

simpsonhaugh

Former Bauer Millet Site – Manchester

SECTION 73 - PLANNING AMENDMENTS & MARKED UP DRAWINGS | 01 MAY 2020

10053-MP-A-B5D9-RP-MMA-001 | REV 01

Previous Revisions

Issue	Date	Status
00	30-04-2020	Final Draft
01	01-05-2020	Planning Issue

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1.0 Design Addendum



1.0 Design Addendum

1.1 Application Details

Application number: 115871/FO/2017

Date of application: 6 April 2017

Decision Notice: 27 July 2017

The following Addendum should be read in conjunction with the Design and Access Statement and accompanying drawings which secured planning permission for the Former Bauer Millet Site, Albion Street, Manchester on 27 July 2017 (Manchester City Council planning permission reference 115871/FO/2017).

1.2 Description of development

The consented description of development was described as:

> Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works

This Addendum has been prepared as part of the application for a minor material amendment to the above Planning Permission under Section 73 of the Town Country Planning Act.

The sketch drawings which follow the addendum illustrate the amendments which are highlighted and numbered in red. The marked up drawings are shown alongside the consented drawings for clarity.

2.0 Planning Amendments



Approved Indicative CGI 04
View south down Watson Street



Proposed Indicative CGI 04
View south down Watson Street

2.0 Planning Amendments

2.1 List of Amendments

1. Phasing Plan

A - Phasing Plan amended to include works to Great Bridgewater Street bridge within Phase 01.

B - Line of division between Phase 01 & 02 amended.

2. Change to massing and reduction in footprint of building.

A - Reduced floor to floor height in apartments (from 3050mm to 3000mm).

B - Reduced depth of transfer structure.

C - Increased floor to floor height at Level 02 - Residential Amenity (from 3000mm to 4000mm)

D - Overall reduction in height of building from +138.64m / +174.41 AOD to +136.13m / +171.900 AOD. Reduction of 2510mm.

E - Typical floor GIA reduced from 883sqm (9,505sqft) to 877sqm (9,443sqft). Reduction of 6sqm (62sqft) per floor.

Overall increase in GIA from 35,120sqm (378,026sqft) to 35,489sqm (381,996sqft) due to increase in residential amenity provision. Increase of 369sqm (3,970sqft).

3. Structural approach and interventions

A - Alterations to structure of residential tower impacting on penetrations through the listed viaduct.
More penetrations, but smaller and rectangular in section allowing a simpler and less invasive penetration detail.

B - Omission / reduction in number and size of columns required to support podium, less impact on listed viaduct and improved service yard arrangement.

C - Alterations to extent of excavation at ground floor level as a result of the omission of parking and reconfigured residential cycle store, BOH and plant arrangement.

4. Lower Level Plan Updates

Ground

A - Reduced car parking numbers from 36 to 2 no. spaces.

B - Residential entrance re-positioned to adjacent arch, with new amenity spaces to either side.

C - Core mirrored to improve access at ground. Escape doors added at level 01.

D - Reconfigured residential cycle store, BOH and plant arrangement.

E - Enlarged back of house area for phase 2 office.

Level 01

F - Alternative access location to Manchester Central recycling store.

G - Reconfigured security gatehouse and refuse store layout.

H - Repositioned residential entrance doors and enlarged residential lobby.

Level 02

I - Proposed function of amenity space changed to a gym and amended position of secondary escape stair.

J - Proposed separate access route to the external amenity deck from common corridor.

5. Upper floor layout & accommodation

A - Change to apartment mix (1 no. 3 bed unit becomes 1 no. 2 bed unit per floor).
Note: Total no of apartments (375) remains unchanged.

B- Change from centrally positioned BMU to perimeter track mounted BMU and reduction in parapet height.

6. Viaduct Elevation

A - Revised residential entrance door location.

B - Change to extent of bridge removal following further investigation.

7. Residential Tower Elevation

A - Residential upper floor materiality remains as approved drawings. (The building utilises a simple palette of materials, clear glass, opaque (enamel fritted) glass, aluminium panel vents and aluminium fins to articulate the facade within a unitised curtain wall system).

The composition of panels has been developed further as a response to the internal planning of apartments.

The aluminium panel vents (inward opening windows) have been developed further and perforate pattern designed in response to apartment ventilation requirements.

B - Re-distribution of façade fins to improve the slenderness, verticality and appearance of the tower in distant views.

C - Omission of podium green living wall / trellis system between the fins screening the service yard. (Result of updates to Part B of the Building Regulations [Fire Safety)].

Replacement perforate screens to compliment the approved aluminium panel vents to the residential tower.

D - Omission of the glazed screen / balustrade around the level 02 landscaped deck. (Result of updates to Part B of the Building Regulations [Fire Safety]).

Replacement perforate screens to compliment the approved aluminium panel vents to the residential tower.

E - Omission of louvres from level 19 plant room. Elevations to match the levels above and below with the required ventilation provided via fixed aluminium panel vents.

The following pages illustrate the design development of the facade and the proposed perforate screens and pattern in detail.

8. Energy Strategy

The energy strategy for the residential tower has been updated to move to an all-electric heating and hot-water system.

2.0 Planning Amendments

2.2 Facade Strategy

The design of the residential tower retains the approved material strategy which was developed to respond to the established and emerging context of the area. The facade compliments the strong, simple silhouette and regular geometric composition of the development which emphasises the vertical form and responds to the wider city context.

The facade design retains the approved palette of materials, clear glass, opaque (enamel fritted) glass, aluminium panel vents and aluminium fins to articulate the facade within a unitised curtain wall system.

2.3 Facade Design Development Amendments

Residential Tower

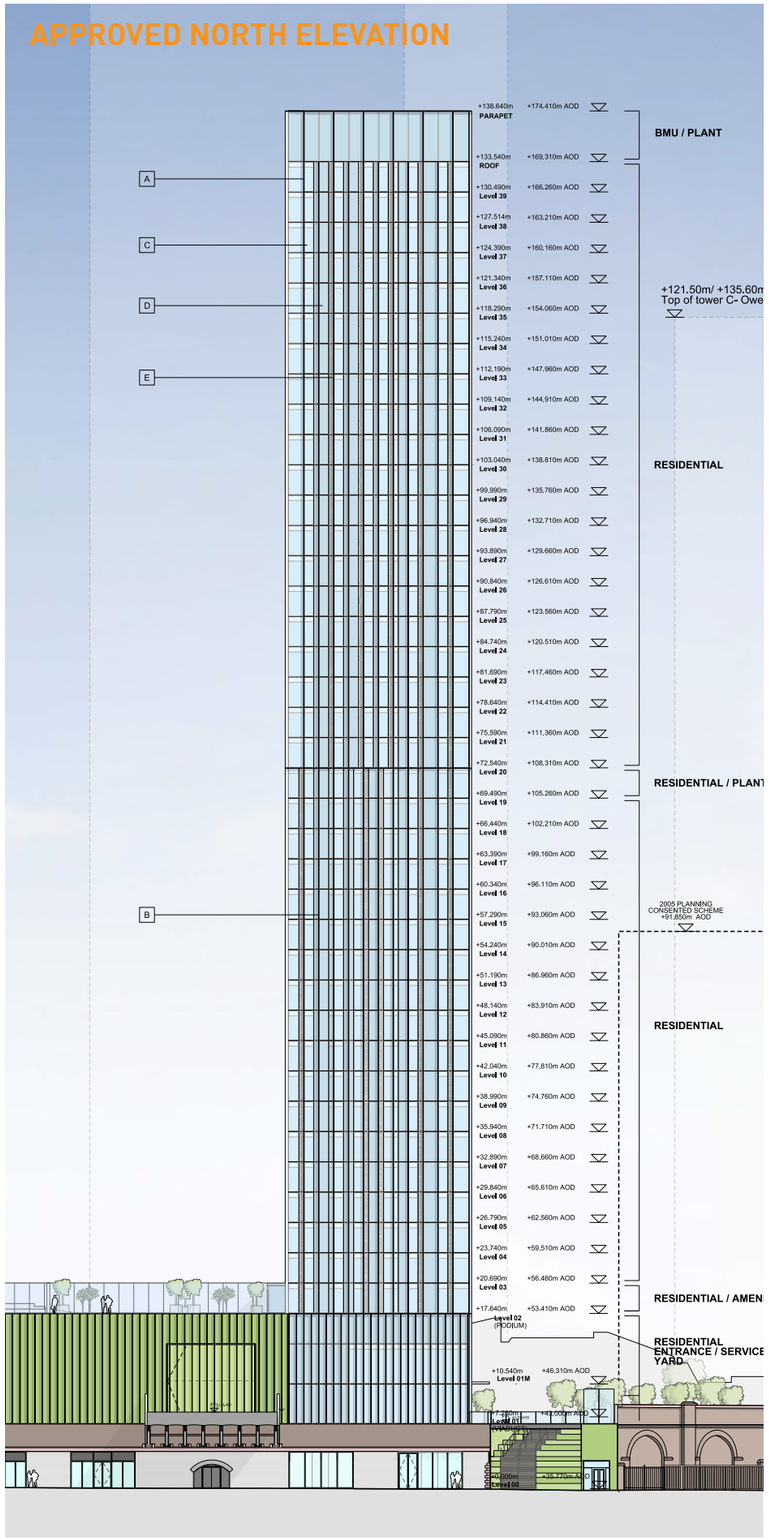
As a result of further design development of the façade, modelling studies have identified how a redistribution of fins would improve the slenderness, verticality and appearance of the tower in distant views. This has been achieved through the addition of fins at 1500mm centres to the long elevations (East & West) from level 20 upwards (to match the language of levels 02-19). They were previously proposed at 3000mm centres from level 20 and above.

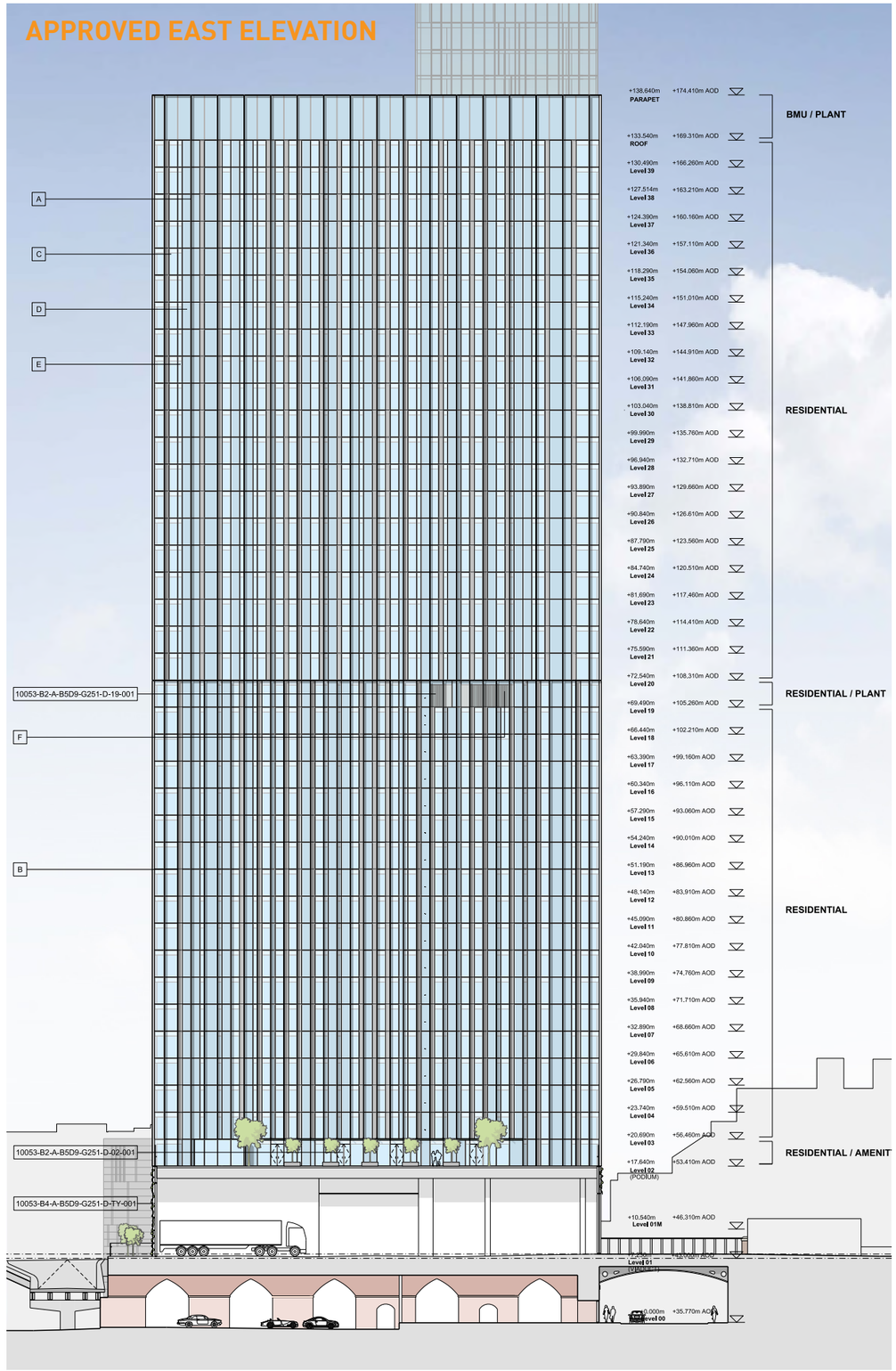
The fins retain the level of privacy required to adjacent buildings and create shadow, depth & texture. Contextually, retaining the fins at 1500mm centres to the full west elevation also forms a stronger relationship with the Hilton Tower south elevation and blade.

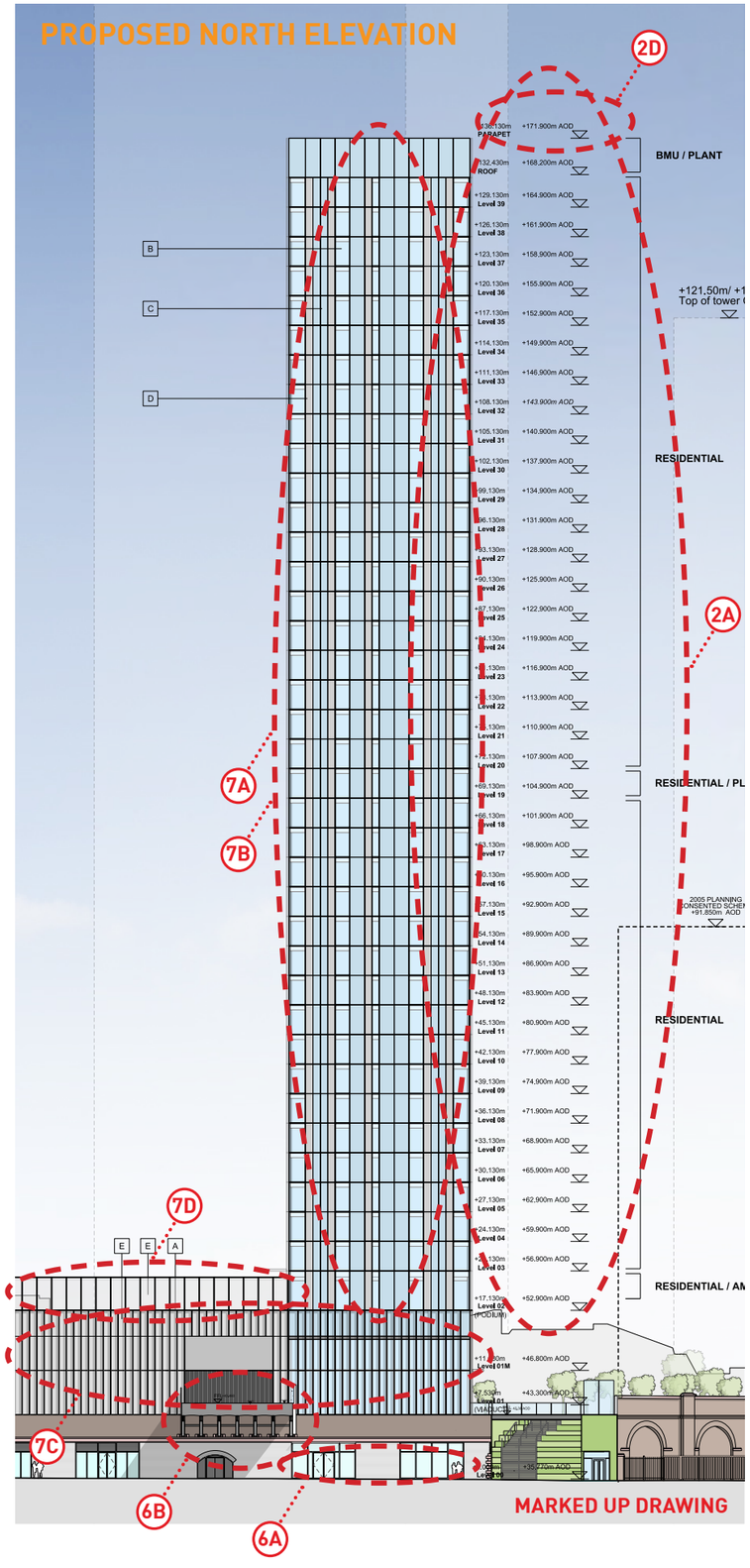
To create a contrast, the fins have been omitted from level 02 upwards to the short elevations (North & South) to create a smooth, flush appearance. The variation between adjacent elevations will provide improved articulation of the tower form in distant views.

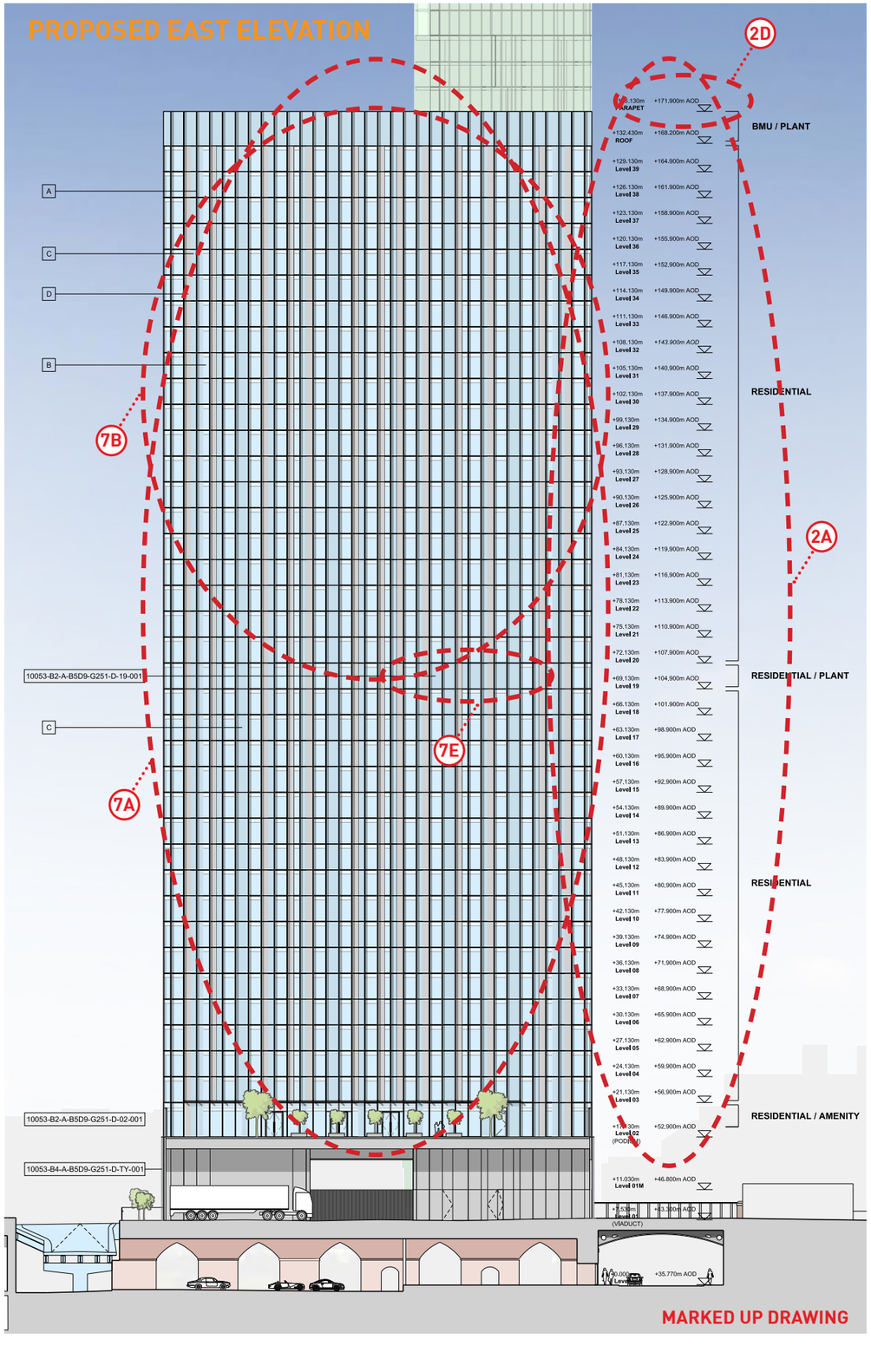
The base of the tower and connecting podium facades retains the approved design of fins arranged at 750mm centres with an emphasis on 'screening'.

The composition of clear, opaque and aluminium vents (inward opening windows) has been coordinated with the apartment internal layouts. The revised composition maximises the number of clear units to the corner apartments to lighten the appearance and maximise views out.









Key

2.

Change to massing and reduction in footprint of building.

A - Reduced floor to floor height in apartments (from 3050mm to 3000mm).

B - Reduced depth of transfer structure.

C - Increased floor to floor height at Level 02 - Residential Amenity (from 3000mm to 4000mm)

D - Overall reduction in height of building from +138.64m / +174.41 AOD to +136.13m / +171.900 AOD. Reduction of 2510mm.

7.

Residential Tower Elevation

A - Materiality remains as approved drawings. The composition of panels has been developed further as a response to the internal planning of apartments.

The aluminium panel vents (inward opening windows) have been developed further and perforate pattern designed.

B - Re-distribution of façade fins to improve the slenderness, verticality and appearance of the tower in distant views.

C - Omission of podium green living wall / trellis system between the fins screening the service yard. (Result of updates to Part B of the Building Regulations [Fire Safety]).

Replacement perforate screens to compliment the approved aluminium panel vents to the residential tower.

D - Omission of the glazed screen / balustrade around the level 02 landscaped deck. (Result of updates to Part B of the Building Regulations [Fire Safety]).

Replacement perforate screens to compliment the approved aluminium panel vents to the residential tower.

E - Omission of louvres from level 19 plant room. Elevations to match the levels above and below.

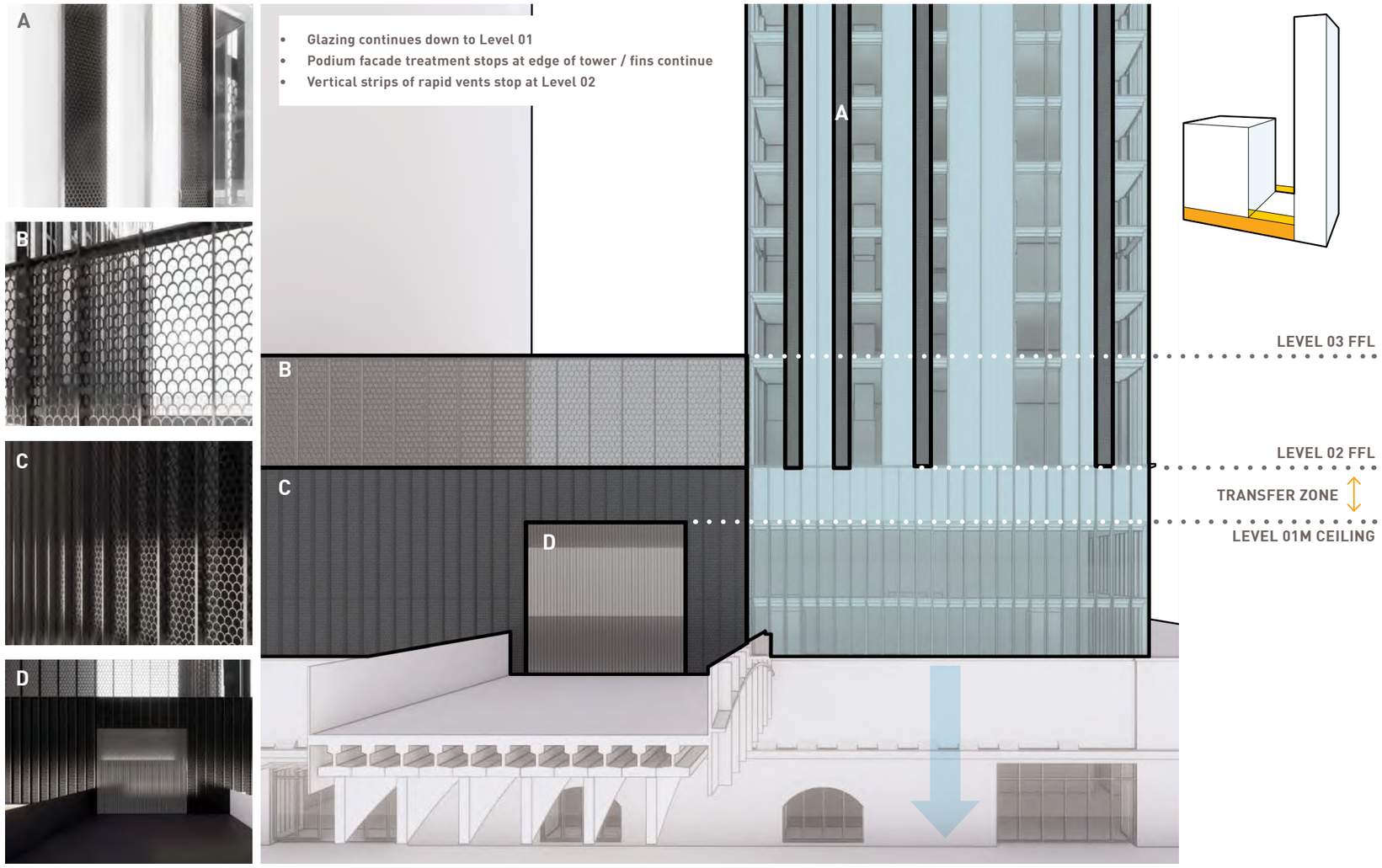
2.0 Planning Amendments



Approved Indicative CGI 01
View northeast from Metrolink bridge



Proposed Indicative CGI 01
View northeast from Metrolink bridge





Exploration of perforated patterns from the local context.

Podium
Following updates to Part B of the Building Regulations (Fire Safety), the approved podium green living wall / trellis system between the fins and the laminated glass balustrade, are no longer permitted as part of a residential development.

The design for a series of aluminium perforate panels has therefore been developed which would compliment the approved design of the ventilation panel vents (inward opening windows) to the residential tower.

The design of the perforate panels will visually screen and maintain the ventilation requirement for the service yard. The design has been extended to form the balustrades to the roof garden.

The repetitive pattern or symbol for the perforated panels has been derived from an exploration of the local context. The most iconic and successful pattern was derived from the steel lattice work of Manchester Central.

The repetitive pattern has been utilised at three different scales.

- A large scale pattern has been used for the balustrade with a fine mesh behind to enable views from the roof garden to be maintained.

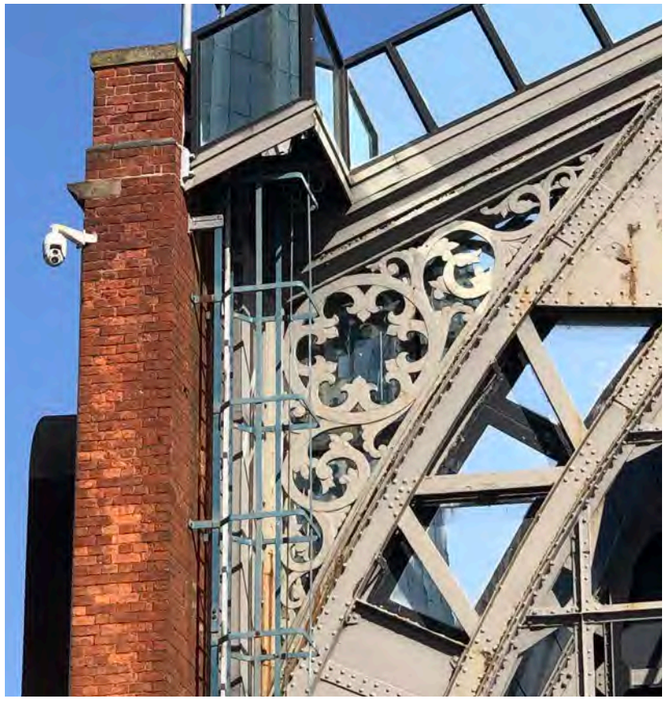
- A medium scale pattern has been used for the service yard.

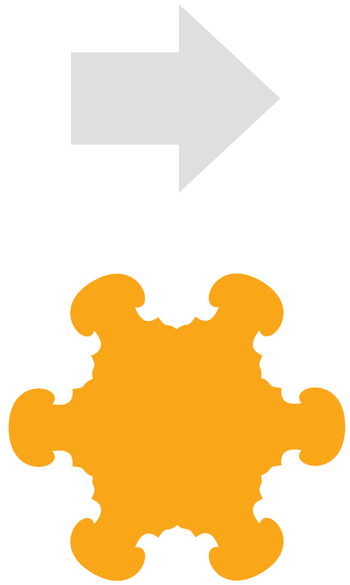
- A small scale pattern has been used for the rapid ventilation panels (inward opening windows) to the apartments.

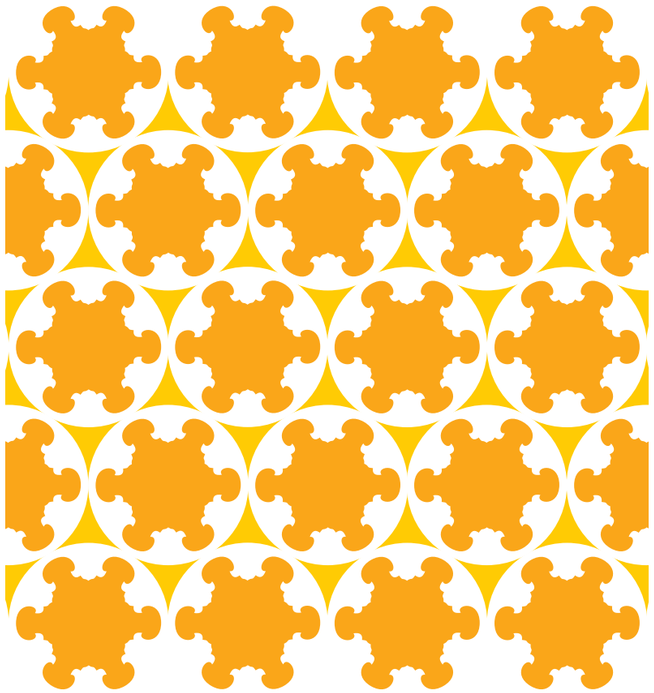
The use of the same pattern and material provides consistency to the proposed appearance of the building.

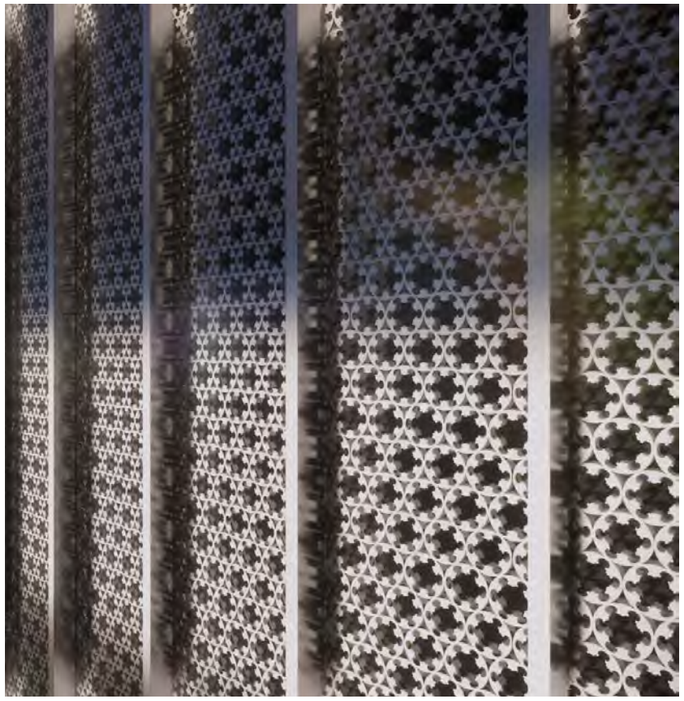
Through detailed design alternative perforation densities will be tested to secure the optimum balance between ventilation to the service yard and visual screening. This will be undertaken in consultation with the LPA and the final solution will be agreed via submission of material samples / mock-ups, to be approved by the LPA to discharge the relevant condition of the planning permission.

2.0 Planning Amendments

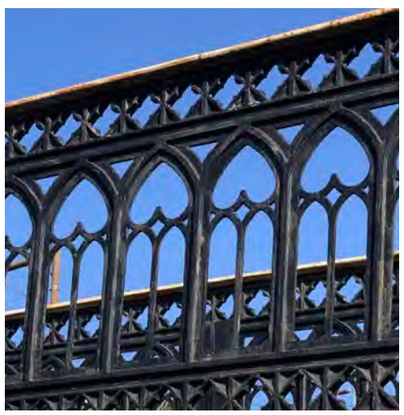








Manchester Central steel lattice work
Preferred design has been derived from the existing steel lattice work of Manchester Central.





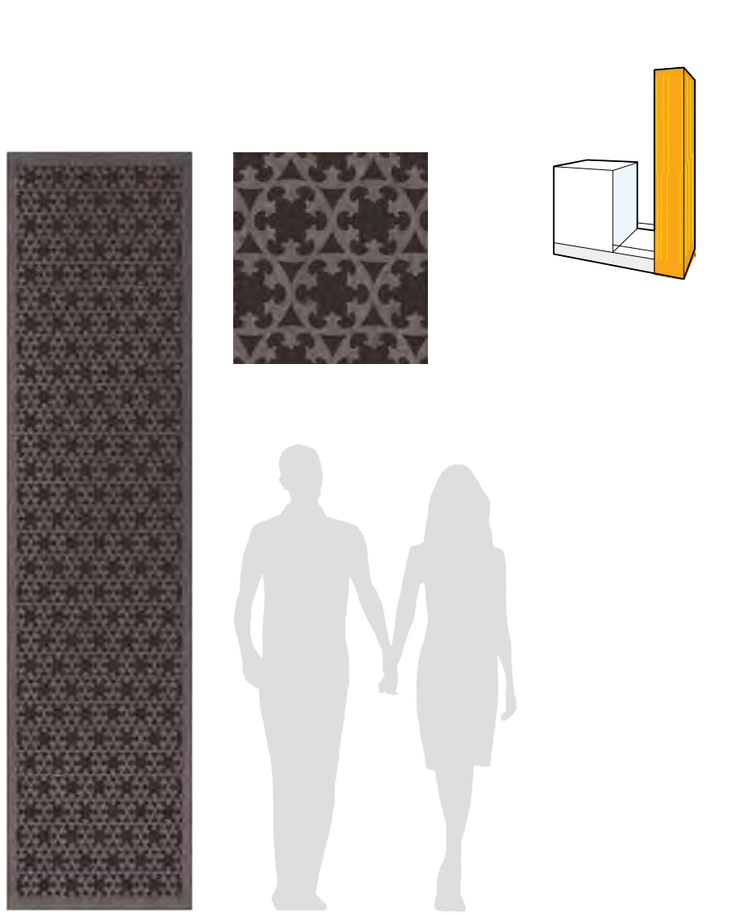




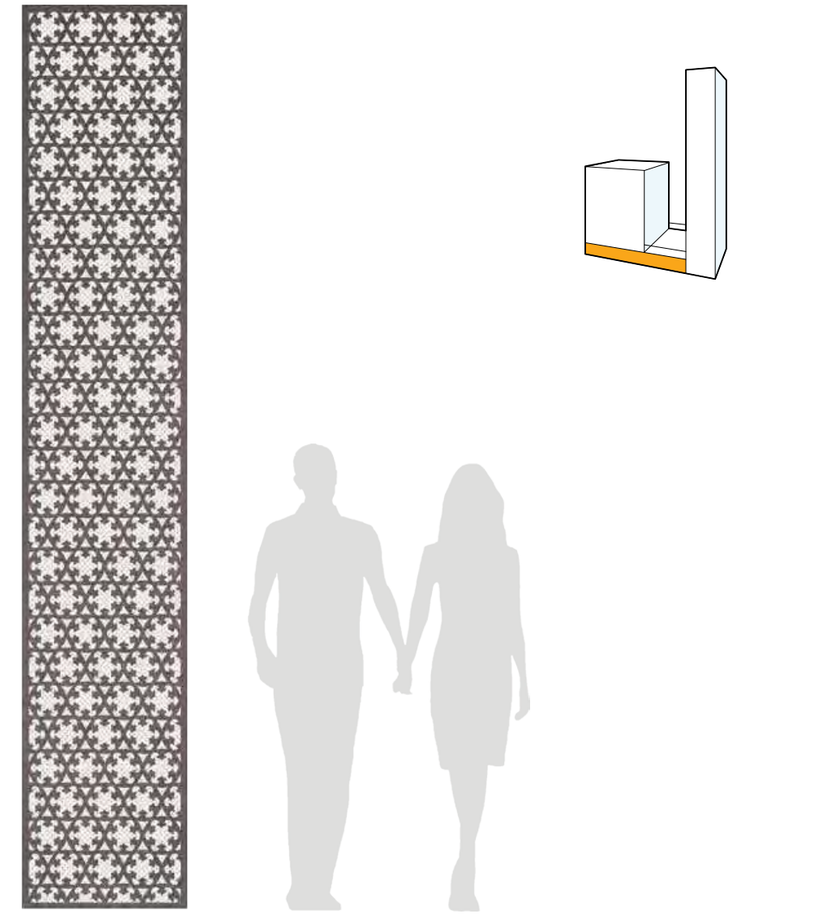




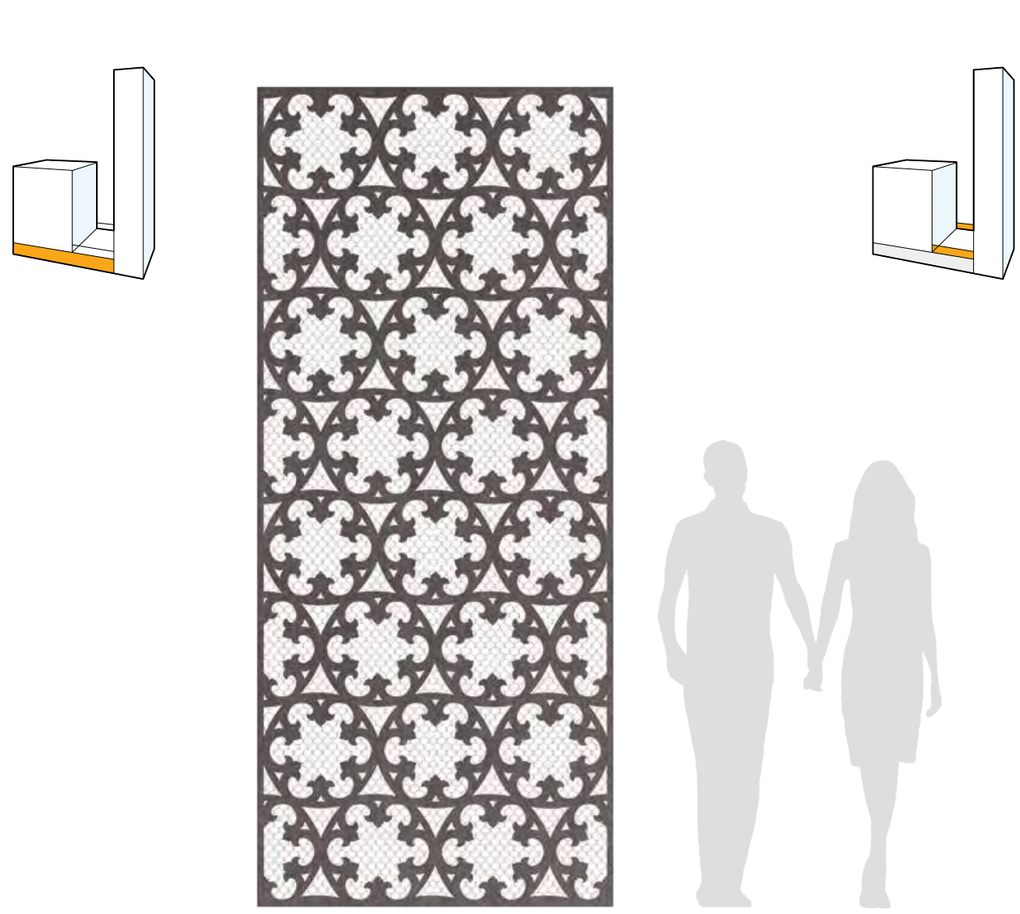
Local context precedents of steel lattice work & bridges



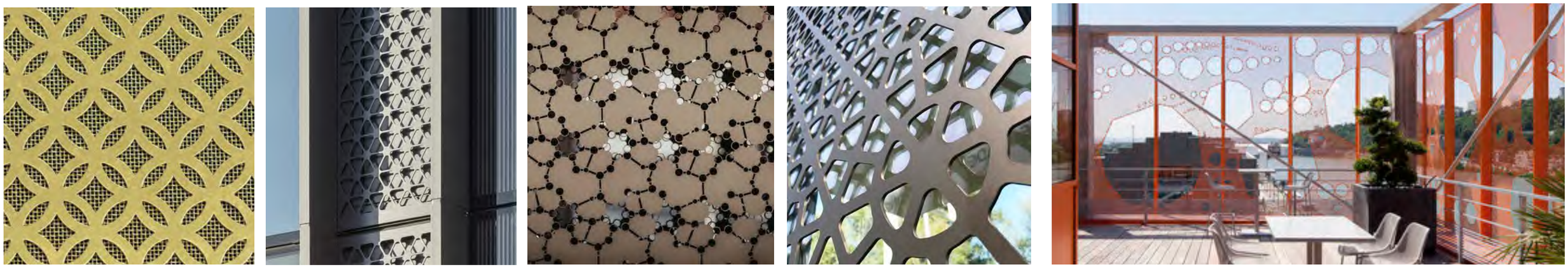
Ventilation panel (rapid vent) - inward opening window [Small scale pattern]



Service yard panel [Medium scale pattern]



Balustrade panel [Large scale pattern]



Precedents of perforated panels for aluminium vent panels and balustrades

3.0 Approved & Marked up Proposed Drawings

MP - MASTERPLAN

APPROVED & MARKED UP DRAWINGS

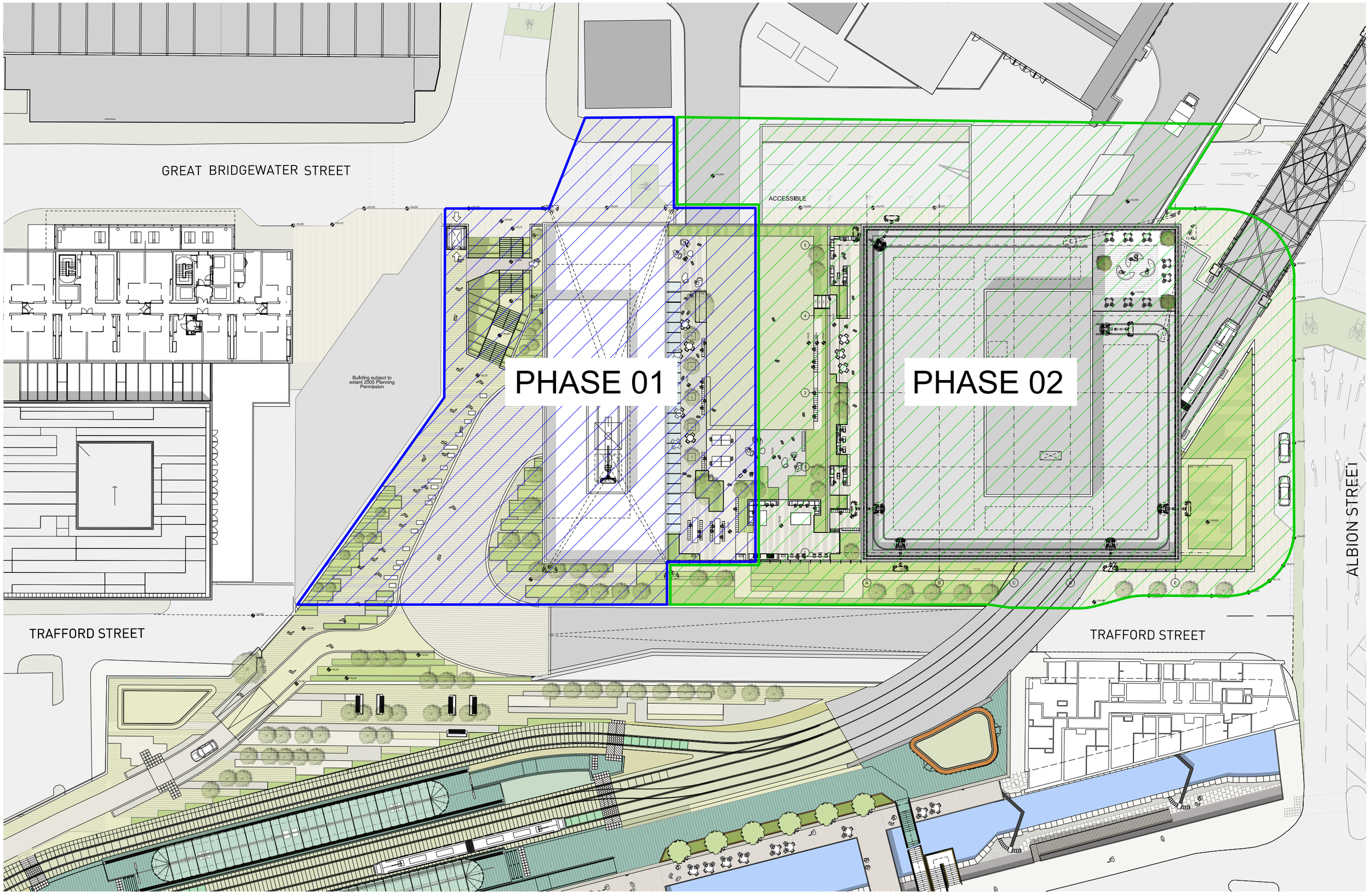
This schedule lists SHP understanding of deliverables

Revision Notes

Revision	Date	Notes
0	xx-xx-xxxx	x

This schedule should be read in conjunction with:

Building Number	Drawing Type	Drawing Name	Drawing Number	Rev	Scale at A1	Status	Amendment	Revised Drawing Number	Rev
MP	Plan	Masterplan - Site Location Plan - Level 00	10053-MP-A-B5D9-G000-XP-00-001		1250	Planning			
MP	Plan	Masterplan - Site Location Plan - Level 01	10053-MP-A-B5D9-G000-XP-01-001		1250	Planning			
MP	Plan	Masterplan - Existing Site Plan Topography	10053-MP-A-B5D9-G100-XP-00-001		250	Planning			
MP	Plan	Masterplan - Proposed Phasing Plan	10053-MP-A-B5D9-F000-P-AL-001		250	Planning	✓	10053-MP-A-B5D9-F000-P-AL-001	Rev 01
MP	Plan	Masterplan - Zoning Diagram	10053-MP-A-B5D9-F900-P-AL-001		375	Planning			
MP	Elevation	Masterplan - Existing North Elevation	10053-MP-A-B5D9-G200-XE-N-001		500	Planning			
MP	Elevation	Masterplan - Existing South Elevation	10053-MP-A-B5D9-G200-XE-S-001		500	Planning			
MP	Elevation	Masterplan - Existing East Elevation	10053-MP-A-B5D9-G200-XE-E-001		500	Planning			
MP	Elevation	Masterplan - Existing West Elevation	10053-MP-A-B5D9-G200-XE-W-001		500	Planning			
MP	Plan	Masterplan - Proposed Alterations to Listed Structure Plan - Ground	10053-MP-A-B5D9-JC20-P-00-001		200	Planning	✓	10053-MP-A-B5D9-JC20-P-00-001	Rev 01
MP	Plan	Masterplan - Proposed Alterations to Listed Structure Plan - Service Yard Level 01	10053-MP-A-B5D9-JC20-P-01-001		200	Planning	✓	10053-MP-A-B5D9-JC20-P-01-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Ground	10053-MP-A-B5D9-G100-P-00-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-00-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Service Yard Level 01	10053-MP-A-B5D9-G100-P-01-001	Rev 01	250	Planning	✓	10053-MP-A-B5D9-G100-P-01-001	Rev 02
MP	Plan	Masterplan - Proposed Plan - Service Yard 01- Mezzanine	10053-MP-A-B5D9-G100-P-01M-001	Rev 01	250	Planning	✓	10053-MP-A-B5D9-G100-P-01M-001	Rev 02
MP	Plan	Masterplan - Proposed Plan - Podium Level 02	10053-MP-A-B5D9-G100-P-02-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-02-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Podium Level 03	10053-MP-A-B5D9-G100-P-03-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-03-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Typical Upper Level TY1	10053-MP-A-B5D9-G100-P-04-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-04-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Office Level 14, Intermediate Residential Plant Level	10053-MP-A-B5D9-G100-P-14-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-14-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Upper Level Residential	10053-MP-A-B5D9-G100-P-20-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-20-001	Rev 01
MP	Plan	Masterplan - Proposed Plan - Roof Plan	10053-MP-A-B5D9-G100-P-RF-001		250	Planning	✓	10053-MP-A-B5D9-G100-P-RF-001	Rev 01
MP	Elevation	Masterplan - Proposed North Elevation	10053-MP-A-B5D9-G200-E-N-001		500	Planning	✓	10053-MP-A-B5D9-G200-E-N-001	Rev 01
MP	Elevation	Masterplan - Proposed South Elevation	10053-MP-A-B5D9-G200-E-S-001		500	Planning	✓	10053-MP-A-B5D9-G200-E-S-001	Rev 01
MP	Elevation	Masterplan - Proposed East Elevation	10053-MP-A-B5D9-G200-E-E-001		500	Planning	✓	10053-MP-A-B5D9-G200-E-E-001	Rev 01
MP	Elevation	Masterplan - Proposed West Elevation	10053-MP-A-B5D9-G200-E-W-001		500	Planning	✓	10053-MP-A-B5D9-G200-E-W-001	Rev 01
MP	Section	Masterplan - Long Section AA	10053-MP-A-B5D9-G100-S-AA-001		400	Planning	✓	10053-MP-A-B5D9-G100-S-AA-001	Rev 01
MP	CGI	Masterplan - Indicative CGI 01 - View northeast from Metrolink Bridge	10053-MP-A-B5D9-Z200-3-AL-001		NTS	Planning	✓	10053-MP-A-B5D9-Z200-3-AL-001	Rev 01
MP	CGI	Masterplan - Indicative CGI 02 - View south down Lower Mosley Street	10053-MP-A-B5D9-Z200-3-AL-002		NTS	Planning	✓	10053-MP-A-B5D9-Z200-3-AL-002	Rev 01
MP	CGI	Masterplan - Indicative CGI 03 - View southwest down Albion Street	10053-MP-A-B5D9-Z200-3-AL-003		NTS	Planning	✓	10053-MP-A-B5D9-Z200-3-AL-003	Rev 01
MP	CGI	Masterplan - Indicative CGI 04 - View south down Watson Street	10053-MP-A-B5D9-Z200-3-AL-004		NTS	Planning	✓	10053-MP-A-B5D9-Z200-3-AL-004	Rev 01
MP	CGI	Masterplan - Indicative CGI 05 - View east down Great Bridgewater Street	10053-MP-A-B5D9-Z200-3-AL-005		NTS	Planning	✓	10053-MP-A-B5D9-Z200-3-AL-005	Rev 01
MP	Schedule	Masterplan - Area Schedule	10053-MP-A-B5D9-Z100-AS-002	Rev 01	NTS	Planning	✓	10053-MP-A-B5D9-Z100-AS-002	Rev 02
MP	Document	Design & Access Statement	10053-MP-A-B5D9-RP-DAS-001		NTS	Planning			



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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan- Proposed Phasing Plan

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-F000-P-AL-001

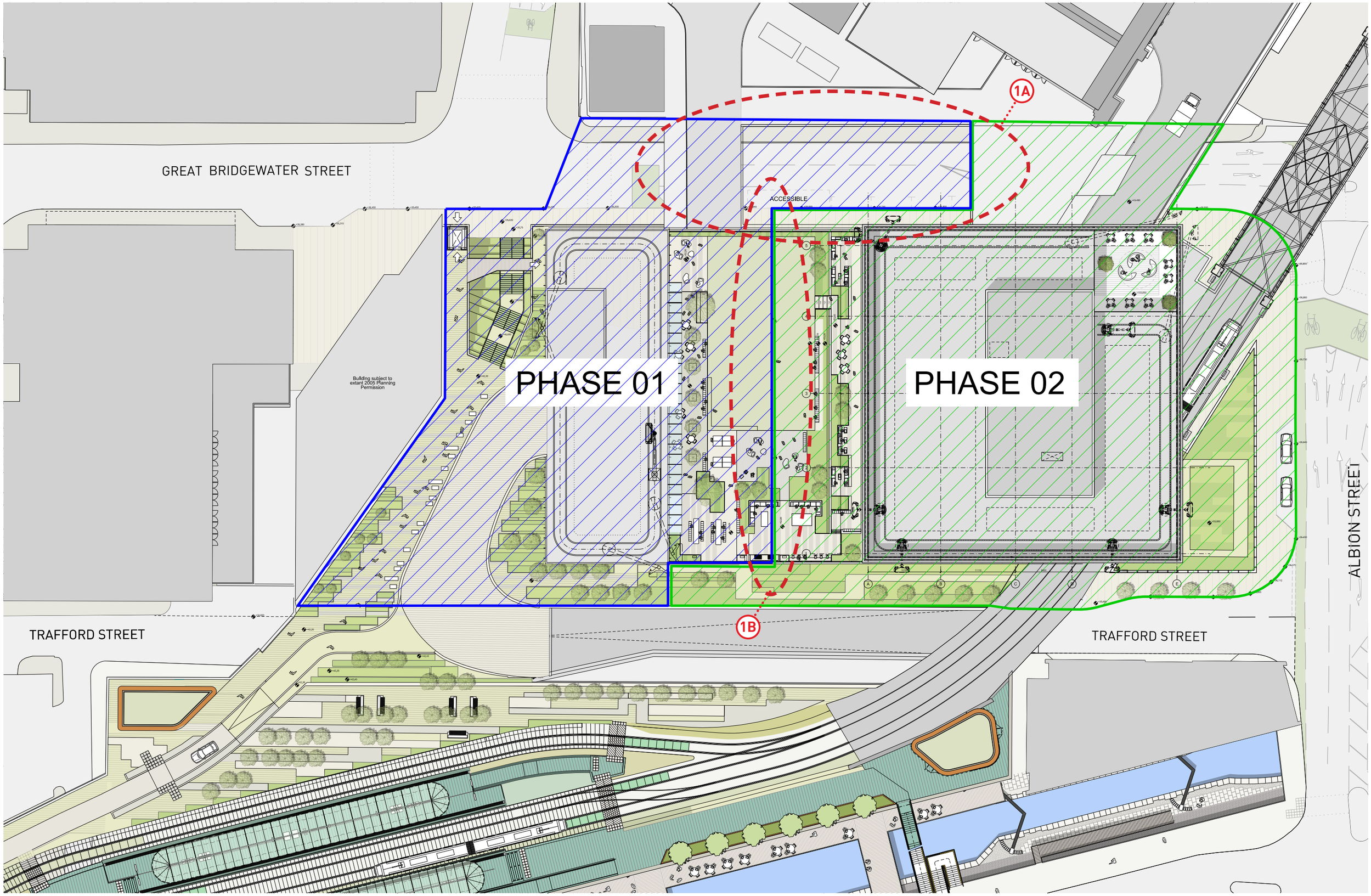
Revision: 00

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site
MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Phasing Plan

Status
Planning

Scale
1:500 @ A3 / 1:250 @ A1

Date
March 2017

Job No
10053

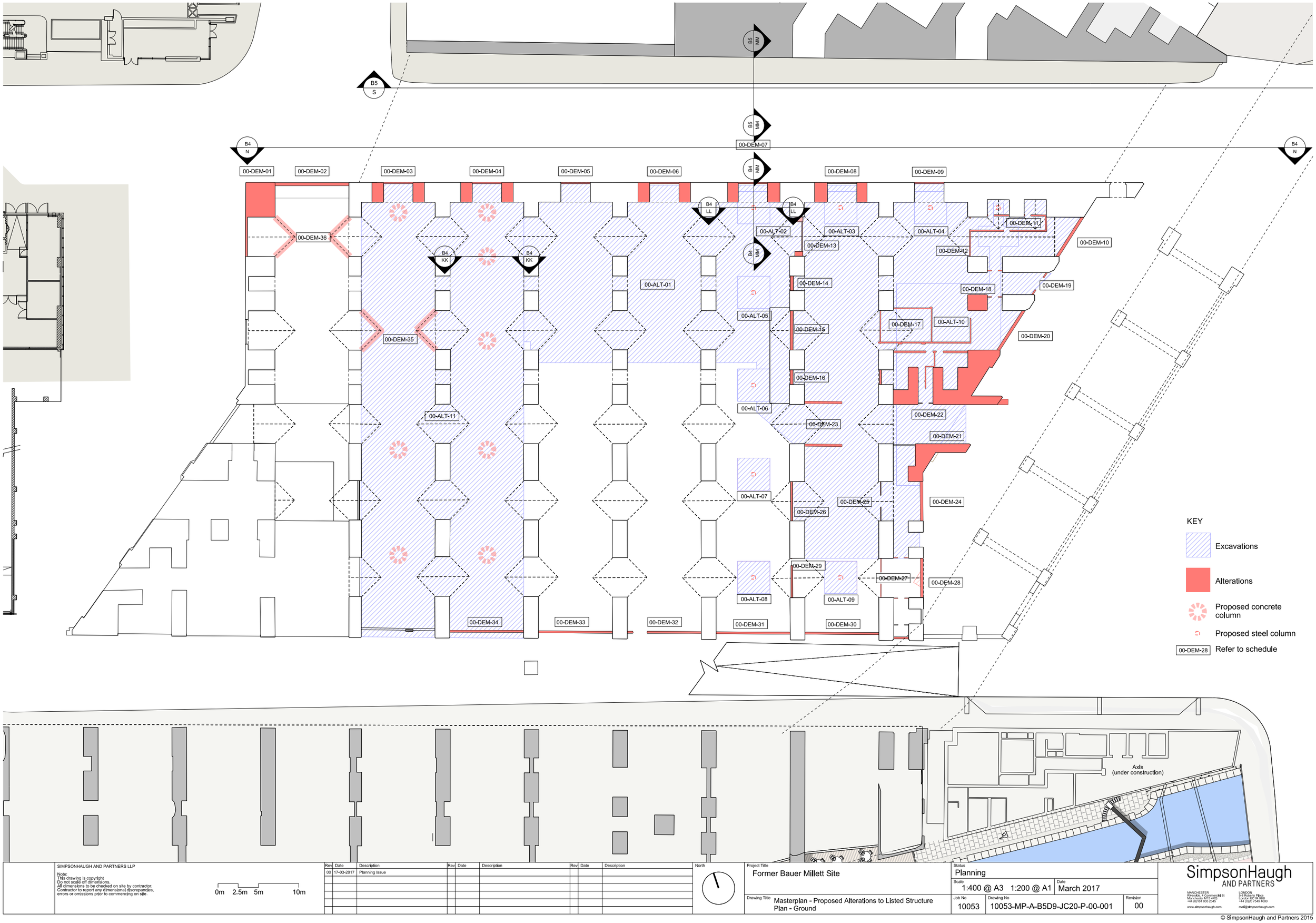
Drawing No
10053-MP-A-B5D9-F000-P-AL-001

Revision
01

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed Alterations to Listed Structure Plan - Ground

Job No: 10053

Drawing No: 10053-MP-A-B5D9-JC20-P-00-001

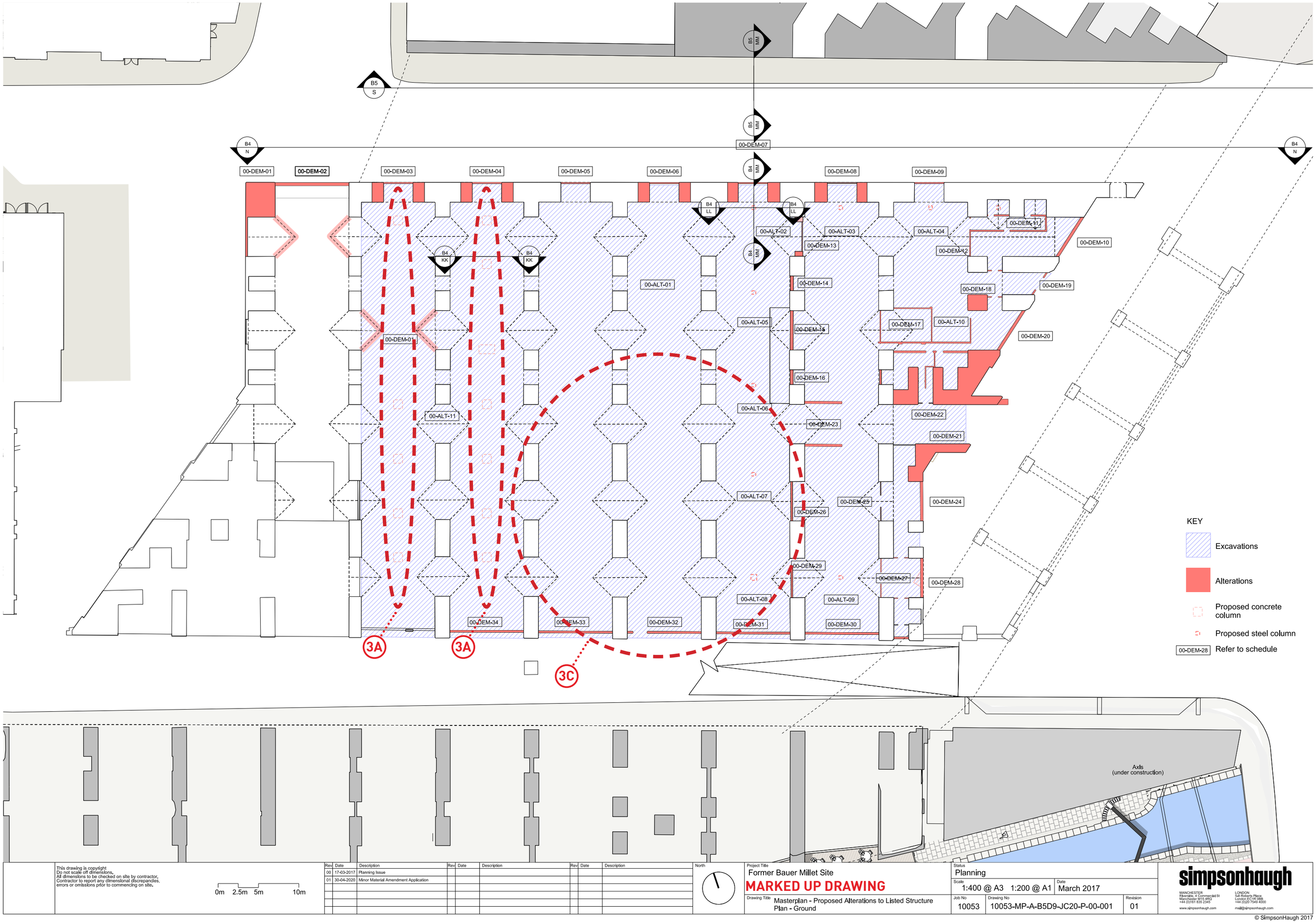
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Masterplan - Proposed Alterations to Listed Structure Plan - Ground

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

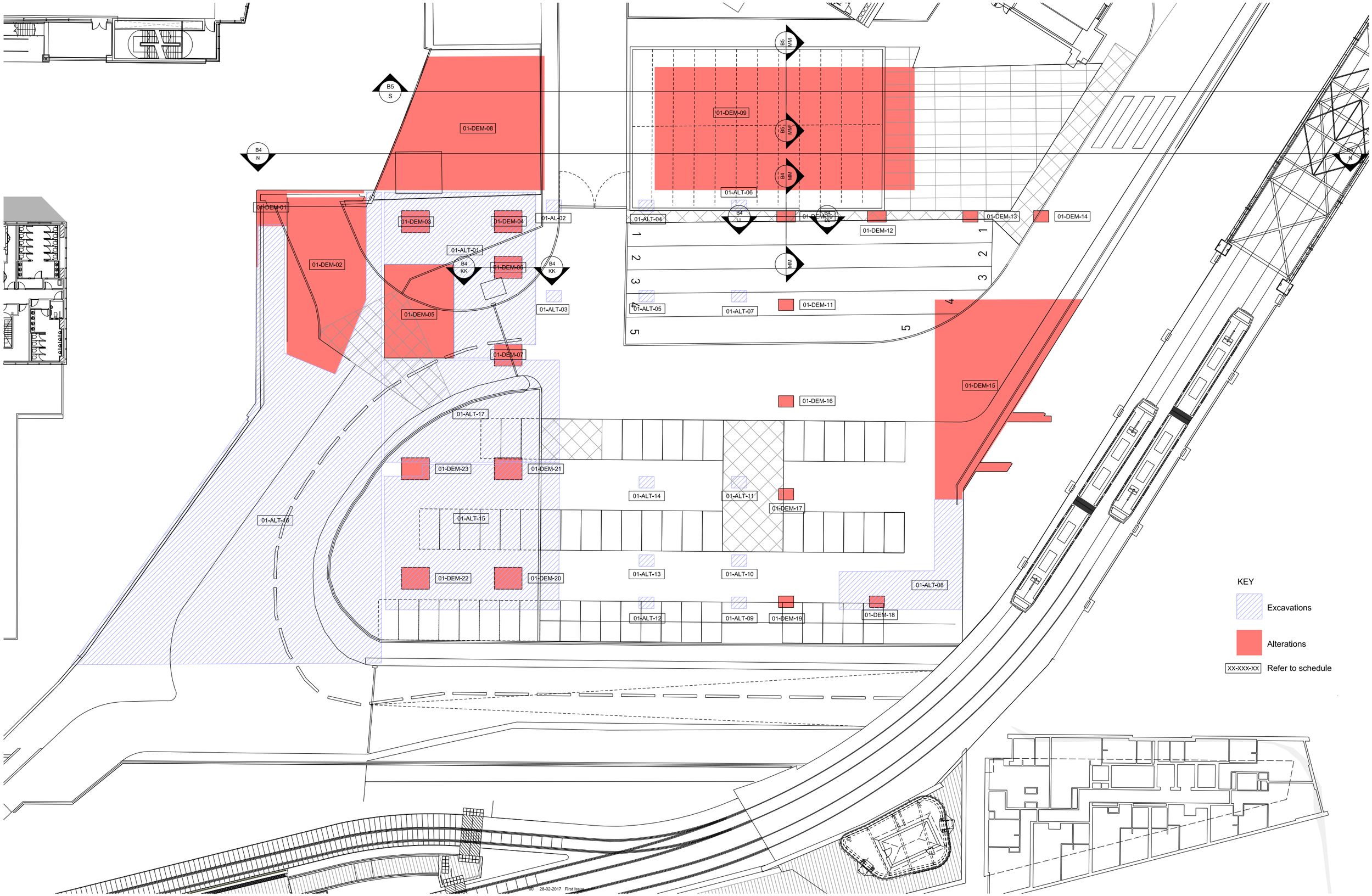
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Drawing No: 10053-MP-A-B5D9-JC20-P-00-001

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan - Proposed Alterations to Listed Structure Plan
Service Yard - Level 01

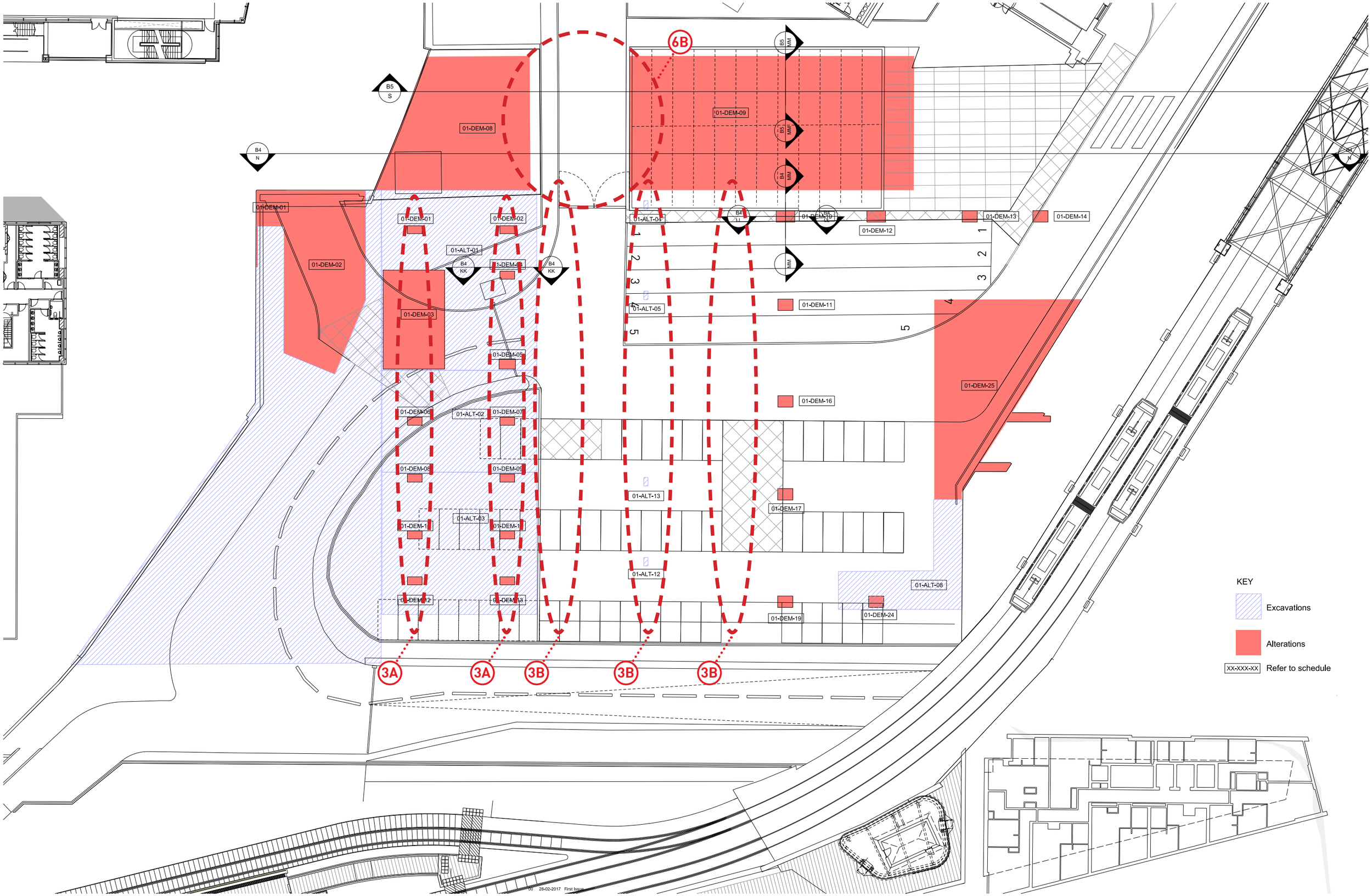
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Scale: 1:400 @ A3 1:200 @ A1
Date: March 2017
Job No: 10053
Drawing No: 10053-MP-A-B5D9-JC20-P-01-001
Revision: 00

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00 28-02-2017 First Issue

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Masterplan - Proposed Alterations to Listed Structure Plan
Service Yard - Level 01

Status: Planning
Scale: 1:400 @ A3 1:200 @ A1
Date: March 2017
Job No: 10053
Drawing No: 10053-MP-A-B5D9-JC20-P-01-001
Revision: 01

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BRIDGEWATER STREET

TRAFFORD STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

LOADING ONLY

Residential Lobby
208sqm
2,240 sqft

UNIT 1
Retail / Leisure
309sqm
3326sqft

UNIT 2
Retail /Leisure
218sqm
2346sqft

Goods in / Deliveries
99sqm
1061sqft

UNIT 3
Retail/Leisure
298sqm
3,205 sqft

Visitors' cycles

Residential Cycle Store
375 spaces

Car Parking
36 Spaces

Office reception
428sqm
4,603 sqft

Office Cycle Store
154 spaces

Building subject to extant 2005 Planning Permission

Existing Substation

HV Switch 20 m2

Substation 20 m2

CAR PARK EXTRACT
421 sqft

Axis
(under construction)

G200 MP-S-AA

G200 B4-E-W

G200 B4-E-E

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan- Proposed Plan- Ground

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-00-001

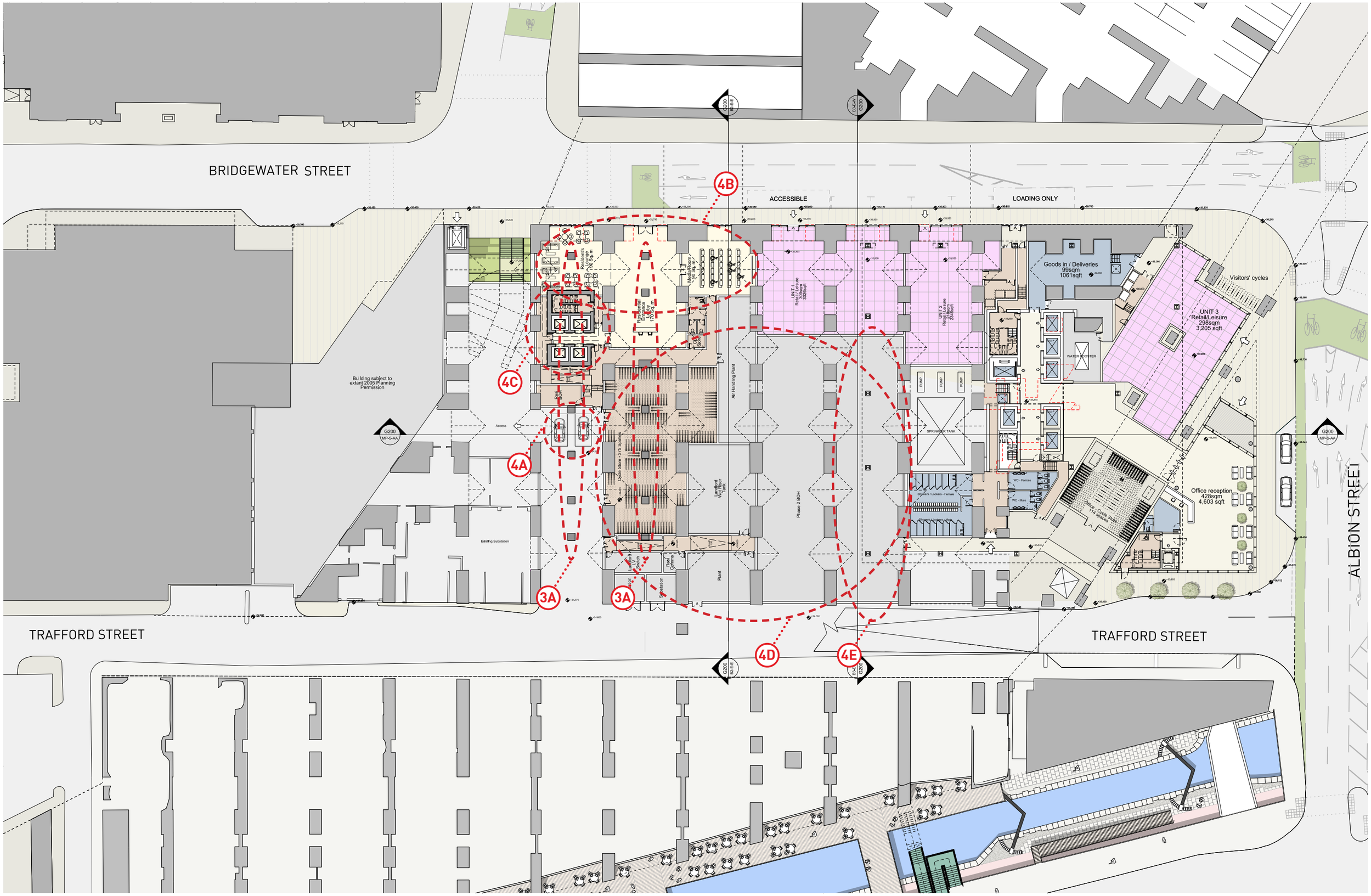
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Masterplan - Proposed Plan - Ground

Status: Planning

Scale: @ A1

Date: March 2017

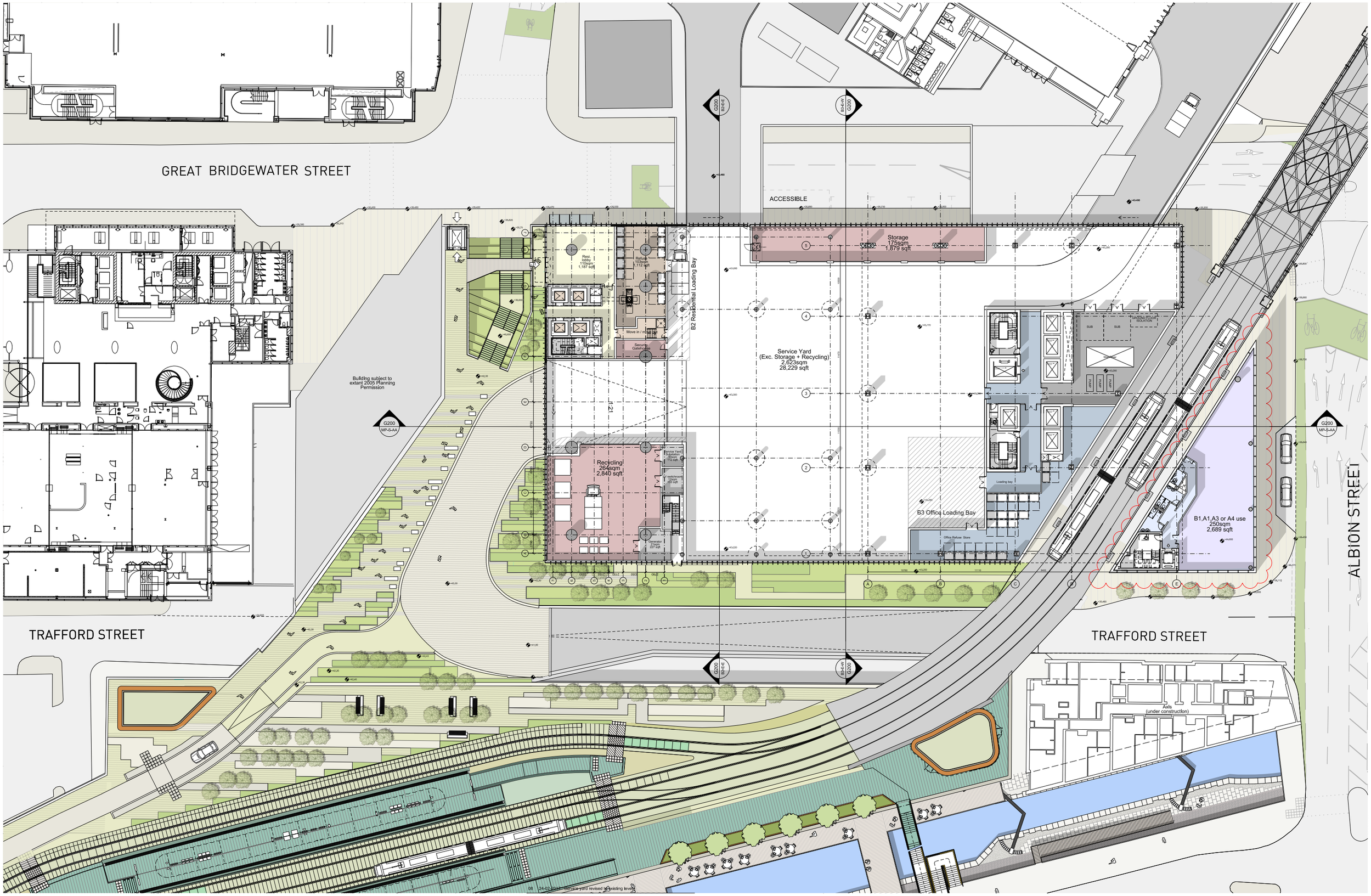
Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-00-01

Revision: 01

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08 24-03-2017 Service yard revised to existing level

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Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						
01	13-07-2017	Change of Use						

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Service Yard Level 01

Job No: 10053

Drawing No: 10053-MP-B5D9-A-G100-P-01-001

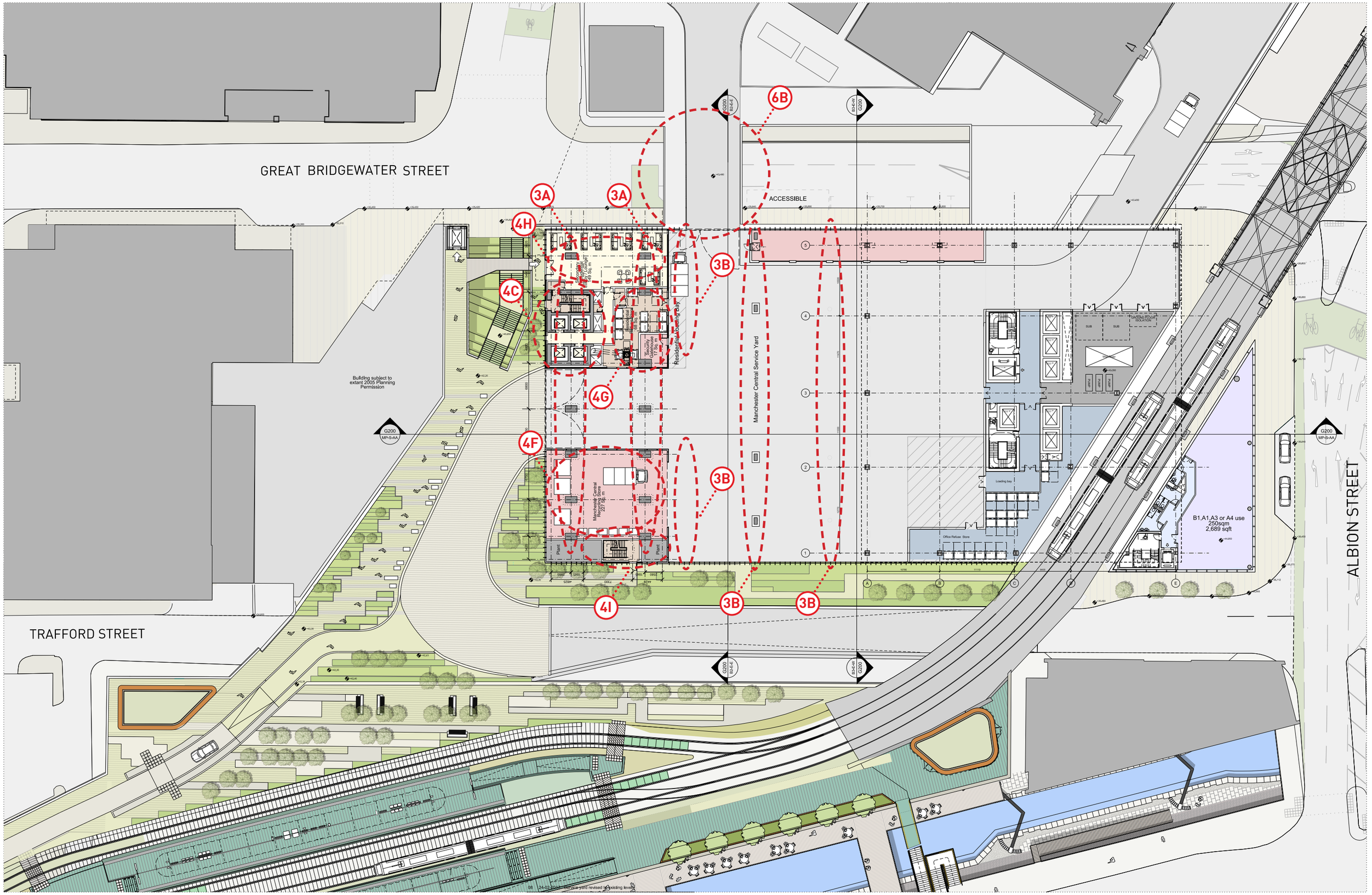
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application
08	24-02-2017	Service yard revised to existing levels

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0m 2.5m 5m 10m

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Service Yard Level 01

Status
Planning

Scale
1:500 @ A3 / 1:250@ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-B5D9-A-G100-P-01-001

Revision
02

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GREAT BRIDGEWATER STREET

TRAFFORD STREET

TRAFFORD STREET

ALBION STREET

STREET

ACCESSIBLE

Building subject to extant 2005 Planning Permission

Plant
172sqm
1,850 sqft

Plant
183 sqm
1,973 sqft

Plant
232sqm
2,493 sqft

B1, A1, A3, or A4 use
250sqm
2,689 sqft

Axis
(under construction)

G200 MP-S-AA

G200 B3-E-W

G200 SE-E-E

G200 B3-E-W

G200 MP-S-AA

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Service Yard 01- Mezzanine

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-01M-001

Revision: 01

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GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

3A

3A

4H

4C

3B

3B

3B

3B

4I

Building subject to extant 2005 Planning Permission

Residential Cooling Bay

Plant 18 Sq. m

Manchester Central Service Yard

ACCESSIBLE

Plant 154sqm 1,662 sqft

Plant 232sqm 2,493 sqft

B1, A1, A3, or A4 use 250sqm 2,689 sqft

G200 BA-AE

G200 BA-AW

G200 BA-AE

G200 BA-AW

G200 MP-S-AA

G200 MP-S-AA

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Service Yard 01- Mezzanine

Status
Planning

Scale
1:500 @ A3 / 1:250 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-G100-P-01M-001

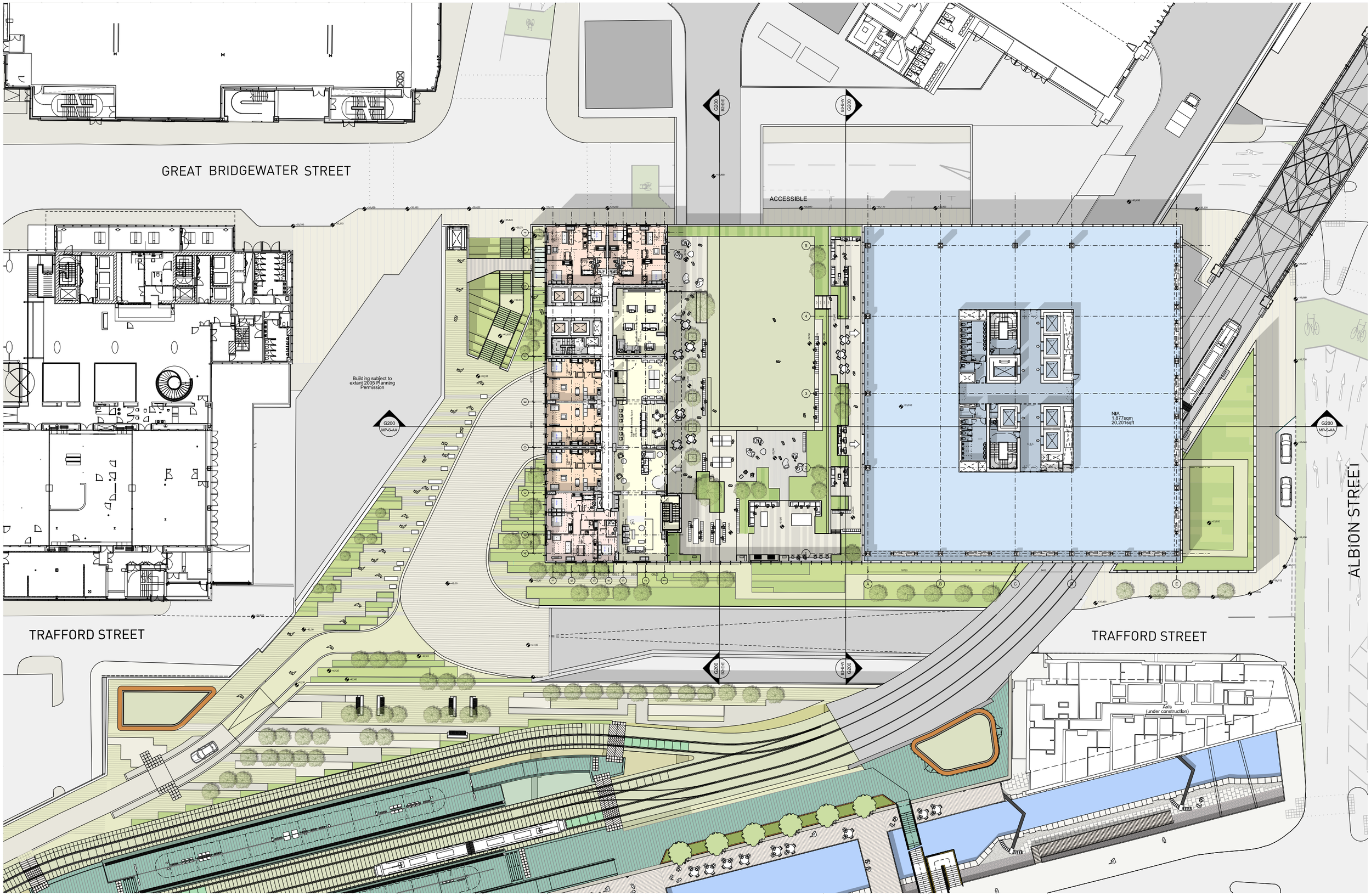
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500@ A3 / 1:250@ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Podium Level 02

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-02-001

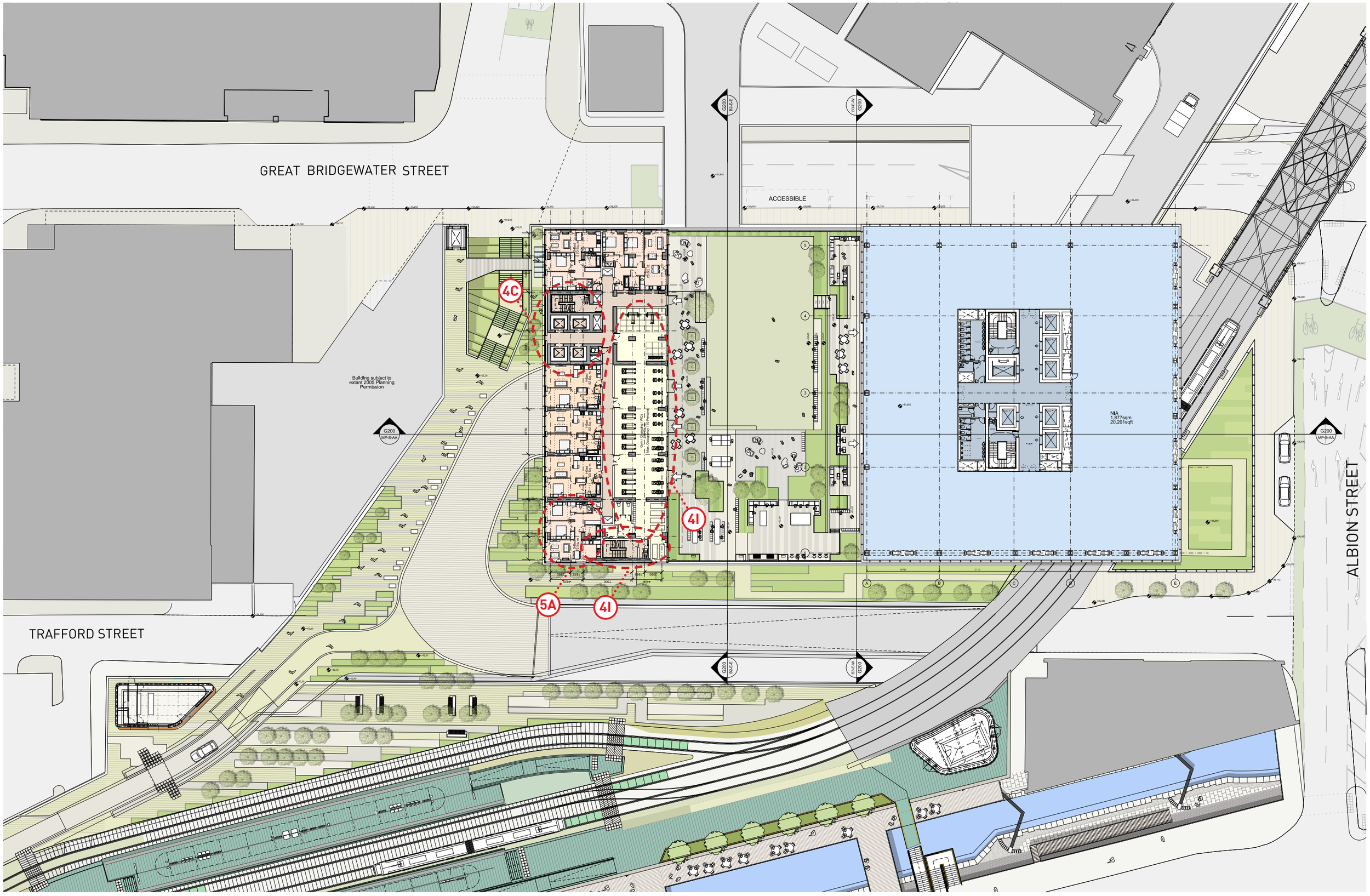
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Podium Level 02

Status
Planning

Scale
1:500@ A3 / 1:250@ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-G100-P-02-001

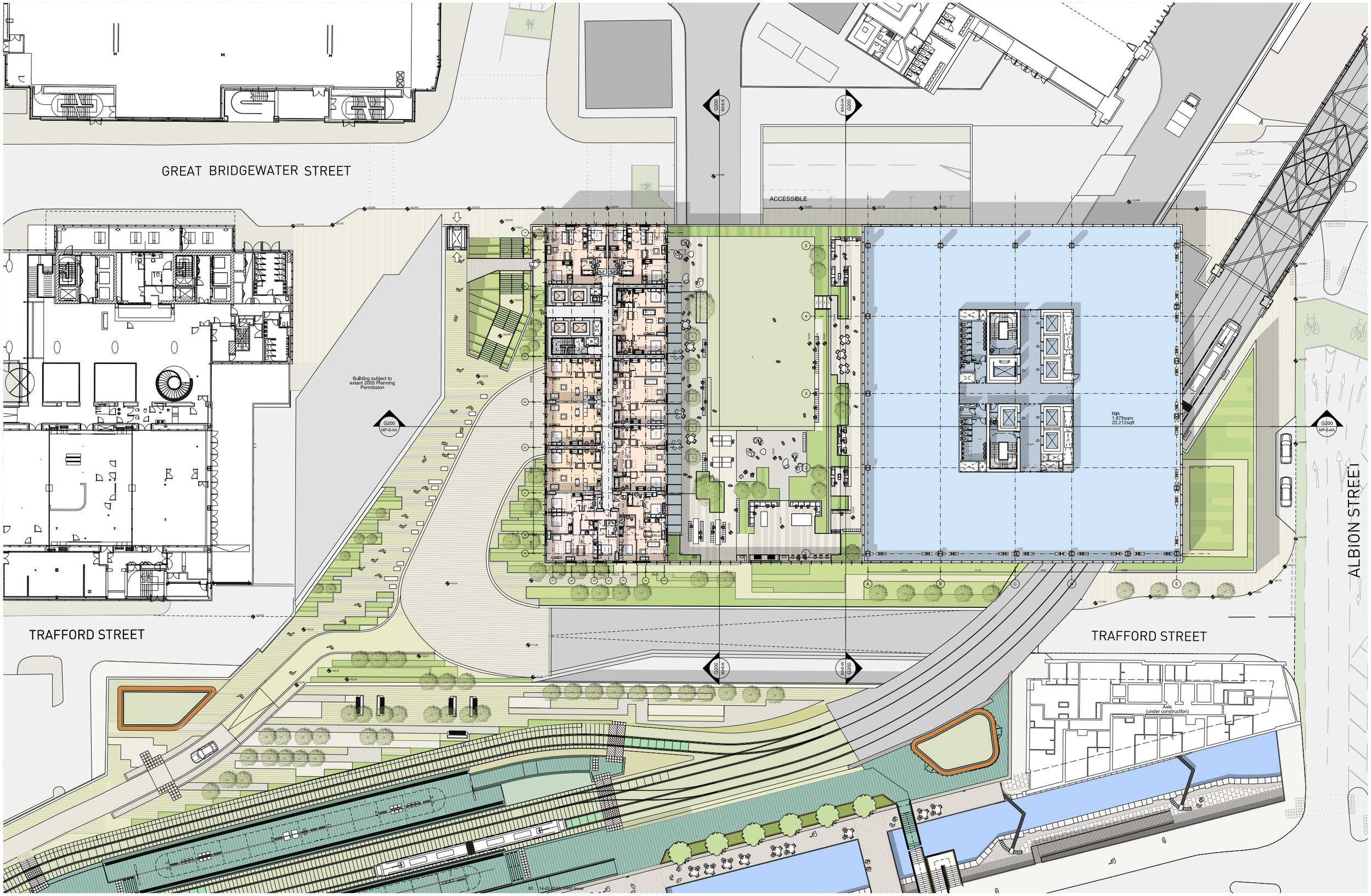
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan- Proposed Plan- Podium Level 03

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-03-001

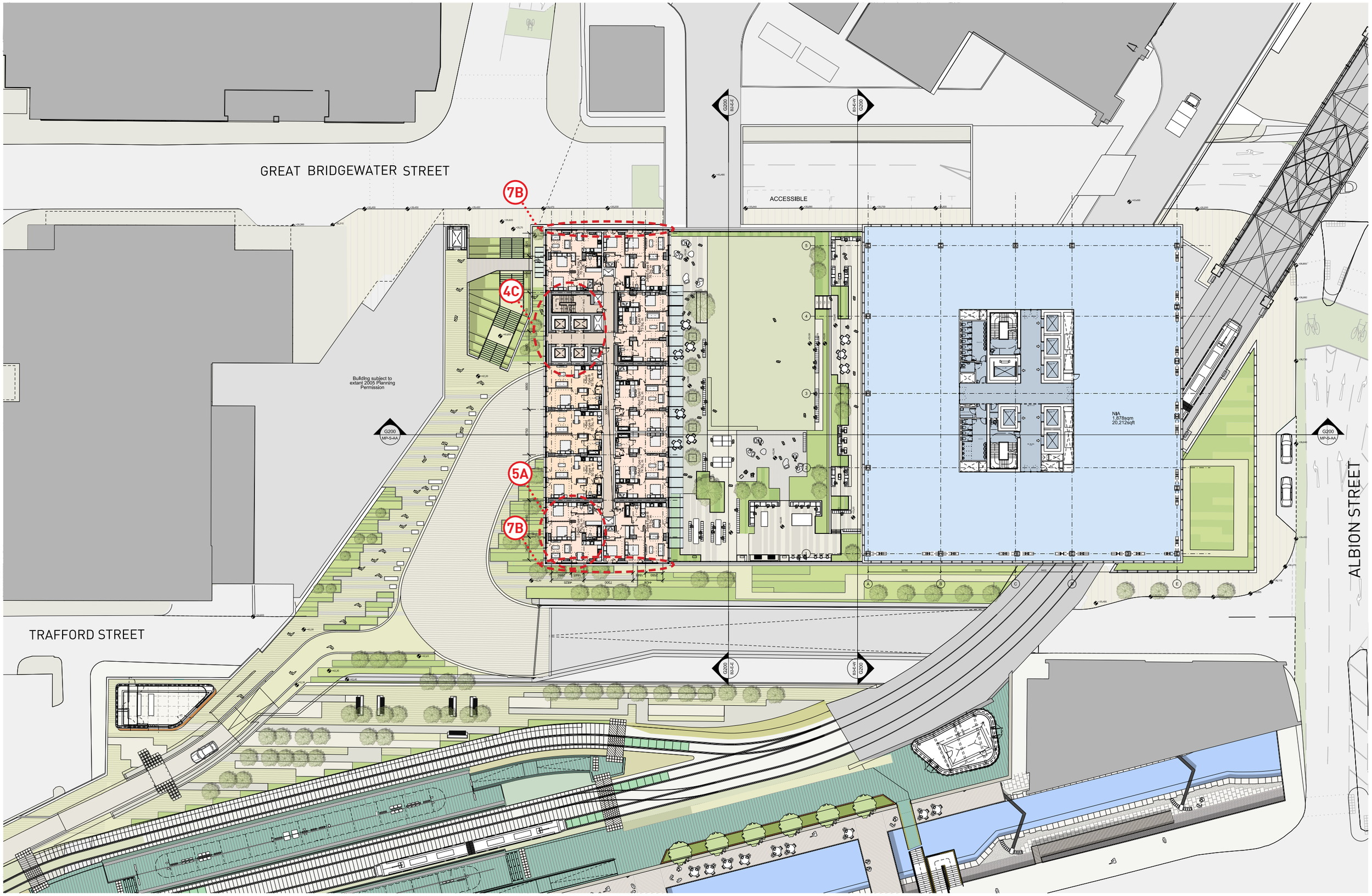
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Podium Level 03

Status
Planning

Scale
1:500@ A3 / 1:250@ A1

Date
March 2017

Job No
10053

Drawing No
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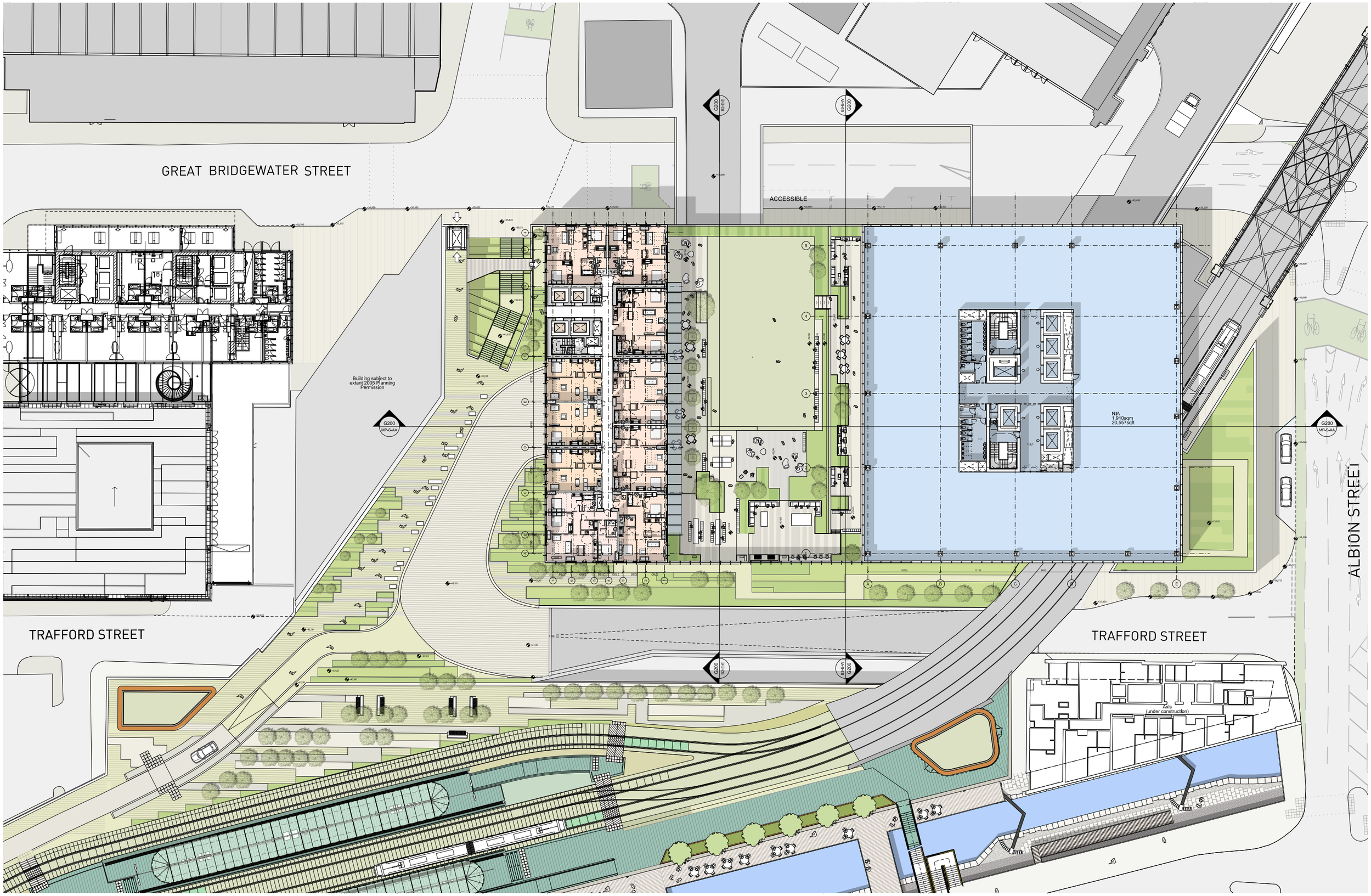
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan- Proposed Plan- Typical Upper Level TY1

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-04-001

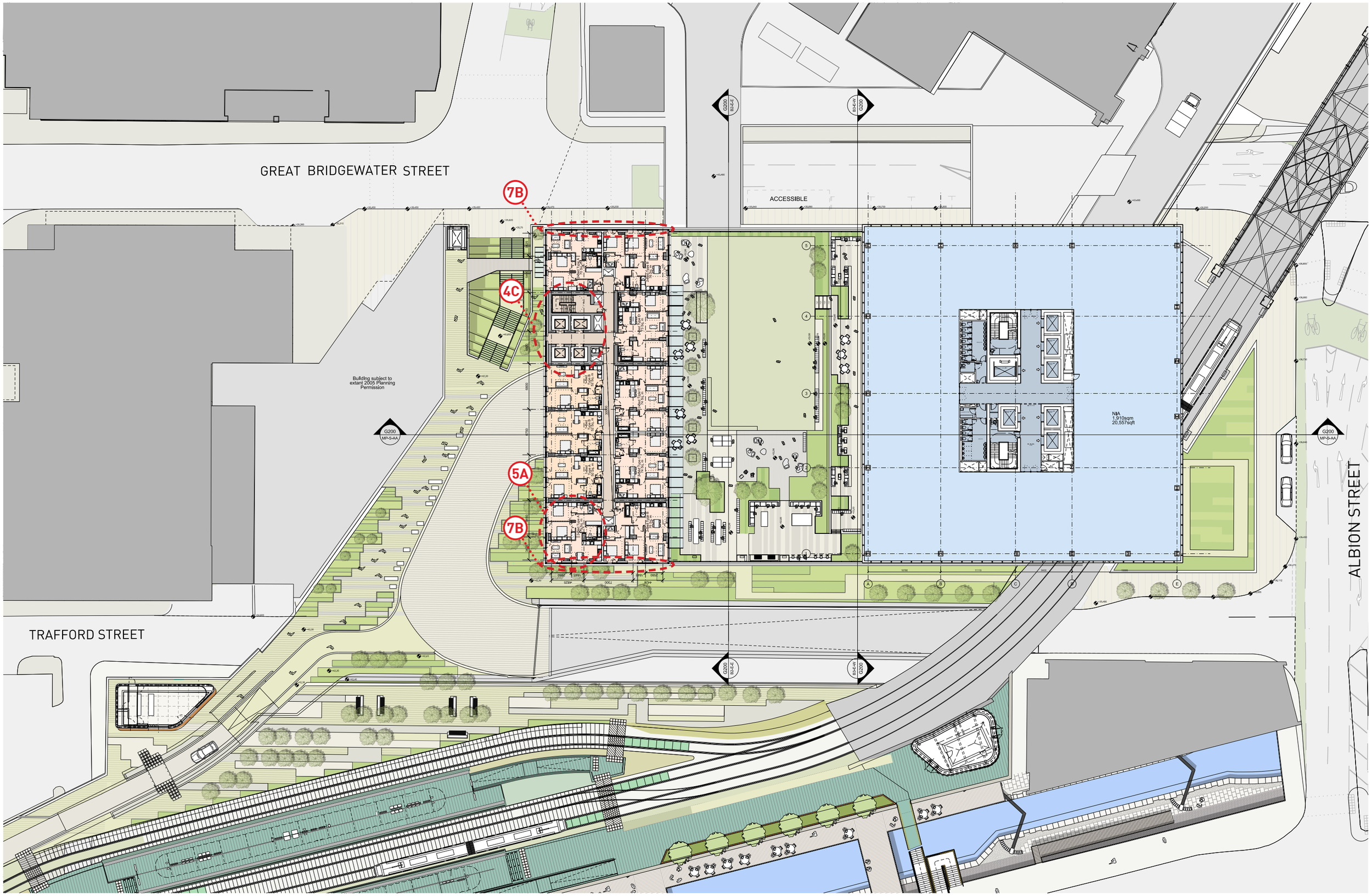
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Typical upper level TY1

Status
Planning

Scale
1:500@ A3 / 1:250@ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-G100-P-04-001

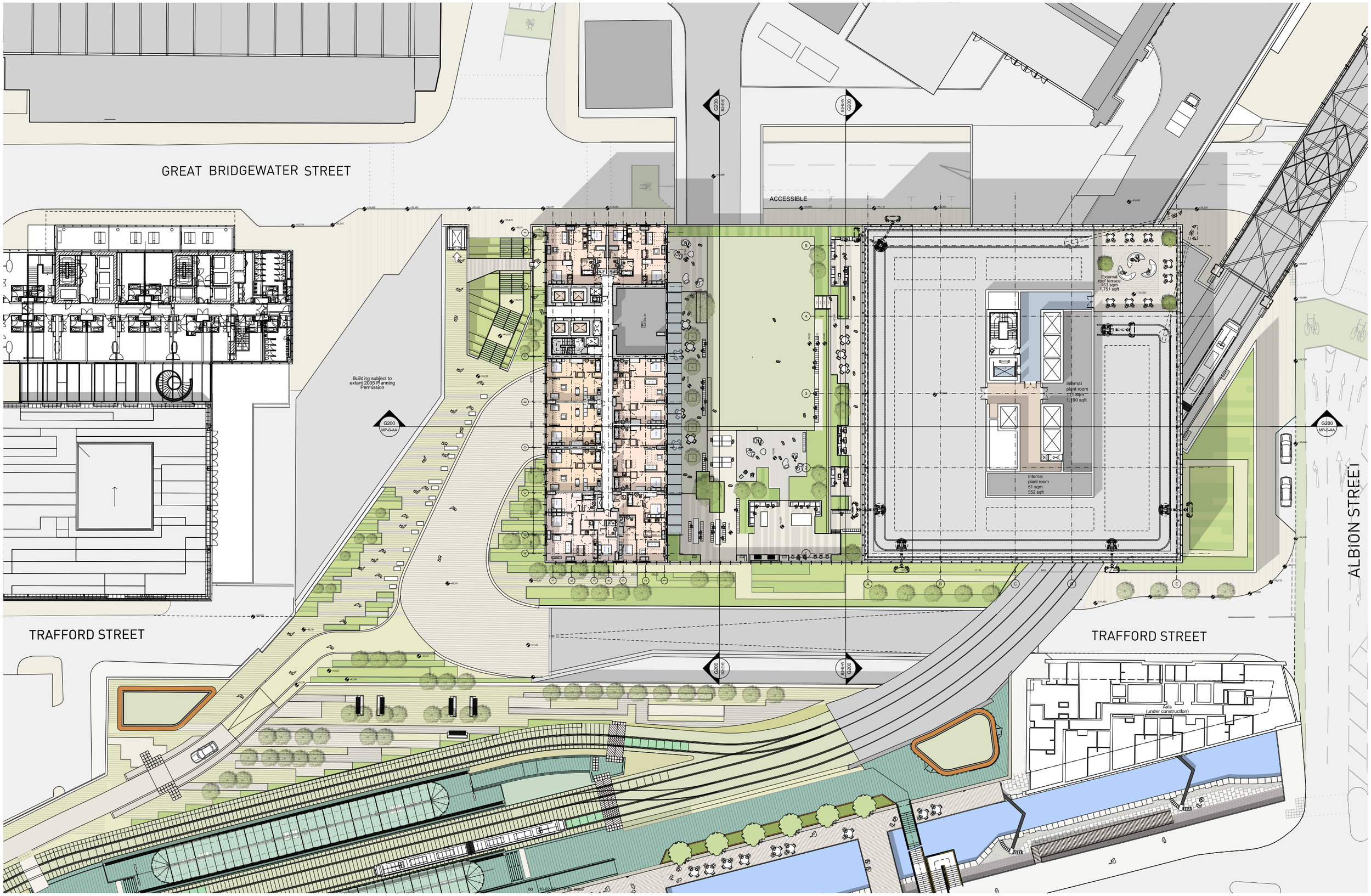
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Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Office Level 14 Intermediate Residential Plant Level

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-14-001

Revision: 00

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GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

7B

7E

4C

5A

7B

Building subject to extant 2005 Planning Permission

External roof terrace 163 sqm 1,751 sqft

Internal plant room 111 sqm 1,190 sqft

Internal plant room 51 sqm 552 sqft

G200 MP-S-AA

G200 B5-C-C

G200 B5-C-W

G200 B5-E-W

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Office Level 14
Intermediate Residential Plant Level

Status
Planning

Scale
1:500@ A3 / 1:250@ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-G100-P-14-001

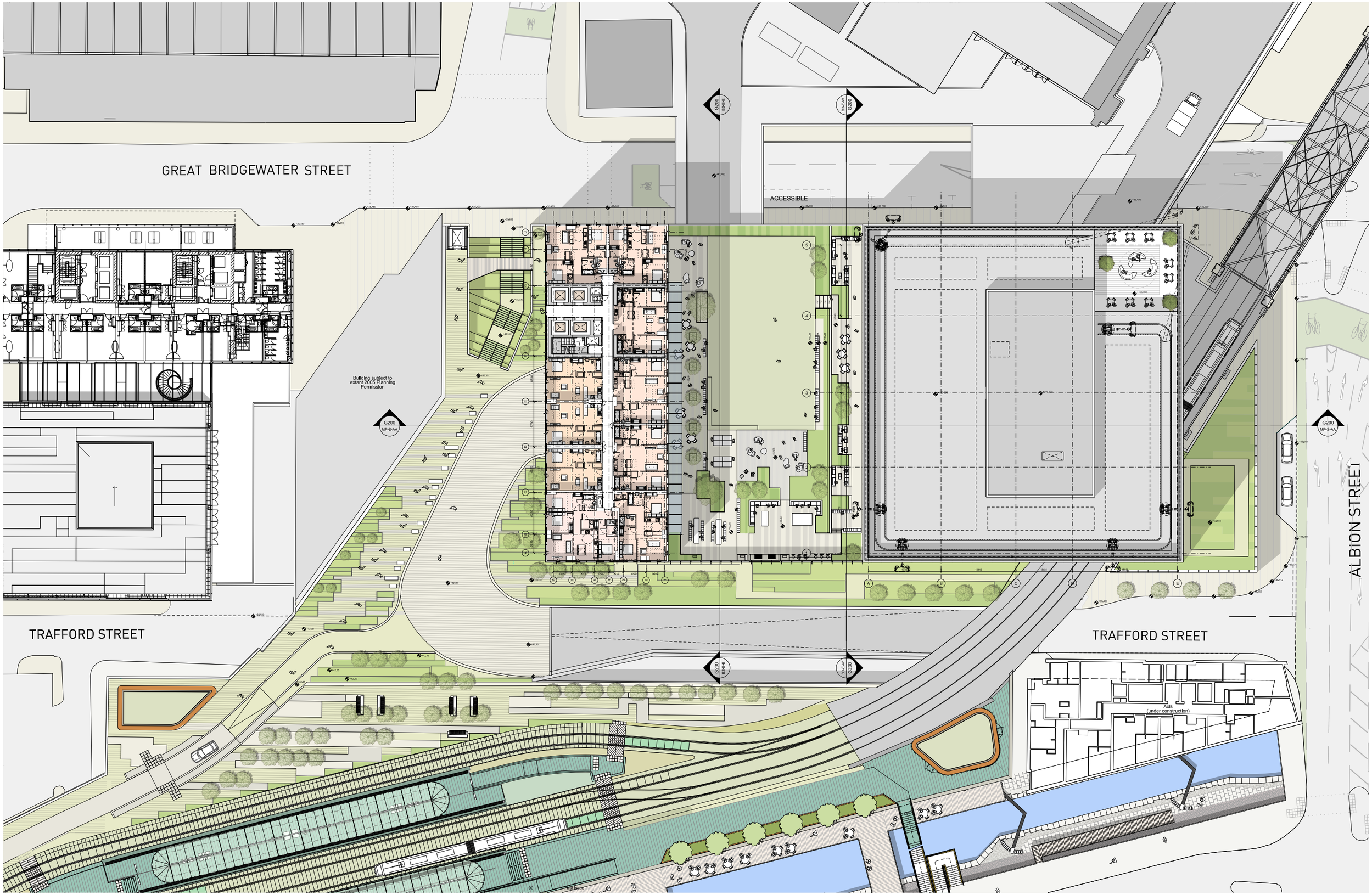
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Upper Level Residential

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-20-001

Revision: 00

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GREAT BRIDGEWATER STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

Building subject to extant 2005 Planning Permission

External roof terrace 163 sqm 1,751 sqft

7B

7B

7B

4C

5A

7B

G200 B5-C-AA

G200 B5-C-AA

G200 B5-A-AA

G200 B5-A-AA

G200 MP-S-AA

G200 MP-S-AA

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Masterplan- Proposed Plan- Upper Level Residential

Status: Planning

Scale: 1:500@ A3 / 1:250@ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-20-001

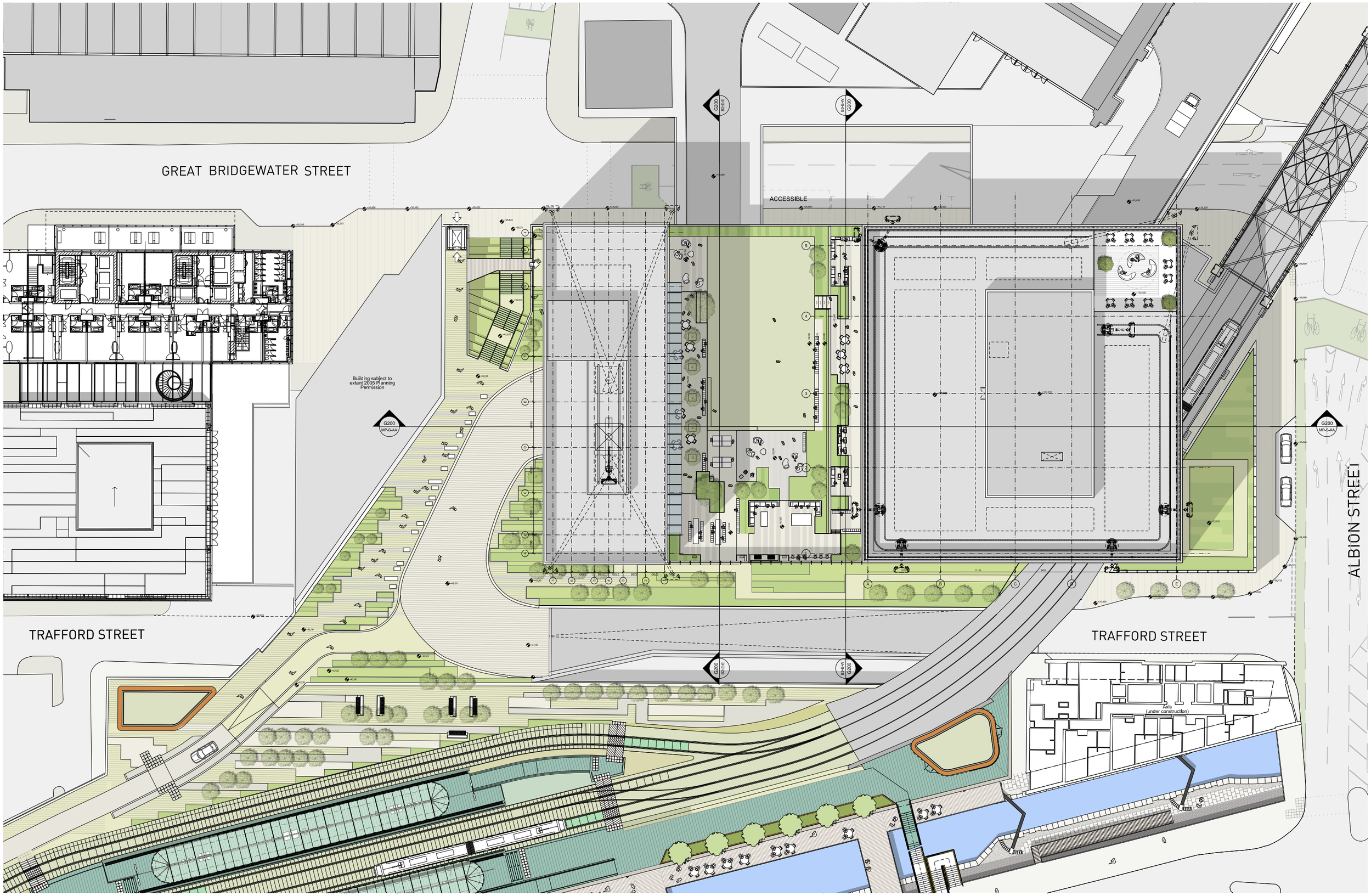
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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Roof Plan

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-RF-001

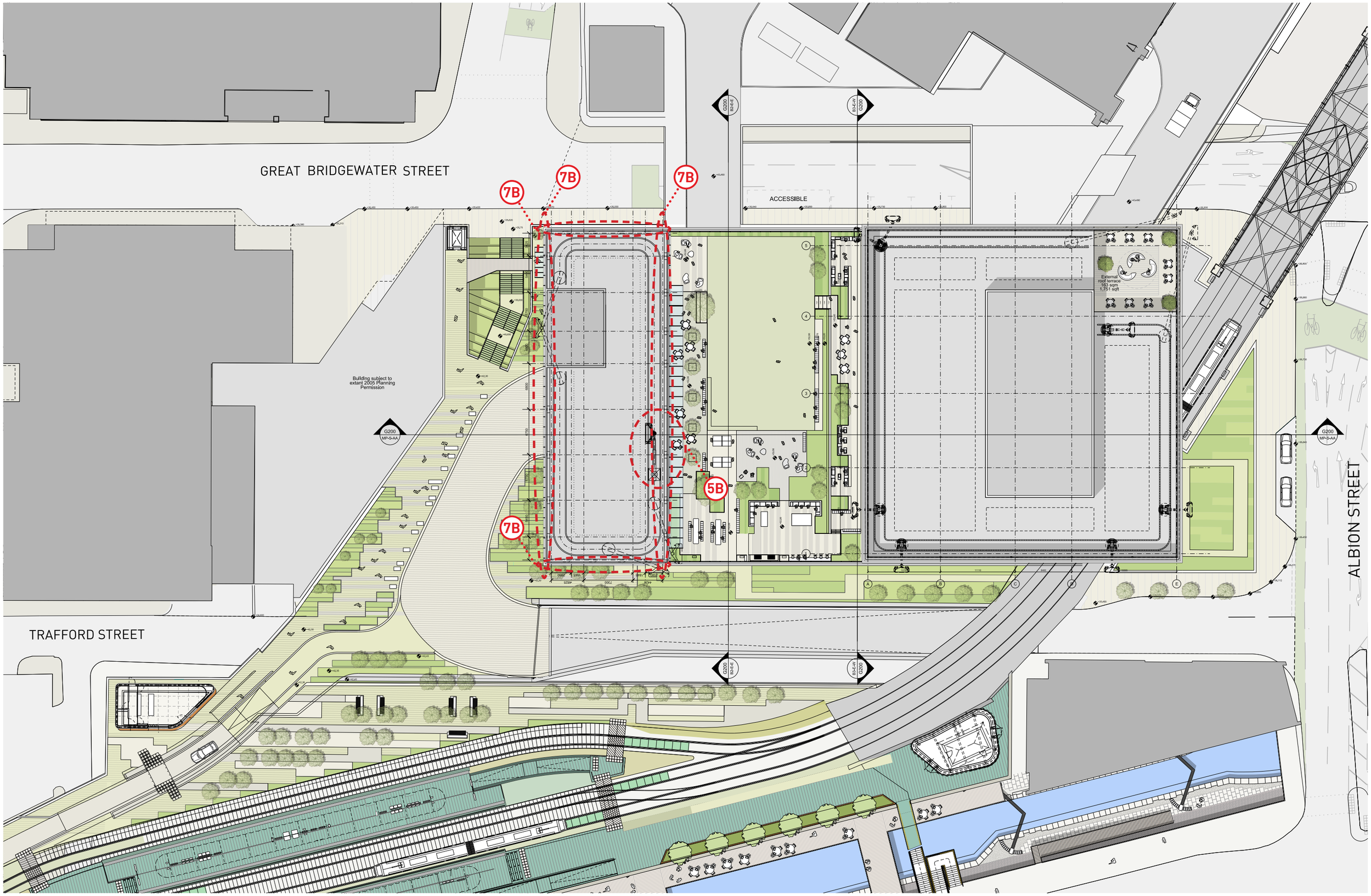
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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site
MARKED UP DRAWING

Drawing Title
Masterplan- Proposed Plan- Roof Plan

Status
Planning

Scale
1:500@ A3 / 1:250@ A1

Date
March 2017

Job No
10053

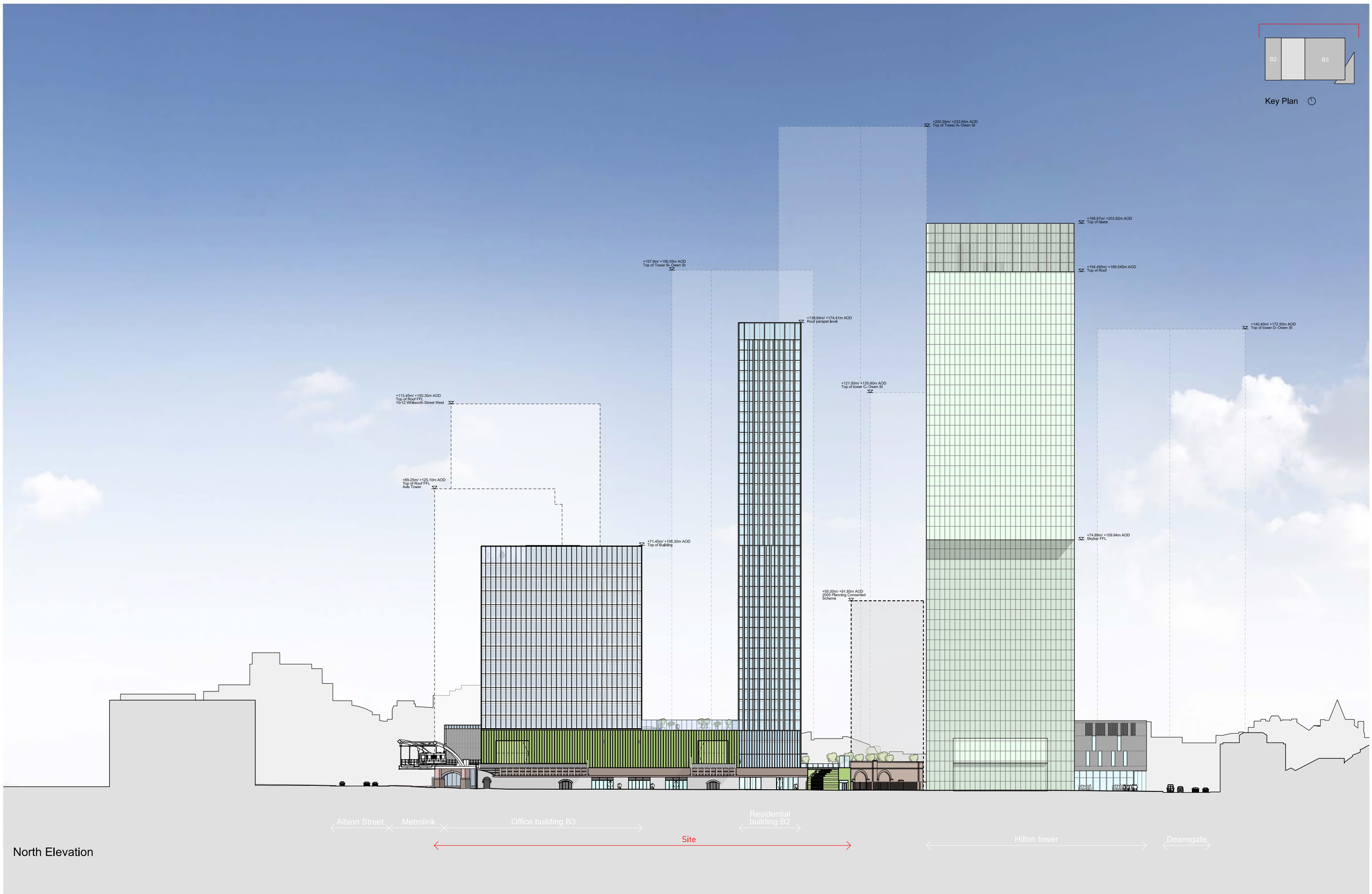
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North Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed North Elevation

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-N-001

Revision: 00

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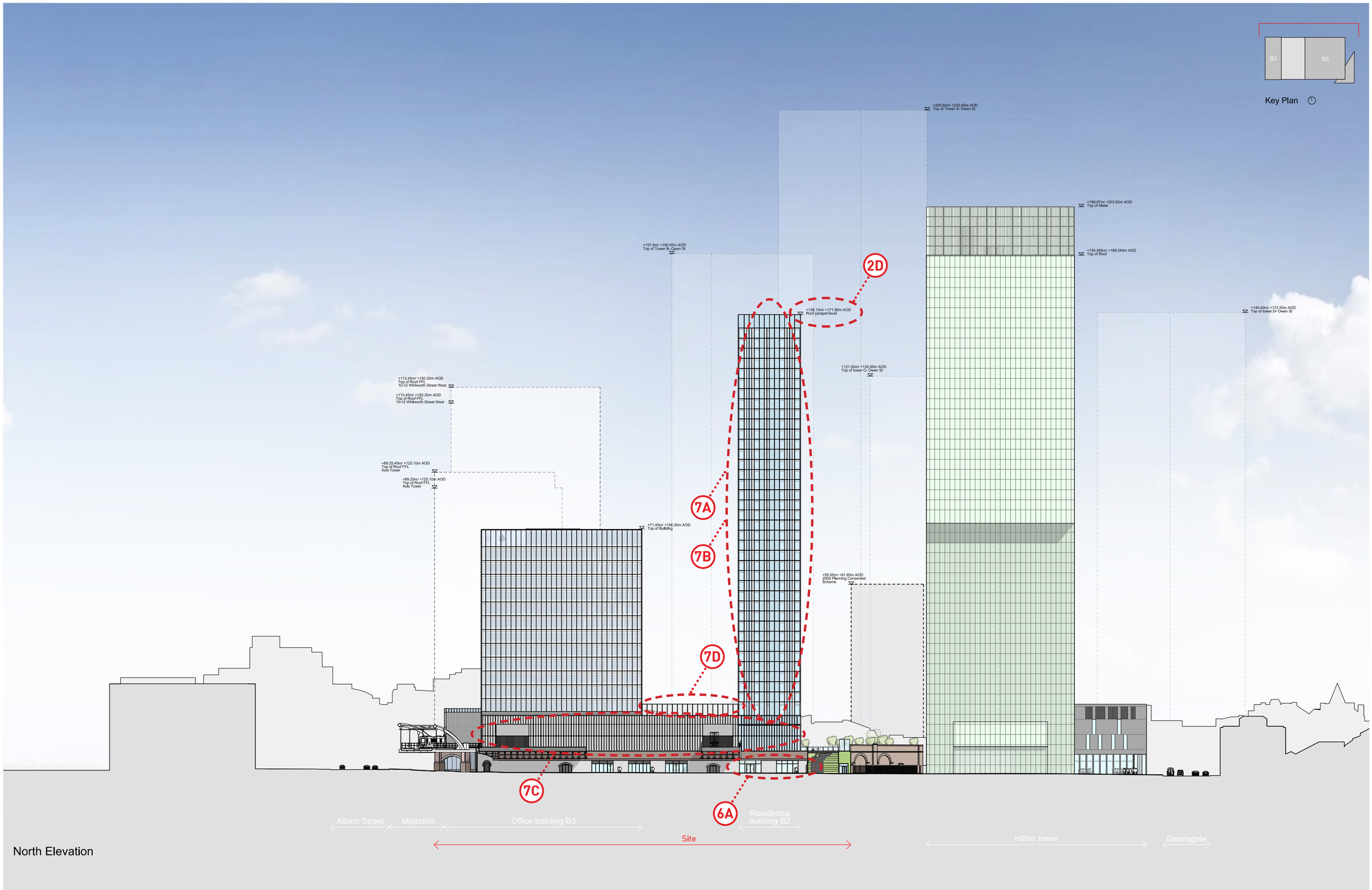
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan - Proposed North Elevation

Status
Planning

Scale
1:1000 @ A3 1:500 @ A1

Date
March 2017

Job No
10053

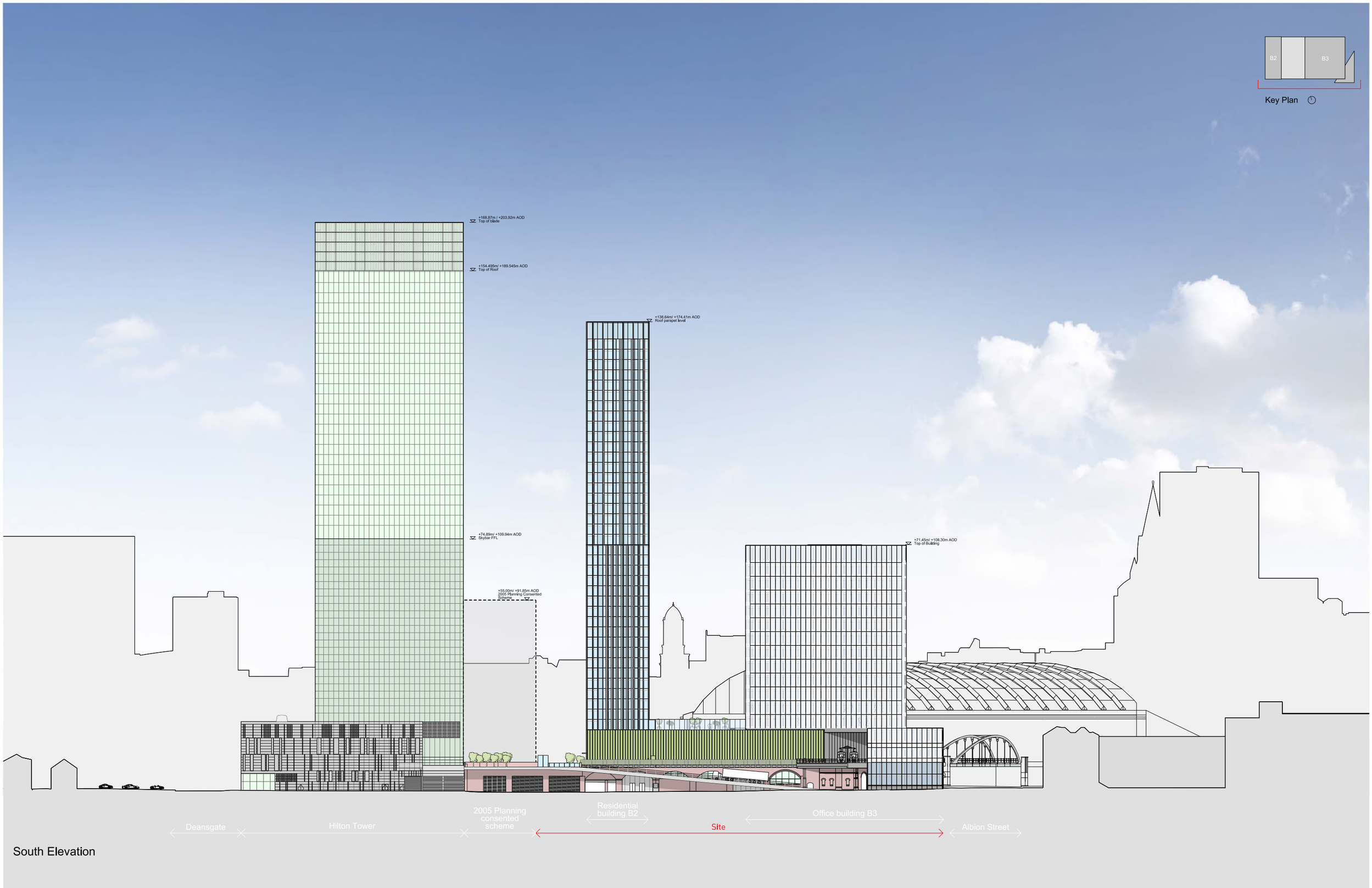
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Key Plan

South Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed South Elevation

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-S-001

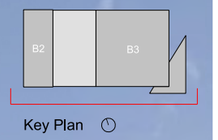
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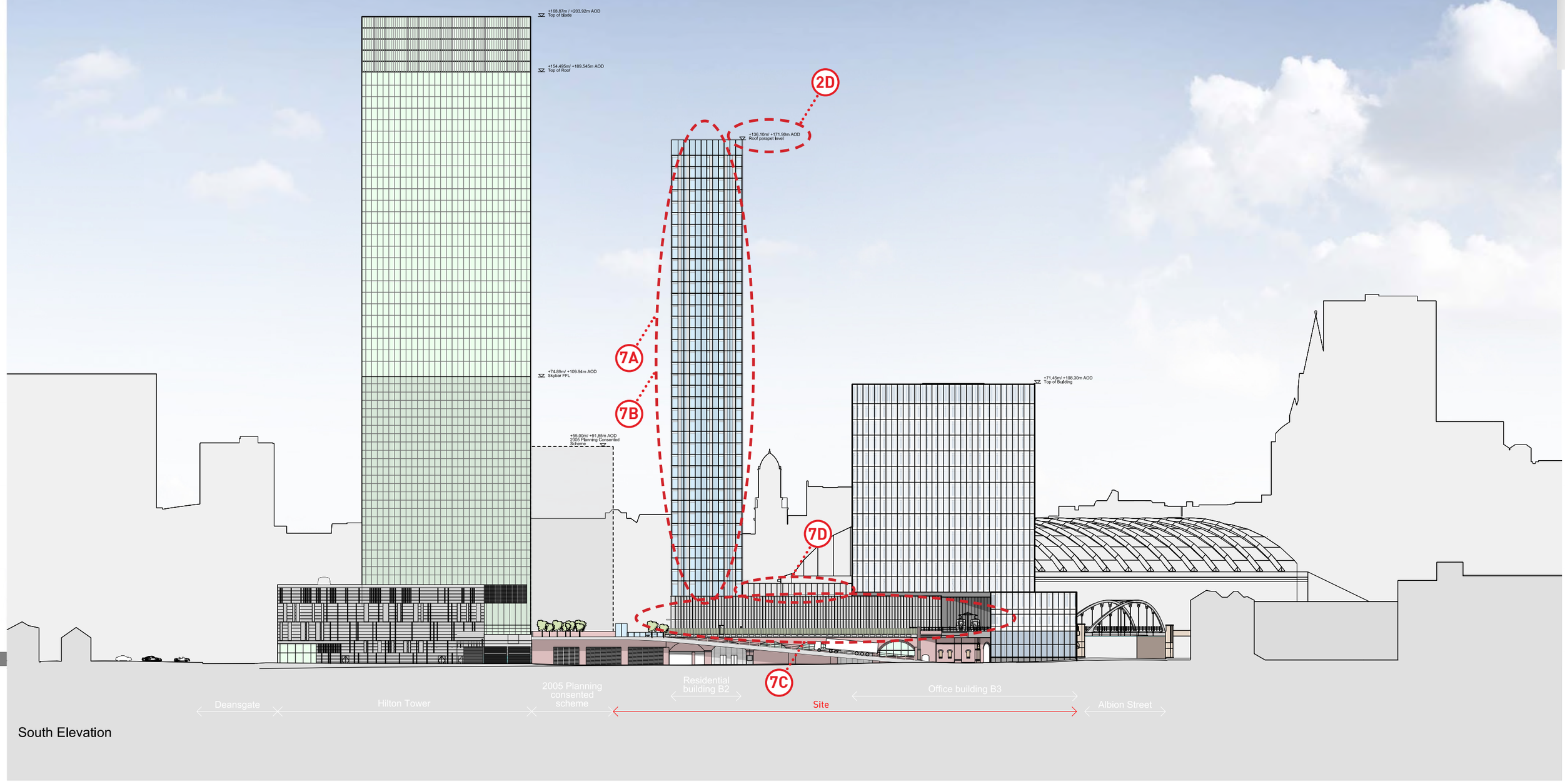
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Key Plan



South Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan - Proposed South Elevation

Status
Planning

Scale
1:1000 @ A3 1:500 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-G200-E-S-001

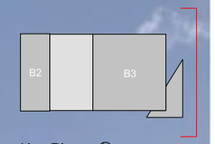
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Key Plan

+168.97m/ +203.92m AOD
Top of blade

+154.495m/ +189.545m AOD
Top of Roof

+138.64m/ +174.41m AOD
Roof parapet level

+113.45m/ +150.30m AOD
Top of Roof FFL

+89.25m/ +125.10m AOD
Top of Roof FFL

+71.45m/ +108.30m AOD
Top of Building

+55.00m/ +91.85m AOD
2005 Planning Consented Scheme

10-12 Whitworth Street West

Deansgate Locks

Axis tower

Trafford Street

Great Bridgewater Street

Manchester Central Convention Complex

Site

East Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:1000 @ A3 / 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed East Elevation

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-E-001

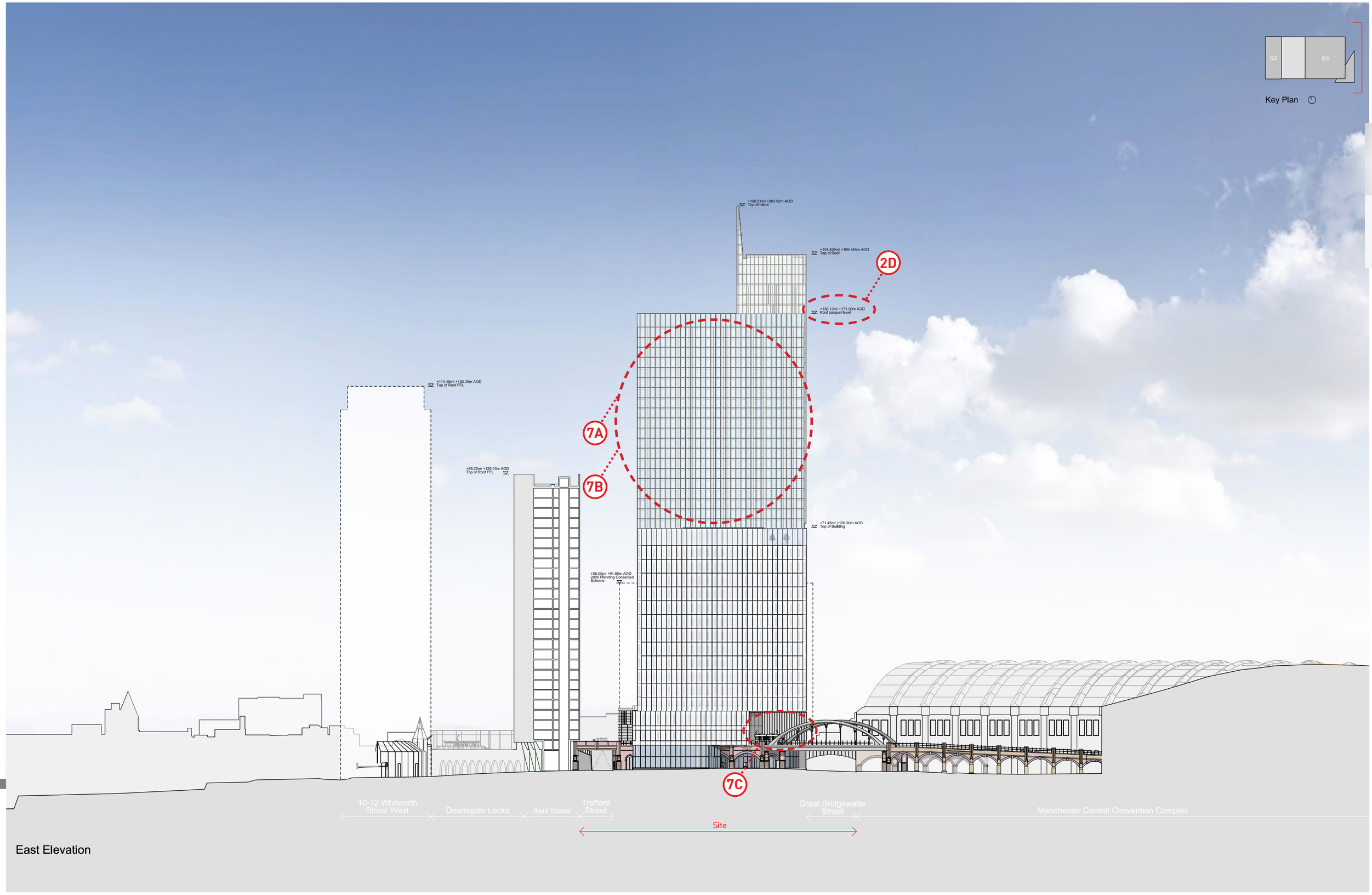
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Masterplan - Proposed East Elevation

Status: Planning

Scale: 1:1000 @ A3 / 1:500 @ A1

Date: March 2017

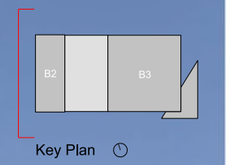
Job No: 10053

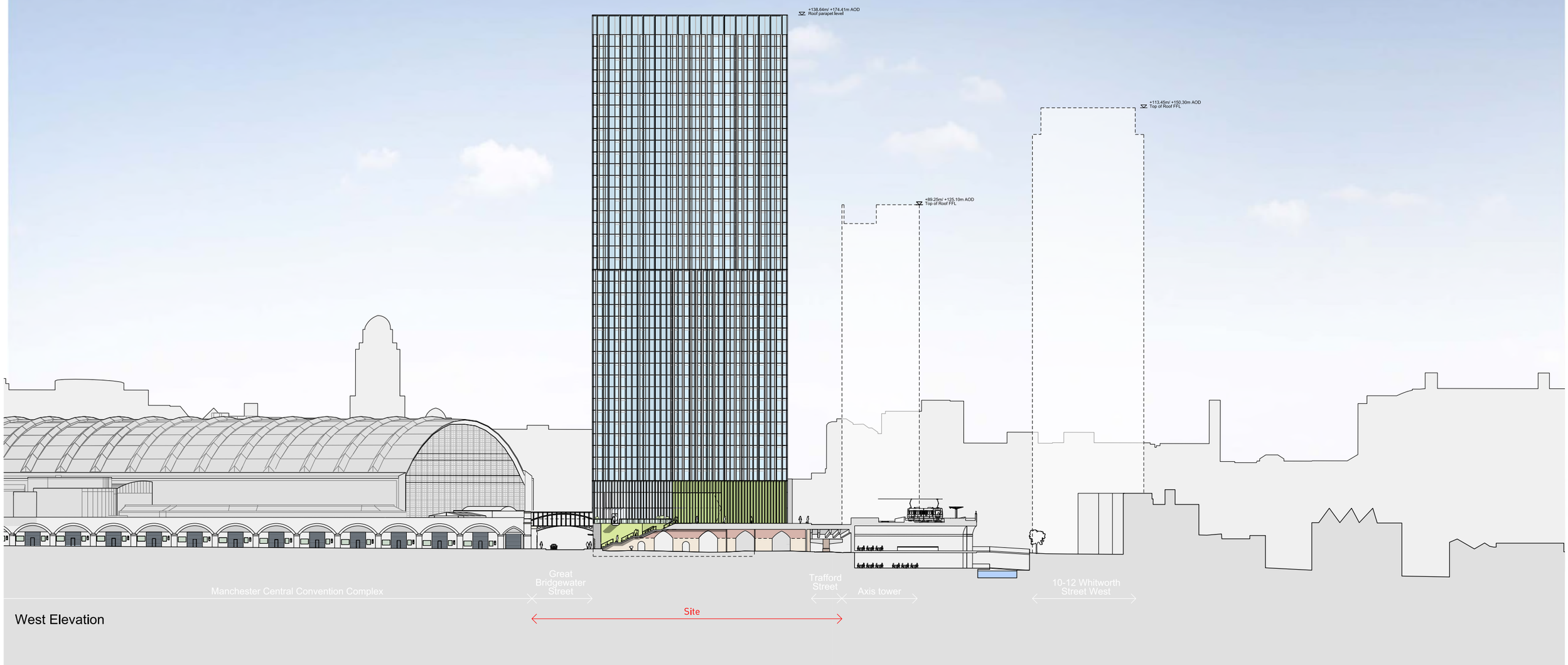
Drawing No: 10053-MP-A-B5D9-G200-E-E-001

Revision: 01

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West Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Drawing Title: Masterplan - Proposed West Elevation

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-W-001

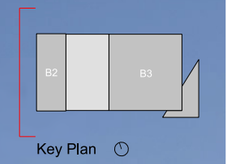
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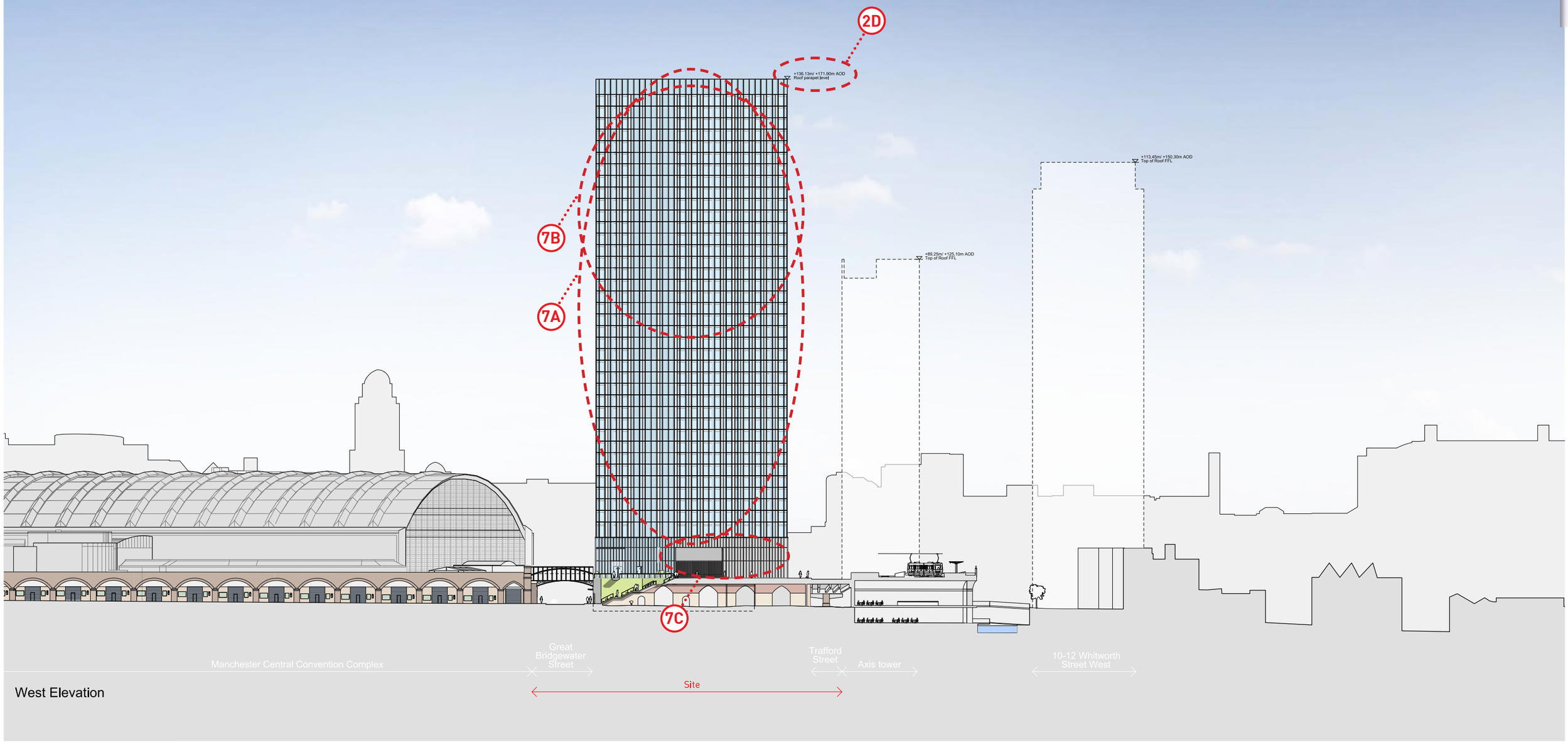
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Masterplan - Proposed West Elevation

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G200-E-W-001

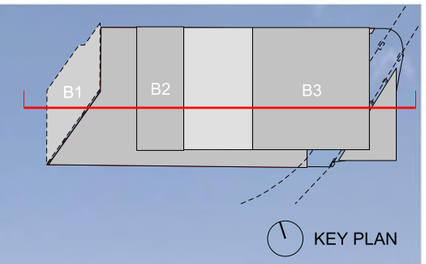
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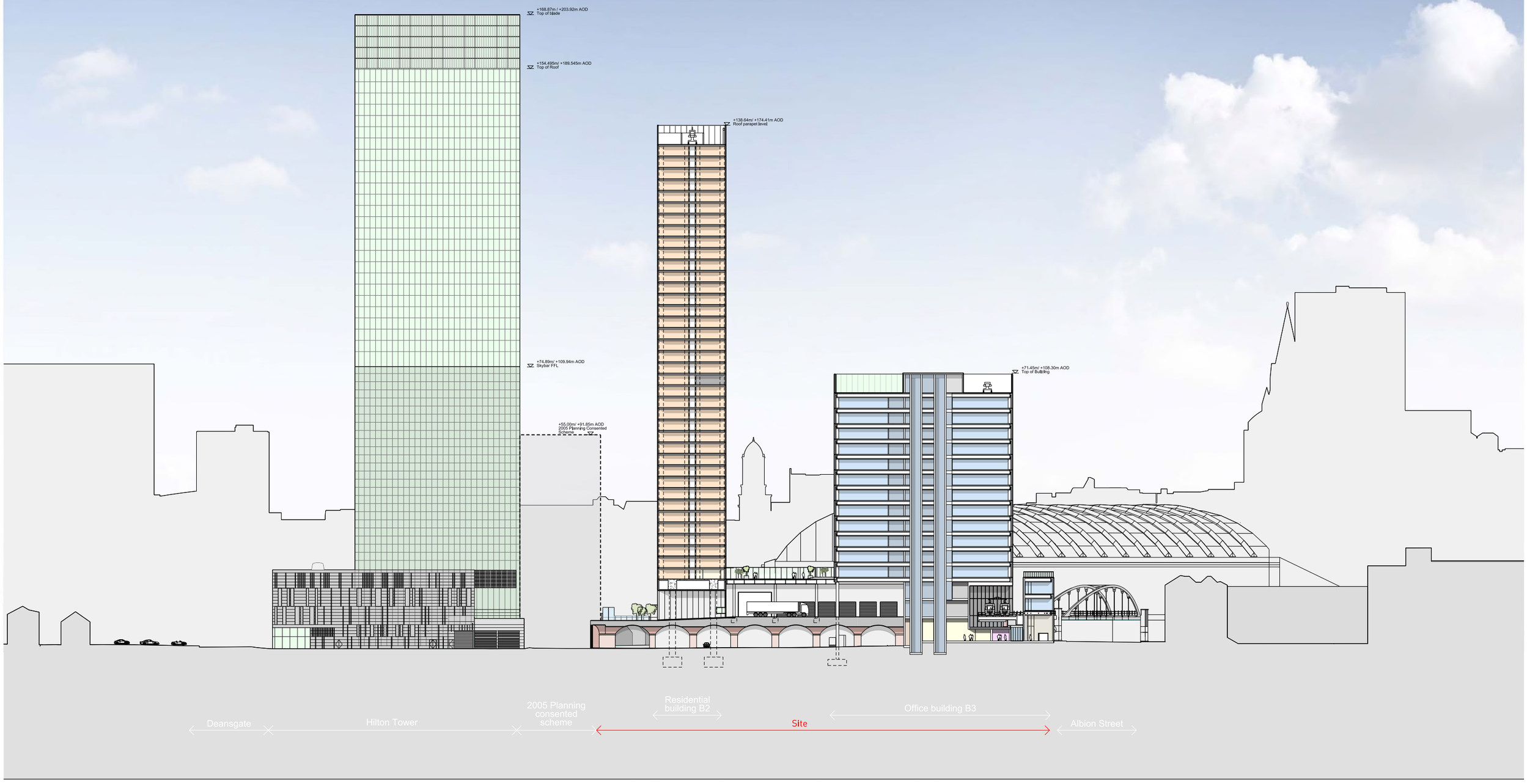
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan - Long Section AA

Status: Planning

Scale: 1:1000 @ A3 1:500 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-S-AA-001

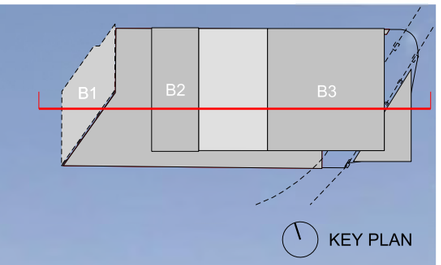
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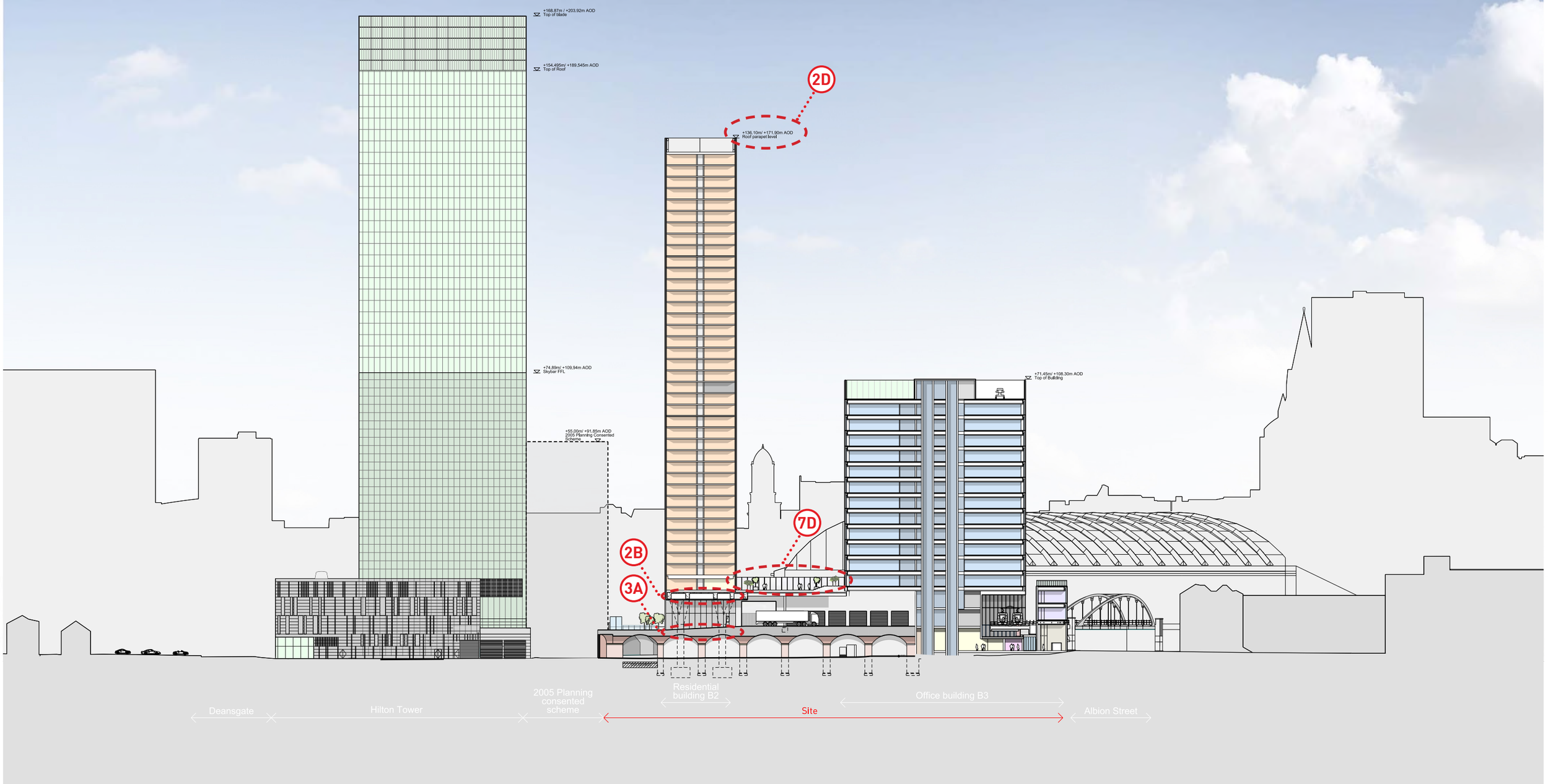
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00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan - Long Section AA

Status
Planning

Scale
1:1000 @ A3 1:500 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-G100-S-AA-001

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Rev	Date	Description
00	17-03-2017	Planning Issue

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 01
View northeast from Metrolink bridge

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-001

Revision
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 01
View northeast from Metrolink bridge
MARKED UP DRAWING

Job No 10053
Scale NTS @ A1 NTS @ A3
Date March 2017

Status Planning
Drawing No 10053-MP-A-B5D9-Z200-3-AL-001
Revision 01

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Rev	Date	Description
00	17-03-2017	Planning Issue

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 02
View south down Lower Mosley Street

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-002

Revision
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NOTE:

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 02
View south down Lower Mosley Street
MARKED UP DRAWING

Job No	Scale	Date
10053	NTS @ A1 NTS @ A3	March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-002

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NOTE:

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Rev	Date	Description
00	17-03-2017	Planning Issue

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 03
View south west down Albion Street

Job No
10053

Scale
NTS @ A1
NTS @ A3

Date
March 2017

Status
Planning

Drawing No
10053-MP-A-B5D9-Z200-3-AL-003

Revision
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00	17-03-2017	Planning Issue
00	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 03
View south west down Albion Street
MARKED UP DRAWING

Job No 10053 | Scale NTS @ A1 NTS @ A3 | Date March 2017

Status Planning

Drawing No 10053-MP-A-B5D9-Z200-3-AL-003 | Revision 01

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00	17-03-2017	Planning Issue

Project Title
Former Bauer Millett Site

Status
Planning

Drawing Title
Masterplan - Indicative CGI 04
View south down Watson Street

Job No	Scale	Date
10053	NTS @ A1 NTS @ A3	March 2017

Drawing No
10053-MP-A-B5D9-Z200-3-AL-004

Revision
00

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
00	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

Drawing Title
Masterplan - Indicative CGI 04
View south down Watson Street
MARKED UP DRAWING

Job No 10053

Scale NTS @ A1
NTS @ A3

Date March 2017

Status Planning

Drawing No 10053-MP-A-B5D9-Z200-3-AL-004

Revision 01

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Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
00	17-03-2017	Planning Issue						

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan - Indicative CGI 05
View East down Great Bridgewater Street

Status: Planning

Scale: NTS @ A3 NTS @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-Z200-3-AL-005

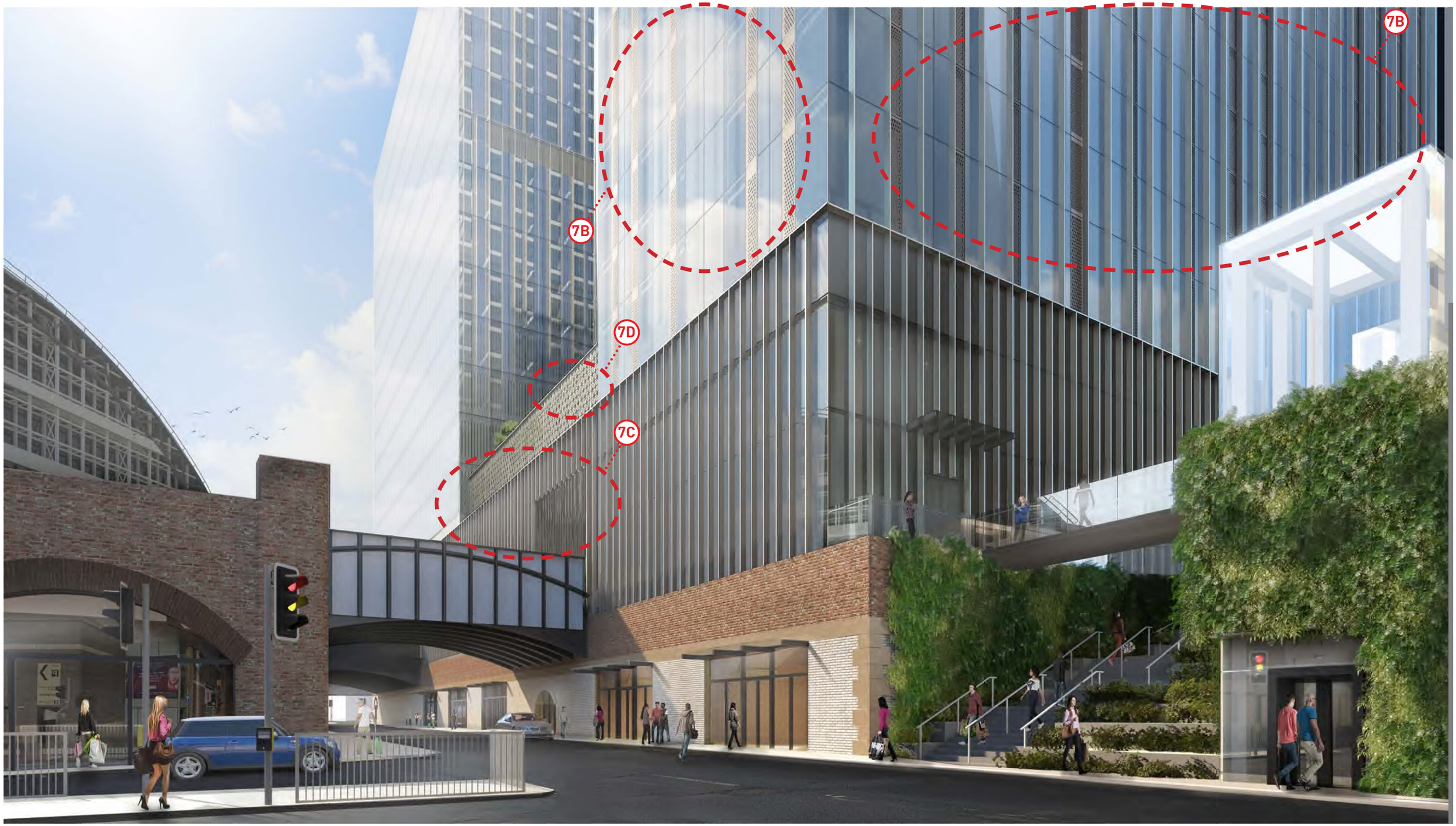
Revision: 00

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Masterplan - Indicative CGI 05
View East down Great Bridgewater Street

Status
Planning

Scale
NTS @ A3 NTS @ A1

Date
March 2017

Job No
10053

Drawing No
10053-MP-A-B5D9-Z200-3-AL-005

Revision
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Area Schedule

Program	GIA		GEA		Units	Cycles
	(sq ft)	(sq m)	(sq ft)	(sq m)		
Residential	378,026	35,120	394,771	36,675	**375**	**375**
Office	334,397	31,067	345,504	32,098		**114**
Retail	10,871	1,010	12,110	1,125		
B1, A1, A3 or A4 use	7,421	689	8,138	756		

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

Area Schedule

Program	GIA		GEA		Units	Cycles
	(sq ft)	(sq m)	(sq ft)	(sq m)		
Residential	381,996	35,489	399,579	37,122	375	375
Office	334,397	31,067	345,504	32,098		
Retail	10,871	1,010	12,110	1,125		
B1, A1, A3 or A4 use	7,421	689	8,138	756		

2E

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

B2 - RESIDENTIAL

APPROVED & MARKED UP DRAWINGS

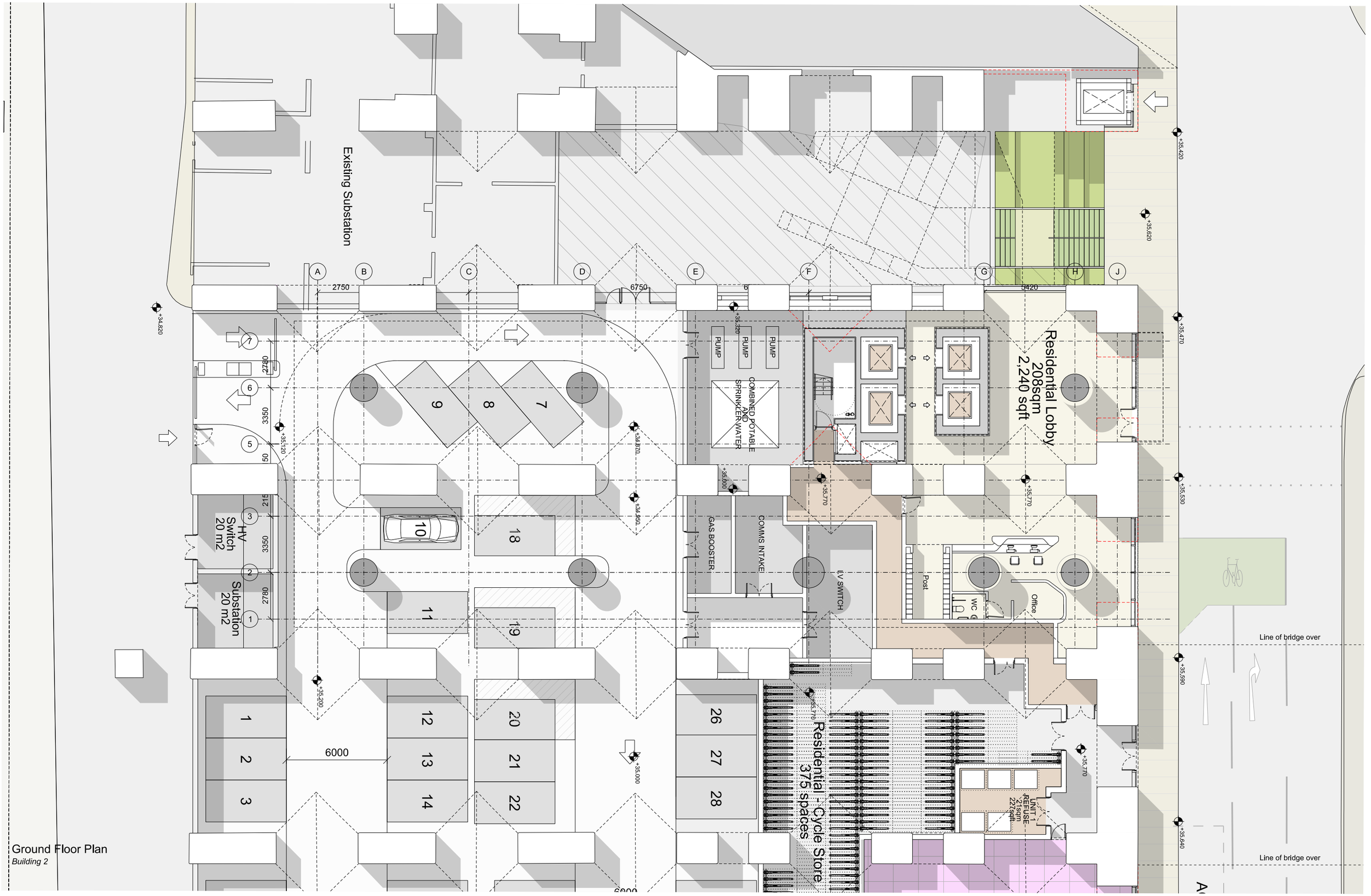
This schedule lists SHP understanding of deliverables

Revision Notes

Revision	Date	Notes
0	xx-xx-xxxx	x

This schedule should be read in conjunction with:

Building Number	Drawing Type	Drawing Name	Drawing Number	Rev	Scale at A1	Status	Amendment	Revised Drawing Number	Rev
B2	Plan	Building 2 - Ground Floor Plan	10053-B2-A-B5D9-G200-P-00-001		100	Planning	✓	10053-B2-A-B5D9-G200-P-00-001	Rev 01
B2	Plan	Building 2 - First Floor Plan	10053-B2-A-B5D9-G200-P-01-001		100	Planning	✓	10053-B2-A-B5D9-G200-P-01-001	Rev 01
B2	Plan	Building 2 - First Floor - Mezzanine Plan	10053-B2-A-B5D9-G200-P-01M-001		100	Planning	✓	10053-B2-A-B5D9-G200-P-01M-001	Rev 01
B2	Plan	Building 2 - Second Floor Plan	10053-B2-A-B5D9-G200-P-02-001	Rev 01	100	Planning	✓	10053-B2-A-B5D9-G200-P-02-001	Rev 02
B2	Plan	Building 2 - Third Floor Plan	10053-B2-A-B5D9-G200-P-03-001	Rev 01	100	Planning	✓	10053-B2-A-B5D9-G200-P-03-001	Rev 02
B2	Plan	Building 2 - Typical lower level plan 04-18	10053-B2-A-B5D9-G200-P-04-001	Rev 01	100	Planning	✓	10053-B2-A-B5D9-G200-P-04-001	Rev 02
B2	Plan	Building 2 - Intermediate plant level plan	10053-B2-A-B5D9-G200-P-19-001	Rev 01	100	Planning	✓	10053-B2-A-B5D9-G200-P-19-001	Rev 02
B2	Plan	Building 2 - Typical upper level plan - Floors 20-39	10053-B2-A-B5D9-G200-P-20-001	Rev 01	100	Planning	✓	10053-B2-A-B5D9-G200-P-20-001	Rev 02
B2	Plan	Building 2 - BMU level plan 40	10053-B2-A-B5D9-G200-P-40-001		100	Planning	✓	10053-B2-A-B5D9-G200-P-40-001	Rev 01
B2	Plan	Building 2 - Roof level plan	10053-B2-A-B5D9-G200-P-RF-001		100	Planning	✓	10053-B2-A-B5D9-G200-P-RF-001	Rev 01
B2	Elevation	Building 2 - North Elevation	10053-B2-A-B5D9-G200-E-N-001	Rev 01	250	Planning	✓	10053-B2-A-B5D9-G200-E-N-001	Rev 02
B2	Elevation	Building 2 - South Elevation	10053-B2-A-B5D9-G200-E-S-001		250	Planning	✓	10053-B2-A-B5D9-G200-E-S-001	Rev 01
B2	Elevation	Building 2 - East Elevation	10053-B2-A-B5D9-G200-E-E-001	Rev 01	250	Planning	✓	10053-B2-A-B5D9-G200-E-E-001	Rev 02
B2	Elevation	Building 2 - West Elevation	10053-B2-A-B5D9-G200-E-W-001	Rev 01	250	Planning	✓	10053-B2-A-B5D9-G200-E-W-001	Rev 02
B2	Section	Building 2 - Section AA	10053-B2-A-B5D9-G200-S-AA-001		250	Planning	✓	10053-B2-A-B5D9-G200-S-AA-001	Rev 01
B2	Detail	Building 2 - External wall detail - Amenity level	10053-B2-A-B5D9-G251-D-02-001		20	Planning	✓	10053-B2-A-B5D9-G251-D-02-001	Rev 01
B2	Detail	Building 2 - External wall detail - Plant level	10053-B2-A-B5D9-G251-D-19-001		20	Planning	✓	10053-B2-A-B5D9-G251-D-19-001	Rev 01
B2	Detail	Building 2 - External wall detail - Parapet	10053-B2-A-B5D9-G251-D-40-001		20	Planning	✓	10053-B2-A-B5D9-G251-D-40-001	Rev 01
B2	Detail	Building 2 - Typical Panel Vent Detail	10053-B2-A-B5D9-G251-D-TY-001		20	Planning	✓	10053-B2-A-B5D9-G251-D-TY-001	Rev 01
B2	Detail	Building 2 - Typical lower Level external wall detai	10053-B2-A-B5D9-G251-D-TY1-001		20	Planning	✓	10053-B2-A-B5D9-G251-D-TY1-001	Rev 01
B2	Detail	Building 2 - Typical Upper Level external wall detai	10053-B2-A-B5D9-G251-D-TY2-001		20	Planning	✓	10053-B2-A-B5D9-G251-D-TY2-001	Rev 01
B2	Schedule	Building 2 - Residential Area Schedule	10053-B2-A-BD59-Z100-AS-001	Rev 02	NA	Planning	✓	10053-B2-A-BD59-Z100-AS-001	Rev 03



Ground Floor Plan

Building 2

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - Ground Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-00-001

Revision: 00

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Ground Floor Plan

Building 2

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Ground Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-00-001

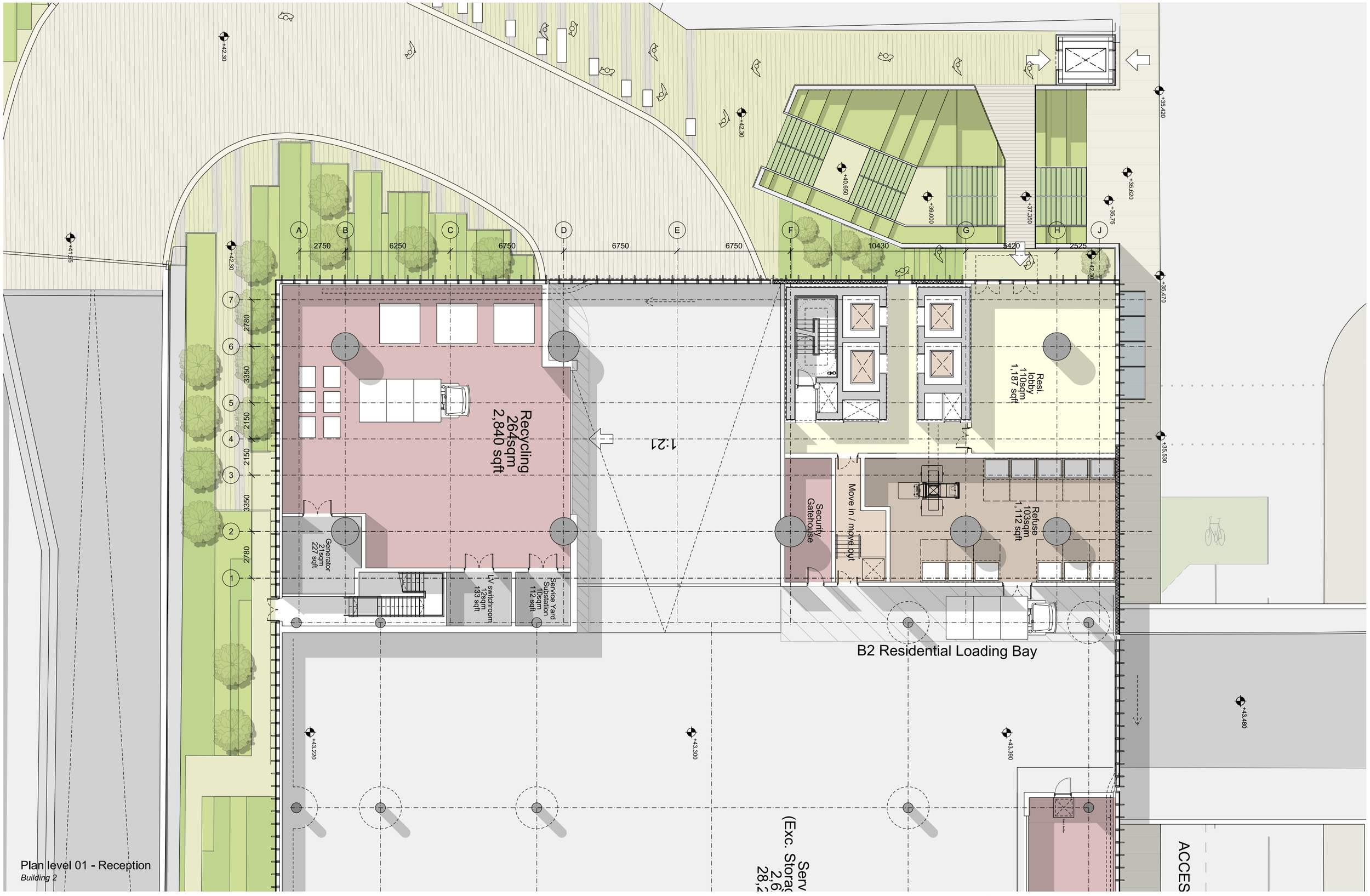
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Plan level 01 - Reception

Building 2

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - First Floor Plan

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-01-001

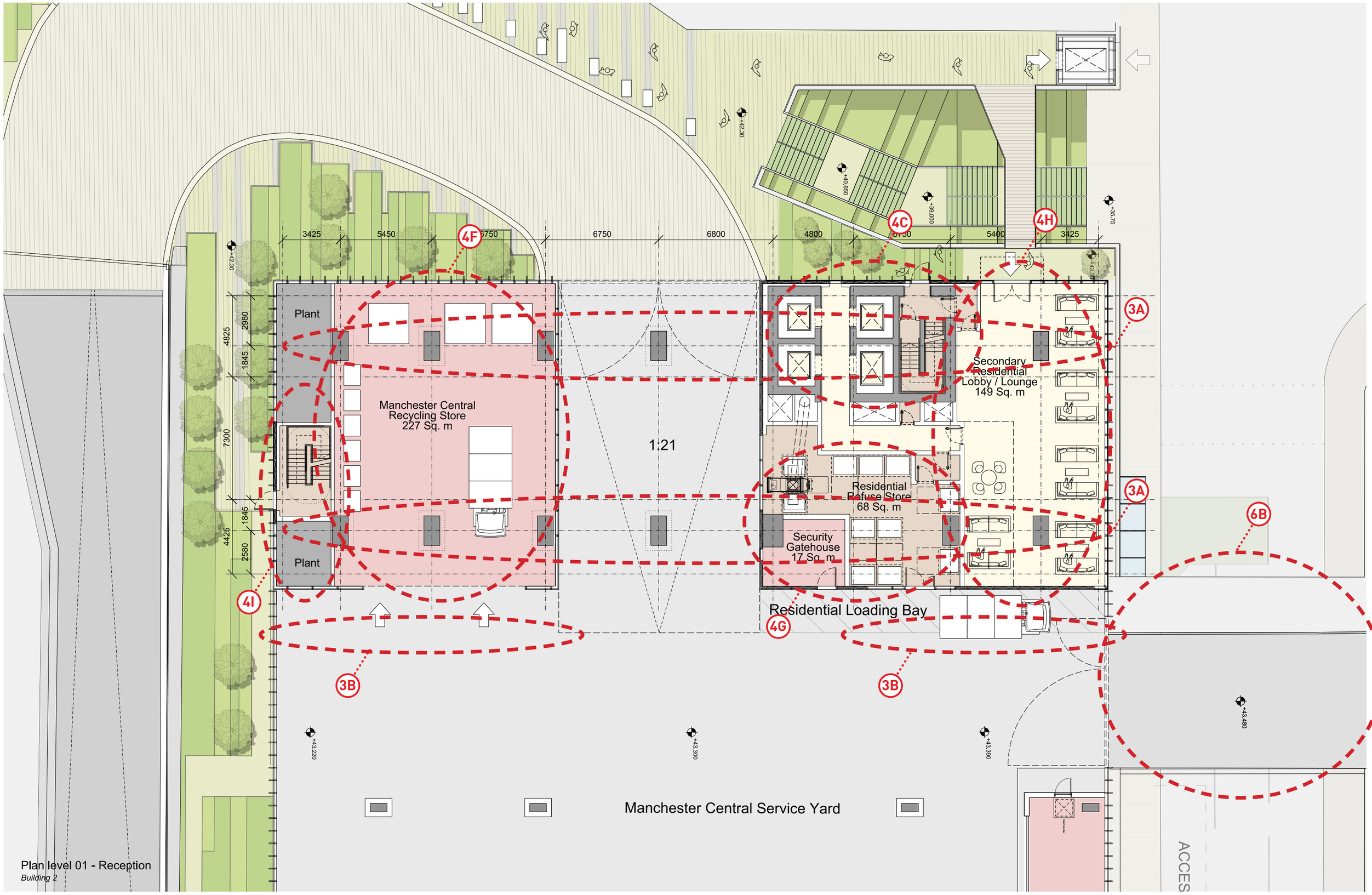
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Plan level 01 - Reception

Building 2

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - First Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

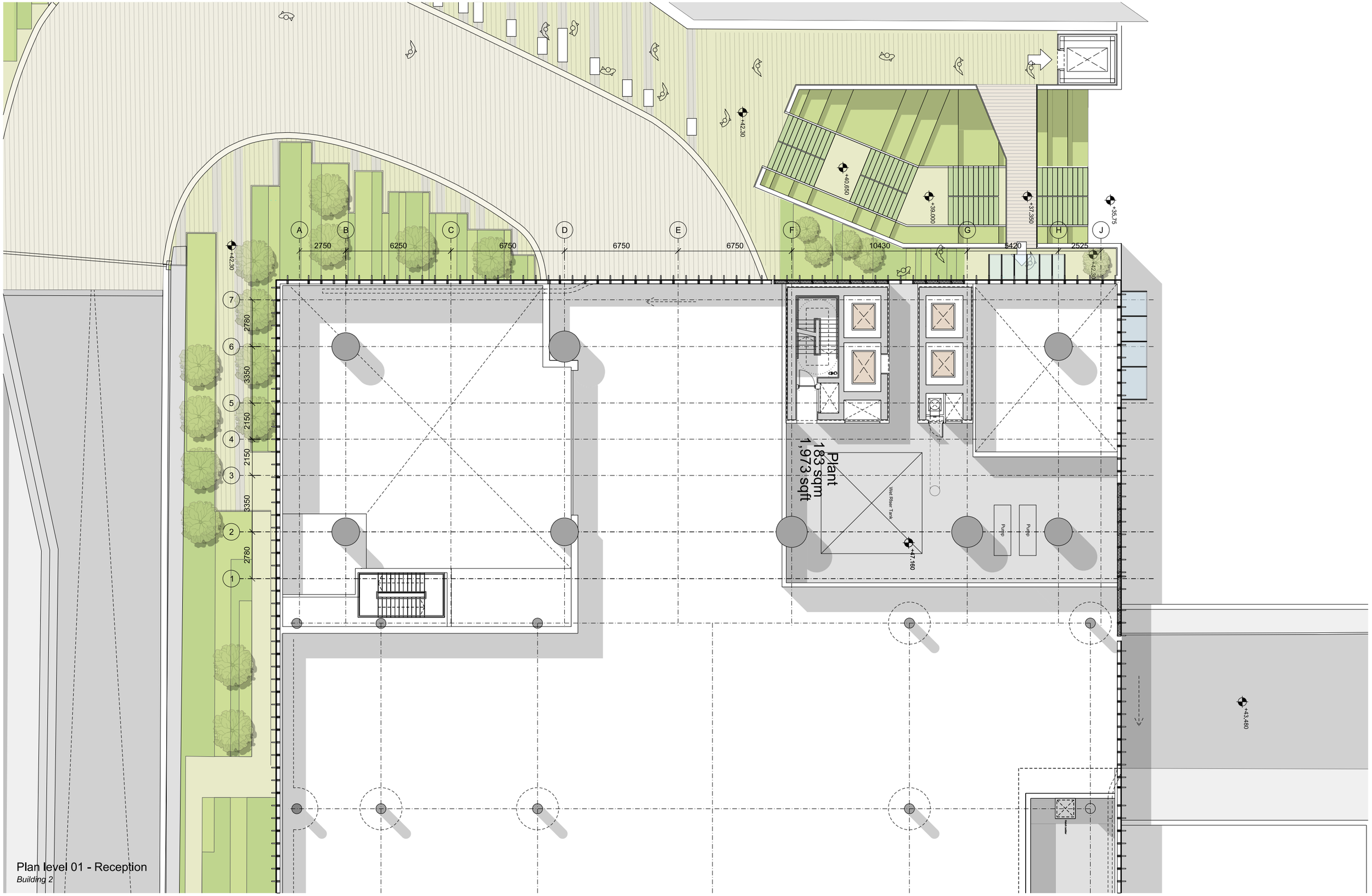
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Drawing No: 10053-B2-A-B5D9-G200-P-01-001

Revision: 01

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Building 2

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - First Floor - Mezzanine Plan

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-01M-001

Revision: 00

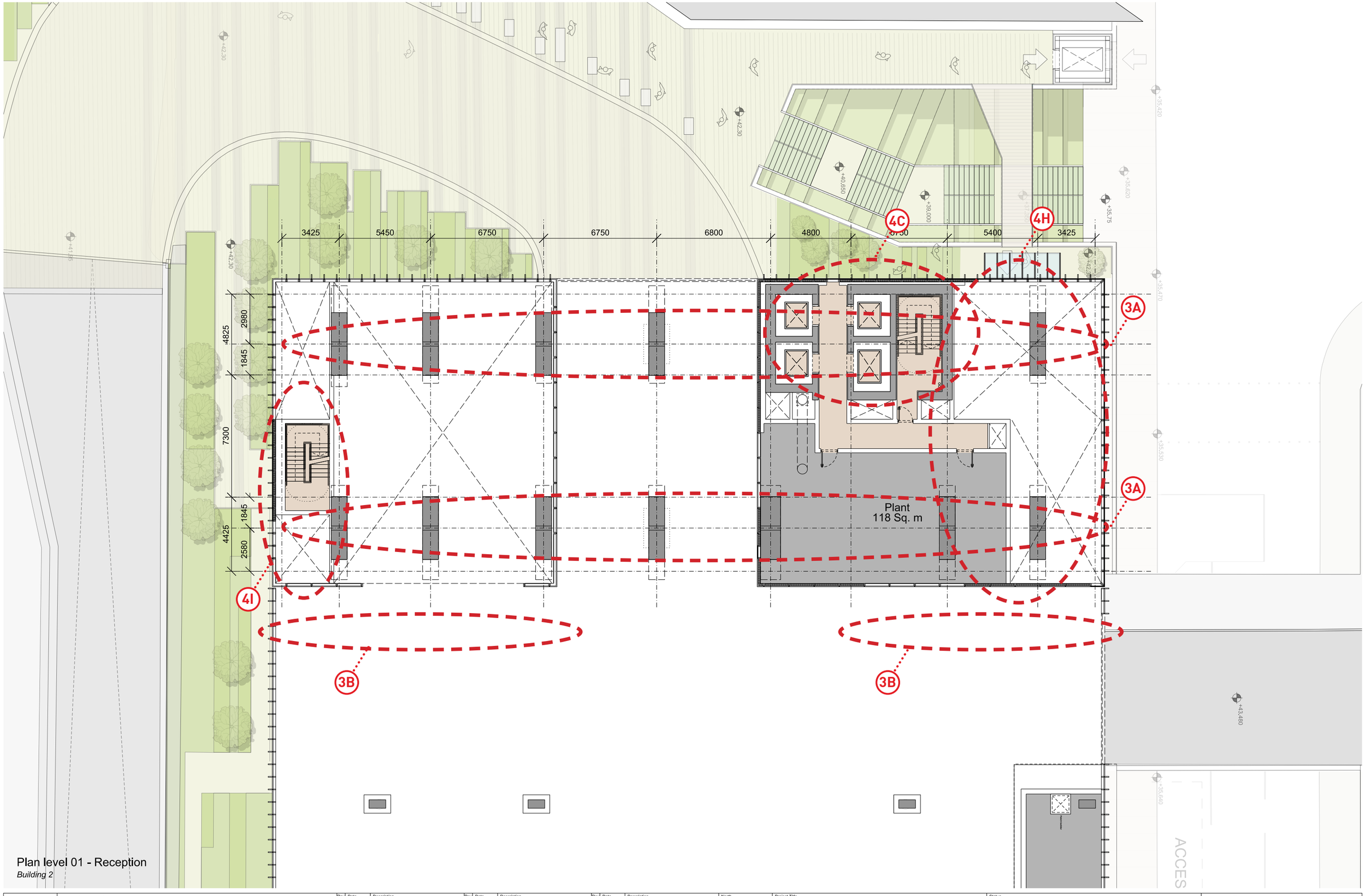
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - First Floor - Mezzanine Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-01M-001

Revision: 01

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out updated

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Second Floor Plan

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-02-001

Revision: 01

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Floor 02
Building 2

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Façade setting out updated
02	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 2 - Second Floor Plan

Status
Planning

Scale
1:200 @ A3 1:100 @ A1

Date
March 2017

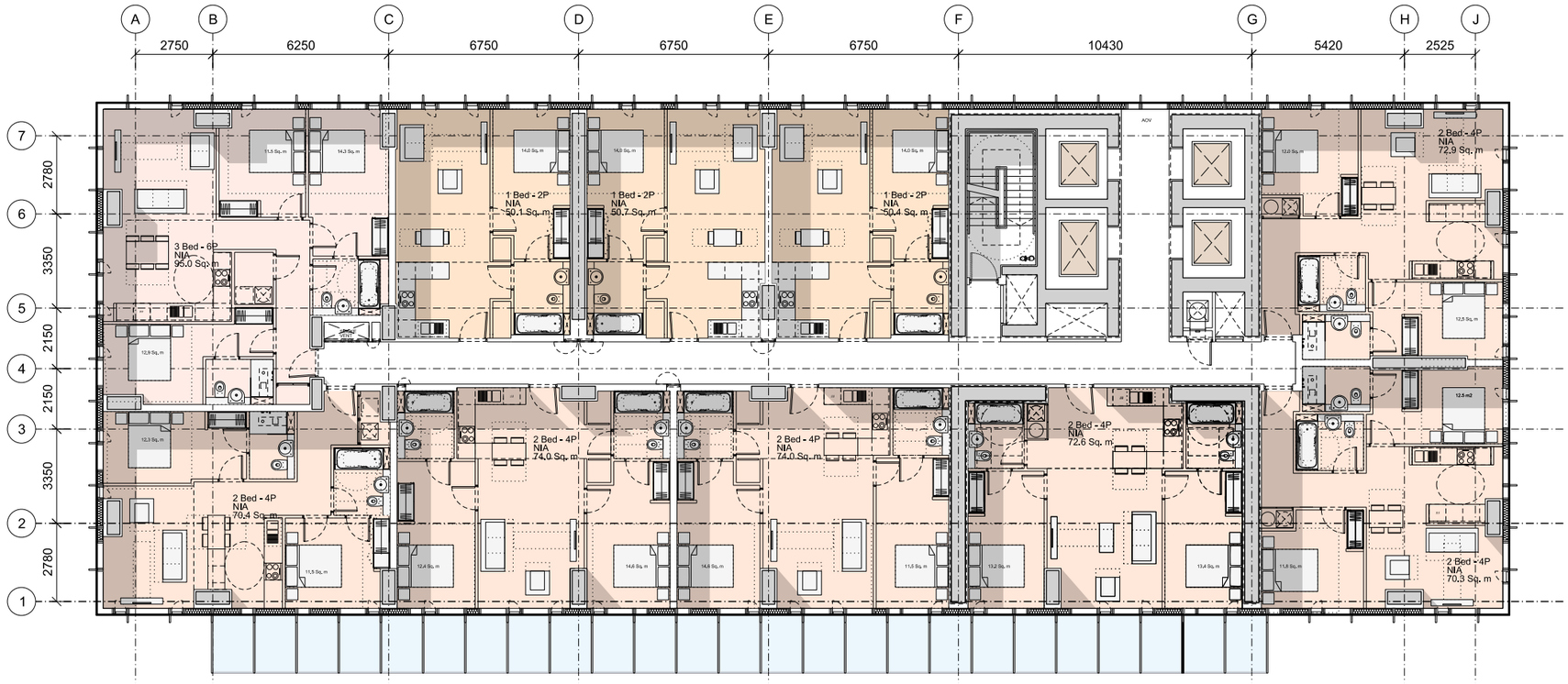
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Drawing No
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out on N&E elevations updated

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Third Floor Plan

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-03-001

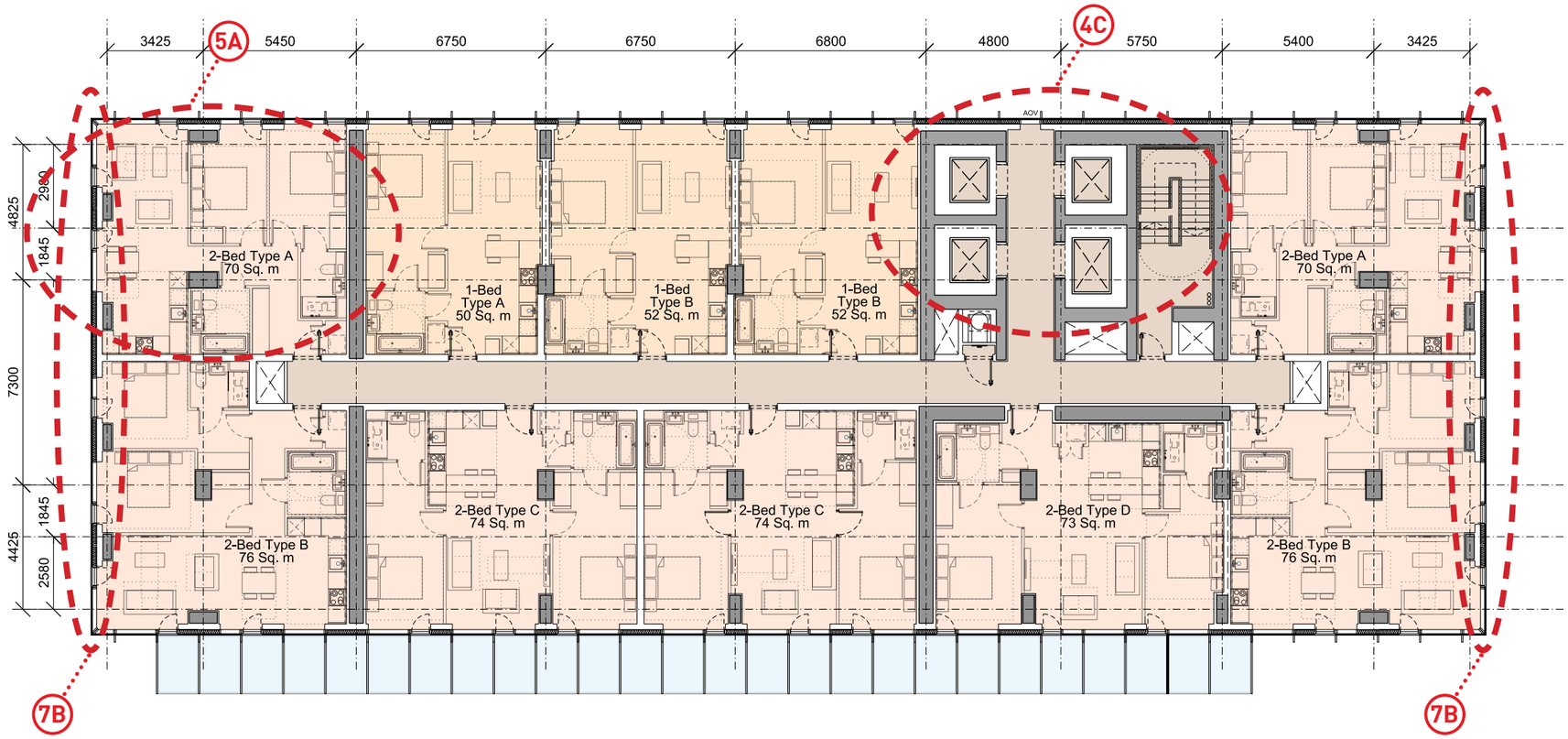
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Typical plan 1 TY1

Building 2

GIA	NIA
876 m2	667 m2

Net to Gross

78%

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Façade setting out updated
02	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Third Floor Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-03-001

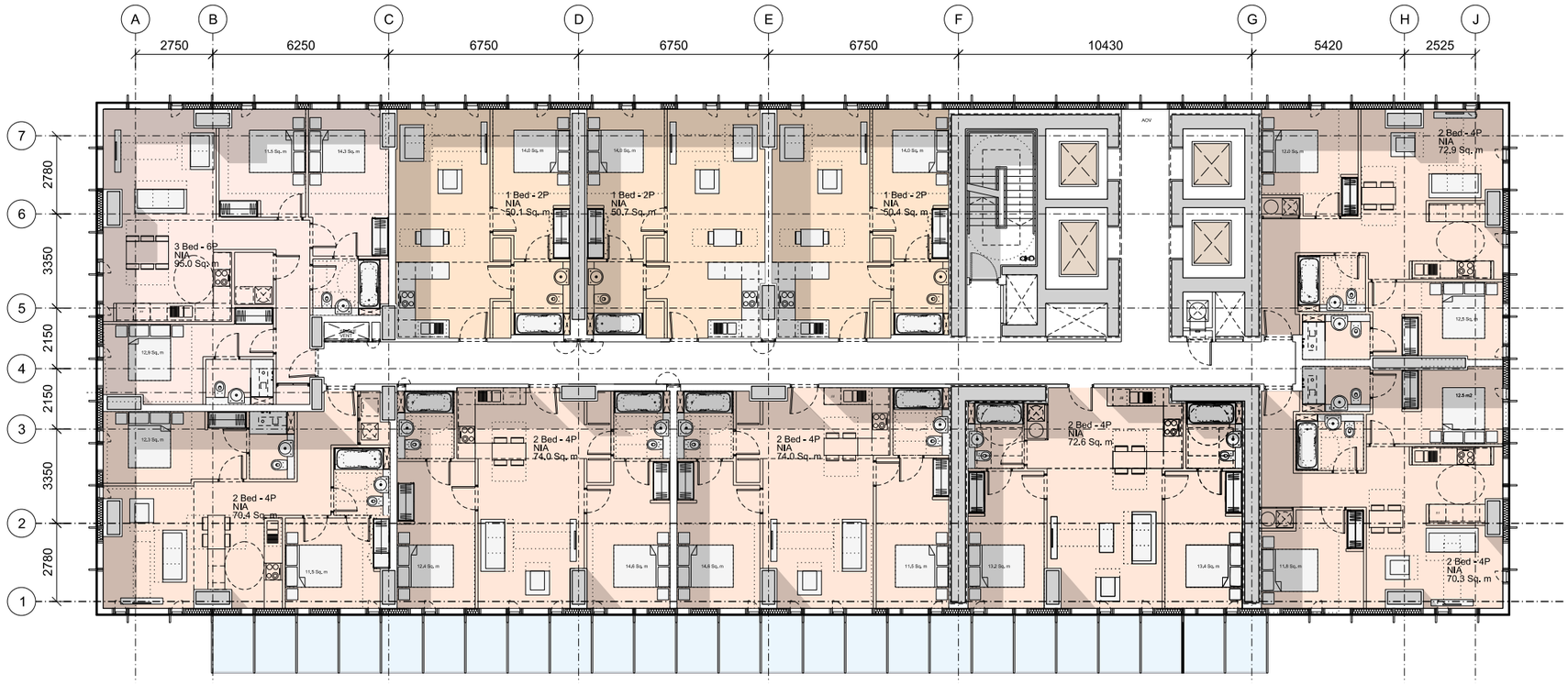
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Typical plan 1 TY1

Building 2

GIA	NIA
883 m2	680 m2

Net to Gross

77%

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out updated

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Typical Lower Level Plan - Floors 04 - 18

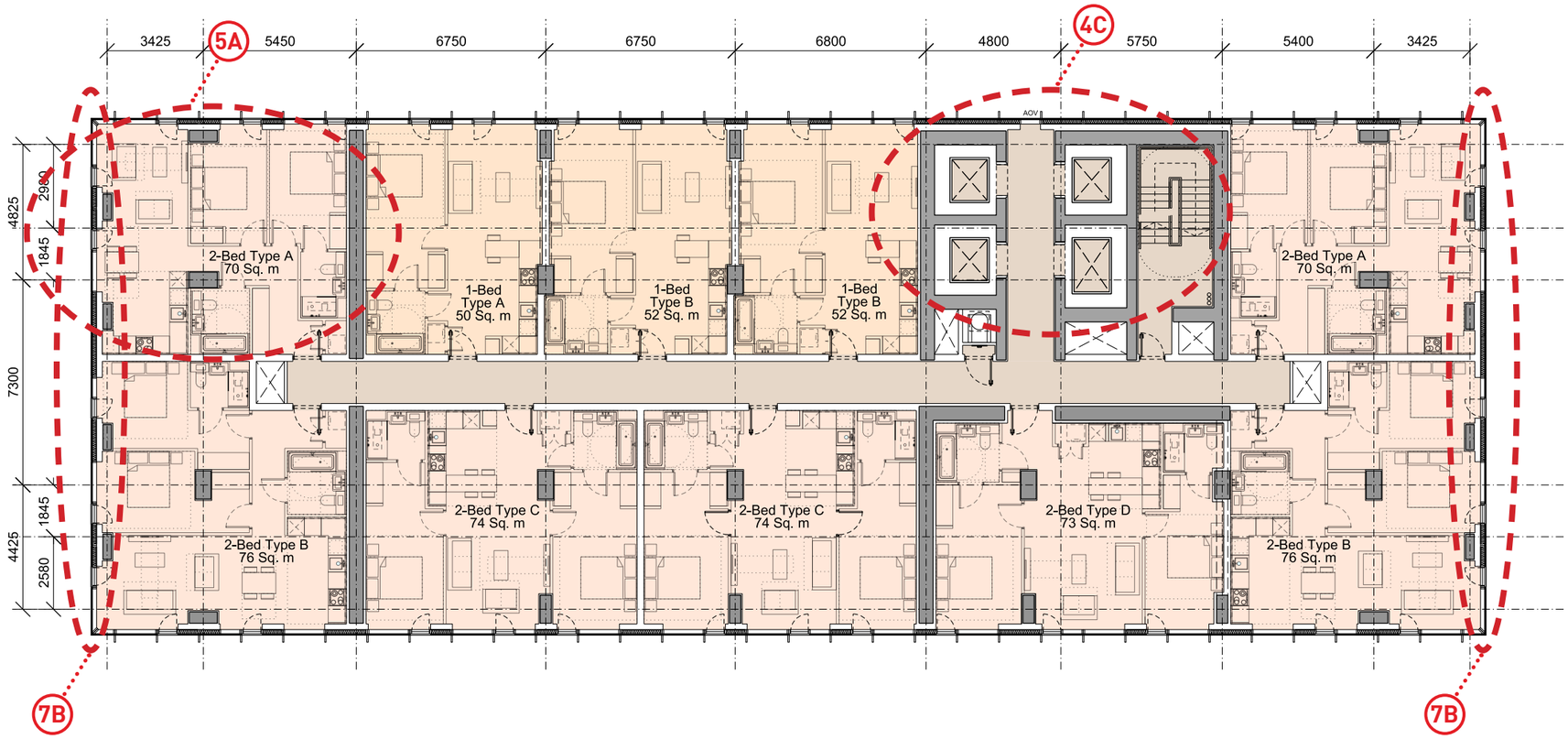
Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-04-001

Revision: 01

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Typical plan 1 TY1

Building 2

GIA	NIA
876 m2	667 m2

Net to Gross

78%

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Façade setting out updated
02	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Typical Lower Level Plan - Floors 04 - 18

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-04-001

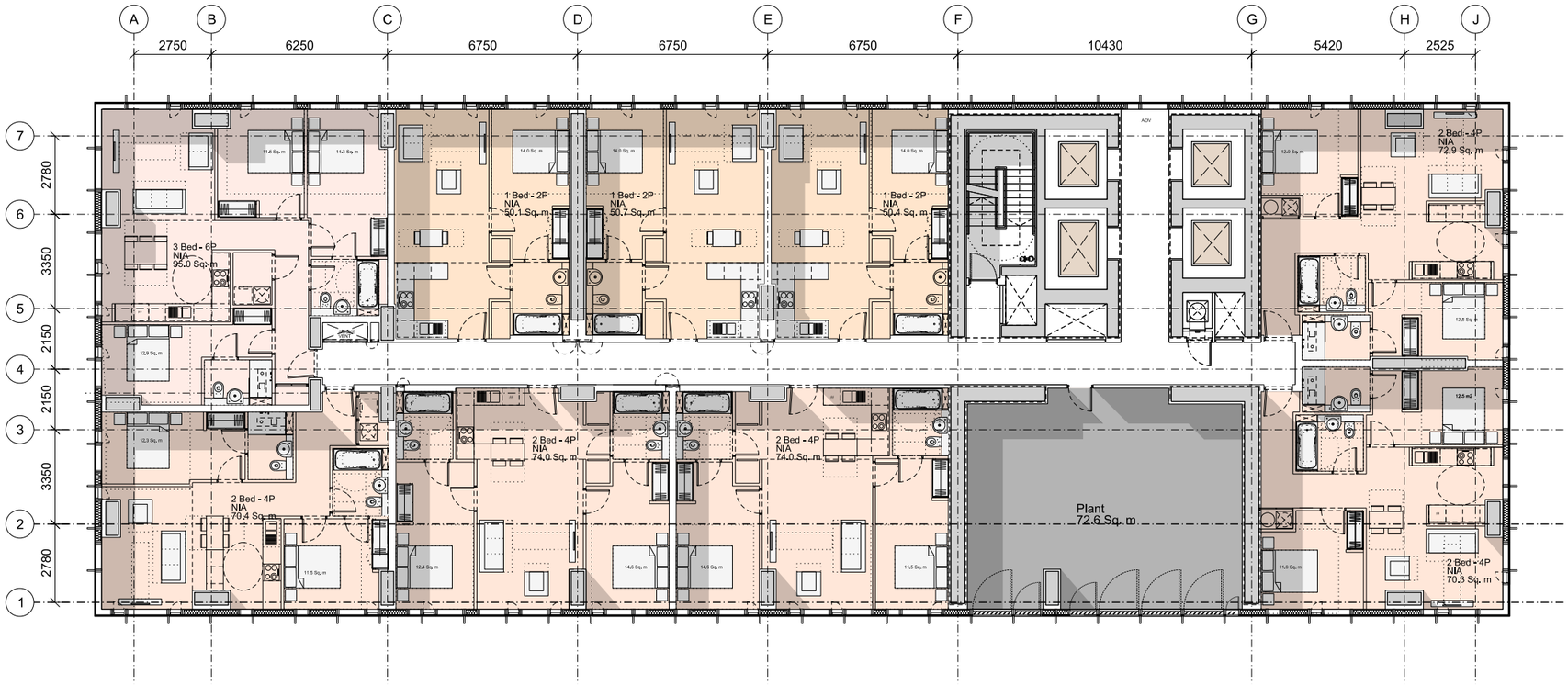
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Intermediate plant level plan

Building 2

SIMPSONHAUGH AND PARTNERS LLP

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out updated

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Intermediate plant level plan

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-19-001

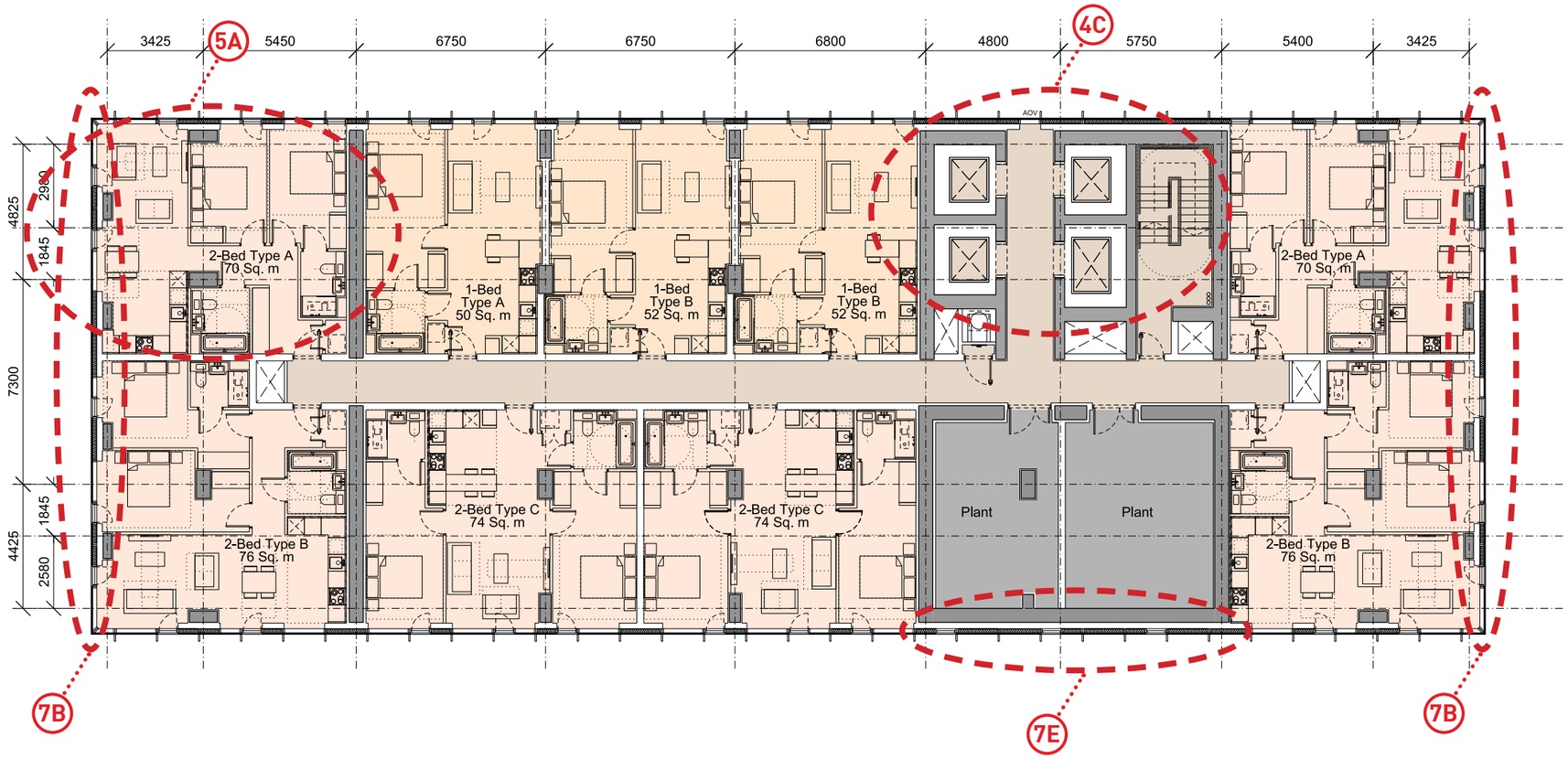
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Intermediate plant level plan

Building 2

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Façade setting out updated
02	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Intermediate plant level plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-19-001

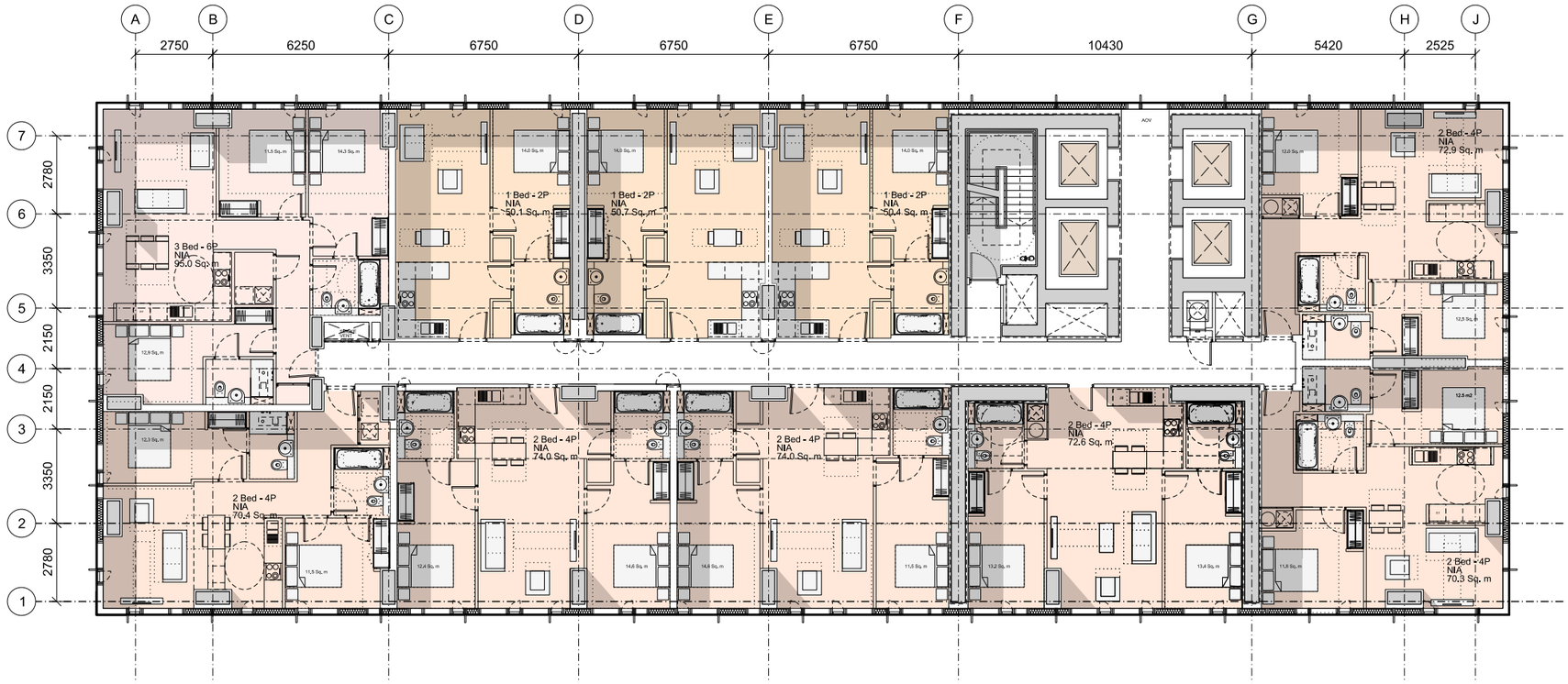
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Typical plan 2 TY2

Building 2

GIA	NIA
883 m2	680 m2

Net to Gross

77%

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out for N&E elevations updated

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 2 - Typical upper level floor - Floors 20 - 39

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-20-001

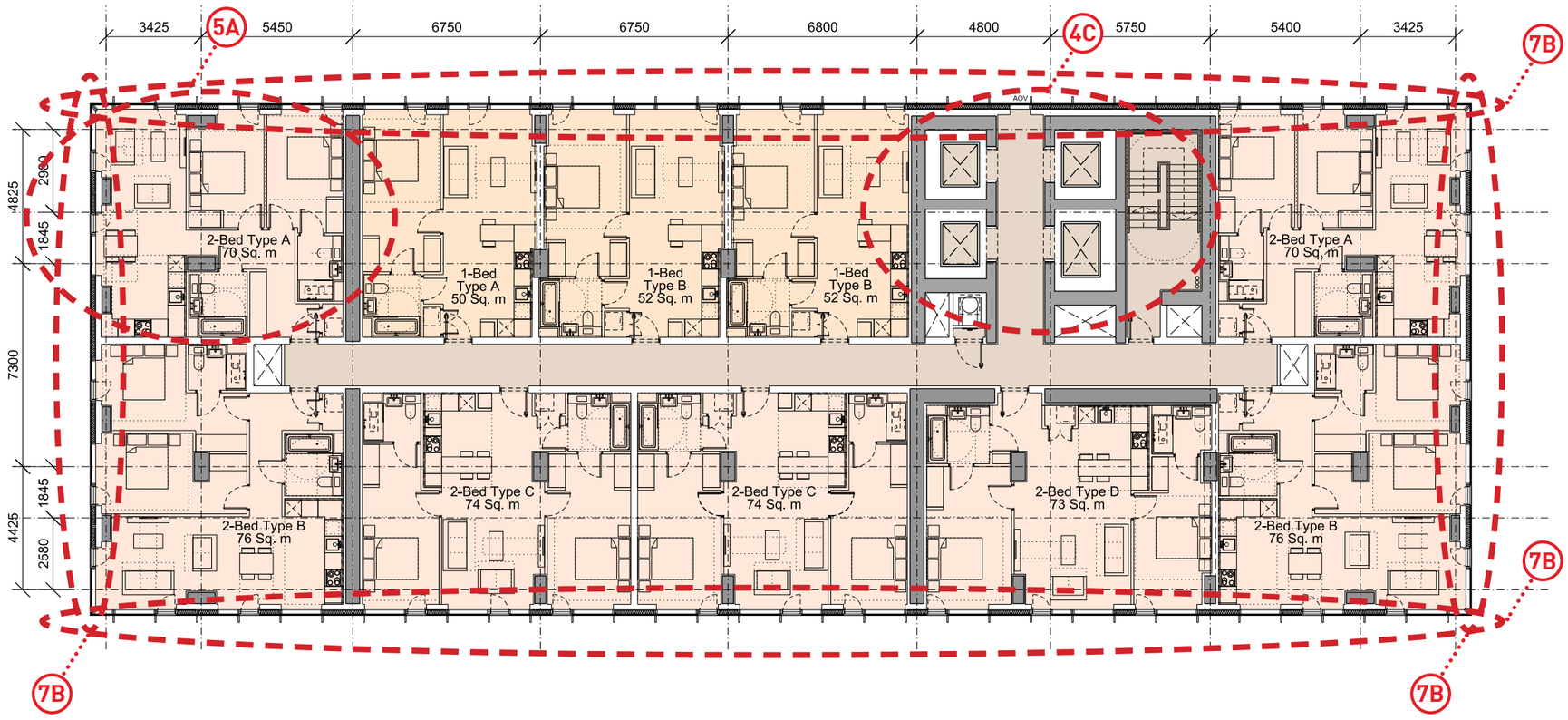
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Typical plan 2 TY2

Building 2

GIA	NIA
876 m2	667 m2

Net to Gross

78%

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Façade setting out updated
02	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Typical upper level floor - Floors 20 - 39

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-20-001

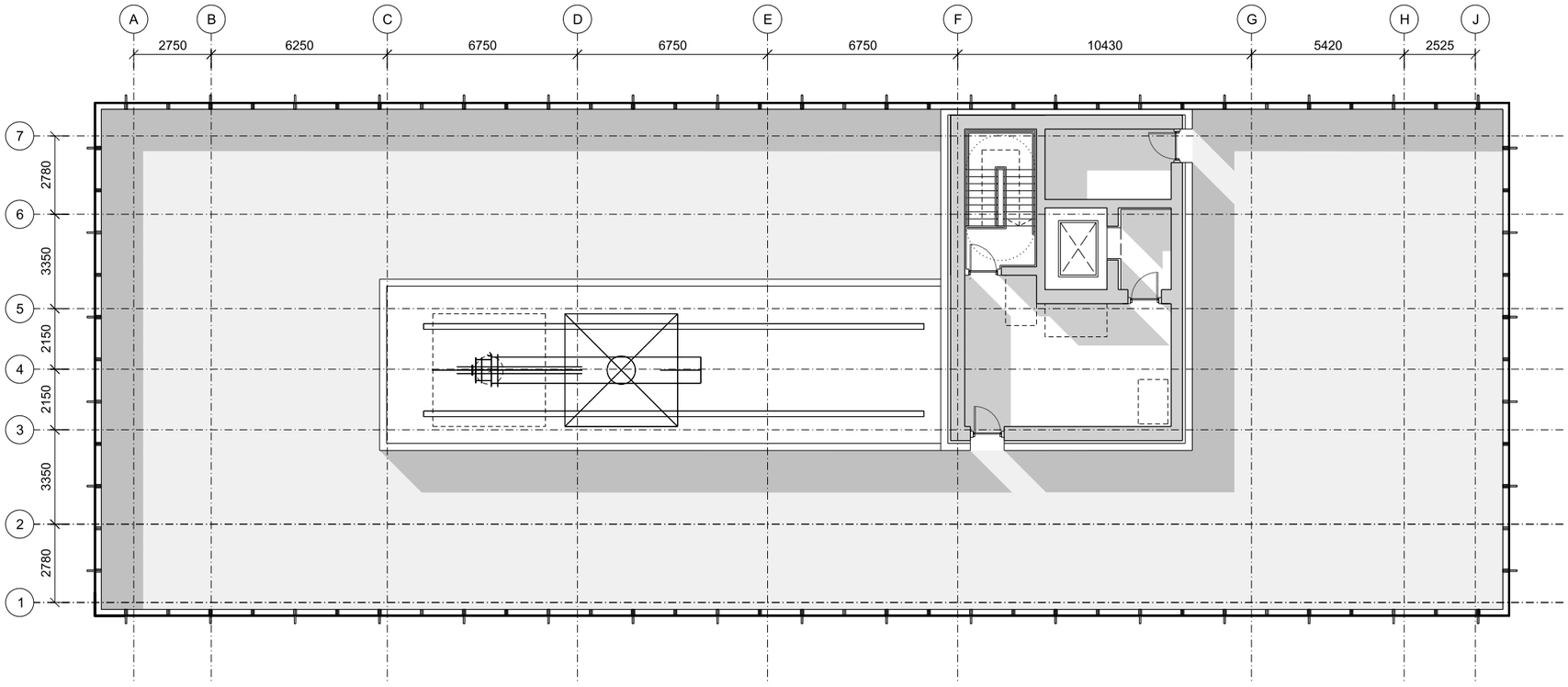
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Level 40 Plan

Building 2

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - BMU level plan 40

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-40-001

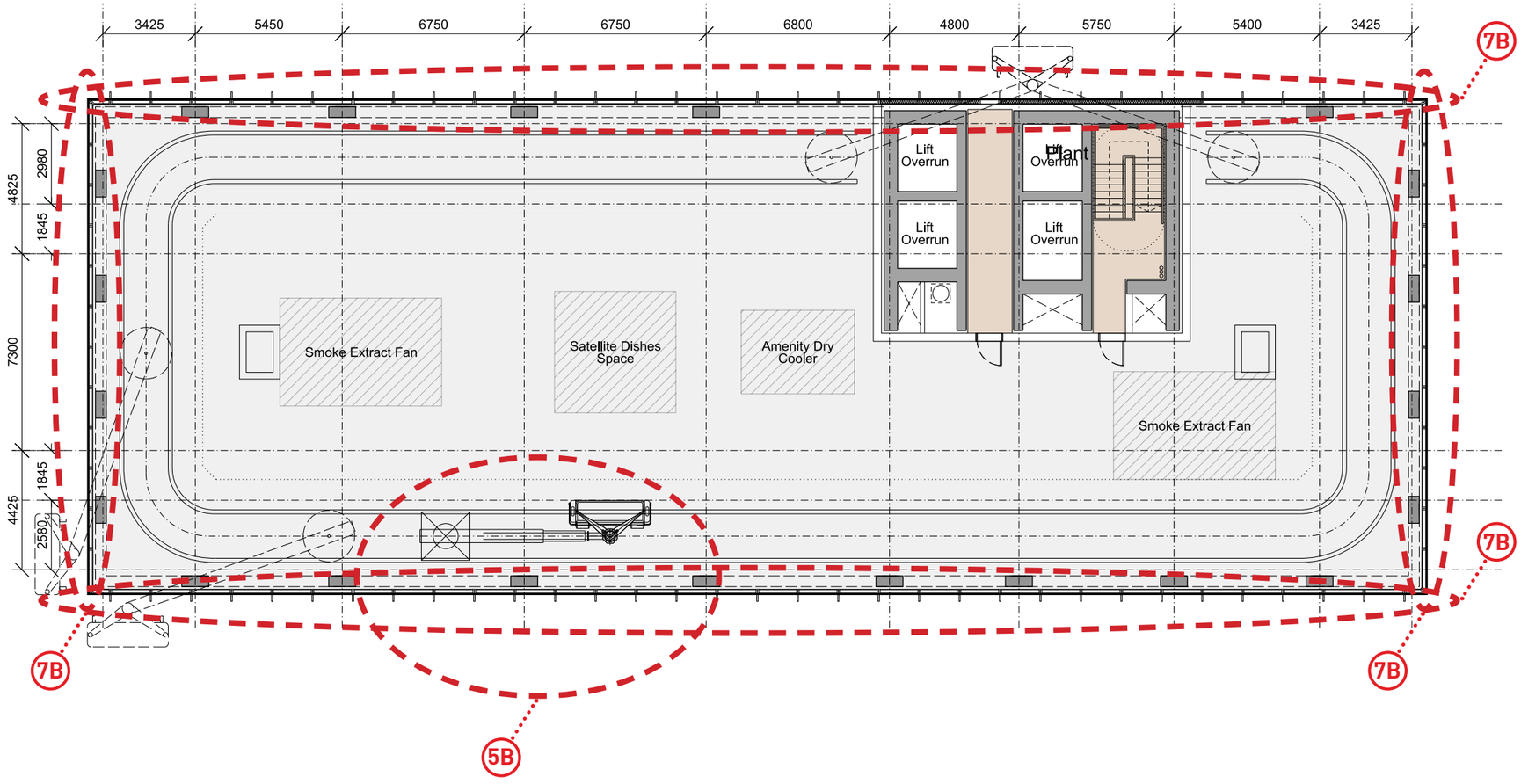
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Level 40 Plan

Building 2

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - BMU level plan 40

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-40-001

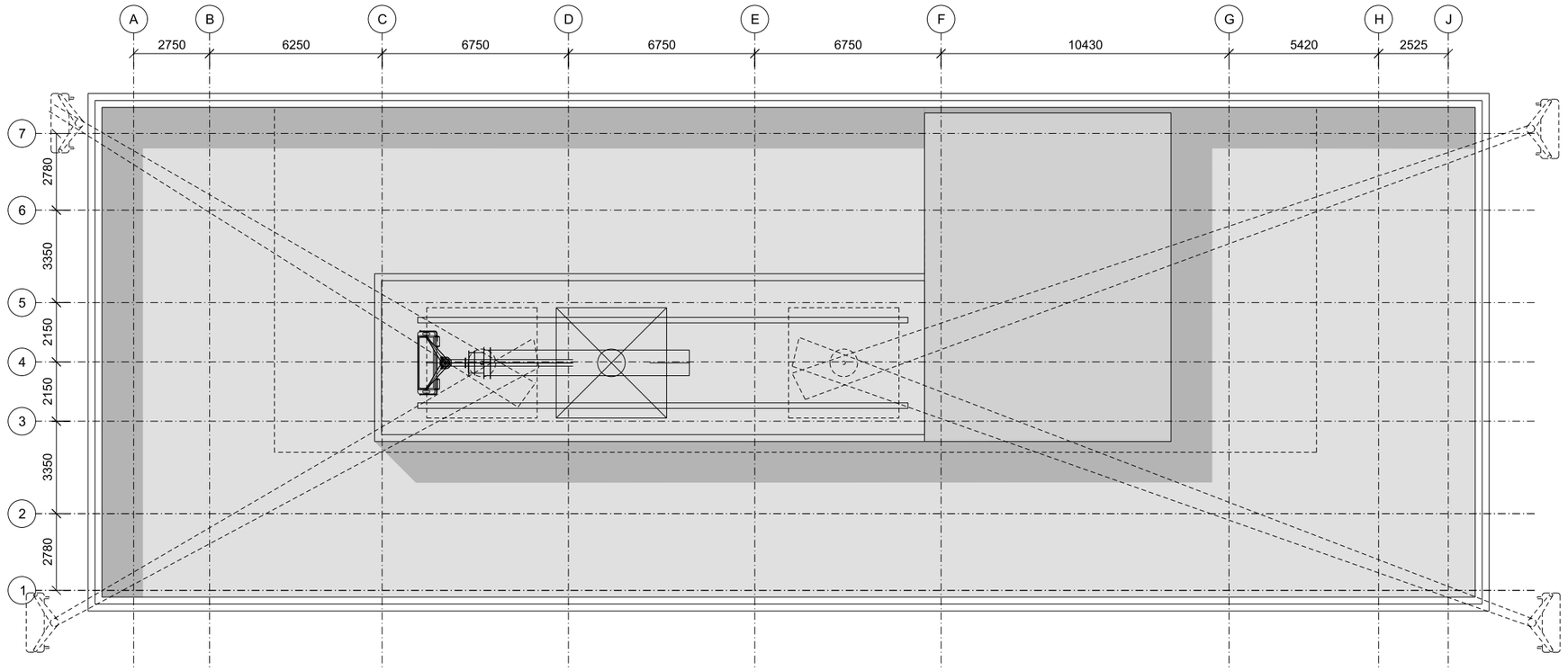
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Roof Plan

Building 2

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - Roof Level Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-RF-001

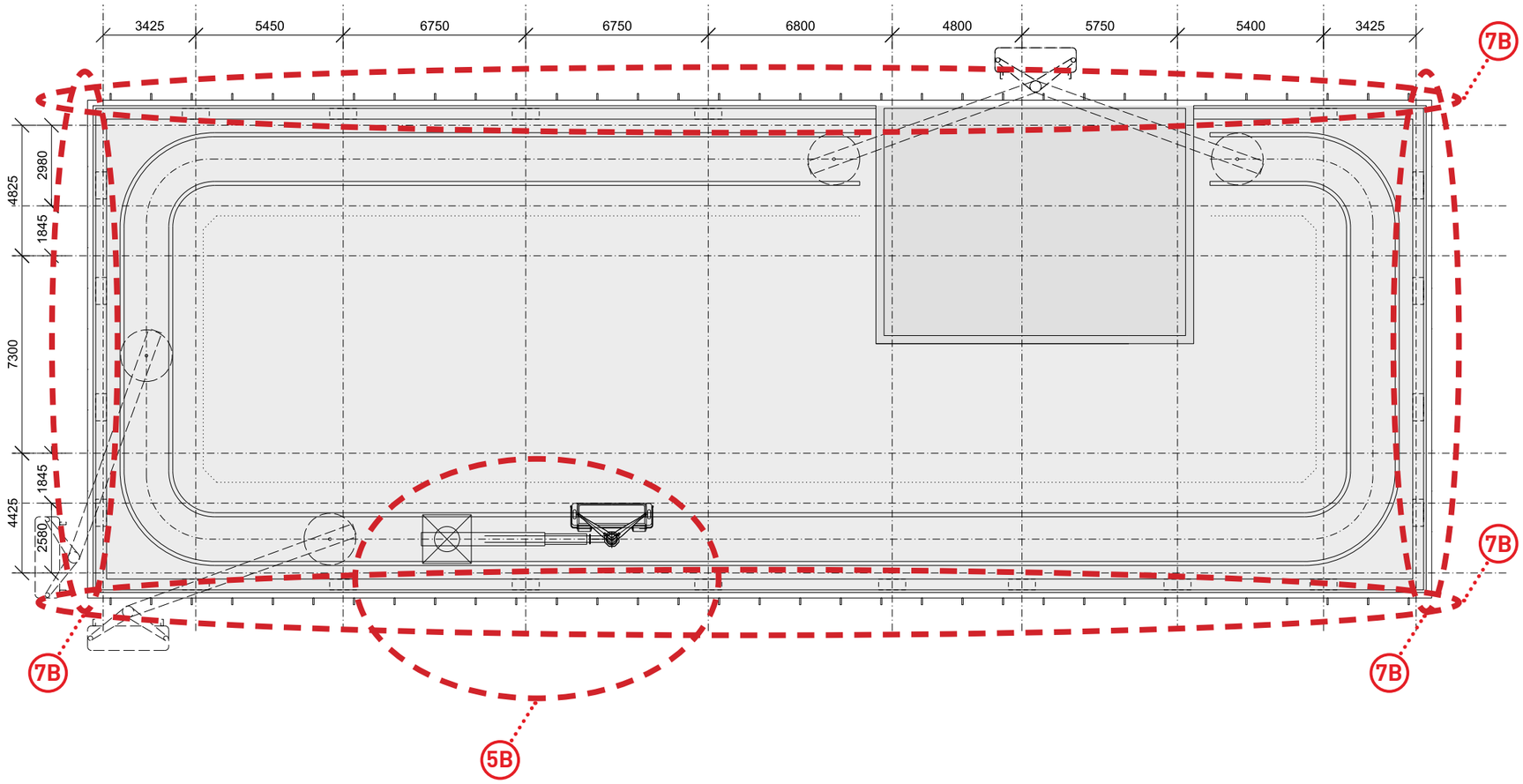
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Roof Plan

Building 2

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

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Drawing Title: Building 2 - Roof Level Plan

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G200-P-RF-001

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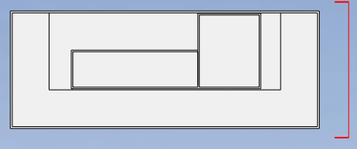
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MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 3000mm centres. Colour - Grey
- B — Projecting curtain wall vertical mullion. 1500mm centres. Colour - Grey
- C — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- D — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- E — Perforated metal screen in plane of facade to conceal pivotting solid ventilator
- F — Glass louvred panels.



Key Plan

North Elevation

Building 2

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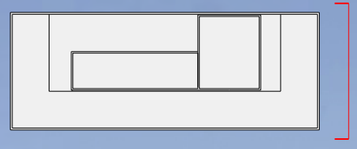
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MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 1500mm centres.
- B — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D — Perforated metal screen in plane of facade to conceal pivoting solid ventilator
- E — Perforated metal screen to level 01 service yard & level 02 balustrade

7B

7C



Key Plan

+157.9m/ +190.05m AOD
Top of Tower B- Owen St

TOP OF BLADE AOD
FFL +203.920m

ROOF LEVEL AOD
FFL +189.545m

2D

+136.130m	PARAPET	+171.900m AOD
+132.430m	ROOF	+168.200m AOD
+129.130m	Level 39	+164.900m AOD
+126.130m	Level 38	+161.900m AOD
+123.130m	Level 37	+158.900m AOD
+120.130m	Level 36	+155.900m AOD
+117.130m	Level 35	+152.900m AOD
+114.130m	Level 34	+149.900m AOD
+111.130m	Level 33	+146.900m AOD
+108.130m	Level 32	+143.900m AOD
+105.130m	Level 31	+140.900m AOD
+102.130m	Level 30	+137.900m AOD
+99.130m	Level 29	+134.900m AOD
+96.130m	Level 28	+131.900m AOD
+93.130m	Level 27	+128.900m AOD
+90.130m	Level 26	+125.900m AOD
+87.130m	Level 25	+122.900m AOD
+84.130m	Level 24	+119.900m AOD
+81.130m	Level 23	+116.900m AOD
+78.130m	Level 22	+113.900m AOD
+75.130m	Level 21	+110.900m AOD
+72.130m	Level 20	+107.900m AOD
+69.130m	Level 19	+104.900m AOD
+66.130m	Level 18	+101.900m AOD
+63.130m	Level 17	+98.900m AOD
+60.130m	Level 16	+95.900m AOD
+57.130m	Level 15	+92.900m AOD
+54.130m	Level 14	+89.900m AOD
+51.130m	Level 13	+86.900m AOD
+48.130m	Level 12	+83.900m AOD
+45.130m	Level 11	+80.900m AOD
+42.130m	Level 10	+77.900m AOD
+39.130m	Level 09	+74.900m AOD
+36.130m	Level 08	+71.900m AOD
+33.130m	Level 07	+68.900m AOD
+30.130m	Level 06	+65.900m AOD
+27.130m	Level 05	+62.900m AOD
+24.130m	Level 04	+59.900m AOD
+21.130m	Level 03	+56.900m AOD
+17.130m	Level 02 (PODIUM)	+52.900m AOD
+11.130m	Level 01M	+46.800m AOD
+7.530m	Level 01 (VIADUCT)	+43.300m AOD
+0.000m	Level 00	+35.770m AOD

BMU / PLANT

RESIDENTIAL

RESIDENTIAL / PLANT

RESIDENTIAL

RESIDENTIAL / AMENITY

+121.50m/ +135.60m AOD
Top of tower C- Owen St

SKYBAR FFL
+109.940m AOD

2005 PLANNING
CONSENTED SCHEME
+91.850m AOD

ROOF LEVEL AOD
FFL +150.300m

ROOF LEVEL
+125.100m AOD

B

C

D

E E A

2A

7A

7B

7C

7D

6A

6B

2005 Consented Scheme

Beetham Tower

Site

North Elevation

Building 2

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			00	17-03-2017	Planning Issue
			01	10-05-2017	Revised façade setting out
			02	30-04-2020	Minor Material Amendment Application

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - North Elevation

MARKED UP DRAWING

Job No: 10053 | Scale: 1:250 @ A1, 1:500 @ A3 | Date: March 2017

Status: Planning

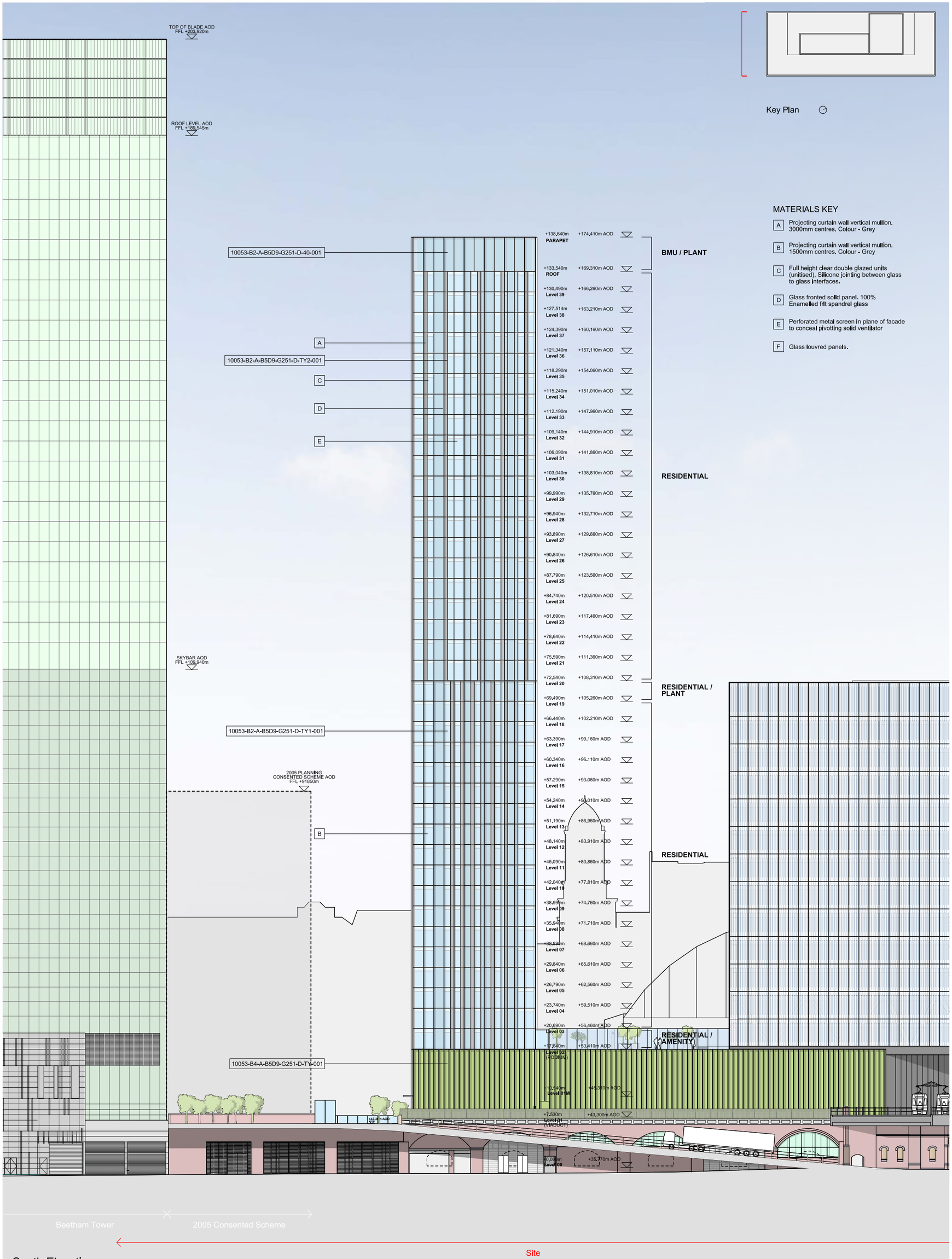
Drawing No: 10053-B2-A-B5D9-G200-E-N-001 | Revision: 02

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Key Plan

MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 3000mm centres. Colour - Grey
- B — Projecting curtain wall vertical mullion. 1500mm centres. Colour - Grey
- C — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- D — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- E — Perforated metal screen in plane of facade to conceal pivotting solid ventilator
- F — Glass louvred panels.

South Elevation

Building 2

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue

Project Title: Former Bauer Millett Site

Status: Planning

Drawing Title: Building 2 - South Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Drawing No: 10053-B2-A-B5D9-G200-E-S-001

Revision: 00

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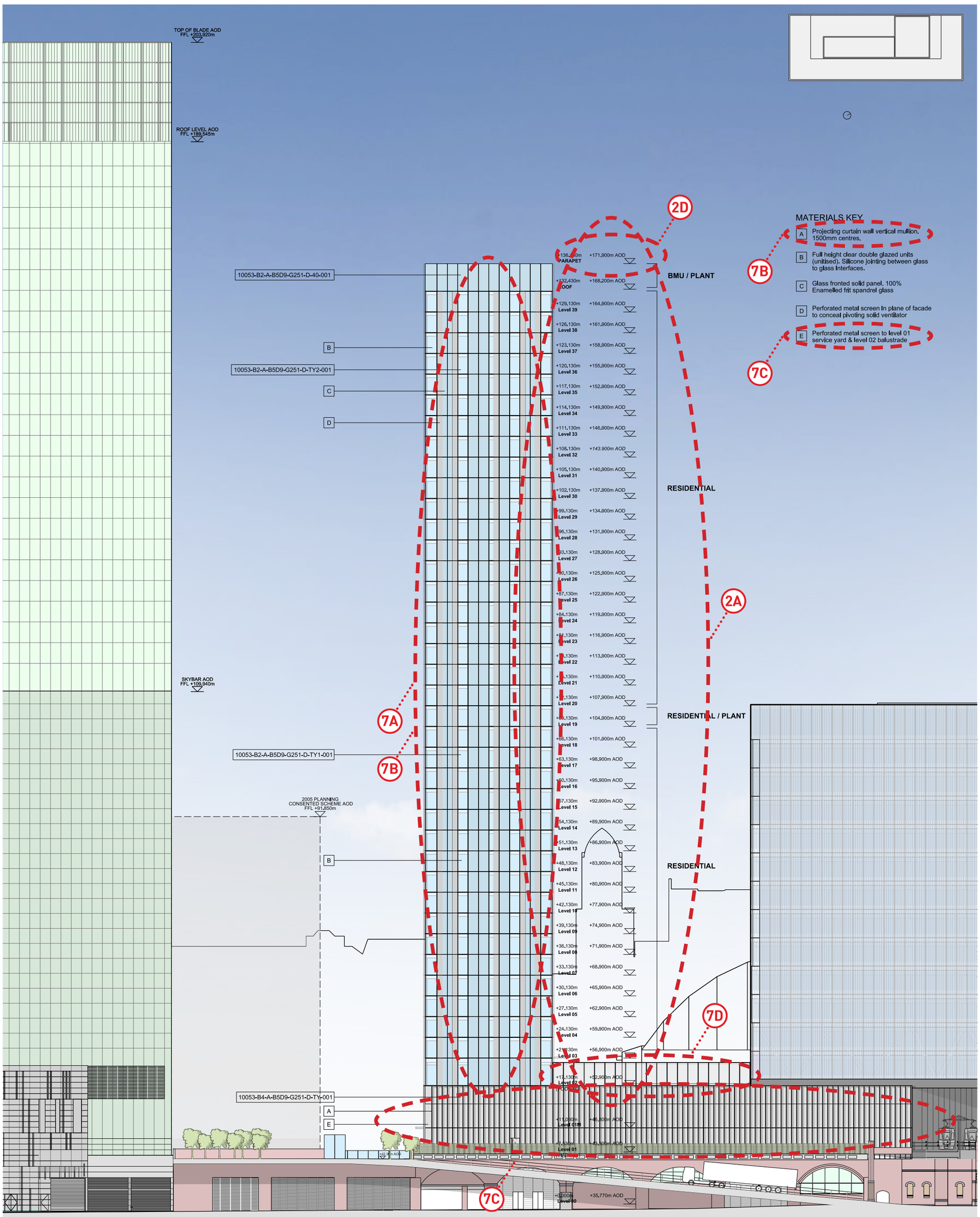
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South Elevation

Building 2

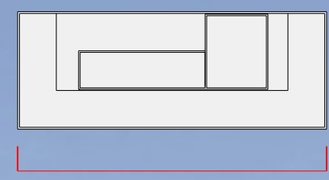
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MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 3000mm centres. Colour - Grey
- B — Projecting curtain wall vertical mullion. 1500mm centres. Colour - Grey
- C — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- D — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- E — Perforated metal screen in plane of facade to conceal pivotting solid ventilator
- F — Glass louvred panels.



Key Plan

East Elevation

Building 2

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out updated

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - East Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-E-E-001

Revision: 01

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MATERIALS KEY

A Projecting curtain wall vertical mullion. 1500mm centres.

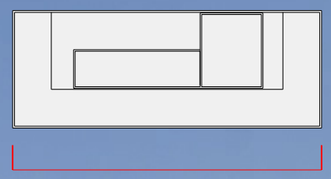
B Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.

C Glass fronted solid panel. 100% Enamelled frit spandrel glass

D Perforated metal screen in plane of facade to conceal pivoting solid ventilator

E Perforated metal screen to level 01 service yard & level 02 balustrade

7B 7C



Key Plan

2D

+175.130m PARAPET +171.900m AOD
BMU / PLANT
+132.430m ROOF +168.200m AOD
+129.130m Level 39 +164.900m AOD
+126.130m Level 38 +161.900m AOD
+123.130m Level 37 +158.900m AOD
+120.130m Level 36 +155.900m AOD
+117.130m Level 35 +152.900m AOD
+114.130m Level 34 +149.900m AOD
+111.130m Level 33 +146.900m AOD
+108.130m Level 32 +143.900m AOD
+105.130m Level 31 +140.900m AOD
RESIDENTIAL
+102.130m Level 30 +137.900m AOD
+99.130m Level 29 +134.900m AOD
+96.130m Level 28 +131.900m AOD
+93.130m Level 27 +128.900m AOD
+90.130m Level 26 +125.900m AOD
+87.130m Level 25 +122.900m AOD
+84.130m Level 24 +119.900m AOD
+81.130m Level 23 +116.900m AOD
+78.130m Level 22 +113.900m AOD
+75.130m Level 21 +110.900m AOD
+72.130m Level 20 +107.900m AOD
RESIDENTIAL / PLANT
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+66.130m Level 18 +101.900m AOD
+63.130m Level 17 +98.900m AOD
+60.130m Level 16 +95.900m AOD
+57.130m Level 15 +92.900m AOD
+54.130m Level 14 +89.900m AOD
+51.130m Level 13 +86.900m AOD
+48.130m Level 12 +83.900m AOD
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+42.130m Level 10 +77.900m AOD
+39.130m Level 09 +74.900m AOD
+36.130m Level 08 +71.900m AOD
+33.130m Level 07 +68.900m AOD
+30.130m Level 06 +65.900m AOD
+27.130m Level 05 +62.900m AOD
+24.130m Level 04 +59.900m AOD
+21.130m Level 03 +56.900m AOD
RESIDENTIAL / AMENITY
+17.130m Level 02 (PODIUM) +52.900m AOD
+11.030m Level 01M +46.800m AOD
+7.530m Level 01 (VIADUCT) +43.300m AOD
+0.000 Level 00 +35.770m AOD

A
C
D
B
7B
10053-B2-A-B5D9-G251-D-19-001
C
7E
7A
10053-B2-A-B5D9-G251-D-02-001
10053-B4-A-B5D9-G251-D-TY-001

Deansgate Locks | Trafford Street | Great Bridgewater Street | Manchester Central

Site

East Elevation

Building 2

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All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Revised façade setting out
02	30-04-2020	Minor Material Amendment Application

Project Title: Former Bauer Millett Site

Status: Planning

Drawing Title: Building 2 - East Elevation

MARKED UP DRAWING

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Drawing No: 10053-B2-A-B5D9-G200-E-E-001

Revision: 02

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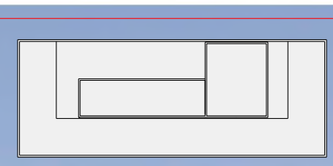
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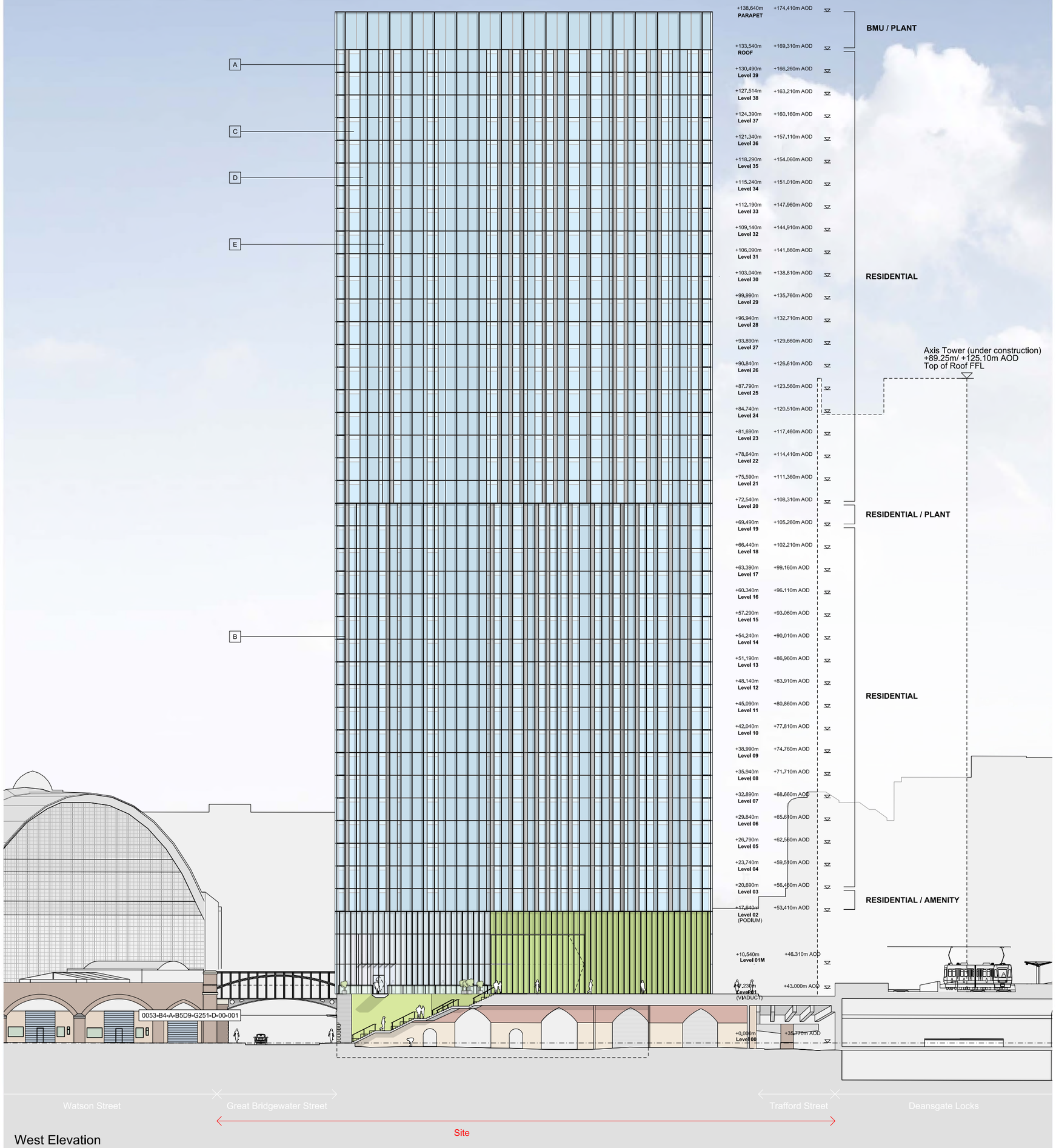
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MATERIALS KEY

- A — Projecting curtain wall vertical mullion. 3000mm centres. Colour - Grey
- B — Projecting curtain wall vertical mullion. 1500mm centres. Colour - Grey
- C — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- D — Glass fronted solid panel. 100% Enamelled frit spandrel glass
- E — Perforated metal screen in plane of facade to conceal pivotting solid ventilator
- F — Glass louvred panels.



Key Plan



West Elevation

Building 2

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	10-05-2017	Facade setting out updated

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - West Elevation

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-E-W-001

Revision: 01

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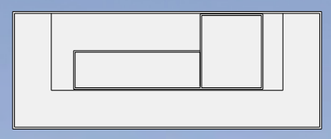
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mail@simpsonhaugh.com

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MATERIALS KEY

- A Projecting curtain wall vertical mullion. 1500mm centres.
- B Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
- C Glass fronted solid panel. 100% Enamelled frit spandrel glass
- D Perforated metal screen in plane of facade to conceal pivoting solid ventilator
- E Perforated metal screen to level 01 service yard & level 02 balustrade



Key Plan

+135.130m PARAPET +171.900m AOD
+132.430m ROOF +168.200m AOD
+129.130m Level 39 +164.900m AOD
+126.130m Level 38 +161.900m AOD
+123.130m Level 37 +158.900m AOD
+120.130m Level 36 +155.900m AOD
+117.130m Level 35 +152.900m AOD
+114.130m Level 34 +149.900m AOD
+111.130m Level 33 +146.900m AOD
+108.130m Level 32 +143.900m AOD
+105.130m Level 31 +140.900m AOD
+102.130m Level 30 +137.900m AOD
+99.130m Level 29 +134.900m AOD
+96.130m Level 28 +131.900m AOD
+93.130m Level 27 +128.900m AOD
+90.130m Level 26 +125.900m AOD
+87.130m Level 25 +122.900m AOD
+84.130m Level 24 +119.900m AOD
+81.130m Level 23 +116.900m AOD
+78.130m Level 22 +113.900m AOD
+75.130m Level 21 +110.900m AOD
+72.130m Level 20 +107.900m AOD
+69.130m Level 19 +104.900m AOD
+66.130m Level 18 +101.900m AOD
+63.130m Level 17 +98.900m AOD
+60.130m Level 16 +95.900m AOD
+57.130m Level 15 +92.900m AOD
+54.130m Level 14 +89.900m AOD
+51.130m Level 13 +86.900m AOD
+48.130m Level 12 +83.900m AOD
+45.130m Level 11 +80.900m AOD
+42.130m Level 10 +77.900m AOD
+39.130m Level 09 +74.900m AOD
+36.130m Level 08 +71.900m AOD
+33.130m Level 07 +68.900m AOD
+30.130m Level 06 +65.900m AOD
+27.130m Level 05 +62.900m AOD
+24.130m Level 04 +59.900m AOD
+21.130m Level 03 +56.900m AOD
+17.130m Level 02 (PODIUM) +52.900m AOD
+11.030m Level 01M +46.800m AOD
+7.530m Level 01 (VIADUCT) +43.300m AOD
+0.000m Level 00 +35.770m AOD

BMU / PLANT
RESIDENTIAL
RESIDENTIAL / PLANT
RESIDENTIAL
RESIDENTIAL / AMENITY

Axis Tower (under construction)
+89.25m/ +125.10m AOD
Top of Roof FFL

0053-B4-A-B5D9-G251-D-00-001

Watson Street | Great Bridgewater Street | Trafford Street | Deansgate Locks

Site

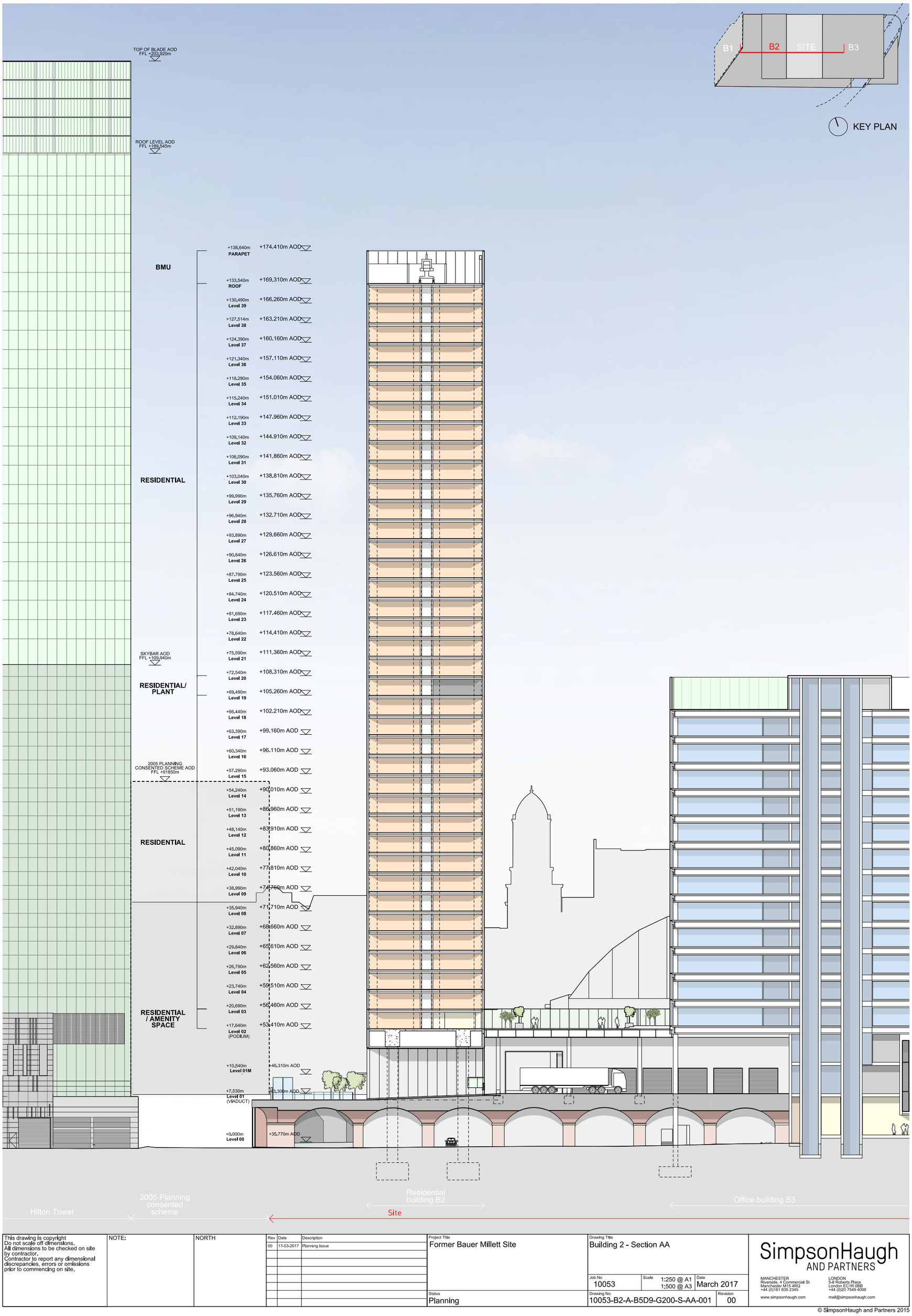
West Elevation

Building 2

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			00	17-03-2017	Planning Issue		
			01	10-05-2017	Revised façade setting out		
			02	30-04-2020	Minor Material Amendment Application		
						Status: Planning	Job No: 10053 · Scale: 1:250 @ A1, 1:500 @ A3 · Date: March 2017 · Drawing No: 10053-B2-A-B5D9-G200-E-W-001 · Revision: 02

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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - Section AA

Job No: 10053

Scale: 1:250 @ A1, 1:500 @ A3

Date: March 2017

Status: Planning

Drawing No: 10053-B2-A-B5D9-G200-S-AA-001

Revision: 00

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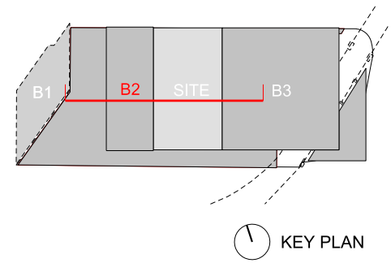
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TOP OF BLADE AOD
FFL +203.920m

ROOF LEVEL AOD
FFL +189.545m

2D

BMU / PLANT

+136.130m PARAPET +171.900m AOD
+132.430m ROOF +168.200m AOD
+129.130m Level 39 +164.900m AOD
+126.130m Level 38 +161.900m AOD
+123.130m Level 37 +158.900m AOD
+120.130m Level 36 +155.900m AOD
+117.130m Level 35 +152.900m AOD
+114.130m Level 34 +149.900m AOD
+111.130m Level 33 +146.900m AOD
+108.130m Level 32 *+143.900m AOD*
+105.130m Level 31 +140.900m AOD

RESIDENTIAL

+102.130m Level 30 +137.900m AOD
+99.130m Level 29 +134.900m AOD
+96.130m Level 28 +131.900m AOD
+93.130m Level 27 +128.900m AOD
+90.130m Level 26 +125.900m AOD
+87.130m Level 25 +122.900m AOD
+84.130m Level 24 +119.900m AOD
+81.130m Level 23 +116.900m AOD
+78.130m Level 22 +113.900m AOD
+75.130m Level 21 +110.900m AOD
+72.130m Level 20 +107.900m AOD

2A

SKYBAR AOD
FFL +109.940m

RESIDENTIAL / PLANT

+69.130m Level 19 +104.900m AOD
+66.130m Level 18 +101.900m AOD
+63.130m Level 17 +98.900m AOD
+60.130m Level 16 +95.900m AOD

2005 PLANNING CONSENTED SCHEME AOD
FFL +91.850m

+57.130m Level 15 +92.900m AOD
+54.130m Level 14 +89.900m AOD
+51.130m Level 13 +86.900m AOD

RESIDENTIAL

+48.130m Level 12 +83.900m AOD
+45.130m Level 11 +80.900m AOD
+42.130m Level 10 +77.900m AOD
+39.130m Level 09 +74.900m AOD
+36.130m Level 08 +71.900m AOD
+33.130m Level 07 +68.900m AOD
+30.130m Level 06 +65.900m AOD
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+21.130m Level 03 +56.900m AOD

RESIDENTIAL / AMENITY

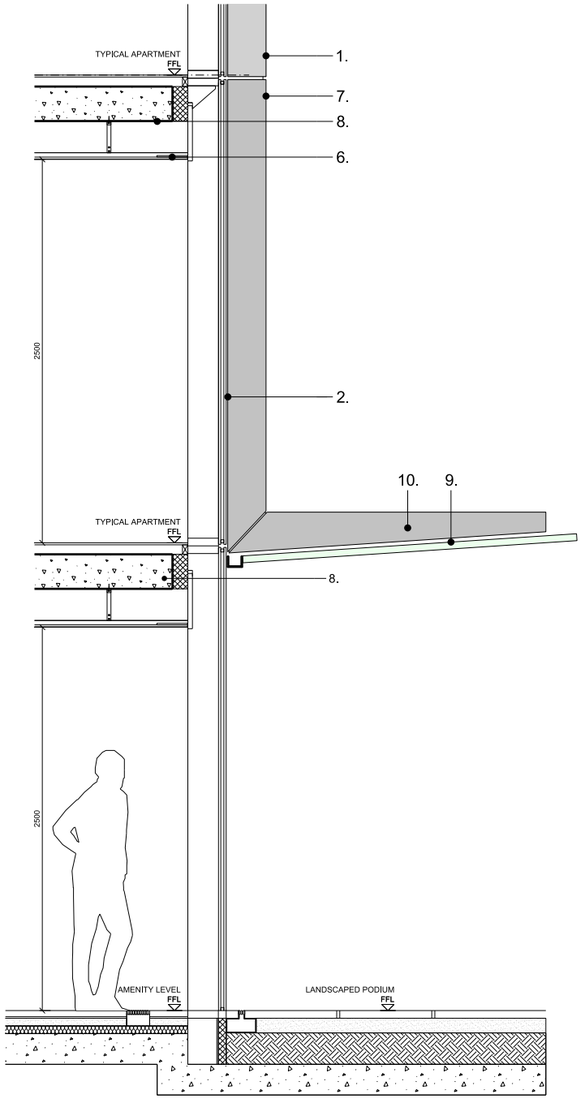
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+0.000m Level 00 +35.770m AOD

2B
3A
7D

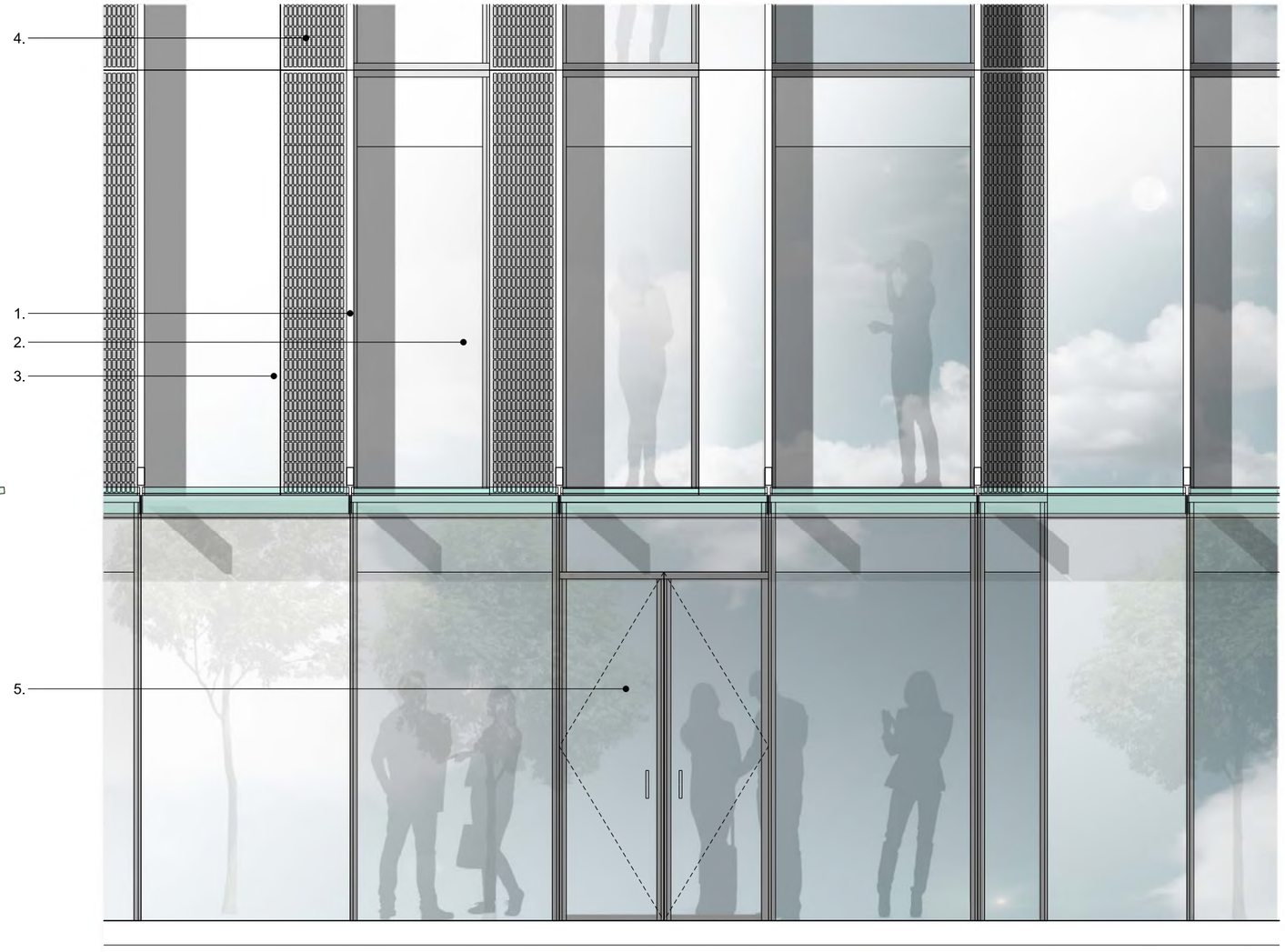
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			00	17-03-2017	Planning Issue		
			01	30-04-2020	Minor Material Amendment Application		
						Status: Planning	Job No: 10053 · Scale: 1:250 @ A1, 1:500 @ A3 · Date: March 2017 · Drawing No: 10053-B2-A-B5D9-G200-S-AA-001 · Revision: 01

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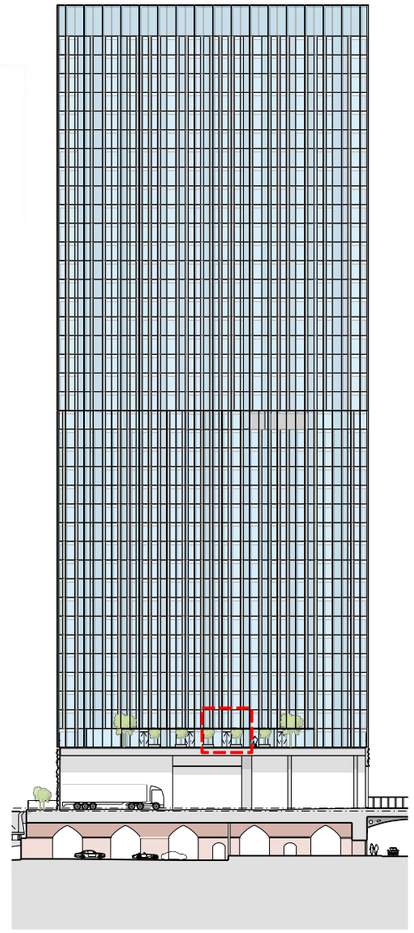
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Detail Section | 1:20



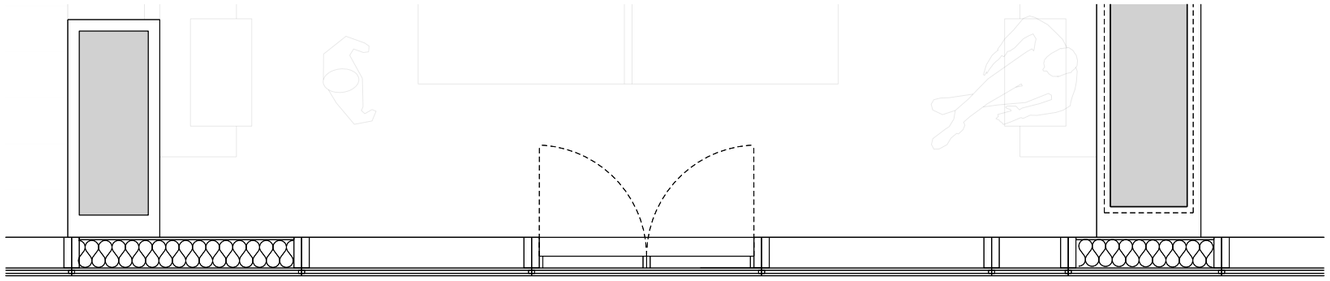
Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.
2. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
3. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass
4. Perforated metal screen in plane of facade to conceal pivotting solid ventillator.
5. Glazed double door
6. Ceiling
7. Extruded aluminium profile
8. Concrete slab
9. Reinforced glass panels
10. Structural Support Steelwork



Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Drawing Title: Building 2 - External wall detail - Amenity level

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-02-001

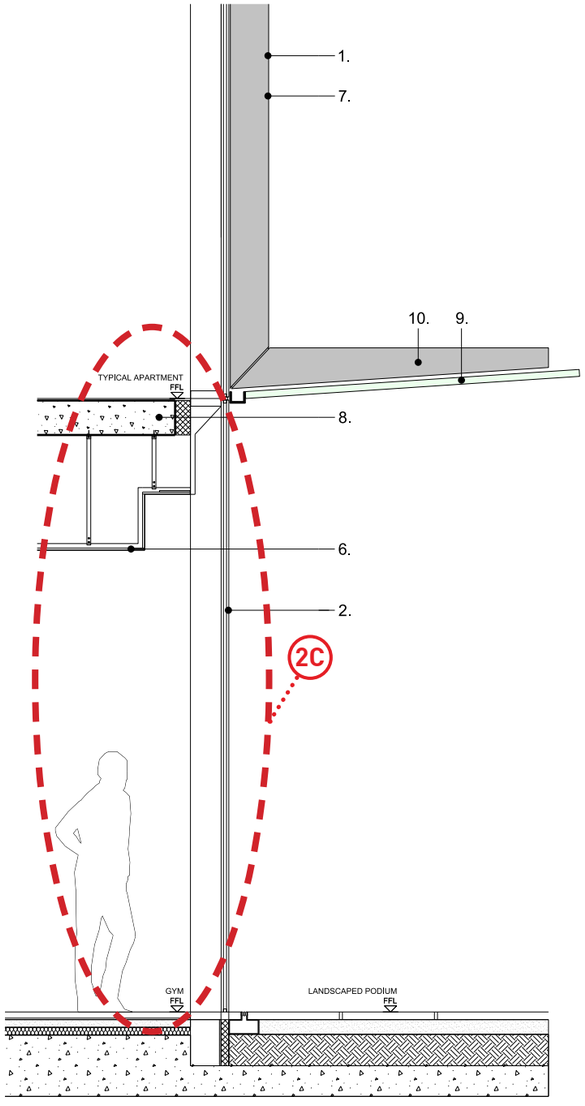
Revision: 00

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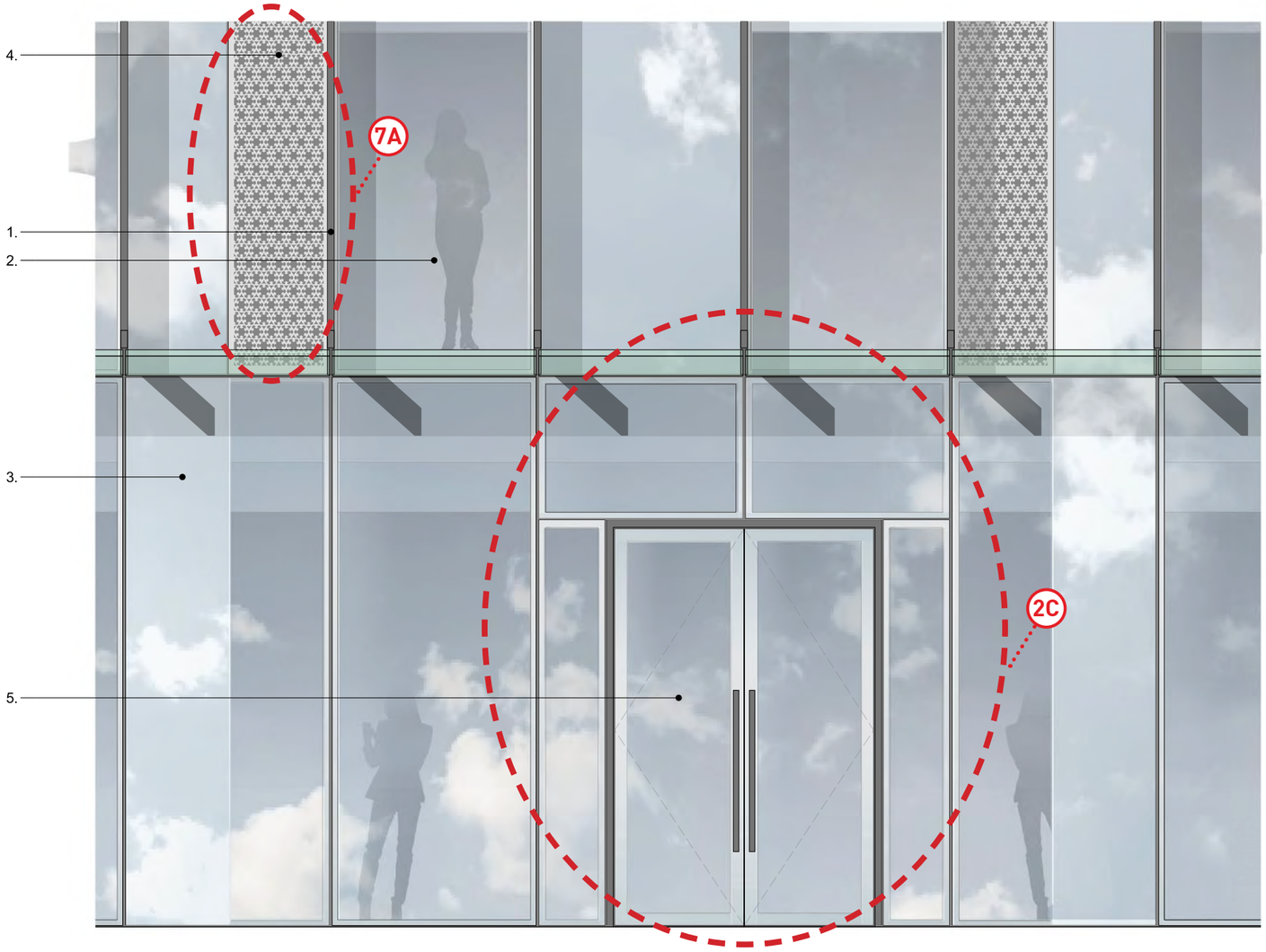
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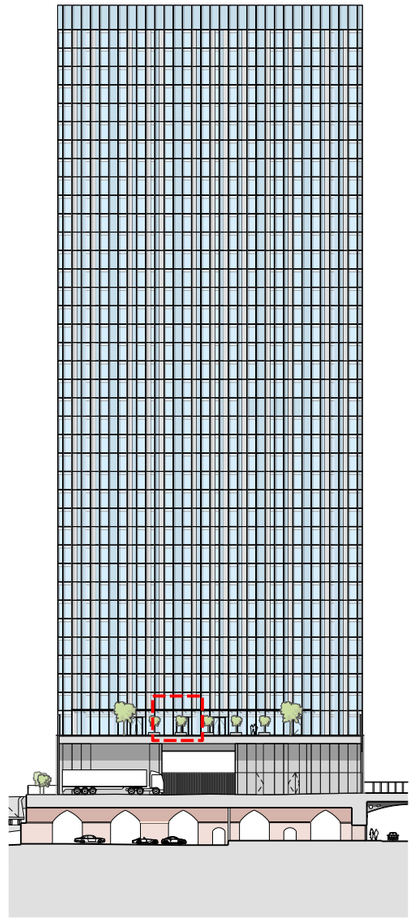
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Detail Section | 1:20



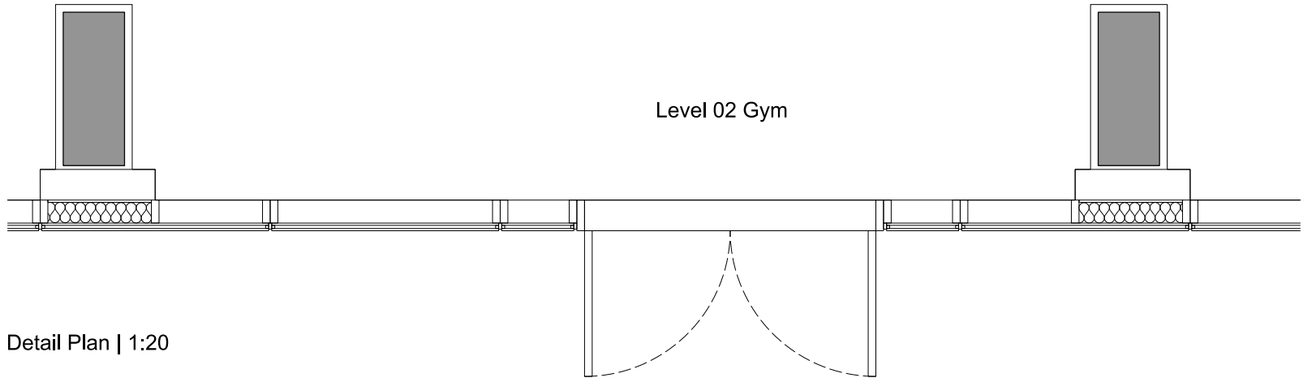
Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.
2. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
3. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass
4. Perforated metal screen in plane of facade to conceal pivotting solid ventillator.
5. Glazed double door
6. Ceiling
7. Extruded aluminium profile
8. Concrete slab
9. Reinforced glass panels
10. Structural Support Steelwork



Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - External wall detail - Amenity level

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-02-001

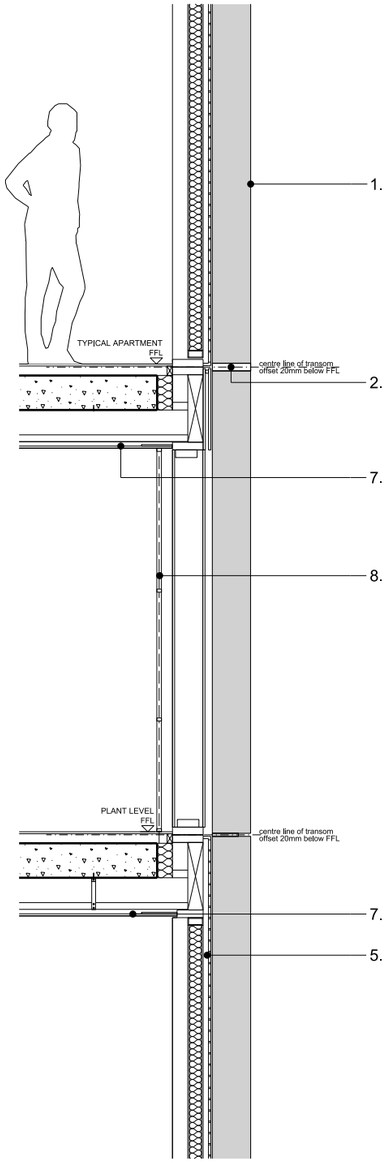
Revision: 01

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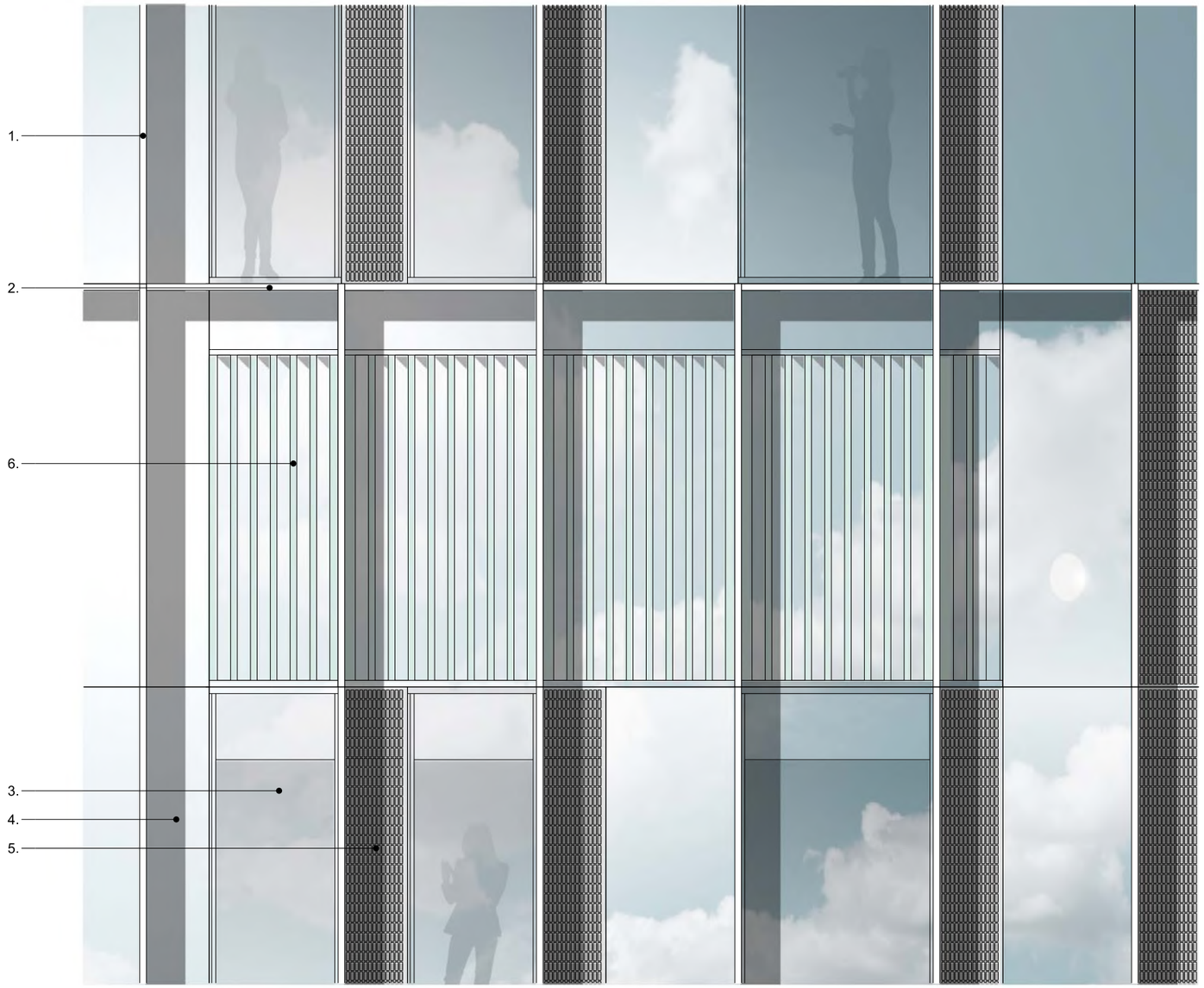
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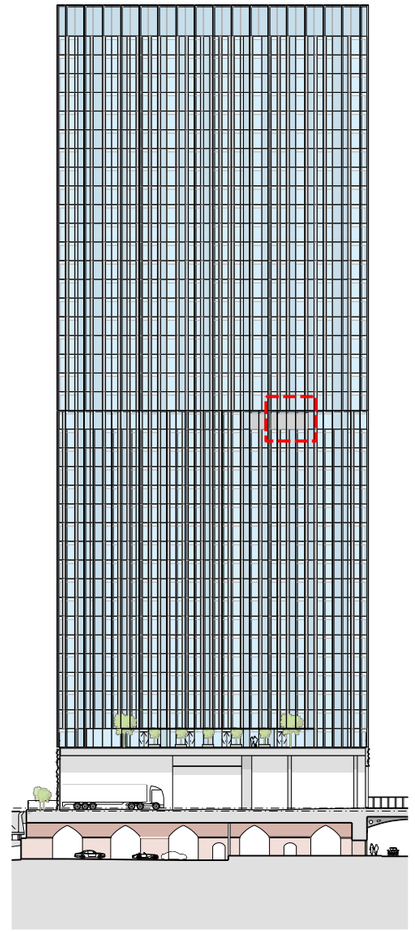
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Detail Section | 1:20



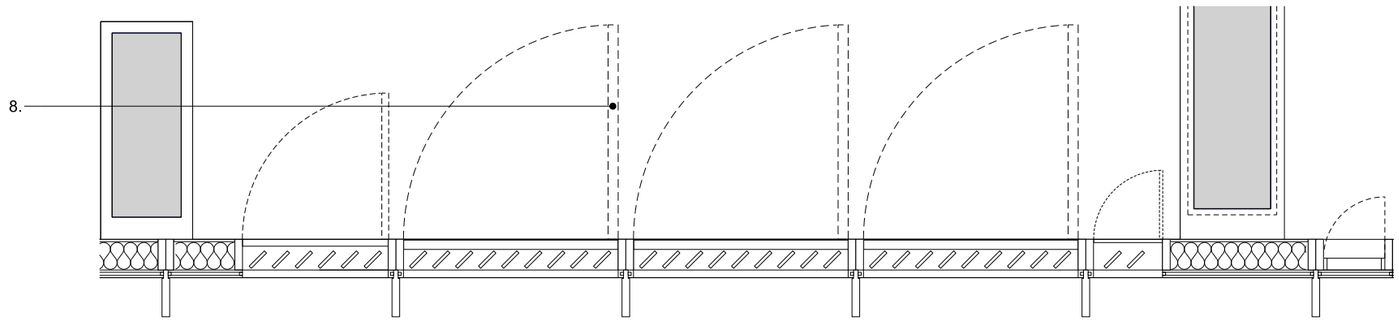
Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.
2. Projecting curtain wall horizontal transom. Colour - Grey.
3. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
4. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass
5. Perforated metal screen in plane of facade to conceal pivotting solid ventillator
6. Glass louvred panels
7. Ceiling
8. Openable doors with bird protection for maintenance of louvers



Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Drawing Title: Building 2 - External wall detail - Plant level

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-19-001

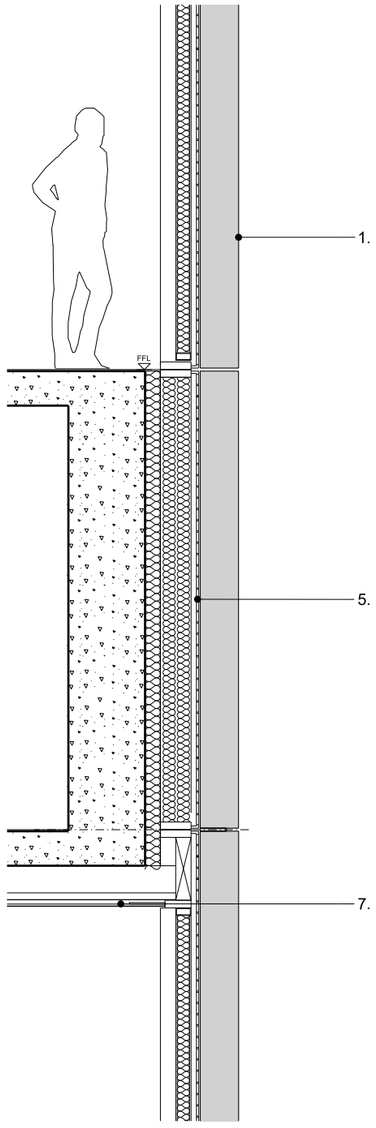
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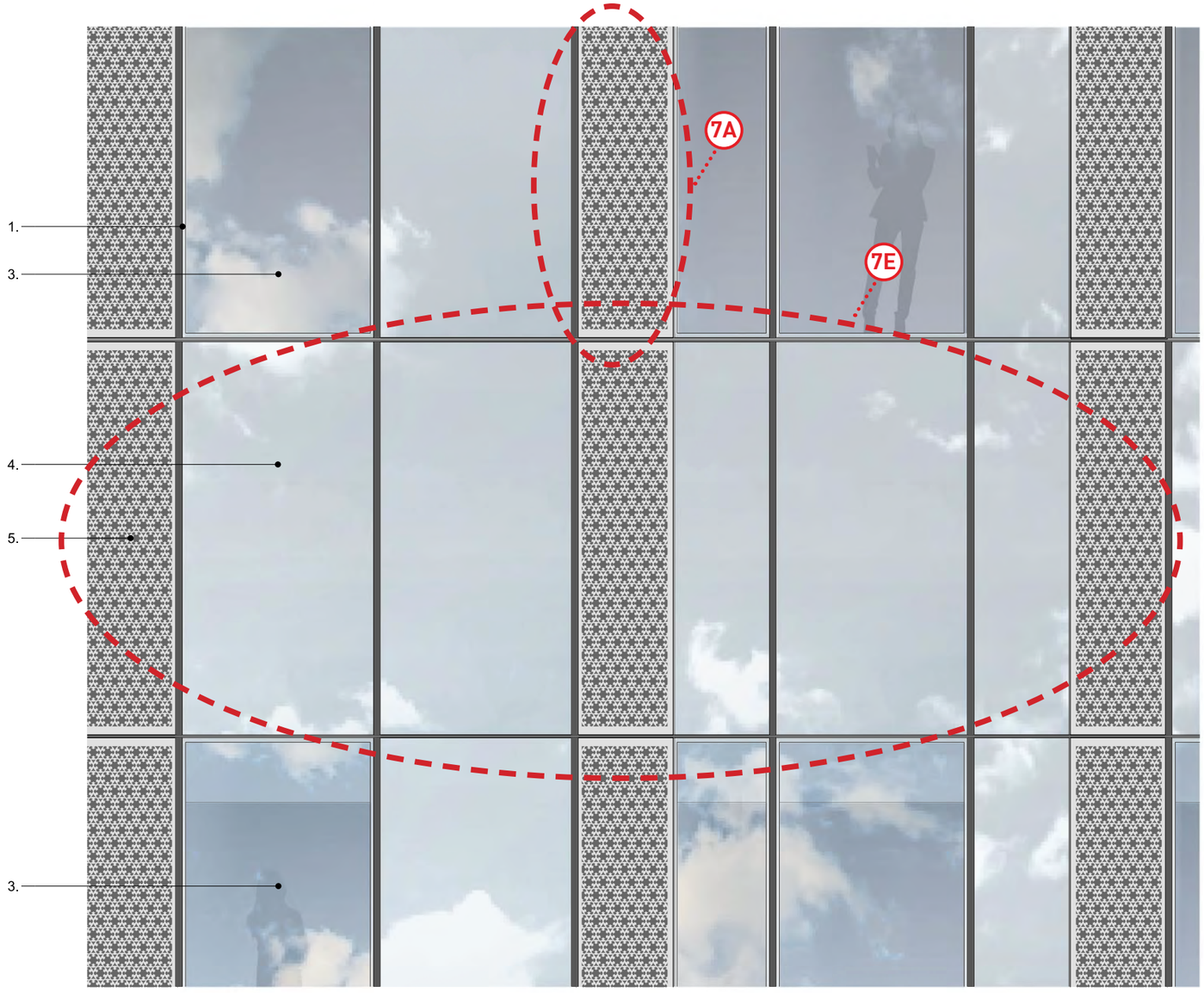
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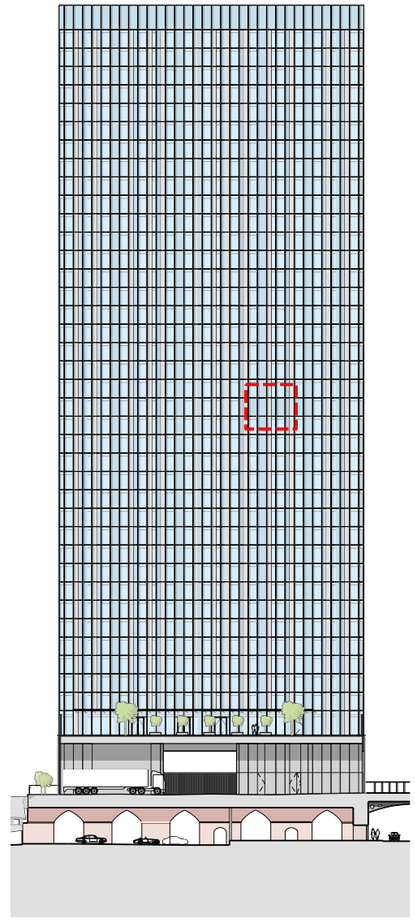
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Detail Section | 1:20



Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.

~~2. Projecting curtain wall horizontal transom. Colour - Grey.~~

3. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.

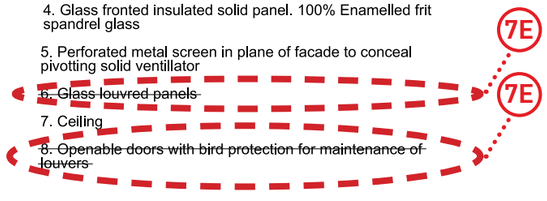
4. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass

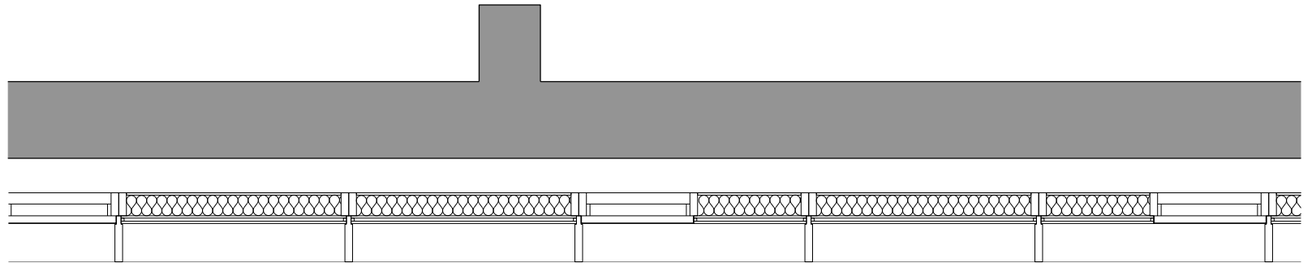
5. Perforated metal screen in plane of facade to conceal pivotting solid ventillator

~~6. Glass louvred panels~~

7. Ceiling

~~8. Openable doors with bird protection for maintenance of louvers~~





Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - External wall detail - Plant level

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-19-001

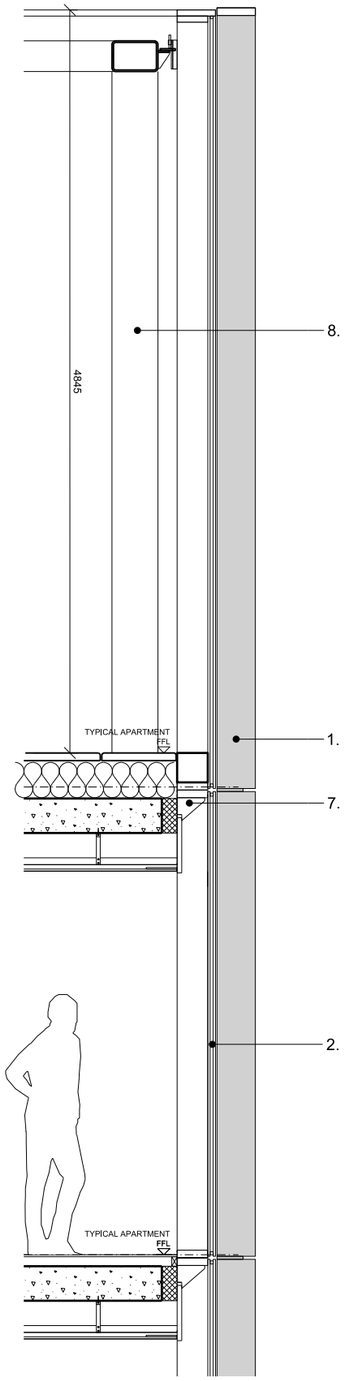
Revision: 01

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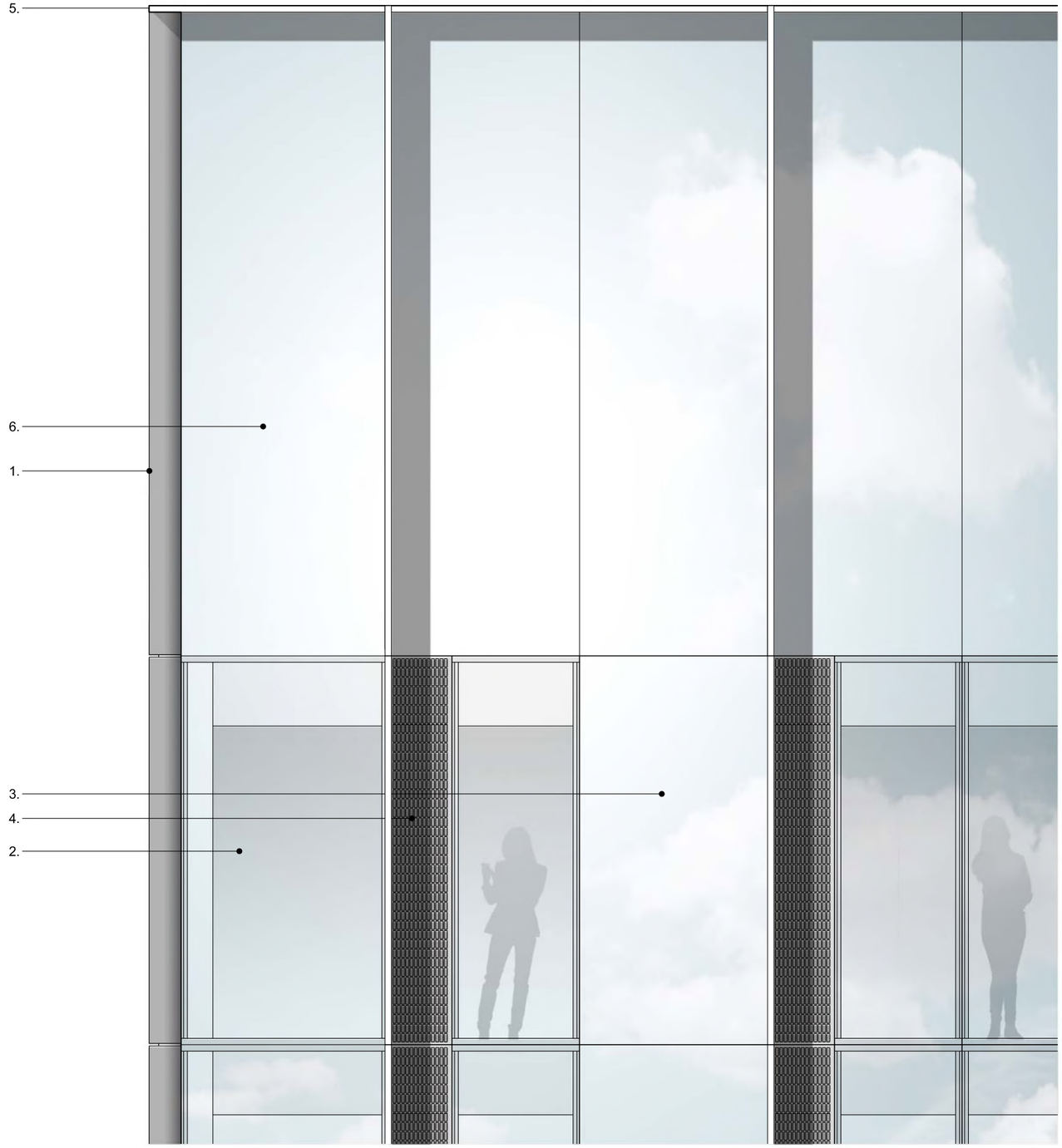
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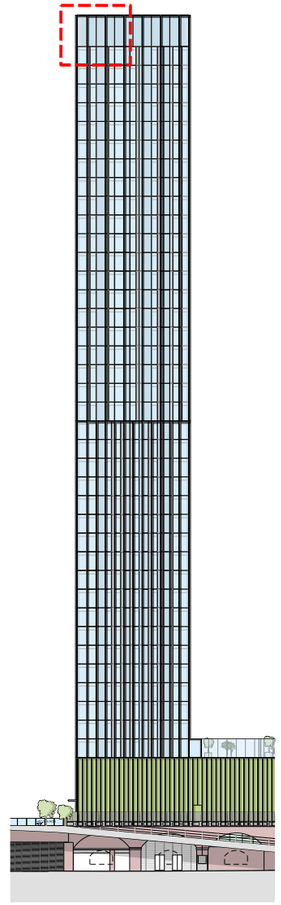
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Detail Section | 1:20



Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.

2. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.

3.Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass

4. Perforated metal screen in plane of facade to conceal pivotting solid ventillator

5. Projecting curtain wall horizontal transom. Colour - Grey.

6. Glazed screening to plant level. 100% enamelled frit.

7. Aluminum profile

8. Structural Steel Frame

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errors or omissions prior to commencing on site.

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - External Wall Detail - Parapet

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-40-001

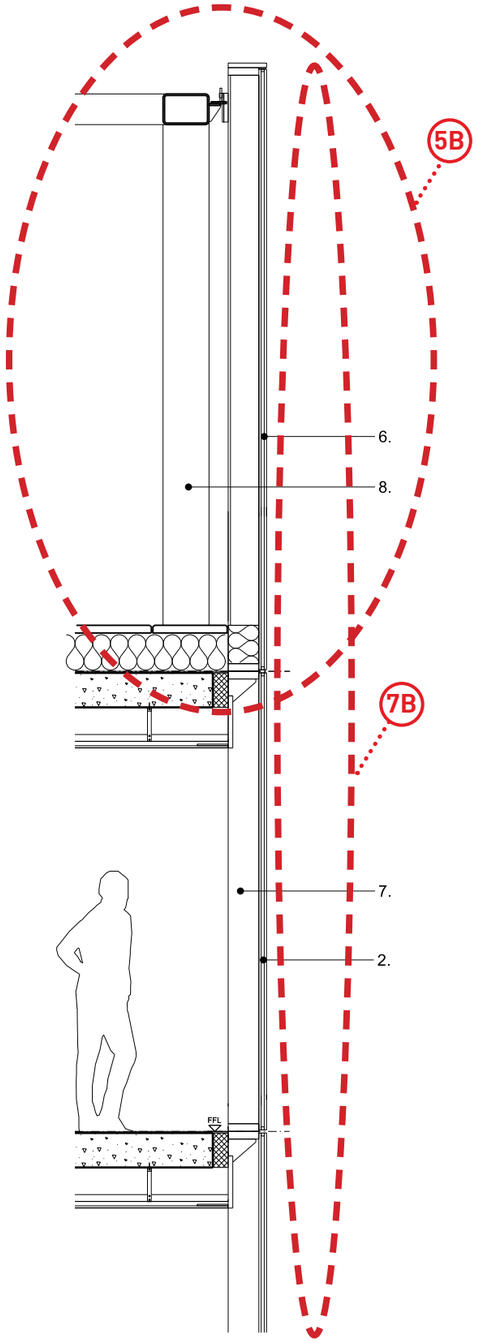
Revision: 00

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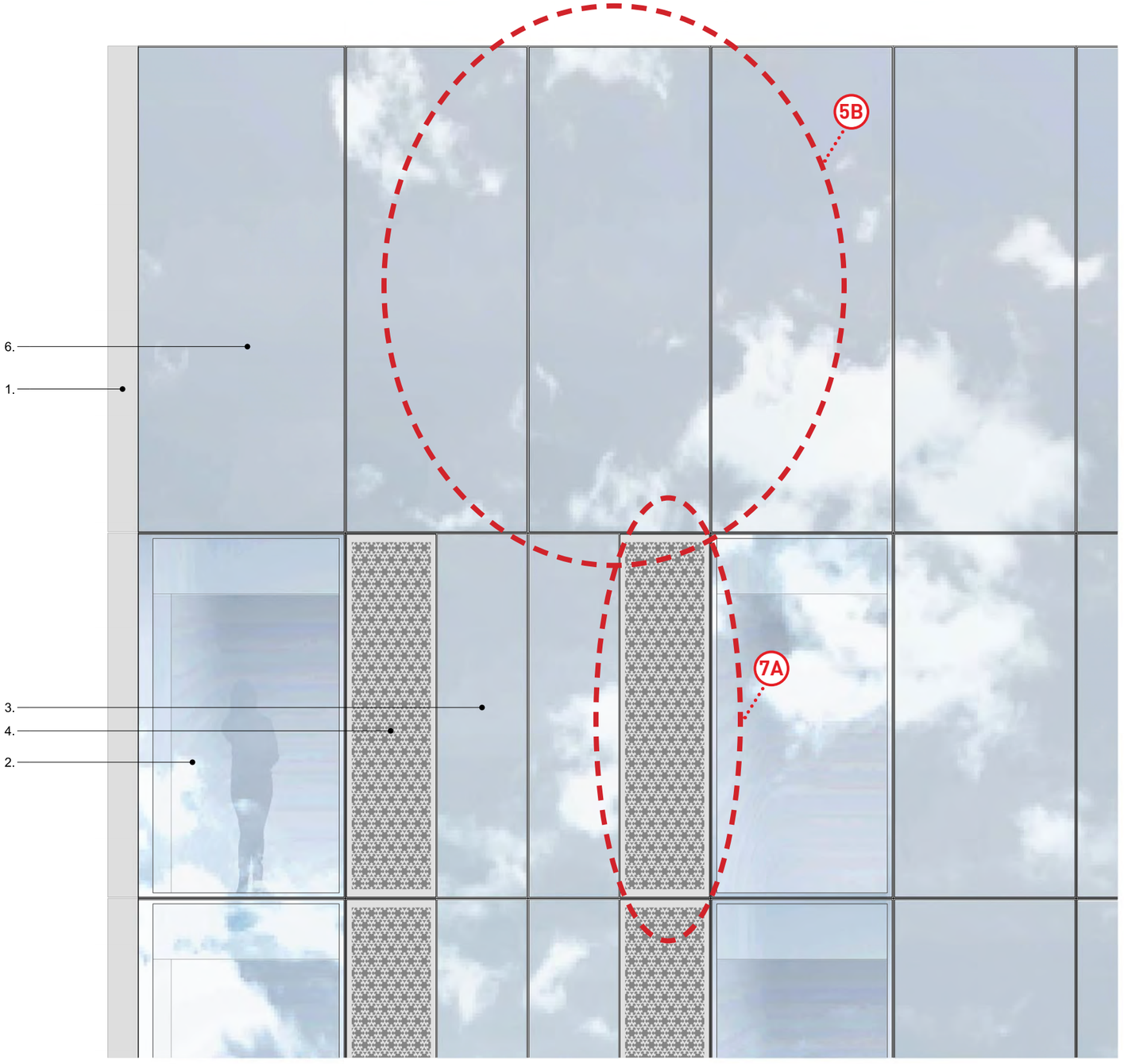
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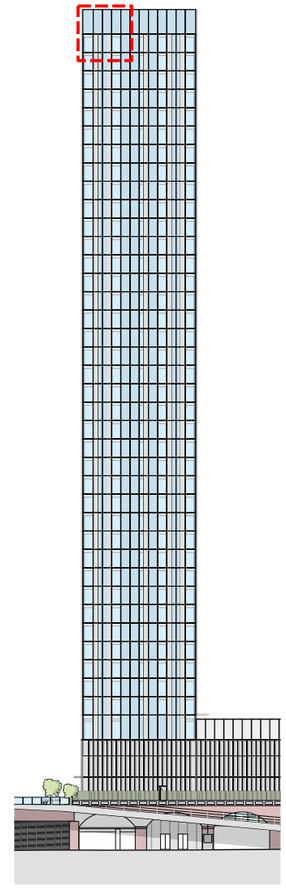
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Detail Section | 1:20



Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.
2. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.
3. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass
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5. Projecting curtain wall horizontal transom. Colour - Grey.
6. Glazed screening to plant level. 100% enamelled frit.
7. Aluminum profile
8. Structural Steel Frame

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - External Wall Detail - Parapet

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-40-001

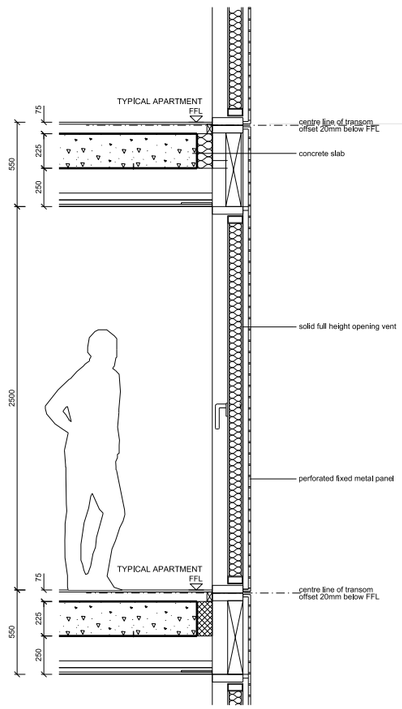
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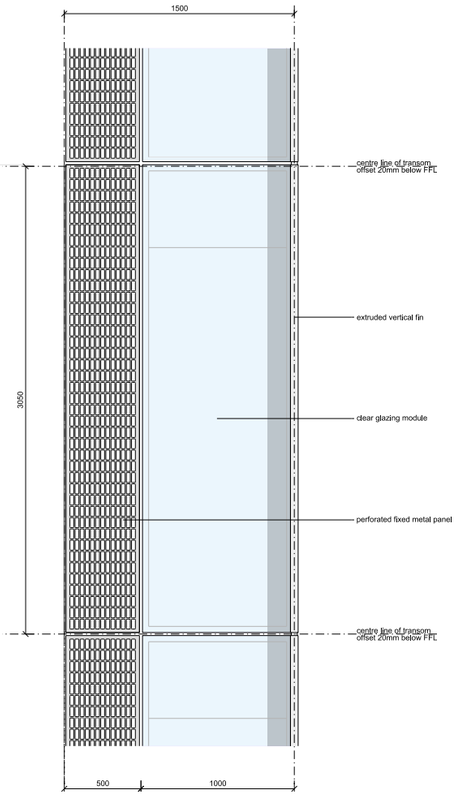
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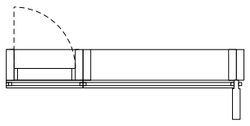
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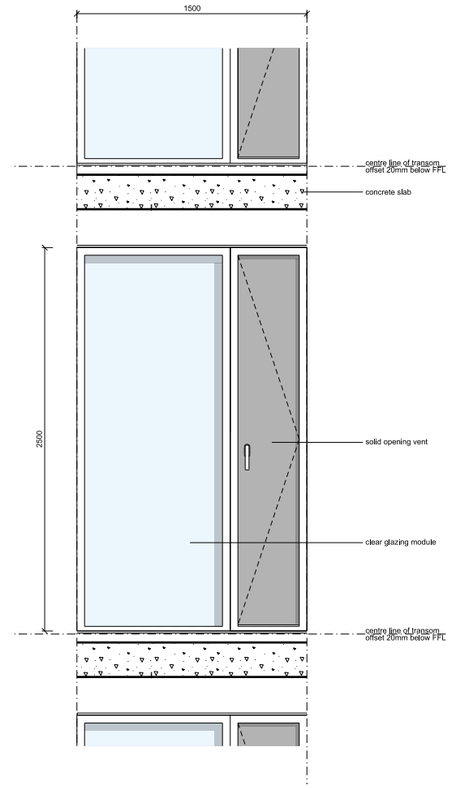


DETAIL SECTION
PANEL VENT

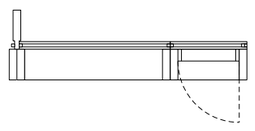


EXTERNAL DETAIL ELEVATION
PANEL VENT





INTERNAL DETAIL ELEVATION
PANEL VENT



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Rev	Date	Description
00	17-03-2017	Planning Issue

Rev	Date	Description
00	15-02-2017	First Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - Typical panel vent detail

Status: Planning

Scale: 1:40@A3 1:20@ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-TY-001

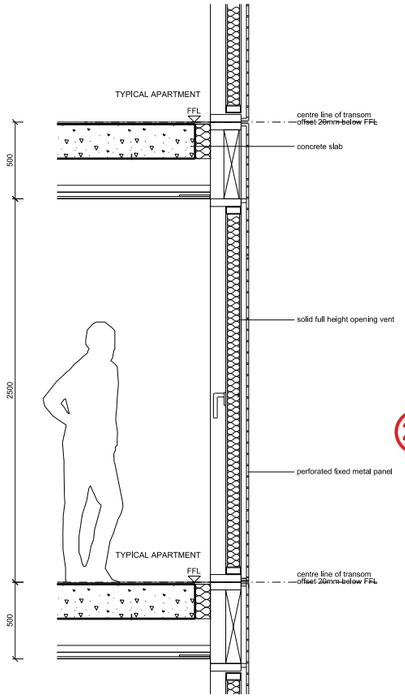
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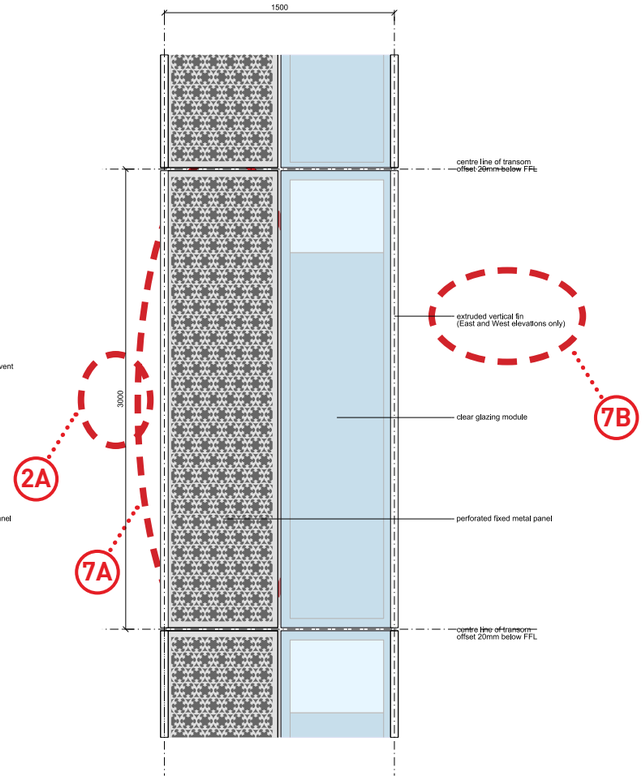
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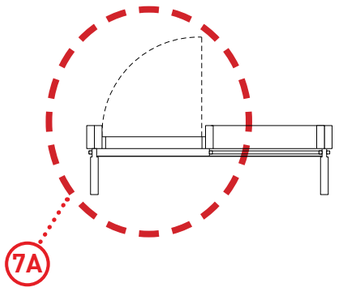
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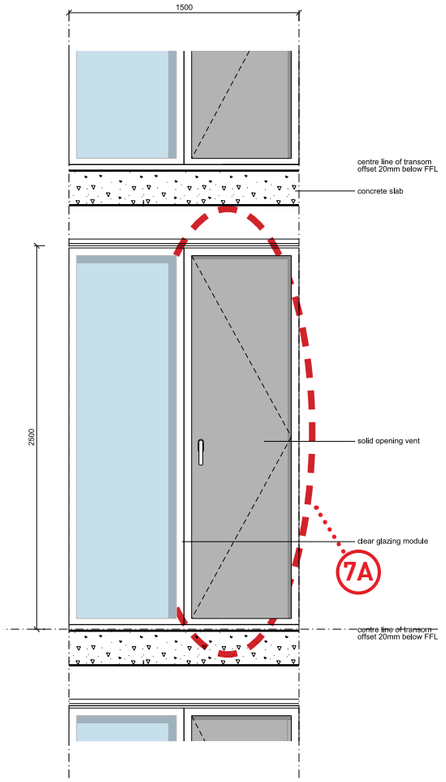


DETAIL SECTION
PANEL VENT

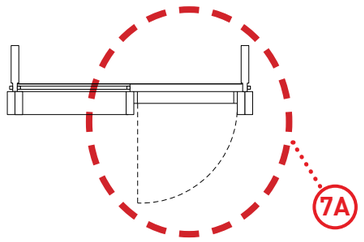


EXTERNAL DETAIL ELEVATION
PANEL VENT





INTERNAL DETAIL ELEVATION
PANEL VENT



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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	First Issue

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 2 - Typical panel vent detail

Status
Planning

Scale
1:40@A3 1:20@ A1

Date
March 2017

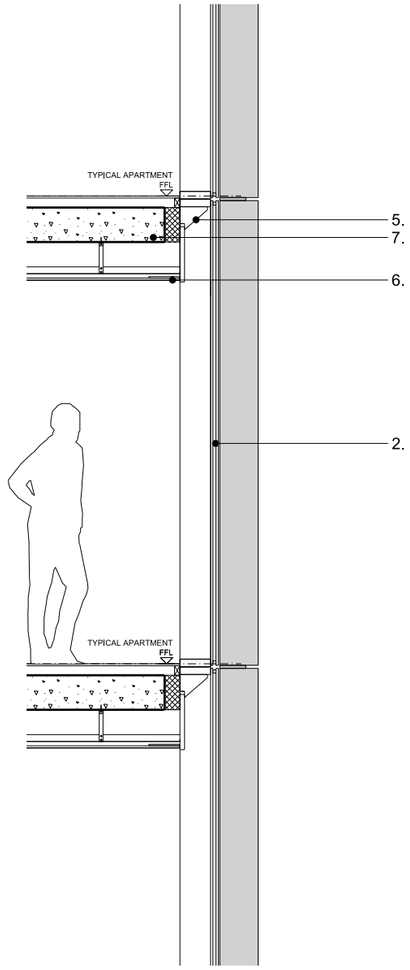
Job No
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Drawing No
10053-B2-A-B5D9-G251-D-TY-001

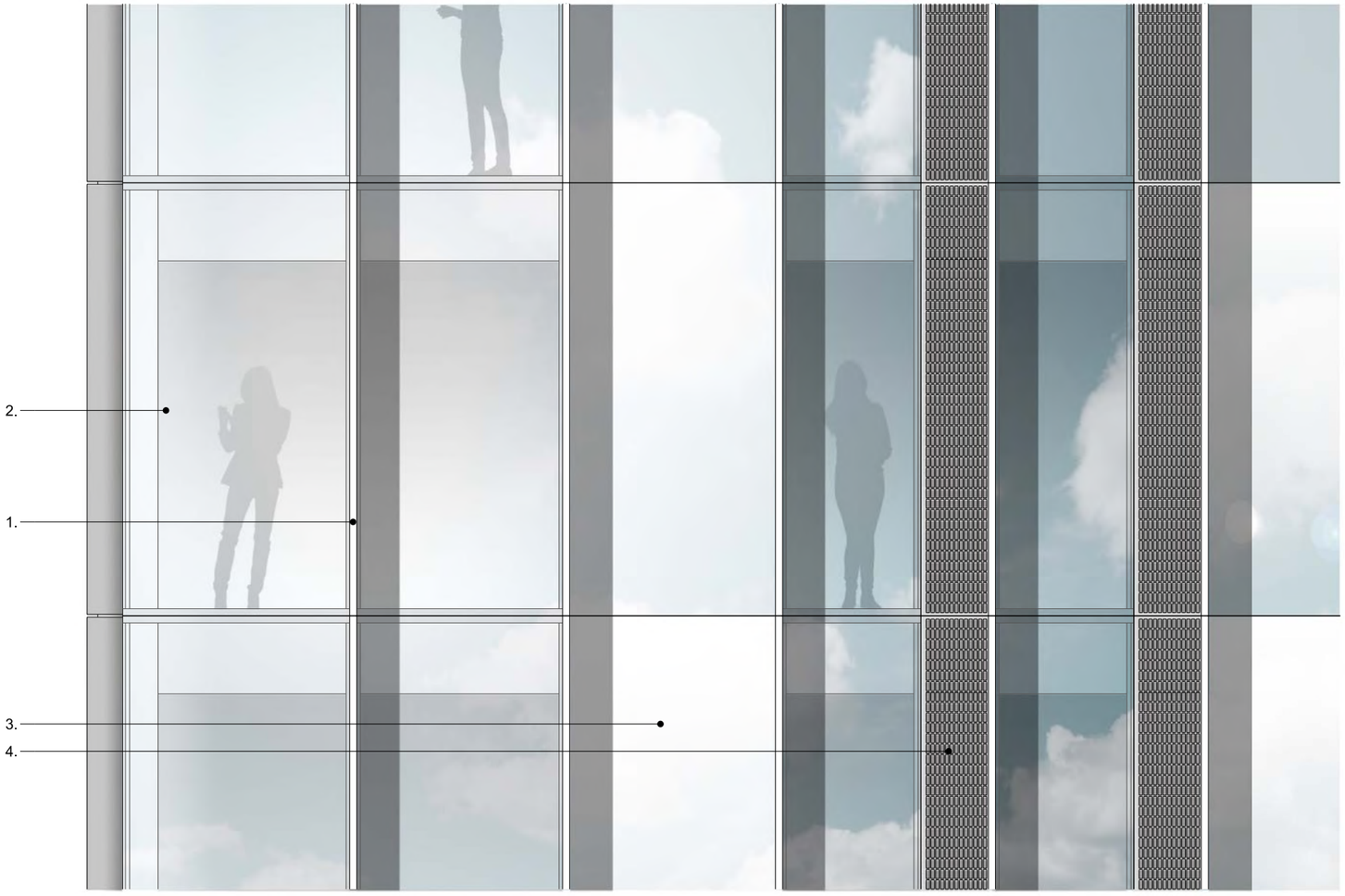
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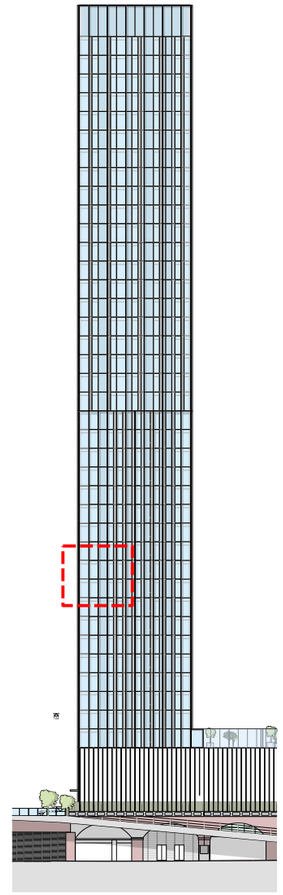
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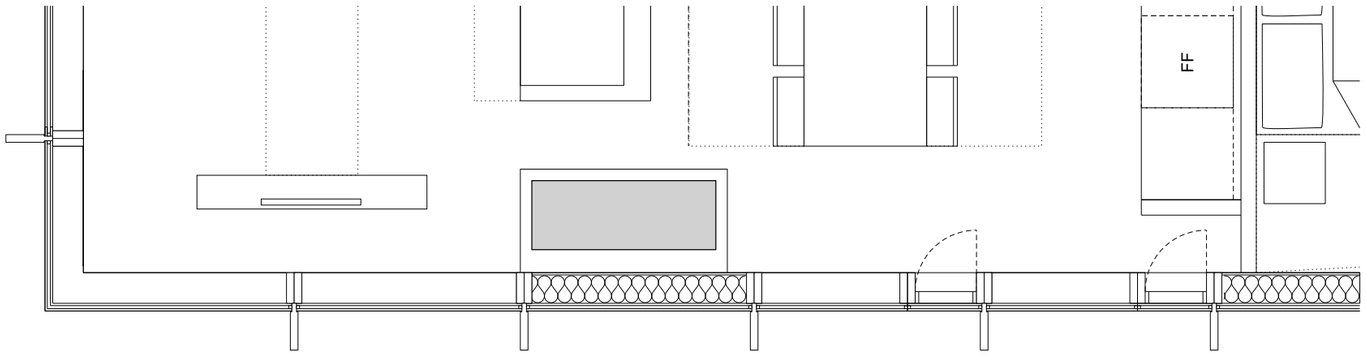
Detail Section | 1:20



Detail Elevation | 1:20



Key Elevation | NTS



Detail Plan | 1:20

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.

2. Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces.

3. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass

4. Perforated metal screen in plane of facade to conceal pivotting solid ventillator

5. Aluminuim profile

6. Ceiling

7. Concrete slab

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 2 - Typical Lower Level External Wall Detail

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-TY1-001

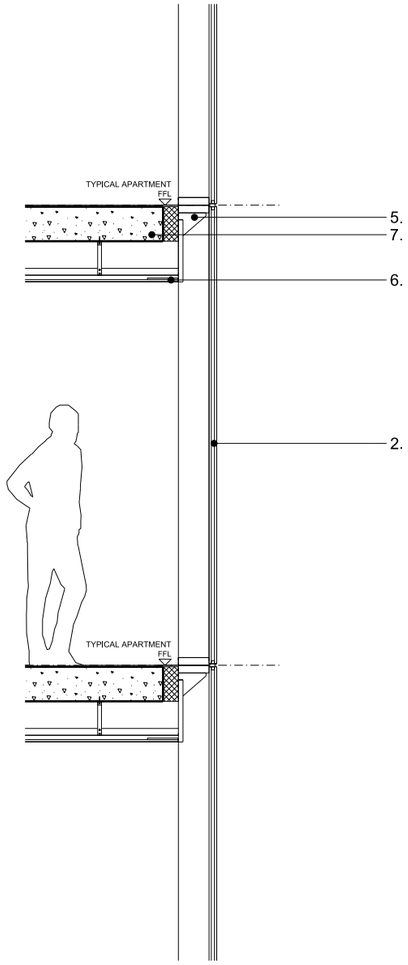
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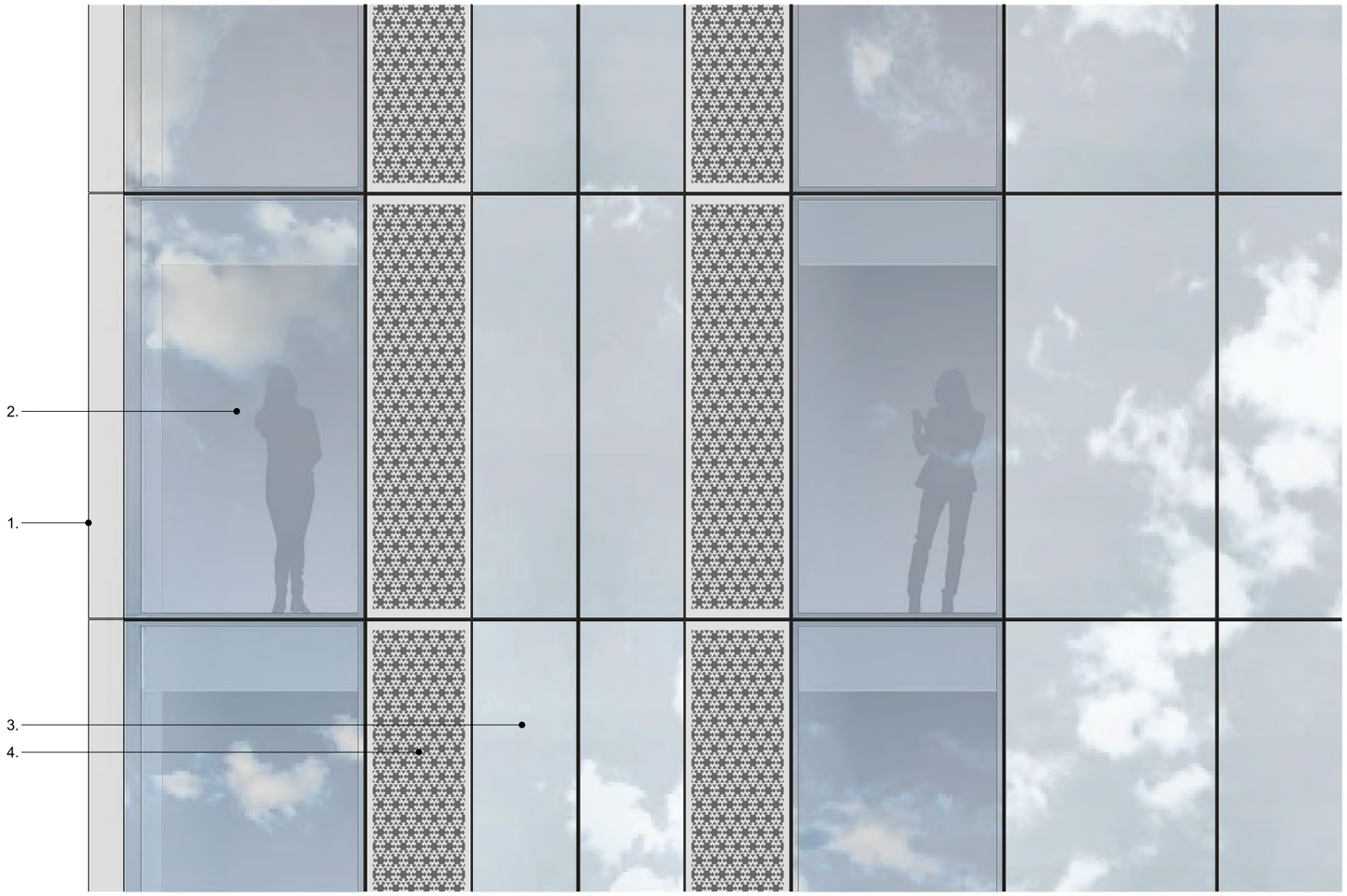
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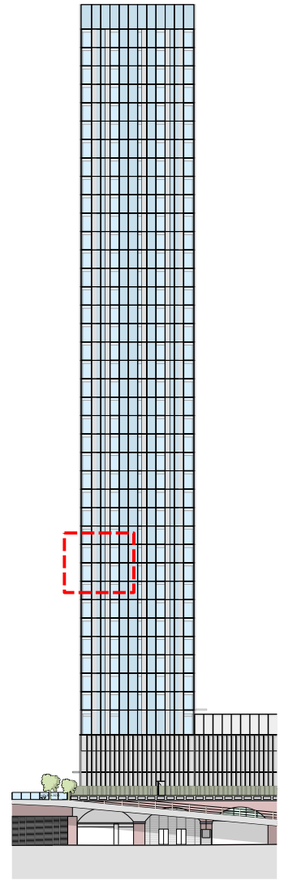
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Detail Section | 1:20



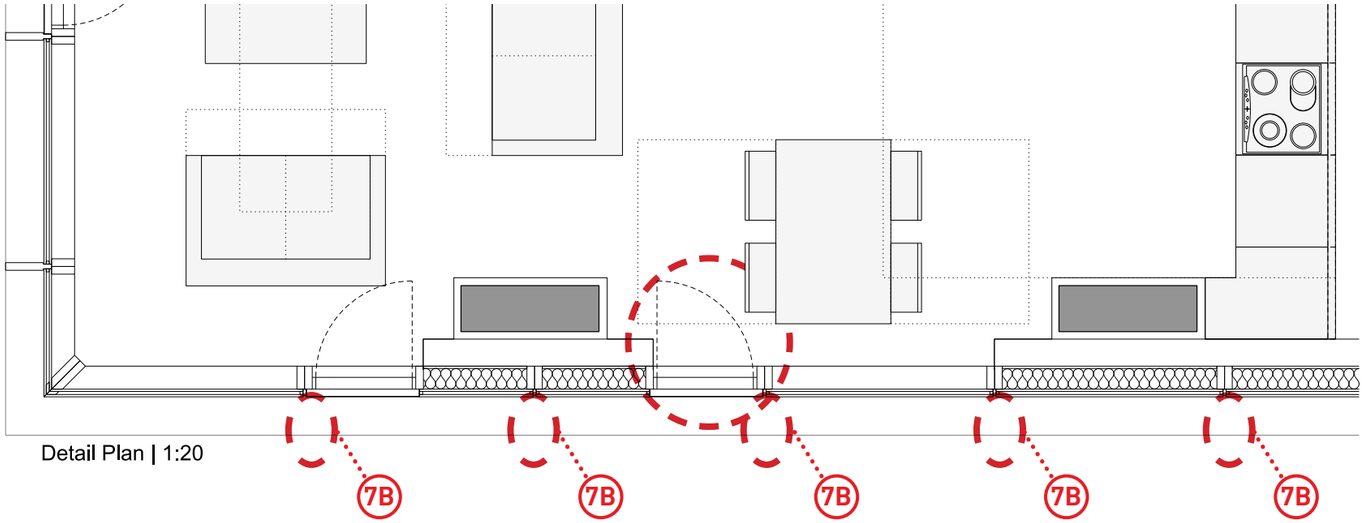
Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Projecting curtain wall vertical mullion. Colour - Grey.
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3. Glass fronted insulated solid panel. 100% Enamelled frit spandrel glass
4. Perforated metal screen in plane of facade to conceal pivotting solid ventillator
5. Aluminuim profile
6. Ceiling
7. Concrete slab



Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Typical Lower Level External Wall Detail

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-TY1-001

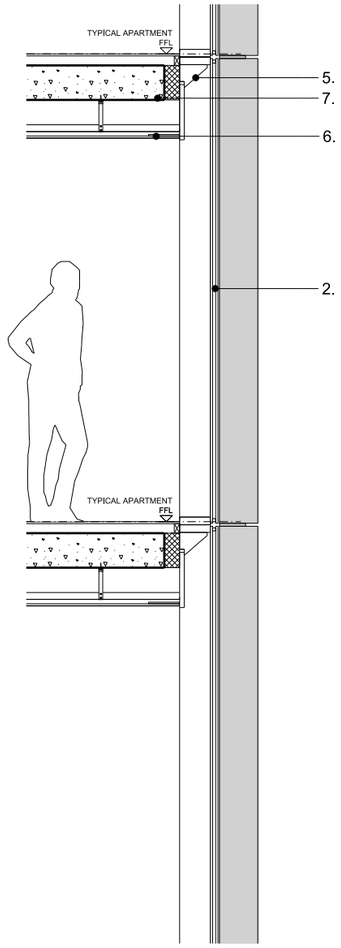
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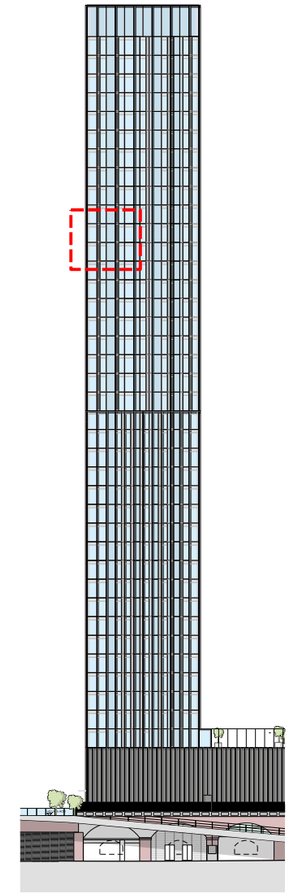
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Detail Section | 1:20



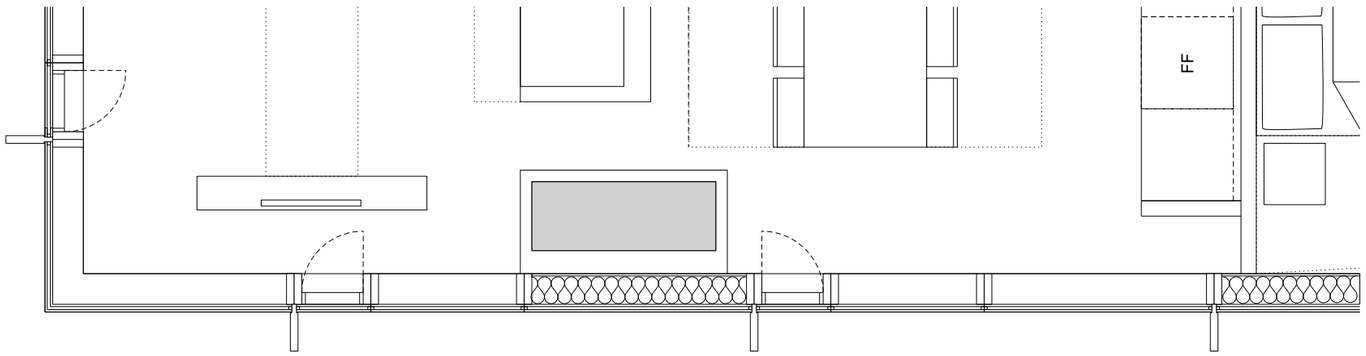
Detail Elevation | 1:20



Key Elevation | NTS

Key

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6. Ceiling
7. Concrete slab



Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Drawing Title: Building 2 - Typical Upper Level External Wall Detail

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-TY2-001

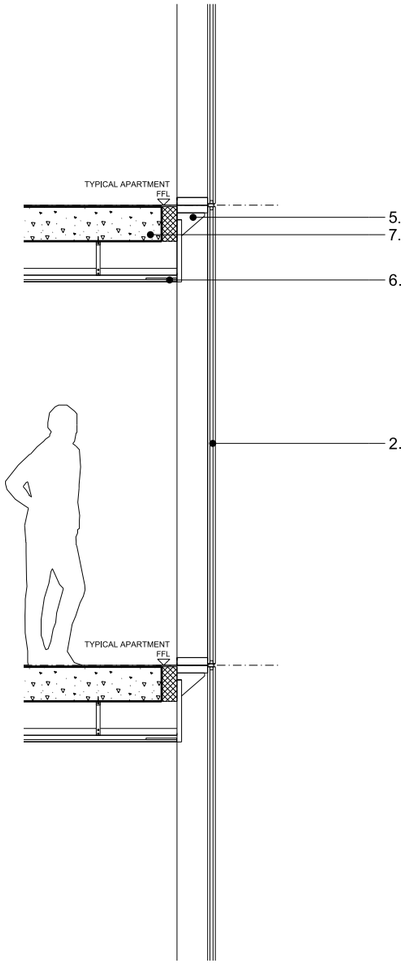
Revision: 00

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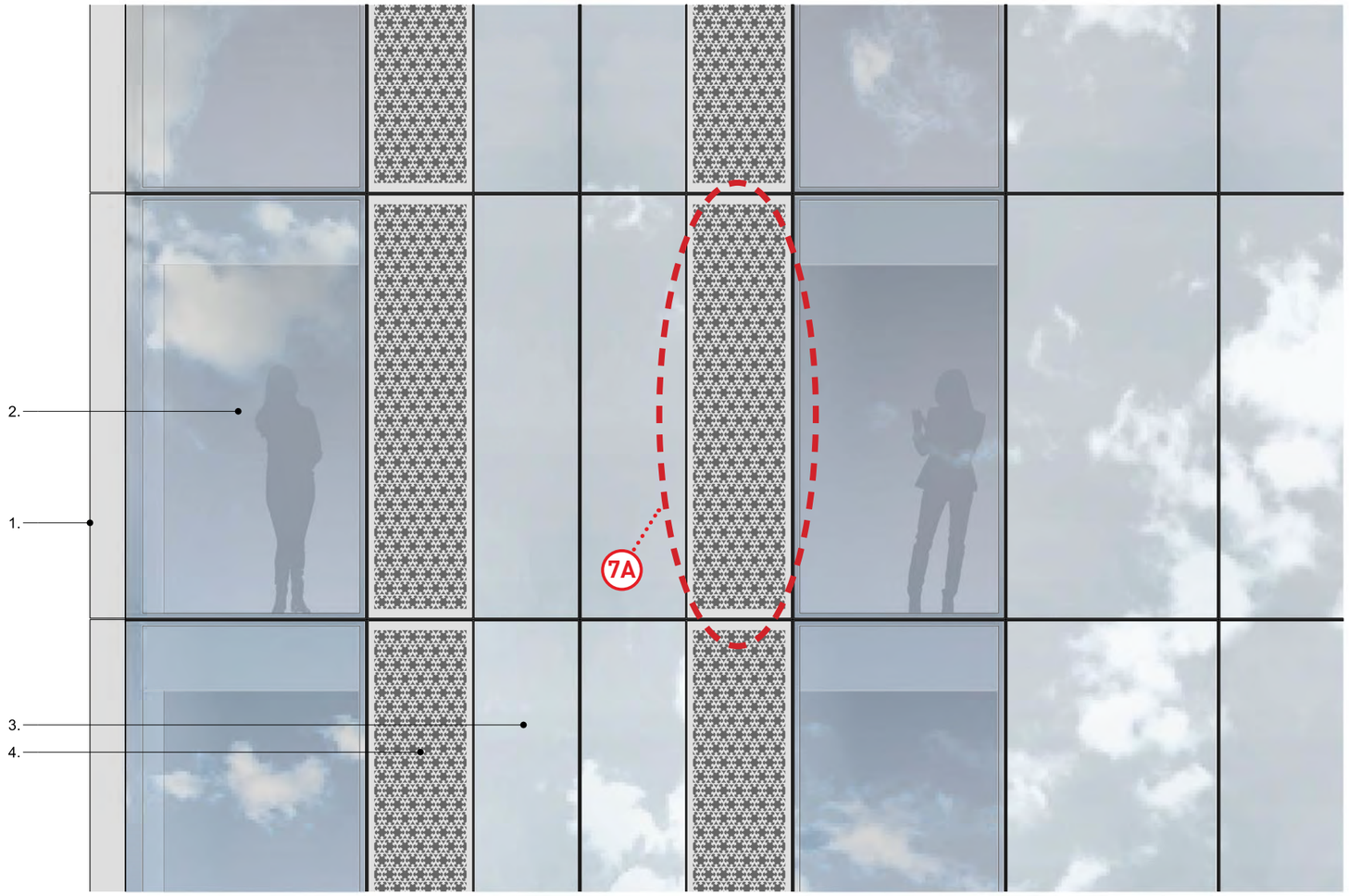
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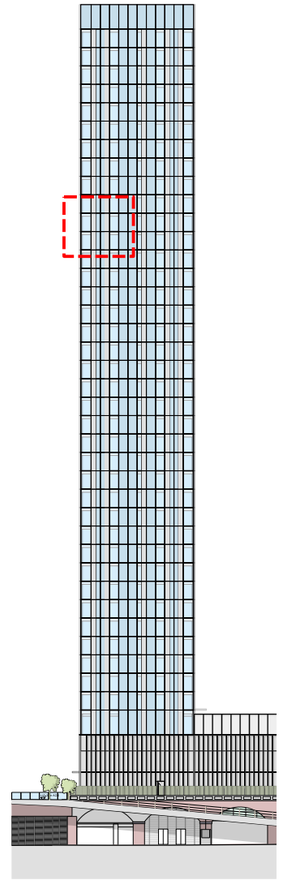
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Detail Section | 1:20



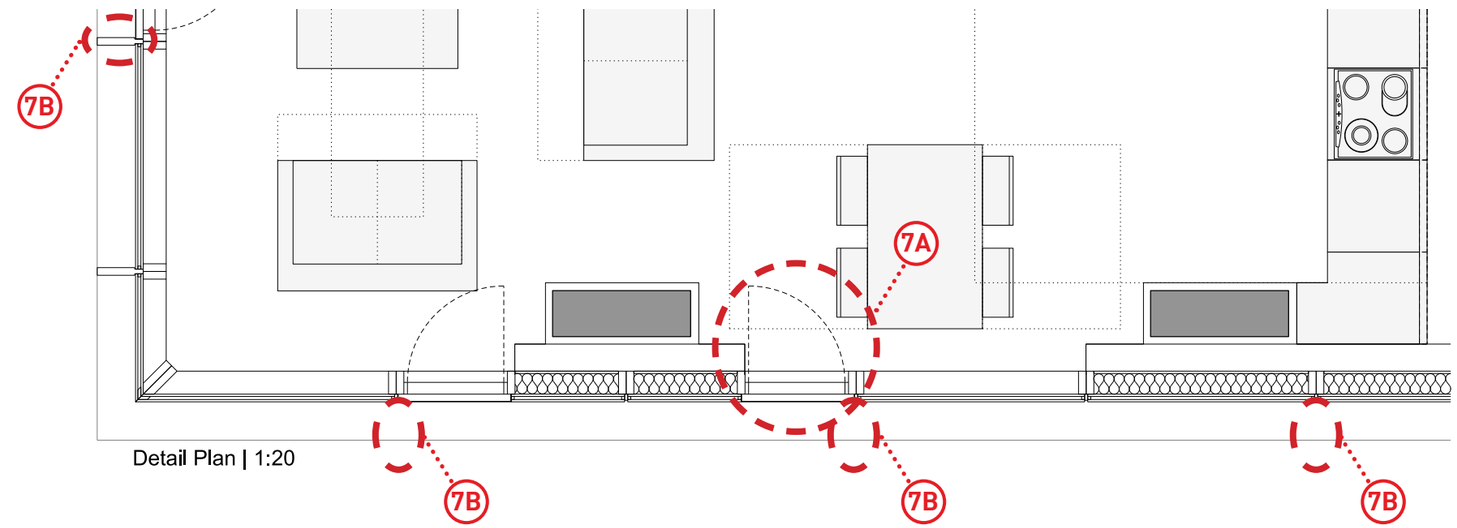
Detail Elevation | 1:20



Key Elevation | NTS

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Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 2 - Typical Upper Level External Wall Detail

Status: Planning

Scale: 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B2-A-B5D9-G251-D-TY2-001

Revision: 01

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Height (m)	AOD (m)	Level	Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	NIA (sqft)	NIA (m2)	1B		2B		3B		TOTAL
				Total		Total		Total								
0	35.77	0	Ent. - lower	8,706	809	9,924	922									
7.23	43	1	Ent. - upper	3,757	349	4,101	381									
10.54	46.31	1-M	Plant	2,960	275	4,101	381									
17.64	53.41	2	Resi. / Amenity	9,620	894	9,999	929	4,187	389		3		2		1	6
20.69	56.46	3	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
23.74	59.51	4	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
26.79	62.56	5	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
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38.99	74.76	9	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
42.04	77.81	10	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
45.09	80.86	11	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
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51.19	86.96	13	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
54.24	90.01	14	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
57.29	93.06	15	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
60.34	96.11	16	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
63.39	99.16	17	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
66.44	102.21	18	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
69.49	105.26	19	Resi / Plant	9,505	883	9,871	917	6,543	608		3		5		1	9
72.54	108.31	20	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
75.59	111.36	21	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
78.64	114.41	22	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
81.69	117.46	23	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
84.74	120.51	24	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
87.79	123.56	25	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
90.84	126.61	26	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
93.89	129.66	27	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
96.94	132.71	28	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
99.99	135.76	29	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
103.04	138.81	30	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
106.09	141.86	31	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
109.14	144.91	32	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
112.19	147.96	33	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
115.24	151.01	34	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
118.29	154.06	35	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
121.34	157.11	36	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
124.39	160.16	37	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
127.44	163.21	38	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
130.49	166.26	39	Residential	9,505	883	9,871	917	7,319	680		3		6		1	10
133.54	169.31	Roof		1,316	122	1,437	134									
138.64	174.41	Parapet														
		40		378,026	35,120	394,771	36,675	274,231	25,477	0	114	0	223	0	38	375
											114		223		38	
											30.4%		59%		10%	

Residential Cycle Store - 375 spaces

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

Height (m)	AOD (m)	Level	Program	GIA (sq ft)	GIA (sq m)	GEA (sq ft)	GEA (sq m)	NIA (sqft)	NIA (m2)	1B		2B		TOTAL
				Total		Total		Total						
0	35.77	0	Ent. - lower	15,199	1,412	16,875	1,568							
7.53	43.3	1	Ent. - upper	4,273	397	4,603	428							
11.03	46.8	1-M	Plant	2,656	247	2,914	271							
17.03	52.9	2	Resi. / Amenity	9,449	878	9,843	914	3,983	370		3		3	6
21.13	56.9	3	Residential	9,443	877	9,843	914	7,180	667		3		7	10
24.13	59.9	4	Residential	9,443	877	9,843	914	7,180	667		3		7	10
27.13	62.9	5	Residential	9,443	877	9,843	914	7,180	667		3		7	10
30.13	65.9	6	Residential	9,443	877	9,843	914	7,180	667		3		7	10
33.13	68.9	7	Residential	9,443	877	9,843	914	7,180	667		3		7	10
36.13	71.9	8	Residential	9,443	877	9,843	914	7,180	667		3		7	10
39.13	74.9	9	Residential	9,443	877	9,843	914	7,180	667		3		7	10
42.13	77.9	10	Residential	9,443	877	9,843	914	7,180	667		3		7	10
45.13	80.9	11	Residential	9,443	877	9,843	914	7,180	667		3		7	10
48.13	83.9	12	Residential	9,443	877	9,843	914	7,180	667		3		7	10
51.13	86.9	13	Residential	9,443	877	9,843	914	7,180	667		3		7	10
54.13	89.9	14	Residential	9,443	877	9,843	914	7,180	667		3		7	10
57.13	92.9	15	Residential	9,443	877	9,843	914	7,180	667		3		7	10
60.13	95.9	16	Residential	9,443	877	9,843	914	7,180	667		3		7	10
63.13	98.9	17	Residential	9,443	877	9,843	914	7,180	667		3		7	10
66.13	101.9	18	Residential	9,443	877	9,843	914	7,180	667		3		7	10
69.13	104.9	19	Resi / Plant	9,443	877	9,843	914	6,394	594		3		6	9
72.13	107.9	20	Residential	9,443	877	9,843	914	7,180	667		3		7	10
75.13	110.9	21	Residential	9,443	877	9,843	914	7,180	667		3		7	10
78.13	113.9	22	Residential	9,443	877	9,843	914	7,180	667		3		7	10
81.13	116.9	23	Residential	9,443	877	9,843	914	7,180	667		3		7	10
84.13	119.9	24	Residential	9,443	877	9,843	914	7,180	667		3		7	10
87.13	122.9	25	Residential	9,443	877	9,843	914	7,180	667		3		7	10
90.13	125.9	26	Residential	9,443	877	9,843	914	7,180	667		3		7	10
93.13	128.9	27	Residential	9,443	877	9,843	914	7,180	667		3		7	10
96.13	131.9	28	Residential	9,443	877	9,843	914	7,180	667		3		7	10
99.13	134.9	29	Residential	9,443	877	9,843	914	7,180	667		3		7	10
102.13	137.9	30	Residential	9,443	877	9,843	914	7,180	667		3		7	10
105.13	140.9	31	Residential	9,443	877	9,843	914	7,180	667		3		7	10
108.13	143.9	32	Residential	9,443	877	9,843	914	7,180	667		3		7	10
111.13	146.9	33	Residential	9,443	877	9,843	914	7,180	667		3		7	10
114.13	149.9	34	Residential	9,443	877	9,843	914	7,180	667		3		7	10
117.13	152.9	35	Residential	9,443	877	9,843	914	7,180	667		3		7	10
120.13	155.9	36	Residential	9,443	877	9,843	914	7,180	667		3		7	10
123.13	158.9	37	Residential	9,443	877	9,843	914	7,180	667		3		7	10
126.13	161.9	38	Residential	9,443	877	9,843	914	7,180	667		3		7	10
129.13	164.9	39	Residential	9,443	877	9,843	914	7,180	667		3		7	10
132.13	167.9	Roof		1,023	95	1,138	106							
136.13	171.9	Parapet												
		40		381,996	35,489	399,579	37,122	268,839	24,976	0	114	0	261	375
										114		261		
										30.4%		70%		

Residential Cycle Store - 375 spaces

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

B3 - OFFICE

APPROVED & MARKED UP DRAWINGS

This schedule lists SHP understanding of deliverables

Revision Notes

Revision	Date	Notes
0	xx-xx-xxxx	x

This schedule should be read in conjunction with:

Building Number	Drawing Type	Drawing Name	Approved Drawing Number	Rev	Scale at A1	Status	Amendment	Revised Drawing Number	Rev
B3	Existing Section	Building 3 - Existing Section EE	10053-B3-A-B5D9-G200-XS-EE-001		100	Planning			
B3	Existing Section	Building 3 - Existing Section FF	10053-B3-A-B5D9-G200-XS-FF-001		100	Planning			
B3	Existing Section	Building 3 - Existing Section HH	10053-B3-A-B5D9-G200-XS-HH-001		50	Planning			
B3	Existing Section	Building 3 - Existing Section PP	10053-B3-A-B5D9-G200-XS-PP-001		100	Planning			
B3	Existing Section	Building 3 - Existing Section QQ	10053-B3-A-B5D9-G200-XS-QQ-001		50	Planning			
B3	Plan	Building 3 - Ground Floor Plan	10053-B3-A-B5D9-G200-P-00-001		100	Planning	✓	10053-B3-A-B5D9-G200-P-00-001	Rev 01
B3	Plan	Building 3 - First Floor Plan	10053-B3-A-B5D9-G200-P-01-001	Rev 01	100	Planning	✓	10053-B3-A-B5D9-G200-P-01-001	Rev 02
B3	Plan	Building 3 - First Floor Mezzanine Plan	10053-B3-A-B5D9-G200-P-01M-001	Rev 01	100	Planning	✓	10053-B3-A-B5D9-G200-P-01M-001	Rev 02
B3	Plan	Building 3 - Second Floor Plan	10053-B3-A-B5D9-G200-P-02-001		100	Planning	✓	10053-B3-A-B5D9-G200-P-02-001	Rev 01
B3	Plan	Building 3 - Third Floor Plan	10053-B3-A-B5D9-G200-P-03-001		100	Planning			
B3	Plan	Building 3 - Typical office level plan 04-13	10053-B3-A-B5D9-G200-P-TYP-001		100	Planning			
B3	Plan	Building 3 - Roof terrace level plan	10053-B3-A-B5D9-G200-P-14-001		100	Planning			
B3	Plan	Building 3 - Roof plan	10053-B3-A-B5D9-G200-P-RF-001		100	Planning			
B3	Elevation	Building 3 - North Elevation	10053-B3-A-B5D9-G200-E-N-001		200	Planning	✓	10053-B3-A-B5D9-G200-E-N-001	Rev 01
B3	Elevation	Building 3 - South Elevation	10053-B3-A-B5D9-G200-E-S-001		200	Planning	✓	10053-B3-A-B5D9-G200-E-S-001	Rev 01
B3	Elevation	Building 3 - East Elevation	10053-B3-A-B5D9-G200-E-E-001		200	Planning	✓	10053-B3-A-B5D9-G200-E-E-001	Rev 01
B3	Elevation	Building 3 - West Elevation	10053-B3-A-B5D9-G200-E-W-001		200	Planning	✓	10053-B3-A-B5D9-G200-E-W-001	Rev 01
B3	Elevation	Building 3 - Unfolded Façade Elevations	10053-B3-A-B5D9-G200-E-AL-001		400	Planning			
B3	Section	Building 3 - Section AA	10053-B3-A-B5D9-G200-S-AA-001	Rev 01	250	Planning	✓	10053-B3-A-B5D9-G200-S-AA-001	Rev 02
B3	Section	Building 3 - Section EE	10053-B3-A-B5D9-G200-S-EE-001		100	Planning	✓	10053-B3-A-B5D9-G200-S-EE-001	Rev 01
B3	Section	Building 3 - Section FF	10053-B3-A-B5D9-G200-S-FF-001		100	Planning	✓	10053-B3-A-B5D9-G200-S-FF-001	Rev 01
B3	Section	Building 3 - Section HH	10053-B3-A-B5D9-G200-S-HH-001		250	Planning			
B3	Section	Building 3 - Section PP	10053-B3-A-B5D9-G200-S-PP-001		100	Planning	✓	10053-B3-A-B5D9-G200-S-PP-001	Rev 01
		Building 3 - Section QQ	10053-B3-A-B5D9-G200-S-QQ-001		100	Planning			
		Building 3 - Section RR and office entrance elevation	10053-B3-A-B5D9-G200-S-RR-001		100	Planning			
B3	Detail								
B3	Detail	Building 3 - Façade interface detail - Typical	10053-B3-A-B5D9-G251-D-T1-001		20	Planning			
B3	Detail	Building 3 - Façade interface detail - Corner	10053-B3-A-B5D9-G251-D-T2-001		20	Planning			
B3	Detail	Building 3 - Façade interface detail - Entrance	10053-B3-A-B5D9-G251-D-T3-001		20	Planning			
B3	Detail	Building 3 - Façade interface detail - Amenity level	10053-B3-A-B5D9-G251-D-T4-001		20	Planning			
B3	Detail	Building 3 - Façade interface detail - Typical roof level parapet	10053-B3-A-B5D9-G251-D-T5-001		20	Planning			
B3	Detail	Building 3 - Façade interface detail - Terrace roof level parapet	10053-B3-A-B5D9-G251-D-T6-001		20	Planning			
B3	Schedule	Building 3 - Office Area Schedule	10053-B3-A-BD59-Z100-AS-001		NA	Planning			

ACCESSIBLE

LOADING ONLY

UNIT 1
Retail / Leisure
309sqm
3326sqft

UNIT 2
Retail / Leisure
218sqm
2346sqft

UNIT 3
Retail/Leisure
298sqm
3,205 sqft

Goods in / Deliveries
99sqm
1061sqft

Office

WC

Post

UNIT 1 REFUSE
21sqm
227sqft

UNIT 2 REFUSE
15sqm
164sqft

LV SWITCH

Residential - Cycle Store
375 spaces

MMS INTAKE

S BOOSTER

Substation
20 m2

HV
witch
0 m2

Car Parking
36 Spaces

CAR PARK WASH DOWN PUMP SET

PUMP

PUMP

PUMP

SPRINKLER TANK

WATER BOOSTER

Visitors' cycles

Showers / Lockers - Female

Showers / Lockers - Male

WC - Female

WC - Male

Car Park - Tickets

Office - Cycle Store
114 spaces

Office reception
428sqm
4,603 sqft

CAR PARK EXTRACT
37sqm
401 sqft

TRAFFORD STREET

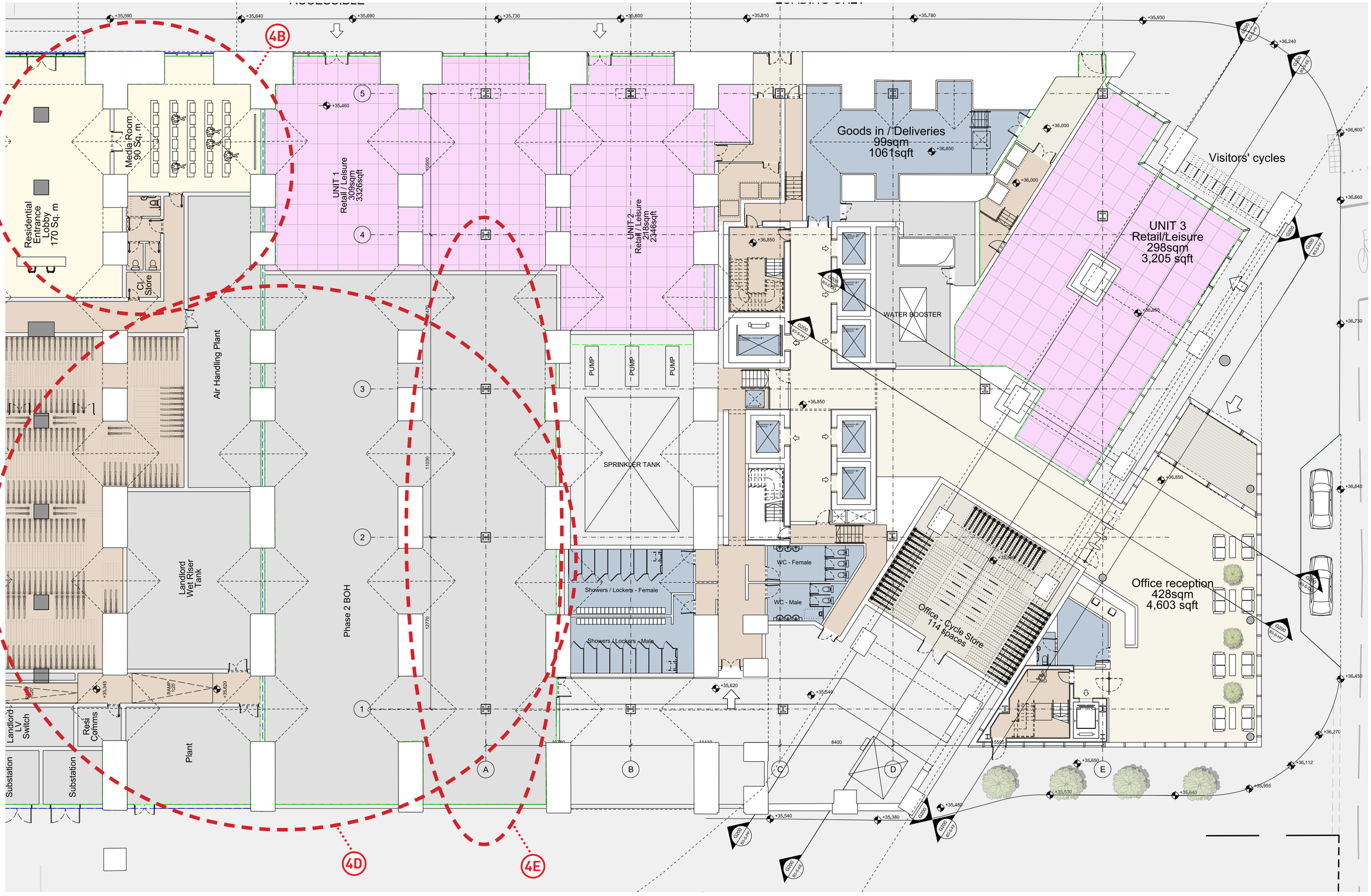
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	00	17-03-2017	Planning Issue								Status: Planning Scale: 1:250 @ A3 1:125 @ A1 Date: March 2017 Job No: 10053 Drawing No: 10053-B3-A-B5D9-G200-P-00-001 Revision: 00

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

Drawing Title: Building 3 - Ground Floor Plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

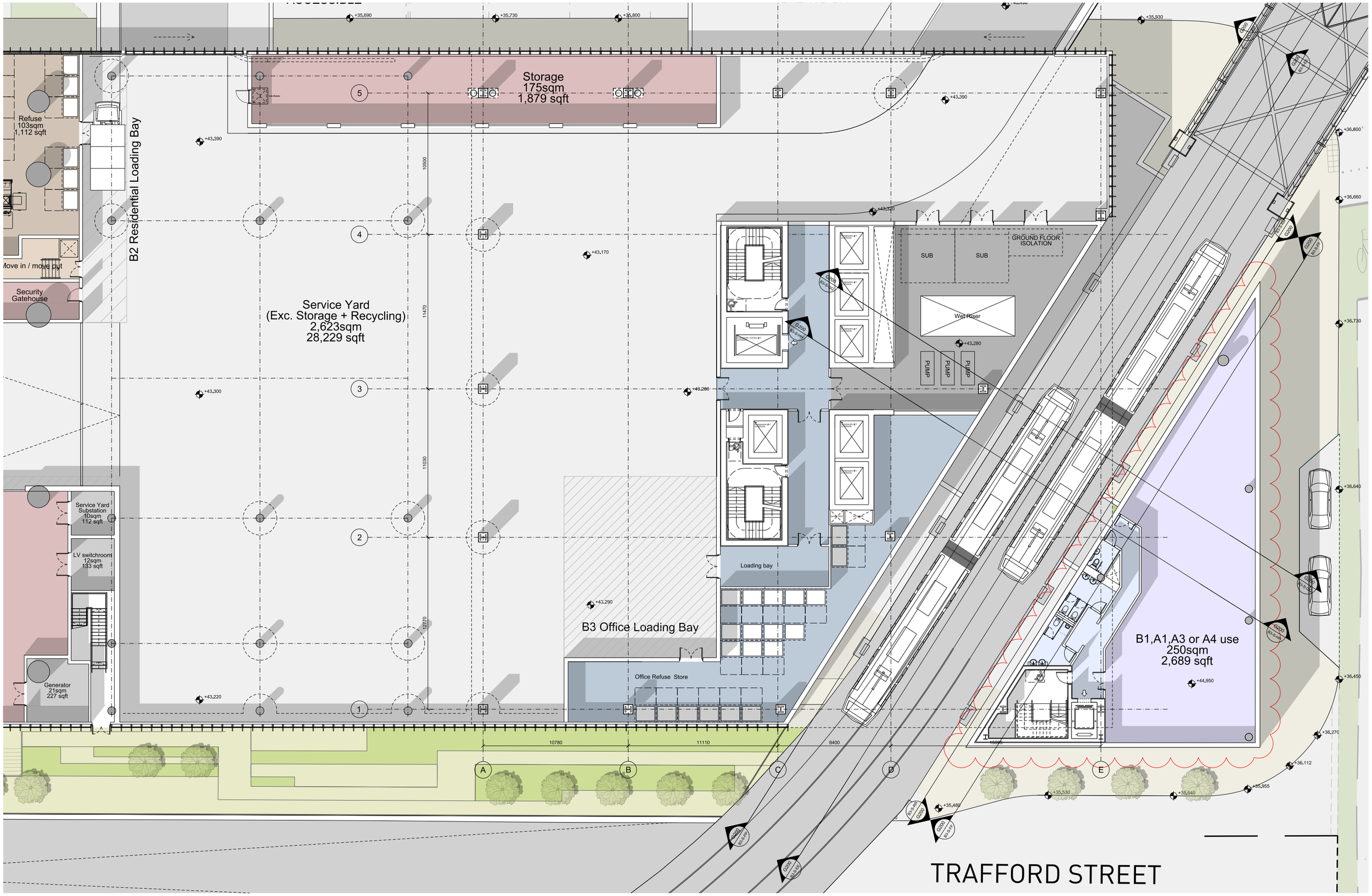
Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-00-001

Revision: 01

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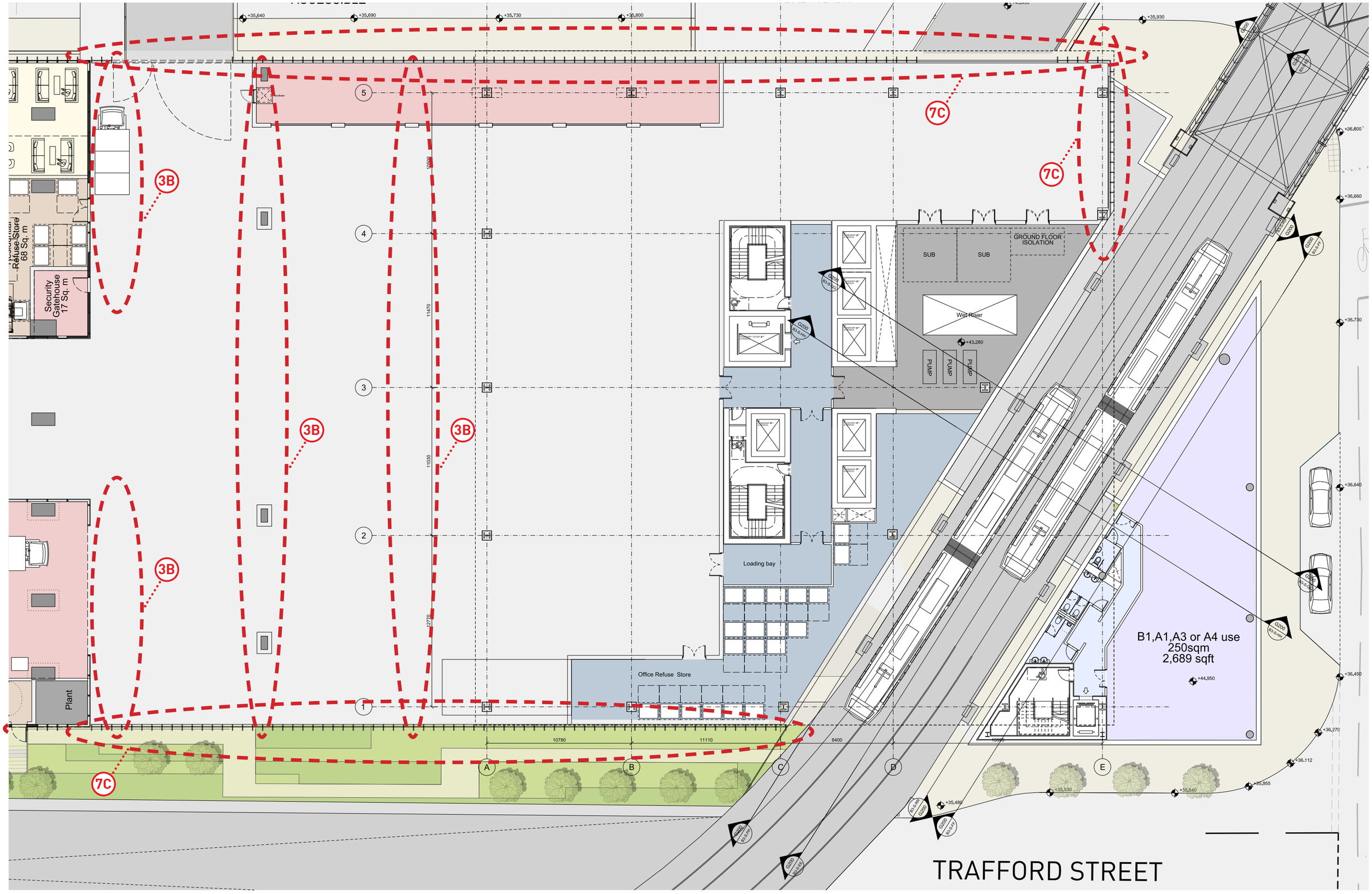
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	00	17-03-2017	Planning Issue								Status: Planning Scale: 1:250 @ A3 1:125 @ A1 Date: March 2017 Job No: 10053 Drawing No: 10053-B3-A-B5D9-G200-P-01-001 Revision: 01
	01	13-07-2017	Change of Use								

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site
MARKED UP DRAWING

Drawing Title
Building 3 - First Floor Plan

Status
Planning

Scale
1:250 @ A3 1:125 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-B3-A-B5D9-G200-P-01-001

Revision
02

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Plant
172sqm
1,850 sqft

Plant
232sqm
2,493 sqft

B1, A1, A3, or A4 use
250sqm
2,689 sqft

Pump
Pump
Wet Riser Tank
Potable Water Tank

+47.160
+48.165
+49.400
+35.930
+36.600
+36.660
+36.730
+36.640
+36.450
+36.270
+36.112
+35.955
+35.640
+35.530
+35.480

10500
11470
11030
12770
10780
11110
8400

1 2 3 4 5
A B C D E

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - First Floor Mezzanine Plan

Status: Planning

Scale: 1:250 @ A3 1:125 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-P-01M-001

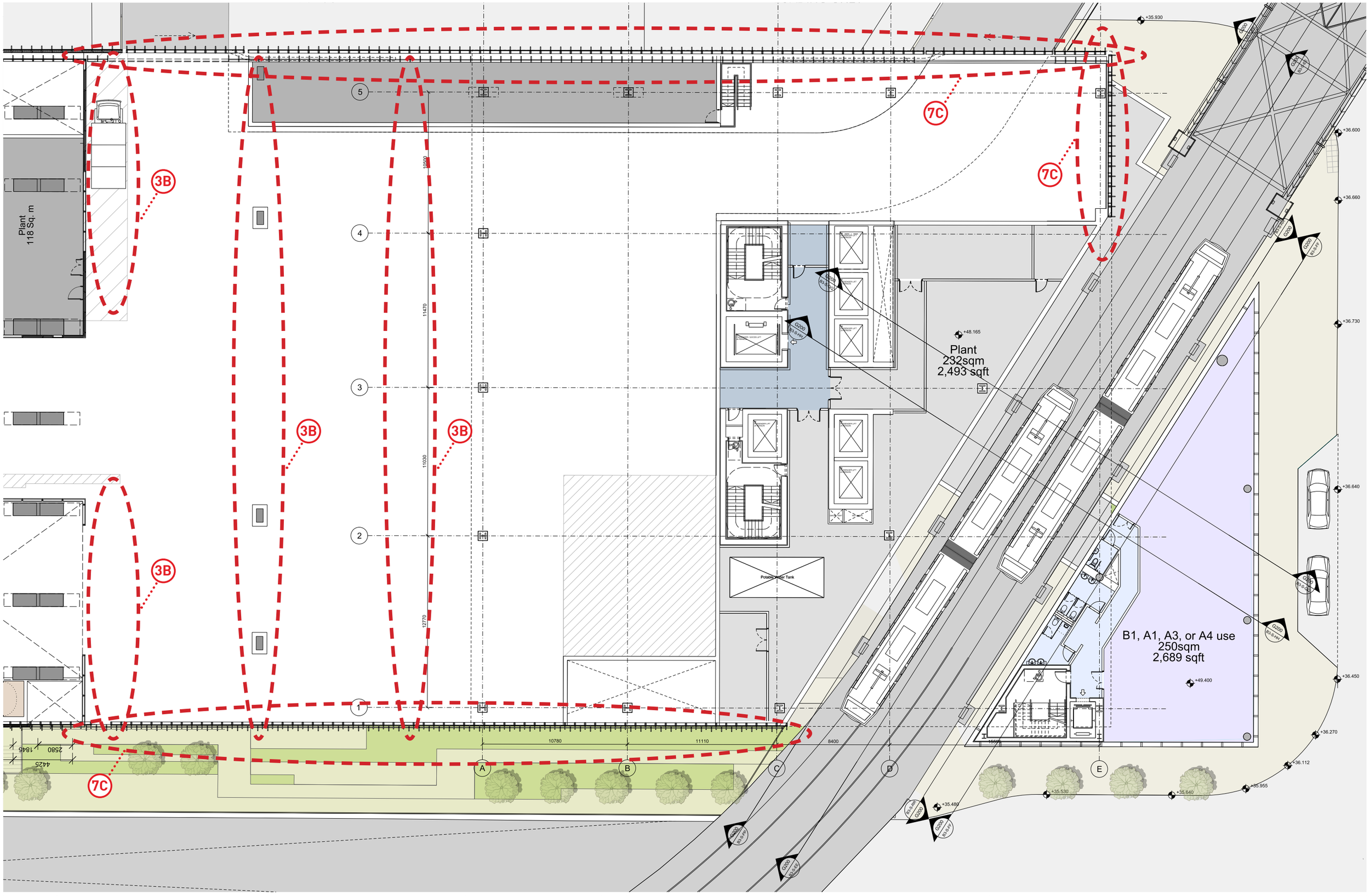
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site
MARKED UP DRAWING

Drawing Title
Building 3 - First Floor Mezzanine Plan

Status
Planning

Scale
1:250 @ A3 1:125 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-B3-A-B5D9-G200-P-01M-001

Revision
02

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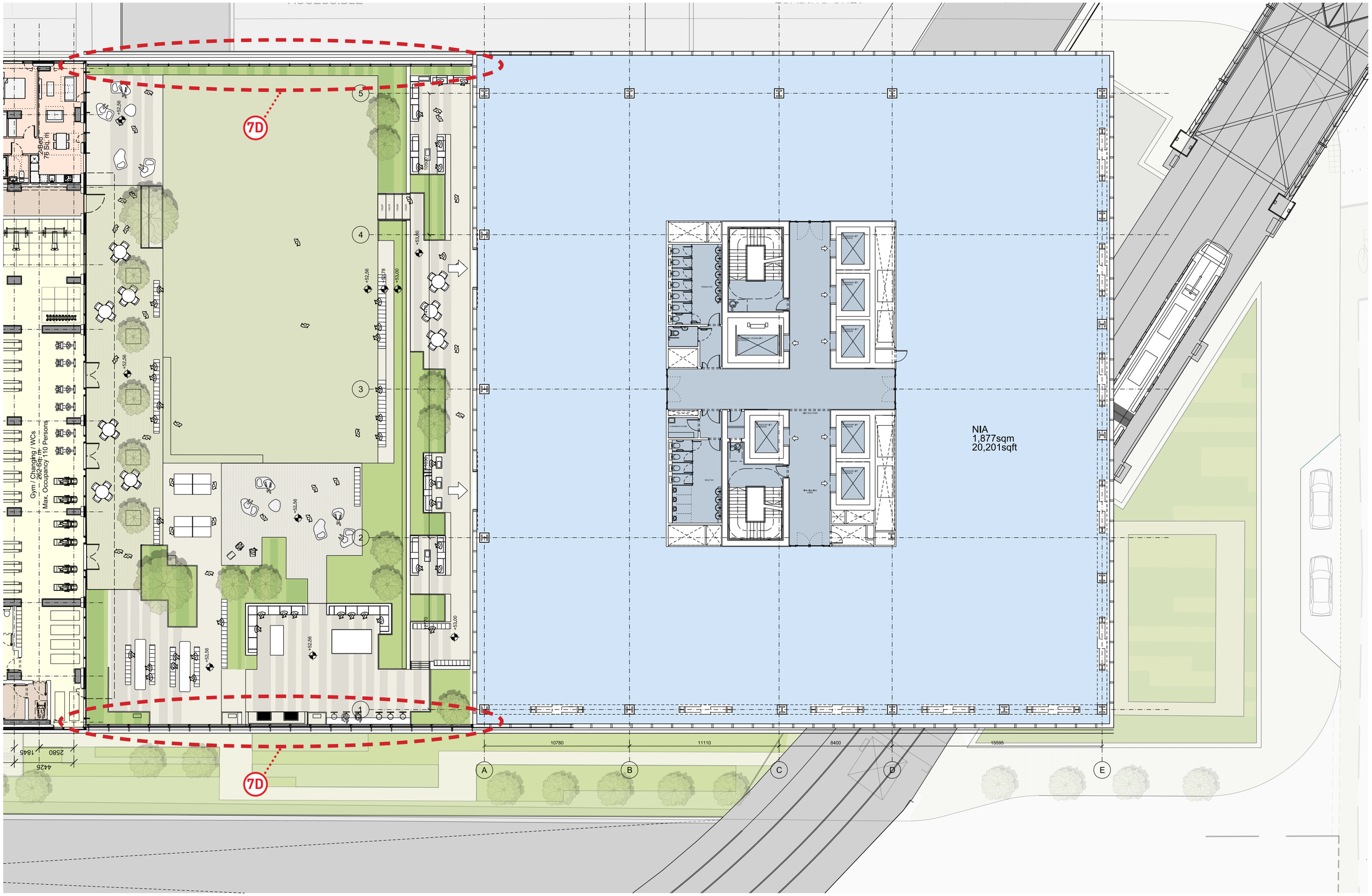
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	00	17-03-2017	Planning Issue									Scale: 1:250 @ A3 1:125 @ A1	Date: March 2017
											Drawing Title: Building 3 - Second Floor Plan	Job No: 10053	Drawing No: 10053-B3-A-B5D9-G200-P-02-001
													Revision: 00

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 3 - Second Floor Plan

Status
Planning

Scale
1:250 @ A3 1:125 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-B3-A-B5D9-G200-P-02-001

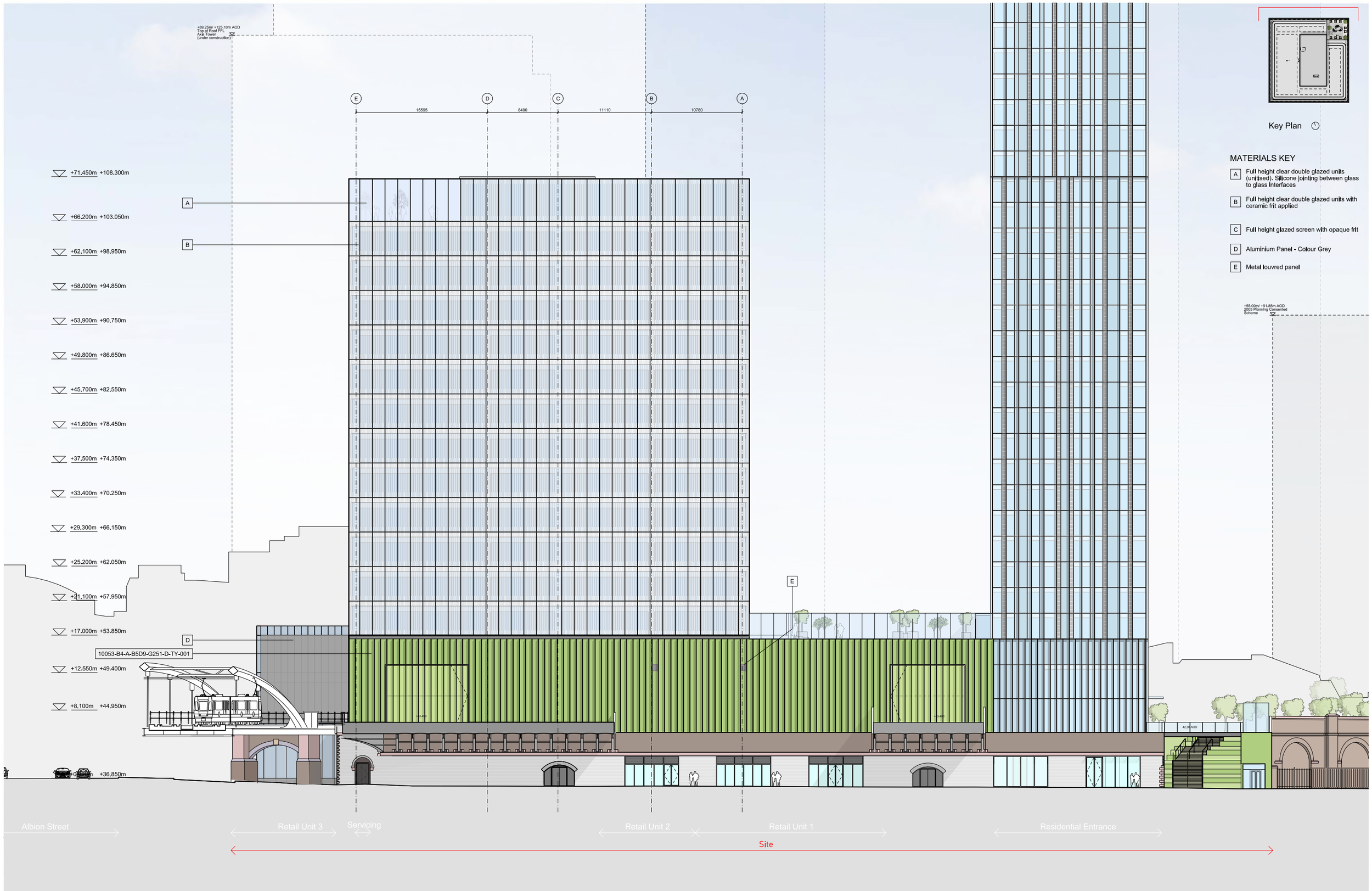
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Key Plan

MATERIALS KEY

- A Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces
- B Full height clear double glazed units with ceramic frit applied
- C Full height glazed screen with opaque frit
- D Aluminium Panel - Colour Grey
- E Metal louvred panel

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - North Elevation

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-E-N-001

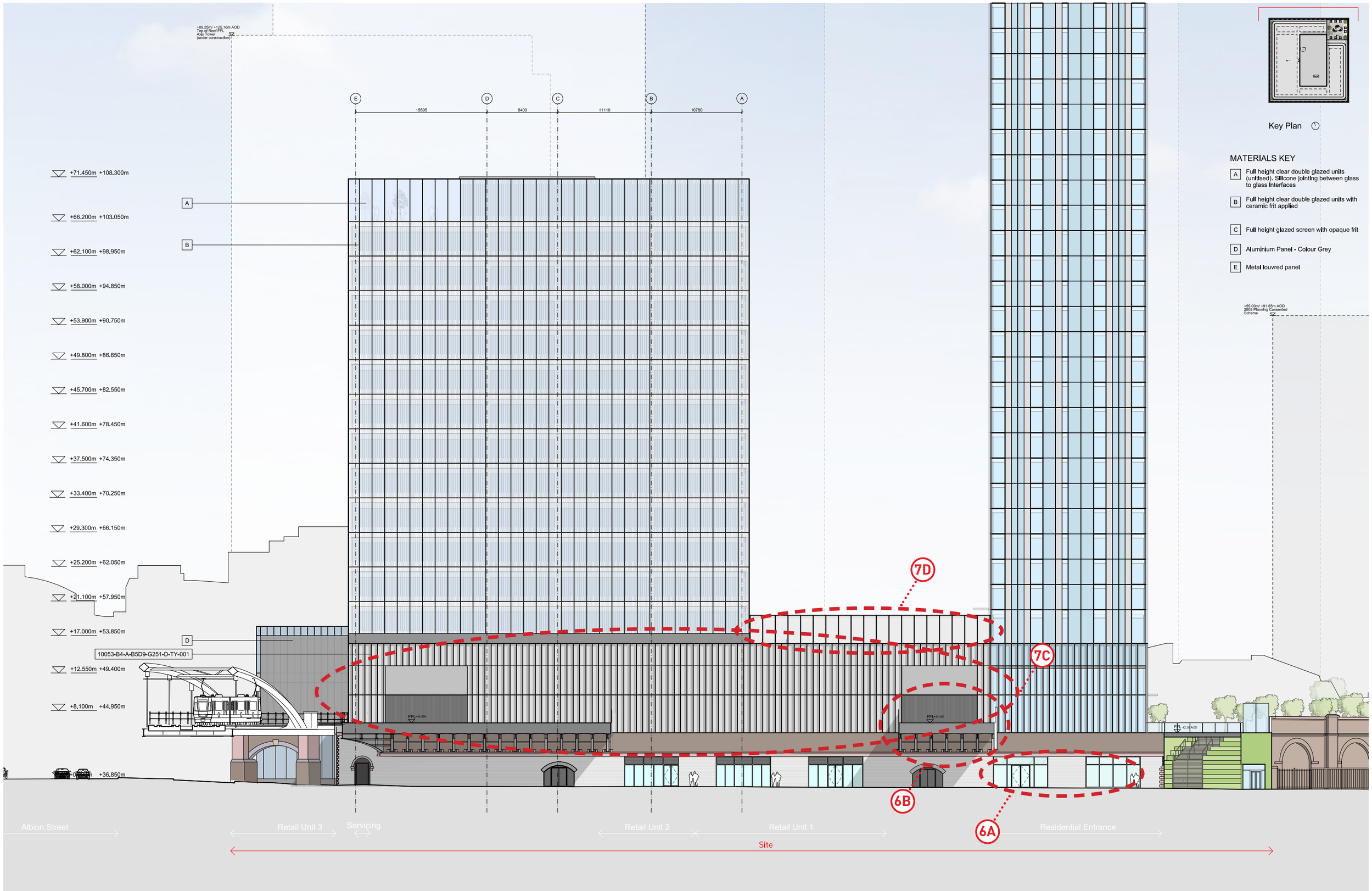
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Key Plan

MATERIALS KEY

- A Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces
- B Full height clear double glazed units with ceramic frit applied
- C Full height glazed screen with opaque frit
- D Aluminium Panel - Colour Grey
- E Metal louvred panel

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 3 - North Elevation

Status
Planning

Scale
1:400 @ A3 1:200 @ A1

Date
March 2017

Job No
10053

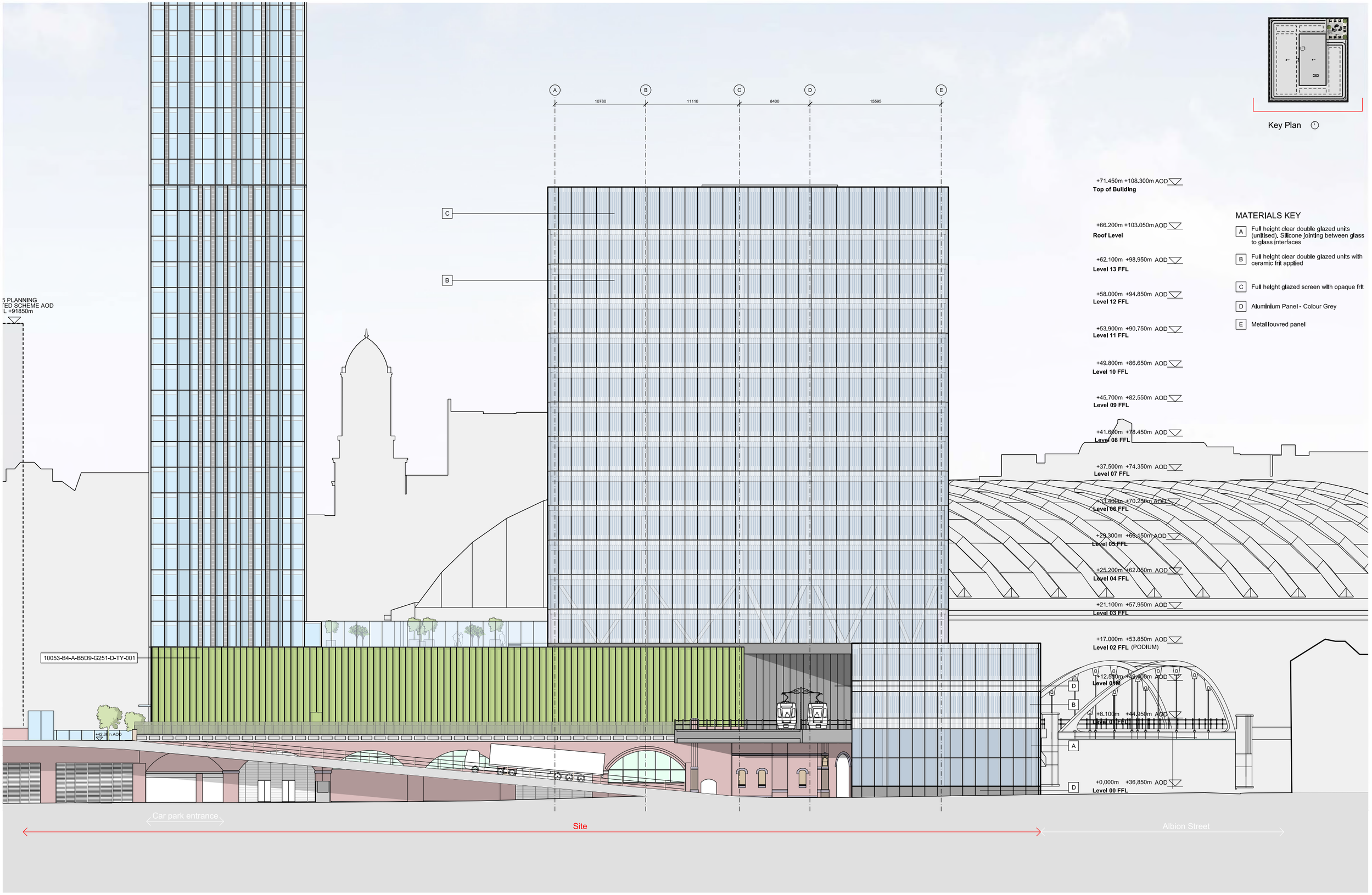
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - South Elevation

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-E-S-001

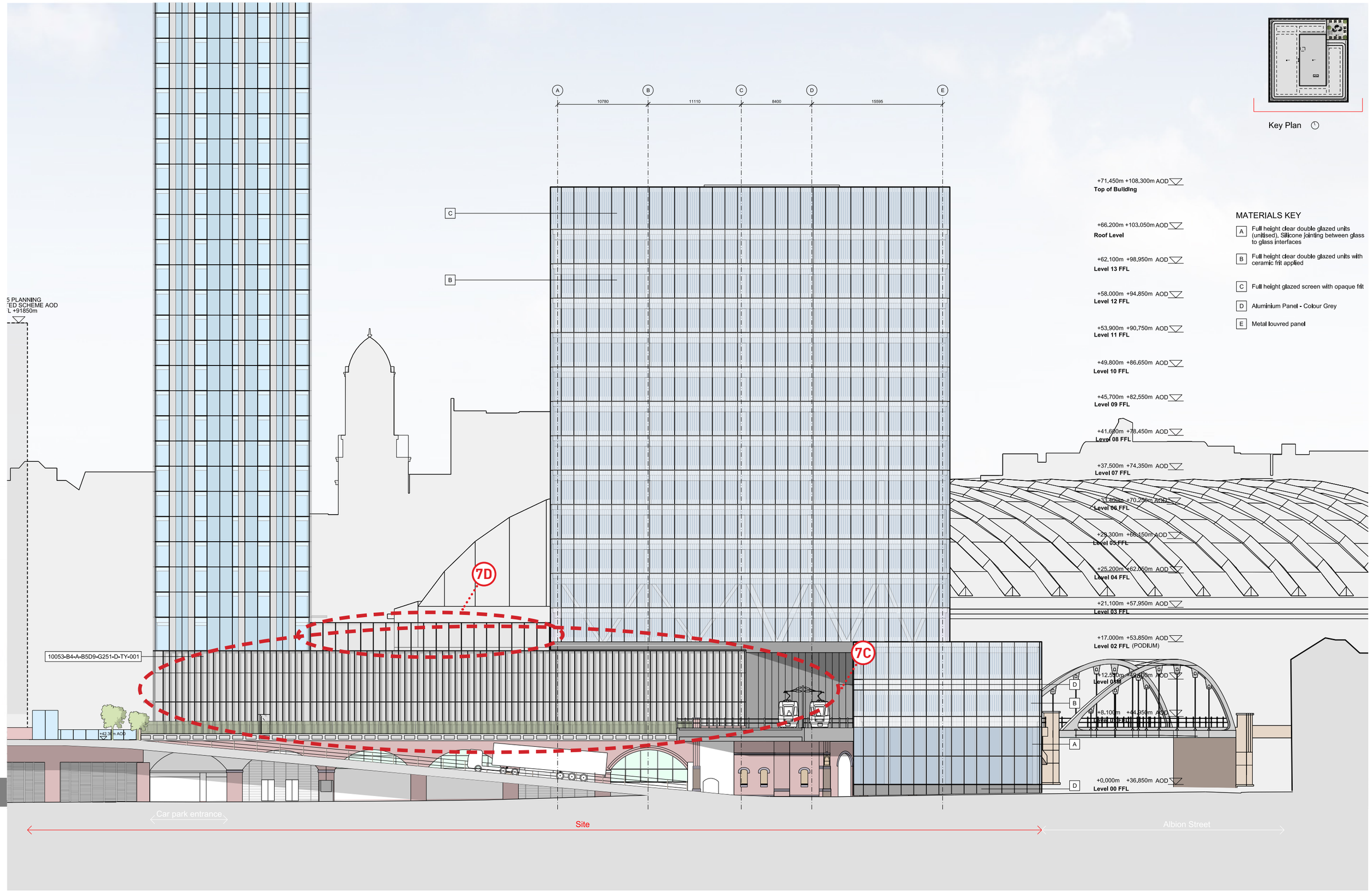
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 3 - South Elevation

Status
Planning

Scale
1:400 @ A3 1:200 @ A1

Date
March 2017

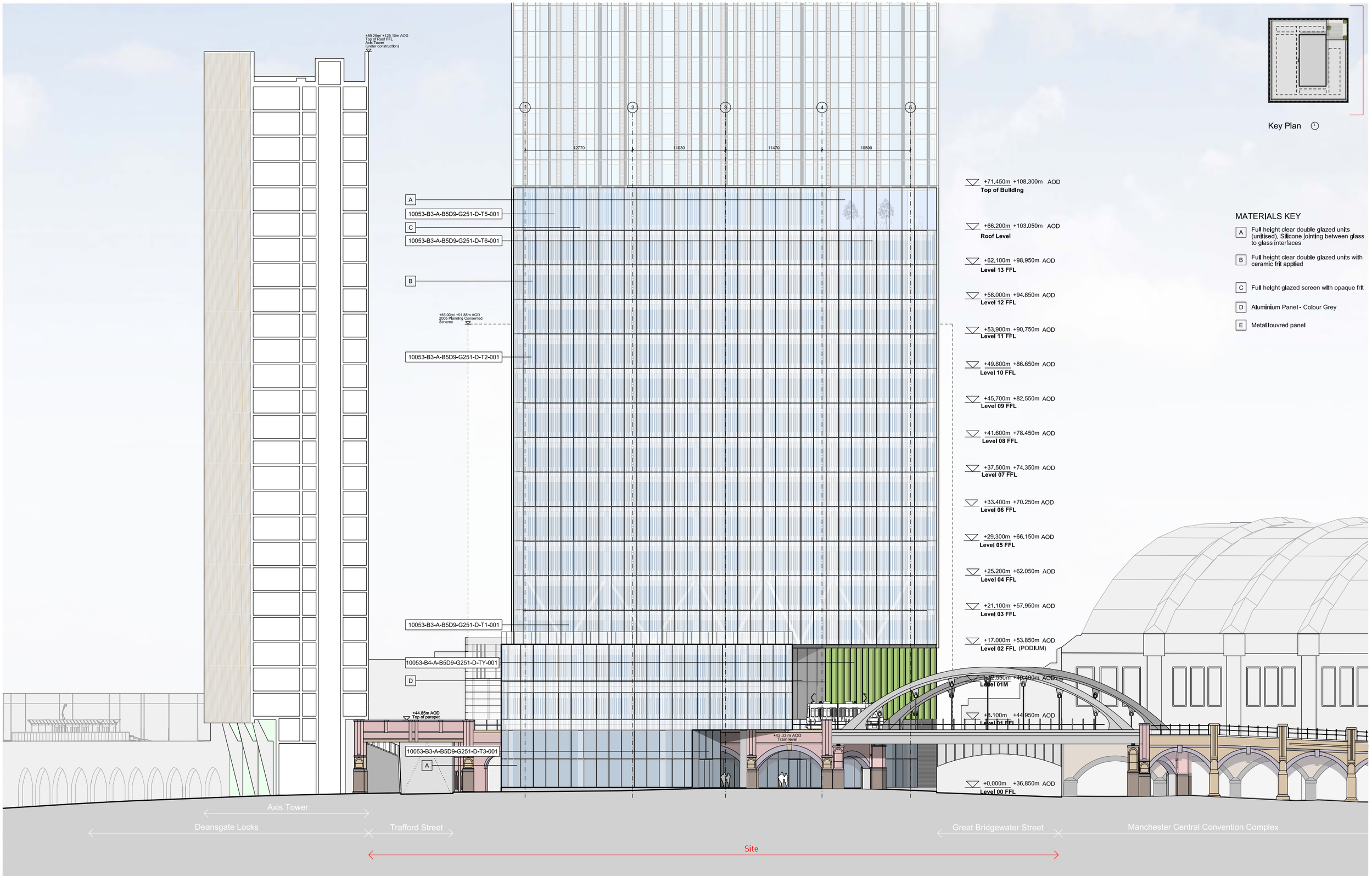
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10053

Drawing No
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Key Plan

MATERIALS KEY

- A Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces
- B Full height clear double glazed units with ceramic frit applied
- C Full helght glazed screen wlth opaque frlt
- D Aluminium Panel - Colour Grey
- E Metall louvred panel

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Drawing Title: Building 3 - East Elevation

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-E-E-001

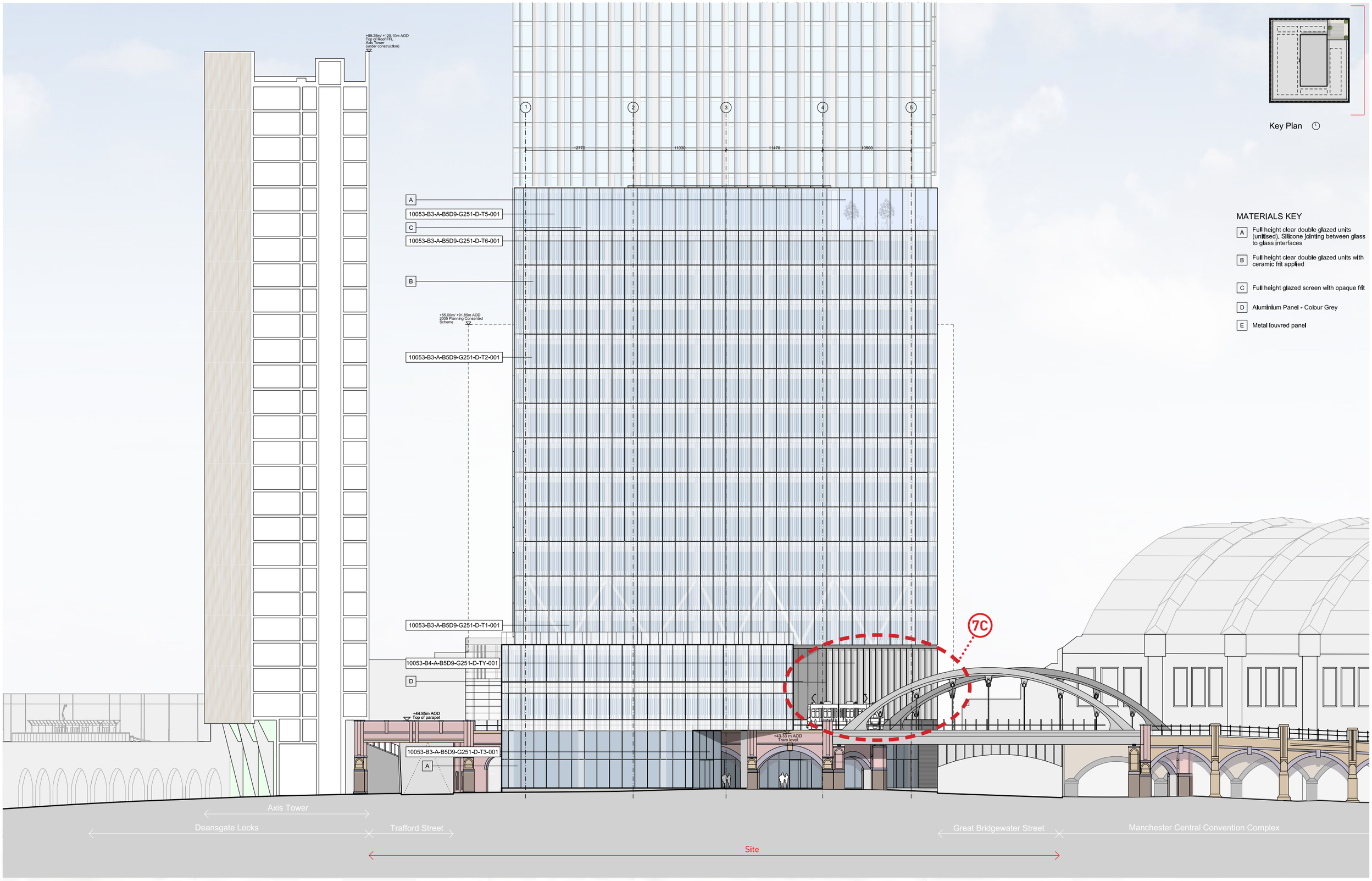
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Key Plan

MATERIALS KEY

- A — Full height clear double glazed units (unitised). Silicone jointing between glass to glass interfaces
- B — Full height clear double glazed units with ceramic frit applied
- C — Full height glazed screen with opaque frit
- D — Aluminium Panel - Colour Grey
- E — Metal louvred panel

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 3 - East Elevation

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

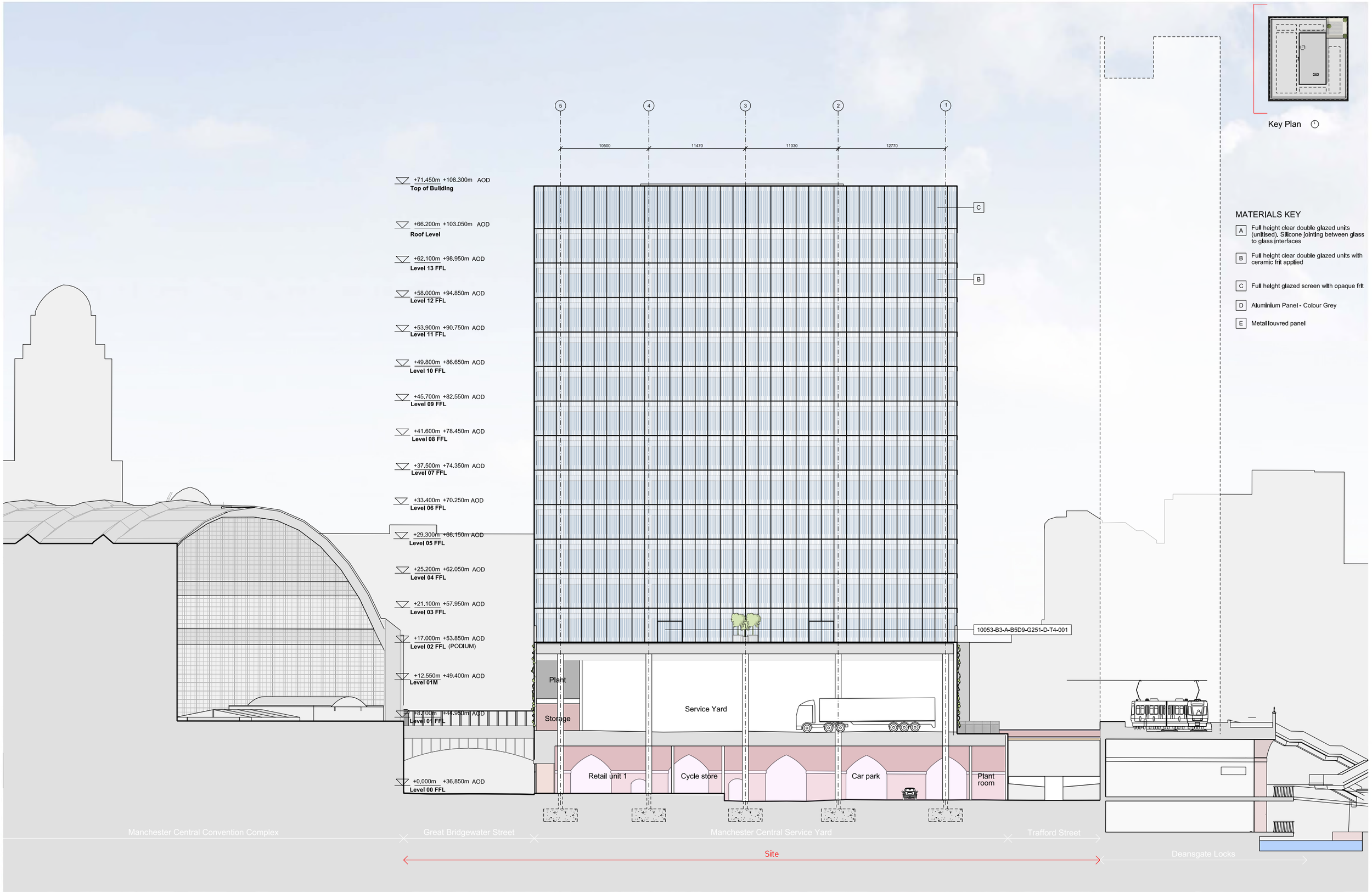
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Drawing No: 10053-B3-A-B5D9-G200-E-E-001

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - West Elevation

Status: Planning

Scale: 1:400 @ A3 1:200 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-E-W-001

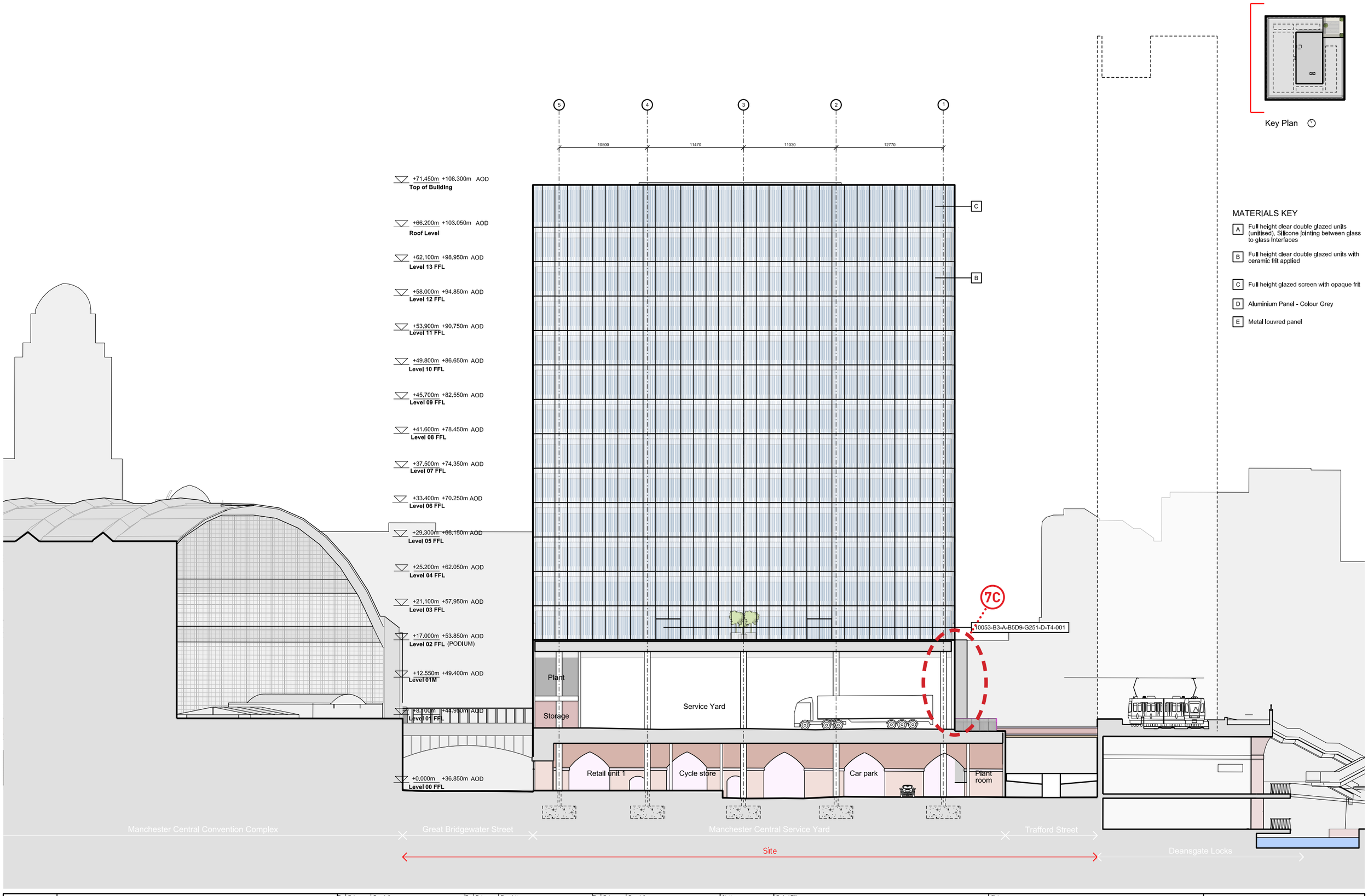
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Key Plan

MATERIALS KEY

- A Full height clear double glazed units (unitised). Silicone jointing between glass to glass Interfaces
- B Full height clear double glazed units with ceramic frit applied
- C Full height glazed screen with opaque frit
- D Aluminium Panel - Colour Grey
- E Metal louvred panel

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site
MARKED UP DRAWING

Drawing Title
Building 3 - West Elevation

Status
Planning

Scale
1:400 @ A3 1:200 @ A1

Date
March 2017

Job No
10053

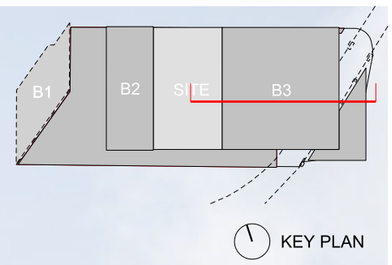
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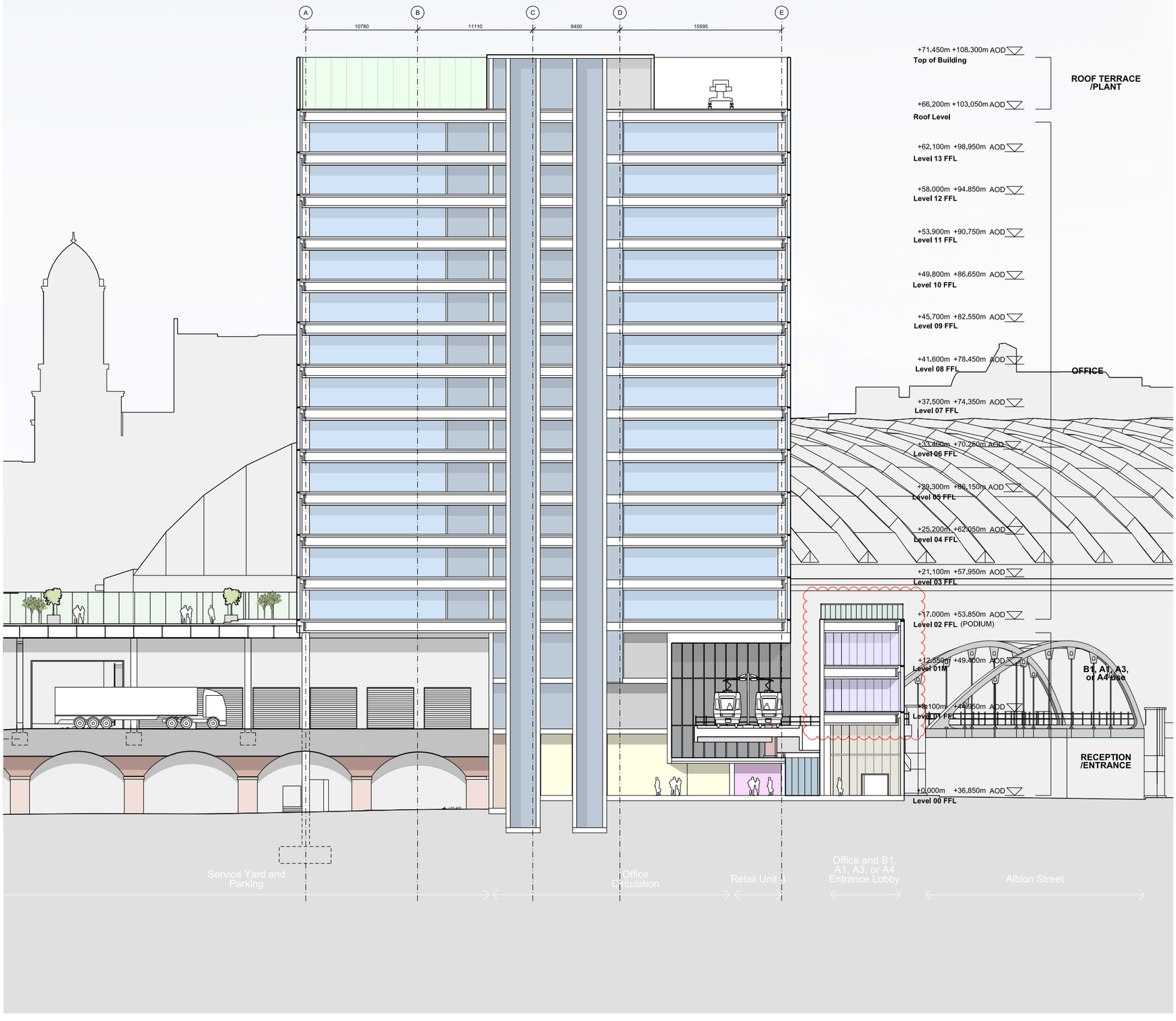
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NOTE:

NORTH

Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use

Project Title
Former Bauer Millett Site

Drawing Title
Building 3 - Section AA

Job No
10053

Scale
1:200@ A1
1:400 @ A3

Date
March 2017

Status
Planning

Drawing No
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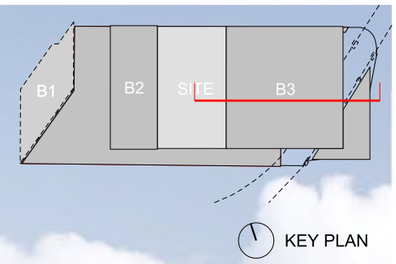
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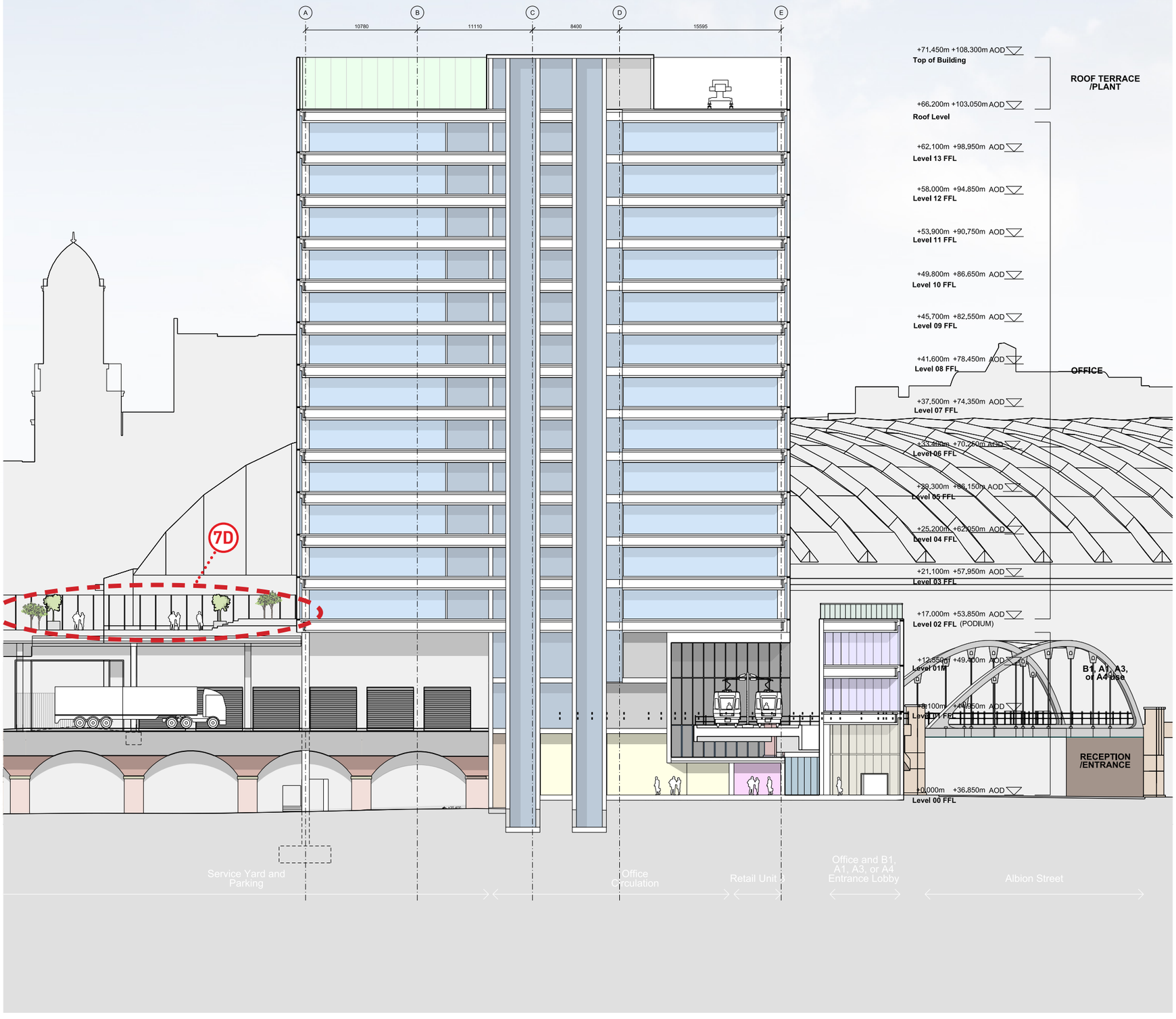
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NOTE:

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use
02	30-04-2020	Minor Material Amendment Application

Project Title
Former Bauer Millett Site

MARKED UP DRAWING

Drawing Title
Building 3 - Section AA

Job No
10053

Scale
1:200@ A1
1:400 @ A3

Date
March 2017

Status
Planning

Drawing No
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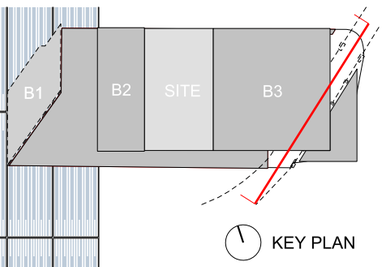
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Drawing Title: Building 3 - Section EE

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-S-EE-001

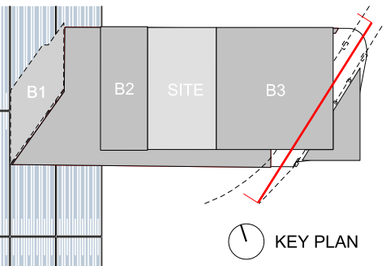
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7C

7C

+17.000m +53.850m AOD
Level 02 FFL (PODIUM)

+14.700m +51.550m AOD
Top of no build zone

+12.550m +49.400m AOD
Level 01M

+11.950m +48.800m AOD
Bottom of no build zone

+8.100m +44.950m AOD
Level 01 FFL

+6.150m +43.334m AOD
Tramline (Estimate)

+0.000m +36.850m AOD
Level 00 FFL

+36.560m

4450

4450

8100

1300

2300

1000

B3-S-HH G200

B3-S-GG G200

+44.852m AOD
Top of of parapet

+43.334m AOD
Tram level

+42.510m AOD
Soffit level

+42.000m AOD
Underside of beam

2816

550 1500

3100

5117

+35.600m AOD

Cycle Store

Office Circulation

Retail Unit 3

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Rev	Date	Description
00	17-03-2017	Planning issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millett Site
MARKED UP DRAWING

Drawing Title
Building 3 - Section EE

Status
Planning

Scale
1:200 @ A3 1:100 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-B3-A-B5D9-G200-S-EE-001

Revision
01

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Section FF

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-S-FF-001

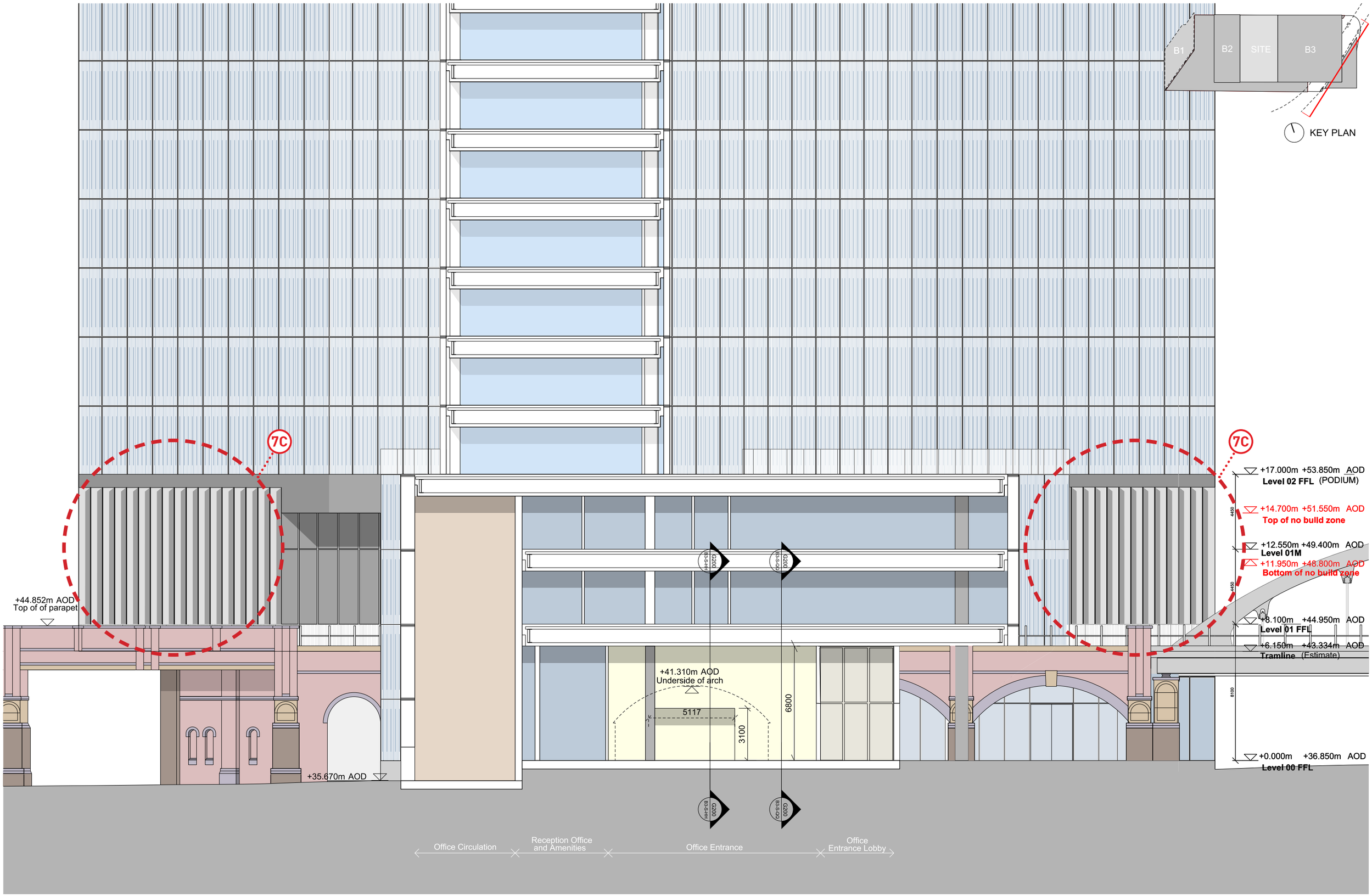
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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 3 - Section FF

Status
Planning

Scale
1:200 @ A3 1:100 @ A1

Date
March 2017

Job No
10053

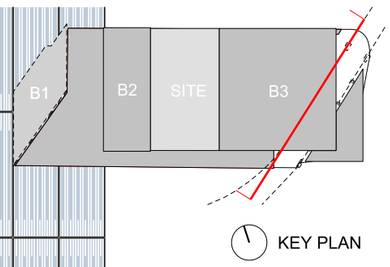
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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 3 - Section PP

Status: Planning

Scale: 1:200 @ A3 1:100 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B3-A-B5D9-G200-S-PP-001

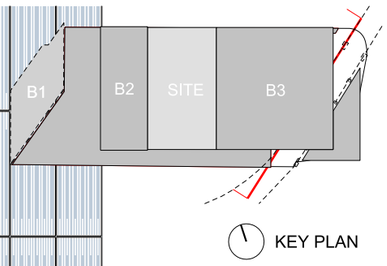
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7C

7C

1300

1000

2300

B3-S-HH G200

B3-S-00 G200

+44.852m AOD
Top of of parapet

+17.000m +53.850m AOD
Level 02 FFL (PODIUM)

+14.700m +51.550m AOD
Top of no build zone

4450

+12.550m +49.400m AOD
Level 01M

+11.950m +48.800m AOD
Bottom of Roof Soffit

4450

+9.100m +44.950m AOD
Level 01 FFL

+6.150m +43.334m AOD
Tramline (Estimate)

+43.334m AOD
Tram level

+42.510m AOD
Soffit level

+42.000m AOD
Underside of beam

2010

550 1500

3100

5117

8100

+35.600m AOD

+35.760m AOD
Base of concrete beam

+0.000m +36.850m AOD
Level 00 FFL

+36.560

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 3 - Section PP

Status
Planning

Scale
1:200 @ A3 1:100 @ A1

Date
March 2017

Job No
10053

Drawing No
10053-B3-A-B5D9-G200-S-PP-001

Revision
01

simpsonhaugh

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B4 - PODIUM / ARCHES

APPROVED & MARKED UP DRAWINGS

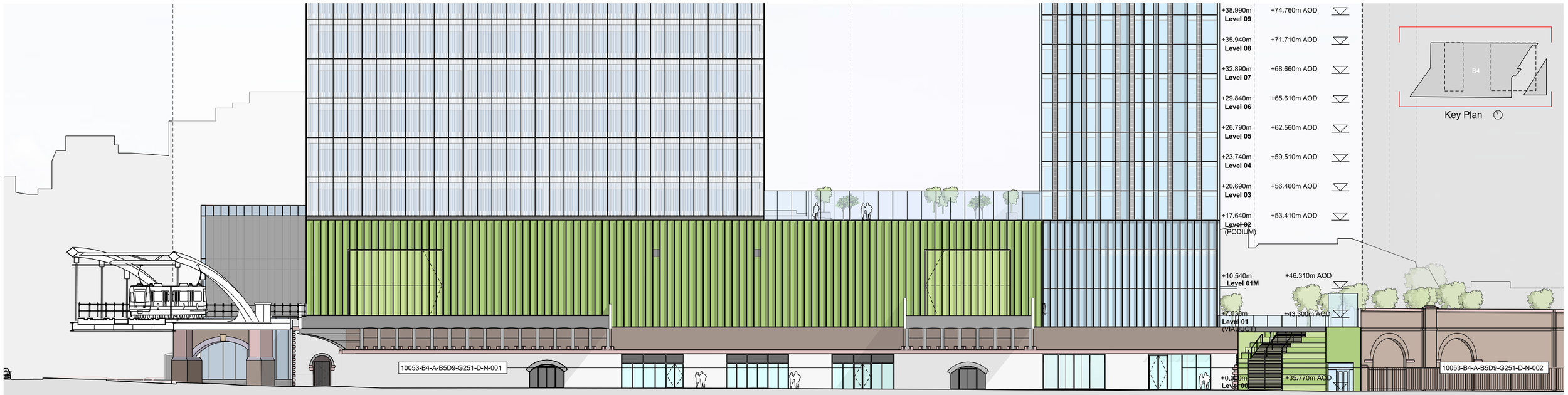
This schedule lists SHP understanding of deliverables

Revision Notes

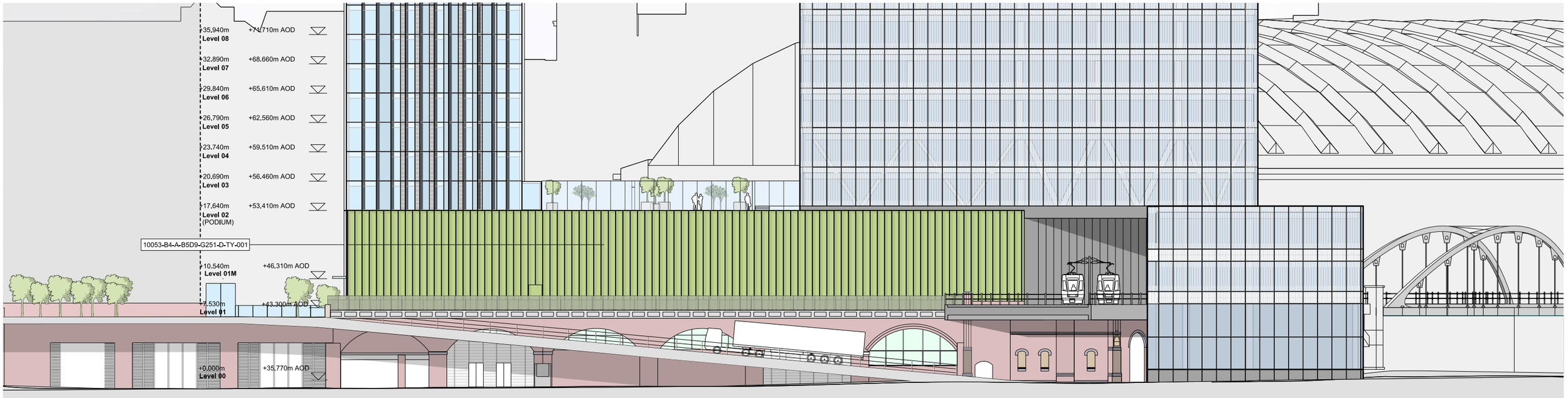
Revision	Date	Notes
0	xx-xx-xxxx	x

This schedule should be read in conjunction with:

Building Number	Drawing Type	Drawing Name	Drawing Number	Rev	Scale at A1	Status	Amendment	Revised Drawing Number	Rev
B4	Elevation	Building 4 - Existing North Elevation and Existing South Elevation	10053-B4-A-BD59-G200-XE-NS-001		200	Planning			
B4	Elevation	Building 4 - Existing East Elevevation and Existing West Elevation	10053-B4-A-BD59-G200-XE-EW-001		200	Planning			
B4	Elevation	Building 4 - Proposed North Elevation and Proposed South Elevation	10053-B4-A-BD59-G200-E-NS-001		200	Planning	✓	10053-B4-A-BD59-G200-E-NS-001	Rev 01
B4	Elevation	Building 4 - Proposed East Elevation and Proposed West Elevation	10053-B4-A-BD59-G200-E-EW-001		200	Planning	✓	10053-B4-A-BD59-G200-E-EW-001	Rev 01
B4	Detail	Building 4 - Existing North Elevation	10053-B4-A-BD59-G251-D-XE-001		25	Planning			
B4	Detail	Building 4 - Indicative North Elevation	10053-B4-A-BD59-G251-D-N-001		25	Planning			
B4	Detail	Building 4 - Indicative North Elevation	10053-B4-A-BD59-G251-D-N-002		25	Planning	✓	10053-B4-A-BD59-G251-D-N-002	Rev 01
B4	Section	Building 4 - Indicative Residential and arch structure interface	10053-B4-A-BD59-G200-S-KK-001		50	Planning	✓	10053-B4-A-BD59-G200-S-KK-001	Rev 01
B4	Section	Building 4 - Indicative Office and arch structure interface	10053-B4-A-BD59-G200-S-LL-001		50	Planning			
B4	Section	Building 4 - Indicative Office and arch structure interface	10053-B4-A-BD59-G200-S-MM-001		50	Planning			
B4	Detail	Building 4 - Indicative Podium Living Wall Detail	10053-B4-A-BD59-G251-D-TY-001		50	Planning	✓	10053-B4-A-BD59-G251-D-TY-001	Rev 01
B4	Schedule	Building 4 - Podium / Arches Area Schedule	10053-B4-A-BD59-Z100-AS-001		NA	Planning	✓	10053-B4-A-BD59-Z100-AS-001	Rev 01



North Elevation



South Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 4- Proposed North Elevation, Proposed South Elevation

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G200-E-NS-001

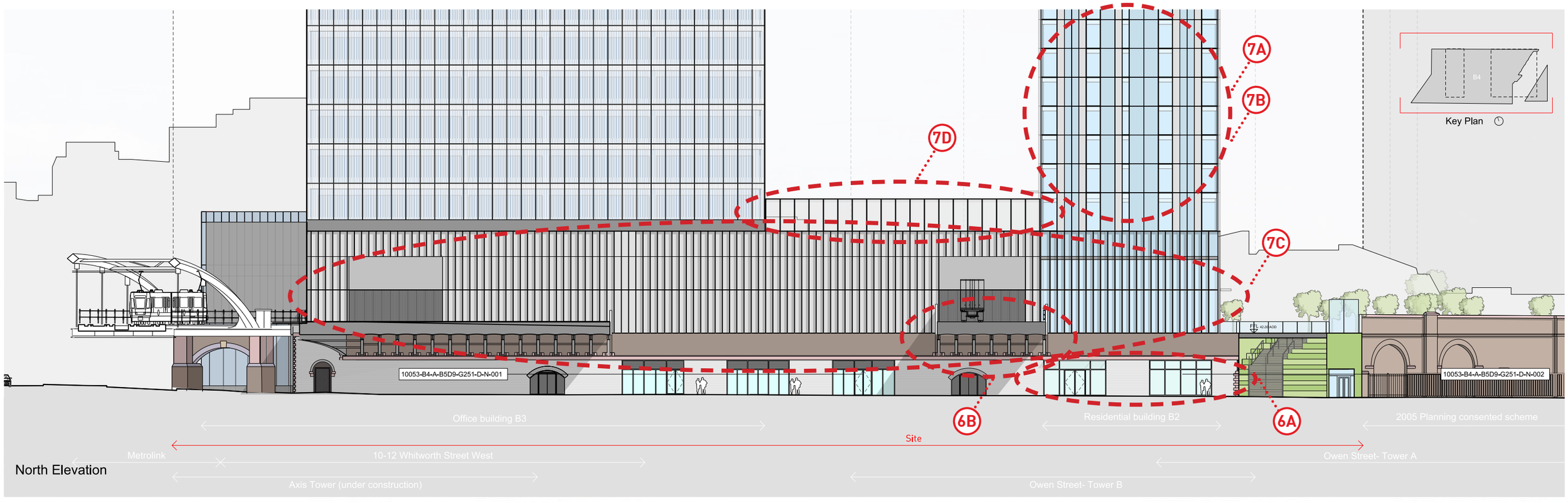
Revision: 00

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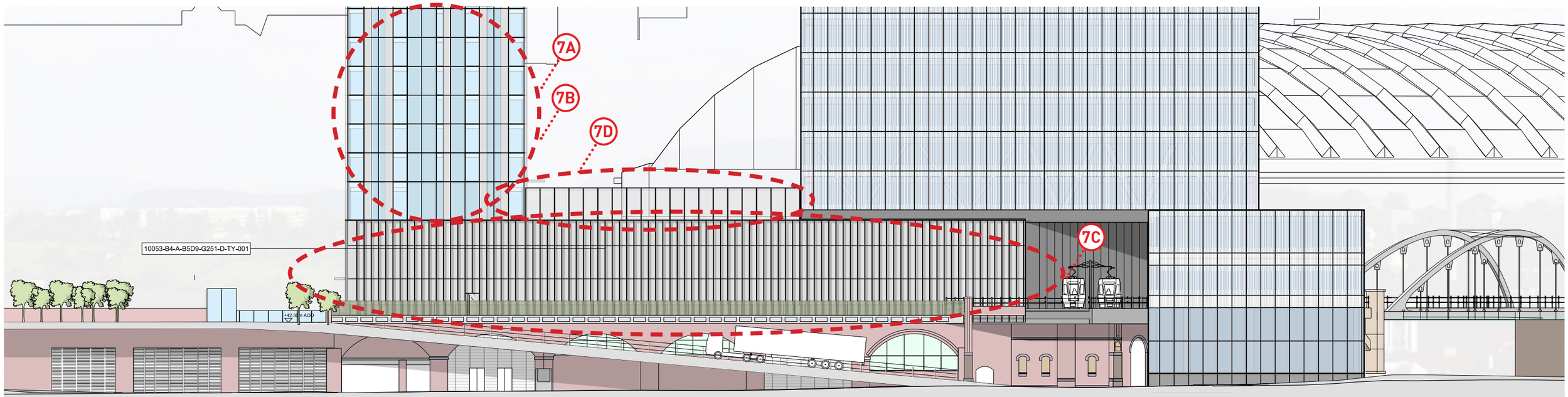
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North Elevation



South Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 4- Proposed North Elevation, Proposed South Elevation

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

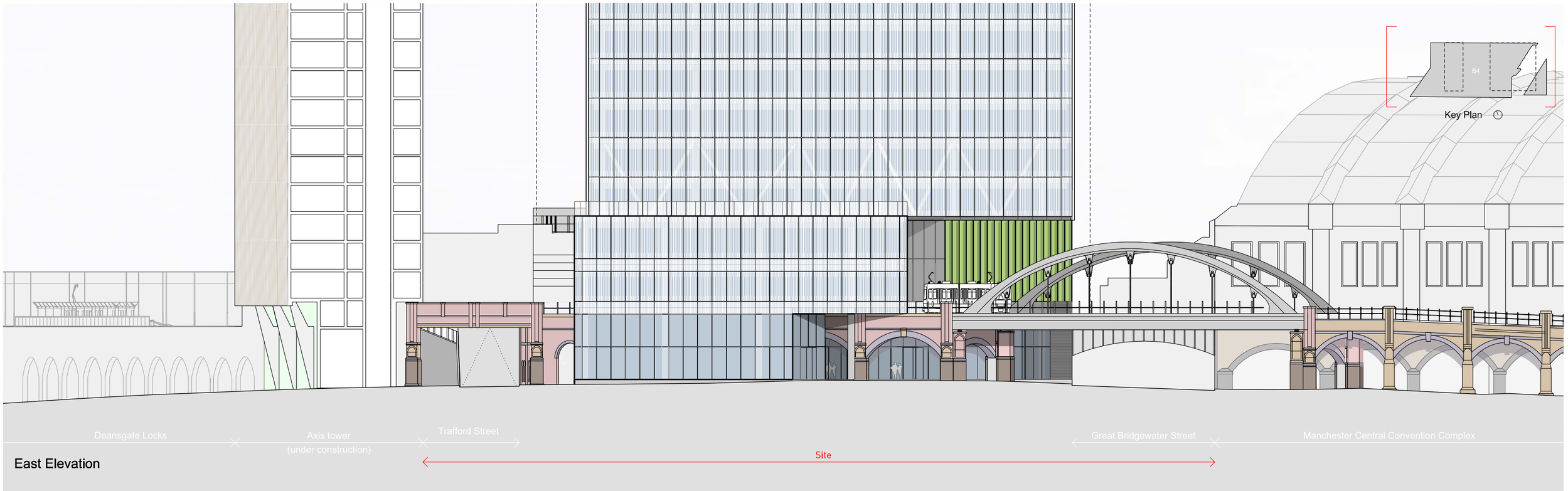
Job No: 10053

Drawing No: 10053-B4-A-B5D9-G200-E-NS-001

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East Elevation



West Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 4- Proposed East Elevation, Proposed West Elevation

Status: Planning

Scale: 1:400 @ A3 / 1:200 @ A1

Date: March 2017

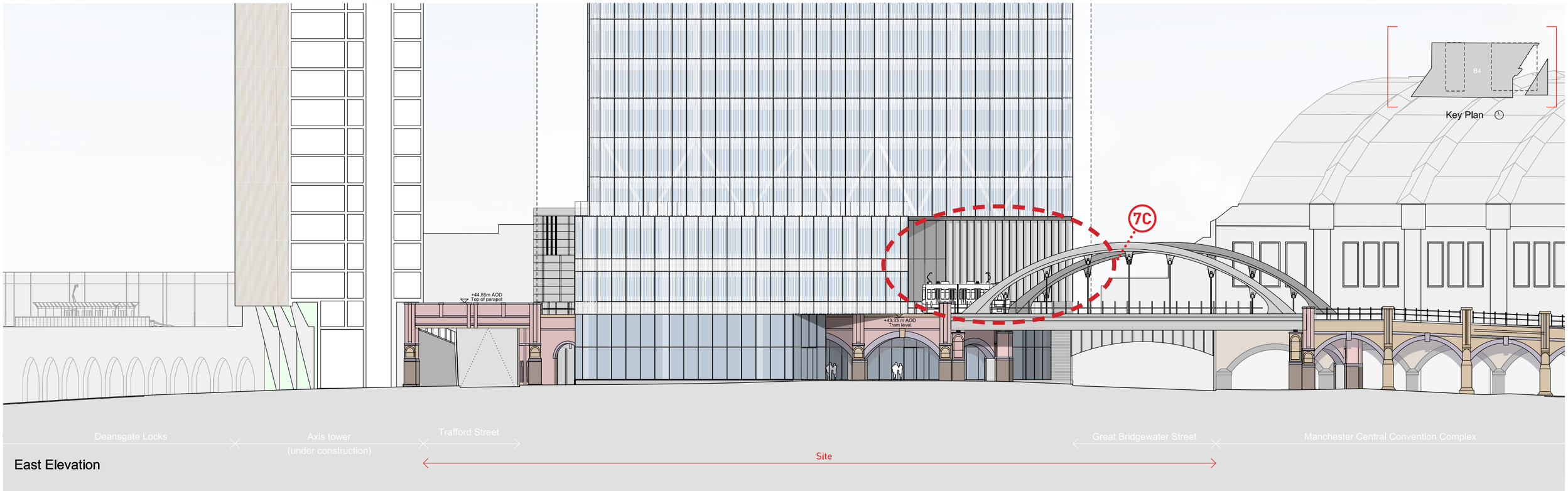
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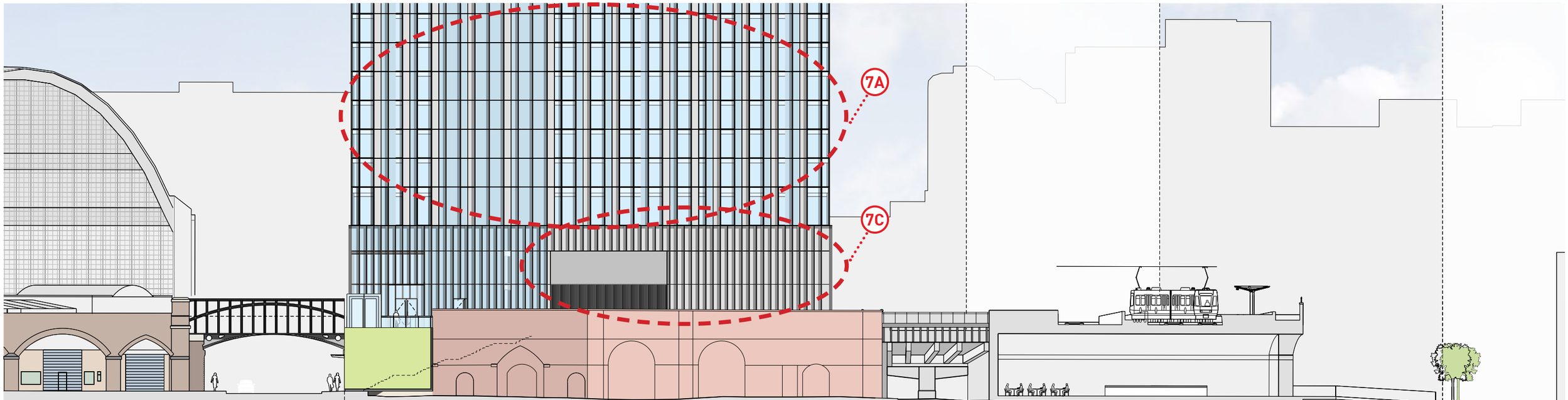
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East Elevation



West Elevation

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title
Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title
Building 4- Proposed East Elevation
Proposed West Elevation

Status
Planning

Scale
1:400 @ A3 / 1:200 @ A1

Date
March 2017

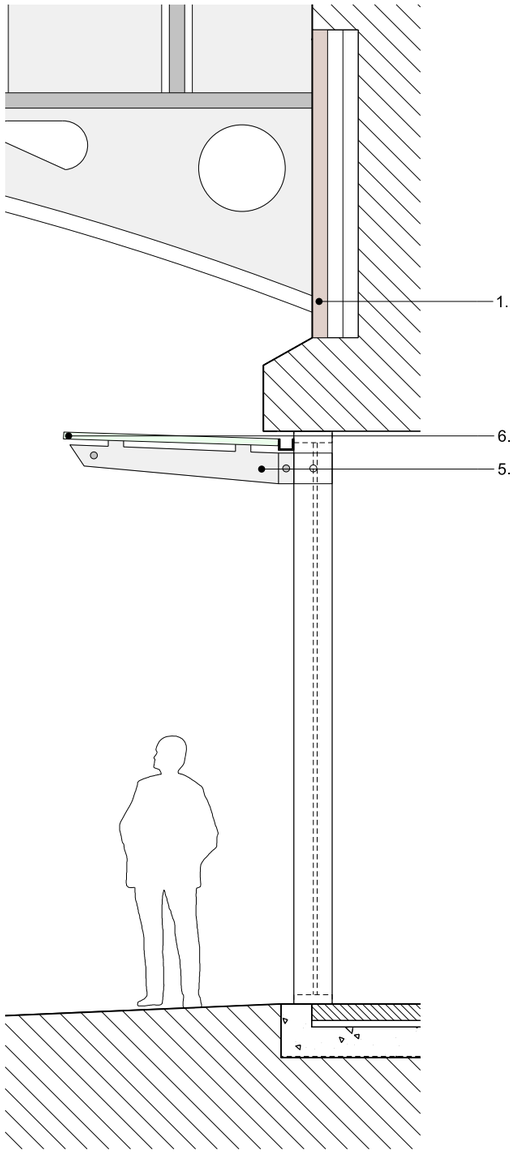
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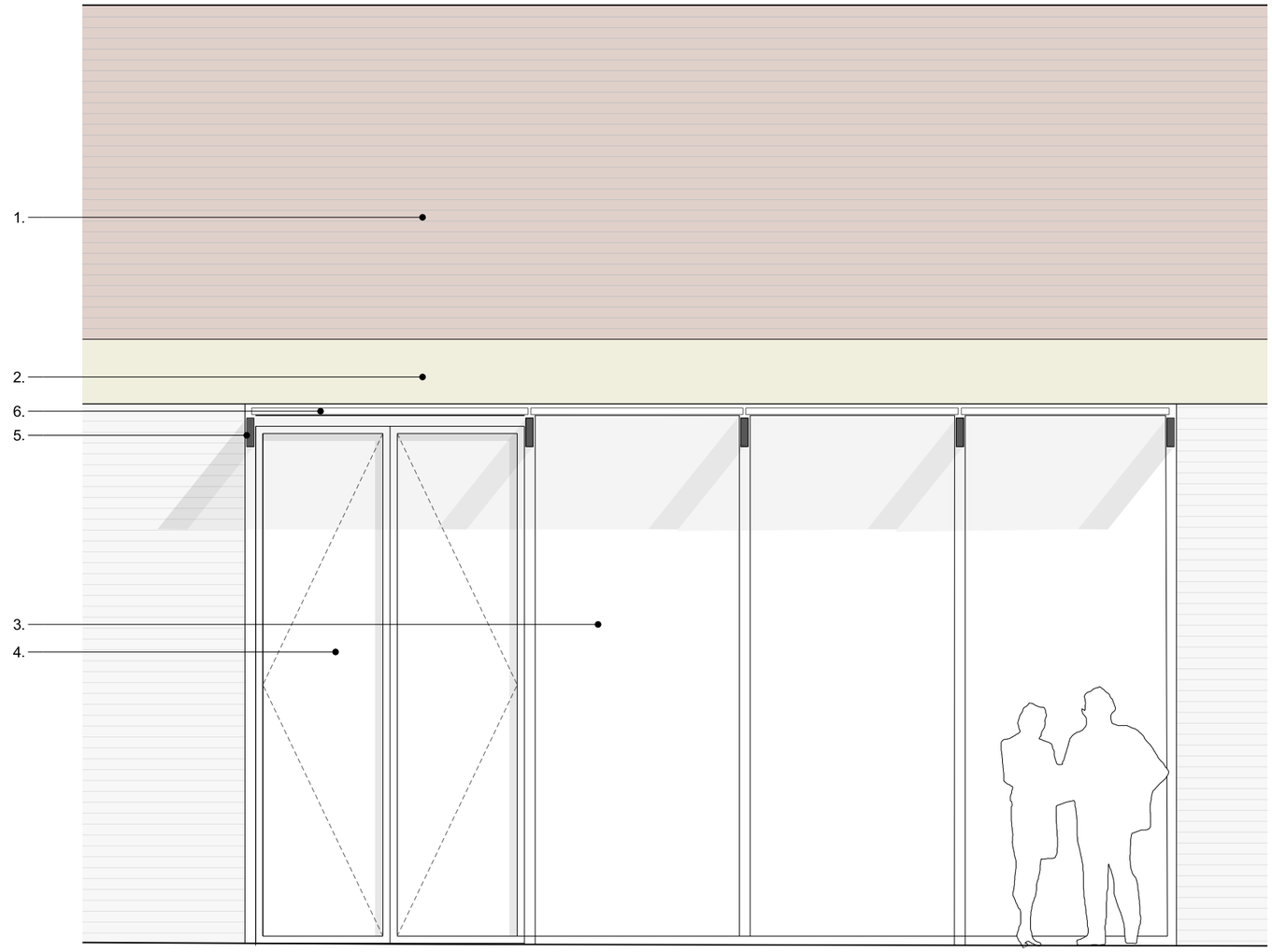
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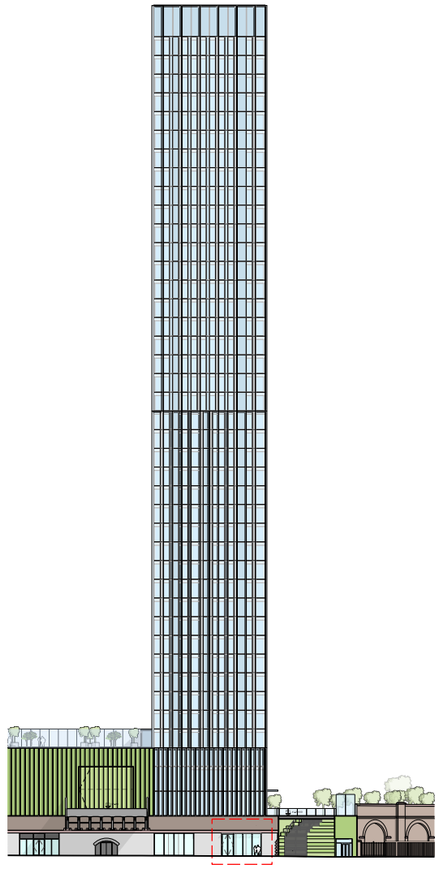
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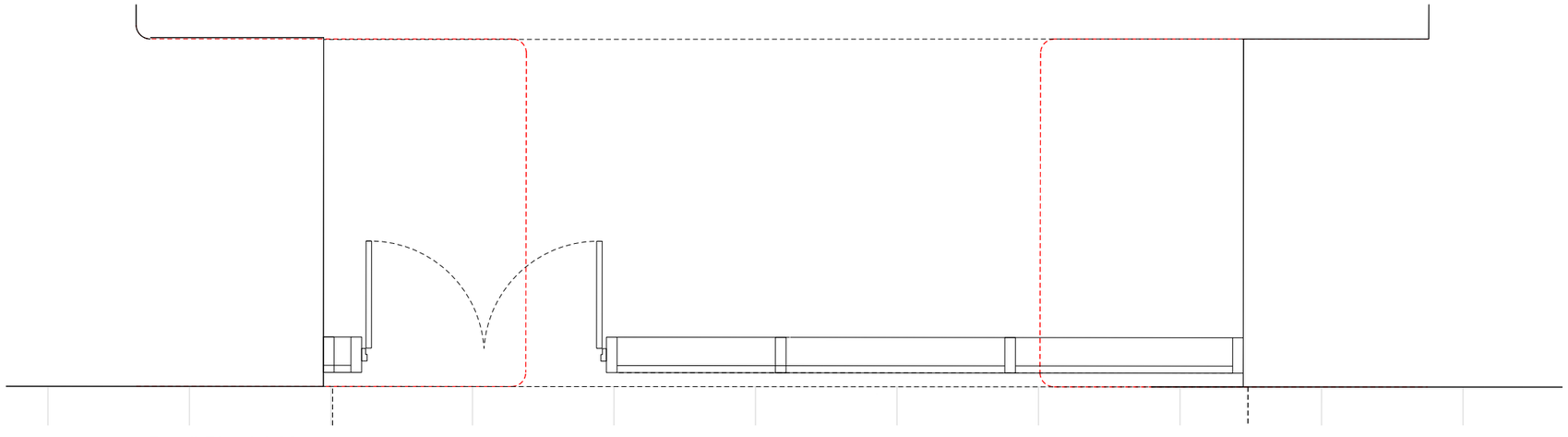
Detail Section | 1:20



Detail Elevation | 1:20



Key Elevation | NTS



Detail Plan | 1:20

Key

1. Brickwork to match existing
2. Existing stone band course
3. Proposed full height glazing
4. Glazed double door
5. Structural Steel
6. Reinforced glass panels

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 4 - Indicative North Elevation

Status: Planning

Scale: 1:40 @ A1 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G251-D-N-002

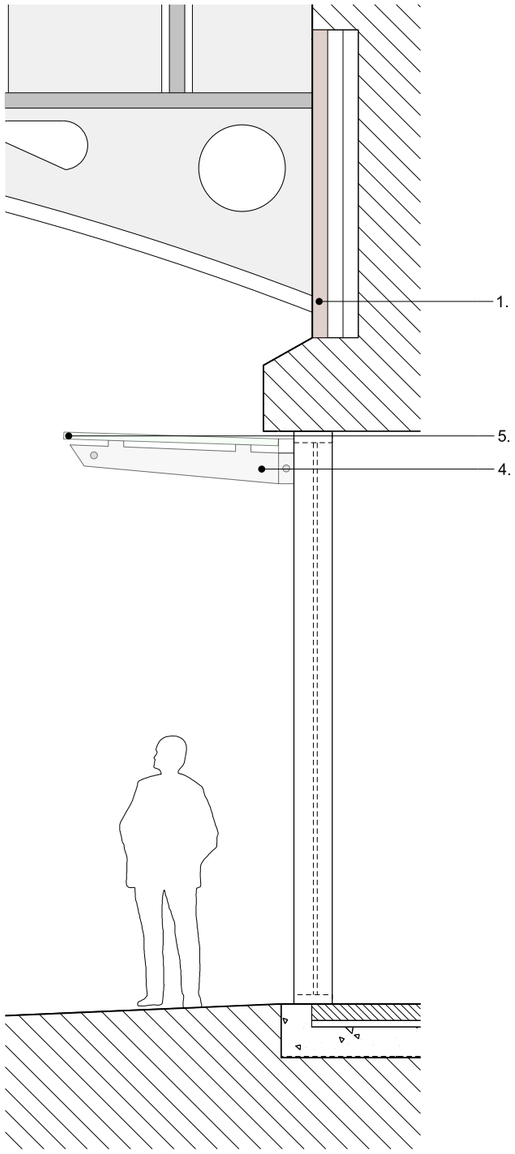
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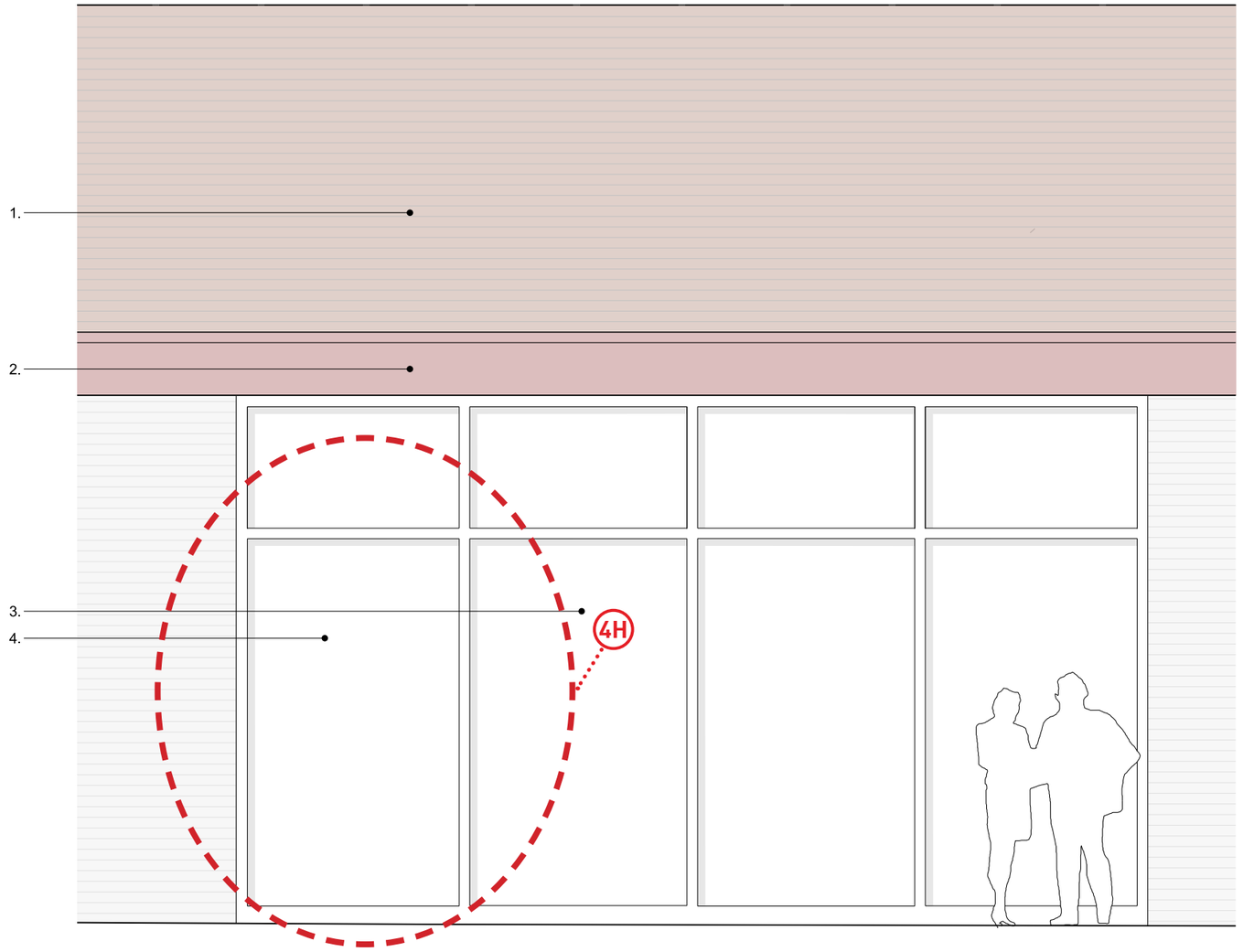
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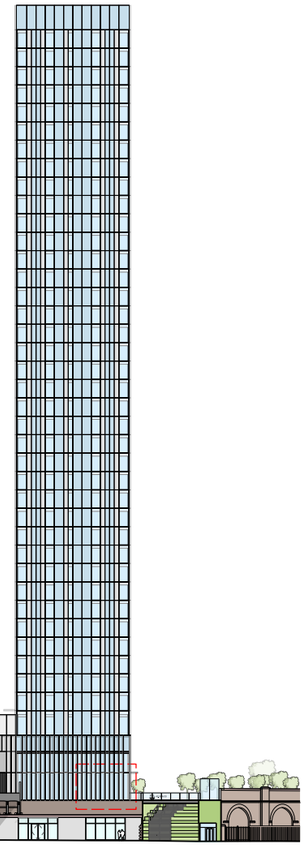
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Detail Section | 1:20



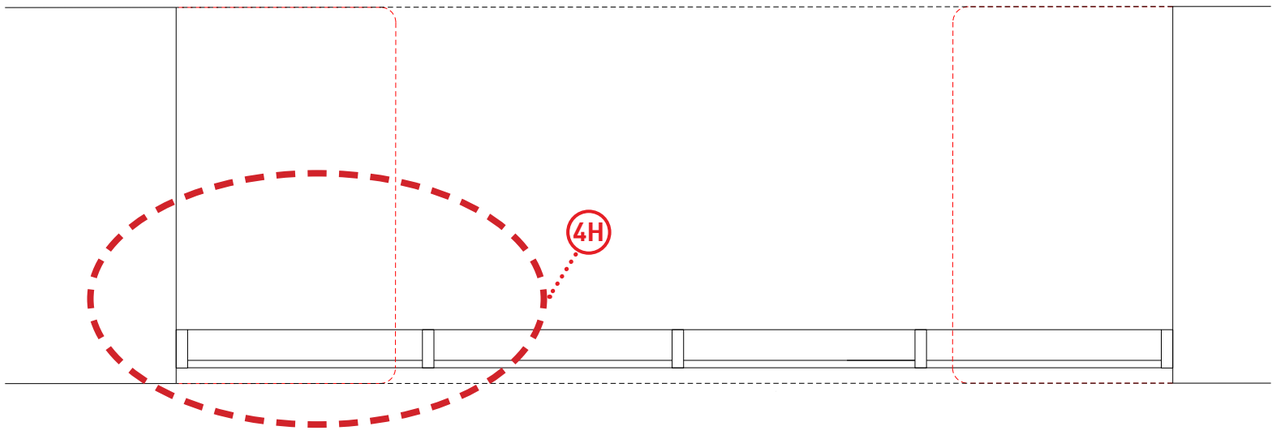
Detail Elevation | 1:20



Key Elevation | NTS

Key

1. Brickwork to match existing
2. Existing stone band course
3. Proposed glazing
4. Structural Steel
5. Reinforced glass panels



Detail Plan | 1:20

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 4 - Indicative North Elevation

Status: Planning

Scale: 1:40 @ A1 1:20 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G251-D-N-002

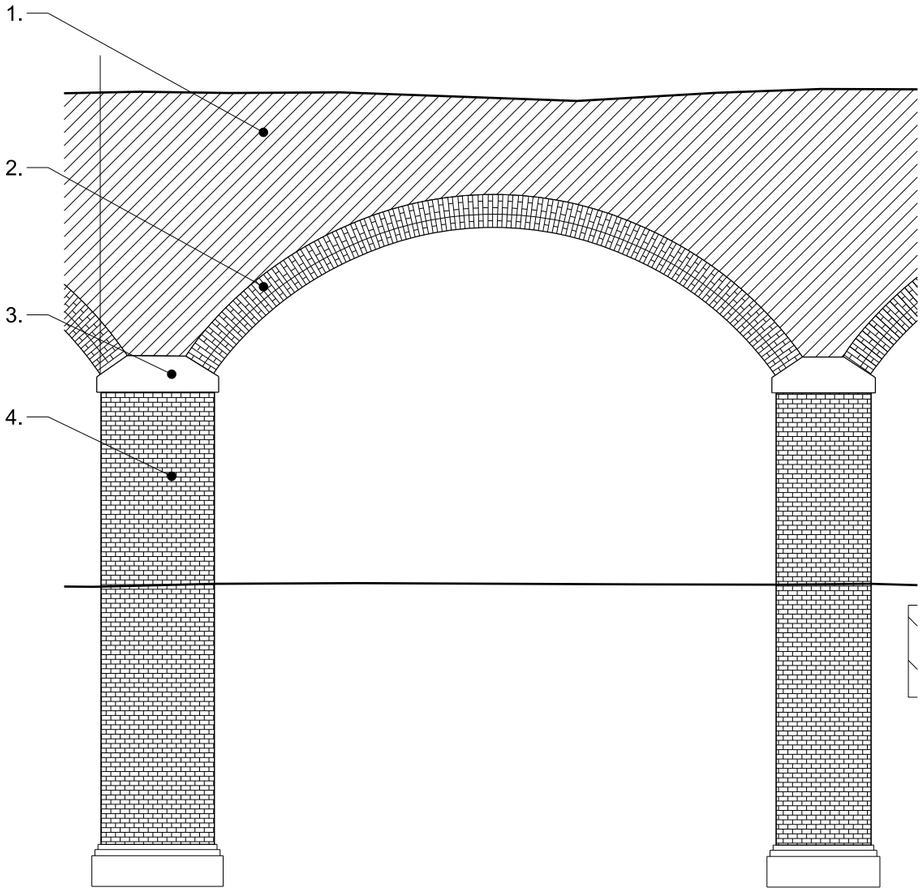
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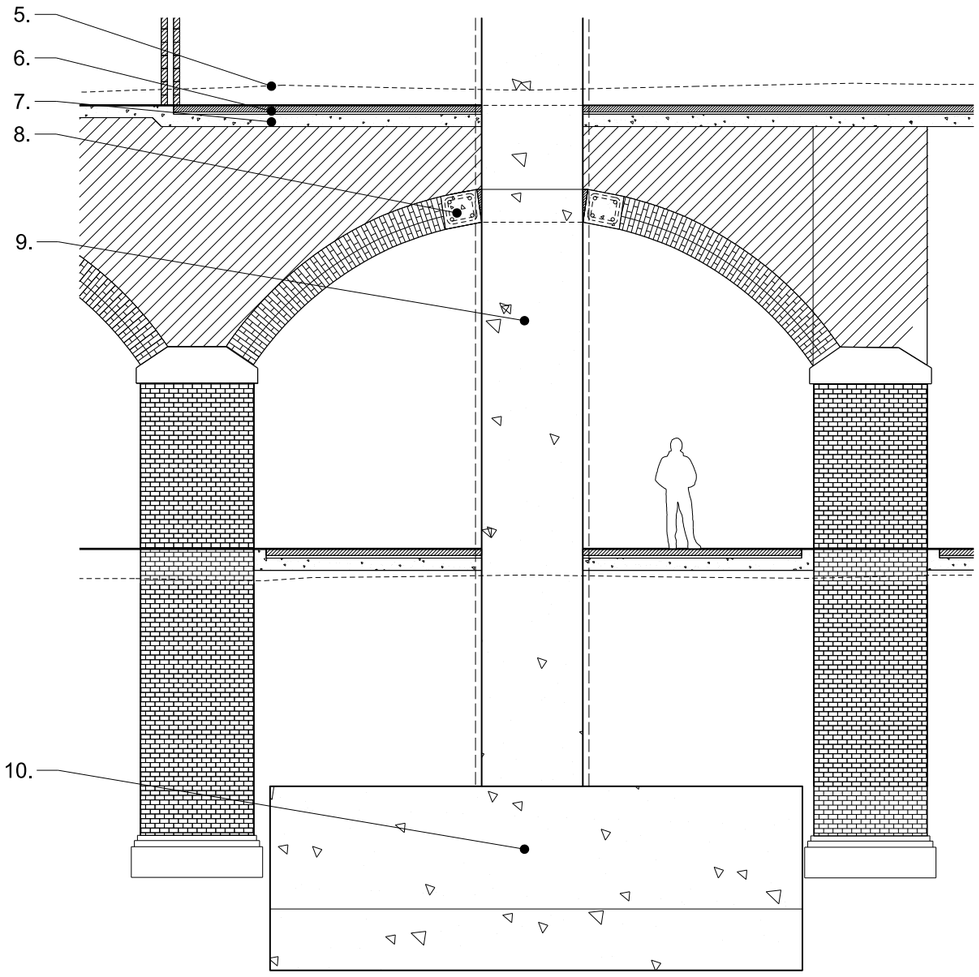
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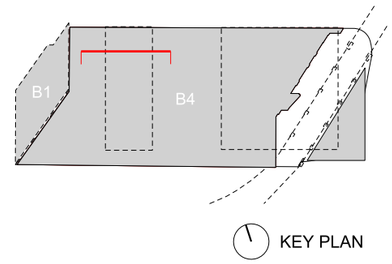
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Existing Arches | 1:50



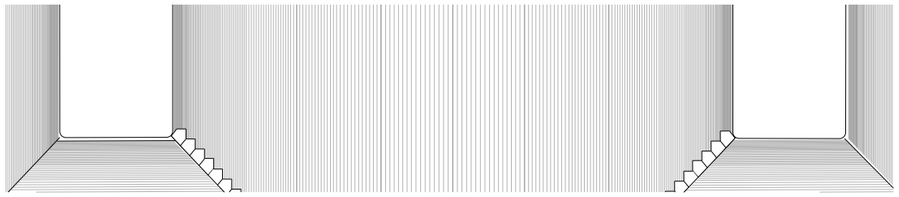
Proposed Interface | 1:50



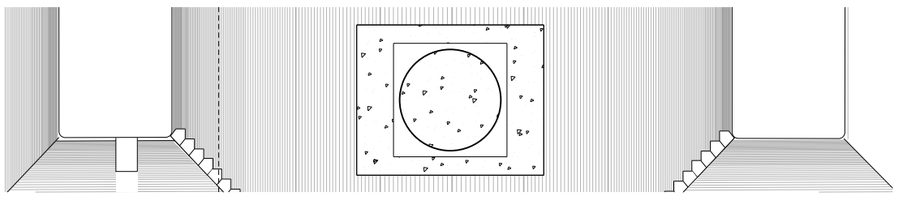
KEY PLAN

Key

1. Masonary Infill
2. Arch Ring
3. Skewback
4. Brick Pier
5. Existing Ground Line
6. Screed Finish
7. Concrete
8. Reinforced concrete ring beam
9. Concrete Column to Structural Engineers Specifications
10. Concrete Slab to Structural Engineers Specifications



Existing Reflected Ceiling Plan | 1:50



Proposed Reflected Ceiling Plan | 1:50

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 4 - Indicative residential and arch structure interface

Status: Planning

Scale: 1:50 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G200-S-KK-001

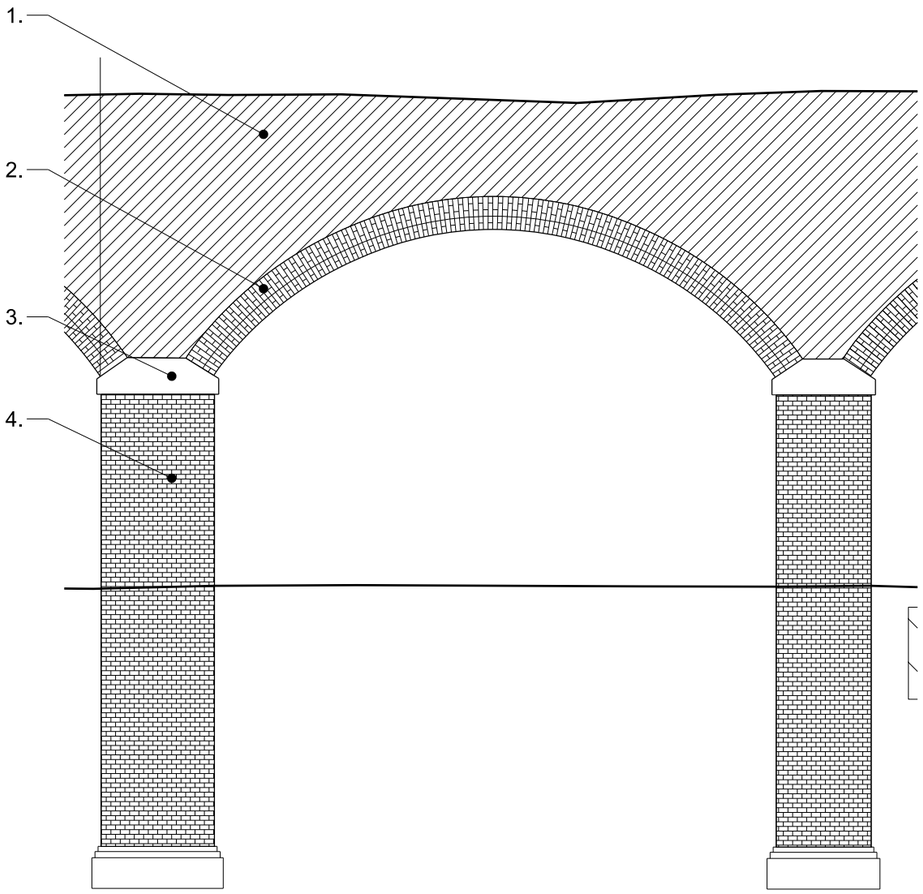
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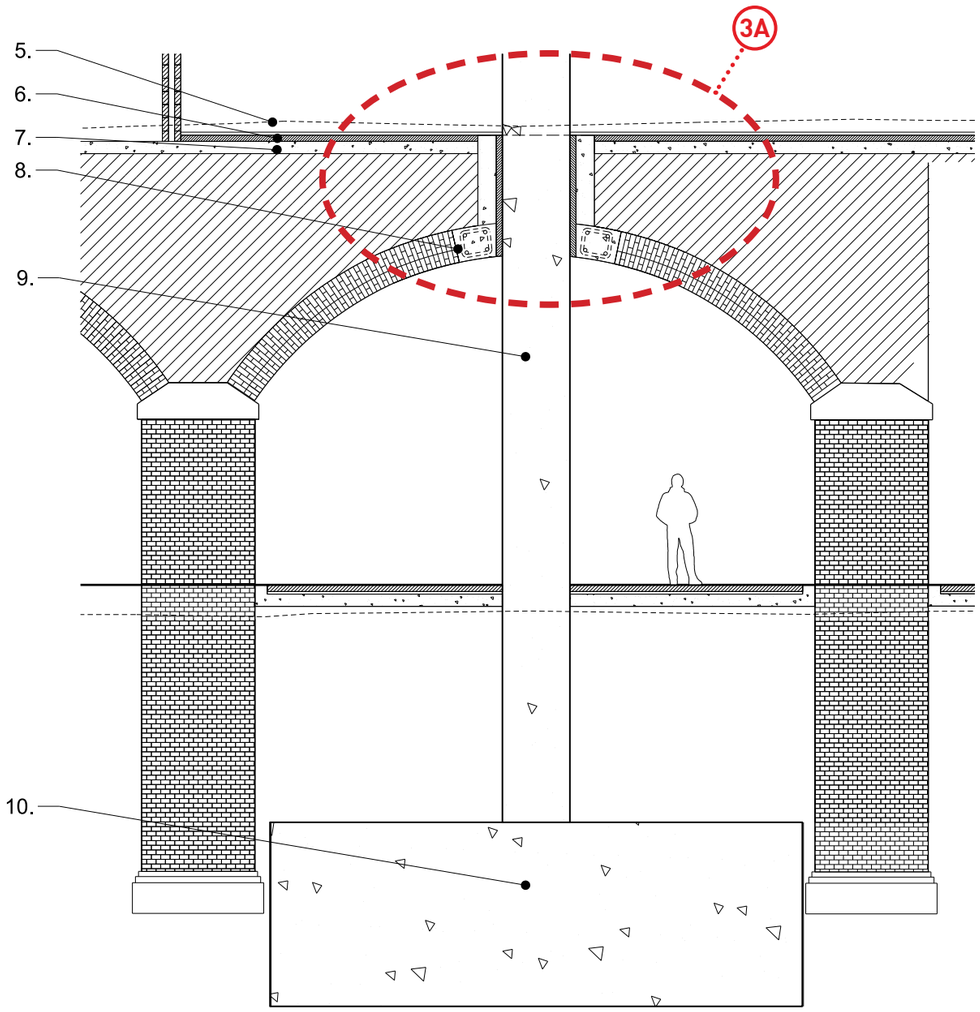
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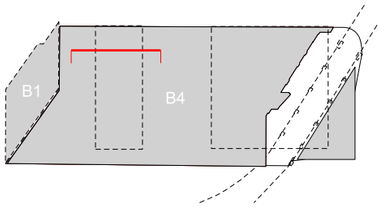
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Existing Arches | 1:50



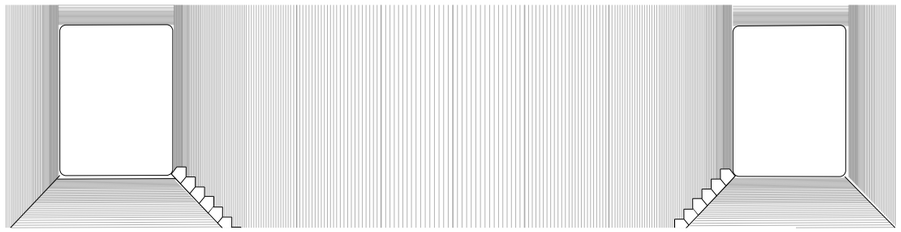
Proposed Interface | 1:50



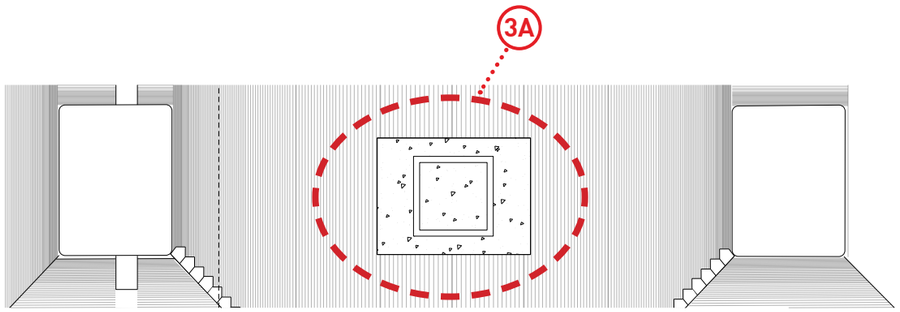
KEY PLAN

Key

1. Masonary Infill
2. Arch Ring
3. Skewback
4. Brick Pier
5. Existing Ground Line
6. Screed Finish
7. Concrete
8. Reinforced concrete ring beam
9. Concrete Column to Structural Engineers Specifications
10. Concrete Slab to Structural Engineers Specifications



Existing Reflected Ceiling Plan | 1:50



Proposed Reflected Ceiling Plan | 1:50

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 4 - Indicative residential and arch structure interface

Status: Planning

Scale: 1:50 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G200-S-KK-001

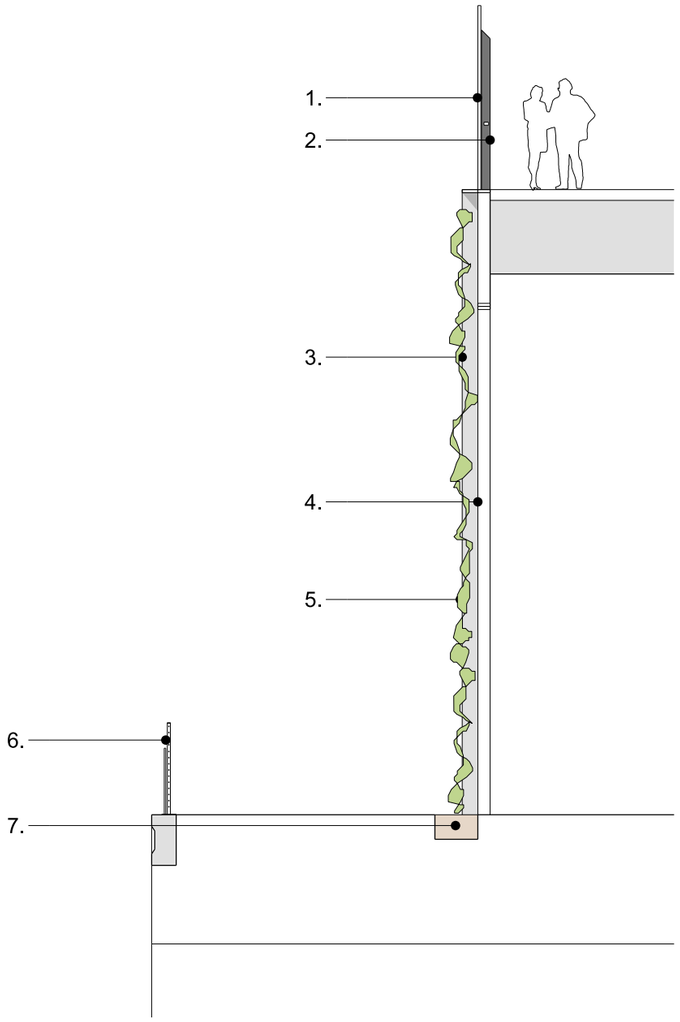
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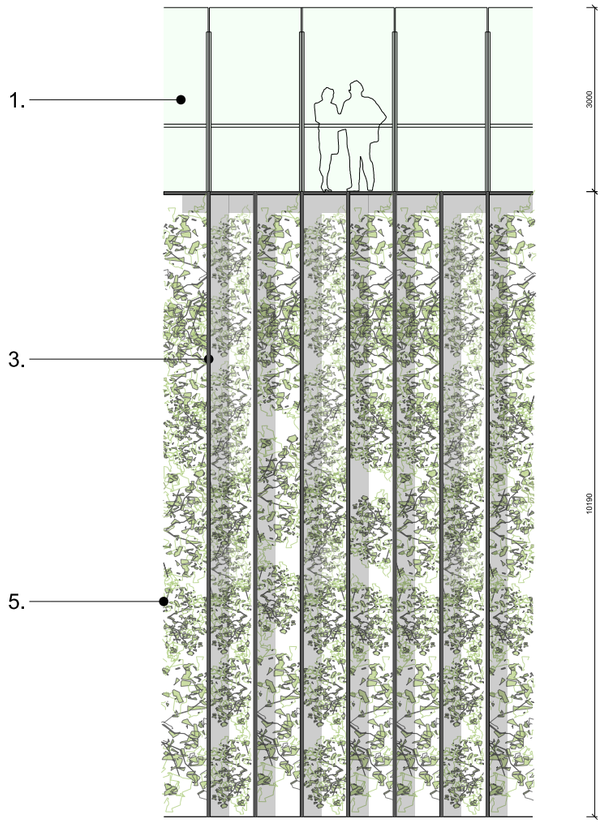
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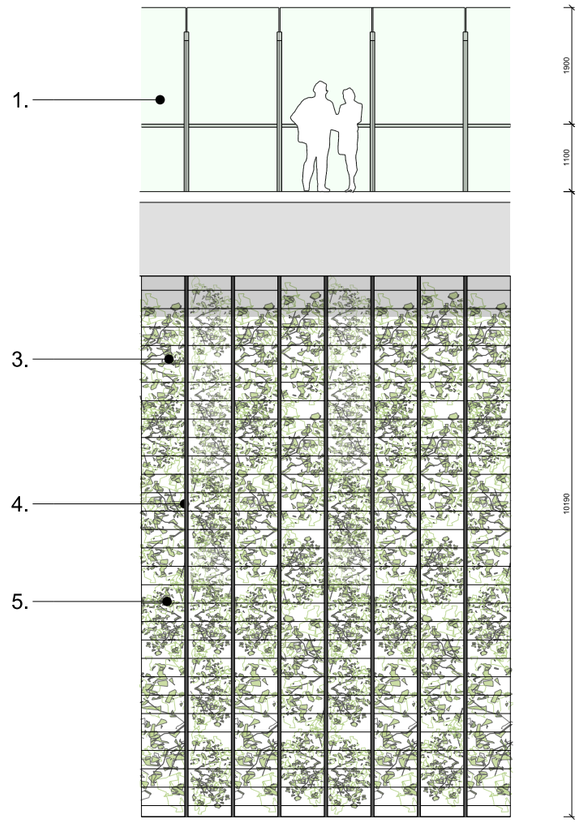
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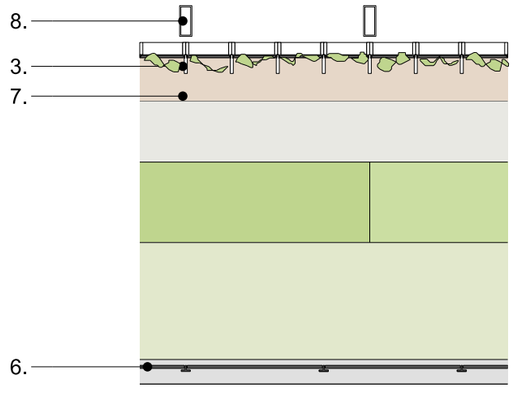
Detail Section | 1:50



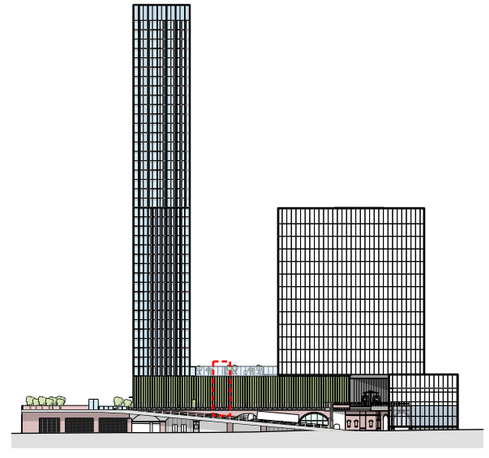
Detail External Elevation | 1:50



Detail Internal Elevation | 1:50



Detail Plan | 1:50



Key Elevation - Detail Location

Key

1. Clear glass balustrade
2. Steelwork support
3. Extruded aluminium fin profile - colour grey
4. Aluminium frame / trellis system
5. Living wall - ivy or similar
6. Balustrade / screen
7. Planting zone
8. Secondary steelwork

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:100 @ A3 1:50 @ A1

Date: March 2017

Drawing Title: Building 4 - Indicative Podium Living wall detail

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G251-D-TY-001

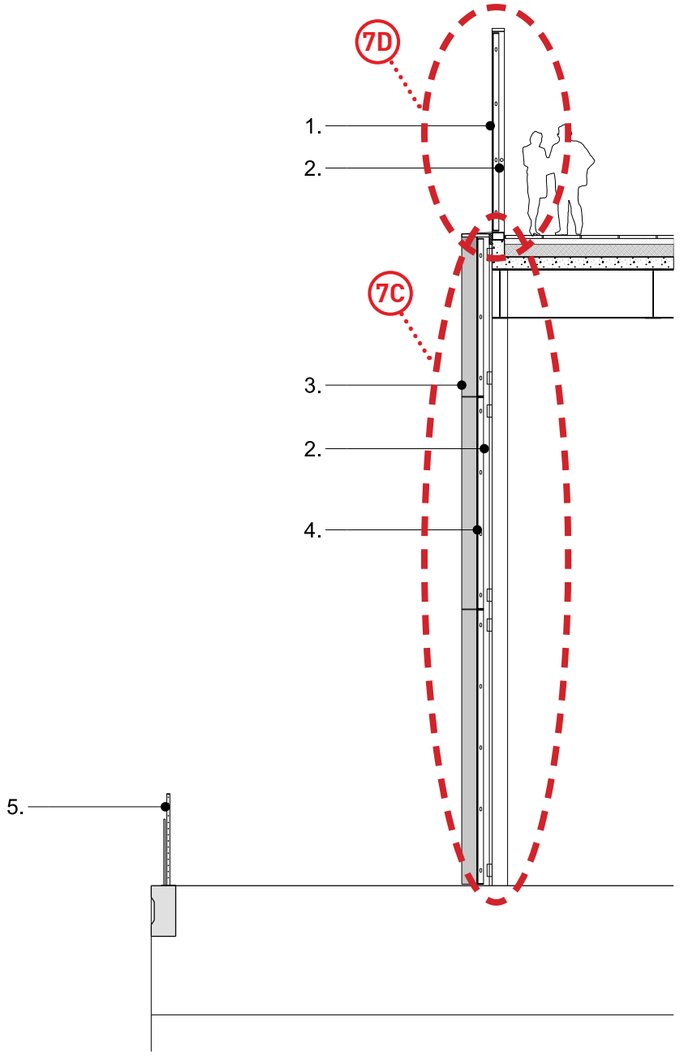
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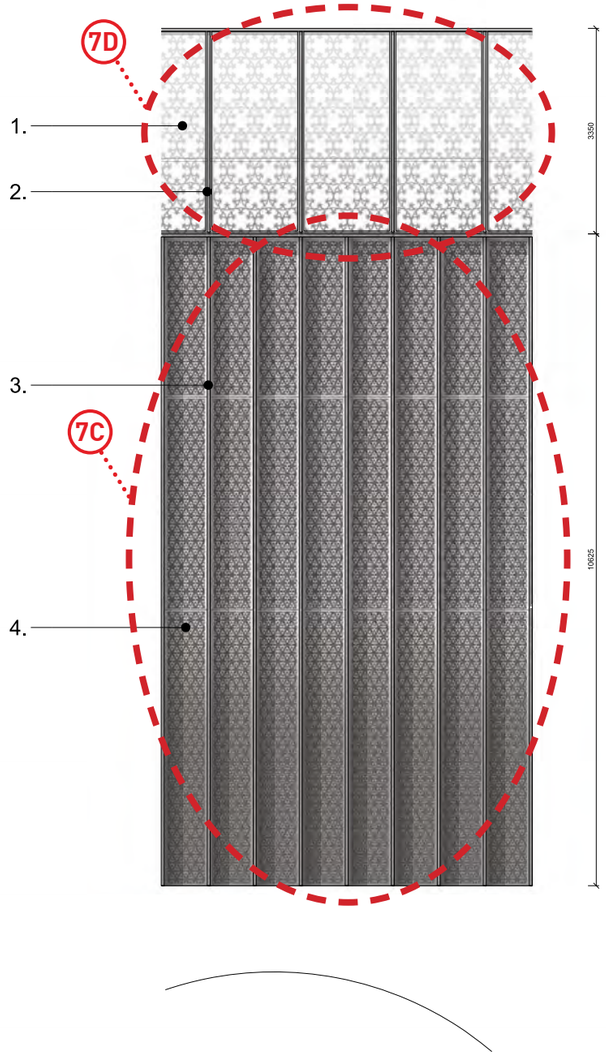
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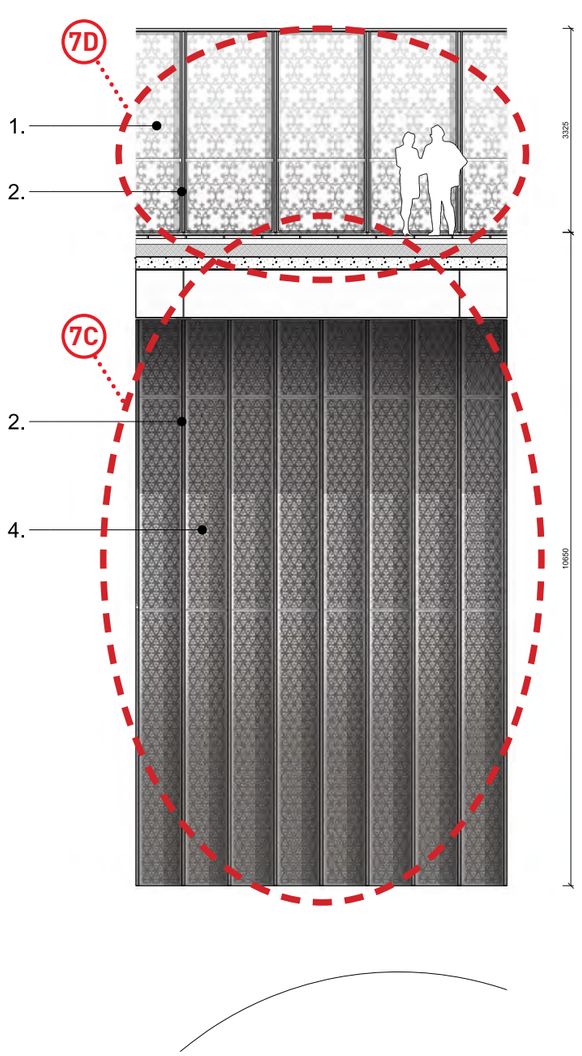
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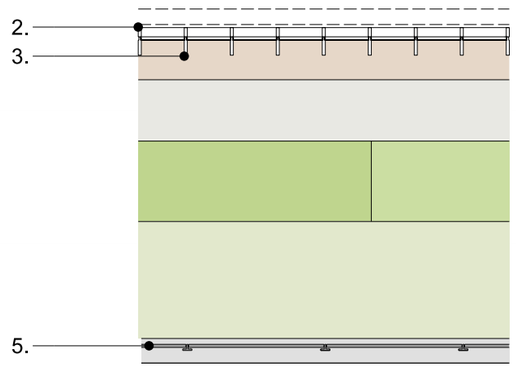
Detail Section | 1:50



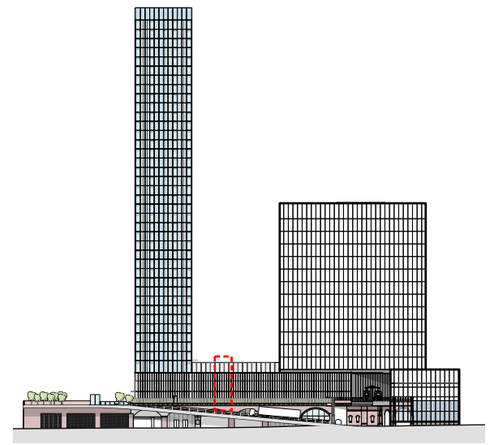
Detail External Elevation | 1:50



Detail Internal Elevation | 1:50



Detail Plan | 1:50



Key Elevation - Detail Location

Key

1. Aluminium panel with large scale perforations
2. Steelwork support
3. Extruded aluminium fin profile
4. Aluminium panel with medium scale perforations
5. Balustrade / screen

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errors or omissions prior to commencing on site.

Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 4 - Indicative Podium wall detail

Status: Planning

Scale: 1:100 @ A3 1:50 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B4-A-B5D9-G251-D-TY-001

Revision: 01

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Area Schedule

Level	Program	GIA (sqft)	GIA (m2)	NIA (sqft)	NIA (m2)	GEA (sqft)	GEA (m2)
0	Parking and servicing (excl. B2+B3 reception)	17,791	1,653			19,868	1846
	Retail - Unit 1	4,066	378	3326	309	4,671	434
	Retail - Unit 2	2,928	272	2,346	218	3,320	308
	Retail - Unit 3	3,878	360	3,205	298	4,119	383
	Total Retail	10,871	1010	8,877	825	12,110	1,125
1	Service Yard (including Storage + Recycling)	34,069	3,165			34,912	3243
1m	Plant	1,851	172			2,142	199

Level	Program	Spaces
0	Car Parking	36

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

Area Schedule

Level	Program	GIA (sqft)	GIA (m2)	NIA (sqft)	NIA (m2)
0	Parking and servicing (excl. B2+B3 reception)	17,791	1,653		
	Retail - Unit 1	4,066	378	3326	309
	Retail - Unit 2	2,928	272	2,346	218
	Retail - Unit 3	3,878	360	3,205	298
	Total Retail	10,871	1010	8,877	825
1	Service Yard (including Storage + Recycling)	34,069	3,165		
1m	Plant	1,851	172		

GEA (sqft)	GEA (m2)
19,868	1846
4,671	434
3,320	308
4,119	383
12,110	1,125
34,912	3243
2,142	199

Level	Program	Spaces
0	Car Parking	2

4A

All areas are approximate. The scheme illustrated is indicative only and has not been subject of a detailed design or co-ordinated exercise. The areas should therefore not be relied upon for the basis of a development appraisal.

B5 - GREAT BRIDGEWATER STREET BRIDGE

APPROVED & MARKED UP DRAWINGS

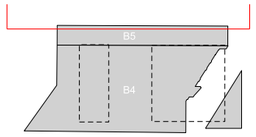
This schedule lists SHP understanding of deliverables

Revision Notes

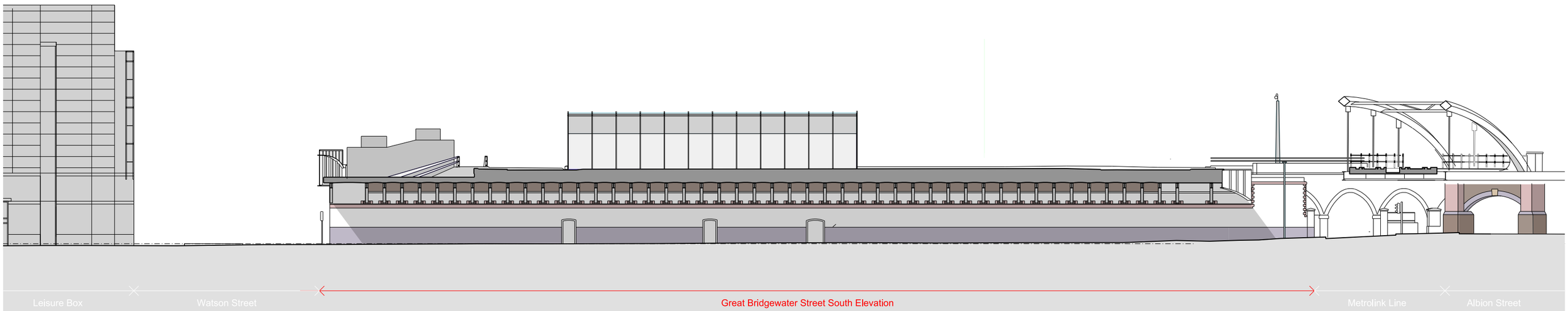
Revision	Date	Notes
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This schedule should be read in conjunction with:

Building Number	Drawing Type	Drawing Name	Drawing Number	Rev	Scale at A1	Status	Amendment	Revised Drawing Number	Rev
B5	Elevation	Building 5 - Existing South Elevation and Proposed South Elevation	10053-B5-A-BD59-G200-E-S-001		200	Planning	✓	10053-B5-A-BD59-G200-E-S-001	Rev 01
B5	Plan	Building 5 - Existing Reflected Plan & Proposed Refelected Plan	10053-B5-A-BD59-G310-XRCP-00-001		200	Planning	✓	10053-B5-A-BD59-G310-XRCP-00-001	Rev 01
B5	Section	Building 5 - Indicative Office and Arch Structure Interface	10053-B5-A-BD59-G200-S-MM-001		50	Planning			

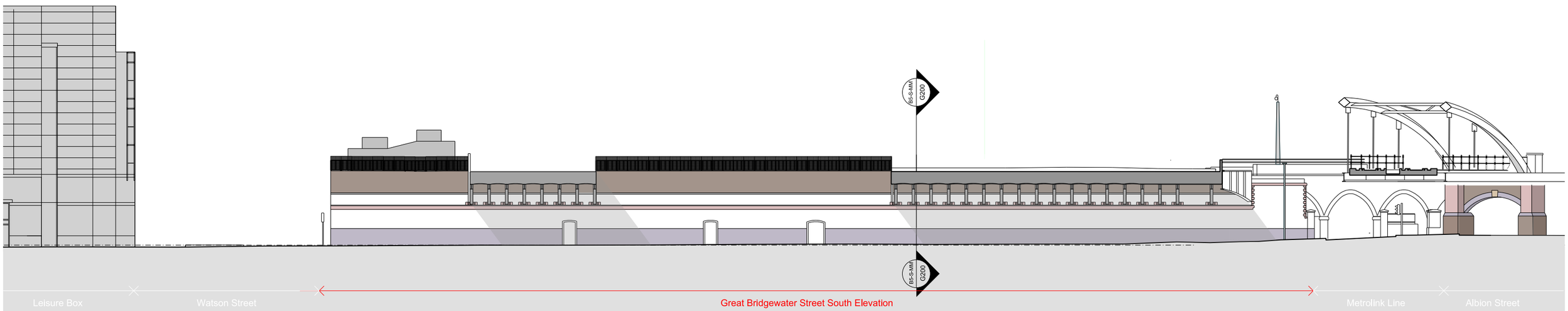


Key Plan



Existing South Elevation of Manchester Central

Great Bridgewater Street - Bridge



Proposed South Elevation of Manchester Central

Great Bridgewater Street - Bridge

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

Drawing Title: Building 5- Existing South Elevation
Proposed South Elevation

Job No: 10053

Drawing No: 10053-B5-A-B5D9-G200-E-S-001

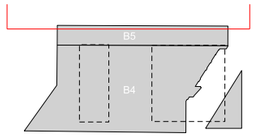
Revision: 00

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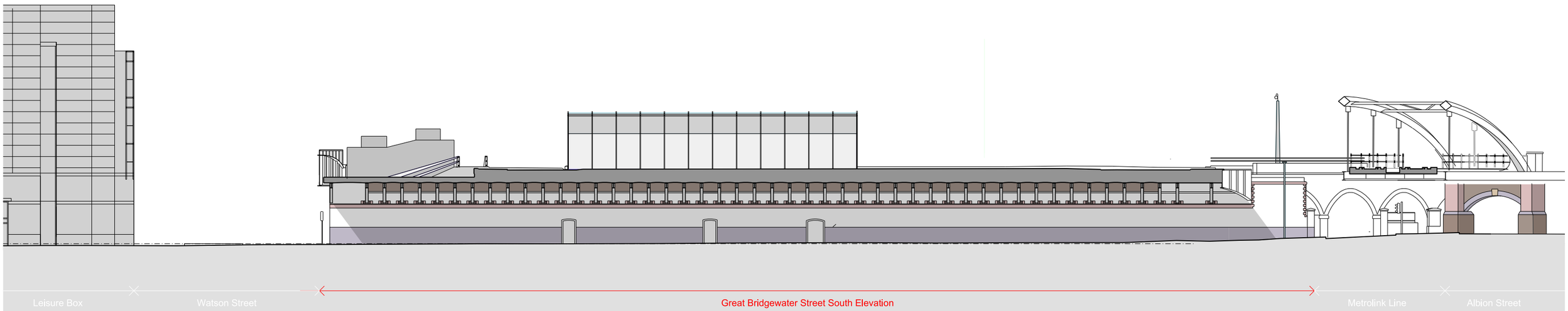
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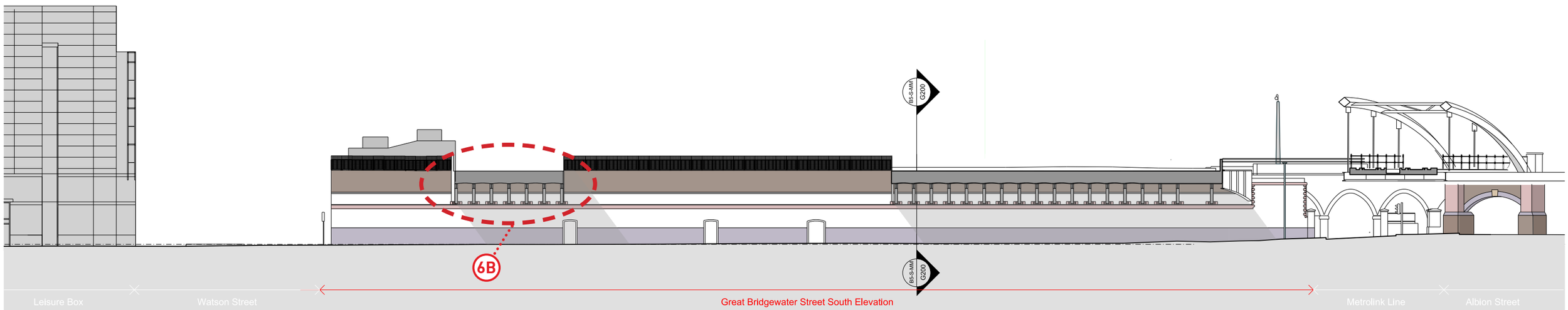


Key Plan



Existing South Elevation of Manchester Central

Great Bridgewater Street - Bridge



Proposed South Elevation of Manchester Central

Great Bridgewater Street - Bridge

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 5- Existing South Elevation
Proposed South Elevation

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B5-A-B5D9-G200-E-S-001

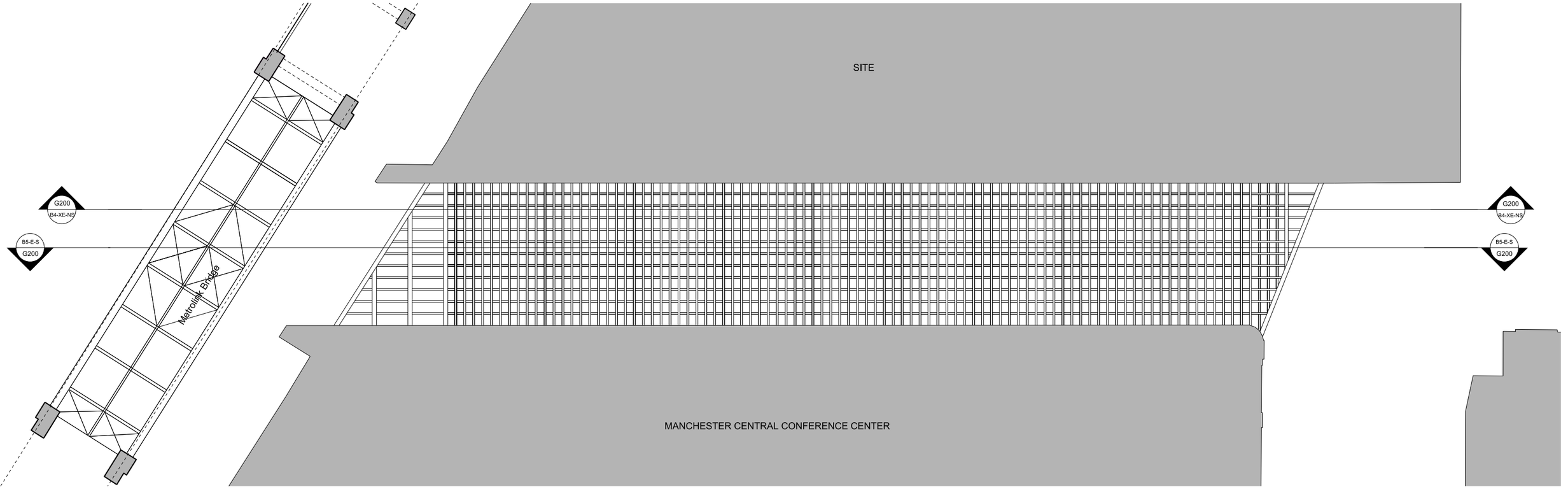
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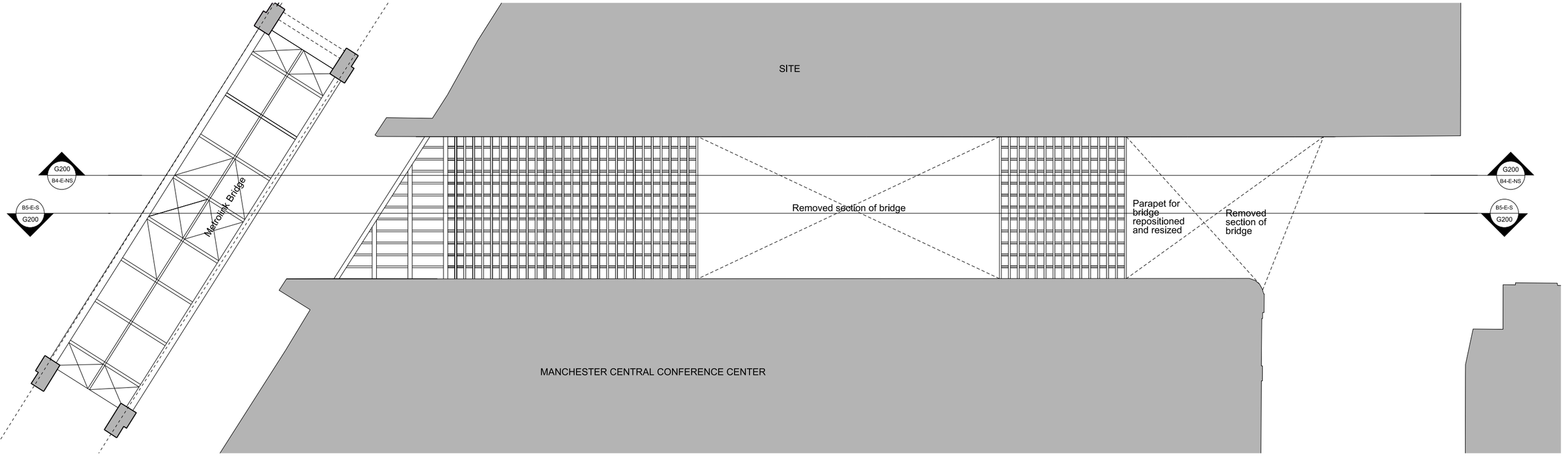
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Existing Reflected Plan of Great Bridgewater Street

Great Bridgewater Street - Bridge



Proposed Reflected Plan of Great Bridgewater Street

Great Bridgewater Street - Bridge

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Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Building 5- Existing Reflected Ceiling Plan
Proposed Reflected Ceiling Plan

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B5-A-B5D9-G310-XRCP-00-001

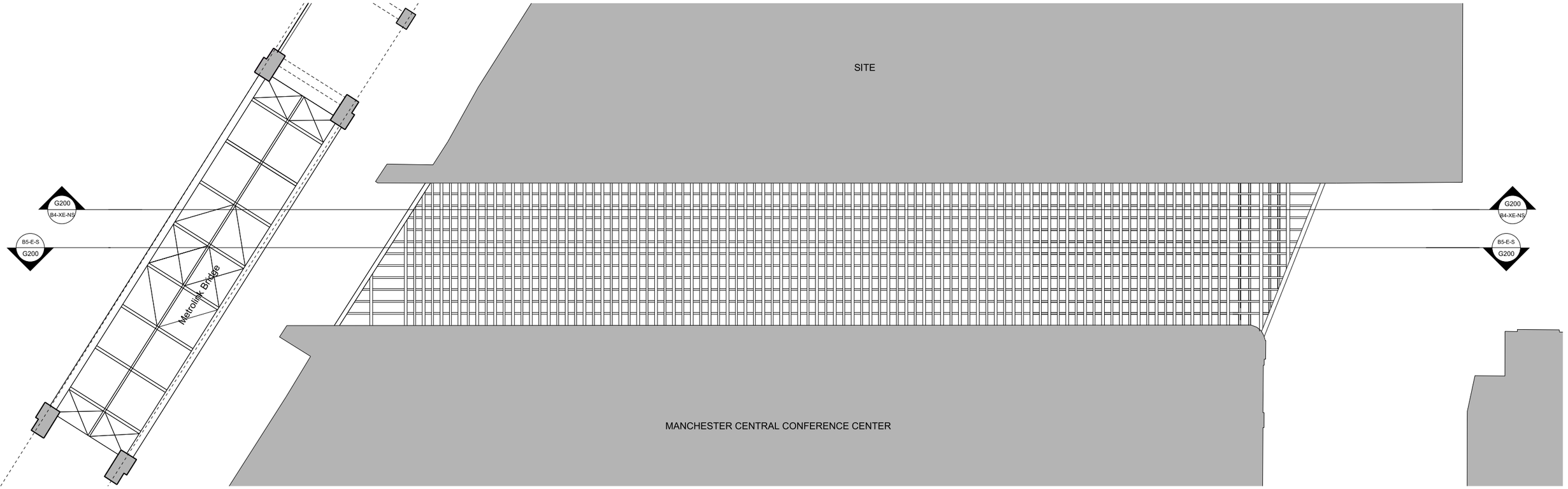
Revision: 00

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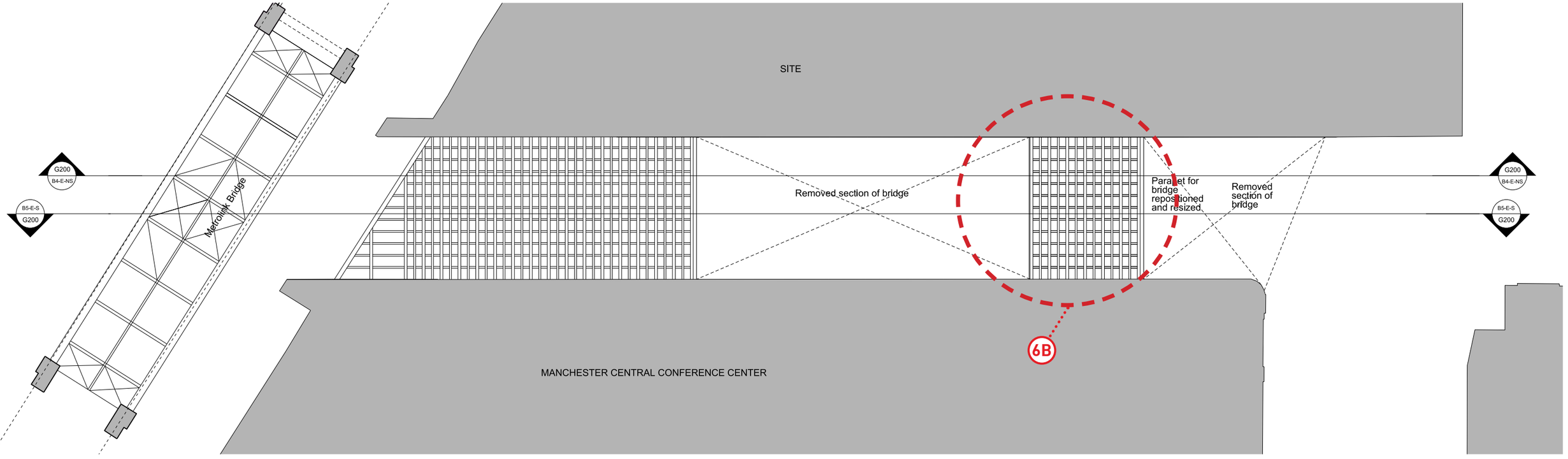
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Existing Reflected Plan of Great Bridgewater Street

Great Bridgewater Street - Bridge



Proposed Reflected Plan of Great Bridgewater Street

Great Bridgewater Street - Bridge

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Rev	Date	Description
00	17-03-2017	Planning Issue
01	30-04-2020	Minor Material Amendment Application

North

Project Title: Former Bauer Millet Site

MARKED UP DRAWING

Drawing Title: Building 5- Existing Reflected Ceiling Plan
Proposed Reflected Ceiling Plan

Status: Planning

Scale: 1:400@ A3 / 1:200@ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-B5-A-B5D9-G310-XRCP-00-001

Revision: 01

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