22 March 2018
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Submitted via the Planning Portal Ref: PP-06821165

F.A.O David Brettell

Dear Sir or Madam

Applicant: WeWork
Application Site: One St Peter's Square, Manchester, M2 3AE
Application for Full Planning Permission for formation of louvres within existing 2nd floor soffit panel on Oxford Street elevation to allow air intake to floors 2 and 3.

Introduction

We write on behalf of our client, WeWork, to apply for alterations to the existing soffit panel at the 2nd floor of One St Peter's Square. The alterations are necessary to provide air ventilation to Levels 2 and 3 of the building.

The Site

One St Peter's Square was granted permission in February 2010 (ref. 091751/FO/2009/C2), with approved uses ranging from Class B1 offices on upper floors to Class A3 and A4 café, restaurant and bar uses on the ground floor. The building is bounded by Dickinson Street, George Street, Oxford Street and St Peter's Square in the heart of Manchester city centre.

One St Peter's Square was completed in 2014. Present occupants include KPMG, DLA Piper, CBRE and Addleshaw Goddard. The building will be become fully occupied once WeWork and law firm Irwin Mitchell relocate.

The building fronts St Peter's Square which has itself undergone a major transformation over the past few years. St Peter's Square is the civic centre of Manchester, accommodating some of the city's key public buildings including the Town Hall and Central Library. It has been recently transformed into a new civic space which provides an appropriate, internationally-significant setting for these buildings.

The key objective of the Square's transformation was to make the area the city centre's premier destination for Grade A office space. The work has largely been completed and the Square represents a world-class public space at the heart of Civic Quarter. The area is seen as pivotal to the next phase of growth of the city centre economy.

The application site falls within the St Peter's Square Conservation Area with the rear of the site being adjacent to the boundary of the George St Conservation Area.

This planning application relates to a minor change to the existing soffit panels on the underside of the 2nd floor of the building facing Oxford Street. The soffit panels are situated over the double height entrance into Fumo, a restaurant occupying part of the ground floor.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The proposed alteration will facilitate the provision of new office space capable of meeting the requirements of the next generation of office occupiers and help strengthen the commercial offering of St Peter's Square, in accordance with the City Council's objectives.

The Applicant - WeWork

WeWork is a platform for entrepreneurs, start up companies and creators, providing over 200,000 members around the world with flexible office space and online space.

WeWork purchase or lease office space (often one or two floors within an office building) and transforms it into smaller offices and common areas. It then rents desks to individuals or groups who want the benefits of a fully stocked office without the expense of a full office.

The company provide collaborative, physical spaces for occupants of any size enabling individuals to use the space as and when required. WeWork have offices space across the globe, with a UK presence in London and Manchester (already occupying three floors within the recently completed No.1 Spinningfields office building).

Manchester has been specifically chosen by WeWork as a city with a rapidly evolving and thriving startup hub in the Northern Quarter and an independent food and art scene rivaled by few other UK cities in the UK.

WeWork's operation from One St Peter's Square will make a substantial contribution towards achieving the objective to make St Peter's Square and the Civic Quarter the premier destination for Grade A office floorspace in the city centre.

The Proposed Works

WeWork is presently fitting out some 44,000 sq.ft of internal office space within the building. Once complete they will occupy both the 2nd and 3rd floors of One St Peter's Square.

Due to the co-working nature of spaces and the flexible working practices of its members, the WeWork business model requires a specific number of desks within each of its chosen locations.

For One St Peter's Square, they require a total of 889 desks. The desk count to be provided is therefore 398 desks on the 2nd floor and 491 desks on the 3rd floor.

The intensity of desks and resultant number of people working on the floor requires a greater fresh air requirement than was originally envisaged for this office building.

The fresh air requirements cannot be reduced as there are minimum standards required by Building Regulations. Similarly a reduction in desk numbers would be incompatible with WeWork's business model operation no longer being viable.

Several options have been explored as detailed within the attached Ventilation Options Summary Chart. The following options have been considered and discounted (refer to enclosed Air Intake Options Analysis):

- Utilise Existing Risers within the building to draw air from roof level.
- Place new louvers in the side elevation to Dickenson Street which replace window panels for supply and extract.
- New louvers in the rear elevation to George Street which replace window panels for supply and extract.
- Create new ventilation slots in the soffit panels within existing main entrance canopy area in the colonnade.

- Change the soffit panel lighting solution in the triangular section of soffit at level 2 over the entrance to Fumo restaurant.

All of the above options have been discounted, and the preferred solution is to draw fresh air into the floors via creation of louvered slots within the panels in the triangular section of the 2nd floor soffit, above the double height entrance to Fumo restaurant.

The existing panels will be removed, perforated with the required louvered slots and reinstalled in the same location. The benefit of this option are as follows:

- Retaining the existing soffit panels would have a minimal impact on the character and appearance of the building.
- Due to the location of the soffit panels, the proposed alteration would only be seen from a limited number of locations, principally, the pavement immediately in front of the Fumo restaurant.

The proposed soffit layouts are illustrated in drawing reference 54383-ELE-SW02 Existing / Proposed Louvered Soffit Details.

Other than the formation of louvres within the existing soffit panels, no other external plant or alterations are proposed.

The building owners are aware and have agreed to this change. They fully support the occupation of WeWork within the building.

Application Documents

Aside from this covering letter, the application comprises the following documents:

- Application forms and certificates
- The following plans for approval:
    - 54383-PL1-AR01 Location Plan
    - 54383-ELE-SW02 Existing/Proposed Louvered Soffit Details

In addition, the following plans are provided in support of the application to illustrate various options that have been considered but discounted.

- Air Intake Options Analysis, supported by the following plans:
    - 54383-ELE-NE01 Dickinson Street Elevation
    - 54383-ELE-SE01-A George Street Elevation
    - 54383-ELE-SW01-A Existing/ Proposed Soffit Details
    - 54383-F02-ME20 Riser Allocation
    - 54383-FRF-PL01 Roof / Plant Plan
    - A5.0-02-J – Second Floor Plan
    - IMG_056 Proposed Soffit - Indicative

As the application is submitted via the Planning Portal, payment of the application fee of £1,386.00 has been issued separately by BACS payment.

Policy

Core Strategy (2012)
The Manchester Core Strategy was adopted in July 2012 and is the key, overarching DPD within the LDF. The Core Strategy has replaced significant elements of the Manchester UDP as the document that sets out the long term strategic policies for Manchester's future development and forms the framework that planning applications will be assessed against.

Policy SP1 identifies the key spatial principles which will guide the strategic development of Manchester to 2027. One such principle is that the Regional Centre will be the focus for economic and commercial development, leisure and cultural activity, alongside high quality city living.

Policy EC1 relates to Employment and Economic Growth in Manchester. The policy focuses primarily on the most significant employment-generating land uses (offices, industrial, etc), and states that Manchester City Centre is a key location for such land uses.

Policy EC3, The Regional Centre, indicates that the Regional Centre includes the largest concentration of economic activity in the Manchester City Region, with employment generating uses being encouraged in this area.

Emphasis throughout the Core Strategy document is placed on the value of Manchester City Centre to the City and the City Region, primarily as an economic driver. This is reflected in Policy **CC1** (Primary Economic Development Focus: City Centre and Fringe), which states that the focus for employment growth will be in high density offices and the Council will give particular encouragement and support for such development within areas including the City Centre and Fringe area. The Civic Quarter is specifically identified as a City Centre focus area for the development of high density offices. Development for offices within this area will be encouraged by the Council.

Policy CC9 of the Core Strategy (Design and Heritage) indicates that design should give particular attention to the City Centre context and character, and preserve or enhance identified heritage assets, including listed buildings and conservation areas.

Policy EN3 of the Core Strategy (Heritage) further states that development must be designed to support the preservation or enhancement of the historic environment.

Policy DM1 states that all development should have regard to a number of following specific issues, including

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity including noise, vibration, air quality and odours.

Policy GM3 of the draft Greater Manchester Spatial Framework (GMSF) (2016) indicates that the office developments within the City Centre should help to further enhance the City Centre's position as the premier office location outside London.

Civic Quarter – Manchester Central Regeneration Framework (2009)

The adopted Civic Quarter – Manchester Central Regeneration Framework guides investment in the Civic Quarter. St. Peter's Square is considered as a focus for major investment by the private sector, making direct reference to One St Peter's Square, the former Elisabeth House, as a substantial high quality office space which will attract investment and contribute to the continued southward expansion of the city core.

The framework indicates that a key driver in supporting the Civic Quarter's emergence as a meeting place and new public interface attracting investment, business and economic growth is the provision of cutting edge, modern and flexible floorplates to attract new occupiers.

Paragraph 7.23 states that: "*The principal land use for new development in this area is commercial, to support its emergence as a meeting place and new public interface; attracting investment, business and economic growth. Therefore a key driver is the aspiration to provide cutting edge, modern and flexible floor plates to attract new occupiers".*

The proposed office building works are in full accordance with the framework as the alteration to the soffit panels will allow WeWork to occupy their floorspace, and provide collaborative, physical spaces for working teams of any size.

Consideration

Visual Impact

The alteration would only be visible from a limited number of locations, primarily from Oxford Street immediately adjacent to the entrance to Fumo.

Moreover, even when it can be seen, the preferred option will have a very limited visual impact as the existing panels are located at a high level, they will be retained in position and perforated in uniform appearance. The existing lighting solution will also remain unchanged.

The impact to St Peter's Square Conservation Area and the surrounding historic environment is considered to be negligible, as visual impact of the change will be minimal.

Noise and Odours

No exterior plant is proposed as part of this application. All of the air handling associated with the ventilation will be housed within a Air Handling Unit (AHU), which will be located internally on the office floor plate in a central location of the 2nd floor. This Mech Room will be suitably attenuated to allow office work to be undertaken in the spaces around it, subsequently resulting in no breakout noise between the plant and outside.

The location of the AHU / mechanical plant room is provided in drawing reference A5.0-02 – Second Floor Plan. As this is within an internal room it does not require planning permission.

The only noticeable noise generated would occur from air passing through the new openings in the panels, during air intake. The panels will, however, be designed to ensure that this noise would be no greater than 60dB(A), which at a height of 15m above ground would be unnoticeable due to the existing background noise of this area and the proximity of the building to Oxford Street public highway.

In terms of odours, there will be no odour generated by the proposed works. The ventilation serves air intake only, no air will be expelled from the openings.

The proposed ventilation system will therefore have no significant impact upon noise levels and odours.

Economy

WeWork have an established operation at No.1 Spinningfields and are seeking to deliver a second Manchester operation at One St Peter's Square, providing more opportunities for business to benefit from its co-working office spaces.

The proposed alteration, despite being minor in nature, will allow WeWork to operate within the One St Peter's Square building. WeWorks operation will enhance the Regional Centre's commercial office offer by delivering flexible, high quality, modern, office space in a highly accessible location within the City Centre.

Any reduction in desks would result in WeWork no longer being able to let the floorspace, as a reduction is not compatible with the WeWork business model. This would have subsequent impacts in terms of reduced job creation and harm to investment in One St Peter's Square.

WeWork seeks to fulfil its occupation, subsequently enhancing economic activity within the City Centre and providing spaces for further employment uses to occur within its floorspace. With WeWork occupying the 2nd and 3rd floors, One St Peter's Square will be fully let and the vitality and viability of the office development is sustained.

This is in full accordance with the Core Strategy and Civic Quarter Regeneration Framework, both of which see this location as a focus for Grade A Business location which one which is very much pivotal to the Manchester economy.

Conclusion

The proposed development will facilitate the increase of fresh air to the 2nd and 3rd floors of One St Peter's Square, a requirement of the proposed tenant WeWork. The occupation of One St Peter's Square by WeWork will also increase economic activity in the Manchester City Region.

WeWork have chosen Manchester as their first UK regional location, enhancing the City's position as a premier office location.

Occupation of One St Peter's Square will help Manchester based up-and-coming entrepreneurs and established enterprises grow with support from the private office space, all-inclusive amenities, and flexible terms. The provision of "*cutting edge, modern and flexible floorplates to attract new occupiers*" is identified by the adopted Civic Quarter Framework as being of critical importance to ensuring the overall objectives for the Civic Quarter are met.

The planning application proposals accord entirely with the key provisions of Manchester's Core Strategy, by facilitating new office development of the highest quality in a key city centre location that will contribute towards meeting local regeneration objectives which identify the Civic Quarter as a focus area for high density offices.

The impact to St Peter's Square Conservation Area and the surrounding historic environment is considered to be negligible, as both noise levels and visual impact will be minimal.

In light of the above, we conclude that the proposed alterations are acceptable in design and amenity terms and therefore, the application should be approved without delay.

We trust that the details included above and in the enclosed supporting information provide you with sufficient information to register the application and that it can be dealt with positively.

Should you require any clarification or additional information, please contact either Jay Patel (0161 602 8258) or Olivia Pemberton (0161 602 8661) at these offices.

Yours faithfully

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Planning

Encs.

1 St Peter's Square – Air Intake Options Analysis – to be read alongside attached plans

Option	Comments – Technical	Comments - Planning	Conclusion
1. Reduce the number of desks which would then reduce the fresh air requirement	Does not address the issue	We Work business model not viable with reduced desks. Would result in no letting and subsequent impacts in terms of reduced job creation, harm to investment etc.	Rejected
2. Reduce the fresh air requirements	The design is already incorporating a diversity of occupation suitable to the use and in compliance with the ability to operate at the minimum required by Building Regulations. As such it cannot be reduced further.	We Work business model not viable, no letting, no investment, reduced job creation, harm to investment	Rejected
3. Utilise Existing Risers within the building to draw air from roof level.	All risers within 1SPS have been fully reviewed for their capacity and ability to accommodate the required ducting. The space needed from the floor to the roof is that to accommodate 2No 1200x400mm ducts. Due to the working space needed to install the ducts of this size this space in a riser increase to 1600x 600mm for each duct, one supply and one extract. Following the review it has been concluded that none are suitable for the following reasons: A. Electrical services riser - full B. Utilised for water services – inadequate space C. Electrical services riser - full D. Landlord primary air and pipework riser - full	Utilising the existing internal risers would have no visible external impact, however from review of the riser space in the building no suitable space remains for the two 1600x600mm risers needed. Additional risers could be cut into the building but as the floors of Wework are on the 2nd & 3rd this would result in a loss of internal floor space on a number of upper levels that are already let. From review of the remaining limited riser space available where these risers appear on the roof top plant space there is no suitable plant space So the Air Handling Unit (AHU) would need to be positioned on the floor plate which loses an area of 7m x 4m of office floor area The air volume which can be provided via these existing risers and an on floor AHU is only 40% of the additional ventilation needed for the Wework demise. This would seriously limit the occupancy and business style of Wework	Not feasible and rejected

		E. Tenant riser and some space available to roof but no connectivity at roof level to tenant plant space F. Landlord electrical services - full G. Landlord Gas riser - full H. Tenant riser which has already been used and now only leaves 500x300 available to roof I. Dry riser – which can only be used for firefighting services J. Tenant riser which has already been used and now only leaves 900x300 available to roof K. Tenant riser which has already been used and now only leaves 1000x300 available to roof L. Dry riser M. Tenant riser which has already been used and now only leaves 1500x300 available to roof N. Smoke vent – which cannot be used of other services O. Toilet ventilation and drainage riser - full P. Tenant riser – already fully used Q. Landlord primary air and pipework riser - full See drawing 54383 F02-ME20		
4.	New louvers in the side elevation to Dickenson Street (North East Elevation) which replace window	Potentially satisfies technical requirements.	Concern at visual impact to elevation and loss of perimeter office accommodation adjacent to windows. Locating an AHU plant area on the floor plate behind the windows would lose floor area of 10mx 5m and would also create a bay of windows with no office activity behind them.	Technically feasible, but not preferred due to impact on elevations and floorspace.

1 St Peter's Square – Air Intake Options Analysis – to be read alongside attached plans

	panels for air supply – see drawing 53491-ELE-NE01		See drawing that shows the size locates the louvers in the elevation at level 2	
5.	New louvers in the South East elevation to George Street which replace window panels for air supply – see drawing 53491-ELESE-01	Potentially satisfies technical requirements	Concern at visual impact to elevation and loss of perimeter office accommodation adjacent to windows. Locating an AHU plant area on the floor plate behind the windows would lose floor area of 10mx 5m and would also create a bay of windows with no office activity behind them. See drawing that shows the size and location of the louvers in the elevation at level 2	Technically feasible, but not preferred due to impact on elevations and floorspace.
6.	Create new ventilation slots in the soffit panels within existing main entrance canopy area in the colonnade (facing St Peter's Square)	Potentially satisfies technical requirements but not ideally located in the floor plate perimeter to access (as located above front entrance and being above the colonnade lighting installation). This will make access and future maintenance difficult.	Although limited visual impact when viewing the from the majority of St Peter's Square, this alteration would be seen by people using area in and around the main office entrance and would also have an influence on the up lighting solution used on the colonnade soffit at Level 2.	Technically feasible, but not preferred due to impact on soffit and visual impact over main entrance to building fronting St Peter's Square and access issues.
7.	Change the soffit panels in the triangular section of soffit at level 2 over the entrance to Fumo restaurant to Oxford Street Elevation	Satisfies technical requirements. Easier to access then altering the front elevation.	Limited visual impact – existing panels retained and perforated to be of uniform appearance as existing soffit. Lighting solution retained unchanged.	**Preferred option – Refer to proposed plans 54383 ELE-SW02 and IMG_056 Proposed Soffit - Indicative**
8.	Change the soffit panel lighting solution in the triangular section of soffit at level 2 over	Potentially satisfies technical requirements because whilst the intake is local the extract path is so long and convoluted that a building regulations ventilation compliant system will be difficult to deliver	Existing panels retained but with a revised lighting solution using 6 number recessed down lights (as opposed to 3 as existing). Visual impact, whilst modest, would still be greater than the preferred option.	Feasible, however technically more difficult to deliver and visual impact greater than preferred option.

	the entrance to Fumo restaurant

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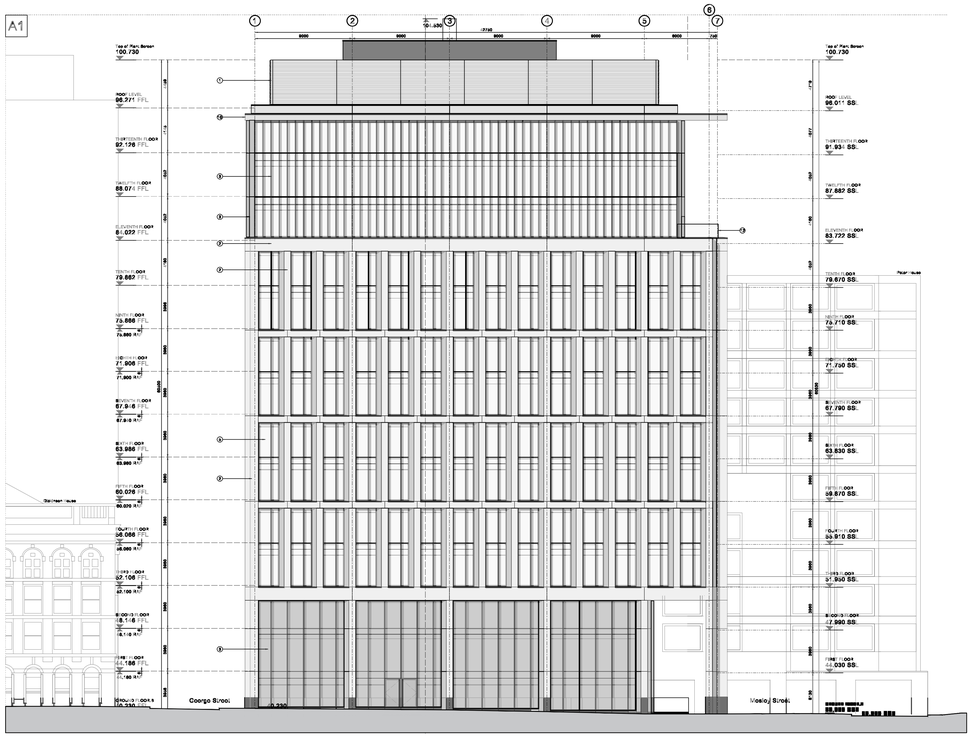
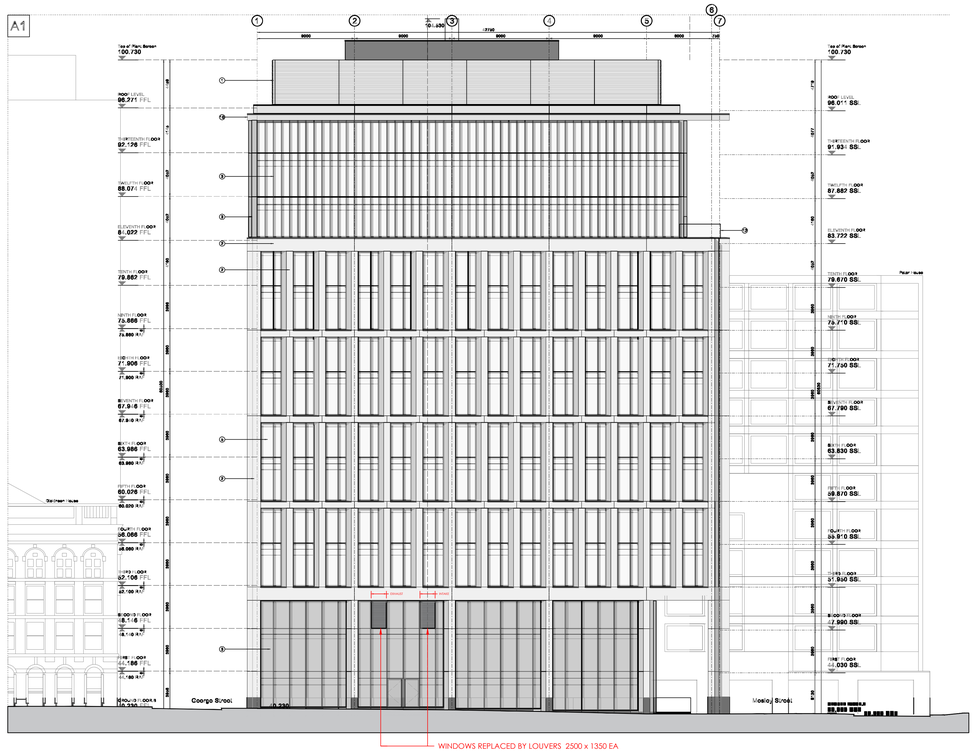


Existing Elevation (Dickinson Street Elevation)
Scale 1:20



Proposed Elevation (Dickinson Street Elevation)
Scale 1:20

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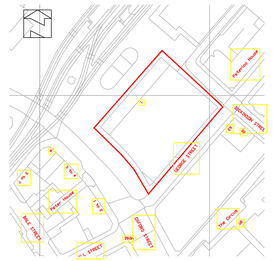

Location Plan 1:1250

One St Peter's Square - North East Elevation

for approval

revision description

brief
produce Elevations for Planning

client
Wework

location
Kings Place

drawn by LH | checked by CH | project director Phil Harris
scale As Indicated | sheet size A0 | original issue date

building surveyed by TSK ☐ by | date

no dimensions to be scaled from this drawing unless otherwise stated. all dimensions to be checked on site.

drawing title
Existing/Proposed Elevations

drawing no. 54383 - ELE-NE01 - | revision

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critical design control points :
check 1 | check 2 | check 3

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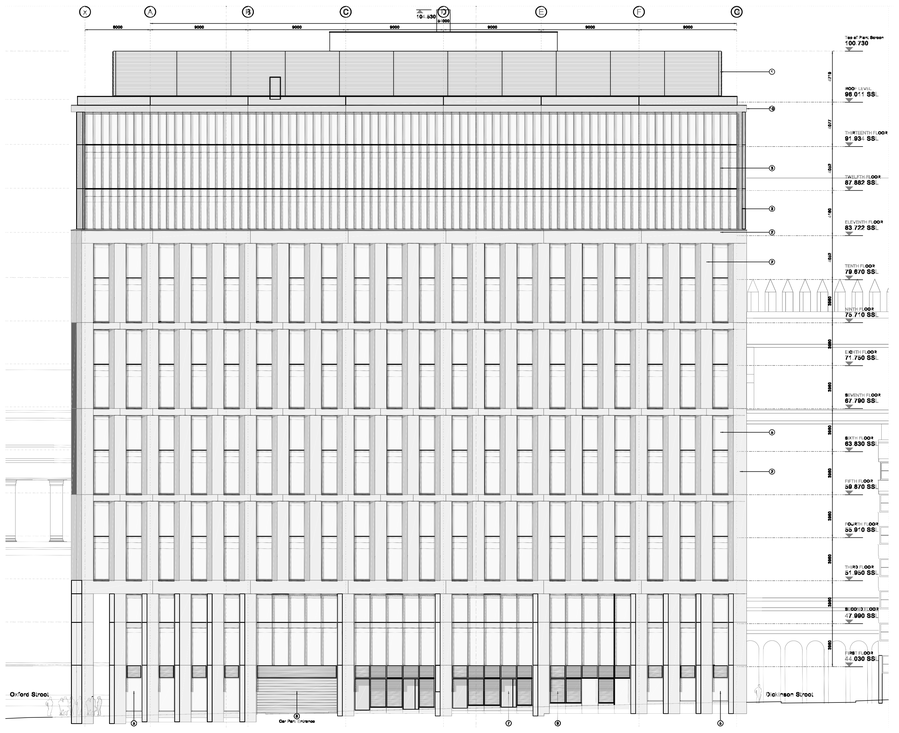

Existing Elevation (George Street Elevation)
Scale 1:20



Proposed Elevation (George Street Elevation)
Scale 1:20

Note: Proposed Fresh Air Intake above existing Car Park Entrance

1:1250
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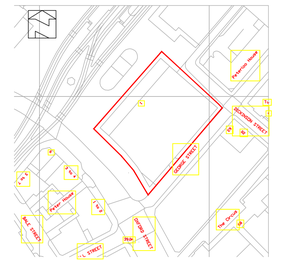
Peter Street
Deansgate - Castlefield
George Street
Car Park Entrance
Car Park Entrance
Car Park Entrance

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CDM 2015 - RESIDUAL RISK
Design hezfuire : Window Treatment
Hazard: fall from heights

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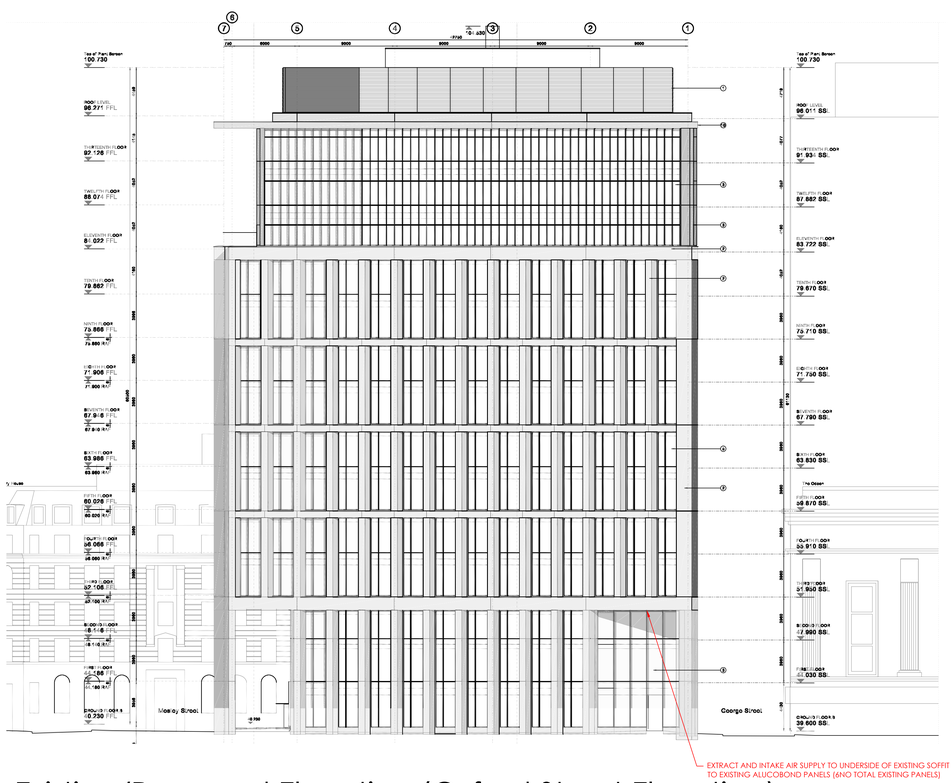
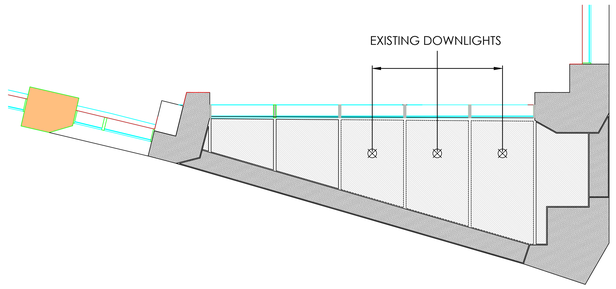
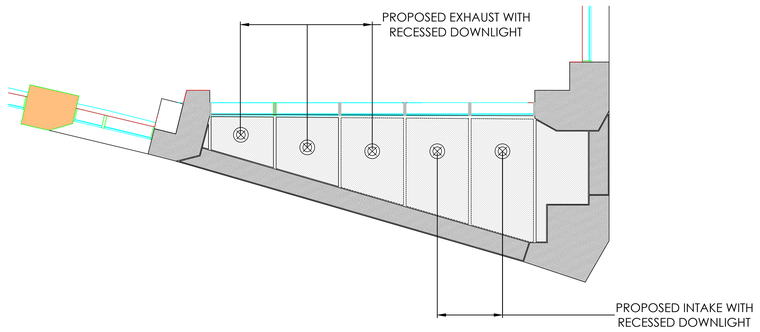


Existing/Proposed Elevation (Oxford Street Elevation)
Scale 1:20

Existing Soffit Layout - with existing 3no downlights



Proposed Soffit Layout - 5no downlights to be recessed into proposed air exhaust/intake system



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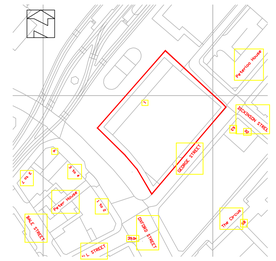
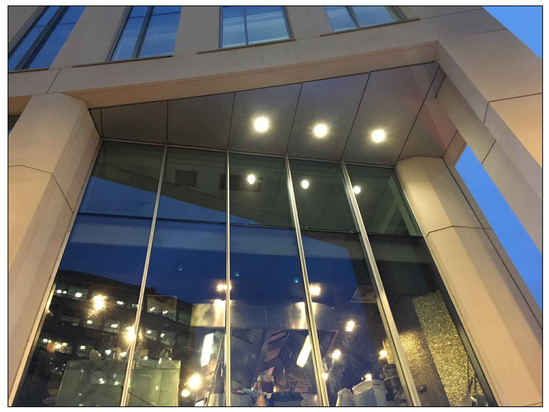


Location Plan 1:1250



Existing Soffit

One St Peter's Square - South West Elevation

A	Drawing revised with increased opening size to downlight 1no proposed light fitting removed due to potential structural element clash	23.01.18	LH
rev	revision description	date	drawn by

brief produce Elevations for Planning

client Wework

location Kings Place

drawn by LH	checked by CH	project director Phil Hannis
scale As Indicated	sheet size A0	original issue date

building surveyed by TSK ☐ **by** **date**

no dimensions to be scaled from this drawing unless otherwise stated. all dimensions to be checked on site.

drawing title Existing/Proposed Soffit Details

drawing no. 54383 - ELE-SW01 -A **revision**

for approval

Planning Issue

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critical design control points :
● check 1 ○ check 2 ○ check 3

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NOTE:
Tenant Riser Space Allocation
For the avoidance of doubt, Space will be allocated on a pro rata basis of the area leased v the overall area of the total development in risers A, C, H, J, K, M



Riser H J K M - Traditional Electrical Installation

Riser Space Available for WW Fit Out

for approval

revision description

brief

client
Wework

location
Kings Place

drawn by LH | checked by CH | project director Phil Hannis
scale As indicated | sheet size A0 | original issue date

building surveyed by TSK ○ by | date

no dimensions to be scaled from this drawing unless otherwise stated. all dimensions to be checked on site.

drawing title
Riser Details

drawing no. 54383 - F02-ME20 - | revision -

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critical design control points :
● check 1 ○ check 2 ○ check 3

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CDM 2015 - RESIDUAL RISK

Design Feature : Mechanical Services

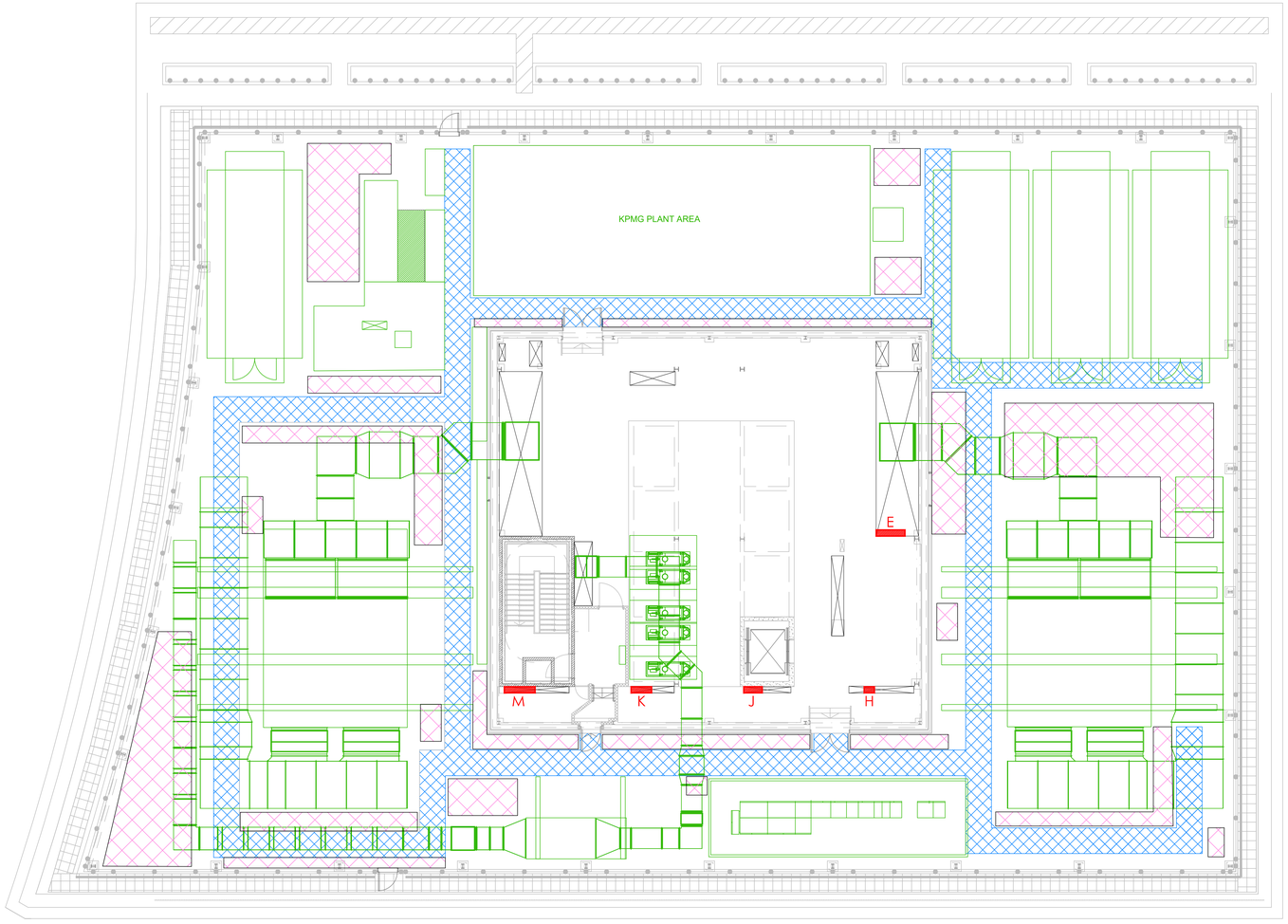
Hazard: falls from height

Hazard: contact with live services

Hazard: exposure to hazardous substances

MECHANICAL NOTES

Linear grilles to be split where proposed partitions cross.



FOOTPATH

EXISTING PLANT

RISERS

POTENTIAL PLANT LOCATIONS (SUBJECT TO LL AGREEMENT)

STRUCTURAL RISER OPENINGS AVAILABLE TO WW:

E - 1400 X 300
H - 500 X 300
J - 900 X 300
K - 1000 X 300
M - 1500 X 300

Roof/Plant Areas

for approval

revision description

brief
Produce plant room plan

client
Wework

location
Kings Place

drawn by LM | checked by CH | project director Phil Harris
scale 1:100 | sheet size A0 | original issue date

building surveyed by TSK ☐ by | date

no dimensions to be scaled from this drawing unless otherwise stated, all dimensions to be checked on site.

drawing title
Roof/Plant Plan

drawing no. 54383 - FRF-PL01 - revision -

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critical design control points :
check 1 | check 2 | check 3

JOINERY LEGEND

J-01	1	PANTRY ISLAND
J-02	1	HONESTY MARKET
J-03	1	PANTRY DESK
J-04	1	COMMUNITY BAR
J-05	1	WOOD PANELS
J-06	1	CONCRETE PANELS
J-07	2	LOUNGE SHELVING
J-08	1	GAME AREA BENCH
J-09	5	SETTING NOOKS
J-10	3	SMALL NOOKS
J-11	2	CONCRETE BENCH
J-12	1	SIT UP DESKS
J-13	2	SIT UP PIT DESKS
J-14	1	LOUNGE TABLE
J-15	10	CAN SHELF
J-16	1	HOT DESKS SHELVING
J-17	1	CONCRETE PANELS
J-18	4	PRINT MOON
J-20	1	PANTRY TABLE
J-22	1	SETTING NOOKS
J-23	1	SETTING NOOKS
J-24	4	SOFA TABLE

KEY NOTES

KN	ALL FURNITURE PROVIDED BY WW UNLESS INDICATED. JOINERY BY GC

SHEET NOTES

1. REFER TO DRAWING A-2.2 POWER & DATA PLAN & DETAILS FOR POWER & OUTLET CONFIGURATION & LOCATIONS.
2. ALL JOINERY TO BE PROVIDED BY GC MILLWORKER IDENTIFIED AS J-X.

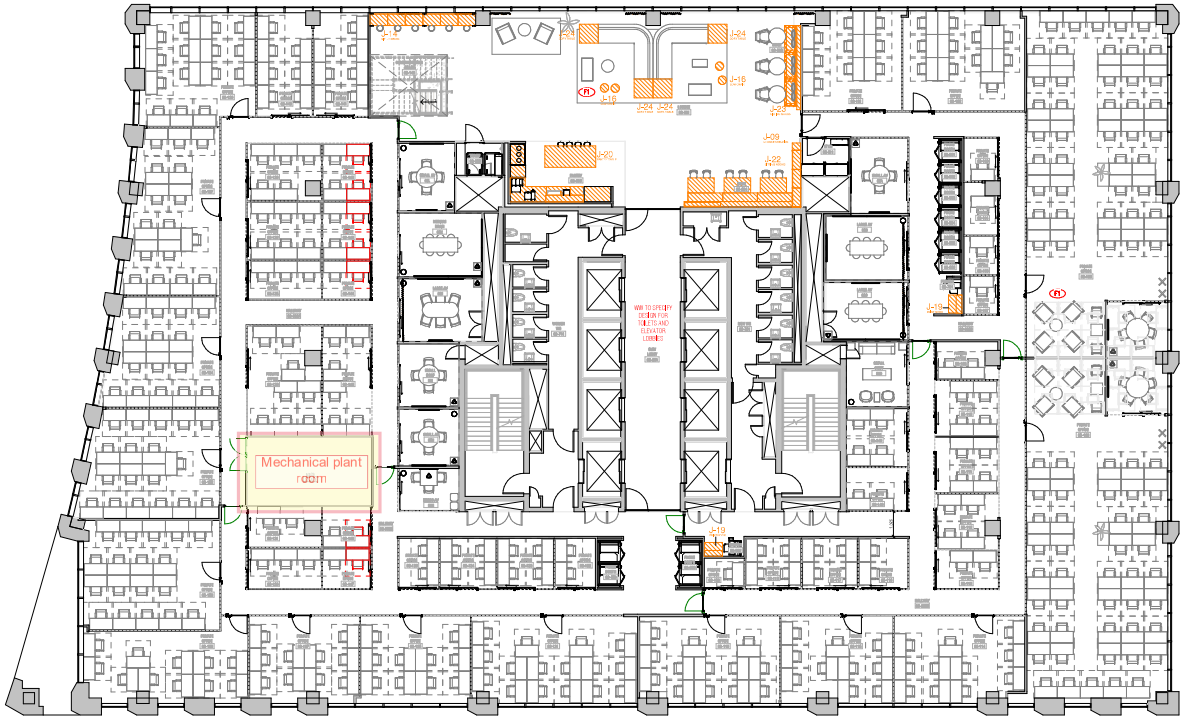
GENERAL ARRANGEMENT NOTES

NEW POSSIBLE DESK

NOT POSSIBLE DESK

JOINERY LEGEND

NEW JOINERY, SEE A5.0 AND A7.20 PLANS FOR MORE INFORMATION



WeWork

WeWork Manchester - St Peters Square

1 St Peters Square
Manchester
UK

J	ADDENDUM 6	12/03/2018
I	ADDENDUM 5	02/03/2018
H	ADDENDUM 4	19/02/2018
G	ADDENDUM 3	16/02/2018
F	ADDENDUM 2	07/02/2018
E	ADDENDUM 1	06/02/2018
D	ISSUE FOR CONSTRUCTION	19/01/2018
C	ISSUE FOR APPROVAL	20/12/2017
B	ISSUE FOR COORDINATION	06/12/2017
A	ISSUE FOR COORDINATION	22/11/2017

Description Date

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Drawn: Author Check: Checker Owner Approval:

Job No: Enter project number Scale: 1 : 100@A0

Title: **2ND FLOOR. FURNITURE PLAN**

Sheet: A5.0-02 Revision: J