick piers

04. Car park green wall removed

06. Position of ramp to car park altered.

Amended Drawing



See updated podium layout in 'Landscape' section of document

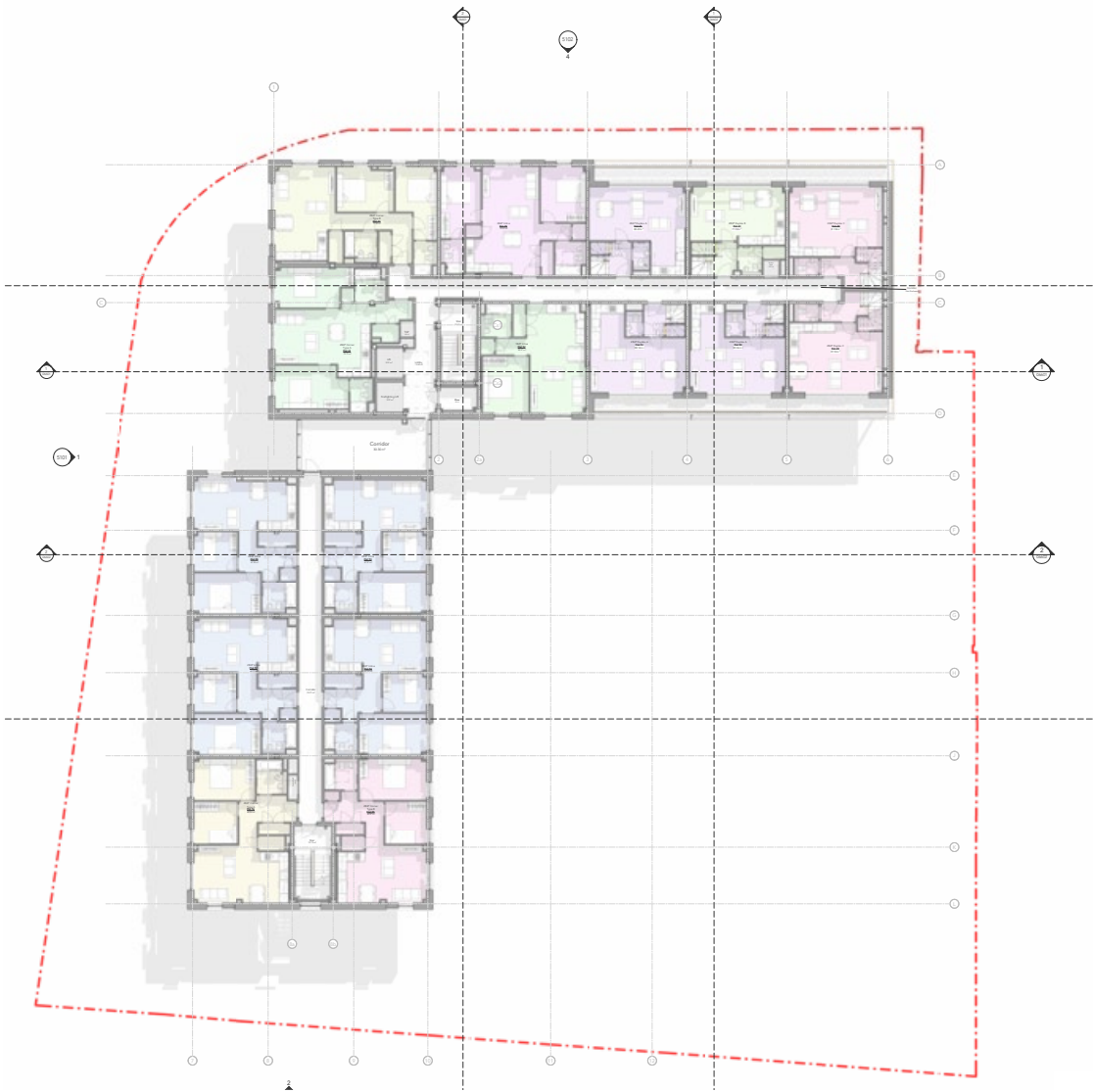
- 01. Windows to staircore replaced with opaque glazed panel
- 02. Windows to have obscure glazing
- 03. Window (& perforated panel) in column mirrored
- 04. Change to apartment areas (refer to detailed page on updates and rationale).

- 1B2P Inline
- 2B3P Corner Type A
- 2B3P Corner Type B
- 2B3P Inline
- 2B4P Corner Type A
- 2B4P Corner Type B
- 2B4P Corner Type C
- 2B4P Corner Type D
- 2B4P Inline
- Corridor
- Firefighting Lift
- Lift
- Lobby
- Smoke Shaft
- Stair

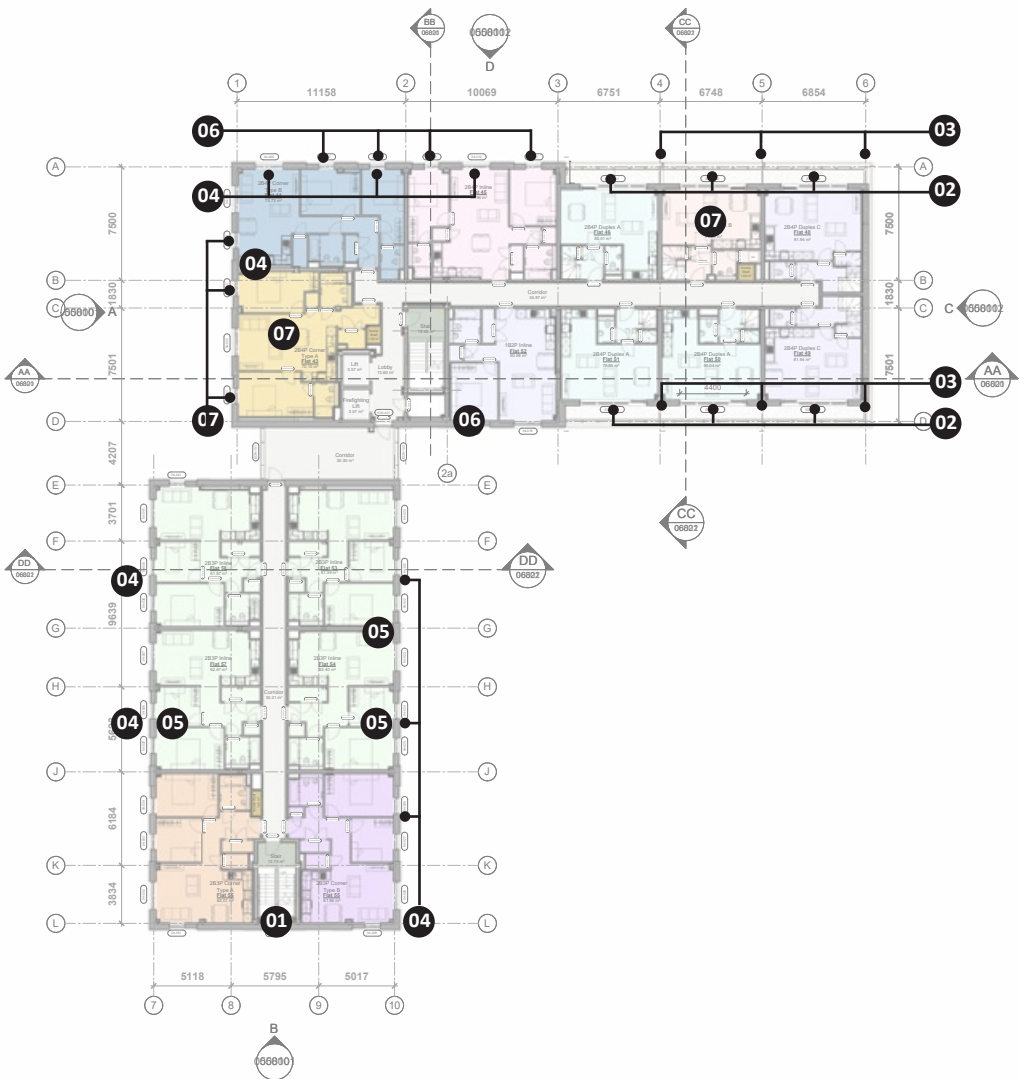


Level 04 Floor Plan

Approved Planning Drawing - 143227/JO/2025



Amended Drawing



- 01. Windows to staircore replaced with opaque glazed panel
- 02. Glazed screens updated to '4 panel' arrangement with integrated patio door
- 03. Privacy screens added between and at end of duplexes at terrace level (x6 in total)
- 04. Window (& perforated panel) in column mirrored
- 05. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details
- 06. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details
- 07. Change to apartment areas (refer to detailed page on updates and rationale).

- 1B2P Inline
- 2B3P Corner Type A
- 2B3P Corner Type B
- 2B3P Inline
- 2B4P Corner Type A
- 2B4P Corner Type B
- 2B4P Duplex A
- 2B4P Duplex B
- 2B4P Duplex C
- 2B4P Inline
- Corridor
- Firefighting Lift
- Lift
- Lobby
- Smoke Shaft
- Stair

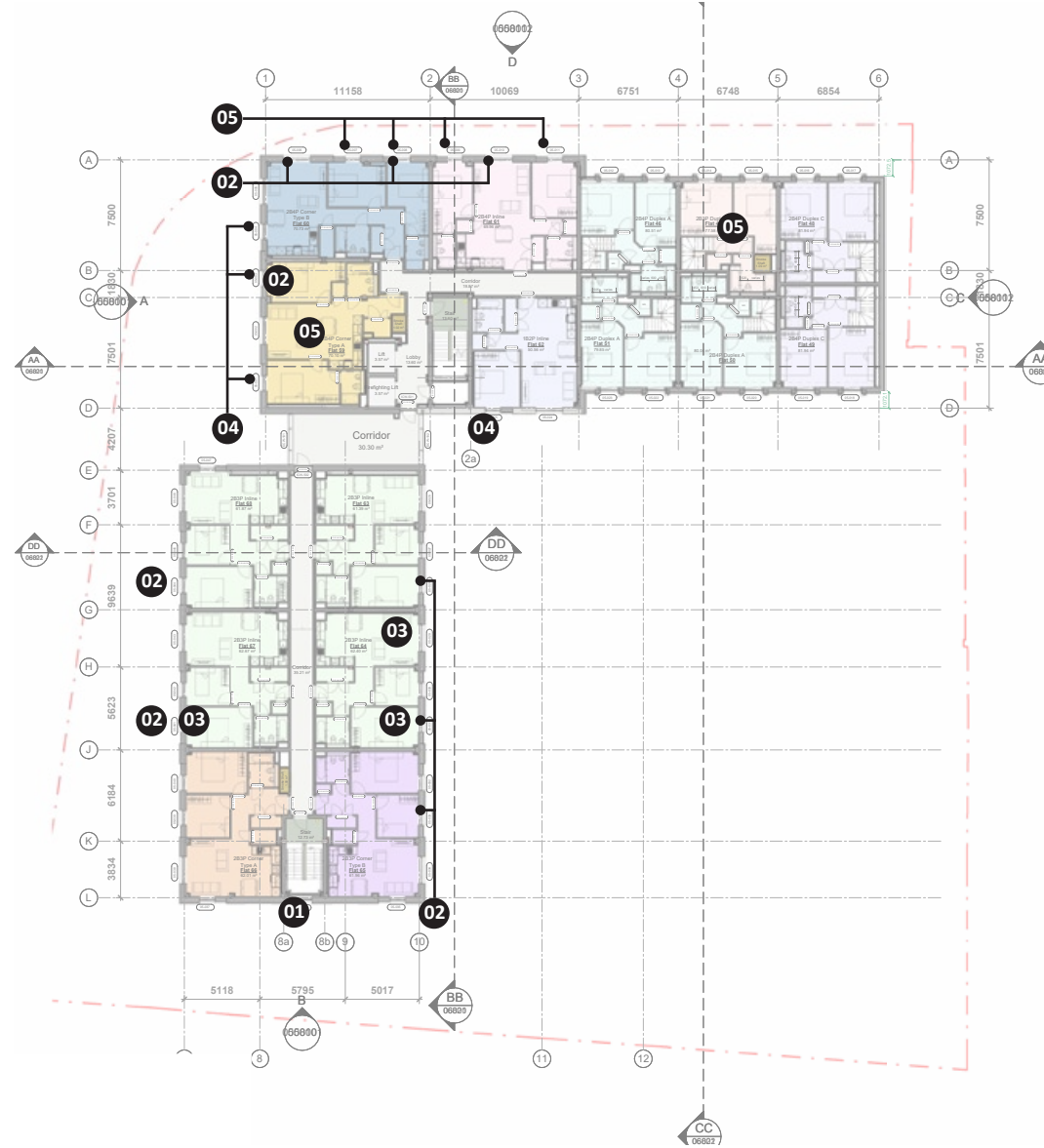


Typical Level 05 Floor Plan

Approved Planning Drawing - 143227/JO/2025



Amended Drawing



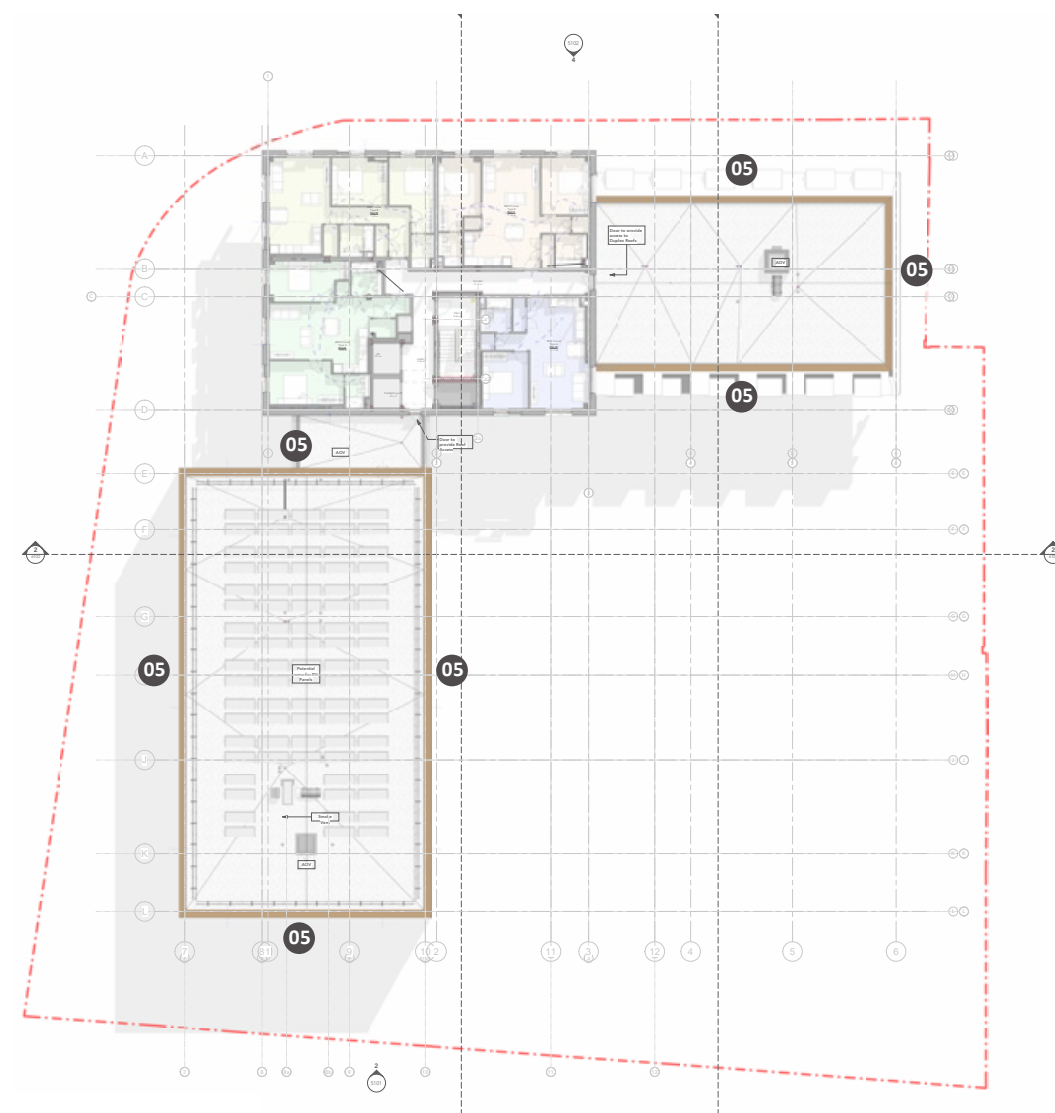
- 01. 'Windows to staircore replaced with opaque glazed panel.
- 02. Window (& perforated panel) in column mirrored
- 03. Perforated spandrel panel added / removed from window column. See 'Proposed Bay Study Sh. 1' for details
- 04. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details
- 05. Change to apartment areas (refer to detailed page on updates and rationale).

- | | |
|--------------------|-------------------|
| 1B2P Inline | Corridor |
| 2B3P Corner Type A | Firefighting Lift |
| 2B3P Corner Type B | Lift |
| 2B3P Inline | Lobby |
| 2B4P Corner Type A | Smoke Shaft |
| 2B4P Corner Type B | Stair |
| 2B4P Duplex A | |
| 2B4P Duplex B | |
| 2B4P Duplex C | |
| 2B4P Inline | |



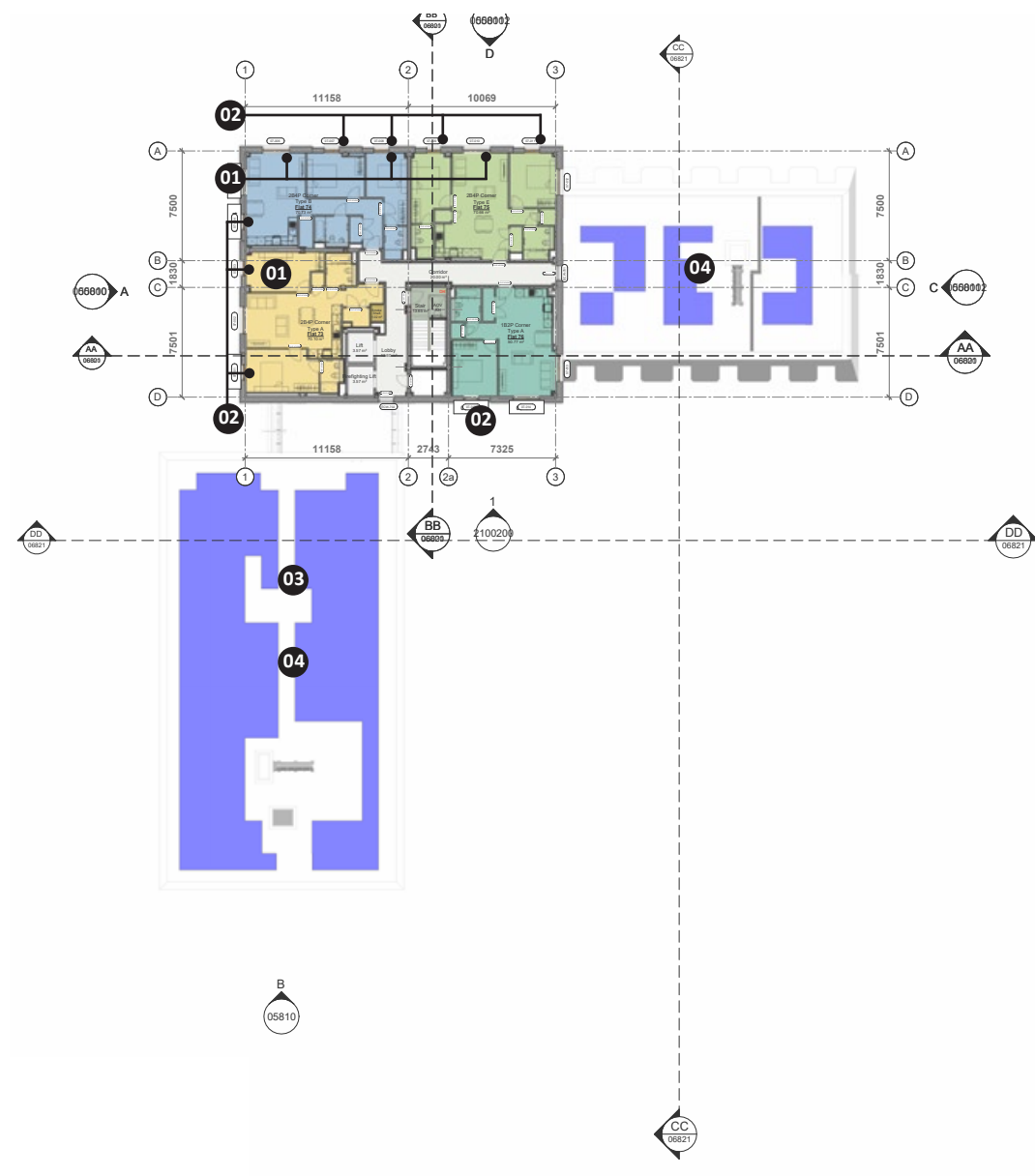
Level 06 - 07 Floor Plan

Approved Planning Drawing - 143227/JO/2025



05. Lower block heights increased by 225, 268 or 995mm

Amended Drawing



01. Window (& perforated panel) in column mirrored

02. Joints to double height windows with perforated panel added. See 'Proposed Bay Study Sh. 2' for details

03. PV Zone — Approx. 270.1 m² Solar PV Coverage (Final layout by contractor)

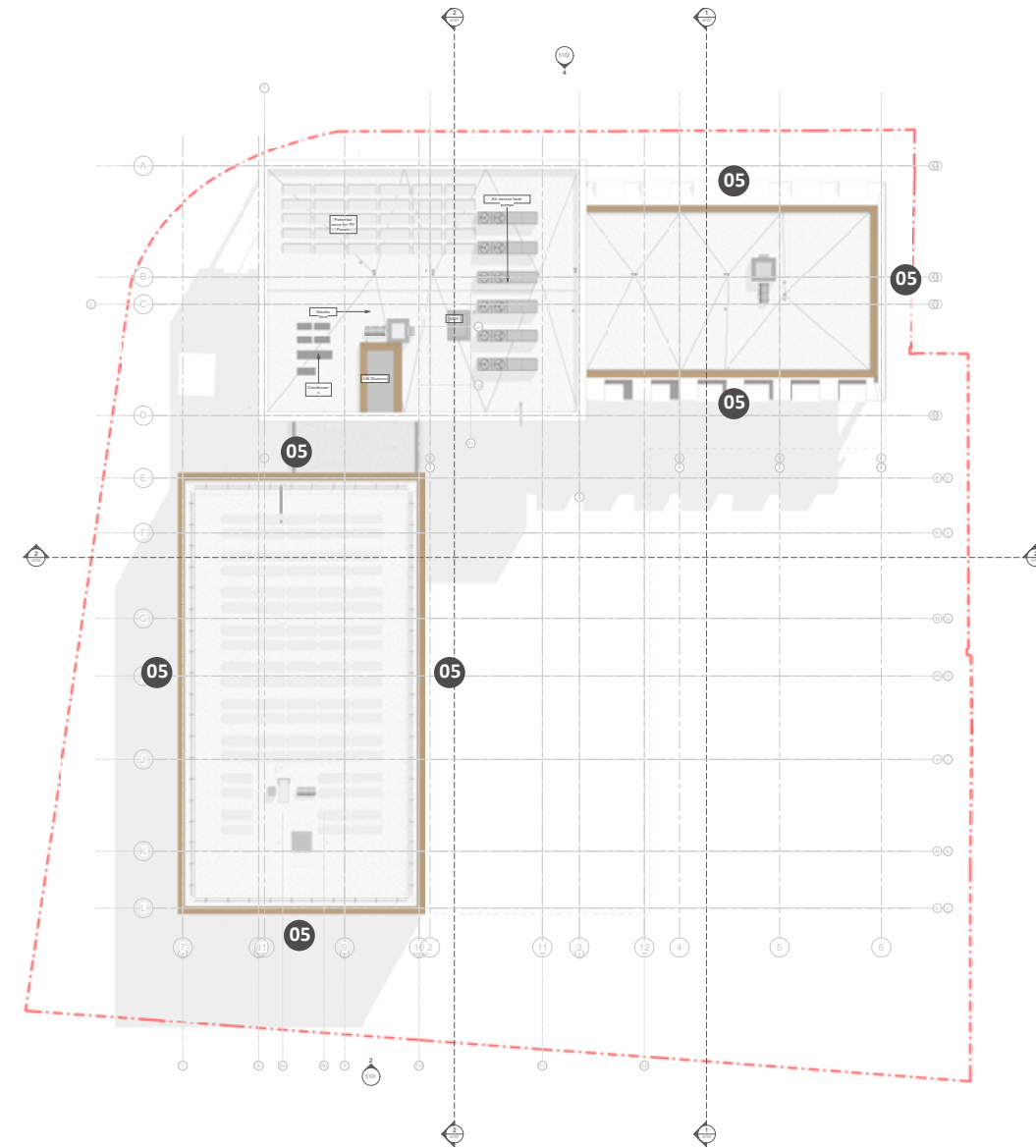
04. Roof arrangement

- 1B2P Corner Type A
- 2B4P Corner Type A
- 2B4P Corner Type B
- 2B4P Corner Type E
- Corridor
- Firefighting Lift
- Lift
- Lobby
- Smoke Shaft
- Stair



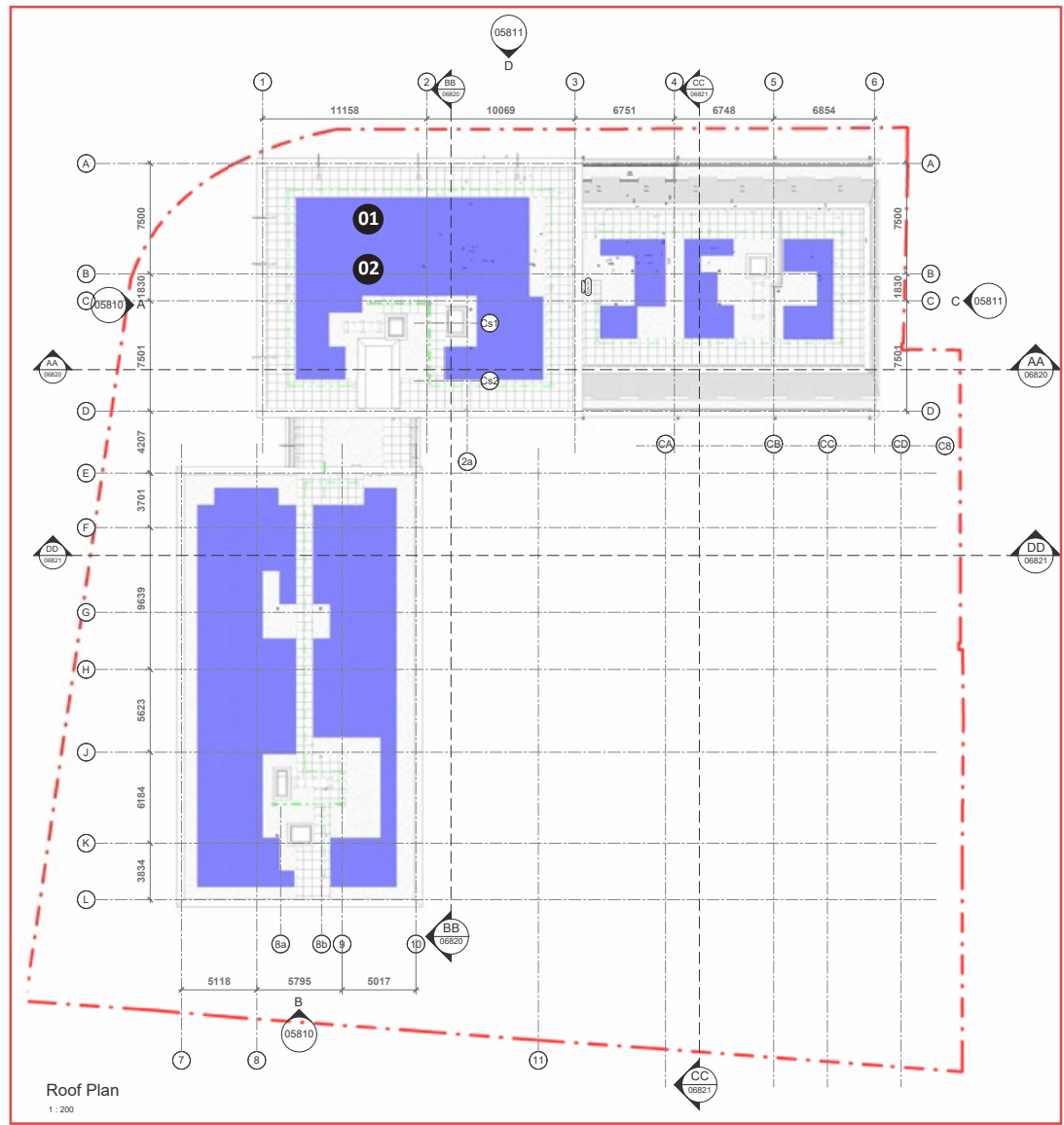
Roof Plan

Approved Planning Drawing - 143227/JO/2025



05. Lower block heights increased by 225, 268 or 995mm

Amended Drawing



01. PV Zone — Approx. 270.1 m² Solar PV Coverage to ensure EPC B achieved

02. Roof arrangement



Apartment Type Amendments



Figure 1 - Duplex Apartment Type B (Planning Issue)

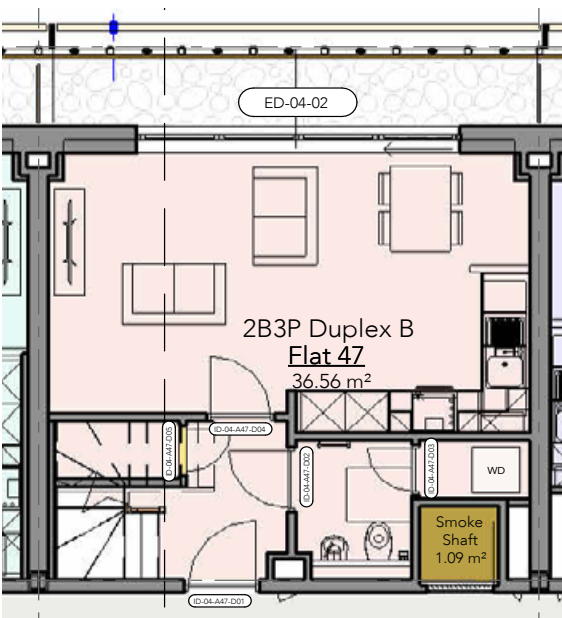


Figure 2 - Duplex Apartment Type B (Construction Issue)



Figure 3 - Corner Type A (Planning Issue)

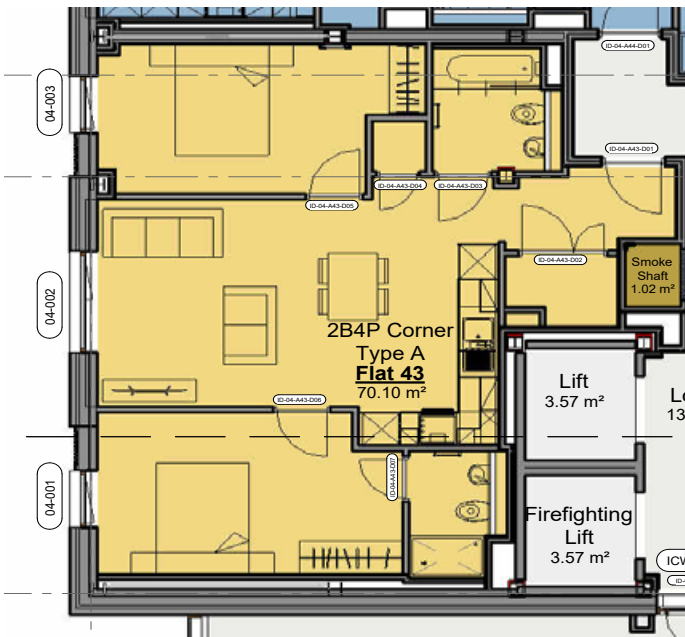


Figure 4 - Corner Type A (Construction Issue)

Summary of Changes

Duplex Type B has been subject to a number of iterative changes which have adversely effected the overall area assigned to this apartment. As such it has been changed from a 2 Bed 4 Person to a 2 Bed 3 Person layout in order to comply with the minimum nationally described space standards. Refer to Figures 1 &2. A summary of the impacts which have resulted in the reduced area are as follows:

- The external wall along the duplex terrace has progressively moved inward as the wall build-up has evolved. In order to maintain the terrace, the resulting interior space has been reduced.
- The addition of column encasements around the steel columns further reduced the apartment’s internal area. Initially deriving from fire protection requirements and later following additional acoustic requirements.
- Additional acoustic linings around beams as well as soundproofing to the stair and upper floor bathroom, have also reduced the usable space within the apartment by widening party walls and other partitions.
- The smoke shaft was redesigned to accommodate a new service riser, enabling soil vent pipes (SVPs) to vent at the roof level for lower apartments. This adjustment made room for additional services but affected the layout of Type B negatively.
- Under the Nationally Described Space Standard, area below 1500mm but above 900mm in head height should be calculated at half the floor area available. The area falling below 1500mm increased due to the build up depths associated with the pitched roof element confirmed through detail development at Stage 4.

In order to mitigate the impact of a reduced apartment area in this instance - it is worth noting that changes around the lift shaft at Stage 4 had a positive impact on the area provision to the 6No. apartments adjacent to the core at each level. Originally anticipated as a 2 Bed 3 Person, these instances have subsequently been uplifted to a 2 Bed 4 Person type. The plan at planning vs. the latest iteration indicated in figures 3 & 4.

Landscape

Updated Podium Layout Design

Summary of Changes

The updated podium layout has been subject to a number of design changes due, in the main to technical requirements regarding fire spread related to build up and area limitations.

The gro roof guidance stipulates a min. 300-500mm gravel margin (firebreak zone) around the rooflights. This reduced the area of vegetation which could be incorporated into the planting scheme. The original intent of composite timber decking was also re-specified as paving in order to align with the BRoof(t4) requirements which required a full encapsulated finish atop the membrane and insulation layers.

Key

F10 BRICK/ BLOCK WALLING

WALL TYPE 1 - REFER TO ARCHITECTS INFORMATION

W1

L37 EXTERNAL STAIR, RAMPS, HANDRAIL AND BALUSTRADES SYSTEMS

BALUSTRADE TYPE 1 - REFER TO ARCHITECTS INFORMATION

BS1

Q10 KERBS/ EDGINGS/ CHANNELS/ PAVING ACCESSORIES

METAL EDGE TYPE 2; REFER TO Q10/161

EM2

Q23 GRAVEL/ HOGGIN/ WOODCHIP/ RESIN BOUND ROADS/ PAVING/ OVERLAYS

LOOSE GRAVEL; REFER TO Q23/160

LG

Q25 SLAB/BRICK/SETT/COBBLE PAVINGS

FLAG PAVING TYPE 2; REFER TO Q25/127

FP2

FLAG PAVING TYPE 3; REFER TO Q25/128

FP3

Q31 EXTERNAL PLANTING

MULTISTEM TREE
REFER TO Q31/505 & Q31 GENERALLY

SHRUB PLANTING TYPE 2;
REFER TO Q31/400 & Q31 GENERALLY

SHRUB PLANTING TYPE 3;
REFER TO Q31/400 & Q31 GENERALLY

MIXED SPECIES HEDGE TYPE 2;
REFER TO Q31/471 & Q31 GENERALLY

MIXED SPECIES HEDGE TYPE 3;
REFER TO Q31/471 & Q31 GENERALLY

RAISED PLANTER TYPE 1;
REFER TO Q31/292

RAISED PLANTER TYPE 2;
REFER TO Q31/293

Q50 SITE/STREET FURNITURE/EQUIPMENT

SEAT;
REFER TO Q50/225

BENCH;
REFER TO Q50/220

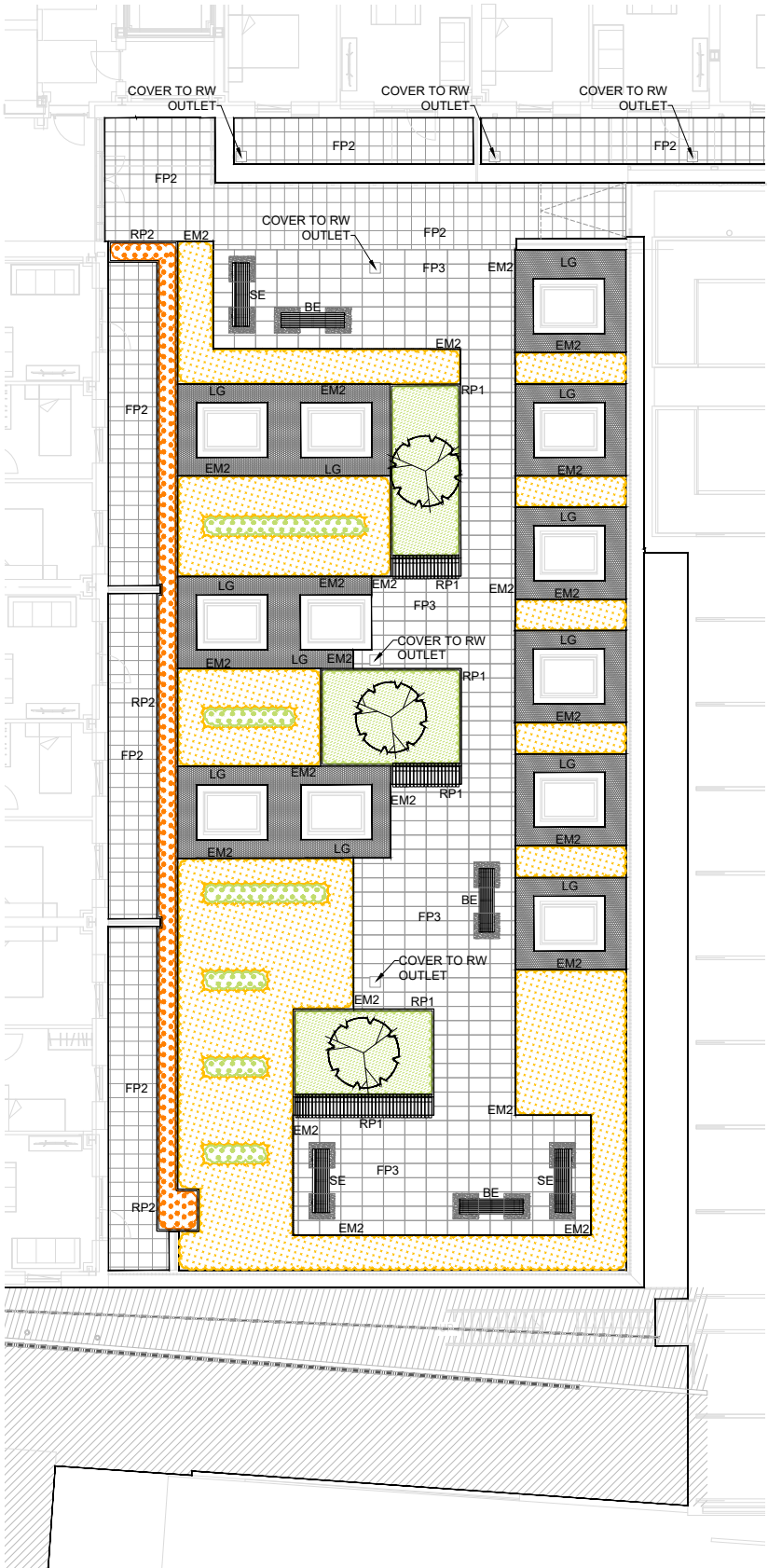
SE

BE

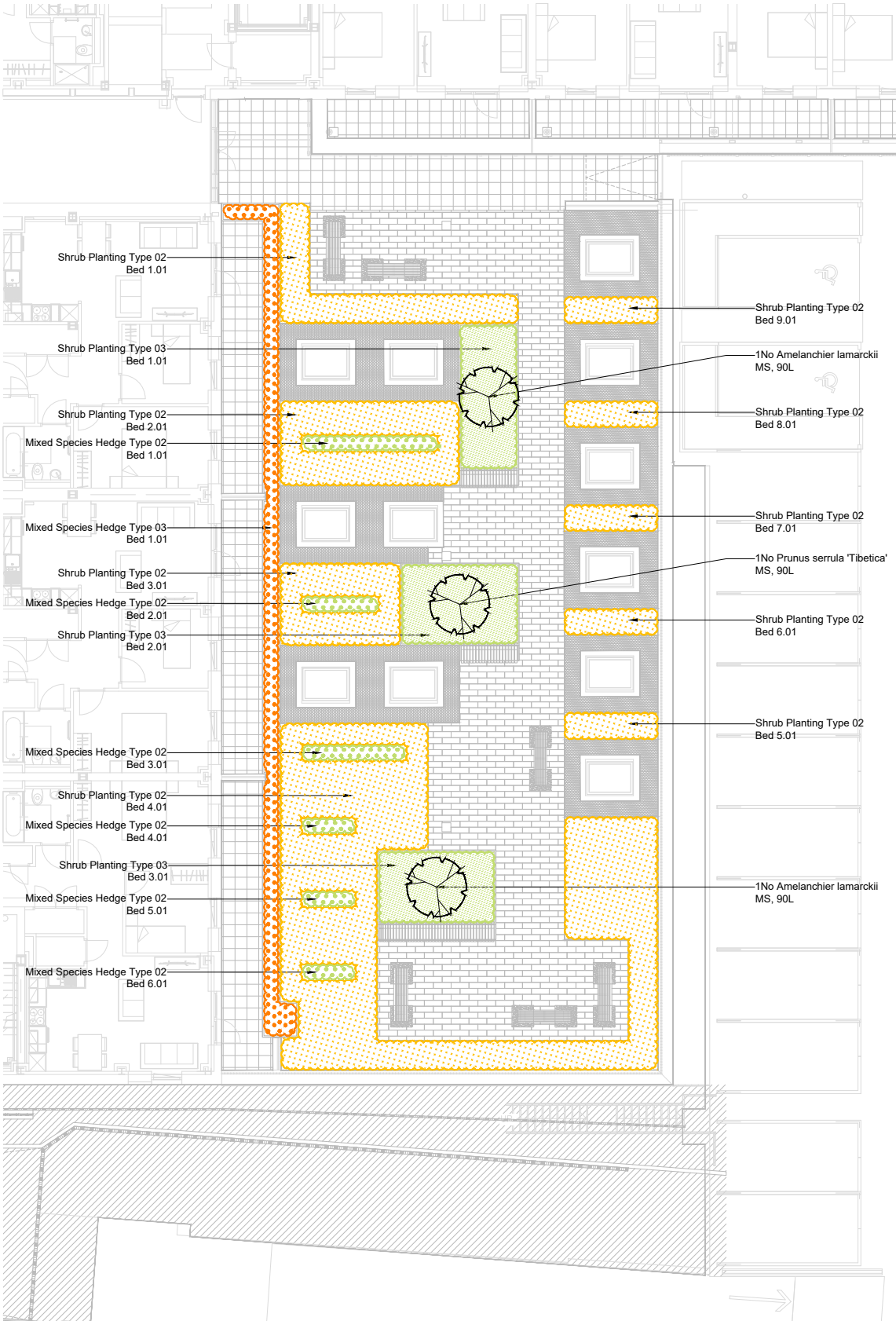
GENERAL

PROPOSED LOCALISED LANDFORM / MOUNDING

SITE RED LINE BOUNDARY



Detailed Hard Works Plan - First Floor



Detailed Soft Works Plan - First Floor

Buttress

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