

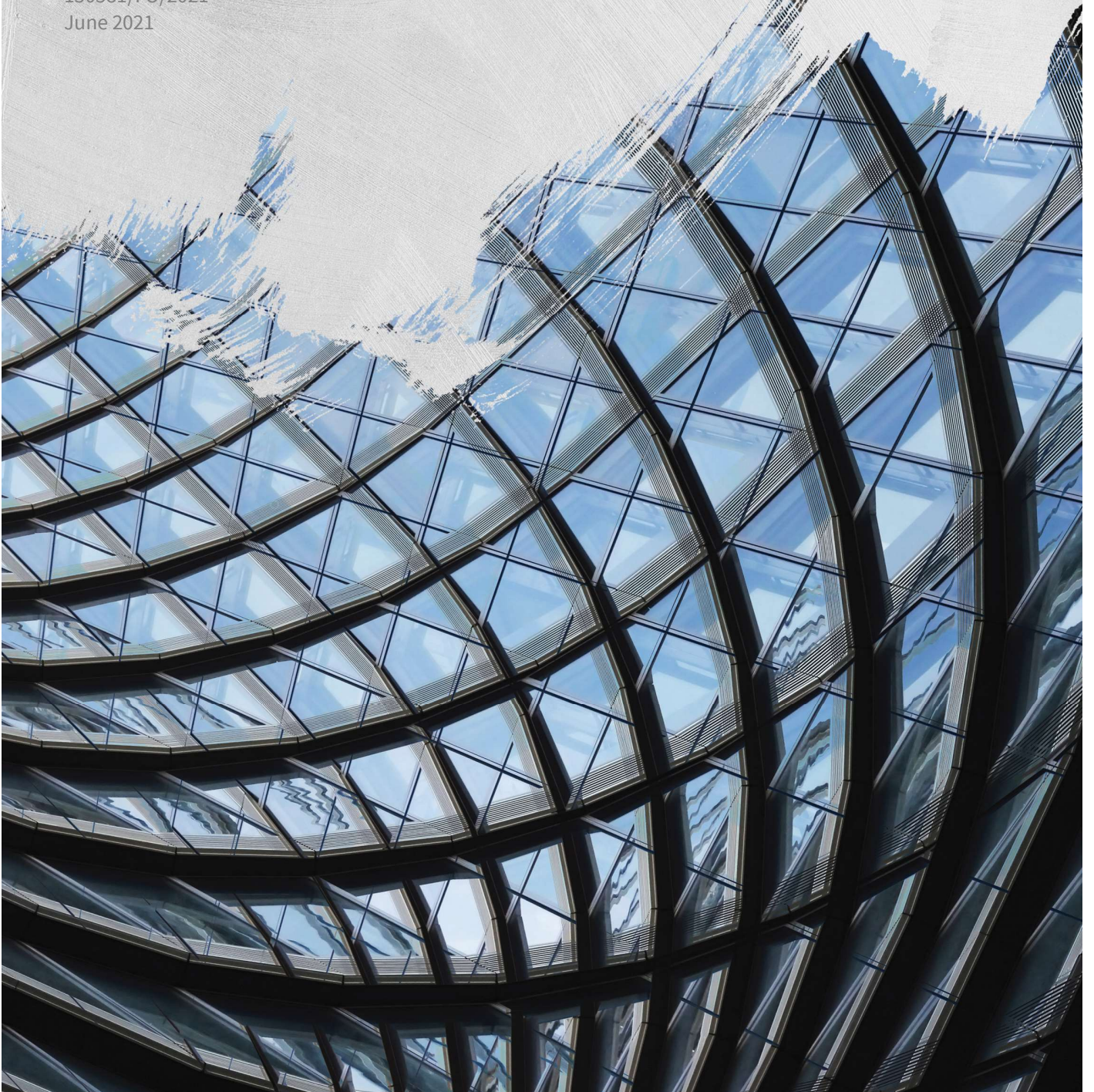
Photographic Schedule

Hansa Invest

Replacement Rooftop Plant Application – Supporting Information

130581/FO/2021

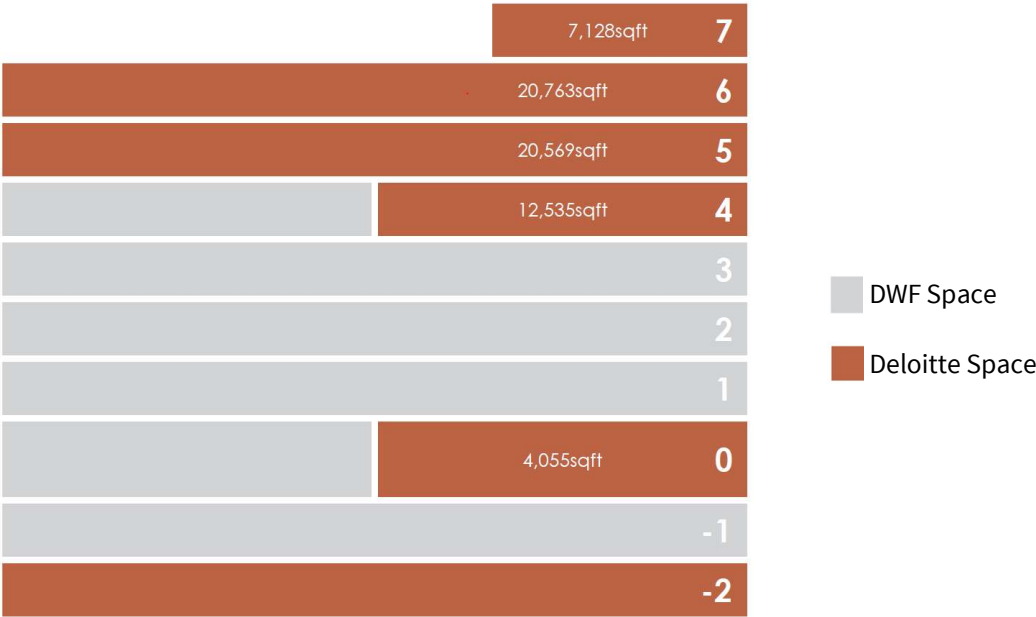
June 2021



1. Introduction

2 Hardman Street is a commercial office building constructed in 2008 with office space across seven floors, with plant areas located at lower & upper basement, and roof. The ground floor comprises of two receptions, loading bays, landlord’s areas & retail. The rooftop plant area was provided during the original construction of the property, and is hidden from neighbouring buildings within Spinningfields and the vicinity by a 4.6m high plant shield.

Until recently, the property was tenanted by DWF and Deloitte arranged as follows:



At end of 2020, Deloitte exercised a lease break and have vacated their portion of 2 Hardman Street. DWF remains in-situ. During their tenancy, Deloitte undertook significant alterations to the basebuild mechanical and electrical installations to suit their own operational needs.

The proposed project works include the full strip out of the Deloitte M&E installations and replacement of new, energy-efficient services throughout the ex-Deloitte space. The replacement of the M&E equipment is necessary to provide office space in line with current regulations, in order to pursue new tenants within the building.

The rooftop plant area shield will remain unaltered, and all replacement plant and equipment will reside below the height of this existing barrier.

Please note that the DWF installations will remain as fitted, and no works are being undertaken within their space.

2. Photographs



2 Hardman Street, Spinningfields



Rooftop Plant Area



Rooftop Plant Shield



Rooftop Plant Shield



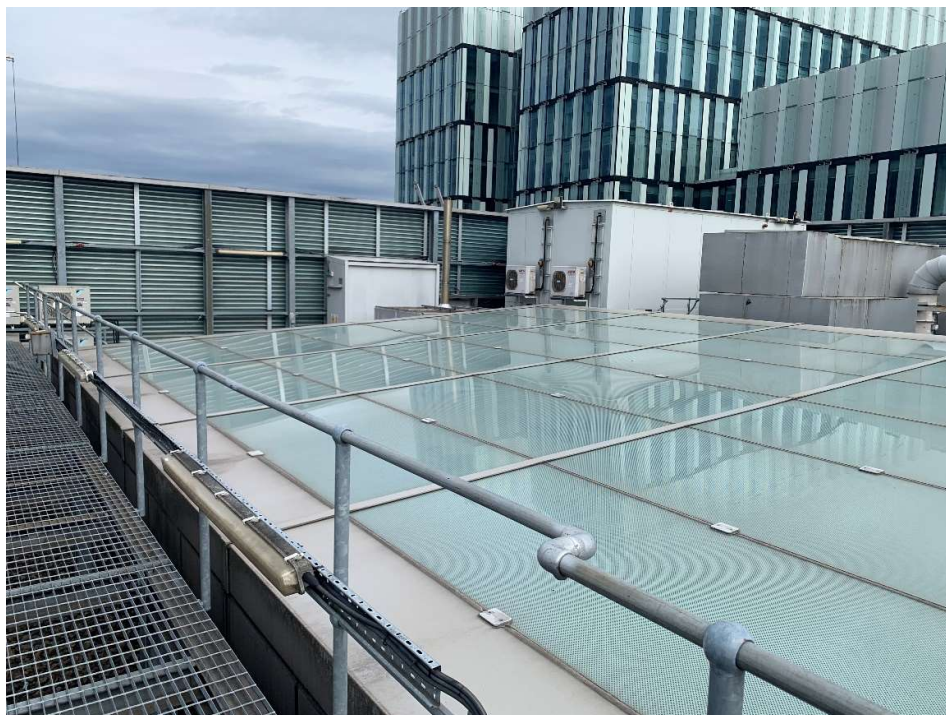
Rooftop Plant Shield



Rooftop Plant Shield



Rooftop Plant Area – Central Atrium and Existing Plant Equipment



Rooftop Plant Area – Central Atrium and Existing Plant Equipment



Rooftop Plant Area – Central Atrium and Existing Plant Equipment



Rooftop Plant Area – Central Atrium, Existing Plant Equipment and Roof Access



Rooftop Plant Area – Existing Plant Equipment (Generator)



Rooftop Plant Area – Existing Plant Equipment (Extract and A/C Condensers)



Rooftop Plant Area – Existing Plant Equipment (Air Handling Units)



Rooftop Plant Area – Existing Plant Equipment (Generator)



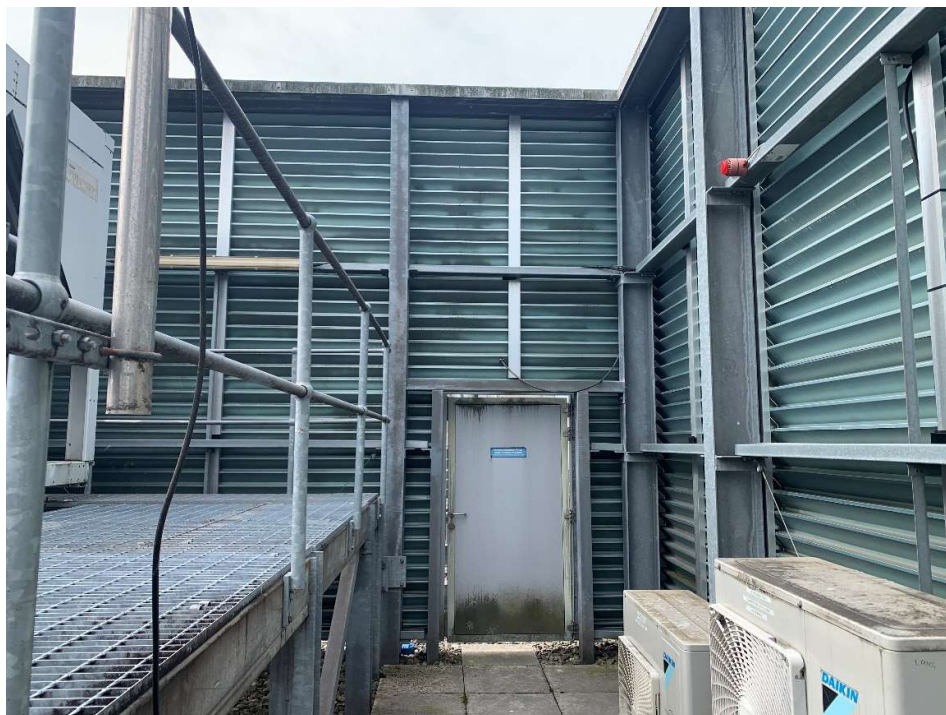
Rooftop Plant Area – Existing Plant Equipment (Chillers)



Rooftop Plant Area – Existing Plant Equipment (Energy Center)



Rooftop Plant Area – Existing Roof Access



Rooftop Plant Area – Plant Shield and Outer Roof Access

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