

CONDITION DISCHARGE

Manchester Quays Ltd

GLOBE & SIMPSON ST JOHN'S, MANCHESTER

LPA REF: 121721/FO/2018 AND 125222/JO/2019
(AMENDMENT)

July 2021

VN81159

Pre-occupation Condition Discharge

Condition 7 Parking Strategy,
Condition 8 Drop-off Zone,
Condition 11 Servicing Strategy,

Report control

Document:	Condition Discharge
Project:	Globe & Simpson, St John's, Manchester
Client:	Manchester Quays Limited
Job number:	VN81159
File origin:	N:\Vectos Job Data\2018\VN81159 St Johns Place 2\Docs\Condition Discharge\Globe & Simpson Condition 7,8,11 Discharge V2 21.07.21.docx

Document checking

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Review by:	Gareth Davis	Initialled:	GD

Issue	Date	Status	Checked for issue
1	15.07.21	v1	GD
2	21.07.21	v2	GD

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Dwg SJQ-102 AXS XX L00 DR A 20200	Ground Floor Layout
Dwg SJQ-102 AXS XX B01 DR A 20199	Basement Layout
Dwg SJQ-102-EXA-XX-L00-DR-L-000100	Public Realm Landscaping

1 INTRODUCTION

Background

- 1.1 Vectos have been commissioned by Manchester Quays Ltd to discharge planning conditions 7, 8 & 11 to the planning permission, for the Globe & Simpson development which forms part of the St John's development located in Central Manchester. The development consists of the following:

"Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works."

- 1.2 The Date of Application was 30.10.18 and the Date of Approval 17.01.2019. and 29.01.2020 for Minor Material Amendment. The wording of Conditions 7, 8 and 11 are given below and state the following:

Condition 7 – Parking Strategy:

Prior to the first occupation of the development, a detailed parking strategy, including provision for bicycle parking and disabled parking, shall be submitted to, and approved by, the City Council, as local planning authority. The detailed parking strategy shall include a temporary parking strategy and shall also consider introducing fast charging for electric vehicle points. The parking strategy shall be fully implemented, prior to the first occupation of the development.

Condition 8 – Pick Up & Drop-Off Zone:

Prior to the first occupation of the development, a detailed strategy for visitor pick-up and drop-off locations shall be submitted to, and approved by, the City Council, as local planning authority.

Condition 11 – Servicing Strategy:

Prior to the first occupation of the development, a servicing strategy, including a schedule of loading and unloading locations, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy.

- 1.3 We set out next an overview of development as background to the context to the condition discharge and then consider each matter separately.

2 DEVELOPMENT PROPOSALS

Introduction

- 2.1 The Globe & Simpson Development will provide a commercial building with a total gross floor area of 12,222 sqm. The accommodation schedule for the building is given in **Dwg SJQ-102 AXS XX SH A 00901** overleaf. If we exclude the basement and landlord spaces, then the space to be occupied by tenants and therefore by office employees is shown as 8,011sqm.
- 2.2 The ground floor layout is shown in **Dwg SJQ-102 AXS XX L00 DR A 20200**. The basement layout is shown in **Dwg SJQ-102 AXS XX B01 DR A 20199**.
- 2.3 From the second floor up the development will be occupied by WPP, a multinational company combining communications, advertising, public relations and related businesses. The day to day operations at Globe & Simpson will be managed by the occupiers but the overall building management lies with the building management team:

All + Property Management,
Anthony Rothwell, Head of FM
T:0161 413 4557
E:Anthony.rothwell@allplusmanagement.com.

3 CONDITION 7 – PARKING STRATEGY

- 3.1 Globe and Simpson is located in a highly accessible location within the city centre where people can conveniently access the site by public transport, active travel modes, by taxi or car club vehicle all of which are described in the Transport Statement. There are also over 4000 car parking spaces within a 15 minute walk of the site.

Car Parking

- 3.2 The site offers the following parking provision as shown in **Dwg SJQ-102 AXS XX B01 DR A 20199**.
- 37 Parking Spaces, including
 - o 4 EV Charging Spaces
 - o 2 Disabled Parking Spaces
- 3.3 Parking spaces 26,27 and 28 have a limited headroom of 2.1m. This should provide clearance for most cars but when spaces are leased the drivers will be informed of this height limitation in advance to ensure that it is not allocated to drivers with unusually tall vehicles or those with roof bars.
- 3.4 The above spaces are a limited provision and will be leased to the occupiers of G&S. The allocation of those spaces to the specific drivers will be the decision of the occupier.
- 3.5 The allocation of the Electric Vehicle Charging Bays will also be the decision of the occupier. Drivers would pay for charging their car via an EV charging operator.

Cycle Parking

- 3.6 The building will provide the following:
- 50 cycle parking spaces within the Basement Car Park in two tier racks.
 - 20 cycle parking spaces from 10 sheffield stands within the public realm to the south of the building.
- 3.7 In addition there are 51 lockers provided along with showers and changing rooms in the basement. This level of provision confirms to standards.
- 3.8 The cycle carking in the Public Realm is shown in **Dwg SJQ-102-EXA-XX-L00-DR-L-000100**.

Access Strategy

- 3.9 To access the G&S Car Park, drivers and cyclists approach from Water Street. The access strategy into and out of the car park is as follows:
- Regular users who are allocated a parking space will have their number plates registered.
 - On approach, the CCTV will recognise the number plate and automatically lift the Roller Shutter to allow access.
 - The vehicle sensors would recognise the vehicle approaching and once cleared there will be vehicle detector loops to enable the Roller Shutter to close.
 - If a driver, allocated a parking space, is using a hired car or a car different to their normal car then they can get a key fob from reception in advance.
 - To trigger the Roller Shutter there will be a key fob proximity detector on the telecoms unit and the driver can use fob to raise the Shutter.
 - Cyclists can access the basement via lift or through the Roller Shutter. On request, cyclists can be allocated a key fob to gain access through the Roller Shutter.
 - If there is an error in the system or from the driver, then they would communicate via the intercom to the 24/7 control room. This intercom would be located on the island on the approach road. To avoid the driver reversing they would be directed to enter the car park and exit immediately, which the security controller would monitor to ensure compliance.
 - On exit the Roller Shutter would raise when a vehicle passes over an exit loop and close after.
 - Cyclists on exit would need to use a key fob to raise the shutter.

4 CONDITION 8 - PICK UP AND DROP-OFF ZONE

- 4.1 There is no allocated lay-by space for drop-off and pick up for visitors. Those looking to do so such as taxi drivers can do so on Water Street. The street frontage alongside the building on Water Street has double yellow lines which prevent parking but permit drop-off and pick activity. This drop-off and pick up activity can take place here rather than on New Quay Street.
- 4.2 Any drivers that need to park up can access the NCP car park opposite.

5 CONDITION 11 – SERVICING STRATEGY

- 5.1 The general service strategy for Globe & Simpson is for delivery vehicles to pull up in the loading bay adjacent to the building on New Quay Street. This is a formal loading bay with a traffic regulation order signage and markings.

Typical Deliveries

- 5.2 The typical deliveries for Globe & Simpson are as follows:
- Office: stationery, furnishing, consumables, sanitation, IT equipment, post and courier deliveries;
 - Retail: consumables, clothing, retail products, food, drink, stationery and marketing materials;
 - Food & Beverage Outlets: food, drink, catering supplies, sanitation, consumables;

Proposed Goods Receipt Strategy

- 5.3 The proposed goods receipt strategy is described below:
- In general deliverers/ drivers will be responsible for taking goods directly to the tenants/occupiers.
 - Deliverers/drivers will arrive at the service access point where they would communicate via intercom /CCTV system linked to each occupier or arrive at reception.
 - Deliverers/drivers will be given free access to the service corridors and goods lifts to take the goods to the various tenants.
 - Deliverers/Drivers will generally have their own material-handling equipment.

Delivery Forecasts

- 5.4 The estimated waste and servicing vehicle trips generated by Globe & Simpson are given below in **Table 5.1**.

OGVs (vehs greater than 7.5t)	Globe & Simpson		Light Good Vehicles	Globe & Simpson	
Time Range	ARR	DEP	Time Range	ARR	DEP
00:00-01:00	0.0	0.0	00:00-01:00	0.0	0.0
01:00-02:00	0.0	0.0	01:00-02:00	0.0	0.0
02:00-03:00	0.0	0.0	02:00-03:00	0.0	0.0
03:00-04:00	0.0	0.0	03:00-04:00	0.0	0.0
04:00-05:00	0.0	0.0	04:00-05:00	0.0	0.0
05:00-06:00	0.0	0.0	05:00-06:00	0.0	0.0
06:00-07:00	0.0	0.0	06:00-07:00	0.0	0.0
07:00-08:00	0.3	0.3	07:00-08:00	2.3	1.6
08:00-09:00	0.3	0.5	08:00-09:00	4.3	4.1
09:00-10:00	0.2	0.3	09:00-10:00	2.9	3.1
10:00-11:00	0.3	0.2	10:00-11:00	2.1	2.4
11:00-12:00	0.2	0.2	11:00-12:00	2.4	2.5
12:00-13:00	0.2	0.2	12:00-13:00	2.8	2.5
13:00-14:00	0.0	0.0	13:00-14:00	1.4	0.9
14:00-15:00	0.3	0.2	14:00-15:00	2.1	1.4
15:00-16:00	0.5	0.5	15:00-16:00	2.5	2.7
16:00-17:00	0.2	0.4	16:00-17:00	3.0	3.3
17:00-18:00	0.2	0.3	17:00-18:00	2.3	2.1
18:00-19:00	0.0	0.0	18:00-19:00	0.5	1.0
19:00-20:00	0.0	0.0	19:00-20:00	0.1	0.0
20:00-21:00	0.0	0.0	20:00-21:00	0.0	0.0
21:00-22:00	0.0	0.0	21:00-22:00	0.0	0.0
22:00-23:00	0.0	0.0	22:00-23:00	0.0	0.0
23:00-24:00	0.0	0.0	23:00-24:00	0.0	0.0
Daily Trip Rates:	2.7	3.0	Daily Trip Rates:	28.6	27.8

Table 5.1 G&S Service Vehicle Forecasts

- 5.5 Deliveries are typically made as part of a delivery round. Many logistics and courier companies look to coordinate their deliveries for efficiency purposes. The reduction can be multiple stops as a vehicle moves from one building to the next such as a post van or refuse collection or multiple drops as say a courier delivery stops once and delivers by hand to several occupiers. Overall this reduces overall service vehicle movements by around a third.
- 5.6 Overall we expect around 3 Large Rigid HGVs a day to serve the site and around 28 Light Goods Vehicles a day. The morning 0800-0900 period is the busiest where around 4 LGVs are forecast and up to one HGV. The loading bay can accommodate a standard rigid and a small van which should accommodate the demand.
- 5.7 Should the loading bay be full then there is scope for vehicle to pull up on the double yellow lines on Water Street and serve from there.

Drawings

20/05/2021 09:04:29

Tenant Area Schedule (NIA)

Level	Area m²	Area ft²
L00 Ground Floor	528.3	5,687
L00M Mezzanine Floor	171.1	1,841
L01 First Floor	913.9	9,837
L02 Second Floor	913.9	9,837
L03 Third Floor	913.9	9,837
L04 Fourth Floor	913.9	9,837
L05 Fifth Floor	913.9	9,837
L06 Sixth Floor	914.0	9,838
L07 Seventh Floor	913.9	9,837
L08 Eighth Floor	914.0	9,839
	8,010.9	86,229

Area Schedule (GIA)

Level	Area m²	Area ft²
B01 Basement	1927.4	20,746.27
L00 Ground Floor	1073.3	11,552.62
L00M Mezzanine Floor	397.3	4,276.24
L01 First Floor	1086.1	11,690.43
L02 Second Floor	1086.1	11,690.43
L03 Third Floor	1086.1	11,690.43
L04 Fourth Floor	1086.1	11,690.43
L05 Fifth Floor	1086.1	11,690.43
L06 Sixth Floor	1086.1	11,690.43
L07 Seventh Floor	1086.1	11,690.43
L08 Eighth Floor	1086.1	11,690.43
LRF Roof Level	135.6	1,459.63
	12222.2	131,558.21

Area Schedule (GEA)

Level	Area m²	Area ft²
B01 Basement	2008.6	21,621
L00 Ground Floor	1161.5	12,502
L00M Mezzanine Floor	431.6	4,645
L01 First Floor	1161.5	12,502
L02 Second Floor	1161.5	12,502
L03 Third Floor	1161.5	12,502
L04 Fourth Floor	1161.5	12,502
L05 Fifth Floor	1161.5	12,502
L06 Sixth Floor	1161.5	12,502
L07 Seventh Floor	1161.5	12,502
L08 Eighth Floor	1161.5	12,502
LRF Roof Level	174.1	1,874
	13067.4	140,656

Landlord Area Schedule (NIA)

Level	Area m²	Area ft²
L00 Ground Floor	372.5	4,009
L00M Mezzanine Floor	87.2	938
	459.6	4,948

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REV.	DATE	AMENDMENT
P01	20/11/2018	First Issue
P02	04/12/2018	Areas revised
P03	07/12/2018	Areas revised
P04	14/12/2018	General Update - Updated following DTM 12/12/2018 - Drawing number changed
P05	01/02/2019	General Update for Information
P06	08/02/2019	STAGE 3 ISSUE
P07	18/04/2019	STAGE 3 REVISED following Allied London comments
P08	30/08/2019	Stage 4 Issue
P09	19/01/21	Updated to tenant variation
P10	09/02/21	Revised to Allied London comments

KEYPLAN

CLIENT



ALLIED LONDON

AXIS

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SCALE@A3

DATE
15/11/18

ORIGINATOR
GM

CHECKED
MA

AUTHORISED
NAB

PROJECT
Globe & Simpson, St John's

TITLE
Area Plan Schedules

STATUS
S3

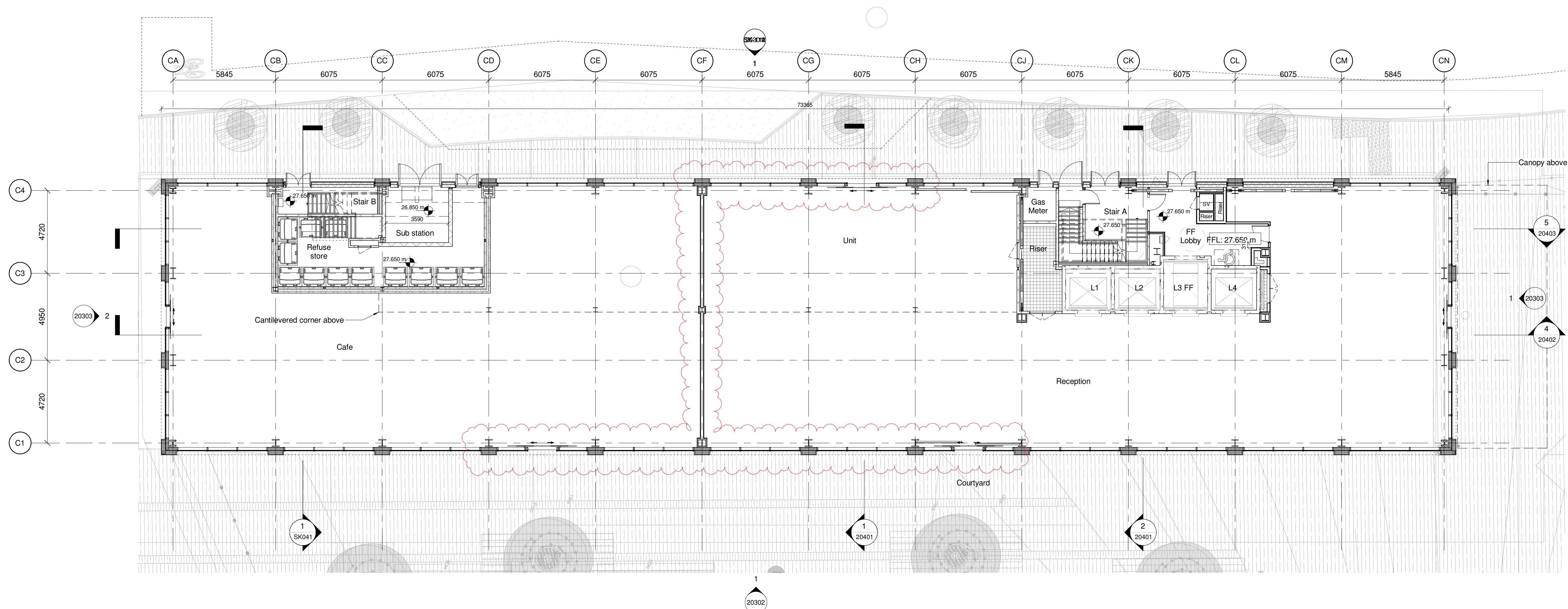
PURPOSE FOR ISSUE
Review & Comment

STAGE
Stage 5

SR NO.
9169

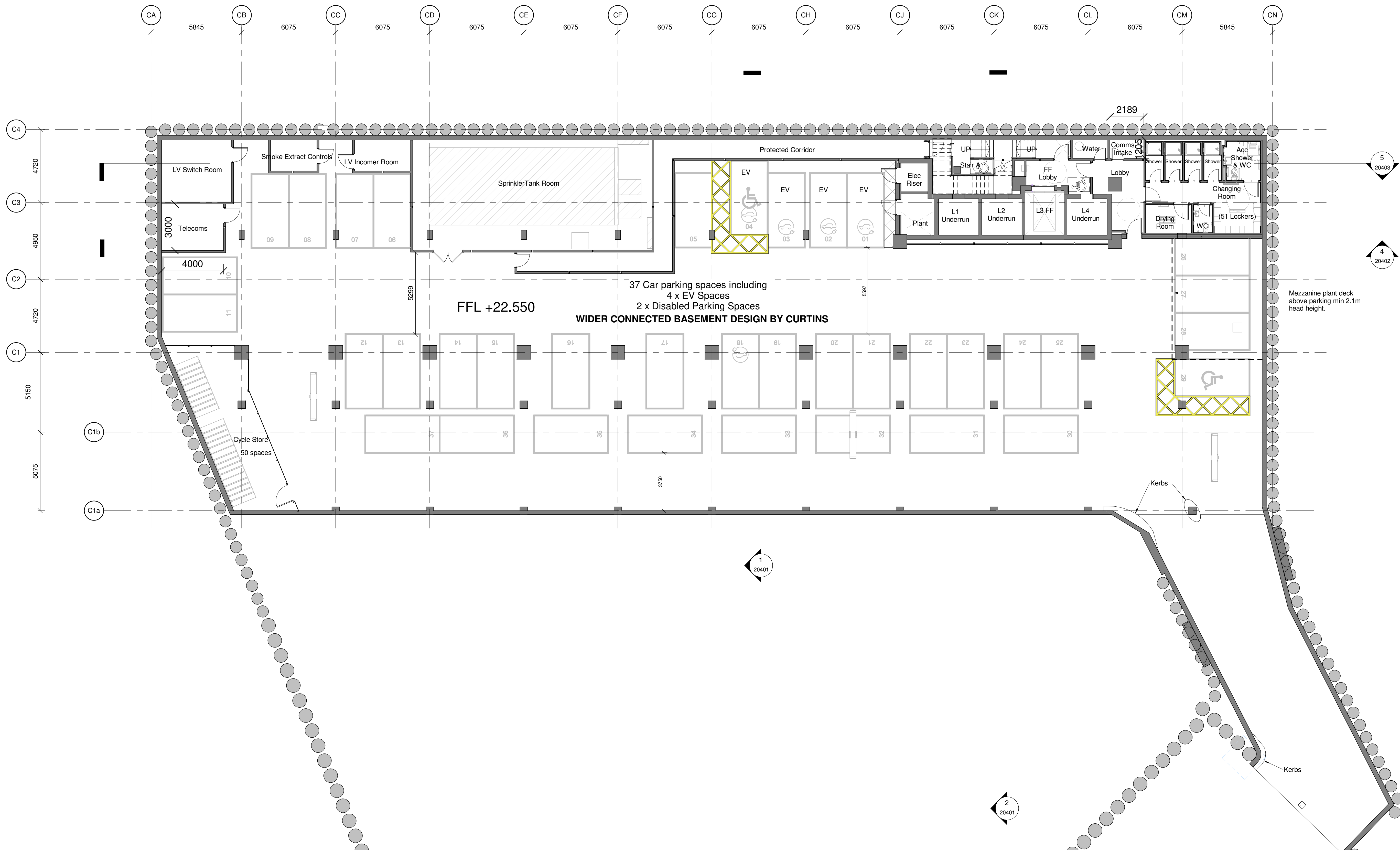
DRAWING NO.
SJQ-102- AXS- XX- XX - SH- A - 00901

REV.
P10



Ground Floor General Arrangement

TITLE General Arrangement Plan - Level L00 Ground Floor			
STATUS A5	PURPOSE FOR ISSUE For Construction	STAGE Stage 5	AXIS No. 9169
DRAWING NO. SJQ-102-AXS-XX- L00 - DR- A -20200			REV. C02



Basement General Arrangement

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AREAS MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the key areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS3, Gross External Area (GEA), Gross Internal Area (GIA) or Net Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

REV.	DATE	AMENDMENT	KEYPLAN
C01	30/03/20	Corridor around sprinkler tank room added, car parking spaces updated to suit - issued for construction	
C02	31/03/20	LV Incomer Room enlarged	
C03	28/04/21	EV charging points omitted (EAI 027)	

CLIENT



AXIS ARCHITECTS

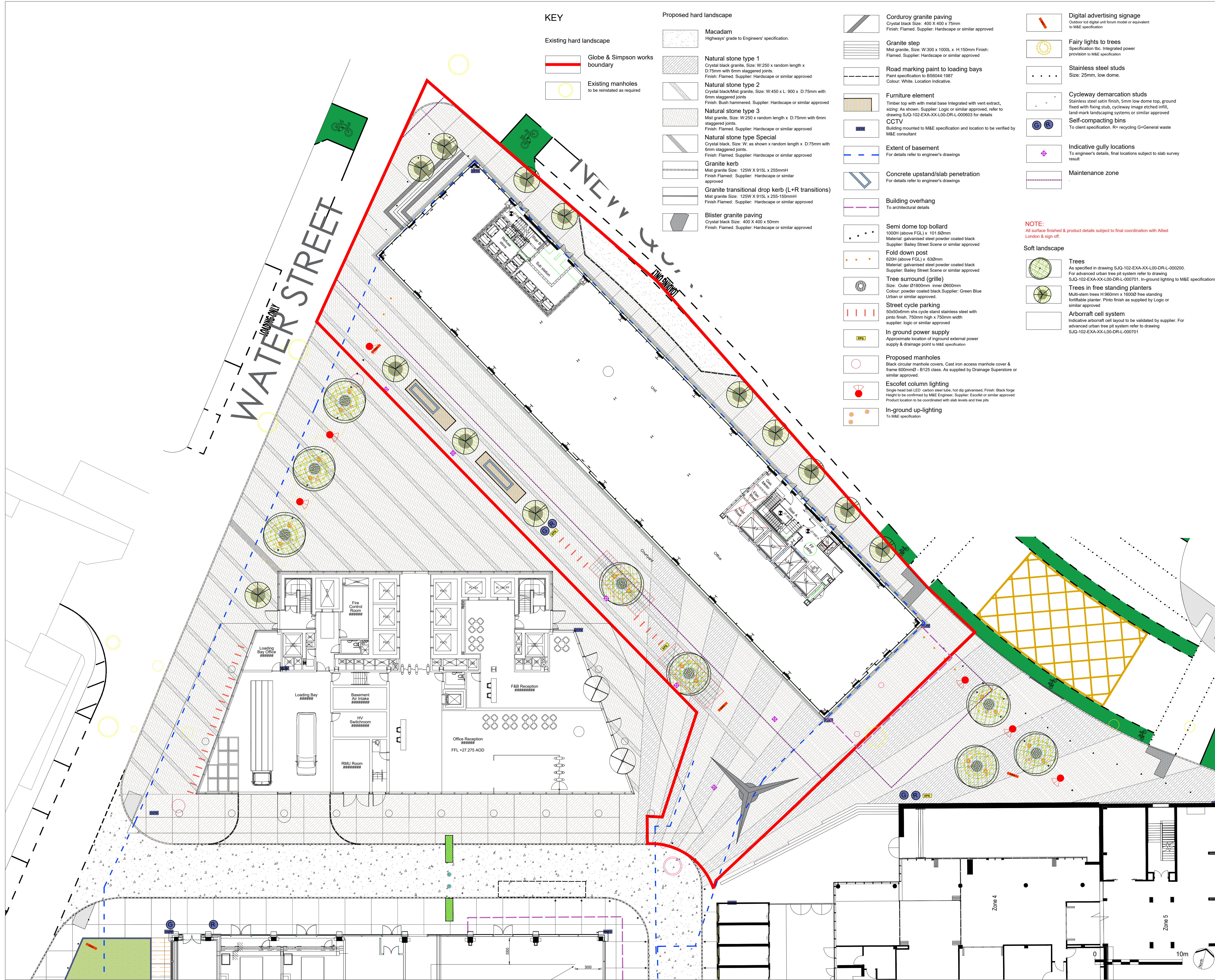
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: axis@axisarchitects.co.uk
SCALE @ A1 DATE ORIGINATOR CHECKED AUTHORISED
1:125 12/11/2018 GM MA NAB

PROJECT
Globe & Simpson, St John's - Building 102

TITLE
General Arrangement Plan -
Level B1 Basement

STATUS PURPOSE FOR ISSUE STAGE AXIS No.
A5 For Construction Stage 5 9169
DRAWING NO. REV.
SJQ-102-AXS-XX-B01-DR-A-20199 C03

P:\2018\1882 ST JOHN'S\01 CAD\02 SHEET LAYOUT\1959_GLOBE & SIMPSON\STAGE 4\ISJQ-102-EXA-XX-L00-DR-L-000100.DWG



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All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Client
ALLIED
LONDON

NOTE:
Structural penetration points and up-stands
subject to project engineer sign off and design.
Lighting columns, pop ups, smart bins in
abeyance and subject to project team
coordination and client sign off.

- KEY**
- Existing hard landscape
- Globe & Simpson works boundary
 - Existing manholes to be reinstated as required
- Proposed hard landscape**
- Macadam
Highways' grade to Engineers' specification.
 - Natural stone type 1
Crystal black granite. Size: W:250 x random length x D:75mm with 6mm staggered joints.
Finish: Flamed. Supplier: Hardscape or similar approved
 - Natural stone type 2
Crystal black/Mist granite. Size: W:450 x L: 900 x D:75mm with 6mm staggered joints.
Finish: Bush hammered. Supplier: Hardscape or similar approved
 - Natural stone type 3
Mist granite. Size: W:250 x random length x D:75mm with 6mm staggered joints.
Finish: Flamed. Supplier: Hardscape or similar approved
 - Natural stone type Special
Crystal black. Size: W: as shown x random length x D:75mm with 6mm staggered joints.
Finish: Flamed. Supplier: Hardscape or similar approved
 - Granite kerb
Mist granite Size: 125W X 915L x 255mmH
Finish: Flamed. Supplier: Hardscape or similar approved
 - Granite transitional drop kerb (L+R transitions)
Mist granite Size: 125W X 915L x 255-150mmH
Finish: Flamed. Supplier: Hardscape or similar approved
 - Blister granite paving
Crystal black Size: 400 X 400 x 50mm
Finish: Flamed. Supplier: Hardscape or similar approved
- Proposed soft landscape**
- Corduroy granite paving
Crystal black Size: 400 X 400 x 75mm
Finish: Flamed. Supplier: Hardscape or similar approved
 - Granite step
Mist granite. Size: W:300 x 1000L x H:150mm Finish: Flamed. Supplier: Hardscape or similar approved
 - Road marking paint to loading bays
Paint specification to BS6044:1987
Colour: White. Location indicative.
 - Furniture element
Timber top with metal base integrated with vent extract, sizing: As shown. Supplier: Logic or similar approved, refer to drawing SJQ-102-EXA-XX-L00-DR-L-000603 for details
 - CCTV
Building mounted to M&E specification and location to be verified by M&E consultant
 - Extent of basement
For details refer to engineer's drawings
 - Concrete upstand/slab penetration
For details refer to engineer's drawings
 - Building overhang
To architectural details
 - Semi dome top bollard
1000H (above FGL) x 101.60mm
Material: galvanised steel powder coated black
Supplier: Bailey Street Scene or similar approved
 - Fold down post
620H (above FGL) x 630mm
Material: galvanised steel powder coated black
Supplier: Bailey Street Scene or similar approved
 - Tree surround (grille)
Size: Outer Ø1600mm inner Ø600mm
Colour: powder coated black Supplier: Green Blue Urban or similar approved.
 - Street cycle parking
50x50x6mm sbs cycle stand stainless steel with pinto finish. 750mm high x 750mm width
supplier: logic or similar approved
 - In ground power supply
Approximate location of inground external power supply & drainage point to M&E specification
 - Proposed manholes
Black circular manhole covers. Cast iron access manhole cover & frame 600mmØ - B125 class. As supplied by Drainage Superstore or similar approved.
 - Escofet column lighting
Single head ball LED carbon steel tube, hot dip galvanised. Finish: Black forge
Height to be confirmed by M&E Engineer. Supplier: Escofet or similar approved
Product location to be coordinated with slab levels and tree pits
 - In-ground up-lighting
To M&E specification

- Digital advertising signage**
Outdoor led digital unit forum model or equivalent to M&E specification
- Fairy lights to trees**
Specification lbc. Integrated power provision to M&E specification
- Stainless steel studs**
Size: 25mm, low dome.
- Cycleway demarcation studs**
Stainless steel satin finish, 5mm low dome top, ground fixed with fixing stub, cycleway image etched infill, land-mark landscaping systems or similar approved
- Self-compacting bins**
To client specification. R= recycling G=General waste
- Indicative gully locations**
To engineer's details, final locations subject to slab survey result
- Maintenance zone**
- NOTE:**
All surface finished & product details subject to final coordination with Allied London & sign off.
- Soft landscape**
- Trees**
As specified in drawing SJQ-102-EXA-XX-L00-DR-L-000200.
For advanced urban tree pit system refer to drawing SJQ-102-EXA-XX-L00-DR-L-000701. In-ground lighting to M&E specifications
- Trees in free standing planters**
Multi-stem trees H:900mm x 10000 free standing forfitable planter. Plant finish as supplied by Logic or similar approved
- Arborraft cell system**
Indicative arborraft cell layout to be validated by supplier. For advanced urban tree pit system refer to drawing SJQ-102-EXA-XX-L00-DR-L-000701

P10	TREE UPDATED TO WATER ST	15.09.2020
P09	STAGE 4 COORDINATION	11.09.2020
P08	STAGE 4 COORDINATION	10.01.2020
P07	STAGE 4 COORDINATION	17.12.2019
P06	STAGE 4 COORDINATION	09.12.2019
P05	STAGE 4 COORDINATION	25.11.2019
P04	STAGE 4 COORDINATION	07.11.2019
P03	STAGE 4 COORDINATION	01.11.2019
P02	STAGE 4 COORDINATION	31.10.2019
P01	INITIAL ISSUE	24.10.2019
Rev	Description	Date

EXTERIOR
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Project title
ST JOHN'S - GLOBE & SIMPSON

Drawing title
ST JOHN'S - GLOBE & SIMPSON
GENERAL ARRANGEMENT

Issued By	Manchester	T: 0161 850 8101
Scale	1:200 @ A1	Drawn ExA
Status	STAGE 4	Checked SPL
Date	24.10.2019	Approved JM
Drawing number	SJQ-102-EXA-XX-L00-DR-L-000100	Revision P10

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