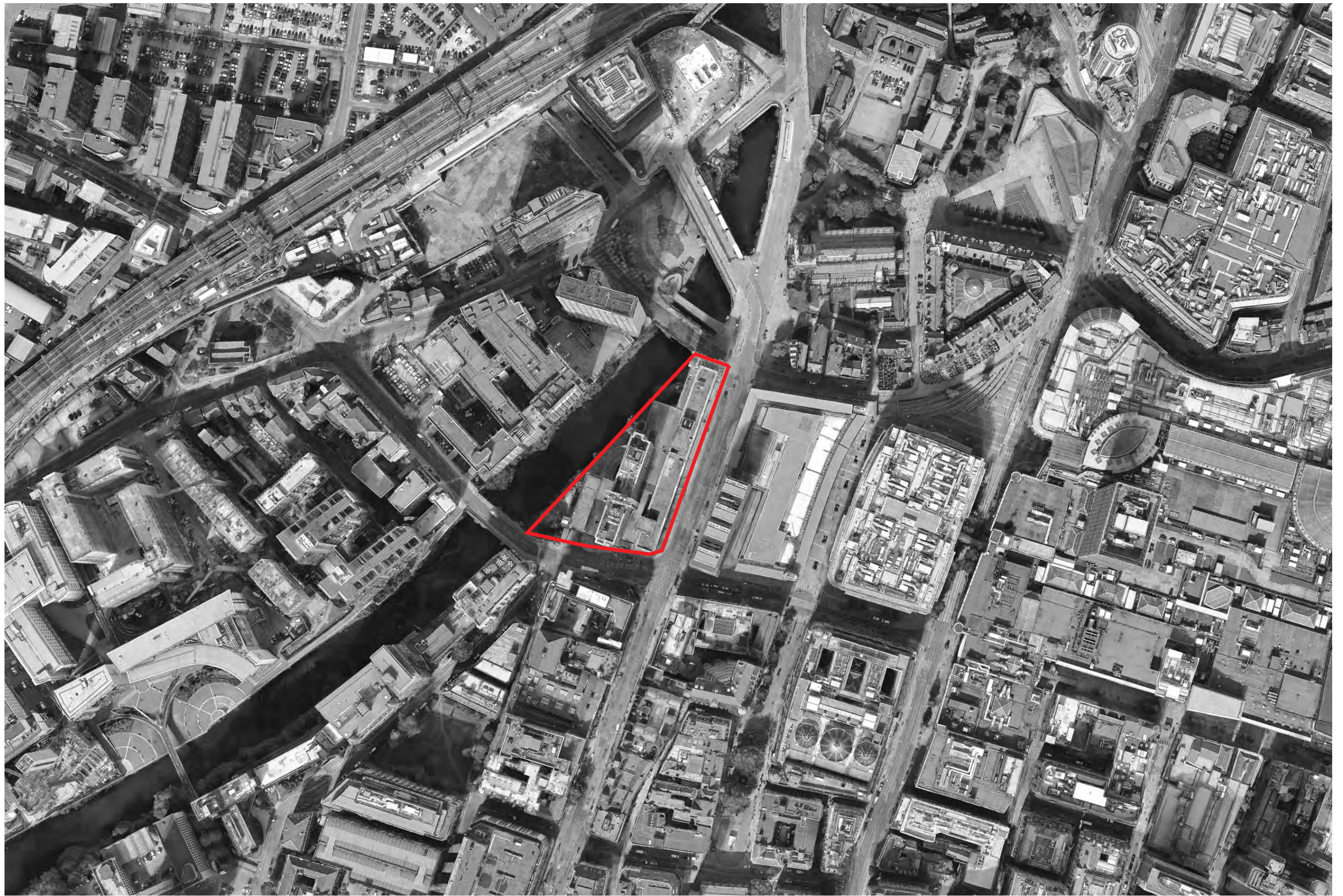


Property Alliance Group /
Starwood Capital Group
Renaissance Site
Residential Building
Design & Access Statement



Site boundary for wider masterplan proposal

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1.0 Introduction

Purpose of the document

This document has been prepared on behalf of Deansgate SOF Alliance Lease Co Limited in support of a full planning application and an application for listed building consent for a new landmark residential building and redevelopment of the riverside as a new leisure destination. The proposals form an integral part of a wider mixed use development of the Renaissance site in Deansgate, Manchester.

Property Alliance Group (PAG) and Starwood Capital (SCG) are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance hotel. The complementary skill sets and combined real estate experience, including Starwood Capital's unique hospitality track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester. The joint venture (JV) is proposing a transformational, high-quality and deliverable scheme that will finally realise the potential of the wider Renaissance site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate including new retail units, engagement with the river, and new public realm.

The Wider Masterplan

The site forms part of the wider Renaissance Hotel complex which has long been a long-standing strategic regeneration priority for Manchester City Council (MCC) and is the last remaining undeveloped site within the 1999 City Centre Masterplan. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys and a 2018 Strategic Regeneration Framework by MCC and Urban & Civic. Despite the efforts of well-respected developers, MCC officers, and Sir Howard Bernstein, the lack of activity over the last 20 years illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable.

The current masterplan proposals have taken a different approach to those that have failed in the past focusing on the part-retention and part-redevelopment of the wider site - one that the Applicants believe is the only way that this site can be realistically brought forward - and ultimately represents a deliverable scheme. Various planning applications are being submitted to MCC for approval pursuant to the overall illustrative masterplan, and the high quality residential development subject to this particular application is a crucial and fundamental part of ensuring the delivery of this strategically important site.

The comprehensive redevelopment of the site has been brought forward under separate planning applications. This particular application relates only to the proposed residential element of the masterplan, located at the northernmost plot of the Renaissance site, together with a new amenity space for residents and new riverside public realm adjoining the Irwell, creating a new riverside leisure destination.

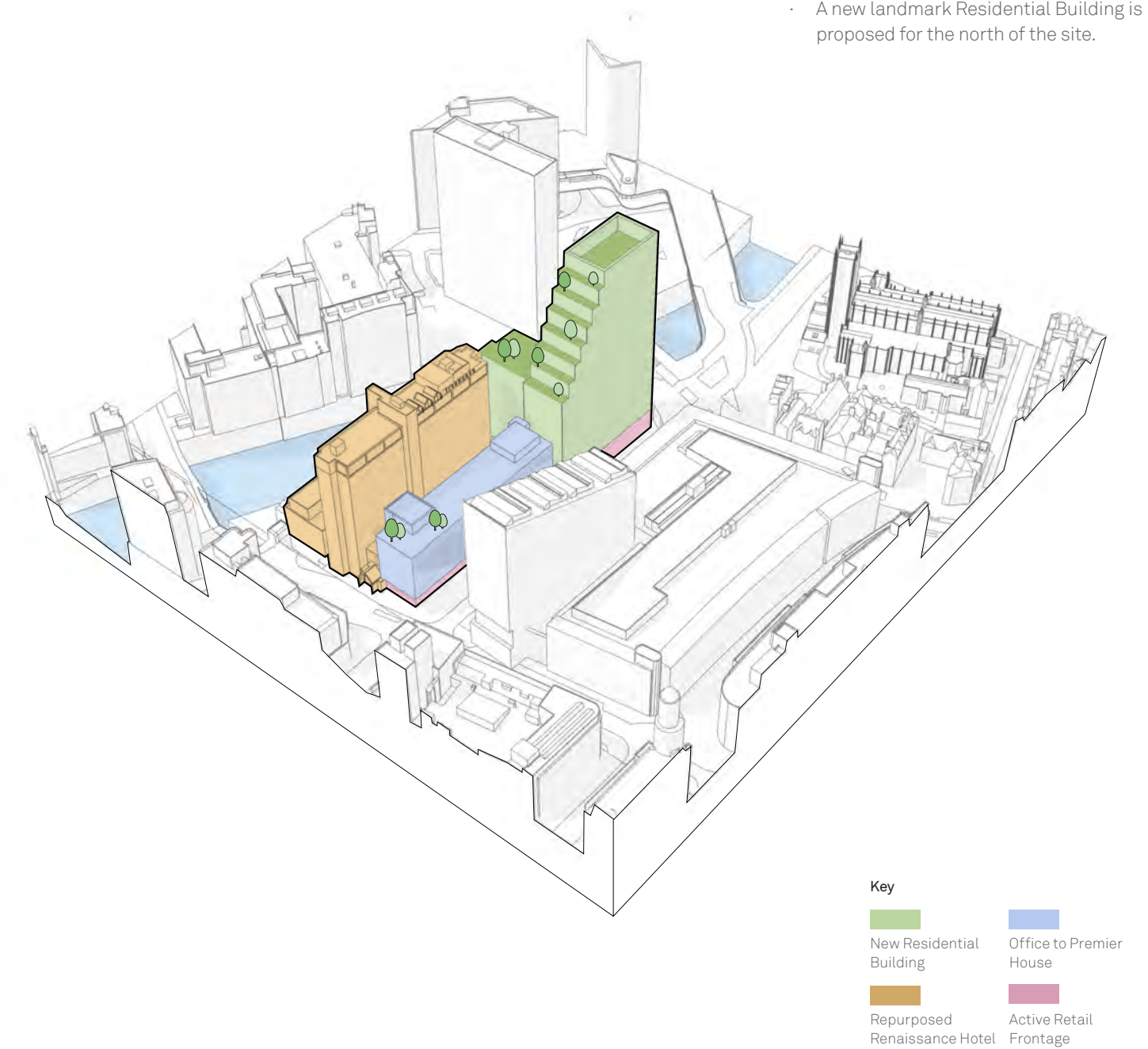
The following previous planning applications have been submitted by the Applications as part of the wider masterplan:

- Partial demolition of Premier House and enabling works. (Planning Approved)
- Redevelopment of the Hotel into a luxury 4* plus destination. (Planning Ref: 130446/FO/2021)
- Redevelopment of existing Premier House into a modern commercial building. (Planning Ref: 130935/FO/2021)

A key aspect of all phases within the masterplan is to reanimate the current inactive frontages along Deansgate and the River Irwell. One of the main masterplan principles is to reanimate Deansgate, the vision for the Renaissance Site is to transform this vehicular dominated site into a high quality, active streetscape with a series of dwell spaces, and improved pedestrians & cycling connectivity as part of the wider masterplan vision for the public realm.

Proposed Masterplan Uses

- Renaissance hotel will be transformed into a unique 4*+ destination with rooftop dining experience.
- Premier House will be transformed into a new commercial address on Deansgate through extensive reuse of the existing building.
- Deansgate will be re-animated with active street frontages.
- A new landmark Residential Building is proposed for the north of the site.



1.0 Introduction

The Client Team

The Joint Venture between PAG and SCG will bring together their complementary skill sets and combined real estate experience, including SCG’s unique hospitality track record and PAG’s enviable City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

PAG and SCG are proposing a deliverable scheme that will realise the potential of this site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate, engagement with the river, and new public realm.

PAG has an enviable track record of delivering difficult City Centre sites to create high quality landmark developments. Starwood is renowned for delivering market-leading luxury hotel developments across the world.

Some examples of the JV’s track record in Manchester are shown to the right of the page.

As with the earlier phases of the wider masterplan proposals, there is continuous ongoing consultation with MCC and other key stakeholders to inform the scheme proposals. undertaken as part of a comprehensive programme of pre-application consultation implemented by the Applicants.



1



3



2



4

Images

- 1. Oxygen, Manchester - PAG
- 2. Principal Hotel, Manchester - SCG
- 3. Axis, Manchester - PAG
- 4. Principal Hotel, London - SCG

2.0 Illustrative Masterplan & Site Description

Whilst the purpose of this report is to cover the proposed development of the residential building, amenity space and riverside leisure offer, its contents should be read in the context of the developing masterplan and the overall aspirations for the site.

The final phase of the scheme forms a critical and fundamental part of the wider masterplan proposals and is intrinsically linked to its overall delivery. The wider holistic masterplan for the site aims to transform and regenerate the final piece of the City Council's city centre masterplan in a deliverable manner following several previous failed attempts. The vision for the transformation of the wider Renaissance Hotel site can be summarised as follows and it has been agreed that each component of the masterplan will be submitted as separate planning applications but under the umbrella of the wider illustrative vision:

1- Undertake the high quality redevelopment of the existing hotel building to reposition this as a market leading up-scale destination hotel. Working with Treehouse Hotels (the proposed operator), a high quality design has been prepared in line with their brand identity and their strong commitment to promoting sustainability. Planning application was approved in August 2021. Ref:130446/FO/2021

2- Redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace. Planning Application was approved in October 2021. Ref: 130935/FO/2021

Premier House has been vacant for a number of years, is an eyesore and detracts from the character of this part of the city centre. The new building will deliver high quality workspace and reanimate Deansgate through the provision of new retail units, high quality workspace and will make an important contribution to the local economy, creating jobs and bringing new life to the area. Further details are contained in the following pages of this report.

3- The northern area of Premier House and the existing below ground car park will be demolished to create a plot for a new landmark residential building. The building seeks to transform this area with an exemplar scheme which reanimates Deansgate with active frontages and riverside amenity space for residents of the development. Another component of this phase is to create a new leisure destination alongside the River Irwell, including a new food and beverage (F+B) space.

The joint venture is committed to helping make Manchester a zero-carbon city by 2038 and that goal has driven the plans for the site. The Applicant is developing a sustainable design including the use of modern construction techniques and materials throughout to create a high quality and energy efficient development which is also visually attractive and breathes new life into this part of the City Centre.

As with previous failed attempts to regenerate this important site, demolition and new build development has long been a symbol of urban progress and is often a political vehicle to demonstrate the delivery of change. To help alleviate the climate emergency, it is widely regarded as being important that buildings and development are now conceived in a very different way. As emissions are a symptom of consumption, without reducing consumption, we will not reduce emissions. This requires a fundamental shift in attitudes to materials and consideration of the re-use of buildings and to better promote reuse and re-purposing rather than newbuild.

This approach has been applied to the overall masterplan proposals through the reuse and redevelopment of the existing hotel building and Premier House.



Hotel and Premier House 3D Visual

As the final piece of the overall masterplan vision, the proposal put forward by this planning application is for the development of a new, high quality residential building at ground + 26 storeys which will sit appropriately within the surrounding context, creating a landmark building which will greatly improve the visual appearance of the site in this strategic City Centre location.

The development will provide 300 residential units and will be supported by high quality amenity space, including new riverside public realm with a new leisure/ food and beverage offer, as well as communal and private roof terraces for new residents.

Ground floor retail units will be provided along Deansgate to completely animate this key route in conjunction with the new office building and public realm aspirations. The design of the building has evolved in consultation with Manchester City Council, Manchester Cathedral, and Historic England and seeks to be appropriate in its setting through its siting, massing, and appearance that takes cues from the Cathedral and the Medieval Quarter.

In terms of public realm and landscape, the already submitted planning application related to Premier House includes the landscape proposals to the back of pavement along Blackfriars and Deansgate, which is within the Applicant's ownership.

As part of this residential application, the Applicant is proposing further public realm including the provision of new riverside public realm areas west of the existing hotel building, as well as amenity space for residents in the area west of the residential building. Accordingly, the landscape and public realm proposals will transform the area of the site adjoining the Irwell, stretching along the full length of this boundary between Victoria Bridge Street and Blackfriars Street. Further new landscaping is also proposed to the back of pavement along the Deansgate frontage of the residential building.

It should also be noted that, as part of the wider Masterplan vision, the Applicants have aspirations to transform Deansgate, expanding the area of public realm which can be achieved along this carriageway. However, these wider public realm proposals are subject to ongoing discussions with key stakeholders including MCC Highways and may therefore need to be applied for under a separate planning application.



2.2 Existing Site

The Renaissance site is located in a key strategic position in Manchester City Centre, fronting onto Deansgate, Blackfriars Street, and Victoria Bridge Street, and the River Irwell.

The masterplan site has a mix of building typologies including - a vacant 13 storey, 203 bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for many years.

To the west of the site is the River Irwell along with the administrative boundary with Salford.

To the north of the site the area is known as the Medieval Quarter which includes the historic Grade I listed Manchester Cathedral.

The surrounding built context is mid-rise with hotel, commercial, retail buildings.

Victoria railway station is in close proximity to the site.

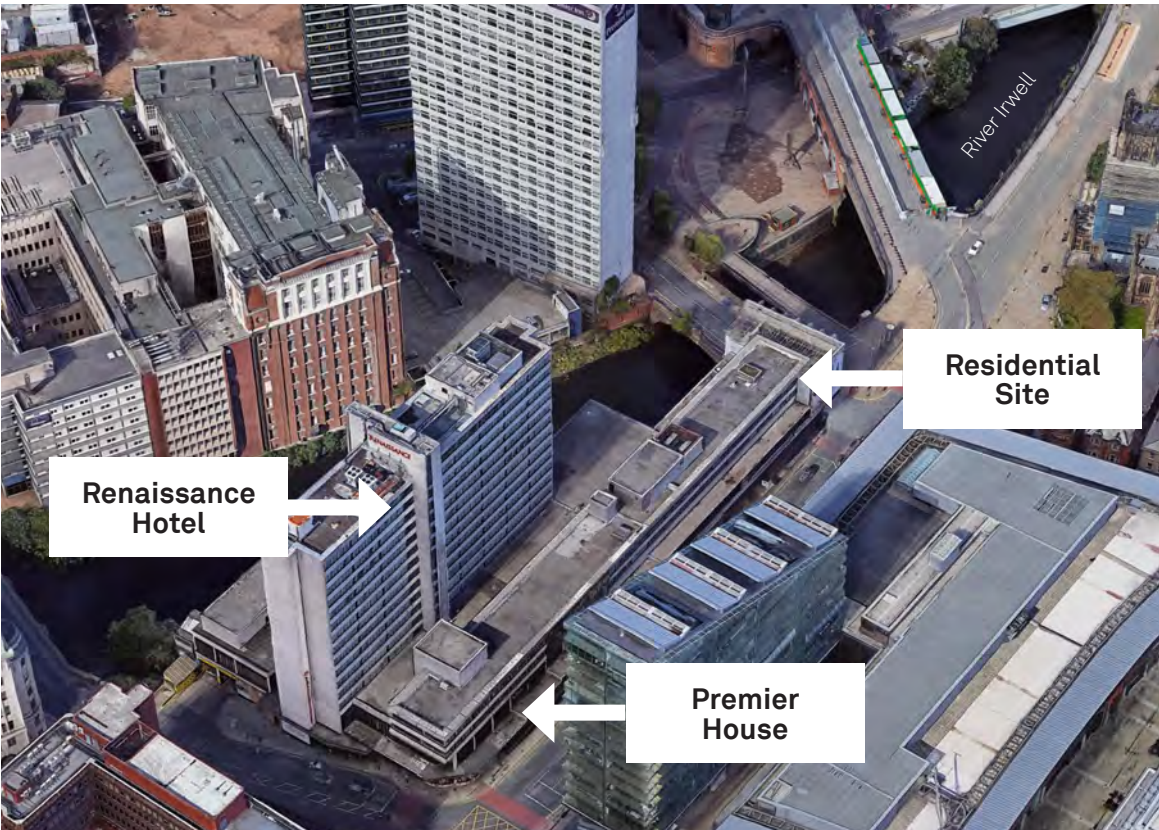
The existing building on the site was constructed during the late 1960s as an office building known as 'Fairbairn House'. Construction was completed in 1972.

The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development.

There is a 3 storey car park located below street level, adjacent to the river. This car park is still in use and operated by NCP.

The ramp along Deansgate previously provided access to a series of shop units within Premier House and linked through to a footbridge which spanned across Deansgate and connected the Market Place buildings and the Arndale beyond. The footbridge has since been demolished.

The site has been split into separate masterplan phases which will see the wider masterplan proposals for the Renaissance Hotel and the Residential building. The focus of this design & access statement is for a new landmark residential building, amenity space and public realm including a riverside leisure destination, this is the final component in the masterplan.



Hotel & Premier House Aerial Shot



2. Existing view from Medieval Quarter down Deansgate



1. View of existing inactive frontage along Deansgate



3. View From Victoria Bridge



4. View from Deansgate to existing service yard entrance



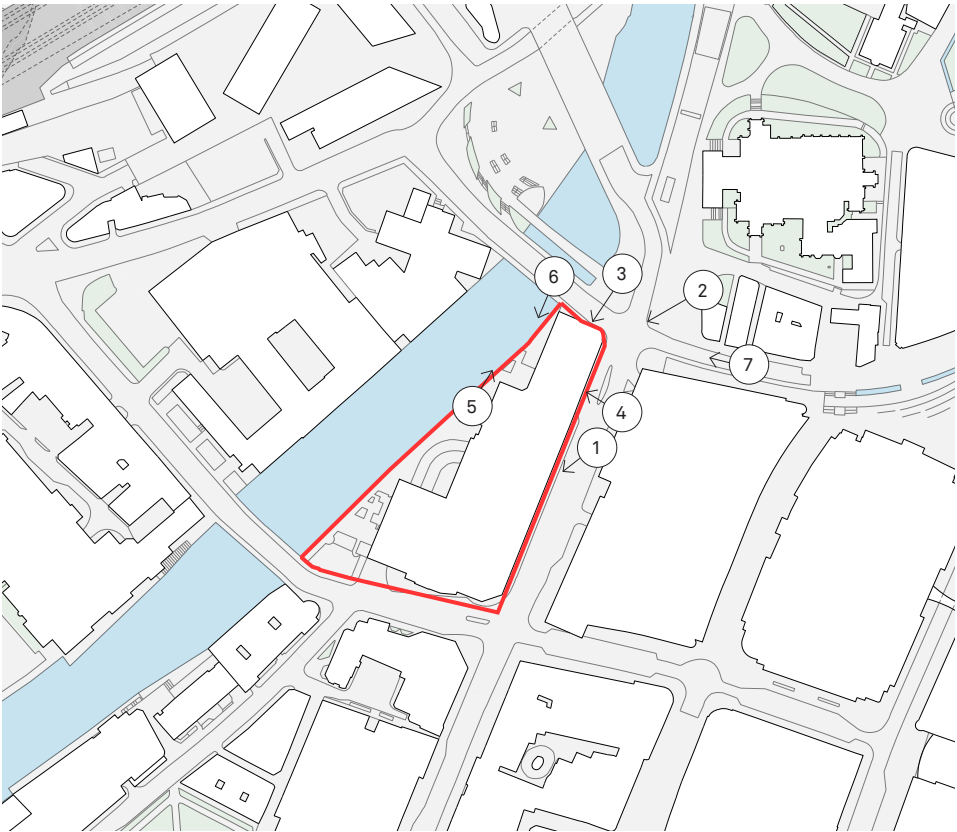
5. Riverside View towards Victoria Bridge



6. View of riverside



7. View from Shambles



Key Plan

3.0 Site History

Victoria Bridge
Circa 1860



View looking north along the River Irwell shows Victoria Bridge with mills along the river banks. The Cathedral can be seen in the distance with scaffolding around it. This picture dates to circa 1860 when the tower, in a dangerous condition, was demolished and reconstructed.

The Grosvenor Hotel
Circa 1960



This image is taken from the corner of Market Street and Deansgate shows the The Grosvenor Hotel. The hotel occupied the corner of Deansgate and Victoria Bridge Street close to the Cathedral and Exchange Station. The building was demolished in 1971.

Corn Exchange
Circa 1952



A view from the corner of Deansgate and Victoria Bridge Street looking towards the Corn Exchange and The Shambles. The garden to the right is where Harvey Nichols sits today.

Victoria & Blackfriars Bridge
Circa 1903



Victoria Bridge and Blackfriars Bridge are both over 80 years old and are Grade II Listed. This image shows the River Irwell lined with warehouses.

3.2 Historical Photos

Fairbairn House (Renaissance Hotel)
Circa 1972

During the late 1960s the site was redeveloped with a 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond. The building was designed with significant parking provision for employees at the rear adjacent to the river, and to the frontage a ramp and raised walkway with shops above the street level. The image below is a painting by Peter Sainsbury; the raised footbridge over Deansgate is visible.



Blackfriars Street / Deansgate
Circa 1956

The image below is a view towards the Art Deco style Woodhouse and Sons building in 1945 which was located on the corner of Blackfriars Street and Deansgate.



Historic maps of the site provide an insight into the development within the area over the last 200 years.

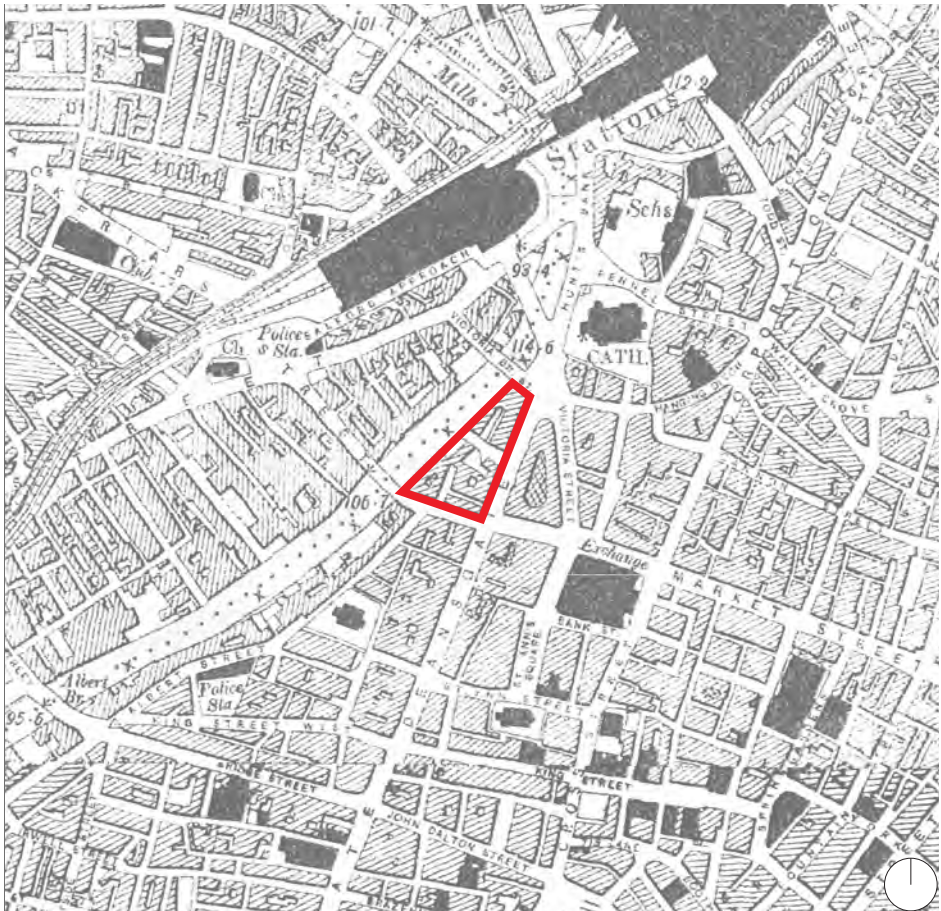
1848

- The early 19th century saw the real birth of the industrial revolution in Manchester with Pevsner stating that Manchester and Lancashire became the 'first industrial society and economy in the world'.
- In 1837 Victoria Bridge replaced the previous bridge adjacent to the Cathedral. By 1848 the townscape had begun to change with the principal road network recognisable today beginning to be laid out. Blackfriars Street had been defined by this time, defining the southern end of the site and resulting in the redevelopment of buildings within it.



1894

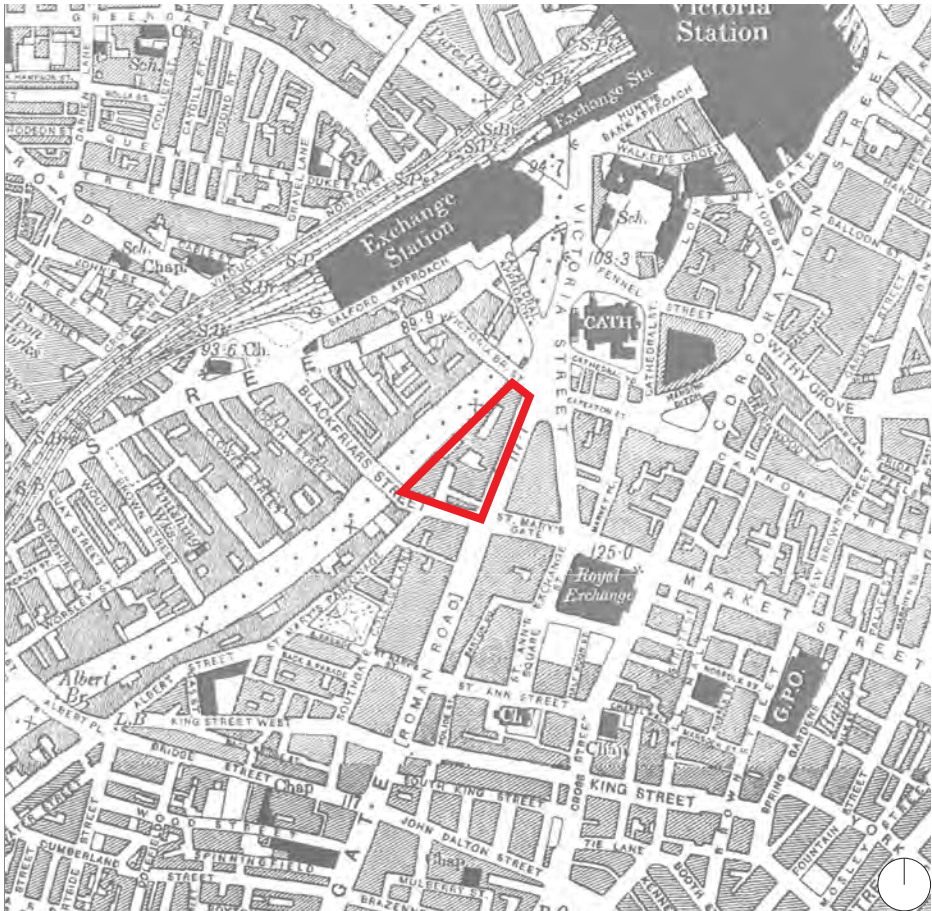
- The site was later developed to include a series of retail and hotel uses, with the prevalence of commercial functions on Deansgate. Uses within the block included the Grosvenor Hotel, the Deansgate Hotel, Shepherds Court which contained a leather warehouse, yarn warehouses, Manchester Carriageworks and offices. To the southern end of the site there was a tube factory, saw mill, billiard table factory, offices, and WH Smith and Son Stationers.



3.3 Historic Maps

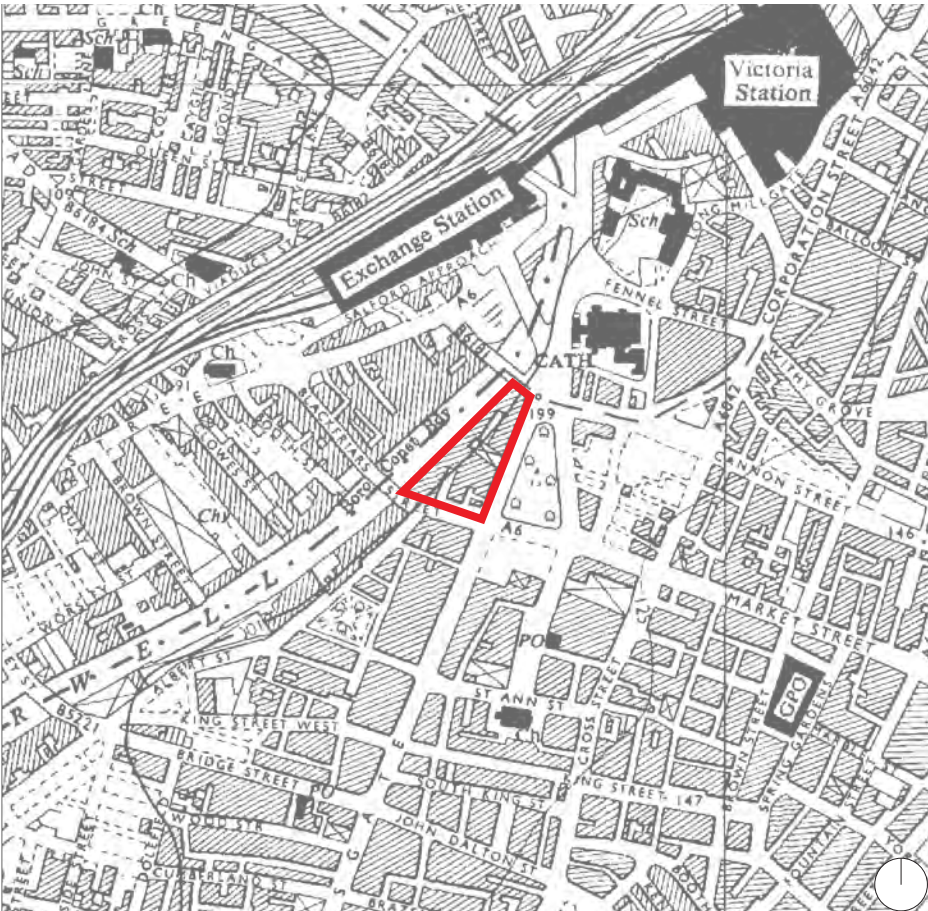
1923

During the 1930s the north side of Blackfriars Street was redeveloped with a modernist building (Woodhouse and Sons) with a distinctive curved frontage.



1956

World War Two bombing in December 1940 resulted in significant damage in the city centre to the east of the site with the Victoria buildings and others around Market Place destroyed. The Cathedral was also damaged. There is no obvious damage to buildings within the Site.



1989

During the late 1960s the site was cleared and redeveloped with a large footprint 13 storey office building named 'Fairbairn House'. Construction was completed in 1972. The building was designed by the Manchester architects Cruickshank and Seward and coincided with widespread redevelopment of the city centre, and the Market Place development. Originally a footbridge across Deansgate connected the building to the Market Place and the Arndale beyond.



4.0 Heritage Context

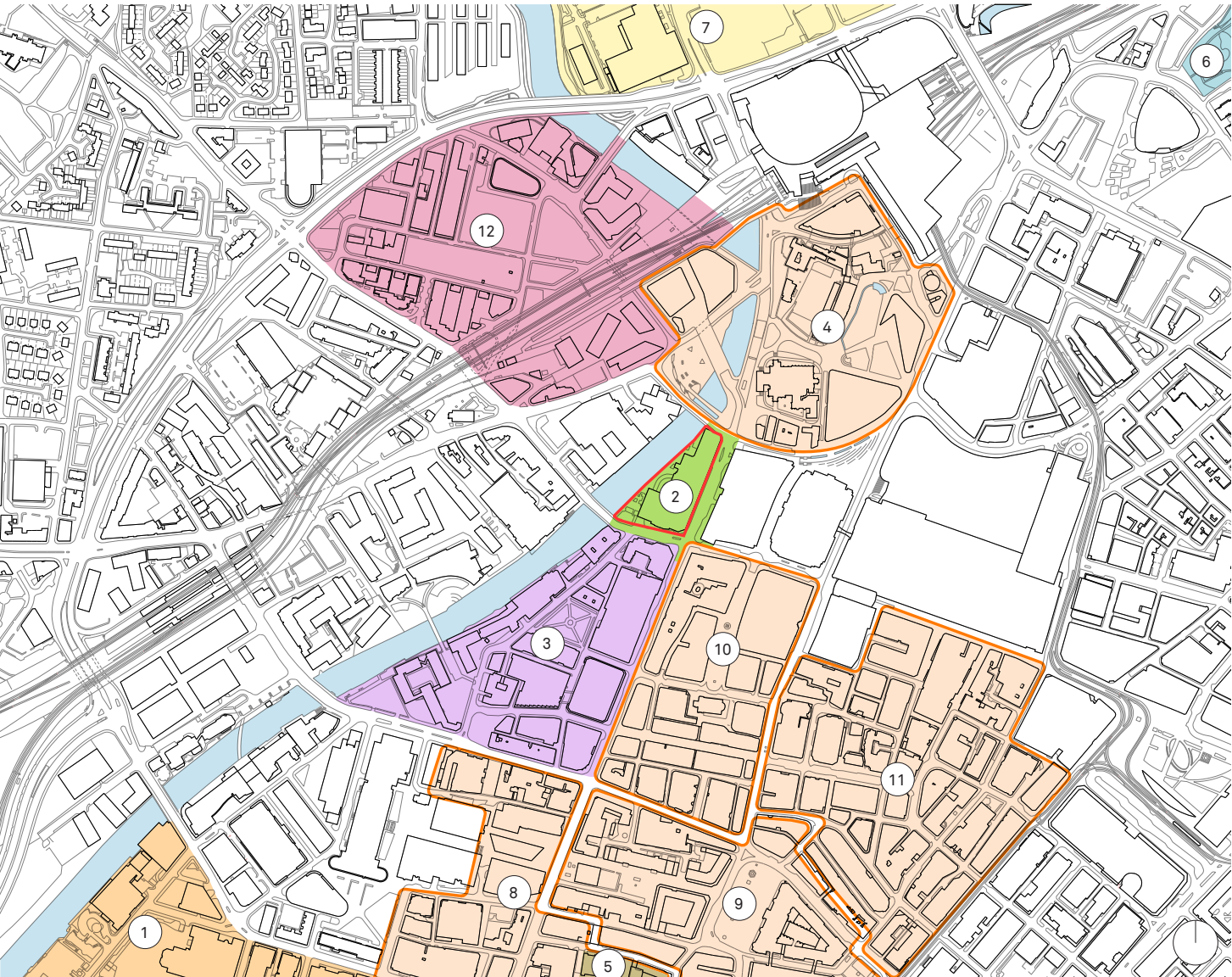
The site is located within the Ramada Complex SRF, which is surrounded by the historic areas Conservation Area along with a series of city wide SRF.

Key

- 1. St John's Street SRF
- 2. Ramada Complex SRF
- 3. St Mary's Parsonage SRF
- 4. Medieval Quarter SRF
- 5. Jackson's Row/Bootle Street SRF
- 6. Northern Gateway SRF
- 7. Great Ducie Street SRF
- 8. Deansgate Conservation Area
- 9. Albert Square Conservation Area
- 10. St. Anne's Conservation Area
- 11. Upper King Street Conservation Area
- 12. Greengate SRF

Site Boundary

Conservation Areas



The site is surrounded by some of the cities most significant Conservation Areas.

The Grade I listed Manchester Cathedral is located directly north of the site. The wider context contains many Grade II listed buildings and structures, including the Blackfriars bridge and Victoria Bridge Street bridge.

Key:

Conservation Area

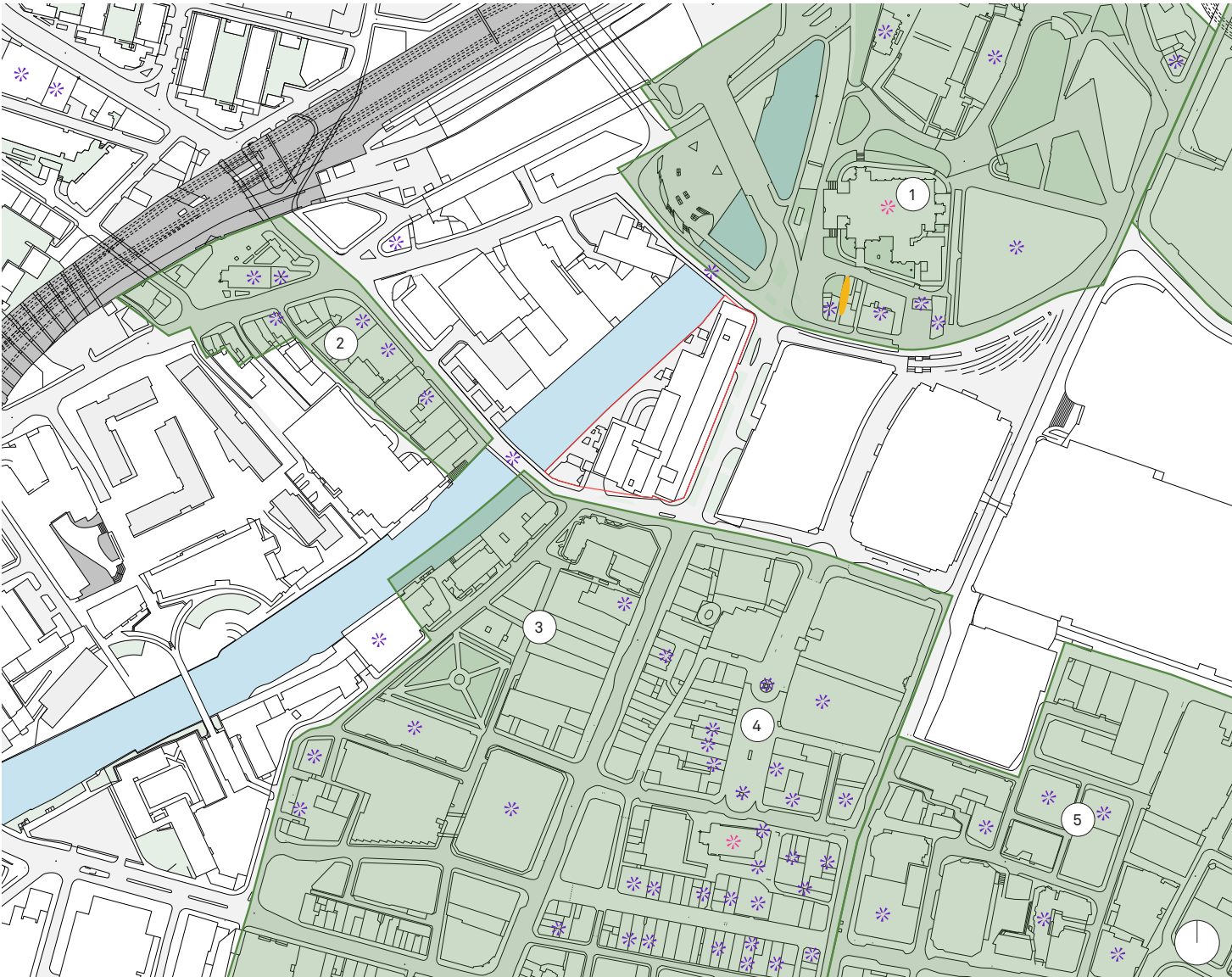
Scheduled Monument

Grade I Listed Building

Grade II Listed Building/ Bridge

Key

- 1. Cathedral Conservation Area
- 2. Flat Iron Conservation Area
- 3. Parsonage Road Conservation Area
- 4. St. Anne's Conservation Area
- 5. Upper King Street Conservation Area



The site is located within the immediate context of some of the city’s most significant historical buildings including the Grade I Listed Manchester Cathedral.

Crossing the River Irwel, the Grade II Listed Victoria Street & Blackfriars Bridges sit directly adjacent to the site.

A separate application for Listed Building Consent will be submitted for works adjacent to & affecting the setting of the Victoria Bridge Street bridge.



Key



Site Boundary



Significant Listed Buildings/Structures

- 1. Manchester Cathedral
- 2. Chethams Library
- 3. Corn Exchange
- 4. Victoria Bridge
- 5. Blackfriars Bridge
- 6. Barton Arcade
- 7. John Rylands Library



1. Manchester Cathedral



2. Chetham's Library



3. Corn Exchange



4. Victoria Bridge



4. Blackfriars Bridge



6. John Rylands Library



7. Barton Arcade

5.0 Strategic Planning Context

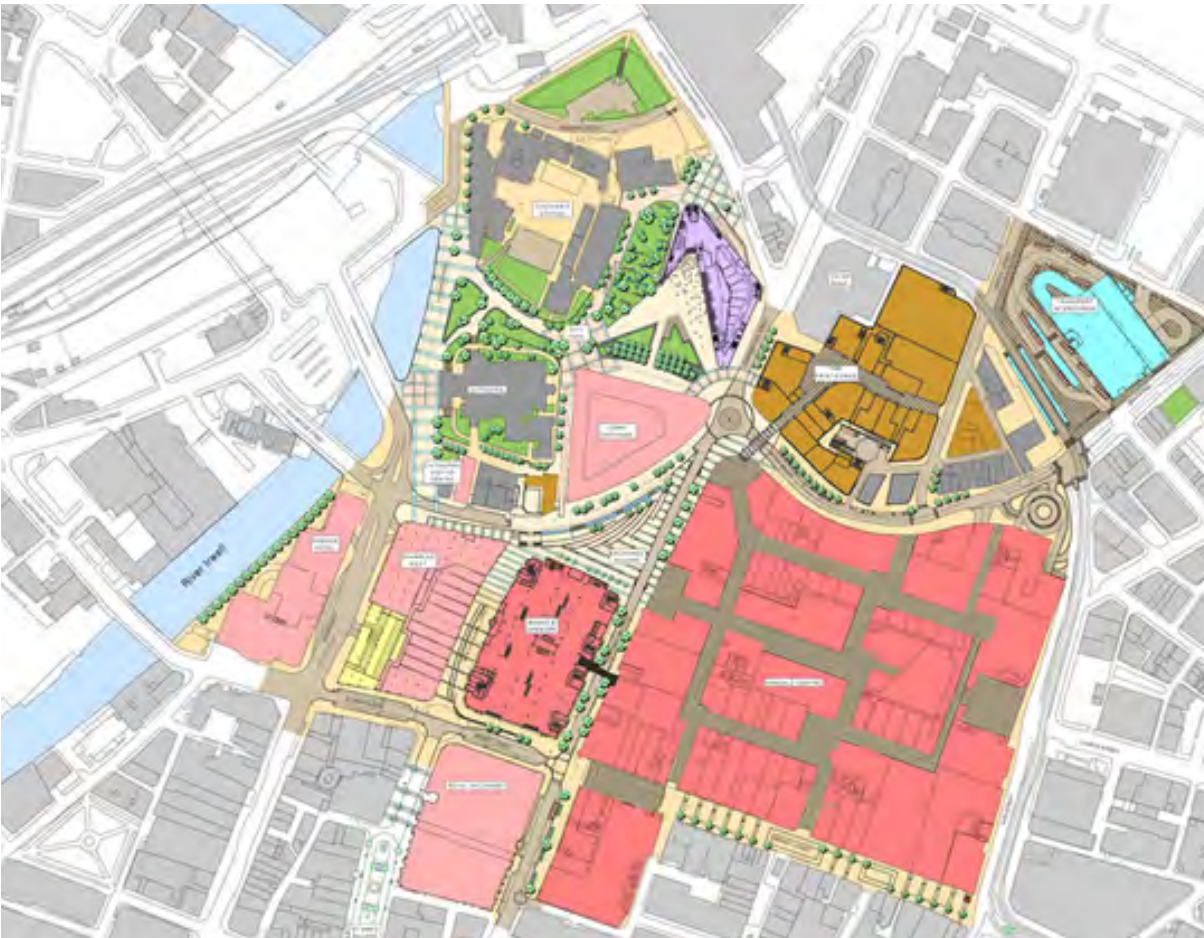
5.1 Site History Since1996

The site in its current form is an eyesore and detracts from this area of the City Centre. It is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and a long-standing strategic regeneration priority for the City Council. It is located on a key gateway site at the northern end of Deansgate, in close proximity to the Cathedral, Chethams, Greengate, the Medieval Quarter and Victoria Station, but currently makes no positive contribution to the visual appearance or vitality of the area.

The Applicant is committed to helping make Manchester a zero-carbon city by 2038 and that goal has driven our plans for the site. The Applicant is developing a sustainable design with the majority of the existing structures being re-used or re-purposed, including the use of modern construction techniques and materials throughout to create a high quality and energy efficient development, which is also visually attractive and breathes new life to this part of the City Centre.

The site has been earmarked for a major comprehensive regeneration scheme since 1999 with a previous planning application first approved in 2008 (now lapsed) and a Strategic Regeneration Framework (SRF) subsequently prepared for the site in 2018. However, despite two decades of substantial investment in the surrounding area through the public and private sectors, the site remains undeveloped. The City Council acknowledges within the SRF that the site 'visually and physically represents a significant blight on this part of the City Centre and has the potential to be a landmark development with best-in-class hotel, office and residential uses, buildings of scale, and facilitate the rebalancing of Deansgate.'

The site forms the start of one of the City's busiest retail thoroughfares. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys. The lack of activity over the last 20 years illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable. The current proposals represent a deliverable scheme that will regenerate this key site and deliver on the broad principles of the SRF, which recognises that the impact of its regeneration would be genuinely transformational.



1999 EDAW Masterplan



1996 Manchester post bomb

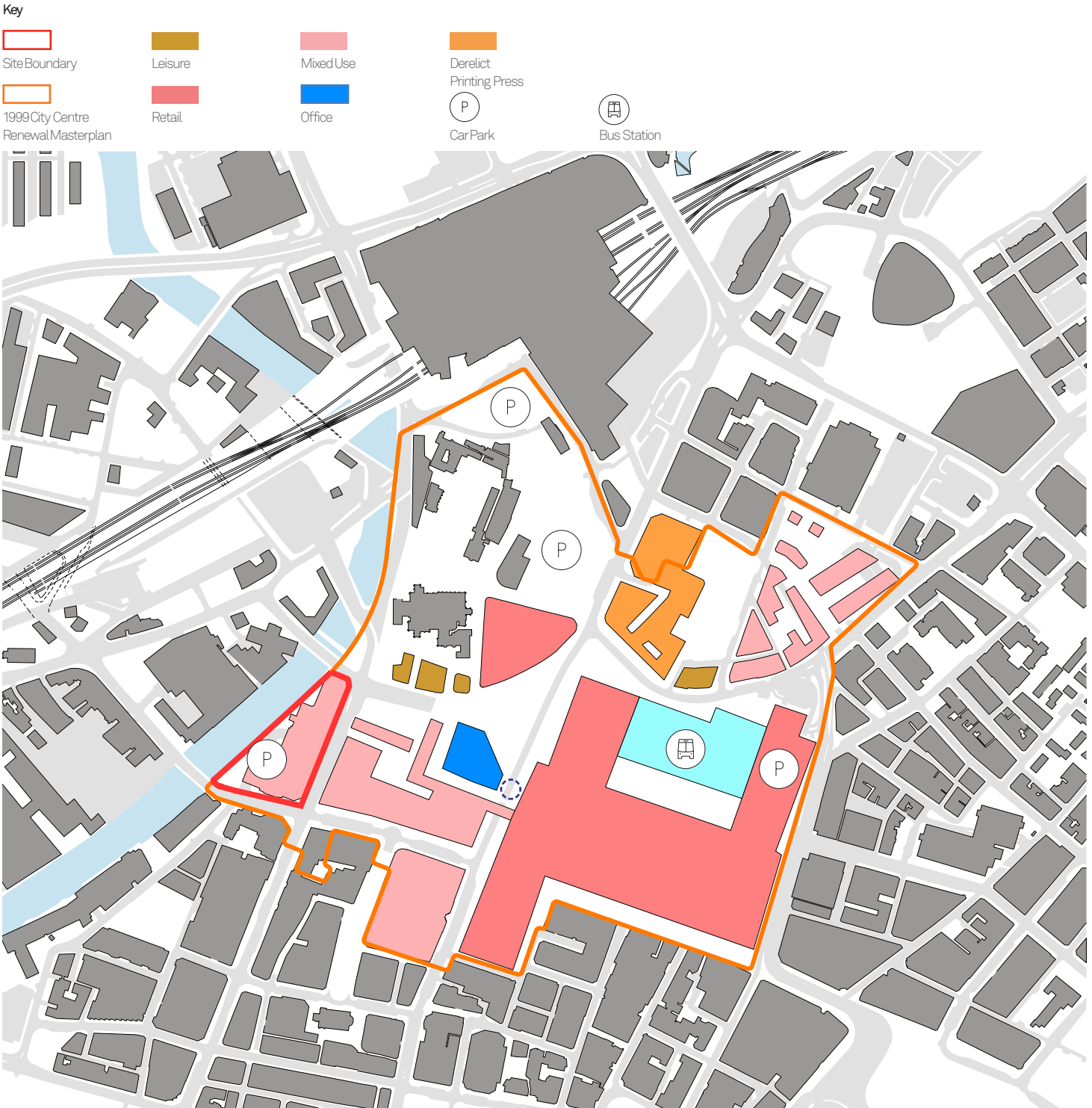


1996 Manchester post bomb



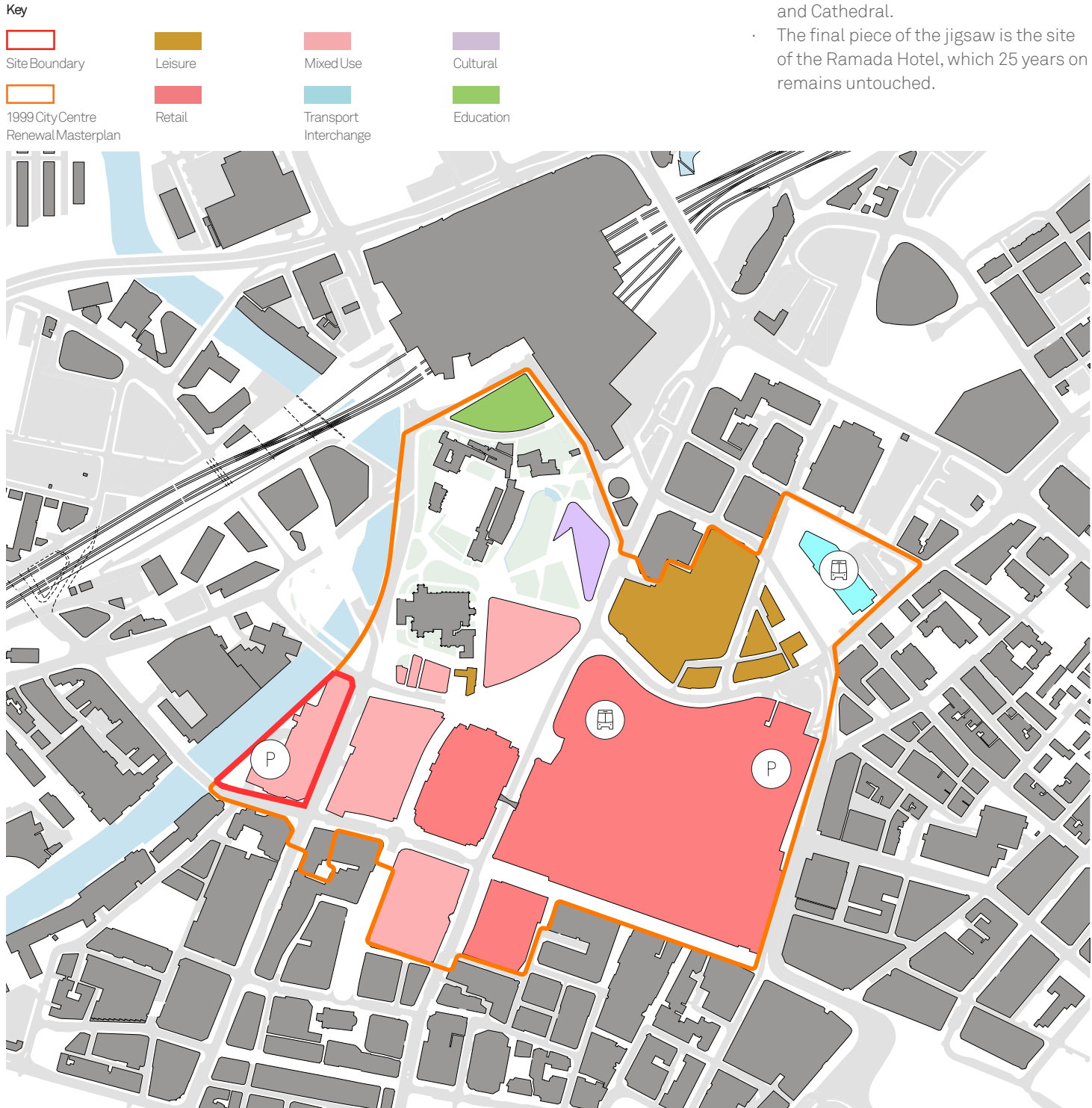
1996 Manchester post bomb

1999 City Centre Renewal Masterplan



- The 1996 Manchester bombing was an attack carried out by the IRA on Saturday the 15th June 1996.
- The bomb exploded on Corporation Street causing £700 million worth of damage.
- There were no fatalities but over 200 people were injured.

Manchester 2021



- The city's response to the bomb was to implement a masterplan to regenerate the city centre
- The scheme included a new major public space (Exchange Square), remodel of the Arndale, new retail and pedestrianised access linking St. Ann's Square, Arndale Centre, Corn Exchange, and Cathedral.
- The final piece of the jigsaw is the site of the Ramada Hotel, which 25 years on remains untouched.

5.3 Timeline Since 1996

The timeline below illustrates each of the key developments which formed part of the 1999 masterplan as a result of 1996 bomb. The Renaissance site is the final piece of the jigsaw to be realised.



The site has had a number of previous design options prepared as part of the wider Ramada site SRF and as a standalone development plot.

The SRF was prepared by Glen Howell Architects in May 2018.

The scheme proposed to demolish the existing buildings on the site and create a new mixed use masterplan. The vision for the Ramada Complex SRF area is:

“A distinctive new City Centre destination focused around a best in class landscaped public square, which positively interfaces with Deansgate and the River Irwell, connecting the site into the surrounding City Centre context, alongside high quality buildings to accommodate high-value residential units, a full service internationally branded hotel offer and complementary ground floor uses, to create a sense of place”.

The SRF states that the site in its current form ‘visually and physically represents a significant blight on this part of the City Centre’ and the scale of problem is emphasised by the significant length of the site frontage onto Deansgate which measures 123 metres. It is recognised that there has been significant investment in the surrounding area including Greengate and around Victoria station. As such the site represents ‘a missing piece of the regeneration jigsaw’ and ‘its regeneration would be genuinely transformational’.

The SRF sets a number of development principles for the site, intended to act as planning guidance in the determination of future planning applications, alongside an illustrative scheme suggested by a previous landowner that was not realised. The key overarching themes include:

- New Landmark Destination – the SRF area will deliver a series of significant regeneration benefits, which in turn will help drive wider economic growth objectives.
- Leading Hotel Offering – the site should accommodate a new business and lifestyle hotel brand from one of the world’s leading hotel operators.
- Best in Class Uses – development is required to be high quality, distinctive and add value to the City Centre’s current offer, including delivering a premium residential product.
- Scale and Density – high density development is needed, commensurate with other recent regeneration initiatives such as Spinningfields.
- Place Making – public realm treatments should be of the highest quality and the spaces will provide the setting for a mix of high quality City Centre uses
- Heritage – development should complement the setting of nearby listed buildings and structures.
- Rebalancing Deansgate – the SRF promotes improvement of the pedestrian environment to ‘encourage footfall along this neglected part of Deansgate towards Victoria Station.

Property Alliance Group and Starwood are very aware of the site’s history, the strategic regeneration context and of its strategic importance to the regeneration of this area of the City Centre. Accordingly, the project team is currently working hard to prepare a holistic and deliverable masterplan, which is being developed alongside key stakeholders to build on the key design principles established in the SRF.



Ramada SRF Site Plan



Ramada SRF riverside



Ramada SRF public space

5.5 Previous Site Development Proposals

The site has had a number of previous design options prepared over the years, which failed to be delivered despite significant support from the City Council, Sir Howard Bernstein, and key stakeholders, demonstrating the complexities and costs associated with the complete demolition and redevelopment of the site.

This included a 2008 mixed use scheme by Ian Simpson for Burdett Properties, which received planning permission in 2008.

Another scheme was developed by U&I as part of the Ramada SRF for a residential led development.

Burdett Properties Proposal
Ian Simpson Architects
2008

- Mixed use scheme, hotel, offices, retail, car park.
- 248 Residential units
- Planning permission approved in 2008.
- 35 Storeys

U&I Ramada SRF
Glen Howells Architects
2018

- 250 Bed Hotel
- 600 Residential units
- Retail / F&B
- 27 & 38 Storeys



6.0 Site Analysis

Environmental

The site's main source of noise comes from the traffic on Blackfriars Street and Deansgate, and the close proximity to the rail transport infrastructure.

Prevailing wind is from the south-west. The River Irwell sits to the west of the site exposing the area to high probability of flooding.

The site benefits from having a clear southern exposure with no high buildings obstructing the sunlight allowing for better natural light.

Key

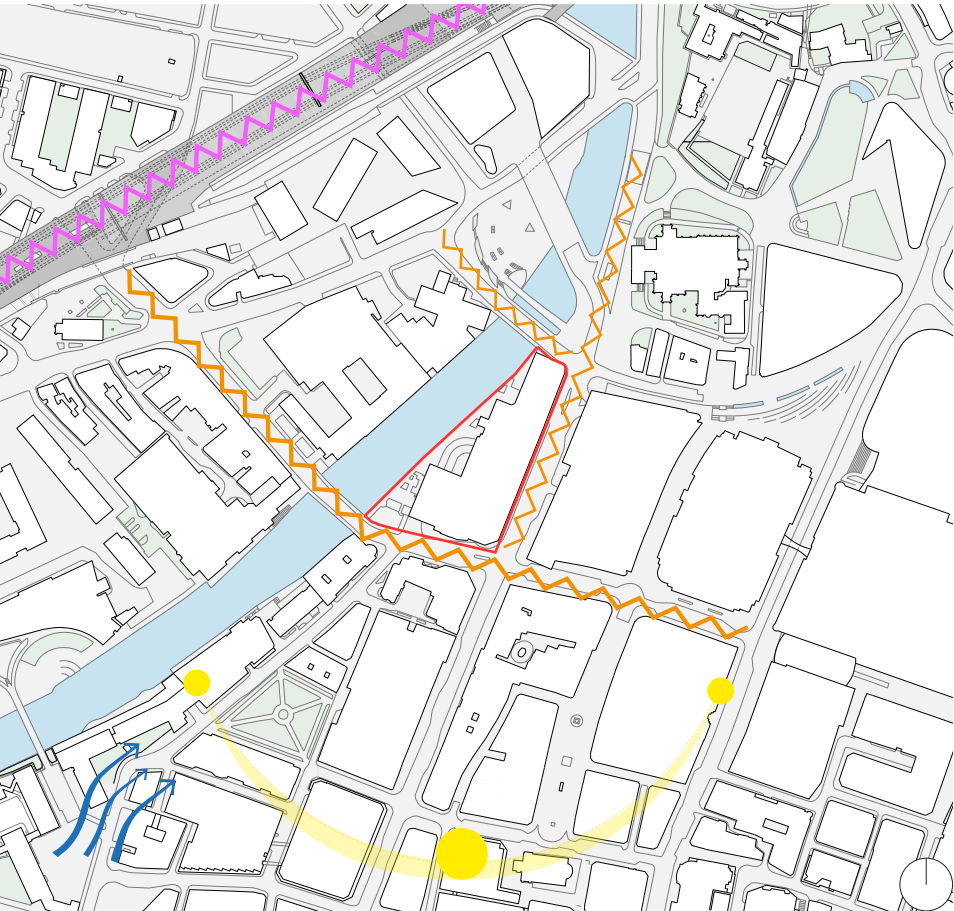
Site Boundary

Prevailing Wind

Sun Path

Noise Source

Railway Noise Source



Heritage

The site is not within a conservation area but is in close proximity to the Medieval and St Anne's Conservation Areas.

There are numerous Grade II listed buildings in the surrounding area in addition to the Grade I listed Manchester Cathedral.

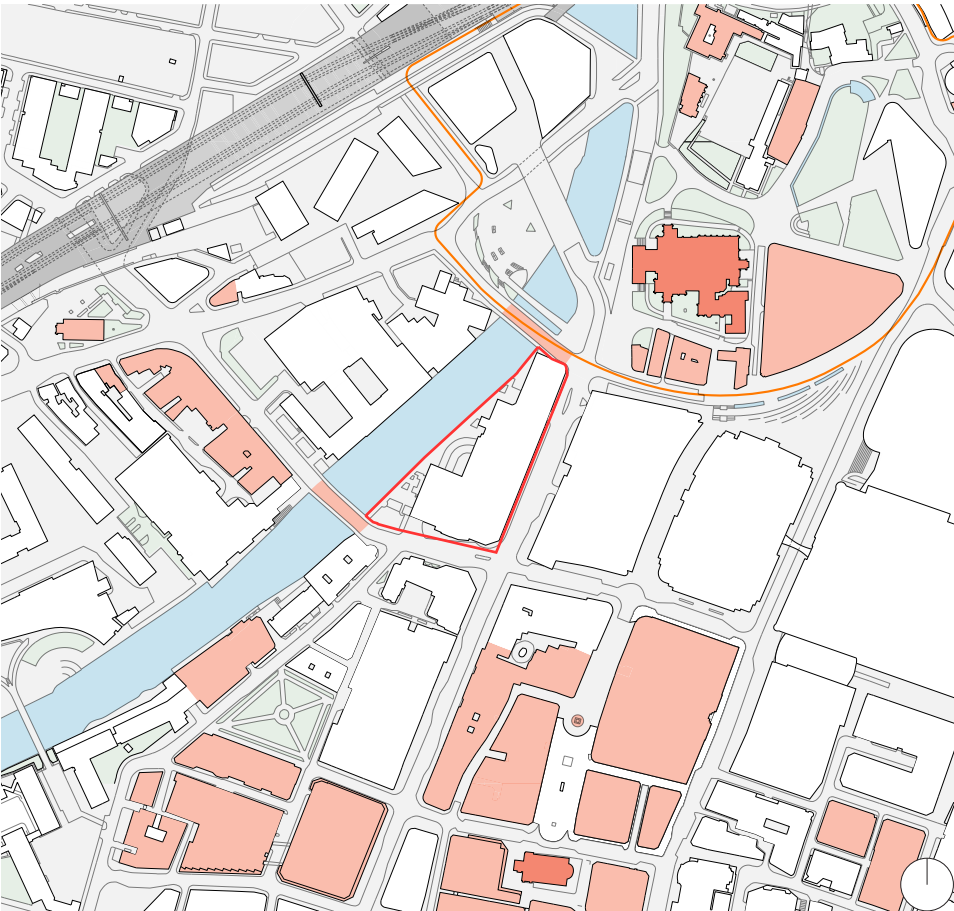
Key

Site Boundary

Grade I Listed Building

Conservation Area

Grade II Listed Building/ Bridge



Active Frontages

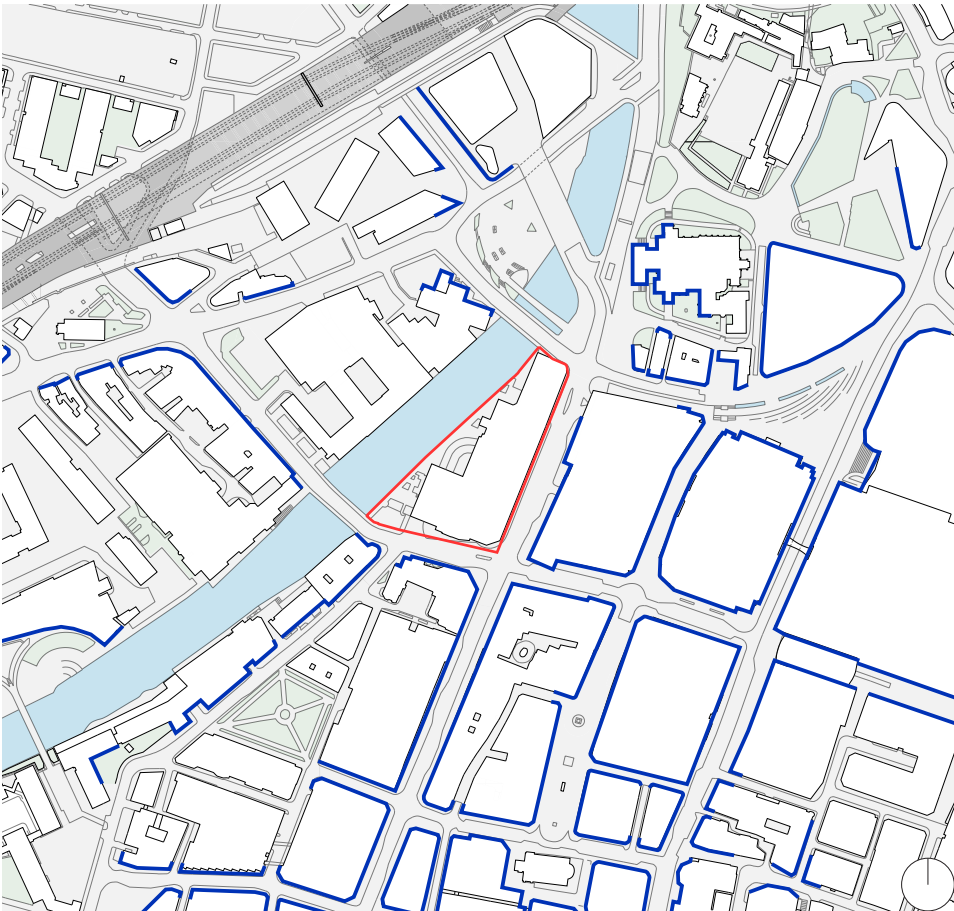
To the East and South of the site, the retail quarter and Deansgate boast very active street frontages.

In comparison, there is very little activity of the existing buildings across the river to the West of the site.

Key

Site Boundary

Building Frontages



Movement

The sites primary frontage is to Deansgate & Blackfriars Street which currently has two-way traffic movements and a number of access points to the existing service yard and car parks.

The railway line which connects through to Victoria Station is situated west of the west of the site.

Key

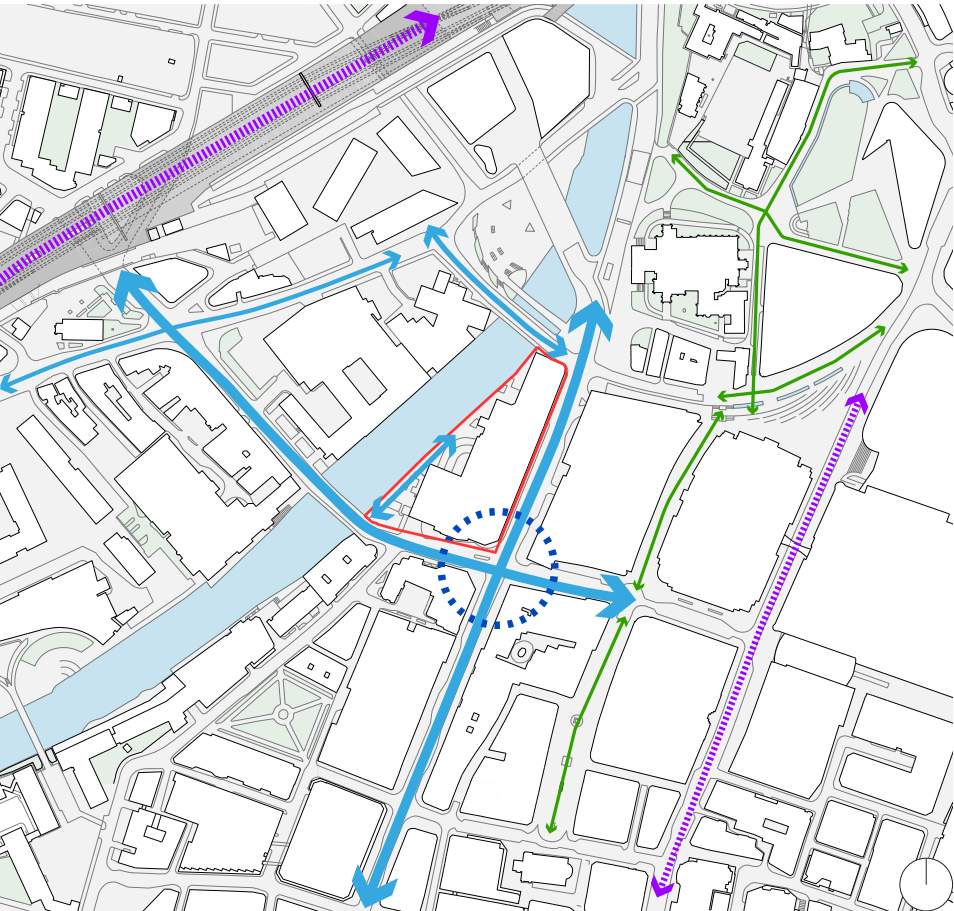
Site Boundary

Vehicular Movement

Rail Movement

Pedestrian Movement

Junction



Building Heights

There are a mix of building heights within and surrounding the site area.

The existing Premier House stands at ground +3, with the Renaissance Hotel reaching 13 storeys.

Key

Site Boundary

1-4 Storeys

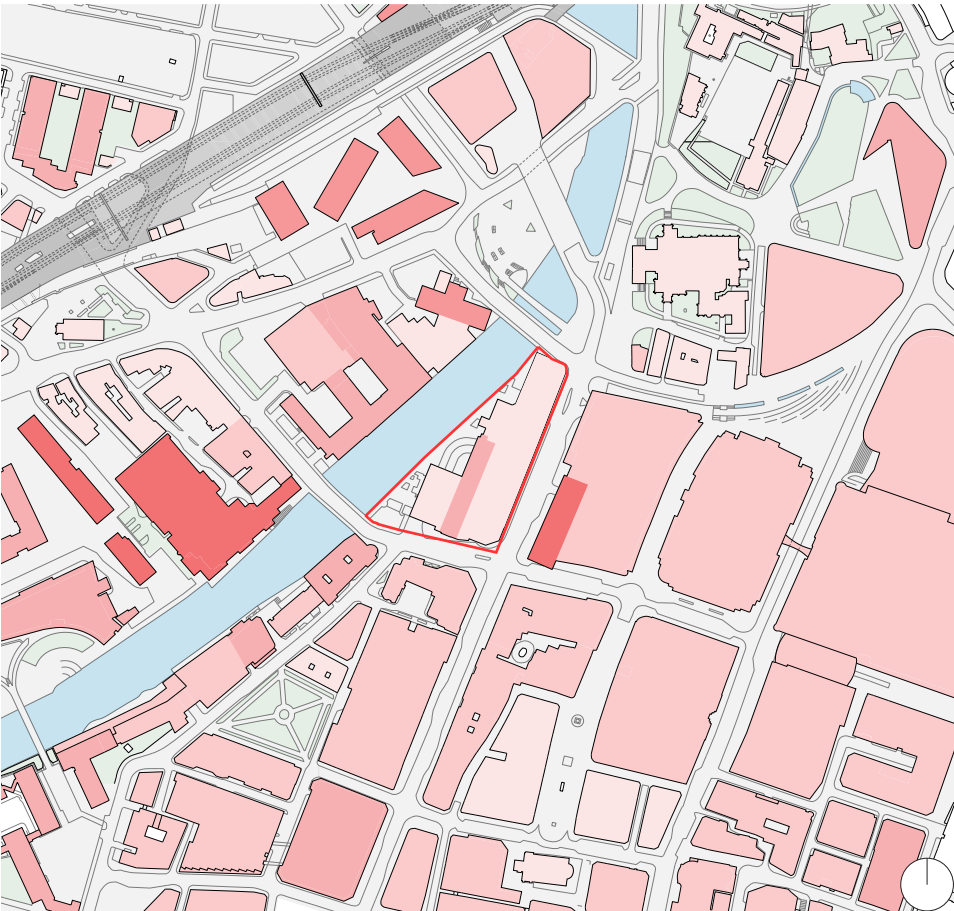
5-10 Storeys

11-15 Storeys

16-20 Storeys

21-25 Storeys

26+ Storeys



Building Uses

The surrounding context consists of predominantly retail buildings with a mix of leisure, hotel, residential and office.

Key

Site Boundary

Retail

Leisure

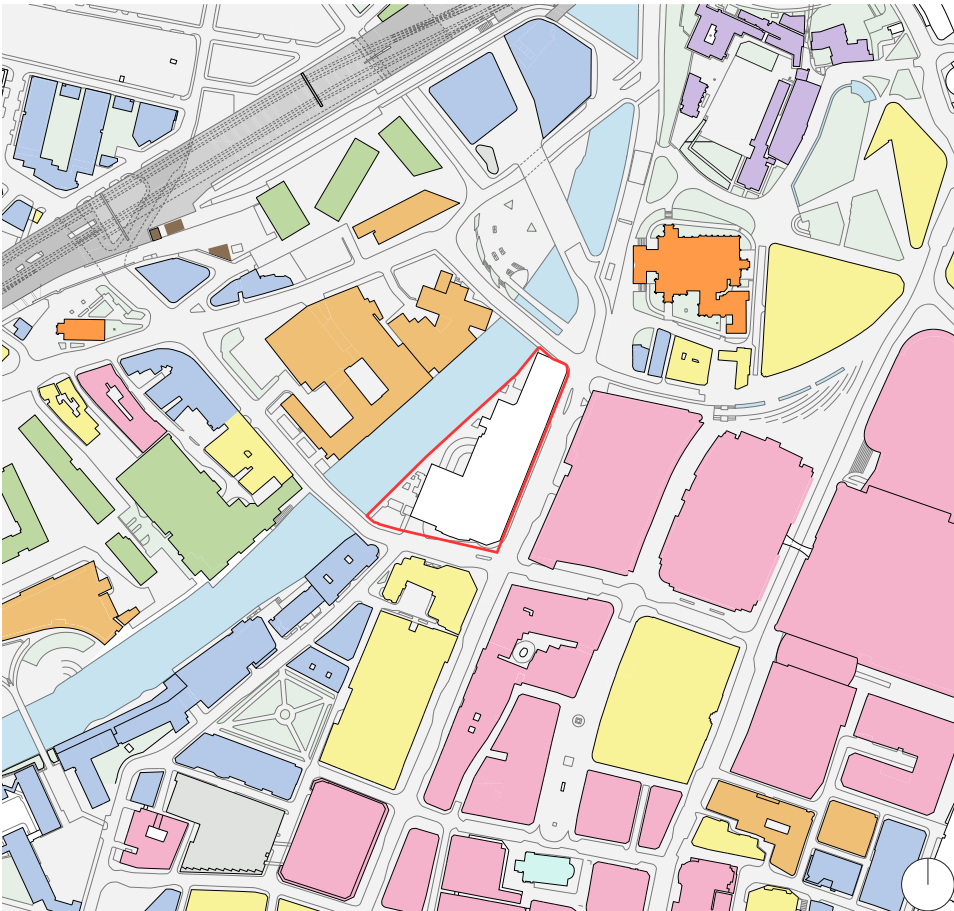
Hotel

Residential

Office

Religious

Transport



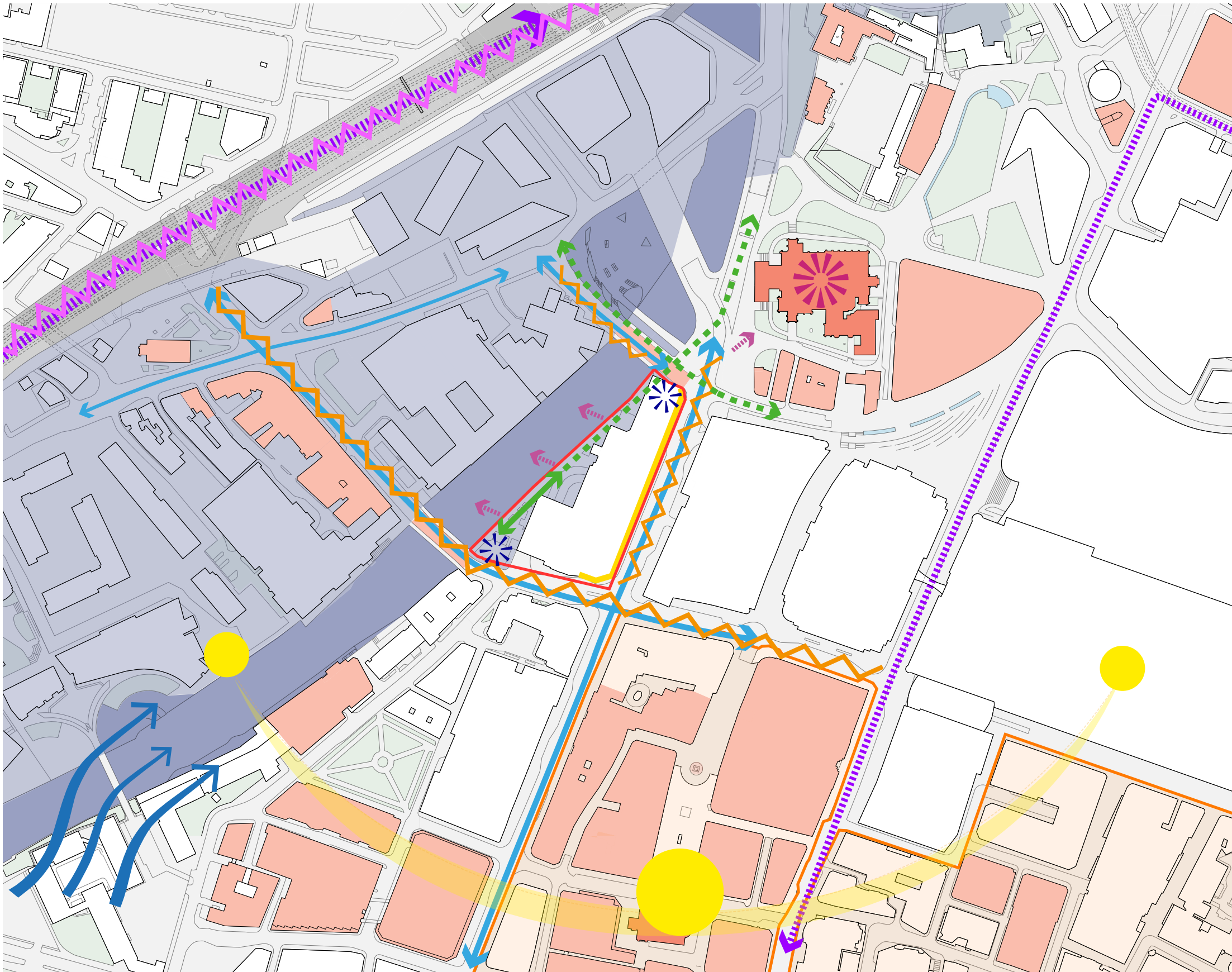
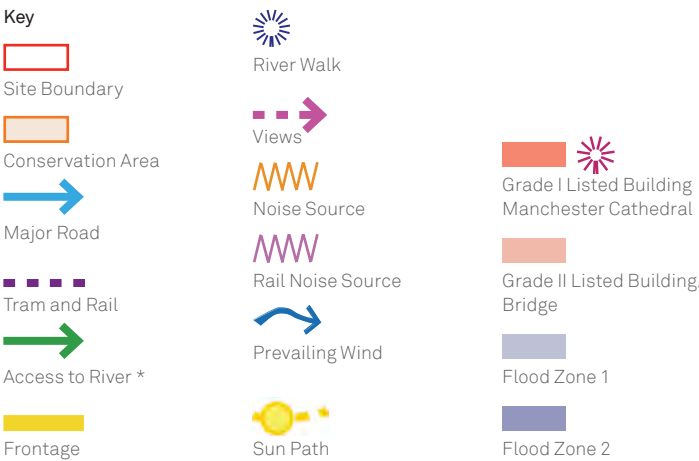
The key constraints unique to the site are summarised as follows:

- Noise emitted and air quality from Blackfriars Street and Deansgate and the rail transport infrastructure.
- Potential floodrisk from the River Irwell.
- Existing sloping terrain.
- Poor public realm quality and car dominated environment,
- Poor permeability across Deansgate.

A series of opportunities unique to the site must also be considered. Key opportunities can be summarised as follows:

- The site has excellent transport linkages and connectivity.
- The site is served by excellent transport connections, within close proximity to Victoria Station.
- The site is located within close proximity to Cathedral Gardens which is one of the most significant public spaces within the city.
- The site is ideally located in terms of its proximity to wider employment areas of Manchester City Centre.
- Opportunity reanimate the street by providing active frontages at ground level, reinforces street edges and improving the street environment.
- Opportunity to create an active neighbourhood with a mixture of building uses.
- Opportunity to design an active area, promoting a walkable city by connecting public realm spaces.

* Opportunity to create new river walk, extending from the Blackfriars Street Bridge to Victoria Bridge Street.



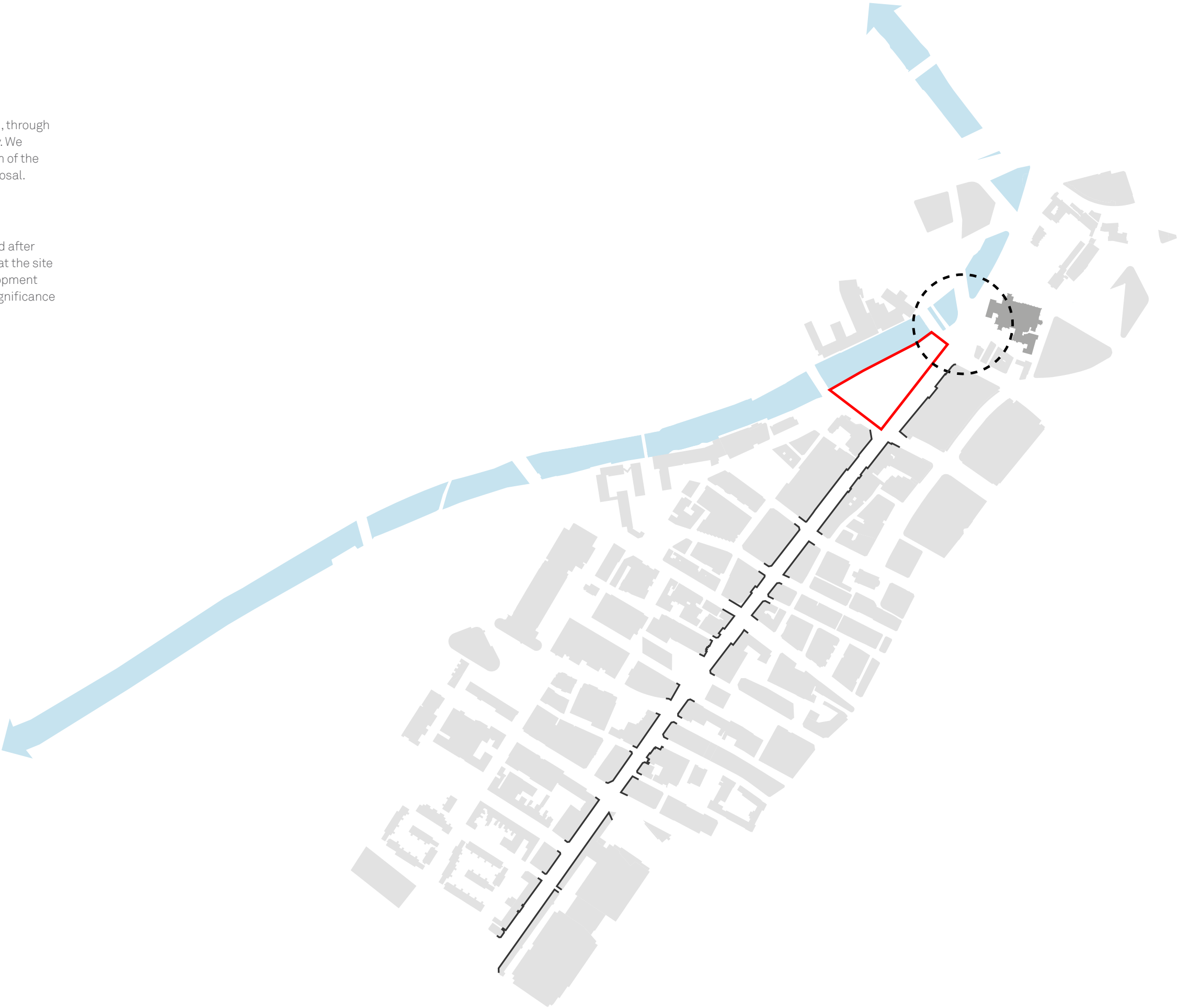
7.0 Design Response

Design Response

The following pages illustrate our approach to the design, through the exploration of the site's historic grain and topography. We studied and appraised various options for siting and form of the building, with a preferred solution developed as our proposal.

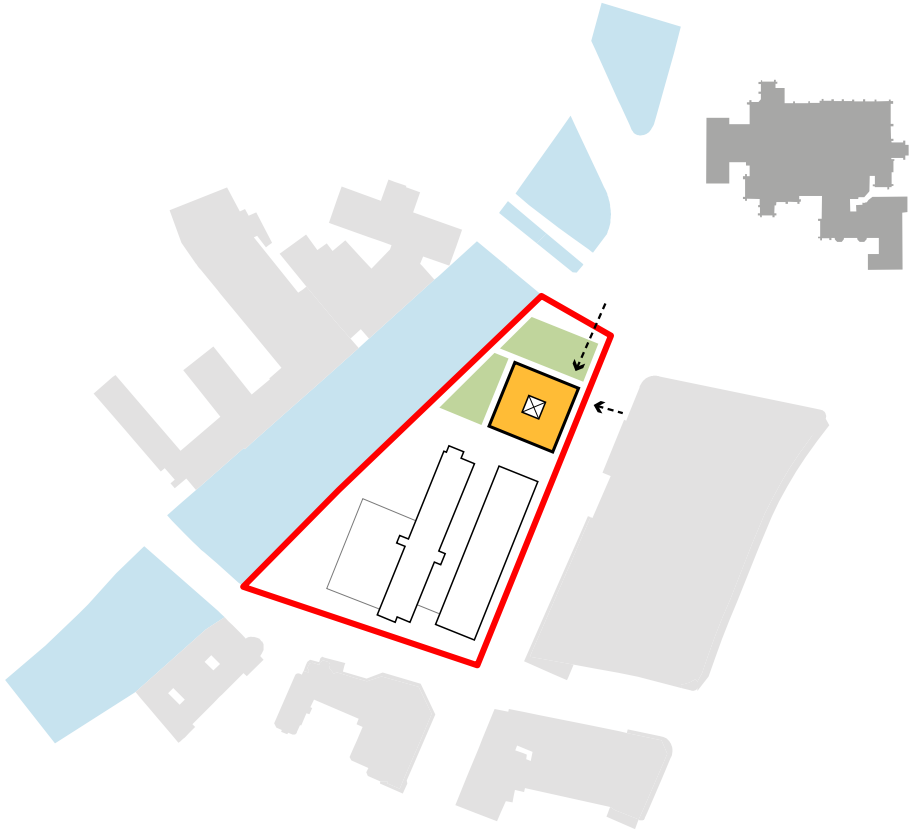
Deansgate, The Roman Road

Deansgate was historically a roman road, and was named after “the dean’s gate-house”, which would have been located at the site of Manchester Cathedral, in close proximity to the development site. Therefore, this location can be seen as having key significance at the head of Deansgate.



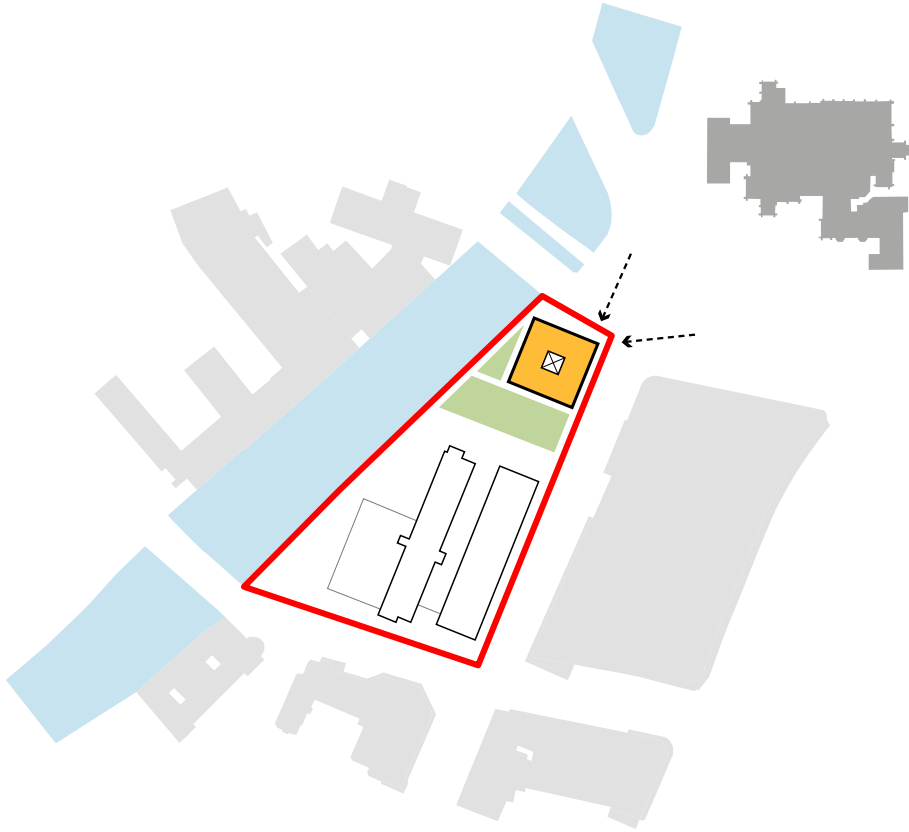
Option 1 - Point Block located to the south of the site

- Pros:
- A smaller form than the linear block option, creating less of an obstruction to views.
 - Significant amount of public green space created.
- Cons:
- To achieve 300 units, massing will need to be 30 storeys in height.
 - Lack of definition to Deansgate frontage.
 - Difficulties with level change - ground will need to be built up to street level.



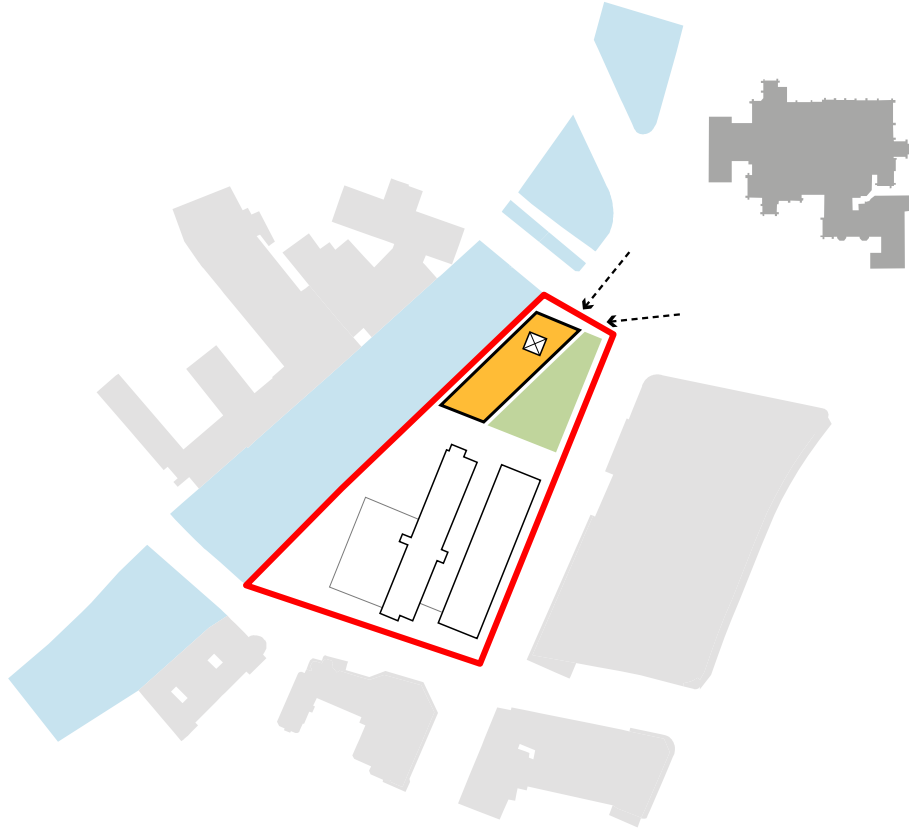
Option 2 - Point Block located to the north of the site

- Pros:
- A smaller form than the linear block option, creating less of an obstruction to views.
 - Significant amount of public green space created.
- Cons:
- To achieve 300 units, massing will need to be 30 storeys in height.
 - Lack of definition to Deansgate frontage.
 - Difficulties with level change - ground will need to be built up to street level.



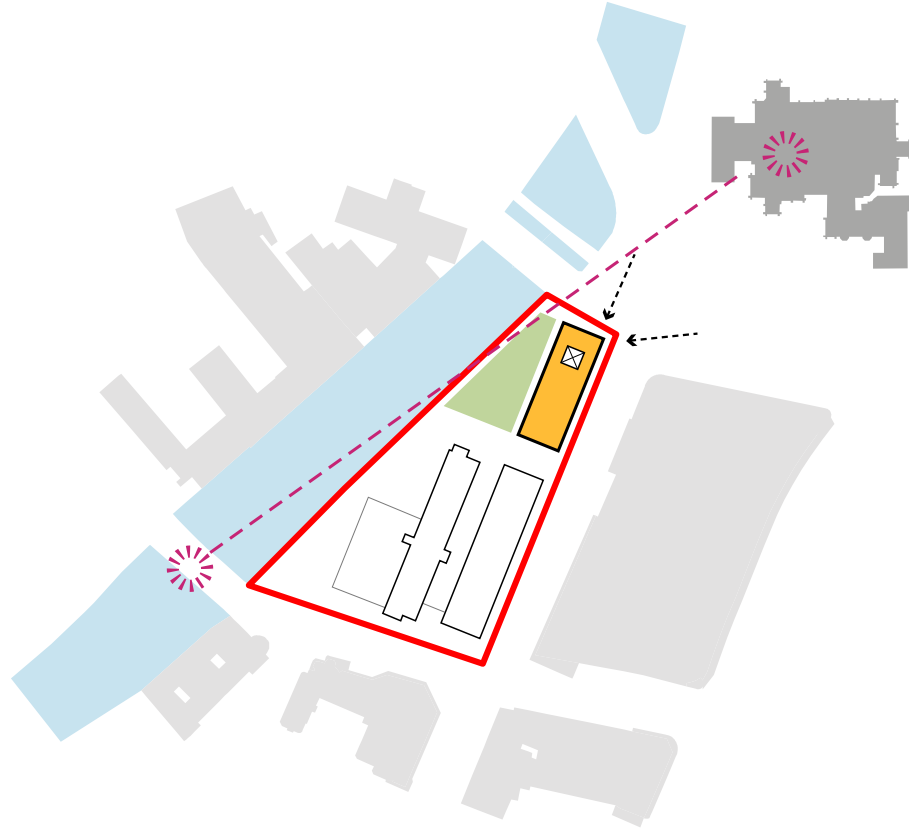
Option 3 - Linear Block aligned to River

- Pros:
- Building is aligned to river, creating public green space on Deansgate.
- Cons:
- To achieve 300 units massing will need to be 30 storeys in height.
 - A lack of definition to the street edge along Deansgate.



Option 4 - Linear Block aligned to Deansgate

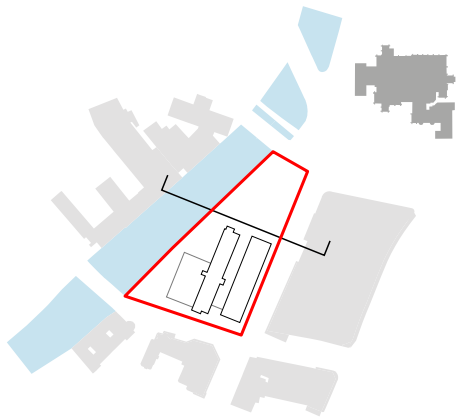
- Pros:
- Aligning the building to Deansgate acts to define the street edge.
 - Creates public green space beside the river.
- Cons:
- To achieve 300 units massing will need to be 30 storeys in height.
 - The linear block creates a very dominant massing, which is not visually penetrable.



Preferred Option

Deansgate / Riverside level difference

There is a significant circa 6metre level difference between Deansgate and the River Irwell, which creates a challenge for access and active develop-able space.

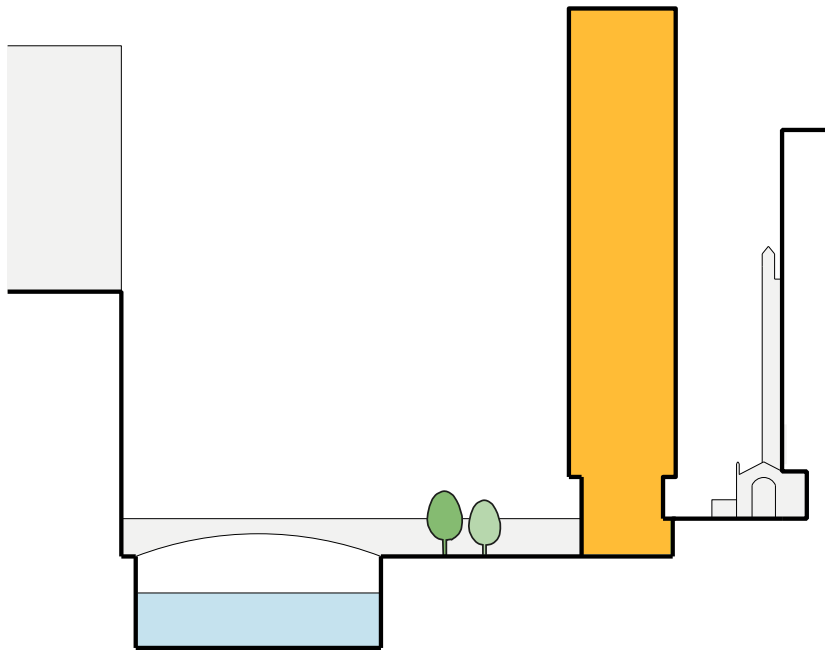
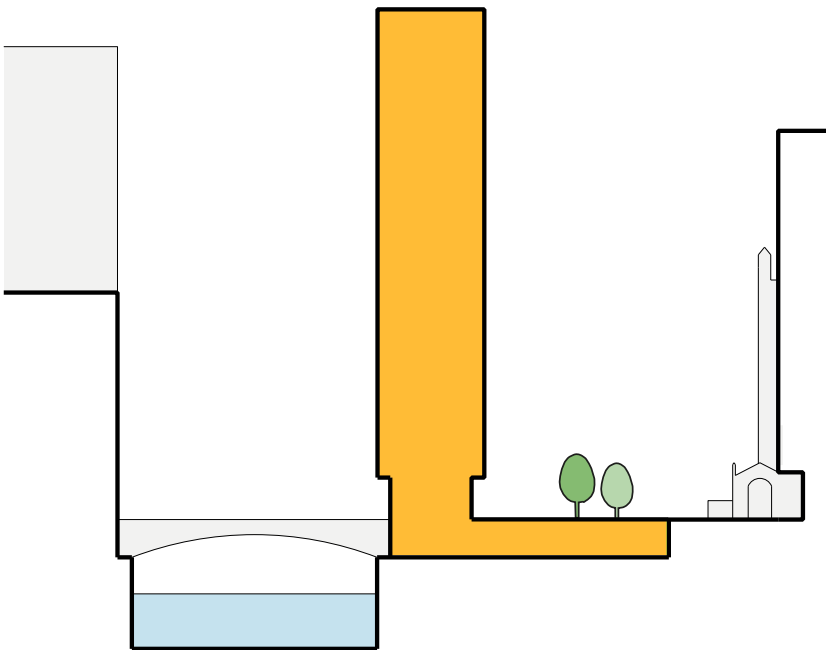
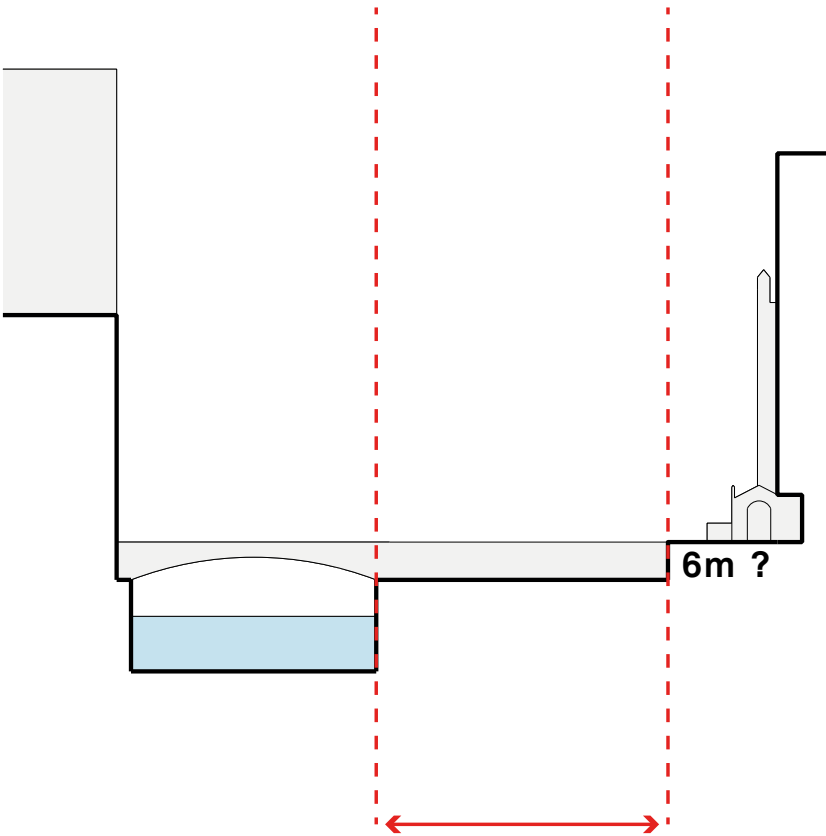


1.Align the building to the river

- Pros:
- Building is aligned to river, creating public green space on Deansgate.
- Cons:
- A lack of definition to the street edge along Deansgate.
 - Significant subterranean area.
 - Blocks historical viewpoint from Blackfriars Bridge.
 - Construction challenges next to the river.

2.Align the building to Deansgate

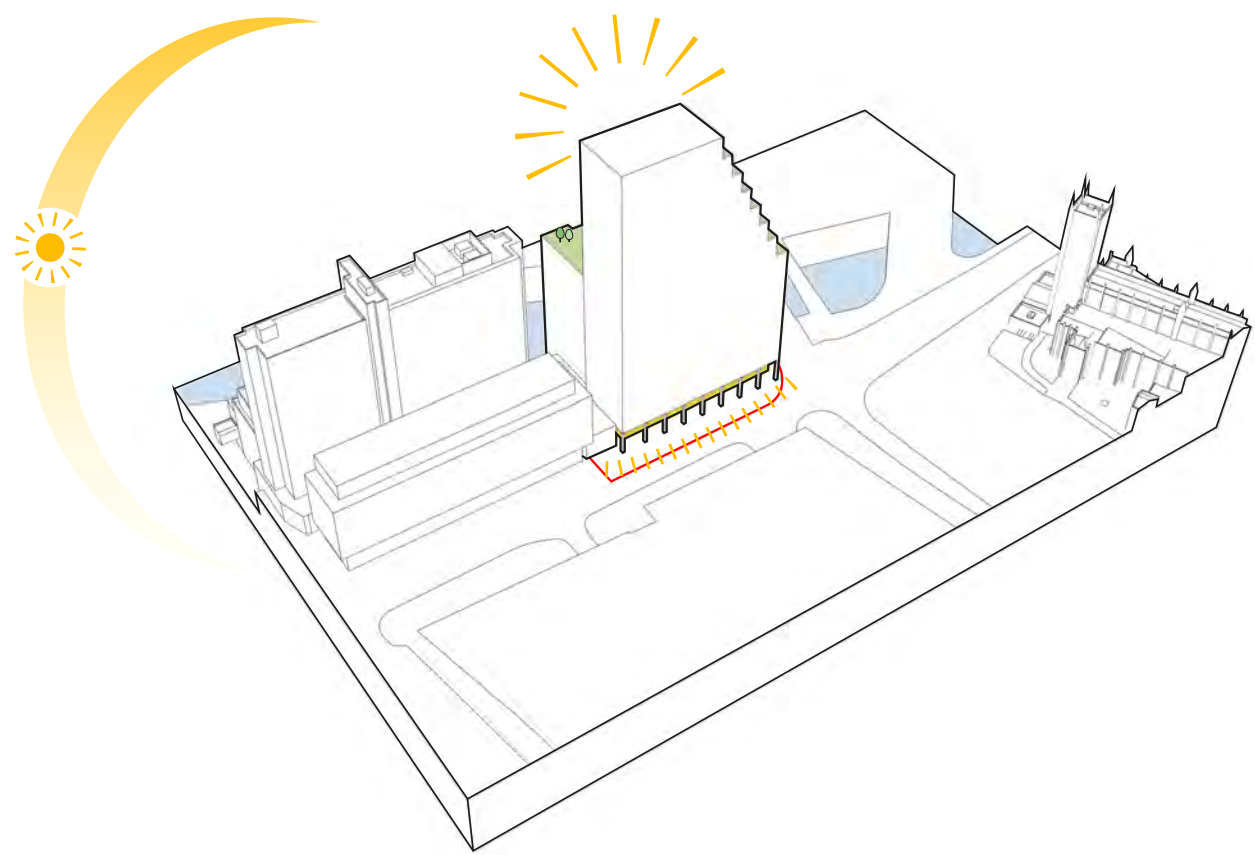
- Pros:
- Aligning the building to Deansgate acts to define the street edge.
 - Creates public green space beside river
 - Preserves historical viewpoint from Blackfriars Bridge.
- Cons:
- Providing access to the riverside pubic space is a challenge.



Preferred Option

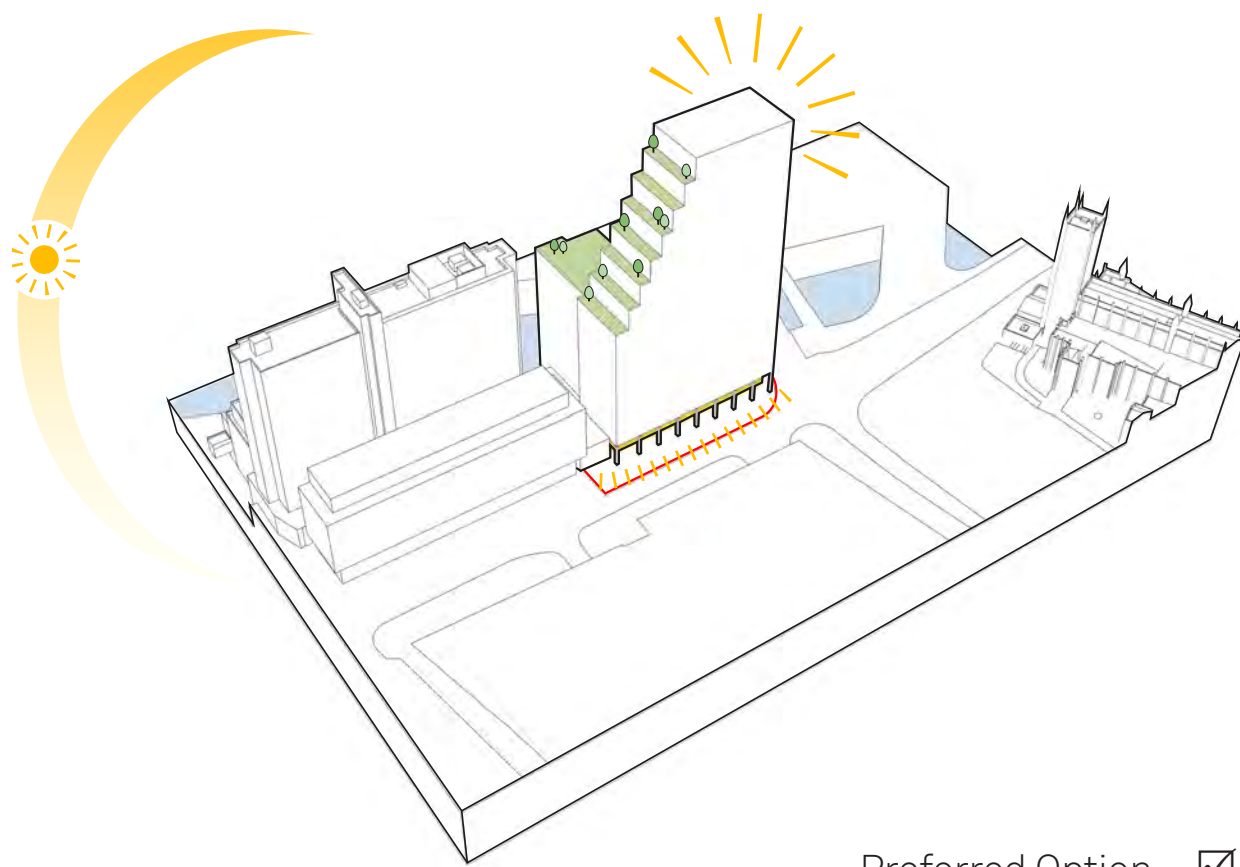
Massing Option 1
Stepped Block North Facing Terrace

- Pros:
- L block allows overall height is reduced from 30 to 26 storeys for 300 units.
 - Shared roof terrace for residents.
 - Series of private roof terraces for residents.
 - Staggered massing breaks down visual dominance.
 - L-shaped block maximises the use of the site.
 - Building aligns to the street edge.
- Cons:
- Private roof terraces are north facing, reducing usability.
 - Building height steps down to the north, missing an opportunity to create a gateway into Deansgate.
 - Increased massing height to the south means more apartments will be overlooking the hotel.



Massing Option 2
Stepped Block South Facing Terrace

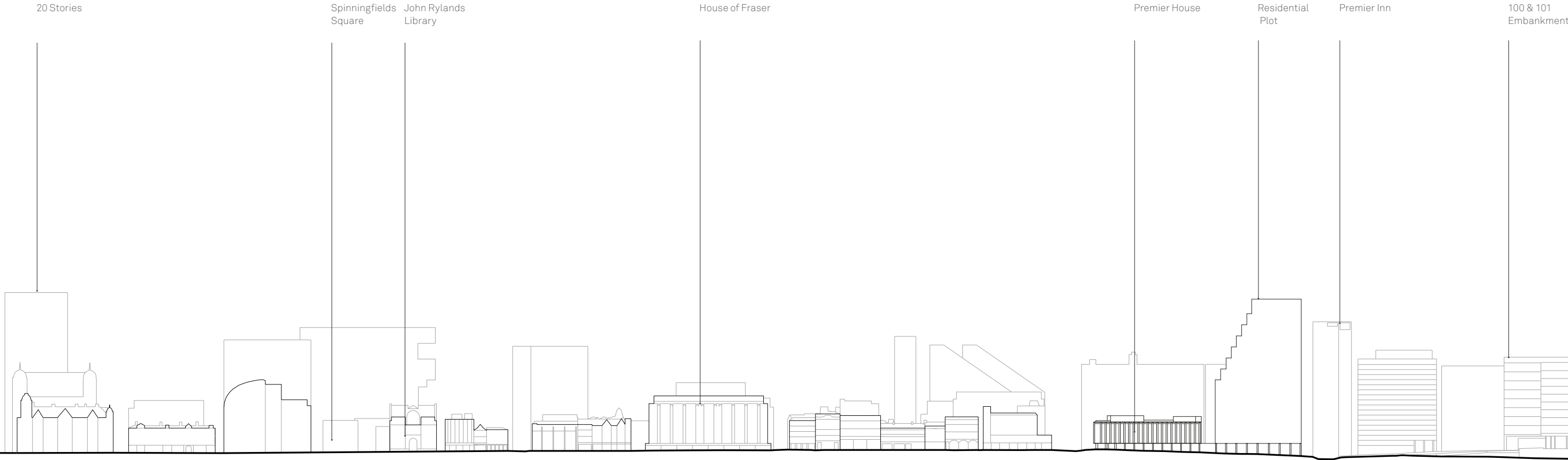
- Pros:
- L block allows overall height is reduced from 30 to 26 storeys for 300 units.
 - Shared roof terrace for residents.
 - Series of private roof terraces for residents, which benefit from southern aspect.
 - Staggered massing breaks down visual dominance.
 - Scale concentrated to north of site, acting as a gateway to Deansgate.
 - L-shaped block maximises the use of the site.
 - Building aligns to the street edge.
 - The most elegant proportion faces the Cathedral.
- Cons:
- Scale is concentrated closer to Manchester Cathedral.



Preferred Option

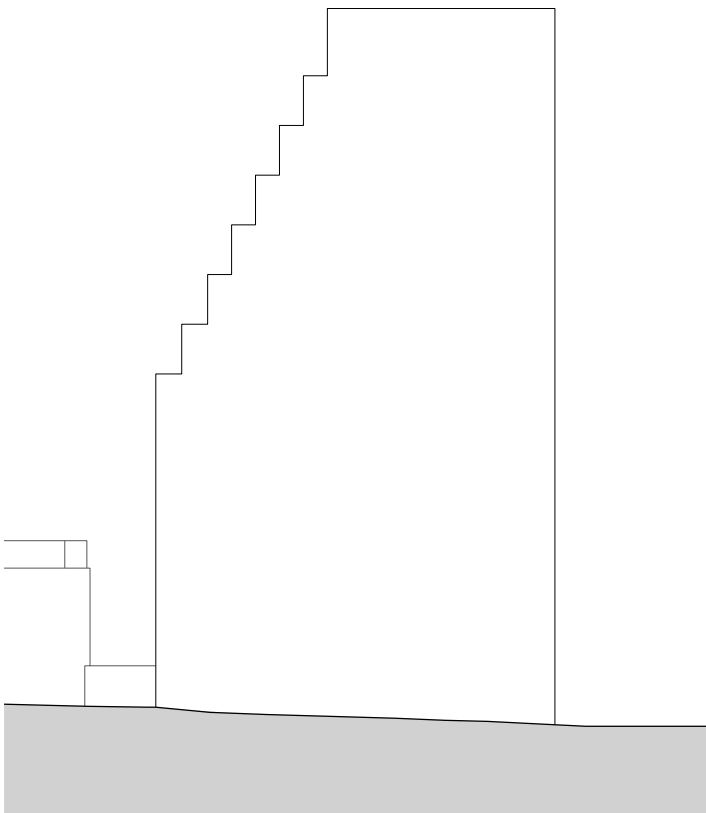
The Wider Context

This gateway site is located on Deansgate. The building steps in form to concentrate the scale to the north of the site. Deansgate, a roman road has a rich historic grain, with the juxtaposition of more recent modern buildings.



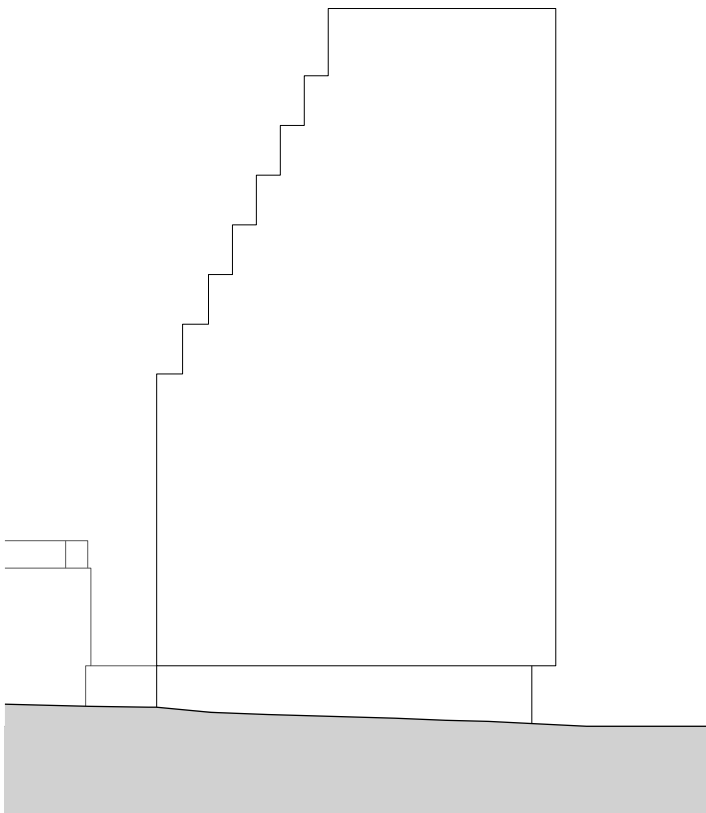
1. The Massing

- The building has a stepped form, to create a series of south facing terraces.
- G+26 storeys.
- Building massing is below previous SRF proposals for the site. As part of the design process, various studies were explored for taller/lower massing, the G+26 massing was preferred for reasons of viability, whilst also providing the most elegant form.



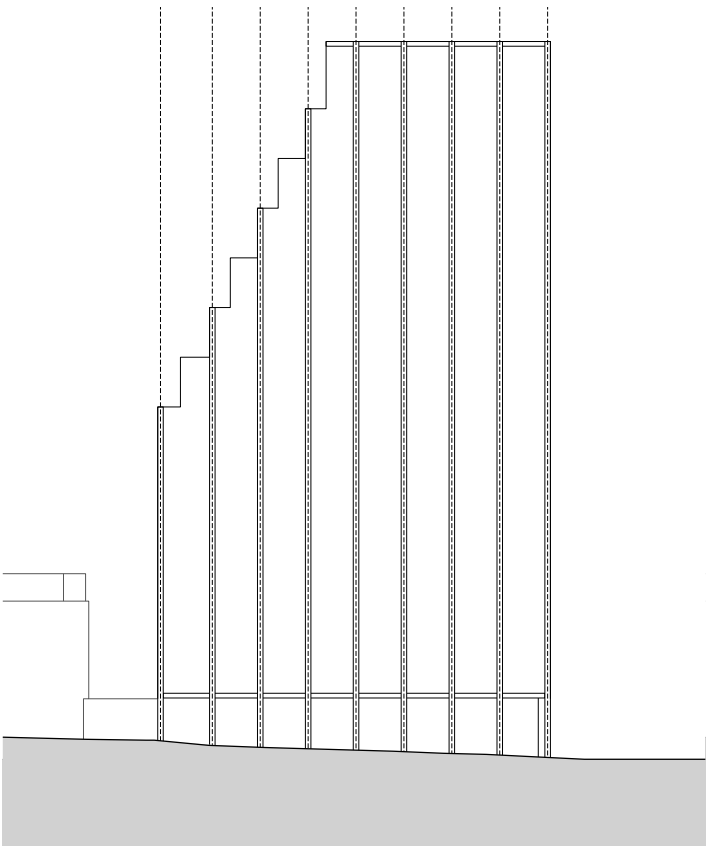
2. Grounding the Building

- A strong base is proposed, to ground the building.
- Active frontages will be provided, giving everything back to the street.



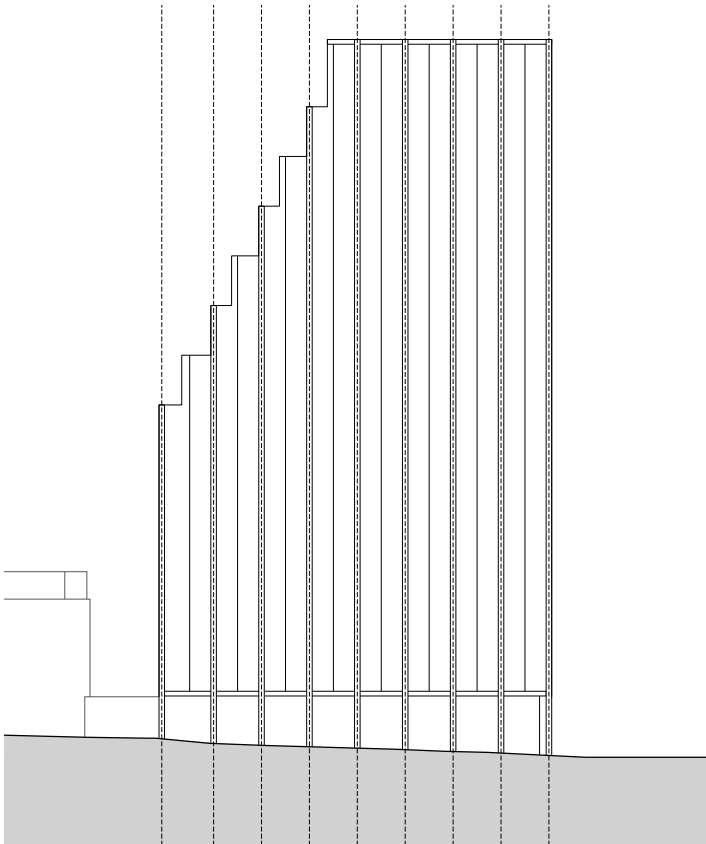
3. Master Grid - Structure

- Vertical structure creates a master grid.



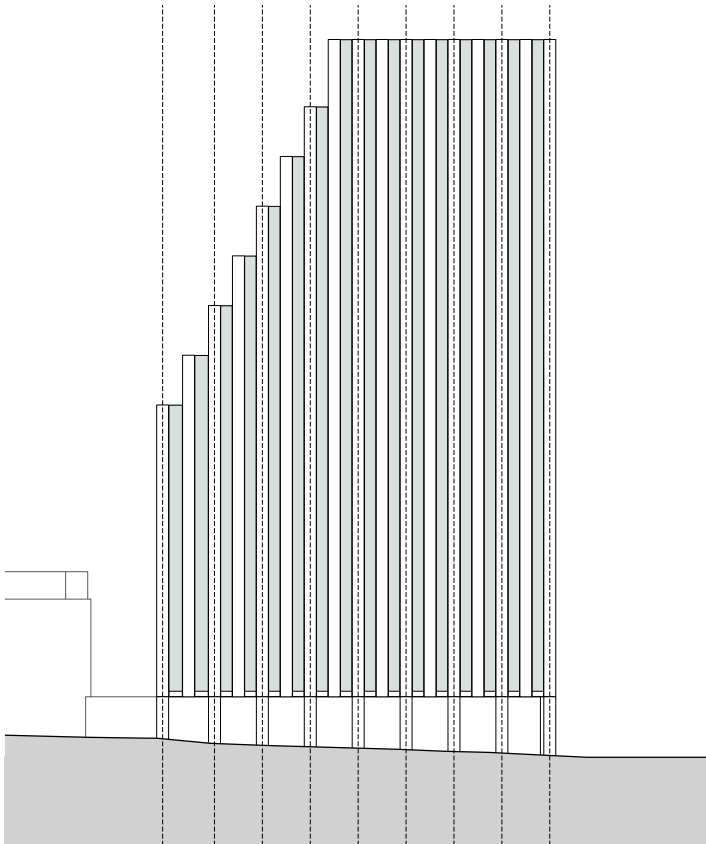
4. Secondary Grid - Party Walls

- The party walls are coordinated with the structure to sit in line and in between the master grid.



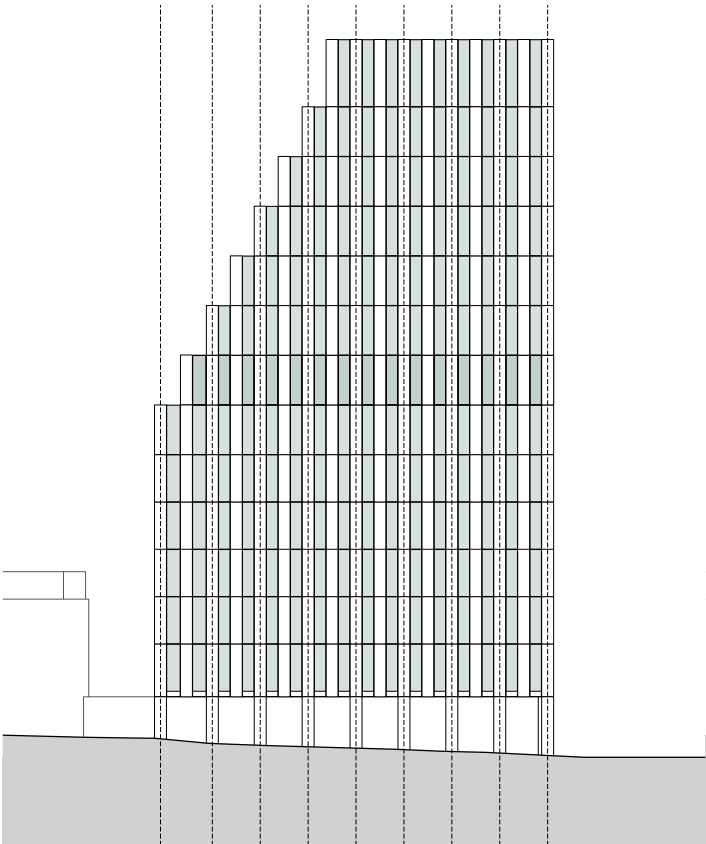
5. 50/50 Solid to Glazing

- A 50% solid to glazing ratio is applied.



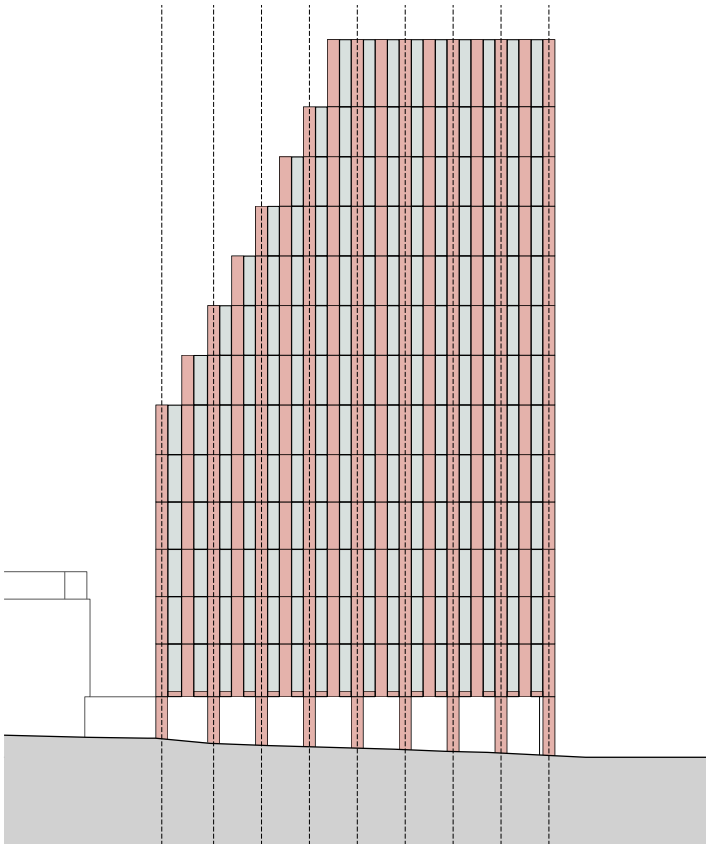
6. Vertical Expression - Double Storey Panel

- Larger civic scale cladding panels.
- De-cluttered facade.



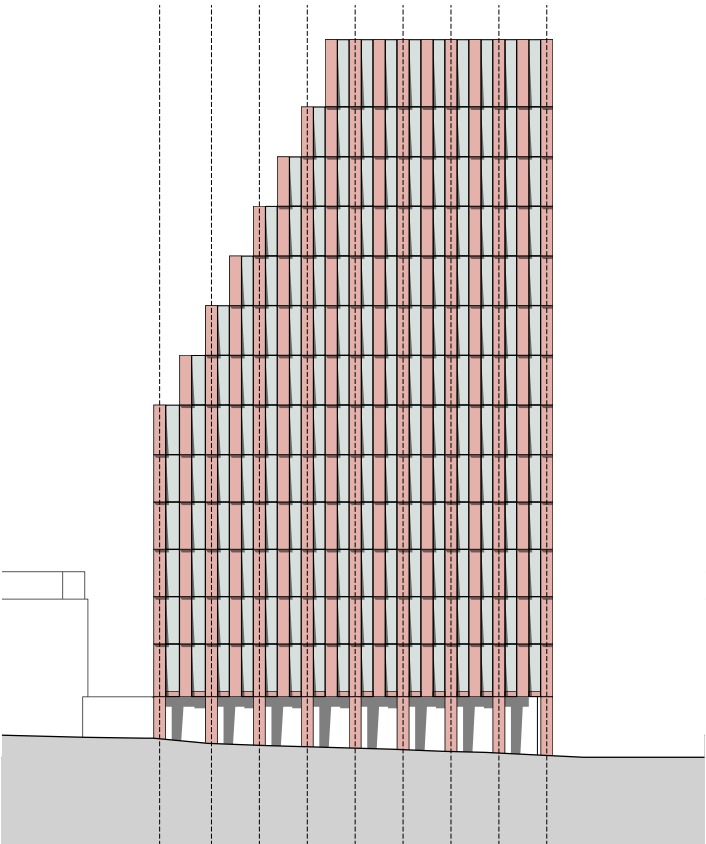
7. Materiality

- Collyhurst sandstone precast panels.
- Sympathetic to heritage assets.
- Varied patterns and surface finishes.



8. Depth

- Double storey shingles.
- Visual interest through depth and shadow.



9. Proposed Elevation

- Vertical expression.
- Civic scale components.
- Appropriate materiality.
- Hit & miss juliet balconies.
- Technically robust.
- Deliverable.



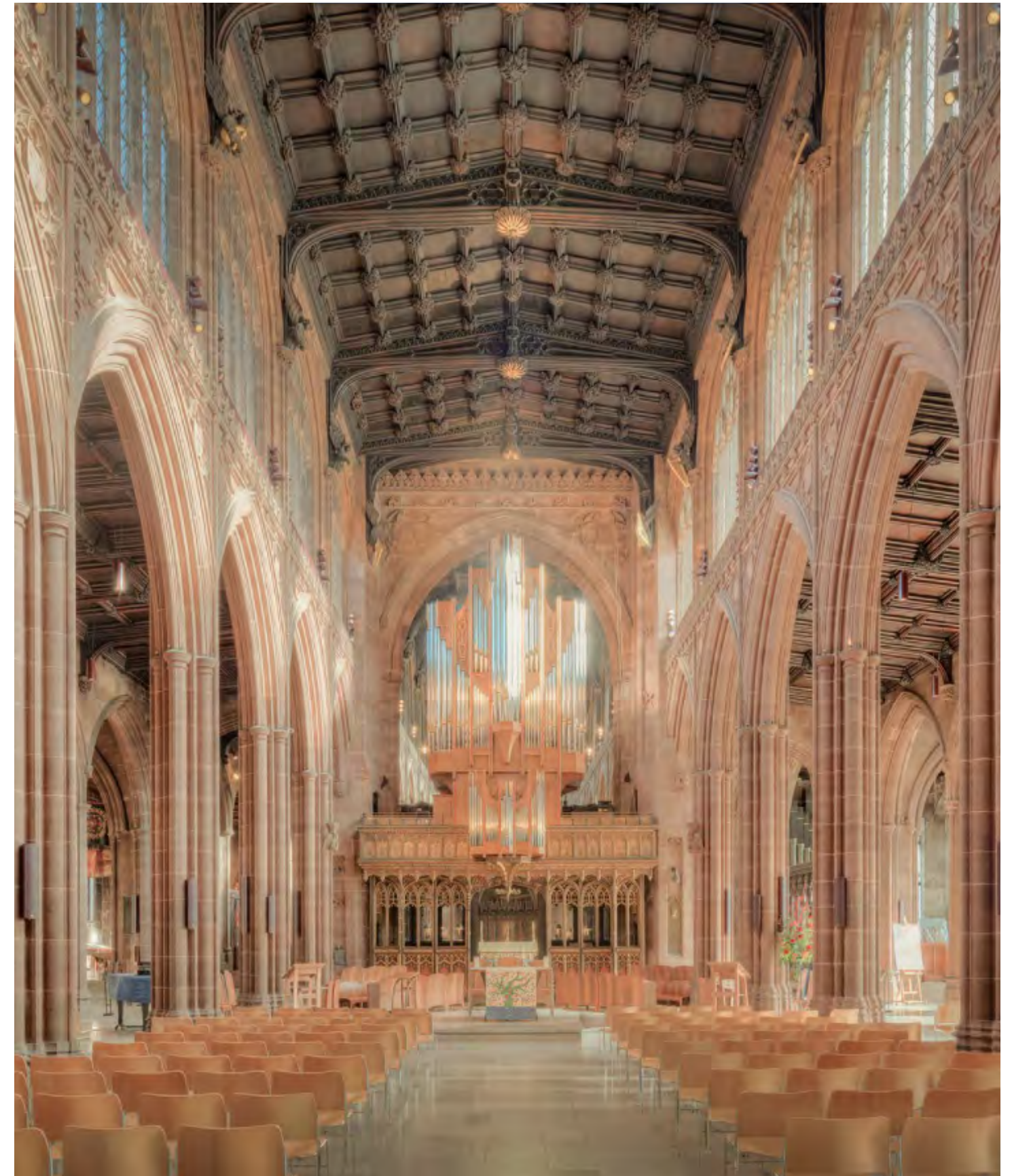
8.0 Materiality

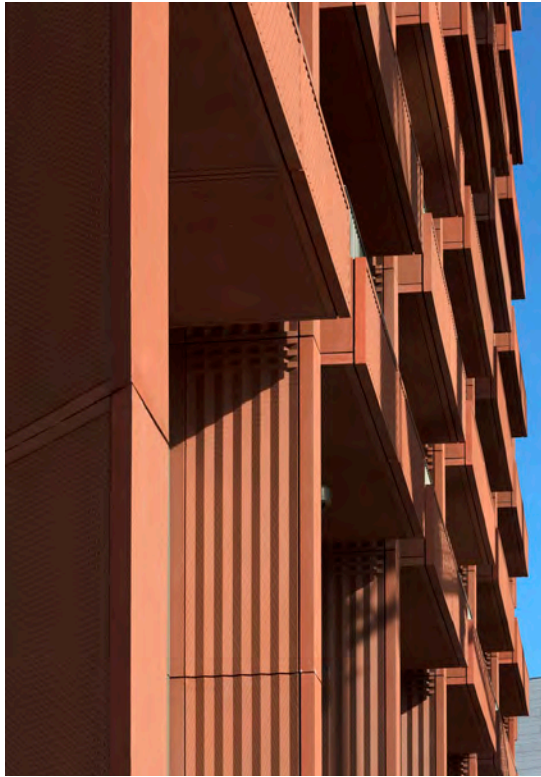
Context Materiality, Texture + Tone

Much of Manchester's historic context, such as Manchester Cathedral, Cheetham's School of Music, John Rylands Library are constructed from a red sandstone, sourced locally from Collyhurst Quarry.

Known as Collyhurst Sandstone, it is a fine to medium grained sedimentary rock. The stone was historically transported via barges on Manchester's rivers and canals.

- Historical contextual materiality is predominantly solid masonry construction.
- Context buildings have texture, feature form and openings to the base, window reveals.
- Historical contextual colour palette made up of red tones from brickwork & terracotta.
- Collyhurst Sandstone / red brick.





Images

1. Thorpe Precast - Casting texture & relief into the surface.
2. Tapestry, Kings Cross - Niall McLaughlin - Textured panels.
3. Brazenose House, Manchester - JMA - Double storey, civic scale panels.



- Polished precast finish to front face of panel to prevent staining
- Acid etched finish to precast reveals
- Double storey tapered precast concrete cladding panel
- Juliet balcony with glazed door
- Openable window

3D Bay Study



Stone Shingle Detailing



Plan Detail

8.3 Contextual Study

The building is located in close proximity to the historic Grade I Listed Manchester Cathedral.

The facade is articulated as a series of double storey, shingled, polished precast concrete panels with a sandstone tone.

The sandstone quality is directly influenced by the Collyhurst sandstone which was used to construct the cathedral.

The precast panels are embossed in a hit & miss arrangement, starting at the base with an Ogee arch which concentrates in scale towards the crown of the building.

The material quality of precast concrete allows for embossing through the casting process which adds visual relief across the facade.

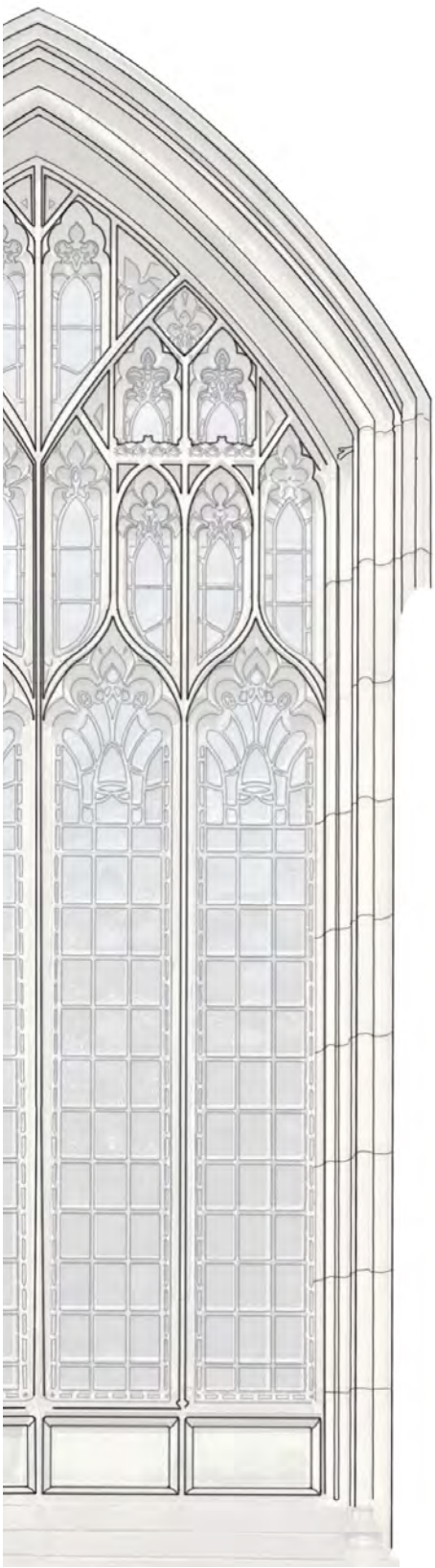
The Ogee Arch is in reference to the tracery within the Manchester Cathedral windows.

An Ogee pattern is a double curve, which bends in opposite directions. Within the cathedral windows this then extends to form the linear stone mullions.

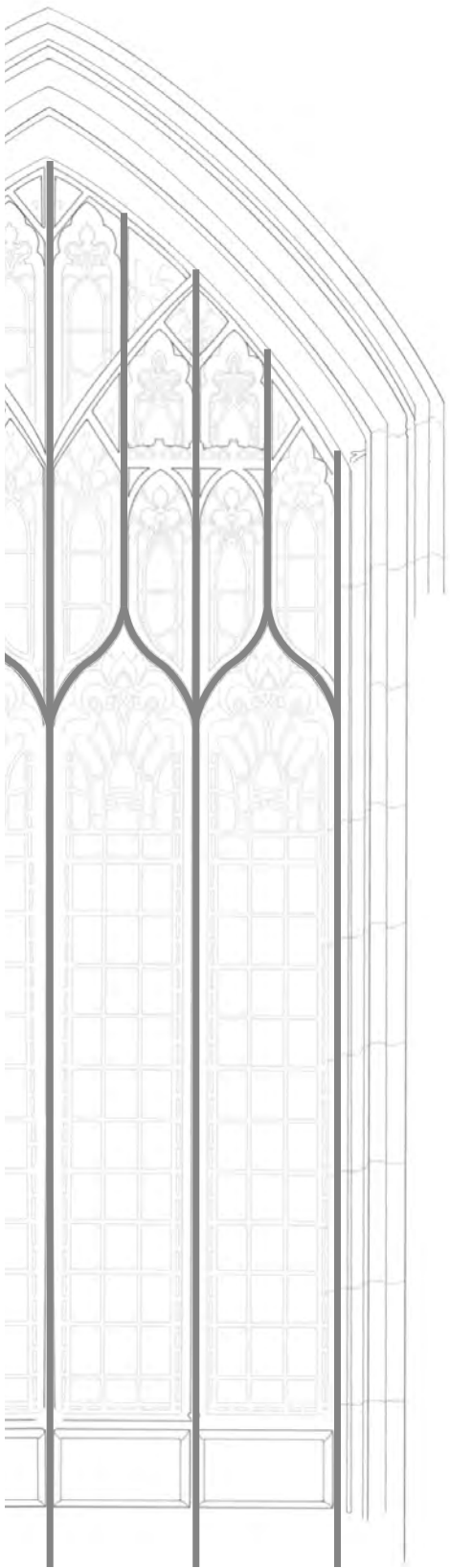
The precast concrete panel therefore allows for the design of a truly contextual facade that routes itself in its heritage setting.



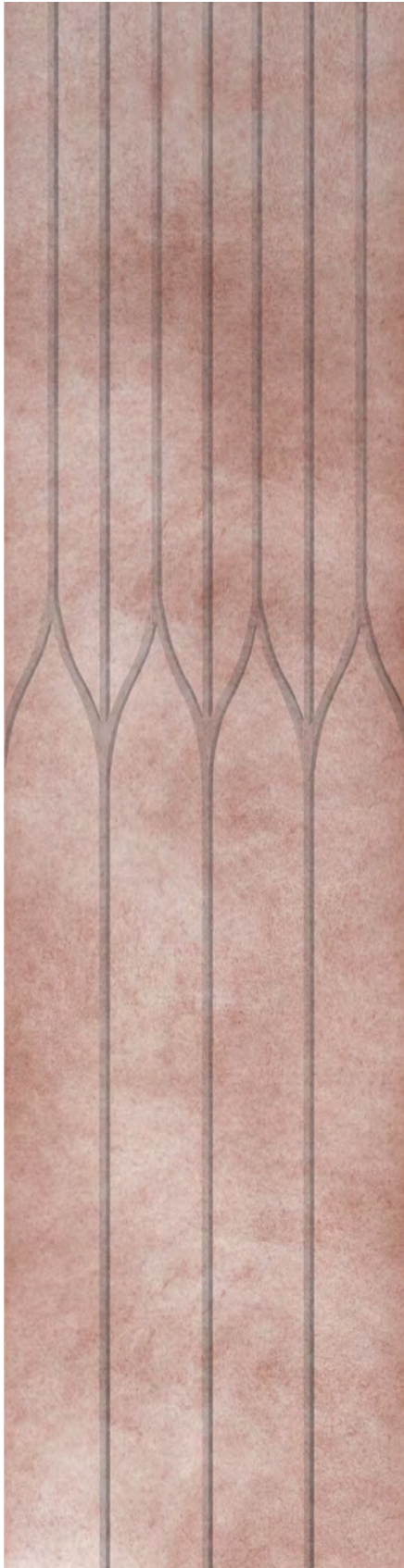
Manchester Cathedral - Ogee Arch Window



Tracery of Medieval Church Window



Ogee tracery extended to create elegant modern interpretation



Proposed modern use of Ogee pattern



Key

- | | |
|--|---|
| 1. Glazed balustrade | 18. Glazed corner unit |
| 2. Anodised metal balustrade | 19. Anodised aluminium rainscreen feature column cladding |
| 3. Anodised aluminium soffit panel | 20. Metallic Curtain walling with glazed corner |
| 4. Anodised silver capped curtain wall system with profiled cap | 21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony |
| 5. Metallic silver unitised capped curtain wall system | 22. Anodised aluminium soffit |
| 6. SG curtain wall system | 23. Acid etched Precast Concrete |
| 7. Metallic silver unitised capped curtain wall parapet | 24. Deep acid etched precast concrete panel |
| 8. Polished precast concrete shingle panels with acid etched reveal | 25. Anodised PPC Rainscreen Cladding |
| 9. Polished & patterned precast concrete shingle panel with acid etched reveal | 26. PPC frame clerestory window |
| 10. Polished & patterned precast column with acid etched reveal | 27. Painted blockwork wall |
| 11. Polished precast concrete lintel | 28. Feature wall with integrated lighting |
| 12. Acid etch & pattern concrete lintel | 29. Metallic PPC metal fins with green wall |
| 13. Deep acid etch & pattern precast panel | 30. Metallic PPC rainscreen cladding |
| 14. Precast concrete panel | 31. Landscape deck with riverside parking |
| 15. Polished precast coping | 32. Patterned ceramic frit glazed spandrel |
| 16. Anodised aluminium clip-on balcony with balustrade | 33. Glazed in slot vent |
| 17. Metallic PPC metal juliet balustrade integrated with material no.5 | 34. Anodised capped curtain wall system with integrated louvred doorset |

Texture & Relief - A joyfal facade

9.0 Consultations

Public Consultation

Pre-application discussions have been held with the Local Planning Authority (LPA) on the evolving scheme throughout 2020 and 2021 and, in particular, with regard to the masterplan strategy, the phasing of separate planning applications, and the detailed design of the respective hotel, office and residential development proposals.

The JV has been proactive in its approach to pre-application consultation to maximise the generation of meaningful feedback from the local community and key stakeholders. The Applicants sought to agree the approach to community consultation with officers at a very early stage. The community consultation exercise provided community members with an opportunity to find out more about the proposed development, to see the emerging plans and to ask questions and engage with the project team should they wish to. Two stages of public consultation were carried out, each of which comprised of:

- Pre-application engagement with officers including agreement of the consultation strategy/ approach;
- Preparation of a comprehensive consultation brochure outlining the JV's vision for the wider site and the masterplan proposals, albeit with a focus on the hotel redevelopment which is the subject of this planning application;
- Setting up a consultation website outlining the proposals, providing the consultation brochure, and inviting comments using a dedicated consultation feedback form;
- Undertaking a letter drop to the local community (residents and businesses) within a consultation area prior agreed with officers, notifying them on the proposals and directing them to the dedicated consultation website;
- Sending letters to local ward councillors inviting comments;
- Engagement with key stakeholders with the offer of virtual meetings, including Manchester Cathedral, Chethams School of Music, and Historic England. Meetings have taken place with each of the Cathedral and Historic England.

Historic England

Historic England consultation took place on the 25th March and 16th June 2021.

The principle of regenerating the site is not considered to be objectionable, as it is currently a visual eyesore, which impinges on key views into and out of conservation areas. It also forms a negative element of the wider setting of the Cathedral.

The following statement was made in the Pre-application advice from Historic England:

‘The proposals are positive in their outlook and attempt to create a site which is more open and integrated with its surroundings. In particular, it is positive to see that they seek to create an active frontage along Deansgate, as the current form of the building creates a harsh and unfriendly atmosphere. This in turn should draw people both visually and physically along Deansgate, thereby improving longer views of the Cathedral, and reinforcing the historic link between the Cathedral and Deansgate. These works are therefore identified to make a minor positive contribution to the way in which this listed building is experienced, as well as improving views looking into, and out of, the three conservation areas.’

‘Thought has also been given to its external cladding, which would result in a building of much greater solidity, and which takes some visual cues from the red brick that is traditionally a ubiquitous symbol of Manchester. This is agreed to be a better approach to the site than a fully glazed tower.’

‘Historic England would therefore continue to express support for the wider principle of the proposals, which have the potential to positively address the currently negative contribution the site makes to a number of heritage assets.’

Manchester Cathedral

Meetings have been held with Manchester Cathedral on the 20th April 2021 and on the 24th May 2021.

Places Matter

Places Matter consultation took place on the 19th May 2021.

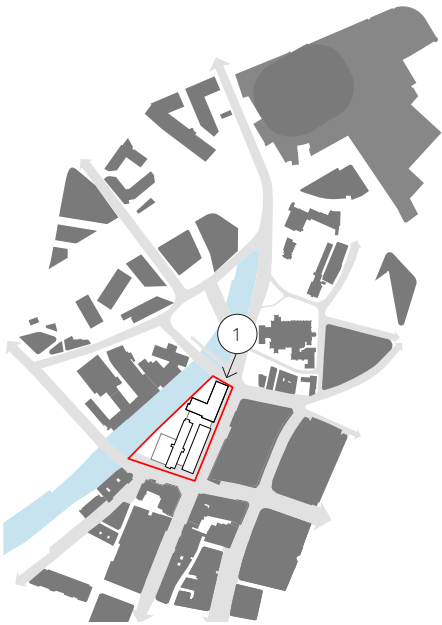
The focus of the Places Matter design review was on the future residential building and the wider landscape aspiration.



Proposed view looking north-west along Deansgate/ Blackfriars Street

PlacesMatter Feedback

- Two elements of the tower needed to become one composition - JMA solution has been to clad the Irwell Block in a textured sandstone coloured precast to unify the scheme.
- Consider how the entrance sequence can take advantage of the riverside position - JMA solution is to relocate the entrance door to the north western corner, providing a better visual link with the residential garden & River Irwell.
- Animate the precast panels - JMA solution is to provide embossed precast ppanels, with a pattern which has been influenced from the historic context.



Key Plan

PlacesMatter 3d View



1. View looking north along Deansgate from the Cathedral

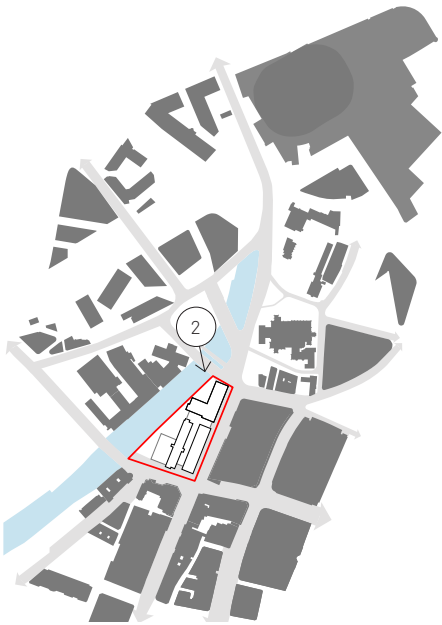
Updated 3d View



1. View looking north along Deansgate from the Cathedral

PlacesMatter Feedback

- Balconies to cathedral facing elevation was not felt to be appropriate - JMA solution is to remove balconies, providing a clean, uncluttered facade and opening up views of the city for the residents.
- Review of the overall composition and how the building is grounded - JMA solution is to provide more civic scale openings to the lower ground levels, with more articulation of the glazing treatment at the base.



Key Plan

PlacesMatter 3d View



2. View from Victoria Bridge Street

Updated 3d View



2. Dusk view from Victoria Bridge Street

10.0 The Proposal

Use

Full planning permission is sought for the construction of a landmark G+26 Residential building (Use Class C3) with ground floor retail leisure space (Class E/ Sui Genesis) along with a new Riverside leisure destination (Class E/Sui Genesis), including food & beverage outlets and extensive public realm.

The residential building has active retail frontages to Deansgate. Extensive residential amenity is provided; including a gym, communal roof terrace and cinema room with a riverside residents garden. Ancillary space such as plant rooms and bin stores are located next to the existing service yard or in the lower ground floors.

[illegible]

Amount

The application includes approximately 0.35 hectares of development.

The proposed residential building is G+26 storeys.

- 300 residential homes

Including:

- 104no.1 beds
- 183no.2 beds
- 9no.3 beds
- 4no.Penthouses

Retail within the residential building:

- 200m² / 2,152sqft

The riverside leisure space is approximately 800m² in total area. It is envisaged that this space could accommodate circa 200m² / 2,152sqft (GEA) of leisure floorspace in footprint. This will include a range of food/beverage outlets.

There is a circa 6metre level difference between Deansgate and the River Irwell. This allows for 2 levels of development to be located below street level.

A residents car park is located at level -2.

36no. car park spaces are provided in total, accessed via the existing Blackfriars Street NCP car park entrance.

3no. accessible spaces are provided.

A secondary entrance is provided at this level to for residents that use the car park.

Key

Site application boundary

- | | |
|---------------------------|--------------------------------|
| 1. 1Bed Apartment | 19. Parcel Store |
| 2. 2Bed Apartment | 20. Main Entrance |
| 3. 3Bed Apartment | 21. Retail Unit |
| 4. Riverside Access | 22. Service Yard Entrance |
| 5. Fire Escape Stair | 23. Existing River Wall |
| 6. Lift Lobby | 24. Service Yard |
| 7. Storage Tanks | 25. Car park Escape Stair |
| 8. Cycle Store | 26. Switch Room |
| 9. Cinema Room | 27. Substation |
| 10. Reception | 28. Cleaners Store |
| 11. Refuse Store | 29. Staff Welfare |
| 12. Accessible Stair Lift | 30. Residents Riverside Garden |
| 13. Yoga Studio | 31. Postal Lounge |
| 14. Substation Entrance | 32. Terrace |
| 15. Accessible WC/ Shower | 33. Private Terrace |
| 16. Secondary Access | 34. Communal Roof Terrace |
| 17. Roof Garden | 35. Residents Car Park |
| 18. Comms Room | 36. Garden Store |



The building has been deliberately aligned to Deansgate to define the street edge. This enables the back of house areas to be located against the retaining wall, with active residential frontage addressing the river.

A key feature of the scheme is the provision of a new public walkway along the River Irwell. This walkway sits alongside an elevated communal residents garden located at level -1.

The cycle store is accessed via the adjacent car park, providing a space for every residential unit.

Staff Welfare facilities located within this floor. Facilities include lockers, teapoint, DDA WC and storage.

A resident's postal lounge and cinema room is also located at this level, accessed via a feature stair case from the main reception.

Key

- Site application boundary
1. 1Bed Apartment

2. 2Bed Apartment

3. 3Bed Apartment

4. Riverside Access

5. Fire Escape Stair

6. Lift Lobby

7. Storage Tanks

8. Cycle Store

9. Cinema Room

10. Reception

11. Refuse Store

12. Gym

13. Yoga Studio

14. Substation Entrance

15. Accessible WC/ Shower

16. Secondary Access

17. Roof Garden

18. Comms Room

19. Parcel Store

20. Main Entrance

21. Retail Unit

22. Service Yard Entrance

23. Premier House

24. Service Yard

25. Car park Escape Stair

26. Switch Room

27. Substation

28. Cleaners Store

29. Staff Welfare

30. Residents Riverside Garden

31. Postal Lounge

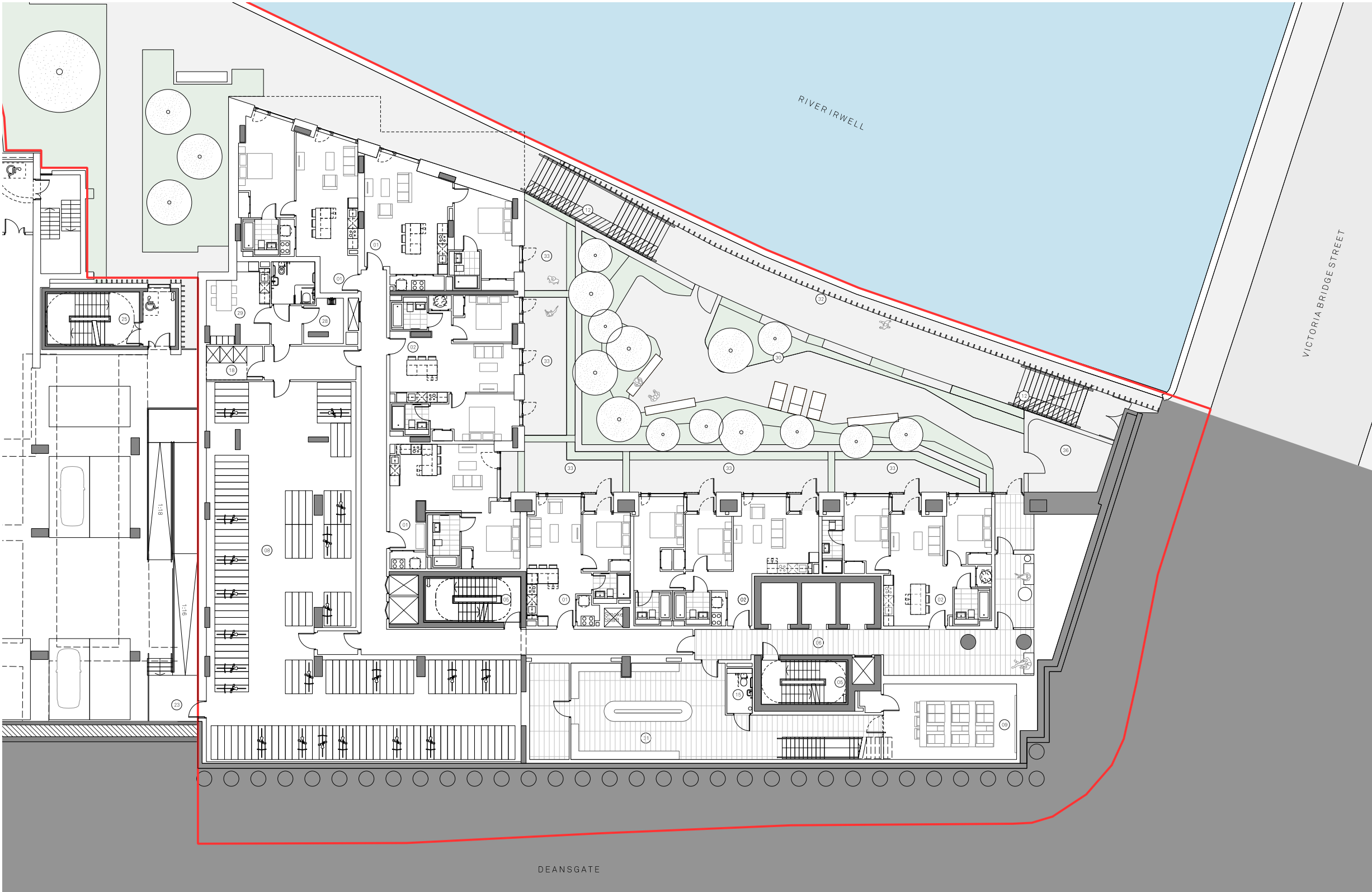
32. Terrace

33. Private Terrace

34. Accessible Stair Lift

35. Residents Car Park

36. Garden Store



10.3 Ground Floor

The ground floor has been carefully arranged to ensure active frontages address the riverfront and Deansgate.

A public viewing deck can be accessed off Victoria Bridge Street, benefiting from views along the River Irwell.

The core is located towards the north/east of the plan to ensure the front door of the building directly addresses Manchester Cathedral.

The facade to the north, is deliberately tapered to encourage access to the front door and open up views to the River Irwell upon arrival at this landmark building.

Refuse and plant space are located to the south facade and accessed via the existing service yard.

Key

- Site application boundary
1. 1Bed Apartment

2. 2Bed Apartment

3. 3Bed Apartment

4. Riverside Access

5. Fire Escape Stair

6. Lift Lobby

7. Storage Tanks

8. Cycle Store

9. Cinema Room

10. Reception

11. Refuse Store

12. Accessible Stair Lift

13. Yoga Studio

14. Substation Entrance

15. Accessible WC

16. Secondary Access

17. Roof Garden

18. Comms Room

19. Parcel Store

20. Main Entrance

21. Retail Unit

22. Service Yard Entrance

23. Premier House

24. Service Yard

25. Car park Escape Stair

26. Switch Room

27. Substation

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31. Postal Lounge

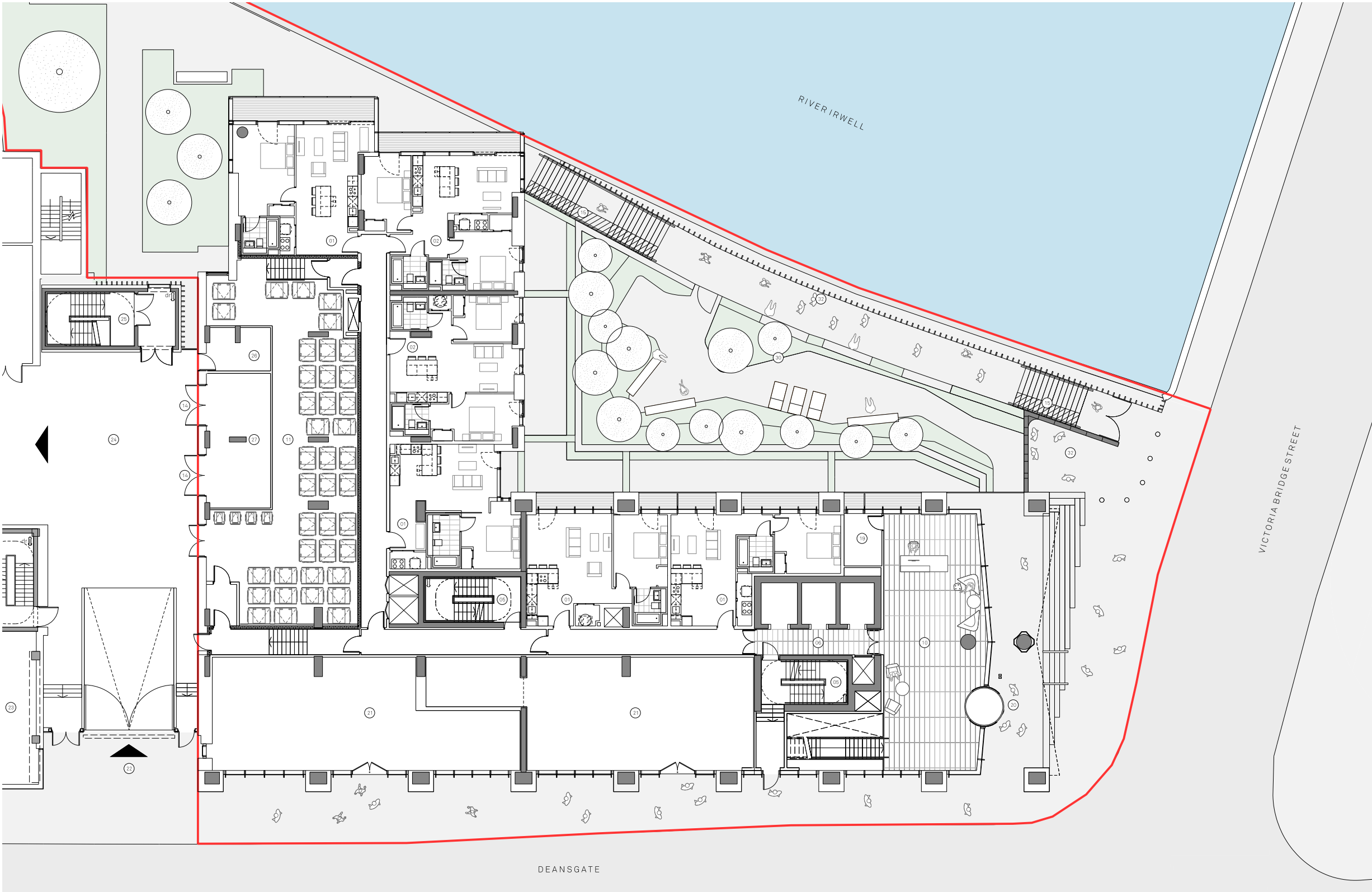
32. Terrace

33. Private Terrace

34. Communal Roof Terrace

35. Residents Car Park

36. Garden Store



The facade is inset at the ground and first floor along the east and west facade, creating a civic scale articulation to the base of the building.

A series of 1, 2 & 3 bedroom apartments are provided at this level.

The centralised core and secondary escape stair ensure active frontages are provided.

The first floor includes a resident's gym and studio space.

Key

- Site application boundary
1.

1Bed Apartment
2.

2Bed Apartment
3.

3Bed Apartment
4.

Riverside Access
5.

Fire Escape Stair
6.

Lift Lobby
7.

Storage Tanks
8.

Cycle Store
9.

Cinema Room
10.

Reception
11.

Refuse Store
12.

Gym
13.

Yoga Studio
14.

Substation Entrance
15.

Accessible WC/ Shower
16.

Secondary Access
17.

Roof Garden
18.

Comms Room
19.

Parcel Store
20.

Main Entrance
21.

Retail Unit
22.

Service Yard Entrance
23.

Premier House
24.

Service Yard
25.

Car park Escape Stair
26.

Switch Room
27.

Substation
28.

Cleaners Store
29.

Staff Welfare
30.

Residents Riverside Garden
31.

Postal Lounge
32.

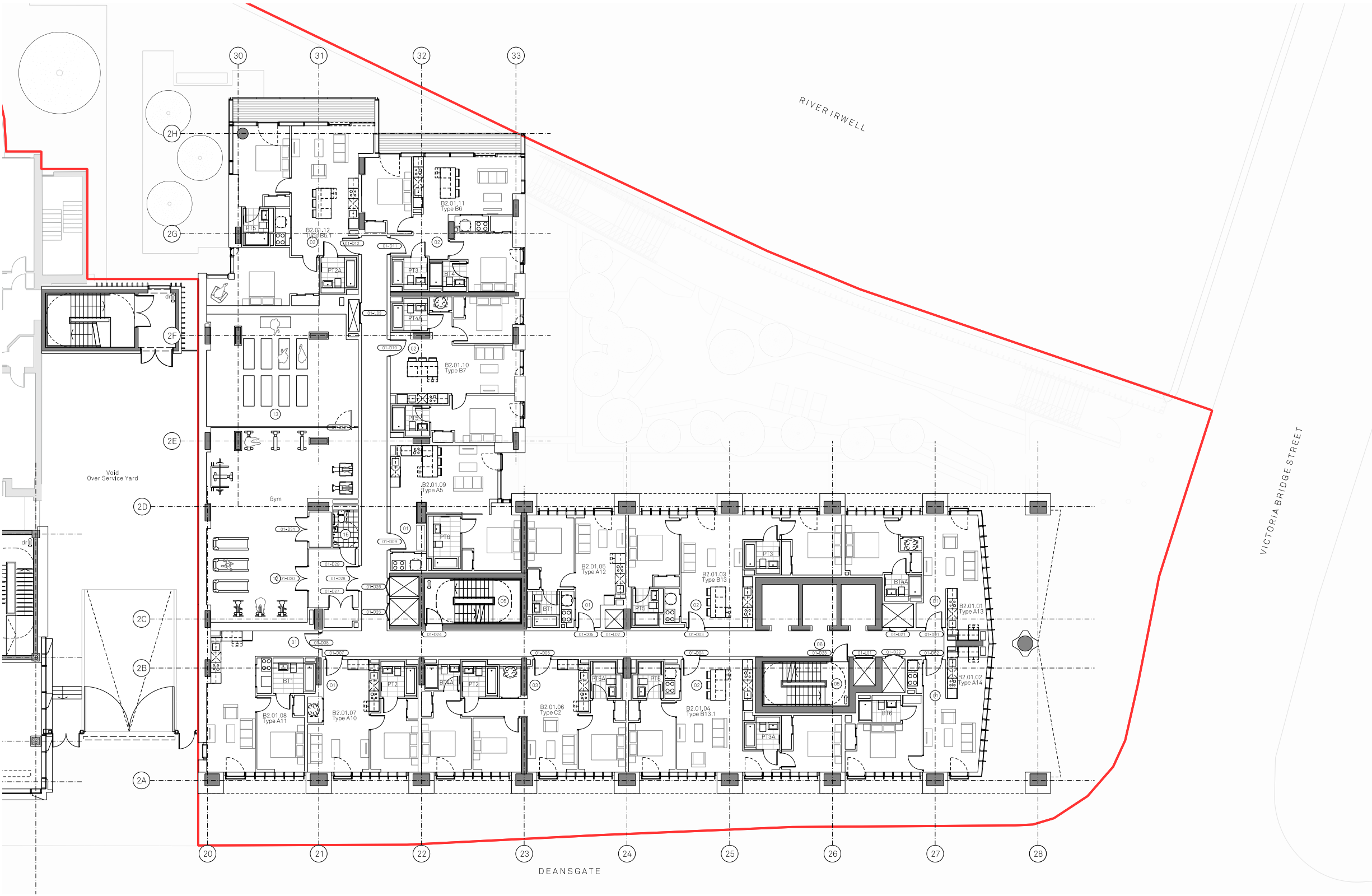
Terrace
33.

Private Terrace
34.

Communal Roof Terrace
35.

Residents Car Park
36.

Garden Store



10.5 Typical Floor

A mix of 1, 2 & 3 bed units are arranged around a central core on each of the typical floors.

Each of the apartments benefit from juliet balconies.

The apartments to the west gable have full width balconies overlooking the River Irwell.

All apartments have been space planned to Manchester Design Standards.

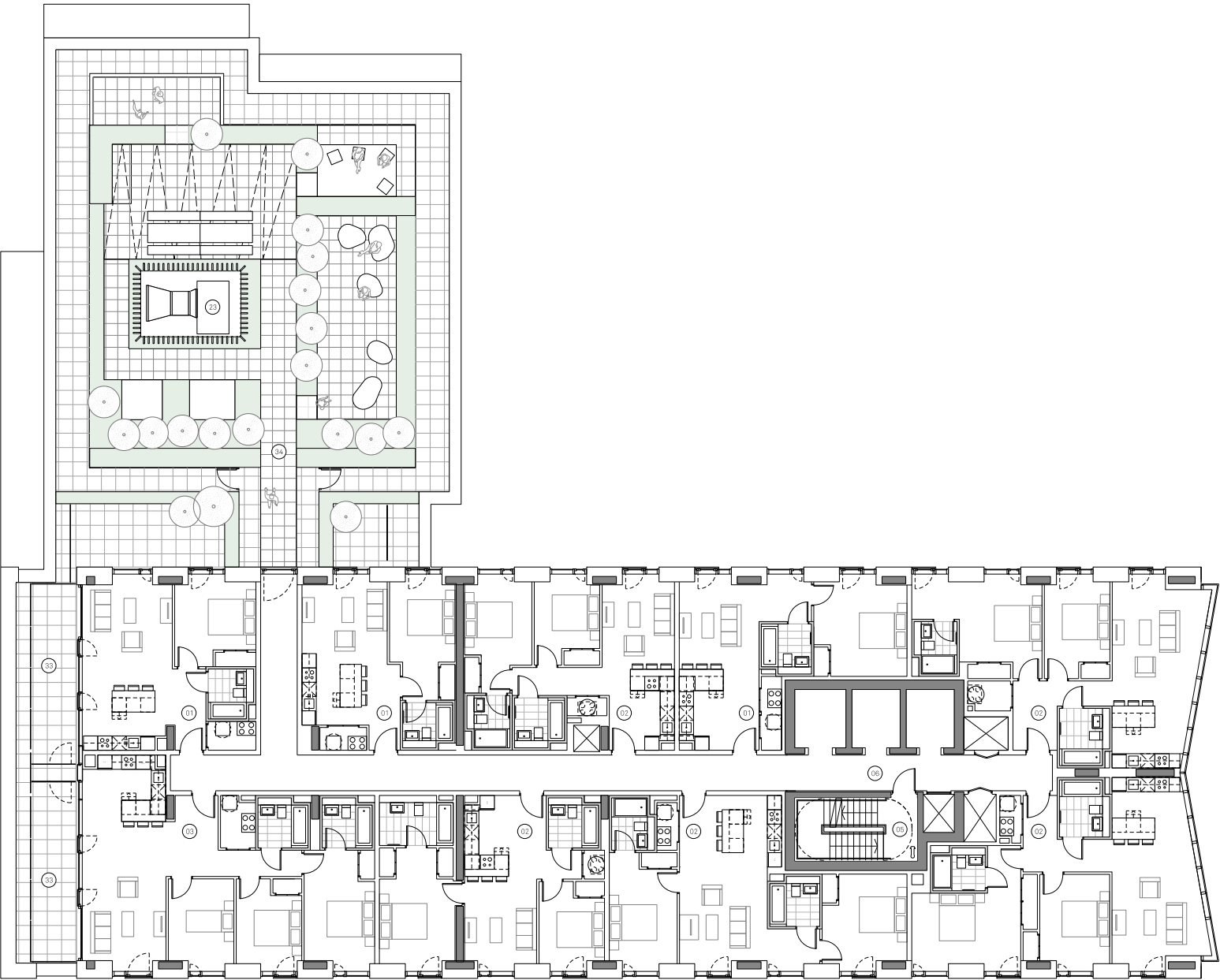
Key

Site application boundary

- | | |
|---------------------------|--------------------------------|
| 1. 1Bed Apartment | 20. Main Entrance |
| 2. 2Bed Apartment | 21. Retail Unit |
| 3. 3Bed Apartment | 22. Service Yard Entrance |
| 4. Riverside Access | 23. Premier House |
| 5. Fire Escape Stair | 24. Service Yard |
| 6. Lift Lobby | 25. Car park Escape Stair |
| 7. Storage Tanks | 26. Switch Room |
| 8. Cycle Store | 27. Substation |
| 9. Cinema Room | 28. Cleaners Store |
| 10. Reception | 29. Staff Welfare |
| 11. Refuse Store | 30. Residents Riverside Garden |
| 12. Gym | 31. Postal Lounge |
| 13. Yoga Studio | 32. Terrace |
| 14. Substation Entrance | 33. Private Terrace |
| 15. Accessible WC/ Shower | 34. Communal Roof Terrace |
| 16. Secondary Access | 35. Residents Car Park |
| 17. Roof Garden | 36. Garden Store |
| 18. Comms Room | |
| 19. Parcel Store | |



A private communal residents terrace is located at level 14 of the Irwell block, benefiting from views across the city.



Key

- Site application boundary
1. 1Bed Apartment

2. 2Bed Apartment

3. 3Bed Apartment

4. Riverside Access

5. Fire Escape Stair

6. Lift Lobby

7. Storage Tanks

8. Cycle Store

9. Cinema Room

10. Reception

11. Refuse Store

12. Gym

13. Yoga Studio

14. Substation Entrance

15. Accessible WC/ Shower

16. Secondary Access

17. Roof Garden

18. Comms Room

19. Parcel Store

20. Main Entrance

21. Retail Unit

22. Service Yard Entrance

23. Smoke Vent

24. Service Yard

25. Car park Escape Stair

26. Switch Room

27. Substation

28. Cleaners Store

29. Staff Welfare

30. Residents Riverside Garden

31. Postal Lounge

32. Terrace

33. Private Terrace

34. Communal Roof Terrace

35. Residents Car Park

36. Garden Store

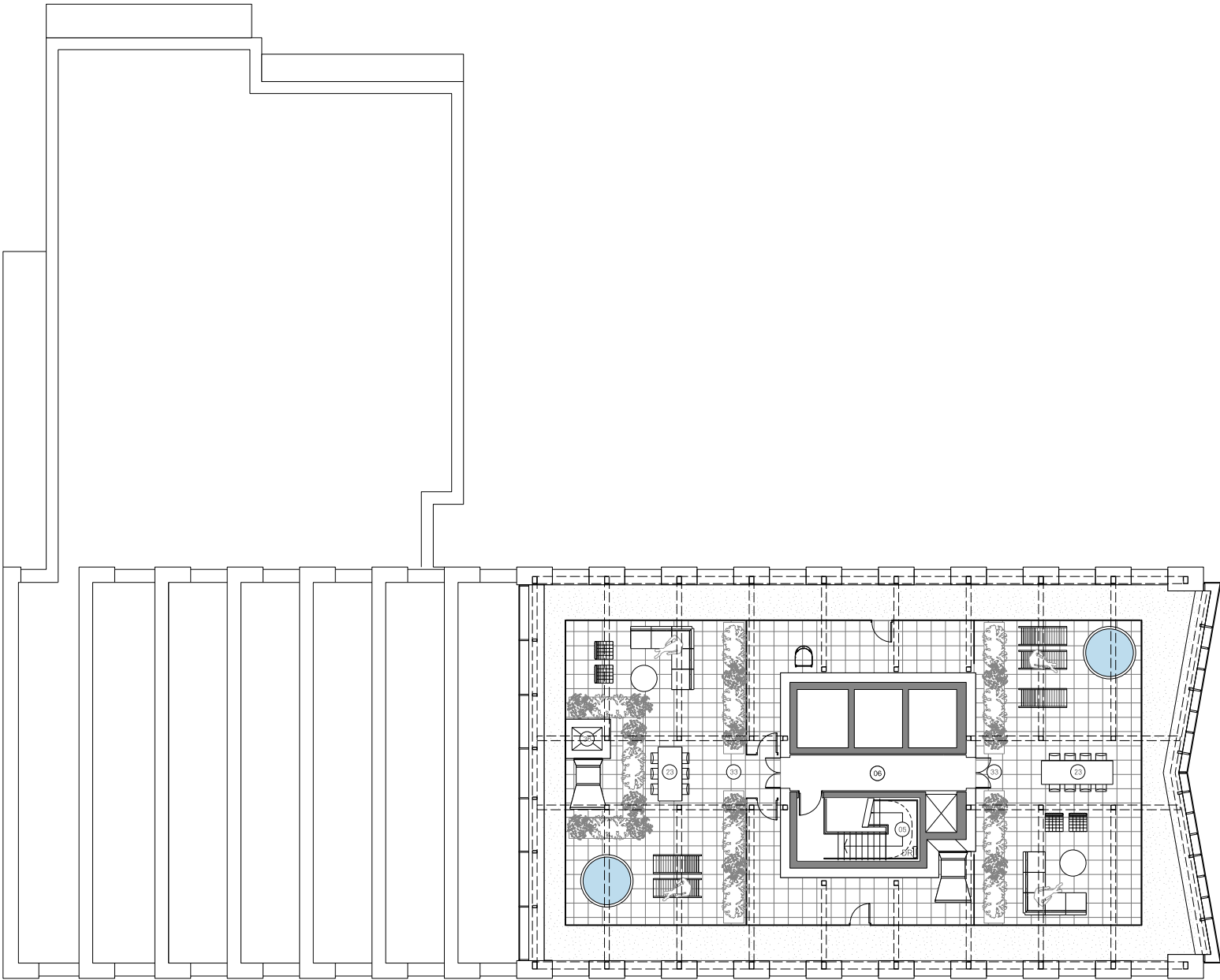
10.7 Rooftop Terrace

The building form steps back from above level 14 to create a series of south facing terraces.

The roof plan includes a private residents terrace for the penthouse occupants.

Key

- Site application boundary
- | | |
|-------------------------|---------------------------------|
| 1. 1Bed Apartment | 21. Retail Unit |
| 2. 2Bed Apartment | 22. Service Yard Entrance |
| 3. 3Bed Apartment | 23. Indicative furniture layout |
| 4. Riverside Access | 24. Service Yard |
| 5. Fire Escape Stair | 25. Car park Escape Stair |
| 6. Lift Lobby | 26. Switch Room |
| 7. Storage Tanks | 27. Substation |
| 8. Cycle Store | 28. Cleaners Store |
| 9. Cinema Room | 29. Staff Welfare |
| 10. Reception | 30. Residents Riverside Garden |
| 11. Refuse Store | 31. Postal Lounge |
| 12. Gym | 32. Terrace |
| 13. Yoga Studio | 33. Private Terrace |
| 14. Substation Entrance | 34. Communal Roof Terrace |
| 15. Accessible WC | 35. Residents Car Park |
| 16. Secondary Access | 36. Garden Store |
| 17. Roof Garden | |
| 18. Comms Room | |
| 19. Parcel Store | |
| 20. Main Entrance | |



The building is 'L' shaped in plan with the Irwell block terminating at level 14 and the Deansgate block continuing in a stepped form to level 26.

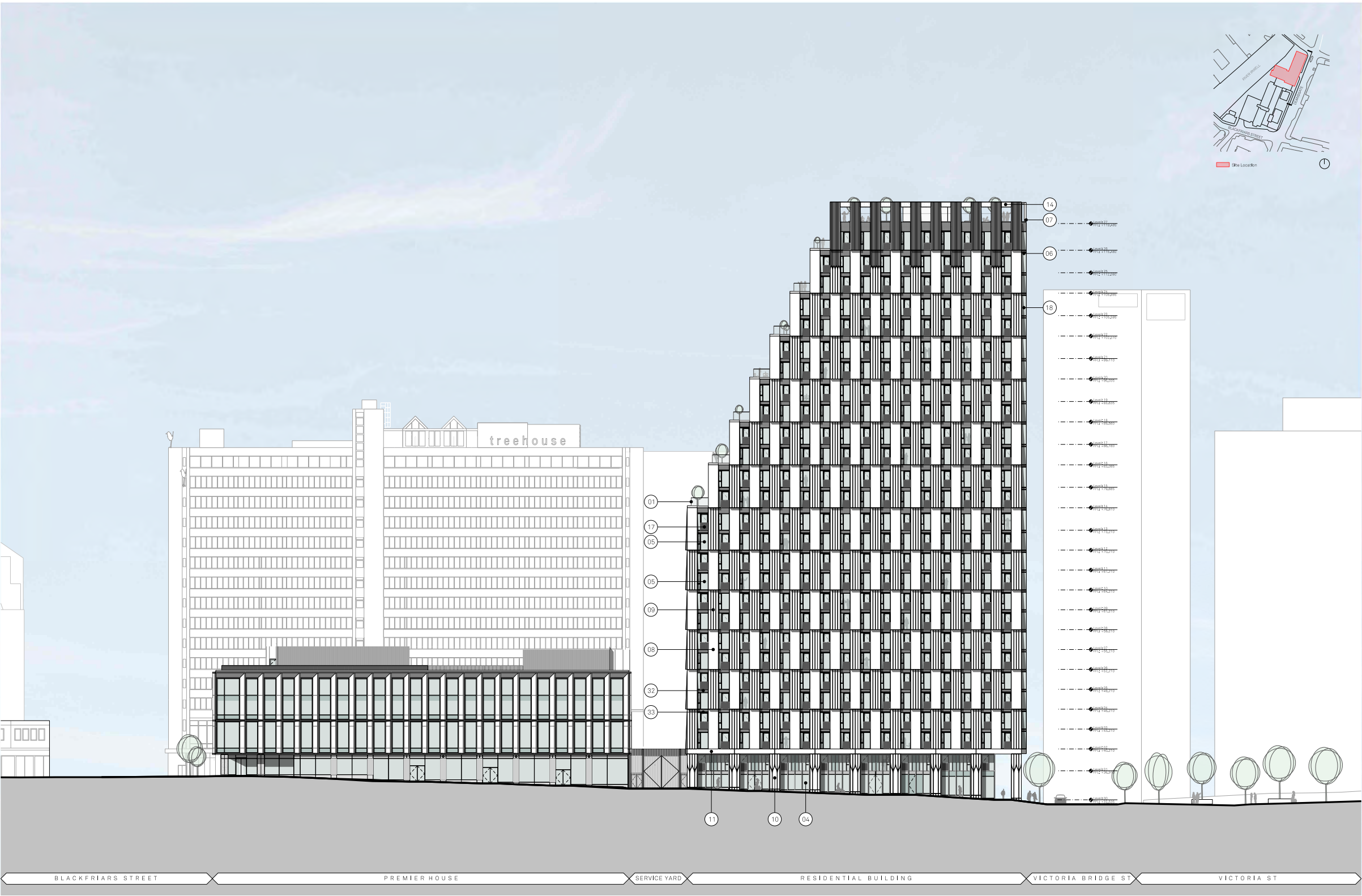
The scale is concentrated to the north to act as a gateway arrival point at Deansgate. Its also in response to the building's orientation as each of the double storey set backs, create large south facing terraces to the apartments.

The building is arranged in a clear classical order, with a bottom, middle and top. The base is articulated through large civic scale columns which ground the building, with inset glazing to create active frontages along Deansgate. The main body of the facade is clad in a precast polished concrete shingle, with a hit & miss pattern, to create a depth.

Each of the precast panels are embossed, starting at the base with an Ogee arch which concentrates in scale towards the crown of the building. The Ogee arch is in reference to the tracery within the Manchester Cathedral windows.

Key

- | | |
|--|---|
| 1. Glazed balustrade | 17. Metallic PPC metal juliet balustrade integrated with material no.5 |
| 2. Anodised metal balustrade | 18. Glazed corner unit |
| 3. Anodised aluminium soffit panel | 19. Anodised aluminium rainscreen feature column cladding |
| 4. Anodised silver capped curtain wall system with profiled cap | 20. Metallic Curtain walling with glazed corner |
| 5. Metallic silver unitised capped curtain wall system | 21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony |
| 6. SG curtain wall system | 22. Anodised aluminium soffit |
| 7. Metallic silver unitised capped curtain wall parapet | 23. Acid etched Precast Concrete |
| 8. Polished precast concrete shingle panels with acid etched reveal | 24. Deep acid etched precast concrete panel |
| 9. Polished & patterned precast concrete shingle panel with acid etched reveal | 25. Anodised PPC Rainscreen Cladding |
| 10. Polished & patterned precast column with acid etched reveal | 26. PPC frame clerestory window |
| 11. Polished precast concrete lintel | 27. Painted blockwork wall |
| 12. Acid etch & pattern concrete lintel | 28. Feature wall with integrated lighting |
| 13. Acid etch & pattern precast panel | 29. Metallic PPC metal fins with green wall |
| 14. Polished precast concrete panel | 30. Metallic PPC rainscreen cladding |
| 15. Polished precast coping | 31. Landscape deck with riverside parking |
| 16. Anodised aluminium clip-on balcony | 32. Patterned ceramic frit glazed spandrel |
| | 33. Glazed in slot vent |



10.8 North & South Elevation

The front door of the building is located on the north elevation, directly across from the historic Manchester Cathedral.

The north facade to the Deansgate block is fully glazed and tapered in form.

The building line is inset at ground & first floor to create an arrival plaza for this significant building. A sculptural cruciform column is located at the entrance.

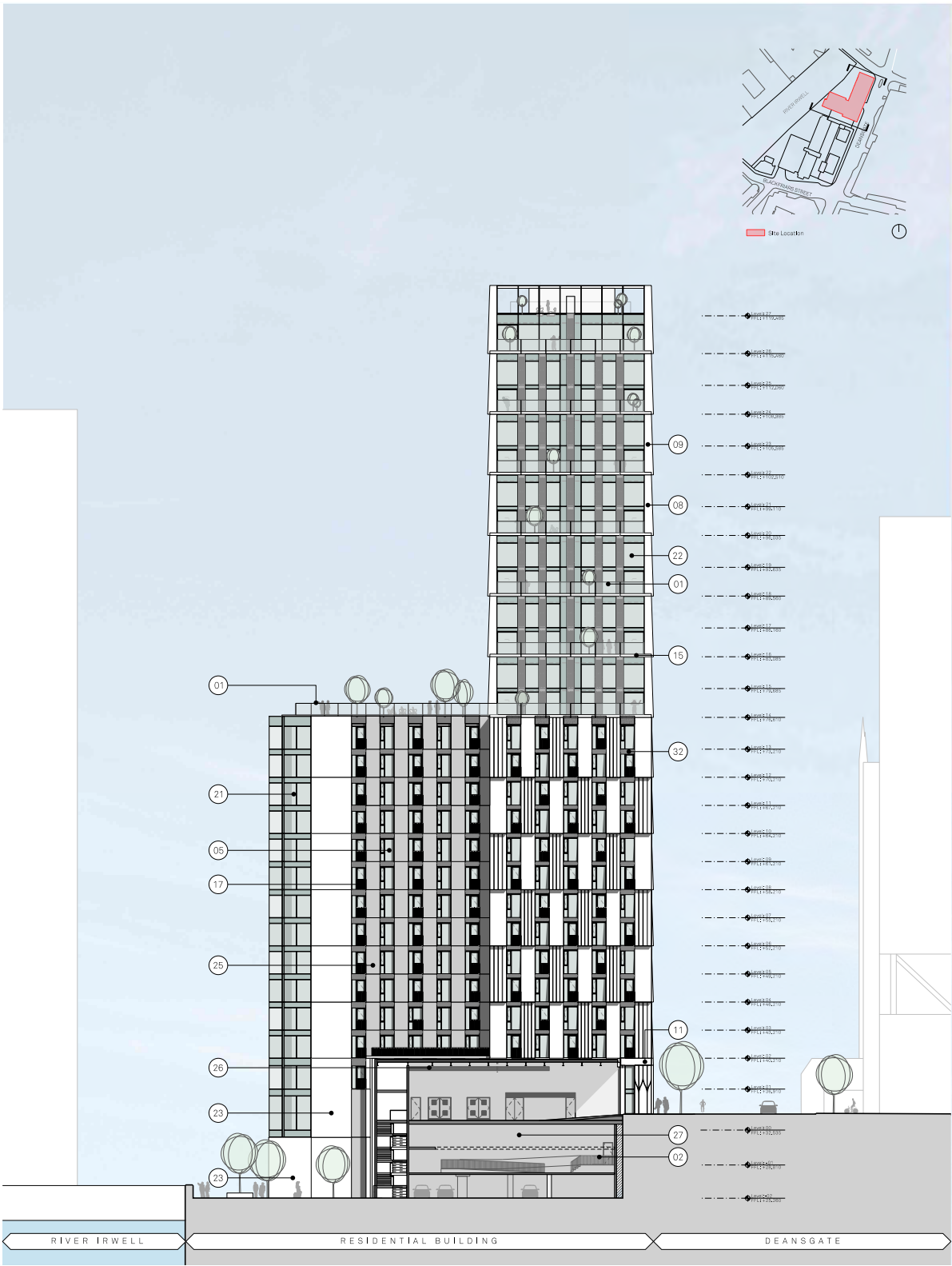
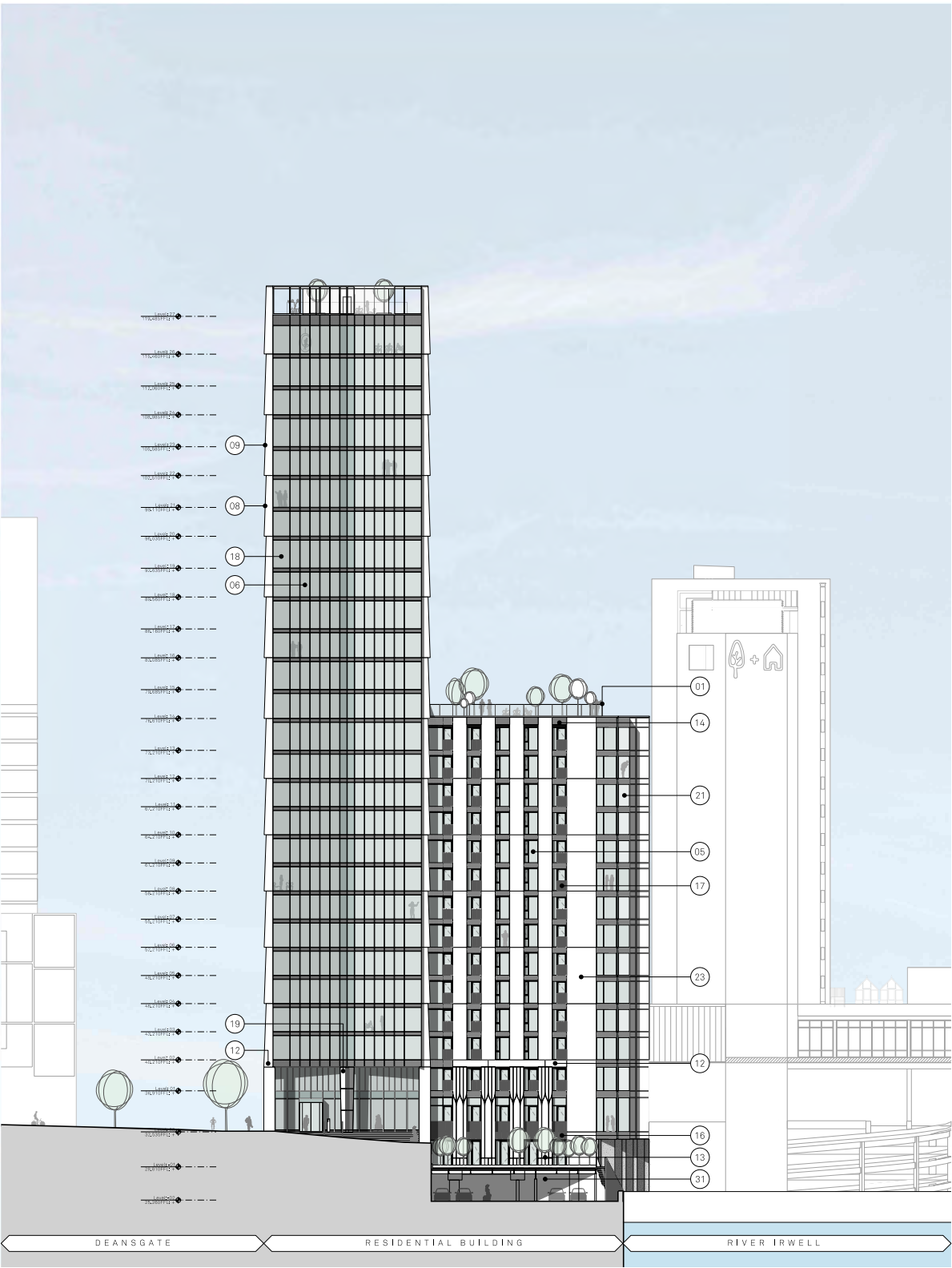
The north elevation to the Irwell block is clad in precast concrete with the Ogee pattern and texture applied to the lower floors to ground the building.

The stepped form of the building begins at level 14 upwards, providing a series of south facing apartments with terraces and juliet balconies, with full height curtain walling.

The south facade to the Irwell Block is clad in both a anodised rainscreen and precast concrete cladding. The back of house areas including the substation, refuse store are located within the service yard. The cycle store and plant rooms to the lower ground levels are adjacent to car park.

Key

- | | |
|--|---|
| 1. Glazed balustrade | 17. Metallic PPC metal juliet balustrade integrated with material no.5 |
| 2. Anodised metal balustrade | 18. Glazed corner unit |
| 3. Anodised aluminium soffit panel | 19. Anodised aluminium rainscreen feature column cladding |
| 4. Anodised silver capped curtain wall system with profiled cap | 20. Metallic Curtain walling with glazed corner |
| 5. Metallic silver unitised capped curtain wall system | 21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony |
| 6. SG curtain wall system | 22. Metallic Curtain Walling with Anodised Feature Metal Panel |
| 7. Metallic silver unitised capped curtain wall parapet | 23. Acid etched Precast Concrete |
| 8. Polished precast concrete shingle panels with acid etched reveal | 24. Deep acid etched precast concrete panel |
| 9. Polished & patterned precast concrete shingle panel with acid etched reveal | 25. Anodised PPC Rainscreen Cladding |
| 10. Polished & patterned precast column with acid etched reveal | 26. PPC frame clerestory window |
| 11. Polished precast concrete lintel | 27. Painted blockwork wall |
| 12. Acid etch & pattern concrete lintel | 28. Feature wall with integrated lighting |
| 13. Acid etch & pattern precast panel | 29. Metallic PPC metal fins with green wall |
| 14. Acid etched precast concrete panel | 30. Metallic PPC rainscreen cladding |
| 15. Polished precast coping | 31. Landscape deck with riverside parking |
| 16. Anodised aluminium clip-on balcony with balustrade | 32. Patterned ceramic frit glazed spandrel |
| | 33. Glazed in slot vent |
| | 34. Anodised capped curtain wall system with integrated louvred doorset |



The lower ground level has an elevated public walkway, linking the route along the riverfront towards the leisure offering at the southern boundary of the site.

A private residents garden is located at level -1.

A residents car park is located at level -2. This will be clad in metallic fins and a green wall which continue to form the balustrade to the elevated walkway.

The Irwell block has full width projecting balconies and curtain walling to the west facade.

The lower ground levels to this block taper in plan to enable continuation of the river walk.

A private residents garden is located alongside the River Irwell.

- Key
1. Glazed balustrade

2. Anodised metal balustrade

3. Anodised aluminium soffit panel

4. Anodised silver capped curtain wall system with profiled cap

5. Metallic silver unitised capped curtain wall system

6. SG curtain wall system

7. Metallic silver unitised capped curtain wall parapet

8. Polished precast concrete shingle panels with acid etched reveal

9. Polished & patterned precast concrete shingle panel with acid etched reveal

10. Polished & patterned precast concrete panel with acid etched reveal

11. Polished precast concrete lintel

12. Acid etch & pattern concrete lintel

13. Acid etch & pattern precast panel

14. Polished precast concrete panel

15. Polished precast coping

16. Anodised aluminium clip-on balcony with balustrade

17. Metallic PPC metal juliet balustrade integrated with material no.5

18. Glazed corner unit

19. Anodised aluminium rainscreen feature column cladding

20. Metallic Curtain walling with glazed corner

21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony

22. Anodised aluminium soffit

23. Acid etched Precast Concrete

24. Deep acid etched precast concrete panel

25. Anodised PPC Rainscreen Cladding

26. PPC frame clerestory window

27. Painted blockwork wall

28. Feature wall with integrated lighting

29. Metallic PPC metal fins with green wall

30. Metallic PPC rainscreen cladding

31. Landscape deck with riverside parking

32. Patterned ceramic frit glazed spandrel

33. Glazed in slot vent

34. Anodised capped curtain wall system with integrated louvred doorset



Key

1. Glazed balustrade

2. Anodised PPC metal balustrade

3. Anodised aluminium soffit panel

4. Anodised silver capped curtain wall system with profiled cap

5. Metallic silver unitised capped curtain wall system

6. SG curtain wall system

7. Metallic silver unitised capped curtain wall parapet

8. Polished precast concrete shingle panels with acid etched reveal

9. Polished & patterned precast concrete shingle panel with acid etched reveal

10. Polished & patterned precast column with acid etched reveal

11. Polished precast concrete lintel

12. Acid etch & pattern concrete lintel

13. Acid etch & pattern precast panel

14. Precast concrete panel

15. Polished precast coping

16. Anodised aluminium clip-on balcony with balustrade
17. Metallic PPC metal juliet balustrade integrated with material no.5

18. Glazed corner unit

19. Anodised aluminium rainscreen feature column cladding

20. Metallic Curtain walling with glazed corner

21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony

22. Anodised aluminium soffit

23. Acid etched Precast Concrete

24. Deep acid etched precast concrete panel

25. Anodised PPC Rainscreen Cladding

26. PPC frame clerestory window

27. Painted blockwork wall

28. Feature wall with integrated lighting

29. Metallic PPC metal fins with green wall

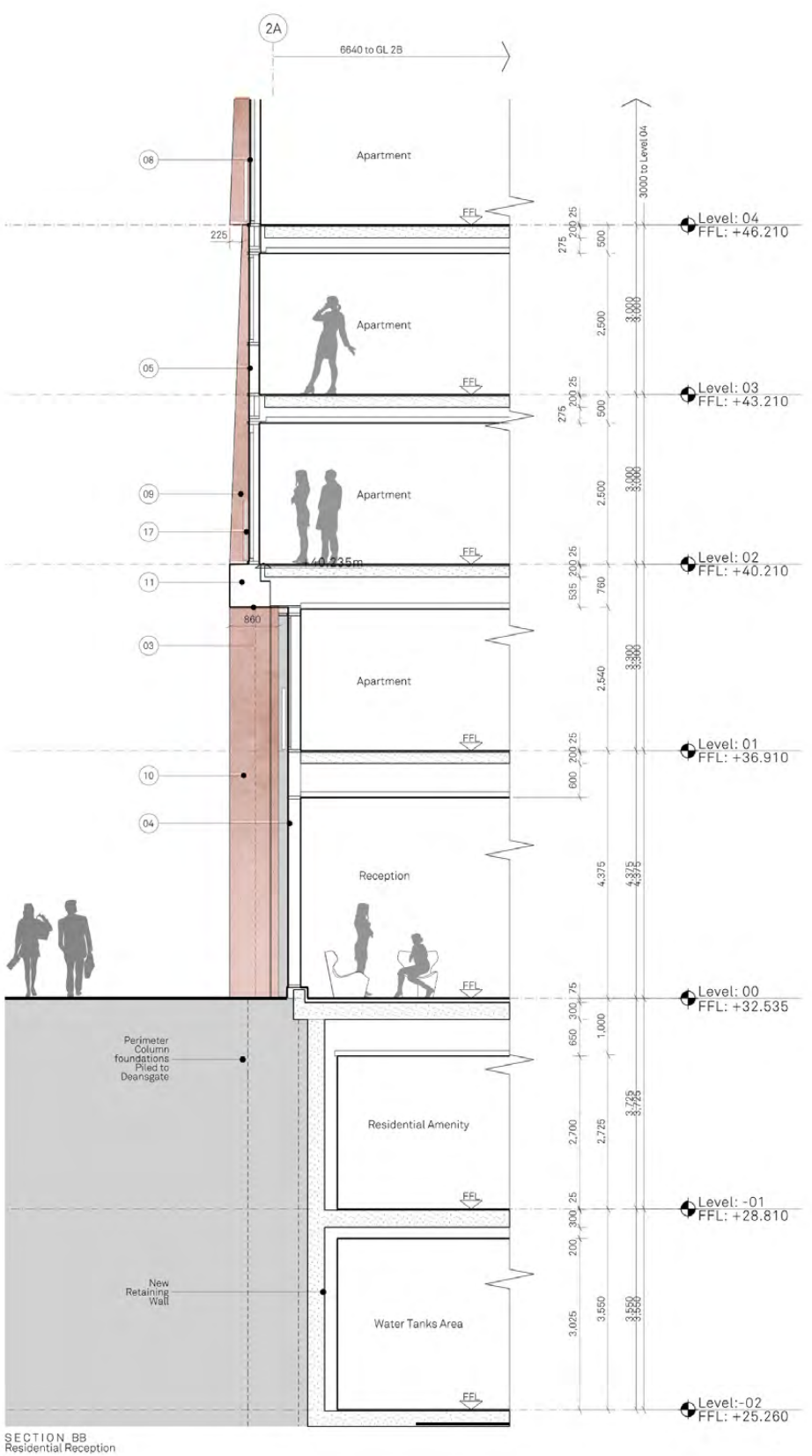
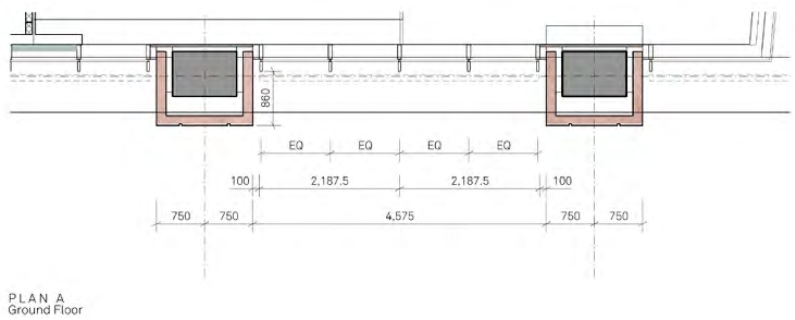
30. Metallic PPC rainscreen cladding

31. Landscape deck with riverside parking

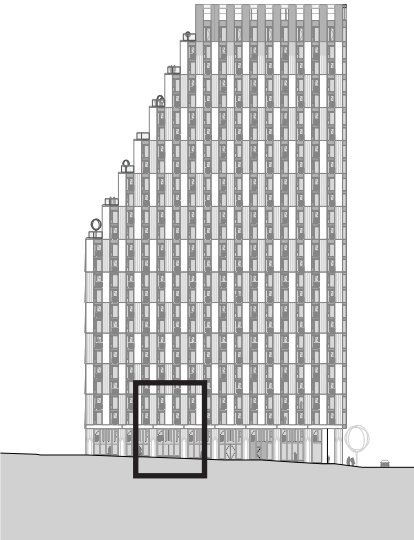
32. Patterned ceramic frit glazed spandrel

33. Glazed in slot vent

34. Anodised capped curtain wall system with integrated louvred doorset



Key



Key

1. Glazed balustrade

2. Anodised metal balustrade

3. Anodised aluminium soffit panel

4. Anodised silver capped curtain wall system with profiled cap

5. Metallic silver unitised capped curtain wall system

6. SG curtain wall system

7. Metallic silver unitised capped curtain wall parapet

8. Polished precast concrete shingle panels with acid etched reveal

9. Polished & patterned precast concrete shingle panel with acid etched reveal

10. Polished & patterned precast column with acid etched reveal

11. Polished precast concrete lintel

12. Acid etch & pattern concrete lintel

13. Acid etch & pattern precast panel

14. Precast concrete panel

15. Polished precast coping

16. Anodised aluminium clip-on balcony with balustrade
17. Metallic PPC metal juliet balustrade integrated with material no.5

18. Glazed corner unit

19. Anodised aluminium rainscreen feature column cladding

20. Metallic Curtain walling with glazed corner

21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony

22. Anodised aluminium soffit

23. Acid etched Precast Concrete

24. Deep acid etched precast concrete panel

25. Anodised PPC Rainscreen Cladding

26. PPC frame clerestory window

27. Painted blockwork wall

28. Feature wall with integrated lighting

29. Metallic PPC metal fins with green wall

30. Metallic PPC rainscreen cladding

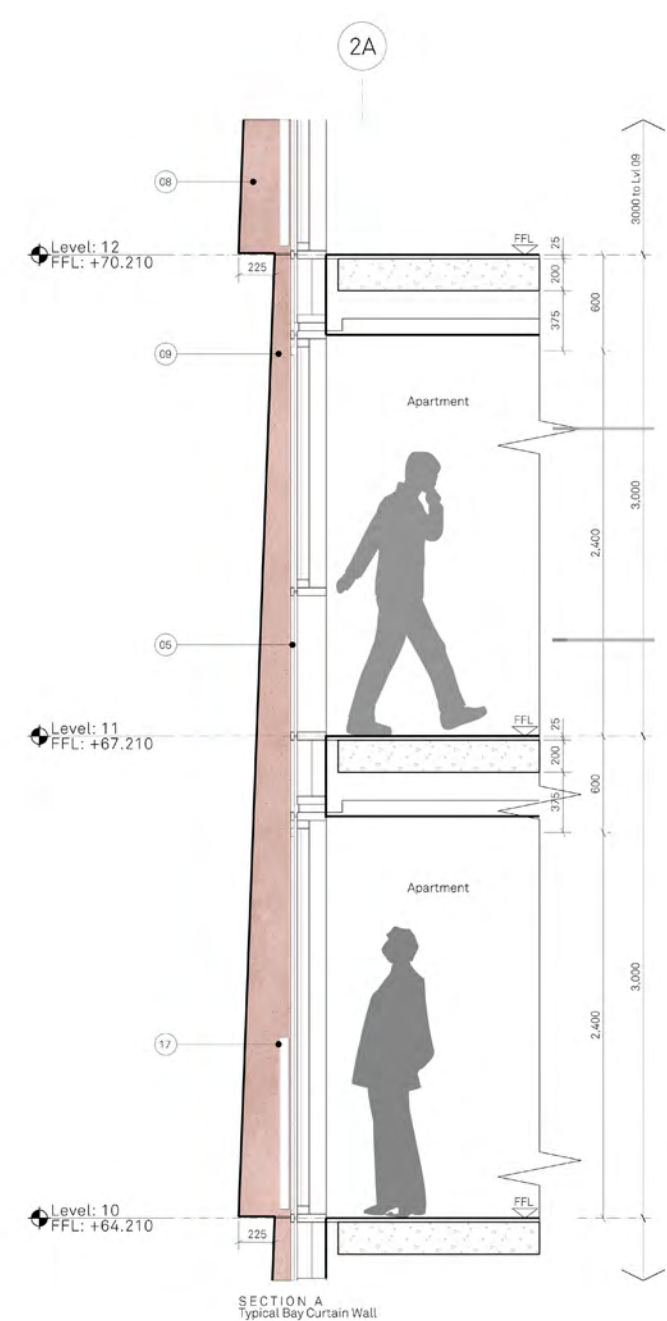
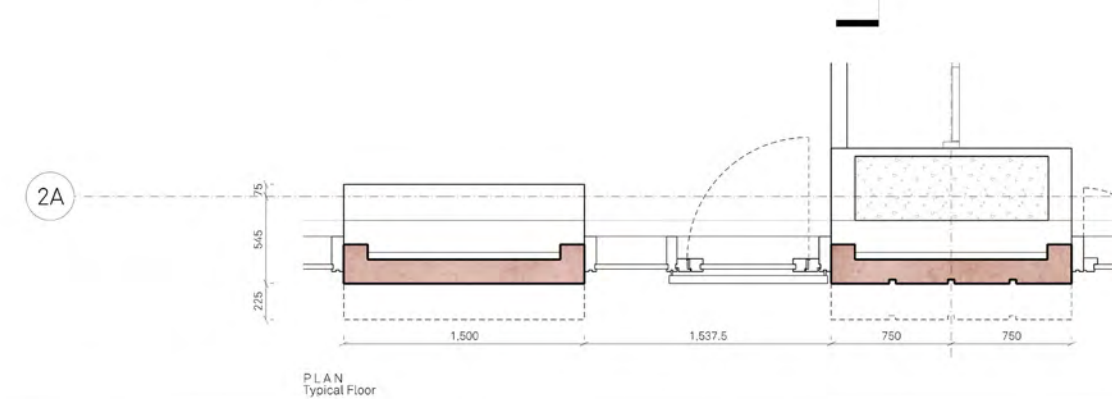
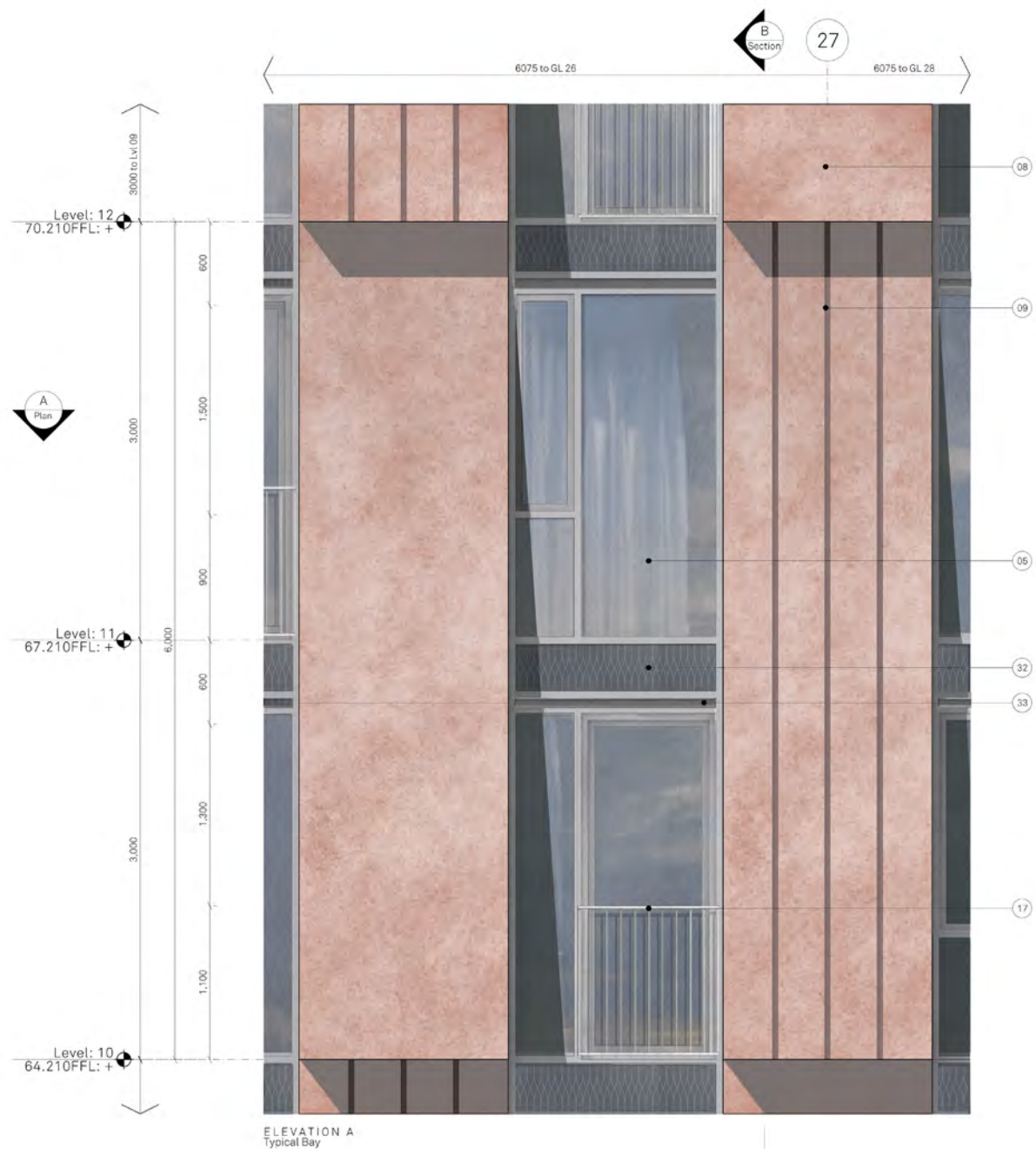
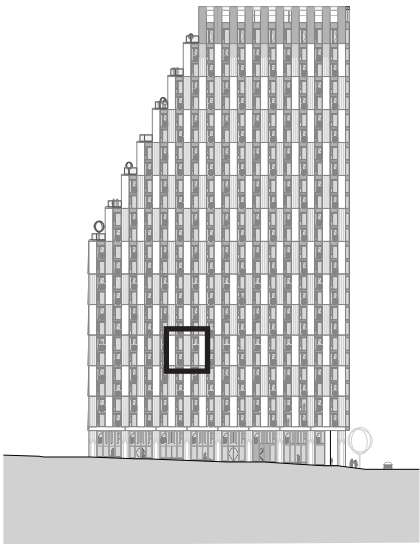
31. Landscape deck with riverside parking

32. Patterned ceramic frit glazed spandrel

33. Glazed in slot vent

34. Anodised capped curtain wall system with integrated louvred doorset

Key



11.0 Visualisation

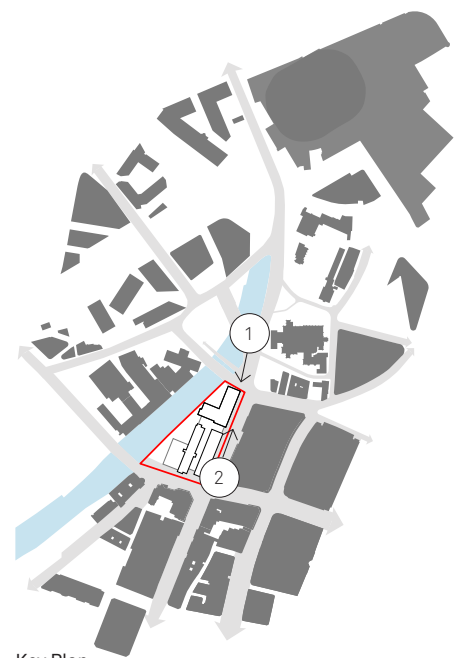
The building form is articulated as a series of double storey set backs, taking advantage of the southerly aspect to create large south facing terraces to the apartments.

The scale of the building is concentrated to the north to act as a gateway arrival point at Deansgate.

The facade is articulated as a series of shingled precast panels, with reference to the Collyhurst sandstone which was used to construct the Grade I listed Manchester Cathedral.

The precast panels are embossed in a hit & miss arrangement, starting at the base with an Ogee arch which concentrates in scale towards the crown of the building. The Ogee Arch is in reference to the tracery within the Manchester Cathedral windows.

The north facade has a tapered with full height curtain walling to create an elegant and simple form as a back drop to the Cathedral square.



Key Plan



1. View looking south along Deansgate from the Cathedral

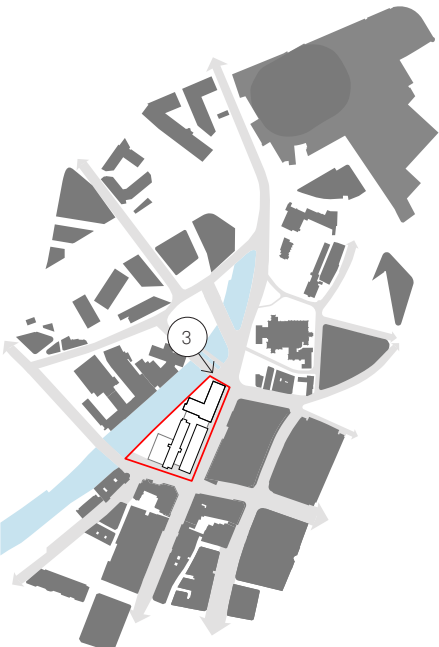


2. View looking north along Deansgate towards the Cathedral

The shingle panels will have a polished finish to animate the facade with reflectance and depth.

The Irwell block has full width projecting balconies overlooking the River Irwell.

An elevated public walkway and private residents garden will be provided along the River Irwell to re-engaging the riverfront with the city.



Key Plan



3. View from Victoria Bridge Street



3. Dusk view from Victoria Bridge Street

12.0 Landscape Strategy

The Vision

The vision for the Renaissance Site is to transform this vehicular dominated site into a high quality, active streetscape with a series of dwell spaces, and improved pedestrians & cycling connectivity.

The masterplan aims to create breathing space for people, the building and the river, expanding the constricted footpaths where possible to squeeze the vehicular carriageway and create generous external spaces that are bustling with activity. The use of a cohesive materials palette will unify the streetscape.

The Deansgate elevation will be activated by a series of 'garden rooms' - these level terraces will provide pocket seating spaces & commercial spill out space. The masterplan includes a new drop off facility for the proposed hotel, adjacent to a generous arrival space outside the future office development. The proposed Irwell Terrace creates a series of spaces along the River Irwell frontage, a unique asset to the site.



*Note the masterplan shown is an illustrative vision and is subject to ongoing discussions with MCC and other third parties regarding delivery which will form part of a separate future planning application.



City Centre Context

The Renaissance site is an important connecting piece in the wider vision for the city's public realm.

The redevelopment of this site will improve pedestrian & cycling connectivity throughout the city.

It is one of the remaining 'jigsaw pieces' required to link together the City's existing public spaces, to create a network of well-designed, high quality public realm.

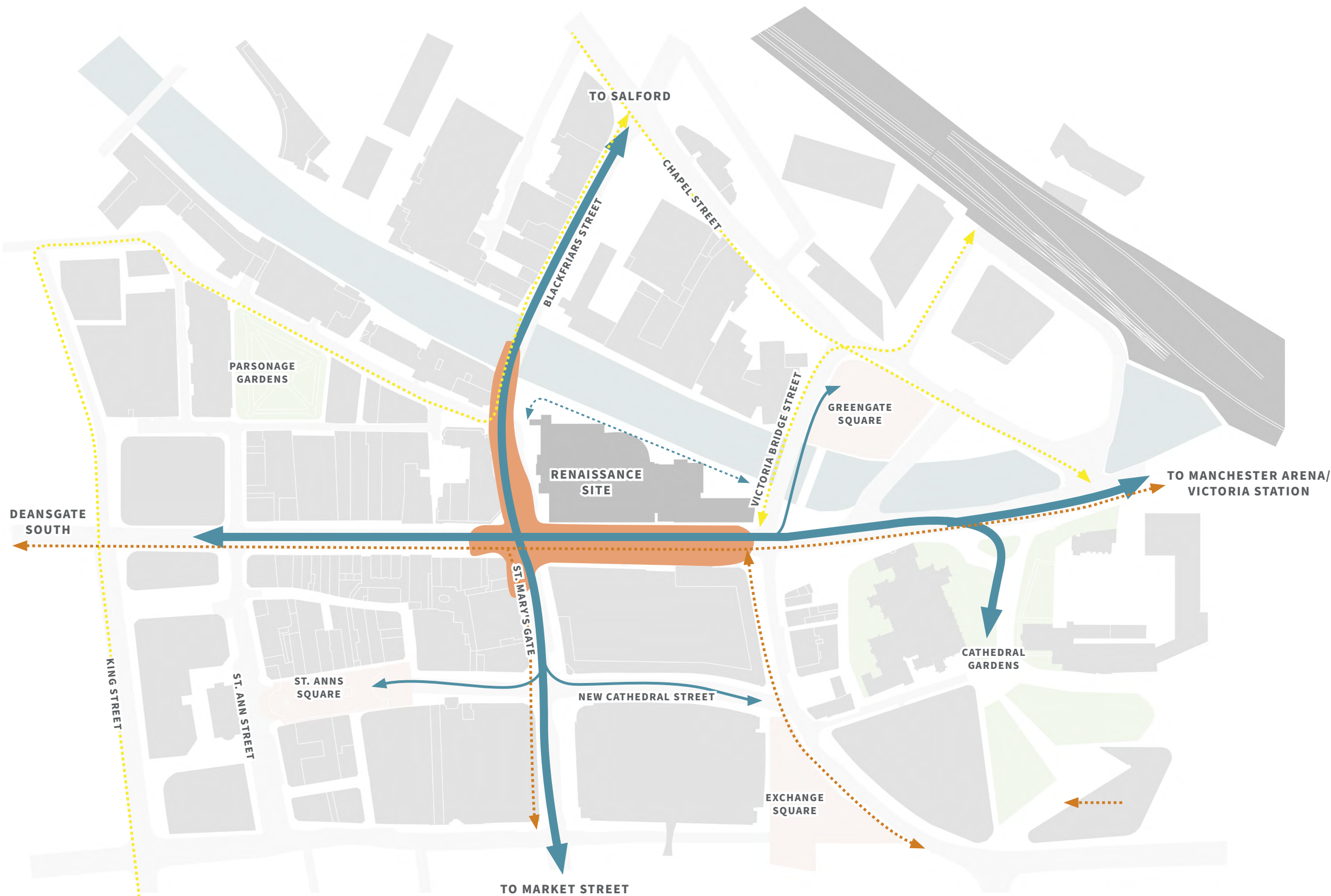


Flow of Pedestrians & Cyclists

There site is situated at a key junction of high pedestrian footfall. The proposed masterplan acknowledges these existing patterns and desire lines, and aims to improve these pedestrian movements.

There is a strong directional flow of movement East to West from St. Mary's Gate to Blackfriars Street (and vice-versa), in addition to the linear movement North-South along Deansgate. The Renaissance Site can utilise this high pedestrian footfall to its advantage through the creation of active frontages and streetscapes that encouraging dwell .

A number of routes of the Bee Network intersect and surround the Renaissance Site. The masterplan proposes to create dedicated facilities for cyclists along Deansgate, as highlighted as a 'Busy Bee' route.



Key Plan

- Primary pedestrian flow
- Secondary pedestrian flow
- Bee Lines Cycleway
- Areas of site with high pedestrian footfall



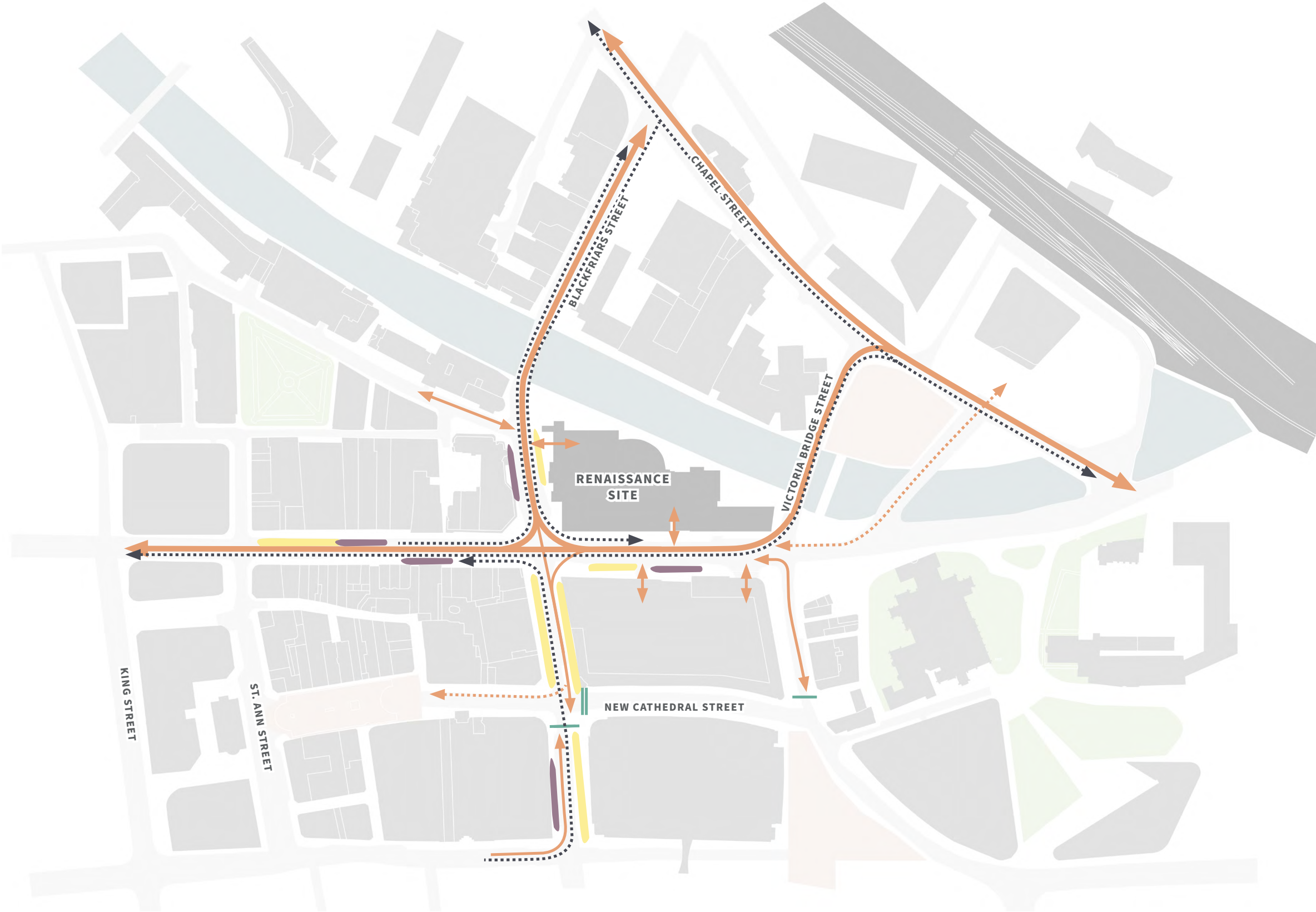
Vehicular Flow

The vision for the Renaissance Site looks to rationalise vehicular movement where possible, as this currently dominates the existing site and its surroundings.

Currently, all surrounding streets have two way vehicular movement, however St. Mary's Gate has lower vehicular flows as this is access to a drop off area. Bus movement is also frequent, with two way movement along all streets except for St. Mary's Gate.

The masterplan looks to rationalise vehicular movement to allow for one way movement South along Deansgate, allowing the carriageway to be reduced to create a more generous streetscape for people and cyclists. All existing bus stops & taxi ranks/drop off bays will be retained as part of the masterplan.

We are currently in diaglog with TFGM to develop an approach that feeds into the city wide movement strategy.



Key Plan

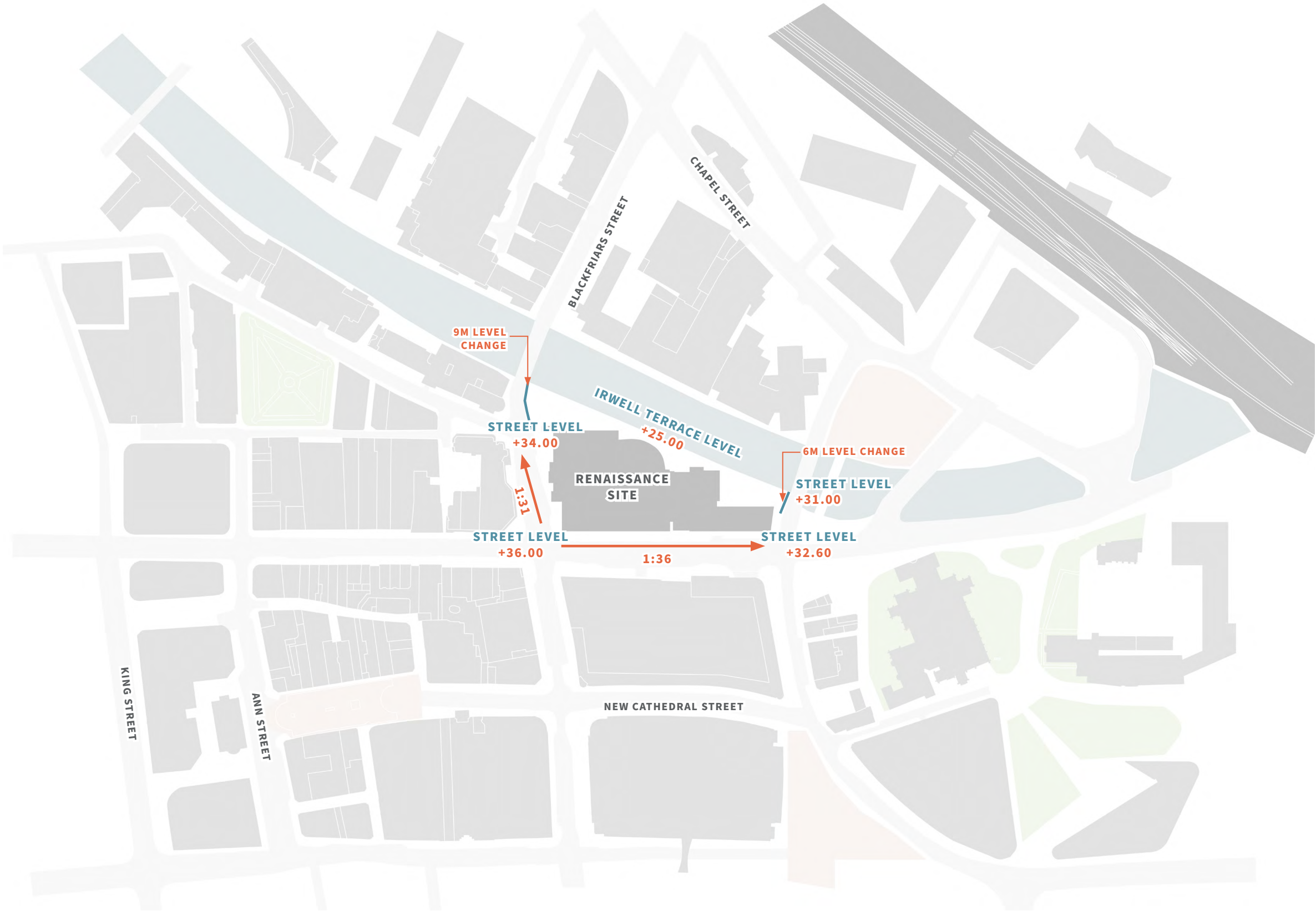
- Primary vehicular flow
- Secondary vehicular flow
- Restricted access
- Taxi ranks/drop off bays
- Bus movement
- Bus Stops



Levels & Topography

The topographical interest of the site is an asset that has been integrated into the masterplan to create unique spaces.

Along the Deansgate elevation, there is a near 4m level change across 120m. This level change has been used in the masterplan to create a series of level terraces, picking up on the views provided towards Manchester Cathedral. The corner of the site that address the junction of Deansgate, Blackfriars Street and St. Mary's Gate is relatively flat at around +36.00m and is well suited for the creation of an arrival space.



View along Deansgate to Manchester Cathedral



Landscape Concept

The concept of ‘Breathe’ for the Renaissance Site encapsulates the essence of what the masterplan aims to achieve.

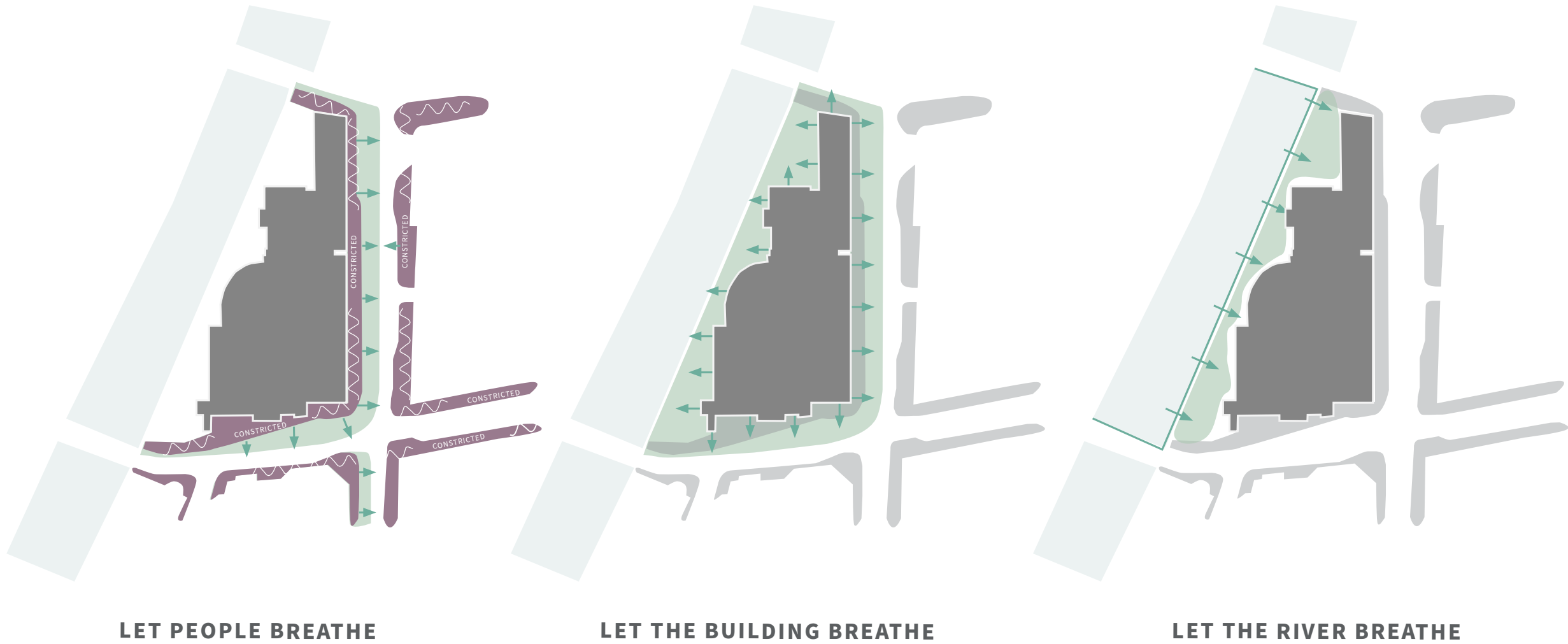
The design aims to give all aspects of the Renaissance Site more space to breathe.

Let people breathe. Widen the foot ways and restrict vehicle movement. Provide places to stop and rest, and take a breath. Slow down the pace of movement and encourage dwell. Plant trees and areas of planting and allow people to breathe in clean air.

Let the building breathe. Allow it to interact with its surroundings. Create generous spaces along its façades that it can use. Provide beautiful arrival spaces and spill out spaces.

Let the river breathe. Allow it space to be appreciated. Let it contribute to its surroundings, and allow access and space to be near it.

Make it breathtaking.



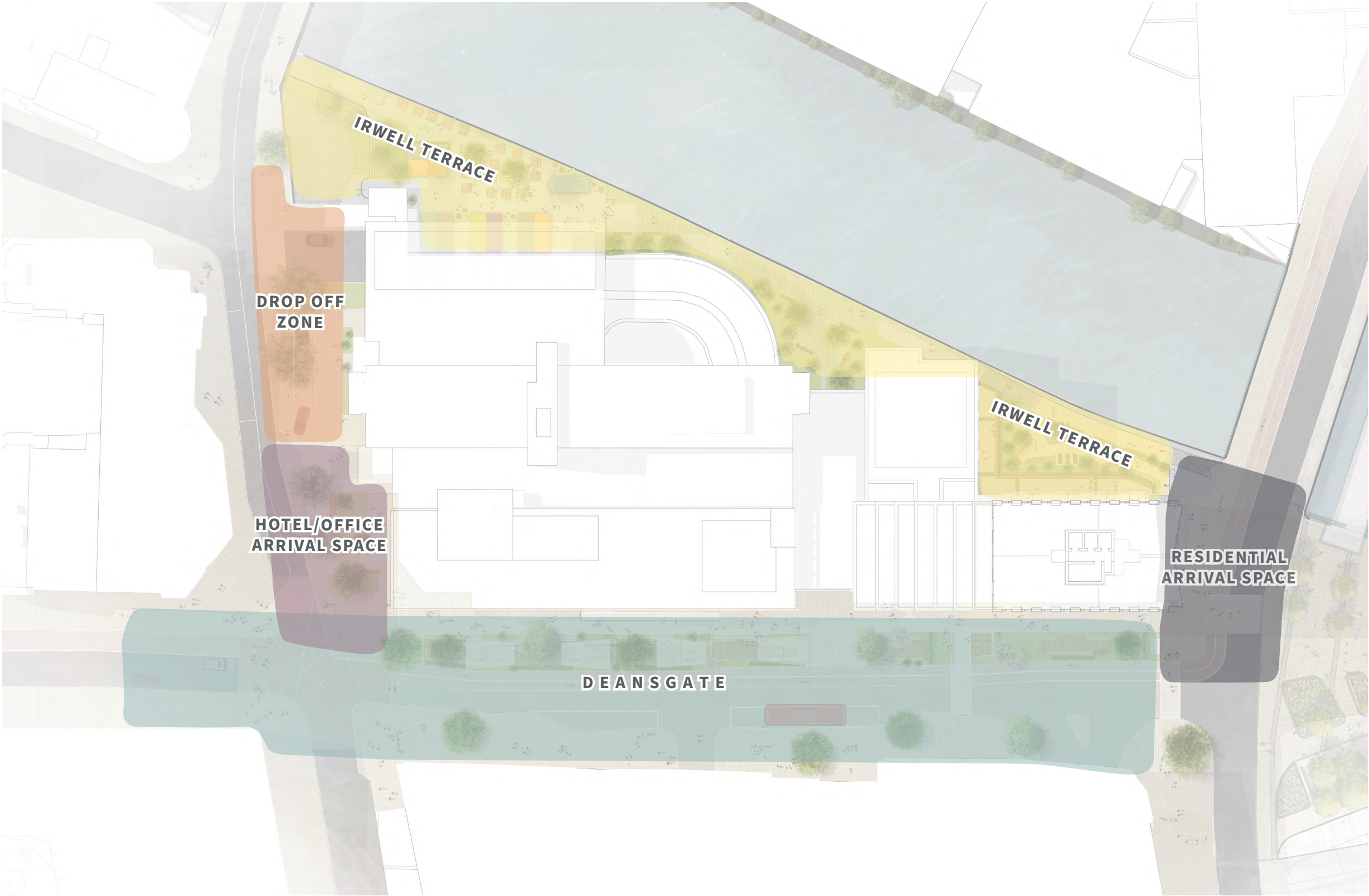
The masterplan can be divided into 5 key spaces, each of which has a unique character, however all of which are unified through high quality design and materiality.

The Deansgate character area includes a generous pedestrian route with a series of active level terraces (outdoor rooms). The design includes a narrowed vehicular carriageway and a two way dedicated cycle way.

The hotel/office arrival space is a space on the key junction of the site, providing a flexible arrival point for the hotel/office development.

A drop off zone has been created in front of the hotel with circular turning head and waiting bay.

The Irwell Terrace includes a private residential garden area towards Victoria Bridge, and a public area with seating terraces & potential commercial use towards Blackfriars Bridge.



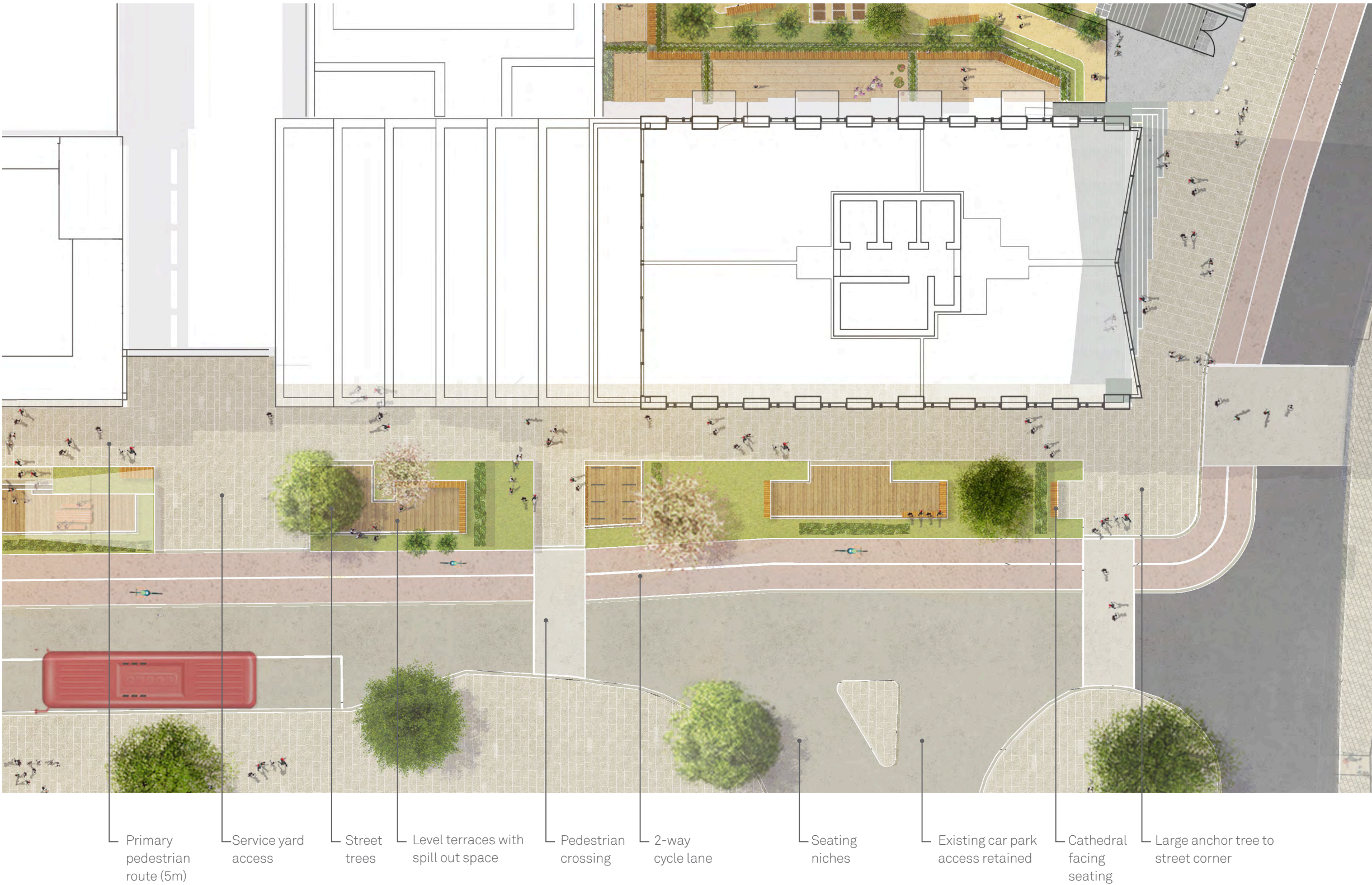
The detailed plan of a section of Deansgate illustrates the wider intention for the street.

Along the building facade is a generous 5m clear pedestrian route. The design utilises the existing topography to create a series of level terraces, with level thresholds tying into the building entrances.

Occupiers of adjacent commercial units can take ownership of these terraces for spill out purposes, however the terraces will have permanent seating elements, and will also be for use by the general public. The terraces will have a planted boundary to create a sense of enclosure, and will in some places have external canopies with integrated lighting.

The carriageway has been narrowed to 3m to provide one way south-bound movement for vehicles. A two-way cycle lane has been positioned on the western side of the street to provide additional space between the carriageway and the seating terraces.

Access is maintained to Harvey Nichols car park.



*Note masterplan shown is illustrative and subject to further consultation with MCC and other third parties regarding delivery which will be subject to a future further planning application.



This axonometric visual helps illustrate the vision for the Renaissance Site, in creating an active, pedestrian & cyclist focused environment.

The wider connections of the public realm are illustrated here, through to the Medieval Quarter Development at the termination point of Deansgate.

Precedent Images

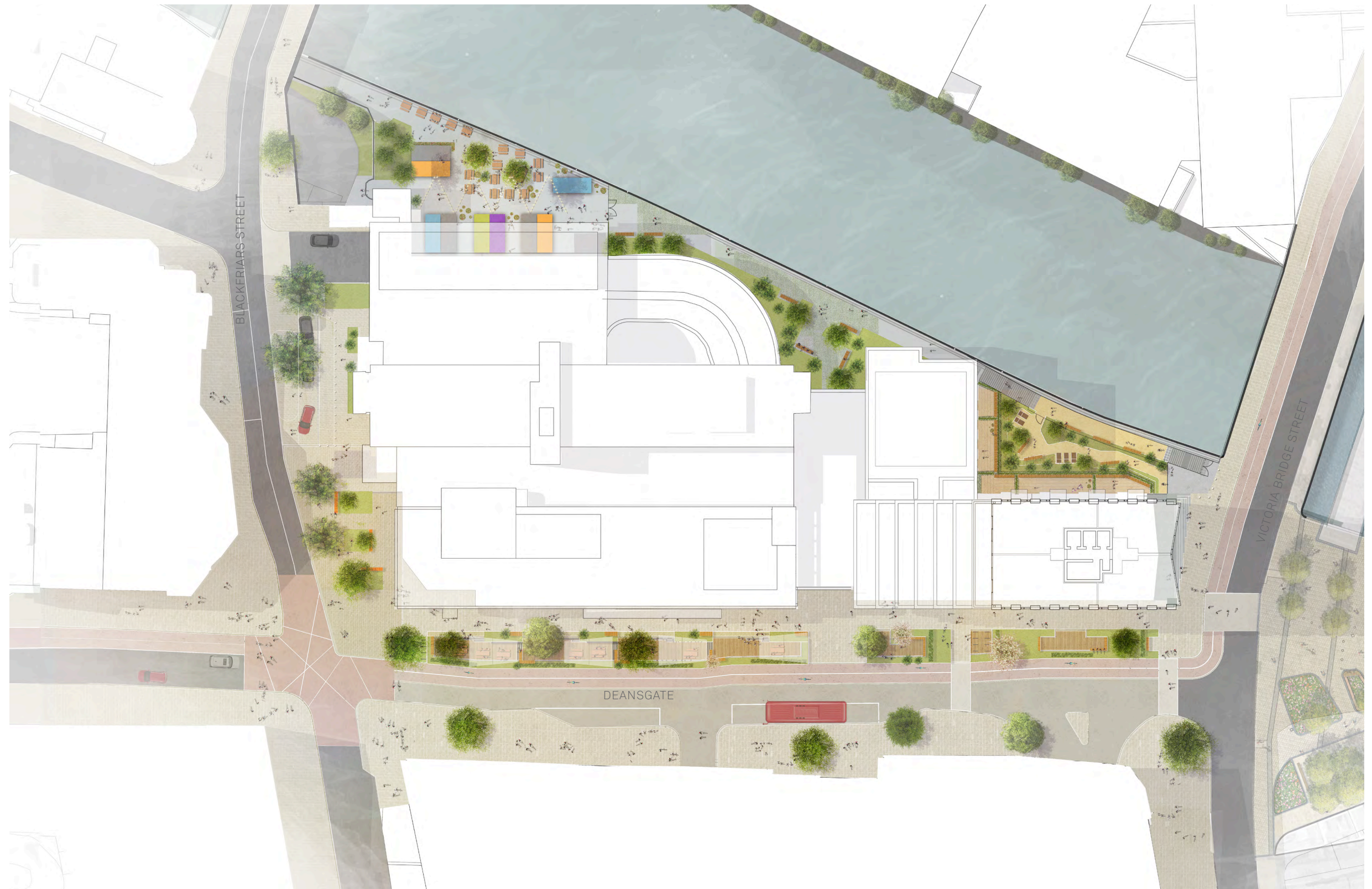


*Note illustration shown is illustrative and subject to further consultation with MCC and other third parties regarding delivery which will be subject to a future further planning application.

The extent of the proposal for Deansgate to be implemented with the Renaissance scheme is shown in colour in the plan opposite.

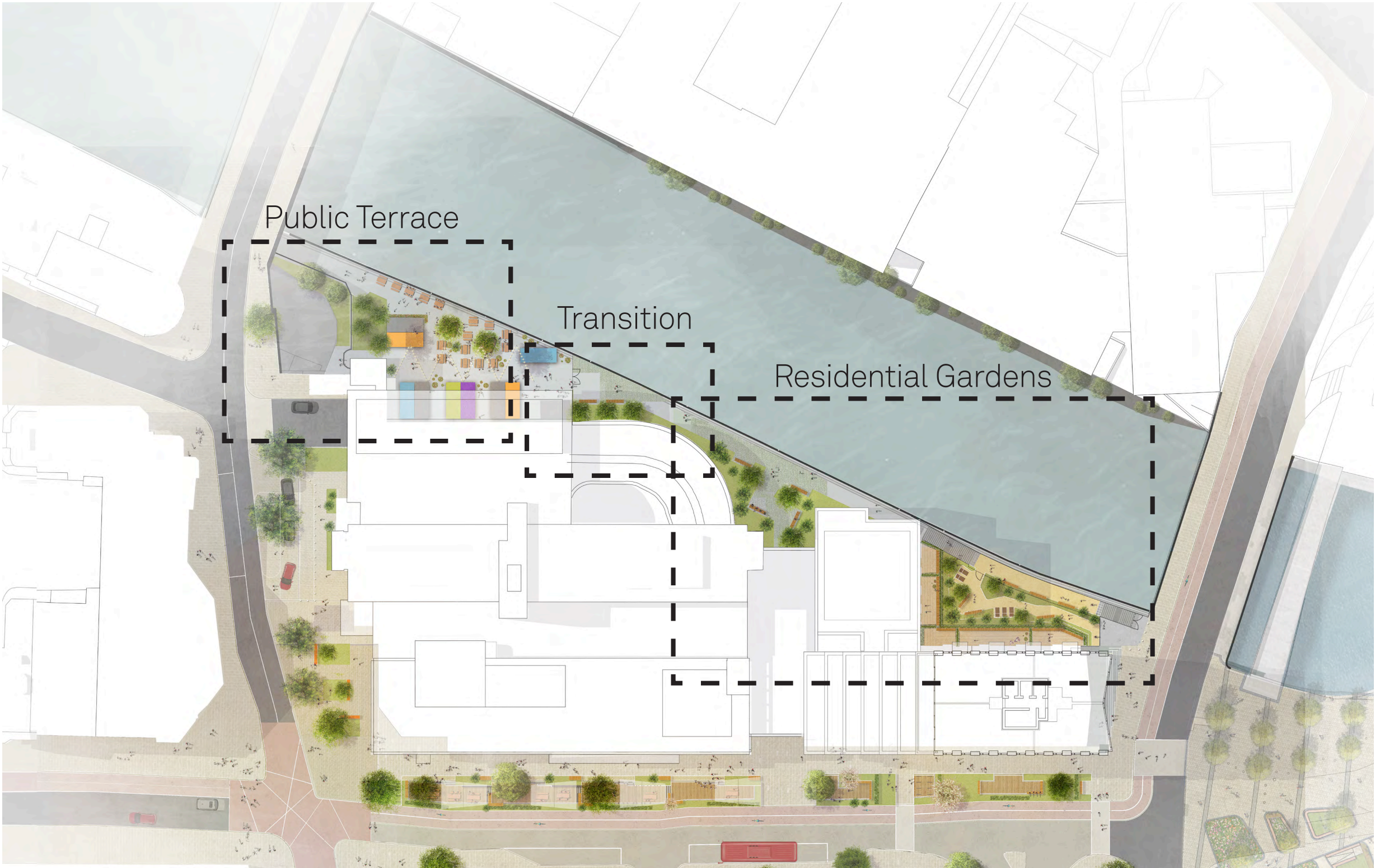
Each component of the scheme delivers the public realm proposal within its red line application boundary (refer to standalone drawings for further detail).

Works outside of this area shown grey are subject to further consultation with MCC and other third parties regarding delivery which will be subject to a further future planning application.



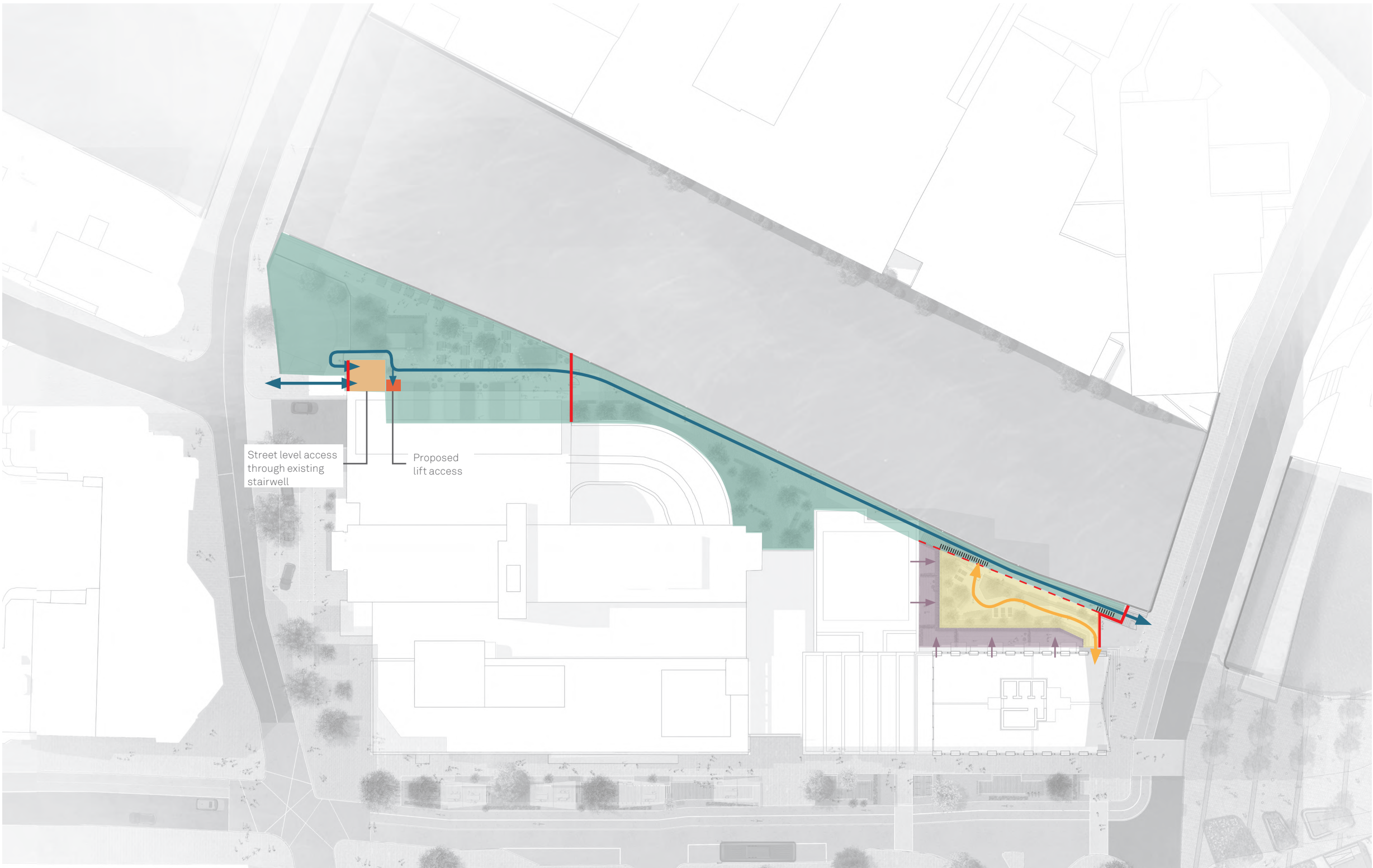
The riverside terrace incorporates both public and private areas. The residential gardens relate to the residential building to the north and the public terrace occupies the space adjacent to the hotel building.

A transition zone separates the two uses to give residents privacy.



The adjacent diagram illustrates the relationship between public and private spaces, and the location of controlled points of access.

Lockable gates will be positioned at the Victoria Bridge Street level and along the Irwell Terrace to prevent access out of hours for the general public. Access will also be controlled through the existing stairwell to the public terrace.



Key Plan

- Primary vehicular flow
- Publicly accessible areas
- Residents circulation
- Residents only areas
- Private residents access
- Controlled thresholds - lockable
- Accessible Chair Lift



Public Riverside Space

The aim of this area is to create a key public dwell space in a riverside setting. Food & drink outlets will activate the area while furniture, planting and lighting allow creates a space people want to stay throughout the day and evening.

Access to this space will be controlled, and can be closed off at night. New lift access is provided to the riverside space, which will also serve the car park levels.

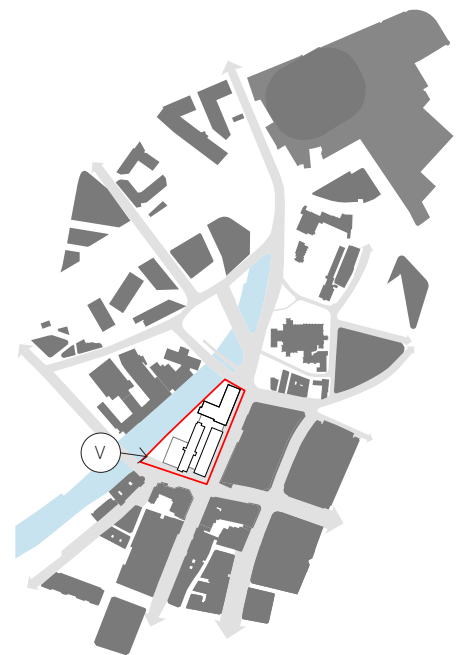
Precedent Image



*Note layout for F&B outlets is illustrative and subject to third party design which will be subject to a future further planning application.



The layout for F&B outlets is illustrative and subject to third party design which will be subject to a future further planning application.



Key Plan



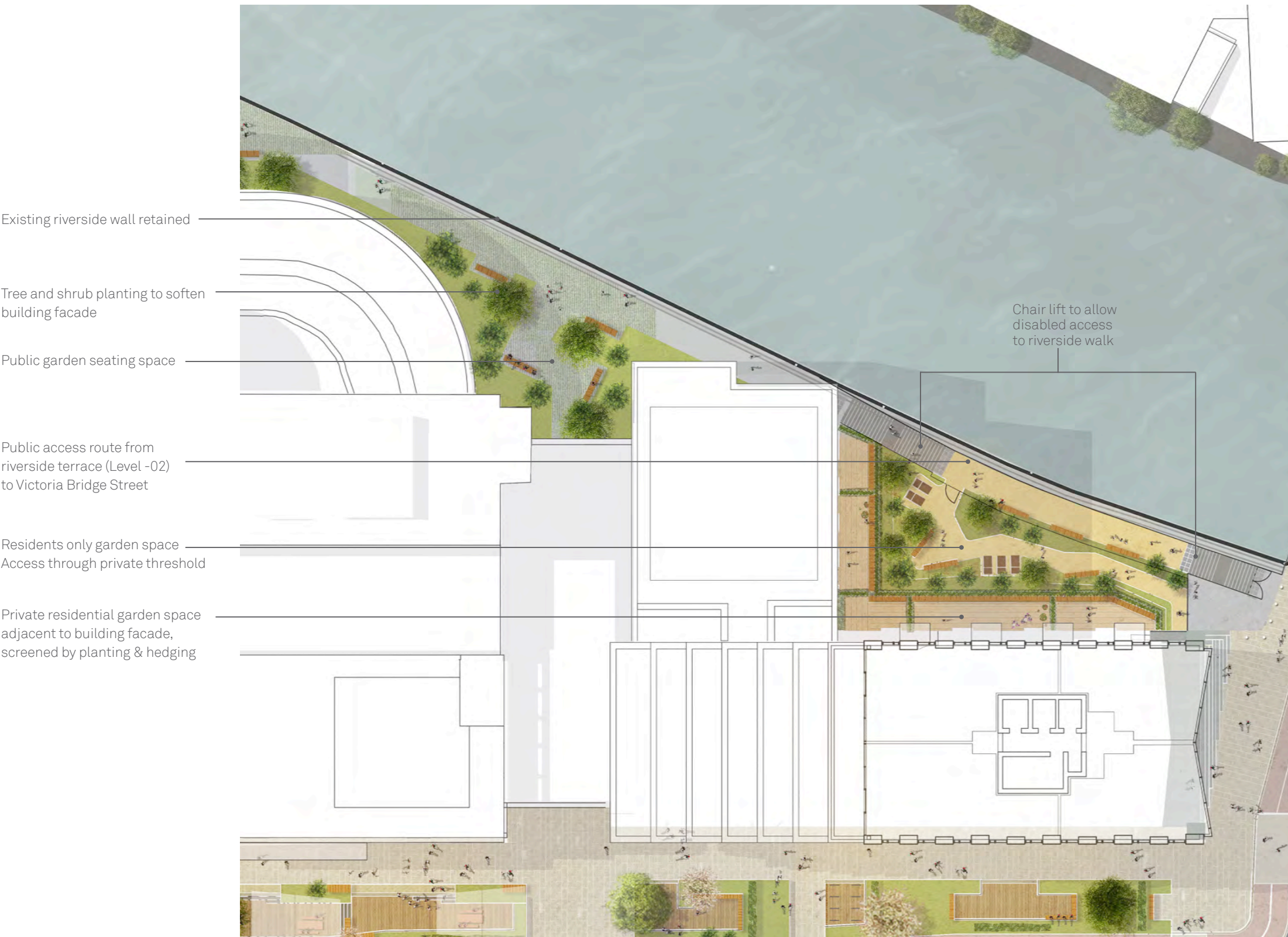
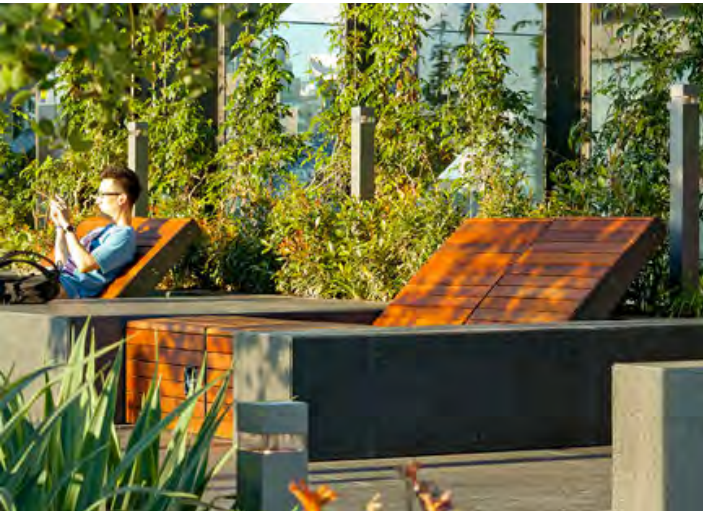
View from Blackfriars Bridge

This garden offers a private space for residents to populate and use in different ways.
A public access route connects Victoria Bridge Street with the lower Irwell terrace.

This route is separated from the residential garden space by luscious planting, hedging and an integrated balustrade to create a private, enclosed garden space for residents.

The space also includes private residential gardens along the building facade.

Precedent Image



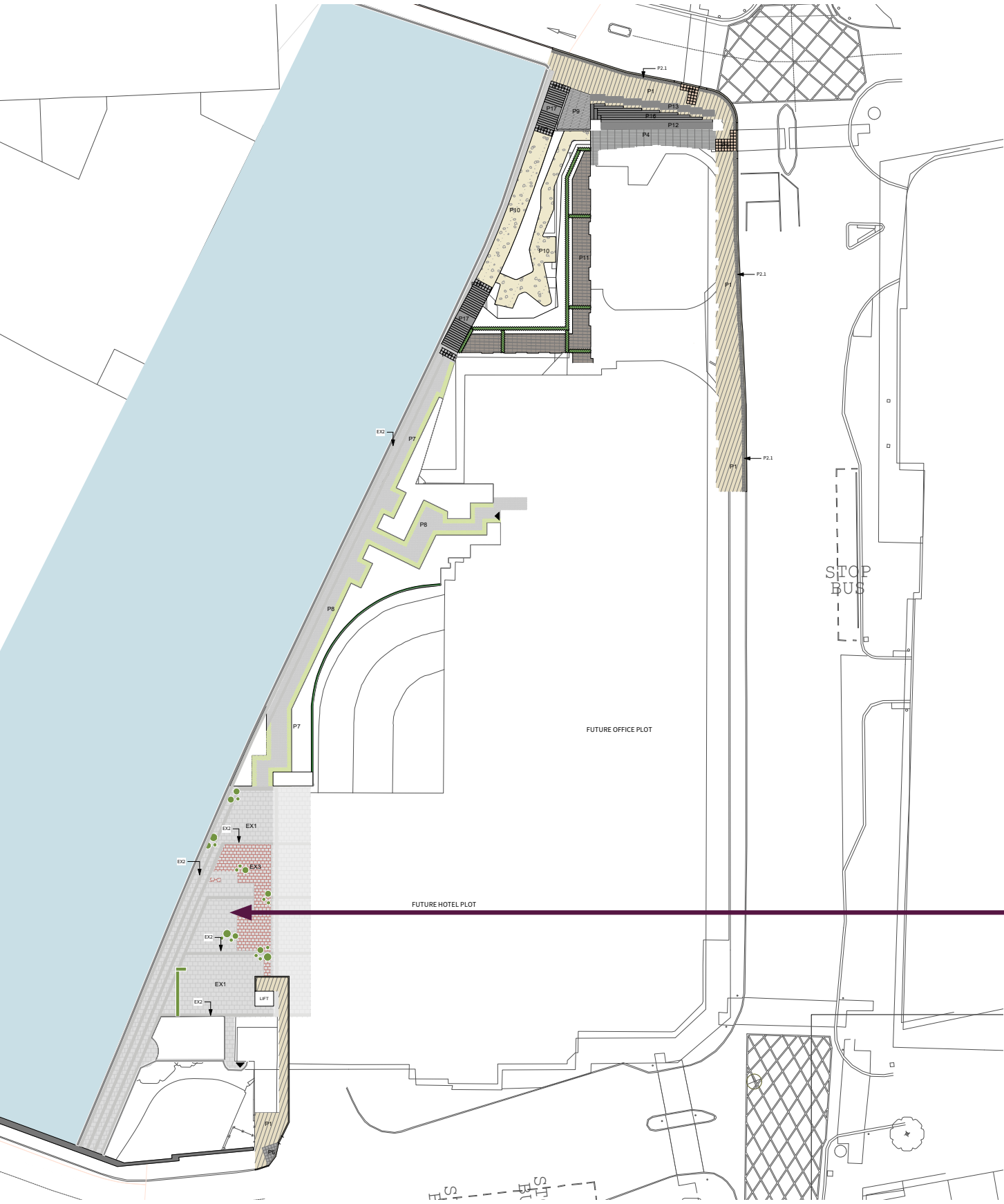
The proposals for the Renaissance Site are intended to be as inclusive as possible in order to accommodate a range of users, allowing the design to be appreciated by all.

Its design is intended to be universal and appeal to a wide range of users and user groups, which is in keeping with the City Council's aim for Manchester to be recognised as the most accessible city in Europe.

In order to make the design as usable as possible, the following considerations have been incorporated into the proposals as per the Design for Access document commissioned by Manchester City Council.

- Width and surfacing of access routes
- Levels and gradients of access routes
- Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations.
- Any street furniture elements positioned to main clear access routes
- Provision of compliant crossing points with dropped kerbs & tactile surfacing.





KEY

EXISTING MATERIALS RETAINED

- EX1** **EXISTING CONCRETE FLAG PAVING (TO PUBLIC RIVERSIDE SPACE)**
Material: Concrete.
Staggered bond.
- EX2** **EXISTING CONCRETE SETT BANDING (TO PUBLIC & PRIVATE RIVERSIDE SPACE)**
Material: Concrete.
Stack bond.
- EX3** **EXISTING CONCRETE PAVING INFILL (TO PRIVATE RIVERSIDE SPACE)**
Area to be infilled with existing concrete paving removed from private riverside space.
Material: Concrete.
Stack bond.

PROPOSED HARDWORKS
Refer to hardworks details 2664-PLA-RE-XX-DR-L-5000

- P1** **NATURAL STONE FLAG PAVING (Q25/310)**
Material: Scoutmoor Yorkstone.
Bond: Staggered
Size: W: 400 x L: random length 400-800mm x D:80mm
Finish: 50% shot sawn, 50% diamond sawn
Supplier: Hardscape or equal and approved
- P2** **NATURAL STONE SETT PAVING (Q25/330)**
Material: Scoutmoor Yorkstone.
Bond: Staggered
Size: W: 126 x L: 252mm x D:80mm
Finish: 50% shot sawn, 50% diamond sawn
Supplier: Hardscape or equal and approved
- P5** **NATURAL STONE TACTILE BLISTER PAVING - to controlled cross**
Material: Granite. Stack bond.
Colour: Red
Sizes: W: 400 x L: 400mm (depth TBC by engineer)
Supplier: Hardscape or equal and approved
- P6** **NATURAL STONE TACTILE BLISTER PAVING - to uncontrolled cr**
Material: Granite. Stack bond.
Colour: Grey/black
Sizes: W: 400 x L: 400mm (depth TBC by engineer)
Supplier: Hardscape or equal and approved
- P7** **CONCRETE BLOCK PAVING (Q24/115)**
Product: Hydro Lineo
Colour: Natural (Concrete Grey)
Size: W: 100mm x L: 300mm x D:100mm
Supplier: Hardscape or equal and approved

- P8** **GRAVEL GAP PAVING (Q24/115A)**
Product: Hydro Lineo
Colour: Natural (Concrete Grey)
Size: W: 100mm x L: 300mm x D:100mm with 2.2cm nibs
Supplier: Hardscape or equal and approved
- P9** **STEEL DECKING (Q55/130)**
Product: Anti-Vertigo Steel Floor Gratings
Material: Steel S235R
Finish: Hot Dipped Galvanized
Supplier: Lang&Fulton or equal and approved
- P10** **RESIN BOUND GRAVEL (Q23/225)**
Product: Natural Aggregate Resin Bound Gravel
Size: 6mm aggregate
Colour: Norwegian Pearl
Supplier: SureSet or equal and approved
- P11** **COMPOSITE DECKING (Q55/110)**
Product: Enhanced Grain Composite Decking
Colour: Limed Oak
Size: W: 176 x L: 3600mm x D:32mm
Bond: Staggered
Supplier: MillBoard or similar approved
- P12** **NATURAL STONE TACTILE CORDUROY PAVING - to top of steps (Q25/320E)**
Material: Burlington (Cumbrian) Stone
Bond: Stack
Sizes: W: 200 x L: 800mm x D:80mm
Supplier: Hardscape or equal and approved
- P13** **NATURAL STONE TACTILE CORDUROY PAVING - to bottom of steps (Q25/320F)**
Material: Yorkstone.
Bond: Stack
Sizes: W: 400 x L: 800mm x D:80mm
Supplier: Hardscape or equal and approved
- P14** **PCC TACTILE CORDUROY PAVING (Q25/320D)**
Material: Hazard warning tactile standard. Stack bond.
Colour: Azul Noche
Sizes: W: 400mm x L: 400mm x D:50mm
Supplier: Hardscape or equal and approved
- P15** **STEEL TACTILE CORDUROY PAVING (Q55/130)**
Material: Hazard warning tactile standard. Stack bond.
Colour: Grey
Sizes: W: 400mm x L: 400mm x D:50mm
- P16** **NATURAL STONE STEPS - to main entrance (L37/315)**
Material: Scoutmoor Yorkstone
With contrasting Burlington (Cumbrian) stone nosings.
Sizes: W: 300mm (400mm Top Step) x L: 800mm x D:150mm (200mm Bottom Step)
Supplier: Hardscape or equal and approved



Existing concrete flag paving and banding retained

The materials proposed for this application are all locally sourced within the UK, supporting two local natural stone quarries.

The Scoutmoor Yorkstone quarry is located in Bury, Lancashire just 16 miles from the Renaissance site and will provide the majority of the proposed paving.

Slightly further afield but still within the North-West region is the Burlington Stone quarry. This quarry is located in Kirkby-in-Furness in the Lake District, a total of 161 miles from the Renaissance Site.

The following points are some key considerations in promoting a circular economy through the hard material proposals;

- Using locally sourced materials will reduce emission associated with transportation to site.
- A variety of paving sizes have been proposed to minimise quarry wastage and make use of offcuts.
- Using hard wearing natural materials will increase the longevity and reduce need for replacements.
- The paving is rigidly laid to facilitate easy long term maintenance.
- Should replacement be required, the material can be easily sourced from local quarries.



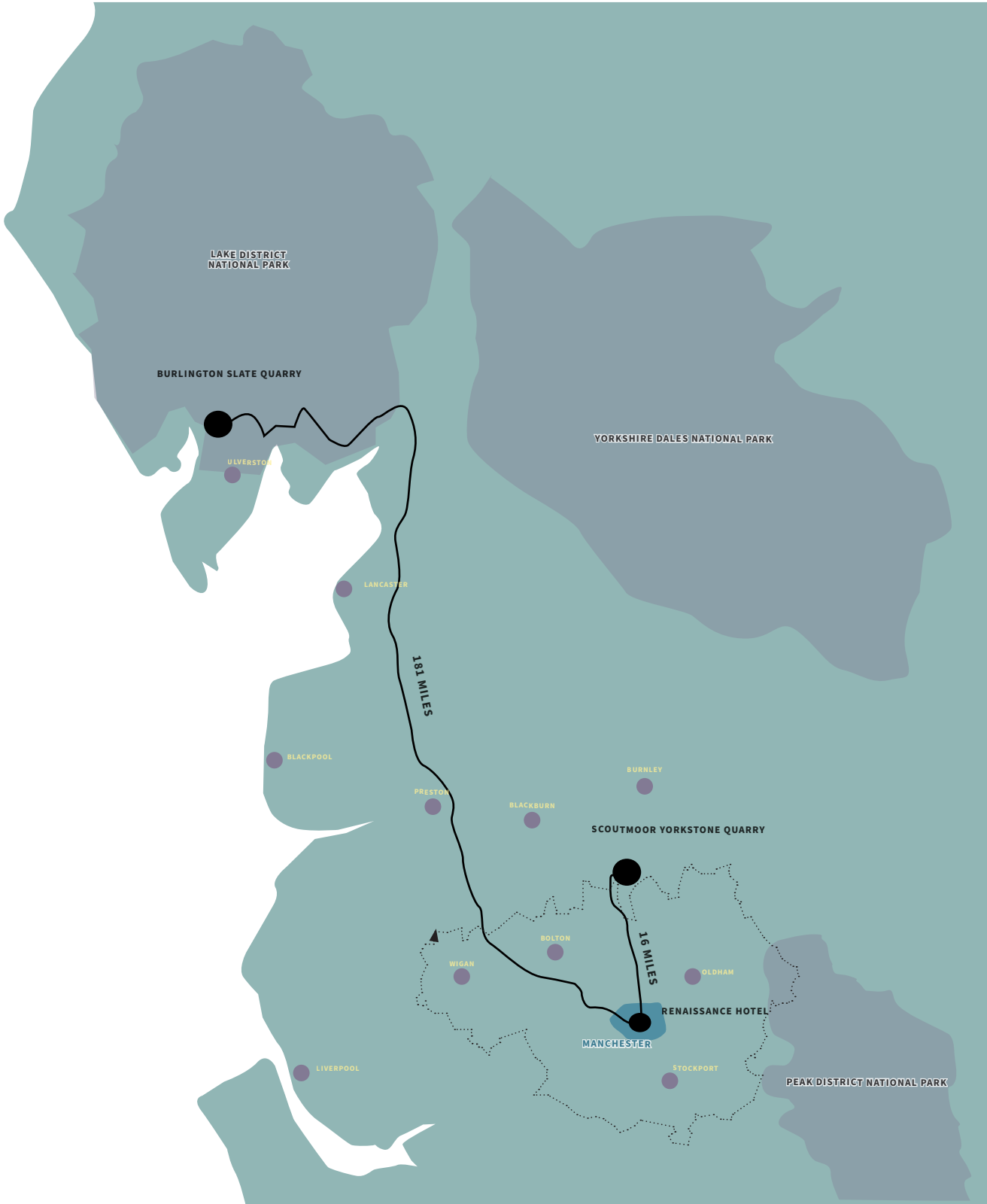
Image: Burlington Slate Quarry, Kirkby-in-Furness



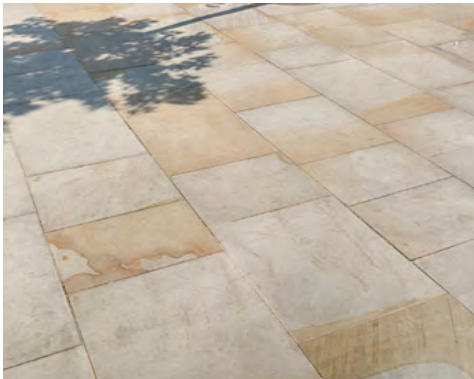
Image: Burlington Slate Quarry, Kirkby-in-Furness, burlingtonaggregates.co.uk



Image: Scoutmoor Yorkstone Quarry, Bury, Lancashire, Johnathan C.K Webb



Illustrative map of quarry locations in relation to the Renaissance Site



P1 - NATURAL STONE FLAG PAVING

Location: To street pavements
outside Premier House

Product: Scoutmoor Yorkstone
Supplier: Hardscape or similar



P2.1 NATURAL STONE SETT PAVING

Location: Pavement trim

Product: Scoutmoor Yorkstone
Supplier: Hardscape or similar



P4 - SLATE PLANK PAVING

Location: To Premier House
entrance

Product: Burlington Stone
Supplier: Hardscape or similar



P5 - TACTILE BLISTER PAVING

Location: To controlled crossings

Product: Granite
Supplier: Hardscape or similar



P6 - TACTILE BLISTER PAVING

Location: To crossings

Product: Granite
Supplier: Hardscape or similar



P7 - CONCRETE PAVING (PERMEABLE)

Location: Private garden area

Product: Hydro Lineo (Kellen)
Size: 300(W) x 100(L)
x 100(D)
Supplier: Hardscape or similar



P8 -GRAVEL GAP PAVING (PERMEABLE)

Location: Private garden area

Product: Hydro Lineo 40
Size: 300(W) x 100(L)
x 100(D) inc. nibs
Supplier: Hardscape or similar



P9 - STEEL DECKING

Location: To public route

Product: AntiVertigo Floor
Grating
Supplier: Lang&Fulton



P10 - RESIN BOUND GRAVEL

Location: To residential garden

Product: Resin bound
Supplier: SureSet or similar



P11 - COMPOSITE DECKING

Location: To private terraces

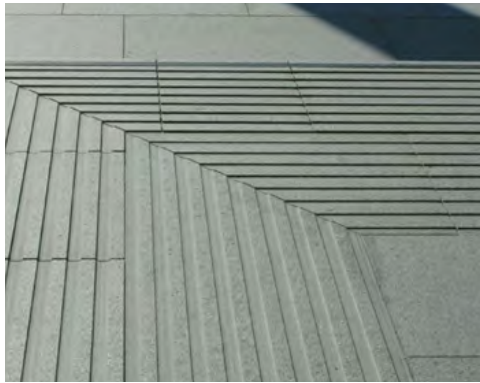
Product: Enhanced grain
Supplier: MillBoard or similar



P16 - NATURAL STONE STEPS

Location: To top of steps

Product: Burlington Stone
Supplier: Hardscape or similar



P13 - TACTILE CORDUROY PAVING

Location: To bottom of steps

Product: Yorkstone
Supplier: Hardscape or similar



P16 - NATURAL STONE STEPS

Location: Entrance

Product: Scoutmoor Yorkstone
with contrasting
Burlington stone nosing
Supplier: Hardscape or similar



P17 - STEEL STEP STRUCTURE

Location: To public access route

Product: AntiVertigo Floor
Grating
Supplier: Lang&Fulton



K1 - NATURAL STONE UPSTAND
ROAD KERB

Location: To carriageway

Product: Granite kerb
Size: 205mm(W)
120mm upstand with
transitions
Supplier: Hardscape or similar



K3 - LOW STEEL EDGING

Location: Planter edges

Product: Corten steel
Size: 60mm upstand
Supplier: Kinley or similar



K4&5 - RAISED PLANTER STEEL
EDGING

Location: Planter edges

Product: Corten steel
Size: 500mm height
Supplier: Kinley or similar

Tree Precedents



Acer Capillipes



Betula Nigra



Cornus Kousa 'Milky Way'



Melanchier Lamarckii



Betula Papyrifera



Salix Alba 'Liempe'

Planting Precedents

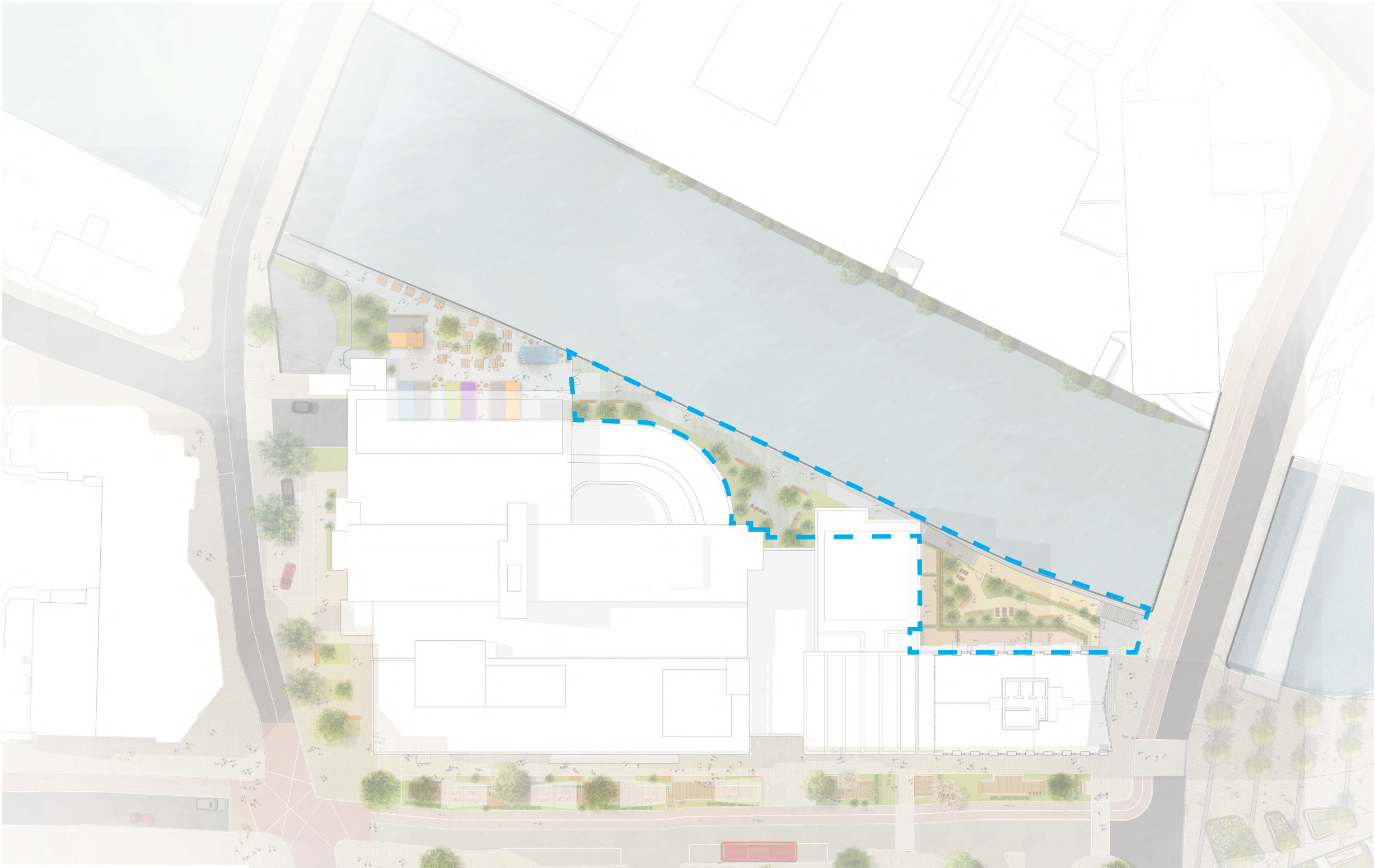


These images illustrate the naturalistic aims for the style of shrub / Herbaceous Planting.



All proposed paving within the riverside terrace zone (outline in blue opposite) is designed to be permeable.

Rain water filters slowly through the paving into a crate system beneath which is used to attenuate water before being discharged.



13.0 Access, Maintenance & Waste Management

Staff Welfare Facilities

The Staff Welfare facilities are located on L-01. The facilities include kitchenette, lockers, DDA WC and Cleaners' Cupboard

Riverside Walkway

A riverside walkway will link the public from Victoria Bridge Street to Blackfriars Street via the new riverfront leisure offer, located to the south of the site.

Key

 Riverside Walkway Access

Staff facilities



A new public riverfront route will be provided from Victoria Bridge Street to Blackfriars Street.

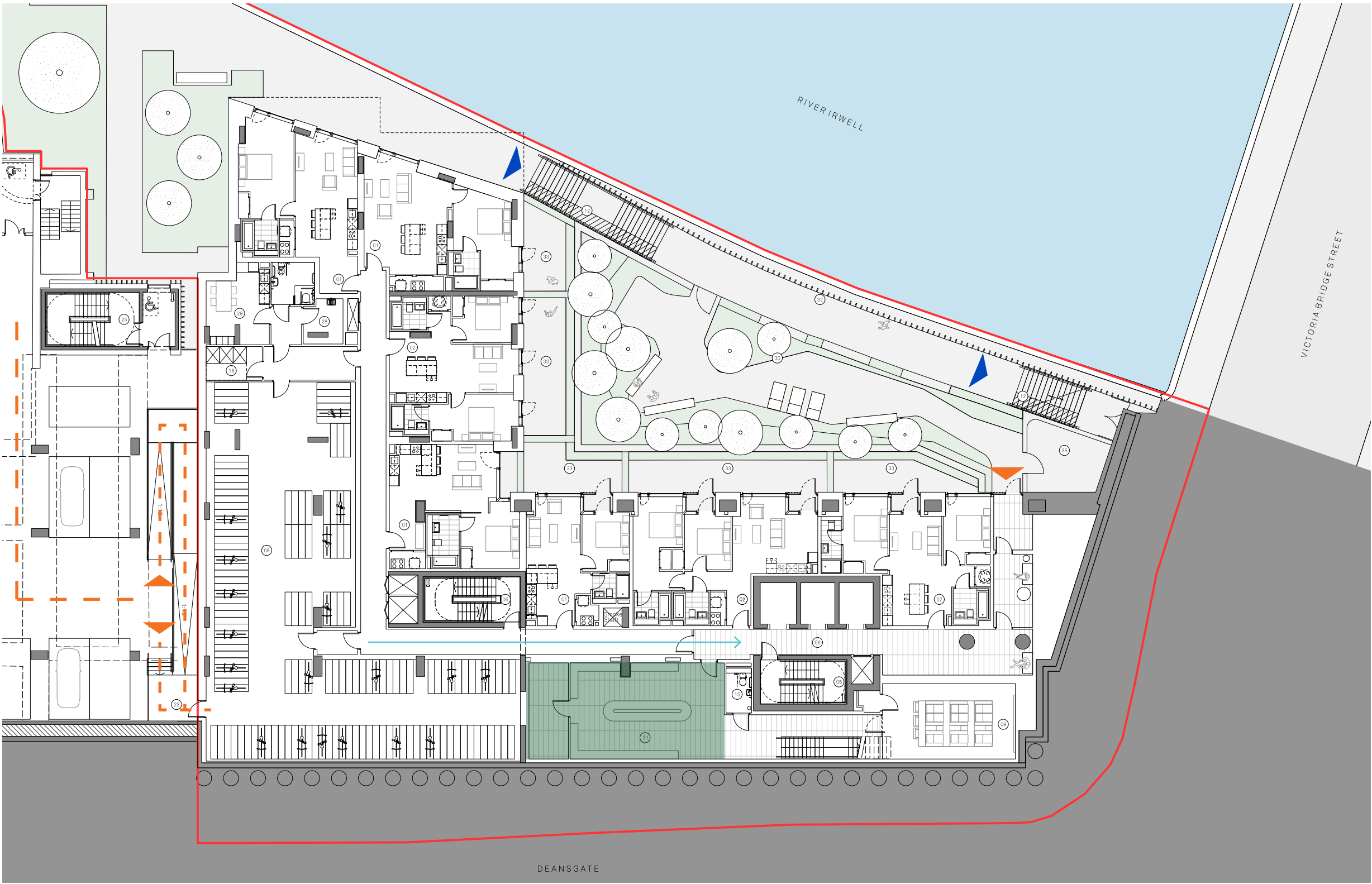
A communal residents garden is provided at level -1. The residential units at this level will have private terraces.

Secure cycle storage is provided at lower ground -1 for 300 cycle spaces.

Access to the cycle store is via the existing Blackfriars Street car park ramp.

There is a level difference between the car park slab and residential floor slab, access is provided by either a ramp or staircase.

The post lounge is accessed via the ground floor, via reception and down a feature staircase.



- Key
- Residents Riverfront Garden Access
 - Public Riverfront Route
 - Routes to the Lift Lobby
 - Postal Lounge / Parcel Store



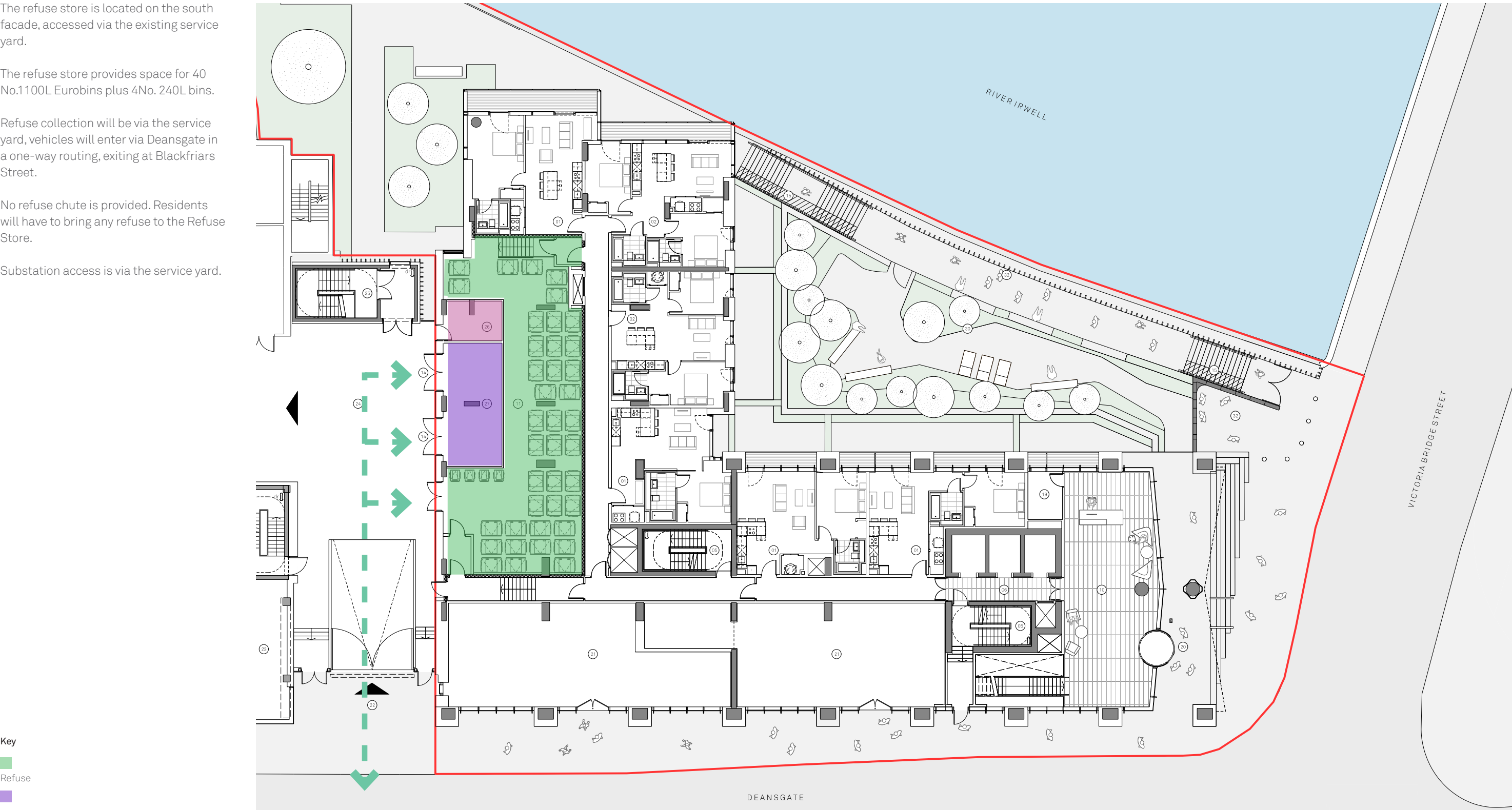
The refuse store is located on the south facade, accessed via the existing service yard.

The refuse store provides space for 40 No.1100L Eurobins plus 4No. 240L bins.

Refuse collection will be via the service yard, vehicles will enter via Deansgate in a one-way routing, exiting at Blackfriars Street.

No refuse chute is provided. Residents will have to bring any refuse to the Refuse Store.

Substation access is via the service yard.



- Key
- Refuse
 - Substation
 - Switch room
 - Service Access

The proposal for cleaning and maintenance of the building are deemed to be the safest, most practical with the least disruption possible to the building occupants.

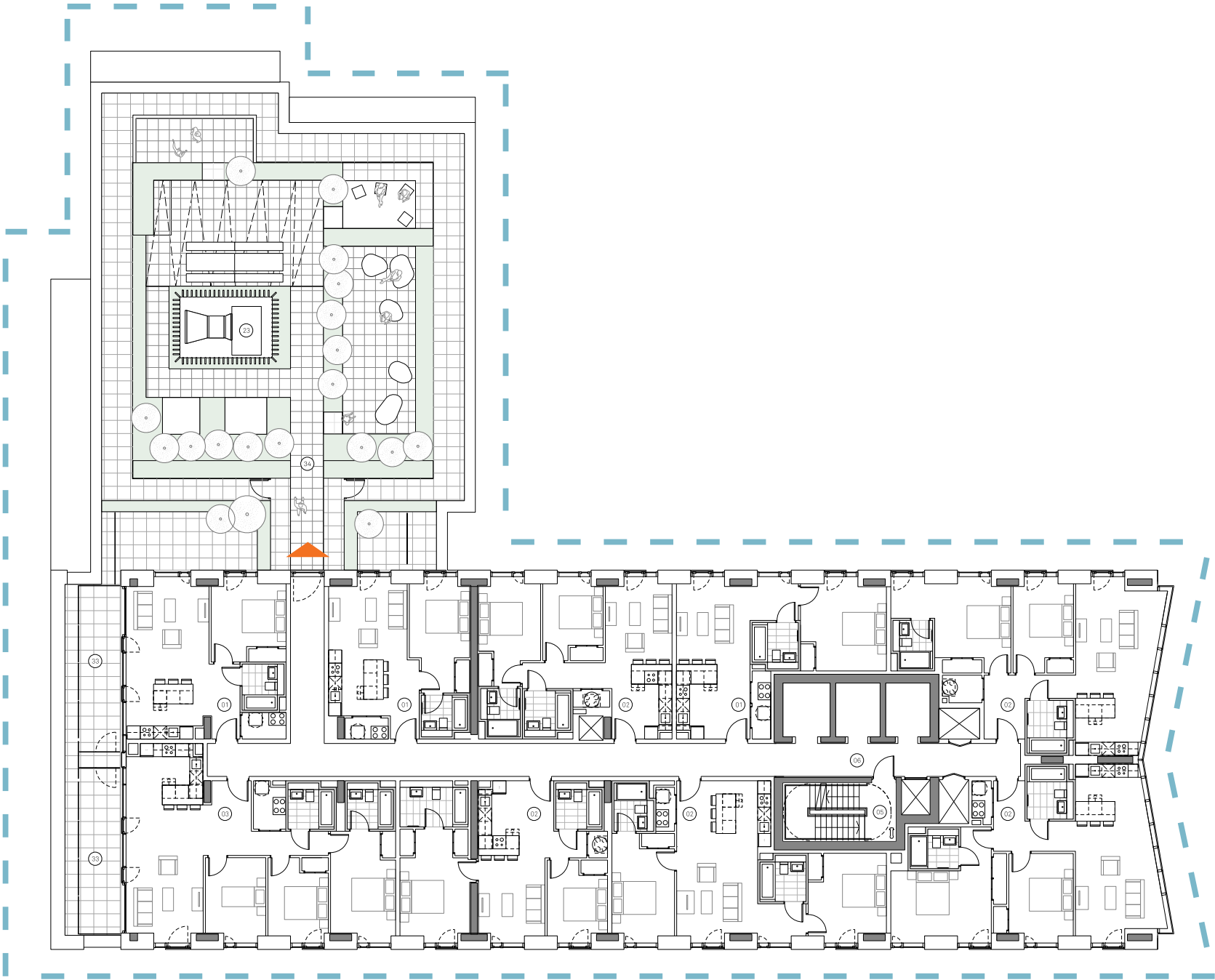
Reach & Wash (Lower floors)
The lower floors of the buildings will be cleaned, accessed and maintained from ground level, using a water fed pole system or 'reach and wash'.

Typically this kind of system is capable of reaching heights of up to 18m.

It is likely that pedestrian access routes along Deansgate / Victoria Bridge Street will need to be temporarily disrupted with bollards during periods of cleaning & maintenance.

The adjacent diagram indicates the minimum 3m zone needed to sufficiently operate a water-fed pole system.

Abseiling (Upper floors / terraces)
Each of the upper floors will be cleaned, accessed and maintained using a davit arm system to abseil down the building. Davit arms will have cast in sockets at each roof level. As with the reach & wash proposal, pedestrian access will need to be managed during periods of cleaning and maintenance, to enable a safe landing zone for abseiling.



Key

Abseil cleaning

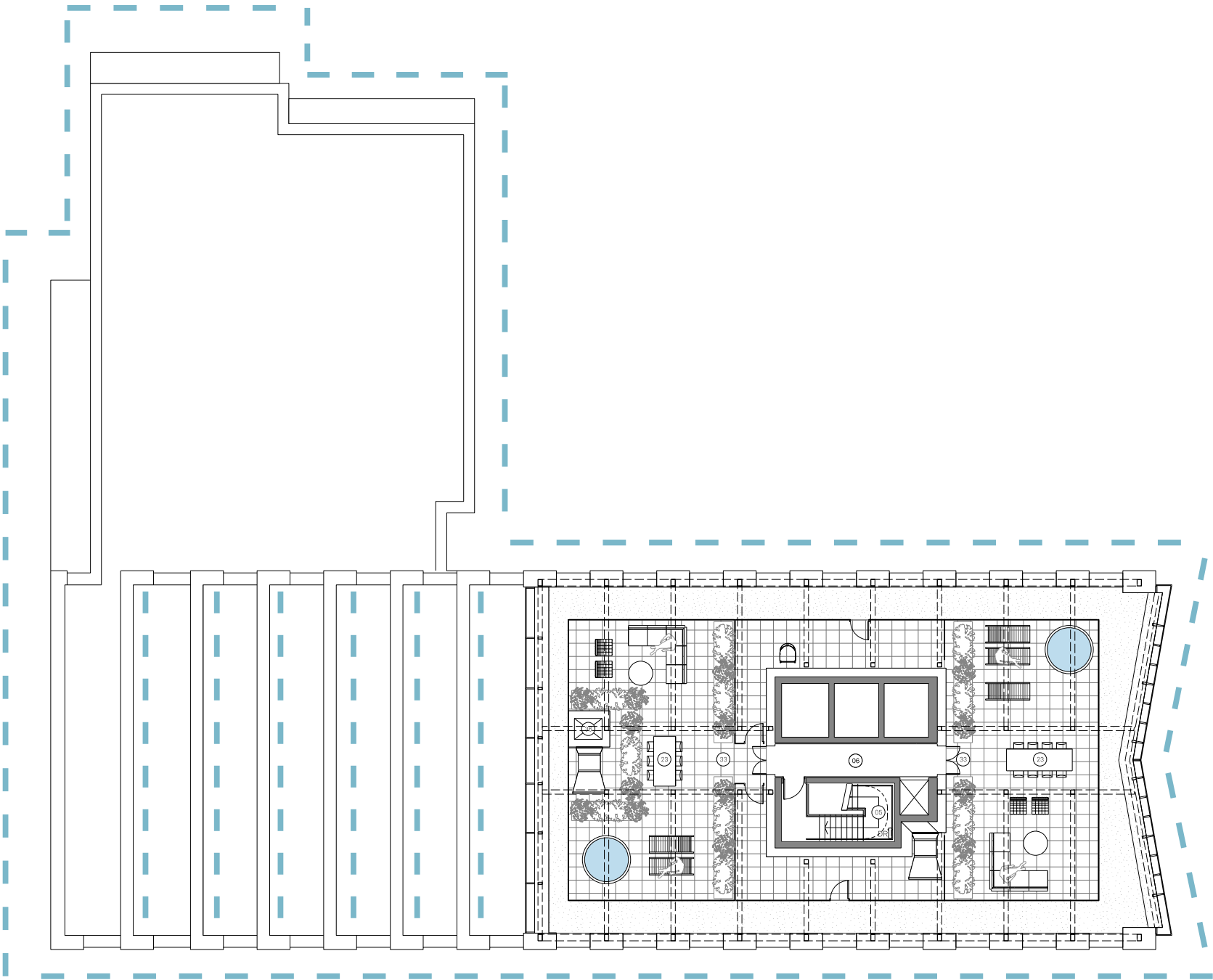
Communal Roof
Terrace Access



Glass Replacement

The preferred solution for glass replacement is via davit arms. A glazed balustrade is inset on the top floor, with a mansafe system located at the perimeter to ensure safe working area for maintenance and inspection.

The glazing panels to the north and south facades are omitted at the roof level to enable access for glazing replacement via davit arms to each of these elevations.



Key

— — —
Davit arm to perimeter



The refuse stores sizes & capacity have been based upon documents MCC's GD04 and BS 5906:2005.

GD04 requires the refuse stores to be the number of apartments multiplied by 0.43m². There are 300 units in the scheme which gives a required size of 129m². The scheme provides a refuse store which is 141m². It is considered that the provision is suitable for the development.

Using BS5906:2005 provides the following calculation for weekly capacity: Volume for each apartment is 70L per bedroom + 30L.

The following storage requirements are required:

- one bed apartment = 100L
- two bed apartment = 170L
- three bed apartment = 240L

There are:

- 104 x 1 beds = 104x100L = 10,400L
- 187 x 2 beds = 187x170L = 31,790L
- 9 x 3 beds = 9x240L = 2,160L
- 44,350L

This total volume can be divided by percentage into the following waste streams:

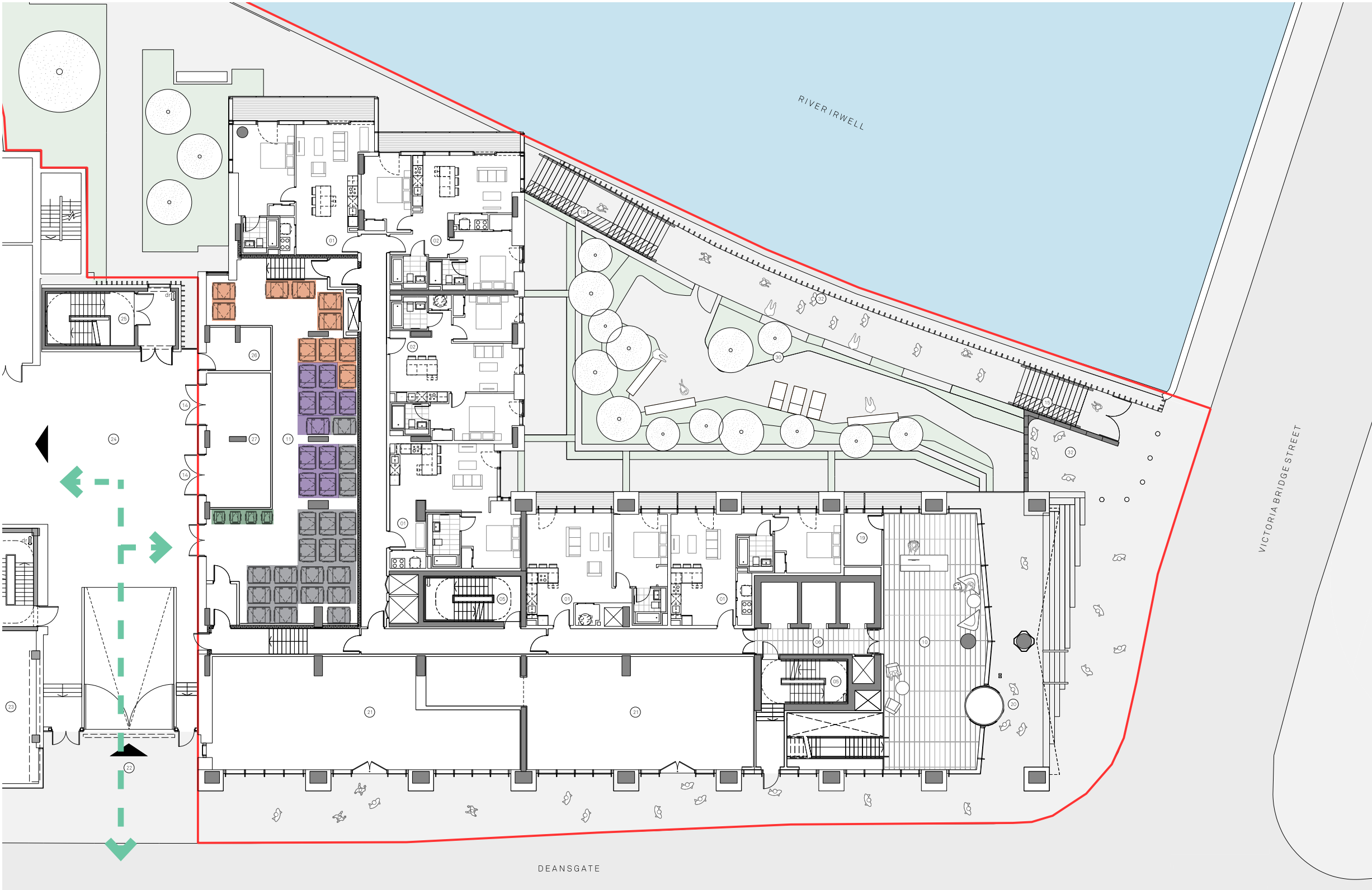
- General Refuse = 49%
= 21,732L = 20 x 1100L bins
- Pulpable = 24.5%
= 10,866L = 10 x 1100L bins
- Co-mingled = 24.5%
= 10,866L = 10 x 1100L bins
- Organic = 2% = 887L = 4 x 240L

The waste will be collected via the existing service yard.

Key

- General Waste Bin
- Pulpable Refuse Bin
- Co-mingled Refuse Bin
- Organic Waste

← —
Refuse Collection Access



14.0 Accessibility Statement

Overview

This section of the report sets out the detail of measures employed with regard to inclusive access within the Proposed Development. The design team have adopted the following measures to facilitate suitable access and use by people who occupy or move around the buildings. The considerations seek to avoid discrimination regardless of disability, age or gender by, wherever possible going beyond the minimum requirements of the Build Regulations Part M. These cover the access to and within the new building and associated public realm within the application site.

The proposal has been designed to optimise access for all with the application of inclusive design principles wherever possible and as such all apartments within the proposal will meet, as a minimum AD Part M4(1) ‘Visitable Dwellings.’

In reference to DFA2 Section 21 ‘Dwellings’ the design has been guided by Requirements 1 (Visitor Access) and has wherever possible applied guidance. In some instances the design is not able to meet DFA2 requirements and these are clearly identified in this statement.

With regard to the adaptability of dwellings, 10% of residential accommodation have been designed to allow for adaptability should this be required. The adaptations to meet proposed would meet AD Part M4(2) ‘Accessible And Adaptable Dwellings.’ In addition and wherever practical, guidance as set out in DFA2 Section 21 Requirement 2 will also be applied. The detail of the adaptations and specific allocation of those apartments that can be adapted has not yet been designed but will be included in the Building Regulations application.

Approach To Buildings

Access To The Buildings
The setting out of the building levels has been dictated by the existing pavement levels. Taking into account these constraints, the design ensures that all primary entrances can be accessed from flat and level approaches.

Refuse collection will be from Deansgate. This will be managed by the building management team. Further detailed is set out in the Waste Management Strategy.

The clear width of all access routes from pavement to main entrances are at least 1500mm wide; and comply with or exceed statutory guidance. Similarly the gradient of access routes are either ‘flat’ (cross falls introduced for drainage only) or will be set at no more than 1 in 21.

All doors addressing pavements of other accessible areas are designed to open inwards where possible so not to open into the public areas.

Access routes will be finished in hard landscaping with an appropriate slip resistance and textured surfaces to thresholds as required. In addition, access to primary entrances will include the following;

- Clearly defined pedestrian route to main entrance
- Signs to identify building and entrances.

Access Into The Buildings
Residential entrance doors both from the street and providing access to external amenity areas will be designed to meet Building Regulations Part M requirements. These will include;

- Level thresholds
- Unobstructed width of no less than 1000mm
- Manifestation to glazing where needed
- An external intercom system providing audio connection to the building management team
- Suitable lighting providing the necessary contrast and lux levels
- Internal barrier matting

Once within the building all resident areas are fully accessible via level landings, level thresholds and compliant lifts serving all floors.

Beyond reception all areas are accessible with fob access only and each apartment will be linked to the reception via an intercom that will allow the building management to contact the dwelling.

The reception area will be monitored by a 24hr concierge service. The reception area interior fit out has not yet been designed but will comply with statutory requirements. The reception desk will be designed meet the needs of residents and visitors and will provide compliant wheelchair access and manoeuvrability. Working planes too will be set at heights to meet AD Part M.

In addition, waiting areas and entrance lobbies will include some of the following;

- Materials selected to reduce surface glare.
- Upon entrance the interior layout will be clearly signposted .
- The use of lighting and signage to aid way finding.
- Solid floor surfaces to access routes to facilitate ease of wheel chair movement.

Circulation

Vertical Circulation
Lifts, Lobbies And Communal Stairs

All floors are served by 3 passenger lifts. All lifts will meet or exceed AD Part M of the Building Regulations. All car dimensions meet or exceed AD Part M requirements. The door to each lift has a clear width of 900mm. All lift lobbies will provide at least 1500mm wide clearance in front of each lift to allow for manoeuvring.

Communal stairs to all levels will be designed to comply with all necessary Building Regulations. The buildings will be provided with a designated Fire Fighting lift which can be used at the Fire Officers discretion for wheelchair users in an evacuation event.

A 1200mm min clear width is maintained with goings at 250mm and risers no greater than 170mm.

Given the scale of development the stairs have not been designed for general circulation. They are designed for fire escape only.

Horizontal Circulation

Corridors

All primary circulation corridors are minimum 1500mm wide. This is below DFA2 but exceeds requirements set out in AD Part M.

Corridors to or withing resident amenity areas meet or exceed this.

Internal Doors

Entrance doors to all dwellings and amenity areas have a 850mm clear width opening. Wherever possible doors have been designed to include a 300mm leading edge. The door will be finished to provide the required contrast to adjoining walls. The ironmongery will provide the required contrast to the door.

Facilities

Management Facilities
Management Office & Welfare

A staff management office with welfare that includes a kitchen area is provided. A staff office located in the reception is also provided. Layouts for these areas is still under development.

Communal Facilities
Gym

A residents gym is provided at 1st floor and is fully accessible via the lift and common corridor. The layout of this area is still under development but will be designed to meet all of the necessary regulations.

An AD Part M compliant WC will be provided within the gym.

Cinema & Residents Lounge

A residents lounge and cinema is provided at lower ground floor and is fully accessible via the lifts and common corridor. This area will be directly managed by the building management via its open connection to the reception area. The layout of this area is still under development but will be designed to meet all of the necessary regulations.

An AD Part M compliant WC will be provided within the lounge area.

External Amenity Areas

Resident garden terraces are located at lower ground overlooking the river and on the 13th floor. Access to these spaces is via the lifts, corridors and doors as detailed above. All access provides level thresholds.

Refuse Store

The building has a central refuse store. There is no refuse chute. Residents are required to take refuse to the store via the vertical and horizontal circulation detailed above. If and when required refuse can be collected by the building management team for wheelchair users.

Car Park

The building provides 36 car parking spaces. 3 spaces are designated as accessible sized 4.8x3.6m and are located less than 50m from the building entrance.

The provision of accessible parking spaces does not meet the requirements set out in DFA2 which reads as follows, ‘At least one accessible parking space should be provided for each dwelling.’ To achieve this we would need to provide 300 parking spaces which would not be viable for a City Centre development.

Cycle Storage

Secure cycle storage is located within the building and is accessible from the riverside car park. A double stacking system is specified and provides storage for 300 cycles.

Residential Accommodation

The development provides 300 apartments with a mix of 1,2 & 3 bed dwellings. All units will be designed to follow guidance set out in AD Part M4(1) ‘Visitable Dwellings.’ Additionally all units will, wherever practical, be designed to follow guidance set out in DFA2 Section 21.1 in order that they are accessible for visitors.

10% of the dwellings can be adapted if required to meet requirements set out in AD Part M4(2).

The detail of the design and specific allocation of apartments has not yet been concluded but will be included in the Building Regulations application. However the adaptations would include;

Sanitary Accommodation

Each apartment has a bathroom meeting the requirements set out in AD Part M 4(1). Those apartments that can be adapted will be designed to allow for a wheelchair accessible bathroom to meet requirements set out in DFA2 and AD Part M4(2) at the entrance level.

Living Space

Kitchens to apartments that can be adapted will make provision for a 1200mm clear zone in front of kitchen units. Kitchens can be adapted with dual height worktops and knee space below the hob.

As standard all windows in the development provide floor to ceiling glazing.

Bedrooms

Bedrooms to apartments that can be adapted will be designed in accordance with the guidance set out in AD Part M4(2) and will provide a minimum 750mm wide clear route around 3 sides of the bed.

All sockets and switches to apartments that can be adapted will be located at a height between 750-1200mm above FFL.
.

15.0 Signage

The residential building has two retail units located along the Deansgate frontage.

Projecting totem signage is proposed, with integrated lighting.

Additional signage may be provided internally for potential retail occupiers, which would form part of a future planning application - subject to planning approval.

Signage strategy for the Riverside F&B will form part of a separate planning application.



16.0 Sustainability

Introduction

The following statement outlines the energy and climate change strategy for the proposed Residential development at Renaissance, the site is bounded byion of Blackfriars St, Deansgate, Victoria Bridge St, and the River Irwell. The development is a residential scheme with circa. 300 dwellings with amenity and retail accommodation. This outline statement has been prepared to demonstrate that the Renaissance residential development meets the requirements of Part L1A of the English Building Regulations 2013 and the Manchester City Council Climate Change Action Plan, which sets a commitment to reduce CO2 emissions by at least 50% by 2025, via a 13% year on year reduction from buildings. Additionally, this approach reviews the opportunities for passive design measures, energy efficiency measures and feasible low and zero carbon technologies, in keeping with an ‘Energy Hierarchy’ approach. Building Regulations Part L is used as the assessment methodology in determining CO2 emissions.

Study Area

Sample plots of differing orientations and sizes were assessed using the Standard Assessment Procedure (SAP) to show the predicted compliance of this development, based on a calculated area weighted average. Passive design, which aims to improve the fabric of the development, as well as energy efficient measures, will be investigated to reduce the overall energy demand within the development, with the ‘best case’ parameters being established.

Legislative Policy and Good Practice

The current legislative framework sets out the requirement to comply with Part L1A of the English Building Regulations 2013 and the Manchester City Council Climate Change Action Plan, which sets a commitment to reduce CO2 emissions by at least 50% by 2025, via a 13% year on year reduction from buildings.

Manchester Core Strategy

Manchester’s Core Strategy (CS) was adopted on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF).

CS Policy DM 1

Development Management requires all development to have regard to a number of development principles. Subject to scheme viability, developers will be required to demonstrate that new non-domestic development to achieve a BREEAM Rating of ‘Very Good’ or for domestic development to achieve the Code for Sustainable Homes (CfSH) standard. It should be noted that the CfSH is no longer accepted as an assessment methodology for domestic properties and has been withdrawn.

CS Policy EN 4

Reducing CO2 Emissions by Enabling Low and Zero Carbon Development requires all development to follow the principle of the Energy Hierarchy, being designed:

- To reduce the need for energy through design features that provide passive heating, natural lighting and cooling;
- To reduce the need for energy through energy efficient features such as improved insulation and glazing; and, to meet residual energy requirements through the use of low or zero carbon energy generating technologies.

CS Policy EN 6

The emission reductions targeted within policy EN6 relate to Building Regulation Part L 2010. As a consequence of the reduction in emission rates required by current building regulations (Part L 2013) relative to Part L 2010, the revised equivalent target CO2 emission reductions for the residential and non-domestic elements of this scheme are presented below:

- Residential - 9% dwelling emission rate reduction over Part L 2013; and,
- Non-domestic - 6% dwelling emission rate reduction over Part L 2013.

Climate Emergency

A Climate Emergency was declared by Manchester City Council on the 10th July 2019 in response to the findings of the Intergovernmental Panel on Climate Change (IPCC) report. The City Council believe that there is serious risk to Manchester’s people of climate change affecting economic, social and environmental well-being, supply chains – including food security, financial systems and local weather, among many others. Therefore, the target for becoming a zero-carbon city has been accelerated by 12 years, setting 2038 as the new target for the city. The council has agreed the following:

- To deliver the 2038 target and determine if an earlier target can be possible.
- Encourage involvement in all wards by April 2020 through meetings as part of the Our Manchester strategy.
- Review all policies, processes and procedures to ensure the council can become carbon neutral. Present an action plan by March 2020 detailing how the city can stay within its carbon budget.
- Make climate breakdown and the environment, an integral part of activity throughout the council, including all decision making, ensuring key decisions take into account the impact on achieving the zero-carbon target.
- Investigate measures to ensure future procurement is carbon neutral. Increase the percentage of social value with an additional environmental element.
- Work with suppliers to green their supply chains and support local production.

- Investigate and introduce measures to help reach domestic zero carbon levels including addressing fuel poverty and retrofitting existing homes.
- Investigate ways to ensure that future local plans place a mandatory requirement for all new development to be net zero carbon by the earliest possible date.

Manchester Climate change Framework 2020 – 25

This document is Manchester’s high-level strategy for meeting their commitment on climate change that builds on the Draft Manchester Zero Carbon Framework 2020-38, which was published in February 2019 and Manchester City Council’s (MCC) declaration of a climate emergency in July 2019. This was endorsed by MCC at the Executive meeting in March 2020 and will develop over the next five years, in line with changes in policy, climate science, rate of progress and other factors. The framework has set out four objectives to facilitate this:

Objective 1 – Staying within our carbon budgets :This requires taking action in the following relevant areas:

- Direct CO2 emissions: staying within our 15 million tonne carbon budget for 2018-2100, including reducing the CO2 emitted from our homes, workplaces and ground transport by at least 50% during 2020-25. Indirect CO2 emissions: understanding and taking action on the things that we consume and which generate greenhouse gases through their production, transportation and disposal.

Objective 2 – Climate adaptation and resilience : will require the adaption of the city’s buildings, infrastructure and natural environment to the changing climate and increasing the climate resilience of our residents and organisations. This includes:

- Increase the amount of urban green infrastructure cover, aiming for a 10%increase by 2038 from 2018 levels, in line with the Greater Manchester aim.
- Respond to these risks by incorporating adaptation and resilience within our plans and strategies, and acting to make necessary changes to our buildings, infrastructure and our natural environment.

Objective 3 – Health and wellbeing : aims to improve the health and wellbeing of everyone in Manchester through actions that also contribute to our objectives for CO2 reduction and adaption and resilience:

- Adapt the city’s built and natural environment and prepare our residents to become more resilient to these changes. Increasing the amount and quality of green space to enable residents to benefit from the improved physical and mental health that will come as a result.

- Improving the energy efficiency of the city’s homes and providing access to affordable, secure supplies of renewable energy are essential help get 38,000 Manchester households out of fuel poverty.

Objective 4 – Inclusive, zero carbon and climate resilient : economy looks to ensure that Manchester establishes an inclusive, zero carbon and climate resilient economy where everyone can benefit from playing an active role in decarbonising and adapting the city to the changing climate.

Priority Areas

Six priority areas have been established in order to help meet the above objectives and include:

1. Buildings (existing and new)
2. Renewable energy
3. Transport and flying
4. Food
5. The things we buy and throw away
6. Green infrastructure and nature-based solutions

Urgent Actions Identified to Help Meet the Commitments: New Buildings – To ensure that new developments in the city do not eat into the limited carbon budgets and add to the already significant retrofit challenge. Developments need to be built and operated to zero carbon standards as soon as possible.

- The ideal way to do this is through UK Government establishing a national zero carbon definition and methodology for its implementation, and for Manchester City Council to implement this standard as quickly as possible through the local planning system.
- This should include applying zero carbon standards to all developments where the Council has additional influence, with a view to all new development needing to be zero carbon from 2023 at the latest.
- Renewable Energy – The National Grid has been decarbonising in recent years; we need this to continue but at an accelerated rate, with a view to being fully decarbonised as soon as possible.
- The ideal way to do this is through UK Government establishing a national zero carbon definition and methodology for its implementation, and for Manchester City Council to implement this standard as quickly as possible through the local planning system.
- This should include applying zero carbon standards to all developments where the Council has additional influence, with a view to all new development needing to be zero carbon from 2023 at the latest.

Renewable Energy – The National Grid has been decarbonising in recent years; we need this to continue but at an accelerated rate, with a view to being fully decarbonised as soon as possible.

At least 50% of all homes should have the equivalent of 16m2 of solar PV panels by 2024.

Gas – The following actions are needed to help reduce the reliance on natural gas:

- Improve the energy efficiency of our buildings as far as possible to reduce our demand for gas.
- Replace our natural gas-based heating systems with renewable energy-based heating technologies as soon as possible
- Work with Government to ensure that moving to electricity-based heating systems is affordable and does not push even more people into fuel poverty

Energy Hierarchy

The development of the design will adopt a hierarchy approach to the design by looking at passive design methods to reduce energy and provide a high level of energy efficiency.

The Energy Hierarchy states that, in order to design an energy efficient development, the development must first be designed to use less energy through passive measures, such as improved fabric and glazing, low energy lighting and being more air tight. The second stage is to use ‘Clean’ energy, such as a CHP, Air Source Heat Pumps etc.... The third and final stage is to assess whether other Low and Zero Carbon (LZC) technologies can be incorporated, such as Photovoltaic panels, solar thermal heating or wind turbines.

This design process will be followed throughout the design development.

Passive Design- Thermal Elements

To facilitate the development, the following elements have been considered through the design process from both an energy efficiency and thermal comfort perspective:

- Fabric insulation levels – balancing thermal performance and internal temperatures
- Building air permeability – this is a constraint due to the nature of the building
- Thermal mass – exploiting the properties of the constructions to benefit the internal environment
- Glazing strategy – optimising the use of the sun as a natural resource
- Ventilation strategy – optimising the use of heat recovery ventilation systems

Passive Design- Glazing, Daylighting and Solar Gain

There are three key criteria when considering the glazing strategy for the development. These are energy efficiency, natural daylighting factors and summertime internal temperatures. They are intrinsically linked and should be considered holistically to determine the optimum strategy to achieve a comfortable, productive and healthy environment in all weather conditions, whilst making best use of the sun as a natural heating source.

The main factors in optimising the above are the size, orientation and specification of the glazing in relation to the occupancy and usage patterns of the buildings.

Through the modelling exercise the effect of high external temperatures will be assessed and measures taken to minimise the heat gain and temperature rise within the building. Solar control finish applied to the glazing, secondary glazing, ventilation and free cooling, thermal massing strategies (e.g. leaving existing thermal mass exposed to exploit its properties) shall be considered to minimise the need for cooling, particularly within the Student Residential studios.

This strategy also has the benefit that the insulation will keep vital heat in during the colder winter months which will minimise the heat input required.

Future Homes Standard

It is intended that the Future Homes Standard will come into effect in 2025 with the objective of future proofing all new homes/ dwellings, in England, with low carbon-heating systems and high levels of energy efficiency, albeit the final details of the standard are yet to be confirmed. With the second part of the two-part consultation process closing on 13th April 2021.

An interim step announcing changes to Part L (conservation of fuel and power) of the Building Regulations is expected later this year, which will come into force in 2022. And a full technical specification for the Future Homes Standard will be consulted on in 2023, with the necessary legislation introduced in 2024, ahead of implementation in 2025.

The Future Homes Standard is a set of standards that will complement the Building Regulations to ensure new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations.

It is understood that the new regulations could include:

- Mandatory space for hot water storage
- No more combi boilers
- Heating systems to run at lower temperatures, enabling heat pumps to work effectively
- Significant improvements to insulation and airtightness

No new homes will be able to connect the gas network from 2025 – they will instead be equipped with energy-efficient insulation and heated by a low-carbon heating source such as an air source heat pump.

The legislation aims to go some way towards tackling climate change and provide a roadmap for the construction industry to reach the governments net zero target by 2050.

17.0 Ventilation Strategy

Introduction

The development at Renaissance residential building consists of 300 apartments.

The design and installation of ventilation systems will be developed in line with the following:

- Current Building Regulations Approved Documents
- CIBSE Guidebooks
- Health and Safety at Work Act
- Manchester City Council planning conditions and requirements
- All relevant British Standards and Codes of Practices.

The development also includes 2 no. retail units as shell and core build for future fit out by the retail tenants accordingly.

Allowance has been made for these units to be classed as A3 Restaurants and cafes, for the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.

Provision has been made for future connections in respect of mechanical ventilation plant for dedicated kitchen extract ventilation, along with background ventilation and make-up air to the main floor space.

The Ventilation systems are as described below.

System Objectives;
To provide complete, energy efficient, fully working and balanced ventilation system to the development that can:-

- Deliver sufficient outdoor fresh air to occupants;
- Deliver good indoor air quality;
- Ensure acceptable internal noise levels are not exceeded;
- Assist in the removal of heat gains;
- Remove odours, contaminants and moisture;
- Avoid cold draughts;
- Provide an easily controlled and maintainable system;
- To prevent cross infection (by full fresh air and negative pressure regime);
- To recover heat from the exhaust air stream for re-use in the fresh air supply.
- Comply with Part F, ErP CIBSE Guides

The ventilation strategy, location of plant areas, proximity to external noise sources and selection of internal systems shall all be carefully considered from an acoustic perspective with particular attention to those areas which are very noise sensitive.

Residential Apartments

Continuous mechanical supply and extract incorporating a heat recovery system will provide ventilation to the Residential Apartments in accordance with the requirements stated in Building Regulations Approved Document Part F – Ventilation. The design proposes that a Mechanical Ventilation Heat Recovery (MVHR) unit will be accommodated at high level within the Utility Room. Supply air will be provided to the Lounge and Bedrooms with extract ventilation from the Bathrooms and Kitchens. A low velocity insulated ductwork system will distribute the air within the Residential Apartment.

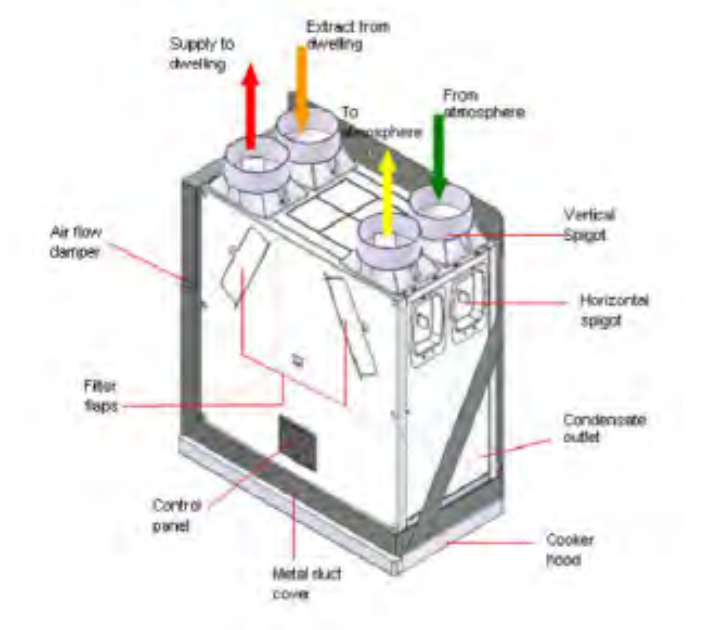


Figure 1: Typical MVHR units

Intake and exhaust louvres will be installed at high level in the external façade and require separation to minimise the risk of cross-contamination of the air streams.

Provision for purge ventilation shall be satisfied by way of suitably sized opening windows and balcony doors within all dwellings to achieve the equivalent of 4 air changes per hour. These opening windows shall also be utilised to mitigate the effects of summertime overheating within the development.

Subject to an acoustic report/window’s openable areas/CIBSE TM59 and requirements defined therein – it is envisaged that limitations could potentially affect the natural ventilation strategy. In this case – the MVHR units shall be sufficiently sized to accommodate an increased ventilation rate accordingly to satisfy requirements.

Kitchen Extract Ventilation Systems

Provision has been made and layouts produced to identify notional plant requirements. The design will include fire rated ductwork installed from a local point within each retail unit – and rising to roof level terminating with a capped connection in each instance for future connection as part of fit-out works.

The current inclusion allows a nominal duty, to provide mechanical extract ventilation to serve future kitchen extract canopies have been made for each of the units accordingly. The supply air fan shall be installed for the ground floor level.

The ductwork installations are compliant with BESA DW172/11 Specification for kitchen ventilation systems and the future tenants’ installations will comply with this document also.

Aside from the interconnecting ductwork – the future tenants shall be responsible for the design and installation of any kitchen extract systems accordingly – this will include the canopy and additional fire rated ductwork, along with roof mounted plant. The kitchen extract system will also incorporate adequate grease, odour and smoke control systems as defined in the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, Annex C: Risk Assessment for Odour.

It is expected that the tenants’ kitchen fit out grease filtration system shall comply with LPS 1263 – Requirements for the LPCB approval and listing of fire performance of kitchen extract systems.

The shaft shall be a fire rated compartment throughout.

Toilet Ventilation Systems

All communal sanitary areas shall be served by means of duct mounted toilet extract fans, installed within the WC ceiling void and shall discharge to atmosphere via external wall louvres. Make up air shall be provided via infiltration and door undercuts. The system will be controlled based on occupancy sensing, with occupancy sensing installed within each of the zones served.

General Office/Communal Ventilation Systems

Fresh air shall be delivered to the office/communal areas from the landlord’s mechanical air handling systems. Ceiling mounted plant shall condition the air to be delivered within a controlled temperature range with final conditioning via the internal fan coil units. Systems shall comprise ducted high efficiency heat recovery mechanical supply and extract ventilation systems, functioning on a constant speed basis to maintain air quality on zone occupancy time programs for the building. The AHUs shall incorporate variable speed fans and controls to permit accurate commissioning and seven-day time programming and system and fault investigation. Duct mounted Electric Heater Batteries shall be installed on the Supply Air Ductwork from the MVHR unit, to provide tempered air to the occupied spaces. Air intake and exhaust connections shall be connected to external wall louvres. The plant shall be capable of serving occupancy of 1 person to 8m2.

Smoke Ventilation

The smoke ventilation requirements for the project will be developed throughout the design process with the appointed Fire and Life Safety Consultant.

All proposals will be reviewed with the Fire and Life Safety Consultant and Building Control Officer as the design progresses.

Fire Engineering Services

It is proposed that the scheme will include the following mechanical services installations to support the fire engineering strategy for the development:

- Sprinkler coverage to residential accommodation
- Smoke control to corridors/stairwells
- Wet Riser installations
- Fire Detection system
- Emergency/escape lighting

Acoustic Control

All fan equipment, ductwork and filter housing shall be so mounted and installed so as not to give rise to a noise nuisance. Any noise levels shall comply with the acoustic report.

Conclusion

The site in its current form, has remained undeveloped since the 1999 City Centre Renewal Masterplan. It has been earmarked for comprehensive redevelopment with a series of undeliverable SRF proposals and planning applications. The lack of activity over the past 20 years illustrates the complexities associated with developing the site.

This current proposal represents a deliverable scheme, that will regenerate this gateway site and deliver the principles outlined in the original SRF.

The design of this landmark building has evolved through consultation with Manchester City Council, Manchester Cathedral, and Historic England and seeks to be appropriate in its setting through its siting, massing, and appearance that takes cues from the Cathedral and the Medieval Quarter.

The new riverside public realm proposed as part of this application will transform the area of the site adjoining the Irwell, stretching along the full length of this boundary between Victoria Bridge Street and Blackfriars Street. Further new landscaping is also proposed to the back of pavement along the Deansgate frontage of the residential building.

It should also be noted that, as part of the wider Masterplan vision, the Applicants have aspirations to transform Deansgate, expanding the area of public realm which can be achieved along this carriageway. However, these wider public realm proposals are subject to ongoing discussions with key stakeholders including MCC Highways and may therefore need to be applied for under a separate planning application.



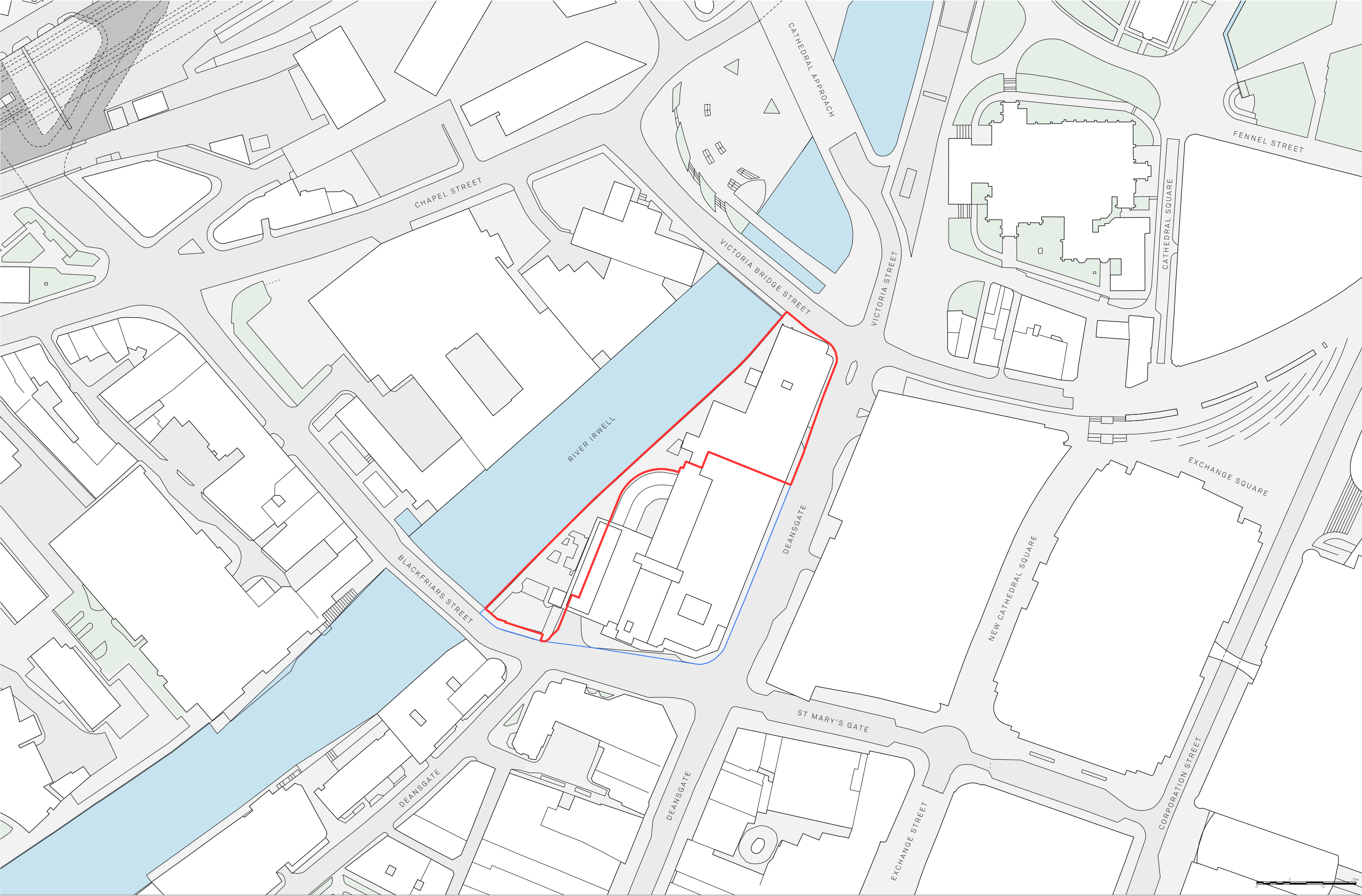
View looking south along Deansgate from the Cathedral



View looking north along Deansgate towards the Cathedral

Appendix A

Architectural Drawings



Site Application Boundary
Site Ownership Boundary



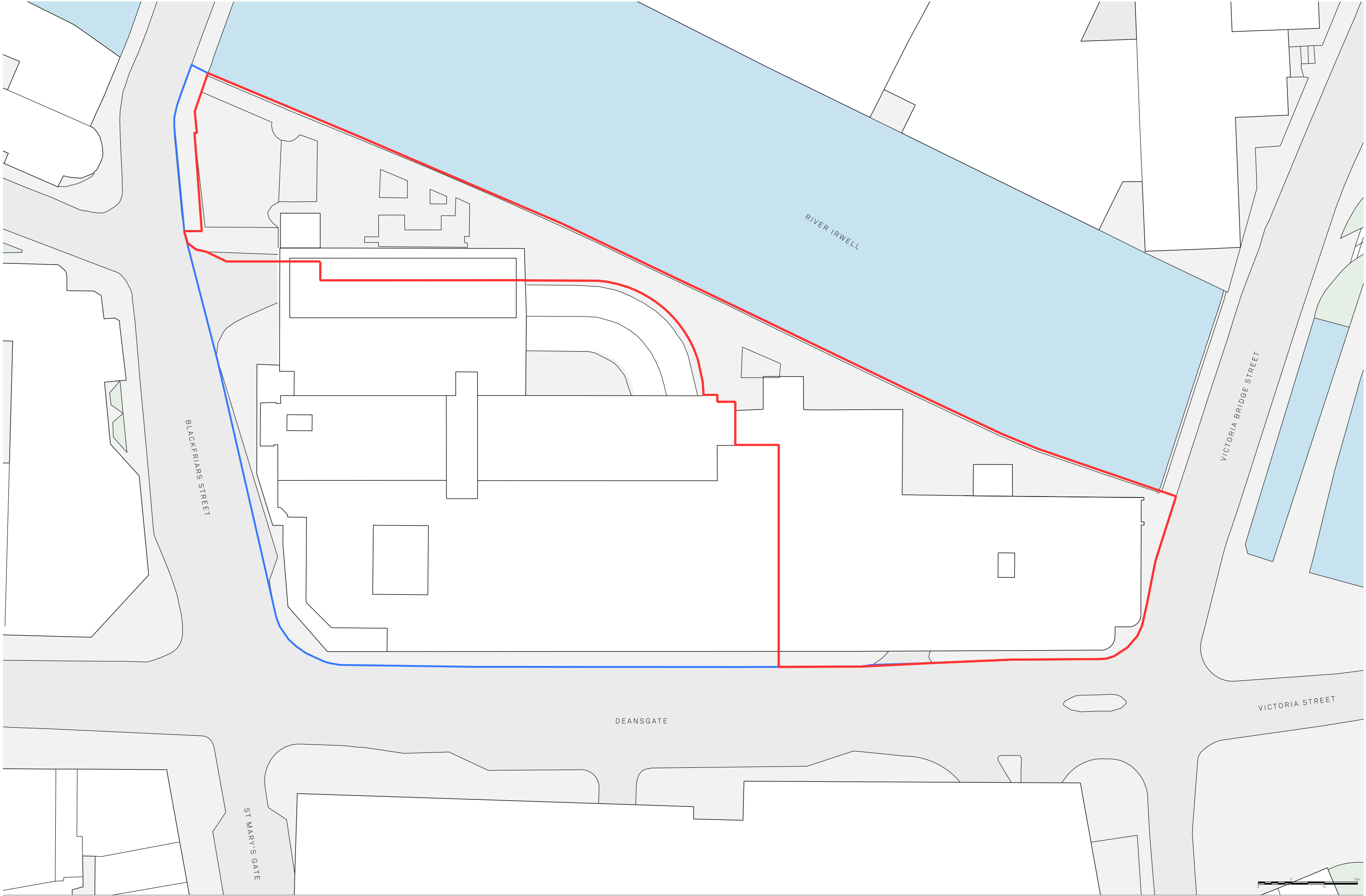
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Drawn: DK		Checked: FM		Status: Planning	
Details: - 22/10/21		Project: 150		Drawing No: B2_00_1000	
				Rev: -	

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Site Application Boundary
Site Ownership Boundary

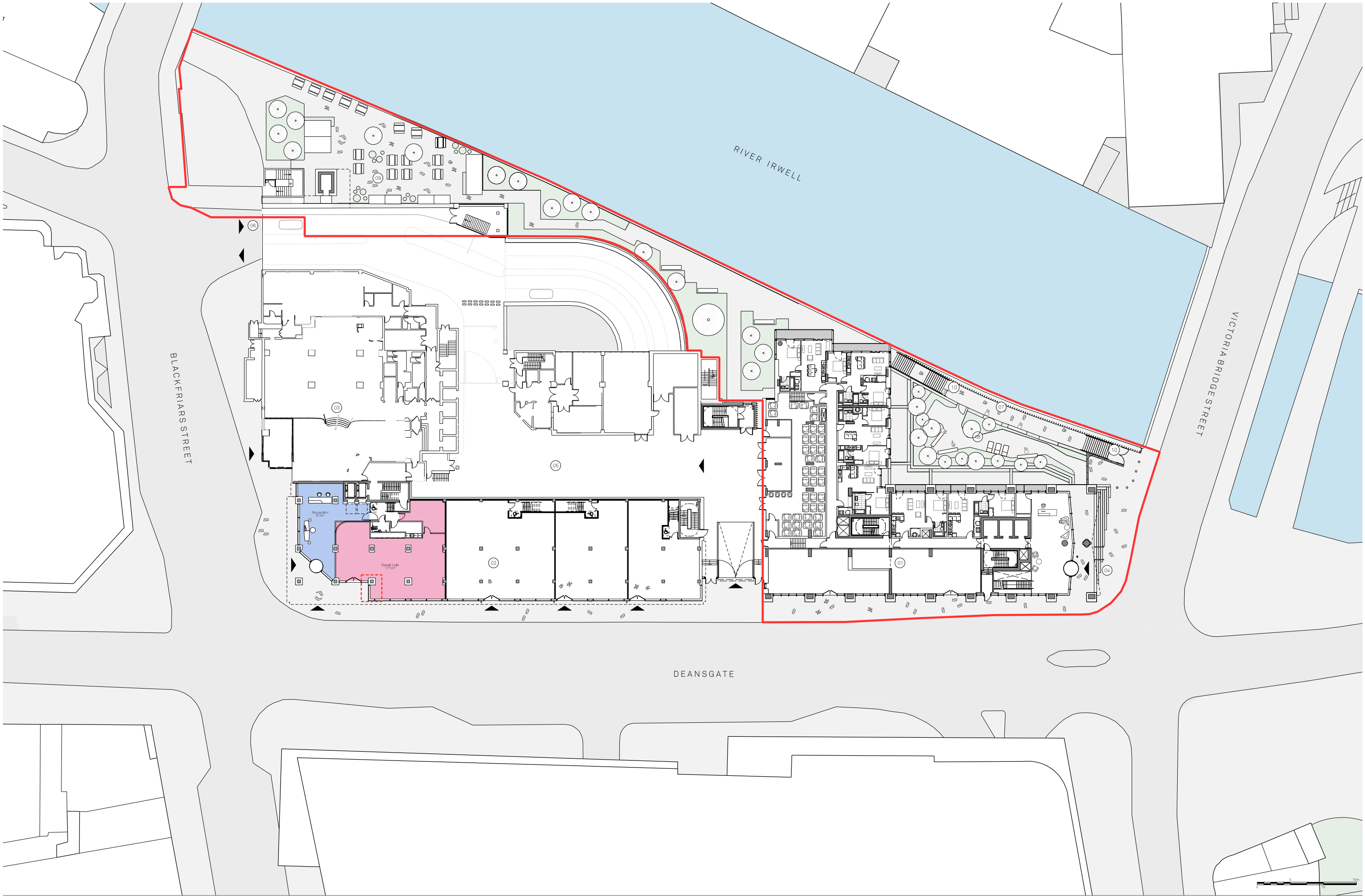


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Drawn: DK	Checked: FM	Status: Information	Project: 150	Drawing No: B1_00_1001	Rev: -
Details: - 22/10/21		Issued for Information			

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Notes:

Site Application Boundary

PLAN KEY:

01 One Bedroom	04 Riverside Access	07 Storage Tanks	10 Reception	13 Yoga Studio	16 Secondary Access	19 Parcel Store	22 Service Yard Entrance	25 Carpark Escape Stair	28 Cleaners Storage	31 Postal Lounge	34 Communal Roof Terrace
02 Two Bedroom	05 Fire Escape Stair	08 Cycle Store	11 Refuse Store	14 Substation Entrance	17 Roof Garden	20 Main Entrance	23 Premier House	26 Switch Room	29 Staff Welfare	32 Public Walkway/Viewing Deck	35 Residential Car Park
03 Three Bedroom	06 Lift Lobby	09 Cinema Room	12 Gym	15 Accessible Stair Lift	18 Comms Room	21 Retail Unit	24 Service Yard	27 Substation	30 Resident's Riverside Garden	33 Private Terrace	36 Garden store

Project Name:	Renaissance	Title:	Block 2 Residential Building Proposed Ground Floor GA Plan	Scale:	1:100 @A1
Drawn:	FM	Checked:	JC	Status:	Planning
Project:	150	Drawing No:	B2_02_2200	Rev:	A
Details:					
13.12.21 Issued for Planning					

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Site Application Boundary

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| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |

Project Name:

Renaissance

Title:

Block 2
Proposed Level 02
GA Plan

Scale:

1:100 @A1

Drawn:

FM JC

Checked:

JC

Status:

Planning

Project:

150

Drawing No:

B2_02_2202

Rev:

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Details:

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| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |



Project Name:
Renaissance

Drawn: FM

Checked: JC

Status: Planning

Details: 22.10.21 Issued for Planning

Title:
Block 2 Residential Building
Proposed Level 03-08
GA Plan

Status: Planning

Project: 150

Drawing No: B2_02_2203

Rev: -

Scale:
1:100 @A1

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Site Application Boundary

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| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
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| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |



Project Name:
Renaissance

Drawn: FM

Checked: JC

Status: Planning

Details: 22.10.21 Issued for Planning

Title:
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Proposed Level 09-13
GA Plan

Status: Planning

Project: 150

Drawing No: B2_02_2209

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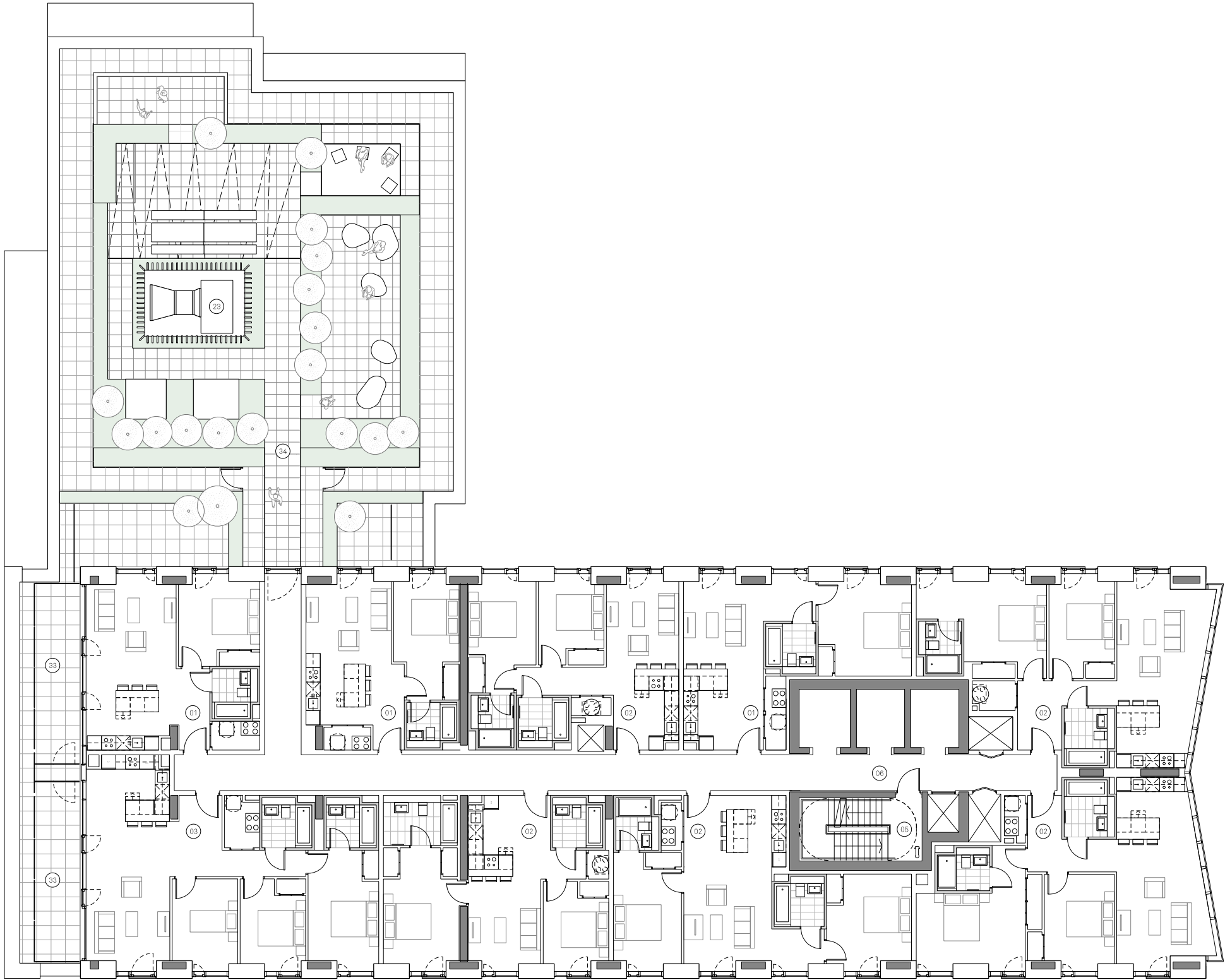
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Site Application Boundary

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| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Smoke vent | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |

Project Name:
Renaissance

Drawn: FM
Checked: JC

Status: Planning
22.10.21 Issued for Planning

Title:
Block 2
Proposed Level 14
GA Plan

Status: Planning

Scale:
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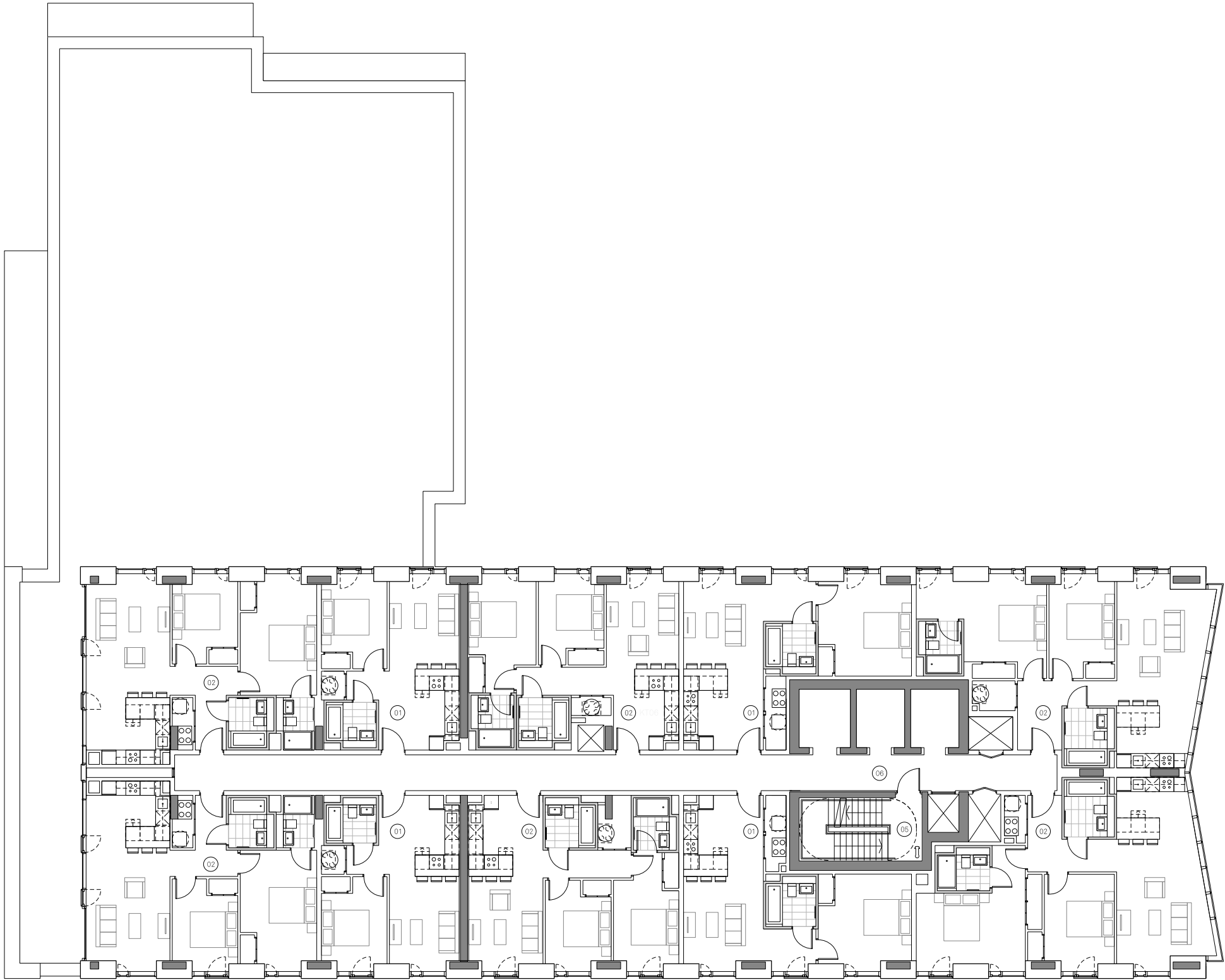
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Project Name:

Renaissance

Title:

Block 2 Residential Building
Proposed Level 15
GA Plan

Scale:

1:100 @A1

Drawn:

FM JC

Checked:

JC

Status:

Planning

Project:

150

Drawing No:

B2_02_2215

Rev:

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Details:

22.10.21 Issued for Planning

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Site Application Boundary

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Project Name:
Renaissance

Drawn: FM

Checked: JC

Status: Planning

Details: 22.10.21 Issued for Planning

Title:
Block 2 Residential Building
Proposed Level 16-17
GA Plan

Drawn: FM

Checked: JC

Status: Planning

Details: 22.10.21 Issued for Planning

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Project: 150

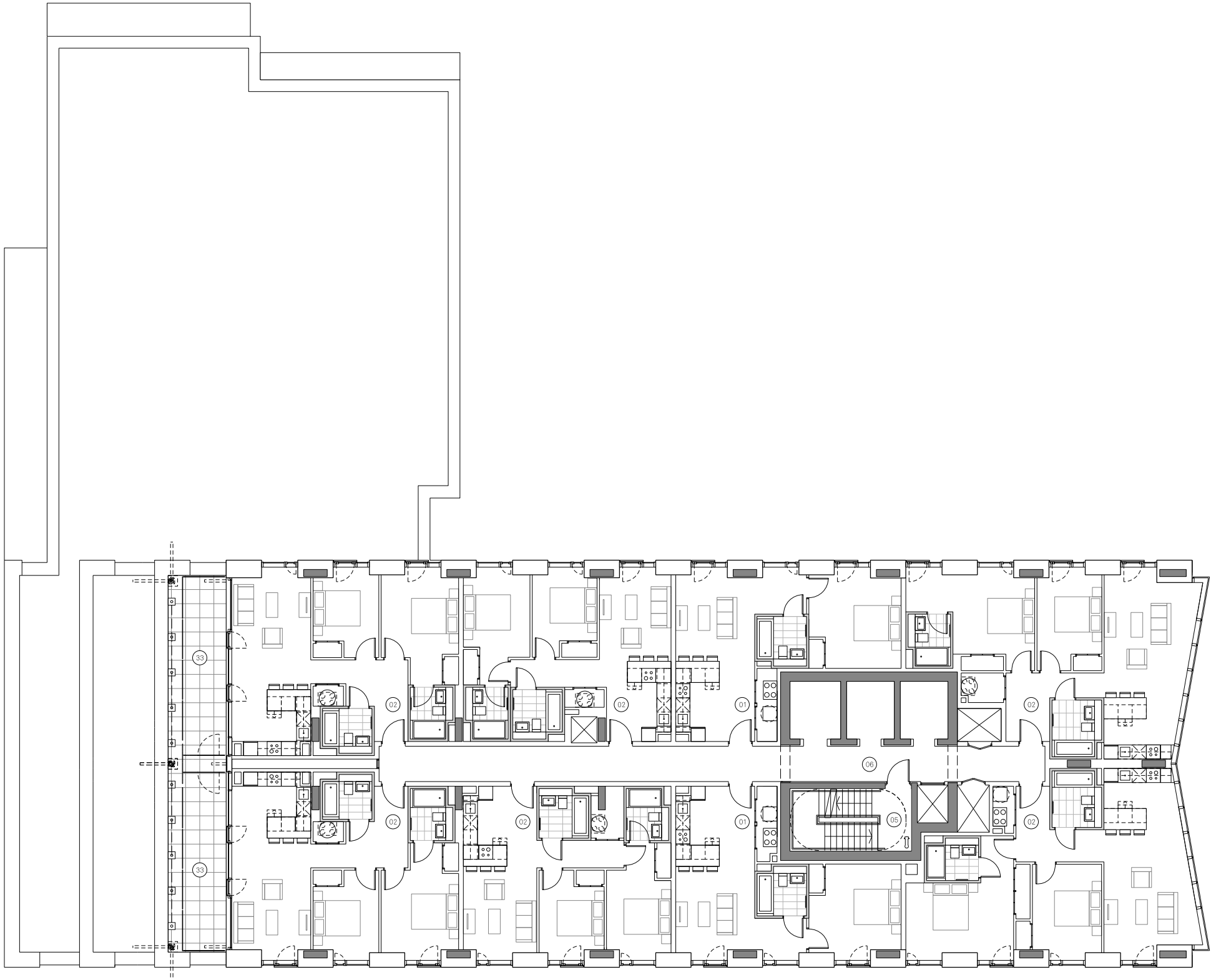
Drawing No: B2_02_2216

Rev: -

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Notes:

Site Application Boundary

PLAN KEY:

- | | | | | | | | | | | | |
|------------------|----------------------|------------------|-----------------|--------------------------|---------------------|------------------|--------------------------|-------------------------|--------------------------------|---------------------------------|--------------------------|
| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |



Project Name:
Renaissance

Drawn: FM

Checked: JC

Status: Planning

Details: 22.10.21 Issued for Planning

Title:

Block 2 Residential Building
Proposed Level 18-19
GA Plan

Status:

Project:

Drawing No:

Rev:

Scale:

1:100 @A1

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Notes:

Site Application Boundary

PLAN KEY:

- | | | | | | | | | | | | |
|------------------|----------------------|------------------|-----------------|--------------------------|---------------------|------------------|--------------------------|-------------------------|--------------------------------|---------------------------------|--------------------------|
| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |

Project Name:

Renaissance

Title:

Block 2 Residential Building
Proposed Level 20-21
GA Plan

Scale:

1:100 @a1

Drawn:

FM JC

Checked:

JC

Status:

Planning

Project:

150

Drawing No:

B2_02_2220

Rev:

-

Details:

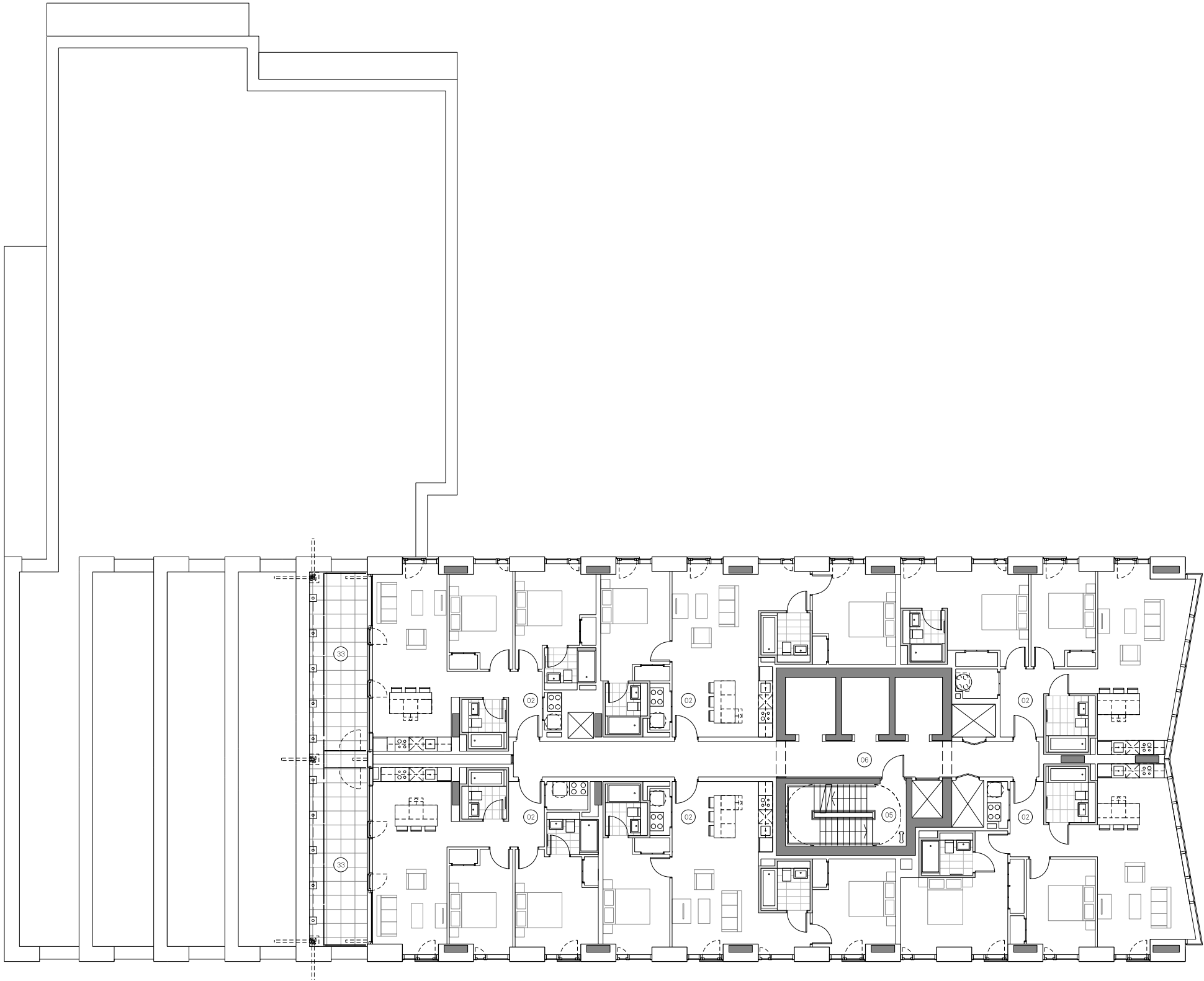
22.10.21 Issued for Planning

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Notes:

Site Application Boundary

PLAN KEY:

- | | | | | | | | | | | | |
|------------------|----------------------|------------------|-----------------|--------------------------|---------------------|------------------|--------------------------|-------------------------|--------------------------------|---------------------------------|--------------------------|
| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |

Project Name:

Renaissance

Title:

Block 2 Residential Building
Proposed Level 22-23
GA Plan

Scale:

1:100 @A1

Drawn:

FM JC

Checked:

JC

Status:

Planning

Project:

150

Drawing No:

B2_02_2222

Rev:

-

Details:

22.10.21 Issued for Planning

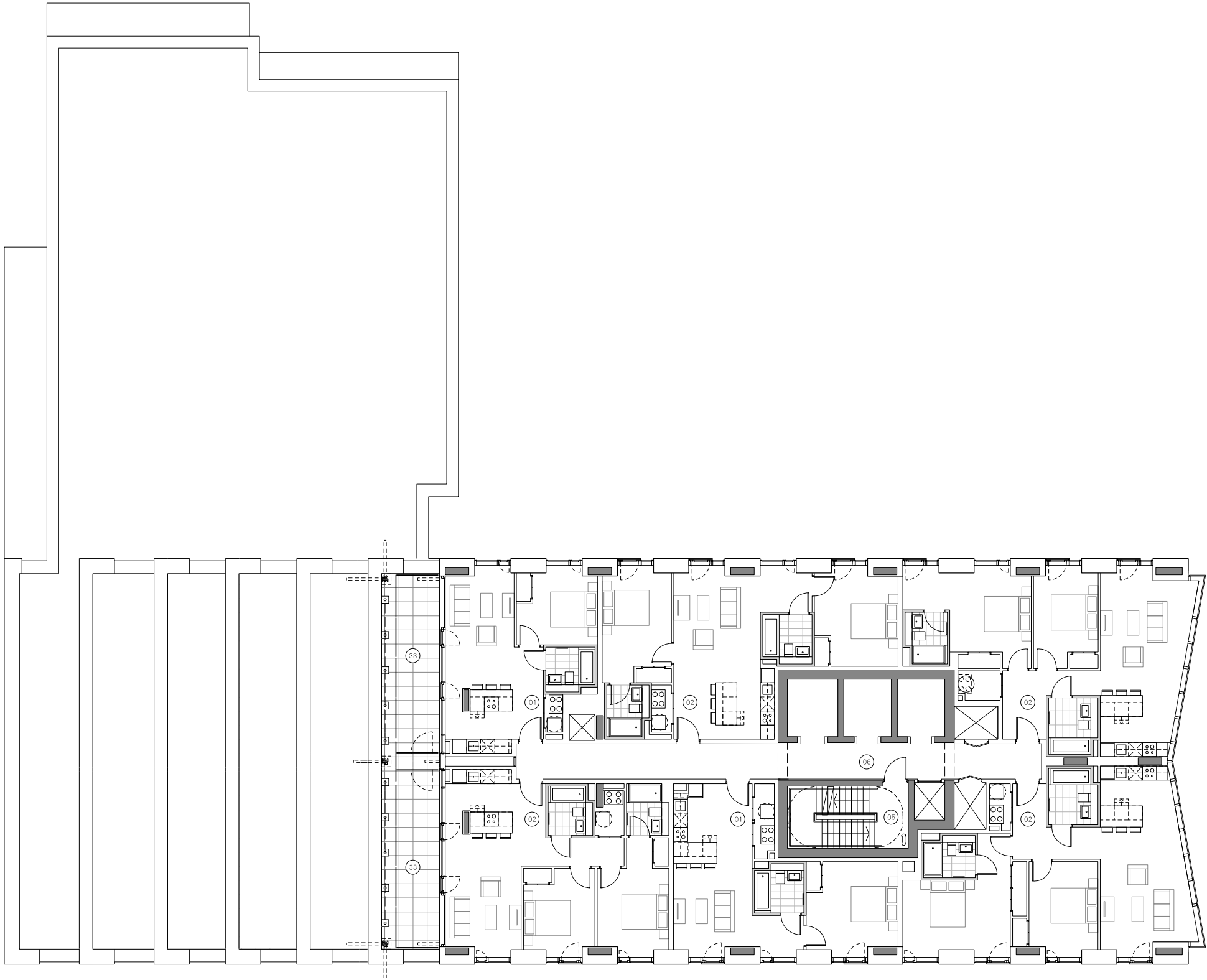


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Notes:

Site Application Boundary

PLAN KEY:

- | | | | | | | | | | | | |
|------------------|----------------------|------------------|-----------------|--------------------------|---------------------|------------------|--------------------------|-------------------------|--------------------------------|---------------------------------|--------------------------|
| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |



Project Name:
Renaissance

Drawn: FM

Checked: JC

Status: Planning

Details: 22.10.21 Issued for Planning

Title:
Block 2
Proposed Level 24-25
GA Plan

Project: 150

Drawing No: B2_02_2224

Rev: -

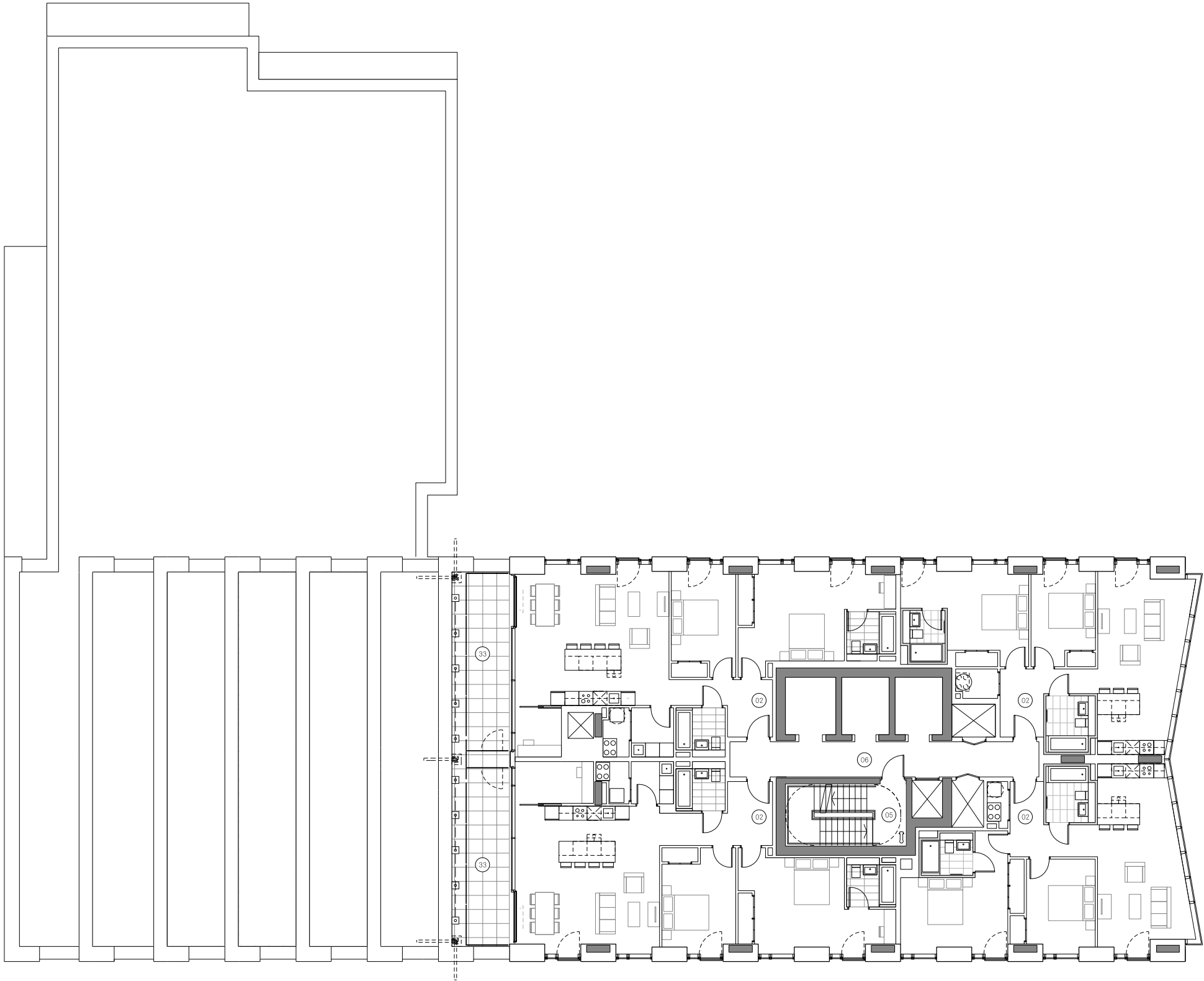
Scale:
1:100 @a1

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Notes:

Site Application Boundary

PLAN KEY:

- | | | | | | | | | | | | |
|------------------|----------------------|------------------|-----------------|--------------------------|---------------------|------------------|--------------------------|-------------------------|--------------------------------|---------------------------------|--------------------------|
| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Premier House | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Garden store |

Project Name:

Renaissance

Title:

Block 2 Residential Building
Proposed Level 26
GA Plan

Scale:

1:100 @A1

Drawn:

FM JC

Checked:

JC

Status:

Planning

Project:

150

Drawing No:

B2_02_2226

Rev:

-

Details:

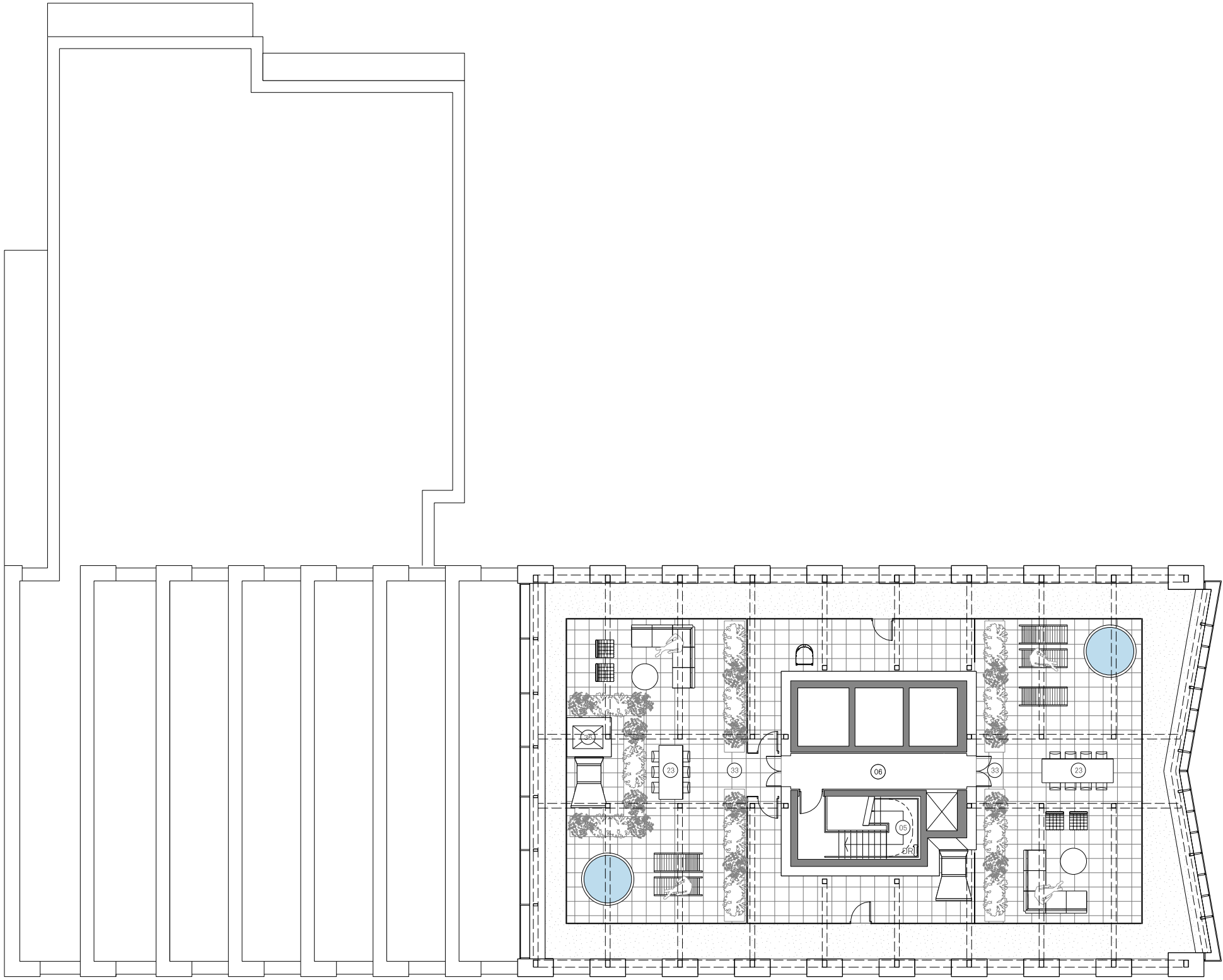
22.10.21 Issued for Planning

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Notes:

Site Application Boundary

PLAN KEY:

- | | | | | | | | | | | | |
|------------------|----------------------|------------------|-----------------|--------------------------|---------------------|------------------|--------------------------------|-------------------------|--------------------------------|---------------------------------|--------------------------|
| 01 One Bedroom | 04 Riverside Access | 07 Storage Tanks | 10 Reception | 13 Yoga Studio | 16 Secondary Access | 19 Parcel Store | 22 Service Yard Entrance | 25 Carpark Escape Stair | 28 Cleaners Storage | 31 Postal Lounge | 34 Communal Roof Terrace |
| 02 Two Bedroom | 05 Fire Escape Stair | 08 Cycle Store | 11 Refuse Store | 14 Substation Entrance | 17 Roof Garden | 20 Main Entrance | 23 Indicative furniture layout | 26 Switch Room | 29 Staff Welfare | 32 Public Walkway/ Viewing Deck | 35 Residential Car Park |
| 03 Three Bedroom | 06 Lift Lobby | 09 Cinema Room | 12 Gym | 15 Accessible WC/ Shower | 18 Comms Room | 21 Retail Unit | 24 Service Yard | 27 Substation | 30 Resident's Riverside Garden | 33 Private Terrace | 36 Smoke vent |



Project Name:
Renaissance

Drawn: FM
Checked: JC

Status: Planning
Details: 22.10.21 Issued for Planning

Title:
Block 2 Residential Building
Proposed Level 27
GA Plan

Status: Planning

Scale: 1:100 @A1

Project: 150
Drawing No: B2_02_2227

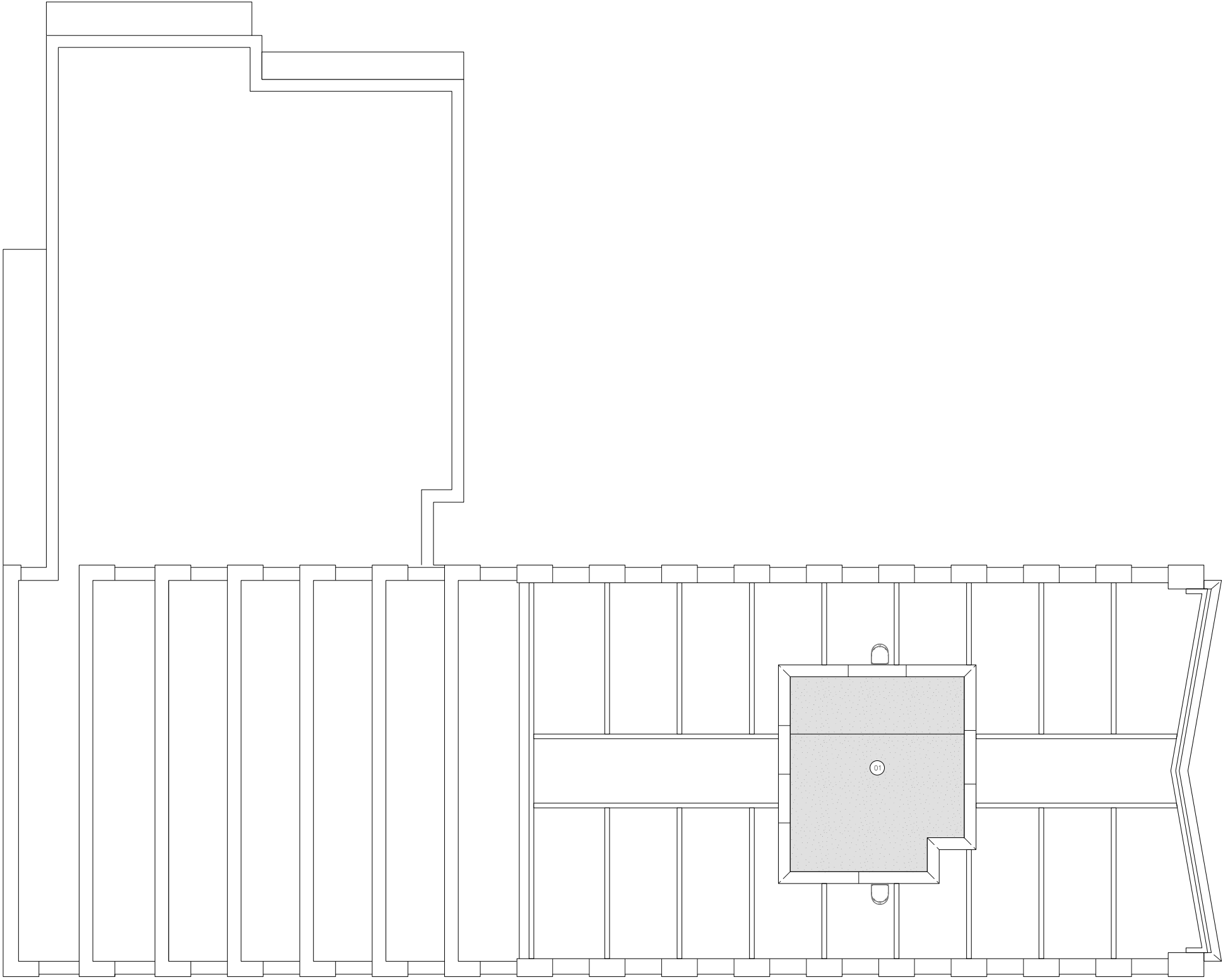
Rev: -

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Notes:

Site Application Boundary

PLAN KEY:

01 Stair & Lift Core Roof



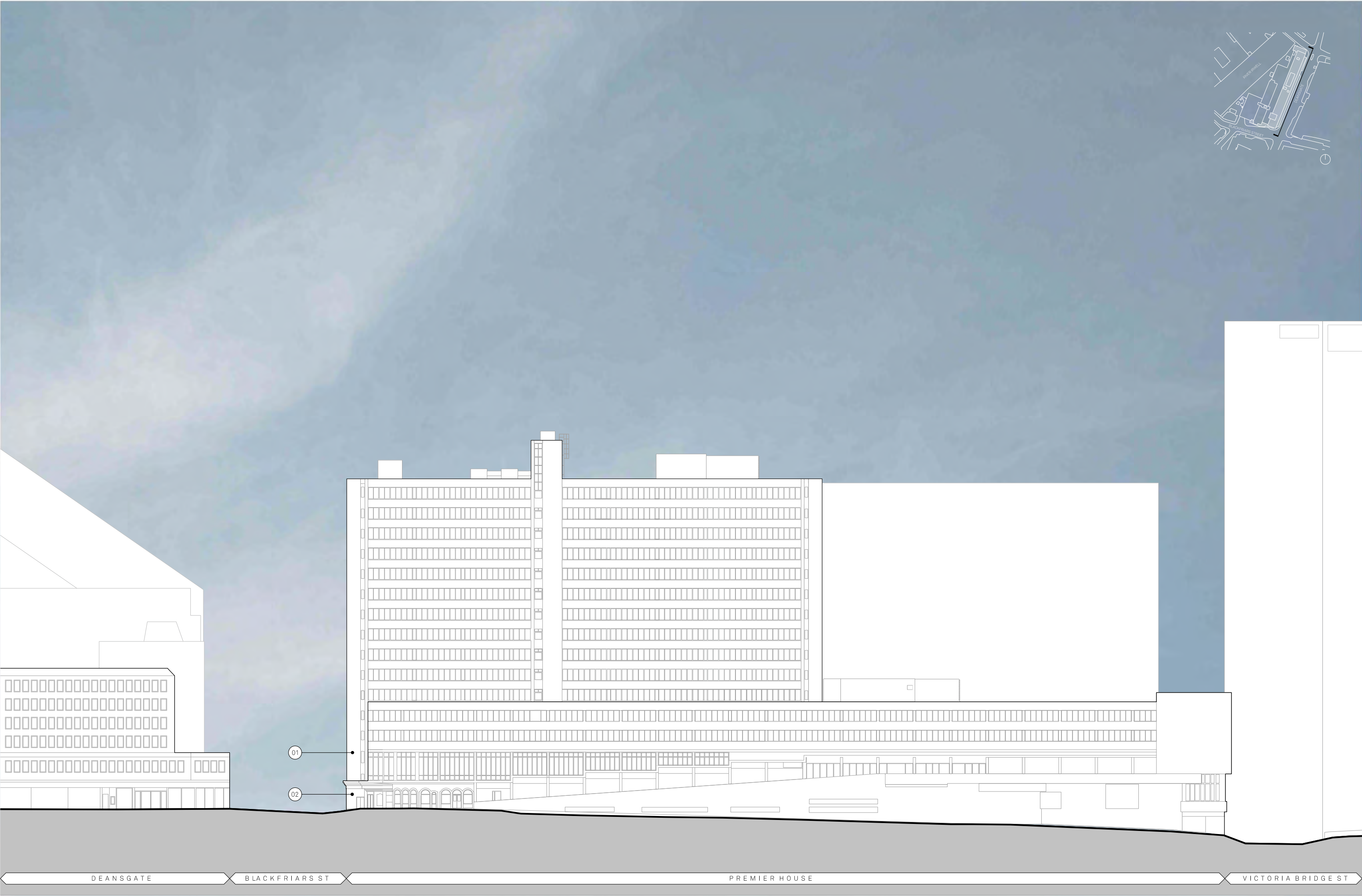
Project Name:		Title:		Scale:	
Renaissance		Proposed Roof Level		1:100 @A1	
General Arrangement Plan					
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
FM	JC	Planning	150	B2_02_2228	-
Details:					
22.10.21 Issued for Planning					

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Notes:

01 Renaissance Hotel

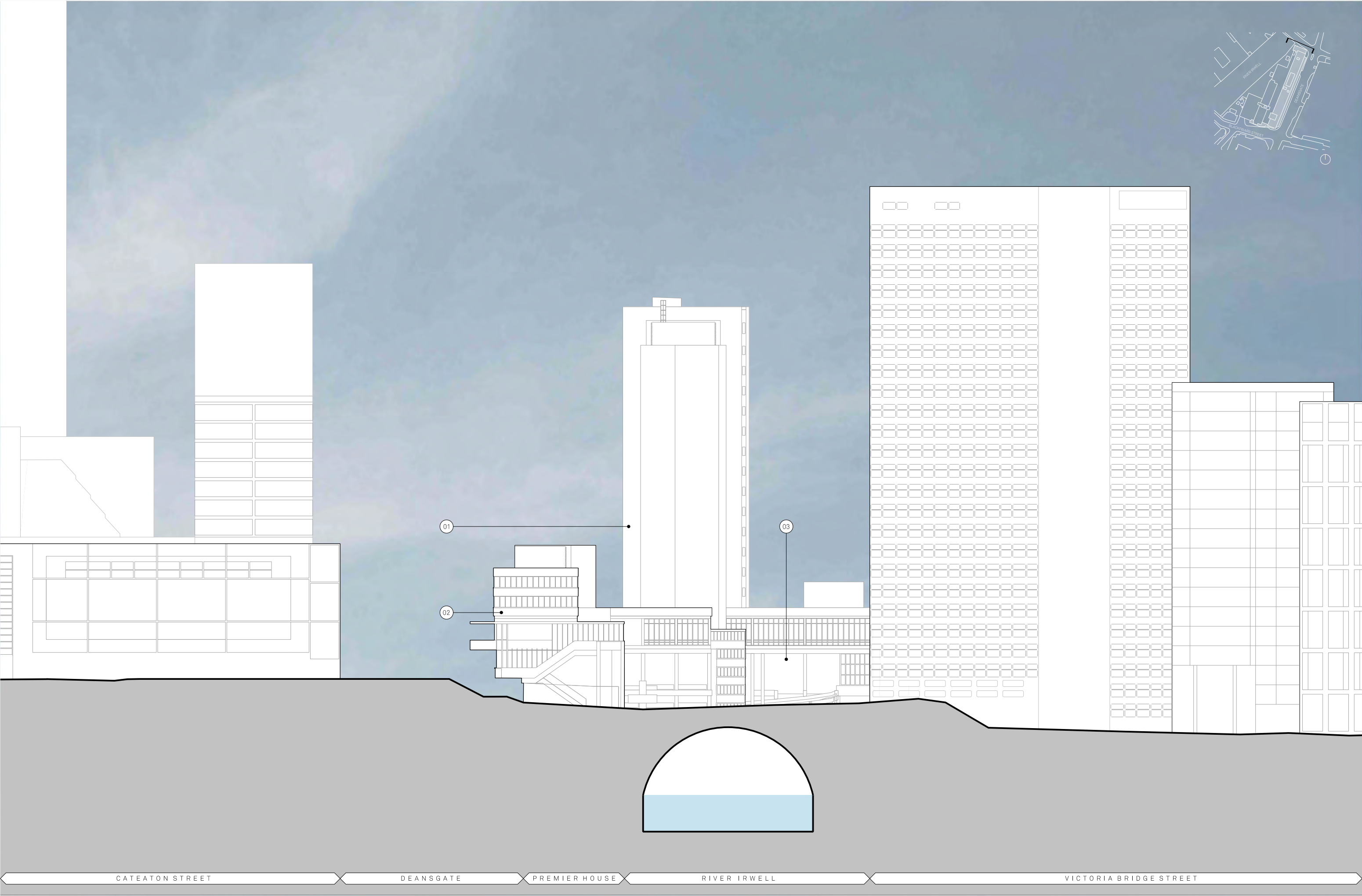
02 Premier House

Project Name:		Title:		Scale:	
Renaissance		Premier House - Block 1		1:250@ A1	
		Existing East Elevation			
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
RW	FM	Planning	150	B1_04_1000	-
Details:					
-	22/10/21	Issued for Planning			

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- Notes:
- 01 Renaissance Hotel
 - 01 Car Park
 - 02 Premier House

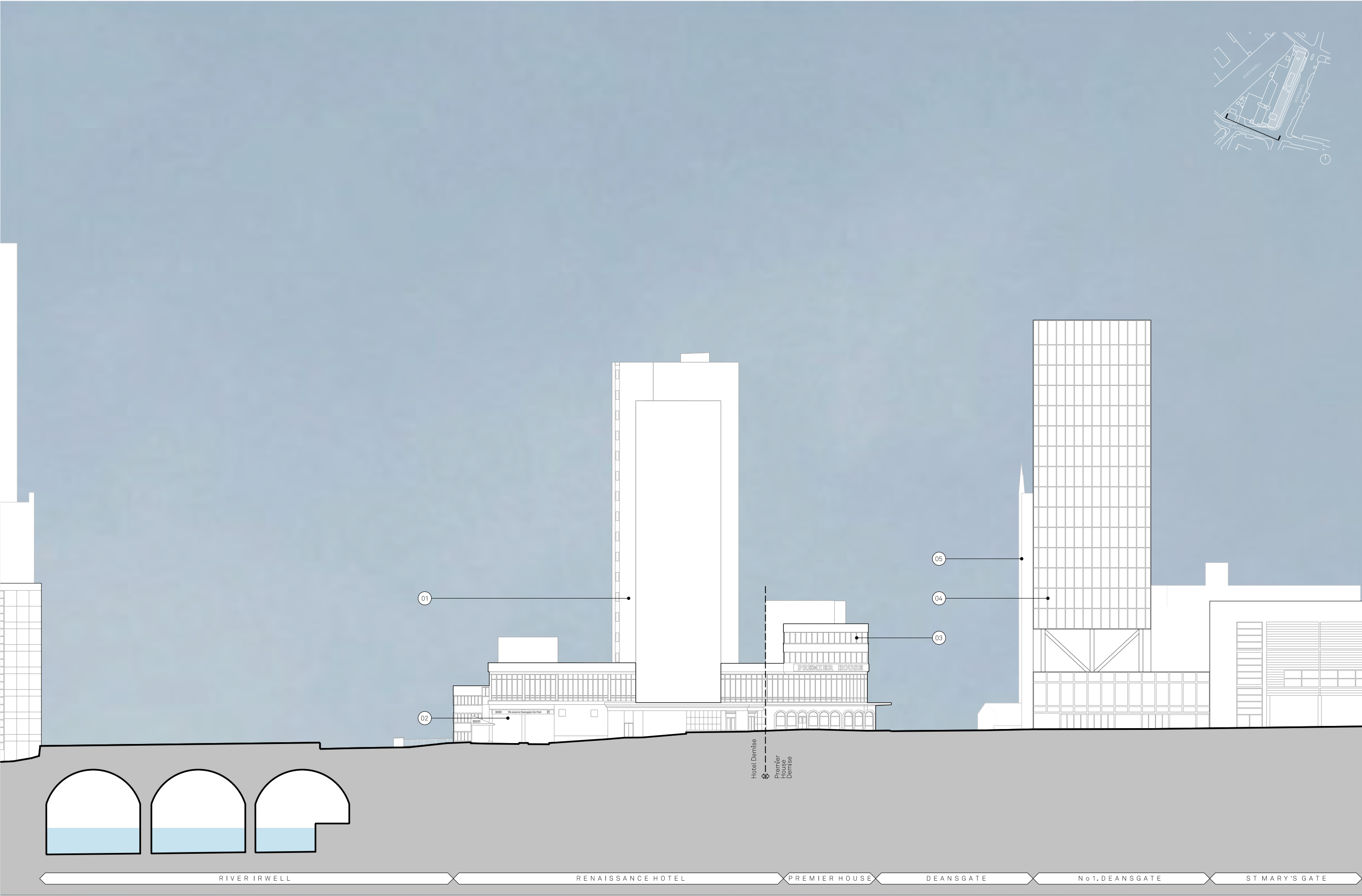
Project Name: Renaissance		Title: Premier House - Block 1 Existing North Elevation		Scale: 1:100@ A1	
Drawn: RW	Checked: FM	Status: Planning	Project: 150	Drawing No: B1_04_1001	Rev: -
Details: -		22/10/21 Issued for Planning			

Jon Matthews Architects

No. 2 Circle Square, 1 Symphony Park, Manchester, M1 7FS

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- Notes:
- 01 Renaissance Hotel
 - 02 No. 1 Deansgate
 - 03 Premier House
 - 04 Car Park
 - 05 Manchester Cathedral

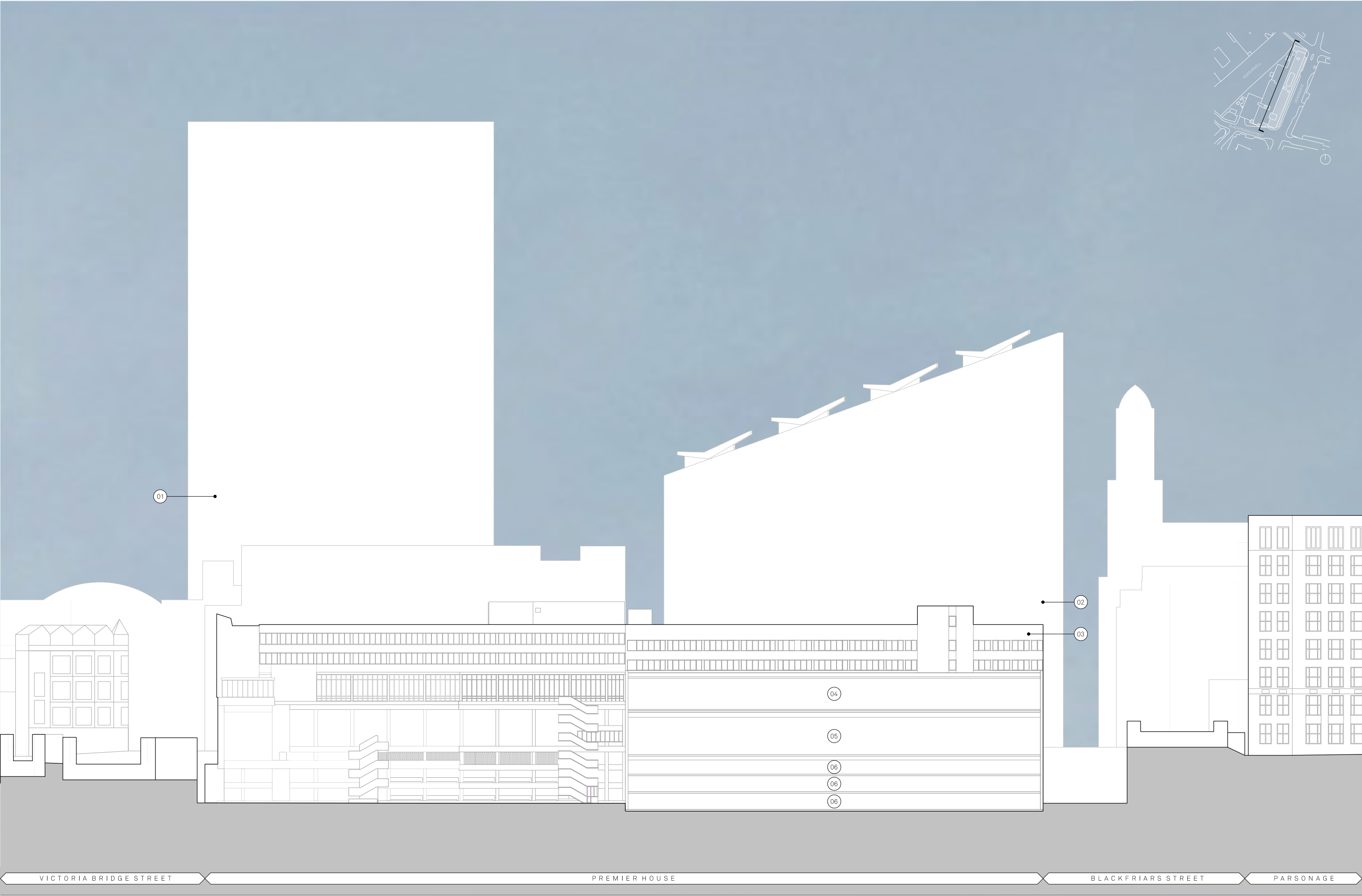
Project Name:		Title:		Scale:	
Renaissance		Premier House		1:250@ A1	
Drawn:		Status:		Project:	
DK		FM		150	
Details:		Issued for Planning		Drawing No:	
-		22/10/21		B1_04_1002	
				Rev:	
				-	

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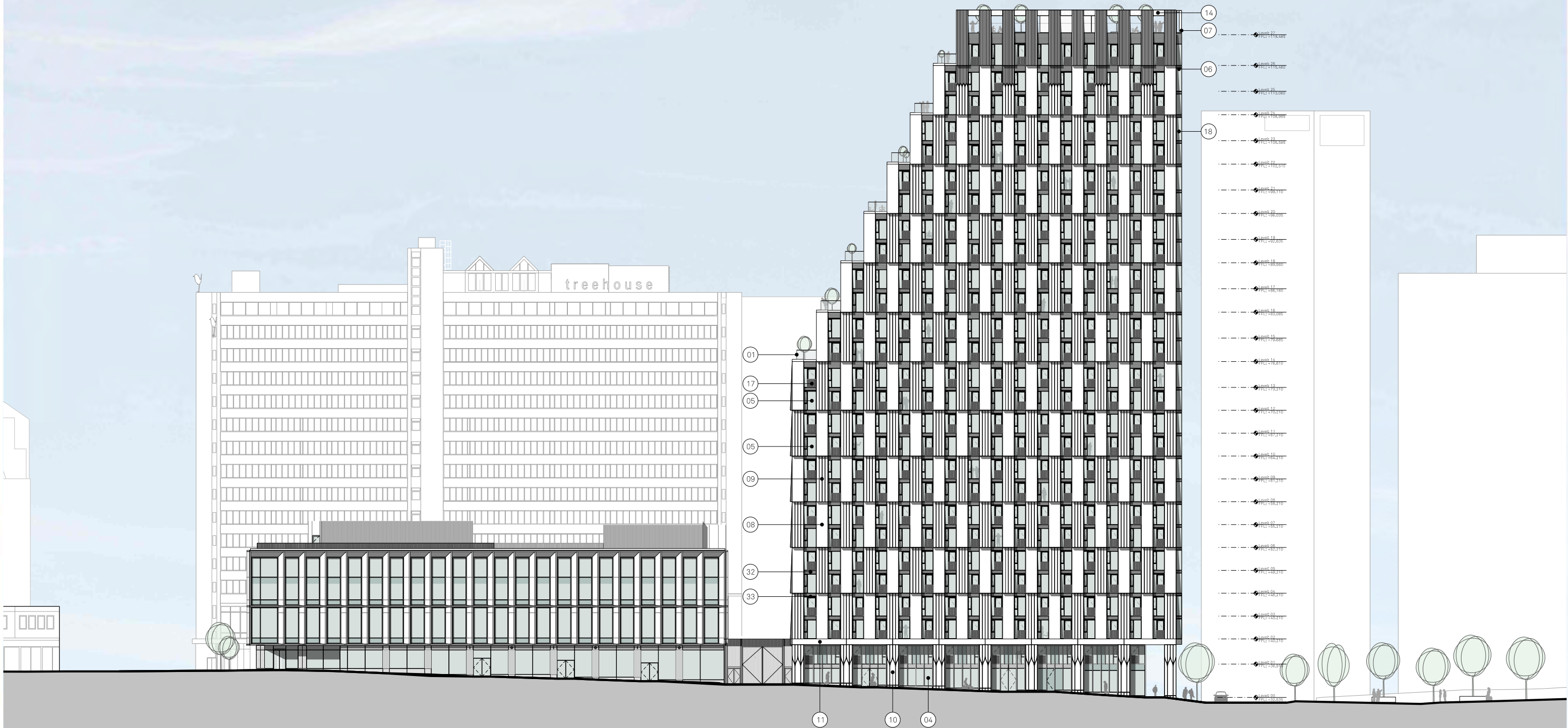
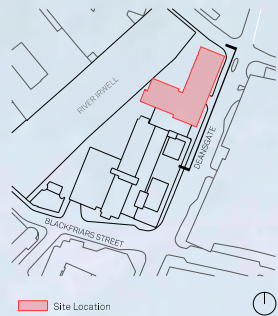
- Notes:
- 01 Arndale
 - 02 No.1 Deansgate
 - 03 Premier House
 - 04 Assumed Renaissance Hotel Corridor Level
 - 05 Service Yard
 - 06 Car Park

Project Name:		Title:		Scale:	
Renaissance		Premier House - Block 1		1:250@ A1	
		Existing West Elevation			
Drawn:	Checked:	Status:	Project:	Drawing No:	Rev:
DK	FM	Planning	150	B1_04_1003	-
Details:					
- 22/10/21			Issued for Planning		

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MATERIALITY KEY:

- | | | | | | | | | |
|---|--|--|--|---|---|--|--|--|
| 01 Glazed Balustrade | 05 Metallic Silver Unitted Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Metallic PPC Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking |
| 02 Metallic PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitted Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitted Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel (Polished) | 18 Glazed Corner Unit | 25 Anodised PPC Metal Rainscreen Cladding | 26 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 22 Anodised aluminium soffit with integrated slot vents | 26 Ventilation Louvres | 30 Metallic PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated lowered doorset |

Project Name:
Renaissance

Drawn: RW
Checked: FM

Details:
- 22.10.21

Title:
Residential Building - Block 2 1:250@A1

Proposed East Elevation

Status:
Planning

Project:
150

Scale:
B2_04_2200

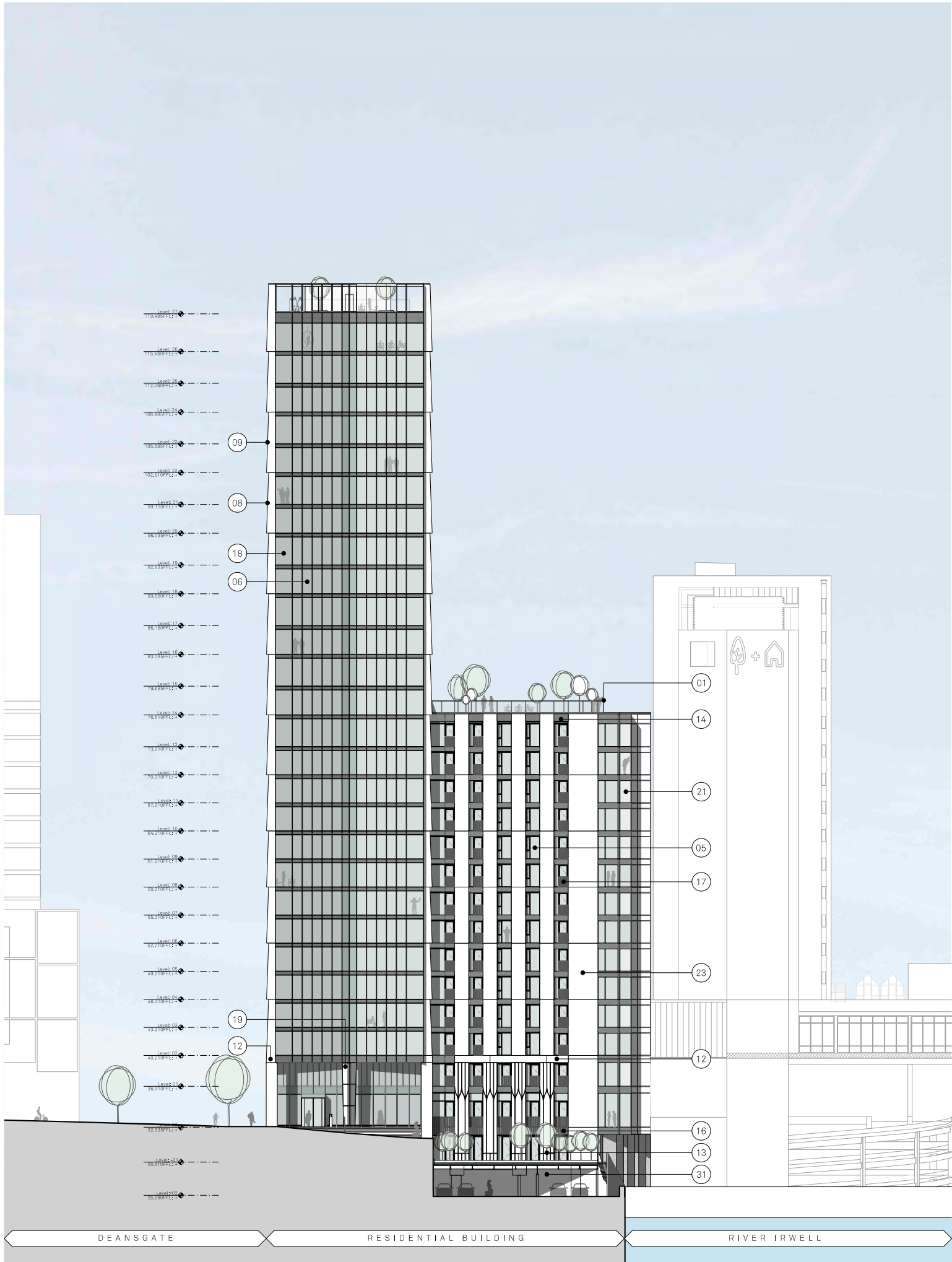
Revised:
-

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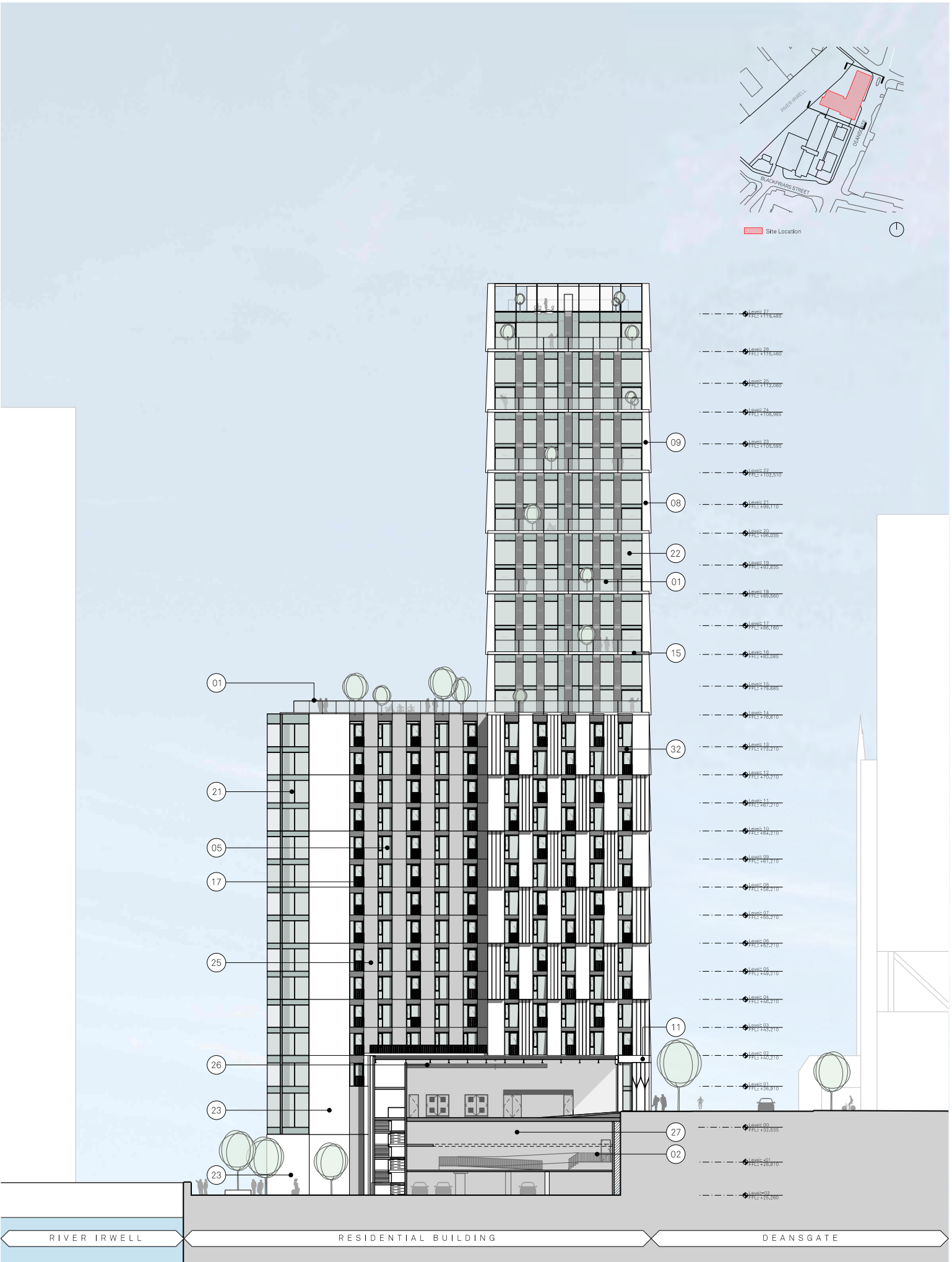
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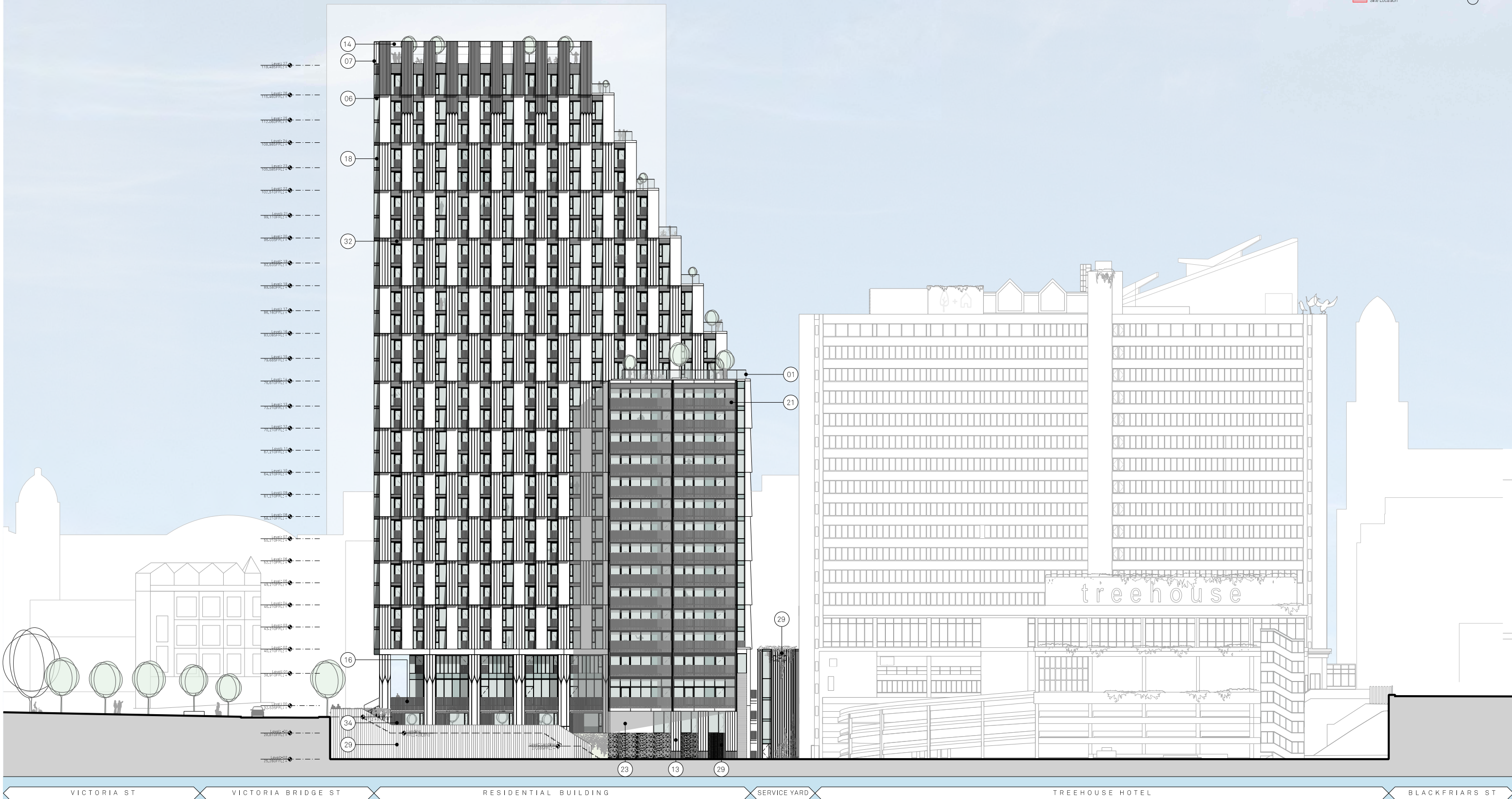
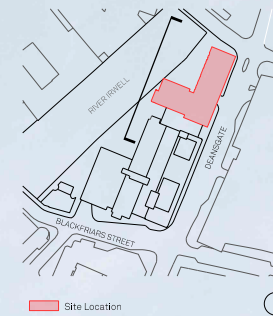


MATERIALITY KEY:

- | | | | | | | |
|---|--|--|--|---|---|--|
| 01 Glazed Balustrade | 05 Metallic Silver Unitted Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Anodised Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel |
| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitted Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitted Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel (Acid Etched) | 18 Glazed Corner Unit | 22 Metallic Curtain Walling with Feature Anodised Metal Panel | 25 Anodised PPC Metal Rainscreen Cladding |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | | 26 Ventilation Louvres |



- | | | |
|--|---|---|
| 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking | 35 Anodised PPC Metal Rainscreen Cladding |
| 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel | 36 Anodised PPC Metal Rainscreen Cladding |
| 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent | 37 Anodised PPC Metal Rainscreen Cladding |
| 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset | |
- | | | | | | |
|---------------|-------------|----------------|--|---------|----------|
| Project Name: | Renaissance | Title: | Residential Building - Block 2 1:250@ A1 | Scale: | |
| Drawn: | RW | Checked: | FM | Status: | Planning |
| Project: | 150 | Drawing No: | B2_04_2201 | Rev: | - |
| Detail: | - 22.10.21 | Planning Issue | | | |
- Jon Matthews Architects
- 4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR
- 0161 974 3690
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MATERIALITY KEY:

- | | | | | | | | | |
|---|--|--|--|---|---|--|--|---|
| 01 Glazed Balustrade | 05 Metallic Silver Unitised Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Anodised Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking |
| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC, | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel (Polished) | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | | 26 Ventilation Louvres | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset |

Project Name:
Renaissance
Drawn: RW
Checked: FM
Details: A
13.12.21

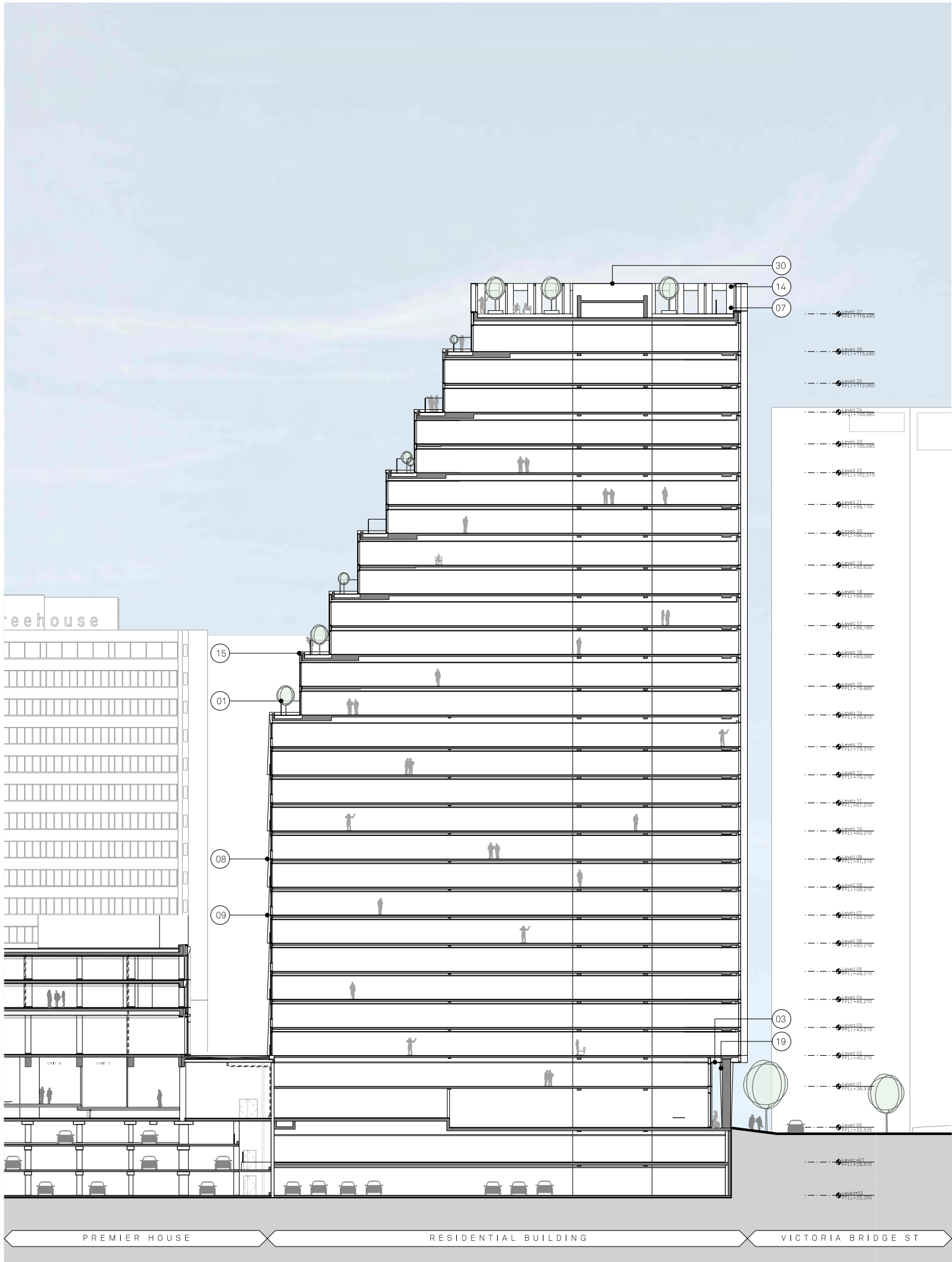
Title:
Residential Building - Block 2
Proposed West Elevation
Status: Planning

Scale:
1:250@ A1
Project: 150
Drawing No: B2_04_2202
Rev: A

Jon Matthews Architects

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MATERIALITY KEY:

- 01 Glazed Balustrade
- 02 Anodised PPC Metal Balustrade
- 03 Anodised Aluminium Soffit Panel
- 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap
- 05 Metallic Silver Unitted Capped Curtain Wall System
- 06 SG Curtain Wall System
- 07 Metallic Silver Unitted Capped Curtain Wall Parapet
- 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals
- 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals
- 10 Polished & Patterned Precast Column with Acid Etched Reveals
- 11 Polished Precast Concrete Lintel
- 12 Acid Etch Patterned Concrete Precast Lintel
- 13 Acid Etch Patterned Precast Panel
- 14 Precast Concrete Lintel
- 15 Polished Precast Coping

- 16 Anodised Aluminium clip-on balcony with balustrade
- 17 Metallic PPC Metal Juliet Balustrade Integrated with 05
- 18 Glazed Corner Unit
- 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding
- 20 Metallic Stick Curtain Walling/ Glazed corner
- 21 Unitted Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC,
- 22 Anodised aluminium soffit with integrated slot vents

- 23 Acid Etched Precast Concrete Panel
- 24 Deep Acid Etched Precast Concrete Panel
- 25 Anodised PPC Metal Rainscreen Cladding
- 26 Ventilation Louvres

- 27 Painted Blockwork Wall
- 28 Feature wall with Integrated Lighting
- 29 Metallic PPC Metal Fins with Green Wall
- 30 Anodised PPC Rainscreen

- 31 Landscape deck with riverside parking
- 32 Patterned Ceramic Frit Glass Spandrel
- 33 Glazed in Slot Vent
- 34 Anodised Capped Curtain Wall System with integrated louvered doorset

Project Name:
Renaissance

Drawn: RW
Checked: FM
Detail: -

Title:
Residential Building - Block 2
Proposed Section AA & BB

Status: Planning

Scale:
1:250@ A1

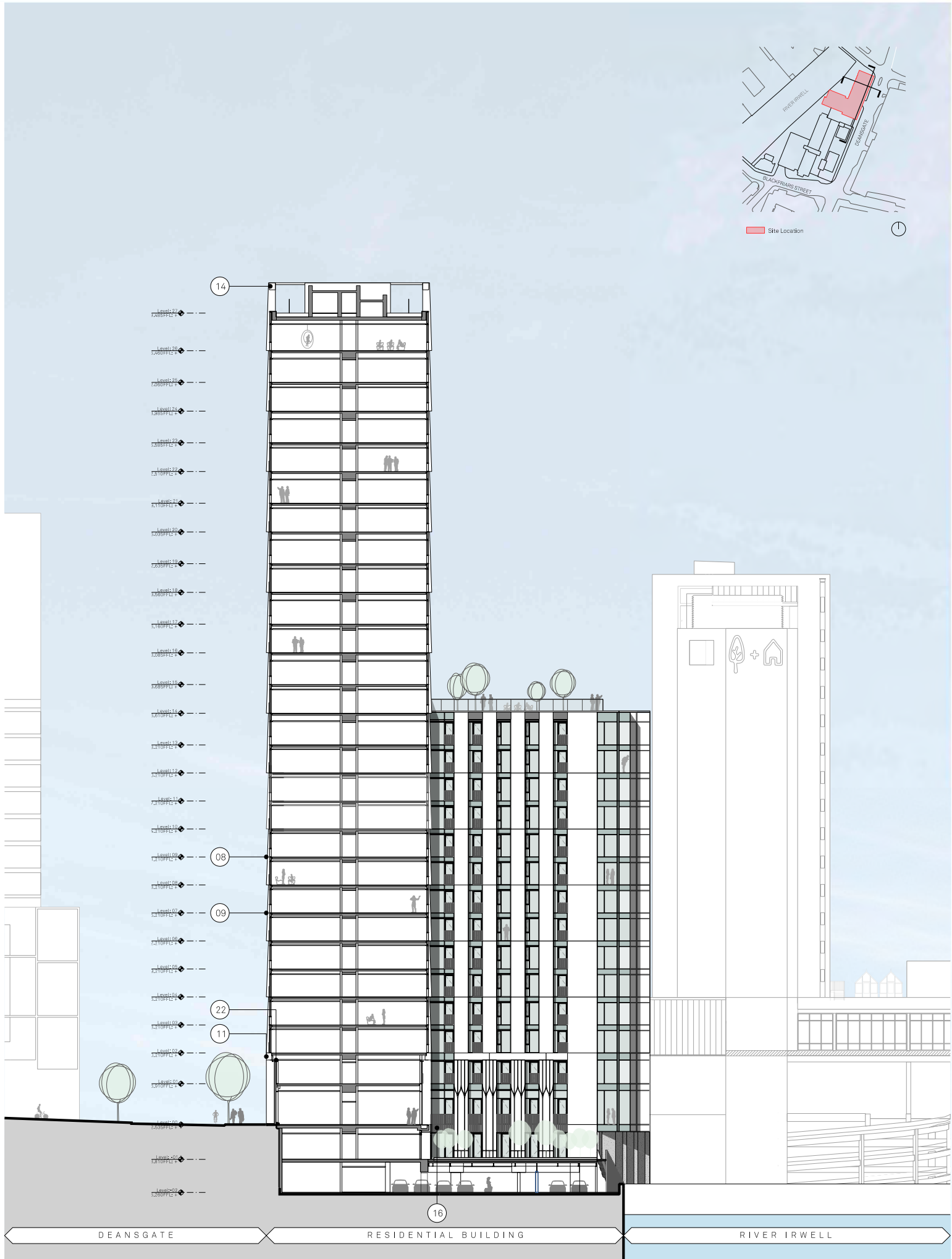
Project: 150
Drawing No: B2_05_2200

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR

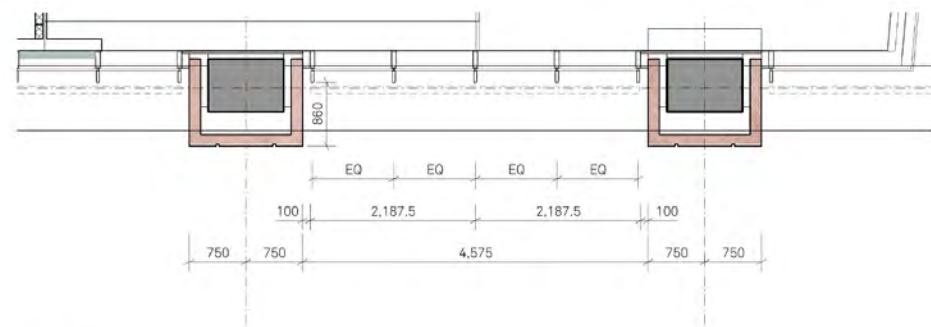
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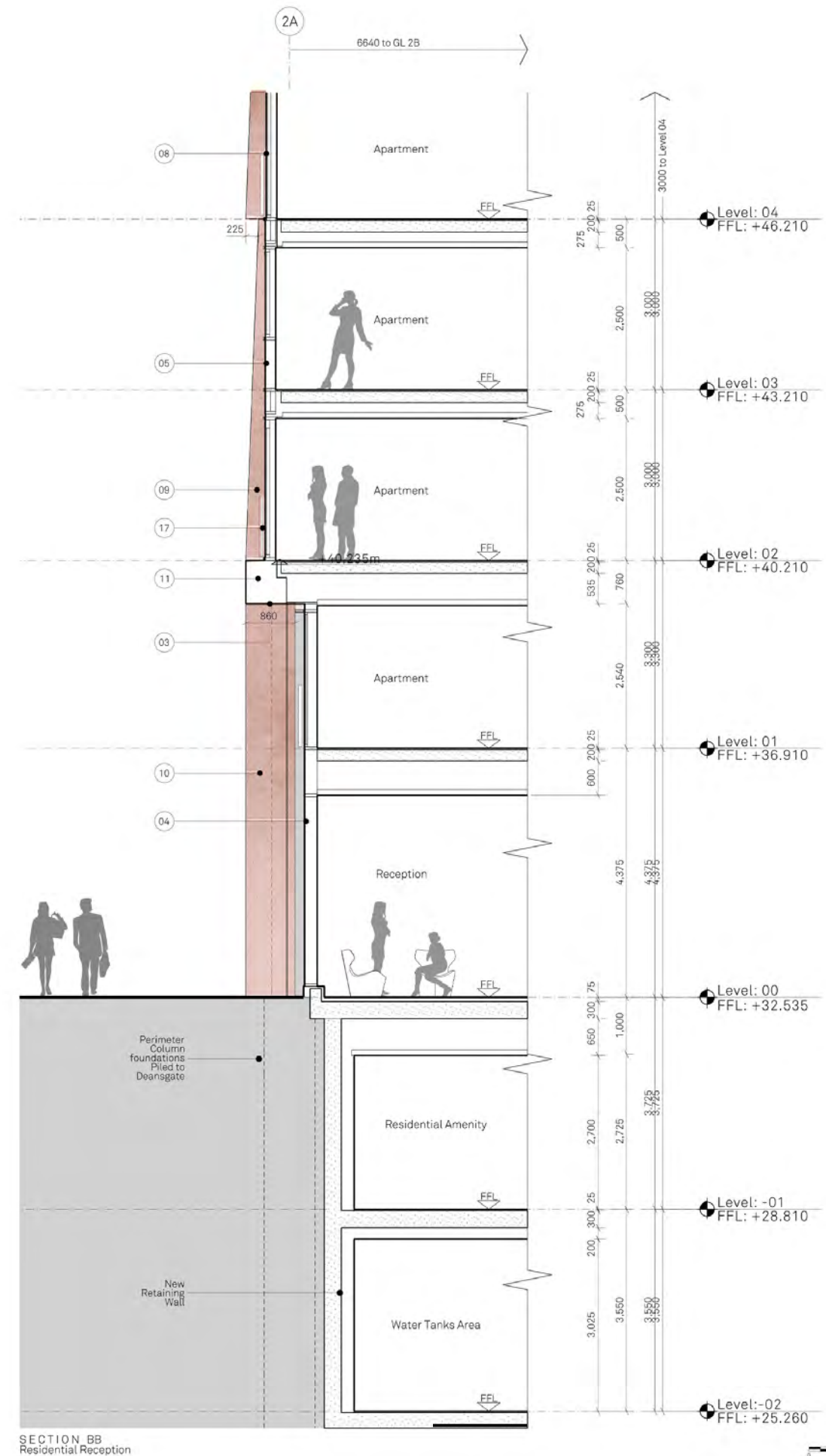




PARTIAL ELEVATION A
Deansgate Typical Bay



PLAN A
Ground Floor



SECTION BB
Residential Reception

MATERIALITY KEY:

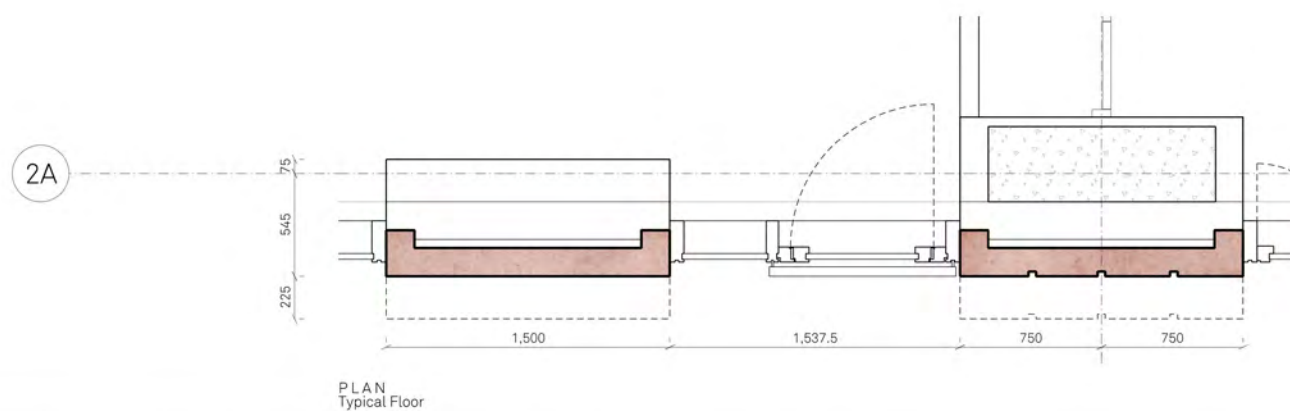
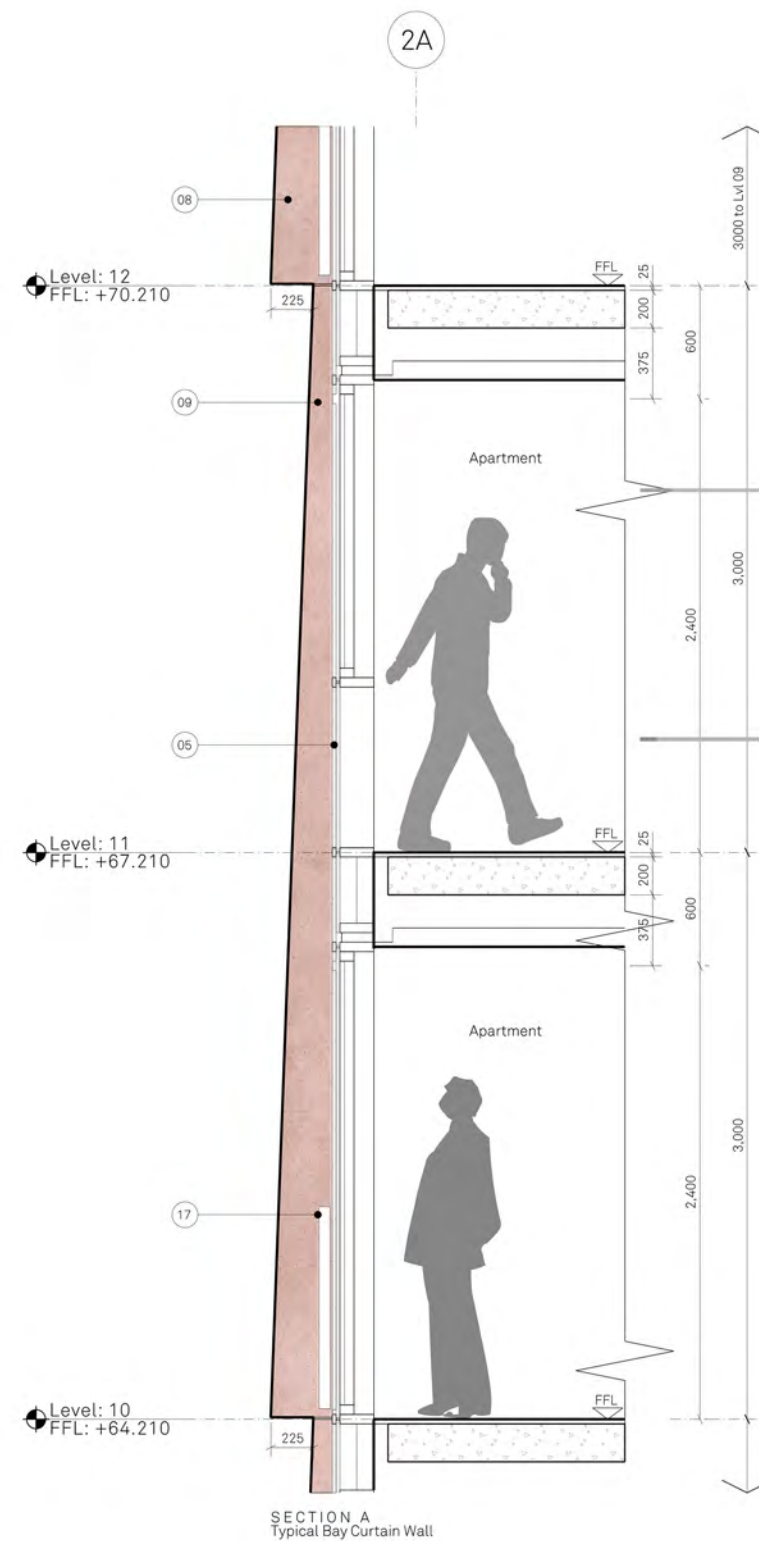
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| 01 Glazed Balustrade | 05 Metallic Silver Unitised Capped Curtain Wall System | 09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals | 12 Acid Etch Patterned Concrete Precast Lintel | 16 Anodised Aluminium clip-on balcony with balustrade | 20 Metallic Stick Curtain Walling/ Glazed corner | 23 Acid Etched Precast Concrete Panel | 27 Painted Blockwork Wall | 31 Landscape deck with riverside parking |
| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel | 18 Glazed Corner Unit | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | | 22 Anodised aluminium soffit with integrated slot vents | 26 Ventilation Louvers | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset |

Project Name: Renaissance
Title: Residential Building - Block 2 1:50@ A1
Drawn: Checked: RW FM
Date: 22.10.21
Planning Issue

Scale: 1:50@ A1
Bay Study 01
Project: 150
Drawing No: B2_10_4200
Rev: -

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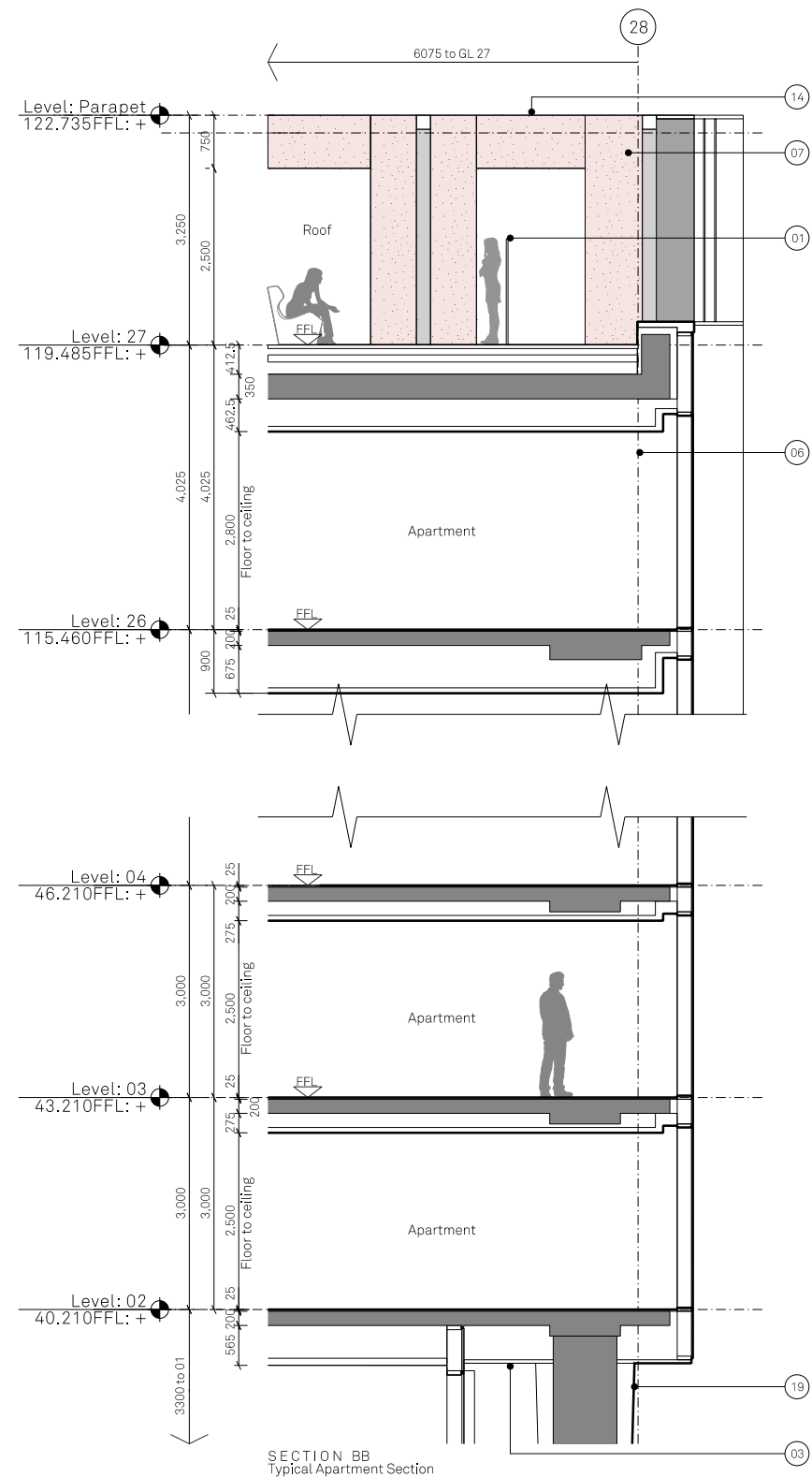
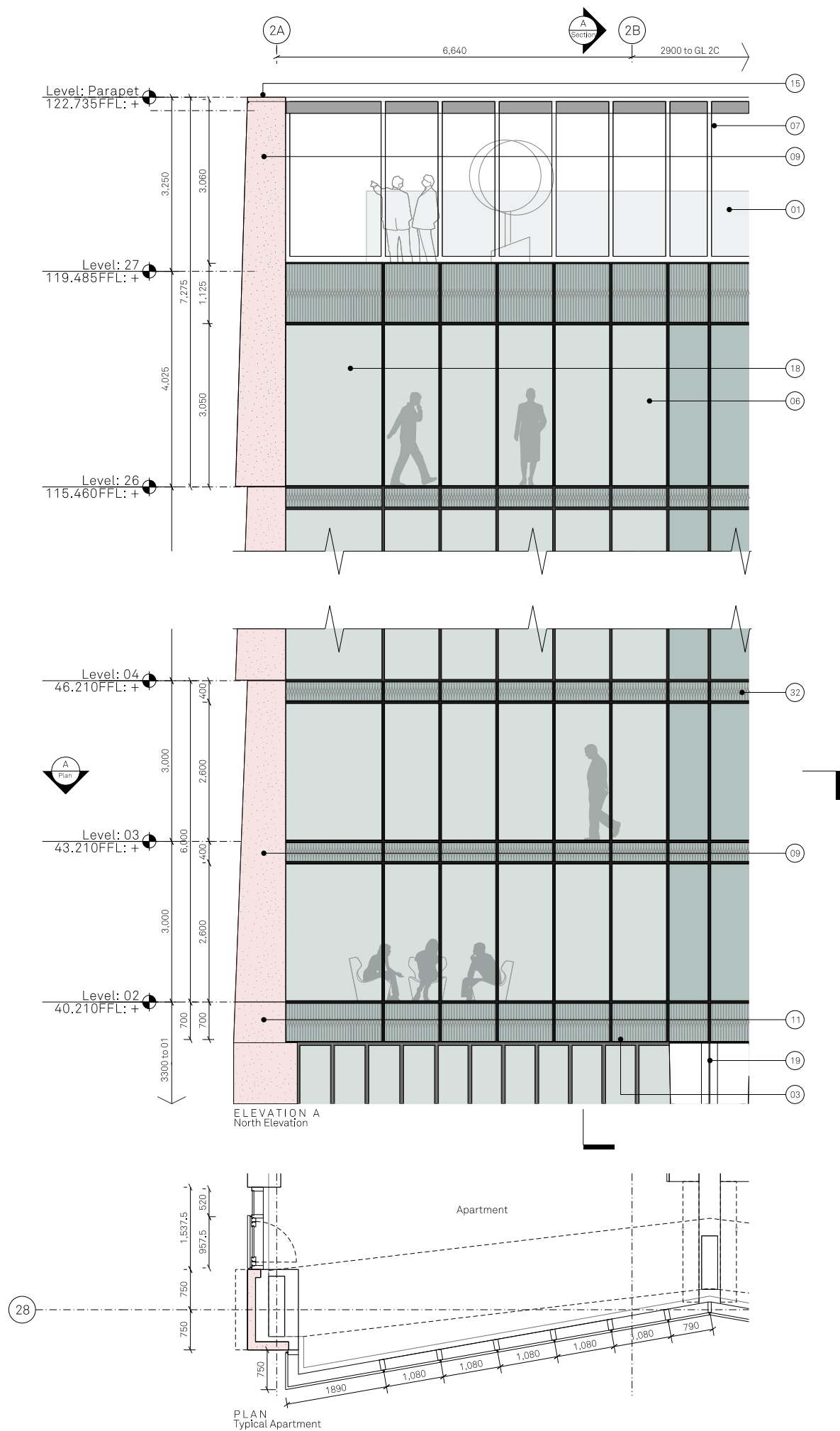
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| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC. | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Print Glass Soandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel | 18 Glazed Corner Unit | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 22 Anodised aluminium soffit with integrated slot vents | 26 Ventilation Louvers | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset | |

Project Name: Renaissance
Title: Residential Building - Block 2 1:50@ A1
Scale: Bay Study 04
Drawn: RW
Checked: FM
Status: Planning
Project: 150
Drawing No: B2_10_4203
Rev: -
Details: - 22.10.21 Planning Issue

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| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel (Polished) | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | | 26 Ventilation Louvres | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset |

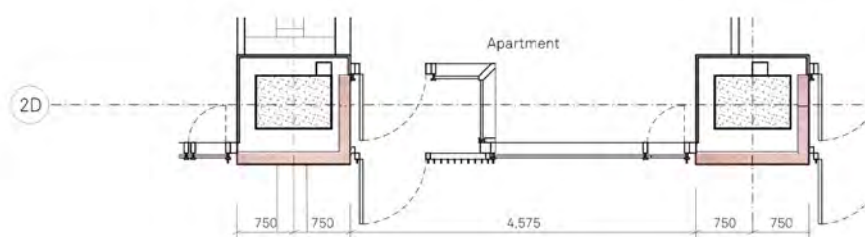
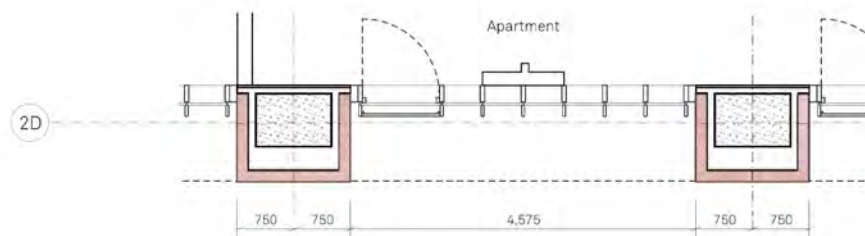
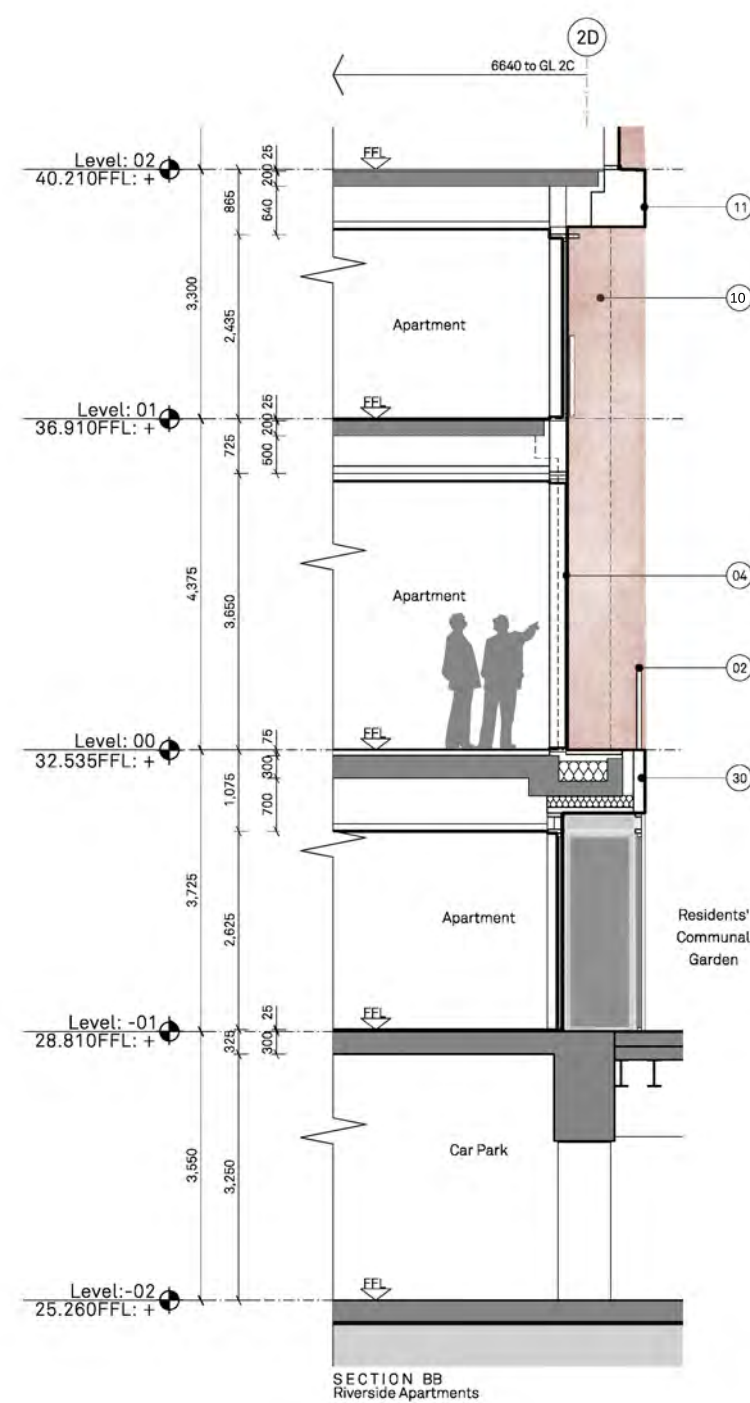
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Drawn:	RW	Checked:	FM	Status:	Planning
Detail:	-	Date:	22.10.21	Project:	150
				Drawing No:	B2_10_4202
				Rev:	-

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| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with 05 | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with integrated Lighting | 32 Patterned Ceramic Frit Glass Slandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | 15 Polished Precast Coping | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | 26 Ventilation Louvers | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset | |

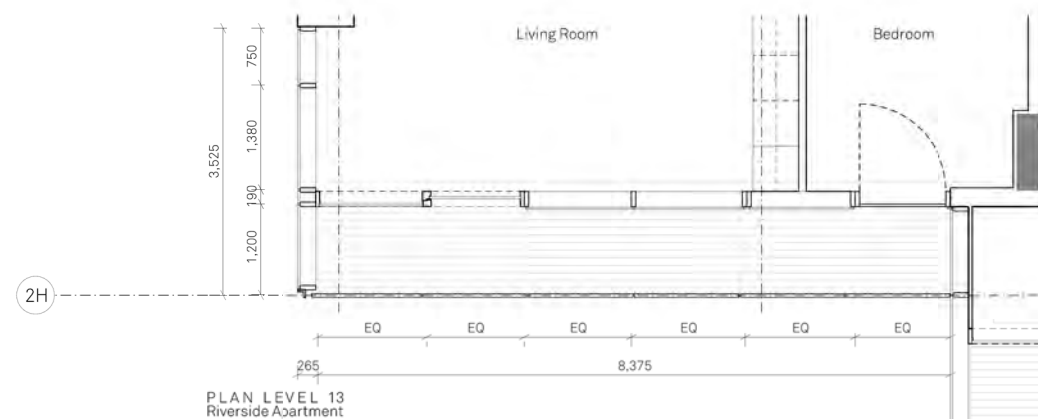
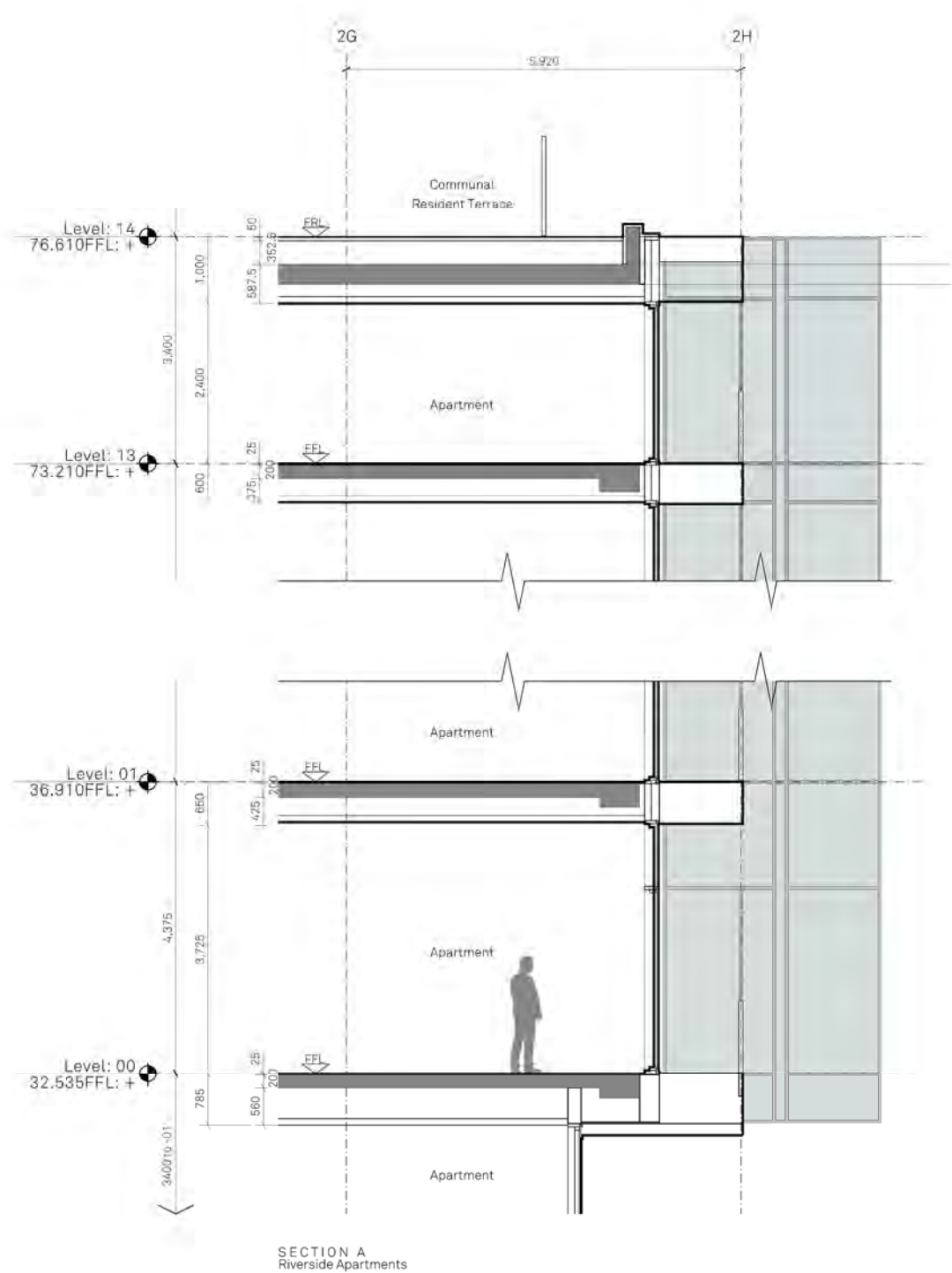
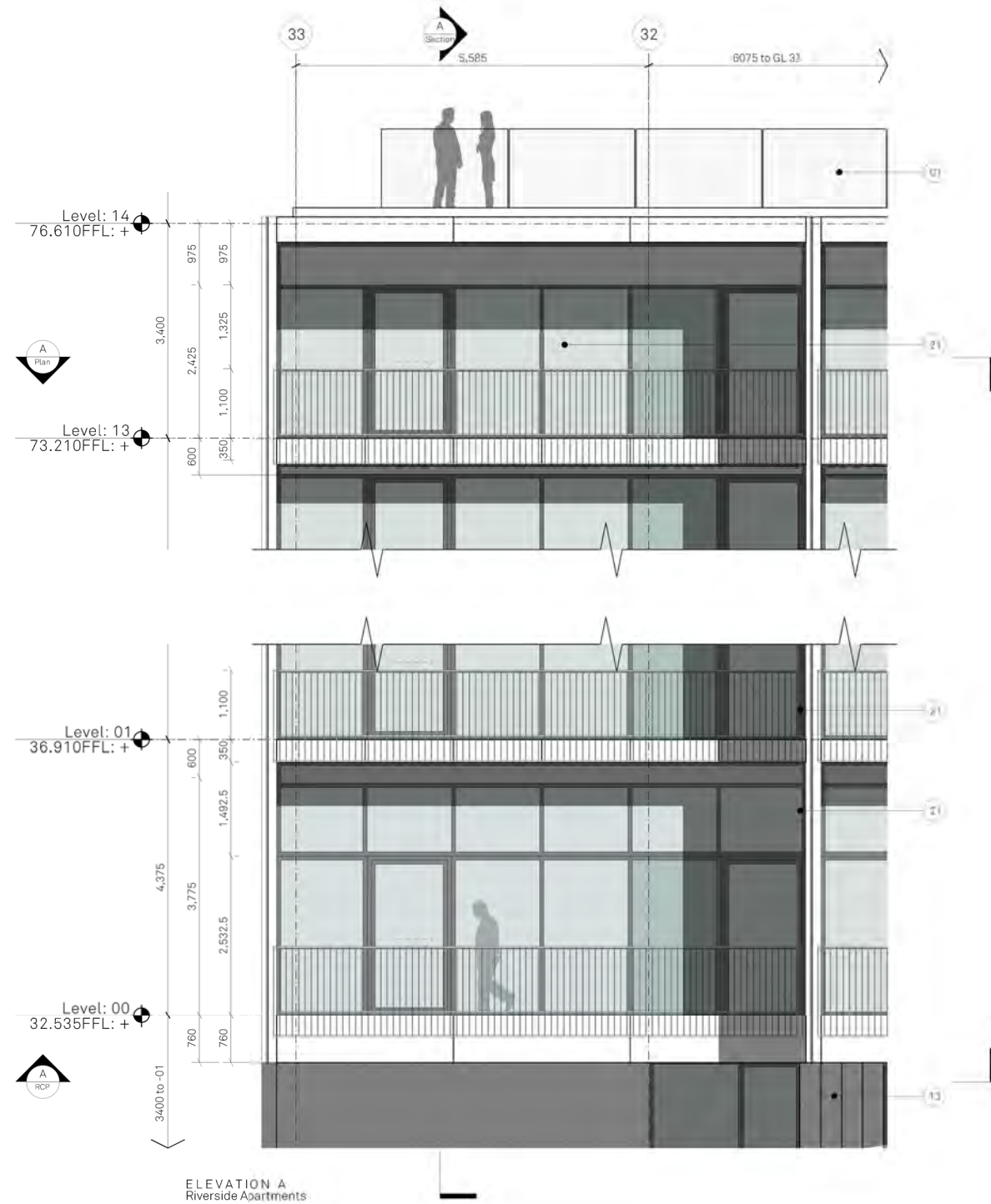
Project Name:	Renaissance	Title:	Residential Building - Block 2	Scale:	1:50@ A1
Drawn:	Chackal	Drawn:	Bay Study 03	Project:	150
RW:	FM	Planning:	150	Drawing No:	B2_10_4203
Date:	22.10.21	Planning Issue:			

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| 02 Anodised PPC Metal Balustrade | 06 SG Curtain Wall System | 10 Polished & Patterned Precast Column with Acid Etched Reveals | 13 Acid Etch Patterned Precast Panel | 17 Metallic PPC Metal Juliet Balustrade Integrated with OS | 21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent, Metallic PPC. | 24 Deep Acid Etched Precast Concrete Panel | 28 Feature wall with Integrated Lighting | 32 Patterned Ceramic Frit Glass Spandrel |
| 03 Anodised Aluminium Soffit Panel | 07 Metallic Silver Unitised Capped Curtain Wall Parapet | 11 Polished Precast Concrete Lintel | 14 Precast Concrete Lintel | 18 Glazed Corner Unit | 22 Anodised aluminium soffit with integrated slot vents | 25 Anodised PPC Metal Rainscreen Cladding | 29 Metallic PPC Metal Fins with Green Wall | 33 Glazed in Slot Vent |
| 04 Anodised Capped Curtain Wall System with Profiled Bladed Cap | 08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals | | 15 Polished Precast Coping | 19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding | | 26 Ventilation Louvres | 30 Anodised PPC Rainscreen | 34 Anodised Capped Curtain Wall System with integrated louvered doorset |

Project Name: Renaissance
Title: Residential Building - Block 2 1:50@ A1
Scale: Bay Study 05
Drawn: RW
Checked: FM
Status: Planning
Project: 150
Drawing No: B2_10_4204
Rev: -
Details: - 22.10.21
Planning Issue

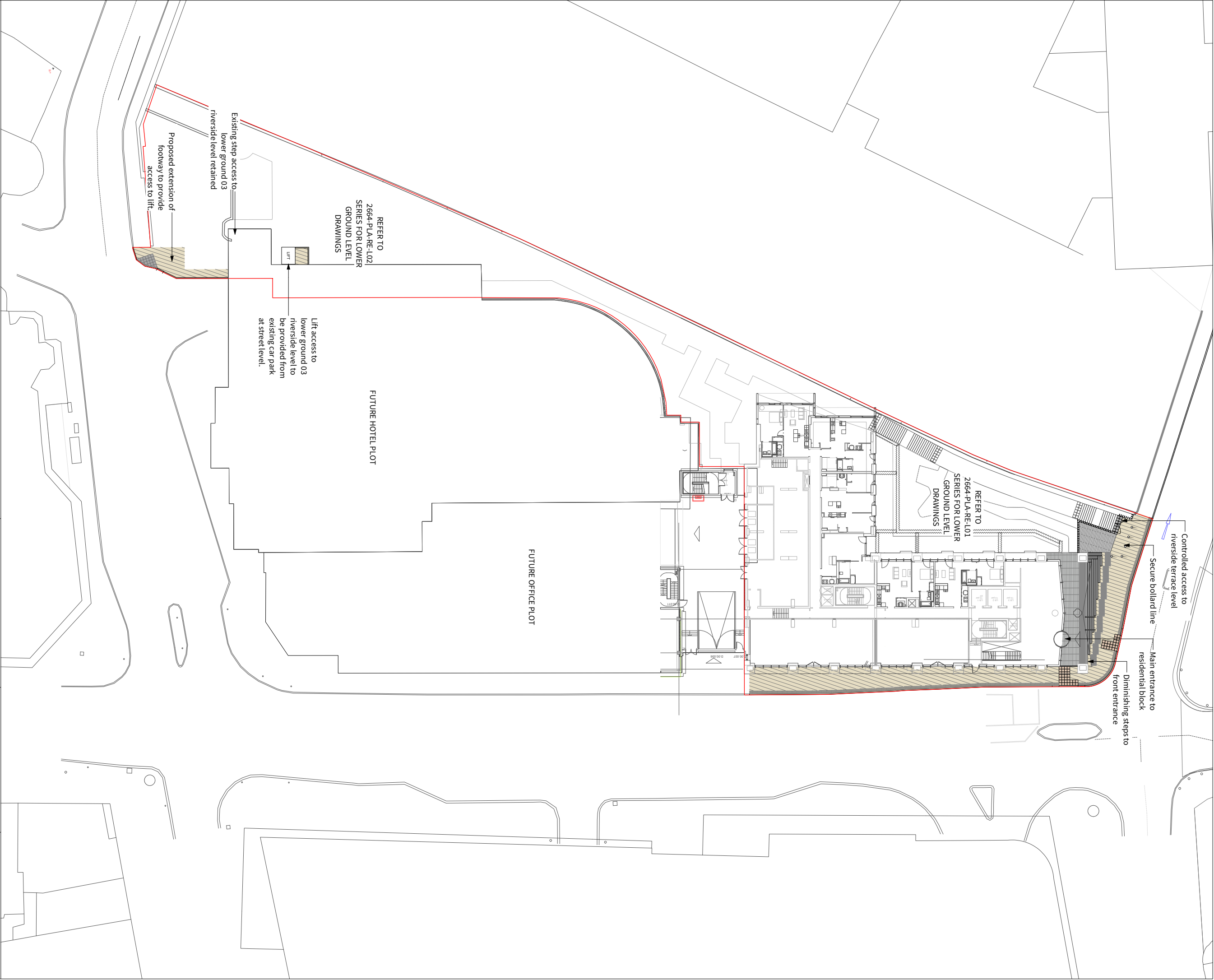
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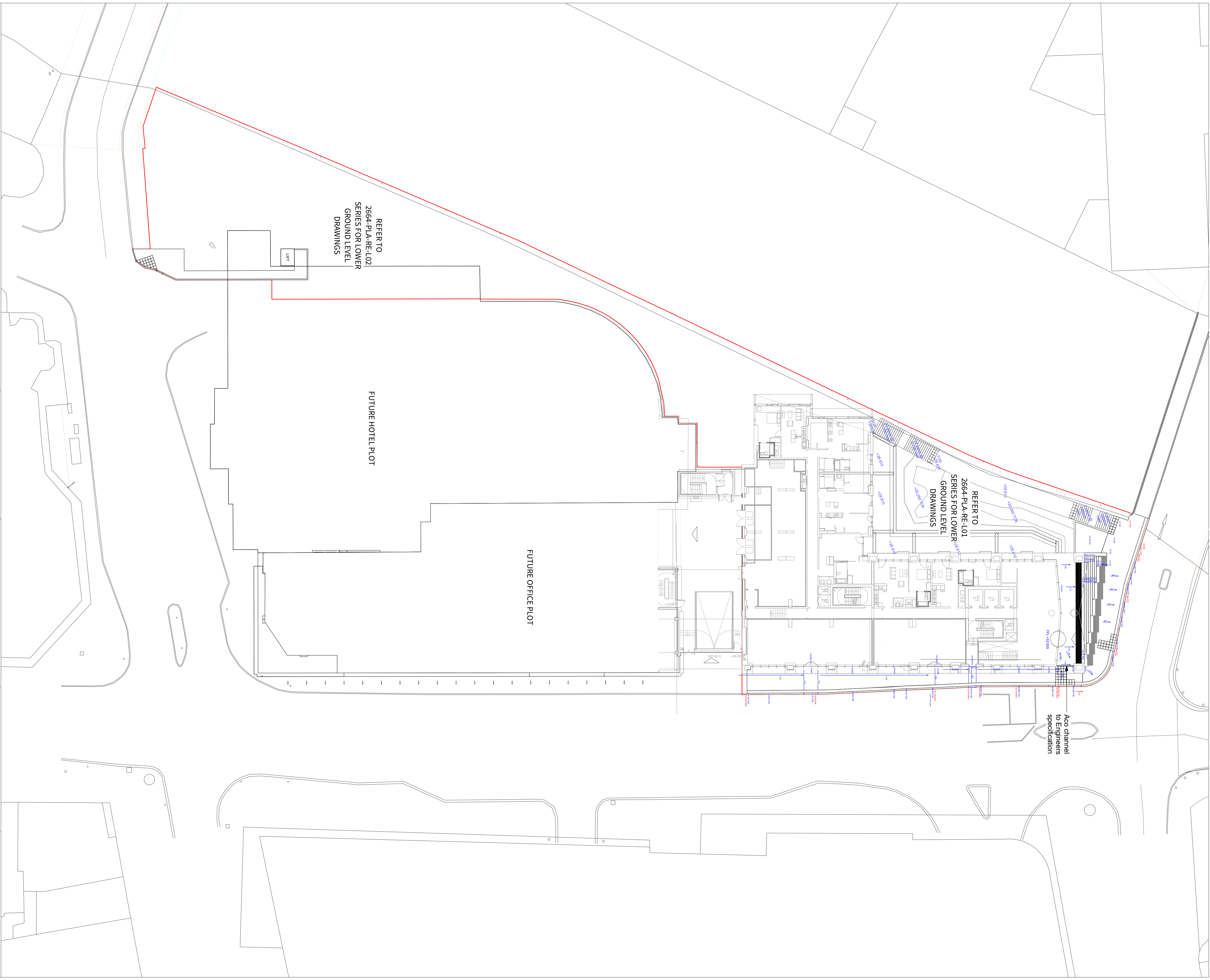
Appendix B

Landscape Drawings



KEY

APPLICATION BOUNDARY



KEY

04.200

EXISTING SPOT LEVEL

100

EXISTING GRABPIENT

04.200

PROPOSED SPOT LEVEL

100

PROPOSED GRABPIENT

LEVEL GRABPIENT

TOP OF KERB LEVEL

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BOTTOM OF KERB LEVEL

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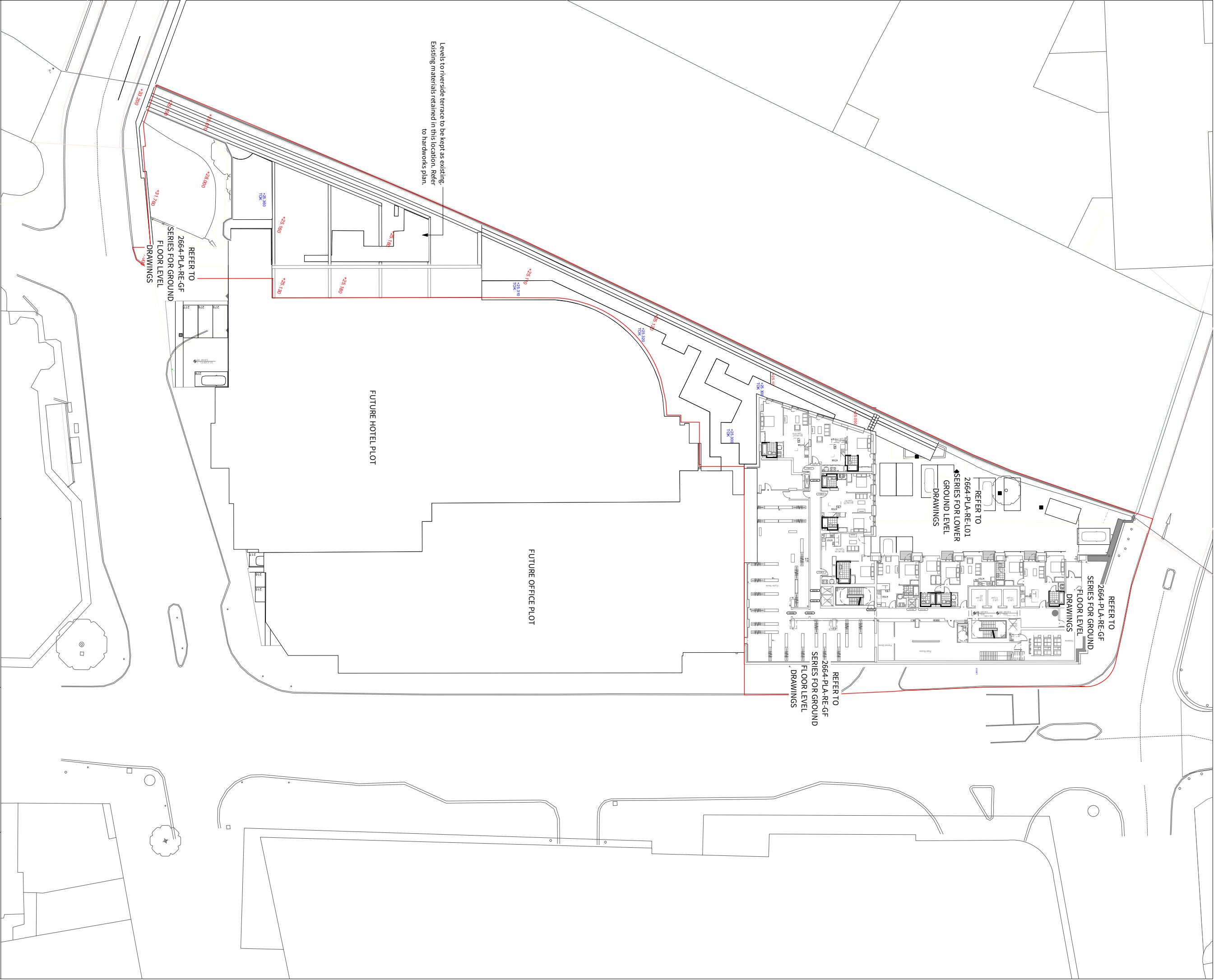


KEY

APPLICATION BOUNDARY

EXISTING SERVICES

Client		Property Alliance Group & Stanwood Capital Group	
Project		Renaissance Site Manchester	
Org Title		Landscape General Arrangement Riverside Terrace Level	
Created		21/05/21	SR
Created by		SR	FF
Approved by		FF	FF
Scale		1:250	A1
Size		Workstage	Stage 4
Suitability		S2	P08
Revision		P08	
Notes		1. Do not scale from this drawing. 2. Always work to noted dimensions. 3. Dimensions are in millimetres unless otherwise stated. 4. Dimensions are in metres unless otherwise stated. 5. The dimensions of all materials must be checked on site before being laid out. 6. This drawing must be read with the relevant specification clauses. 7. Order of construction and setting out to be agreed on site.	
Plant & E Limited		E: info@plant-e.com W: plant-e.com MANCHESTER 7, 8 & 9, Colston St, Alderford, M4 4 1DY T: 0161 275 5678 LONDON Unit 6 Waterside, 44-46 Wharf Road, London, N1 7UX T: 0207 255 5678	
LIVERPOOL		Tempo 3.3, 127 Thirlham Street, Liverpool, L3 20T T: 0151 363 1250	
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KEY			
+12.20	EXISTING SPOT LEVEL		
+10	EXISTING GROUND		
+12.20	PROPOSED SPOT LEVEL		
+10	PROPOSED GROUND		
---	LEVEL GROUND		
---	TOP OF MAIN LEVEL		
---	BOTTOM OF MAIN LEVEL		

Revision	Date	Description	Drawn	Appr'd.
S4-P05	22-10-21	Planning Issue	SR	FF
S2-P04	24-08-21	Issued for Planning	VE	FF
S2-P03	28-07-21	Stage 3 Update, Updated retaining wall layout to coordinate with BGL	BM	FF
S2-P02	23-07-21	Stage 3 Issue	SR	FF
S2-P01	04-06-21	Stage 3 Issue	SR	FF

Client	Property Alliance Group & Stanwood Capital Group
Project	Renaissance Site Manchester
Draw Title	Levels Plan
Created	21/05/21
Created By	SR
Approved by	FF
Scale	1:250
Size	A1
Workstage	Stage 3
Draw No.	2664-PLA-RE-L02-DR-L-1008
Suitability	S4
Revision	P05

Plant E Limited

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E: info@plant-e.com W: plant-e.com

100-102, Canal Street, Manchester, M4 1LW

T: 0161 275 5678

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Unit 6 Waterside, 44-46 Wharf Road, London, M1 7UX

T: 0207 253 5678

F: 0151 361 1250

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NOTES:

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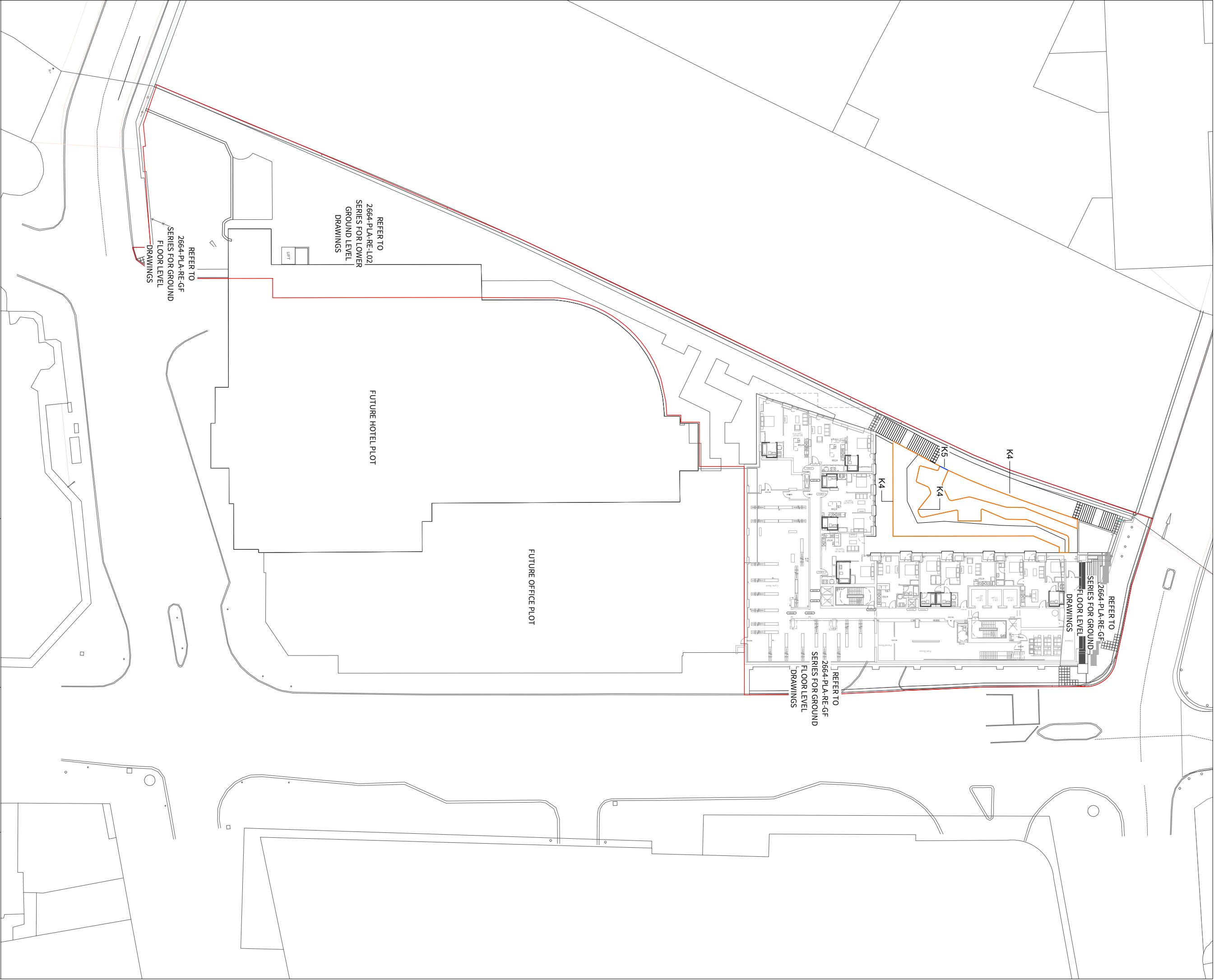
3. Dimensions are in millimetres unless otherwise stated.

4. All dimensions are to the centre of the element unless stated otherwise.

5. The dimensions of all materials must be checked on site before being laid out.

6. This drawing must be read with the relevant specification clauses.

7. Order of construction and setting out to be agreed on site.



KEY

APPLICATION BOUNDARY

M4. HIGH STEEL EDGE (Q01/2004)
Product: Slap Edge with Vector Repeat Edge Filing
System
Lifted Steel
Supplier: Logi-Steel Furniture or similar approved

M5. FLUSH STEEL EDGE (Q01/2004)
Product: Polished steel edging
System
Supplier: Logi-Steel Furniture or similar approved

Product: Polished steel edging
System
Supplier: Logi-Steel Furniture or similar approved

S4-P04	10/21/21	Planning Issue	SR	FF	Scale	Size	Workstage
S2-P03	02/11/21	Key updates, addition of NIS clauses	SR	FF	1:250	A1	Stage 4
S2-P02	29/10/21	Stage 4 issue	SR	FF			
S4-P01	22/10/21	Planning Issue	SR	FF	Drawn		Suitability
Revision	Date	Description	Drawn	Approved	2664-PLA-RE-L01-DR-L-1011	S2	PO4
Client: Property Alliance Group & Stanwood Capital Group							
Project: Renaissance Site Manchester							
Draw Title: Kerbs & Edges Plan Residential Deck Level -01							
Created on: 21/05/21							
Created by: SR							
Approved by: FF							
Scale: 1:250							
Size: A1							
Workstage: Stage 4							
Drawn: SR							
Approved: FF							
Suitability: PO4							
Revision: PO4							
NOTES:							
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7. Order of construction and setting out to be agreed on site.							
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Version	Date	Description	Drawn	Appr'd.	Client	Project	Dwg Title	Creation	Created by	Approved by	Scale	Size	Workstage	Dwg No.	Suitability	Revision
54-P03	10-21-21	Planning Issue	SR	FF	Property Alliance Group & Stanwood Capital Group	Renaissance Site Manchester	Levels Plan Residential Deck Level -01	21/05/21	SR	FF	1:250	A1	Stage 4	2664-PLA-RE-101-DR-L-1012	S2	P03
52-P02	20-10-21	Planning Issue	SR	FF												
54-P01	22-10-21	Planning Issue	SR	FF												
 PlantLife Limited E: info@plantlife.co.uk W: plantlife.co.uk MANCHESTER 2 Beck Green St., Ardwick, MAN4 1DY T: 0161 928 9381 LONDON Unit 6, Warwick, 44-48 White Road, London, N17 0JX T: 0203 733 5976 LIVERPOOL Unit 10, 10-12 J. Tinsdale Street, Liverpool, L2 0DT T: 0151 303 1250 THE DRAWING IS COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORITY FROM THE DRAWER. NOTES: 1. All dimensions from this drawing. 2. Always work to noted dimensions. 3. All dimensions are in millimetres unless otherwise stated. 4. All starting cut, levels and dimensions to be agreed on site. 5. All materials to be used must be checked on site before being let out. 6. This drawing must be used with the relevant specification clauses and detail drawings. 7. Order of construction and setting out to be agreed on site.																

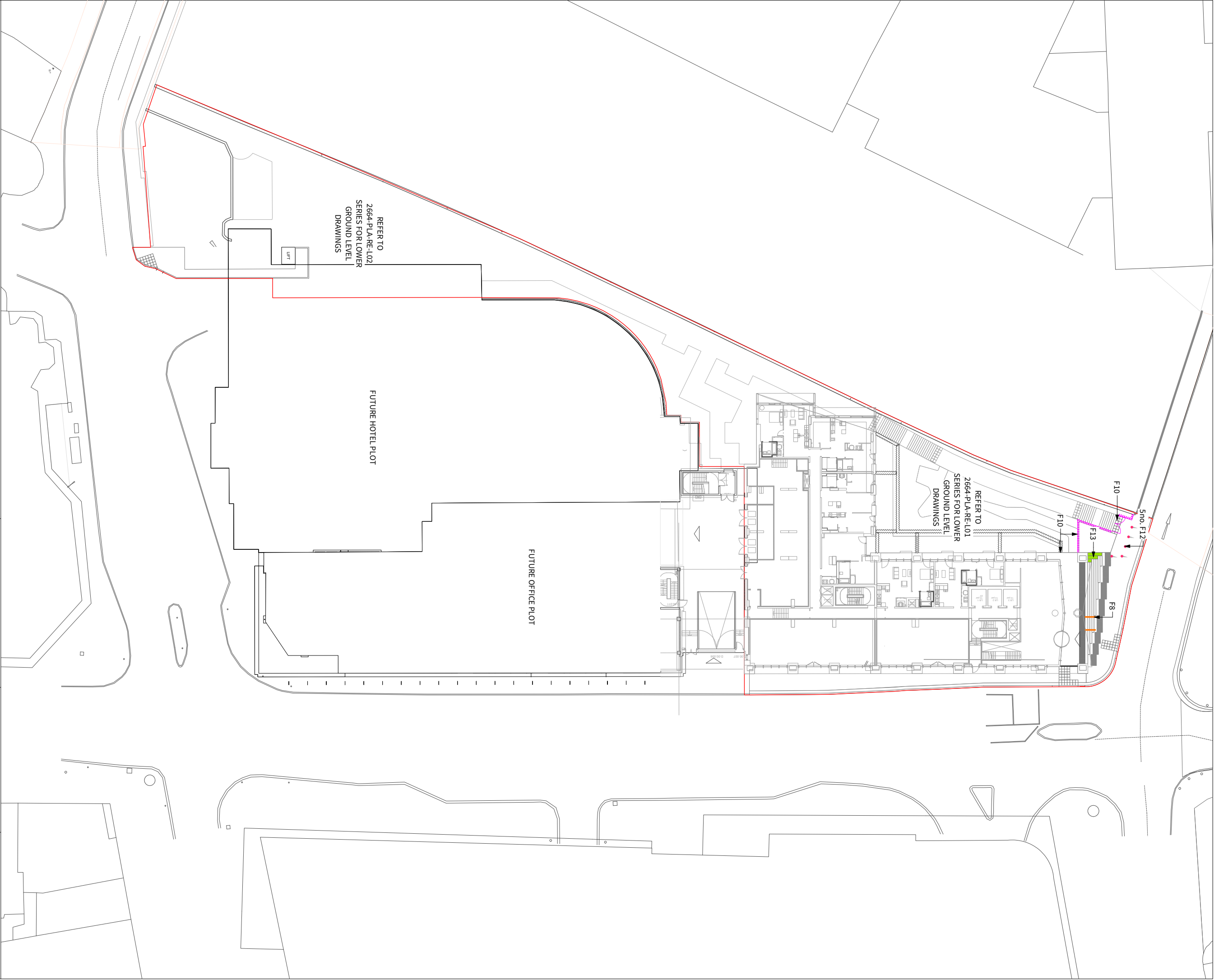
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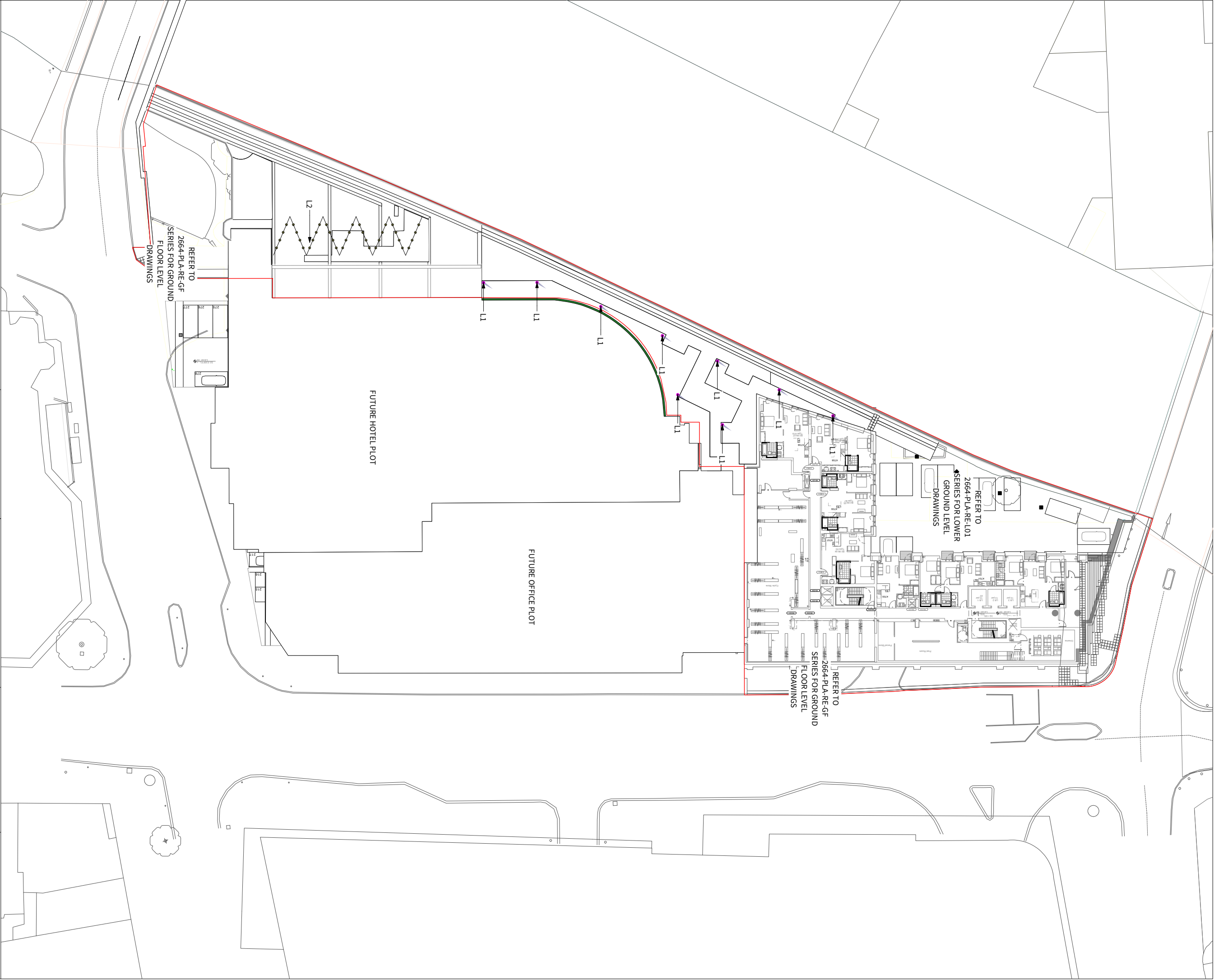
Panel Name:	Remains Site	Date (month) 23.07.21	Written SR				
Site/Study Schedule:		Stage / Status: Stage 3 / S2	Geotail: FF				
Document Reference:	2644PL.ARE.XX.SCHL-001	REV: 01	Approved: FF				
All Samples to be approved by Landscape Architect prior to planting. Allow for trees to be bagged in Nursery.							
Code	Tree Codes	Tree Planting	Common Name	Specification	Size (girth (cm))	Start Height (cm)	Rootball
Al	Asplenopter amplex	Asplenopter	Common Maple	Multideck, 3x transplanted bushy, 2 stems minimum	300-350		RB
As	Asplenopter amplex	Asplenopter	Junewort	Multideck, 3x transplanted bushy, 2 stems minimum	300-350		RB
Dr	Betula nigra	Betula nigra	Paper Birch	Multideck, 3x transplanted, Semi-mature, 200-300cm spread, clear stem minimum 200cm	300-350		RB
Li	Betula papyrifera	Betula papyrifera	Paper Birch	Semi-mature, 4x transplanted, clear stem minimum 200cm	max 150		RB
Co	Cornus kousa/May May	Cornus kousa	Kousa Dogwood	Semi-mature, 3x transplanted bushy, 2 stems minimum	350-350		RB
CMW	Salix alba Viminalis	Salix alba	White Willow 'Viminalis'	Semi-mature, 4x transplanted, clear stem minimum 200cm	550-600		RB

H1 - Proposed seedling			
Code	Species - Latin	Common Name	Root Zone
CD	<i>Carpinus betulus</i>	Hedgebeam	140-160
H2 - Proposed seedling			
Code	Species - Latin	Common Name	Root Zone
FR	<i>Fragaria vesca</i>	Strawberry	100-150
FM	<i>Fragaria mullina</i>	Mountain Strawberry	100-150

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KEY		APPLICATION BOUNDARY	
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F12 - 12m no. F12		F12 - 12m no. F12	
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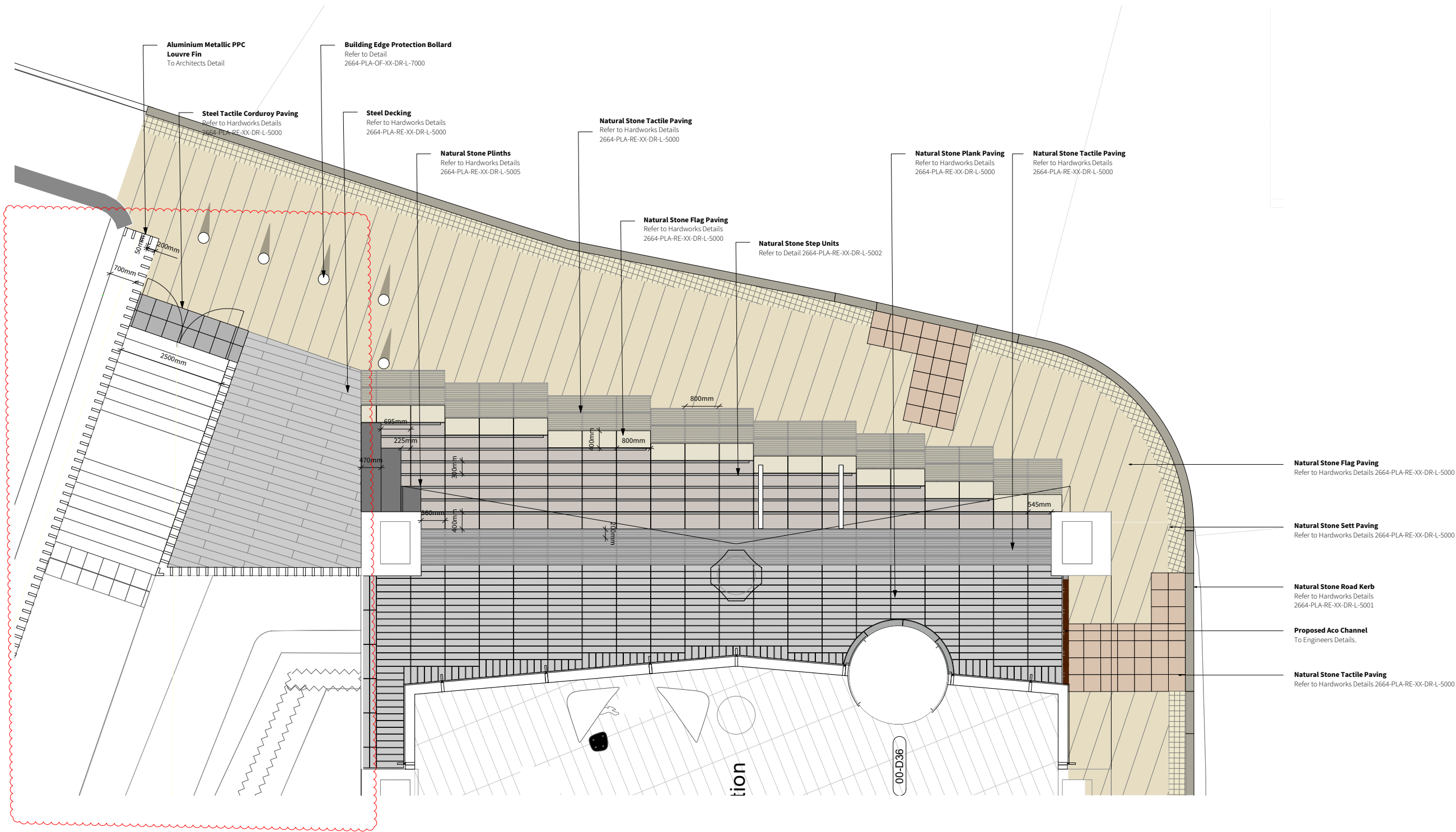


- KEY**
- L1. Landscaping**
Hatched & Green Area
Indicates the area to be landscaped
Products shown in this drawing are for information only
 - L2. Ground Level**
Hatched & Green Area
Indicates the area to be landscaped
Products shown in this drawing are for information only

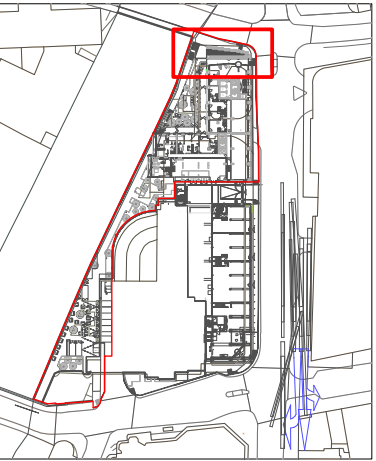
Client Property Alliance Group & Stanwood Capital Group		Project Renaissance Site Manchester		Drawn LB		Approved FF		Revision S4 P02	
Scale 1:250		Size A1		Workstage Stage 3		Suitability S4		Revision P02	
Drawn LB		Approved FF		Revision S4 P02		Revision S4 P02		Revision S4 P02	
Notes 1. Do not scale from this drawing. 2. Always work to noted dimensions. 3. All dimensions are in millimetres unless otherwise stated. 4. All dimensions are to the centre of the element unless otherwise stated. 5. The dimensions of all materials must be checked on site before being laid out. 6. This drawing must be read with the relevant specification clauses. 7. Order of construction and setting out to be agreed on site.		Plant E Limited E.info@plant-e.com W.plant-e.com MANCHESTER 7, Dock Street, Manchester, M4 1 1DY T: 0161 275 5678 LONDON Unit 6 Waterside, 44-46 Wharf Road, London, W1 7UX T: 0207 255 5678		LIVERPOOL Tempest 3.3, 127 Thirlham Street, Liverpool, L3 20T T: 0151 361 1250		NOT BE REPRODUCED WITHOUT WRITTEN AUTHORITY FROM THE OWNER.		NOT BE REPRODUCED WITHOUT WRITTEN AUTHORITY FROM THE OWNER.	



Revision			Description			Drawn			Approved		
S2-P07	09-12-21		Issued for Listed Building Consent	LB	FF						
S2-P06	09-12-21		Issued for Listed Building Consent	LB	FF						
S2-P05	08-12-21		Issued for Listed Building Consent	LB	FF						
S2-P04	06-12-21		Issued for Listed Building Consent	SR	FF						
S2-P03	02-11-21		Key updates, addition of NBS clauses	FF	FF						
S2-P02	29-10-21		Stage 4 issue	SR	FF						
S4-P01	22-10-21		Planning issue	SR	FF						
Revision			Description			Drawn			Approved		
2664-PLA-RE-L01-DR-L-4003			S2			P07					
Client			Property Alliance Group & Stanwood Capital Group								
Project			Renaissance Site Manchester								
Dwg Title			Furniture Plan Residential Deck Level -01								
Created			21/05/21								
Created By			SR								
Approved by			FF								
Scale			1:250								
Workstage			Stage 4								
Suitability			Residen								
Notes											
1. Do not scale from this drawing.											
2. Always work to noted dimensions.											
3. Dimensions are in millimetres unless otherwise stated.											
4. All dimensions are to be checked on site before being laid out.											
5. The dimensions of all materials must be checked on site before being laid out.											
6. This drawing must be read with the relevant specification clauses.											
7. Order of construction and setting out to be agreed on site.											
Plant L E Limited											
E: info@plant-le.com W: plant-le.com											
MANCHESTER											
7, Dods Green St, Ardwick, M4 4 1DY											
LONDON											
Unit 6, Waterville, 44-46 Wharf Road, London, W1 7UX											
T: 0207 253 5678											
LIVERPOOL											
Tempo 4.3, 127 Thirlham Street, Liverpool, L3 20T											
T: 0151 363 1250											
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5004 Detailed Paving Area
01 Scale: 1:20



- Natural Stone Flag Paving**
Refer to Hardworks Details 2664-PLA-RE-XX-DR-L-5000
- Natural Stone Sett Paving**
Refer to Hardworks Details 2664-PLA-RE-XX-DR-L-5000
- Natural Stone Road Kerb**
Refer to Hardworks Details 2664-PLA-RE-XX-DR-L-5001
- Proposed Aco Channel**
To Engineers Details.
- Natural Stone Tactile Paving**
Refer to Hardworks Details 2664-PLA-RE-XX-DR-L-5000

S2-P05	09-12-21	Issued for Listed Building Consent	LB	FF
S2-P04	09-12-21	Issued for Listed Building Consent	LB	FF
S2-P03	08-12-21	Issued for Listed Building Consent	LB	FF
S2-P02	03-11-21	Additional notes added	SR	FF
S2-P01	29-10-21	Stage 4 Issue	SR	FF

Revision	Date	Description	Drawn	Apprvd.
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Planit I.E. Limited
E: info@planit-ie.com W: planit-ie.com

MANCHESTER
2 Back Grafton St., Altrincham, WA14 1DY
T: 0161 928 9281

LEEDS
No.1 Aire Street, Leeds Station, Leeds, LS1 4PR
T: 0113 824 6413

LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

STANDISH
Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3BZ
T: 0145 360 7080

Client Property Alliance Group
& Starwood Capital Group

Project Renaissance Site
Manchester

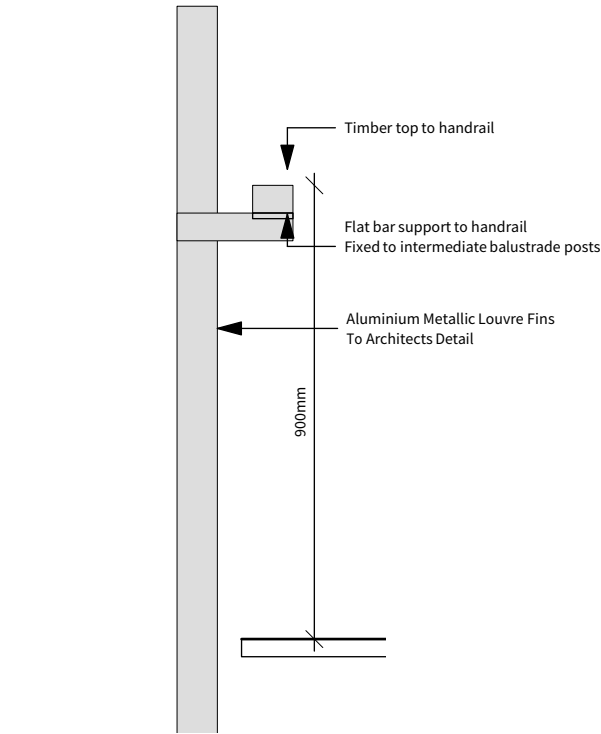
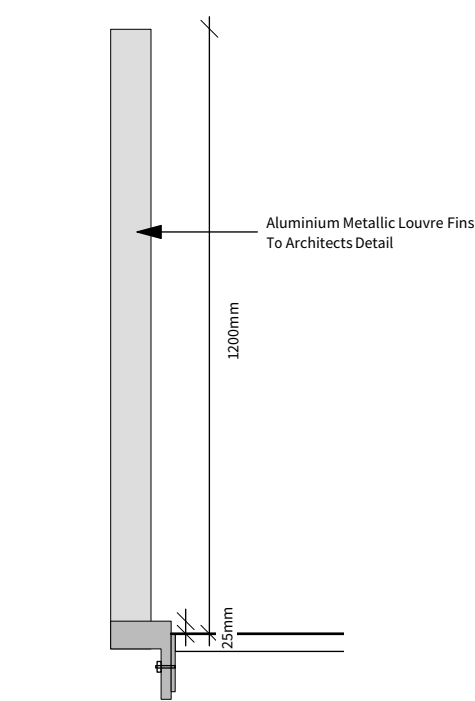
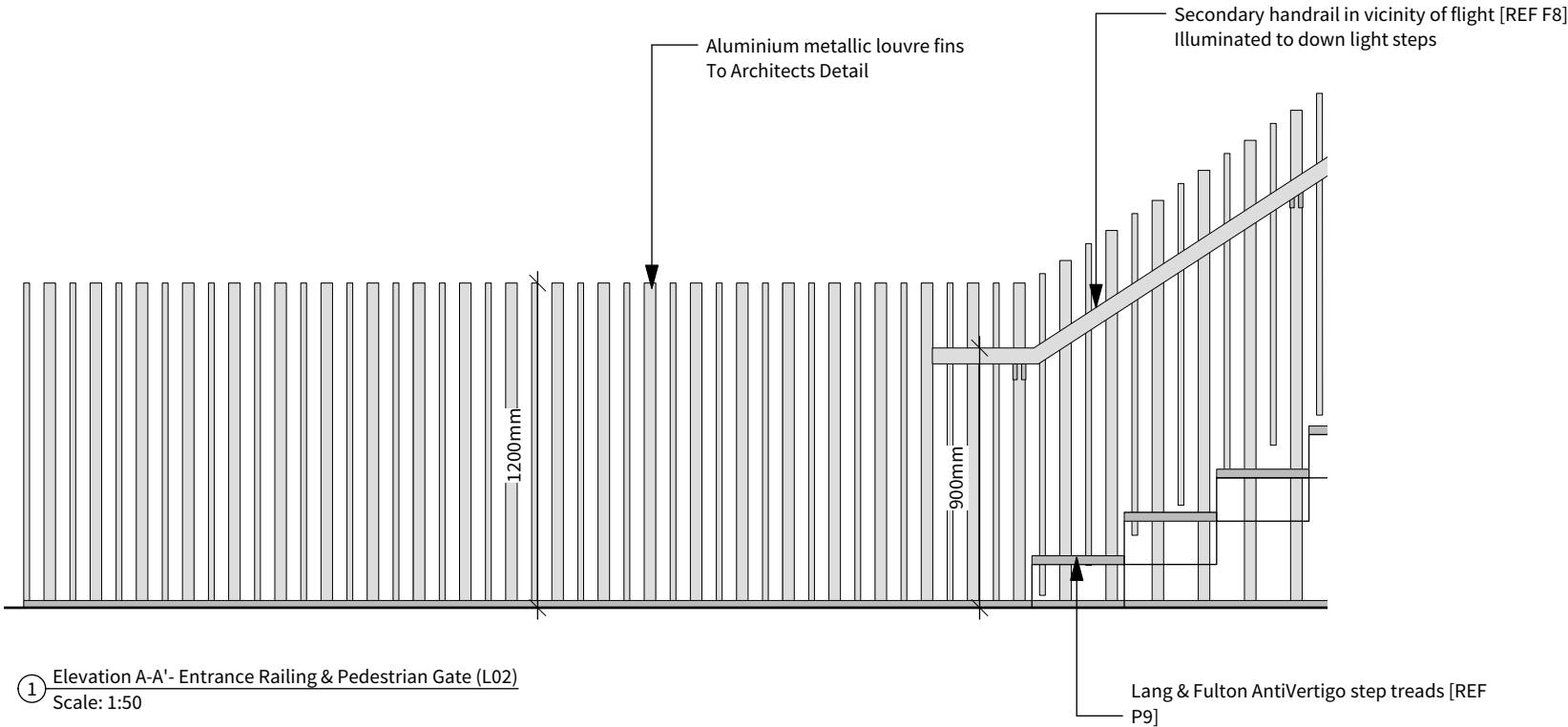
Drg Title Detailed Paving Area
Residential Block

Created on 29/10/21
Created by LB
Approved by FF

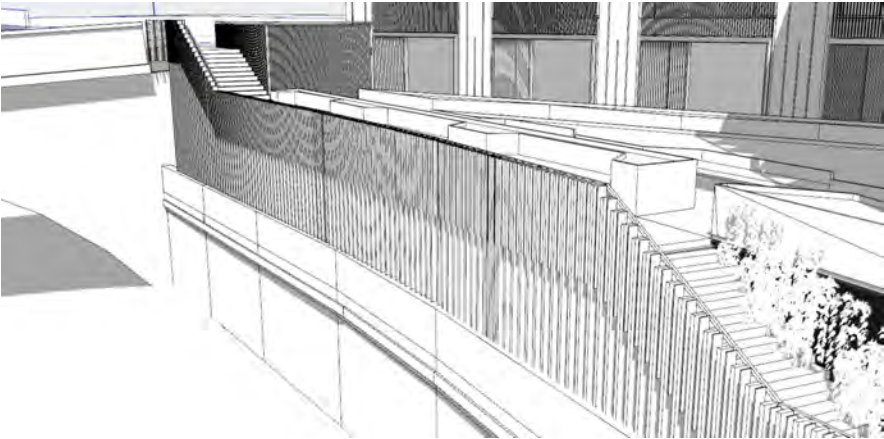
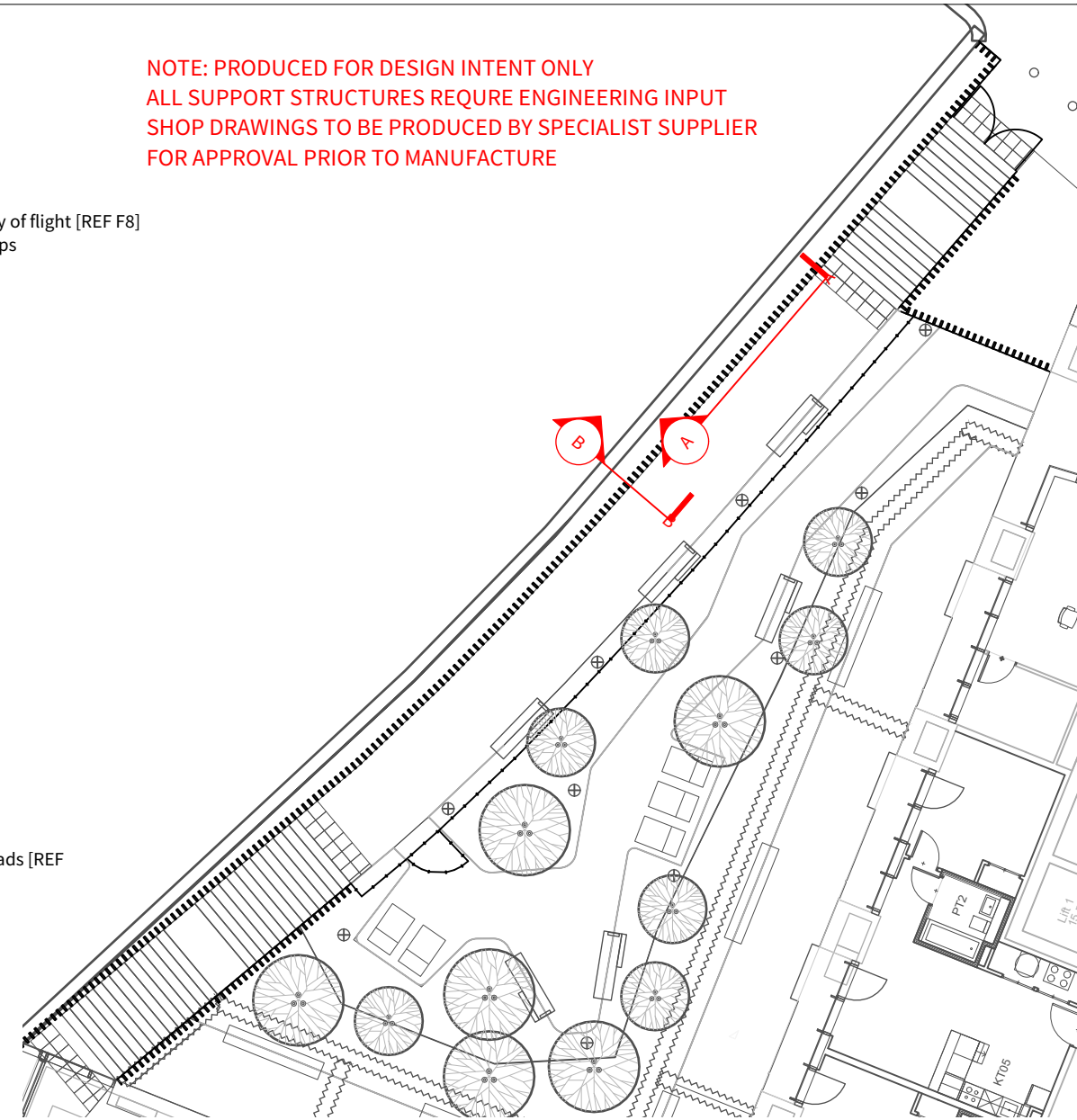
Scale 1:50
Size A1
Workstage Stage 4

Drg No. 2664-PLA-RE-XX-DR-L-5004
Suitability S2
Revision P05

F10 - Aluminium metallic louvre fin
To Architects Detail
Section along steps to have integrated handrail
Refer to JMA drawing 150_B2_04_2202 for design intent



NOTE: PRODUCED FOR DESIGN INTENT ONLY
ALL SUPPORT STRUCTURES REQUIRE ENGINEERING INPUT
SHOP DRAWINGS TO BE PRODUCED BY SPECIALIST SUPPLIER
FOR APPROVAL PRIOR TO MANUFACTURE



Refer to JMA drawing 150_B2_04_2202 for design intent

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- NOTES:
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.



KEY

S2-P03	09-11-21	Issued for Listed Building Consent	LB	FF
S2-P02	08-11-21	Issued for Listed Building Consent	LB	FF
S2-P01	03-11-21	Stage 4 Issue	SR	FF

Revision	Date	Description	Drawn	Apprvd.
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T: 0151 363 1230

LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

STANDISH
Standish Gatehouse, Standish, Gloucestershire, GL10 3BZ
T: 0145 360 7080

Client Property Alliance Group
& Starwood Capital Group

Project Renaissance Site
Manchester

Drg Title Metallic Louvre Fin Balustrade F10

Created on 28/10/21 Created by SR Approved by FF

Scale As Shown Size A3 Workstage Stage 4

Drg No. 2664-PLA-RE-XX-DR-L-7011 Suitability S2 Revision P03

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Simple, elegant design.