



8 and 8a St John Street, Manchester

Design and Access Statement

1084-TGA-XX-RP-A-FI_90_72_00001

Document History

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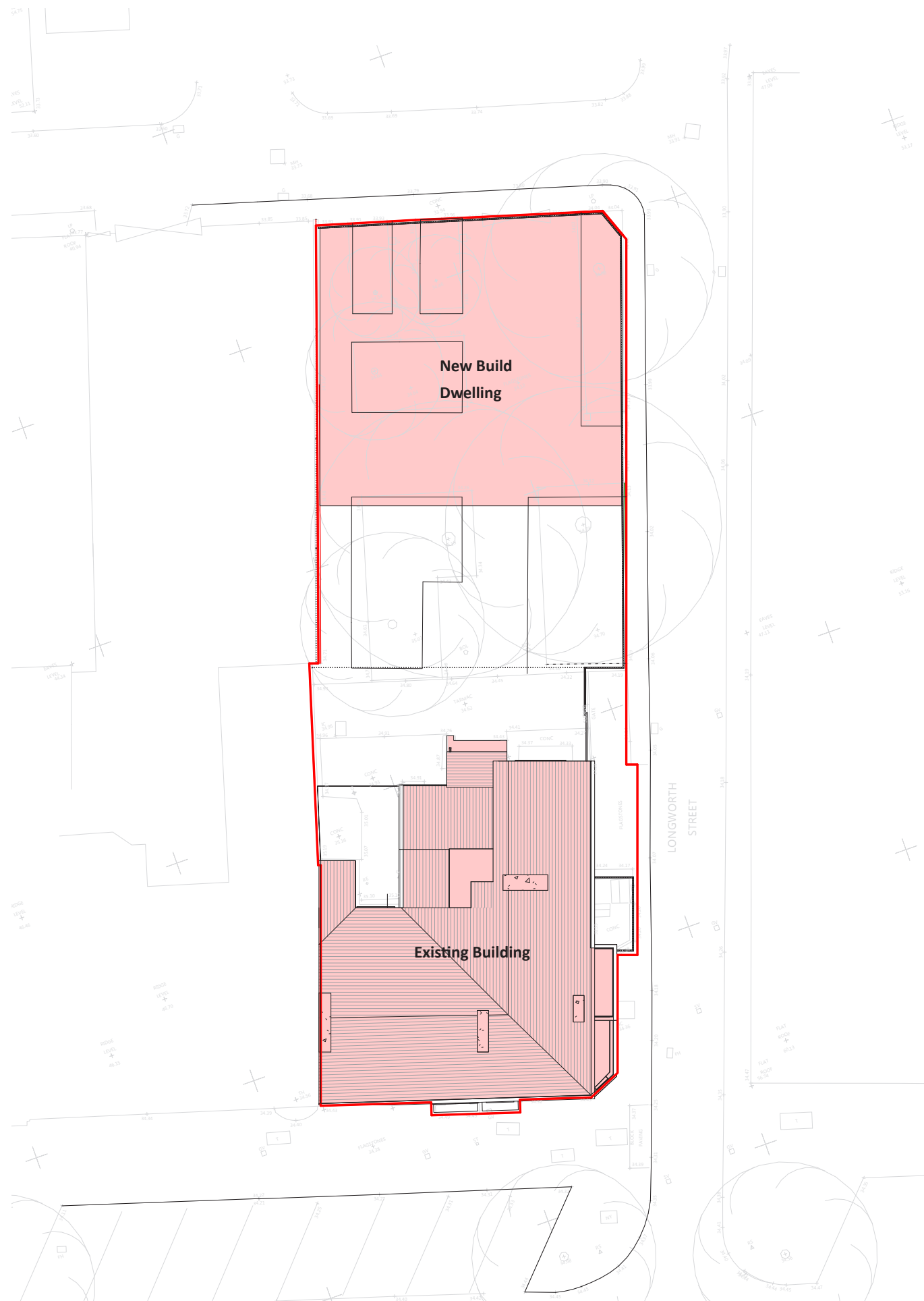
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1.0	Introduction
1.1	Executive summary
1.1.1	Tim Groom Architects have been appointment to submit a detailed planning application for the site of No.8 and No.8a St John Street.
1.1.2	St John Street is situated within walking distance of Deansgate train station and perpendicular with Deansgate Road. The south of the site fronting onto St John Street is occupied by a Grade II listed property which is currently vacant. The building was last used as an office.
1.1.3	The rear of the site sits opposite a four to seven storey building along Longworth Street containing a restaurant, nightclub and offices. Along Artillery Street the site sits opposite a seven storey brick clad office block.
1.1.4	<p>This application contains proposals for the following:</p> <ul style="list-style-type: none"> - A new two storey dwelling to the rear of the site fronting onto Artillery Street and Longworth Street. - Change of use to No.8 and No.8a St John Street from office into two residential dwellings along with a new two storey extension to the rear of the listed property.
1.1.5	This is the re submission of a previously approved application (application number 127944/FO/2020) which has now expired. There are changes to the layouts and facade design but the proposal is still consistent with the previously approved application.



New Build Dwelling

- Remove existing garden wall structures and fence
- Construction of a new two storey dwelling

Existing Building

- Change of use from offices to two number of dwellings
- Reconfigure internal layouts
- Reinstate original period features that have been hidden by modern alteration
- New two storey extension to the rear of the existing building
- Retention of existing stained glass window, window opening and level 01 brickwork
- Retention of roof pitch

1.2 Content of submission

- 1.2.1 This Design and Access Statement will describe the context of the site and the area surrounding of No.8 and No.8a St John Street as well as presenting the concept and evolution of the proposals.
- 1.2.2 The proposals are split into two phases within the design and access statement. Phase 1 includes the proposal for a new two storey dwelling within the existing rear garden area.
- 1.2.3 Phase 2 involves work to the existing house along St John Street which includes a change of use from offices to dwelling, reconfiguring internal layouts, reinstating internal period features and a proposed two storey extension to the rear.
- 1.2.4 Below is a list of supporting technical reports submitted with this Design and Access Statement:

- Design and Access Statement by Tim Groom Architects.
- Interior Photographic Study by Tim Groom Architects.
- Schedule of Works by Tim Groom Architects.
- Air Quality Assessment by Hydrock.
- Drainage Strategy by Hydrock.
- Heritage Statement by Turley.
- Ventilation Statement by CWC.
- Energy Compliance Strategy by CWC.
- Ground Conditions Desk Study Report by Hydrock.
- Preliminary Ground Investigation Report by Hydrock.
- Method Statement and Risk Assessment by Hydrock.
- Construction Phase Plan by Hydrock.
- External Building Fabric Assessment by RBA Acoustics.
- Transport Statement by SK Transport.
- Preliminary Ecological Survey by Ecus.
- BNG Report by Ecus.
- Broadband Connectivity Assessment by GTech Surveys Ltd.
- Archaeological Desk-Based Assessment by Archaeological Research Services Ltd.
- Written Scheme of Investigation by Archaeological Research Services Ltd.
- Planning Statement by Enabl.



2.0 Site and context appraisal

2.1 Site location and description

- 2.1.1 No.8 and No.8a St John Street are located off Deansgate in Central Manchester. The site sits on a corner plot fronting onto St John Street to the South, Longworth Street along its eastern boundary and Artillery Street to the North.
- 2.1.2 The existing building along St John Street is three storeys and a basement and forms the end of a row of Georgian terraces. The building is currently vacant, however it was last used as an office. The properties along St John street including No.8 and No.8a are listed and fall within the St John Street Conservation Area.
- 2.1.3 The rear of the site contains an overgrown yard. Historically a row of poorly built terrace houses existed in this location with the last of these being demolished circa. 1970. The rear yard features a garden area with hard landscaping and brick planters.



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- 1 8/8a St John Street
- 2 Rear elevation, Longworth Street
- 3 Rear yard, Artillery Street



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2.2 Surrounding scale, character and materials

2.2.1 St John Street is the last remaining Georgian terrace street in central Manchester. The properties along the street are mostly two to three storeys and contain offices almost exclusively connected with the medical and legal professions. Recently however, a number of properties have been converted into family dwellings.

2.2.2 The buildings along St John Street are predominantly red brick with white painted sash windows, white decorative fascia boards, grand white painted entrance porticos, painted stone plinths, feature stone banding and stone window sills.

2.2.3 To the rear of the site the architectural character is less decorative and semi industrial. Artillery Street and Longworth Street are both narrow streets and the building heights range from three to eight storeys. The buildings are predominantly brick but with a wider range of tones including red, brown and buff brickwork.

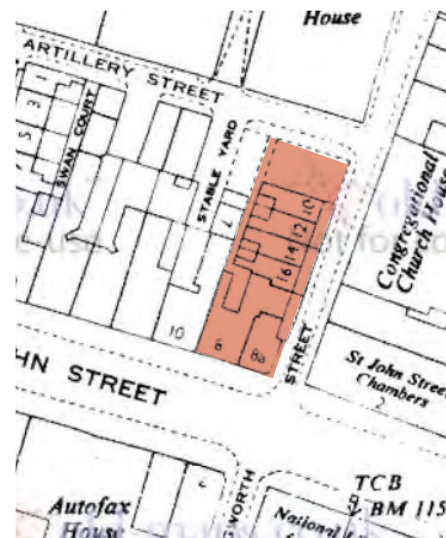
2.2.4 The buildings surrounding the rear of the site contain mostly offices, however a restaurant and nightclub exist along Longworth Street. Minimising overlooking and avoiding privacy issues have been a key consideration in the design of the proposed new dwelling to the rear.

2.2.5 The heritage impact assessment explains the impact of the development on the significance of the site and its surrounding context. Please refer to the Heritage statement produced by Turleys.

- 1 8/8a St John Street
- 2 St John Street
- 3 Artillery Street
- 4 Office building, Artillery Street



Site plan from 1948



Site plan from 1957



Site plan from 1962 - 1973



Site plan from 1973 - 1988



1. Aerial view of the site from around 1948 showing a row of terrace houses along Longworth Street



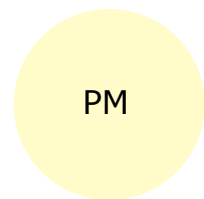
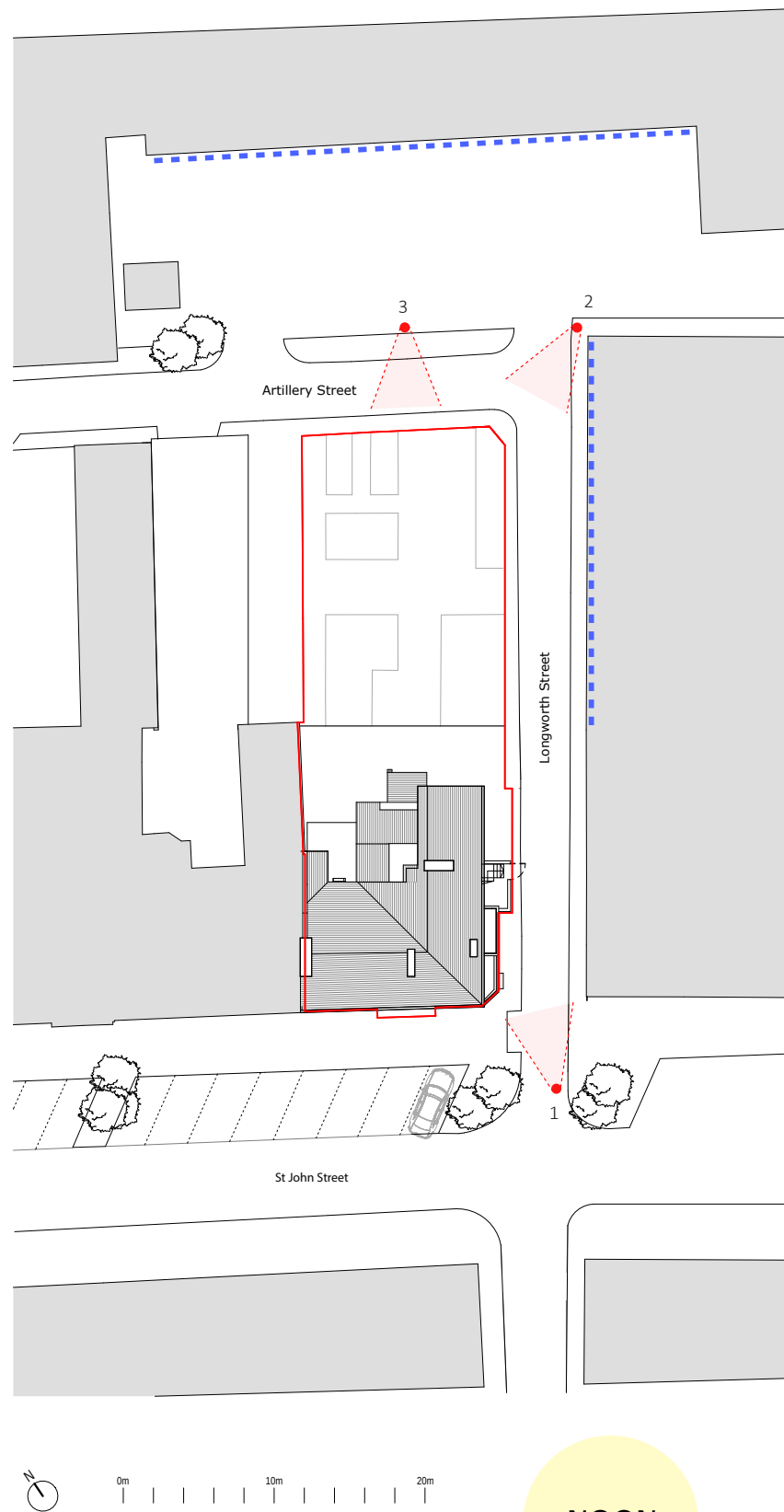
2. Historic view down Artillery Street looking toward the site. End of terrace visible



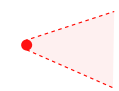
3. View of the rear of site from around 1965 showing the terrace houses demolished and replaced with car park

2.3 Historic development of site

- 2.3.1 It is not known exactly when St John Street was laid out, but it takes its name from the church and it is reasonable to assume that the houses in the street were built as they were required, between 1770 and 1830. Early residents represented a broad mix of occupants, but with the passage of time, occupancy became almost exclusively connected with the medical and legal professions. Consultants and specialists still comprise the majority of occupants on St John Street.
- 2.3.2 With the ever rising demand for housing, a number of properties have recently been converted from offices to family dwellings such as No. 19 and No. 21 St John Street.
- 2.3.3 Historic maps (left) show the development of the site over the years, particularly the evolution of the rear section of the site. Historically there existed a row of small terrace dwellings in this location.
- 2.3.4 While the houses fronting St John Street were built for middle class and professional people, these small dwellings to the rear fronting of Longworth Street were workers' houses. These were poorly constructed with the last being demolished around 1970 and eventually replaced with the rear yard and brickwork planters.
- 2.3.5 A heritage assessment is included as part of this application. Please refer to the Heritage statement produced by Turleys.
- 2.3.6 The rear of property has been extended and demolished over time due the various changes of use and the removal of the terrace houses along Longworth Street. This is evident by the various ages of lean to outriggers, brick types, brick junctions, infilled openings, stepped roof forms, materials.



Potential noise and overlooking issues from neighbouring buildings (office, restaurant, nightclub)



Key views of the proposals



2.4 Environmental analysis

2.4.1 Sun path

The site is orientated along a southwest/northeast axis with the primary frontage along St John Street facing southwest. The site receives direct sunlight from the south with little overshadowing from the buildings opposite along St John Street.

2.4.2 Wind

The prevailing wind comes from the southwest. The height of the proposed extension to the rear of the existing house comes below the existing eaves line. The proposed dwelling to the rear of the site is two storeys and lower than the immediate surrounding buildings. It is therefore unlikely that the proposals will be adversely affected by the wind, or that the new building will create extreme wind conditions for the surrounding pedestrian movement.

2.4.3 Noise

St John Street is a relatively quiet street compared to Deansgate, which sits perpendicular to it. It is mostly used by local residents and those using the various offices along the street. The rear of the site faces onto Longworth Street which contains a restaurant and a night club where noise may be more of a concern. A noise impact assessment has been included as part of this application which seeks to highlight concerns and proposed mitigation measures. Please refer to the Noise Assessment report by RBA Acoustics.

2.4.4 Viewing positions

The proposals will be viewed from three key positions. These are highlighted on the plan. These views have been carefully considered during the design process to ensure the proposal to the rear of the site sits comfortably with the existing buildings along Artillery Street, Longworth Street and St John Street.

2.5 Planning context and policy considerations

2.5.1 The site is part of the St. John Street Conservation Area from which the boundary follows Artillery Street, Longworth Street, Camp Street, Culvercliffe Walk, Lower Byrom Street, Quay Street and Byrom Street.

2.5.2 Manchester City Council's guidance for development within the conservation area states that the character of the area is well established by the architectural form of the buildings and their relationship with each other. It is important this character is maintained and reinforced rather than destroyed by unsympathetic developments.

The proposal does not seek to change the appearance of the front of the property along St John Street or along the existing elevation along Longworth Street and hence will retain the character of the street.

In regards to improving and enhancing the area, Manchester City Council's guidance states that any newly proposed structures do not need to be imitations of old buildings but it is preferable that each one should have a vitality of its own and reflect the period in which it is built. Proposals should be of a high quality and harmonise with the character of the historic buildings using preferably natural materials such as stone and brick. These preferences have been at the forefront of our considerations throughout the design process.

2.5.3 The National Planning Policy Framework ("the Framework") confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and good design is a key aspect of sustainable development (paragraph 124). Development should be visually attractive and add to the overall quality of the area by being sympathetic to local character, establishing a strong sense of place and optimising the potential of the site, whilst creating places which are safe, inclusive and accessible (paragraph 127).

2.5.4 The objective to achieve well-designed places is also reflected in local planning policies. In particular, the Manchester City Council Core Strategy (Policy SP1) seeks to ensure that all new development across the city:

- Makes a positive contribution to creating neighbourhoods of choice including:
 - Creating well-designed places that enhance or create character.
 - Making a positive contribution to health, safety and wellbeing of residents.
 - Considering the needs of all members of the community, and
 - Protecting and enhancing the built and natural environment.
- Minimises emissions, ensures efficient use of natural resources and reuses previously developed land wherever possible.

- Improves access to jobs, services, education and open space by being located to reduce the need to travel and providing good access to sustainable transport provision.

2.5.5 All new development in Manchester is required to follow seven principles of urban design, as set out at policy EN1 of the Core Strategy:

- Character: a place with its own identity.
- Continuity and enclosure: a place where public and private places are clearly distinguished.
- Quality of the public realm: a place with attractive and successful outdoor areas.
- Ease of movement: a place that is easy to get to and move through.
- Legibility: a place that has a clear image and is easy to understand.
- Adaptability: a place that can change easily.
- Diversity: a place with variety and choice.

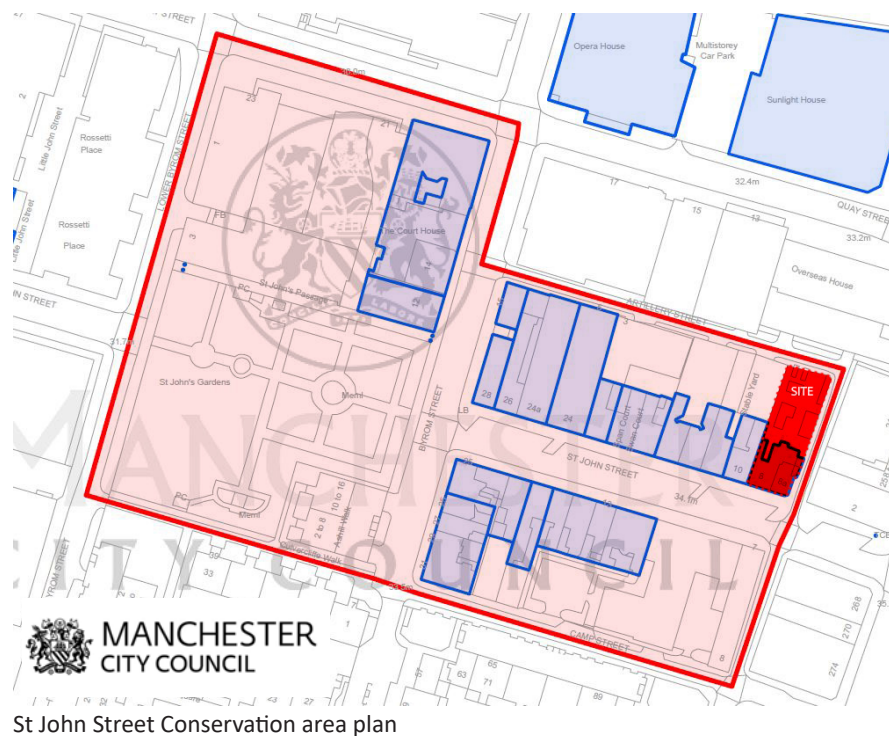
2.5.6 Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments (Policy CC9).

2.5.7 The Core Strategy supports development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged heritage importance (Policy EN3). Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

2.5.8 The Guide to Development in Manchester SPD (April 2007) recognises the importance of design in delivering sustainable development across the city. The SPD provides a set of reasoned principles to guide developers and designers in terms of the development which Manchester desires, as outlined in Policy EN1 of the Core Strategy.

2.5.9 The proposals are subject to the Places for Everyone Joint Development Plan which was adopted by Greater Manchester in January 2019. The project response to Places for Everyone is covered within the planning statement provided by the planning consultant. However, particular acknowledge has been made to

- JP-S2: Carbon and Energy
- JP-H3: Type, Size and Design of New Housing
- JP-P1: Sustainable Places
- JP-P2: Heritage



St John Street Conservation area plan



New Build Dwelling



Early conceptual sketches of the proposed dwelling to the rear



Conceptual illustration of the previous proposed dwelling to the rear

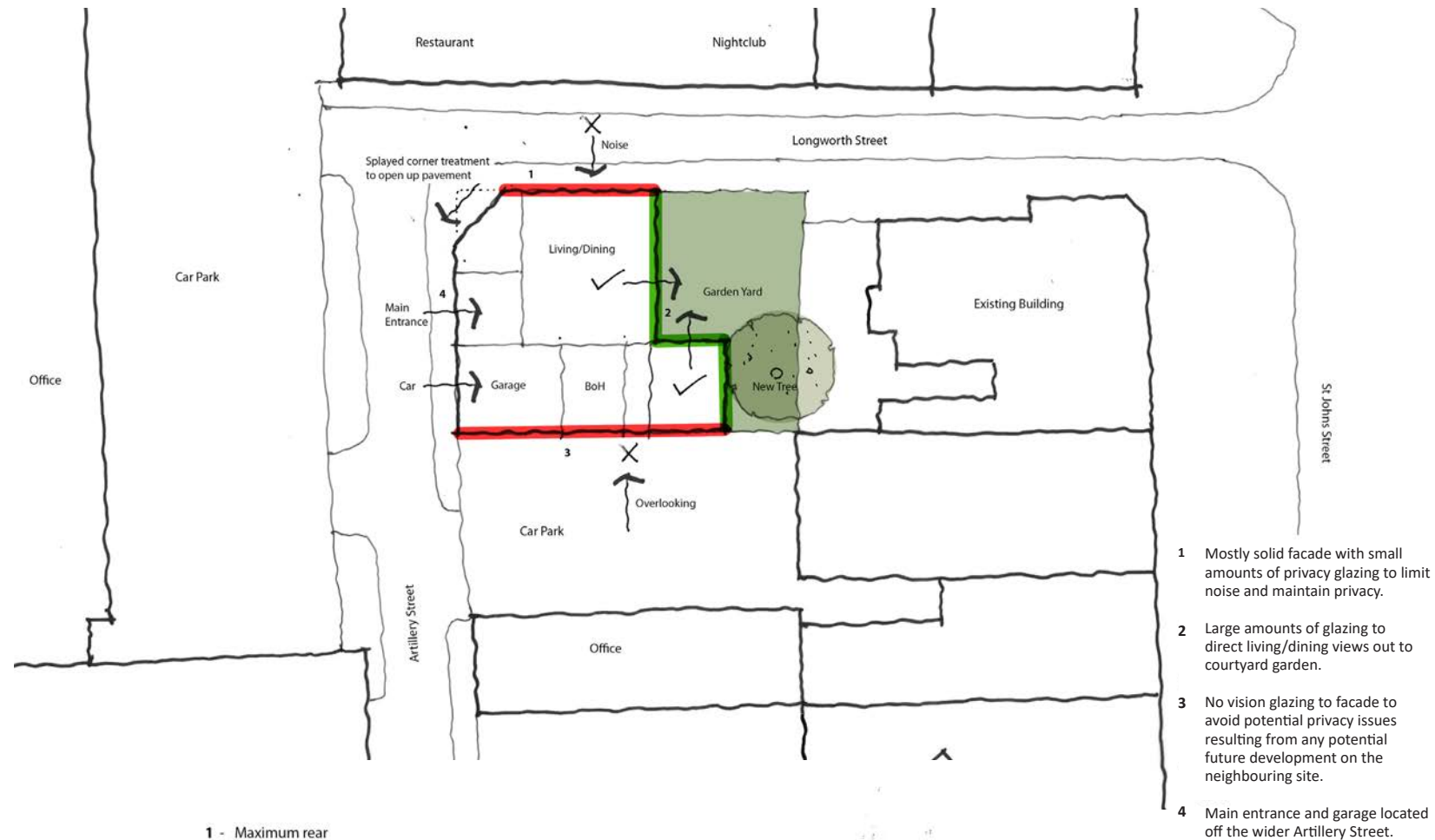
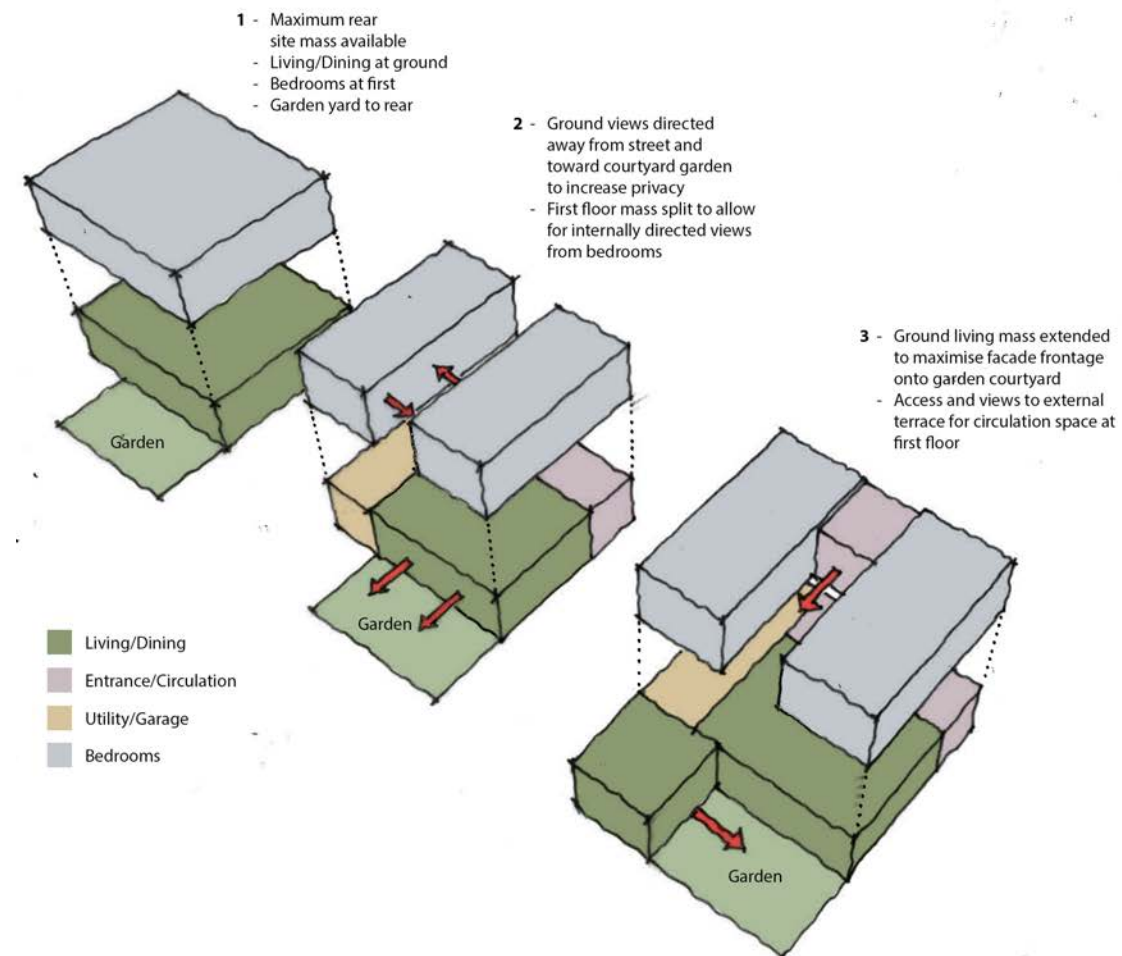
3.0 Design vision and objectives

3.1 Concept design

3.1.1 The vision for the rear section of the site is to improve the local urban fabric and streetscape of Longworth and Artillery Street by reintroducing a high quality residential dwelling. A residential use scheme was deemed appropriate as historically a number of residential dwelling existed in the same location.

3.1.2 The principle concept for this section of the site is to replace the overgrown and disused yard to the rear of the existing building along St John Street with a two storey dwelling that both harmonises and respects the existing historic buildings within the conservation area. The proposal aims to improve upon the streetscape along both Longworth Street and Artillery Street and become a significant contribution to the conservation area.

3.1.3 The proposal is high quality and 'of its time'. Traditional materials and detailing have influenced the design such as brickwork, decorative masonry panelling, plinths and banding but detailed in a contemporary manner.



3.2 Key design rationale and evolution

3.2.1 The predominant design rationale for the proposed layout was driven by the constraints of the site.

3.2.2 The diagram (left) outlines the initial rationale in regards to the site layout indicating the footprint available for the proposed dwelling.

3.2.3 Due to the proximity, size and use of the surrounding buildings along Longworth Street and Artillery Street, it is proposed that all key views from within the dwelling are directed out of the south facade (as highlighted in green) toward a private enclosed garden courtyard. It is proposed the facade will be maximised and opened up on the South elevation to allow for views out as well as maximum natural light into the plan.

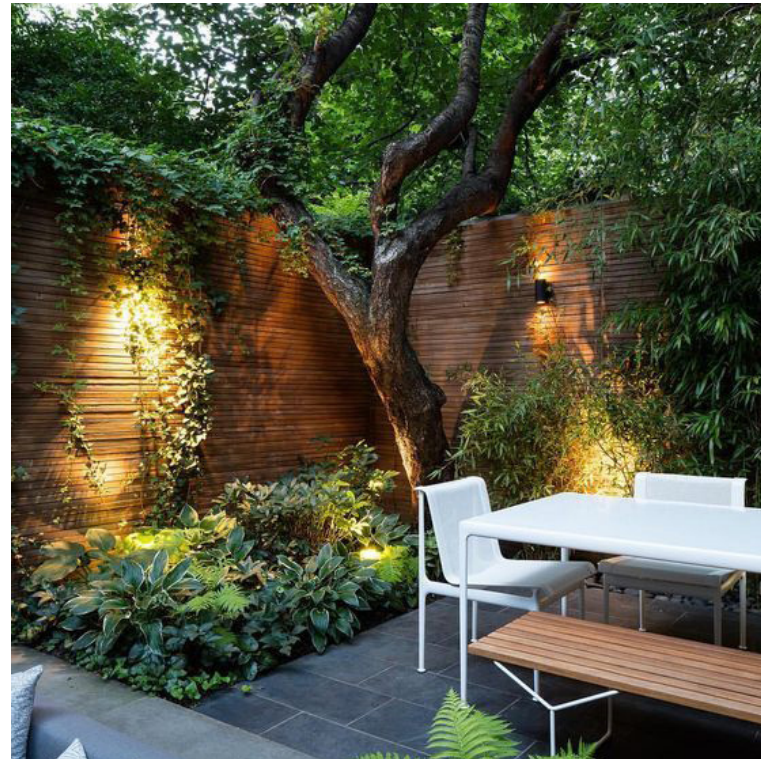
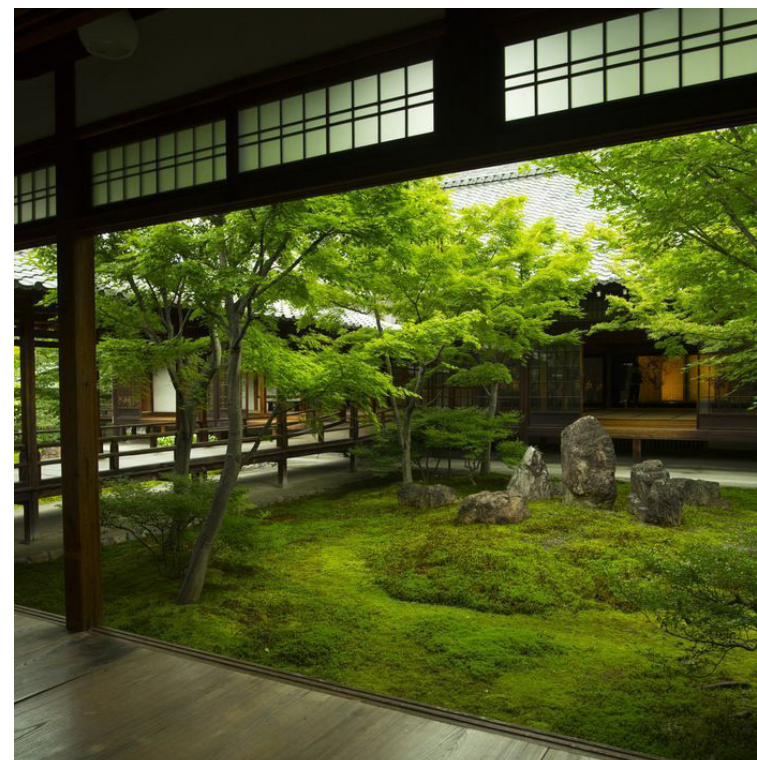
3.2.4 To mitigate any potential privacy and overlooking issues, the windows on the street facades will be kept to a minimum. The elevation facing onto Longworth Street is deliberately solid but broken with areas of patterned brickwork and recesses adding interest and articulation.

The perimeter wall of the proposed dwelling wall sits on a continuous plinth which honours the existing property and provides a robust finish facing onto the pavement.

3.2.5 Two large roof lights and double height spaces ensure the internal spaces contain sufficient natural light.

3.2.6 The living spaces are to the rear of the plan with views out and direct access to the garden courtyard with the back of house spaces and garage along the solid west facade. The entrance is located off the wider Artillery Street to maximise privacy and allow for easier vehicular access into the garage.

It is proposed that the first floor mass is split into two wings connected centrally by a circulation zone. This is to create a shared external terrace at first floor to which master bedroom views are directed.

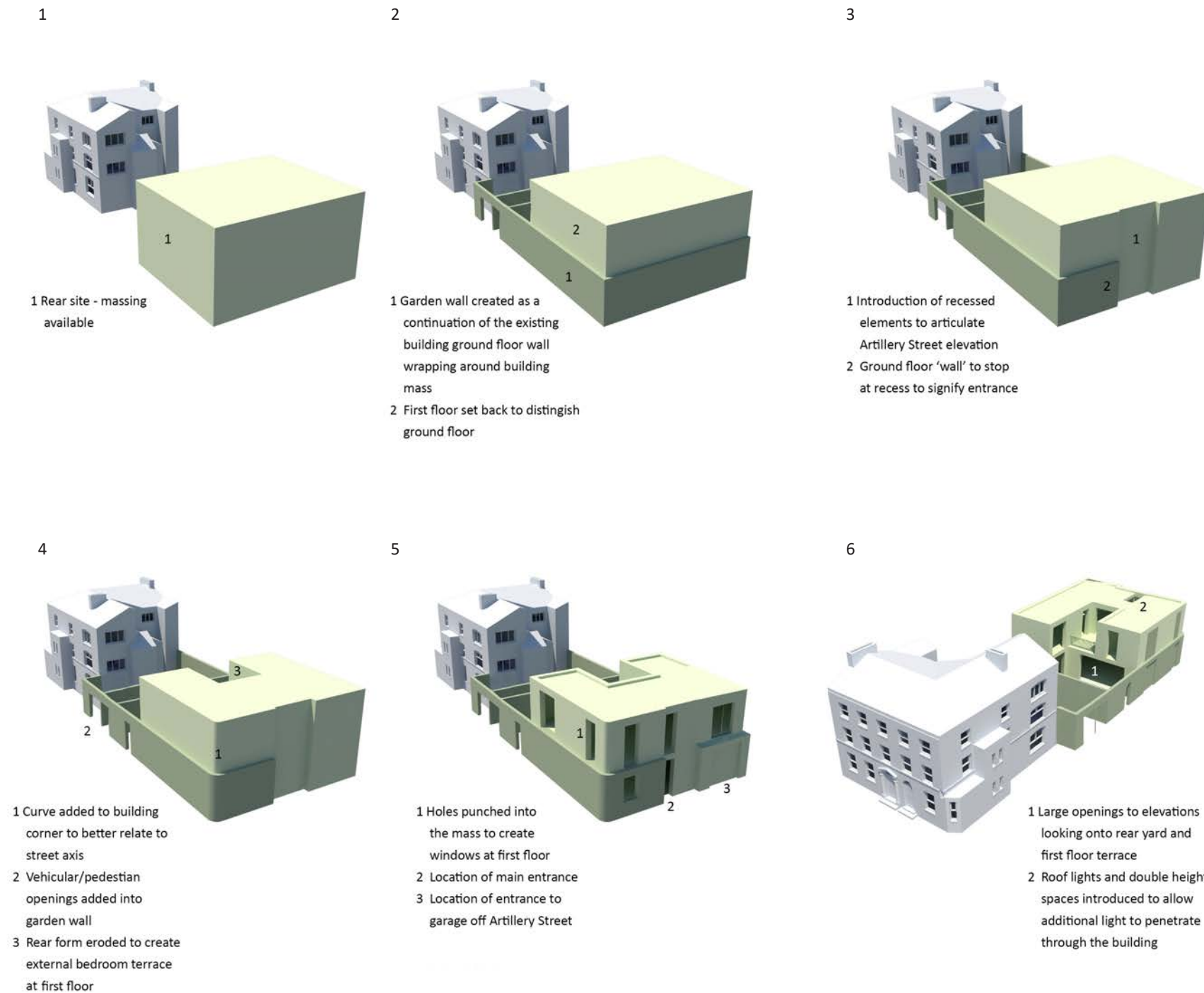


3.3 Courtyard garden

3.3.1 The garden courtyard to the dwellings is an integral part of the scheme. The majority of internal views are directed out toward the garden.

3.3.2 It is proposed that these rear gardens will be landscaped with a variety of plants with large sliding doors from the living spaces blurring the boundaries between 'inside' and 'outside' similar to the adjacent precedent images.

Precedent images - Contemporary urban courtyards



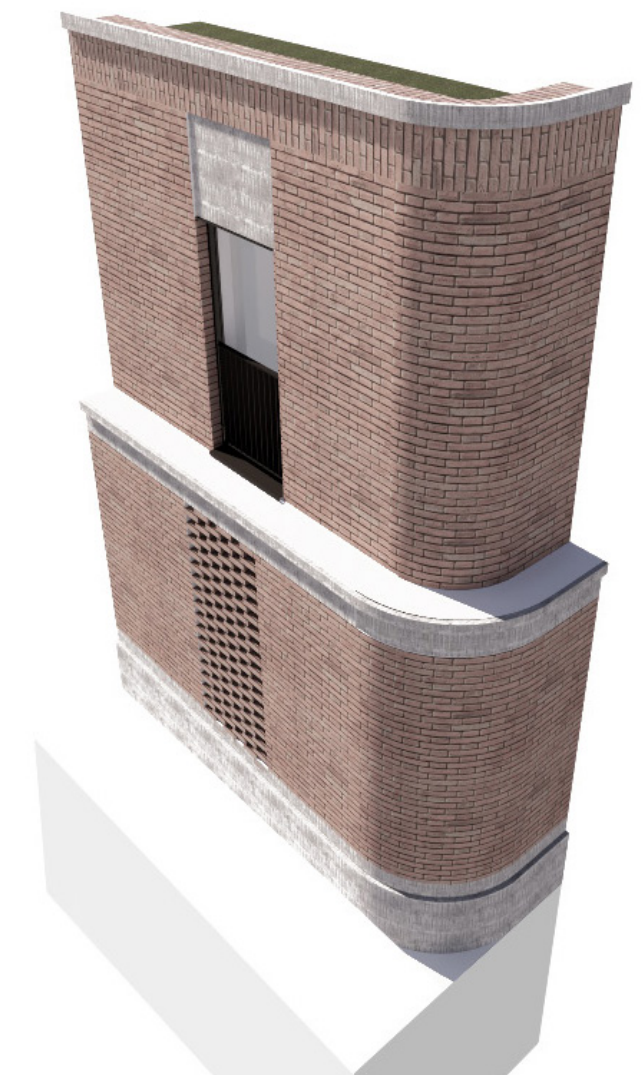
3.4 Massing evolution and articulation

3.4.1 The diagrams opposite illustrate the evolution of the proposed massing.

The proposed height of the ground floor is driven by the ground floor height of the existing house along St John Street. It is proposed that the garden wall begins as a continuation to the wall of the existing house appearing to wrap around the rear of the site, to become the ground floor facade of the proposed dwelling. The first floor is set back to help distinguish the wrapping of this ground floor 'wall'.

A section of the facade facing onto Artillery Street is recessed to signify the entrance and to further articulate the elevation.

Corner detail showing recessed first floor level.

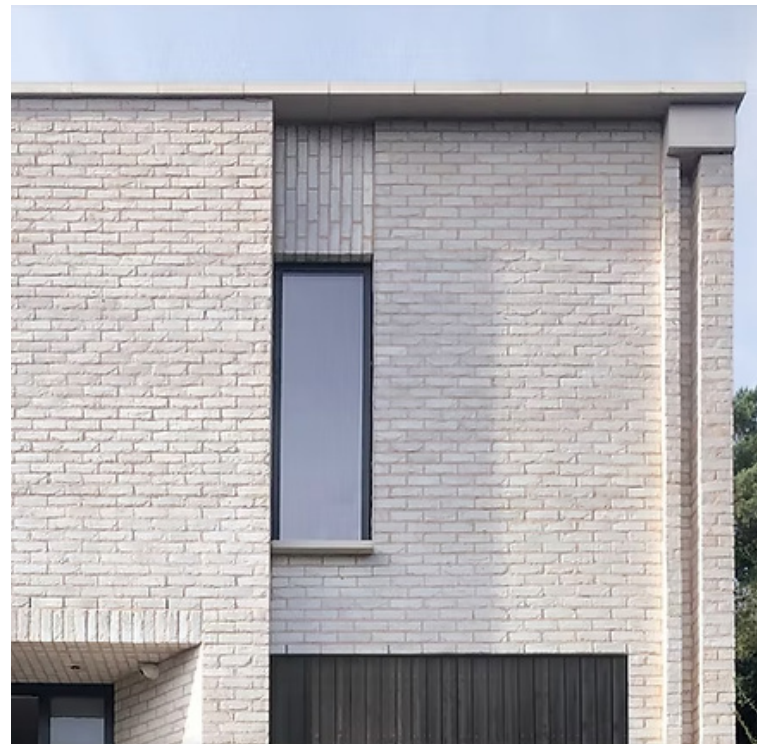




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3.5 Architectural design precedents

3.5.1 A number of architectural precedents have been reviewed as part of the design process in terms of relationship with the street, massing, materiality, internal layouts and facade articulation.

Examples shown illustrate a natural and sympathetic approach to an urban setting. The material palette and detailing is influenced by the immediate Georgian context and city centre location.

Materials such as brickwork and wetcast concrete will be used and detailed in a contemporary and considerate manner. Detailing such as brickwork soldier coursing, brickwork reveals, decorative brickwork panelling, continuous plinths and banding will be utilised.

- 1 Corner house - 31-44 Architects
- 2 11-19 Jane Street - David Chipperfield Architects
- 3 West Pines - Mistry Swire
- 4 Lion Green Road - Mary Duggan



View of proposed dwelling from Longworth Street/Artillery Street junction

- 4.0

The scheme
- 4.1

Overview of the proposed development
- 4.1.1

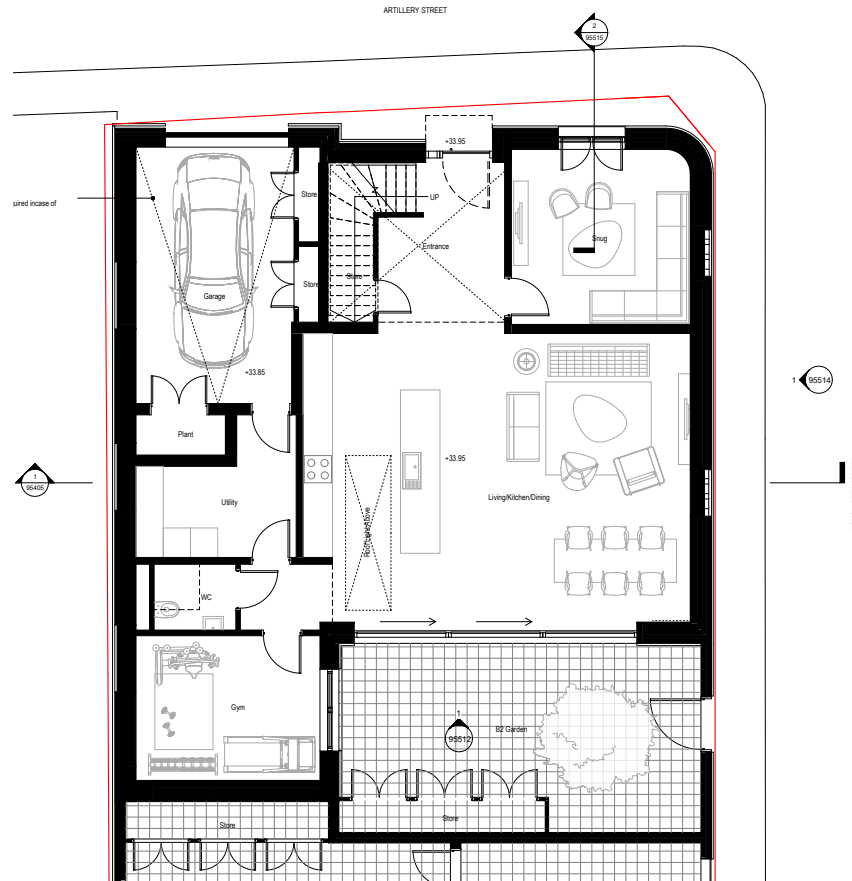
The proposed dwelling will be located within the existing yard at the rear of the site. The yard will be cleared and the topography made level to meet Artillery Street.

The main entrance to the dwelling is located off Artillery Street. A secondary entrance accessing the rear garden yard exists directly off Longworth Street.

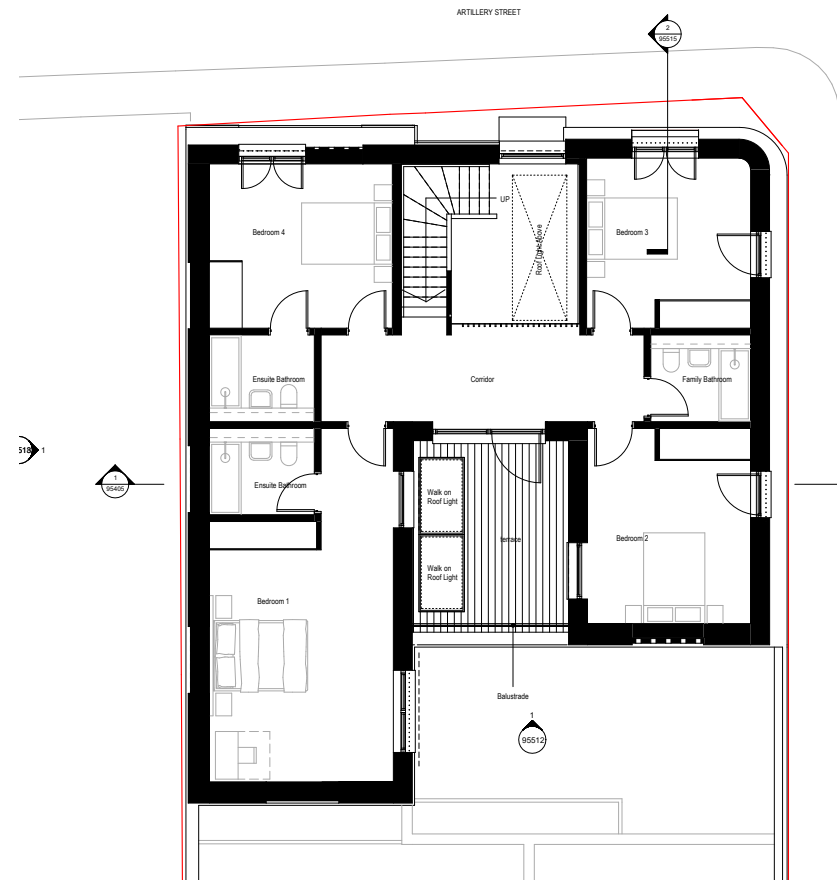
The proposed dwelling contains four bedrooms with living, dining, gym and lounge spaces at ground floor and bedrooms on first floor.

The dwelling contains an internal garage space large enough for a single car. This is located adjacent to the entrance and accessed directly from Artillery Street.

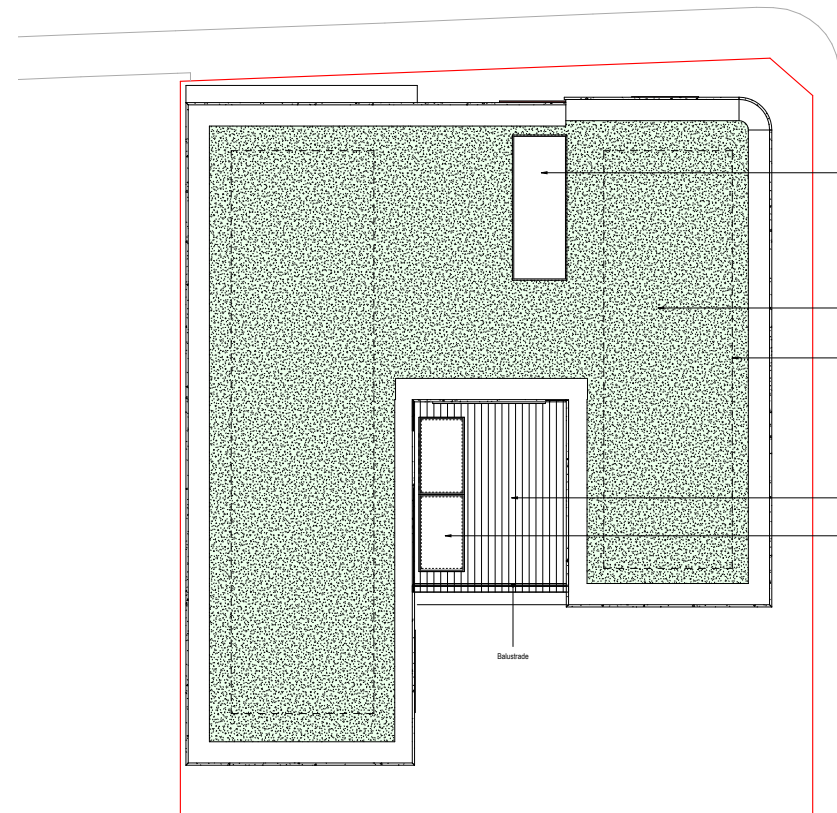
The proposal is designed to compliment and sit comfortably with the existing listed house to the front of the site along St John Street. The dwelling will utilise traditional building materials detailed in a contemporary fashion.



Proposed ground floor plan



Proposed first floor plan



Proposed roof plan

4.2 Floor plans

4.2.1 The proposed dwelling consists of two storeys. At ground level, the dwelling is entered from Artillery Street into a double height entrance area which leads into the main living/kitchen/dining space opening out onto the rear garden. The ground floor also contains a lounge, a gym space and both a utility room and WC located behind the garage.

The First floor contains four double bedrooms with ensuite and separate bathrooms. To mitigate privacy issues, the views from the master bedrooms are directed away from the street and toward an external terrace space accessed from the first floor landing.

4.2.2 As per the requirement under Places for Everyone, JP-H3:Type, Size and Design of New Housing, the new dwelling has been designed to be compliant with M4(2) of Part M of the Building Regulations.



Artillery Street entrance proposed elevation

4.3 Facade treatment and building character

4.3.1 It is proposed that textured red/brown brickwork will be employed as the primary cladding material.

A red and brown brick similar in tone to that of the existing building is proposed. This will be detailed in a contemporary manner and will complement the existing building.

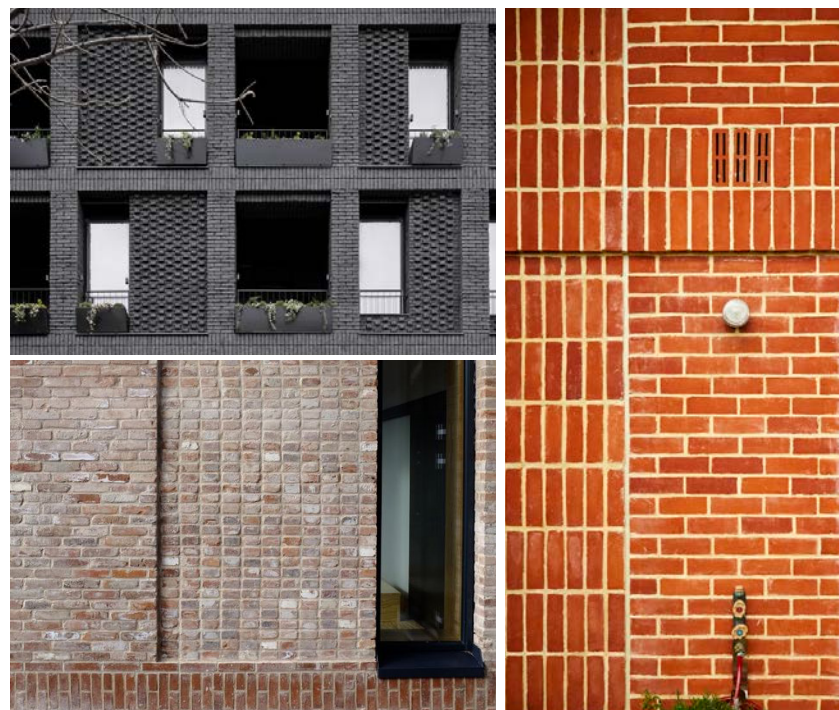
While the majority of buildings along St John Street are clad in red brick, there are examples of alternative tones of brickwork along Longworth Street and Artillery Street where the proposed dwelling is situated.

The elevations have been designed to both complement and harmonise with the historic buildings of the conservation area. The proposed dwelling sits on a wetcast concrete plinth and features horizontal banding at first floor which honours the existing frontage of No. 8 St Johns Street.

The entrance along the Artillery Street facade is defined and highlighted by recessing a section of the brickwork. This also adds interest and depth to the elevation. Car access into the garage is located adjacent to the building entrance along Artillery Street with an anodised metal door.

To add further interest to the facade, stepped Flemish bond brickwork is proposed adjacent to windows and within reveal panels. The bond of the brick also changes to soldier bond at spandrel zones.

The Flemish bond pattern as well as the stacked soldier brickwork continue onto the proposed rear (south) elevation. This facade provides a large proportion of glazing to allow for views out and direct access to the private courtyard from the living spaces.



Brick pattern precedents



Wetcast concrete plinth, horizontal band and corner brickwork



Brickwork articulation and wetcast concrete window detailing



Proposed rear elevation



Existing Longworth Street elevation



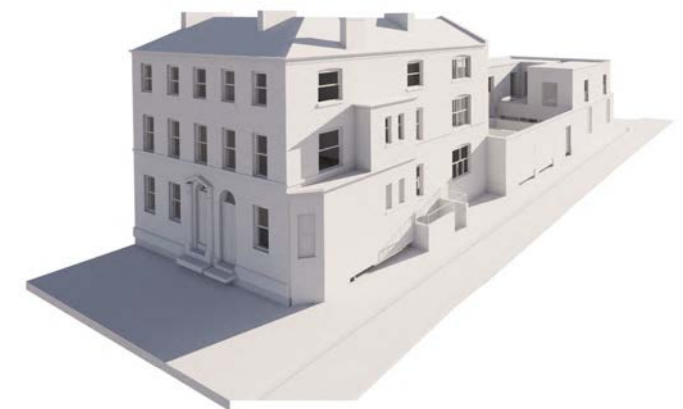
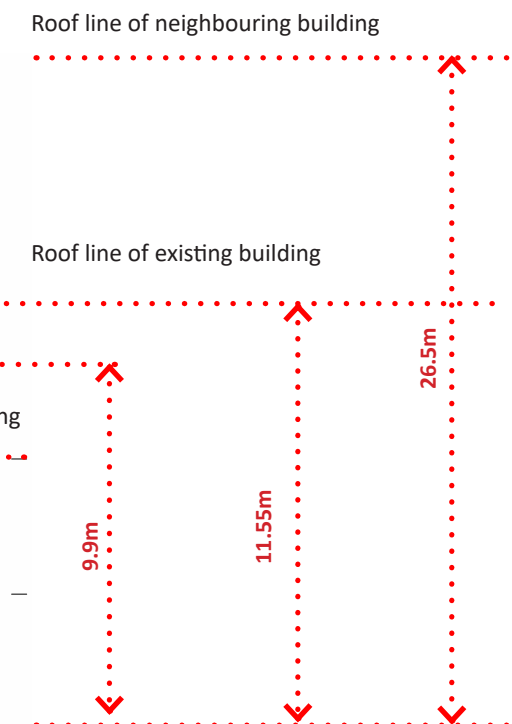
Proposed Longworth Street elevation

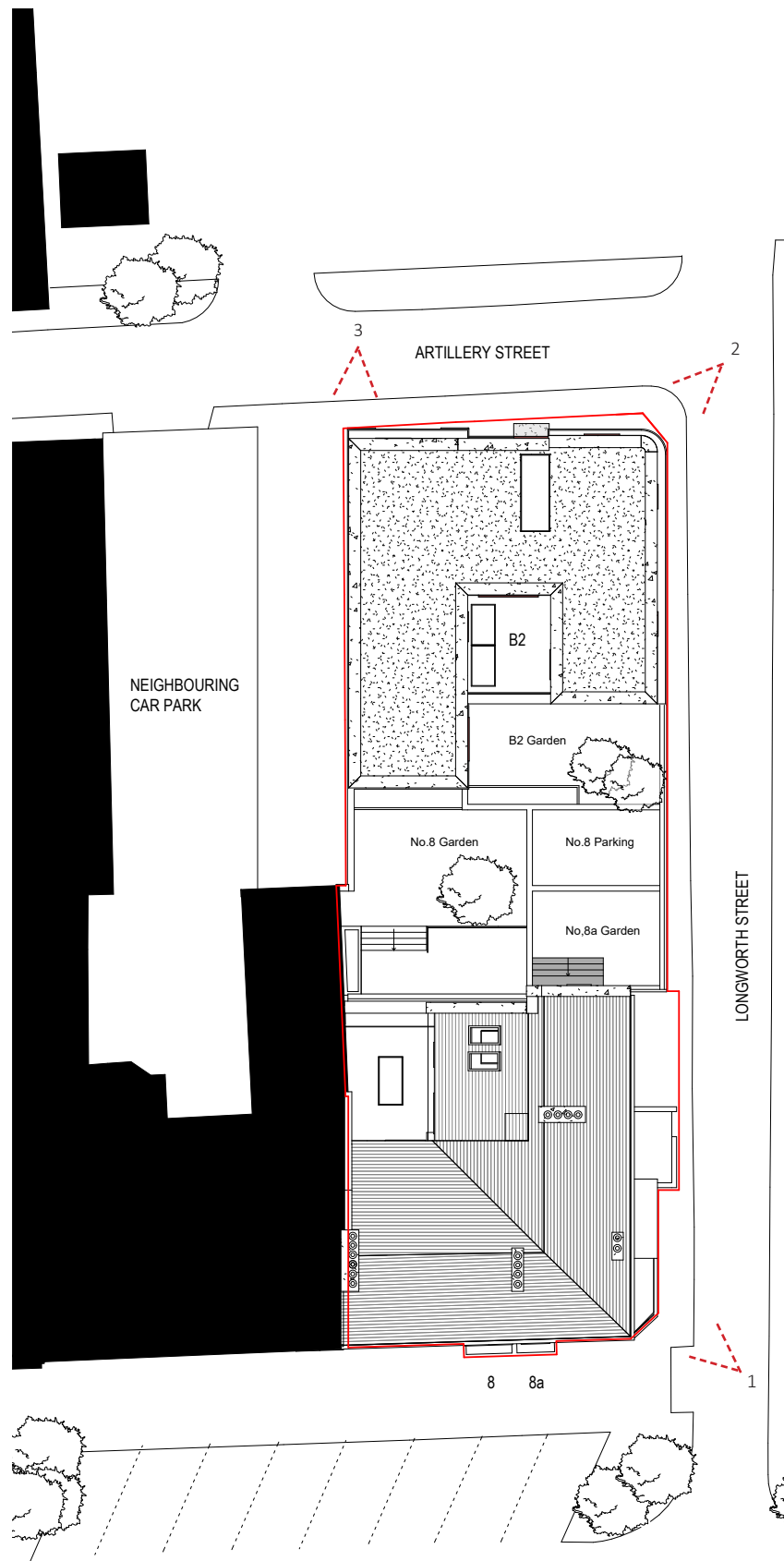
4.4 Scale, height and massing

4.4.1 At two storeys, the mass and building line of the proposed dwelling seeks to respect that of the existing listed house.

The proposal sits comfortably in its location with the parapet line approximately 2.3m below the eaves line of the existing house.

Proposed massing model





Site plan showing proposed views



View 1 - St John Street looking toward Longworth Street



View 2 - Junction of Longworth Street and Artillery Street



View 3 - View from Artillery Street

4.5 Proposed views

4.5.1 The site is viewed from three main positions each one affording the viewer a different outlook of the scheme. The three views are described below.

View 1 from St John Street shows the existing house in the foreground. The new proposed dwelling will be visible to the rear.

View 2 from the junction of Longworth Street and Artillery Street shows the new proposed dwelling in the foreground. The existing building will be visible in the background with a small glimpse of the proposed two storey extension to the existing building.

View 3 looks front on to the rear of the site and the entrance of the proposed dwelling from Artillery Street.



View 1 - St John Street looking toward Longworth Street



View 2 - View of proposed dwelling from Longworth Street and Artillery Street junction



View 3 - View from Artillery Street



Proposed Longworth Street (east) elevation



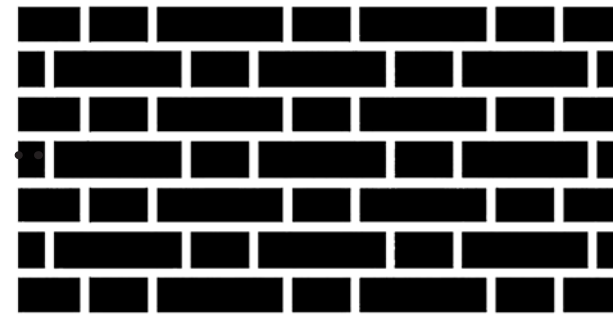
Proposed Artillery Street (north) elevation



Proposed rear (south) elevation



St John Street elevation



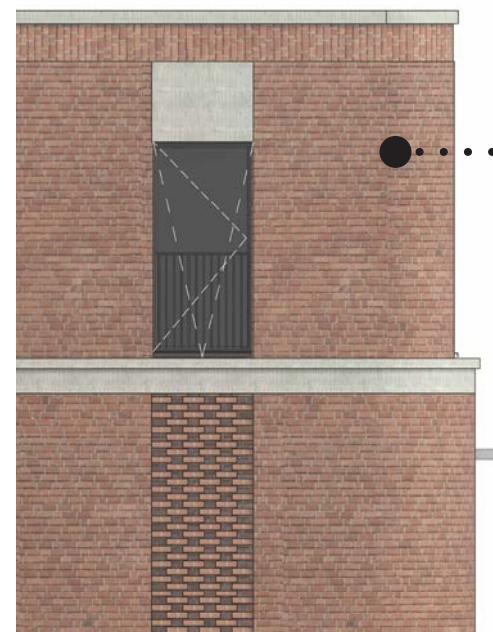
Flemish bonded brickwork

4.7 Brick bonding

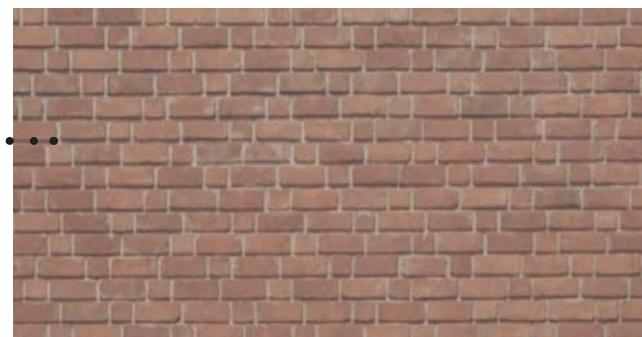
4.7.1 The existing house brickwork is laid in a Flemish bond pattern which was common in Georgian buildings.

It is proposed that Flemish bond will be used on the new dwelling to the rear of the site to help link the new build to the surrounding Georgian buildings.

Bands of stacked soldier coursing will be used to articulate the facade and add an element of horizontality. This is present on the existing building in the form of white stone banding.



Longworth Street proposed elevation





4.8 Green Roof

A green roof is proposed on the roof on the new dwelling. The green roof will be accessed from the external first floor terrace via a ladder point with connectors to the wall.

As well as creating a nicer outlook for the surrounding offices, the benefits of a green roof include:

- Reducing storm-water runoff as part of a sustainable drainage systems (SuDS) strategy.
- Roof lifespan increase.
- Reducing energy use.
- Climate change mitigation.
- Climate change adaptation.
- Lessening the Urban Heat Island Effect (UHIE).
- Increasing biodiversity and wildlife.
- Improving air and water quality.
- Visually appealing.

Under the Construction Design and Management Regulations (CDM) 2015, appropriate measures should be taken at both design and construction stages to ensure safe access and passage over the planted roof areas for maintenance personnel.

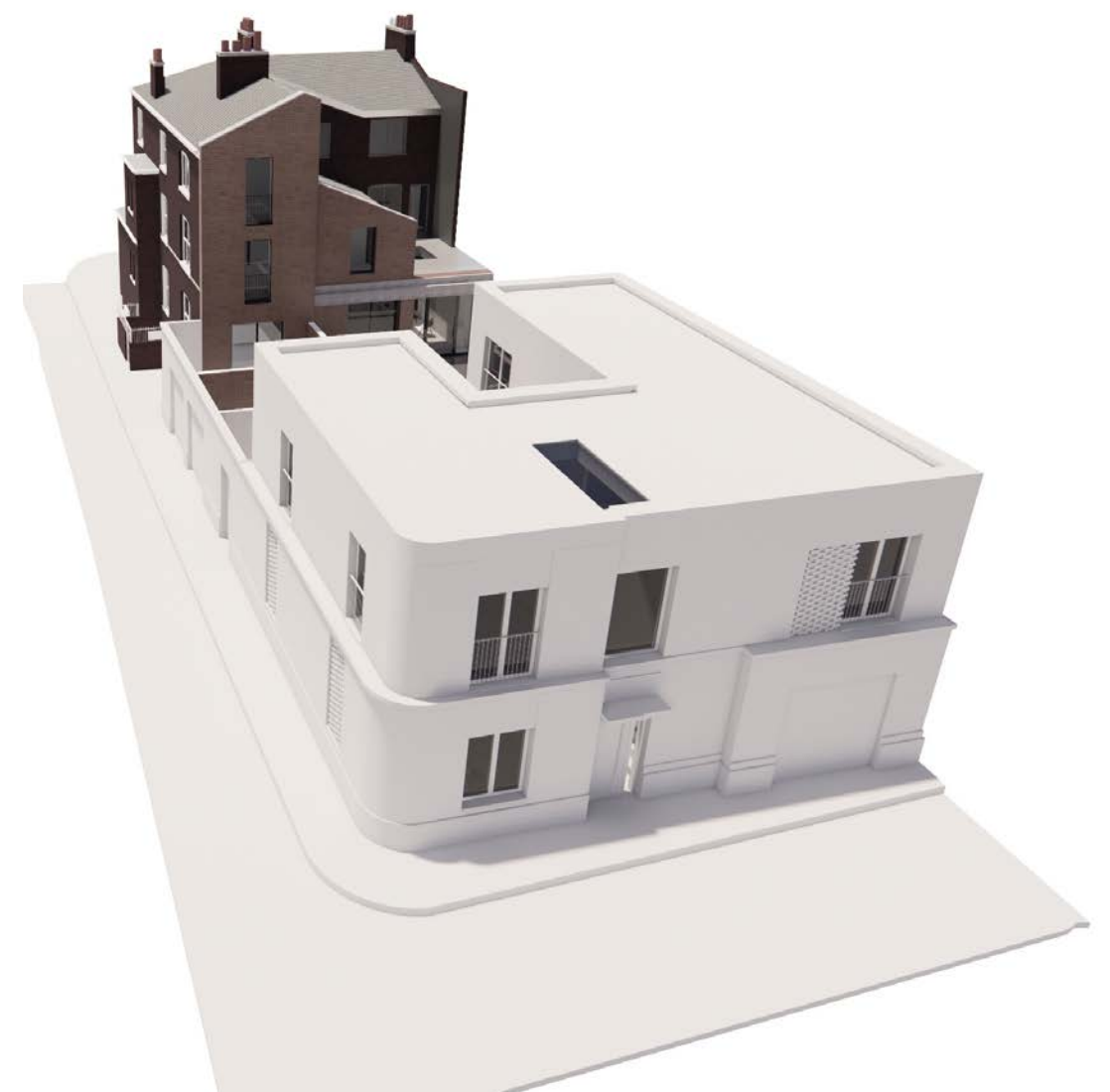
All inspections and maintenance actions carried out on the green roof must be in full compliance with the appropriate health and safety regulations, and particularly those specifically dealing with working at height. Refer to HSE publication 'The Working at Height Regulations' for further guidance.



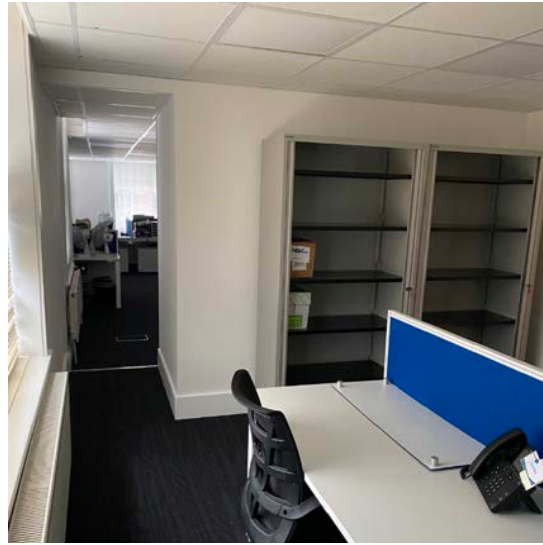
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Green roof precedents



Existing Building Conversion



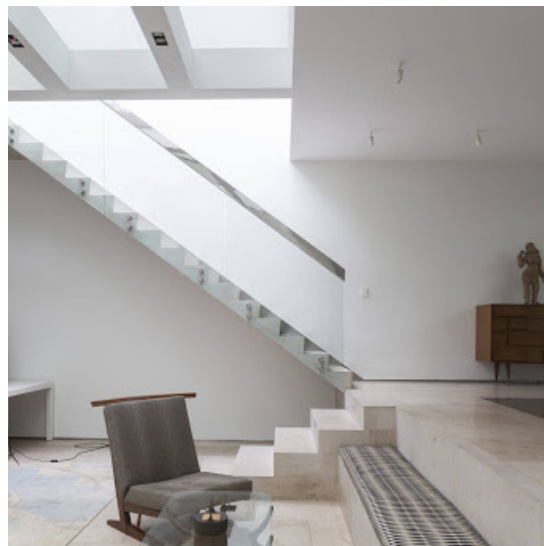
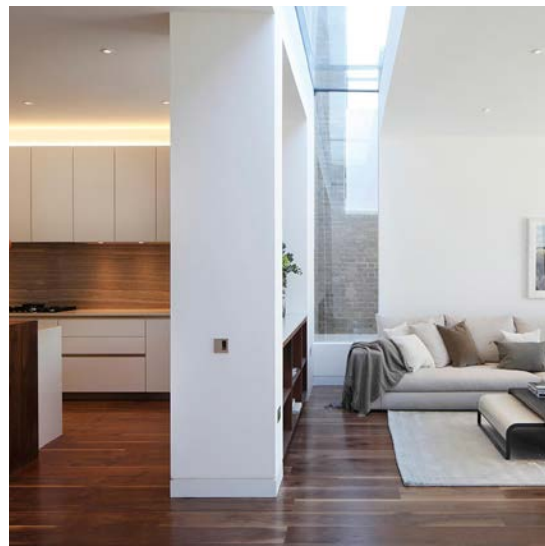
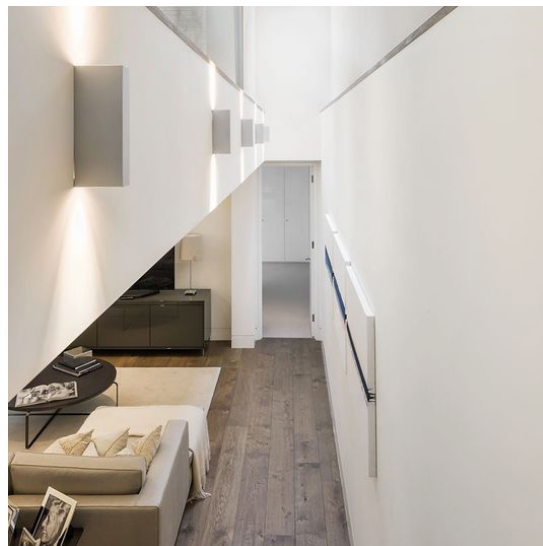
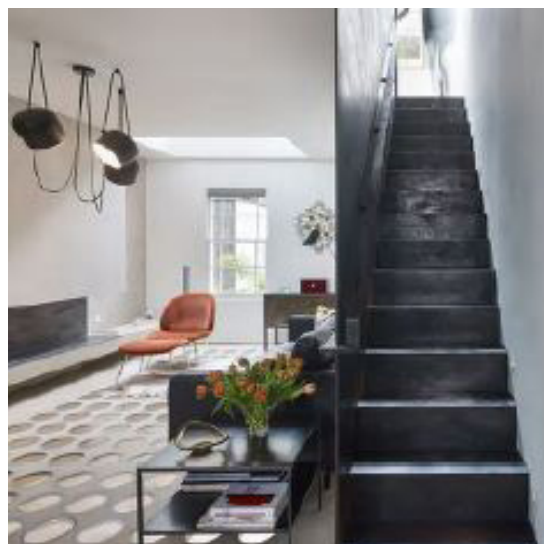
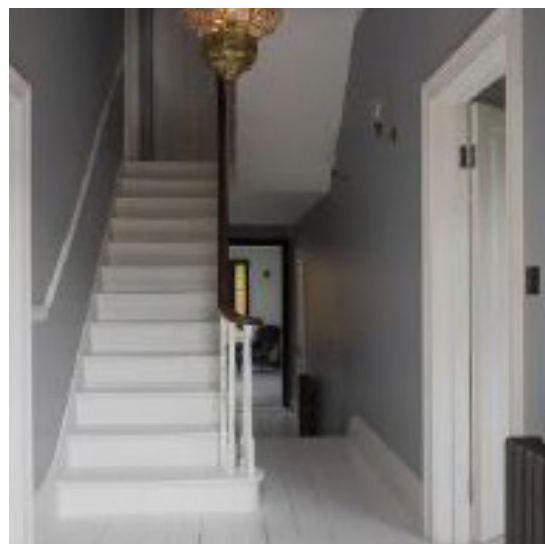
St John Street existing photographs

5.0 The scheme

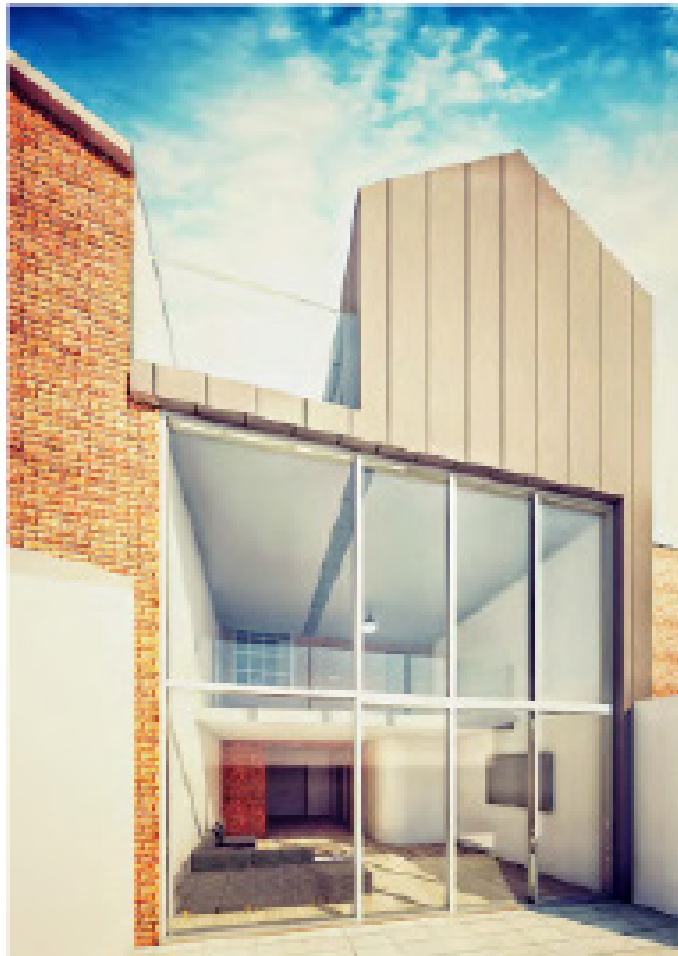
5.1 Overview of the proposed development

5.1.1 No.8 and No.8a St John Street are currently vacant but the most recent and long-term use has been office space. The proposals seek to refurbish and convert the property into two dwellings. The proposals will strip back internal additions that have been made over the years, to reveal and celebrate original features of the building such as chimney breasts and cornicing.

The proposal includes the demolition of elements to the rear of the property and a new two storey extension. The extension will utilise high quality and traditional materials; but detailed in a contemporary manner.



Interior refurbishment precedents



1



2

5.2 Precedent for development

- 5.2.1 There are a number of examples of recent conversions from office to dwelling along St John Street. One example of this is 15 St John Street.
- 5.2.2 The building was also Grade II listed and falls within the conservation area. This development converted the property from commercial use to domestic use.
- 5.2.3 The scheme included a modern, three storey extension to the rear of the property.
- 5.2.4 Key lessons from the scheme include:
- Repair and restore external elevation on St John Street.
 - Stripping out of 20th century interventions is viewed positively.
 - Original interior details should be repaired and retained.
 - Contemporary design is encouraged provided it is of high quality.
- 5.2.5 No.8 and No.8a have already been extensively altered from the original layout, however some original features do remain. The proposal is to retain these original features and integrate them into the proposed scheme.

- 1 15 St John Street - Concept image
- 2 15 St John Street

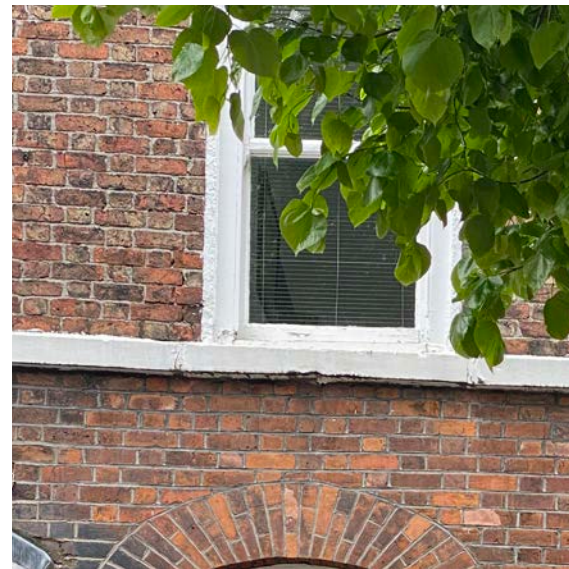
5.3 Materiality

5.3.1 The buildings surrounding the site are predominantly red brick although there are examples of various tones of brickwork along Longworth Street and Artillery Street.

An off-white stonework is generally used on the surrounding Georgian buildings for elements of detail such as entrance porticos, plinths, window sills, steps and framed elements. This white stonework contrasts nicely and compliments the red brick facades.



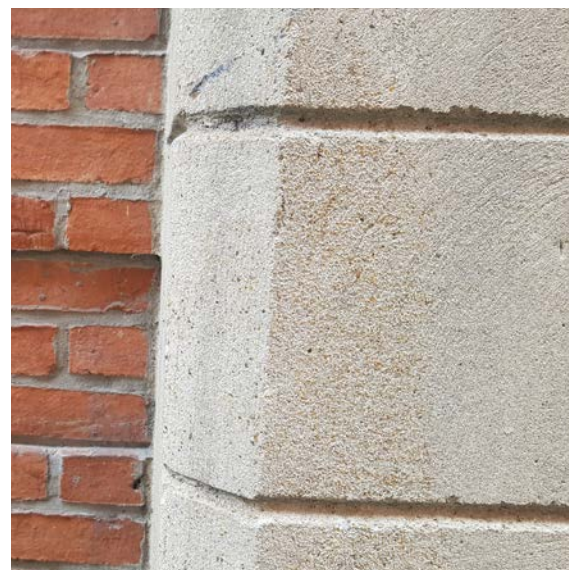
1



2



3



4



5



6

- 1 Entrance portico stone steps
- 2 Stone banding detail
- 3 Off-white stonework
- 4 Off-white stonework
- 5 Window sill stonework
- 6 Plinth detail



Early concept sketch



1.



2.



3.

5.4 Facade treatment

5.4.1 The concept behind the proposed extension is to infill the existing courtyard with a stepped extension that is sympathetic in massing and material treatment to existing outriggers.

The facade is composed of a wetcast concrete plinth, brickwork piers, inset panels and wetcast concrete banding. Brickwork will be laid in Flemish bond pattern to match the existing property and stacked soldier coursing will be employed beneath the parapet line. All metal work used for doors, windows and Juliette balconies will be anodised aluminium.

The principles of a Georgian facade (simple, balanced, pleasing proportions, ordered) have acted as the pillars of the concept throughout the design process. The proposal, has a vitality of its own and reflects the period in which it is to be built whilst respecting and harmonising with the architectural character of the existing historic building.

The existing west facing outrigger wall be retained at first floor. The existing roof form will be retained to maintain the massing and scale of the existing outrigger and the stained glass window will be refurbished. Please see demolition and retention appraisal.

- 1 Dollis Hill - Thomas - Mc Brien
- 2 Courtyard House - Yellow Cloud Studio
- 3 Davisville Road - Aljawad Pike



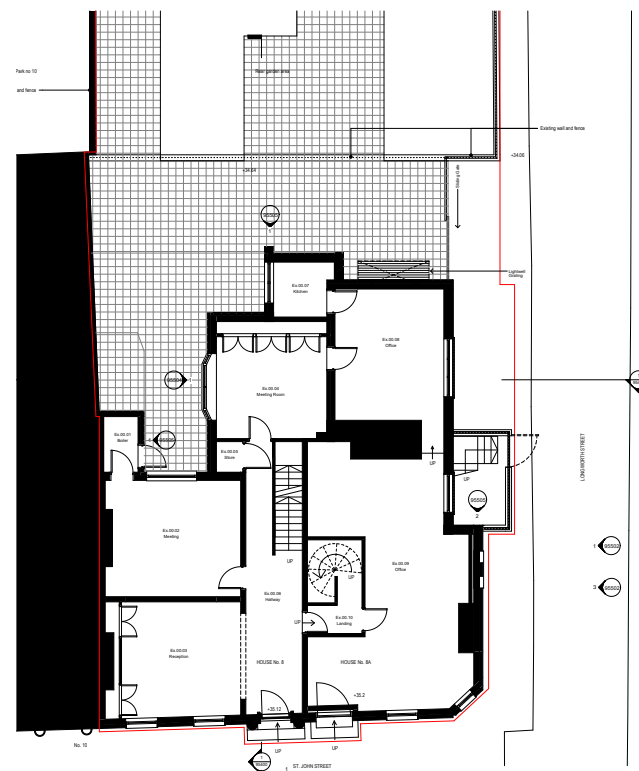
Proposed North elevation



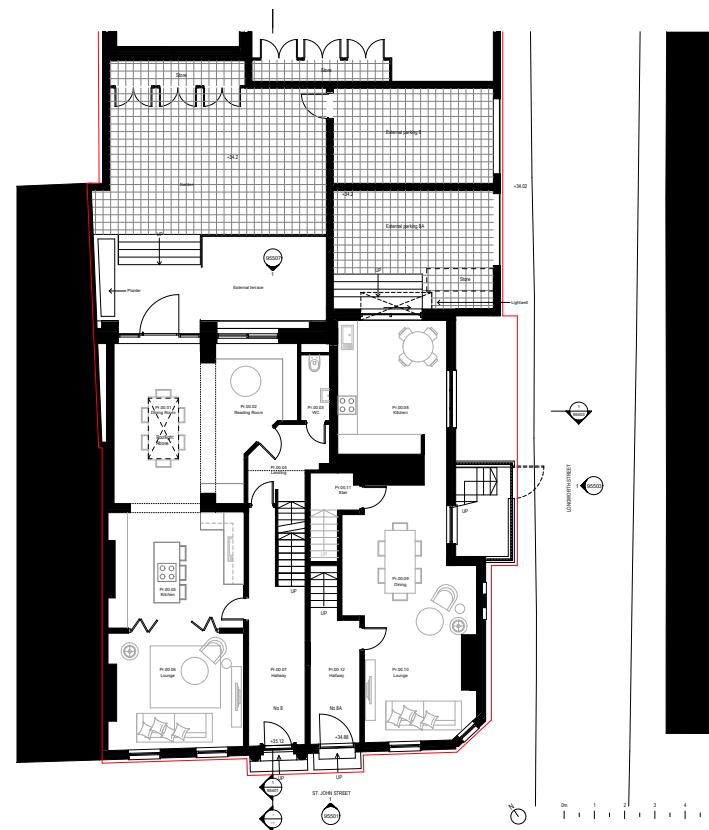
Existing rear elevation



Proposed rear elevation



Existing ground floor plan



Proposed ground floor plan

5.5 Proposed massing and demolition works

5.5.1 The adjacent images show views to the rear of the existing building along with the view of the proposed extension.

The proposed extension includes the partial demolition and retention of the existing outriggers. These outriggers have been heavily altered over the years and have resulted in a number of awkward internal spaces running up the building which limits the proposed use. However, key features such as the lean to roof form, stained glass window and level one brickwork have been retained.

The outriggers have fallen into disrepair and suffer from damp ingress. The majority of the existing fabric is in poor condition and would require a significant intervention to meet modern building standards.

The internal cellular aspect of the original building is maintained throughout the proposal with separate living and dining rooms at ground floor.

The option of retaining and working with all the existing outriggers to the rear has been considered however has not been deemed suitable. While these small internal spaces currently work within an office environment, the limited internal size and difference in levels result in ground floor residential layouts that are not feasible.

The proposal is to partially demolish the outriggers and replace them with a high quality and contemporary extension that is similar in scale and massing. This will complement the original building and allow for desirable living spaces to be achieved. The west facing wall from level one will be retained along with the stained glass window and adjacent window opening. The existing roof scape has been retained and the current non original concrete tiles and dormer will be demolished and replaced with slate.

The later addition of 1960s brickwork visible on the rear elevation will also be removed and reclad with a contemporary brick which will match the infill extension and proposed house.

Before any demolition work takes place to the outriggers, a thorough and detailed structural survey and demolition plan will be undertaken. This will be presented for sign-off to ensure that demolition can take place safely and effectively with minimal destruction to the adjacent existing walls of the property.

Please refer to the following demolition appraisal.



Previous application proposal - Full demolition of outriggers and three storey infill extension

Proposed three storey extension, infill extension across rear of property and ground and first floor, reclad of existing north gable



Previous approved proposal after consultation - outrigger retained

Reduced to two storey extension, west outrigger retained in massing and form, partial demolition of north outrigger, rear elevation re faced, full infill extension at ground floor, inefficient space at first floor

5.5.2 The previous application sought to demolish all the existing outriggers and build a three storey extension across the rear elevation. This infilled the building footprint at ground and first floor.

During the determination period it was deemed that this would be over development and the proposal was reduced to a two storey extension which retained the west elevation of the existing outrigger. The north elevation of the gable wall and outrigger was to be demolished and the rear of the property re clad. The resultant first floor footprint was inefficient and left little usable space except for a reading room.

The new proposal is aligned with the footprint and massing of the previously approved scheme. However, the first floor plan has changed and a bedroom with ensuite has now been included. The existing west facing wall at level 01 and stained glass window will be retained. The north facing three storey gable will be re faced with a contemporary brick that is carried across onto the extension.



First Floor Plan -
Infill extension across rear elevation



First Floor Plan -
Outrigger retained, inefficient use of first floor space

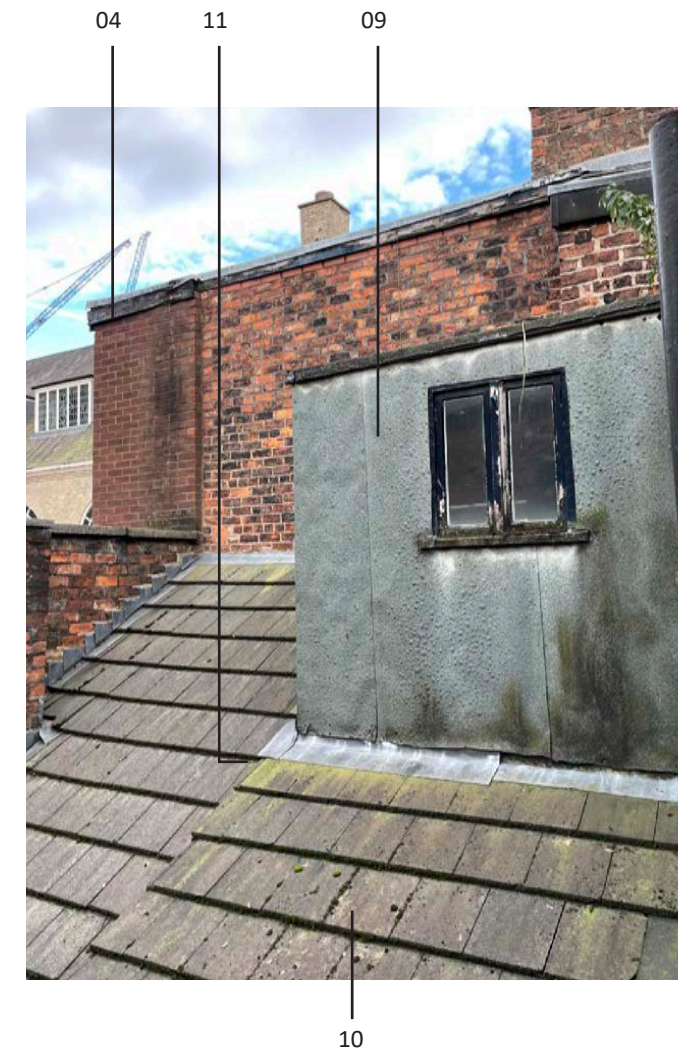
- 01 Brickwork in poor condition, evidence of spalling, damp ingress and cracking.
- 02 Areas of former openings filled in.
- 03 Non original UPVC replacement windows.
- 04 Cut line visible of 1960s infill.
- 05 Historic stained glass window at first floor.
- 06 Evidence of modern brickwork infill around historic window.
- 07 Cluttered external drainage.
- 08 Modern bay window added, uncharacteristic of the existing building.
- 09 Felt clad and in poor condition with damp ingress, and mould growth.
- 10 Original slate tiles have been removed and replaced with concrete tiles which are visually detracting from the original building.
- 11 Pitched form is staggered and is split across multiple heights and punctured with dormer extension.
- 12 Area to be removed to accommodate extension of living spaces at ground floor.
- 13 Visual cut line between brickwork: evidence of demolition and extension.



Former rear elevation of demolished Longworth Street terraced houses

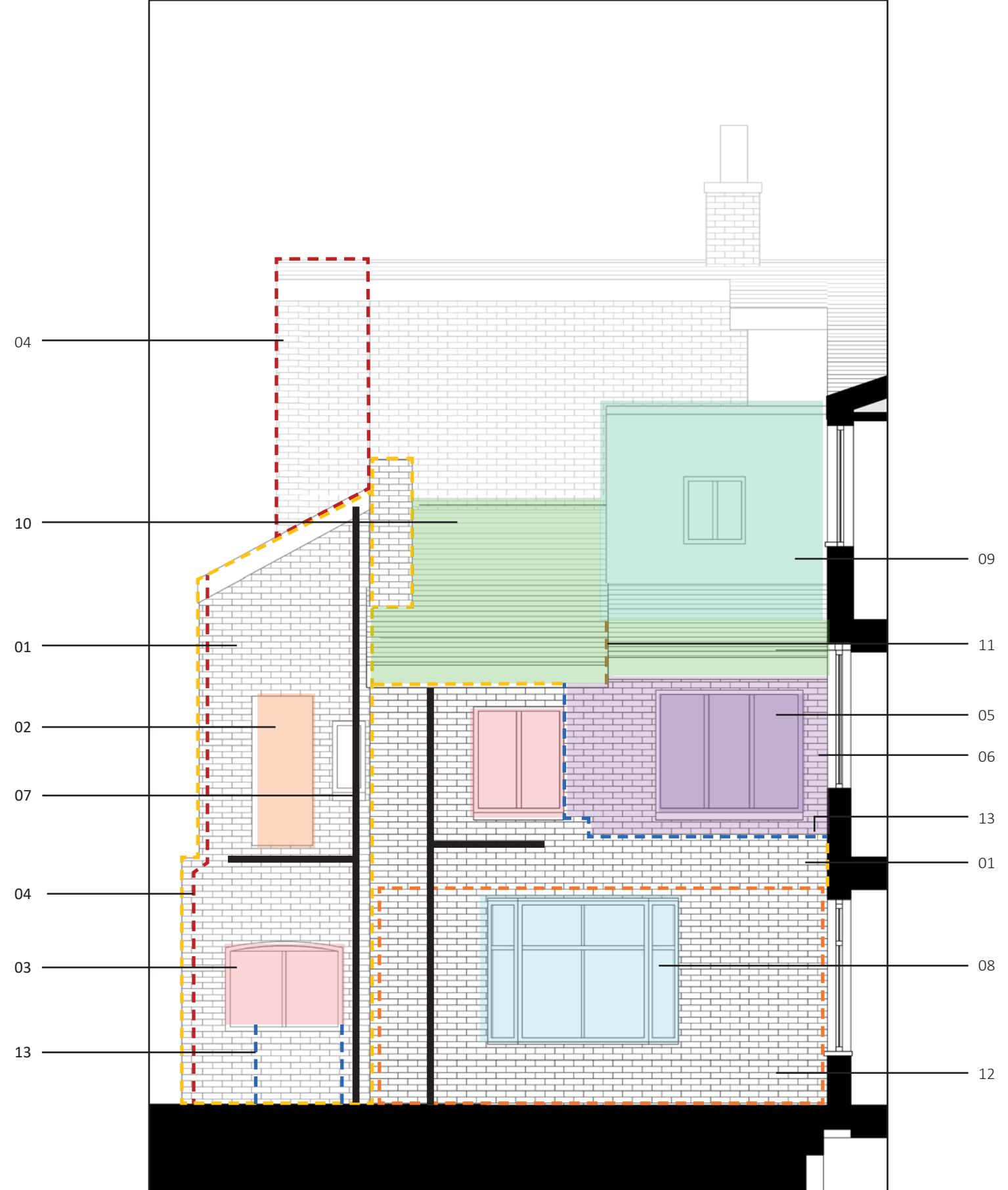


19th century lean to outrigger built to house the existing staircase to No. 8. Split pitched roof and dormer



Mid 20th century dormer extension and concrete tile roof

- [---] 01 Brickwork in poor condition, evidence of spalling, damp ingress and cracking.
- [---] 02 Areas of former openings filled in.
- [---] 03 Non original UPVC replacement windows.
- [---] 04 Cut line visible of 1960s infill.
- [---] 05 Historic stained glass window at first floor.
- [---] 06 Evidence of modern brickwork infill around historic window.
- [---] 07 Cluttered external drainage.
- [---] 08 Modern bay window added, uncharacteristic of the existing building.
- [---] 09 Felt clad and in poor condition with damp ingress, and mould growth.
- [---] 10 Original slate tiles have been removed and replaced with concrete tiles which are visually detracting from the original building.
- [---] 11 Pitched form is staggered and is split across multiple heights and punctured with dormer extension.
- [---] 12 Area to be removed to accommodate extension of living spaces at ground floor.
- [---] 13 Visual cut line between brickwork: evidence of demolition and extension.



West Elevation

- 01 Brickwork in poor condition, evidence of spalling, damp ingress and cracking.
- 02 Non original replacement windows. Wider and uncharacteristic of the existing building.
- 03 Cut line visible of 1960s infill.
- 04 1960s infill wall along the demolition line of the former terraced housing.
- 05 Area to be removed to accommodate extension of living spaces at ground floor.
- 06 Poor quality blank WC outrigger which visually detracts from the existing building.



Mid-late century facade along demolition line of former terraced housing on Longworth Street

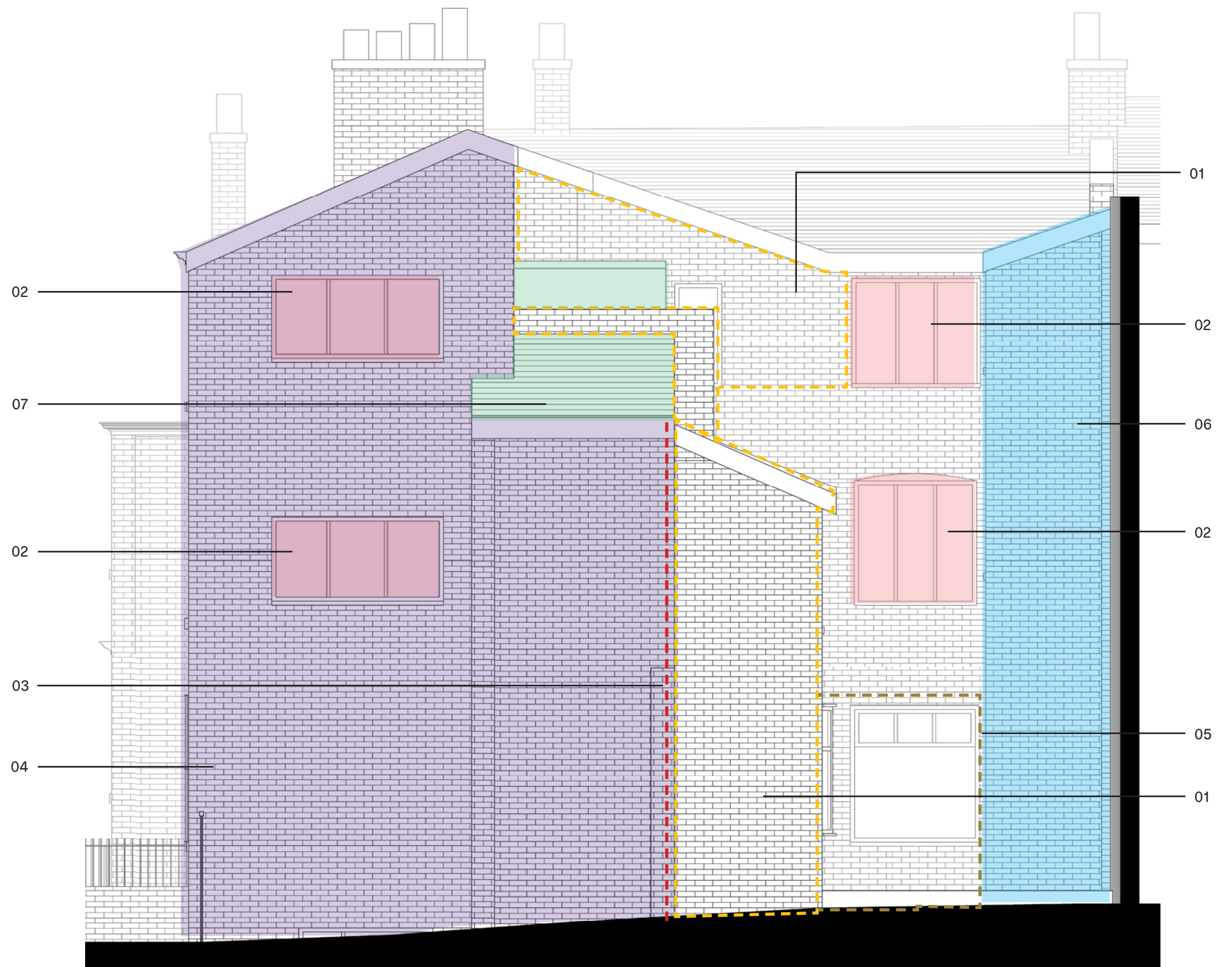


North elevation of pitched late 19th century addition to house staircase.

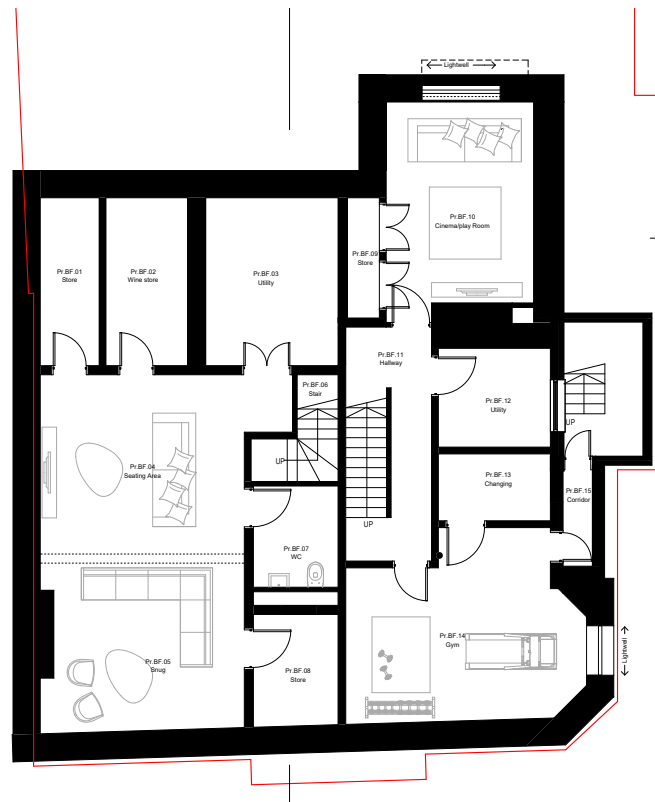


Mid 19th century three storeys former WC outrigger

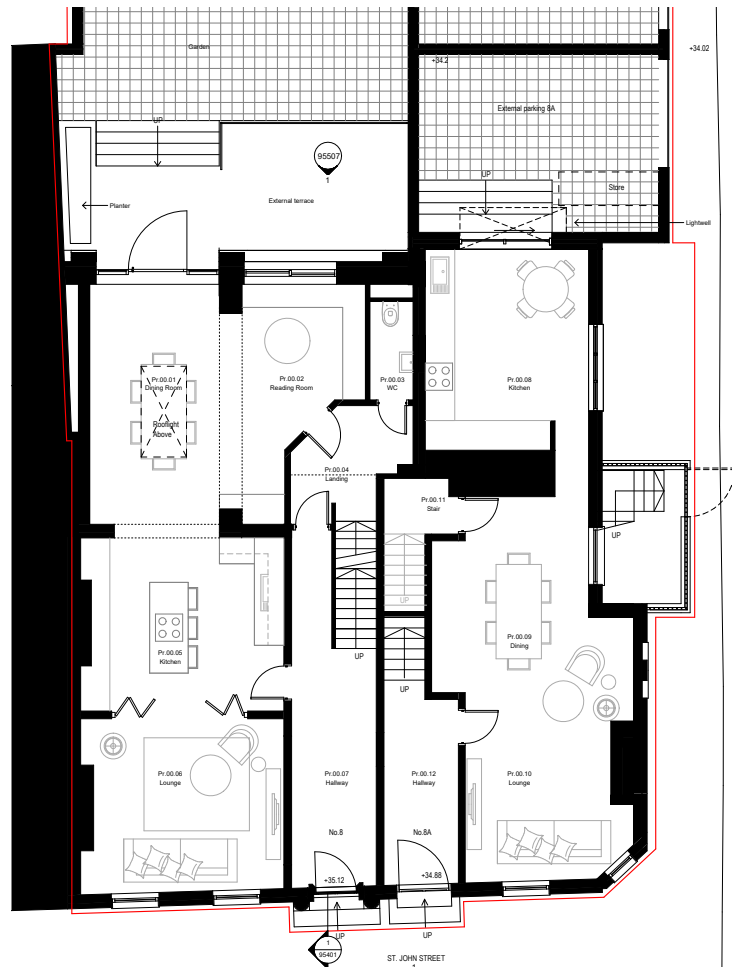
- - - 01 Brickwork in poor condition, evidence of spalling, damp ingress.
- 02 Non original placement windows. Wider and uncharacteristic of the existing building.
- - - 03 Cut line visible of 1960s infill.
- 04 1960s infill wall along the demolition line of the former terraced housing.
- - - 05 Area to be removed to accommodate extension of living spaces at ground floor.
- 06 Poor quality blank WC outrigger which visually detracts from the existing building.
- 07 Presumed late 19th century slate roof in poor condition.



North Elevation



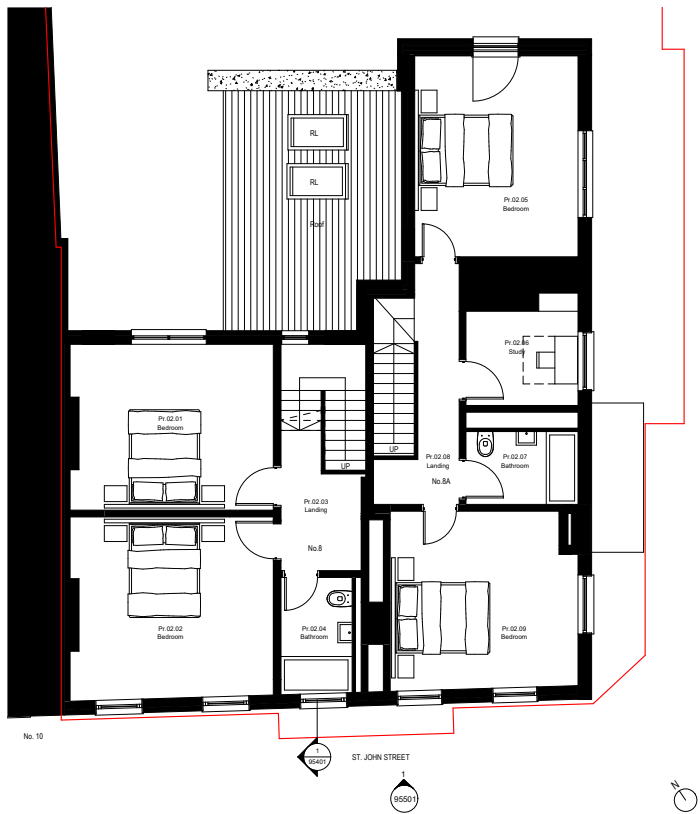
Basement room key



Ground floor room key



First floor room key



Second floor room key

5.6 General arrangement

5.6.1 As noted, the proposed works will subdivide the existing property into two new dwellings, No. 8 and No. 8a. The existing spine wall which runs north to south through the property will be reinstated as the party wall.

5.6.2 The basement of No. 8 will feature a lounge, seating area, WC, storage, utility room and wine store. The existing staircase to ground floor will be reopened and restored. The basement of No. 8a will feature a cinema room, utility room, changing area and gym space. A new internal staircase will be constructed to the upper floor.

5.6.2 The main entrance to both properties will be from St John Street and the original entrance porticos will be restored. The ground floor of No. 8 will be reconfigured to accommodate a lounge, kitchen, rear dining room and reading room which open out onto the rear garden.

The existing entrance to No. 8a will be reinstated and the existing open plan space will be subdivided into a lounge, dining room and rear kitchen. Access to a rear parking area will be provided by steps over the basement lightwell. The steps will be perforated to maintain light into the lightwell.

5.6.3 At first floor, No. 8 will be reconfigured to accommodate two double bedrooms, ensuite bathrooms and an office. A walk in wardrobe from the master bedroom will also lead out to an external roof terrace. One of the bedrooms will be located at the rear of the property within the new build extension.

A new staircase links each level within No. 8a. At first floor, No. 8a will contain two double bedrooms, a shared bathroom and an ensuite bathroom.

5.6.4 At second floor within No. 8 the floor plan is divided based on existing wall lines and contains two double bedrooms and a separate bathroom. No. 8a contains two double bedrooms a bathroom and a study.

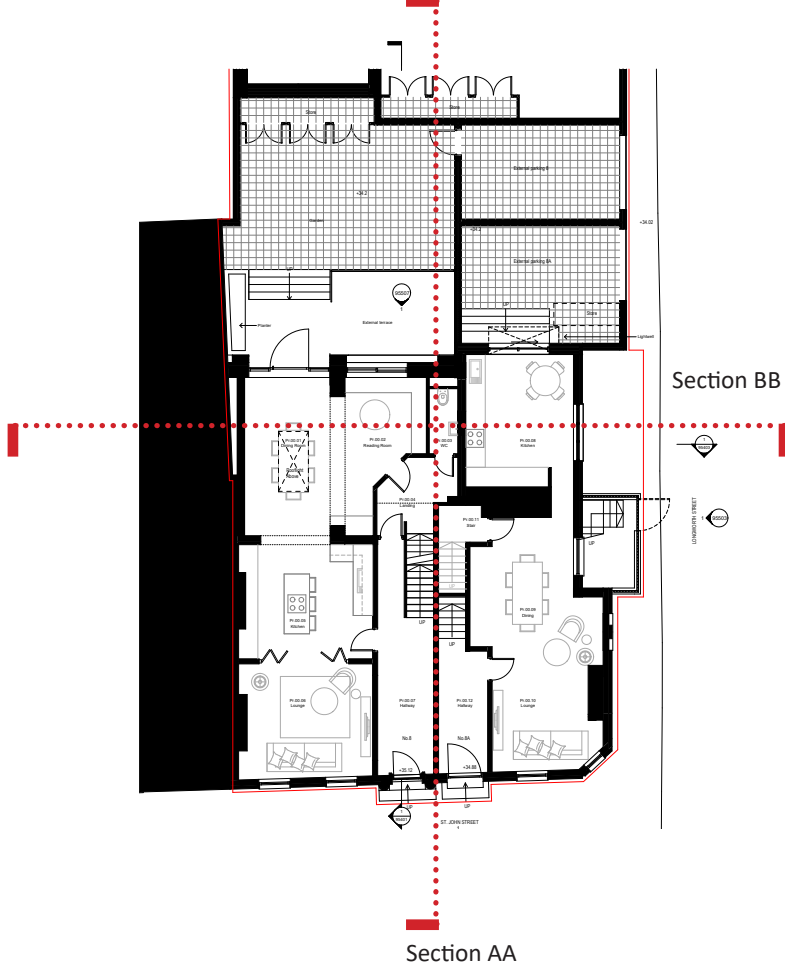
5.6.5 Demolition and intervention plans are provided as part this application. The proposal will reinstate original features such as ceilings, fireplaces and chimneys, staircases, walls and floor finishes where feasible.



Existing section AA



Existing section BB



Proposed section AA

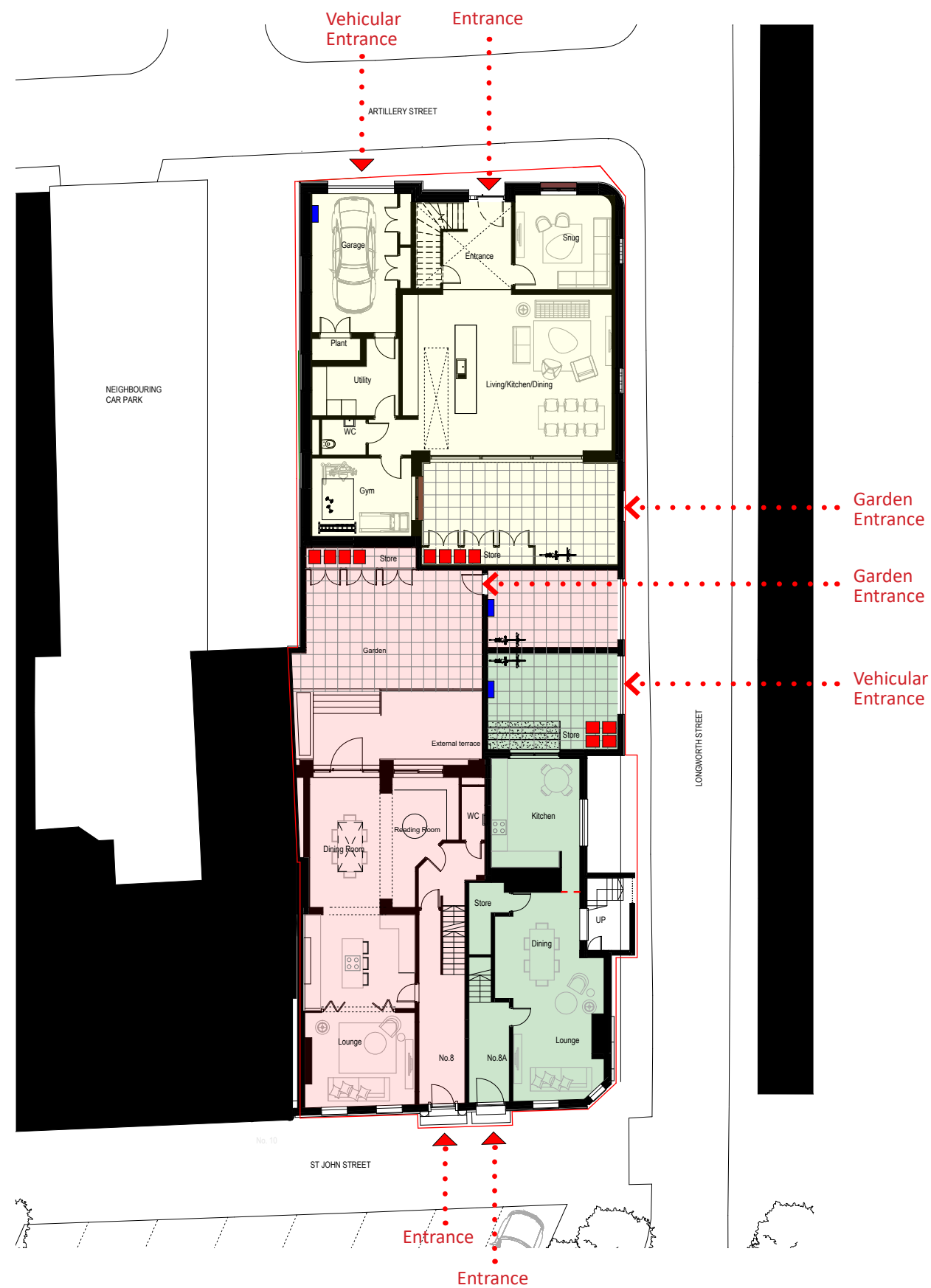


Proposed section BB

5.7 Scope of works

- 5.7.1 The Schedule of Works document describes the demolition and proposed intervention works. A full survey of original ceilings, ceiling features, walls, floors and floor finishes has not yet been carried out, however a visual inspection of the property has been undertaken and appended within the application.
- 5.7.2 As part of the application a soft strip methodology statement will be provided and a site visit will be arranged with the council to agree the extent of the works and elements of historic importance to be retained.
- 5.7.3 Any traditional detailing such as skirtings and architraves that are uncovered will be retained and refurbished. Missing or damaged areas will be replaced with replicas.





6.0 Site wide

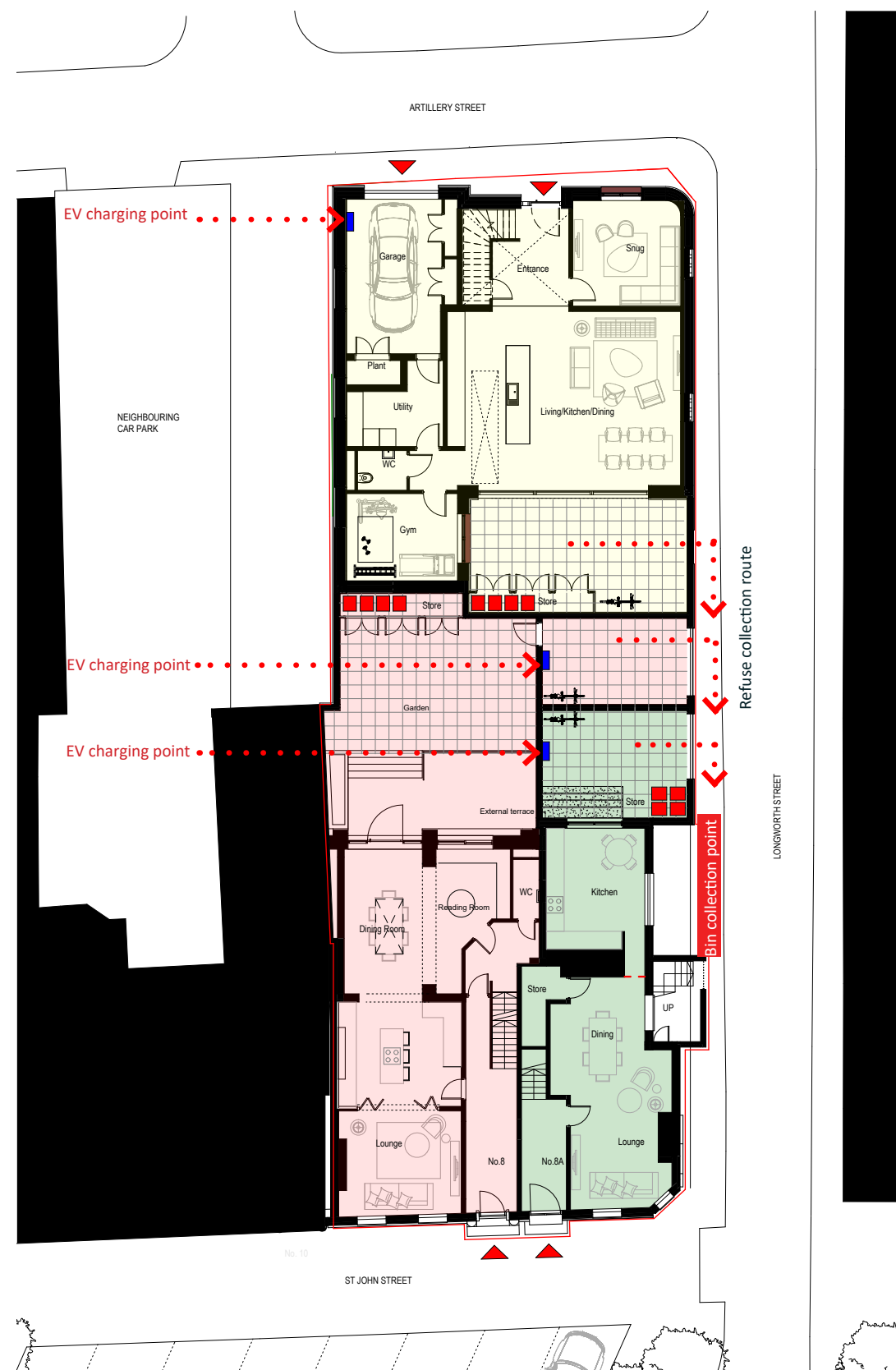
6.1 Site access and circulation

6.1.1 The main entrances to each of the proposed dwellings is directly off St John Street. The main entrance to the new dwelling is from Artillery Street.

Each of the dwellings contain a rear garden/yard with direct secondary access out onto Longworth Street.

For added security all garden boundary walls onto publicly accessible land are solid brick walls and are 3.5m high.

Each new dwelling within the existing building contains a space for one car. Car entrances for the dwellings within the existing building are via a fob controlled garage door from Longworth Street. Access to the garage for the new dwelling is from Artillery Street.



6.2 Waste management strategy

- 6.2.1 An area for 4 no. bins has been allocated within in the rear garden of each dwelling. The location of each of these is close to the rear kitchen door of each of the properties.
- 6.2.2 Each residence requires a capacity of 4 no. 240 litre wheeled bins. This is in line with Manchester City Council's Waste Storage and Collection Guidance for New Developments.
- 6.2.3 The proposed bin storage locations are located at the rear of the properties. This is shown in red on the diagram opposite and on drawing 1084-TGA-ZZ-ZZ-DR-A-95202, Proposed Ground Floor Site Plan.
- 6.2.4 The existing building at present is used as offices with the refuse currently deposited along Longworth Street on bin collection day. This strategy will remain as it is with residents depositing bins along Longworth Street for waste collection vehicles to stop and collect.

6.3 Key sustainability and renewable energy commitments

- 6.3.1

Following the introduction of Places for Everyone and in particular JP-S2: Carbon and Energy, an energy statement has been produced which demonstrates how carbon emissions from regulated and unregulated emissions will be minimised.

The development will be assessed via SAP calculations against Part L 2022 of the building regulations and demonstrate improvement against that.
- 6.3.2

The existing portion of the development would be assessed under L1B therefore not requiring SAP calculations at this stage. The SAP calculation undertaken for the new build element will be based on fabric details and the specification detailed below.
- 6.3.3

The proposal for the new building would be the use of an Air Source Heat Pump, accredited details for thermal bridges, an air permeability of 5 with the use of Mechanical Ventilation Heat Recovery (MVHR) throughout and high efficiency lighting.
- 6.3.4

To comply with planning requirements, 20% of the energy demand (kwh) from the new build scheme associated with the dwelling energy demand shall be from a renewable energy contribution, in the form of Air Source Heat Pumps (ASHP) and Photovoltaic (PV) panelling.
- 6.3.5

Water-efficient fittings (e.g. aerated shower heads and taps) will help to reduce electrical loads for water heating.
- 6.3.6

The ventilation strategy includes a mix of openable windows and MVHR. MVHR units will recover heat from air extracted from wet areas (bathrooms/kitchens) at approximately 94% efficiency, further contributing to reduced space heating demand.
- 6.3.7

Fittings will be specified to give a reasonable balance between low water consumption, performance and cost. This will allow the fixtures selected to have a proven track record of reliability, provide performance in line with the expectation of residents and to meet architectural aesthetic aspirations. The design is currently progressing based on achieving a consumption of 125 l/p/d as required by Part G of the Building Regulations.

6.4 Accessibility, social inclusion and safety

- 6.4.1

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how different access principles will be implemented into the scheme and managed.
- 6.4.2

As noted earlier in the document, the proposed dwelling comply with nationally described space standards and to ‘accessible and adaptable’ standard in M4(2) of Part M of the Building Regulations.
- 6.4.3

The proposed scheme will provide a safe, liveable, high quality environment that will be easily used by a wide range of people as possible without undue effort, special treatment or separation.
- 6.4.4

Public transport
The site benefits from being in close proximity to the metro and train lines with Deansgate Castlefield Metro Station and Deansgate Rail Station located within a 5 minute walk.
- 6.4.5

A number of bus stops are located close to the proximity of the site along Deansgate Road.
- 6.4.6

Collectively, these nodes provide the site with a large public transport catchment area and good network links throughout the city.
The proposed development will continue this good level of sustainability and provides each proposed dwelling with the ability to store bicycles in a secured and covered enclosure.

Safety and security

- 6.4.7

The proposed new dwelling will be designed and constructed to be secured by design standards.
- 6.4.8

All easily accessible external doors will meet the requirements of Part Q of the building regulations.
- 6.4.9

Post will be posted through letter boxes of the entrance door of each house.
- 6.4.10

All areas in and around the site will have uniform lighting which will illuminate all access and enclosed areas.
- 6.5.11

All garden boundary walls adjacent to public land will be constructed from brick and have a height of over 3.5m.
- 6.5.12

Each dwelling contains secured secondary entrances and exits that lead to the rear of each property.

6.5	Method statement and schedule of works
6.5.1	<p>Once planning permission is obtained and following the appointment of a contractor, a thorough survey of the existing building will take place externally and internally. A detailed scope of works schedule has been drafted which can be agreed through a condition prior to the commencement of any building works.</p> <p>A survey of the external walls and roof will be undertaken to highlight any areas in need of repair or refurbishment. Any required repair will be undertaken to the highest quality ensuring that no changes are made to the appearance of the original elevations.</p> <p>A survey of the internal floors, walls and ceilings will take place to highlight original features such as cornicing and skirting. Original features will become a feature of the interior finishes and will be refurbished where required.</p> <p>The proposed extension includes the demolition of a number of existing outriggers to the rear. These outriggers have been heavily altered over the years and have resulted in a number of small awkward internal spaces running up the building to the rear.</p> <p>Before demolition work takes place to the outriggers, a thorough and detailed structural survey and demolition plan will be undertaken. This will be presented for sign-off to ensure that demolition can take place safely and effectively with minimal destruction to the adjacent existing walls of the property.</p>



6.6 Proposal summary

- 6.6.1 The application site dates back to the 18th century and lies within the St John Street Conservation Area. A Grade II listed building (8/8a) fronts onto St John Street with a landscaped yard to the rear.
- 6.6.2 Historically, No.8 and No.8a St John Street were used as residential townhouses. The proposed development involves the refurbishment, conversion and alteration of the current commercial offices in order to reinstate the use of residential dwellings. No works are proposed to the St John Street elevation or the side elevation of the listed building with the exception of general repairs and improvements.
- 6.6.3 The works to the interior of the listed building have been kept to a minimum, working with the existing cellular plan form where possible. The proposals seek to strip out modern, unsympathetic additions and to create contemporary and carefully detailed living spaces while refurbishing, highlighting and celebrating original features such as chimney breasts, staircases, floor finishes and areas of cornicing.
- 6.6.4 A new two storey extension is proposed to the rear of the listed building which involves the partial demolition of later additions and existing outriggers. The design of the rear extension takes a simple and ordered approach with a material palette that sits comfortably with the red/ brown brick of the listed building. This ensures it is clearly read as a contemporary, modern and honest intervention.
- 6.6.5 As well as the proposed work to the listed building, the proposals include a new two storey, sustainable residential dwelling to the rear of the site in place of the existing rear yard. This would reinstate the built form and residential use to both Longworth Street and Artillery Street.
- 6.6.6 The proposed new building to the rear of the site will create an attractive, contemporary and contextual building. The height and scale of the new dwelling responds to the hierarchy of streets, appearing subservient and ancillary to the townhouses of St John Street. It also responds to the prevailing materials found within this part of the conservation area including red and brown brickwork. The elevations are articulated and enlivened through areas of recessed, stepped and patterned flemish bond brickwork to respond to No.8 St John Street. The proposed dwelling is separated from the listed building by proposed garden areas hidden behind a new boundary wall of red and brown brick.
- 6.6.7 Overall, the proposed development has been developed to ensure a high-quality scheme that complements and adheres to the identified characteristics of this part of the St John Street Conservation Area.



7.0 Appendices

7.1 Drawing register

TIM GROOM ARCHITECTS

Document Issue Register		Date	11
Project: 1084_St John Street		Month	6
Series: FI_Brochures		Year	25
Document No.	Document Title	Current	
1084-TGA-XX-XX-RP-A-FI_10_10-SK001 P01	Design Updates		
1084-TGA-XX-XX-RP-A-FI_10_10-SK002 P01	Design Updates - Elevation Studies		
1084-TGA-XX-XX-RP-A-FI_10_10-SK003 P01	Design Updates - Elevation Studies		
1084-TGA-XX-XX-PP-A-FI_10_60-00001	Pre app brochure	P01	
1084-TGA-XX-XX-RP-A-FI_90_72_00001	Design and Access Statement	P03	P03
1084-TGA-XX-XX-RP-A-FI_90_72_00002	Interior Photographic Study	P02	P02
1084-TGA-XX-XX-SH-A-FI_40_78_00003	Schedule of works	P07	P07
1084-TGA-XX-XX-SH-A-FI_40_78_00004	Soft strip strategy	P01	
1084-TGA-XX-XX-RP-A-FI_10_10-00100	Outrigger Appraisal	P02	

TIM GROOM ARCHITECTS

Document Issue Register			Date	11
Project: 1084_St John Street			Month	6
Series: 95_Planning			Year	25
Drawing No.	Drawing Title	Scale	Current	
	02 Site Plans (952XX)			
1084-TGA-ZZ-ZZ-DR-A-95200	Existing Site Plan	1:200	P04	P04
1084-TGA-ZZ-ZZ-DR-A-95201	Proposed Site Plan	1:200	P05	P05
1084-TGA-ZZ-ZZ-DR-A-95202	Proposed Ground Floor Site Plan	1:100	P04	P04
1084-TGA-ZZ-ZZ-DR-A-95203	Site Location Plan	1:1250	P03	P03
	03 Floor Plans (953XX)			
1084-TGA-B1-B0-DR-A-95300	B1 Basement Floor - Existing Plan	1:50	P05	P05
1084-TGA-B1-B0-DR-A-95301	B1 Basement Floor - Demolition Plan	1:50	P04	P04
1084-TGA-B1-B0-DR-A-95302	B1 Basement Floor - Proposed Plan	1:50	P06	P06
1084-TGA-B1-00-DR-A-95303	B1 Ground Floor - Existing Plan	1:50	P04	P04
1084-TGA-B1-00-DR-A-95304	B1 Ground Floor - Demolition Plan	1:50	P04	P04
1084-TGA-B1-00-DR-A-95305	B1 Ground Floor - Proposed Plan	1:50	P06	P06
1084-TGA-B1-01-DR-A-95306	B1 First Floor - Existing Plan	1:50	P05	P05
1084-TGA-B1-01-DR-A-95307	B1 First Floor - Demolition Plan	1:50	P04	P04
1084-TGA-B1-01-DR-A-95308	B1 First Floor - Proposed Plan	1:50	P05	P05
1084-TGA-B1-02-DR-A-95309	B1 Second Floor - Existing Plan	1:50	P05	P05
1084-TGA-B1-02-DR-A-95310	B1 Second Floor - Demolition Plan	1:50	P04	P04
1084-TGA-B1-02-DR-A-95311	B1 Second Floor - Proposed Plan	1:50	P05	P05
1084-TGA-B2-00-DR-A-95312	B2 Ground Floor - Proposed Plan	1:50	P05	P05
1084-TGA-B2-01-DR-A-95313	B2 First Floor- Proposed Plan	1:50	P05	P05
1084-TGA-B1-B0-DR-A-95315	B1 Basement Floor - Proposed Intervention Plan	1:50	P04	P04
1084-TGA-B1-00-DR-A-95316	B1 Ground Floor - Proposed Intervention Plan	1:50	P04	P04
1084-TGA-B1-01-DR-A-95317	B1 First Floor - Proposed Intervention Plan	1:50	P04	P04
1084-TGA-B1-02-DR-A-95318	B1 Second Floor - Proposed Intervention Plan	1:50	P04	P04
1084-TGA-B1-RL-DR-A-95319	B1 Proposed Roof Plan	1:50	P04	P04
1084-TGA-B2-RL-DR-A-95320	B2 Proposed Roof Plan	1:50	P04	P04
1084-TGA-B1-B0-DR-A-95321	B1 Basement Floor - Soft Strip Strategy	1:50	P05	
1084-TGA-B1-00-DR-A-95322	B1 Ground Floor - Soft Strip Strategy	1:50	P05	
1084-TGA-B1-01-DR-A-95323	B1 First Floor - Soft Strip Strategy	1:50	P04	
1084-TGA-B1-02-DR-A-95324	B1 Second Floor - Soft Strip Strategy	1:50	P04	
1084-TGA-B1-RL-DR-A-95325	B1 Existing Roof Plan	1:50	P02	P02
	03 Ceiling Finishes (953XX)			
1084-TGA-B1-B0-DR-A-95351	B1 Basement Floor - Proposed Ceiling Finishes	1:50	P02	P04
1084-TGA-B1-00-DR-A-95352	B1 Ground Floor - Proposed Ceiling Finishes	1:50	P02	P04
1084-TGA-B1-01-DR-A-95353	B1 First Floor - Proposed Ceiling Finishes	1:50	P02	P04
1084-TGA-B1-02-DR-A-95354	B1 Second Floor - Proposed Ceiling Finishes	1:50	P02	P04
	04 Floor Finishes (954XX)			
1084-TGA-B1-B0-DR-A-95431	B1 Basement Floor - Proposed Floor Finishes	1:50	P02	P04
1084-TGA-B1-00-DR-A-95432	B1 Ground Floor - Proposed Floor Finishes	1:50	P02	P04
1084-TGA-B1-01-DR-A-95433	B1 First Floor - Proposed Floor Finishes	1:50	P02	P04
1084-TGA-B1-02-DR-A-95434	B1 Second Floor - Proposed Floor Finishes	1:50	P02	P04

TIM GROOM ARCHITECTS

Document Issue Register			Date	12	13	13	4	11									
Project: 1084_St John Street			Month	11	12	1	6	6									
Series: 95_Planning			Year	24	24	25	25	25									
Drawing No.	Drawing Title	Scale	Current														
	04 Sections (954XX)																
1084-TGA-B1-ZZ-DR-A-95400	General Arrangement - Existing site section AA	1:100	P01		P01	P02	P03	P04									
1084-TGA-B1-ZZ-DR-A-95401	General Arrangement - Proposed site section AA	1:100	P05	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95402	General Arrangement - Existing section BB	1:50	P02	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95403	General Arrangement - Proposed section BB	1:50	P02	P01	P02	P03	P04	P05									
1084-TGA-B2-ZZ-DR-A-95404	General Arrangement - B1 Proposed Section CC	1:50	P02	P01	P02	P03	P04	P05									
1084-TGA-B2-ZZ-DR-A-95405	B2 proposed sections	1:50			P02	P03	P04	P05									
	05 Elevations (955XX)																
1084-TGA-B1-ZZ-DR-A-95500	Existing South Elevation - St John Street	1:50	P05	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95501	Proposed South Elevation - St John Street	1:50	P05	P01	P02	P03	P04	P05									
1084-TGA-ZZ-DR-A-95502	Existing East Elevation - Longworth Street	1:100	P05	P01	P02	P03	P04	P05									
1084-TGA-ZZ-DR-A-95503	Proposed East Elevation - Longworth Street	1:100	P02	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95504	B1 Existing West Elevation	1:100	P05	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95505	B1 Existing North Elevation and Outrigger	1:100	P05	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95506	B1 Proposed West Elevation	1:50	P05	P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95507	B1 Proposed North Elevation	1:50	P05	P01	P02	P03	P04	P05									
1084-TGA-B2-ZZ-DR-A-95508	B2 Existing North Elevation - Artillery Street	1:100	P02		P01	P02	P03	P04									
1084-TGA-B2-ZZ-DR-A-95509	B2 Proposed North Elevation - Artillery Street	1:100	P04		P01	P02	P03	P04									
1084-TGA-B2-ZZ-DR-A-95510	B2 Proposed North elevation	1:50	P05	P01	P02	P03	P04	P05									
1084-TGA-B2-ZZ-DR-A-95511	B2 Proposed East elevation	1:50		P01	P02	P03	P04	P05									
1084-TGA-B2-ZZ-DR-A-95512	B2 Proposed South elevation	1:50		P01	P02	P03	P04	P05									
1084-TGA-B2-ZZ-DR-A-95513	B2 Proposed West elevation	1:50		P01	P02	P03	P04	P05									
1084-TGA-B1-ZZ-DR-A-95514	osed East Elevation - Longworth Street and Basem	1:50			P01	P02	P03	P04									
1084-TGA-B2-ZZ-DR-A-95515	B2 North Elevation - Bay Study	1:20				P01	P02	P03									

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