Jon Matthews Architects

M&G
50 Fountain Street
Design And Access Statement

Issue No. 03 01.09.2021

Client(s)

M&G Real Estate

Project Team

Ask Real Estate - Development Manager

Jon Matthews Architects - Architect

Deloitte Real Estate - Planning Consultant

Renaissance - Structural Engineers

Ridge - M&E Engineers

Stephen Levrant: Heritage Architecture - Heritage Consultants

DFC - Fire Engineers

Planit ie - Landscape Architect

Vectos - Transport & Waste Consultant

Cundall - Air Quality & Acoustics

Gardiner & Theobald - Cost Consultant



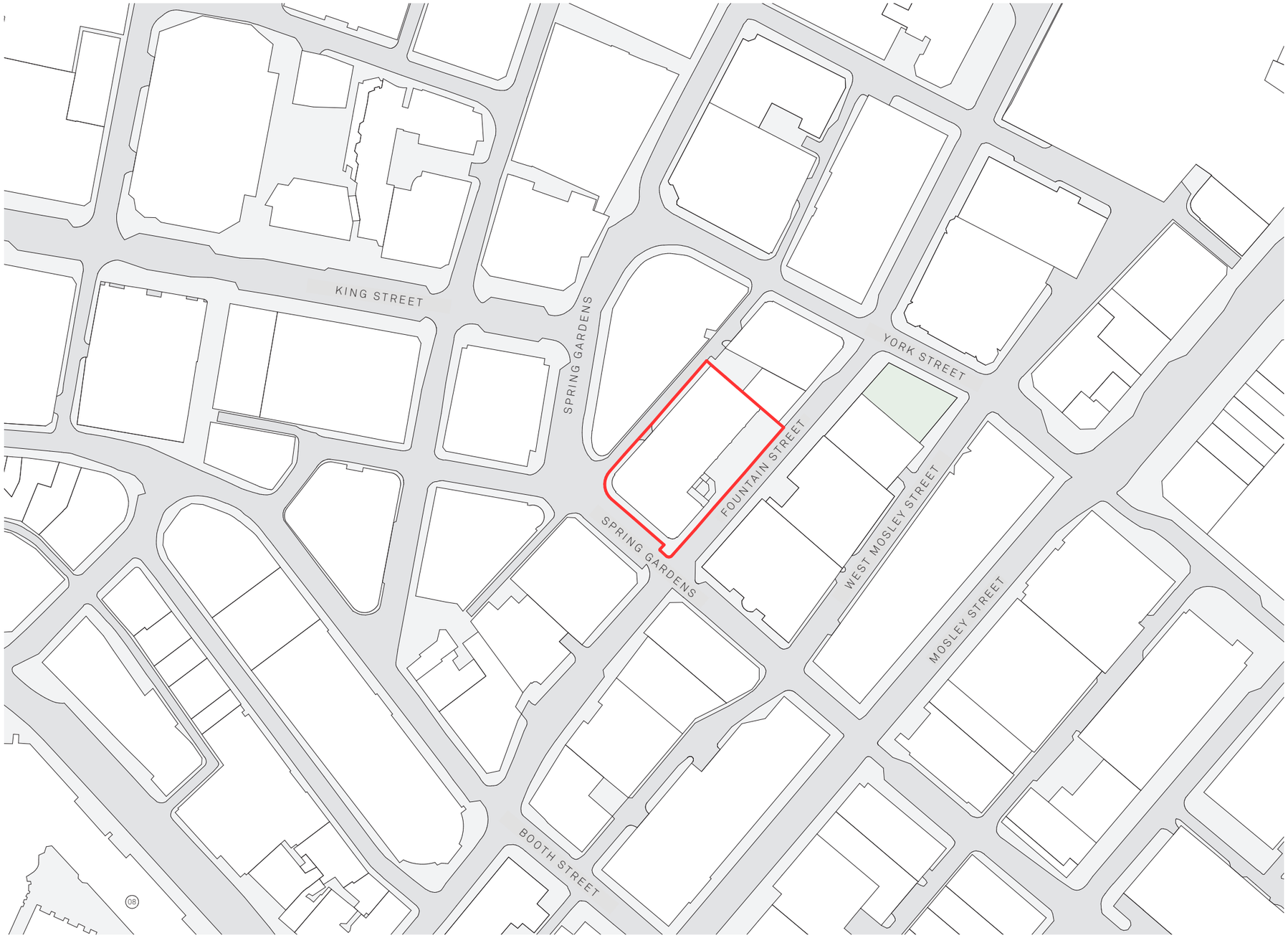
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1.0

The Site

1.1 Introduction



Purpose of the Document

This document has been prepared by Jon Matthews Architects with input from the technical team on behalf of M&G Real Estate Ltd. in support of a full planning application for the development of 50 Fountain Street, Manchester.

The Brief

The brief is to provide 55,000sq ft of next generation Grade A office space.

The Site Context

Fountain Street is located in the Central Business District of Manchester.

The site is located within the Upper King Street Conservation Area and a number of adjacent buildings are Grade II* listed and represent significant historical assets.

The Site

The site is currently occupied by a Grade II listed building. The building comprises of a original 19th century sandstone facade with a 1970s office building sitting behind this. It is proposed that the 1970s office building be demolished to allow a higher quality of office space to be provided. The facade will be retained and incorporated into the new development.

The Manchester Market

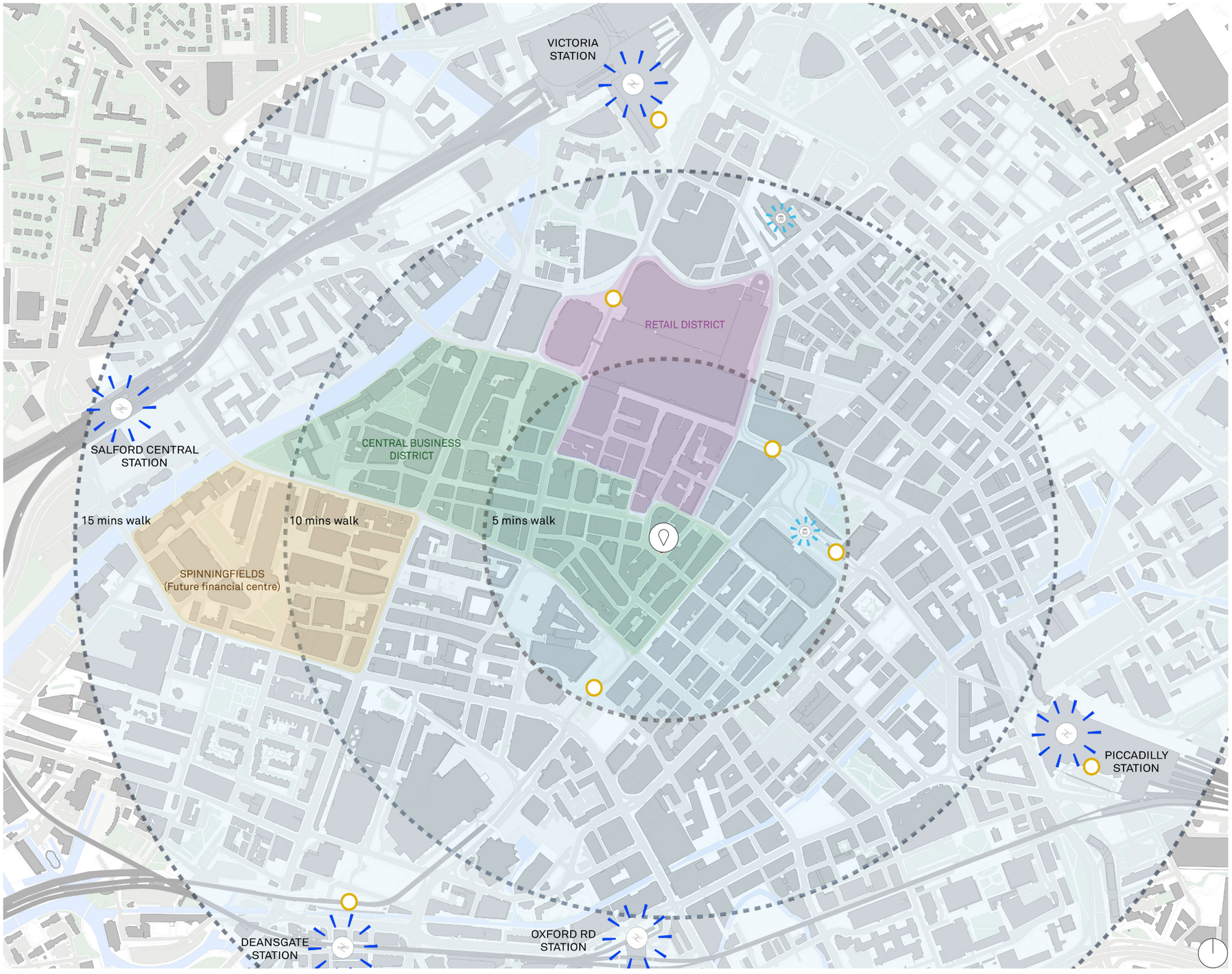
Manchester has one of the largest office centres outside of central London. The Manchester office market remains highly competitive, building off the strength of the local economy and the desire for businesses to want to locate here for business combined with a growing population.

Continued strong uptake of office space has led to a shortage of Grade A office space in Manchester, as demand outstrips supply. Please refer to the Planning Statement and Viability Appraisal for further information.

Response to the Covid Pandemic

Whilst the full effects of the pandemic are still to be realised the workplace remains vital to collaborative, progressive and forward looking working practice. The pandemic has accelerated the evolution of workplace design and it is likely that workplaces will need to respond with increased emphasis on occupier wellness, sustainability, access to increased and or natural ventilation and more flexible working space.

1.2 Site Location



Location

The site is located in Manchester's central business district and the historic heart of Manchester. The site has a number of benefits listed below:

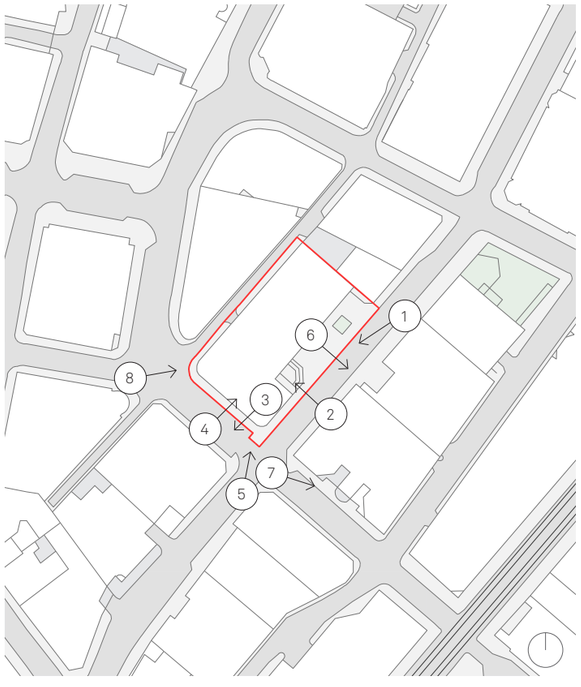
- Located in CBD
- 12 minute walk to Piccadilly Railway station (which is 22minutes to Manchester Airport or 2 hours to London Euston)
- 7 minute walk to Spinningfields
- Neighbouring Manchester's central retail district
- Excellent connectivity to public transport
- Desirable/valuable location in the city centre

Further details are available in the Transport Assessment.

1.3 Site Photos

The existing building on the site consists of an original sandstone facade fronting Spring Gardens, built in 1890, sitting in front of a more recently constructed office building from the 1970s. Both elements of the building are listed which is set out further in this Design & Access Statement as well as the Heritage Assessment by SLHA.

The site context follows a dense urban grain, with numerous historic buildings sitting alongside newer developments.





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1.3 Site Photos



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Images

1. View of the existing 1960s building on the site, looking south along Fountain Street.
2. View of the current main entrance to the building from Fountain Street.
3. View from the roof of the building, looking down onto Spring Gardens and the building opposite.
4. The main door in the building's listed facade onto Spring Gardens. Currently out of use, as the floor levels within the building make it inaccessible.
5. A view of the listed facade, looking down Fountain Street from Spring Gardens.
6. A view from the roof of the existing building, looking down onto the single storey extension to Barnett House on Fountain Street.
7. A view of Barnett House, opposite the site, from Spring Gardens.
8. A view of the listed facade looking east from Spring Gardens.

1.4 Site Analysis

Environmental

Key

Ownership Boundary

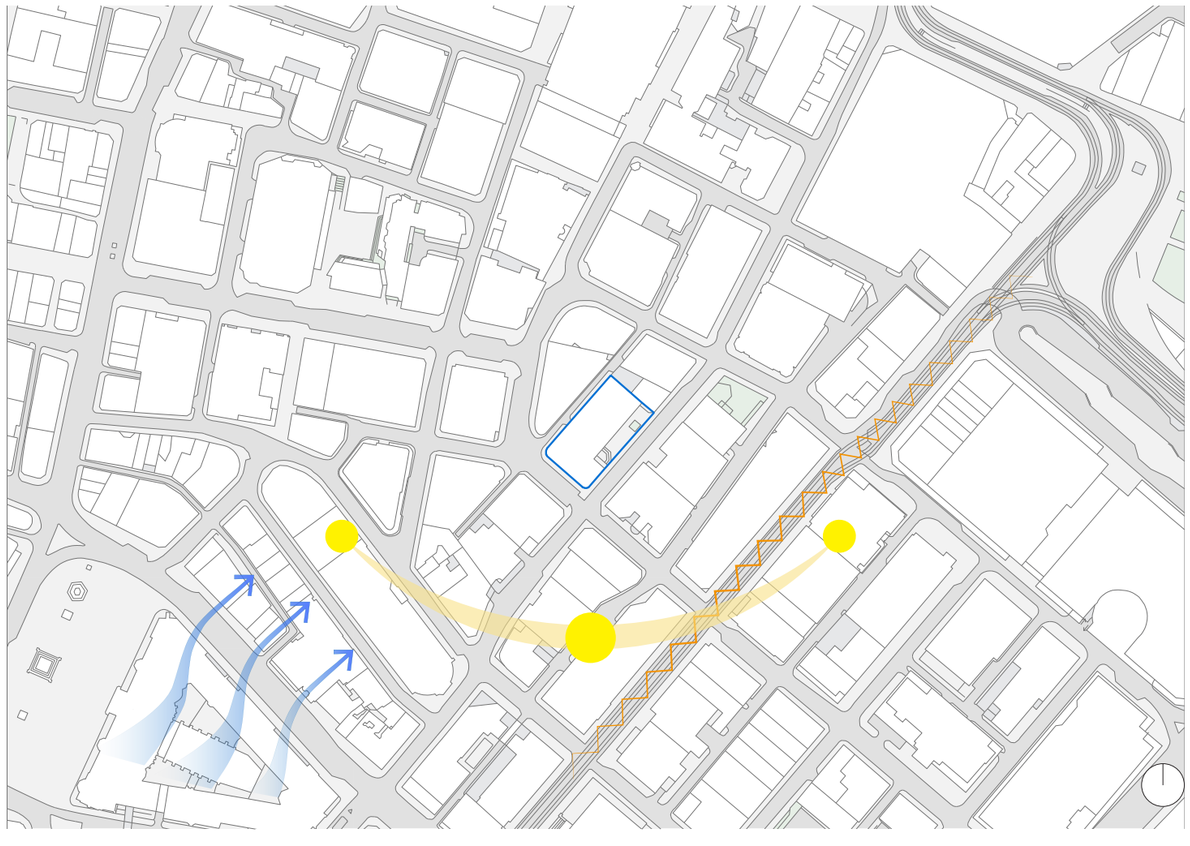
Prevailing Wind

Sun Path

Noise Source

While the existing listed facade faces Spring Gardens, the new facade will mostly look onto Fountain Street, both will get the most sunlight from the site due to its orientation. However, the close urban grain of the area and the heights of surrounding buildings, will likely mean that solar shading is not necessary.

The site's city centre location means there will be some traffic noise from all directions, although Concert Lane seems little through-traffic and should be relatively quiet as a result. The majority of traffic noise will come from Spring Gardens and Fountain Street. Some noise may also be audible from Mosley Street, as while this is further away, it is also significantly busier.



Heritage

Key

Ownership Boundary

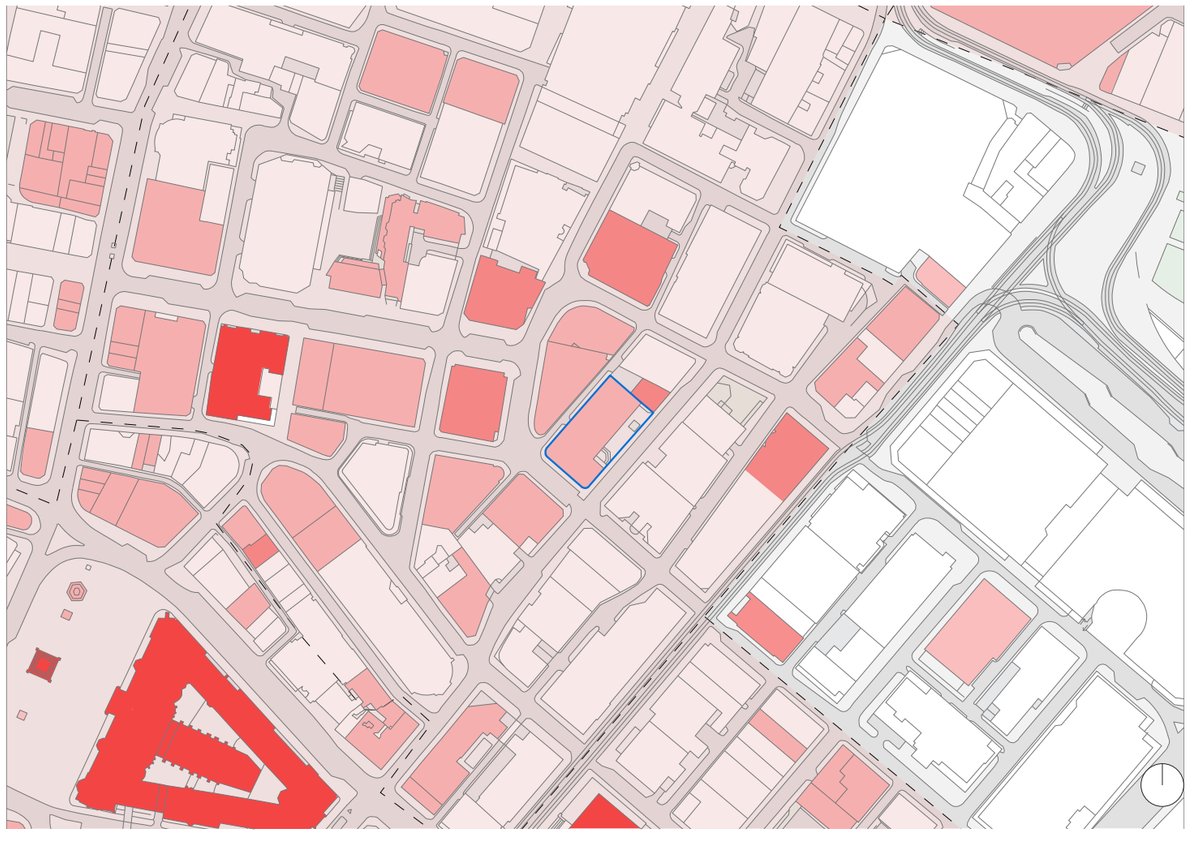
Grade II Listed Building

Grade II* Listed Building

Grade I Listed Building

Conservation Area

The site sits within the Upper King Street conservation area, which is surrounded on most sides by various other conservation areas. The 19th century facade of the existing building is Grade II listed, and there are numerous other listed buildings in the vicinity, owing to the historic nature of the area.



Movement

Key

Ownership Boundary

Vehicular Movement

Pedestrian Movement

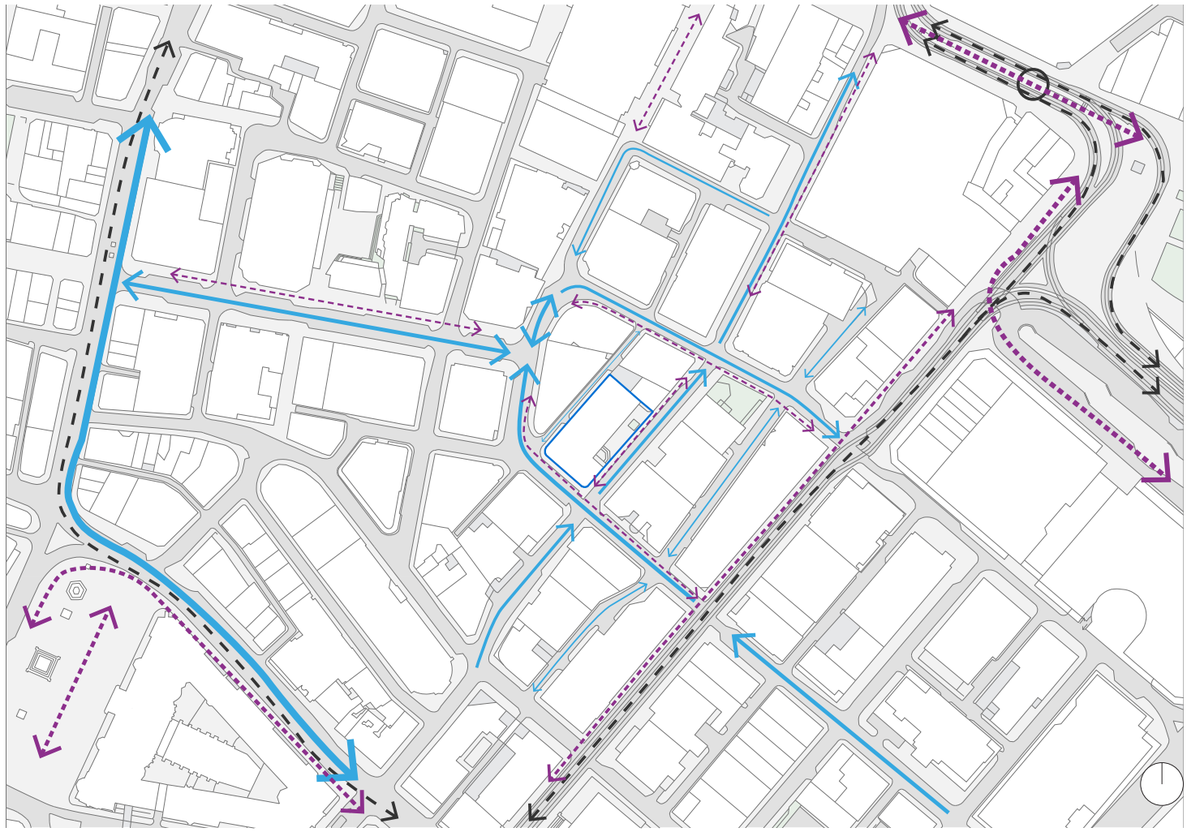
Metrolink Route

Metrolink Stop

The roads immediately surrounding the site can be categorised into primary and secondary streets, with the former being generally larger and busier, and the latter primarily used for back of house servicing. Many of the bigger, primary streets in the area have been designated as one way only, in order to minimise traffic, while smaller service roads remain accessible to vehicles in both directions.

The area is well-used by pedestrians, with many shops and restaurants on nearby streets attracting footfall.
The site is approximately a 5 minute walk from the Piccadilly Gardens Metrolink stop, and 4 minutes walk from the Market Street and St Peter's Square stops respectively.

Fountain Street is an alternative route to Moseley Street that links the Civic Quarter to the Primary Shopping Area.



Building Heights

Key

Ownership Boundary

0-10m

11-20m

21-30m

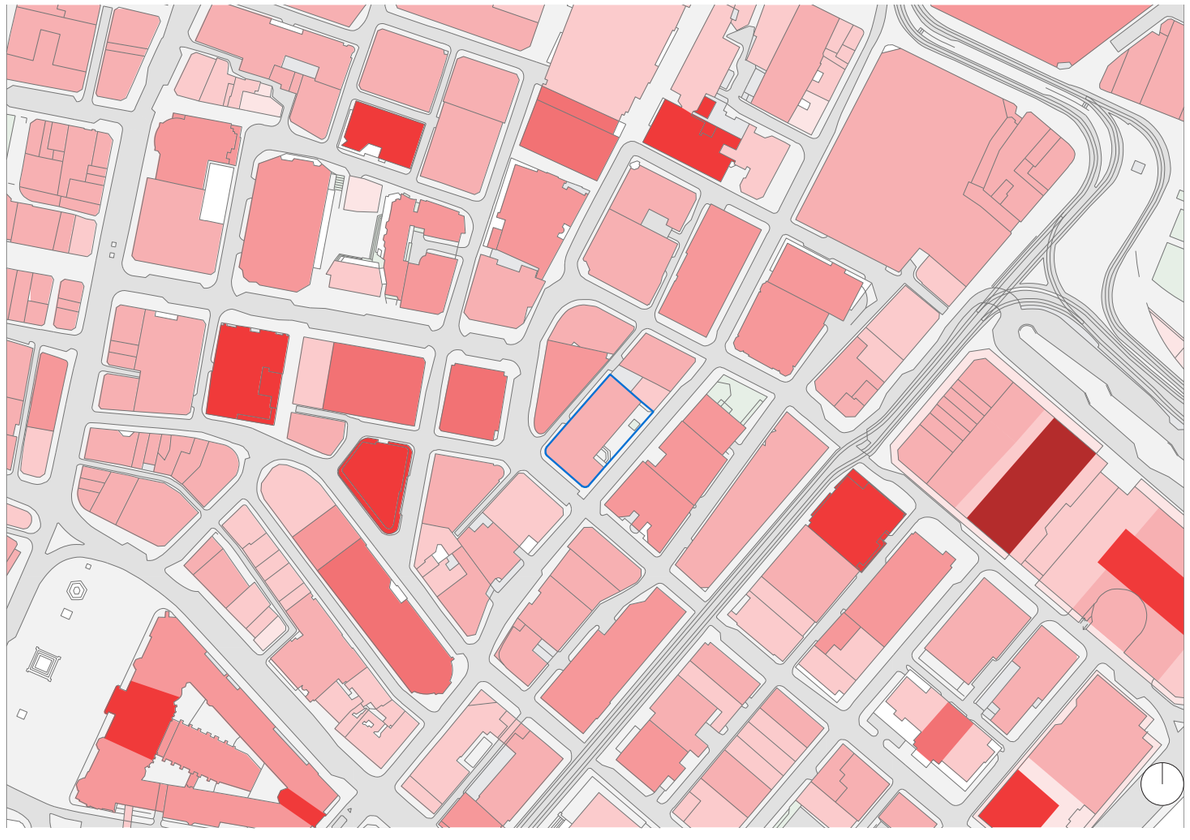
31-40m

41-50m

51-100m

101m+

The dense urban nature of the site means that the majority of buildings in the area are at least 20 metres in height, averaging at around 30 metres. Development heights are fairly uniform, with few high rise structures nearby.



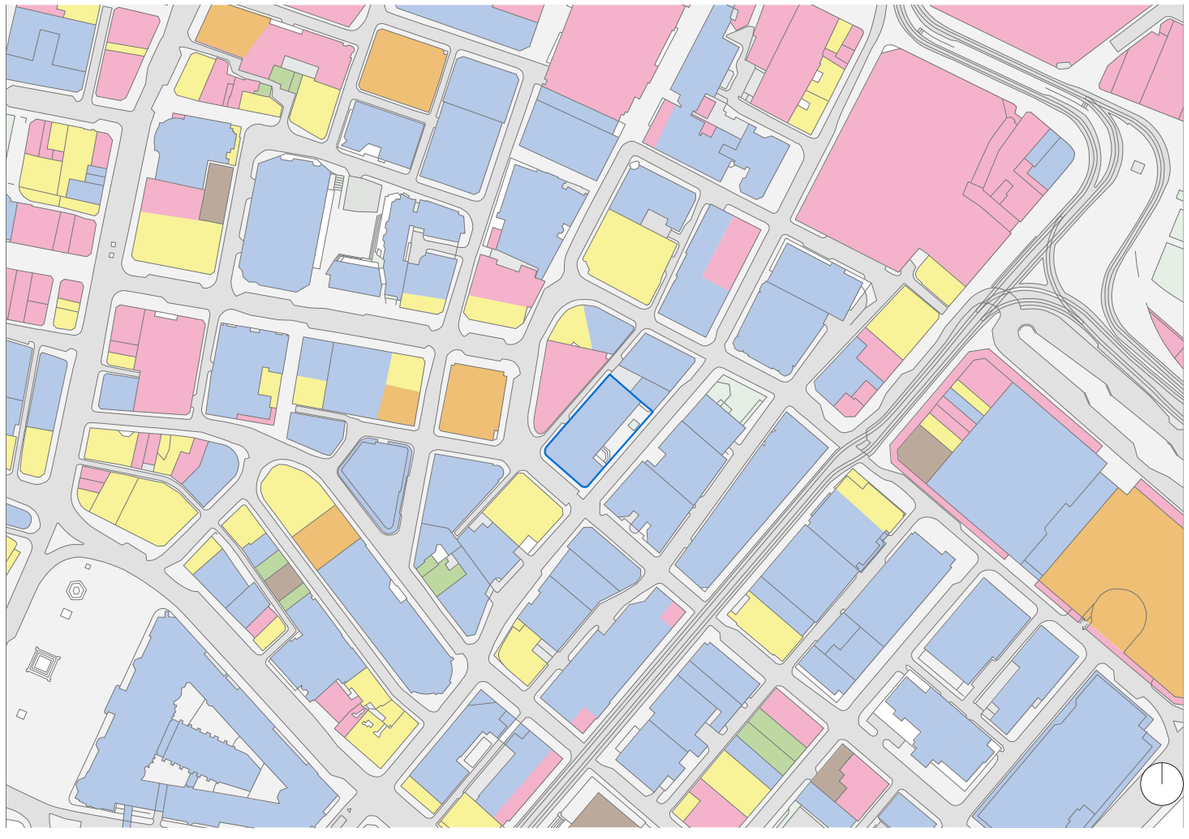
1.4 Site Analysis

Building Uses

Key

- Ownership Boundary
- Retail
- Leisure
- Hotel
- Residential
- Religious
- Industrial/ Warehousing
- Office
- Parking

The site is located in an area of Manchester that is heavily populated by commercial buildings: offices, restaurants and retail provisions creating active street frontages. There are few residential buildings in the area. Manchester's Central Retail District can be found a few minutes' walk north of the site, including the Arndale Centre and the busy Market Street.



Frontages

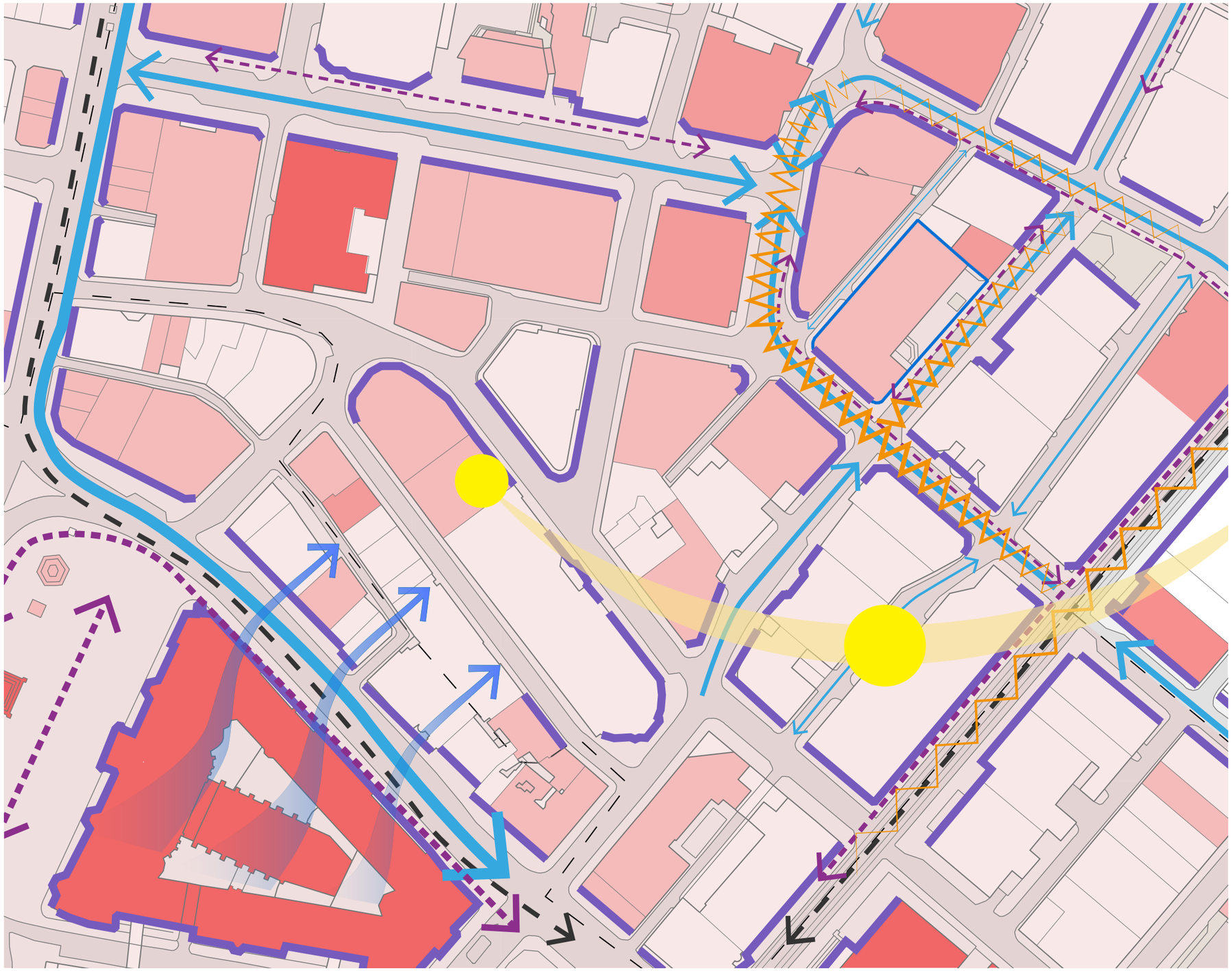
Key

- Ownership Boundary
- Building Frontages

The area surrounding the site can be clearly broken down into front and back streets, with buildings presenting grand and active frontages onto the busier front streets, whilst back roads are used primarily for servicing, and see little activity.



1.5 Site Constraints & Opportunities



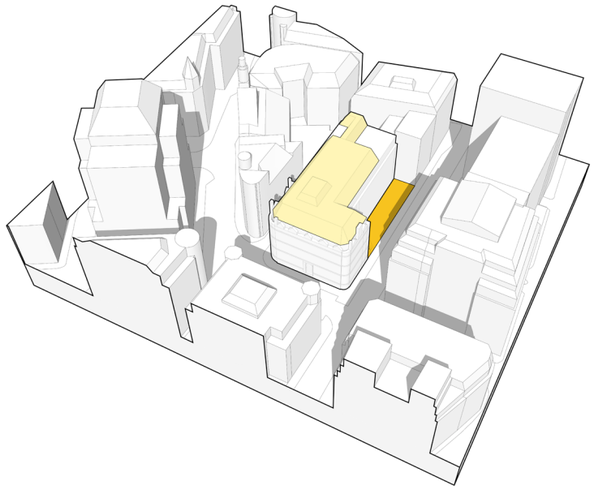
Key opportunities unique to the site can be summarised as follows:

- The opportunity to improve the activity of frontages on the site
- To reactivate the historic facade onto Spring Gardens
- To hold the street edge through filling in the set-back from the pavement line on Fountain Street
- To benefit from and encourage the significant pedestrian footfall in the area, as well as the limited vehicular traffic
- To celebrate & complement the site's historic context.

1.6 Existing Building Analysis

Wasted space and under used roof space

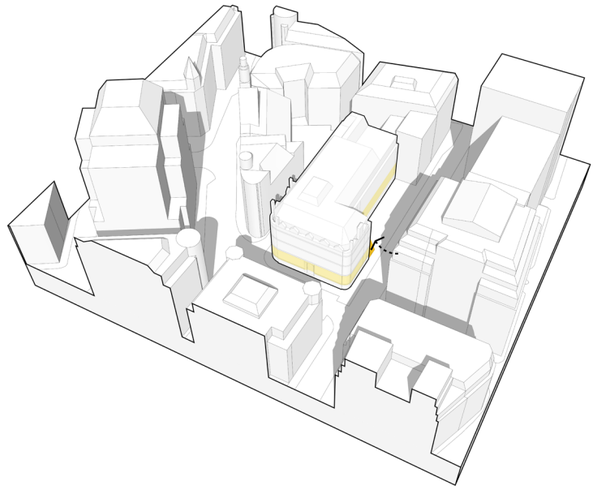
1. Space on Fountain Street wasted to enlarged pavement
2. Opportunity for city centre roof space under utilised





Ground floor and entrance above street level

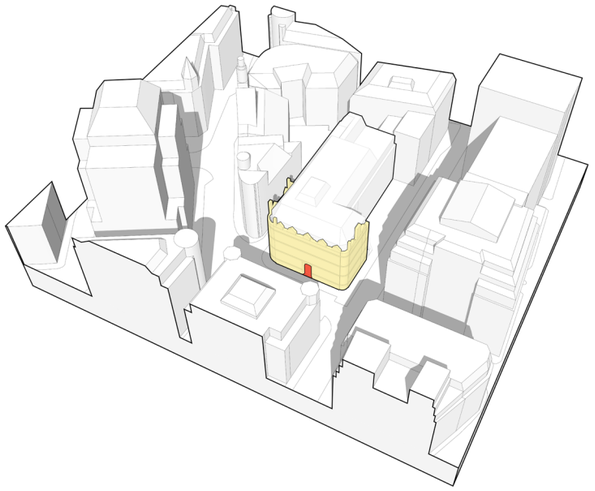
1. Ground floor raised above street level
2. Stepped access to main entrance
3. No active front to the street
4. No level access from the street
5. Main entrance is not clearly defined from Fountain Street





Historic entrance blocked by existing ground floor plate

1. The building forms part of the Upper King Street Conservation Area
2. Current building does not celebrate the heritage of the building or positively contribute to the Conservation Area
3. Main entrance from Spring Gardens blocked by existing ground floor plate

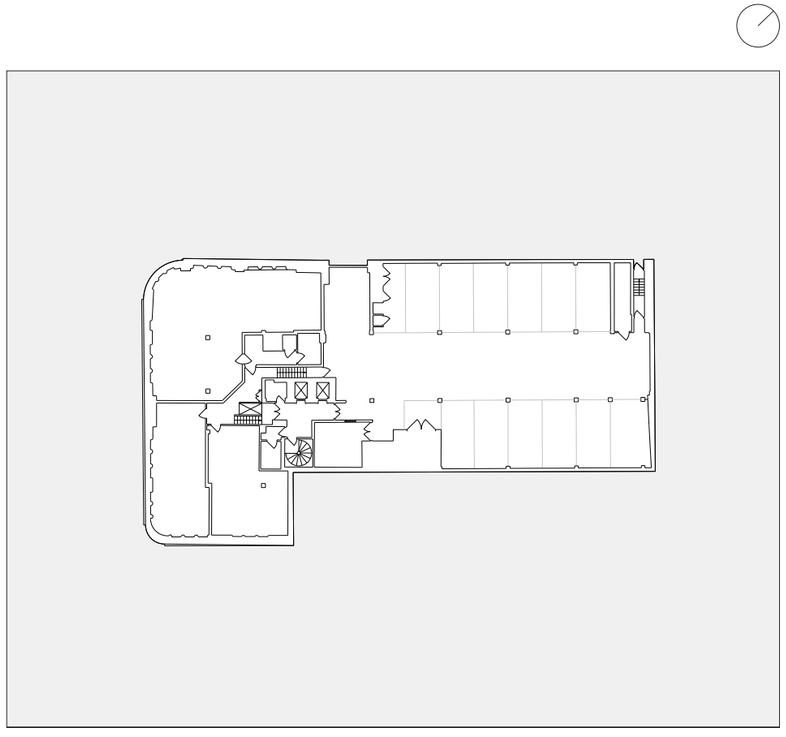




1.6 Existing Building Analysis

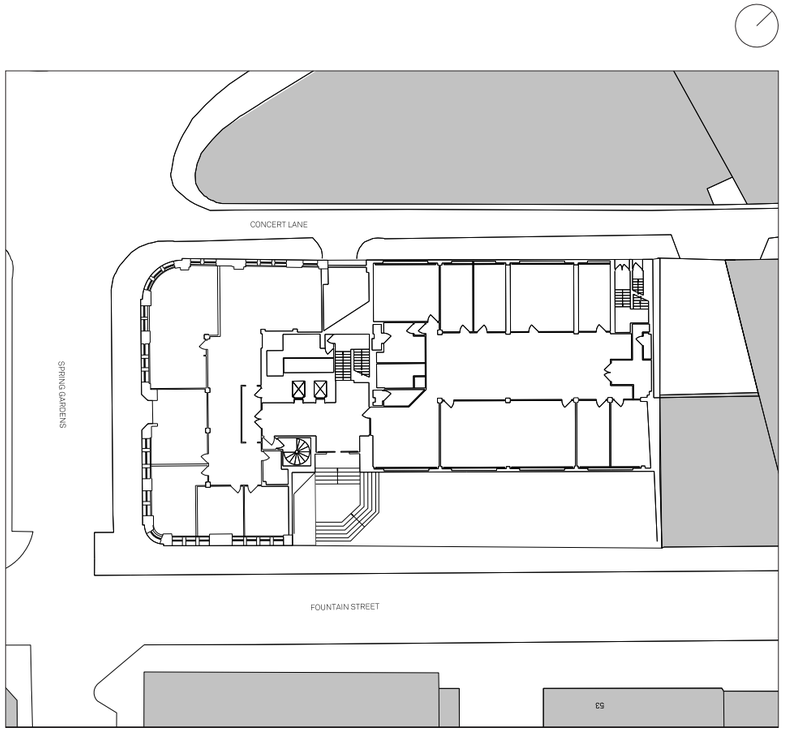
Basement - out of date tenant services

1. No cycle provision
2. No showers
3. Over provision of car parking
4. No staff wellness facilities



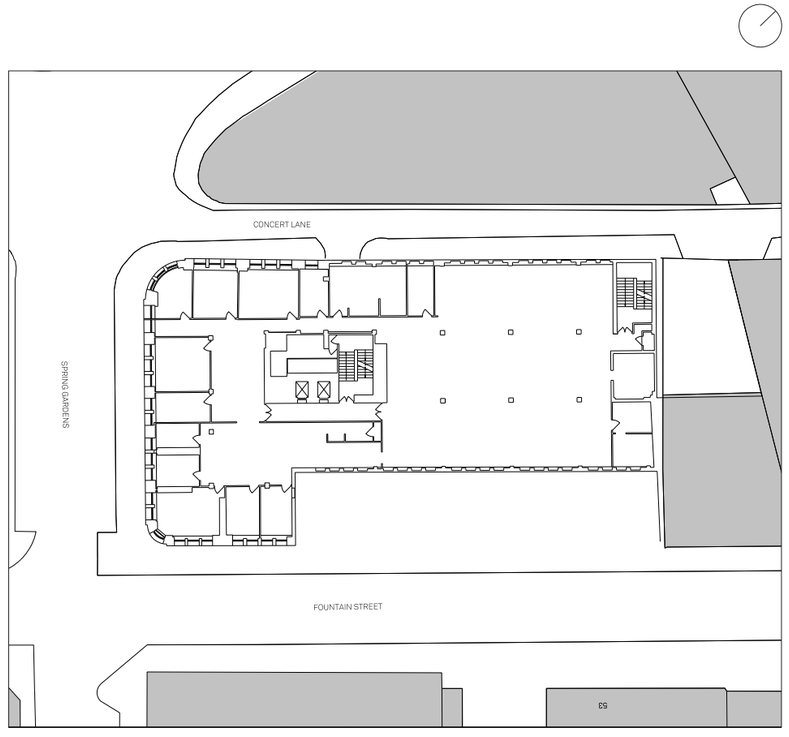
Ground floor - community principles

1. No provision for co working or shared workspace
2. No staff wellness facilities - gym/yoga/fitness
3. Poor street access
4. Under utilised heritage entrance



Upper floor - out of date floor plates

1. Out of date lifts
2. Out of date WCs
3. Out of date services
4. Thermally inefficient facade
5. Lack of tenant amenity space



1.7 Historical Maps

Historical maps of the site provide an insight into the development within the area over the last 250 years.

1870

In the 1700s the site sat on the fringe of the city. Natural springs in the area provided the primary water supply to Manchester at this time, and give Fountain Street and Spring Gardens their names.

By 1813 the area surrounding the site has developed considerably, with many of the streets that exist today already being established, though none of the buildings from this time remain. Notably much of the site remained empty at this time, with only the northern end occupied.

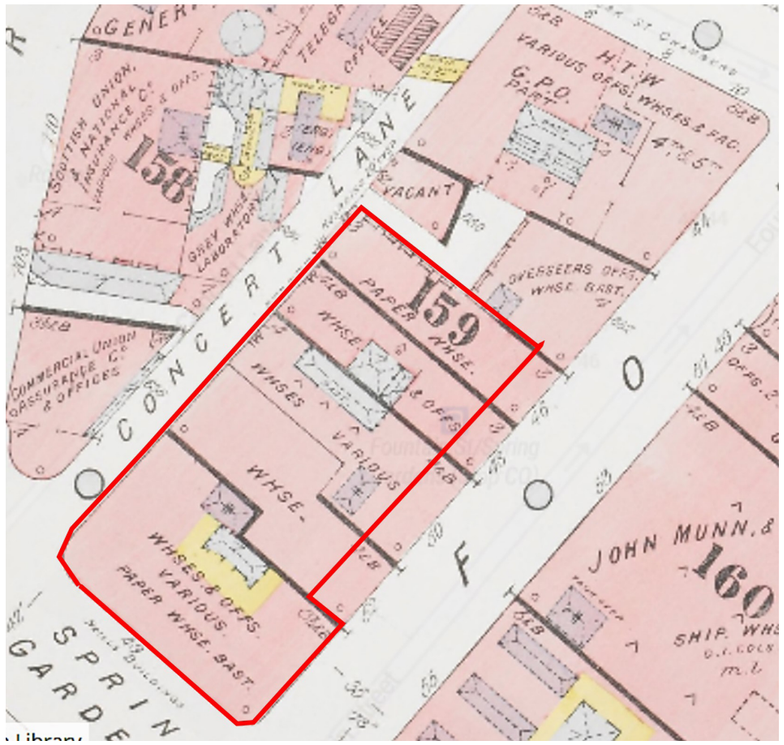
By the 1870"s many of today's listed buildings in the area had been recently constructed, including the Overseers' and Churchwardens' office next door to the site at 46 Fountain Street. The site's listed facade at 49 Spring Gardens, however, would not be built until 1888, although the site was fully occupied in 1870.



1.7 Historical Maps

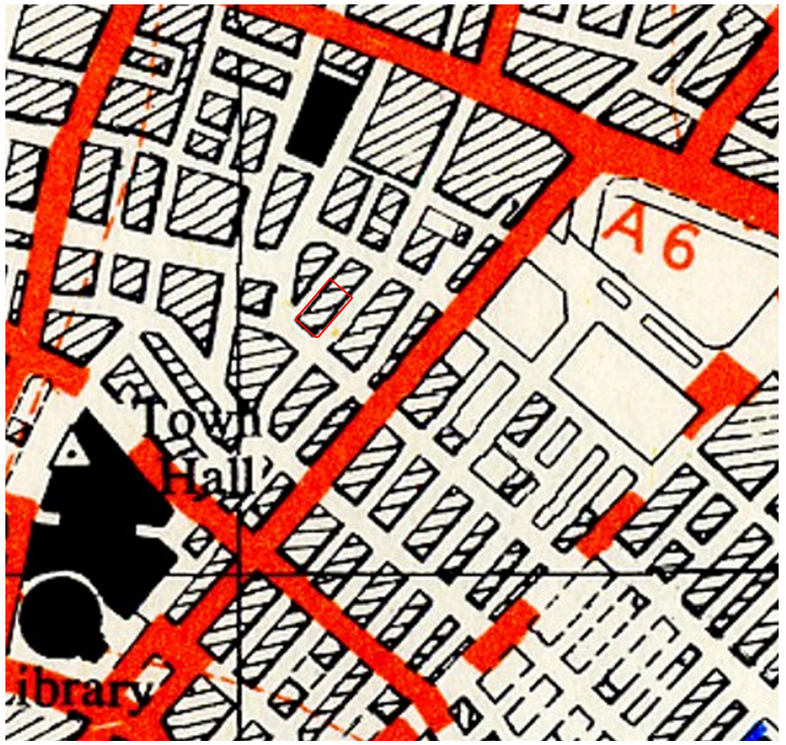
1883

This detailed plan provides a comprehensive depiction of the buildings which characterised this part of Manchester city centre towards the end of the 19th century. Buildings shaded pink are brick built, whilst yellow areas are indicative of wood / timber. The buildings within the Site area are listed as Nos.40-52 Fountain Street and 49 Spring Gardens.
The buildings (now demolished) which historically fronted onto Fountain Street are shown to have been a collection of office and warehouse buildings. To the immediate north of the Site, the 'overseers office' building (now the Grade II* Estate Exchange) is shown to have been constructed. The only surviving building within the site, is the large warehouse fronting onto 49 Spring Gardens. The 1886 plan illustrates the building was originally a warehouse with office provision (various occupants), the basement was used as a paper warehouse. A skylight featured to the north side of the building, which was 3 storeys in height excluding basement. The building was then known as "Neill's Buildings". The map illustrates a key change within the townscape, with the extension of Spring Gardens, which historically terminated at King Street is now shown to wrap around the south of the site; merging with Charlotte Street.



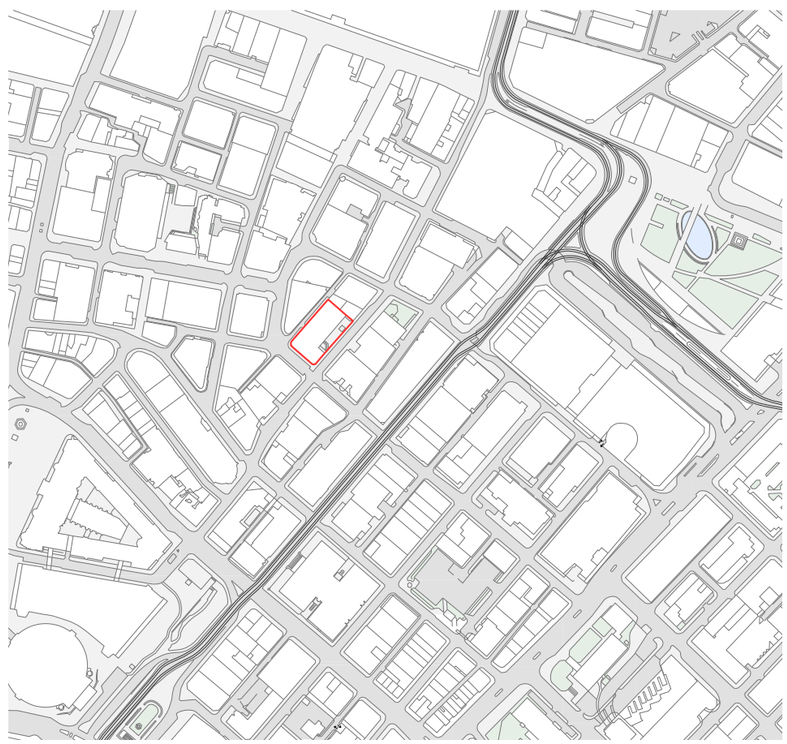
1960

By 1960 the landscape surrounding the site was very similar to today. Numerous buildings from the 19th and early 20th centuries remain in the area. The site was fully occupied at this time, although by an earlier building than is seen here today; this would soon be demolished and replaced by the 1960s office building currently on the site. Notably, prior to this development, the building did not sit back from the pavement line as it does today.



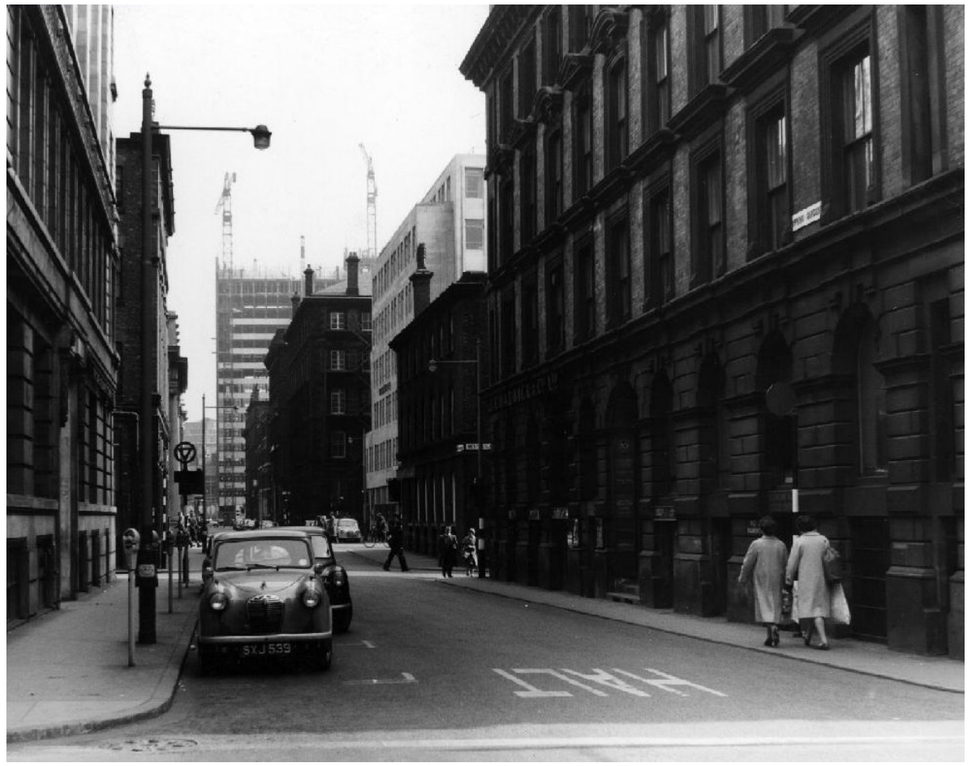
Present day

Today the area surrounding the site is densely populated with a diverse mixture of old and new buildings. The area retains a strong sense of its heritage, but new developments are springing up alongside this history; such as the new office building currently under construction a little way north of the site along Fountain Street, situated on the other side of York Street.

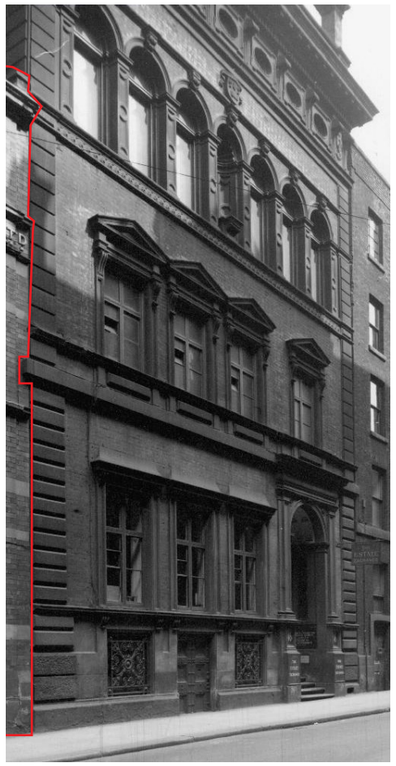


1.8 Historical Site Photos

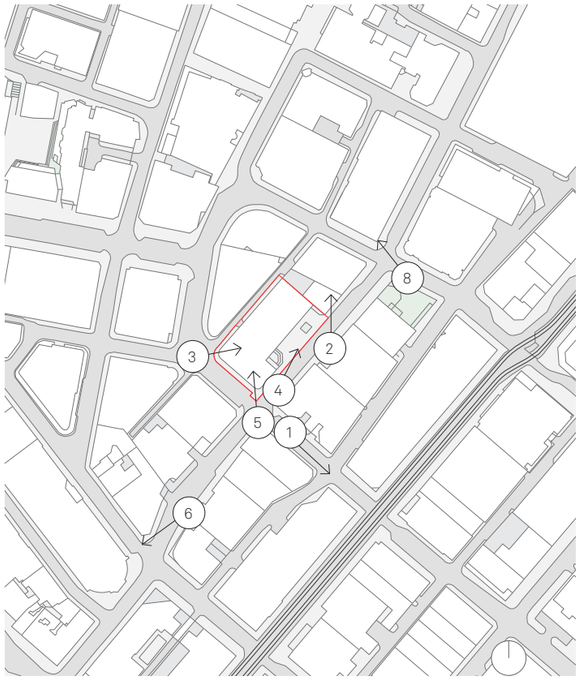
The site sits in a dense urban context, which has maintained a similar character in the time since many of these historic photos were taken. There are numerous listed buildings in the area, including the site's facade onto Spring Gardens, which are preserved for their historic significance. However, individual buildings in the area are frequently being changed or replaced, so that whilst the overall character is maintained, these photographs document many individual changes over the past 60 years.



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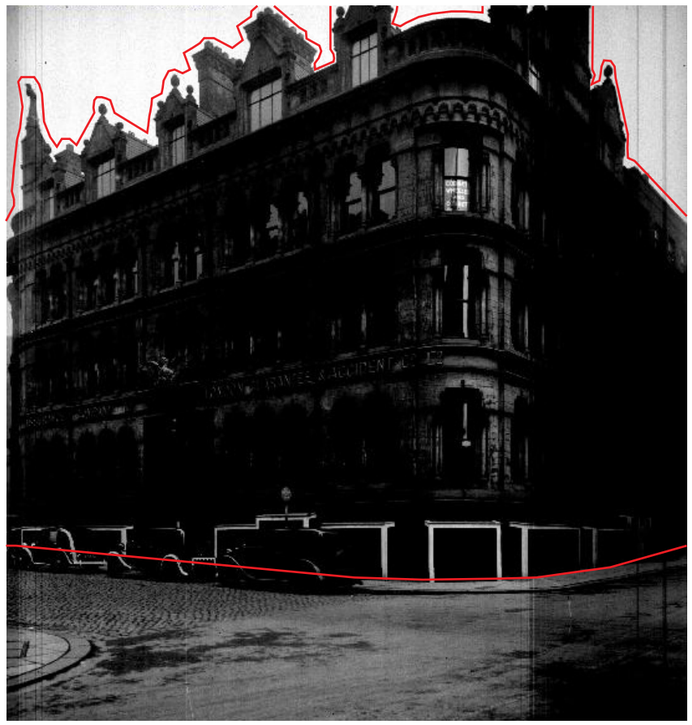


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1.8 Historical Site Photos



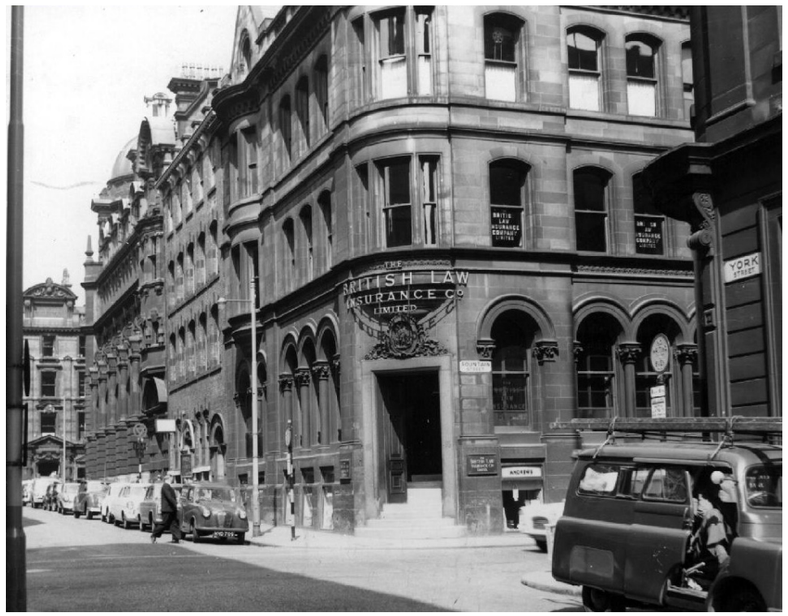
5



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Images

1. Photo taken in 1962 at the junction between Fountain Street and Spring Gardens, looking south-east down Spring Gardens towards Mosley Street. The construction of Manchester One (then St. Andrew's House), can be seen in the background. This would have been one of the first high rise developments in Manchester.
2. A 1912 photograph of Estate Exchange, the grade II* listed building next door to the site at 46 Fountain Street. Built in 1852, and originally used as an Overseers' and Churchwardens' office.
3. A photo of 50 Fountain Street, taken at the junction between Spring Gardens and Concert Lane in 1960. Few changes have been made to this Grade II listed elevation in the past 60 years.
4. A view looking down Fountain Street, with 50 Fountain Street in the foreground. Taken in 1962, prior to the demolition of 48 Fountain Street. This image shows that the set-back from pavement line in the 1960's extension to number 50 was a change to the original footprint. In fact, this design move was part of a wider strategy to widen the road through Fountain Street, allowing increased traffic. This strategy was later abandoned.
5. A photo taken in 1940 of 50 Fountain Street. The facade looks largely the same as today, other than what looks to be some additional framing built onto the basement windows.
6. A 1969 photograph looking south-west down Fountain Street, at its junction with Booth Street. This view has changed significantly since this time, with the construction of the Belvedere building in 2008.
7. An aerial view is from 1948, looking across Piccadilly Gardens and catching a glimpse of the listed building at 50 Fountain Street in the distance.
8. A 1960 photograph of the corner between York Street and Fountain Street, showing the British Law Assurance building at 44 Fountain Street, which has since been replaced.

1.9 Road Widening Scheme



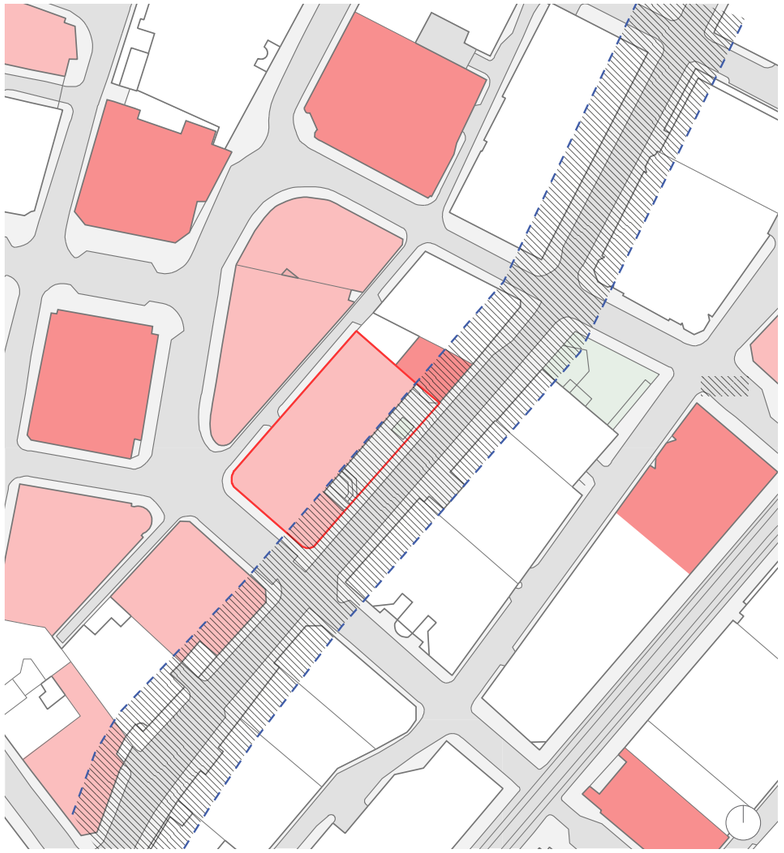
The site currently, with a setback from Fountain Street introduced in the 1970s



Barnett House, opposite the site, with a similar setback on Fountain Street: partially filled in with a single storey extension.



The site in the 1960s, with no setback from Fountain Street.



Key

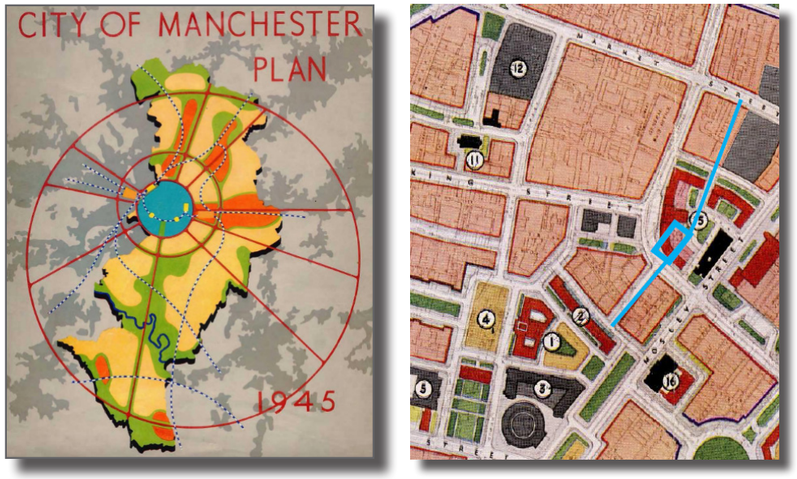
Ownership Boundary

Grade II Listed Building

Grade II* Listed Building

Area which would have needed to be cleared for road widening

Had Fountain Street been widened, as predicted in the 1970s, it would have resulted in the partial or complete demolition of numerous listed buildings.



The 1945 City of Manchester Plan proposed the demolition of Fountain Street and Spring Gardens, in favour of a new 'Commercial Centre'. Had the plan been carried out, it would have resulted in all but 3 of the buildings in the Upper King Street Conservation Area being demolished.

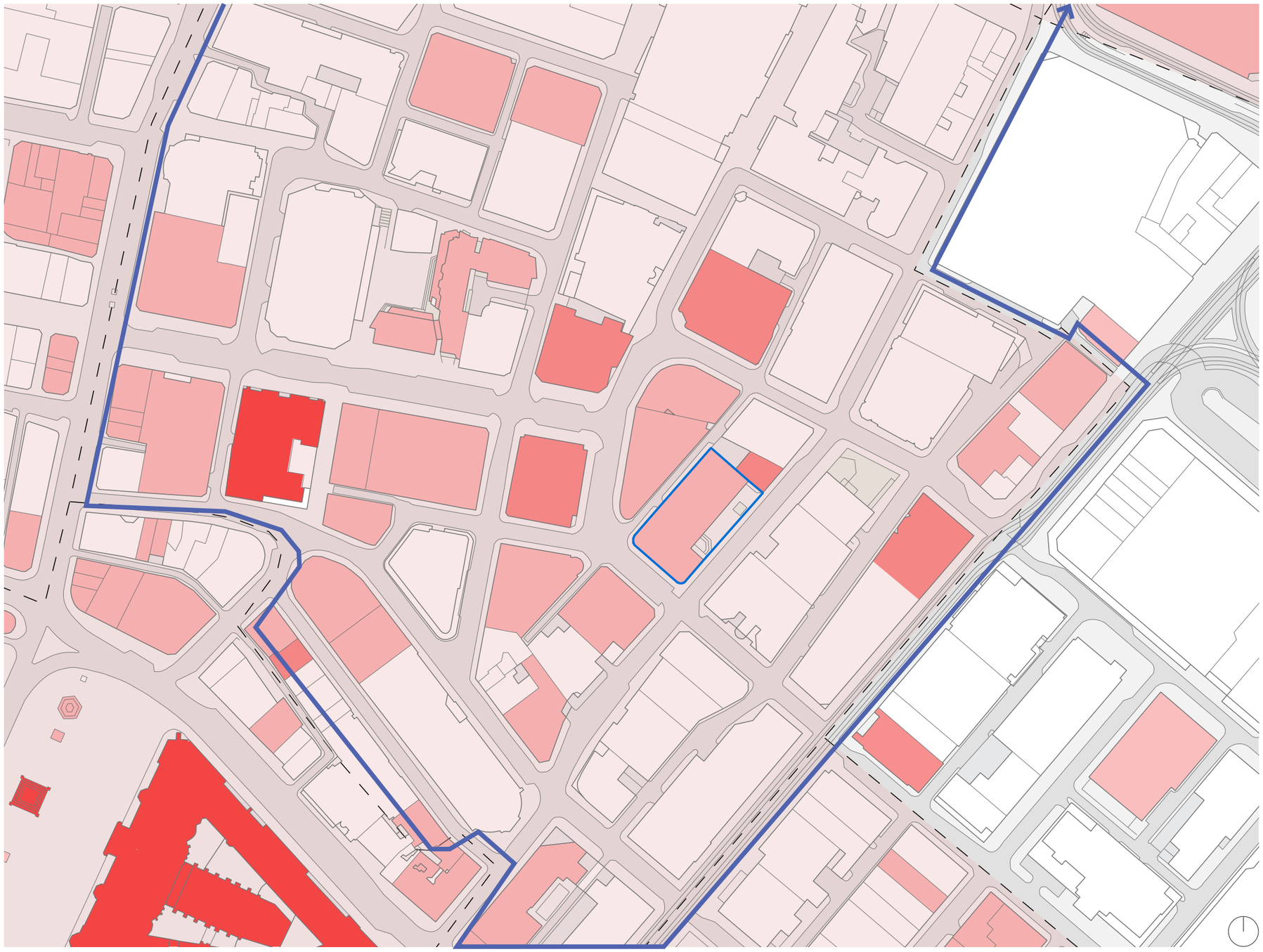
The 1970s extension to 50 Fountain Street features a set-back from Fountain Street, which is matched by a similar inset on Barnett House across the street. These set-backs were not seen in these buildings' predecessors. Stephen Levant Heritage Architects' heritage statement for the project explains:

"The recessed building alignment of No.50 Fountain Street anticipated proposals for the widening of the street. It is wrongly asserted that the Post-War City of Manchester Plan, 1945, which set out plans for the comprehensive redevelopment of the whole city, included proposals to widen Fountain Street... The 1945 Plan actually proposed to demolish Fountain Street (and indeed Spring Gardens) and create a new 'Commercial Centre' which would have terminated views to the east end of King Street."

Had the anticipated road widening proposals gone ahead, they would have resulted in the partial or complete demolition of all of the buildings along Fountain Street, including a number of buildings which that are listed for their historic value. This would have dramatically changed the character of Fountain Street today.

The choice to recess the extension to 50 Fountain Street and Barnett House would likely not have been permitted today, as it conflicts with Manchester City Council's recommendations for the Upper King Street Conservation Area, which state that " new development proposals should generally be aligned to the back of the pavement in order to preserve the linear character of the streets". Public perceptions of the plan to increase traffic on Fountain Street would also likely be very different now than in the 1970s; today, the campaign group Walk Cycle Greater Manchester are even calling for Fountain Street to be closed to vehicular through traffic completely.

1.10 Historic Context

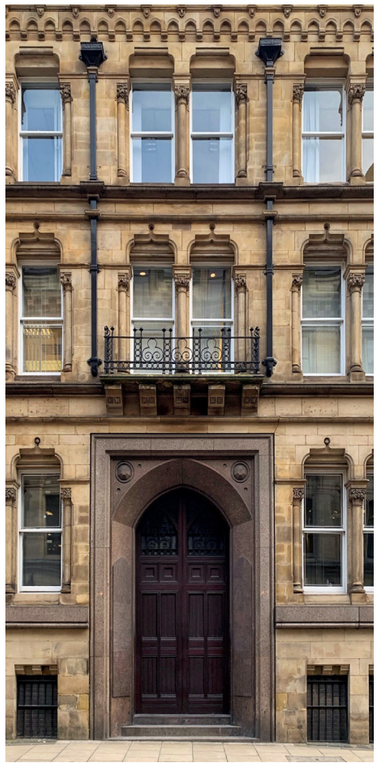


Map showing listed buildings and conservation

The site sits within the Upper King Street conservation area, which is surrounded on most sides by various other conservation areas. The whole building is listed but only the 19th century facade is considered to yield any heritage significance. There are numerous other listed buildings in the vicinity, owing to the historic nature of the area.

1.11 Heritage Considerations









Heritage Considerations

The proposed development Site comprises a Grade II listed building.

Those parts of the Site which are considered to yield high heritage interest are limited to the sandstone elevations and external features (such as the original sash windows; original entrance / door and attic dormers).

Site surveys have demonstrated the interior of 49 Spring Gardens and to the entirety of 50 Fountain Street yield no heritage interest.

The site is directly adjacent to the Grade II* listed Estate Exchange. The design proposals therefore explore options to avoid clashing with significant historic fabric of the adjacent building.

The surrounding area is densely populated with Grade II* Listed Buildings and within the Upper King Street Conservation Area.

Views towards the Site are shown to contain a number of heritage sensitivities; i.e. setting of Listed Buildings and the character and appearance of the Upper King Street Conservation Area.

Heritage Design Principles

The following guiding design principles have been established within the heritage significance appraisal provided by Heritage Architecture Ltd. and further informed by the meeting with Historic England.

The new development should provide active frontages at street level enlivening the public realm along Fountain Street and Spring Gardens. There is opportunity to realign the floor plates and create a new principal entrance from Spring Gardens utilising the original door / entrance.

There is opportunity to re- establish the historic building line and create a sense of coherence to Fountain Street, whilst ensuring the historic fabric and alignment of the Estate Exchange is appropriately considered in line with its grade II* listed status.

Emphasis should be made on proportion and rhythm, taking cues from the existing materials and detailing from neighbouring heritage assets, whilst ensuring an individual and contemporary approach and avoiding pastiche architecture.

New development should respect and relate to the adjacent buildings and spaces, especially on the grade II* listed Estate Exchange and the Former Midland Bank (also grade II*).

Symmetrically proportioned windows, potentially utilising the precedent of unequal bays as per 49 Spring Gardens, will assist in harmonising the proportions of elevations within the historical context.

Care will need to be taken to ensure that the new build element and the retained façade seamlessly interlink, to avoid a development where the retained façade feels disjointed from the development behind.

Additional height and massing has been developed through visual impact assessments from the identified key views to understand and minimise impacts on the Conservation Area and adjacent listed buildings.

1.12 Project Objectives



1



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The client brief can be summarized as follows:

- Next Generation Grade A Office building fit for the modern occupier that makes a positive contribution to the heritage setting of the Conservation Area
- Celebrate the heritage of the original façade to bring a distinctive commercial offer to the marketplace and create a commercial address on King Street
- Flexible column-free floorplates, providing spacious accommodation (post-Covid) and capable of sub-division
- Target NIA Office space for redevelopment – viable floorspace @ c.55,000 sqft with circa 8,600 sq ft floorplates
- Floor to ceiling height above BCO standard to provide a light and spacious working environment
- Health and well-being to be integrated in all aspects of the building, including cycling facilities, studio and gym space, access to outdoor space (terraces and pavilion), WELL accreditation
- Best in class sustainability both during construction and following completion, including mixed-mode heating and cooling.
- Smart and digitally connected building able to accommodate the needs of modern occupiers



3



4



5

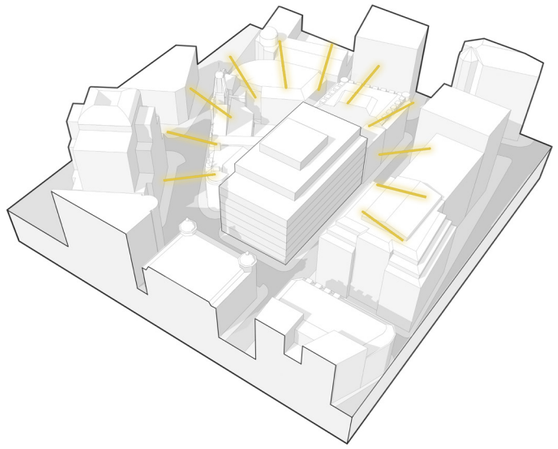
Images

1. Open plan, modern office floor plate, well lit and column free.
2. Wellness studios
3. Changing rooms
4. External terraces
5. Cycle stores & workshop..

2.0

Design Development

Development Option 8



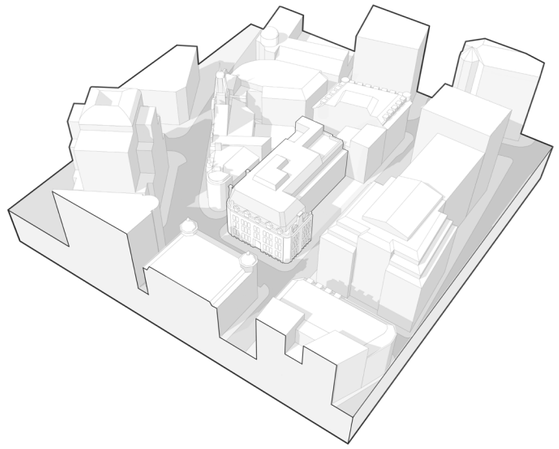
Complete demolition of existing building, and a new building constructed on the site

Pros:
- A new building will have a much more efficient floor layout.
- Office spaces created will be of a high quality, and should be in high demand as a result.
- New construction means that the environmental performance of the building will be significantly higher than if it were refurbished; reducing the building's operational CO2 emissions
- Floor area provided is sufficient to make scheme financially viable

Cons:
- Loss of a significant heritage asset through the demolition of the listed facade onto Spring Gardens would create substantial harm and has therefore been discounted.

Discounted due to loss of Grade II listed building.

Development Option 1



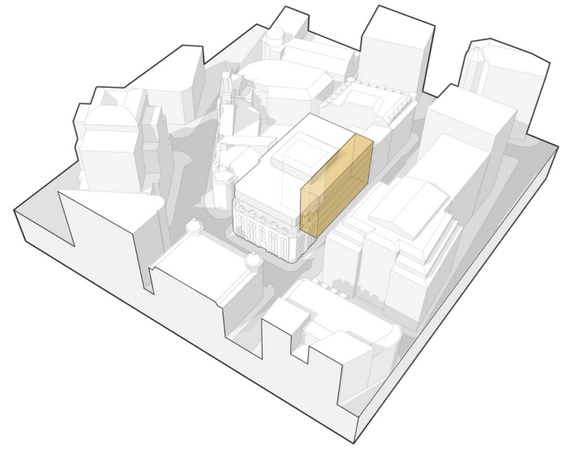
Light refurbishment of existing building, keeping both the listed facade onto Spring Gardens and the 1970s office building at 50 Fountain Street.

Pros:
- 'Lightest touch' option; will have minimal impact on the heritage value of the building and conservation area.
- Minimising the carbon footprint of the redevelopment works by reducing the embodied carbon required to demolish and redevelop the building.

Cons:
- Internal arrangement of floorplates and positioning of core cannot be rearranged and this means that the offices provided are of poor quality, and will be in low demand as a result
- Floor levels in the 1970s office building prevent use of the entrance in the original listed facade.
- Limited internal area
- Does not fully utilise the site, and is in conflict with the Upper King Street Conservation Area recommendation that buildings should not be set back from the street.

Feasibility study concludes refurbishment of existing building not viable

Development Option 2



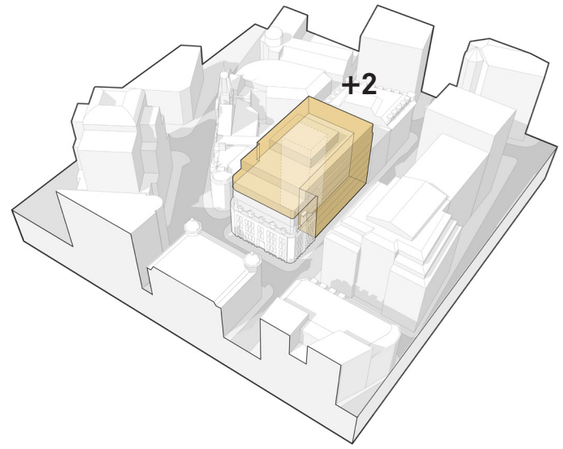
Extensive refurbishment of existing building, and extension to fill the whole of the site.

Pros:
- Filling in the setback onto Fountain Street will bring the building more in line with the conservation area guidelines.
- This will also provide additional internal area.
- Retaining building likely to result in lower carbon footprint for construction, although this may be outweighed by carbon performance of building vs new build

Cons:
- Positioning of core means that the offices provided are of poor quality, and will be in low demand as a result
- Floor levels in the 1970s office building prevent use of the entrance in the original listed facade.

Feasibility study concludes refurbishment of existing building not viable

Development Option 3



Extensive refurbishment of existing building, and extension to fill the whole of the site, plus the addition of two extra floors.

Pros:
- Filling in the setback onto Fountain Street will bring the building more in line with the conservation area guidelines.
- Additional internal area provided by both vertical and horizontal extensions
- Retaining building likely to result in lower carbon footprint for construction, although this may be outweighed by carbon performance of building vs new build

Cons:
- Internal arrangement of floorplates and positioning of core means that the offices provided are of poor quality, and will be in low demand as a result
- Floor levels in the 1970s office building prevent use of the entrance in the original listed facade.

Feasibility study concludes refurbishment of existing building not viable

2.2 Development Option Analysis





The existing office accommodation nearing end of its economic life

An earlier feasibility study into refurbishment of existing building concludes:

- The existing floor plate is at split level which does not work for modern office occupiers
- The existing floor to ceiling heights in the building are not fit for purpose and office occupier now require much more height.
- There is no level access to the existing building
- Natural light into the building is limited by the poor configuration of the 1970s building window configuration.
- There are too many columns within the existing floorplate

The office market and occupier demand is rapidly changing and has been accelerated by Covid-19:

- Office occupiers now require larger column free floor plate and more sense of space with high floor to ceiling height
- Occupiers require large open floorplates for amenity including outdoor spaces such as terraces and winter gardens
- Occupiers are now requiring more sustainable and smart buildings which include natural ventilation.
- Level access to office buildings at the main entrance is now essential.

Feasibility studies conclude retention options are not viable



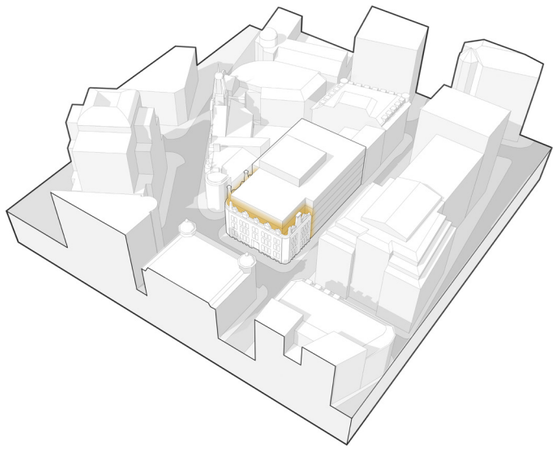


Images

1. View of the office internally looking towards the corner of Fountain St and Spring Gardens.
2. View of the space at the mansard roof level.
3. View of entrance.
4. View of typical office space.

2.3 Development Options

Development Option 4

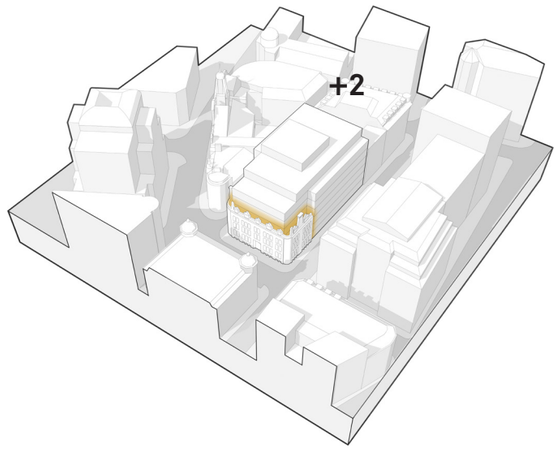


Retention of listed facade with a new building behind. New building to be separated from the existing facade by a glazed atrium. This option would provide the same number of storeys as the original building on the site, but at a reduced overall height.

Pros:
- New build development delivers requisite quality and efficiency to meet modern occupier requirements.
- Office spaces created will be of a high quality, and should be in high demand as a result.
- New construction means that the environmental performance of the building will be significantly higher than if it were refurbished; reducing the building's operational CO2 emissions
- Separating the new building from the listed facade allows for reduced floor to floor levels meaning a reduction in overall height, whilst still allowing the main entrance door to be brought back into use.

Cons:
- Does not deliver viable quantum of floorspace.
- Seperation means there is not a seamless approach between the retained and the new.

Development Option 5

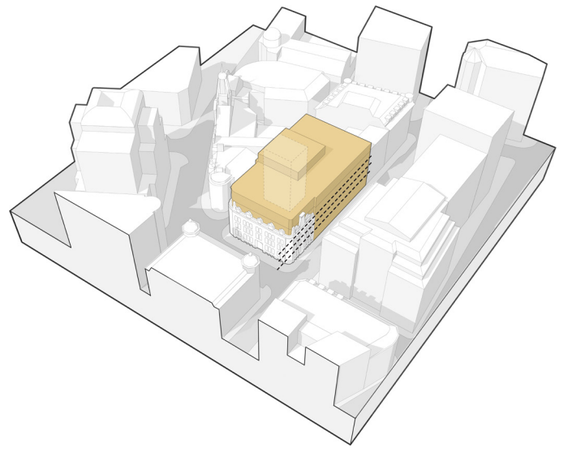


Retention of listed facade with a new building behind. New building to be separated from the existing facade by a glazed atrium. This option would provide the same number of storeys as Development Option 5 (two more than the original building on site), but at a reduced overall height.

Pros:
- New build development delivers requisite quality and efficiency to meet modern occupier requirements.
- Office spaces created will be of a high quality, and should be in high demand as a result.
- New construction means that the environmental performance of the building will be significantly higher than if it were refurbished; reducing the building's operational CO2 emissions
- Separating the new building from the listed facade allows for reduced floor to floor levels meaning a reduction in overall height, whilst still allowing the main entrance door to be brought back into use.
- Floor area provided is sufficient to make scheme financially viable

Cons:
- Floor levels are not aligned with the windows
- Seperation means there is not a seamless approach between the retained and the new.
- Addition height may impact on setting of Conservation Area and heritage assets and needs careful consideration

Development Option 6

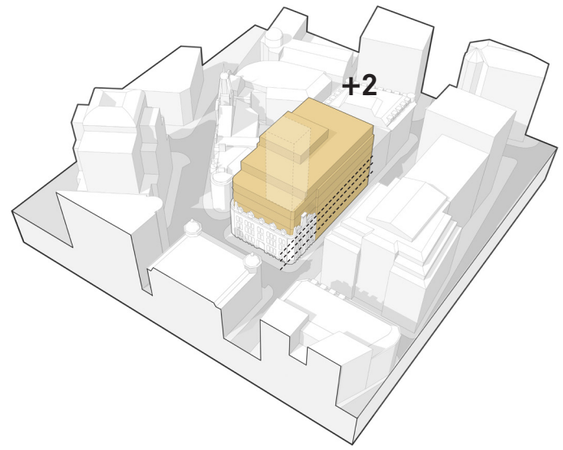


Retention of listed facade with a new building behind, filling the entirety of the site and matching the height of the previous building. Floor levels to line through with existing listed facade.

Pros:
- New build development delivers requisite quality and efficiency to meet modern occupier requirements
- Office spaces created will be of a high quality, and should be in high demand as a result.
- New construction means that the environmental performance of the building will be significantly higher than if it were refurbished; reducing the building's operational CO2 emissions
- New floorplates will be able to line through with the existing listed facade, enabling the main entrance to be brought back into use

Cons:
- Does not deliver viable quantum of floorspace.

Development Option 7



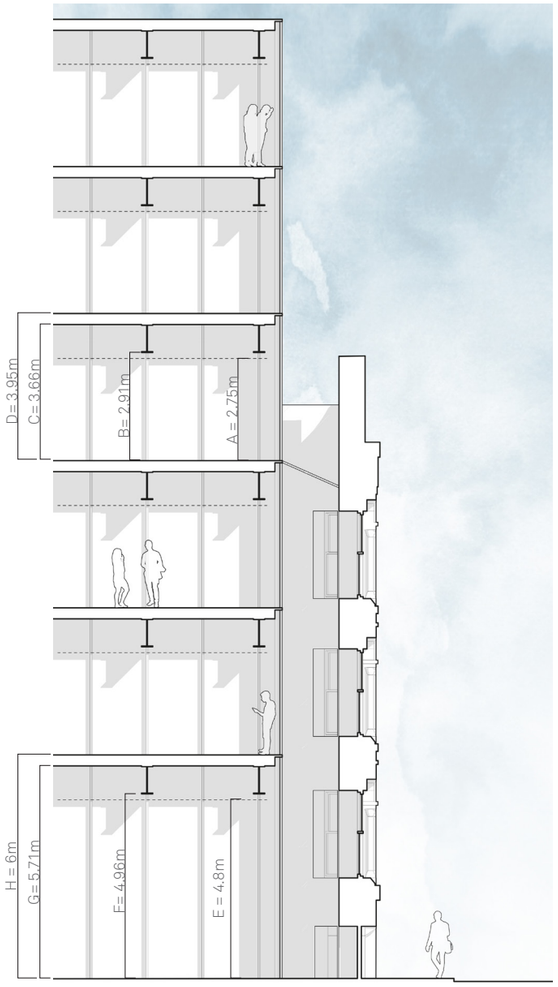
Retention of listed facade with a new building behind, filling the entirety of the site and with two additional storeys added onto the height of the previous building. Floor levels to line through with existing listed facade.

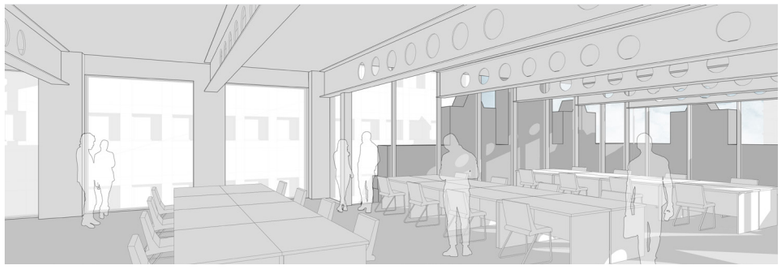
Pros:
- New build development delivers requisite quality and efficiency to meet modern occupier requirements.
- Office spaces created will be of a high quality, and should be in high demand as a result.
- New construction means that the environmental performance of the building will be significantly higher than if it were refurbished; reducing the building's operational CO2 emissions
- New floorplates will be able to line through with the existing listed facade, enabling the main entrance to be brought back into use
- Floor area provided is sufficient to make scheme financially viable

Cons:
- Floor to floor heights have to be increased to line through with listed facade resulting in a larger massing.
- Addition height may impact on setting of Conservation Area and heritage assets and needs careful consideration

2.4 Key Heritage Considerations
Floor Levels

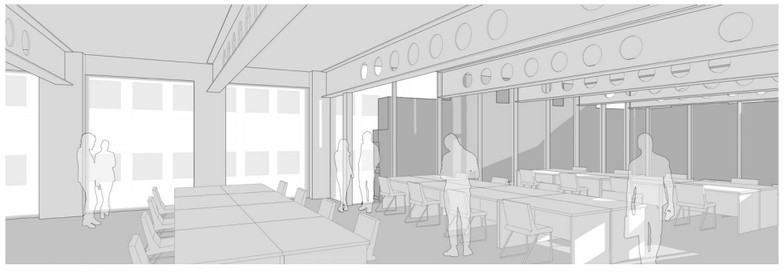
Option A





Option B





Option C





The sections and views above explore the opportunities on floor to floor heights presented by Development Options 4-7. Development Options 4 & 5 allow flexibility over floor levels. Development Options 6 & 7 will necessitate proceeding with Option A.

Key

A. Typical floor to notional ceiling height
B. Typical floor to underside of beam height
C. Typical floor to underside of soffit height
D. Typical floor to floor height
E. Ground floor to notional ceiling height
F. Ground floor to underside of beam height
G. Ground floor to underside of soffit height
H. Ground floor to floor height

2.4 Key Heritage Considerations
Floor Levels

Floor Levels Not Aligned with Original 19th Century Facade



Separating the listed facade from the new building allows a lower floor to floor height at the ground floor.

Pros:
- Minimises impact on context due to lower floor height at ground floor.
- Provides interest on entering building.
- Historic facade acts as solar shading and provides opportunity for stack cooling effect

Cons:
- Windows and facade misaligned causing adverse visual impact on on listed building

Floor Levels Aligned with Original 19th Century Facade



Tying new building into existing floor levels allows integration between old and new.

Pros:
- New and old knitted together to provide coherent mass and avoids ‘facadism’.
- Provides generous reception volume
- Increased floor area

Cons:
- Perception of larger building form at street level

2.5 Key Heritage Considerations
Set Backs to Reduce Visual Impact at Upper Levels

Step back at 7th Floor



(Note this shows the massing with floor levels not aligned and therefore the building shorter as well as the solid facade fronting Fountain St a floor higher)

Pros:
- Most platonic form for new building
- Provides most net area

Cons:
- Increased height and perception of height of new building

Step back at the 6th & 7th Floor



Pros:
- Medium platonic form for new building

Cons:
- Increased height and perception of height of new building

Step back at the 5th, 6th & 7th Floor



Pros:
- Less impact on views

Cons:
- Least net area

2.6 Key Heritage Considerations
Relationship to Retained Facade at Upper Levels

Right Angled Corners



Separating the original 19th century facade from the new building allows a lower floor to floor height at the ground floor.

Pros:
› Minor gains in net area and cheaper to build

Cons:
› Language of architecture between old and new misaligned

Curved Corners



Tying new building into existing floor levels allows integration between old and new.

Pros:
› Modern interpretation of the historic architecture
› Softens impact of massing at the corners

Cons:
› More expensive to construct

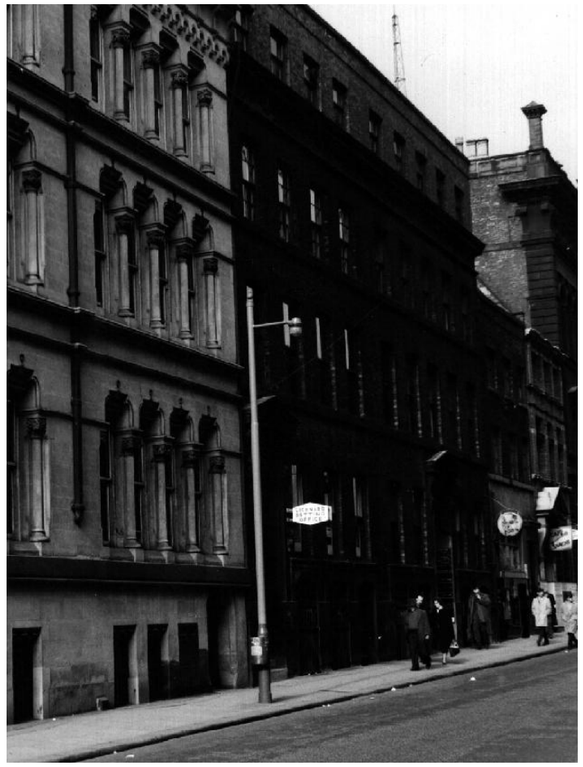
2.7 Key Heritage Considerations
Relationship to Exchange Building

Chimneys & Cornice



The neighbouring Grade Ii* listed Exchange Building has a cornice and chimney details which overhang the boundary.

Historical Analysis



The cornice and first chimney were visible from Fountain Street as although the neighbouring building was built to the back of the pavement it was lower.

Existing Situation



The 1970's building was set back to meet the planning policy of the time which included the demolition of the Fountain Street thereby exposing the second chimney.

Neighbouring Precedent



The relatively recent building to the north of the Exchange Building also had to respond to an overhanging cornice and chimney whilst building up to back of pavement and being taller.

2.7 Key Heritage Considerations
Relationship to Exchange Building

Remove Cornice and Chimneys



Removing the cornice and chimney allows the proposed building to built full height up to the party wall line

Pros:
- Easier to design & construct
- Increased net space

Cons:
- Historic fabric removed

Accommodate Cornice & Chimneys



The overhanging cornice and chimneys are accommodated by a series of set backs.

Pros:
- Historic fabric protected

Cons:
- Less net space
- More difficult to design and construct



2.8 Key Heritage Considerations
Alternative Forms

Taller Block Adjacent to Listed Facade



This design option would have a greater impact on certain views, including from King Street. This option would have a more imposing impact upon the setting of the adjacent grade II* estate exchange

Pros:
- Less height to Spring Gardens
- Easier and cheaper to construct

Cons:
- Increased height to Fountain Street
- Appears as two separate buildings
- Less net area

Stepped Block

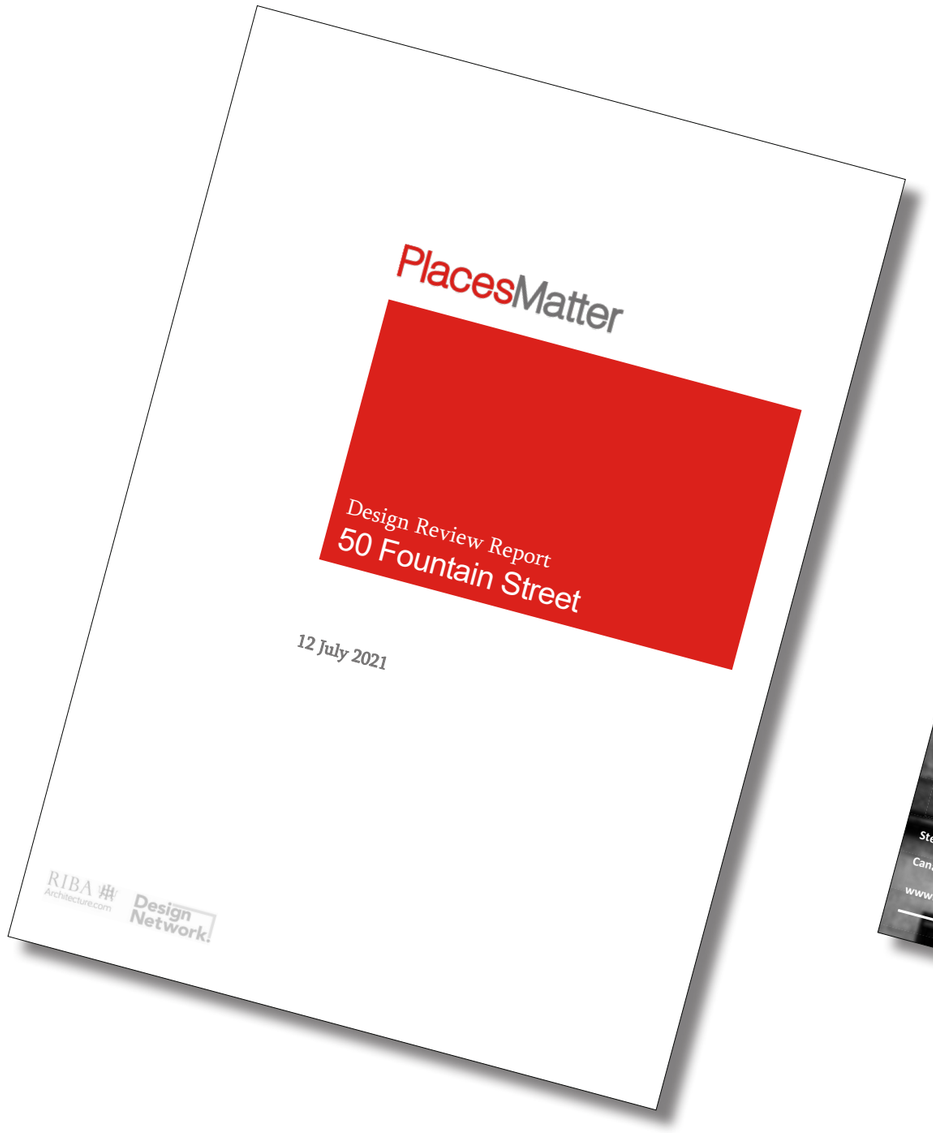


Stepped approach has been designed to minimise impact on the setting of the grade II* Former Midland Bank.

Pros:
- Lower overall height
- Bigger floor plates

Cons:
- Not a platonic form

2.9 Consultation
PlacesMatter!, Historic England, Victorian Society





Throughout the design process, a number of organisations have been consulted to gain feedback and assist the development of the design.

The following organisations have been consulted:
- Historic England
- PlacesMatter!
- Victorian Society

In addition to these consultations and throughout the process, Stephen Levrant Heritage Architecture have been actively providing heritage advice and participating in dedicated design workshops and reviews.

There have been many discussion points all of which have been carefully considered: some have been incorporated as shown in the preceding pages such aligning floor levels and curved corners. Some have been discussed and rejected or tested and rejected. Others such as the following items which are interrelated and focus on the architecture have come directly from the consultations and have been tested and incorporated:

- Sequential stepbacks.
- Width of terraces.

The sequential stepbacks at floors 3,5, 6 & 7 were intended to be less impactful on the surrounding conservation area as well as providing external terraces. Draft Verified Views were produced and used as consultation material. The feeback was that the terraces should be bigger, the glazed roof extension was impacting on the expression of the dormer windows and the form could be bolder.

Consideration of this comments led to opportunities to improve the design whilst also meeting the client brief by creating a larger terrace at the third floor by setting back further and creating unified form by bringing the upper floors out

The benefits provided by this move were a stronger and simpler form & facade expression. This also reduced the impact on former Midland Bank from Mosley Street as the roof top extension is set further back. Whilst there are fewer terraces the terraces are bigger and more useable. Finally the clearer and set back facade allowed the dormers to be more clearly seen and provided a simpler and more elegant backdrop. This is illustrated on the following page.

2.10 Response to Consultation
Alternative Forms

Stepped Block



Stepped approach has been designed to minimise impact on the setting of the grade II* Former Midland Bank.

Pros:
- Most terraces

Cons:
- Not a platonic form
- Setbacks distract from the dormers
- Small terraces

Unified Form with Crown



Stepped approach has been designed to minimise impact on the setting of the grade II* Former Midland Bank.

Pros:
- A simpler design providing a clean and clear backdrop to the dormer windows
- Larger terraces
- Less impactful on the former Midland Bank

Cons:
- Crown increases height and would not appear as lightweight as the sketch above suggests due to structure being required.

Unified Form without Crown

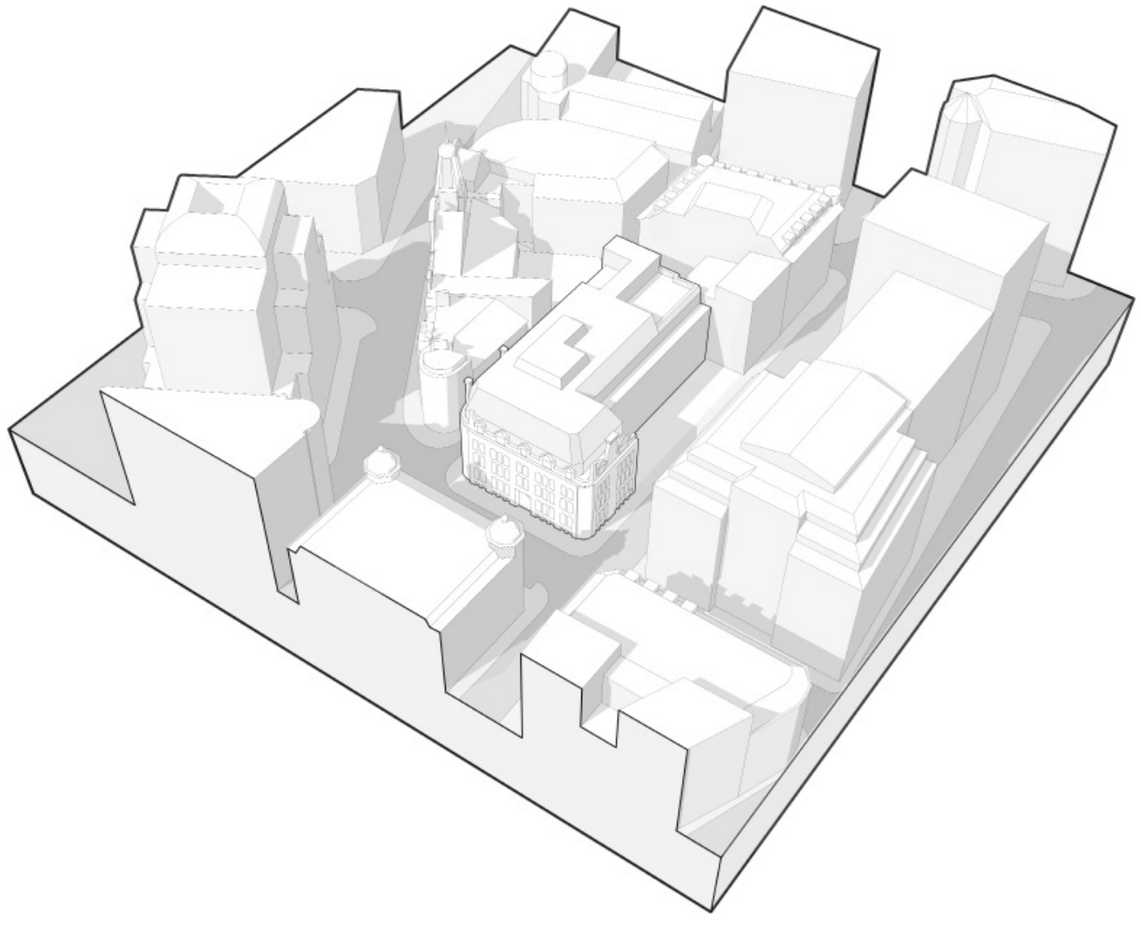


Stepped approach has been designed to minimise impact on the setting of the grade II* Former Midland Bank.

Pros:
- A simpler design providing a clean and clear backdrop to the dormer windows
- Larger terraces
- Less impactful on the former Midland Bank

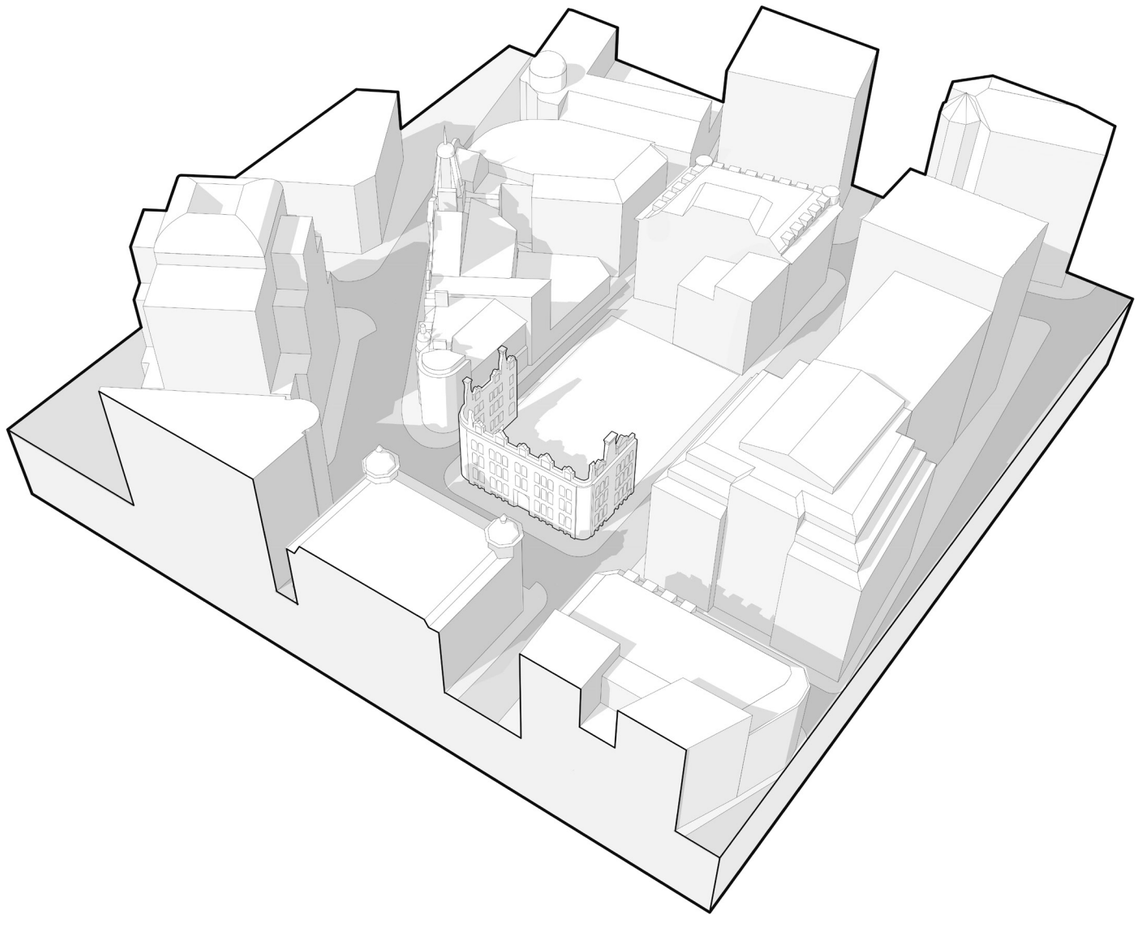
2.11 Adopted Design Principles

Existing



Design Principle 1

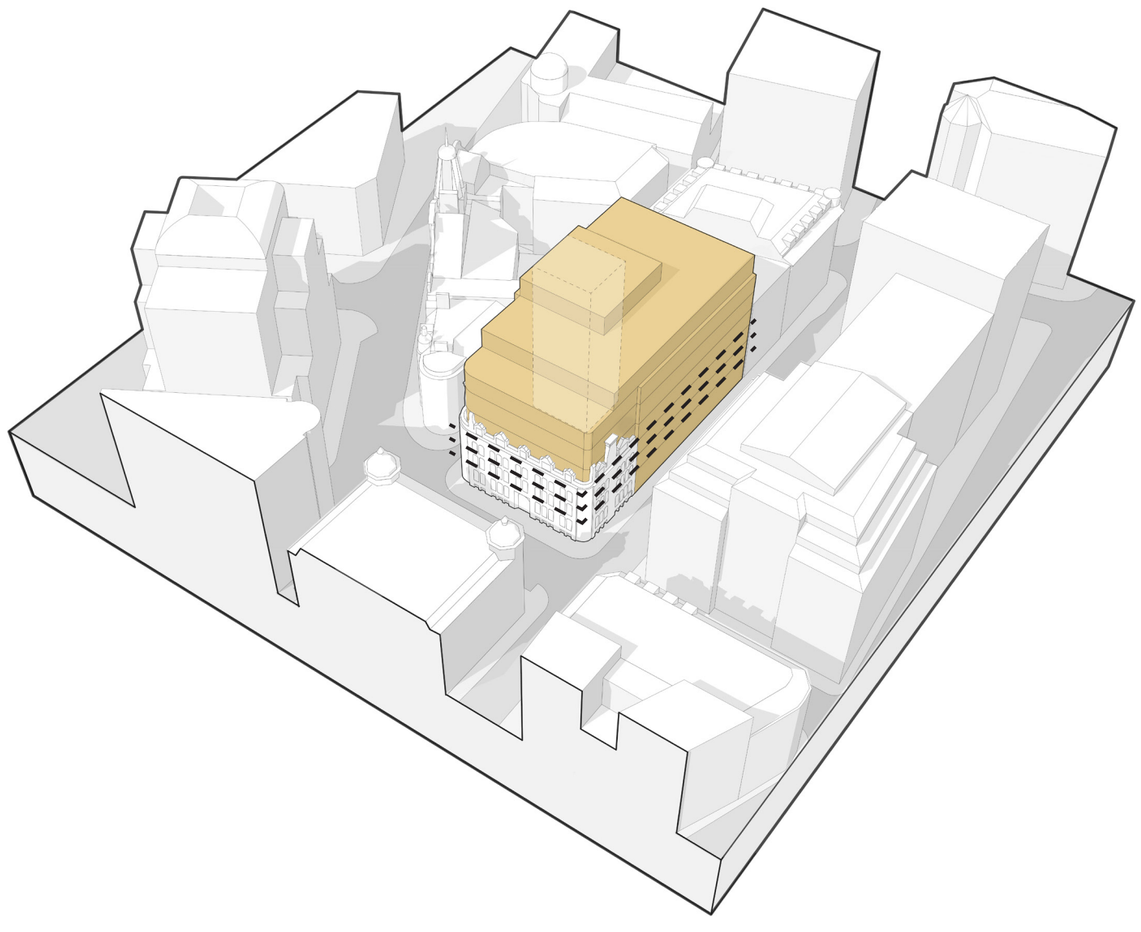
- Demolish the 1970s office building at 50 Fountain Street, as this is not original, of little architectural value, creates an inefficient floor layout and does not contribute to the heritage asset or conservation area. EH have been consulted and no principle of objection to demolition.
- Opportunity to realign the building on Fountain St and create a more positive and contextual street line.
- Retain and reactivate the listed facade onto 49 Spring Gardens.



2.11 Adopted Design Principles

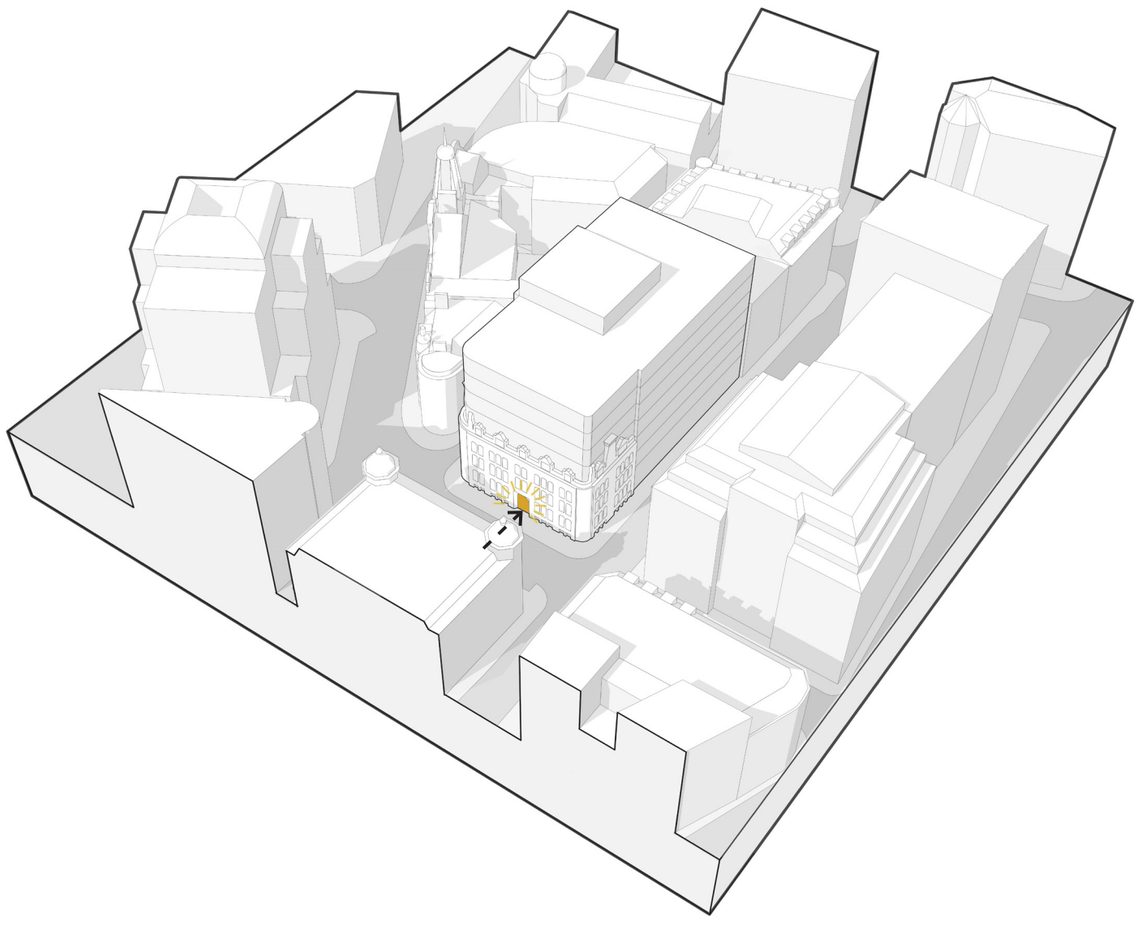
Design Principle 2

- Create a new building aligned with the original 19th century sandstone facade.



Design Principle 3

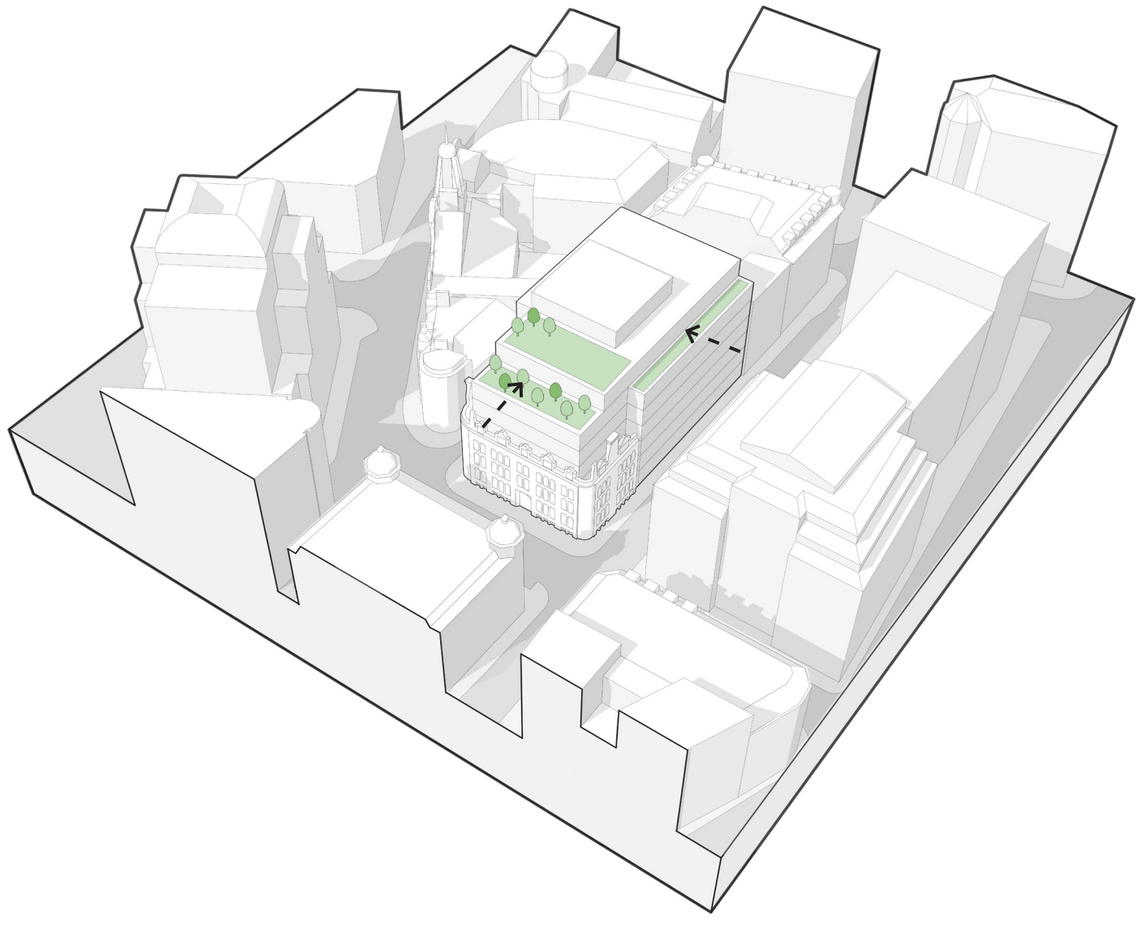
- Using the historic entrance as the main entrance bringing it back into use.



2.11 Adopted Design Principles

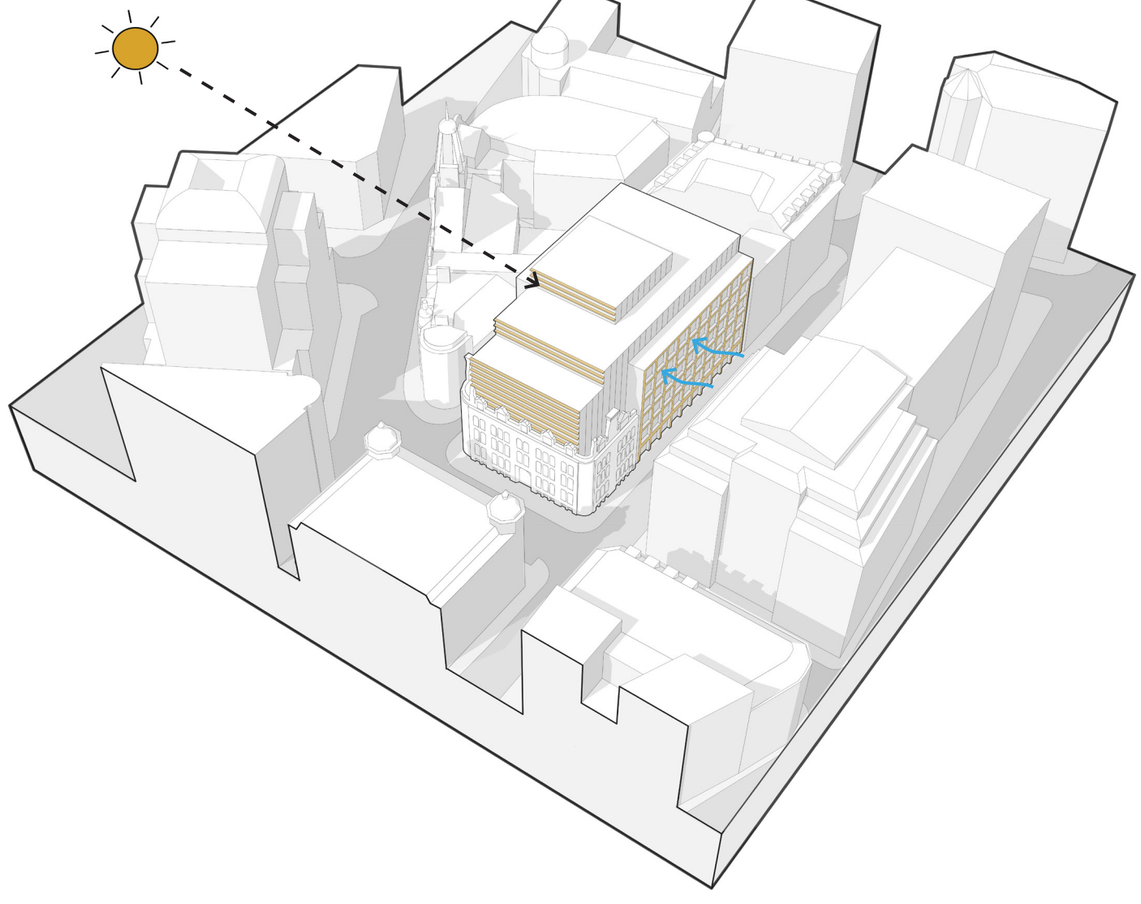
Design Principle 4

- Sculpting the building to reduce the impact of the additional floors.
- Using the set backs for terraces to enhance the building's well being qualities for the users and provide location for planting to replace the loss of the trees to Fountain St.



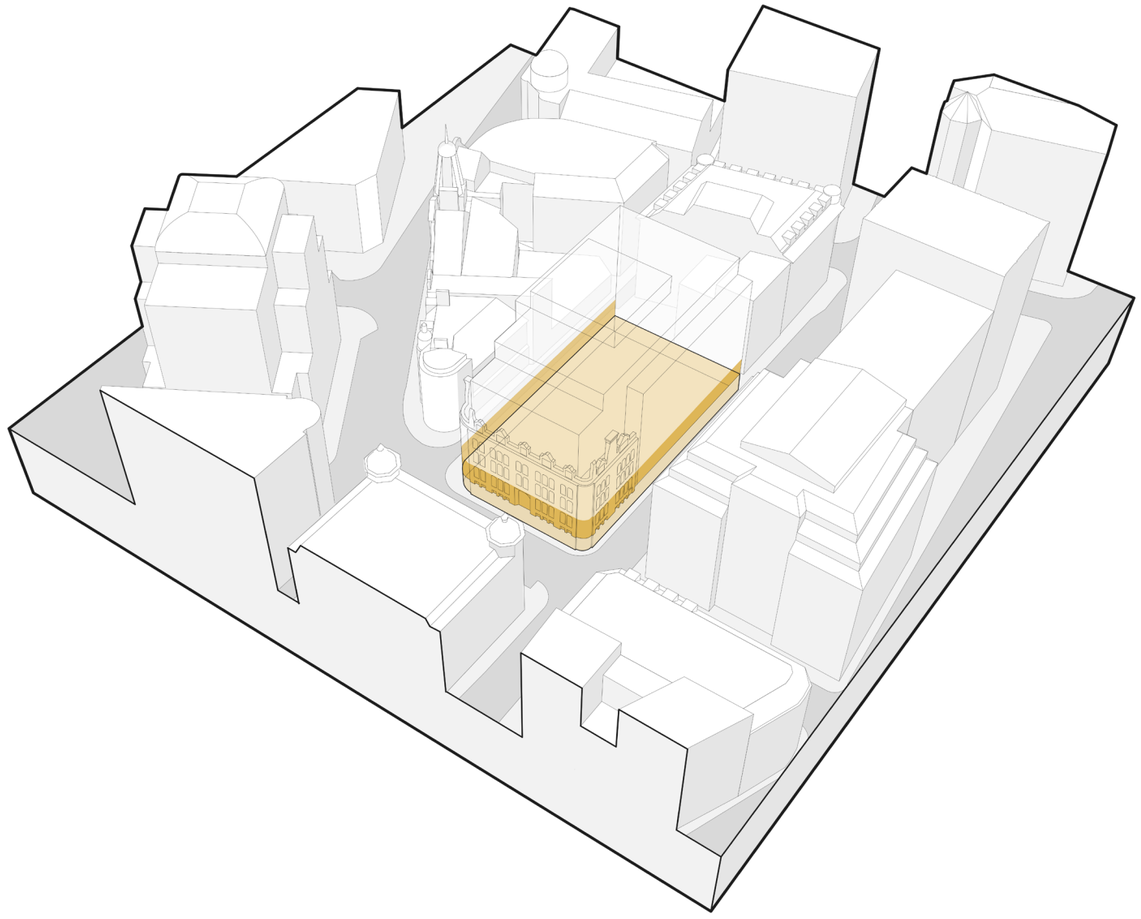
Design Principle 5

- Articulating the facade through use of fenestration and solar shading.
- Ventilation panels along the long Fountain Street facade enable the building to be naturally ventilated



Design Principle 6

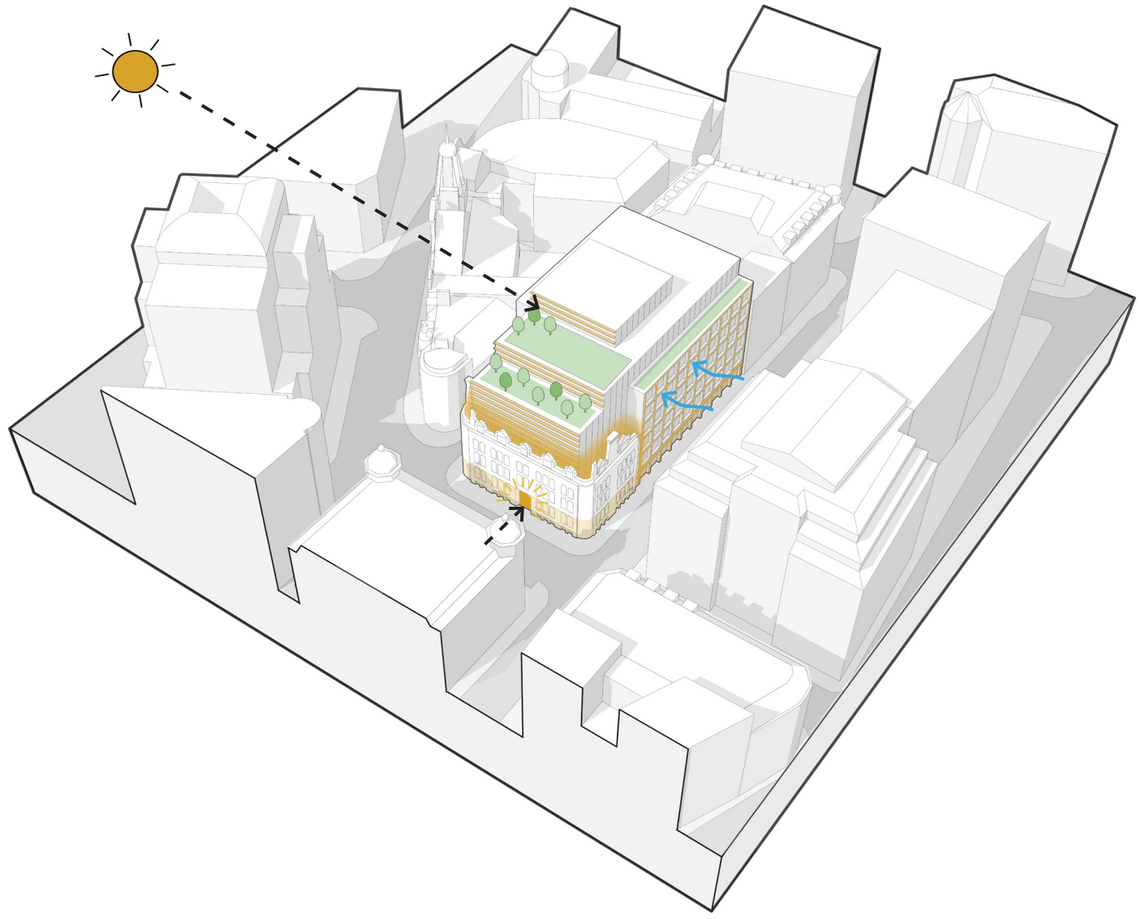
- Create a basement to house all building services, including occupier amenities such as a cycle store & yoga studio.
- This allows the entirety of the ground floor facade to remain active & engaging to passers-by



Complete Design Approach

The proposed scheme design puts an emphasis on:

- Celebrating the existing listed facade
- Creating active frontages at ground floor
- Making use of passive sustainability techniques
- Creating high quality office space which considers the well-being of its users



3.0

Layout & Appearance

Floor	GIA		NIA		Efficiency
	m²	ft²	m²	ft²	%
Basement	826	8,895			0%
Ground	1,045	11,246	418	4,500	40%
Mezzanine	94	1,010	94	1,010	100%
1st	1,045	11,247	877	9,442	84%
2nd	1,045	11,247	877	9,442	84%
3rd	927	9,979	760	8,181	82%
4th	918	9,878	751	8,081	82%
5th	875	9,414	708	7,616	81%
6th	811	8,734	644	6,936	79%
7th	234	2,518			0%
TOTAL	7,820	84,170	5,129	55,209	66%

Amount

The quantity of development is detailed in the adjacent area schedules. Full planning permission is sought for construction of a building comprising ground plus seven floors of office with associated servicing, plant space and landscaping.

The scheme total provides circa 55 ft² of office space.

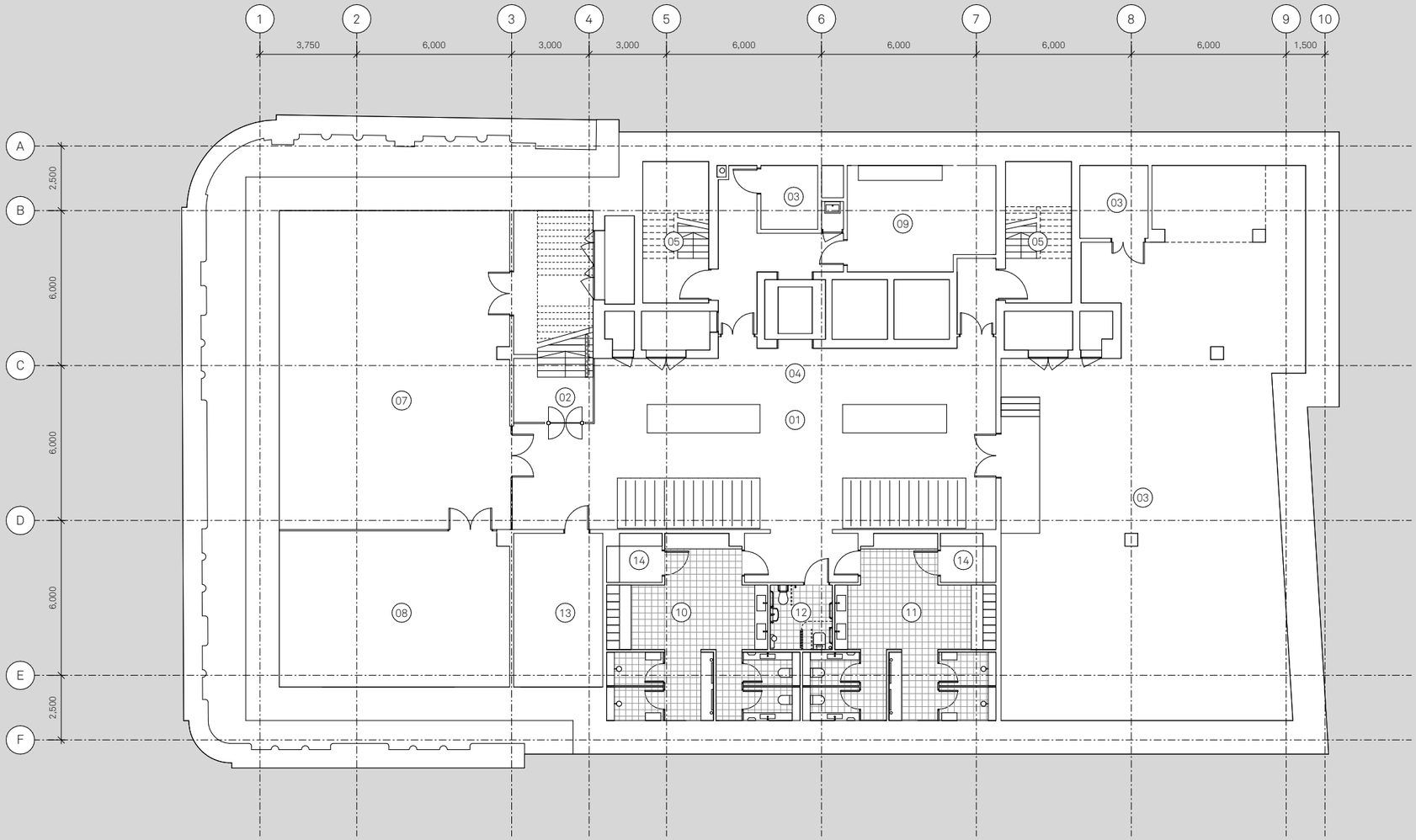
Use

The proposed use is office with amenity and external terrace space on the roof. The top floor is also used for plant.

The proposal has external terraces at a number of floor levels.

The ground floor will accommodate reception space for the office, shared work space for informal meetings and breakout spaces as well as commercial space. Servicing is provided via Concert Lane.

3.2 Basement Plan

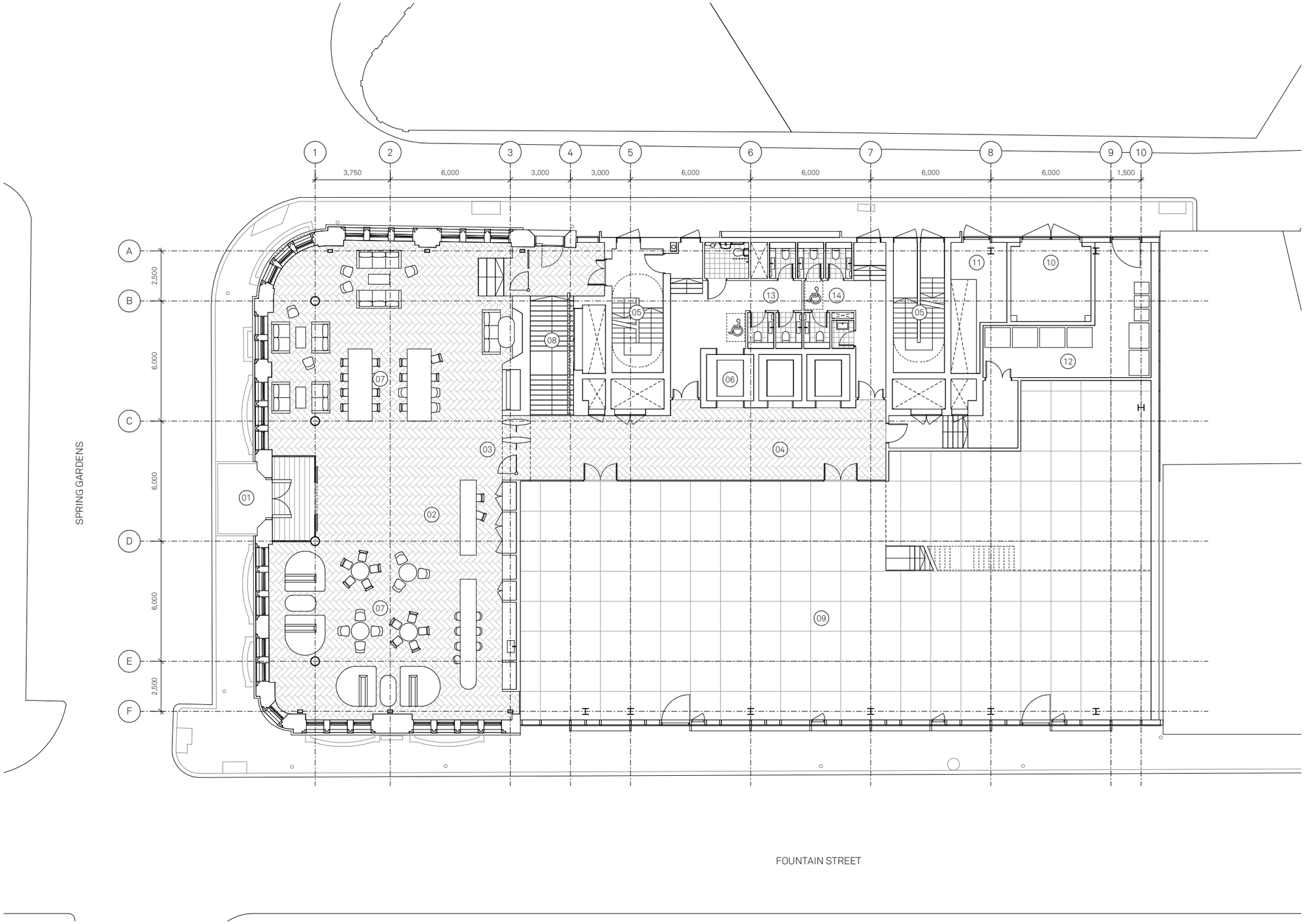


1:200 @A3

Key

1. Cycle store
2. Stair to ground floor
3. Plant room
4. Lift lobby
5. Escape stair
6. Firefighting lift
7. Gym
8. Studio
9. Parcel store
10. Male changing room
11. Female changing room
12. Accessible changing room
13. Security & building manager

3.3 Ground Floor Plan

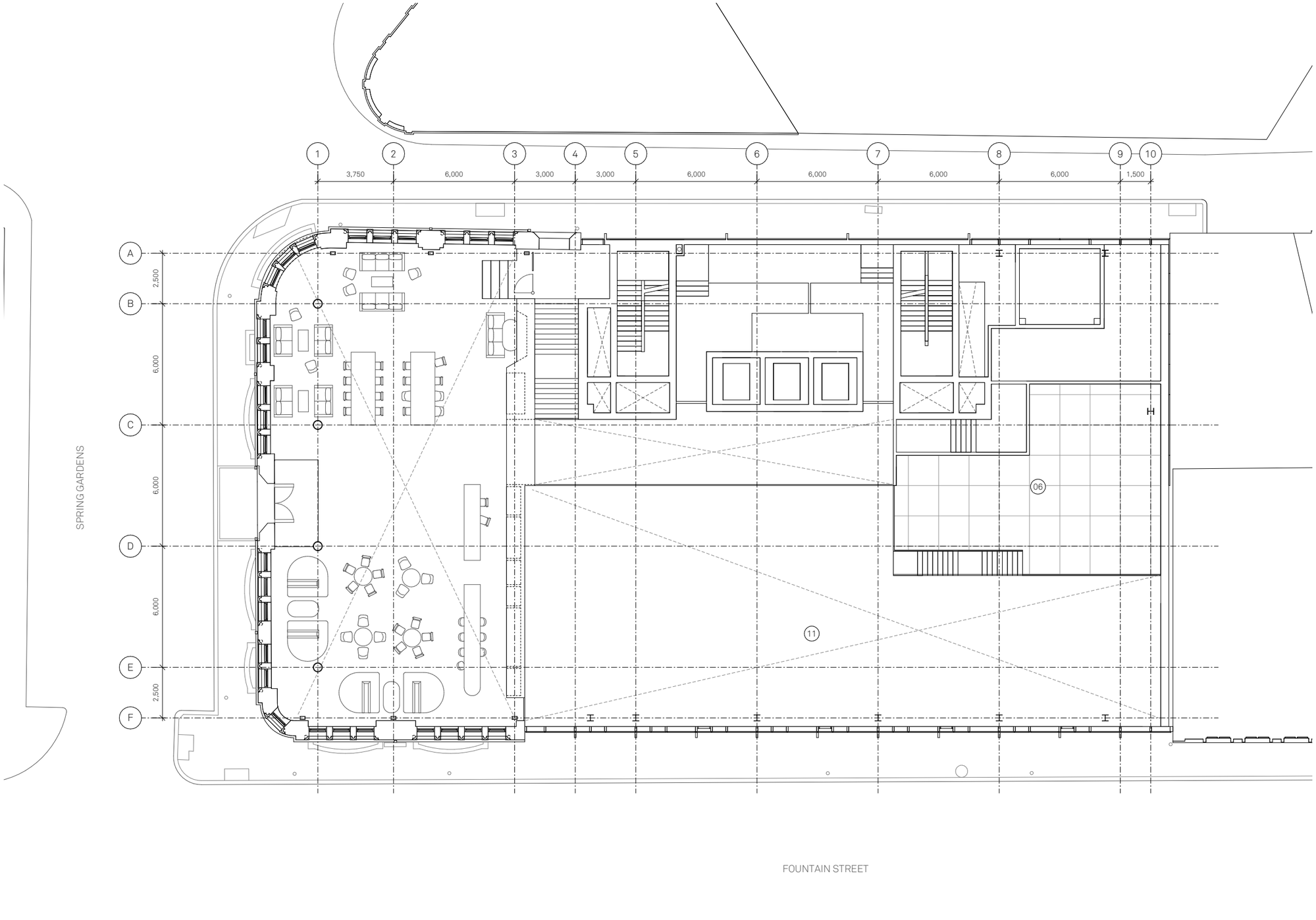


1:200 @A3

Key

1. Entrance
2. Reception
3. Speed gates
4. Lift lobby
5. Escape stairs
6. Fire fighting lift
7. Shared workspace
8. Stairs to basement
9. Office
10. Sub station
11. Plant room
12. Refuse store
13. Male WCs
14. Female WCs

3.4 Mezzanine Plan

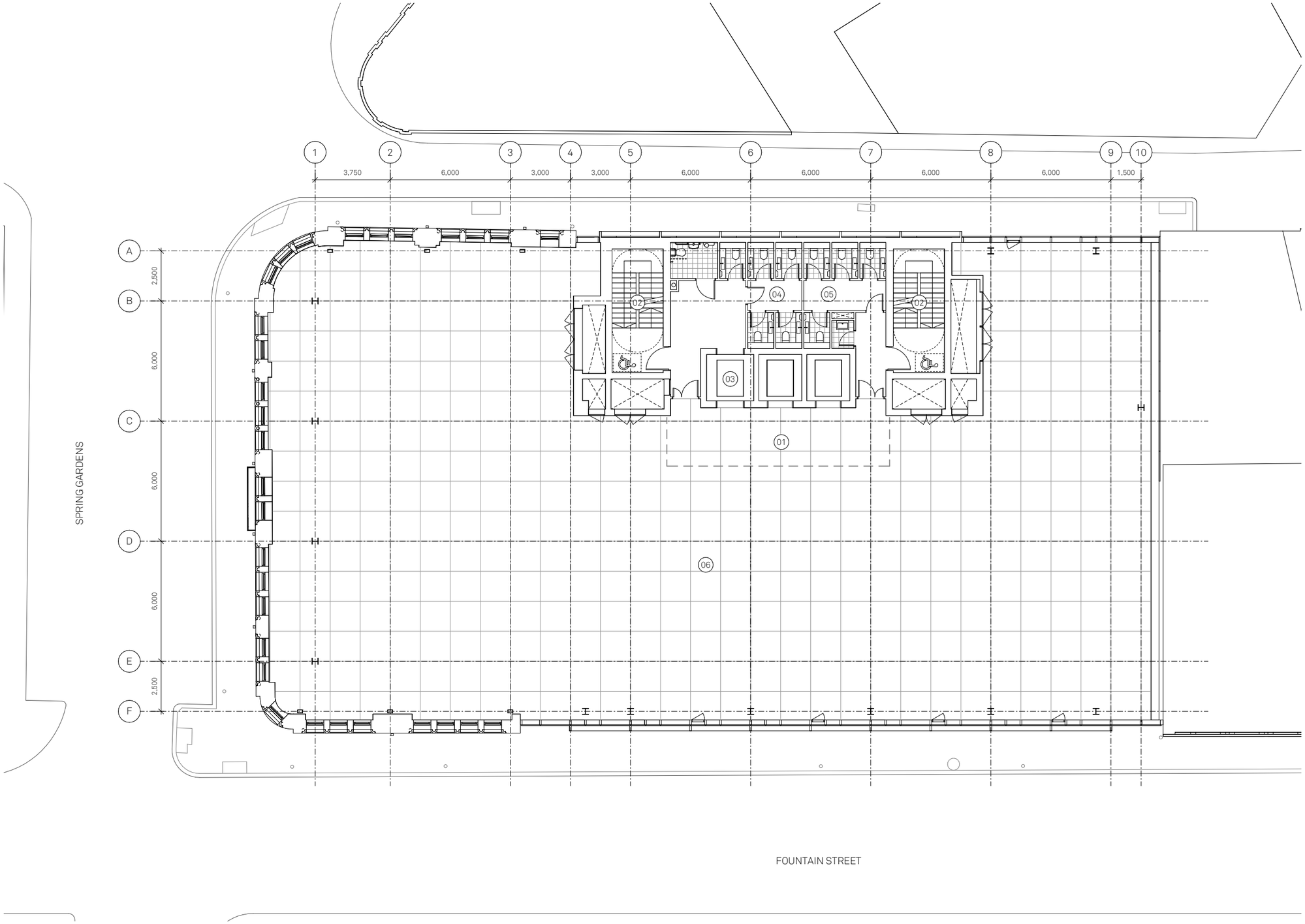


1:200 @A3

Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.5 First to Second Floor Plan

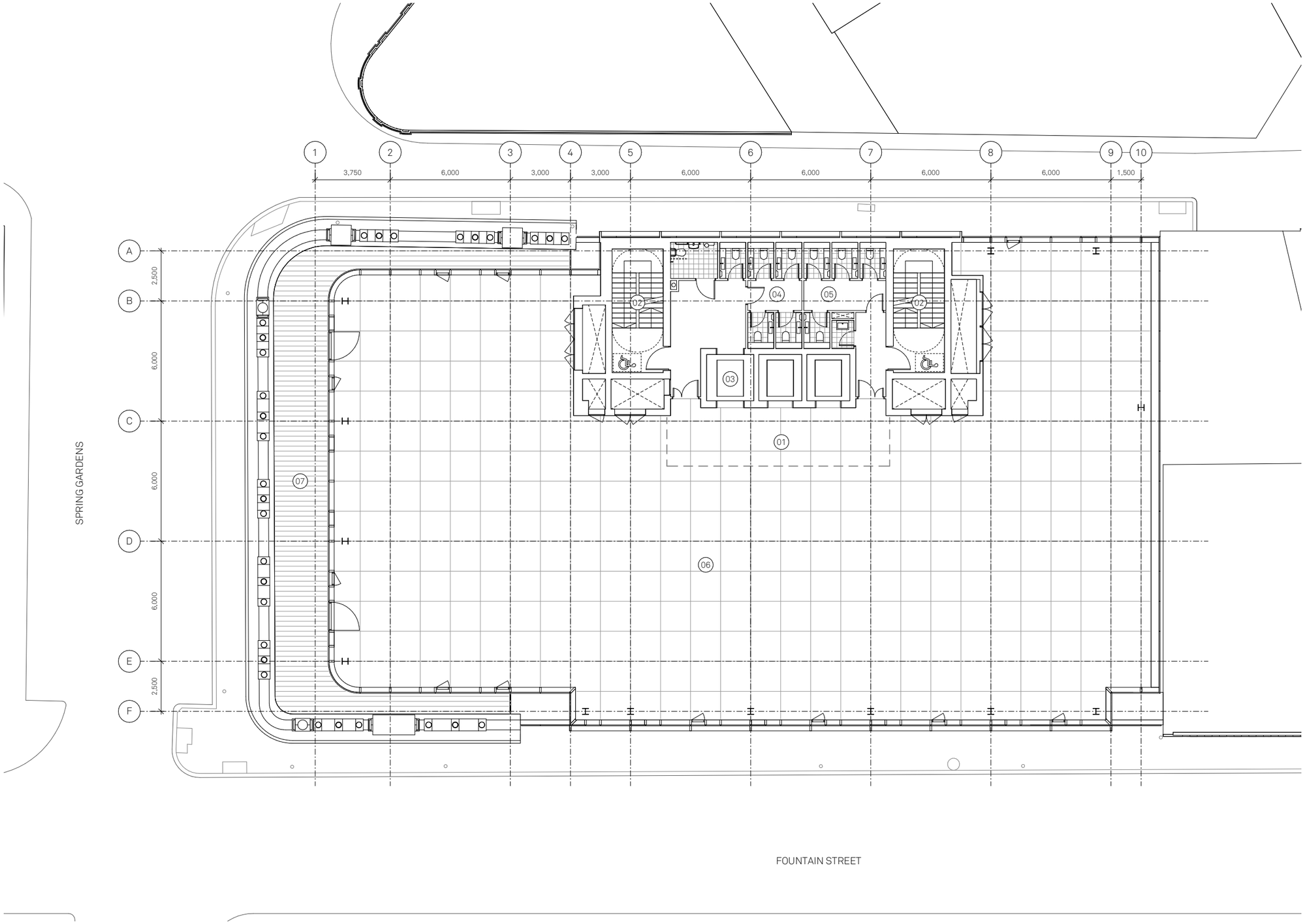


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Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.6 Third Floor Plan

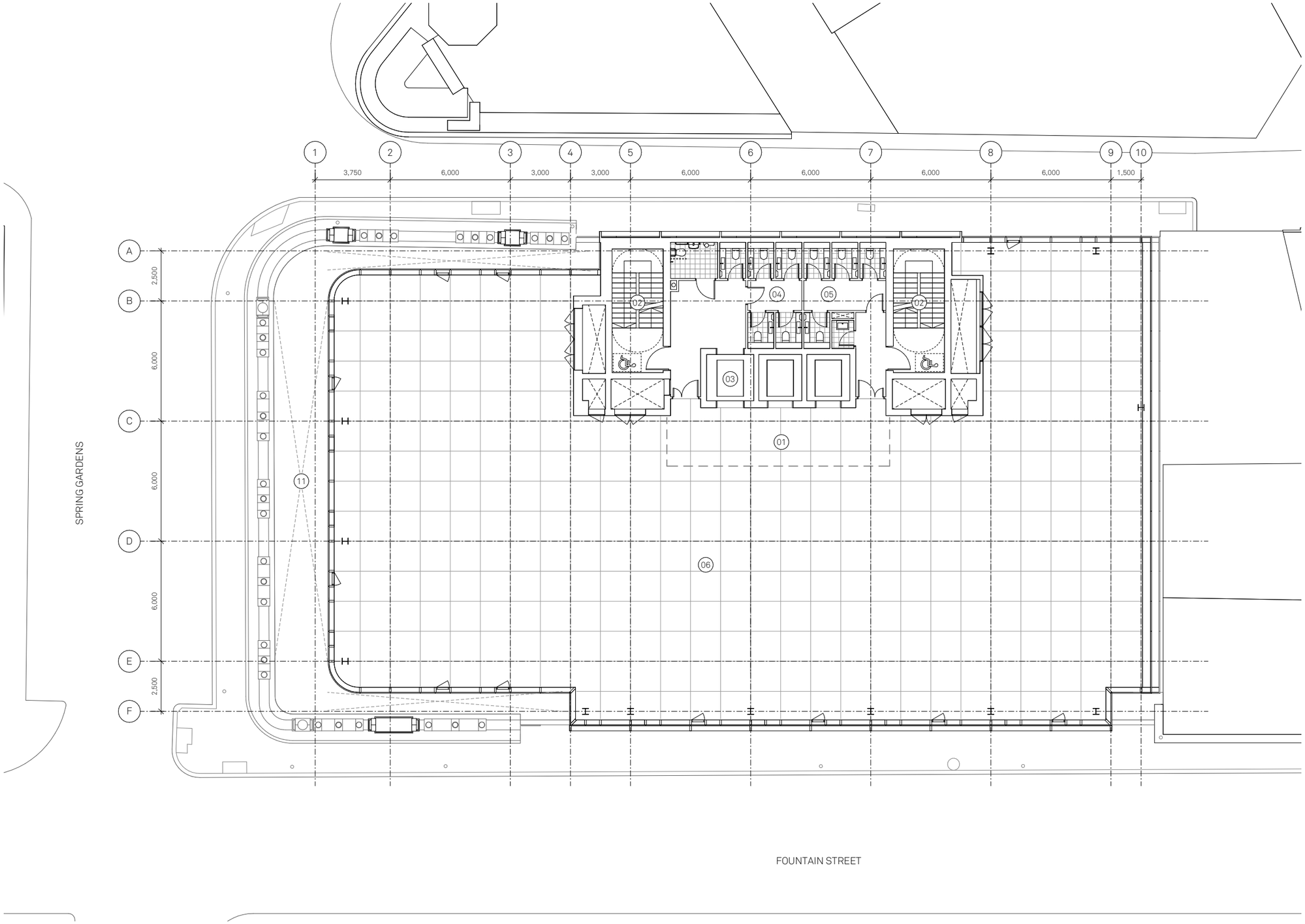


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Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.7 Fourth Floor Plan

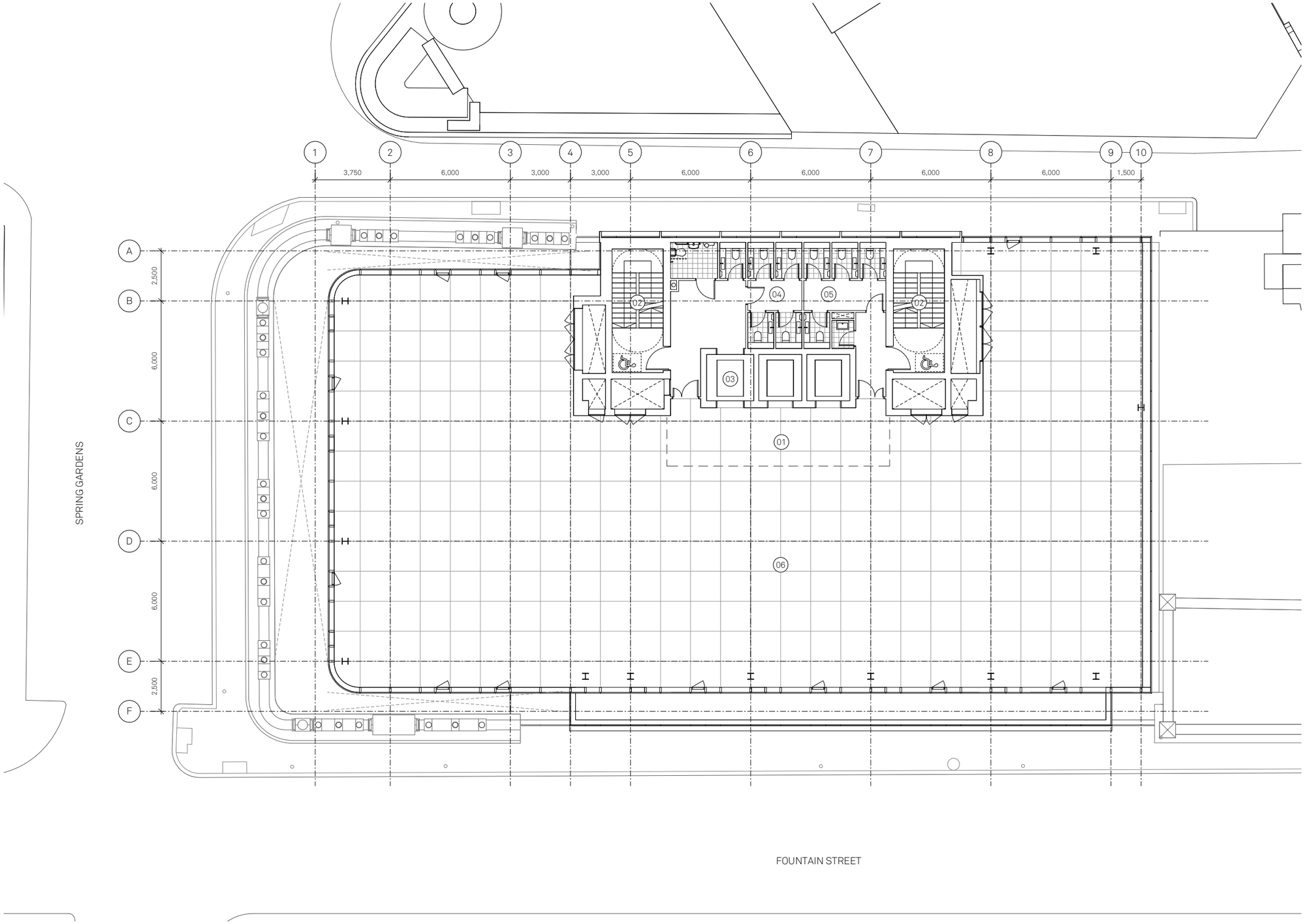


1:200 @A3

Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.8 Fifth Floor Plan

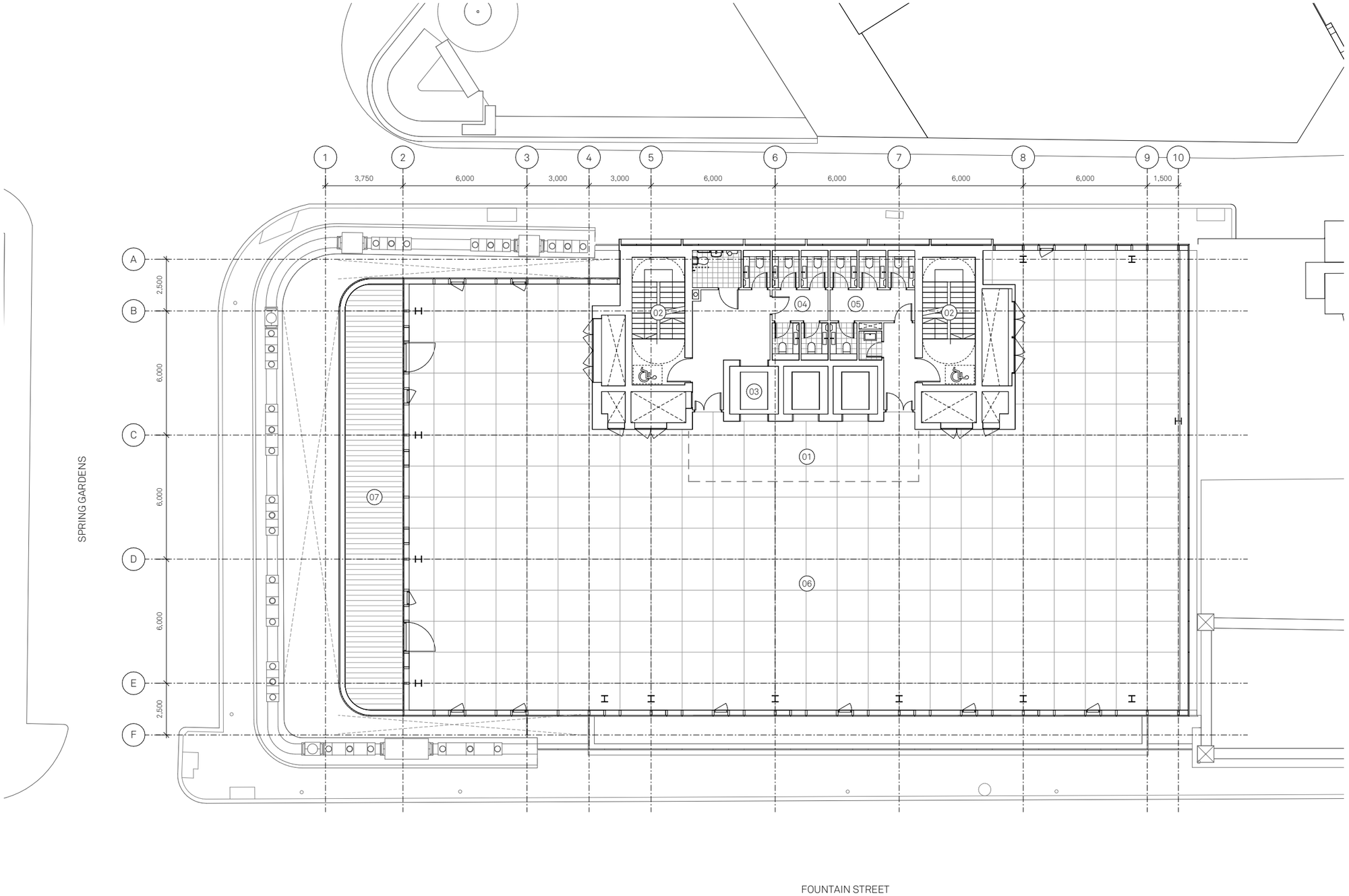


1:200 @A3

Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.9 Sixth Floor Plan

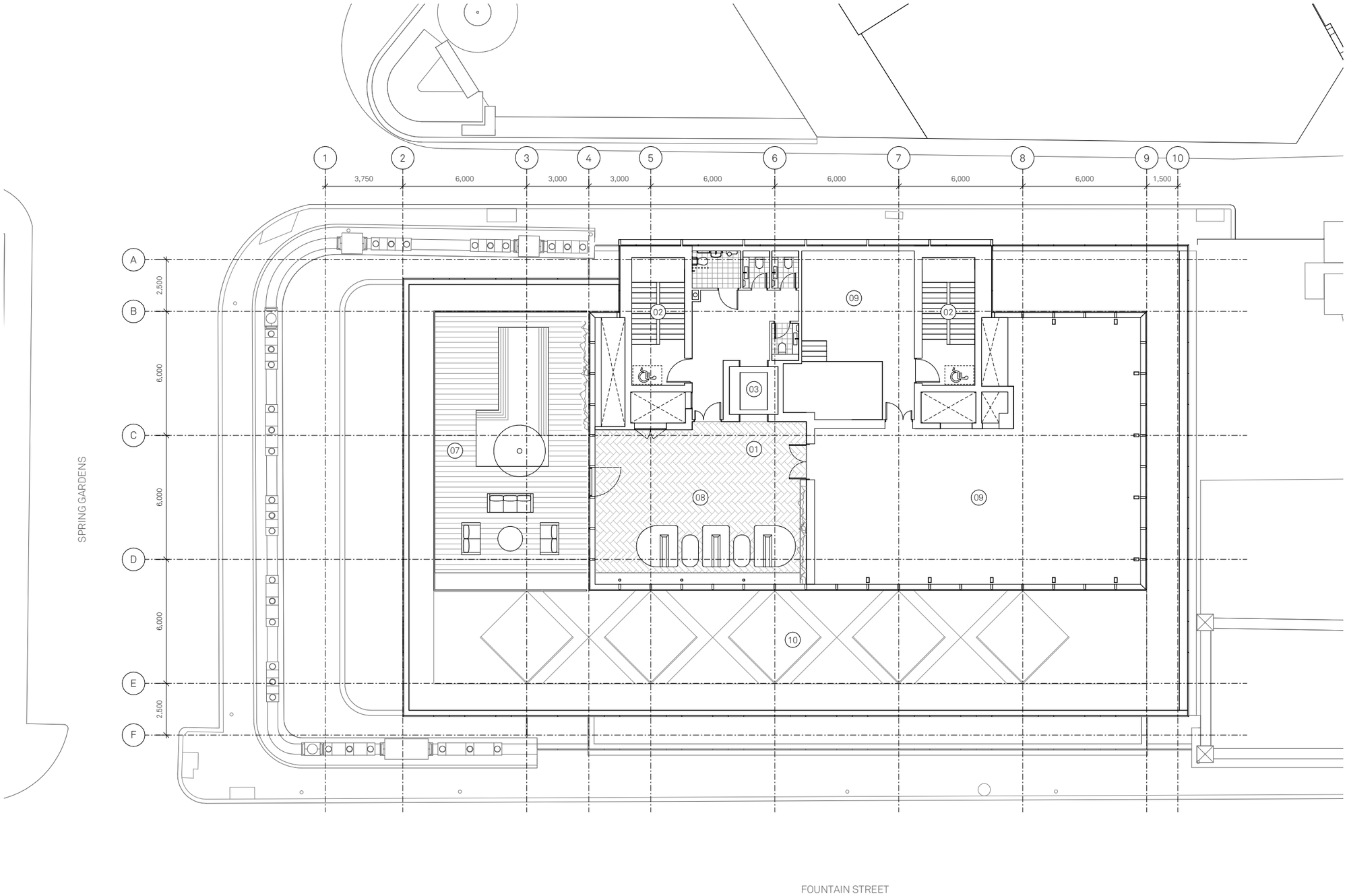


1:200 @A3

Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.10 Seventh Floor Plan

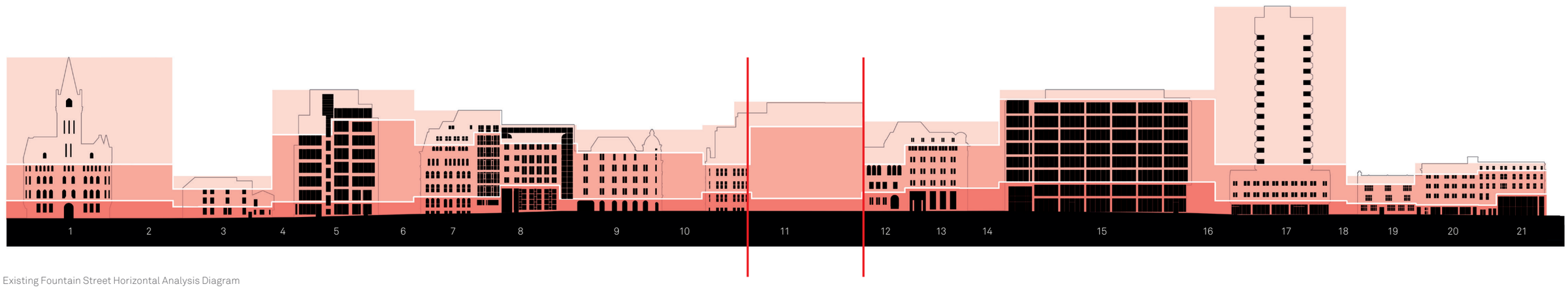


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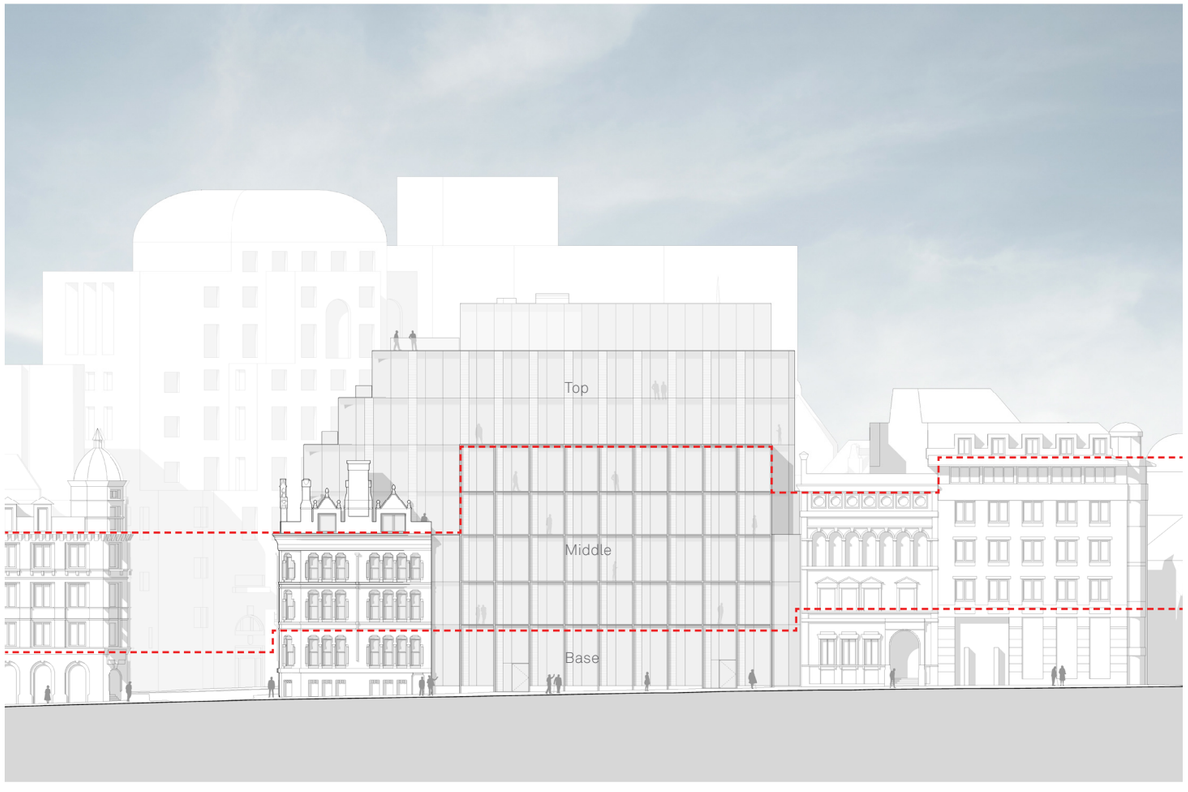
Key

1. Lift lobby
2. Escape stair
3. Fire fighting lift
4. Male WCs
5. Female WCs
6. Office
7. Terrace
8. Rooftop communal amenity
9. Plant
10. Green roof

3.11 Horizontal Window Pattern Analysis



Existing Fountain Street Horizontal Analysis Diagram



Proposed Fountain Street Elevation

Purpose of Study

An elevation of Fountain Street was produced which maps the locations of the existing building's windows and doors. The study then analysed this map to determine what, if any, horizontal common order existed to inform the design of the proposal.

Analysis of Existing Horizontal Order

The analysis shows that the existing buildings are typically articulated into three horizontal bands:

- A base at street level: this is typically one but sometimes, one and a half stories high. The base is often a taller storey with a string course or lintel banding at first floor. This is sometimes accompanied by a change in material, decoration and or window shape.
- The middle: consists of multiple storeys of repeating elements. Older buildings have 2 to 4 storeys in the middle section whilst contemporary buildings have 5 to storeys. The storey heights and window shapes repeat and are often accompanied by projecting horizontal banding.
- The top or crown: the horizontal band at the top of the buildings demonstrate the greatest variation of design and number of storeys of the three bands. There are tower elements of the Town Hall and Lowry House. Other buildings have single or multiple recessed or dormer storeys, these are often typified by a change in material with less decorative articulation. The transition to this band is typically signposted by an ornate cornice line,

Proposed Horizontal Order

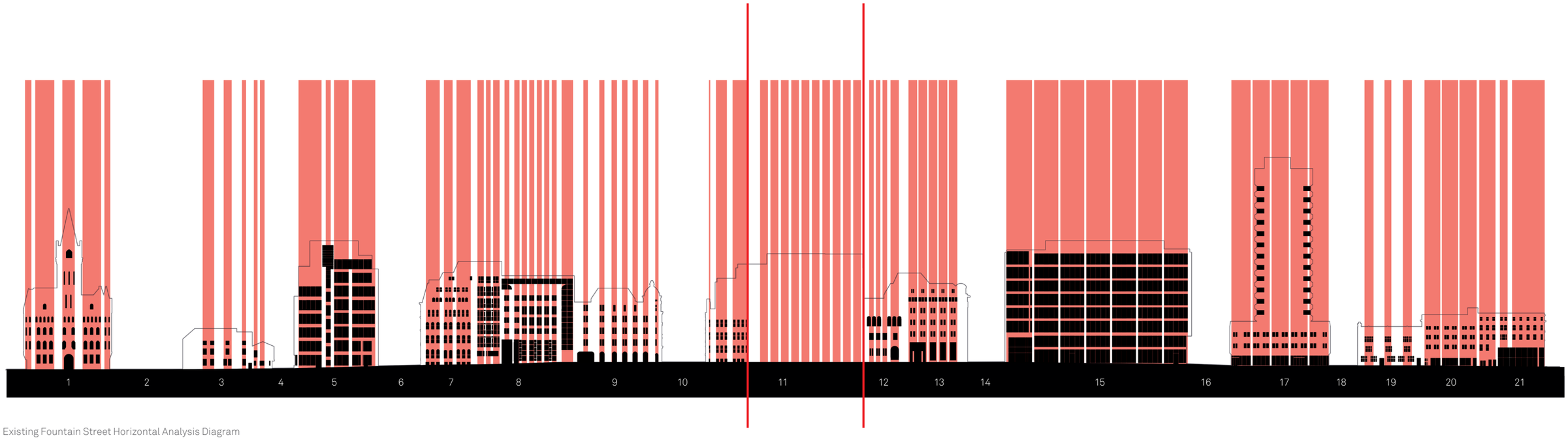
The architecture of the proposed development uses the analysis of the existing street scape and interprets the findings in a contemporary way. The intention is to provide the new element of the development with a contemporary appearance as well as following the established order. Therefore:

- The proposed ground floor is a taller storey with a projecting horizontal fin lining through with the string course of the retained facade.
- The middle section has a repeating floor plate with a projecting horizontal banding
- The top section is comprised of a recessed and stepping form with simpler articulation.

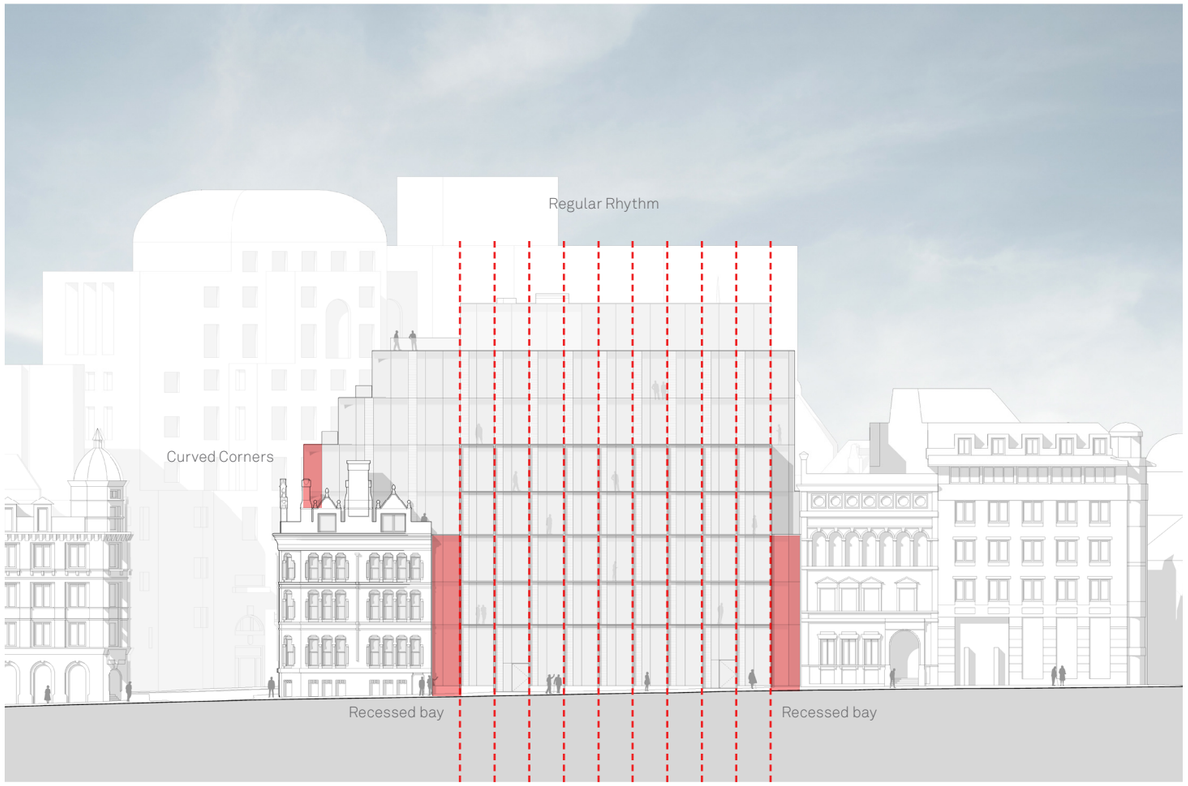
Key

1. Manchester Town Hall
2. Princess Street
3. The Waterhouse Pub
4. Kennedy Street
5. Belvedere Building
6. Booth Street
7. 31 Booth Street
8. 68 Fountain Street
9. 60 Spring Gardens
10. Spring Gardens
11. Site
12. Estate Exchange
13. 42-44 Fountain Street
14. York Street
15. 11 York Street
16. Marble Street
17. Lowry House
18. Phoenix Street
19. The Shakespeare Pub
20. 6-12 Fountain Street
21. 102 Market Street

3.12 Vertical Window Pattern Analysis



Existing Fountain Street Horizontal Analysis Diagram



Proposed Fountain Street Elevation

Purpose of Study

An elevation of Fountain Street was produced which maps the locations of the existing building's windows and doors. The study then analysed this map to determine what, if any, common vertical order existed to inform the design of the proposal.

Analysis of Existing Horizontal Order

The analysis shows that the existing buildings are typically articulated with the following characteristics:

- There is a regular and repeating vertical rhythm which is unique in number, width and spacing to each building.
- The rhythm generally runs consistently up the building notwithstanding any articulation described on the previous page around the base and crown.
- The proportion of the windows are taller than wider, in varying ratios.
- The windows are often grouped into bays of two or three in the older buildings (though not in the case of the neighbouring Estate Exchange) or on a repeating grid in the contemporary buildings.
- The rhythm is broken to mark a particular moment in the building; this is most often at the entrance and a different width bay. The location and width of this bay varies; sometimes smaller, sometimes bigger, sometimes in the centre, sometimes at the end.
- The rhythm of the order is also often broken at the corners of the buildings. This can be with rounded or chamfered bays where the building is on a street corner or with wider solid or quoins where the building is in the middle of the city block. These devices help to frame the composition of the regular and repeating rhythm of the rest of the building.

Proposed Vertical Order

As previously mentioned the intention is to provide the new element of the development with a contemporary appearance as well as following the established order.

- There is a regular repeating rhythm which is taller than wider.
- The perforated vent panel groups two windows together in an asymmetrical composition which provides a contemporary appearance while following the rules already established.
- There are no entrances so the rhythm is not interrupted but the corners are celebrated either by curved corners at the top or by recessed bays where the lower element connects into existing buildings allowing each building to breathe and frame itself.

Key

1. Manchester Town Hall
2. Princess Street
3. The Waterhouse Pub
4. Kennedy Street
5. Belvedere Building
6. Booth Street
7. 31 Booth Street
8. 68 Fountain Street
9. 60 Spring Gardens
10. Spring Gardens
11. Site
12. Estate Exchange
13. 42-44 Fountain Street
14. York Street
15. 11 York Street
16. Marble Street
17. Lowry House
18. Phoenix Street
19. The Shakespeare Pub
20. 6-12 Fountain Street
21. 102 Market Street

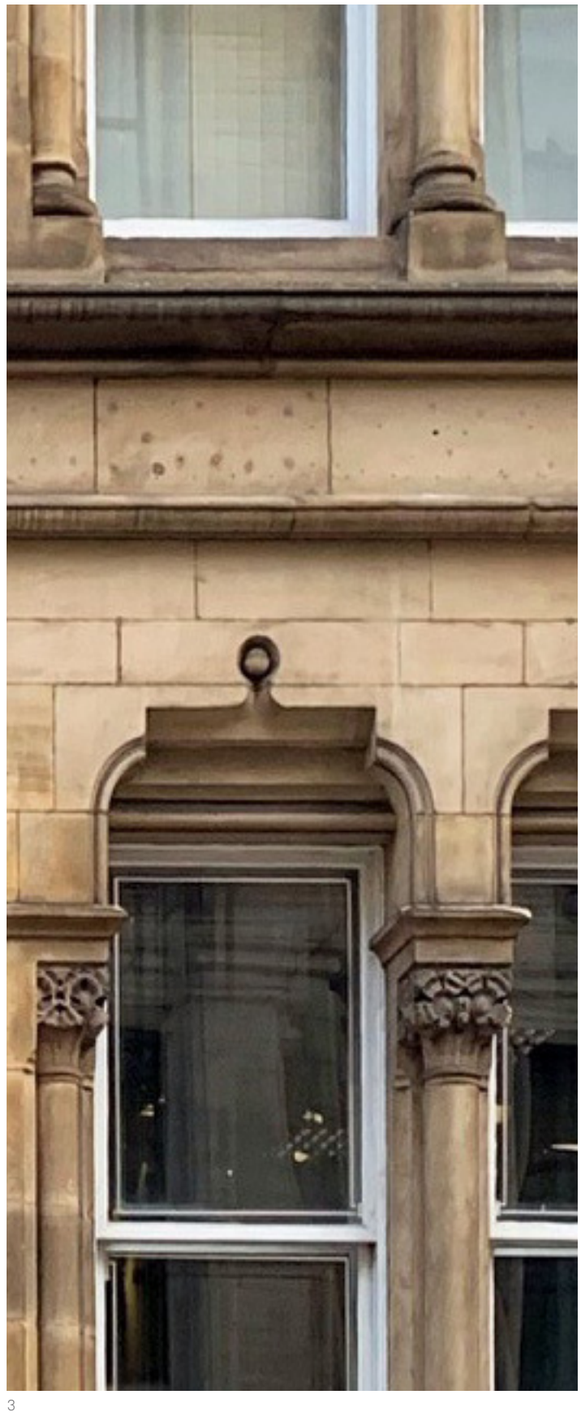
3.13 Existing Material Analysis



1



3



3



4



4



4



4

The dominant material along Fountain Street is sandstone. It has been used to clad whole façades such as the existing nineteenth century facade on the site, the neighbouring 60 Spring Gardens, 68 Fountain Street and the buildings fronting Spring Gardens or to clad the lower ground floor and provide detailing to windows and string courses such as Estate Exchange, 42-44 Fountain Street, Royal & Sun Alliance Building and 31 Booth Street.

Where sandstone has been used at the base for window details the remaining facade is red brick. The effect looking up and down Fountain Street is of warm and earthy tones.

The dominance of sandstone looking along Charlotte Street and King Street is reduced by a number of buildings which are clad in Portland Stone; in particular the former Midland Bank by Lutyens but also the Ship Canal House, the former Lloyds Bank and 55 Spring Gardens,

The perception looking along King Street and Charlotte Street is that the light tones from the Portland Stone which provide a civic character are complemented by the warmth of sandstone.

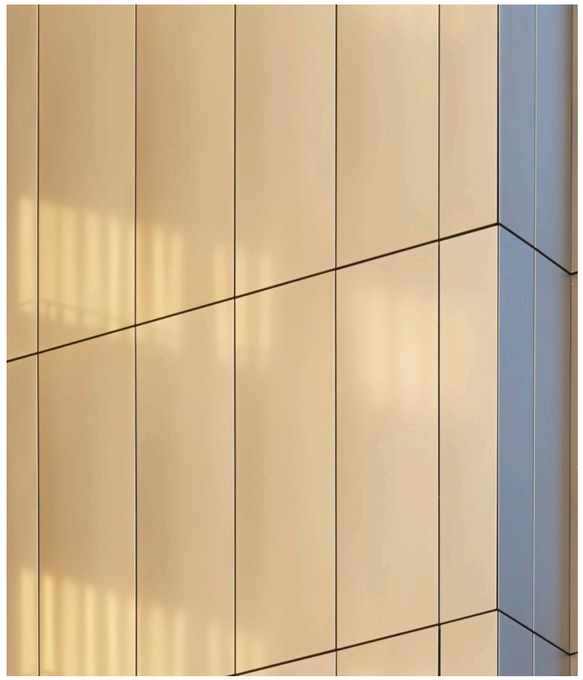
Images

1. Sandstone & red brick
2. Portland stone
3. Sandstone
4. View looking south down Fountain Street
5. View looking north up Fountain Street
6. View looking east along Charlotte Street
7. View looking west up King Street

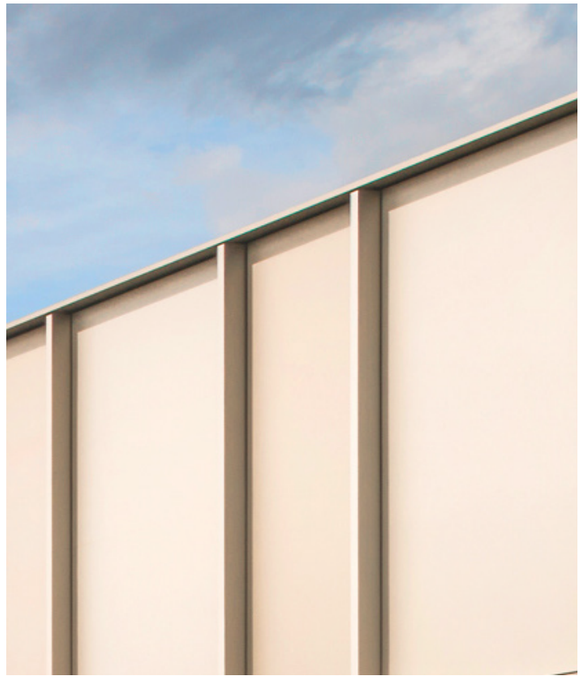
3.14 Proposed Materials



1



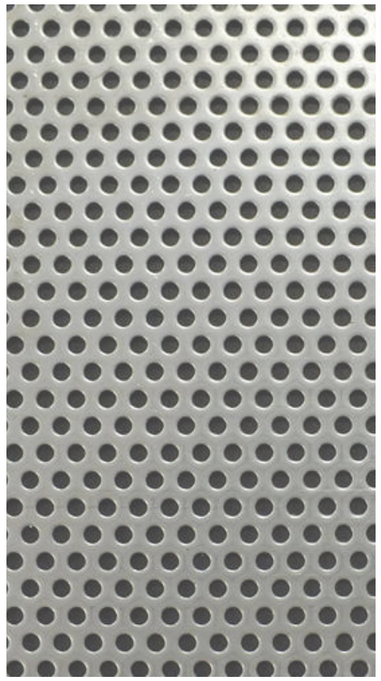
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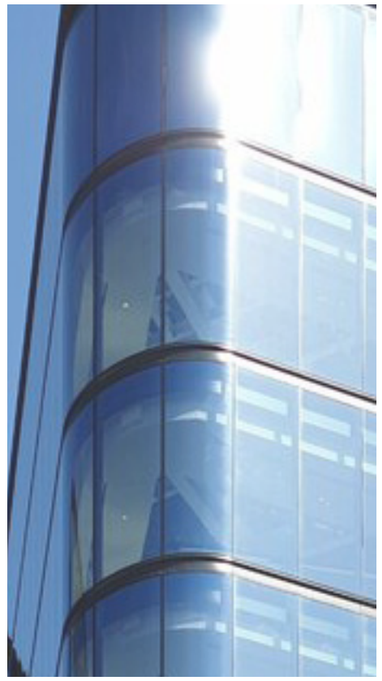
3



4



5



6

The proposed materials will be context specific.

To the lower section of the Fountain Street elevation, the cladding will be a coloured anodised aluminium. The colour will match the tones of the sandstone: a champagne/light gold/light bronze colour. The projecting anodised aluminium fins will cast shadows that mirror the rhythm of the window reveals of the existing buildings.

The core will also be clad in the same material and will be a similar tone to the sandstone buildings at the top of King Street so as not clash or stand out.

The recessed and stepping form of the upper sections of the proposed building will have perforated silver anodised aluminium panels which will be neutral in tone and match the Portland stone when looking along Charlotte St. There will be no fins to the upper section to minimise shadows, create a contrast with the cladding below and maximise reflections - this will enhance the breaking down of the mass and appear recessive, lighter & less dominant.

The glazing and cladding will be capless curtain walling system to give the building a sleek, elegant and taut contemporary appearance. To minimise detail there will be a single transom at each floor level and a PPC aluminium panel behind the glass will conceal the floor build up.

Images

1. Detail view of proposal
2. Anodised aluminium cladding
3. Alternative tone of anodised aluminium cladding
4. Silver anodised aluminium cladding
5. Perforated cladding panel
6. Curved capless curtain walling system

3.15 Fountain Street Elevation



1:250 @A3

Key

1. Capless curtain walling system. Dark grey frames with clear glass
2. Perforated PPC or Anodised metal panel concealing vent panel
3. Recessed PPC aluminium spandrel panel to hide floor and ceiling zone
4. Projecting vertical PPC or Anodised aluminium framing
5. PPC or Anodised aluminium panel
6. Glazed door set. Frame finish to match CW system
7. Clear glass balustrade to external terraces
8. PPC or Anodised aluminium cladding on a 1.5m module
9. External plant roof enclosure. Back painted glass on CW system
10. Refuse store & substation enclosure. Perforated PPC or Anodised metal panel
11. Concealed fire escape door
12. Secondary access to GF lobby and direct access to Basement Hub

3.16 Spring Gardens Elevation



1:250 @A3

Key

1. Capless curtain walling system. Dark grey frames with clear glass
2. Perforated PPC or Anodised metal panel concealing vent panel
3. Recessed PPC aluminium spandrel panel to hide floor and ceiling zone
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5. PPC or Anodised aluminium panel
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8. PPC or Anodised aluminium cladding on a 1.5m module
9. External plant roof enclosure. Back painted glass on CW system
10. Refuse store & substation enclosure. Perforated PPC or Anodised metal panel
11. Concealed fire escape door
12. Secondary access to GF lobby and direct access to Basement Hub

3.17 Concert Lane Elevation



1:250 @A3

Key

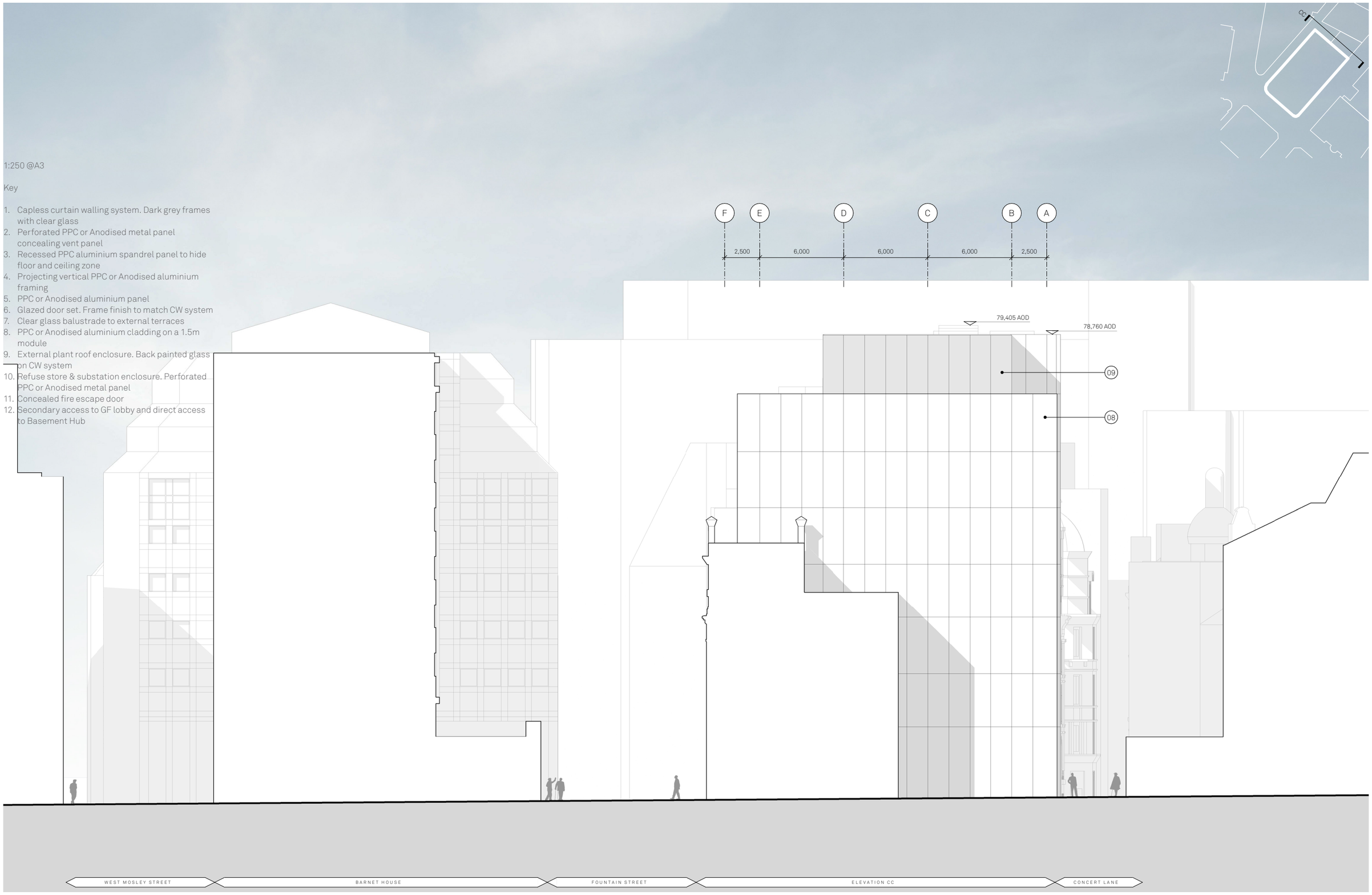
1. Capless curtain walling system. Dark grey frames with clear glass
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3. Recessed PPC aluminium spandrel panel to hide floor and ceiling zone
4. Projecting vertical PPC or Anodised aluminium framing
5. PPC or Anodised aluminium panel
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7. Clear glass balustrade to external terraces
8. PPC or Anodised aluminium cladding on a 1.5m module
9. External plant roof enclosure. Back painted glass on CW system
10. Refuse store & substation enclosure. Perforated PPC or Anodised metal panel
11. Concealed fire escape door
12. Secondary access to GF lobby and direct access to Basement Hub

3.18 North East Elevation

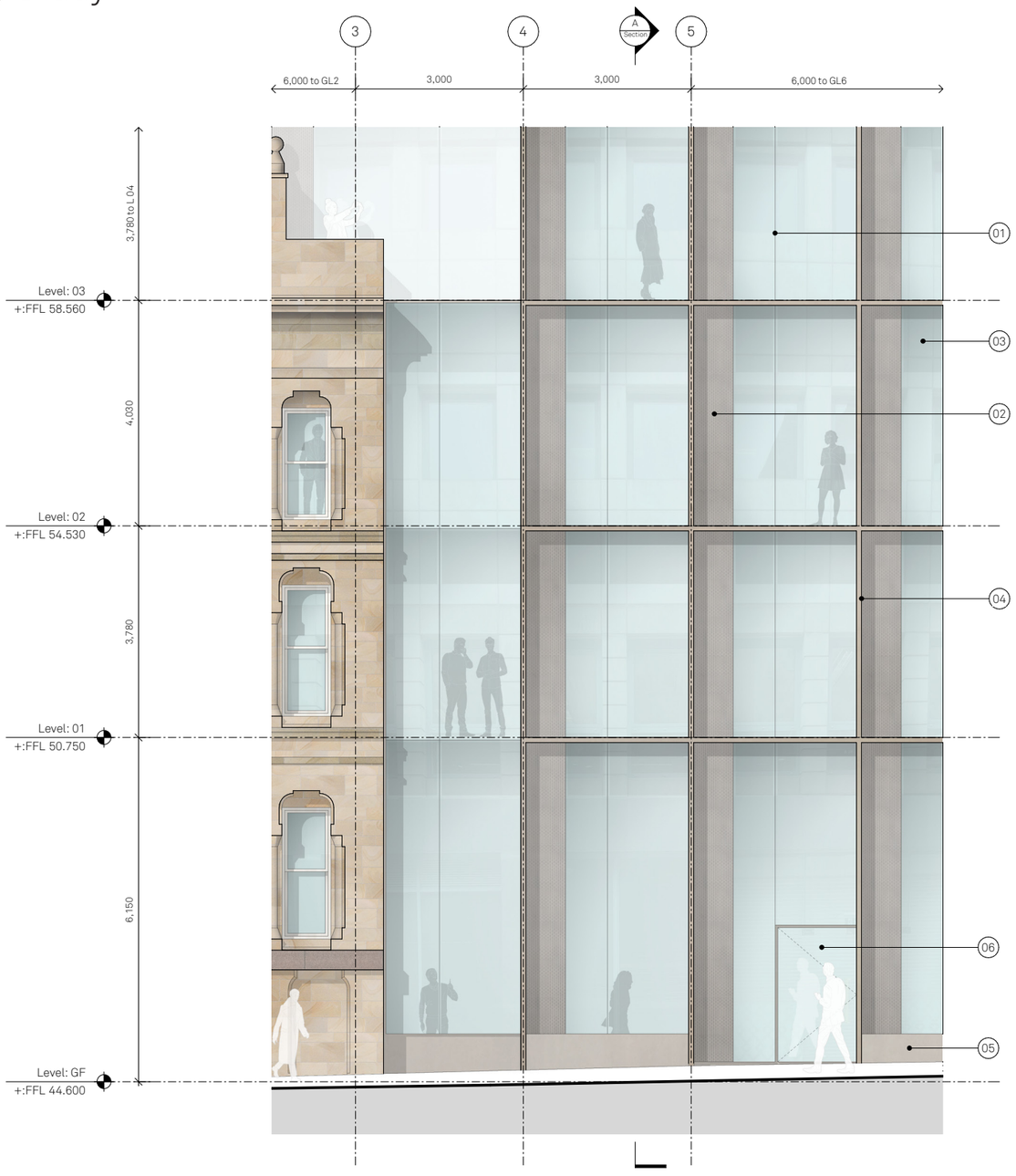
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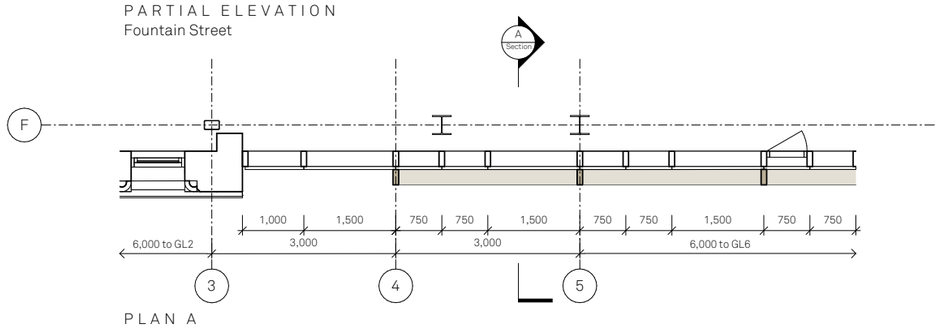
1. Capless curtain walling system. Dark grey frames with clear glass
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4. Projecting vertical PPC or Anodised aluminium framing
5. PPC or Anodised aluminium panel
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7. Clear glass balustrade to external terraces
8. PPC or Anodised aluminium cladding on a 1.5m module
9. External plant roof enclosure. Back painted glass on CW system
10. Refuse store & substation enclosure. Perforated PPC or Anodised metal panel
11. Concealed fire escape door
12. Secondary access to GF lobby and direct access to Basement Hub



3.19 Fountain Street Bay Study



PARTIAL ELEVATION
Fountain Street

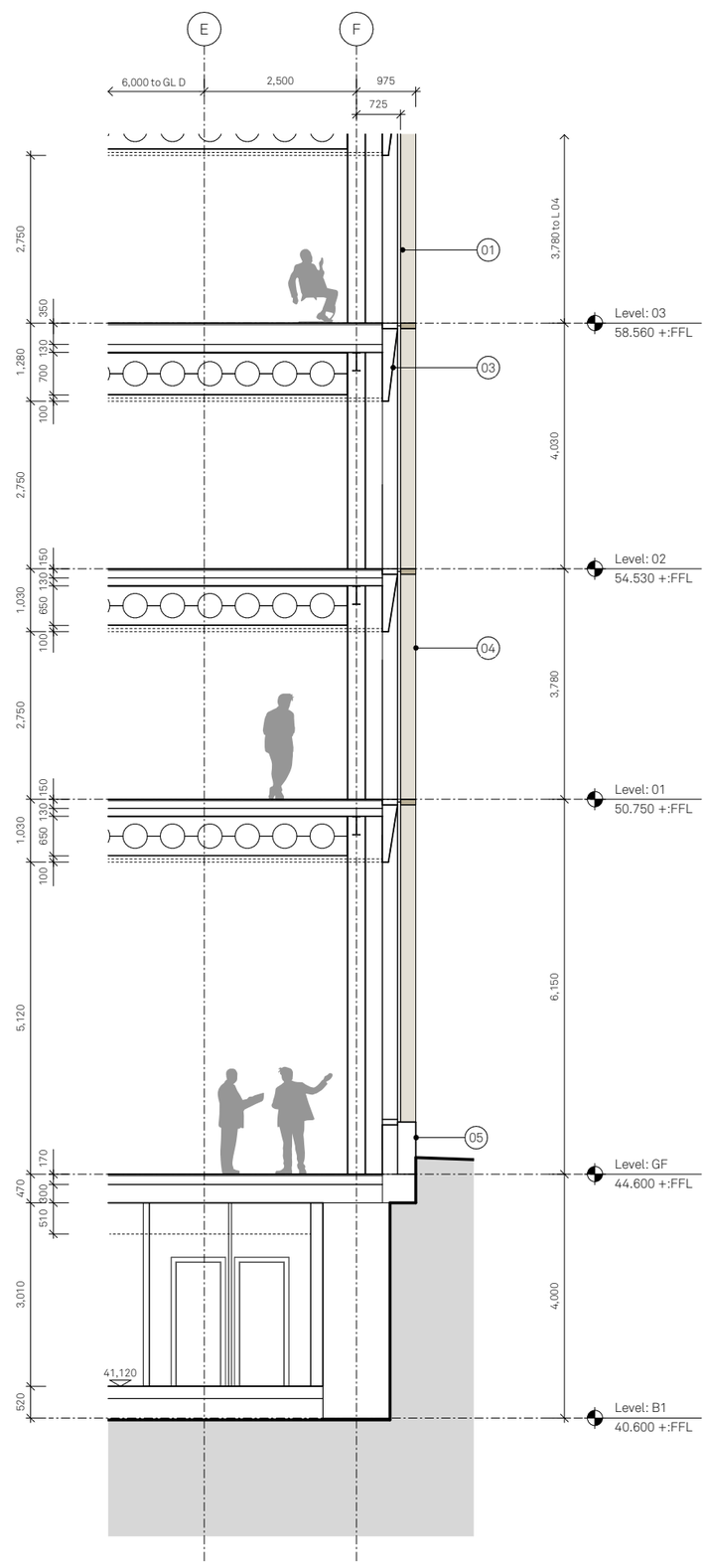


PLAN A
Ground Floor

1:250 @A3

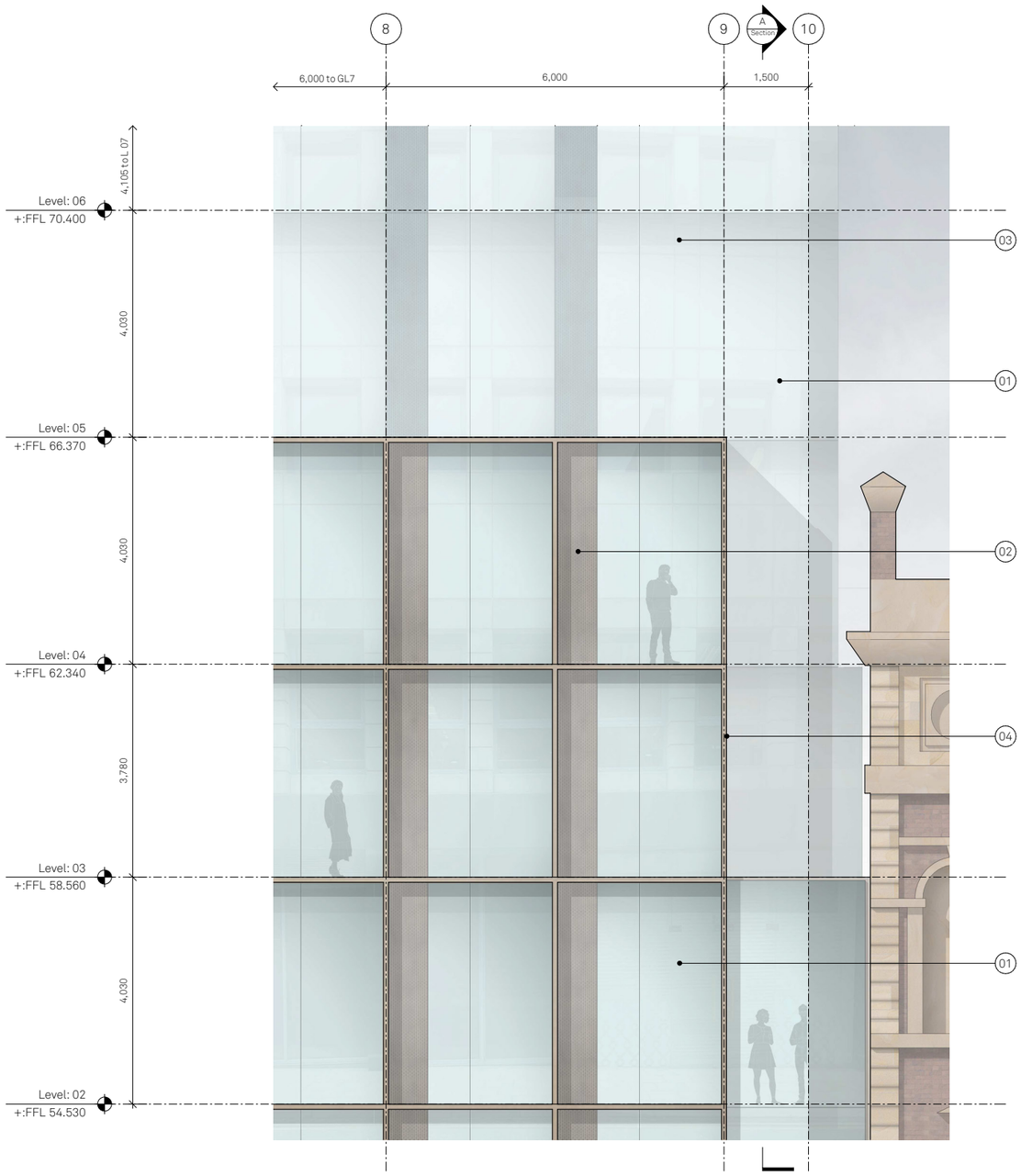
Key

1. Capless curtain walling system. Dark grey frames with clear glass
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11. Concealed fire escape door
12. Secondary access to GF lobby and direct access to Basement Hub

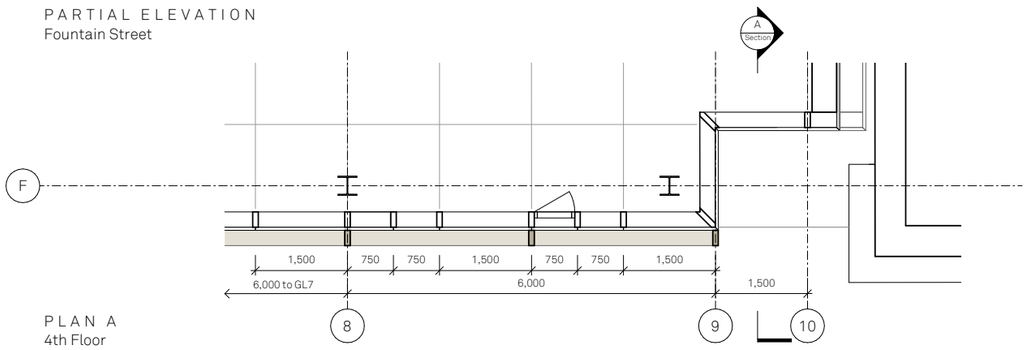


SECTION A
Through CW system

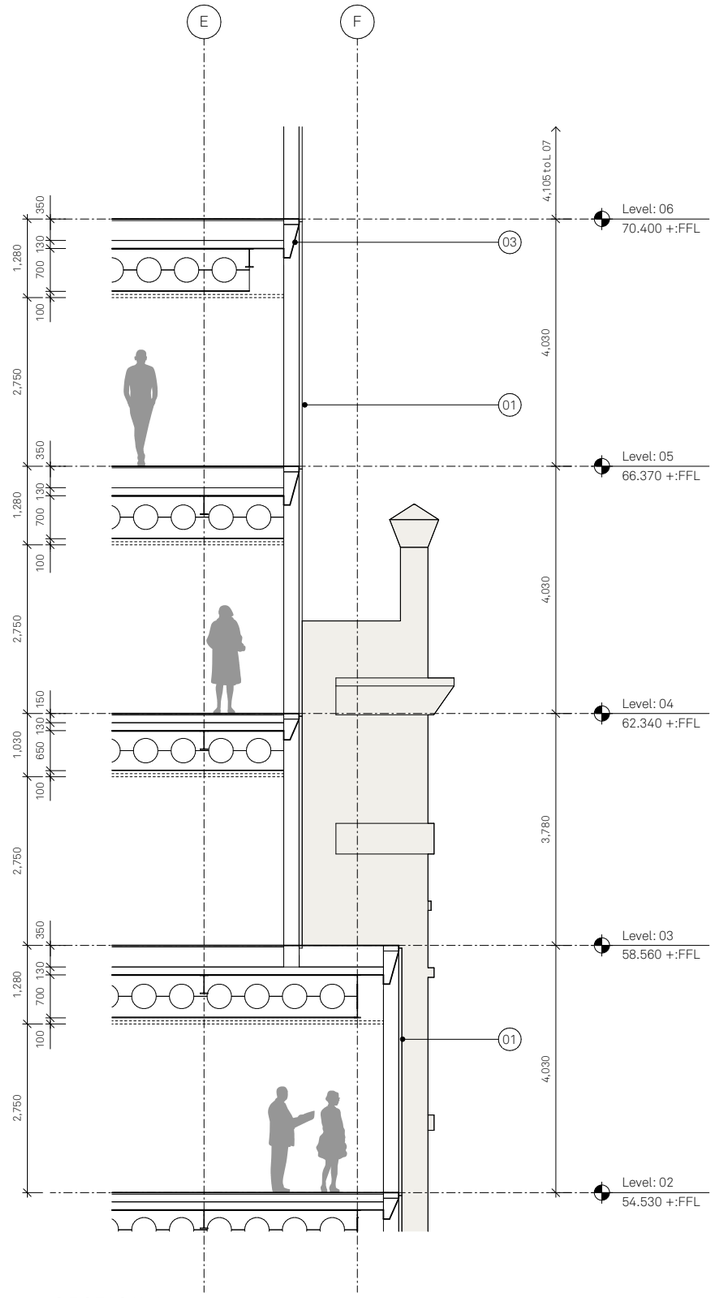
3.20 Estate Exchange Bay Study



PARTIAL ELEVATION
Fountain Street



PLAN A
4th Floor



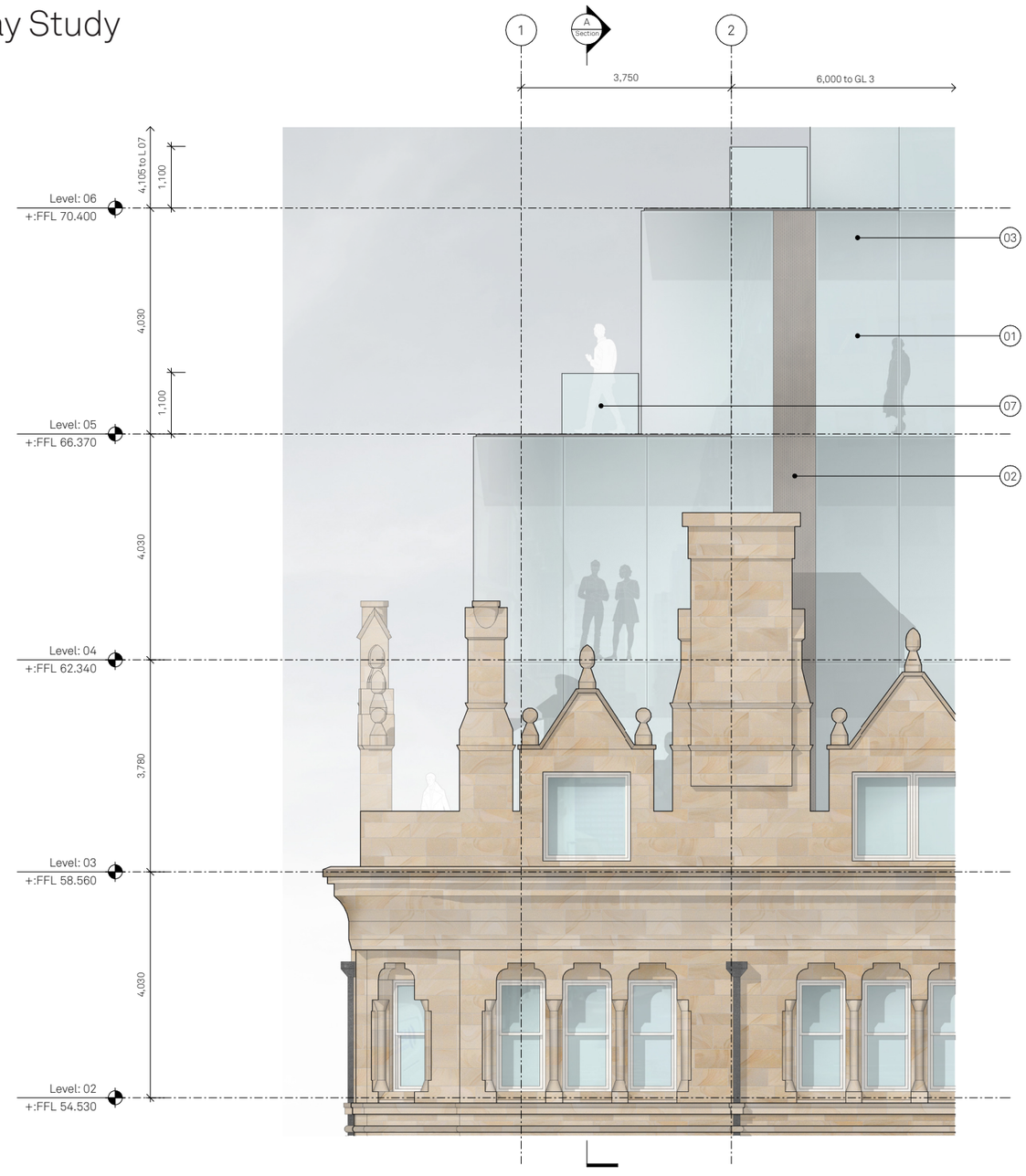
SECTION A
Through step back at Estate Exchange

1:250 @A3

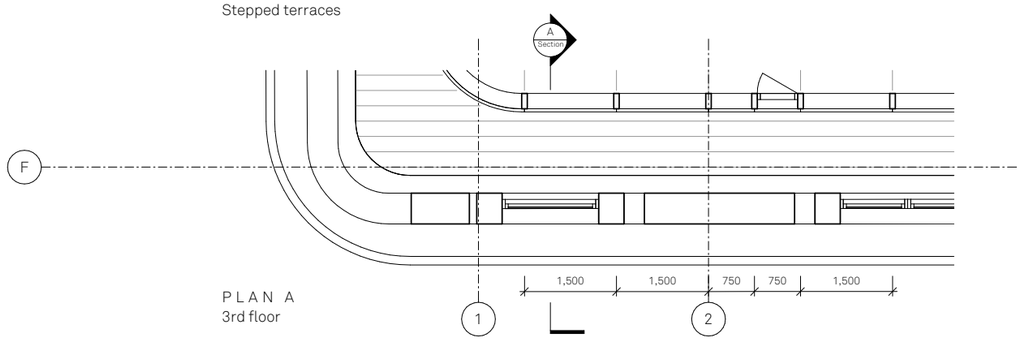
Key

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11. Concealed fire escape door
12. Secondary access to GF lobby and direct access to Basement Hub

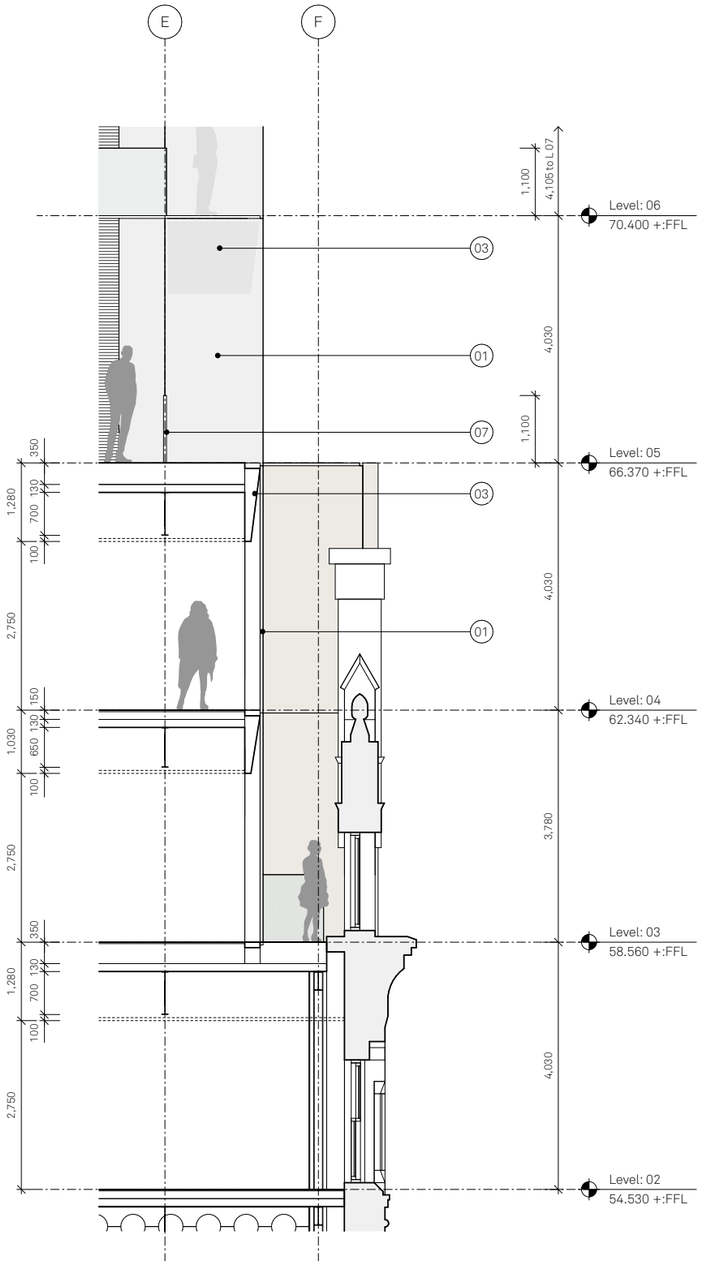
3.21 Spring Gardens Bay Study



PARTIAL ELEVATION
Stepped terraces



PLAN A
3rd floor



SECTION A
Through stepped terraces & existing facade

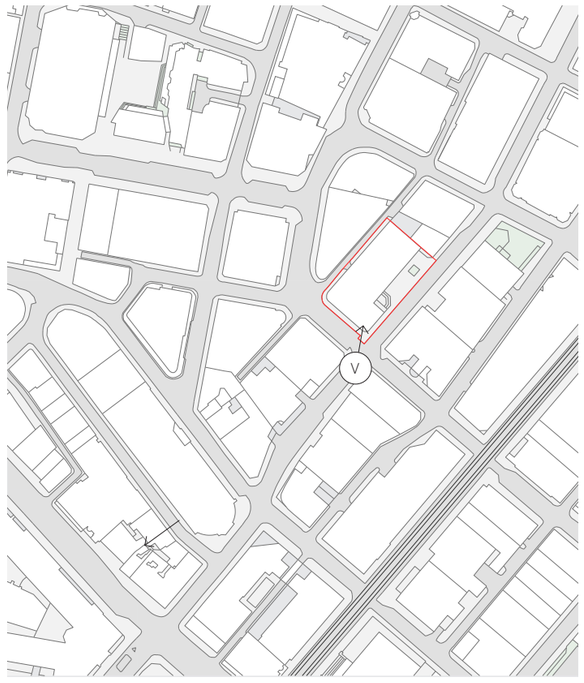
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Key

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3. Recessed PPC aluminium spandrel panel to hide floor and ceiling zone
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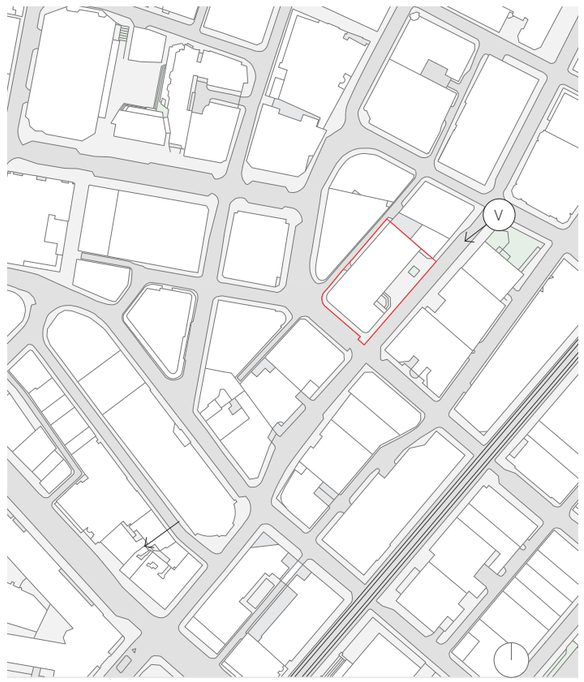
3.22 Verified View 1
From Fountain Street (south)





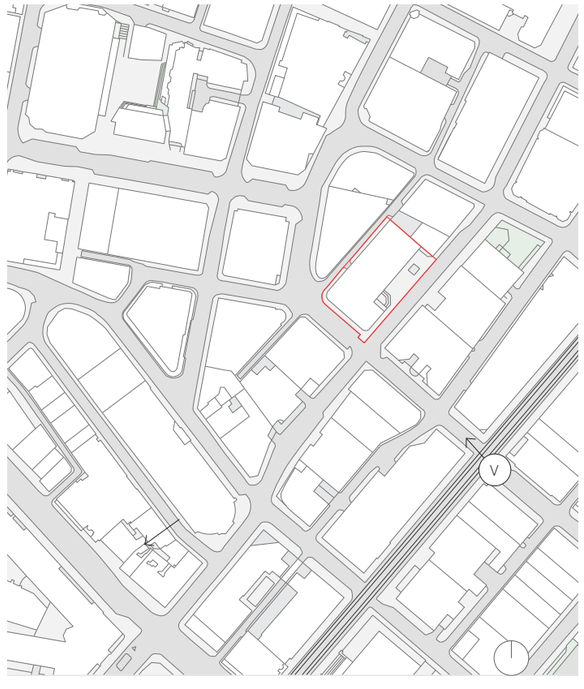
3.23 Verified View 2
From Fountain Street (north)





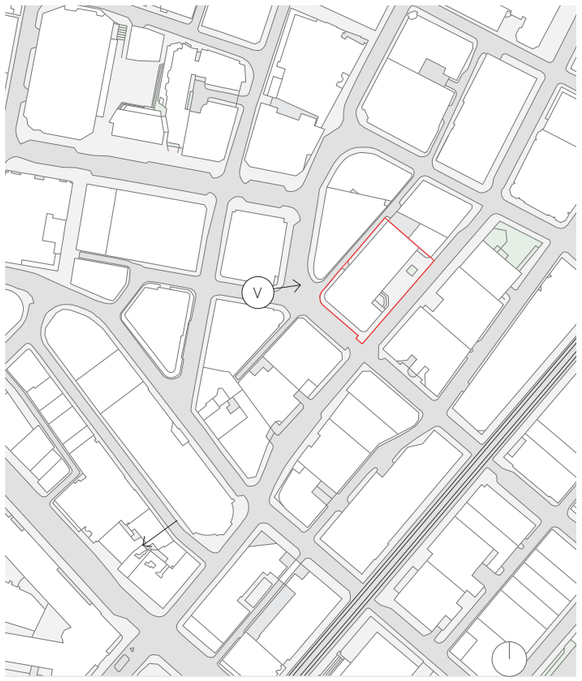
3.24 Verified View 3
From West Mosley Street





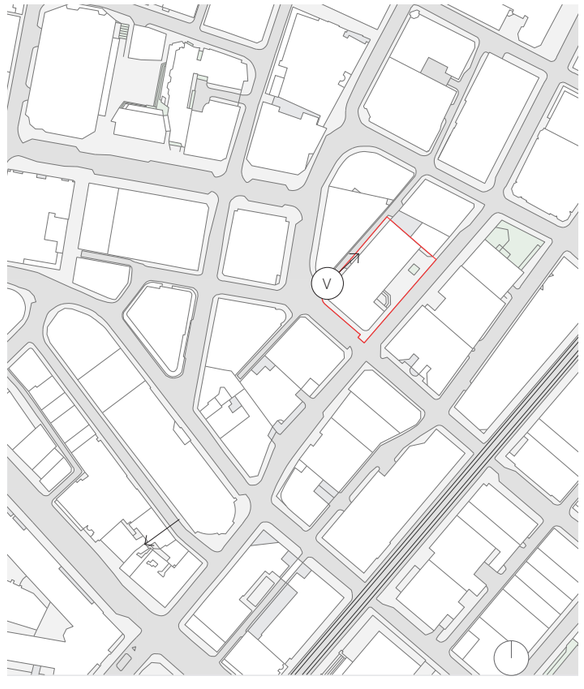
3.25 Verified View 4
From Chancery lane





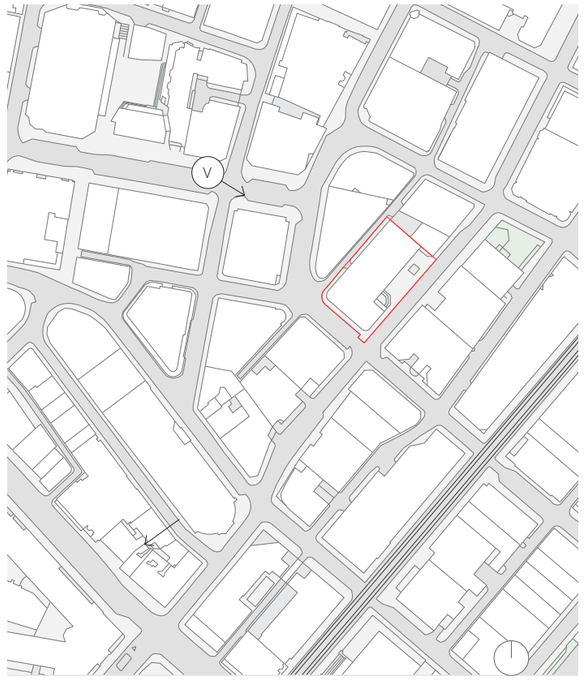
3.26 Verified View 5
Along Concert Lane





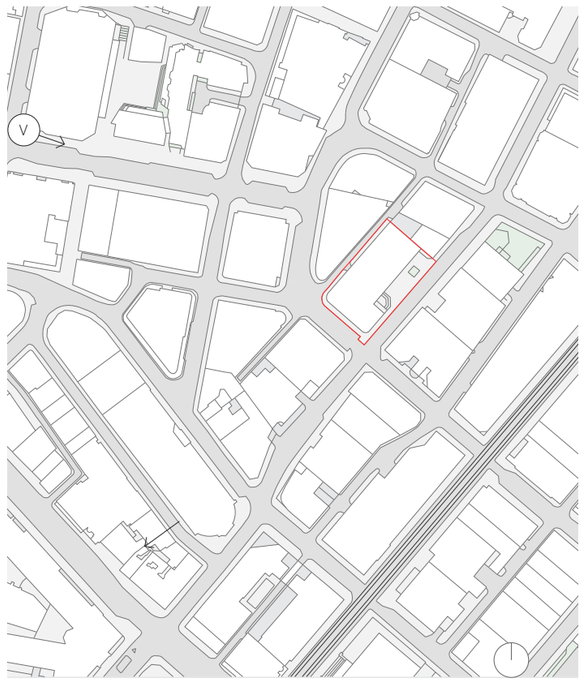
3.27 Verified View 6
From King Street (upper)





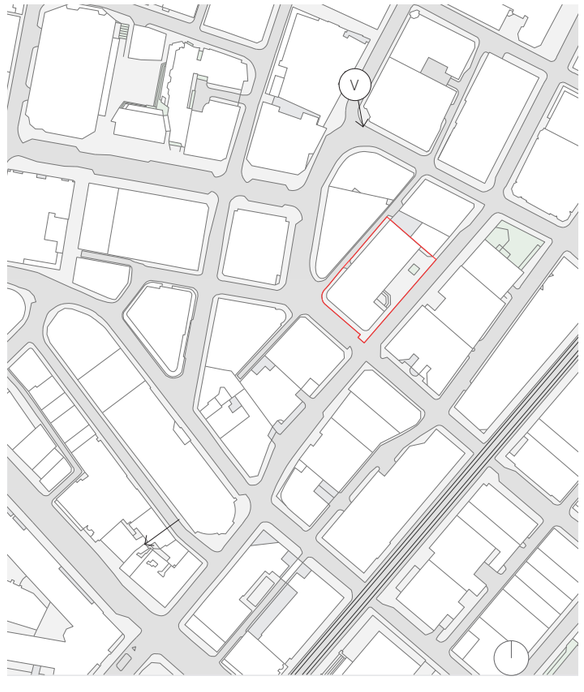
3.28 Verified View 7
From King Street (lower)





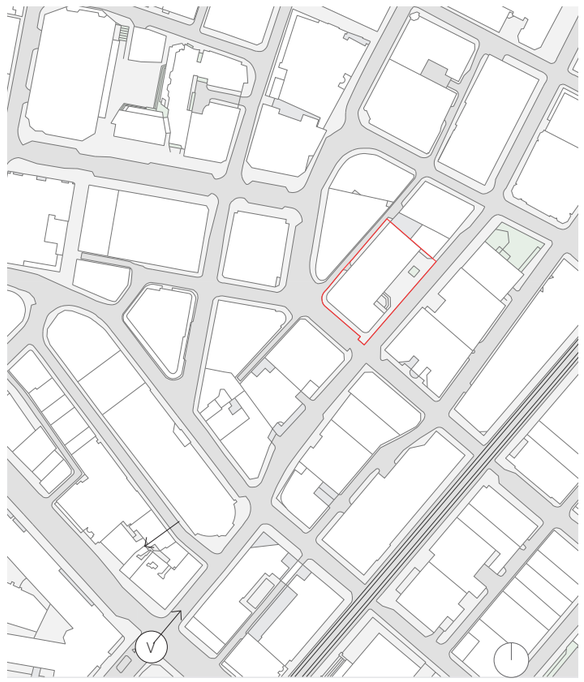
3.29 Verified View 8
From Spring Gardens (north)





3.30 Verified View 9
From Princess Street





4.0

Landscape

Development of Fountain St.

In medieval times this area of Manchester was open fields to the south of the village of Manchester. There were springs which provided a supply of water, giving rise to the name Fountain Street and Spring Gardens. In 1557 an elm pipe was laid to carry the water to the market place near the present location of the Old Shambles. This was the main water supply for the town for over 200 years

It was not until the late 17th century that building development started in the area that is now designated a conservation area

Between 1775 and 1777, the first Theatre Royal, and a concert hall were built forming the centre of Manchesters musical and theatrical life. Concert Lane at the upper end of King Street, is the last reminder of this era.

By 1825, most houses in King Street had become business houses or professional offices and in 1845, the Bank of England opened its new branch at no. 82, starting a trend which lead to the concentration of the city's financial institutions in this area.



ELM WATER PIPE



MANCHESTER 1750



MANCHESTER 1800



MANCHESTER 1907

As a roof terrace, the site will already get a good amount of sun throughout the day. The building is positioned amongst buildings of a similar size reducing how much shade these give the roof garden. Buildings to the east of the site may block out some of the sun light during the early morning but sunlight should be uninterupted throughout the rest of the day.

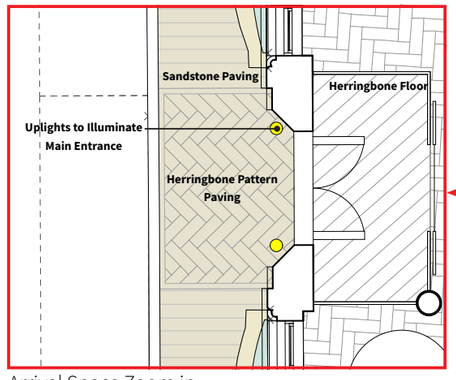
A south west prevailing wind may require introducing some protection on the roof garden such as trees or planting



4.3 Landscape GA - Ground Floor



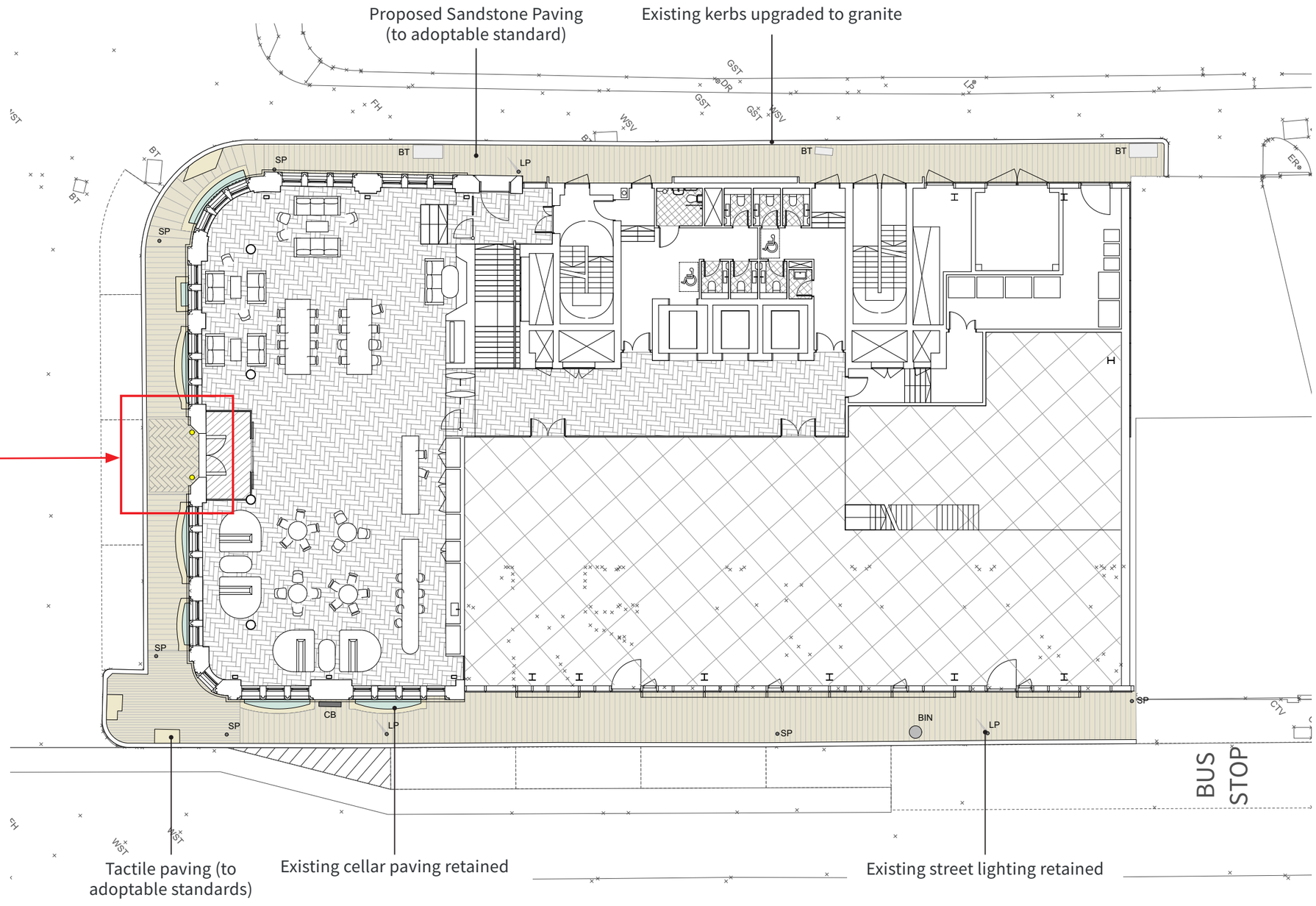
Herringbone Paving Pattern



Arrival Space Zoom in



Granite Kerbs & Sandstone Paving



4.4 Landscape GA - Level 07: Green Roof



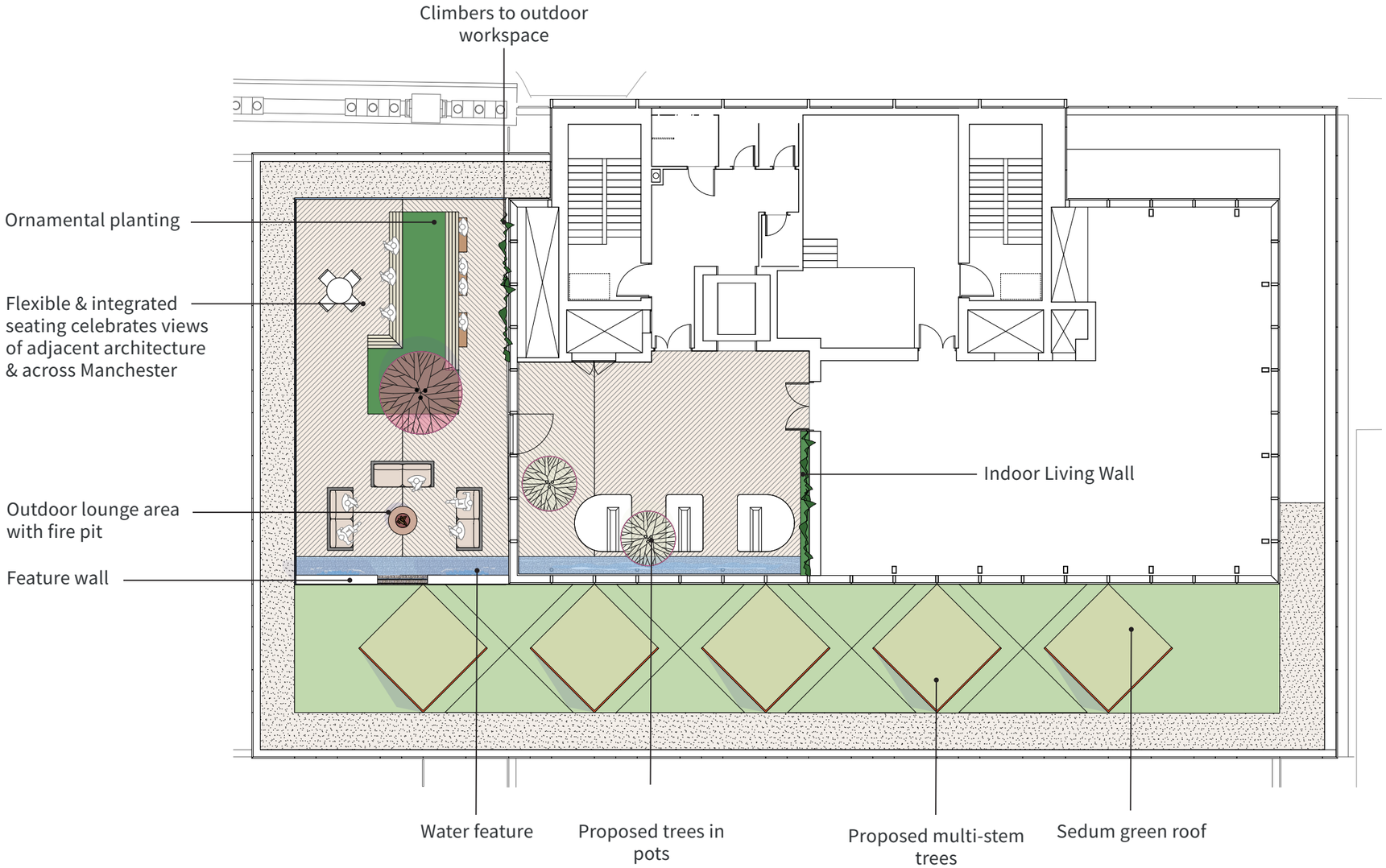
Sedum Roof



Water Feature



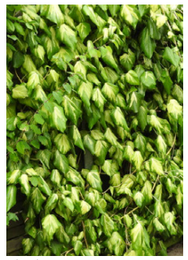
Living Wall



4.5 Level 07: Planting Plan



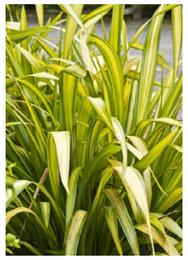
Trees



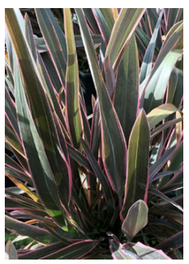
Climbers





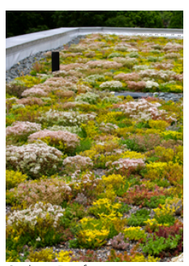


Ornamental Planting









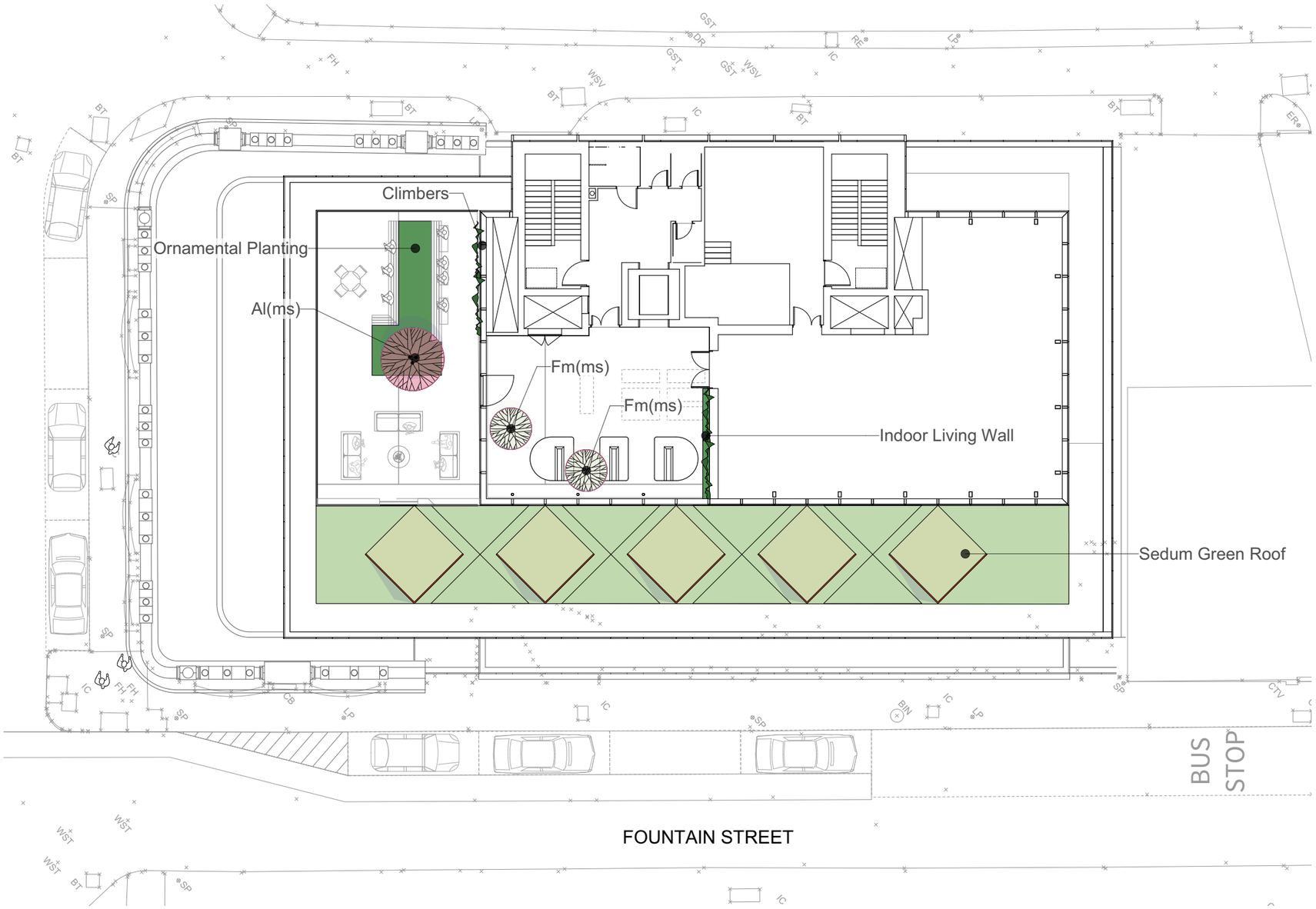
Sedum Roof



Indoor Living Wall



Trees In Pots



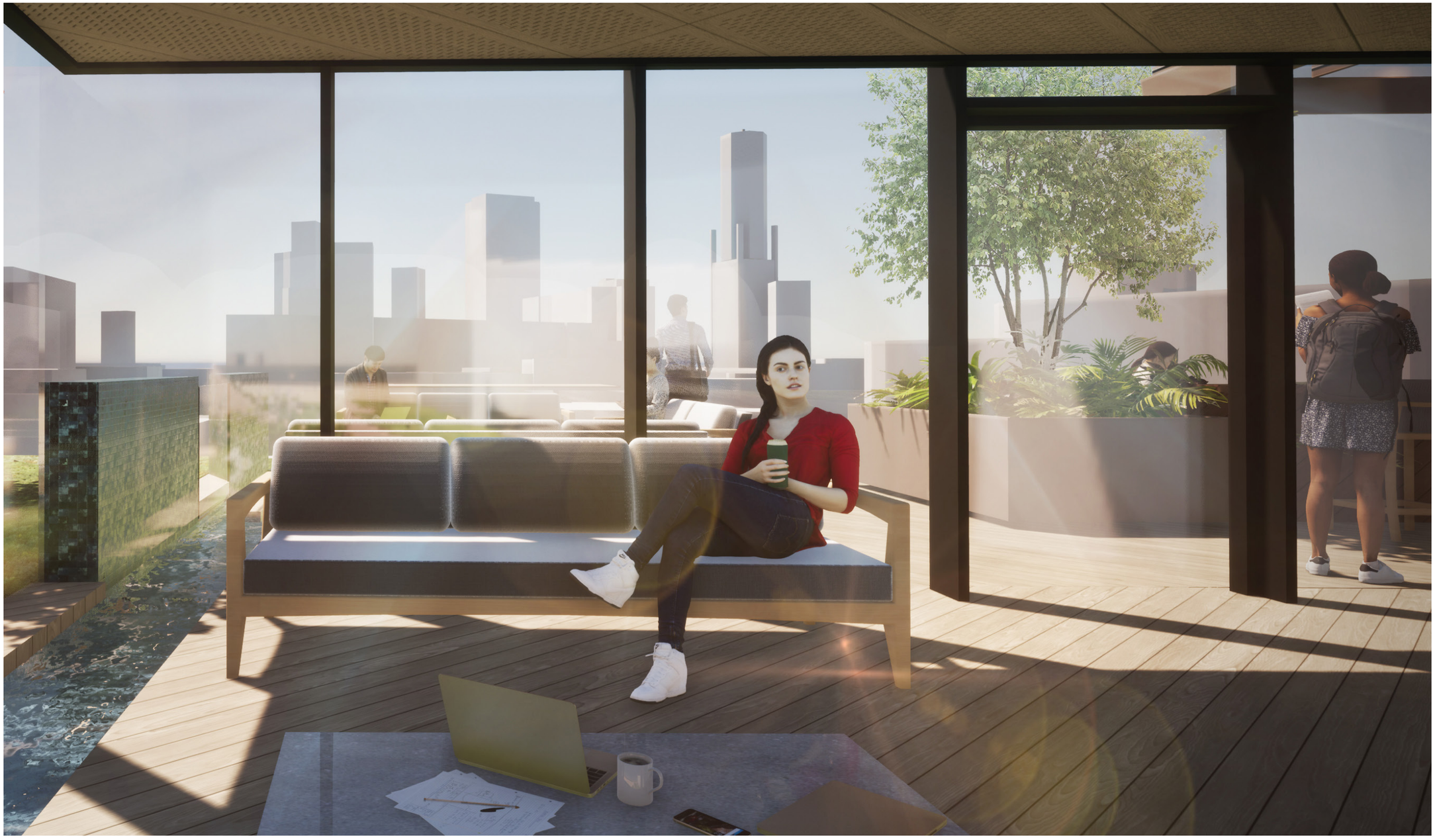
4.6 Level 07: Planting Schedule

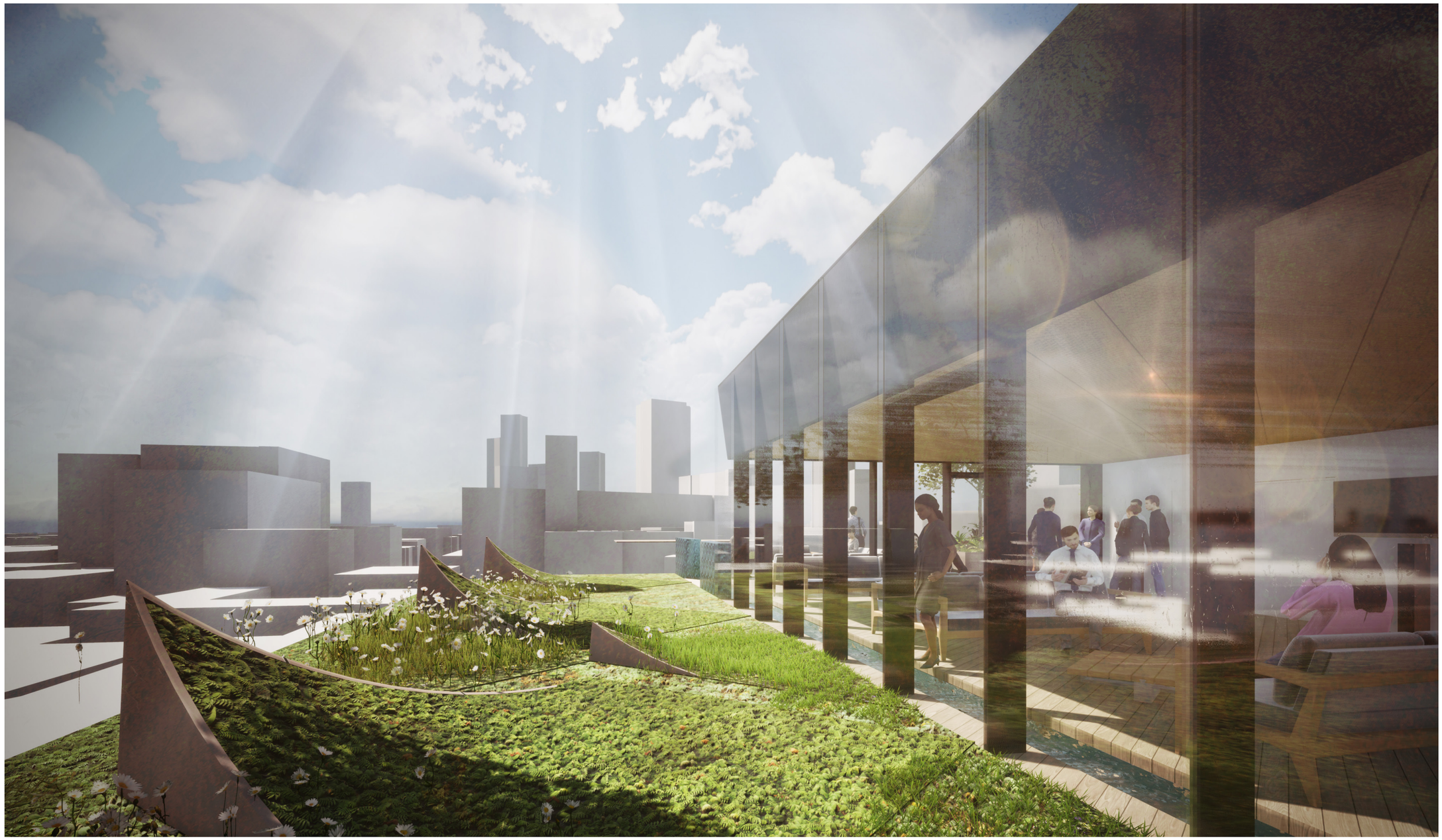
TREES	Abbreviations	Species	Common Name	Form	Height (cm)	Pot	Quantity	Notes
Multi-Stem Trees	Fm(ms)	Ficus maclellandii 'Alii'	Long Leaf Fig	Multi-stem	Min 350	Rootballed	2	4x; branched; 5 breaks
	Al(ms)	Amelanchier lamarckii	Snowy mespilus	Multi-stem	Min 350	Rootballed	1	4x; branched; 5 breaks

PLANTING	Species	Common Name	Height	Pot Size	Density	Foliage
Planter Mix						
Tropical style mix for planters	Hosta 'Royal Standard'	Plantain lily 'Royal Standard'	0.5-1m	3L	5/m2	Perennial
	Hosta 'Patriot'	Plantain lily 'Patriot'	0.5-1m	3L	5/m2	Perennial
	Blechnum penna-marina	Alpine water fern	0.1-0.4m	2L	7/m2	Evergreen
	Heuchera 'Forever Purple'		0.1-0.5m	2L	5/m2	Semi-evergreen
	Phormium 'Yellow Wave'	Flax lily	1.5-2.5m	7.5L	3/m2	Evergreen
	Phormium 'Pink Stripe'	Flax lily	0.1-0.5m	7.5L	3/m2	Evergreen
	Asplenium scolopendrium	Hart's tongue fern	0.1-0.4m	2L	5/m2	Evergreen
	Athyrium niponicum pictum	Japanese painted fern	0.1-0.4m	2L	5/m2	Semi-evergreen
	Fatsia japonica	Japanese aralia	1.5-2.5m	10L	2/m2	Evergreen
	Aucuba japonica 'Golden King'	Japanese laurel 'Golden King'	2.5-4m	3L	5/m2	Evergreen
	Melianthus major	Honey Flower	1.5-2.5m	2L	5/m2	Evergreen
Sedum Mix	**Species**	**Common Name**	**Height**	**Pot Size**	**Density**	**Foliage**
Turfonline Sedum Mat	Sedum pulchellum	Widow's Cross	0.15m	-	-	
	Sedum spurium	Summer Glory	0.15m	-	-	
	Sedum montanum	Montanum orientale	0.15m	-	-	
	Sedum album	White Stonecrop	0.15m	-	-	
	Sedum hybridum	Czar's Gold	0.15m	-	-	
	Sedum ellacombianum	Ellacombianum	0.15m	-	-	
	Sedum reflexum	Crooked Yellow Stonecrop	0.15m	-	-	
	Sedum sexangulare	Tasteless Stonecrop	0.15m	-	-	
	Sedum acre	Goldmoss Stonecrop	0.15m	-	-	
	Sedum spurium coccineum	Purple Carpet	0.15m	-	-	
	Sedum Hispanicum	Spanish Stonecrop	0.15m	-	-	
	Sedum Oreganum	Oregon Stonecrop	0.15m	-	-	
	Sedum floriferum	Orange Stonecrop	0.15m	-	-	
	Sedum kamtchaticum	Sedum kamtchaticum	0.15m	-	-	
	Sedum rupestre	Angelina	0.15m	-	-	
	Sedum stenopetalum	Wormleaf Stonecrop	0.15m	-	-	
	Sedum stoloniferum	Stolon Stonecrop	0.15m	-	-	
	Saxifraga granulate	Meadow Saxifrage	0.15m	-	-	
	Sedum kamtchaticum	Gold sedum	0.15m	-	-	
Bulbs	**Species**	**Common Name**	**Height**	**Pot Size**	**Density**	**Foliage**
	Gladiolus murielae	Abyssinian gladiolus	0.5-1m	-	10/m2	
	Ixia 'Spotlight'	Corn lily	0.1-0.5m	-	10/m2	
	Crocus goulimyi	Fall crocus	0.1m	-	10/m2	
Climbers						
	Hedera colchica 'Sulphur Heart'	Persian ivy	8-12m	10L		Evergreen
	Lonicera Henryi 'Copper Beauty'		8-12m	10L		Evergreen


Foliage











5.0

Sustainability & Access

5.1 Sustainability

Overview

The site is inherently sustainable:

- The site is in the centre of Manchester. It is within walking distance of major transport interchanges.
- The existing building is outdated and has reached the end of its lifespan.

Sustainable design is locked into the design from first principles:

- The extent of glazing is carefully balanced to minimise solar gain and therefore overheating and access to daylight to minimise lighting and promote well being.
- Natural ventilation is provided to all floors using a mixed mode strategy.
- External space is provided to all building users.
- Extensive cycle stores and facilities encourage sustainable methods of transport and the car parking provision has been removed.

A fabric first approach is taken to the facade to limit energy loss and reduce energy consumption by:

- Good u-values
- Good air tightness
- Simple, elegant design which which reduces waste and improves construction methods.

Sustainable technologies are then employed to further reduce energy consumption:

- Using renewable energy technologies such as photovoltaics will be provided.
- A Blue Roof system is proposed. This system provides a form of Sustainable Urban Drainage System (SuDS) to try and alleviate urban flooding caused by storm-water run-off. The space created by a blue roof can avoid having to provide attenuation for rainwater at ground level.
- Using heat recovery units to provide efficient ventilation systems

The selection of materials during detail design will then be carefully considered:

- The use of recycled materials and sustainably sourced materials will be promoted.
- Materials will be selected in conformity with the report entitled “Good Practice in the Selection of Construction Materials” 2011 published by the British Council for Offices; relevant British or European Standards or Codes of Practice

Energy Strategy Summary

The energy strategy report prepared by Ridge describes the approach taken in determining the services strategy for the development. The report outlines the site and the proposals for a commercial office.

It discusses government policy and the energy hierarchy where developers are expected to employ passive measures, use highly energy efficient equipment to reduce energy demand and then incorporate on site measures, such as zero carbon or heat networks where feasible. The report also outlines the ongoing de carbonisation of the grid showing that the carbon factor of grid electricity has been dropping and is predicted to continue dropping until it becomes close to zero.

Local and national planning policy are then reviewed which include meeting the requirements of EN6 of the Greater Manchester Core Strategy. The buildings are also required to meet the energy targets and limiting efficiencies of Part L1A for domestic buildings and Part L2A for Non domestic.

Next an appraisal of solutions is presented following a strategic approach which has three stages:

- Be Clean – Incorporate Passive measures to reduce energy demand
- Be Mean – Use energy efficiently
- Be Green – Incorporate Renewable Energy

Be Clean - The following passive measures are also deemed to be feasible:
- Natural Ventilation – Residential Only
- Good natural daylight
- High air tightness
- Thermal insulation that exceeds minimum standards
- Low G-value glazing
- A rated white goods – Residential Only

Be Lean - The following energy efficiency measures are incorporated:
- Ventilation Heat recovery
- Low energy lighting
- Variable speed drives
- Demand Operated Systems
- Daylight Dimming
- Electric Heating and hot water generation – Residential Only

Be Green - The following LZC technologies are reviewed for their feasibility:

- Biomass
- Wind
- Biogas/ Anaerobic Digestion
- Geothermal
- Ground Source Heat Pump
- Air Source Heat Pumps
- Combined Heat & Power (CHP) [Natural gas and Biomass]
- Solar Hot Water
- Solar Photo-voltaic

With Solar Photovoltaics and Air Source Heat Pumps selected for the development.

The new building will offer significant improvements over Part L of the Building Regulations

Connection to the Manchester Civic Quarter heat network is also reviewed but this is deemed to be too far away to be economically feasible.

Ventilation Strategy Report

The ventilation strategy report describes the approach taken in determining the ventilation requirements for the development. It discusses the site and the proposed building and looks at the standards these buildings need to comply with, being:

- Approved Documents F & B
- CIBSE Guides
- Relevant British Standards
- DEFRA Guidance Document “Guidance on the Control of odour and Noise for Commercial Exhaust Systems”

The BCO guide is used to inform the overheating strategy in the offices.

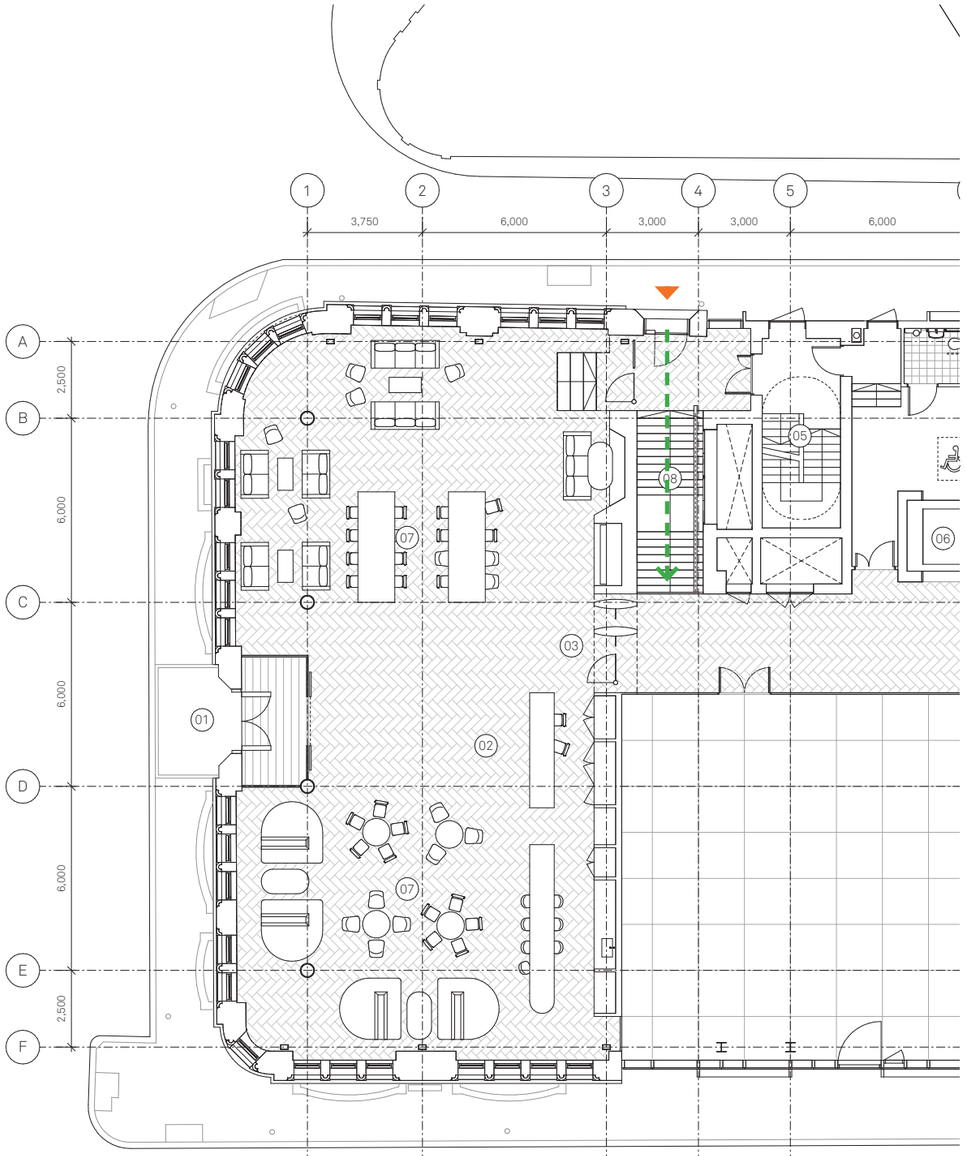
A strategic approach is then used to ascertain the most appropriate ventilation strategy.

The strategic approach shows that for the offices the depth of plan and the internal heat gains dictate a requirement for cooling and hence mechanical ventilation. However natural ventilation is also included to provide a mixed mode strategy adn reduce energy consumption in use.

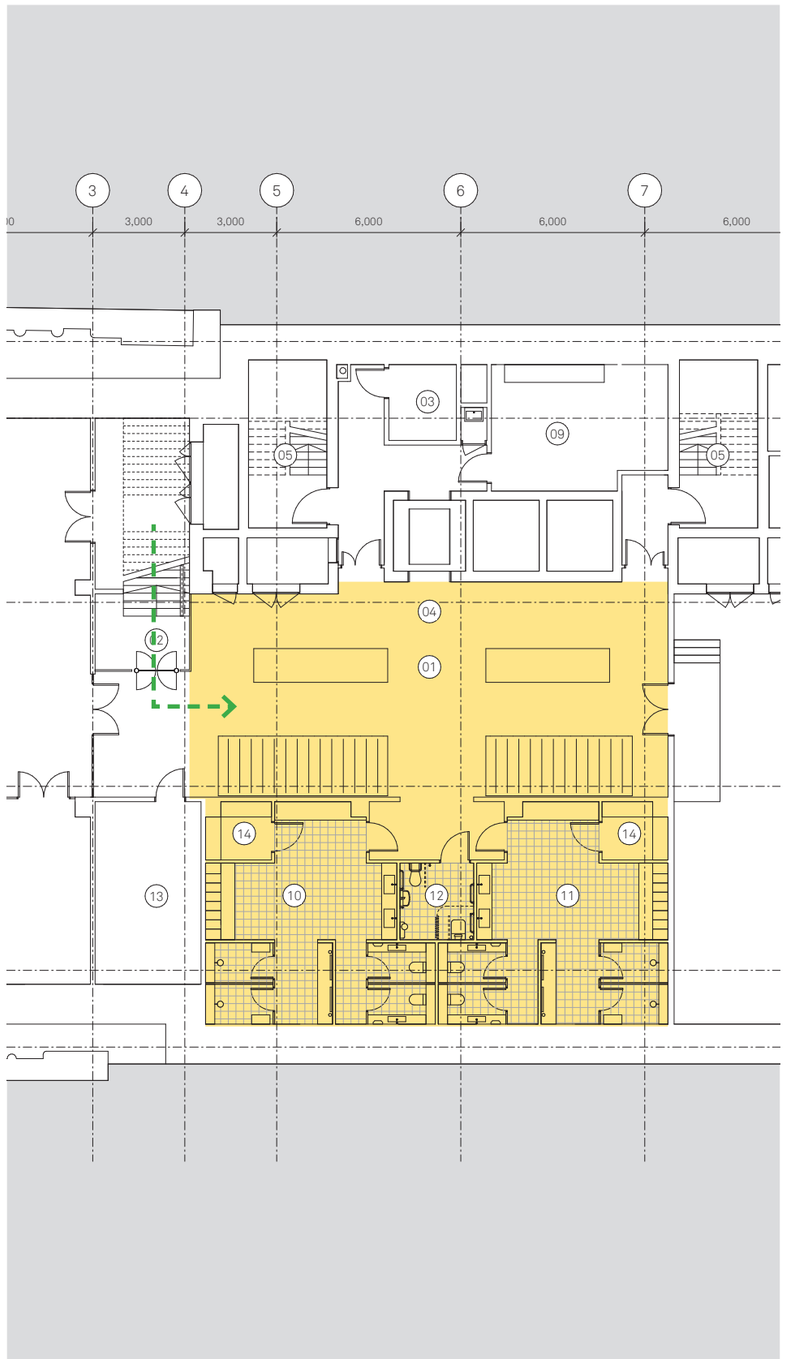
The plant, storage and back of house areas will be provided with extract ventilation to meet the requirements of Part F.

5.2 Access
Cyclists

Ground Floor



Basement Floor



The scheme shows its commitment to sustainable transport and provides generous cycle facilities alongside changing and drying areas encouraging sustainable methods of transport.

A secure cycle store is included for 54 cycles with double stacked cycle racks, male, female and accessible changing rooms with showers, lockers and drying rooms. Number of cycle spaces meet BCO 2019 with space to expand cycle parking by over 50%.

Access to the secure cycle store is from Concert Lane. A staircase with wheeling channel leads to the basement.

All existing basement car parking provision will be removed.

If step free access is required to the cycle store the lifts would be used and accessed via the main reception.

A number of cycle racks will be provide charging points.

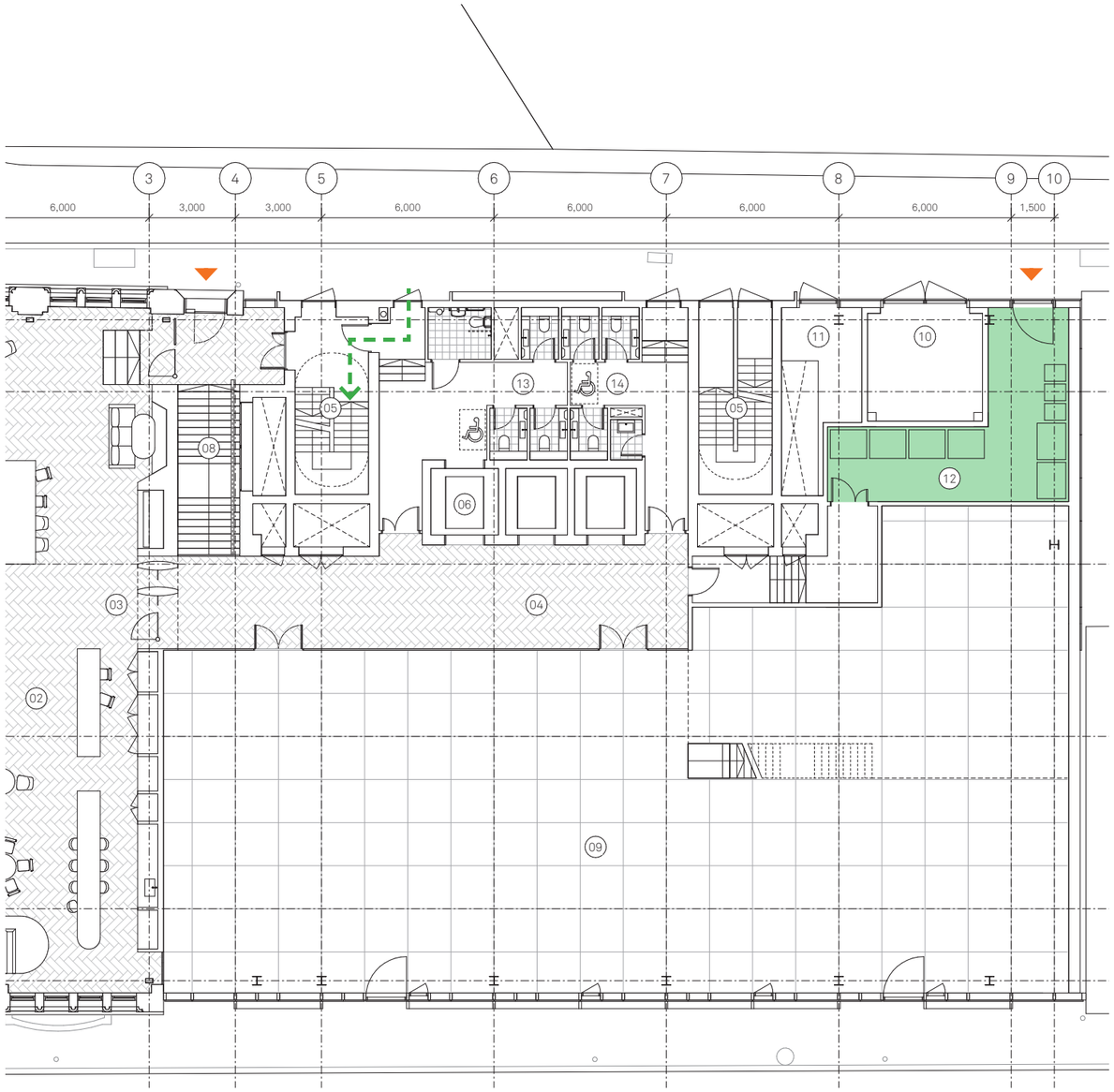
Key

Cycle entry/exit

Cycle Store

5.2 Access
Servicing

Ground Floor

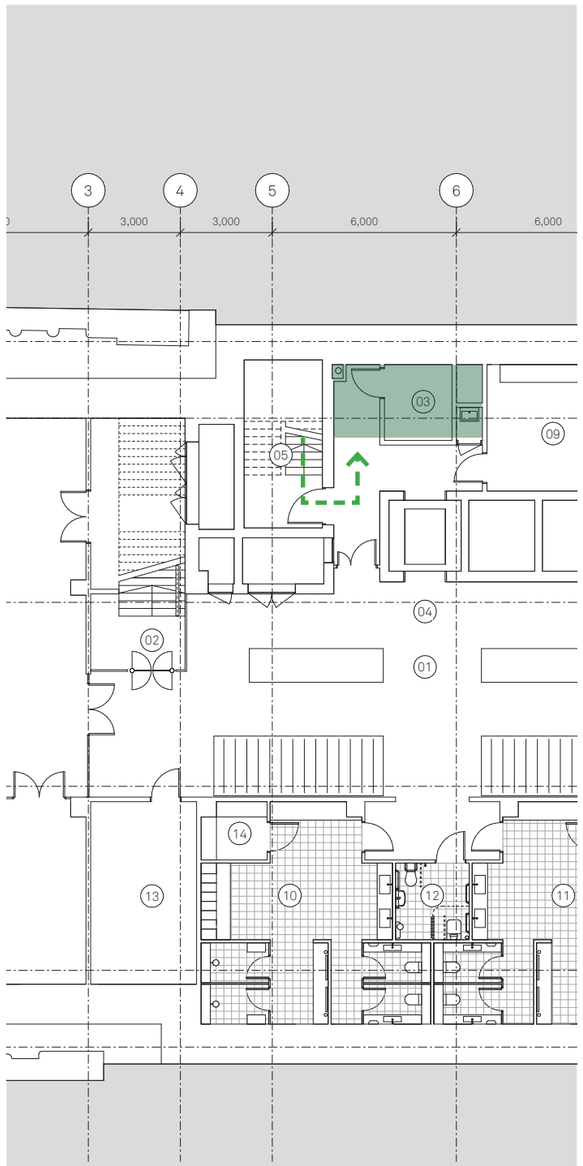


Key

Refuse Store

Parcel Store

Basement Floor



The majority of the plant space is in the basement or on the roof which allows active frontage to be provided to the surrounding streets. The back of house spaces at ground level are focussed onto Concert Lane.

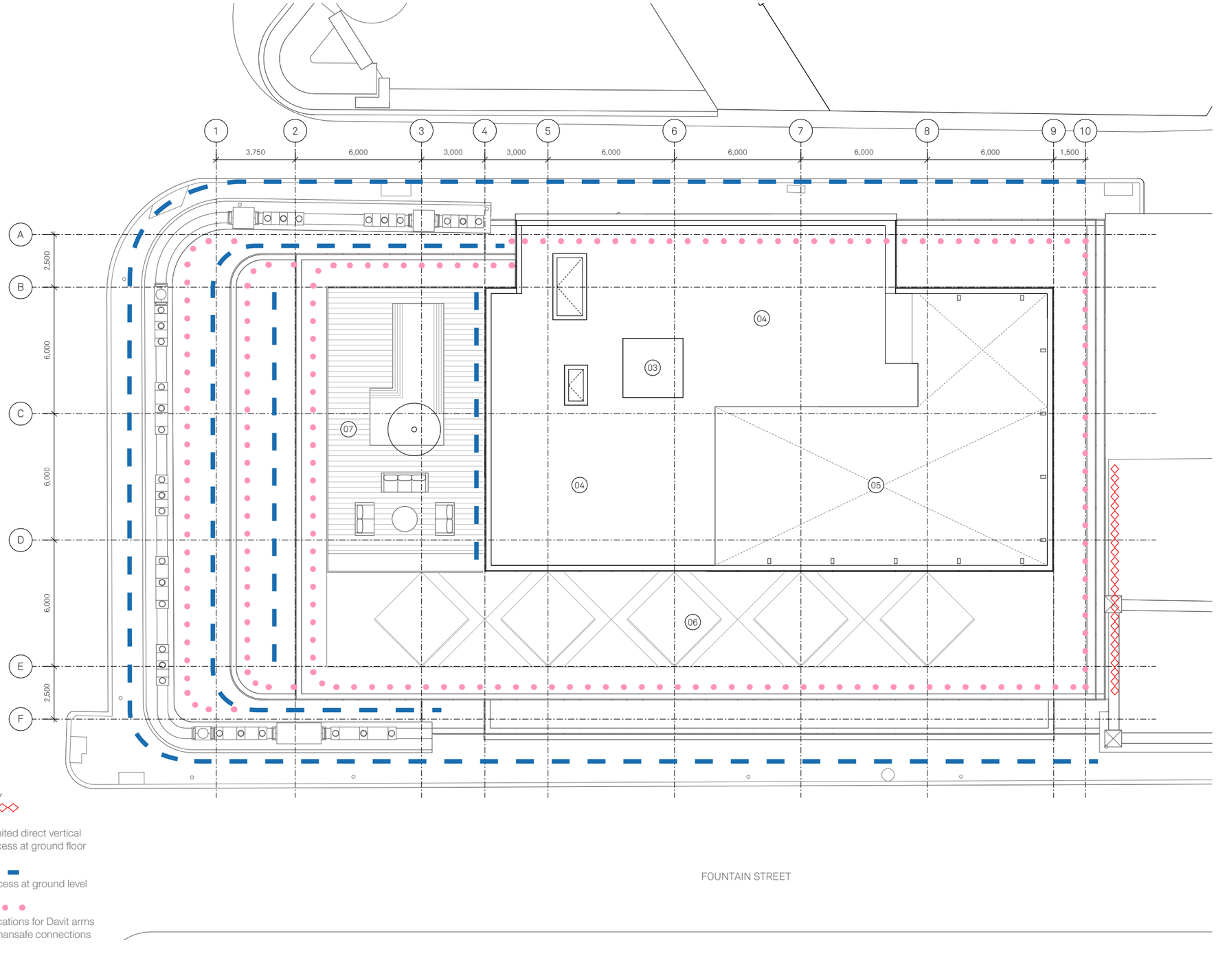
The building will house a recycling and refuse store at ground floor level. The refuse store provides space for 8 No. 1100L Eurobins plus 3 No. 240 L Bins. Refuse and recycling collections will take place from Concert Lane. Access to the store will be controlled so that it is only accessible to authorised staff members.

Further information regarding recycling and refuse collection can be found within the Servicing and Waste Management Strategy.

The parcel store for the office will be located in the basement and accessed off Concert Lane. The parcel store will contain Amazon style secure lockers.

5.2 Access
Cleaning & Maintenance

Roof



Reach & Wash (Lower Floors & External Terrace)

The lower sections of the buildings along with the glazing onto the external terraces will be cleaned, accessed and maintained from ground level & terraces levels, using generic window cleaning methods. Cleaning will be done with the use of a Water Fed-Pole system, or 'Reach and Wash'.

Typically, this kind of system is comfortable of reaching heights up to 18m. Suitable Water-Fed Pole Systems and providers will be identified at a later stage.

It is likely that pedestrian access routes along Fountain Street, Spring Gardens and Concert Lane will need to be temporarily disrupted with bollards used to redirect pedestrians during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created to handle and manoeuvre the Water-Fed Pole System when cleaning is in operation.

The adjacent diagram indicates the minimum 3m zone around the perimeter of the building needed to sufficiently operate a Water-Fed Pole System.

Abseiling (Upper Levels)

The remaining floors will be cleaned, accessed and maintained through high level access. A Davit arm solution (1.5m spaced) is proposed for these areas. Davit arms will have cast in concealed sockets on the terraces

It is likely that pedestrian and access routes around the building will need to be temporarily disrupted with bollards used to redirect pedestrians away from the building during periods of cleaning and maintenance. This is to ensure that a safe and adequate amount of room is created for abseil landing zones when cleaning is in operation. The hardstanding surrounding the building provides a safe abseil landing zone. Hardstanding will also be required within the external terrace to provide a safe abseil landing zone.

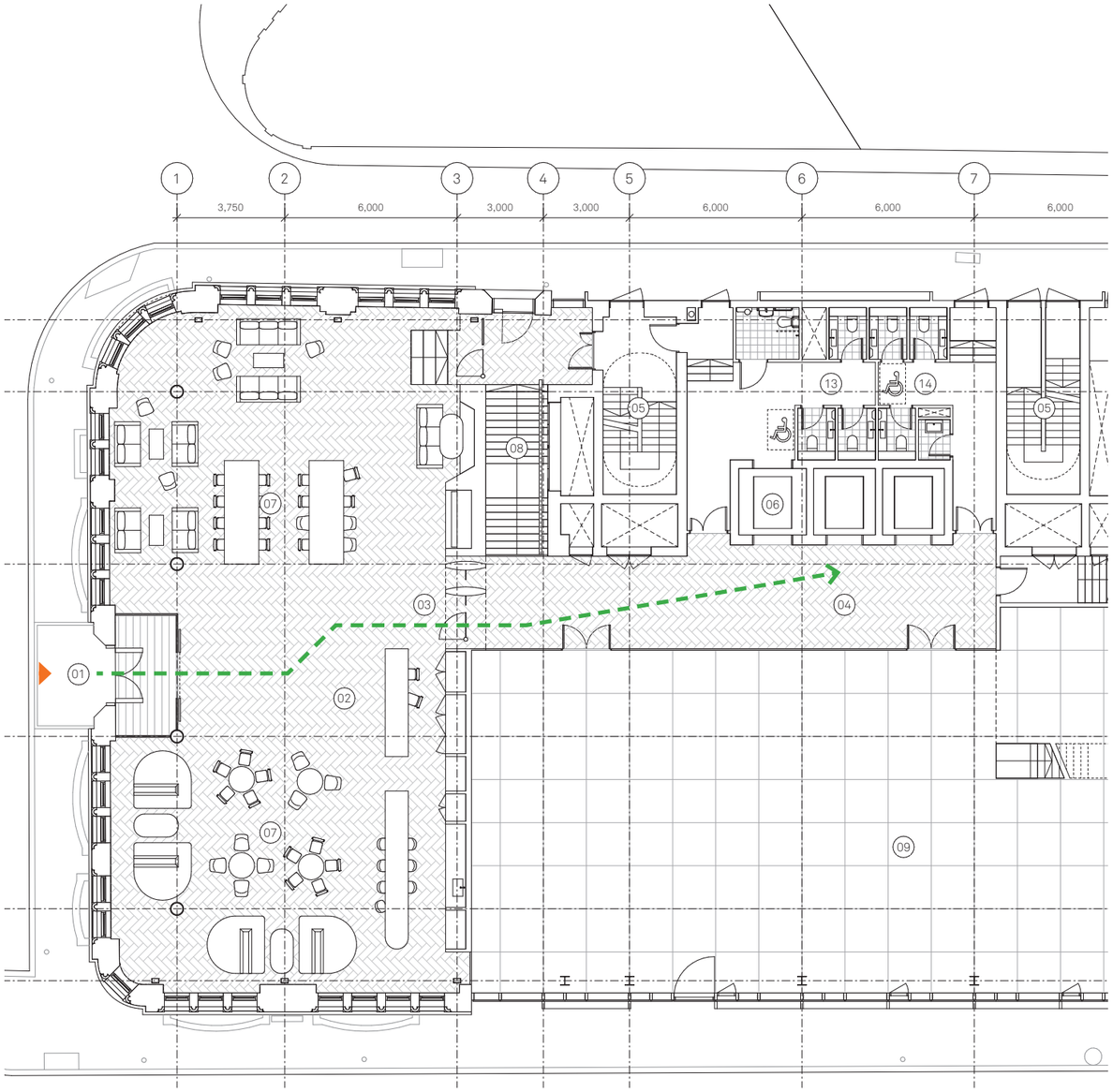
Motorised winches would be provided for locations with limited ground floor access. Safety line system required for areas without balustrade. A mansafe system around the roofs accessed via the roof terrace.

Glass Replacement

The preferred option makes use of Davit arms on the roofs and terraces already proposed for use for cleaning the building facade. In this scenario, the glass could be winched into place using a Davit arm with two abseilers either side. The glass would be placed at ground floor level for connection to the Davit arm / winch.

5.2 Access
Inclusive Access

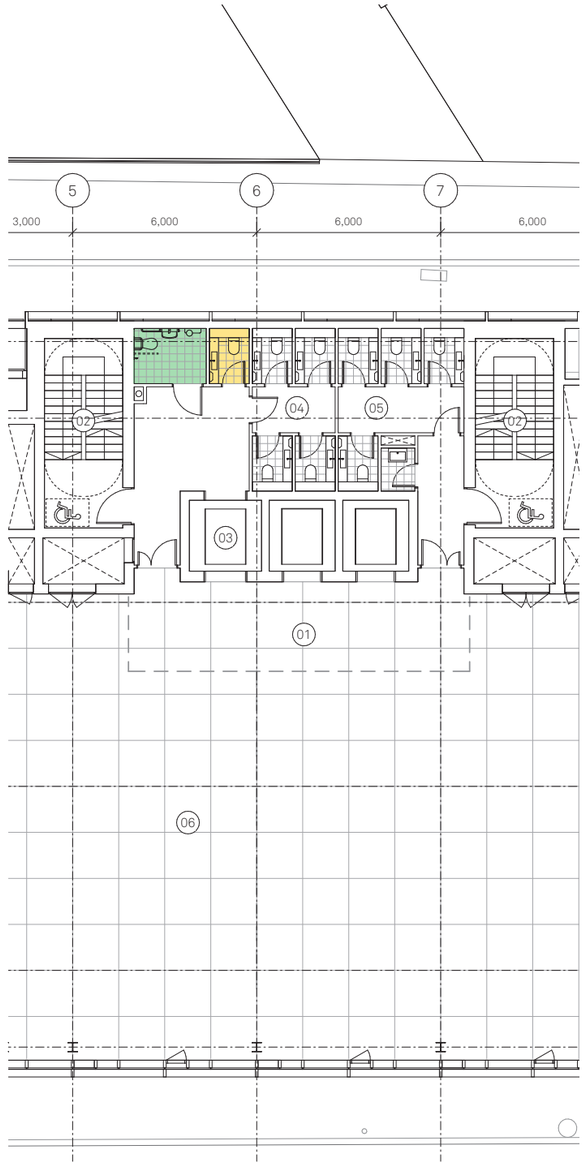
Ground Floor



Key

Step free access to lifts

Typical Floor



Key

Gender Neutral WCs

Accessible WCs

Accessibility

The design of the development has been developed from first principles, with an inclusive approach to allow easy, safe and secure access to all areas of the landscape and building.

1. Level access is provided at ground floor level
2. All cores include lift access, disabled refuges and accessible WCs at each floor, to meet the requirements of Part M.

As part of this Part M assessment, the proposals are considered to be in line with DfA2:

- All main entrances within the development fully comply with DfA2.
- Fixtures and fittings, including ironmongery and controls are to visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.
- All passenger lifts are to be specified to meet BS 8300 and BS EN 81-70
- Visually contrasting nosings (the protruding edge of a stair) are to be included on all stepped routes, to meet the recommendations of BS 8300
- Sanitary accommodation within each location will be designed to be inclusive and to the same specification rather than wheelchair user accessible provision being designed to be 'clinical' or institutional.
- Fob accessed turnstiles positioned alongside the reception desk to demark the secure line to the office core beyond. At least one of these turnstiles will allow wheelchair users to pass through.
- Access to all common areas has sought to minimise barriers and doors.
- The common corridors are typically 1.5m wide which expand outside the lift core.
- Access to office units will be via lift: there are three passenger lifts which exceed the minimum standard set out in the Approved Document M. The provision of multiple lifts, will provide resilience, should one of the lifts fail and require servicing. Lift lobbies incorporate more than the minimum 1500mm x 1500mm unobstructed clear space in front of the lifts.

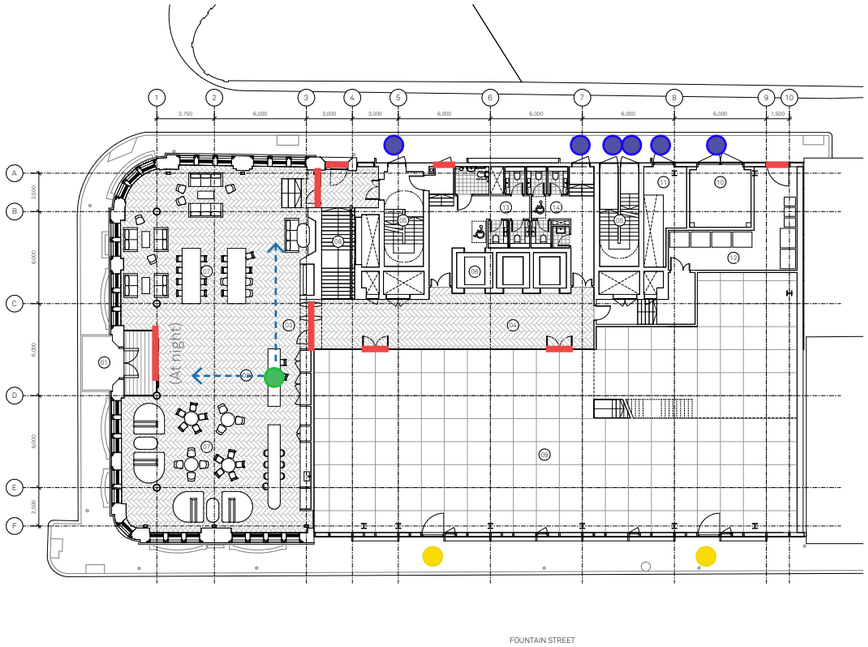
Gender Neutral Facilities

As part of the improvement of inclusivity in the work place, 1 gender neutral WCs has been included on every floor which is accessed off of common corridors.

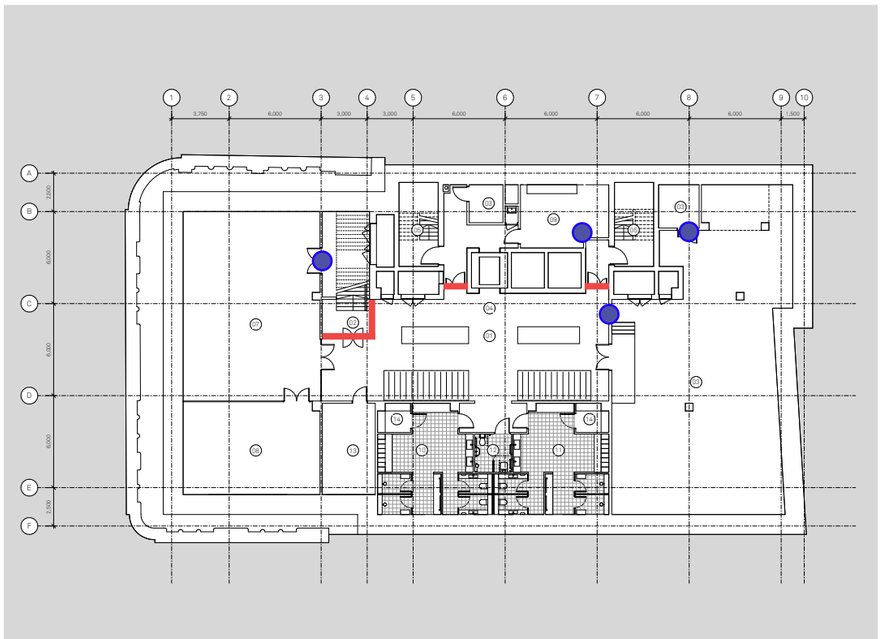
Unisex WCs serve the ground and top floor.

5.3 Access
Security

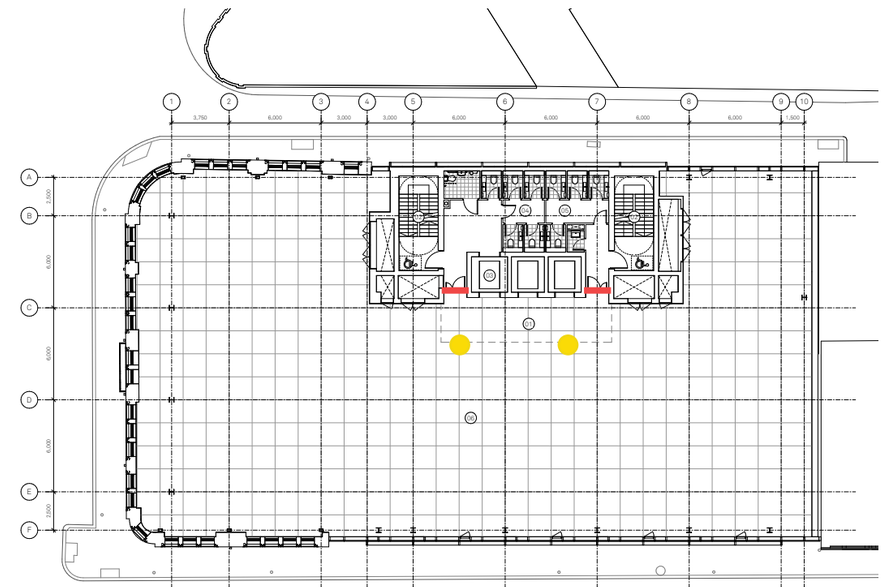
Ground Floor



Basement Floor



Office Floor



Key

- Active frontage
- Security / access control
- Reception
- Line of sight
- Door locked or internal push bar & alarmed
- Door controlled by tenant

Greater Manchester Police Design for Security were consulted during the pre-application stage. The recommendations have been included and the strategy is summarized below.

Access beyond reception
The main entrance to the building is through the historic entrance off Spring Gardens. Sliding doors provide access into the reception during the day. Speed gates adjacent to the reception desk control access to the lift lobby to approved users. Visitors access will be controlled by the building managers.

Night access
The building will have an on site security presence 24 hours a day. Out of hours access will be via the main doors or via the cycle entrance. Details of access controls will be finalised with managing agents and the design team

Parcel store access
Access to the basement parcel store is a via single door from Concert Lane which will be secured and controlled to permit access only to approved users. Delivery personnel would then use the stairs or the lift to access the basement and the parcel store

Cycle parking access
The cycle store is accessed via the single door from Concert Lane. This area will be well lit and covered by CCTV. A staircase provides access to the basement. A second speedgates at ground floor provides access into the reception. To mitigate risk of tailgating and unauthorised access speed gates at the bottom of the stairs will be provided.

Refuse Collection
The bin store is located at the ground floor. External and internal access will be controlled.

Interfloor travel
The stairs between floors are located in the landlord areas. Access beyond landlord areas is controlled by fob and or controlled by tenants.

Subdivision of floor space
Any subdivision of floor space will result in individual access controls.

Active frontages
It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned reception will also increase natural surveillance. The office reception, ground floor commercial unit and shared work space will all provide active frontage to the building.

6.0

Architectural Drawings



Notes

PLAN KEY:

Site Application Boundary

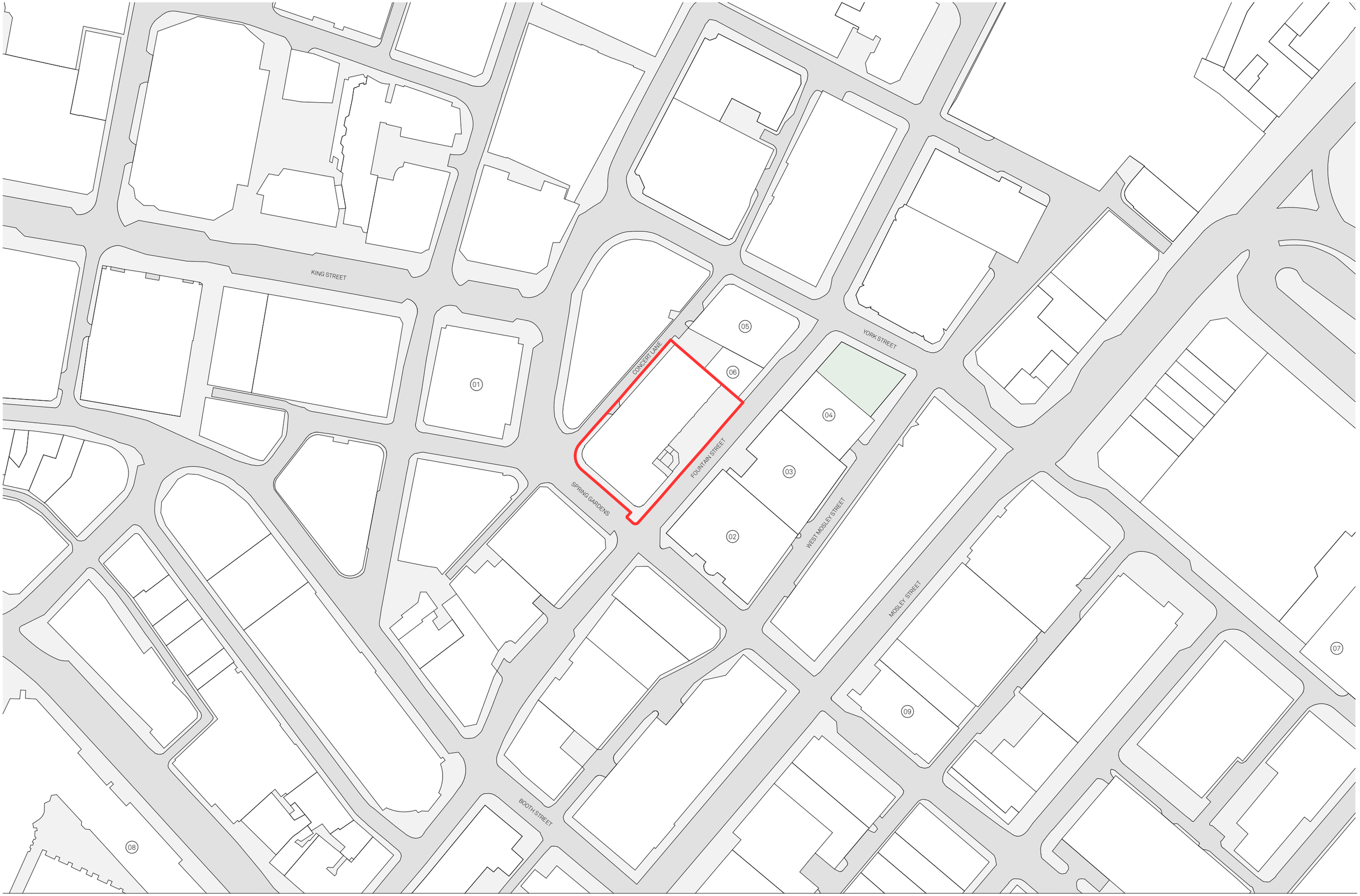
Project: 50 Fountain Street		Title: Location Plan Existing Site		Scale: 1:1250 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-MP-XX-P-A-000000	Rev: A

Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

- Site Application Boundary
- (01) Midland Bank (Gotham Hotel)
- (02) 55 Spring Gardens
- (03) Barnet House
- (04) York House
- (05) 46 Fountain Street
- (06) Estate Exchange
- (07) City Tower
- (08) Manchester City Council
- (09) The Portico Library

Project: 50 Fountain Street

Title: Existing Block Plan

Scale: 1:500 @ A1

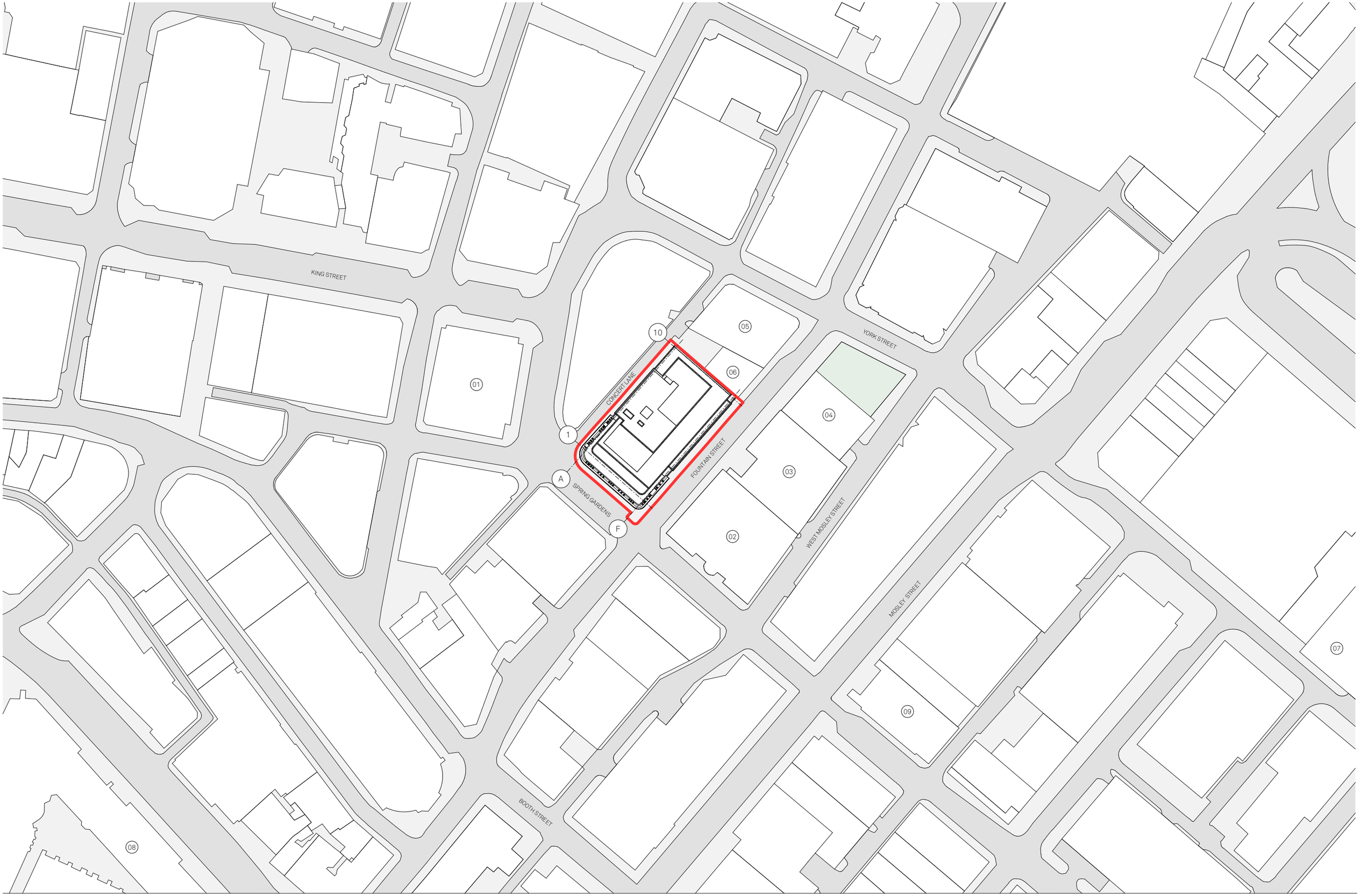
Drawn: HM | Checked: ER | Status: S4 | Drawing No: 142-JMA-MP-XX-P-A-001000 | Rev: A

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Notes

PLAN KEY:

- Site Application Boundary
- (01) Midland Bank (Gotham Hotel)
- (02) 55 Spring Gardens
- (03) Barnet House
- (04) York House
- (05) 46 Fountain Street
- (06) Estate Exchange
- (07) City Tower
- (08) Manchester City Council
- (09) The Portico Library

Project: 50 Fountain Street

Title: Proposed Block Plan

Scale: 1:500 @ A1

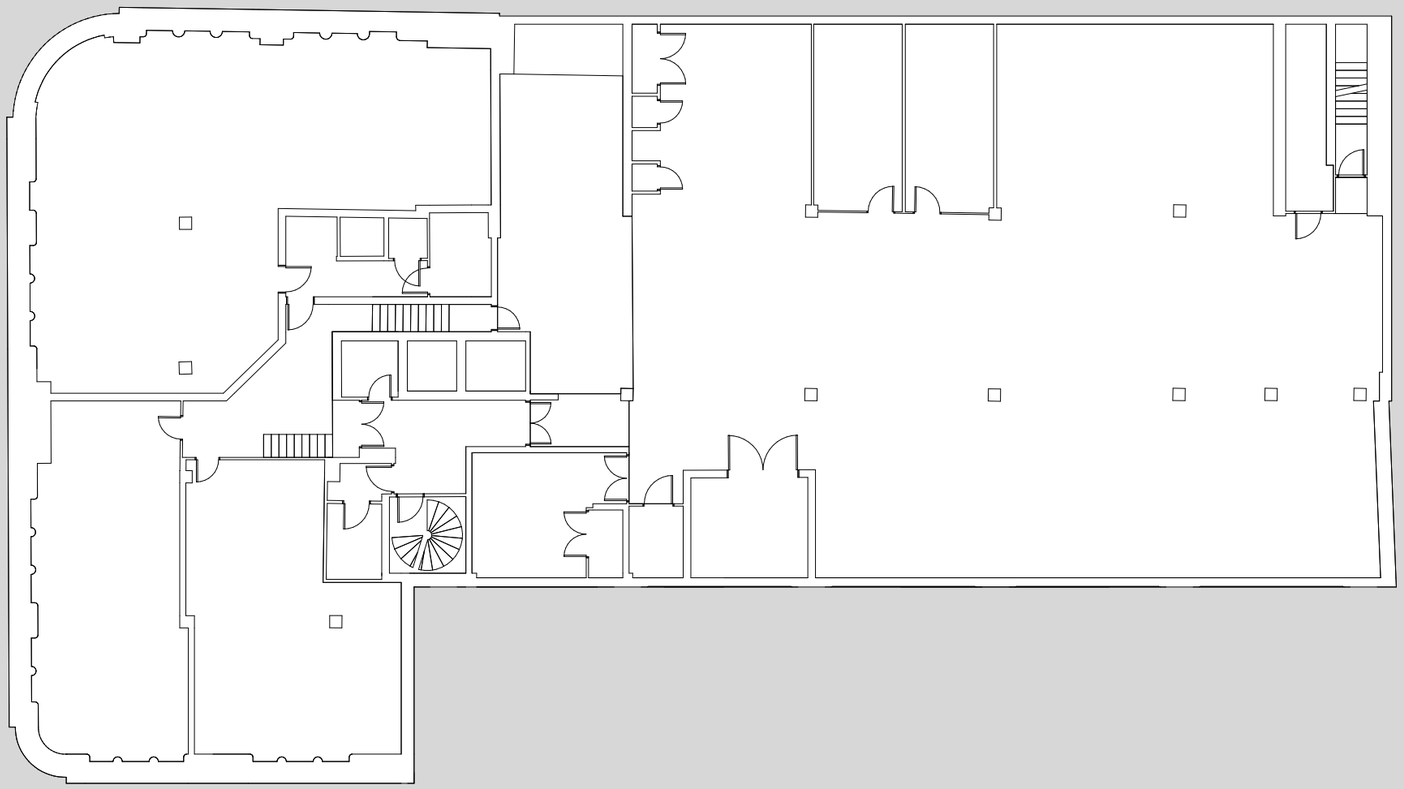
Drawn: HM | Checked: ER | Status: S4 | Drawing No: 142-JMA-MP-RF-P-A-001200 | Rev: B

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Notes

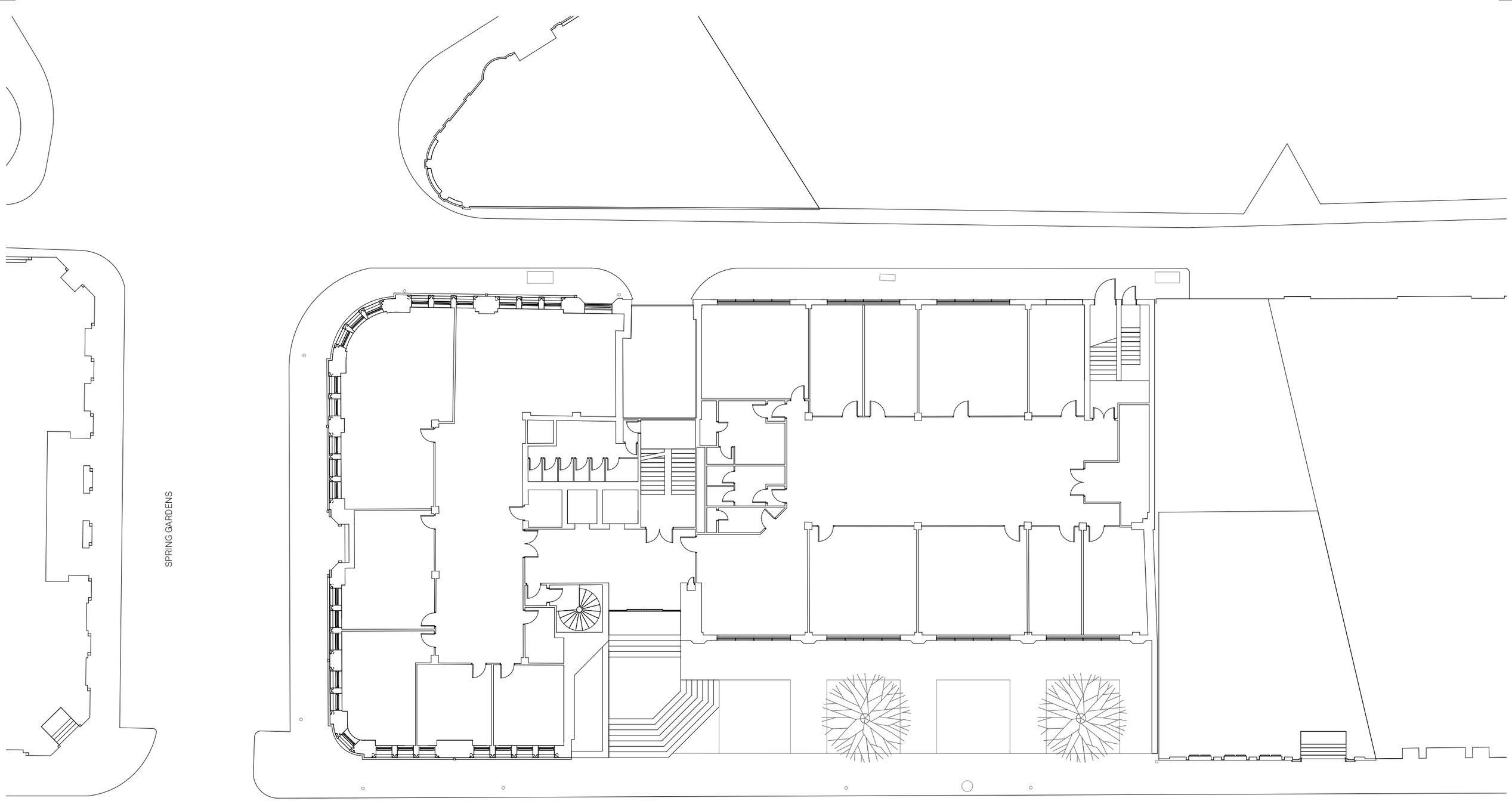
PLAN KEY:

Project: 50 Fountain Street		Title: Existing Basement GA Plan			Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-B1-P-A-022099		Rev: A
Details: 01/09/21 Issued for Planning					

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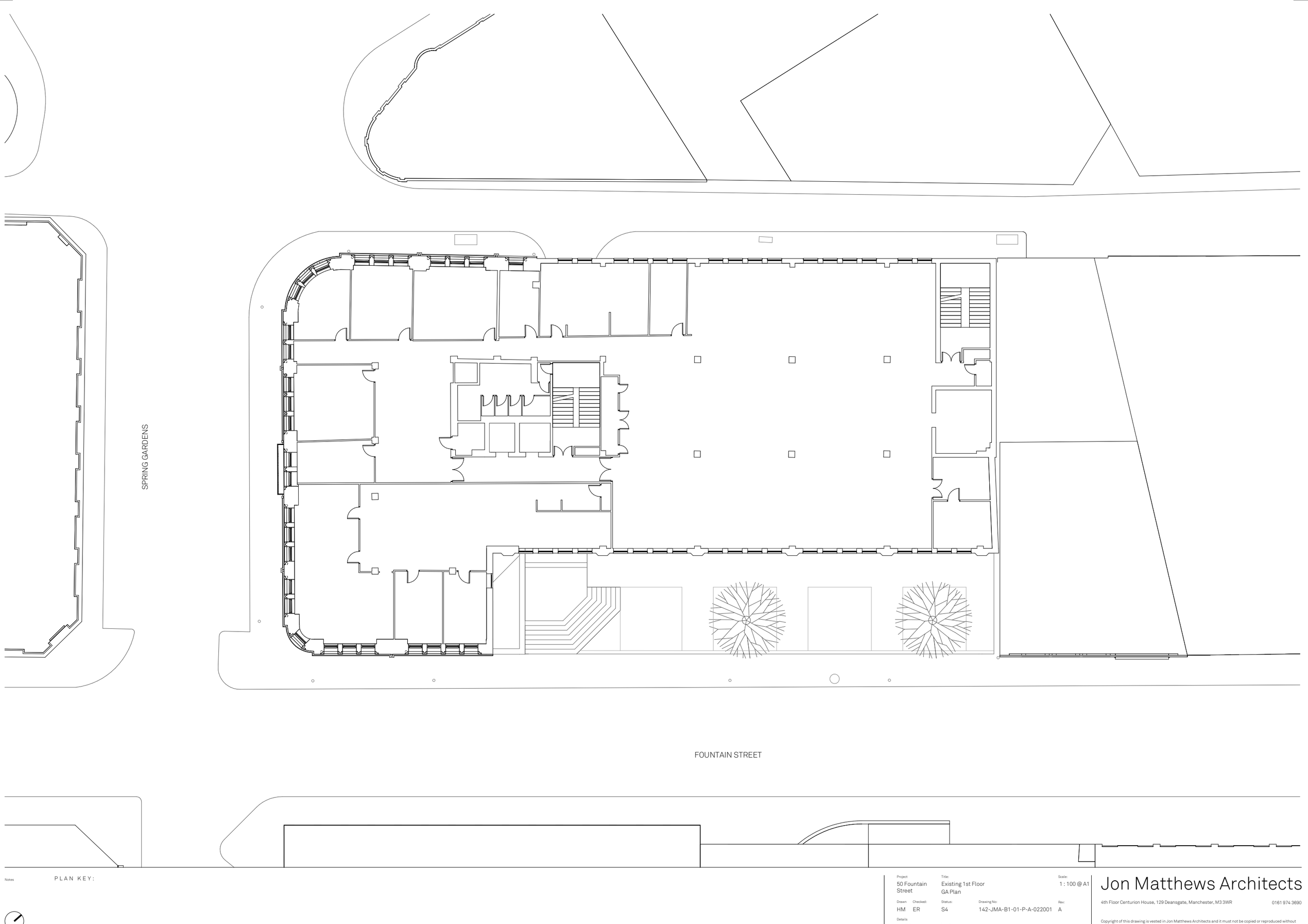
PLAN KEY:

Project: 50 Fountain Street		Title: Existing Ground Floor GA Plan			Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-00-P-A-022000		Rev: A
Details: 01/09/21 Issued for Planning					

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Notes

PLAN KEY:

Project: 50 Fountain Street		Title: Existing 1st Floor GA Plan			Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-01-P-A-022001		Rev: A
Details: 01/09/21 Issued for Planning					

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SPRING GARDENS

FOUNTAIN STREET

Notes

PLAN KEY:

Project: 50 Fountain Street		Title: Existing 2nd Floor GA Plan			Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-02-P-A-022002		Rev: A
Details: 01/09/21 Issued for Planning					

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SPRING GARDENS

FOUNTAIN STREET

Notes

PLAN KEY:

Project
50 Fountain Street

Title:
Existing 3rd Floor GA Plan

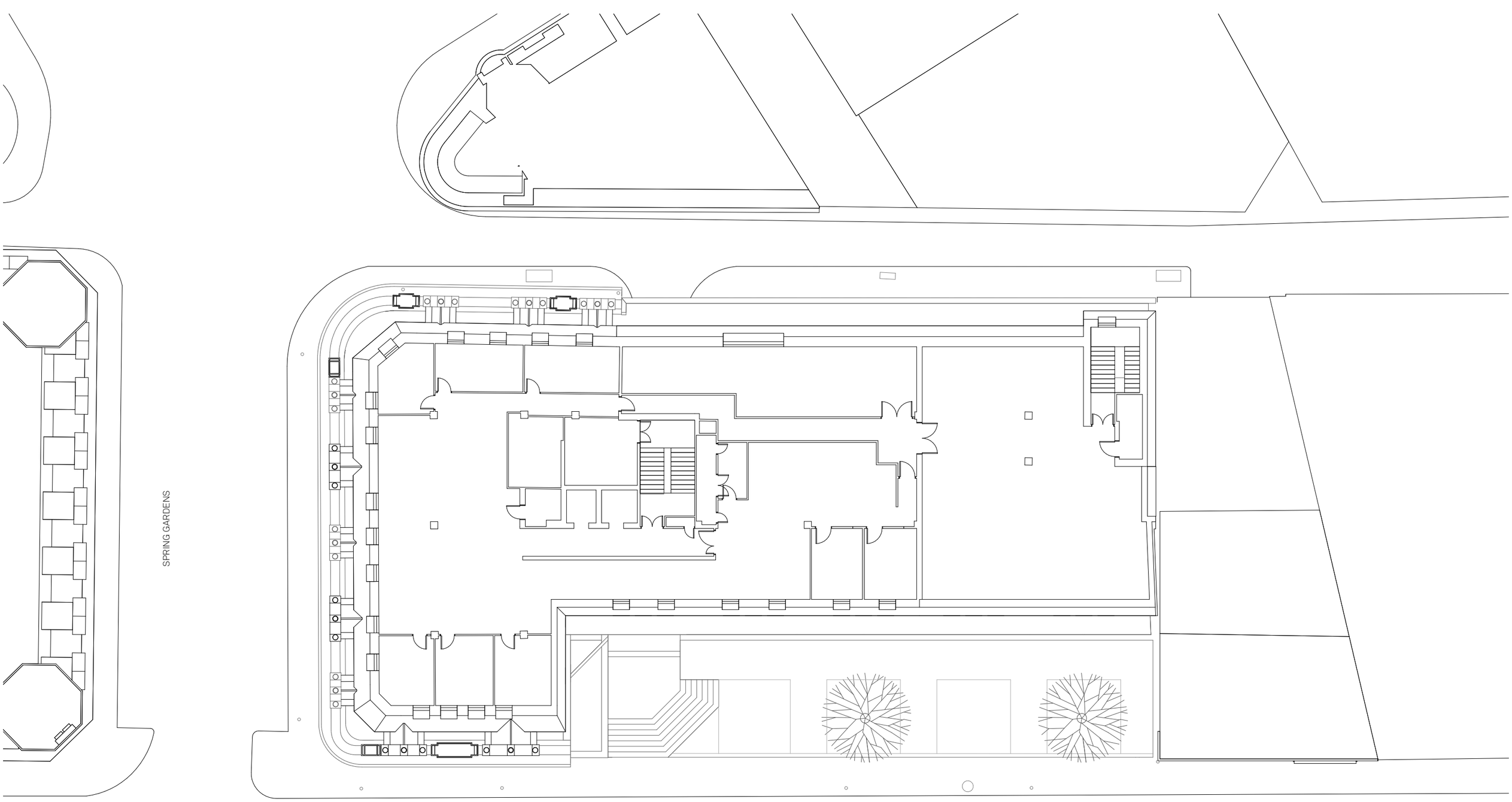
Scale:
1 : 100 @ A1

Drawn: HM
Checked: ER
Status: S4
Drawing No: 142-JMA-B1-03-P-A-022003
Rev: A

Details
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Notes

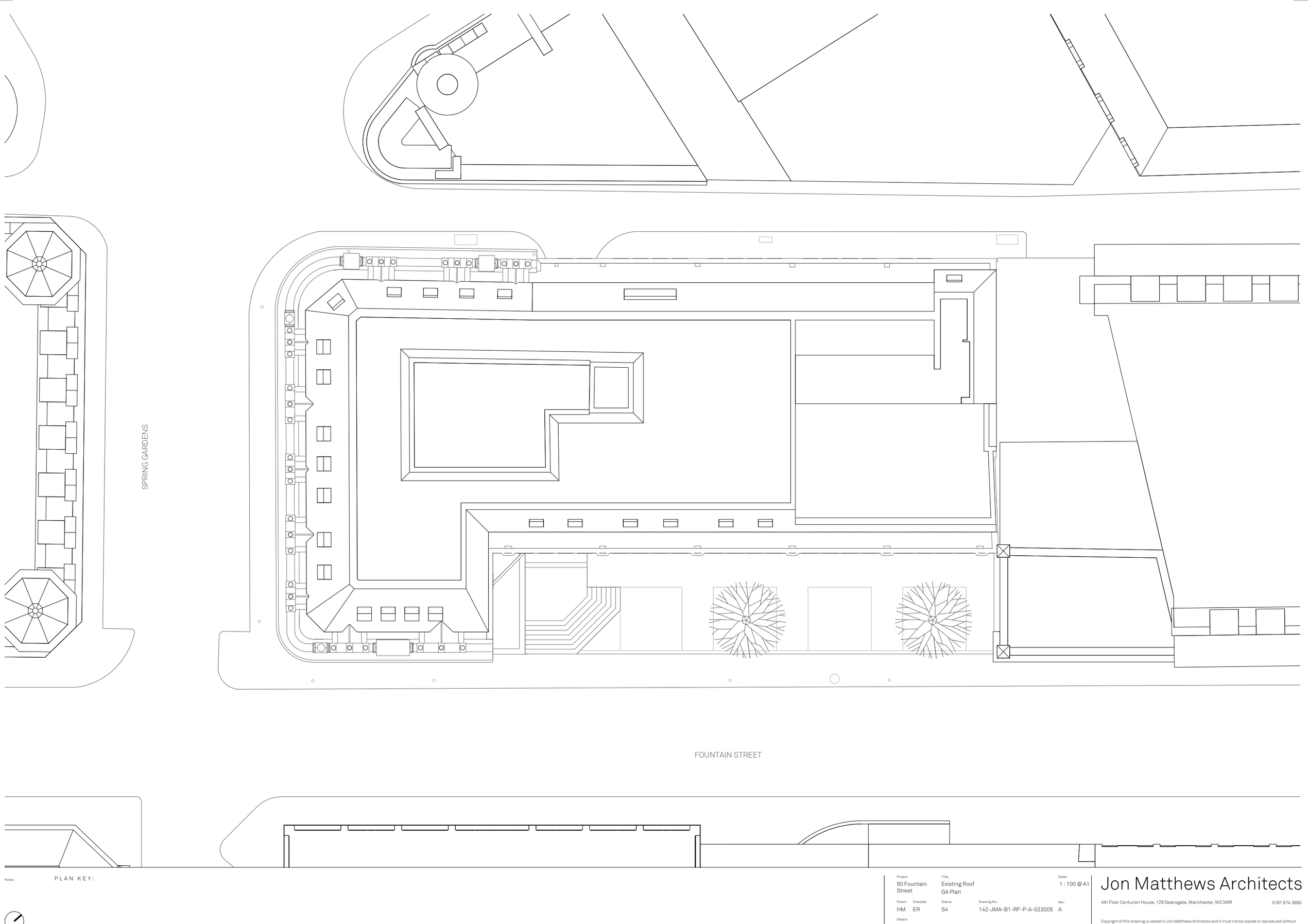
PLAN KEY:

Project: 50 Fountain Street		Title: Existing 4th Floor GA Plan			Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-04-P-A-022004		Rev: A
Details: 01/09/21 Issued for Planning					

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Notes

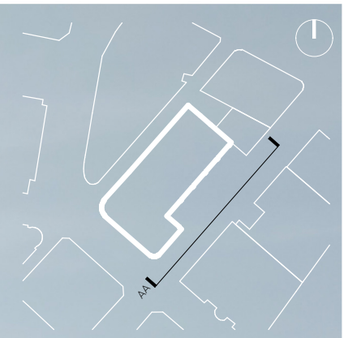
PLAN KEY:

Project: 50 Fountain Street		Title: Existing Roof GA Plan		Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-RF-P-A-022005	Rev: A
Details: 01/09/21 Issued for Planning				

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SPRING GARDENS

ELEVATION AA

ESTATE EXCHANGE

42-44 FOUNTAIN STREET

Notes

Project: 50 Fountain Street		Title: Elevation AA, Fountain Street Existing GA Elevation		Scale: 1:125 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-SE-E-A-042000	Rev: A

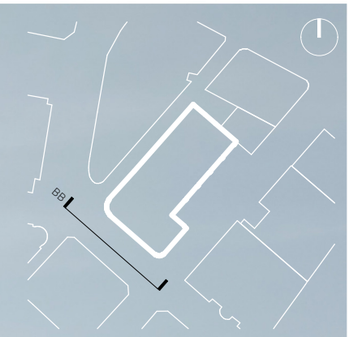
Details

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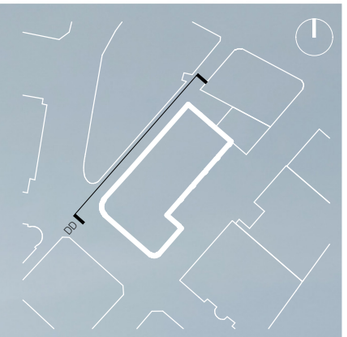
MIDLAND BANK | SPRING GARDENS | CONCERT LANE | ELEVATION BB | FOUNTAIN STREET | 55 SPRING GARDENS

Notes

Project: 50 Fountain Street
Title: Elevation BB, Spring Gardens
Existing GA Elevation
Scale: 1:125 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-SW-E-A-042001
Rev: A
Details: 01/09/21 Issued for Planning

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YORK STREET

42-44 FOUNTAIN STREET

ESTATE EXCHANGE

ELEVATION DD

SPRING GARDENS

Notes

Project
50 Fountain Street

Title:
Elevation DD, Concert Lane
Existing GA Elevation

Scale:
1:125 @ A1

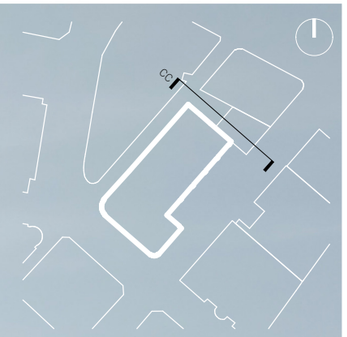
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-NW-E-A-042003
Rev: A

Details
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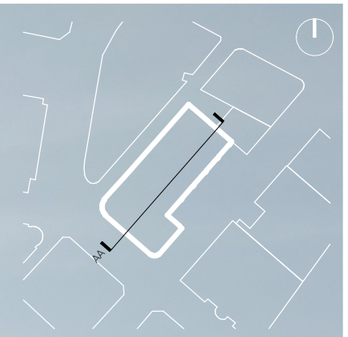
WEST MOSLEY STREET | BARNET HOUSE | FOUNTAIN STREET | ELEVATION CC | CONCERT LANE

Notes

Project: 50 Fountain Street
Title: Elevation CC
Existing GA Elevation
Scale: 1:125 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-NE-E-A-042002
Rev: A
Details: 01/09/21 Issued for Planning

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SPRING GARDENS

SECTION AA

ESTATE EXCHANGE

42-44 FOUNTAIN STREET

Notes

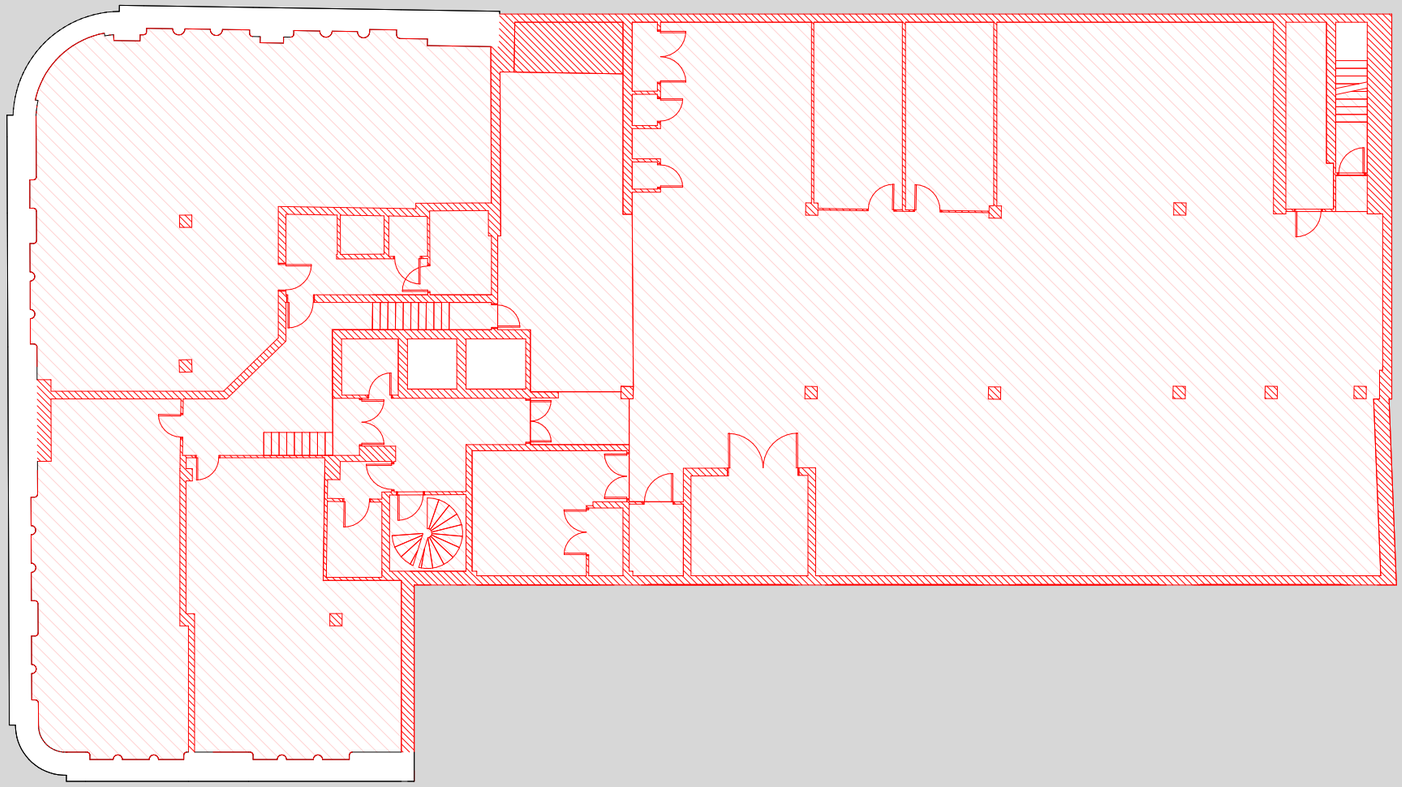
Project: 50 Fountain Street		Title: Section AA' Existing GA Section		Scale: As indicated @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-AA-S-A-052000	Rev: A

Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

To be demolished

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Existing Basement Demolition GA Plan

Scale: 1 : 100 @ A1

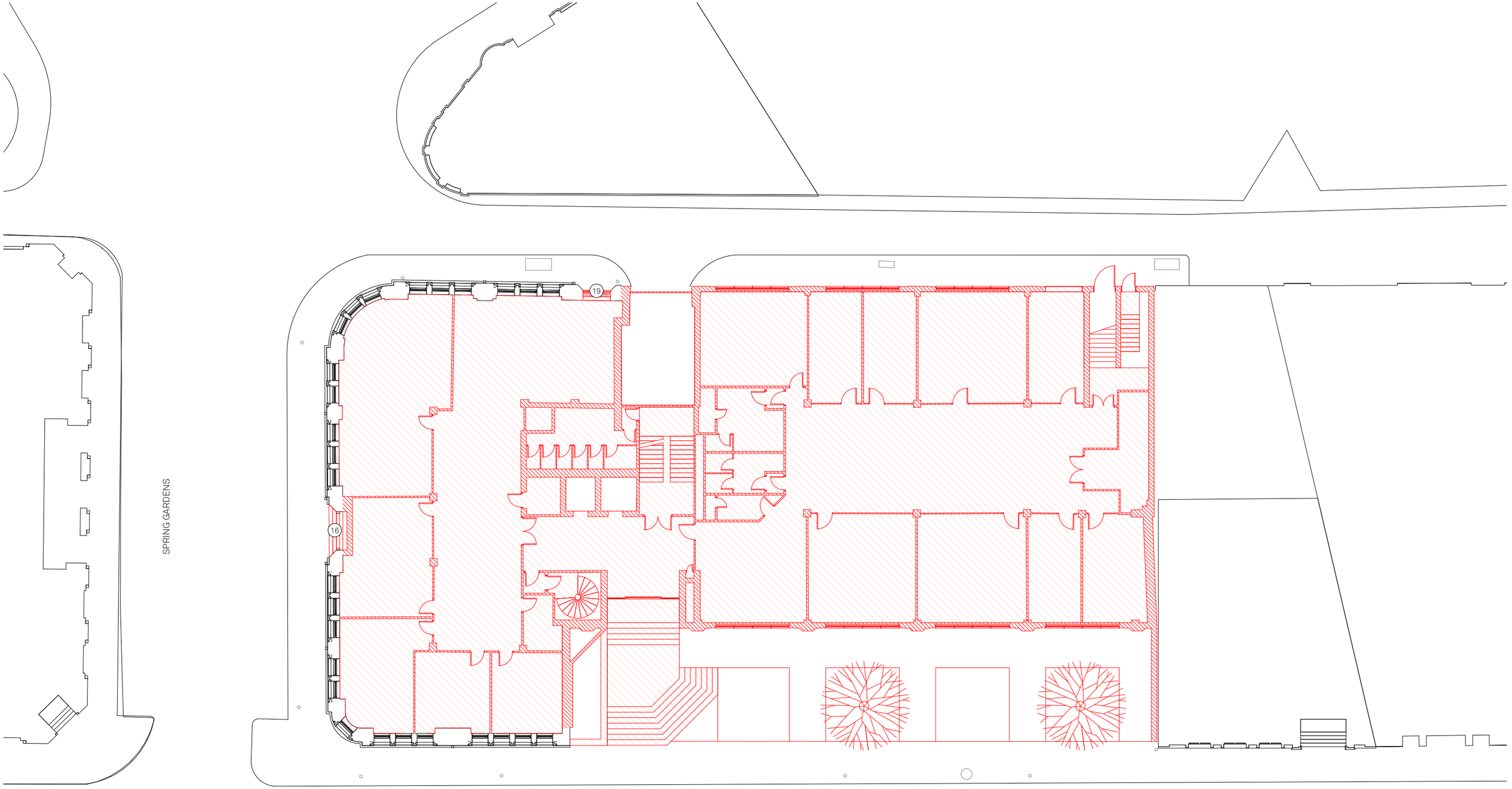
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Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

To be demolished

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Existing Ground Floor Demolition GA Plan

Scale: 1 : 100 @ A1

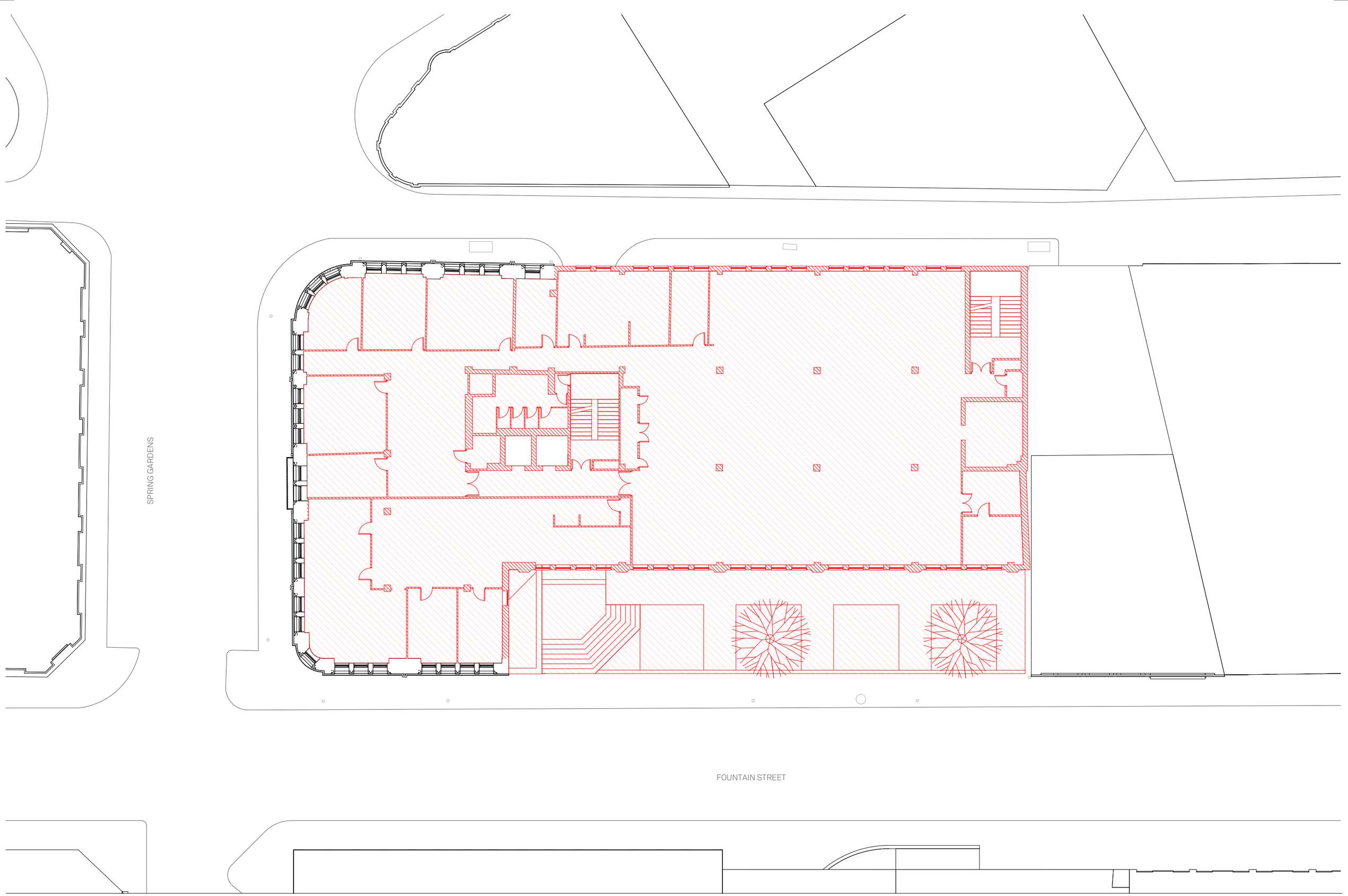
Drawn: HM | Checked: ER | Status: S4 | Drawing No: 142-JMA-B1-00-P-A-022100 | Rev: A

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Notes

PLAN KEY:

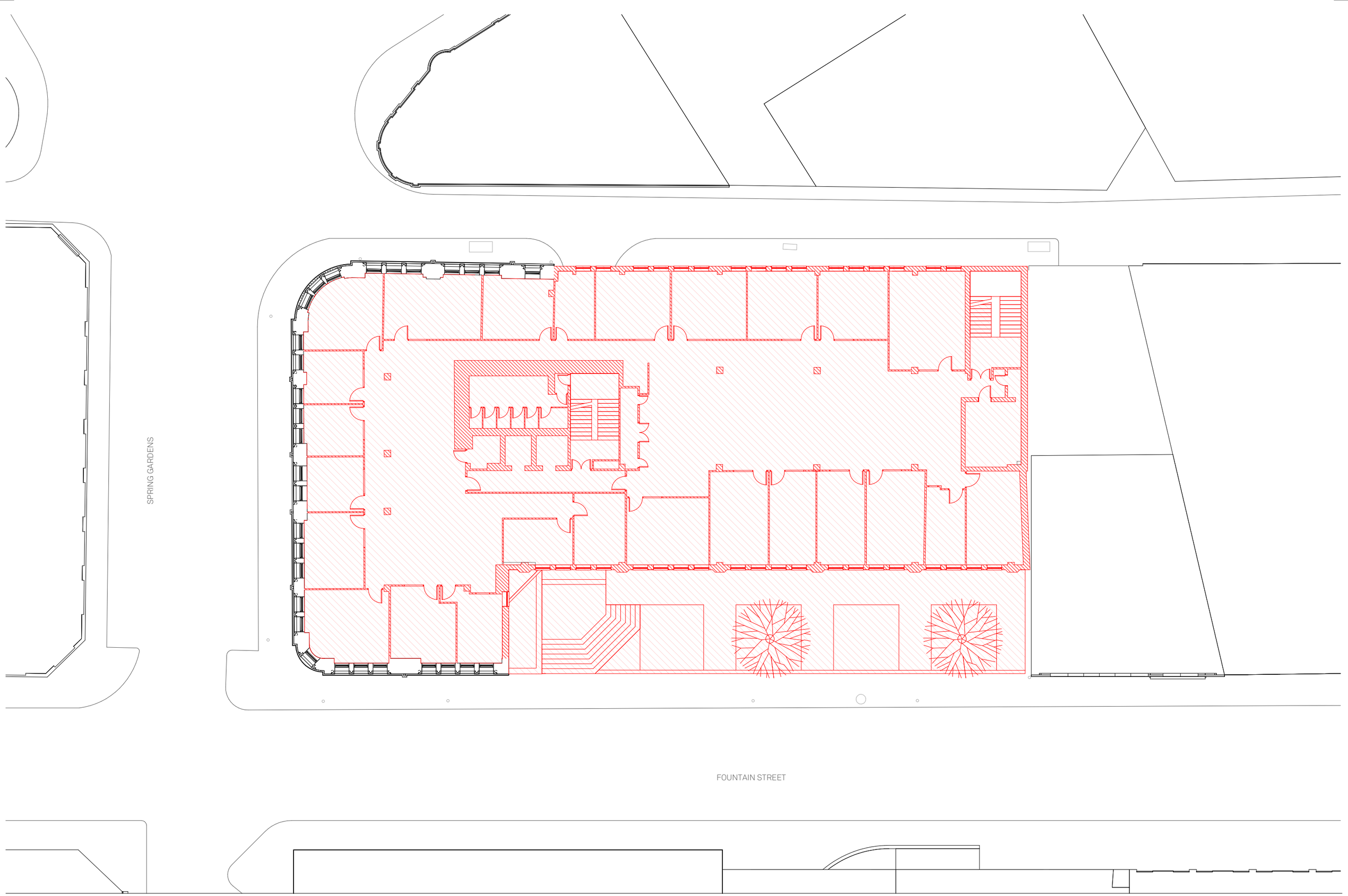
To be demolished

(14) See drawing 142-JMA-B1-XX-X-A-042299
(15) See drawing 142-JMA-B1-XX-X-A-042299
(16) See drawing 142-JMA-B1-XX-X-A-042299
(17) See drawing 142-JMA-B1-XX-X-A-042299
(18) See drawing 142-JMA-B1-XX-X-A-042299
(19) See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street
Title: Existing 1st Floor Demolition GA Plan
Scale: 1 : 100 @ A1
Drawn: HM
Checked: ER
Status: S4
Drawing No: 142-JMA-B1-01-P-A-022101
Rev: A
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Notes

PLAN KEY:

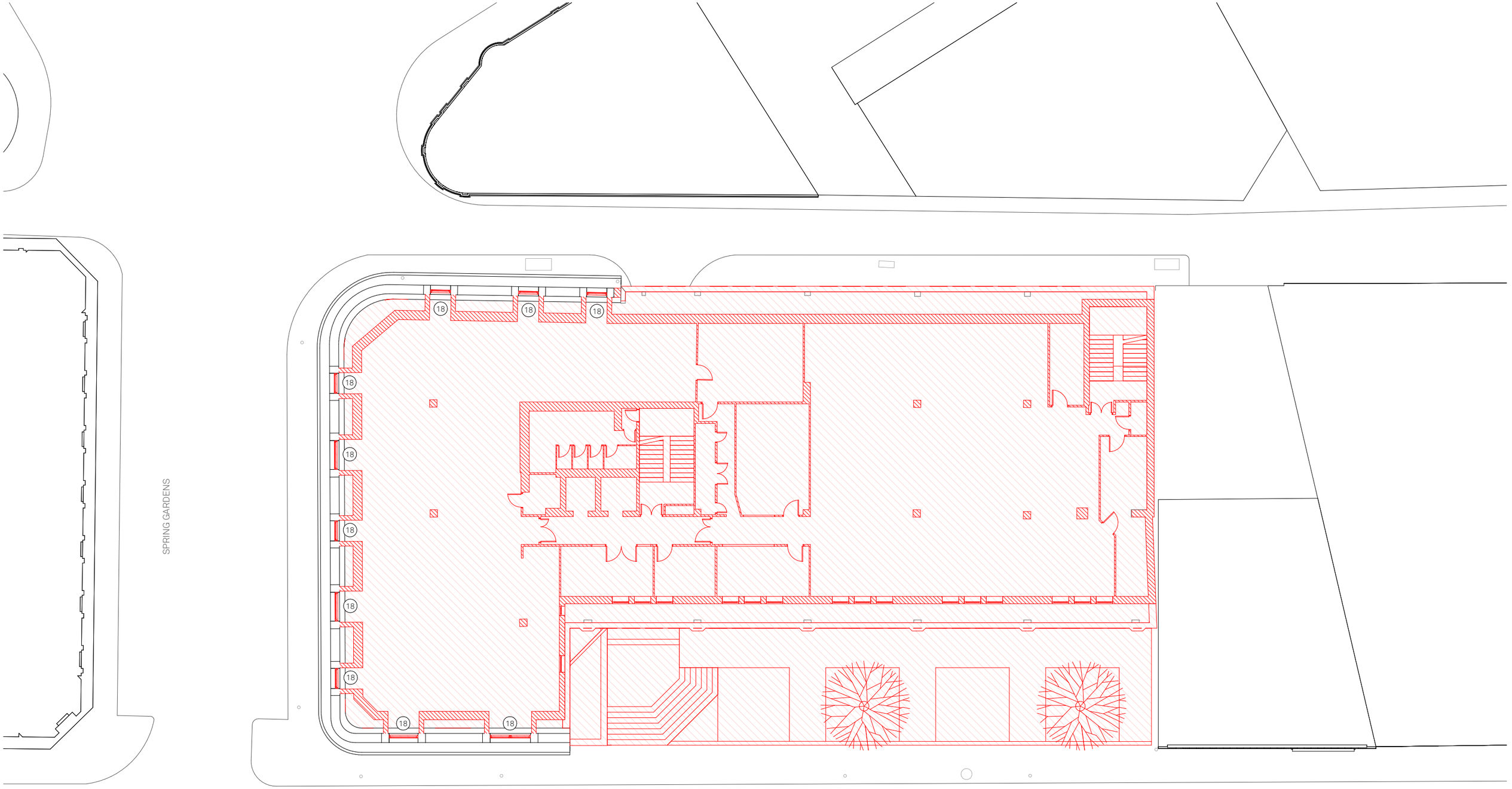
To be demolished

(14) See drawing 142-JMA-B1-XX-X-A-042299
(15) See drawing 142-JMA-B1-XX-X-A-042299
(16) See drawing 142-JMA-B1-XX-X-A-042299
(17) See drawing 142-JMA-B1-XX-X-A-042299
(18) See drawing 142-JMA-B1-XX-X-A-042299
(19) See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street
Title: Existing 2nd Floor Demolition GA Plan
Scale: 1 : 100 @ A1
Drawn: HM
Checked: ER
Status: S4
Drawing No: 142-JMA-B1-02-P-A-022102
Rev: A
Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

To be demolished

(14) See drawing 142-JMA-B1-XX-X-A-042299

(15) See drawing 142-JMA-B1-XX-X-A-042299

(16) See drawing 142-JMA-B1-XX-X-A-042299

(17) See drawing 142-JMA-B1-XX-X-A-042299

(18) See drawing 142-JMA-B1-XX-X-A-042299

(19) See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Existing 3rd Floor Demolition GA Plan

Scale: 1 : 100 @ A1

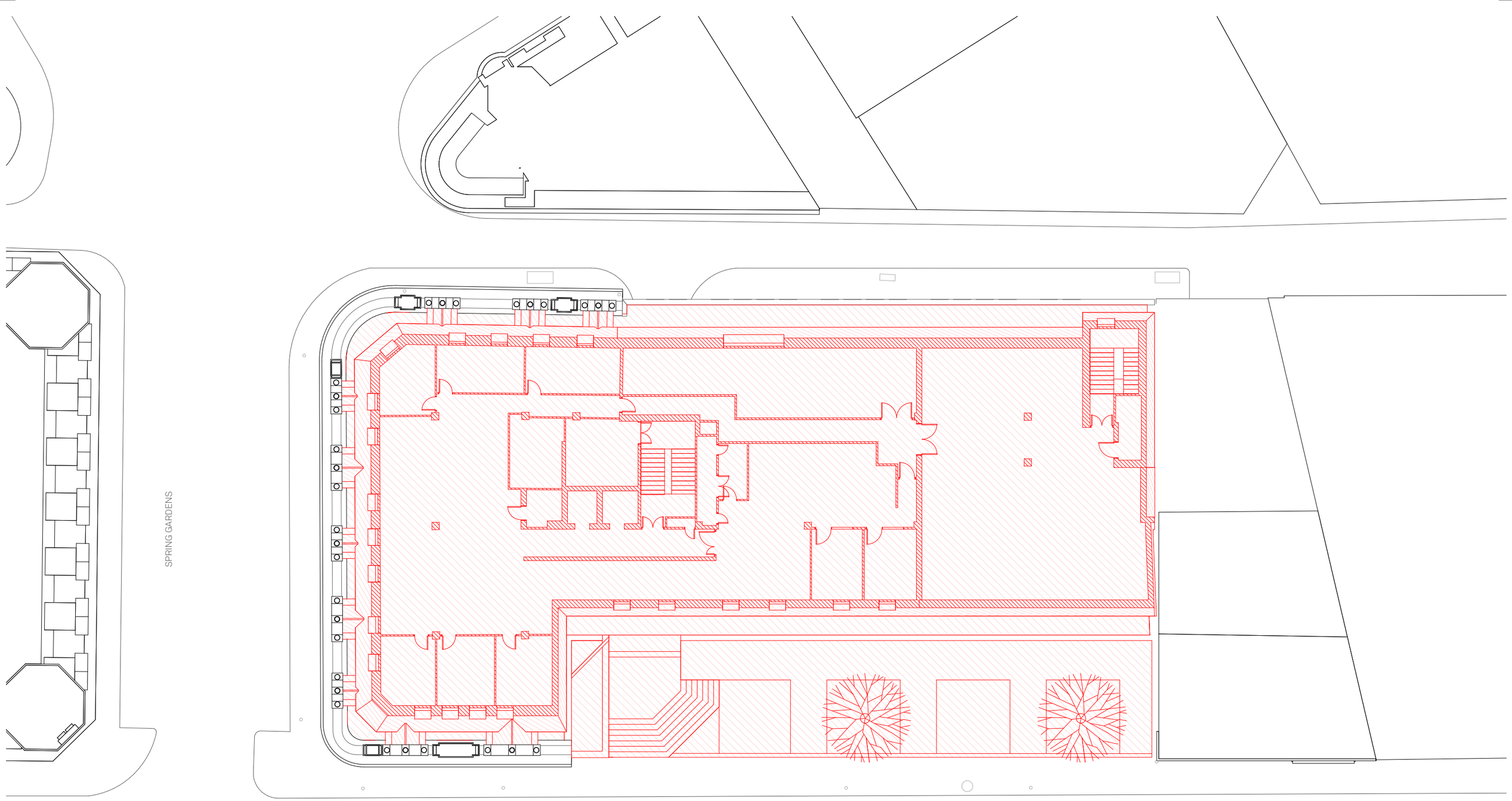
Drawn: HM Checked: ER Status: S4 Drawing No: 142-JMA-B1-03-P-A-022103 Rev: A

Details: 01/09/21 Issued for Planning

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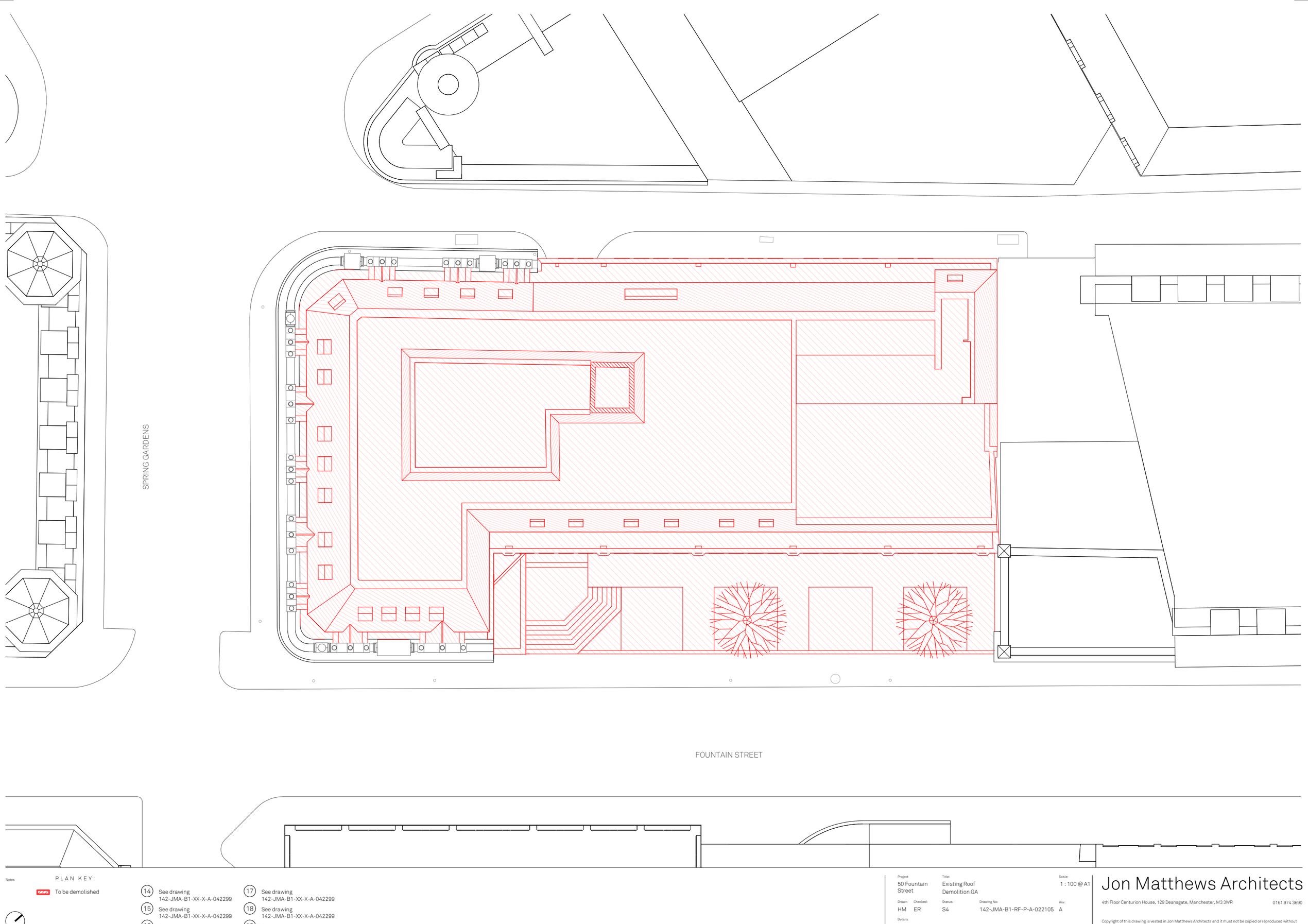
Notes

Project: 50 Fountain Street	Title: Existing 4th Floor Demolition GA Plan			Scale: 1 : 100 @ A1
Drawn: HM	Checked: ER	Status: S4	Drawing No: 142-JMA-B1-04-P-A-022104	Rev: A
Details: 01/09/21 Issued for Planning				

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Notes

PLAN KEY:

To be demolished

(14) See drawing 142-JMA-B1-XX-X-A-042299

(15) See drawing 142-JMA-B1-XX-X-A-042299

(16) See drawing 142-JMA-B1-XX-X-A-042299

(17) See drawing 142-JMA-B1-XX-X-A-042299

(18) See drawing 142-JMA-B1-XX-X-A-042299

(19) See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Existing Roof Demolition GA

Scale: 1 : 100 @ A1

Drawn: HM Checked: ER

Status: S4

Drawing No: 142-JMA-B1-RF-P-A-022105

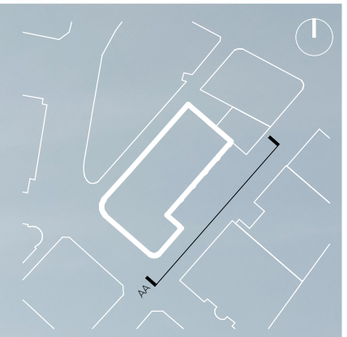
Rev: A

Details: 01/09/21 Issued for Planning

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Notes

ELEVATION KEY:

To be demolished

(14) See drawing 142-JMA-B1-XX-X-A-042299

(15) See drawing 142-JMA-B1-XX-X-A-042299

(16) See drawing 142-JMA-B1-XX-X-A-042299

(17) See drawing 142-JMA-B1-XX-X-A-042299

(18) See drawing 142-JMA-B1-XX-X-A-042299

(19) See drawing 142-JMA-B1-XX-X-A-042299

Project	Title:		Scale:
50 Fountain Street	Elevation AA, Fountain Street Demolition GA Elevation		1:125 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-SE-E-A-042100	Rev: A

Details

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Notes

ELEVATION KEY:

To be demolished

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Elevation BB, Spring Gardens
Demolition GA Elevation

Scale: 1:125 @ A1

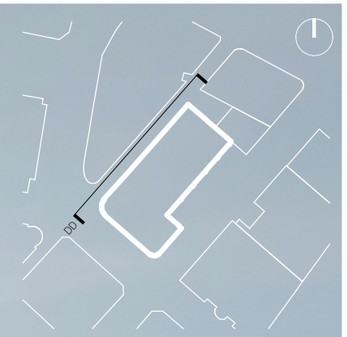
Drawn: ER | Checked: MH | Status: S4 | Drawing No: 142-JMA-B1-SW-E-A-042101 | Rev: A

Details: 01/09/21 Issued for Planning

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Notes

ELEVATION KEY:

To be demolished

(14) See drawing 142-JMA-B1-XX-X-A-042299

(15) See drawing 142-JMA-B1-XX-X-A-042299

(16) See drawing 142-JMA-B1-XX-X-A-042299

(17) See drawing 142-JMA-B1-XX-X-A-042299

(18) See drawing 142-JMA-B1-XX-X-A-042299

(19) See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Elevation DD, Concert Lane
Demolition GA Elevation

Scale: 1:125 @ A1

Drawn: ER Checked: MH

Status: S4

Drawing No: 142-JMA-B1-NW-E-A-042103

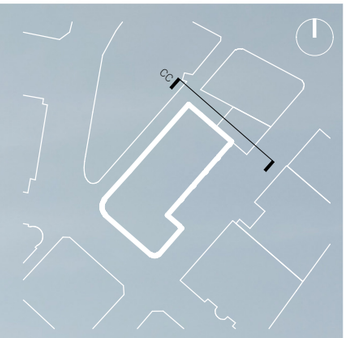
Rev: A

Details: 01/09/21 Issued for Planning

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WEST MOSLEY STREET

BARNET HOUSE

FOUNTAIN STREET

ELEVATION CC

CONCERT LANE

Notes

ELEVATION KEY:

To be demolished

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Elevation CC
Demolition GA Elevation

Scale: 1:125 @ A1

Drawn: ER

Checked: MH

Status: S4

Drawing No: 142-JMA-B1-NE-E-A-042102

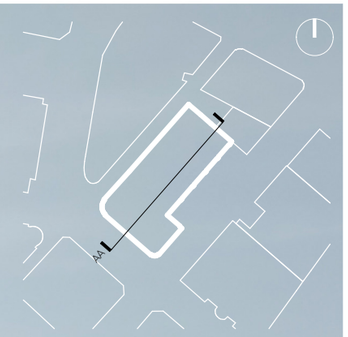
Rev: A

Details: 01/09/21 Issued for Planning

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Notes

SECTION KEY:

To be demolished

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Section AA' Demolition GA Section

Scale: As indicated @ A1

Drawn: ER Checked: MH

Status: S4

Drawing No: 142-JMA-B1-AA-S-A-052100

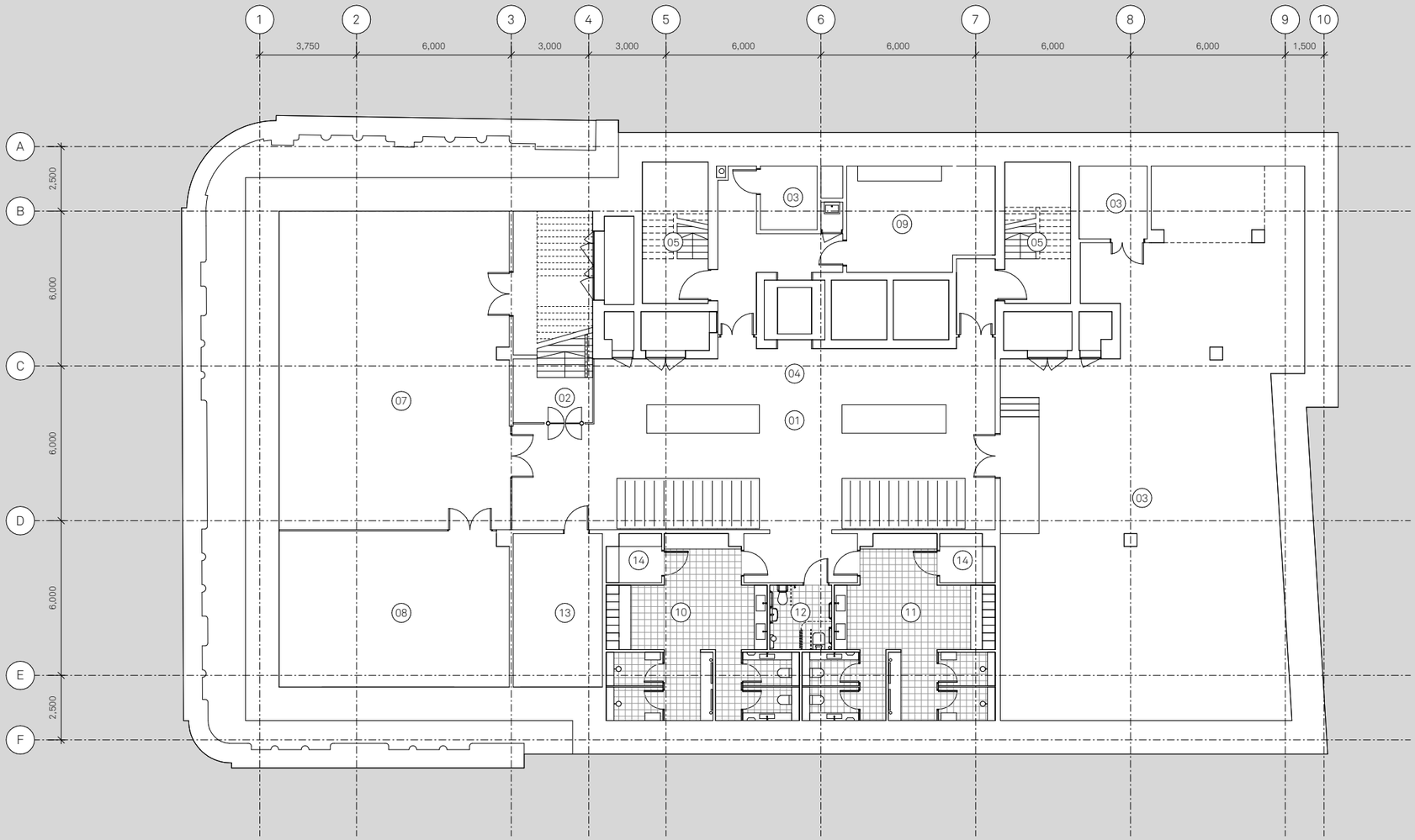
Rev: A

Details: 01/09/21 Issued for Planning

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Notes

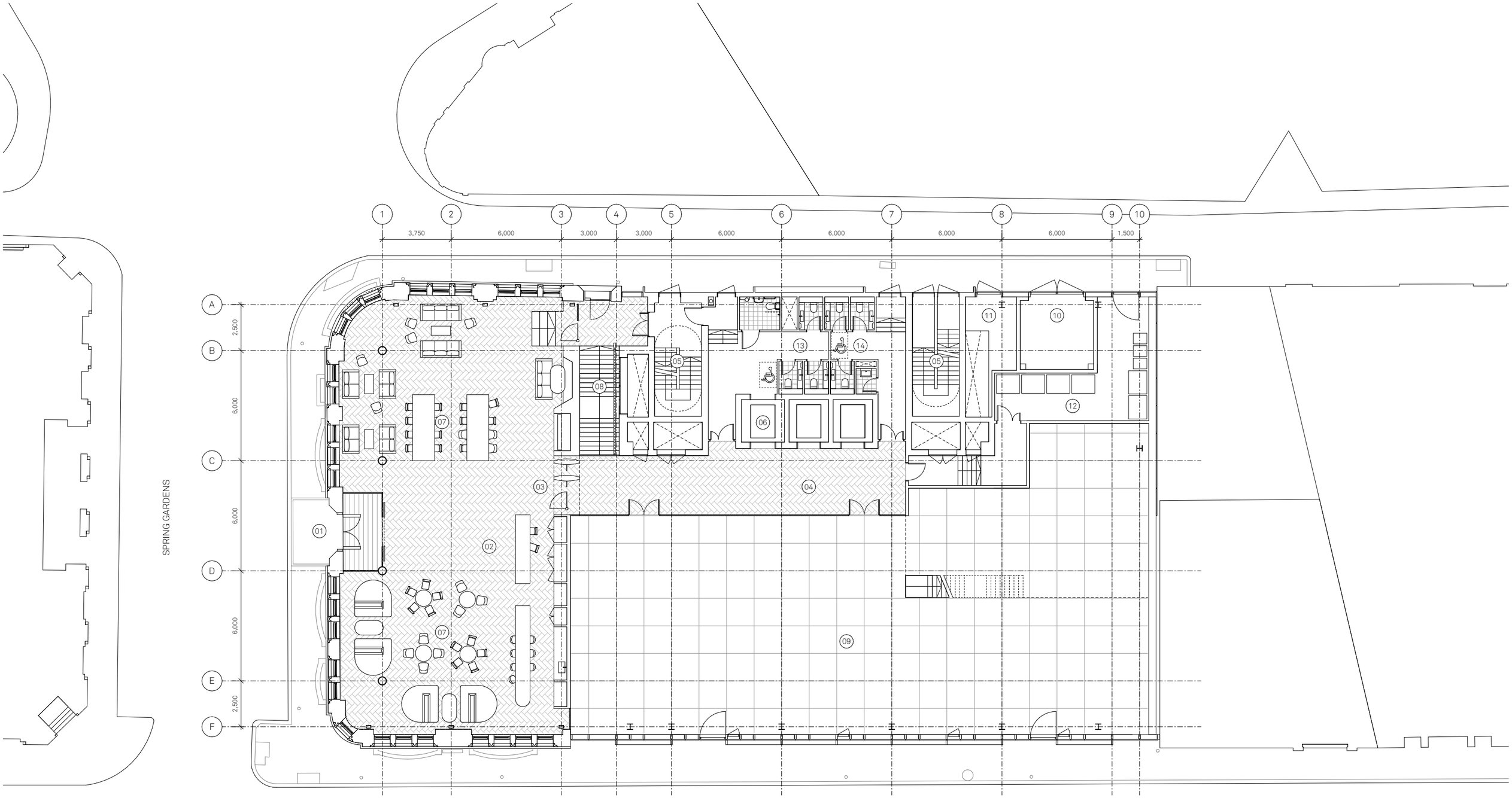
PLAN KEY:

01 Basement Hub
02 Stair to Ground Floor
03 Plant room
04 Lift lobby
05 Escape stairs
06 Fire fighting lift
07 Gym
08 Studio
09 Parcel store
10 Male Changing Room
11 Female Changing Room
12 Accesible Changing Room
13 Security & Building management
14 Drying Room

Project: 50 Fountain Street
Title: Basement GA Plan
Scale: 1 : 100 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-B1-P-A-022299
Rev: B
Details: 01/09/21 Issued for Planning

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0161 974 3690

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FOUNTAIN STREET

Notes

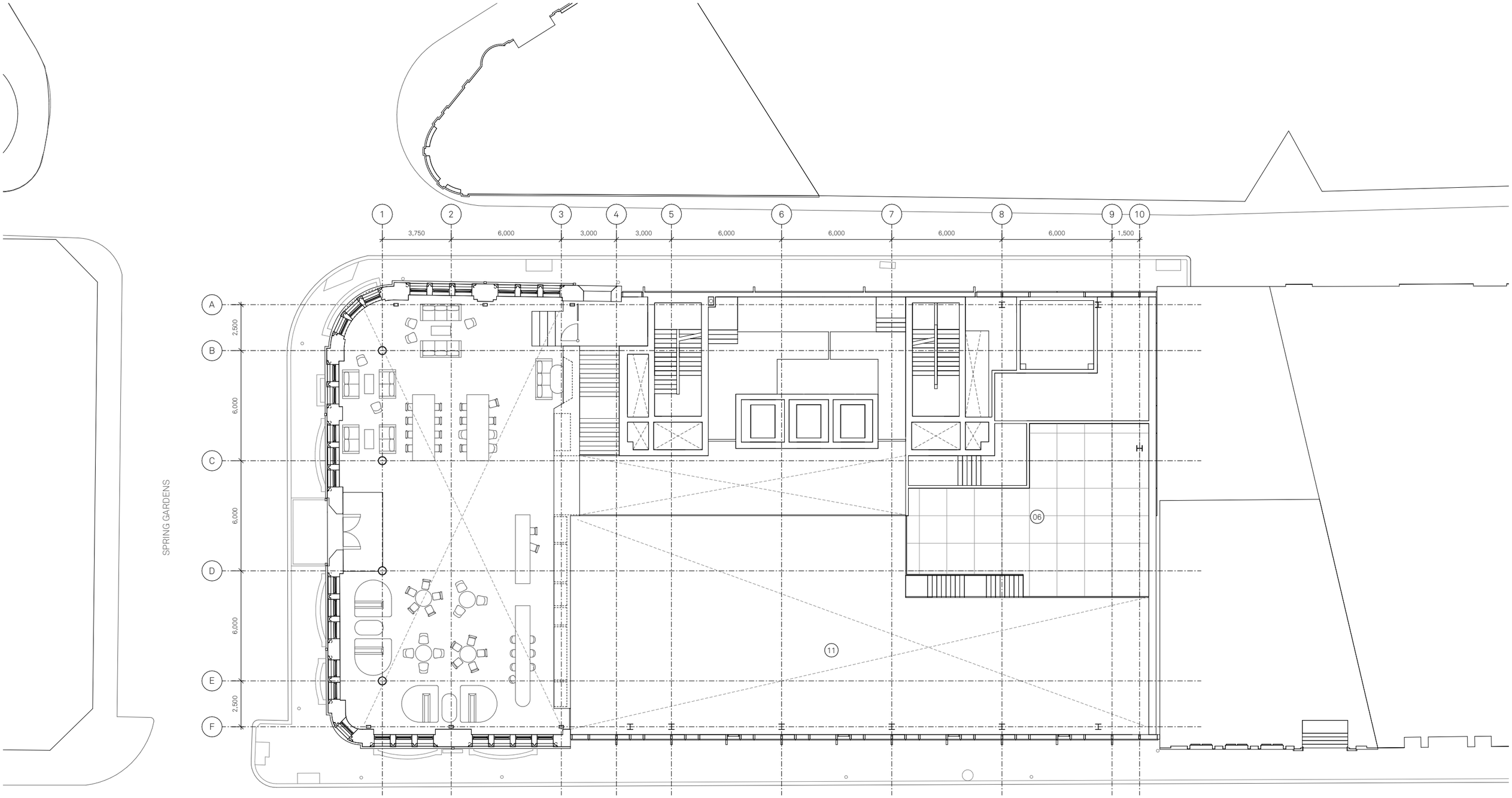
PLAN KEY:

01	Entrance	04	Lift lobby	07	Shared workspace	10	Sub-station	13	Male WCs
02	Reception	05	Escape stairs	08	Stairs to Basement Hub	11	Plant room	14	Female WCs
03	Speed gates	06	Fire fighting lift	09	Office	12	Refuse store		

Project: 50 Fountain Street
Title: Ground Floor GA Plan
Scale: 1 : 100 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-00-P-A-022200
Rev: B
Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

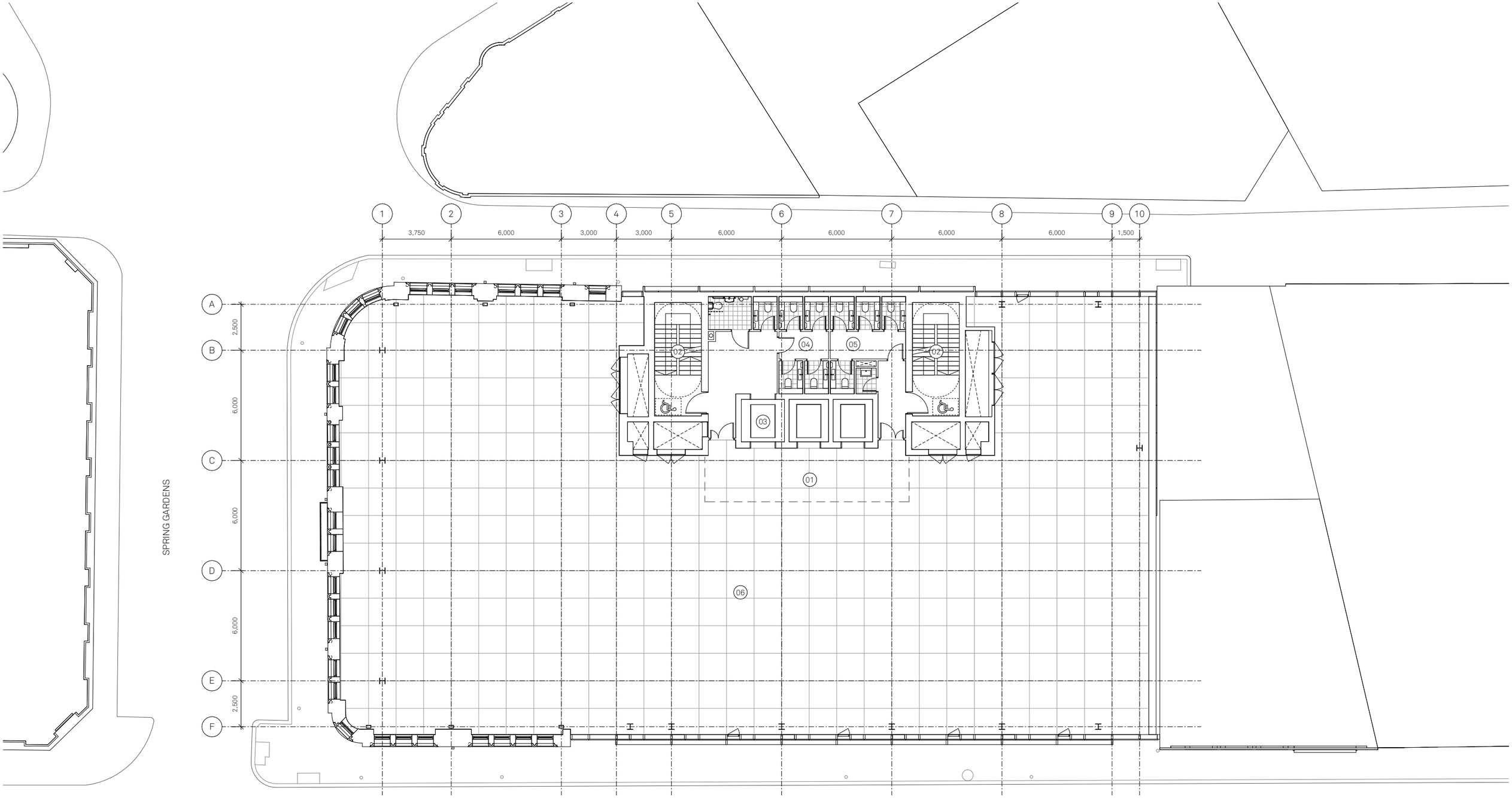
---- Line of potential tenancy split

01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

Project: 50 Fountain Street
Title: Mezzanine GA Plan
Scale: 1 : 100 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-M-P-A-022200M
Rev: B
Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

---- Line of potential tenancy split

01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

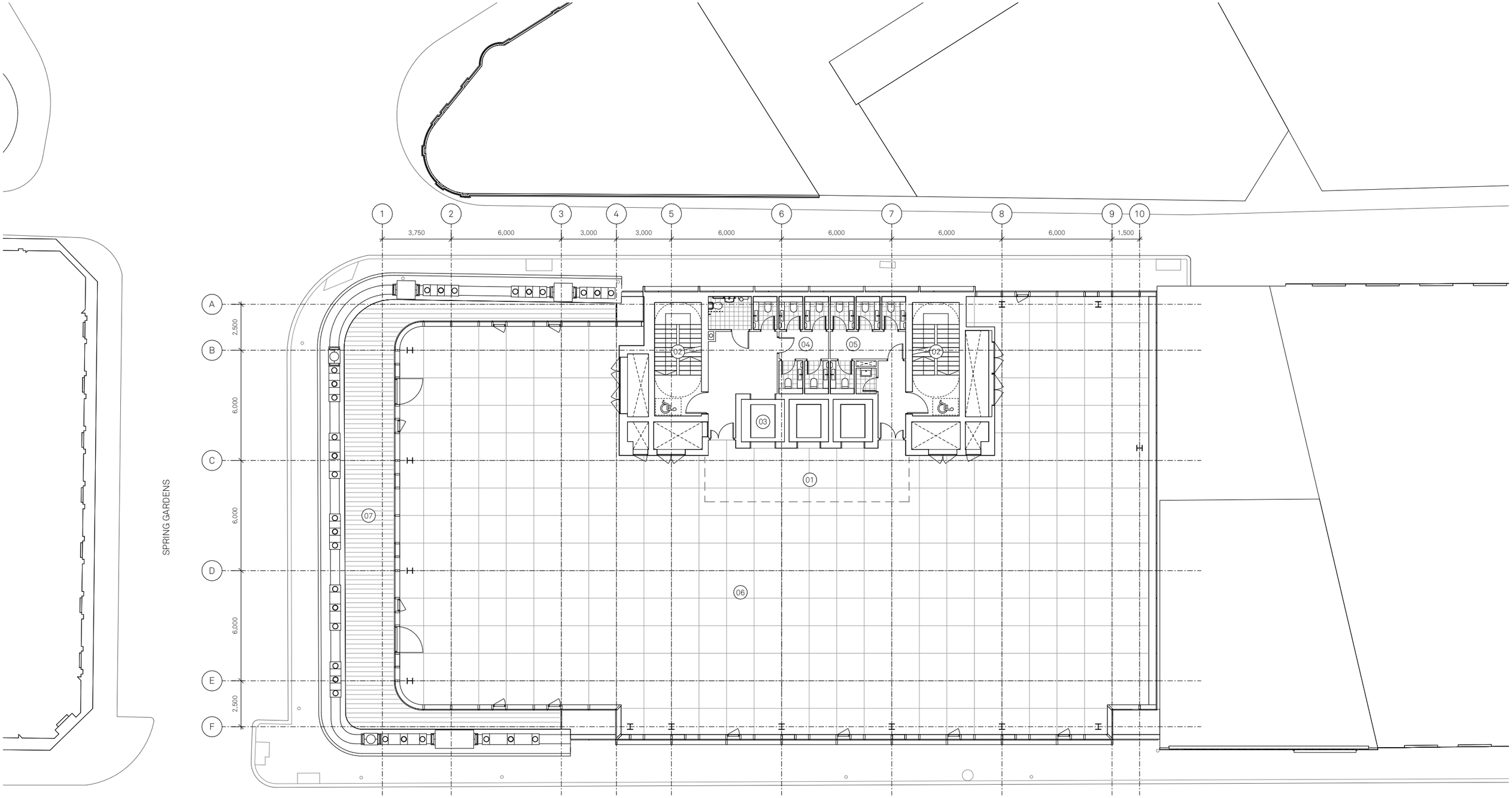
Project: 50 Fountain Street		Title: 1st Floor - 2nd Floor GA Plan		Scale: 1 : 100 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-01-P-A-022201	Rev: B

Details: 01/09/21 Issued for Planning

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FOUNTAIN STREET

Notes

PLAN KEY:

---- Line of potential tenancy split

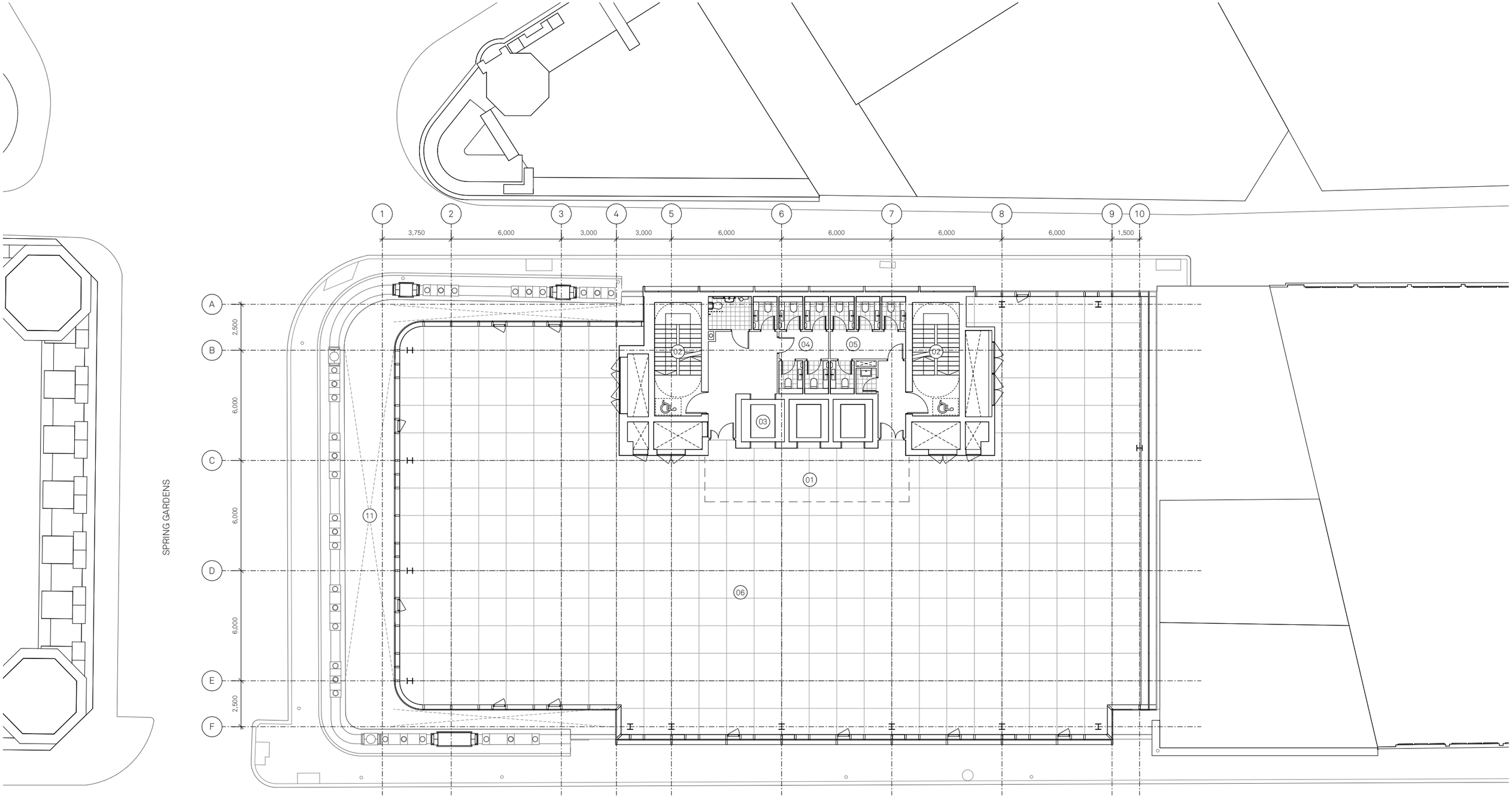
01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

Project: 50 Fountain Street	Title: 3rd Floor GA Plan			Scale: 1 : 100 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-03-P-A-022203	Rev: B
Details: 01/09/21 Issued for Planning				

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Notes

PLAN KEY:

---- Line of potential tenancy split

01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

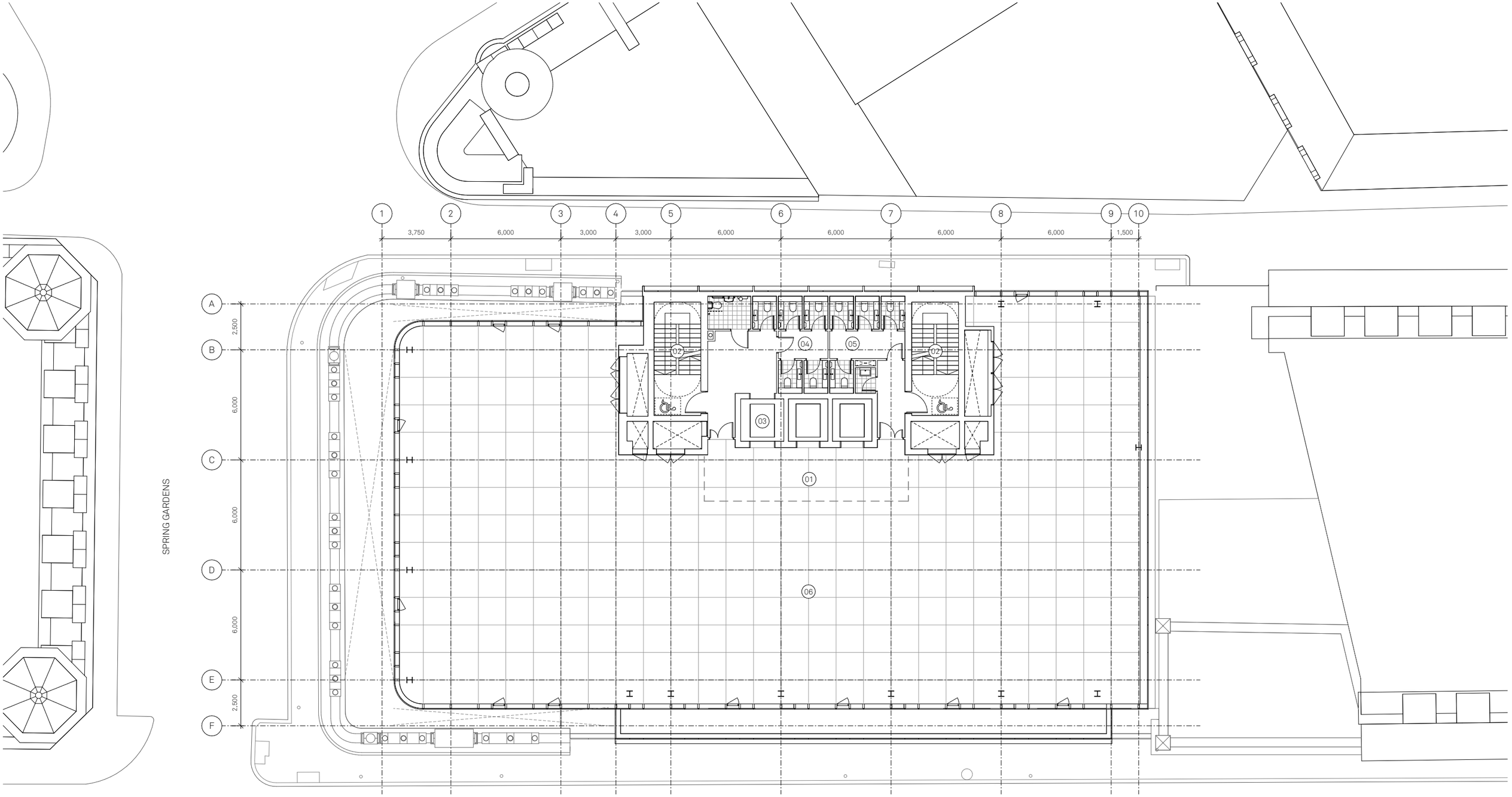
Project: 50 Fountain Street		Title: 4th Floor GA Plan		Scale: 1 : 100 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-04-P-A-022204	Rev: B

Details
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Notes

PLAN KEY:

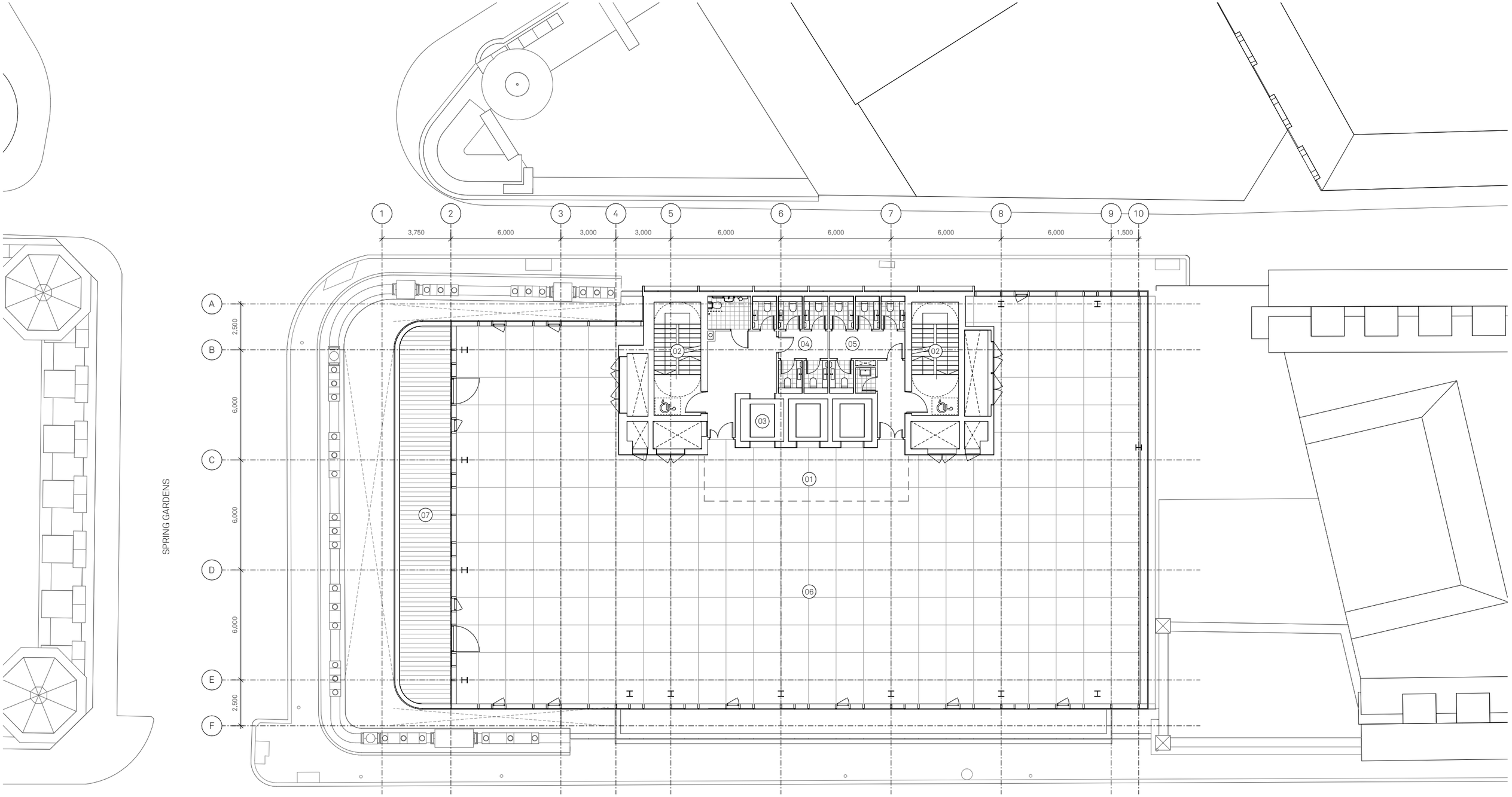
---- Line of potential tenancy split

01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

Project: 50 Fountain Street
Title: 5th Floor GA Plan
Scale: 1 : 100 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-05-P-A-022205
Rev: B
Details: 01/09/21 Issued for Planning

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Notes

PLAN KEY:

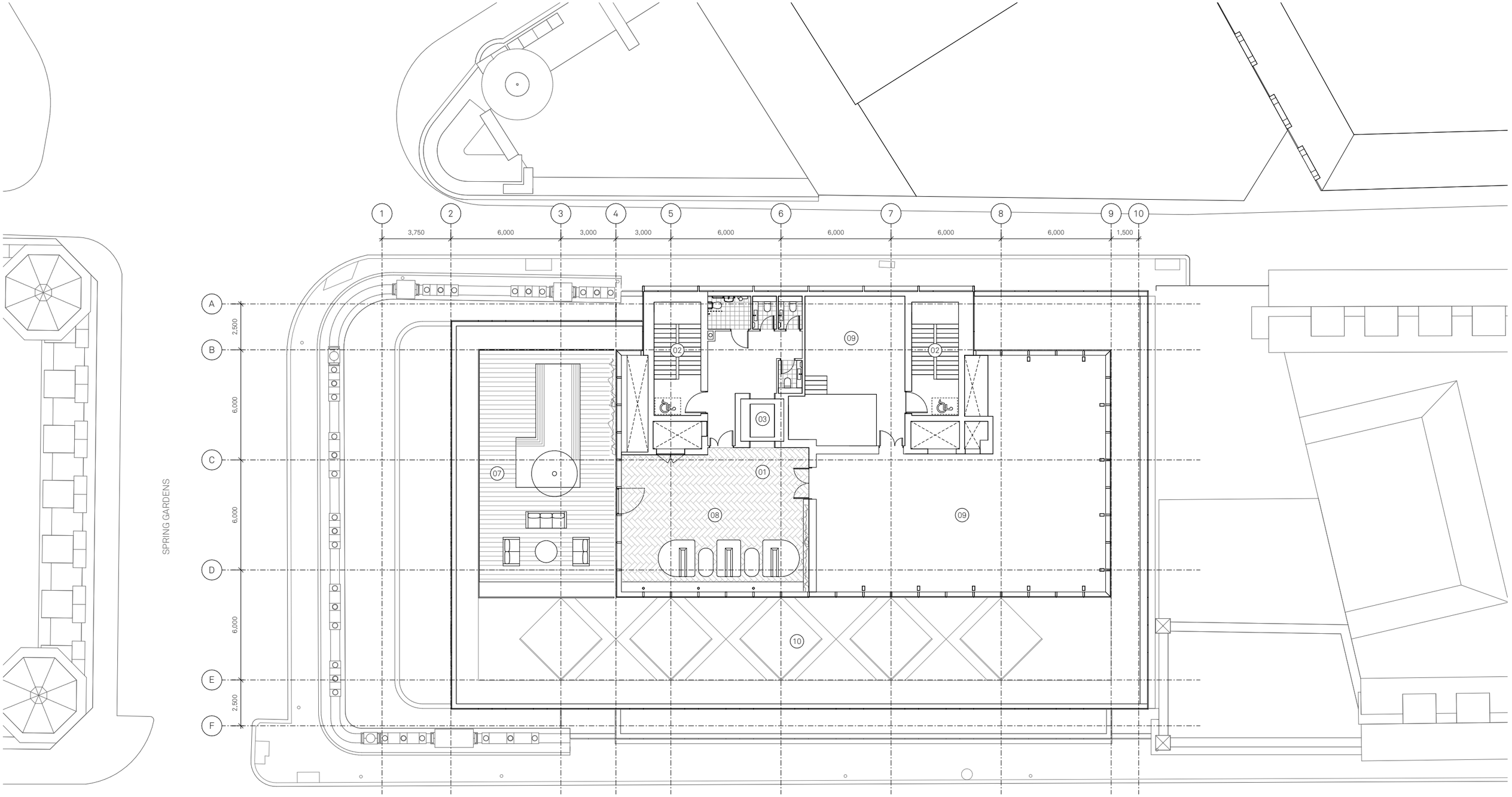
---- Line of potential tenancy split

01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

Project: 50 Fountain Street
Title: 6th Floor GA Plan
Scale: 1 : 100 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-06-P-A-022206
Rev: B
Details: 01/09/21 Issued for Planning

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PLAN KEY:

---- Line of potential tenancy split

01 Lift lobby
02 Escape stair
03 Fire fighting lift
04 Male WCs
05 Female WCs
06 Office
07 Terrace. Refer to Landscape information
08 Rooftop communal amenity
09 Plant
10 Green roof. Refer to Landscape information
11 Void

Notes

Project: 50 Fountain Street	Title: 7th Floor GA Plan				Scale: 1 : 100 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-07-P-A-022207		Rev: B
Details: 01/09/21 Issued for Planning					

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Notes

PLAN KEY:

01 Access hatch

02 Smoke ventilation

03 Lift overrun

04 Indicative zones for photovoltaic panels

05 Open plant roof space

06 Green roof 07th floor. Refer to Landscape information

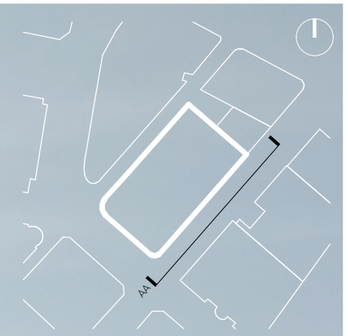
07 Pedestrian terrace 07th floor. Refer to Landscape information

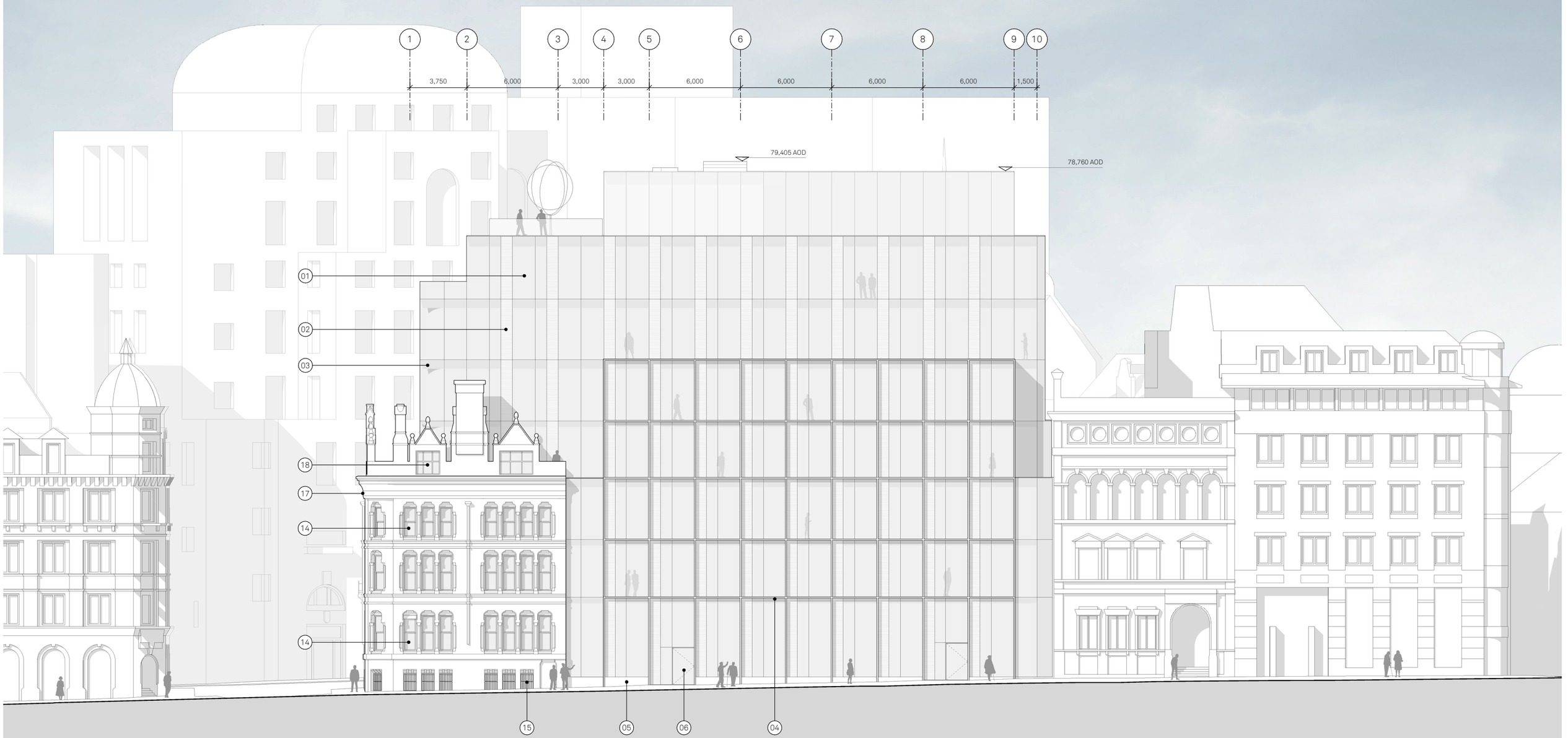
Project: 50 Fountain Street		Title: Roof GA Plan			Scale: 1 : 100 @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-RF-P-A-022208		Rev: B
Details: 01/09/21 Issued for Planning					

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Notes

01 Capless CW system. Dark grey frames with clear glass with a neutral tint.

02 Perforated anodised metal panel concealing Vent panel

03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone

04 Projecting anodised aluminium framing

05 Anodised aluminium panel

06 Glazed door set. Frame finish to match CW system.

07 Clear glass balustrade to external terraces

08 Anodised aluminium cladding on a 1.5m module

09 External plant roof enclosure. Back painted glass on capless CW system.

10 Refuse store & Substation enclosure. Anodised metal panel.

11 Concealed Fire escape door.

12 Secondary access to GF lobby and direct access to Basement Hub

13 Metal PPC capping alluminium, mitred corners. All weldes to be ground down. Colour to match anodised aluminium.

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

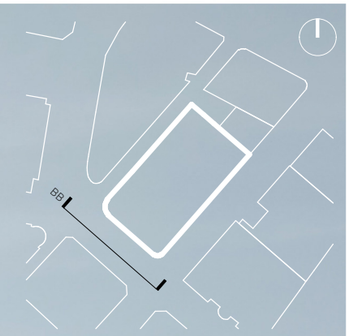
18 See drawing 142-JMA-B1-XX-X-A-042299

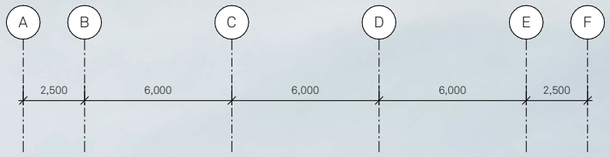
19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street
Title: Elevation AA, Fountain Street GA Elevation
Scale: 1:125 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-SE-E-A-042200
Rev: C
Details: 01/09/21 Issued for Planning

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Notes

01 Capless CW system. Dark grey frames with clear glass with a neutral tint.

02 Perforated anodised metal panel concealing Vent panel

03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone

04 Projecting anodised aluminium framing

05 Anodised aluminium panel

06 Glazed door set. Frame finish to match CW system.

07 Clear glass balustrade to external terraces

08 Anodised aluminium cladding on a 1.5m module

09 External plant roof enclosure. Back painted glass on capless CW system.

10 Refuse store & Substation enclosure. Anodised metal panel.

11 Concealed Fire escape door.

12 Secondary access to GF lobby and direct access to Basement Hub

13 Metal PPC capping alluminium, mitred corners. All weldes to be ground down. Colour to match anodised aluminium.

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Elevation BB, Spring Gardens
GA Elevation

Scale: 1:125 @ A1

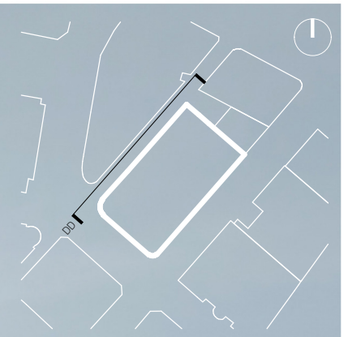
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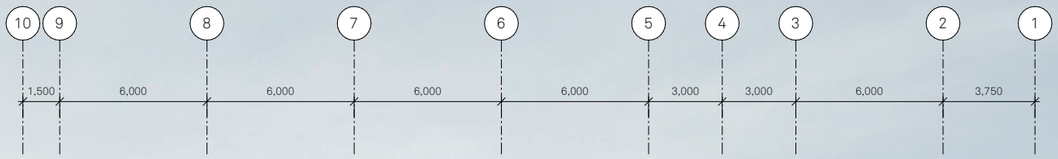
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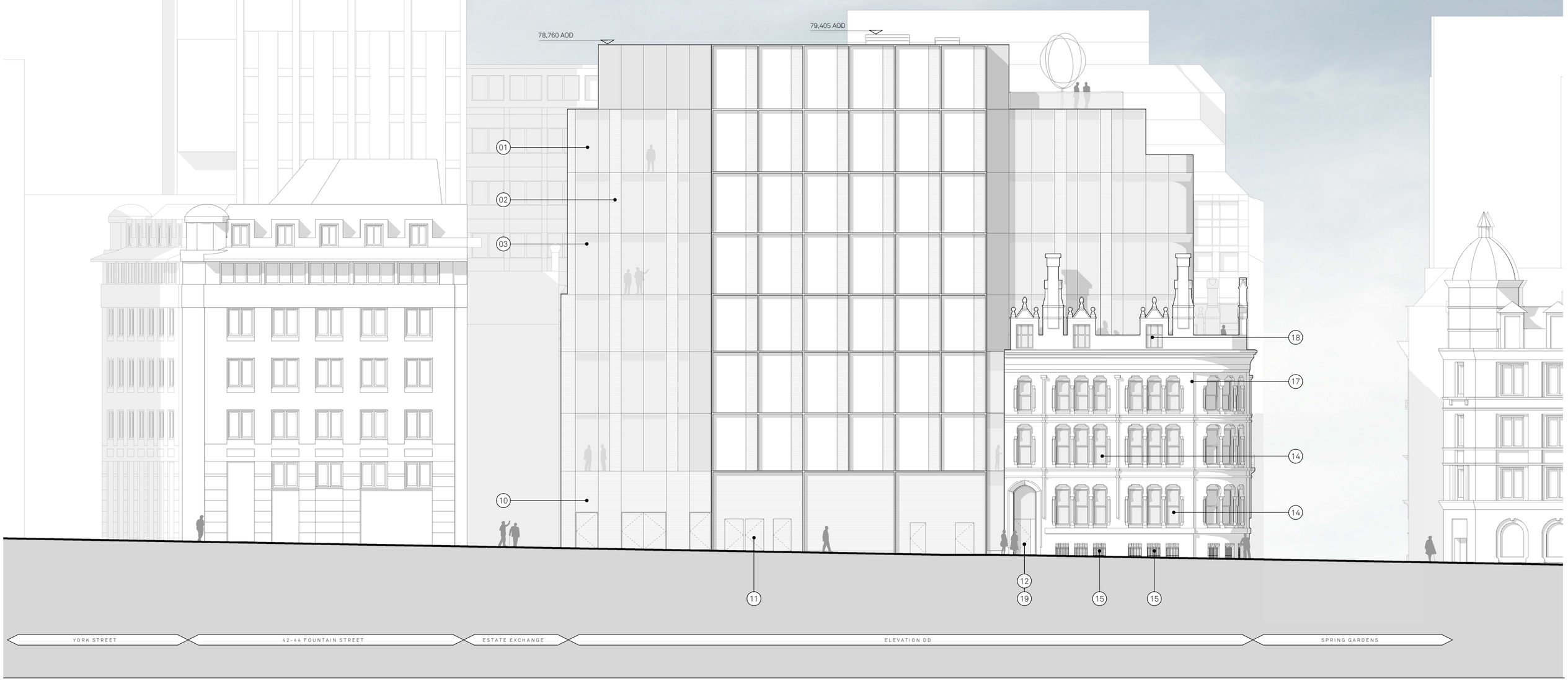
Jon Matthews Architects

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Notes

01 Capless CW system. Dark grey frames with clear glass with a neutral tint.

02 Perforated anodised metal panel concealing Vent panel

03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone

04 Projecting anodised aluminium framing

05 Anodised aluminium panel

06 Glazed door set. Frame finish to match CW system.

07 Clear glass balustrade to external terraces

08 Anodised aluminium cladding on a 1.5m module

09 External plant roof enclosure. Back painted glass on capless CW system.

10 Refuse store & Substation enclosure. Anodised metal panel.

11 Concealed Fire escape door.

12 Secondary access to GF lobby and direct access to Basement Hub

13 Metal PPC capping alluminium, mitred corners. All weldes to be ground down. Colour to match anodised aluminium.

14 See drawing 142-JMA-B1-XX-X-A-042299

15 See drawing 142-JMA-B1-XX-X-A-042299

16 See drawing 142-JMA-B1-XX-X-A-042299

17 See drawing 142-JMA-B1-XX-X-A-042299

18 See drawing 142-JMA-B1-XX-X-A-042299

19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street

Title: Elevation DD, Concert Lane GA Elevation

Scale: 1:125 @ A1

Drawn: ER Checked: MH

Status: S4

Drawing No: 142-JMA-B1-NW-E-A-042203

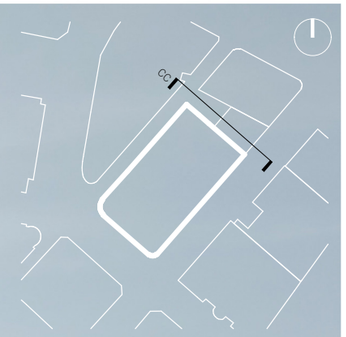
Rev: C

Details: 01/09/21 Issued for Planning

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4th Floor Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

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Notes

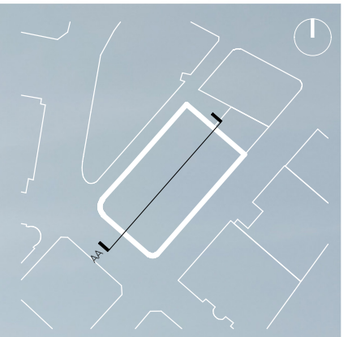
01 Capless CW system. Dark grey frames with clear glass with a neutral tint.
02 Perforated anodised metal panel concealing Vent panel
03 Recessed PPC aluminium spandrel panel to hide floor and ceiling zone
04 Projecting anodised aluminium framing
05 Anodised aluminium panel
06 Glazed door set. Frame finish to match CW system.
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11 Concealed Fire escape door.
12 Secondary access to GF lobby and direct access to Basement Hub
13 Metal PPC capping alluminium, mitred corners. All weldes to be ground down. Colour to match anodised aluminium.
14 See drawing 142-JMA-B1-XX-X-A-042299
15 See drawing 142-JMA-B1-XX-X-A-042299
16 See drawing 142-JMA-B1-XX-X-A-042299
17 See drawing 142-JMA-B1-XX-X-A-042299
18 See drawing 142-JMA-B1-XX-X-A-042299
19 See drawing 142-JMA-B1-XX-X-A-042299

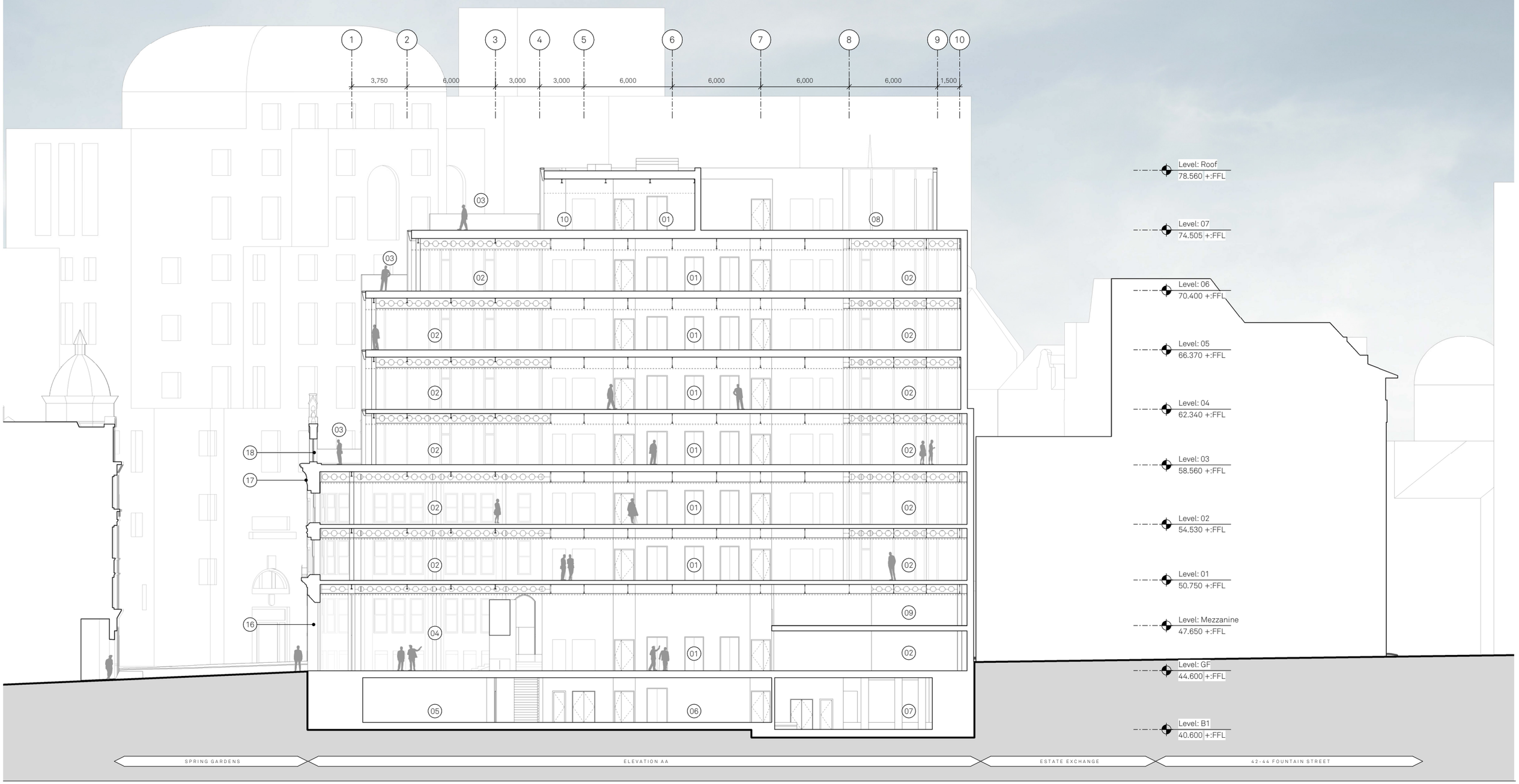
Project: 50 Fountain Street
Title: Elevation CC GA Elevation
Scale: 1:125 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-NE-E-A-042202
Rev: C
Details: 01/09/21 Issued for Planning

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Notes

SECTION KEY:

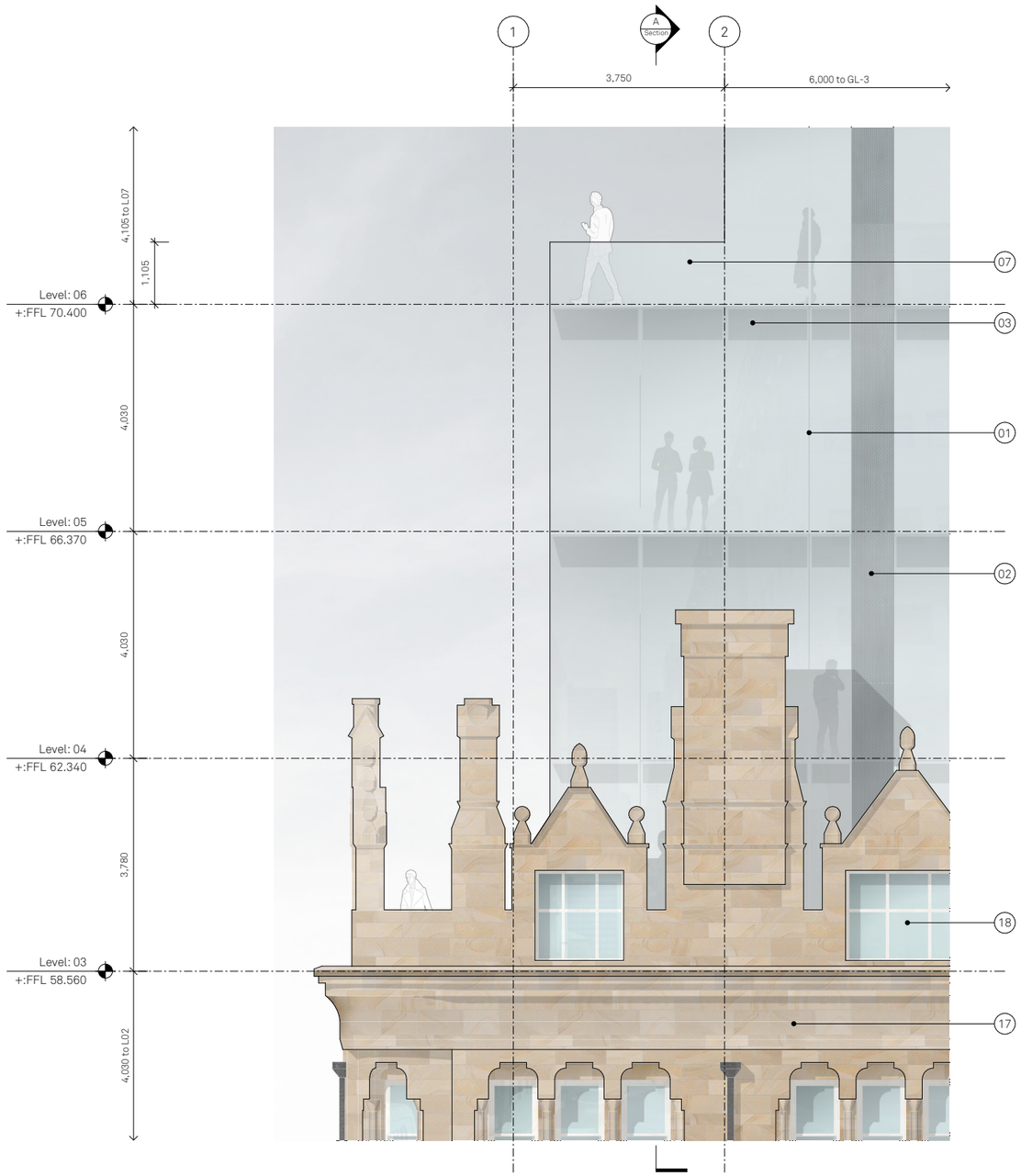
01 Lift lobby
02 Office
03 Terrace
04 Shared workspace
05 Gym
06 Basement Hub
07 Plant room
08 Roof plant
09 Mezzanine
10 Roof pavilion
15 See drawing 142-JMA-B1-XX-X-A-042299
16 See drawing 142-JMA-B1-XX-X-A-042299
17 See drawing 142-JMA-B1-XX-X-A-042299
18 See drawing 142-JMA-B1-XX-X-A-042299
19 See drawing 142-JMA-B1-XX-X-A-042299

Project	Title:		Scale:
50 Fountain Street	Section AA' GA Section		As indicated @ A1
Drawn: ER	Checked: MH	Status: S4	Drawing No: 142-JMA-B1-AA-S-A-052200
			Rev: C

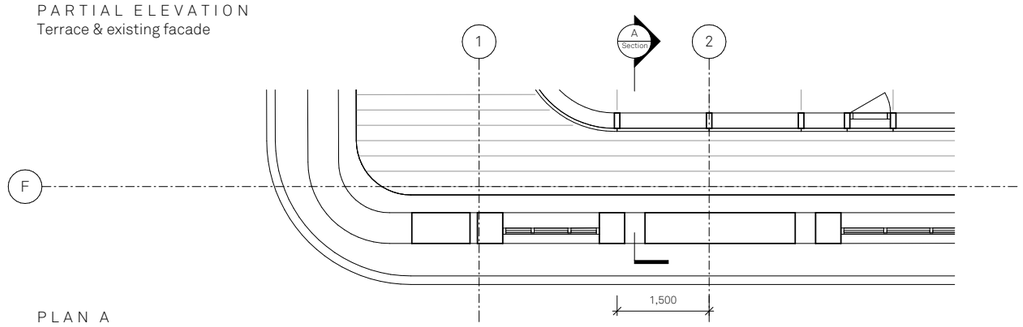
Details
01/09/21 Issued for Planning

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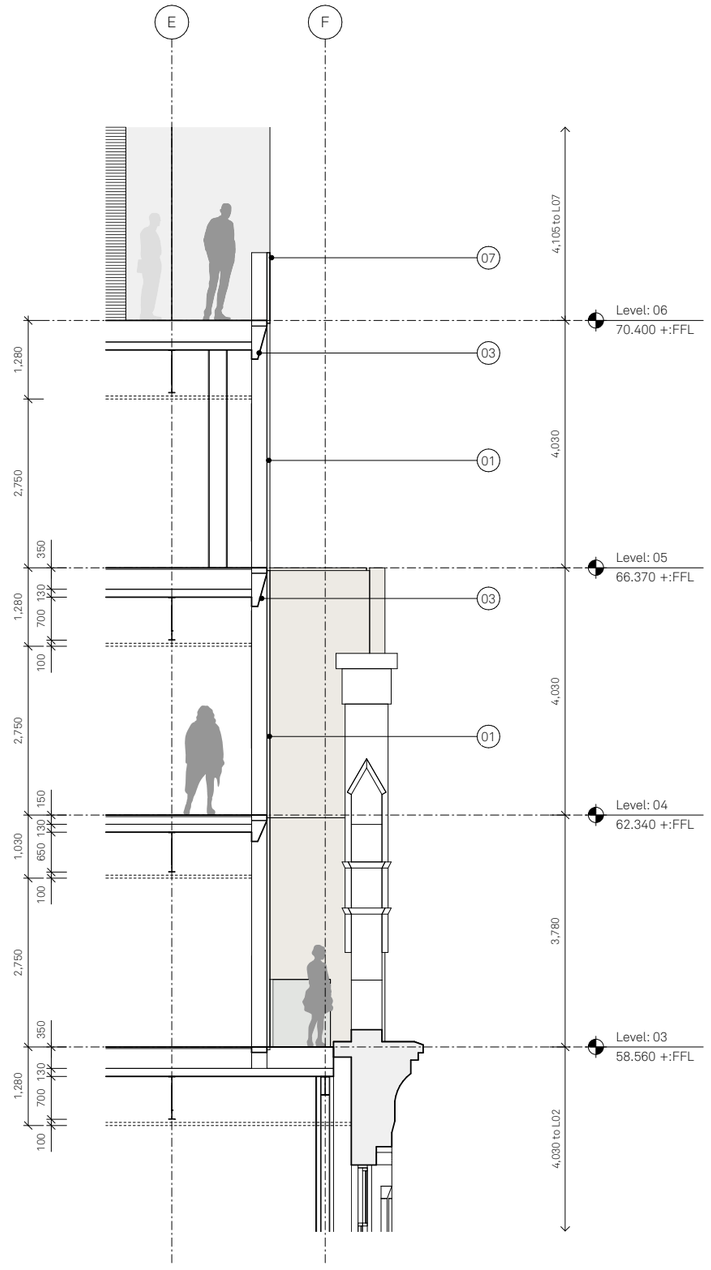
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PARTIAL ELEVATION
Terrace & existing facade



PLAN A
3rd floor



SECTION A
Through terraces & existing facade

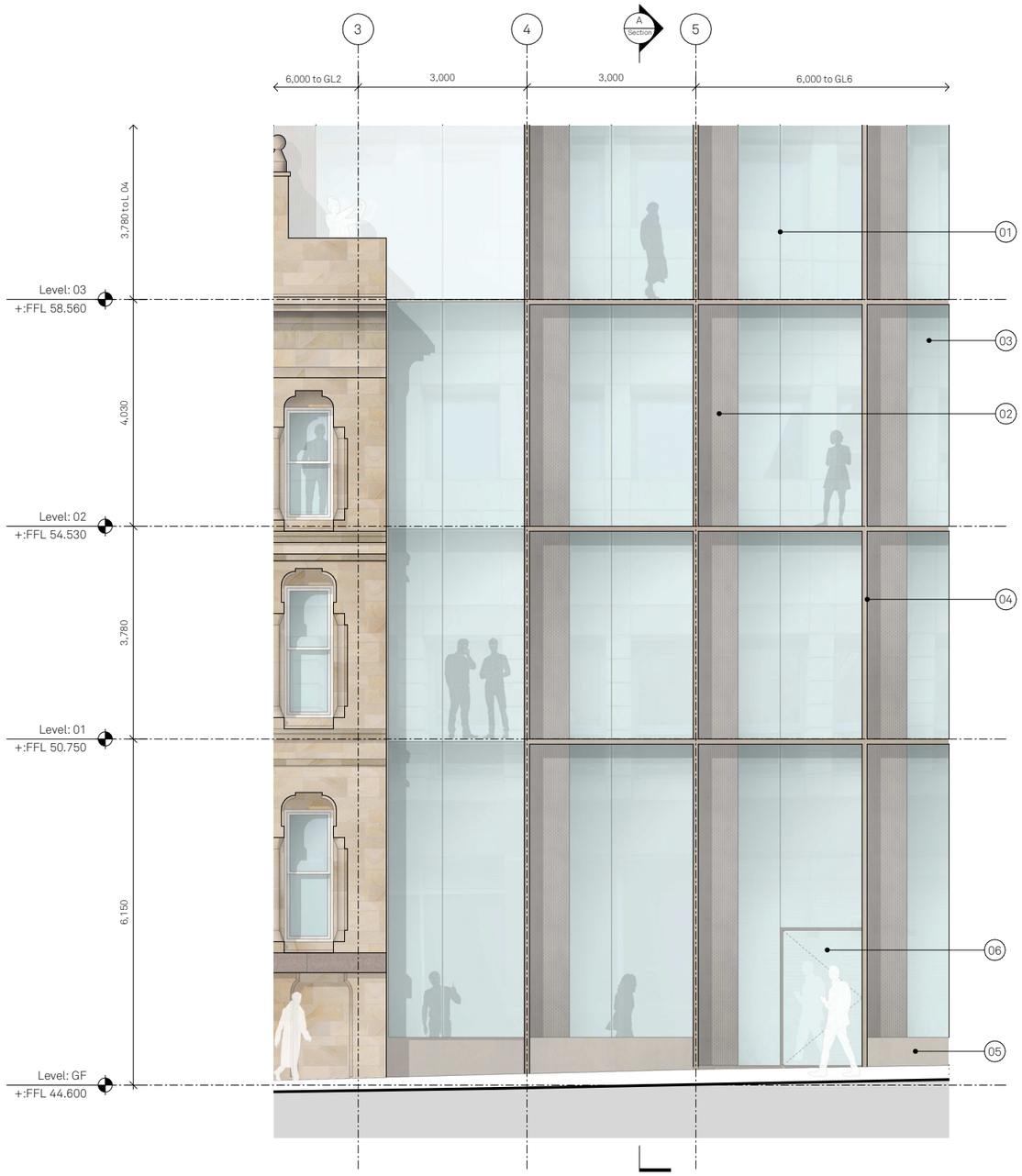
Notes

01 Capless CW system. Dark grey frames with clear glass with a neutral tint.
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08 Anodised aluminium cladding on a 1.5m module
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11 Concealed Fire escape door.
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14 See drawing 142-JMA-B1-XX-X-A-042299
15 See drawing 142-JMA-B1-XX-X-A-042299
16 See drawing 142-JMA-B1-XX-X-A-042299
17 See drawing 142-JMA-B1-XX-X-A-042299
18 See drawing 142-JMA-B1-XX-X-A-042299
19 See drawing 142-JMA-B1-XX-X-A-042299

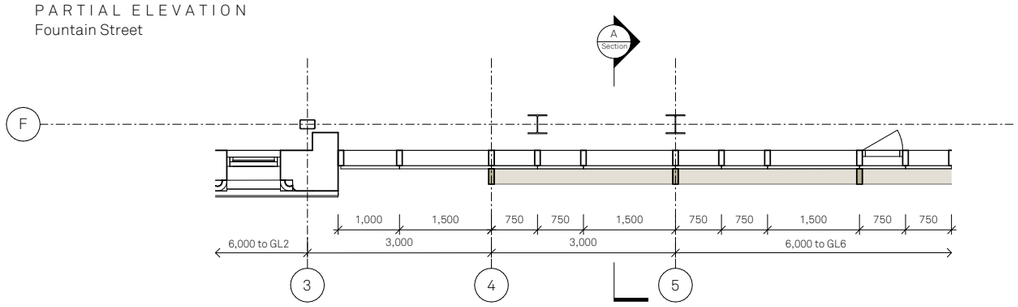
Project: 50 Fountain Street
Title: Study Bay 01
Fountain Street: Stepped terraces
Scale: 1:50 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-SE-D-A-104200
Rev: /
Details: 01/09/21 Issued for Planning

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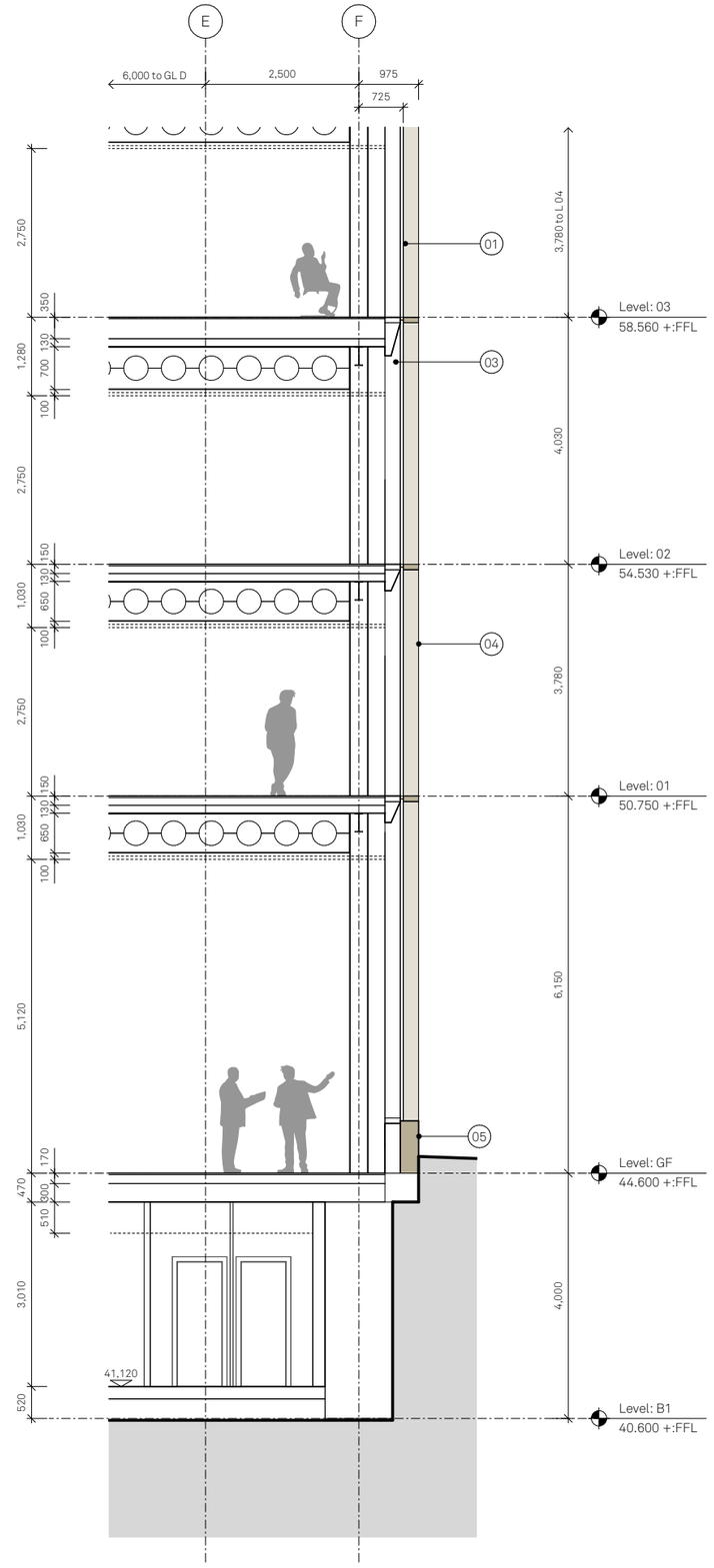
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PARTIAL ELEVATION
Fountain Street



PLAN A
Ground Floor



SECTION A
Through CW system

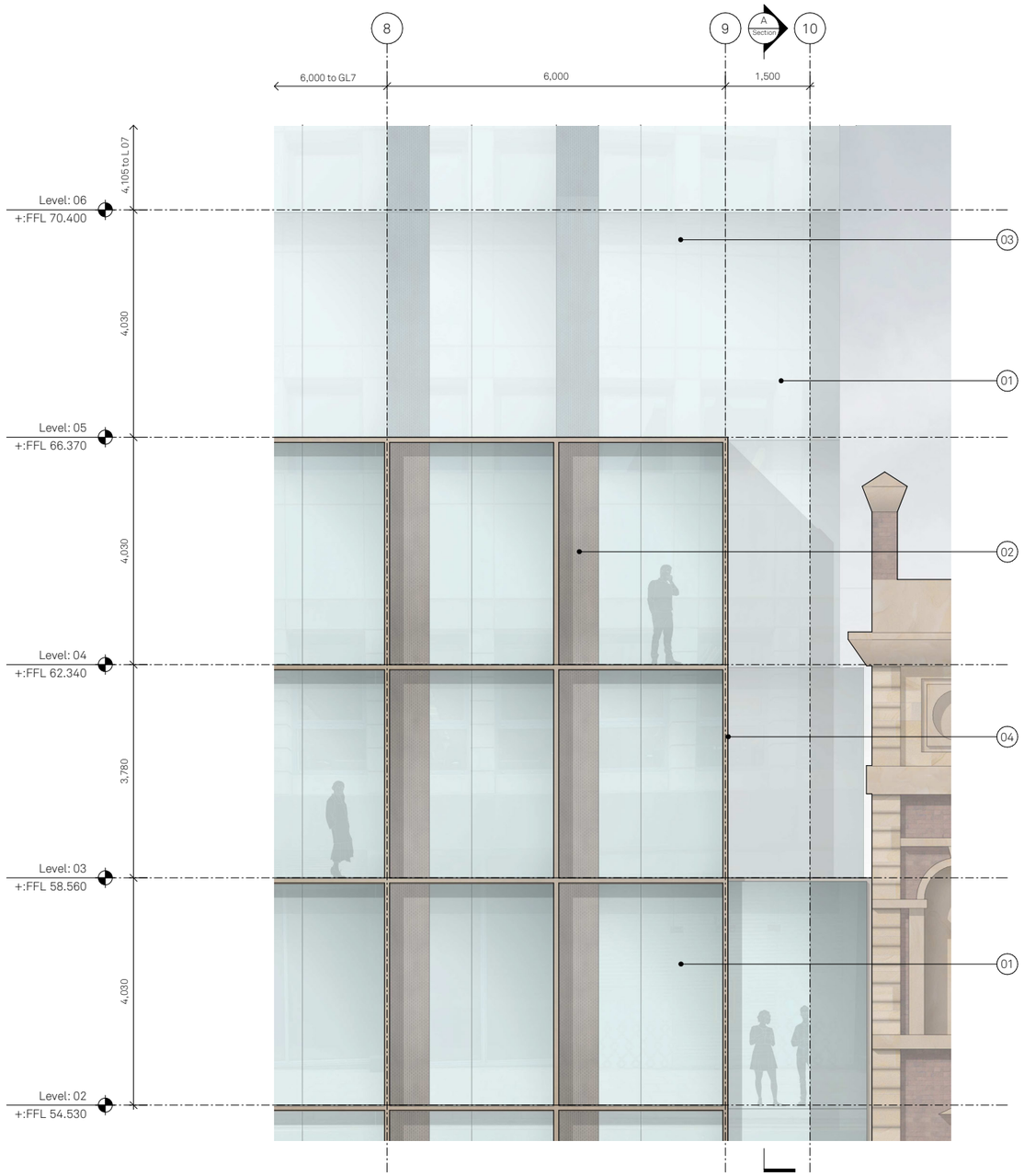
Notes

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14 See drawing 142-JMA-B1-XX-X-A-042299
15 See drawing 142-JMA-B1-XX-X-A-042299
16 See drawing 142-JMA-B1-XX-X-A-042299
17 See drawing 142-JMA-B1-XX-X-A-042299
18 See drawing 142-JMA-B1-XX-X-A-042299
19 See drawing 142-JMA-B1-XX-X-A-042299

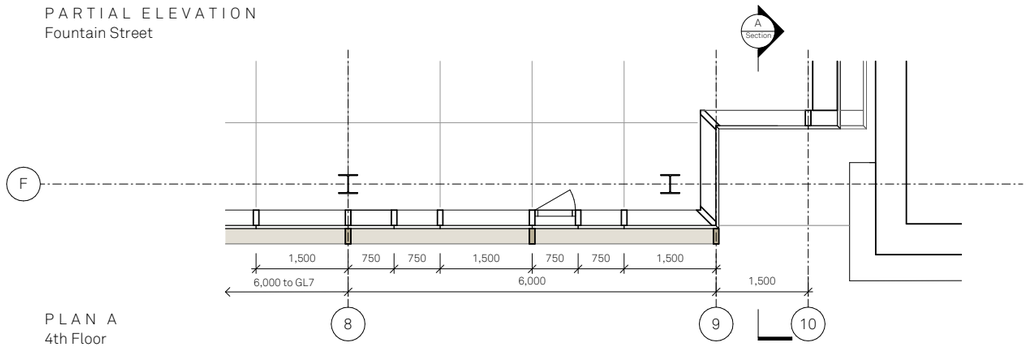
Project: 50 Fountain Street
Title: Study Bay 02 — Fountain Street: Ground Floor
Scale: 1:50 @ A1
Drawn: ER | Checked: MH | Status: S4 | Drawing No: 142-JMA-B1-SE-D-A-104201 | Rev: /
Details: 01/09/21 Issued for Planning

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4th Floor Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

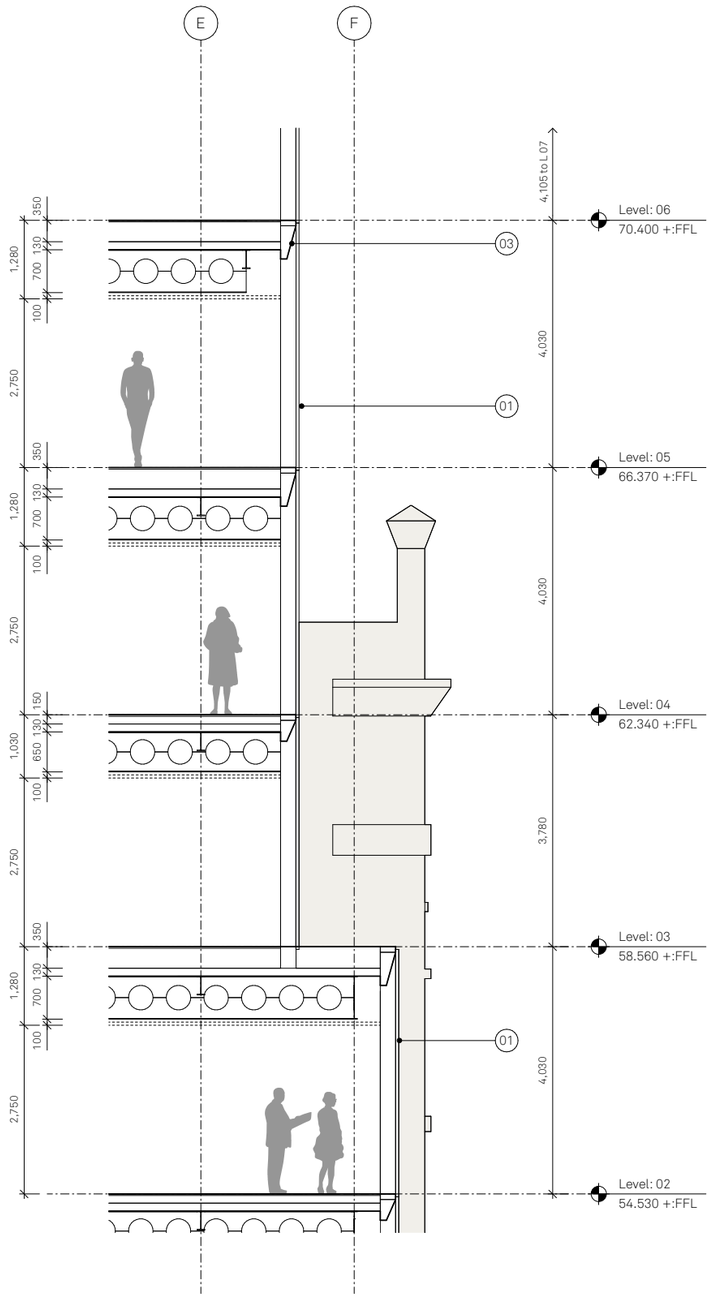
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PARTIAL ELEVATION
Fountain Street



PLAN A
4th Floor



SECTION A
Through step back at Estate Exchange

Notes

01 Capless CW system. Dark grey frames with clear glass with a neutral tint.
02 Perforated anodised metal panel concealing Vent panel
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05 Anodised aluminium panel
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15 See drawing 142-JMA-B1-XX-X-A-042299
16 See drawing 142-JMA-B1-XX-X-A-042299
17 See drawing 142-JMA-B1-XX-X-A-042299
18 See drawing 142-JMA-B1-XX-X-A-042299
19 See drawing 142-JMA-B1-XX-X-A-042299

Project: 50 Fountain Street
Title: Study Bay 03
Fountain Street: Step back
Scale: 1:50 @ A1
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-SE-D-A-104202
Rev: /
Details: 01/09/21 Issued for Planning

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0161 974 3690

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14 EXISTING WINDOWS

All windows will be subject to a condition survey during stage 3. To determine if the windows can be repaired or need to be replaced. During construction the windows will be carefully hand removed and stored at a location to be agreed. Any replacement windows will match the existing windows (material, profile, colour). Refer to demolition methodology statement.



15 PAVEMENT LIGHTS

Bricks to be carefully hand removed. Metalwork to be cleaned and painted. New windows behind metalwork to be installed. Window profile, material, and colour to match existing Ground Floor windows.



16 STEPS & EXISTING ENTRANCE DOOR

Existing granite steps to be carefully hand removed and retained. Door surround to be make good and any repair work required will use material to match the existing door surround as closely as possible. The door and door frame will be carefully hand removed and stored at a location to be agreed during construction. The original door frame and doors will be reinstated and extended to match the new opening. All new timberworks will match profile, colour and materiality of existing doors and will be polished to get a seamless appearance.
During working hours, the doors will be held open, outside working hours doors will be closed and locked from the inside.



17 SANDSTONE

Sandstone façade to be repointed where necessary following condition survey during Stage 3.



18 DORMER WINDOWS

Windows to be carefully hand removed and replaced with timber windows, profiles, colour, and material to match existing windows. The design of the replacement windows will match the historic windows shown on Image 5 page 19 of the Design and Access Statement.



19 NEW DOOR INTO CONCERT LANE

Existing window, sandstone and pavement light within the opening will be carefully hand removed. The existing sandstone will be repaired where necessary. A new glazed door with glazed fixed light above it .

Notes

Project: 50 Fountain Street
Title: Heritage Asset Strategy
Scale:
Drawn: ER
Checked: MH
Status: S4
Drawing No: 142-JMA-B1-XX-X-A-042299
Rev: /
Details: 01/09/21 Issued for Planning

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Simple, elegant design.