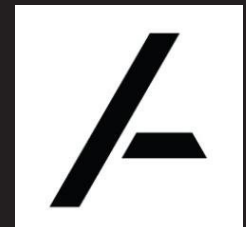


OGS, MANCHESTER PROPOSED PLANNING AMENDMENTS - Z2

180146

June 2021 - Revision A



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INTRODUCTION

Since the 2020 planning application (127612/FO/2020) for Old Granada Studios the Zone 2 container design has been amended to compliment the offer from the refurbished studios.

As the studios are being prepared to start recording again in the next couple of months, we are proposing to adapt the ground floor of the container workspace to create a more open & flexible ground floor.

The key developments can be summarised as below;

- Removing container workspace from the ground floor to create an internal pre-function space for the studios.
- The workspace and studios have been liaising to ensure that the holding area can also be used to manage the dispersal of crowds after evening events to minimise disruption to local residents.
- Creation an off road delivery area to service Mollies Hotel and the studios.
- The configuration and adaptability of the containers has evolved to satisfy the tenant requirements.

This document sets out the amendments along side the 2020 consented scheme drawings for comparison.

NEW TENANT DEPARTMENT

As a result of the planning permission granted in July 2018, a lease has been signed with OGS Works Ltd to take the whole modular workspace building. It is intended that this will be an extension of the Department workspace model by All Work & Social, providing an incubator space for start-up businesses graduating from the Exchange Programme out of Bonded Warehouse.

As a new modular office facility, located to the rear of Studio 12 and the Mollie’s diner, the development will comprise small incubator units for businesses between 1 and 10 people. This has remained largely the same as the approved scheme, but includes refinement of the previous design submitted under 127612/FO/2020.

Following the success of the Enterprise City Exchange Programme, and the partnership with TechNation, a demand has evolved for the creation of employment floorspace that meets the requirements of both start-ups and SME businesses looking for alternative spaces within the wider Enterprise City campus. Not only will this help strengthen the sense of community and engagement within the estate, but it will lead to a strengthening of indirect job creation through the supply chain.

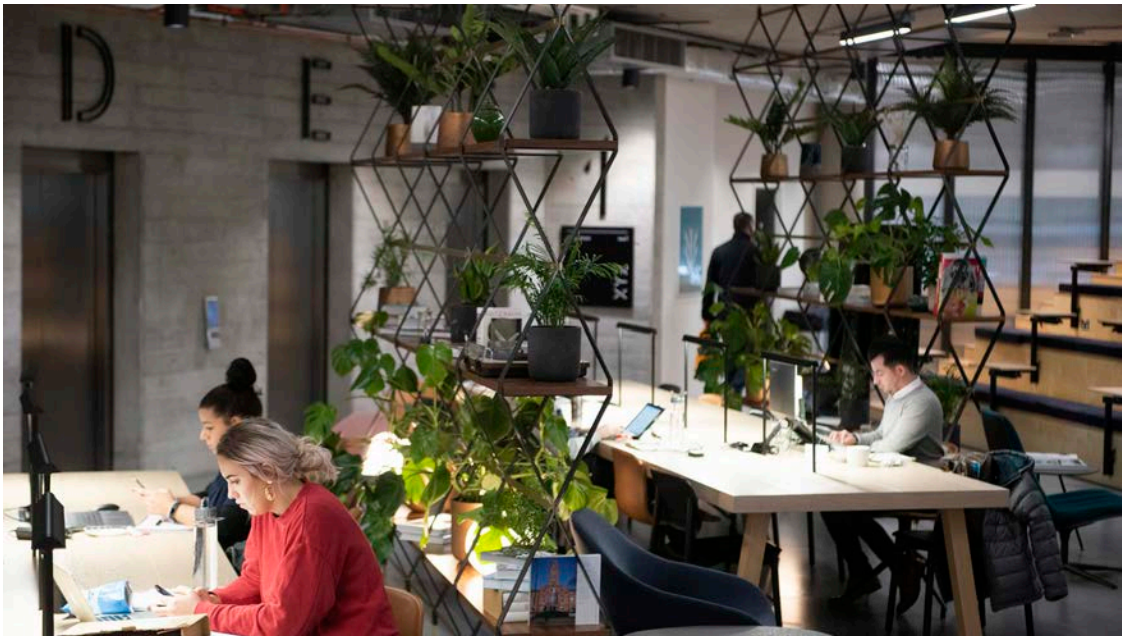
BUSINESS STRATEGY

This application seeks consent for a revised scheme, which has evolved following further design development and input from operators of all three neighbouring tenants (Versa Studios, Mollies, SoHo House and OGS Works).

It has become clear that previous servicing arrangements to the rear of Mollies/ Studios, accessed via a narrow courtyard behind the modular workspace, were inadequate. Regular deliveries will be required for the F&B/ Hotel use classes, and a requirement for off-street audience queuing space, has driven the team to develop a revised stack for the building.

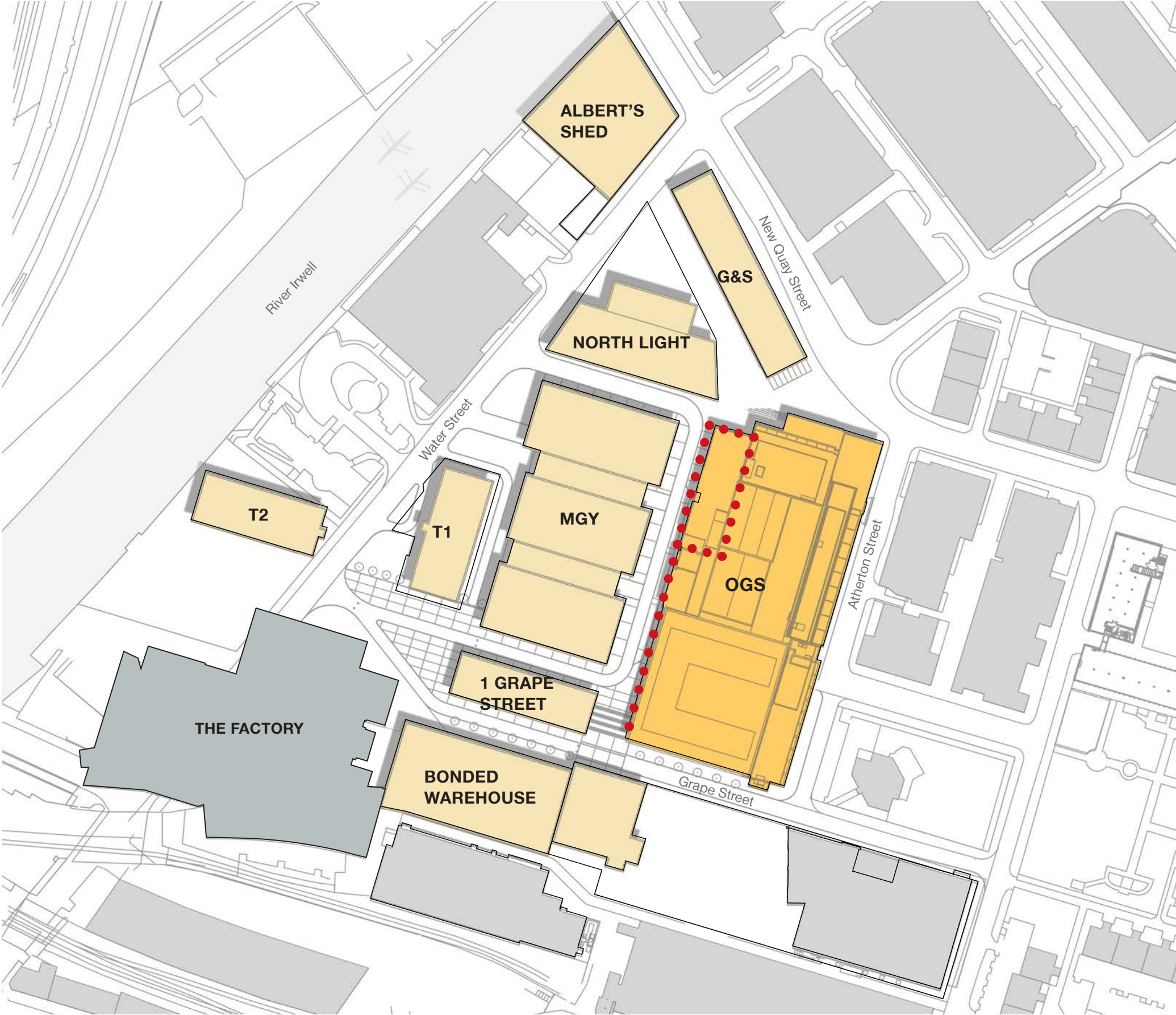
These changes offer dedicated servicing and audience access via demised service yards, situated directly below the modular workspace, which has been lifted above podium level.

A new internal holding area has also been created to provide sheltered waiting space for crowds arriving earlier in the day, in advance of filming taking place later that day. This will be managed and operated by Versa Studios, sub-leased from OGS Works Ltd.

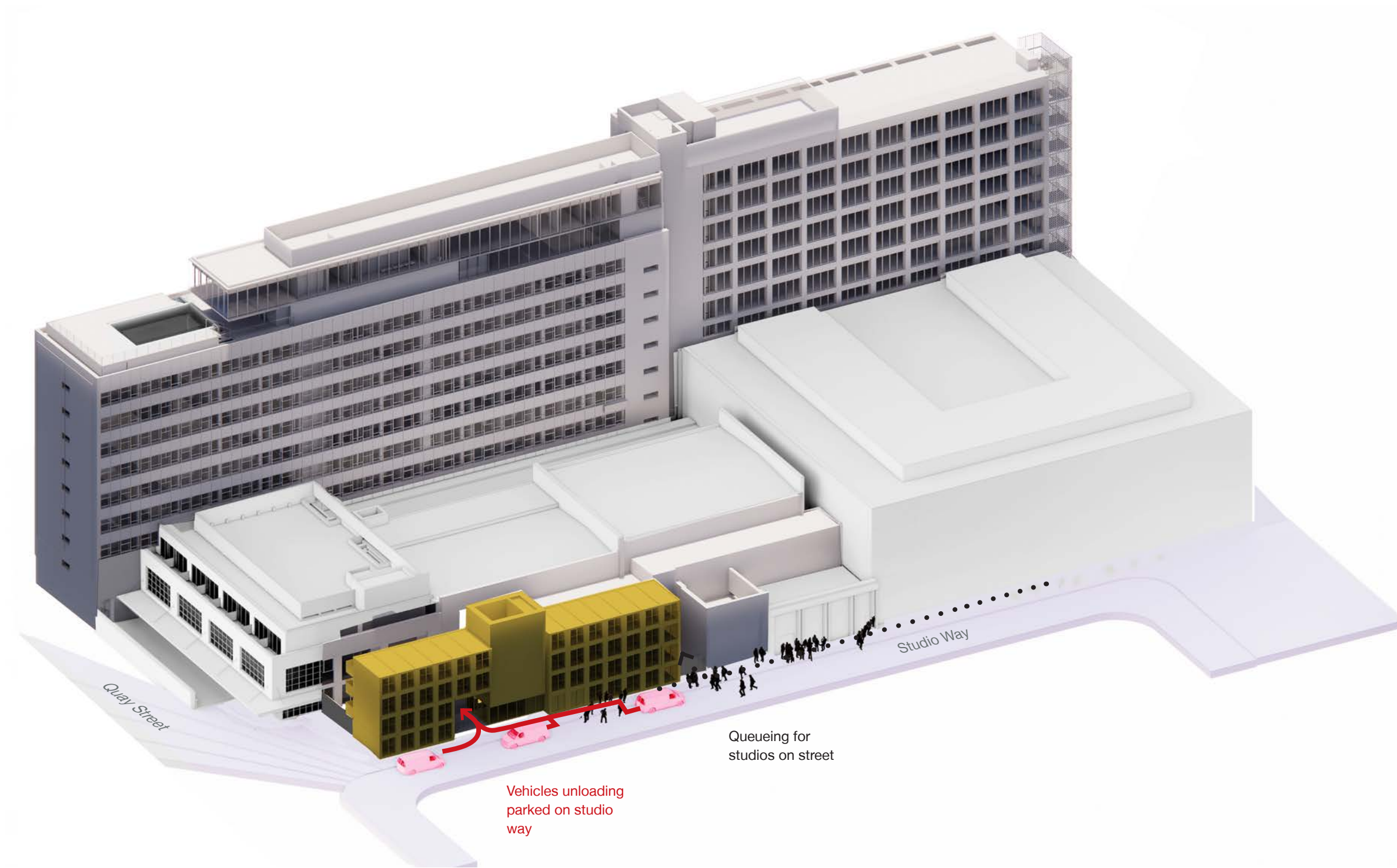


THE MASTERPLAN
ST JOHN'S

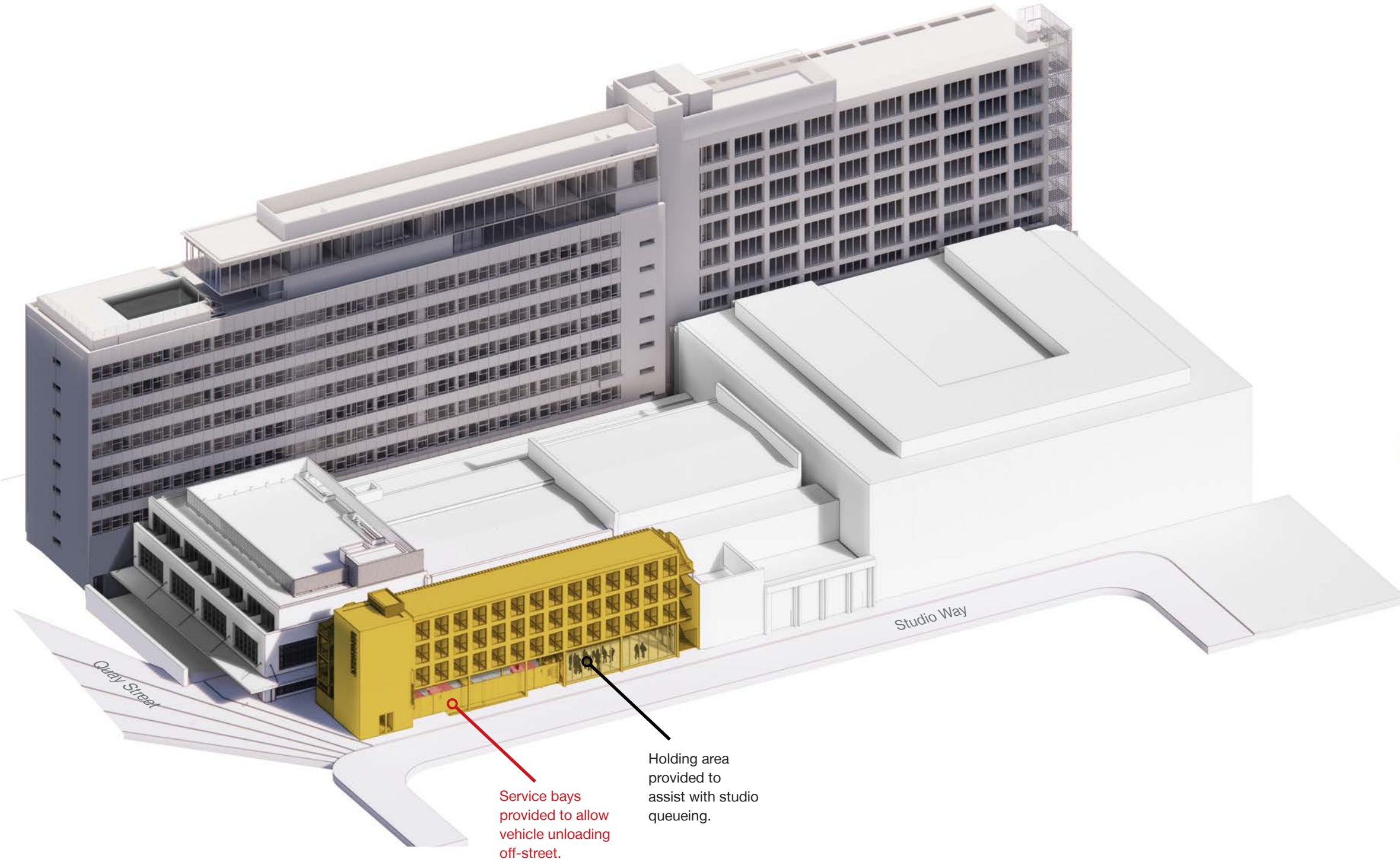
The site plan right shows the area of the OGS site that the amendments relate too in the context of the masterplan.



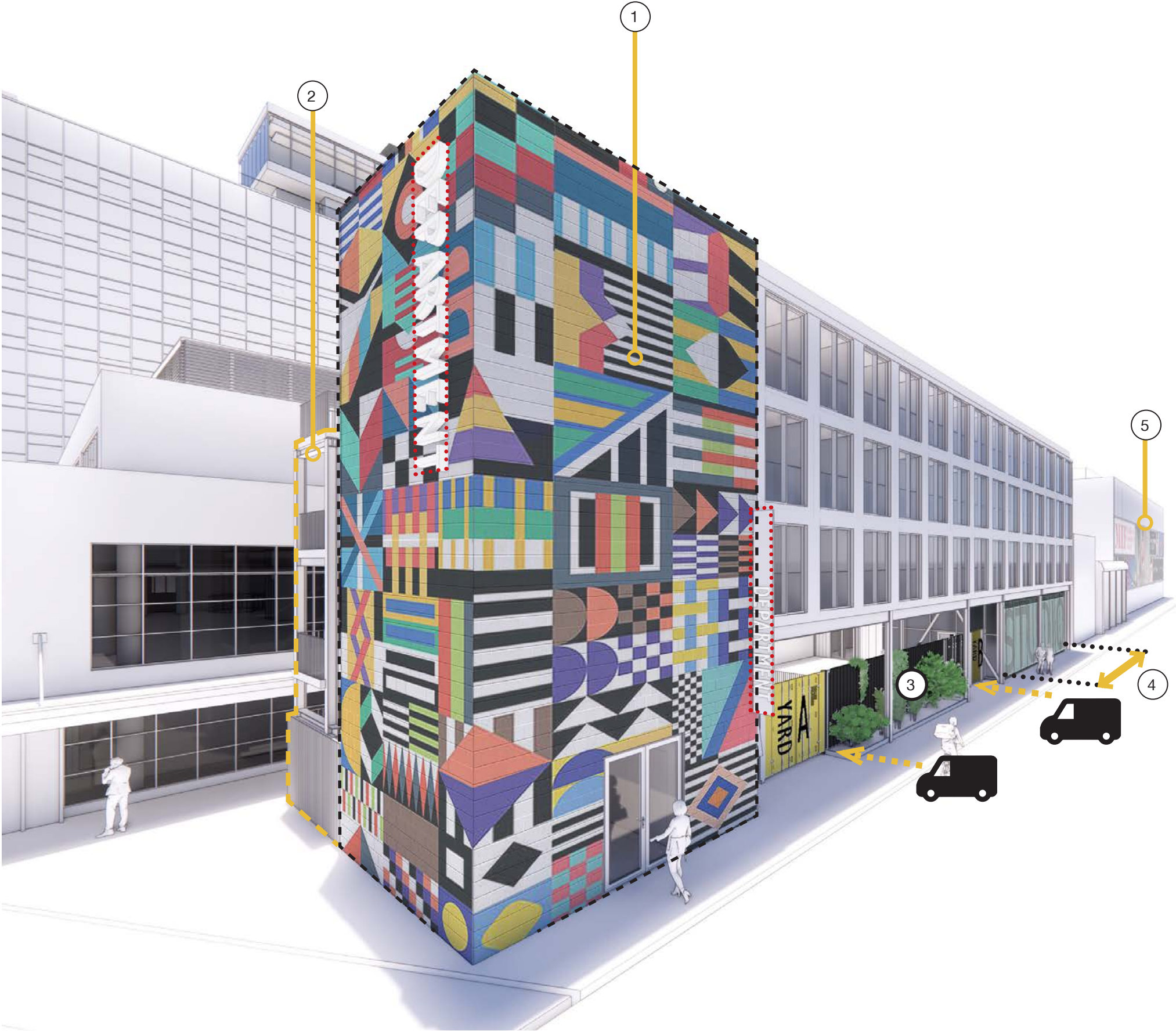
MASSING & SERVICE STRATEGY
PREVIOUS ARRANGEMENT



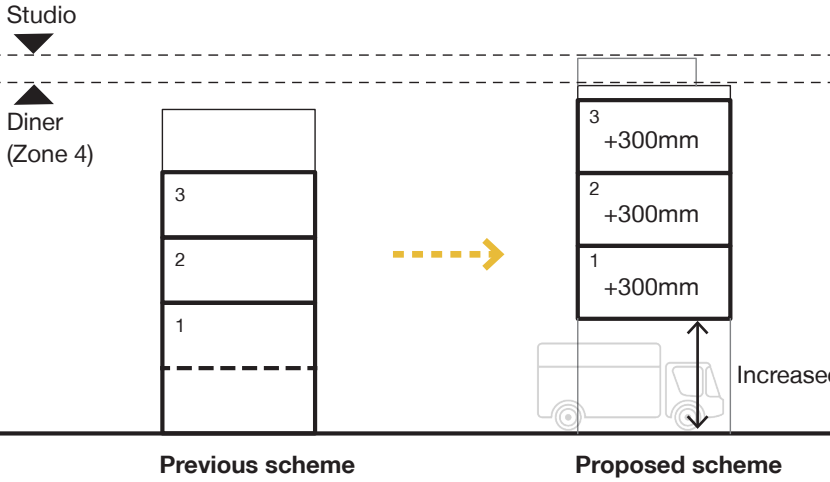
MASSING & SERVICE STRATEGY
PROPOSED ARRANGEMENT



SUMMARY OF MAIN UPDATES
PROPOSED DIAGRAM



- 1 The Workspace core that provides entry & access to the upper floor shipping containers has moved to the Quay St/Studio Way corner to provide distinct entrances between the Workspace & Manchester Studios.. Super-graphic to blockwork core proposed.
 - 2 An additional stair has been added to provide second means of escape & also allow access adjacent to the relocated core.
 - 3 A service area has been provided to allow service vehicles to unload off-street. The ground floor treatment has been re-considered & includes an area for planting.
 - 4 Queueing area and holding space provided for studios. Better defined entrance & separation from workspace.
 - 5 The strategy for the studio wall has been considered & a location for artwork & advertising has been suggested.
- Indicative location of signage (separate application to be submitted).



The height of the new scheme has increased;

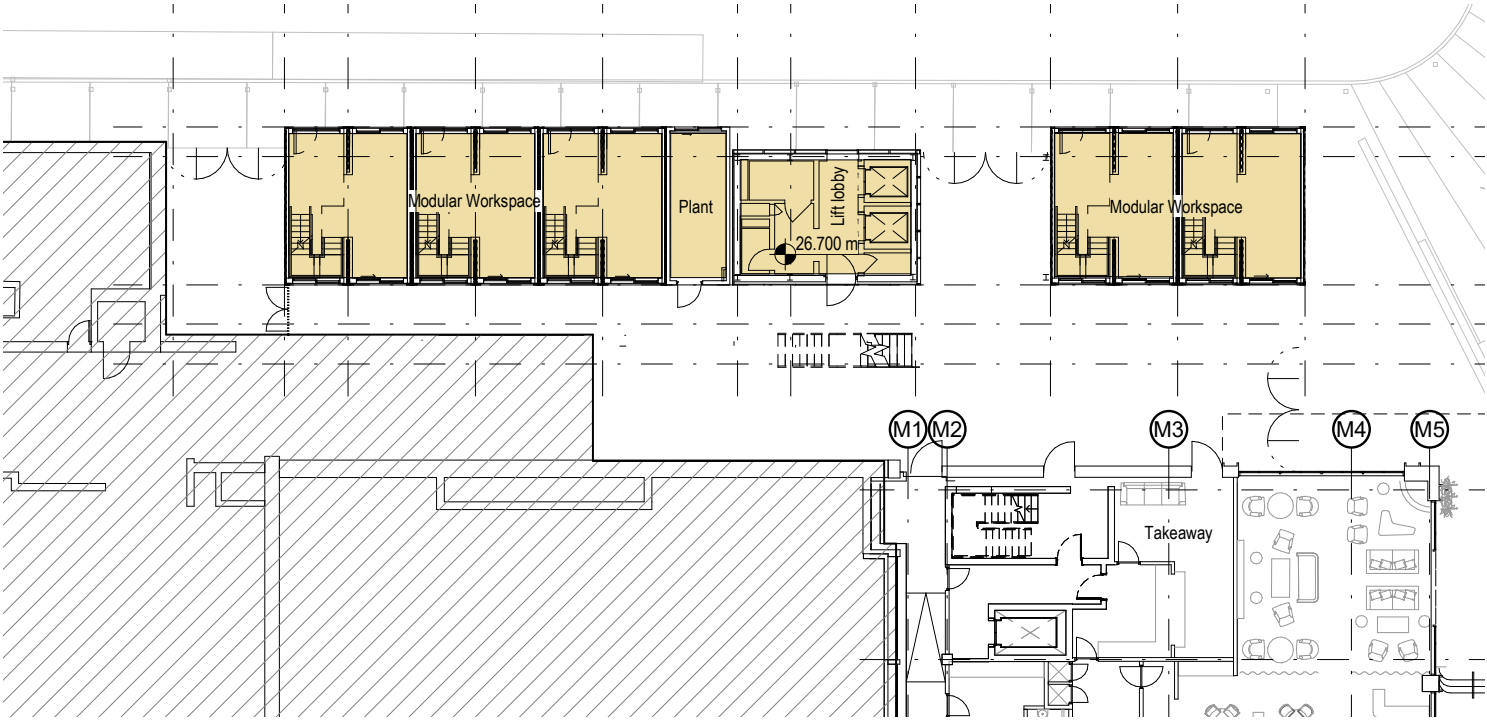
- Ground to first floor height has increased to allow for service vehicles unloading off street.
- The containers have increased from a standard shipping container (2.59m) to a High Cube shipping container (2.89m). This is to provide a ceiling height that provides more useable area for the new tenant.
- The main elevation of the proposed shipping containers & the core is within the height of the adjacent Diner. The proposed lift over-run is below the height of the studios.

LOOK & FEEL
PRECEDENT PROJECTS

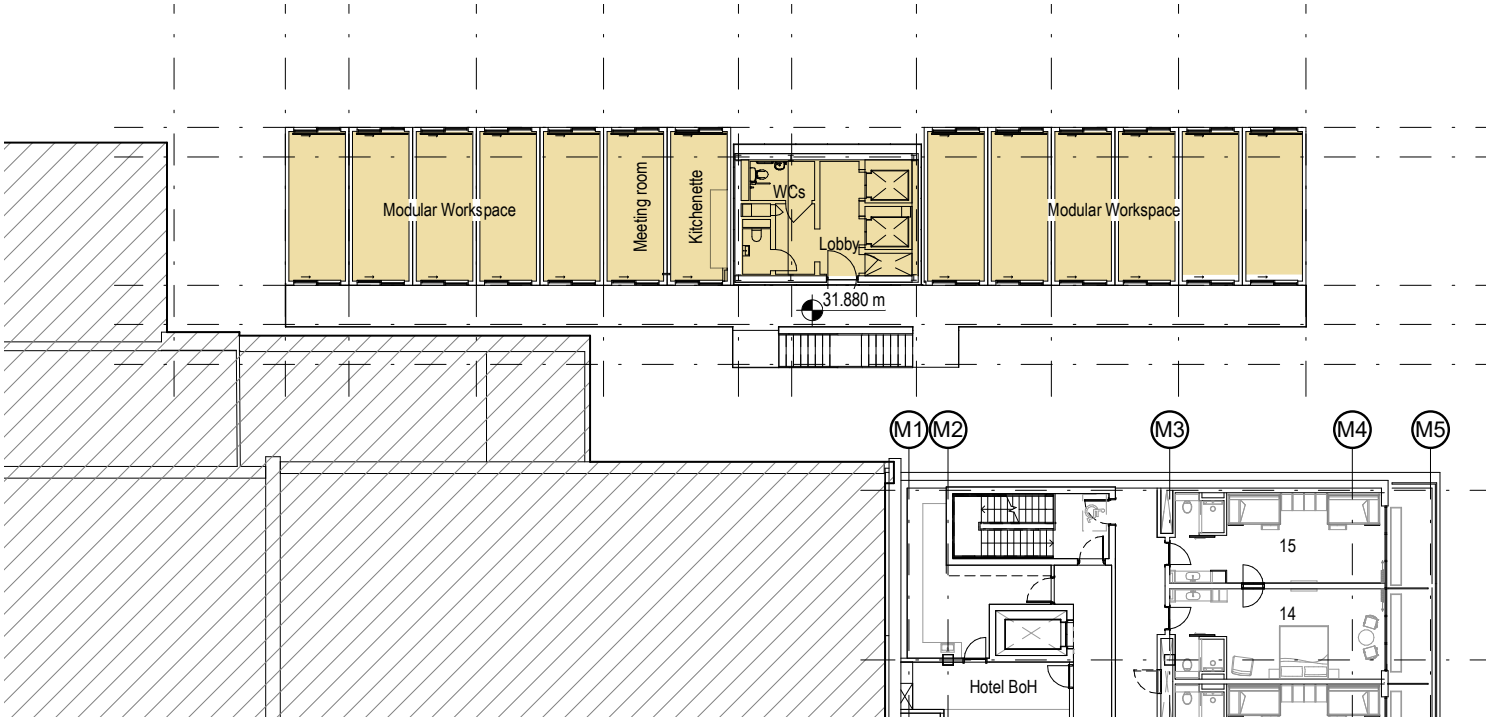


1. Boxpark, Dubai www.boxpark.ae 2. Super-graphic, The Unknown, Brisbane, Australia, Craig Black craigblackdesign.com 3/5/6/7. Containerville, London www.containerville.co.uk 4. Boxpark, Shoreditch, London www.boxpark.co.uk

GENERAL ARRANGEMENT
PREVIOUSLY CONSENTED



Ground Floor layout



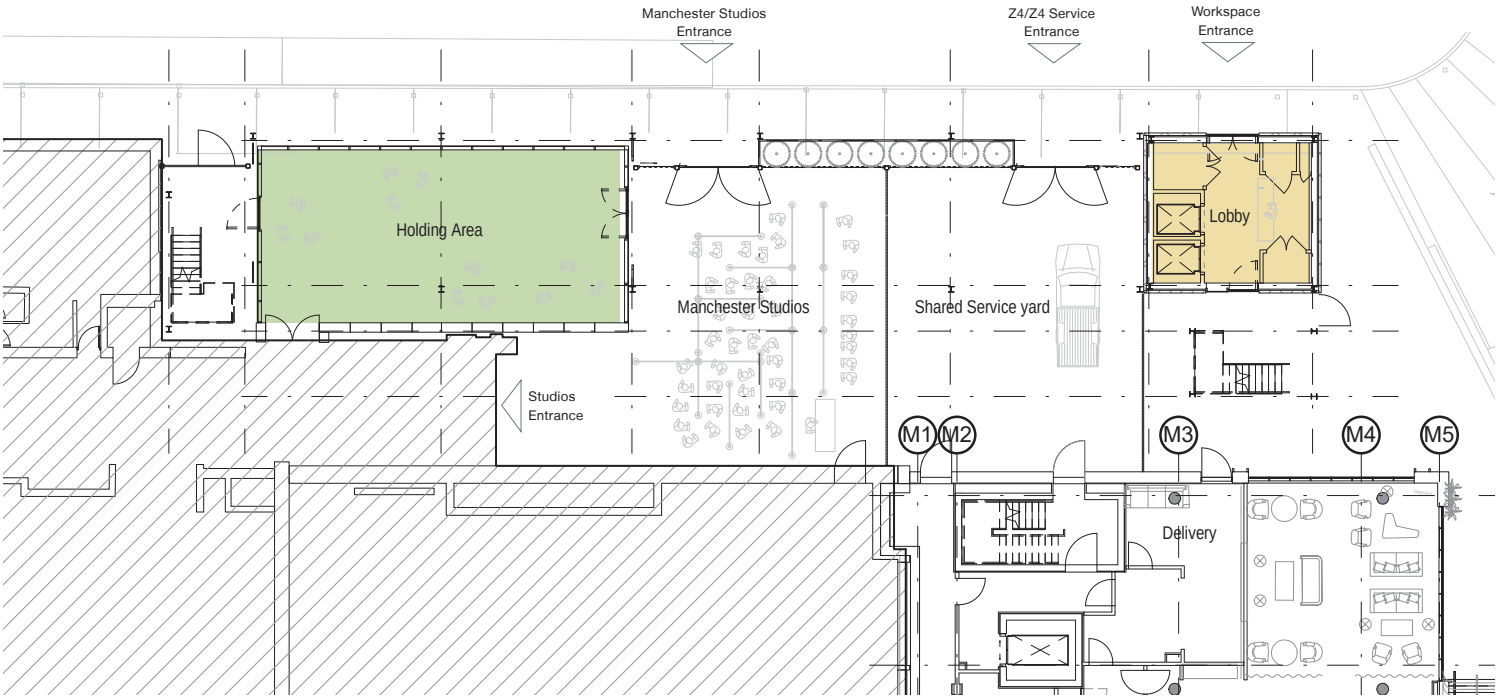
Typical Floor layout

CONSENTED AREA SCHEDULE;

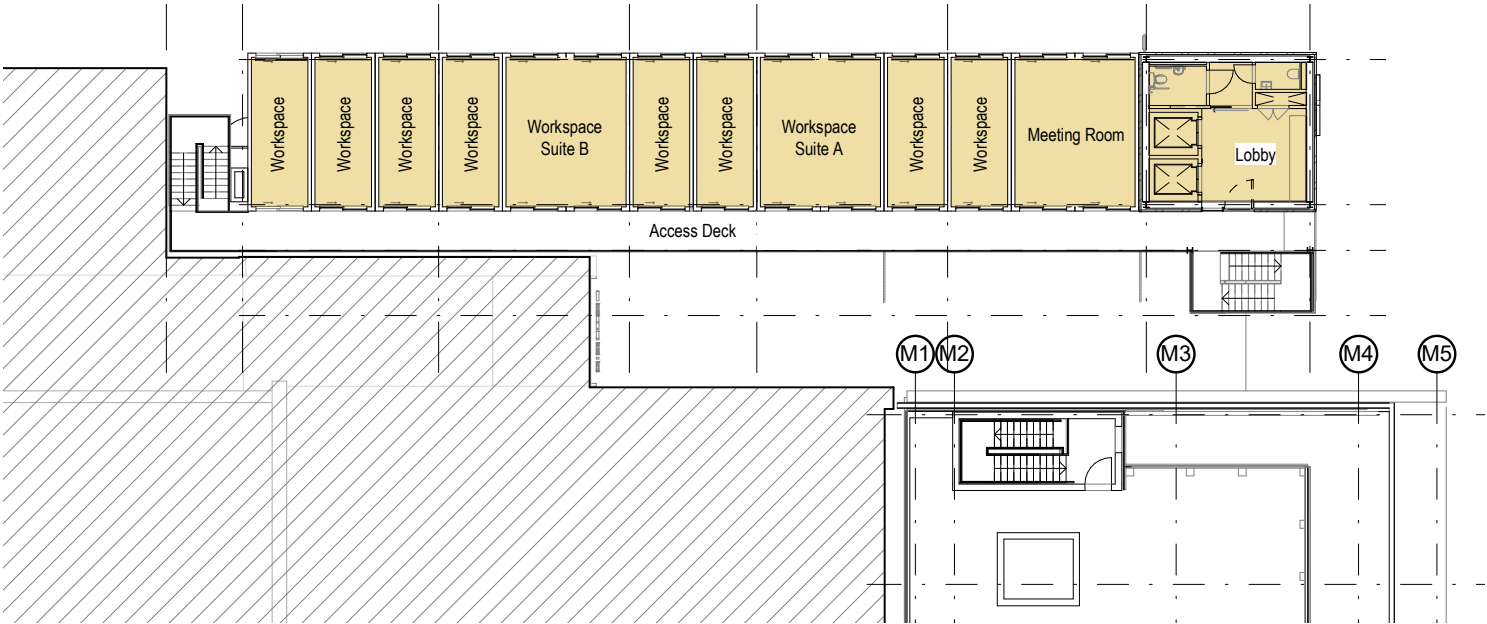
	Zone 2			
	GIA	Modular workspace		
		NIA	No. of workspace units*	Total No. of containers
Ground floor	152	120	5	11
1st floor	107	67	5	11
2nd floor	187	158	11	13
3rd floor	187	158	11	13
Unit numbers			32	48
Total sqm	633	503		
GIA total sqm	26,273			

*excludes containers used for plant, meeting, breakout & kitchens

GENERAL ARRANGEMENT
PROPOSED



Ground Floor layout



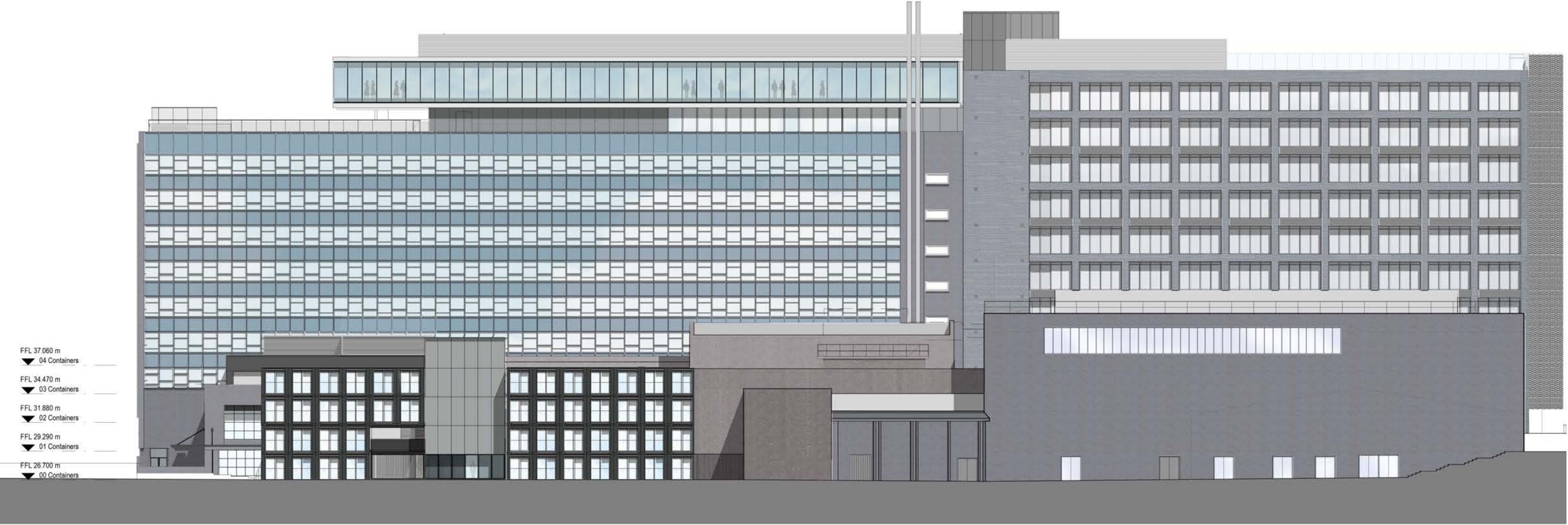
Typical Floor layout

PROPOSED AREA SCHEDULE;

	Zone 2			
	GIA	Modular workspace		
		NIA	No. of workspace units*	Total No. of containers
Ground floor	123	91	0	0
1st floor	200	183	12	14
2nd floor	200	183	12	14
3rd floor	200	183	14	14
Unit numbers			38	42
Total sqm	723	640		
GIA total sqm	26,363			

*excludes containers used for plant, meeting, breakout & kitchens
 NOTE: Zone 2 NIA is based on a typical container unit area of 12m².

WEST ELEVATION
PREVIOUSLY CONSENTED



WEST ELEVATION
PROPOSED



NORTH ELEVATION
PREVIOUSLY CONSENTED

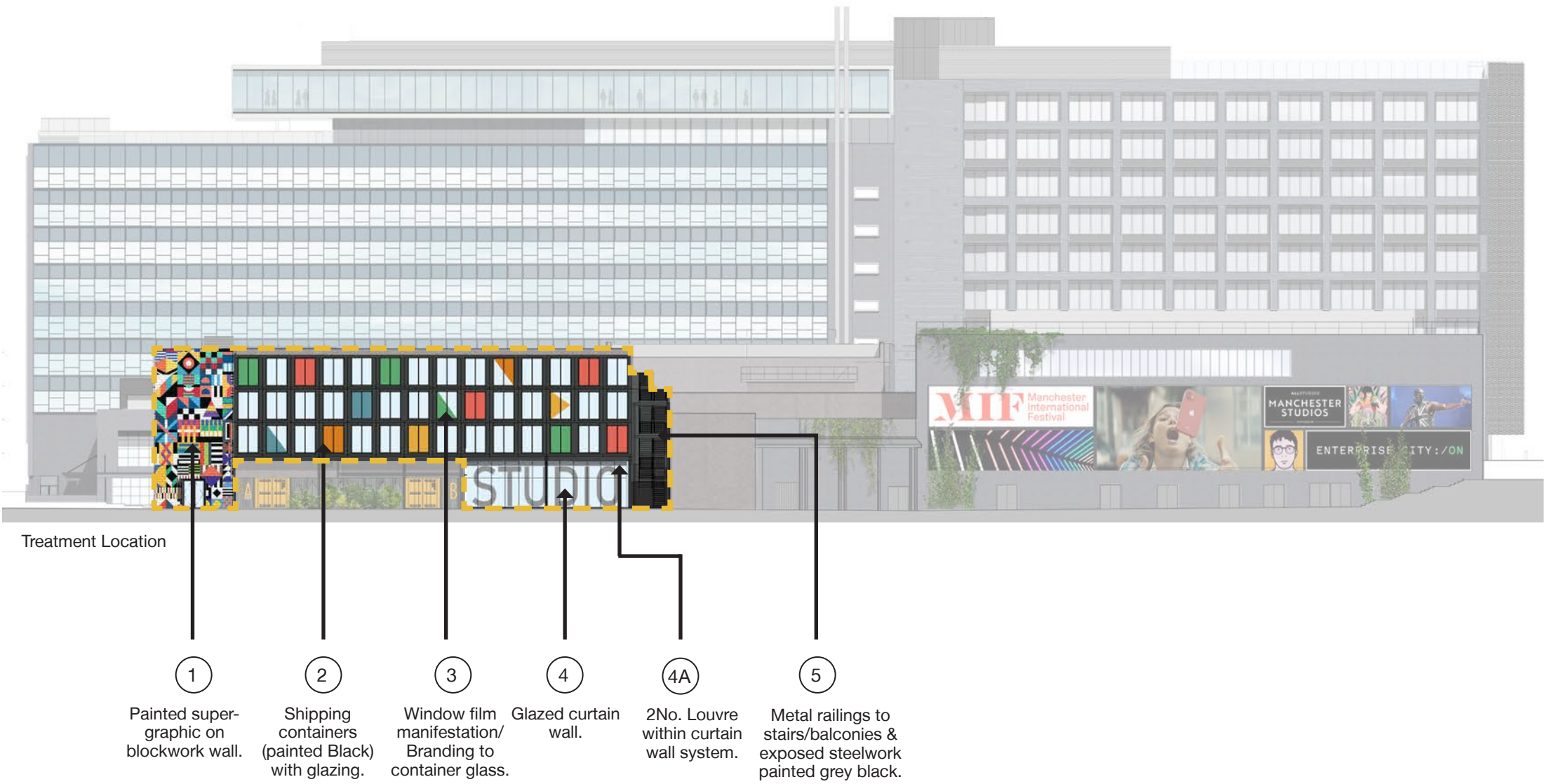


NORTH ELEVATION
PROPOSED



CONTAINER AREA

PROPOSED TREATMENT



Precedent Images;



YARD FENCE
PROPOSED TREATMENT



Treatment Location

Container wall used as Fence

2



3

Container doors

1

Planting

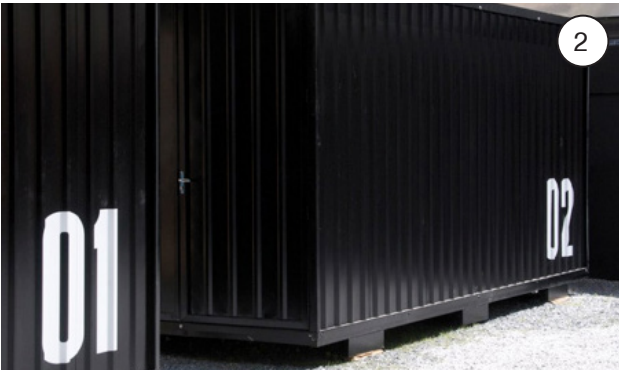
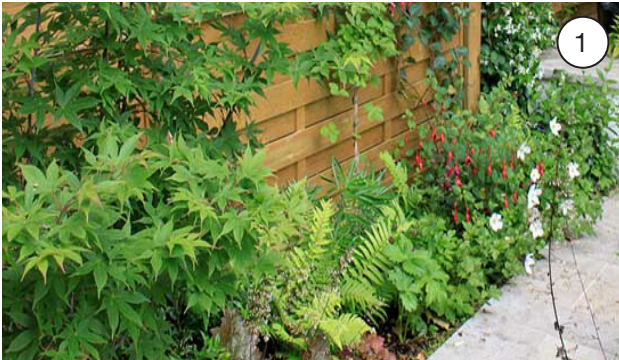
3

Container doors used as gates

4

Painted lettering on container wall fence panel

Precedent Images;



STUDIO WALL
PROPOSED TREATMENT



Treatment Location

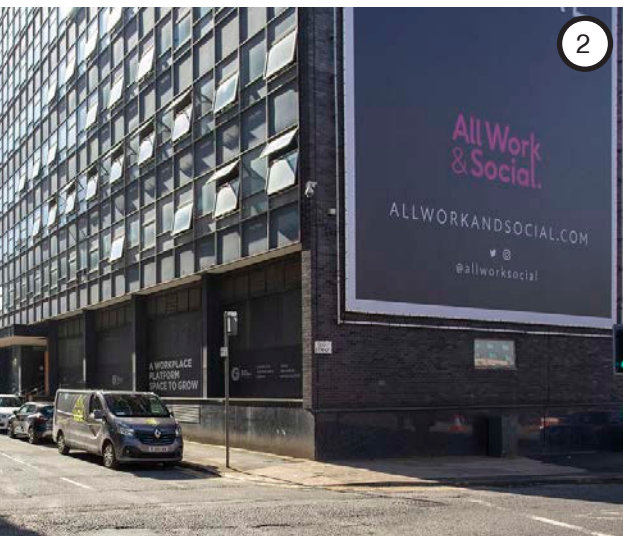
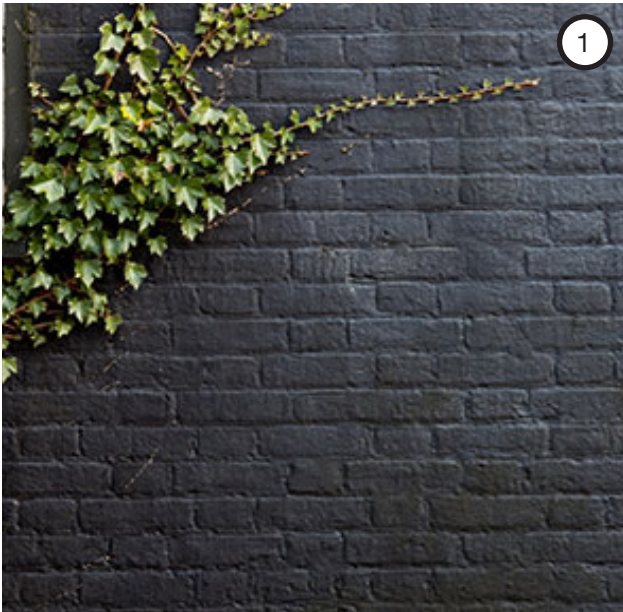
1

Climbing planting to
existing brickwork

2

Stretch printed mesh
art & advertising
(subject to separate
application)

Precedent Images;



ARTISTIC IMPRESSION
PROPOSED SCHEME



