Rev 02

EQUITABLE BUILDING

PH Property Holdings Ltd

Design and Access Statement

October 2025

JB+CO

www.jeffreybellarchitects.co.uk

Document Issue

Rev 00	01.11.2024	First Issue
Rev 01	11.12.2024	Core, Circulation and Apartment Layouts Revised
Rev 02	22.10.2025	Courtyard Layout Revised

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ST ANNS HOUSE
Holland & Barrett
20

Introduction

1.0

1.1 Purpose of the Document

This Design and Access Statement has been prepared by JB+CO with input from others on behalf of PH Property Holdings Ltd. This document accompanies an Application for Full Planning Permission for a proposed development at Equitable Building, Manchester, including; change of use of second and third floors from commercial use (Use Class E) to 12 residential apartments (Use Class C3), creation of an external bin store and other associated external alterations including window replacement.

For the purpose of this Design Statement, PH Property Holdings Ltd are referred to as the Applicant. This Statement should be read in conjunction with the application drawings and all other documents submitted in support of the Application.

A Design and Access Statement (DAS) is a report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and it demonstrates that it can be adequately accessed by all prospective users. This Statement addresses the statutory requirements of a Design and Access Statement as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 (The Order) and is generally set out in accordance with the CABE Design and Access Statements Guidance (2007).

1.2 Description of the Project

The scheme proposal is for the adaptive reuse of Equitable Building, Manchester. The existing building is not listed, however is located within the St Ann's Square Conservation Area.

The proposal includes the refurbishment, alteration and extension of the existing building to accommodate;

— 12 no. residential apartments to the existing second and third floor
— shared entrance foyer within the existing ground floor and reinstating the original building corner entrance between Barton Square and St Ann's Street to provide fully accessible circulation (lift and stair core) to all upper building levels
— ground floor courtyard extension/infill to provide a residential fire escape stair and refuse provision
— services and plant rooms within existing basement area

The ground floor will retain existing 'live' retail tenants and the first floor will provide a specialist shell commercial space for David M Robinson, as an extension of their existing basement and ground floor demise. Please note these commercial entities do not form part of this Application.

1.3 Process

The Proposed Development has been designed collaboratively with input from a team of specialist consultants highly experienced in buildings of this type. The project team's intention is to deliver a unique project that repurposes an important building asset located in a sensitive context, whilst responding to market demand for a viable development.

The project aims to preserve and enhance the qualities of the existing building to positively contribute to St. Ann's Conservation Area, responsibly sustaining the building for future generations.

The proposals have benefited from extensive pre-application process with the local planning authority and consultation process with statutory consultees, as well as local stakeholders. This has informed the design development of the proposals and amendments incorporated to the scheme where appropriate.

For further details please refer to Statement Section 3.1-3.2 and the planning statement prepared by Iceni Projects.

1.4 Project Team

The project team appointed by the applicant to deliver the planning application includes:

Applicant	PH Property Holdings Ltd
Commercial Tenant	David M Robinson
Planning Consultant	Iceni
Architect	JB+CO
Heritage Consultant	Stephen Levrant Heritage Architecture
Structural Engineer	Ridge & Partners
Services Consultant	Ridge & Partners
Sustainability Consultant	Ridge & Partners
Fire Safety	Jensen Hughes
Building Control	Manchester City Council
PD - CDM / H&S	Vextrix
PD - BR Advisor	Vextrix
Acoustics	Professional Consult
Transport	Mode
Ecology	E3P
Air Quality	Redmore
Flood Risk & Drainage	Integra Consulting

1.5 Project Team - PH Property Holdings Ltd

PHPH Ltd is a privately owned, multi-award winning residential development company who have been developing the highest quality residential properties in the South Manchester and Cheshire areas over the last 28 years.

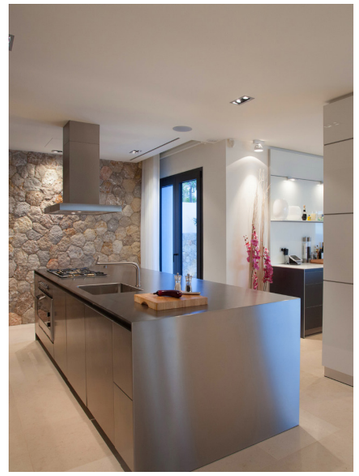
In 2007 we expanded our operations to Port Andratx, Mallorca, where we now create some of the world's most exclusive villas. Since our formation, PHPH have completed over 80 developments delivering a diverse range of properties from listed building conversions, new build housing schemes and Mediterranean villas to the recreation of an English Country Estate.

We have established a reputation for delivering high quality design and construction, whether it is conversion or new build, traditional or contemporary.













1.5 Project Team - PH Property Holdings Ltd

Along with residential developments, PHPH portfolio also includes a number of commercial development projects in Manchester city centre. Aeroworks on Adair Street is the conversion of a former engineering works to office workspace; Stratus on Windmill Street, a 17 storey small floor plate office tower and 3 to 5 Charlotte Street, a Grade A office building close to the business district.













1.5 Project Team - David M Robinson

Our Story

David M Robinson “DMR” is one of the UK’s most innovative jewellery manufacturers and watch retailers. The company trades from Manchester, Altrincham in Cheshire, (the company’s HQ), Canary Wharf in London and in the Peninsula Hotel in London’s West End. The company also runs exclusive monobrand boutiques for OMEGA, TAG Heuer and TUDOR.

DMR is a keen supporter of the Arts scene in the NW and is a founding partner of the Onside Youth Zones found in the Greater Manchester.

As an independent family run company, we understand that we are the underdog up against listed retailers, but we are true believers in the NW economy and we relish being at the forefront of luxury retail.

DMR is also one of the longest running patrons of the BRITISH SCHOOL OF WATCH MAKING based here in Manchester.











1.5 Project Team - David M Robinson

Our Proposal

The opportunity we have engineered in our home city of Manchester, is immense. To bring the largest luxury retail footprint to the city centre, incorporating the largest Service Centre of its kind in the UK - bringing in apprentices and newly qualified technicians to work in our city centre lab.

This development helps to secure our aim to see the Manchester retail scene morph into the best environment outside of London. We aspire to welcome visitors to Manchester city centre, not only locally, but also from overseas, who will be delighted to visit a truly unique luxury retail destination. This in turn, also doing its part to help fill the hotels, theatres and restaurants around the NW.

The 7,000 sq ft development on the first floor will see a doubling of our current team from 17 to 35 people, including highly skilled, accredited watchmakers, technicians and polishers.











1.5 Project Team - JB+CO

JB+CO are architects and designers with passion and expertise in the design and delivery of high-quality buildings, interiors and public spaces.

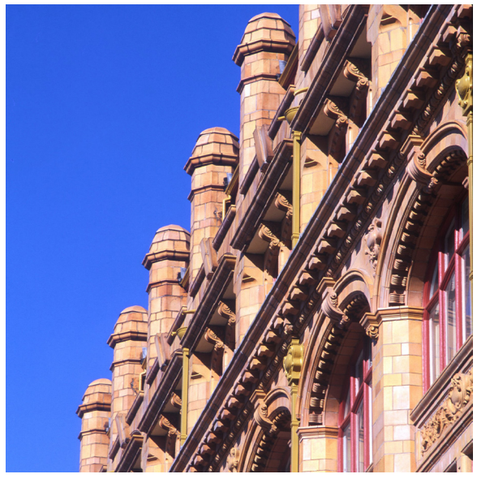
The practice has developed a reputation for delivering inventive, contextual and elegant design. Working from first principles, our approach is collaborative, rational and open.

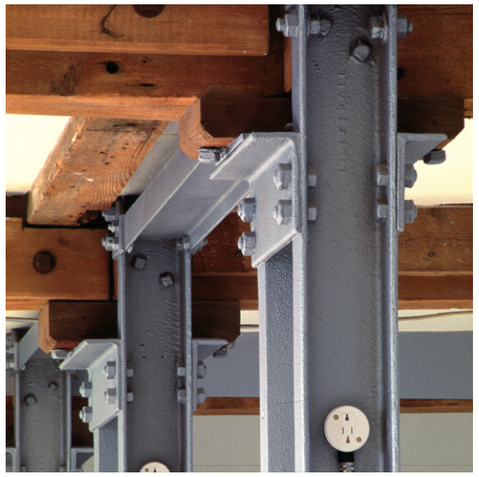
We provide design and consultancy services that involve listening, researching, learning, understanding, questioning, discussing, writing, designing, drawing, managing and implementing.

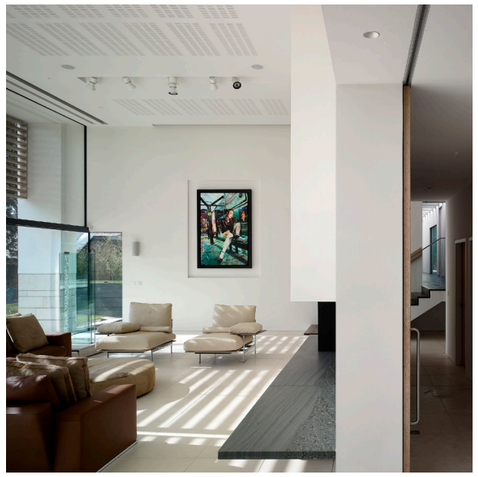
We decipher complicated projects; buildings, spaces and schemes that need to be interpreted or remodelled. We apply intelligence and sensitivity to create enduring designs that respond to their unique context and surroundings. Our work is layered and maintains an inherent level of quality in every detail.

Our aim is to avoid damaging our environment, and we are interested in exploring how solutions can be enhanced by doing less - enhancement by removal, improving quality without adding complexity.

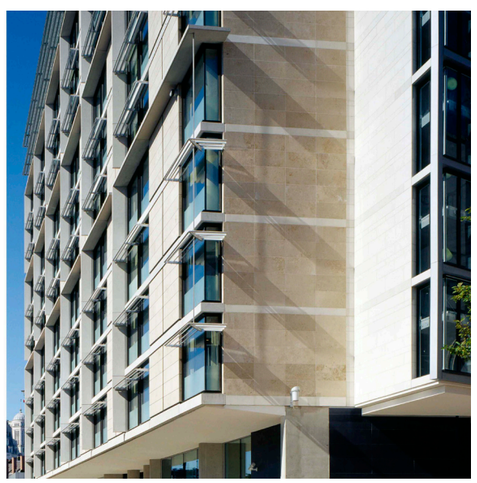
We think in space and light, but we talk in values, appraisals and measurable outcomes.









1.5 Project Team - Heritage Approach

JB+CO is deeply committed to the thoughtful preservation and enhancement of Grade II listed buildings.

With over 35 years of expertise, our heritage approach is rooted in a comprehensive understanding of the client's and users' needs, guiding us to navigate the intricate layers of historical buildings.

Commencing with a meticulous exploration of the building or site, we delve into its history, purpose, materials, construction, aesthetic qualities, setting, use, and condition. This exhaustive analysis is essential for determining the true significance of the Grade II listed property. Throughout the conservation or design process, we rigorously assess each iteration against these critical factors.

Our mission extends beyond restoration; we strive to elevate the essence of these historical treasures. Our interventions may include strategies to enhance environmental performance, bolster resilience, facilitate new uses, or contribute to the heightened significance of the property, nurturing a deeper appreciation among people. We recognise that adaptation is paramount for thriving in a constantly evolving world.

Embracing an approach unbound by tradition, we neither dismiss nor confine ourselves to conventional design methods. Balancing aesthetics and authenticity, our interventions are crafted to be visually captivating and intellectually stimulating. This approach ensures that our work not only respects the past but also enriches the present and future of historical buildings.





We have over 35 years of experience working in sensitive contexts. Many schemes involve residential, retail and commercial conversions of heritage buildings; we have a proven track record of delivery.

Current Listed Building projects include:

Rylands Building	AM alpha	Grade 2 Listed
Bridgeworks, Altrincham	Silverlane Limited	Grade 2 Listed
Hawthorn Hall, Wilmslow	Duncan Cameron	Grade 2 Star Listed
The Old Hall, Nether Alderley	Louis Rix	Grade 2 Star Listed
Royal London House	AM Alpha	Grade 2 Listed

Past Listed Building projects include:

City Art Gallery, Manchester	City Art Gallery	Grade 1 Listed
Fairbairn House, Manchester	University of Manchester	Grade 2 Listed
Canada House, Manchester	Henry Kay Family	Grade 2 Listed
Cobden House, Manchester	Cobden Chambers	Grade 2 Listed
Free Trade Hall, Manchester	La Sande Holdings	Grade 2 Star Listed
Convention Centre, Manchester	Manchester City Council	Grade 2 Listed
Sevendale House, Manchester	Philip Davies Holdings	Grade 2 Listed
100 King Street, Manchester	Marshalls	Grade 2 Star Listed
Chetham's Music School	Chethams Trustees	Grade 1 Listed
Dale House, Manchester	Faris Mousa	Grade 2 Listed
Great Northern Warehouse, Manchester	Capital and Regional	Grade 2 Star Listed
No 1 King Street, Manchester	Epic UK Limited	Grade 2 Listed
Barnes Hospital, Stockport	Fred Done	Grade 2 Listed
Smithfield Buildings, Manchester	Urban Splash	Grade 2 Listed
Houldsworth Mill, Stockport	H&H Property	Grade 2 Listed
Princess Street, Manchester	Crosby Homes	Grade 2 Listed
Smithfield Market	Ician	Grade 2 Listed
John Holden Mill, Bolton	St James Street Property	Grade 2 Listed
Aeroworks	Aeroworks Ltd	
4 Jordan Street	Richard Morris	

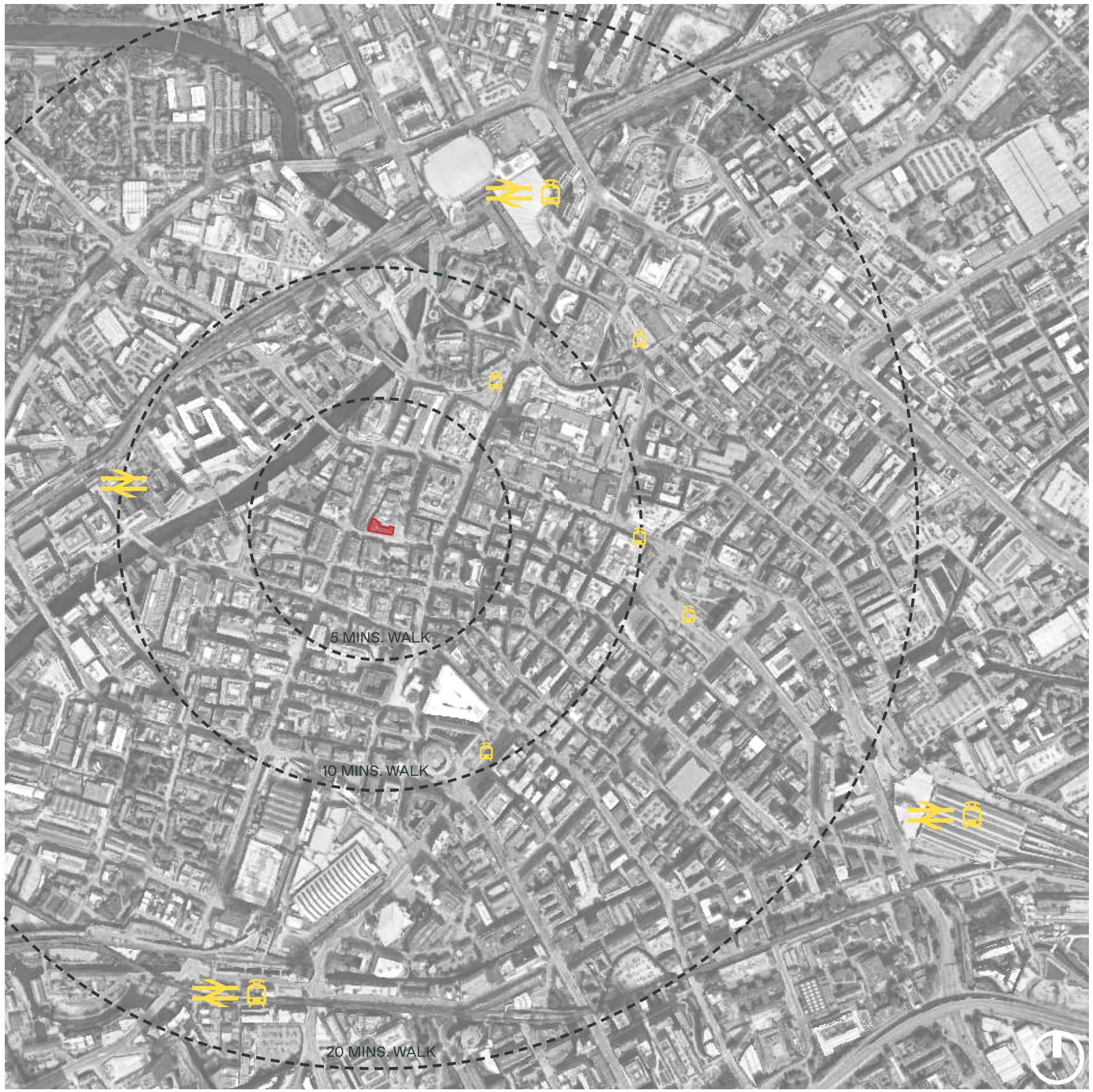
+ Site Context & Analysis

2.0

2.1 Site Location

The application site is located within Manchester City Centre with convenient access to several modes of public transport (including train, tram and bus) and active travel (including cycling and walking) options in close proximity to the site. The central location ensures numerous amenities are easily and readily accessible.

The area is within Manchester's central core typically of retail and commercial premises, several with discrete residential properties to upper building levels. The building fabric combines historic buildings of heritage value, such as Grade I St. Ann's Church, and contemporary developments, such as nearby Spinningfields, and emerging adaptive reuse proposal for the conversion and extension of former Kendals and Debenhams department stores.



Key

- The Application Site
- Railway Station
- Tram Station
- Walking Timeframes

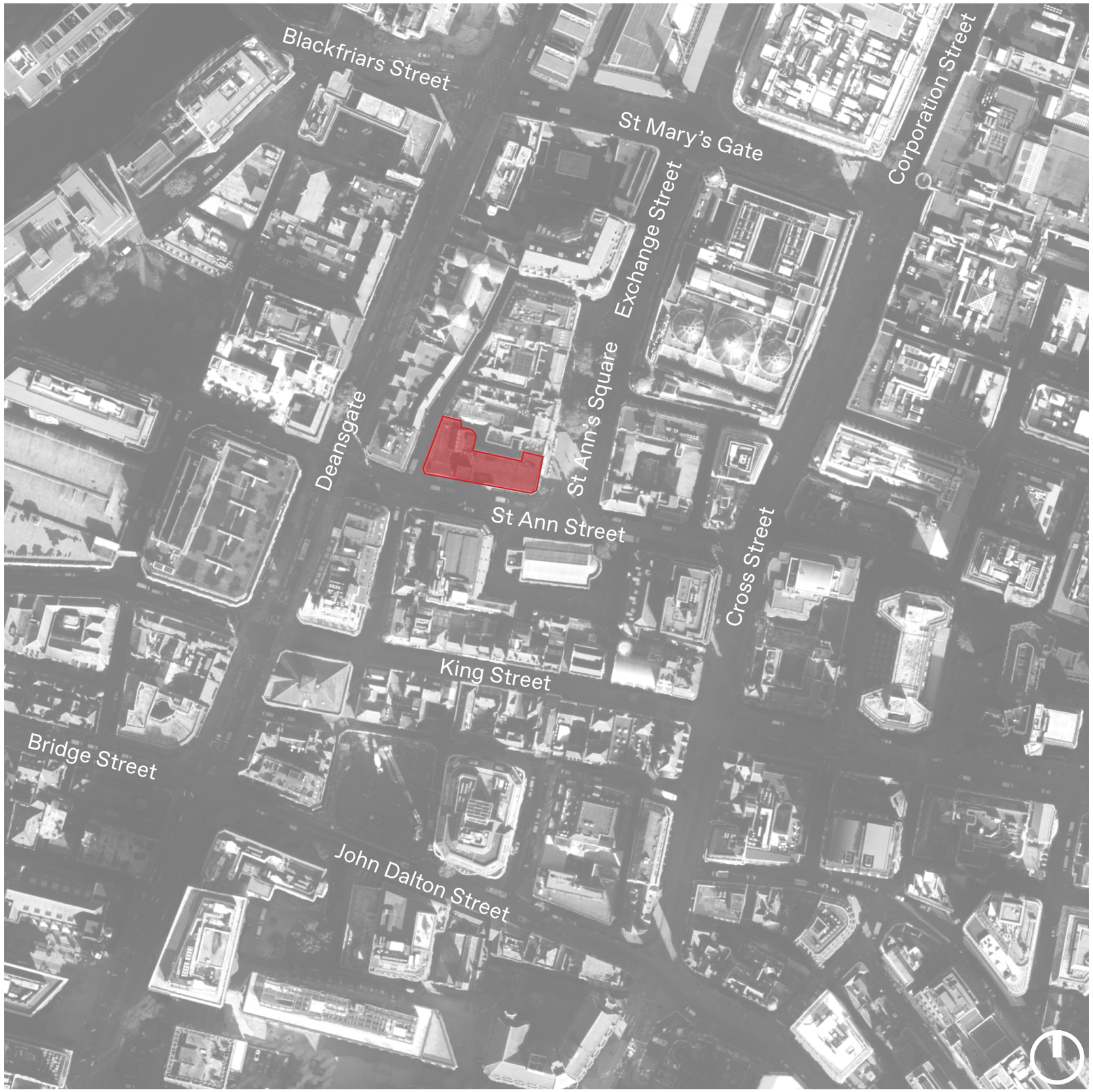
2.1 Site Location

The site is bounded by St. Ann's Square to the east, St. Ann Street to the South and Barton Square to the west. The site is essentially level with a slight slope from east to west. The extent of the application boundary is circa. 930 sqm.

The application site is occupied by the former building of the 'Equitable Fire and Accident Office' which was constructed in the early 1900's. Today Equitable Buildings is occupied by high-end retail units at ground floor level, including Ernest Jones and David M. Robinson jewellers, with a combination of retail, storage and vacant units at basement floor level. The upper floors, once used as retail space, former Habitat Department Store, and have been left vacant since 2012.

Key

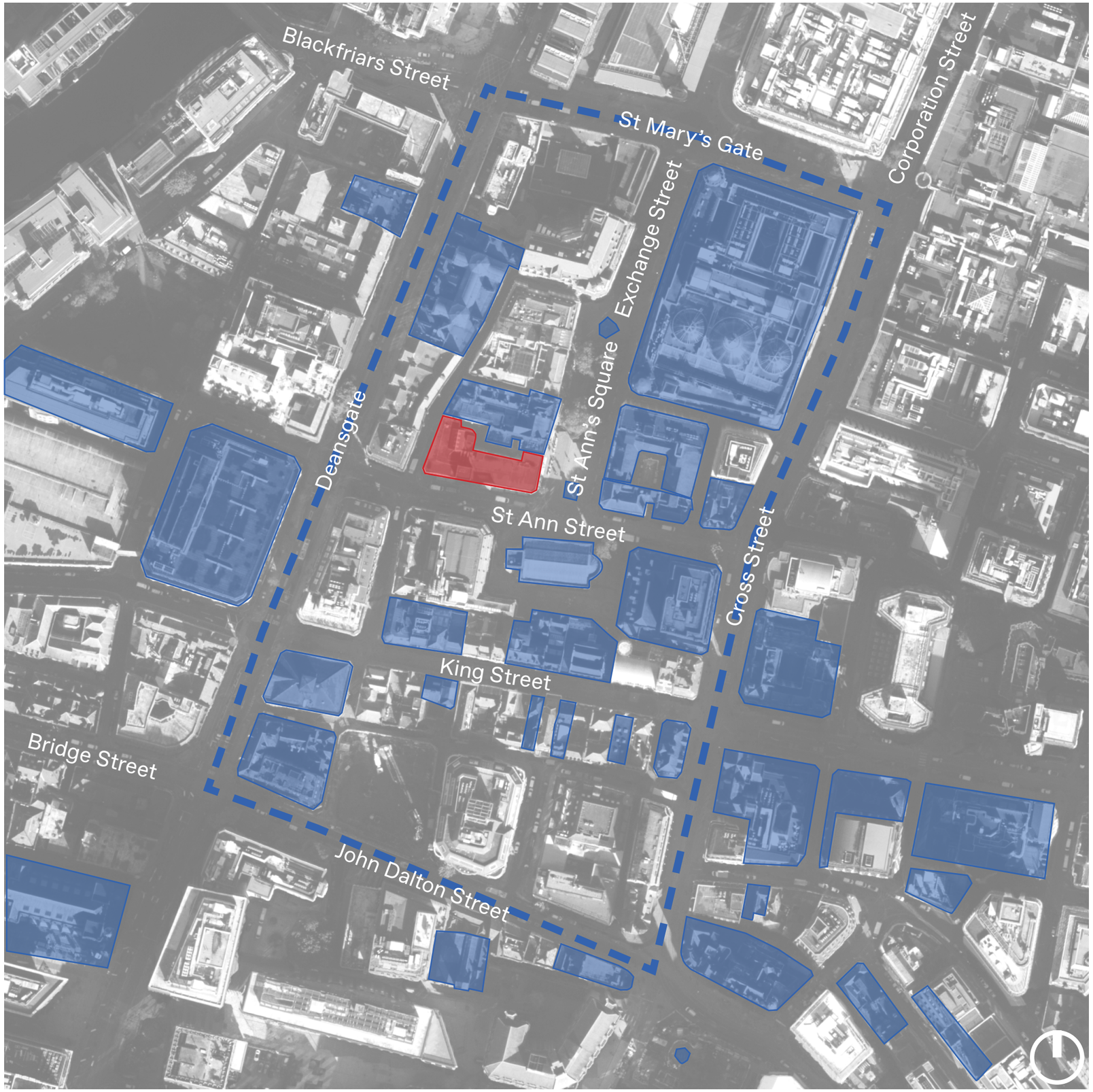
The Application Site



2.2 Conservation Area

The boundaries of the application site form the end of a traditional block; the location of which has changed little since the mid- 1700's. The buildings within this block have been constructed in various styles over a long period of time, creating a rich architectural tapestry and forming an imposing 'street wall'.

The site is located within St. Ann's Square Conservation Area with several nearby listed buildings, most notably Grade I Listed St. Ann's Church opposite.



Key

The Application Site

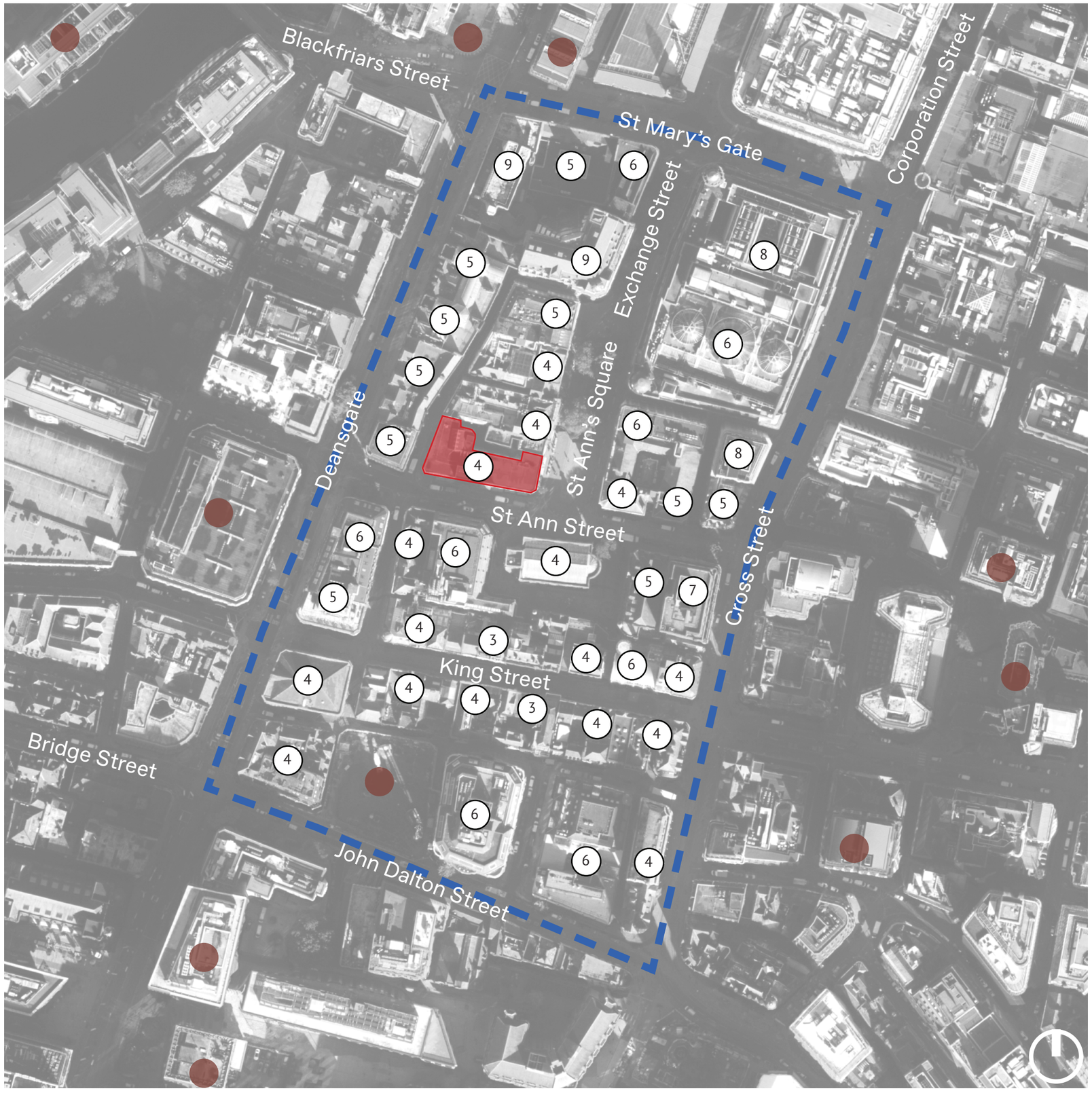
St Ann's Square Conservation Area

Listed Buildings

2.3 Physical Context

Surrounding building heights tend to range from four to six storeys. Prior to the damage caused by Luftwaffe bombing in 1940, Equitable Buildings was four storeys in height, crested by prominent domes, turrets and gables.

The neighbouring buildings provide a varied context of scale and massing. The wider context has several building heights in excess of 10 storeys.



Key

- The Application Site
- St Ann's Square Conservation Area
- (x) Number of Storeys
- Buildings 10+ Storeys

2.3 Physical Context - Existing Roofscape

West - Barton Square

North - Courtyard

East - St Ann’s Square



Panorama View to North - Secondary

East - St Ann’s Square

South - St Ann Street

West - Barton Square



Panorama View to South - Primary

2.4 Site History

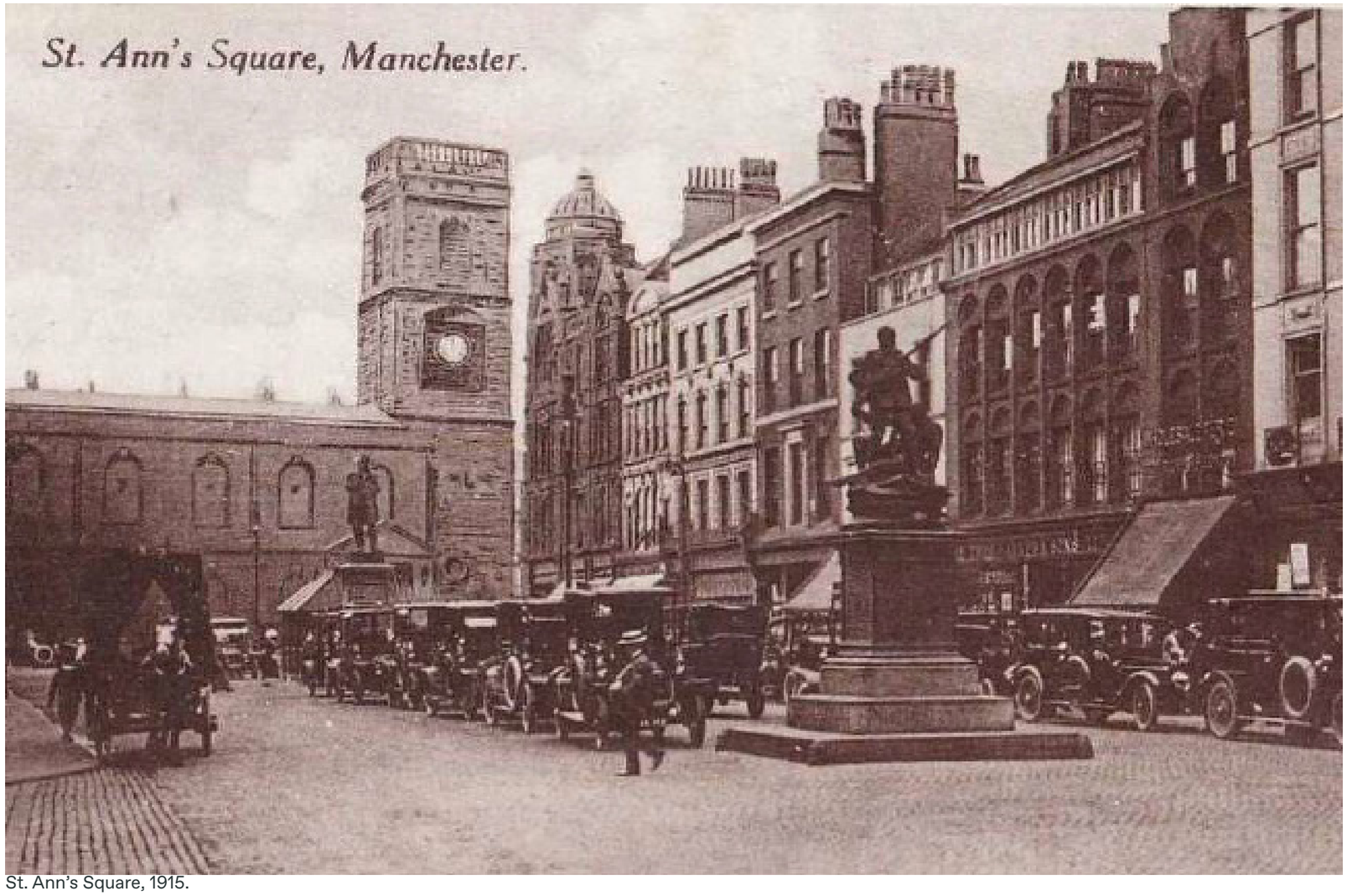
Equitable Building is an unlisted building within the St Ann's Conservation Area and adjacent to a number of listed buildings, including the Grade I listed St Ann's Church.

Equitable Building encloses the corner of St. Ann's Square, with its main elevation lining St. Ann's Street, which leads into the square from Deansgate and Cross Street. The building was constructed during the 1890s, replacing a collection of terraced properties that had developed on the site; the consolidated buildings formed the main office for the Equitable Fire and Accident Office before being replaced with a purpose-built office building.

The original design for the Equitable Building consisted of a series of ornate domes, turrets and gables. The building was designed to provide retail space at ground-floor level and basement levels accessible from both St Ann's Street and the square, and office and exhibition/meeting space on the floors above.

The current, much-altered architectural form of the Equitable Building is a direct consequence of the Manchester Blitz during the second-world war, and the limitations of the post-war reconstruction. The bomb damage resulted in the loss of the building's roof and third floor, destroying its domes, turrets and gables, and causing severe damage to the interior. Consequently, the third floor was reconstructed in the post-war period as a simple flat-roofed box, which then remained largely vacant, or in use for storage related to the retail uses on the lower-floors.

Please refer to the Heritage Statement by Stephen Levrant Heritage Architecture for further information.



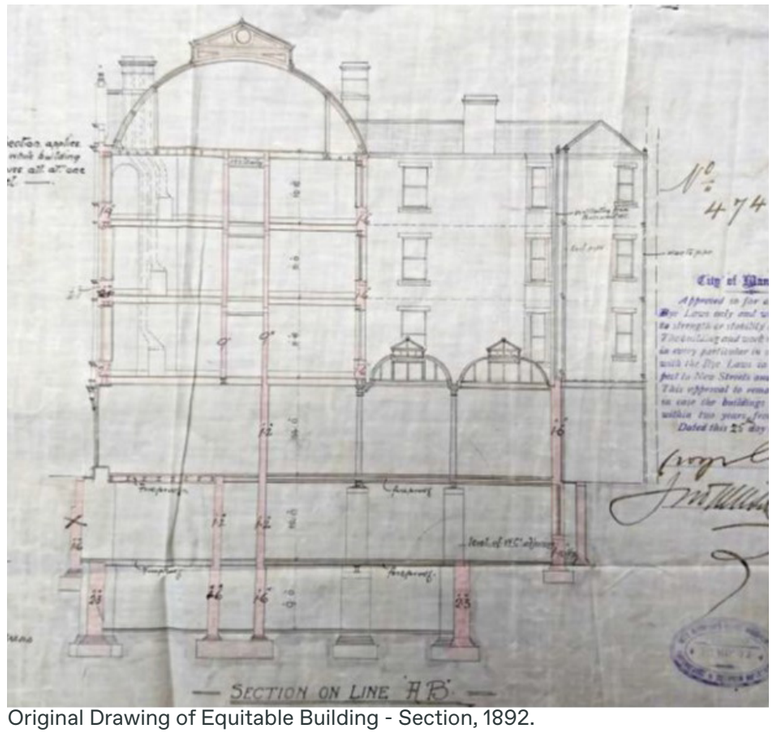
St. Ann's Square, 1915.


Equitable Building, 1920. (Pre-War)


Reconstructed Equitable Building, 1956. (Post-War)

2.4 Site History

The original pre-war roofscape that once adorned Equitable Building is better demonstrated in the original drawings and illustrations below. These reveal a series of ornate domes, pitch roofs, turrets and gables expressed along all primary elevations and corners. The height of the dome and gables with windows suggest this upper level was in-part habitable accommodating a building level 04 no longer present.



Original Drawing of Equitable Building - Section, 1892.

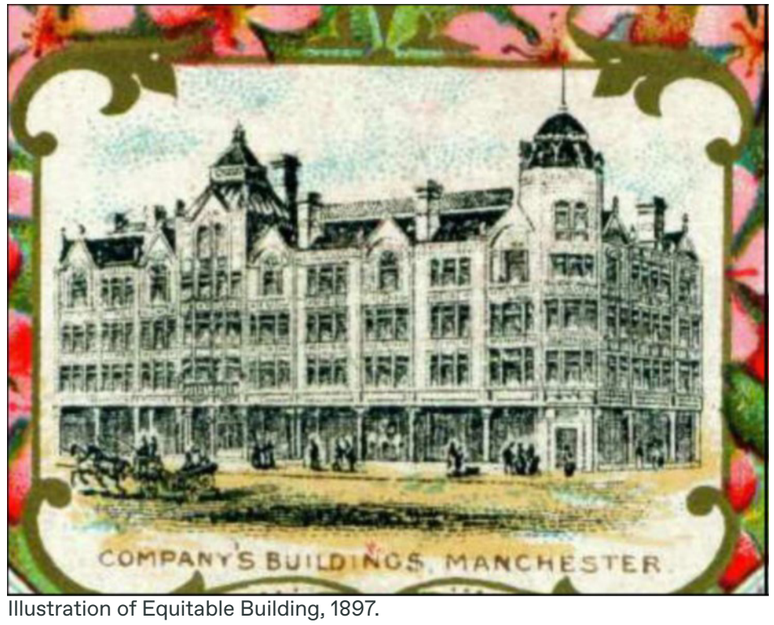


Illustration of Equitable Building, 1897.

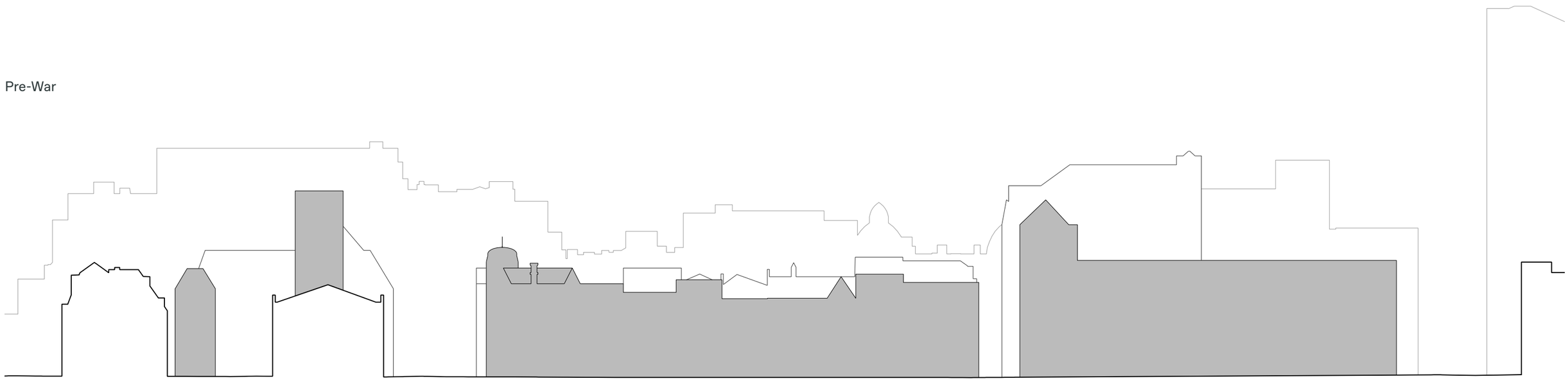


Original Drawing of Equitable Building - Elevation to Barton Square, 1892.

2.4 Site History - Roofscape Evolution

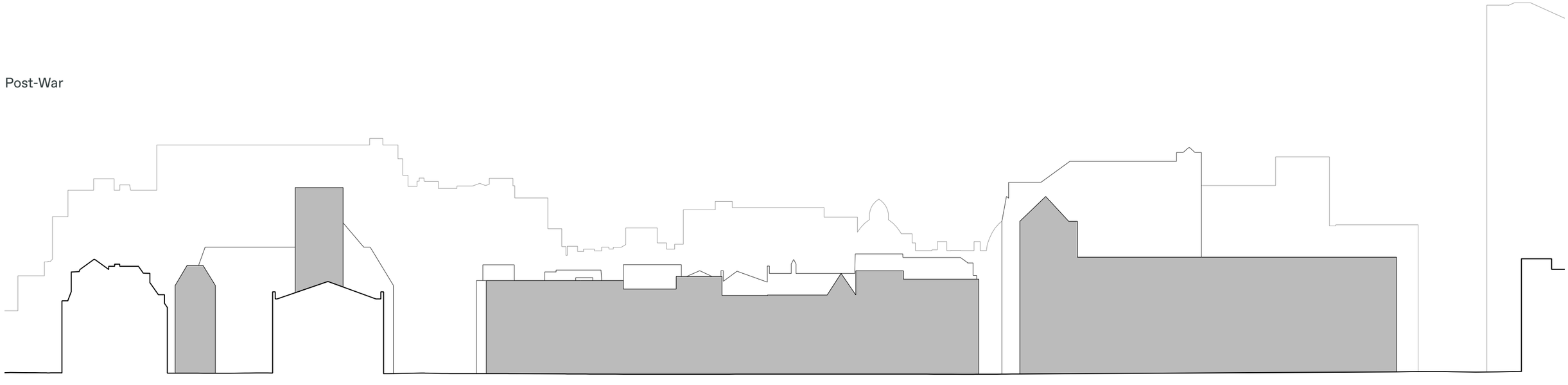
The existing context section through St. Ann's Square below demonstrate the roofscape evolution pre and post war, following the bomb damage during the Manchester Blitz. The diagrams show the much-altered roof form visible today.

Pre-War



King St. | St Ann's Place | St Ann's Church | Equitable | St Ann's Square | Exchange Street | St Mary's Gate

Post-War



King St. | St Ann's Place | St Ann's Church | Equitable | St Ann's Square | Exchange Street | St Mary's Gate

Context Section through St. Ann's Square

2.4 Site History - Roofscape Evolution

The existing context section through St. Ann's Street below demonstrate the roofscape evolution pre and post war, following the bomb damage during the Manchester Blitz. The diagrams show the much-altered roof form visible today.

Pre-War



House of Fraser | Deansgate | 87 Deansgate | Barton Sq. | Equitable Building | St Ann's Square | 23-25 St Ann Street | Alliance House | Cross St. | Cross St. Chapel

Post-War



House of Fraser | Deansgate | 87 Deansgate | Barton Sq. | Equitable Building | St Ann's Square | 23-25 St Ann Street | Alliance House | Cross St. | Cross St. Chapel

Context Section through St. Ann Street

2.5 Existing Building - Fenestration Analysis

The first impression of the primary street facing elevations is of apparent consistency and repetition, however on closer inspection it demonstrates variations across all elevations in response to the site conditions and orientation (primary elevations are all of different lengths and are not perpendicular or parallel to each other), articulation of corners and entrances, relationship to structural principles etc. We have identified these variations in the bay types below.

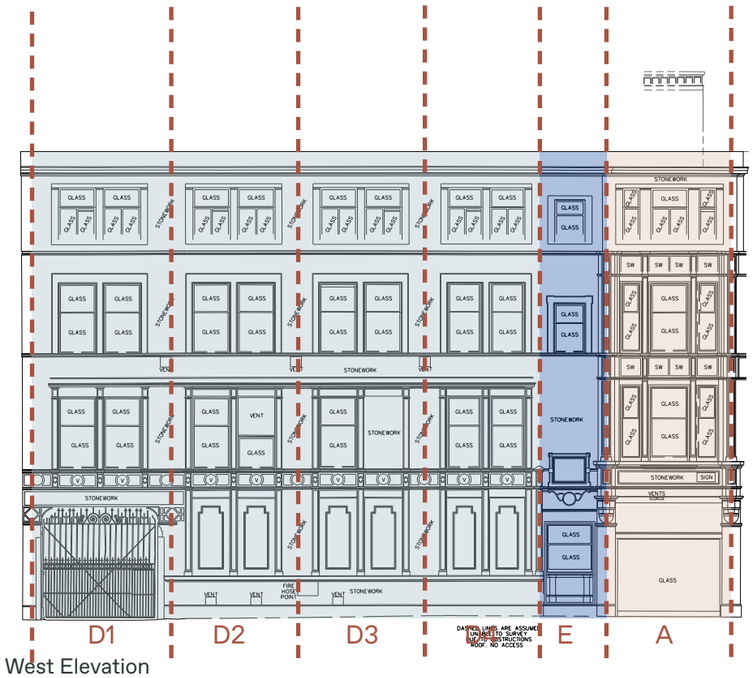
South Elevation
- Bay Types A, B, C
- Type B contains curved oriel bay windows
- Type C includes Type A plus additional solid elements
- Type C third floor post-war fenestration increase window width

East Elevation
- Bay Types A, A1, C
- Type A-A1 main window proportion retained, side windows variable
- Type C continuation of primary south elevation

West Elevation
- Bay Types A, D1-4, E
- Type A continuation of primary south elevation
- Type D1-4 main window proportion retained, solid proportion variable
- Type E transition
- All types different widths due to angle of elevation responding to structure

Key - Bay Types

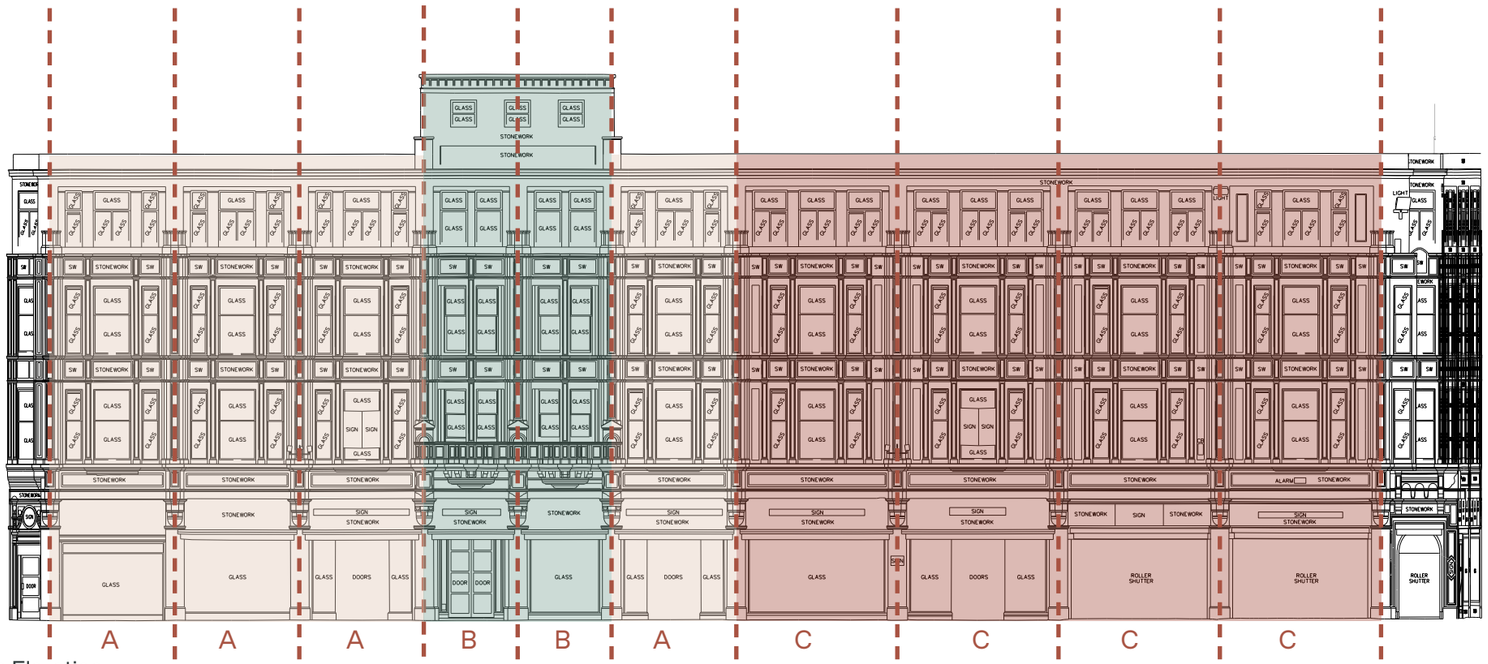
A	c.4072mm
A1	c.4394mm
B	c.3056mm
C	c.5260mm
D1	c.4229mm
D2	c.4253mm
D3	c.4150mm
D4	c.3755mm
E	c.2182mm



West Elevation



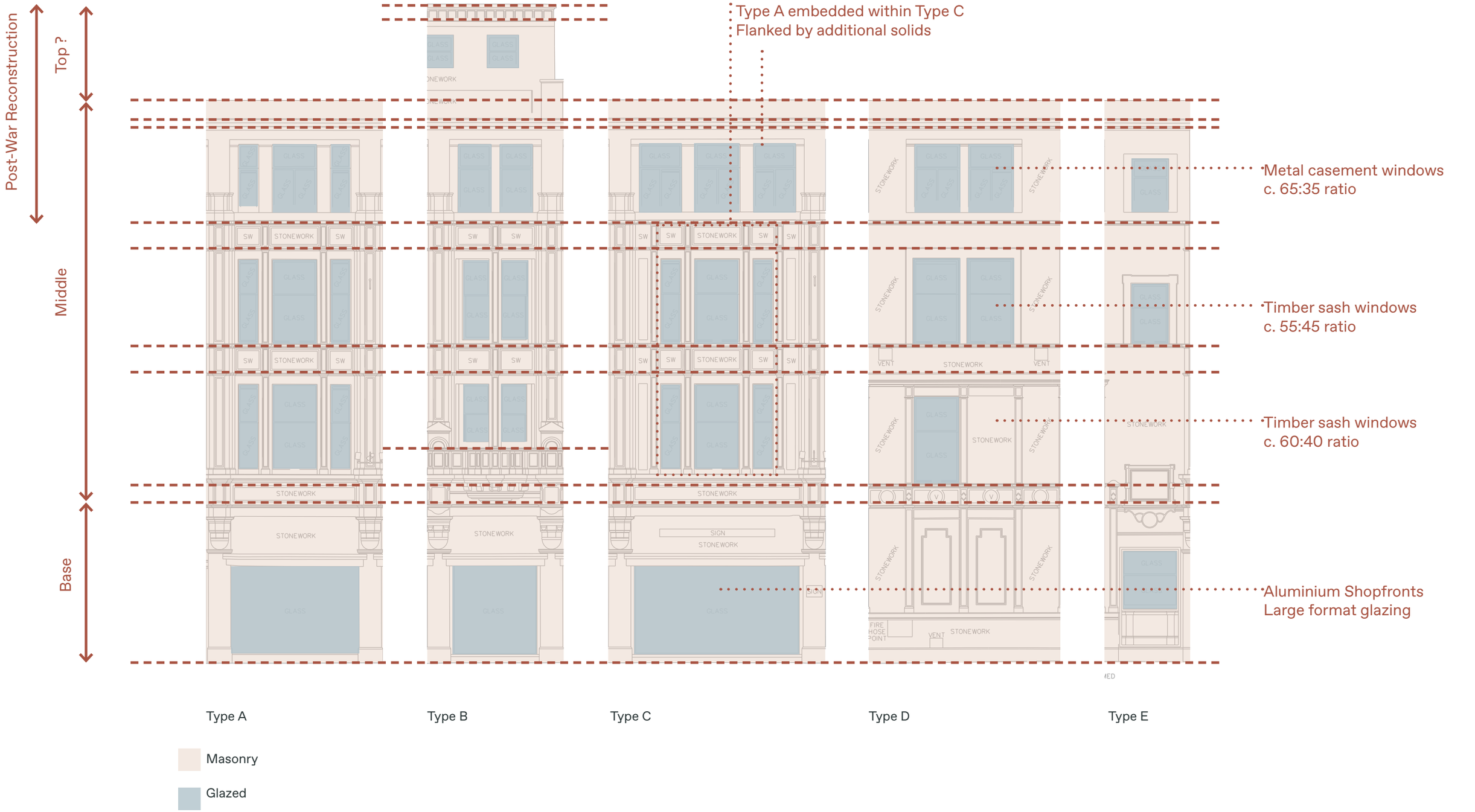
East Elevation



South Elevation

2.5 Existing Building - Fenestration Analysis

Taking each bay type identified and comparing them alongside each other shows a greater continuity between Types A-C found to the south and east elevations, and Types D-E found to the west elevation only. Furthermore, the post-war reconstruction of Level 03-04 shows the change in fenestration (window scale, type and arrangement) and the undefined traditional building 'top' due to the loss of original roofscape.














BREITLING
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GOLDSMITHS
Cartier
ROLEX
DAVID·M·ROBINSON



2.5 Existing Building - Internal Site Photographs





















Oriel Window & Masonry Detailing (horizontal & vertical)



Masonry Detailing - Vertical





Masonry Detailing - Horizontal



Typical Bay with Masonry Detailing (horizontal & vertical)



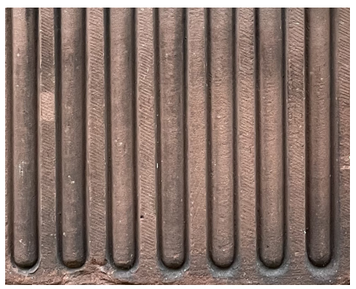
Curved Masonry Wall - Neutral, Light & Reflection



St Ann's Church - Vertical Fluting / Texture







2.6 Key Views

We have identified the following key views to review the contribution of scheme from a townscape perspective. It is important that Key View 1 should remain unaffected by any proposed development due to the heritage sensitivity of St Ann's Church and it's relationship to St Ann's Square.



View 1: St Ann's Square



View 2: St Ann Street



View 3: Deansgate



2.7 Planning Context

Site Specific Designations

From a planning policy perspective, as previously highlighted, the site sits within the St. Ann's Square Conservation Area, in proximity to a number of Listed buildings. Additionally, the site is situated within the City Centre Primary Shopping Area, confirming its important retail function.

Policy Framework

The following Development Plan documents will be considered within the planning submission:
— Manchester Core Strategy Development Plan Document (July 2012)
— The Unitary Development Plan for the City of Manchester (1995)

The following documents will be material considerations where relevant:
— Places for Everyone
— The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)
— Manchester Residential Quality Guidance (2016)
— Manchester Green and Blue Infrastructure Strategy (2015)
— City Centre Strategic Plan 2015-2018 (2016)
— Manchester Strategy (2016)
— National Planning Policy Framework (2023)
— National Planning Practice Guidance

Planning History

Application 121840/FO/2018 was submitted by HBD in February 2019, and sought consent for the following:

- Change of use of retail (A1) to ancillary residential plant area at basement level

An area within the basement of the building, currently serving as vacant retail space, was proposed for conversion into a plant area to serve the proposed new apartments within the building.

- Change of use of basement retail unit and associated ground floor entrance from retail (Use Class A1) to flexible (Use Class A1, A3, A4, A5 and D2)

The development proposed to create a new retail unit and leisure space at basement level within a currently vacant area of the building, alongside a new entrance to the basement unit at ground floor level.

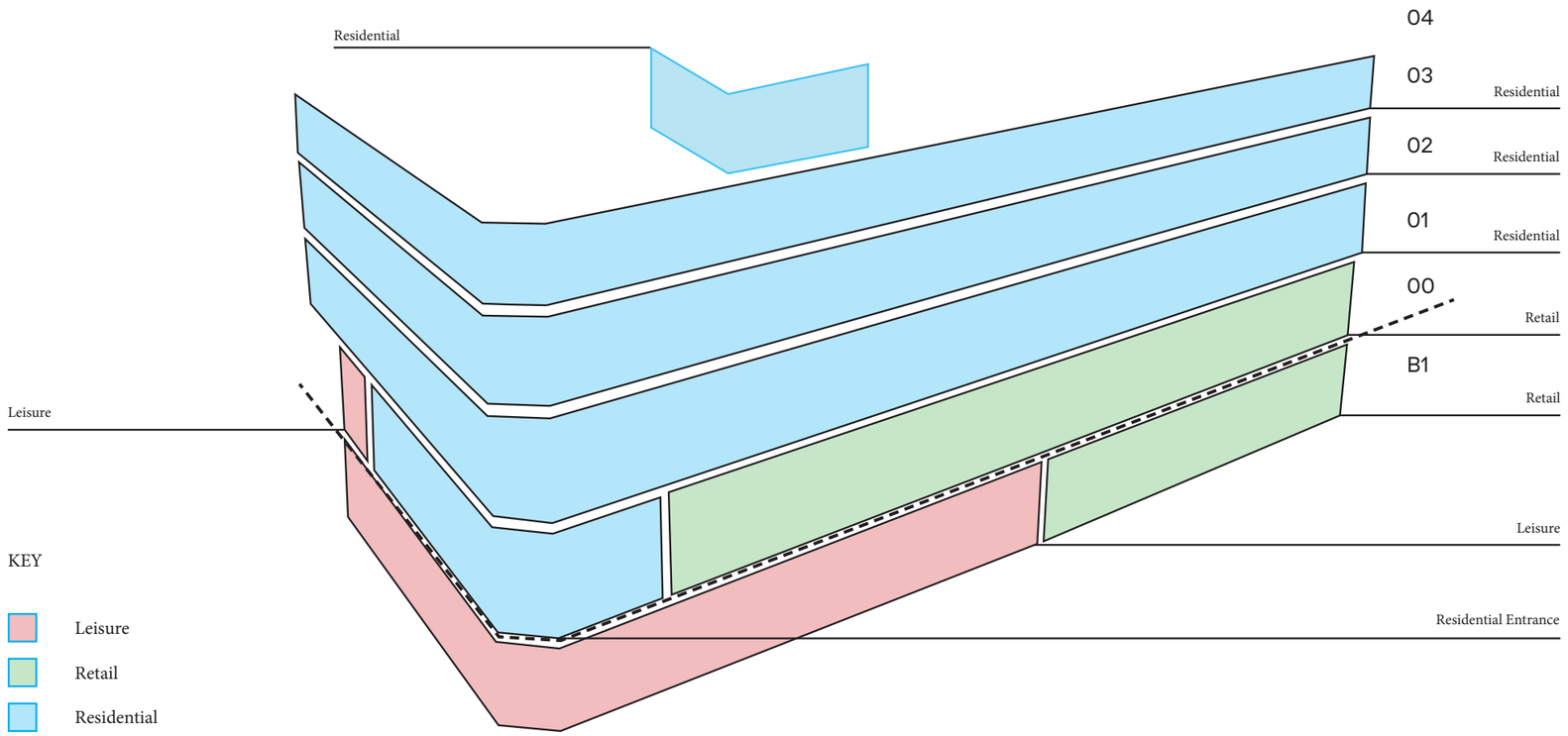
- Change of use of first to third floor from retail (A1) to residential (C3) to provide 23 apartments with ground floor entrance lobby and access.

The first, second and third floors of the building, currently comprising vacant retail floorspace, were proposed for conversion to 23 residential apartments.

This planning application received support from MCC, however the Decision Notice was not released as the s106 was not ultimately signed.

It should be noted that during the pre-application stage for the above application, a contemporary roof extension was initially proposed to provide 2 additional residential apartments at fourth floor level. At that time, the general consensus from both MCC and Historic England was that the extension would be appropriate for the site, given the historical form of the building and heights of surrounding development.

Please refer to the Planning Statement by Iceni for further information, including the case for development in full.



Proposal Diagram of Planning Application 121840/FO/2018

Planning History
The following applications at the site are of relevance to the current proposals:

Reference Number	Description of Development	Date of Validation	Decision
048325/FO/CITY1/95	Change of use from offices and retail to a retail development	August 1995	Approved in October 1995
118915/FO/2018	Demolition of existing storage area at ground floor level and its replacement with new refuse and cycle storage area, elevational alterations to building facade in association with amalgamation of 2 no. existing shop units (Use Class A1) at ground floor and basement into 1 single shop unit and associated works including new external canopies and building lighting	February 2018	Approved in August 2018
121840/FO/2018	Change of use of basement shop unit (Use Class A1) to ancillary residential plant area, change of use of second basement shop unit (Use Class A1) and associated ground floor entrance to flexible use (Use Classes A1 shop, A3 food and drink, A4 drinking establishment, A5 hot food takeaway and D2 gymnasium), change of use of first to third floors from shop (Use Class A1) to 23 no. apartments (Use Class C3, to comprise 9 no. 1-bed apartments and 14 no. 2-bed apartments) together with creation of new ground floor entrance lobby, roof terrace areas and associated works	February 2019	Awaiting decision
129290/LE/2021	Certificate of Lawfulness for an existing use to confirm that the building has been in Class E use for a minimum of 10 years continuously	March 2021	Approved March 2021

+ Design Process

3.0

3.1 Planning Pre-Applications

Several pre-application meetings were held between the project team and Manchester City Council as part of the design process as identified below. These sessions aimed to develop a suitable approach to the adaptive reuse of the existing building and delivery of a viable scheme.

— MCC Pre-App 01 on 26.02.2024
— MCC Pre-App 02 on 15.08.2024
— MCC Pre-App 03 on. 16.09.2024

Sessions 01-03 were attended in person with constructive dialogue and discussion, followed with written feedback via email. The final design response was submitted digitally and written feedback received accordingly.

3.2 Planning Consultations

Following advice from MCC Officers after MCC Pre-App 01, the team have undertaken a full Planning Pre-Application Consultation process as outlined below;

— preparation and distribution of a consultation flyer (see overleaf) which was posted out to 326 addresses on 29th July ‘24, including all residents and businesses within St. Ann’s Square and further along St Ann Street, who would be most affected by the proposals.

— Ward Councillors were also contacted and provided with a copy of the flyer, and a meeting was requested to allow the project team to update Members on the proposals and potential construction strategy and timescales.

— From a heritage perspective, given that the site is located within a Conservation Area (albeit not listed) and directly adjacent to the Grade I Listed St. Ann’s Church, we have also contacted both Historic England (under their Pre-Application Advisory Service) and the Church to summarise the proposals and request feedback.

Please note that the consultation was undertaken on the basis of a proposed roof extension scheme and the consultation material included all relevant details of the residential change of use and amenities associated with the remainder of the application.

3.2 Planning Consultations - Feedback

To date, no response has been received from neighbouring residents.

St. Ann’s Church representatives have confirmed that they will be in touch if they wish to meet prior to the planning application submission, but have not provided any specific feedback.

Councillor McCaul accepted the project team’s offer of a meeting, and this was held on 31st July ‘24, during which the project team were able to provide a briefing on the proposals.

Historic England responded to the request for pre-application advice on 14th August 2024, setting out the following:

— Views of the proposed single storey roof top extension are likely to be limited and potential impacts upon the significance of St Ann’s church and the St Ann’s Conservation Area to be minimal.

— Historic England are comfortable with the principle of an extension in the location proposed and would be unlikely to object to an application.

— Any planning application should demonstrate the extent (or lack of) impact of such an addition upon the setting of St Ann’s church and character and appearance of the Conservation Area.

— Historic England would expect that the roof extension is set well back from elevations and mindful of its relationship to the church and any important views of it, alongside being subservient to the host building.

Overall, the consultation has not highlighted any issues or concerns amongst community members and key stakeholders, with the scheme, including the proposed roof extension, being positively received.

HAVE YOUR SAY ON THE PROPOSALS

FOR THE RESTORATION AND EXTENSION OF THE EQUITABLE BUILDING, ST ANN'S SQUARE



The Proposals

Iceni Projects are working on behalf of PH Property Holdings to prepare and submit a planning application for the redevelopment of the Equitable Building, located on the corner of St Ann's Square. The building sits in a prominent location within the St Ann's Square Conservation Area, opposite to the Grade I listed St Ann's Church.

The Equitable Building was originally constructed in the mid 1800's on behalf of the Equitable Fire & Insurance Company. Following bombing during World War Two, a large section of the building was re-constructed in the 1950's.

The building was previously home to one of Habitat's flagship stores which was located across the first, second and third floors. Since Habitat's closure in 2011, the upper floors of the building have lain vacant and fallen into a state of disrepair. PH Property Holdings are committed to sensitively restoring the building to bring it back to its former glory.

The redevelopment will involve:

- The expansion of David M Robinson jewellers to the first floor.
- A change of use of the second and third floors to form 13 high quality residential apartments.
- A single storey roof extension to the building to provide an additional penthouse apartment.

PH Property Holdings have engaged with Manchester City Council to discuss the proposals, and are excited to bring their plans for the building to fruition. JB + Co Architects, who are leading on the scheme vision and plan package, are currently working on the Rylands Building (the former Debenhams) in Manchester City Centre, and have extensive experience advising on heritage related projects.

The Applicant

Over the last 28 years PH Property Holdings has built a company with an enviable reputation for the quality of the homes they build. They have established themselves as a leading luxury housebuilder in the region.

A PH Property Holdings home is quite simply unlike any other. Not just in terms of its exclusive location, but in its exceptional design, outstanding materials, generous proportions and meticulous detailing. Every PH Property Holdings development offers exceptional levels of specification with unique interior design options; allowing owners to personalise their property.

The Public Consultation

This proposal is in the development stage at present. The design is still evolving, and we want to share our current ideas with the public before submitting the planning application.

As a member of the local community, your views are important to us and we are inviting you to provide feedback on the proposal, to help us shape the final scheme design.

All feedback received will be reviewed by the project team as part of the planning process to ensure that the development balances the needs of the community, future residents and the environment.

The Planning Application

The proposals will be submitted to Manchester City Council's planning department as a detailed planning application. This means that the architect's plans will be supported by technical reports (such as a Heritage Statement and Sustainability Statement) addressing all of the necessary considerations as required by the Council.

These documents will all be available to view via the Council's website, along with the final plan package.

Once the application has been submitted, you will be notified by the Council and will be provided with a further opportunity to provide feedback on the proposed development.

The Benefits of the Proposal

- *Delivery of 14 high quality apartments in a sustainable, city centre location.*
- *DMR will be expanding its operation onto the entire first floor of Equitable Buildings and look forward to continuing a 40 year long relationship with their favourite square in the UK.*
- *Restoration of the important Equitable Building, including sensitively updating aspects of the building's façade.*
- *Creation of local construction employment opportunities through the refurbishment and extension works.*









How to Share Your Views

If you wish to submit your views on the current proposals, please get in touch with us by emailing:
manchester@iceniprojects.com

Alternatively, you can write to us at:
Equitable Building Consultation
c/o Iceni Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
M6 6FW

We look forward to hearing from you.

+ Design Proposals

4.0

4.1 Use & Amount

The scheme proposal is for the adaptive reuse of Equitable Building, Manchester. The proposal includes the refurbishment, alteration and extension of the existing building to accommodate;

— 12 no. residential apartments to the existing second and third floor
— shared entrance foyer within the existing ground floor and reinstating the original building corner entrance between Barton Square and St Ann's Street to provide fully accessible circulation (lift and stair core) to all upper building levels
— ground floor courtyard extension/infill to provide a residential fire escape stair and refuse provision
— services and plant rooms within existing basement area

The ground floor will retain existing 'live' retail tenants and the first floor will provide a specialist shell commercial space for David M Robinson, as an extension of their existing basement and ground floor demise. Please note these commercial entities do not form part of this Application.

The detailed accommodation schedule is included opposite.

JB+CO

EQUITABLE BUILDING ACCOMMODATION SCHEDULE

Project:	**Equitable Building, Manchester**
Document:	**Accommodation Schedule**
Date:	**22/10/2025**
Revision:	**B**
Notes:	Issued for Planning

SK Accommodation Schedule

					NIA		Total		GIA		NIA/GIA		GIFA	
					m2	ft2	m2	ft2	m2	ft2	%		m2	ft2
Basement														
		Plant			48	517								
		Plant			23	248								
	Total						**71**	**764**	**84**	**904**	**85%**			
Ground Floor														
		Foyer			32	344								
		Lift Lobby			32	344								
		Bin St. - Resi			17	183								
		Bin St. - Comm			25	269								
	Total						**106**	**1141**	**146**	**1572**	**73%**			
First Floor														
		Lift Lobby			11	118								
	Total						**11**	**118**	**688**	**7406**	**2%**			
Second Floor														
		Lift Lobby			7	75								
		Corridor			43	463								
		201		2 Bed	90	969							90	969
		202		2 Bed	110	1184							111	1195
		203		2 Bed	95	1023							95	1023
		204		2 Bed	98	1055							99	1066
		205		3 Bed	162	1744							163	1755
	Total						**605**	**6512**	**690**	**7427**	**88%**		**558**	**6006**
Third Floor														
		Lift Lobby			7	75								
		Corridor			44	474								
		301		2 Bed	93	1001							93	1001
		302		2 Bed	111	1195							111	1195
		303		2 Bed	95	1023							95	1023
		304		2 Bed	98	1055							99	1066
		305		3 Bed	162	1744							163	1755
	Total						**610**	**6566**	**697**	**7502**	**88%**		**561**	**6039**
Fourth Floor														
		Lift Lobby			7	75								
		Corridor			7	75								
		401		3 Bed	226	2433							226	2433
	Total						**240**	**2583**	**276**	**2971**	**87%**		**226**	**2433**
Residential Totals:														
Total one bed units				0	0%									
Total two bed units				8	73%									
Total three bed units				3	27%									
Total apartments				11	100%									
Total NIA							**1643**	**17685**						
Total GIA									**2581**	**27782**	**64%**			

NOTES:

This strategic accommodation schedule is approximate only at this stage
This schedule is based on limited information and will likely change as the design develops
The strategic proposals upon which this schedule is based have not been discussed in detail with the local Planning Authority or Building Control
Calculations based on RICS; Code of measuring practice, 6th edition, 2015

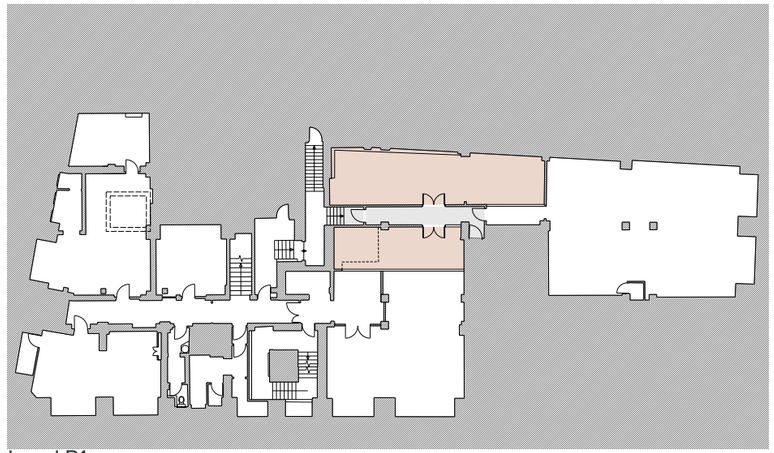
4.2 Layout

The proposed accommodation is set out below

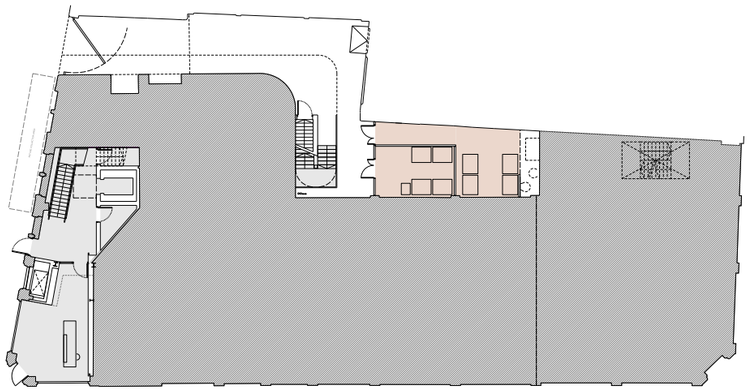
B1	Plant
00	Entrance Foyer Plant / Bin Store / Fire Escape
01	Commercial - David M Robinson
02	2No. 1-Bed Apartments 3No. 2-Bed Apartments 1No. 3-Bed Apartment
03	2No. 1-Bed Apartments 3No. 2-Bed Apartments 1No. 3-Bed Apartment
04	Plant / Store

Key

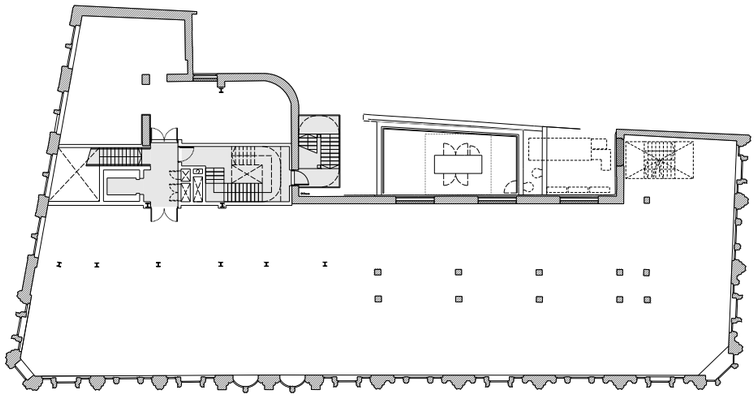
- 1-Bed Apartment
- 2-Bed Apartment
- 3-Bed Apartment
- Commercial - David M Robinson
- Circulation
- Plant / BOH



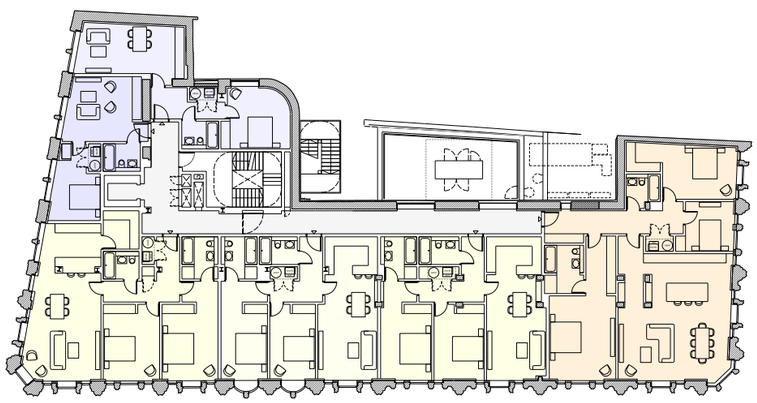
Level B1



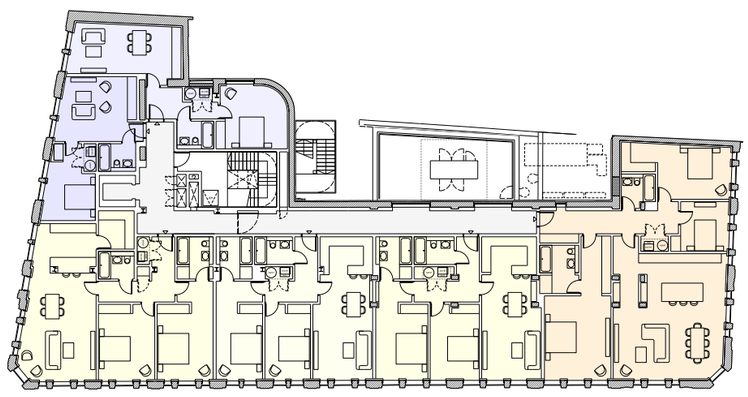
Level 00



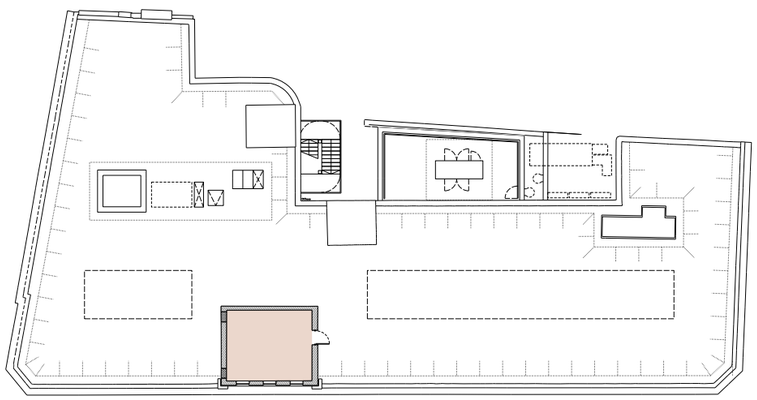
Level 01



Level 02



Level 03



Level 04

4.3 Dwelling Types

Generally apartments are organised around the constraints of the existing building. The typical existing building footprint is c.15-23mx46m, with a typical plan depth of c. 11m. This dictates a single-sided corridor arrangement with all units predominantly addressing either the primary south/east/west elevations. Two corner apartment are dual aspect and two end-of-corridor apartments span the full depth between street and courtyard. The existing building fenestration defines the opportunity for internal partitions, and in turn party walls, and as such delivers a scheme of fewer quantity but generously proportioned apartments.

The majority of apartment layouts adopt a traditional corridor based typology, where dwelling entrances lead directly into a corridor from which all other spaces are accessed. This is the most suitable arrangement given the size and marketable of the units. Only the one-bed apartment constrained by the new lift core cannot accommodate this typology and therefore adopts an open-plan solution.

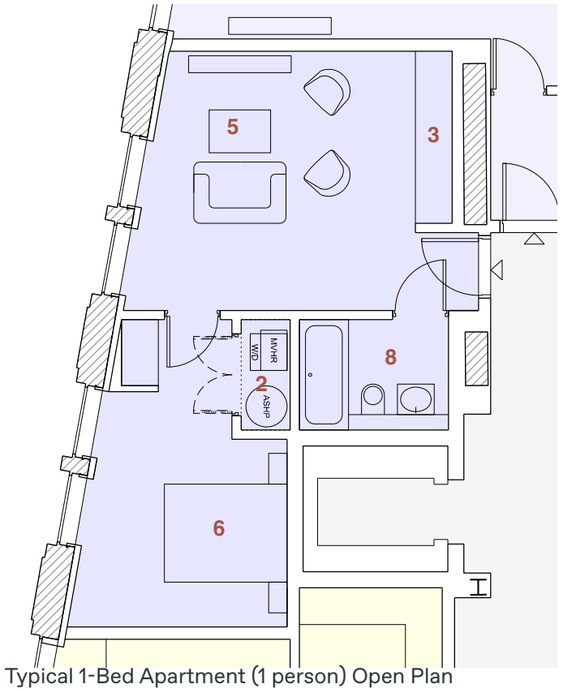
The residential apartments have been designed to meet, and in the majority of cases exceed, Manchester's Space Standards as defined in the Manchester City Council Residential Quality Guidance 2017, as summarised in the adjacent table.

	UNIT	Bedrooms	Beds	PROPOSED NIA	PROPOSED Built-in Storage	SPACE STANDARDS NIA	SPACE STANDARDS Built-in Storage	Compliant
				m2	m2	m2	m2	
Second Floor								
	201	1 Bed	1B - 2P	55	2.5	50	1.5	Y
	202	1 Bed	1B - 1P	42	2.0	39	1.0	Y
	203	2 Bed	2B - 4P	121	4.6	70	2.0	Y
	204	2 Bed	2B - 4P	95	3.2	70	2.0	Y
	205	2 Bed	2B - 4P	98	4.1	70	2.0	Y
	206	3 Bed	3B - 6P	163	8.3	70	2.0	Y
Third Floor								
	301	1 Bed	1B - 2P	57	2.5	50	1.5	Y
	302	1 Bed	1B - 1P	43	2.0	39	1.0	Y
	303	2 Bed	2B - 4P	121	4.6	70	2.0	Y
	304	2 Bed	2B - 4P	95	3.2	70	2.0	Y
	305	2 Bed	2B - 4P	98	4.1	70	2.0	Y
	306	3 Bed	3B - 6P	162	8.3	95.0	2.5	Y

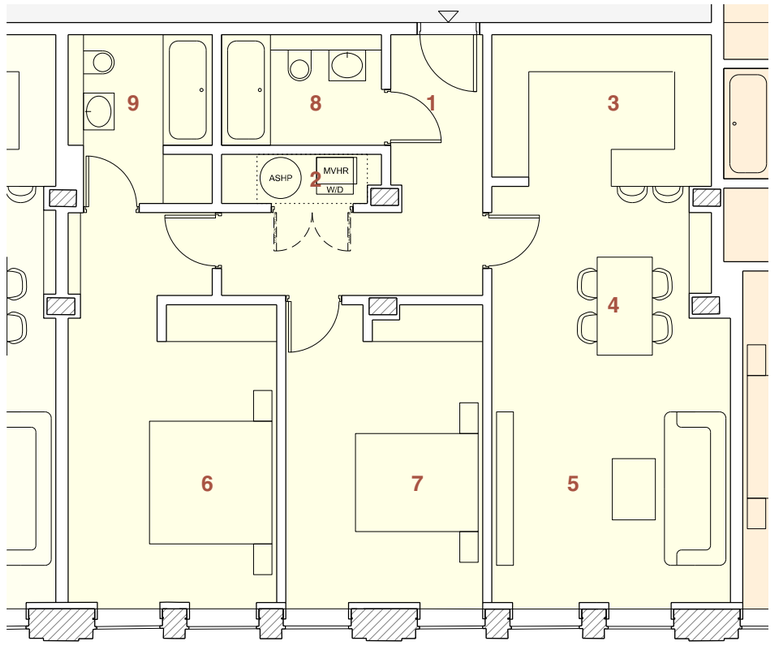
Dwelling Types Against Manchester's Space Standards

Key

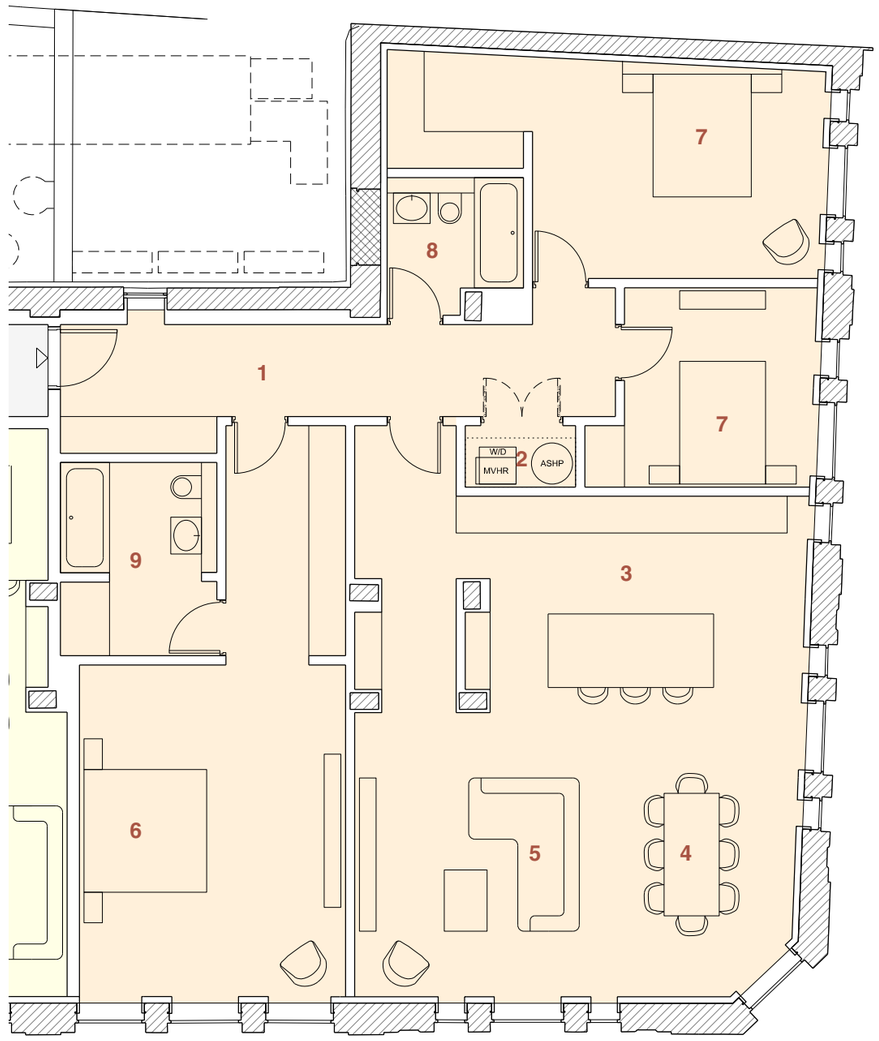
1 Hallway
2 Utility
3 Kitchen
4 Dining
5 Living
6 Master Bedroom
7 Bedroom
8 Bathroom
9 Ensuite



Typical 1-Bed Apartment (1 person) Open Plan



Typical 2-Bed Apartment (4 person)



Typical 3-Bed Apartment (6 person)

The interior strategy aims to deliver a high quality environment reflecting contemporary living requirements alongside traditional craftsmanship to enhance the existing building.

The shared entrance foyer will be suitable for both the commercial and residential occupiers with a quality of finishes akin to the surrounding high-end watch-making and jewellery quarter.

The residential apartments will deliver a simple and restrained palette of high quality materials and finishes, that balances elegance and functionality, providing a backdrop to be inhabited by contemporary life.

Generally proposed new internal walls will be constructed in dry-lined partitions providing the functional acoustic and fire separation between demises. New raised floor and suspended coffered ceilings will be introduced to deliver the required performance requirements and services distribution, whilst maximising floor to ceiling heights. External walls are to be lined and insulated to improve the buildings thermal comfort and overall performance.









4.5 Materiality & Appearance - Existing Building

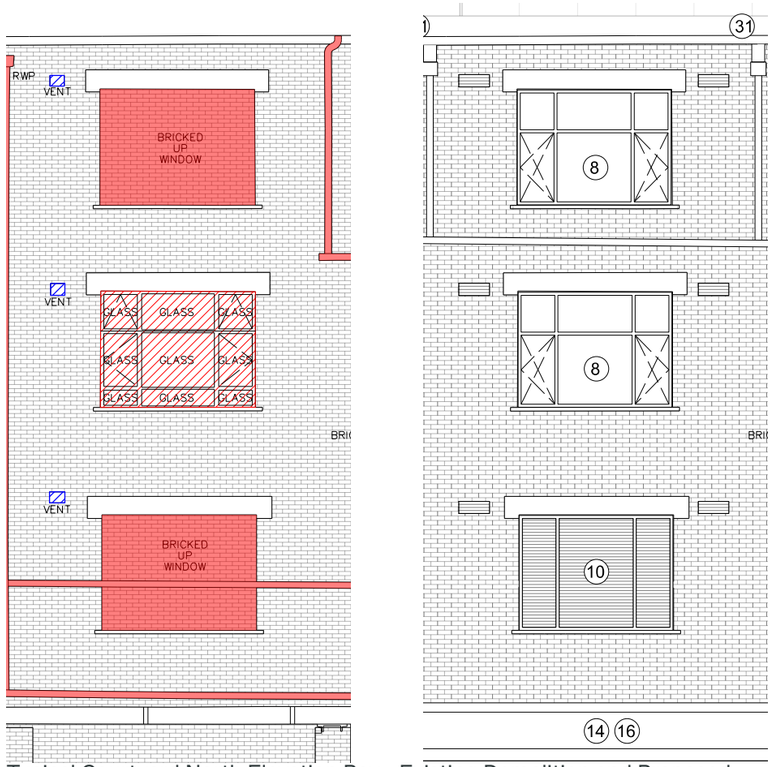
The elevational materiality and appearance have been carefully considered to ensure the proposed scheme is of high quality, robustly considered and deliverable.

The new ground floor shared entrance will be provided with new shopfronts and entrance doors to meet the thermal and security requirements. The proposal is to replicate the proportions and approach of adjacent shopfronts to maintain continuity across the streetscape.

The existing masonry street facing façades are predominantly a body of buff sandstone with Peterhead granite piers to the ground floor. The proposal is to undertake a sensitive 'light' refurbishment and cleaning to enhance its appearance and positively contribute to the Conservation Area. Generally the masonry appears of good condition, however a masonry specialist will inspect the facade to identify any areas of masonry repairs/making good and develop a suitable cleaning methodology. Typically this will involve a combination of Doff and JOS cleaning processes as appropriate.

Generally the existing windows within the scope of the scheme will be replaced throughout to deliver the acoustic and thermal performance to meet Building Regulations and provide an improved coherent facade appearance across Levels 01-03. For a detailed summary please refer to Section 5.1 - Window Strategy.

The existing wrought iron gate providing access to the courtyard from Barton Square will be suitably refurbished and restored.



Typical Courtyard North Elevation Bay - Existing Demolition and Proposed

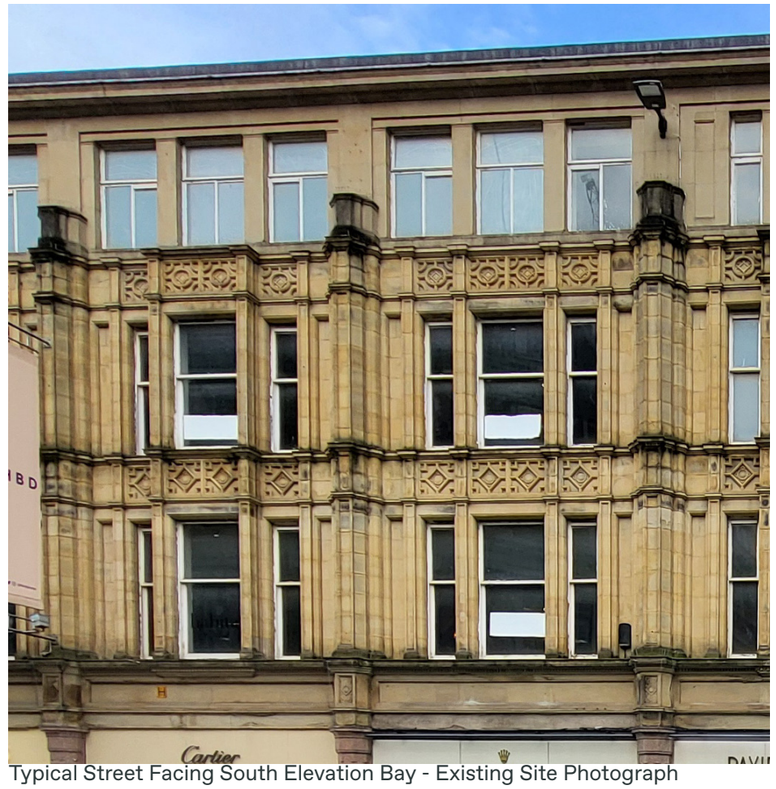


Typical Courtyard North Elevation Bay - Existing Site Photograph

The courtyard elevations have undergone significant changes during the building evolutions and modified to accommodate changing needs of building uses and occupants. The primary elevation material is white glazed brick, typical of courtyard buildings of this period, and the majority of original openings blocked up with glazed brick to match. The proposal is to open several original openings where suitable along the primary north elevation facing the courtyard with reference to the existing window fenestration modified to suit current requirements. All proposed openings to the courtyard will be PPC aluminium frames with glazed or louvre infill as required. Any unused openings or localised repairs, due to the removal of unused vents or services, will be blocked up with reclaimed bricks from the re-instated openings.



Typical Street Facing South Elevation Bay - Existing Demolition and Proposed



Typical Street Facing South Elevation Bay - Existing Site Photograph

4.5 Materiality & Appearance - Courtyard Infill

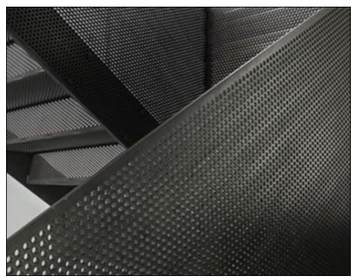
The new courtyard infill, accommodating the external refuse stores and fire escape stair, is designed as a contemporary addition to the original building in order to maintain legibility to both the old and new elements.

The infill will be composed of multiple package elements (primary and secondary structure, fabricated steel staircase, architectural cladding and metalwork) and it is proposed to be unified through a homogeneous approach to materiality and finish to deliver a simple coherent solution.

The open fire escape staircase is expressed sculpturally and maintains visibility of existing building massing and facade behind. The external staircase will be provided with trace heating for protection in adverse weather (snow and ice). All metalwork will be suitably painted standard RAL colour to unify the different elements including;

— staircase structure, treads and handrails
— solid metal panels to basement stair enclosure and soffit panels
— perforated metal panels to stair balustrade
— perforated metal panels to bin store facade to provide ventilation

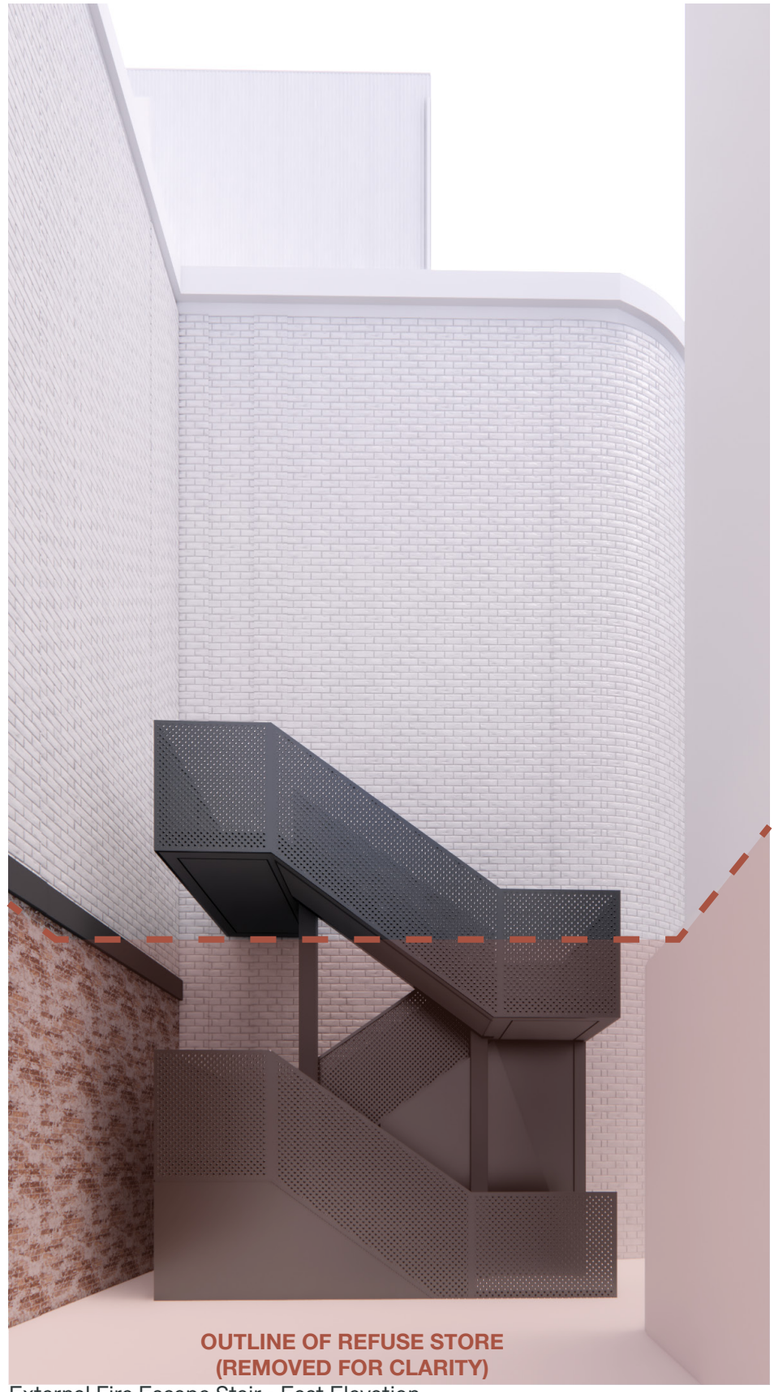




External Fire Escape Stair - Precedent Images



External Fire Escape Stair - North Elevation



External Fire Escape Stair - East Elevation

4.6 Key View 1


EQUITABLE BUILDING
ROLEX
DAVID M ROBINSON
ROLEX
Holland Barrett

4.6 Key View 2



4.6 Key View 3



4.6 St. Ann Street View



+ Strategic Proposals

5.0

5.1 Window Strategy

The demolition elevations identify the scope of works associated with the window strategy, as hatched red opposite. The are several existing window types that give an incoherent language across the elevation that have responded to the buildings evolution pre/post war and its adaptive reuse.

The challenge is to deliver a solution suitable to meet the performance requirements for residential use within a conservation area and adjacent to widely used public space.

Window Type	Existing	Proposed
Shopfronts (Level 00)	Aluminium DGU	Aluminium DGU
Level 01-02*	Timber Sash SGU	Timber Sash DGU
Level 03-04*	Metal SGU	Timber Sash DGU
Courtyard (Level 01-03)	Metal SGU	Aluminium DGU

The proposal is to provide new windows throughout to deliver the performance requirements suitable for residential use in a heritage and publicly sensitive location, whilst providing this opportunity to invest in the long-term future of the building.

The window strategy has been developed in dialogue with Stephen Levrant Heritage Architecture (SLHA). In summary, all windows to the building date to the mid-20th Century, following reconstruction after substantial bomb damage - therefore, removal of the windows will not result in a loss of original historic fabric. The proposed scheme provides an aesthetically cohesive, practical, and understated option for the redevelopment of the windows, and is appropriate from a heritage perspective. Please refer to the Heritage Statement for further information.

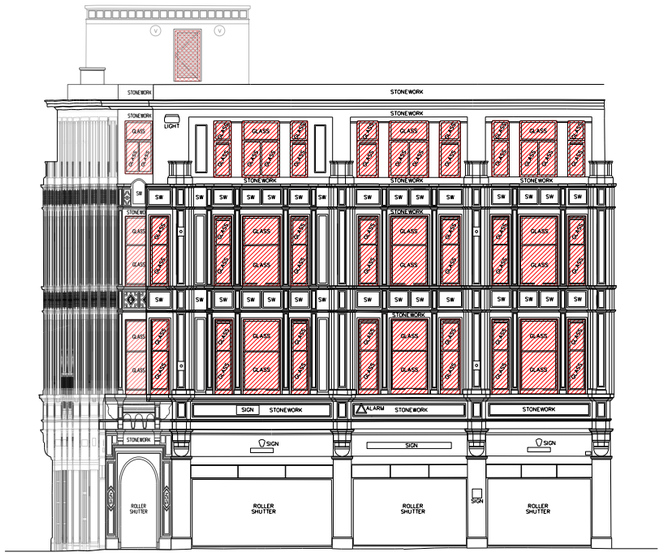
In conjunction with the masonry repair and cleaning works, identified in Section 4.6 Materiality & Appearance - Existing Building, the proposed elevation treatment aims to holistically enhance the overall appearance and positively contribute to the Conservation Area.



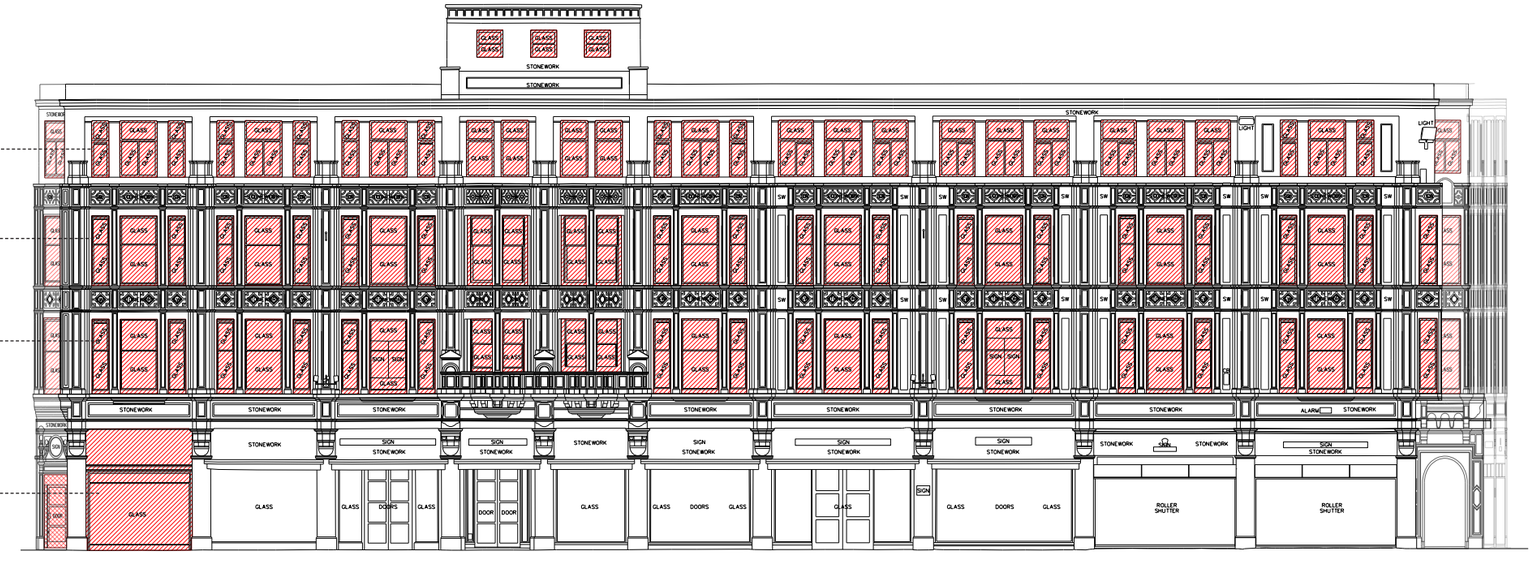
Window Types - Existing



Existing West Elevation to Barton Square



Existing East Elevation to St Ann's Square



Existing South Elevation to St Ann Street

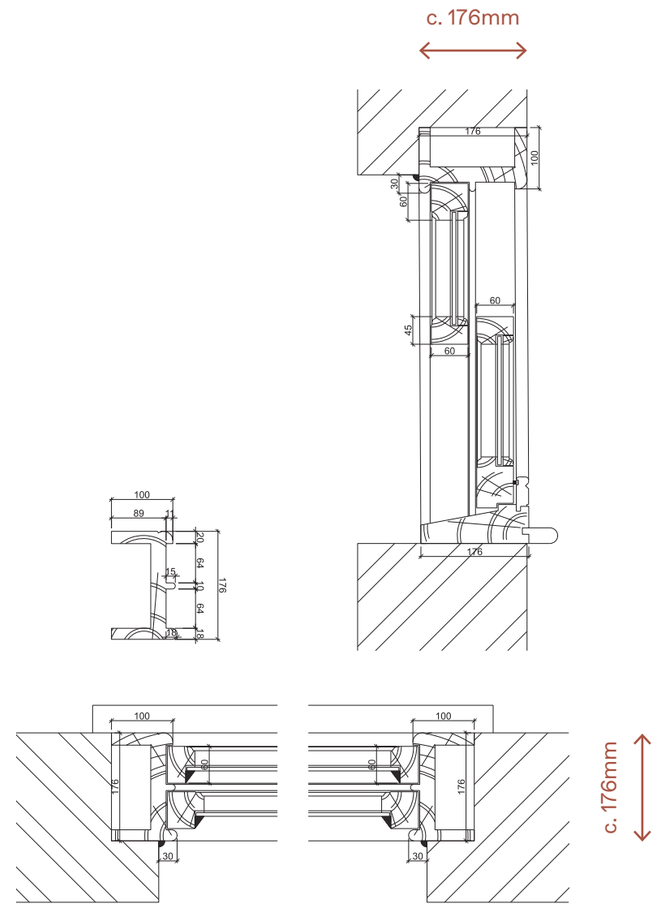
5.1 Window Strategy

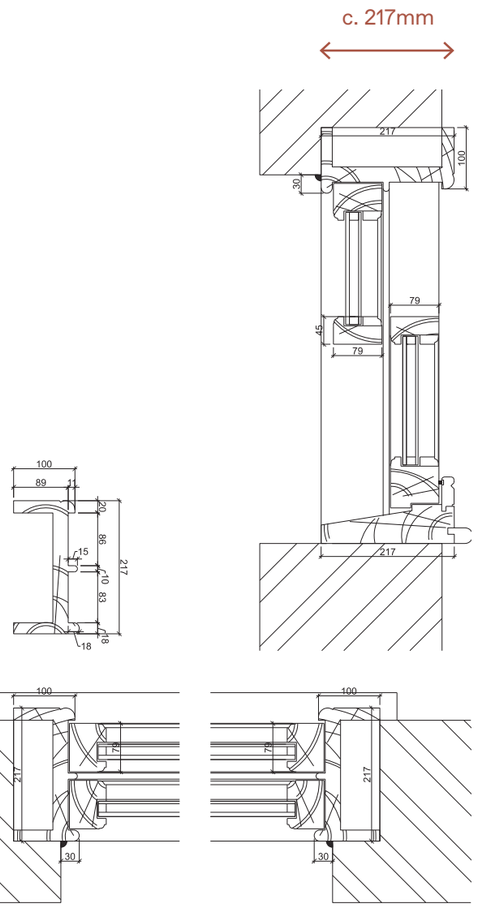
An assessment of the existing windows condition has been undertaken to inform the proposed window strategy;

Option 1 - Retain and Reuse
— all window cill's rotten
— majority of window frames damaged, rotten or broken
— all SGU to be replaced
— performance requirements unachievable
— limited warranty/guarantee
Recommendation: unsuitable for residential use and short-term future

Option 2 - Replacement (like-for like basis)
— all windows to be replaced with high quality timber sash DGU to meet tested performance requirements suitable for residential use
— window frame profile to match existing with circa.40-50mm increase in frame depth to accommodate DGU's (refer to detail drawings opposite for comparisons)
— product warranty/guarantee
Recommendation: suitable for residential use and long-term future

As a result the recommendation is to provide new windows throughout. The proposed fenestration is a 50/50 sash arrangement. This has been dictated by the permissible max. weights of the DGU's (glass specification subject to acoustic performance criteria) and the physical operational heights above internal finish floor levels. To enhance the appearance of the windows across the building we propose to paint in a more suitable colour; as existing the brilliant white dates to the mid-20th century; and a more historically appropriate colour would be a stone/ cream colour to complement the existing masonry. The proposal aims to achieve the technical/operational constraints of the system and satisfy the visual and performance objectives.





Timber Sash Window Profiles - Existing

Timber Sash Window Profiles - Proposed

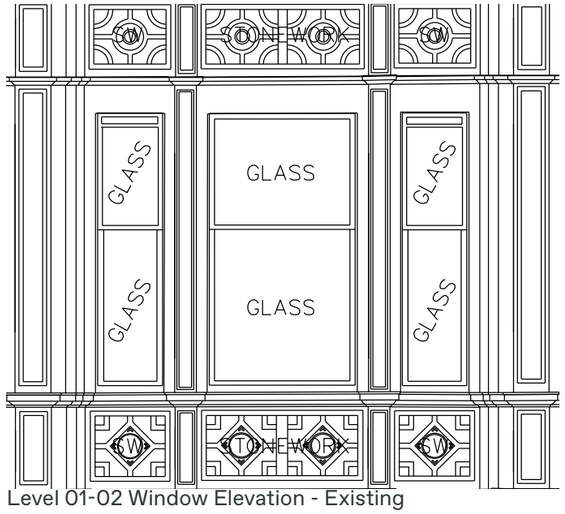


Level 03
Timber Sash DGU

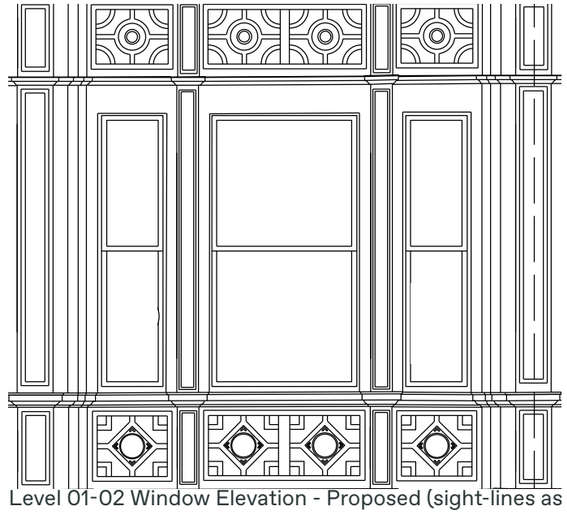
Level 01-02
Timber Sash DGU

Level 00
Shopfronts Alu. DGU

Window Types - Proposed



Level 01-02 Window Elevation - Existing



Level 01-02 Window Elevation - Proposed (sight-lines as existing)



Police Street View - Existing



Police Street View - Proposed

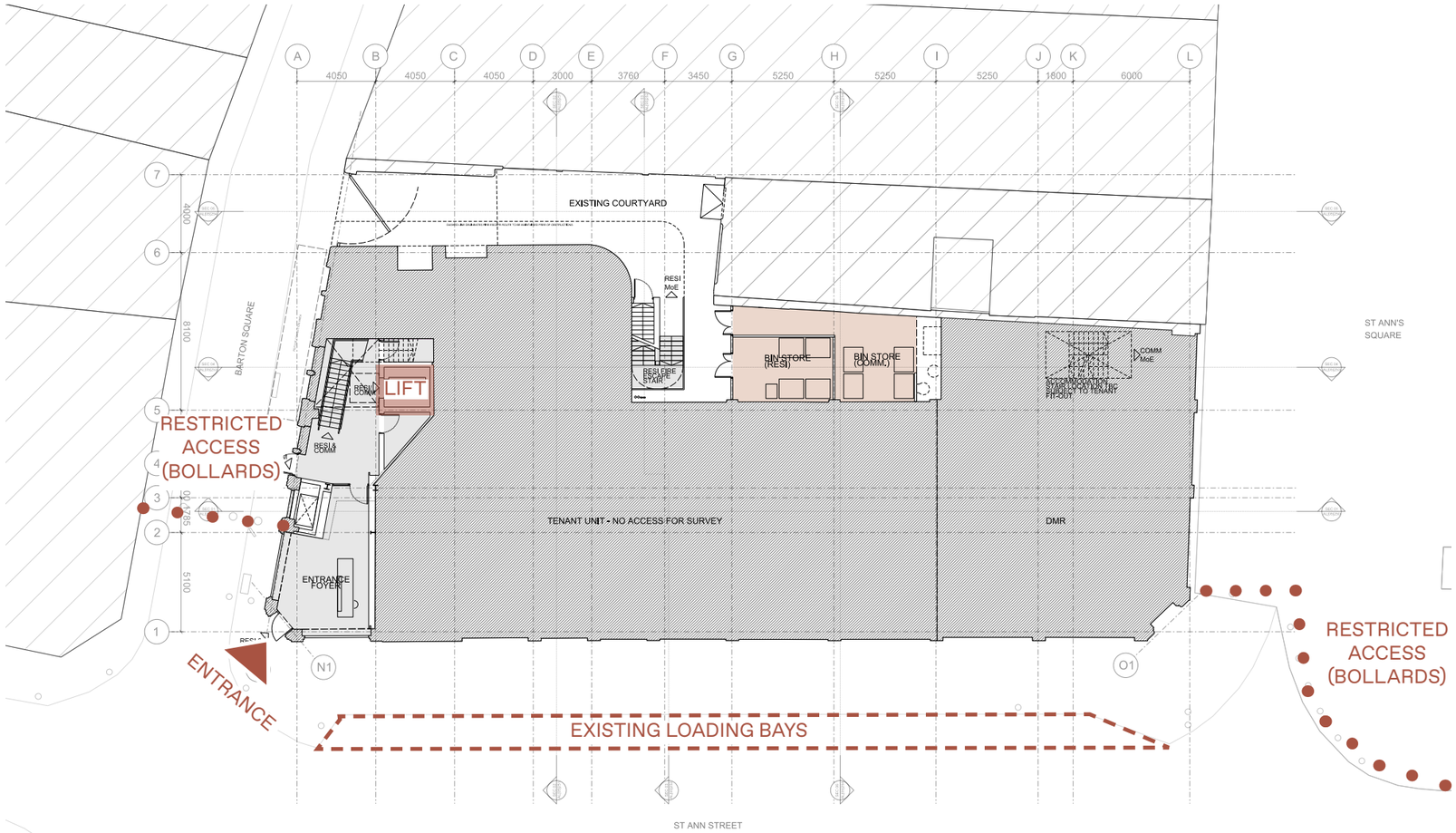
5.2 Access & Inclusivity Strategy

Equitable Building is located within Manchester City Centre with convenient access to several modes of public transport (including train, tram and bus) and active travel (including cycling and walking) options in close proximity to the site. The central location ensures numerous amenities are easily and readily accessible.

The site is bounded by St. Ann's square to the east, St. Ann Street to the South and Barton Square to the west. Vehicular access is available on St. Ann Street at all times. Access to Barton Square (automatic bollards) and St. Ann's Square (removable bollards) is restricted for loading between 7-9am for free or to permit holders only. Limited additional access may be permitted with the relevant procedures and permissions in place. The surrounding area is heavily pedestrianised with the exception of St. Ann Street. This road has limited traffic flow and parking bays for access and loading only. A footpath fronts all street elevations providing safe and sufficient access to all sides.

The building entrance is retained on the corner of St Ann. Street and Barton Square, a characteristic feature within the Conservation Area. The shared entrance foyer provides a high quality arrival to both residential and commercial occupiers. A new lift and stair core serving all above ground levels provides level access throughout. All communal circulation, corridors and doorways have been suitably sized. The scheme has been developed to be a fully accessible and inclusive design to Approved Document Part M, with the residential apartments M4(2) compliant, subject to the constraints of working with the existing building fenestration.

Due to the constraints of the existing building and the sustainability of the site location, the application does not provide any cycle or car parking spaces. It is proposed any additional cycle and vehicle access requirements, including deliveries, will utilise the existing on street infrastructure only.



Proposed Ground Floor Plan

5.3 Refuse Strategy

The scheme proposal is serviced by external secure covered refuse store located within the ground floor courtyard infill accessed via Barton Square. This provides seperated refuse provision to both residential and commercial demises. Building users will be responsible to bring there their own refuse to the store.

The refuse provision has been calcluated in accordance with MCC requirements as documented in the supporting Waste Management Proforma, totalling 8no. 1100 litre Eurobin and 1no. 240 litre wheeled bin. These will include dedicated waste receptacles for general waste, mixed recycling, pulpable recycling and food waste which will be managed on site with planned collections.

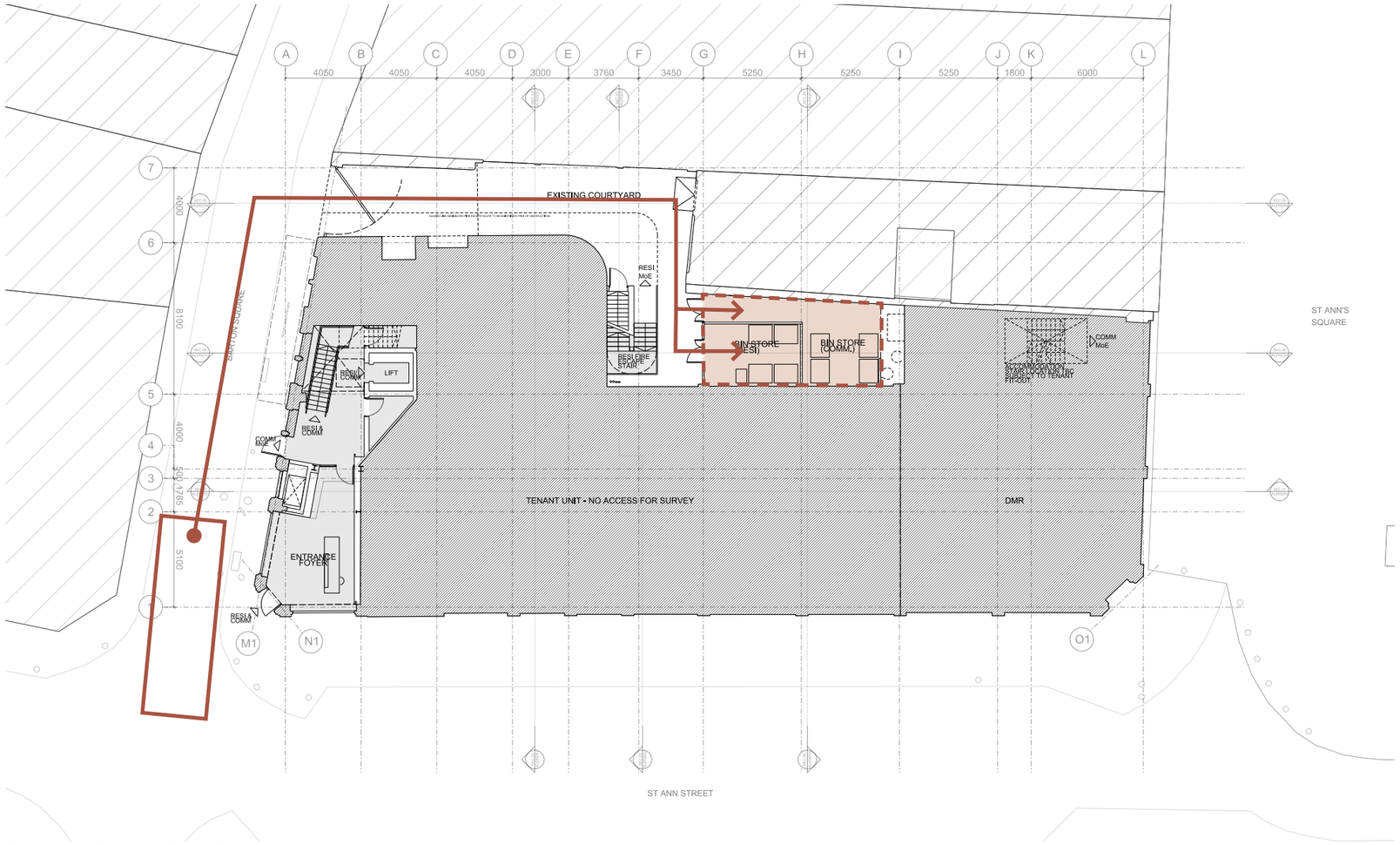
A robust waste management strategy will ensure the bins are regularly rotated, manoeuvred for collection and swiftly returned afterwards. This will be the responsibility of the operation management company who will also need to ensure the bin store remains free from obstruction. A bib tap and floor gulley will enable the area to be cleaned. The space will be secured via access control gates and perforated partitions to provide suitable ventilation to the space.

The proposal is to provide seperate refuse stores for residential and commercial uses with greater than average spatial allocation. This will future-proof the development should additional bin capacity be required with the aim to not contribute further refuse pressures on Barton Square.

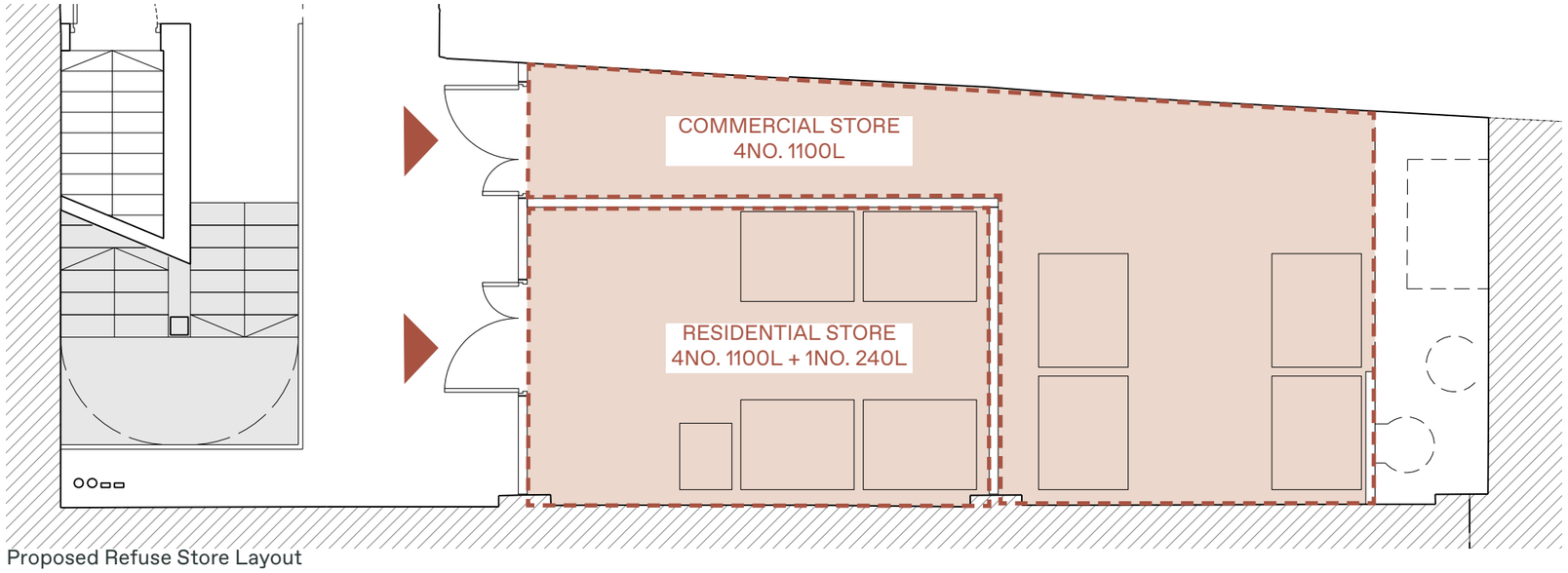
The Applicant has acknowledged the existing unsightly appearance along Barton Square as shown in the site photograph below. We understand this is predominantly as a result of commercial premises fronting Deansgate and Barton Square provides back-of-house servicing and access route. The Applicant is keen to work with the Local Authority to improve the appearance of this environment and understands the current Environmental Control Team is aware of the associated issues and regularly visit the area to try to enforce the situation.



Existing Site Photograph Along Barton Square with Equitable B. on the Right



Proposed Ground Floor Plan



Proposed Refuse Store Layout

5.4 Fire Strategy

Jensen Hughes have undertaken an initial Fire Engineering Review to develop the scheme principles to date and support the Planning Application. This will continue to develop during the subsequent RIBA Works Stage to develop an appropriate robust fire strategy for the proposed building type and use.

Initial discussion have been undertaken with the Building Control Approved Inspector, and in due course, will be shared with Greater Manchester Fire Rescue Service to deliver an agreeable strategy.

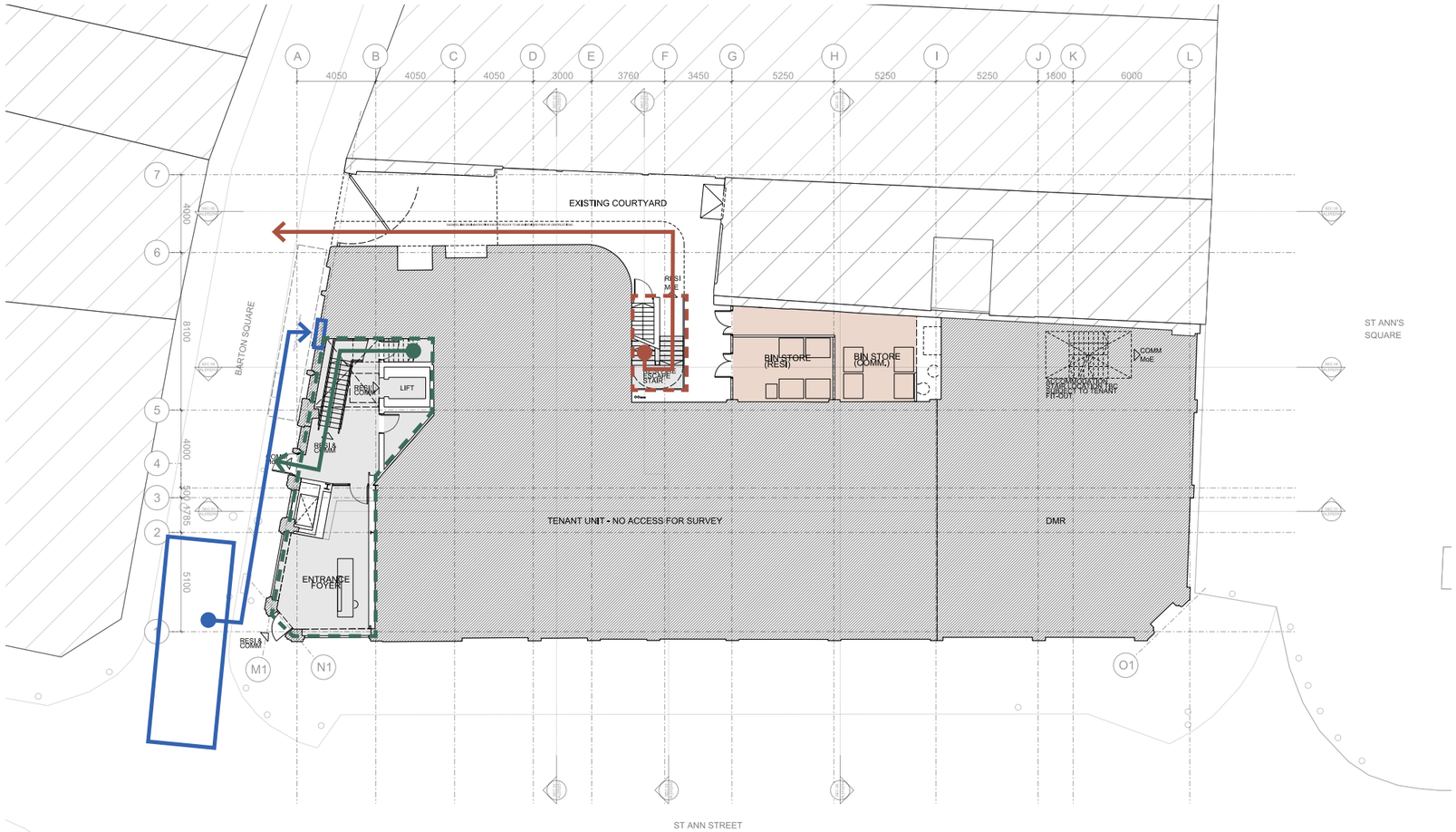
We have summarised the key design principles that have informed the proposed scheme as below;

— separate means of escape between building uses, as identified opposite. Commercial indicated in green and residential indicated in red. Residential <18m above ground level can be served by a single escape stair. Commercial demise to be served by two means of escape due to travel distances. Secondary means of escape via accommodation stair (location TBC with tenant fit-out) into the existing ground floor premises.

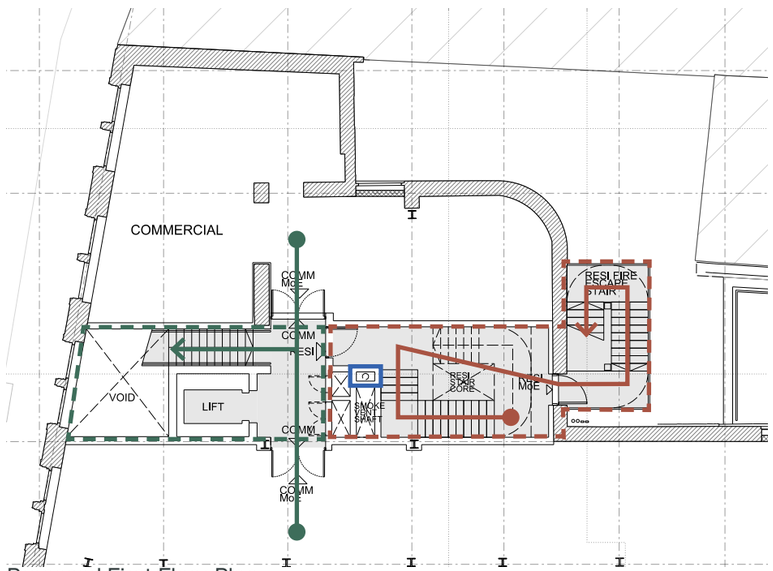
— provision for smoke ventilation to lift lobby corridor either via external window AOV's and/or mechanical controlled smoke shaft. Planning Application currently accommodates both approaches and preferred solution will be confirmed subject to CFD modelling.

— reuse the existing dry riser inlet location along Barton Square to be within 18m of any parked fire appliance. Dry riser outlet located within stair core to all levels to serve residential demise. Commercial demise served from street level entrance(s) with distance <45m.

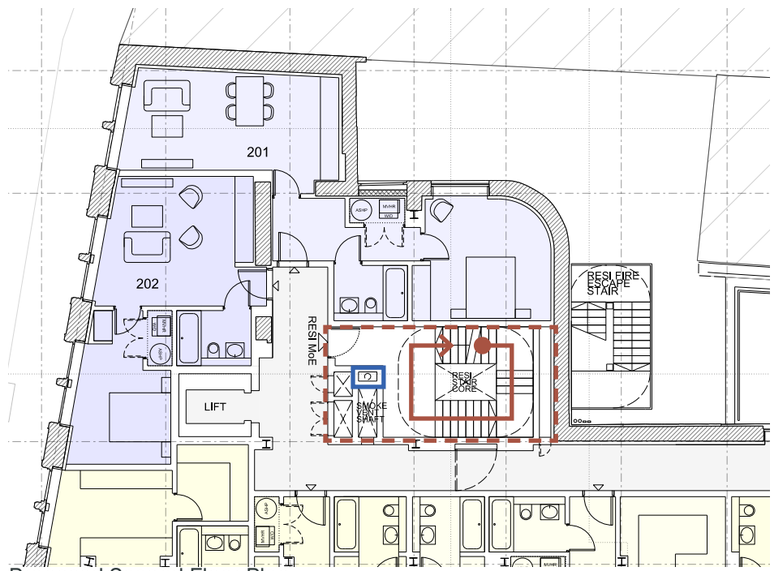
— the scheme is being developed to BS 9991 for residential use.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

5.5 Sustainability Strategy

Initial key sustainability and energy conservation principles of the scheme are summarised below;

— adaptive reuse of existing building to reduce embodied carbon
— fabric first approach to minimise heat loss and reduce thermal gains passive environmental strategies to minimise mechanical systems, including natural ventilation, daylighting and air tightness
— low carbon energy generation and energy efficient building services
— potential for on-site renewables with notional roof mounted PV zone if required, subject to detailed building calculations, to be confirmed during subsequent work stages
— opportunity for sedum blanket roof finish to enhance biodiversity and visual amenity
— deliver a fully accessible and inclusive development
— deliver a car free development to encourage the use of public and active travel alternatives
— holistic thermal, energy and sustainable strategies supported by data driven building modelling
— the proposal will be assessed against Building Regulations Part L

Typical services specification for the apartments include;

— electric space heating via panel radiators or underfloor mats and controls
— domestic hot water services via electric hot water cylinder or ASHP, with insulated pipework to reduce thermal losses
— predominantly naturally ventilated with supplementary MVHR unit to comply with acoustic requirements
— energy efficient replaceable lamp LED lighting and controls
— smart metering to provide occupants with energy consumption data
— high speed connections via fibre optic cabling

Please refer to Ridge Energy & Sustainability Statement for more detailed information.

5.6 Security Strategy

Initial key security principles have been identified and integrated within the proposed scheme as summarised below;

— increase active use of vacant site and enhance passive surveillance
— well lit internal and external spaces, including all building entrances/exits and refuse stores
— ground floor openings (doors/windows/glazing/gates etc) to Secure by Design standard
— access control system (card/key fob or similar) with compatible door closers and locking mechanisms throughout including lift access/use
— separation between commercial and residential uses with door access control system and robust wall construction
— video entry phone system
— post boxes and parcel room within entrance foyer
— apartment alarm system designed and fitted by an NSI Accredited Company
— CCTV system to be developed to satisfy both the residential and commercial operators requirement
— potential for a 24hr security/concierge/monitored CCTV to be developed

Due to the nature of the proposed commercial tenant it is understood that the commercial security requirements will be far greater than the typical residential requirements which may include;

— CCTV system to provide facial recognition
— access via appointment only with in-person customer arrival sequence
— manned door security guard presence
— security rated facade/building envelope (doors/windows/glazing) to meet commercial insurance requirements

The Security Strategy will be developed to deliver the most appropriate solution to satisfy both the residential and commercial operators requirements, whilst working with the constraints of the existing building in a sensitive heritage context .

Please refer to Greater Manchester Police Crime Impact Statement and 1572-Bb20251022-Security Strategy App 02 for more detailed information.

+ Appendices

6.0

DRAWING ISSUE

JEFFREY BELL ARCHITECTS
3 Cobourg Street
Off Fairfield Street
Manchester
M1 3GY

project : EQUITABLE BUILDING, MANCHESTER
job number : 1572
document : 1572-JBA DWG ISSUE SHEET
sheet : 1572-Fg [05] PLANNING

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MEPH - RIDGE				***E***	***E***	***E***							
FIRE ENGINEER - JENSEN HUGHES				***E***	***E***	***E***							
BUILDING CONTROL - MCC				***E***	***E***	***E***							
PRINCIPLE DESIGNER (CDM / BSA ADVISOR) - VEXTRIX				***E***	***E***	***E***							
PLANNING TECHNICAL CONSULTANTS				***E***	***E***	***E***							
			architect's instruction number										
P Preliminary **T** Tender **C** Construction			purpose of issue	P	P	P	P	P	P				
drawing title	drawing number	scale	size	01/11/2024	21/11/2024	11/02/2025	27/02/2025	13/03/2025	22/10/2025				
			issue number	1	2	3	4	5	6	7	8	9	10
drawing Issue | revision													
LOCATION PLAN													
LOCATION PLAN	AL (05)001	1:1250/1:2500	A1/A3	/									
EXISTING SITE PLAN													
TOPOGRAPHICAL SURVEY	AL|05|005	1:200/1:400	A1/A3	/									
EXISTING GA PLANS													
EXISTING PLAN -02 SUB BASEMENT	AL|05|010	1:100/1:200	A1/A3	/									
EXISTING PLAN -01 BASEMENT	AL|05|011	1:100/1:200	A1/A3	/									
EXISTING PLAN 00 GROUND	AL|05|012	1:100/1:200	A1/A3	/									
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EXISTING PLAN 03 THIRD	AL|05|015	1:100/1:200	A1/A3	/									
EXISTING PLAN 04 FOURTH	AL|05|016	1:100/1:200	A1/A3	/									
EXISTING PLAN 05 ROOF	AL|05|017	1:100/1:200	A1/A3	/									
EXISTING GA SECTIONS													
EXISTING SECTION 01	AL|05|050	1:100/1:200	A1/A3	/									
EXISTING SECTION 02	AL|05|051	1:100/1:200	A1/A3	/									
EXISTING SECTION 03	AL|05|052	1:100/1:200	A1/A3	/									
EXISTING SECTION 04	AL|05|053	1:100/1:200	A1/A3	/									
EXISTING SECTION 05 & 06	AL|05|054	1:100/1:200	A1/A3	/									
EXISTING GA ELEVATIONS													
EXISTING ELEVATION A (SOUTH)	AL|05|060	1:100/1:200	A1/A3	/									
EXISTING ELEVATION B (EAST)	AL|05|061	1:100/1:200	A1/A3	/									
EXISTING ELEVATION C (WEST)	AL|05|062	1:100/1:200	A1/A3	/									
PROPOSED GA DEMOLITION													
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drawing Issue | revision													
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PROPOSED PLAN -01 BASEMENT	AL|05|2110	1:100/1:200	A1/A3	/				A	B				
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PROPOSED PLAN 05 ROOF	AL|05|2170	1:100/1:200	A1/A3	/					A				
PROPOSED GA SECTIONS													
PROPOSED SECTION 01	AL|05|2500	1:100/1:200	A1/A3	/	A								
PROPOSED SECTION 02	AL|05|2510	1:100/1:200	A1/A3	/	A								
PROPOSED SECTION 03	AL|05|2520	1:100/1:200	A1/A3	/					A				
PROPOSED SECTION 04	AL|05|2530	1:100/1:200	A1/A3	/	A				B				
PROPOSED SECTION 05 & 06	AL|05|2540	1:100/1:200	A1/A3	/					A				
PROPOSED ELEVATIONS													
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PROPOSED ELEVATION B (EAST)	AL|05|2610	1:100/1:200	A1/A3	/									
PROPOSED ELEVATION C (WEST)	AL|05|2620	1:100/1:200	A1/A3	/									
PROPOSED DETAILS													
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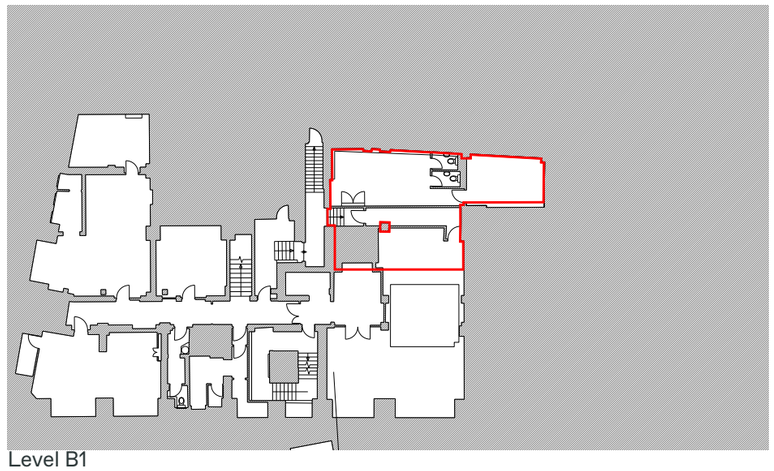
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6.2 Demise Plans

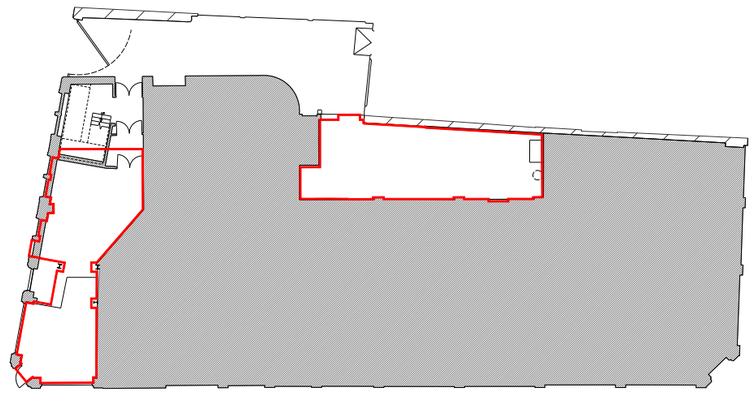
The Equitable Building has several extant leases with 3rd parties. This restricts the scope of any changes, with areas of the ground floor and basements occupied by commercial entities with fully fitted out premises, and agreements for services, external signage and access which cannot be changed. Any works must ensure the uninterrupted use of the premises for all existing users. The proposed changes to the building will be carried out under a leasehold agreement, restricted to the internal areas outlined in red on the plans below.

Key

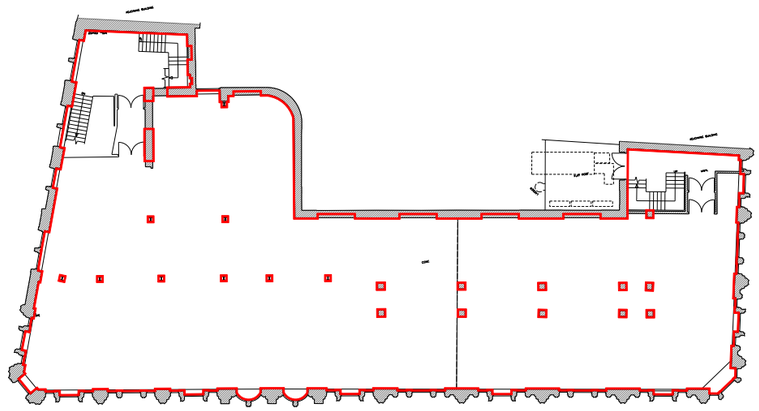
Demise Boundary



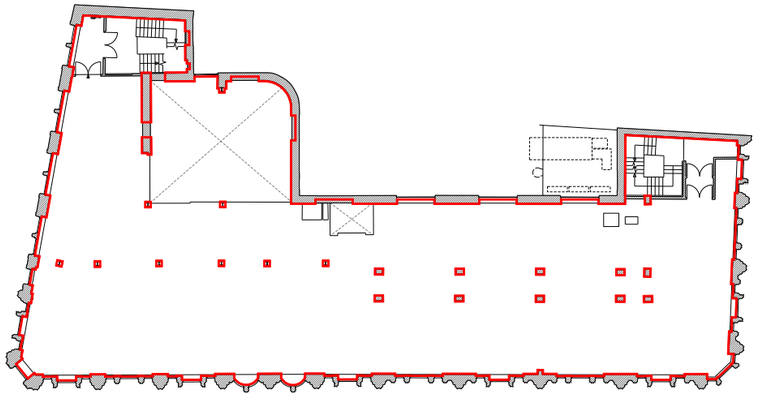
Level B1



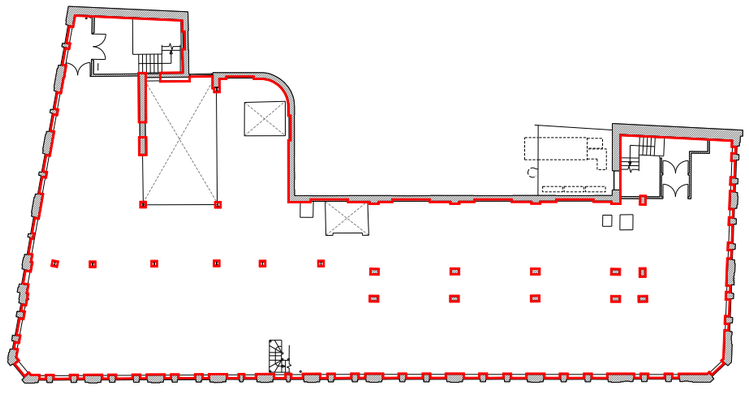
Level 00



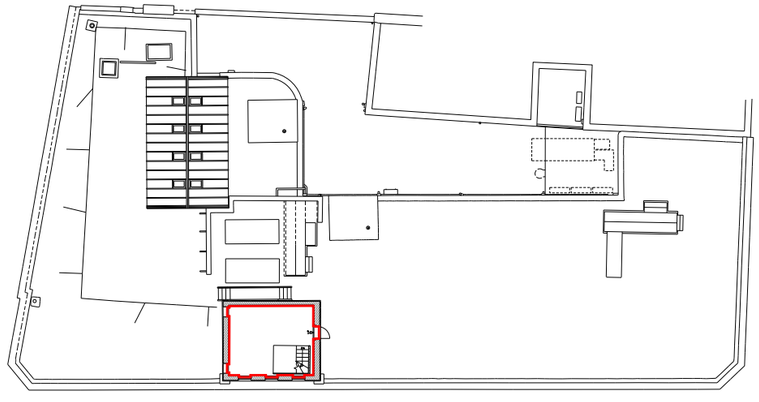
Level 01



Level 02



Level 03



Level 04

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