Tenant Fit-Out Guide

of Dantzic Building, NOMA Manchester



June 2020

Prepared by
Russell Smith
russell.smith@workman.co.uk
Tel: 0161 828 5784

Reference
RSS/AXB/M162652

Tenant Fit-Out Guide

of Dantzic Building, NOMA Manchester

Contents

1.0 Useful Information 3
2.0 Introduction and Deemed Approval Process 3
3.0 Development Specification 4
4.0 Tenant Fit-Out Approval Process 8

Appendix A: Planning conditions and obligations
Appendix B: Demise Plans
Appendix C: Tenants Plant Space Allocation Drawing
Appendix D: Tenants Kitchen Ventilation & Fit Out Drawing
Appendix E: Workman Management Document
Appendix F: Parameter Plan – Blinds
Appendix G: Parameter Plan – Partitioning Zoning
Appendix H: Parameter Plan – Partitioning Fixing Method

1.0 Useful Information

Building Address:
Dantzic Building
Dantzic Street
Manchester
M60

Landlord:
NOMA Limited Partnership Ltd
15 Atholl Crescent
Edinburgh
EH3 8HA

Managing Agent:
Workman LLP
10 Chapel Walks
Manchester
M2 1HL

Management Surveyor:
Rishi Khanna
Tel: 0161 828 5778
Mobile: 07552 373 032
Email: rishi.khana@workman.co.uk

Estates Facilities Manager:
Andrew Lloyd
Tel: 0161 828 6097
Mobile: 07889 642 175
Email: Andrew.lloyd@workmanfm.co.uk

The reception desk is manned by a receptionist from 08.00hrs until 17.00hrs, Monday to Friday. Outside these core hours an external security officer is employed so that the building is monitored 24 hours per day 7 days a week**.**

2.0 Introduction and Deemed Approval Process

This guide has been prepared to assist with the planning, control and fit out of office areas within the Dantzic building, Manchester. Any works to be undertaken by occupiers should be undertaken in line with this Tenant Fit-Out guide. Prior to commencing works, all contractors should have a site induction with the building management team.

Landlord's consent will be required for all alterations to the demised premises. Please check with the Managing Agent before commencing any works for clarification. Structural alterations (save on occasion to facilitate affecting of fixtures and fittings, etc., and then only where permitted by and in accordance with, and subject to the conditions of the relevant lease) are absolutely prohibited. An application for Landlord's consent should be made to the Managing Agents with full consent obtained prior to any works starting on site.

As detailed below, Dantzic Building is listed, however it has been formally agreed with the planning authority that any internal alterations within tenant's demises can be undertaken without the need for formal planning or listed building consent provided they fall within the agreed scope of Deemed Approval Works detailed within this guide, and have been granted landlord's approval which will check and authorise the work against the Deemed Approval Works scope. Please note that the Local Authority require the works to be confirmed via exchange of correspondence with them prior to

commencement so they can confirm that they are in line with the parameters set out within this Tenant Guide.

2.1 Introduction to Dantzic

The Dantzic Building, located at 29 Dantzic Street, is bounded by Hanover Street to the north, Federation Street to the west, Dantzic Street to the east and the pre-existing Federation Building to the south. Designed by the Cooperative Wholesale Society architecture department under the direction of W.A. Johnson FRIBA, the building's original purpose was to serve as an extension to the Federation Building in order to double the capacity of the Cooperative's existing drapery warehouse. The new building was designed in 1937 and completed in 1938.

The building is evidence of the modernist work of W.A. Johnson and his department during this period, notably taking inspiration from contemporary Dutch modernist precedents. The design and construction are very similar in style to those of its immediate predecessor, the Redfern Building, which was purpose built to provide office accommodation a short distance further north along Dantzic Street. The modernist style of the Dantzic Building is however in a more subdued and conservative form than that seen in the Redfern Building, perhaps reflective of the former's more prosaic original function.

The Dantzic Building is Grade II listed and forms part of the Shudehill Conservation Area designated by Manchester City Council in 1987.

3.0 Development Specification

This section sets out the provided development specification for Dantzic Building.

3.1 Design Criteria

The basement and sub-basement levels are designated for future uses to support the offices and the 1st to 6th floors for office use. A temporary cycle store and bin provision are provided at courtyard level between Dantzic and Federation Buildings.

Federation Building is currently let to The Co-operative Group's Digital team who occupy levels 2-8. Level 1 spans beneath both buildings.

3.2 Structure and Building Fabric

The main structure is steel encased concrete with the exterior of the buildings being brickwork, with the expressive giant pilasters. The lower sections of the walls at ground level were also executed in the same material. White glazed-bricks were used to clad the interior courtyard, allowing for more reflection of light.

The refurbishment will incorporate a full window replacement.

3.3 Mechanical Services

The building has been designed to provide the following:

Design parameters
Acoustic Rating (offices) NR38
Water Storage 10 litres per person per day (based on 8 hour storage)
Comfort cooled space – Summer 22°C, Winter 20°C (+/- 2°C)
External design conditions – Summer 27/19°C (db/wb), Winter - 5°C

Office heating and cooling
Heating and Cooling is provided to the office areas via a Variable Refrigerant Volume (VRV) fan coil unit system, with high level exposed fan coils ducted to swirl / circular type diffusers. Each floor is served by their own VRV system, with external condensers located at roof level.

General Office Ventilation
With the exception of an area of the ground floor office and the building reception, the building is naturally ventilated by openable windows.

The mechanically ventilated areas of the ground floor are served by Heat Recovery Units which are located within the loading bay.

Toilet Extract Ventilation System
The toilet areas are located around the stair core within Dantzic Building, and are served by a twin extract fan located in the rooftop plant room, with an auto changeover control system.

The toilet areas are provided with make-up that is drawn into the toilets from the adjacent areas.

The toilet extract system also provides allowance for tenant's tea point extract requirements by way of a capped duct terminating within the riser to allow future connection.

Landlord Areas Heating
Heating to landlord areas, mainly to the corridor serving the WC core are served by electric panel heaters with integral thermostatic control.

Reception area is served by high level exposed fan coils units, with an electric overdoor heater serving the main entrance.

BMS
A new building management system (BMS) has been installed to automatically control and monitor the mechanical and electrical plant / equipment. The BMS system will also collate the energy / water consumption from all electrical sub-meters and the incoming mains cold water meter.

Sprinklers
The existing sprinkler system has predominately been retained, but have undergone a full sprinkler head replacement with fast response type heads and a new flow test facility has been installed at the incoming towns mains feed. Note: the existing installation and not code compliant.

Any alterations to the sprinklers will require landlords and insurance approval.

Dry Riser Installation

The building is provided with a dry riser installation located in the stair core with twin inlet breeching valve points located at ground floor level and outlet boxes located on each floor.

3.4 Electrical Services

The building has been designed to provide the following:

Office Lighting
Internal general and emergency lighting system will be provided throughout the building in accordance with Building Regulations and CIBSE recommendations to meet LG7.

In areas with exposed soffits, suspended architectural linear LED up/down lighters will be provided.

Power Supply
A new building dedicated sub-station is provided at basement level with a dedicated LV switch-panel located at basement level.

Separate LV metered supplies are provided to each office as required. The offices are served from 1 No. TPN rising main busbar located within the main service riser providing access from each tenanted unit. Fused tap-offs are provided at each floor level.

Fire Alarm
A fully addressable fire alarm system to BS 5839 and the Equality Act 2010, Design Category L2 is provided with coverage throughout the office areas.

Voice/Data Comms
No data installation are provided under the CAT A base build within the offices areas.

Telecoms supplies are currently provided to the following items within the building:

- Fire alarm
- Reception desk
- Lift

Access Control
An electronic access control system is provided for the building with access control at the main entrance and entrances via the loading bay only. The system is integrated with the lift.

CCTV
A new CCTV system is provided in Dantzic Building as part of the electrical installation to the following areas:

- Reception
- The loading bay

3.5 Public Health Services

As part of any tenant works, the following criteria should be considered:

Foul and Surface Water Drainage
Gravity rainwater system from roof areas
Gravity soil stack system with ventilated stack serving toilet cores, FCU condensate and future tenant tea points

Domestic Hot and Cold Water
Localised point of use electric hot water to landlords WC cores
Centralised cold water storage tank and associated booster set
CAT 5 break tank and booster set serving loading bay bib tap/s

3.6 Internal Finishes

The building has been designed to provide the following:

Occupancy Standards

- Fire: Designed to 1:8 occupation ratio
- WC's: Designed to 1:10 occupation ratio
- Lifts: Existing lift shafts refurbished. Not BCO compliant.

Reception and Lift Cars
New automatic doors to Dantzic Street Entrance with access control
New enlarged reception area, fully air conditioned
New lift cars within existing shafts
Reclaimed and refurbished parquet flooring, primary and secondary barrier matting
Varied seating areas for informal meeting / collaboration / workspaces

Reception Desk
Custom designed one person desk

Stairs
The existing stairs in the buildings are all concrete construction with 'Manu Marble' terrazzo type dado level cladding and original brass handrails being restored.

Lifts
- The office areas will be provided with:
- 1no. 12 person lift – opening out onto the main stair lobby at all levels
- 1no. 17-20 person lift – opening out directly into the floor plate of each level.

Ceilings throughout
The ceilings are plastered ceilings as existing and made good with exposed services throughout

Lighting
- Reception – Mixture of Linear and globe fittings generally. Feature lighting over collaboration table. Mixture of wall and ceiling pendant feature lighting.
- Office areas – Linear lighting throughout
- WC's – Globe / pendant lighting
- Stairs – Linear and wall mounted lights

Flooring
- Office areas - Original maple parquet flooring set out in a typical herringbone pattern has been sensitively repaired and re-finished.
- Communal / WC Corridor – Original maple parquet flooring set out in a typical herringbone pattern has been sensitively repaired and re-finished.
- WC's – New linoleum floor finish
- Stairs – New linoleum floor finish

Imposed floor load allowance - TBC

Signage
Floor numbering as below;
- Basement: -2
- Lower Ground: -1
- Ground: 0
- First: 1
- Second: 2
- Third: 3
- Fourth: 4
- Fifth: 5
- Sixth: 6
- Roof: 7

Tenancy signage to be agreed.

Doors
Main entrance – glazed steel doors to match new W20 profile windows
Lobby doors – combination new flush and partial glazed doors and ironmongery

3.7 Sustainability

The building refurbishment has achieved a BREEAM rating of 'Very Good'

Measures implemented to improve environmental performance;

- Reuse of the building structure and materials
- Responsible sourcing of materials
- Recycling of construction and operational waste
- There are 48 cycle storage spaces located in the loading bay
- Showers are located on all floors from level G to level 6

Building EPC rating is a C

3.8 Accessibility for All

Step free access to all areas of the building from Dantzic Street.
The new secondary stair has been designed to accommodate wheelchair refuge points
The existing stair office accommodate wheelchair refuge from 1st – 4th floors. Levels 5 and 6 entrance lobbies have been adjusted to accommodate designated wheelchair refuge areas.
There is an accessible WC located on each level, directly accessible from the office spaces/
Showers are located on each level with the exception of level six.
The WC's are unisex, oversized WCs to each level.
Lift access serves all floors.
A disabled alarm within each of the accessible WCs ink to the main reception at ground level.

4.0 Tenant Fit-Out Works and Approval Process

NOMA (GP) Ltd will support every incoming Tenant to ensure that a high standard of design and delivery is achieved from concept through to operations ensuring all statutory obligations are met.

The principal point of contact between the Tenant and NOMA (GP) Ltd will be the Fit Out Approval Partner who will receive all information from the Tenant and issue all appropriate notices and approvals.

Note, Tenants' are required to follow the Fit Out Approval Process even if only a partial re-fit of an existing demise is proposed. In the event of an in-coming tenant taking over an existing fit-out, the new Tenant is responsible for checking for compliance with this document and statutory consents.

4.1 Tenant Fit-Out Works

The office spaces have been designed as open plan with the original maple parquet flooring throughout. The M&E services will facilitate future sub-division for CAT B fit outs though any sub-division will reduce the effectiveness of the natural ventilation strategy.

The Tenant Fit-out works allowed are as follows:

- Blinds - parameters are set out within Appendix F.
- Ancillary meeting rooms – parameter are set out within Appendix G & H

Blinds are to be RAL7044 in colour as to ensure a uniform appearance throughout.

Drawing No. 5814-SK-205 found within Appendix G limits the location where tenant full height partitioning can be erected. The blue hatched lining is indicative only and the tenant is to design meeting/storage rooms in a singular format as not to have 'rooms within rooms'.

All new partitioning to be of a glazed specification where suitable with the use of manifestations to create privacy as an alternative to solid stud partitioning. As a minimum glazing to make up at least 40% of the partitioning with the frontage glazed and partitions between rooms of solid stud specification if required with rear being the external wall with openable windows within it.

The specification of any proposed blinds including confirmation of type, fabric, colour and light reflectance value is to be provided by the tenants prior to installation. The Managing Agent will then be responsible for liaising with contractor responsible for installation with guidance from glass manufacturer of any requirement of minimum distance of setting out of the blinds in proximity to the glass.

4.2 Approval Process

1. Submission of Outline Scope

   At the outset, Tenants should liaise with the Landlord's Managing Agent to agree the outline scope of their proposals and input required to develop their concept as necessary.

   Details of all building restrictions and statutory obligations will be provided at this stage as the landlords team have a strong working relationship with the LA and can offer guidance and support through this process, which must be coordinated with the Concept Design submission.

   As noted in the introduction the landlord can grant deemed approval providing works fall within the scope of Deemed Approval Works detailed in Appendix A and subject to agreement with the Local Planning Authority. Any work outside this scope will require formal Planning and Listed Building Consent.

2. Concept Design Submission

   Submission of the Concept Design for formal approval should incorporate comments previously made by the Managing Agent. This will provide confidence to both parties that the Concept Design is compatible with the Design guidance set out in this fit out guide. This is to occur prior to commencing the Detailed Design or submission to Statutory Authorities.

   The Tenant shall submit for approval CAD and PDF copies of their Concept for sign-off to the Fit Out Approval Partner. The Team will not be able to commence the review unless the full Concept Submission is provided.

   Comments to the Concept Design will be returned to the Tenant. It is only when this approval has been achieved that the Tenant can progress to Step 3 - Detailed Design & sign off. The approval will assign one of the following in response to the Tenants submission:

   - **A Approved** - Tenant may proceed to Step 2 Detailed Design.
   - **B Approved with Comments** - Retailer may proceed to Step 2 Detailed Design and Sign-off, but must provide acceptable replies to the Fit Out Team's comments
   - **C Rejected** - tenant must resubmit in line with Building requirements or Statutory Obligations

3. Detailed Design Submission

   Submission of a Detailed Design must comply with legal, statutory and technical requirements and is consistent with the previously accepted Concept Design.

   The Tenant and its Designer will be expected to have incorporated all comments by the Fit Out Approval Team into the Detail Design.

The Tenant is encouraged to liaise with their own advisers and consultants at an early stage to ensure that all the information requested below is supplied in one coordinated package, so that delays do not occur during the Approval Process.

The Tenant must advise if they do not understand any of the guidance within this document or believes they have circumstances where they may not comply with their statutory obligations (matters that may affect approval under the Building Regulations or other statutory requirements will never be relaxed).
The Tenant should note that Fit-out cannot commence on site until full approval is given and all Statutory Obligations are met.

4. Pre Start

A meeting is arranged to ensure the Tenant has satisfied the requirements for all approvals, Statutory Obligations are met and Pre Start information to be in place prior to commencing fit out.

The Tenants contractor will been briefed by the Buildings management team on site constraints, rules, Life and Building Safety, etc.

5. Commissioning the Fit-Out

The Tenant's Principal Contractor must provide documentary evidence demonstrating that:

- An appropriate project team member(s) is appointed to monitor and programme pre-commissioning, commissioning and, where necessary, re-commissioning. This can be a member of the design team or sub-contractor organisation.

- Commissioning will be carried out in line with current Building Regulations and BSRIA and CIBSE guidelines, where applicable.

- The commissioning programme, responsibilities and criteria are accounted for within the programme of fit-out works.

- That a specialist commissioning manager (who was not directly involved in design or installation of systems) is be appointed to undertake commissioning or approve commissioning tests for the following systems:

    a. All Air Conditioning systems;
    b. All Mechanical Ventilation systems;
    c. All building management systems;
    d. All Renewable Energy Sources (where applicable);
    e. All Cold Storage Enclosures and refrigeration plant (where applicable.)

- The specialist commissioning manager must be appointed at an early stage, so as to be able to provide the following services:

    a. Design input: commissionability design reviews
    b. Commissioning management input to construction programming
    c. Commissioning management input during installation stages
    d. Management of commissioning, performance testing and handover/post-handover stages.

- Where changes to the BMS, or installation of new BMS elements form part of the works, the following commissioning procedures must be carried out:

a. Commissioning of air and water systems is carried out when all control devices are installed wired and functional;
b. In addition to air and water flow results, commissioning results include physical measurements of room temperatures, off coil temperatures and other key parameters as appropriate;
c. The BMS / controls installation should be running in auto with satisfactory internal conditions prior to handover;
d. All BMS / schematics and graphics (if BMS is present) are fully installed and functional to user interface before handover;
e. The occupier will be fully trained in the operation of the system.

Appendix A: Planning conditions and obligations

MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

NOMA (GP) Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
2 Hardman Street
Spinningfields
Manchester
M3 3HF

Part 1 – Particulars of the application/development

Proposal: Planning Permission for external works relating to the reuse and refurbishment of Dantzic Building for office accommodation including replacement of all windows; reconfiguration of external fire escape door; installation of rooftop plant; external reconfiguration of the main entrance; and associated works.

Location: 29 Dantzic Street, Manchester, M4 2AH

Date of application: 25 August 2017

Application number: 117384/FO/2017

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The location plan referenced 5814-00-800 Rev A received by the City Council as local planning authority on 29 August 2017

The drawings referenced:

5814-00-802 Rev A
5814-01-801 Rev A
5814-01-804 Rev A
5814-01-805 Rev A
5814-01-806 Rev A
5814-01-807 Rev A
5814-01-808 Rev A
5814-01-809 Rev A
5814-01-828 Rev A
5814-20-801 Rev A
5814-20-803 Rev B
5814-20-804 Rev A
5814-20-805 Rev A
5814-20-806 Rev A
5814-20-807 Rev A
5814-24-802 Rev A
5814-24-805 Rev A
5814-24-830
5814-31-815 Rev A
5814-31-816 Rev A
5814-31-817 Rev A
5814-32-801 Rev A
5814-32-805 Rev A
5814-32-810 Rev A
5814-35-803
5814-35-804
5814-35-808
5814-35-809
5814-35-801
5814-42-801 Rev A
5814-42-802 Rev A
5814-42-803 Rev A
5814-42-804 Rev A
5814-42-808 Rev A
5814-42-809 Rev A
5814-43-801 Rev A
5814-43-802 Rev A
5814-43-803 Rev A
5814-43-804 Rev A
5814-43-808 Rev A
5814-43-809 Rev A

received by the City Council as local planning authority on 14 September 2017

5814-21-825
5814-21-826
5814-21-827
5814-21-828

5814-21-829
5814-21-835
5814-21-836
5814-21-837
5814-21-838
5814-21-839

received by the City Council as local planning authority on 3 October 2017

5814-20-841 Rev B
5814-20-842 Rev B
5814-21-801
5814-21-802
5814-21-810
5814-21-811
5814-21-813

received by the City Council as local planning authority on 6 October 2017

5814-01-802 Rev B
5814-01-803 Rev B
5814-01-810 Rev B
5814-01-825 Rev B
5814-01-826 Rev B
5814-01-827 Rev B
5814-20-802 Rev B
5814-20-808 Rev B
5814-20-809 Rev B
5814-20-835 Rev C
5814-20-836 Rev C
5814-22-850
5814-22-851
5814-33-801
5814-33-802
5814-33-803
5814-33-804
5814-33-805
5814-33-806
5814-33-807
5814-33-808
5814-33-809
5814-33-810

received by the City Council as local planning authority on 13 October 2017

5814-31-801 Rev A
5814-31-802 Rev A
5814-20-810 Rev C
5814-31-818 Rev A
5814-20-825 Rev C
5814-20-826 Rev C
5814-20-827 Rev C
5814-20-828 Rev C
5814-31-825 Rev B

5814-31-826 Rev B
5814-31-827 Rev B
5814-31-828 Rev B

received by the City Council as local planning authority on 8 November 2017

The Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding received by the City Council as local planning authority on 3rd November 2017
The Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2017
The Conservation Strategy - Basement Partitions received by the City Council as local planning authority on 27th October 2017
The Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2017

The Local Labour Agreement stamped as received by the City Council as local planning authority on 3 November 2017

The Construction Management Plan (CMP) received by the City Council as local planning authority on 6th November 2017 including all appendices and the drawings referenced M162652-D01-01 and M162652-D01-02 received by City Council as local planning authority on 8th January 2018

The materials list stamped as received by the City Council as local planning authority on 6th October 2017

The Noise Impact Assessment Report referenced 24688/NIA1 Revision 2 prepared by Hann Tucker Associates and dated 6th November 2017.

The waste management strategy received by the City Council as local planning authority on 14th September 2017

The Energy Strategy prepared by Crookes Walker Consulting received by the City Council as local planning authority on 14th September 2017

Level 2 Historic Building Record prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 14th September 2017

Existing Door Schedule Statement prepared by Stephen Levrant Heritage Architecture received by the City Council as local planning authority on 14th September 2017

Environmental Standards Statement - prepared by Sustainability Assessment Limited received by the City Council as local planning authority on 14th September 2017

Structural Report Rev B prepared by Healey Consulting received by the City Council as local planning authority on 1st September 2017

Sections 4 and 6 of the Design and Access Statement prepared by Sheppard Robson received by the City Council as local planning authority on 29th August 2017

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EC1, CC9, CC10, EN3, EN15, EN16, EN17,

EN19, T2, SP1 and DM1 of the Core Strategy, saved policies DC18.1, DC19.1 and DC26 and Sections 7 and 12 of the National Planning Policy Framework.

3) The development hereby approved shall adhere to the approved Construction Management Plan (CMP) received by the City Council as local planning authority on 6th November 2017 including all appendices and the drawings referenced M162652-D01-01 and M162652-D01-02 received by City Council as local planning authority on 8th January 2018; throughout the construction period.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) The development shall be implemented in accordance with items 1 to 30 of the materials list stamped as received by the City Council as local planning authority on 6th October 2017 subject to final agreement in writing by the City Council as local planning authority of the samples and specifications of all materials to be used on the external elevations and roof of the building and a strategy for quality control management, shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

5) Notwithstanding the details shown in the approved documents and detailed in conditions 2, 3 and 4 of this consent, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

(a) Internal wall details;
(b) Stairs and ramp details;
(c) Roof details;
(d) Ceiling details;
(e) Floor details;
(f) Structural detailing for new interventions;
(g) Details of repairs and any reinforcement works to structural elements including trusses, cast iron beams, floors etc.
(h) Fire protection measures;
(i) The Level 2 lobby;
(j) Windows;
(k) Roof level plant screen

The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies DM1, SP1, CC9 and EN3 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) The details within the waste management strategy received by the City Council on 14th September 2017 and hereby approved shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

7) The externally mounted equipment hereby approved shall be implemented and operated fully and only in accordance with the details within the Noise Impact Assessment Report referenced 24688/NIA1 Revision 2 prepared by Hann Tucker Associates and dated 6th November 2017.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

8) The details of an emergency telephone contact number for a person responsible for the site; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

9) Before the development hereby approved is first occupied a Framework Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car
Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

10) The development shall be carried out fully and only in accordance with the following Strategies and Specifications:

Conservation Strategy - Repair and Cleaning of Externals: Roof coverings and Features; Parapets; Masonry Cladding received by the City Council as local planning authority on 3rd November 2017
Conservation Strategy - Internals: Ceiling Soffits, Internal walls and Floor Coverings received by the City Council as local planning authority on 14th September 2017
Conservation Strategy - Basement Partitions received by the City Council as local planning authority on 27th October 2017
Conservation Strategy - Manumarble Staircase and Lifts received by the City Council as local planning authority on 14th September 2017

Should the approach or detail change the relevant strategy shall be amended and submitted to and agreed in writing by the City Council as local planning authority prior to the relevant element of work commencing on site.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

11) The access measures for disabled people to gain access into and throughout the building as shown on the drawings referenced 5814-20-801 Rev A, 5814-20-802 Rev B, 5814-20-803 Rev B, 5814-20-804 Rev A, 5814-20-805 Rev A, 5814-20-806 Rev A, 5814-20-807 Rev A, 5814-20-808 Rev B and 5814-20-809 Rev B and described in Section 6 of the Design and Access Statement prepared by Sheppard Robson shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of policies CC10, T2, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester.

12) (a) Prior to development commencing, discussions shall take place between Manchester City Council and the appointed contractor to agree the indicative local labour agreement targets and support relating to the construction phase of development (in accordance with Local Labour Agreement stamped as received by the City Council as local planning authority on 3 November 2017). This information shall be submitted to and agreed in writing by the City Council as local planning authority by exchange of written correspondence prior to the commencement of development.
(b) Quarterly progress reports shall be submitted to and agreed in writing by the City Council as local planning authority.
(c) Upon three months of the completion of the development, a final report shall be submitted to and agreed in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to pursuant to policies EC1 of the Core Strategy for Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Whilst the building to be refurbished has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Date: 19 January 2018

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2017 until 31st December 2018

Appendix B: Demise Plans

A1

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

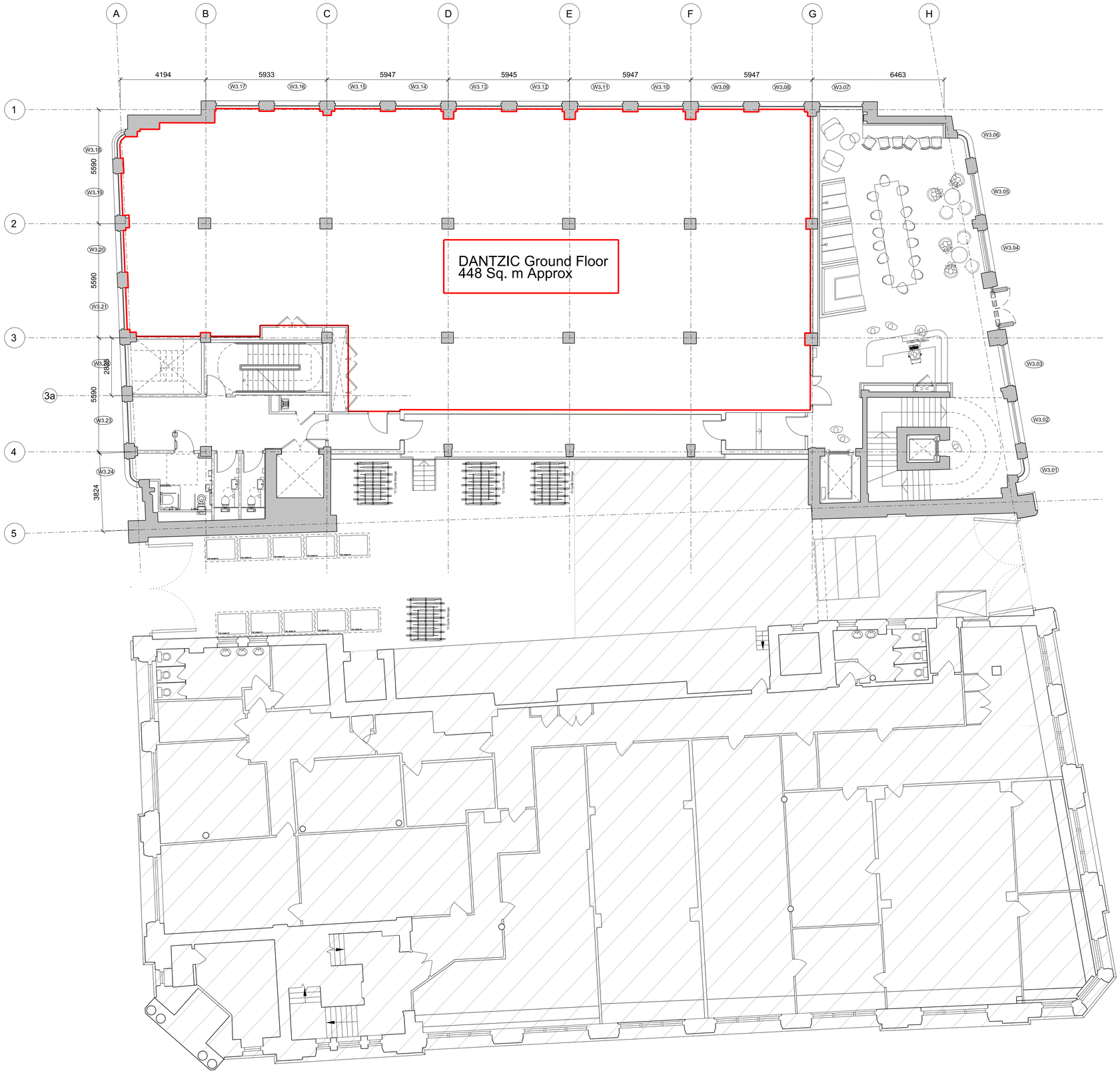
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

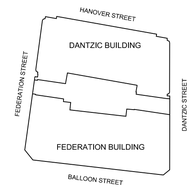
AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

GENERAL NOTES:

DANTZIC Ground Floor
448 Sq. m Approx



KEYPLAN



CLIENT

Russells Construction

REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 100	**25.04.2019**	**SM**	**-**	**TOB**

TITLE
GROUND FLOOR PROPOSED DEMISE PLANS DANTZIC

STATUS
INFORMATION

DRAWING NO. **5814 - 20 - 303**

REV. **-**

Filename P:\Projects\5800_etc\5814\CAD\uko\20_GA\5814-20-303.dgn
Plotted 25/04/2019

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

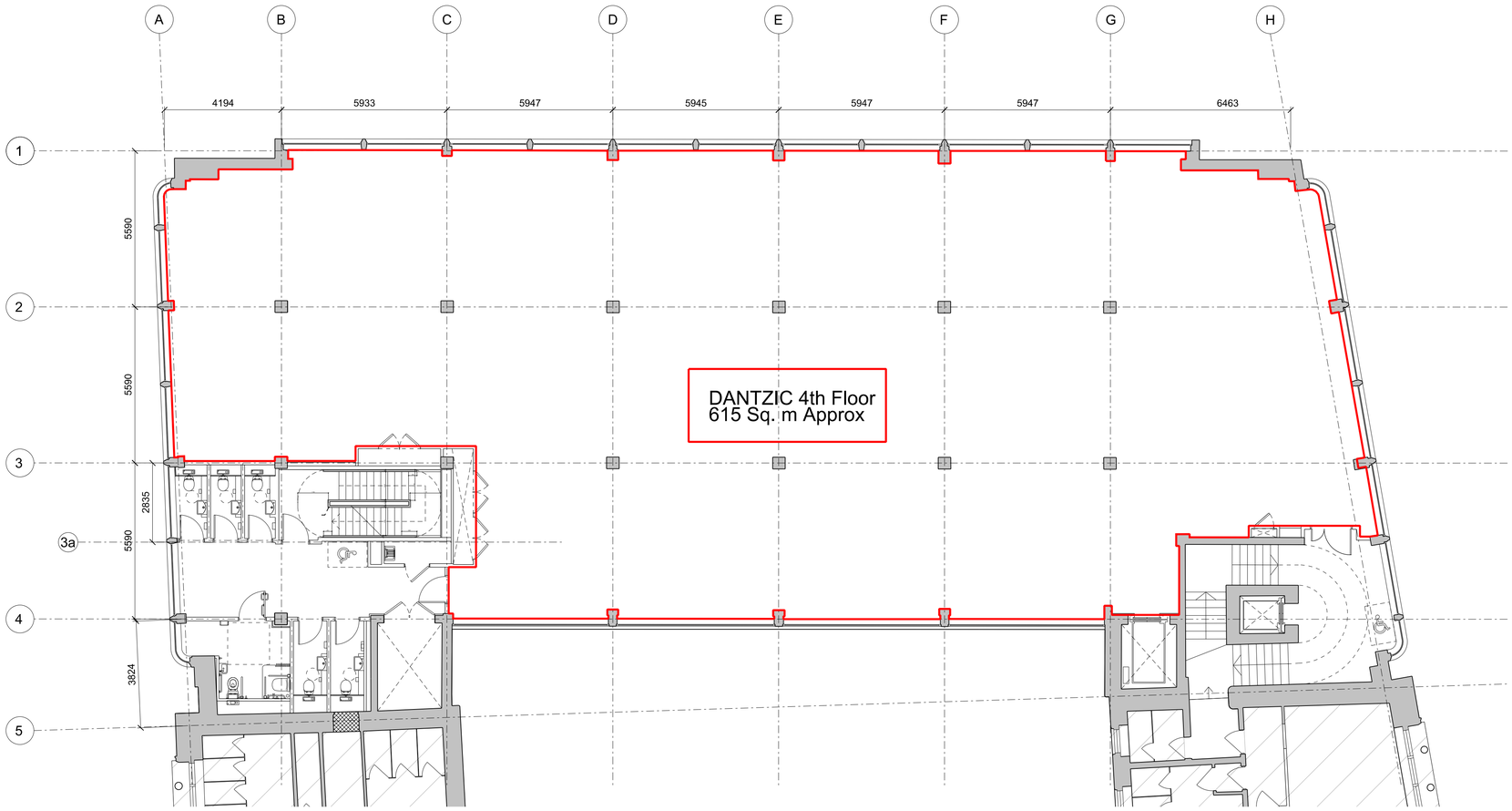
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

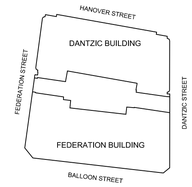
GENERAL NOTES:

DANTZIC 1st Floor
615 Sq. m Approx



REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

KEYPLAN



CLIENT

Russells
Construction

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 100	**25.04.2019**	**SM**	**-**	**TOB**

TITLE
FIRST FLOOR PROPOSED DEMISE PLANS DANTZIC

STATUS
INFORMATION

DRAWING NO. **5814 - 20 - 304**

REV. **-**

Filename:P:\Projects\5800_et\5814\CAD\gis\20_GA\5814-20-304.dgn
Plotted:25/04/2019

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

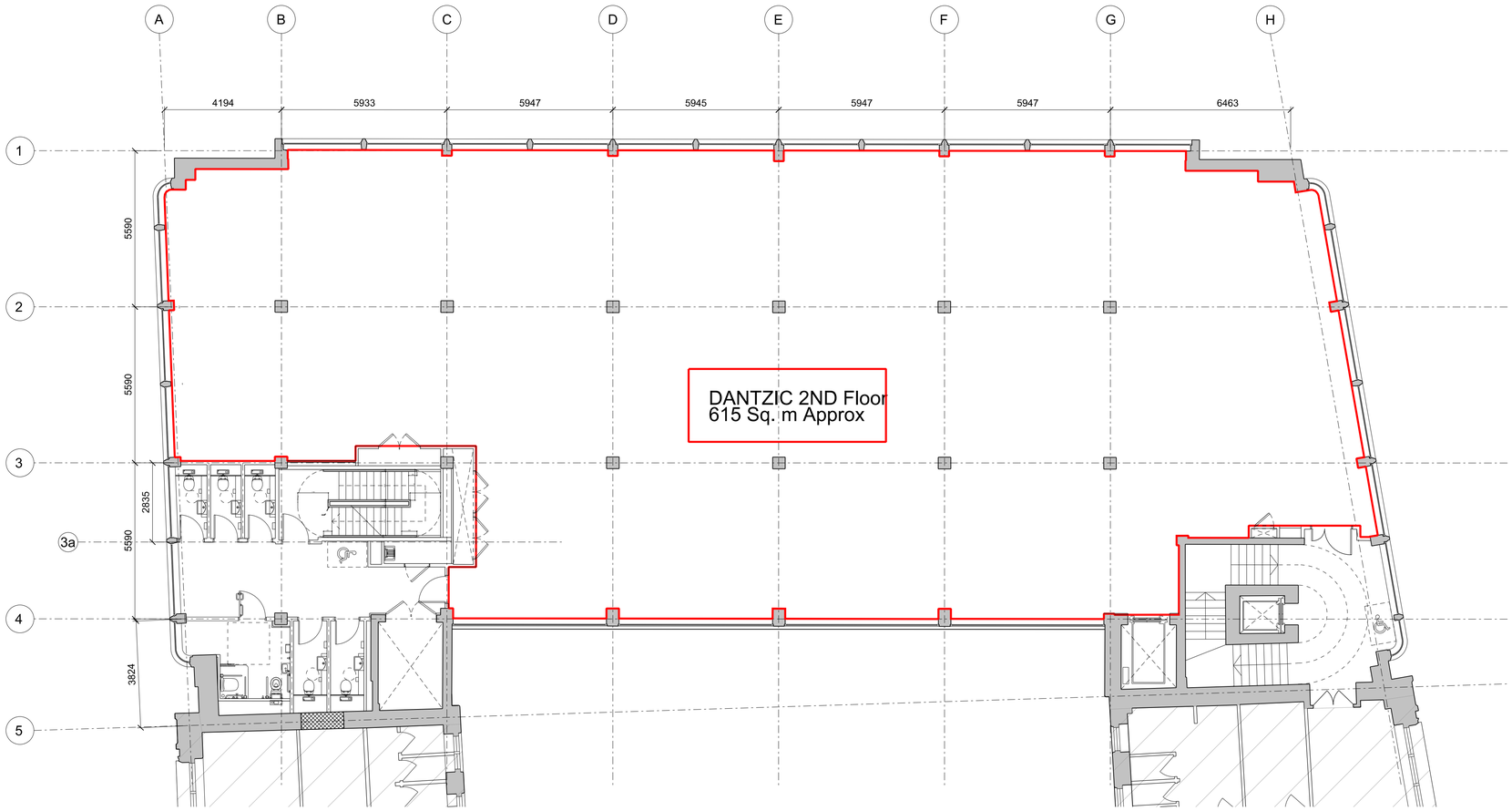
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

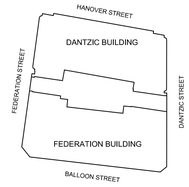
GENERAL NOTES:

DANTZIC 2nd Floor
615 Sq. m Approx



REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

KEYPLAN



CLIENT

Russells
Construction

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:100	**25.04.2019**	**SM**	**-**	**TOB**

TITLE
SECOND FLOOR PROPOSED DEMISE PLANS DANTZIC

STATUS
INFORMATION

DRAWING NO.
5814 - 20 - 305

REV.
-

Filename:P:\Projects\5800_et\5814\CAD\plot\20_GA\5814-20-305.dgn
Plotted:25/04/2019

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

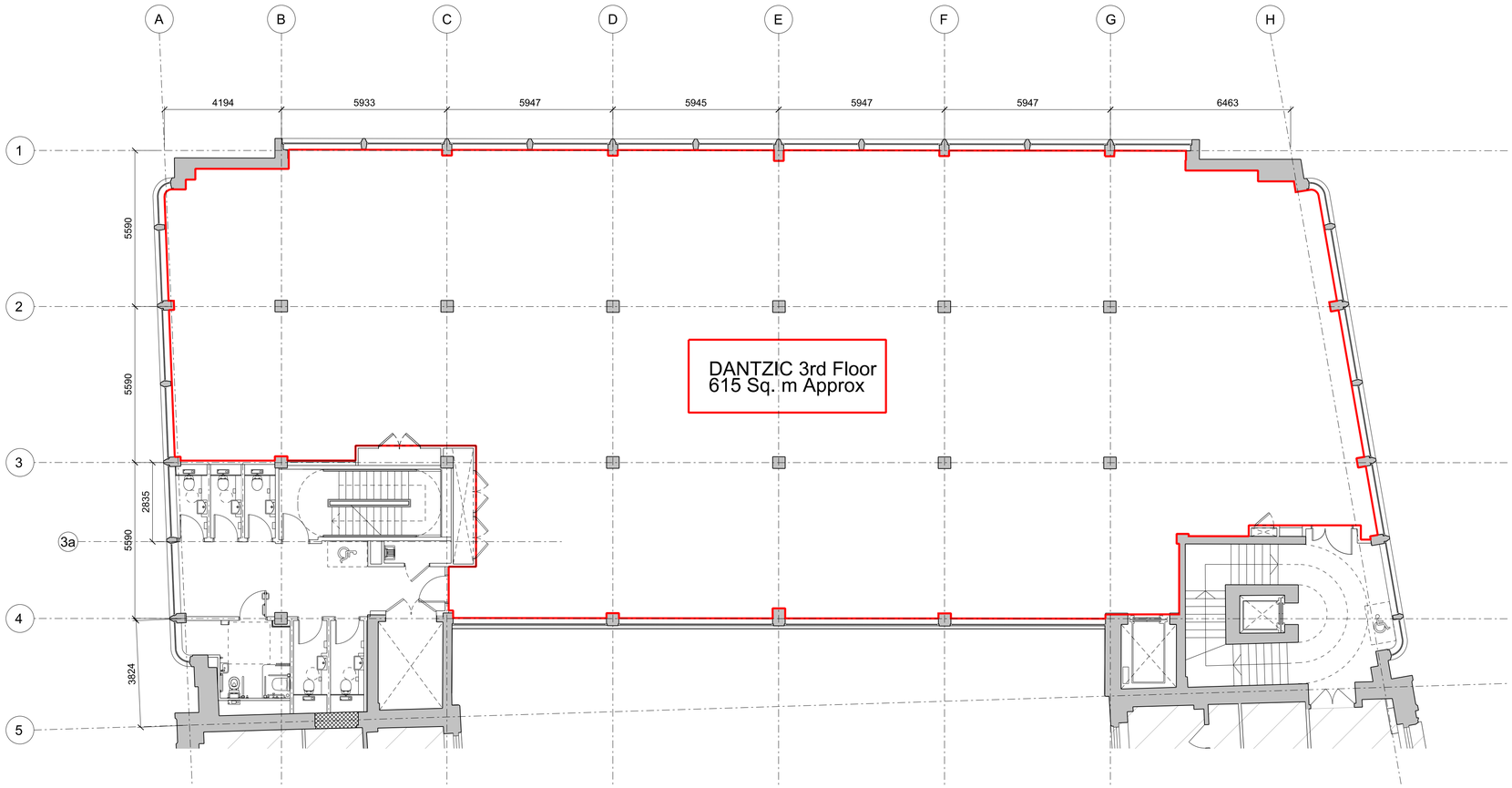
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

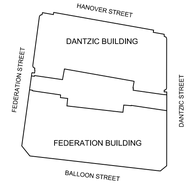
GENERAL NOTES:

DANTZIC 3rd Floor
615 Sq. m Approx



REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

KEYPLAN



CLIENT

Russells
Construction

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 100	**25.04.2019**	**SM**	**-**	**TOB**

TITLE
THIRD FLOOR PROPOSED DEMISE PLANS DANTZIC

STATUS
INFORMATION

DRAWING NO. **5814 - 20 - 306**

REV. **-**

N

Filename:P:\Projects\5800_et\5814\CAD\plot\20_GA\5814-20-306.dgn
Plotted:25/04/2019

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

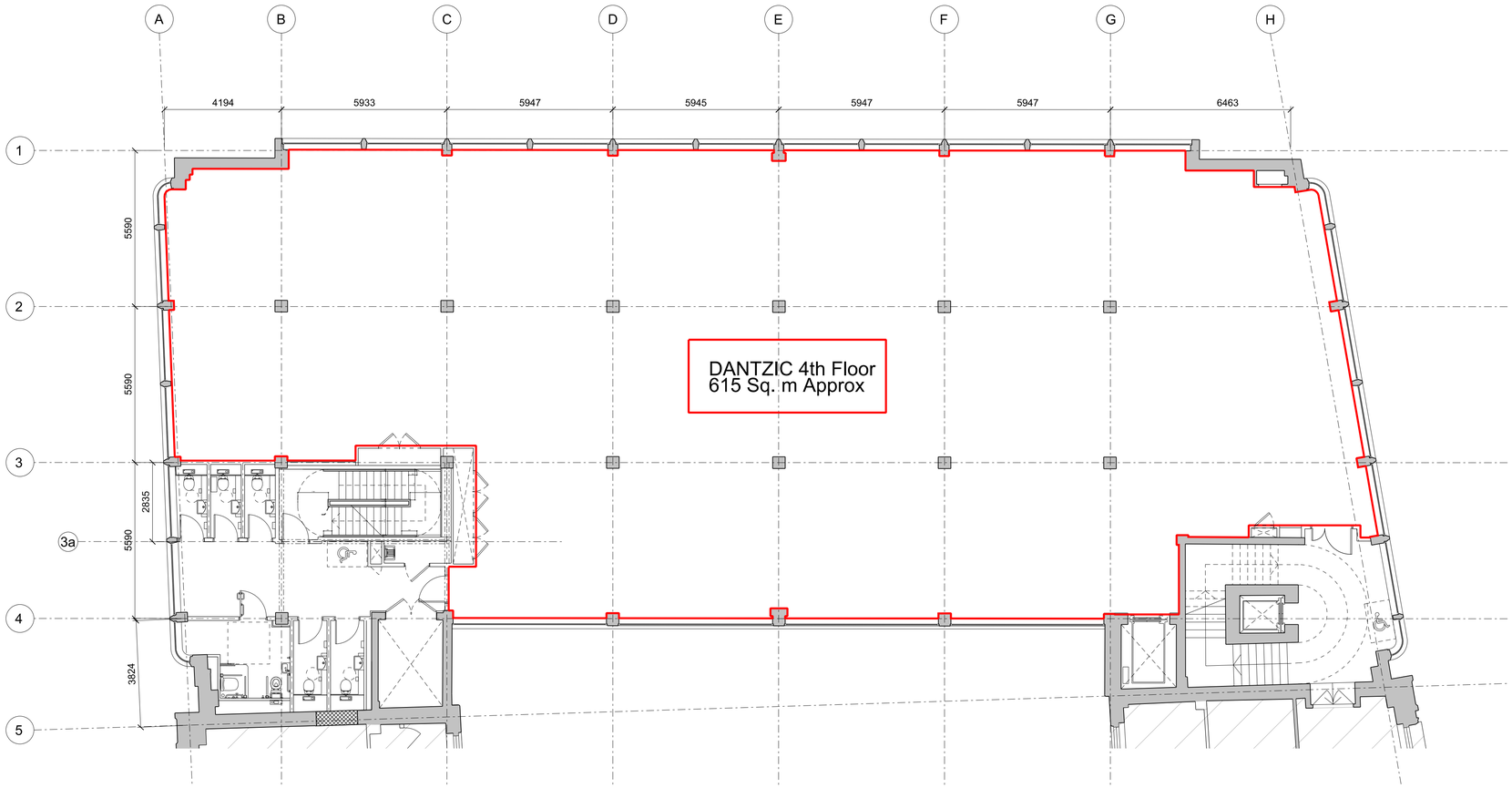
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

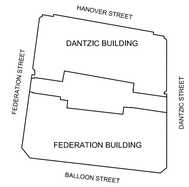
GENERAL NOTES:

DANTZIC 4th Floor
615 Sq. m Approx



REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

KEYPLAN



CLIENT

Russells
Construction

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 100	**25.04.2019**	**SM**	**-**	**TOB**

TITLE
FOURTH FLOOR PROPOSED DEMISE PLANS DANTZIC

STATUS
INFORMATION

DRAWING NO. **5814 - 20 - 307**

REV. **-**

N

Filename:P:\Projects\5800_et\5814\CAD\plot\20_GA\5814-20-307.dgn
Plotted:25/04/2019

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

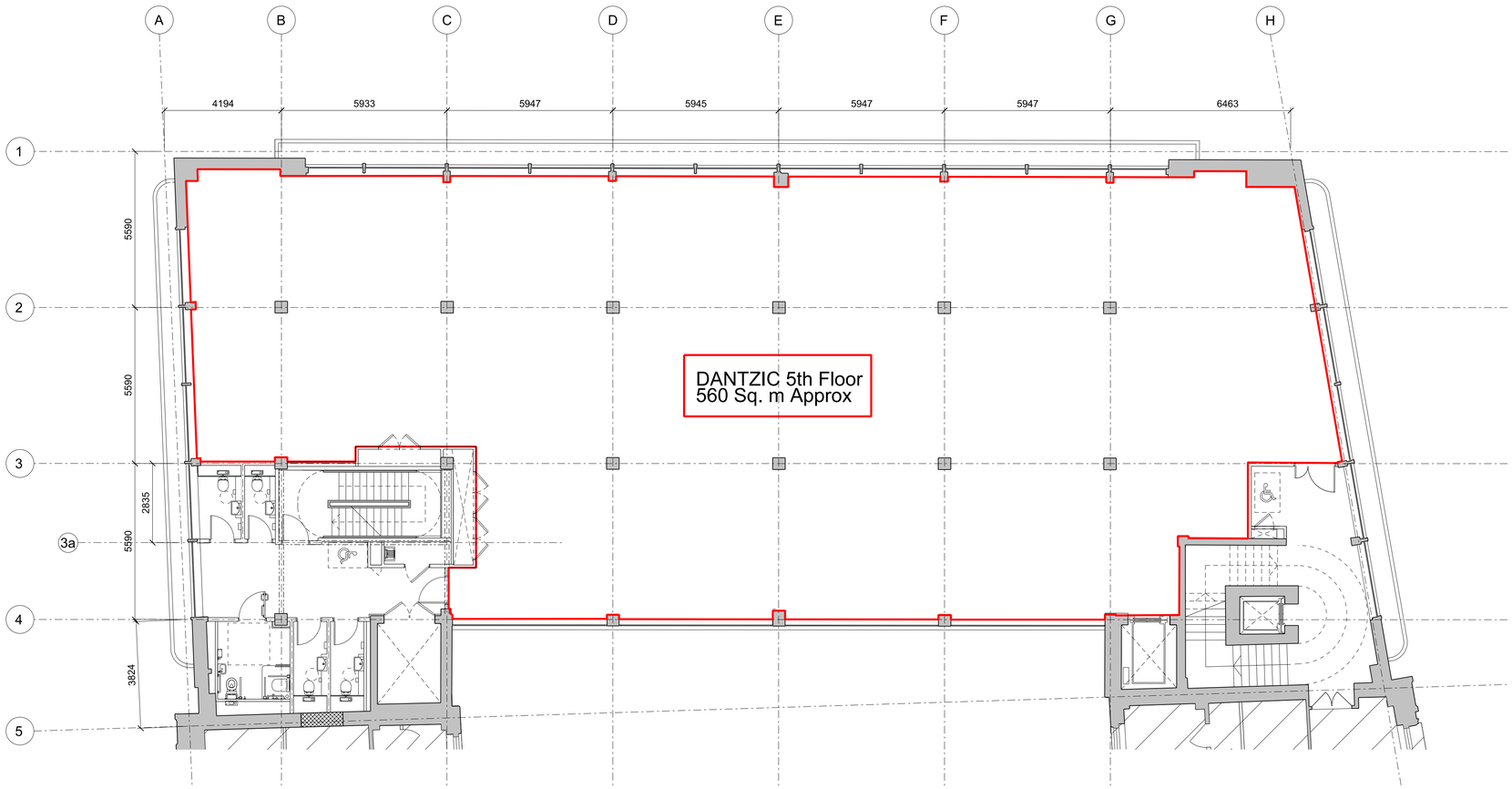
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

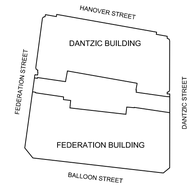
GENERAL NOTES:

DANTZIC 5th Floor
560 Sq. m Approx



REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

KEYPLAN



CLIENT

Russells
Construction

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:100	**25.04.2019**	**SM**	**SM**	**TOB**

TITLE
FIFTH FLOOR PROPOSED DEMISE PLAN DANTZIC

STATUS
INFORMATION

DRAWING NO.
5814 - 20 - 308

REV.
-

N

Filename:P:\Projects\5800_ext\5814\CAD\plot\20_GA\5814-20-308.dgn
Plotted:25/04/2019

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

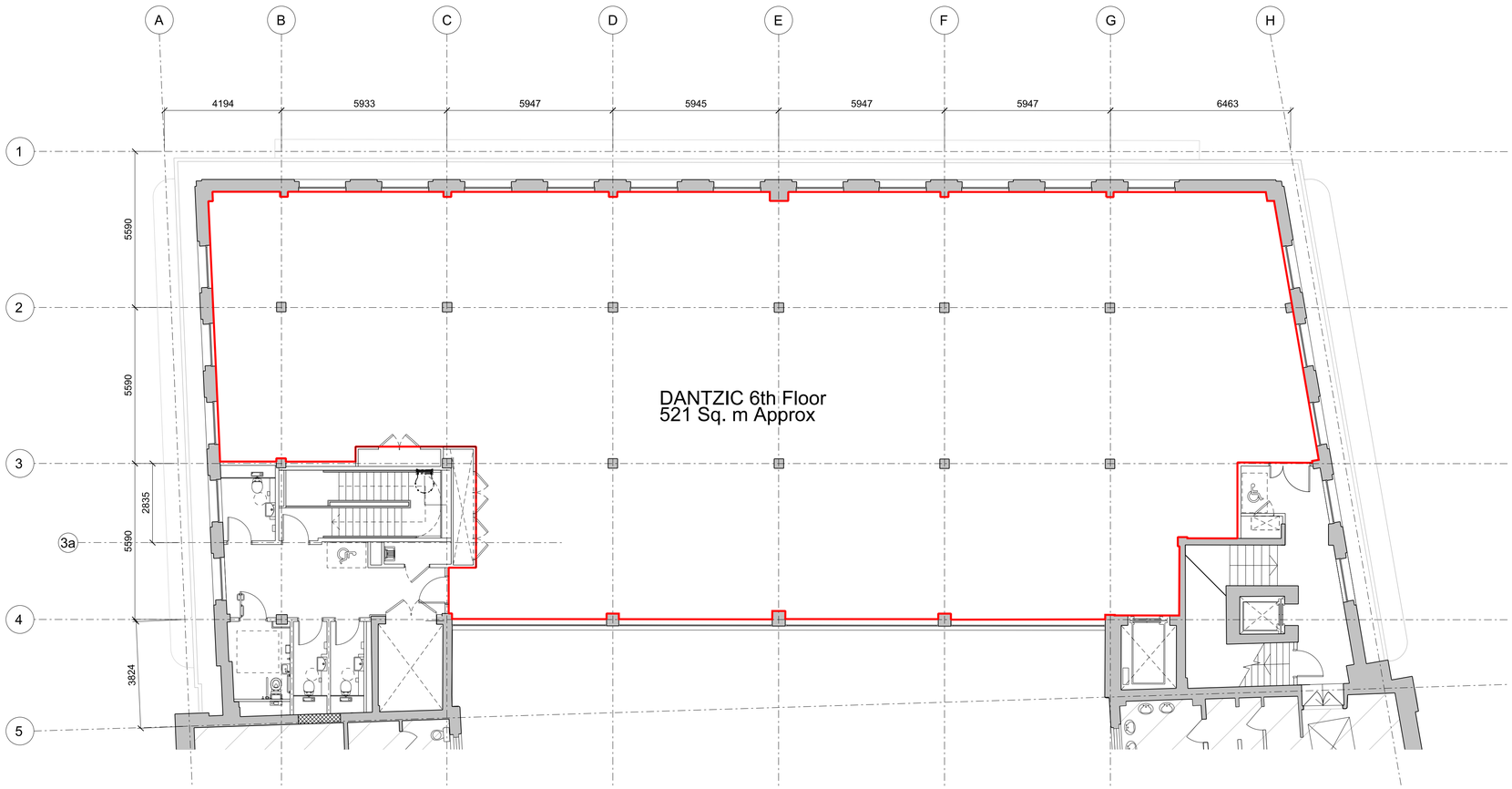
DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

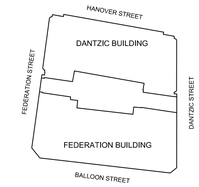
GENERAL NOTES:

DANTZIC 6th Floor
521 Sq. m Approx



REV.	DATE	AMENDMENT
-	25/04/2019	First Issue

KEYPLAN



CLIENT

Russells Construction

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1 : 100	**25.04.2019**	**SM**	**SM**	**TOB**

TITLE
PROPOSED SIXTH FLOOR DEMISE PLAN DANTZIC

STATUS
INFORMATION

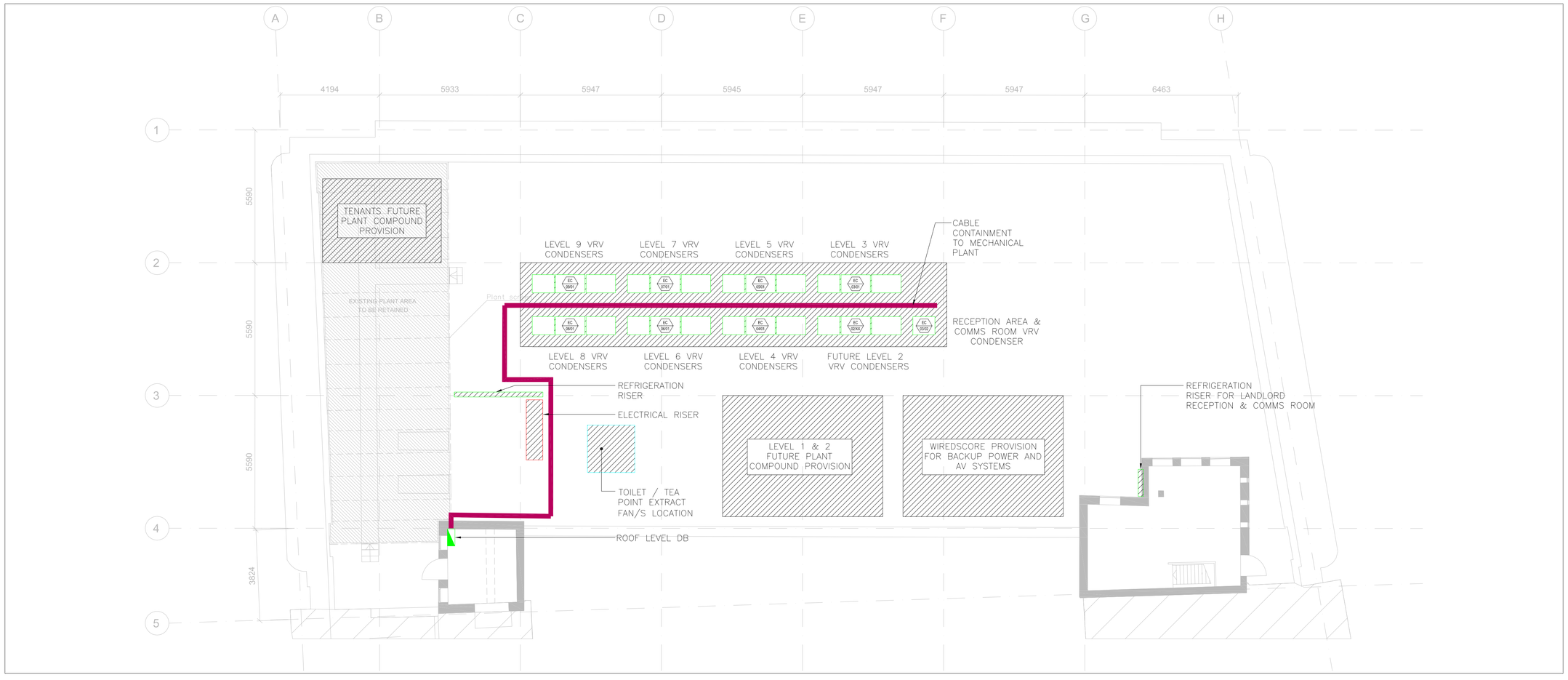
DRAWING NO.
5814 - 20 - 309

REV.
-

Plotted 25/04/2019
Filename P:\Projects\5800_plc\5814\CAD\dwt\2D_GA\5814-20-309.dgn

Appendix C: Tenants Plant Space Allocation Drawing

External Condenser Schedule							
Unit Ref	Cooling Capacity (kW)	Cooling Heating (kW)	EER	SEER	COP	Make	Model
EC 03/01	53.3	58.3	4.4	7	4	Daikin	REYQ26T
EC 03/02	23.9	23.7	3.9	7.4	4.3	Daikin	REYQ10T
EC 04/01	84.6	94.2	4.3	6.7	4	Daikin	REYQ40T
EC 05/01	84.6	94.2	4.3	6.7	4	Daikin	REYQ40T
EC 06/01	84.6	94.2	4.3	6.7	4	Daikin	REYQ40T
EC 07/01	84.6	94.2	4.3	6.7	4	Daikin	REYQ40T
EC 08/01	84.6	94.2	4.3	6.7	4	Daikin	REYQ40T
EC 09/01	84.6	94.2	4.3	6.7	4	Daikin	REYQ40T



A 10-50 PLAN

Plan View of Roof Plant Layout

1:100

This document and its contents are the property of the Purchaser/Employer and Crookes Walker Consulting. They may not be copied or reproduced in any way, in part or whole, without prior written approval of both parties. Violations will result in legal action.
This drawing shall be read in conjunction with the CWC Mechanical and / or Electrical Specification(s).
DO NOT SCALE FROM THIS DRAWING

DESIGNERS RISK ASSESSMENT

REFER TO APPENDIX 1 OF M&E SPECIFICATION FOR DESIGNERS RISK ASSESSMENT SCHEDULE

DRAWING BACKGROUND(S):

NOTES:

SCHEDULES PROVIDED ARE FOR INDICATIVE PURPOSES ONLY. THE CONTRACTOR SHALL UNDERTAKE FIRM SELECTIONS BASED ON THEIR DETAILED DESIGN INFORMATION / CALCULATIONS

Rev	Date	Description	Eng	Chk
T02	13.10.17	ISSUED FOR TENDER	BH	DW
T01	27.09.17	ISSUED FOR TENDER	BH	DW
P01	30.08.17	ISSUED FOR TENDER	BH	DW

CWC crookes walker consulting
Alberton House, 30 St Mary's Parsonage
Manchester M3 2WJ
Tel: 0161 834 9999

The Plaza, Old Hall Street,
Liverpool L3 9QJ
Tel: 0151 600 5409

E-mail: admin@cwcon.co.uk
Website: www.cwcon.co.uk

Client: workman

Project: DANTZIC BUILDING MANCHESTER REFURBISHMENT

Drawing Title: INDICATIVE ROOF PLANT LAYOUT

Status: TENDER

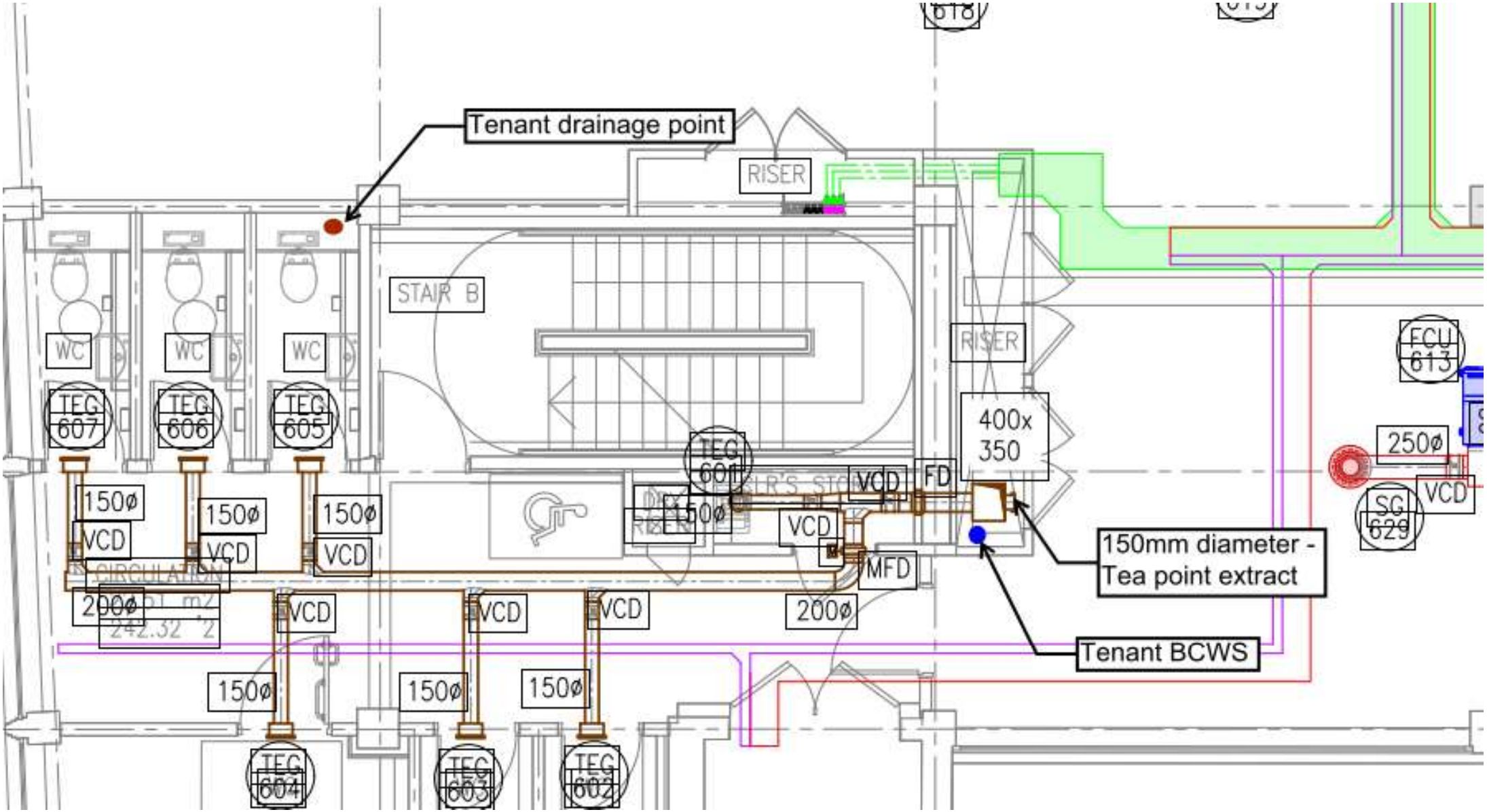
Project No.	Drawn	Scale / Paper Size
1447	BH	1:100 @ A1

Drawing No.: 1447-10-5001

Rev: T02

Appendix D: Tenants Kitchen Ventilation & Fit Out Drawing

Tenants Kitchen Ventilation & Fit out Drawing



Russells Construction

Appendix E: Workman Management Document

DANTZIC BUILDING

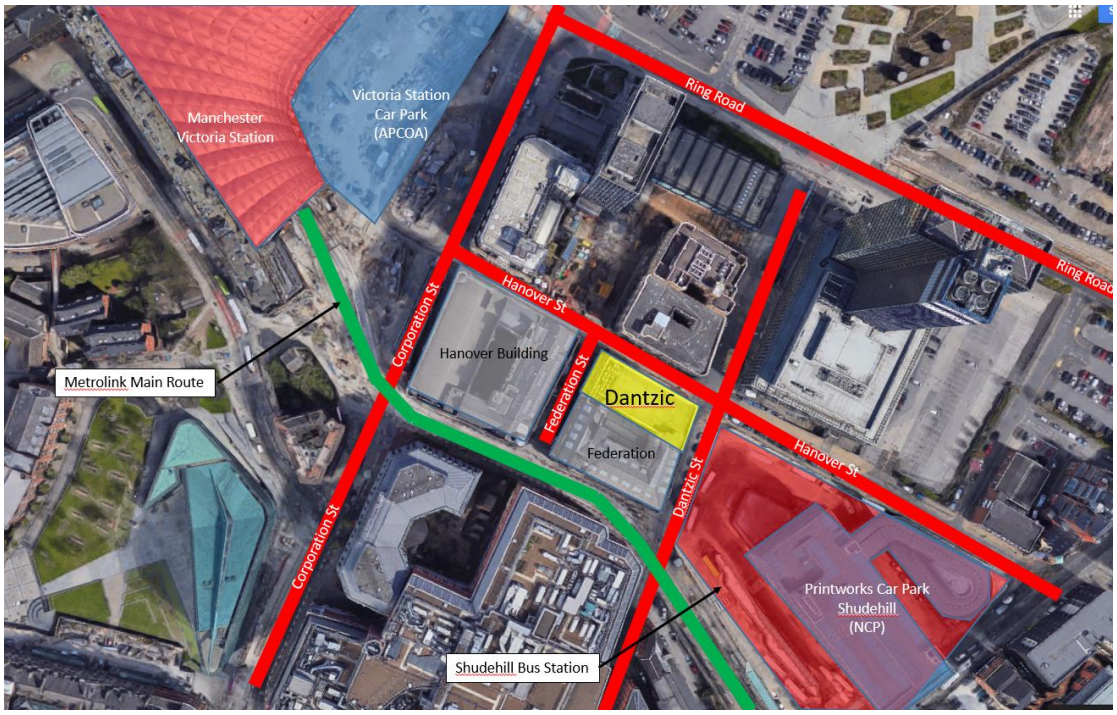
BUILDING MANAGEMENT PLAN

Prepared by: Workman WFM
Dated: 13.06.2019
Version: 1

INTRODUCTION

Dantzic has been refurbished to provide open plan office accommodation from Level 3 (ground floor) to Level 9 (6th floor). The office entrance/ reception area is at Level 3 (ground floor) on Dantzic Street and its general arrangement and appearance has been refurbished and enhanced.

All of Level 1 (basement), which includes the basement level of Federation, and Level 2 (lower ground floor) are stripped back to a shell, as far as possible, to facilitate further redevelopment works in the future



What is the Building Management Plan (BMP) for?

This BMP for the Dantzic Building has been prepared to provide you with information about the Building, its services and the management team who run it. It is important that you familiarise yourself with its contents.

What does it contain?

The BMP contains useful factual information and house rules.

Its principal objectives are to: -

a) Ensure the efficient running of the building in compliance with all relevant Health, Safety and other statutory obligations.

b) Minimise any disruption or annoyance to yourselves or other occupiers of the Building and;

c) Ensure that your experience of the Building is rewarding for both your company and your staff.

. ACCESS TO THE BUILDING

Access/Security

The development is situated in NOMA, Manchester city centre.

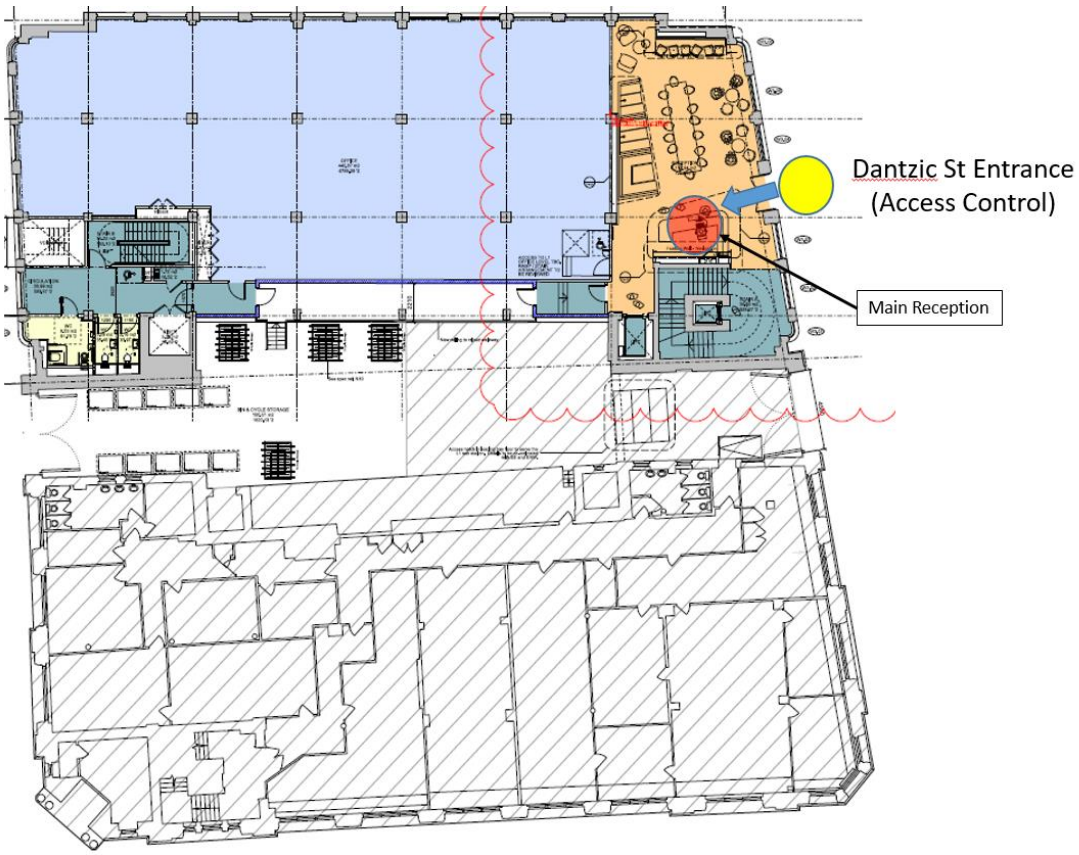
The Building is open 24/7 seven days a week.

Access is available to the Building via the Main Front Doors located on Dantzic Street with a card access pass. Access cards / fobs are supplied by the Building Management Team.

Visitors

Visitors, including contractors, should use the intercom to communicate with the Front of House Concierge who manages Reception during the weekday hours of 08.00 – 17.00.

All visitors must sign in at Reception stating who they are visiting. They will be issued with a Visitor's pass. Visitors must be hosted from Reception by the tenant to their floor.



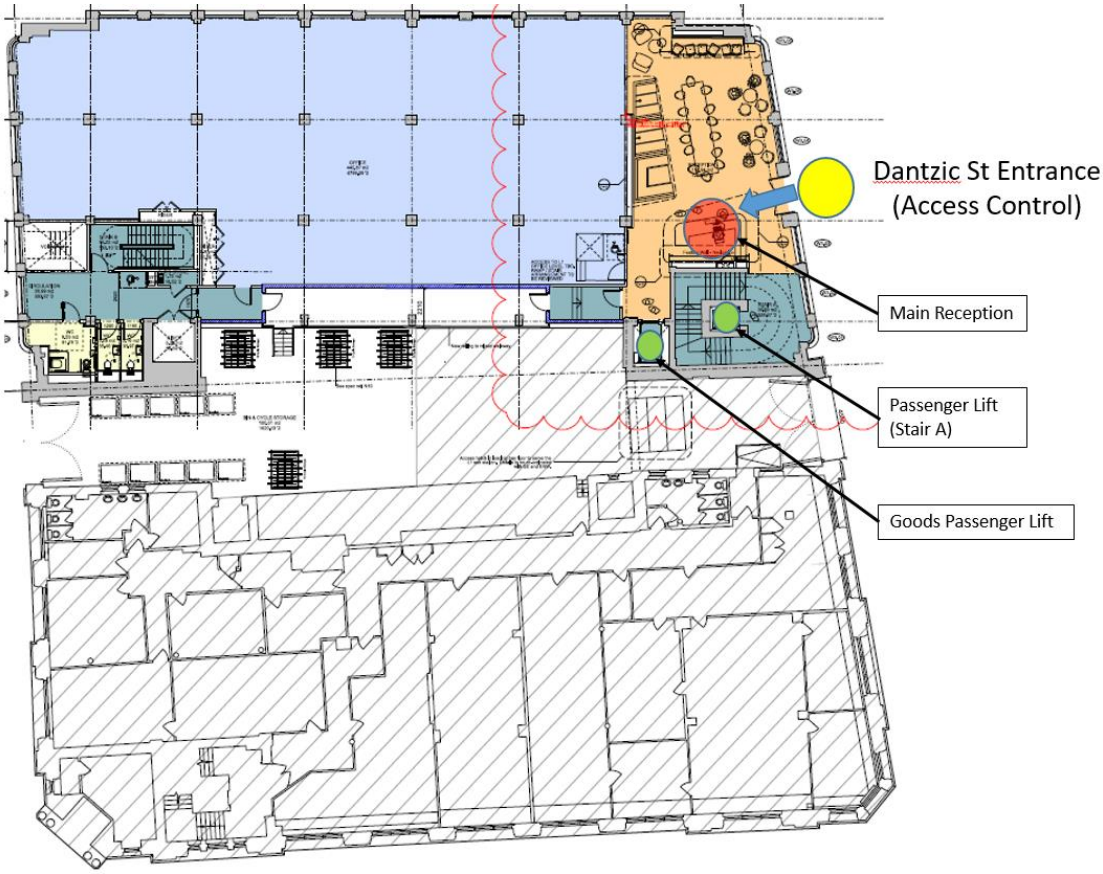
Welfare Facilities

All washroom facilities and showers including those which are DDA compliant are located at each level of the Building within the Common Area landings.

Disabled Facilities

The following disabled facilities are provided

- Level access to the building from Dantzic Street
- DDA Lift to all floors



Disabled Refuge Call System

There are refuge points located at each stair lobby that signals back to the building reception that assistance is required. Please see section 3.1.3 for more detail.



Disabled Toilets Alarm System

There are pull cords within each of the disabled toilets, which when pulled will signify to the building reception that assistance is required. If the cord is pulled in error, there is a reset button within each toilet, which when pressed will cancel the alarm



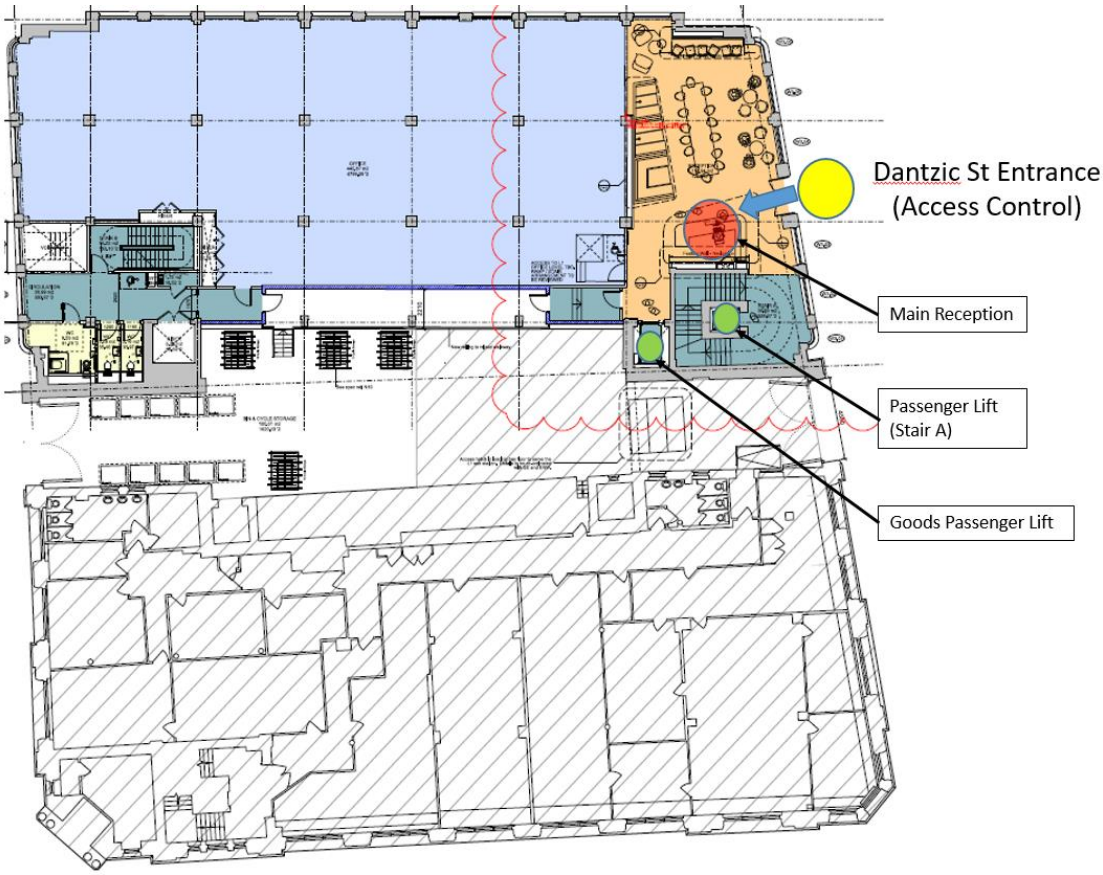


Lifts

The following lifts are provided within the building

- Passenger Lift (Stair A)
  12 person, 900kg, Passenger Goods Lift
  Serving - Basement (L1), Lower Ground (L2), Ground Floor (L3), Office Floor 1 (L4), Office Floor 2 (L5), Office Floor 3 (L6), Office Floor 4 (L7), Office Floor 5 (L8), Office Floor 6 (L9)

- Goods – Passenger Lift
  17 person, 1500kg, Goods Passenger Lift
  Serving – Basement (L1), Lower Ground (L2), Ground Floor (L3), Office Floor 1 (L4), Office Floor 2 (L5), Office Floor 3 (L6), Office Floor 4 (L7), Office Floor 5 (L8), Office Floor 6 (L9)



The Goods/Passenger Lift accesses directly on to each office space floor level and requires a door access pass to use.

Security

CCTV

The role of the CCTV is to help provide a safe and secure environment for building users and visitors, by assisting in the detection of crime, public disorder and anti-social behaviour within or around the building.

CCTV is present in the key landlord spaces at ground floor level and at the top of stair B monitoring the ladder access to the AOV (Automatic Opening Vent) to the roof.

The CCTV system is both locally and remotely monitored out of hours. In the event of any incident, the cameras will analytically pick up motion and alert the remote monitoring station. The Incident Control Team will then escalate and if necessary request attendance by a mobile patrol unit.

Deliveries & Collections

Service Access

A loading bay/drop off/pick up area is available on Dantzic Street.

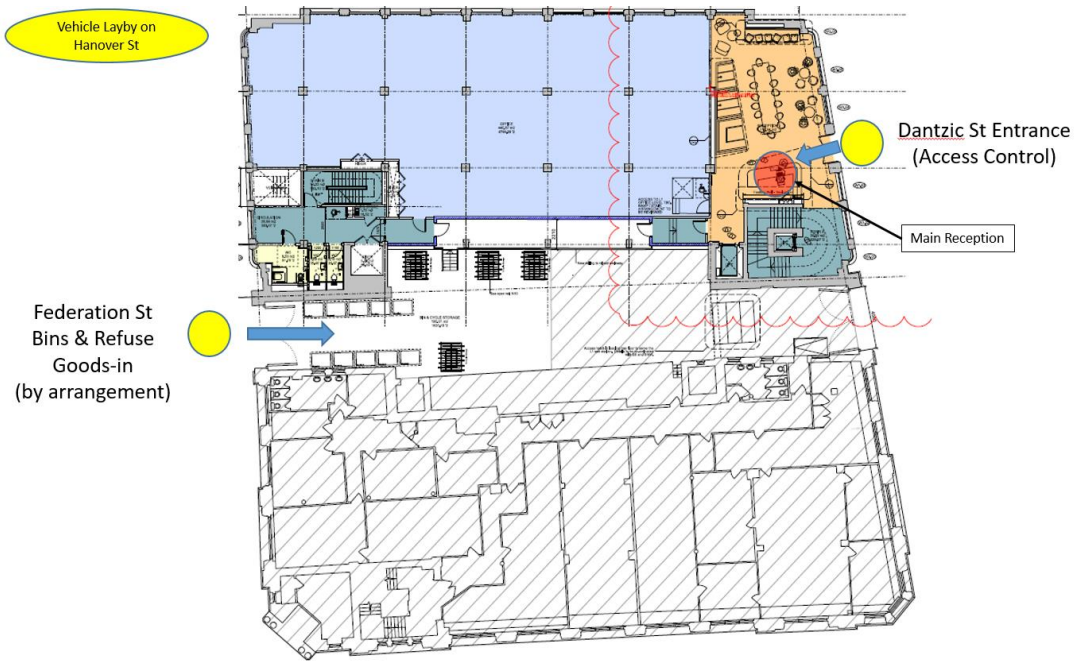
Post

Post will be delivered directly to the building reception at ground floor where it will be sorted and left for collection by each Tenant

Couriers

All couriers should report to the Building Reception.

Couriers will not be allowed on to the floors without the Tenant's authorisation. Tenants will be contacted by phone to either collect and sign for deliveries or authorise the courier to deliver to the floor.



Parking

There is no on site car parking available at the Building

Motorcycles & Bicycles

Parking Provision has not been made for motorcycle parking.

There is provision of cycle racks in the Loading Bay and showers in the Building.

CLEANING & REFUSE COLLECTION

Cleaning

The Landlord arranges for the cleaning of the common areas. Any issues should be referred to the Concierge or the Estates Management Team.

The Landlord also arranges external window cleaning and the cleaning of glass areas to the common parts.

Tenants are responsible for the cleaning of the tenanted areas including the internal side of the windows within their demised areas.

Refuse Collection

A refuse area (Bin Store) is situated in the loading bay of the building. Any refuse generated by the occupiers should be taken to the Bin Store by the occupiers own cleaning contractor/staff.

The Building Management Team intends to operate a waste recycling scheme and there is suitable space within the Bin Store to assist with this

Space is allocated within the Bin Store for the future installation of waste compactor equipment

The Building Management Team will organise regular waste collections

HEALTH & SAFETY

Workman's Health and Safety Policy

The Tenant and their contractors must comply with all relevant Health & Safety legislation pertaining to their occupancy of the premises.

Workman's Health & Safety Policy and Procedures will be adhered to by the Workman Estates Management Team and where required, must be complied with by the Tenant.

In the event of an accident in the common parts of the building this event should be reported direct to the Estates Management Team on 07889 642175 in addition to the completion of your own reporting procedures.

Emergencies

In case of an emergency during business hours contact the Front of House Concierge.

Outside of normal business hours, contact the Workman Helpdesk - **01908 286392**

Please also be familiar with your company's emergency procedures.

If you become entrapped in the lift, please use the emergency auto dialler located in the lift. This goes directly through to the Rubax Helpdesk who will dispatch an engineer to site.

Medical Emergencies

It is the responsibility of each tenant to satisfy the requirements of the Health & Safety (First Aid) Regulations 1981 in respect of properly trained first aid personnel, first aid boxes and record keeping.

If it is necessary to summon an ambulance call 999.

Fire Safety Information

Please refer to the Fire Action Notices that are affixed at all exits and adjacent to all break-glass points

Disabled Persons

It is important that reception is notified if there are disabled persons in the building, so that appropriate arrangements can be made to suit their circumstances

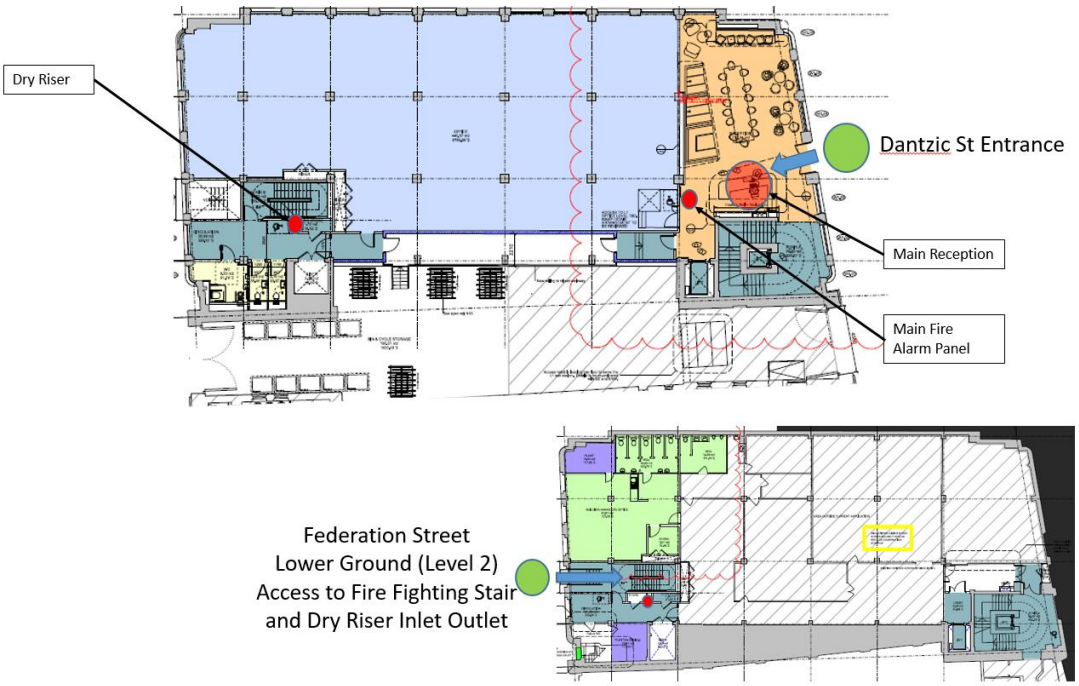
Fire Alarm

A new fire alarm system has been provided throughout the building, this is an automatic addressable system, comprised of smoke detectors

The Fire Alarm system is tested on a weekly basis.

There are manual call points by all main exits.

The Fire Alarm Panel is located adjacent to reception at ground floor level



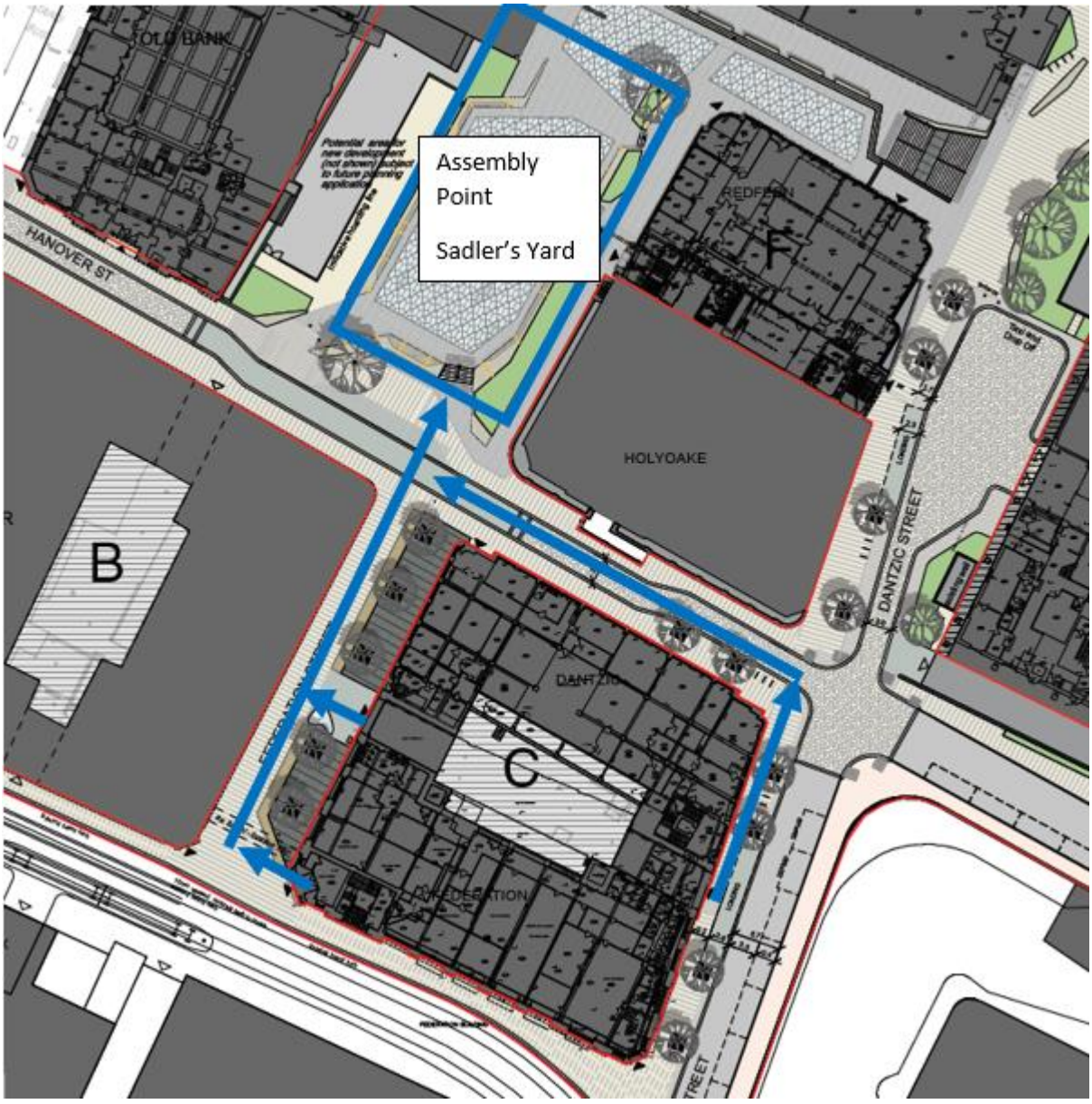
The Fire Alarm System is programmed so that upon activation of a smoke detector then the Fire Alarm Panel will sound an audible warning that commences a 3 minute timer to allow a check to be made by the Building Management Team for a false alarm.

If a second detector activation is made within this 3 minute period then the system will go into full fire evacuation, also if the system is not reset within the 3 minute warning period then the system will go into full evacuation.

If the activation is made via a heat detector or a manual call point (Break Glass) there will be no 3 minute timer and the alarm will activate immediately.

When the system goes into full fire evacuation the fire alarm signal will sound continuously throughout the building.

On the sounding of the alarm signal all building users / visitors should evacuate the Building in accordance with the Building Fire Evacuation procedures and assemble at the designated Assembly Point at Sadler's Yard, off Hanover Street.



Emergency Exits and Lifts

Emergency Exits are clearly signposted

Note that none of the lifts are designated as fire evacuation lifts. All lifts will return to ground floor level upon activation of the fire alarm signal, and the doors will open. The lifts will not operate until the system is reset.

Refuge Area Alarm System1

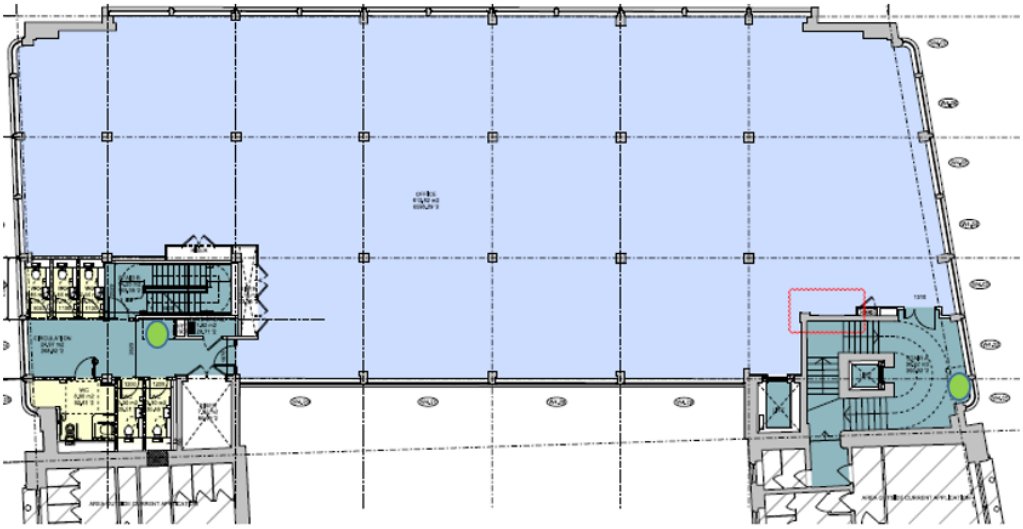
There are Disabled Refuge Areas located throughout the building in the stair core lobby's.

Anyone unable to evacuate the building immediately during an emergency, should make their way to one of these Refuge Areas, and use the handset/ call point. This will allow communication with the reception at ground floor who will organise assistance

- Ground Floor (L3)
- 1st Floor (L4)

- 2nd Floor (L5)
- 3rd Floor (L6)
- 4th Floor (L7)
- 5th Floor (L8)
- 6th Floor (L9)

Typical Floor Office Floor 1 to 6 (Level 4 to 9)
Location of Disabled Refuge Area





AOV

An AOV has been installed at the top of stair B, the main panel serving this equipment is located within the main riser of the lower ground floor. Located at the lower ground floor of stair B is the fireman's override switch. In the event of the fire brigade arriving to site they can determine whether to override the AOV to assist with fire extinguishing.

A Dry Riser is run through all levels of the Building and the breaching point for the Fire Service is located on Federation Street, next to the Loading Bay doors.

NO SMOKING POLICY

This is a NO SMOKING Building.

Tenants should ask their staff not to smoke immediately outside the entrance to the Building. Security staff have instructions to ask anyone smoking immediately outside to move away.

DATA & COMMS

The Building has achieved a Wired Score Platinum Certificate. There are two distinct chamber and duct entry points to the Building on Federation and Dantzic Street for fibre and analogue service provision. ISP's run the cable through and down to a central comms room in the Basement. The internal risers then service each demised floor.

Tenants must approach the Landlord for a Wayleave Agreement before running comms into and up the Building.

REPORTING OF MAINTENANCE ISSUES

All issues regarding the maintenance of common parts of the Building should be referred to the Concierge or Estates Management Team on 07889 642 175 during business hours.

Out of Hours issues should be reported to the Workman Helpdesk on **01908 286392**
.

CONTRACTOR'S RULES/PERMITS TO WORK

Permit Procedure

These apply to contractors attending site when carrying out activities in the Landlord's common areas, plant rooms, life safety systems and the roof area. Permits to work are available from the Estates Management Team. Method statements and risk assessments must be submitted at least 48hrs in advance and first approved by the Estates Management Team.

Contractors working without a valid permit will be asked to leave site immediately.

Drilling and other noisy work is not permitted between 08:00 and 17:00 hrs Monday to Friday. This sort of work should be carried out in the evening or early morning.

Building Environment

The Dantzic Building is a Grade II listed building which includes a number of energy design measures such as

- LED technology to reduce lighting energy consumption
- All power distribution on the site have digital KWh meters to show consumption, and are split between both power and lighting and main plant
- Digital energy meters installed to each floor throughout the heating circuit system

Heating

Office Areas

Heating and cooling to all of the office areas and reception is via Daikin fan coil units with all the outdoor units located on the roof plant deck.

Centralised control is through the Daikin Intelligent Touch Manager located in the riser cupboard in the Building Managers Office on Level 2. This is linked to the Building Management System.

Individual control of the floors, and areas within the floors, can also be set using the tablets situated on each floor in the riser cupboards.

There is a dedicated controller for the Reception Area located adjacent to the Fire Panel.

Ventilation

General ventilation to the building is via the opening windows on each floor.

Supplementary fresh air to areas on the Ground Floor (Level 3) and in Reception is via Daikin heat recovery units located above the Loading Bay walkway.

Control for these units is though the Daikin Intelligent Touch Manager which is linked to the Building Management System.

WC Extract Ventilation

Extraction is provided to the WC's with roof mounted extract fans

The toilet extract fan is a twin fan unit located on the roof plant deck which is enabled from the Building Management System on call from any of the building time zones.

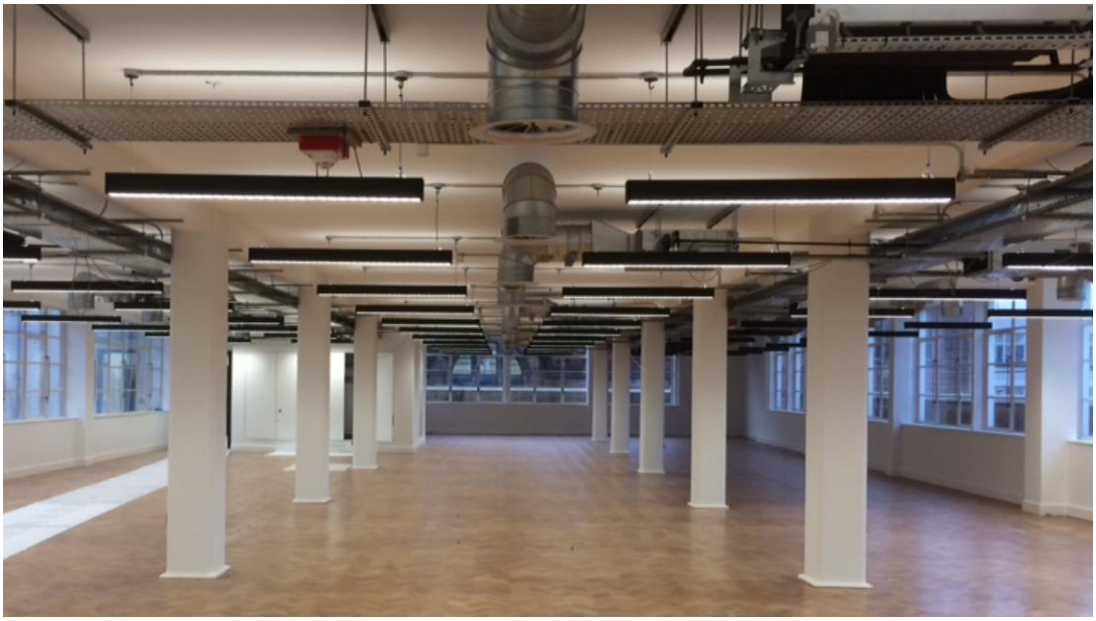
Lighting

An intelligent lighting system has been installed to provide a low energy consuming solution to lighting control. The system is comprised of a series of lighting control modules, passive infrareds (PIR) motion detectors, programmed to suit the zones of lighting control and to reduce energy consumption.

Office Areas

The luminaires are pre-programmed and work on a day light dimming function where they will auto modulate to a set level depending on the external day light.

Motion sensors will detect movement and energise the lighting circuit for that area, the programming will also bring on the adjacent fittings. These will time out after a period of 30 minutes and switch off if no further motion is detected by any of the grouped fittings for that area.





Stairs

Stair Cores A & B are controlled via motion sensors on a “all on, all off” scenario, the sensors are located on the floor level half landing throughout all levels.

Toilets / Core Areas

Lighting within the toilet/core area have been achieved with the use linear LED light fittings & globe type feature lighting and, on all floors operate on a motion sensor function and switch on upon movement being detected, these are set on a 30 minute timer that will turn off if no further motion is sensed within this time.

Emergency Lighting

Emergency lighting is provided throughout the open plan office spaces on all floors, common areas, toilets and lobbies. The emergency lighting is provided by the use of standalone lighting modules, integral emergency lighting packs, and exit signage.

These systems are connected with the local lighting circuit and will operate upon a complete mains failure.

The equipment installed will achieve illumination for 3 hours exceeding the minimum average of 1 Lux at floor level upon power failure

There is a manual test facility by means of a key operated switch that is located adjacent to the distribution equipment located within the riser on each of the floors



Water Management

A number of steps have been taken to reduce water use within the building.

- Dual flush WC's
- All water is metered and monitored

Cold Water System

A new mains cold water supplies have been installed into the building by United Utilities for the main buildings/office area. The supply into the building has a designated isolation valve installed upon building entry located on the lower ground floor.

Domestic Hot Water System

The domestic hot water system utilises electric water heaters local to the WCs. These were selected as they do not incur the heat losses associated with a centralised system

Building Management System

The Building Management System (BMS) controls and monitors the mechanical plant and metering throughout the building

The Building Management Team will monitor the BMS via network link to any computer to ensure that the required set points are being met, and also to resolve any faults and warnings

The Daikin Intelligent Touch Manager is linked through to the main BMS

LANDLORD/TENANT PROCEDURES

General

The first point of reference when dealing with any issues affecting your occupation of the building should be the lease under which you occupy your accommodation. The following information is provided to give a brief overview of Landlord/Tenant procedures: -

Alterations

Landlord's consent will almost undoubtedly be required for any alterations to the demised premises. Please check with the Managing Agent before commencing any works for clarification. Please also check the terms of your Lease.

Structural alterations (save on occasion to facilitate affecting of fixtures and fittings, etc. and then only where permitted by and in accordance with, and subject to the conditions of the relevant lease) are absolutely prohibited.

A list of approved contractors is available from the Estates Management Team.

An application for Landlord's consent should be made to the Managing Agents. Consent must be obtained before any works are started. Consent will require an undertaking to meet the Landlord's legal and professional fees associated with a review and if consent is granted, documentation in the form of a Licence for Alteration.

Review and consent will only be considered if the following conditions are complied with: -

- You have to provide plans, sections and elevations of all internal layouts on a scale 1:100.
- You have provided details of the Programme, the Method Statement and the Proposed Contractor.
- Evidence has been provided that the alteration complies with all relevant statutory requirements, including those relating to fire precautions, Building Regulations and Planning.
- Any consequential alterations to the existing electrical installation in the building (including any connections or additions) must be carried out in accordance with the terms and conditions laid down by the Institute of Electrical Engineers and the regulations of the appropriate electricity supply authority.
- The Managing Agents must be notified prior to any works commencing.

If the Construction (Design and Management) Regulations 2015 (the "CDM Regulations") apply to any works which you want to carry out you will need to comply with them. The CDM Regulations include a requirement to appoint a Planning Supervisor, prepare a Health & Safety Plan, notify the Health & Safety Executive of the works, and compile a Health & Safety File at the end. You should always check with your own advisers, and if necessary the Health & Safety Executive itself, if you are unsure about whether the CDM Regulations apply and what you should do.

In addition to your obligation to pay the landlord's costs incurred in connection with the consent, you will be responsible for any costs incurred by the Landlord in relation to the Premises or the Building in consequence of any alterations which you carry out. (As an example, this could include the preparation and submission of revised plans to the fire authority).

16.3 Tenants' name signs

Tenant's signage (which is in the common parts of the building or grounds) is installed, maintained and (where necessary) changed by the Landlord.

Name boards for each incoming tenant will be provided on taking up occupation in the Building at no direct cost to them. If you wish the sign to show a name other than that of the tenant, you will need to provide details to the Landlord's Managing Agent no less than 14 days before the intended time of taking occupation.

If for any reason the sign needs to be changed during the tenant's occupation (other than for reasonable wear and tear) the tenant is to pay for the cost of this. You will need to provide the Managing Agents with not less than 14 days' notice of the required change and they will need to be satisfied at the time of making the request that the name to be displayed is that of a lawful occupier.

16.4 Occupation

Save as expressly provided to the contrary in, and in accordance with the lease, no one other than the tenant may occupy the Premises.

16.5 Subletting

The provisions for subletting are set out in the Lease. Where subletting is permitted under the lease, an application to sublet must be submitted to the Managing Agent.

You must provide the following information relating to the proposed subtenant: -

- Full name and address of the proposed subtenant.
- (If it is a company) details of its registered office, and company number, together with a copy of its certificate of incorporation.
- Confirmation of the proposed subtenant's business and of the use to which it intends to put the Premises.
- References for the proposed subtenant from: -
    - Current bankers
    - Accountant
    - Current landlord (if applicable)

In all cases copy letters of application for the references should be supplied which should in each case specifically refer to the total amount of annual rent and service rent, and to the length of the lease term

- Accounts - Full copies of the last three year's audited/company accounts and balance sheets for the proposed subtenant or (where the subtenant has been trading for less than three years) for the period since it began to trade.

If the Landlord believes that the subtenant is not of sufficient covenant strength, they may insist that the subtenant provides a rent deposit or some other form of security, such as personal guarantors.

- Details of any alterations the proposed subtenant intends to make to the demised premises should also be provided.

16.6 Assignment

Assignment of part of the demised premises is absolutely prohibited.

Assignment of the whole of the demised premises is permitted. The provisions for assignment are set out in the lease.

An application to assign must be submitted to the Managing Agents.

You must provide the following information relating to the proposed assignee: -

- Full name and address of the proposed assignee.
- (If it is a company) details of its registered office, and company number, together with a copy of its certificate of incorporation.
- Confirmation of the proposed assignee's business and of the use to which it intends to put the premises.
- References for the proposed assignee from: -
    - Current bankers
    - Accountant
    - Current landlord (if applicable)

In all cases copy letters of application for the references should be supplied which should in each case specifically refer to the total amount of annual rent and service rent, and to the length of the lease term

- Accounts - Full copies of the last three year's audited/company accounts and balance sheets for the proposed assignee or (where the assignee has been trading for less than three years) for the period since it began to trade.

If the Landlord believes that the assignee is not of sufficient covenant strength, they may insist that the assignee provides a rent deposit or some other form of security, such as personal guarantors.

- Details of any alterations the proposed assignee intends to make to the demised premises should also be provided.

You should note that you will be responsible for all of the Landlord's costs incurred in connection with all applications for landlord’s consent.

USEFUL CONTACT NAMES & NUMBERS

Building Address	Dantzic Building Dantzic Street Manchester M60 0AF
Landlord	NOMA Limited Partnership Acting by its General Partner NOMA GP Ltd
Managing Agent	Workman LLP The Observatory Chapel Walks Manchester M2 1HL
Property Manager	Rishi Khanna Tel: 0161 828 6094 Mobile: 07552 373032 Email: rishi.khanna@workman.co.uk
Estates Facilities Manager	Andrew Lloyd Tel: 0161 834 3569 Mobile: 07889 642 175 Email: andrew.lloyd@workman-noma.co.uk Out of Hours Helpdesk – 01908 286392

Security, SES

Security Manager, Steve Howard	01704 552270
	07780 995711

Appendix F: Parameter Plan – Blinds

SHEPPARD ROBSON

27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

A3

CLIENT

Russells Construction

NOTES

TITLE
TYPICAL BLIND LOCATION

REV.	DATE	AMENDMENT
-	25/04/2019	FIRST ISSUE
A	19/04/2020	Revised for Tenant Fit Out Guide purposes

PROJECT
DANTZIC BUILDING

SCALE@A3	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:10	25.04.2019	SS	SM	TOB

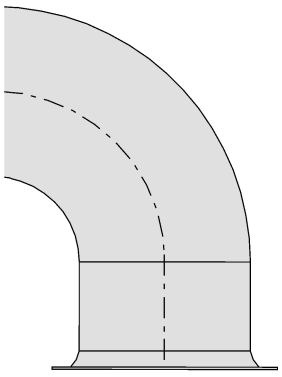
STATUS
INFORMATION

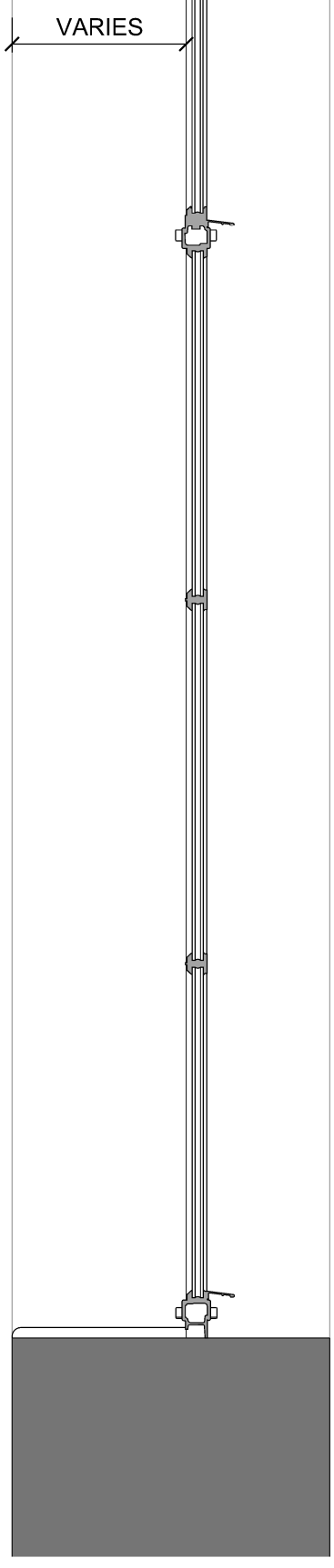
DRAWING NO.
5814 - 31 - 402

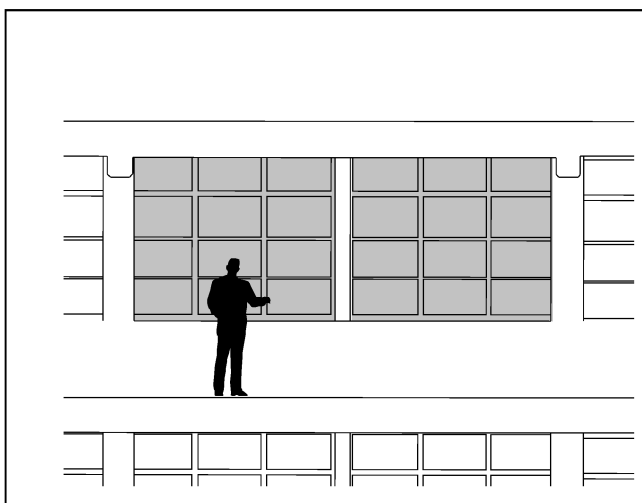
REV.
A

Window roller blinds to be contained within window recess and mounted with light countersunk screw fixing at both ends of the blind cylinder.

Blind colour to be RAL7044 (Silk Grey).







1:100 internal elevation of blind coverage



FilenameP:\Projects\5800_etc\5814\CAD\plot\31_Windows_louvres\5814-31-402 Blind locations.dgn

Plotted7/04/2020

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

Appendix G: Parameter Plan – Partitioning Blinds

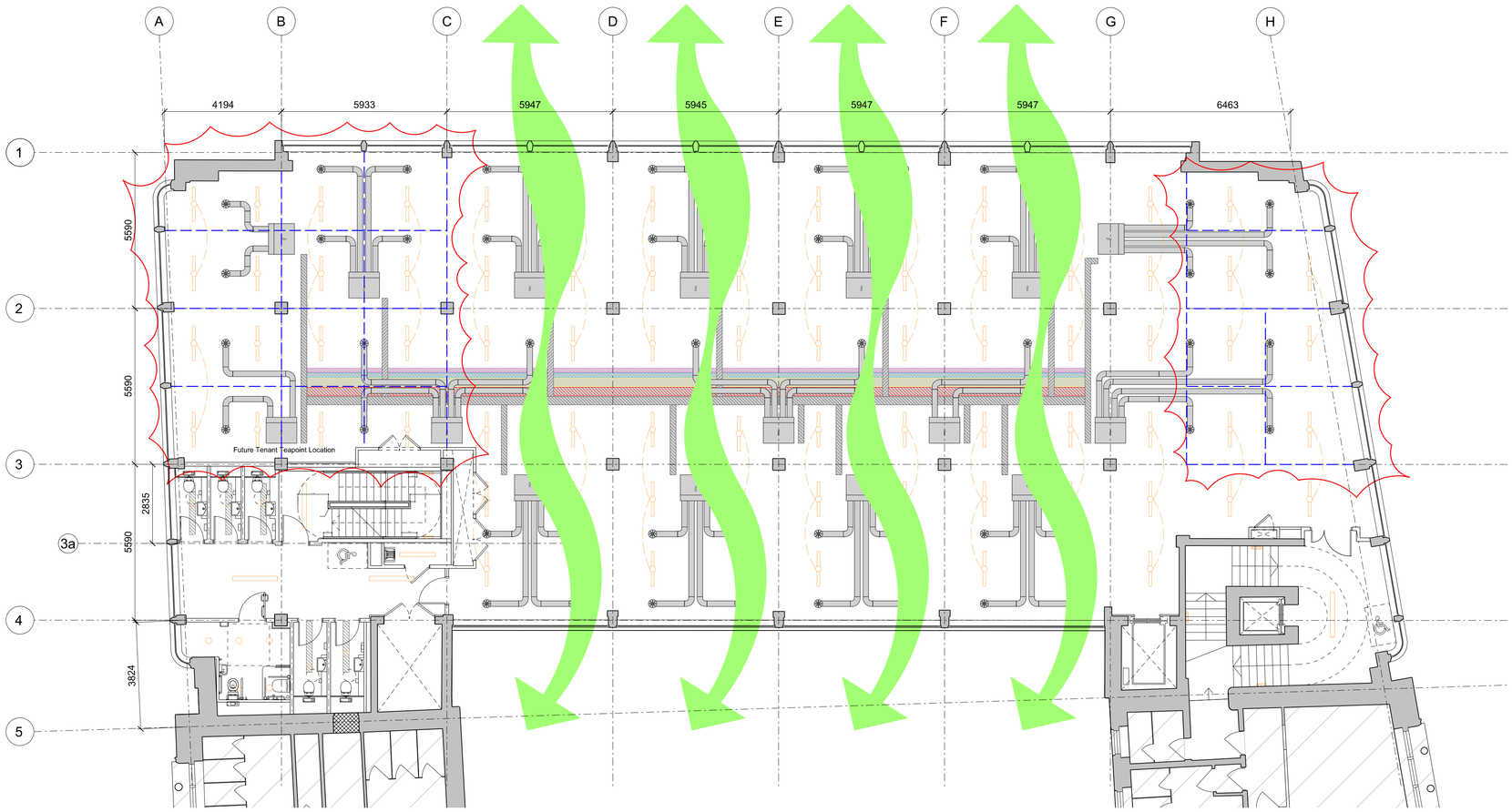
© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design.
Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.

GENERAL NOTES:



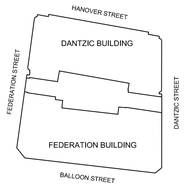
Approved location for partitions subject to tenant requirements

M&E equipment modified to suit as required

Cross ventilation remains across floor plate

REV.	DATE	AMENDMENT
-	27/03/2020	First Issue

KEYPLAN



CLIENT

Russells Construction

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

PROJECT
DANTZIC BUILDING

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1: 100	**27.03.2020**	**PS**	**RW**	**TOB**

TITLE
CELLULAR ACCOMMODATION
POTENTIAL PARTITIONING LOCATIONS
LEVEL 4 ILLUSTRATED

STATUS
FOR INFORMATION

DRAWING NO. **5814 - SK - 205**

REV. **-**

Filename P:\Projects\5800_etc\5814\CAD\plot\sk_Sketches\5814-SK-205.dgn
Plotted 30/03/2020

Appendix H: Parameter Plan – Partitioning Fixing Method

A3

SHEPPARD ROBSON
27th Floor City Tower Piccadilly Plaza Manchester M1 4BT
T: +44 (0)161 233 8900 E: manchester@sheppardrobson.com

CLIENT

Russells Construction

NOTES

TITLE
TYPICAL GLASS PARTITION HEAD AND BASE DETAILS

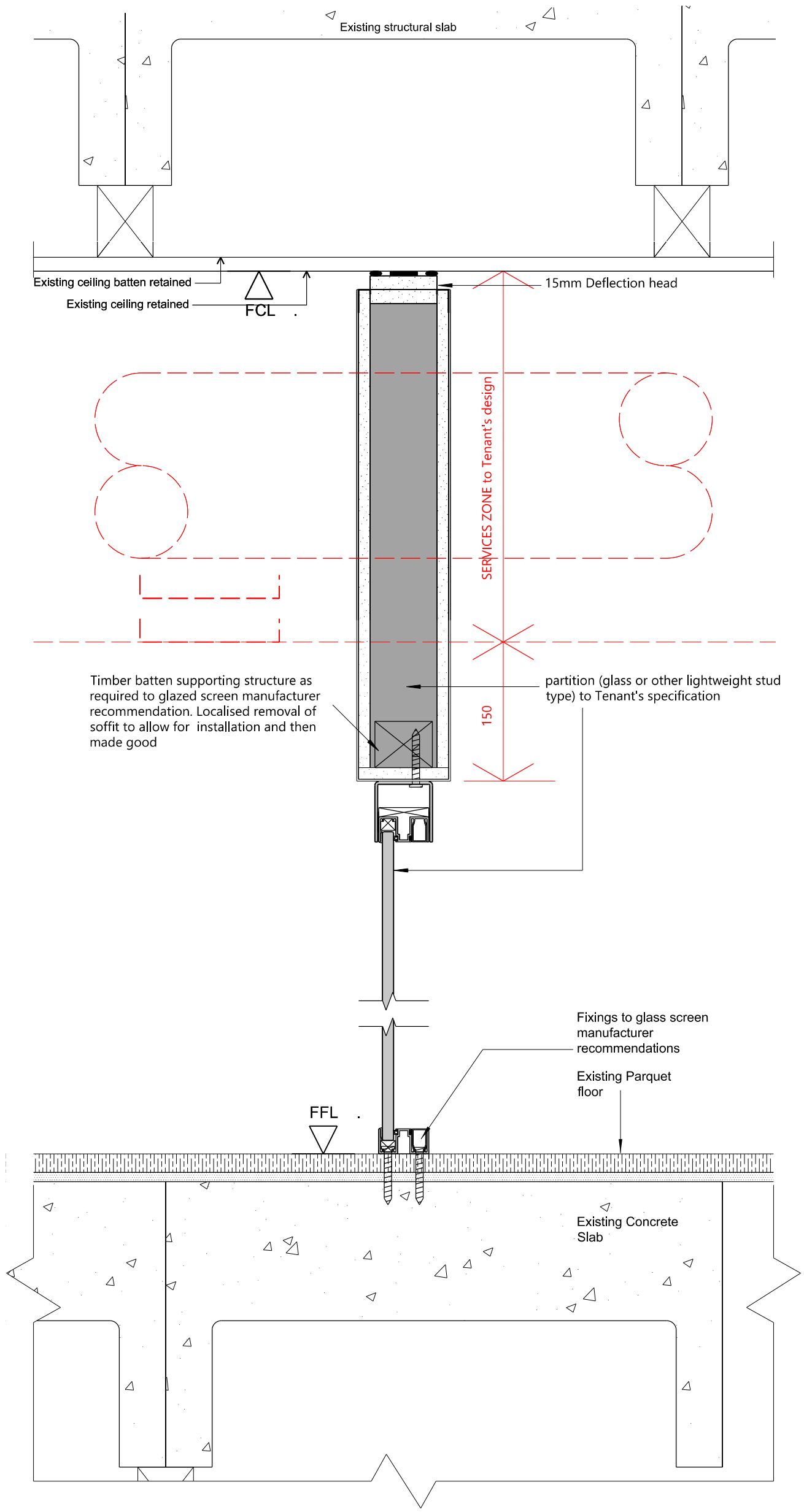
REV.	DATE	AMENDMENT
-	27/03/2020	First Issue
A	08/04/2020	Revised to suit Client's comments
B	12/08/2020	Revised to suit LPA comments

PROJECT
DANTZIC BUILDING

SCALE@A3	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:5	27.03.2020	PS	RW	TOB

STATUS
FOR INFORMATION

DRAWING NO. **5814 - SK - 204** REV. **B**



FilenameP:\Projects\5800_etc\5814\CAD\plot\sk_Sketches\5814-SK-204.dgn

Plotted2/08/2020

© COPYRIGHT
The copyright in this drawing is vested in Sheppard Robson and no license or assignment of any kind has been, or is, granted to any third party whether by provision of copies or originals or otherwise unless agreed in writing.

DO NOT SCALE FROM THIS DRAWING
The contractor shall check and verify all dimensions on site and report discrepancies in writing to Sheppard Robson before proceeding work.

FOR ELECTRONIC DATA ISSUE
Electronic data / drawings are issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be read only from those values stated in text, on the drawing.

AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions whatsoever to be made on the basis of these predictions, should include due allowance for the increases and decreases inherent in the design development and building processes. Figures relate to the likely areas of the building at the current state of the design. Gross External Area (GEA) / Gross Internal Area (GIA) / Nett Internal Area (NIA) are calculated in metric units generally in accordance with the RICS Property Measurement 1st Edition. All areas are subject to amongs other things but not limited to Town Planning and Conservation Area Consent, Building Regulation approvals and detailed Rights to Light analysis.