

SHEPPARD ROBSON

August 2025
Design Development Updates

Upper Brook Street Masterplan (McLaren / Kadans)

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UBS-SRA-XX-XX-RP-A-00101

Project Number: 6601 / 7025

Project Title: Upper Brook Street Masterplan - McLaren / Kadans

Rev	Date	Status	Issue Purpose	Originator	Authorised
P01	29th August 2025	S2	For Planning	GGV	JW

Introduction

This document has been produced by Sheppard Robson and proposes minor changes to the approved Sci-Tech scheme located in Upper Brook Street, Manchester.

The revisions are a result of design development and coordination with the design team and various specialists.

The proposed minor amendments will be explained in detail in a report, and are summarised below:

Landscape design developments:

- The informal play area design was updated.
- Removal and replacement of tree to Kinkardine road is subject to a separate application.
- The Thornburn walk section was updated to include 5no. additional cycle stands, the footpath along the building and the lawn area was therefore widened.
- The seating next to the main entrance was relocated to suit accessibility requirements.
- The soft area towards Upper Brook Street was widened.
- The proposed tree number in Cottenham street was reduced to comply with A&M minimum clear distances.
- The service yard entrance position was adjusted to ensure easy manoeuvring.
- The pedestrian gate was relocated.
- The fire escape path through the service yard was updated to suit the A&M strategy.

Ground Floor design developments:

- Escape door sizes have been reviewed following coordination with the fire consultant.
- The cycle store layout and end of trip facilities were reconfigured. Locker, cycle spaces and shower numbers have been updated.
- The back of house facade was updated following IDNO coordination (introduction of their compliant doors).
- Minimum amendments to the cafe area to allow for a more flexible tenant fit-out. This includes rationalisation of the screens to the atrium and splitting in three the glazing closest to the cycle store, instead of in two.

First Floor design developments:

- The glazed corner was replaced by a unitised facade panel.
- The entrance soffit material was defined as anodised aluminium.

Fifth Floor design developments:

- Roof access door was added to provide additional access from the atrium.
- The water plant room footprint slightly increased following MEP coordination.
- The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- The Level 05 parapet detail was developed.

Sixth Floor design developments:

- The PV layout and the platform extent was optimised.
- A safety perimeter guardrail was added to the PV platforms.
- Two additional platforms have been added to comply with the A&M strategy

Atrium design developments:

- The Atrium roof was lowered one level, from Level 07 to Level 06.
- The atrium roof design was updated from sloped to a flat roof design. The atrium roof lights design was also updated.

Eighth Floor design developments:

- The safety guardrail around the Core overrun was added.
- The core overrun footprint was slightly increased following cladding and structure coordination.
- The future tenant flue zone was clarified, and flues have been included for illustrative purposes.

Facade design developments:

- Facade mullions to Thorburn Walk at Ground Floor and Level 01 level has increased from 2 to 3 per bay.
- The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- The piers in the North East Elevation directly above the atrium roof in Level 06 only are to be flattened to allow for the minimum maintenance clearance.
- The facade access and maintenance strategy was updated and replaced with a MEWP strategy at ground level.

Planning Context

Pre-application Process

Pre-application Meeting 01 - November 2022

Pre-application Meeting 02 - December 2022

Pre-application Meeting 03 - February 2023

Pre-application Meeting 04 - April 2023

Pre-Planning engagement and consultations

Highways & Transport for Greater Manchester

Historic England

Public Consultation - March 2023 and May 2023

Planning meetings

Planning Committee 01 - December 14th, 2023

Planning Committee 02 - January 18th, 2024

Planning meetings for NMA

Meeting 01 - August 23rd, 2024

Meeting 02 - October 3rd, 2024

NMA Drawing list

Drawings to be re-issued

Package	Drawing Numbers	Drawing Name
Sci-Tech Porposed General Arrangement Plans	- UBS-SRA-ST-00-DR-A-02-500 - UBS-SRA-ST-01 DR-A-02-501 - UBS-SRA-ST-02-DR-A-02-502 - UBS-SRA-ST-03-DR-A-02-503 - UBS-SRA-ST-04- DR-A-02-504 - UBS-SRA-ST-05-DR-A-02-505 - UBS-SRA-ST-06-DR-A-02-506 - UBS-SRA-ST-07-DR-A-02-507 - UBS-SRA-ST-08-DR-A-02-508 - UBS-SRA-ST-R1-DR-A-02-509 0967-RFM-XX-00-DR-L-0002	- Ground Floor Plan - First Floor Plan - Second Floor Plan - Third Floor Plan - Fourth Floor Plan - Fifth Floor Plan - Sixth Floor Plan - Seventh Floor Plan - Eighth Floor Plan - Roof Plan - Landscape Illustrative Plan
Sci-Tech Proposed Elevations	- UBS-SRA-ZZ-EN-DR-A-02-306 - UBS-SRA-ZZ-ES-DR-A-02-307 - UBS-SRA-ZZ-EE-DR-A-02-308 - UBS-SRA-ZZ-EW-DR-A-02-311	- Kincardine Road: North East Elevation - Upper Brook Street: South West Elevation - Cottenham Street: South East Elevation - Thorburn Walk: North West Elevation
Sci-Tech Proposed Sections	- UBS-SRA-ZZ-SE-DR-A-02-320 - UBS-SRA-ZZ-SE-DR-A-02-321 - UBS-SRA-ZZ-SN-DR-A-02-322	- Cross Section AA - Cross Section BB - Long Section CC
Sci-Tech Proposed Bay Studies	- UBS-SRA-ST-EN-DR-A-02-400 - UBS-SRA-ST-EE-DR-A-02-401 - UBS-SRA-ST-ES-DR-A-02-402 - UBS-SRA-ST-EW-DR-A-02-403	- North East Bay Study - South East Bay Study - South West Bay Study - North West Bay Study
Report	UBS-SRA-XX-XX-RP-A-00101	Design Development Updates Report

Changes to consented planning drawings

Ground Floor
Consented Plan



Ground Floor Amended Plan

- L0.1

Escape door sizes have been reviewed following coordination with the fire consultant.
- L0.2

The cycle store layout and end of trip facilities were reconfigured. Locker, cycle spaces and shower numbers have been updated.
- L0.3

The back of house facade was updated following IDNO coordination (introduction of their compliant doors).
- L0.4

Minimum amendments to the cafe area to allow for a more flexible tenant fit-out. This includes rationalisation of the screens to the atrium and splitting of external glazing closest to the cycle store into in three panels instead of two.
- L0.5

The entrance soffit material was defined as anodised aluminium.



Ground Floor

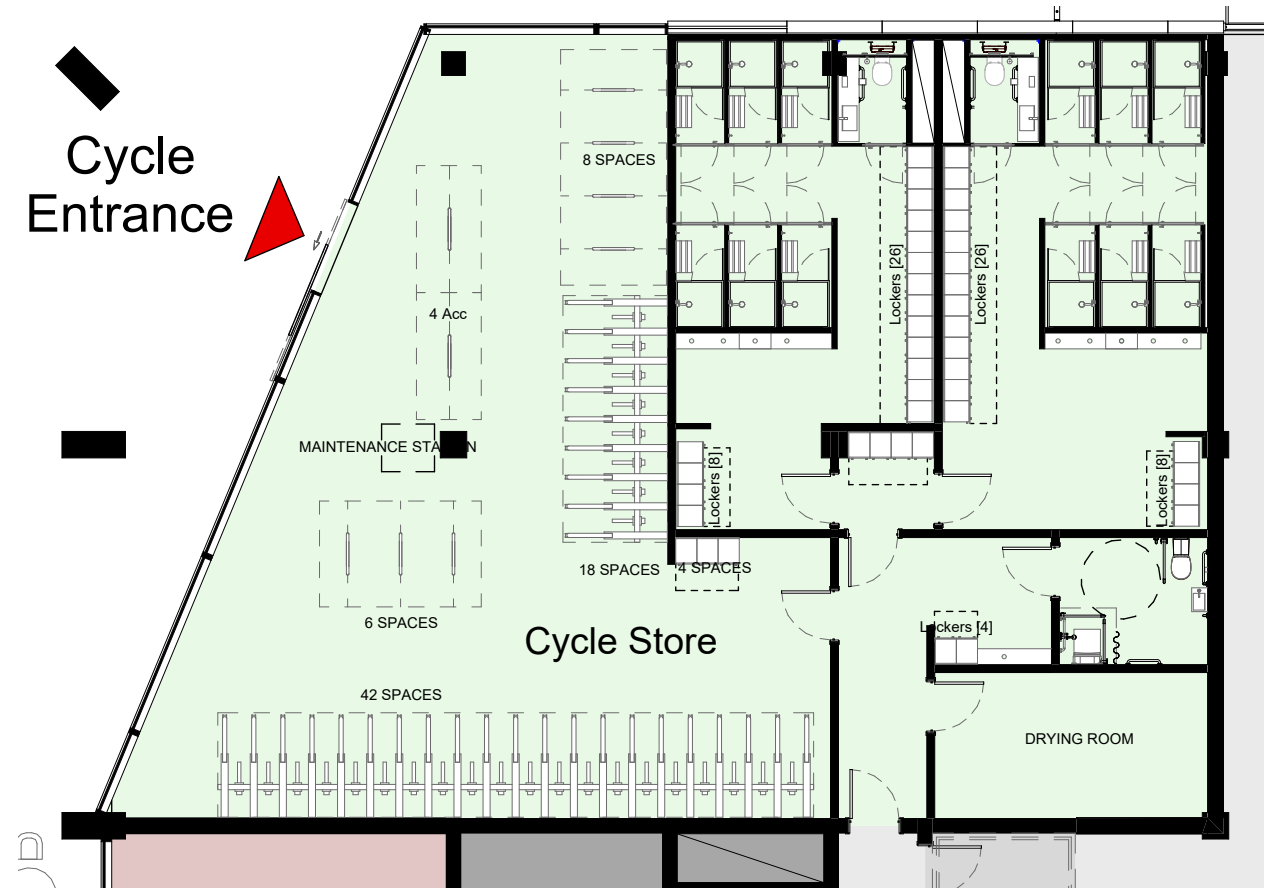
Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L0.1	- UBS-SRA-ZZ-EE-DR-A-02-308 - UBS-SRA-ZZ-ES-DR-A-02-307 - UBS SRA ZZ EN DR A 02-306 - UBS-SRA-ST-00-DR-A-02-500 - UBS-SRA-ZZ-00-DR-A-02-100*	Fire Escape double doors sizes were updated	Door dimensions have been reviewed following coordination with the design team and specialists regarding width of escape route corridors and minimum widths of escape doors
L0.2	- UBS-SRA-ST-00-DR-A-02-500 - UBS-SRA-ZZ-00-DR-A-02-100*	Cycle Store layout reconfigured	Cycle store layout rearranged following design development and coordination in changing room areas (for improved MEP service routes) and ACC changing room. Updates to external cycle parking arrangements to incorporate WELL requirements.
L0.3	- UBS-SRA-ST-00-DR-A-02-500 - UBS-SRA-ZZ-00-DR-A-02-100* - UBS-SRA-ZZ-EE-DR-A-02-308	Back of house doors updated	Substation doors confirmed following coordination with IDNO
L0.4	- UBS-SRA-ST-00-DR-A-02-500 - UBS-SRA-ZZ-00-DR-A-02-100* - UBS-SRA-ZZ-EW-DR-A-02-311	Rationalisation of the screens to the atrium; external curtain wall glazing to Thorburn walk have been split into three panels instead of two.	The changes were made to allow for a more flexible fit out by the future tenant, including WC and Kitchen position. The screens were developed to allow for a connection between the cafe area and the atrium for events.
L0.5	None	Entrance soffit material defined as anodised aluminium	Following a series of design studies, anodised aluminium to match the perimeter cladding of the soffit provided the most solid and inviting entrance.

* Combined drawings not re-issued as part of this application.

Cycle Store Layout

Consented cycle store arrangement



82 Internal Secured Cycle Spaces



20 External Visitors Cycle Spaces



4 Accessible Cycle Spaces

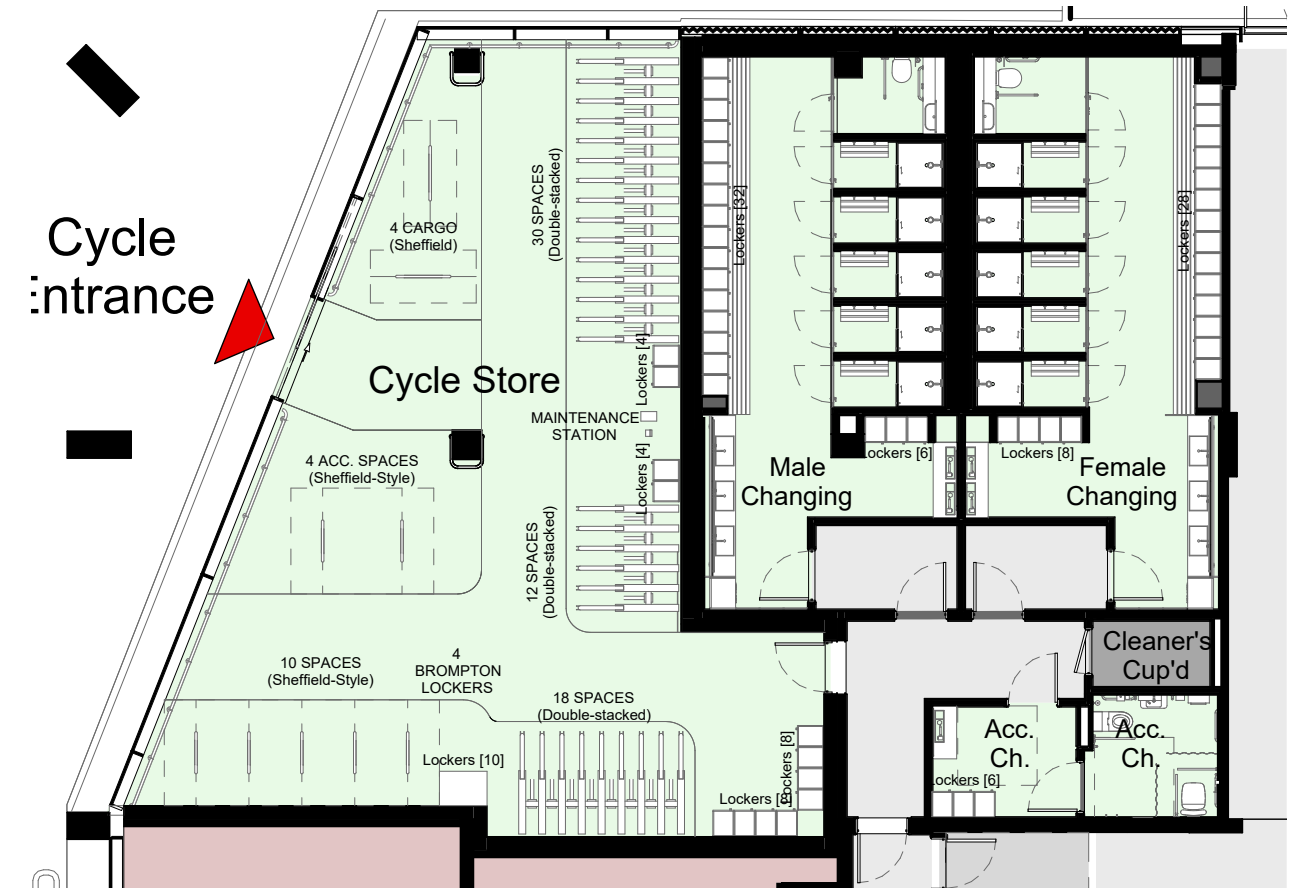


13 Showers and WCs



76
Lockers
and Drying Room

Amended cycle store arrangement



82

Internal Secured Cycle Spaces



30 External Visitors Cycle Spaces



4 Accessible Cycle Spaces



11 Showers (BS6465) and WCs



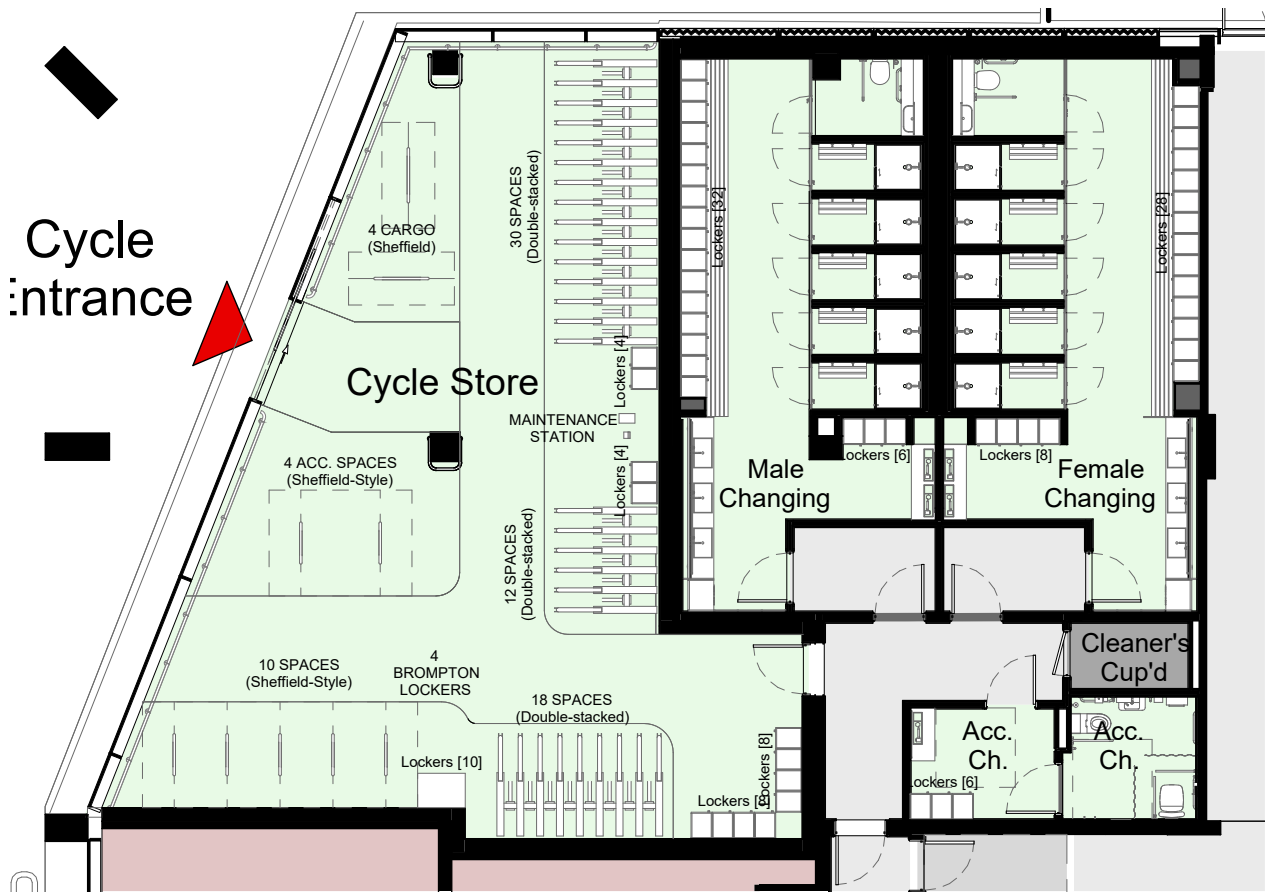
104
Lockers (BCO ratios)

10x External Cycle Spaces added
(future provision) to incorporate
WELL requirements

Ground Floor

Cycle Store Layout

Amended cycle store arrangement



82
Internal Secured
Cycle Spaces



30
External Visitors
Cycle Spaces



4
Accessible
Cycle Spaces



11
Showers (BS6465)
and WCs



104
Lockers (BCO ratios)

10x External Cycle Spaces added
(future provision) to incorporate
WELL requirements

The Cycle Store layout and numbers have been calculated to comply with policy (MLDF 2012), which is more onerous than WELL and BREEAM. The number of lockers has been calculated with BCO ratios/BREEAM and the number of showers is compliant with BS 6465.

+ Manchester’s Local Development Framework (Core Strategy) 2012:

B1 Business	Minimum number of spaces required for: Cycles (Citywide)
Stand alone offices	1 space per 200sqm (minimum of 2 spaces)

+ BS 6465:

“Shower facilities for cyclists should be considered. It is recommended that one shower per 10 bicycle spaces, or one shower per 100 staff, is provided.”

+ BREEAM 2016:

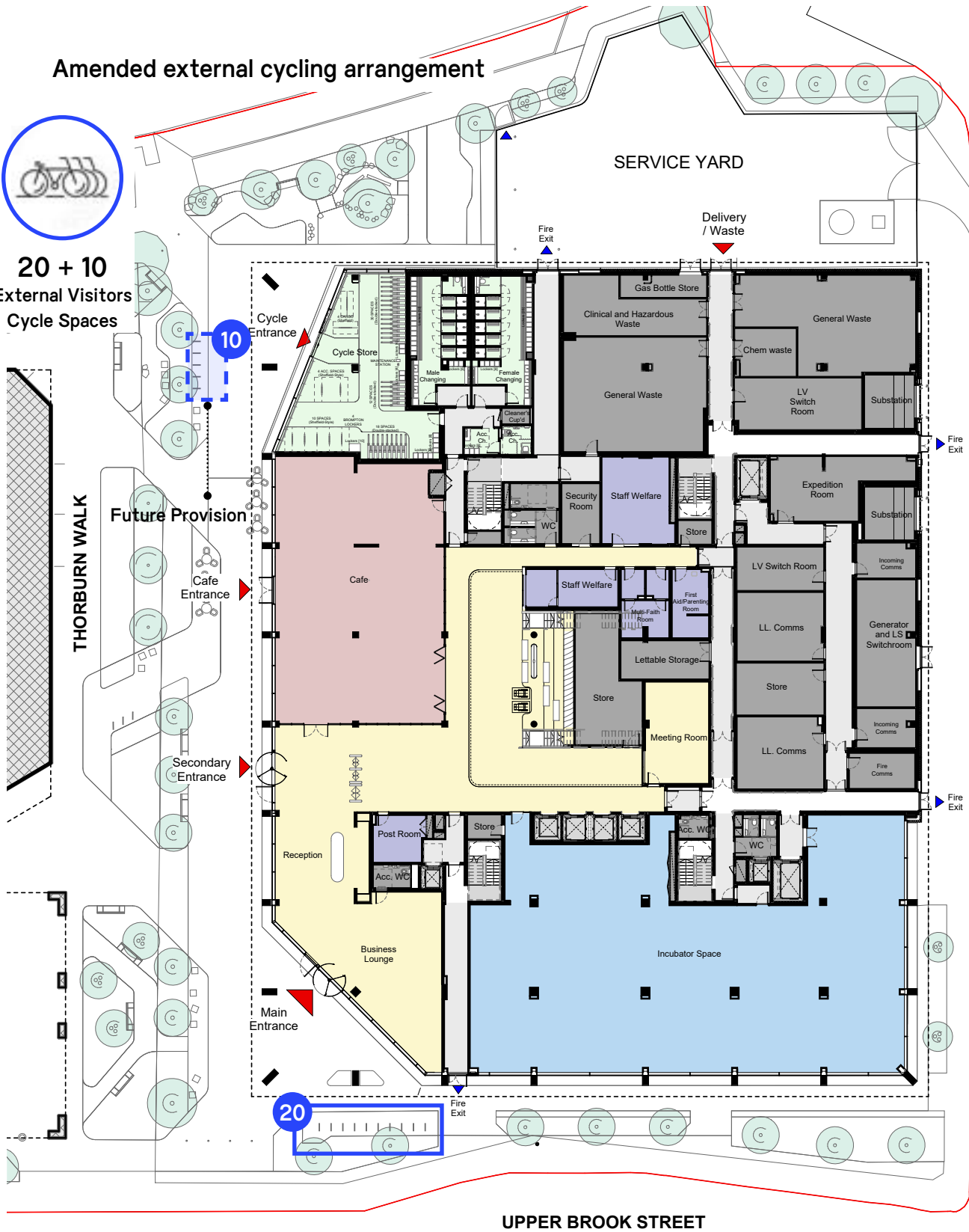
Lockers:

“The number of lockers is at least equal to the number of cycle spaces provided, and these should be accessible by both male and female users.

Showers:

“One shower is provided for every 10 cycle storage racks and both male and female users catered for”

Ground Floor External Cycle Parking Layout



Future provision cycle parking spaces
to incorporate WELL requirements

Ground Floor

Back Of House Facade updates

Consented Cottenham St Facade



Amended Cottenham St Facade



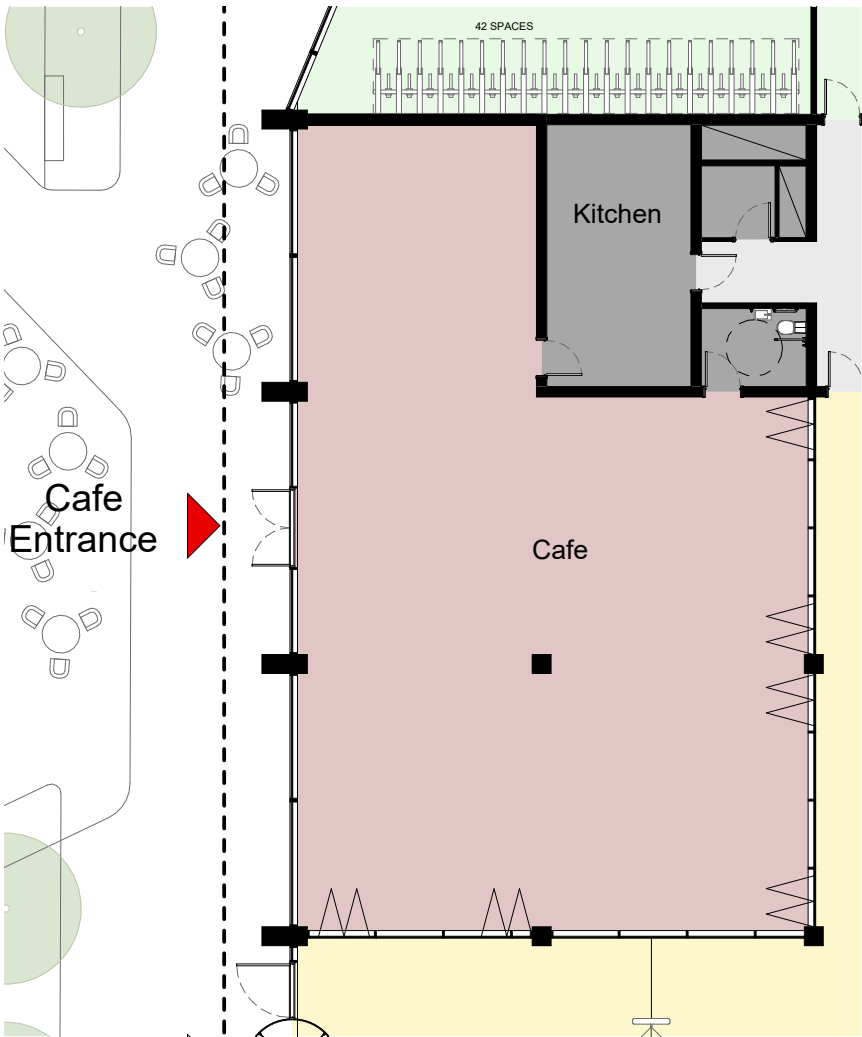
L0.3 The back of house facade was updated following IDNO coordination (introduction of their compliant doors).

A Escape door sizes have been reviewed following coordination with the fire consultant.

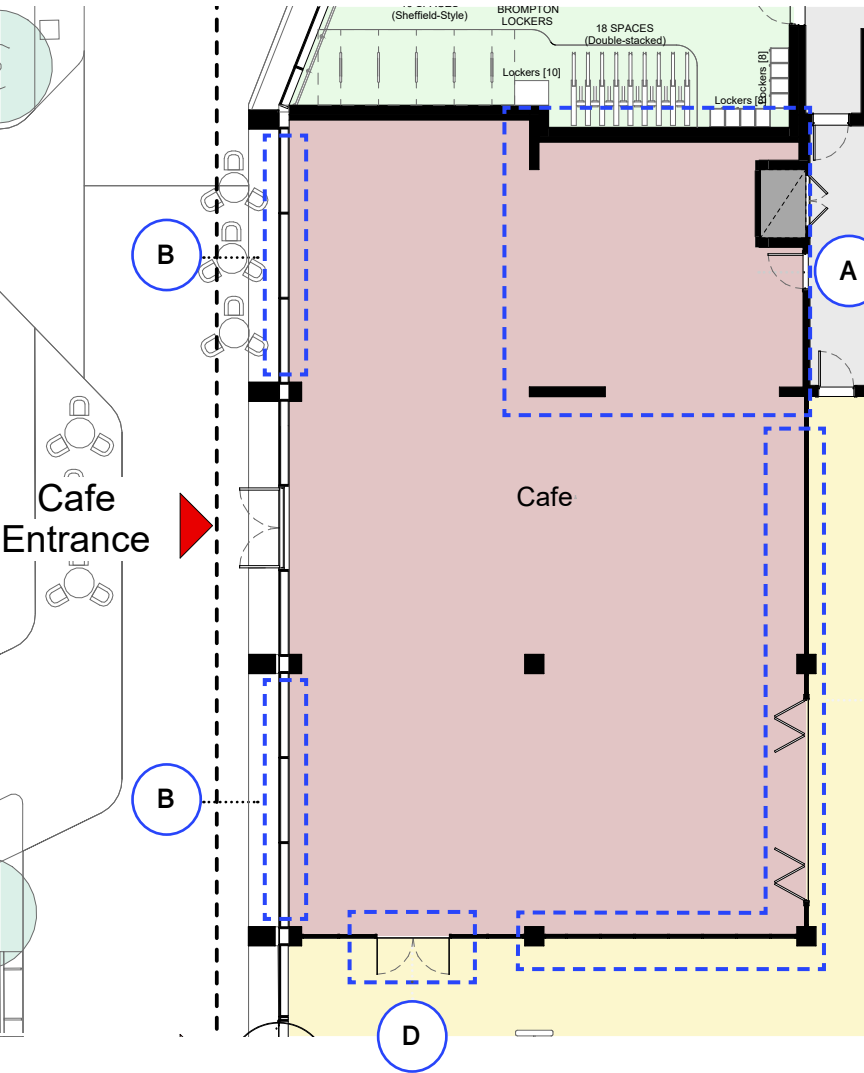
B The back of house facade was updated following IDNO coordination (introduction of their compliant double bi-folded doors)

Ground Floor Cafe Layout

Consented Cafe arrangement

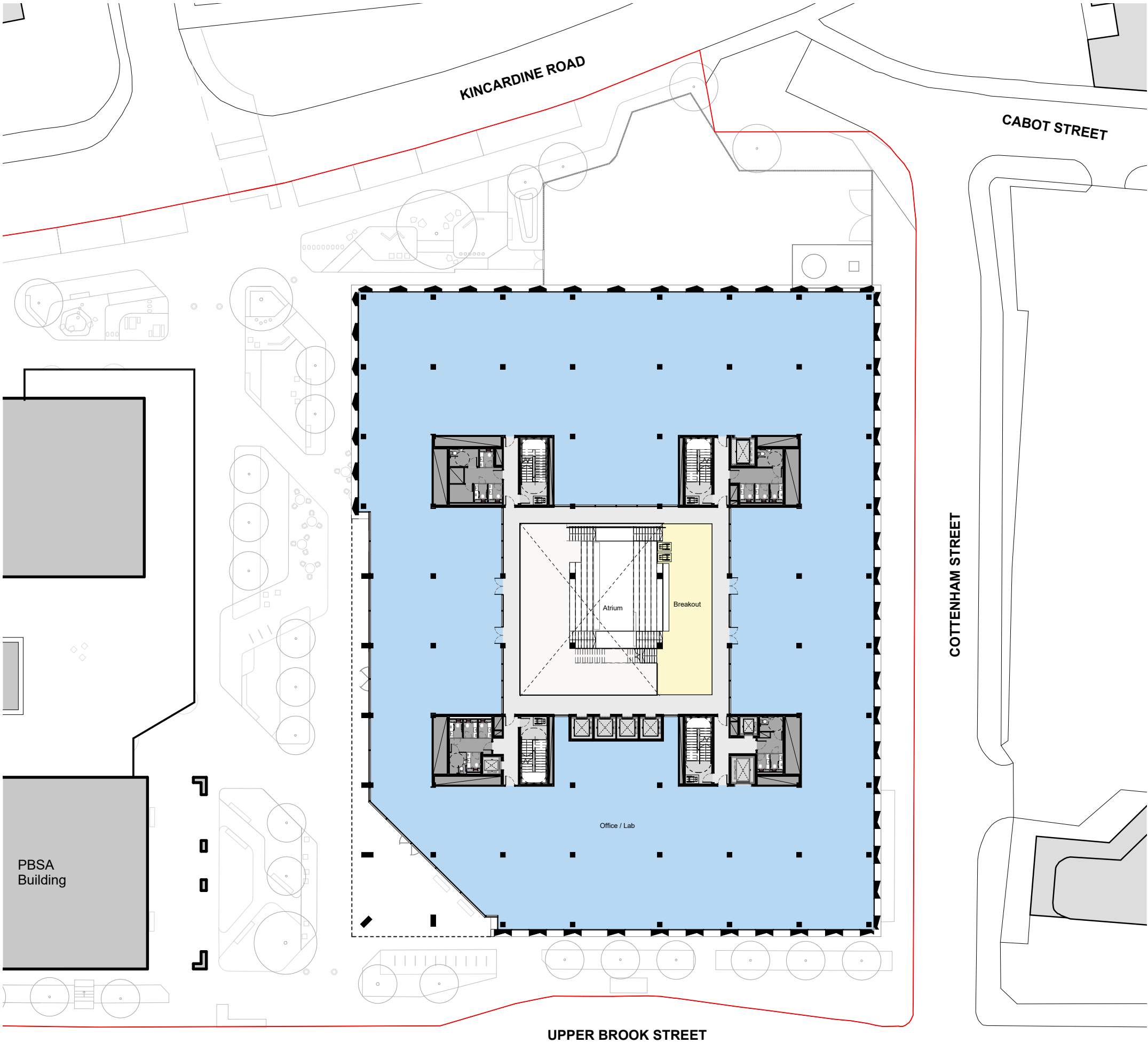


Amended Cafe arrangement



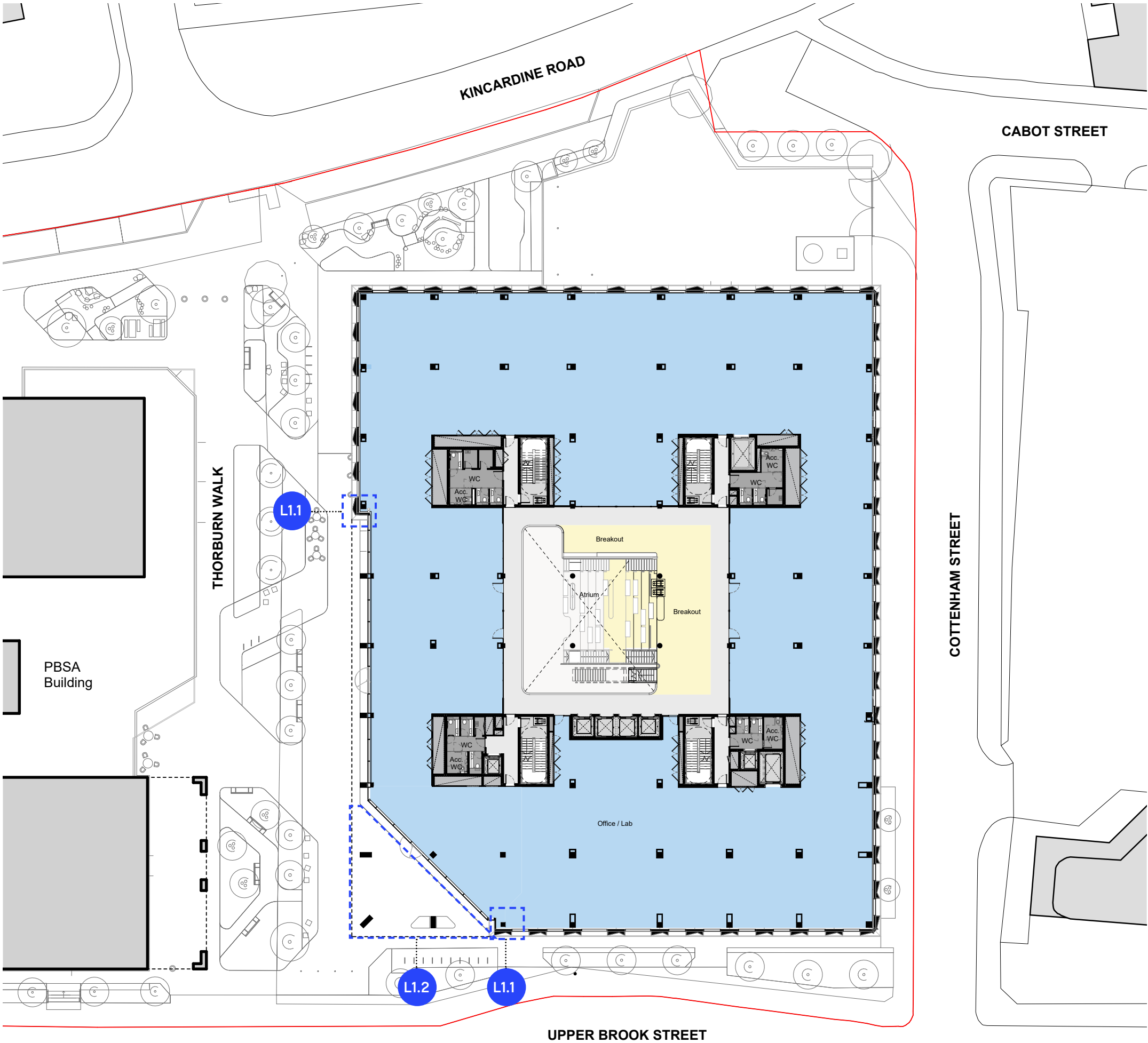
- L0.4** Minimum amendments to the cafe area to allow for a more flexible tenant fit-out. This includes rationalisation of the screens to the atrium and splitting of external glazing closest to the cycle store into in three panels instead of two.
- A** Removal of the Cafe back of house area (kitchen and store rooms) to allow flexibility for the future tenant fit-out
- B** Facade mullions to Thorburn Walk at GF and Level 01 level has increased from 2 to 3 per bay
- C** Cafe interface with atrium interior has been optimised
- D** Introduction of an alternative door to comply with fire strategy requirements

First Floor
Consented Plan



First Floor
Amended Plan

- L1.1 The glazed corner was replaced by a unitised facade panel.
- L1.2 The entrance soffit material was defined as anodised aluminium.



First Floor

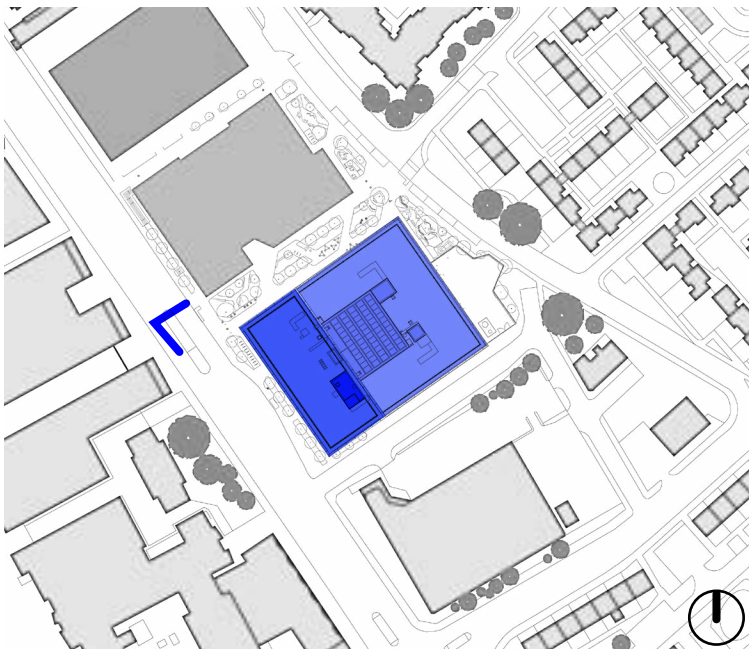
Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L1.1	- UBS-SRA-ST-00-DR-A-02-501 - UBS-SRA-ZZ-00-DR-A-02-101* - UBS-SRA-ZZ-EW-DR-A-02-311 - UBS SRA ZZ ES DR A 02-307	Glazed corner replaced by unitised facade solid panel	Glazed corner design updated with unitised corner panel for ease of construction and to improve building performance
L1.2	None	Entrance soffit material defined as anodised aluminium	Following a series of design studies, anodised aluminium to match the perimeter cladding of the soffit provided the most solid and inviting entrance.

* Combined drawings not re-issued as part of this application

First Floor
Entrance View

- L1.1 Glazed corner replaced by unitised facade solid panel
- L1.2 Entrance soffit material defined as anodised aluminium



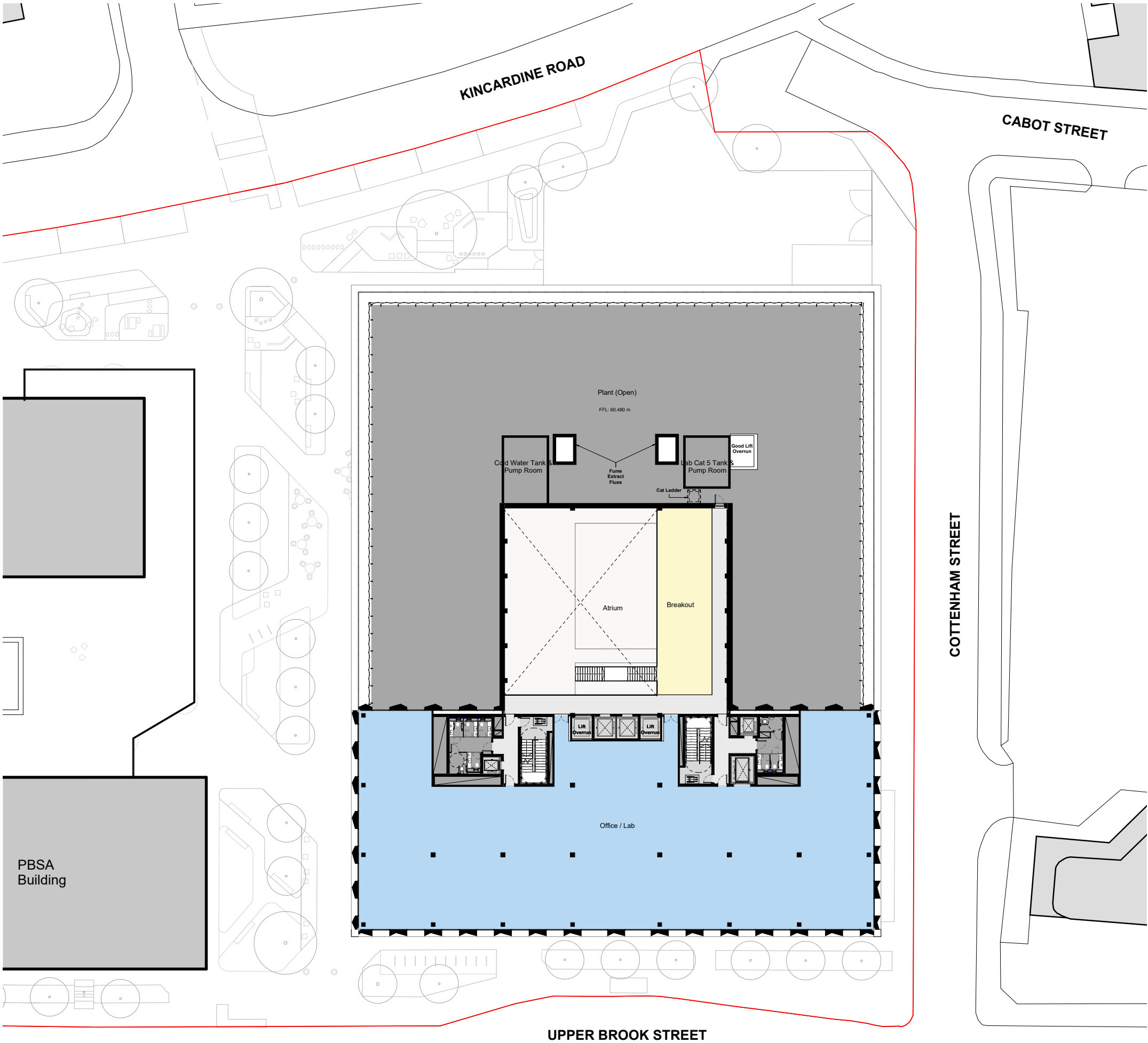
Consented entrance view



Amended entrance view



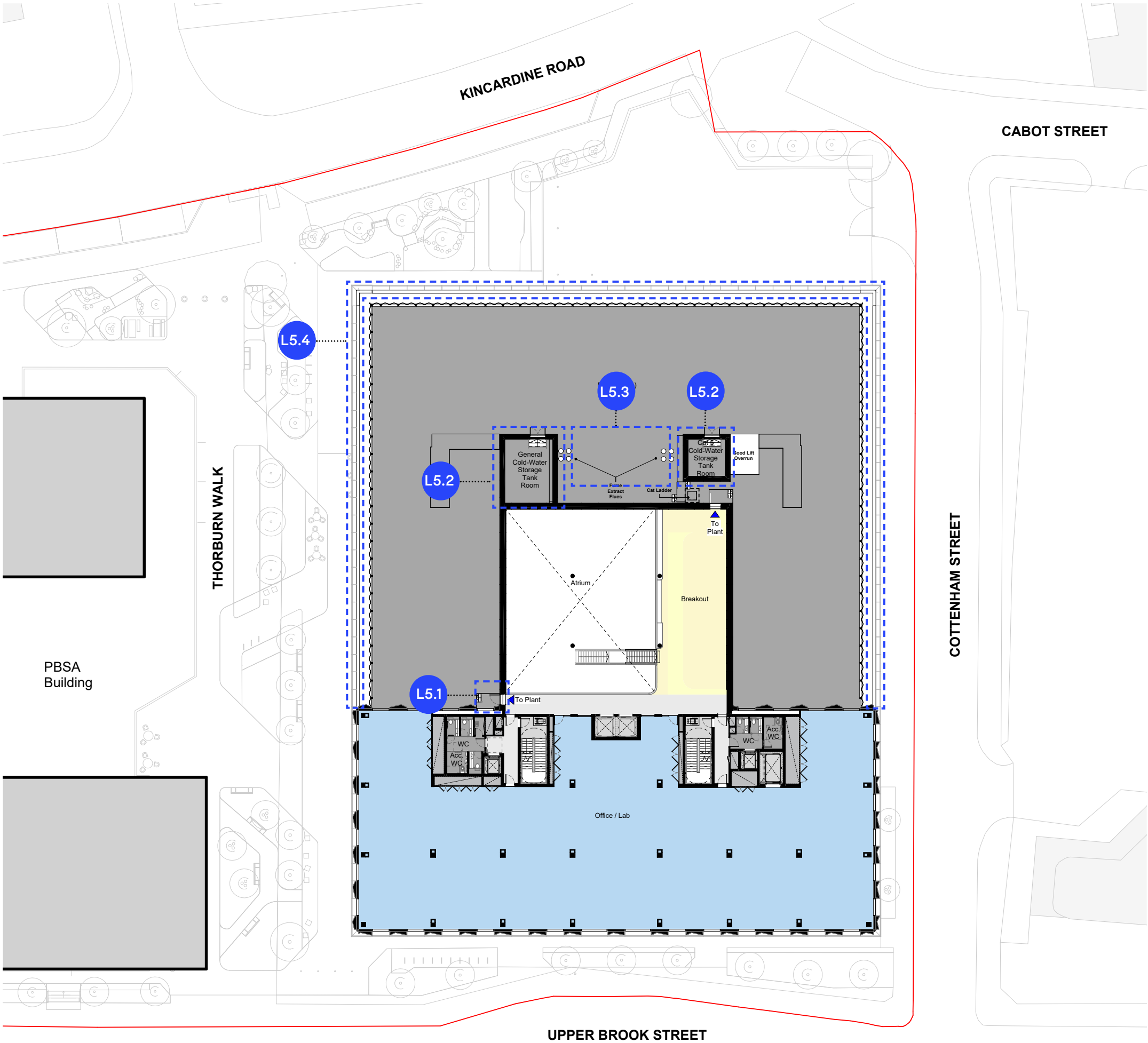
Fifth Floor
Consented Plan



Fifth Floor

Amended Plan

- L5.1** Roof access door was added to provide additional access from the atrium.
- L5.2** The water plant room footprint slightly increased following MEP coordination.
- L5.3** The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4** The Level 05 parapet detail was developed.



Fifth Floor

Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L5.1	• UBS-SRA-ST-05-DR-A-02-505	• Roof door access added	• Additional roof access through atrium space added following design development and coordination with fire specialist regarding escape distances and roof access and maintenance requirements
L5.2	• UBS-SRA-ST-05-DR-A-02-505 to 509 • UBS-SRA-ZZ-ZZ-DR-A-02-103* • UBS-SRA-ZZ-ZZ-DR-A-02-104* • UBS SRA ZZ SN DR A 02-322	• Water plant room extent increased	• Extent of water plant room modified following MEP design development
L5.3	• UBS-SRA-ST-05-DR-A-02-505 • UBS-SRA-ZZ-ZZ-DR-A-02-103* • UBS-SRA-ZZ-EN-DR-A-02-306 • UBS-SRA-ZZ-EW-DR-A-02-311 • UBS-SRA-ZZ-SN-DR-A-02-322 • UBS-SRA-ZZ-EE-DR-A-02-308	• Future tenant flue zone clarified	• Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L5.4	• UBS-SRA-ST-EN-DR-A-02-400 • UBS-SRA-ST-EE-DR-A-02-401 • UBS-SRA-ST-EW-DR-A-02-403 • UBS-SRA-ZZ-EE-DR A-02-308 • UBS-SRA-ZZ-EN-DR-A-02-306 • UBS-SRA-ZZ-EW-DR-A-02-311 • UBS-SRA-ZZ-SE-DR-A-02-320 • UBS-SRA-ZZ-SN-DR-A-02-322	• Level 05 parapet detail was developed.	• Following facade development, the parapet detail was developed.

* Combined drawings not re-issued as part of this application

Fifth Floor
Arkley Street View

- L5.3 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4 The Level 05 parapet detail was developed.



Consented view

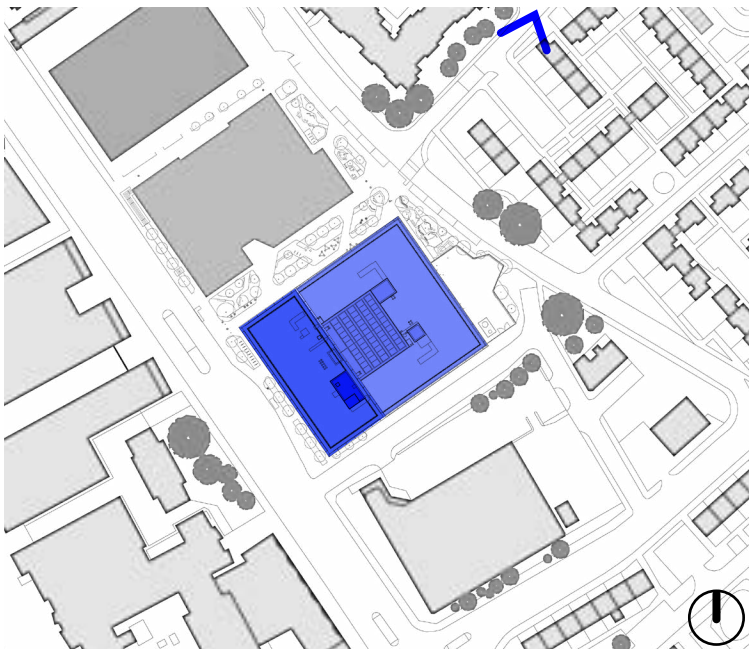


Amended view



Fifth Floor
Whitekirk Cl. View

- L5.2 The water plant room extent slightly increased following MEP coordination.
- L5.3 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4 The Level 05 parapet detail was developed.



Consented View



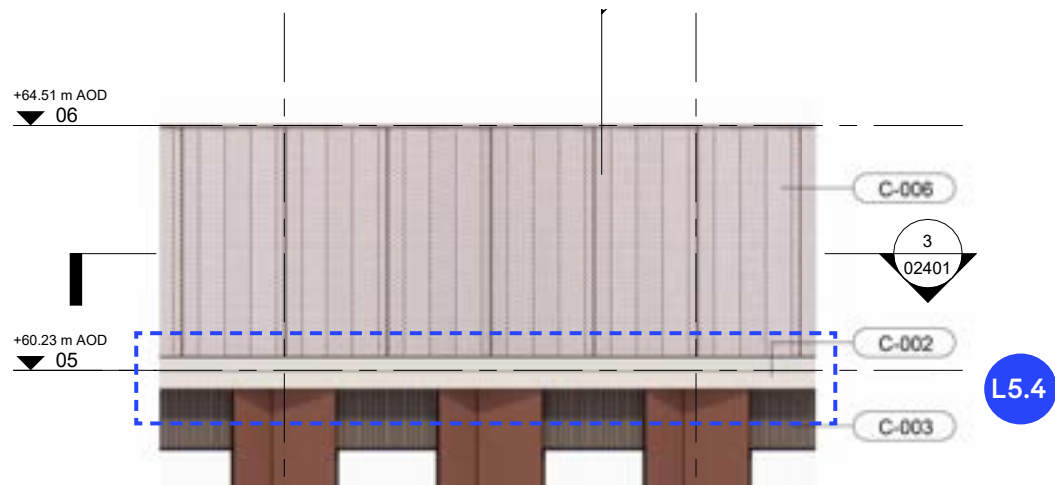
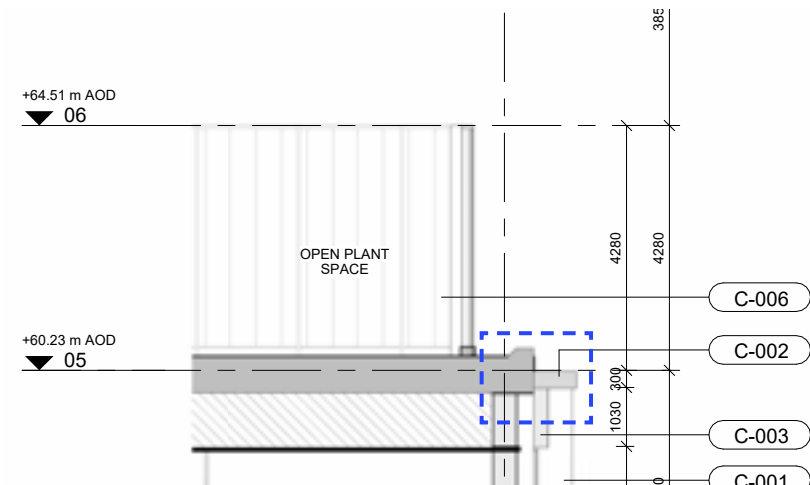
Amended View



Fifth Floor

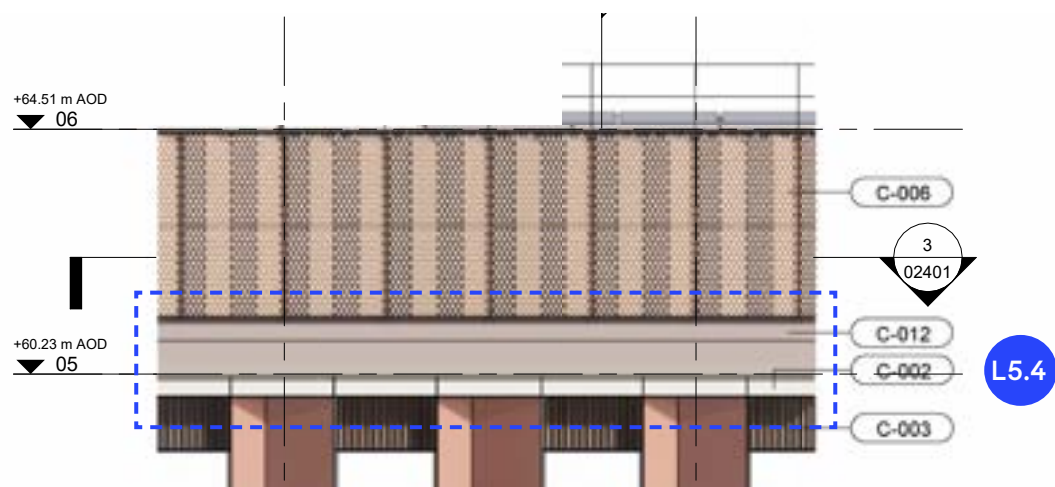
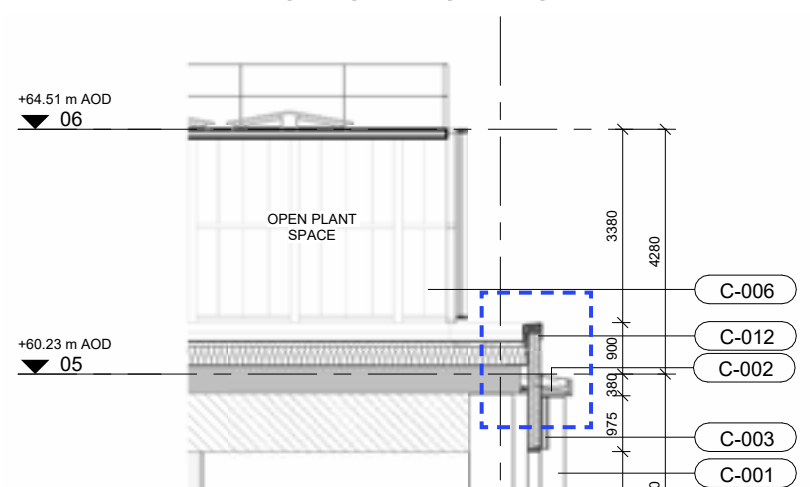
Parapet height

Consented Level 05 parapet bay study

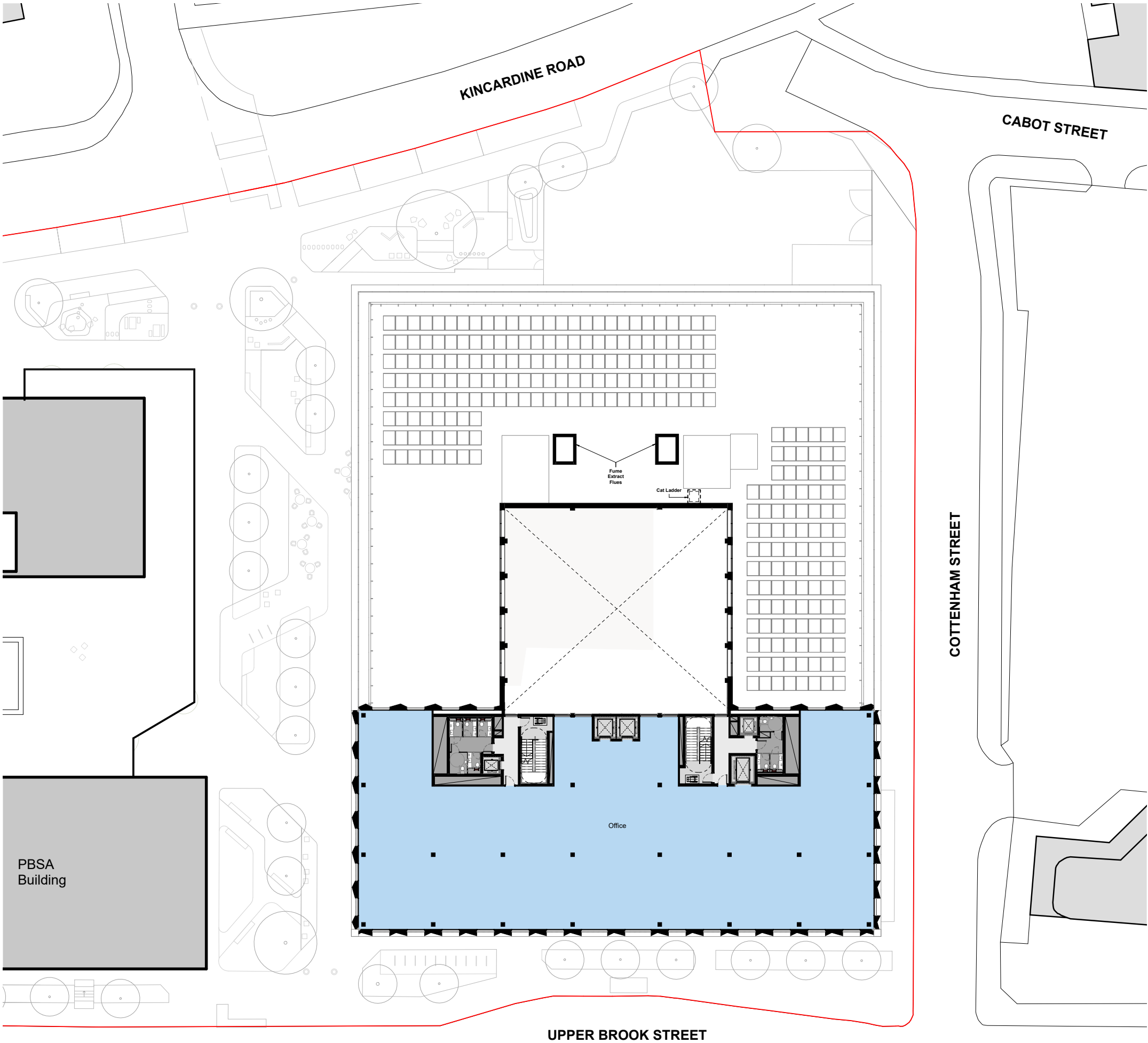


L5.4 Parapet height detail was developed following design development.

Amended Level 05 parapet bay study



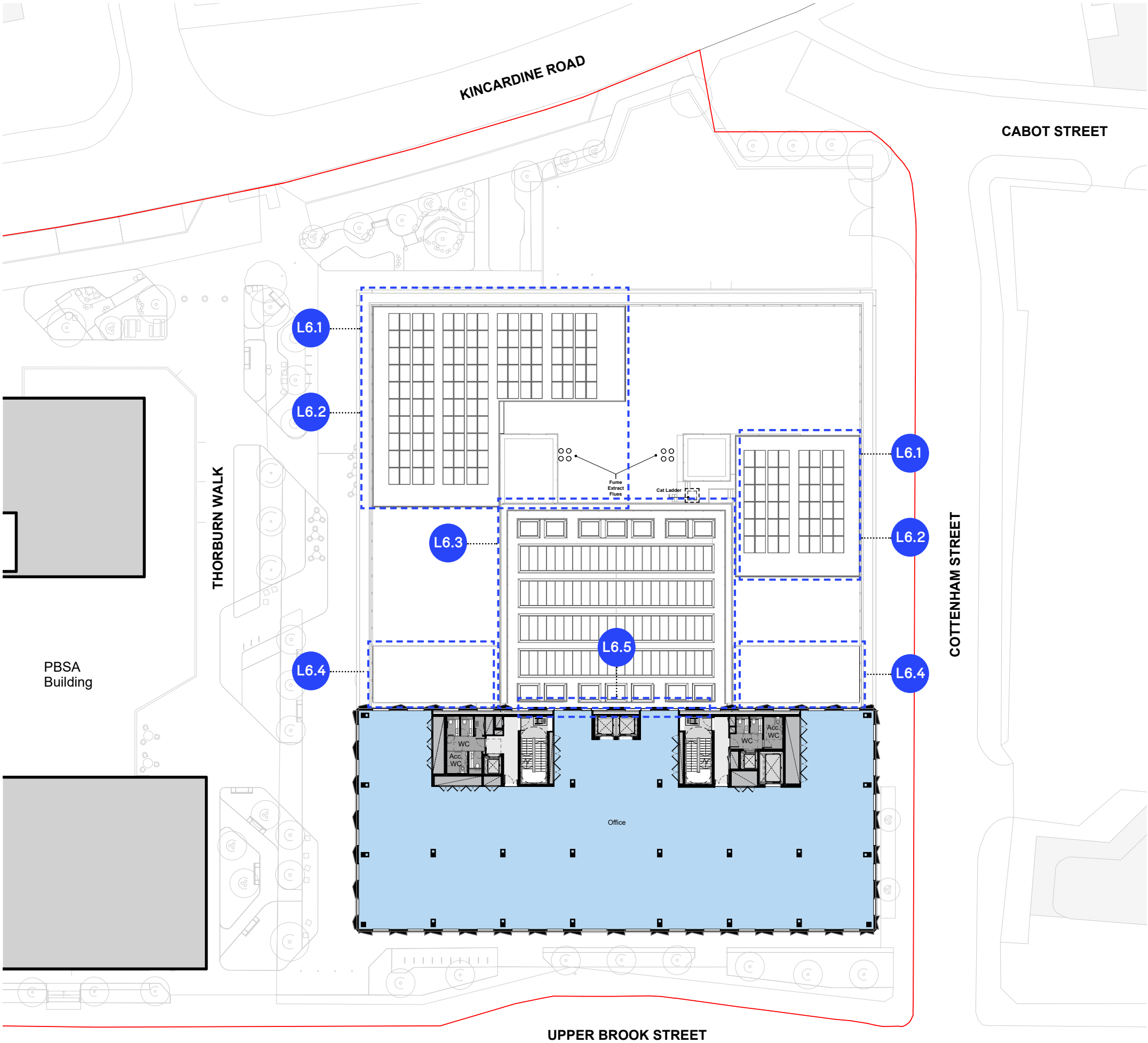
Sixth Floor
Consented Plan



Sixth Floor

Amended Plan

- L6.1** The PV layout and the platform extent was optimised.
- L6.2** A safety perimeter guardrail was added to the PV platforms.
- L6.3** The Atrium roof was lowered one level, from Level 07 to Level 06. Changes to the Atrium roof design.
- L6.4** Two additional platforms have been added to comply with the A&M strategy.
- L6.5** The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.



Sixth Floor

Changes Summary

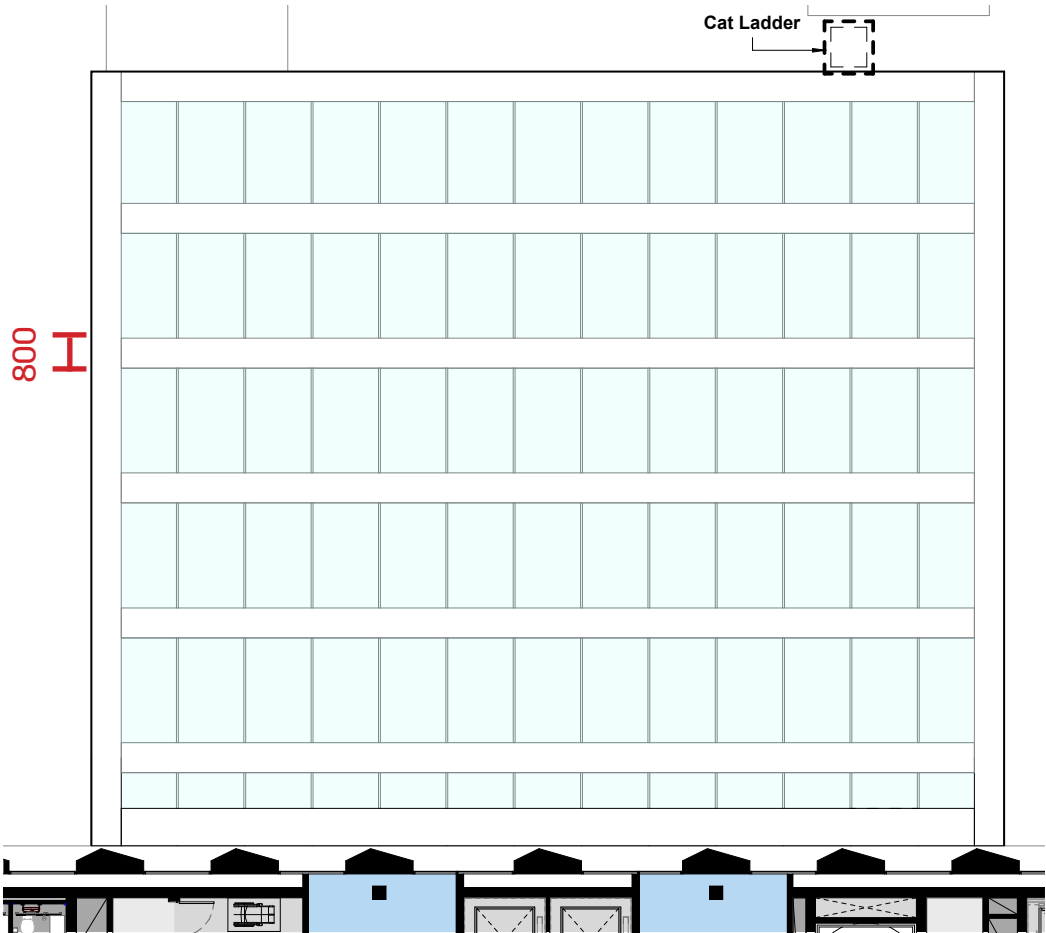
Change Code	Drawings Affected	Description	Design Development Justification
L6.1, L6.2, L6.3	• UBS-SRA-ST-05-DR-A-02-506 to 509 • UBS-SRA-ZZ-ZZ-DR-A-02-103* • UBS-SRA-ZZ-ZZ-DR-A-02-104* • UBS-SRA-ZZ-SE-DR-A-02-320 • UBS-SRA-ZZ-SE-DR-A-02-322 • UBS-SRA-ZZ-EN-DR-A-02-306 • UBS-SRA-ZZ-EW-DR-A-02-308 • UBS-SRA-ZZ-EW-DR-A-02-311	• PV Layout and platform rearranged. Safety perimeter guardrail added. • The Atrium roof was lowered by one level with changes to the Atrium roof design.	• PV Layout arrangement and platform design updated following MEP design development. A safety guardrail has been added around the PV platform for health and safety reasons following access and maintenance specialist advice. • The atrium roof was lowered and developed through a series of workshops with specialists
L6.4	• UBS-SRA-ST-05-DR-A-02-506 to 509 • UBS-SRA-ZZ-ZZ-DR-A-02-103* • UBS-SRA-ZZ-ZZ-DR-A-02-104* • UBS-SRA-ZZ-SE-DR-A-02-320	• Additional platforms added to comply with the A&M strategy.	• The strategy was developed following a series of workshops with facade and A&M specialists
L6.5	• UBS-SRA-ST-05-DR-A-02-506 • UBS-SRA-ZZ-EN-DR-A-02-306 • UBS-SRA-ZZ-SE-DR-A-02-320 • UBS-SRA-ZZ-SE-DR-A-02-322	• Facade piers directly above the atrium roof flattened	• This change has been developed to allow for the minimum maintenance clearance to the AOVs.

* Combined drawings not re-issued as part of this application

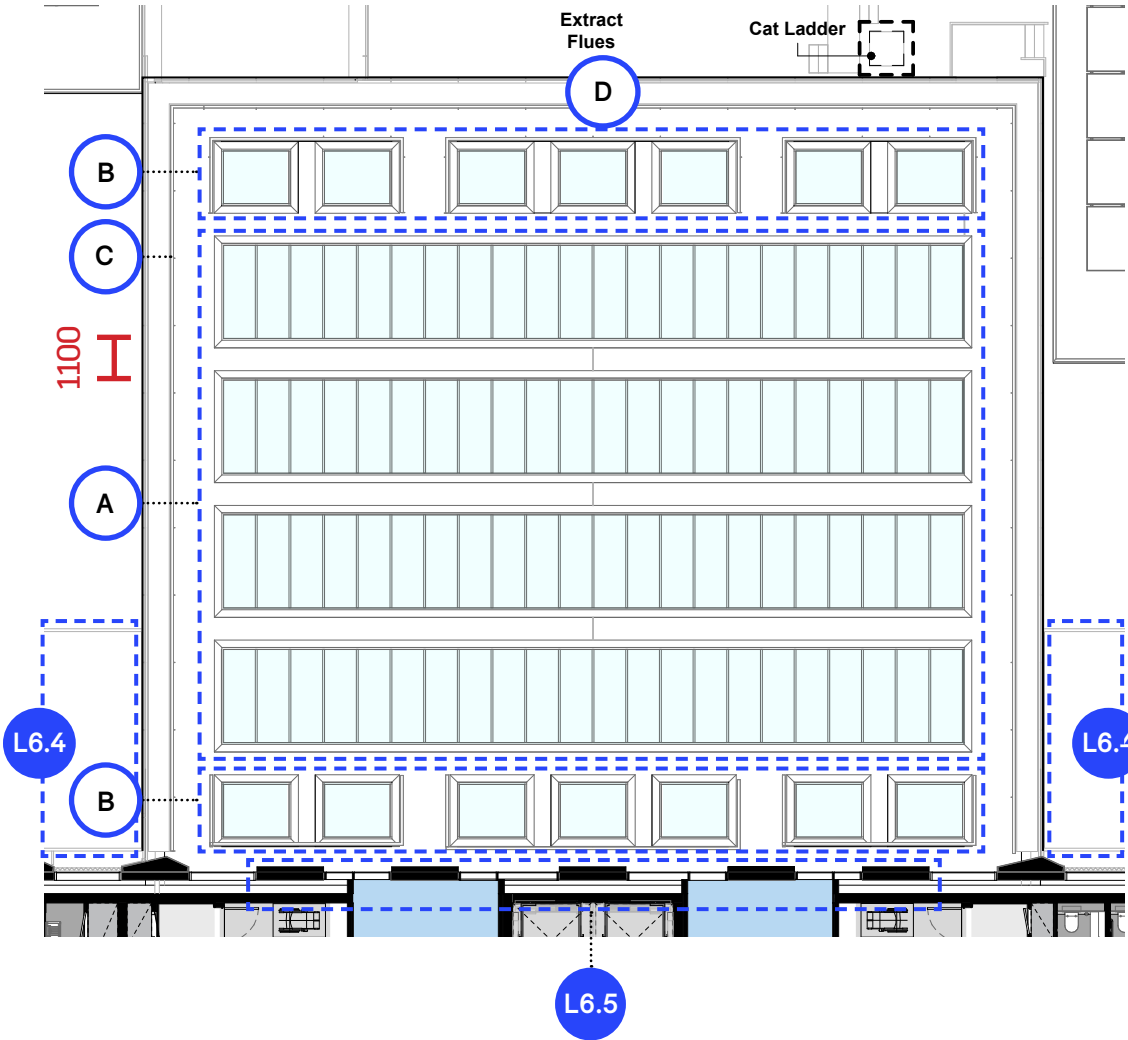
Atrium Roof Design

Atrium Plan

Consented Atrium Roof at Level 07



Amended Atrium Roof at Level 06



- L6.3** The Atrium roof was lowered one level, from Level 07 to Level 06. Changes to the Atrium roof design:
- A** The atrium roof lights have been rationalised.
- B** AOVs relocated to comply with the fire strategy
- C** A safety rail has been included around the atrium
- D** The roof design has developed into flat roof, from sloped roof in the consented scheme
- L6.4** Two additional platforms have been added to comply with the A&M strategy.
- L6.5** The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.

Sixth Floor

Arkley Street View

- L6.2** A safety perimeter guardrail was added to the PV platforms.
- L6.3** The Atrium roof was lowered one level, from Level 07 to Level 06.
- L6.4** Two additional platforms have been added to comply with the A&M strategy.
- L6.5** The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.



Consented view

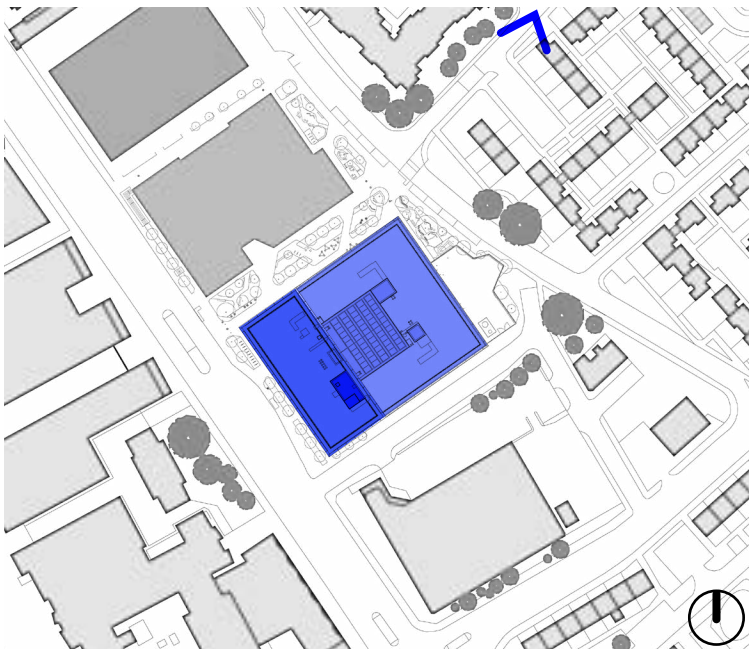


Amended view



Sixth Floor
Whitekirk Cl. View

- L6.2 A safety perimeter guardrail was added to the PV platforms.
- L6.3 The Atrium roof was lowered one level, from Level 07 to Level 06.
- L6.4 Two additional platforms have been added to comply with the A&M strategy.
- L6.5 The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.



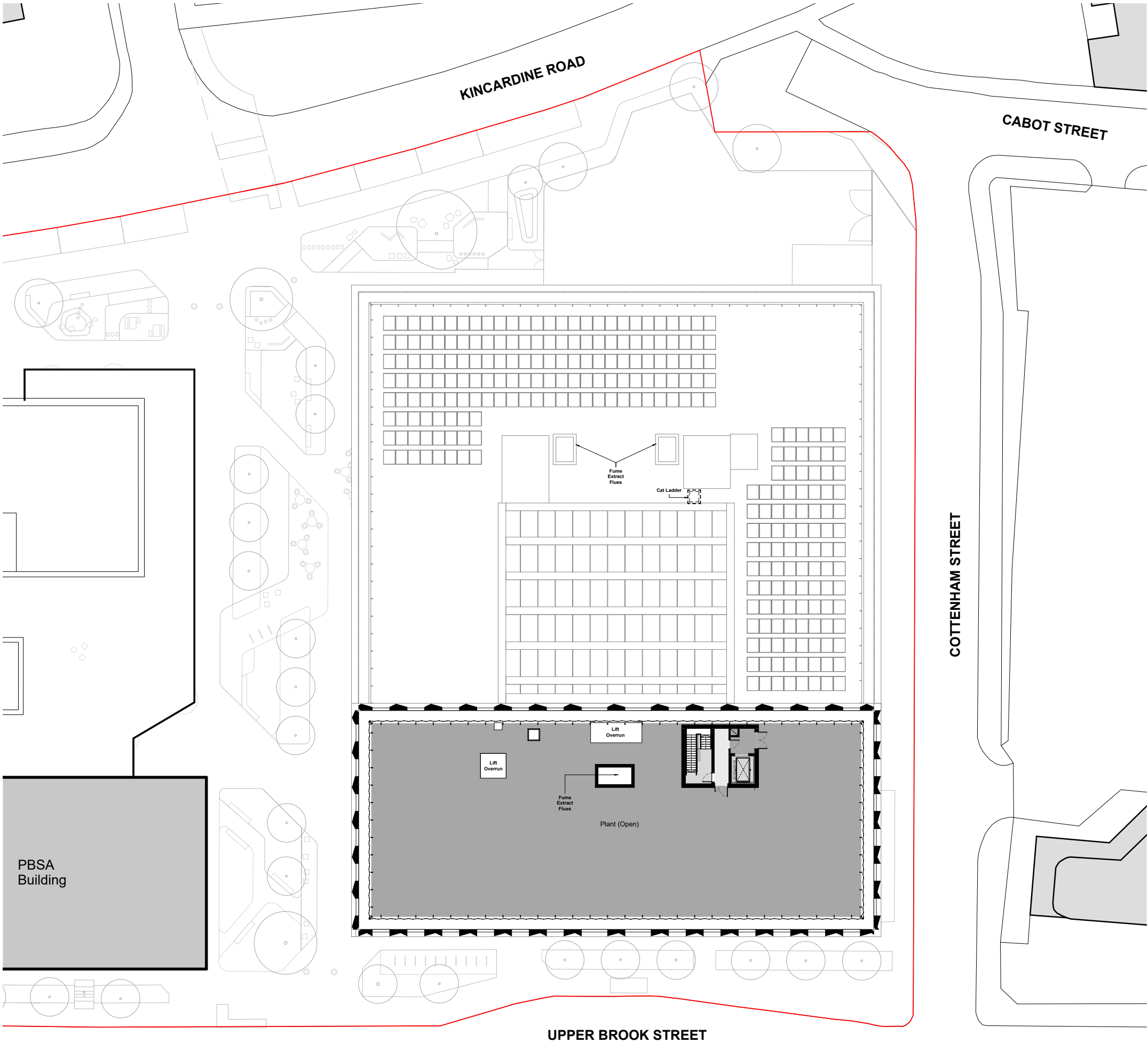
Consented View



Amended View

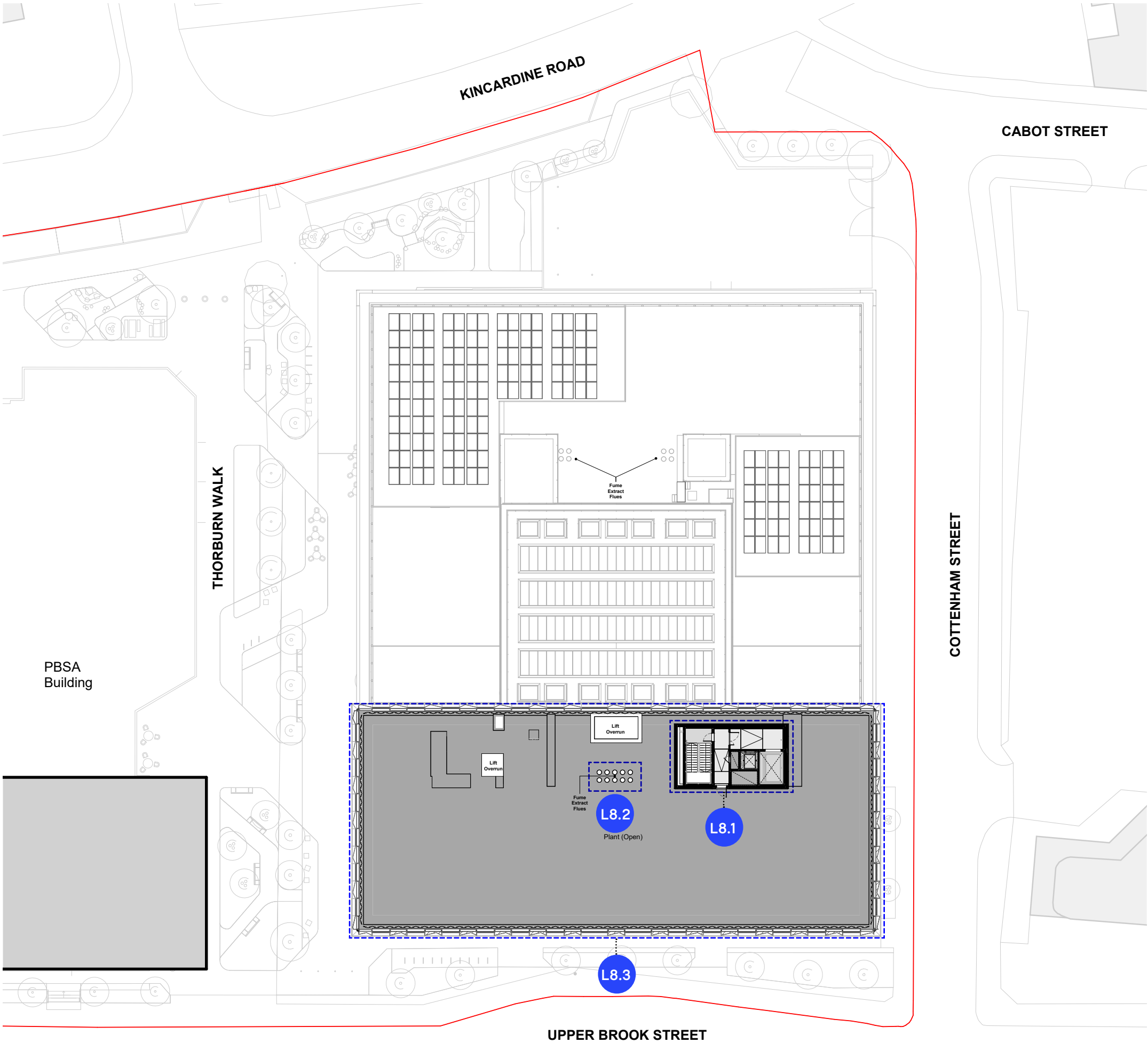


Eighth Floor
Consented Plan



Eighth Floor Amended Plan

- L8.1** The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2** The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3** The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.



Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L8.1, L8.2	• UBS-SRA-ST-05-DR-A-02-508	• Core overrun extent increased	• Core overrun extent reviewed following cladding design development
	• UBS-SRA-ST-05-DR-A-02-509	• Future tenant flue zone clarified	• Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
	• UBS-SRA-ZZ-EN-DR-A-02-306		
	• UBS-SRA-ZZ-ES-DR-A--02-307		
	• UBS-SRA-ZZ-EE-DR-A-02-308		
	• UBS-SRA-ZZ-EW-DR-A-02-311		
	• UBS-SRA-ZZ-SE-DR-A-02-320		
	• UBS-SRA-ZZ-EE-DR-A-02-321		
L8.3	• UBS-SRA-ZZ-EE-DR-A-02-322		
	• UBS-SRA-ST-05-DR-A-02-508	• Plant screen location moved outwards	• Allows for more MEP roof space.
	• UBS SRA ST ES DR A 02-402		
	• UBS SRA ZZ SE DR A 02-321		
	• UBS SRA ZZ SN DR A 02-322		

Eighth Floor Arkley Street View

- L8.1 The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3 The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.



Consented view



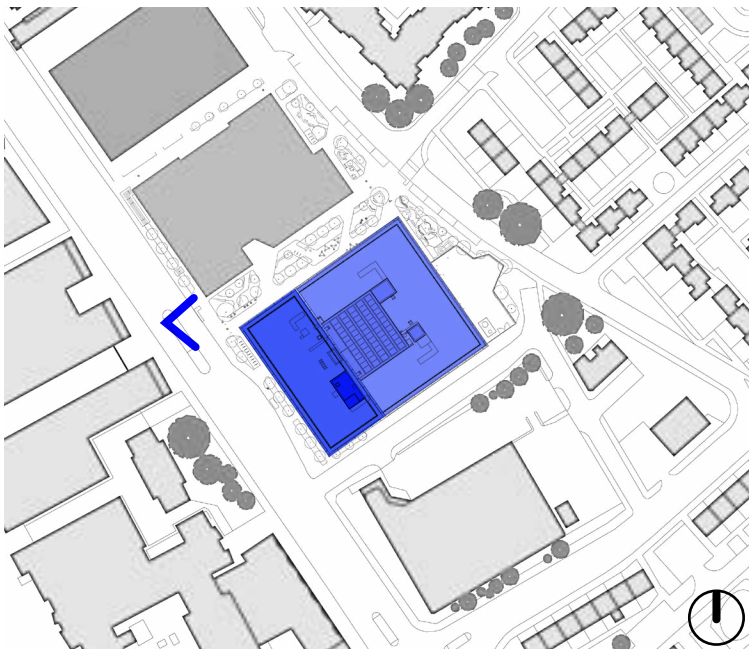
Amended view



Eighth Floor

Upper brook Street View

- L8.1 The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3 The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.



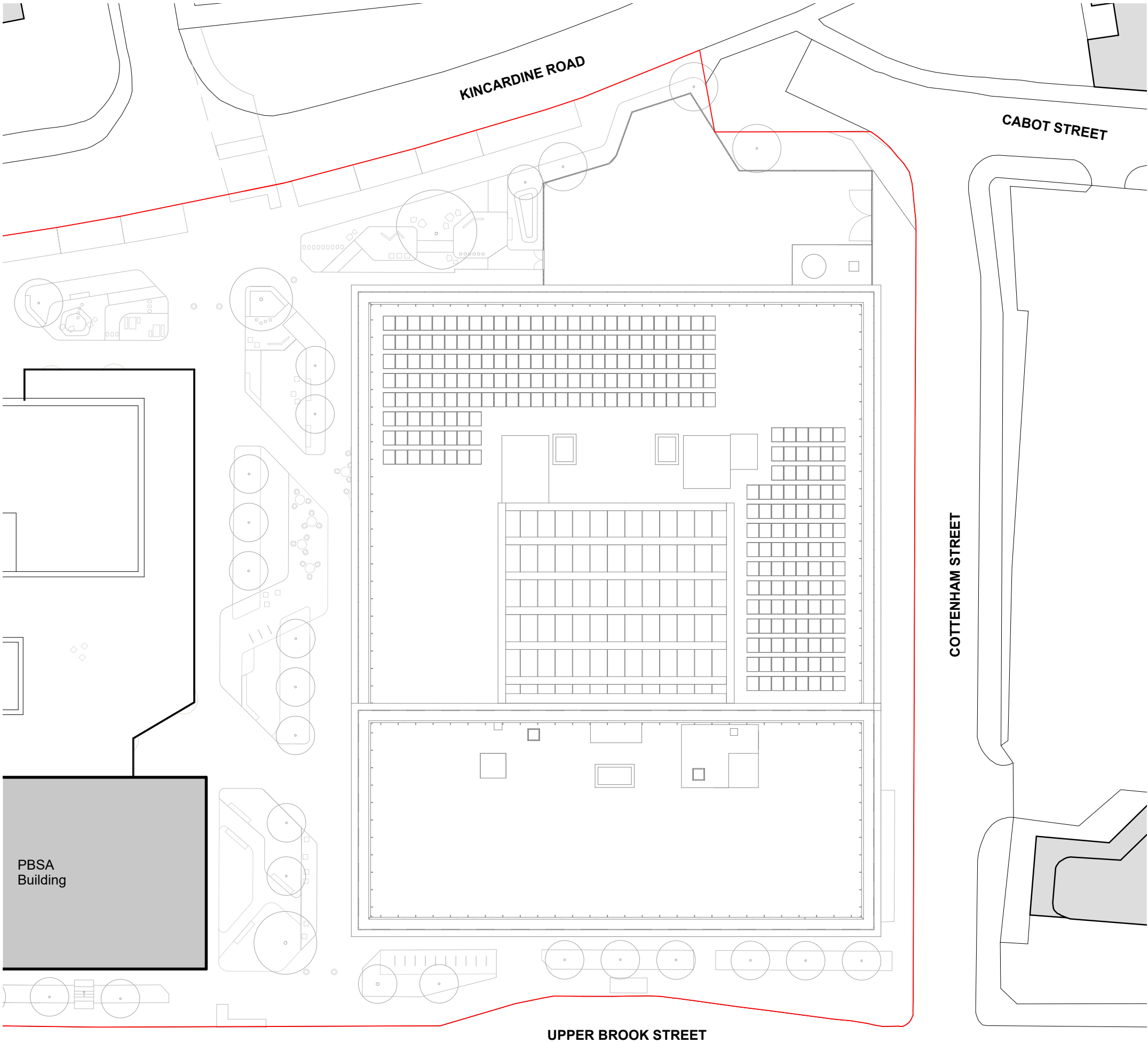
Consented View



Amended View

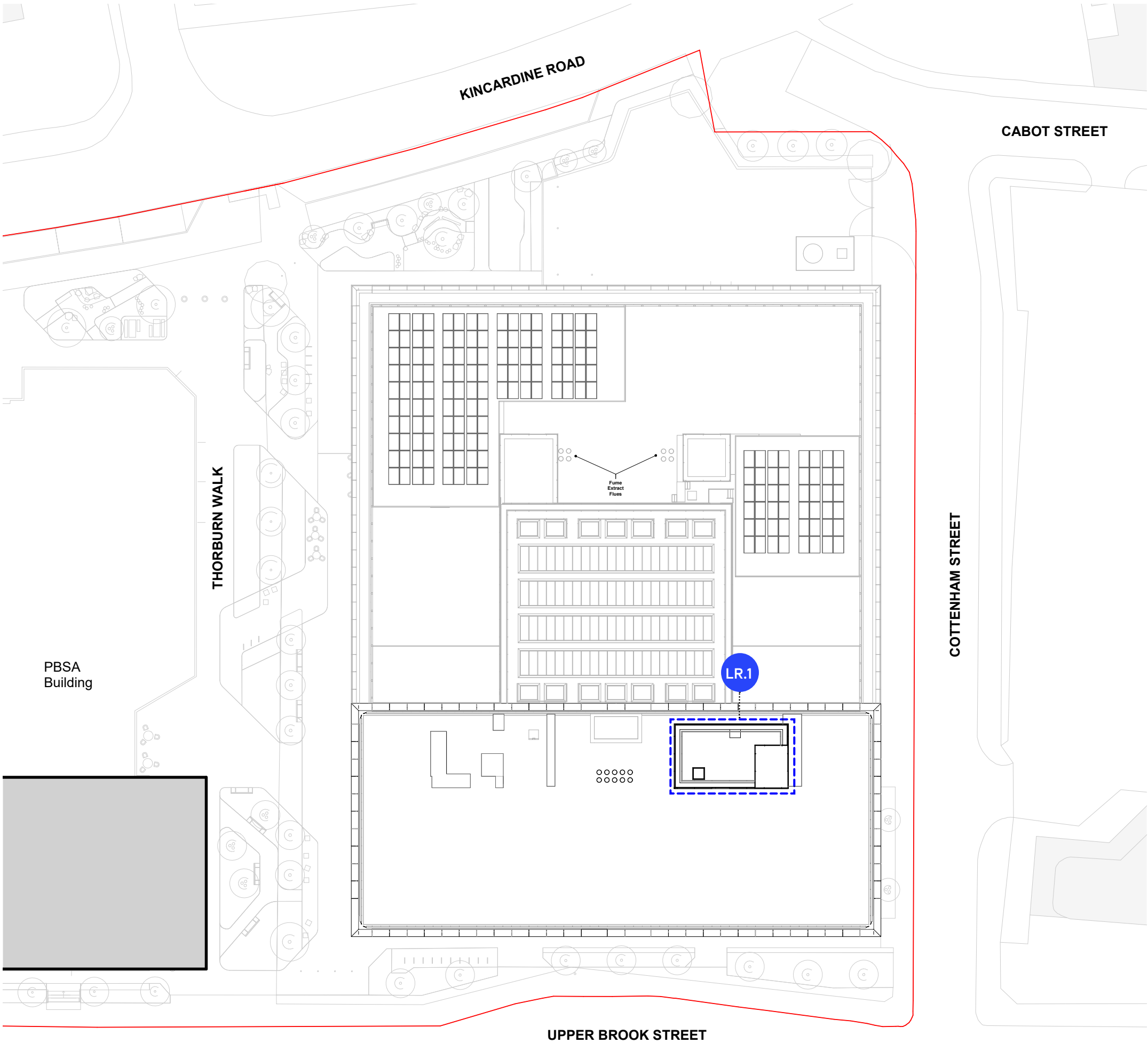


Roof Plan
Consented Plan



Roof Plan
Amended

LR.1 Core overrun safety perimeter guardrail added



Roof Plan

Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
LR.1	- UBS-SRA-ZZ-ZZ-DR-A-02-104* - UBS-SRA-ST-R1-DR-A-02-509 - UBS-SRA-ZZ-EN-DR-A-02-306 - UBS-SRA-ZZ-ES-DR-A-02-307 - UBS-SRA-ZZ-EE-DR-A-02-308 - UBS-SRA-ZZ-EW-DR-A-02-311 - UBS-SRA-ZZ-SE-DR-A-02-320 - UBS-SRA-ZZ-SE-DR-A-02-321 - UBS-SRA-ZZ-SN-DR-A-02-322	Core overrun roof perimeter safety guardrail added	Core overrun safety perimeter guardrail added to access and maintain ventilation equipment on top of core overrun

* Combined drawings not re-issued as part of this application

Fifth, Sixth, Eight and Roof Plan

Upper Brook Street View

- L5.2

The water plant room extent slightly increased following MEP coordination.
- L5.3

The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4

The Level 05 parapet detail was refined following design development.
- L6.2

A safety perimeter guardrail was added to the PV platforms.
- L6.3

The Atrium roof was lowered one level, from Level 07 to Level 06.
- L6.4

Two additional platforms have been added to comply with the A&M strategy.
- L8.1

The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2

The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3

The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- LR.1

Core overrun safety perimeter guardrail added



Consented View



Amended View



Upper Brook Street Elevation

Consented Elevation



Upper Brook Street Elevation

Amended South West Elevation

- L0.1** Escape door sizes have been reviewed following coordination with the fire consultant.
- L1.1** The glazed corners in Level 01 were replaced by a unitised facade panel.
- L8.1** The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2** The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3** The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- LR.1** Core overrun safety perimeter guardrail added



Upper Brook Street Elevation

Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L0.1	Refer to page 10	Fire Escape double doors sizes were updated	Door dimensions have been reviewed following coordination with the design team and specialists regarding width of escape route corridor and minimum widths of escape doors
L1.1	Refer to page 18	Glazed corner replaced by unitised facade solid panel	Glazed corner design updated with unitised corner panel for ease of construction and to improve building performance
L8.1	Refer to page 34	Core overrun extent increased	Core overrun extent reviewed following cladding design development
L8.2	Refer to page 34	Plant screen location moved outwards	Allows for more MEP roof space
L8.3	Refer to page 34	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified and flues have been added for illustrative purposes
LR.1	Refer to page 40	Core overrun roof perimeter safety guardrail added	Core overrun safety perimeter guardrail added to access and maintain ventilation equipment on top of core overrun

Cottenham Street Elevation

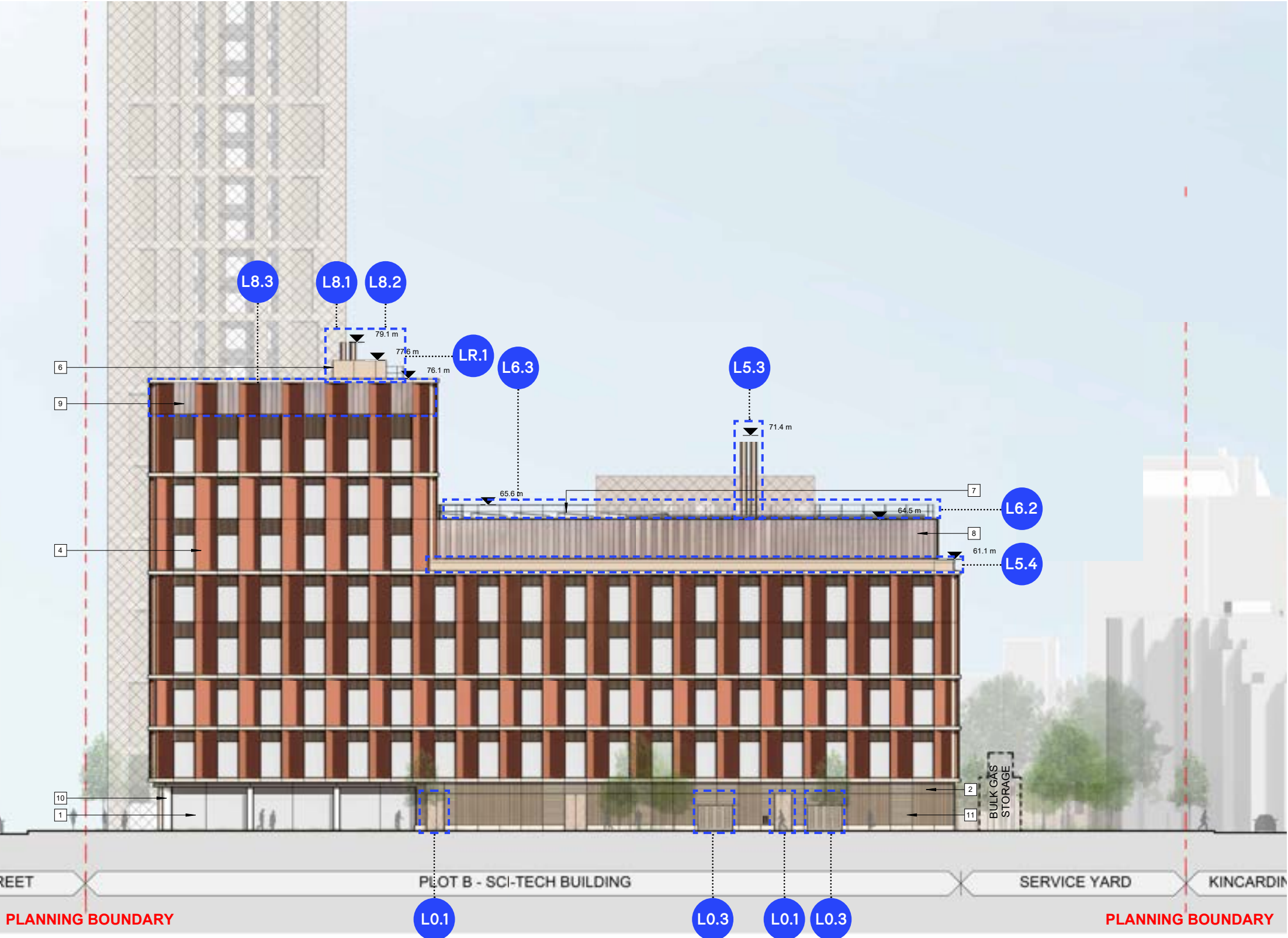
Consented South East Elevation



Cottenham Street Elevation

Amended South East Elevation

- L0.1** Escape door sizes have been reviewed following coordination with the fire consultant.
- L0.3** The back of house facade was updated following IDNO coordination (introduction of their compliant doors).
- L5.3** The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4** The Level 05 parapet detail was developed.
- L6.2** A safety perimeter guardrail was added to the PV platforms.
- L6.3** The Atrium roof was lowered one level, from Level 07 to Level 06.
- L8.1** The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2** The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3** The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- LR.1** Core overrun safety perimeter guardrail added



Cottenham Street Elevation

Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L0.1	Refer to page 10	Fire Escape double doors sizes were updated	Door dimensions have been reviewed following coordination with the design team and specialists regarding width of escape route corridor and minimum widths of escape doors
L0.3	Refer to page 10	Back of house doors updated	Substation doors confirmed following coordination with IDNO
L5.3	Refer to page 22	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L5.4	Refer to page 22	Level 05 parapet detail was developed.	Following facade development, the parapet detail was developed.
L6.2	Refer to page 28	PV Layout and platform rearranged. Safety perimeter guardrail added.	PV Layout arrangement and platform design updated following MEP design development. A safety guardrail has been added around the PV platform for health and safety reasons following access and maintenance specialist advice.
L6.3	Refer to page 28	The Atrium roof lowered by one level with changes to the Atrium roof design.	The atrium roof was lowered and developed through a series of workshops with specialists
L8.1	Refer to page 34	Core overrun extent increased	Core overrun extent reviewed following cladding design development
L8.2	Refer to page 34	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L8.3	Refer to page 34	Plant screen location moved outwards	Allows for more MEP roof space
LR.1	Refer to page 40	Core overrun roof perimeter safety guardrail added	Core overrun safety perimeter guardrail added to access and maintain ventilation equipment on top of core overrun

Kincardine Road Elevation
Consented North East Elevation



Kincardine Road Elevation

Amended North East Elevation

- L0.1 Escape door sizes have been reviewed following coordination with the fire consultant.
- L5.3 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4 The Level 05 parapet detail was developed.
- L6.2 A safety perimeter guardrail was added to the PV platforms.
- L6.3 The Atrium roof was lowered one level, from Level 07 to Level 06.
- L6.5 The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.
- L8.1 The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3 The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- LR.1 Core overrun safety perimeter guardrail added



Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L0.1	Refer to page 10	Fire Escape double doors sizes were updated	Door dimensions have been reviewed following coordination with the design team and specialists regarding width of escape route corridor and minimum widths of escape doors
L5.3	Refer to page 22	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L5.4	Refer to page 22	Level 05 parapet detail was developed.	Following facade development, the parapet detail was developed.
L6.2	Refer to page 28	PV Layout and platform rearranged. Safety perimeter guardrail added.	PV Layout arrangement and platform design updated following MEP design development. A safety guardrail has been added around the PV platform for health and safety reasons following access and maintenance specialist advice.
L6.3	Refer to page 28	The Atrium roof lowered by one level with changes to the Atrium roof design.	The atrium roof was lowered and developed through a series of workshops with specialists
L6.5	Refer to page 28	Facade piers directly above the atrium roof flattened	This change has been developed to allow for the minimum maintenance clearance to the AOVs.
L8.1	Refer to page 34	Core overrun extent increased	Core overrun extent reviewed following cladding design developm
L8.2	Refer to page 34	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L8.3	Refer to page 34	Plant screen location moved outwards	Allows for more MEP roof space.
LR.1	Refer to page 40	Core overrun roof perimeter safety guardrail added	Core overrun safety perimeter guardrail added to access and maintain ventilation equipment on top of core overrun.

Thorburn Walk Elevation
Consented North West Elevation



Thornburn Walk Elevation Amended North West Elevation

- L0.4 Glazing panels towards Thornburn walk have been subdivided in three instead of in two due to facade development
- L5.3 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4 The Level 05 parapet detail was developed.
- L6.2 A safety perimeter guardrail was added to the PV platforms.
- L6.3 The Atrium roof was lowered one level, from Level 07 to Level 06.
- L8.1 The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2 The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3 The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- LR.1 Core overrun safety perimeter guardrail added

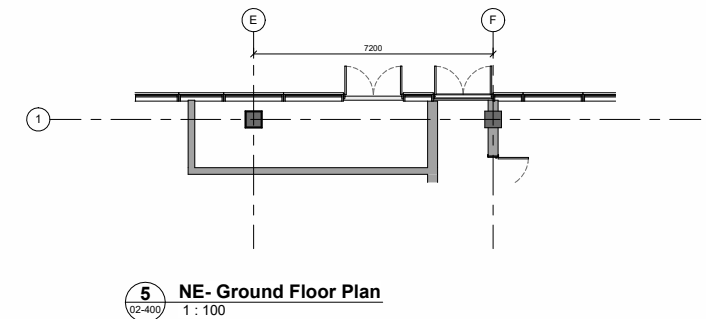
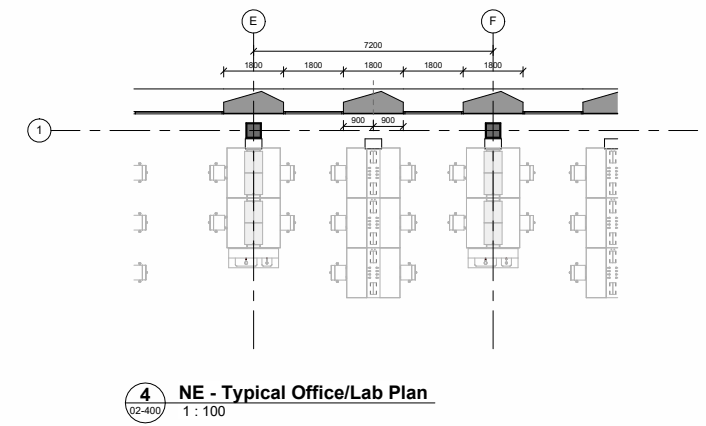
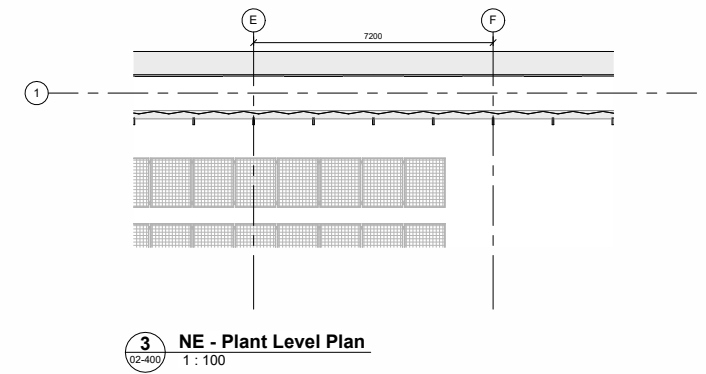
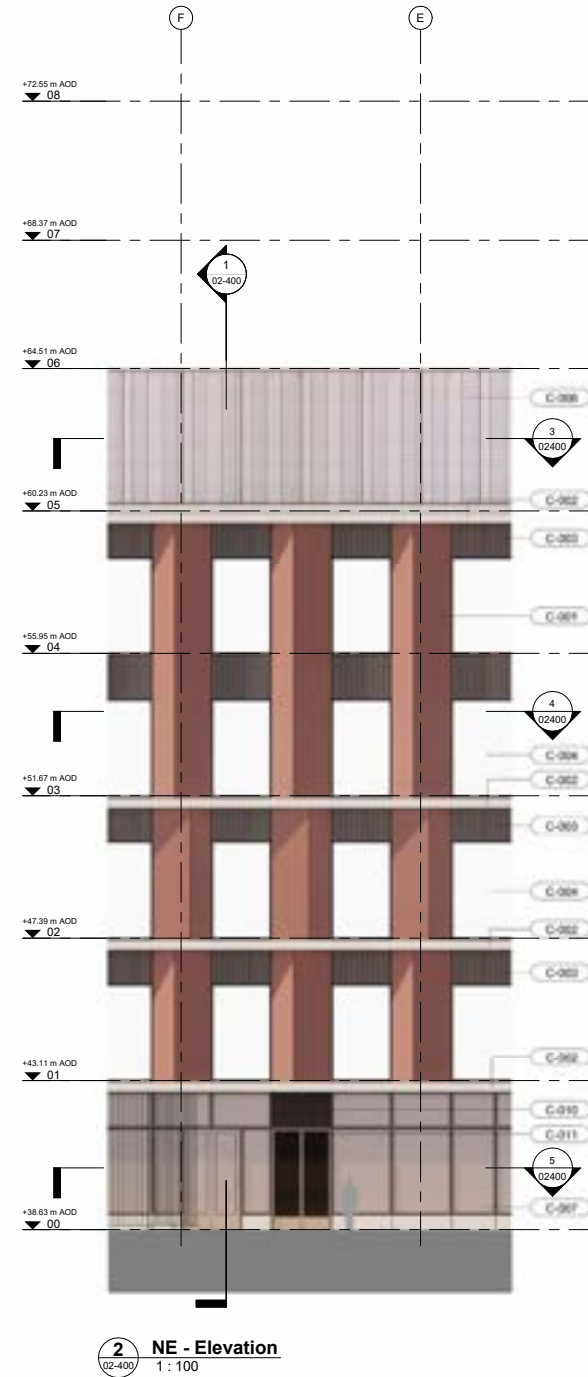
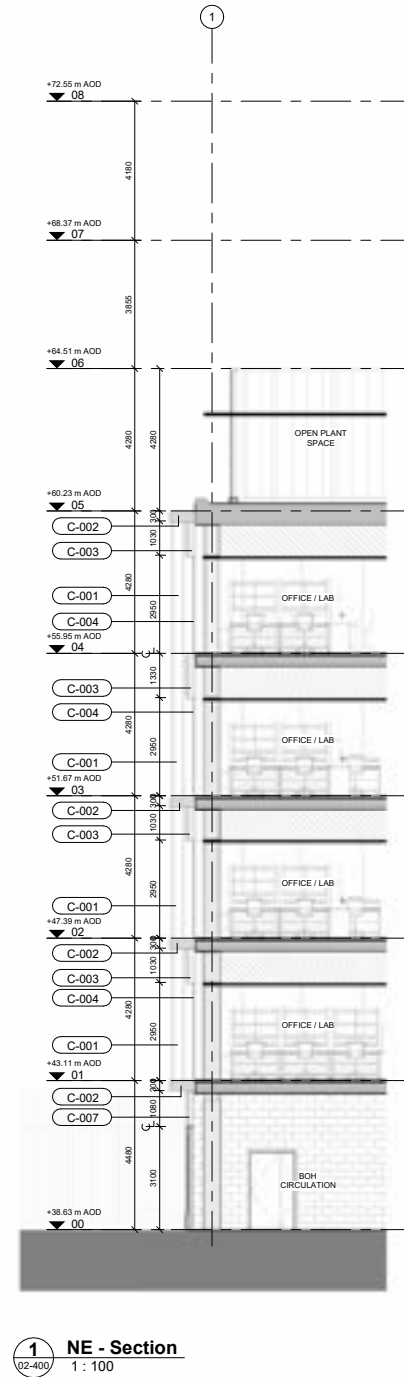


Thornburn Walk Elevation

Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L0.4	Refer to page 10	Rationalisation of the screens to the atrium; external curtain wall glazing to Thornburn walk have been split into three panels instead of two.	The changes were made to allow for a more flexible fit out by the future tenant, including WC and Kitchen position. The screens were developed to allow for a connection between the cafe area and the atrium for events.
L5.3	Refer to page 22	Future tenant flue zone clarified	FFollowing building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L5.4	Refer to page 22	Level 05 parapet detail was developed.	Following facade development, the parapet detail was developed.
L6.2	Refer to page 28	PV Layout and platform rearranged. Safety perimeter guardrail added.	PV Layout arrangement and platform design updated following MEP design development. A safety guardrail has been added around the PV platform for health and safety reasons following access and maintenance specialist advice.
L6.3	Refer to page 28	The Atrium roof lowered by one level with changes to the Atrium roof design.	The atrium roof was lowered and developed through a series of workshops with specialists
L8.1	Refer to page 34	Core overrun extent increased	Core overrun extent reviewed following cladding design development
L8.2	Refer to page 34	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L8.3	Refer to page 34	Plant screen location moved outwards	Allows for more MEP roof space
LR.1	Refer to page 40	Core overrun roof perimeter safety guardrail added	Core overrun safety perimeter guardrail added to access and maintain ventilation equipment on top of core overrun

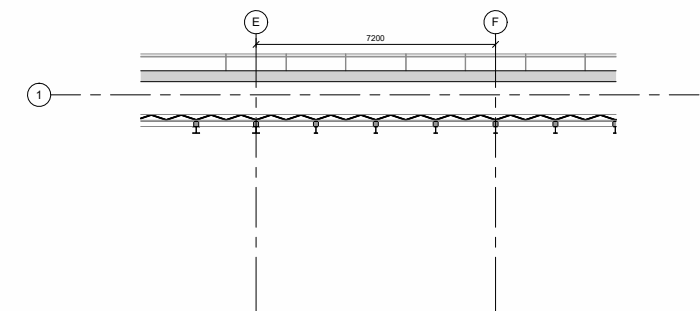
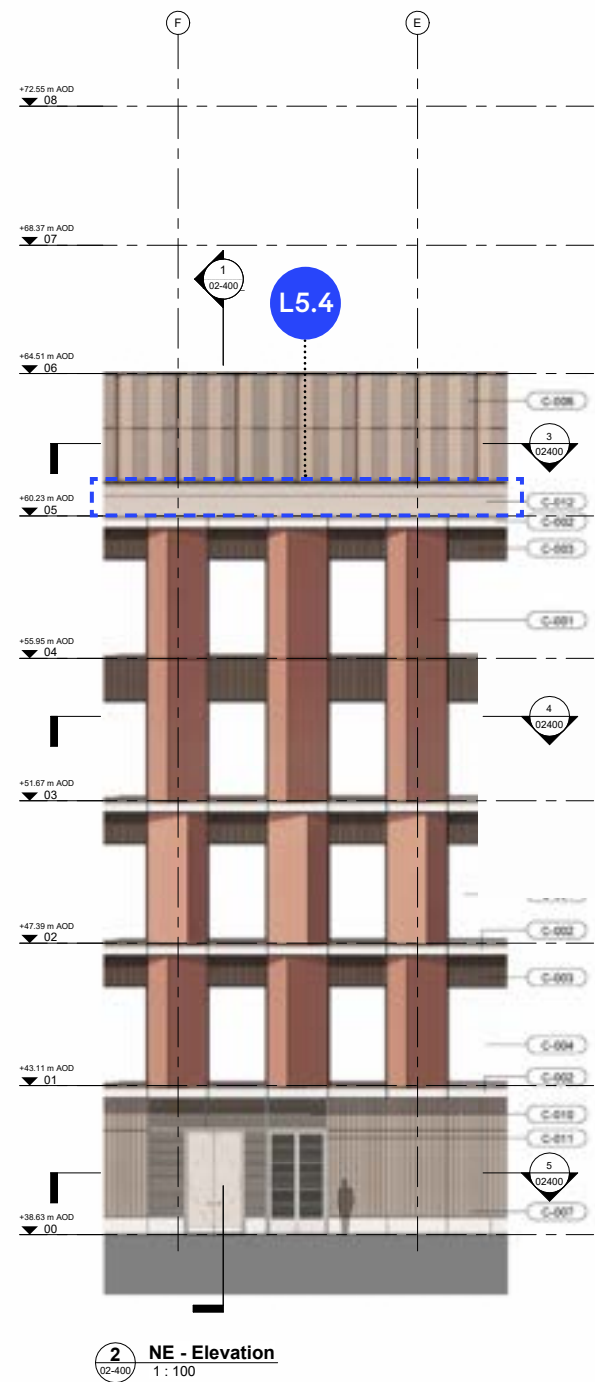
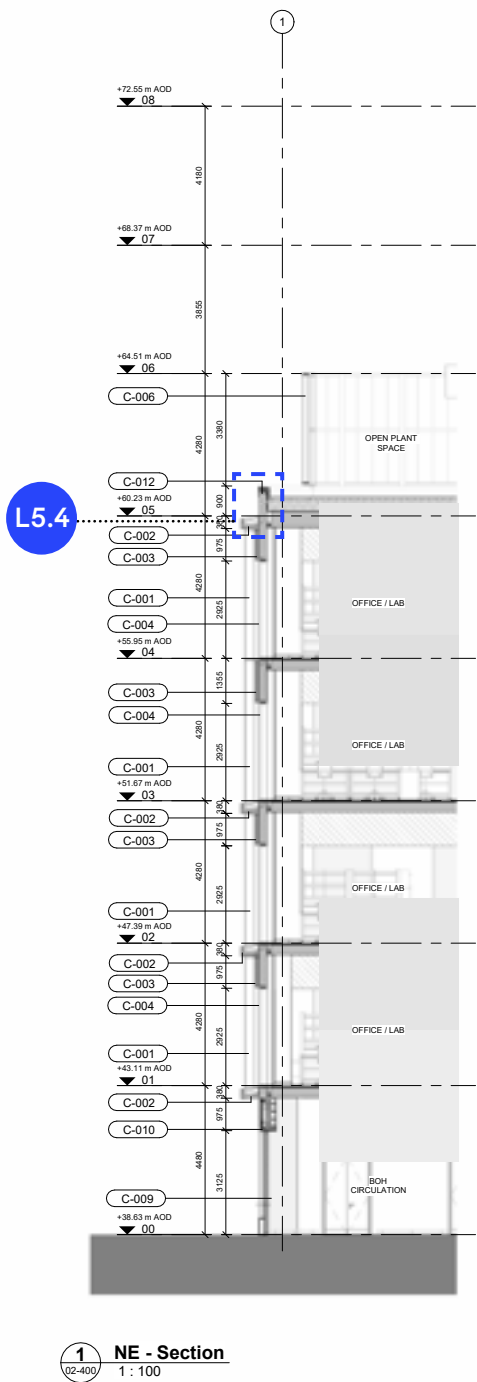
Bay Study Consented



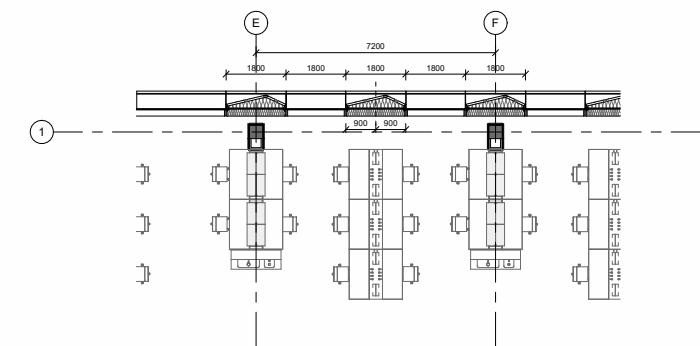
6 NE - Facade View

Bay Study
Amended

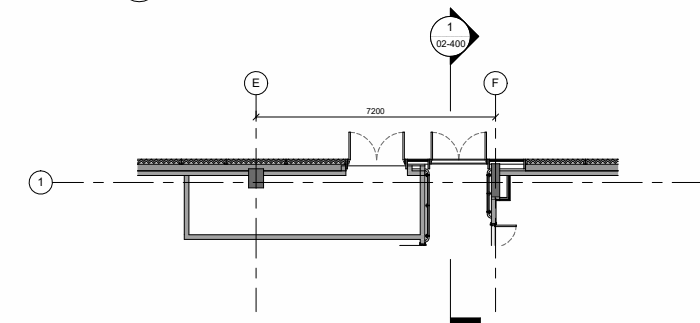
L5.4 The Level 05 parapet detail was developed.



3 NE - Plant Level Plan
02-400 1 : 100



4 NE - Typical Office/Lab Plan
02-400 1 : 100



5 NE - Ground Floor Plan
02-400 1 : 100



6 NE - Facade View
02-400

Bay Study

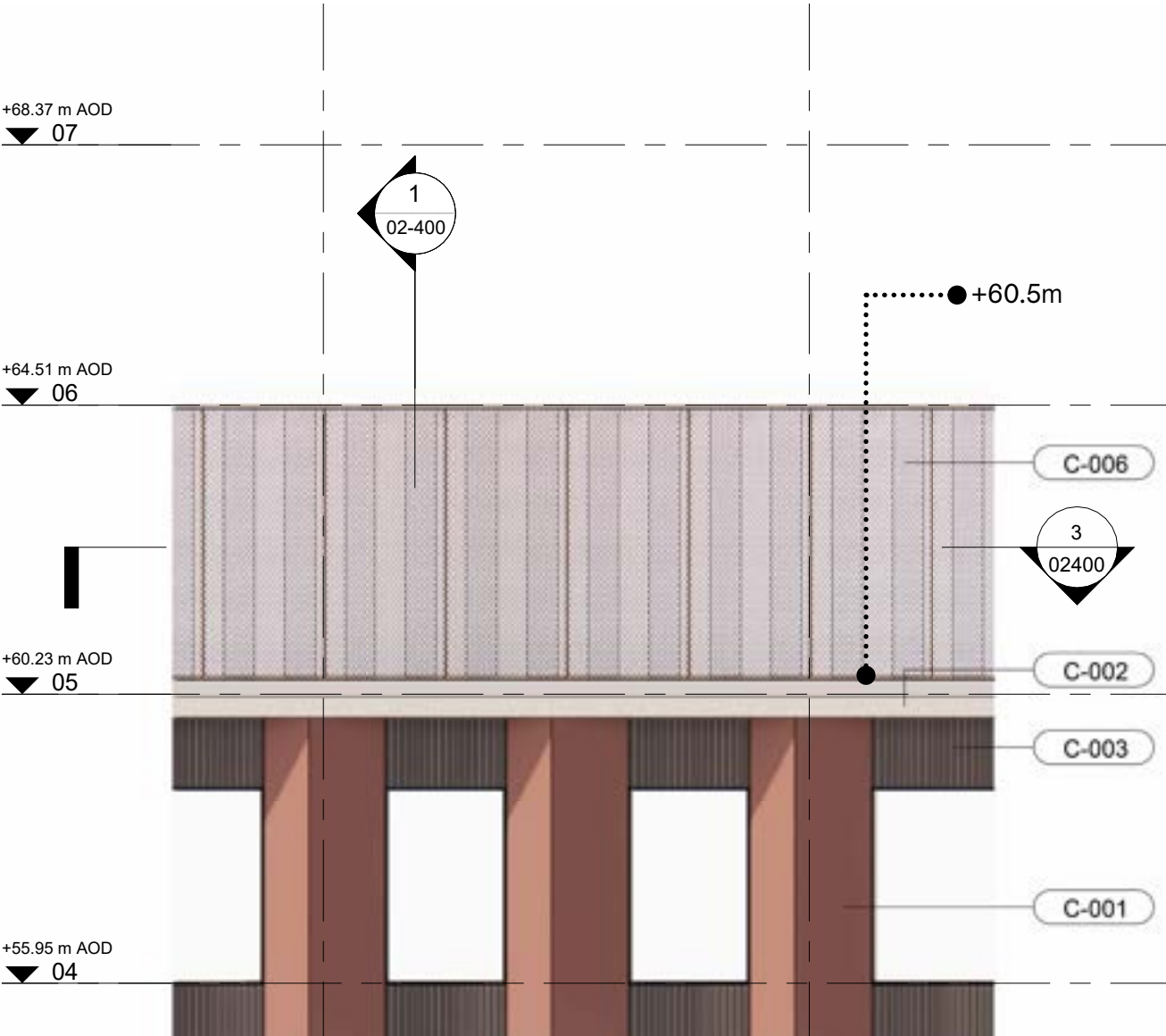
Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L5.4	Refer to page 20	Level 05 parapet detail was developed.	Following facade development, the parapet detail was developed.

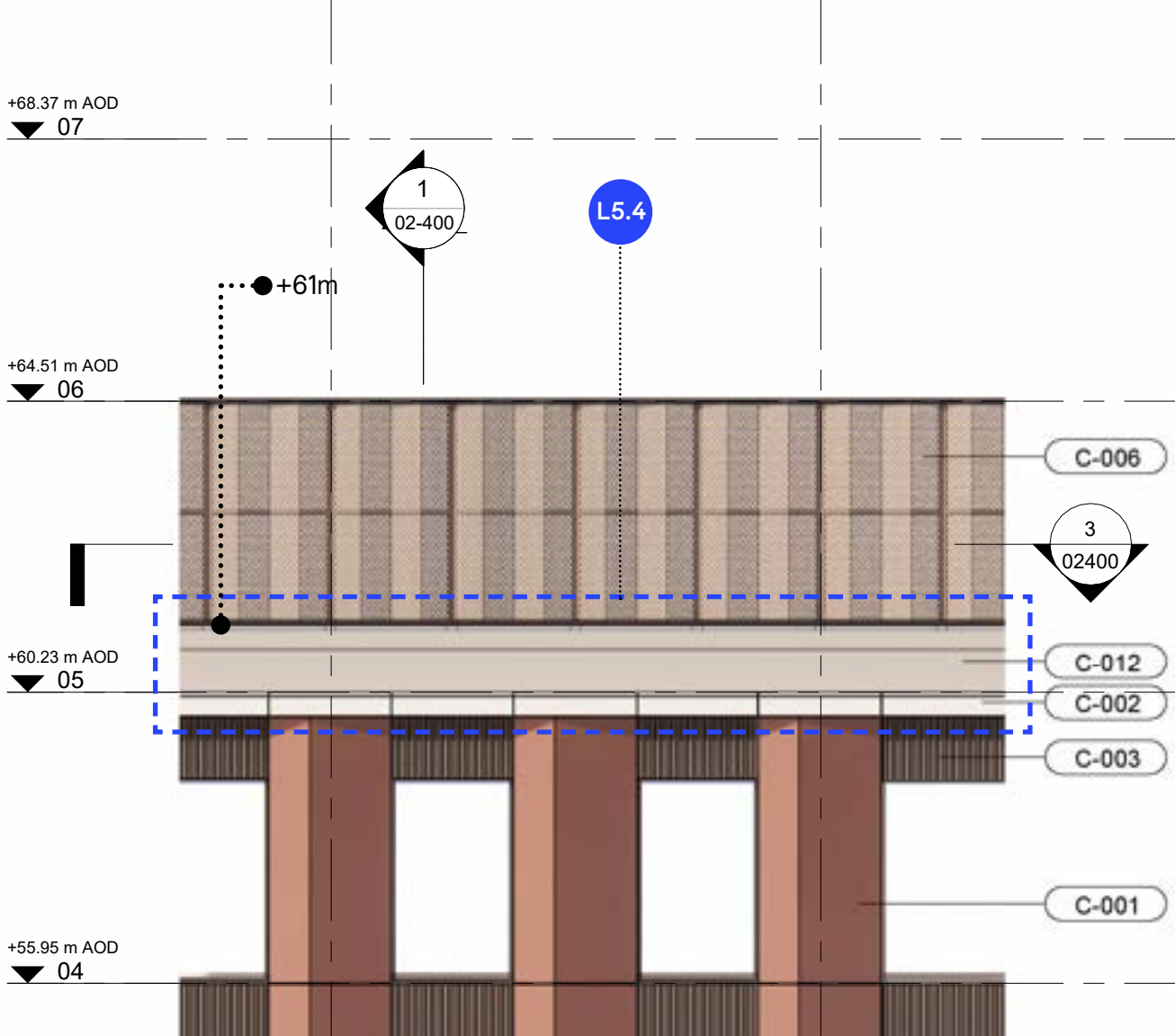
Bay Study Elevation

L5.4 The Level 05 parapet detail was developed.

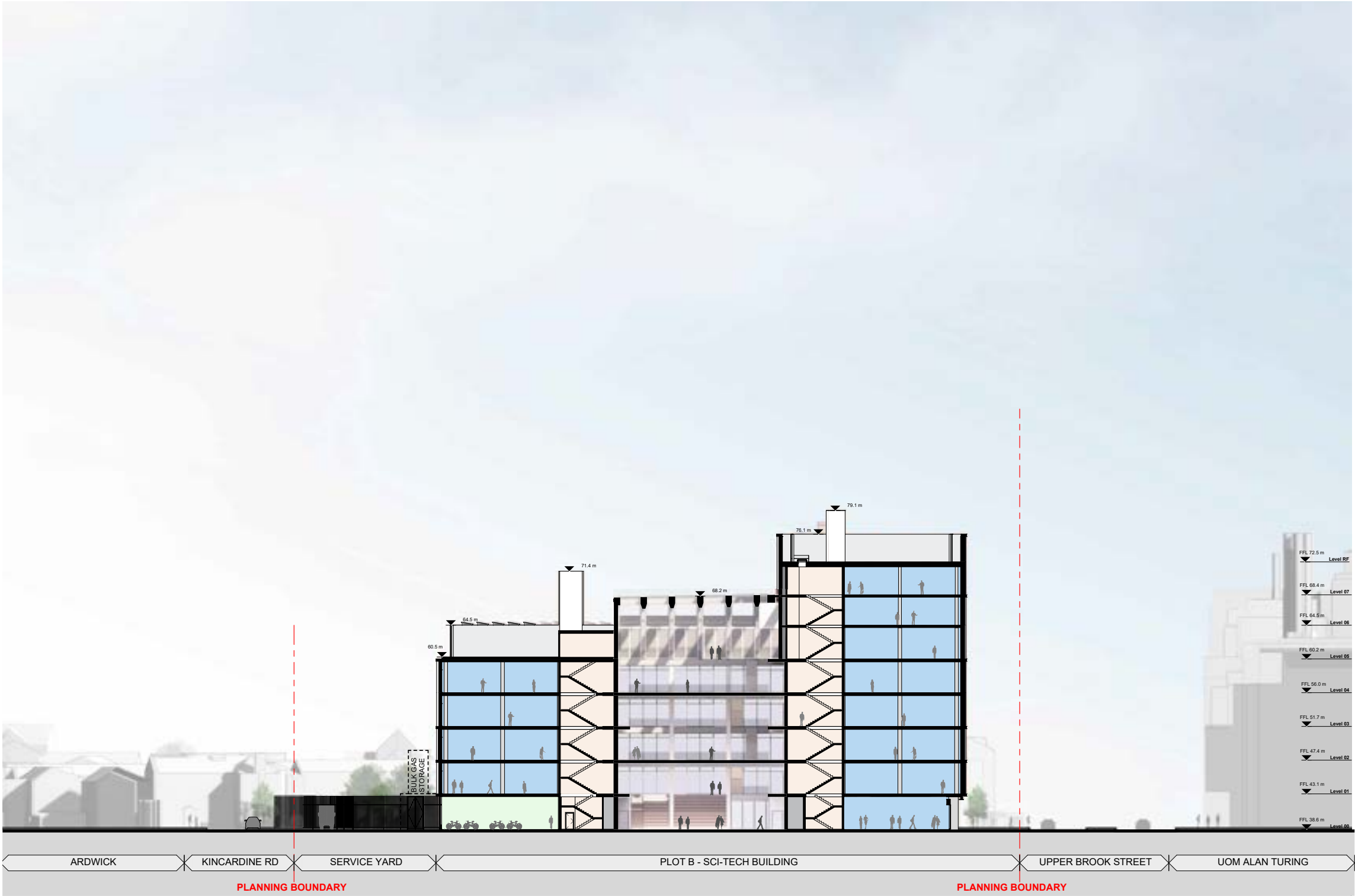
Consented



Current Design



Cross Section
Consented



Cross Section

Amended

- L5.3

The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L5.4

The Level 05 parapet detail was developed.
- L6.1

The PV layout and the platform extent was optimised.
- L6.2

A safety perimeter guardrail was added to the PV platforms.
- L6.3

The Atrium roof was lowered one level, from Level 07 to Level 06. Changes to the Atrium roof design.
- L6.5

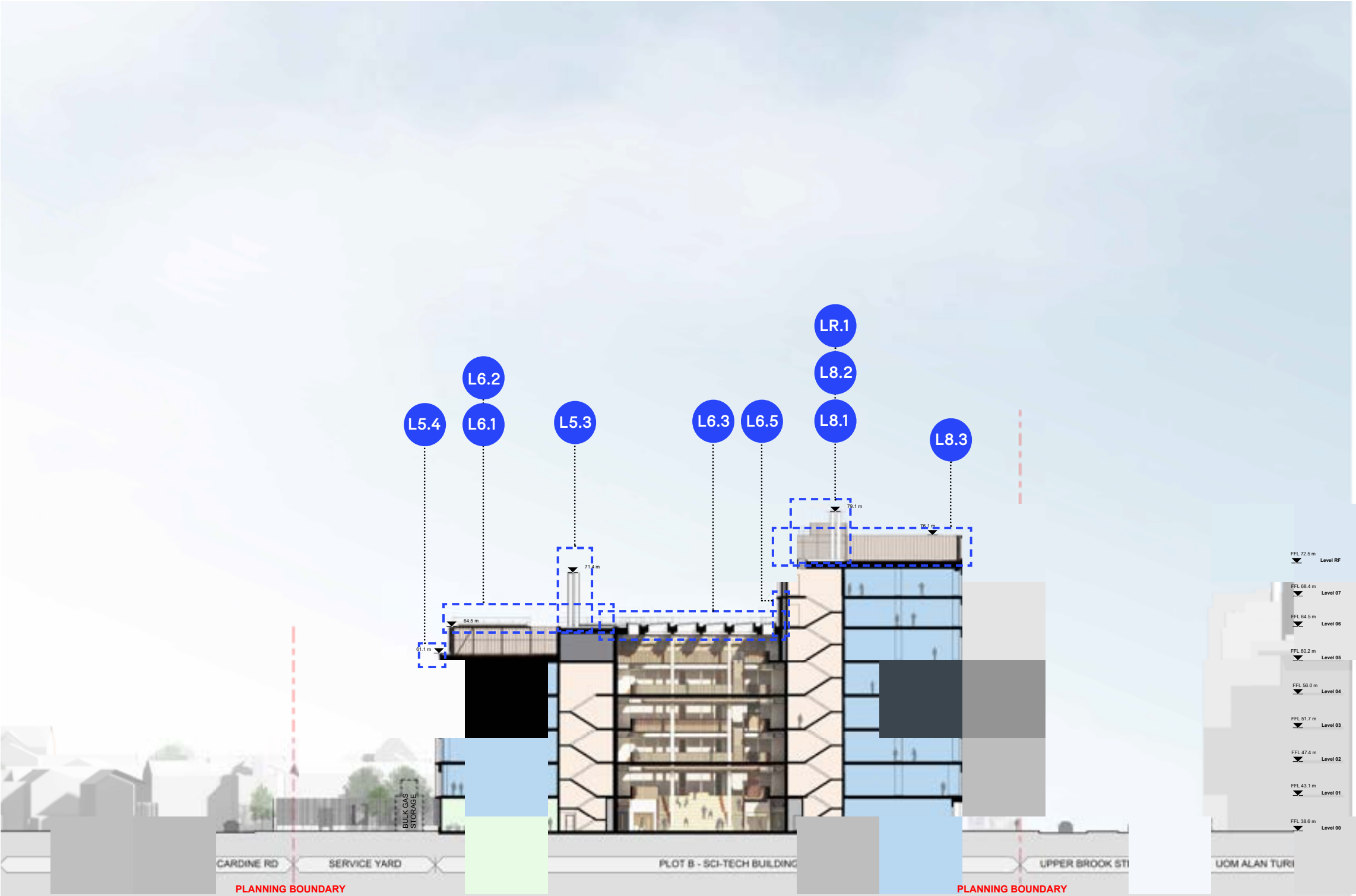
The piers directly above the atrium roof are to be flattened to allow for the minimum maintenance clearance.
- L8.1

The core overrun footprint was slightly increased following cladding and structure coordination.
- L8.2

The future tenant flue zone was clarified, and flues have been included for illustrative purposes.
- L8.3

The plant screen location in the Level 08 roof was moved outwards to reduce the distance to the facade piers.
- LR.1

Core overrun safety perimeter guardrail added



Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
L5.3	Refer to page 22	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L5.4	Refer to page 22	Level 05 parapet detail was developed.	Following facade development, the parapet detail was developed.
L6.1, L6.2	Refer to page 28	PV Layout and platform rearranged. Safety perimeter guardrail added.	PV Layout arrangement and platform design updated following MEP design development. A safety guardrail has been added around the PV platform for health and safety reasons following access and maintenance specialist advice.
L6.3	Refer to page 28	The Atrium roof lowered by one level with changes to the Atrium roof design.	The atrium roof was lowered and developed through a series of workshops with specialists
L6.5	Refer to page 28	Facade piers directly above the atrium roof flattened	This change has been developed to allow for the minimum maintenance clearance to the AOVs.
L8.1	Refer to page 34	Core overrun extent increased	Core overrun extent reviewed following cladding design development
L8.2	Refer to page 34	Future tenant flue zone clarified	Following building services coordination, flue design and zone has been clarified, flues have been included for illustrative purposes.
L8.3	Refer to page 34	Plant screen location moved outwards	Allows for more MEP roof space
LR.1	Refer to page 40	Core overrun roof perimeter safety guardrail added	Core overrun safety perimeter guardrail added to access and maintain ventilation equipment on top of core overrun

Area Updates

Floor Area Schedule - Planning

Area Schedule

The overall Gross External Area of the proposed development is 21,077m², with the overall Gross Internal Area being 20,038m².

The combined Net Internal area for the scheme is 15,169m², 13,723m² of this figure being dedicated lab/office space, the rest being meeting rooms, reception, cafe and amenity.

The occupancy of the building is based upon a lab/office split of 60%/40%.

The area figures have been developed during the design process to meet the client's needs and to accommodate the design brief.

Level	IPMS 1 (Gross External Area equivalent)		IPMS 2 (Gross Internal Area equivalent)		IPMS 3.2 (Net Internal Area equivalent)		Combined Net Area		Office/ Lab (Net)		Retail (Net)		Reception/ Amenity (Net)		Occupancy	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	Lab	Office
8 (Roof)	52	557	41	440	0	0	0	0	0	0	0	0	0	0	0	0
7	1,318	14,190	1,183	12,735	989	10,642	989	10,642	989	10,642	0	0	0	0	0	124
6	1,280	13,774	1,178	12,679	983	10,586	983	10,586	983	10,586	0	0	0	0	0	123
5	1,558	16,771	1,424	15,331	971	10,453	1,081	11,640	971	10,453	0	0	110	1,186	39	49
4	3,360	36,167	3,265	35,143	2,585	27,820	2,685	28,903	2,585	27,820	0	0	101	1,083	104	130
3	3,446	37,087	3,265	35,143	2,585	27,820	2,685	28,903	2,585	27,820	0	0	101	1,083	104	130
2	3,446	37,087	3,265	35,143	2,585	27,820	2,685	28,903	2,585	27,820	0	0	101	1,083	104	130
1	3,361	36,182	3,212	34,573	2,442	26,287	2,597	27,955	2,442	26,287	0	0	155	1,668	98	123
0	3,257	35,057	3,205	34,500	917	9,867	1,463	15,749	583	6,280	265	2,858	546	5,608	24	30
Totals	21,077	226,873	20,038	215,687	14,056	151,296	15,169	165,466	13,723	147,709	265	2,858	1,114	11,987	473	839

Floor Area Schedule - Current Design

Area Schedule

The overall Gross External Area of the proposed development is 21,200m², with the overall Gross Internal Area being 20,189m².

The combined Net Internal area for the scheme is 15,368m², 13,911m² of this figure being dedicated lab/office space, the rest being meeting rooms, reception, cafe and amenity.

The occupancy of the building is based upon a lab/office split of 60%/40%.

The area figures have been developed during the design process to meet the client's needs and to accommodate the design brief.

Level	IPMS 1 (Gross External Area equivalent)		IPMS 2 (Gross Internal Area equivalent)		IPMS 3.2 (Net Internal Area equivalent)		Combined Net Area		Office/ Lab (Net)		Retail (Net)		Reception/ Amenity (Net)		Occupancy	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	Lab	Office
8 (Roof)	79	853	61	658	0	0	0	0	0	0	0	0	0	0	0	0
7	1,318	14,190	1,191	12,825	998	10,743	998	10,743	998	10,743	0	0	0	0	0	100
6	1,263	13,593	1,191	12,825	998	10,743	998	10,743	998	10,743	0	0	0	0	0	100
5	1,589	17,109	1,433	15,424	992	10,674	1,097	11,810	992	10,674	0	0	106	1,136	40	40
4	3,376	36,342	3,284	35,351	2,611	28,107	2,709	29,155	2,611	28,107	0	0	97	1,048	105	105
3	3,459	37,235	3,284	35,351	2,611	28,107	2,709	29,155	2,611	28,107	0	0	97	1,048	105	105
2	3,459	37,235	3,284	35,351	2,611	28,107	2,709	29,155	2,611	28,107	0	0	97	1,048	105	105
1	3,379	36,375	3,238	34,848	2,473	26,624	2,648	28,505	2,473	26,624	0	0	175	1,881	99	99
0	3,276	35,266	3,222	34,680	936	10,075	1,501	16,155	616	6,627	293	3,151	522	5,620	25	25
Totals	21,200	228,199	20,189	217,310	14,231	153,181	15,368	165,425	13,911	149,733	293	3,151	1,095	11,783	479	679

● Changes to planning areas due to design development

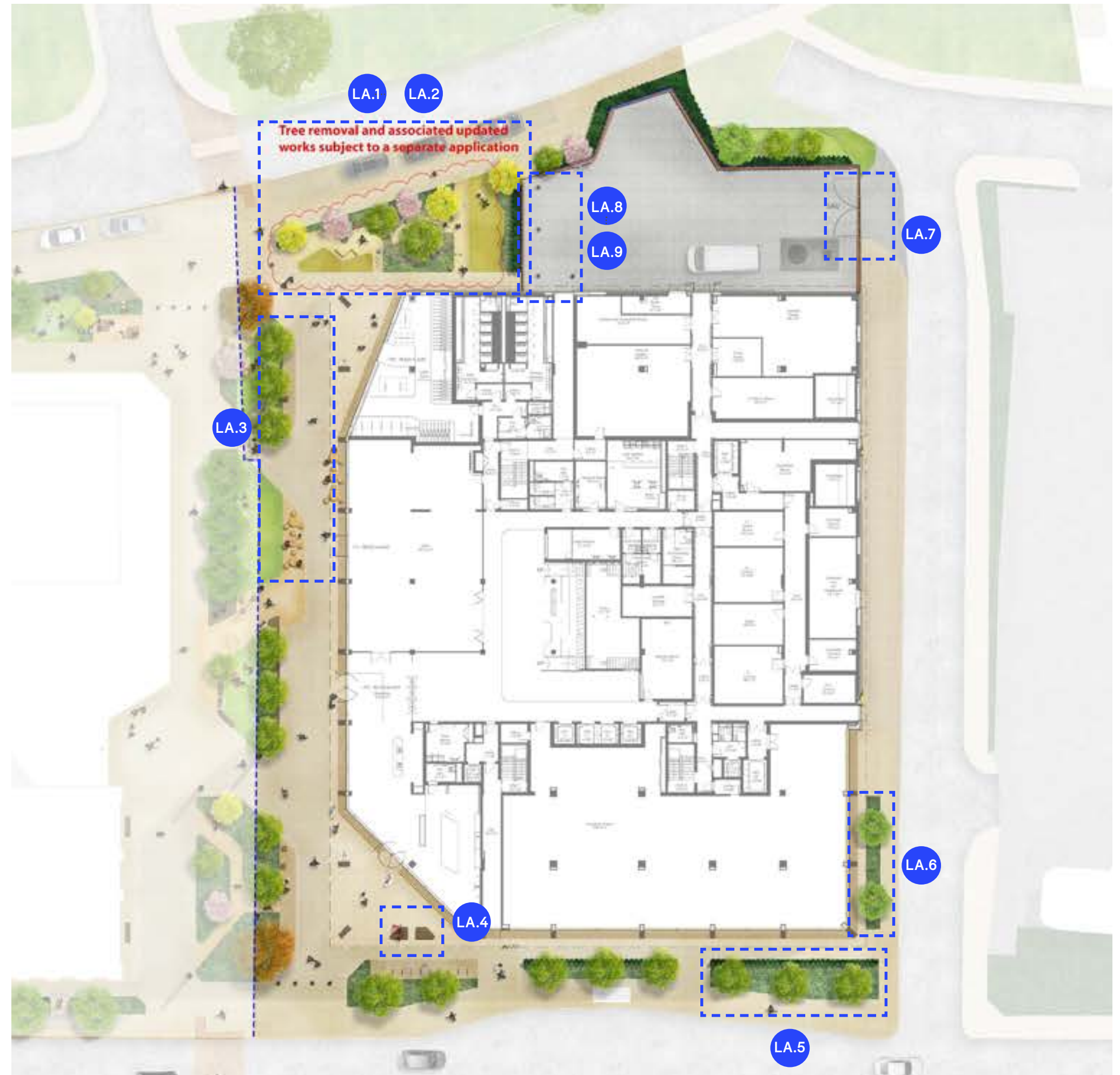
Changes to consented external Landscape

Landscape
Consented Plan



Landscape Amended Plan

- LA.1 The informal play area design was updated.
- LA.2 Removal and replacement of tree to Kinkardine road is subject to a separate application.
- LA.3 The Thornburn walk section was updated to include 5no. additional cycle stands, the footpath along the building and the lawn area was therefore widened.
- LA.4 The seating next to the main entrance was relocated to suit accessibility requirements.
- LA.5 The soft area towards Upper Brook Street was widened.
- LA.6 The proposed tree number in Cottenham street was reduced to comply with A&M minimum clear distances.
- LA.7 The service yard entrance position was adjusted to ensure easy manoeuvring.
- LA.8 The pedestrian gate was relocated.
- LA.9 The fire escape path through the service yard was updated to suit the A&M strategy.



Ground Floor

Changes Summary

Change Code	Drawings Affected	Description	Design Development Justification
LA.1	0967-RFM-XX-00-DR-L-0002	Informal Play area design updated	- Position of play areas adjusted - Introduction of reinforced grass and adjustment to proposed trees positions to allow MEWP access for facade maintenance
LA.2	0967-RFM-XX-00-DR-L-0002	Removal and replacement of tree to, subject to a separate application.	Please refer to separate application
LA.3	0967-RFM-XX-00-DR-L-0002	- Thorburn walk updates to footpath width - Additional cycle parking provision - Proposed tree number increased by 1	- Updates to external cycle parking arrangements to incorporate WELL requirements - Footpath widened and position of external features updated to allow for MEWP maintenance access - Adjustment of various landscape treatments to follow the ownership boundary
LA.4	0967-RFM-XX-00-DR-L-0002	Position and design of seating in the main entrance zone updated to suit accessibility requirements.	Position adjusted to consider visual links and desire lines adjacent to the main entrance
LA.5	0967-RFM-XX-00-DR-L-0002	Soft landscape increased in size	Rationalisation of hard landscape surfacing in response to the changes within Thorburn Walk
LA.6	0967-RFM-XX-00-DR-L-0002	Proposed tree number reduced by 1	Rationalisation of proposed tree numbers following spatial coordination and to allow access for facade maintenance
LA.7	0967-RFM-XX-00-DR-L-0002	Updates to the service yard entrance position	Service yard entrance updated to allow for revisited position of gas tank
LA.8, LA.9	0967-RFM-XX-00-DR-L-0002	- General update to the position of proposed trees screening service yard - Proposed tree positions updated, tree number reduced by 2	- Update to ensure the proposed trees have sufficient space to establish - Fire escape relocated to open up onto Kincardine Road to ensure the route is free of obstruction during maintenance works

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SHEPPARD ROBSON

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Design Development Updates Upper Brook Street