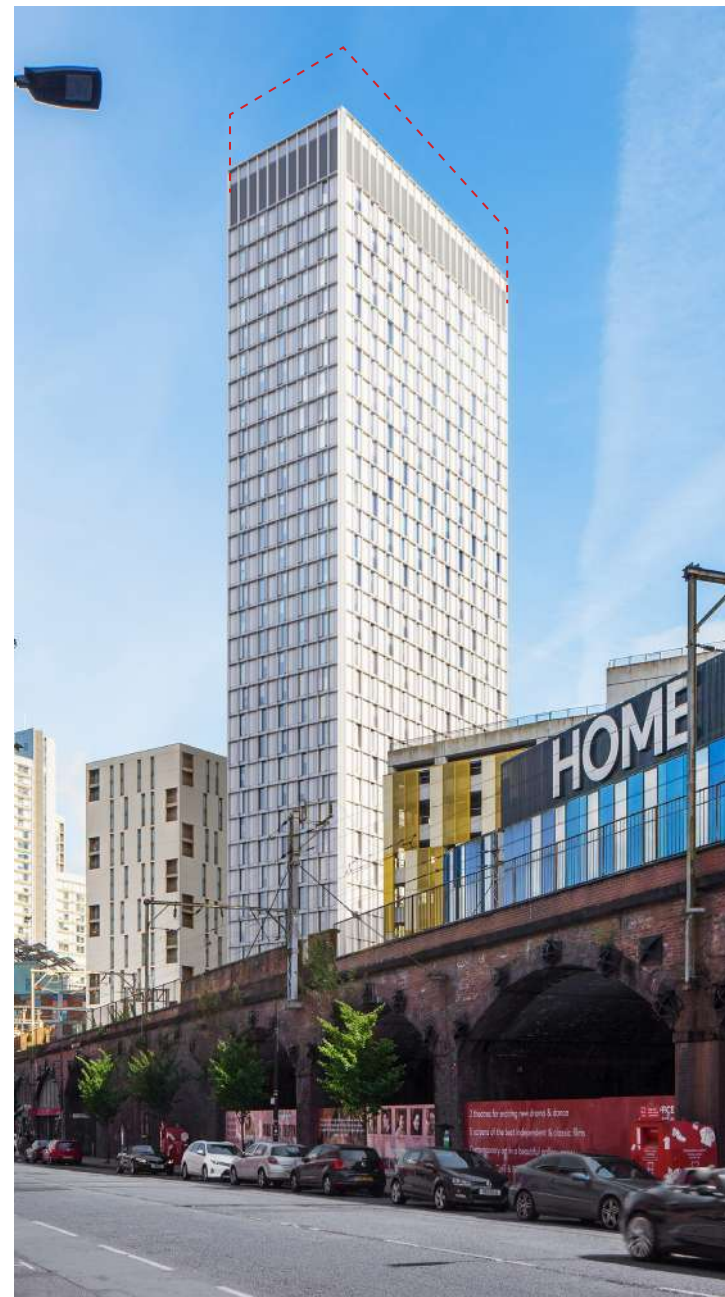


2024 Version 2 - Previous PBSA Scheme



Previous CGI visual from Whitworth Street West looking onto proposal.

2025 Version 3 - Current PBSA Scheme



Revised CGI visual from Whitworth Street West looking onto proposal.

Design Changes From Previous Scheme

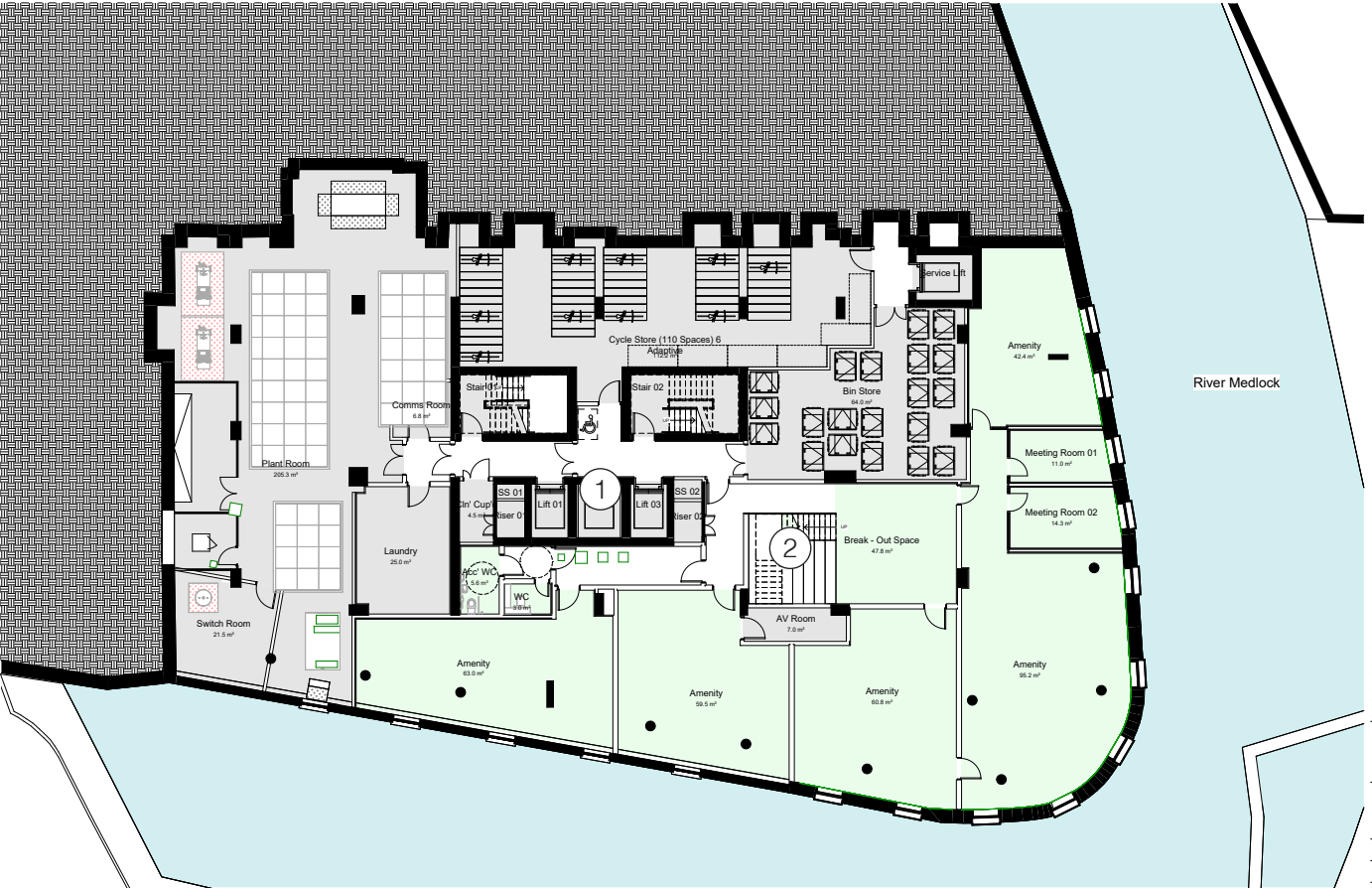
7.1

The previous scheme, labelled as 'version 2' within the D&A, was submitted to MCC as part of the Addendum application in April 2024.

The following pages will outline a side by side comparison of both the addendum and current scheme, to highlight the most significant changes.

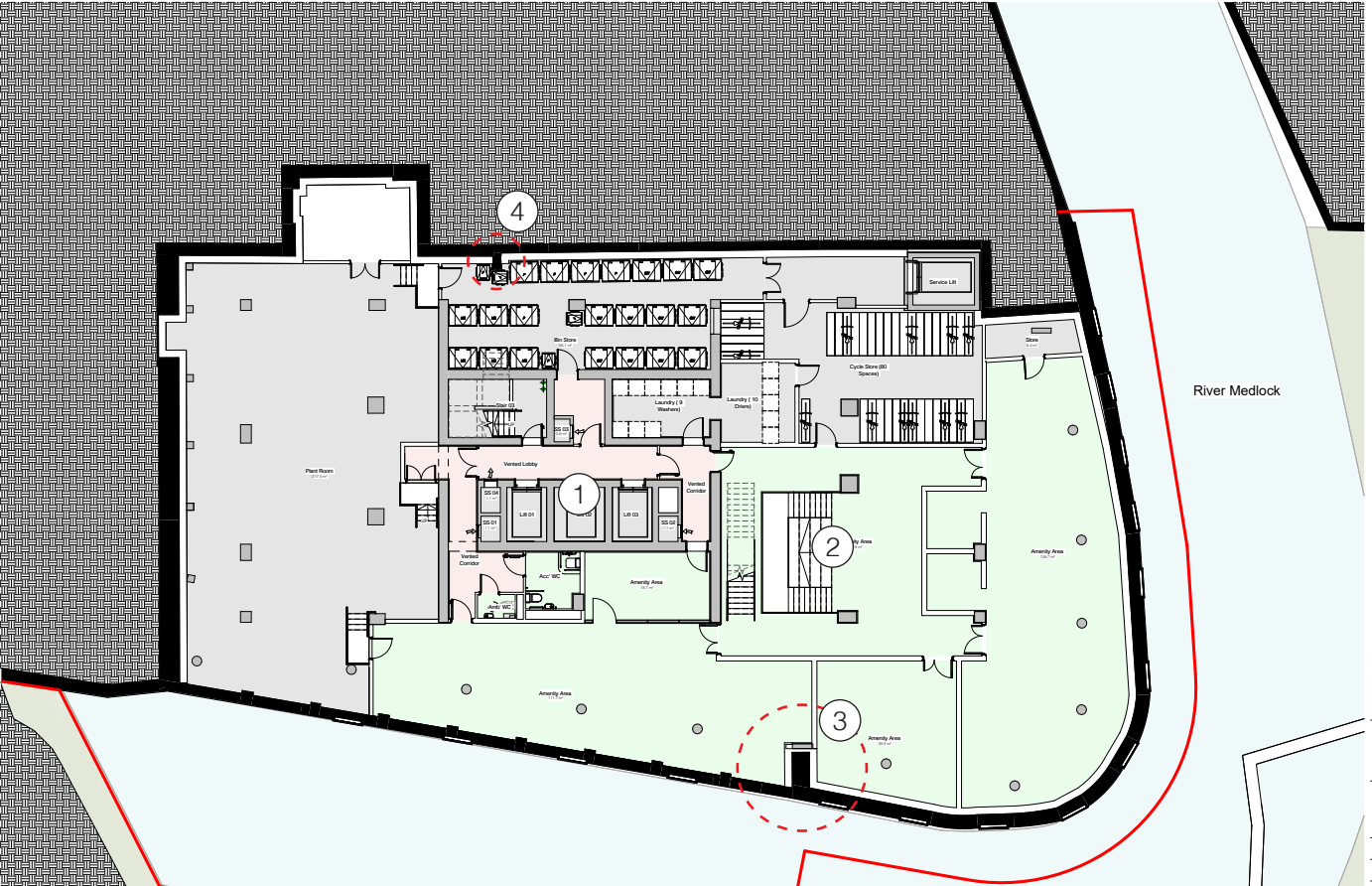
For continuity, the naming convention applied as version 2 for the initial PBSA scheme, and version 3 for the current will apply.

Version 2 - Previous PBSA Scheme



Previous basement plan

Version 3 - Current PBSA Scheme



Current basement plan

Appendix

7.0

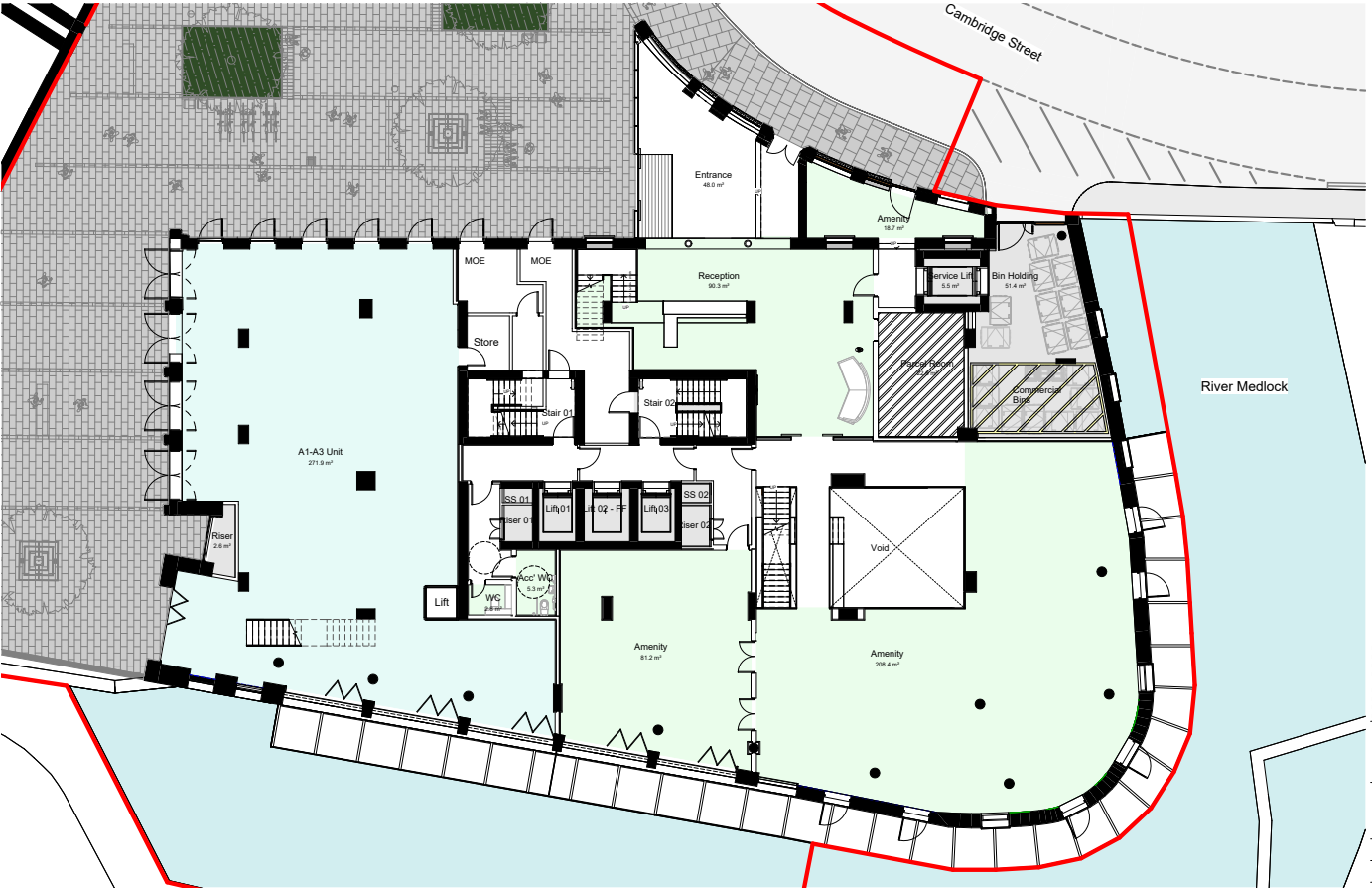
Changes in Plan From Previous Scheme

7.2

Lower Ground Floor Plan

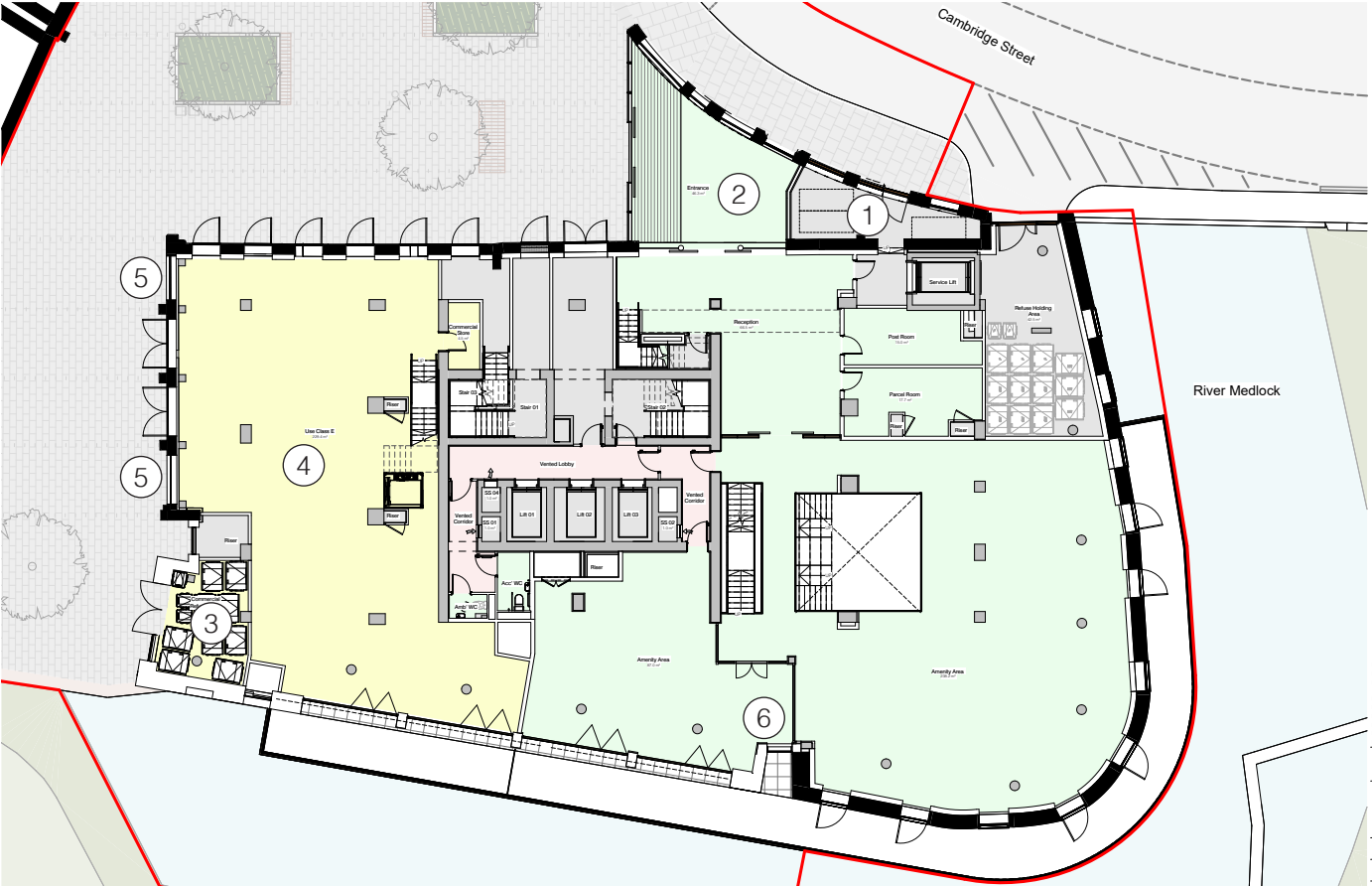
- ① To further increase efficiencies in the tower, a new core layout has been implemented. This also required a small change in the location of the core within the footprint of the podium, resulting in the cycle and bin stores in the lower ground changing location.
- ② As a result of this, the feature staircase arrangement and subsequent internal arrangements have also been updated.
- ③ The current scheme features a greater level of retention with the return gable from the 1880 warehouse extension partially retained.
- ④ The column dictating the extents of the original mill has been kept throughout the podium.

Version 2 - Previous PBSA Scheme



Previous ground floor plan

Version 3 - Current PBSA Scheme



Current ground floor plan

Appendix

7.0

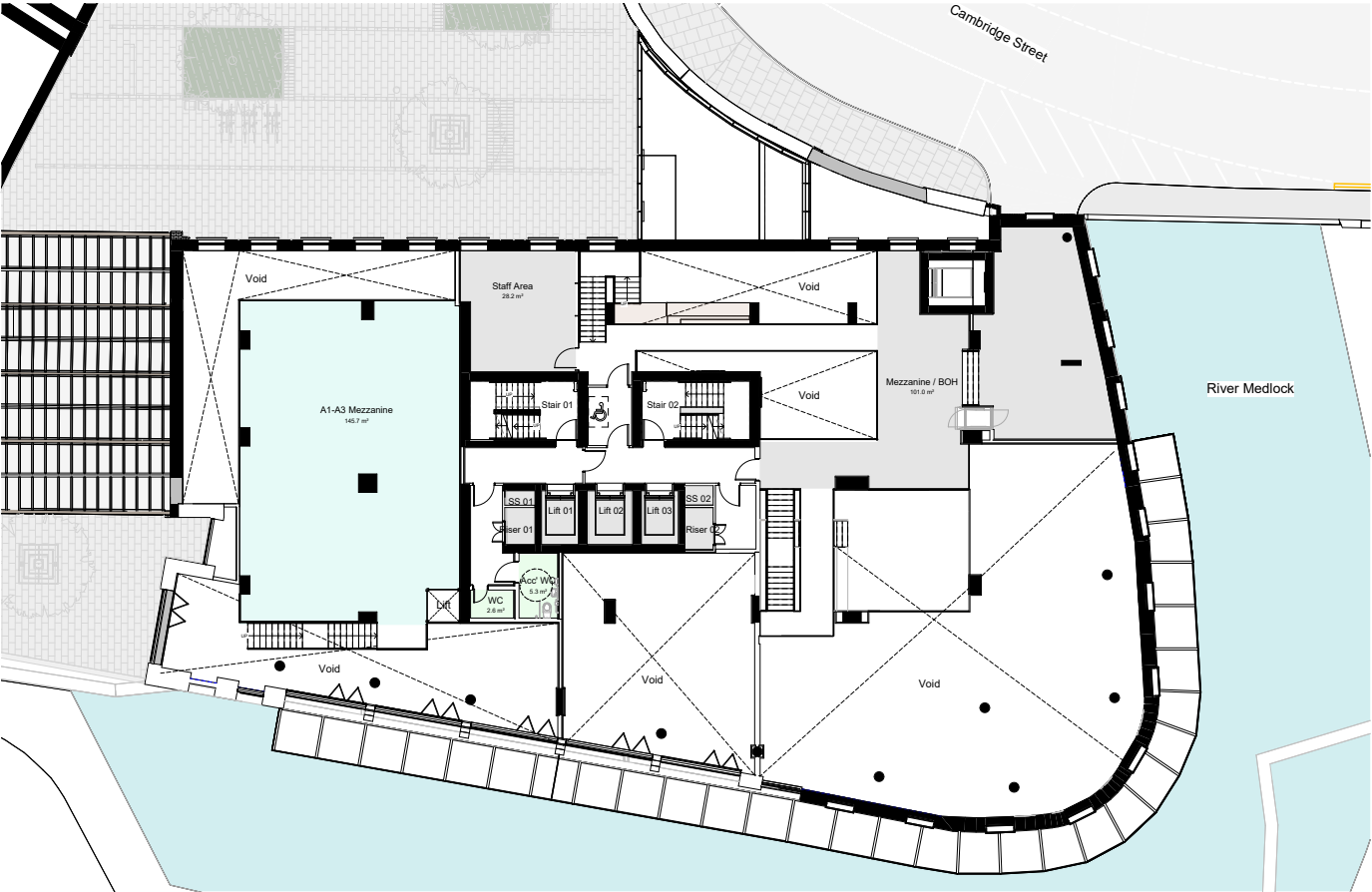
Changes in Plan From Previous Scheme

7.3

Ground Floor Plan

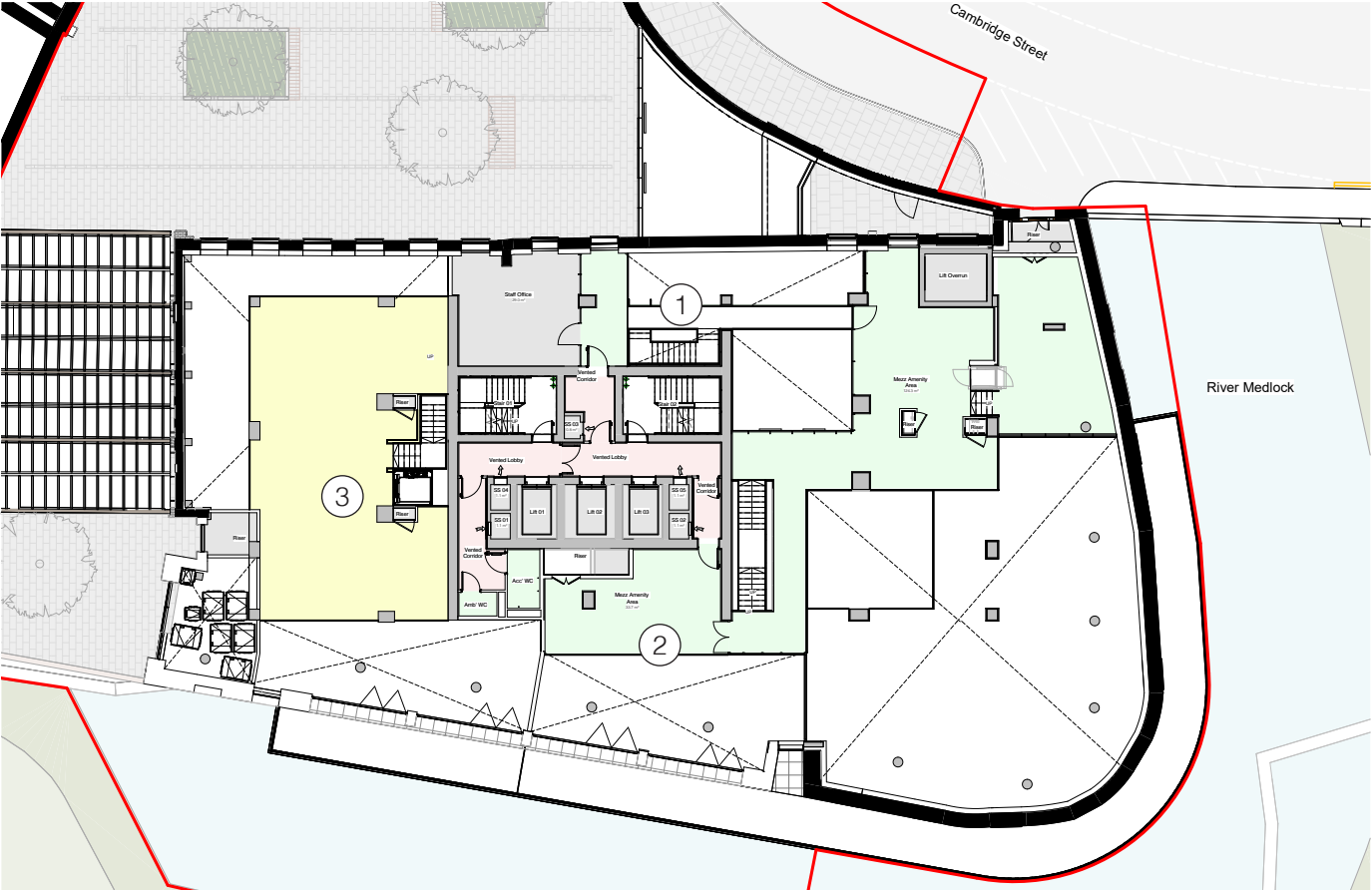
- ① On the ground floor, the amenity area tucked inbetween Gloucester St and the existing Mill is now a cycle store for three accessible spaces.
- ② The glazed entrance lobby adjacent has also been reconfigured: with the additional door previously entering in from Cambridge Street changed to a fixed pane of glazing, and the steps subsequently removed to form a consistent level across.
- ③ The commercial unit now has its own permanent bin store, accessible externally from the Northern part of the site.
- ④ The use class of the commercial scheme has changed from Class A1-3, to Class E.
- ⑤ Additionally, the two commercial doors on either end of the North elevation have been substituted for windows - with no changes to the external appearance.
- ⑥ Retention of the existing South West wall has slightly changed the layout of the Amenity area facing the river in the current scheme.

Version 2 - Previous PBSA Scheme



Previous mezzanine floor plan

Version 3 - Current PBSA Scheme



Current mezzanine floor plan

Appendix

7.0

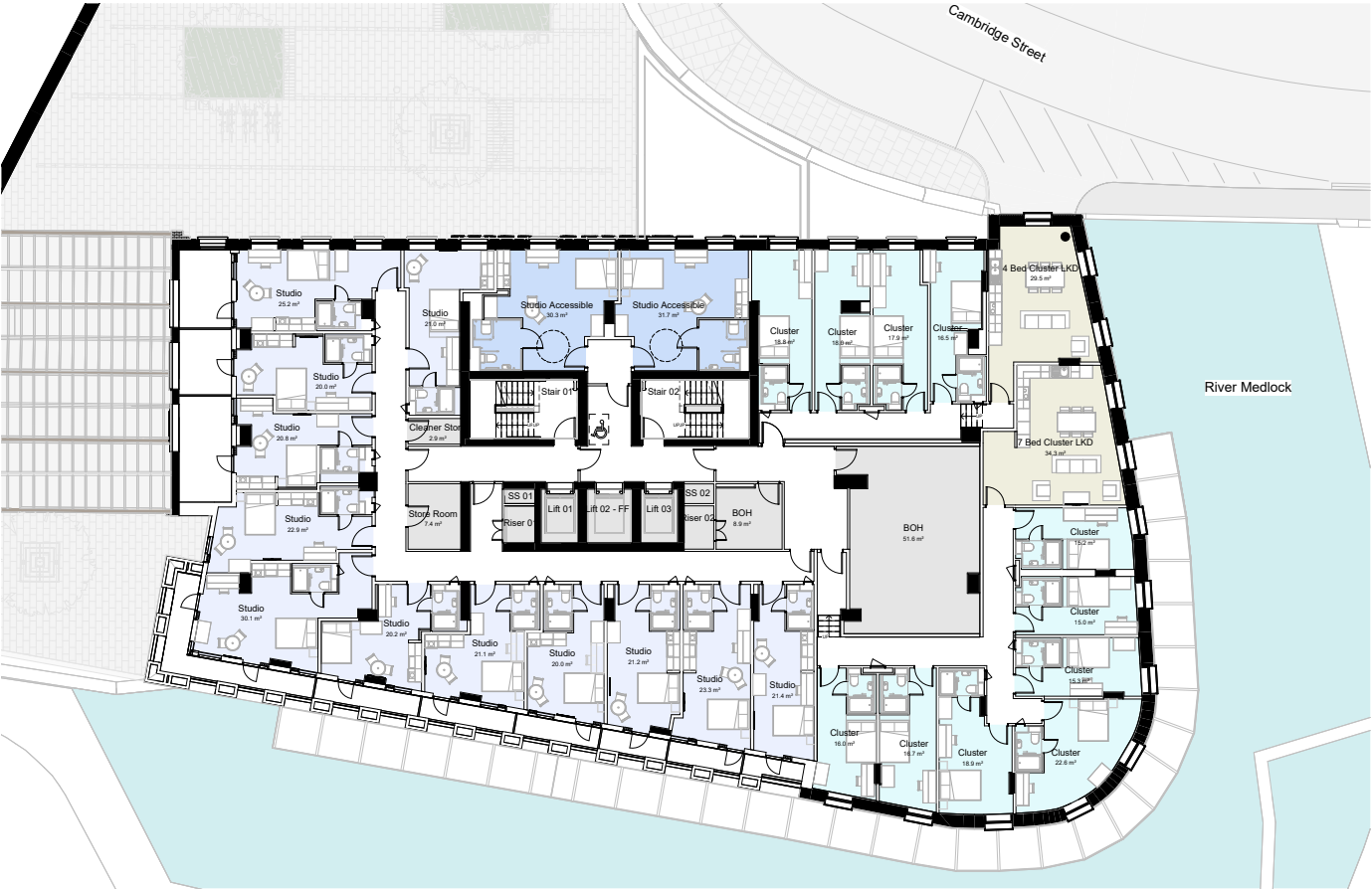
Changes in Plan From Previous Scheme

7.4

Mezzanine Floor Plan

- ① On the mezzanine floor, the location of the stairs in the commercial unit and front entrance lobby have changed.
- ② The floor plan now extends to form a multi-viewing platform in the West facing ameniity area.
- ③ The commercial unit on the mezzanine is now use class E instead of A1-3.

Version 2 - Previous PBSA Scheme



Previous levels 01 and 02 plan

Version 3 - Current PBSA Scheme



Current levels 01 and 02 plan

Appendix

7.0

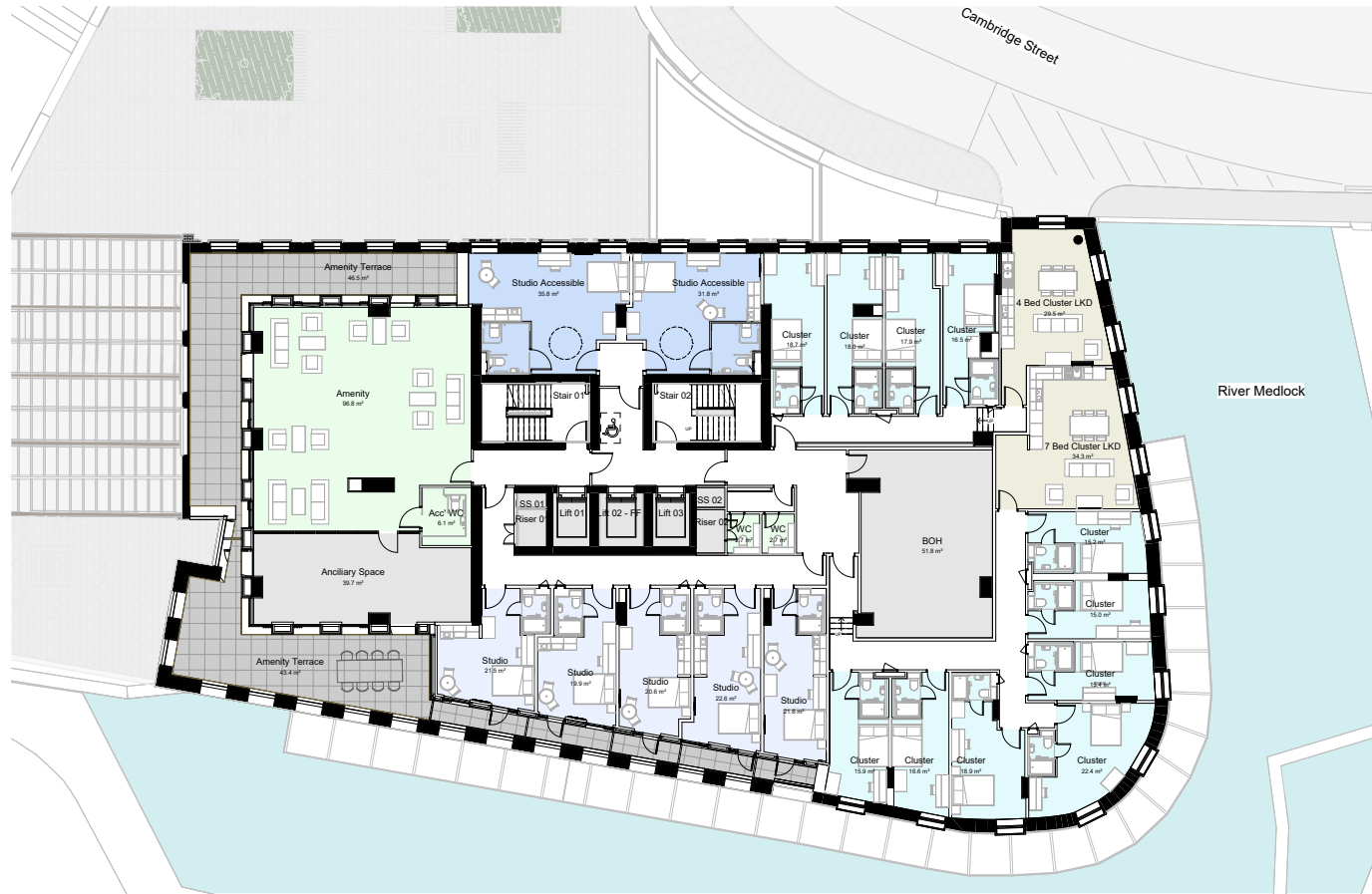
Changes in Plan From Previous Scheme

7.5

Levels 01 & 02 Plan

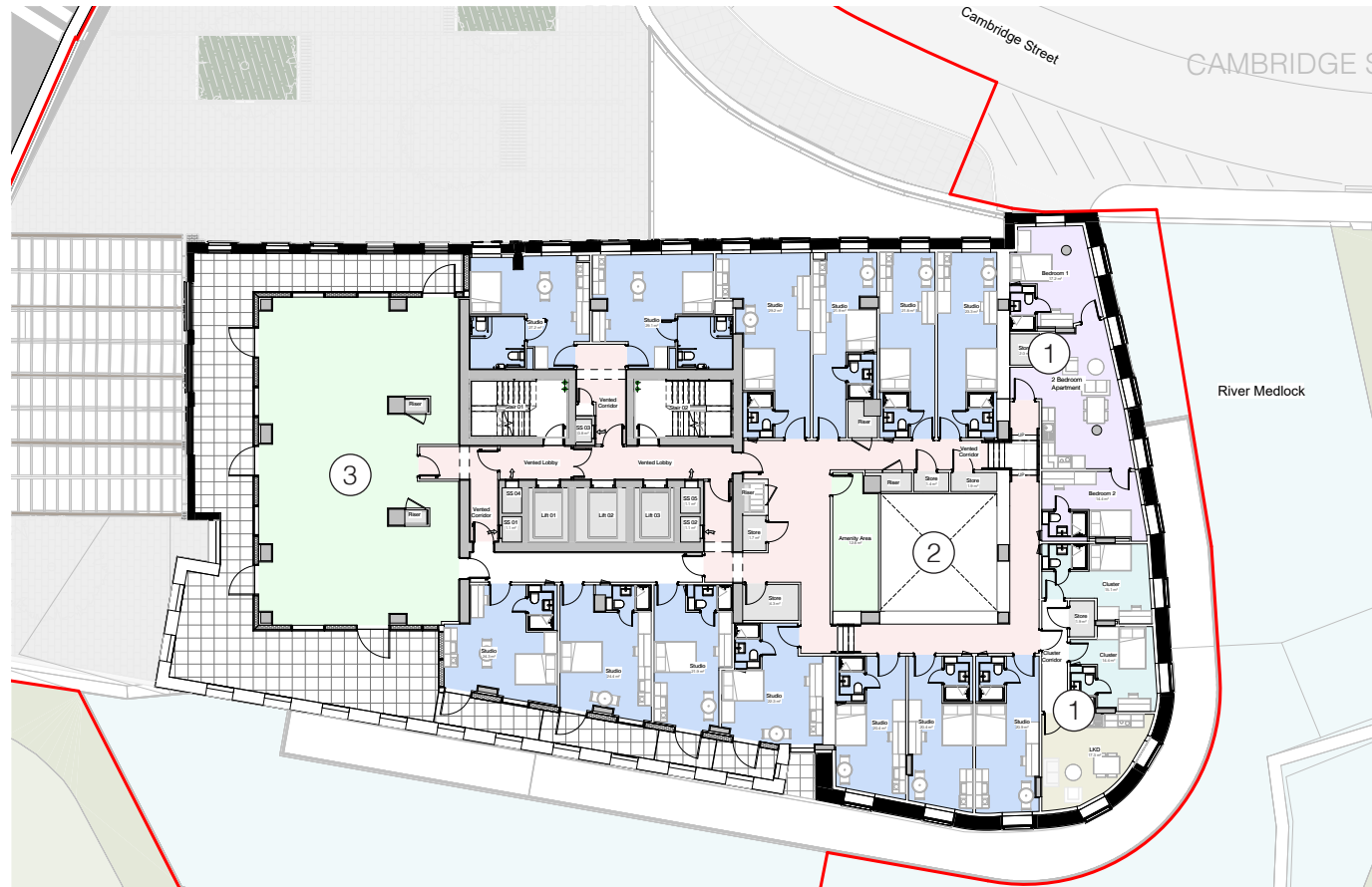
- ① The mix of room types have changed in the current scheme, with studios across the floorplate and two 2-bed apartments now located to the 1880 warehouse curved side.
- ② The North West corner which previously cranked out now follows a linear form in the current scheme.
- ③ The quantity of dog legged walls have been reduced.
- ④ The central Back of House space has been turned into a double height amenity space.
- ⑤ There is two less units per floor in the current scheme at 23, compared to 25 in the previous.

Version 2 - Previous PBSA Scheme



Previous third floor plan

Version 3 - Current PBSA Scheme



Current third floor plan

Appendix

7.0

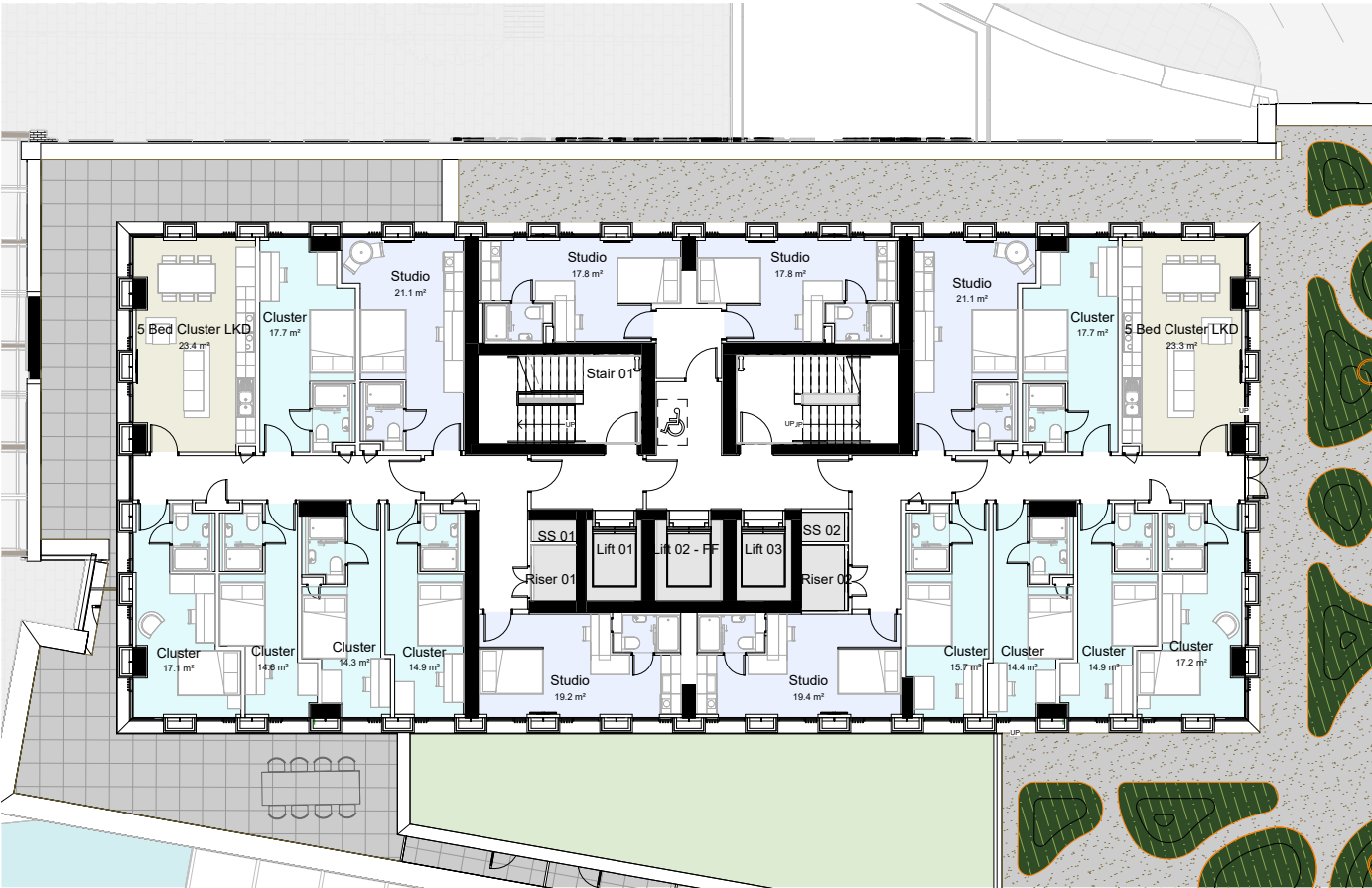
Changes in Plan From Previous Scheme

7.6

Level 03 Plan

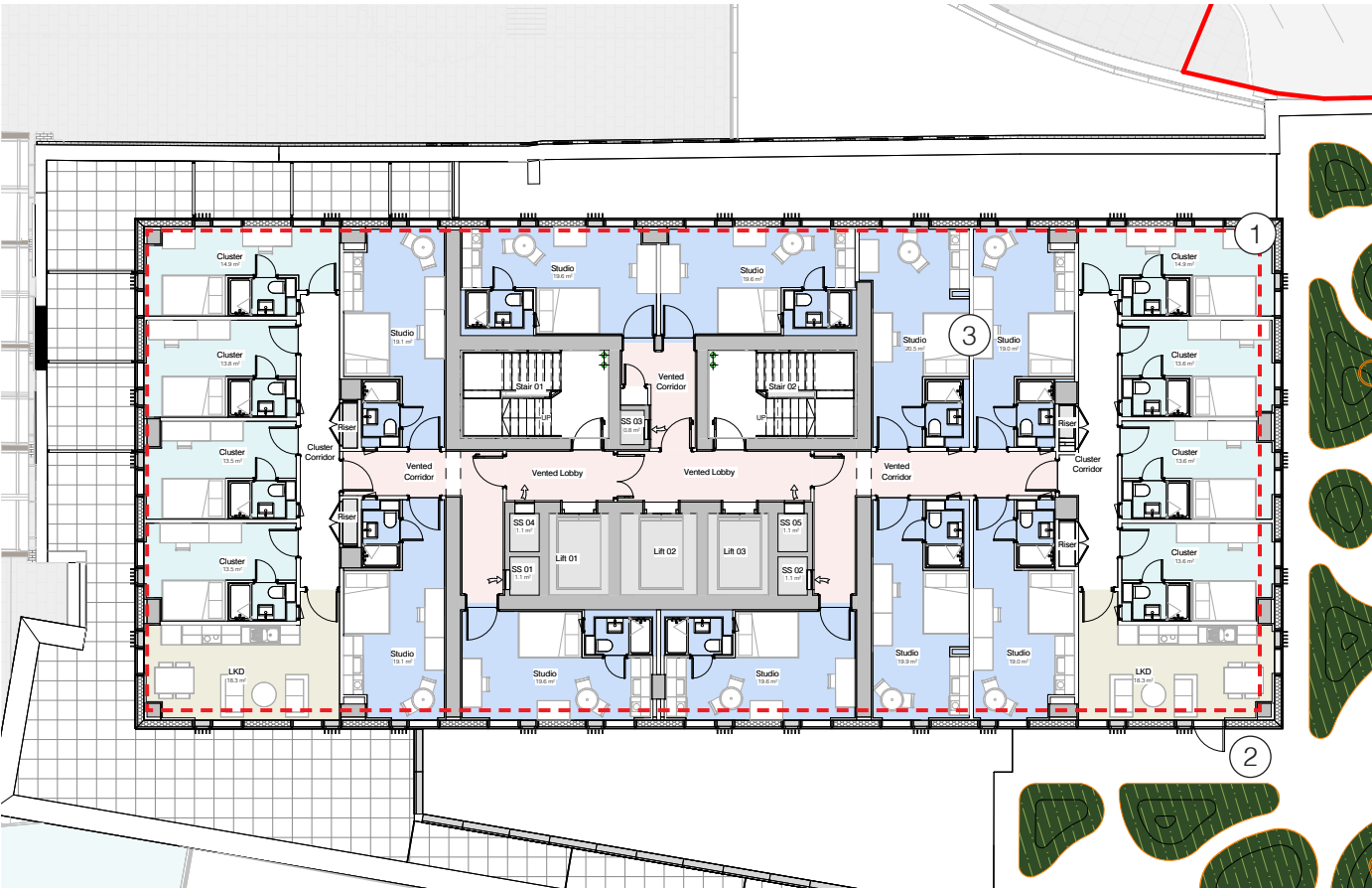
- ① Apart from the change in room type arrangement, as already mentioned on levels 01&02, the floor plan largely remains similar to its previous version.
- ② The BOH central space has been converted into a double height amenity space.
- ③ The amenity space on the North side has increased in area due to the omission of the ancillary space and relocation of the accessible WC.

Version 2 - Previous PBSA Scheme



Previous cluster floor arrangement within the tower (levels 04-26)

Version 3 - Current PBSA Scheme



Current typical tower floor plan (levels 04-33)

Appendix

7.0

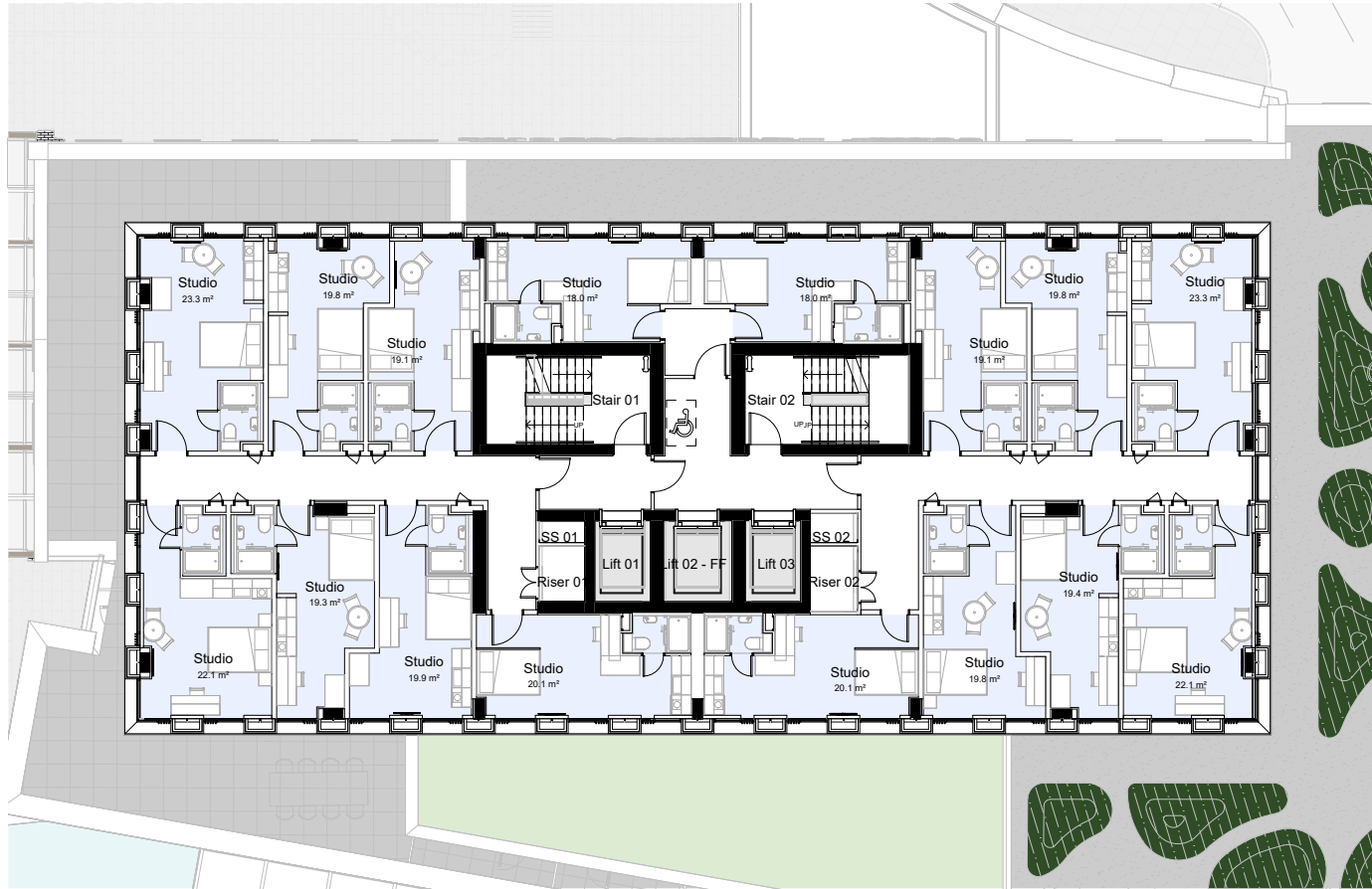
Changes in Plan From Previous Scheme

7.7

Tower Floor Plan

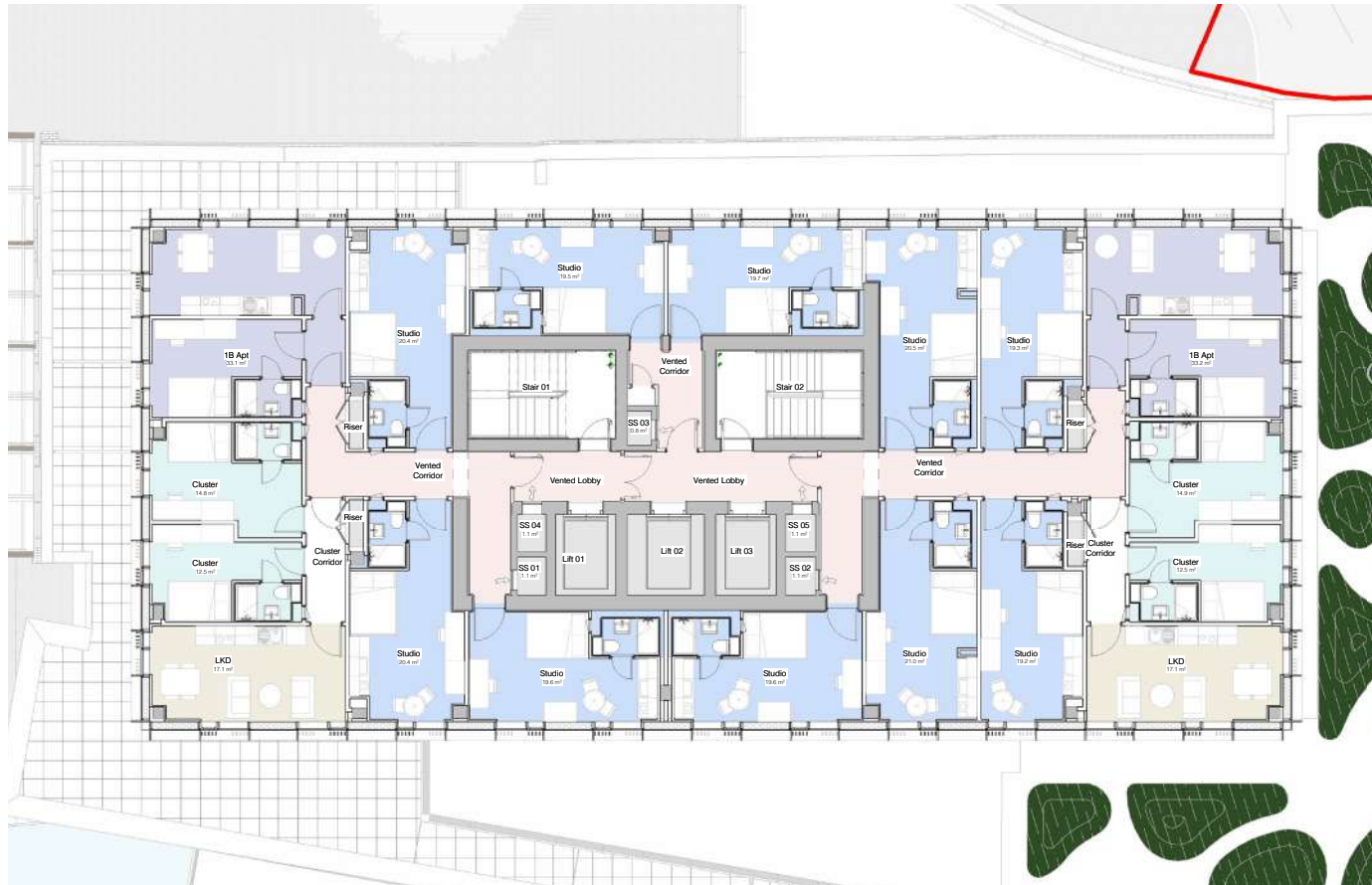
- In the previous version, there were two main floor plans within the tower, with the cluster floor plan extending from level 04 to 26 - as shown on the left.
- The current tower now has one main typical floor plan which is replicated from level 04-33 of the tower - as shown bottom left.
- ① Due to a slightly enlarged footprint tower, there is now 18, rather than 16 units per floor (as indicated in dashed red).
 - ② Podium roof access is now through the Southern LKD on level 4 due to the omission of the central corridor extending throughout.
 - ③ Internal walls are all straight (no instances of dog legged walls) resulting in a more efficient layout.

Version 2 -Previous PBSA Scheme



Previous studio floor arrangement within the tower (levels 27-36)

Version 3 - Current PBSA Scheme



Current level 34 floor plan

Appendix

7.0

Changes in Plan From Previous Scheme

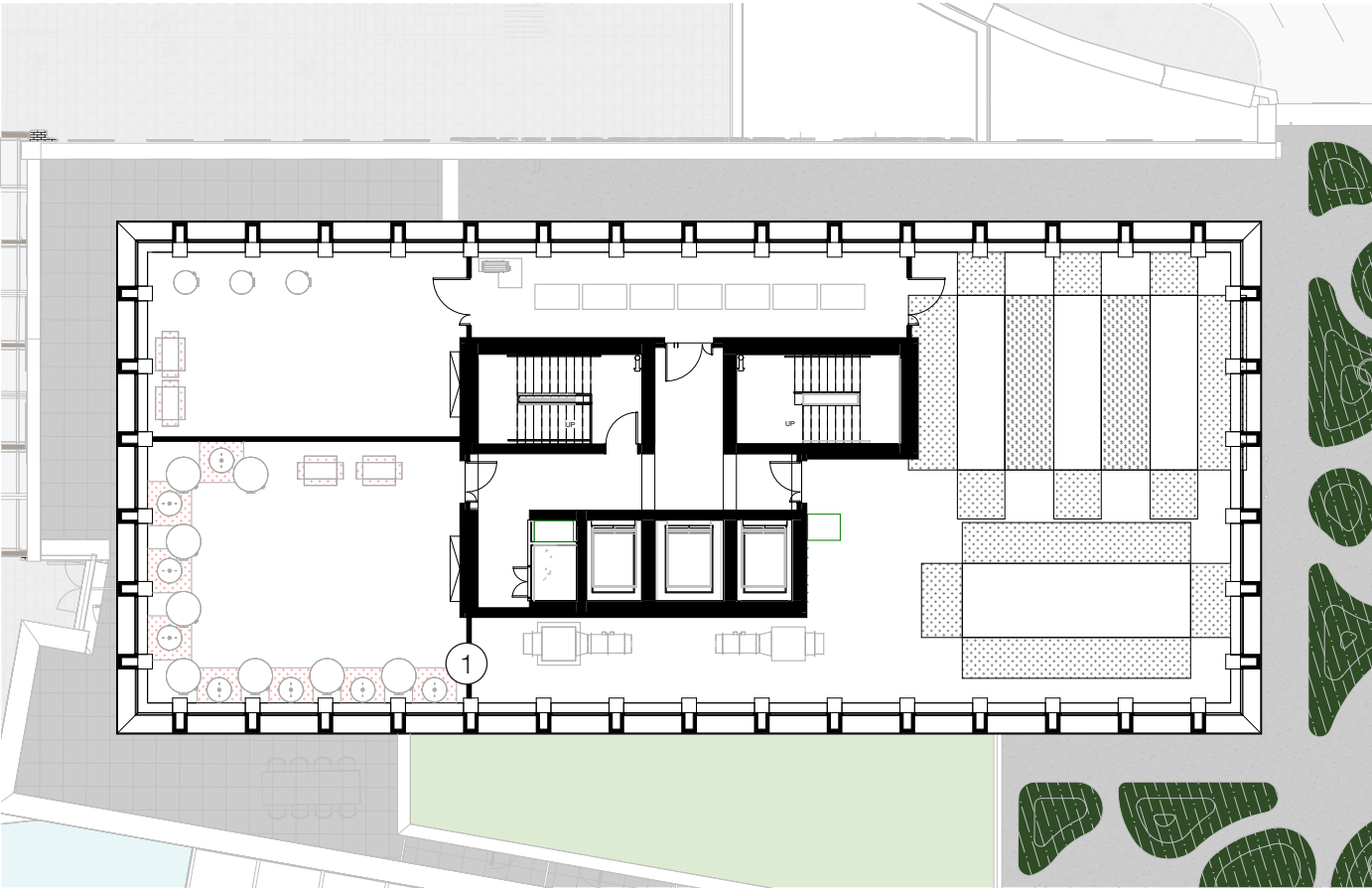
7.8

Level 34 Floor Plan

In the previous version, there were two main floor plans within the tower, with the studio floor plan extending from level 27 to 36 - as shown on the left.

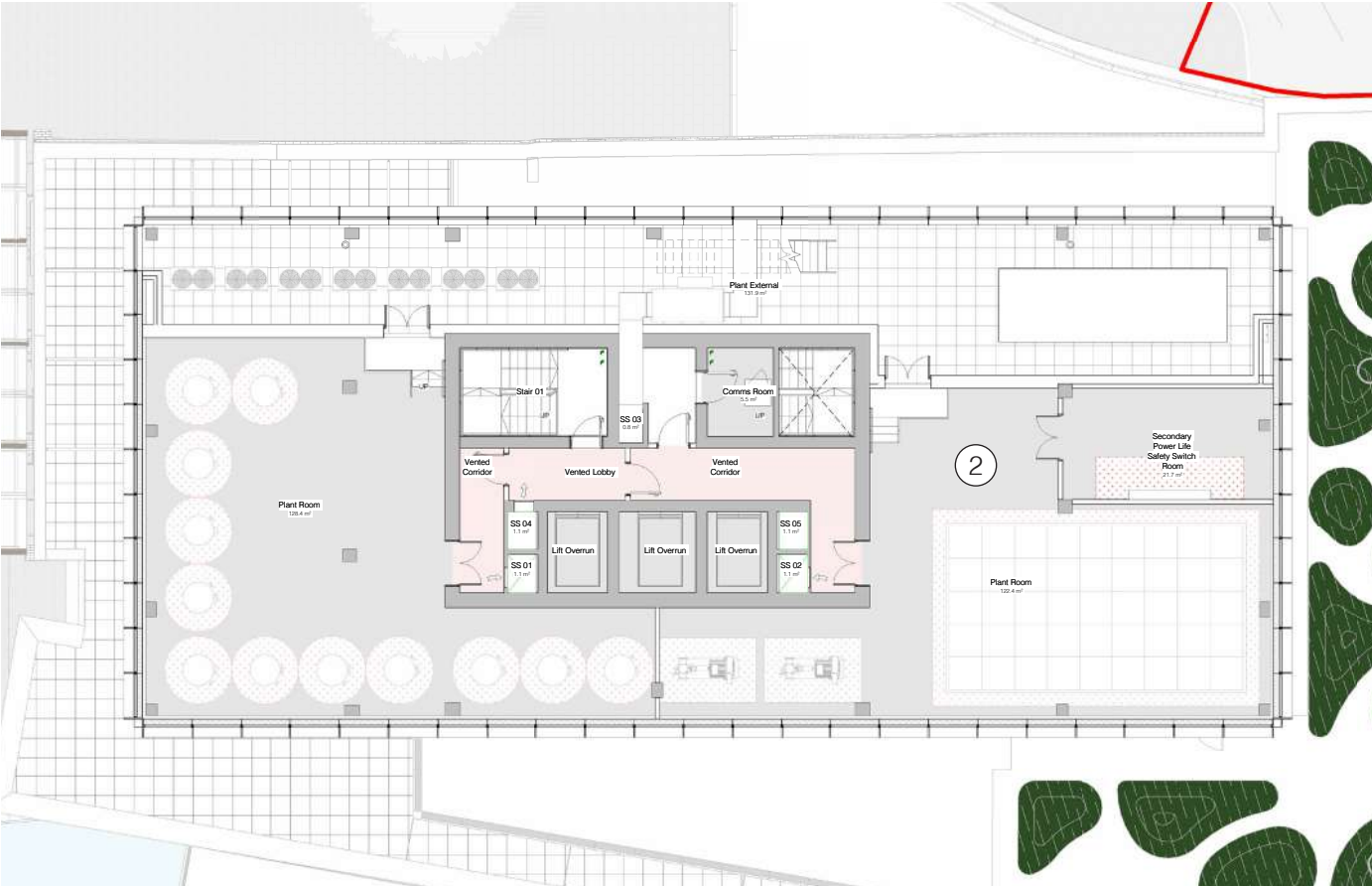
The current tower now has one main typical floor plan which is replicated from level 04-33. However, the uppermost residential level, level 34, contains studios, 1-bed studio apartments and 2-bed clusters, increasing the variety of mix of accommodation types on offer - as shown bottom left.

Version 2 - Previous PBSA Scheme



Previous plant floor on level 37

Version 3 - Current PBSA Scheme



Current plant floor on level 35

Appendix

7.0

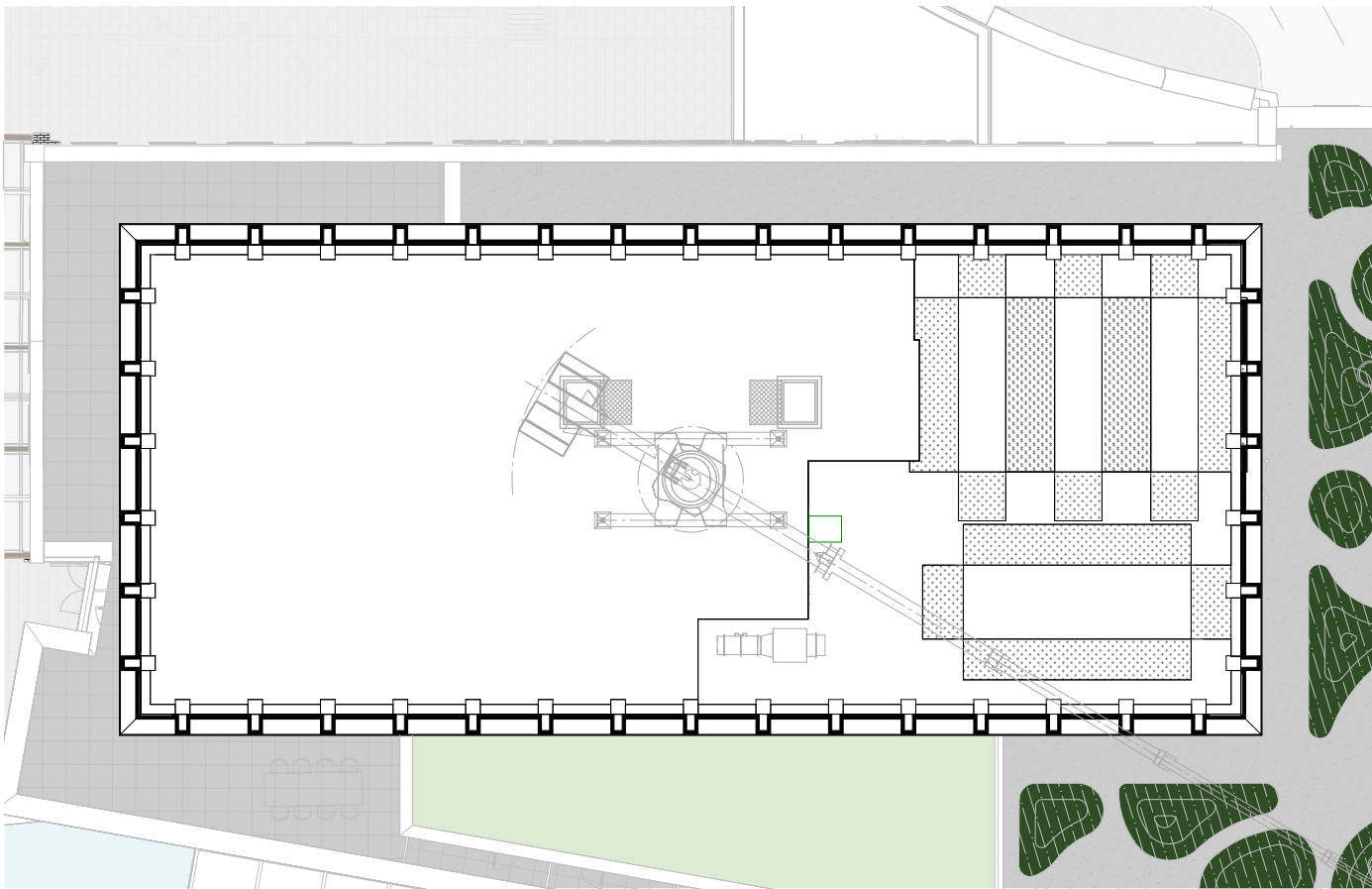
Changes in Plan From Previous Scheme

7.9

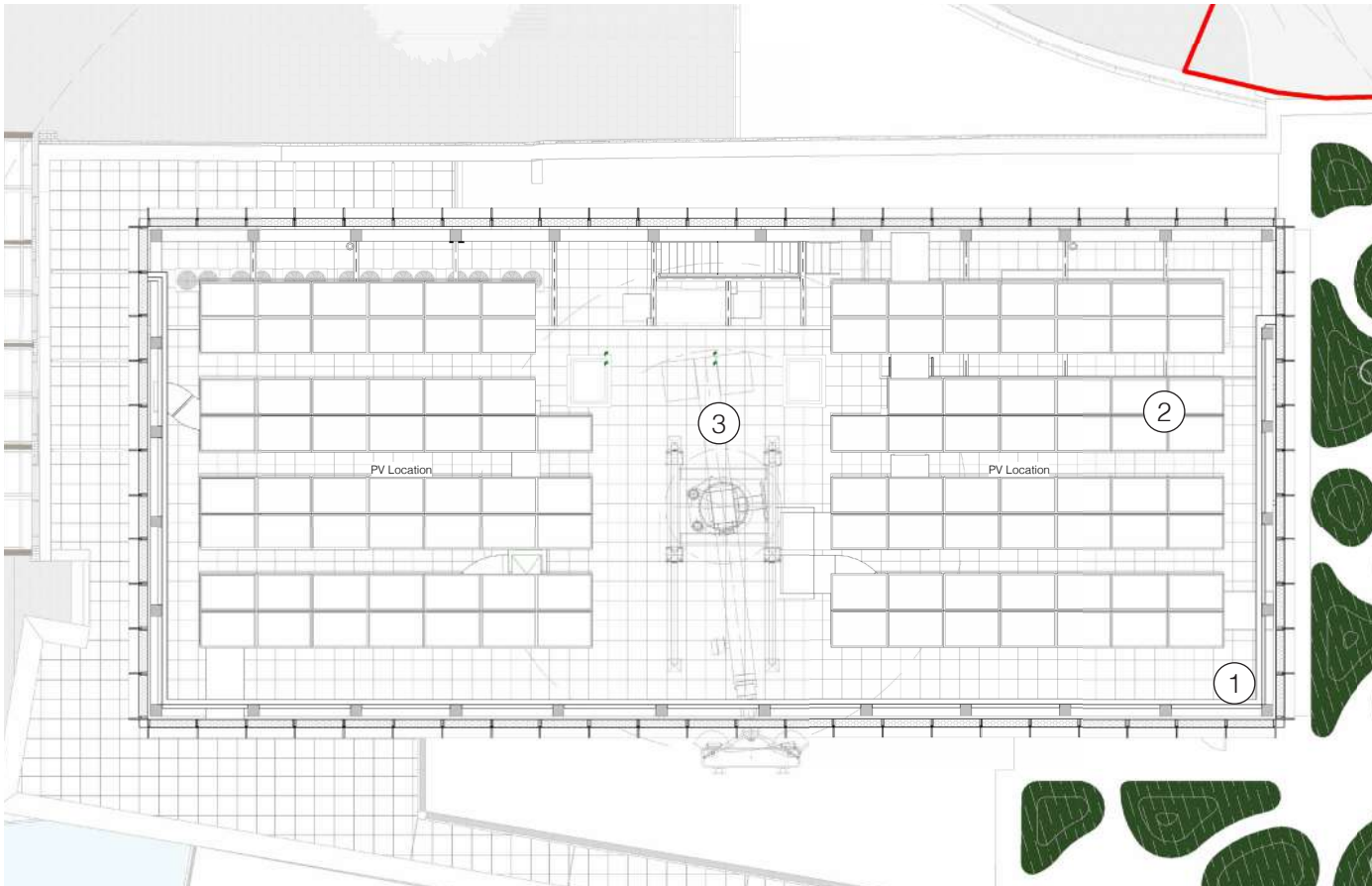
Plant Level Plan

- ① The previous plant equipment was partially contained both internally and externally.
- ② The current plant equipment is all housed externally.

Version 2 - Previous PBSA Scheme

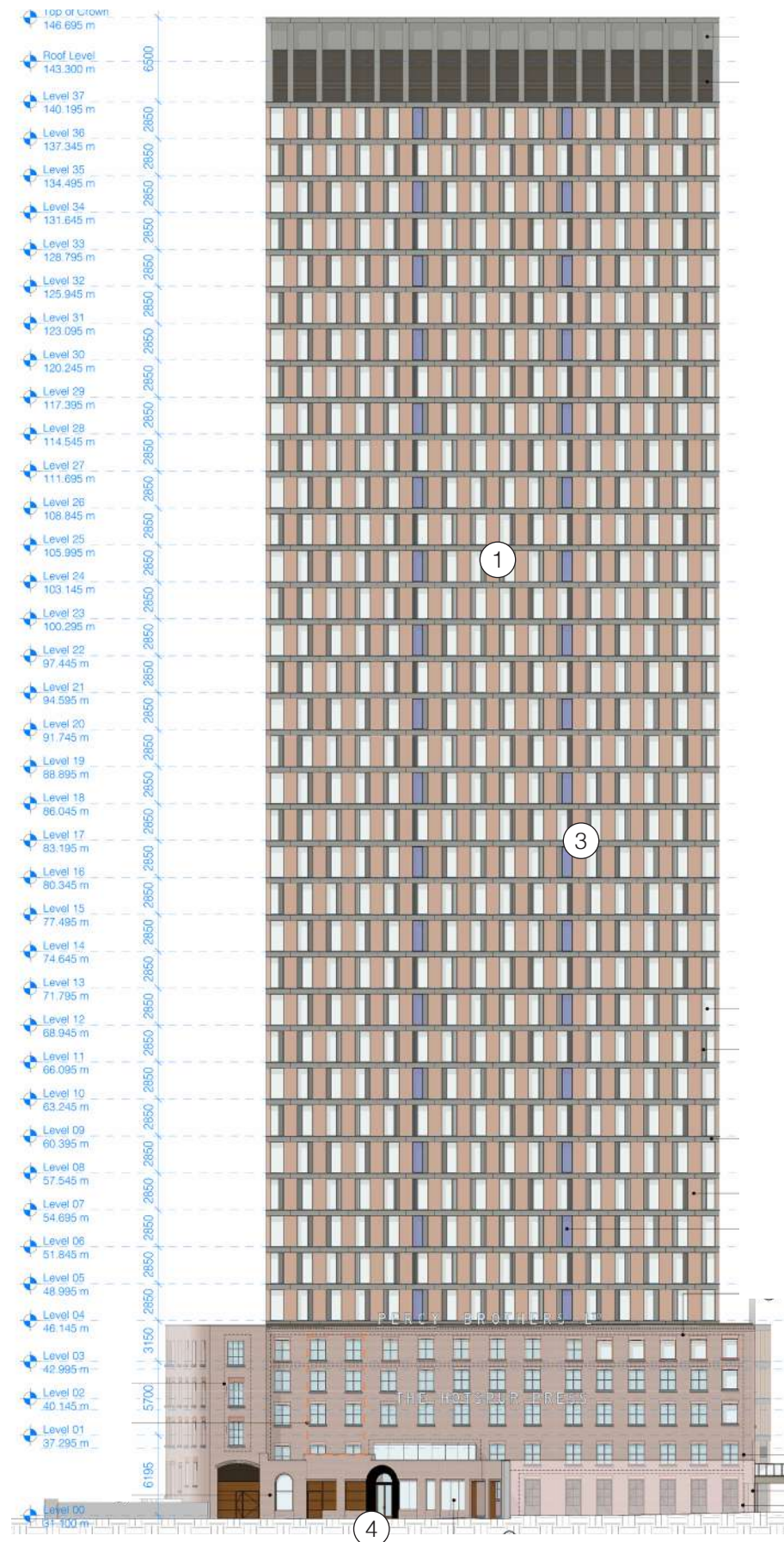


Version 3 - Current PBSA Scheme

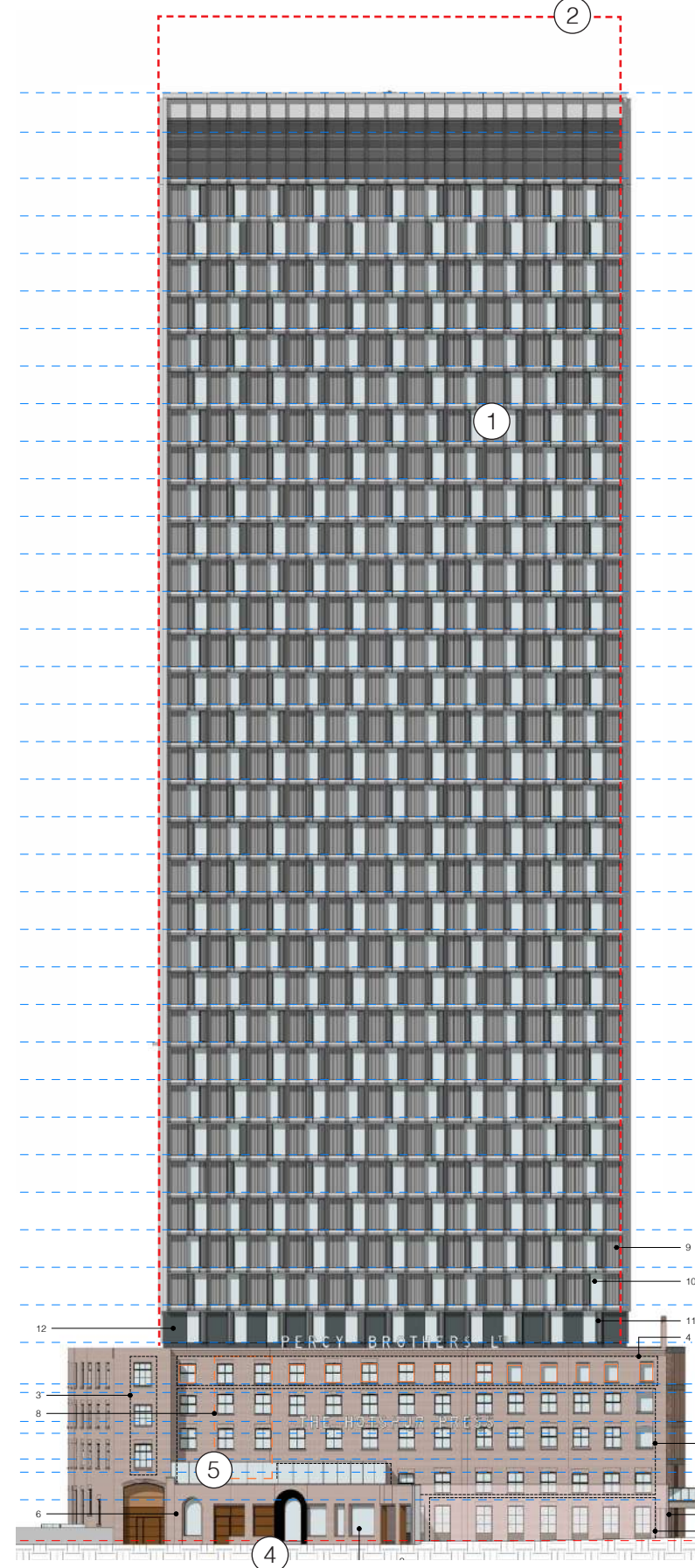


Appendix	7.0
Changes in Plan From Previous Scheme	7.10
Roof Level Plan	

- ① The roof slab has been extended to cover the footprint of the tower.
- ② The current scheme features PV's due to the favouring of a dry/ electrical heating system.
- ③ The BMU location has also been repositioned and set on a track to allow it to park East to West.



Version 2 - Previous PBSA Scheme



Version 3 - Current PBSA Scheme

Appendix

7.0

Changes in Elevation From Previous Scheme

7.11

East Elevation - 1:500 @ A3

- ① The materiality of the tower has changed from a brick slip SFS system to an extruded natural anodised aluminium unitised facade system.
- ② The width and length of the tower floor plate has increased by approximately 500mm on either side, which has in turn been able to reduce the overall height - whilst still maintaining a similar number of residential units.
- ③ Any instances of backsprayed windows (blue hatches on version 2) have been removed, creating a fully active and lively facade.
- ④ The entrance door from Cambridge St into the entrance lobby has been substituted for a fixed glazed panel.
- ⑤ The single storey entrance roof above has been extended to envelope the area over the bike store.



Version 2 - Previous PBSA Scheme



Version 3 - Current PBSA Scheme

Appendix

Changes in Elevation From Previous Scheme

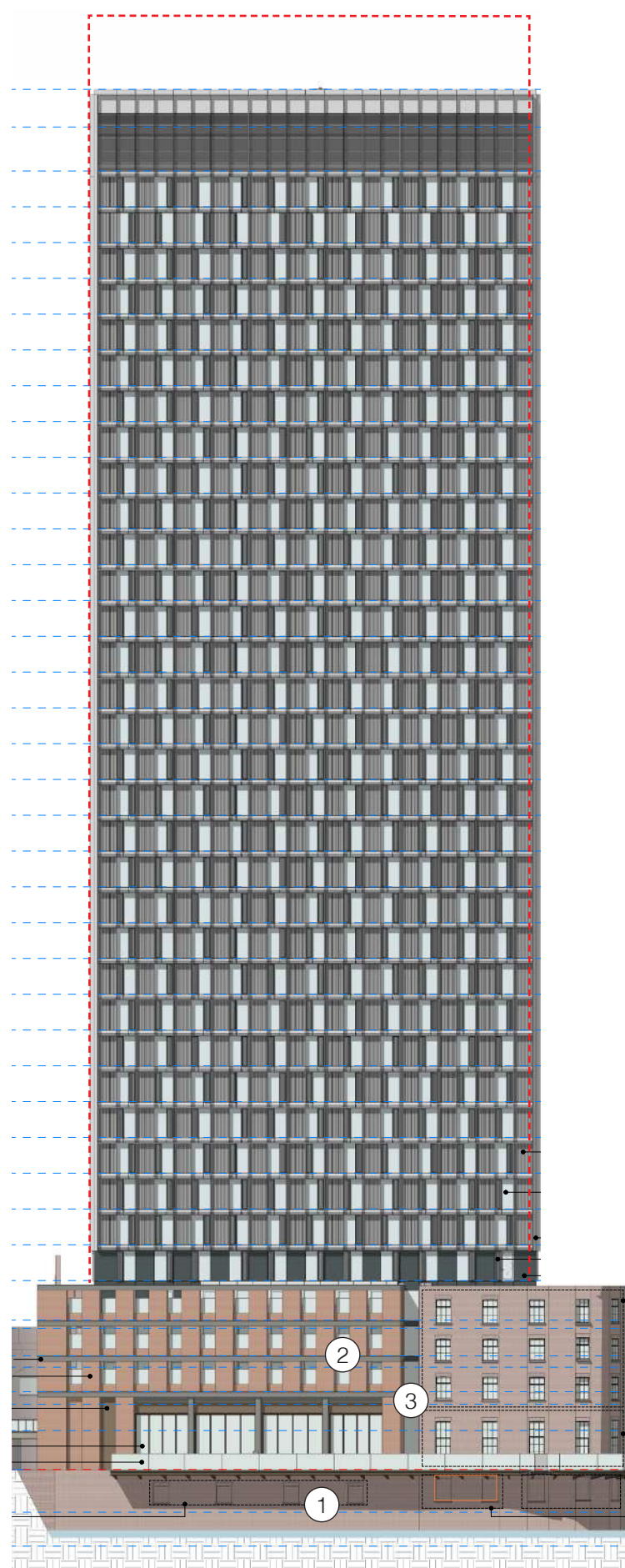
South Elevation - 1:500 @ A3

7.0

7.12



Version 2 - Previous PBSA Scheme



Version 3 - Current PBSA Scheme

Appendix

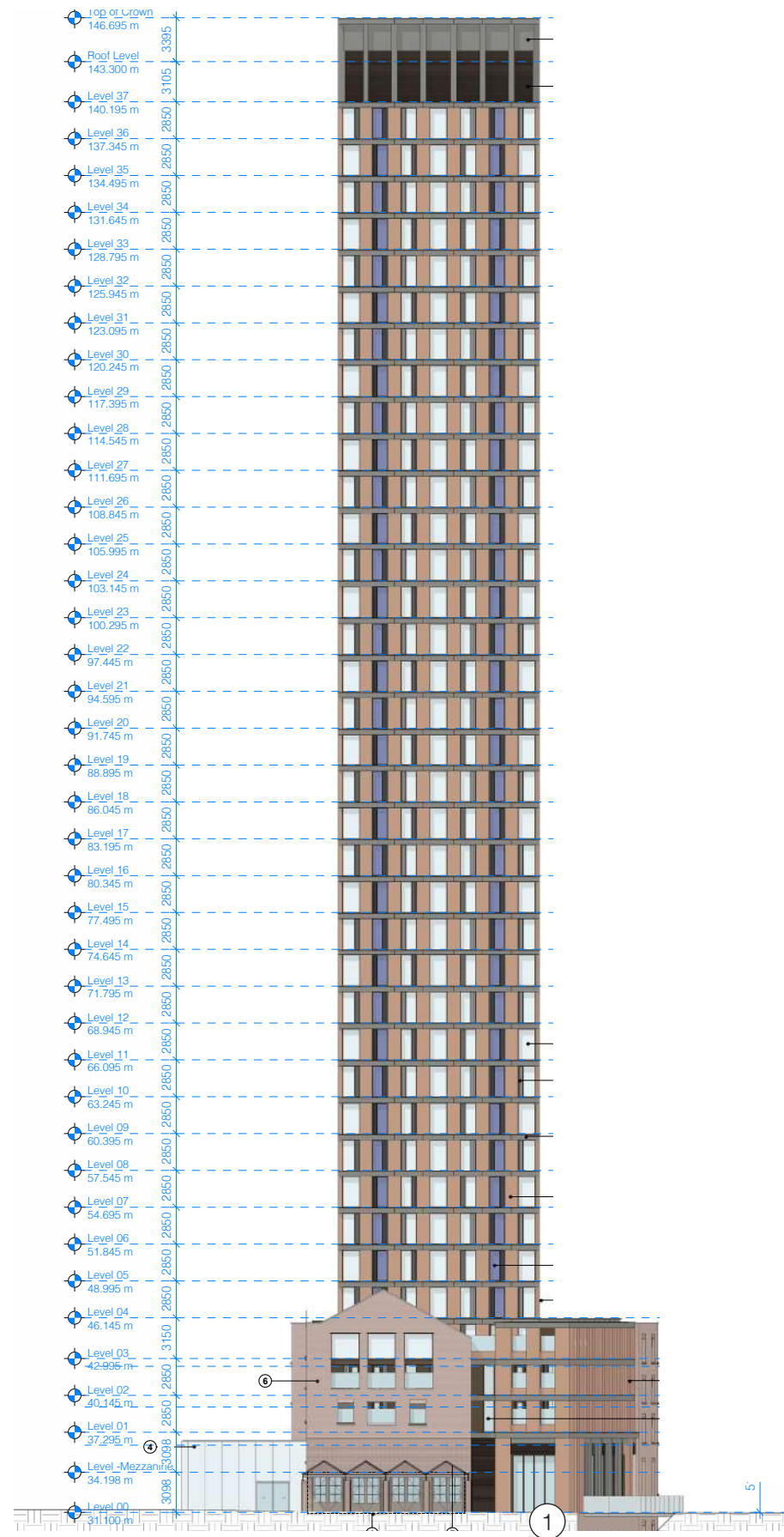
7.0

Changes in Elevation From Previous Scheme

7.13

West Elevation - 1:500 @ A3

- ① The basement level windows have been blocked up to avoid a risk of flooding.
- ② The fenestration of the podium element has changed to better reflect the geometry of the existing mill openings. This has resulted in a reduction of two brick piers, and from five to four bifolding doors on the ground floor.
- ③ The connection between the existing curved warehouse and new brick build podium has been recessed and glazed to create a greater articulation between the new and old.



Version 2 - Initial PBSA Scheme



Version 3 - Current PBSA Scheme

Appendix

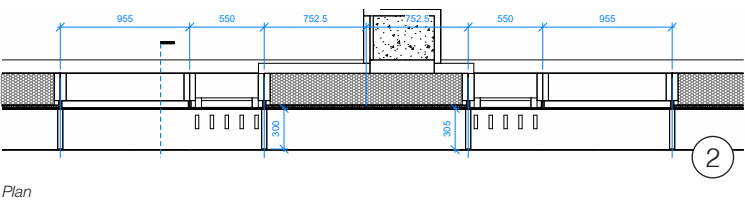
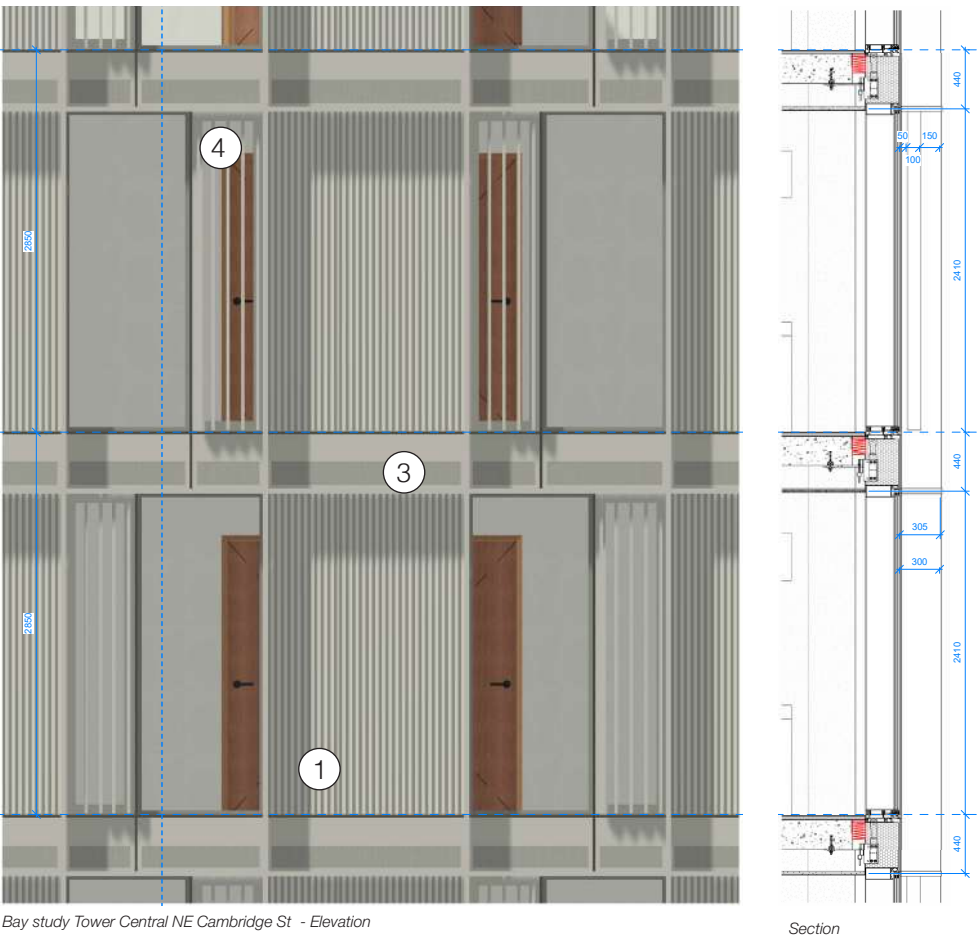
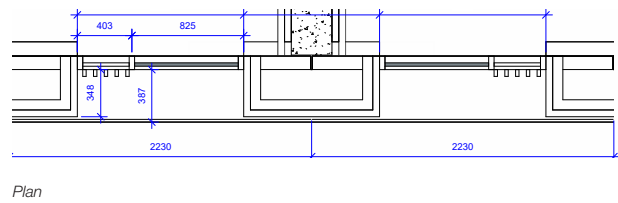
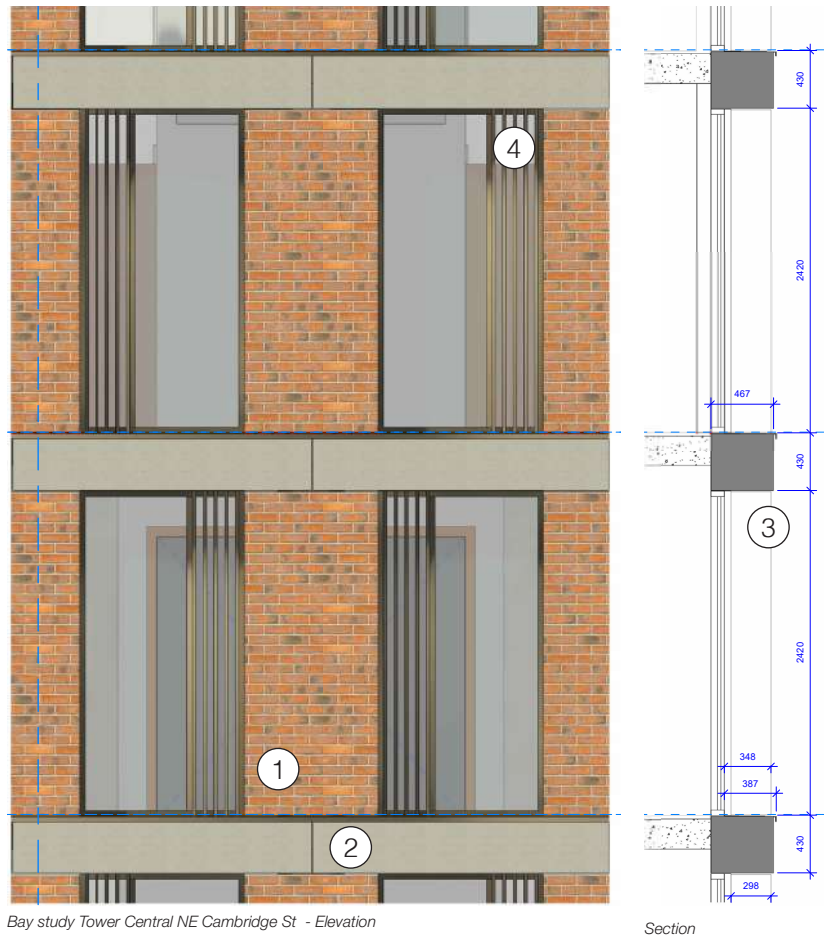
7.0

Changes in Elevation From Previous Scheme

7.14

North Elevation - 1:500 @ A3

- ① The bi-folding door at the North West corner of the commercial unit has been replaced by Anodised Anolok 545 vent panels and door for commercial refuse use.
- ② A new detailed survey of the mill has revealed existing openings which are to be implemented as windows into the commercial space.

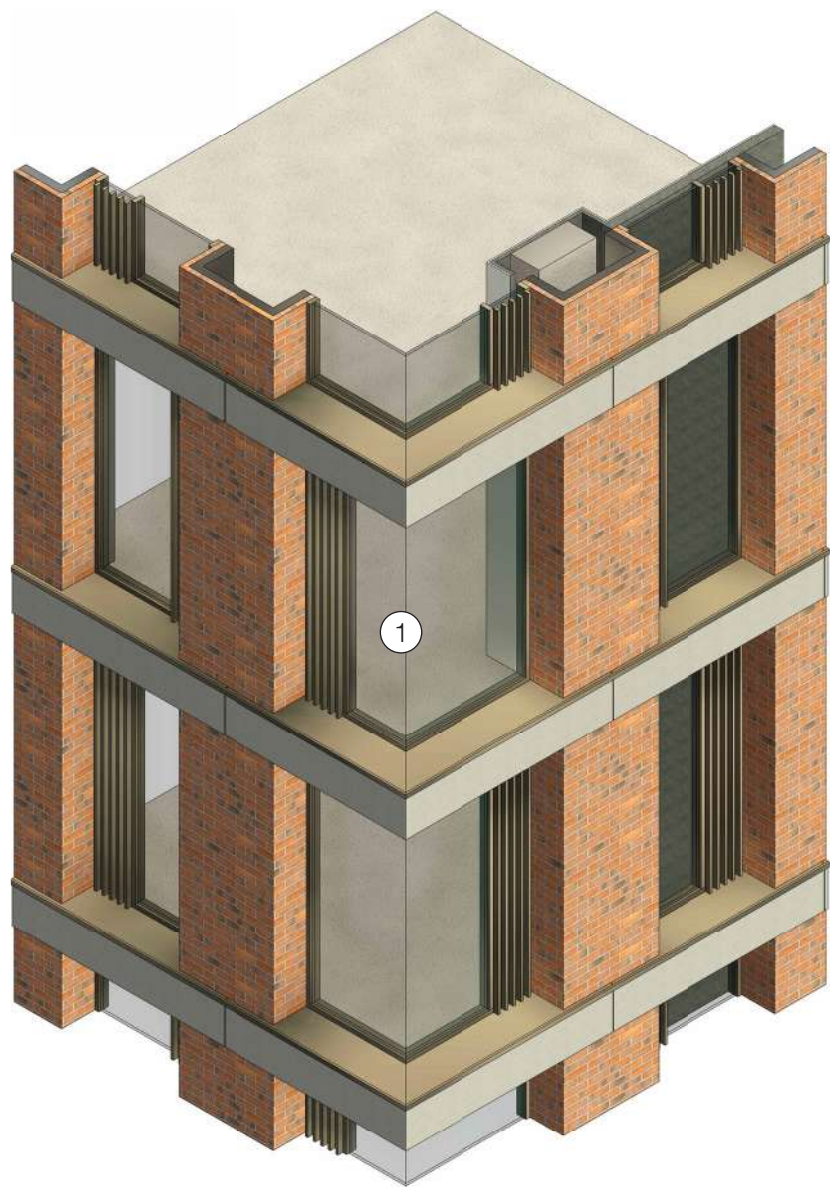


Bay Study Changes From Previous Scheme 7.15

Typical Tower Centre Bay Study

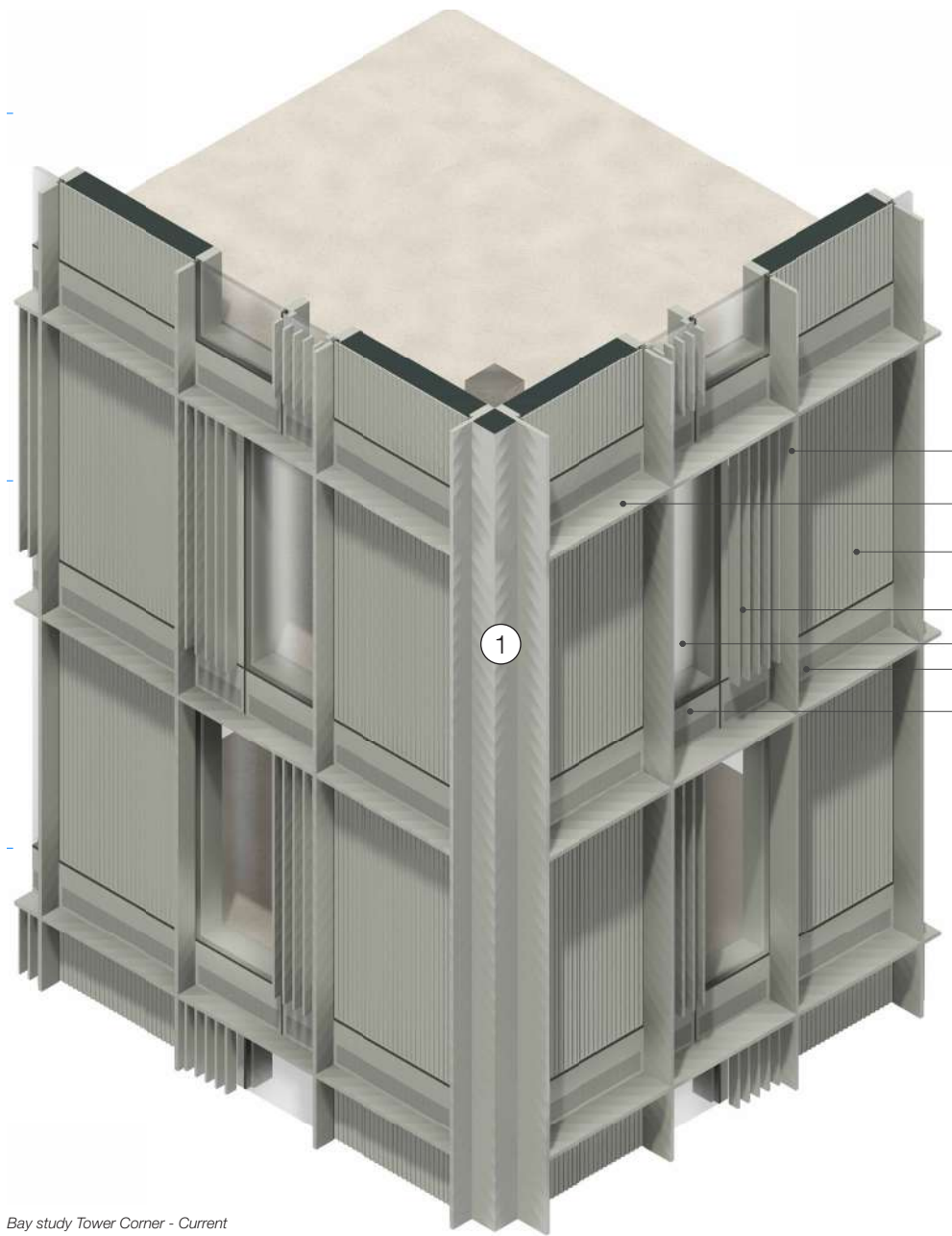
- ① Previous scheme was a brick slip SFS system. It is now an extruded aluminium unitised facade system.
- ② 440mm GRC banding on the previous scheme. The current fenestrations feature natural anodised aluminium fins.
- ③ MVHR vent grills included on the underside of the GRC banding previously, whereas it is now included within the horizontal natural anodised aluminium panel.
- ④ Glazing and opening vents in the tower to be United Anodisers Anolok II B713 - as opposed to Anolok 545 or similar previously.

Version 2 - Previous PBSA Scheme

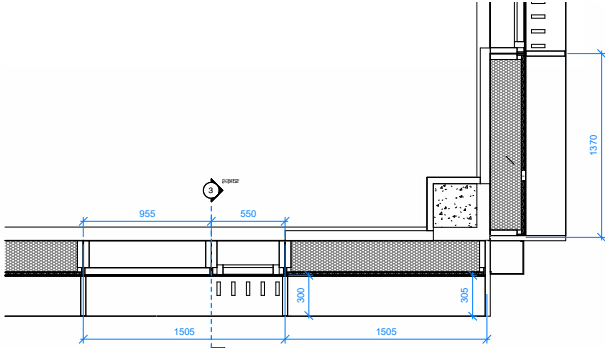
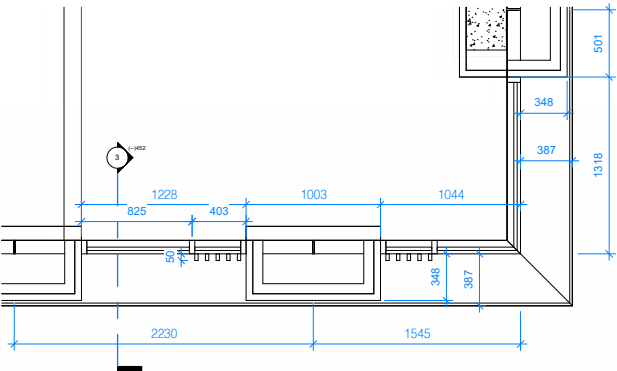


Bay study Tower Corner - Previous

Version 3 - Current PBSA Scheme



Bay study Tower Corner - Current



Appendix

7.0

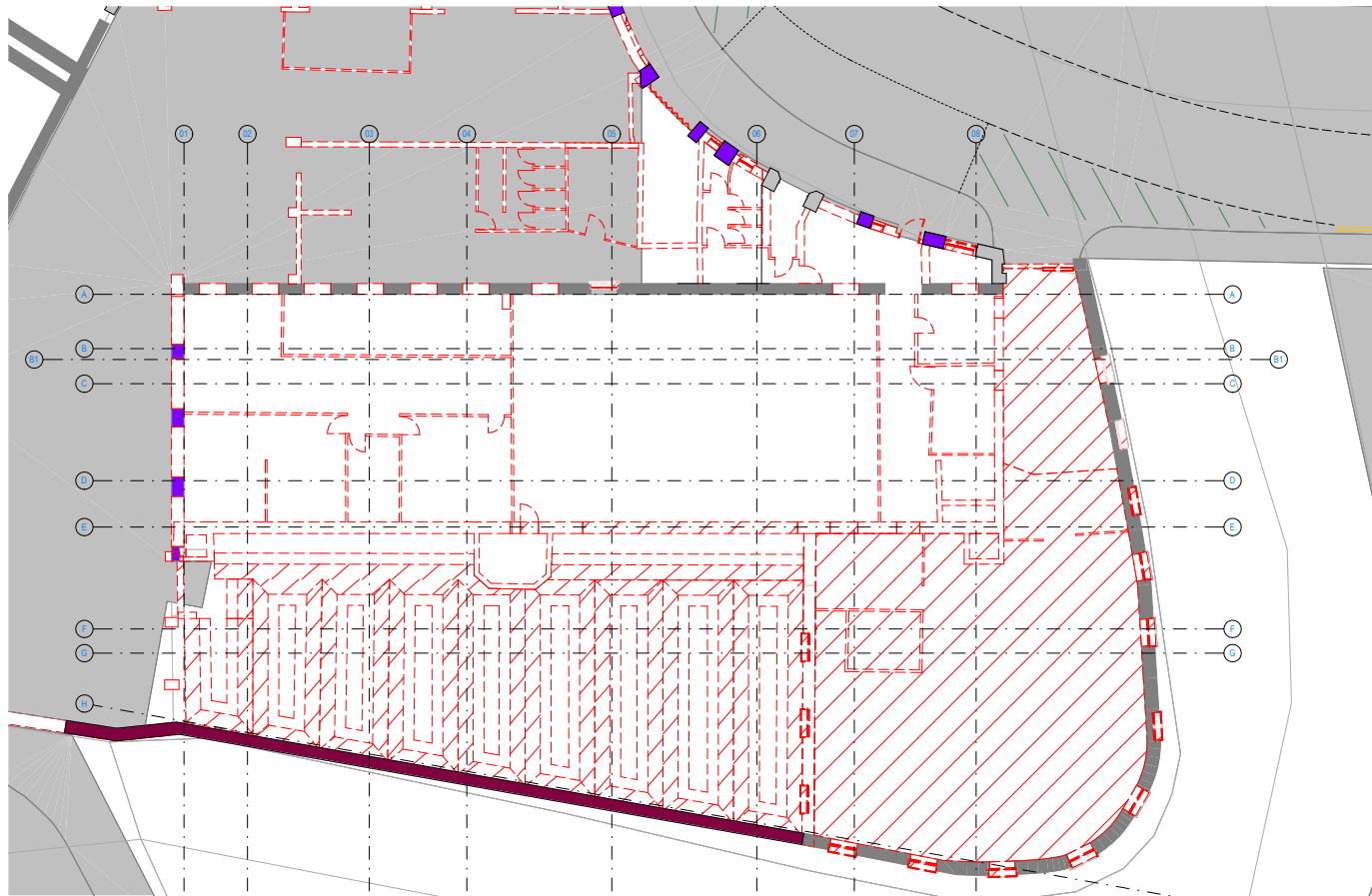
Bay Study Changes From Previous Scheme

7.16

Typical Tower Corner Bay Study

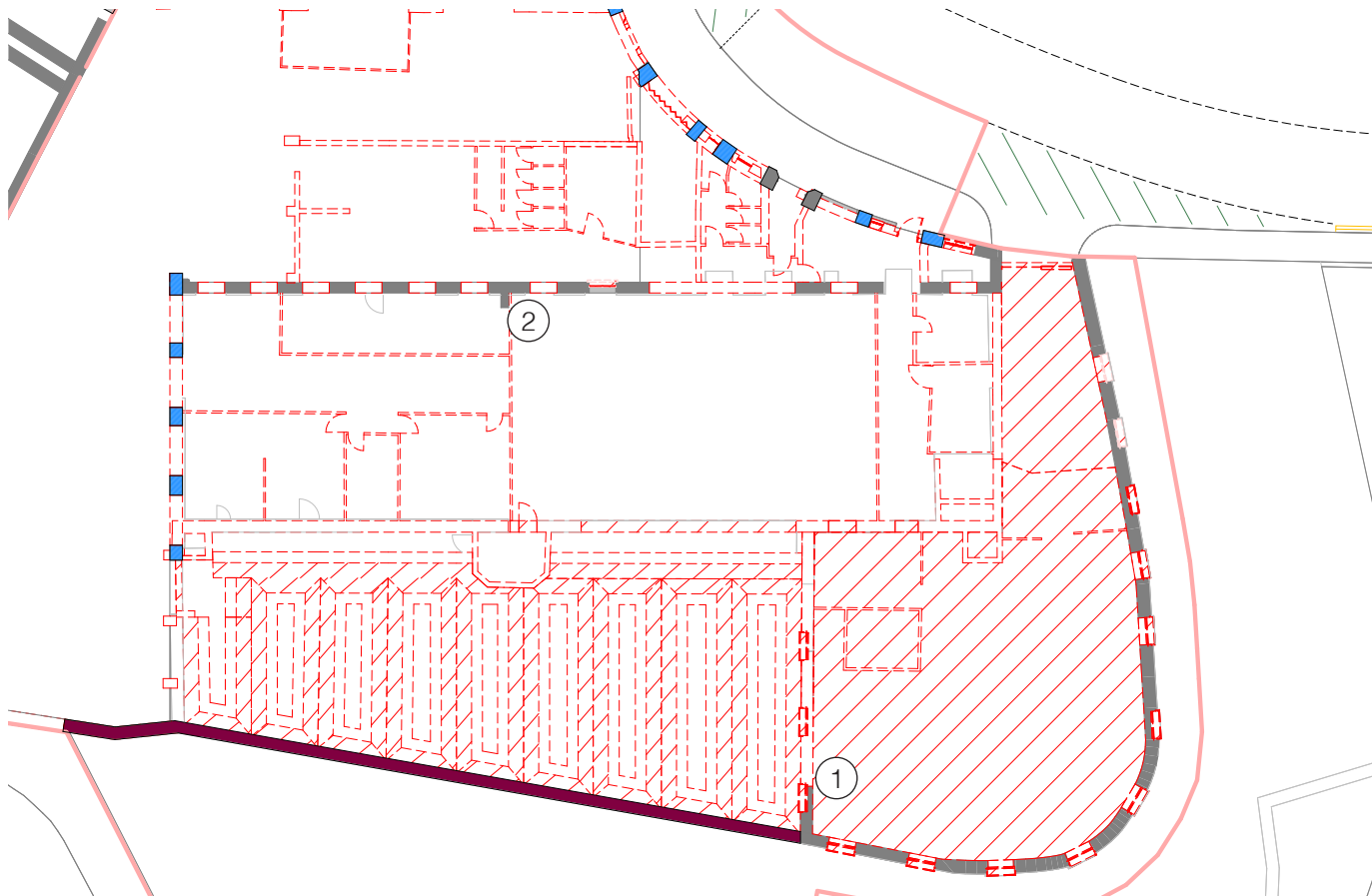
- 1 Previous scheme featured glass to glass glazing. Current scheme features solid square detailed corners with fins

Version 2 - Previous PBSA Scheme



Previous ground floor plan

Version 3 - Current PBSA Scheme



Current ground floor plan

Appendix

7.0

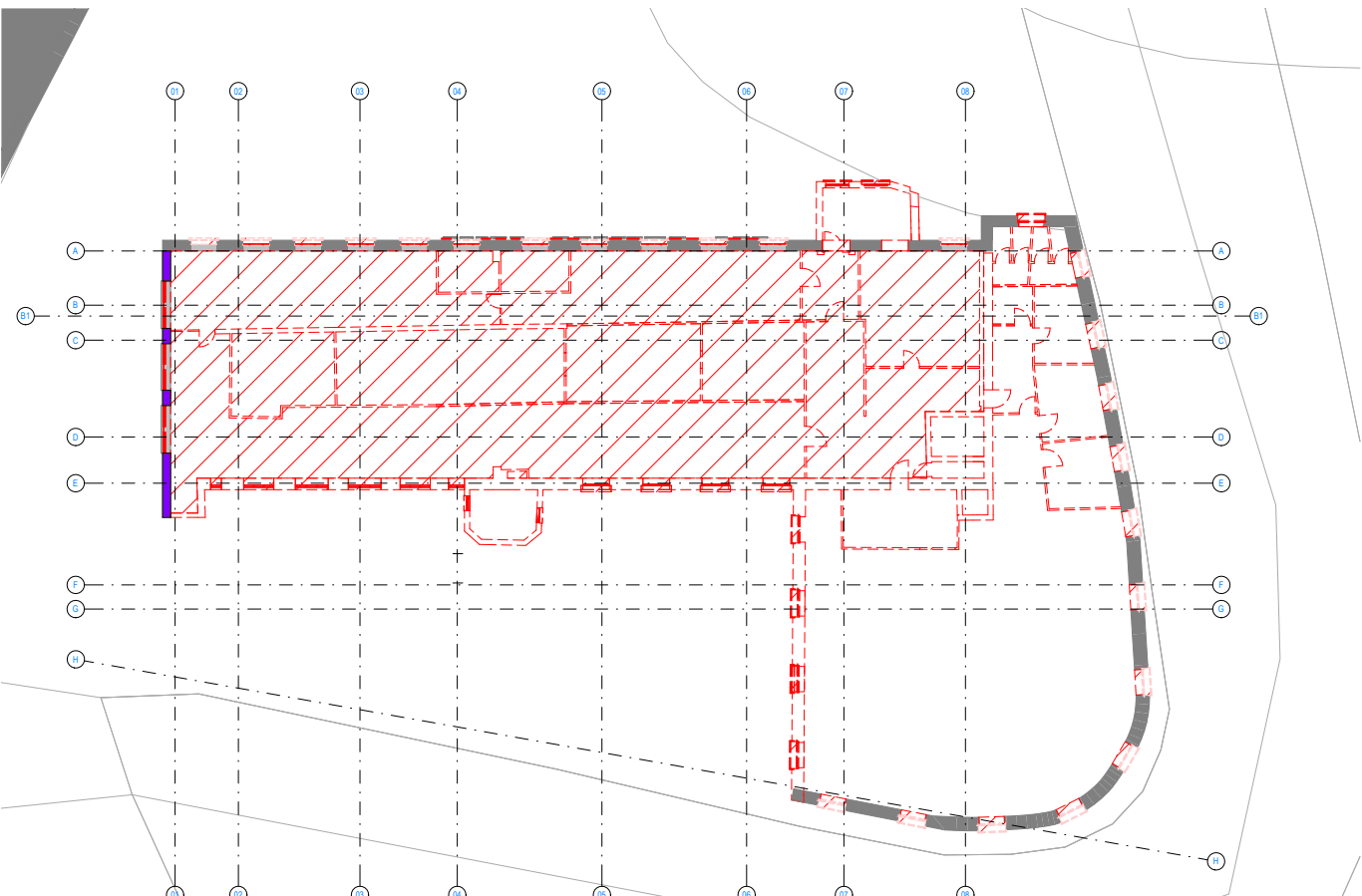
Changes in Demolition From Previous Scheme

7.17

Ground Level Demolition Plan

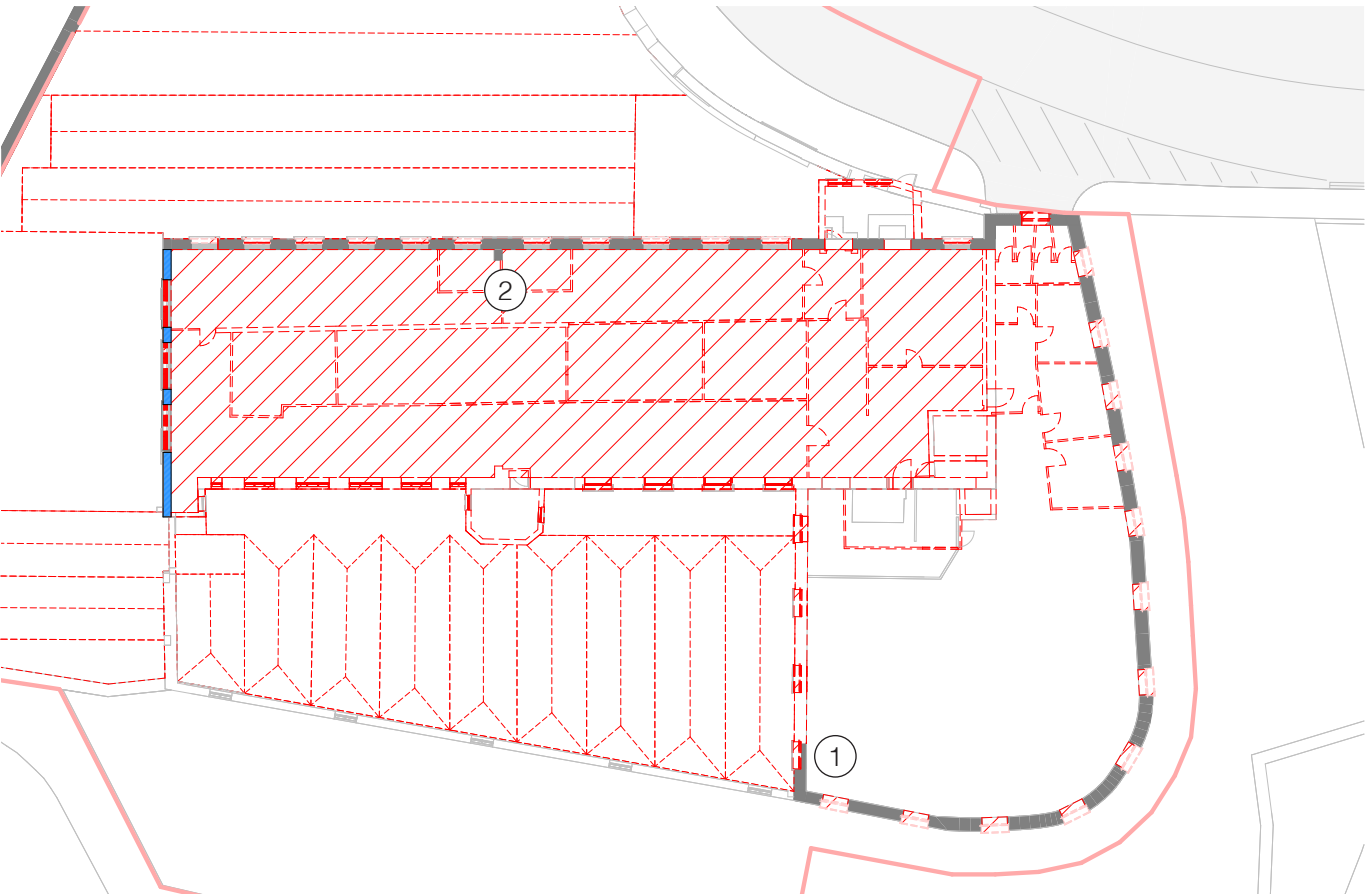
- ① Current scheme features a greater level of retention on the return wall of the existing curved warehouse, extending throughout the podium.
- ② The column dictating the extent of the original mill on the East elevation has been retained throughout the podium.

Version 2 - Previous PBSA Scheme



Previous level 2 demolition floor plan

Version 3 - Current PBSA Scheme



Current level 2 demolition floor plan

Appendix

7.0

Changes in Demolition From Previous Scheme

7.18

Typical Upper Podium Levels Demolition Plan

- (1) Current scheme features a greater level of retention on the return wall of the existing curved warehouse, extending throughout the podium.
- (2) The column dictating the extent of the original mill on the East elevation has been retained throughout the podium.