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Replacement chiller plant and decorative screening installation

1 Balloon Street, Manchester | Screen design options appraisal

ISSUE P-01 June 2026 0276 – REP03_DA

1.1 Overview

This document has prepared to supplement the drawings and Design and Access Statement submitted in connection with the proposed installation of new chillers and decorative screening to an existing plant compound on Balloon Street, Manchester. (Application reference: 145677/FO/2026).

The document presents a series of design concept options for the proposed new decorative screening to the Balloon Street frontage, in order that the optimum solution can be selected and developed to a final detailed design.

Three design options are presented, of which B and C are the preferred. The Applicant would welcome dialogue with the Local Authority on the preferred options in order that the detail design proposal can be developed.

1.2 Decorative screen context

The proposed decorative screen will replace the existing metal railings to the site boundary along Balloon Street.

The design of the screen is informed by a series of constraints and considerations:

- Screen height should coordinate with new chillers height, to screen them from view and provide enhanced security to the site.
- Screen should provide a free area of not less than 50% to facilitate intake and extract air to the chillers.
- Screen position should allow adequate space to the rear for maintenance access around the chillers and air movement.
- Screen design should minimise risk of climbing.
- Screen design to incorporate a secure gate for maintenance access.
- Screen design should take into account the proximity of the adjacent tree, immediately outside the site boundary.
- Screen design provides an opportunity to aesthetically enhance the area.

2.1 Screen design: baseline

The baseline screen arrangement for all the concept design options is as shown on the submitted drawings. The screen height (approx. 3m) will align with the top of the adjacent enclosure to the Printworks fire escape exit gates and be sufficient to conceal the new chiller units positioned to the rear.

The proposed screen will comprise of:

- Mild steel sheets (6mm thickness) with a polyester powder coated satin finish to an agreed standard RAL colour. The PPC colour will be specified that to match the existing green metal cladding on 1 Balloon Street.
- Sheets to be perforated/ laser cut to provide a free area of not less than 50% to facilitate intake and extract air to the chillers.
- Vertical steel posts (at approx. 1200mm centres) and horizontal rails to the rear of the screen in order to mount the panels (arrangement suit the final design and panel sizes).
- A secure inward opening gate for pedestrian maintenance access into the compound.

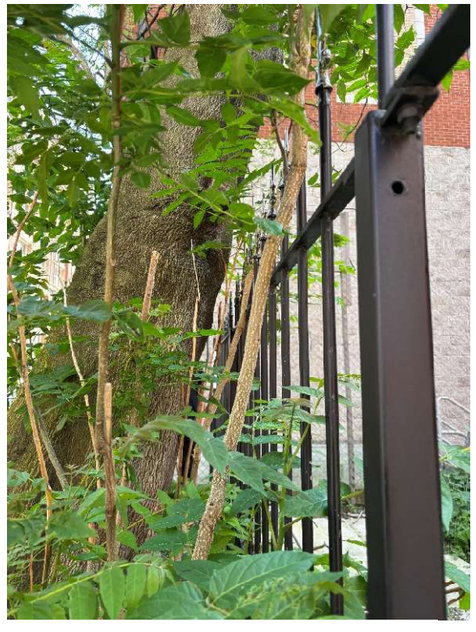


Baseline screen design – elevation to Balloon Street

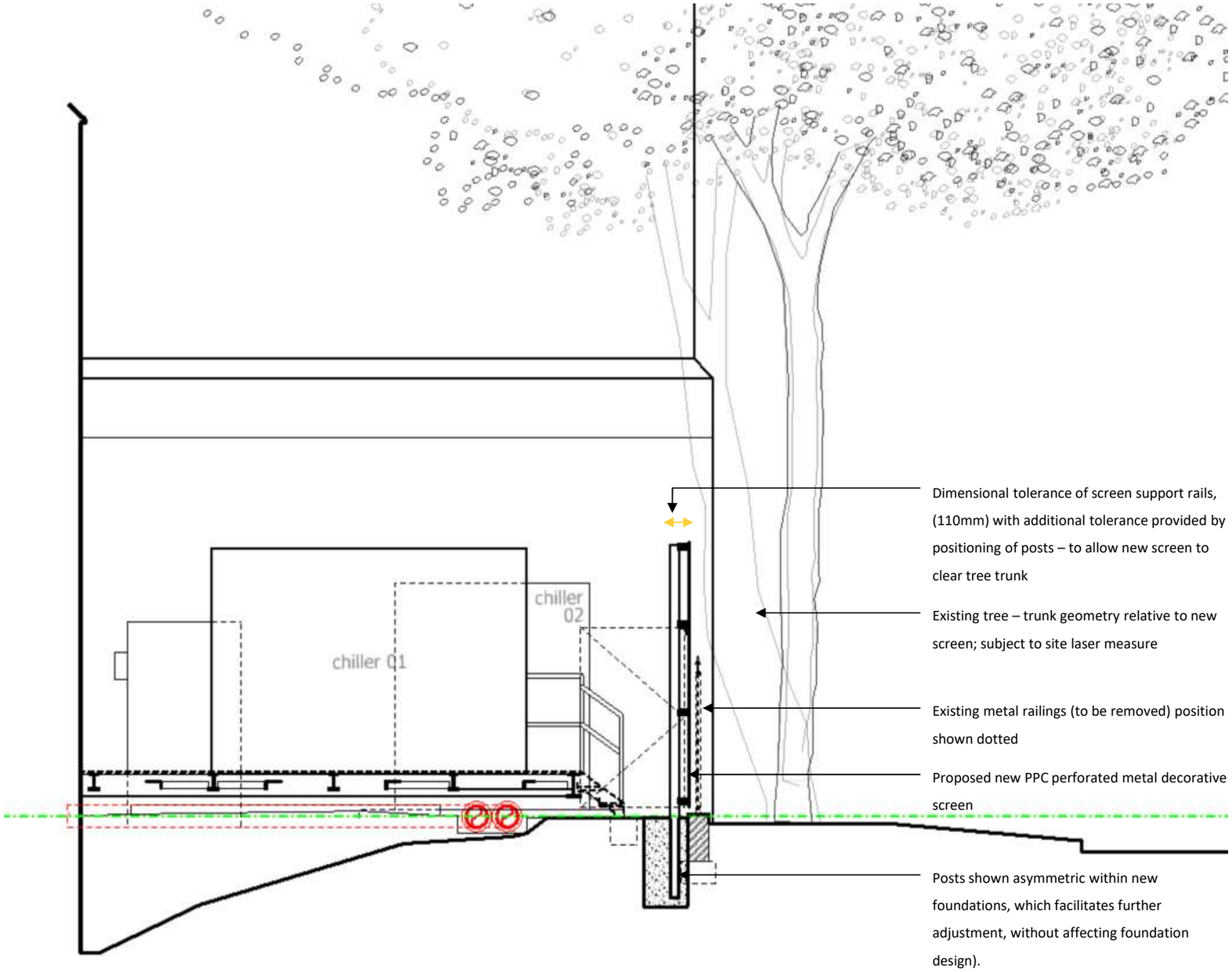
2.1 Screen design: baseline

The cross-section detail of the screen and it's position relative to the existing tree has been considered. The existing railings (that site above the existing brick boundary wall) will be removed. The new screen will sit behind the existing brick wall.

The submitted drawings currently show an offset tolerance of approx 110mm for the screen relative to the position of the steel supporting posts. This equates to up to 250mm back from the current position of the railings. Taking into account the increased screen height, this should be sufficient to clear the tree, however the extent of the screen will need to be site laser measured and set out at detail design stage. (If required the position of the posts can be further pushed back, without affecting the post foundation detail (as the posts are already designed to be set asymmetric relative to their new foundations).



Existing tree – which leans towards site boundary



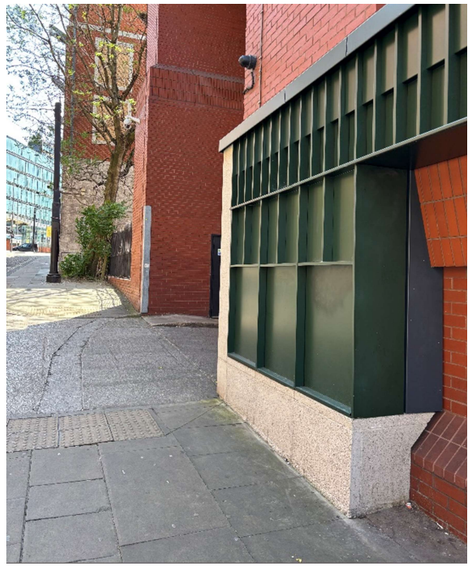
Proposed screen and chillers: site cross section

2.2 Screen design: OPTION A

Screen comprising perforated flat panels with profiled perimeter trims to match existing 1 Balloon Street cladding.

Option discounted as;

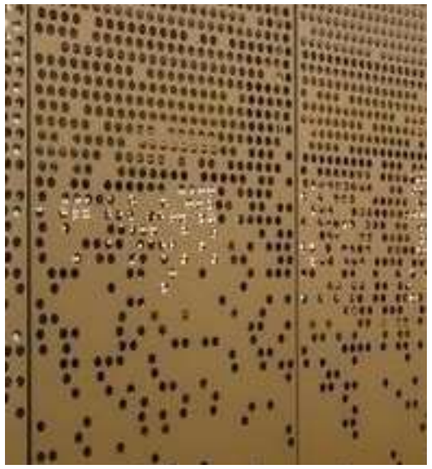
- Additional profiles provide opportunity for climbing (against GMP guidance).
- Inward opening gate detailing would not be compatible with panel profiled trim details, resulting in visual inconsistency around the gate location relative to the rest of the screen.
- Additional depth of trims would require screen to be inset further to clear tree, which in turn would compromise clear area access around chillers



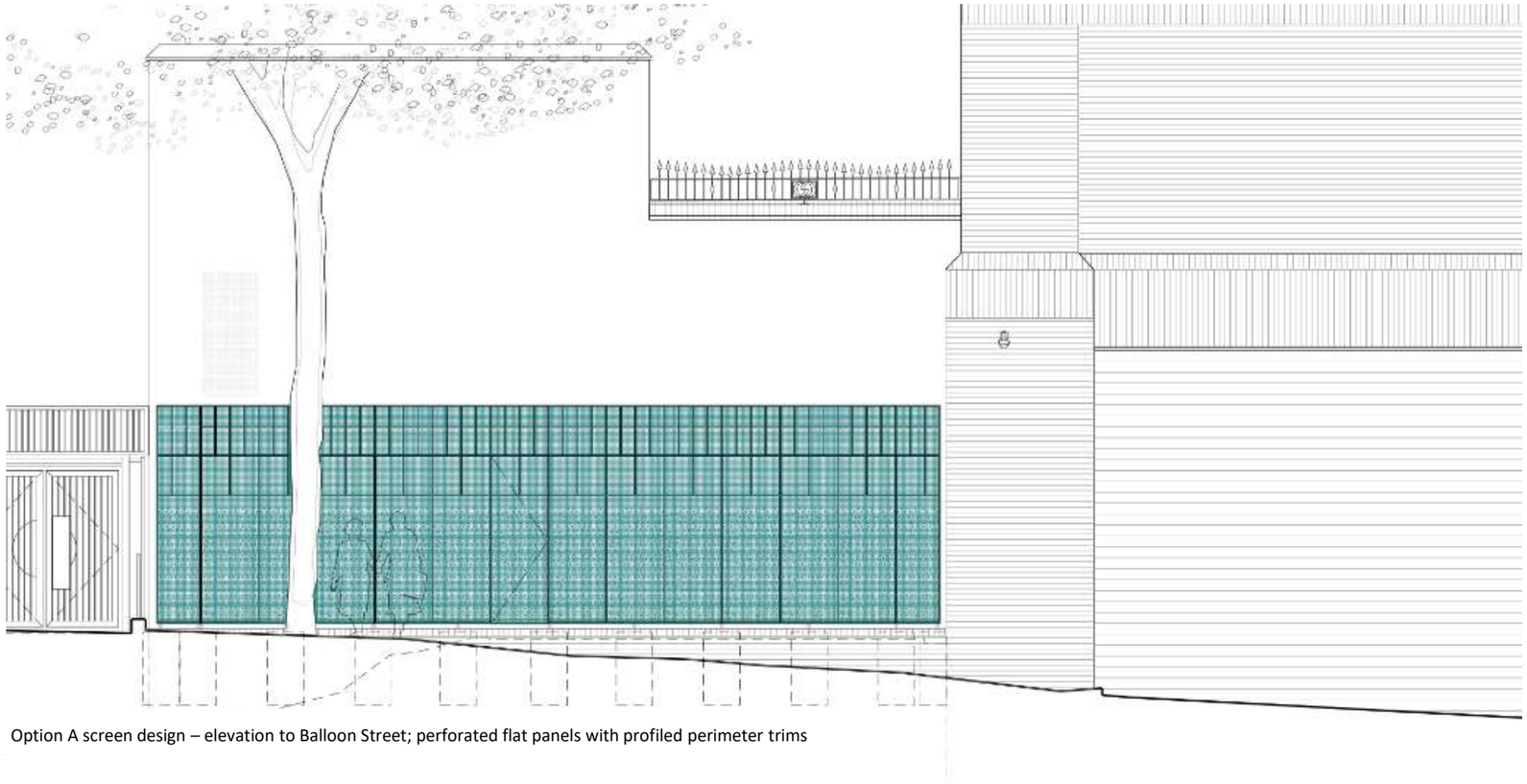
Existing profiled cladding to 1 Balloon Street



Concept sketch



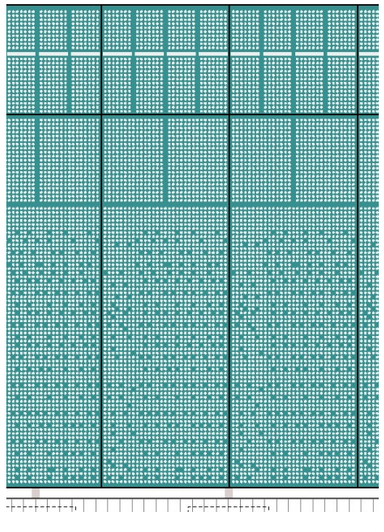
Precedent – perforated metal sheet inset to perimeter trims to provide free vent area



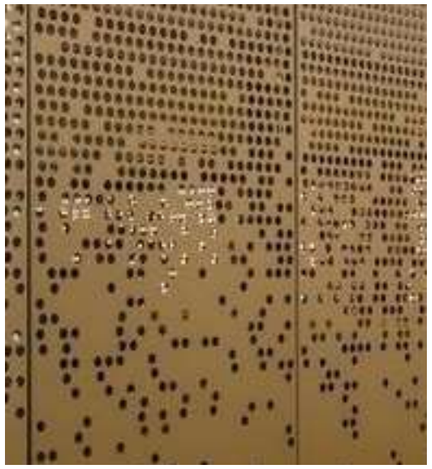
Option A screen design – elevation to Balloon Street; perforated flat panels with profiled perimeter trims

2.2 Screen design: OPTION B

Screen comprising flat panels with perforated design to echo pattern and proportions of existing 1 Balloon Street cladding. Pattern of perforated and solid elements to replicate scale of existing cladding.



Detail of proposed perforations; areas of solid to echo cladding trim positions/ proportions



Precedent – perforated flat metal panels to provide free vent area



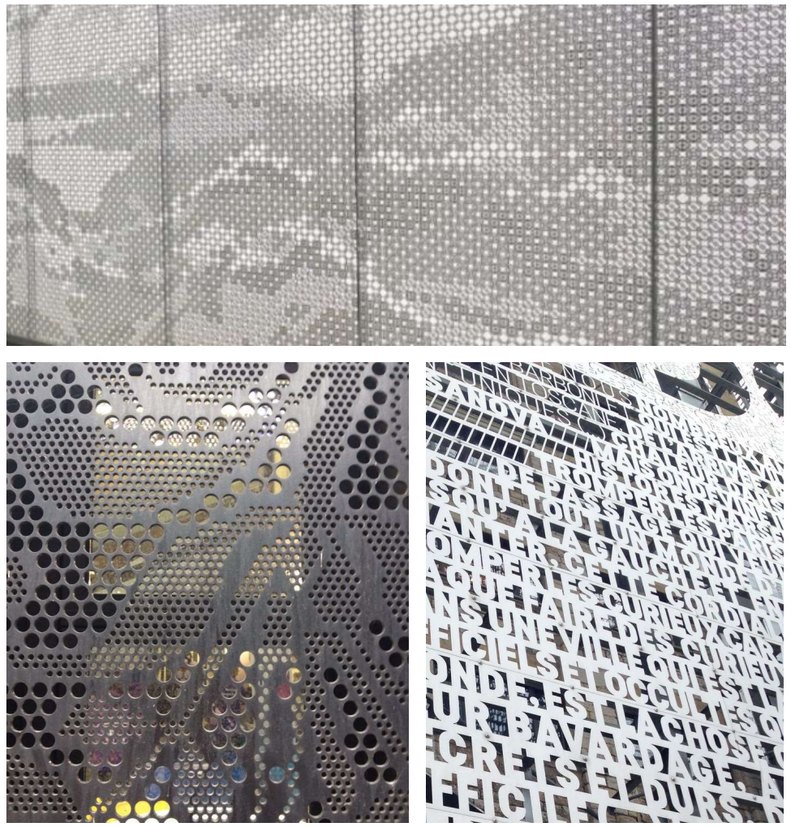
Concept sketch



Option B screen design – elevation to Balloon Street; perforated flat panels – pattern to echo cladding adjacent

2.2 Screen design: OPTION C

Screen comprising flat panels to incorporate graphics and lettering formed from laser cut perforations, inspired by the history of Balloon Street; named for James Sadler's pioneering hot air balloon ascent in 1785 – to reference the unique history of the area.



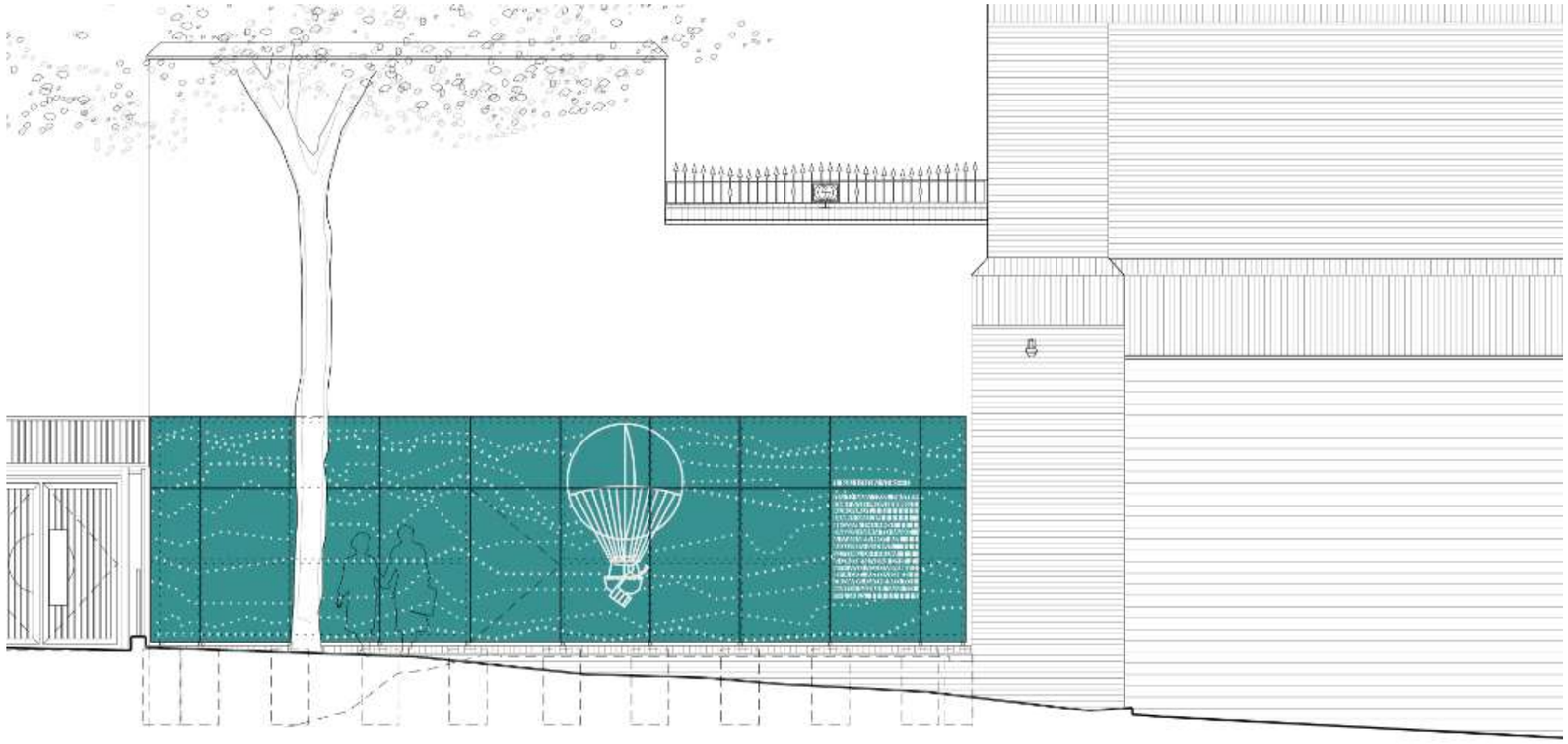
Precedent – perforated flat metal panels incorporating cloud motifs, graphics and lettering to provide free vent area

Proposed wording to be incorporated within screen design:

On 12th May 1785, pastry chef and pioneering aeronaut James Sadler became the first Englishman to make a manned hot air balloon ascent. Setting off from a garden near this site and accompanied by a cat, astonished crowds gathered to watch Sadler take to the skies.

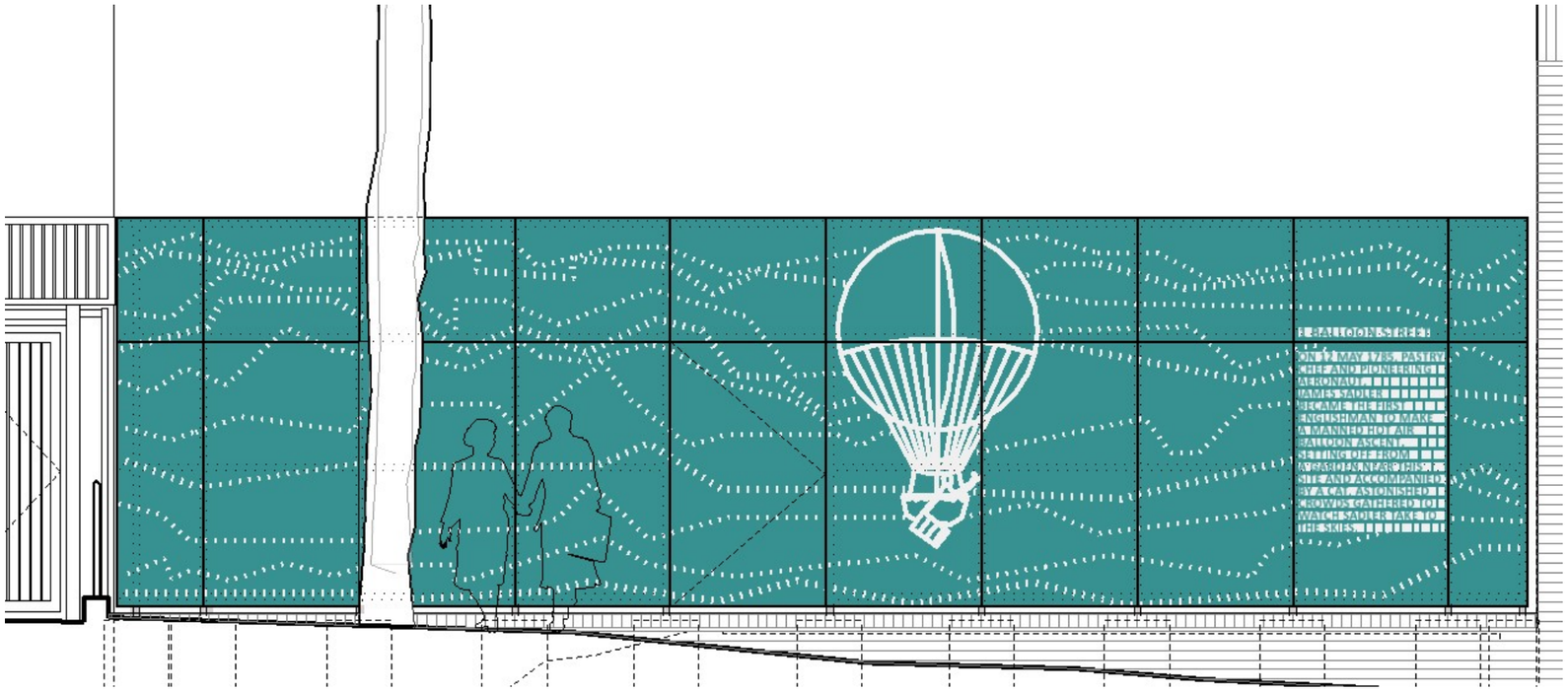


Concept sketch



Option C screen design – elevation to Balloon Street; perforated flat panels – pattern Incorporates balloon and cloud design with narrative

2.2 Screen design: OPTION C



Option C screen design – elevation extract to Balloon Street; perforated flat panels – pattern incorporates balloon and cloud design with narrative



Proposed Balloon graphic to be inspired by 1785 newspaper article recording James Sadler's ascent