MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

20 SEP 2013

Application for Planning Permission.
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

103675.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	UNIVERSITY OF LAW
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	3rd FLOOR
Address 2:	2
Address 3:	NEW YORK STREET
Town:	MANCHESTER
County:	MANCHESTER CITY
Country:	ENGLAND
Postcode:	M1 4HJ

2. Agent Name and Address

Title:	MR
First name:	STEPHEN
Last name:	SMITH
Company (optional):	ASHLEY SMITH CHARTERED SURV.
Unit:	
House number:	
House suffix:	
House name:	OAKMERE
Address 1:	BELMONT BUSINESS PARK
Address 2:	
Address 3:	
Town:	DURHAM
County:	CO. DURHAM
Country:	ENGLAND
Postcode:	DH1 1TW

3. Description of the Proposal

Please describe the proposed development, including any change of use:

THE PROPOSAL IS TO CHANGE THE USE OF THE 4th FLOOR, 2, NEW YORK ST, MANCHESTER M1 4HJ FROM GYMNASIUM USE TO NON-RESIDENTIAL EDUCATIONAL USE AND OFFICE USE. SEE ADDITIONAL INFORMATION ATTACHED.

PLANNING AND BUILDING CONTROL
20 SEP 2013

Has the building, work or change of use already started? ☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: 4TH FLOOR

Address 2: 2

Address 3: NEW YORK ST

Town: MANCHESTER

County: MANCHESTER CITY

Postcode (optional): M1 4HJ

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

4TH FLOOR GYMNASIUM PREMISES

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? [X] Yes [ ] No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: [ ]

Officer name: ANGELA LECKIE AND JANINE RENSHAW

Reference:

Date (DD/MM/YYYY): (must be pre-application submission) 07/06/2013

Details of pre-application advice received?

EMAIL 7TH JUNE 2013 PLUS SUBSEQUENT EMAILS

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? [ ] Yes [X] No

Is a new or altered pedestrian access proposed to or from the public highway? [ ] Yes [X] No

Are there any new public roads to be provided within the site? [ ] Yes [X] No

Are there any new public rights of way to be provided within or adjacent to the site? [ ] Yes [X] No

Do the proposals require any diversions /extinguishments and/or creation of rights of way? [ ] Yes [X] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? [ ] Yes [X] No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? [ ] Yes [X] No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? [ ] Yes [X] No

If Yes, please provide details of the name, relationship and role

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			☐	☐
Roof			☐	☐
Windows			☐	☐
Doors			☐	☐
Boundary treatments (e.g. fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☐ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces: NONE

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

14. Existing Use

Please describe the current use of the site:

GYMNASIUM

Is the site currently vacant? [ ] Yes [x] No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate)

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☒ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total proposed residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(E+F+G+H)=$

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? [X] Yes [ ] No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	[ ]				
	Net tradable area:	[ ]				
A2	Financial and professional services	[ ]				
A3	Restaurants and cafes	[ ]				
A4	Drinking establishments	[ ]				
A5	Hot food takeaways	[ ]				
B1 (a)	Office (other than A2)	[ ]			200	
B1 (b)	Research and development	[ ]				
B1 (c)	Light industrial	[ ]				
B2	General industrial	[ ]				
B8	Storage or distribution	[ ]				
C1	Hotels and halls of residence	[ ]				
C2	Residential institutions	[ ]				
D1	Non-residential institutions	[ ]			1200	
D2	Assembly and leisure	[ ]	1400	1400		
OTHER		[ ]				
Please Specify		[ ]				
	Total		1400	1400	1400	

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	[X]			
C2	Residential Institutions	[X]			
OTHER		[X]			
Please Specify		[X]			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	23	11	30.5
Proposed employees	30	14	40.0

20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
EDUCATIONAL (D1) AND OFFICE (B1)	08.00 - 24.00	08.00 - 24.00	08.00 - 24.00	

21. Site Area

Please state the site area in hectares (ha) 0.14

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NONE.

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other: Other:

Amount (tonnes): Amount (tonnes):

24. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
BRUNTWOOD LG LIMITED	CITY TOWER, PICCADILLY PLAZA, MANCHESTER M1 4BD	11/03/2013

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		18/09/2013

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

24. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		18/09/2013

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

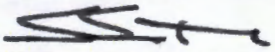
Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:	☒	The correct fee:	☒
The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☒	The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details):	☐
The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:	☐	The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☒
		The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings):	☒

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: 

Date (DD/MM/YYYY): 18/09/2013. (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: | National number: 0191 3842733 | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional): 0191 3865344

Email address (optional): info@ashleysmith.co.uk.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? [X] Yes [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* [X] Agent [ ] Applicant [ ] Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

Reference AS1

Planning application for change of use

4th Floor 2 New York Street, Manchester M14 HK

Response to further information required from Manchester City Council. Please see attachment AS1(i).

Ashley Smith

1. The intended use within class D1 is non-residential education and training.
2.
   a. The subjects to be taught will be subjects related to the legal profession. The facility will not be used for any use that will generate noise such as music or drama.
   b. We believe the proposed use fits well within the educational provision of Manchester and the proposed use is an extension of an existing use of the 3rd floor of the property, currently occupied by the University of Law.
   c. It is anticipated that the total number of students of the University of Law in Manchester will rise from the current number of 580 to 700 subsequent to occupation of the 4th floor. However they will not all attend at the same time and occupation will be according to timetabling in accordance with current practice.
   d. There will be no amplified sounds played on the premises.
   e. The noise levels generated by the use are not expected to exceed normal office use noise levels and will not exceed those noise levels currently created on the 3rd floor.
3. The application is not speculative. Our client (the applicant) is entering into a lease agreement with the Landlord, subject to obtaining planning permission for change of use. The use will be an extension of their existing use of the 3rd floor of the building.
4. Refuse will be stored in the Landlords waste disposal areas within the common parts of the building. Waste will be taken from the premises in refuse storage bags and placed in the Landlords waste bins. The size of the bins and frequency of collection will vary according to the Landlords estate management policy. We are not aware of any current difficulties with the Landlord estate management policy in this regard. Waste disposal is part of the Landlords use of the building for which our client pays a service charge. Our client has no direct control over the waste disposal but will follow estate management regulations within the terms of the lease and dispose of refuse in a proper manner within the Landlords waste disposal bins.
5. The servicing of the premises will be an extension of the service to the existing 3rd floor occupancy. It is not expected that the servicing operations will change. It is not anticipated the size of vehicles or frequency of servicing will change beyond the current usage for the third floor.
6.
   a. Subjects will be taught at higher education level.
   b. We believe this fits in with the strategic educational provision in Manchester. The educational provision is privately funded.
   c. No amplified sounds will be played.
   d. The facility is recognised by the Home Office (via the UKBA) and University of Law have been granted Highly Trusted Sponsor Status regarding non-EEA students.
7. We confirm that direct and level access is available for disabled persons. Access is via the existing ground floor reception area to lifts located in the ground floor lobby serving the 3rd floor and the 4th floor. Such access is consistent with the current access

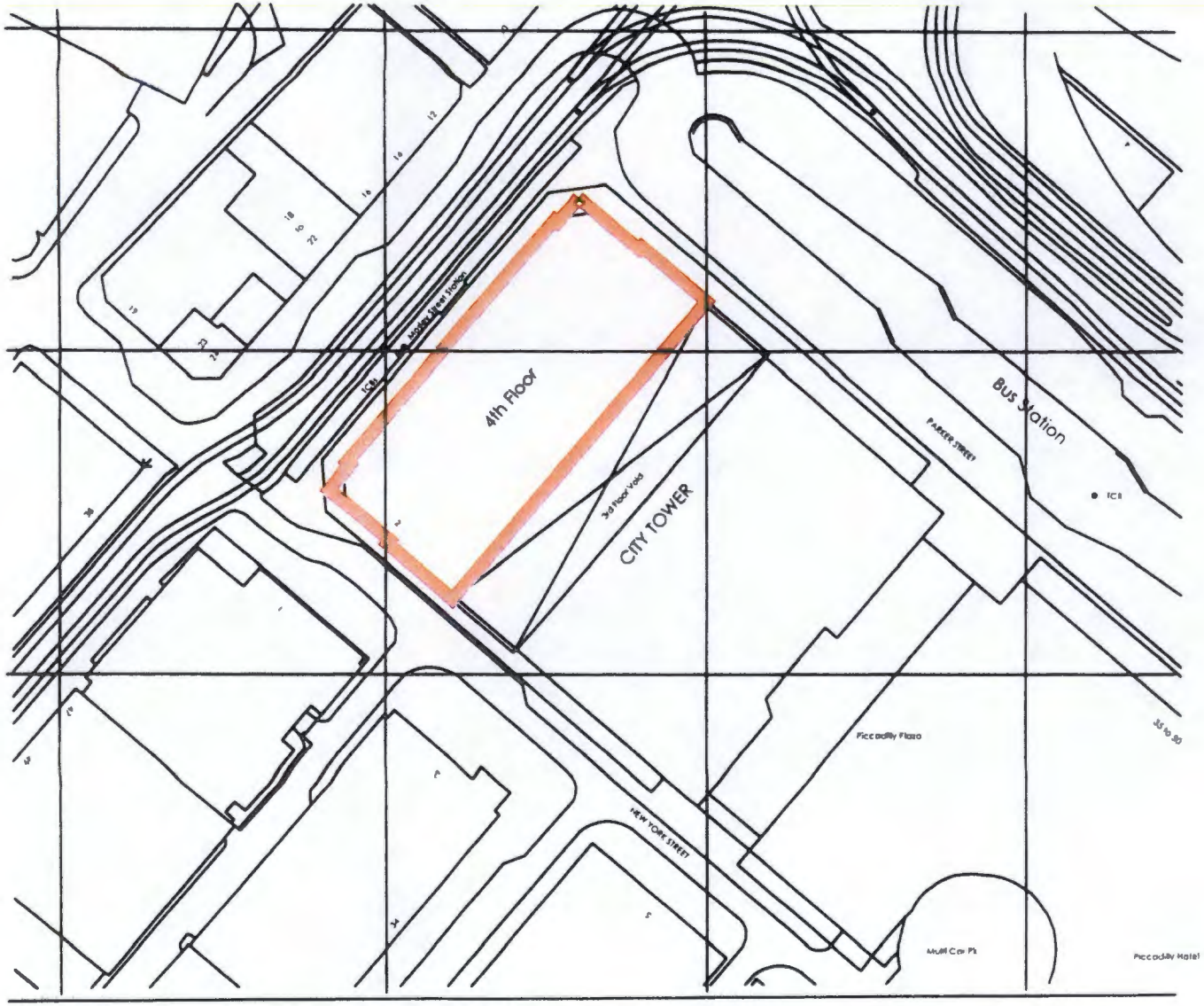
used by University of Law on the 3rd floor of the premises and this existing access will be used via the lifts from the 3rd floor to 4th floor, together with the staircase.
Disabled and abled bodied people will move between floors via the lifts. Abled bodied people will also be able to move between floors by the existing lifts and stairs. Again this is an extension of the existing use of the 3rd floor.

8. Management strategy is twofold. Students outside the classroom but remaining on the premises will occupy student breakout areas within the 3rd floor and 4th floor and be managed by staff internal to the premises. Management of students outside the premises will be carried out by security staff at the ground floor reception area. The reception, lifts, stairs and floors will be self-contained and the lifts only serve the third and fourth floors, to be occupied by the applicant only.
9. The applicant is not able to provide its own cycle parking spaces but the Landlord does supply cycle parking spaces within the car park area located on the 2nd floor of the building.
10. Please confirm that given the nature of this application and the extension of the existing facilities on the 3rd floor, a Green Travel Plan is not required.
11. Air conditioning units currently exist in the 3rd floor and 4th floor and these units will be used by the applicant. The Landlord currently accommodates the plant and equipment on the second floor car park level of the building.

18th September 2013

Ashley Smith

AS. 3



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Preliminary

College of Law
Manchester

College of Law
4th Floor
City Tower
New York Street

Location Plan
Site
Preliminary
Existing

11818 /OS MAP A A3 18/04/13 1/500 @ A3

GAUNT FRANCIS
Architects

AS. 3