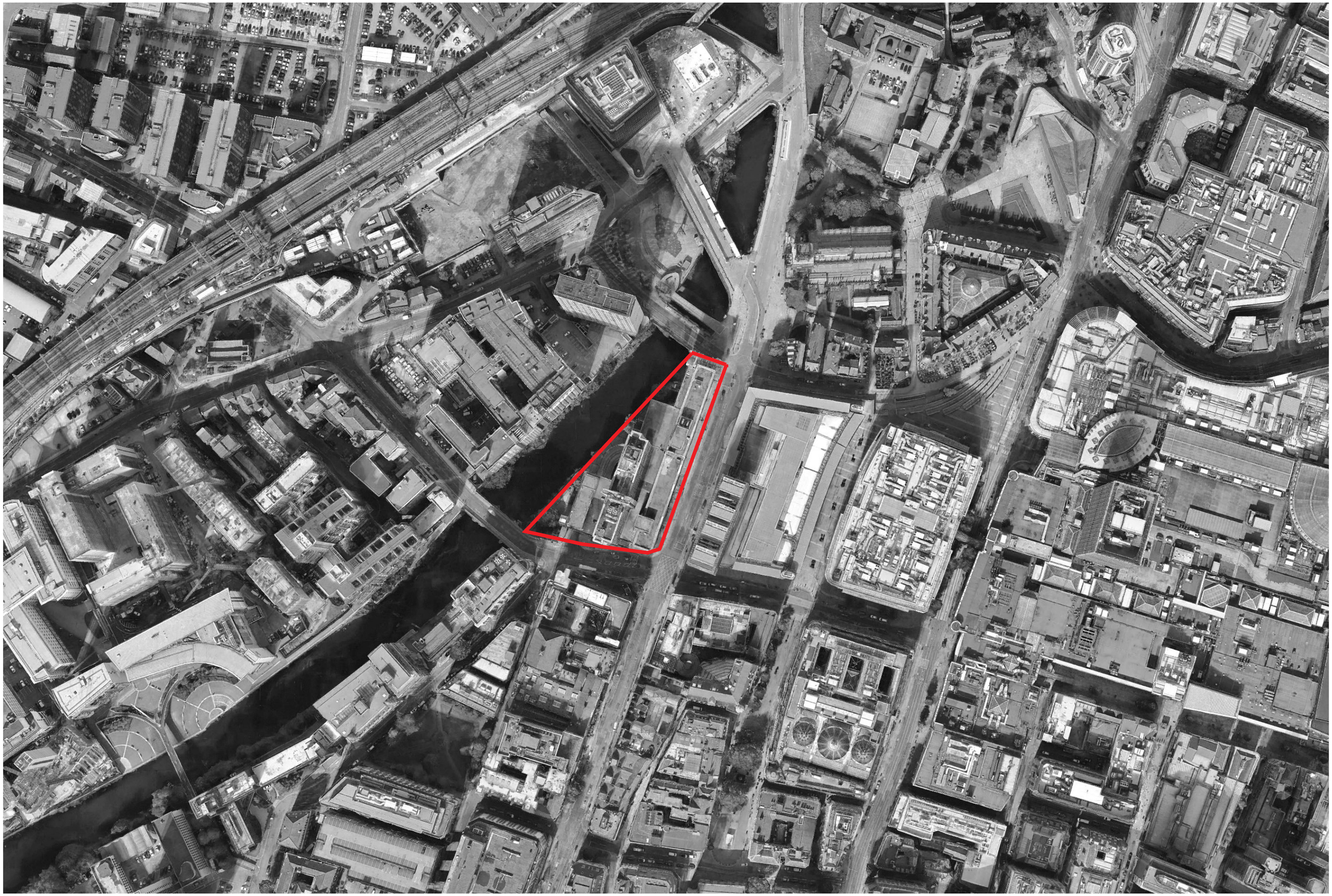
Jon Matthews Architects

Property Alliance Group / Starwood Capital Group Renaissance Site

Residential Building Section 73 Application

Issue No. 02 09.10.24



Site boundary for wider masteplan proposal

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1.0 Introduction

Purpose of the document

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

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

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

The Wider Masterplan

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

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

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

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

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

Proposed S73 Amendments

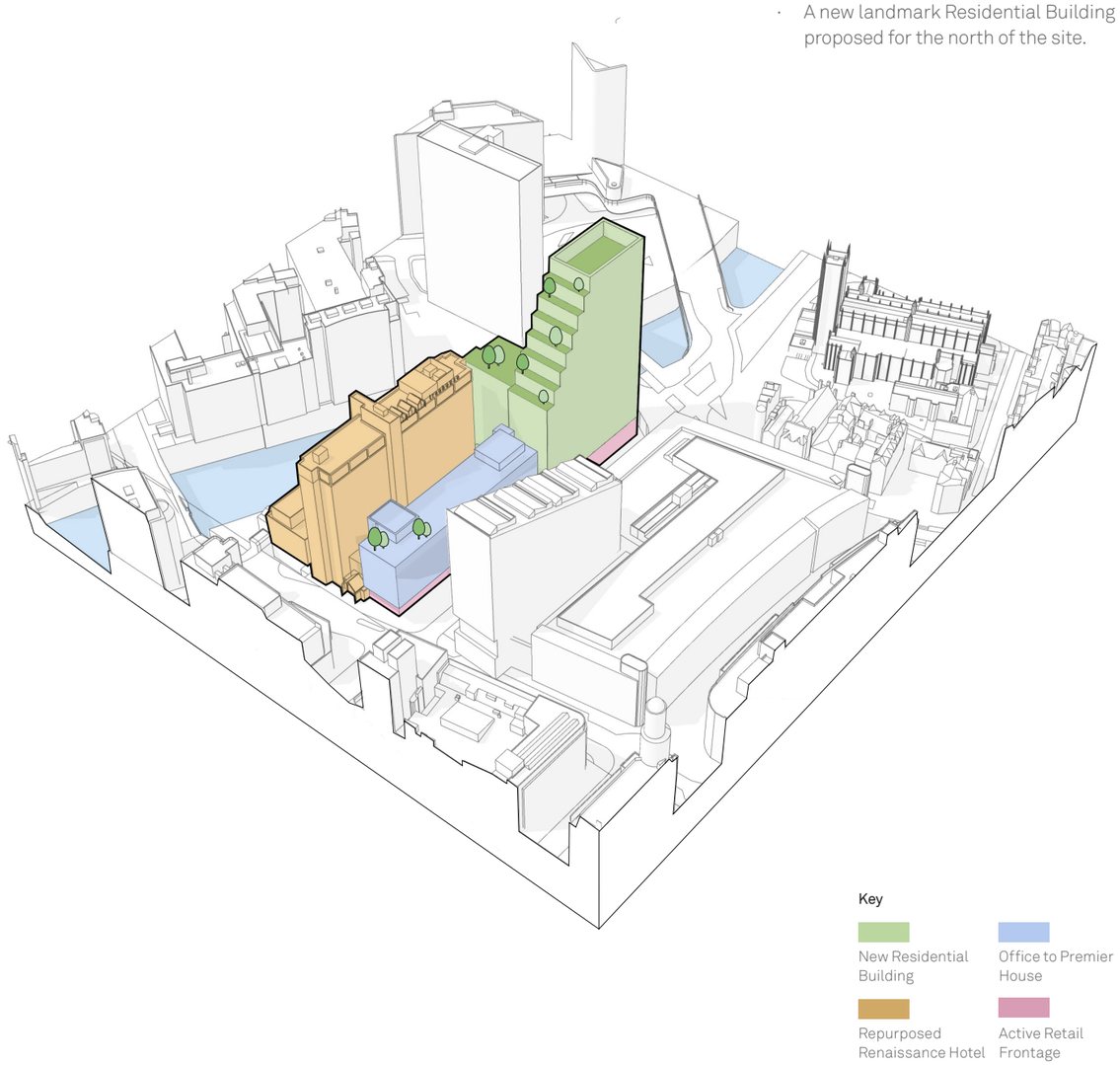
The proposed amendments to the residential building which are set out in detail later within this document have been made as a consequence of design updates needed to satisfy changes in fire safety regulations that came into force in 2023. The current planning approval Planning Ref: 132088/FO/2021 does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

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

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

- General internal layout changes affecting staircores and lifts plus apartment layouts and amenity spaces.
- Minor elevation changes to the ground floor.
- Increased floor plates lengths / larger floor plates over floors 14-27 leading to,
- amended building massing, shift of stepped terraces over floors 14-27 and change to elevations.
- New apartment accommodation to level 27. Occupying the previous level 27 roof with upper floor accommodation of new duplex units. Please note the approved height of the building is not affected but elevation changes are proposed to level 27.
- Overall building GIA/NIA changed but total number of apartments remains as approved - 300 units.
- 1/2/3&4B Mix of apartments is amended as detailed in supporting accommodation schedule.

Proposed Masterplan Uses



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

The Client Team

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

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

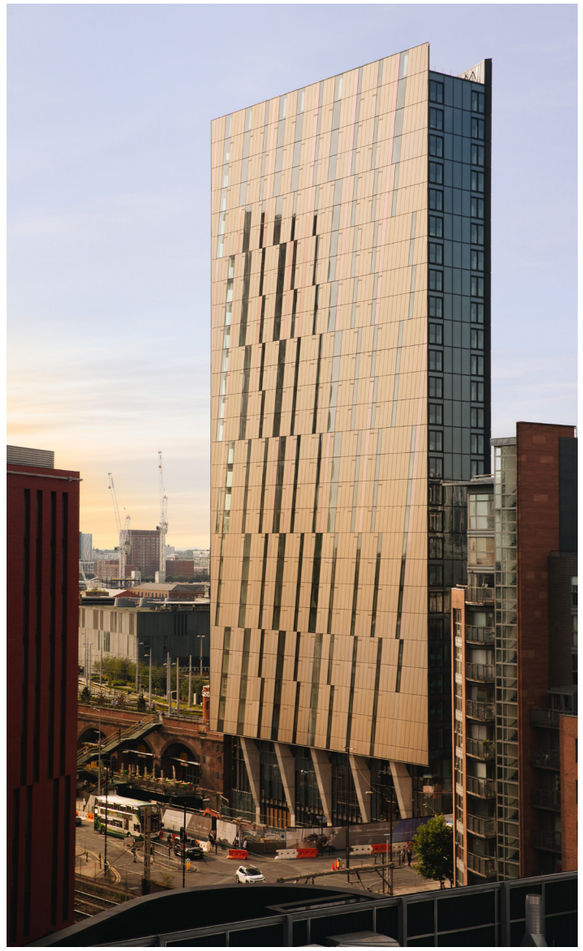
PAG has an enviable track record of delivering difficult City Centre sites to create high quality landmark developments. Starwood is renowned for delivering market-leading luxury hotel developments across the world.

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

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



1



3



2



4

Images

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

2.0 The Site & Masterplan

2.1 The Site

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

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

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

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

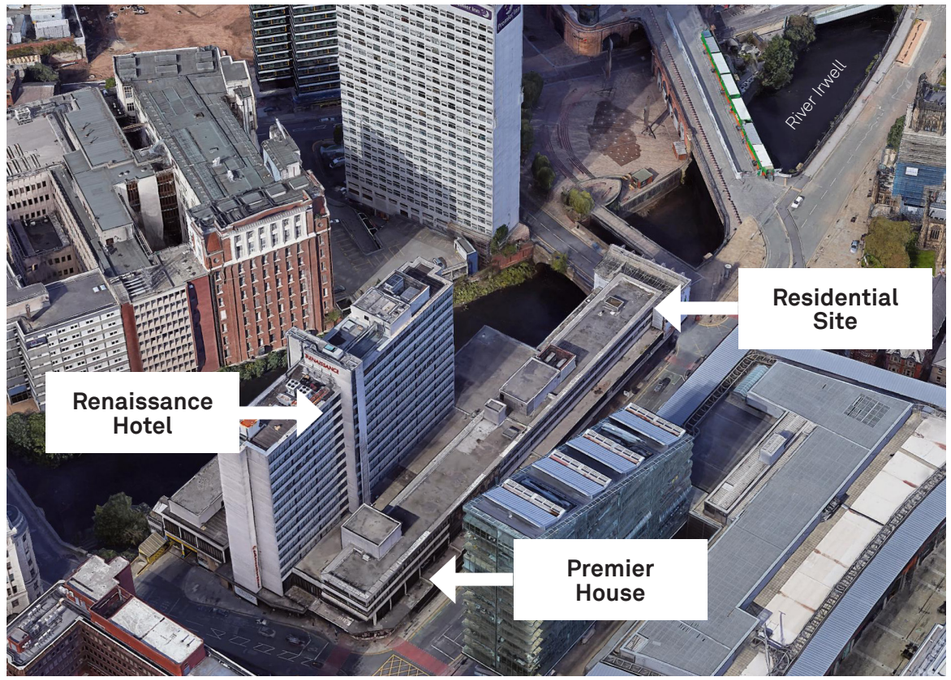
To the north of the site the area is known as the Medieval Quarter which includes the historic Grade I listed Manchester Cathedral.

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

Victoria railway station is in close proximity to the site.

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

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



Hotel & Premier House Aerial Shot



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



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



3. View From Victoria Bridge (present)



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



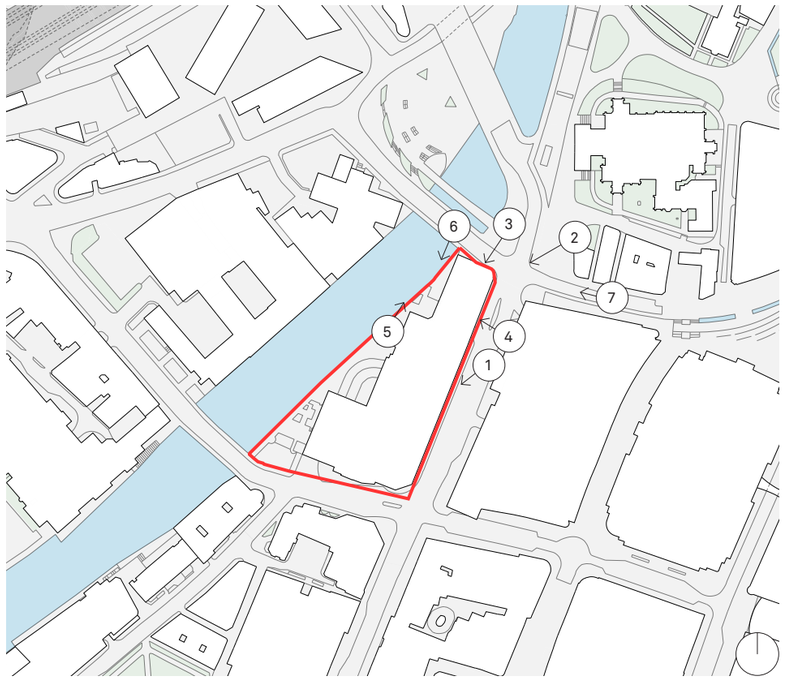
5. Riverside View towards Victoria Bridge (2021)



6. View of riverside (present)



7. View from Shambles (present)



Key Plan

2.2 The Masterplan

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

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

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

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

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

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

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

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

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

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

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



Consented Hotel and Premier House & Residential Building Visual

2.2 The Masterplan

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

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

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

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

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

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

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

None of the approved public realm or landscape is affected by this Section 73 application.



Illustrative Masterplan - Wider public realm vision beyond this application boundary

3.0 Heritage Context

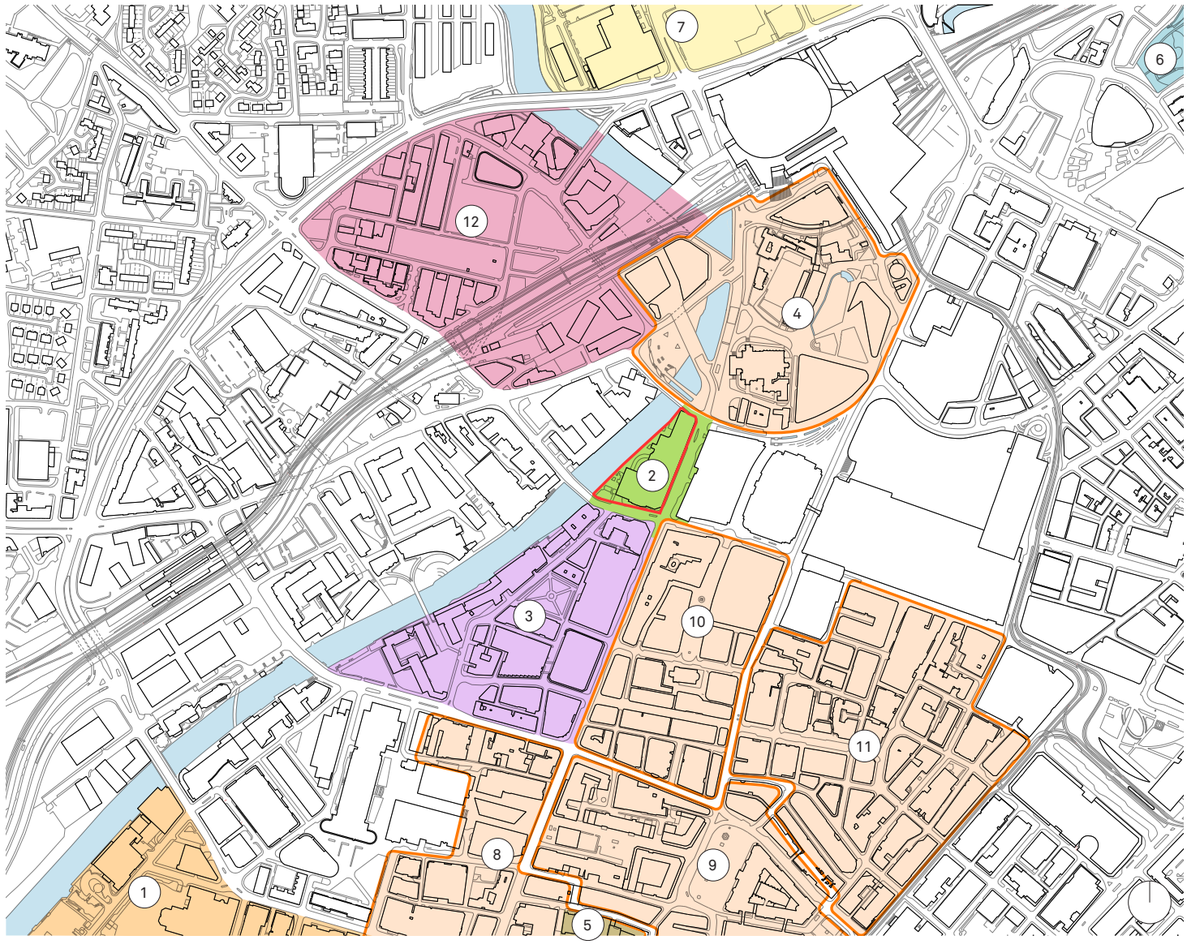
The site is located within the Ramada Complex SRF, which is surrounded by the historic areas Conservation Area along with a series of city wide SRF.

Key

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

Site Boundary

Conservation Areas



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

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

Key:

Conservation Area

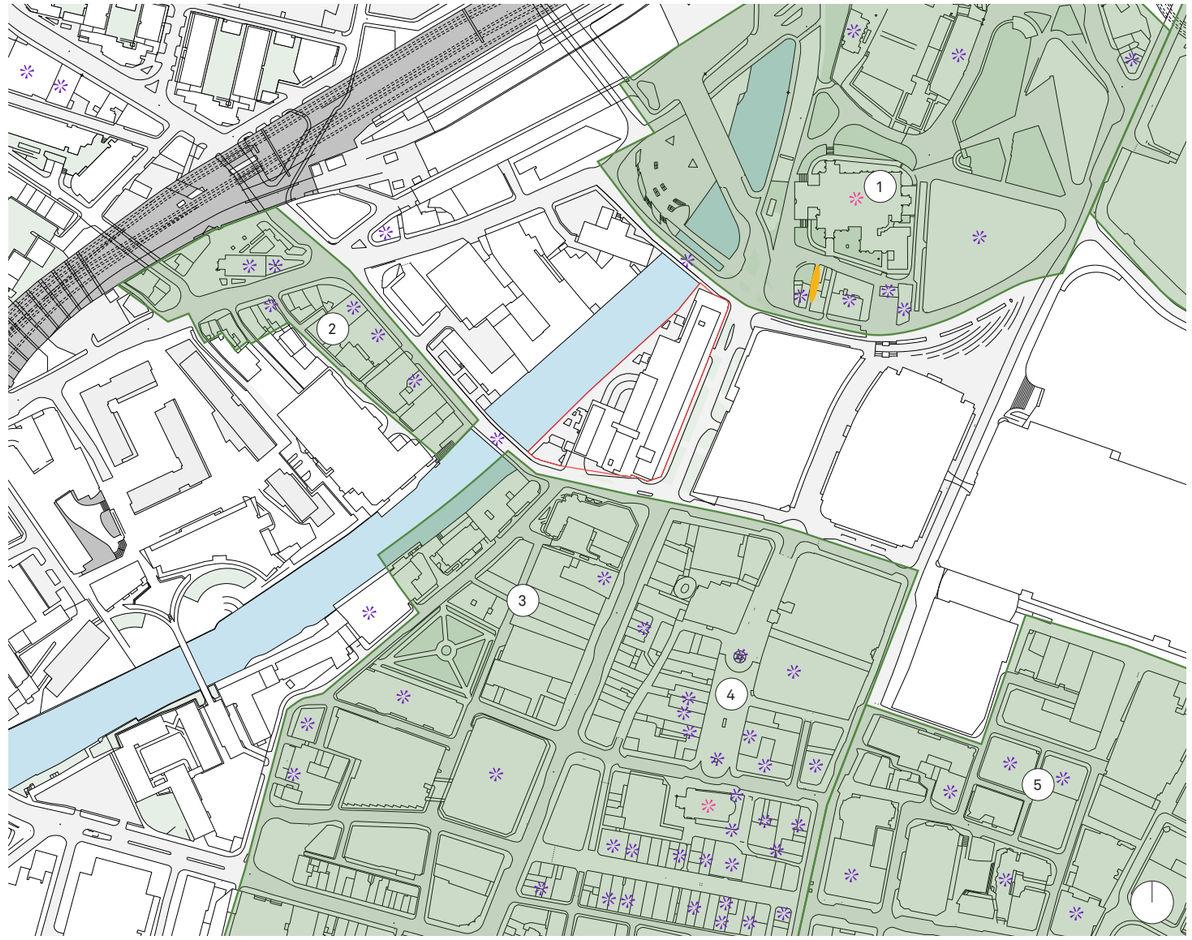
Scheduled Monument

Grade I Listed Building

Grade II Listed Building/ Bridge

Key

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



3.1 Heritage Context

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

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

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



Key

Site Boundary

Significant Listed Buildings/Structures

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



1. Manchester Cathedral

4.0 Consented Scheme Summary

4.1 Consented Scheme

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

- Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3).
- Ground floor retail/ leisure floorspace. (Class E/ Sui Generis drinking establishments)
- Private amenity space for residents (gym, cinema room and external terraces).
- New public realm to include riverside walkway and leisure/ food and beverage space. (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways)
- New landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works.

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

This Section 73 application is seeking approval for amendments to the approved scheme that includes:

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

The approved overall height of the building is not amended.

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

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



Consented view looking north-west along Deansgate/ Blackfriars Street

5.0 Section 73 Proposal

5.1 Section 73 Proposal

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

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

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

- 1X additional fire escape stair shaft.
- 1X additional evacuation lift.
- Additional smoke/ventilation shafts.
- Plus replanning of the primary core to provide evacuation lift and stair lobbies.

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

- Floor plans extended to the south levels 14-27 with amendments to associated elevations.
- New internal accommodation added to level 27 (consented roof plan area) with amendments to the level 27 elevations.
- Minor ground floor facade updates due to internal layout changes.

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

- General internal floor plan layout changes.
- An increase in building GIA/NIA.
- Amended 1/2/3/4 bed % mix.

The approved 300 units has not been changed.

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

- 150_MP_02_2200
- 150_B2_02_2200
- 150_B2_02_2201
- 150_B2_02_2202
- 150_B2_02_2203
- 150_B2_02_2209
- 150_B2_02_2214
- 150_B2_02_2215
- 150_B2_02_2216
- 150_B2_02_2218
- 150_B2_02_2220
- 150_B2_02_2222
- 150_B2_02_2224
- 150_B2_02_2226
- 150_B2_02_2227
- 150_B2_02_2298
- 150_B2_02_2299
- 150_B2_04_2200
- 150_B2_04_2201
- 150_B2_04_2202
- 150_B2_05_2200
- 150_B2_10_4202

The following drawings have been added in this Section 73 application:

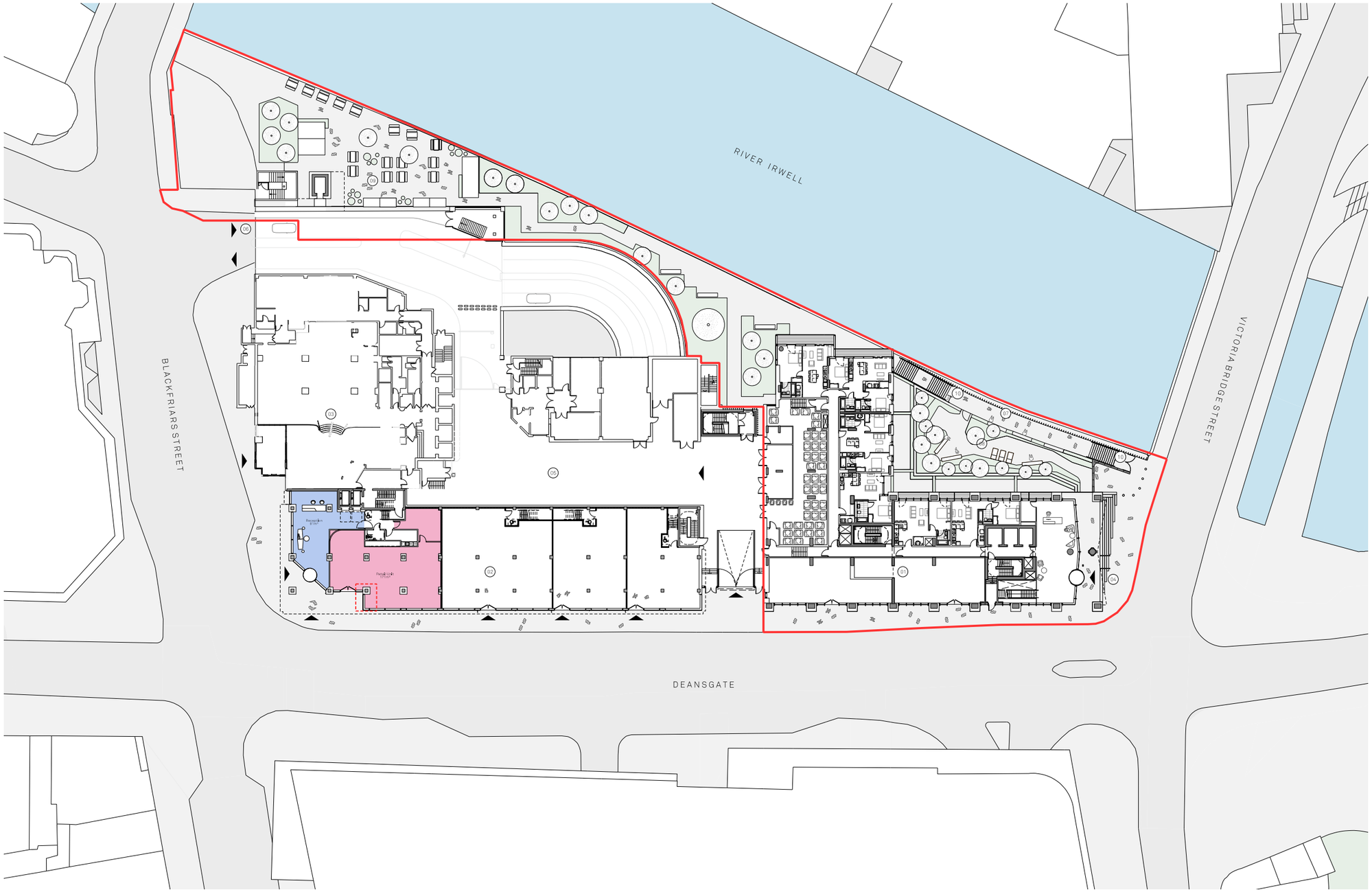
- 150_B2_02_2204
- 150_B2_02_2221

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



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

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



Key

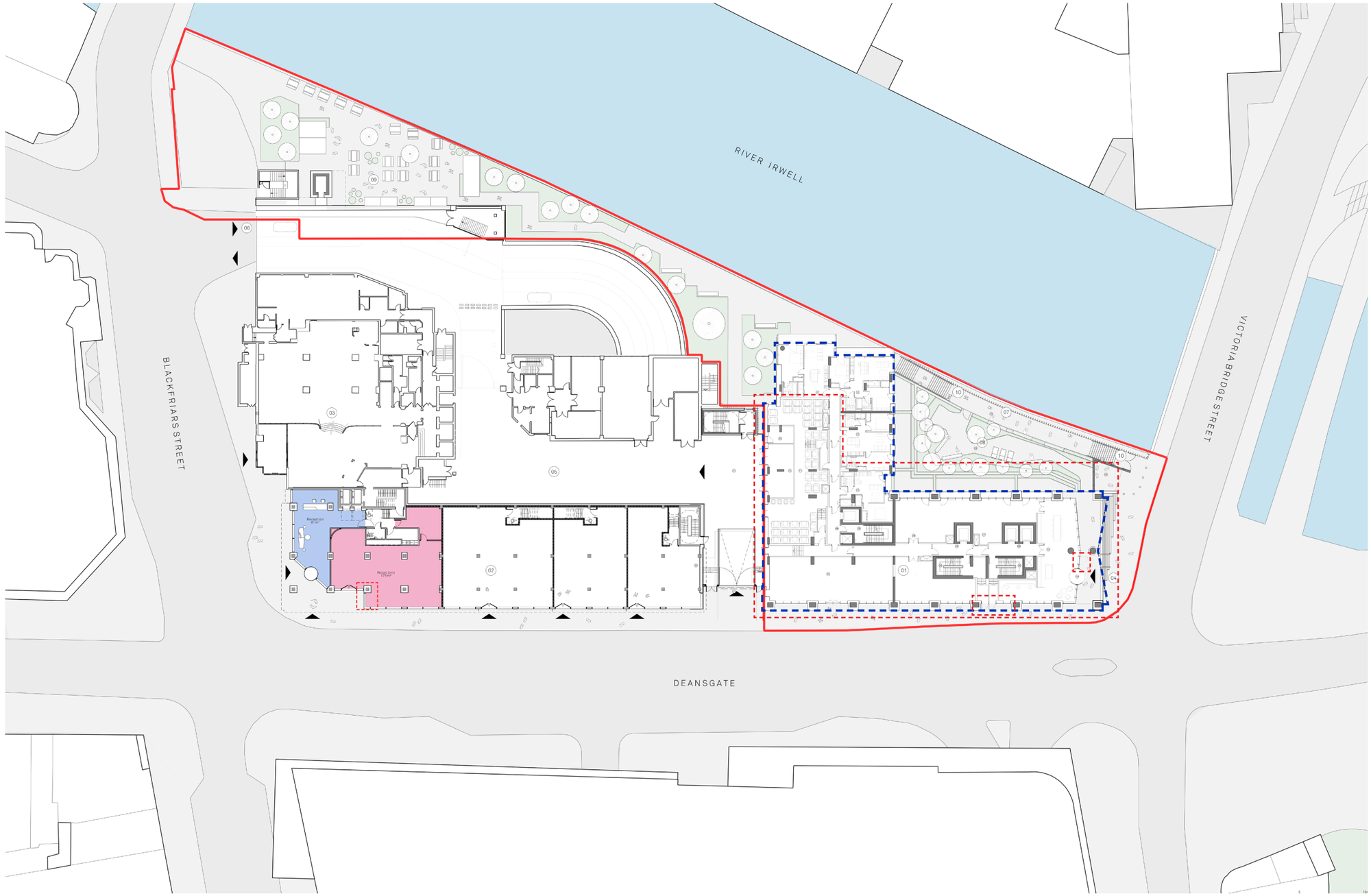
Site application boundary

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

5.2 Masterplan Ground Floor Plan
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies. All apartment layouts amended.
- Minor elevation amendments to ground floor.



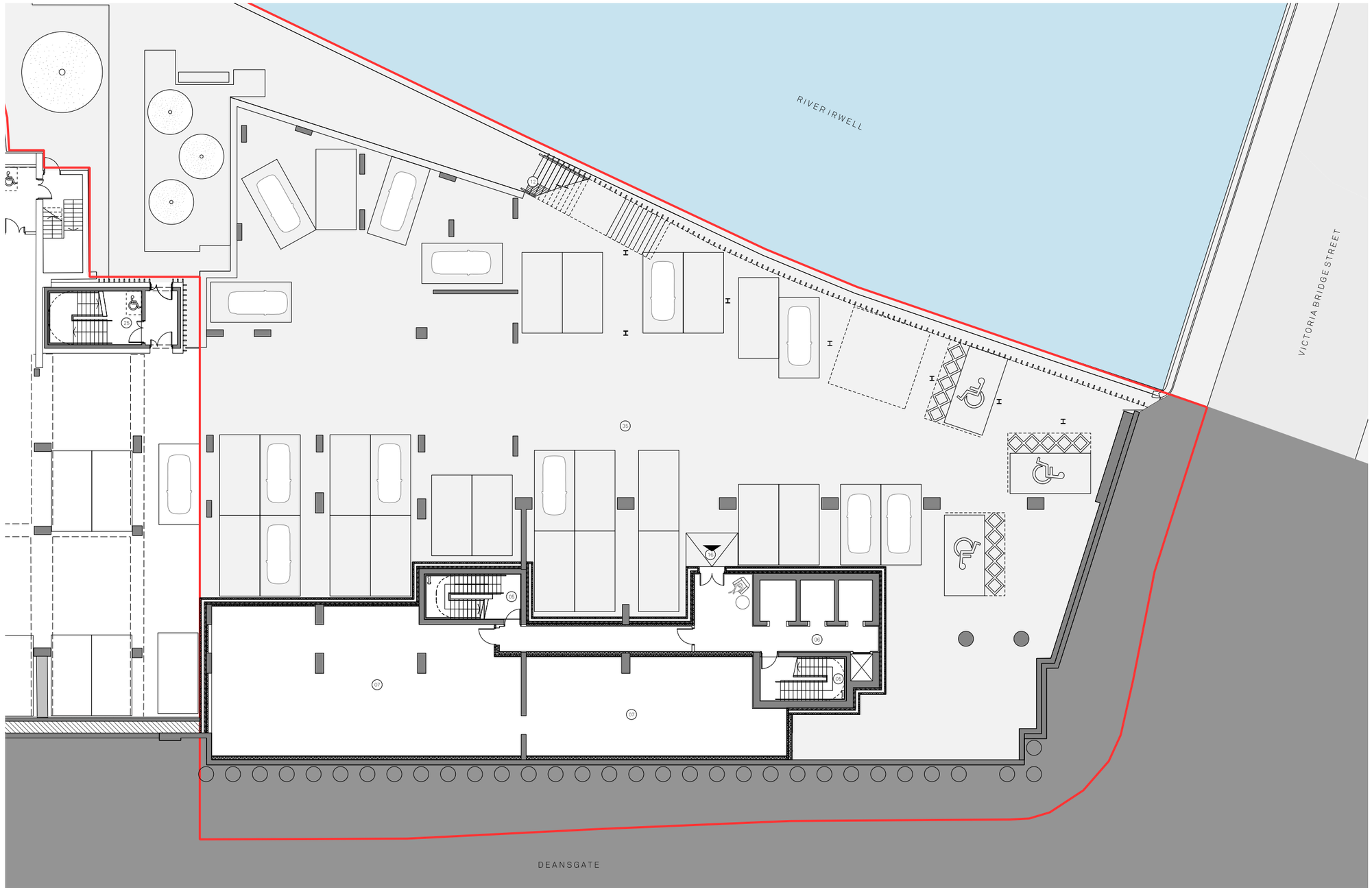
Key

Consented building outline

Amendments

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

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



Key

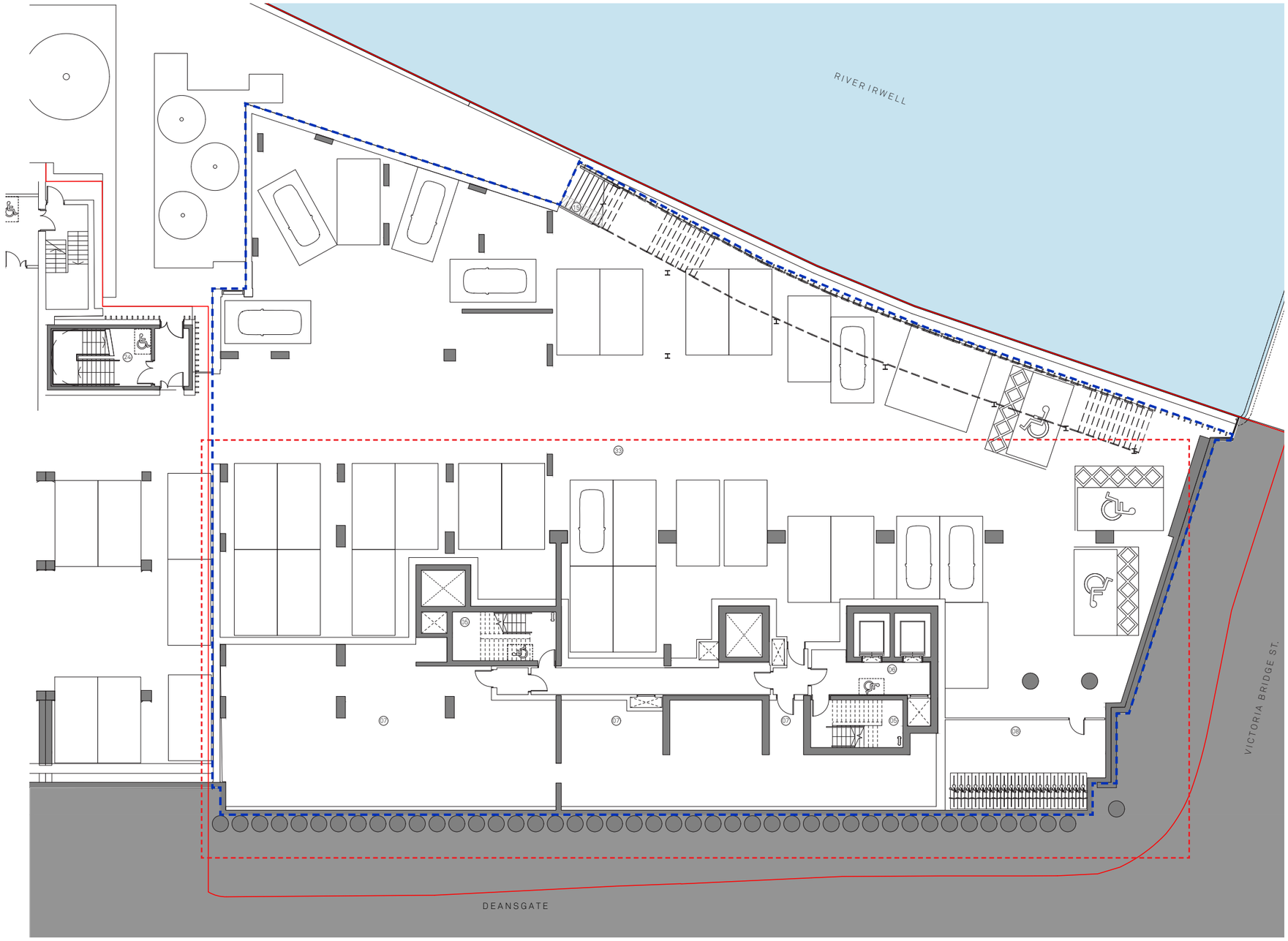
Site application boundary

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

5.2 Lower Ground -02
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



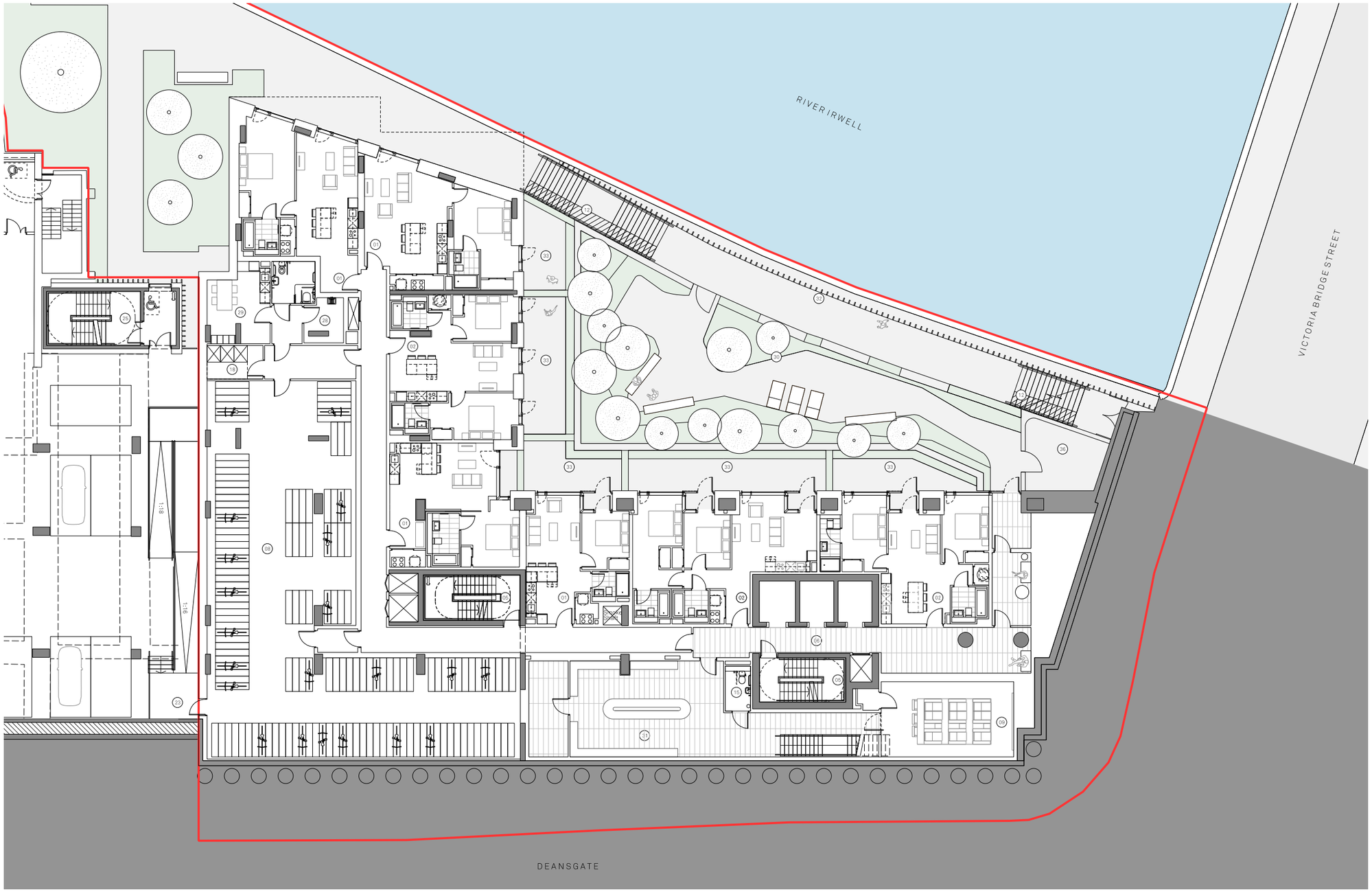
Key

Consented building outline

Amendments

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

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



Key

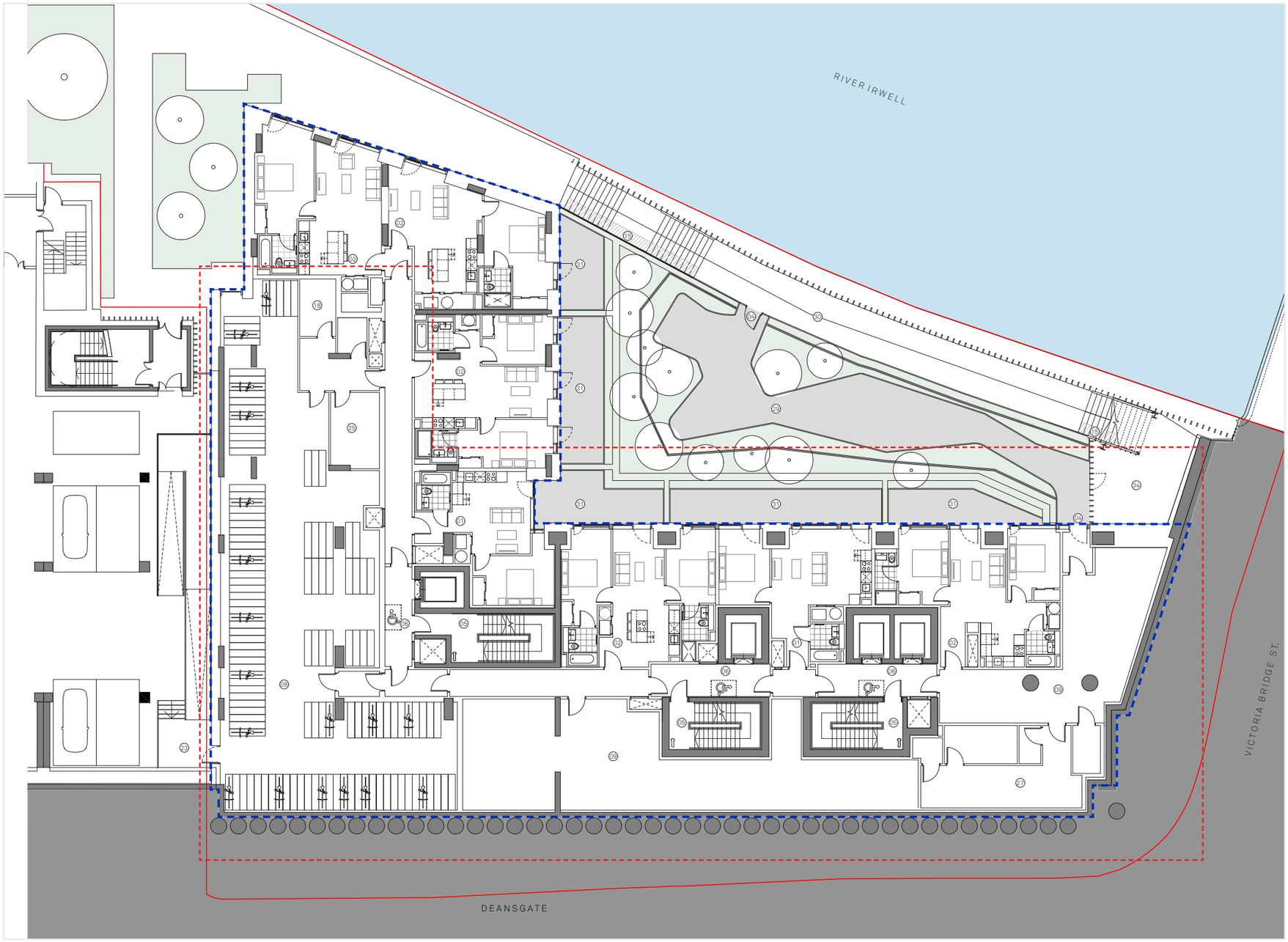
Site application boundary

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17. Roof Garden
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19. Parcel Store
20. Main Entrance
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22. Service Yard Entrance
23. Premier House
24. Service Yard
25. Car park Escape Stair
26. Switch Room
27. Substation
28. Cleaners Store
29. Staff Welfare
30. Residents Riverside Garden
31. Postal Lounge
32. Terrace
33. Private Terrace
34. Accessible Stair Lift
35. Residents Car Park
36. Garden Store

5.2 Lower Ground -01
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

Consented building outline

Amendments

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

5.2 Ground Floor
Consented Ref:132088/FO/2021

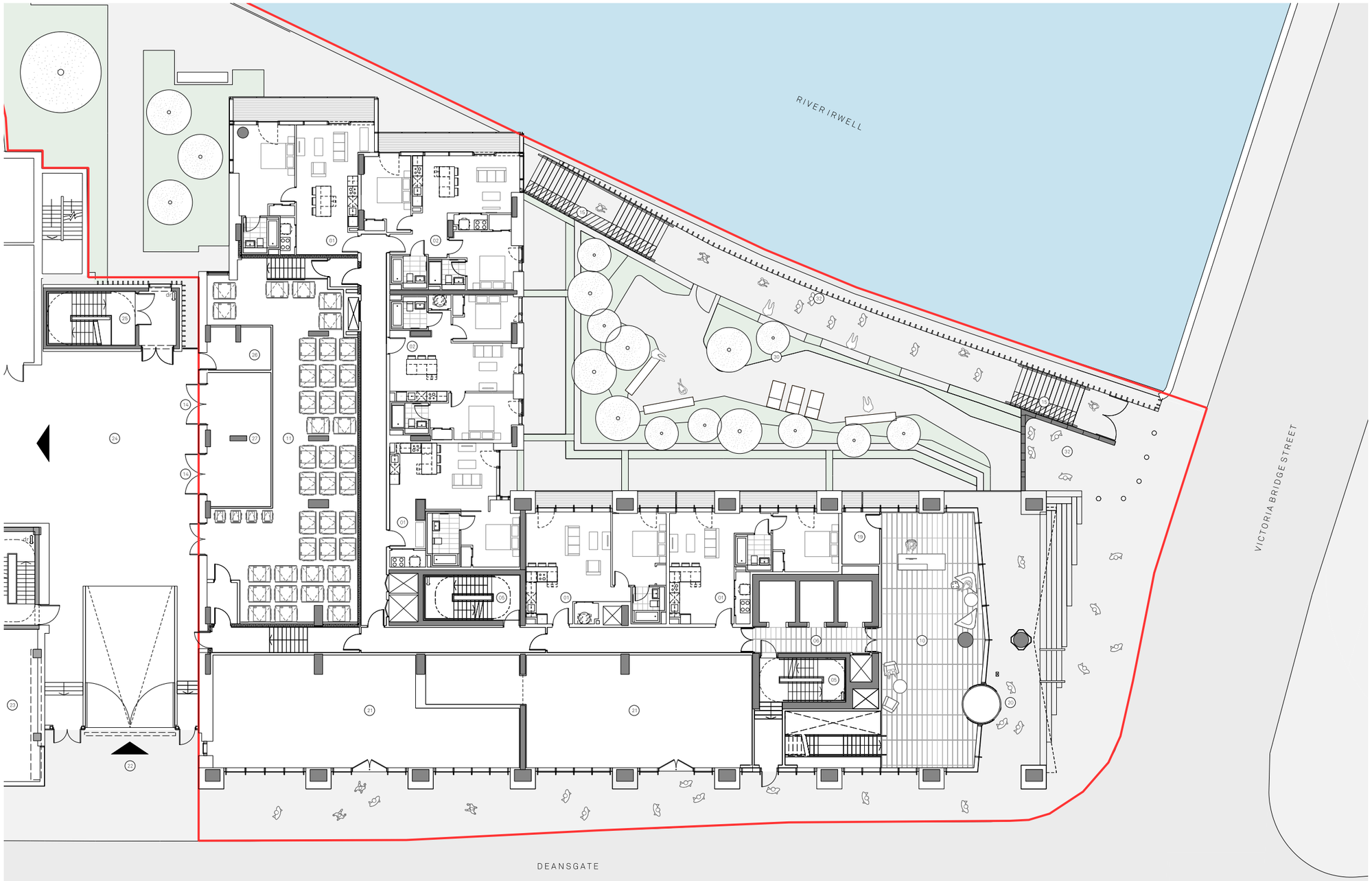
The ground floor has been carefully arranged to ensure active frontages address the riverfront and Deansgate.

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

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

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

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



Key

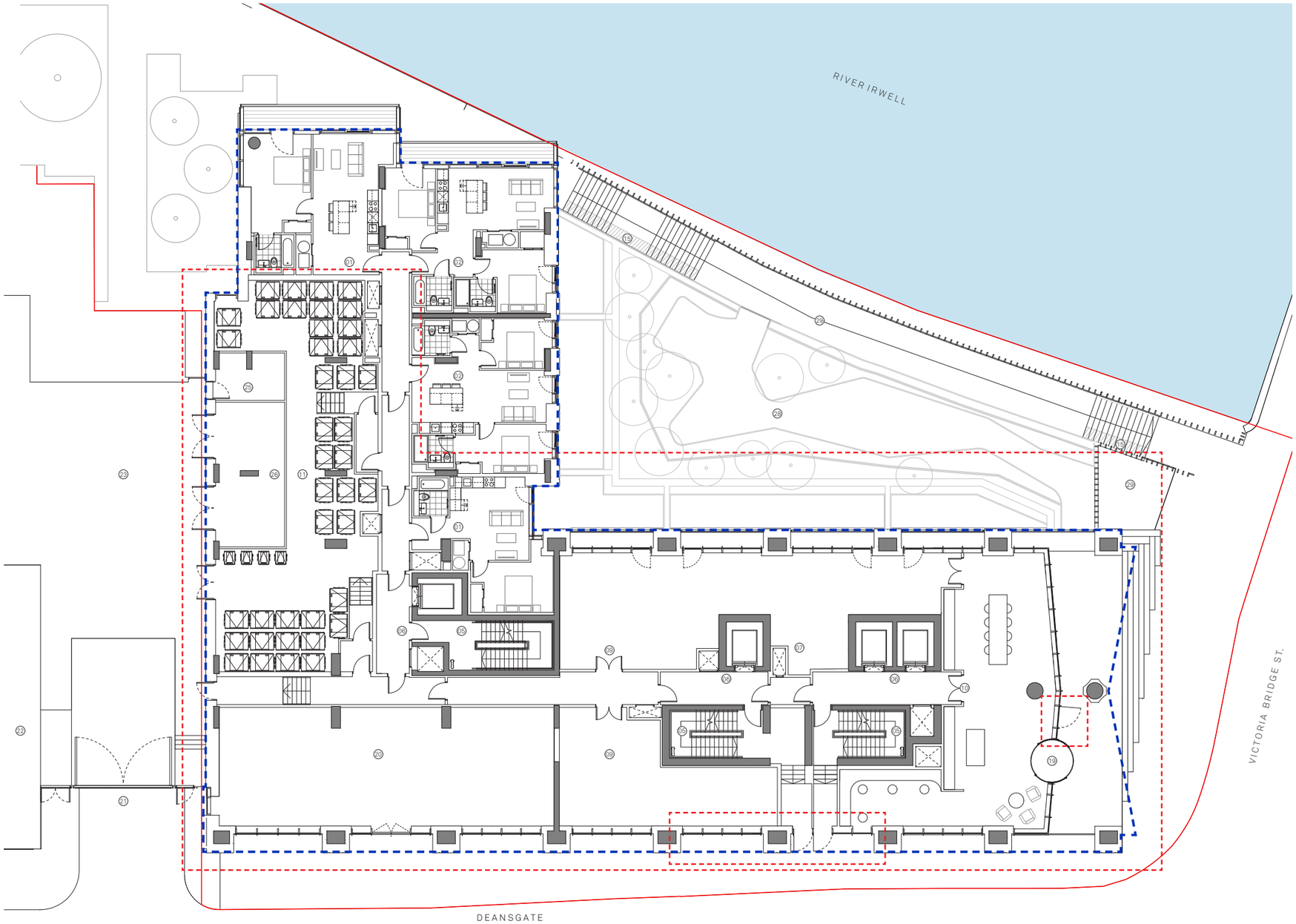
Site application boundary

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

5.2 Ground Floor
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated fire fighting lobbies. All apartment layouts amended.
- Minor elevation amendments to ground floor.



Key

Consented building outline

Amendments

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

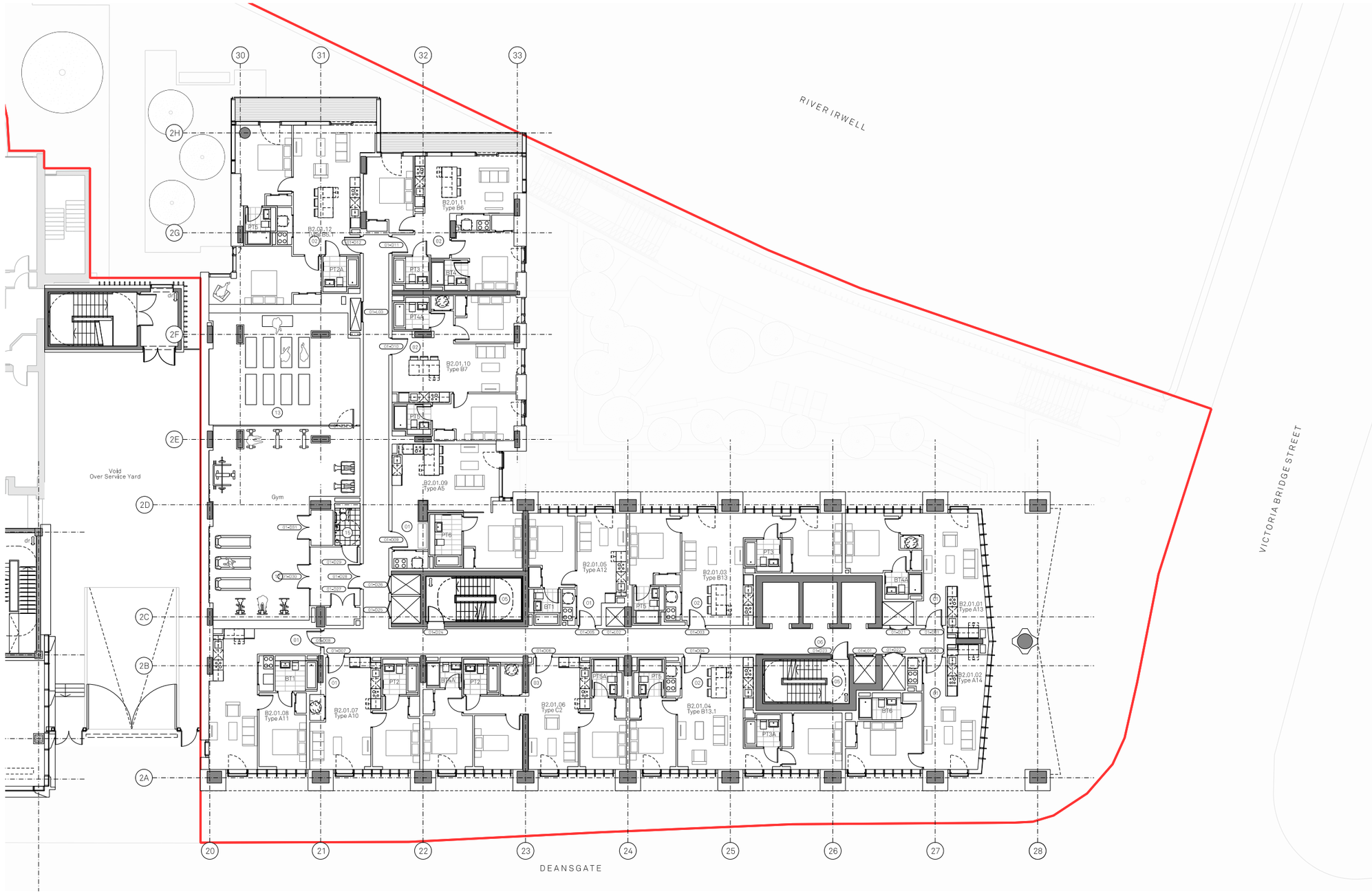
5.2 Level 01
Consented Ref:132088/FO/2021

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

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

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

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



Key

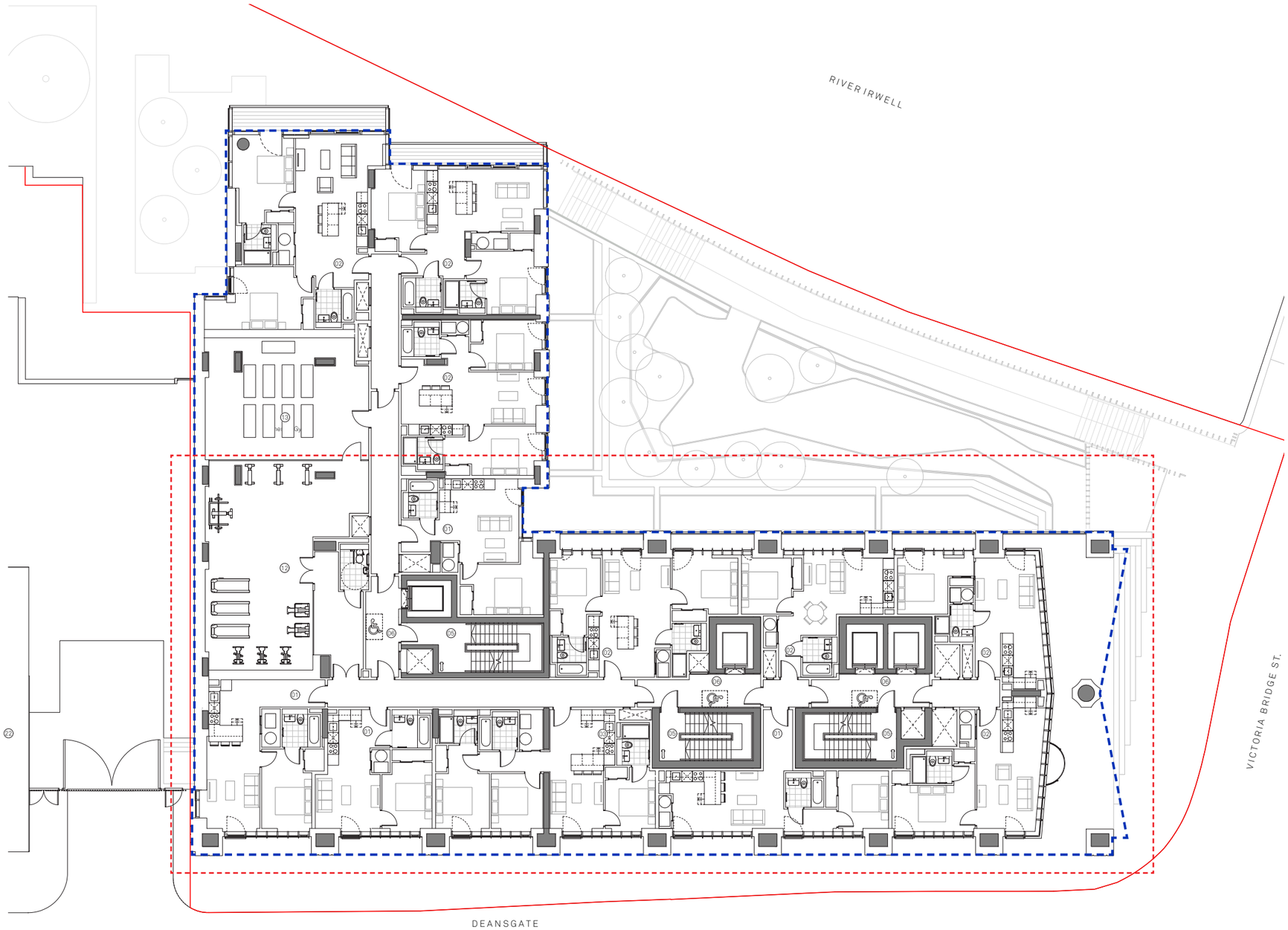
Site application boundary

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

5.2 Level 01
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

Consented building outline

Amendments

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

5.2 Level 02
Consented Ref:132088/FO/2021

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

Each of the apartments benefit from juliet balconies.

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

All apartments have been space planned to Manchester Design Standards.



Key

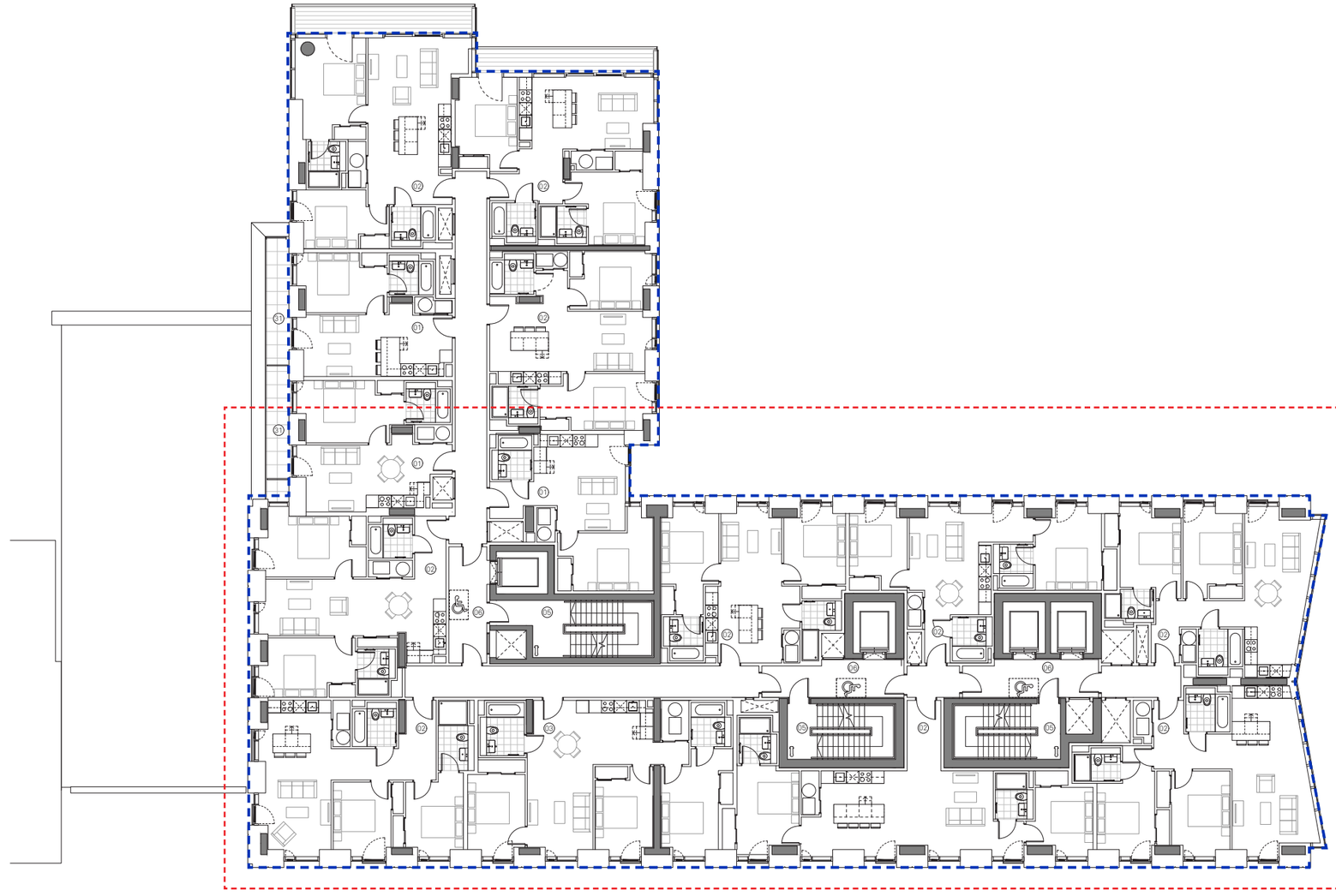
Site application boundary

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

5.2 Level 02
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

Consented building outline

Amendments

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

5.2 Level 03
Consented Ref:132088/FO/2021



Key

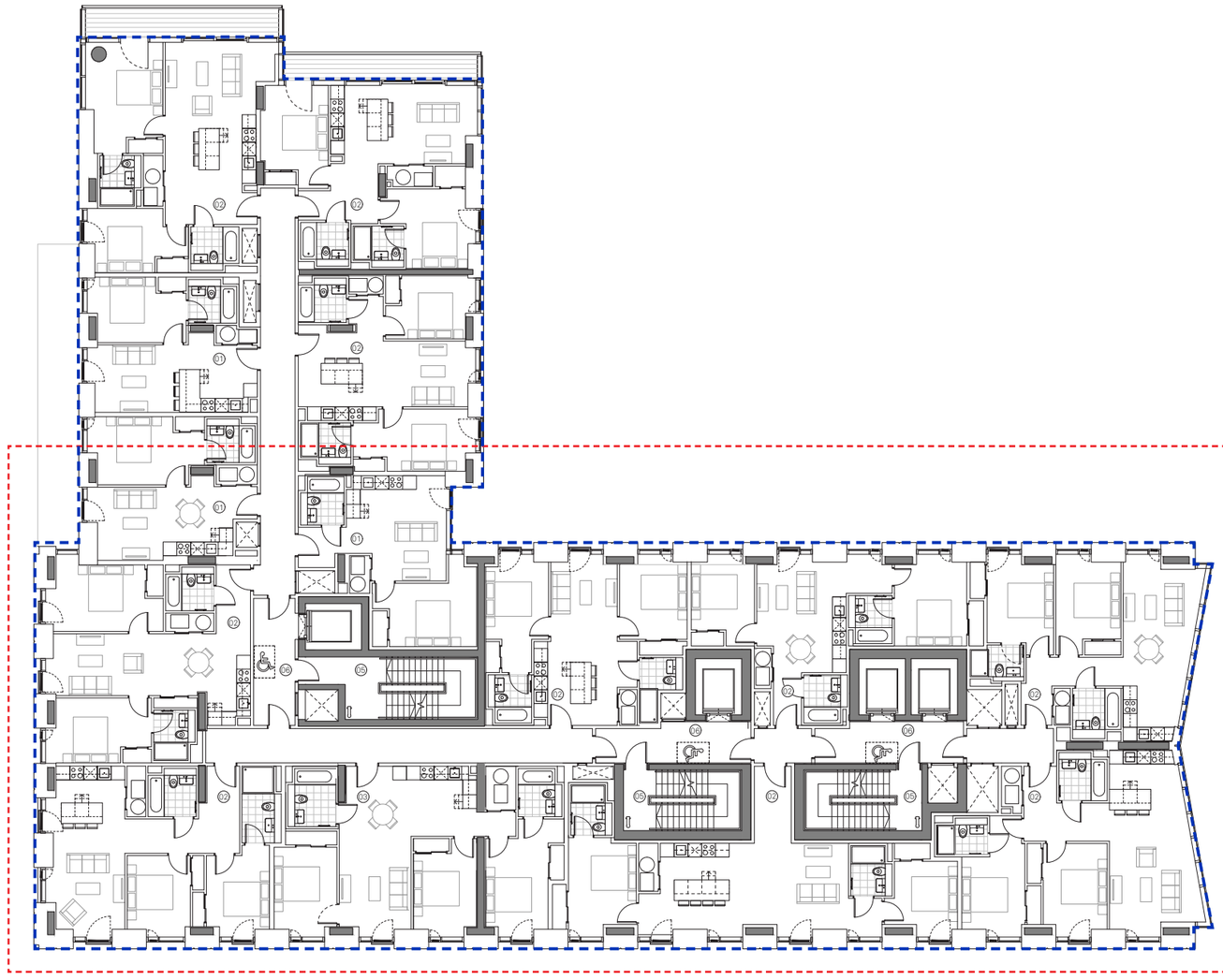
Site application boundary

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

5.2 Level 03
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

Consented building outline

Amendments

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

5.2 Level 04
Consented Ref:132088/FO/2021



Key

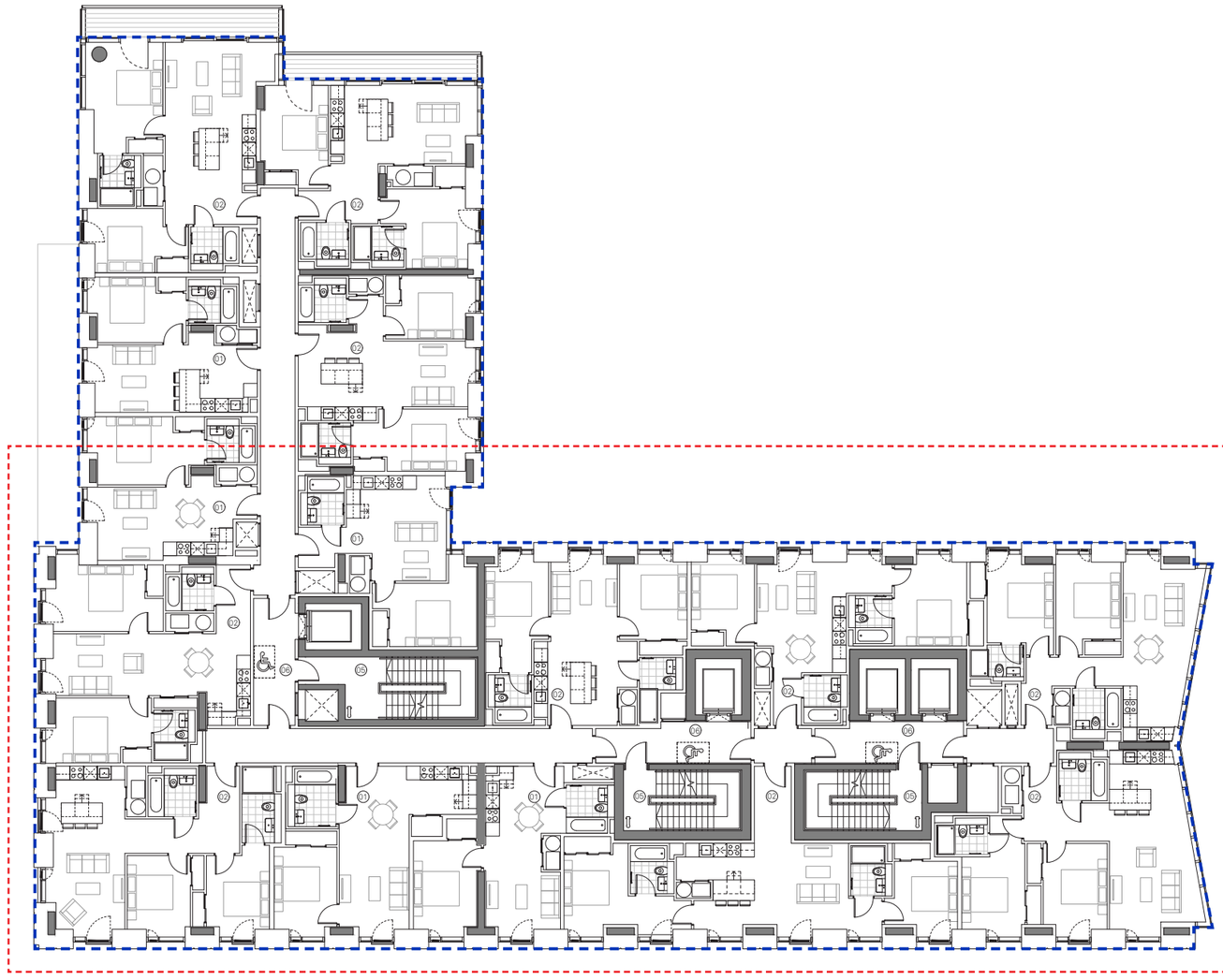
Site application boundary

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

5.2 Level 04
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

Consented building outline

Amendments

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

5.2 Level 09
Consented Ref:132088/FO/2021



Key

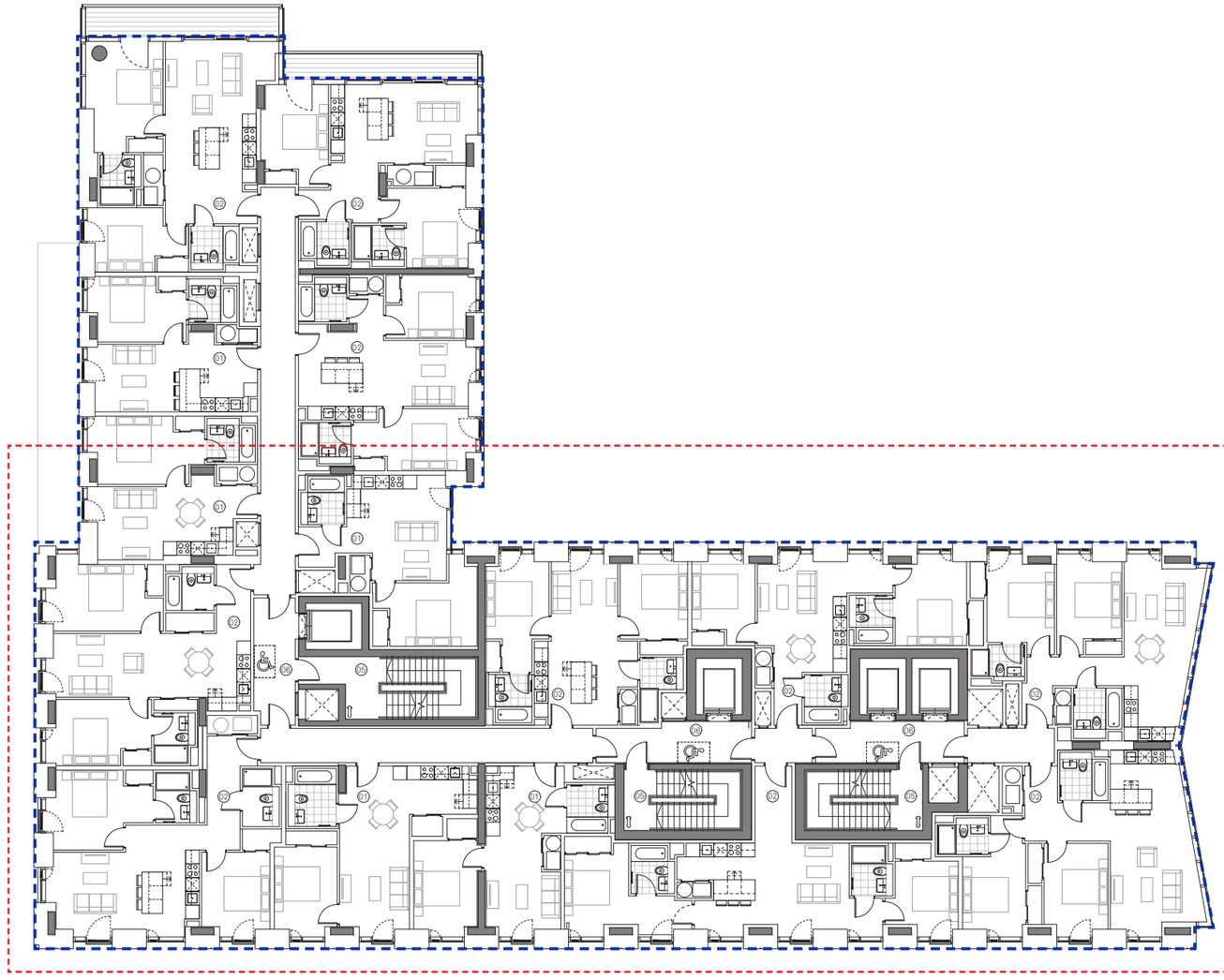
Site application boundary

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

5.2 Level 09
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



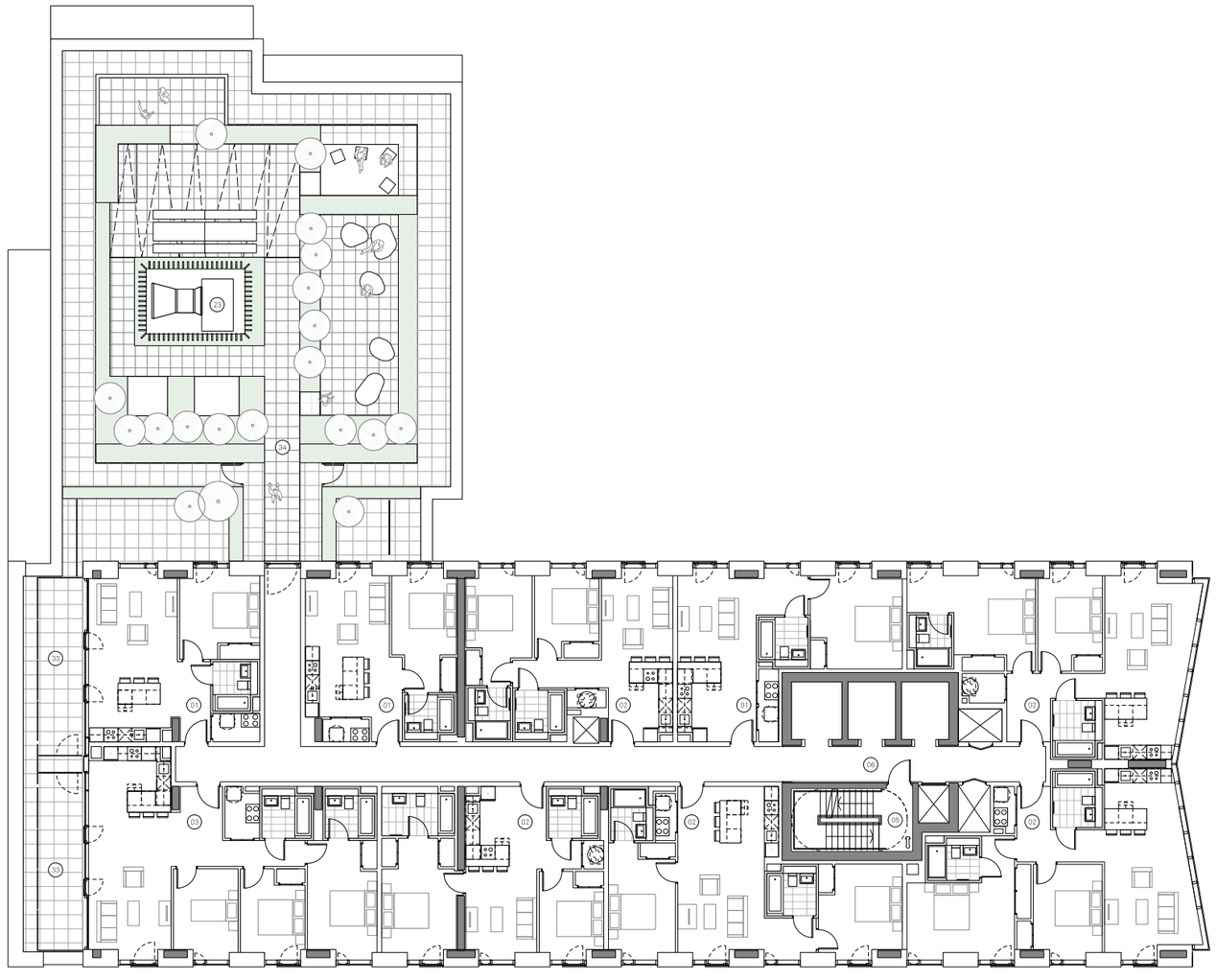
Key

Consented building outline

Amendments

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

5.2 Level 14
Consented Ref:132088/FO/2021



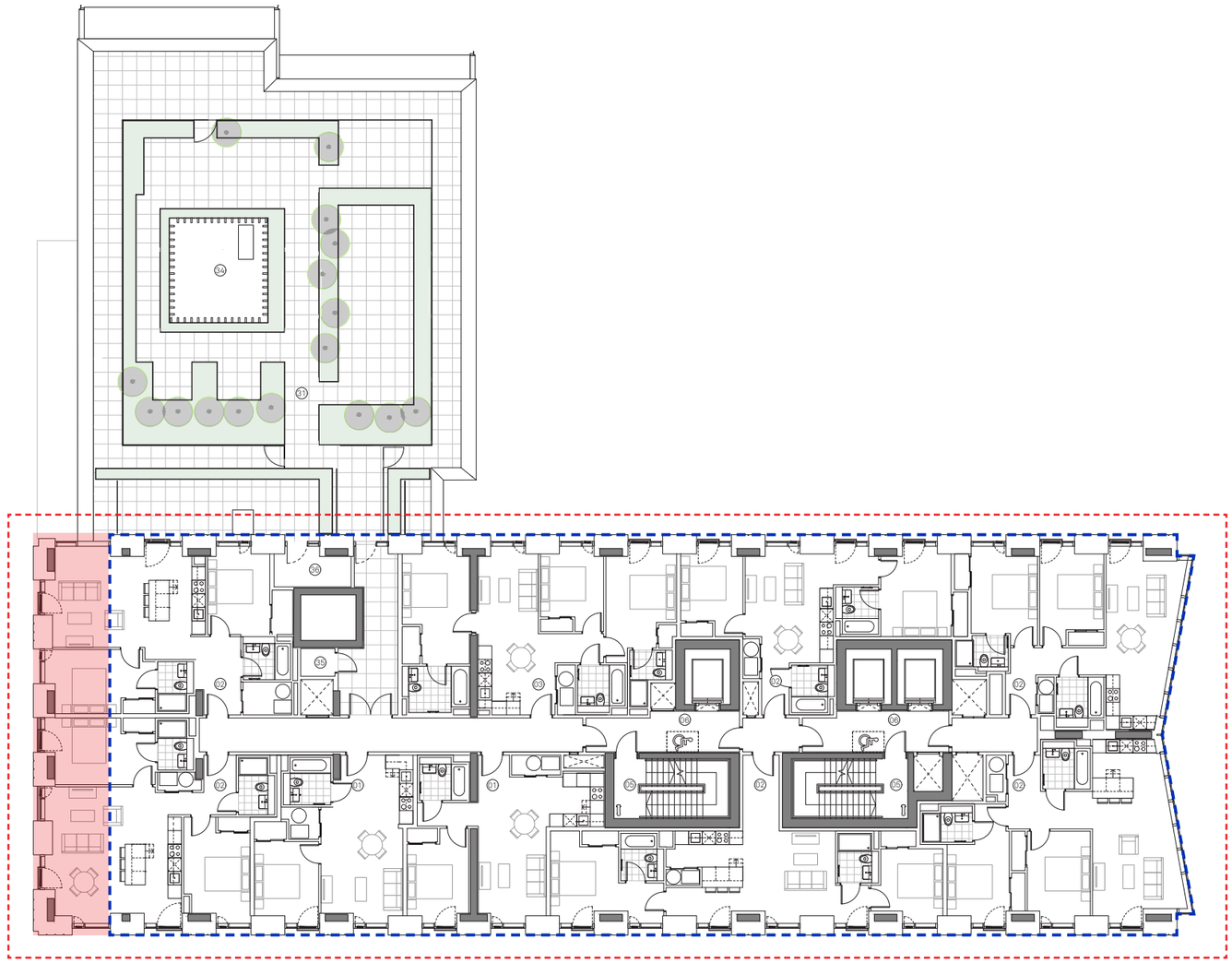
Key

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

5.2 Level 14
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

Consented building outline

Amendments

Extended floorplate

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

5.2 Level 15
Consented Ref:132088/FO/2021



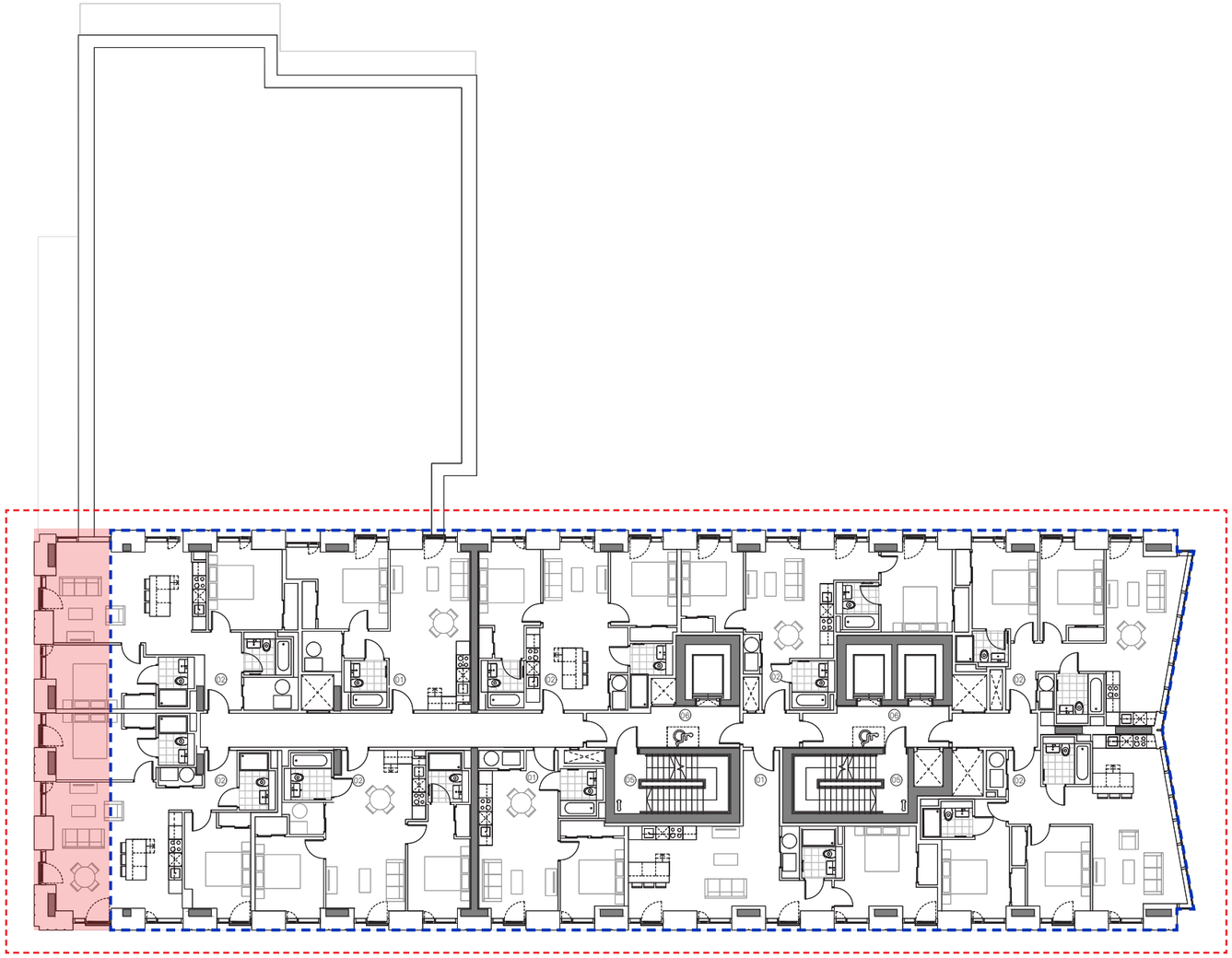
Key

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

5.2 Level 15
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies. All apartment layouts amended.
- Internal floor plate extended into previous / consented external terrace area. Therefore 15th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.



Key

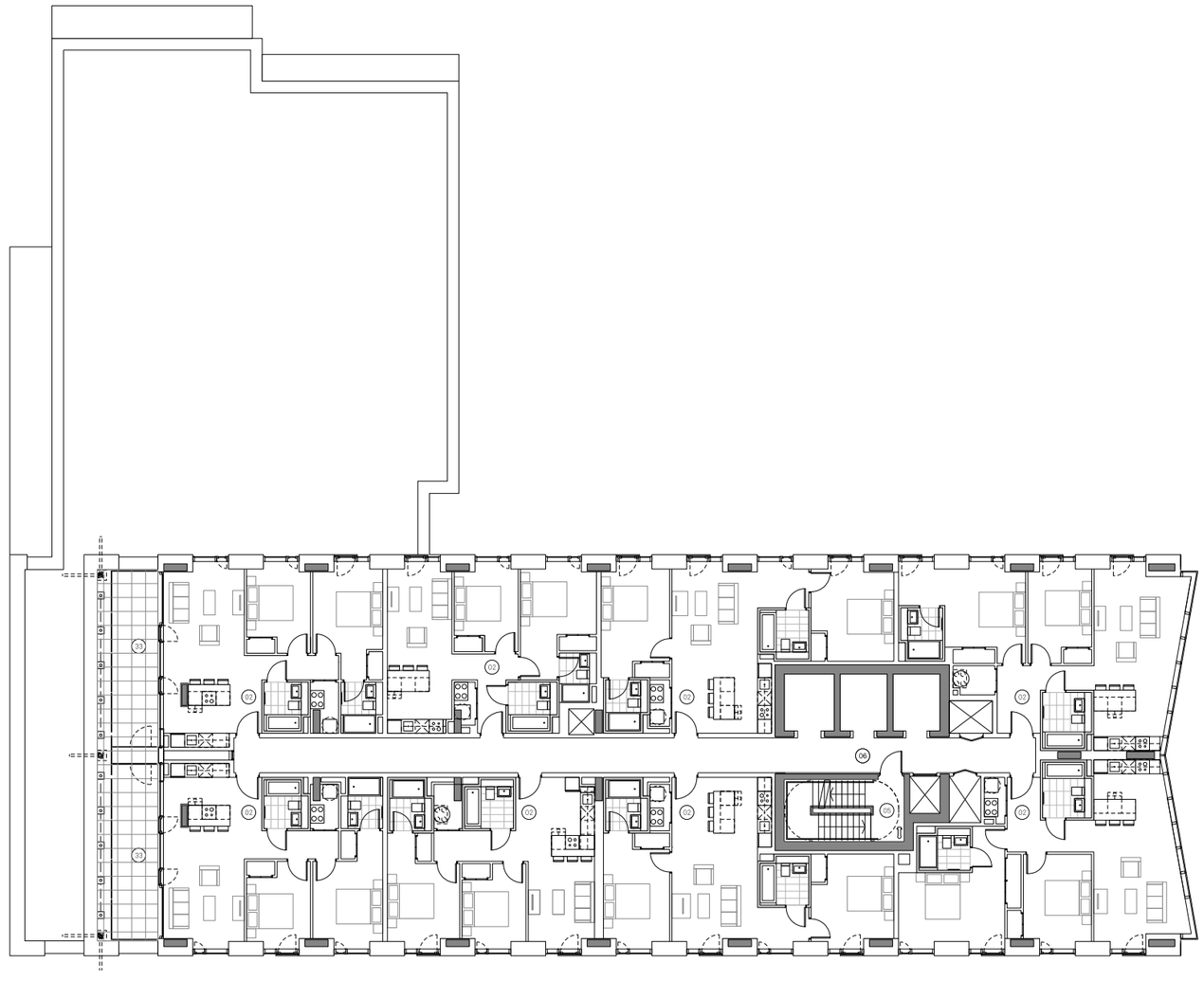
Consented building outline

Amendments

Extended floorplate

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

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



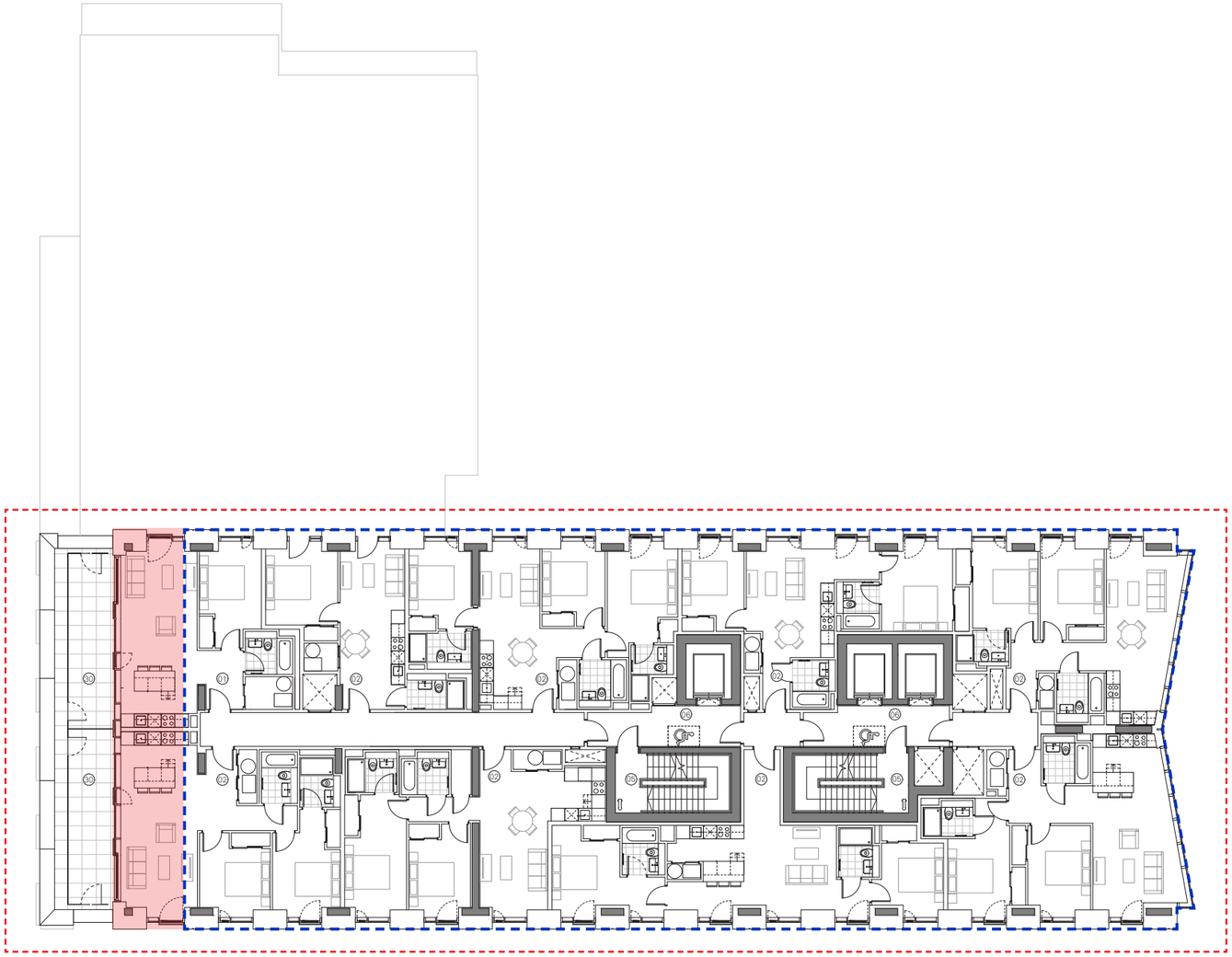
Key

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

5.2 Level 16-17
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies. All apartment layouts amended.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 16th & 17th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.



Key

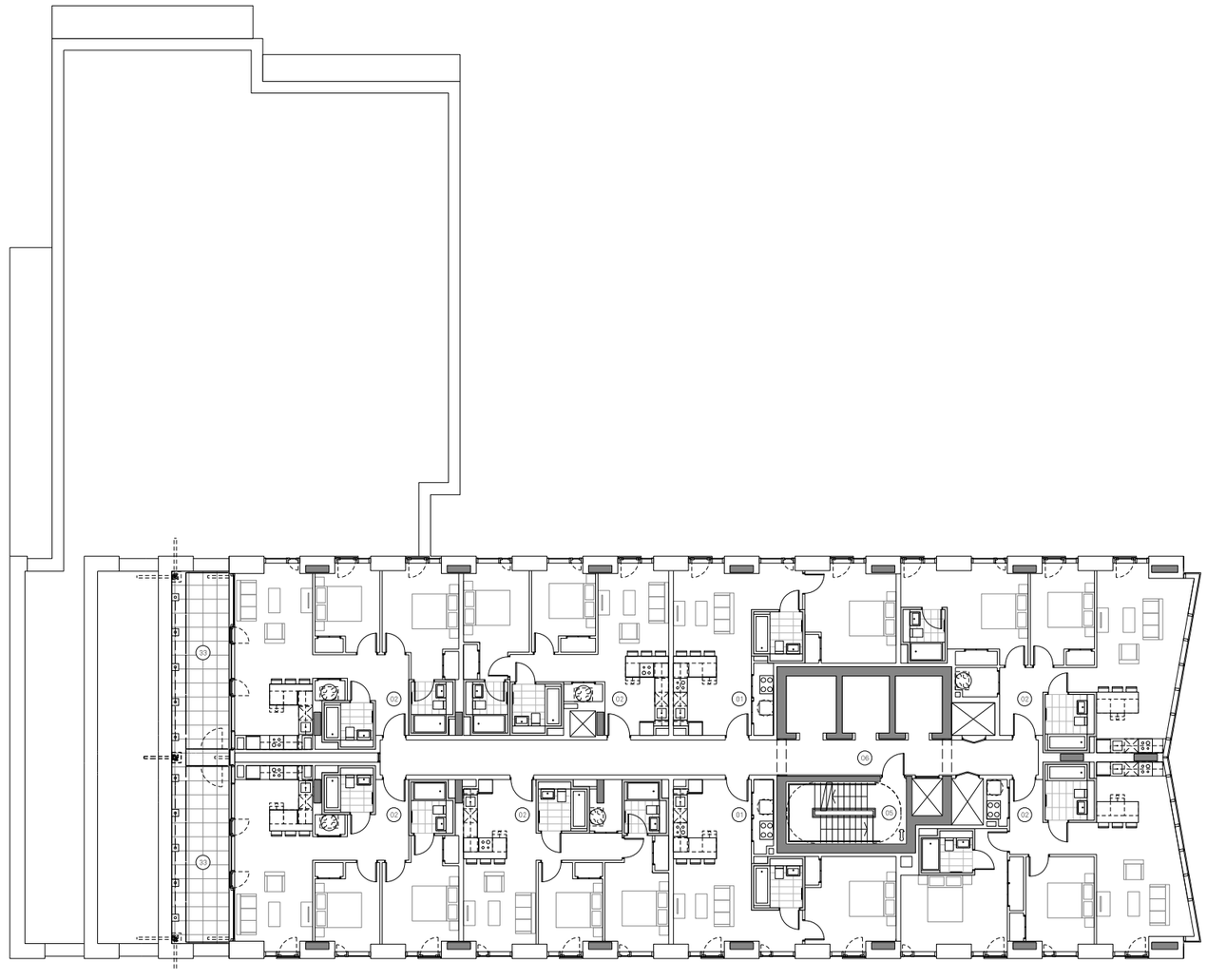
Consented building outline

Amendments

Extended floorplate

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

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



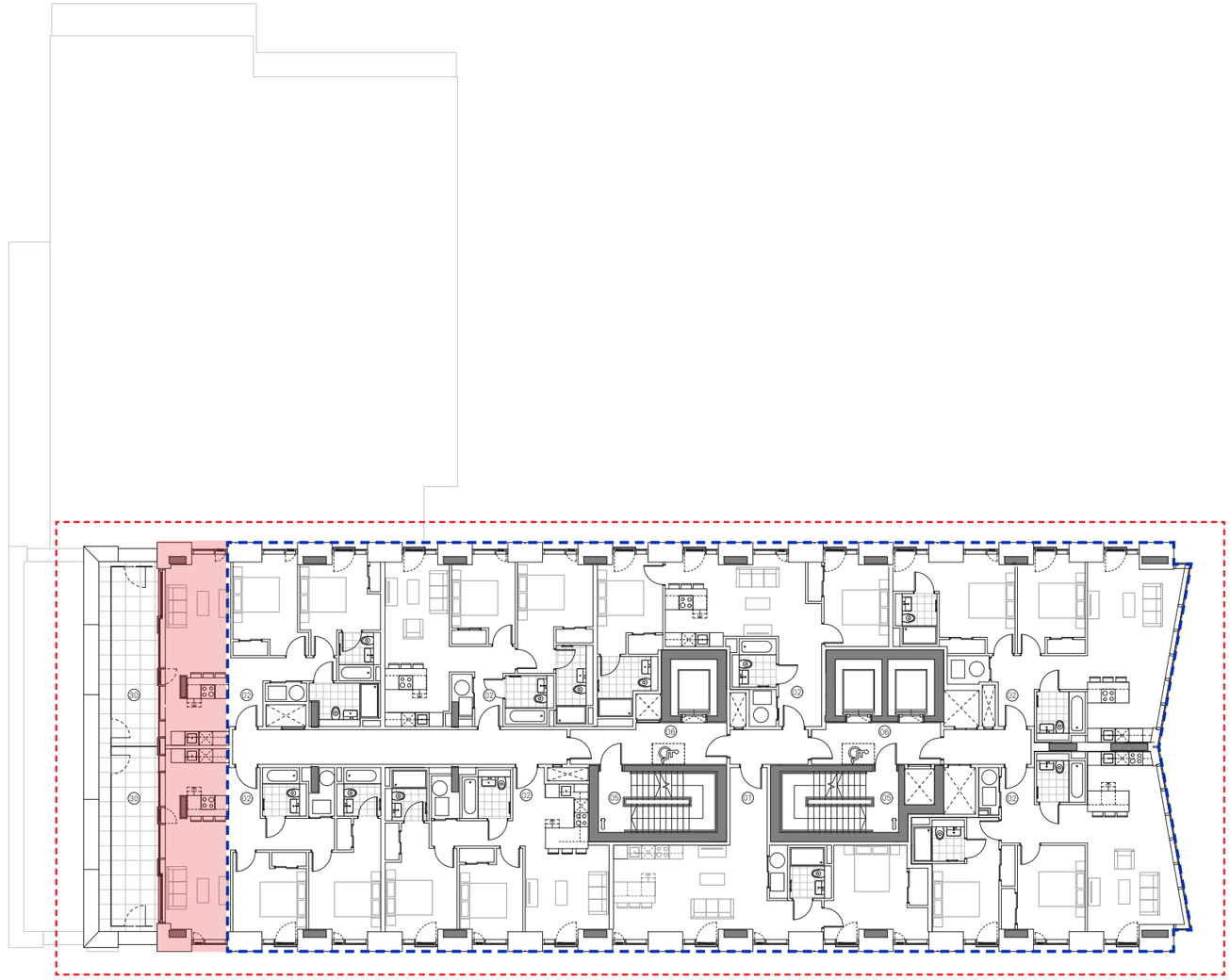
Key

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

5.2 Level 18-19
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies. All apartment layouts amended.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 18th & 19th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.



Key

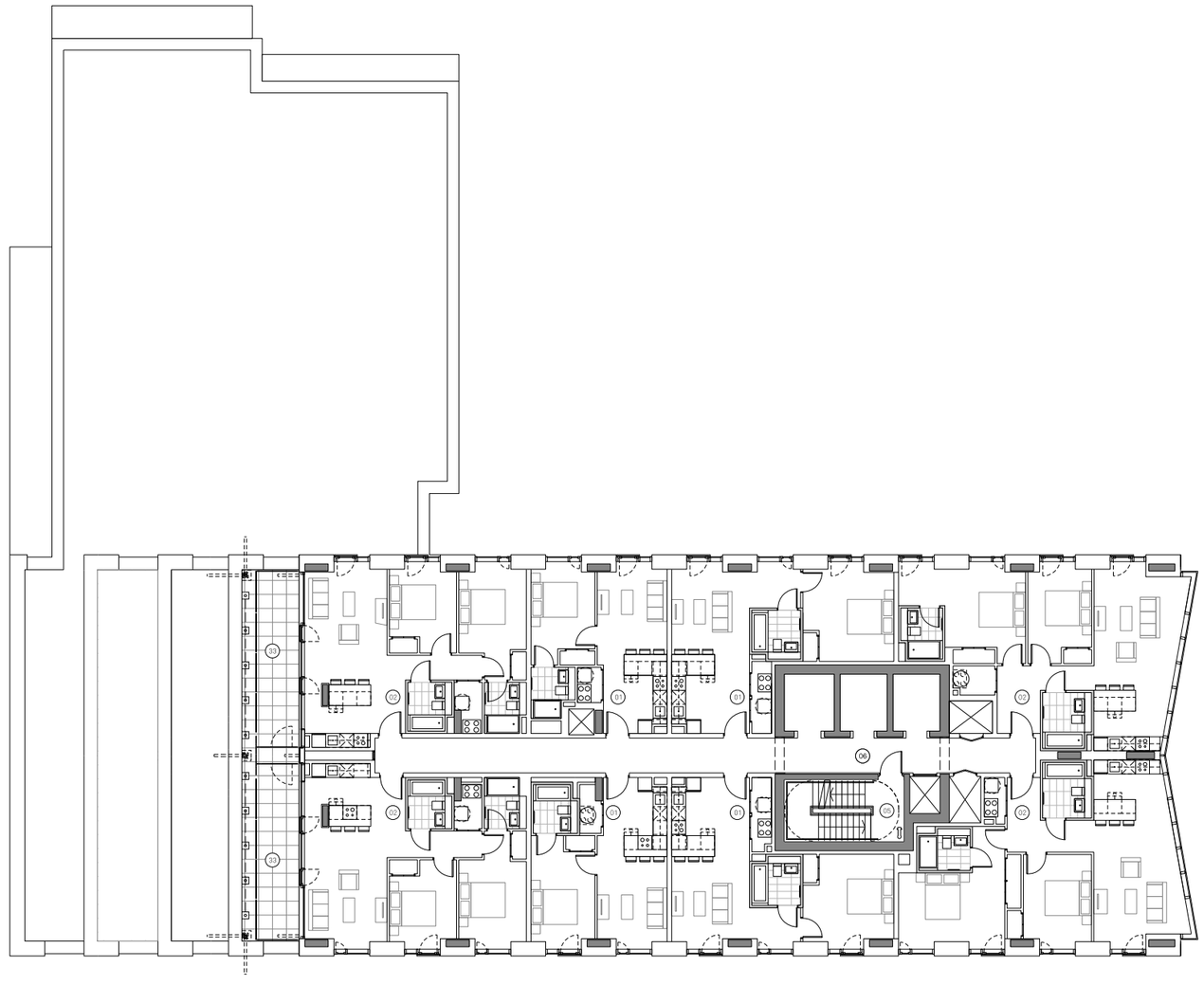
Consented building outline

Amendments

Extended floorplate

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

5.2 Level 20
Consented Ref:132088/FO/2021



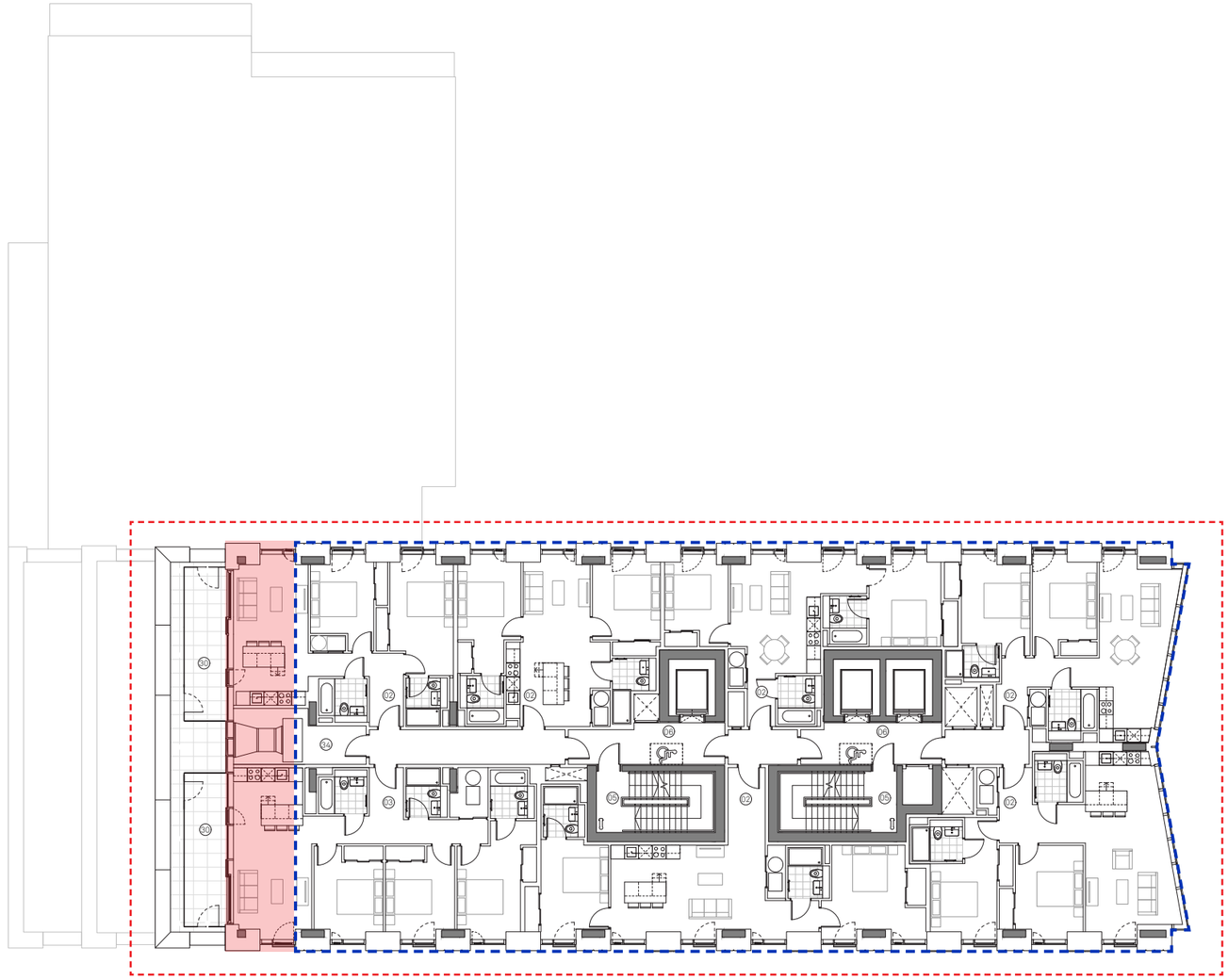
Key

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

5.2 Level 20
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies. All apartment layouts amended.
- New smoke vent plant located internally to south facing elevation.
- New decorative louvres added to south facing elevation.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 20th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.



Key

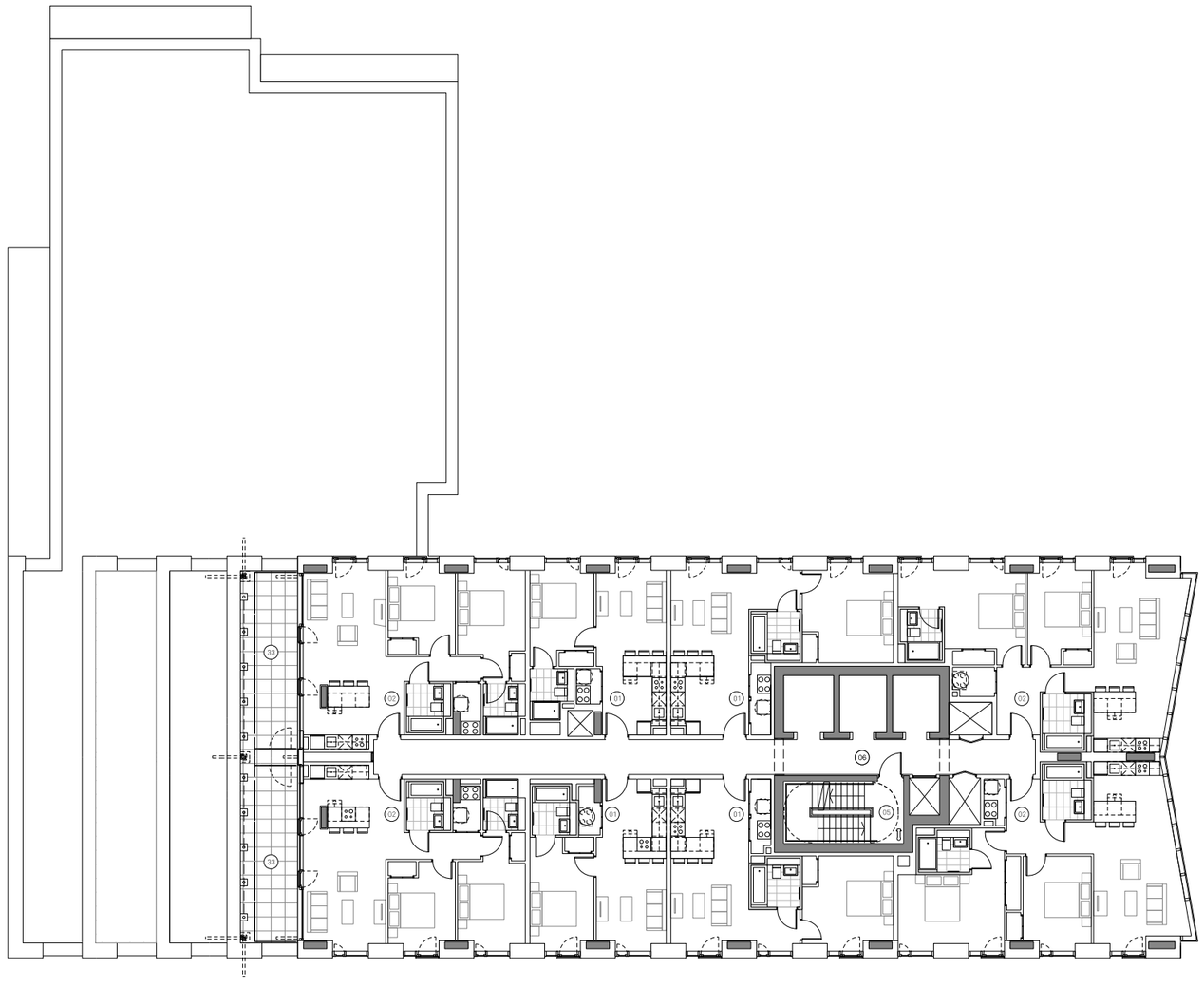
Consented building outline

Amendments

Extended floorplate

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

5.2 Level 21
Consented Ref:132088/FO/2021



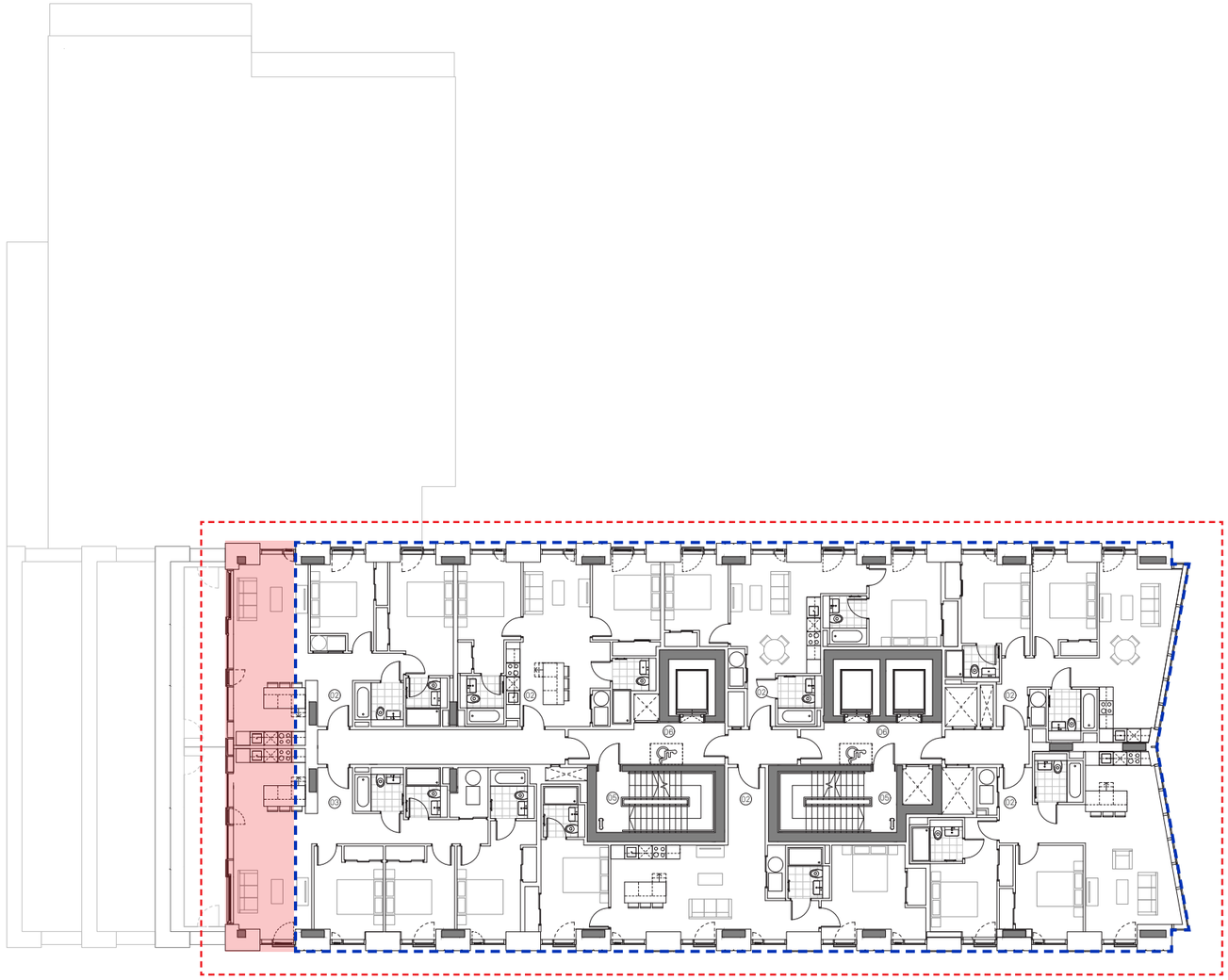
Key

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

5.2 Level 21
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

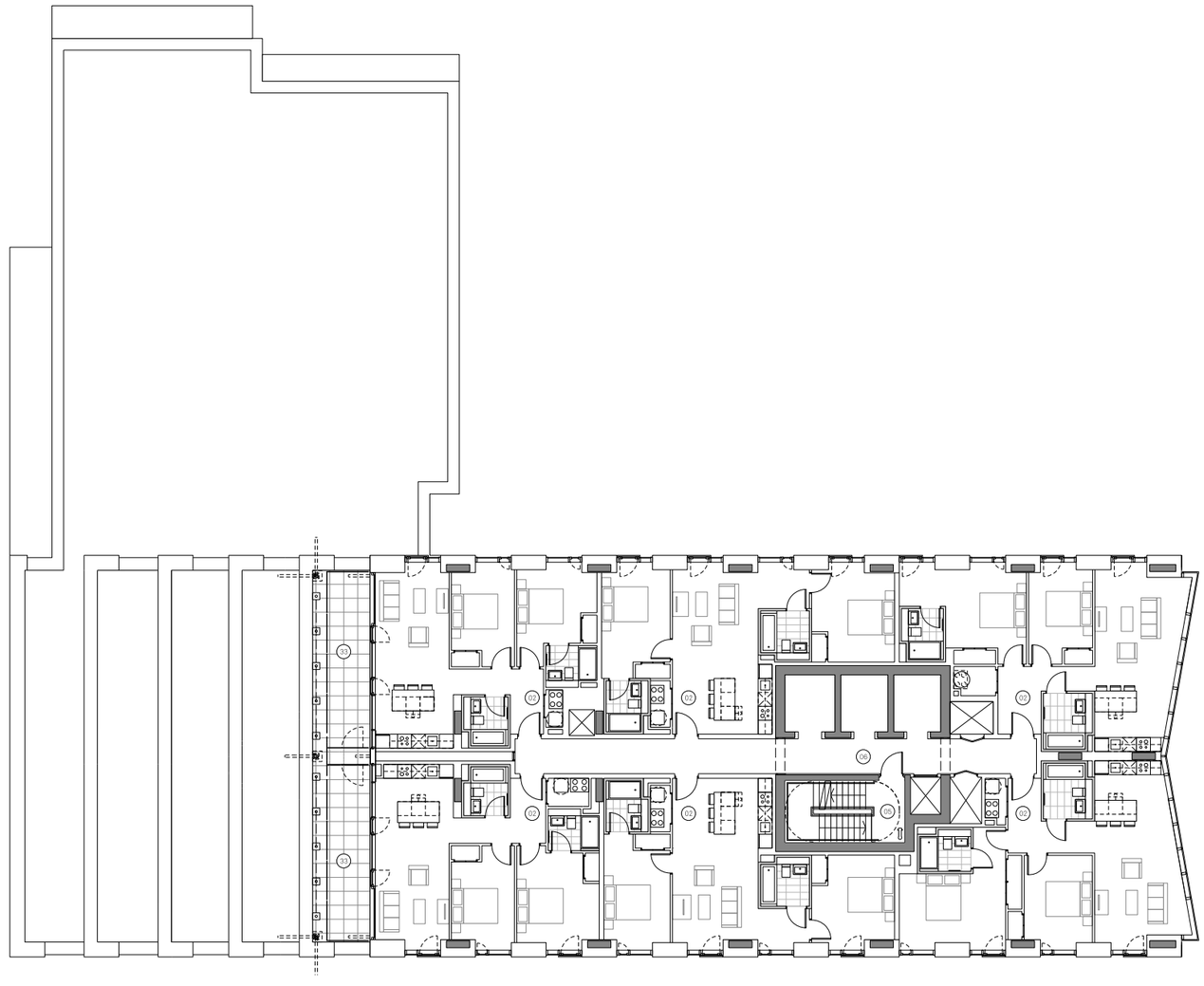
Consented building outline

Amendments

Extended floorplate

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

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



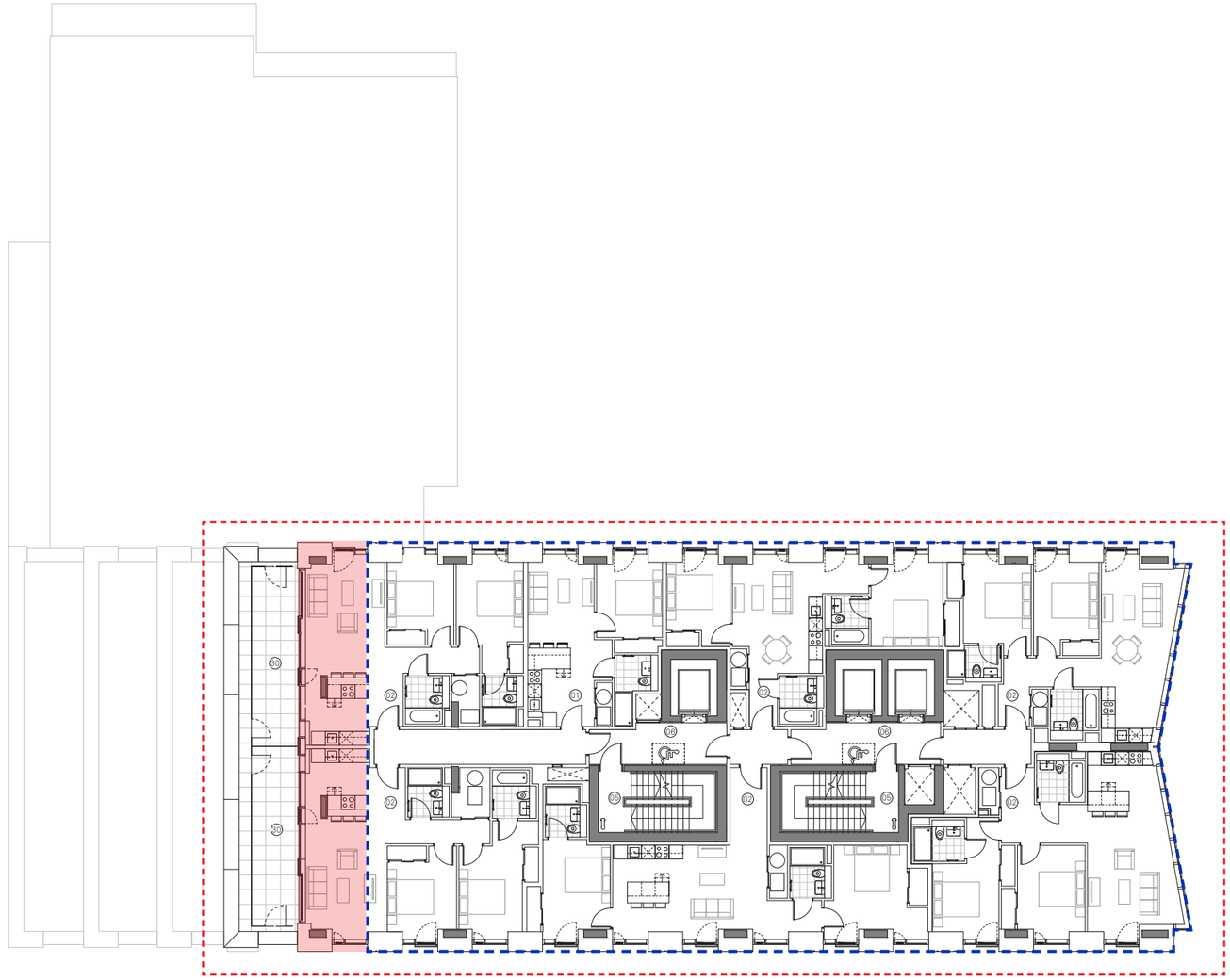
Key

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

5.2 Level 22-23
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

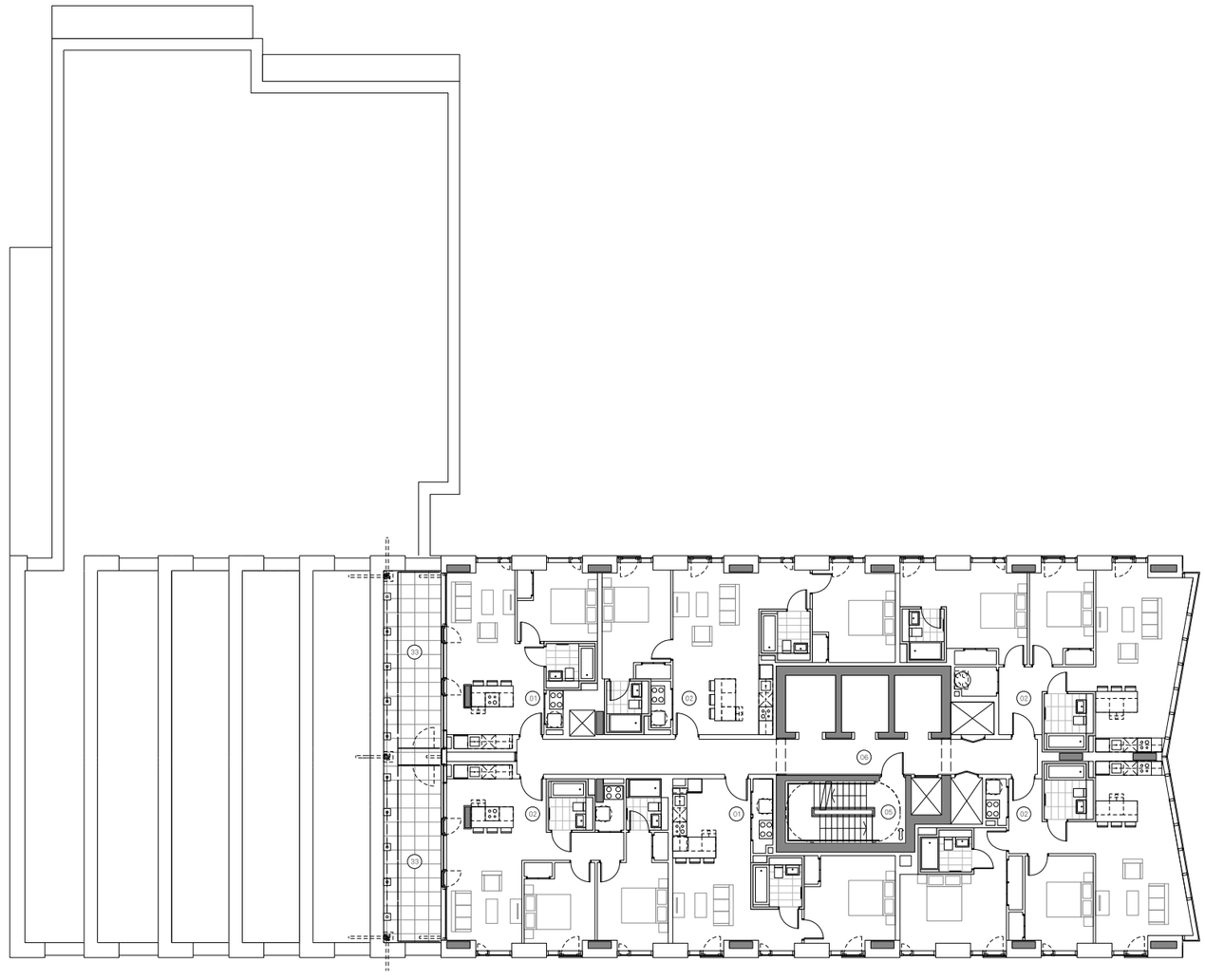
Consented building outline

Amendments

Extended floorplate

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

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



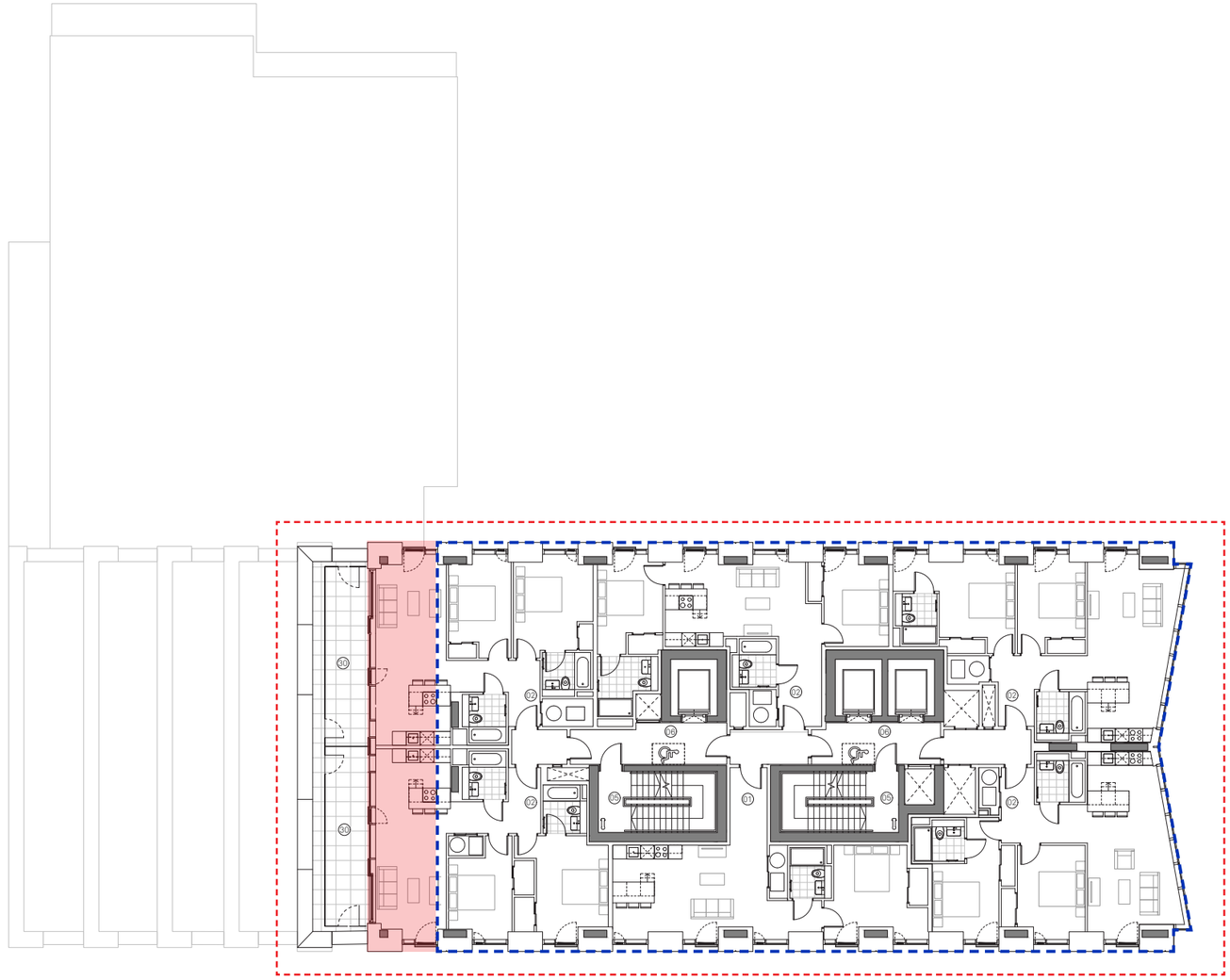
Key

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

5.2 Level 24-25
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies. All apartment layouts amended.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 24th & 25th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.



Key

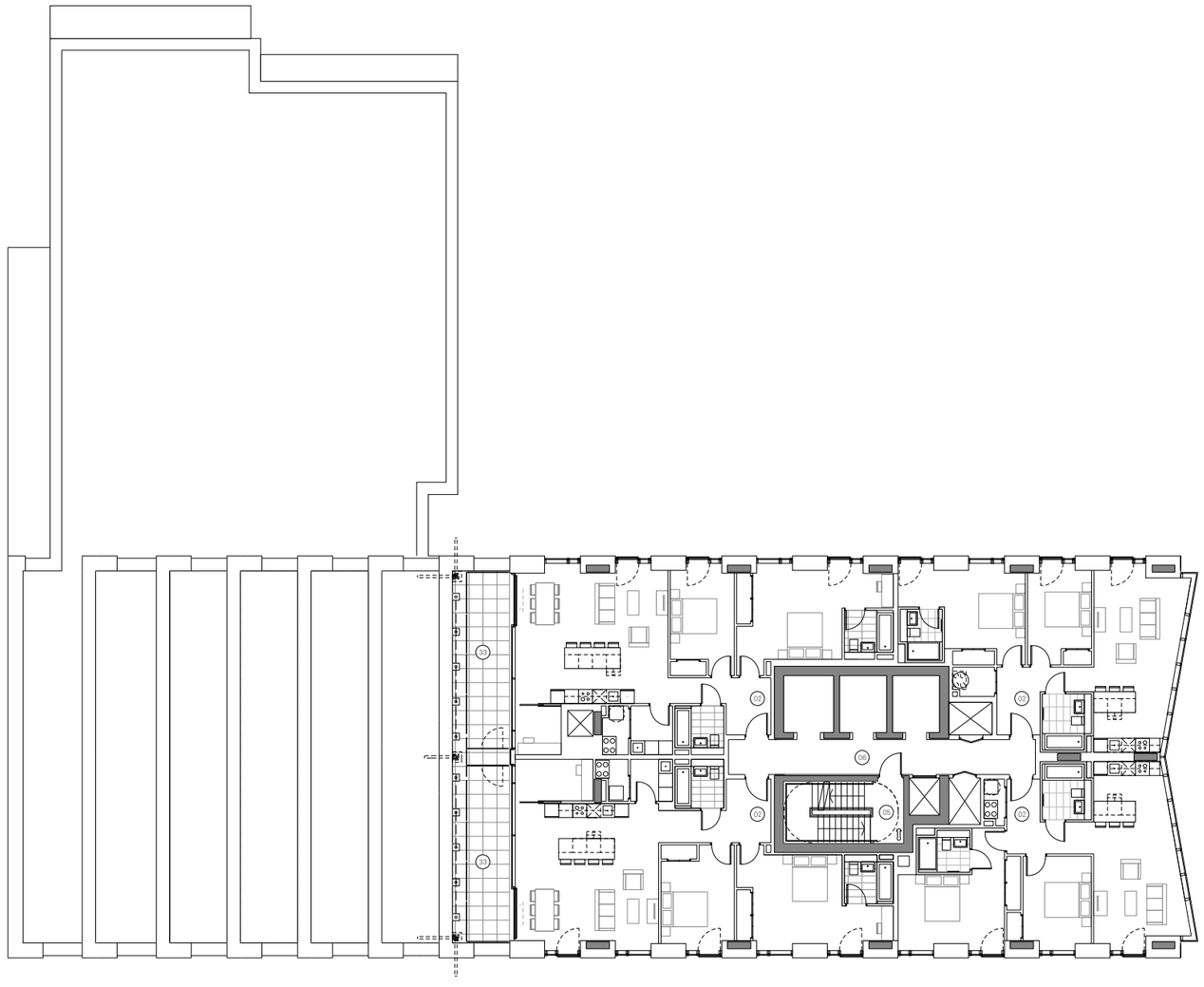
Consented building outline

Amendments

Extended floorplate

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

5.2 Level 26
Consented Ref:132088/FO/2021



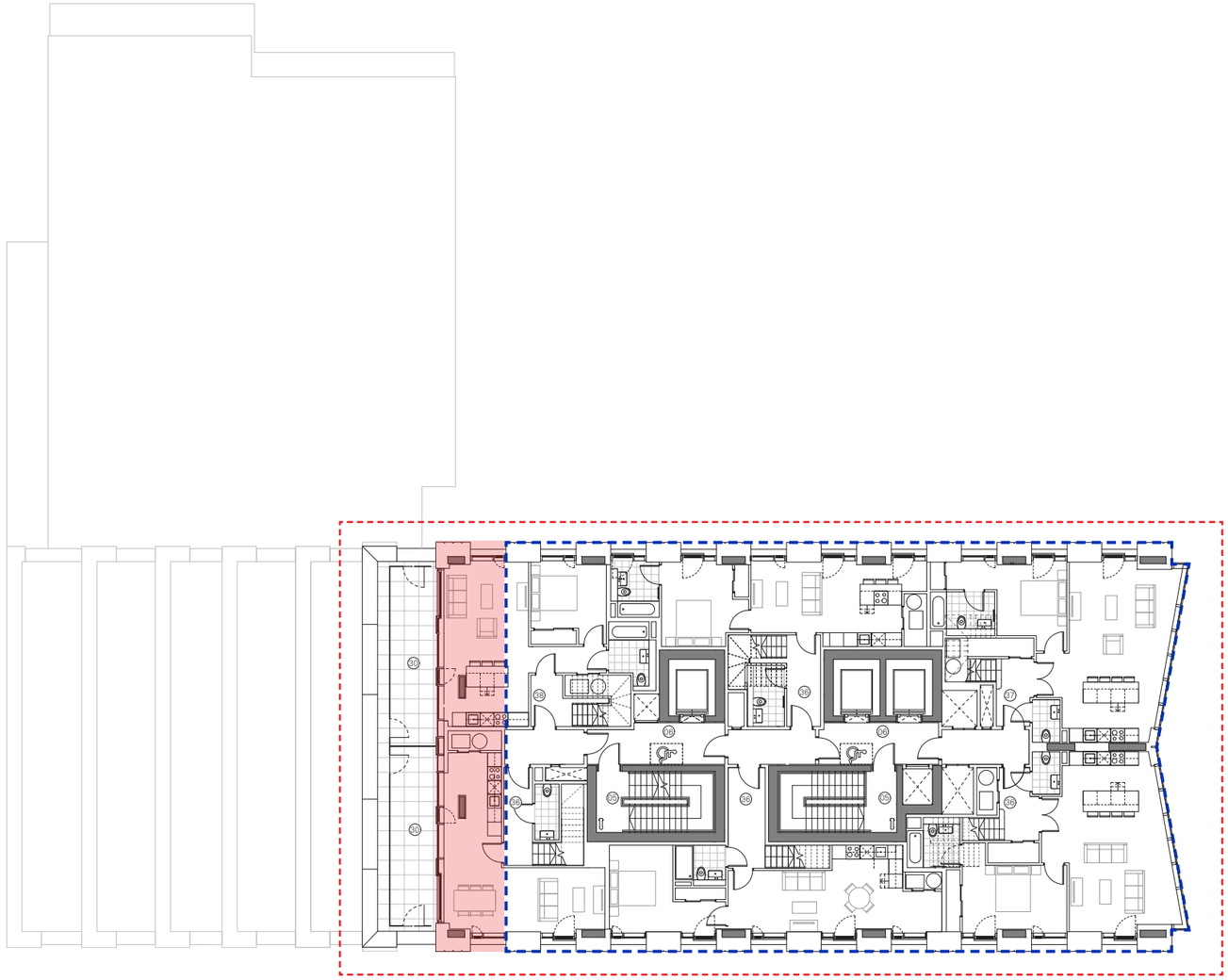
Key

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

5.2 Level 26
S73 Proposal

The Section 73 application includes the following proposed amendments.

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



Key

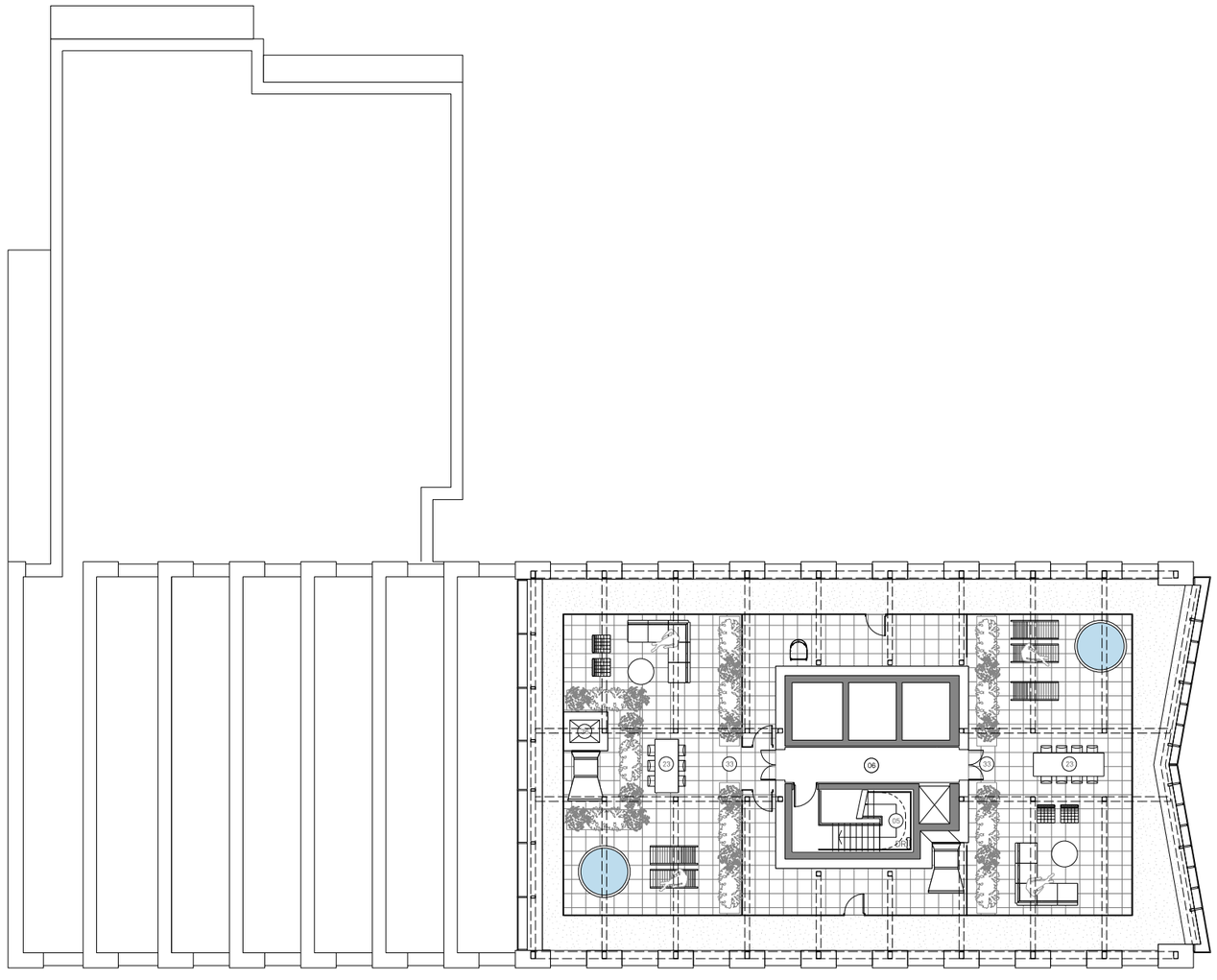
Consented building outline

Amendments

Extended floorplate

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

5.2 Level 27
Consented Ref:132088/FO/2021



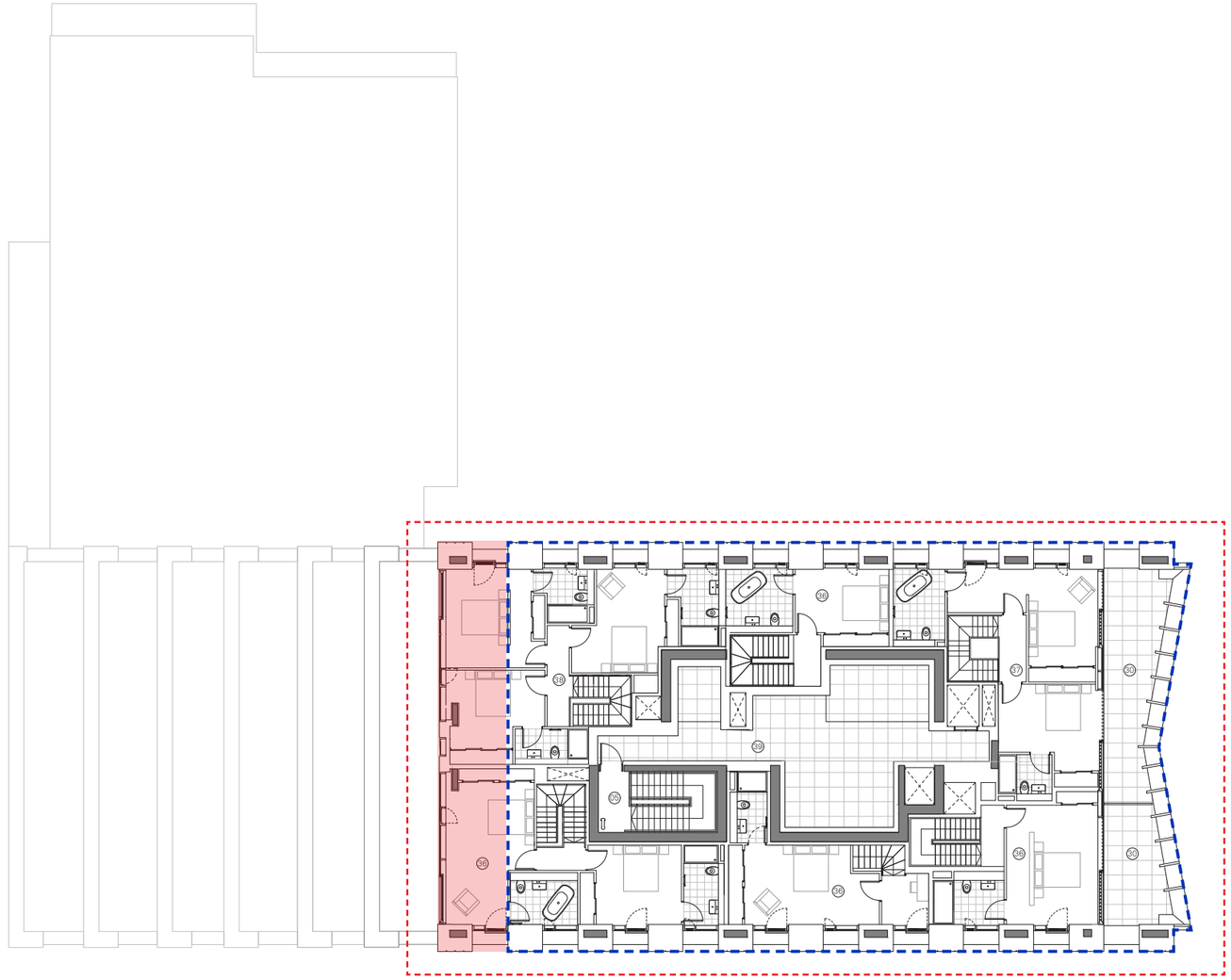
Key

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

5.2 Level 27
S73 Proposal

The Section 73 application includes the following proposed amendments.

- Fire-fighting lobby added to all floors with an +1 additional stair and associated fire fighting lobbies. All apartment layouts amended.
- New duplex upper floor accommodation proposed at level 27.
- New private terrace proposed to the east facing elevation.
- New external plant proposed above the primary core but within the footprint of level 27.
- Internal floor plate extended into previous / consented external terrace area. Therefore the 27th floor massing increased where identified.
- Scale, massing and elevation amendments proposed where the floorplate is extended.



Key

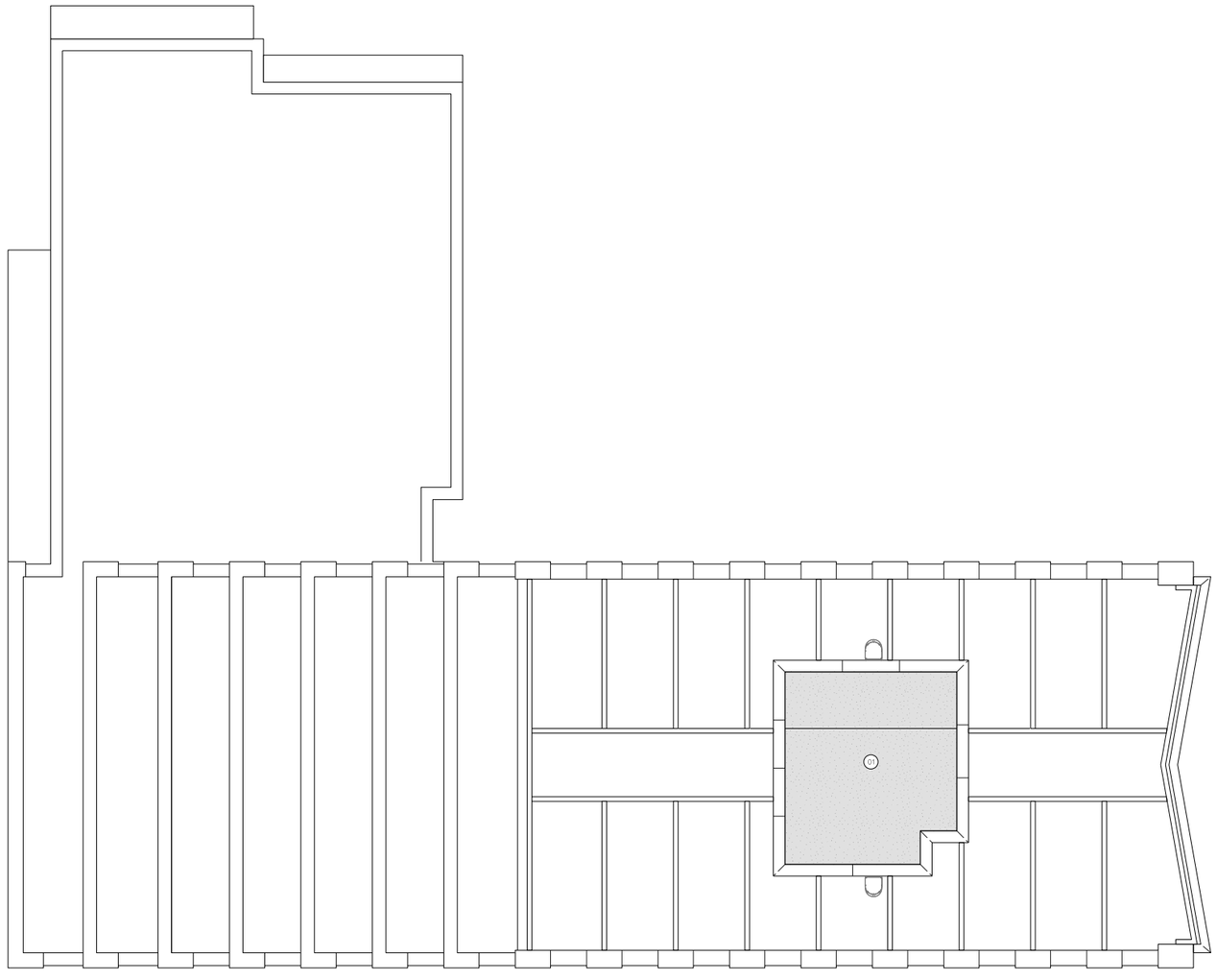
Consented building outline

Amendments

Extended floorplate

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

5.2 Roof
Consented Ref:132088/FO/2021



Key

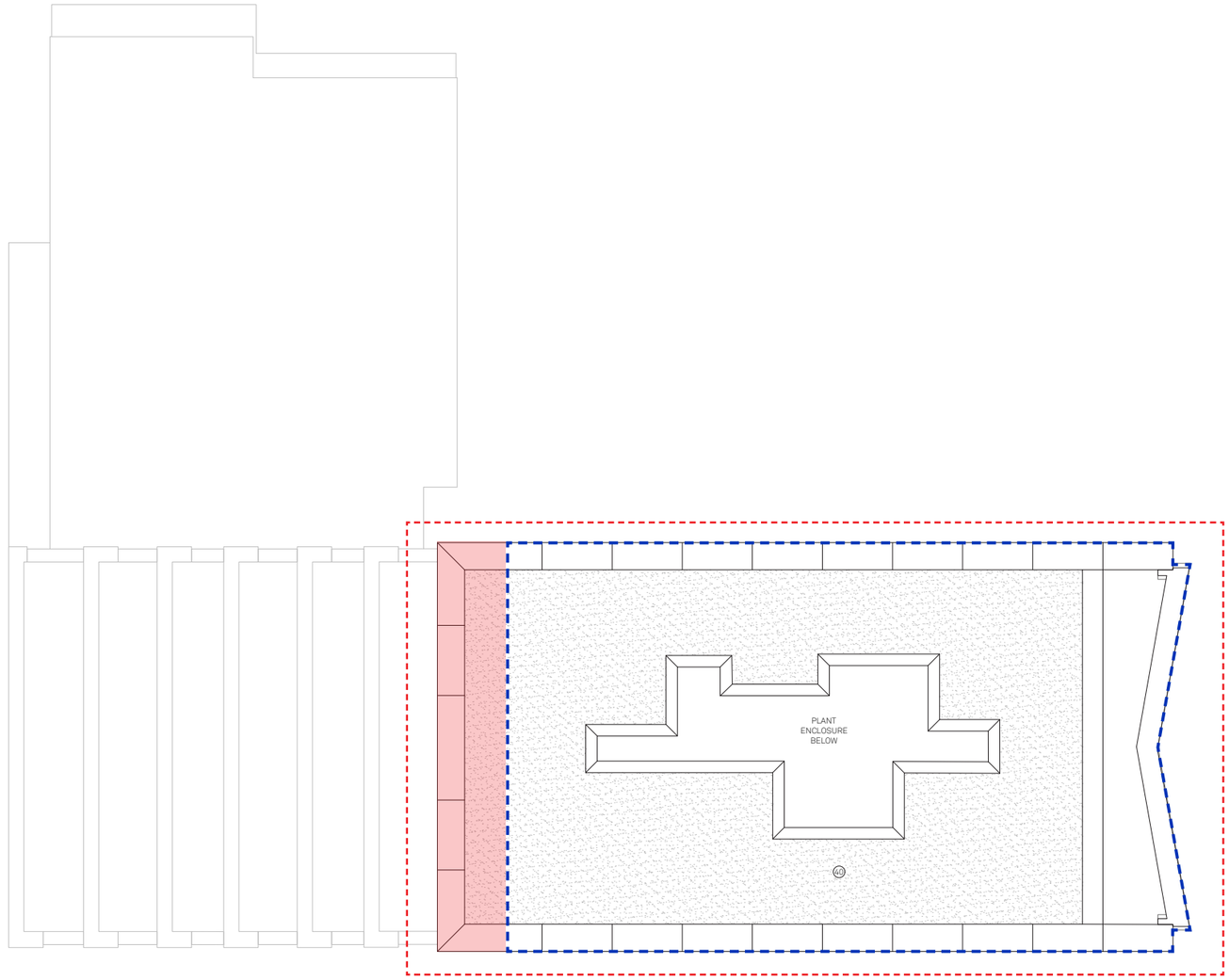
1. 1Bed Apartment
2. 2Bed Apartment
3. 3Bed Apartment
4. Riverside Access
5. Fire Escape Stair
6. Lift Lobby
7. Storage Tanks
8. Cycle Store
9. Cinema Room
10. Reception
11. Refuse Store
12. Gym
13. Yoga Studio
14. Substation Entrance
15. Accessible WC
16. Secondary Access
17. Roof Garden
18. Comms Room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

5.2 Roof
S73 Proposal

The Section 73 application includes the following proposed amendments.

- New upper roof to level 27 duplex accommodation with roof void above level 27 plant located directly above the primary core.

The consented building height is not affected.



Key

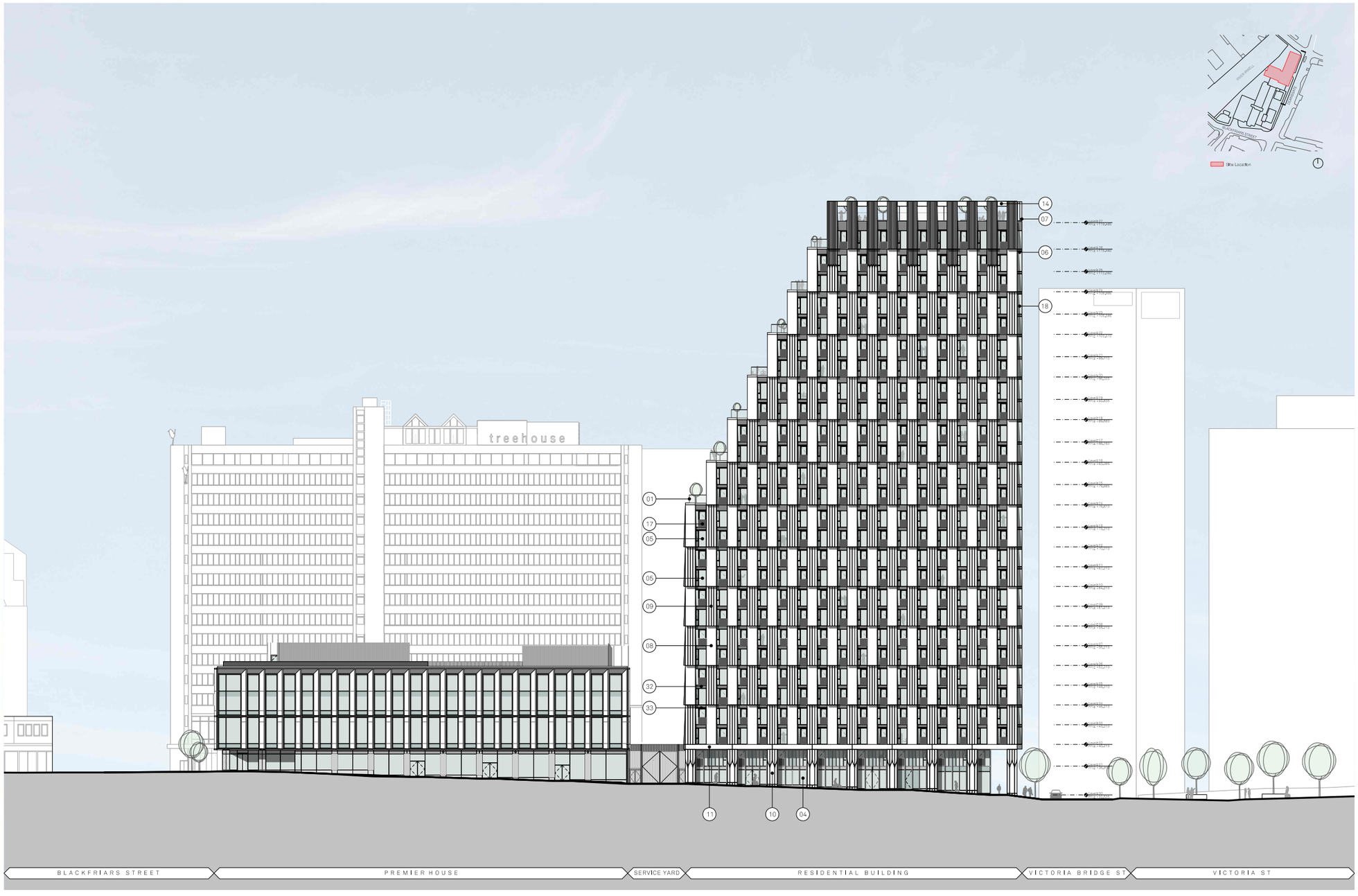
Consented building outline

Amendments

Extended floorplate

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

5.3 East Elevation
Consented Ref:132088/FO/2021



Key

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

5.3 East Elevation
S73 Proposal

The Section 73 application includes the following proposed amendments.

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

The consented building height is not affected.

Key

Consented building outline

Amendments

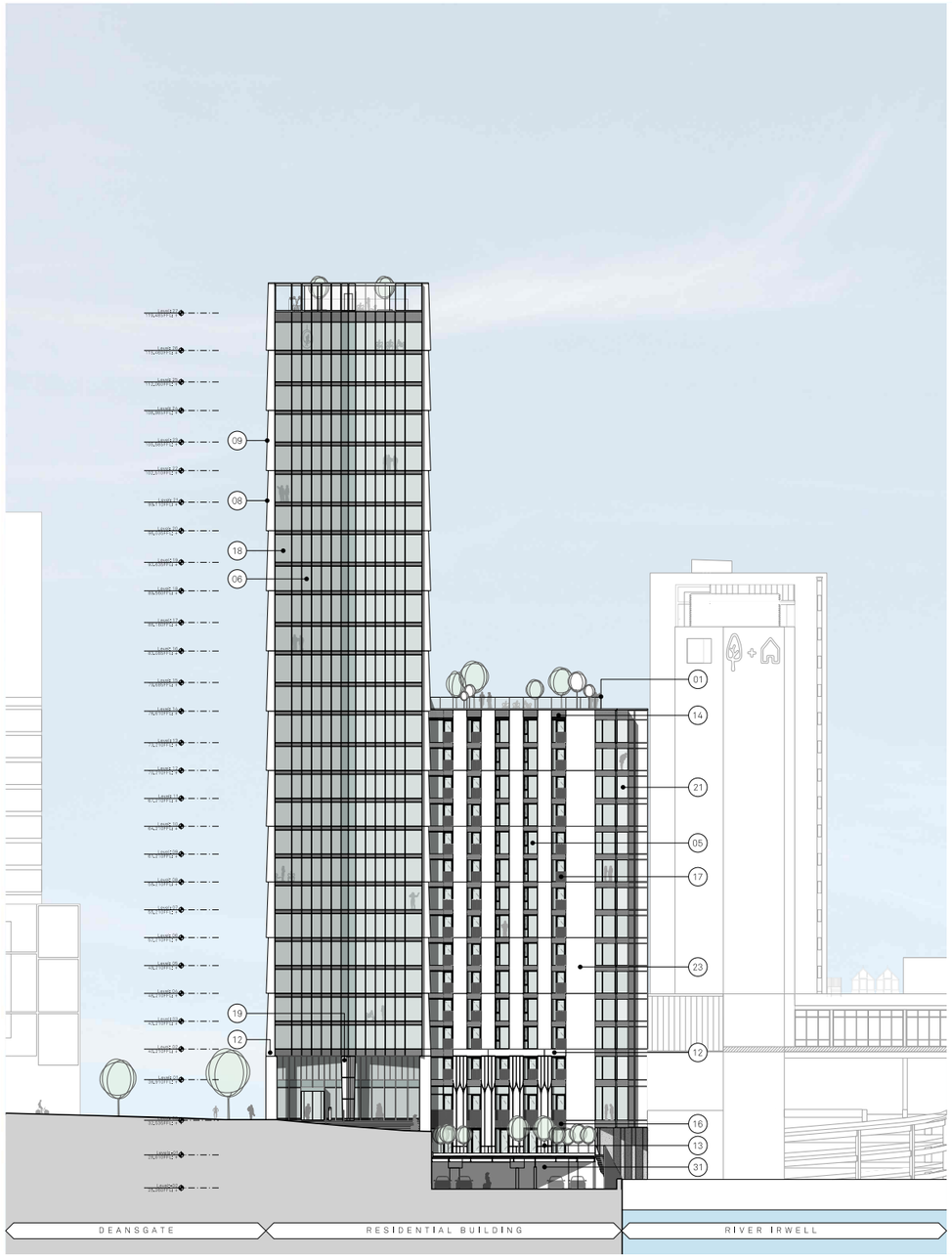
Extended floorplate/ new accommodation

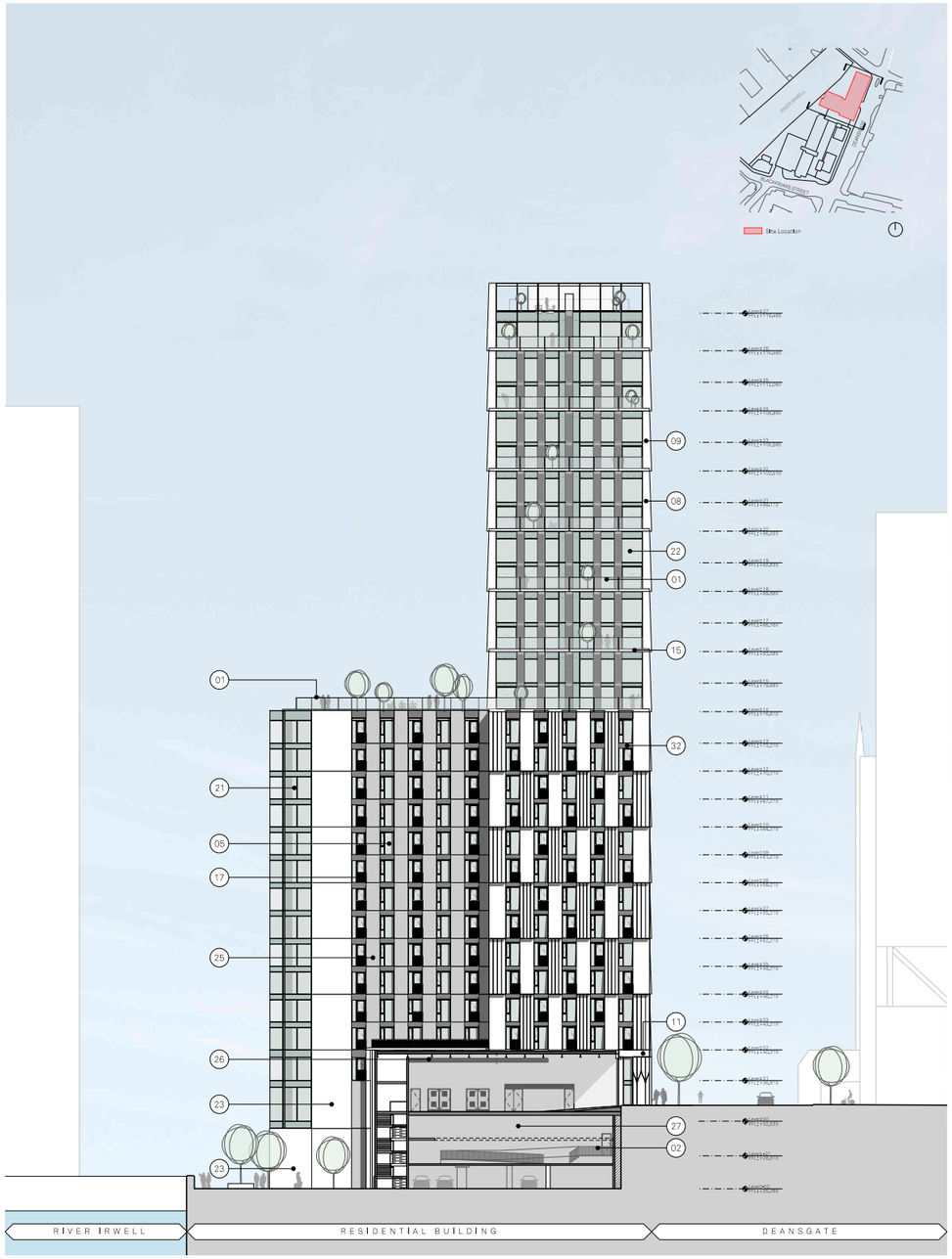
New accommodation

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



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





Key

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

5.3 North & South Elevation
S73 Proposal

The Section 73 application includes the following proposed amendments.

- New upper floor duplex accommodation added to level 27 east and south facing elevations.
- New glazing added with external terrace to level 27 east facing elevation.
- Minor elevation amendments to ground floor east facing elevation.
- New decorative ventilation louvres added level 20-21 south facing elevation to support internal smoke vent plant.

The consented building height is not affected.

Key

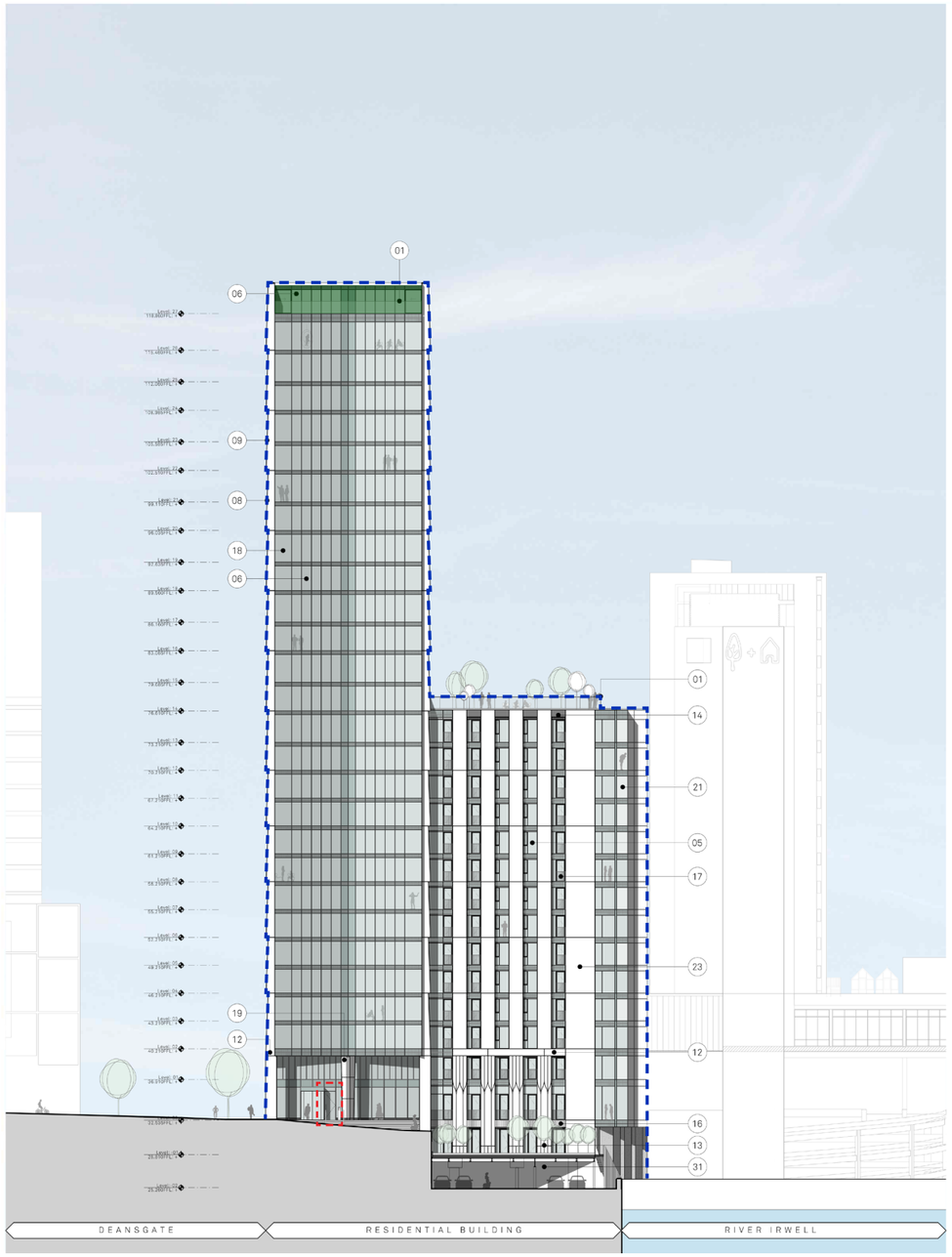
Consented building outline

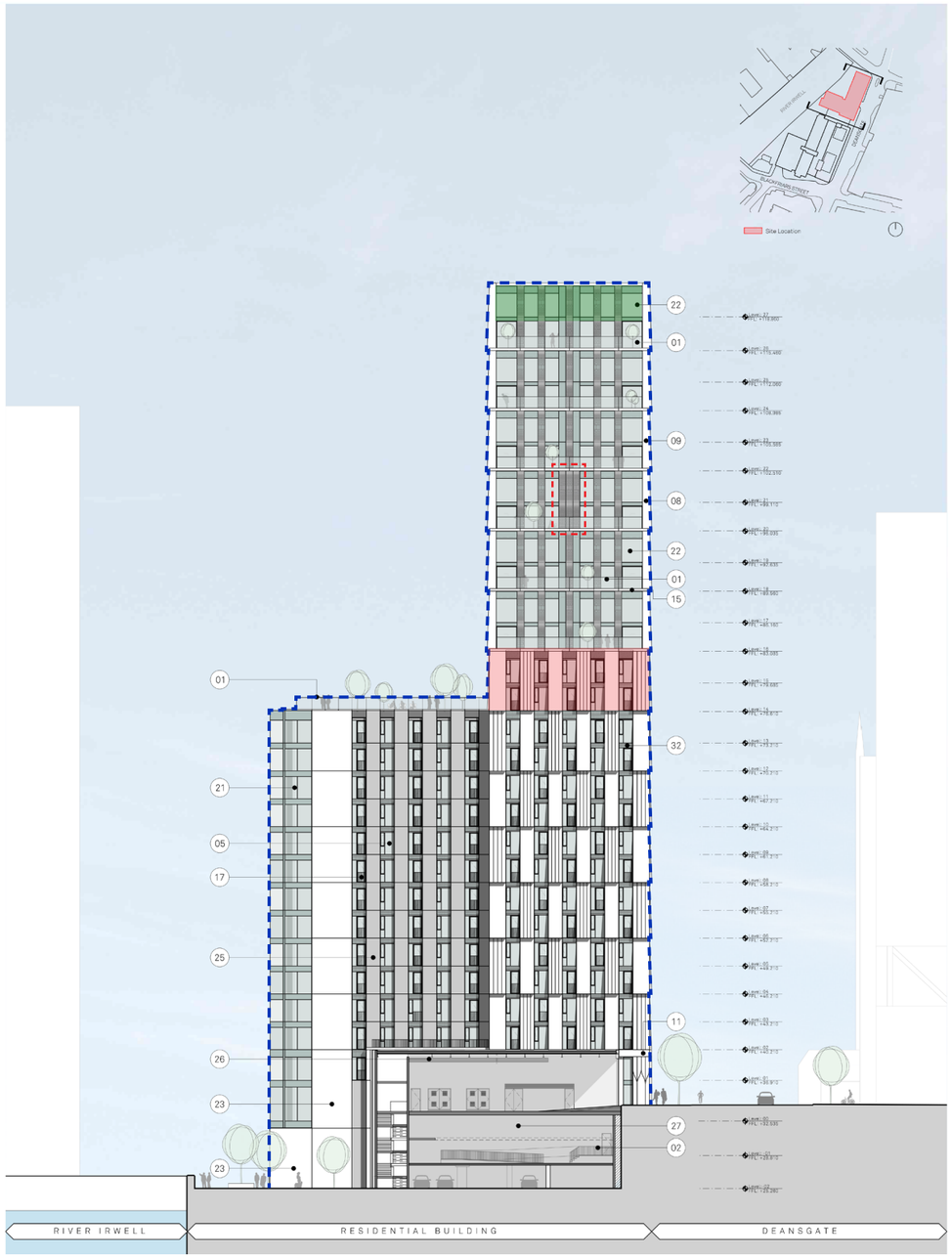
Amendments

Extended floorplate/ new accommodation

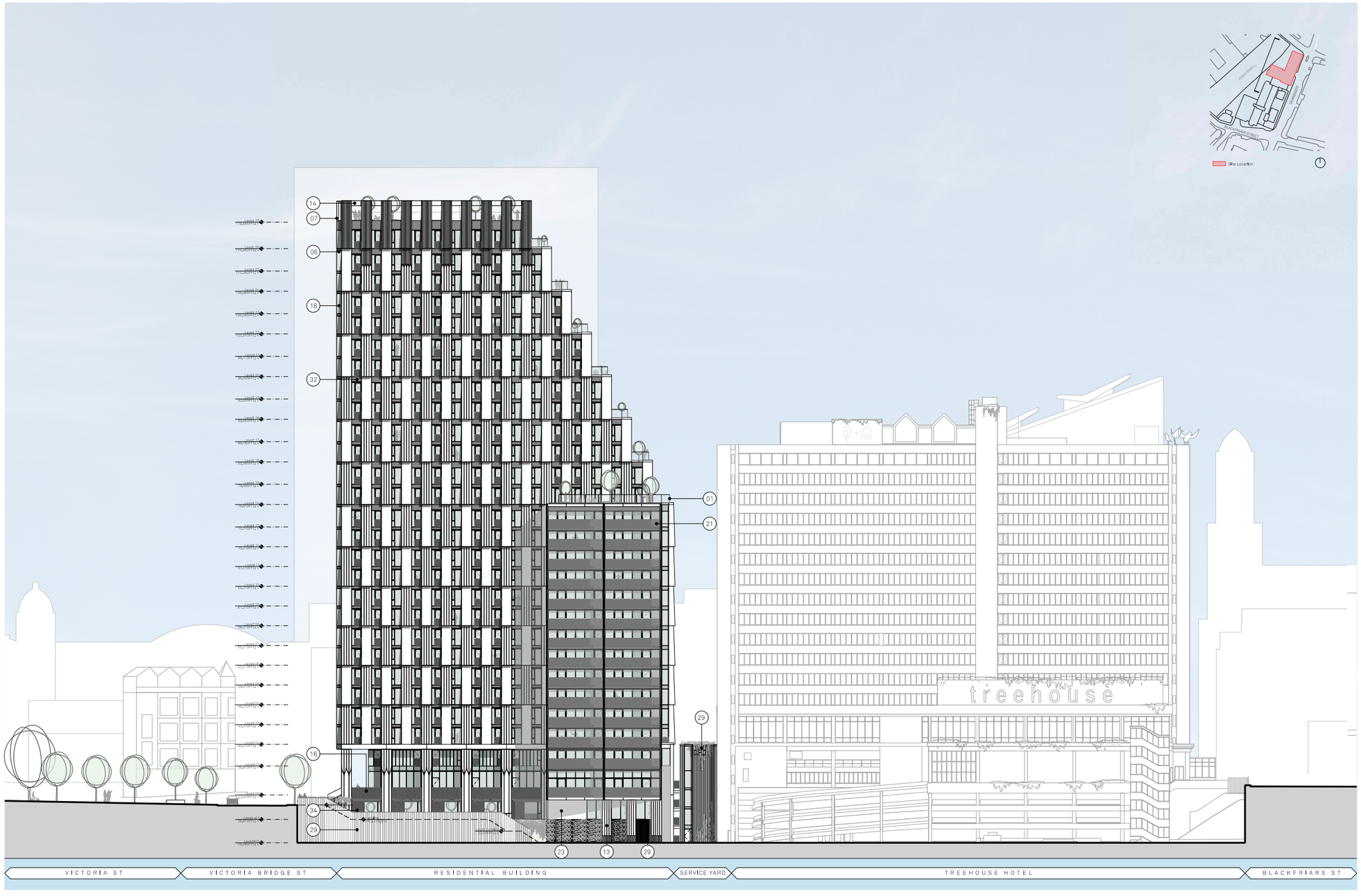
New accommodation

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





5.3 West Elevation
Consented Ref:132088/FO/2021



Key

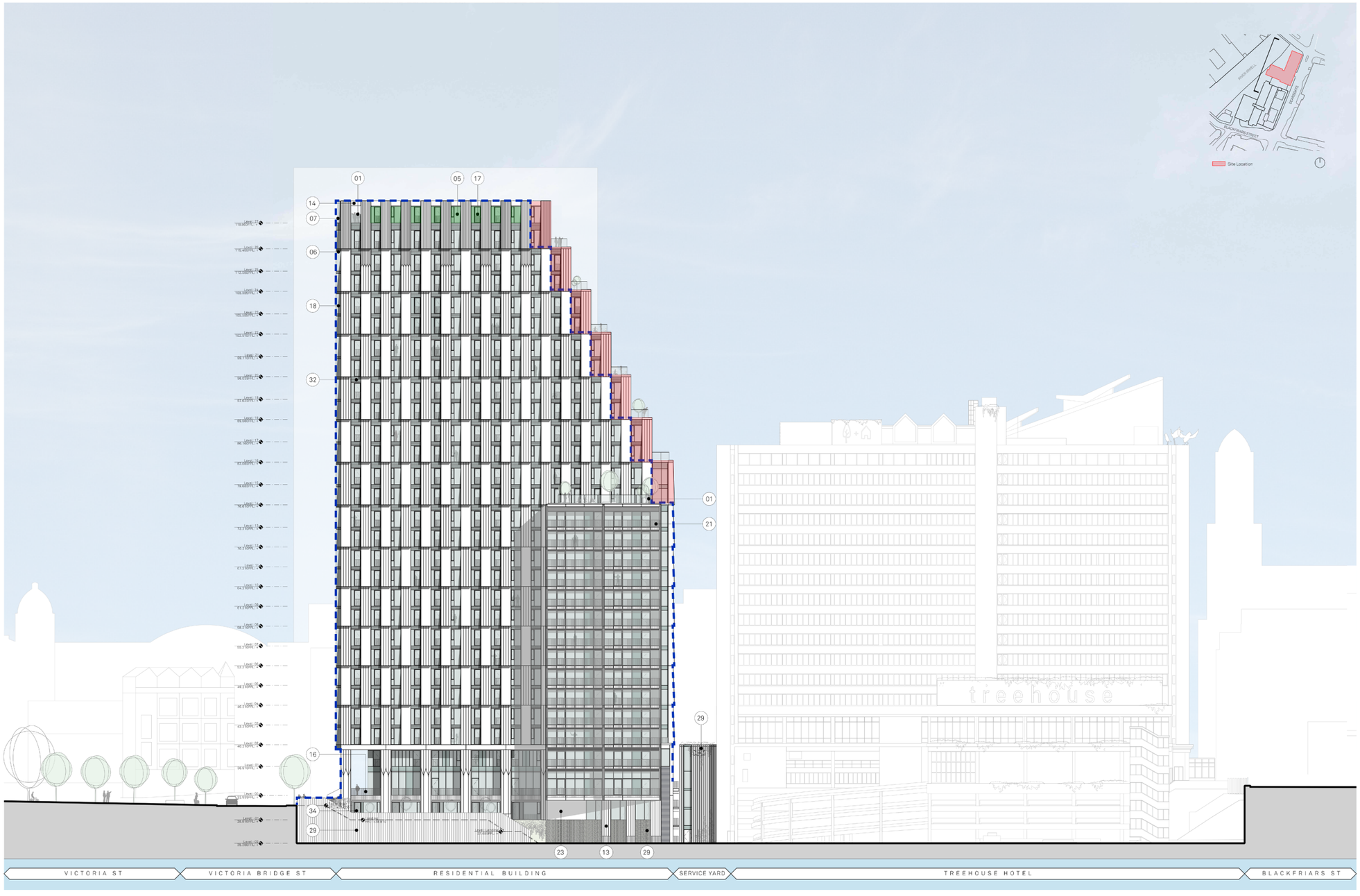
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10. Polished & patterned precast column with acid etched reveal
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13. Acid etch & pattern precast panel
14. Polished precast concrete lintel
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18. Glazed corner unit
19. Anodised aluminium rainscreen feature column cladding
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21. Unitised Curtain walling with integrated sliding doors, metallic prefab balcony
22. Anodised aluminium soffit
23. Acid etched Precast Concrete
24. Deep acid etched precast concrete panel
25. Anodised PPC Rainscreen Cladding
26. PPC frame clerestory window
27. Painted blockwork wall
28. Feature wall with integrated lighting
29. Metallic PPC metal fins with green wall
30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
32. Patterned ceramic frit glazed spandrel
33. Glazed in slot vent
34. Anodised capped curtain wall system with integrated louvred doorset

5.3 West Elevation
S73 Proposal

The Section 73 application includes the following proposed amendments.

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

The consented building height is not affected.



Key

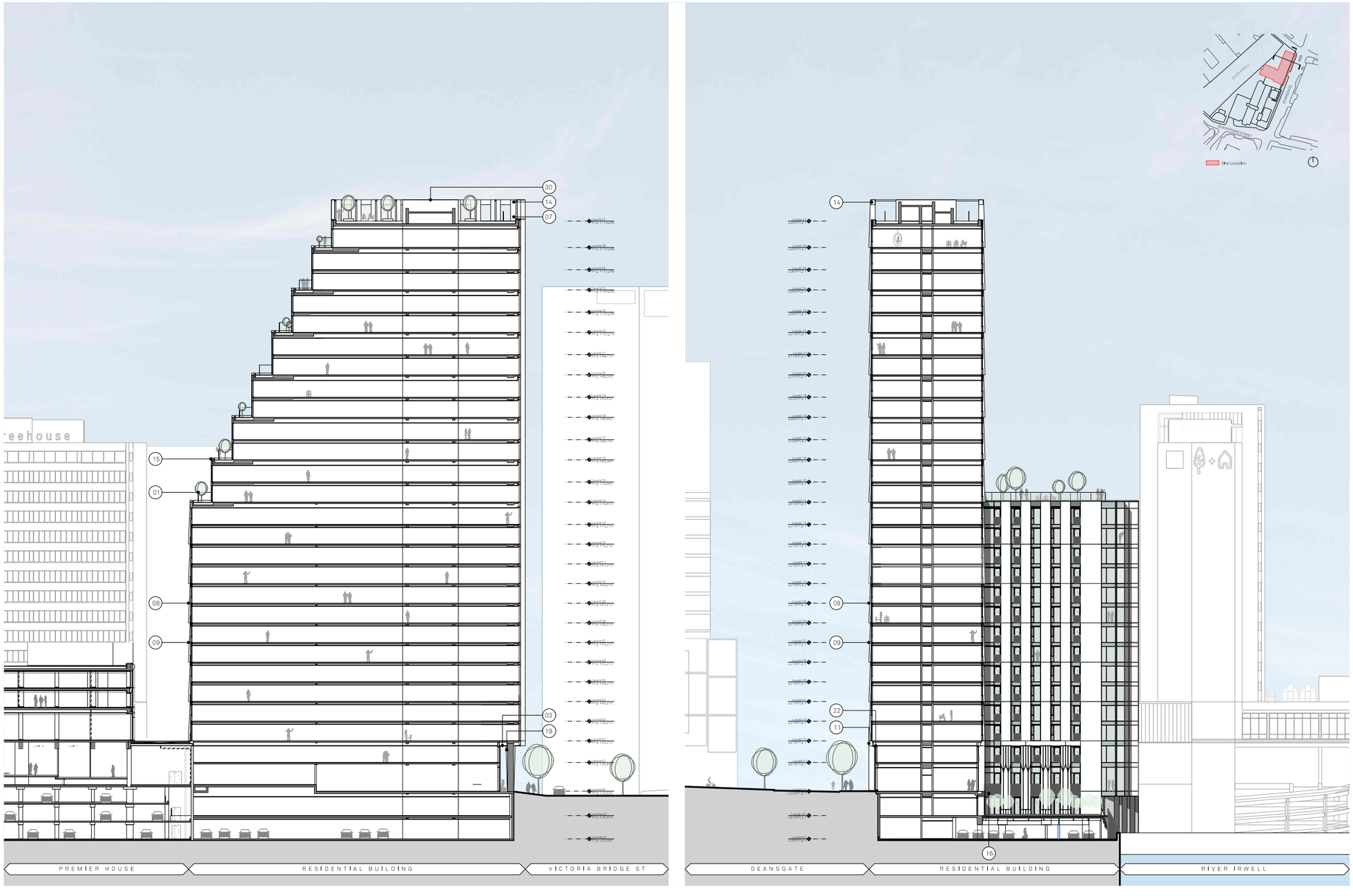
Consented building outline

Extended floorplate/ new accommodation

New accommodation

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27. Painted blockwork wall
28. Feature wall with integrated lighting
29. Metallic PPC metal fins with green wall
30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
32. Patterned ceramic frit glazed spandrel
33. Glazed in slot vent
34. Anodised capped curtain wall system with integrated louvred doorset

5.4 Sections
Consented Ref:132088/FO/2021



Key

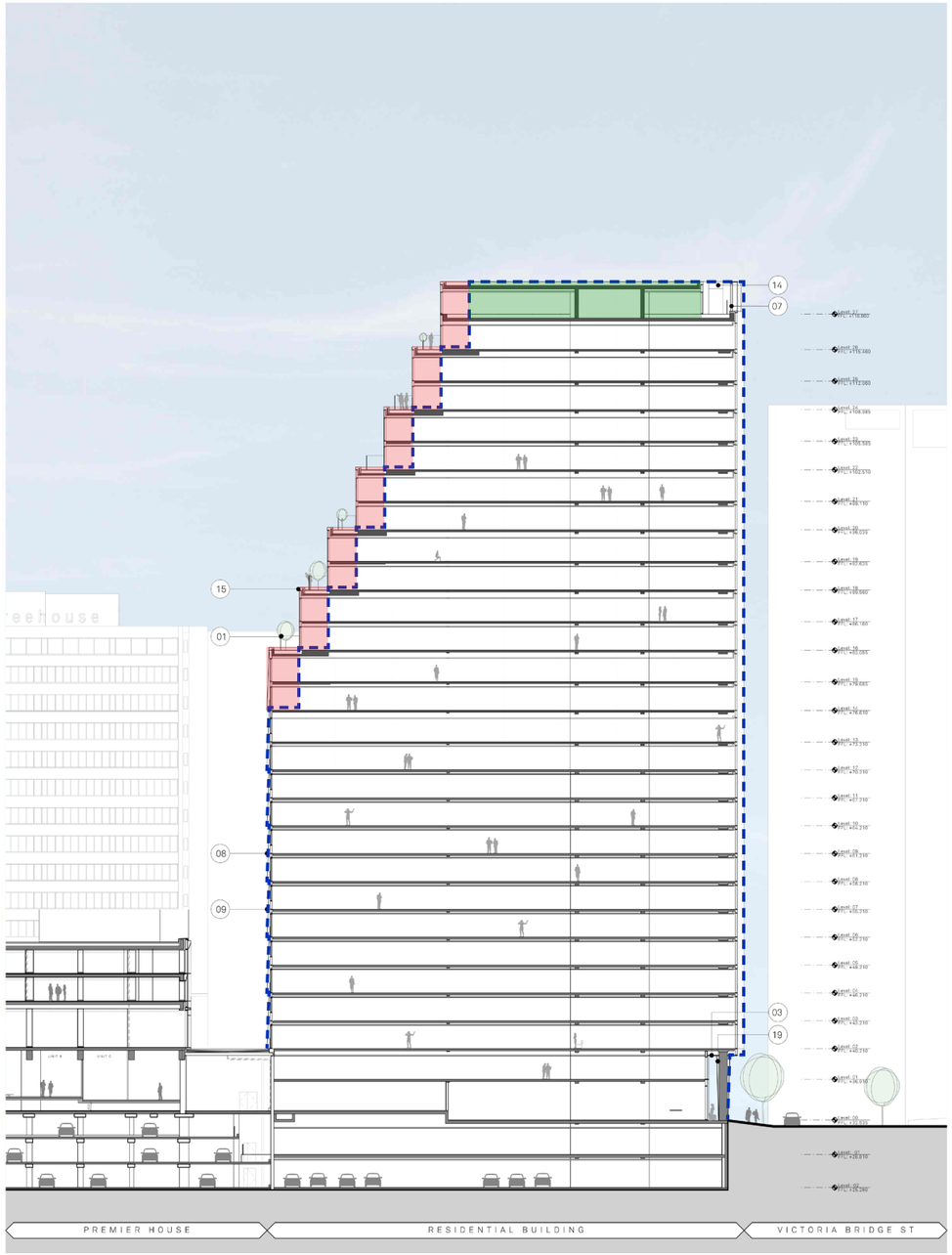
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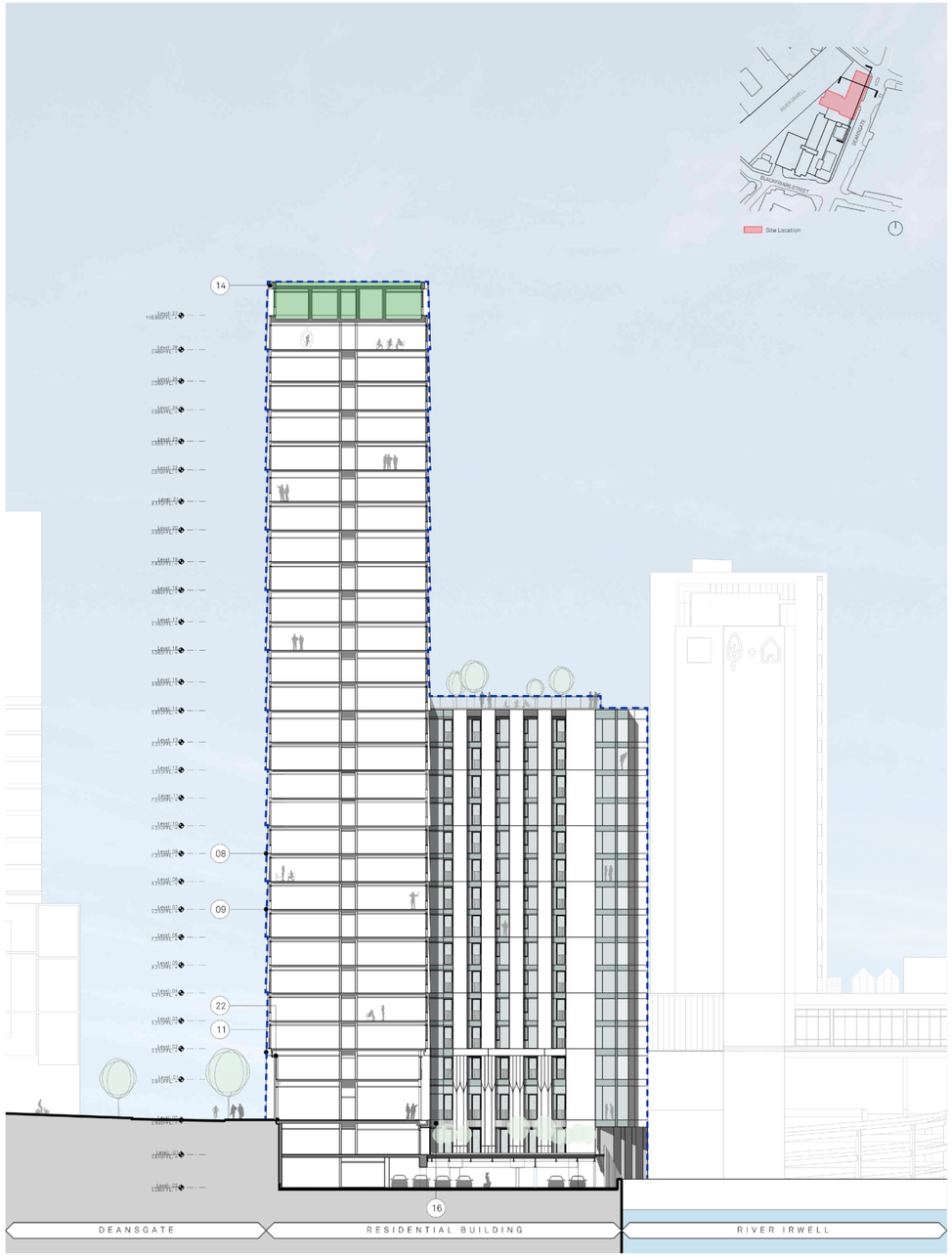
5.4 Sections
S73 Proposal

The Section 73 application includes the following proposed amendments.

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

The consented building height is not affected.





Key

Consented building outline

Extended floorplate/ new accommodation

New accommodation

1. Glazed balustrade
2. Anodsied metal balustrade
3. Anodised aluminium soffit panel
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30. Metallic PPC rainscreen cladding
31. Landscape deck with riverside parking
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33. Glazed in slot vent
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5.5 Visualisation
Consented & Proposed



Key Plan

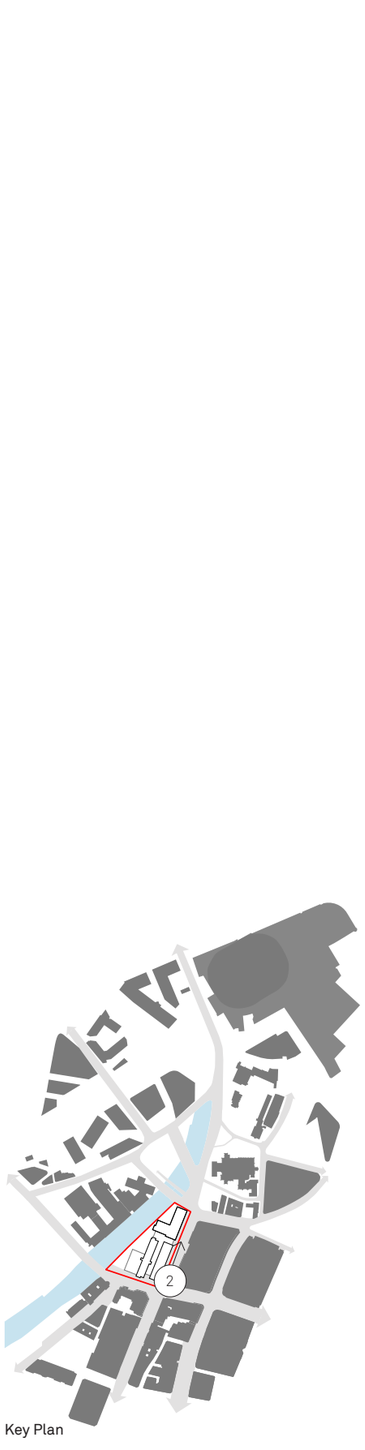


1. Consented view looking south along Deansgate from the Cathedral



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

5.5 Visualisation
Consented & Proposed



Key Plan

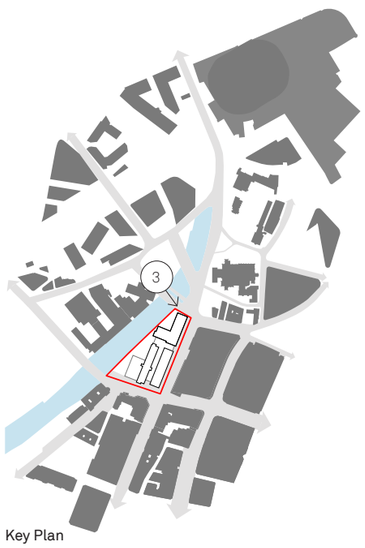


2. Consented view looking north along Deansgate towards the Cathedral



2. Proposed view looking north along Deansgate towards the Cathedral

5.5 Visualisation
Consented & Proposed



Key Plan

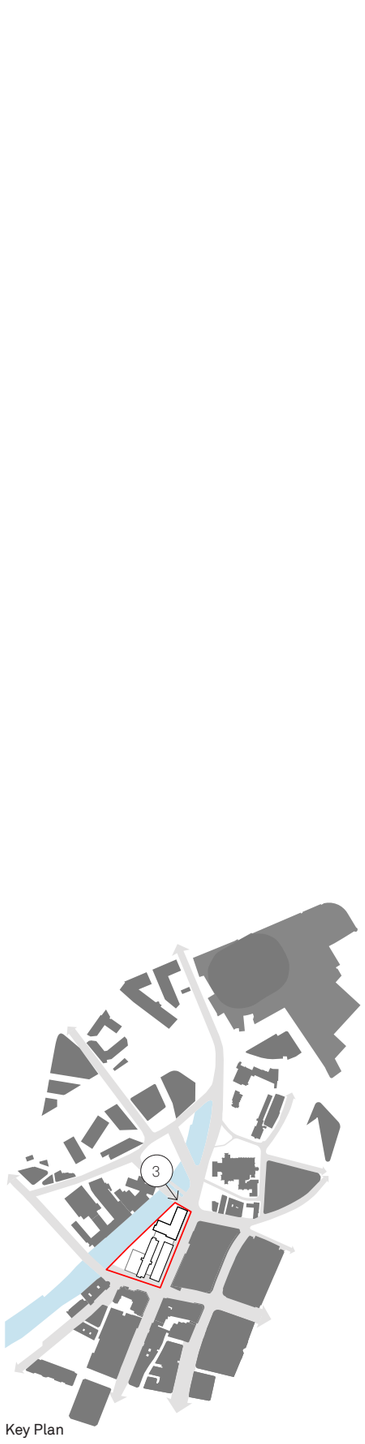


3. Consented view from Victoria Bridge Street



3. Proposed view from Victoria Bridge Street

5.5 Visualisation
Consented & Proposed



Key Plan



3. Consented dusk view from Victoria Bridge Street



3. Proposed dusk view from Victoria Bridge Street

Use

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

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

Ancillary space such as plant rooms and bin stores are located next to the existing service yard or in the lower ground floors. An additional plant room has been added to level 20.

Amount

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

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

- 84no. 1 beds
- 202no. 2 beds
- 8no. 3 beds
- 6no. penthouses (4no. 2 beds, 1no. 3 bed, 1no. 4 beds)

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

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

Residential Building

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

Floor	1 Bed Apartments																						
	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person
	A1	A1.1	A2	A3	A4	A5	A6	A7	A8	A9	A9.1	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21
	52	51	55	44	40	52	52	45	41	42	40	41	50	37	45	47	50	53	56	58	58	41	45
	560	549	592	474	431	560	560	484	441	452	431	441	538	398	484	506	538	570	603	624	624	441	484
Lower Ground Level -2																							
Lower Ground Level -1						1														1	1	1	
Ground						1											1	1	1				
1st						1						1	1	1	1	1							
2nd	1	1	1	1	1	1																	
3rd	1	1	1	1	1	1																	
4th	1	1	1	1	1	1																	
5th	1	1	1	1	1	1																	
6th	1	1	1	1	1	1																	
7th	1	1	1	1	1	1																	
8th	1	1	1	1	1	1																	
9th	1	1		1	1	1																	
10th	1	1		1	1	1																	
11th	1	1		1	1	1																	
12th	1	1		1	1	1																	
13th	1	1		1	1	1																	
14th	1						1	1															
15th	1	1							2														
16th																							
17th																							
18th	1	1																					
19th	1	1																					
20th	1	1								1	1												
21st	1	1								1	1												
22nd																							
23rd																							
24th		1																					1
25th		1																					1
26th																							
Roof																							
	18	19	7	12	12	15	1	1	2	2	2	1	1	1	1	1	1	1	1	1	1	1	2
	104																						
	34.7%																						

Floor	2 Bed Apartments																	
	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person
	B1	B2	B3	B3.1	B3.2	B4	B5	B5.1	B6	B7	B8	B9	B10	B11	B11.1	B11.2	B12	B13
	80	81	63	63	64	63	73	79	66	64	61	73	72	72	74	75	68	66
	861	872	678	678	689	678	786	850	710	689	657	786	775	775	797	807	732	710
Lower Ground Level -2																		
Lower Ground Level -1										1								
Ground									1	1								
1st								1	1	1								1
2nd	1	1	1			1	1		1	1	1							
3rd	1	1			1	1	1		1	1	1							
4th	1	1			1	1	1		1	1	1							
5th	1	1			1	1	1		1	1	1							
6th	1	1			1	1	1		1	1	1							
7th	1	1			1	1	1		1	1	1							
8th	1	1			1	1	1		1	1	1							
9th	1	1			1	1	1		1	1	1	1	1					
10th	1	1			1	1	1		1	1	1	1	1					
11th	1	1			1	1	1		1	1	1	1	1					
12th	1	1			1	1	1		1	1	1	1	1					
13th	1	1			1	1	1		1	1	1	1	1					
14th	1	1									1			1			1	
15th	1	1			1						1							
16th	1	1												1	1			
17th	1	1												1	1			
18th	1	1		1							1							
19th	1	1		1							1							
20th	1	1																
21st	1	1																
22nd	1	1												1		1		
23rd	1	1												1		1		
24th	1	1														1		
25th	1	1														1		
26th																		
Roof																		
	24	24	1	2	12	12	12	1	14	15	16	5	5	5	2	4	1	1
	183																	
	61.0%																	

Total residential units: 300

Consented Area Schedule

Floor	GIA SQM	GIA SQFT	Residential Area SQM	Residential Area SQFT	Amenity SQM	Amenity SQFT	Retail SQM	Retail SQFT	Efficiency %	Car Parking
Lower Ground Level -2	399	4.289	0	0					0%	31
Lower Ground Level -1	1.082	11.647	380	4.090	142	1.528			48%	
Ground	1.077	11.593	227	2.443	162	1.744	121	1.302	47%	
1st	1.081	11.636	648	6.975	154	1.658			74%	
2nd	1.159	12.475	889	9.569					77%	
3rd	1.160	12.486	889	9.569					77%	
4th	1.160	12.486	886	9.537					76%	
5th	1.160	12.486	886	9.537					76%	
6th	1.160	12.486	886	9.537					76%	
7th	1.160	12.486	886	9.537					76%	
8th	1.160	12.486	886	9.537					76%	
9th	1.160	12.486	888	9.558					77%	
10th	1.160	12.486	888	9.558					77%	
11th	1.160	12.486	888	9.558					77%	
12th	1.160	12.486	888	9.558					77%	
13th	1.160	12.486	888	9.558					77%	
14th	807	8.687	600	6.458					74%	
15th	807	8.687	631	6.792					78%	
16th	761	8.191	583	6.275					77%	
17th	761	8.191	583	6.275					77%	
18th	709	7.632	537	5.780					76%	
19th	709	7.632	537	5.780					76%	
20th	659	7.093	494	5.317					75%	
21st	659	7.093	500	5.382					76%	
22nd	610	6.566	458	4.930					75%	
23rd	610	6.566	458	4.930					75%	
24th	560	6.028	420	4.521					75%	
25th	560	6.028	420	4.521					75%	
26th	507	5.457	370	3.983					73%	
27th	339	3.649	301	3.240					89%	
Total	26,616	286,489	18,795	202,309	458	4,930	121	1,302	72%	31

Floor	1 Bed Apartments																																
	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 2 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 1 Person	1 Bed 2 Person	1 Bed 1 Person
	A1	A1.1	A2	A3	A4	A5	A6	A7	A8	A8.2	A8.2	A9	A9.1	A10	A11	A12	A13	A14	A15	A16	A17	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29
	50	46	51	43	40	42	49	39	43	43	43	42	40	40	49	48	41	46	45	50	57	53	55	46	48	46	41	57	40	47	45	52	39
	538	495	549	463	431	452	527	420	463	463	463	452	431	431	527	517	441	495	484	538	614	570	592	495	517	495	441	614	431	506	484	560	420
Lower Ground Level -2																																	
Lower Ground Level -1						1																1	1	1									
Ground						1															1												
1st		1				1		1						1	1		1	1															
2nd				1	1	1																											
3rd				1	1	1																											
4th				1	1	1																				1	1						
5th				1	1	1																				1	1						
6th				1	1	1																				1	1						
7th				1	1	1																				1	1						
8th				1	1	1																				1	1						
9th				1	1	1																				1	1						
10th				1	1	1																				1	1						
11th				1	1	1																				1	1						
12th				1	1	1																				1	1						
13th				1	1	1																				1	1						
14th																														1	1		
15th									1																			1				1	
16th							1																										1
17th							1																										1
18th																												1					
19th																												1					
20th										0																		0					
21st										0																		0					
22nd									0							0												0	1				
23rd									0							0												0	1				
24th																												1					
25th																												1					
26th																																	
27th																																	
	0	1	0	12	12	15	2	1	1	0	0	0	0	1	1	0	1	1	0	0	1	1	1	1	0	10	10	5	2	1	1	1	2
	84																																
	28.0%																																

Section 73 proposed Area Schedule

														3 Bed	3 Bed	3 Bed	PH	PH	PH	PH
2 Bed 3 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	3 Bed 5 person	3 Bed 5 Person	3 Bed 5 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person
B13.1	B14	B15	B16	B17	B17.2	B17.3	B17.4	B17.5	B17.6	B17.7	B17.8	B21	B22	C1	C2	C3	B1.1	B2.1	D1.1	D1
66	71	63	64	69	72	72	70	70	72	69	70	61	66	92	80	94	80	81	103	107
710	764	678	689	743	775	775	753	753	775	743	753	657	710	990	861	1,012	861	872	1,109	1,152
												1	1							
1															1					
														1						
														1						
														1						
														1						
														1						
														1						
														1						
																1				
	2																			
		1	1	2																
		1	1	2																
					1	1														
					1	1														
							1	1												
							1	1												
									1	1										
									1	1										
											1									
											1									
																	1	1	1	1
1	2	2	2	4	2	2	2	2	2	2	2	1	1	7	1	1	1	1	1	1
															9			4		
															3.0%			1.3%		

Area schedule (consented)

Residential Building

2 Bed Apartments																						
2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person
B1	B1a	B2	B2a	B3	B3.2	B4	B5	B5.1	B6	B7	B8	B9	B10	B11	B11b	B12	B12a	B13	B14	B15	B16	B17
66	78	74	74	61	64	63	73	81	66	62	61	73	70	61	62	66	66	70	72	64	63	68
710	840	797	797	657	689	678	786	872	710	667	657	786	753	657	667	710	710	753	775	689	678	732
										1												
									1	1												
				1				1	1	1												
1		1					1		1	1	1			1								
1		1					1		1	1	1			1								
1		1					1		1	1	1			1				1				
1		1					1		1	1	1			1				1				
1		1					1		1	1	1			1				1				
1		1					1		1	1	1			1				1				
1		1					1		1	1	1			1				1				
1		1					1		1	1	1	1	1	1				1				
1		1					1		1	1	1	1	1	1				1				
1		1					1		1	1	1	1	1	1				1				
1		1					1		1	1	1	1	1	1				1				
1		1					1		1	1	1	1	1	1				1				
1		1												1					1			
1			1								1			1								
1		1												1					1			
1		1												1					1			
	1		1														1			1	1	1
	1		1														1			1	1	1
1			1								1				1							
1			1								1				1							
1			1											1								
1			1											1								
	1		1													1						
	1		1													1						
20	4	15	9	1	0	0	12	1	14	15	15	5	5	18	2	2	2	10	3	2	2	2

2 Bed Apartments (cont.)																					
2 Bed 3 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 3 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person	2 Bed 4 Person
B17.1	B17.3	B17.4	B17.5	B17.6	B17.7	B21	B23	B24	B25	B26	B27	B28	B29	B30	B31	B32	B33	B34	B35	B36	B37
67	65	67	70	73	72	61	61	70	71	75	77	75	64	76	77	70	76	75	72	69	75
721	700	721	753	786	775	657	657	753	764	807	829	807	689	818	829	753	818	807	775	743	807
						1	1														
								1	1								1				
								1	1								1				
								1	1												
								1	1												
								1	1												
								1	1												
								1	1												
											1	1									
											1		1	1							
										1						1					
										1						1					
1																					
1																					
	1	0																1			
	0	0																1		1	
			1																1		1
			1																1		1
				1	1																
				1	1																
2	1	0	2	2	2	1	1	7	7	2	2	1	1	1	0	2	2	2	2	1	2

2 Bed Apartments: 202 — 67.3%

3 Bed Apartments					
3 Bed	3 Bed	3 Bed	3 Bed	3 Bed	3 Bed
C1	C2	C3	C4	C5	C6
83	75	77	84	91	93
893	807	829	904	980	1,001
	1				
			1		
			1		
1					
		1			
		1			
				1	
					1
1	1	2	2	1	1
		8			
		2.7%			

Duplexes											
3 Bed Duplex		2 Bed Duplex		2 Bed Duplex		2 Bed Duplex		2 Bed Duplex		4 Bed Duplex	
D1 (L)	D1 (U)	D2(L)	D2(U)	D3(L)	D3(U)	D4(L)	D4(U)	D5(L)	D5(U)	D6(L)	D6(U)
70	60	73	39	59	34	49	60	61	30	58	78
753	646	786	420	635	366	527	646	657	323	624	840
1		1		1		1		1		1	
	1		1		1		1		1		1
1		1		1		1		1		1	
					6						
					2.0%						

300

Area schedule (proposed)

6.0 Proposed Waste Management

6.1 Proposed Waste Management

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

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

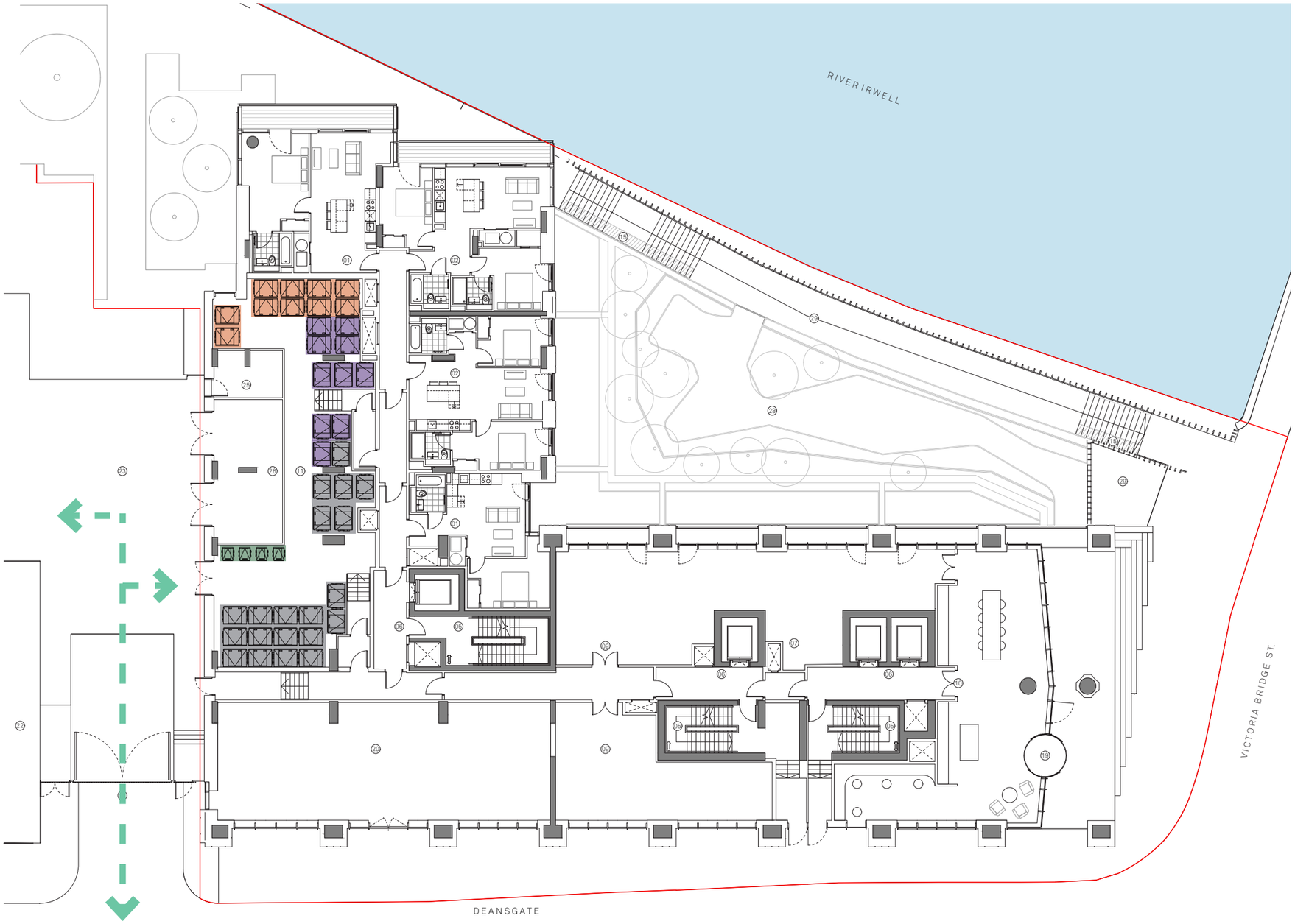
Using BS5906:2005 provides the following calculation for weekly capacity: Volume for each apartment is 70L per bedroom + 30L.

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

Total number, including duplexes:
- 84 x 1 beds = 84x100L= 8,400L
- 206 x 2 beds = 206x170L= 35,020L
- 9 x 3 beds = 9x240L = 2,160L
- 1 x 4 beds = 1x310L = 310L
- 45,890L

This total volume can be divided by percentage into the following waste streams:
- General Refuse = 49%
  = 22,486L = 20 x 1,100L bins
- Pulpable = 24.5%
  = 11,243L = 10 x 1,100L bins
- Co-mingled = 24.5%
  = 11,243L = 10 x 1,100L bins
- Organic = 2% = 918L = 4 x 240L

The waste will be collected via the existing service yard.



Key

General Waste Bin

Pulpable Refuse Bin

Co-mingled Refuse Bin

Organic Waste

Refuse Collection Access

7.0 Conclusion

7.1 Conclusion

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

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

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

In conclusion, the Section 73 application has maintained the design qualities of the consented scheme wherever possible. Whilst there have been significant internal layout changes needed to meet changes in fire regulation (passed since consent was first granted) the impact to the scale, massing and appearance of the building has been minimised where possible. Where these changes have been made are focused toward the south, away from the Cathedral and without affecting the consented height of the building.

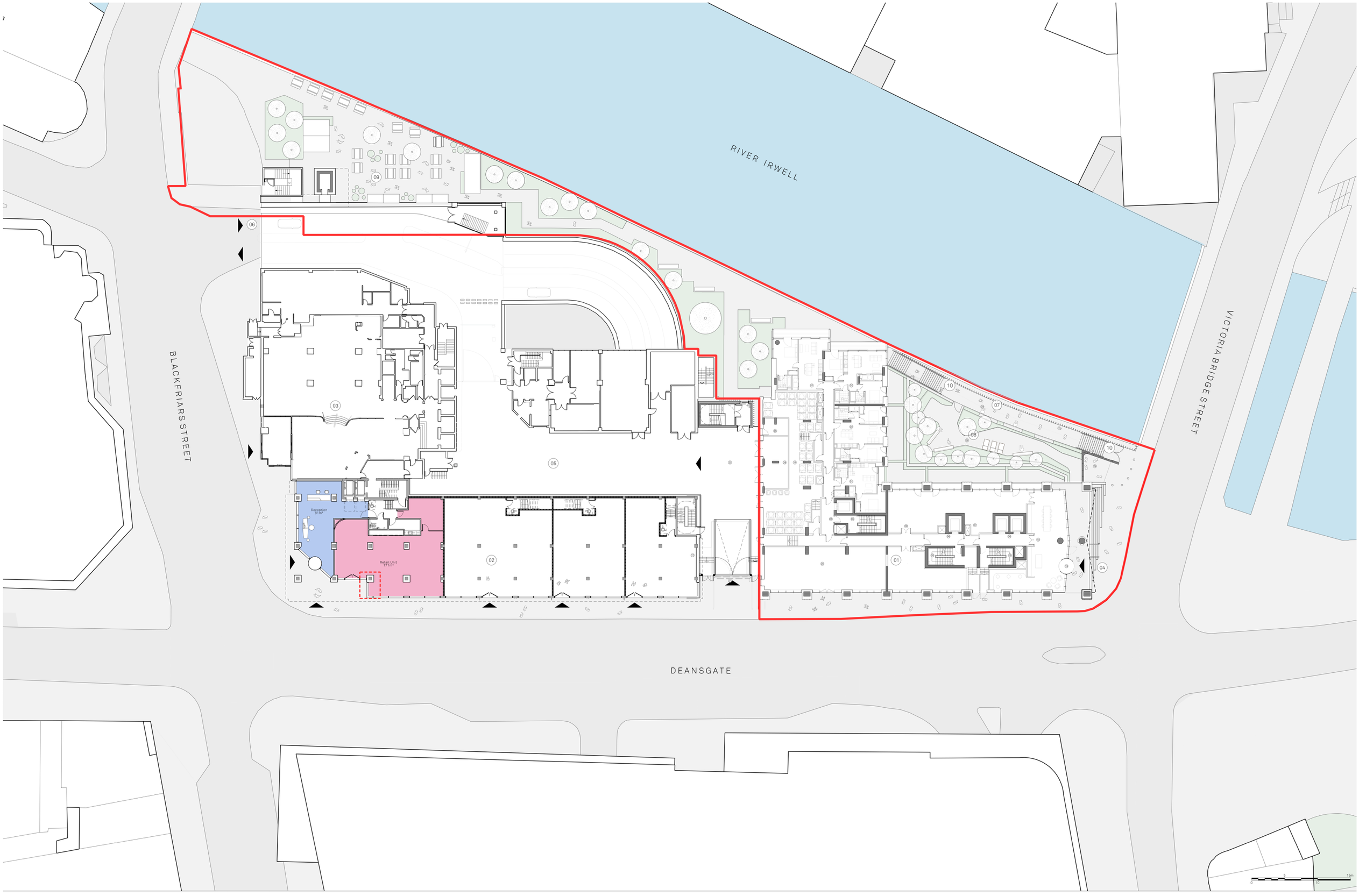


Proposed view looking south along Deansgate from the



Proposed view looking north along Deansgate towards the

8.0 Appendix A
Architectural Drawings



Notes:

Site Application Boundary

PLAN KEY:

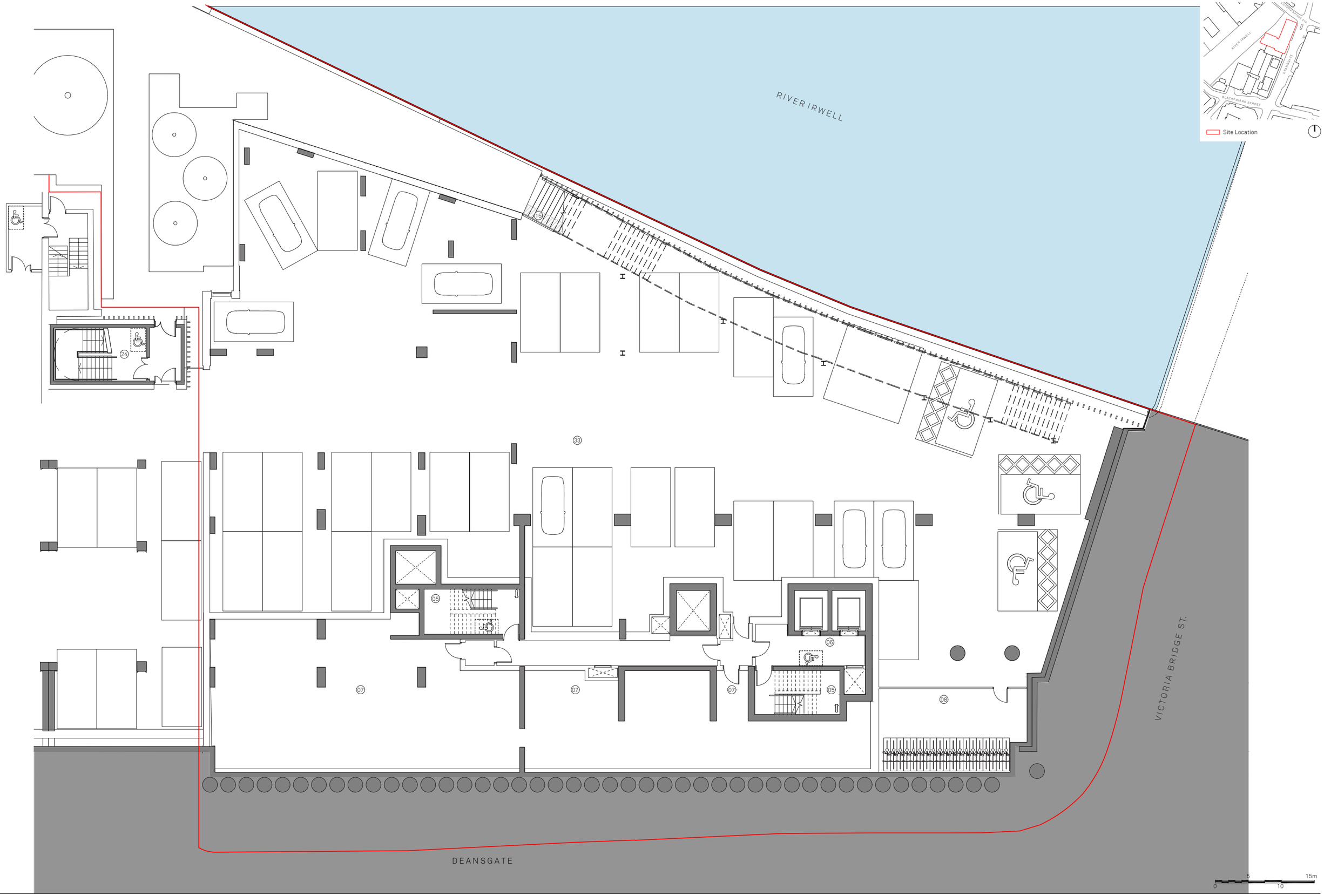
01 Residential Building
02 Premier House
03 Hotel
04 Main Residential Entrance
05 Service Yard
06 Car Park Entrance
07 Public Route
08 Residents Terrace
09 Riverside Leisure Space (F&B)
10 Accessible Stair Lift

Project Name: Renaissance		Title: Masterplan Ground Floor Plan		Scale: 1:250@ A1
Drawn: CS	Checked: JC	Status: Planning	Project: 150	Drawing No: MP_00_2200
Details: 23.08.24		S73 application		Rev: B

Jon Matthews Architects

4th Floor, Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

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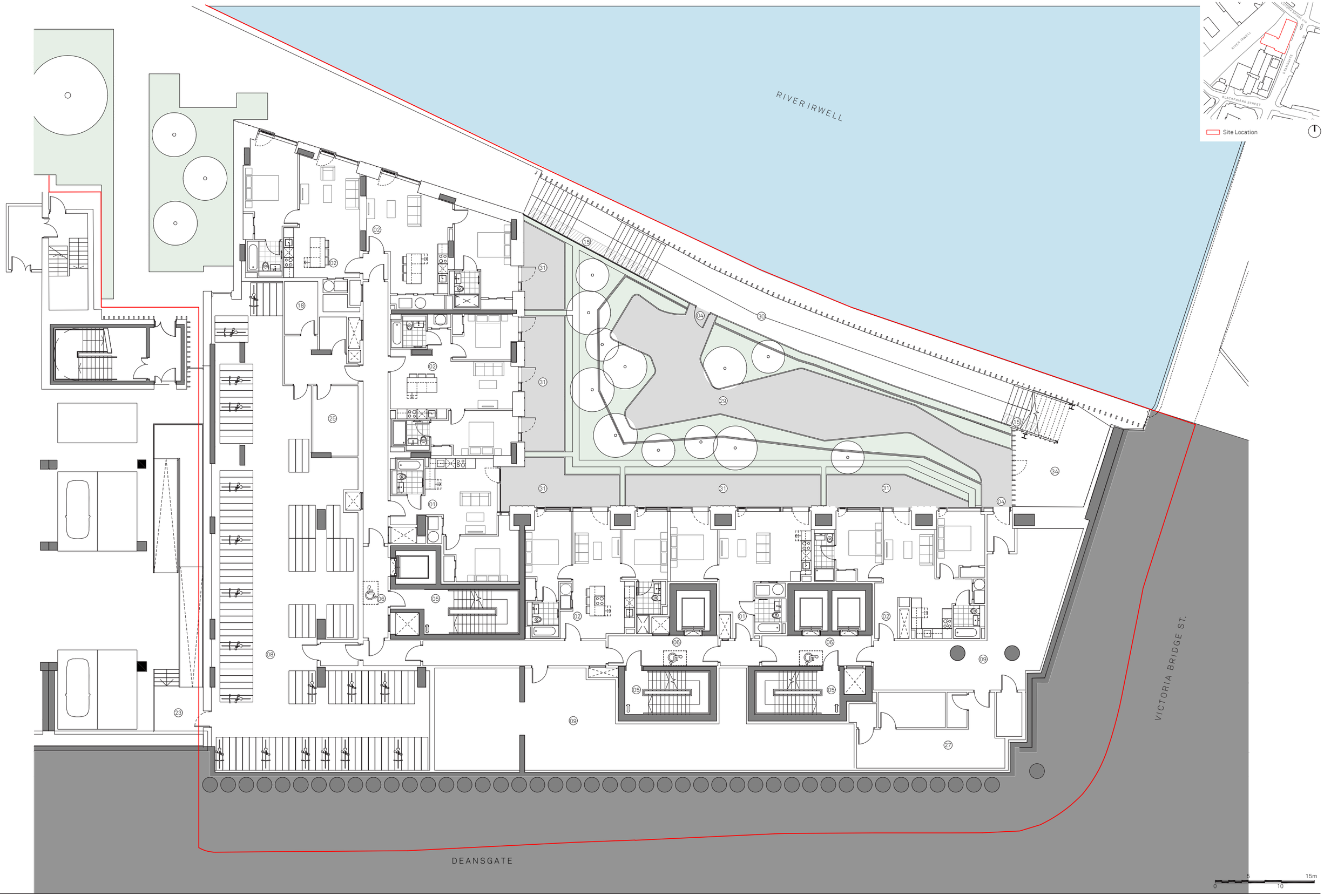
Site Application Boundary

01 One Bedroom
02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident´s Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level -02 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2298
Rev: B
Date: 23.08.24
Details: Issue for Planning

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

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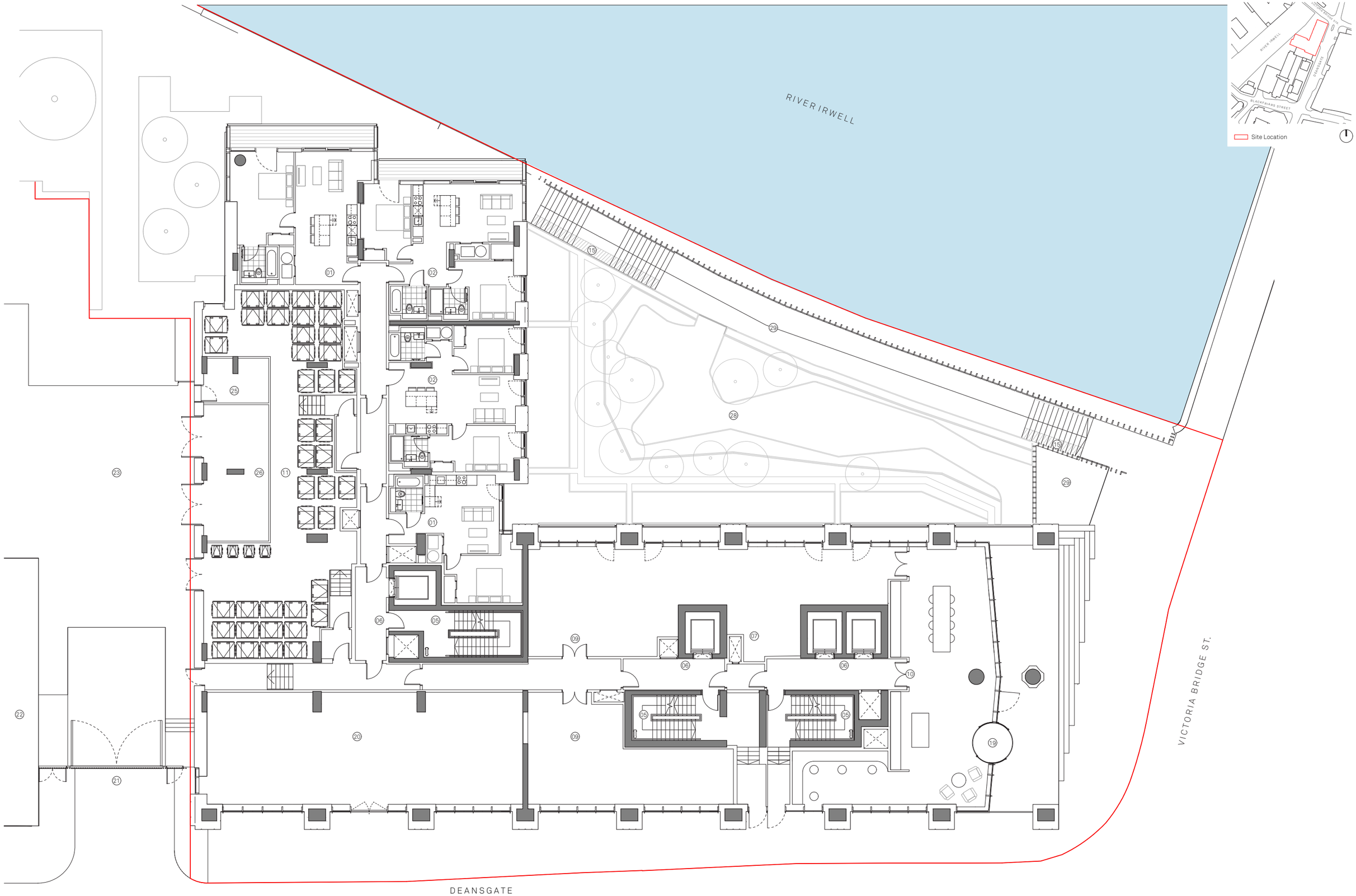
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03 Three Bedroom
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07 Storage Tanks
08 Cycle Store
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31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level -01 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2299
Rev: B
Date: 23.08.24
Details: S73 application

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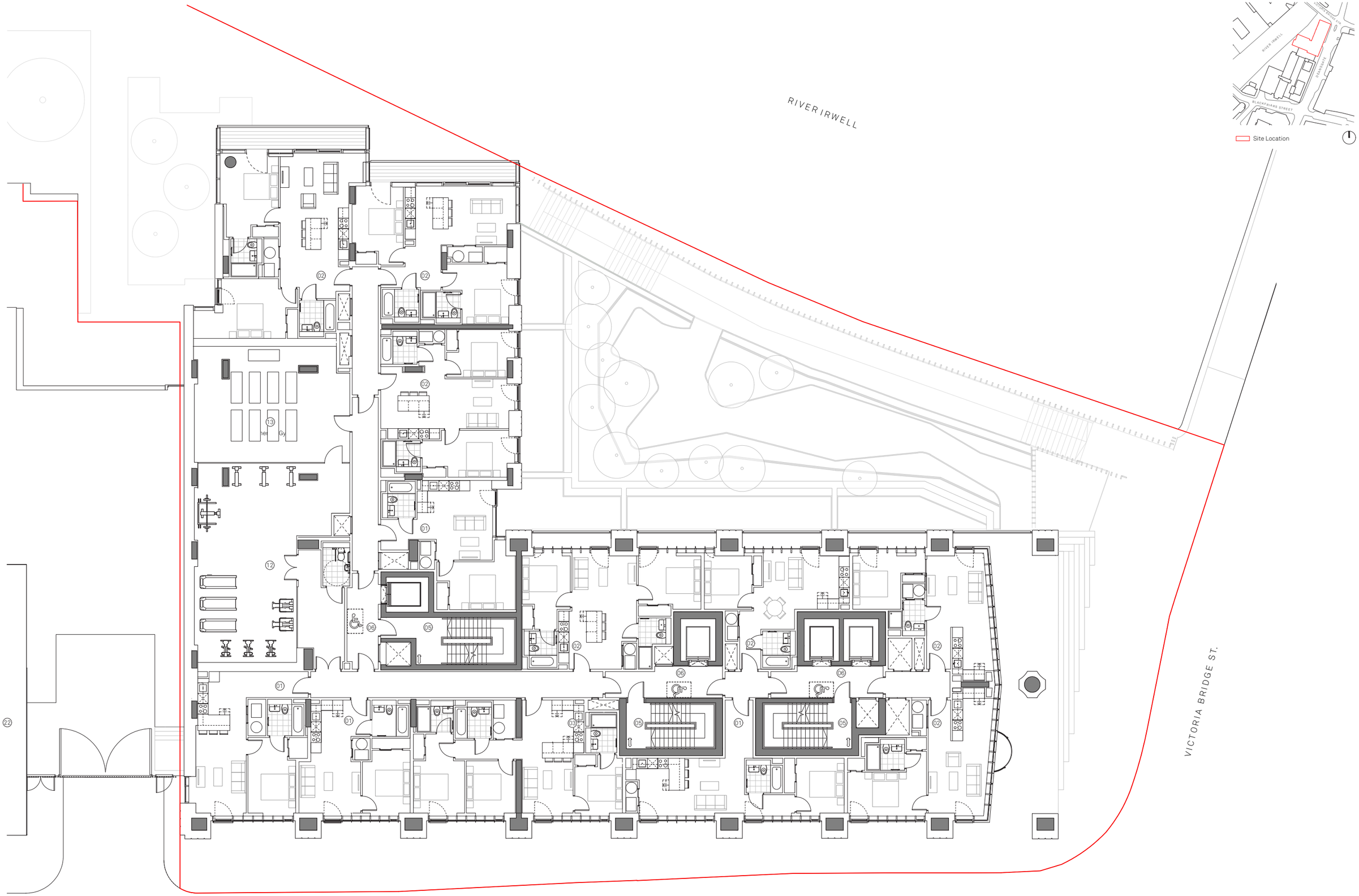
Site Application Boundary

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33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 00 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2200
Rev: B
Date: 23.08.24
Details: S73 application

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Notes:

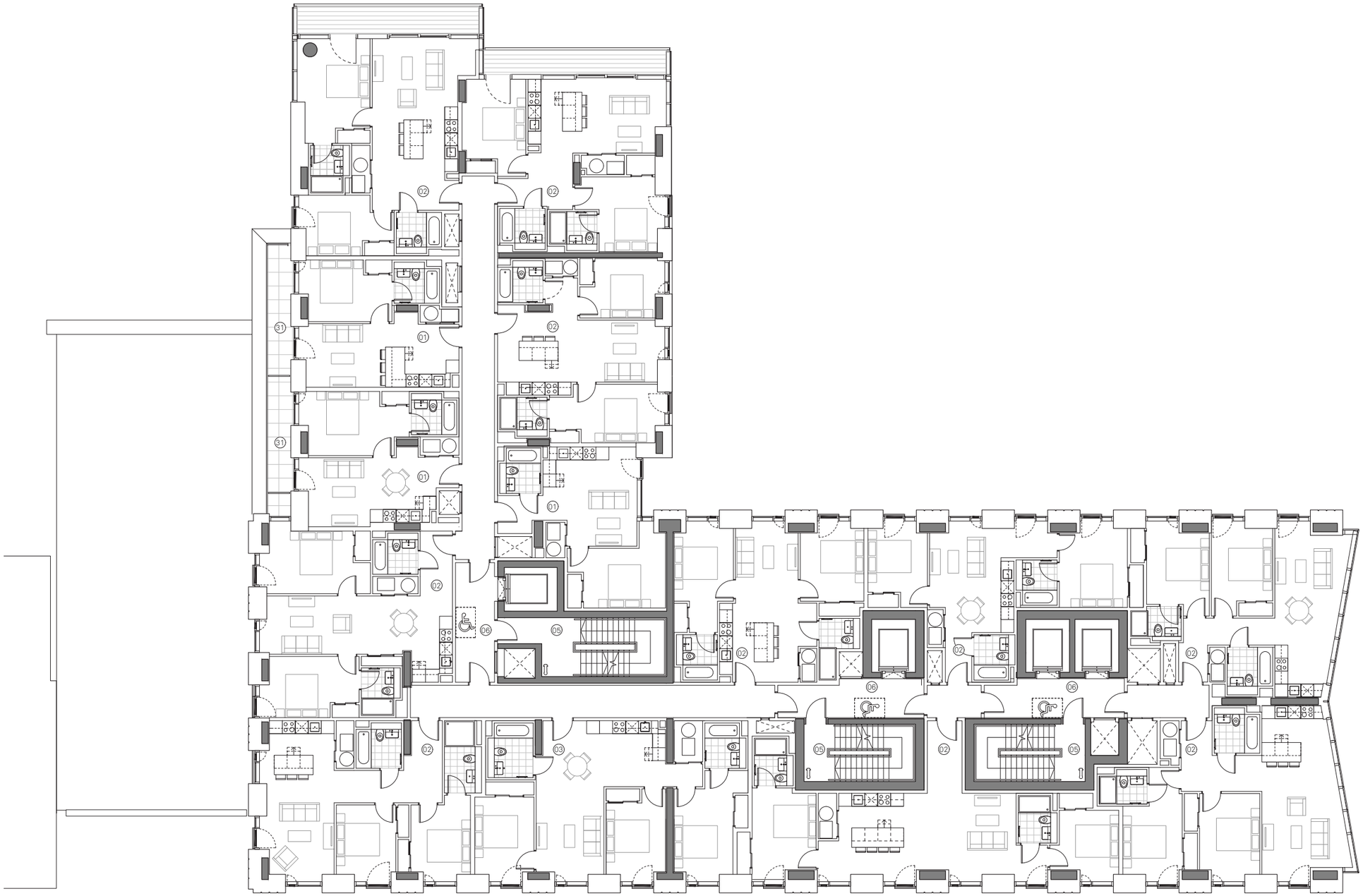
Site Application Boundary

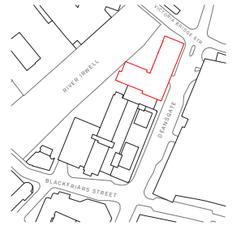
01 One Bedroom
02 Two Bedroom
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32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 01 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2201
Rev: B
Date: 23.08.24
Details: S73 application

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13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident's Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project:
Renaissance Block 2
Residential Building

Drawn: MC
Checked: JC
Rev: A
Date: 23.08.24

Title:
Proposed Level 02
GA Plan

Status:
Planning

Details:
S73 application

Scale:
1:100 @ A1

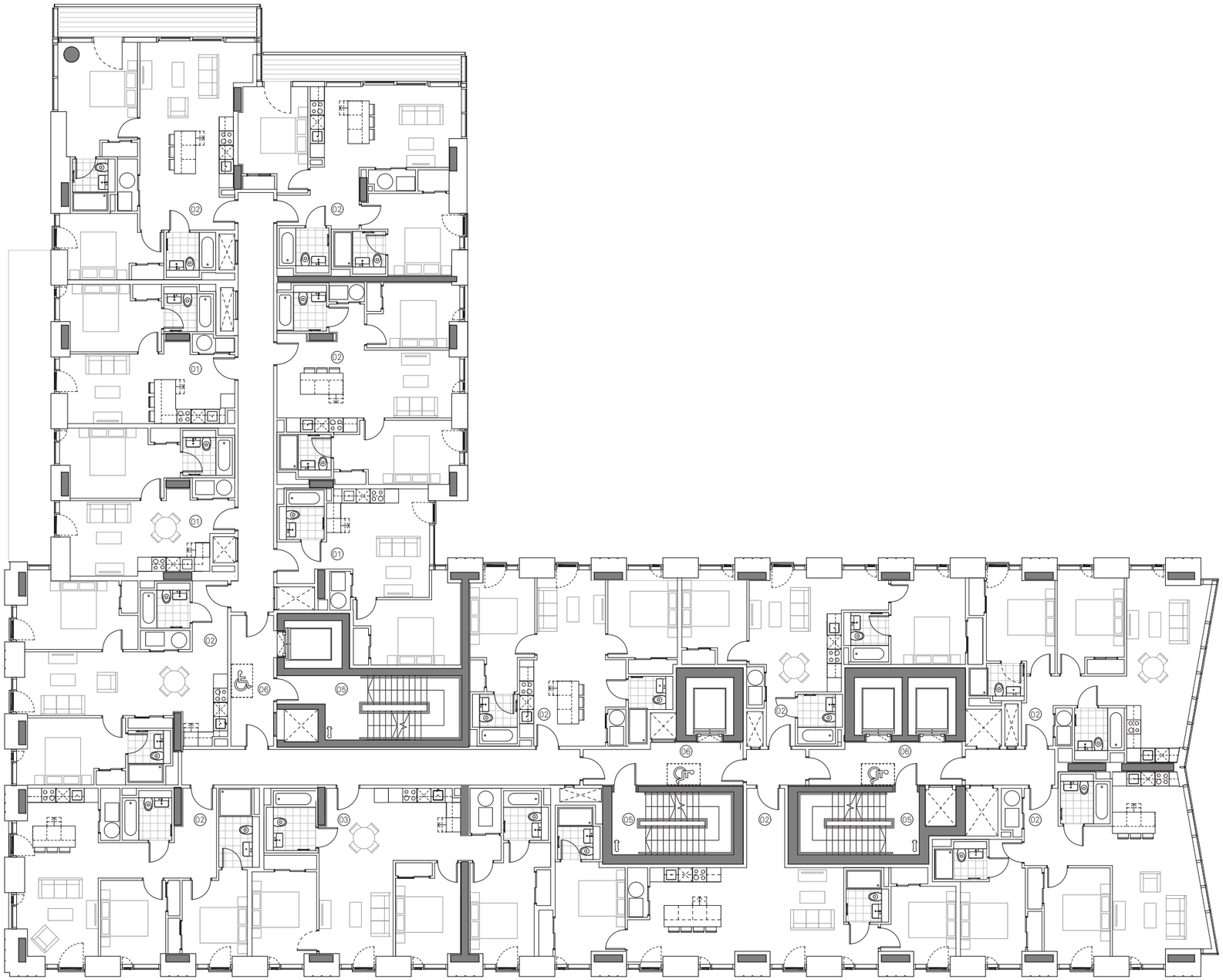
Drawing No:
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Notes:

Site Application Boundary

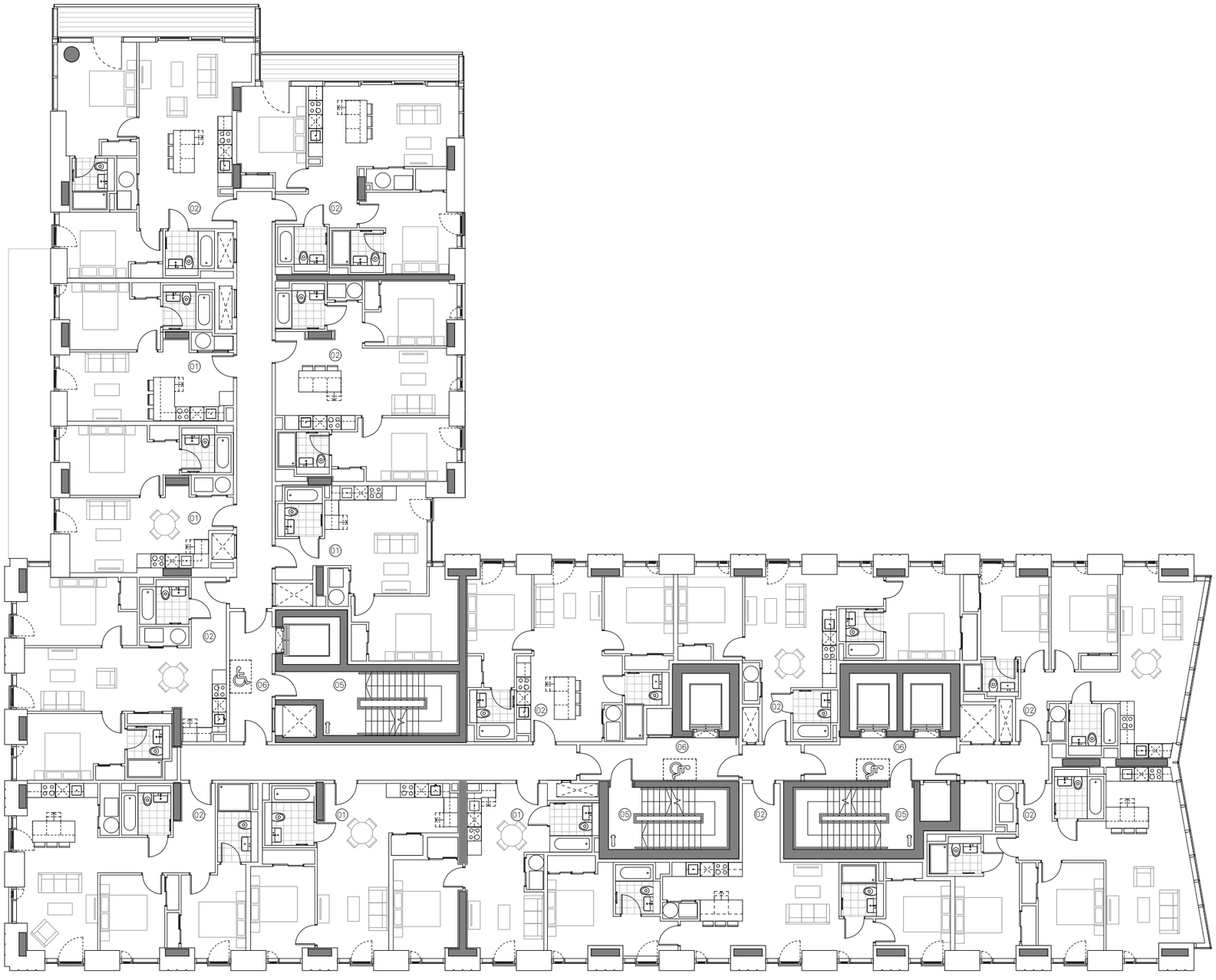
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02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident's Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 03 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Rev: A
Date: 23.08.24
Status: Planning
Drawing No: 150_JMA_B2_02_2203
Details: S73 application

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Notes:

Site Application Boundary

01 One Bedroom
02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident's Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project:
Renaissance Block 2
Residential Building

Drawn: MC
Checked: JC
Rev: -
Date: 23.08.24

Title:
Proposed Level 04-08
GA Plan

Status:
Planning

Details:
S73 application

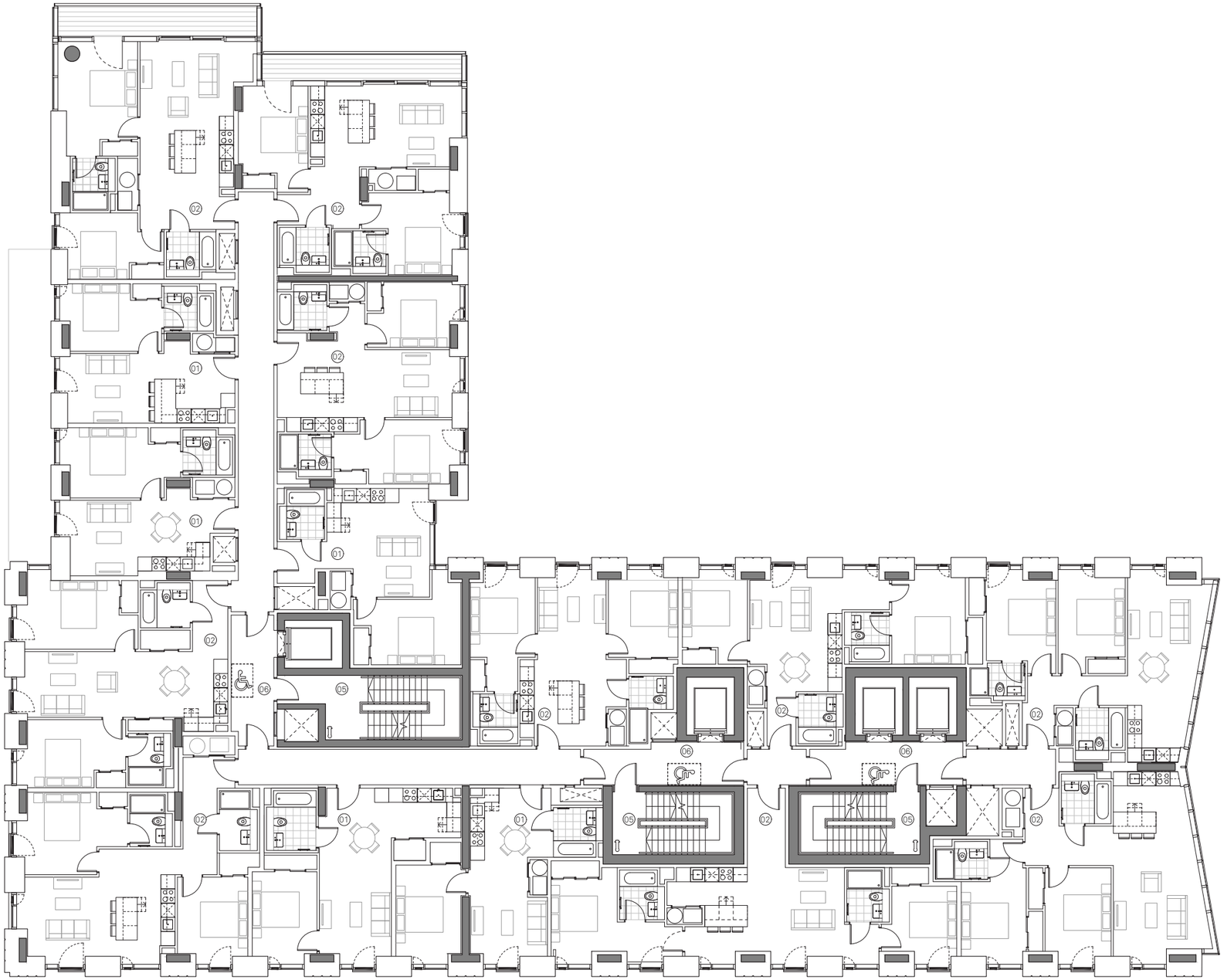
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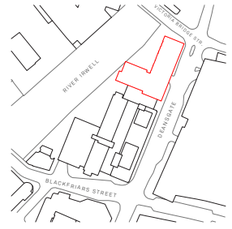
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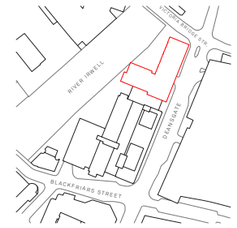
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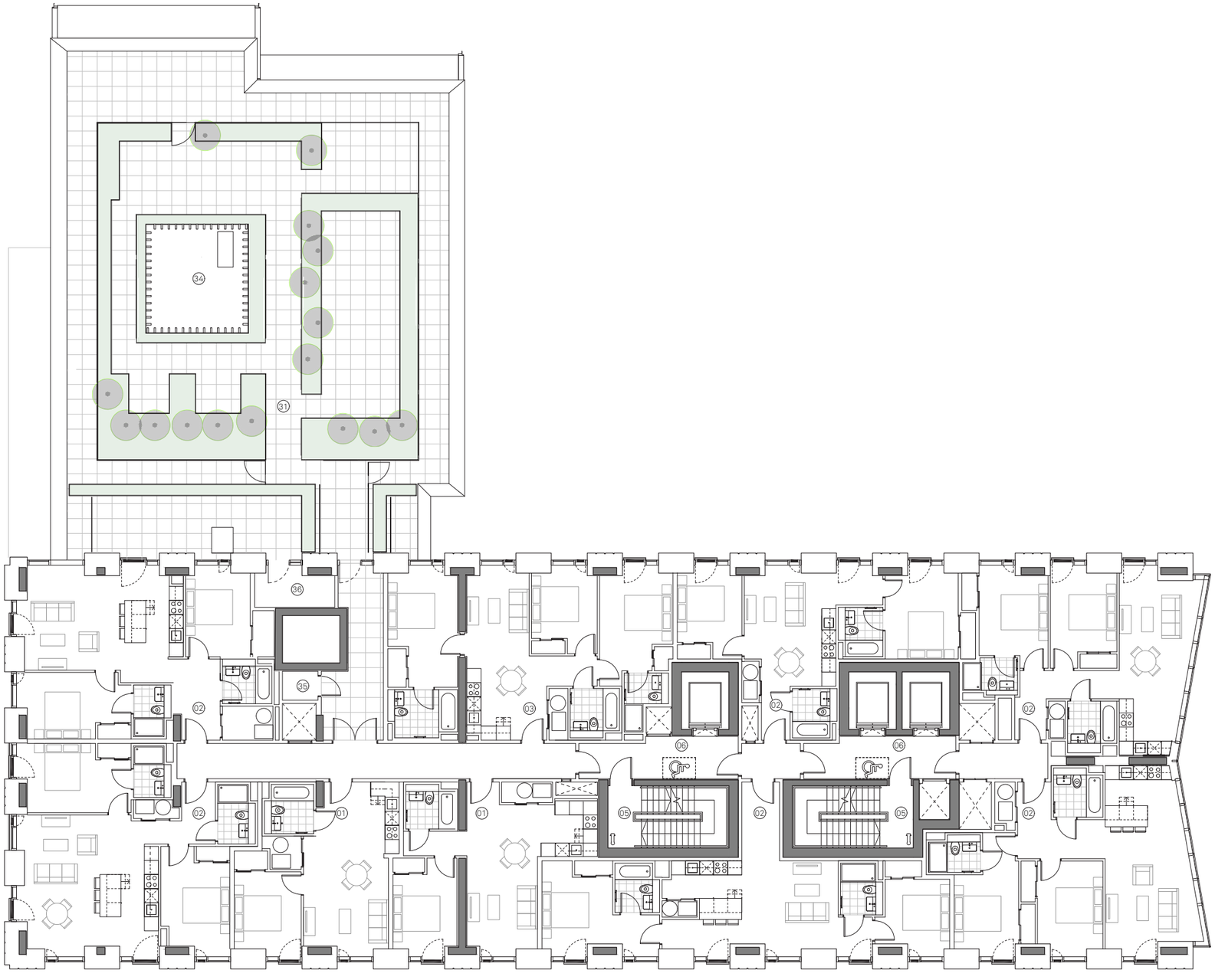
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05 Fire Escape Stair
06 Lift Lobby
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10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident's Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 09-13 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Rev: A
Date: 23.08.24
Status: Planning
Details: S73 application
Drawing No: 150_JMA_B2_02_2209

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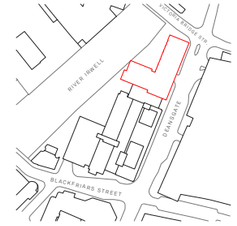
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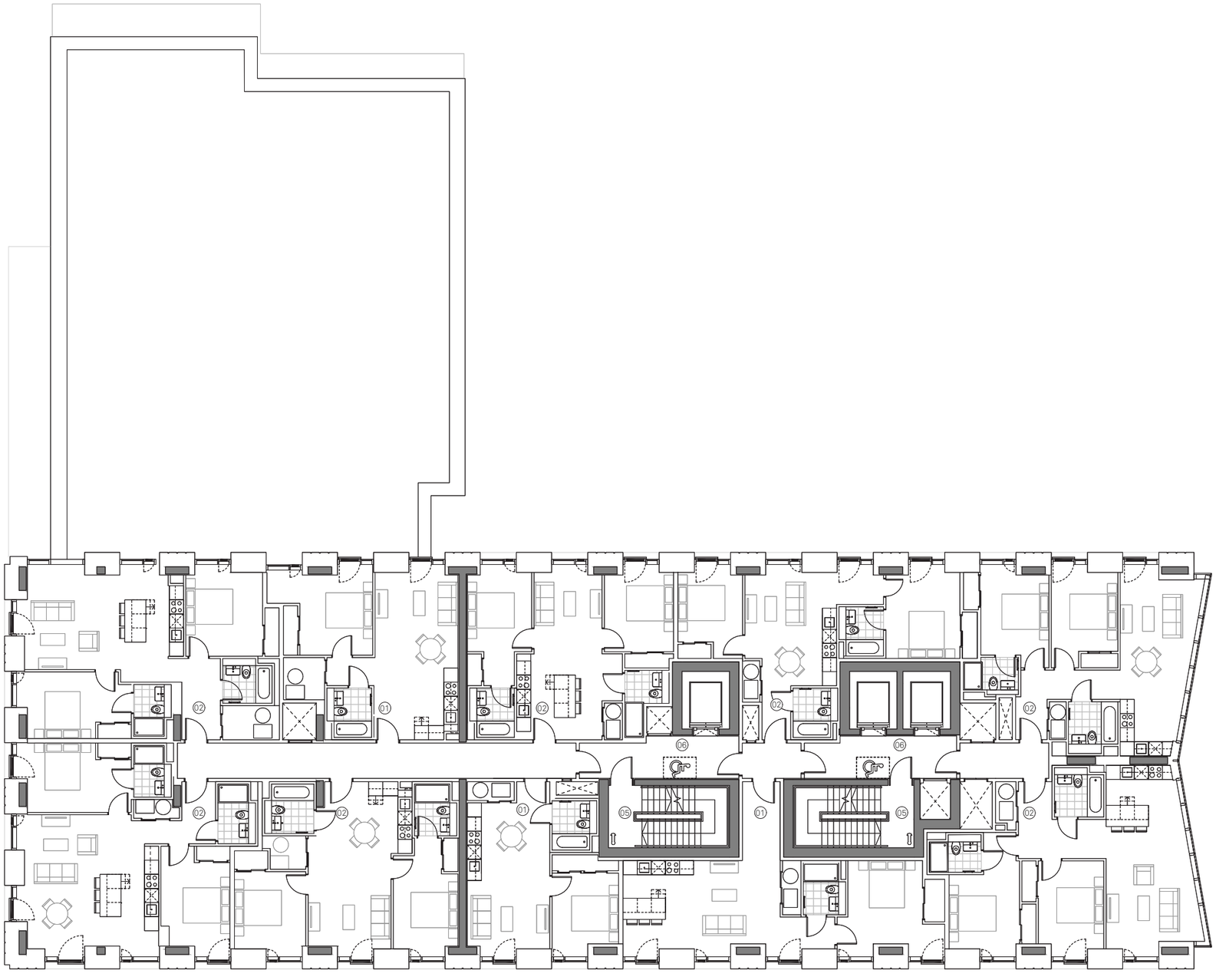
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25 Swith Room
26 Substation
27 Staff Welfare
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30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 14 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2214
Rev: A
Date: 23.08.24
Details: S73 application

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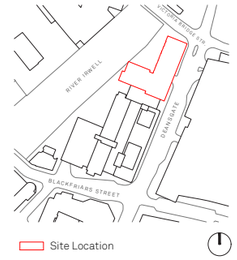
Site Application Boundary

01 One Bedroom
02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
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28 Resident's Riverside Garden
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30 Private Terrace
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32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner' Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 15 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2215
Rev: A
Date: 23.08.24
Details: S73 application

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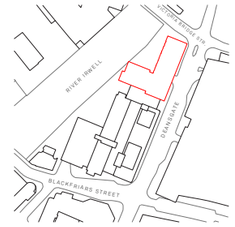
Site Application Boundary

01 One Bedroom
02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
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29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 16-17 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2216
Rev: A
Date: 23.08.24
Details: S73 application

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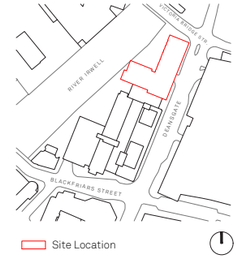
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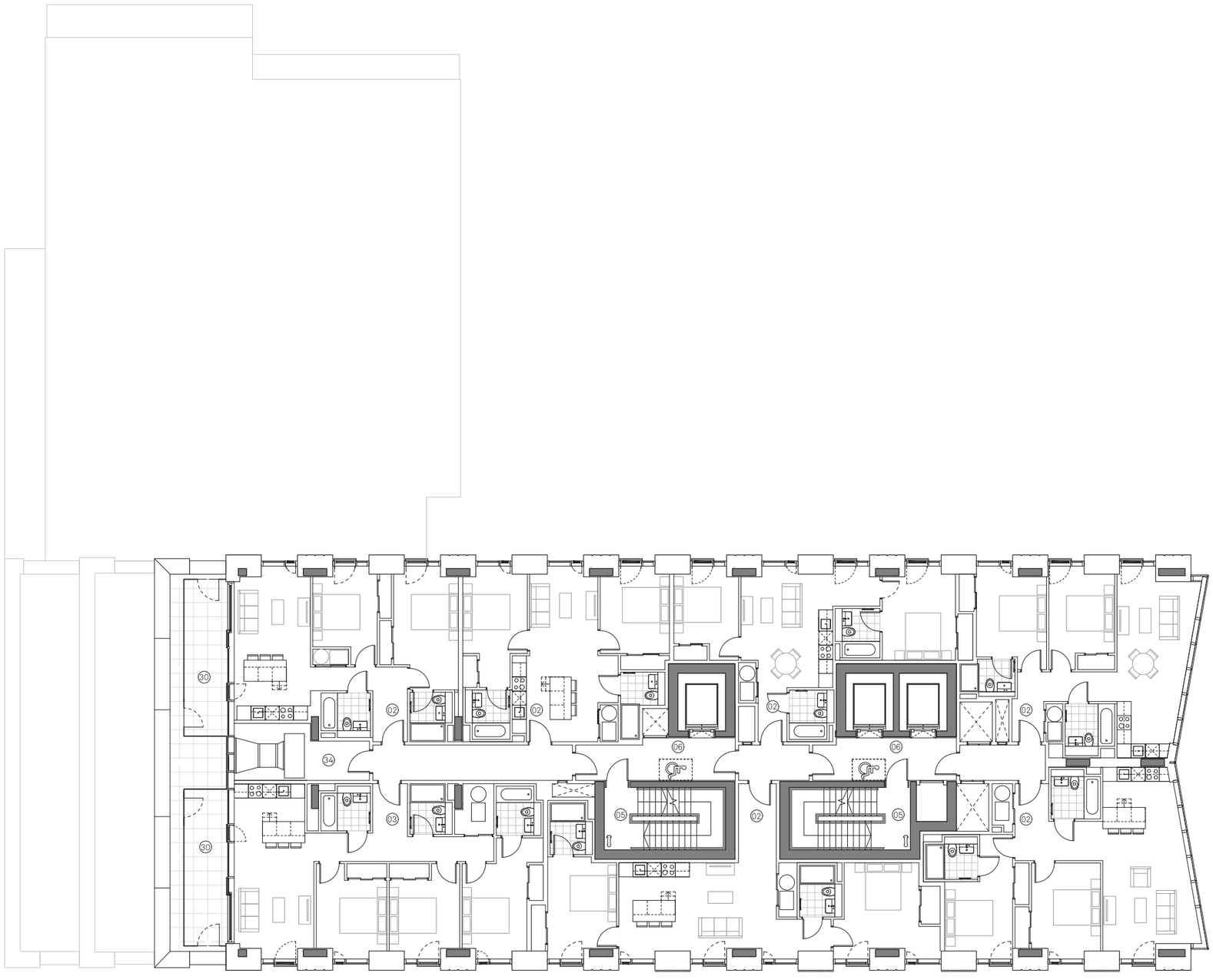
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12 Gym
13 Yoga Studio
14 Substation Entrance
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19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident´s Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 18-19 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2218
Rev: A
Date: 23.08.24
Details: S73 application

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Site Application Boundary

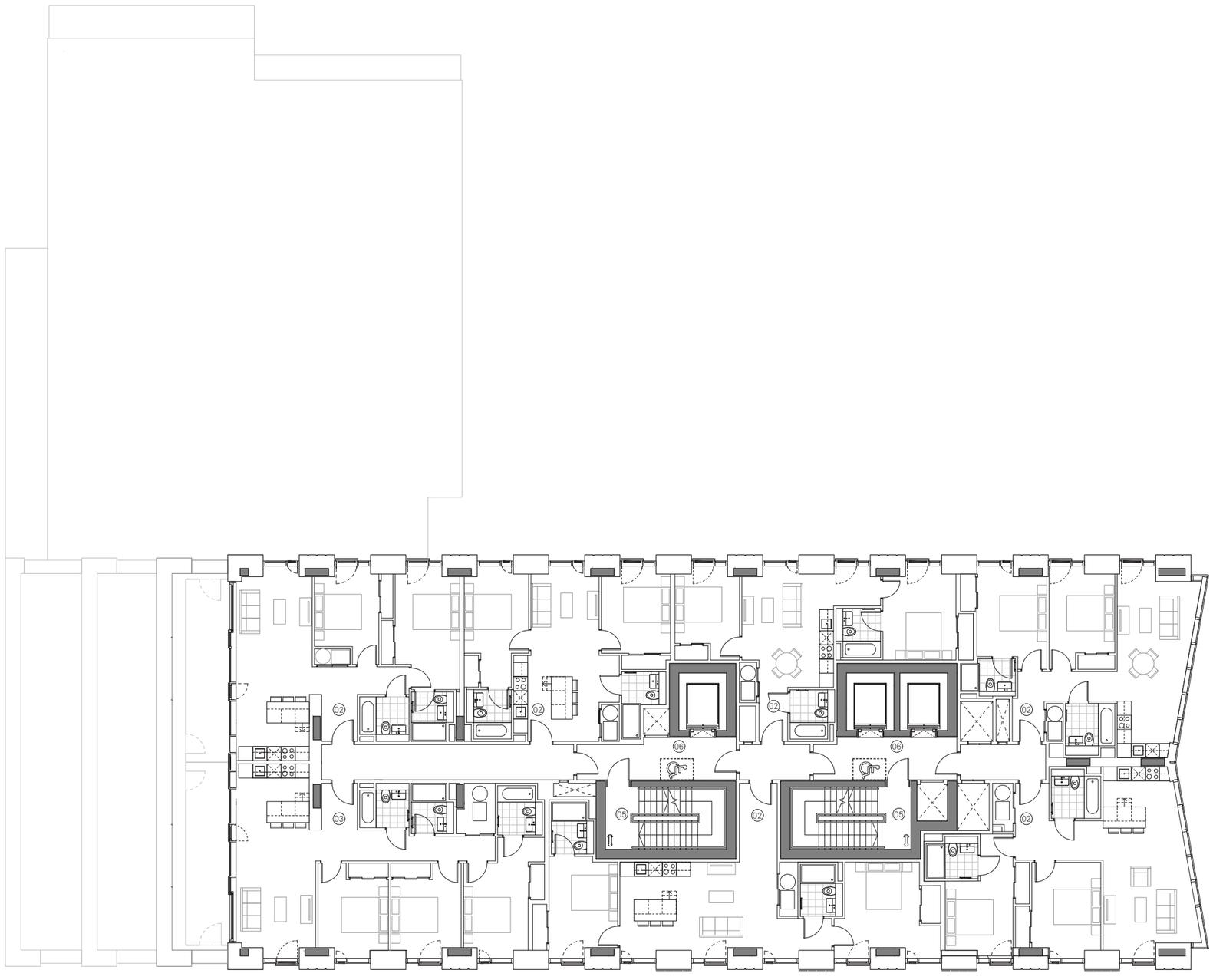
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27 Staff Welfare
28 Resident´s Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 20 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2220
Rev: A
Date: 23.08.24
Details: S73 application

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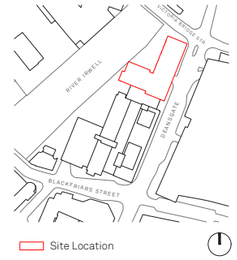
Site Application Boundary

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08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
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19 Main Entrance
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29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 21 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2221
Rev: /
Date: 23.08.24
Details: S73 application

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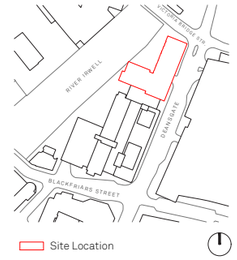
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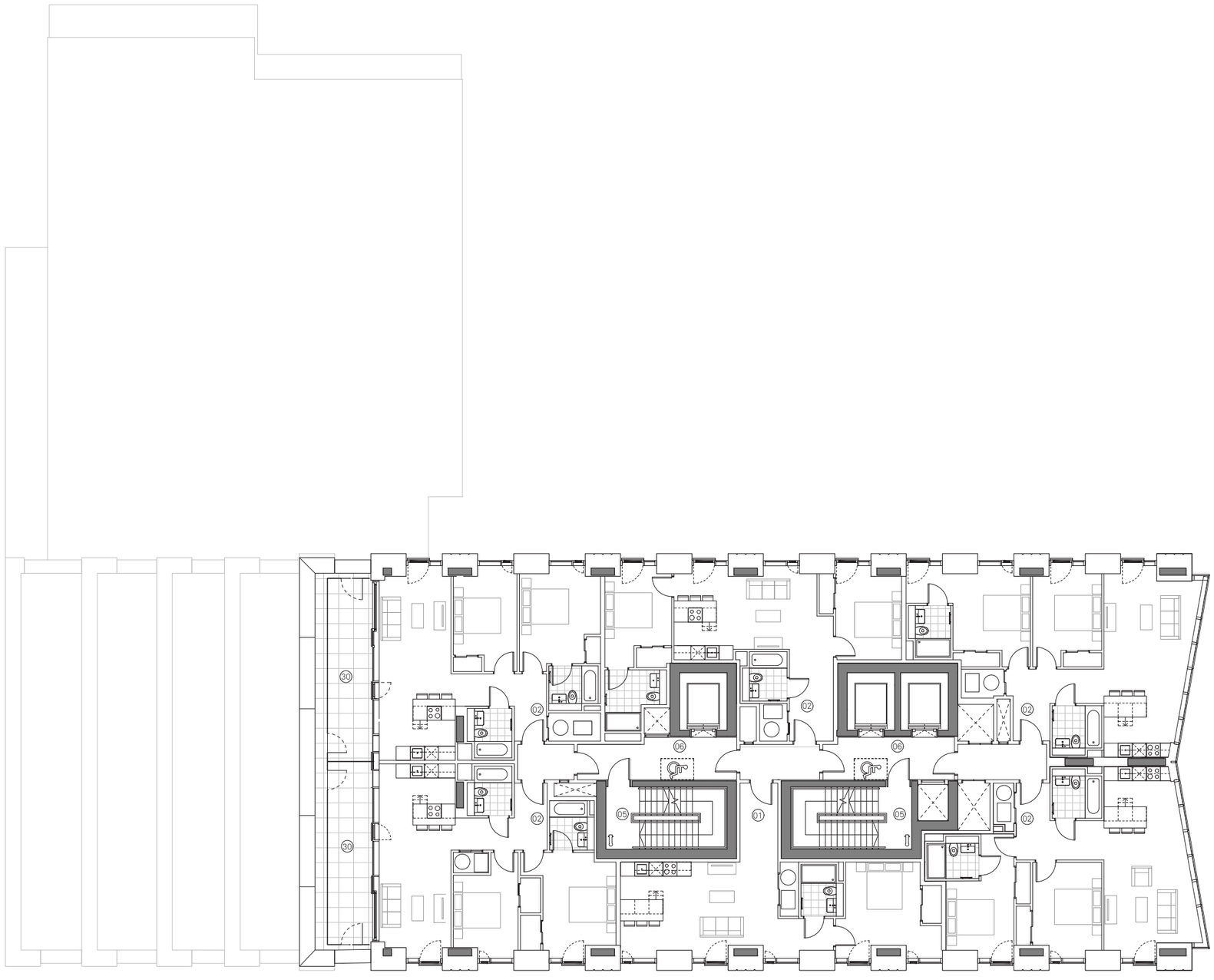
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11 Refuse Store
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33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 22-23 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Rev: A
Date: 23.08.24
Status: Planning
Drawing No: 150_JMA_B2_02_2222
Details: S73 application

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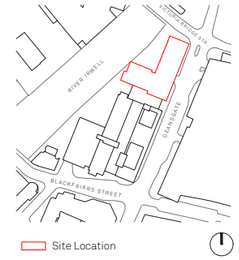
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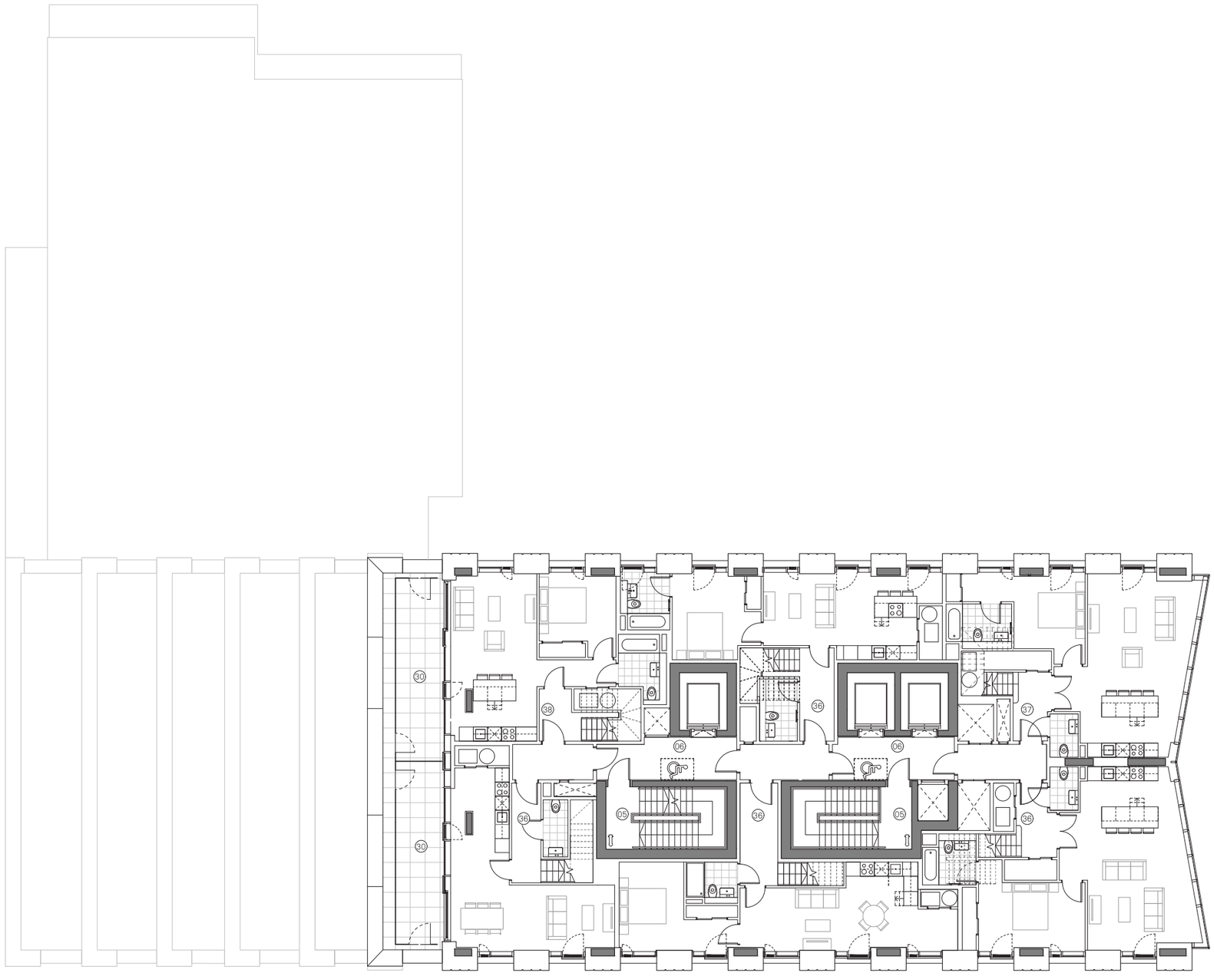
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05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
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32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 24-25 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2224
Rev: A
Date: 23.08.24
Details: S73 application

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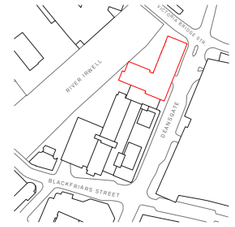
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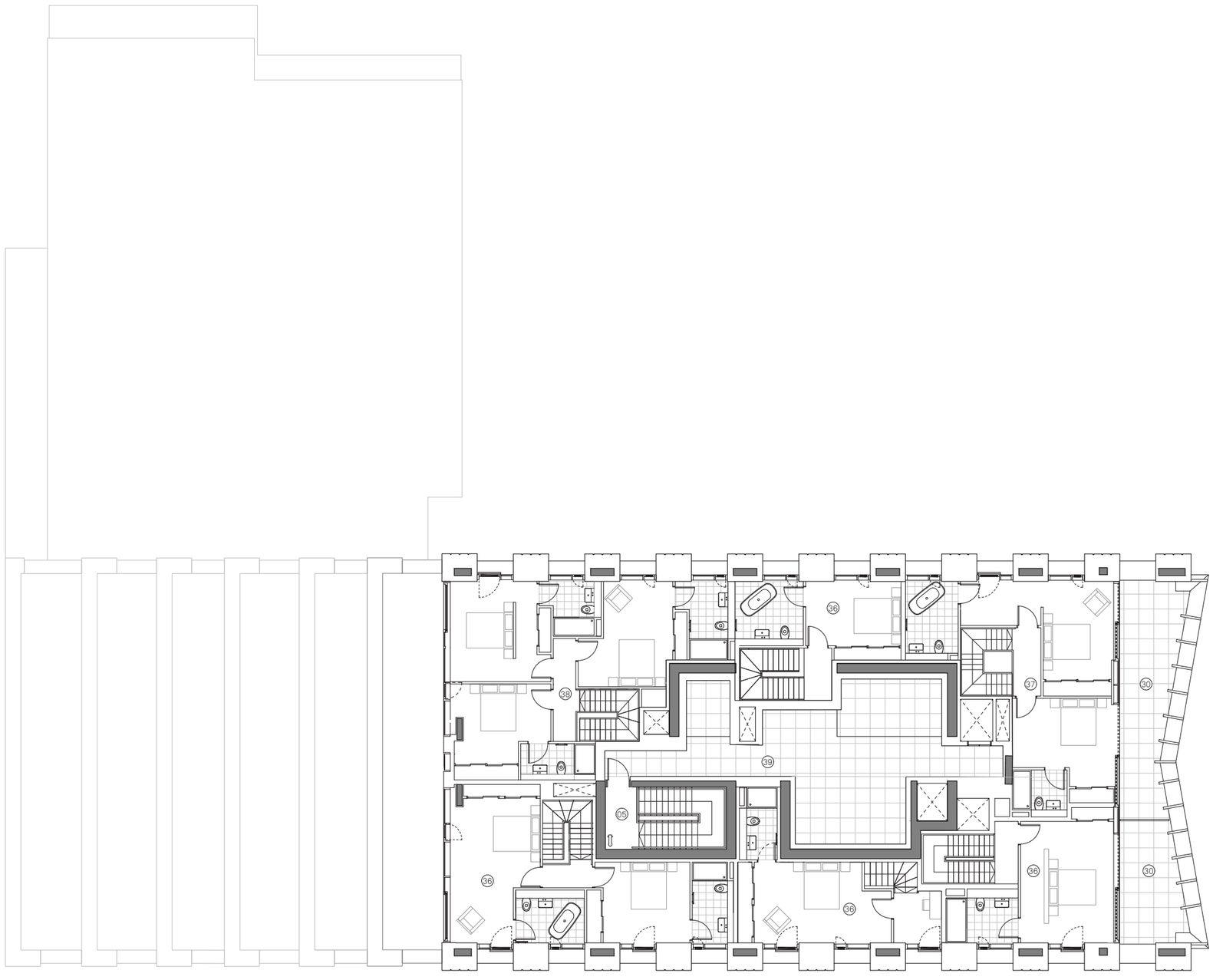
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22 Premier House
23 Service Yard
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32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 26 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Status: Planning
Drawing No: 150_JMA_B2_02_2226
Rev: A
Date: 23.08.24
Details: S73 application

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0 5 10 15m

Notes:

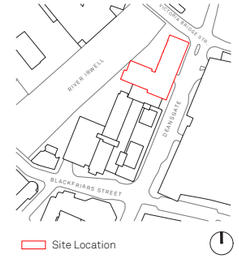
Site Application Boundary

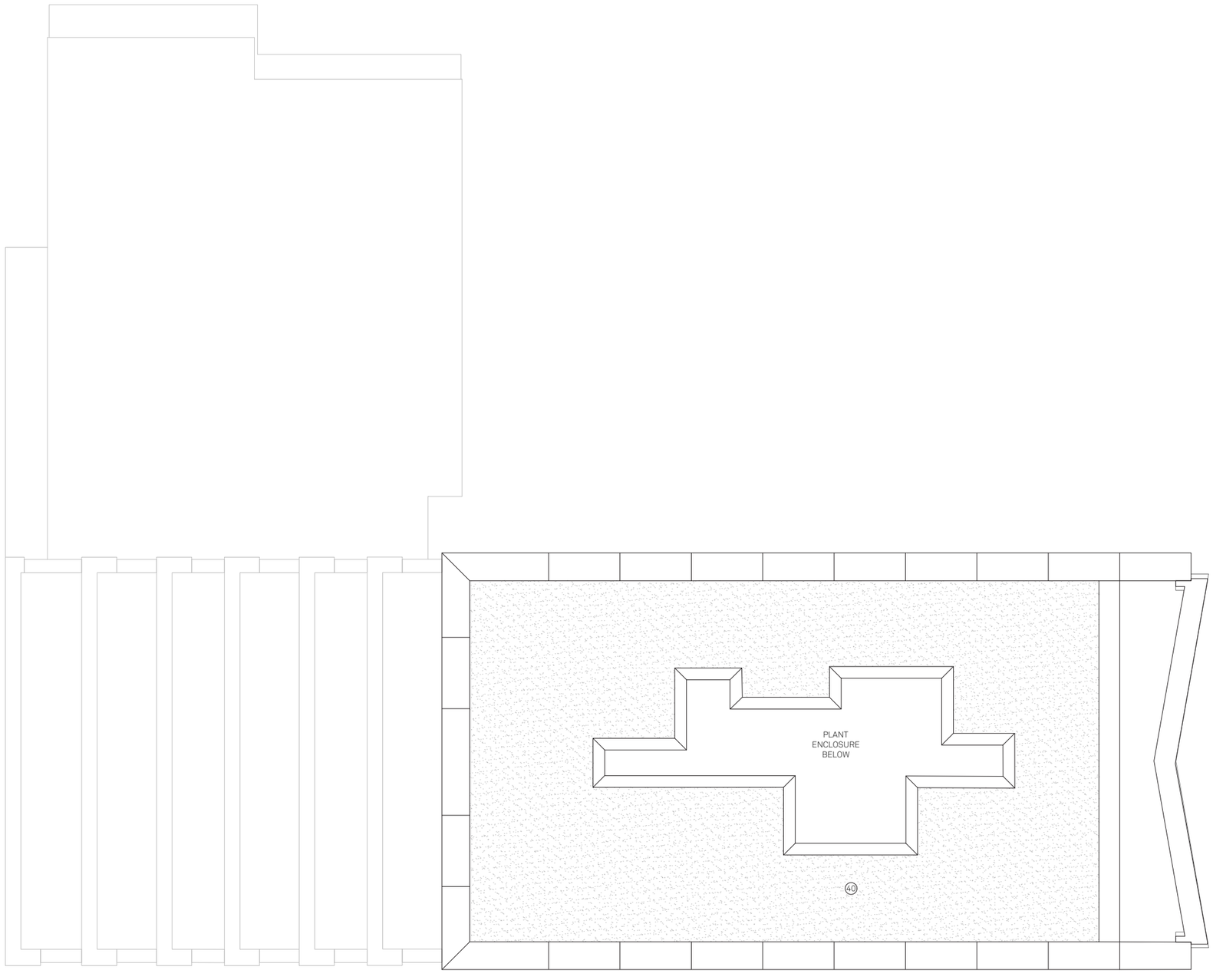
01 One Bedroom
02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident´s Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project: Renaissance Block 2 Residential Building
Title: Proposed Level 27 GA Plan
Scale: 1:100 @ A1
Drawn: MC
Checked: JC
Rev: A
Date: 23.08.24
Status: Planning
Details: S73 application
Drawing No: 150_JMA_B2_02_2227

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0 5 10 15m

Notes:

Site Application Boundary

01 One Bedroom
02 Two Bedroom
03 Three Bedroom
04 Reverside Access
05 Fire Escape Stair
06 Lift Lobby
07 Storage Tanks
08 Cycle Store
09 Amenity
10 Reception
11 Refuse Store
12 Gym
13 Yoga Studio
14 Substation Entrance
15 Accesible Stair
16 Secondary Access
17 Roof Garden
18 Comms Room
19 Main Entrance
20 Retail Unit
21 Service Entrance Yard
22 Premier House
23 Service Yard
24 Carpark Escape Stair
25 Swith Room
26 Substation
27 Staff Welfare
28 Resident´s Riverside Garden
29 Public Walkway / Viewing Deck
30 Private Terrace
31 Communal Roof Terrace
32 Residential Carpark
33 Garden Store
34 Plant Room
35 Cleaner´ Store
36 Duplex Two Bedroom
37 Duplex Three Bedroom
38 Duplex Four Bedroom
39 Plant Enclosure
40 Roof Finish

Project:
Renaissance Block 2
Residential Building

Drawn: MC
Checked: JC
Rev: A
Date: 23.08.24

Title:
Proposed Roof
GA Plan

Status: Planning
Details: S73 application

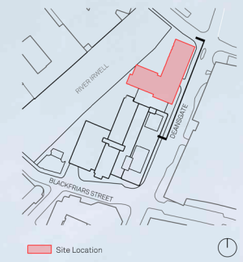
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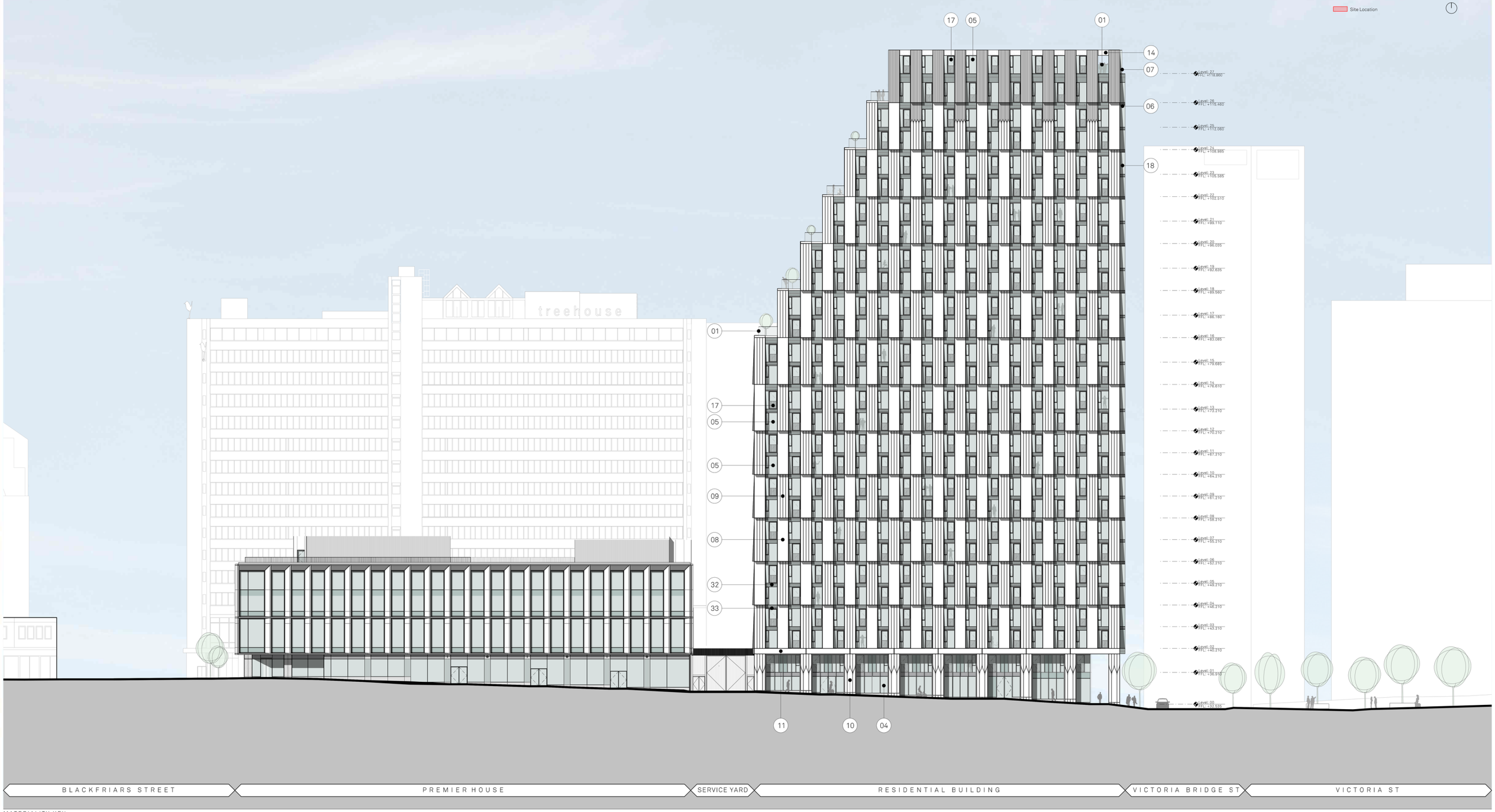
Drawing No: 150_JMA_B2_02_2228

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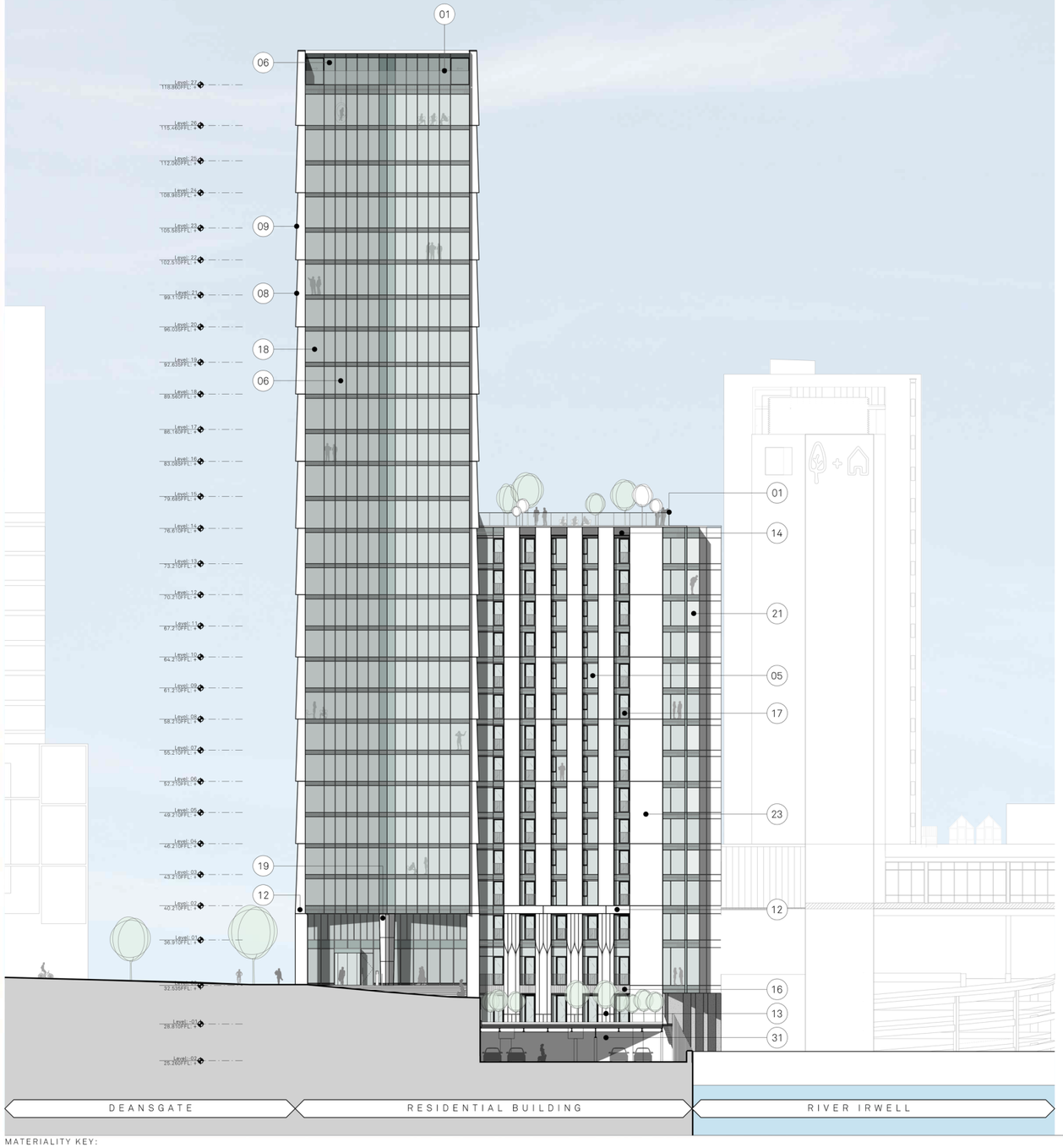
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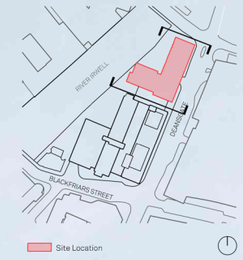
01 Glazed Balustrade
02 Metallic PPC Metal Balustrade
03 Anodised Aluminium Soffit Panel
04 Anodised Capped Curtain Wall System with Profiled Bladed Cap
05 Metallic Silver Unitised Capped Curtain Wall System
06 SG Curtain Wall System
07 Metallic Silver Unitised Capped Curtain Wall Parapet
08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals
09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals
10 Polished & Patterned Precast Column with Acid Etched Reveals
11 Polished Precast Concrete Lintel
12 Acid Etch Patterned Concrete Precast Lintel
13 Acid Etch Patterned Precast Panel
14 Precast Concrete Lintel (Polished)
15 Polished Precast Coping
16 Metallic PPC Aluminium clip-on balcony with balustrade
17 Metallic PPC Metal Juliet Balustrade Integrated with 05
18 Glazed Corner Unit
19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding
20 Metallic Stick Curtain Walling/ Glazed corner
21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent. Metallic PPC.
22 Anodised aluminium soffit with integrated slot vents
23 Acid Etched Precast Concrete Panel
24 Deep Acid Etched Precast Concrete Panel
25 Anodised PPC Metal Rainscreen Cladding
26 Ventilation Louvres
27 Painted Blockwork Wall
28 Feature wall with Integrated Lighting
29 Metallic PPC Metal Fins with Green Wall
30 Metallic PPC Rainscreen
31 Landscape deck with riverside parking
32 Patterned Ceramic Frit Glass Spandrel
33 Glazed in Slot Vent
34 Anodised Capped Curtain Wall System with intergrated louvered doorset

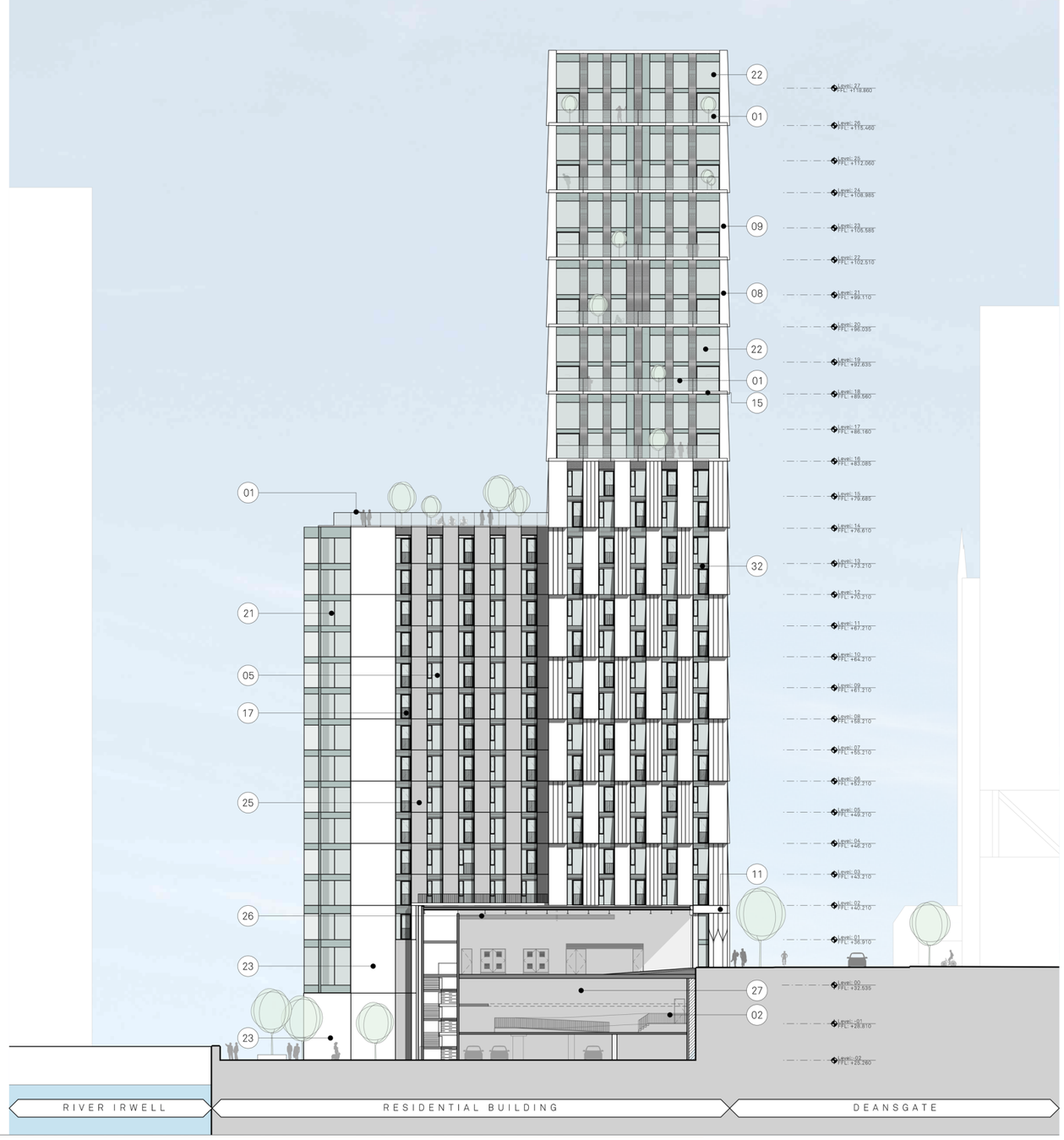
Project Name: Renaissance
Title: Residential Building - Block 2
Scale: 1:250@ A1
Proposed East Elevation
Drawn: RW Checked: FM
Status: Planning
Project: 150
Drawing No: B2_04_2200
Rev: A
Details: A 23.08.24 S73 application

Jon Matthews Architects
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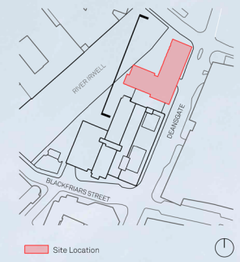
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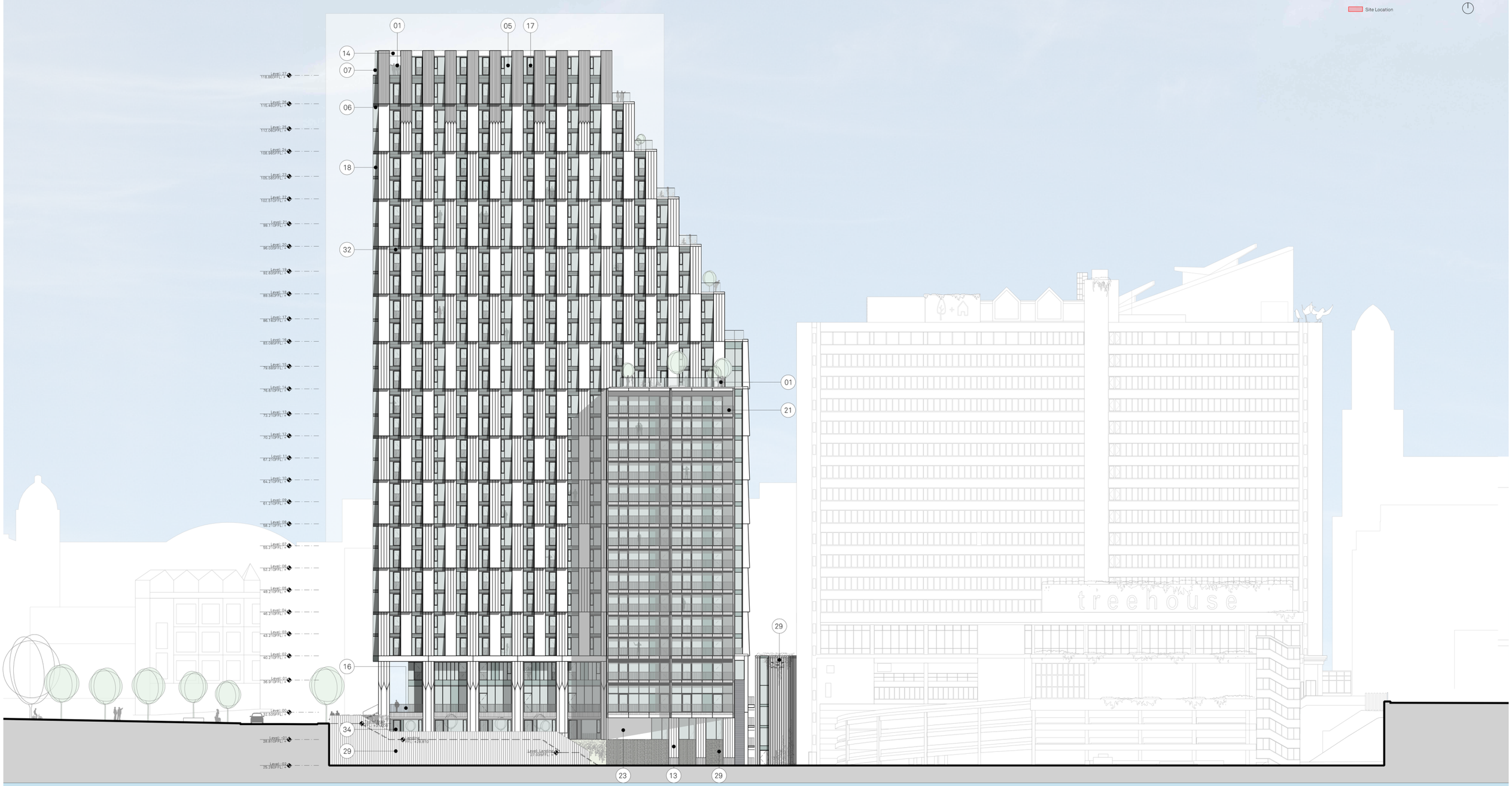
01 Glazed Balustrade
02 Anodised PPC Metal Balustrade
03 Anodised Aluminium Soffit Panel
04 Anodised Capped Curtain Wall System with Profiled Bladed Cap
05 Metallic Silver Unitised Capped Curtain Wall System
06 SG Curtain Wall System
07 Metallic Silver Unitised Capped Curtain Wall Parapet
08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals
09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals
10 Polished & Patterned Precast Column with Acid Etched Reveals
11 Polished Precast Concrete Lintel
12 Acid Etch Patterned Concrete Precast Lintel
13 Acid Etch Patterned Precast Panel
14 Precast Concrete Lintel (Acid Etched)
15 Polished Precast Coping
16 Anodised Aluminium clip-on balcony with balustrade
17 Metallic PPC Metal Juliet Balustrade Integrated with 05
18 Glazed Corner Unit
19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding
20 Metallic Stick Curtain Walling/ Glazed corner
21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Profabricated Balcony, with Soffit provision for Slot Vent. Metallic PPC.
22 Metallic Curtain Walling with Feature Anodised Metal Panel
23 Acid Etched Precast Concrete Panel
24 Deep Acid Etched Precast Concrete Panel
25 Anodised PPC Metal Rainscreen Cladding
26 Ventilation Louvres
27 Painted Blockwork Wall
28 Feature wall with Integrated Lighting
29 Metallic PPC Metal Fins with Green Wall
30 Anodised PPC Rainscreen
31 Landscape deck with riverside parking
32 Patterned Ceramic Frit Glass Spandrel
33 Glazed in Slot Vent
34 Anodised Capped Curtain Wall System with intergrated louvered doorset

Project Name: Renaissance
Title: Residential Building - Block 2
Scale: 1:250@ A1
Proposed North & South Elevation
Drawn: RW Checked: FM
Status: Planning
Project: 150
Drawing No: B2_04_2201
Rev: A
Details: A 07.10.24 S73 application

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VICTORIA ST | VICTORIA BRIDGE ST | RESIDENTIAL BUILDING | SERVICE YARD | TREEHOUSE HOTEL | BLACKFRIARS ST

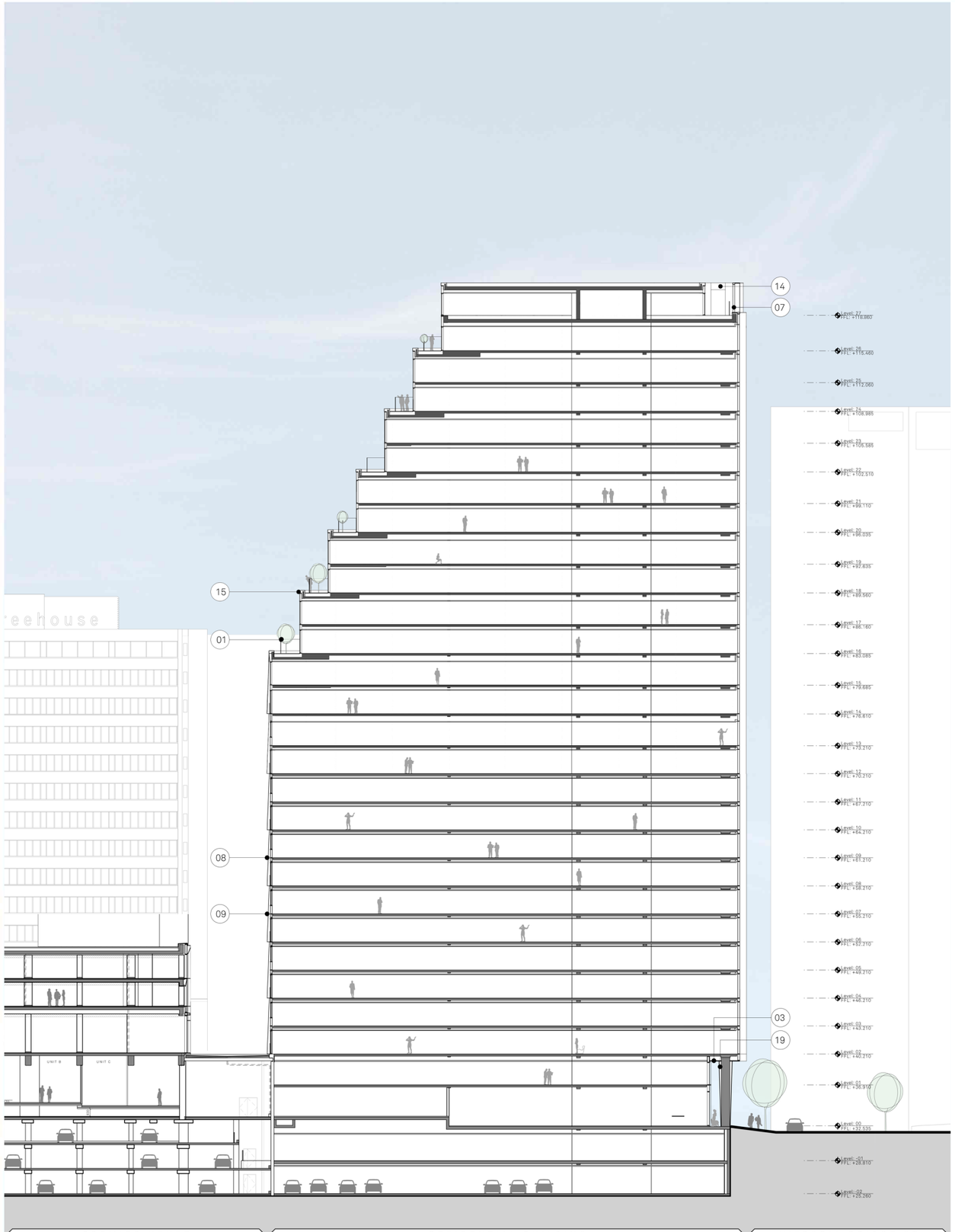
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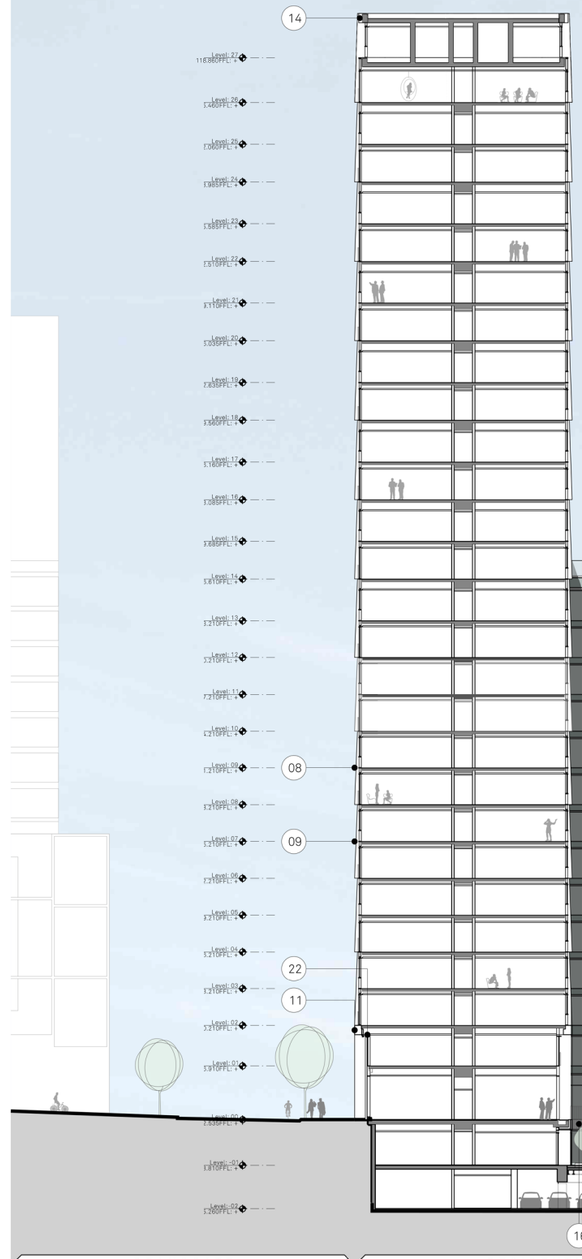
01 Glazed Balustrade
02 Anodised PPC Metal Balustrade
03 Anodised Aluminium Soffit Panel
04 Anodised Capped Curtain Wall System with Profiled Bladed Cap
05 Metallic Silver Unitised Capped Curtain Wall System
06 SG Curtain Wall System
07 Metallic Silver Unitised Capped Curtain Wall Parapet
08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals
09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals
10 Polished & Patterned Precast Column with Acid Etched Reveals
11 Polished Precast Concrete Lintel
12 Acid Etch Patterned Concrete Precast Lintel
13 Acid Etch Patterned Precast Panel
14 Precast Concrete Lintel (Polished)
15 Polished Precast Coping
16 Anodised Aluminium clip-on balcony with balustrade
17 Metallic PPC Metal Juliet Balustrade Integrated with 05
18 Glazed Corner Unit
19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding
20 Metallic Stick Curtain Walling/ Glazed corner
21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent. Metallic PPC.
22 Anodised aluminium soffit with integrated slot vents
23 Acid Etched Precast Concrete Panel
24 Deep Acid Etched Precast Concrete Panel
25 Anodised PPC Metal Rainscreen Cladding
26 Ventilation Louvres
27 Painted Blockwork Wall
28 Feature wall with Integrated Lighting
29 Metallic PPC Metal Fins with Green Wall
30 Anodised PPC Rainscreen
31 Landscape deck with riverside parking
32 Patterned Ceramic Frit Glass Spandrel
33 Glazed in Slot Vent
34 Anodised Capped Curtain Wall System with intergrated louvered doorset

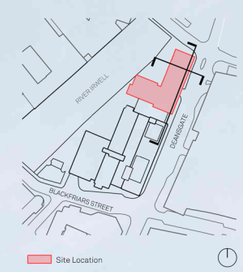
Project Name: Renaissance
Title: Residential Building - Block 2
Proposed West Elevation
Scale: 1:250@ A1
Drawn: RW Checked: FM
Status: Planning
Project: 150
Drawing No: B2_04_2202
Rev: B
Details: B 23.08.24 S73 application

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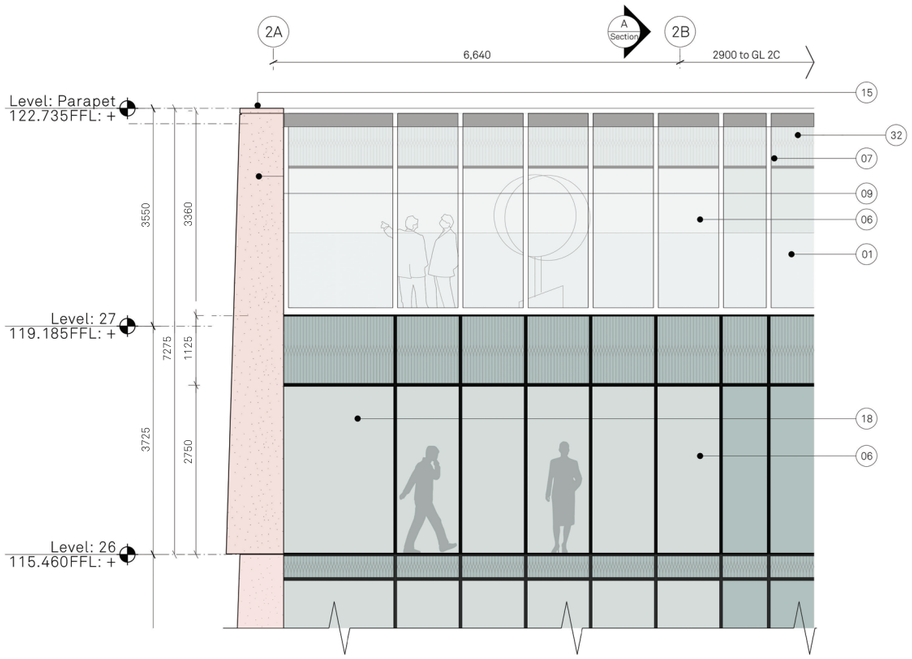
MATERIALITY KEY:

01 Glazed Balustrade
02 Anodised PPC Metal Balustrade
03 Anodised Aluminium Soffit Panel
04 Anodised Capped Curtain Wall System with Profiled Bladed Cap
05 Metallic Silver Unitised Capped Curtain Wall System
06 SG Curtain Wall System
07 Metallic Silver Unitised Capped Curtain Wall Parapet
08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals
09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals
10 Polished & Patterned Precast Column with Acid Etched Reveals
11 Polished Precast Concrete Lintel
12 Acid Etch Patterned Concrete Precast Lintel
13 Acid Etch Patterned Precast Panel
14 Precast Concrete Lintel
15 Polished Precast Coping
16 Anodised Aluminium clip-on balcony with balustrade
17 Metallic PPC Metal Juliet Balustrade Integrated with 05
18 Glazed Corner Unit
19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding
20 Metallic Stick Curtain Walling/ Glazed corner
21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent. Metallic PPC.
22 Anodised aluminium soffit with integrated slot vents
23 Acid Etched Precast Concrete Panel
24 Deep Acid Etched Precast Concrete Panel
25 Anodised PPC Metal Rainscreen Cladding
26 Ventilation Louvres
27 Painted Blockwork Wall
28 Feature wall with Integrated Lighting
29 Metallic PPC Metal Fins with Green Wall
30 Anodised PPC Rainscreen
31 Landscape deck with riverside parking
32 Patterned Ceramic Frit Glass Spandrel
33 Glazed in Slot Vent
34 Anodised Capped Curtain Wall System with intergrated louvered doorset

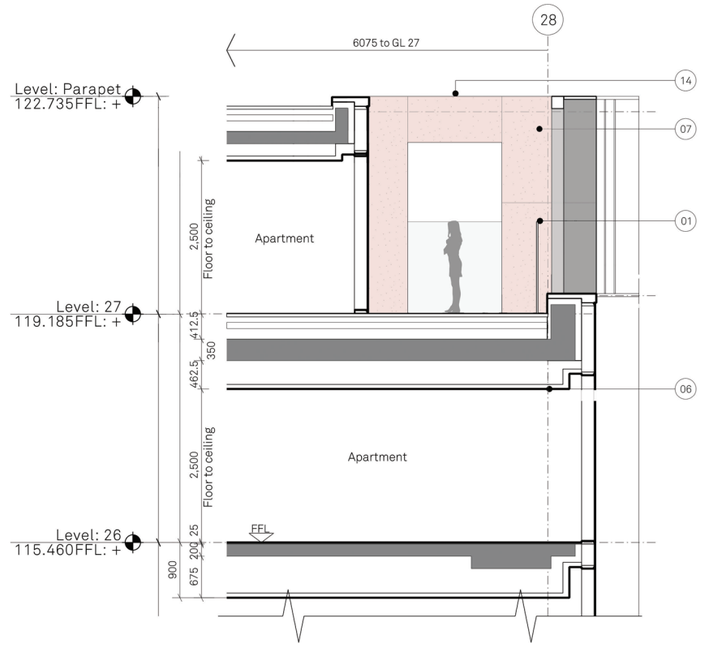
Project Name: Renaissance
Title: Residential Building - Block 2
Scale: 1:250@ A1
Proposed Section AA & BB
Drawn: RW Checked: FM
Status: Planning
Project: 150
Drawing No: B2_05_2200
Rev: A
Details: A 23.08.24 S73 application

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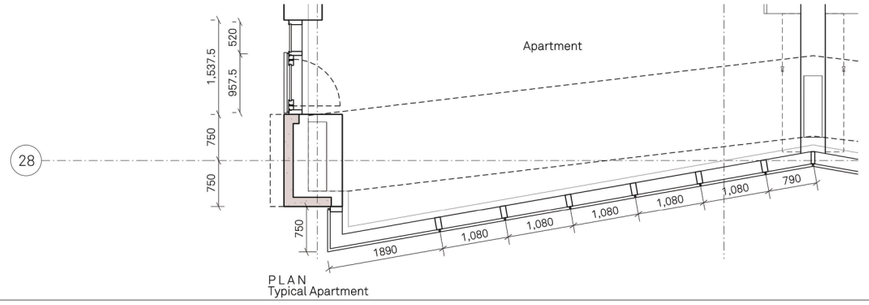
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ELEVATION A
North Elevation



SECTION BB
Typical Apartment Section



PLAN
Typical Apartment

0 5 10 15m

MATERIALITY KEY:

01 Glazed Balustrade
02 Anodised PPC Metal Balustrade
03 Anodised Aluminium Soffit Panel
04 Anodised Capped Curtain Wall System with Profiled Bladed Cap
05 Metallic Silver Unitised Capped Curtain Wall System
06 SG Curtain Wall System
07 Metallic Silver Unitised Capped Curtain Wall Parapet
08 Polished Precast Concrete Shingle Panels with Acid Etched Reveals
09 Polished & Patterned Precast Concrete Shingle Panels with Acid Etched Reveals
10 Polished & Patterned Precast Column with Acid Etched Reveals
11 Polished Precast Concrete Lintel
12 Acid Etch Patterned Concrete Precast Lintel
13 Acid Etch Patterned Precast Panel
14 Precast Concrete Lintel (Polished)
15 Polished Precast Coping
16 Anodised Aluminium clip-on balcony with balustrade
17 Metallic PPC Metal Juliet Balustrade Integrated with 05
18 Glazed Corner Unit
19 Anodised Aluminium Rainscreen Cassette Feature Column Cladding
20 Metallic Stick Curtain Walling/ Glazed corner
21 Unitised Curtain Walling with Integrated Sliding Doors, Back Painted Glass and Prefabricated Balcony, with Soffit provision for Slot Vent. Metallic PPC.
22 Anodised aluminium soffit with integrated slot vents
23 Acid Etched Precast Concrete Panel
24 Deep Acid Etched Precast Concrete Panel
25 Anodised PPC Metal Rainscreen Cladding
26 Ventilation Louvres
27 Painted Blockwork Wall
28 Feature wall with Integrated Lighting
29 Metallic PPC Metal Fins with Green Wall
30 Anodised PPC Rainscreen
31 Landscape deck with riverside parking
32 Patterned Ceramic Frit Glass Spandrel
33 Glazed in Slot Vent
34 Anodised Capped Curtain Wall System with intergrated louvered doorset

Project Name: Renaissance
Title: Residential Building - Block 2
Scale: 1:50@ A1
Bay Study 03
Drawn: RW Checked: FM
Status: Planning
Project: 150
Drawing No: B2_10_4202
Rev: A
Details: - 23.08.24 S73 application

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Simple, elegant design.