PURCELL

LONDON ROAD FIRE STATION
ALLIED LONDON
ADDENDUM TO DESIGN &
ACCESS STATEMENT
16/12/2021



ADDENDUM TO DESIGN & ACCESS STATEMENT 16/12/2021

CONTENTS

1.0 AMENDMENTS TO HOTEL USE:

- OVERVIEW OF AMENDMENTS
- BASEMENT
- GROUND FLOOR
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR

2.0 AMENDMENTS TO DRILL TOWER:

- OVERVIEW OF AMENDMENTS

3.0 HERITAGE IMPACT:

- ASSESSMENT OF IMPACT

1.0 AMENDMENTS TO HOTEL USE
OVERVIEW OF AMENDMENTS

- INCREASE IN HOTEL FLOOR SPACE / DECREASE IN WORKSPACE
  - Increase of hotel room provision from 42 rooms to 61
  - 6 additional rooms on each floor (1st, 2nd, 3rd)
  - Corresponding decrease in workspace provision
  - Increase in hotel room provision due to viability
  - Hotel use extends to full London Road elevation, and provides additional hotel rooms with 'heritage' character
  - The scheme which was consented in 2017 incorporated a 91-room hotel. This was reduced to 42 in the latest consented scheme with the remaining space becoming live-work units. It is now proposed to increase the hotel use to 61 rooms.

- GENERAL CONSERVATION PHILOSOPHY:

  - Work with the current room divisions to create suites wherever possible (minimise subdivision)
  - Place bathrooms internally within the block to retain more significant rooms as bedrooms / living spaces

1.0 CURRENT CONSENTED SCHEME
BASEMENT



Location of riser at Basement requires further survey information to ascertain existing building fabric

1 2002 -01 Basement GA
1 : 200

0 2m 4m 6m 8m 10m 20m

N

Notes:
Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key

Existing Fabric

Proposed Fabric

Levels Key

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC

Area Key

- Coroner's Court (Sui generis)
- Hotel (C1)
- Screening Room (B1, A3, A4, D2, C1)
- Unit A (A1, A3, A4)
- Unit E (A1, A3, A4)
- Unit F (A1, A3, A4, D2)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:
All furniture is shown indicatively

REV	DATE	DESCRIPTION
10	29/06/2020	Issued for Coordiantion
11	08/07/2020	Issued for Coordination
12	24/07/2020	Issued for Planning

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Basement Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	24/07/2020 17:09:07	SA	TB

REV **12**
SUITABILITY/REASON FOR ISSUE **S2 ISSUED FOR PLANNING**

DRAWING NUMBER
LRFS-PUR-01-B1-DR-A-2002

St James', 79 Oxford Street, Manchester, M1 6FQ
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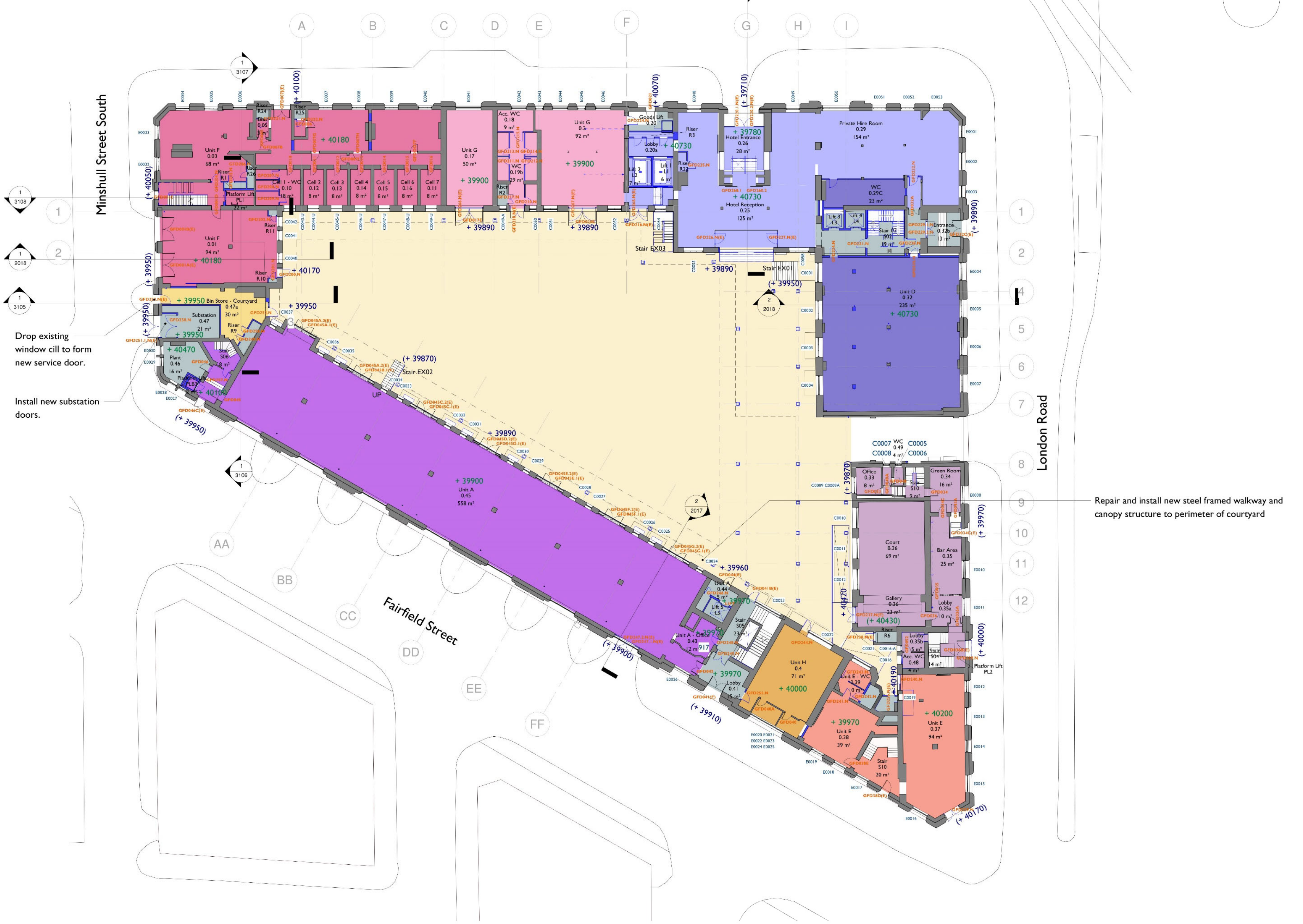
1.0 CURRENT CONSENTED SCHEME

GROUND FLOOR



I / **2003** **00 Ground Floor GA**
1 : 200

0 2m 4m 6m 8m 10m 20m

Notes:

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Key

- Existing Fabric
- Proposed Fabric

Levels Key

- + 40200 Proposed Level Internal
- (+ 40200) Existing Level Internal
- + 40200 Proposed Level External
- (+ 40200) Existing Level External

Levels TBC

Area Key

- Coroner's Court (Sui generis)
- Hotel (C1)
- Unit A (A1, A3, A4)
- Unit D (B1, A3, A4, D2, C1)
- Unit E (A1, A3, A4)
- Unit F (A1, A3, A4, D2)
- Unit G (A1, A3, A4)
- Unit H (A1, A3, A4)
- Courtyard (A1, A3, A4, D2)
- Courtyard External (A1, A3, A4, D2)
- Landlord Areas

Areas

See area and occupancy schedule 240242-PUR-00-XX-SH-A-0007

Notes:

All furniture is shown indicatively

REV	DATE	DESCRIPTION
7	29/06/2020	Issued for Coordiantion
8	08/07/2020	Issued for Coordination
9	24/072020	Issued for Planning

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Ground Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	24/07/2020 17:09:15	SA	TB

REV **9** SUITABILITY/REASON FOR ISSUE **S2 ISSUED FOR PLANNING**

DRAWING NUMBER
LRFS-PUR-01-00-DR-A-2003

St James', 79 Oxford Street, Manchester, M1 6FQ

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1.0 CURRENT CONSENTED SCHEME

FIRST FLOOR



New raised floor to create level access

Form new external terrace to hotel wing

Repair and install new steel framed walkway and canopy structure to perimeter of courtyard

Flat glassroof

1 / 2004 **01 First Floor GA**

1 : 200

0 2m 4m 6m 8m 10m 20m

N

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Key

Existing Fabric

Proposed Fabric

Levels Key

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC

Area Key

- Hotel (CI)
- Workspace (BI)
- Workspace External (BI)
- Workspace (BI, DI)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:

All furniture is shown indicatively

REV	DATE	DESCRIPTION
9	29/06/2020	Issued for Coordiantion
10	08/07/2020	Issued for Coordination
11	24/07/2020	Issued for Planning

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Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed First Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	24/07/2020 17:09:26	SA	TB

REV **11** SUITABILITY/REASON FOR ISSUE **S2 ISSUED FOR PLANNING**

DRAWING NUMBER
LRFS-PUR-01-01-DR-A-2004

St James', 79 Oxford Street, Manchester, M1 6FQ

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1.0 CURRENT CONSENTED SCHEME

SECOND FLOOR



N

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Key

- Existing Fabric
- Proposed Fabric

Levels Key

- + 40200 Proposed Level Internal
- (+ 40200) Existing Level Internal
- + 40200 Proposed Level External
- (+ 40200) Existing Level External

Levels TBC

Area Key

- Hotel (CI)
- Workspace (BI)
- Workspace External (BI)
- Unit K (BI, A3, A4)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:
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REV	DATE	DESCRIPTION
9	29/06/2020	Issued for Coordiantion
10	08/07/2020	Issued for Coordination
11	24/07/2020	Issued for Planning

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Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Second Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	24/07/2020 17:09:40	SA	TB

REV **11**
SUITABILITY/REASON FOR ISSUE **S2 ISSUED FOR PLANNING**

DRAWING NUMBER
LRFS-PUR-01-02-DR-A-2005

St James', 79 Oxford Street, Manchester, M1 6FQ

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1 2005 **02 Second Floor GA**
1 : 200

0 2m 4m 6m 8m 10m 20m

1.0 CURRENT CONSENTED SCHEME
THIRD FLOOR



Repair and install new steel framed walkway and canopy structure to perimeter of courtyard

1 2006 **03 Third Floor GA**
1 : 200

0 2m 4m 6m 8m 10m 20m

N

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Key

Existing Fabric

Proposed Fabric

Levels Key

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC

Area Key

- Hotel (CI)
- Workspace (BI)
- Workspace External (BI)
- Unit L (BI, A3, A4)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:
All furniture is shown indicatively

REV	DATE	DESCRIPTION
9	29/06/2020	Issued for Coordiantion
10	08/07/2020	Issued for Coordination
11	24/07/2020	Issued for Planning

CLIENT
Allied London

PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Third Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	24/07/2020 17:09:54	SA	TB

REV **11**
SUITABILITY/REASON FOR ISSUE **S2 ISSUED FOR PLANNING**

DRAWING NUMBER
LRFS-PUR-01-03-DR-A-2006

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1.0 AMENDMENTS TO HOTEL USE
BASEMENT: MINIMAL CHANGE



1 / 2002 **-01 Basement GA**
1 : 200

0 2m 4m 6m 8m 10m 20m

N

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Wall Key

Existing Fabric

Proposed Fabric

Levels Key:

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC - All falls shown approximately

Area Key

- Coroner's Court (Sui generis)
- Hotel (C1)
- Screening Room (B1, A3, A4, D2, C1)
- Unit A (A1, A3, A4)
- Unit E (A1, A3, A4)
- Unit F (A1, A3, A4, D2)
- Landlord Areas

Areas

See area and occupancy schedule
240242-PUR-00-XX-SH-A-0007

Notes:
All furniture is shown indicatively

Rev Note 21

Hotel changes - increase number of bedrooms - SVP routes to basement

REV	DATE	DESCRIPTION
19	28/05/2021	ISSUED FOR WS4
20	16/07/2021	WS4 UPDATE
21	15/10/2021	FOR COORDINATION

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PROJECT
London Road Fire Station

JOB NUMBER
240242

PURCELL

TITLE
Proposed Basement Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	15/10/2021 15:41:21	SA	TB

REV **21**
SUITABILITY/REASON FOR ISSUE **S4 - WS4 ISSUE**

DRAWING NUMBER
LRFS-PUR-01-B1-DR-A-2002

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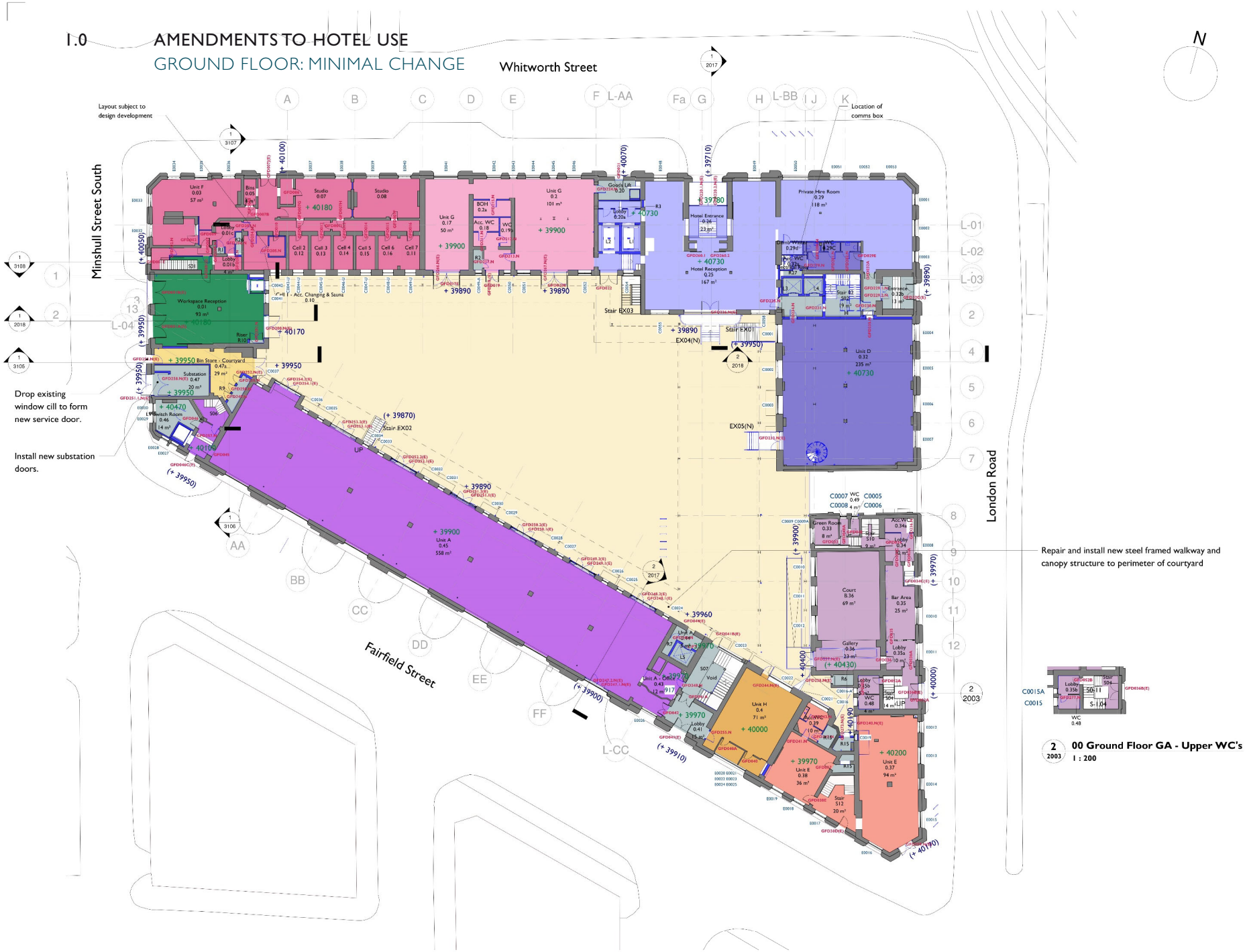
1.0 AMENDMENTS TO HOTEL USE

GROUND FLOOR: MINIMAL CHANGE



1 2003 **00 Ground Floor GA**

1 : 200

0 2m 4m 6m 8m 10m 20m

2 2003 **00 Ground Floor GA - Upper WC's**

1 : 200

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Wall Key

Existing Fabric

Proposed Fabric

Levels Key:

+ 40200 Proposed Level Internal

(+ 40200) Existing Level Internal

+ 40200 Proposed Level External

(+ 40200) Existing Level External

Levels TBC - All falls shown approximately

Area Key

- Coroner's Court (Sui generis)
- Hotel (C1)
- Unit A (A1, A3, A4)
- Unit D (B1, A3, A4, D2, C1)
- Unit E (A1, A3, A4)
- Unit F (A1, A3, A4, D2)
- Unit G (A1, A3, A4)
- Unit H (A1, A3, A4)
- Workspace (B1) shared
- Courtyard (A1, A3, A4, D2)
- Courtyard External (A1, A3, A4, D2)
- Landlord Areas

Areas

See area and occupancy schedule 240242-PUR-00-XX-SH-A-0007

Notes:

All furniture is shown indicatively

Rev Note 19

Hotel changes - increase number of bedrooms - SVP routes to ground floor

REV	DATE	DESCRIPTION
I7	28/05/2021	ISSUED FOR WS4
I8	16/07/2021	WS4 UPDATE
I9	15/10/2021	FOR COORDINATION

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Allied London

PROJECT

London Road Fire Station

JOB NUMBER

240242

PURCELL

TITLE

Proposed Ground Floor Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As indicated	15/10/2021 15:41:28	SA	TB

REV **19**

SUITABILITY/REASON FOR ISSUE **S4 - WS4 ISSUE**

DRAWING NUMBER

LRFS-PUR-01-00-DR-A-2003

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