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Site Boundary

CLIENT:
Oval Real Estate Ltd.

PROJECT:
Albert Bridge House

DRAWING:
Site Boundary

PROJECT NUMBER:
OVAZ3000

DRAWING NUMBER:
GIS_001

CHECKED BY:
ET

REVISION:
2.0

STATUS:
Final

DATE:
April 2025

SCALE:
1:1 @ A3

Turley
EIA

RIVER IRWELL

TRINITY BRIDGE

THE ALBERTON

GARTSIDE STREET

BRIDGE STREET

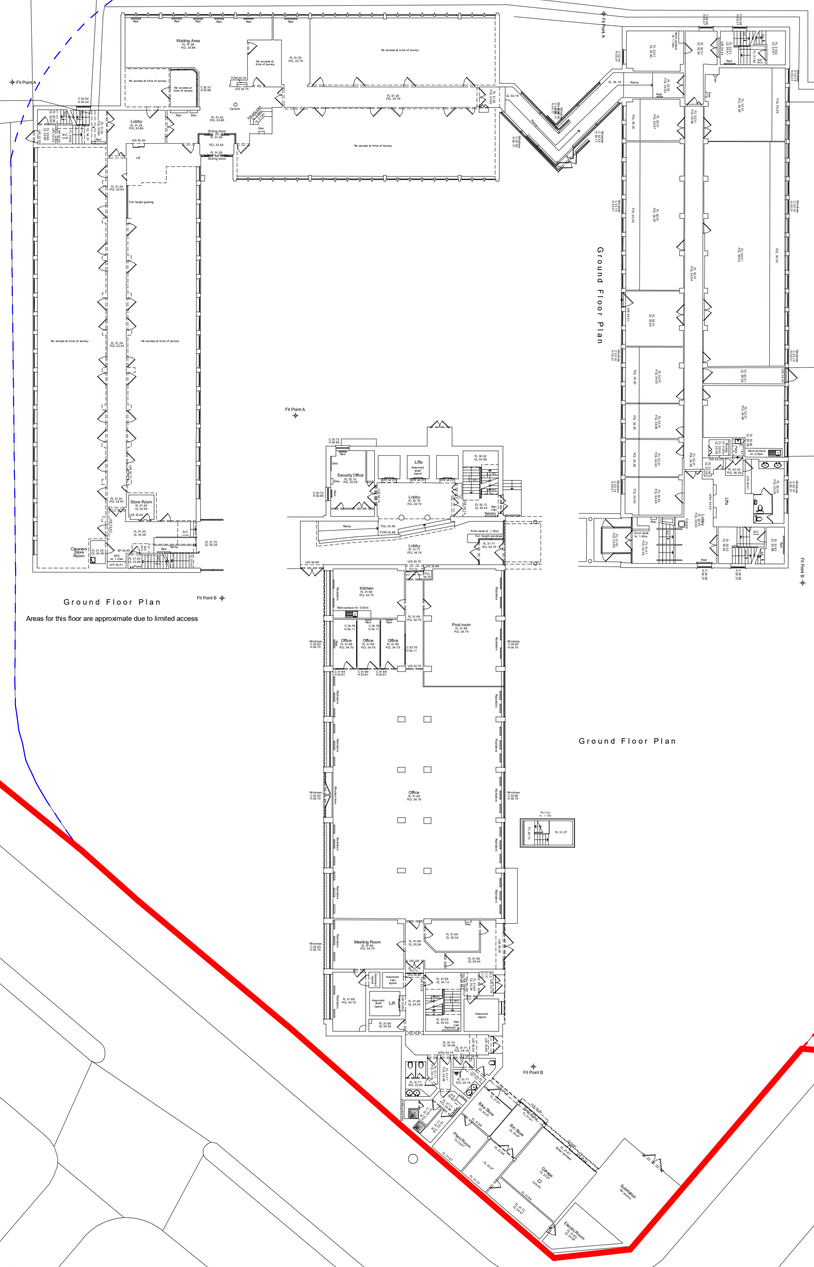
MANCHESTER
CROWN COURT

DOLEFIELD

ST MARY'S PARSONAGE

KING STREET W

MOTOR SQUARE



Areas for this floor are approximate due to limited access

General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
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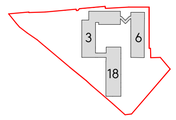
Notes

Information issued by MK Surveys on 08/10/20.

- Albert Bridge House Planning Application Boundary
- Site extents
- MCC Carpark Boundary

0 @ 1:250 10m

Key Plan



3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Existing Ground Floor Plan
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL0100	P1

RIVER IRWELL

TRINITY BRIDGE

THE ALBERTON

GARTSIDE STREET

BRIDGE STREET

MANCHESTER
CROWN COURT

DOLEFIELD

ST MARY'S PARSONAGE

KING STREET W

MOTOR SQUARE

Roof Plan

Fit Point A

Fit Point B

Roof Plan

Building Roof Plan

Roof Plan

Fit Point A

Fit Point B

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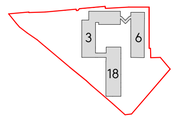
Notes

Information issued by MK Surveys on 08/10/20.

- Albert Bridge House Planning Application Boundary
- Site extents
- MCC Carpark Boundary

0 10m
@ 1:250

Key Plan



3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

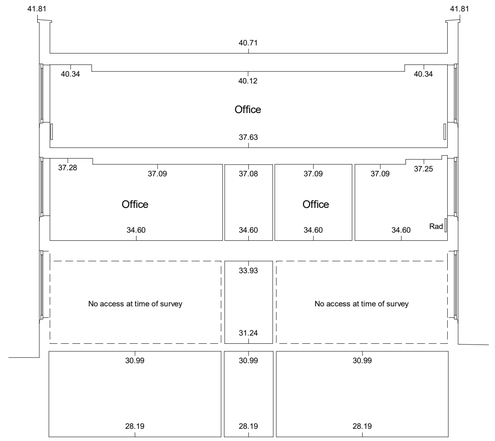
Project No.	0476
Project Name	
Albert Bridge House	
Drawing Title	
Existing Roof Plan	
Client	**Oval Properties 1801 Ltd**
Scale	**1 : 250**
Date	**03/03/25**
Drawn by	**YN**
Checked by	**EB**

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL0102	P1



Section E-E

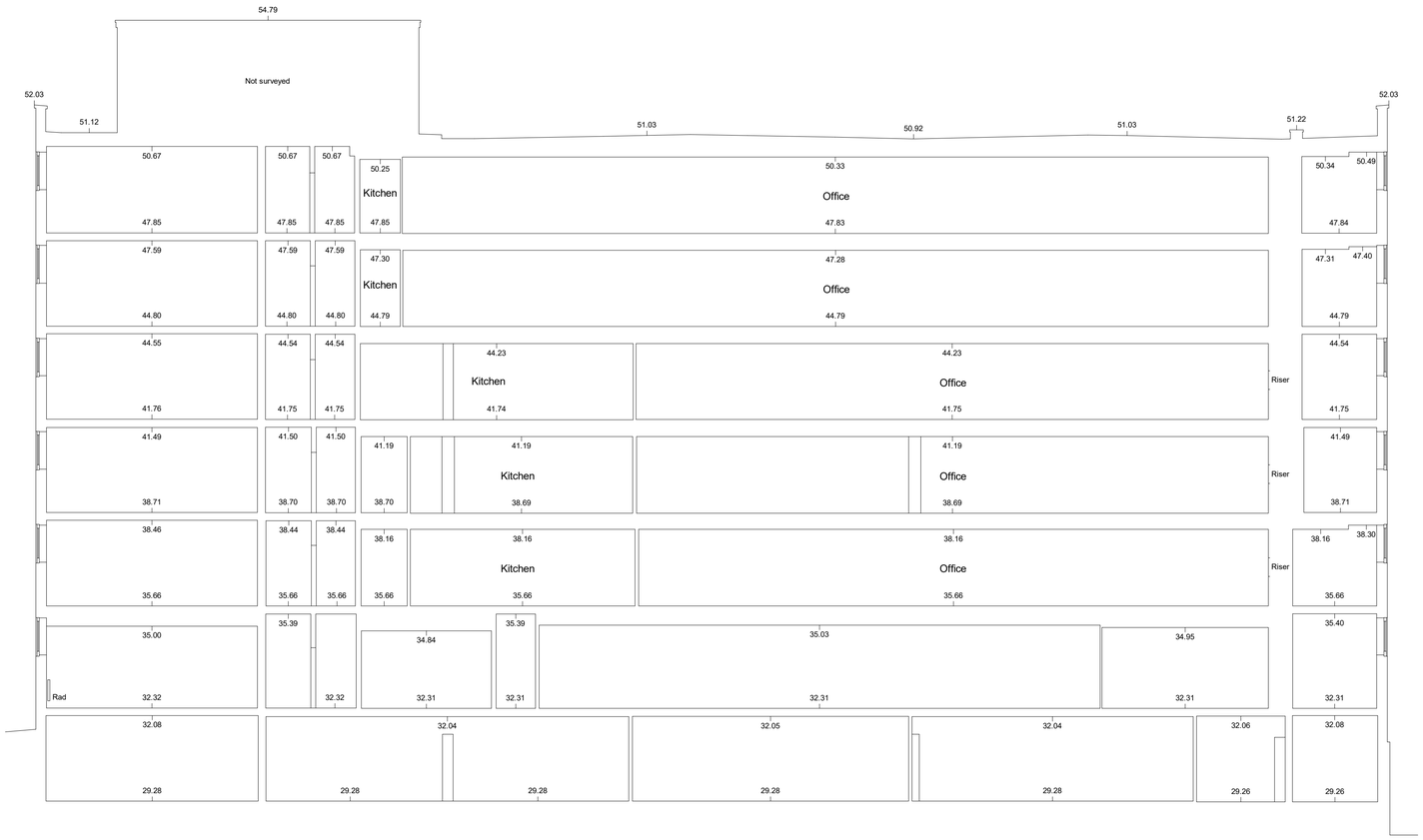


Section F-F

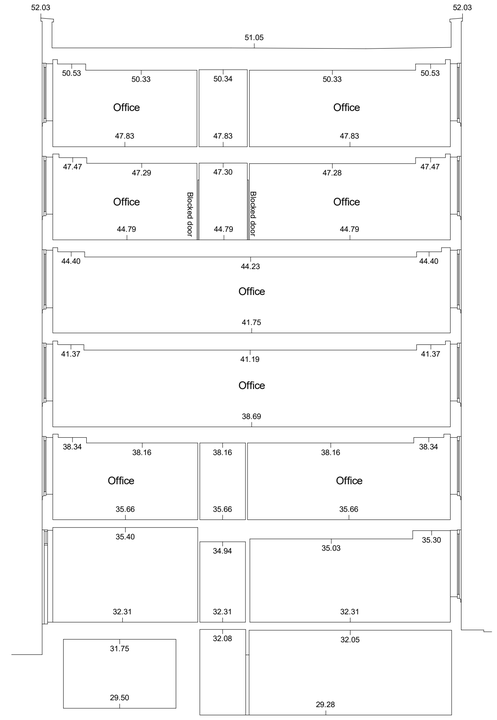
Datum Line 25.00m

Existing Block 3 Section

1 : 100



Section C-C



Section D-D

Datum Line 25.00m

Existing Block 6 Sections

1 : 100

General Notes

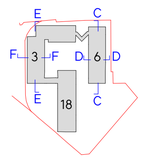
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Notes

Information issued by MK Surveys on 08/10/20.

0 5m
@ 1:100

Key Plan



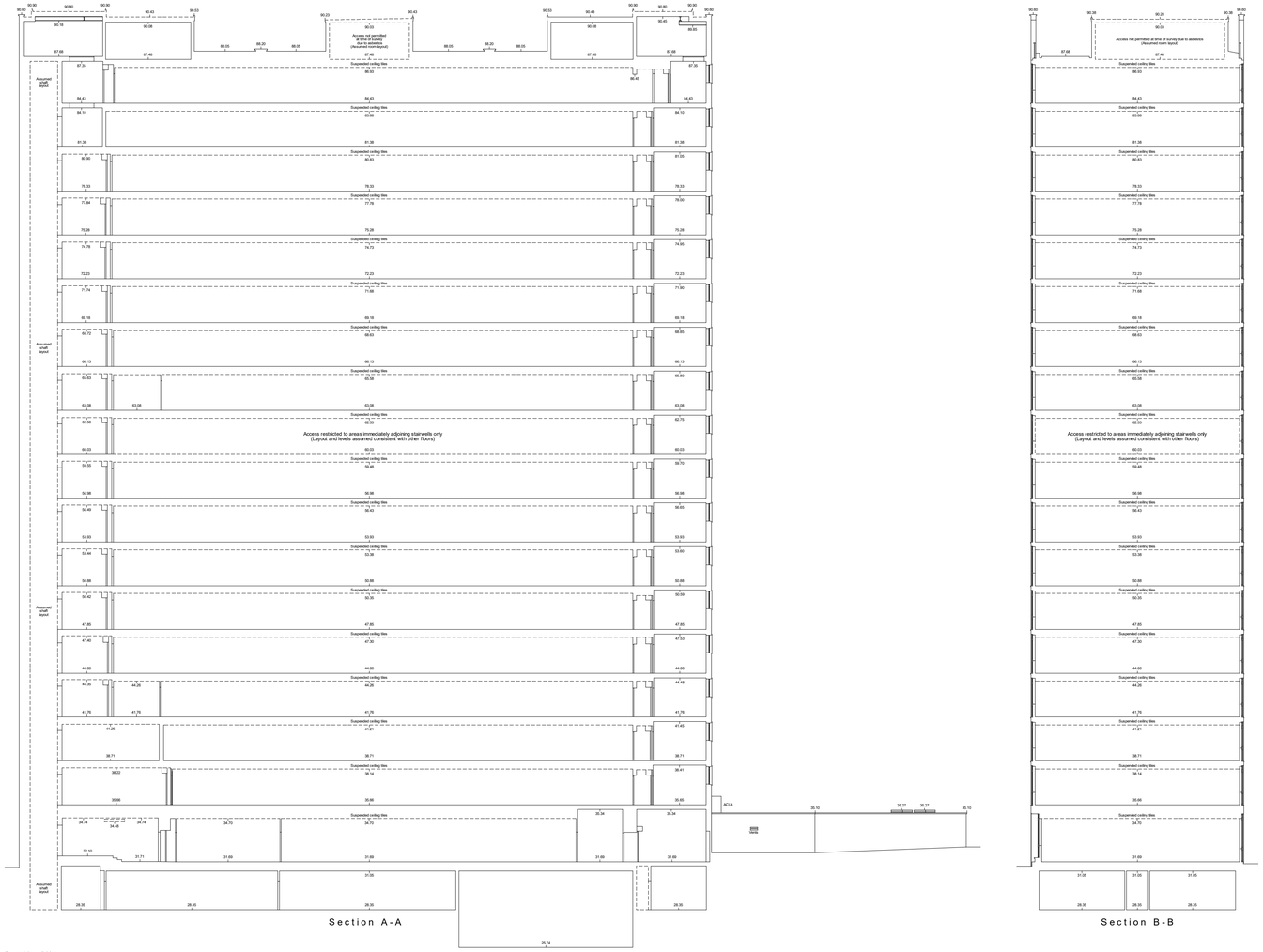
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Existing Sections - Block 3 & 6
Client	Oval Properties 1801 Ltd
Scale	1 : 100
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL0200	P1



Datum Line 25.00m

Existing Block 18 Sections

1 : 200

General Notes

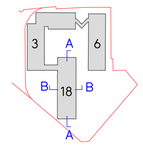
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Notes

Information issued by MK Surveys on 08/10/20.

0 10m
@ 1:200

Key Plan



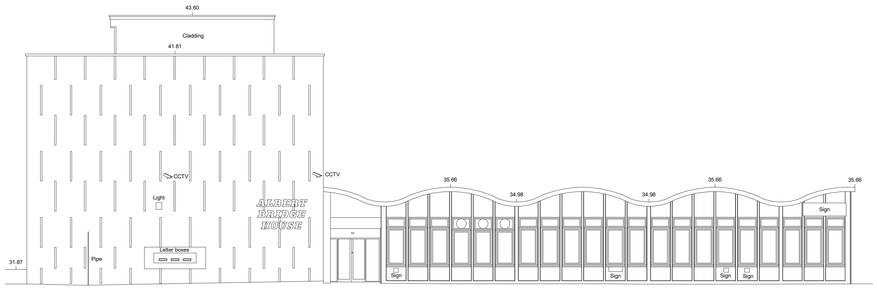
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

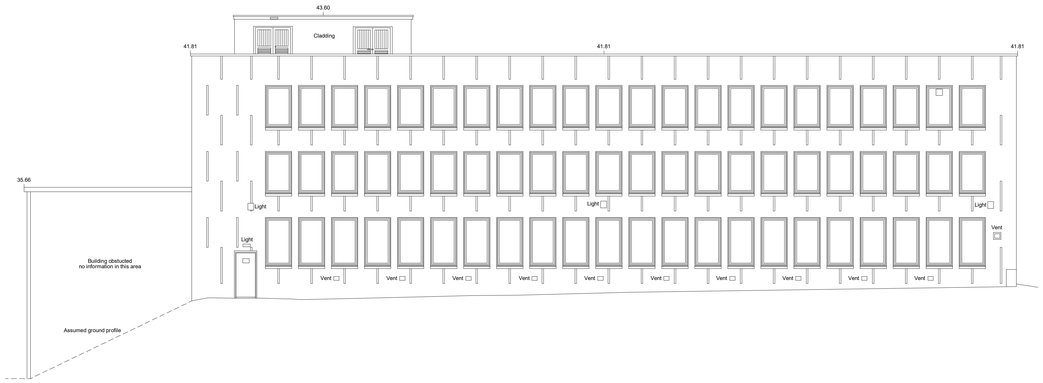
Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Existing Sections - Block 18
Client	Oval Properties 1801 Ltd
Scale	1 : 200
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL0201	P1

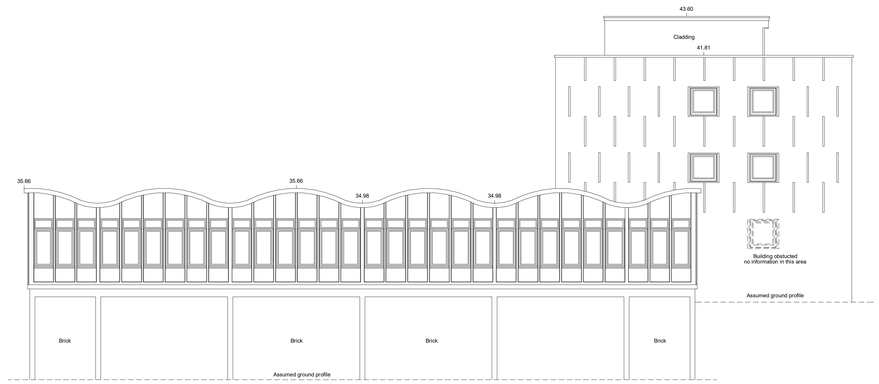


Elevation 9

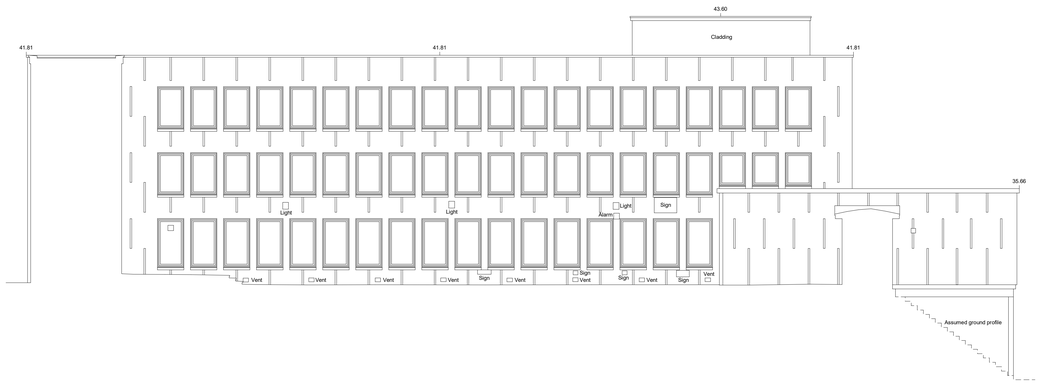


Elevation 10

Datum Line 25.00m



Elevation 11



Elevation 12

Datum Line 25.00m

Existing Block 3 Elevations

1 : 100

General Notes

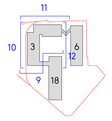
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Notes

Information issued by MK Surveys on 08/10/20.

0 5m
@ 1:100

Key Plan



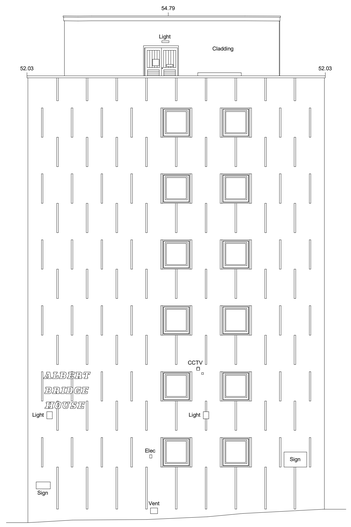
3 Brewhouse Yard
London, EC1V 4JQ
hello@gretewest.com
+44 (0) 20 7549 1720

INFORMATION

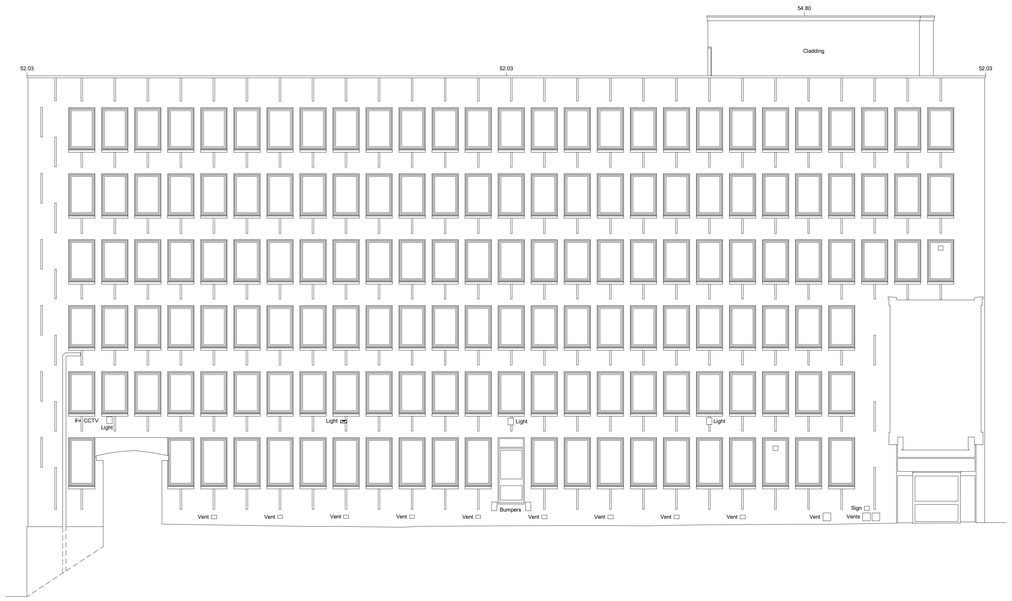
Project No.	0476
Project Name	
	Albert Bridge House
Drawing Title	
	Existing Block 3 Elevations
Client	**Oval Properties 1801 Ltd**
Scale @A0	**1 : 100**
Date	**03/03/25**
Drawn by	**YN**
Checked by	**EB**

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL0300	P1

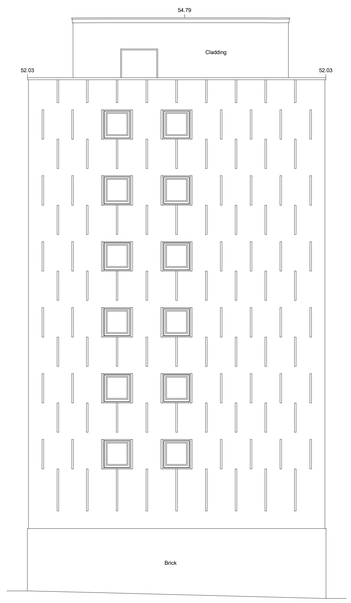


Elevation 5

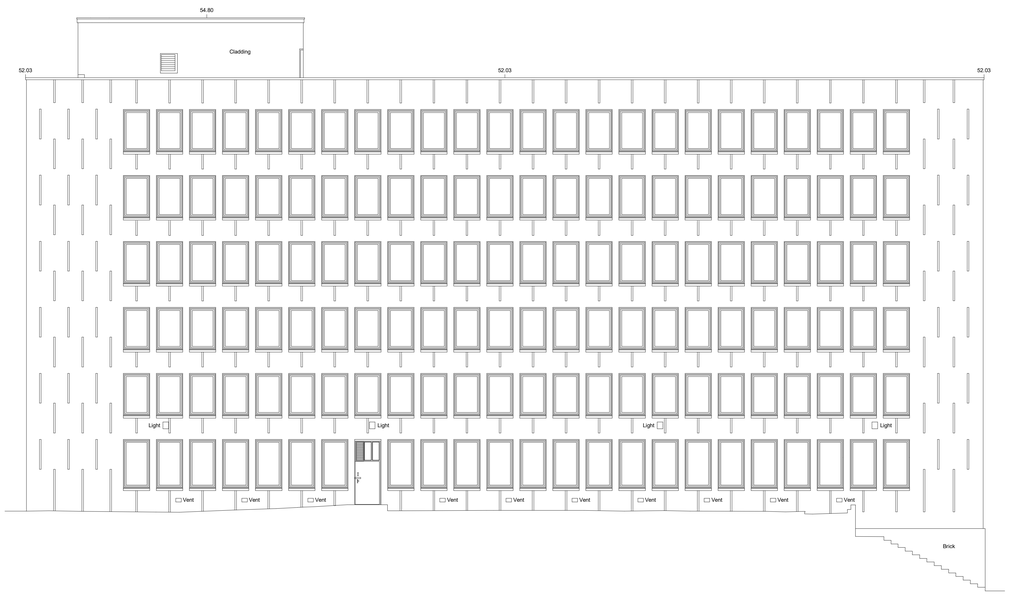


Elevation 6

Datum Line 25.00m



Elevation 7



Elevation 8

Datum Line 25.00m

Existing Block 6 Elevations

1 : 100

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Notes

Information issued by MK Surveys on 08/10/20.

0 5m
@ 1:100

Key Plan

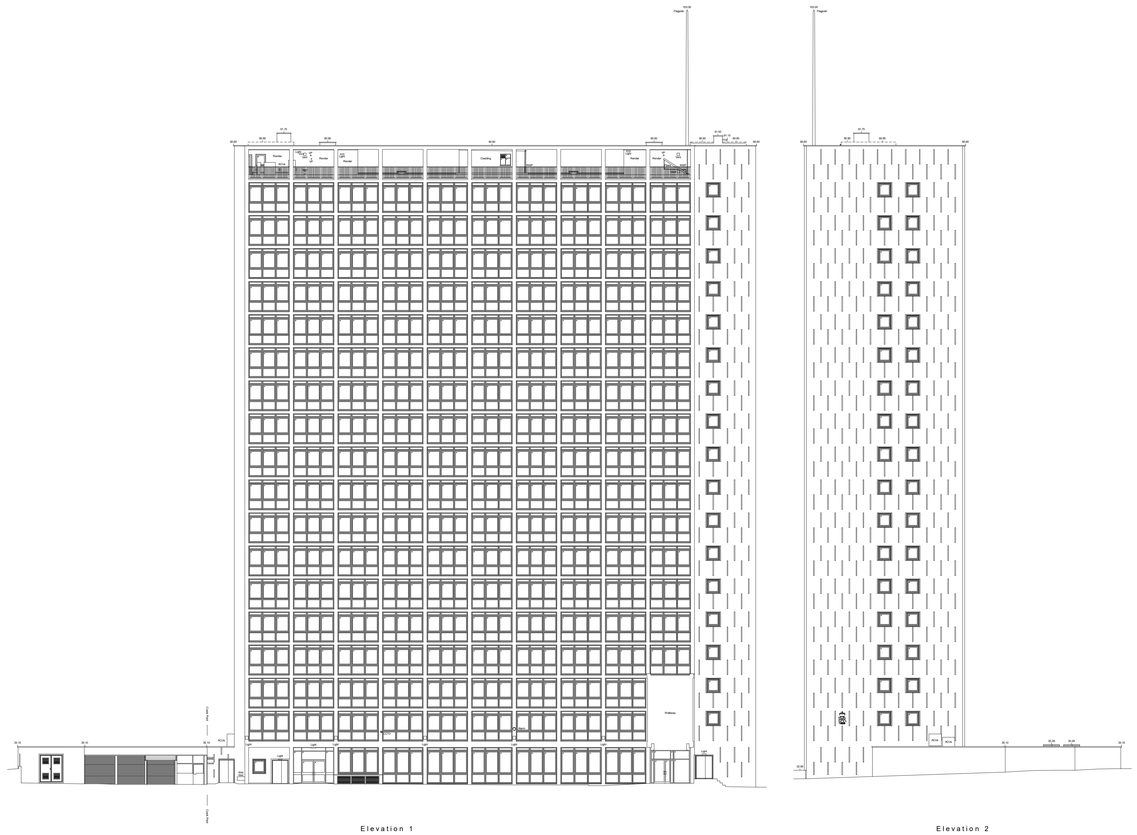
3 Brewhouse Yard
London, EC1V 4GS
hello@gbgreatwest.com
+44 (0) 20 7549 1720

INFORMATION

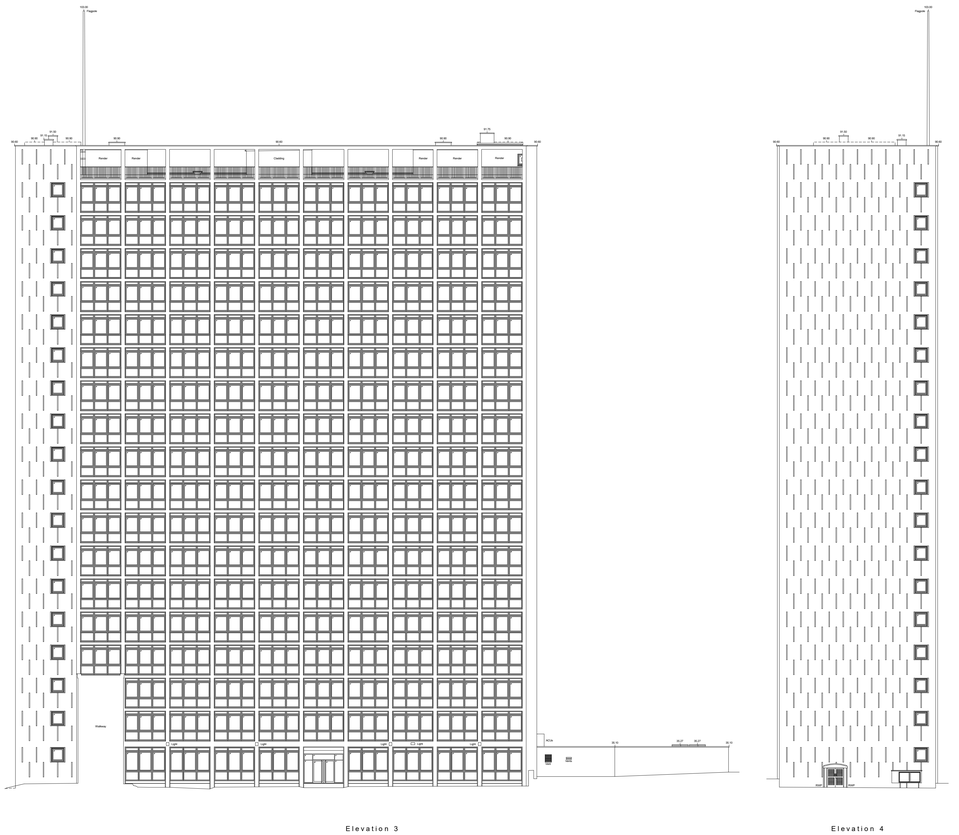
Project No.	047b
Project Name	
	Albert Bridge House
Drawing Title	
	Existing Block 6 Elevations
Client	**Oval Properties 1801 Ltd**
Scale @A0	**1 : 100**
Date	**03/03/25**
Drawn by	**YN**
Checked by	**EB**

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
047b-SEW-ZZ-ZZ-DR-A-PL0301	P1



Datum Line 25.00m



Datum Line 25.00m

Existing Block 18 Elevations

1 : 200

General Notes

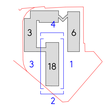
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Notes

Information issued by MK Surveys on 08/10/20.

0 10m
@ 1:200

Key Plan



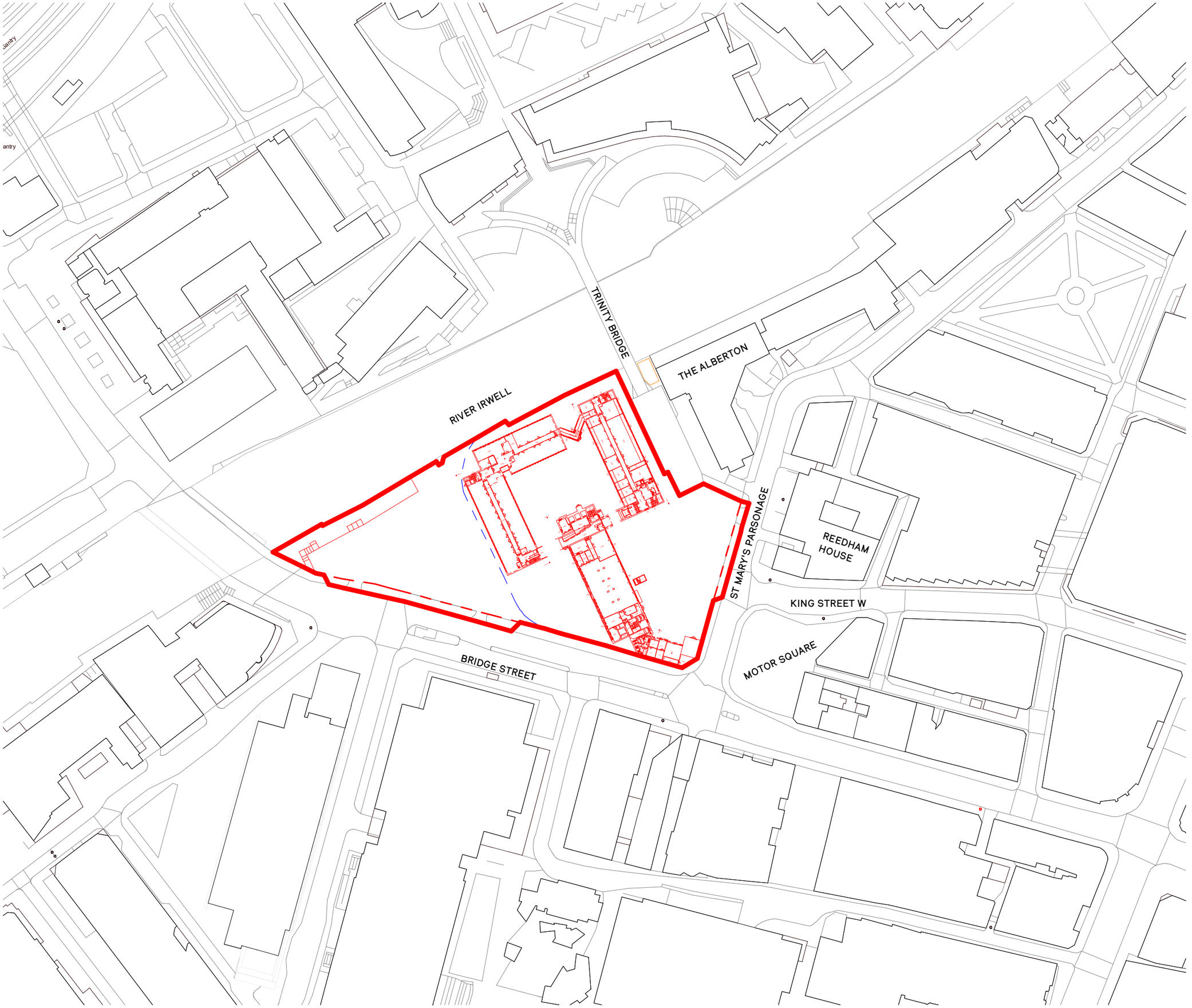
3 Brewhouse Yard
London, EC1V 4LQ
hello@gwtwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	
Albert Bridge House	
Drawing Title	
Existing Block 18 Elevations	
Client	**Oval Properties 1801 Ltd**
Scale @A0	**1 : 200**
Date	**03/03/25**
Drawn by	**YN**
Checked by	**EB**

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL0302	P1



General Notes

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Notes

Information issued by MK Surveys on 08/10/20.

0 50m
@ 1:1250

Key Plan

- Albert Bridge House Planning Application Boundary
- Site extents
- MCC Carpark Boundary
- Proposed Demolition

3 Brewhouse Yard
London, EC1V 4JQ

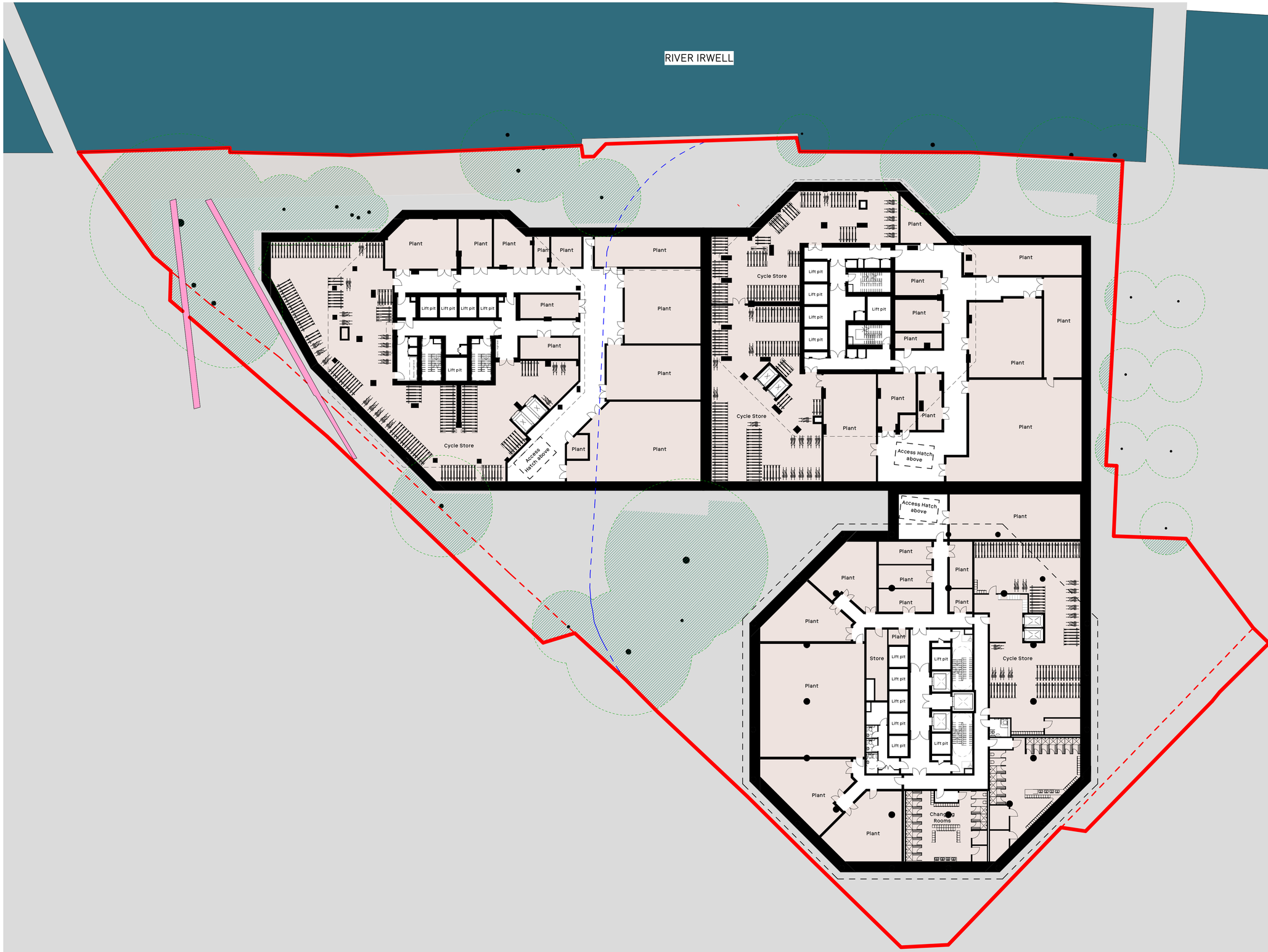
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Existing Site Demolition Plan
Client	Oval Properties 1801 Ltd
Scale @A3	1 : 1250
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev.
0476-SEW-ZZ-ZZ-DR-A-PL0001	P1



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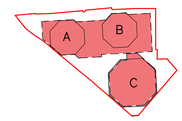
Notes

Key

- Application Site Red Line Boundary
- Site Extents
- MCC Carpark Boundary
- Building Footprint Above
- Plant Rooms
- Existing Sewer
- Existing trees
- Tree Root Protection Zone

0 10m
@ 1:250

Key Plan



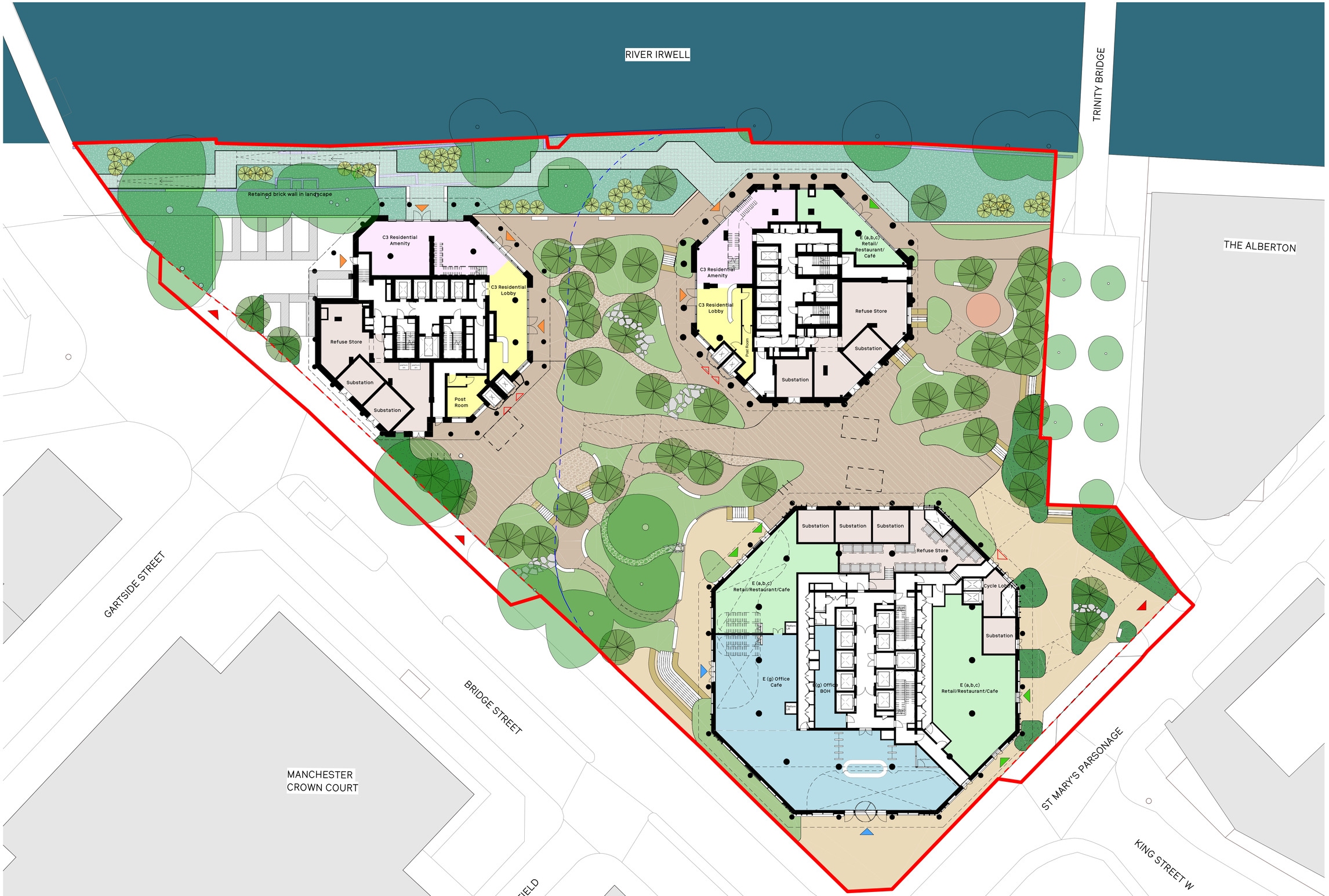
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Basement - Sitewide
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	03/03/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-B1-DR-A-PL0999	P1



General Notes

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Notes

Site Boundaries

- Application Site Red Line Boundary
- Site extents
- MCC Carpark Boundary

Use Classes

- E (a, b, c) Retail/ Restaurant/ Cafe
- E (g) Office
- Sui Generis
- C3 Residential Amenity
- C3 Residential Lobby

C3 Residential

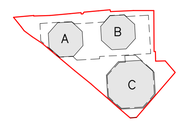
- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

- Vehicle Access / Egress
- Residential Access
- Office Access
- Commercial Activation
- Cycle Access

Landscape shown indicatively. Refer to 0476-SEW-ZZ-ZZ-DR-L-PL0100

0 10m
@ 1:250

Key Plan



3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Level 00 - Sitewide
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	03/03/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
P1	29/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-00-DR-A-PL1000	P1

RIVER IRWELL

TRINITY BRIDGE

THE ALBERTON

GARTSIDE STREET

BRIDGE STREET

MANCHESTER
CROWN COURT

DOLEFIELD

ST MARY'S PARSONAGE

KING STREET W

MOTOR SQUARE

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

C3 Residential Amenity

E (a,b,c) Retail/Restaurant/Cafe Mezzanine

E(g) Office Fitness & Wellness Centre

E (g) Office Cafe

E (g) Office

E (g) Office (Amenity)

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- Application Site Red Line Boundary
- Site extents
- MCC Carpark Boundary

Use Classes

- E (a, b, c) Retail/ Restaurant/ Cafe
- E (g) Office
- Sui Generis
- C3 Residential Amenity
- C3 Residential Lobby

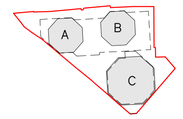
C3 Residential

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

Landscape shown indicatively. Refer to 0476-SEW-ZZ-ZZ-DR-L-PL0100

0 10m
@ 1:250

Key Plan



3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Level 01 - Sitewide
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	03/03/25
Drawn by	LL
Checked by	EB

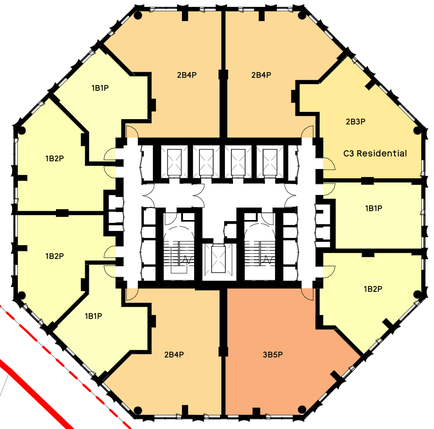
Rev	Date	Reason	Chk
P1	29/05/25	Issue for Planning	SEW

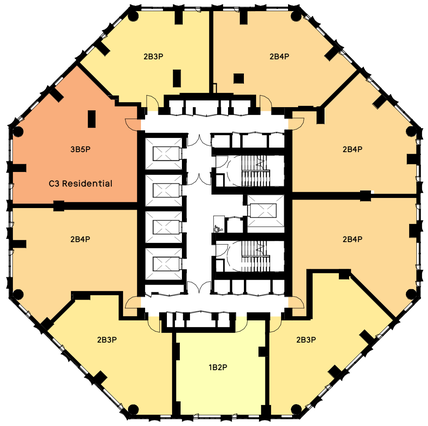
Drawing Number	Rev
0476-SEW-ZZ-01-DR-A-PL1001	P1

RIVER IRWELL

TRINITY BRIDGE

THE ALBERTON





GARTSIDE STREET

BRIDGE STREET

MANCHESTER
CROWN COURT

DOLEFIELD

ST MARY'S PARSONAGE

KING STREET W

MOTOR SQUARE

General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
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Notes

Site Boundaries

- Application Site Red Line Boundary
- Site extents
- MCC Carpark Boundary

Use Classes

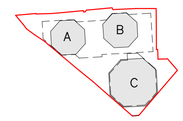
- E (a, b, c) Retail/ Restaurant/ Cafe
- E (g) Office
- Sui Generis
- C3 Residential Amenity
- C3 Residential Lobby

C3 Residential

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P

0 10m
@ 1:250

Key Plan



3 Brewhouse Yard
London, EC1V 4LQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Level 02 - Sitewide
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	03/03/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
P1	29/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-02-DR-A-PL1002	P1

RIVER IRWELL

TRINITY BRIDGE

THE ALBERTON

GARTSIDE STREET

BRIDGE STREET

MANCHESTER
CROWN COURT

DOLEFIELD

ST MARY'S PARSONAGE

KING STREET W

MOTOR SQUARE

BMU Track

ASHP 01

ASHP 02

ASHP 03

Lift Overrun

Core Access

SV

AOV

Satellite

LV Switchroom

ASHP 04

BMU Track

BMU Track

ASHP

LV

Smoke vent

AHU

AHU

Lift Overrun

Access Hatch

AOV

Lift Overrun

AOV

Lift Overrun

ASHP 01

Roof Light

Roof Light

Roof Light

ASHP 02

ASHP

General Notes

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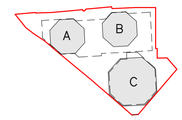
Notes

Site Boundaries

- Application Site Red Line Boundary
- Site Extents
- MCC Carpark Boundary

0 10m
@ 1:250

Key Plan



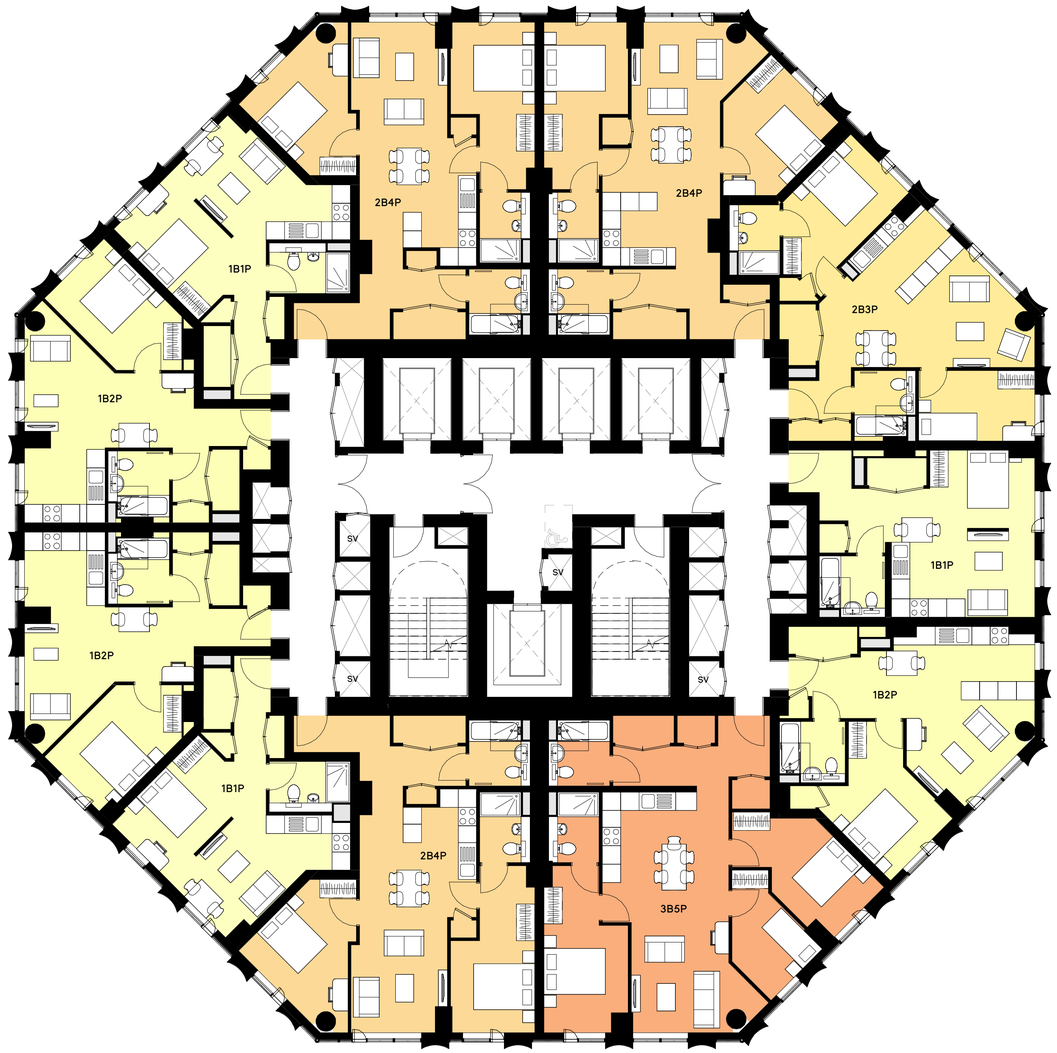
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Level Roof - Sitewide
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	03/03/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
P1	29/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-ZZ-50-DR-A-PL1050	P1



General Notes

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Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
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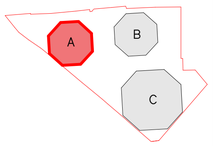
Notes

Residential Units

- 1B1P & 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- SV — Smoke Vent

0 5m
@ 1:100

Key Plan



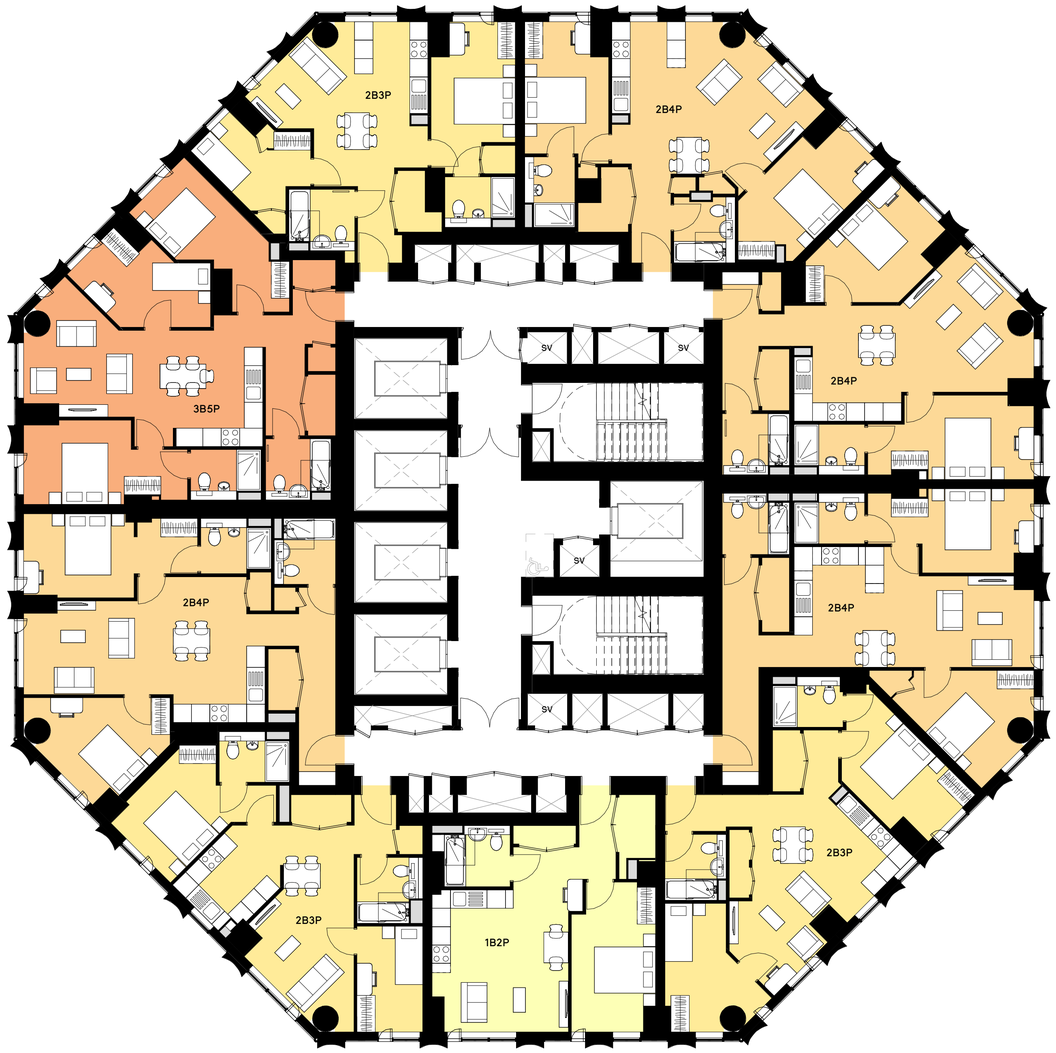
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Block A - Level 02
Client	Oval Properties 1801 Ltd
Scale	1 : 100
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-AA-02-DR-A-PL1102	P1



General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

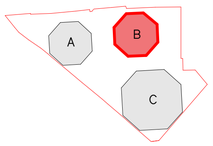
Notes

Residential Units

- 1B1P & 1B2P
- 2B3P
- 2B4P
- 3B4P
- 3B5P
- SV — Smoke Vent

0 5m
@ 1:100

Key Plan



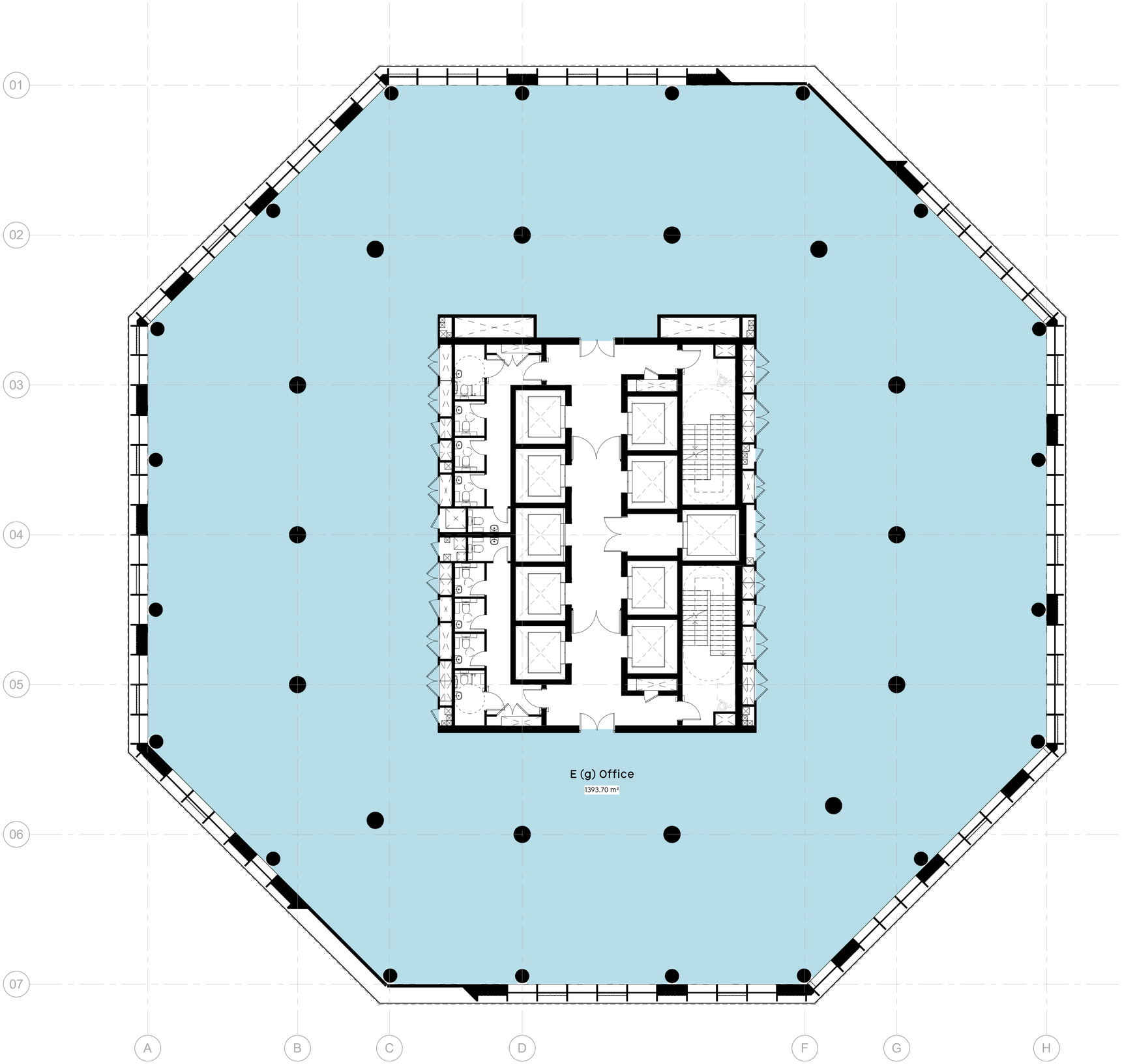
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Block B - Level 02
Client	Oval Properties 1801 Ltd
Scale	1 : 100
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-BB-02-DR-A-PL1122	P1



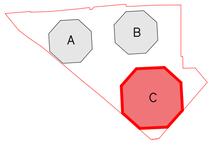
General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
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All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

0 5m
@ 1:100

Key Plan



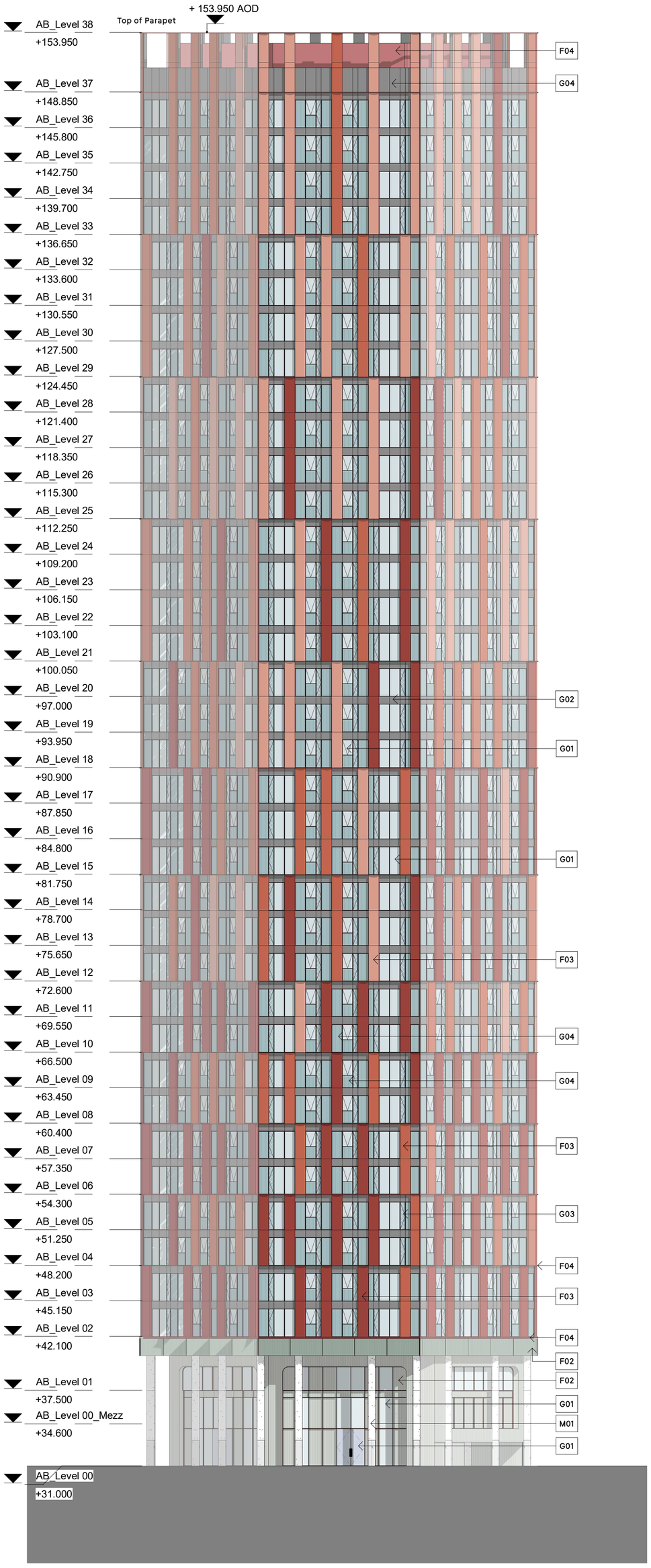
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

INFORMATION

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Block C - Level 02
Client	Oval Properties 1801 Ltd
Scale	1 : 100
Date	03/03/25
Drawn by	YN
Checked by	EB

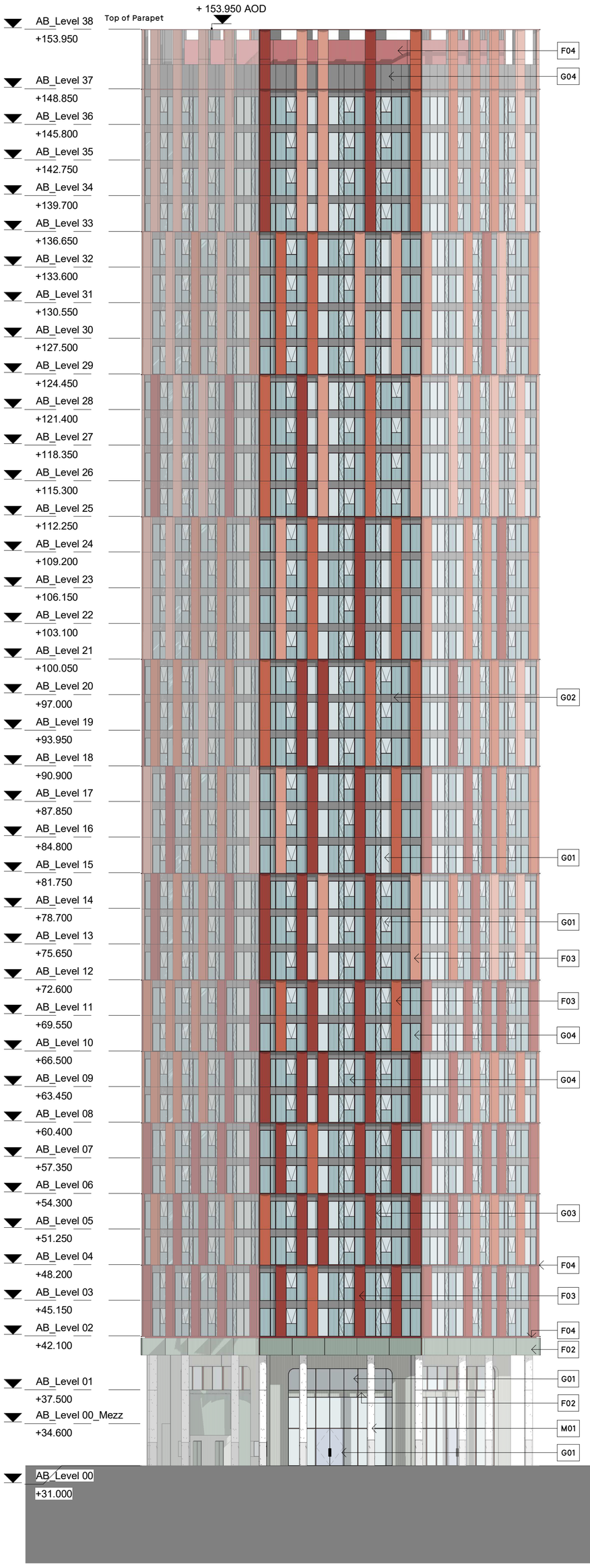
Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-CC-02-DR-A-PL1162	P1



1 North Elevation

1 : 250



2 East Elevation

1 : 250

Material Key - Elements

Facade:

F01	Pigmented Cast Masonry/ Cementitious Cladding (Smooth)
F02	Pigmented Cast Masony/ Cementitious Cladding (Profiled)
F03	Anodised Aluminium Scalloped Profile Panel (Matte Finish)
F04	Anodised Aluminium Horizontal Expressed Banding (Brushed Finish)

Glazing, Windows and Openings:

G01	Anodised Aluminium Window/Door Frame
G02	Anodised Aluminium Interfloor Spandrel Panels
G03	Anodised Aluminium Openable Perforated Panels
G04	Glazed Panels with Coloured Interlayer

Miscellaneous:

M01	Pigmented Concrete Columns. Colour to match adjacent light hue cladding
M02	Steel Maintenance Door (Solid/Louvred to suit performance requirements). Colour to match adjacent cladding.
M03	Perforated Anodised Aluminium Screen. Colour to match adjacent cladding.

General Notes

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Notes

Base Colours:

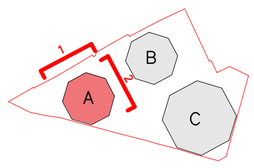
- Light Pale Green
- Medium Pale Green
- Light Pale Cream
- Medium Pale Mocha

Metal/Frame Colours:

- Light Copper
- Light Red
- Medium Red
- Dark Red

- Light Bronze
- Medium Bronze
- Dark Bronze
- Charcoal Grey

Key Plan



0 10m
@ 1:250

INFORMATION

Project No. 0476

Project Name

Albert Bridge House

Drawing Title

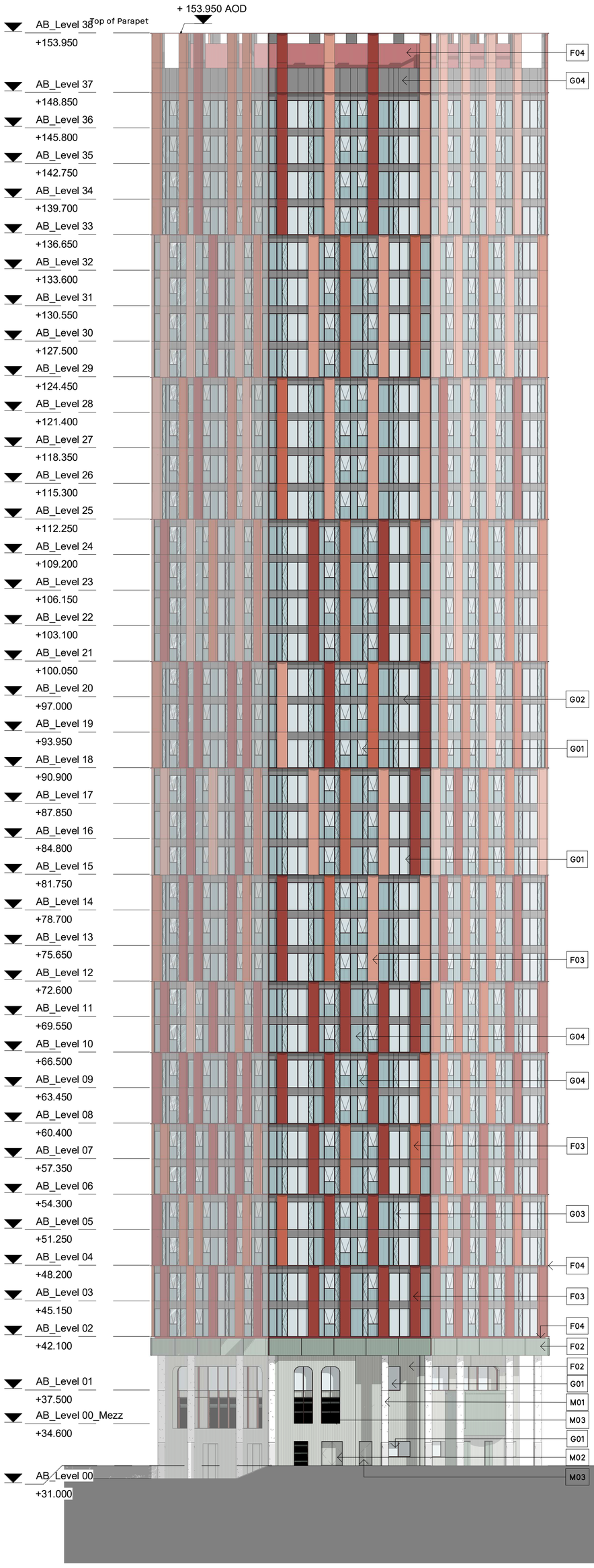
Block A - GA Elevations - North & East

Client	Oval Properties 1801 Ltd
Scale @A1	1 : 250
Date	04/02/24
Drawn by	LL
Checked by	EB

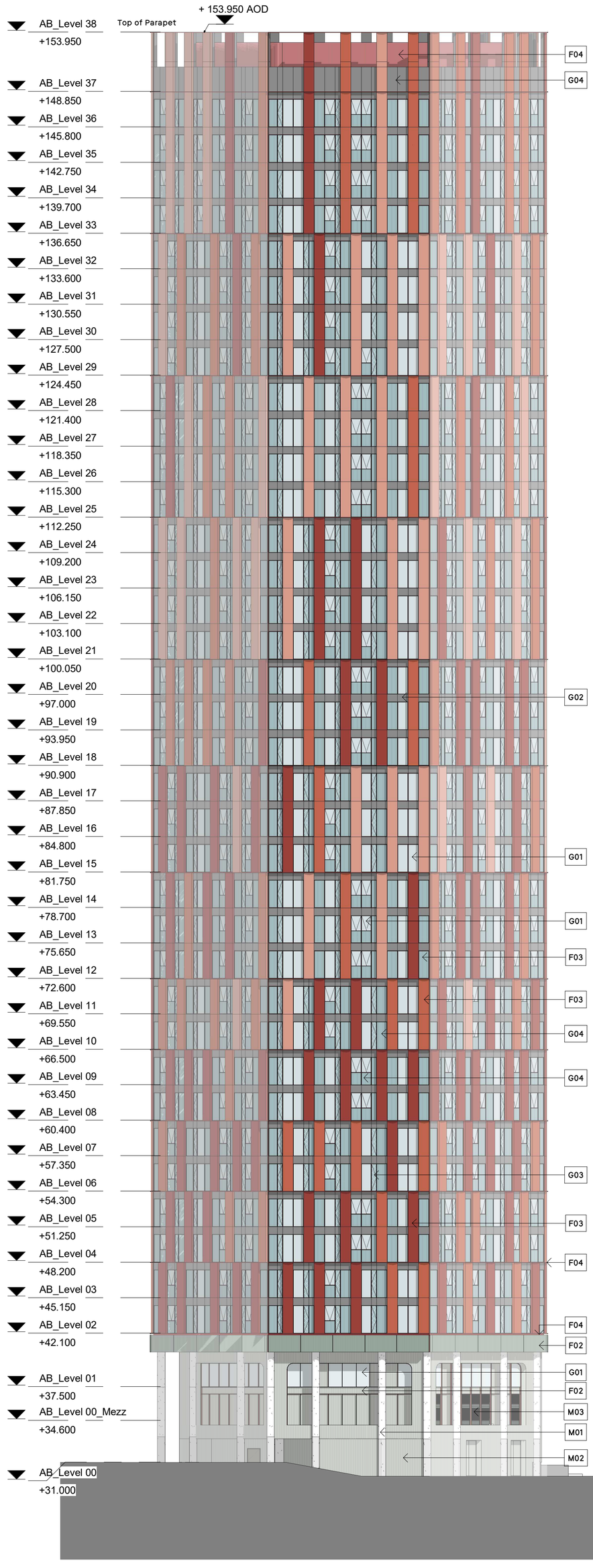
Rev	Date	Reason	Chk
1	23/05/25	Issue for Planning	SEW

3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0476-SEW-AA-ZZ-DR-A-PL1301	1



1 South Elevation
1 : 250



2 West Elevation
1 : 250

Material Key - Elements

Facade:

F01	Pigmented Cast Masonry/ Cementitious Cladding (Smooth)
F02	Pigmented Cast Masony/ Cementitious Cladding (Profiled)
F03	Anodised Aluminium Scalloped Profile Panel (Matte Finish)
F04	Anodised Aluminium Horizontal Expressed Banding (Brushed Finish)

Glazing, Windows and Openings:

G01	Anodised Aluminium Window/Door Frame
G02	Anodised Aluminium Interfloor Spandrel Panels
G03	Anodised Aluminium Openable Perforated Panels
G04	Glazed Panels with Coloured Interlayer

Miscellaneous:

M01	Pigmented Concrete Columns. Colour to match adjacent light hue cladding
M02	Steel Maintenance Door (Solid/Louvred to suit performance requirements). Colour to match adjacent cladding.
M03	Perforated Anodised Aluminium Screen. Colour to match adjacent cladding.

General Notes

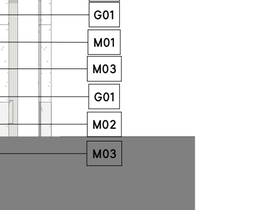
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
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Notes

Base Colours:
- Light Pale Green
- Medium Pale Green
- Light Pale Cream
- Medium Pale Mocha

Metal/Frame Colours:
- Light Copper
- Light Red
- Medium Red
- Dark Red
- Light Bronze
- Medium Bronze
- Dark Bronze
- Charcoal Grey

Key Plan



0 10m
@ 1:250

INFORMATION

Project No. 0476

Project Name
Albert Bridge House

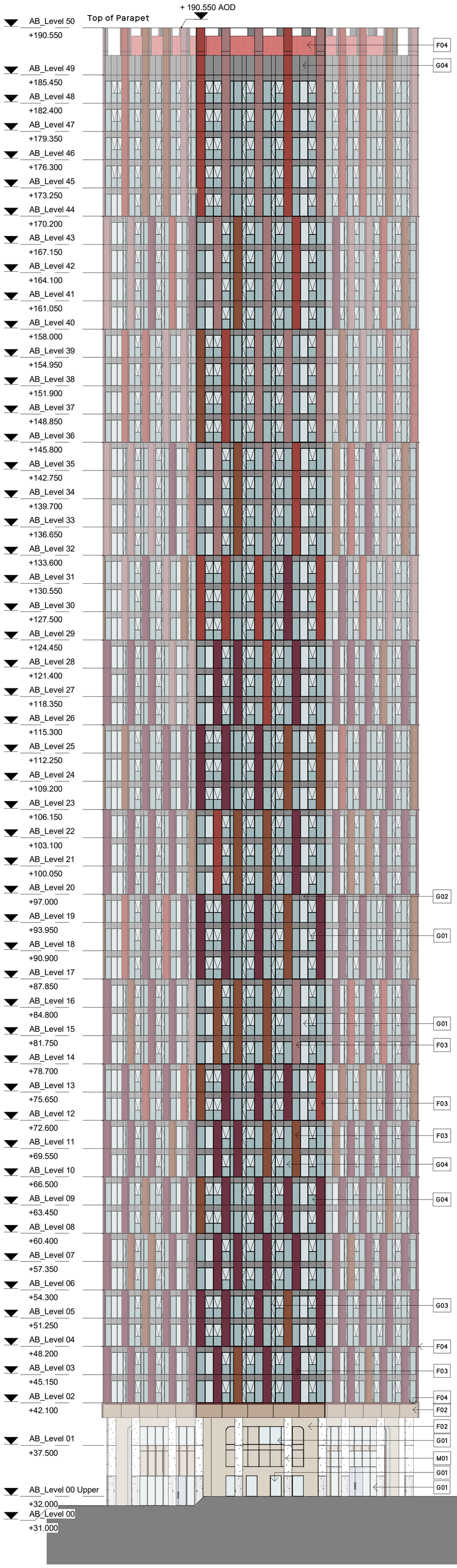
Drawing Title
Block A - GA Elevations - South & West

Client	Oval Properties 1801 Ltd
Scale @A1	1 : 250
Date	04/02/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
1	23/05/25	Issue for Planning	SEW

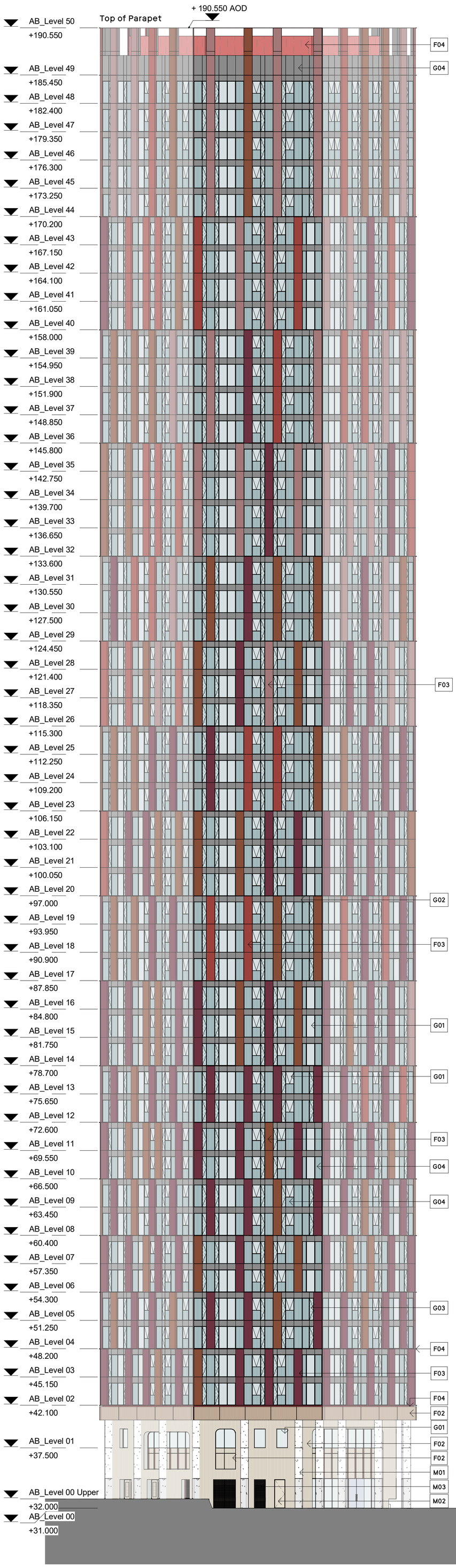
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0476-SEW-AA-ZZ-DR-A-PL1302	1



1 North Elevation

1 : 250



2 East Elevation

1 : 250

Material Key - Elements

Facade:

F01	Pigmented Cast Masonry/ Cementitious Cladding (Smooth)
F02	Pigmented Cast Masonry/ Cementitious Cladding (Profiled)
F03	Anodised Aluminium Scalloped Profile Panel (Matte Finish)
F04	Anodised Aluminium Horizontal Expressed Banding (Brushed Finish)

Glazing, Windows and Openings:

G01	Anodised Aluminium Window/Door Frame
G02	Anodised Aluminium Interfloor Spandrel Panels
G03	Anodised Aluminium Openable Perforated Panels
G04	Glazed Panels with Coloured Interlayer

Miscellaneous:

M01	Pigmented Concrete Columns. Colour to match adjacent light hue cladding
M02	Steel Maintenance Door (Solid/Louvred to suit performance requirements). Colour to match adjacent cladding.
M03	Perforated Anodised Aluminium Screen. Colour to match adjacent cladding.

General Notes

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Notes

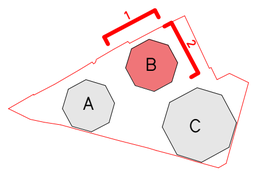
Base Colours:

- Light Pale Green
- Medium Pale Green
- Light Pale Cream
- Medium Pale Mocha

Metal/Frame Colours:

- Light Copper
- Light Red
- Medium Red
- Dark Red
- Light Bronze
- Medium Bronze
- Dark Bronze
- Charcoal Grey

Key Plan



0 10m
@ 1:250

INFORMATION

Project No.	0476
Project Name	Albert Bridge House

Drawing Title

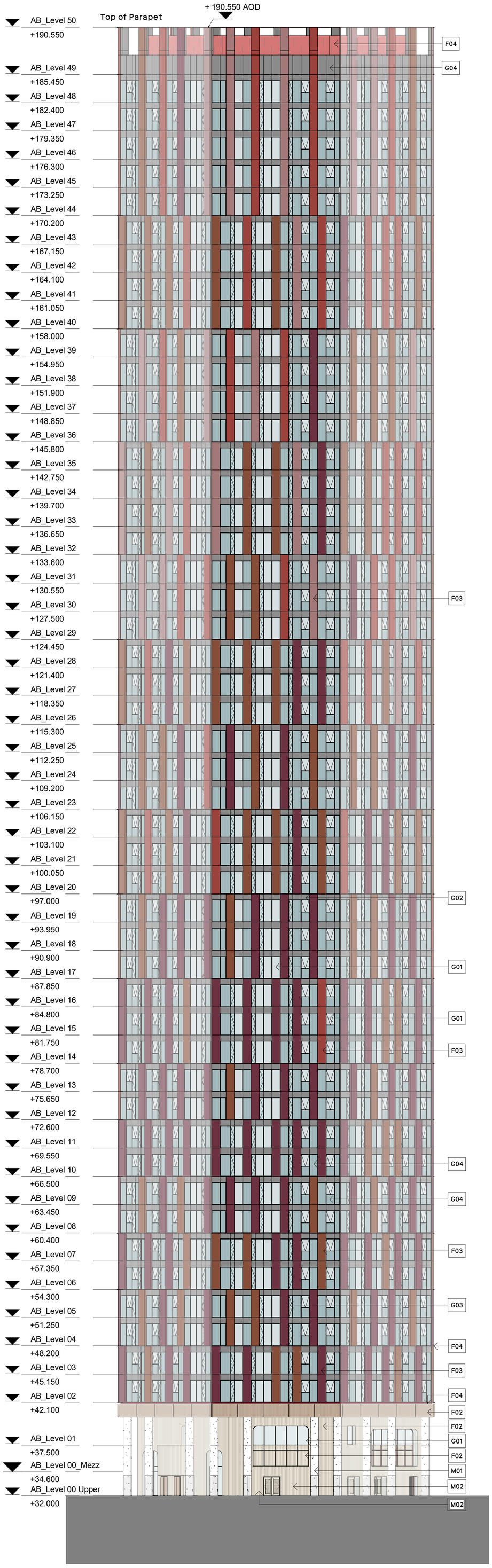
Block B - GA Elevations - North & East

Client	Oval Properties 1801 Ltd
Scale @A1	1 : 250
Date	04/02/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

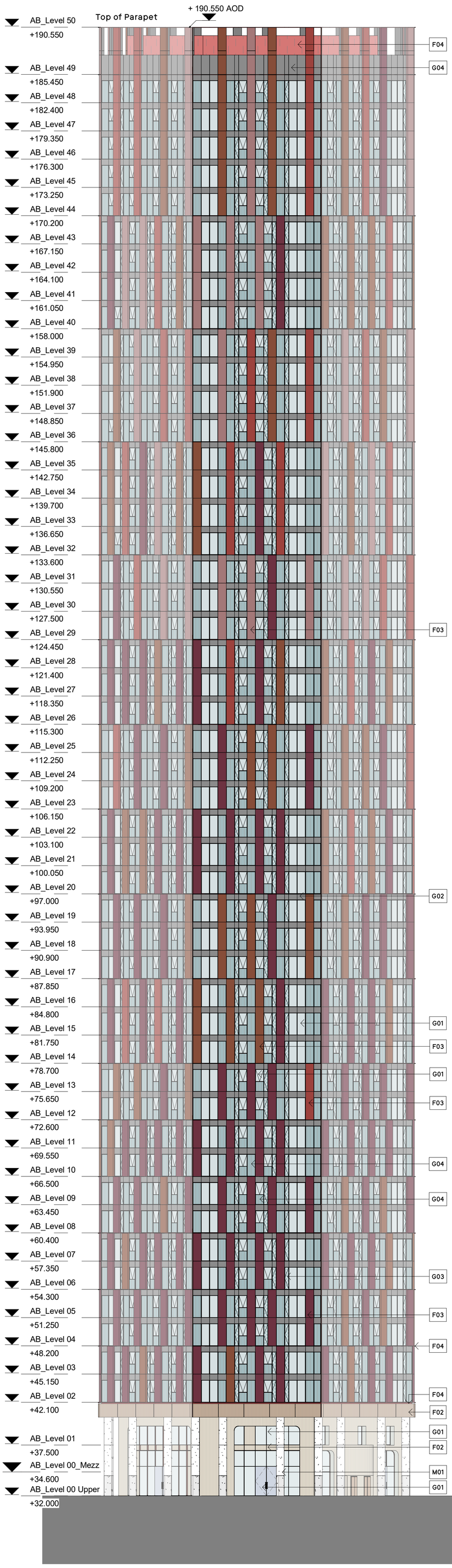
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0476-SEW-BB-ZZ-DR-A-PL1321	P1



1 South Elevation

1 : 250



2 West Elevation

1 : 250

Material Key - Elements

Facade:

F01	Pigmented Cast Masonry/ Cementitious Cladding (Smooth)
F02	Pigmented Cast Masonry/ Cementitious Cladding (Profiled)
F03	Anodised Aluminium Scalloped Profile Panel (Matte Finish)
F04	Anodised Aluminium Horizontal Expressed Banding (Brushed Finish)

Glazing, Windows and Openings:

G01	Anodised Aluminium Window/Door Frame
G02	Anodised Aluminium Interfloor Spandrel Panels
G03	Anodised Aluminium Openable Perforated Panels
G04	Glazed Panels with Coloured Interlayer

Miscellaneous:

M01	Pigmented Concrete Columns. Colour to match adjacent light hue cladding
M02	Steel Maintenance Door (Solid/Louvred to suit performance requirements). Colour to match adjacent cladding.
M03	Perforated Anodised Aluminium Screen. Colour to match adjacent cladding.

General Notes

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Notes

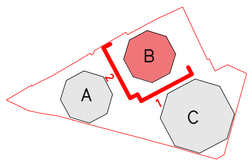
Base Colours:

- Light Pale Green
- Medium Pale Green
- Light Pale Cream
- Medium Pale Mocha

Metal/Frame Colours:

- Light Copper
- Light Red
- Medium Red
- Dark Red
- Light Bronze
- Medium Bronze
- Dark Bronze
- Charcoal Grey

Key Plan



0 10m
@ 1:250

INFORMATION

Project No.	0476
Project Name	Albert Bridge House

Drawing Title

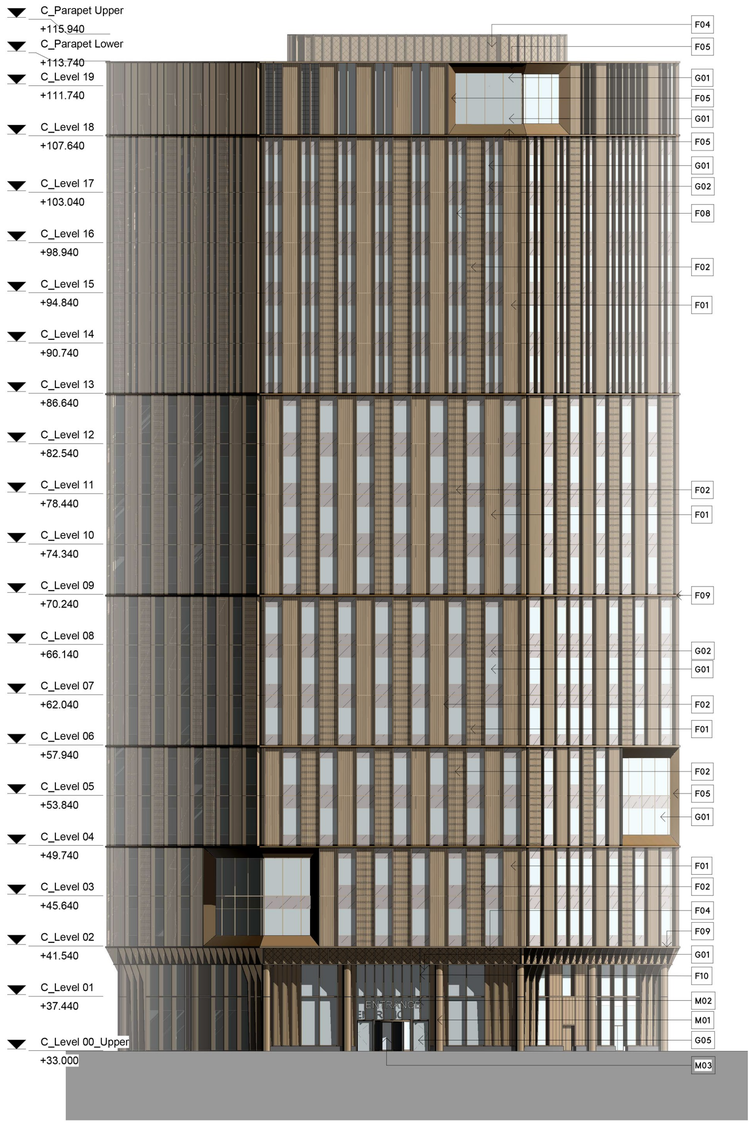
Block B - GA Elevations - South & West

Client	Oval Properties 1801 Ltd
Scale @A1	1 : 250
Date	04/02/25
Drawn by	LL
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

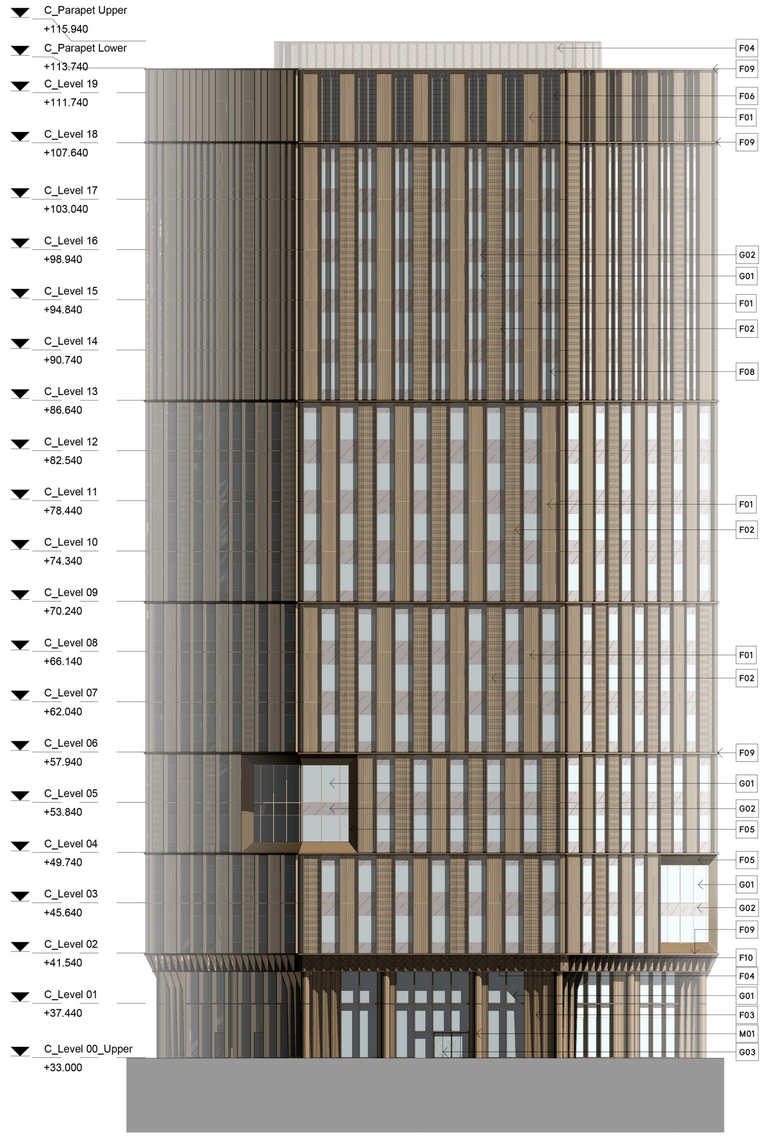
3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0476-SEW-BB-ZZ-DR-A-PL1322	P1



1 South East Elevation

1 : 250



2 South West Elevation

1 : 250

General Notes

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Notes

Material Key

Facade:

- F01 Anodised Aluminium Scalloped Profile Panel
- F02 Perforated Anodised Aluminium Scalloped Profile Panel
- F03 Anodised Aluminium Sinusoidal Profile Panel
- F04 Perforated Anodised Aluminium Sinusoidal Profile Panel
- F05 Anodised Aluminium Panel
- F06 Perforated Anodised Aluminium Panel
- F07 Vertical Louvred Anodised Aluminium Battons
- F08 Anodised Aluminium Vertical Fin (Light Bronze)
- F09 Anodised Aluminium Horizontal Fin (Medium Bronze)
- F10 Anodised Aluminium Vertical Fin (Medium Bronze)

Glazing, Windows and Openings:

- G01 Glazing (Frame Colour - Light Bronze)
- G02 Insulated Spandrel Panel - Glass with Coloured Interlayer
- G03 Glazed Door (Frame Colour - Light Bronze)
- G04 Perforated Anodised Aluminium Door (Light Bronze)

Miscellaneous:

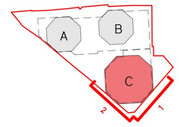
- M01 Fluted Anodised Aluminium-clad Columns (Light Bronze)
- M02 Anodised Aluminium Signage (Light Bronze)
- M03 Glazed Revolving Door Frame Colour to match curtain wall framing

Colours:

- Light Bronze (Scalloped)
- Light Bronze (Perforated/Scalloped)
- Light Bronze (Sinusoidal)
- Light Bronze (Perforated/Sinusoidal)
- Medium Bronze (Sinusoidal)
- Medium Bronze (Perforated/Sinusoidal)
- Light Grey (Perforated)
- Light Grey (Coloured Interlayer)
- Clear Glazing

0 10m
@ 1:250

Key Plan



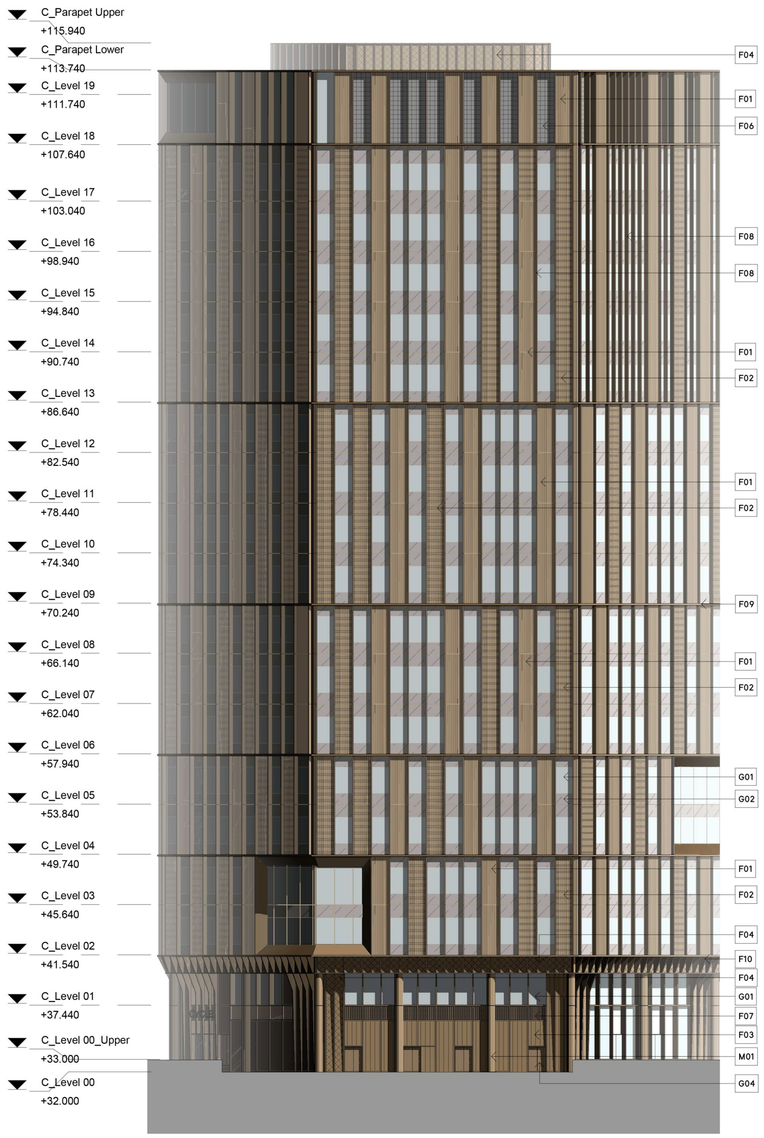
3 Brewhouse Yard
London, EC1V 4KQ
hello@gretwest.com
+44 (0) 20 7549 1730

Information

Project No.	0476
Project Name	Albert Bridge House
Drawing Title	Block C - GA Elevations - South East & South West
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	21/03/25
Drawn by	JB
Checked by	EB

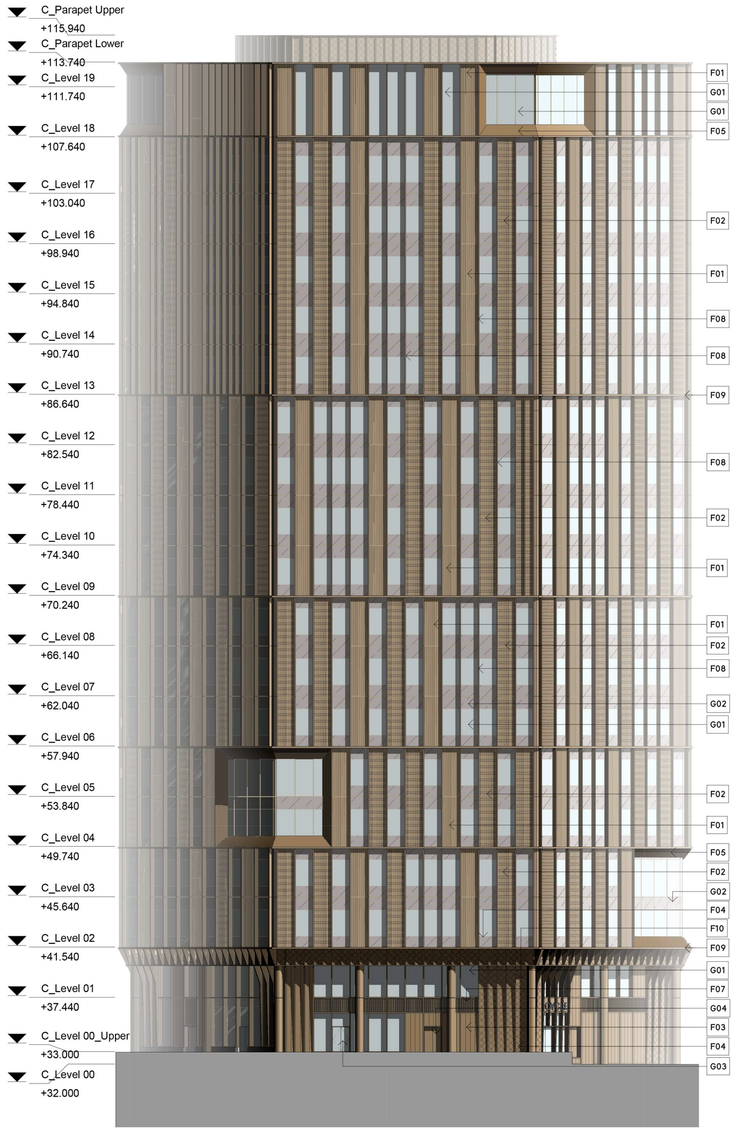
Rev	Date	Reason	Chk
P1	29/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-CC-ZZ-DR-A-PL1353	P1



1 North West Elevation

1 : 250



2 North East Elevation

1 : 250

General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

Material Key

Facade:

- F01 Anodised Aluminium Scalloped Profile Panel
- F02 Perforated Anodised Aluminium Scalloped Profile Panel
- F03 Anodised Aluminium Sinusoidal Profile Panel
- F04 Perforated Anodised Aluminium Sinusoidal Profile Panel
- F05 Anodised Aluminium Panel
- F06 Perforated Anodised Aluminium Panel
- F07 Vertical Louvred Anodised Aluminium Battons
- F08 Anodised Aluminium Vertical Fin (Light Bronze)
- F09 Anodised Aluminium Horizontal Fin (Medium Bronze)
- F10 Anodised Aluminium Vertical Fin (Medium Bronze)

Glazing, Windows and Openings:

- G01 Glazing (Frame Colour - Light Bronze)
- G02 Insulated Spandrel Panel - Glass with Coloured Interlayer
- G03 Glazed Door (Frame Colour - Light Bronze)
- G04 Perforated Anodised Aluminium Door (Light Bronze)

Miscellaneous:

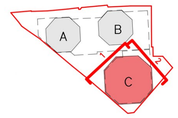
- M01 Fluted Anodised Aluminium-clad Columns (Light Bronze)
- M02 Anodised Aluminium Signage (Light Bronze)
- M03 Glazed Revolving Door Frame Colour to match curtain wall framing

Colours:

- Light Bronze (Scalloped)
- Light Bronze (Perforated/Scalloped)
- Light Bronze (Sinusoidal)
- Light Bronze (Perforated/Sinusoidal)
- Medium Bronze (Sinusoidal)
- Medium Bronze (Perforated/Sinusoidal)
- Light Grey (Perforated)
- Light Grey (Coloured Interlayer)
- Clear Glazing

0 10m
@ 1:250

Key Plan



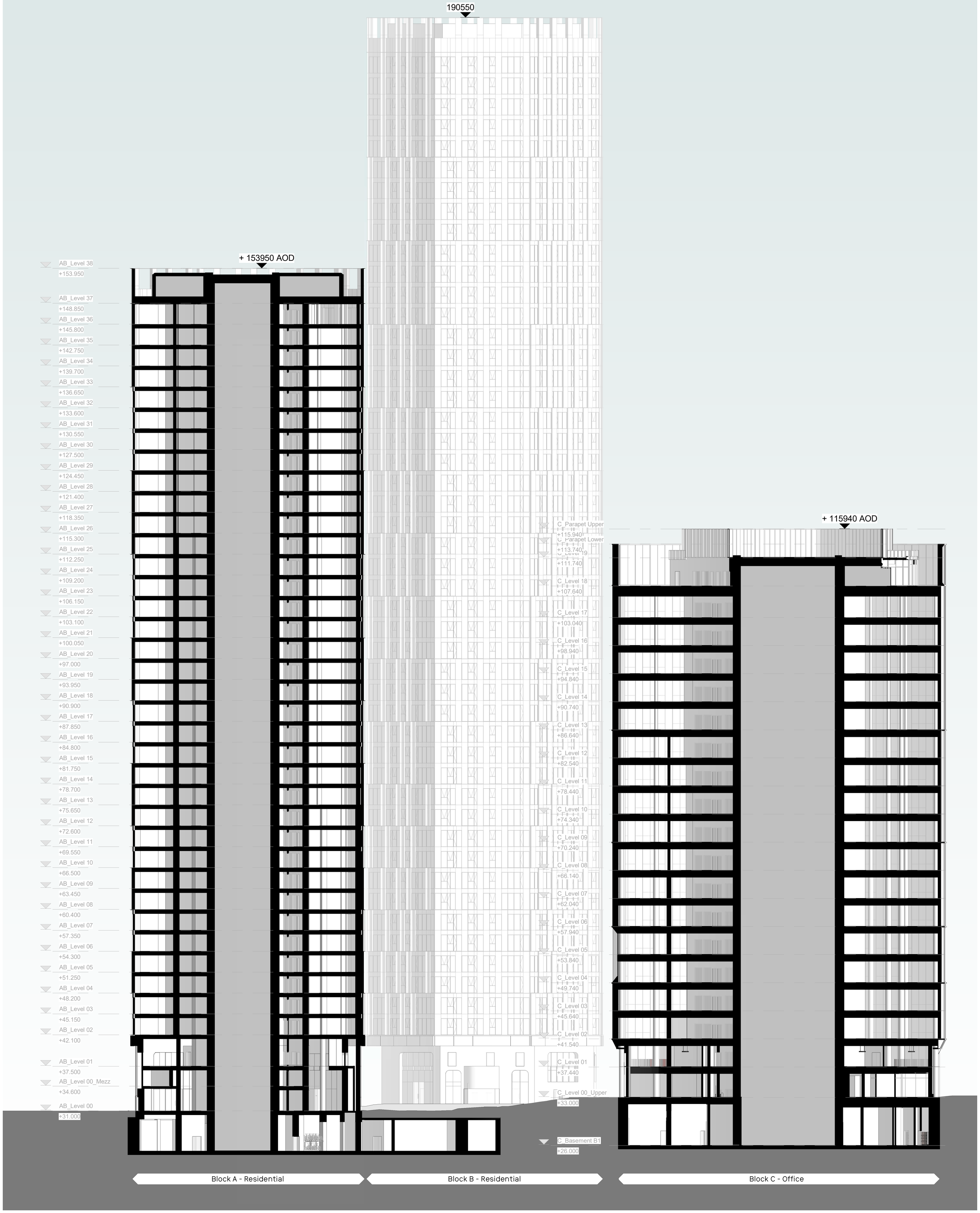
3 Brewhouse Yard
London, EC1V 4KQ
hello@egretwest.com
+44 (0) 20 7549 1730

Information

Project No.	0476
Project Name	
Albert Bridge House	
Drawing Title	
Block C - GA Elevations - North West & North East	
Client	Oval Properties 1801 Ltd
Scale	1 : 250
Date	21/03/25
Drawn by	JB
Checked by	EB

Rev	Date	Reason	Chk
P1	29/05/25	Issue for Planning	SEW

Drawing Number	Rev
0476-SEW-CC-ZZ-DR-A-PL1354	P1



General Notes

No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

Landscape levels shown indicatively, refer to Landscape GA.

Soft landscape not shown for clarity.

Key Plan

0 10m
@ 1:250

INFORMATION

Project No.	0476
Project Name	Albert Bridge House

Drawing Title

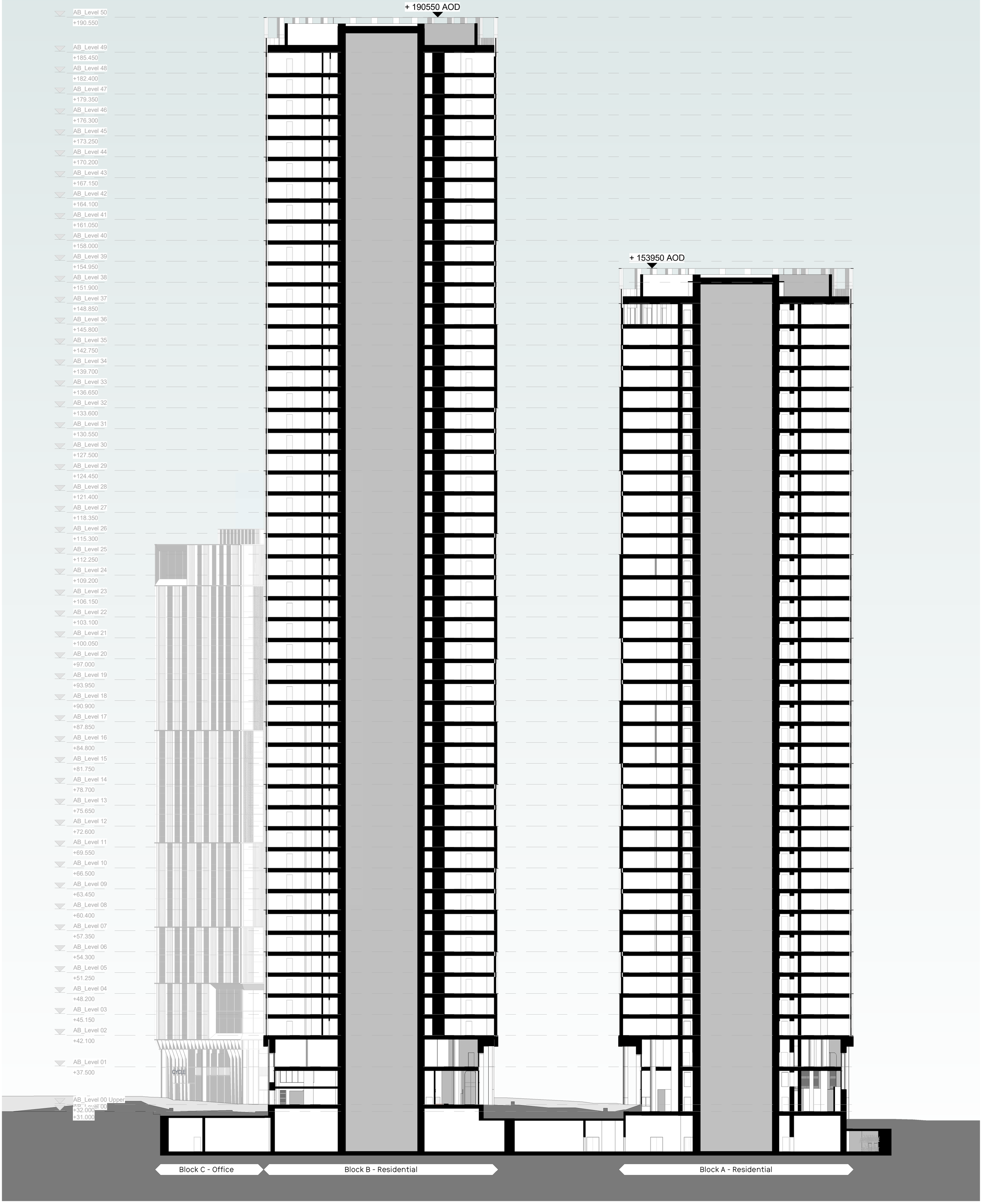
Site Section 1 - Aligned to Bridge Street - through Block A&C

Client	Oval Properties 1801 Ltd
Scale @A1	1 : 250
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	23/05/25	Issue for Planning	SEW

3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL1200	P1



General Notes

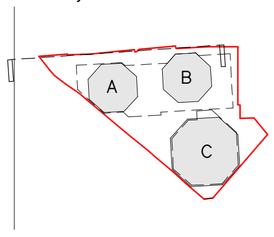
No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation.
Do not scale this drawing for construction purposes. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility.
All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Notes

Landscape levels shown indicatively, refer to Landscape GA.

Soft landscape not shown for clarity.

Key Plan



0 10m
@ 1:250

INFORMATION

Project No.	0476
Project Name	Albert Bridge House

Drawing Title

Site Section 2 - Aligned to River - through Block A&B

Client	Oval Properties 1801 Ltd
Scale @A1	1 : 250
Date	03/03/25
Drawn by	YN
Checked by	EB

Rev	Date	Reason	Chk
P1	25/04/25	Planning Draft	SEW

3 Brewhouse Yard
London, EC1V 4JQ
hello@egretwest.com
+44 (0) 20 7549 1730

Drawing Number	Rev
0476-SEW-ZZ-ZZ-DR-A-PL1201	P1

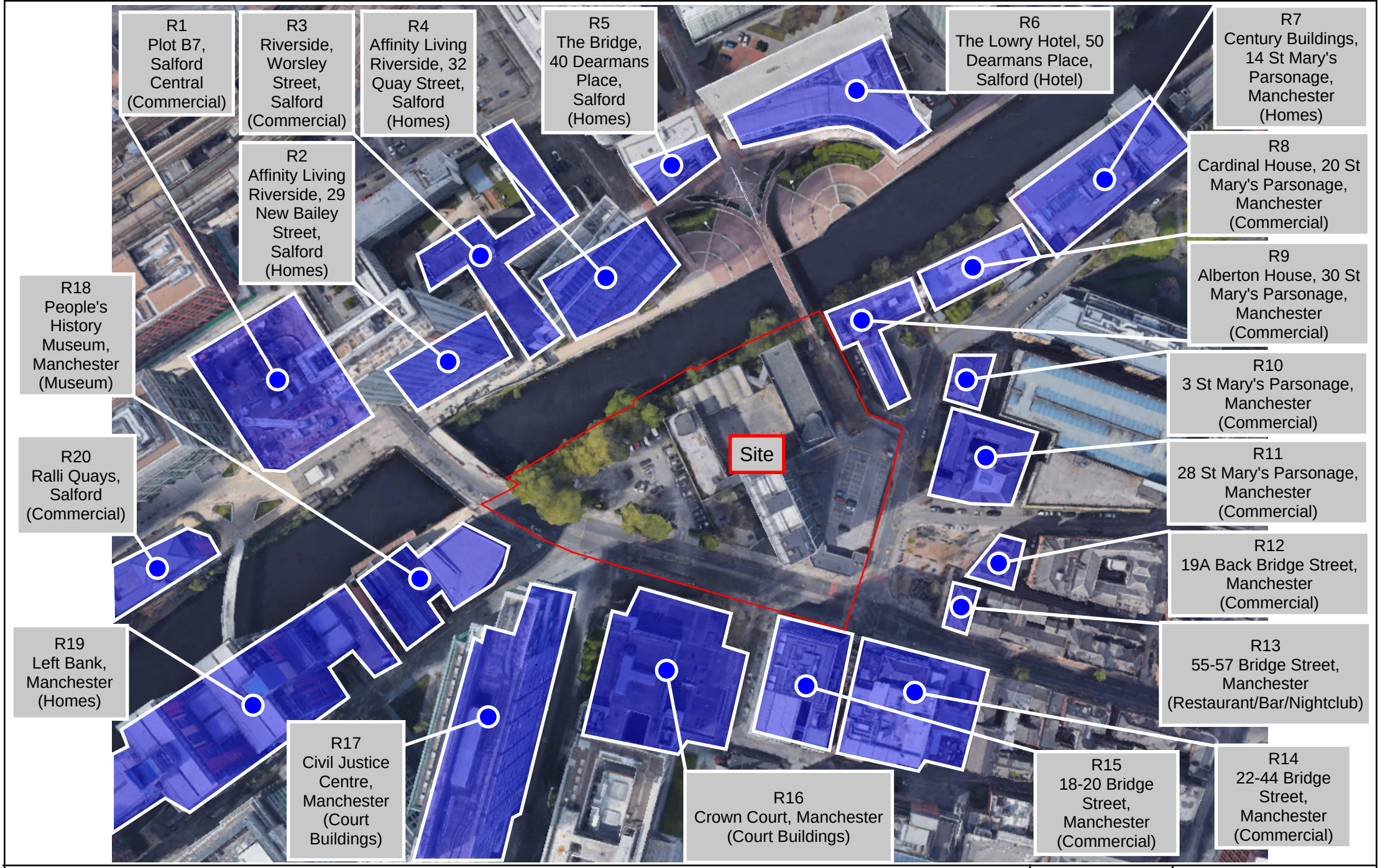


Figure 6.1 Existing Sensitive Receptors Plan

Project: Albert Bridge House, Manchester

N

Not to scale

Client: Oval Real Estate

HOARE LEA
A TETRA TECH COMPANY

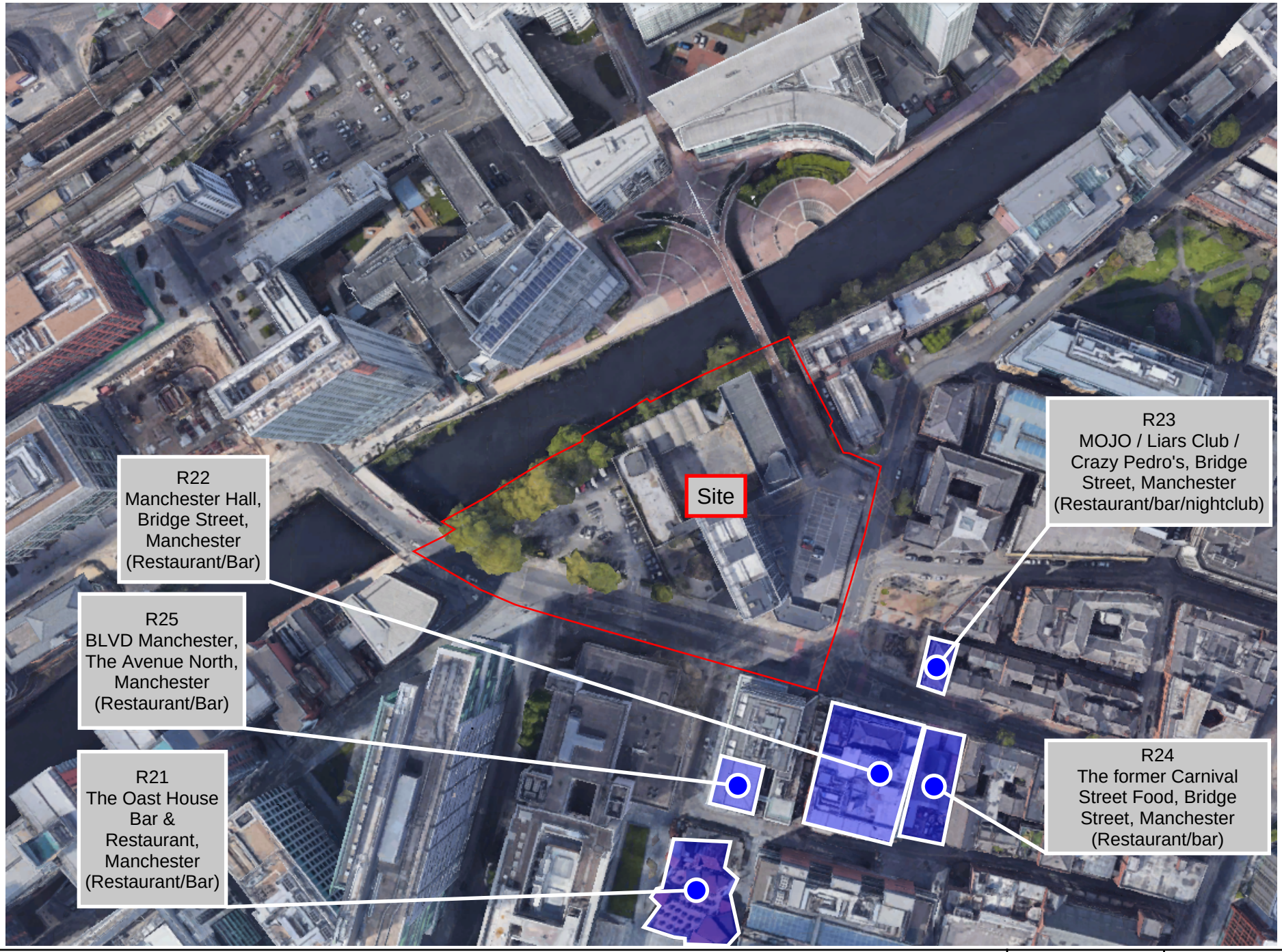


Figure 6.2 Existing Entertainment Premises Plan

Project: Albert Bridge House, Manchester

N
Not to scale

Client: Oval Real Estate

HOARE LEA
A TETRA TECH COMPANY

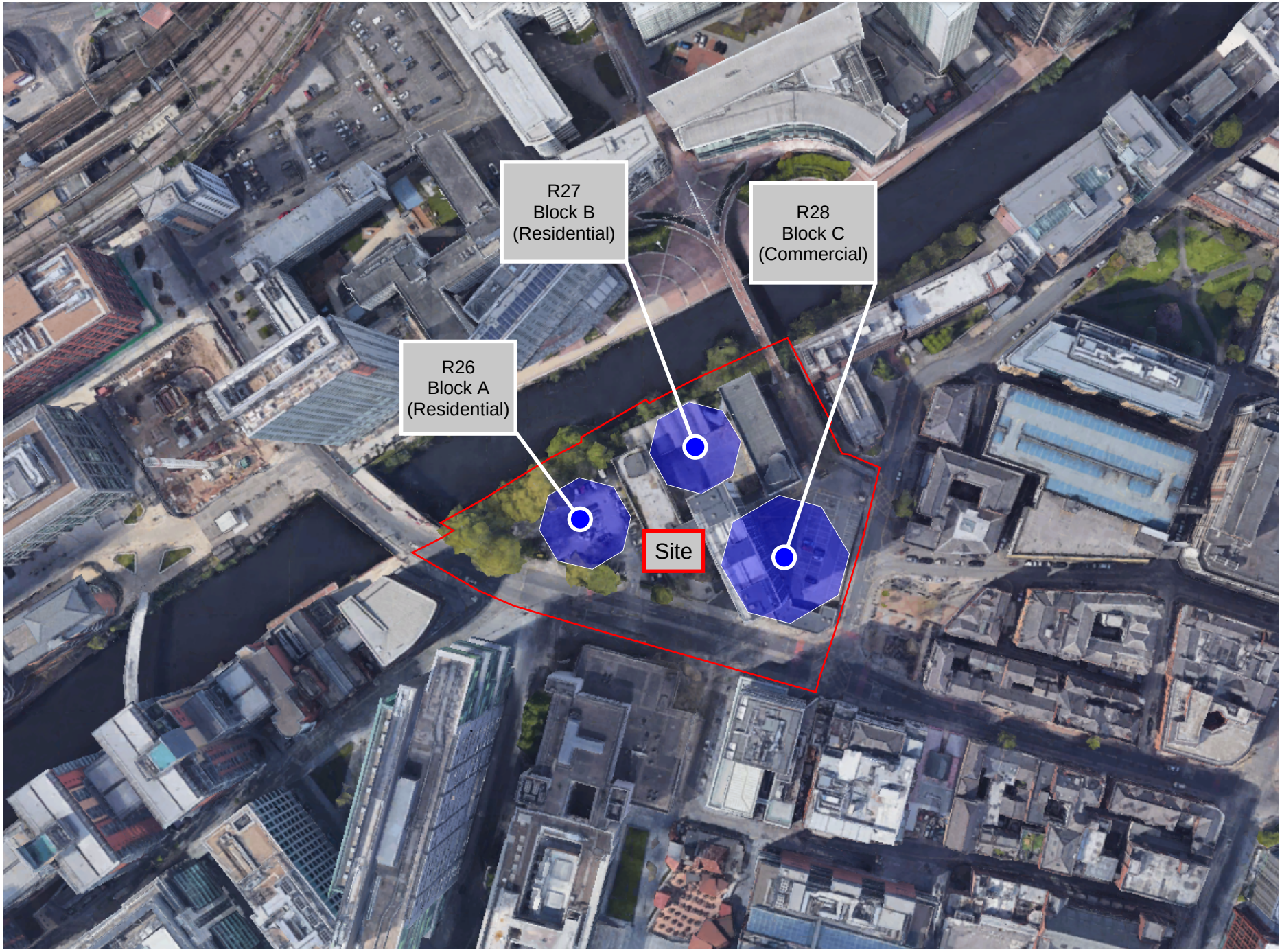


Figure 6.3 Future Introduced Sensitive Receptor Plan

Project: Albert Bridge House, Manchester

N
Not to scale

Client: Oval Real Estate

HOARE LEA
A TETRA TECH COMPANY

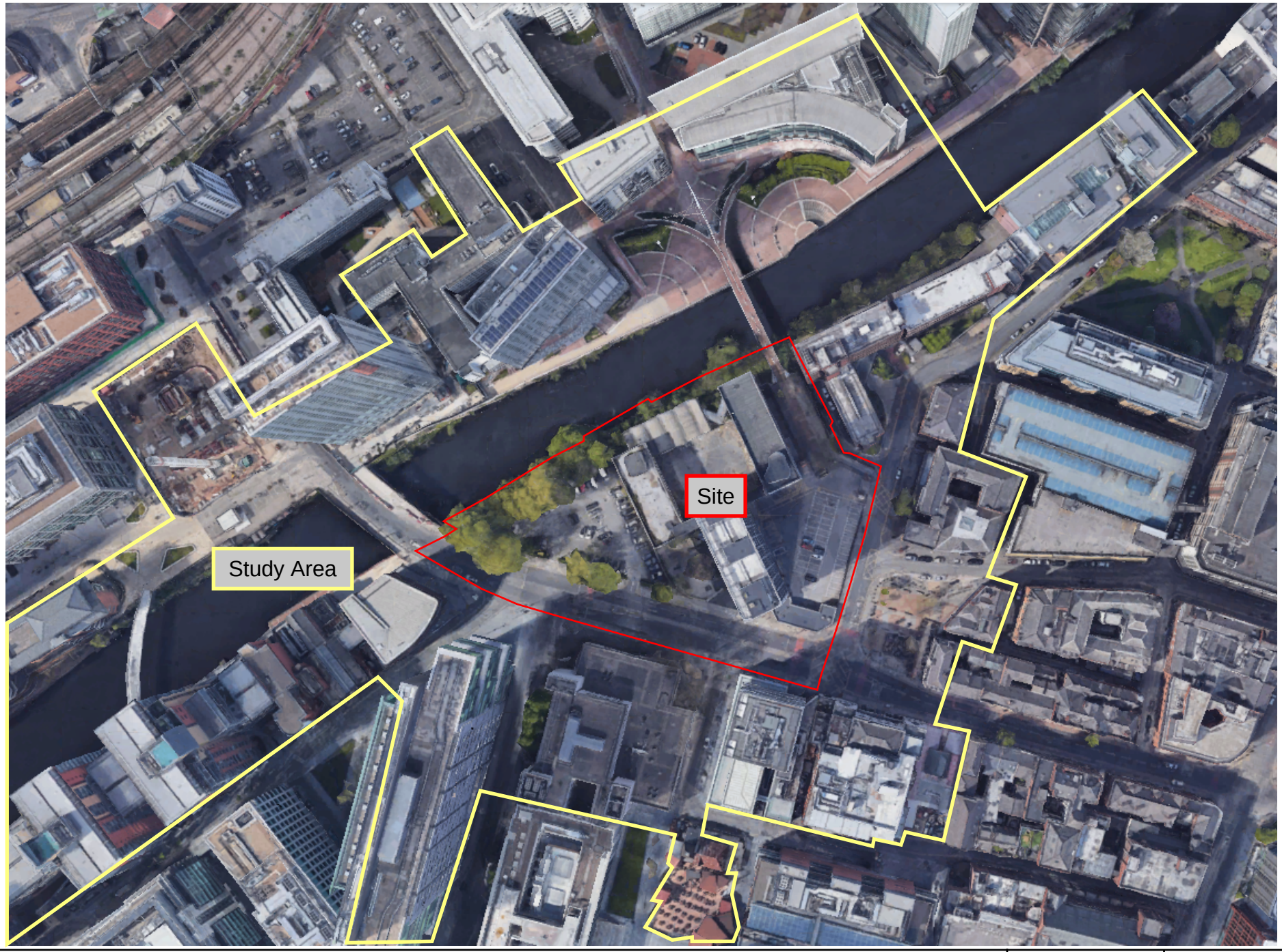


Figure 6.4 Noise and Vibration Study Area

Project: Albert Bridge House, Manchester

N
Not to scale

Client: Oval Real Estate

HOARE LEA
A TETRA TECH COMPANY

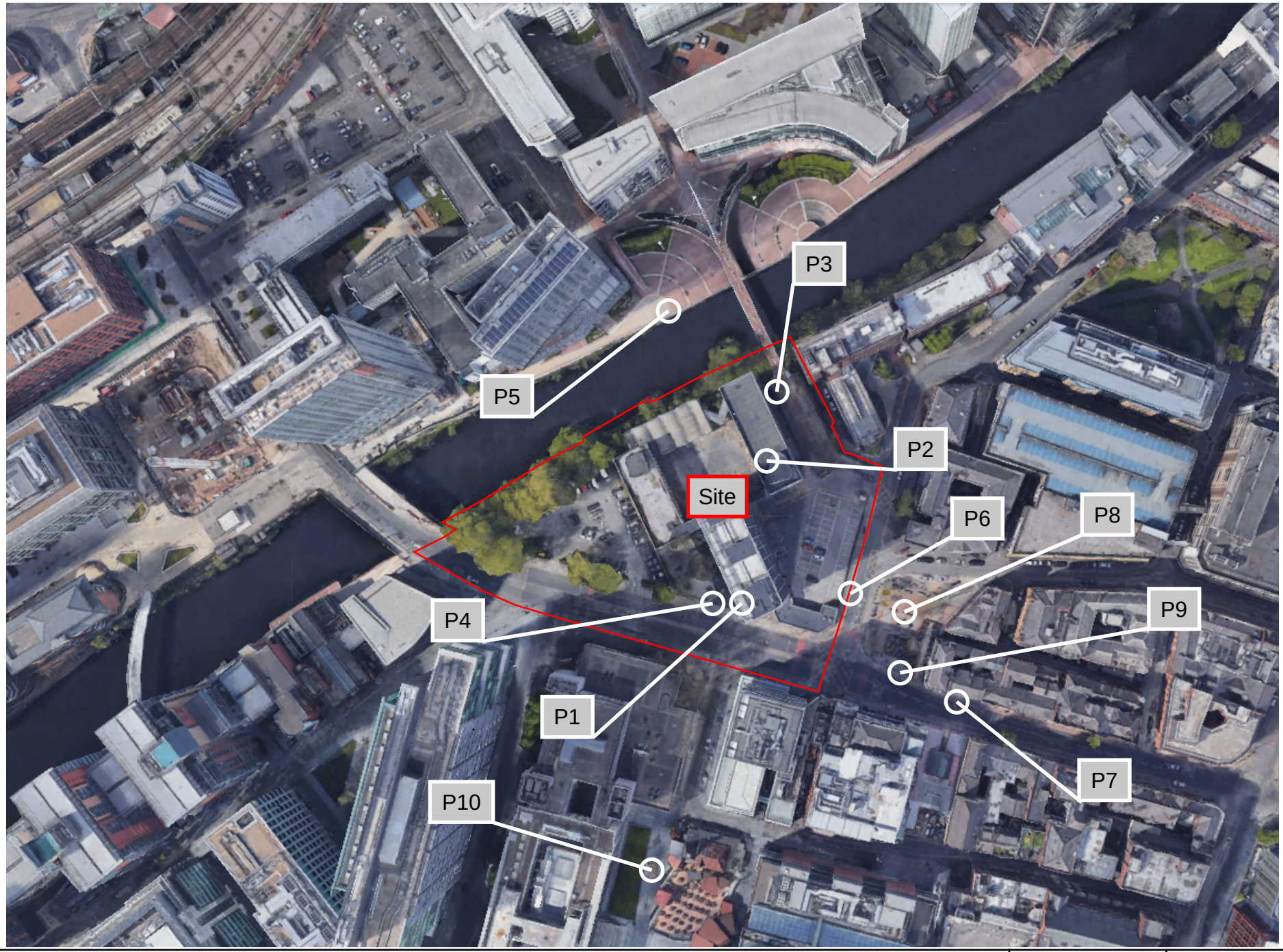


Figure 6.5 Noise Measurement Positions

Project: Albert Bridge House, Manchester

N
Not to scale

Client: Oval Real Estate

HOARE LEA
A TETRA TECH COMPANY

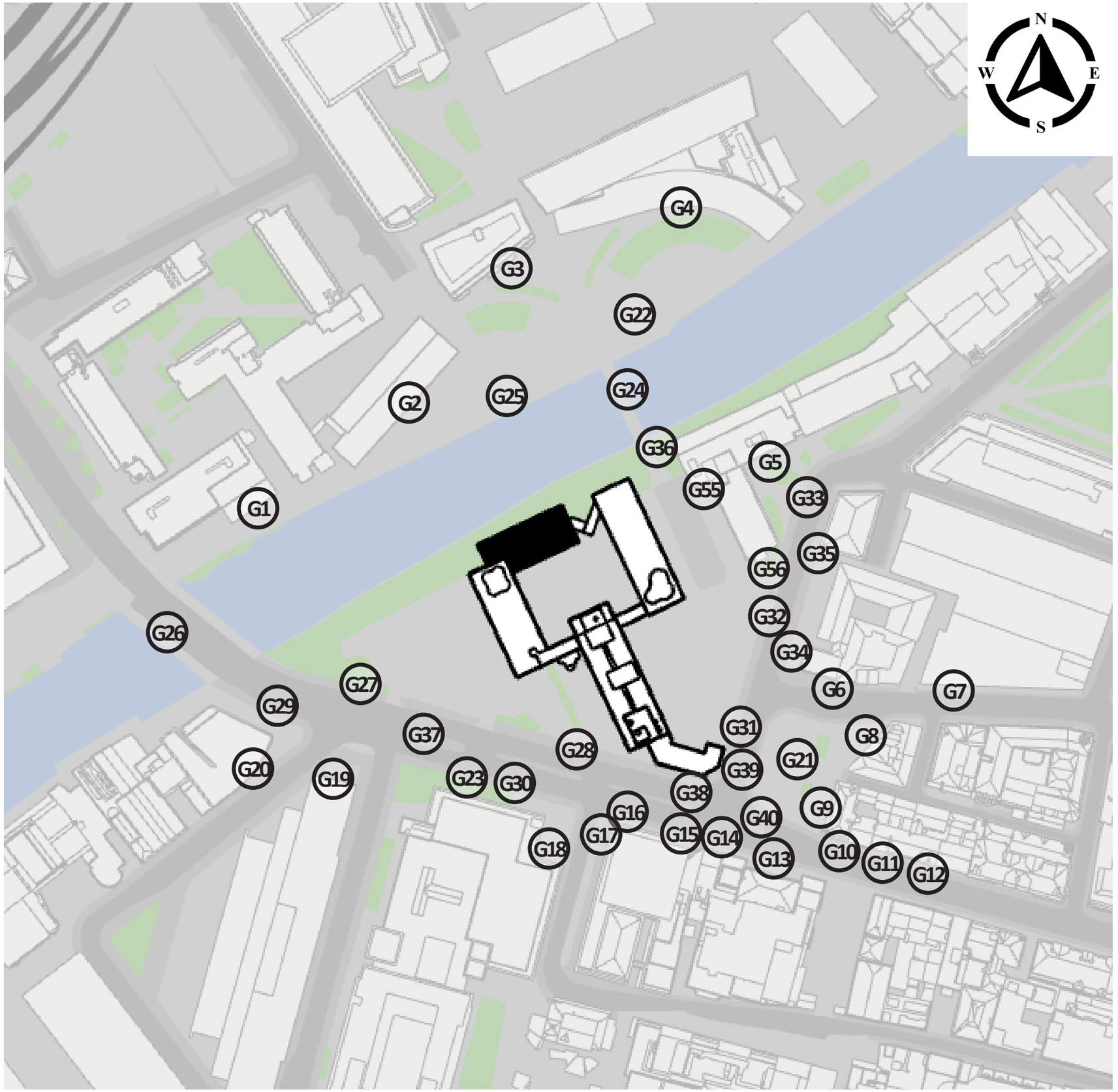


Figure 9.1	Locations of the Off-Site Receptors
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
1	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.2	Summer Wind Comfort of Existing Site within Existing Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
1	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.3	Winter Wind Comfort of Existing Site within Existing Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



Criteria for distress, wind speed exceeded for 0.025% of the year	
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.4	Annual Wind Distress of Existing Site within Existing Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II

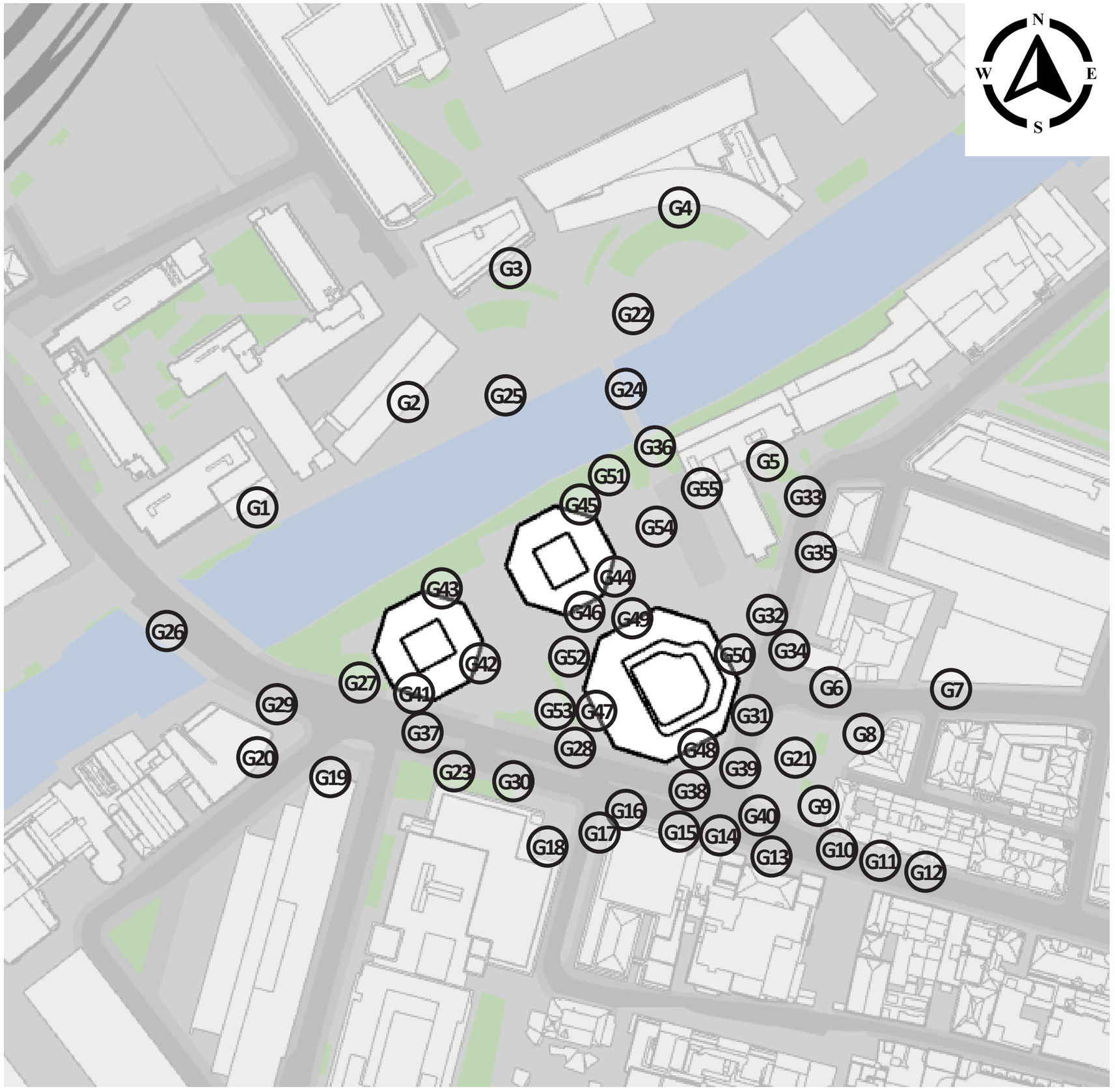


Figure 9.5	Locations of the Off- and On-Site Receptors at Ground Level
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II

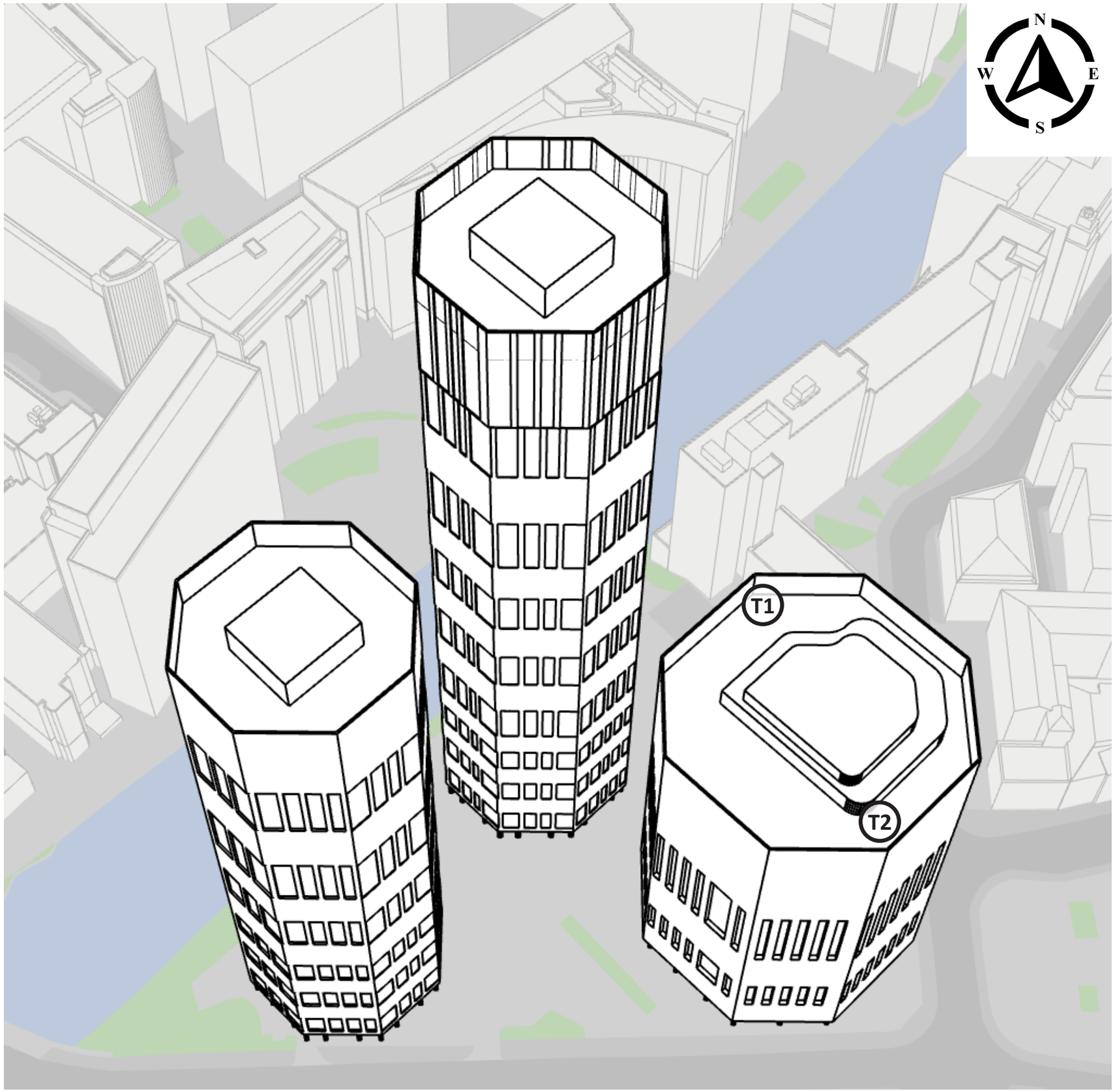
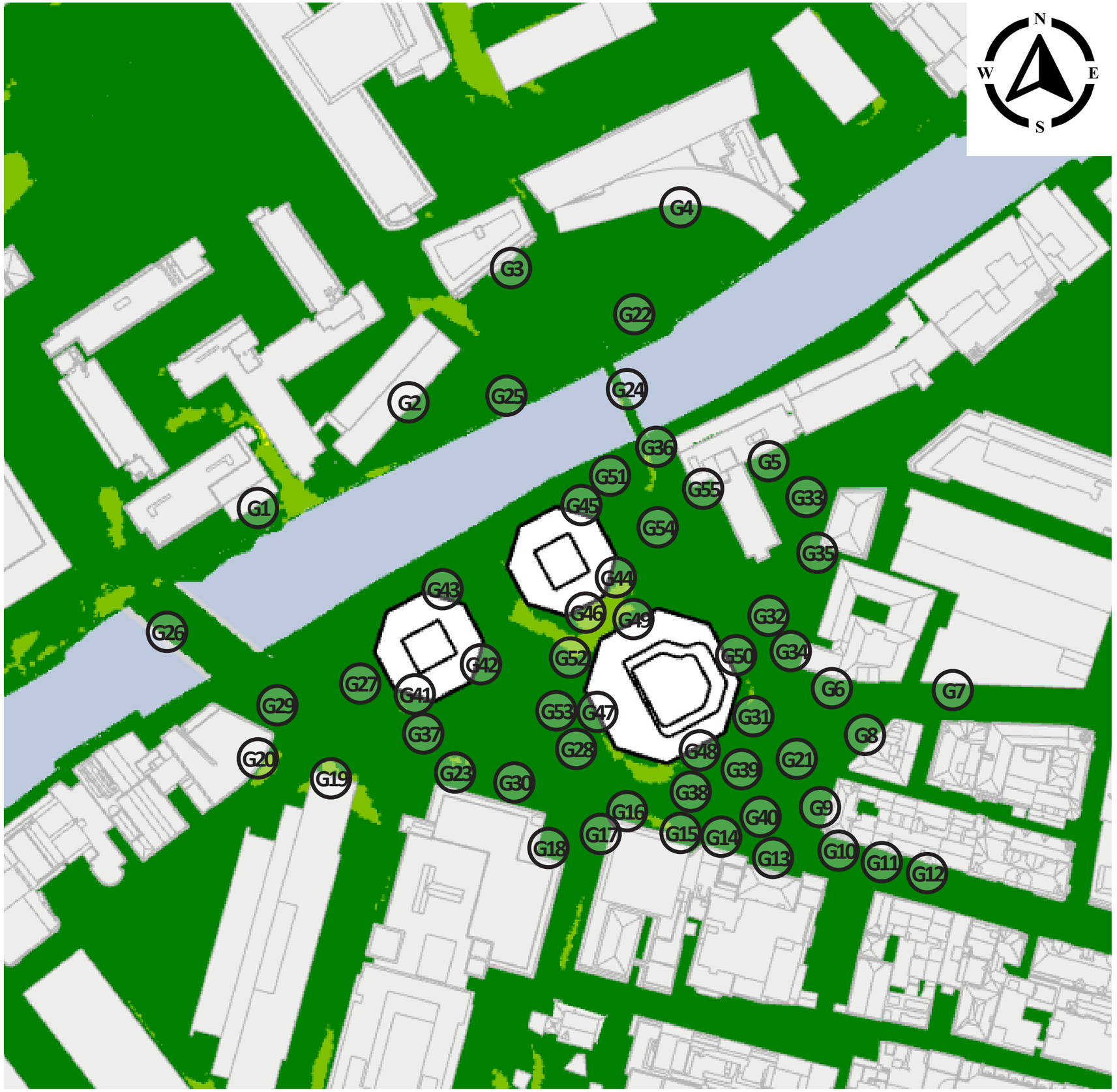


Figure 9.6	Locations of the On-Site Receptors at Terrace Levels
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



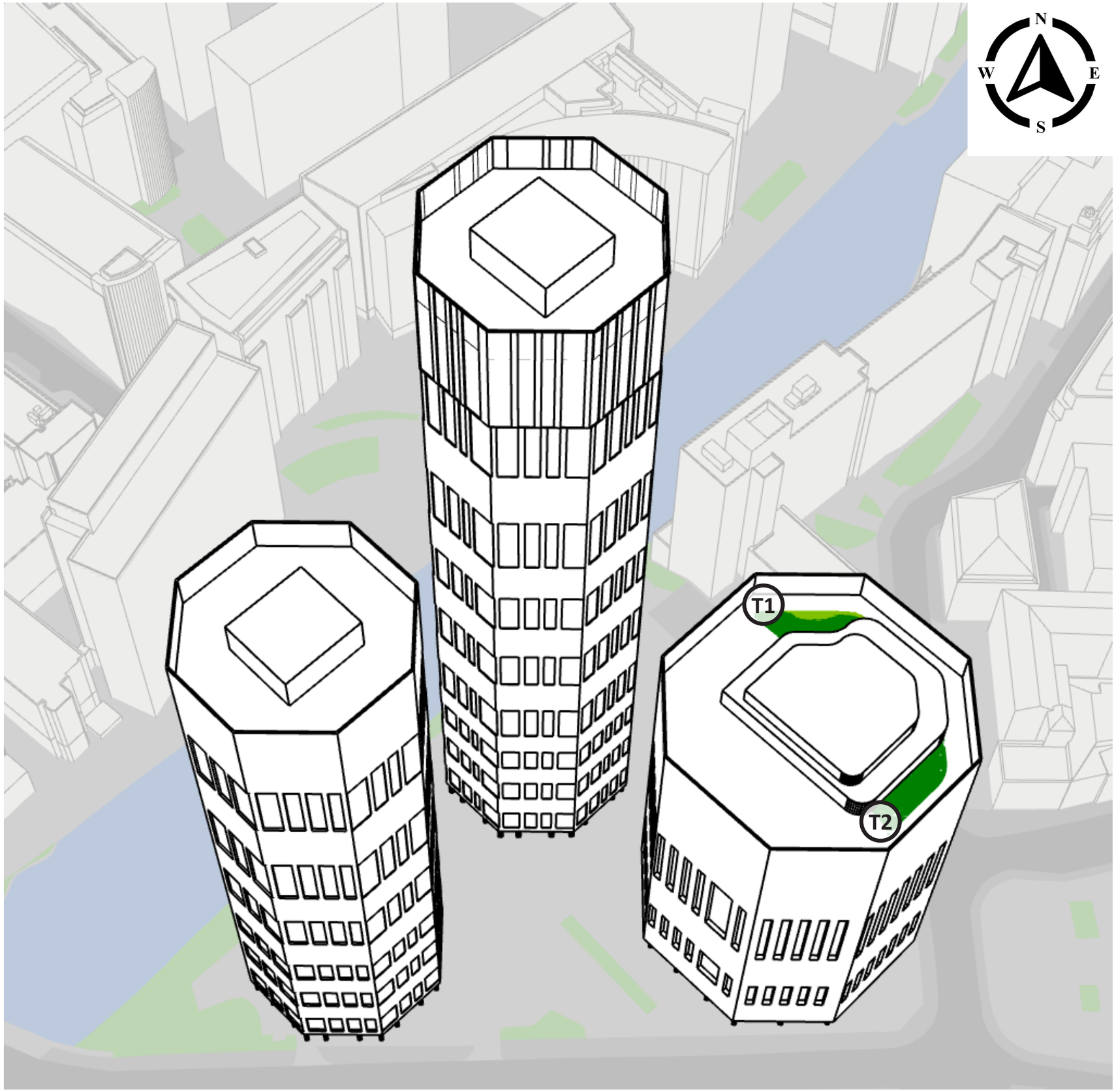
Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
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2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.7	Summer Wind Comfort of Proposed Scheme within Existing Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



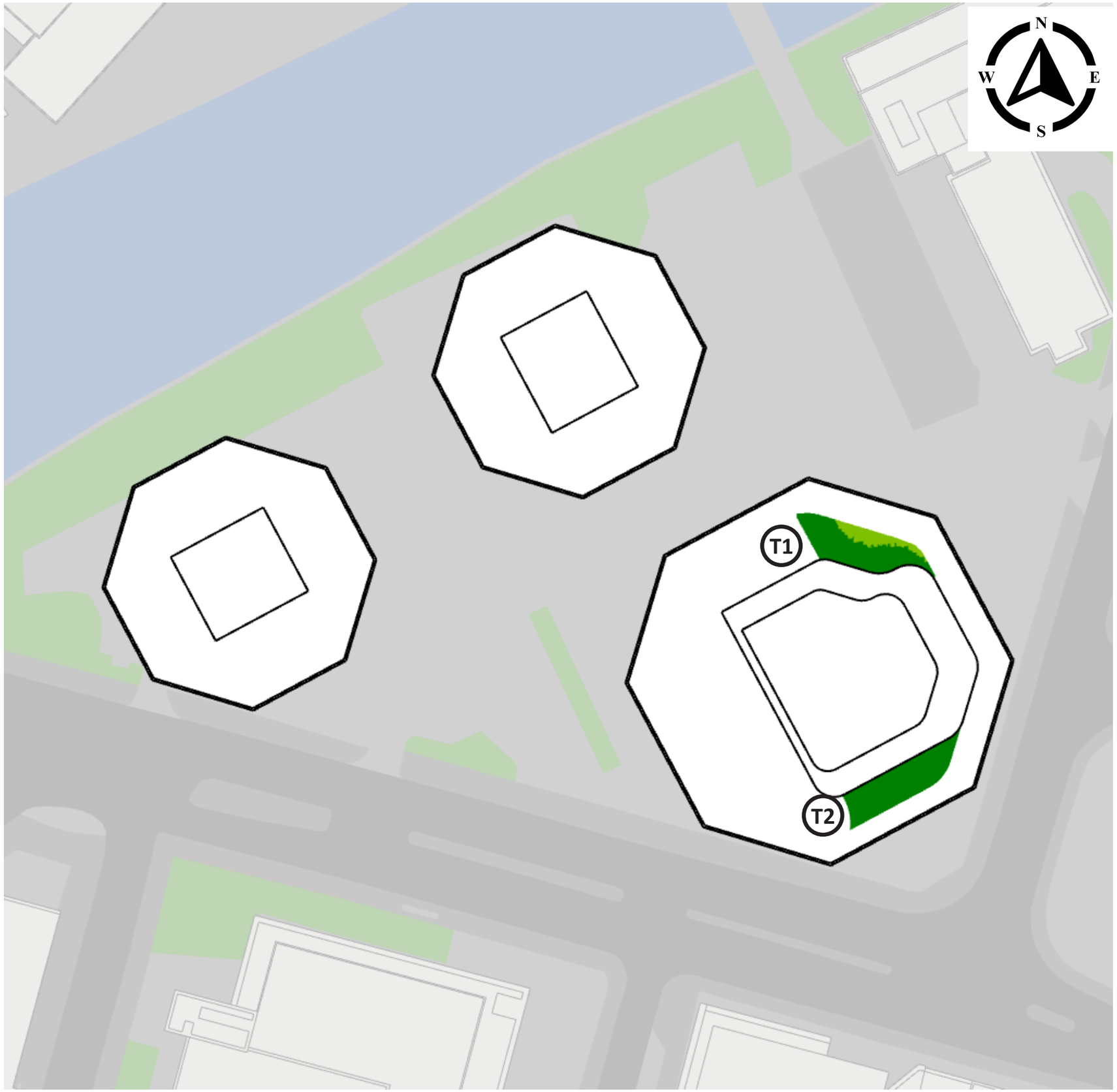
Grade	Activity				
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2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.8	Winter Wind Comfort of Proposed Scheme within Existing Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



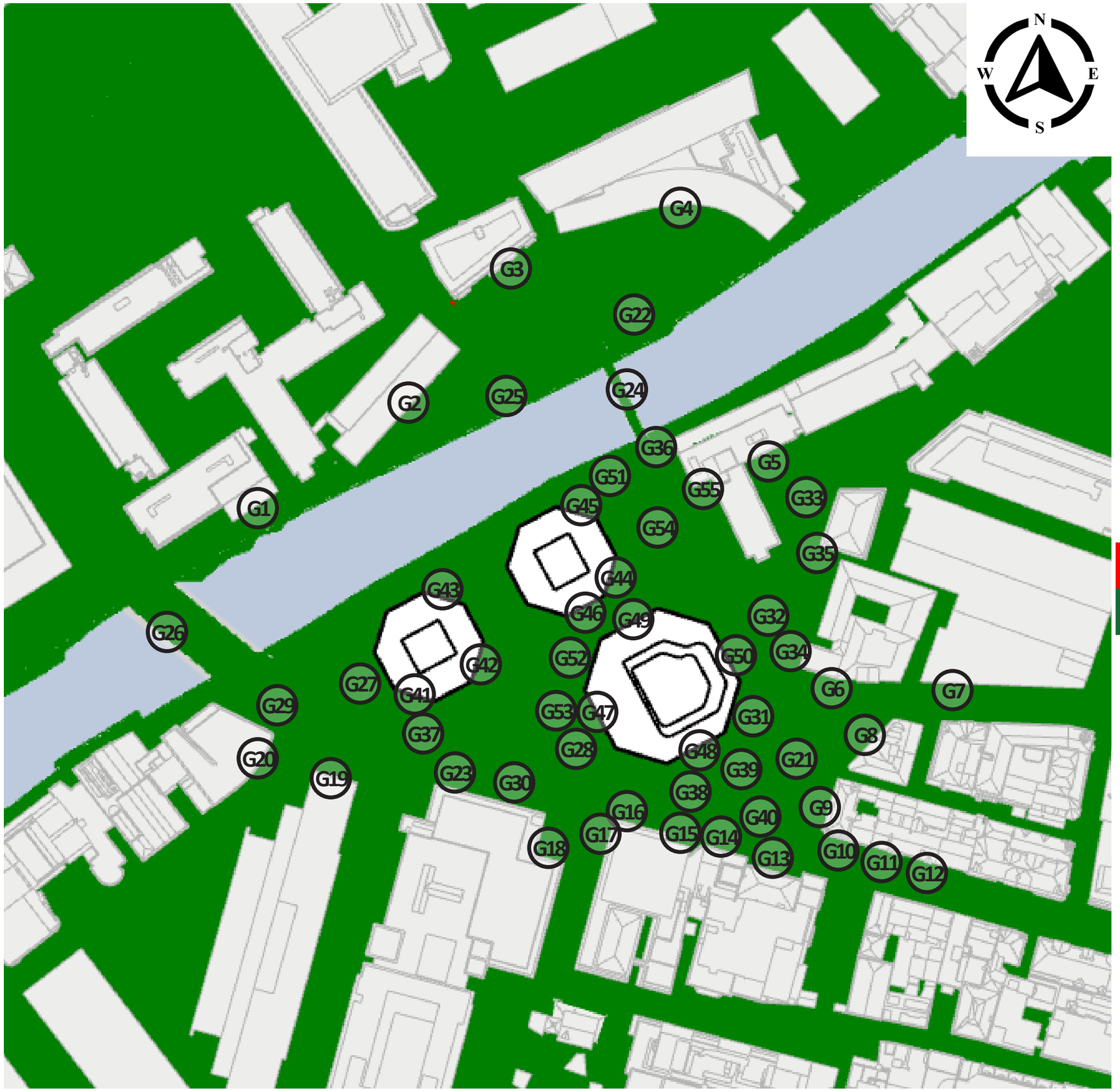
Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
1	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.9	Summer Wind Comfort of Proposed Terraces: South View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



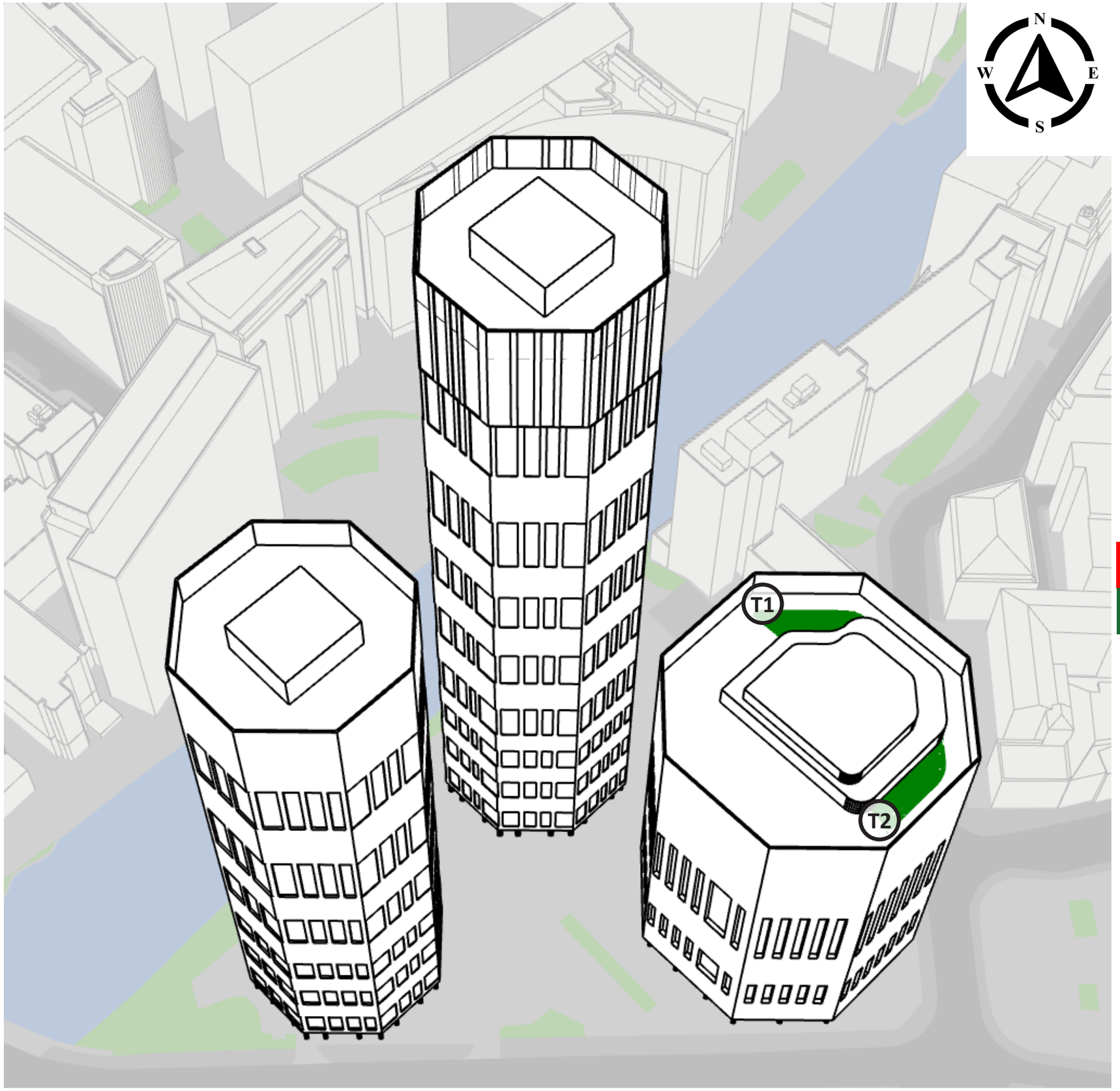
Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
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2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.10	Summer Wind Comfort of Proposed Terraces: Plan View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



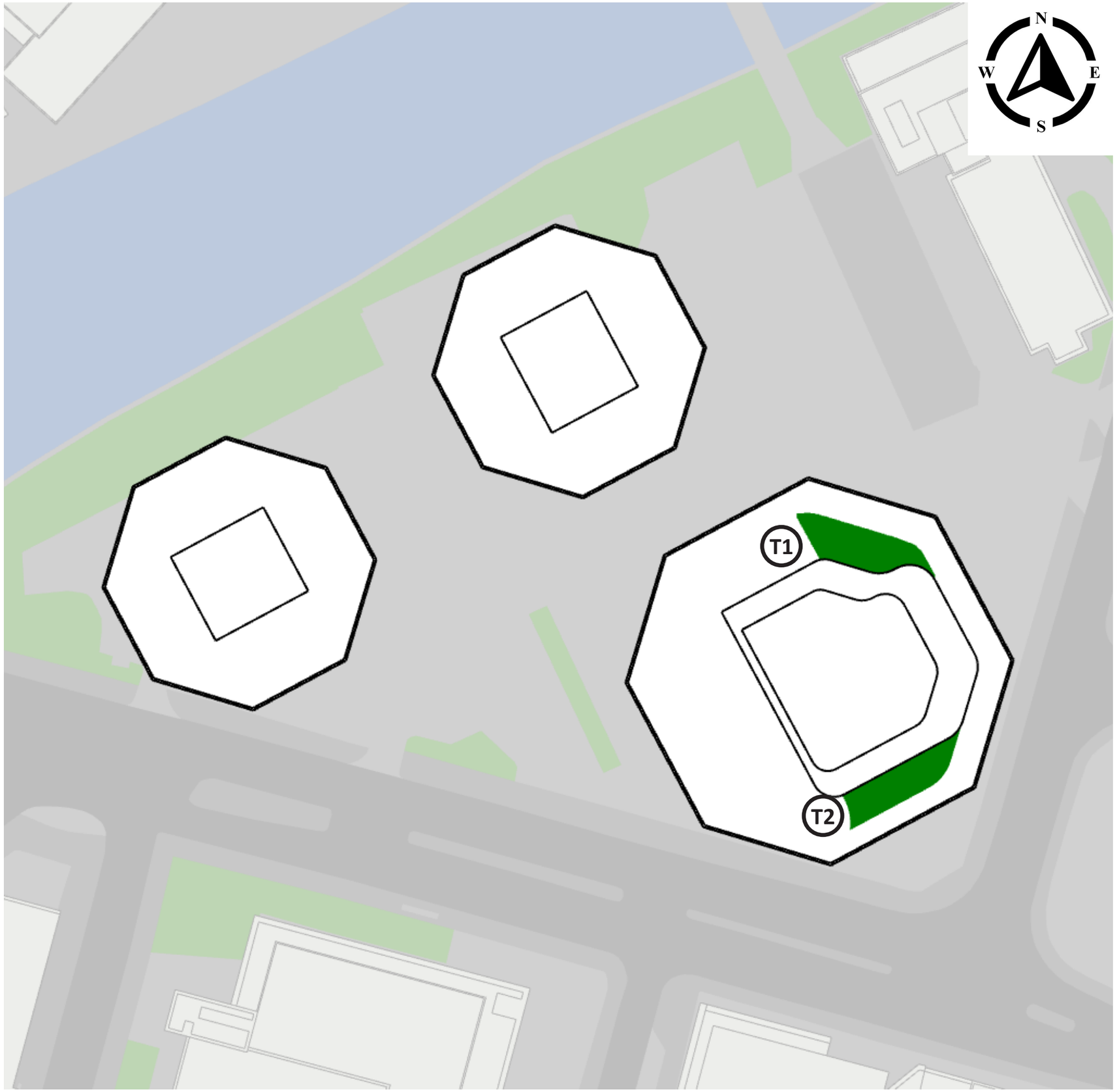
Criteria for distress, wind speed exceeded for 0.025% of the year	
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.11	Annual Wind Distress of Proposed Scheme within Existing Context: Ground-Level
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



	Criteria for distress, wind speed exceeded for 0.025% of the year
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.12	Annual Wind Distress of Proposed Terraces: South View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



	Criteria for distress, wind speed exceeded for 0.025% of the year
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.13	Annual Wind Distress of Proposed Terraces: Plan View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II

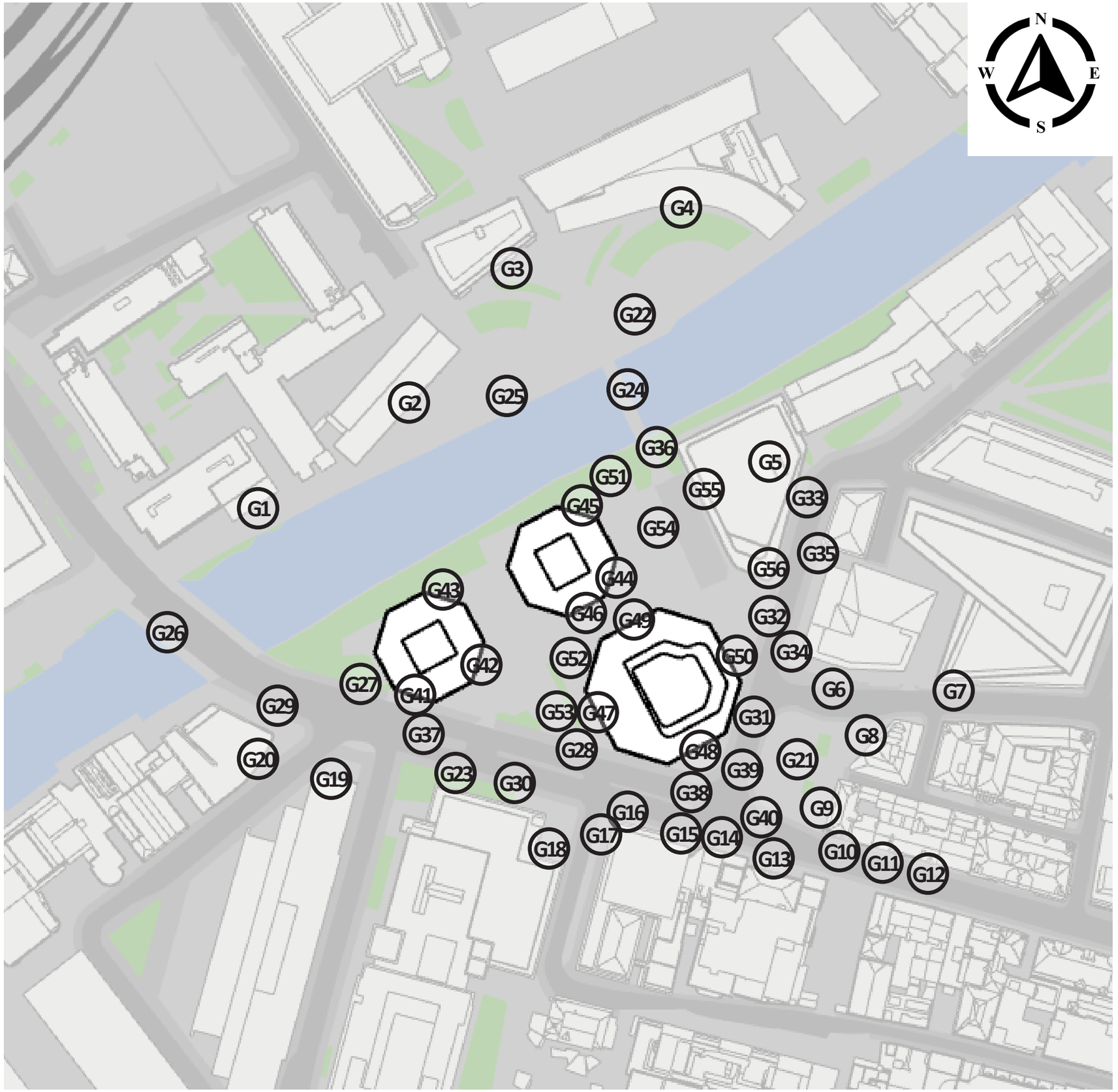


Figure 9.14	Locations of the Off- and On-Site Receptors at Ground Level
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II

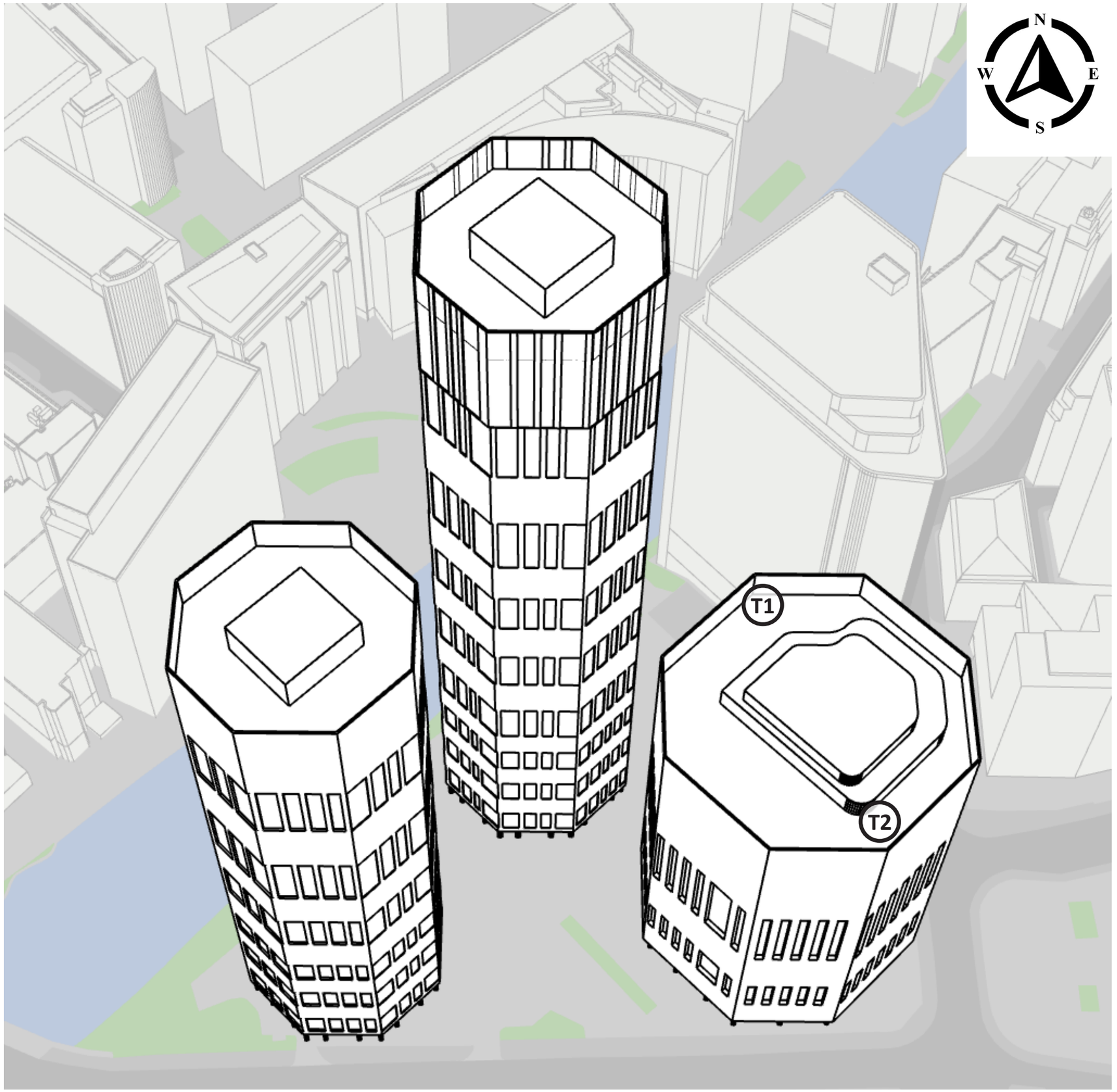
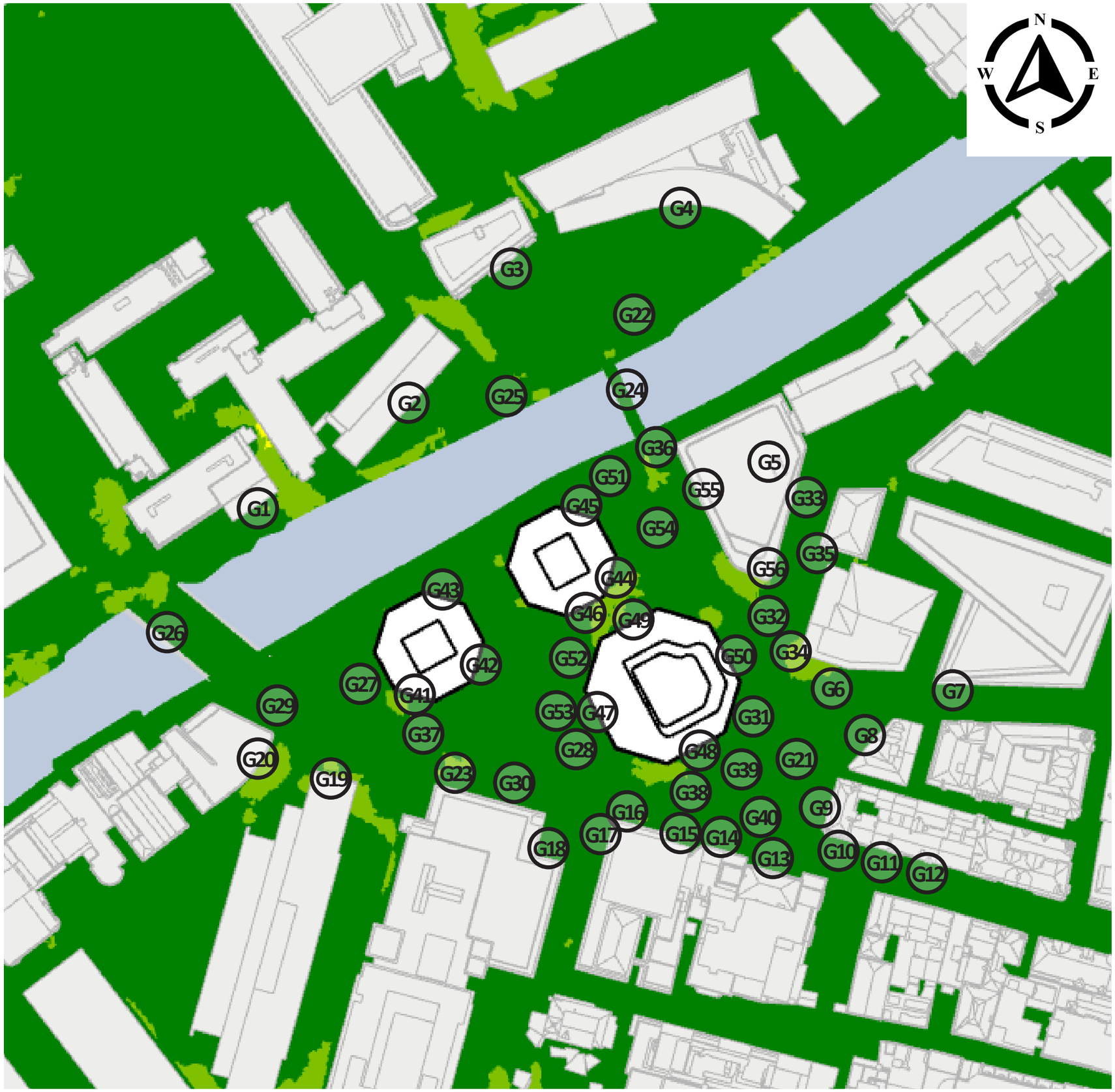


Figure 9.15	Locations of the On-Site Receptors at Terrace Levels
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



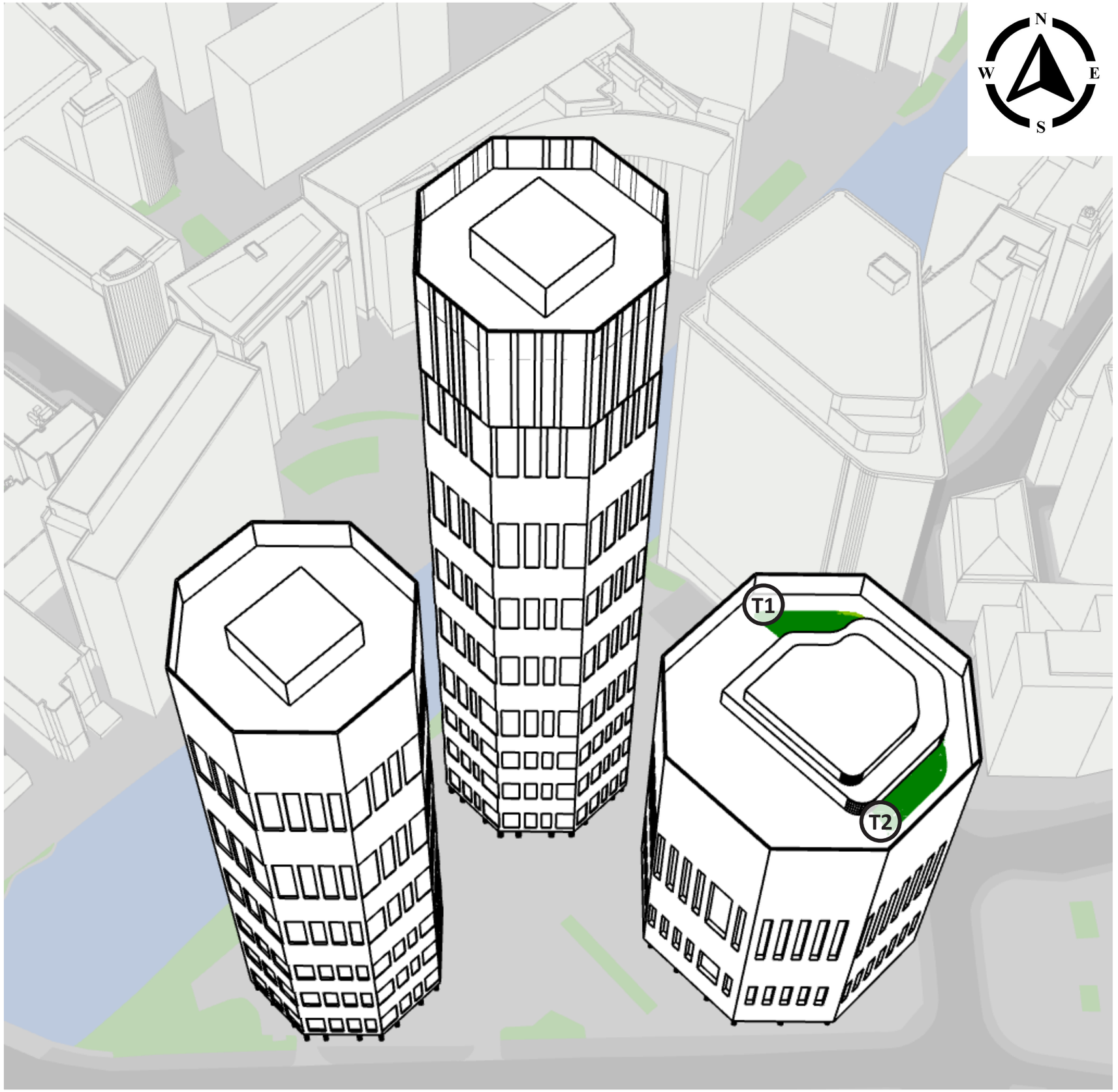
Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
1	✓	✓	✓	✓	✓
2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.16	Summer Wind Comfort of Proposed Scheme within Existing and Future Consented Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



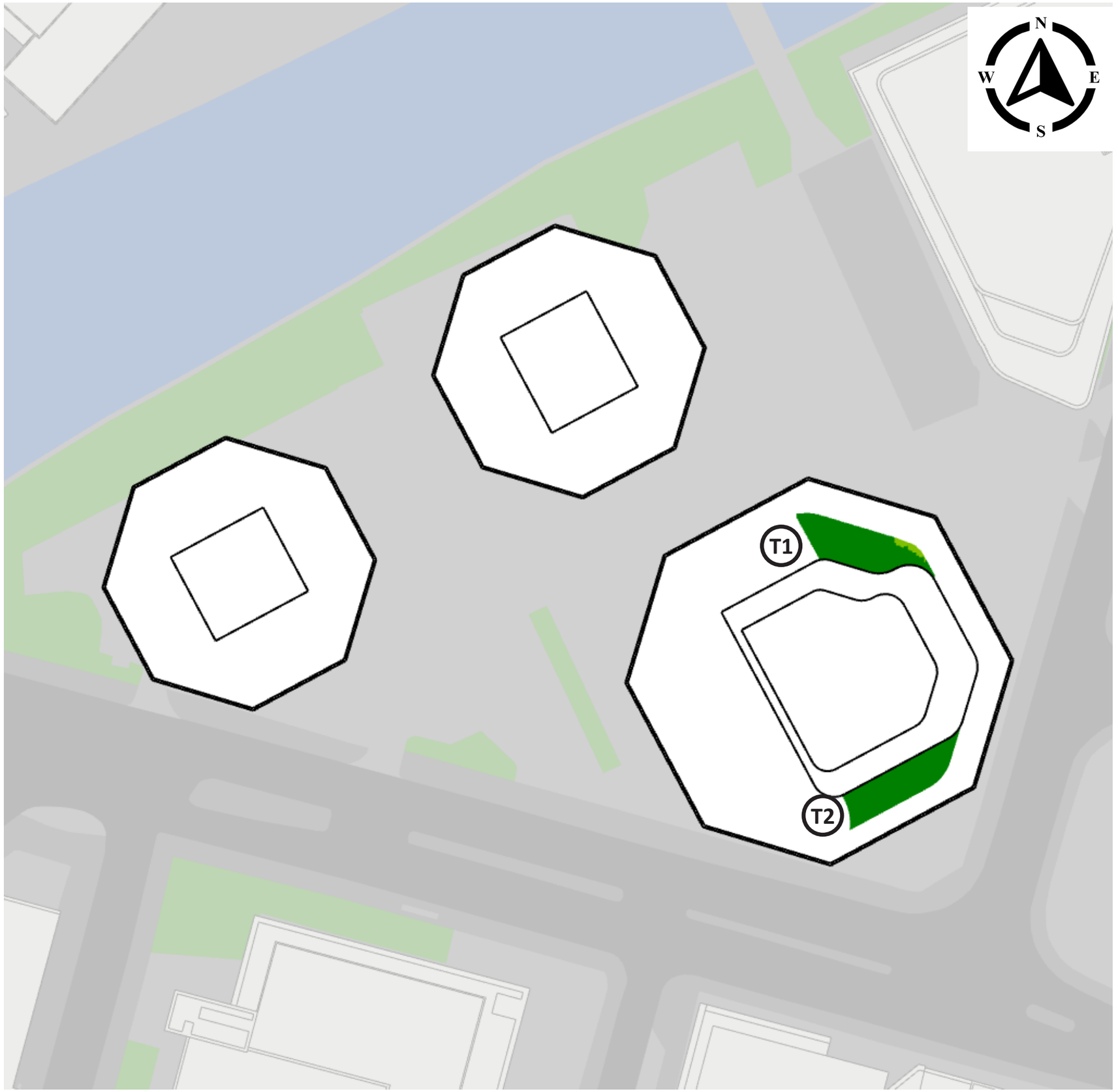
Grade	Activity				
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2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.17	Winter Wind Comfort of Proposed Scheme within Existing and Future Consented Context
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



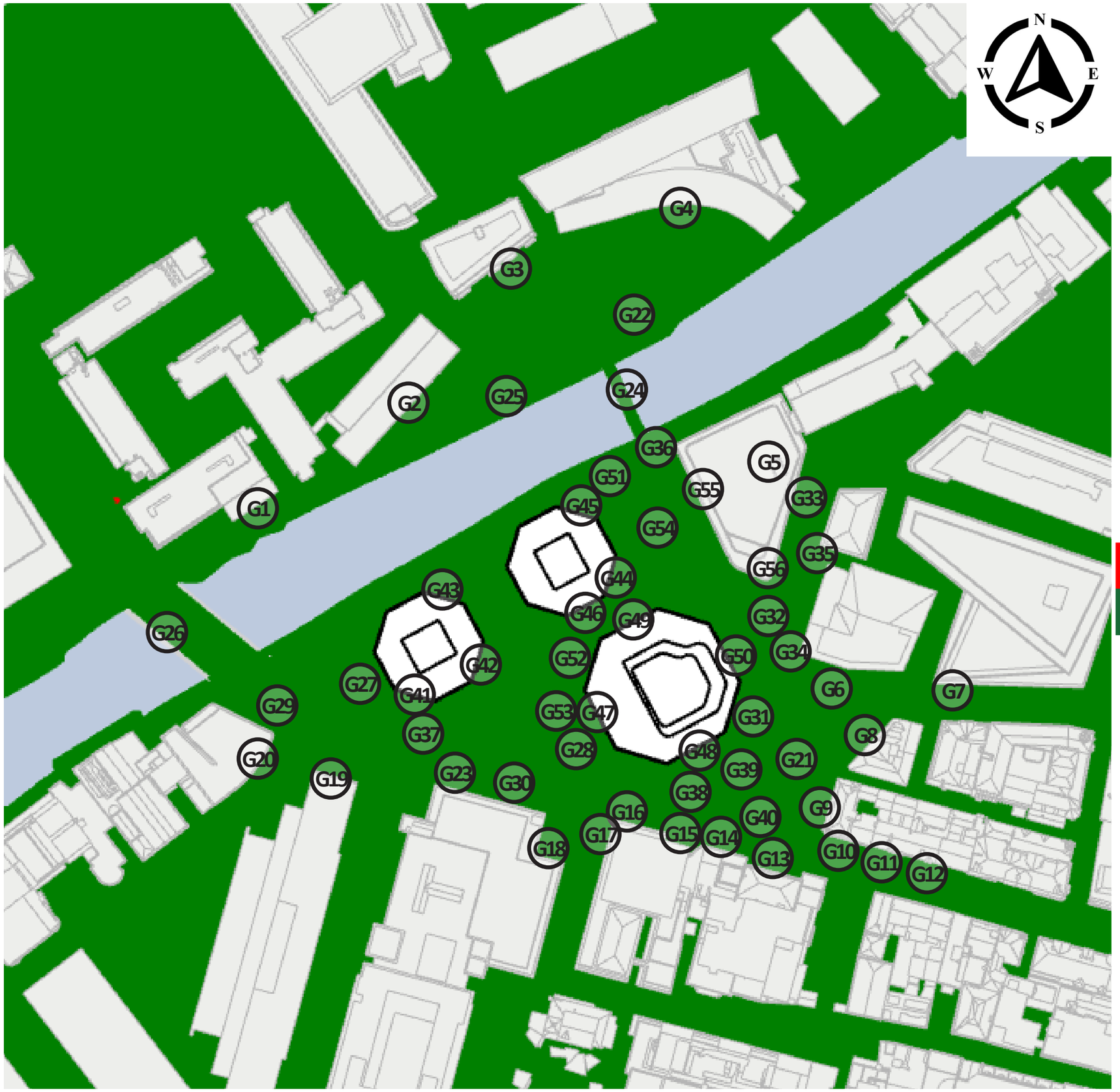
Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
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2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.18	Summer Wind Comfort of Proposed Terraces: South View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



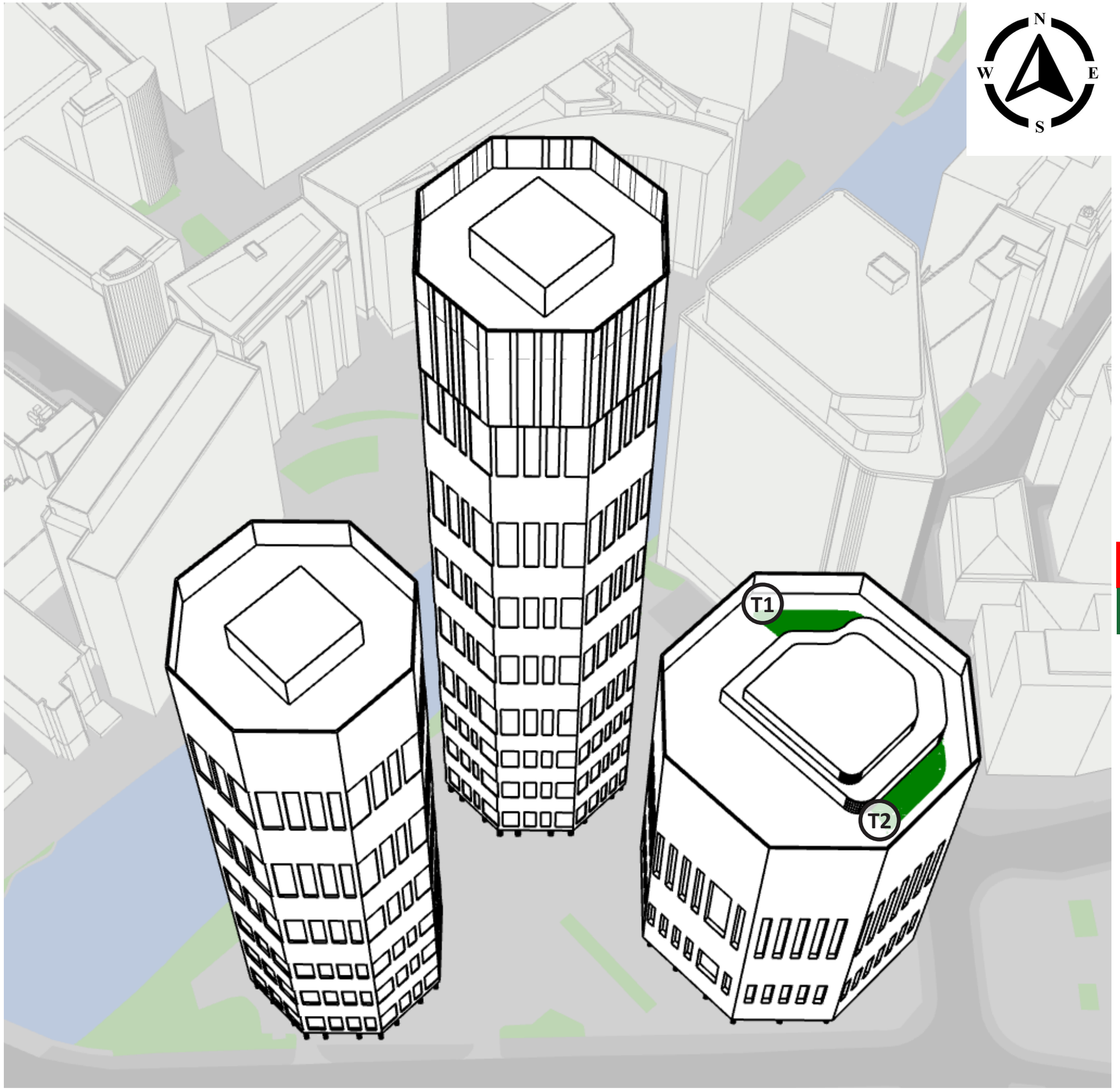
Grade	Activity				
	Main Roads	Business Walking	Strolling	Standing and Entrances	Sitting
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2	✓	✓	✓	✓	
3	✓	✓	✓		
4	✓	✓			
5	✓				

Figure 9.19	Summer Wind Comfort of Proposed Terraces: Plan View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



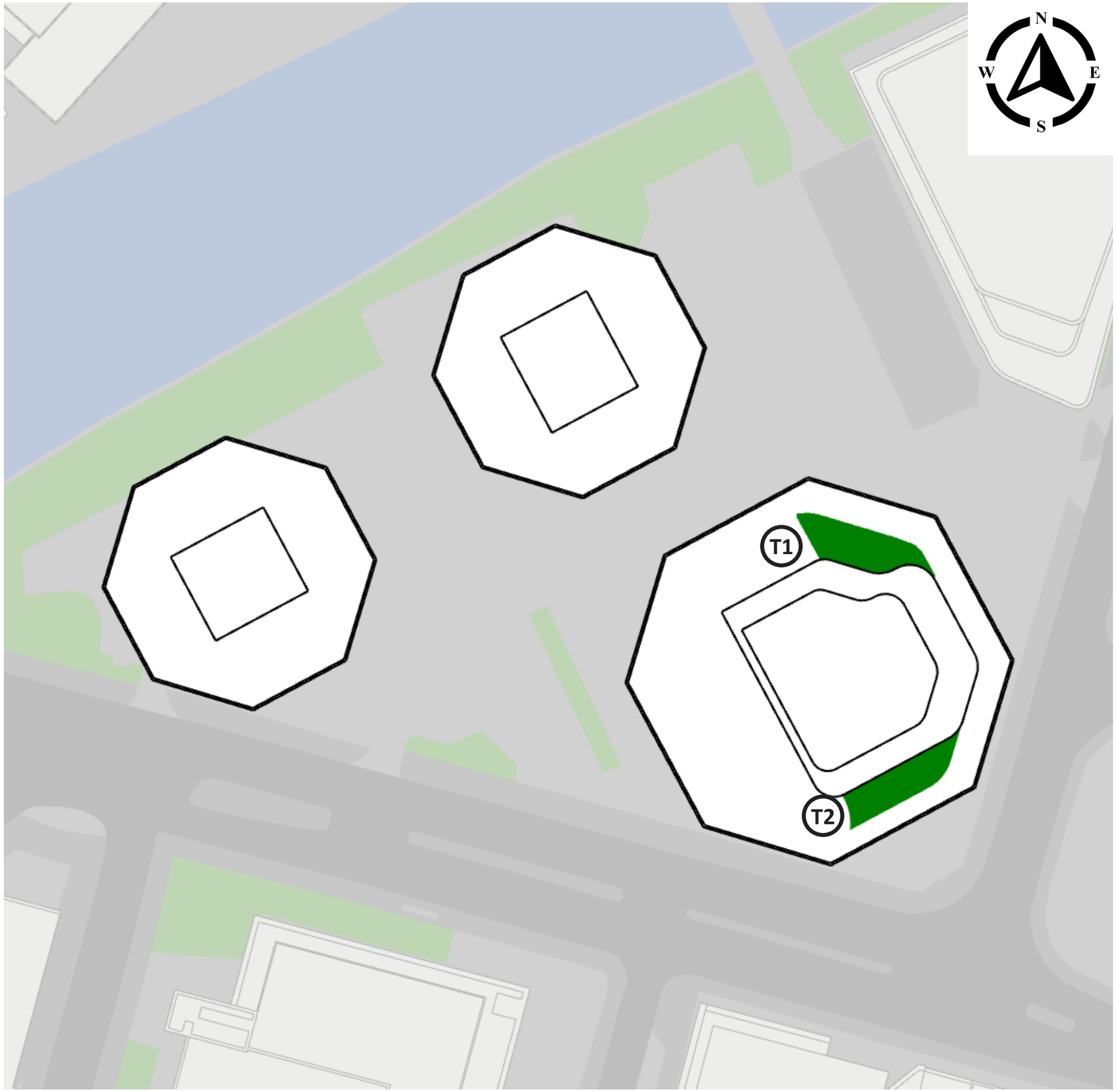
Criteria for distress, wind speed exceeded for 0.025% of the year	
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.20	Annual Wind Distress of Proposed Scheme within Existing and Future Consented Context: Ground-Level
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



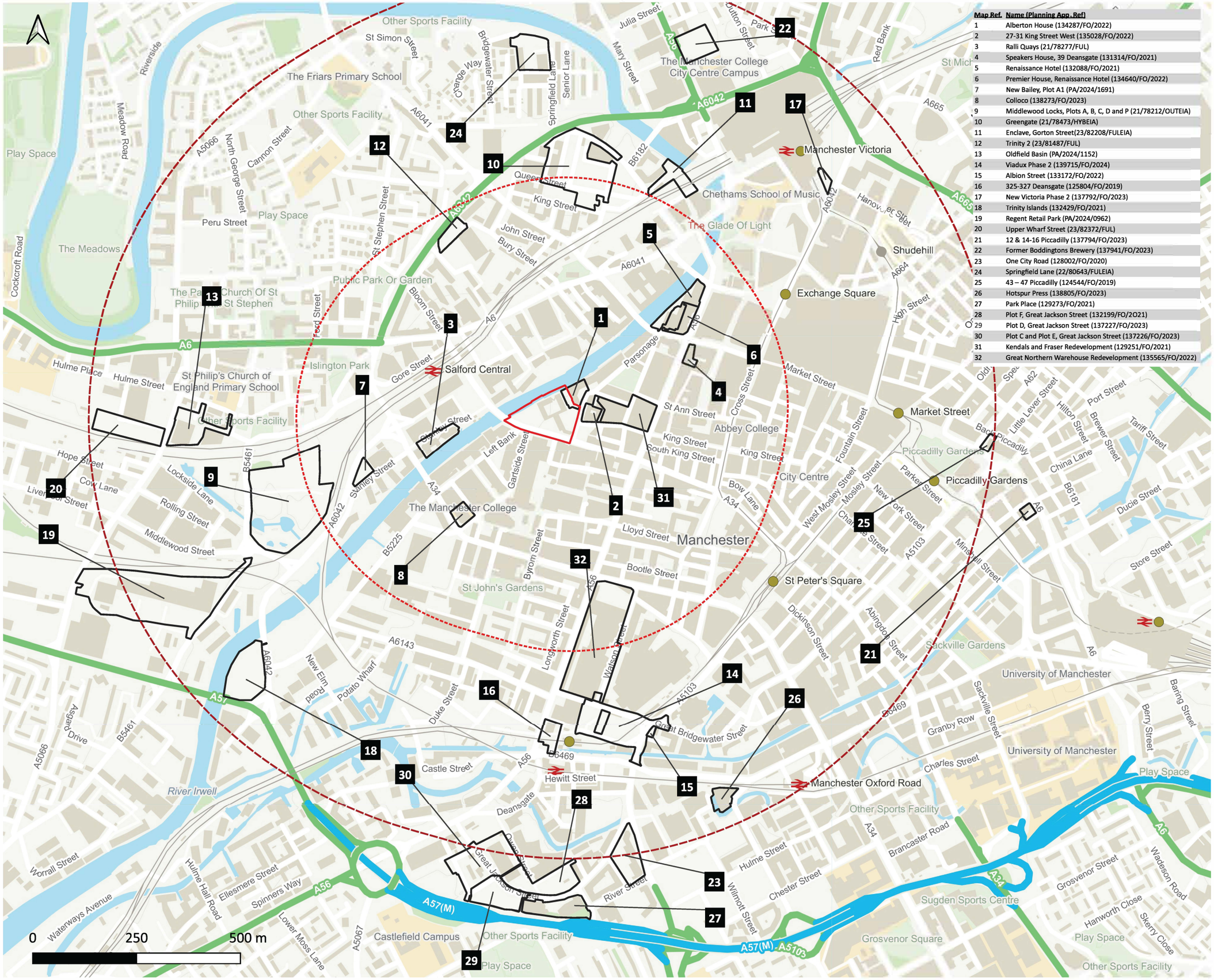
	Criteria for distress, wind speed exceeded for 0.025% of the year
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.21	Annual Wind Distress of Proposed Terraces: South View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



	Criteria for distress, wind speed exceeded for 0.025% of the year
Unacceptable	> 15m/s
Acceptable	< 15m/s

Figure 9.22	Annual Wind Distress of Proposed Terraces: Plan View
Project:	Albert Bridge House, Manchester
Client:	Oval Real Estate
Prepared by:	AKT II



Map Ref.	Name (Planning App. Ref)
1	Alberton House (134287/FO/2022)
2	27-31 King Street West (135028/FO/2022)
3	Ralli Quays (21/78277/FUL)
4	Speakers House, 39 Deansgate (131314/FO/2021)
5	Renaissance Hotel (132088/FO/2021)
6	Premier House, Renaissance Hotel (134640/FO/2022)
7	New Bailey, Plot A1 (PA/2024/1691)
8	Colloco (138273/FO/2023)
9	Middlewood Locks, Plots A, B, C, D and P (21/78212/OUTEIA)
10	Greengate (21/78473/HYBEIA)
11	Enclave, Gorton Street(23/82208/FULEIA)
12	Trinity 2 (23/81487/FUL)
13	Oldfield Basin (PA/2024/1152)
14	Viadux Phase 2 (139715/FO/2024)
15	Albion Street (133172/FO/2022)
16	325-327 Deansgate (125804/FO/2019)
17	New Victoria Phase 2 (137792/FO/2023)
18	Trinity Islands (132429/FO/2021)
19	Regent Retail Park (PA/2024/0962)
20	Upper Wharf Street (23/82372/FUL)
21	12 & 14-16 Piccadilly (137794/FO/2023)
22	Former Boddingtons Brewery (137941/FO/2023)
23	One City Road (128002/FO/2020)
24	Springfield Lane (22/80643/FULEIA)
25	43 – 47 Piccadilly (124544/FO/2019)
26	Hotspur Press (138805/FO/2023)
27	Park Place (129273/FO/2021)
28	Plot F, Great Jackson Street (132199/FO/2021)
29	Plot D, Great Jackson Street (137227/FO/2023)
30	Plot C and Plot E, Great Jackson Street (137226/FO/2023)
31	Kendals and Fraser Redevelopment (129251/FO/2021)
32	Great Northern Warehouse Redevelopment (135565/FO/2022)

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Site Boundary

500m radius

1km radius

Cumulative Project

CLIENT:
Oval Real Estate Ltd.

PROJECT:
Albert Bridge House, Manchester

DRAWING:
Cumulative Project Plan

PROJECT NUMBER:
01382

DRAWING NUMBER:
Figure 12.1

CHECKED BY:
SM

REVISION:
2.0

STATUS:
Issued

DATE:
April 2025

SCALE:
1:1 @ A3

Turley
EIA