

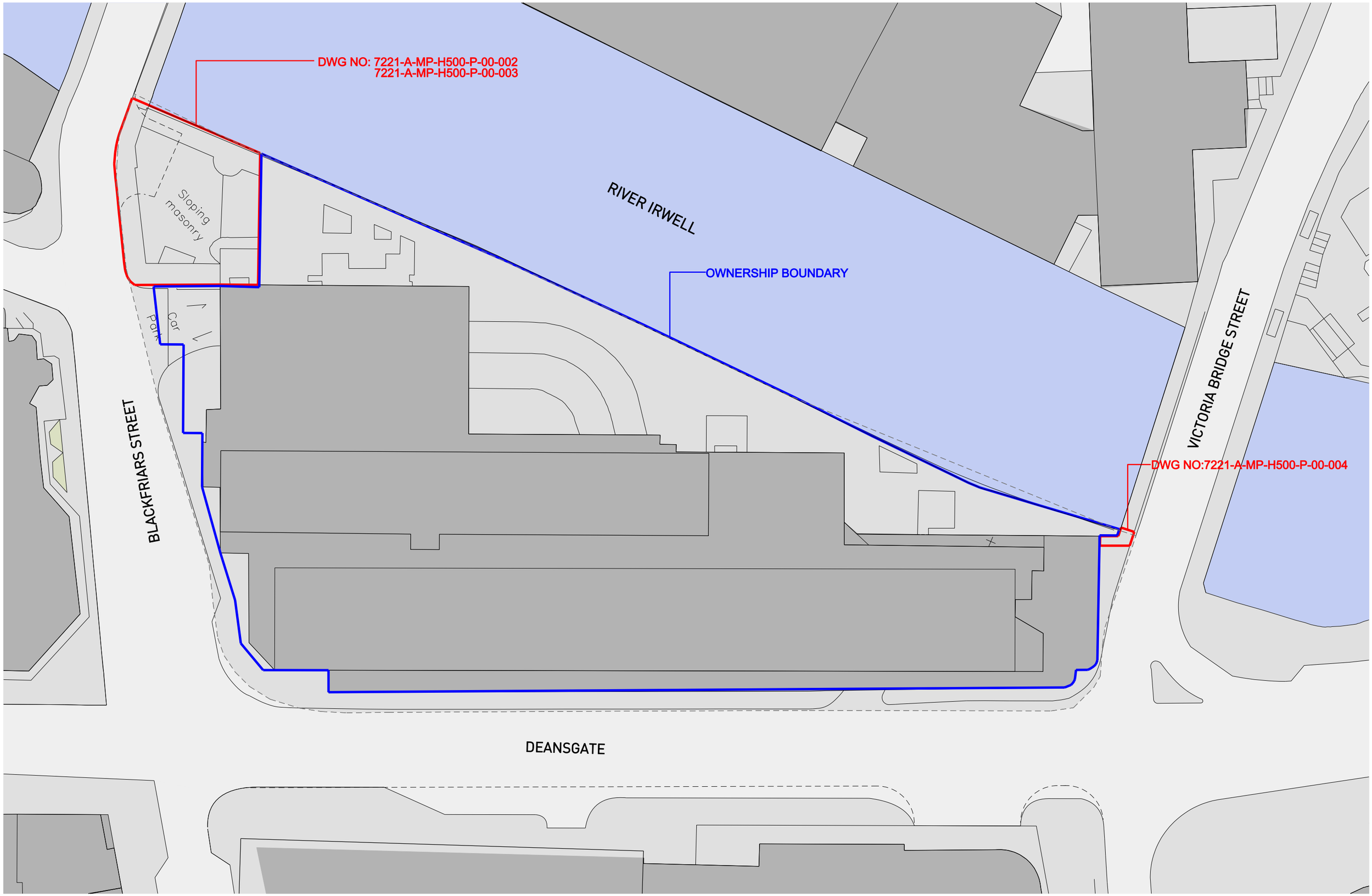
Premier House, Deansgate

LISTED BUILDING CONSENT DRAWINGS

Prepared by Drivers Jonas LLP, Ian Simpson Architects, Planit IE and KM Heritage

Date October 2008

Client Burdett Properties Ltd



IAN SIMPSON ARCHITECTS LIMITED

Note:
This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
A	Oct 2006	Final Planning Issue

North

Project Title: Deansgate Project

Drawing Title: LOCATION OF AMENDMENTS TO LISTED BRIDGES

Status: LISTED BUILDING CONSENT

Scale: 1:250 @ A1

Date: OCTOBER 2008

Job No: 7077

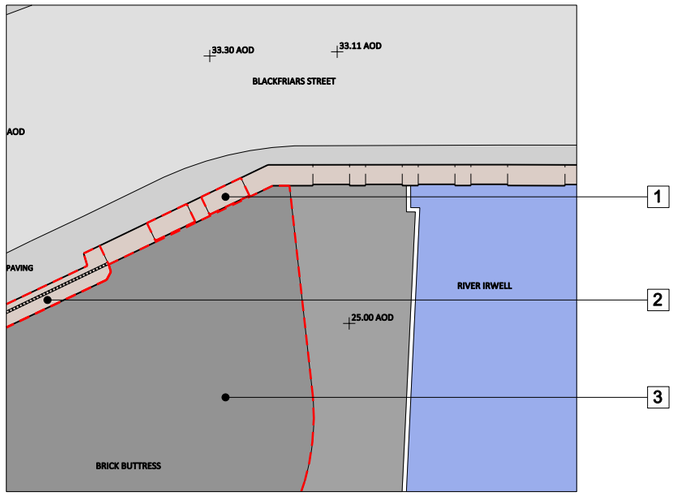
Drawing No: 7077-A-MP-H500-P-00-001

Revision: A

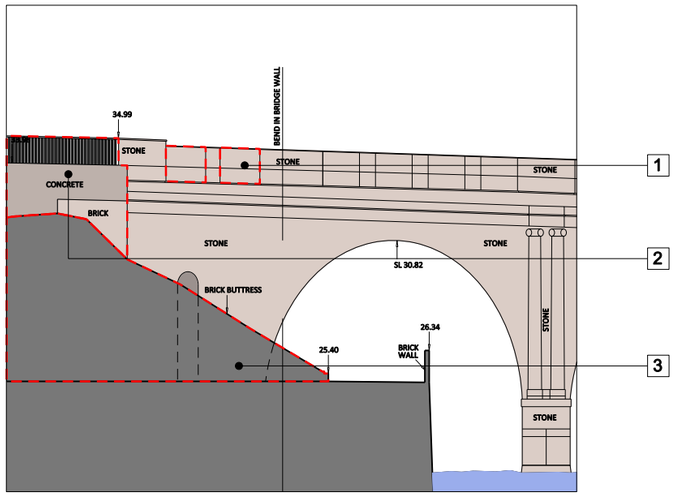
IAN SIMPSON ARCHITECTS
Riverside, 4 Commercial Street, Manchester, M15 4RQ
T +44 (0)161 835 2345 F +44 (0)161 839 4000

5 - 9 Roberts Place, London EC1R 0EG
T +44 (0)20 7549 4000 F +44 (0)20 7490 0331
mail@iansimpsonarchitects.com

© ian simpson architects ltd 2006



PART PLAN OF EXISTING BRIDGE



EXISTING ELEVATION OF BRIDGE

1- Removal of 2 no. sections of parapet/ balustrade wall and make good existing stonework affected by the removal

2- Removal of a small section of 20th Century concrete, brickwork and pallisade railings to incorporate proposed ground level

3- Existing brick butress to be removed, existing archway to be exposed (subject to survey), exposed stonework affected by removal of buttress to be made good

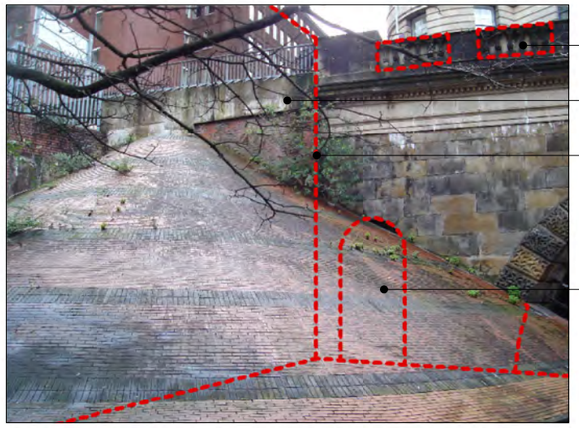
PROPOSED MODIFICATIONS



Parapet/ balustrade wall

20th Century concrete and pallisade railings

Existing 1970's brick butress



Removal of 2 no. sections of parapet/ balustrade wall and make good existing stonework affected by the removal

Removal of a small section of 20th Century concrete, brickwork and pallisade railings to incorporate proposed ground level

Line of proposed development abutting bridge

Existing brick butress to be removed, existing archway to be exposed (subject to survey), exposed stonework affected by removal of buttress to be made good



Removal of 2 no. sections of parapet/ balustrade wall

Existing brick butress to be removed, existing archway to be exposed (subject to survey), exposed stonework affected by removal of buttress to be made good

PHOTOS OF EXISTING BRIDGE

IAN SIMPSON ARCHITECTS LIMITED

Note:
This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
A	Oct 2008	Final Planning Issue

North

Project Title: Deansgate, Manchester

Drawing Title: BLACKFRIARS BRIDGE PROPOSALS

Status: LISTED BUILDING CONSENT

Scale: 1:125 @ A1

Date: OCTOBER 2008

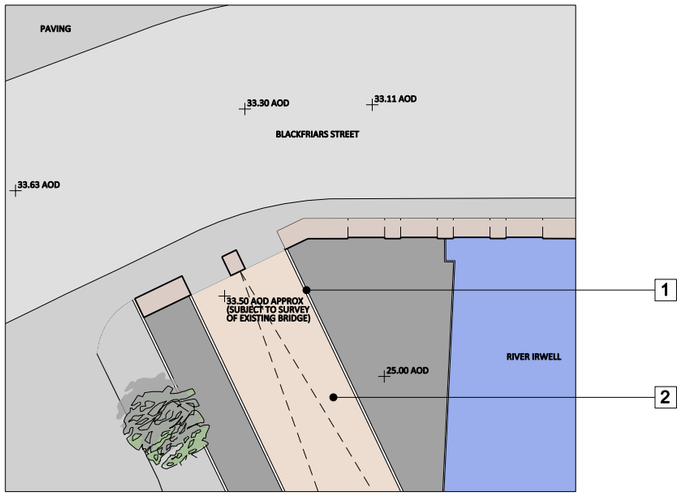
Job No: 7077

Drawing No: A-MP-H500-P-00-002

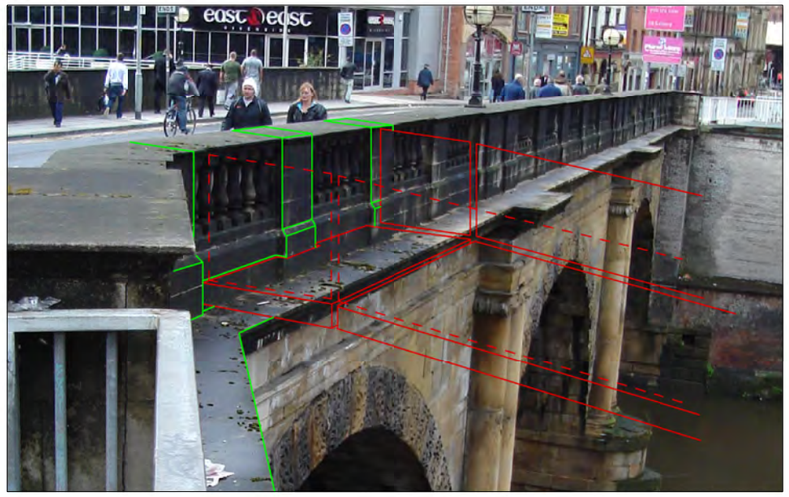
Revision: A

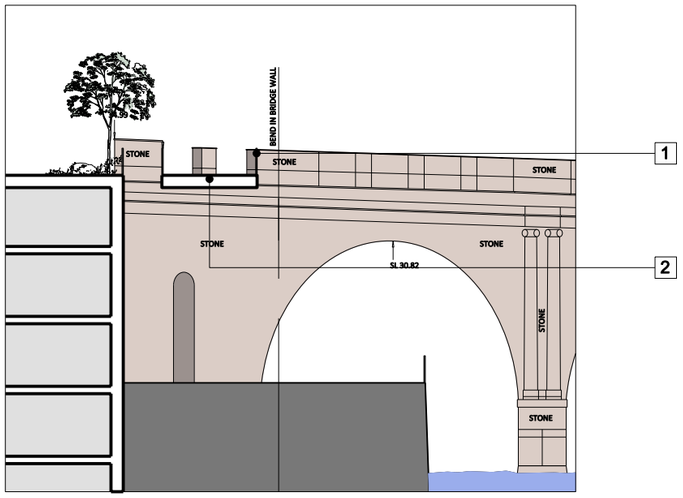
IAN SIMPSON ARCHITECTS
Riverside, 4 Commercial Street, Manchester, M15 4RQ
T +44 (0)161 835 2340 F +44 (0)161 839 4000
5 - 8 Roberts Place, London EC1R 0EG
T +44 (0)20 7549 4000 F +44(0)20 7490 0331
mail@iansimpsonarchitects.com

© ian simpson architects ltd 2008



PART PLAN OF PROPOSED MODIFICATION TO BRIDGE





PROPOSED ELEVATION OF BRIDGE

1- Glazed Balustrades

2- Pedestrian ramp, finished in timber



PROPOSED DESIGN

IAN SIMPSON ARCHITECTS LIMITED

Note:
This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description
A	Oct 2006	Final Planning Issue

North

Project Title: Deansgate, Manchester

Drawing Title: BLACKFRIARS BRIDGE PROPOSALS

Status: LISTED BUILDING CONSENT

Scale: 1:125 @ A1

Date: OCTOBER 2008

Job No: 7077

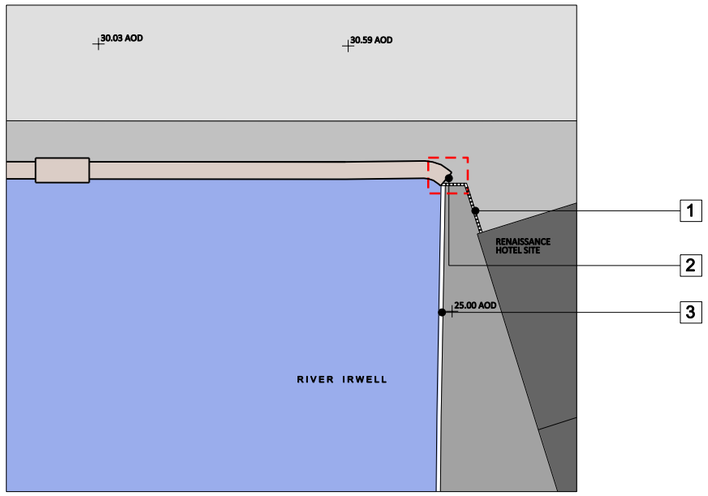
Drawing No: A-MP-H500-P-00-003

Revision: A

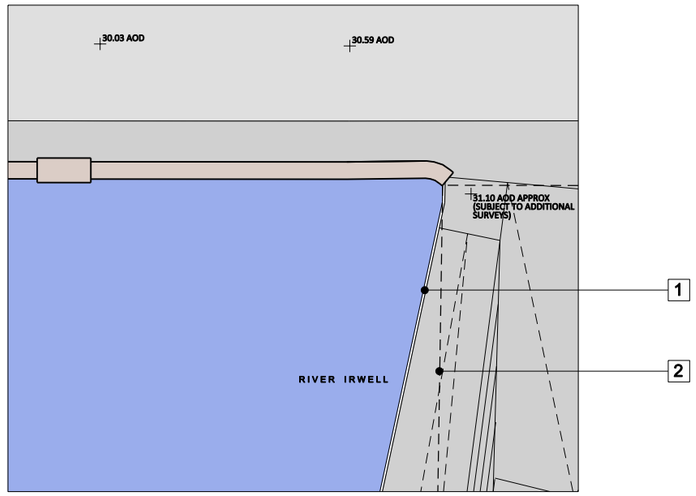
IAN SIMPSON ARCHITECTS
Riverside, 4 Commercial Street, Manchester, M15 4RQ
T +44 (0)161 835 2345 F +44 (0)161 839 4000

5 - 8 Roberts Place, London EC1R 0EG
T +44 (0)20 7549 4000 F +44 (0)20 7490 0331
mail@iansimpsonarchitects.com

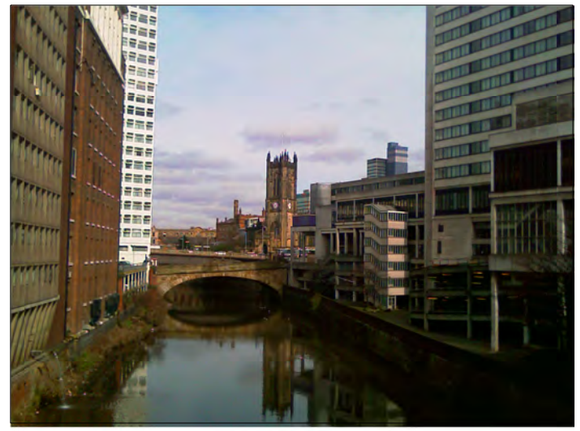
© ian simpson architects ltd 2006

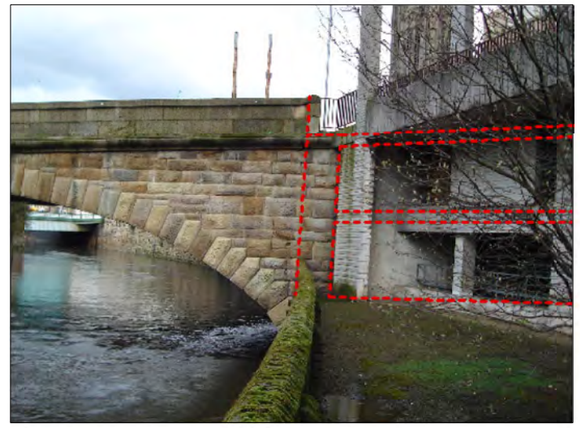


PART PLAN OF EXISTING BRIDGE

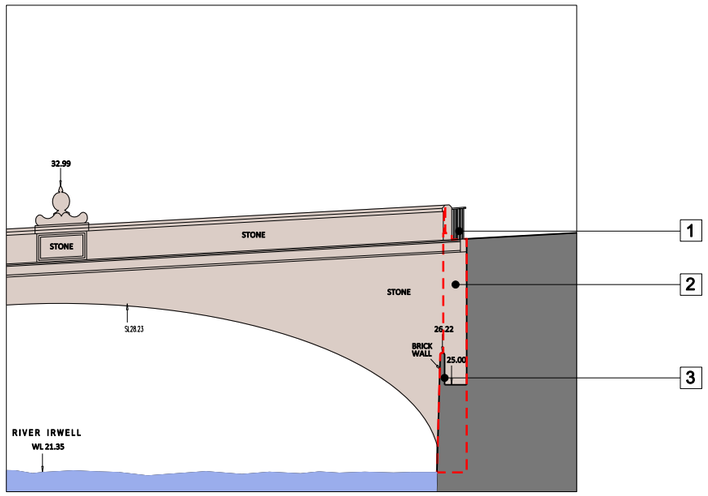


PART PLAN OF PROPOSED MODIFICATION TO BRIDGE

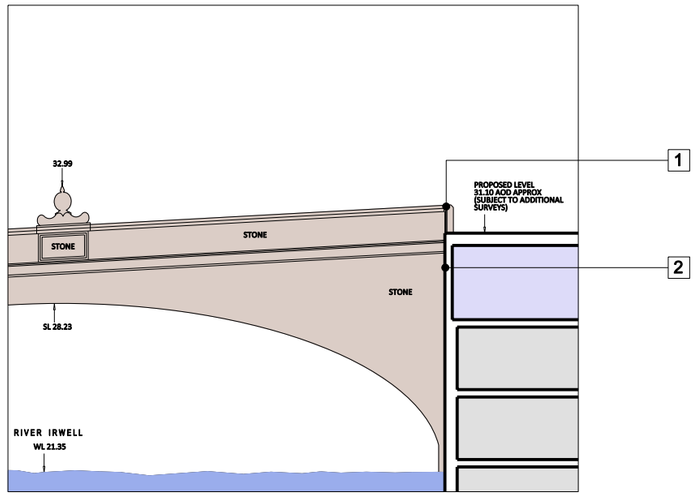








EXISTING ELEVATION OF BRIDGE



PROPOSED ELEVATION OF BRIDGE

1- Pallisade railing is to be removed, make good existing stonework affected by removal

2- Proposed development is to abut a section of the existing bridge

3- Brick wall abutting bridge is to be removed

PROPOSED MODIFICATIONS

1- Glazed Balustrades

2- Proposed basement wall abutting existing bridge (shown dashed in plan)

PROPOSED DESIGN

PHOTOS OF EXISTING BRIDGE

IAN SIMPSON ARCHITECTS LIMITED

Note:
This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
A	Oct 2008	Final Planning Issue						

North

Project Title: Deansgate, Manchester

Drawing Title: VICTORIA BRIDGE PROPOSALS

Status: LISTED BUILDING CONSENT

Scale: 1:125 @ A1

Date: OCTOBER 2008

Job No: 7077

Drawing No: A-MP-H500-P-00-004

Revision: A

IAN SIMPSON ARCHITECTS
Riverside, 4 Commercial Street, Manchester, M15 4RQ
T +44 (0)161 835 2345 F +44 (0)161 839 4800
5 - 8 Roberts Place, London EC1R 0BB
T +44 (0)20 7549 4000 F +44 (0)20 7490 5331
mail @ iansimpsonarchitects . com

© ian simpson architects ltd 2008

DEANSGATE DRAWING SCHEDULE			October 2008
LISTED BUILDING CONSENT			**Drawing Number: MP-A-Z100-003**
Dwg No.	**Drawing**	**Description**	**Scale@A3**
	Listed Building Consent		
MP-H500-P-00-001	Location Plan		
MP-H500-P-00-002	Blackfriars Bridge Existing		
MP-H500-P-00-003	Blackfriars Bridge Proposed		
MP-H500-P-00-004	Victoria Bridge Existing & Proposed		
MP-A-Z100-002	**Drawing Schedule**		