THE ATRIUM, MANCHESTER

WASTE MANAGEMENT STRATEGY

SEPTEMBER 2017

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OCM Luxembourg Manchester Apart-Hotel SARL

Project no: 70035993
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TABLE OF CONTENTS

1 INTRODUCTION 2

1.1 OVERVIEW 2

1.2 SITE AND THE SURROUNDINGS 2

1.3 DEVELOPMENT PROPOSALS 2

2 WASTE LEGISLATION, POLICY AND GUIDANCE 3

2.1 INTRODUCTION 3

2.2 NATIONAL LEGISLATION 3

2.3 NATIONAL & LOCAL WASTE POLICY 3

3 MANAGEMENT OF OPERATIONAL WASTE 5

3.1 INTRODUCTION 5

3.2 CURRENT WASTE MANAGEMENT STRATEGY 5

3.3 PROPOSED WASTE MANAGEMENT STRATEGY 5

APPENDIX A – WASTE PROFORMA

APPENDIX B – NATIONAL & LOCAL WASTE POLICY

APPENDIX C – FLOOR PLANS

1 INTRODUCTION

1.1 OVERVIEW

1.1.1 WSP has been commissioned by OCM Luxembourg Manchester Apart-Hotel SARL to provide a waste management strategy for The Atrium, Manchester.

1.1.2 This report sets out the proposed strategy for the storage, handling and collection of residential and commercial refuse and recycling.

1.1.3 The waste planning proforma required by Manchester City Council (MCC) has been provided in **Appendix A**.

1.2 SITE AND THE SURROUNDINGS

1.2.1 The site is prominently positioned in the heart of Manchester on the corner of Princess Street and Whitworth Street, within the Whitworth Street Conservation Area.

1.2.2 It is bound by the Rochdale Canal to the north, Princess Street to the east, Whitworth Street to the south and Beaver Street to the west. The site consists of a six storey red brick, Victorian shipping warehouse constructed in 1880. The site was converted into a hotel use (Class C1) in 1991 and currently comprises 116 serviced apartments with an average room size in excess of 42sqm.

1.3 DEVELOPMENT PROPOSALS

1.3.1 The proposal involves the continued operation under C1 use class (as an Aparthotel), but seeks to undertake an upgrade to the site by the new owners. This primarily includes the internal reconfiguration of the building in order to increase the number of rooms from 116 to 160, increase the amount of A3 use class floor space by circa 300sqm, and convert the existing nightclub into additional hotel rooms and ancillary leisure uses.

2 WASTE LEGISLATION, POLICY AND GUIDANCE

2.1 INTRODUCTION

2.1.1 The development and implementation of European Union (EU) waste policy and legislation is delivered by EU Directives e.g. Landfill Directive, Waste Electrical and Electronic Equipment Directive etc. Member States must implement the policy drivers and requirements of these Directives through national legislation.

2.1.2 The revised Waste Framework Directive (rWFD) is a unique EU Directive because it clarifies the definition of 'waste' and of other concepts such as 'recycling' and 'recovery'. It implements a revised Waste Hierarchy, expands the 'polluter pays' principle by emphasising producer responsibility and applies more stringent waste reduction and waste management targets for Member States. It also requires Member States to take measures to promote high quality recycling and to set up separate collections of paper, plastic, metal and glass.

2.1.3 This section contains focusses on the details of the national legislation that is relevant to the Proposed Development, much of which is influenced by the rWFD. National, London and local waste policy and guidance reviewed during the preparation of this Waste Management Strategy are listed below.

2.2 NATIONAL LEGISLATION

2.2.1 A list of relevant items of national waste legislation is outlined below in reverse chronological order:

- **Waste Management, The Duty of Care Code of Practice (2016 update) -** This code of practice replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet waste duty of care requirements and is admissible as evidence in legal proceedings i.e. its rules will be taken into account where relevant in any case based on breach of the duty of care.
- **The Waste (England and Wales) Regulations 2011 (as amended) -** From 1 January 2015, waste collection authorities must collect waste paper, metal, plastic and glass separately. It also imposes a duty on waste collection authorities, from that date, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection.
- **Environmental Protection Act 1990 -** Part II of the act was originally implemented by the Duty of Care Regulations 1991. The Duty of Care is a legal requirement for those dealing with certain kinds of waste to take all reasonable steps to keep it safe and is set out in Section 34 of the Act. The Waste (England and Wales) Regulations 2011 repealed the Environmental Protection (Duty of Care) Regulations 1991 and apply the Duty of Care requirements brought in by the Environmental Protection Act 1990.

2.3 NATIONAL & LOCAL WASTE POLICY

2.3.1 The relevant national, London and local waste policy that was reviewed during the preparation of this Waste Management Strategy is outlined below and further detail provided in **Appendix A**:

- *National Planning Policy Framework* (2012);

- *National Planning Policy for Waste* (2014);
- *Waste Management Plan for England* (2013);
- *Greater Manchester Waste Plan* (2017);
- MCC, *Manchester's Local Development Framework: Core Strategy Development Plan Document* (2012); and
- MCC, *Waste Storage and Collection Guidance for New Developments (Version: 3.00)* (2016).

3 MANAGEMENT OF OPERATIONAL WASTE

3.1 INTRODUCTION

3.1.1 This section details the strategy which will be adopted to manage the waste arisings from the Proposed Development once operational.

3.1.2 Reference has been made to MCC's *Waste Storage and Collection Guidance for New Developments (Version: 3.00)* throughout the development of this strategy.

3.2 CURRENT WASTE MANAGEMENT STRATEGY

3.2.1 The waste collection arrangements for the current 116 serviced apartments are seven days a week, undertaken by a private company (Seven Ways Environmental Services). Two communal Eurobins are emptied each day from the ground level bin store and are typically full to capacity.

3.2.2 The refuse collection vehicle parks on Princess Street outside the front doors and the operatives come to the reception desk for an access key each day.

3.3 PROPOSED WASTE MANAGEMENT STRATEGY

3.3.1 Due to the potential for interaction between guests and staff when collecting and disposing of waste with the current bin store, it is proposed that the old beer store in the basement (circa 25 sqm) would be utilised as the new bin store for the Proposed Development; accessed via a new platform lift.

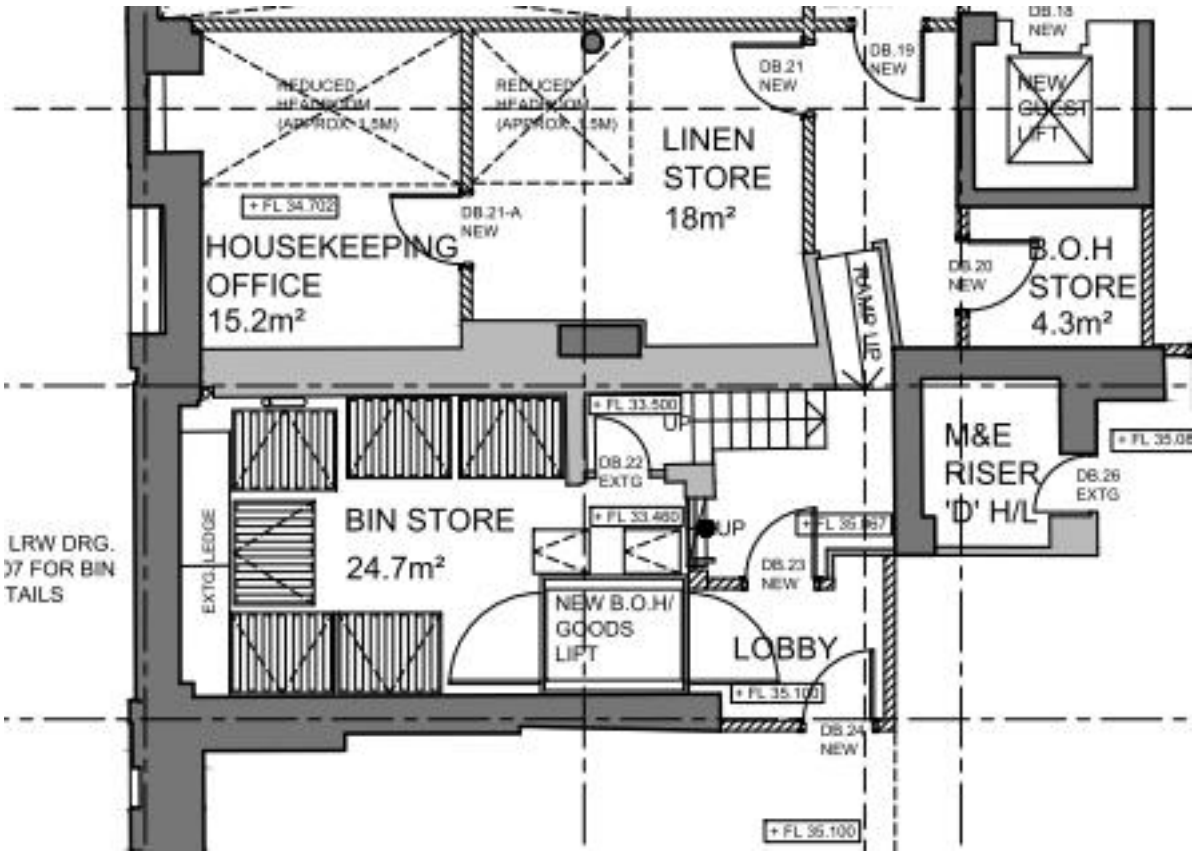
3.3.2 The larger bin store could accommodate the following containers for 160 serviced apartments:

- Six Eurobins for refuse, pulpable waste and mixed recycling; and
- Three 240 litre wheeled bins for food waste.

3.3.3 The existing waste collection arrangements of seven days a week via a private company would be maintained, therefore the MCC requirement for weekly waste storage provision would not be necessary in this case.

3.3.4 A plan of the proposed basement level bin store is provided in **Figure 3.1**.

Figure 3.1: Basement level bin store



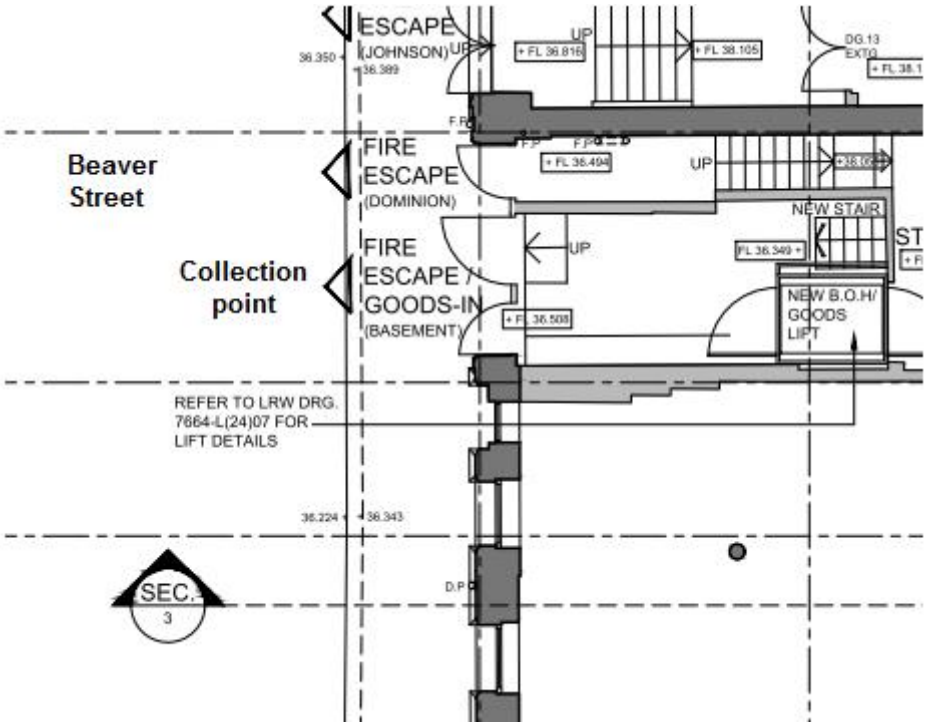
Source: LRW Architects, Drawing No. L(20)01, Basement Floor General Arrangement Plan

3.3.5 On each day, the management company would manually transport the bins via the platform lift up to ground floor level, where they would be collected on Beaver Street (which is privately owned by SACO).

3.3.6 The contingency for waste collection if the platform lift failed or was inoperable for maintenance would be for bagged waste to be deposited directly into bins that were temporarily presented on Beaver Street.

3.3.7 **Figure 3.2** shows the ground level collection point.

Figure 3.2 : Ground level collection point



Source: LRW Architects, Drawing No. L(20)02, Ground Floor General Arrangement Plan

3.3.8 For context, the floor plans for the Basement and Ground floors have been provided in **Appendix C**.

Appendix A

WASTE PROFORMA

MANCHESTER CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number:
Date Submitted:

Estimated volumes and types of waste produced by the development

Low Rise Domestic

Waste Types	Capacity Required (litres)	Number of Bins required per household	Confirm what is to be provided
General refuse	140	1 x wheeled bin	**n/a**
Pulpable Recycling	140 / 240	1 x wheeled bin	**n/a**
Mixed Recycling	140 / 240	1 x wheeled bin	**n/a**
Garden Waste	240	1 x wheeled bin	**n/a**
Food Waste	23	1 x 23 litre caddy	**n/a**

High Rise Apartment Developments

Waste Types	(V) Volume of Waste Generated	Capacity Required (litres)	Number of Bins required	Number of Bins proposed by applicant
General refuse	V = N x 110	V =	V / 1,100 =	**n/a**
Pulpable Recycling	V = N x 55	V =	V / 1,100 =	
Mixed Recycling	V = N x 55	V =	V / 1,100 =	
Food Waste	V = N x 15	V =	V / 240 =	

*N = Number of Apartments

Commercial Developments

Please state number and capacities of bins you propose, showing calculations where appropriate.

General Waste -
Pulpable Recycling -
Mixed Recycling -
Food Waste -
Industrial Waste – **n/a**

Please refer to section 3.3 in the Waste Management Strategy

Has / will a contract be obtained with a licenced waste carrier?	**Yes**

Mixed Use Developments

Are the stores for residential and commercial separate from each other?	**n/a**

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Please refer to section 3 of the Waste Management Strategy.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

Please refer to section 3 of the Waste Management Strategy.

Ensure all bins in the store are accessible	**Yes**

Ensure recycling facilities are as easy to access as general refuse	**Yes**

Please confirm details of waste store ventilation and hygiene/cleaning proposals

Ventilation – **Store would be ventilated**

Hygiene – **Store would be kept clean and tidy by Facilities Management**

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Facilities Management (or equivalent)

Please ensure that you have attached:

Detailed plans of waste stores
Location plans showing stores
Location plans showing the proposed collection point and the route the collection vehicle will take

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments

Appendix B

NATIONAL AND LOCAL WASTE POLICY & GUIDANCE

National Waste Policy

National Planning Policy Framework (2012)[1]

The National Planning Policy Framework ('the Framework') sets out the Government's economic, environmental and social planning policies for England and provides a framework within which local people and councils can produce local and neighbourhood plans. Most of the existing Planning Policy Statements (PPSs) have been abolished and replaced by 12 'core' planning principles.

Unfortunately, the Framework does not provide much clarity on planning policy for the development of waste infrastructure and states that:

> *'This Framework does not contain specific waste policies, since national waste planning policy will be published as part of the National Waste Prevention Plan for England. However, local authorities preparing waste plans and taking decisions on waste applications should have regard to policies in this Framework so far as relevant'.*

Further guidance is included in the Waste Management Plan for England (2013) which superseded Waste Strategy for England 2007 for these purposes

National Planning Policy for Waste (2014)[2]

The National Planning Policy for Waste replaces 'Planning Policy Statement 10: Planning for Sustainable Waste Management' (PPS 10) and is to be considered alongside other national planning policy for England - such as in the NPPF and the Waste Management Plan for England. As its primary focus is on planning for waste management facilities, it is not considered relevant to the Proposed Development.

Waste Management Plan for England (2013)[3]

The Waste Management Plan for England, published in December 2013, provides an analysis of the current waste management situation in England and fulfils the mandatory requirements of Article 28 of the revised Waste Framework Directive (WFD). The WFD required that Member States ensure that their competent authorities, in this instance Defra, establish one or more waste management plans covering all of their territory.

The Plan does not introduce new policies or change the landscape of how waste is managed in England. Its core aim is to bring current waste management policies under the umbrella of one national plan. It supersedes the previous waste management plan, the Waste Strategy for England 2007.

The mandatory requirements of Article 28 of the revised WFD specify that waste management plans must contain the following information:

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1 Department for Communities and Local Government (DCLG) (2012) *National Planning Policy Framework* http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf

2 DCLG (2014) *National Planning Policy for Waste* https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf

3 Department for Environment, Food and Rural Affairs (DEFRA) (2013) *Waste Management Plan for England* https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/265810/pb14100-waste-management-plan-20131213.pdf

- *'An analysis of the current waste management situation in the geographical entity concerned, as well as the measures to be taken to improve environmentally sound preparing for re-use, recycling, recovery and disposal of waste and an evaluation of how the plan will support the implementation of the objectives and provisions of the revised WFD.*

- *The type, quantity and source of waste generated within the territory, the waste likely to be shipped from or to the national territory, and an evaluation of the development of waste streams in the future;*

- *Existing waste collection schemes and major disposal and recovery installations, including any special arrangements for waste oils, hazardous waste or waste streams addressed by specific Community legislation;*

- *An assessment of the need for new collection schemes, the closure of existing waste installations, additional waste installation infrastructure in accordance with Article 16 (on the proximity principle), and, if necessary, the investments related thereto;*

- *Sufficient information on the location criteria for site identification and on the capacity of future disposal or major recovery installations, if necessary; and*

- *General waste management policies, including planned waste management technologies and methods, or policies for waste posing specific management problems.*

In addition, Schedule 1 to the Waste (England and Wales) Regulations 2011 sets out other obligations for the Plan which have been transposed from the revised WFD. These other obligations include:

- *In pursuance of the objectives and measures in Directive 94/62/EC (on packaging and packaging waste), a chapter on the management of packaging and packaging waste, including measures taken pursuant to Articles 4 and 5 of that Directive.*

- *Measures to promote high quality recycling including the setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors.*

- *As appropriate, measures to encourage the separate collection of bio-waste with a view to the composting and digestion of bio-waste.*

- *As appropriate, measures to be taken to promote the reuse of products and preparing for reuse activities, in particular -*

    (a) measures to encourage the establishment and support of reuse and repair networks;

    (b) the use of economic instruments;

    (c) the use of procurement criteria; and

    (d) the setting of quantitative objectives.

- *Measures to be taken to ensure that by 2020*

    (a) at least 50% by weight of waste from households is prepared for reuse or recycled.

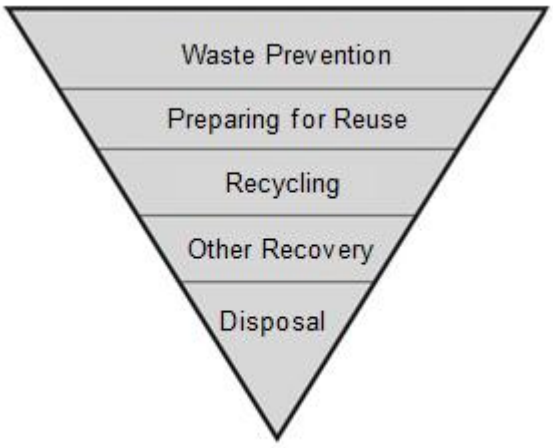
    (b) at least 70% by weight of construction and demolition waste7 is subjected to material recovery.'

Waste Hierarchy

The Waste Hierarchy requires avoidance of waste in the first instance followed by reducing the volume that requires disposal after it has been generated.

It gives an order of preference for waste management options to minimise the volume for disposal, as shown in **Figure A1.1**.

Figure A1.1: The Waste Hierarchy



Source: Waste Framework Directive

The main principles of the Waste Hierarchy are:

- Waste should be prevented or reduced at source as far as possible;
- Where waste cannot be prevented, waste materials or products should be reused directly or refurbished and then reused;
- Waste materials should be recycled or reprocessed into a form that allows them to be reclaimed as a secondary raw material;
- Where useful secondary materials cannot be reclaimed, the energy content of the waste should be recovered and used as a substitute for non-renewable energy resources; and
- Only if waste cannot be prevented, reclaimed or recovered, should it be disposed of into the environment and this should only be undertaken in a controlled manner.

The Waste Hierarchy has been implemented *in England and Wales by the Waste (England and Wales) Regulations 2011*. These regulations require that an establishment or undertaking that imports, produces, collects, transports, recovers or disposes of waste must take reasonable steps to apply the Waste Hierarchy when waste is transferred or disposed of.

Local Waste Policy

Greater Manchester Waste Plan - Updated February 2017[4]

The association of Greater Manchester Authorities (AGMA) agreed to produce a Joint Waste Development Plan Document (the 'Waste Plan') in 2006. AGMA consist of all ten Greater Manchester Authorities.

The Waste Plan forms part of each Authority's statutory development plan and runs from 2012 to 2027.

The purpose of the Waste Plan is to set out a waste planning strategy to 2027, which enables the adequate provision of waste management facilities in appropriate location for municipal, commercial, industrial, construction, demolition and hazardous wastes.

The Waste Plan includes a set of development management policies which assist in the consideration of waste planning applications and includes a set of plans identifying the potential locations of future waste management facilities within each of the ten Local Planning Authorities.

The Waste Plan was produced by the Minerals and Waste Planning Unit (part of Urban Vision) on behalf of each Authority.

A Joint Committee was established to act as an Executive, with responsibility for approval of the Waste Plan and accompanying documents up to publication and adoption, at which point the Waste Plan was agreed by each Authority's Full Council.

Manchester's Local Development Framework: Core Strategy Development Plan Document - July 2012[5]

The Core Strategy was adopted by MCC on 11 July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines MCC's vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision.

With regard to waste management the following policies are of relevance to the proposed development:

'*Policy EN 19: Waste*

The Council will:

- *Work with other Districts through the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) to safeguard existing sites for waste management and identify and safeguard new sites in existing areas of employment where appropriate.*
- *Require all developers, including these new waste management facilities within the District, to demonstrate the proposal's consistency with the principles of the waste hierarchy (prevention, reduction, reuse, recycling/ composting, energy recovery, final disposal)*
- *Require all developers of new waste management facilities within the District to plan for and, where appropriate, use sustainable modes of waste transport, including use of modes such as rail and Manchester Ship Canal.*
- *Require all developers to submit a waste management plan to demonstrate how both construction and demolition waste will be minimised and recycled on site wherever possible and how the sustainable waste management needs of the end user will be met.*
- *Have full regard to the economic and environmental benefit that well designed and run, waste management facilities can bring to the District, subject to any conditions required to protect the amenity of existing adjacent users.*

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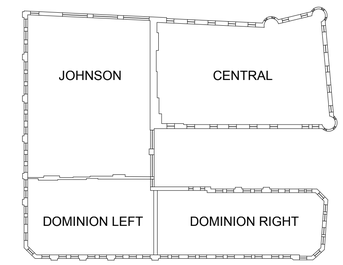
[4] Greater Manchester Authorities (2017) *Greater Manchester Waste Plan* http://www.gmwastedpd.co.uk/

[5] MCC (2012) *Manchester's Local Development Framework: Core Strategy Development Plan Document* http://www.manchester.gov.uk/downloads/download/4964/core_strategy_development_plan

- *Promote the development of innovation and technological advancement within the sustainable waste management industry, aiming to achieve a closed-loop waste management system.*
- *Require waste management practices to have full regard to the environmental, social and economic impacts of such development and encourage long-term benefits in improving the environment, the regeneration of areas in need of investment and co-location with other employment uses where appropriate.*
- *Encourage communities to take responsibility for the waste they created through the provision of accessible facilities.'*

Appendix C

FLOOR PLANS



KEY LOCATION PLAN 1:500 SCALE

GENERAL NOTES:

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL, ELECTRICAL & ABOVE GROUND DRAINAGE WORKS REFER TO THE M&E ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

DRAWING USED FOR TENDER PURPOSES ONLY

TO BE READ IN CONJUNCTION WITH:

- LRW-7664-L(00) CODE 'TIER' I.D PLANS
- LRW 7664-L(20) CODE G.A LAYOUTS
- LRW-7664-L(26) CODE AS EXISTING LAYOUTS
- LRW-7664-L(42) CODE FIRE STRATEGY PLANS
- LRW-7664-L(80) CODE BEDROOM LAYOUTS
- LRW-7664-S(80) CODE AREA SCHEDULE
- H&T MEASURED SURVEY REF. S8777

G.A. KEY:

+ FL 38.484	EXISTING SURVEYED FLOOR LEVEL
+ 42.19	PROPOSED FLOOR LEVEL
F.F.L.	FINISHED FLOOR LEVEL
F.L.L.	FINISHED STAIR LANDING LEVEL
F.S.L.	FINISHED SCREED LEVEL
S.S.L.	STRUCTURAL SLAB LEVEL
C.O.S.	TO BE CHECKED ON SITE
(T30)	IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80) CODE PLANS
	ASSUMED EXISTING COLUMNS TO BE RETAINED, SUBJECT TO OPENING UP WORKS. NOTE - ALL EXISTING SHOP FITTING/CLADDING AROUND COLUMNS TO BE REMOVED & MADE GOOD, U.N.O
	EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
	CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
	PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
D1.01 EXTG	NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - REFER TO S(32) SCHED.
D1.20 NEW	NEW DOOR & FRAME - REFER TO SEP. S(32) CODE SCHEDULE & A(32) CODE DOOR SET DETAILS
BLR	RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
	DENOTES FIXED JOINERY ITEMS THAT ARE TO BE DESIGNED BY G+P - REFER TO SEP. DETAILS
S.G	EXTG. SECONDARY GLAZING TO BE RETAINED / REINSTALLED AFTER NEW CEILING INSTALLATION
	NEW SECONDARY GLAZING BY SELECTAGLAZE (TO MATCH EXISTING), ALL TO SUIT ACOUSTICIANS RECOMMENDATIONS
W.H	WALL HEATERS (INDICATIVELY SHOWN). TO REPLACE EXISTING IN TIER 3B ROOMS AND NEW INSTALLATION IN TIER 3A. SPEC. EXACT LOCATION/ QUANTITY OF NEW RADIATOR PANELS WITHIN TIER 3A BEDROOMS IS SUBJECT TO FURTHER DEVELOPMENT WITH A.E/ G+P. LOCATION OF PANELS SUBJECT TO SITE CONDITIONS. SEE LRW L(80) CODE DWGS & A(70)04 (TIER 3B)
T.V	APPROX. LOCATION OF NEW SLIMLINE FLAT SCREEN T.V - WALL MOUNTED TO EXTENDABLE PLATE BRACKET, AS PART OF FF&E PACKAGE SEE LRW L(80) CODE DWGS & A(70)02 (TIER 3B)

rev	description	drwn	auth	date

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client: SACO

project: THE ATRIUM MANCHESTER

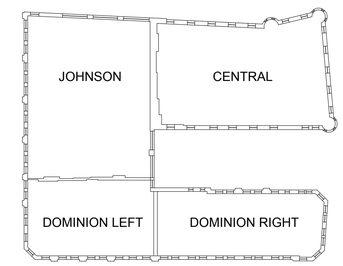
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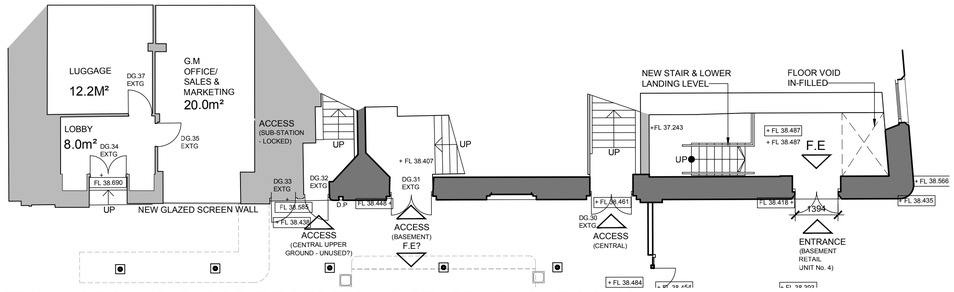
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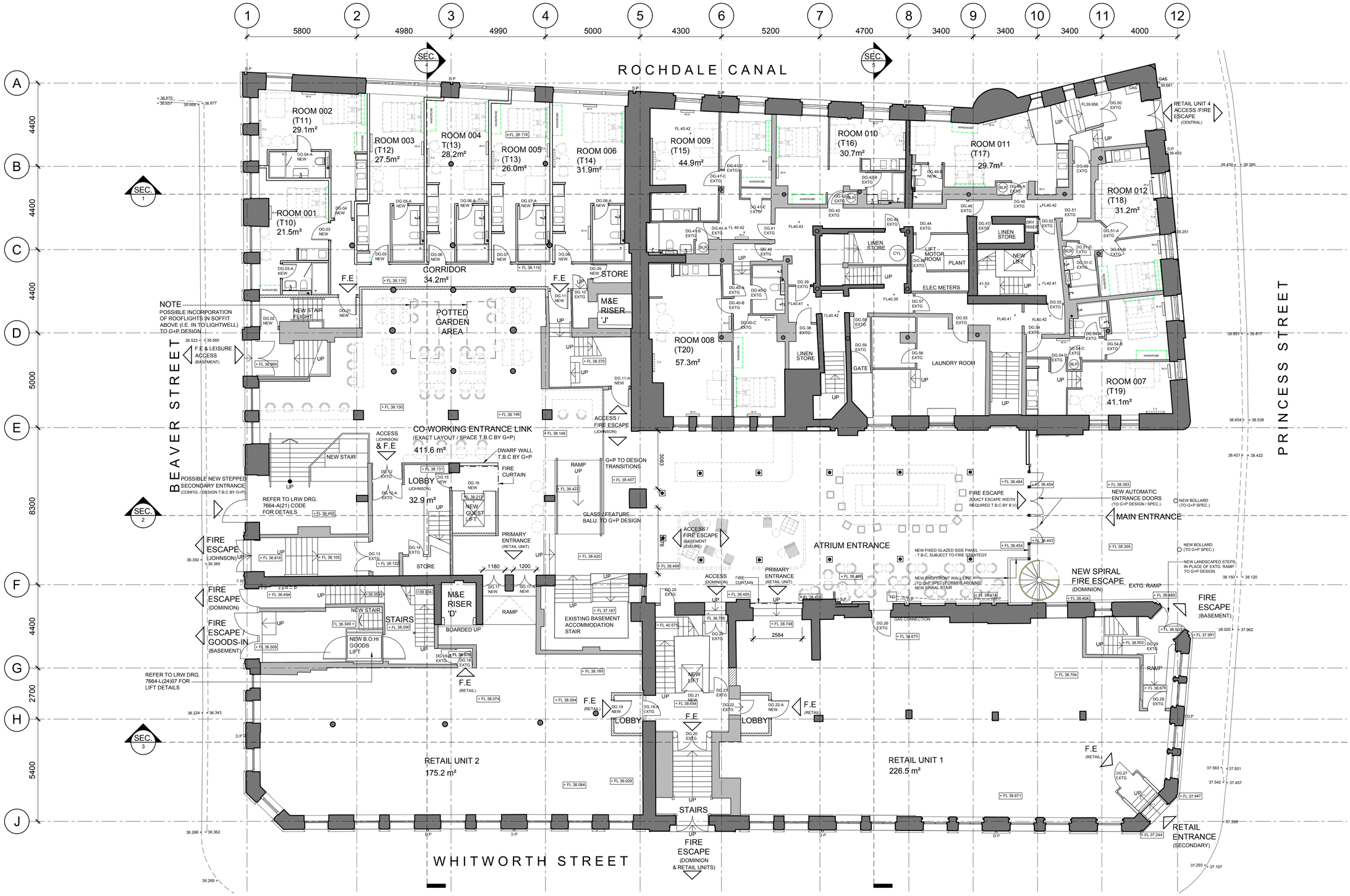
purpose of issue: planning ○ building regs ○ tender ● comment ○ approval ○ construction ○



KEY LOCATION PLAN 1:500 SCALE



ATRIUM GROUND FLOOR RECEPTION & STAFF ADMIN ROOMS (UNDER CENTRAL HOUSE BEDROOMS)



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- LRW-7664-L(42) CODE FIRE STRATEGY PLANS
- LRW-7664-L(80) CODE BEDROOM LAYOUTS
- LRW-7664-S(80) CODE AREA SCHEDULE
- H&T MEASURED SURVEY REF. S8777

G.A. KEY:

+ FL 38.484	EXISTING SURVEYED FLOOR LEVEL
+ 42.19	PROPOSED FLOOR LEVEL
F.F.L.	FINISHED FLOOR LEVEL
F.L.L.	FINISHED STAIR LANDING LEVEL
F.S.L.	FINISHED SCREED LEVEL
S.S.L.	STRUCTURAL SLAB LEVEL
C.O.S.	TO BE CHECKED ON SITE
(T30)	IDENTIFIES BEDROOM TYPE LAYOUT, AS SHOWN IN MORE DETAIL ON LRW-L(80) CODE PLANS
	ASSUMED EXISTING COLUMNS TO BE RETAINED, SUBJECT TO OPENING UP WORKS. NOTE - ALL EXISTING SHOP FITTING/CLADDING AROUND COLUMNS TO BE REMOVED & MADE GOOD, U.N.O
	EXISTING WALLS, WINDOWS, PARTITIONS ETC. TO BE RETAINED
	CONCRETE BLOCK WORK WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
	PLASTERBOARD & STUD PARTITION WALLS - AS NOTED ON LRW L(42) CODE DRAWINGS
D1.01 EXTG	NEW DOOR LEAF, ARCHITRAVES, IRONMONGERY & SMOKE SEALS (IF REQUIRED, SUBJECT TO SITE CONDITION REPORT) FITTED TO RETAINED DOOR FRAME (MADE GOOD) - REFER TO S(32) SCHED.
D1.20 NEW	NEW DOOR & FRAME - REFER TO SEP. S(32) CODE SCHEDULE & A(32) CODE DOOR SET DETAILS
SLR	RETAINED EXISTING H/W CYLINDER TO BE UTILISED IN EXISTING LOCATION / CUPBOARD, SUBJECT TO SITE CONDITION REPORT
	DENOTES FIXED JOINERY ITEMS THAT ARE TO BE DESIGNED BY G+P - REFER TO SEP. DETAILS
S.G	EXTG. SECONDARY GLAZING TO BE RETAINED / REINSTALLED AFTER NEW CEILING INSTALLATION
	NEW SECONDARY GLAZING BY SELECTAGLAZE (TO MATCH EXISTING), ALL TO SUIT ACOUSTICIANS RECOMMENDATIONS
W.H	WALL HEATERS (INDICATIVELY SHOWN). TO REPLACE EXISTING IN TIER 3B ROOMS AND NEW INSTALLATION IN TIER 3A, SPEC. EXACT LOCATION/ QUANTITY OF NEW RADIATOR PANELS WITHIN TIER 3A BEDROOMS IS SUBJECT TO FURTHER DEVELOPMENT WITH A.E/ G+P. LOCATION OF PANELS SUBJECT TO SITE CONDITIONS. SEE LRW L(80) CODE DWGS & A(70)04 (TIER 3B)
T.V	APPROX. LOCATION OF NEW SLIMLINE FLAT SCREEN T.V - WALL MOUNTED TO EXTENDABLE PLATE BRACKET, AS PART OF FF&E PACKAGE SEE LRW L(80) CODE DWGS & A(70)02 (TIER 3B)

rev	description	drwn	auth	date

DO NOT SCALE OFF THIS DRAWING
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client: SACO

project: THE ATRIUM MANCHESTER

project no	drawing no	rev
7664	L(20)02	

description - GROUND FLOOR GENERAL ARRANGEMENT PLAN

scale	date drawn	drawn by	authorised by
1:100@ A1	14.06.17	MS	CM

Plotted by: Cathryn

purpose of issue: planning ○ building regs ○ tender ● comment ○ approval ○ construction ○