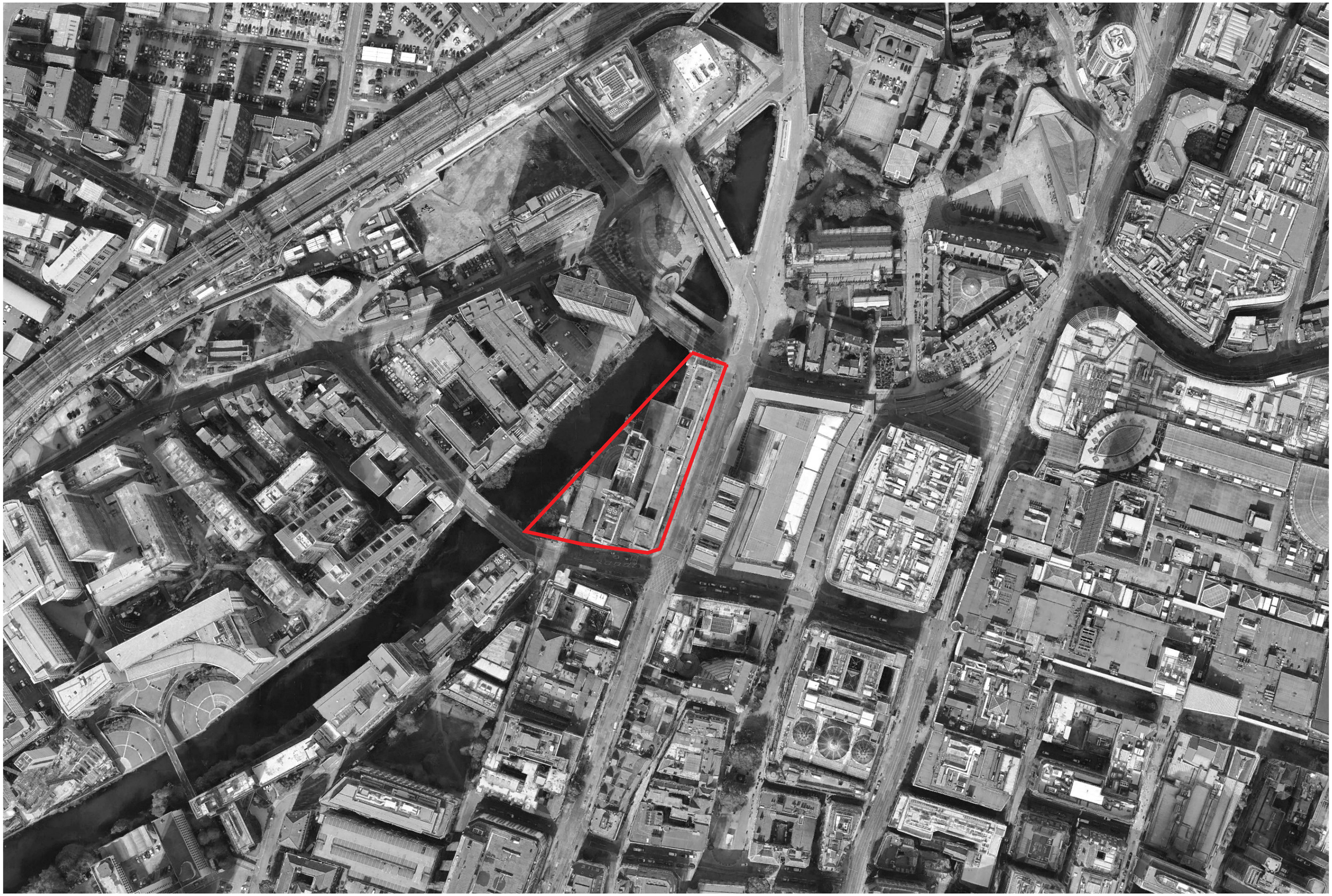
Jon Matthews Architects

Property Alliance Group / Starwood Capital Group Renaissance Site

Residential Building Section 73 Application (141175/JO/2024)

Issue No. 03 23.10.25



Site boundary for wider masteplan proposal

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1.0 Introduction

Purpose of the document

This document has been prepared on behalf of Deansgate SOF Alliance Lease Co Limited in support of a Section 73 planning application to amend the approved design of the consented residential building Planning Ref:132088/FO/2021. The proposal forms an integral part of a wider mixed use development of the Renaissance site in Deansgate, Manchester.

This document should be read alongside the previously approved Design and Access Statement Property Alliance Group / Starwood Capital Group, Renaissance Site, Residential Building 13.12.21.

Property Alliance Group (PAG) and Starwood Capital (SCG) are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance hotel. The complementary skill sets and combined real estate experience, including Starwood Capital's unique hospitality track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester. The joint venture (JV) is proposing a transformational, high-quality and deliverable scheme that will finally realise the potential of the wider Renaissance site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate including new retail units, engagement with the river, and new public realm.

The Wider Masterplan

The site forms part of the wider Renaissance Hotel complex which has long been a long-standing strategic regeneration priority for Manchester City Council (MCC) and is the last remaining undeveloped site within the 1999 City Centre Masterplan. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys and a 2018 Strategic Regeneration Framework by MCC and Urban & Civic. Despite the efforts of well-respected developers, MCC officers, and Sir Howard Bernstein, the lack of activity over the last 20 years illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable.

The current masterplan proposals have taken a different approach to those that have failed in the past focusing on the part-retention and part-redevelopment of the wider site - one that the Applicants believe is the only way that this site can be realistically brought forward - and ultimately represents a deliverable scheme. Various planning applications have been submitted to, and approved by MCC, pursuant to the overall illustrative masterplan, and the high quality residential development subject to this particular application is a crucial and fundamental part of ensuring the delivery of this strategically important site.

The comprehensive redevelopment of the site has been brought forward under separate planning applications. This particular Section 73 application relates only to the proposed residential element of the masterplan, located at the northernmost plot of the Renaissance site, together with a new amenity space for residents and new riverside public realm adjoining the Irwell, creating a new riverside leisure destination.

The following previous planning applications have been submitted by the Applicants as part of the wider masterplan:

- Partial demolition of Premier House and enabling works. (Planning Ref: 130049/DEM/2021)
- Redevelopment of the Hotel into a luxury 4* plus destination. (Planning Ref: 130446/FO/2021)
- Redevelopment of existing Premier House into a modern commercial building. (Planning Ref: 130935/FO/2021)
- Partial demolition of remaining structure of Premier House (Planning Ref: 134208/DEM/2022)
- Erection of a 5-storey building comprising of new office space and commercial units (former Premier House. Planning Ref: 134640/FO/2022)

Proposed S73 Amendments

The proposed amendments to the residential building which are set out in detail later within this document have been made as a consequence of design updates needed to satisfy changes in fire safety regulations that came into force in 2023. The current planning approval Planning Ref: 132088/FO/2021 does not meet these regulations and as such design changes have been necessary to bring the scheme in line with current regulation.

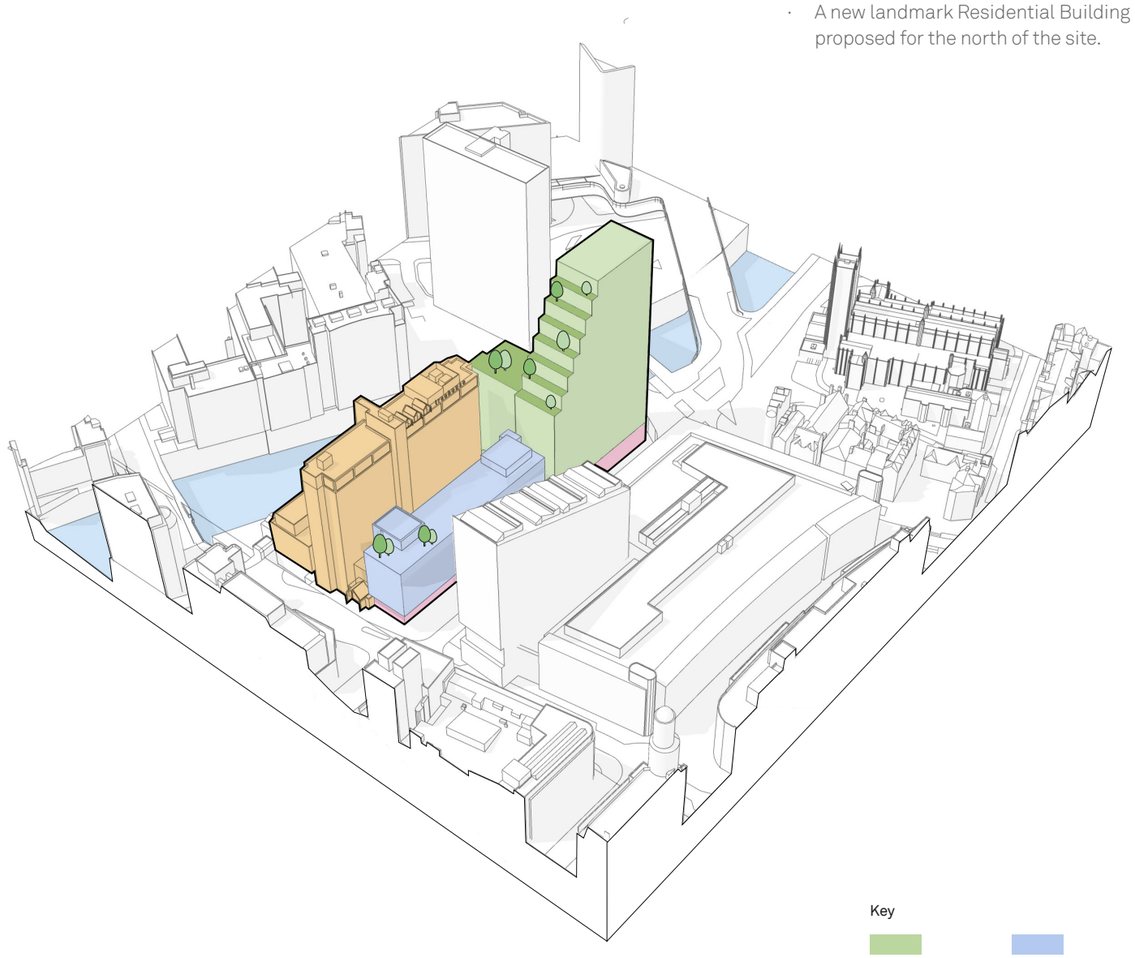
The proposed amendments are applied to the residential building only Planning Ref:132088/FO/2021.

The detail of each design amendment is set out later in this report. In summary however they include:

- General internal layout changes affecting stair cores and lifts plus apartment layouts and amenity spaces.
- Minor elevation changes to the ground floor.
- Increased floor plates lengths / larger floor plates over floors 14-27 leading to,
- Amended building massing, shift of stepped terraces over floors 14-27 and change to elevations.
- New apartment accommodation to level 27. Occupying the previous level 27 roof with upper floor accommodation of new duplex units.
- Overall building GIA/NIA changed but total number of apartments remains as approved - 300 units.
- 1/2/3B Mix of apartments is amended as detailed in supporting accommodation schedule.
- Introduction of vertical louvred plant screen on the Roof Level
- Minor ammendments to the West facing facade to include AOV at L14
- Base of the Irwell block amended
- Reduction of 3 Car parking spaces

Proposed Masterplan Uses

- Renaissance hotel will be transformed into a unique 4*+ destination with rooftop dining experience.
- Premier House will be transformed into a new commercial address on Deansgate through extensive reuse of the existing building.
- Deansgate will be re-animated with active street frontages.
- A new landmark Residential Building is proposed for the north of the site.



The Client Team

The Joint Venture between PAG and SCG will bring together their complementary skill sets and combined real estate experience, including SCG's unique hospitality track record and PAG's enviable City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

PAG and SCG are proposing a deliverable scheme that will realise the potential of this site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate, engagement with the river, and new public realm.

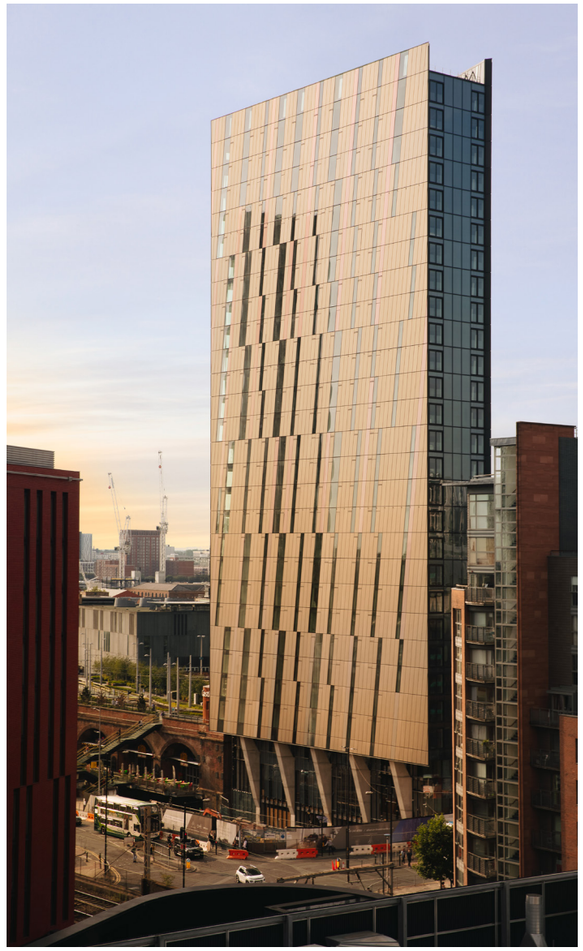
PAG has an enviable track record of delivering difficult City Centre sites to create high quality landmark developments. Starwood is renowned for delivering market-leading luxury hotel developments across the world.

Some examples of the JV's track record in Manchester are shown to the right of the page.

As with the earlier phases of the wider masterplan proposals, there is continuous ongoing consultation with MCC and other key stakeholders to inform the scheme proposals.



1



3



2



4

Images

1. Oxygen, Manchester - PAG
2. Principal Hotel, Manchester - SCG
3. Axis, Manchester - PAG
4. Principal Hotel, London - SCG

2.0 The Site & Masterplan

2.1 The Site

The Renaissance site is located in a key strategic position in Manchester City Centre, fronting onto Deansgate, Blackfriars Street, and Victoria Bridge Street, and the River Irwell.

The masterplan site is currently at varying stages of redevelopment. The hotel refurbishment is due to open later this year whilst the existing Premier House structure has been demolished in preparation for the delivery of the approved office development Planning Ref:134640/FO/2022.

The area to the north of the masterplan site has also been demolished in preparation for the delivery of the new landmark residential building Planning Ref: 132088/FO/2021. This Section 73 application is limited to proposed amendments to the residential building only.

To the west of the site is the River Irwell along with the administrative boundary with Salford.

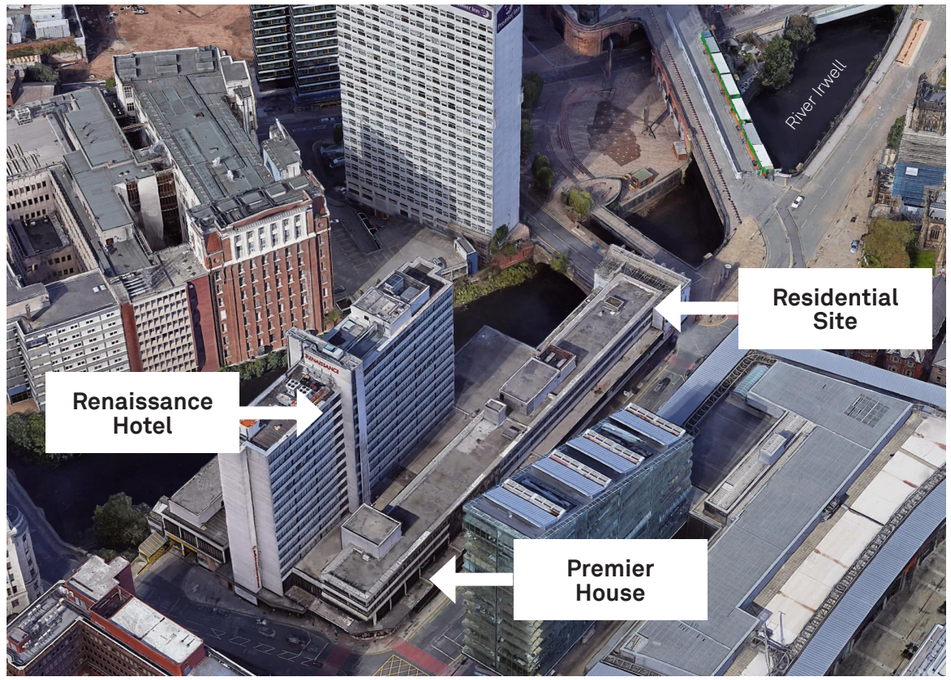
To the north of the site the area is known as the Medieval Quarter which includes the historic Grade I listed Manchester Cathedral.

The surrounding built context is mid-rise with hotel, commercial, retail buildings.

Victoria railway station is in close proximity to the site.

There is a 3 storey car park located below street level, adjacent to the river. This car park is still in use and operated by NCP.

The site has been split into separate masterplan phases which will see the wider masterplan proposals for the Renaissance Hotel and the Residential building.



Hotel & Premier House Aerial Shot



1. View of existing inactive frontage along Deansgate (present)



2. Existing view from Medeival Quarter down Deansgate (present)



3. View From Victoria Bridge (present)



4. View from Deansgate to existing service yard entrance (present)



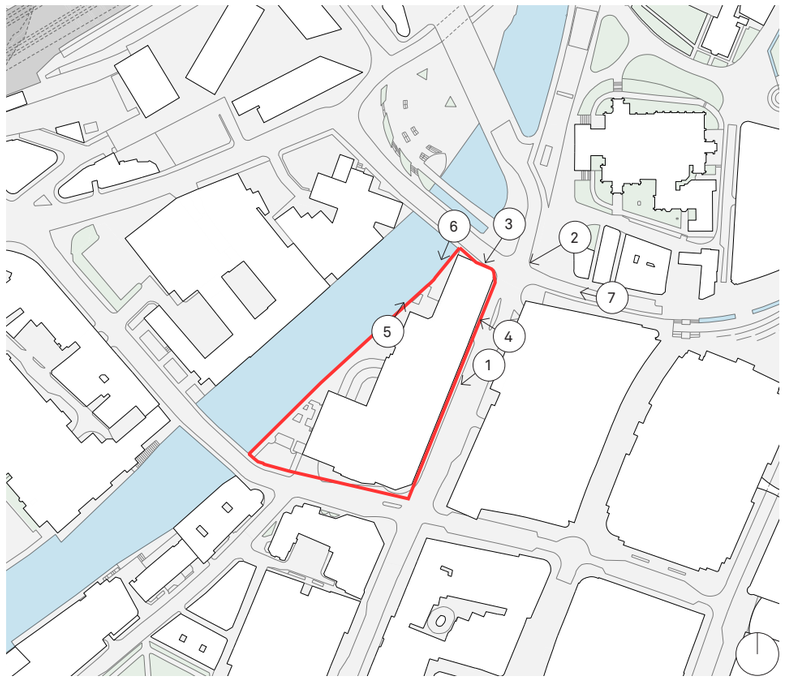
5. Riverside View towards Victoria Bridge (2021)



6. View of riverside (present)



7. View from Shambles (present)



Key Plan

2.2 The Masterplan

Whilst the purpose of this report is to cover the proposed amendments to the approved residential building, amenity space and riverside leisure offer Planning Ref: 132088/FO/2021, its contents should be read in the context of the developing masterplan and the overall aspirations for the site.

The final phase of the scheme forms a critical and fundamental part of the wider masterplan proposals and is intrinsically linked to its overall delivery. The wider holistic masterplan for the site aims to transform and regenerate the final piece of the City Council's city centre masterplan in a deliverable manner following several previous failed attempts. The vision for the transformation of the wider Renaissance Hotel site can be summarised as follows:

1- Undertake the high quality redevelopment of the existing hotel building to reposition this as a market leading up-scale destination hotel. Working with Treehouse Hotels (the proposed operator), a high quality design has been prepared in line with their brand identity and their strong commitment to promoting sustainability. Planning application was approved in August 2021. Planning Ref:130446/FO/2021

2- Redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace. Planning Application was approved in August 2022. Planning Ref: 134640/FO/2022

Premier House was vacant for a number of years, was an eyesore and detracted from the character of this part of the city centre. The new building will deliver high quality workspace and reanimate Deansgate through the provision of new retail units, high quality workspace and will make an important contribution to the local economy, creating jobs and bringing new life to the area. Further details are contained in the following pages of this report.

3- The northern area of Premier House and the existing below ground car park has been demolished to create a plot for a new landmark residential building. The building seeks to transform this area with an exemplar scheme which reanimates Deansgate with active frontages and riverside amenity space for residents of the development. Another component of this phase is to create a new leisure destination alongside the River Irwell, including a new food and beverage (F+B) space.

The joint venture is committed to helping make Manchester a zero-carbon city by 2038 and that goal has driven the plans for the site. The Applicant is developing a sustainable design including the use of modern construction techniques and materials throughout to create a high quality and energy efficient development which is also visually attractive and breathes new life into this part of the City Centre.

As with previous failed attempts to regenerate this important site, demolition and new build development has long been a symbol of urban progress and is often a political vehicle to demonstrate the delivery of change.

To help alleviate the climate emergency, it is widely regarded as being important that buildings and development are now conceived in a very different way. As emissions are a symptom of consumption, without reducing consumption, we will not reduce emissions. This requires a fundamental shift in attitudes to materials and consideration of the re-use of buildings and to better promote reuse and re-purposing rather than newbuild.

This approach has been applied to the overall masterplan proposals through the reuse and redevelopment of the existing hotel building.

Please note: the residential building has changed. Please refer to the following pages in this document for the key changes.



Consented Hotel and Premier House & Residential Building Visual

As the final piece of the overall masterplan vision, the proposal put forward by approved planning application Planning Ref: 132088/FO/2021 was for the development of a new, high quality residential building at ground + 26 storeys which will sit appropriately within the surrounding context, creating a landmark building which will greatly improve the visual appearance of the site in this strategic City Centre location.

This Section 73 application is made in support of amendments to the approved residential building. The following chapters will clearly describe each amendment.

The amended development will still provide 300 residential units and will be supported by high quality amenity space, including new riverside public realm with a new leisure/ food and beverage offer, as well as communal and private roof terraces for new residents.

A ground floor retail unit and residential amenity spaces will be provided along Deansgate to completely animate this key route in conjunction with the new office building and public realm aspirations.

The design of the building has evolved in consultation with Manchester City Council, Manchester Cathedral, Historic England and seeks to be appropriate in its setting through its siting, massing, and appearance that takes cues from the Cathedral and the Medieval Quarter.

In terms of public realm and landscape, the already approved planning application related to Premier House includes the landscape proposals to the back of pavement along Blackfriars and Deansgate, which is within the Applicant's ownership.

As part of the already approved planning application related to the residential building, the Applicant has proposed further public realm including the provision of new riverside public realm areas west of the existing hotel building, as well as amenity space for residents in the area west of the residential building. The approved landscape and public realm proposals will transform the area of the site adjoining the Irwell, stretching along the full length of this boundary between Victoria Bridge Street and Blackfriars Street. Further new landscaping has also been approved to the back of pavement along the Deansgate frontage of the residential building.

The approved public realm is not affected by this Section 73 application.



Illustrative Masterplan - Wider public realm vision beyond this application boundary

3.0 Heritage Context

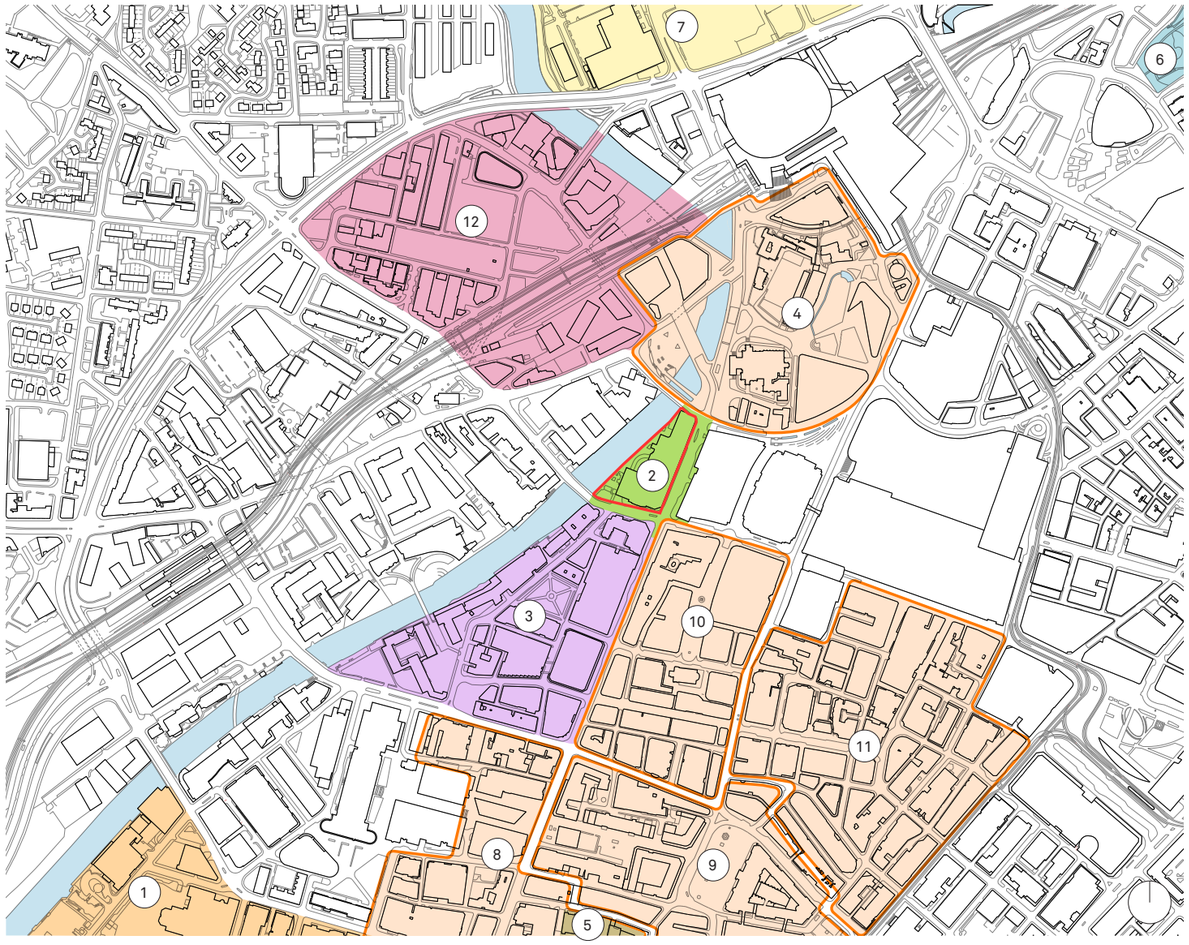
The site is located within the Ramada Complex SRF, which is surrounded by the historic areas Conservation Area along with a series of city wide SRF.

Key

1. St John's Street SRF
2. Ramada Complex SRF
3. St Mary's Parsonage SRF
4. Medieval Quarter SRF
5. Jackson's Row/Bootle Street SRF
6. Northern Gateway SRF
7. Great Ducie Street SRF
8. Deansgate Conservation Area
9. Albert Square Conservation Area
10. St. Anne's Conservation Area
11. Upper King Street Conservation Area
12. Greengate SRF

Site Boundary

Conservation Areas



The site is surrounded by some of the cities most significant Conservation Areas.

The Grade I listed Manchester Cathedral is located directly north of the site. The wider context contains many Grade II listed buildings and structures, including the Blackfriars bridge and Victoria Bridge Street bridge.

Key:

Conservation Area

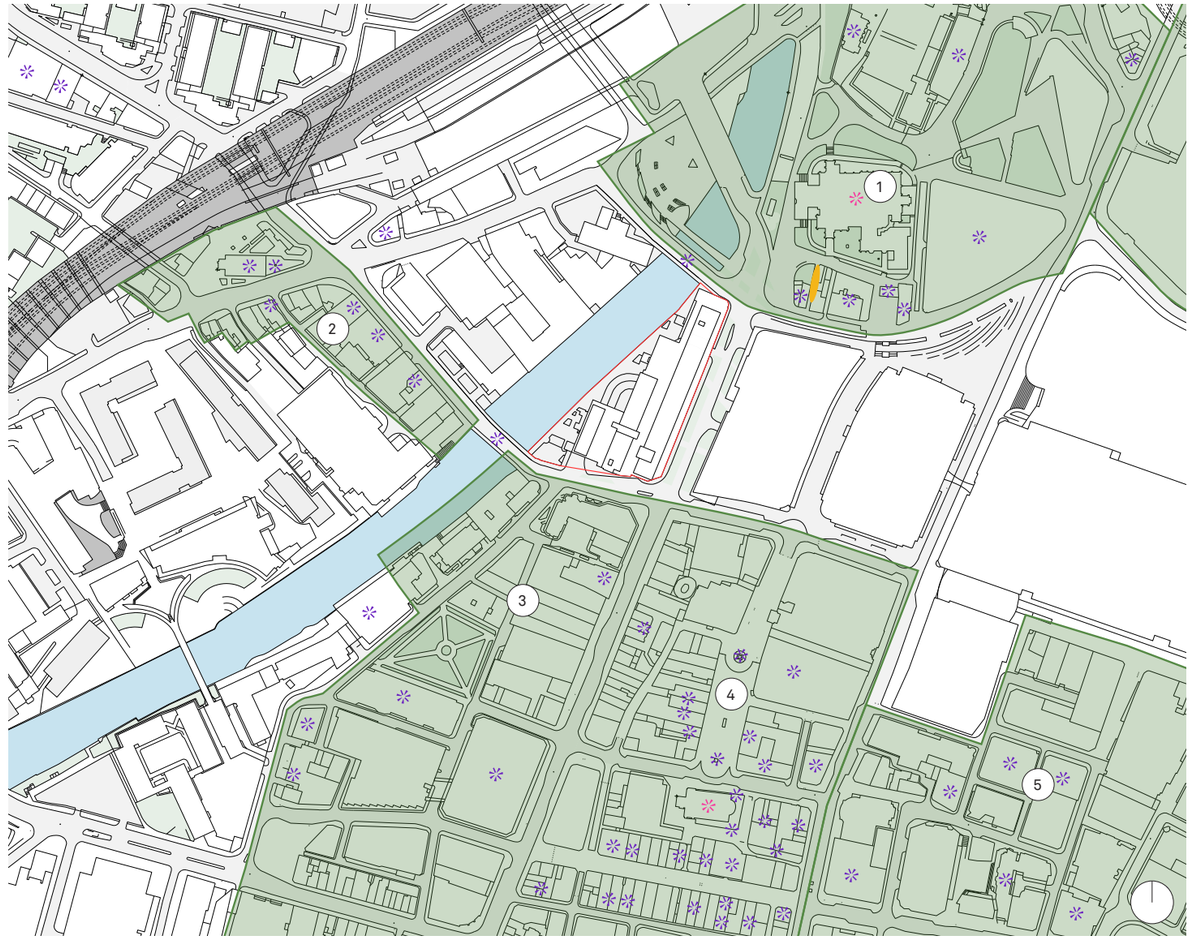
Scheduled Monument

Grade I Listed Building

Grade II Listed Building/ Bridge

Key

1. Cathedral Conservation Area
2. Flat Iron Conservation Area
3. Parsonage Road Conservation Area
4. St. Anne's Conservation Area
5. Upper King Street Conservation Area



3.1 Heritage Context

The site is located within the immediate context of some of the city's most significant historical buildings including the Grade I Listed Manchester Cathedral.

Crossing the River Irwel, the Grade II Listed Victoria Street & Blackfriars Bridges sit directly adjacent to the site.

A separate application Planning Ref: 132508/LO/2021 for Listed Building Consent has been consented for works adjacent to & affecting the setting of the Victoria Bridge Street bridge.



Key

Site Boundary

Significant Listed Buildings/Structures

1. Manchester Cathedral
2. Chethams Library
3. Corn Exchange
4. Victoria Bridge
5. Blackfriars Bridge
6. Barton Arcade
7. John Rylands Library



1. Manchester Cathedral

4.0 Consented Scheme Summary

4.1 Consented Scheme

The consented scheme which this application is seeking amendments to, using a Section 73 application is summarised as follows:

- Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3).
- Ground floor retail/ leisure floorspace. (Class E/ Sui Generis drinking establishments)
- Private amenity space for residents (gym, lounges, screen rooms and external terraces).
- New public realm to include riverside walkway and leisure/ food and beverage space. (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways)
- New landscaping, parking (31 spaces), 300 cycle parking spaces, servicing, supporting infrastructure and associated works.

Full details of the approval can be read under decision notice Planning Ref:132088/FO/2021.

This Section 73 application is seeking approval for amendments to the approved scheme that includes(among other things):

- Amended scale, massing and appearance of the building.
- Internal layout amendments.
- GIA/NIA and apartment type mix % amendments.

The approved overall height of the building is increased by 150mm

The total number of apartments (300) is not amended.

The building footprint is not changing and there will be no changes to the approved public realm around the site.



Consented view looking north-west along Deansgate/ Blackfriars Street

5.0 Section 73 Proposal

5.1 Section 73 Proposal

The following chapter clearly identifies and describes each of the proposed changes we are seeking approval for with this Section 73 application.

The design amendments proposed are a consequence of significant internal redesigns needed to comply with fire regulations which have changed in the time since the original consent Planning Ref:132088/FO/2021.

To comply with these regulations the approved internal layouts have been updated with;

- x1 additional fire escape stair shaft.
- x1 additional evacuation lift.
- Additional smoke/ventilation shafts.
- Plus replanning of the primary core to provide evacuation lift and stair lobbies.

As a consequence of the above there has been a significant loss of internal sales area. To offset this loss of building efficiency, amendments to the scale, massing and appearance of the approved design have been carefully crafted to minimise the impact to the consented scheme. These amendments are summarised as follows:

- Floor plans extended to the south levels 14-27 with amendments to associated elevations.
- New internal accommodation added to level 27 (consented roof plan area) with amendments to the level 27 elevations.
- Minor GF and L01 facade updates due to internal layout changes.
- Introduction of vertical louvred plant screen on the roof level

Whilst the above describes the amendments affecting the scale, massing and appearance of the consented scheme, other changes that do not affect these include:

- General internal floor plan layout changes.
- An increase in building GIA/NIA.
- Amended 1/2/3 bed % mix.
- Reduction of 3 car parking spaces
- Increase in plant & other building services

The approved 300 units has not been changed.

The following drawings listed under the consent Ref:132088/FO/2021 have been revised under the Section 73 application:

- 150_MP_02_2200
- 150_B2_02_2200
- 150_B2_02_2201
- 150_B2_02_2202
- 150_B2_02_2203
- 150_B2_02_2214
- 150_B2_02_2215
- 150_B2_02_2216
- 150_B2_02_2218
- 150_B2_02_2220
- 150_B2_02_2221
- 150_B2_02_2222
- 150_B2_02_2224
- 150_B2_02_2226
- 150_B2_02_2227
- 150_B2_02_2298
- 150_B2_02_2299
- 150_B2_04_2200
- 150_B2_04_2201
- 150_B2_04_2202
- 150_B2_05_2200
- 150_B2_10_4202

The following drawings have been added or removed to this Section 73 application during determination:

Added
- 150_B2_02_2213
- 150_B2_02_2217
- 150_B2_02_2219
- 150_B2_02_2223
- 150_B2_02_2225

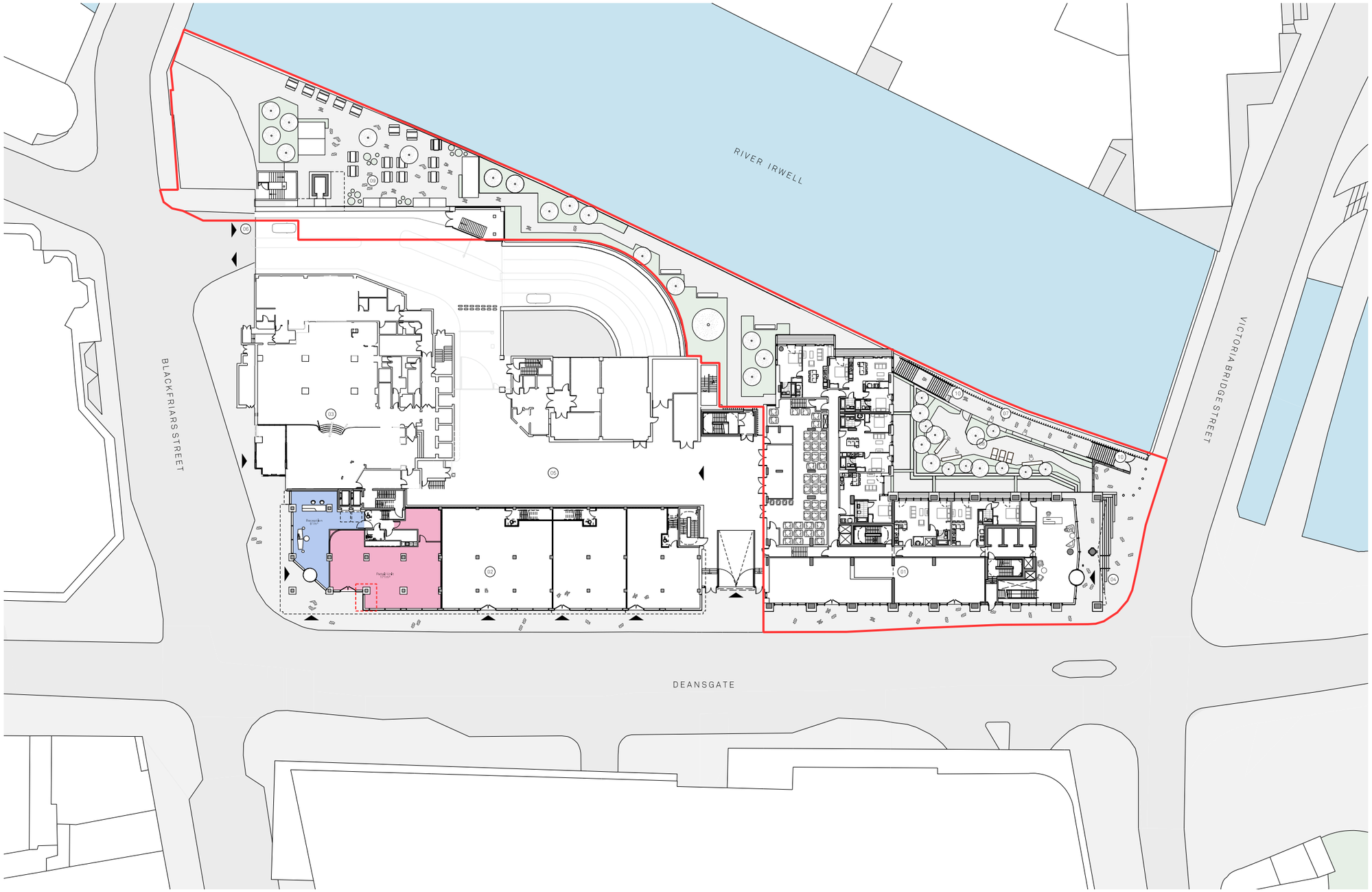
Removed
- 150_B2_02_2204
- 150_B2_02_2209

These drawings are resubmitted with this application and are included with a description of the proposed amendment on the following pages. For comparison the consented drawings are also included.



Section 73 amended view looking north-west along Deansgate/ Blackfriars Street

5.2 Masterplan Ground Floor Plan
Consented Ref:132088/FO/2021



Key

Site application boundary

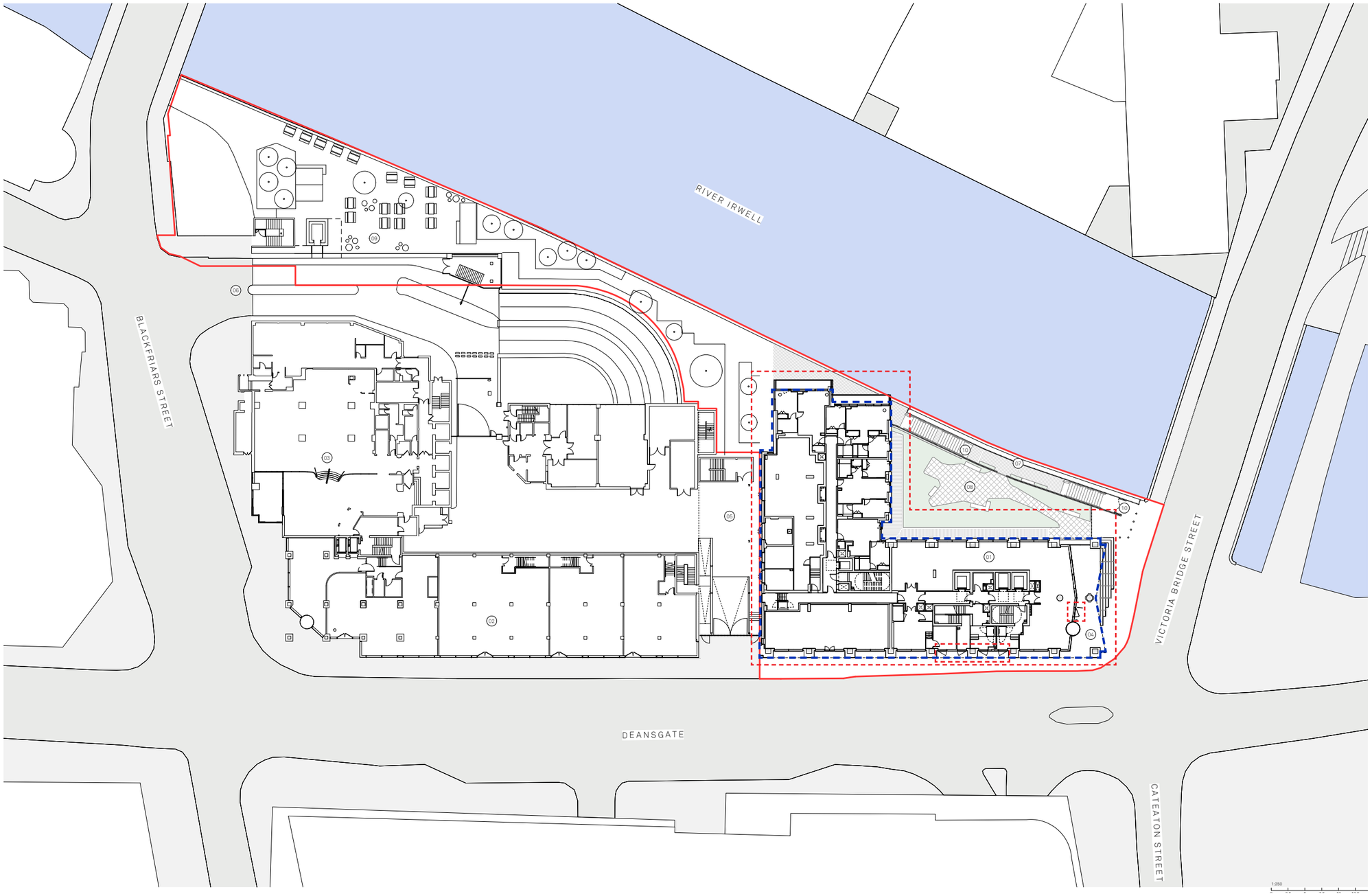
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Accessible Stair Lift
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Existing River Wall
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Masterplan Ground Floor Plan
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- Spatial reconfiguration of amenity, plant, operation and service rooms.
- All apartment layouts amended.



Key

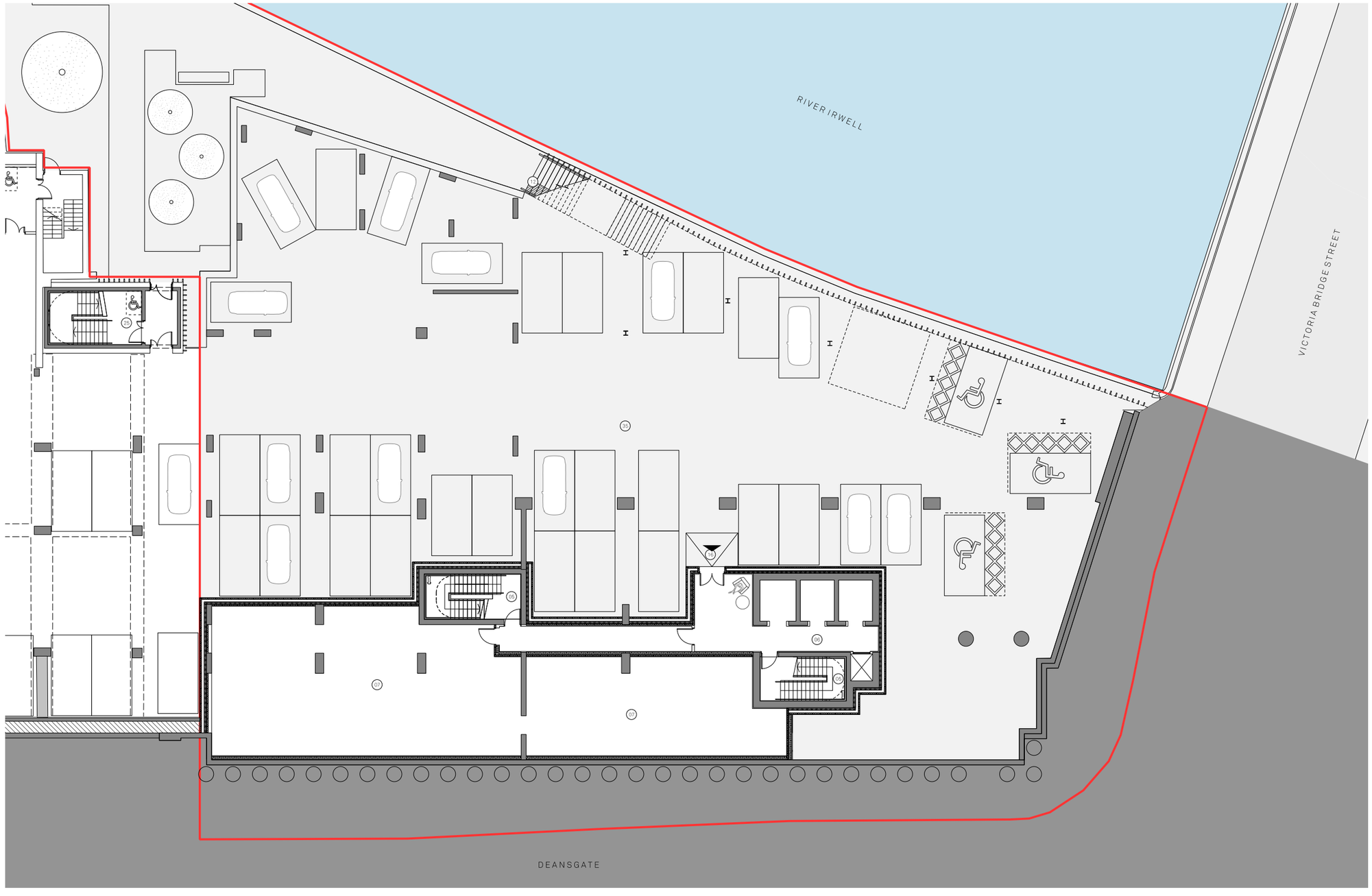
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Lower Ground -02
Consented Ref:132088/FO/2021



Key

Site application boundary

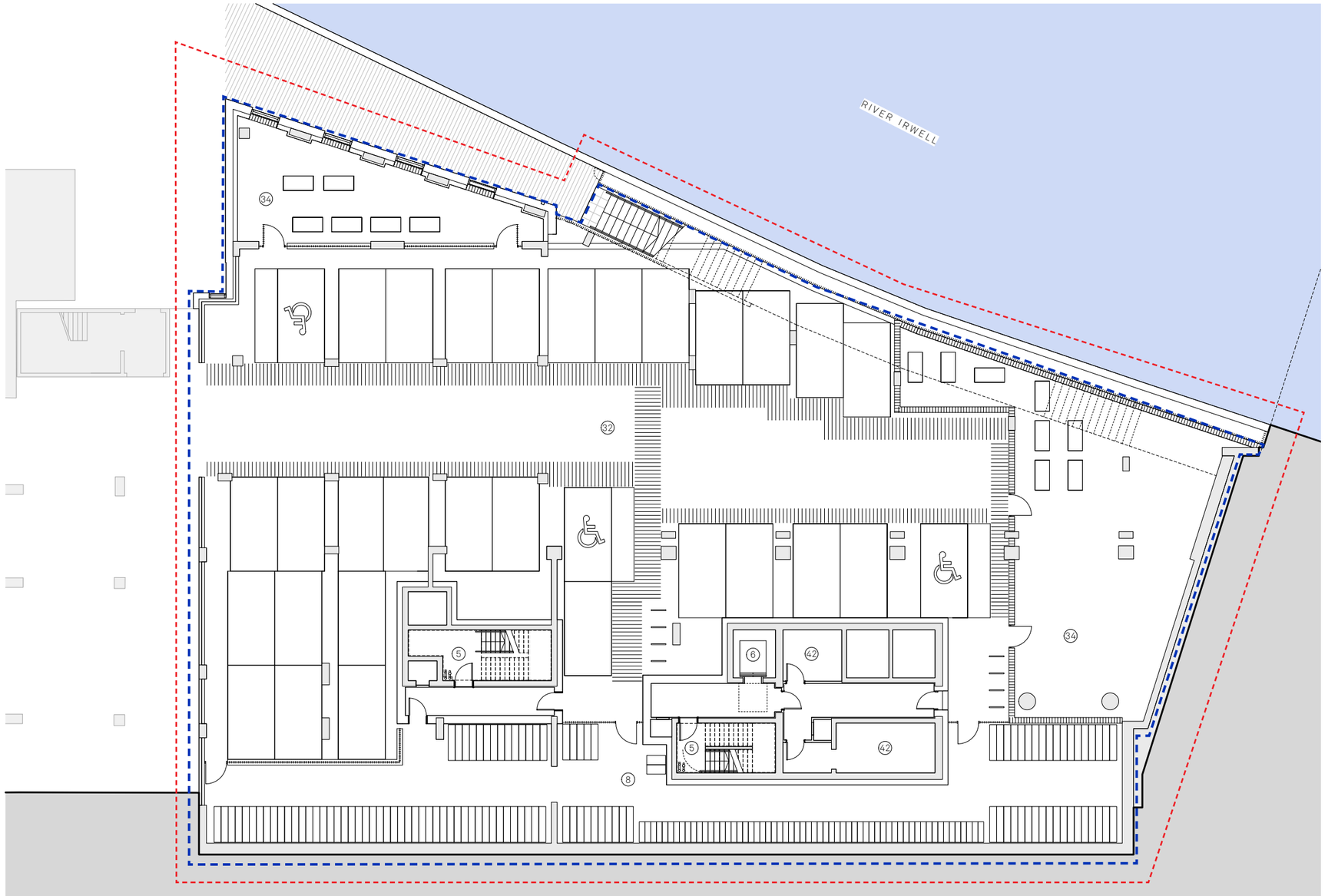
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Accessible Stair Lift
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Existing River Wall
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Lower Ground -02
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- Cycle store moved to lower-ground 2 from lower-ground 1
- Re-configuration of car park layout. Parking bays reduced from 34 to 31
- Plant rooms added



Key

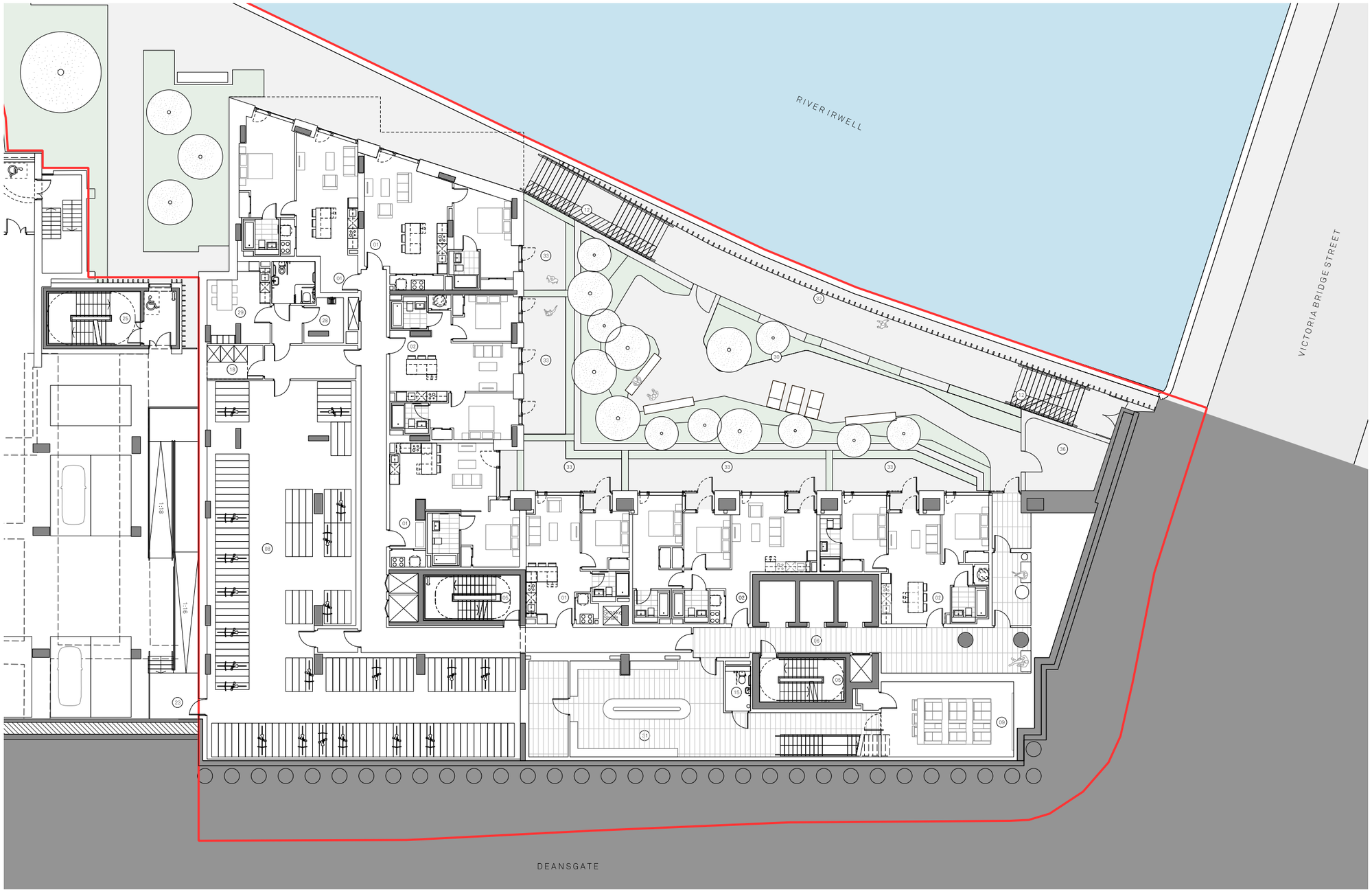
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level -01
Consented Ref:132088/FO/2021



Key

Site application boundary

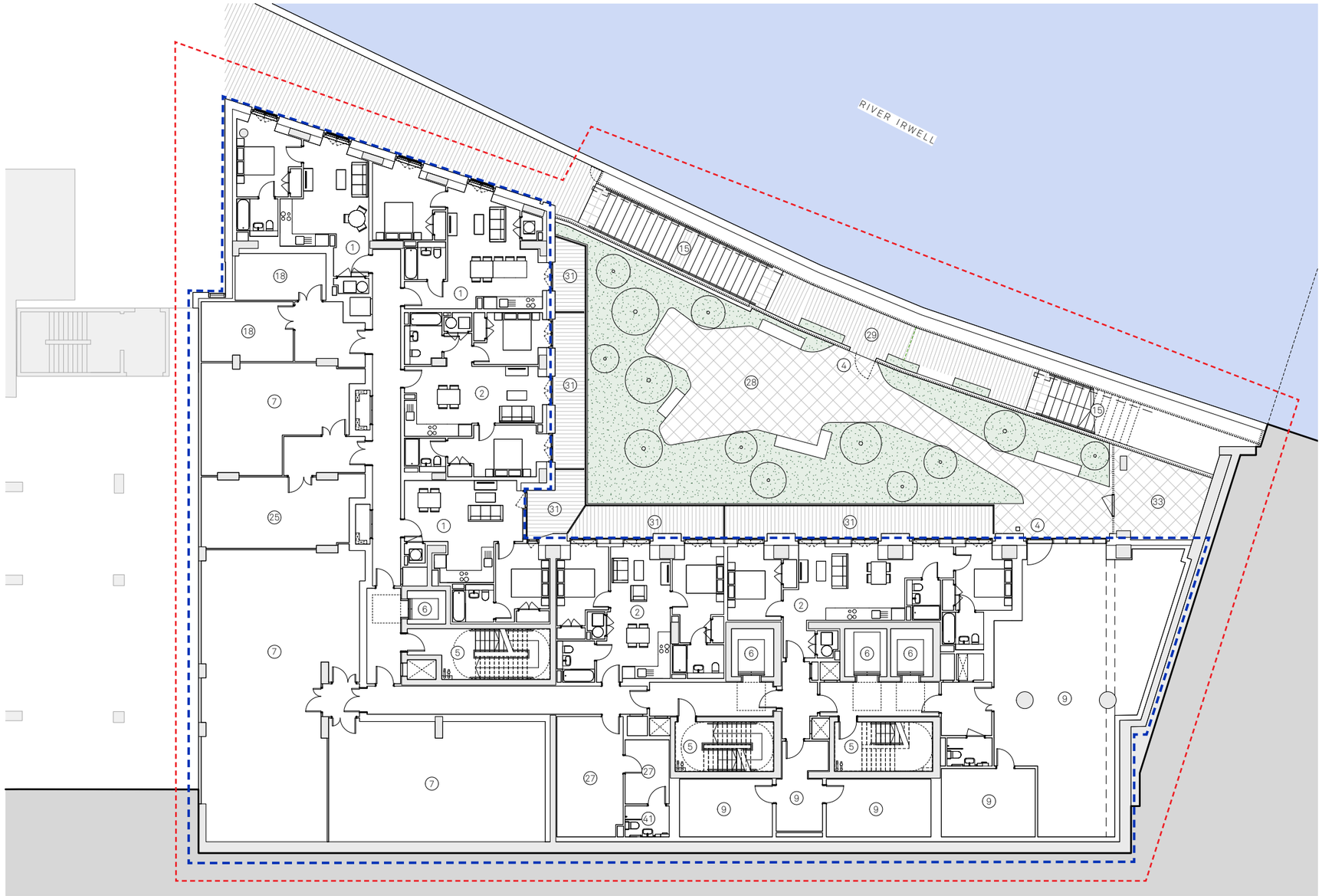
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Accessible Stair Lift
35. Residents Car Park
36. Garden Store

5.2 Lower Ground -01
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- Spatial reconfiguration of amenity, plant, operation and service rooms.
- All apartment layouts amended.
- Minor amendment to terrace landscaping at lower-ground 1
- Cycle store moved from lower-ground 1 to lower-ground 2
- Life safety plant room moved to lower-ground 1 from lower-ground 2.



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Ground Floor
Consented Ref:132088/FO/2021

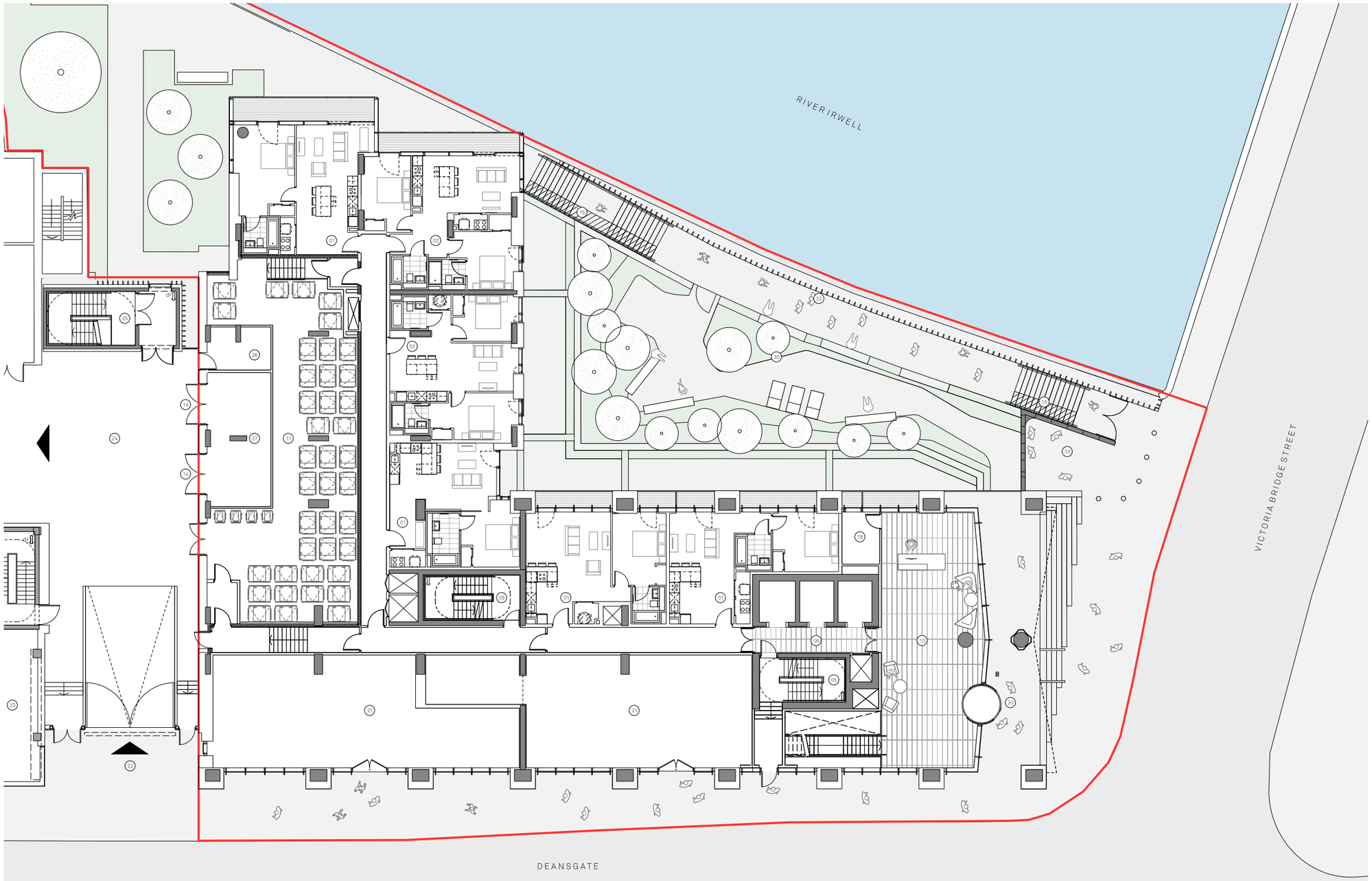
The ground floor has been carefully arranged to ensure active frontages address the riverfront and Deansgate.

A public viewing deck can be accessed off Victoria Bridge Street, benefiting from views along the River Irwell.

The core is located towards the north/east of the plan to ensure the front door of the building directly addresses Manchester Cathedral.

The facade to the north, is deliberately tapered to encourage access to the front door and open up views to the River Irwell upon arrival at this landmark building.

Refuse and plant space are located to the south facade and accessed via the existing service yard.



Key

Site application boundary

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Accessible Stair Lift
13. Yoga Studio
14. Substation Entrance
15. Accessible WC
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Ground Floor
S73 Proposal

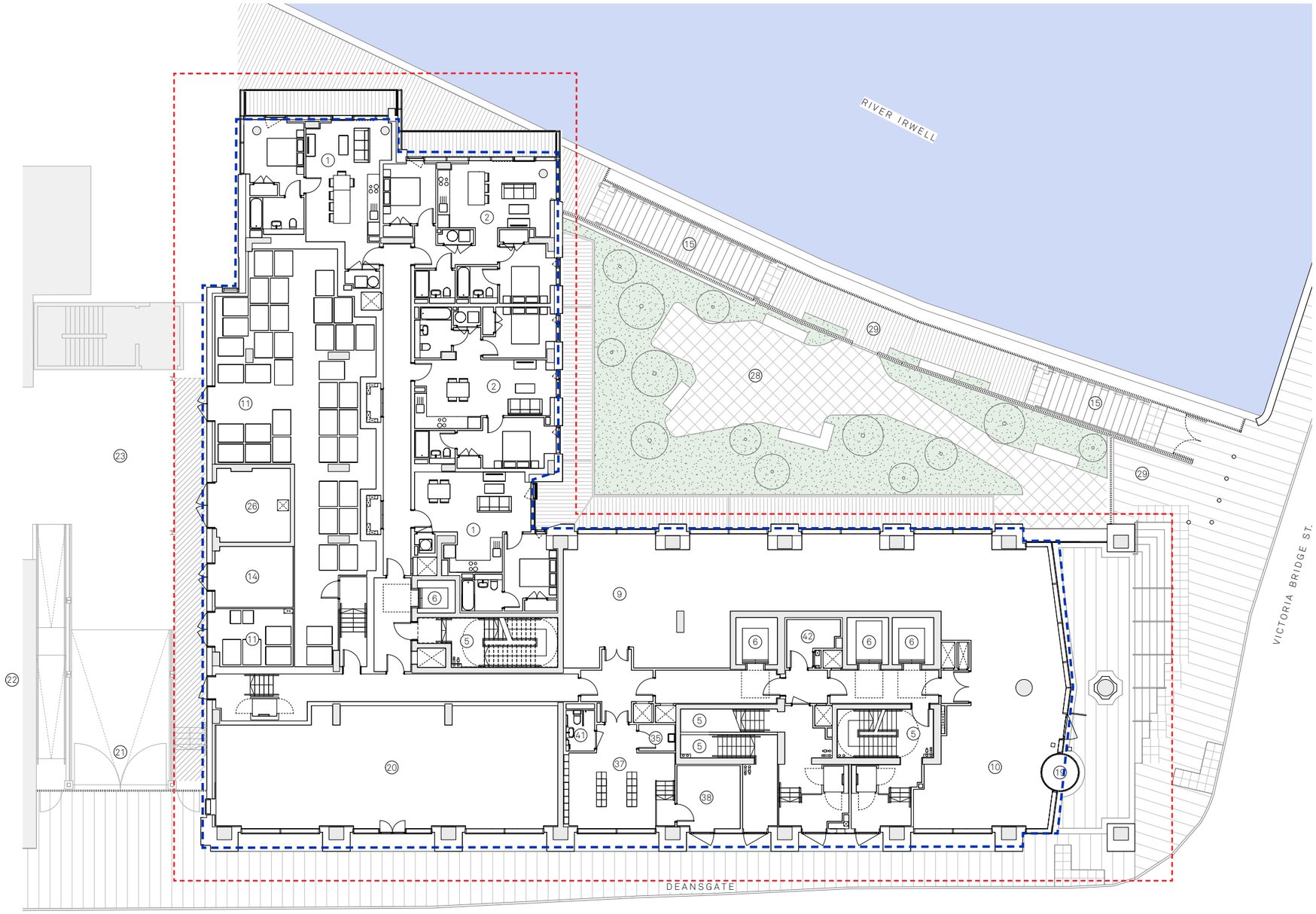
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)

- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:

- Spatial reconfiguration of amenity, plant, operation and service rooms.
- All apartment layouts amended.
- Removed ground floor terrace facing lower-ground 1 courtyard (River Irwell elevation)
- External doors to Service Yard to suit internal layouts



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

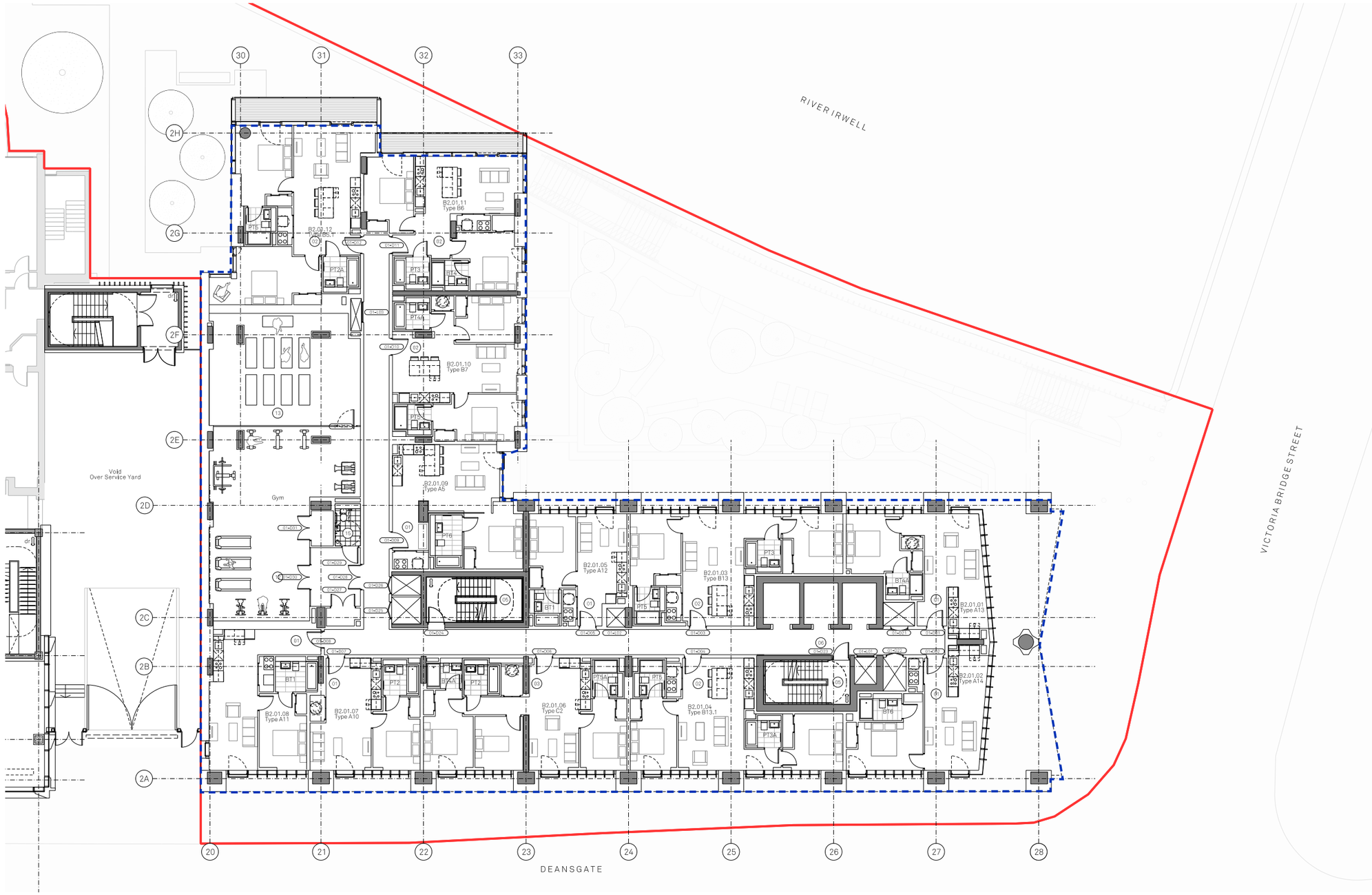
5.2 Level 01
Consented Ref:132088/FO/2021

The facade is inset at the ground and first floor along the east and west facade, creating a civic scale articulation to the base of the building.

A series of 1, 2 & 3 bedroom apartments are provided at this level.

The centralised core and secondary escape stair ensure active frontages are provided.

The first floor includes a resident's gym and studio space.



Key

Site application boundary

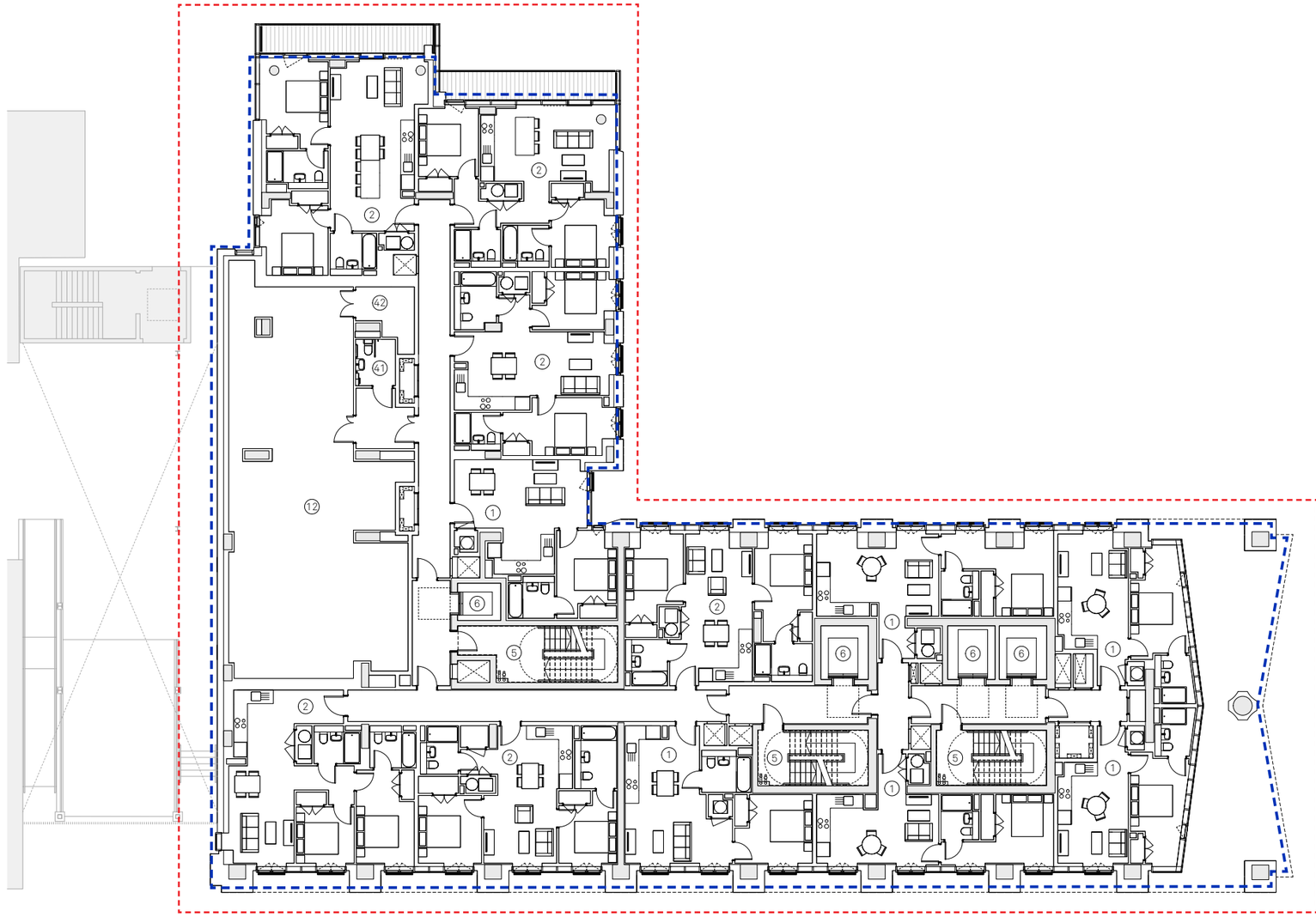
1. 1Bed Apartment
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3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 01
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- Spatial reconfiguration of amenity, plant, operation and service rooms.
- All apartment layouts amended.



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 02
Consented Ref:132088/FO/2021

A mix of 1, 2 & 3 bed units are arranged around a central core on each of the typical floors.

Each of the apartments benefit from juliet balconies.

The apartments to the west gable have full width balconies overlooking the River Irwell.

All apartments have been space planned to Manchester Design Standards.



Key

Site application boundary

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 02
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 03
Consented Ref:132088/FO/2021



Key

Site application boundary

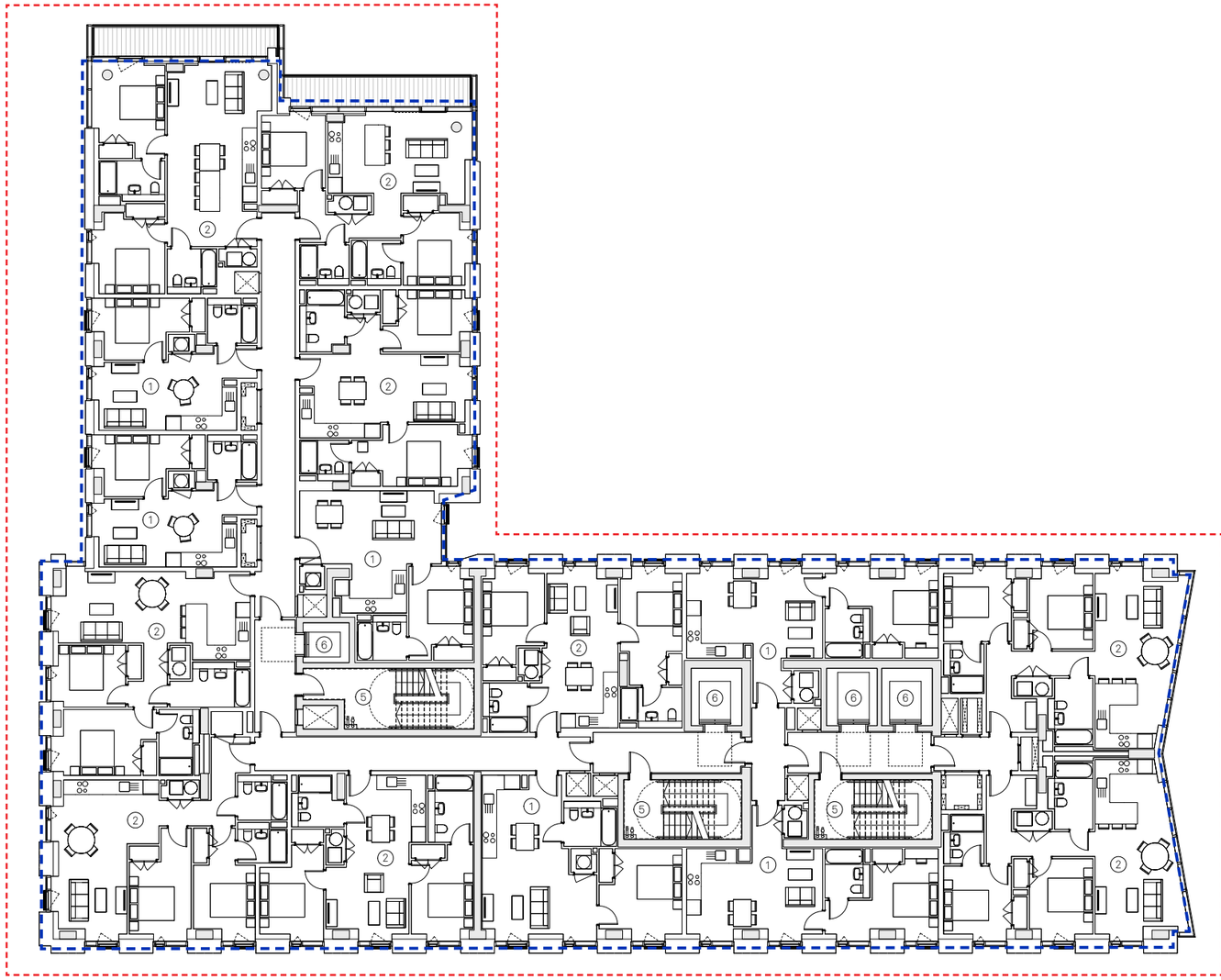
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2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 03
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 04
Consented Ref:132088/FO/2021



Key

Site application boundary

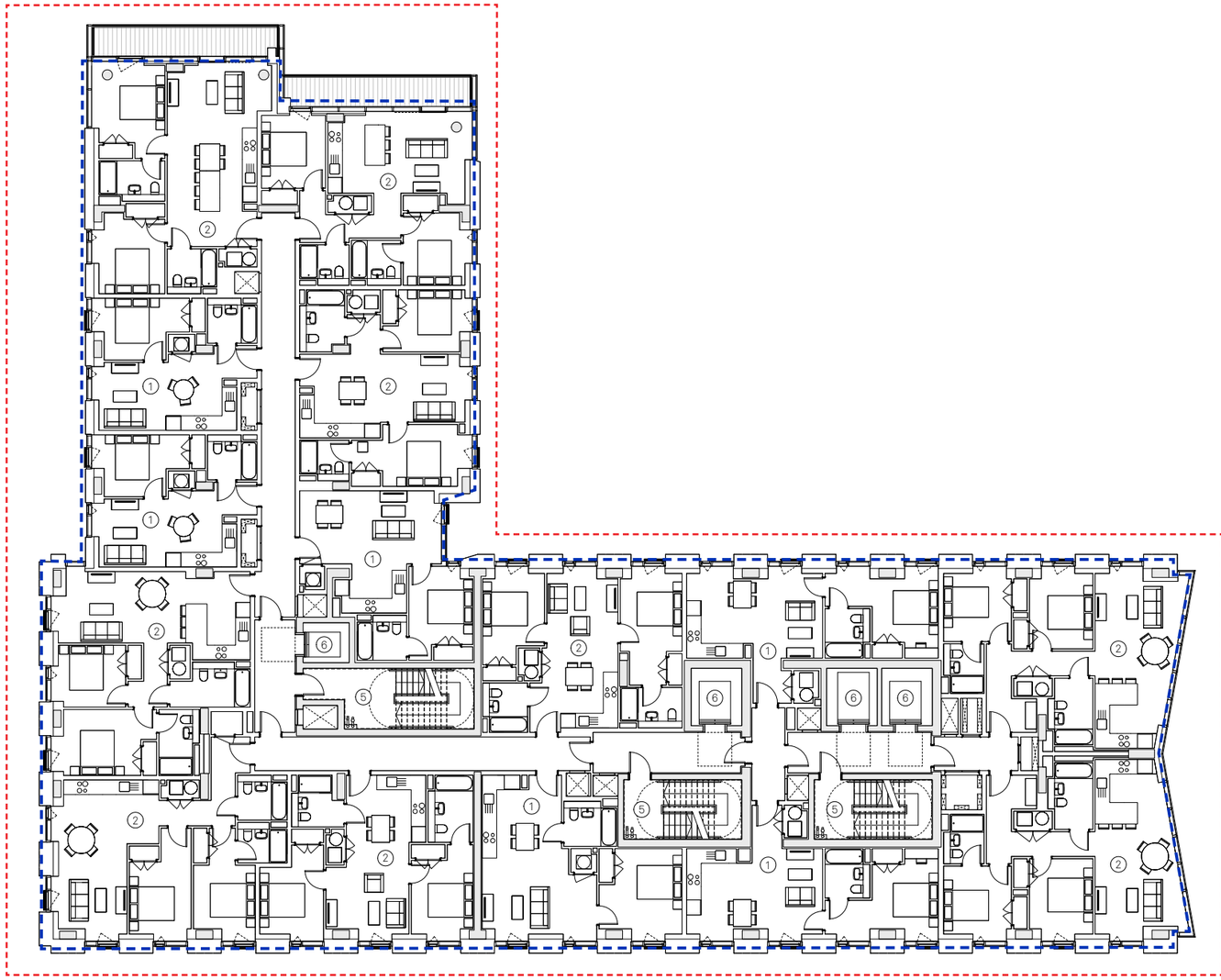
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 04
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 09
Consented Ref:132088/FO/2021



Key

Site application boundary

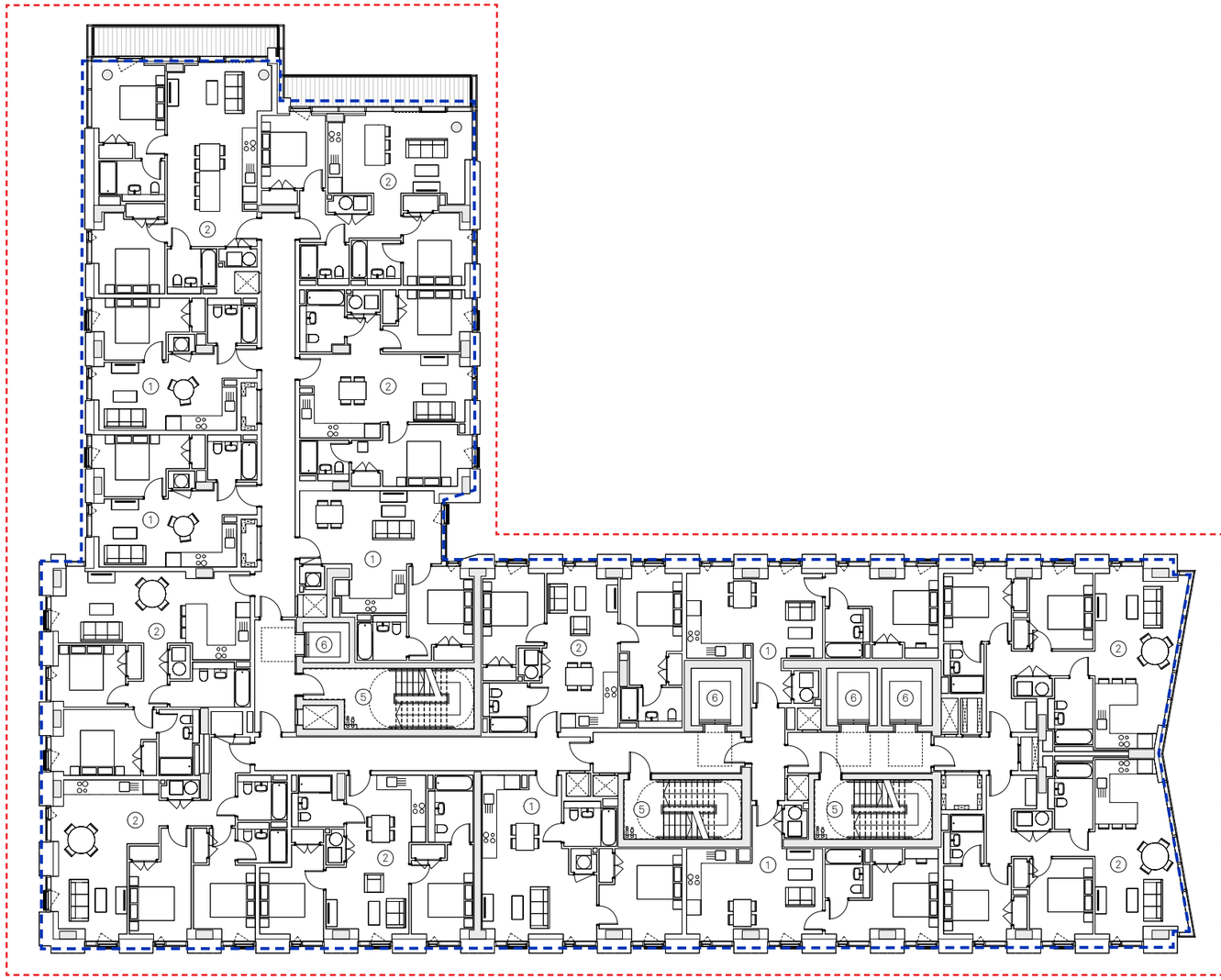
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 09
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

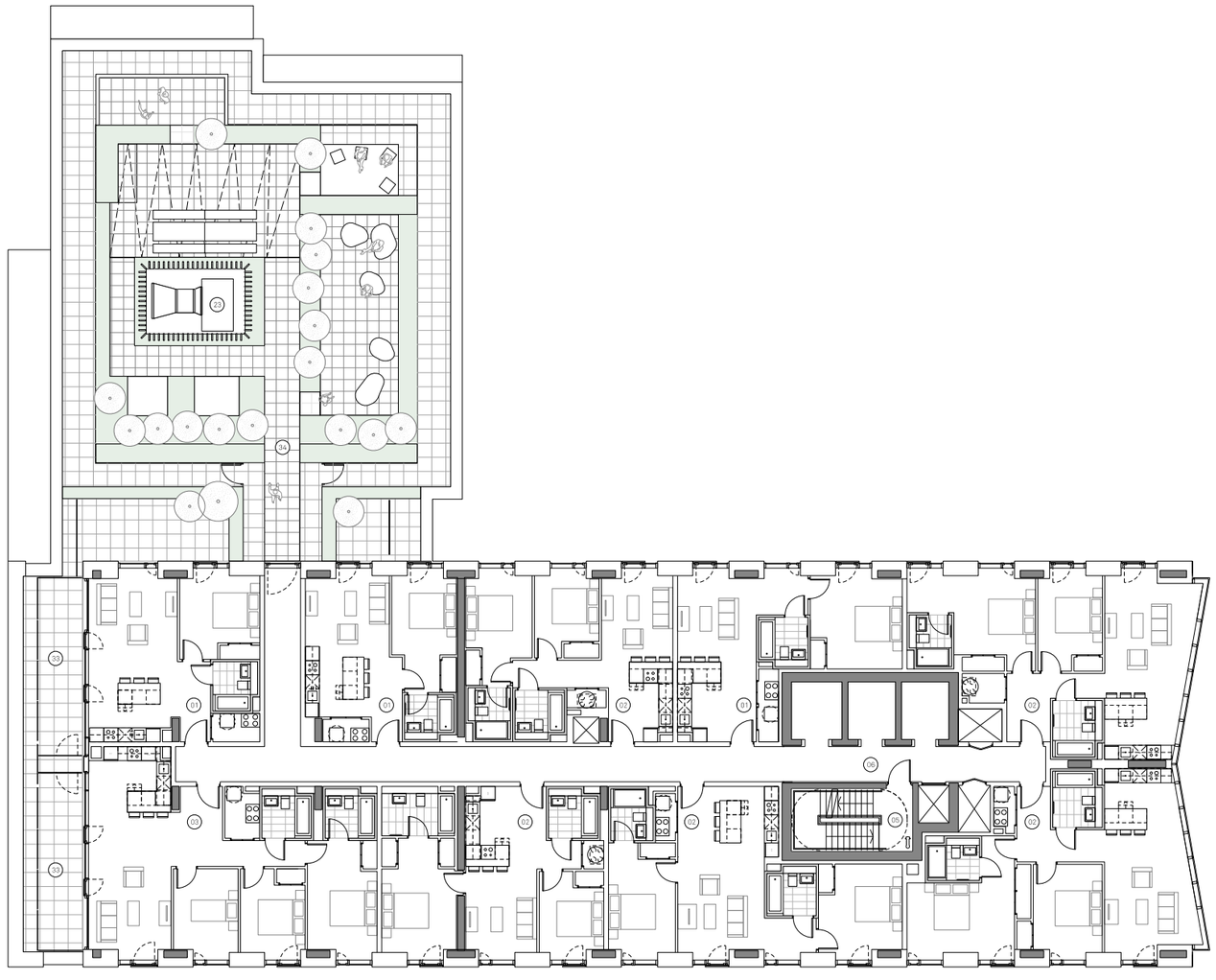
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 14
Consented Ref:132088/FO/2021



Key

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 14
S73 Proposal

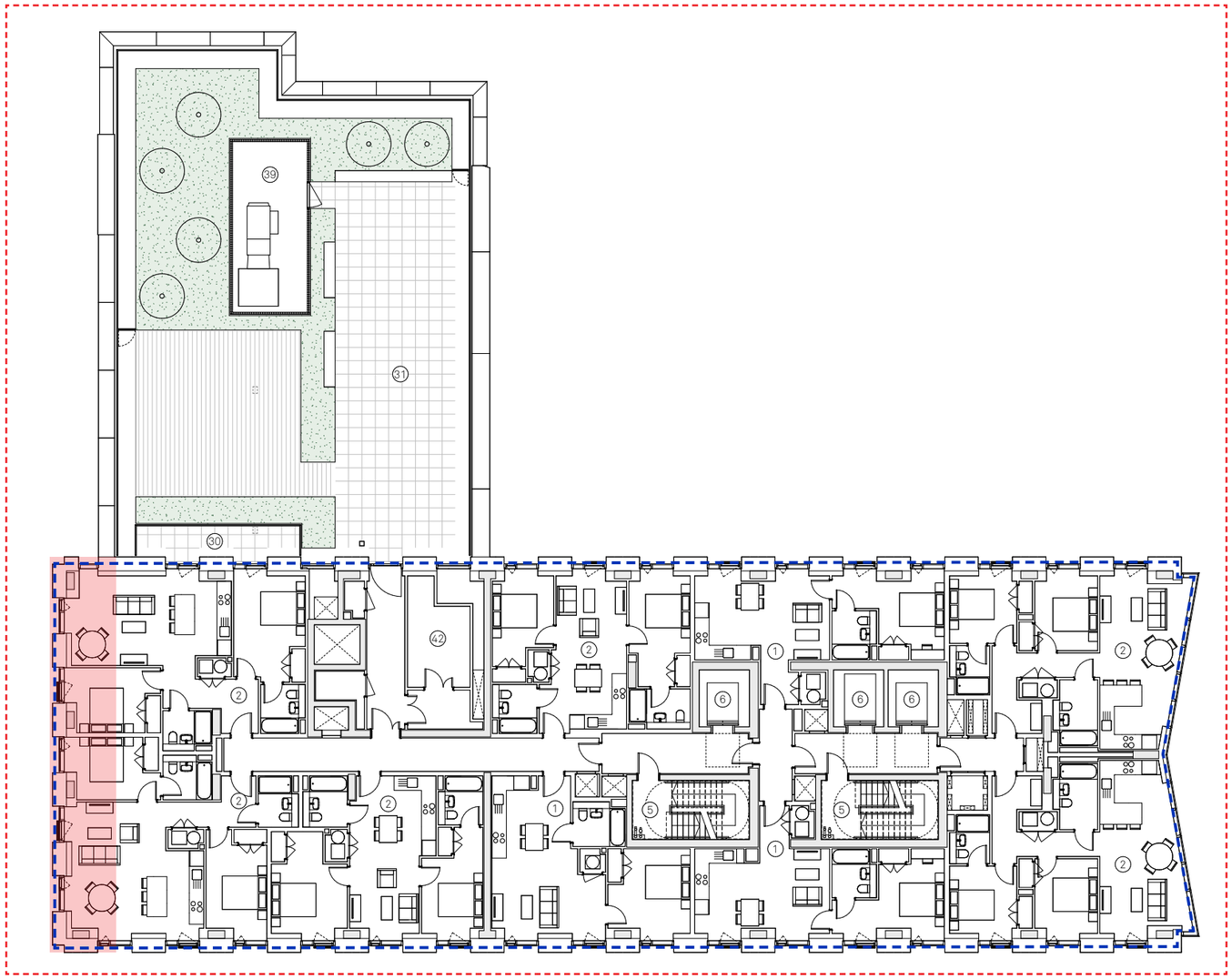
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)

- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore 14th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:

- All apartment layouts amended.
- Roof terrace layout amended.



Key

Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 15
Consented Ref:132088/FO/2021



Key

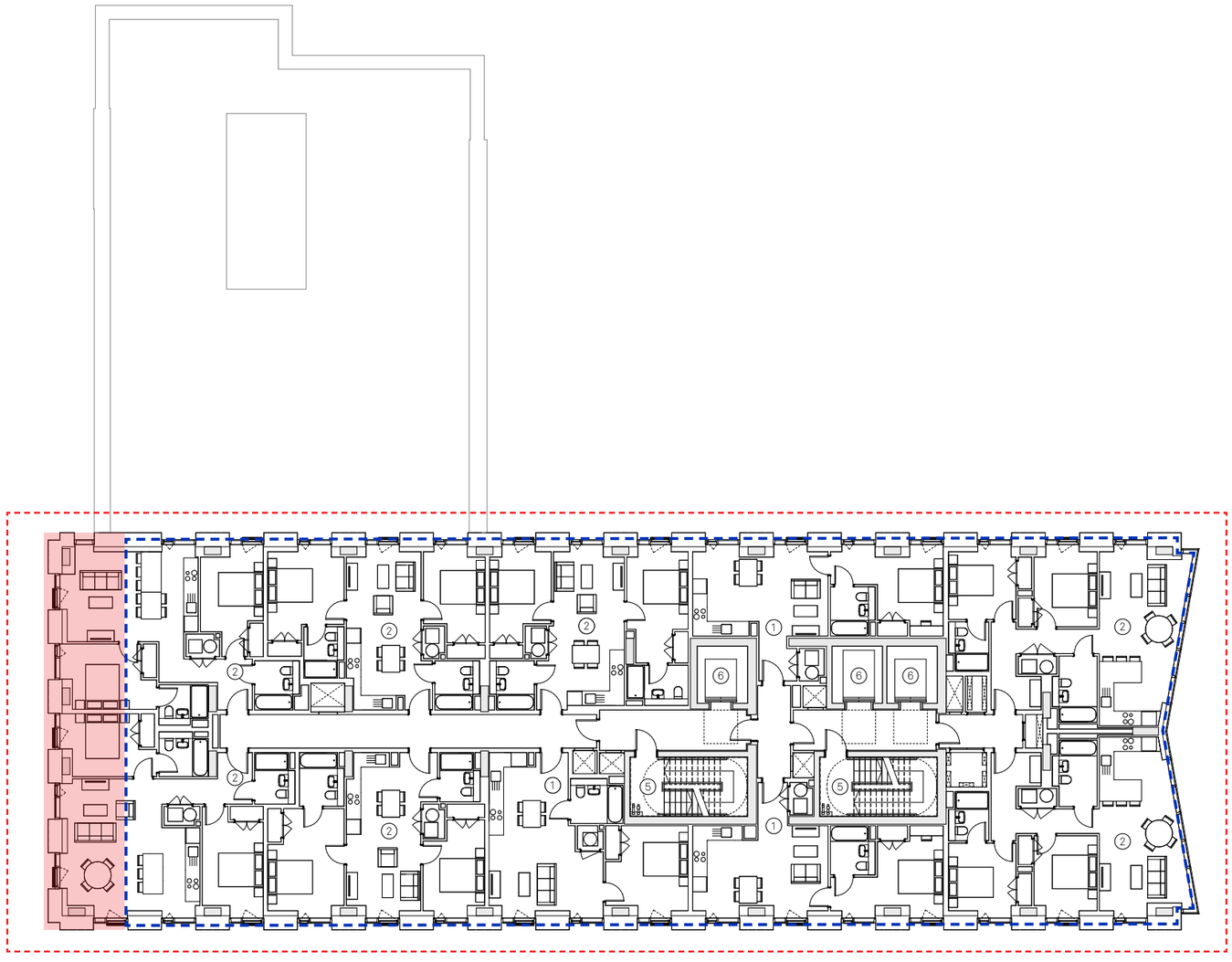
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 15
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore 15th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

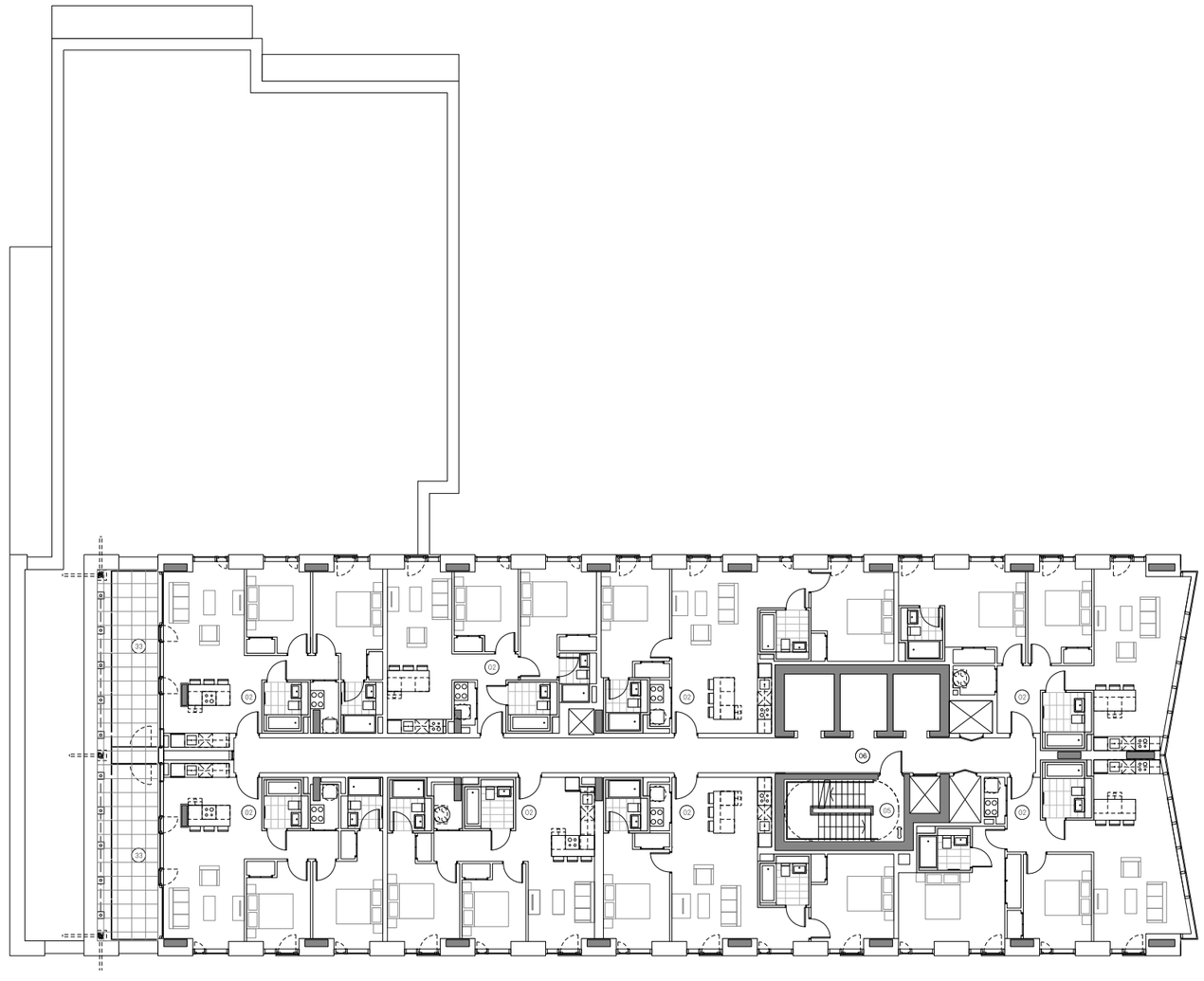
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 16-17
Consented Ref:132088/FO/2021



Key

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 16-17
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 16th & 17th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

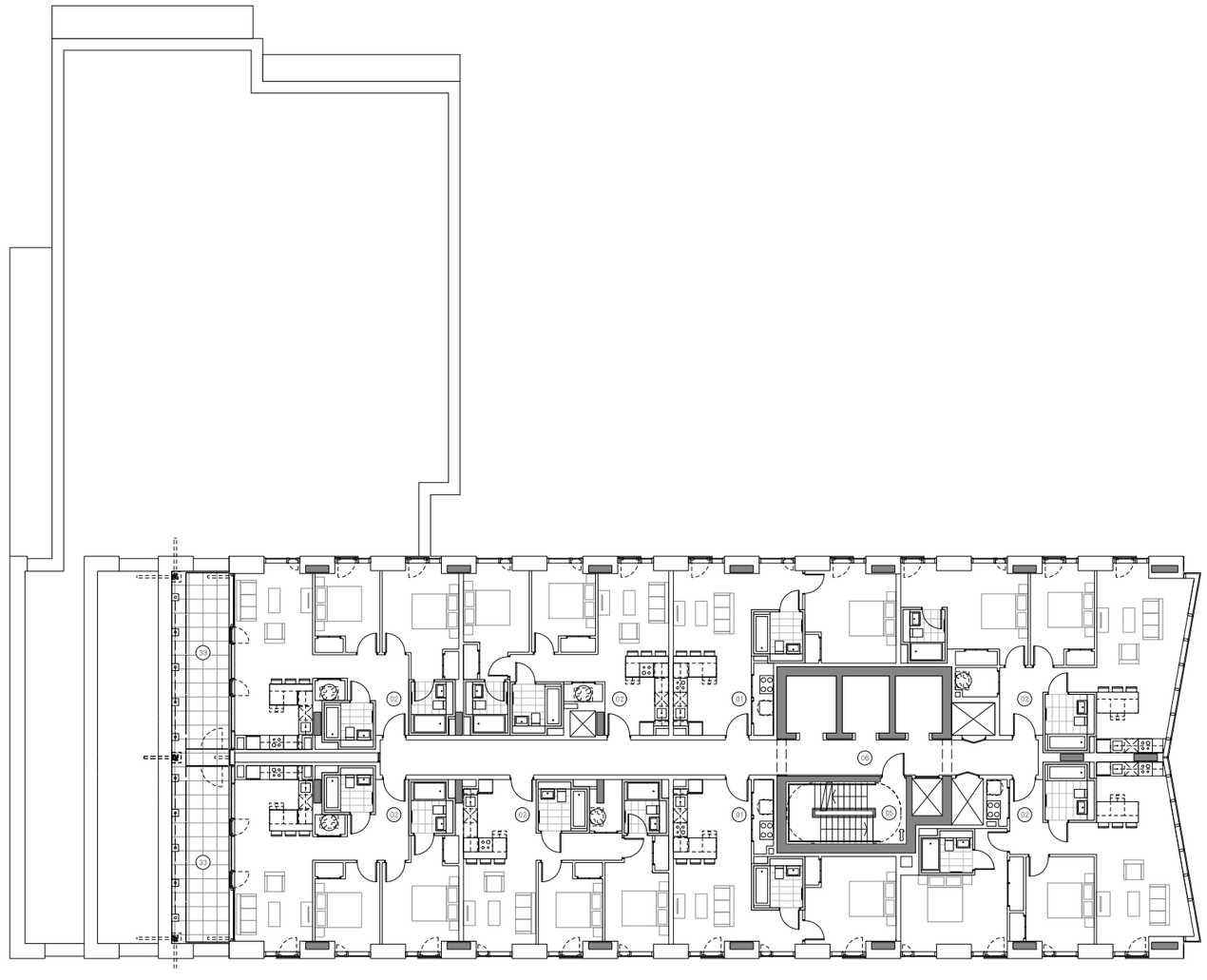
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 18-19
Consented Ref:132088/FO/2021



Key

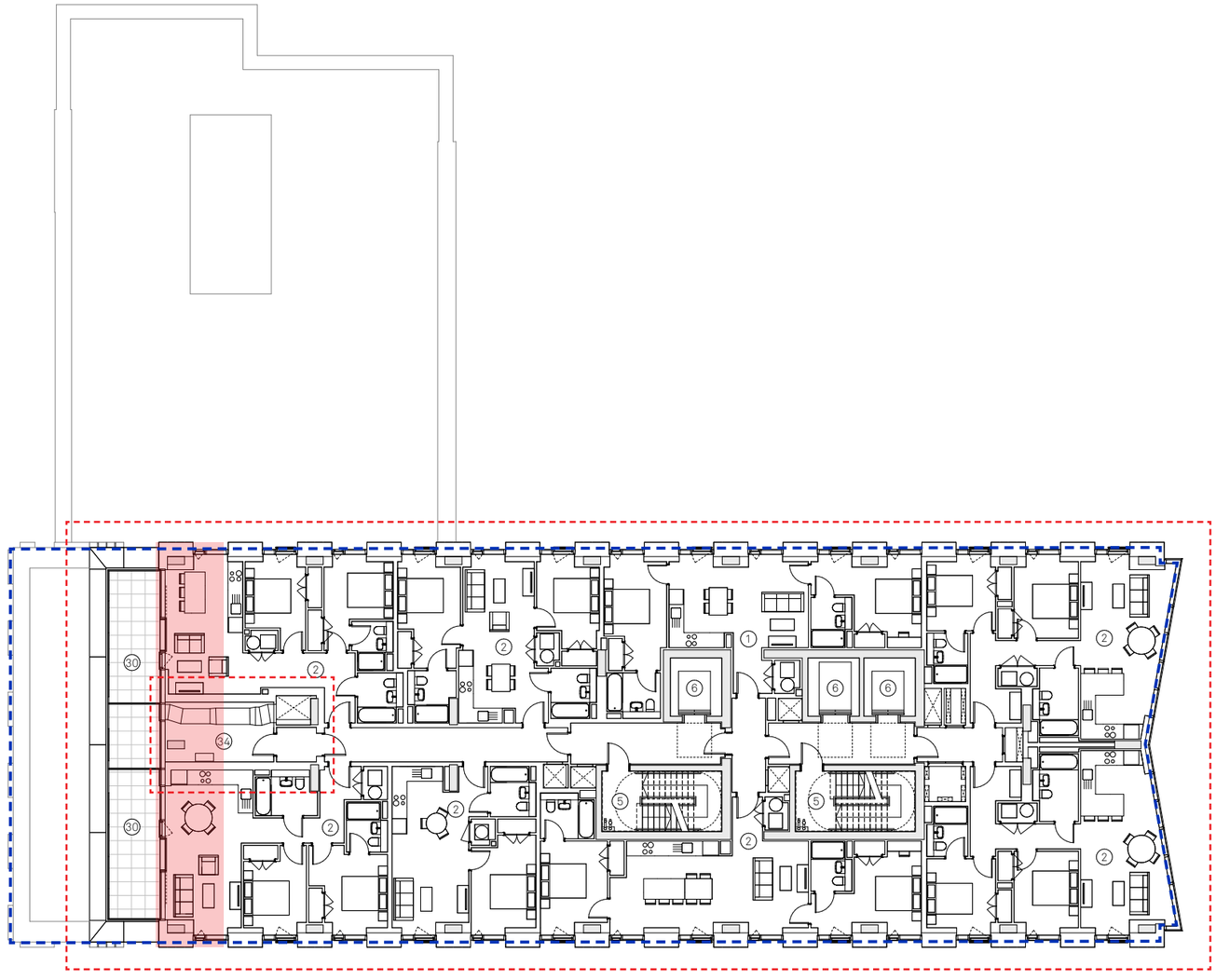
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 18-19
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 18th & 19th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended
- Smoke shaft room to terminate on the South facade



Key

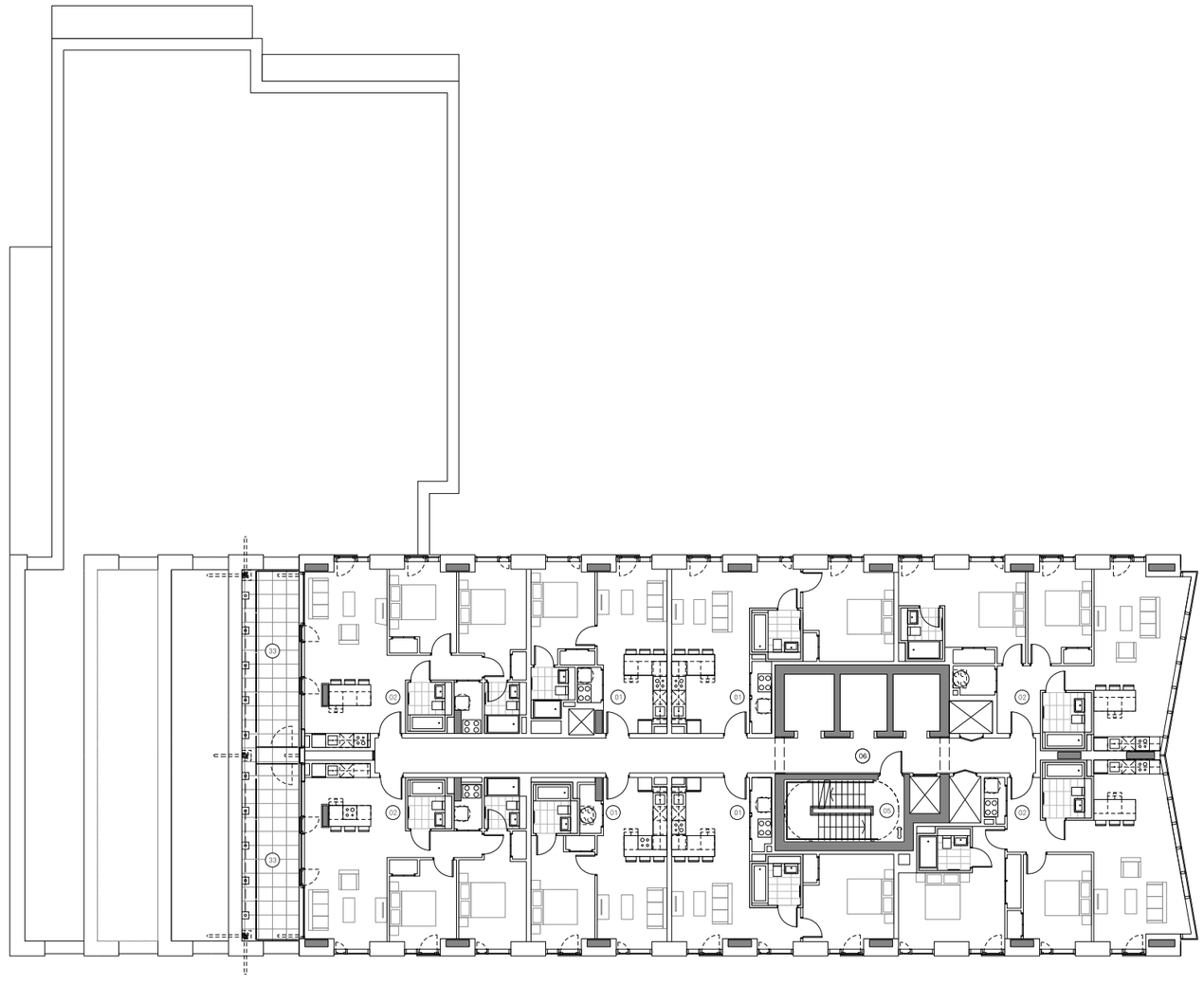
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 20
Consented Ref:132088/FO/2021



Key

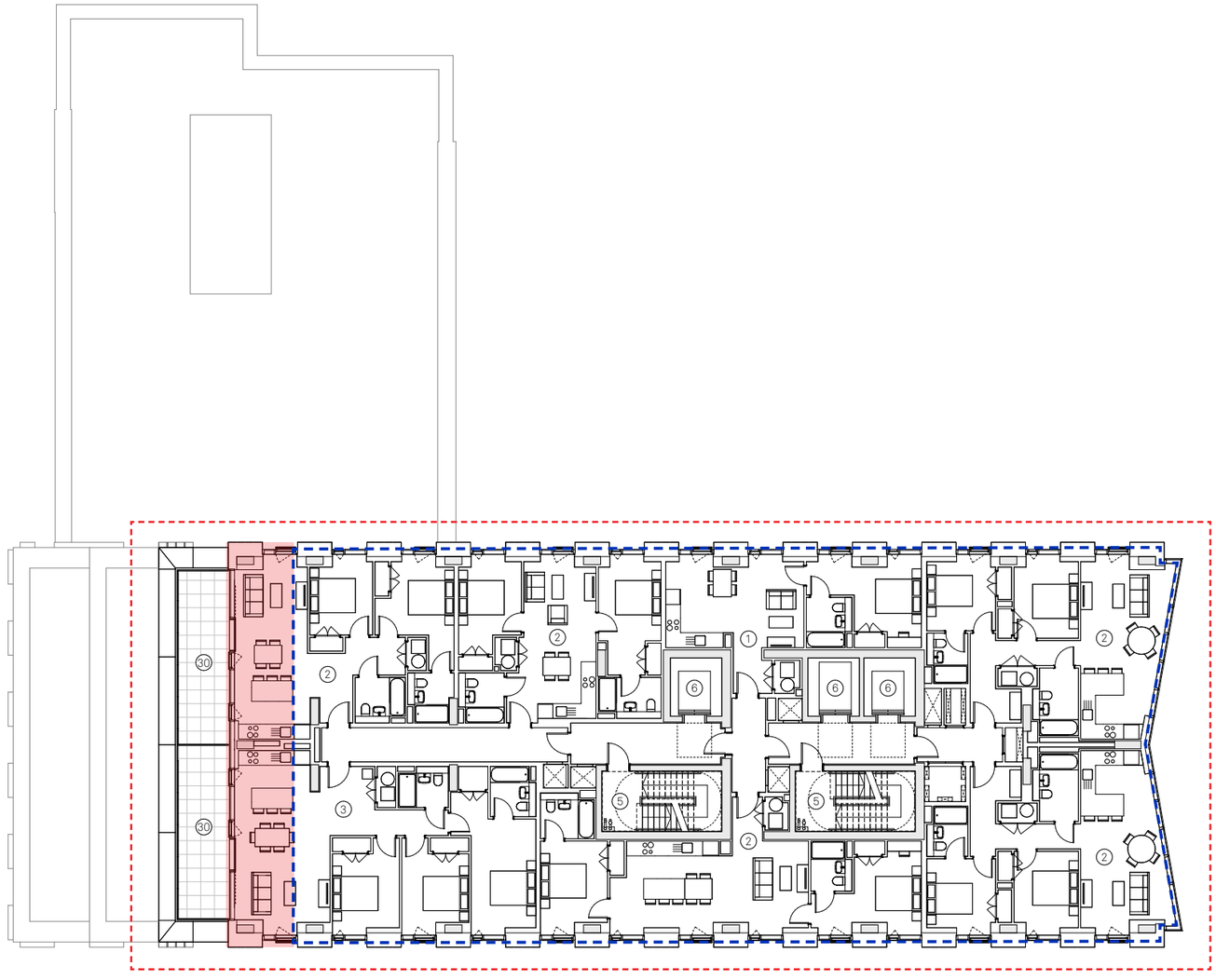
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 20
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 20th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

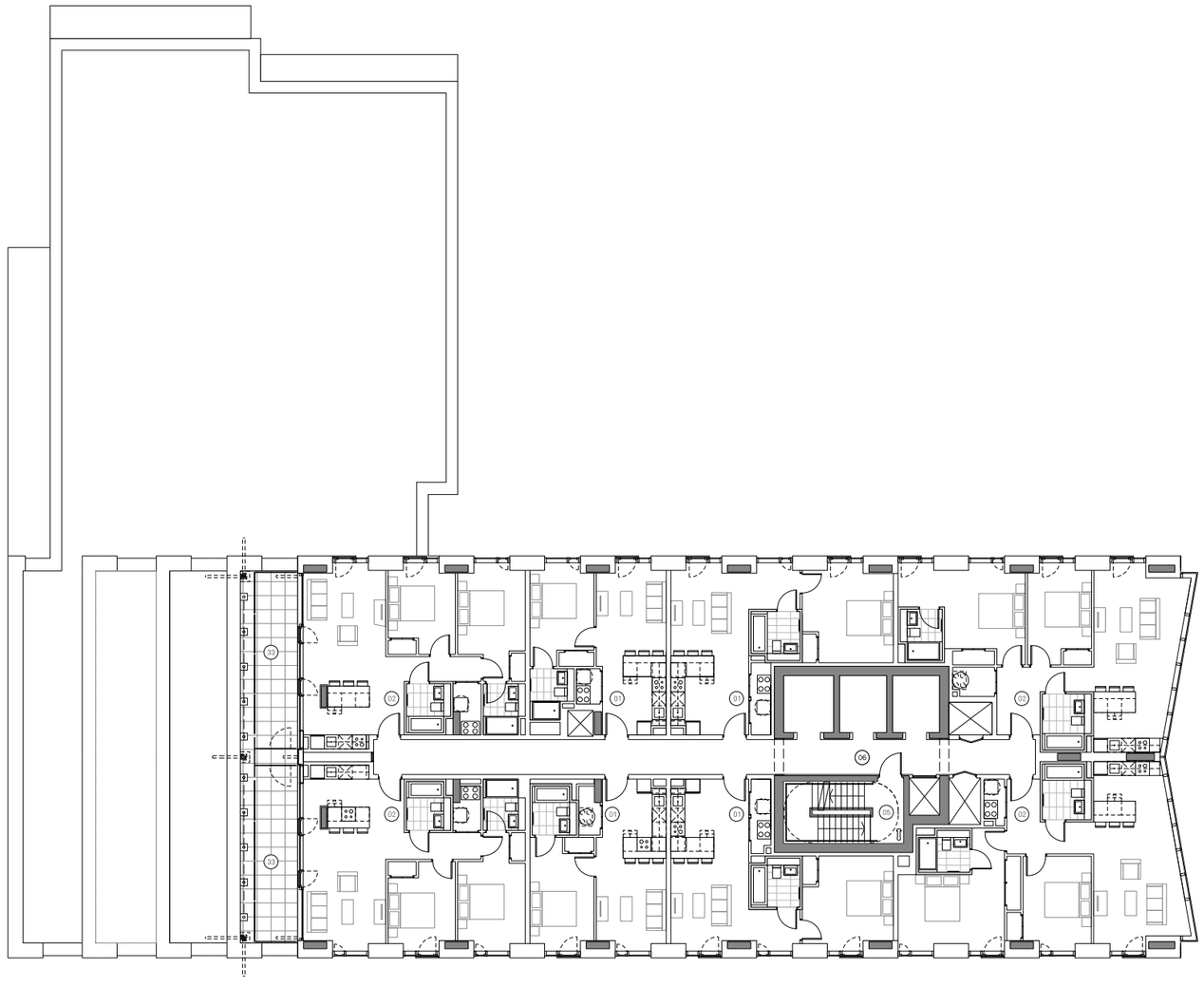
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 21
Consented Ref:132088/FO/2021



Key

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

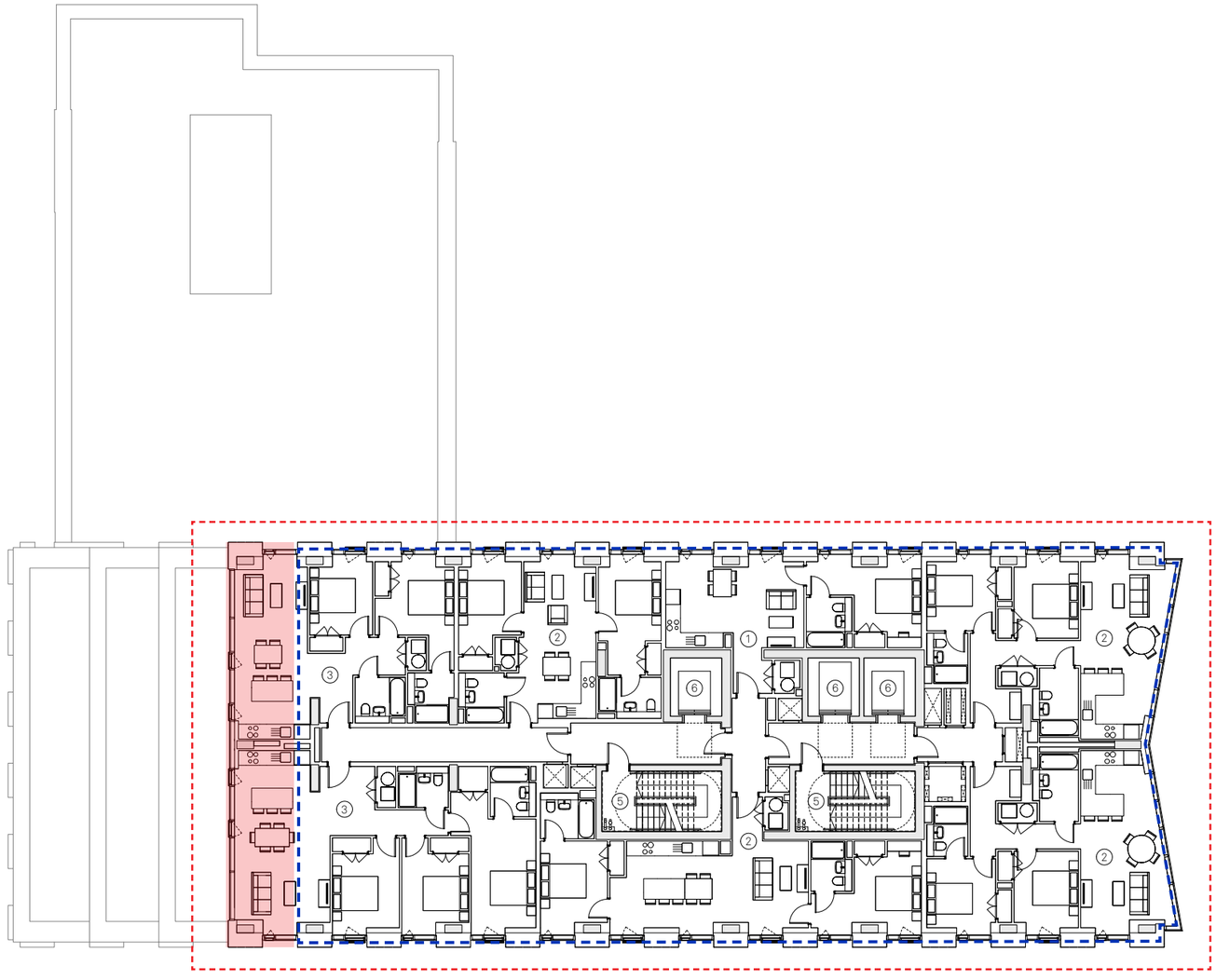
5.2 Level 21
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 21st floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

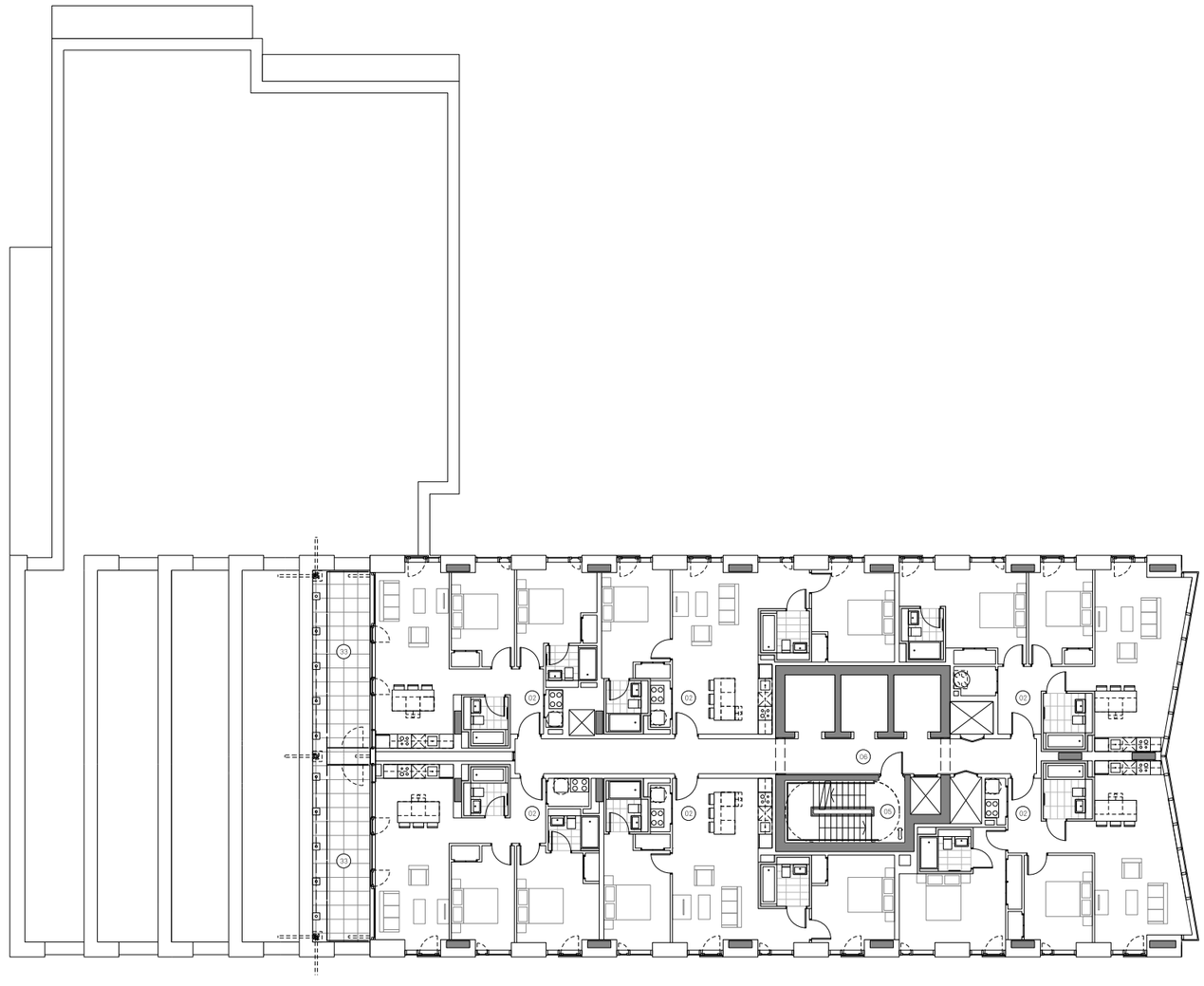
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 22-23
Consented Ref:132088/FO/2021



Key

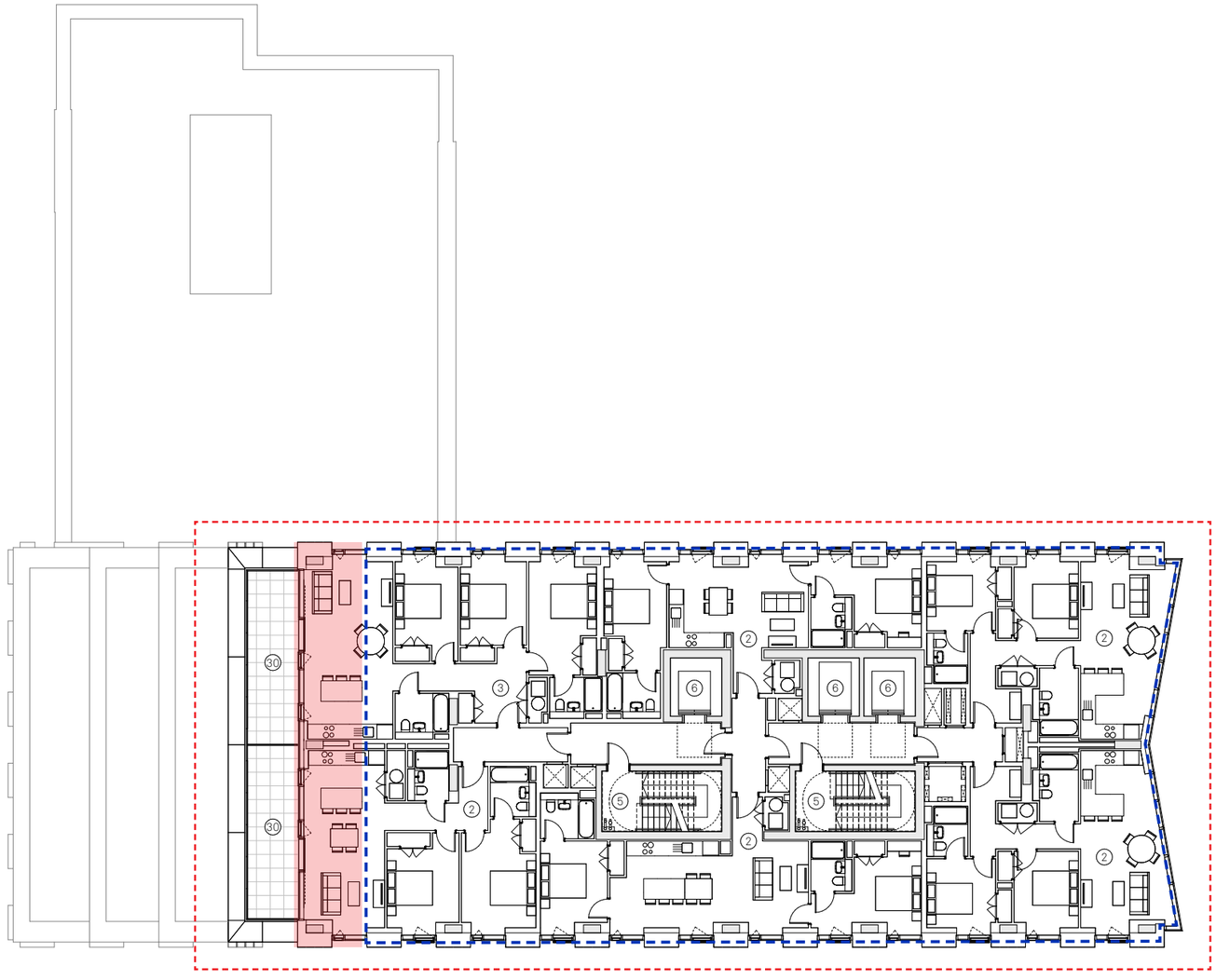
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 22-23
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 22nd & 23rd floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

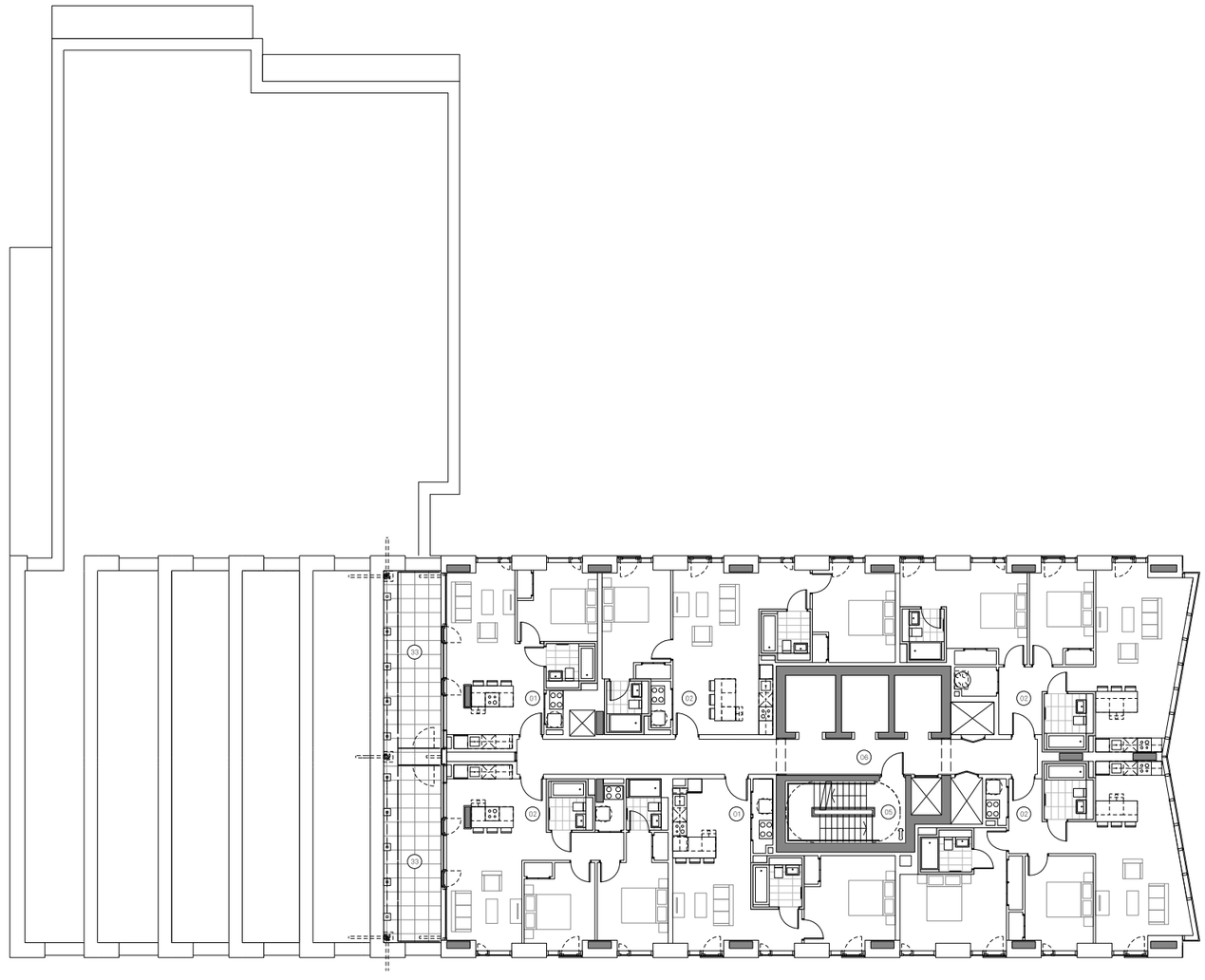
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 24-25
Consented Ref:132088/FO/2021



Key

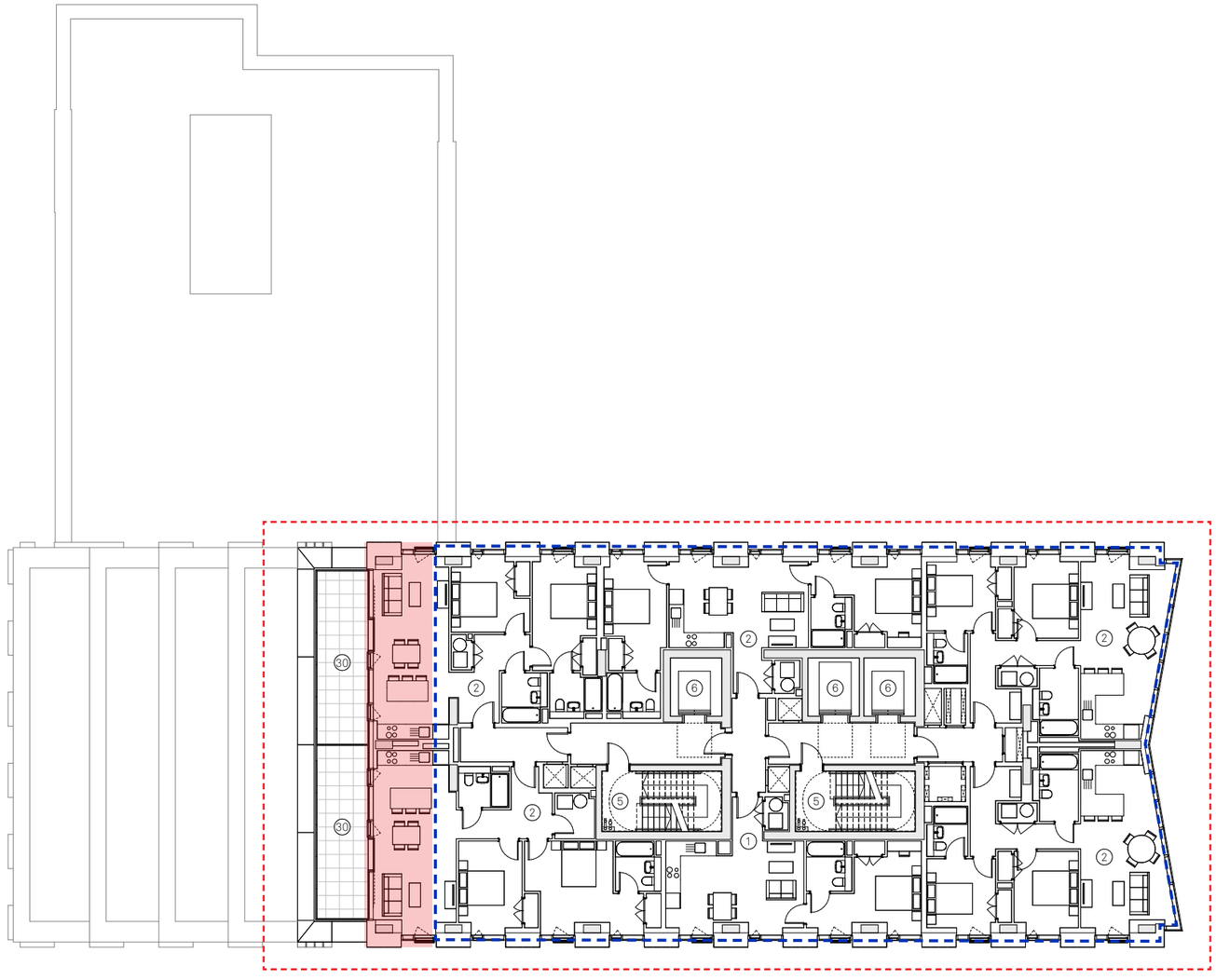
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 24-25
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 24th & 25th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- All apartment layouts amended.



Key

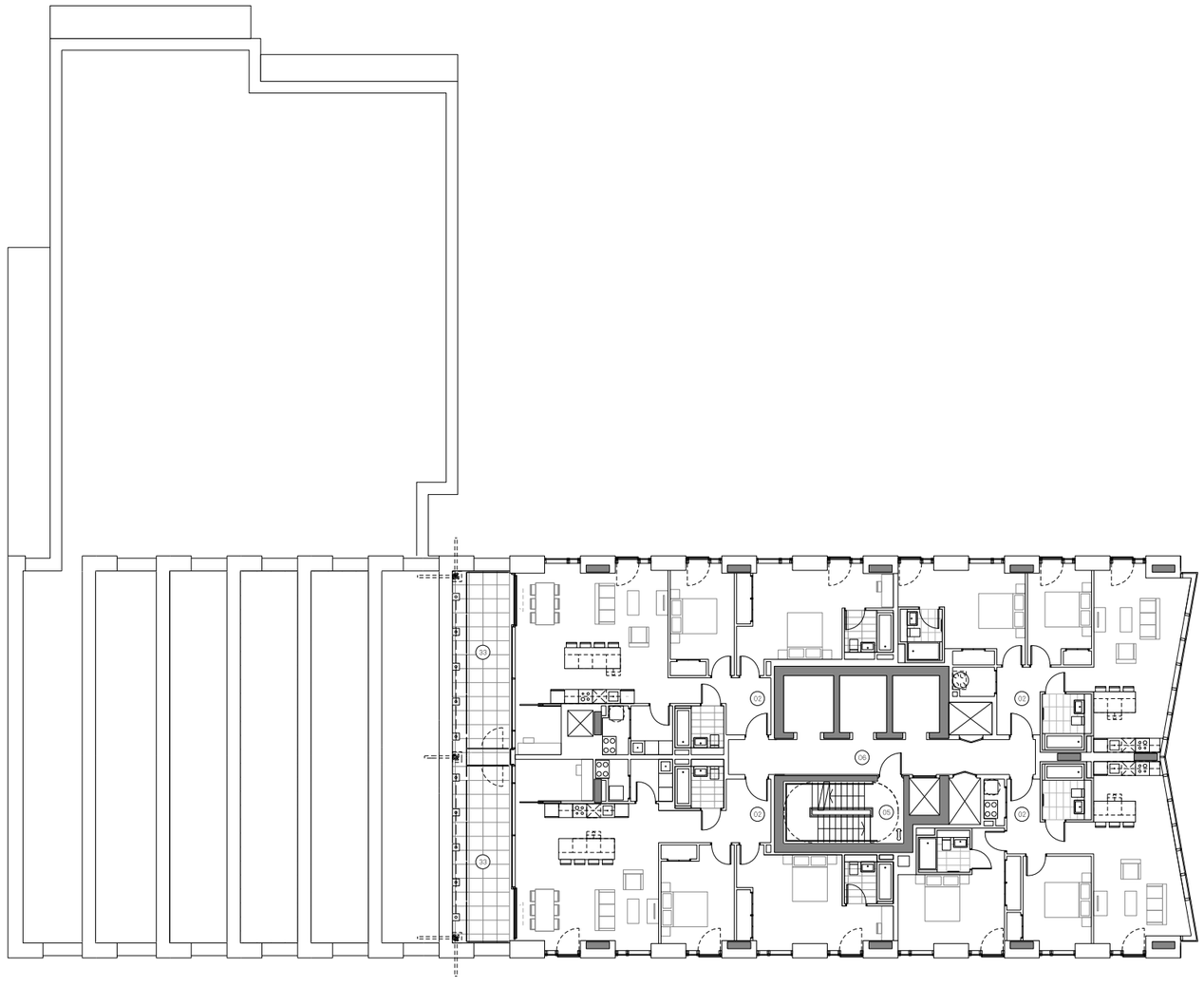
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 26
Consented Ref:132088/FO/2021



Key

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 26
S73 Proposal

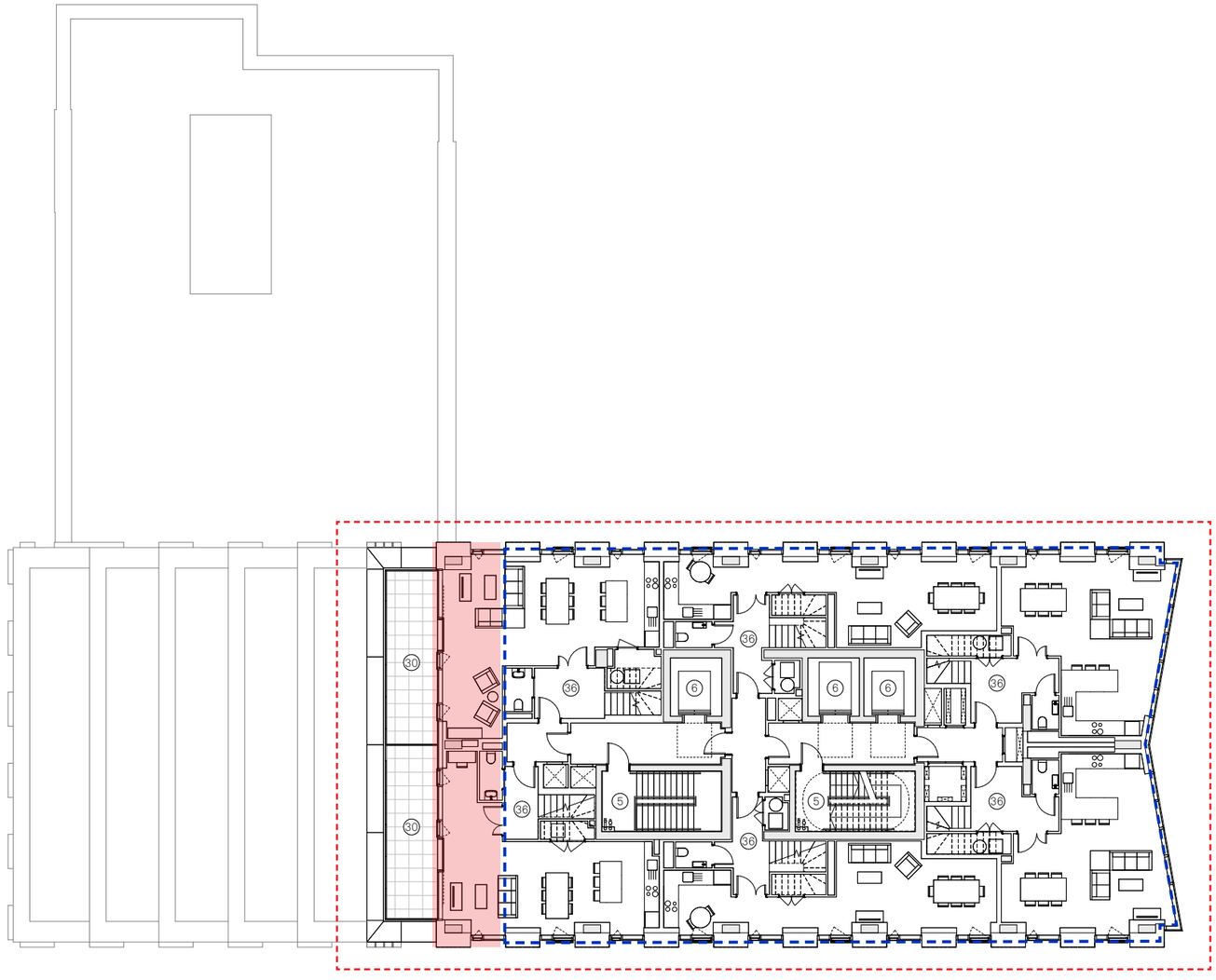
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- New duplex units proposed with entry at level 26 and upper floor accommodation at level 27 connected via an internal stair.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 26th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended

Current Proposed Amendments 2025:

- All apartment layouts amended.



Key

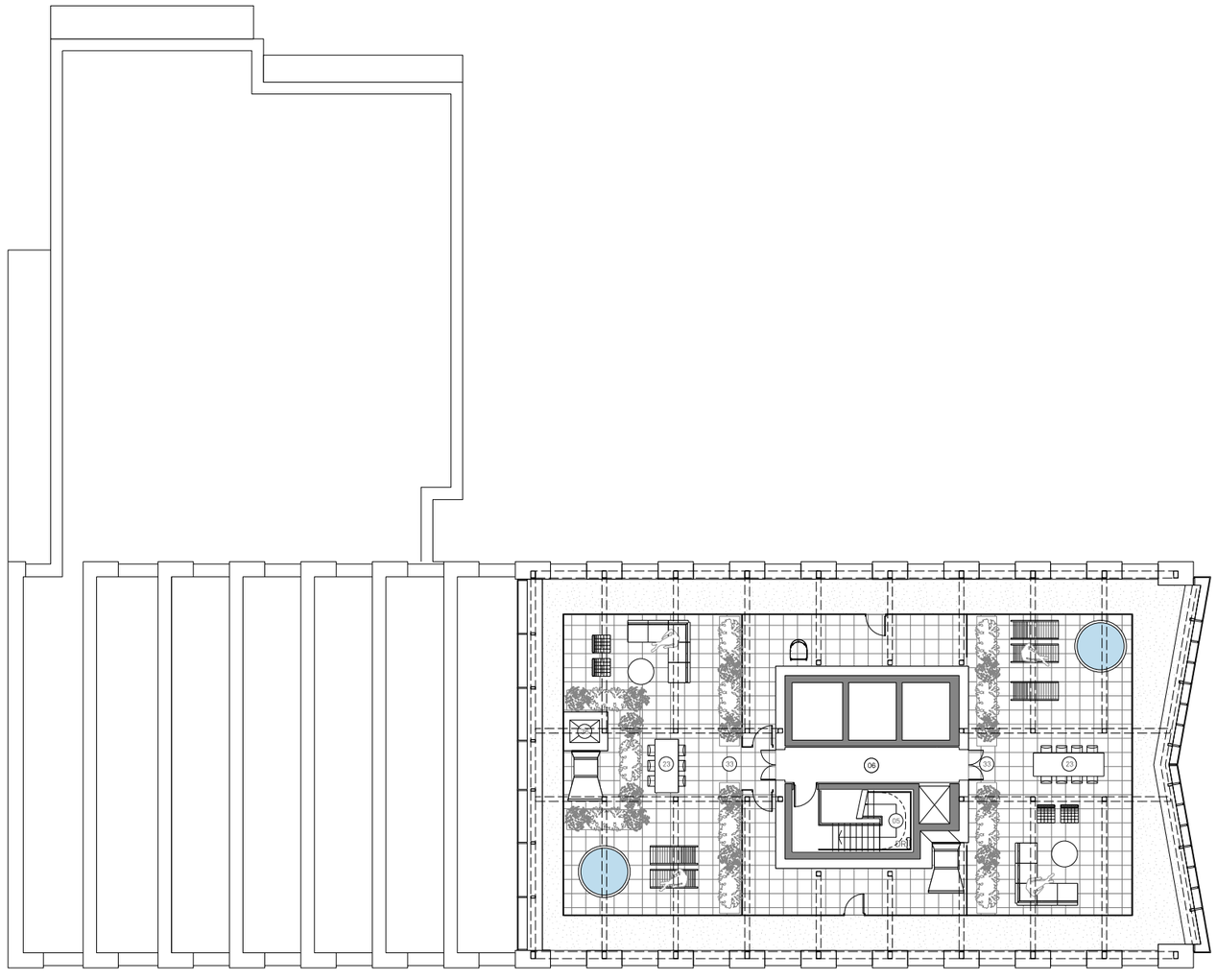
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Level 27
Consented Ref:132088/FO/2021



Key

1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC/ Shower
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Smoke Vent
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Level 27
S73 Proposal

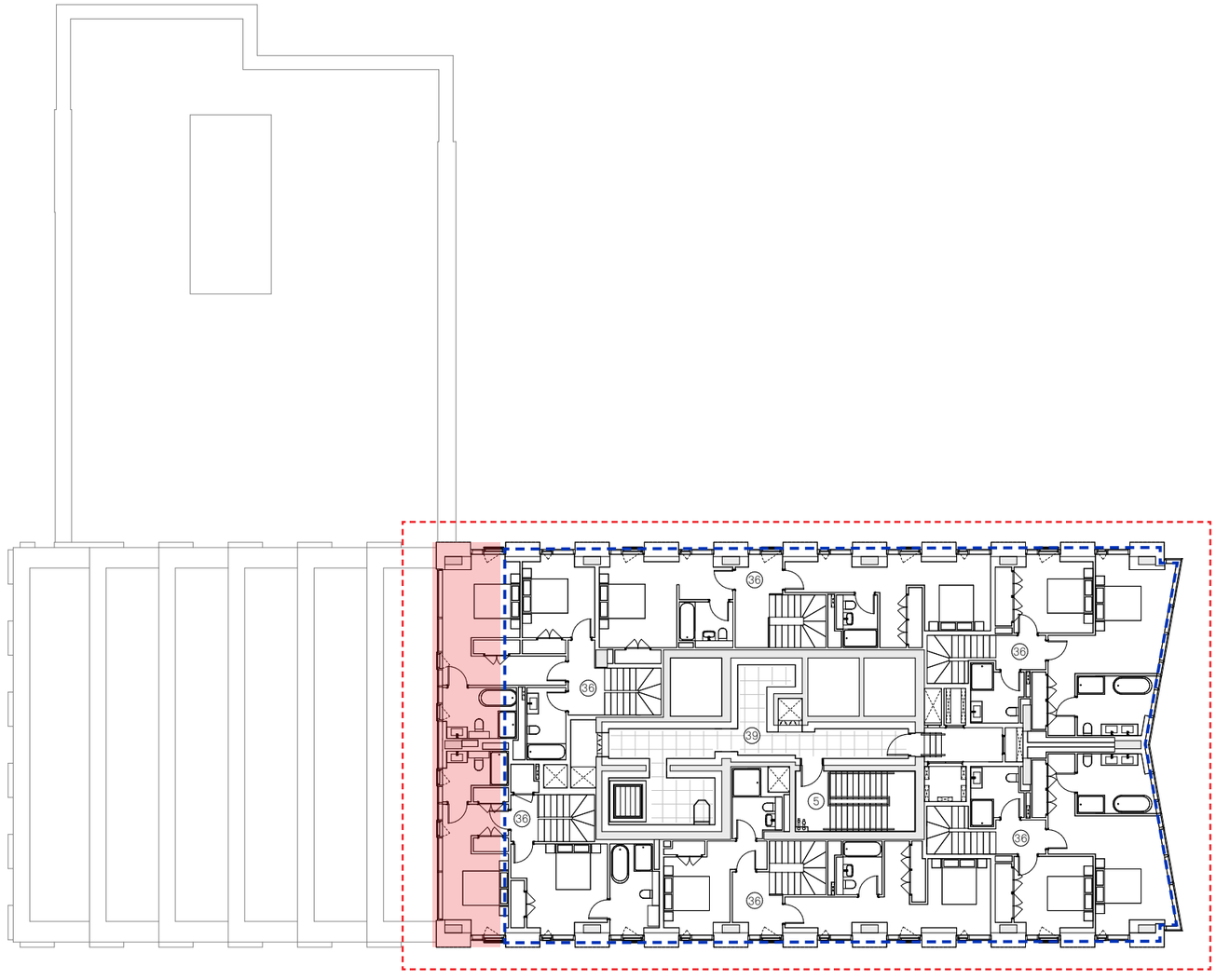
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies.
- New duplex upper floor accommodation proposed at level 27.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 27th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:

- All apartment layouts amended.



Key

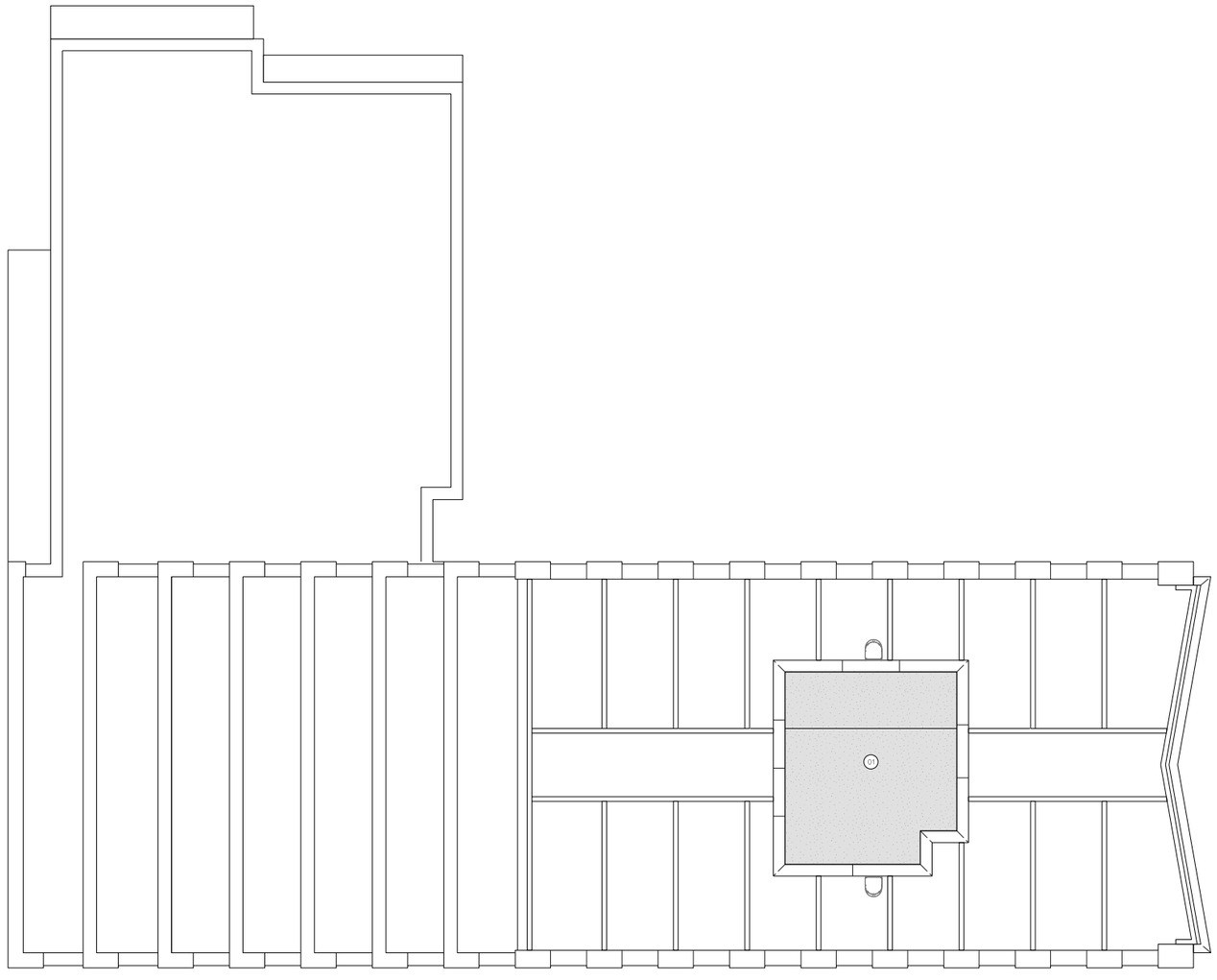
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.2 Roof
Consented Ref:132088/FO/2021



Key

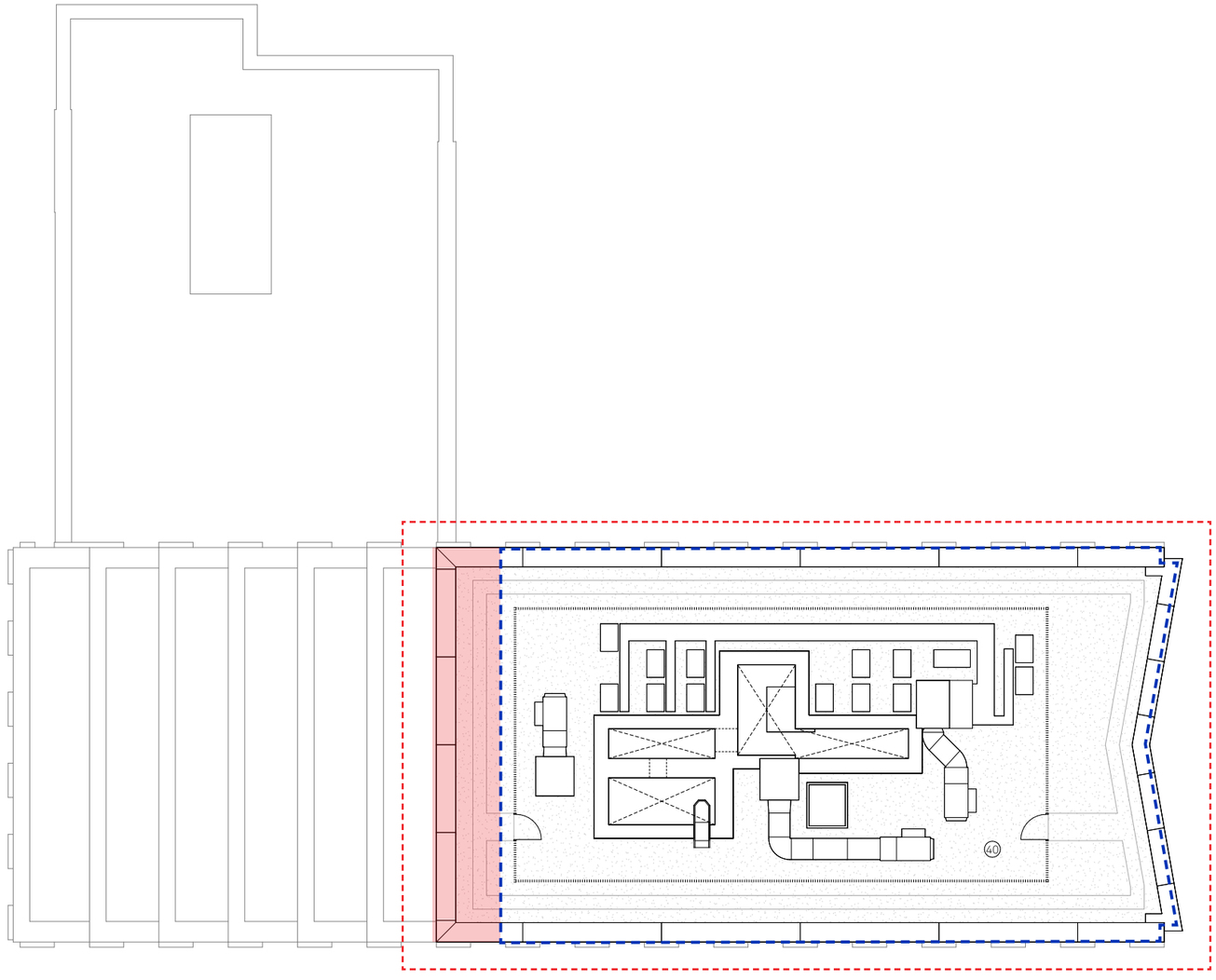
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Parcel Store
20. Main Entrance
21. Retail Unit
22. Service Yard Entrance
23. Indicative furniture layout
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Communal Roof Terrace
35. Residents Car Park
36. Garden Store

5.2 Roof
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments:
(141175/JO/2024)
- Internal floor plate extended into previous / consented external terrace area. Therefore the roof massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.

Current Proposed Amendments 2025:
- Plant space added with metal fins enclosure to conceal plant equipment. The plant enclosure is recessed from the main facade to mitigate view impact from street level.



Key

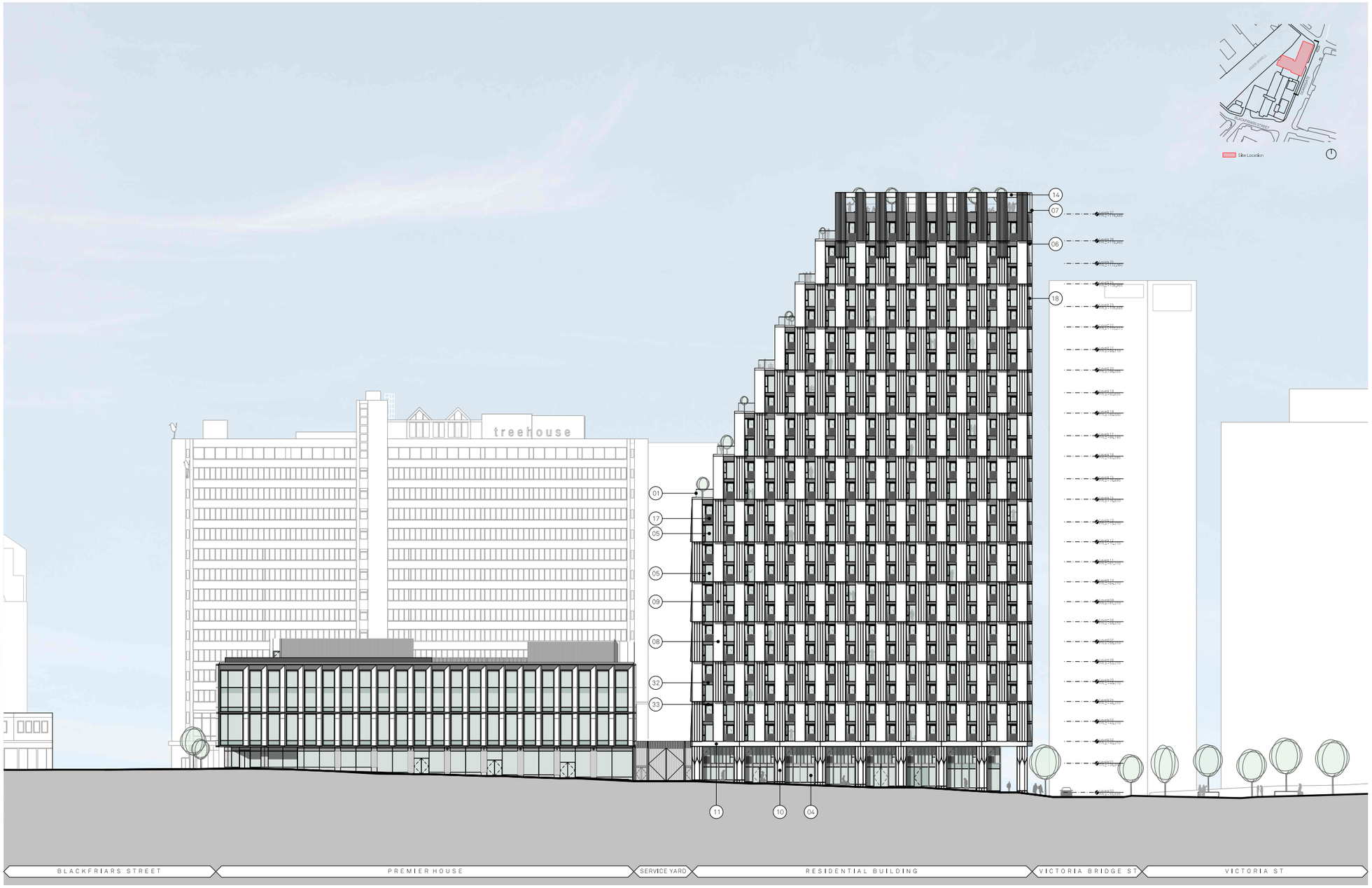
Consented building outline

Amendments

Extended floorplate

1. 1 Bed Apartment
2. 2 Bed Apartment
3. 3 Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/ Yoga Studio
13. LV Switch
14. Generator
15. Accessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Car park Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway / Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residential Car Park
33. Garden Store
34. Plant Room
35. Cleaner' Store
36. 2 Bed Duplex
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

5.3 East Elevation
Consented Ref:132088/FO/2021



Key

1. Glazed balustrade
2. Andosied metal balustrade
3. Anodised aluminium soffit panel
4. Anodised silver capped curtain wall system with profiled cap
5. Metallic silver unitised capped curtain wall system
6. SG curtain wall system
7. Metallic silver unitised capped curtain wall parapet
8. Polished precast concrete shingle panels with acid etched reveal
9. Polished & patterned precast concrete shingle panel with acid etched reveal
10. Polished & patterned precast column with acid etched reveal
11. Polished precast concrete lintel
12. Acid etch & pattern concrete lintel
13. Acid etch & pattern precast panel
14. Polishedprecast concrete panel
15. Polished precast coping
16. Anodised aluminium clip-on balcony
17. Metallic PPC metal juliet balustrade integrated with material no.5
18. Glazed corner unit
19. Anodised aluminium rainscreen feature column cladding
20. Metallic Curtain walling with glazed corner
21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony
22. Anodised aluminium soffit
23. Acid etched Precast Concrete
24. Deep acid etched precast concrete panel
25. Anodised PPC Rainscreen Cladding
26. PPC frame clerestory window
27. Painted blockwork wall
28. Feature wall with integrated lighting
29. Metallic PPC metal fins with green wall
30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
32. Patterned ceramic frit glazed spandrel
33. Glazed in slot vent

5.3 East Elevation
S73 Proposal

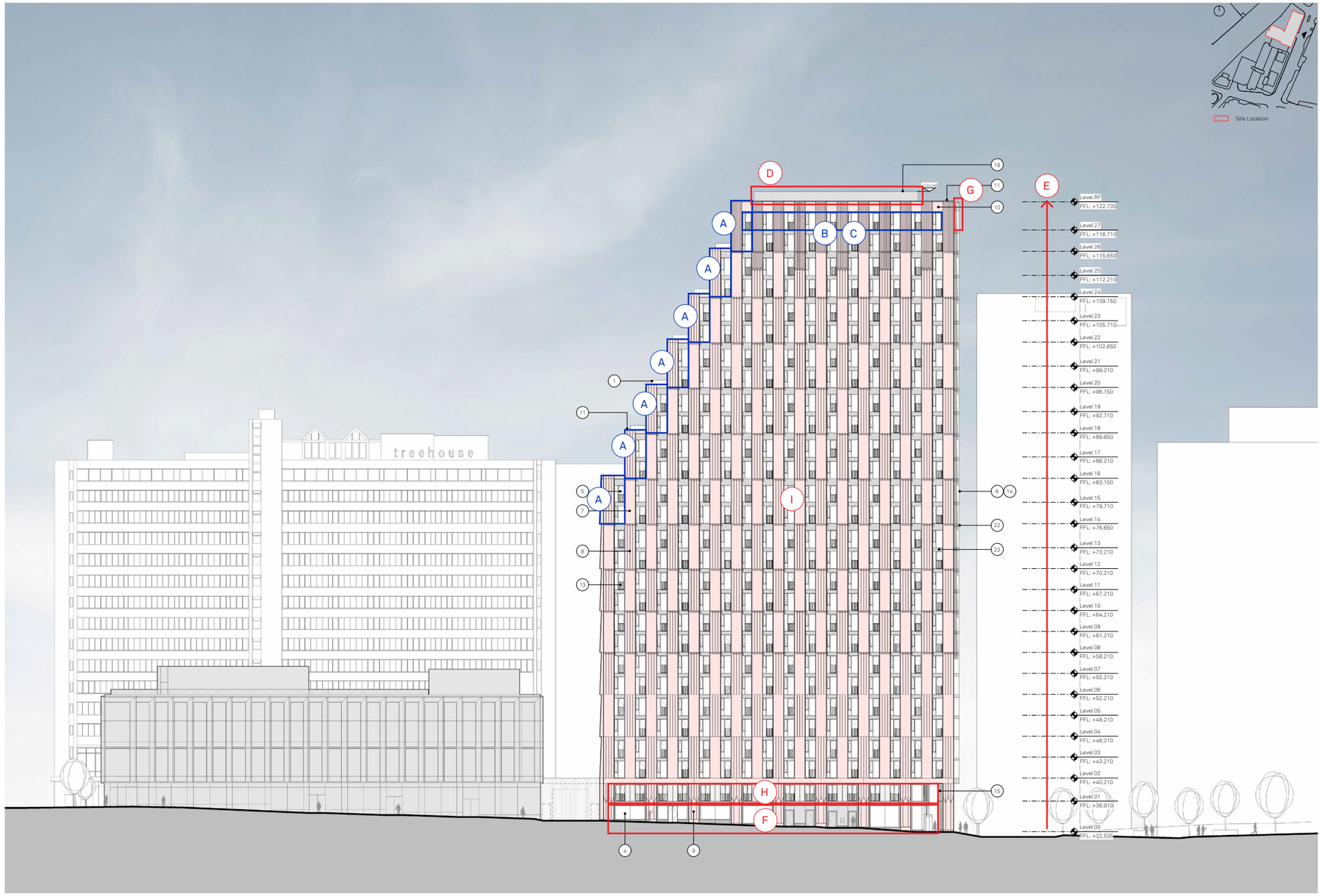
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments: (141175/JO/2024)

A. Internal floor plate extended into previous / consented external terrace area floors 14-27. Scale, massing and elevation amendments proposed where the floorplate is extended.
B. New upper floor duplex accommodation added to level 27.
C. New glazing added between precast to level 27.

Current Proposed Amendments 2025:

D. Vertical metal fins added on the top roof for air conditioning condensers and smoke extrat fans. The plant enclosure is recessed from the main facade to mitigate view impact from street level.
E. Floor to floor heights have been adjusted to accomodate structural and services design amendments. The overall height difference has been increased by 150mm (excluding roof enclosure mentioned before)
F. Design of CW system on Deansgate and River Irwell elevation has been amended to achieve a more unified street level facade and to suit amended internal layouts.
G. Duplex terrace on level 27th has been ommited to consolidate the volume and elevation facing the Cathedral.
H. Added Juliet balcoines to Ground floor CW systems to achieve a more unified street level facade and to suit amended internal layouts.
I. Patterned ceramic frit glazed spandrel with glazed in slot ven replaced for anodized perforated metal panel.



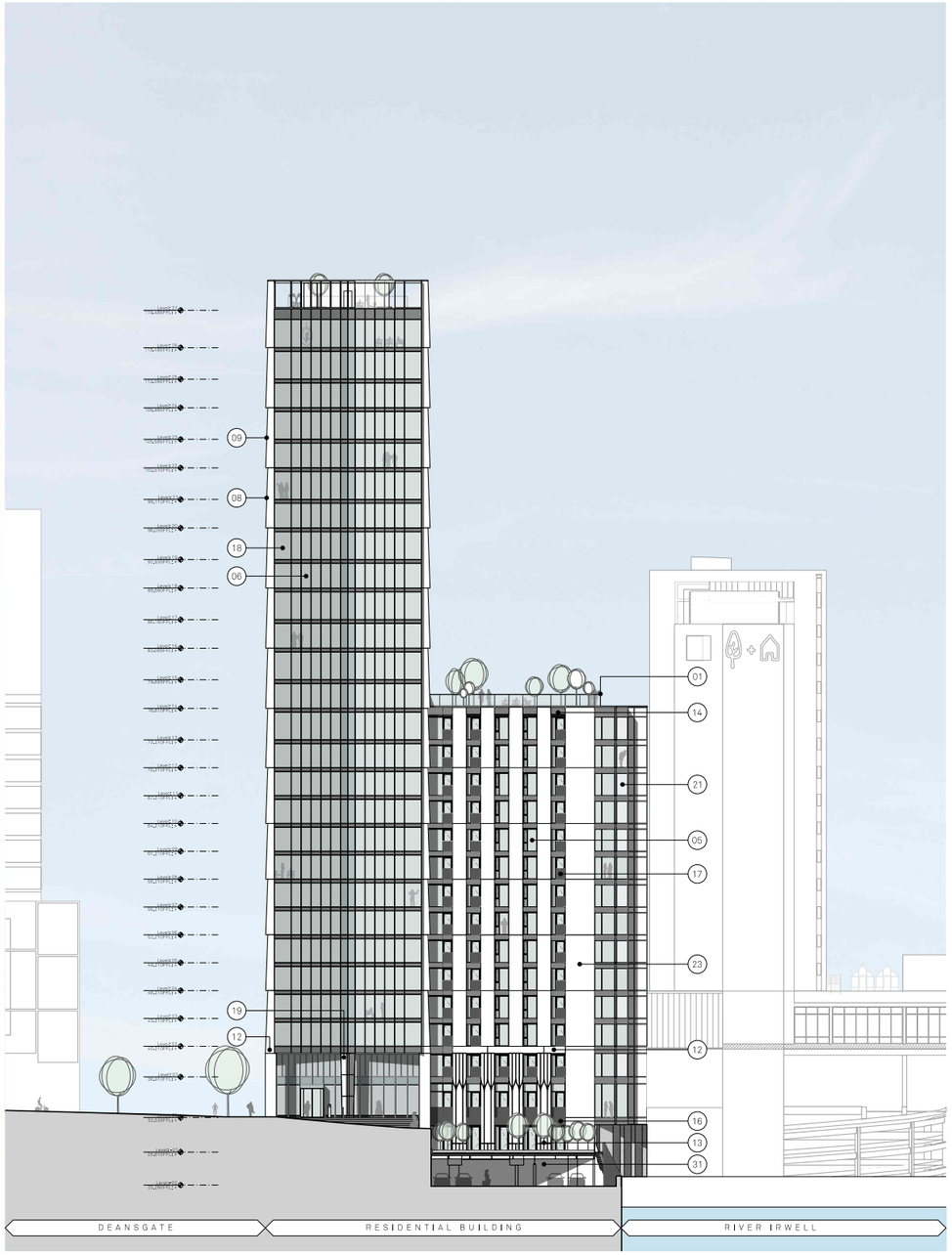
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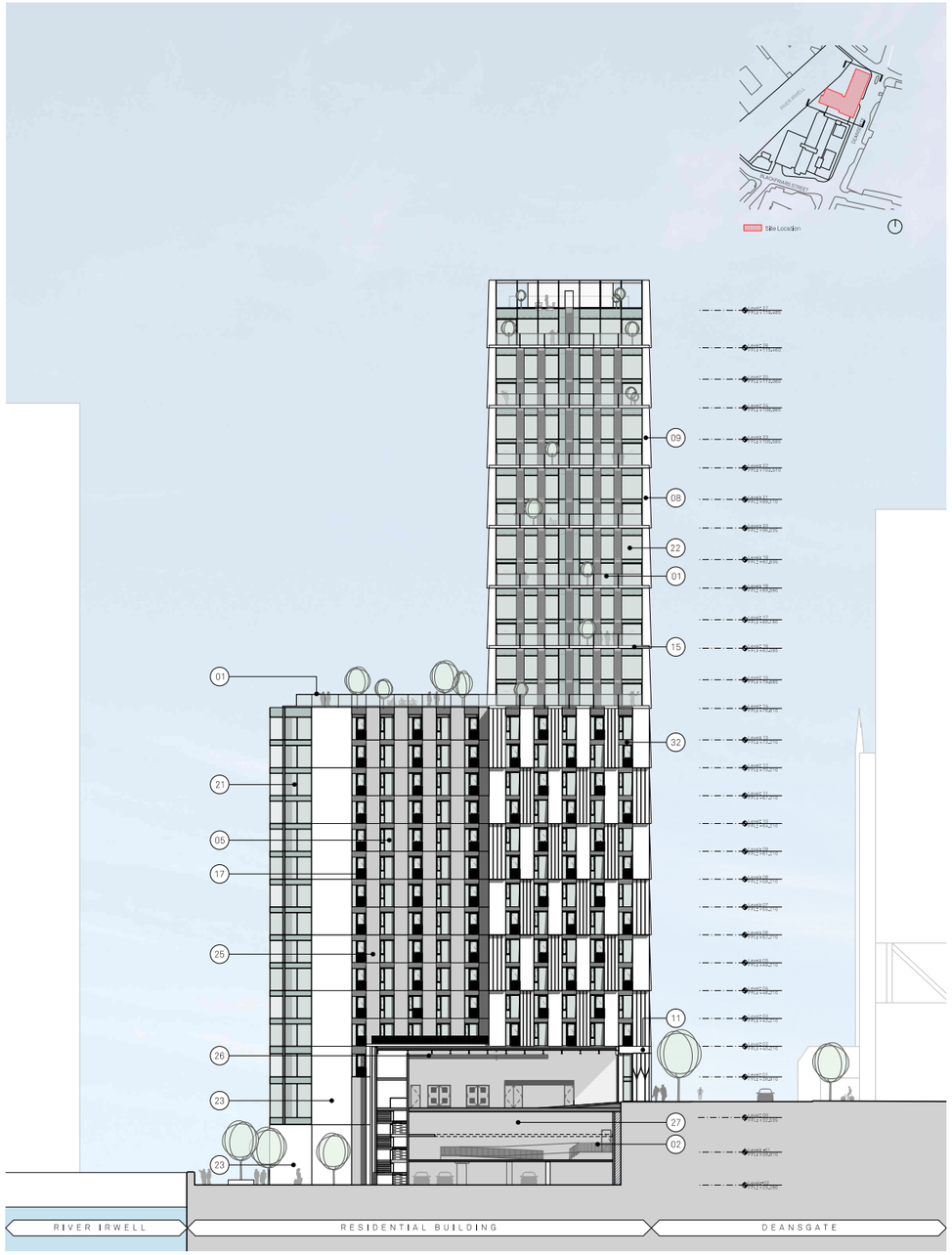
X Sept 2024 Amendments

X Current Proposed Amendments 2025

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised curtin wall system with profiled bladed cap
5. Metallic silver unitised curtain wall system
6. SG curtain wall system
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with no.5
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. metallic PPC aluminium clip on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fin roof enclosure
19. Unitised curtain wall system with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit
20. Landscape deck with riverside parking
21. Curtain walling system with feature anodised metal perforated panel, integrated sliding doors and back painted glass
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

5.3 North & South Elevation
Consented Ref:132088/FO/2021





Key

1. Glazed balustrade
2. Anodised metal balustrade
3. Anodised aluminium soffit panel
4. Anodised silver capped curtain wall system with profiled cap
5. Metallic silver unitised capped curtain wall system
6. SG curtain wall system
7. Metallic silver unitised capped curtain wall parapet
8. Polished precast concrete shingle panels with acid etched reveal
9. Polished & patterned precast concrete shingle panel with acid etched reveal
10. Polished & patterned precast column with acid etched reveal
11. Polished precast concrete lintel
12. Acid etch & pattern concrete lintel
13. Acid etch & pattern precast panel
14. Acid etched precast concrete panel
15. Polished precast coping
16. Anodised aluminium clip-on balcony with balustrade
17. Metallic PPC metal juliet balustrade integrated with material no.5
18. Glazed corner unit
19. Anodised aluminium rainscreen feature column cladding
20. Metallic Curtain walling with glazed corner
21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony
22. Metallic Curtain Walling with Anodised Feature Metal Panel
23. Acid etched Precast Concrete
24. Deep acid etched precast concrete panel
25. Anodised PPC Rainscreen Cladding
26. PPC frame clerestory window
27. Painted blockwork wall
28. Feature wall with integrated lighting
29. Metallic PPC metal fins with green wall
30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
32. Patterned ceramic frit glazed spandrel
33. Glazed in slot vent
34. Anodised capped curtain wall system with integrated louvred doorset

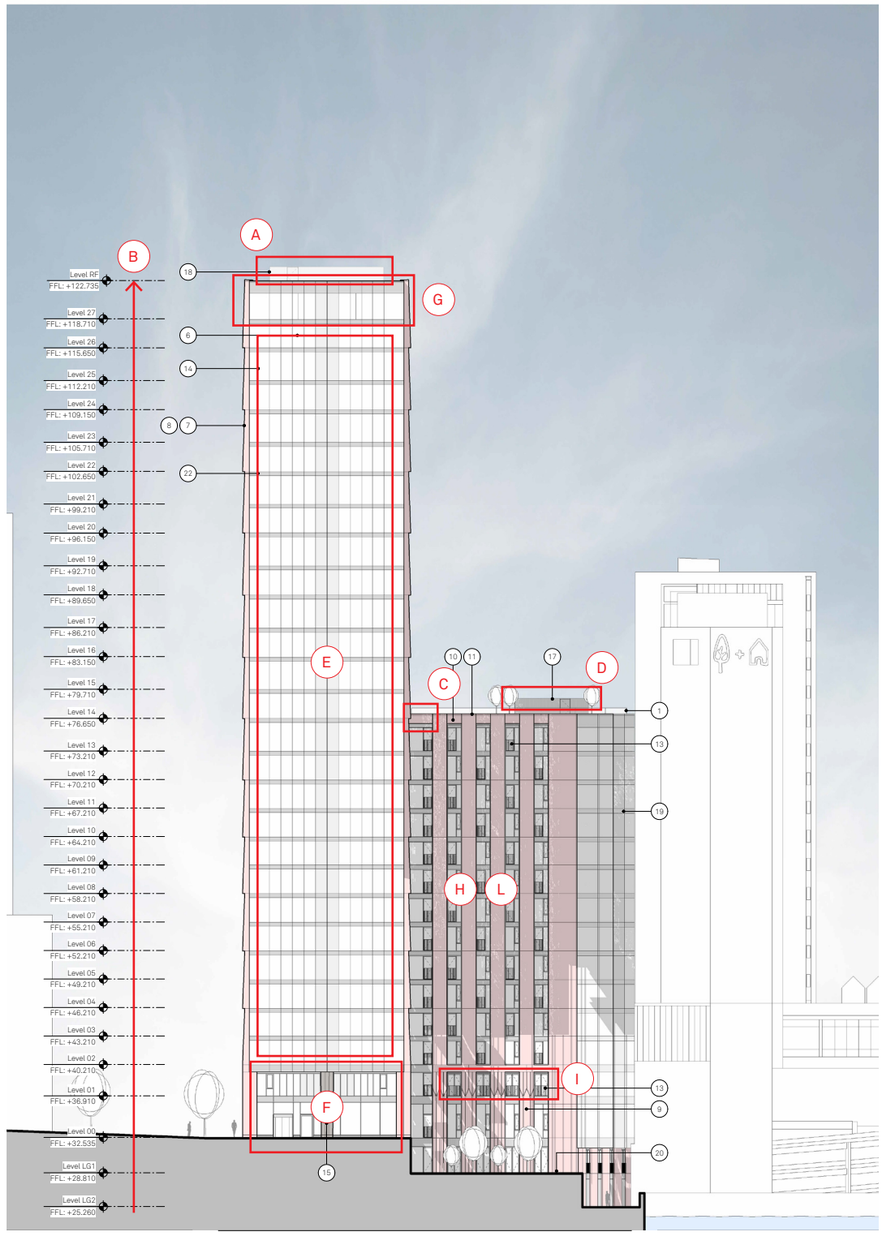
5.3 North & South Elevation
S73 Proposal

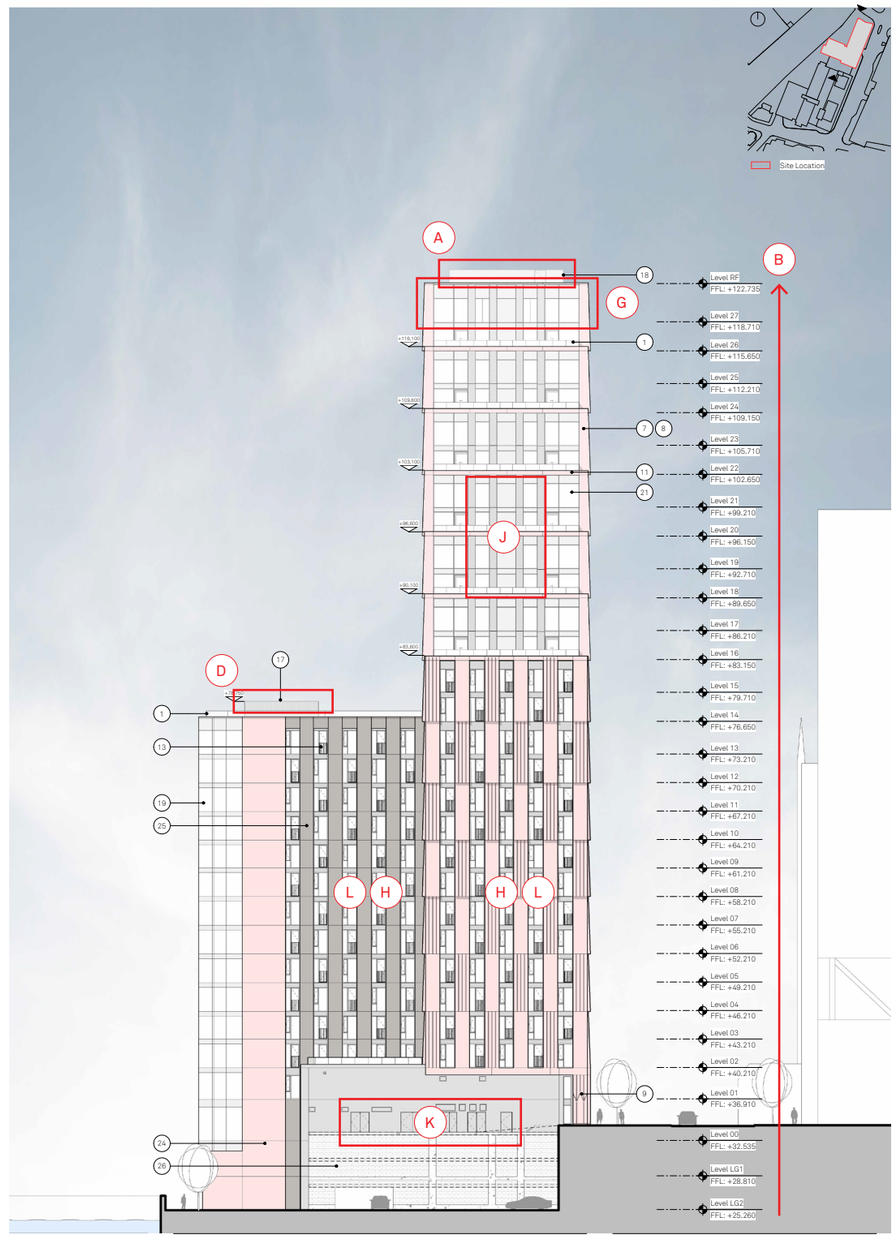
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments: (141175/JO/2024)
- Overriden by proposed amendments below.

Current Proposed Amendments 2025:

A. Vertical metal fins added on the top roof for air conditioning condensers and smoke extrat fans. The plant enclosure is recessed from the main facade to mitigate view impact from street level.
B. Floor to floor heights have been adjusted to accomodate structural and services design amendments. The overall height difference has been increased by 150mm (excluding roof enclosure mentioned before).
C. To reinforce the idea of a simpler volumen and to simplify the structure design, a precast lintel has been added connecting both blocks and simplifying the volume.
D. Metal rainscreen cladding with a bespoke perforated panel has been added to the level 14 residents roof terrace to conceal the smoke extract fan.
E. Design of the CW system (mullion arrangement) has been amended on Victoria Bridge St elevation to standarize glass panel sizes.
F. Design of the CW system (mullion arrangement) on Deansgate and River Irwell elevation has been amended to achieve a more unified street level facade.
G. Duplex terrace on level 27th has been ommited to consolidate the volume and elevation facing the Cathedral.
H. Mirrored Juliet balcony arrangement applied to all elevations.
I. Added Juliet balconies to Ground floor CW systems to achieve a more unified street level facade.
J. Location of metal panels with bespoke perforated design on stepped terraces amended to suit new internal layouts and re-location of smoke extract fan on level 18.
K. New external doors to Service Yard to suit internal layouts.
L. Patterned ceramic frit glazed spandrel with glazed in slot vent replaced for anodized perforated metal panel.





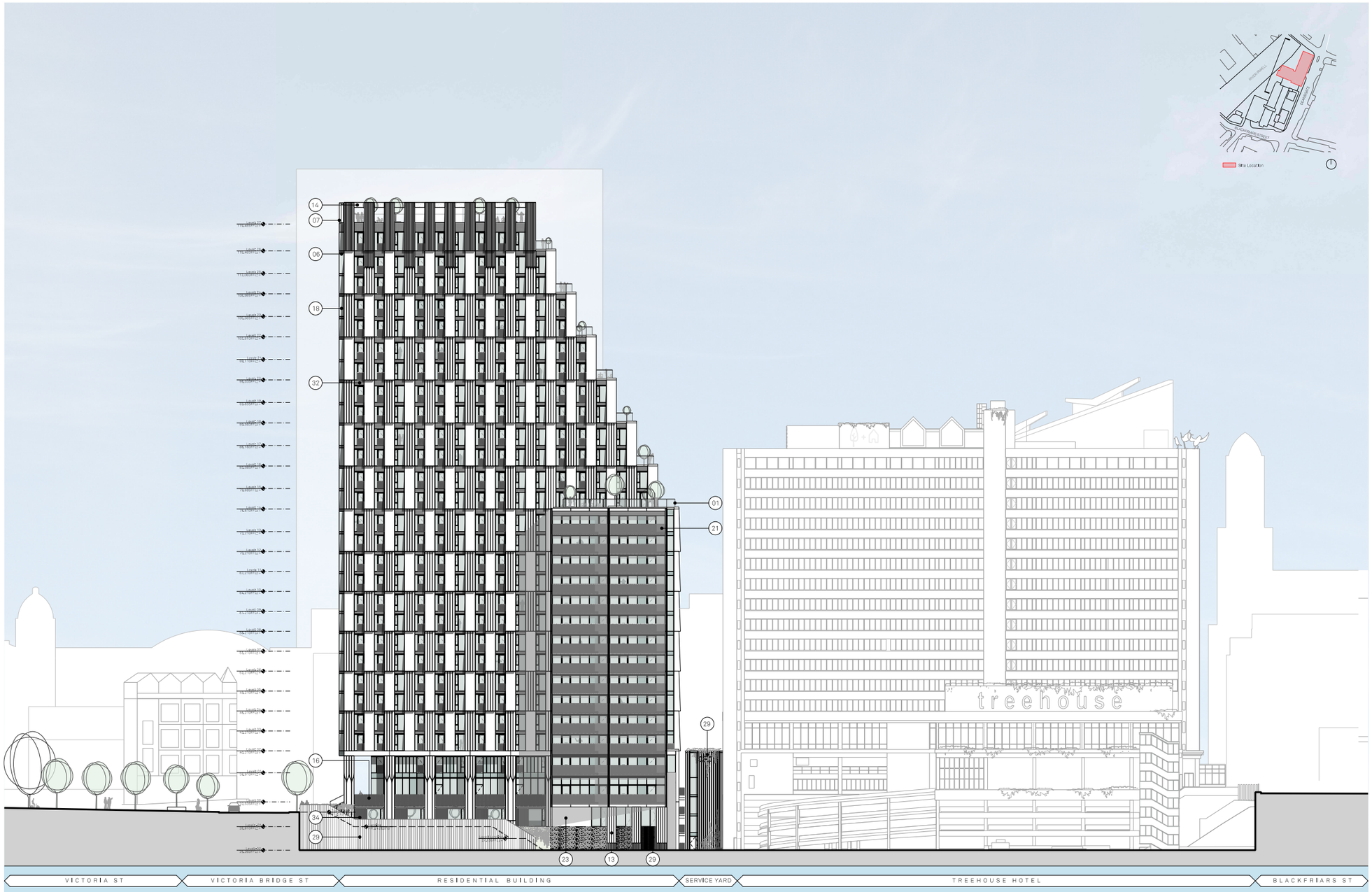
Key

X Sept 2024 Amendments

X Current Proposed Amendments 2025

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised curtin wall system with profiled bladed cap
5. Metallic silver unitised curtain wall system
6. SG curtain wall system
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with no.5
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. metallic PPC aluminium clip on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fin roof enclosure
19. Unitised curtain wall system with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit
20. Landscape deck with riverside parking
21. Curtain walling system with feature anodised metal perforated panel, integrated sliding doors and back painted glass
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

5.3 West Elevation
Consented Ref:132088/FO/2021



Key

1. Glazed balustrade
2. Anodsied metal balustrade
3. Anodised aluminium soffit panel
4. Anodised silver capped curtain wall system with profiled cap
5. Metallic silver unitised capped curtain wall system
6. SG curtain wall system
7. Metallic silver unitised capped curtain wall parapet
8. Polished precast concrete shingle panels with acid etched reveal
9. Polished & patterned precast concrete shingle panel with acid etched reveal
10. Polished & patterned precast column with acid etched reveal
11. Polished precast concrete lintel
12. Acid etch & pattern concrete lintel
13. Acid etch & pattern precast panel
14. Polished precast concrete lintel
15. Polished precast coping
16. Anodised aluminium clip-on balcony with balustrade
17. Metallic PPC metal juliet balustrade integrated with material no.5
18. Glazed corner unit
19. Anodised aluminium rainscreen feature column cladding
20. Metallic Curtain walling with glazed corner
21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony
22. Anodised aluminium soffit
23. Acid etched Precast Concrete
24. Deep acid etched precast concrete panel
25. Anodised PPC Rainscreen Cladding
26. PPC frame clerestory window
27. Painted blockwork wall
28. Feature wall with integrated lighting
29. Metallic PPC metal fins with green wall
30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
32. Patterned ceramic frit glazed spandrel
33. Glazed in slot vent
34. Anodised capped curtain wall system with integrated louvred doorset

5.3 West Elevation
S73 Proposal

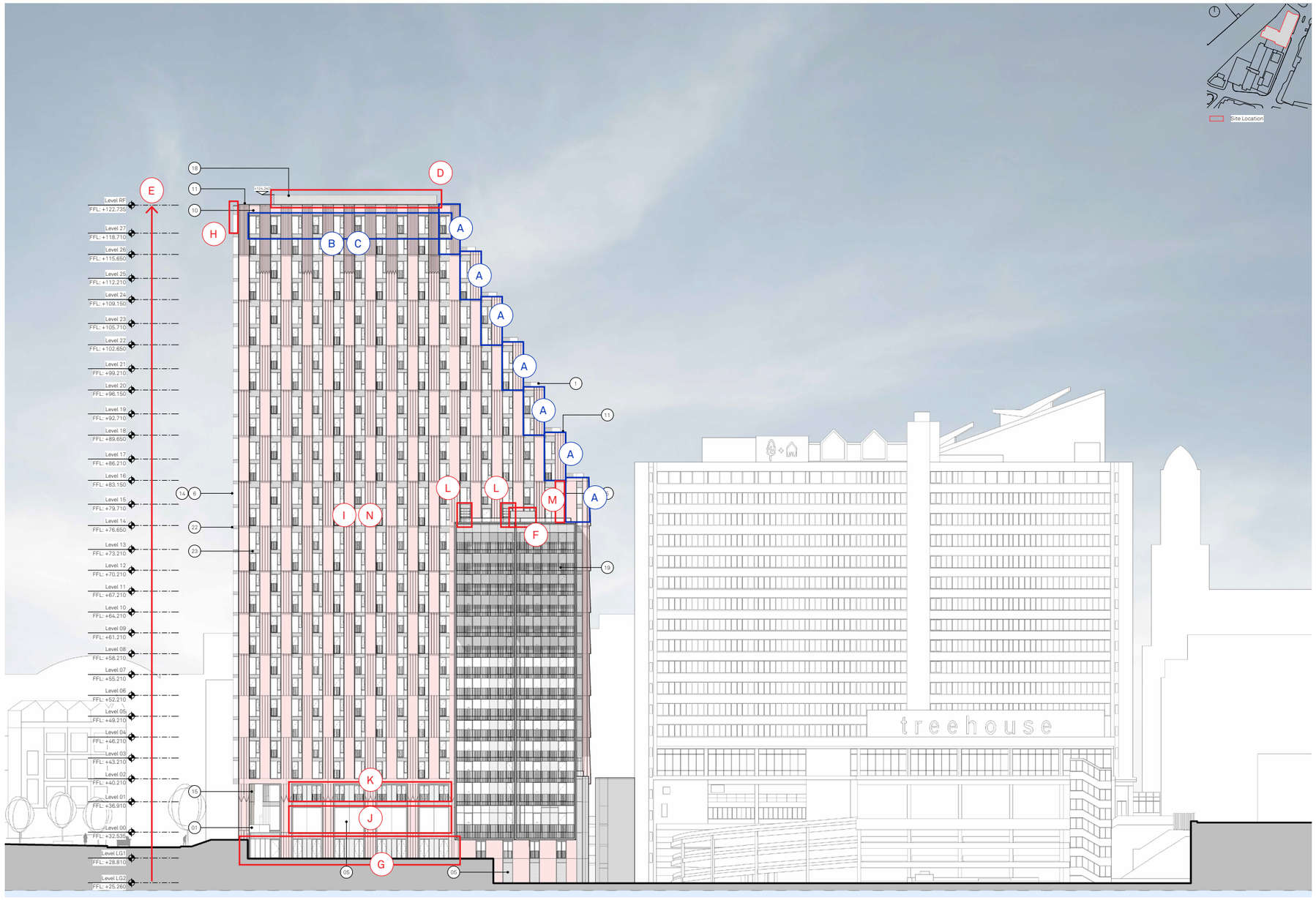
The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

Sept 2024 Amendments: (141175/JO/2024)

A. Internal floor plate extended into previous / consented external terrace area floors 14-27. Scale, massing and elevation amendments proposed where the floorplate is extended.
B. New upper floor duplex accommodation added to level 27.
C. New glazing added between precast to level 27.

Current Proposed Amendments 2025:

D. Vertical metal fins added on the top roof for air conditioning condensers and smoke extrat fans. The plant enclosure is recessed from the main facade to mitigate view impact from street level.
E. Floor to floor heights have been adjusted to accomodate structural and services design amendments. The overall height difference has been increased by 150mm (excluding roof enclosure mentioned before).
F. Metal rainscreen cladding with a bespoke perforated panel has been added to the level 14 residents roof terrace to conceal the smoke extract fan.
G. Design of the CW system (mullion arrangement) on Deansgate and River Irwell elevation has been amended to achieve a more unified street level facade.
H. Duplex terrace on level 27th has been ommited to consolidate the volume and elevation facing the Cathedral.
I. Mirrored Juliet balcony arrangement applied to all elevations.
J. Removed Ground floor terrace facing River Irwell elevation on amenity areas to simplify detail, waterproof line and thermal line.
K. Added Juliet balconies to Ground floor CW systems to achieve a more unified street level facade.
L. Glass louvres added on CW system for air inlet to smoke shaft.
M. Wider precast panel to consolidate facade and simplify CW design.
N. Patterned ceramic frit glazed spandrel with glazed in slot ven replaced for anodized perforated metal panel.



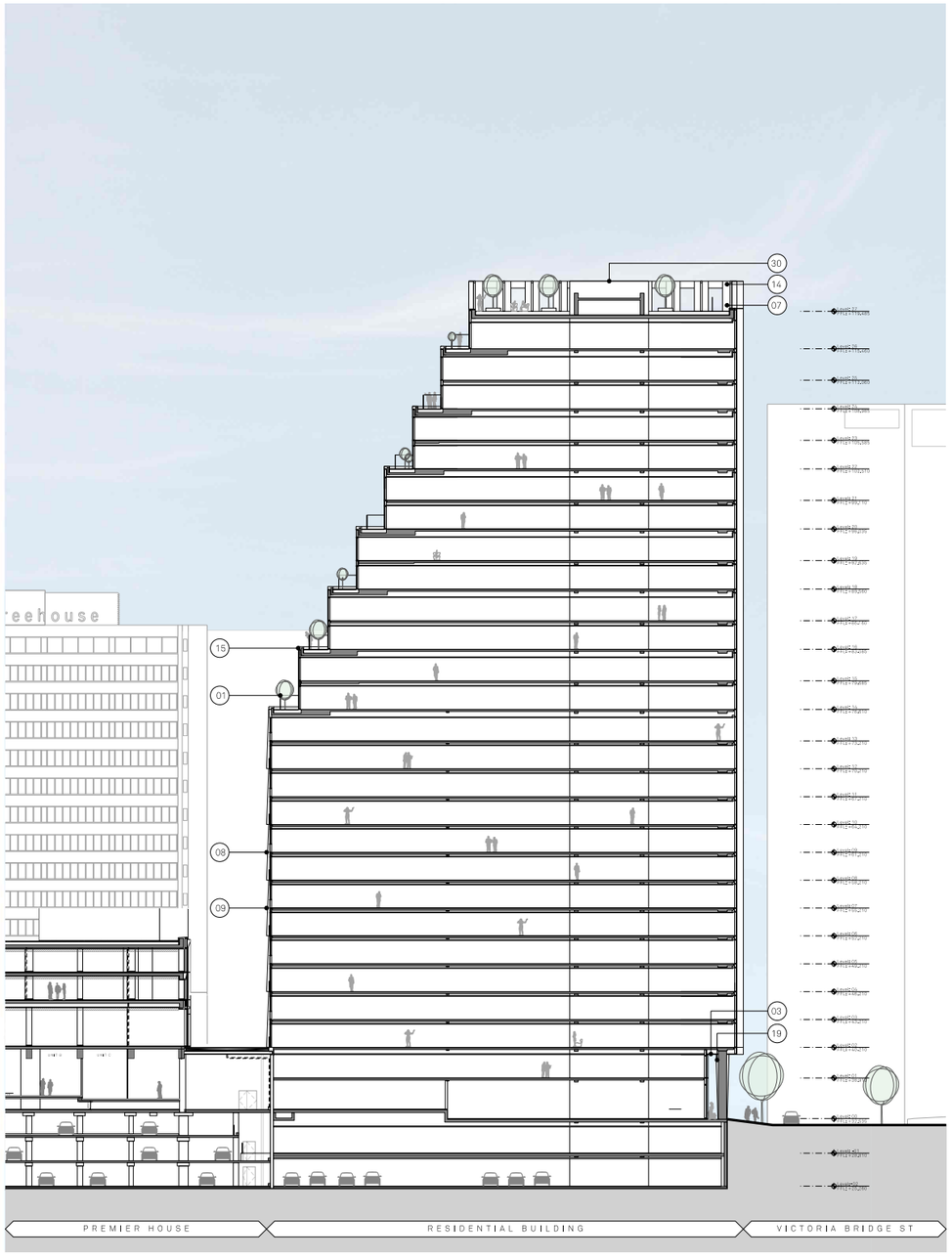
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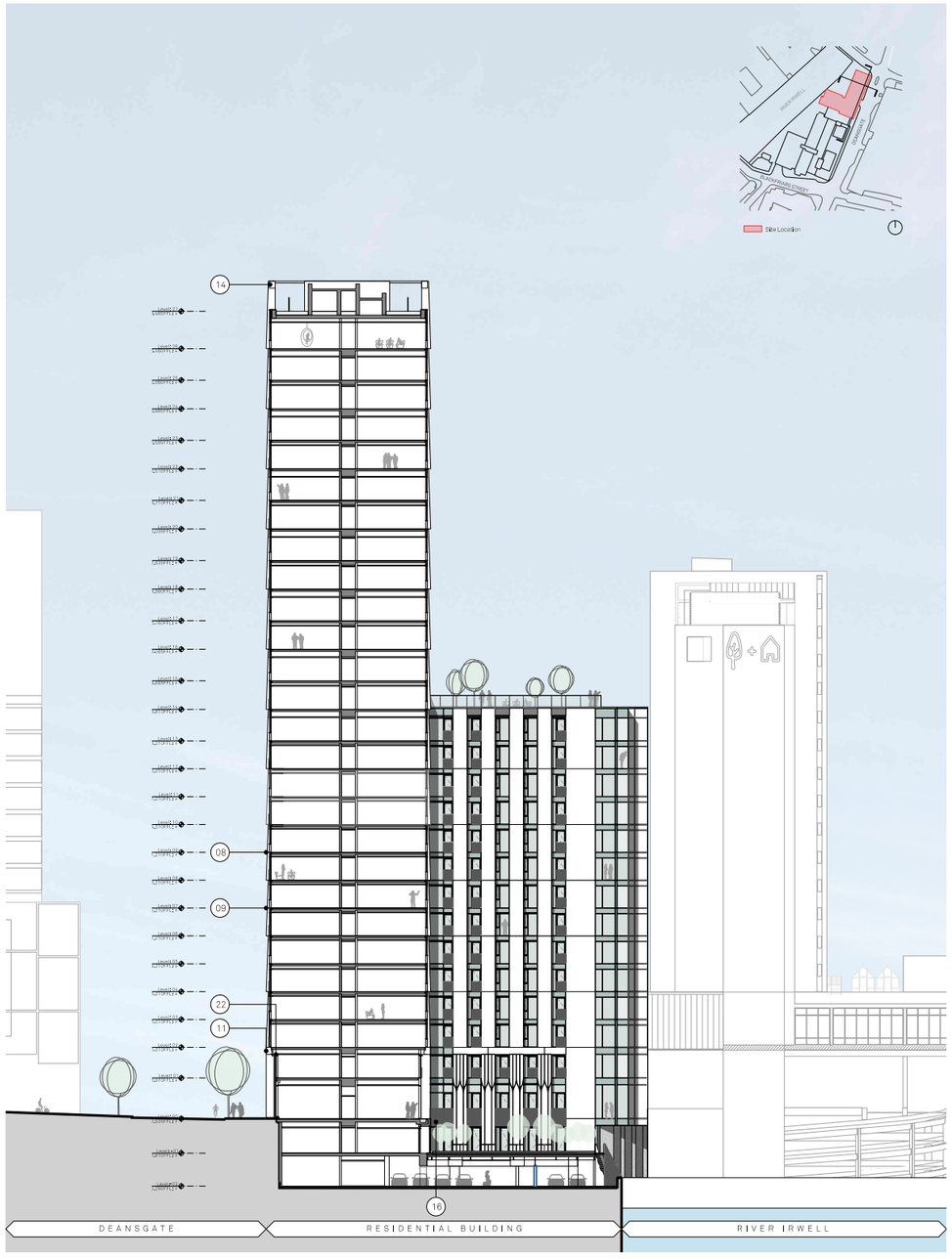
X Sept 2024 Amendments

X Current Proposed Amendments 2025

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised curtin wall system with profiled bladed cap
5. Metallic silver unitised curtain wall system
6. SG curtain wall system
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with no.5
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. metallic PPC aluminium clip on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fin roof enclosure
19. Unitised curtain wall system with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit
20. Landscape deck with riverside parking
21. Curtain walling system with feature anodised metal perforated panel, integrated sliding doors and back painted glass
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

5.4 Sections
Consented Ref:132088/FO/2021





Key

1. Glazed balustrade
2. Anodsied metal balustrade
3. Anodised aluminium soffit panel
4. Anodised silver capped curtain wall system with profiled cap
5. Metallic silver unitised capped curtain wall system
6. SG curtain wall system
7. Metallic silver unitised capped curtain wall parapet
8. Polished precast concrete shingle panels with acid etched reveal
9. Polished & patterned precast concrete shingle panel with acid etched reveal
10. Polished & patterned precast column with acid etched reveal
11. Polished precast concrete lintel
12. Acid etch & pattern concrete lintel
13. Acid etch & pattern precast panel
14. Precast concrete lintel
15. Polished precast coping
16. Anodised aluminium clip-on balcony with balustrade
17. Metallic PPC metal juliet balustrade integrated with material no.5
18. Glazed corner unit
19. Anodised aluminium rainscreen feature column cladding
20. Metallic Curtain walling with glazed corner
21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony
22. Anodised aluminium soffit
23. Acid etched Precast Concrete
24. Deep acid etched precast concrete panel
25. Anodised PPC Rainscreen Cladding
26. PPC frame clerestory window
27. Painted blockwork wall
28. Feature wall with integrated lighting
29. Metallic PPC metal fins with green wall
30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
32. Patterned ceramic frit glazed spandrel
33. Glazed in slot vent
34. Anodised capped curtain wall system with integrated louvred doorset

5.4 Sections
S73 Proposal

The Section 73 application includes both the amendments previously proposed in 2024 and the further proposed amendments.

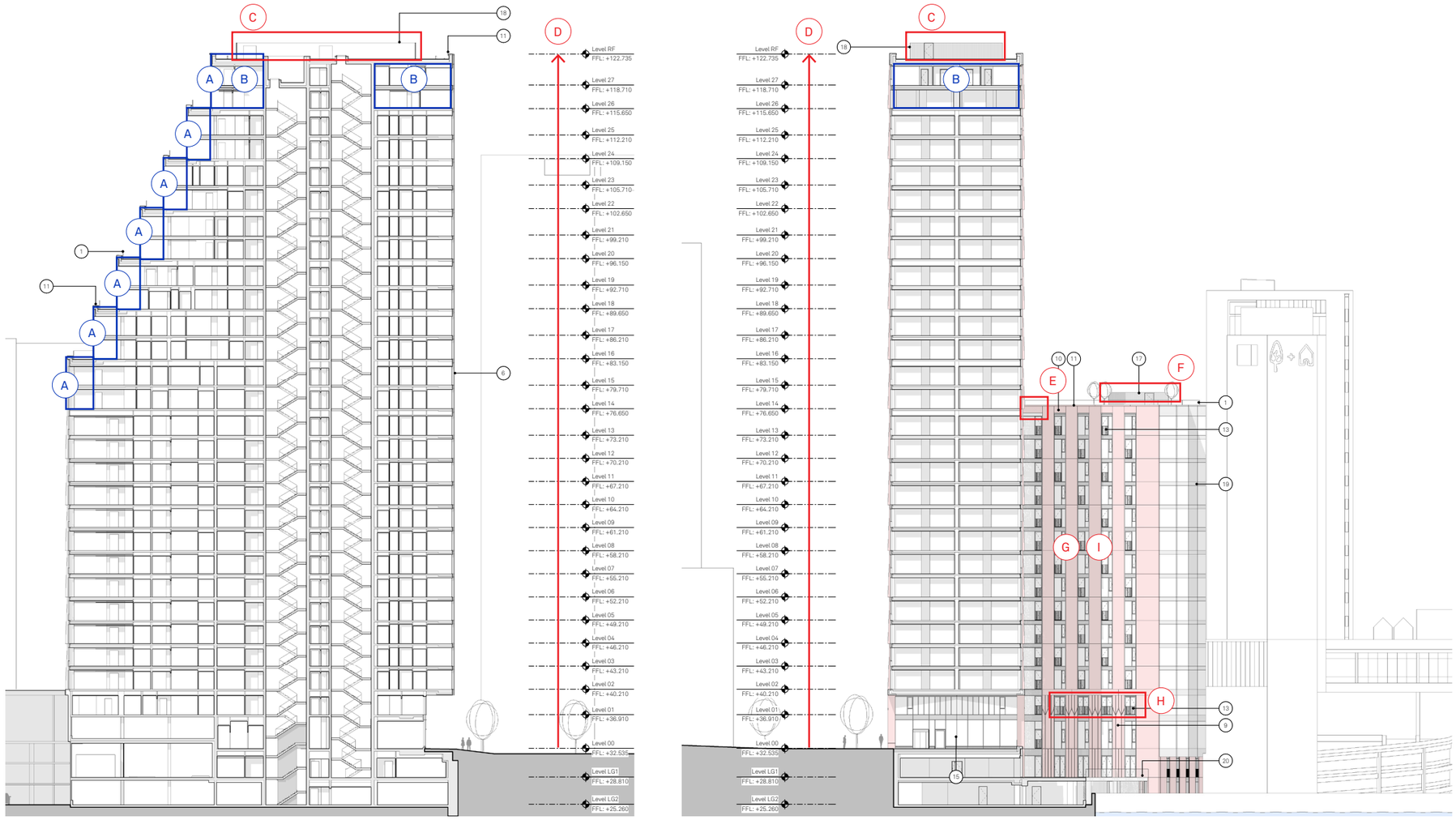
Sept 2024 Amendments: (141175/JO/2024)

A. Internal floor plate extended into previous / consented external terrace area floors 14-27. Scale, massing and elevation amendments proposed where the floorplate is extended.
B. New upper floor duplex accommodation added to level 27.

Current Proposed Amendments 2025:

C. Vertical metal fins added on the top roof for air conditioning condensers and smoke extrat fans. The plant enclosure is recessed from the main facade to mitigate view impact from street level.
D. Floor to floor heights have been adjusted to accomodate structural and services design amendments. The overall height difference has been increased by 150mm (excluding roof enclosure mentioned before).
E. To reinforce the idea of a simpler volumen and to simplify the structure design, a precast lintel has been added connecting both blocks and simplifying the volume.
F. Metal rainscreen cladding with a bespoke perforated panel has been added to the level 14 residents roof terrace to conceal the smoke extract fan.
G. Mirrored Juliet balcony arrangement applied to all elevations.
H. Added Juliet balconies to Ground floor CW systems to achieve a more unified street level facade.
I. Patterned ceramic frit glazed spandrel with glazed in slot ven replaced for anodized perforated metal panel.





Key

X Sept 2024 Amendments

X Current Proposed Amendments 2025

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised curtin wall system with profiled bladed cap
5. Metallic silver unitised curtain wall system
6. SG curtain wall system
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with no.5
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. metallic PPC aluminium clip on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fin roof enclosure
19. Unitised curtain wall system with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit
20. Landscape deck with riverside parking
21. Curtain walling system with feature anodised metal perforated panel, integrated sliding doors and back painted glass
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

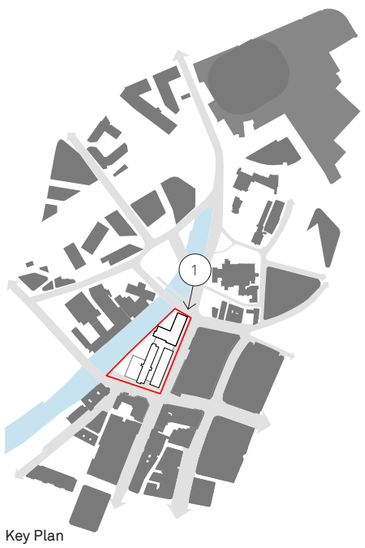
5.5 Visualisation
Consented & Proposed



1. Consented view looking south along Deansgate from the Cathedral

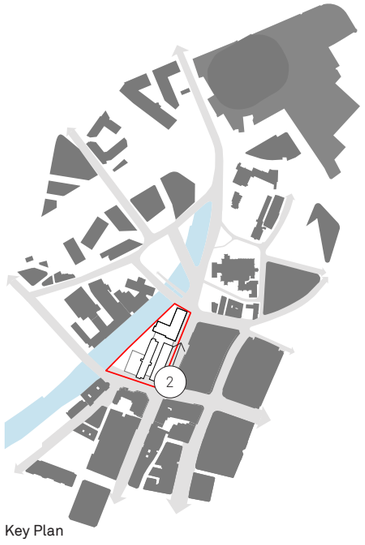


1. S73 propoosed view looking south along Deansgate from the Cathedral



Key Plan

5.5 Visualisation
Consented & Proposed



Key Plan

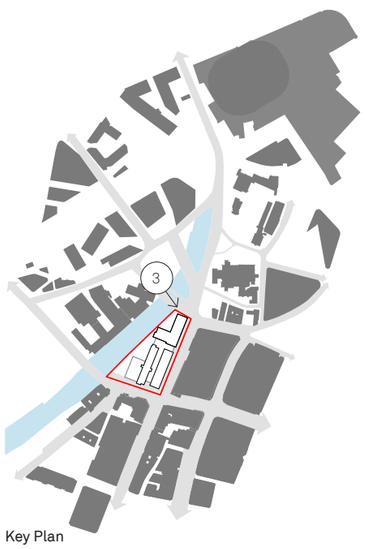


2. Consented view looking north along Deansgate towards the Cathedral



2. Proposed view looking north along Deansgate towards the Cathedral

5.5 Visualisation
Consented & Proposed



Key Plan

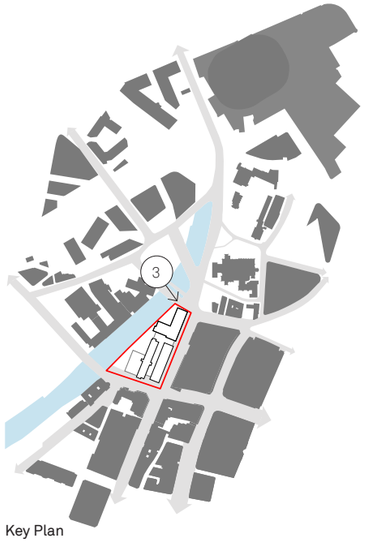


3. Consented view from Victoria Bridge Street



3. Proposed view from Victoria Bridge Street

5.5 Visualisation
Consented & Proposed



Key Plan



3. Consented dusk view from Victoria Bridge Street



3. Proposed dusk view from Victoria Bridge Street

Use

The proposed uses remains the same as the consented scheme. Some retail along the Deansgate elevation has been omitted and replaced with resident amenity space.

The proposed scheme still provides extensive residential amenity; including a gym, communal roof terrace a riverside residents garden. Other areas of amenity are yet to be decided - amenity area within the building has been provided for this.

Ancillary space such as plant rooms and bin stores are located next to the existing service yard or in the lower ground floors. An additional plant room has been added to level 18.

Amount

The overall quantum of development proposed by the Section 73 application remains unchanged from the consented scheme, albeit there are changes to the residential unit mix.

The proposed residential building still provides 300 residential homes. Including:

- 101 no. 1 beds
- 190 no. 2 beds
- 3 no. 3 beds
- 6no. 2 beds penthouses

The proposed scheme provides an increased number 2 bed apartments and a reduced number of 1 beds.

It also now includes duplex apartments over levels 26 & 27. These have been accommodated within the consented building footprint and height but does require an increased in the scale and massing local to the south facing stepped terraces levels 14-27.

- GIA increased from 25,685 sqm to 26,616 sqm from consented scheme on Sept 2024 Amendments. The proposed changes reduce the GIA to 26,438 sqm as result of the technical design development and terrace omission.
- Residential area is reduced from 19,150 sqm to 18,410 sqm from consented scheme.
- Amenity area is increased from 458 sqm to 521 sqm from Sept 2024 Amendments, as a result of moving the cycle storage to level lower ground 2.
- Retail is reduced from 121 sqm to 117 sqm from Sept 2024 Amendments, as a result of techincal design development and Fire strategy requirements (introduction of platform lift)

Residential Building

Floor	GIA SQM	GIA SQFT	Residential Area SQM	Residential Area SQFT	Efficiency %	Car Parking
Lower Ground Level -2	399	4,289	0	0	0%	
Lower Ground Level -1	1,082	11,647	400	4,306	37%	
Ground	1,077	11,593	341	3,671	32%	
1st	1,081	11,636	693	7,459	64%	
2nd	1,159	12,475	937	10,086	81%	
3rd	1,160	12,486	938	10,097	81%	
4th	1,160	12,486	938	10,097	81%	
5th	1,160	12,486	938	10,097	81%	
6th	1,160	12,486	938	10,097	81%	
7th	1,160	12,486	938	10,097	81%	
8th	1,160	12,486	938	10,097	81%	
9th	1,160	12,486	936	10,075	81%	
10th	1,160	12,486	936	10,075	81%	
11th	1,160	12,486	936	10,075	81%	
12th	1,160	12,486	936	10,075	81%	
13th	1,160	12,486	936	10,075	81%	
14th	761	8,191	605	6,512	80%	
15th	761	8,191	613	6,598	81%	
16th	709	7,632	572	6,157	81%	
17th	709	7,632	572	6,157	81%	
18th	659	7,093	532	5,726	81%	
19th	659	7,093	532	5,726	81%	
20th	610	6,566	486	5,231	80%	
21st	610	6,566	486	5,231	80%	
22nd	560	6,028	449	4,833	80%	
23rd	560	6,028	449	4,833	80%	
24th	511	5,500	402	4,327	79%	
25th	511	5,500	402	4,327	79%	
26th	460	4,951	371	3,993	81%	
Roof	47	506				
Total	25,685	276,468	19,150	206,131	75%	0

Floor	1 Bed Apartments																						
	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person
	A1	A1.1	A2	A3	A4	A5	A6	A7	A8	A9	A9.1	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21
	52	51	55	44	40	52	52	45	41	42	40	41	50	37	45	47	50	53	56	58	58	41	45
	560	549	592	474	431	560	560	484	441	452	431	441	538	398	484	506	538	570	603	624	624	441	484
Lower Ground Level -2																							
Lower Ground Level -1						1														1	1	1	
Ground						1											1	1	1				
1st						1						1	1	1	1	1							
2nd	1	1	1	1	1	1																	
3rd	1	1	1	1	1	1																	
4th	1	1	1	1	1	1																	
5th	1	1	1	1	1	1																	
6th	1	1	1	1	1	1																	
7th	1	1	1	1	1	1																	
8th	1	1	1	1	1	1																	
9th	1	1		1	1	1																	
10th	1	1		1	1	1																	
11th	1	1		1	1	1																	
12th	1	1		1	1	1																	
13th	1	1		1	1	1																	
14th	1						1	1															
15th	1	1							2														
16th																							
17th																							
18th	1	1																					
19th	1	1																					
20th	1	1								1	1												
21st	1	1								1	1												
22nd																							
23rd																							
24th		1																					1
25th		1																					1
26th																							
Roof																							
Total	18	19	7	12	12	15	1	1	2	2	2	1	1	1	1	1	1	1	1	1	1	1	2

104

34.7%

Floor	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person
	B1	B2	B3	B3.1	B3.2	B4	B5	B5.1	B6	B7
	80	81	63	63	64	63	73	79	66	64
	861	872	678	678	689	678	786	850	710	689
Lower Ground Level -2										
Lower Ground Level -1										1
Ground									1	1
1st								1	1	1
2nd	1	1	1			1	1		1	1
3rd	1	1			1	1	1		1	1
4th	1	1			1	1	1		1	1
5th	1	1			1	1	1		1	1
6th	1	1			1	1	1		1	1
7th	1	1			1	1	1		1	1
8th	1	1			1	1	1		1	1
9th	1	1			1	1	1		1	1
10th	1	1			1	1	1		1	1
11th	1	1			1	1	1		1	1
12th	1	1			1	1	1		1	1
13th	1	1			1	1	1		1	1
14th	1	1								
15th	1	1			1					
16th	1	1								
17th	1	1								
18th	1	1		1						
19th	1	1		1						
20th	1	1								
21st	1	1								
22nd	1	1								
23rd	1	1								
24th	1	1								
25th	1	1								
26th										
Roof										
Total	24	24	1	2	12	12	12	1	14	15

300

Consented Area Schedule

FLOOR	GIA SQM	GIA SQFT	RESIDENTIAL AREA (NSA) SQM	RESIDENTIAL AREA (NSA) SQFT	AMENITY SQM	AMENITY SQFT	RETAIL SQM	RETAIL SQFT	EFFICIENCY %	CAR PARKING	ONE BED TYPES 1BED-1	1BED-2	1BED-3	1BED-4	1BED-5	1BED-6	1BED-7	1BED-8	1BED-9	1BED-10	1BED-11	1BED-12	1BED-13	1BED-14	1BED-15	1BED-16	1BED-17
											44.08	51.46	44.10	50.88	38.93	37.12	46.78	41.12	45.94	44.28	38.92	47.64	47.18	50.97	41.17	44.10	48.44
											474	554	475	548	419	400	504	443	494	477	419	513	508	549	443	475	521
Lower-ground 2	139	1,495								31																	
Lower-ground 1	1,127	12,130	328	3,531	168	1,813			44%		1	1	1														
Ground floor	1,088	11,706	221	2,376	200	2,149	117	1,255	49%		1			1													
1st	1,084	11,667	638	6,872	152	1,640			73%		1				1	1	1	1	1								
2nd	1,156	12,446	871	9,375					75%											1	2	1	1	1			
3rd	1,156	12,448	871	9,377					75%											1	2	1	1	1			
4th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
5th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
6th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
7th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
8th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
9th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
10th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
11th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
12th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
13th	1,156	12,448	871	9,377					75%											1	2	1	1	1			
14th	806	8,671	565	6,079					70%													1	1	1			
15th	806	8,672	618	6,647					77%													1	1	1			
16th	755	8,124	568	6,117					75%													1			1		
17th	755	8,124	568	6,117					75%													1			1		
18th	706	7,600	517	5,560					73%																	1	
19th	706	7,600	530	5,703					75%																	1	
20th	656	7,065	489	5,267					75%													1					
21st	656	7,065	489	5,267					75%													1					
22nd	607	6,539	452	4,864					74%																		
23rd	607	6,539	448	4,818					74%													1					1
24th	558	6,004	405	4,358					73%														1				
25th	558	6,004	405	4,358					73%														1				
26th	509	5,477	716	7,704					76%																		
27th	438	4,715																									
TOTAL	26,438	284,575	18,410	198,166	521	5,603	117	1,255	72%	31	3	1	1	1	1	1	1	1	1	12	24	19	16	14	2	2	1

101

33.7%

Section 73 proposed Area Schedule

2 Bed Apartments																						3 Bed	3 Bed	3 Bed	PH	PH	PH	PH
2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	3 Bed 5 person	3 Bed 5 Person	3 Bed 5 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person
B8	B9	B10	B11	B11.1	B11.2	B12	B13	B13.1	B14	B15	B16	B17	B17.2	B17.3	B17.4	B17.5	B17.6	B17.7	B17.8	B21	B22	C1	C2	C3	B1.1	B2.1	D1.1	D1
61	73	72	72	74	75	68	66	66	71	63	64	69	72	72	70	70	72	69	70	61	66	92	80	94	80	81	103	107
657	786	775	775	797	807	732	710	710	764	678	689	743	775	775	753	753	775	743	753	657	710	990	861	1,012	861	872	1,109	1,152
																				1	1							
							1	1															1					
1																						1						
1																						1						
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					1														1									
					1															1								
																									1	1	1	1
16	5	5	5	2	4	1	1	1	2	2	2	4	2	2	2	2	2	2	2	1	1	7	1	1	1	1	1	1

183			9	4
61.0%			3.0%	1.3%

Consented Area Schedule

TWO BED TYPES																																		THREE BED TYPES		DUPLEX				
2BED-1	2BED-2	2BED-3	2BED-4	2BED-5	2BED-6	2BED-7	2BED-8	2BED-8*	2BED-9	2BED-10	2BED-11	2BED-12	2BED-13	2BED-14	2BED-15	2BED-16	2BED-17	2BED-18	2BED-19	2BED-20	2BED-21	2BED-22	2BED-23	2BED-24	2BED-25	2BED-26	2BED-27	2BED-28	2BED-29	2BED-30	2BED-31	2BED-32	2BED-33	2BED-34	3BED-1	3BED-2	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5
64.21	61.03	63.2	62.59	61.17	65.77	70.73	71.58	71.58	61.23	60.95	71.04	70.16	70.36	63.51	75.15	75.94	64.1	61.08	67.05	73.37	66.55	68.52	66.65	65.12	61.38	62.13	67.25	62.72	70.66	69.23	75.52	73.75	70.72	78.71	94.73	94.73	121.67	121.32	114.42	123.43	113.19
691	657	680	674	658	708	761	770	770	659	656	765	755	757	684	809	817	690	657	722	790	716	738	717	701	661	669	724	675	761	745	813	794	761	847	1,020	1,020	1,310	1,306	1,232	1,329	1,218
1	1	1																																							
		1	1																																						
	1	1	1	1	1	1																																			
		1	1			1		2	1	1	1	1																													
		1	1			1		2	1	1	1		1																													
		1	1			1		2	1	1	1		1																													
		1	1			1		2	1	1	1		1																													
		1	1			1		2	1	1	1		1																													
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							2																																		
1	2	15	14	1	1	13	18	30	19	12	12	1	11	1	2	1	1	1	1	8	2	2	2	5	1	1	1	1	2	2	1	1	2	2	2	1	2	1	1	1	1

190																																		3		6				
63.3%																																		1.0%		2.0%				

300

Section 73 proposed Area Schedule

6.0 Proposed Waste Management

6.1 Proposed Waste Management

The refuse stores sizes & capacity have been based upon documents MCC's GD04 and BS 5906:2005.

GD04 requires the refuse stores to be the number of apartments multiplied by 0.43m². There are 300 units in the scheme which gives a required size of 129m². The scheme provides a refuse store which is 133m². It is considered that the provision is suitable for the development.

Using BS5906:2005 provides the following calculation for weekly capacity: Volume for each apartment is 70L per bedroom + 30L.

- one bed apartment = 100L
- two bed apartment = 170L
- three bed apartment = 240L
- four bed apartment = 310L

Total number, including duplexes:
- 101 x 1 beds = 101x100L= 10,100L
- 190 x 2 beds = 190x170L= 32,300L
- 3 x 3 beds = 3x240L = 720L
- 6 x Penthouses = 6x170L = 1020L
- 44,140L

This total volume can be divided by percentage into the following waste streams:
- General Refuse = 49%
  = 22,486L = 20 x 1,100L bins
- Pulpable = 24.5%
  = 11,243L = 10 x 1,100L bins
- Co-mingled = 24.5%
  = 11,243L = 10 x 1,100L bins
- Organic = 2% = 918L = 1 x 1100L

The waste will be collected via the existing service yard.



Key

General Waste Bin

Pulpable Refuse Bin

Co-mingled Refuse Bin

Organic Waste

Retail Waste

Refuse Collection Access

7.0 Conclusion

7.1 Conclusion

The consented proposal Planning Ref:132088/FO/2021 will regenerate this gateway site and deliver the principles outlined in the original SRF. The Section 73 proposal will maintain and deliver these same principles and the amendments proposed will not affect the strategic regeneration this scheme will bring forward to the key, gateway site.

The design of this landmark building has evolved through consultation with Manchester City Council, Manchester Cathedral, Historic England and seeks to be appropriate in its setting through its siting, massing, and appearance that takes cues from the Cathedral and the Medieval Quarter. Whilst the scale, massing and appearance of the Section 73 proposal is amended, the same high quality design and use of materials inspired by the historic setting is up upheld and promoted across the design.

The new riverside public realm proposed as part of this application will transform the area of the site adjoining the Irwell, stretching along the full length of this boundary between Victoria Bridge Street and Blackfriars Street. Further new landscaping is also proposed to the back of pavement along the Deansgate frontage of the residential building. The Section 73 makes no amendment to this area and therefore the consented proposal is maintained.

In conclusion, the Section 73 application has maintained the design qualities of the consented scheme wherever possible. Whilst there have been significant internal layout changes needed to meet changes in fire regulation (passed since consent was first granted) the impact to the scale, massing and appearance of the building has been minimised where possible. Where these changes have been made are focused toward the south and away from the Cathedral.

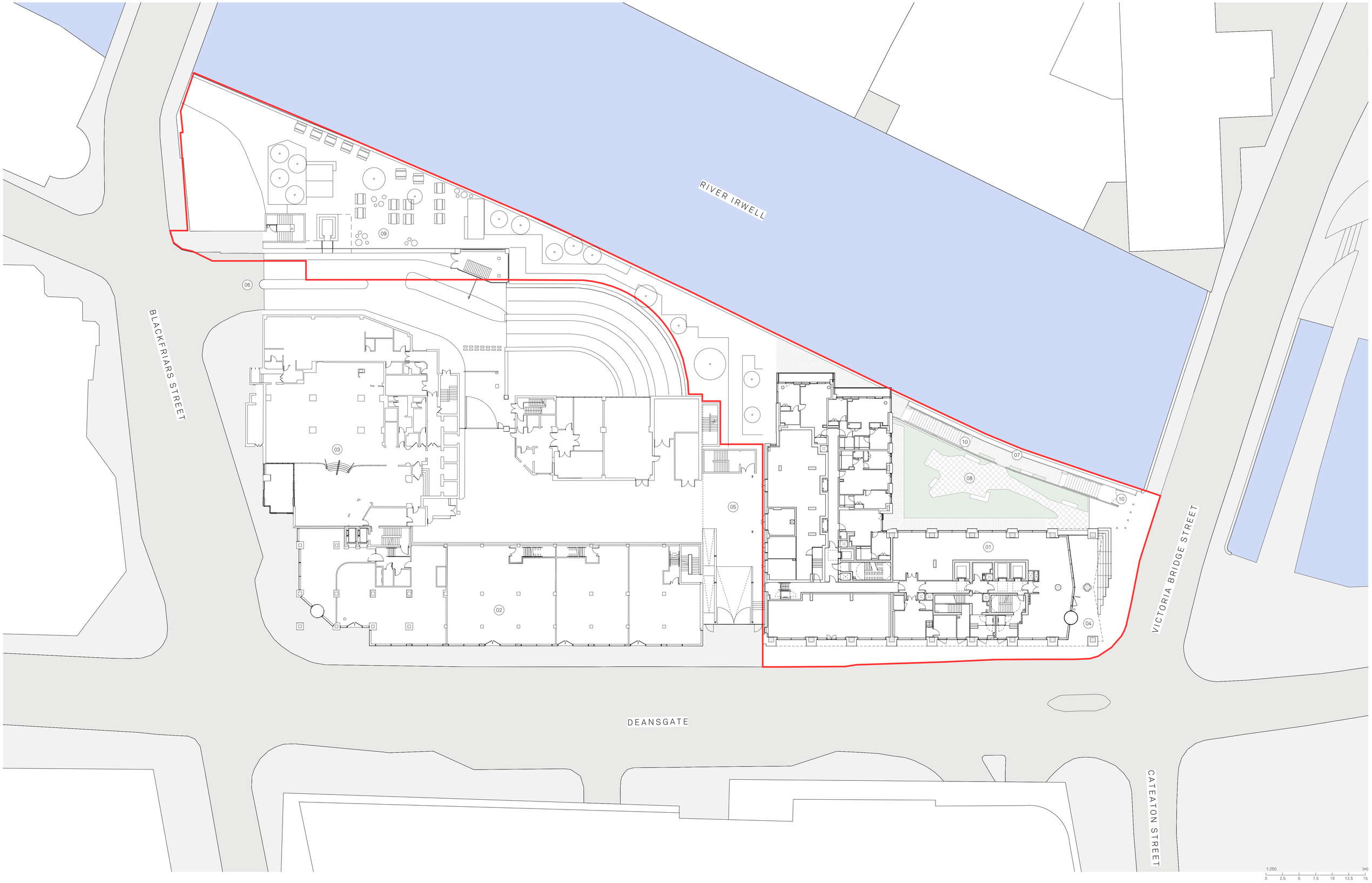


Proposed view looking south along Deansgate from the



Proposed view looking north along Deansgate towards the

8.0 Appendix A
Architectural Drawings



Notes

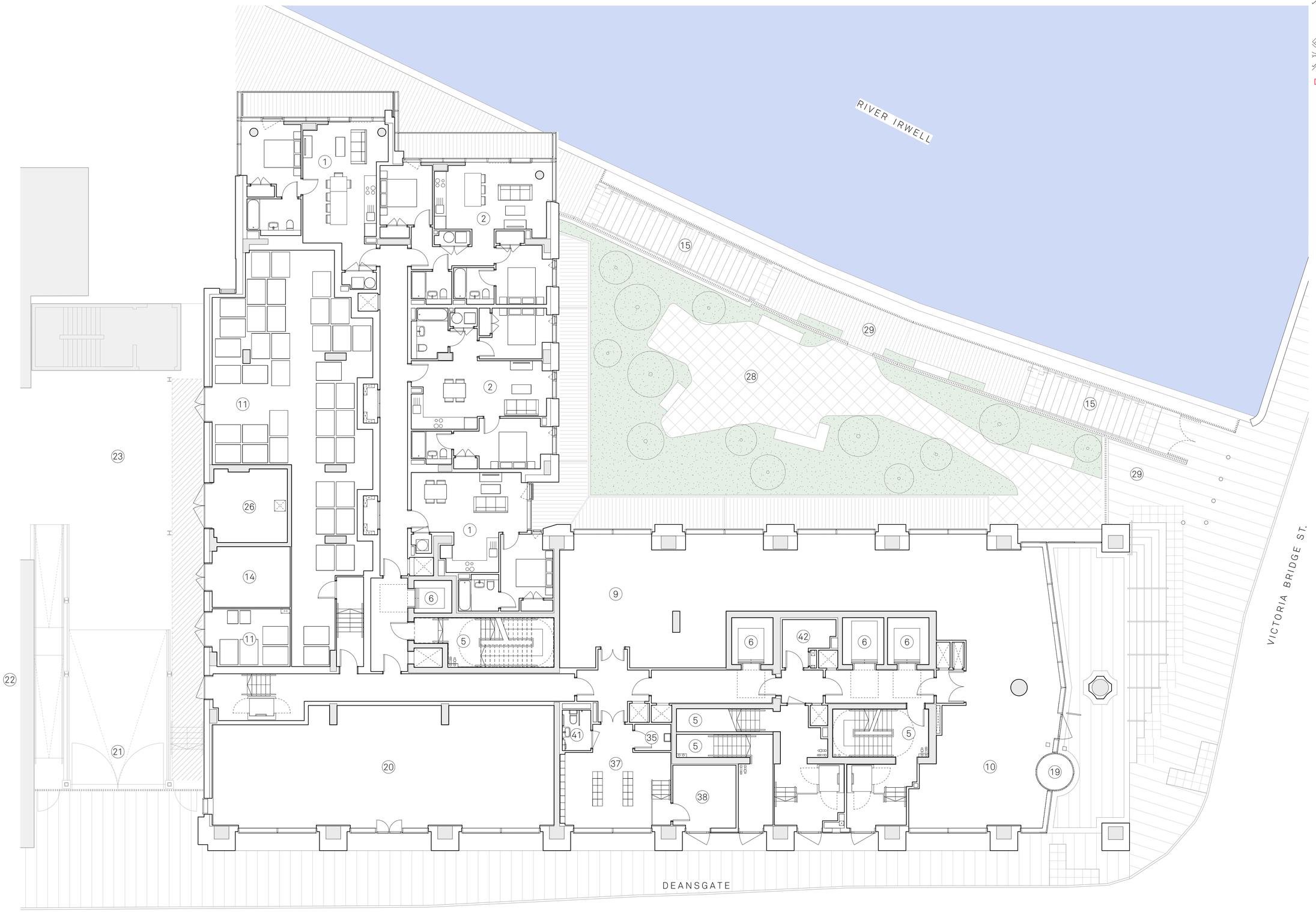
Site Application Boundary

1 Residential Building
2 Premier House
3 Hotel
4 Main residential entrance
5 Service Yard
6 Car Park Entrance
7 Public Route
8 Residents Terrace
9 Riverside Leisure Space (F&B)
10 Accessible Stair Lift

Project: Renaissance Block 2 Residential Building
Title: Masterplan Ground floor plan
Scale: 1:250 @ A1
Drawn: ER
Checked: JC
Status: S73 App
Drawing No: 150_JMA_B2_02_ 2200
Rev: C
Details: 12/09/2025 - S73 Application

Jon Matthews Architects
Union, 2-10 Albert Square, Manchester, M2 6LW
0161 974 3690

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1:100 (m)
0 1 2 3 4 5 6

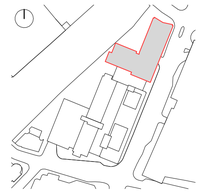
Notes

1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 00 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2200
Rev: C
Details: 12/09/2025 - S73 Application

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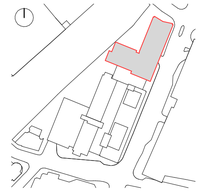
Notes

1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 01 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2201
Rev: C
Details: 12/09/2025 - S73 Application

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0161 974 3690

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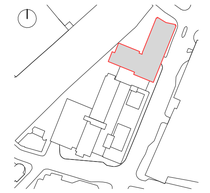
Notes

1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 02 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2202
Rev: B
Details: 12/09/2025 - S73 Application

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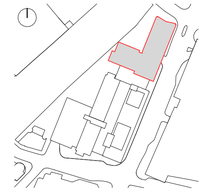
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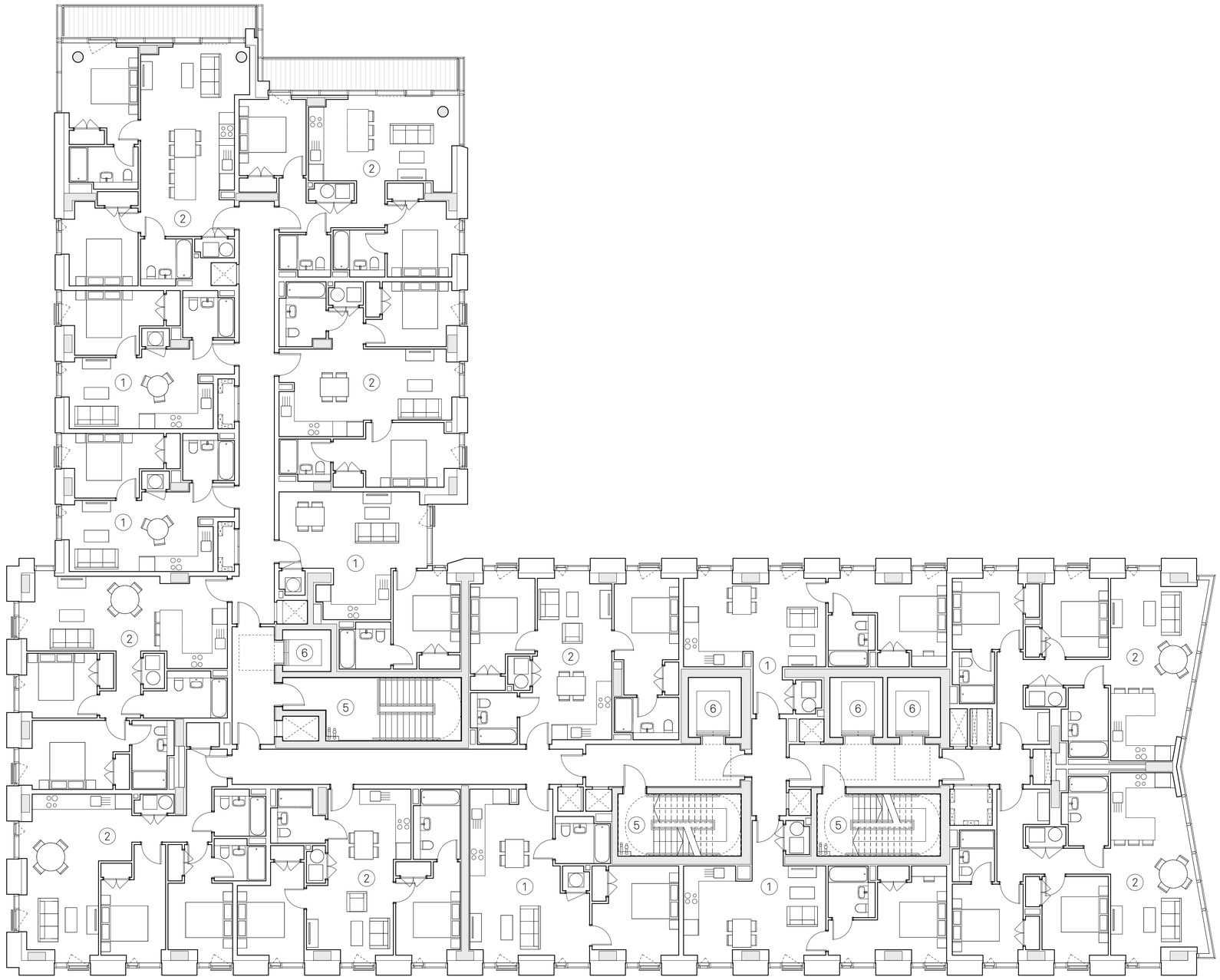
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8 Cycle Store
9 Amenity
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12 Gym/Yoga Studio
13 LV Switch
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22 Premier House
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25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 03-12 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2203
Rev: B
Details: 12/09/2025 - S73 Application

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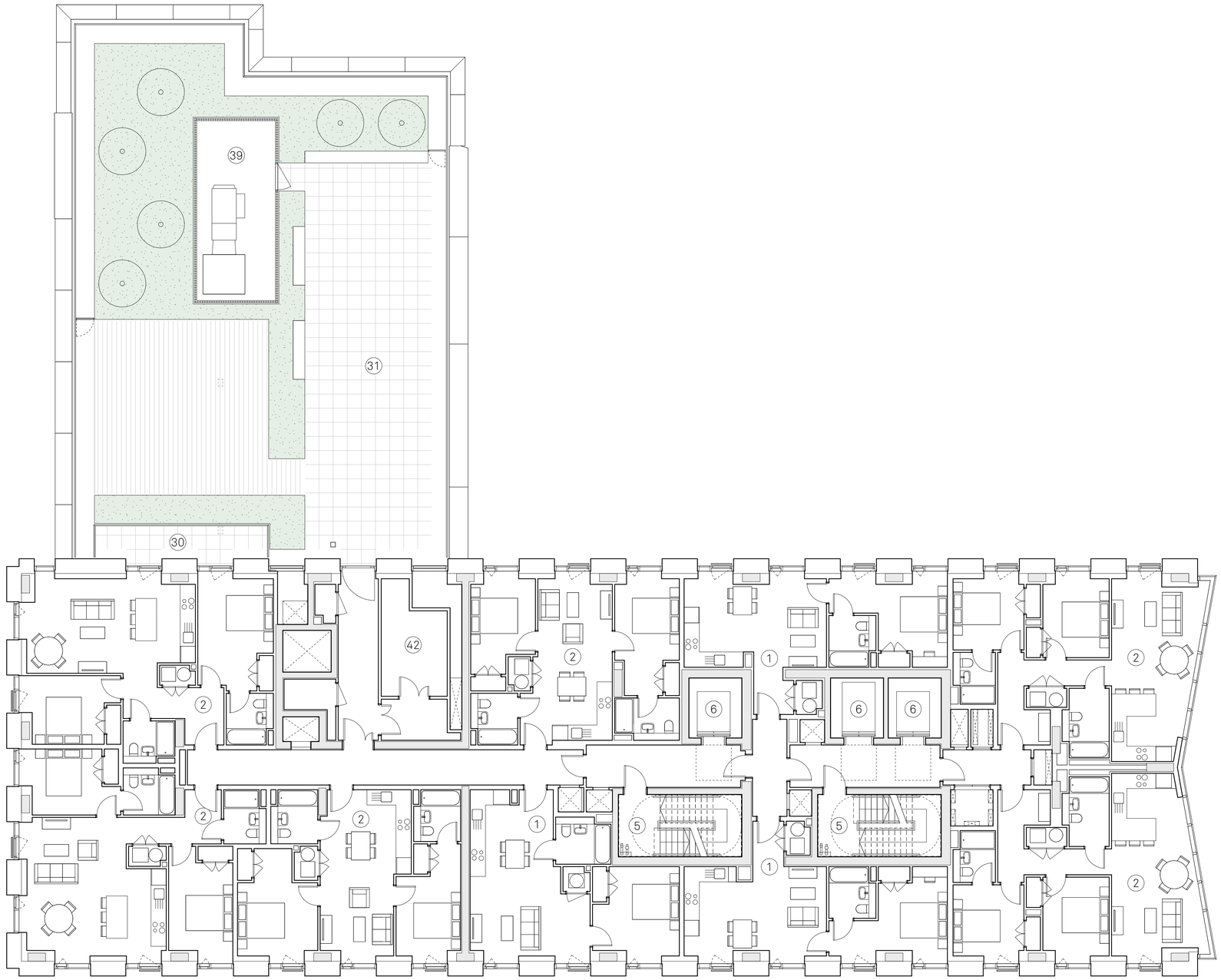
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3 Three Bedroom
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5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
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12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 13 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2213
Rev: A
Details: 12/09/2025 - S73 Application

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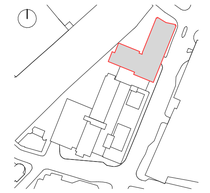
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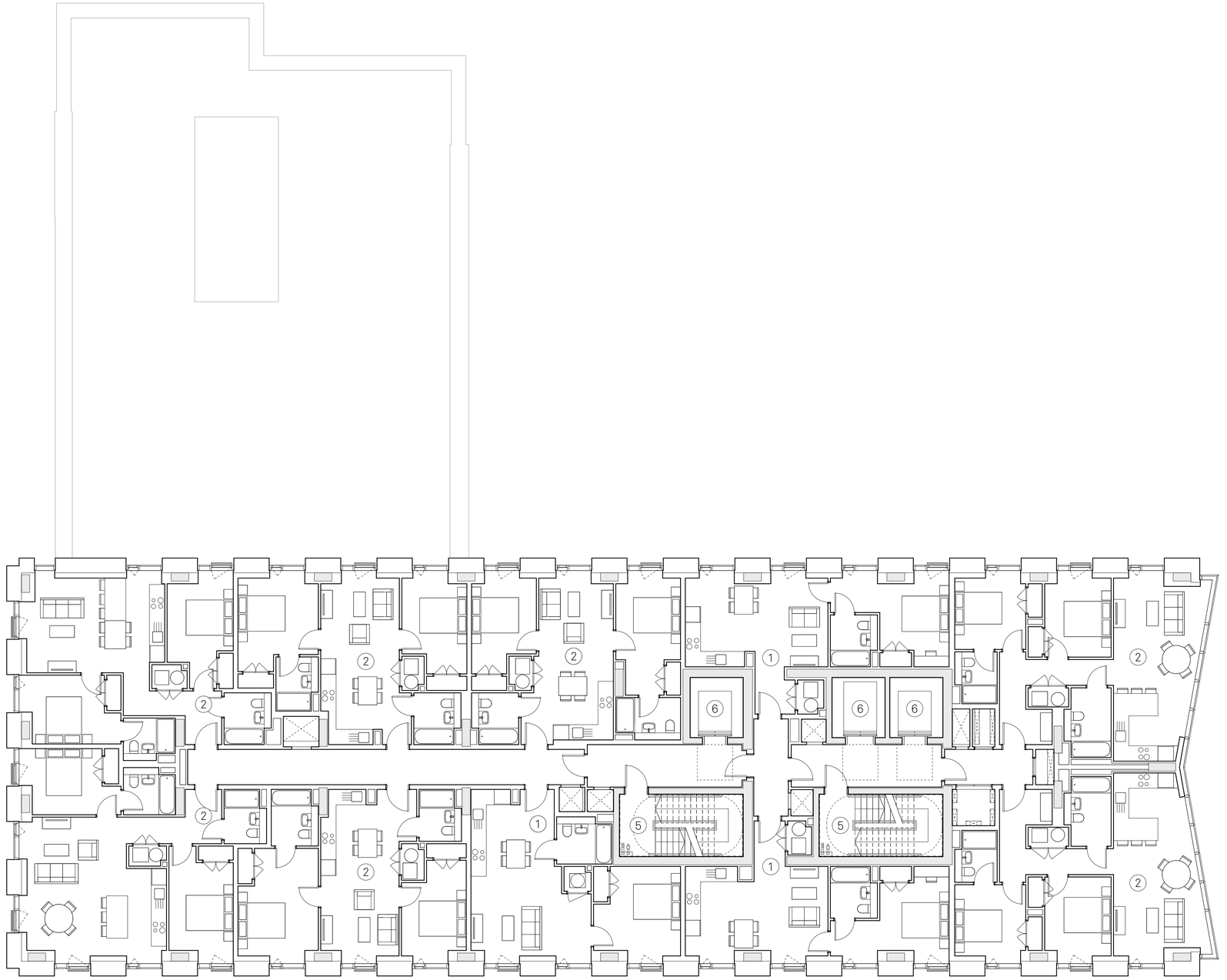
1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
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29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 14 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2214
Rev: B
Details: 12/09/2025 - S73 Application

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1:100 (m) 0 1 2 3 4 5 6

Notes

1. One Bedroom
2. Two Bedroom
3. Three Bedroom
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/Yoga Studio
13. LV Switch
14. Generator
15. Acessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Carpark Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway/ Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residental Carpark
33. Garden Store
34. Plant Room
35. Cleaners Store
36. Duplex Two Bedroom
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

Project: Renaissance Block 2 Residential Building

Title: Proposed Level 15 GA plan

Scale: 1:100 @ A1

Drawn: RW

Checked: ER

Status: S73 App

Drawing No: 150_JMA_B2_02_2215

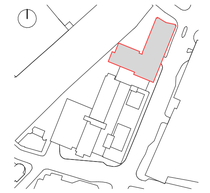
Rev: B

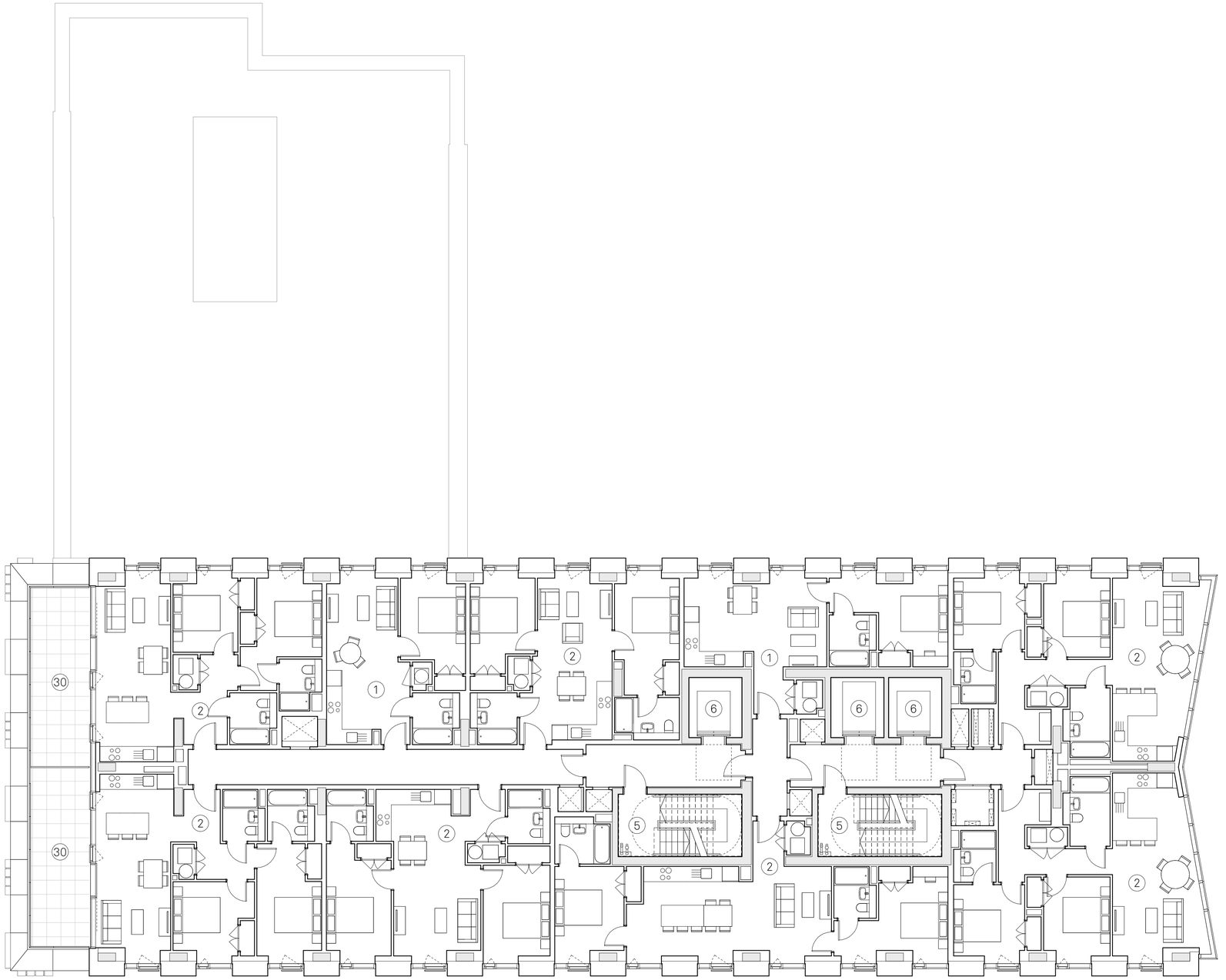
Details: 12/09/2025 - S73 Application

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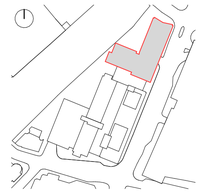
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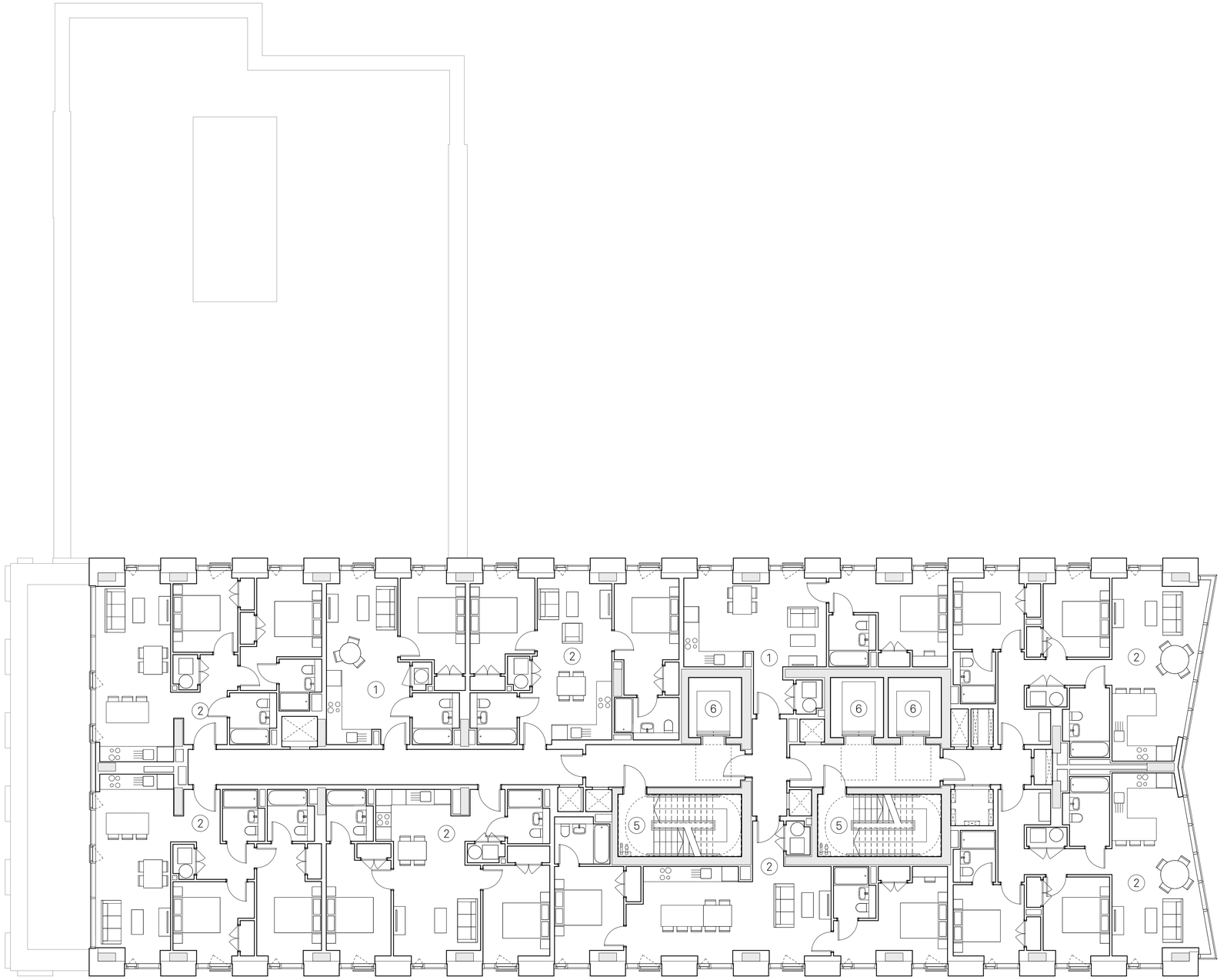
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2. Two Bedroom
3. Three Bedroom
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/Yoga Studio
13. LV Switch
14. Generator
15. Acessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Carpark Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway/ Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residental Carpark
33. Garden Store
34. Plant Room
35. Cleaners Store
36. Duplex Two Bedroom
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 16 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2216
Rev: B
Details: 12/09/2025 - S73 Application

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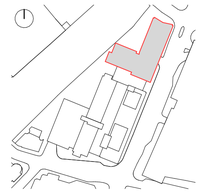
Notes

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2. Two Bedroom
3. Three Bedroom
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/Yoga Studio
13. LV Switch
14. Generator
15. Acessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
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20. Retail Unit
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22. Premier House
23. Service Yard
24. Carpark Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway/ Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residental Carpark
33. Garden Store
34. Plant Room
35. Cleaners Store
36. Duplex Two Bedroom
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 17 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2217
Rev: A
Details: 12/09/2025 - S73 Application

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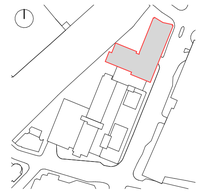
Notes

1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
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23 Service Yard
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27 Staff Welfare
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30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 18 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2218
Rev: B
Details: 12/09/2025 - S73 Application

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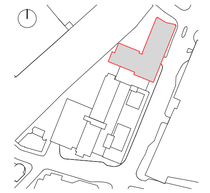
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2 Two Bedroom
3 Three Bedroom
4 Riverside Access
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6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
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22 Premier House
23 Service Yard
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27 Staff Welfare
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30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 19 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2219
Rev: A
Details: 12/09/2025 - S73 Application

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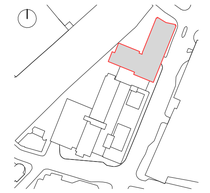
Notes

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2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
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27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 20 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2220
Rev: B
Details: 12/09/2025 - S73 Application

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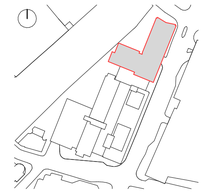
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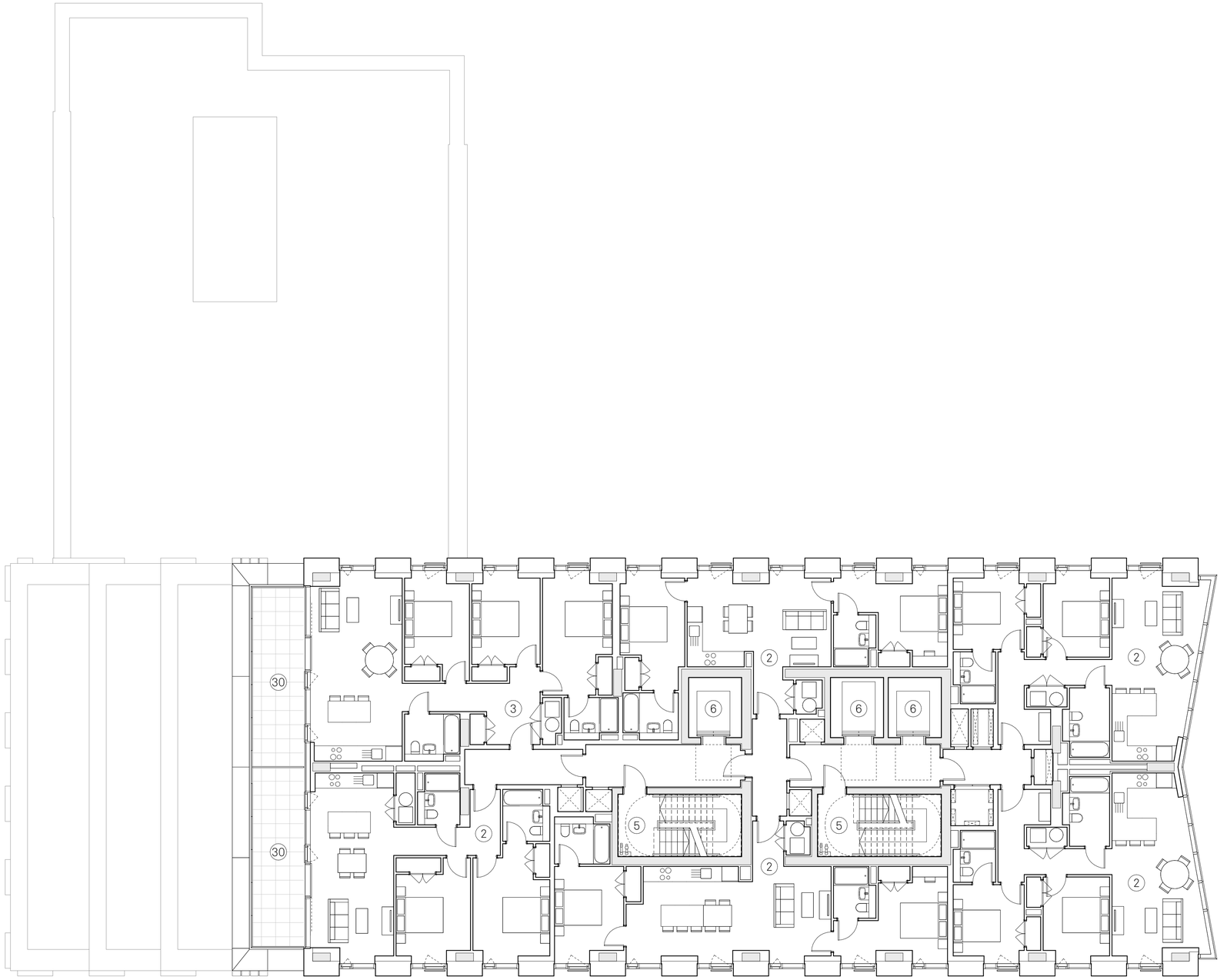
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6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
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14. Generator
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27. Staff Welfare
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30. Private Terrace
31. Communal Roof Terrace
32. Residental Carpark
33. Garden Store
34. Plant Room
35. Cleaners Store
36. Duplex Two Bedroom
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 21 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2221
Rev: A
Details: 12/09/2025 - S73 Application

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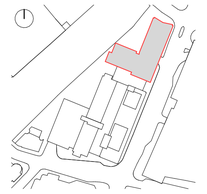
Notes

1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
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31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 22 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2222
Rev: B
Details: 12/09/2025 - S73 Application

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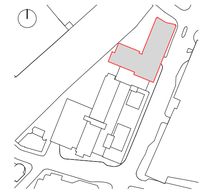
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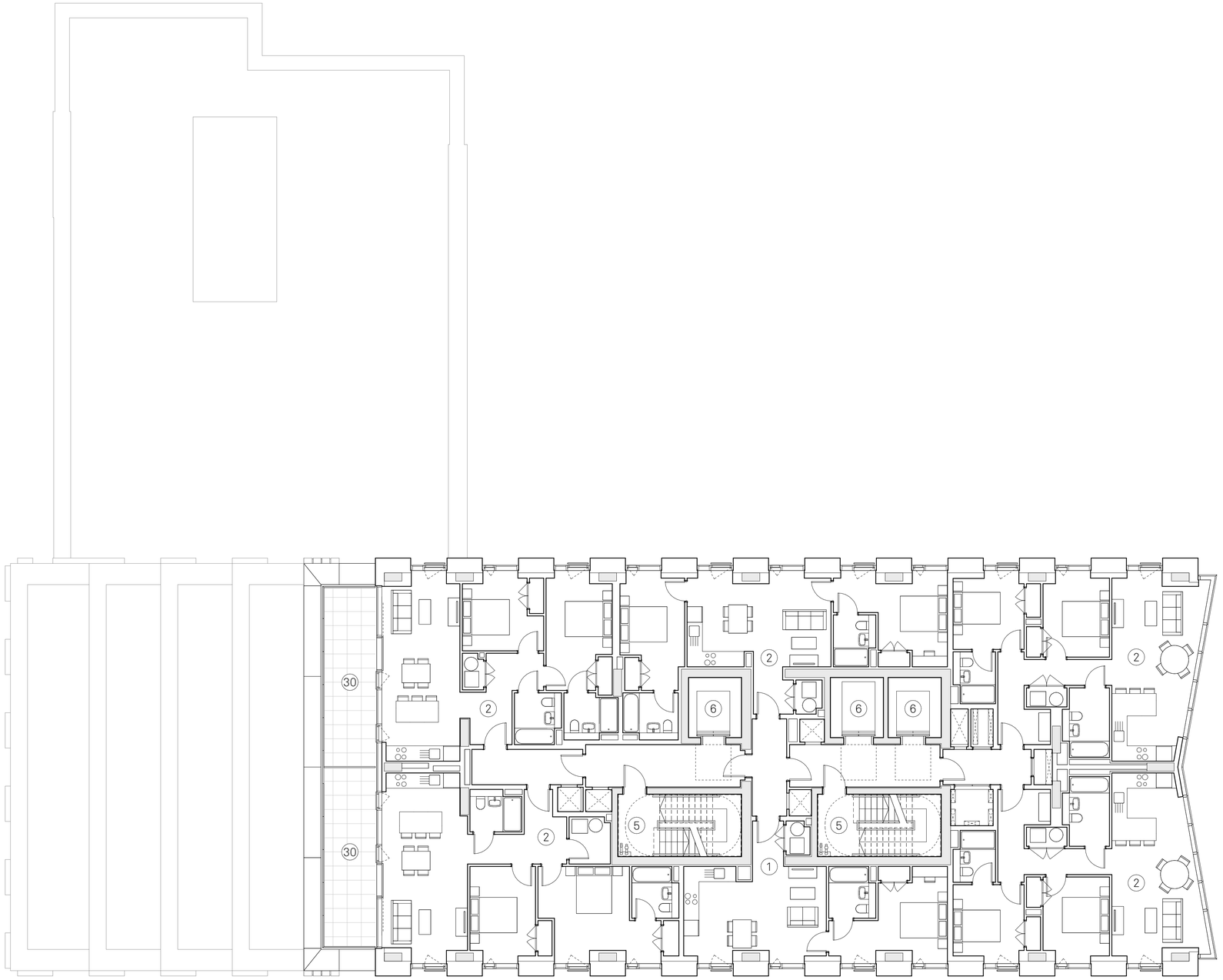
1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 23 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2223
Rev: A
Details: 12/09/2025 - S73 Application

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1:100 (m)
0 1 2 3 4 5 6

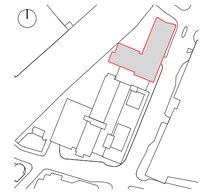
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1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 24 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2224
Rev: B
Details: 12/09/2025 - S73 Application

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1:100 (m)
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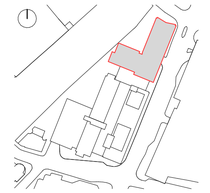
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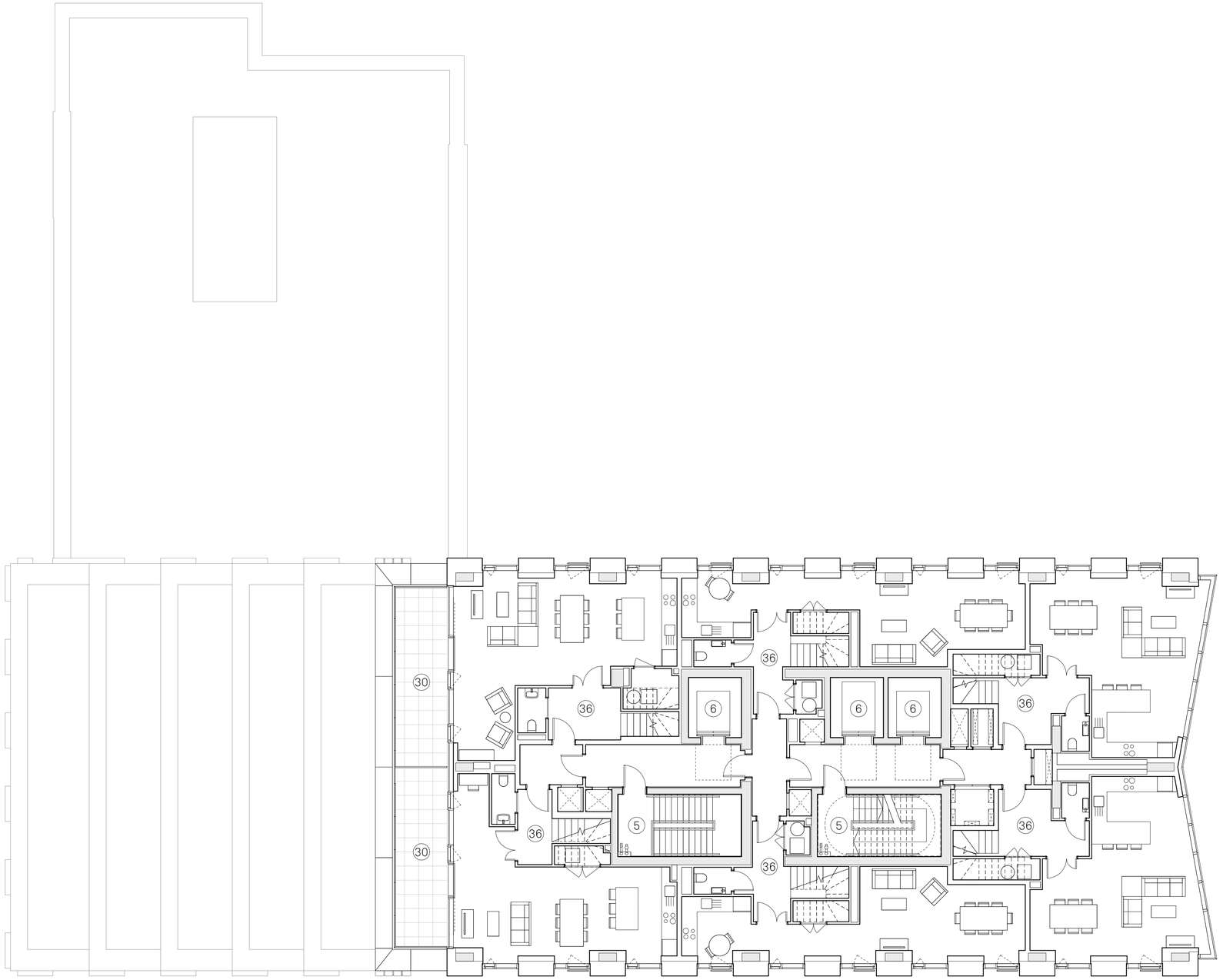
1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 25 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2225
Rev: A
Details: 12/09/2025 - S73 Application

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1:100 (m)
0 1 2 3 4 5 6

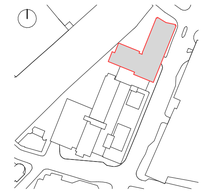
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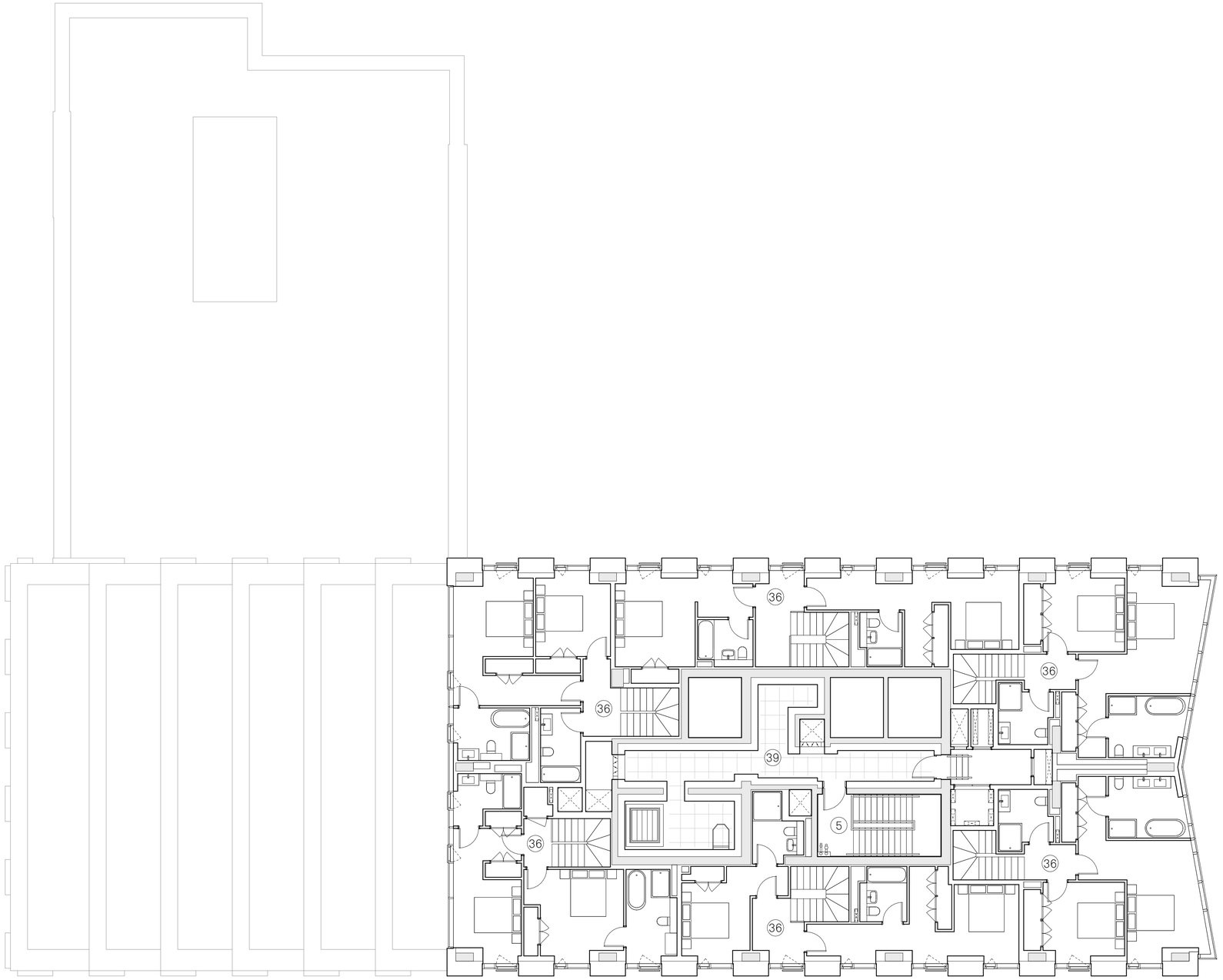
1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 26 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2226
Rev: B
Details: 12/09/2025 - S73 Application

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1:100 (m)
0 1 2 3 4 5 6

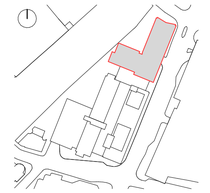
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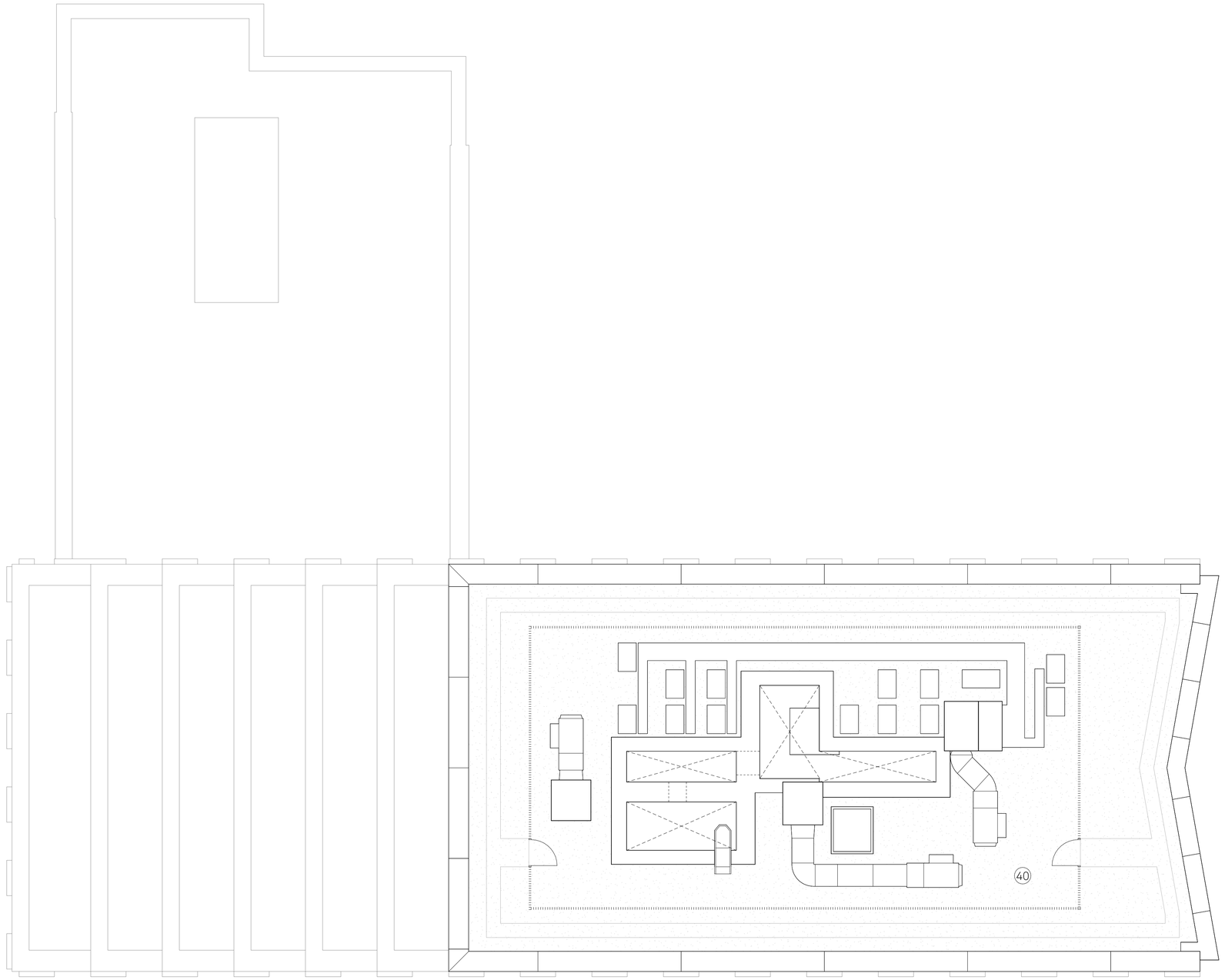
1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 27 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2227
Rev: B
Details: 12/09/2025 - S73 Application

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1:100 (m)
0 1 2 3 4 5 6

Notes

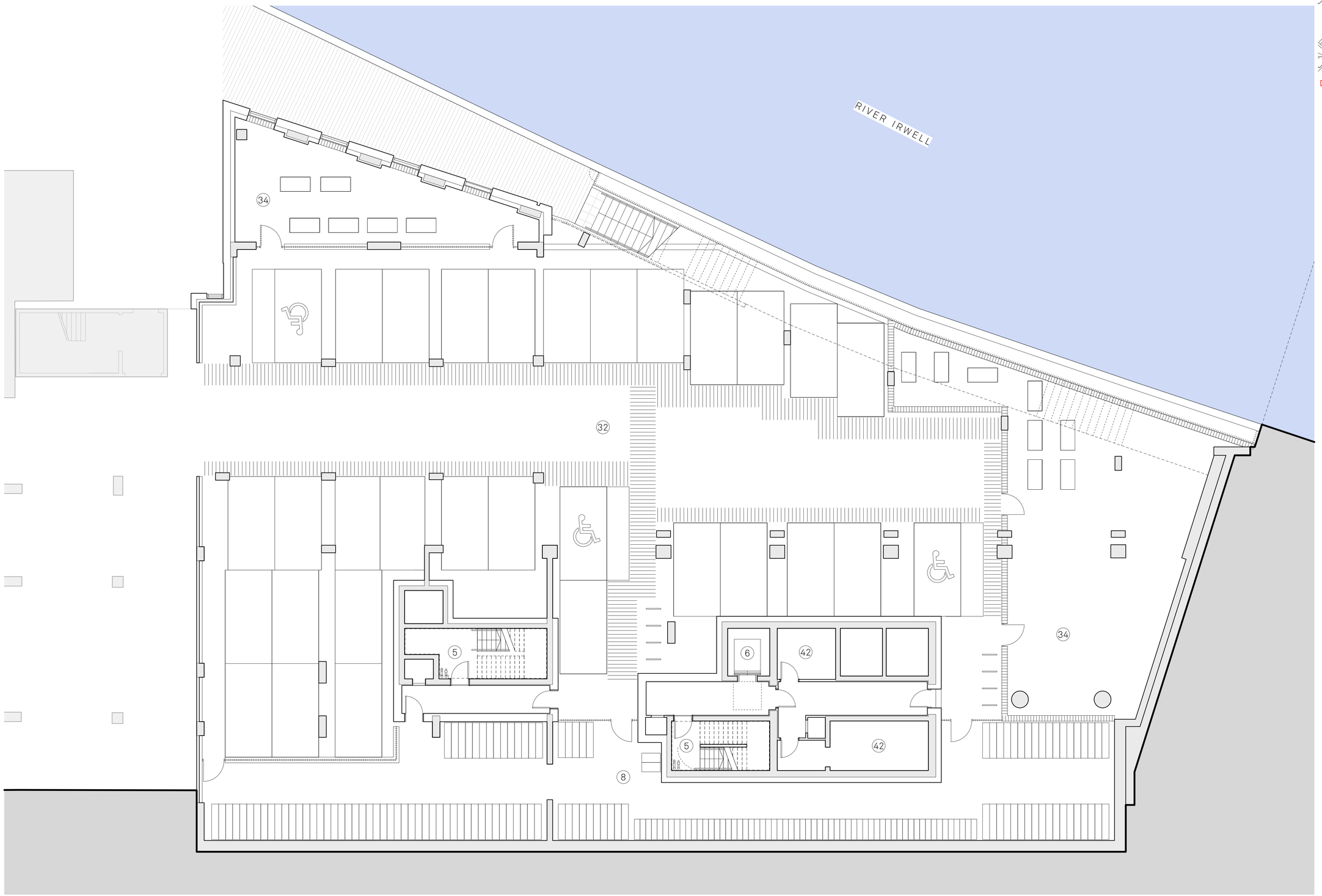
1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level RF GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2228
Rev: B
Details: 12/09/2025 - S73 Application

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1:100 (m)
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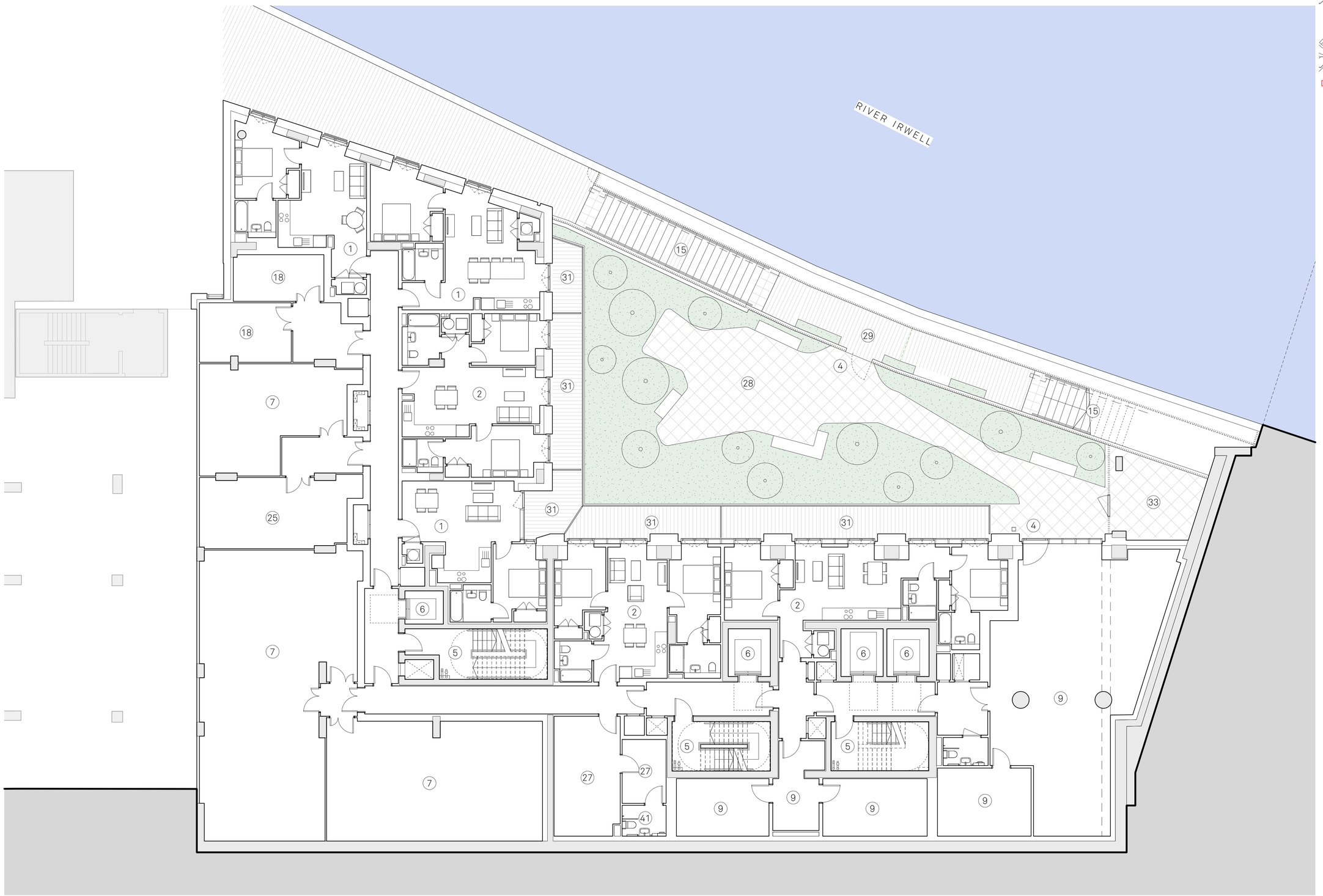
Notes

1 One Bedroom
2 Two Bedroom
3 Three Bedroom
4 Riverside Access
5 Fire Escape Stair
6 Lift Lobby
7 Storage Tanks
8 Cycle Store
9 Amenity
10 Reception
11 Refuse Store
12 Gym/Yoga Studio
13 LV Switch
14 Generator
15 Acessible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Yard Entrance
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Life Safety
26 Substation
27 Staff Welfare
28 Residents Riverside Garden
29 Public Walkway/ Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residental Carpark
33 Garden Store
34 Plant Room
35 Cleaners Store
36 Duplex Two Bedroom
37 Mail Room
38 Parcel Store
39 Plant Enclosure
40 Roof Finish
41 Accessible WC
42 Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level LG2 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2298
Rev: C
Details: 12/09/2025 - S73 Application

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1:100 (m) 0 1 2 3 4 5 6

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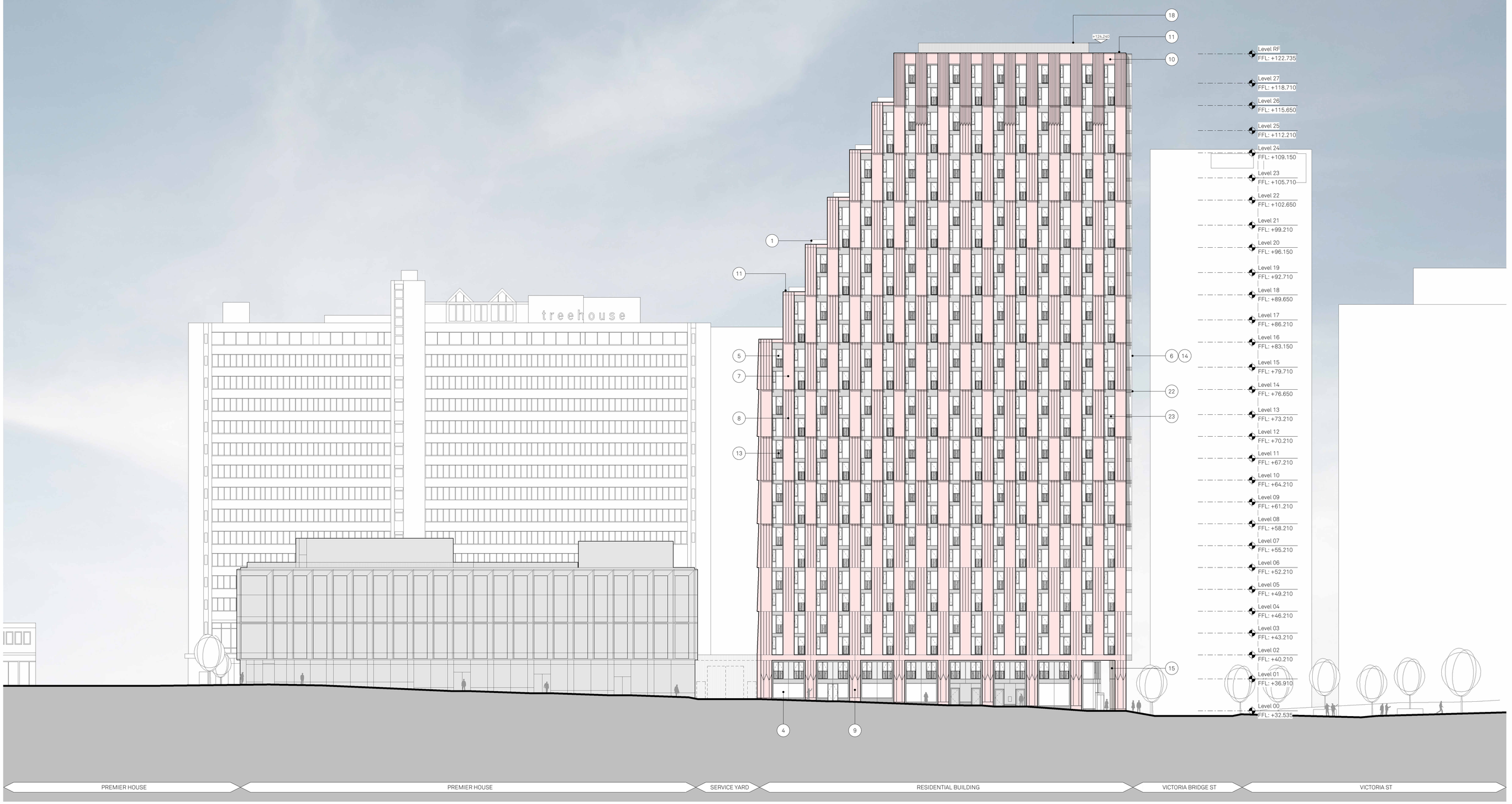
1. One Bedroom
2. Two Bedroom
3. Three Bedroom
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Amenity
10. Reception
11. Refuse Store
12. Gym/Yoga Studio
13. LV Switch
14. Generator
15. Acessible Stair
16. Secondary Access
17. Roof Garden
18. Comms Room
19. Main Entrance
20. Retail Unit
21. Service Yard Entrance
22. Premier House
23. Service Yard
24. Carpark Escape Stair
25. Life Safety
26. Substation
27. Staff Welfare
28. Residents Riverside Garden
29. Public Walkway/ Viewing Deck
30. Private Terrace
31. Communal Roof Terrace
32. Residental Carpark
33. Garden Store
34. Plant Room
35. Cleaners Store
36. Duplex Two Bedroom
37. Mail Room
38. Parcel Store
39. Plant Enclosure
40. Roof Finish
41. Accessible WC
42. Store

Project: Renaissance Block 2 Residential Building
Title: Proposed Level LG1 GA plan
Scale: 1:100 @ A1
Drawn: RW
Checked: ER
Status: S73 App
Drawing No: 150_JMA_B2_02_2299
Rev: C
Details: 12/09/2025 - S73 Application

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Notes :

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised Curtain Wall System with profiled bladed cap
5. Metallic silver unitised Curtain Wall System
6. SG Curtain Wall System
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip-on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with '5'
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. Metallic PPC aluminium clip-on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fins roof enclosure
19. Unitised Curtain Wall System with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit.
20. Landscape deck with riverside parking
21. Curtain Walling System with feature anodised metal perforated panel, integrated sliding doors and back painted glass.
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

Project: Renaissance Block 2 Residential Building

Title: Proposed East Elevation

Scale: 1:250 @ A1

Drawn: ER

Checked: JC

Status: S73 App

Drawing No: 150_JMA_B2_04_2200

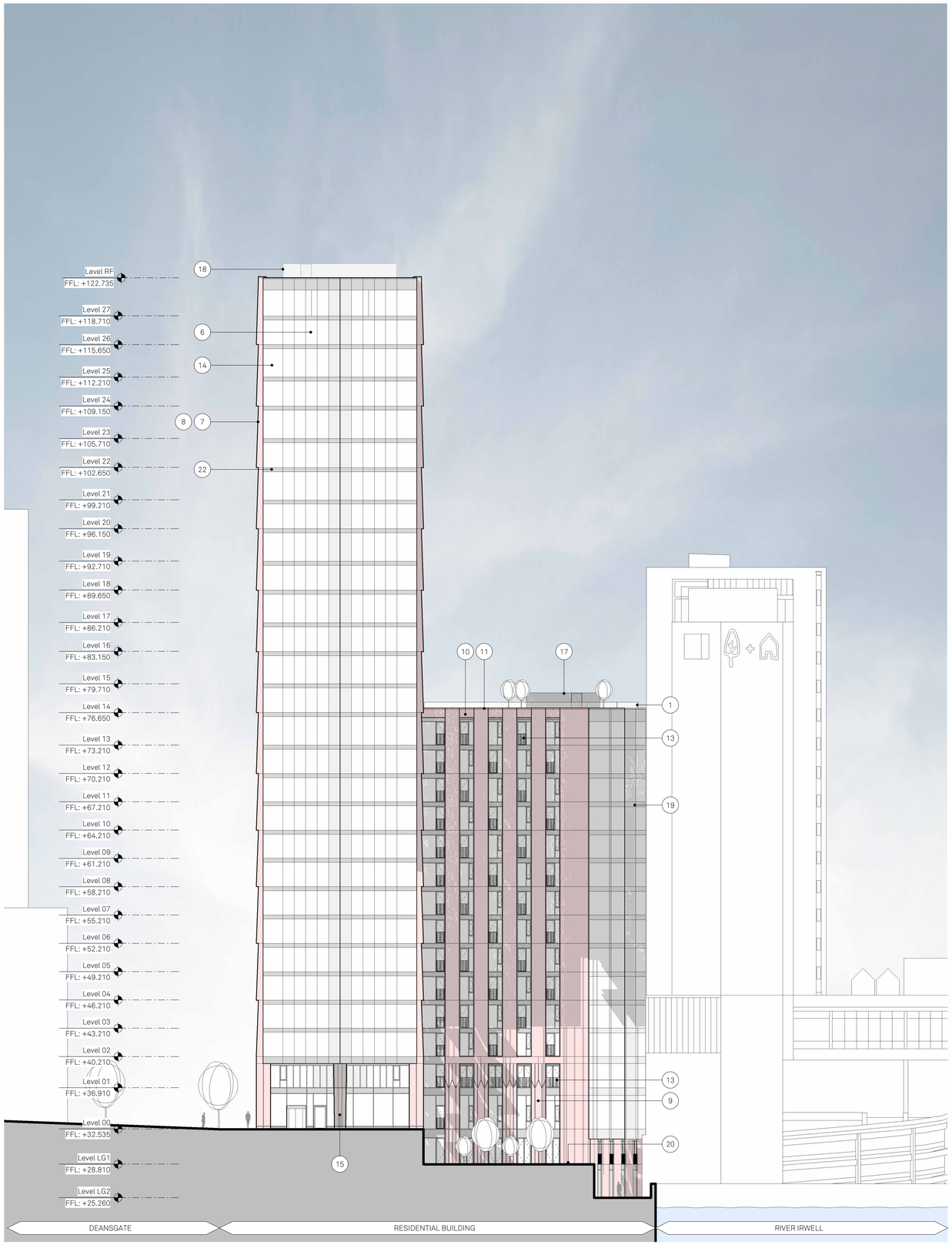
Rev: B

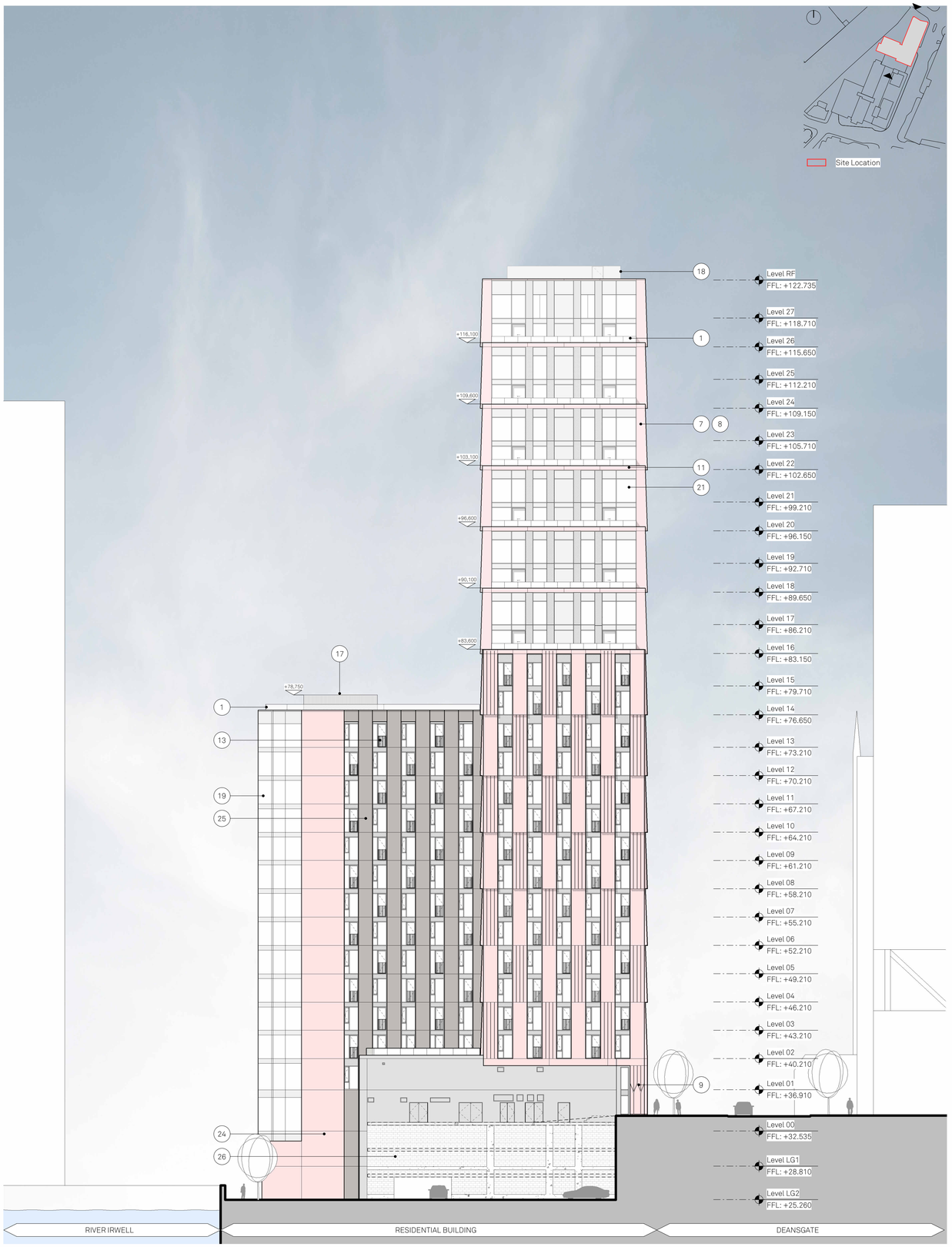
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Notes

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised Curtain Wall System with profiled bladed cap
5. Metallic silver unitised Curtain Wall System
6. SG Curtain Wall System
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip-on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with '5'
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. Metallic PPC aluminium clip-on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fins roof enclosure
19. Unitised Curtain Wall System with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit.
20. Landscape deck with riverside parking
21. Curtain Walling System with feature anodised metal perforated panel, integrated sliding doors and back painted glass.
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

Project: Renaissance Block 2 Residential Building

Title: Proposed North & South Elevation

Scale: 1:250 @ A1

Drawn: ER Checked: JC

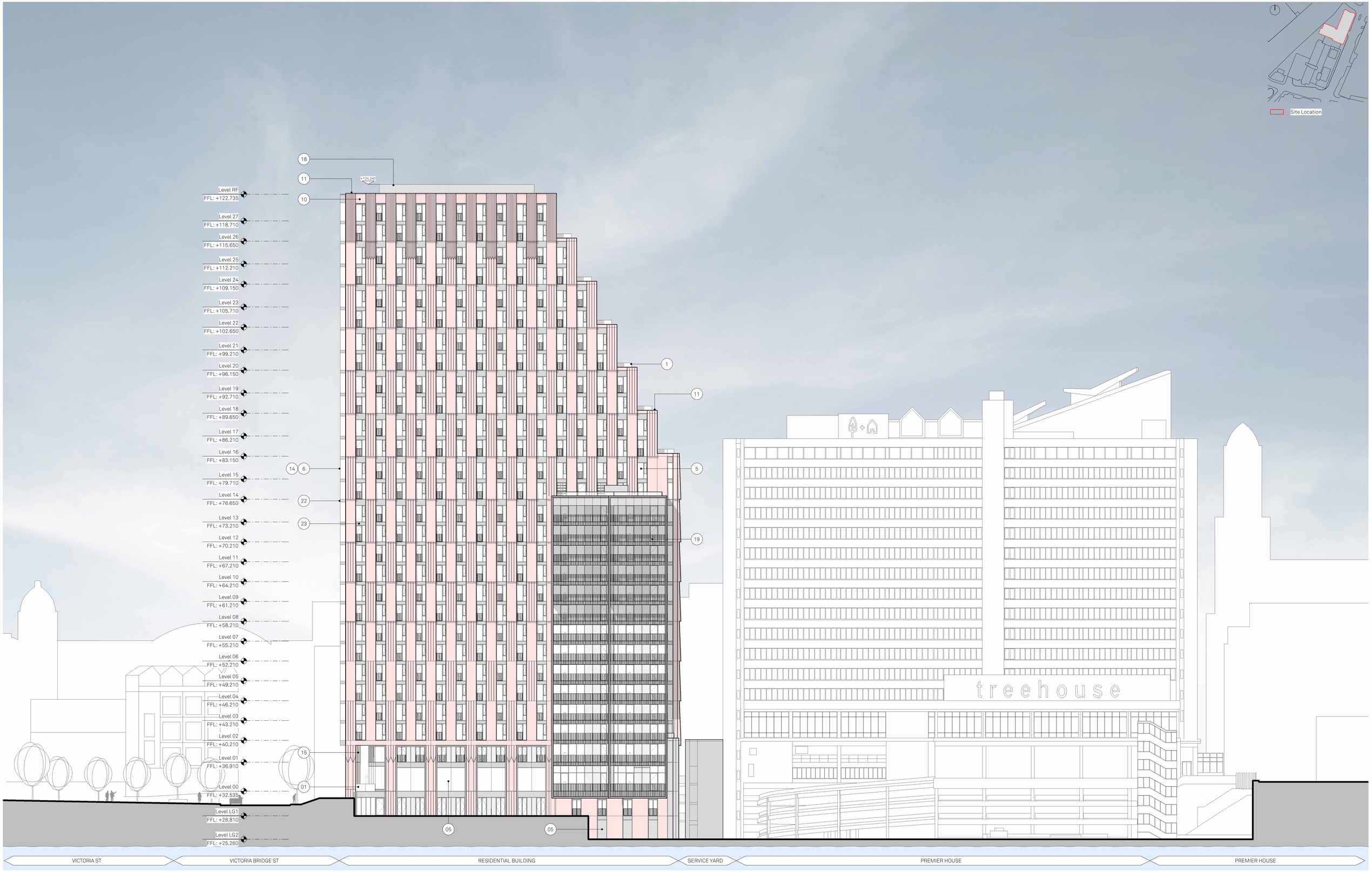
Status: S73 App Drawing No: 150_JMA_B2_04_2201

Rev: B Details: 12/09/2025 - S73 Application

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Notes :

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised Curtain Wall System with profiled bladed cap
5. Metallic silver unitised Curtain Wall System
6. SG Curtain Wall System
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip-on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with '5'
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. Metallic PPC aluminium clip-on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fins roof enclosure
19. Unitised Curtain Wall System with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit.
20. Landscape deck with riverside parking
21. Curtain Walling System with feature anodised metal perforated panel, integrated sliding doors and back painted glass.
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

Project: Renaissance Block 2 Residential Building

Title: Proposed West Elevation

Scale: 1:250 @ A1

Drawn: ER

Checked: JC

Status: S73 App

Drawing No: 150_JMA_B2_04_2202

Rev: C

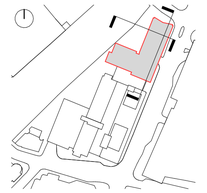
Details: 12/09/2025 - S73 Application

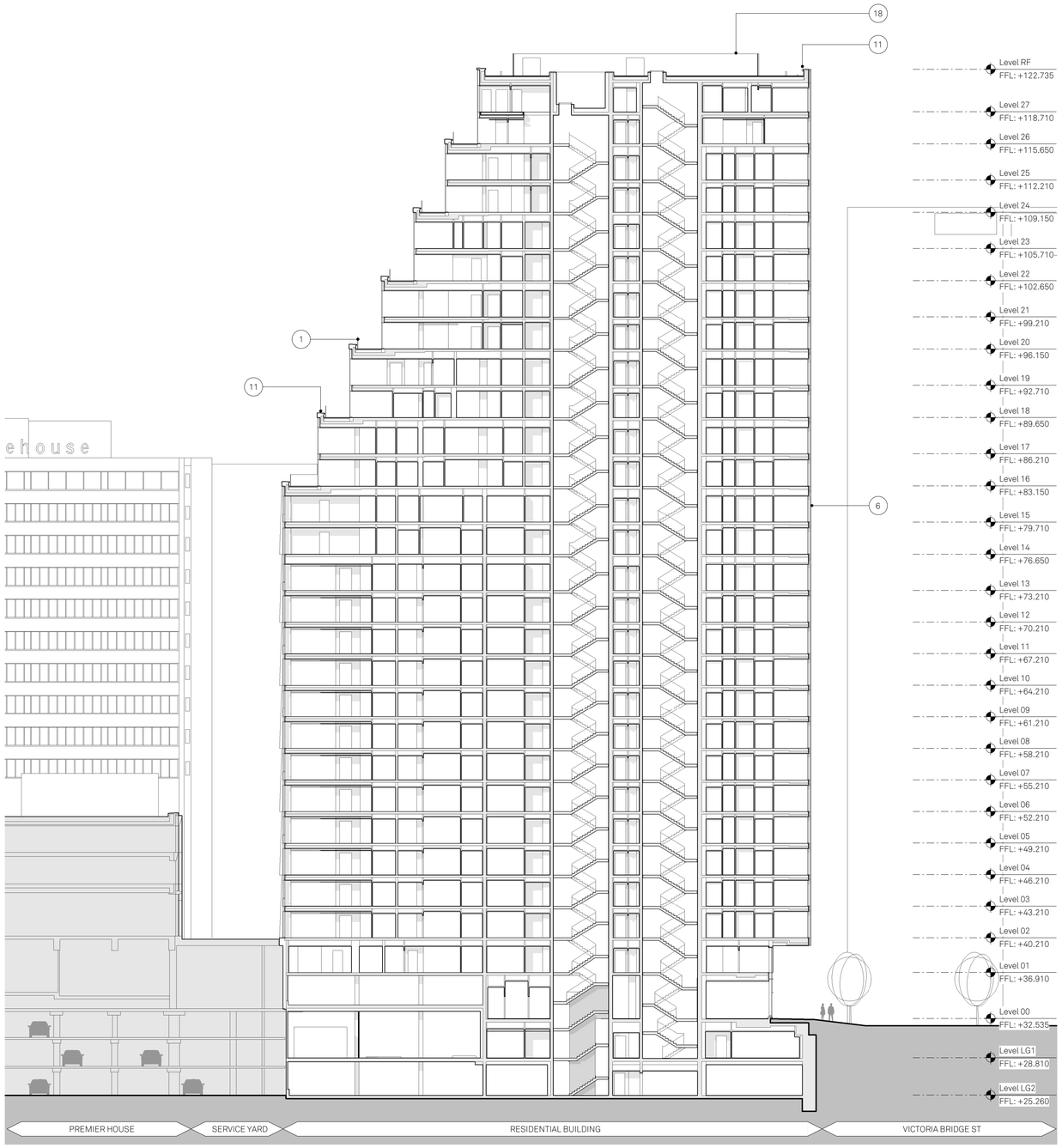
Jon Matthews Architects

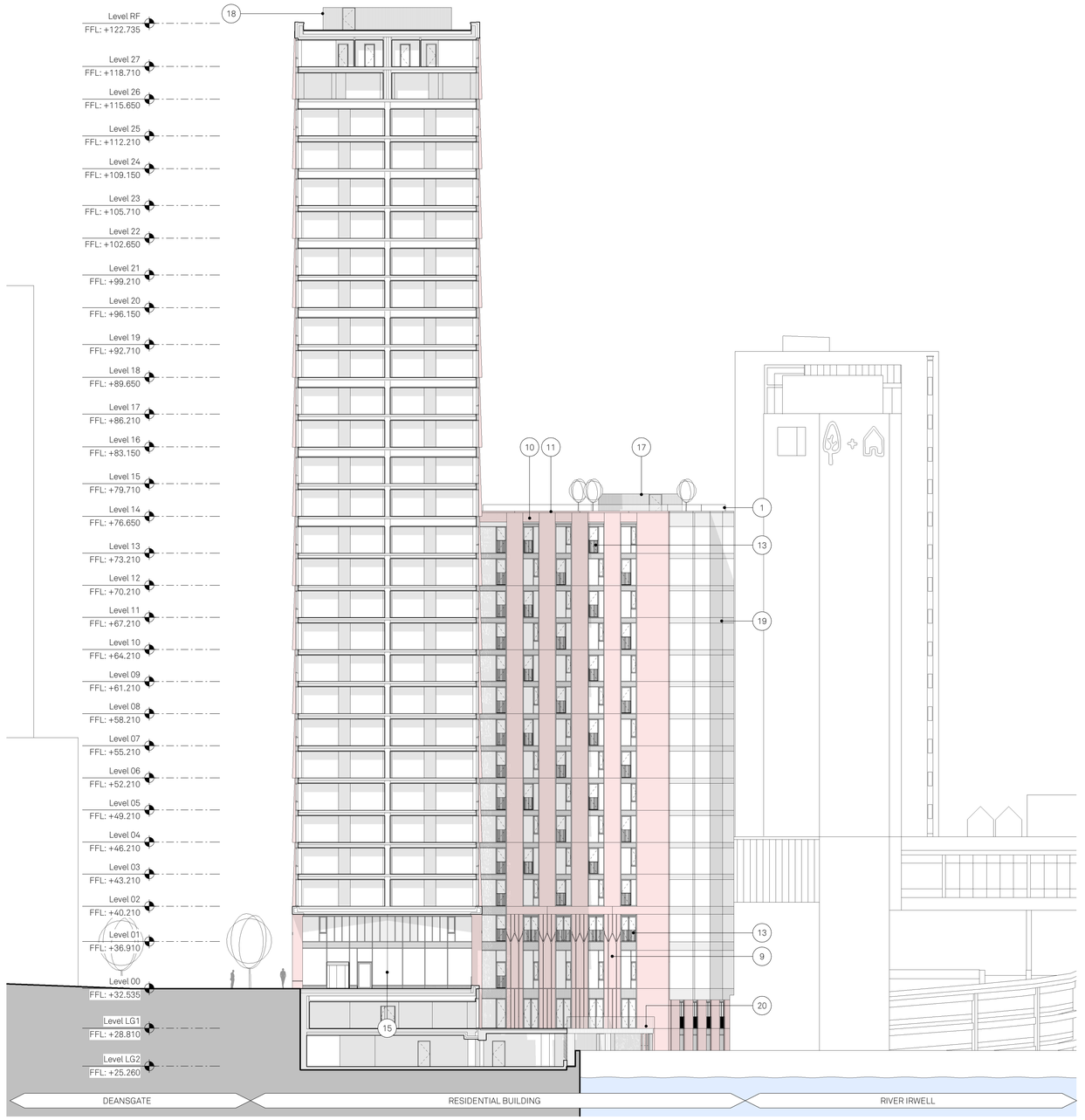
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Notes

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised Curtain Wall System with profiled bladed cap
5. Metallic silver unitised Curtain Wall System
6. SG Curtain Wall System
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip-on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with '5'
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. Metallic PPC aluminium clip-on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fins roof enclosure
19. Unitised Curtain Wall System with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit.
20. Landscape deck with riverside parking
21. Curtain Walling System with feature anodised metal perforated panel, integrated sliding doors and back painted glass.
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres

Project: Renaissance Block 2 Residential Building

Title: Proposed Section A & B

Scale: 1:250 @ A1

Drawn: ER

Checked: JC

Status: S73 App

Drawing No: 150_JMA_B2_05_2200

Rev: B

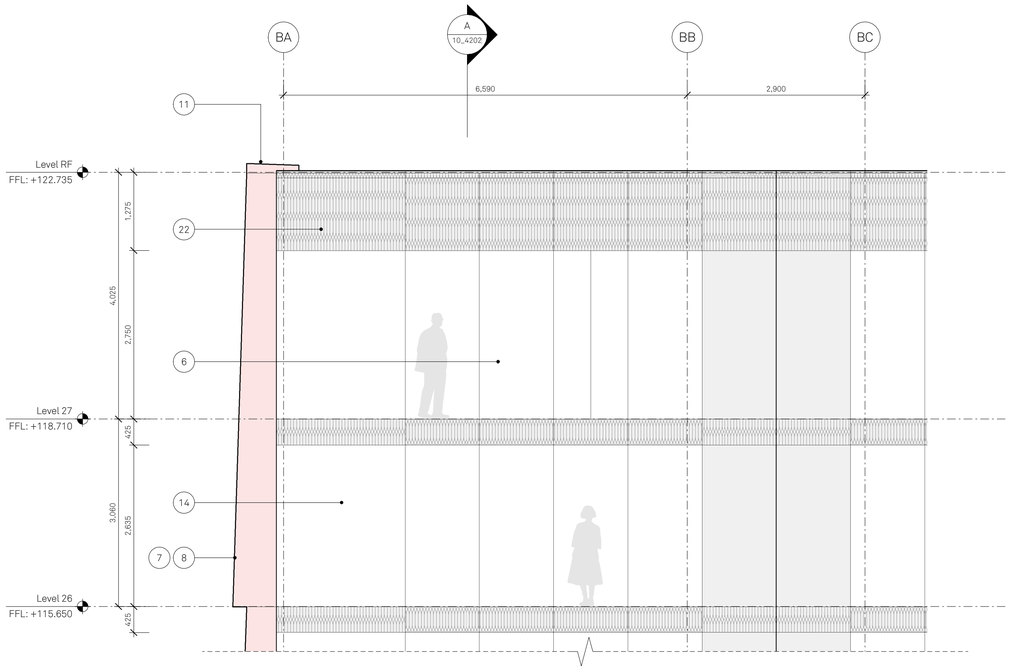
Details: 12/09/2025 - S73 Application

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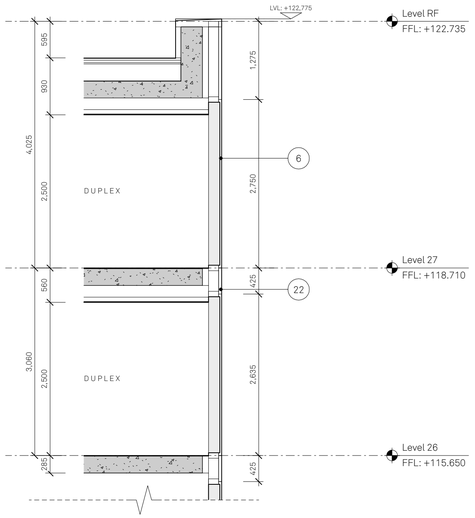
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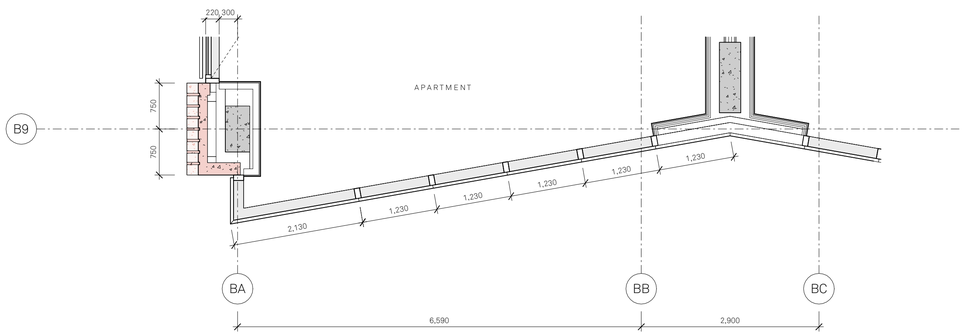
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ELEVATION A

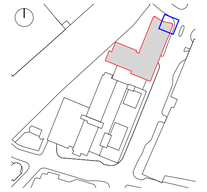
NORTH ELEVATION





PLAN

TYPICAL FLOOR



Notes

1. Glazed balustrade
2. Metallic PPC metal balustrade
3. Anodised aluminium soffit panel
4. Anodised Curtain Wall System with profiled bladed cap
5. Metallic silver unitised Curtain Wall System
6. SG Curtain Wall System
7. Polished precast concrete shingle panels with acid etched reveals
8. Polished and patterned precast shingle panels with acid etched reveals
9. Polished and patterned precast column with acid etched reveals
10. Precast concrete lintel
11. Polished precast coping
12. Metallic PPC aluminium clip-on balcony with balustrade
13. Metallic PPC metal juliet balcony integrated with '5'
14. Glazed corner unit
15. Anodised aluminium rainscreen cassette feature column cladding
16. Metallic PPC aluminium clip-on balcony with balustrade
17. Metallic PPC aluminium rainscreen roof plant enclosure
18. Metallic PPC metal fins roof enclosure
19. Unitised Curtain Wall System with integrated sliding doors, back painted glass and precast balcony with metallic PPC aluminium soffit.
20. Landscape deck with riverside parking
21. Curtain Walling System with feature anodised metal perforated panel, integrated sliding doors and back painted glass.
22. Patterned ceramic frit glass spandrel
23. Anodised metal perforated panel integrated into CW system
24. Acid etched precast concrete panel
25. Anodised PPC metal panel integrated into CW system
26. Blockwork wall
27. Metal rainscreen cladding with integrated doorsets and louvres
28. Anodised metal soffit

Project: Renaissance Block 2 Residential Building

Title: Bay Study 03

Scale: 1:50 @ A1

Drawn: ER

Checked: JC

Status: S73 App

Drawing No: 150_JMA_B2_10_4202

Rev: B

Details: 12/09/2025 - S73 Application

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Document Issue Sheet
150_One Cathedral Sq

Jon Matthews Architects

Project Number:	150		Sept 2024 Amendments	S73 Proposed Amendments
Filing Code:	150_0.01			
Project Series & Name:	Section 73 Application			
	Issue Date	Day	23	12
		Month	8	9
		Year	24	25
Document No	Document Title	Scale/Size		
150_MP_02_2200	Masterplan - Ground Floor Plan	1:250@ A1	B	C
150_B2_02_2200	GA Plan - Proposed Level 00	1:100@ A1	B	C
150_B2_02_2201	GA Plan - Proposed Level 01	1:100@ A1	B	C
150_B2_02_2202	GA Plan - Proposed Level 02	1:100@ A1	A	B
150_B2_02_2203	GA Plan - Proposed Level 03-12	1:100@ A1	A	B
~~150_B2_02_2204~~	~~GA Plan - Proposed Level 04-08~~	~~1:100@ A1~~	-	
~~150_B2_02_2209~~	~~GA Plan - Proposed Level 09-13~~	~~1:100@ A1~~	~~A~~	
150_B2_02_2213	GA Plan - Proposed Level 13	1:100@ A1		A
150_B2_02_2214	GA Plan - Proposed Level 14	1:100@ A1	A	B
150_B2_02_2215	GA Plan - Proposed Level 15	1:100@ A1	A	B
150_B2_02_2216	GA Plan - Proposed Level 16	1:100@ A1	A	B
150_B2_02_2217	GA Plan - Proposed Level 17	1:100@ A1		A
150_B2_02_2218	GA Plan - Proposed Level 18	1:100@ A1	A	B
150_B2_02_2219	GA Plan - Proposed Level 19	1:100@ A1		A
150_B2_02_2220	GA Plan - Proposed Level 20	1:100@ A1	A	B
150_B2_02_2221	GA Plan - Proposed Level 21	1:100@ A1	/	A
150_B2_02_2222	GA Plan - Proposed Level 22	1:100@ A1	A	B
150_B2_02_2223	GA Plan - Proposed Level 23	1:100@ A1		A
150_B2_02_2224	GA Plan - Proposed Level 24	1:100@ A1	A	B
150_B2_02_2225	GA Plan - Proposed Level 25	1:100@ A1		A
150_B2_02_2226	GA Plan - Proposed Level 26	1:100@ A1	A	B
150_B2_02_2227	GA Plan - Proposed Level 27	1:100@ A1	A	B
150_B2_02_2228	GA Plan - Proposed Roof	1:100@ A1	A	B
150_B2_02_2298	GA Plan - Proposed Level -02	1:100@ A1	B	C
150_B2_02_2299	GA Plan - Proposed Level -01	1:100@ A1	B	C
150_B2_04_2200	Proposed East Elevation	1:250@ A1	A	B
150_B2_04_2201	Proposed North & South Elevations	1:250@ A1	A	B
150_B2_04_2202	Proposed West Elevation	1:250@ A1	B	C
150_B2_05_2200	Proposed Section AA & BB	1:250@ A1	A	B
150_B2_10_4202	Bay Study 03	1:50@ A1	A	B

Simple, elegant design.