

The Prestwich Regeneration LLP

Travel Hub

Application S96A Non Material Amendment



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1.0 Introduction

Purpose of the Document

This document has been prepared by Jon Matthews Architects on behalf of The Prestwich Regeneration LLP to identify and explain the proposed changes to the consented drawings at Prestwich Travel Hub and to seek Bury Council's approval through a formal planning process.

Planning Application

Prestwich Travel Hub application number 70449.

Progress Since Planning

Since the planning application, the detail design for the Travel Hub has been developed to RIBA Stage 4.

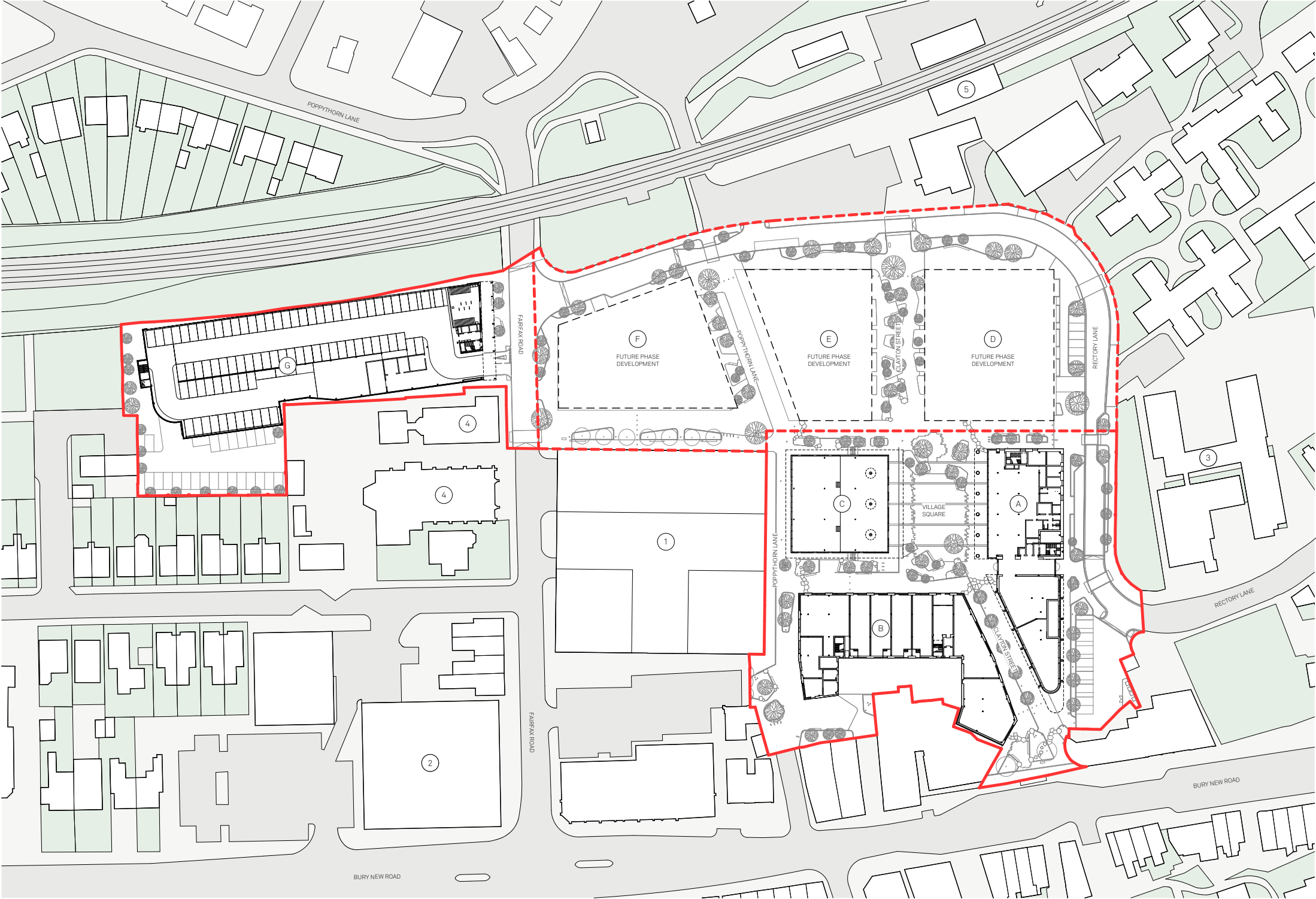
Through Stage 4 the design has been developed and measured against the approved scheme. In some limited areas however there have been some minor design amendments that require an adjustment to the approved design.

The following pages document and describe each amendment.

Description of Changes

A schedule of changes is included on the following page. Each change has been identified and an explanation given for the design amendment.

This is supported with a series of drawings that allow the consented and proposed drawings to be read alongside one another. Each of the changes itemised in the table are identified on the drawings fore ease of reference.



Proposed Site Plan



CHANGE	DETAIL DESCRIPTION	LOCATION	JUSTIFICATION
A	Lift overrun	Stair core to Fairfax Road	To accommodate clear height needed for accessible parking bays at ground level based on guidance BS 8300, leading to all adjusted upper floor levels. Despite this the cladding height has been maintained. The lift overrun set behind the cladding, however, has increased by 415mm. The lift overrun has been set away from teh facade to mitigate the visual impact.
B	Rear stair core height	Stair core to Highfield Place	As a consequence of the clear height needed for accessible parking bays at ground level based on guidance BS 8300, the rear stair core height has increased slightly by 130mm. To accomodate all adjusted upper floor levels the footprint of the core has also increase to accomodate a longer stair.
C	Rear stair core façade	Stair core to Highfield Place	Metal louvres proposed to the rear core to provide natural ventilation to the fire fighting stair and lobby via AOVs on the façade.
D	West elevation facing toward 'Our Lady of Grace'	West elevation	Brick parapet reduced by 200mm to suit adjusted upper floor levels.
E	Brick detailing / motive	West and North facades - all brickwork elevations	The brick motive to the west and north facing fadades has been developed creating a diamond motive formed by recessed header brickwork that follows the language of the metal cladding on Fairfax Road elevation. The diamond motif is borrowed from the circular window and religious star to the neighbouring church hall.
F	Metal cladding towards Fairfax Road	Fairfax Road elevation	The extent of this cladding has been adjusted to the ground and sides to correspond to the architectural design of the brick façade described above.

2.0 Drawings

2.1 Ground floor
Consented



Proposed



	 Site boundary	 In abeyance	
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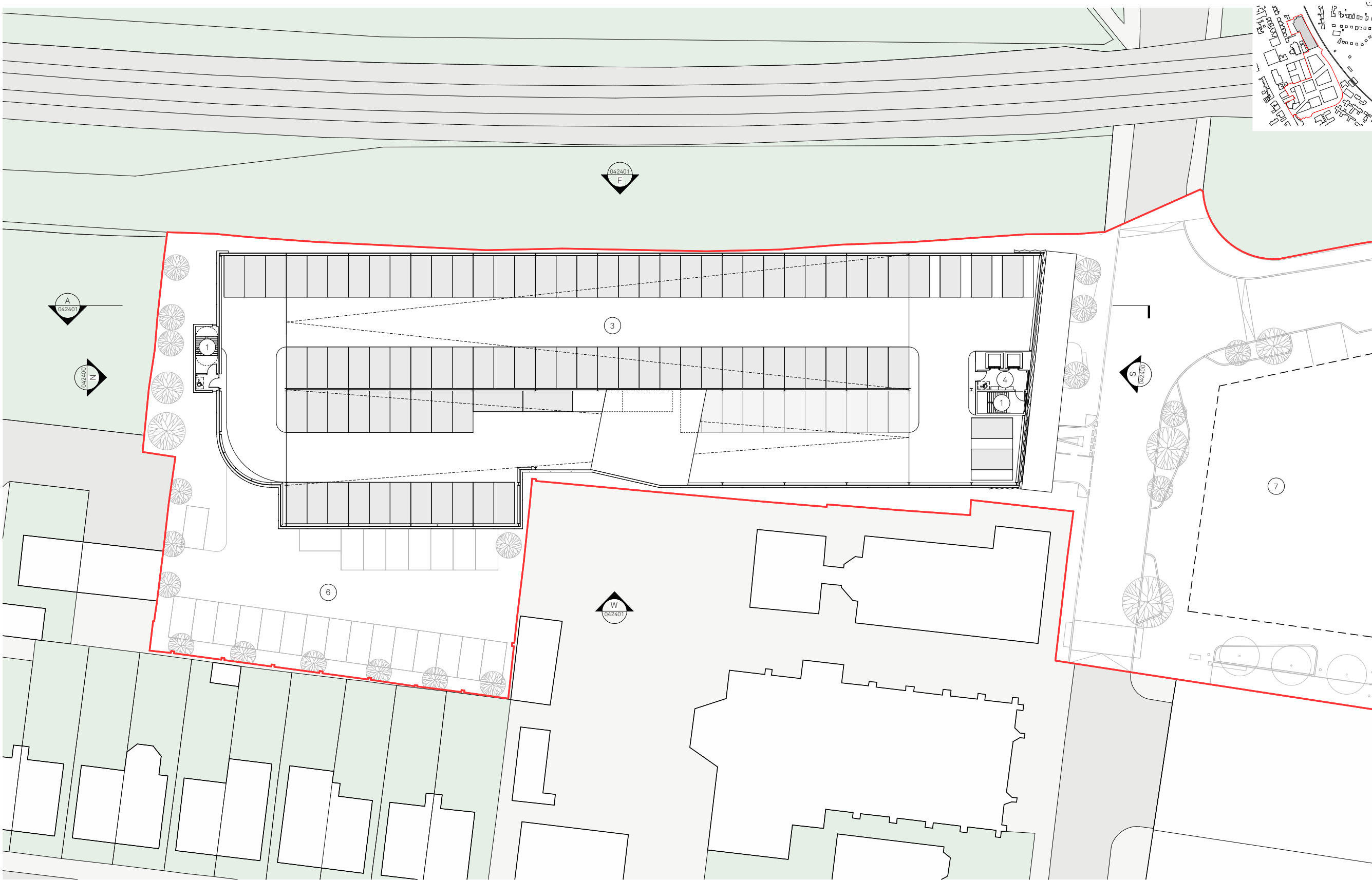
 1 Core	 4 Lift lobby	 6 External car parking	 8 Tramline	 11 Staff room	 14 Flat roof timber canopy with exposed timber columns and beams.
 2 Travel Hub entrance	 5 New gate in external boundary treatment. For emergency egress and fire fighting access	 7 Plot F Residential block (outline application)	 9 Plant room	 12 Storage	
 3 Car parking		 10 Cycle Hub	 13 Indicative landscaping to Outlined Application	 15 Lift overrun	

Project:	Title:	Scale:
Prestwich Village Travel Hub	Ground floor GA plan	1:200 @ A1
Drawn:	Checked:	Status:
ER	JC	S2
Drawing No:		Rev:
17300-JMA-P1-00-D-A-022400		P00
Details		
06/09/2024 - Application Section 96A (Non Material Amendment)		

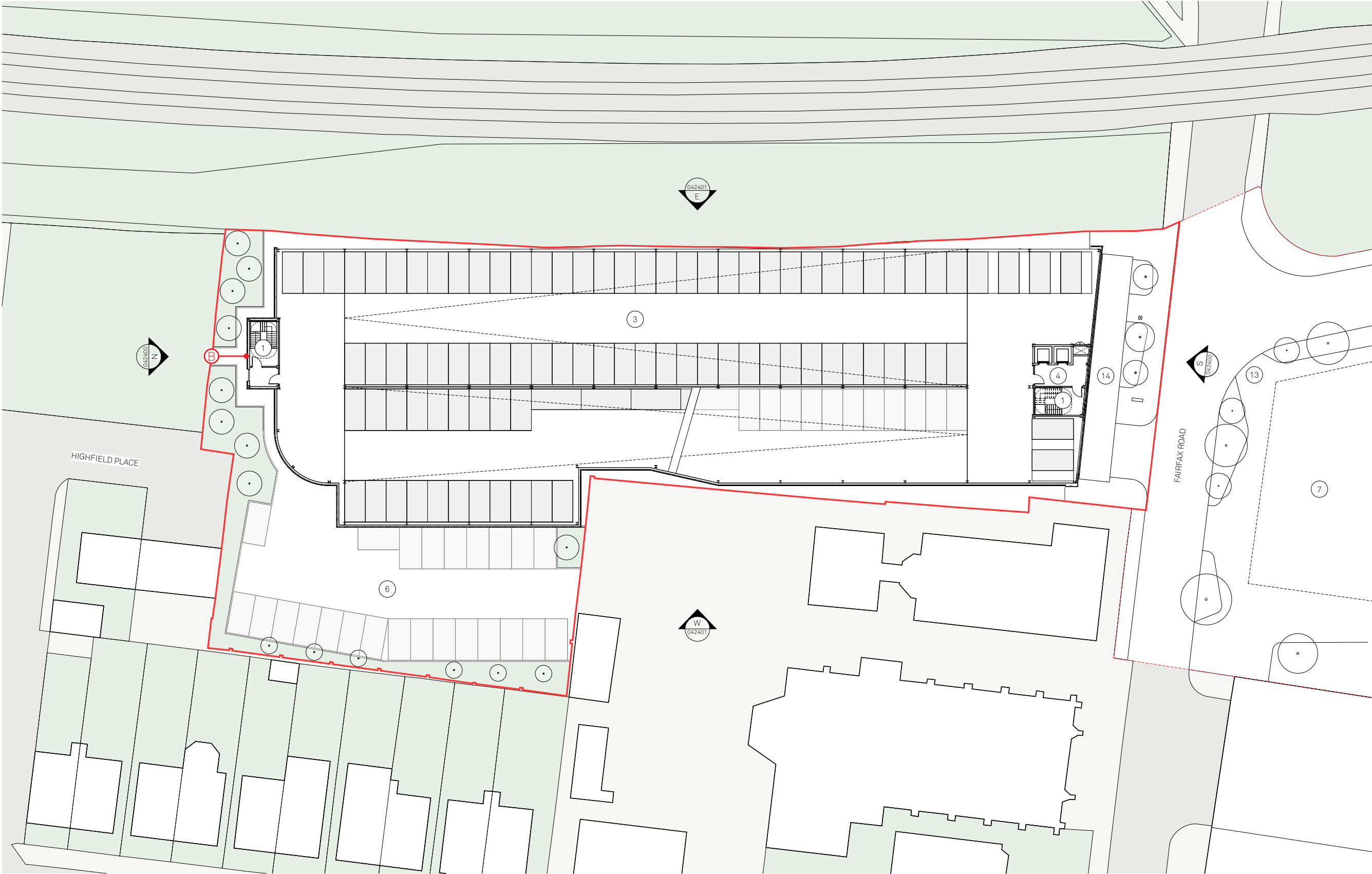
Jon Matthews Architects

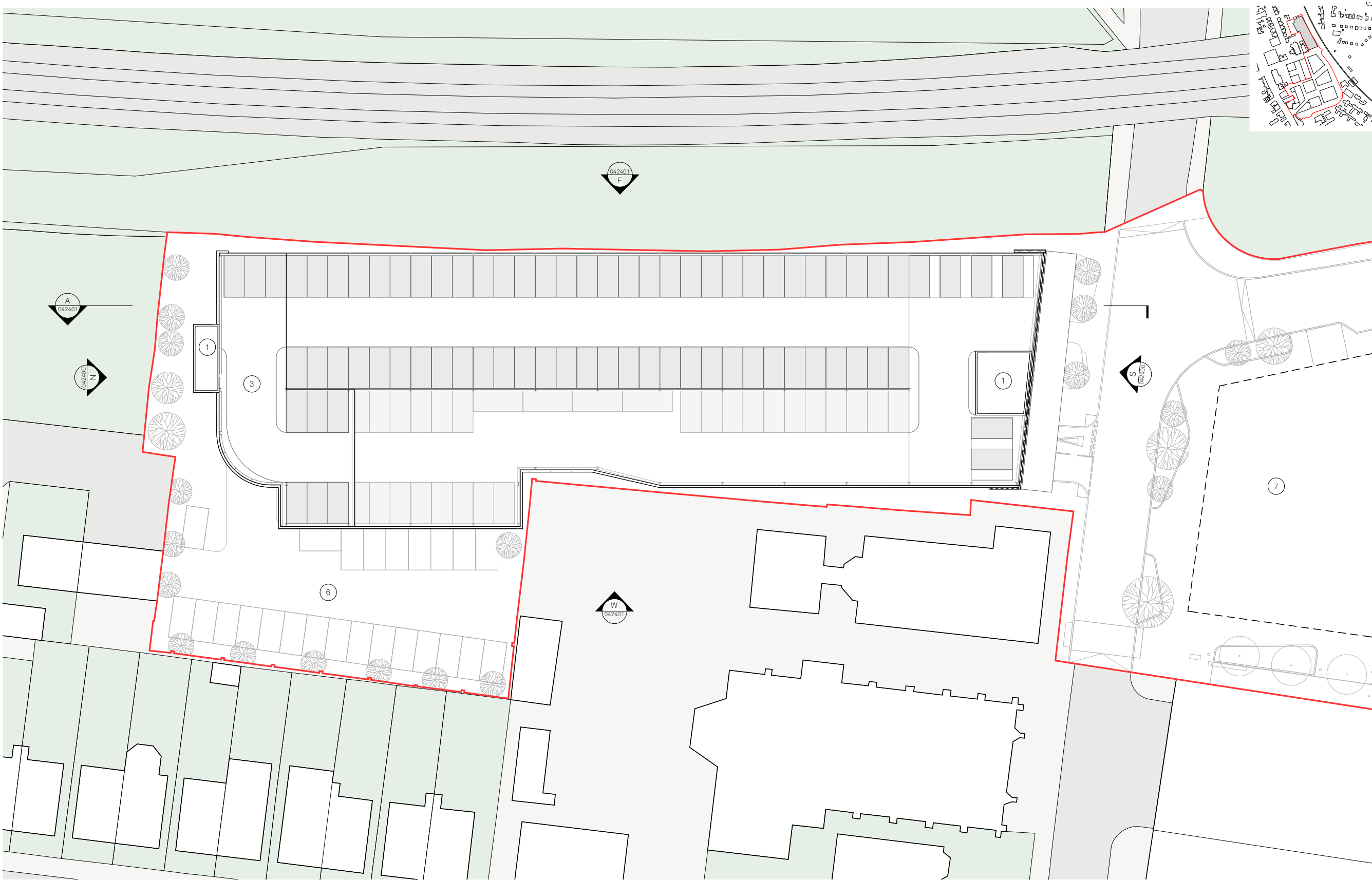
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2.3 Typical floor
Consented

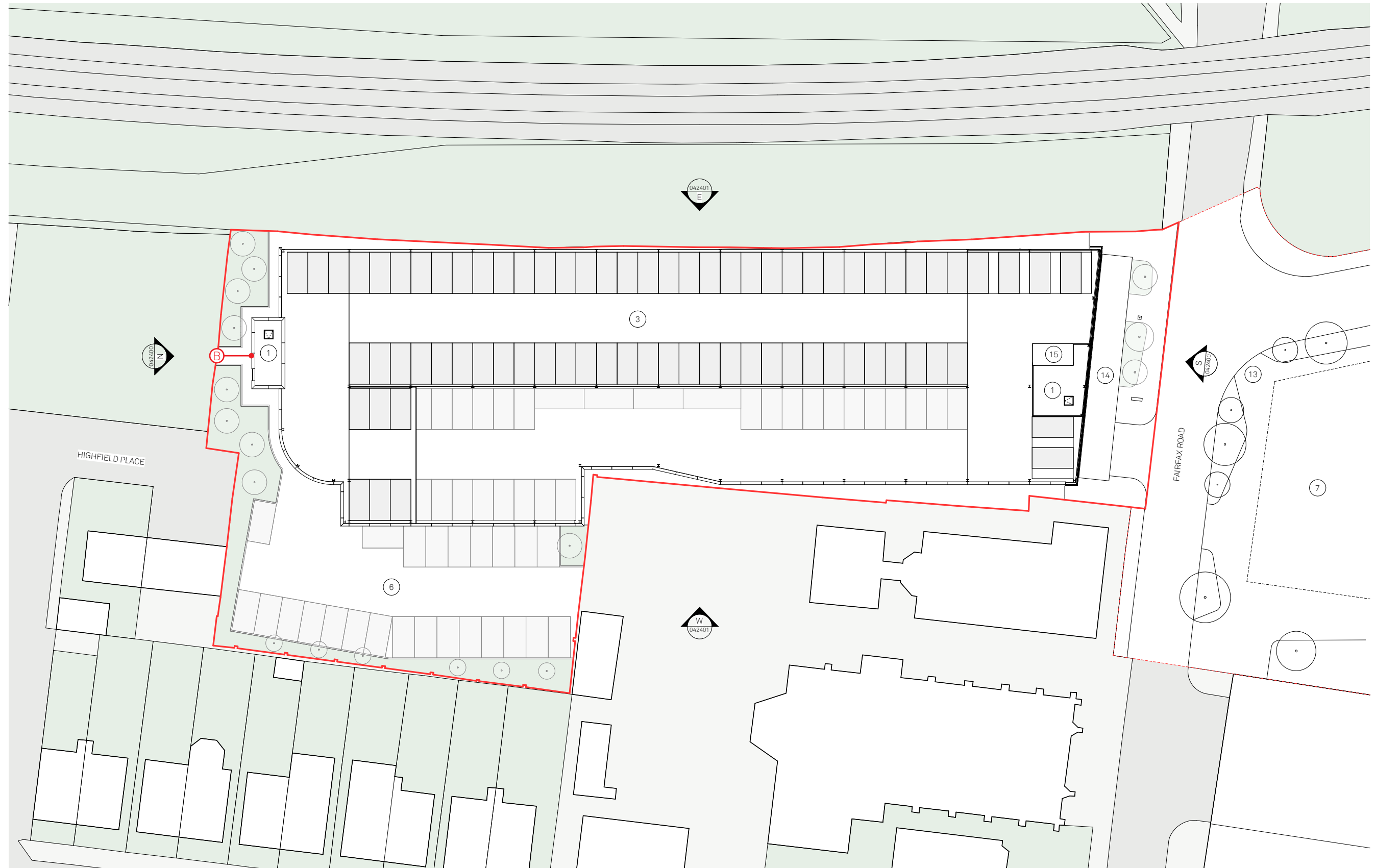


2.4 Typical floor
Proposed





2.6 Roof Proposed



Notes

- Site boundary
- In abeyance

1 Core	4 Lift lobby	6 External car parking	8 Tramline	11 Staff room	14 Flat roof timber canopy with exposed timber columns and beams.
2 Travel Hub entrance	5 New gate in external boundary treatment. For emergency egress and fire fighting access	7 Plot F Residential block (outline application)	9 Plant room	12 Storage	15 Lift overrun
3 Car parking		10 Cycle Hub			

Project: Prestwicks Village Travel Hub

Roof: GA plan

Scale: 1:200 @ A1

Drawn: JC

Checked: S2

Status: 17300-JMA-P1-RF-D-A-022410

Rev: P00

Details

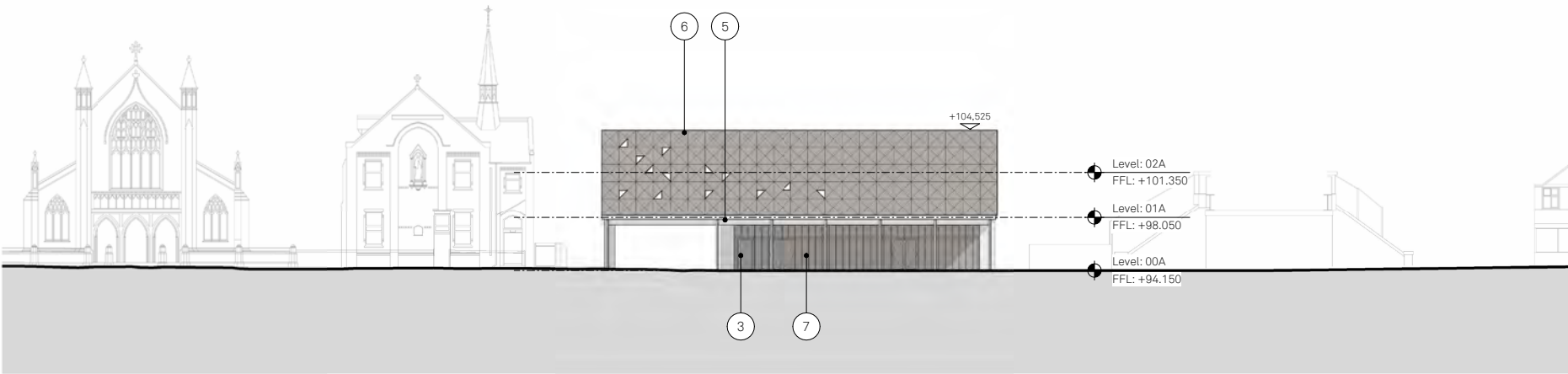
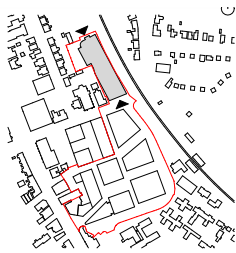
06/09/2024 - Application Section 96A (Non Material Amendment)

Unit: 2-10 Albert Square, Manchester, M2 6LW

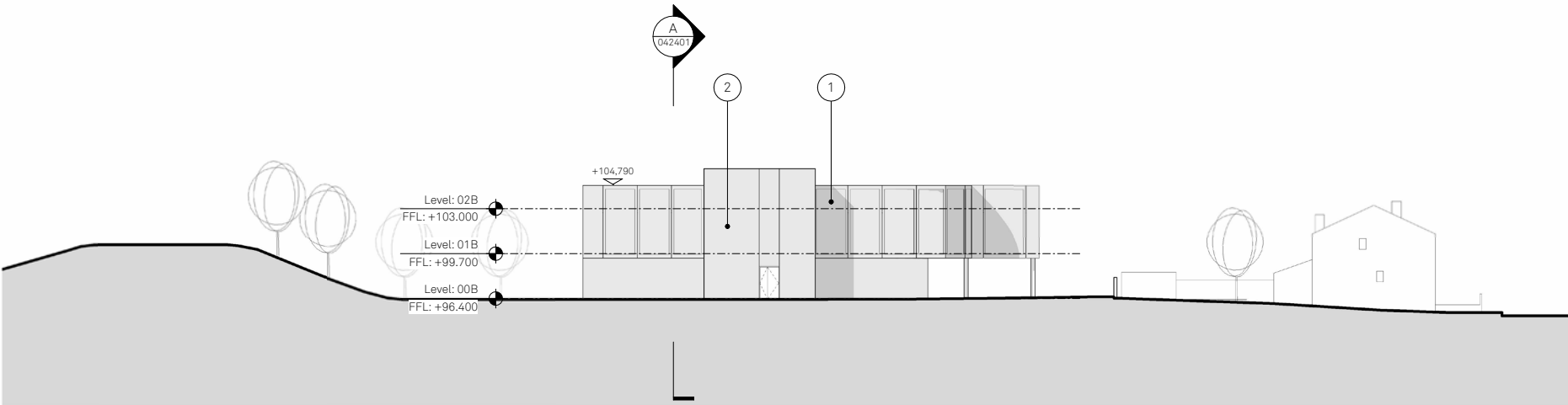
0161 974 3690

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2.7 GA elevations (Fairfax Road & Highfield Place)
Consented

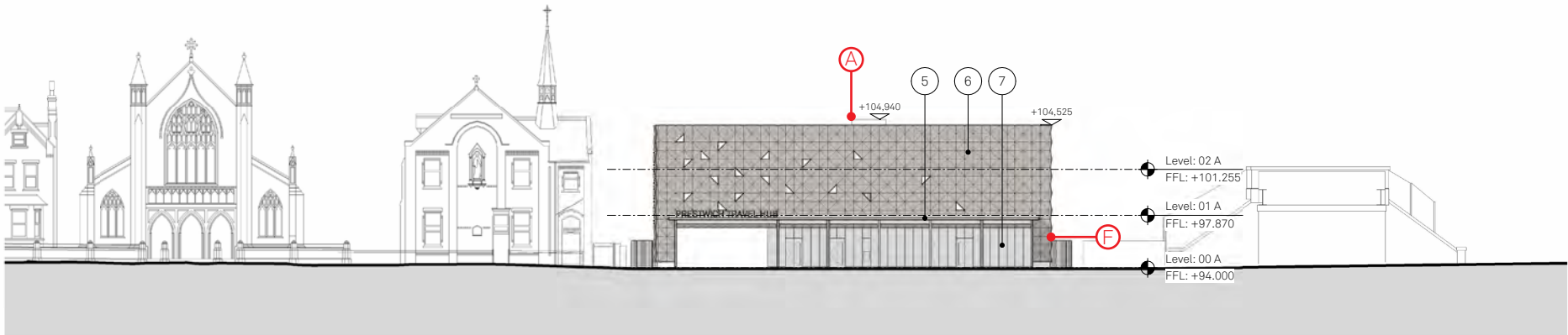
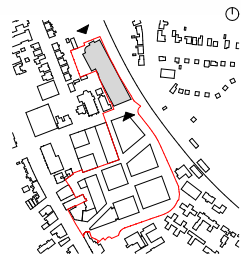


S FAIRFAX ROAD
GA ELEVATION - SOUTH

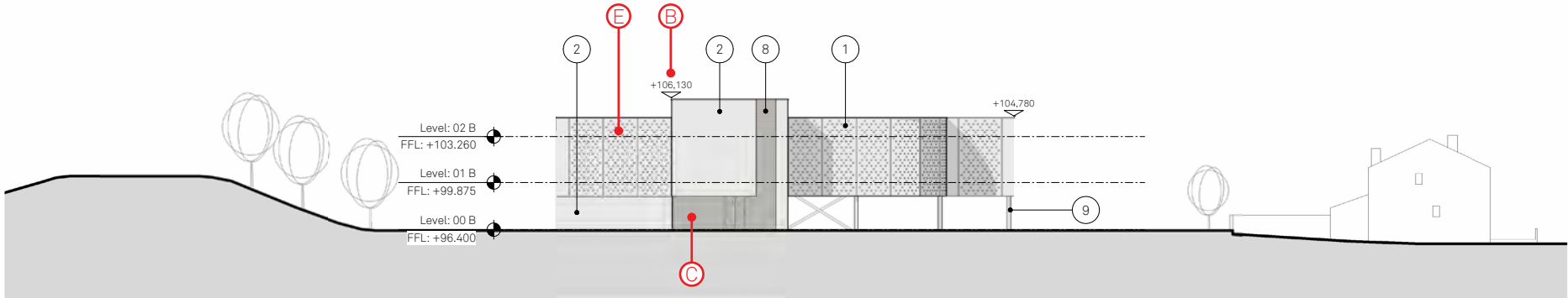


N HIGHFIELD PLACE
GA ELEVATION - NORTH

2.8 GA elevations (Fairfax Road & Highfield Place)
Proposed

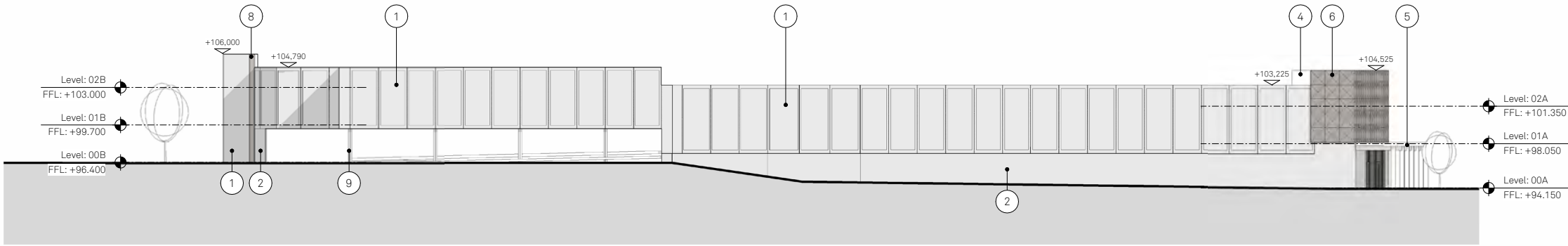


S FAIRFAX ROAD
GA ELEVATION - SOUTH

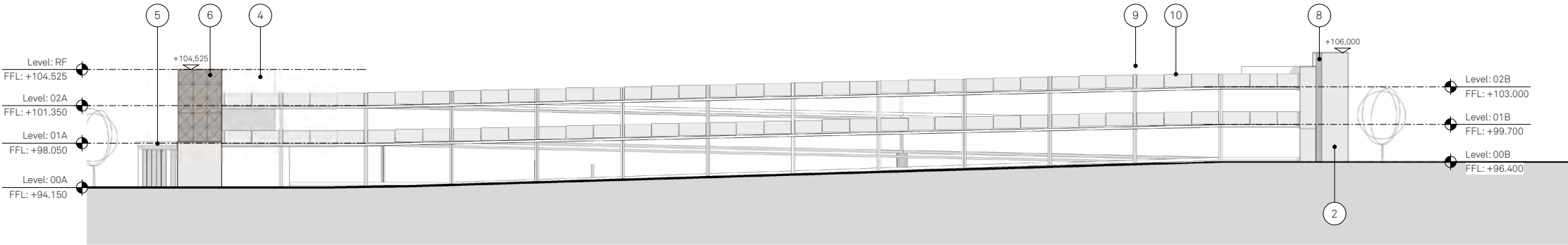


N HIGHFIELD PLACE
GA ELEVATION - NORTH

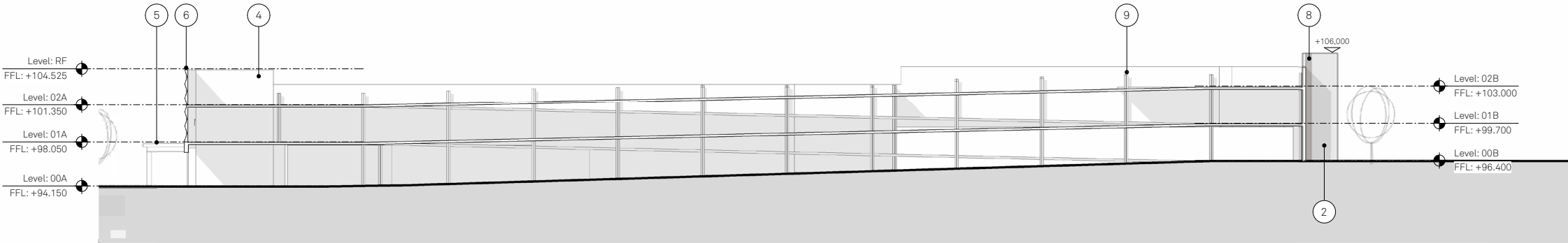
2.9 GA elevations & GA section (Highfield Road & Railway)
Consented



W HIGHFIELD ROAD
GA ELEVATION - WEST



E RAILWAY ELEVATION
GA ELEVATION - EAST

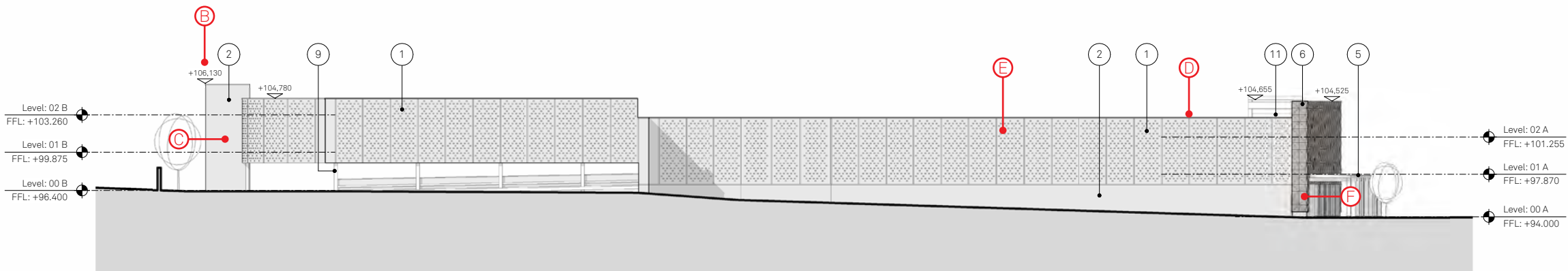
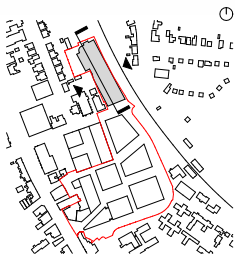


- Notes:
- 1 Horizontal Flemish-bonded brickwork with recessed headers (pattern TBC)
 - 2 Horizontal English-bonded red brickwork
 - 3 Decorative brickwork to carpark entrance with brick motive
 - 4 Rendered blockwork
 - 5 Flat roof timber canopy with exposed timber columns and beams.
 - 6 PPC metal decorative perforated panel. Decoration to be etched/ cut.
 - 7 PPC metal perforated modular panel to cycle hub facade with integrated doors to Cycle Hub & carpark
 - 8 PPC metal horizontal louvre
 - 9 Steel column
 - 10 Galvanized car barrier and 1100mm high vertical railing

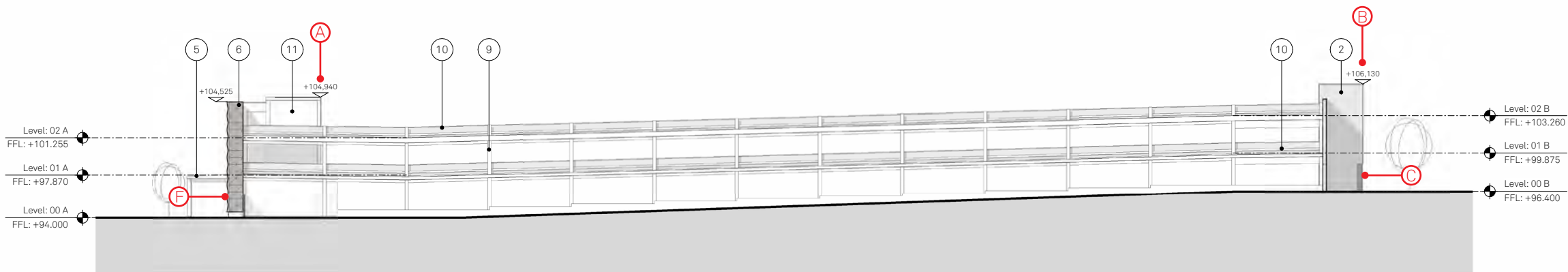
Project: Prestwich Village Travel Hub
Title: GA elevations & GA section
Scale: 1:200 @ A1
Drawn: RA
Checked: JC
Status: S2 Information
Drawing No: 207-JMA-G-XX-DR-A-042401
Rev: P01
Details: 03/05/2024
Issued for Planning

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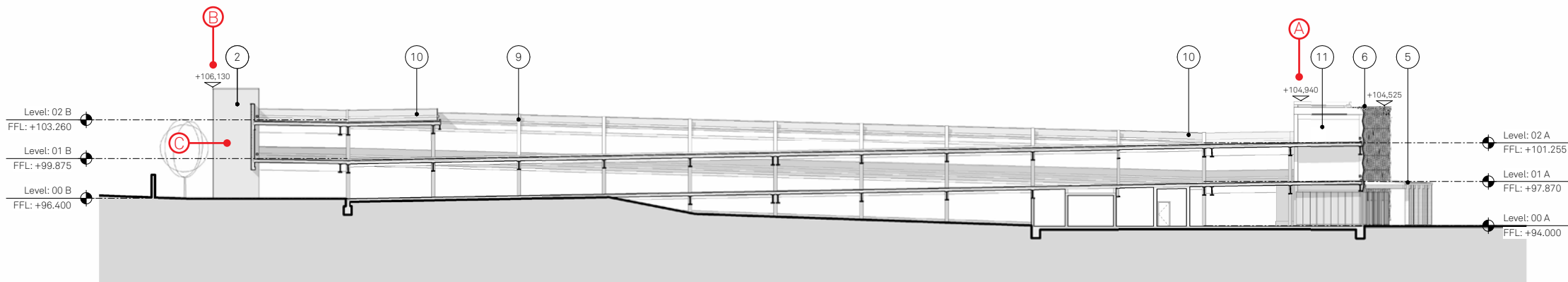
2.10 GA elevations & GA section (Highfield Road & Railway)
Proposed



W HIGHFIELD ROAD
GA ELEVATION - WEST



E RAILWAY ELEVATION
GA ELEVATION - EAST



A LONGITUDINAL SECTION
SECTION A

Notes

1

Horizontal Flemish-bonded red brickwork with recessed headers

2

Horizontal English-bonded red brickwork

3

Horizontal header bond red brickwork

4

Vertical soldier course red brickwork

5

Flat roof timber canopy with exposed timber columns and beams.

6

PPC metal decorative perforated panel. Decoration to be etched/cut.

7

PPC metal perforated modular panel to cycle hub facade with integrated doors to Cycle Hub & carpark

8

PPC metal horizontal louvre

9

Exposed steel frame

10

Vehicle impact and pedestrian balustrade

11

Blockwork

Project

Prestwich Village Travel Hub

Title

GA elevations and section

Scale

1:200 @ A1

Drawn

Author/Checker

Checked

S2 - For information

Status

17300-JMA-P1-XX-D-A-042401

Drawing No.

Rev.

P00

Date

22/07/2024 - WS4 information (2nd issue)

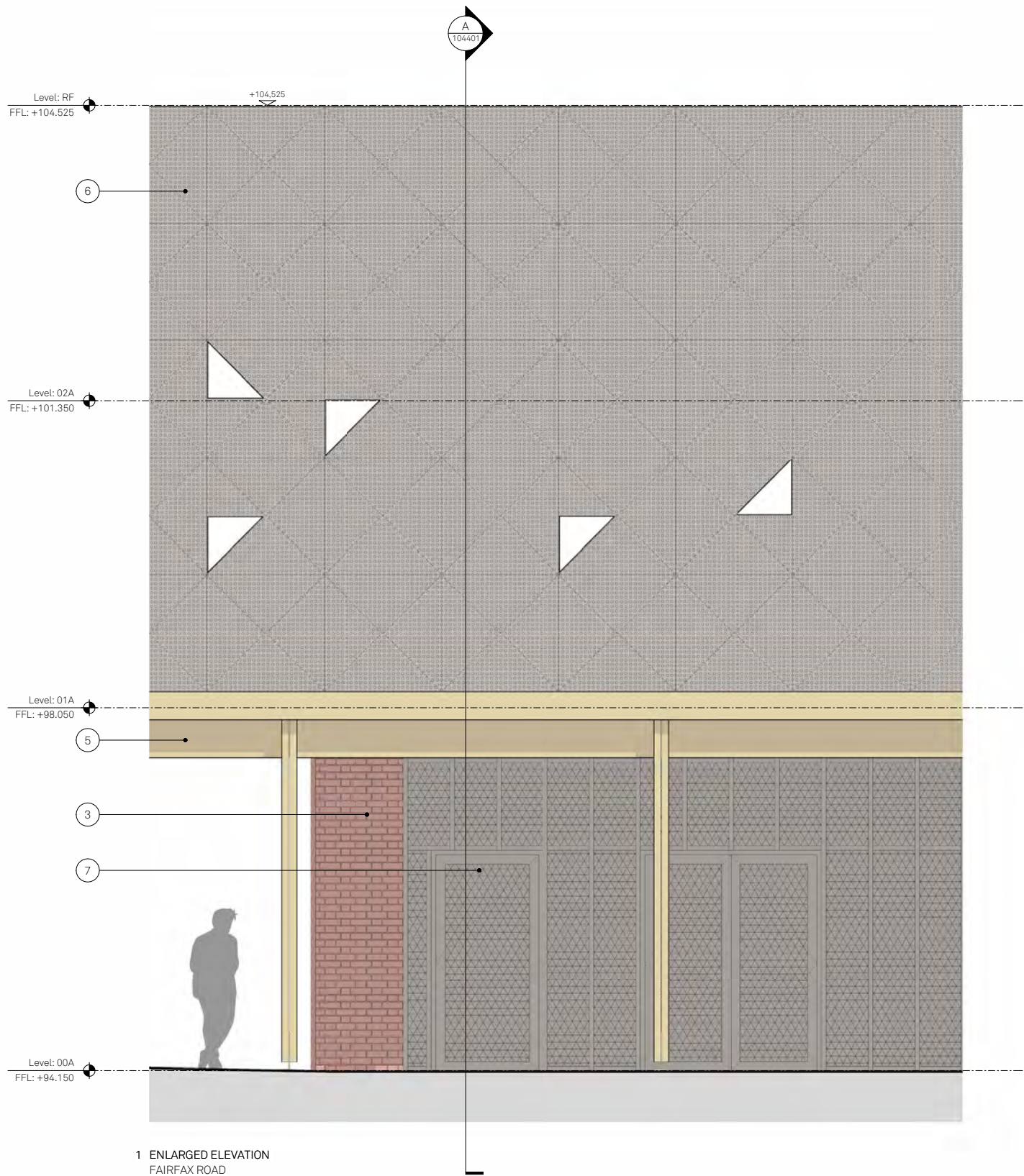
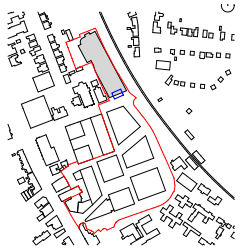
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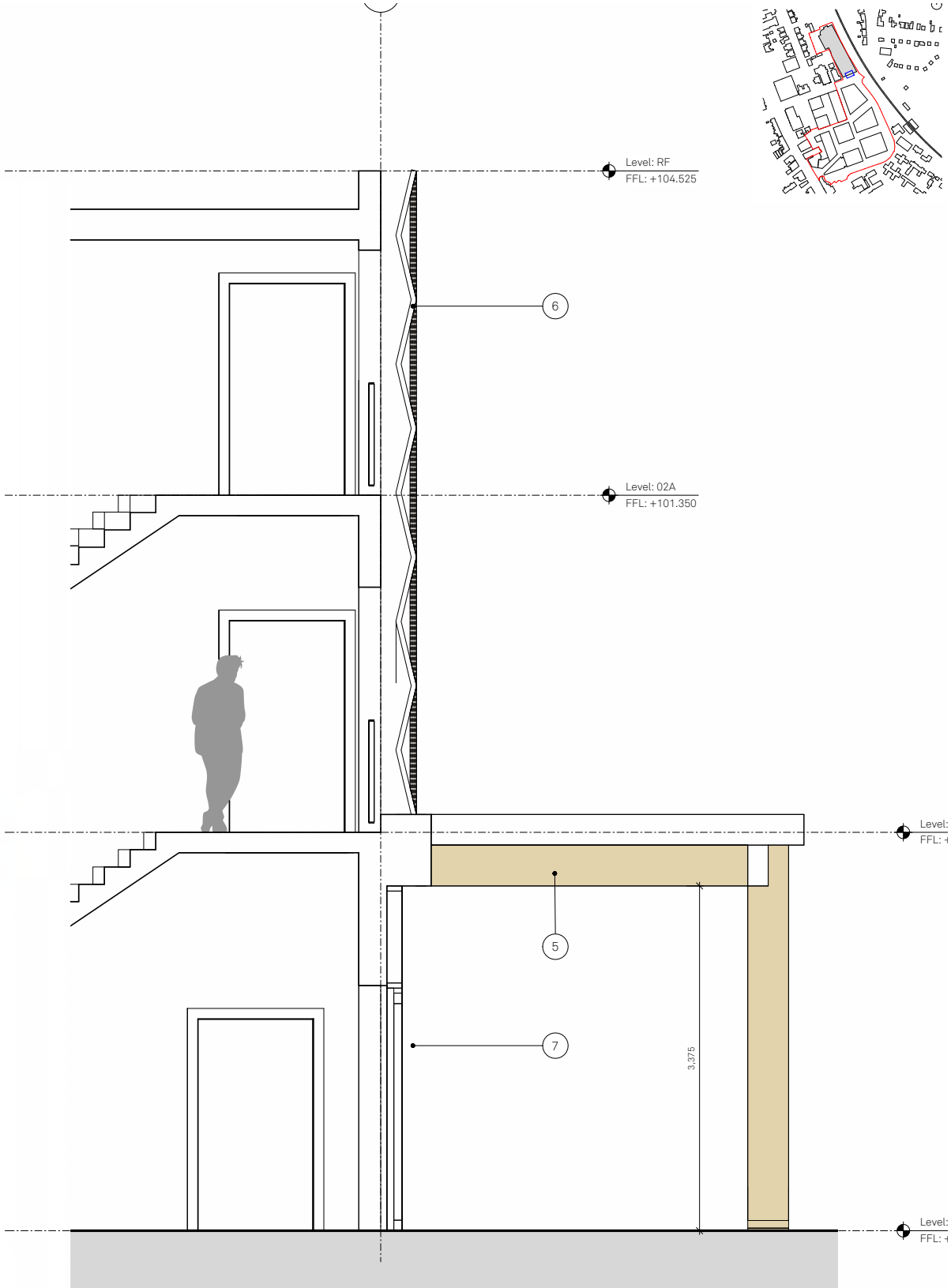
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2.11 Study bay (Fairfax Road)
Consented



1 ENLARGED ELEVATION
FAIRFAX ROAD



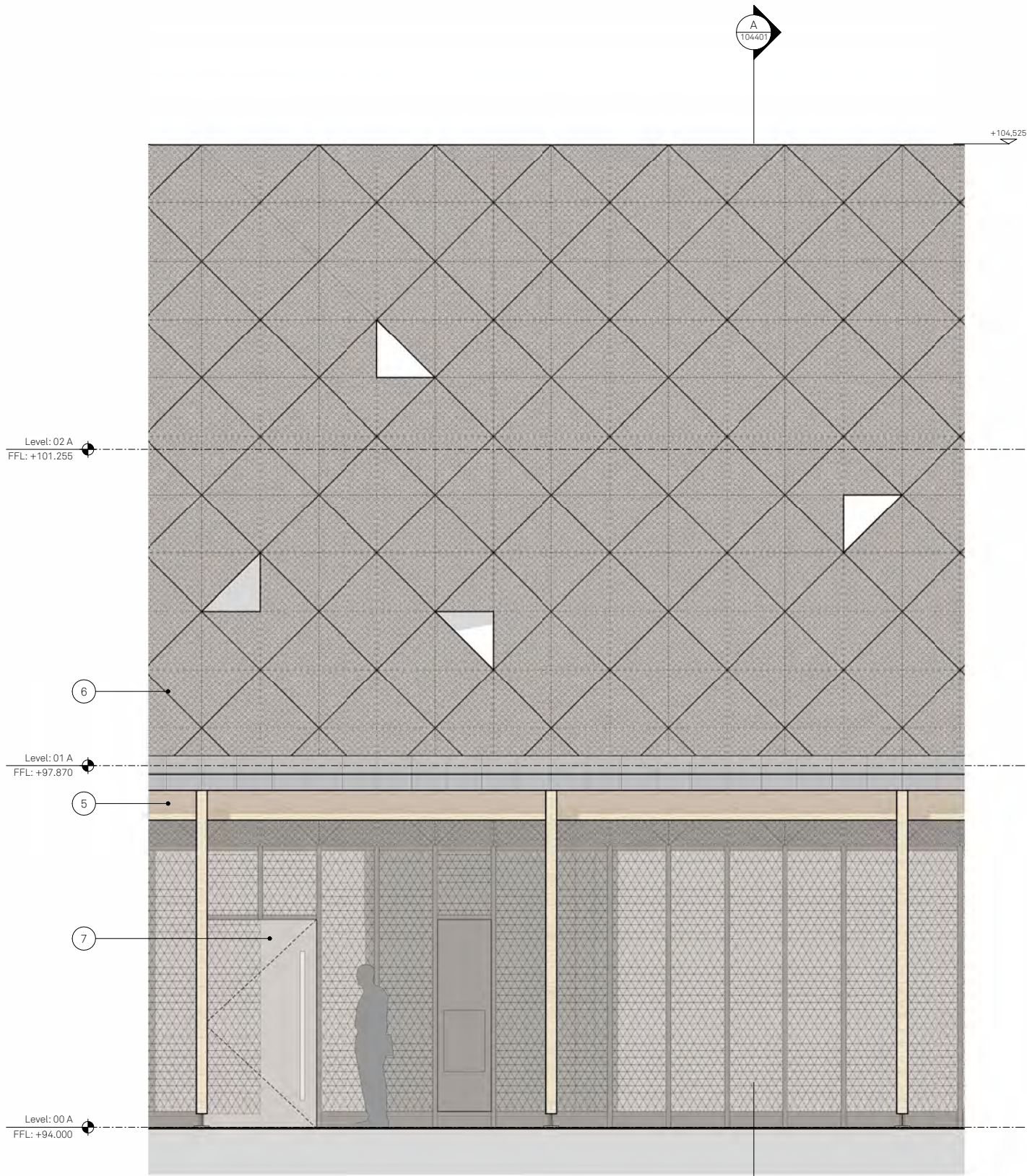
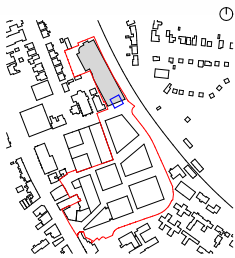
A SECTION A
FAIRFAX ROAD

- Notes:
- | | | | | |
|---|--|--|---|--|
| 1 Horizontal Flemish-bonded brickwork with recessed headers (pattern TBC) | 3 Decorative brickwork to carpark entrance with brick motive | 5 Flat roof timber canopy with exposed timber columns and beams. | 7 PPC metal perforated modular panel to cycle hub facade with integrated doors to Cycle Hub & carpark | 9 Steel column |
| 2 Horizontal English-bonded red brickwork | 4 Rendered blockwork | 6 PPC metal decorative perforated panel. Decoration to be etched/ cut. | 8 PPC metal horizontal louvre | 10 Galvanized car barrier and 1100mm high vertical railing |

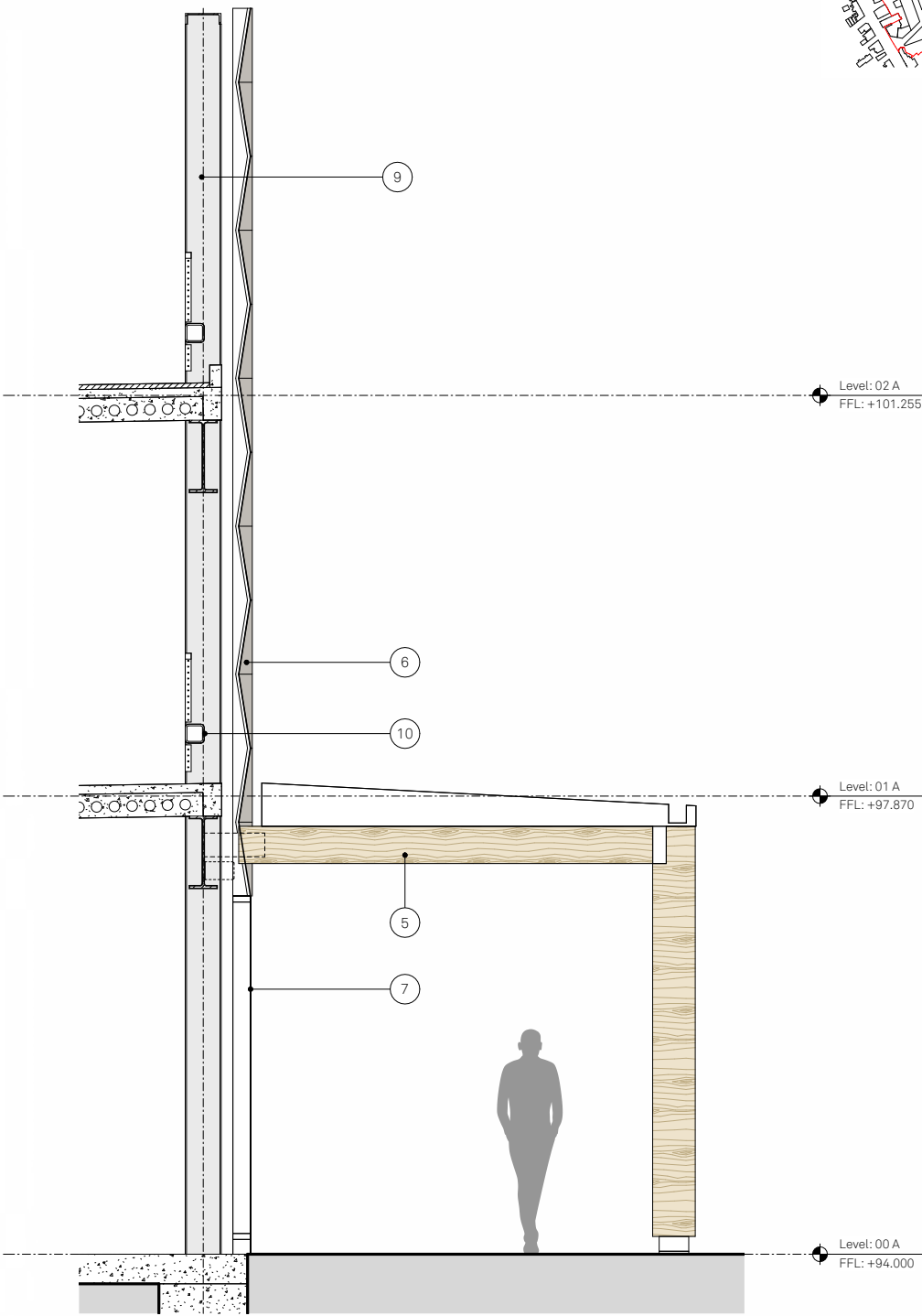
Project: Prestwich Village Travel Hub
Title: Study Bay 1
Scale: 1:25 @ A1
Drawn: RA
Checked: JC
Status: S2 Information
Drawing No: 207-JMA-G-XX-DR-A-104401
Rev: P01
Details: 06/12/2023
Planning

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2.12 Study bay (Fairfax Road)
Proposed



1 DETAIL ELEVATION
FAIRFAX ROAD



A SECTION
FAIRFAX ROAD

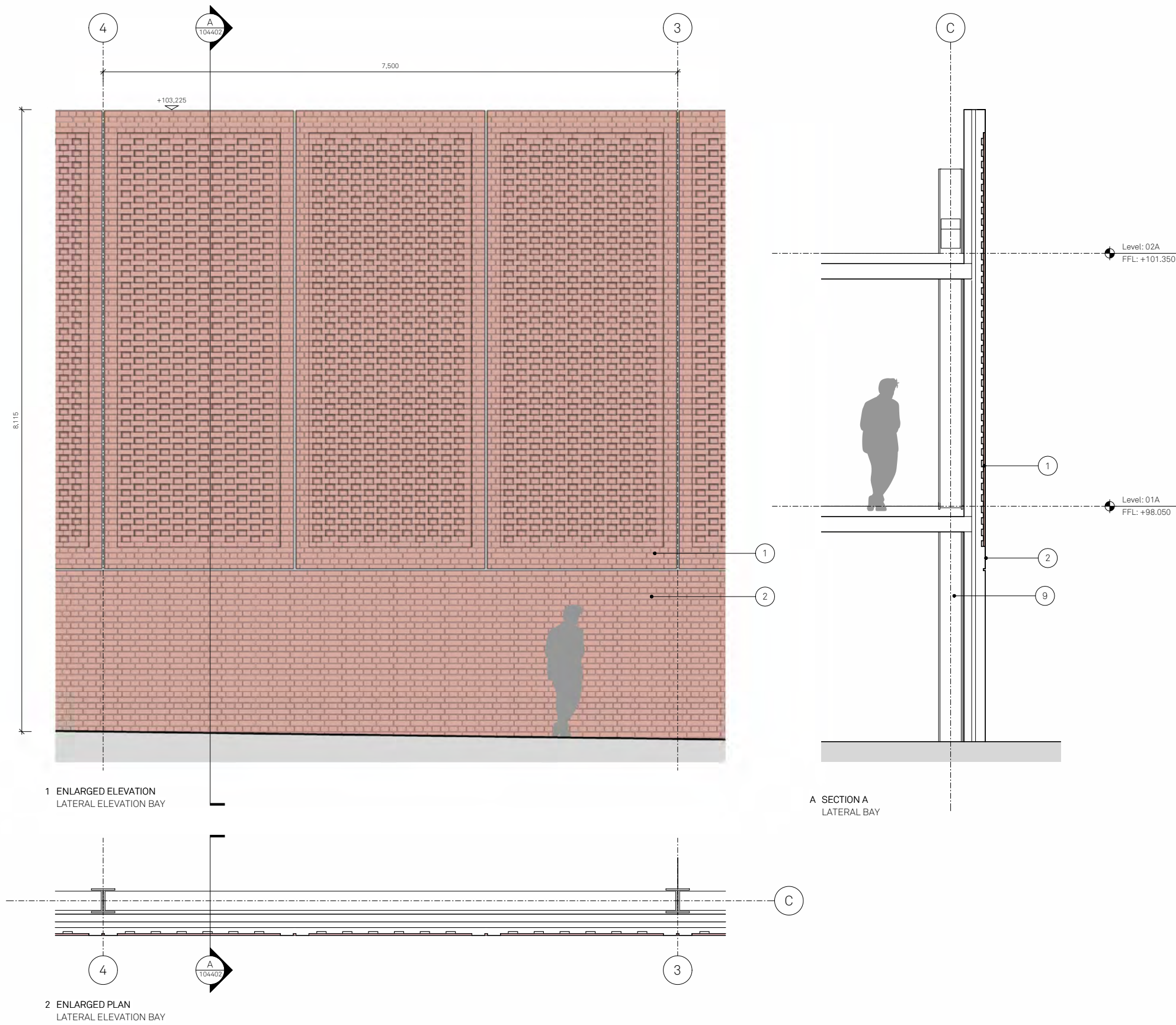
- Notes
- | | | | | | |
|---|---|---|---|---|--------------|
| 1 Horizontal Flemish-bonded red brickwork with recessed headers | 3 Horizontal header bond red brickwork | 5 Flat roof timber canopy with exposed timber columns and beams. | 7 PPC metal perforated modular panel to cycle hub facade with integrated doors to Cycle Hub & carpark | 9 Exposed steel frame | 11 Blockwork |
| 2 Horizontal English-bonded red brickwork | 4 Vertical soldier course red brickwork | 6 PPC metal decorative perforated panel. Decoration to be etched/cut. | 8 PPC metal horizontal louvre | 10 Vehicle impact and pedestrian balustrade | |

Project	Title		Scale	
Prestwich Village Travel Hub	Study bay 1 Fairfax Road elevation		1:25 @ A1	
Drawn	Checked	Status	Drawing No	Rev
ER	JC	S2	17300-JMA-P1-XX-D-A-104401	P00
Details				
06/09/2024 - Application Section 96A (Non Material Amendment)				

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2.13 Study bay (Brickwork motive)
Consented



Notes:									
1	Horizontal Flemish-bonded brickwork with recessed headers (pattern TBC)	3	Decorative brickwork to carpark entrance with brick motive	5	Flat roof timber canopy with exposed timber columns and beams.	7	PPC metal perforated modular panel to cycle hub facade with integrated doors to Cycle Hub & carpark	9	Steel column
2	Horizontal English-bonded red brickwork	4	Rendered blockwork	6	PPC metal decorative perforated panel. Decoration to be etched/ cut.	8	PPC metal horizontal louvre	10	Galvanized car barrier and 1100mm high vertical railing

Project:
Prestwich Village
Travel Hub

Drawn:
RA

Rev:
P01

Checked:
JC

Details:
06/12/2023

Title:
Study Bay 2

Status:
S2 Information

Planning

Scale:
1:25 @ A1

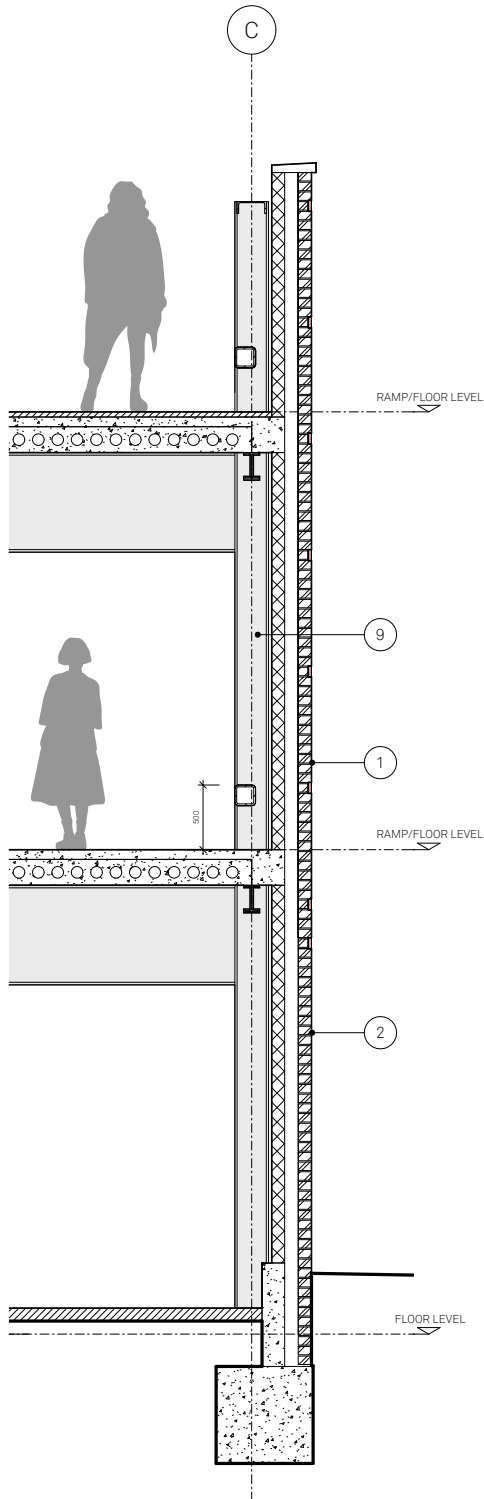
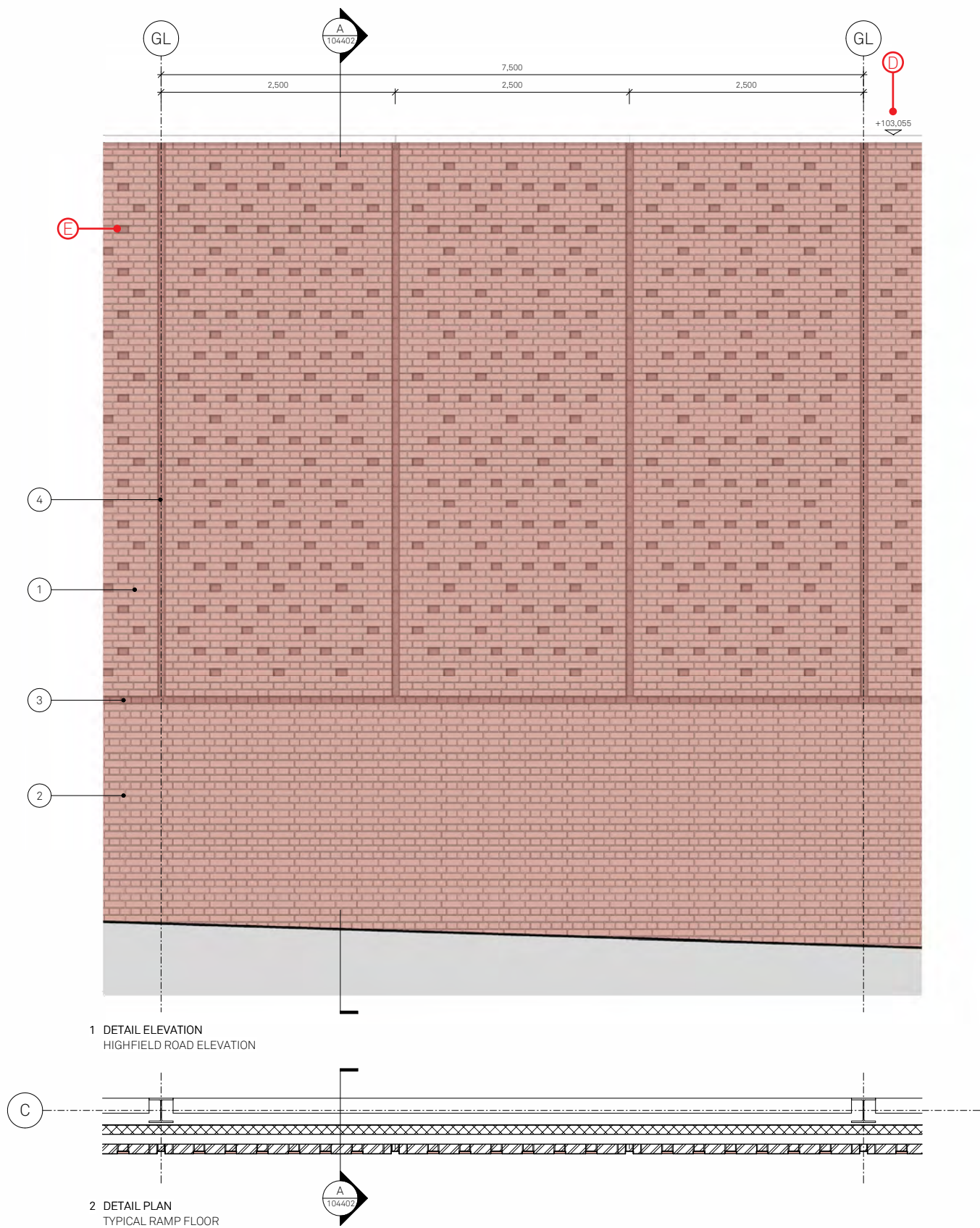
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2.14 Study bay (Brickwork motive)
Proposed



SECTION

3.0 Drawing Register

The drawing register below shows the consented drawings on the left with the proposed replacement drawing on the right.

APPROVED PLAN NAME	APPROVED PLAN REFERENCE	REV	REVISED PLAN NAME	REVISED PLAN REFERENCE	REV
GA plan - Ground floor	207-JMA-G-00-DR-A-022400	P01	GA plan - Ground floor	17300-JMA-P1-00-D-A-022400	P00
GA plan - Typical ramp floor	207-JMA-G-01-DR-A-022401	P01	GA plan - Typical ramp floor	17300-JMA-P1-01-D-A-022401	P00
GA plan - Roof	207-JMA-G-RF-DR-A-022410	P01	GA plan - Roof	17300-JMA-P1-RF-D-A-022410	P00
GA elevations	207-JMA-G-XX-DR-A-042400	P01	GA elevations	17300-JMA-P1-XX-D-A-042400	P00
GA elevations & GA section	207-JMA-G-XX-DR-A-042401	P01	GA elevations & GA section	17300-JMA-P1-XX-D-A-042401	P00
Study bay 1	207-JMA-G-XX-DR-A-104401	P01	Study bay 1 - Fairfax Road elevation	17300-JMA-P1-XX-D-A-104401	P00
Study bay 2	207-JMA-G-XX-DR-A-104402	P01	Study bay 2 - Highfield Road elevation	17300-JMA-P1-XX-D-A-104402	P00

Simple, elegant design.