



simpsonhaugh

**Parthena
Reys**

One Hardman Boulevard, Manchester

DESIGN & ACCESS STATEMENT | December 2024

10509-SHA-RP-B5D3-DAS01 | P02

Contents

1.0	Introduction	4.0	Internal Refurbishment Proposals (Not Requiring Planning Permission)
1.1	Project Overview	4.1	Internal Refurbishment Proposals
1.2	Applicant and Team		
2.0	Context	5.0	Design Proposals
2.1	Site Location and Context	5.1	Proposed External Alterations
		5.2	Proposed External Alterations - Ground and First Floors
3.0	Existing Building	5.3	Proposed Elevations
3.1	Existing Building	5.4	Proposed Eighth Floor External Alterations
3.2	Exterior Photographs	5.5	Proposed Roof Terrace
3.3	Existing Basement		
3.4	Existing Ground Floor	6.0	Access
3.5	Existing First Floor	6.1	Access
3.6	Existing Typical Floor	6.2	Waste Management Strategy
3.7	Existing Eighth Floor		
3.8	Existing Ninth Floor		
3.9	Existing Roof		
3.10	Existing Elevations		

Project Overview

This Design and Access Statement has been prepared by SimpsonHaugh Architects with input from others on behalf of the applicant, Parthena Reys Hardman Boulevard Ltd. The statement explains the design development process and describes the final proposals for the refurbishment and improvements to the building at One Hardman Boulevard.

The proposals include changes to the current ground floor retail demises, increasing their area into the first floor above. The proposals also include the addition of a new roof terrace, accessible to all office tenants. The overall net let-able area for the office space will remain largely unchanged.

Further interventions into the office space, though not subject to planning, will include significant investment into the existing building, creating high quality and desirable office accommodation, whilst also bringing the building up to current energy and efficiency standards.

The application seeks planning permission for the external changes to the building only. We have agreed with the Planning Officers that the proposed uses for the amended / new retail units will not necessitate a change of use as they will fall within the overall Class E use of the existing building.

This document should be read in conjunction with the application drawings and other material submitted in support of the planning application.



Photograph of existing building from intersection of Hardman Boulevard and Left Bank

C&W Brochure photo

THE APPLICANT

The Parthena Reys Perennial Fund is a Luxembourg regulated Fund that invests primarily in the commercial real estate assets located in the major Western European markets, the UK, Germany, France and the Benelux countries.

The Fund is managed by a family office that is based in Guernsey, Channel Islands; and has offices in Guernsey, Luxemburg, Hamburg, Paris and Amsterdam.

The Chairman of the board is Mr Philip Mallard, FRICS chartered surveyor, who has been managing commercial real estate investments throughout Western Europe since 1971.

The Fund is a long-term investment that specialises in the development and management of large office buildings, with dedicated teams located on the premises to provide direct service to the tenants.

THE ARCHITECT

SimpsonHaugh was founded by Ian Simpson and Rachel Haugh in 1987 and has since compiled an impressive and diverse portfolio of award winning projects.

The practice originated from a shared belief in the power of high quality design to lead the regeneration of post-industrial cities and initiate new contemporary architectural identities. As the practice has grown, these original values have matured and been reinforced such that they remain the practice’s guiding principles.

The underlying themes of urban renewal, sustainability and design excellence unite an otherwise diverse range of building functions and solutions. Similarly, the completed work demonstrates that the practice’s regeneration objectives are equally valid whether applied to new buildings or to existing historic structures.

A recurring challenge of the practice’s work has been the need to confront appropriate forms for emerging typologies. Its innovative solutions for public galleries, transport interchanges and high density living have both challenged normative design responses and contributed positive new precedents..

SimpsonHaugh has a wide range of experience from small rural primary schools to larger schemes such as One Blackfriars Road, Phase 1 Battersea Power Station in London, Beetham Hilton Tower and Deansgate Square in Manchester. The thread that links all of our work is the desire for design excellence.

THE TEAM

The team that the Applicant has engaged to develop a proposal for this site are:

Architect	SimpsonHaugh
Planning Consultant	AshtonHale
Structural Engineer	Renaissance
Building Services Engineer	Cundall
Fire Engineer	OFR
Sustainability	Cundall
Acoustic Consultant	Hann Tucker
Project Manager/ Cost Consultant	Gardner & Theobald



La Boursidier, Paris (Parthena Reys)



Cohesis Sorin, Paris (Parthena Reys)



4 Angel Square, Manchester (SimpsonHaugh)



Town Hall Extension Refurbishment, Manchester (SimpsonHaugh)

Page left deliberately blank

Site Location and Context

One Hardman Boulevard is situated in Spinningfields, Manchester City Centre’s financial centre. It is an existing 10 storey office building with retail units to the ground floor.

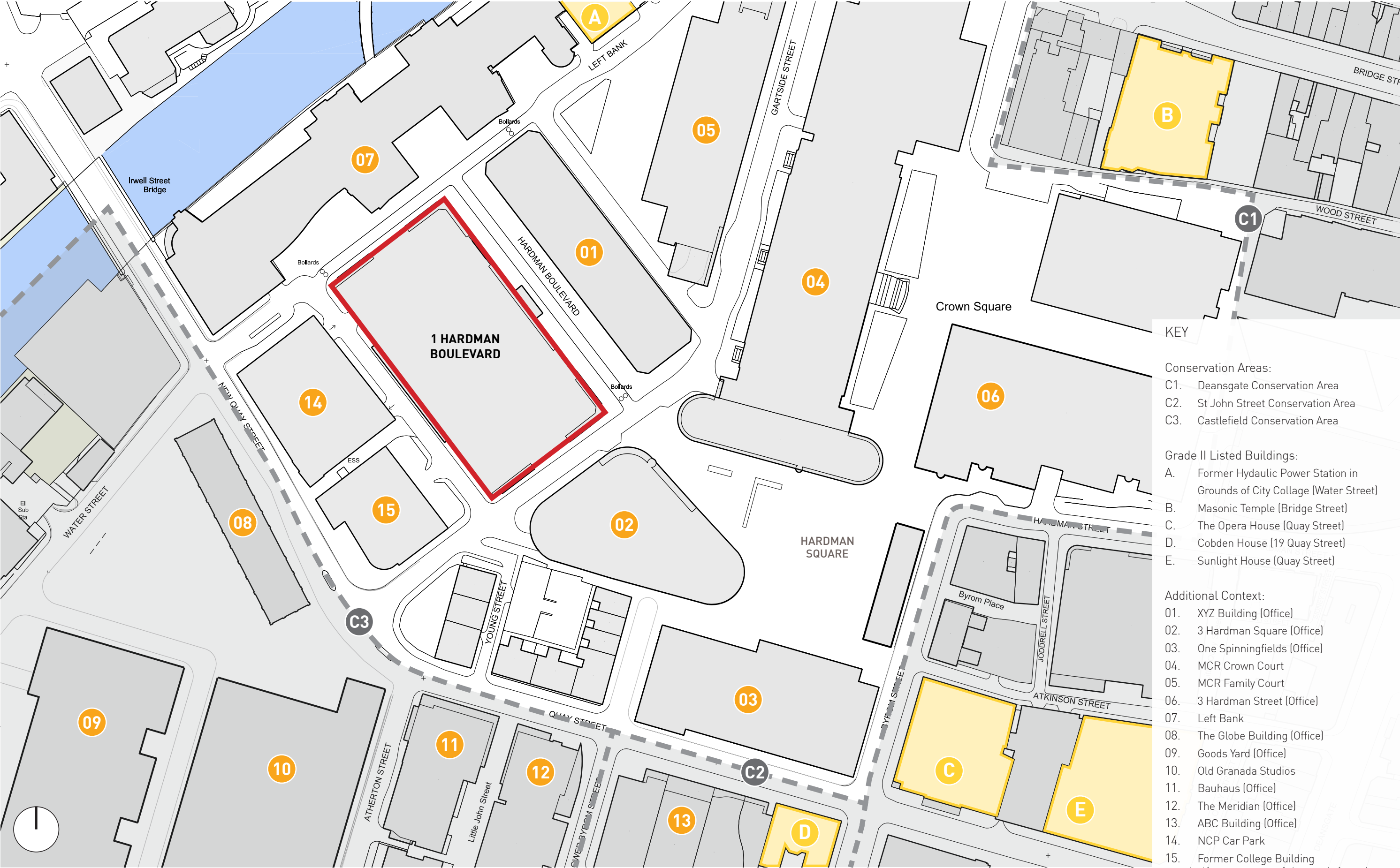
Located between Hardman Square and Left Bank, the site has a large amount of footfall across its main entrance onto Hardman Boulevard. The site is easily accessed with good links to public transport and car parking facilities in the basement.



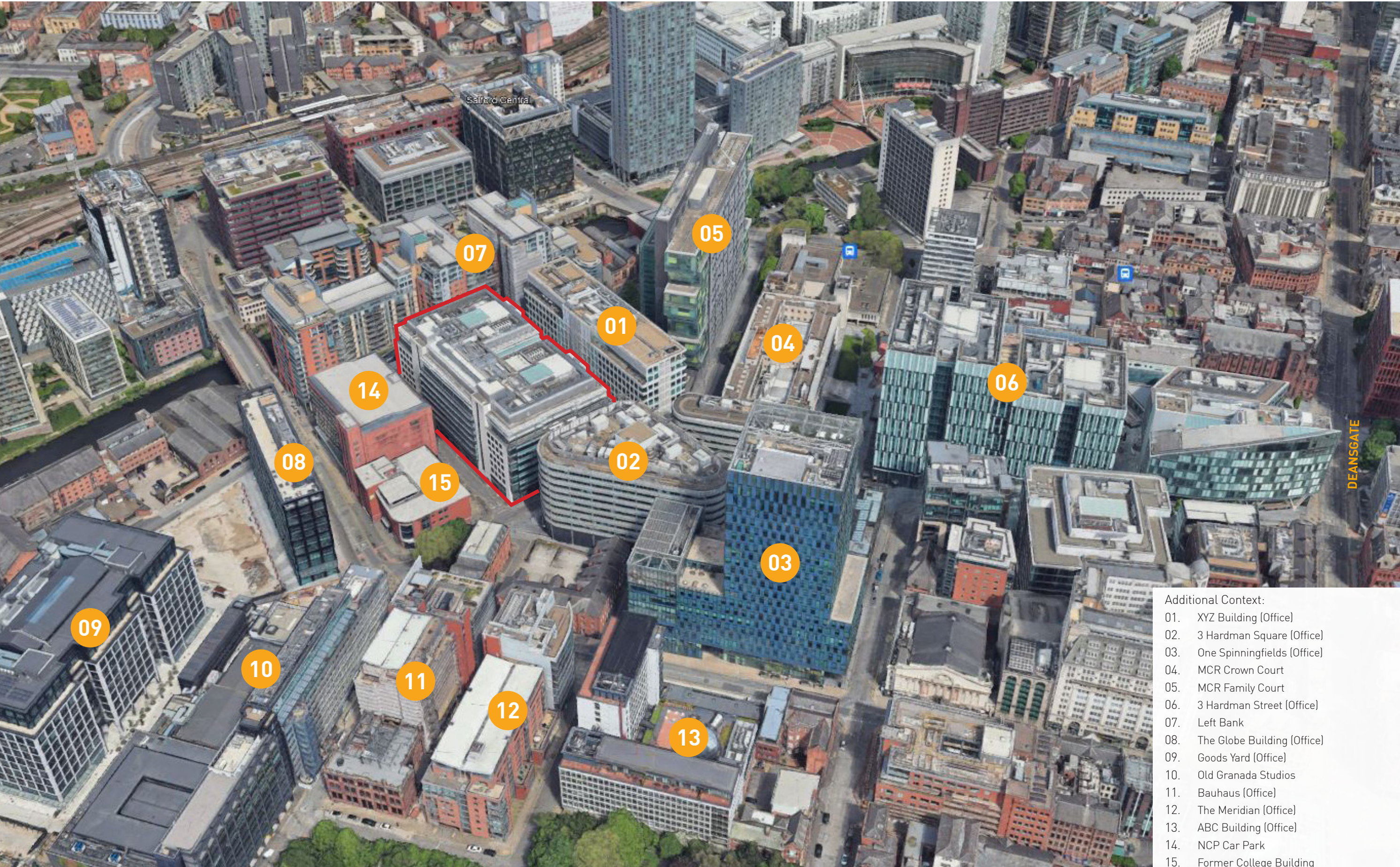
Site Context

- 01. One Hardman Boulevard
- 02. Aviva Studios
- 03. Deansgate
- 04. Town Hall

- 05. Spinningfields
- 06. Hardman Square
- 07. Inner Ring Road
- 08. River Irwell



Location Plan



- Additional Context:
- 01. XYZ Building (Office)
 - 02. 3 Hardman Square (Office)
 - 03. One Spinningfields (Office)
 - 04. MCR Crown Court
 - 05. MCR Family Court
 - 06. 3 Hardman Street (Office)
 - 07. Left Bank
 - 08. The Globe Building (Office)
 - 09. Goods Yard (Office)
 - 10. Old Granada Studios
 - 11. Bauhaus (Office)
 - 12. The Meridian (Office)
 - 13. ABC Building (Office)
 - 14. NCP Car Park
 - 15. Former College Building

Site Aerial

Description of Existing Building

One Hardman Boulevard was completed in 2004. The 10 storey building comprises a steel frame structure and is predominately clad in a glazed curtain walling with areas of stone cladding.

The main entrance to access the office floors is located in the centre of the northern elevation, along Hardman Boulevard. This leads into a large, double height entrance hall below 3no. atria.

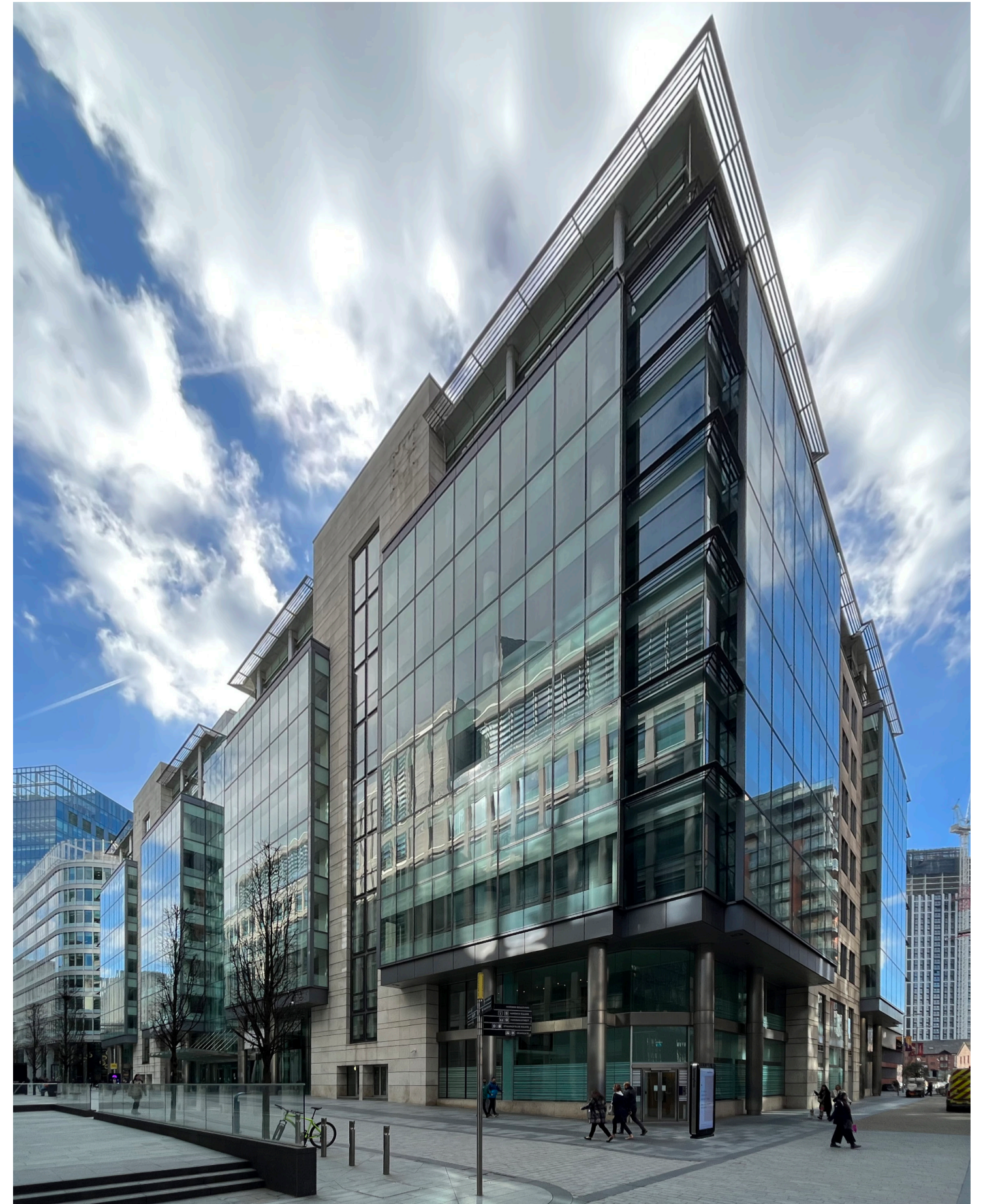
The ground floor also contained office spaces, back of house areas and service bays. Retail/F&B units/commercial units open onto Gartside Street and Left Bank respectively. These all now fall within Class E.

A cafeteria and dining area was located at L01 with some additional office space to the east of this floor.

L02 - 09 provides circa 28,470 m² of office accommodation.

The basement level contains parking, plant, cycle storage and changing facilities.

The building was acquired by Natwest in 2021, releasing them from their lease. Natwest moved their offices out of the building in 2023, with the office space unoccupied since. Parthena Reys acquired the building in 2023.



View from Left Bank



View from Hardman Square



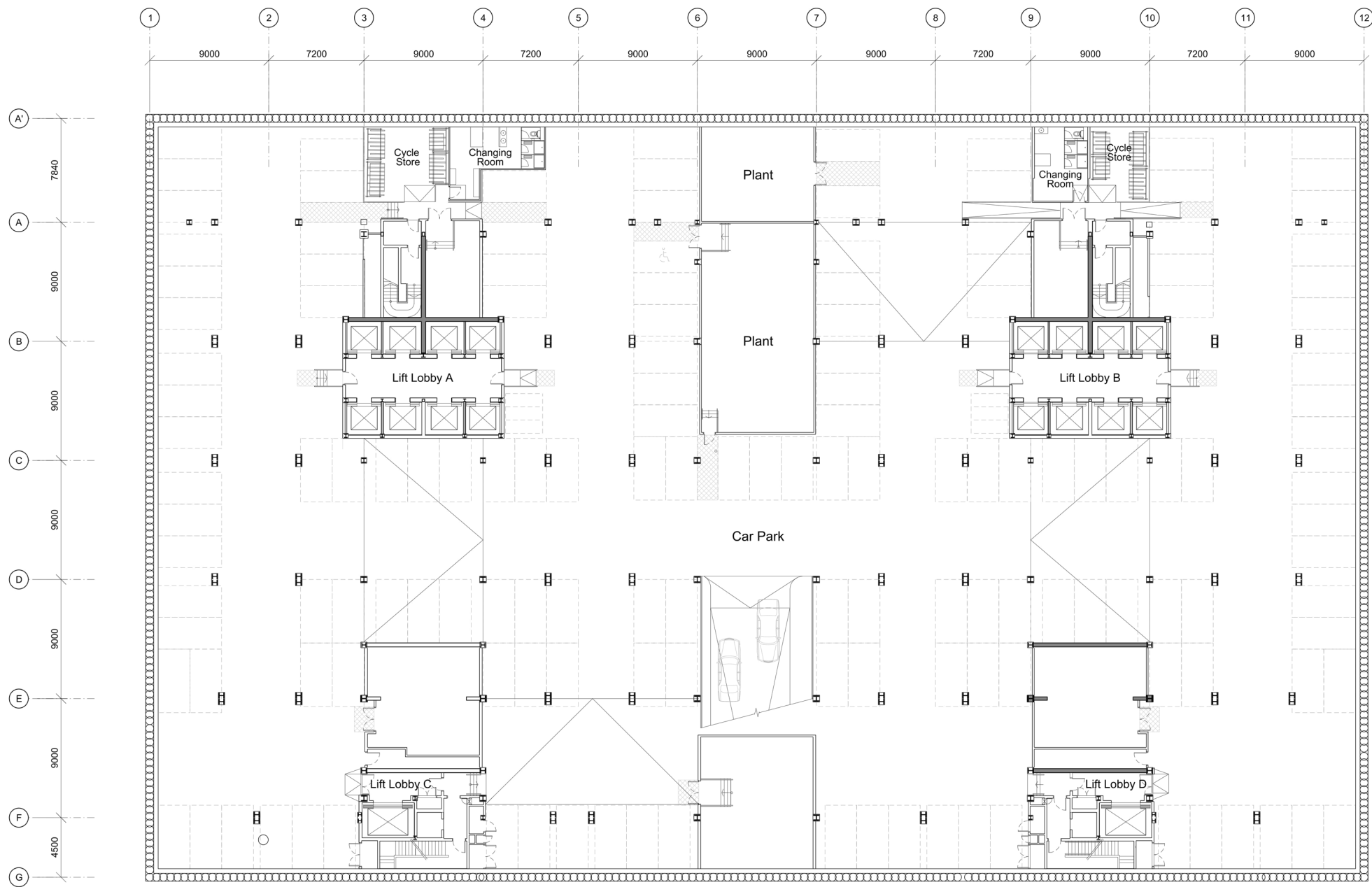
View along Hardman Boulevard from Left Bank



View from Young St

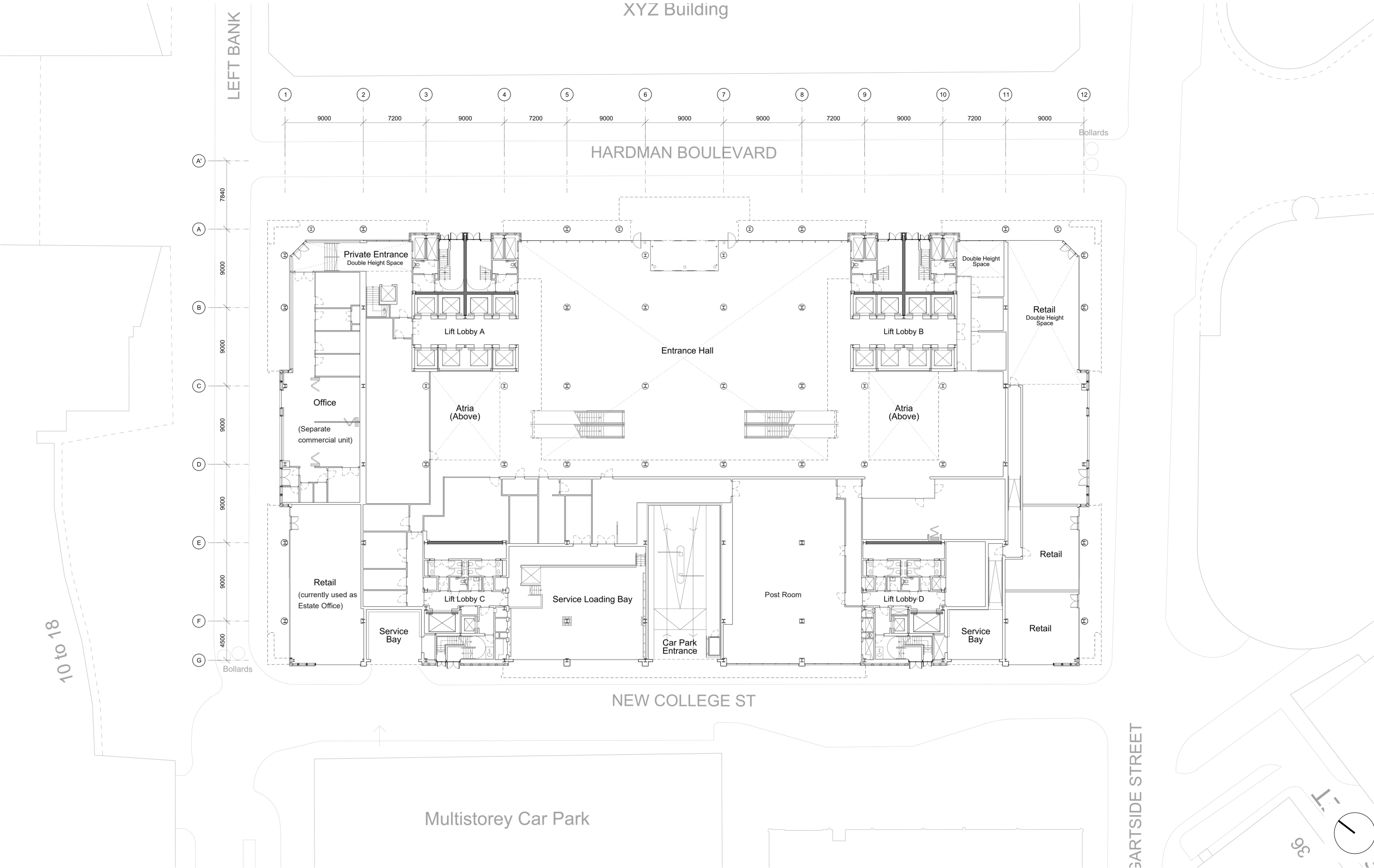


View from corner Left Bank and New College Street



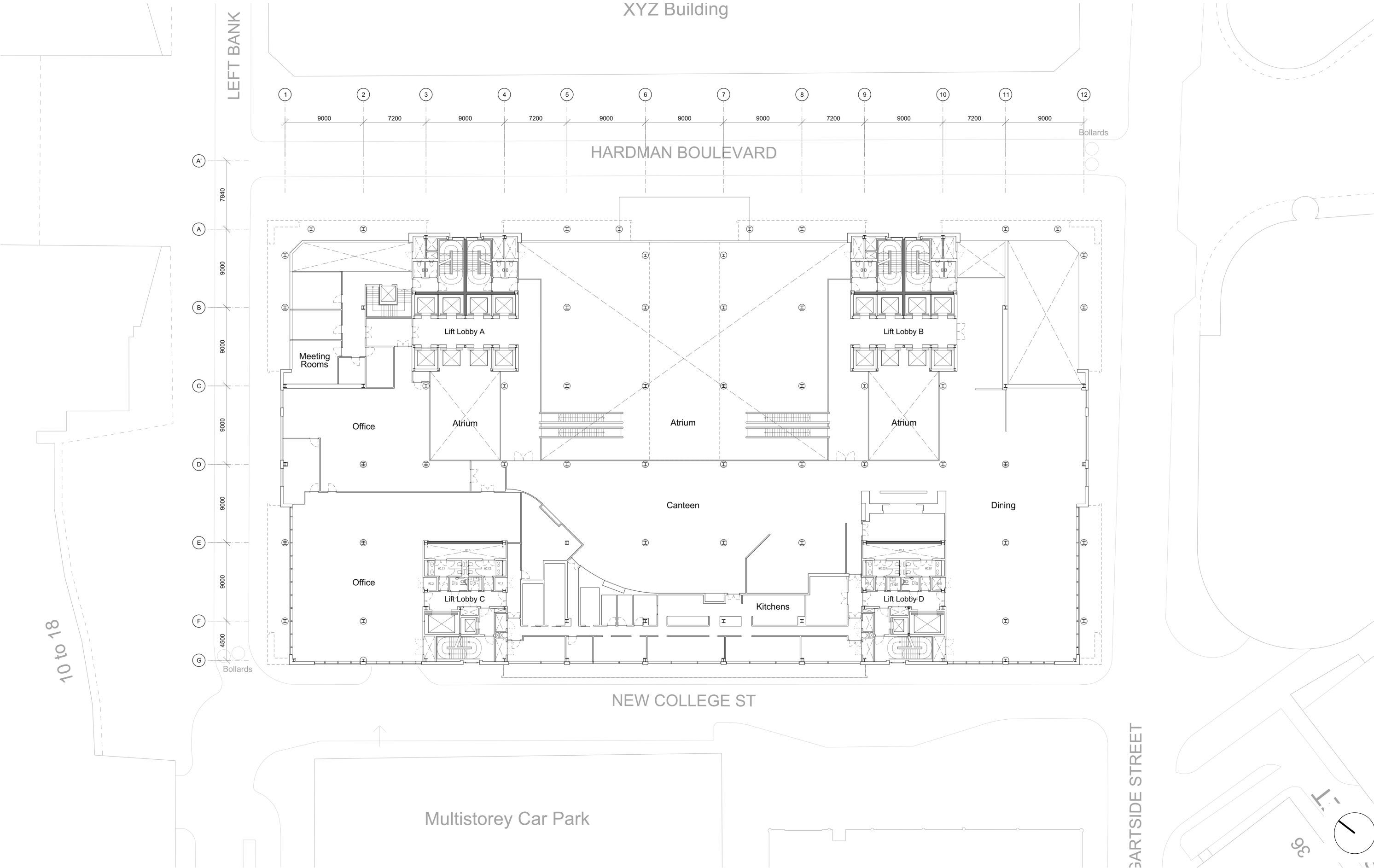
Existing Basement Plan





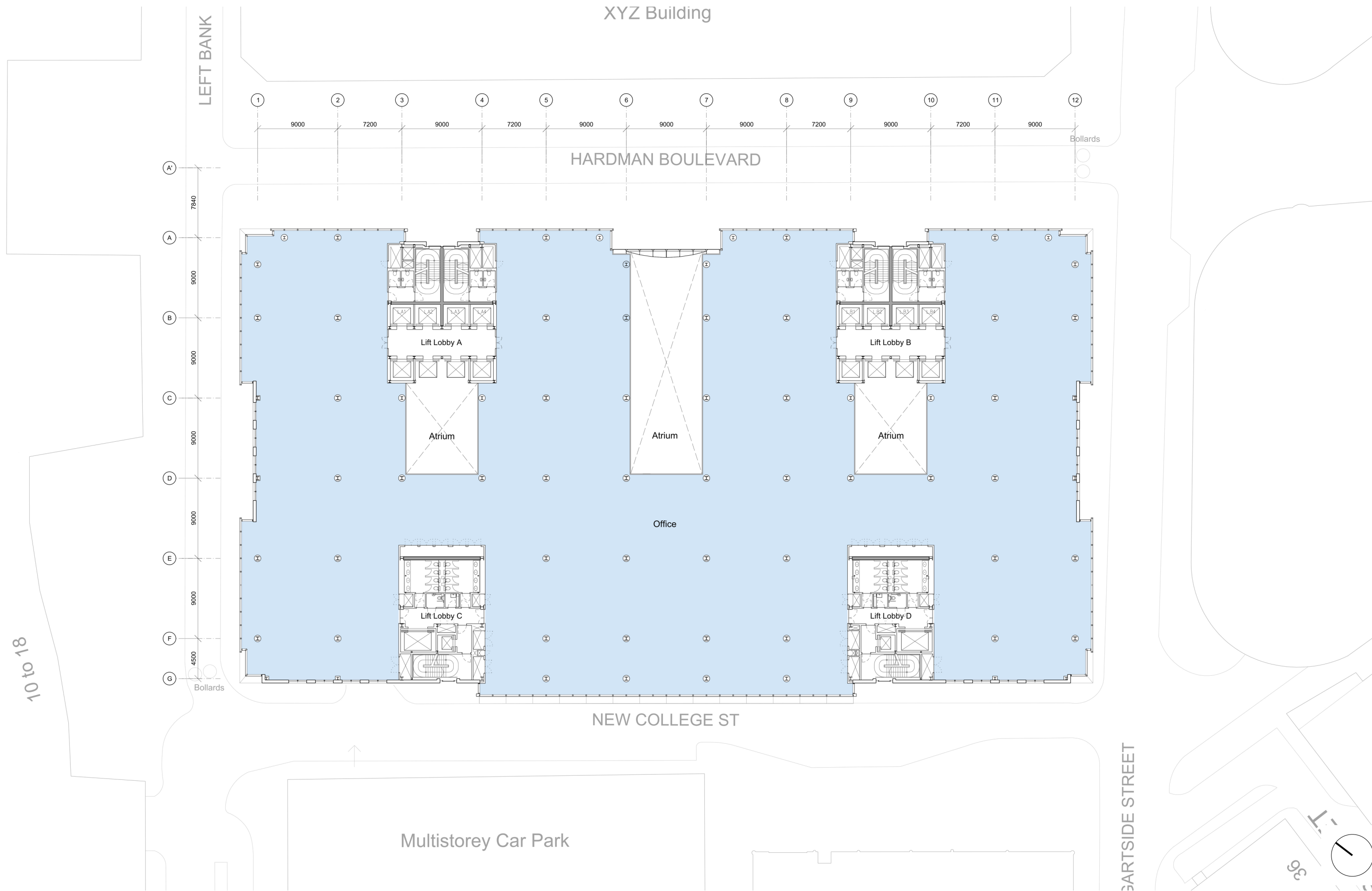
Existing Ground Floor Plan





Existing First Floor Plan

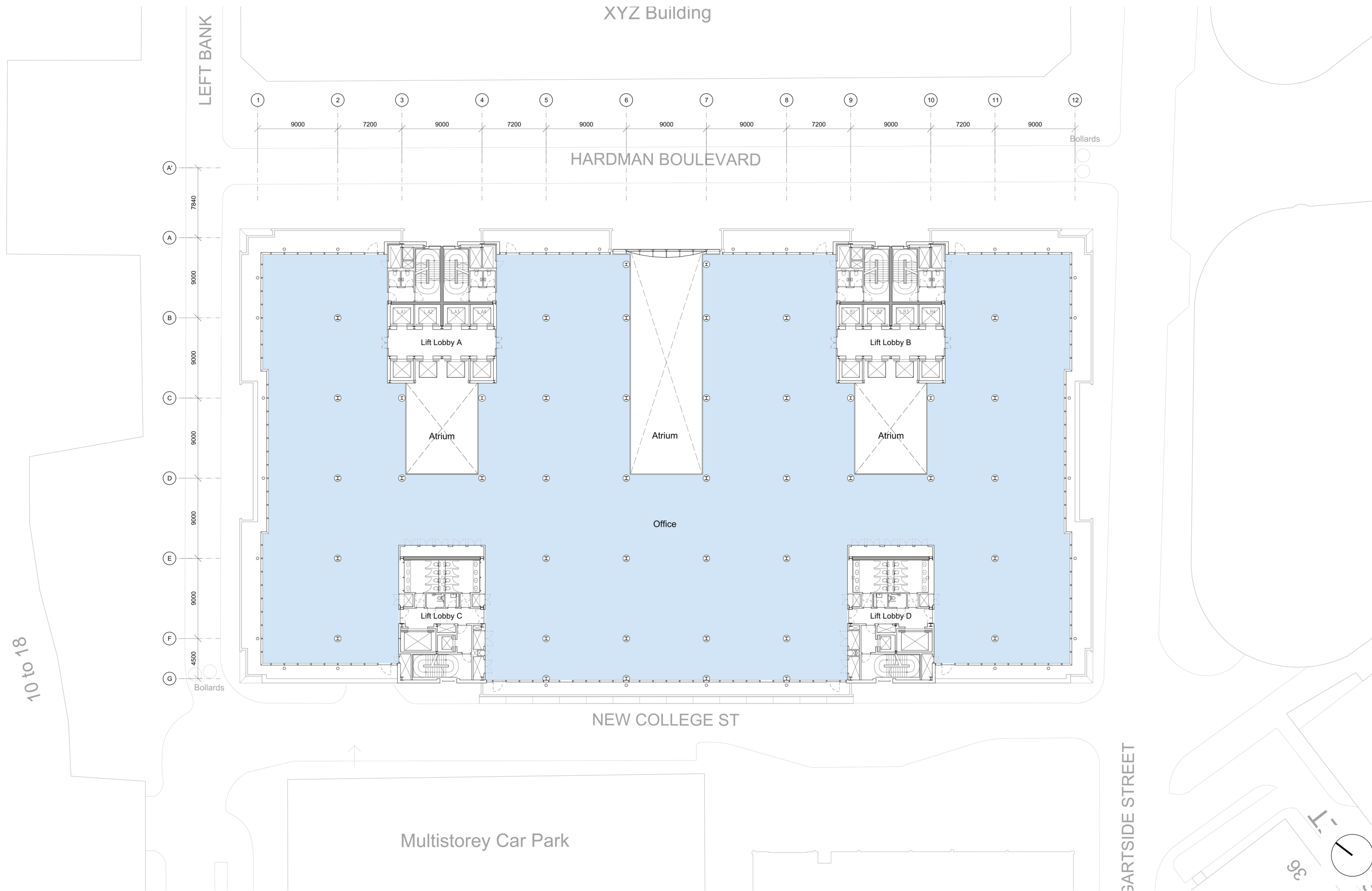




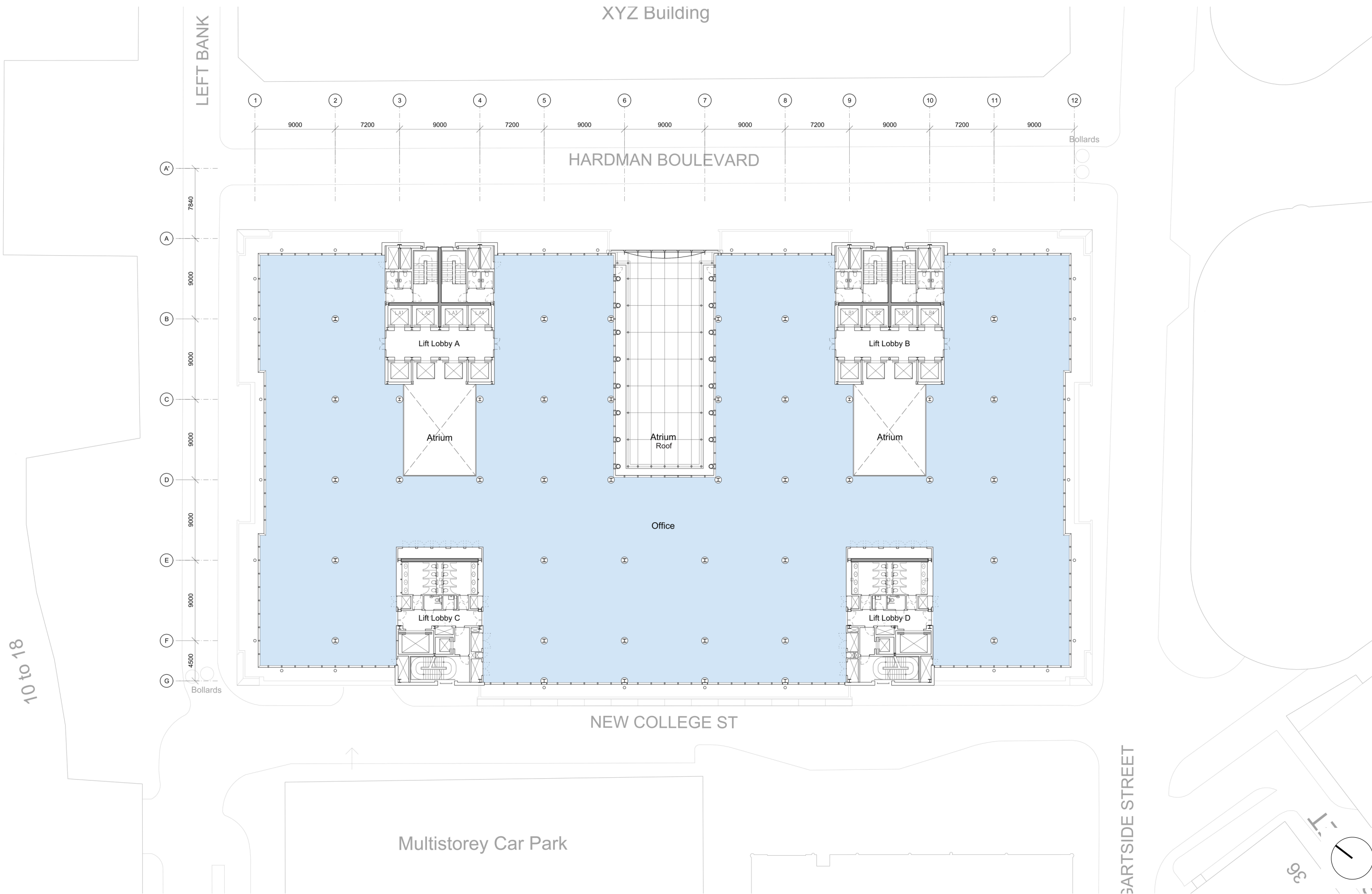
Existing Typical Floor Plan (L02-07)



Page left deliberately blank

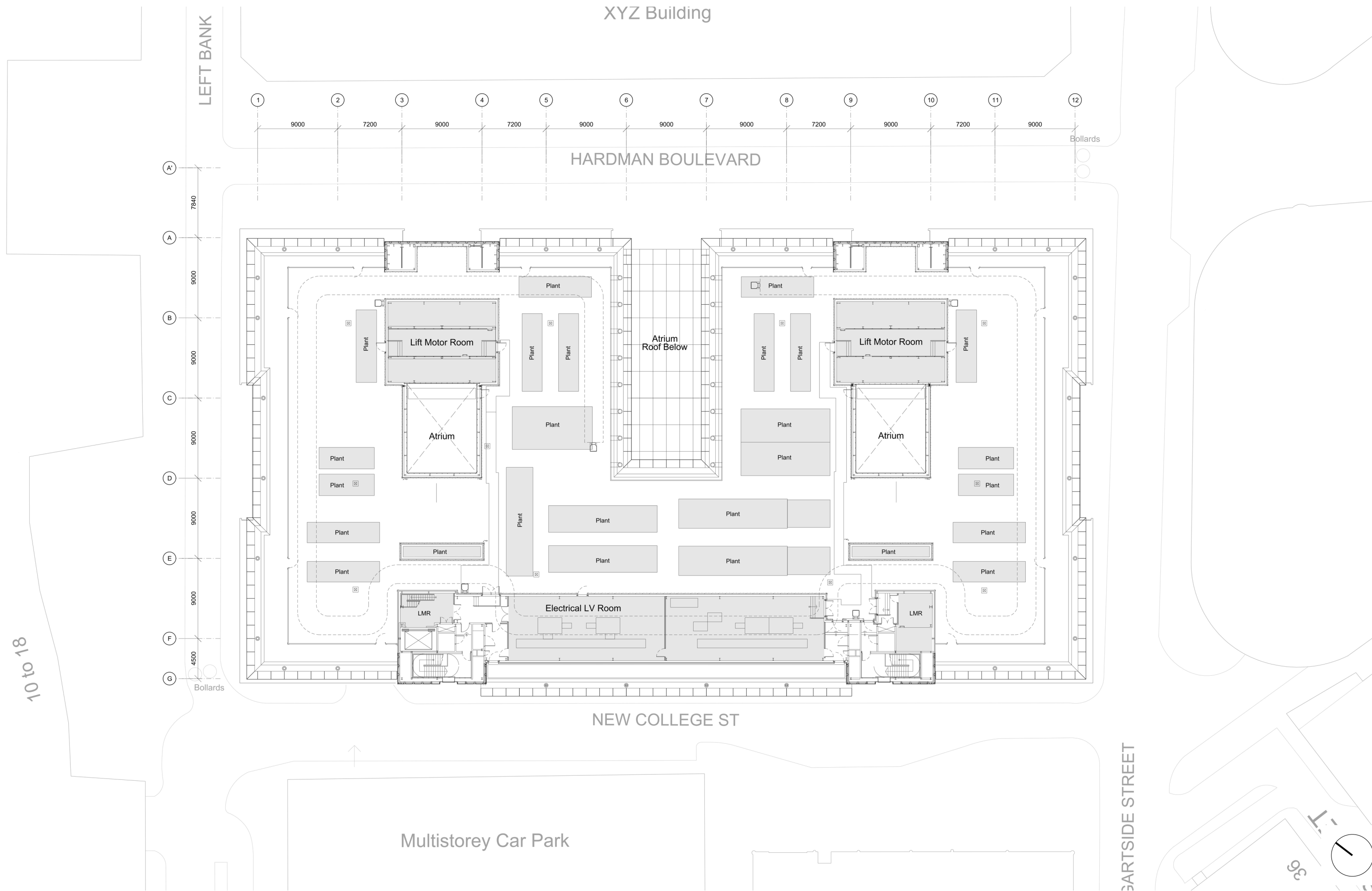


Existing Eighth Floor Plan



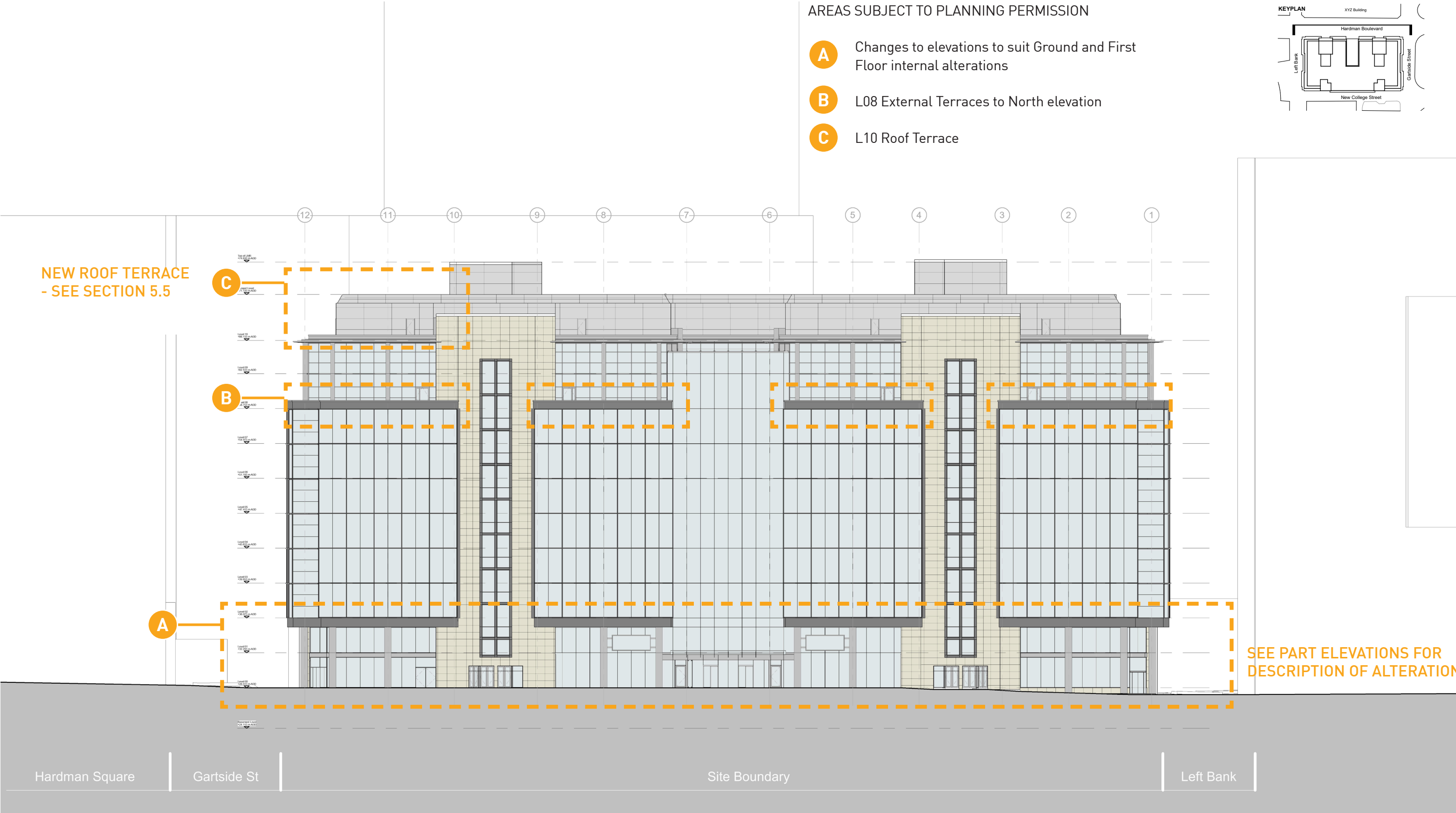
Existing Ninth Floor Plan



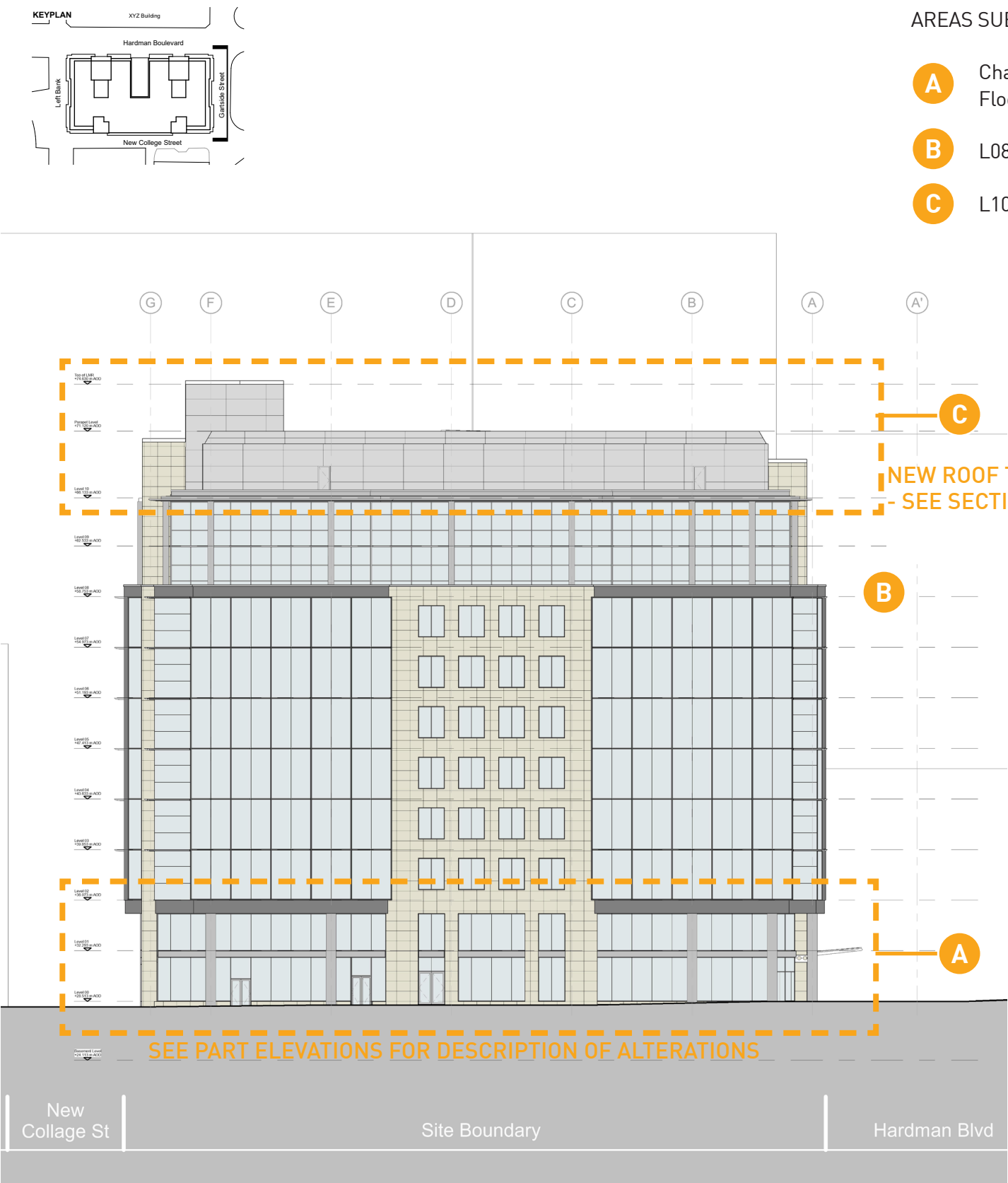


Existing Roof Floor Plan

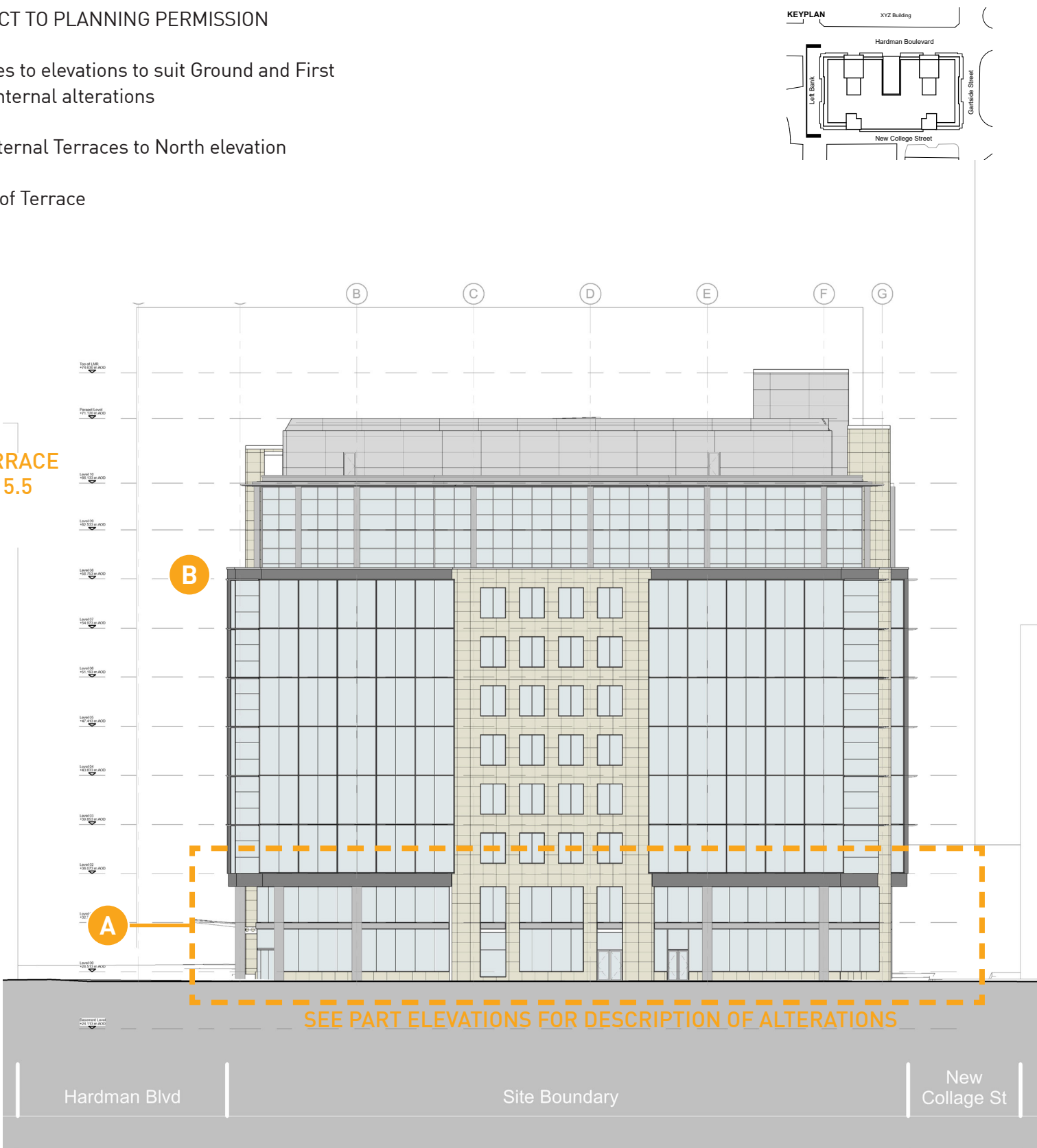


NEW ROOF TERRACE
- SEE SECTION 5.5SEE PART ELEVATIONS FOR
DESCRIPTION OF ALTERATIONS

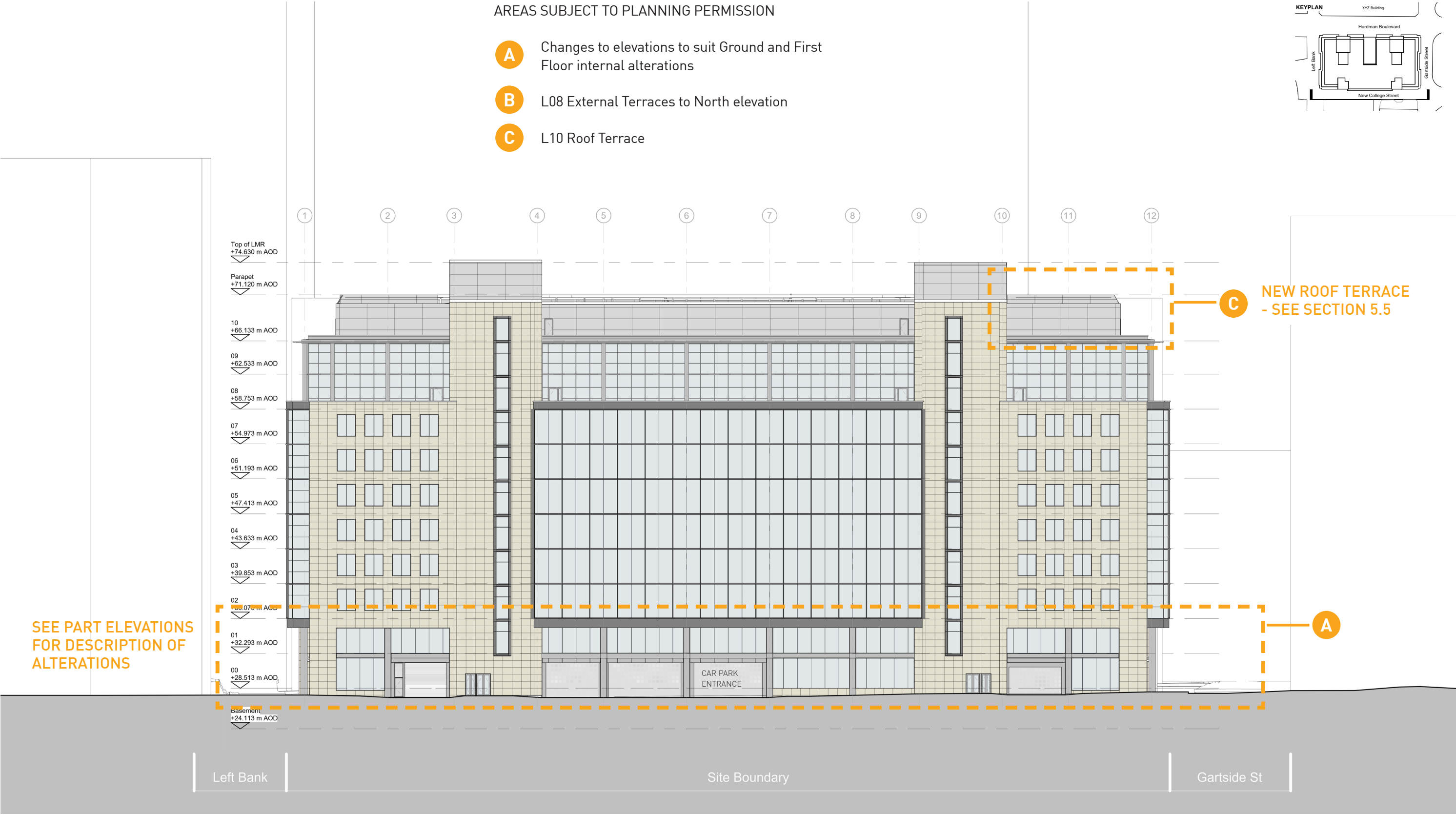
Existing North Elevation



Existing East Elevation



Existing West Elevation



Existing South Elevation

Internal Proposals

As part of the redevelopment of One Hardman Boulevard the building will undergo significant internal refurbishment to enhance the existing office spaces. The internal proposals are not subject to planning permission, however, have been shown here to provide context for the planning application

The intent is to transform the perception of the building into a workspace that people enjoy inhabiting. Changing the perception of the interior spaces from that of a distinctly dated corporate environment to a 'home away from home' that is vibrant, inspirational and engaging. The proposals 'cut' pockets of space into the existing atrium to bring more light into the deep floorplates whilst also creating amenity and garden spaces forming a 'Village Square' at the heart of the building.

As part of this process of transformation and changing the perception the building will be rebranded "The Metropolitan".

Introducing natural materials and planting into the interior intends to change not just the visual perception of the building but the wellbeing of its occupants. Biophilic design principals are well established within modern office buildings, showing to have numerous benefits to a persons mental and physical health.



View of Existing Atrium at Ground Floor



View of Proposed Atrium at Ground Floor



View of Proposed Atrium



View of Existing Atrium



View of Proposed Atrium looking towards Hardman Boulevard



View of Existing Atrium

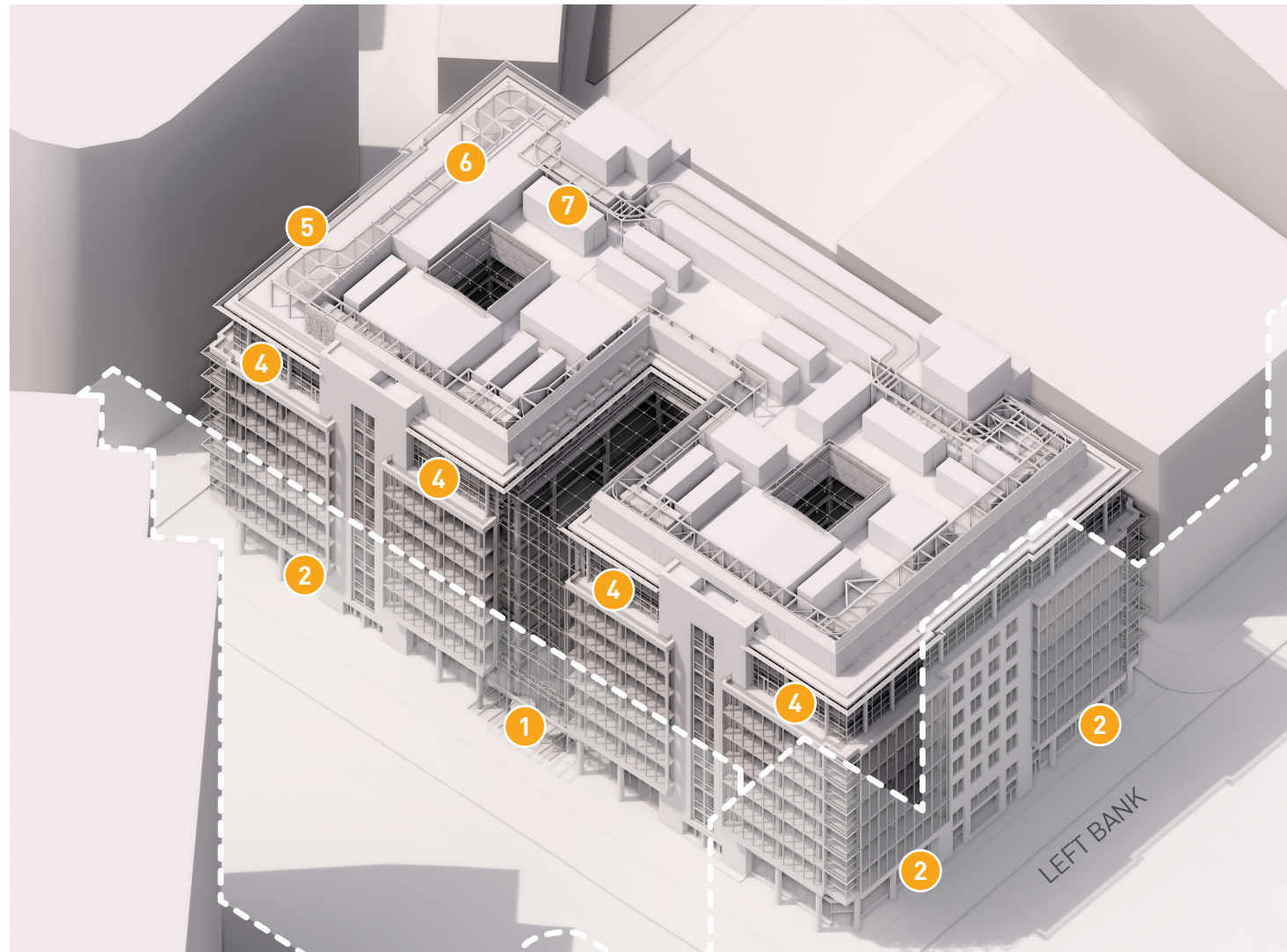
Overview of Proposed External Alterations

The proposed refurbishment and improvement of One Hardman Boulevard involves several interventions that will be subject to planning approval. These include:

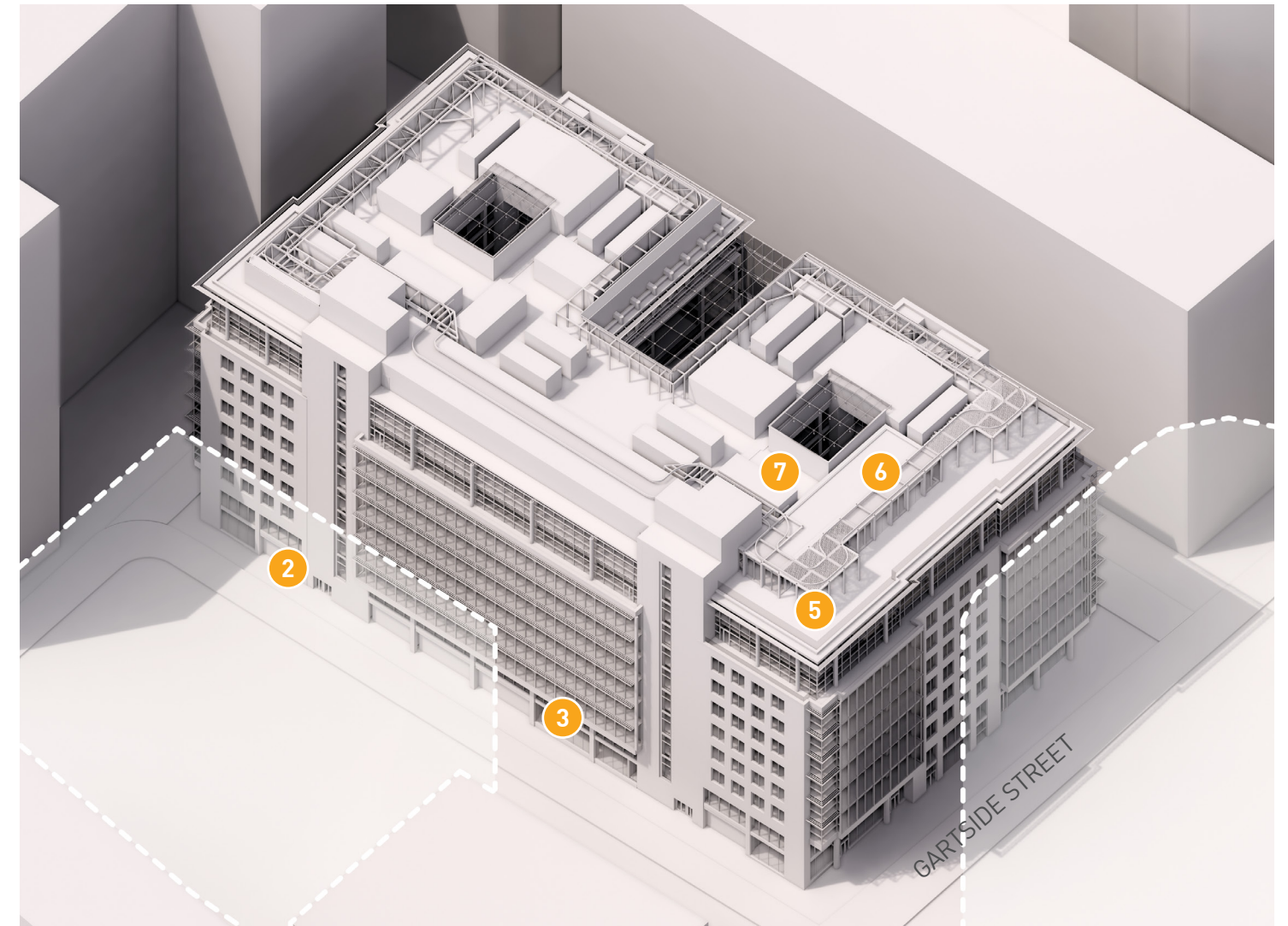
- the addition of a new communal roof terrace, with internal amenity space, accessible to all tenants
- a revised plant layout on the roof
- new glass balustrading to increase the height of the existing parapet to the L08 terraces
- alterations to the facade at L01, New College Street Elevation (SW) to provide opening windows to the winter garden
- several minor alterations to the ground floor facade to enhance access and provide suitable means of escape for the proposed larger retail units
- the single glazing to the commercial units at ground and first floors to be replaced with double glazing to improve the thermal performance

KEY

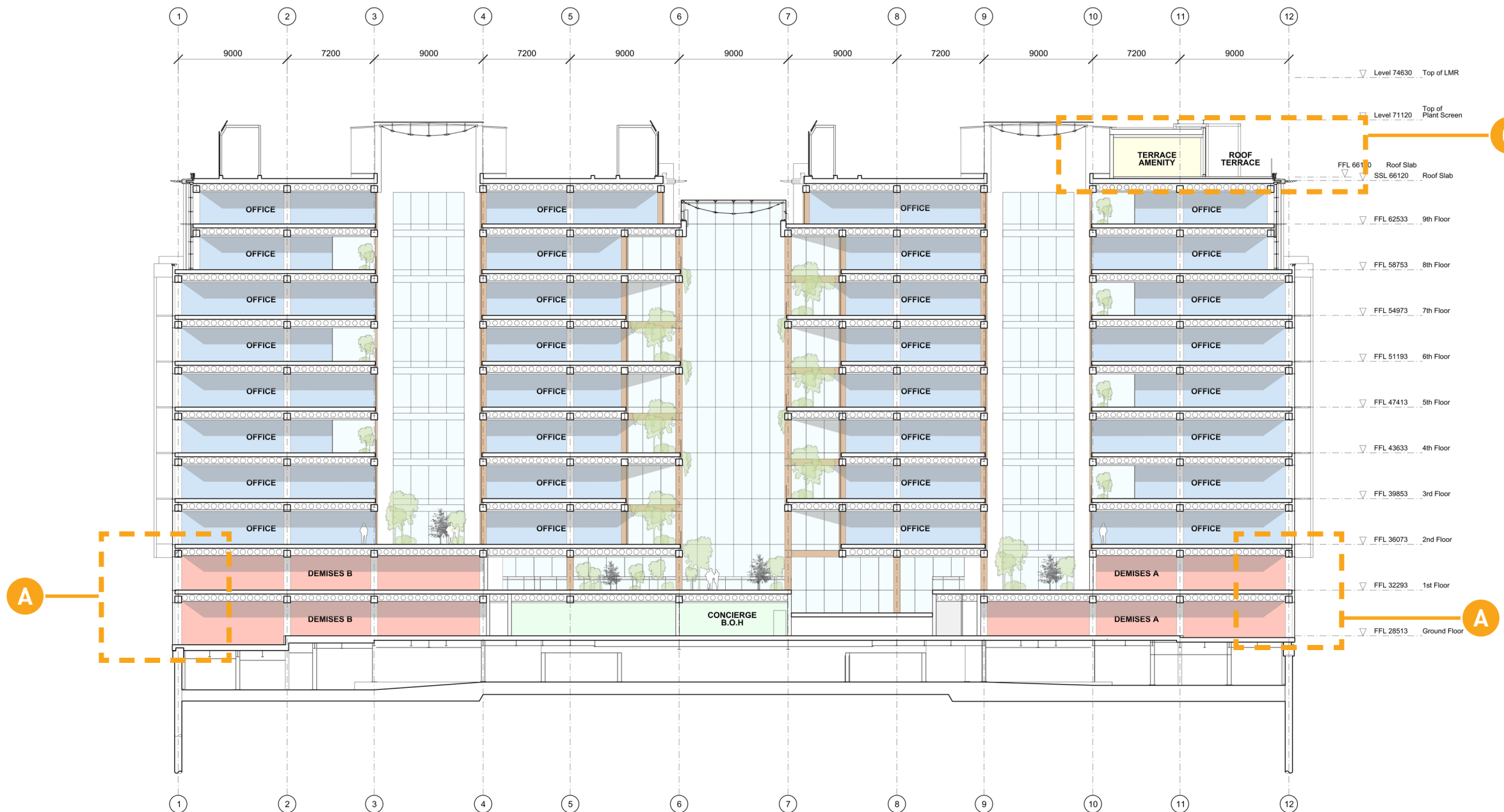
- 1 New revolving doors to main entrance on Hardman Boulevard
- 2 Additional fire escape doors for retail units to ground floor facade
- 3 Opening vents to the proposed L01 winter garden
- 4 Glass balustrading to increase the height of the existing parapet to the L08 terraces
- 5 New communal roof terrace for office tenants with new BMU structure
- 6 New amenity space for roof terrace with new entrance lobby off existing core
- 7 Existing plant reconfigured and updated where necessary. Louvered screens replaced to suit layout



Aerial view looking South

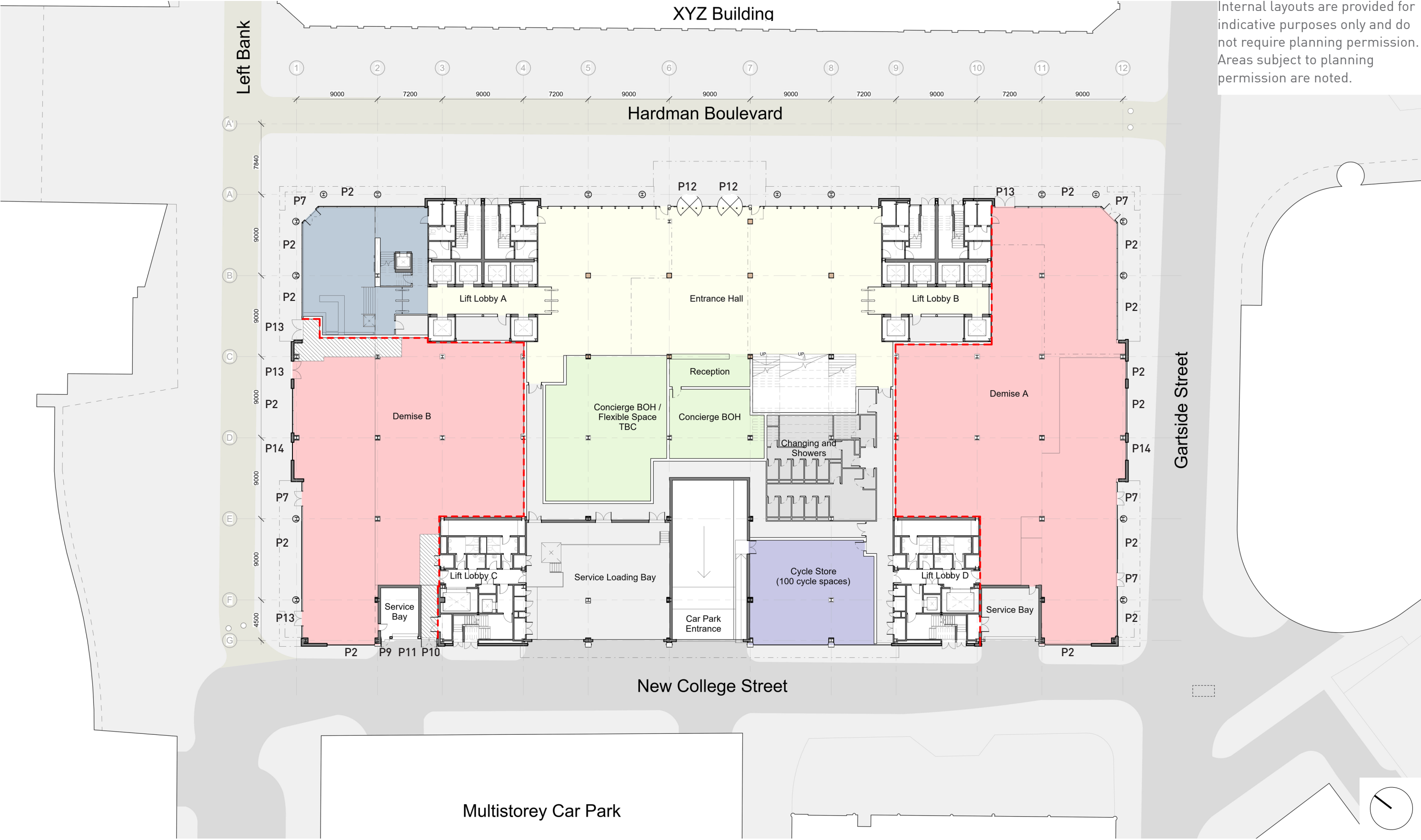


Aerial view looking North



Areas Subject to Planning Permission

- A. Changes to elevations to suit Ground and First Floor internal alterations
- B. L08 External Terraces to North elevation
- C. L10 Roof Terrace



Internal layouts are provided for indicative purposes only and do not require planning permission. Areas subject to planning permission are noted.

Proposed Ground Floor Plan

MATERIAL KEY

- P2 New capless double glazed curtain walling to replace single glazing, to match existing adjacent
- P7 New glazed door (to replace existing)
- P8 New double glazed curtain walling with opening windows
- P9 New metal louvred door and overpanel to service bay
- P10 New metal louvred fire escape door and overpanel
- P11 New metal roller shutter to service bay
- P12 New revolving doors
- P13 New additional glazed escape door
- P14 New capless double glazed curtain walling to replace single glazing and existing door, to match existing adjacent



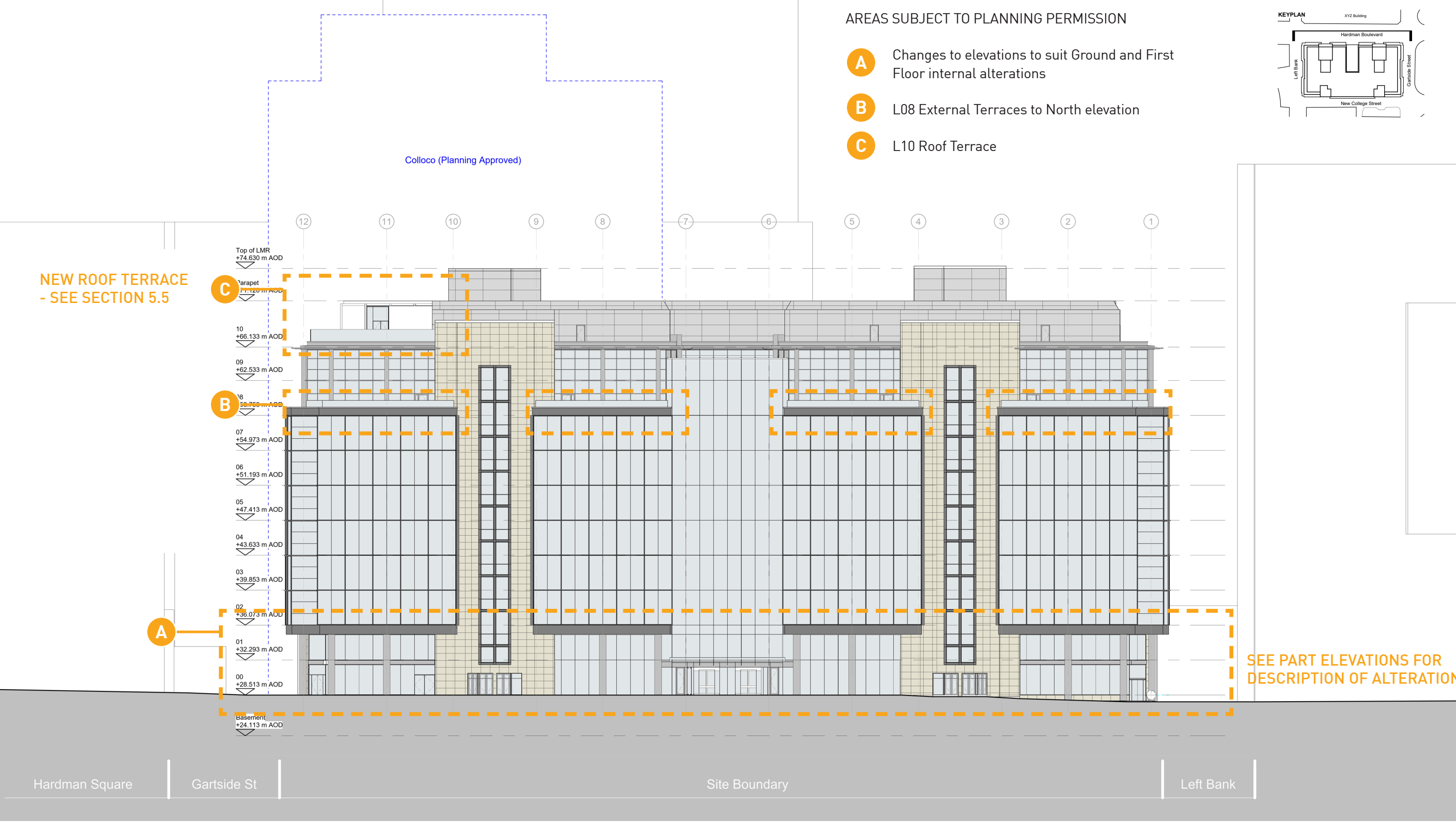
Internal layouts are provided for indicative purposes only and do not require planning permission. Areas subject to planning permission are noted.

MATERIAL KEY

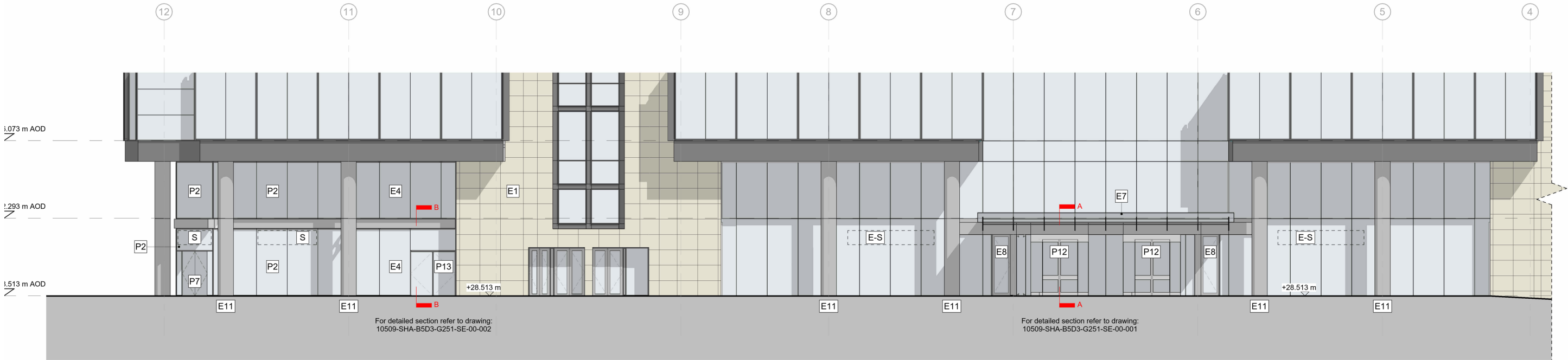
- P2 New capless double glazed curtain walling to replace single glazing, to match existing adjacent
- P7 New glazed door (to replace existing)
- P8 New double glazed curtain walling with opening windows
- P9 New metal louvred door and overpanel to service bay

- P10 New metal louvred fire escape door and overpanel
- P11 New metal roller shutter to service bay
- P12 New revolving doors
- P13 New additional glazed escape door
- P14 New capless double glazed curtain walling to replace single glazing and existing door, to match existing adjacent

Proposed First Floor Plan

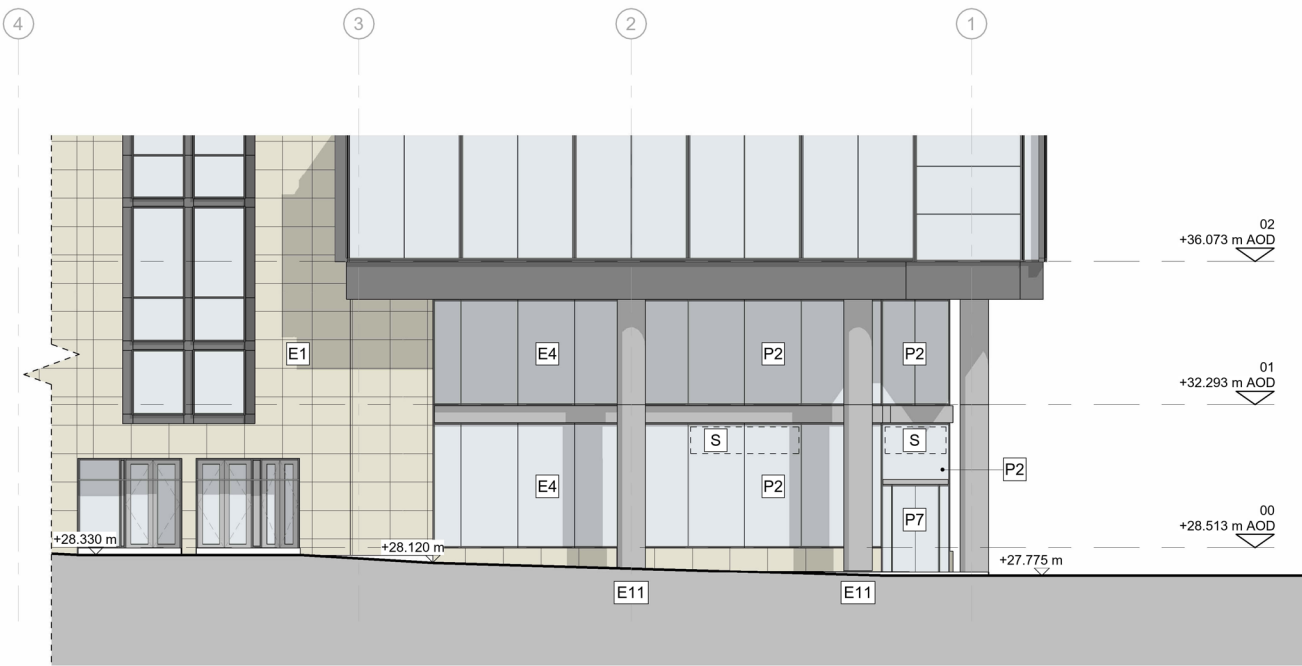


Proposed North Elevation

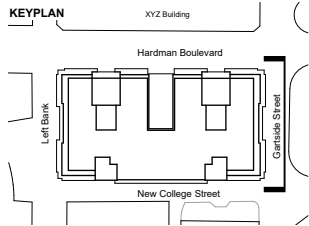


MATERIAL KEY

- E1 Existing stone cladding
- E4 Existing capless double glazed curtain walling
- E7 Existing glass canopy
- E8 Existing access doors
- E9 Existing open mesh roller shutters
- E10 Existing stainless steel spandrel panel
- E11 Existing stainless steel casings to columns
- P1 New glass balustrade
- P2 New capless double glazed curtain walling to replace single glazing, to match existing adjacent
- P7 New glazed door (to replace existing)
- P8 New double glazed curtain walling with opening windows
- P9 New metal louvred door and overpanel to service bay
- P10 New metal louvred fire escape door and overpanel
- P11 New metal roller shutter to service bay
- P12 New revolving doors
- P13 New additional glazed escape door
- P14 New capless double glazed curtain walling to replace single glazing and existing door, to match existing adjacent
- S New signage zone - external, fixed to underside of existing projecting spandrel panels
- E-S Existing sign boxes fixed between columns to be removed. Zone for new signage

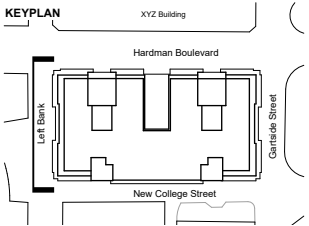
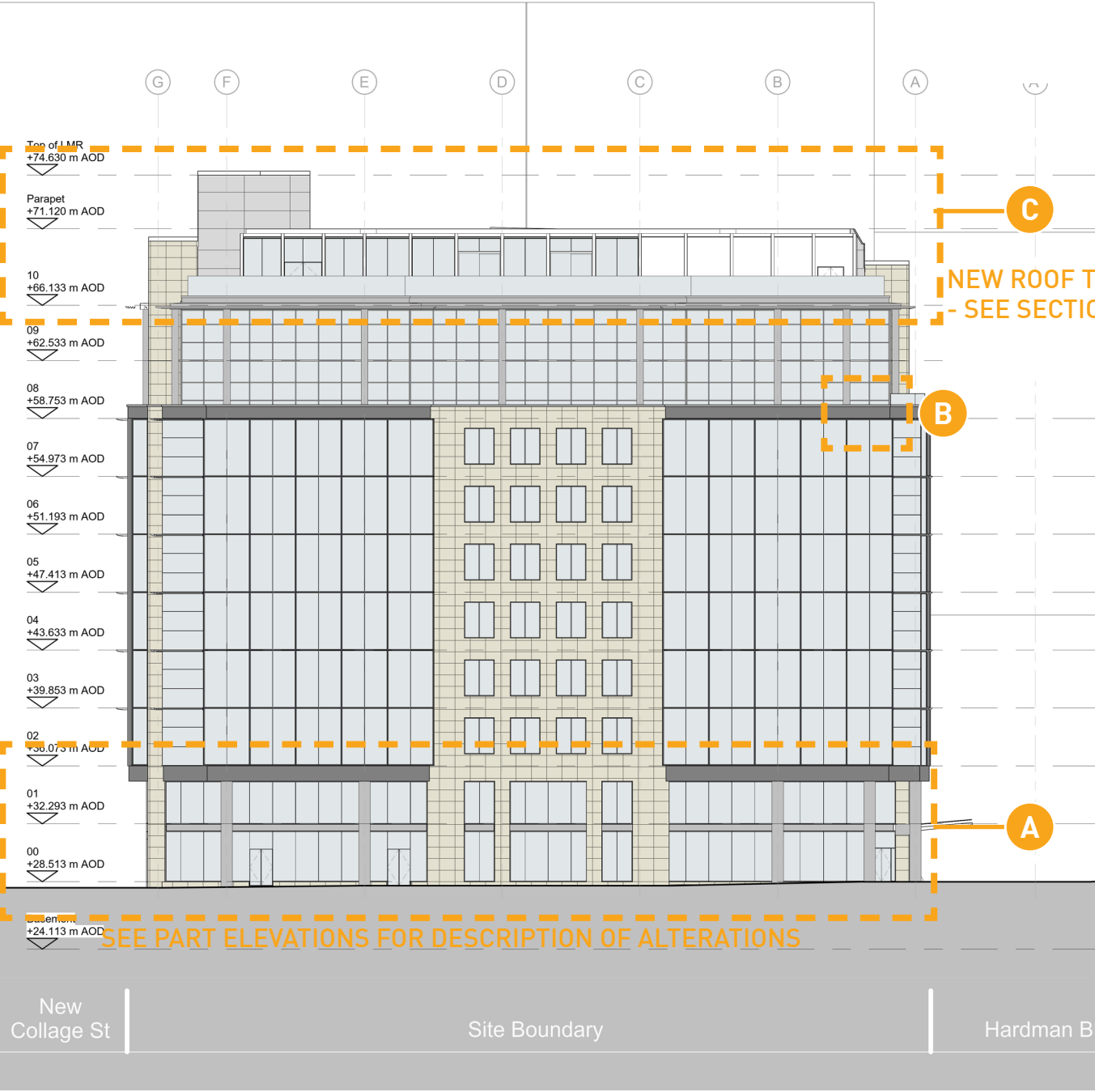


Proposed Part North Elevation

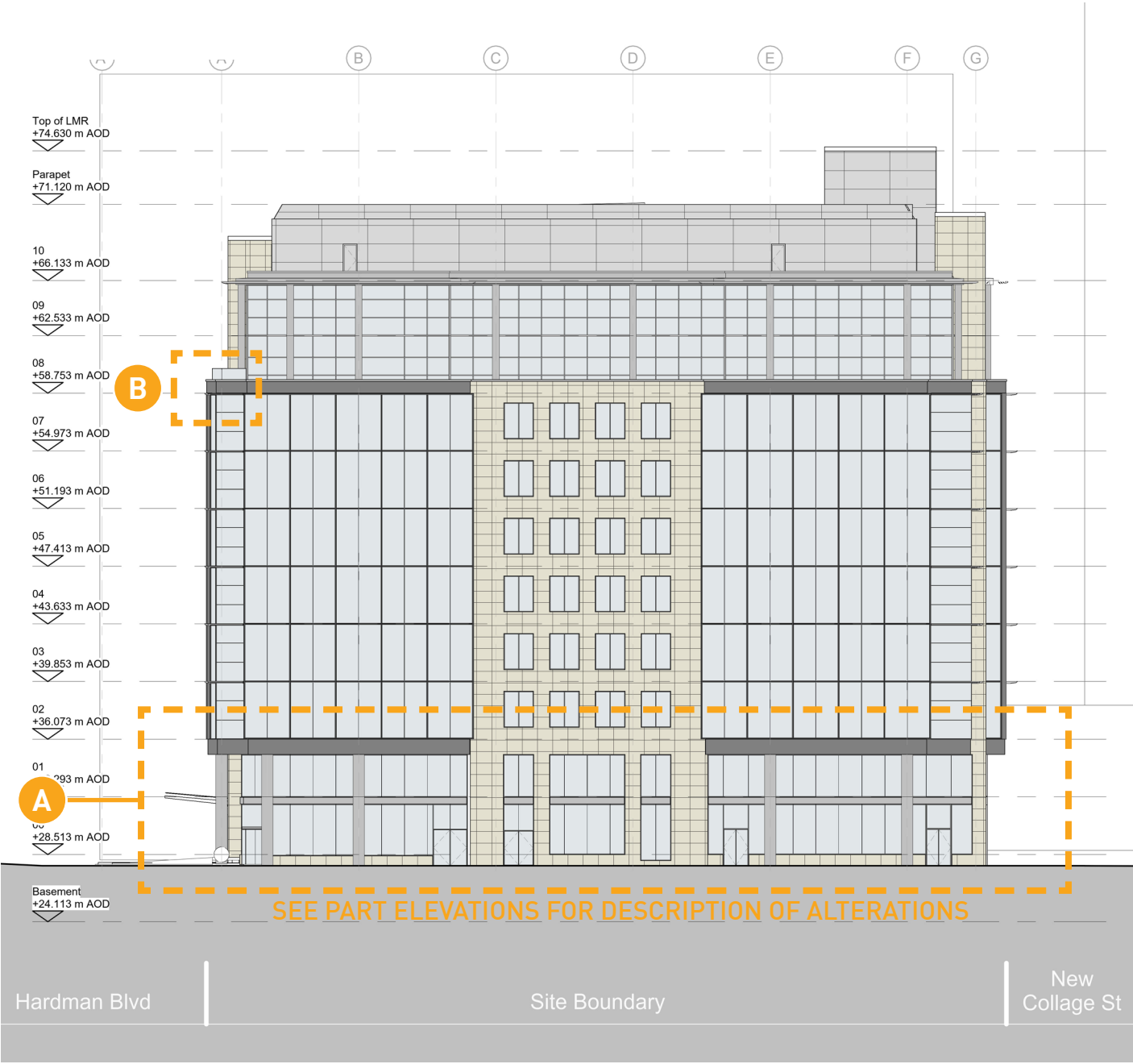


AREAS SUBJECT TO PLANNING PERMISSION

- A** Changes to elevations to suit Ground and First Floor internal alterations
- B** L08 External Terraces to North elevation
- C** L10 Roof Terrace



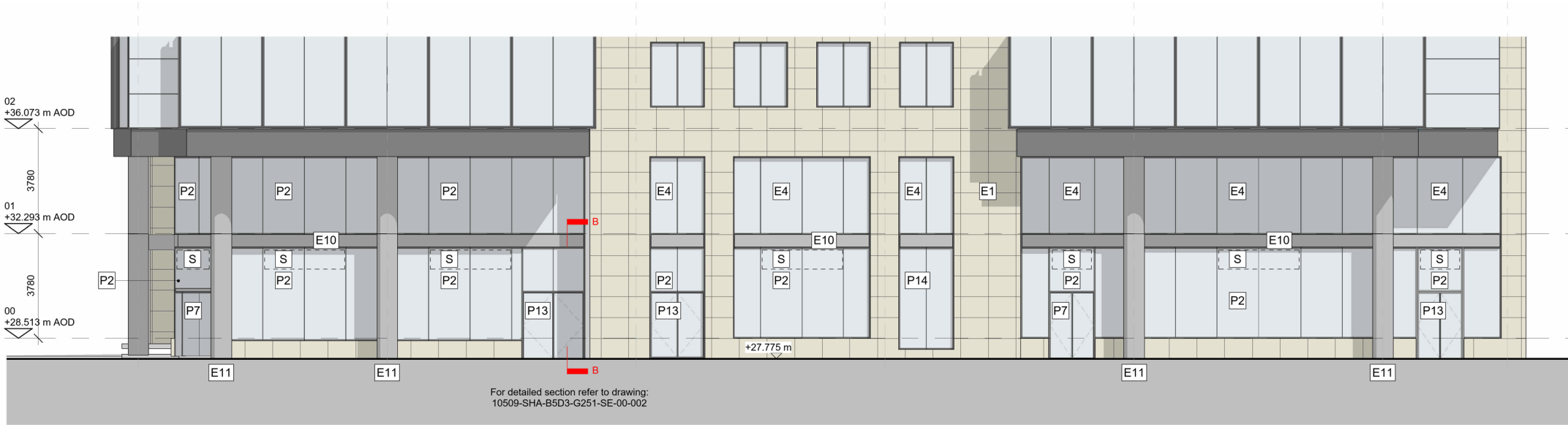
Proposed East Elevation



Proposed West Elevation



Proposed Part East Elevation



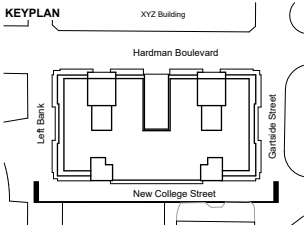
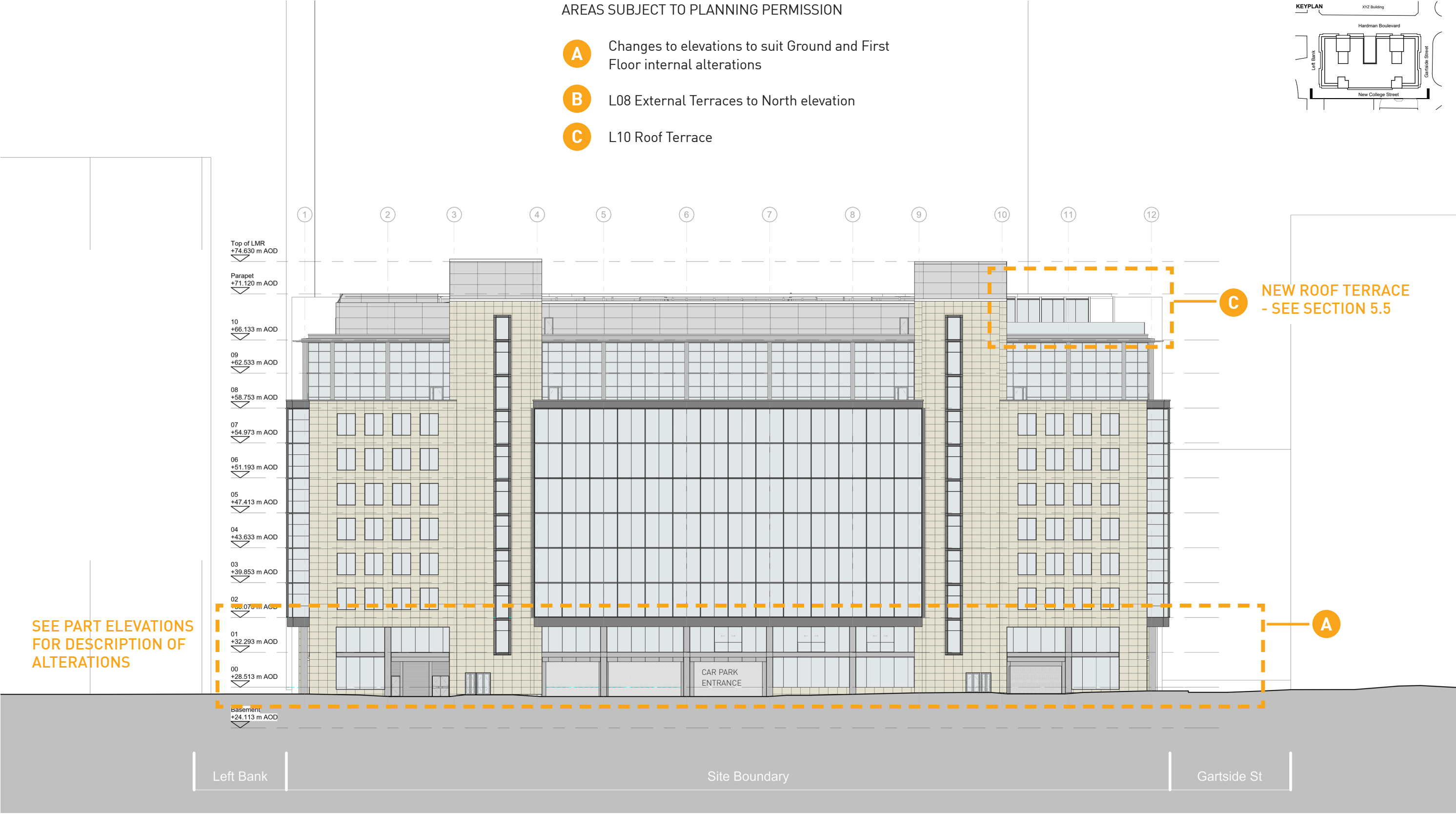
Proposed Part West Elevation

MATERIAL KEY

- E1 Existing stone cladding
- E4 Existing capless double glazed curtain walling
- E7 Existing glass canopy
- E8 Existing access doors
- E9 Existing open mesh roller shutters
- E10 Existing stainless steel spandrel panel
- E11 Existing stainless steel casings to columns
- P1 New glass balustrade
- P2 New capless double glazed curtain walling to replace single glazing, to match existing adjacent
- P7 New glazed door (to replace existing)
- P8 New double glazed curtain walling with opening windows
- P9 New metal louvred door and overpanel to service bay
- P10 New metal louvred fire escape door and overpanel
- P11 New metal roller shutter to service bay
- P12 New revolving doors
- P13 New additional glazed escape door
- P14 New capless double glazed curtain walling to replace single glazing and existing door, to match existing adjacent
- [S] New signage zone - external, fixed to underside of existing projecting spandrel panels

AREAS SUBJECT TO PLANNING PERMISSION

- A** Changes to elevations to suit Ground and First Floor internal alterations
- B** L08 External Terraces to North elevation
- C** L10 Roof Terrace



Proposed South Elevation

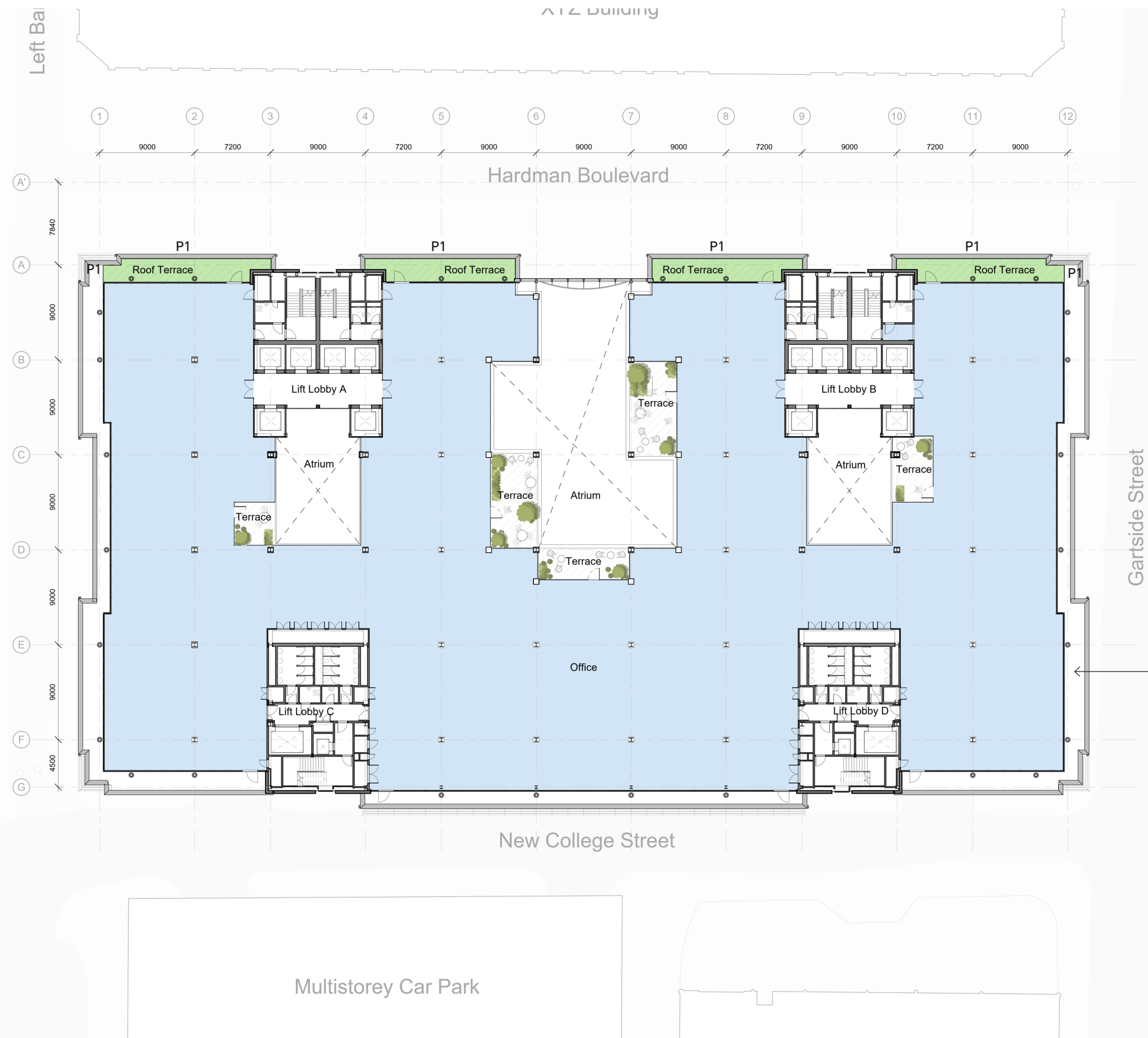


MATERIAL KEY

- E1 Existing stone cladding
- E4 Existing capless double glazed curtain walling
- E7 Existing glass canopy
- E8 Existing access doors
- E9 Existing open mesh roller shutters
- E10 Existing stainless steel spandrel panel
- E11 Existing stainless steel casings to columns
- P1 New glass balustrade
- P2 New capless double glazed curtain walling to replace single glazing, to match existing adjacent
- P7 New glazed door (to replace existing)
- P8 New double glazed curtain walling with opening windows
- P9 New metal louvred door and overpanel to service bay
- P10 New metal louvred fire escape door and overpanel
- P11 New metal roller shutter to service bay
- P12 New revolving doors
- P13 New additional glazed escape door
- P14 New capless double glazed curtain walling to replace single glazing and existing door, to match existing adjacent
- S New signage zone - external, fixed to underside of existing projecting spandrel panels



Proposed Part South Elevation



Internal layouts are provided for indicative purposes only and do not require planning permission. Areas subject to planning permission are noted.

- MATERIAL KEY**
- P1 Glass balustrading to increase the height of the existing parapet to the L08 terraces highlighted in green

Remaining terrace - access for cleaning and maintenance only

Proposed Eighth Floor Plan

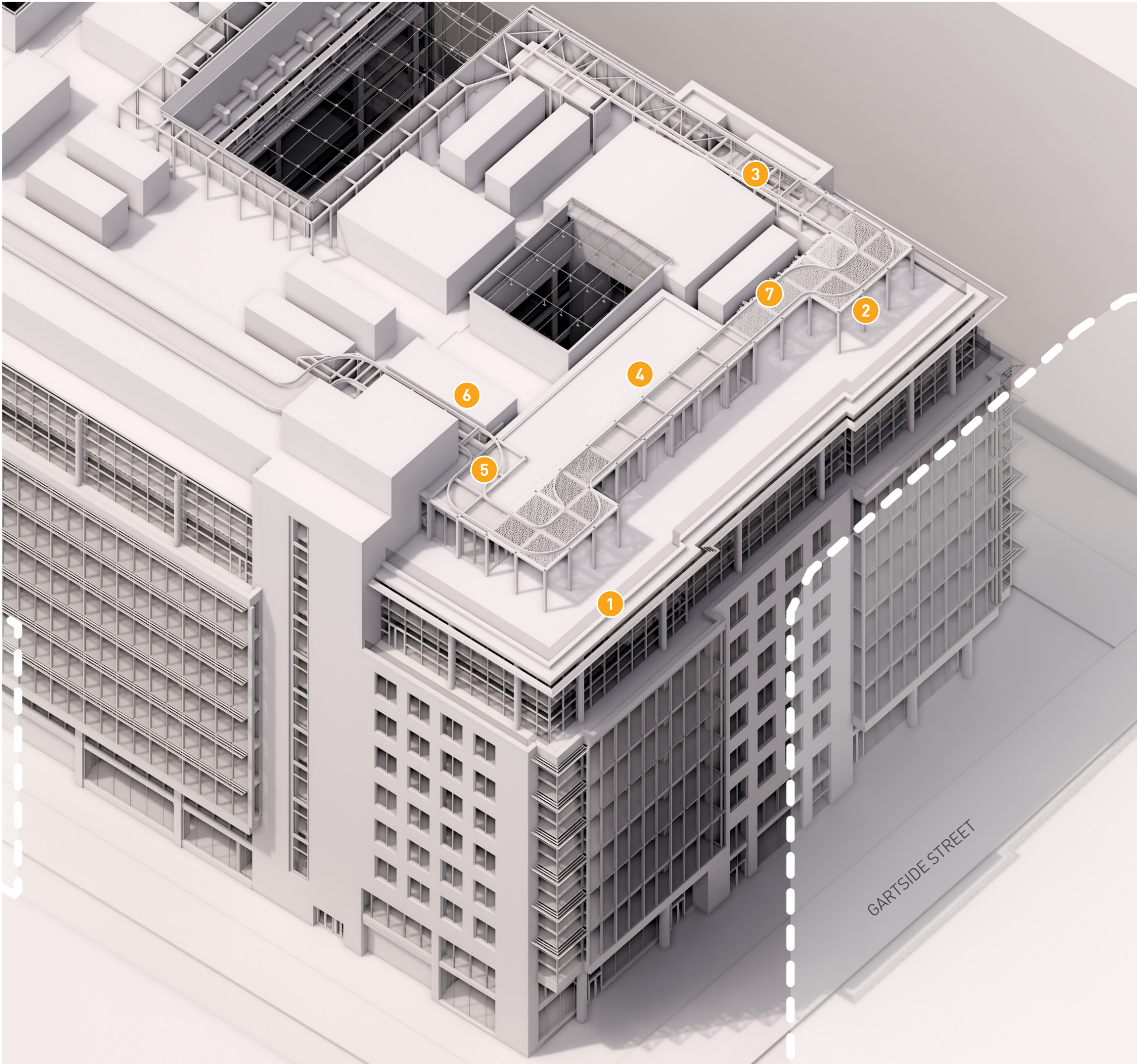
Proposed Roof Terrace

The existing plant on the roof requires upgrading and replacement. This presented an opportunity to reconfigure the plant layout, creating additional free space to provide a new communal roof terrace for the tenants.

It is proposed that the existing structure that supports the raised BMU track, along with the existing plant screen are removed at the Gartside Street end of the building and are replaced with a more elegant solution, better suiting the buildings form and reducing its massing from the street. This new structure would incorporate the BMU track into the design to retain the existing access and maintenance strategy for the buildings facades, whilst also providing sheltered seating areas to the terrace.

A new entrance lobby and amenity space would be created off the existing South core. The existing stair in the eastern core would be extended to roof level to provide an additional means of escape.

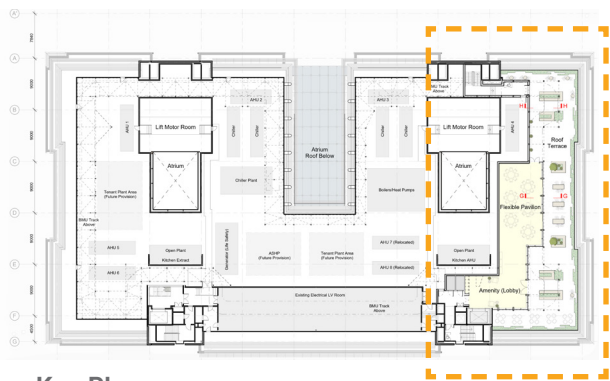
The landscaping principles are included in the application but the detailed design of this will be secured by way of a planning condition. The green wall is an aspiration subject to detailed design.



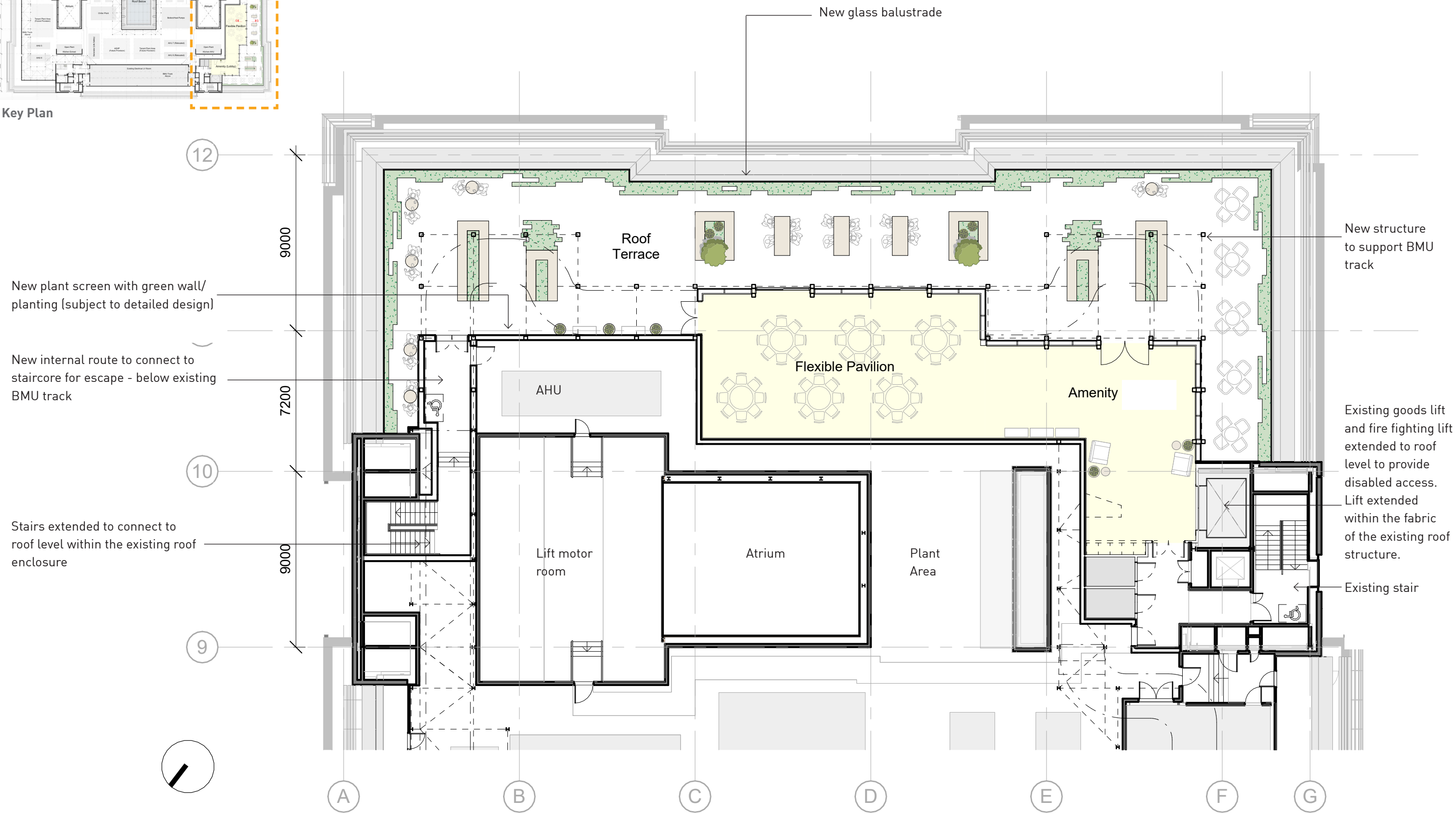
Aerial view looking South

KEY

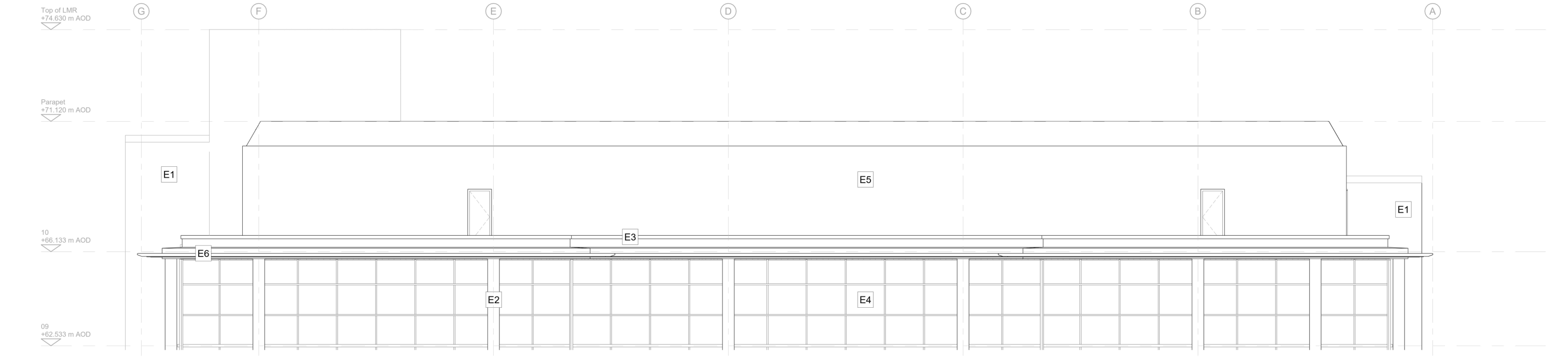
- 1 New landscaped communal roof terrace with GLASS balustrade
- 2 New structure to support the existing BMU track
- 3 New internal escape route to core from roof terrace below existing BMU track
- 4 New internal amenity space for roof terrace
- 5 New entrance lobby from existing core (below existing BMU track)
- 6 Existing plant reconfigured and updated where necessary.
- 7 New plant screen and green wall/planting (subject to detail design)



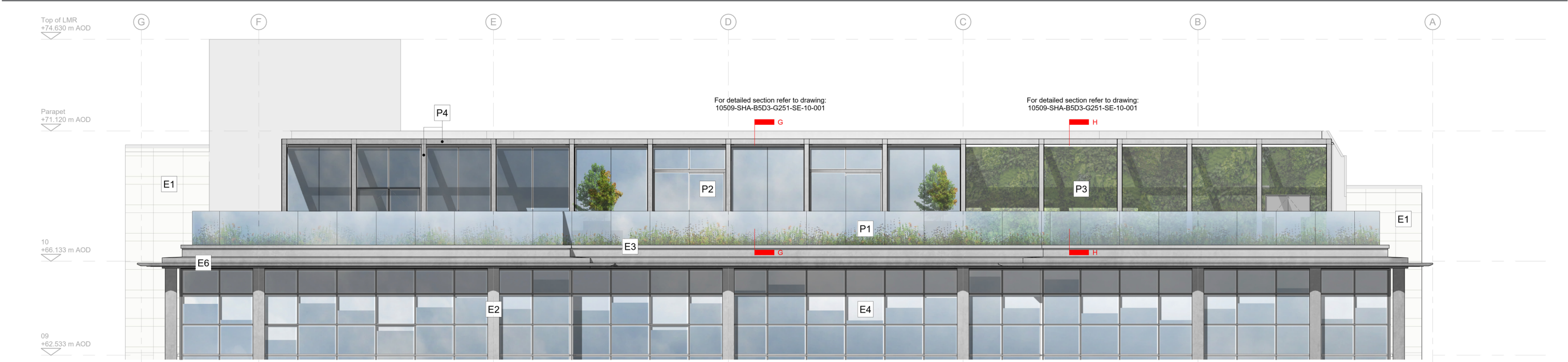
Key Plan



Proposed Roof Plan



Existing L10 Detailed Elevation
Scale 1:75 @ A1



Proposed L10 Detailed Elevation
Scale 1:75 @ A1

Material Key:		Existing	Proposed				
E1	Stone curtain walling	E4	Glazed curtain walling	P1	Glass Balustrading	P4	New BMU structure with dark grey metallic / painted finish
E2	Silver metallic clad columns	E5	Silver metallic plant screen	P2	Double glazed curtain walling with integrated door set		
E3	Silver metallic flashing	E6	Silver metallic brise soleil	P3	Green wall / planting (subject to detailed design)		



View of Proposed Roof Terrace

LIGHTING STATEMENT

The external lighting to the level 10 terrace at One Hardman Boulevard seeks to adopt the key principles of enhancing the landscaping areas; providing safety lighting for users; and functional task lighting where required. The external lighting design will follow and complement the architects and landscape architects designs whilst actively reducing light pollution from the site to benefit dark skies and local ecology.

The exterior lighting shall be designed in accordance with current Society of Lighting and Lighting (SLL) guidelines and the Institution of Lighting Professionals (ILP) GN01:2021 Guidance Notes for the Reduction of Obtrusive Light. Our commitment to light pollution means that this will be heavily assessed in terms of all design decisions to be made. We will be following best-practice design for dark skies and will be adopting the following principles as determined by the International Dark Sky Association.

- *Ensuring that every light serves a clear and necessary purpose.*
- *Ensuring that light only falls where it is intended/ needed.*
- *Ensuring that the amount of light is appropriate for the task.*
- *Providing connected active controls.*
- *Providing light sources that are warm in colour.*

Lighting Design Strategy

The following lighting design strategies will be provided:

- Integrated LED strip lighting to fixed bench seating providing illumination to the immediate area.
- Spike lighting providing soft illumination to the foliage. Luminaires will be aimed towards the foliage and snoot accessories provided to limit the uplight into the night sky.
- Low level wall lights mounted to the perimeter of the terrace will provide illumination to the floor.
- Down-only low output wall lights will be mounted to each column (at high level) to create feature narrow beams of light whilst pooling light onto the terrace floor.
- Battery operated table/floor lamps will be provided to the moveable furniture. These luminaires will only be used on special occasions such as events and will be removed from the area for charging when not in use.
- Internal spill lighting from the glazed pavilion will be utilised.

The lighting design will not aim to provide a uniform level of light, rather pools of light to create mood and ambiance forming focal points across the terrace.

Lighting Control

The lighting to the terrace will be controlled via photocell sensors with a 24hr time-clock and presence detection override. A set curfew time will be agreed with the client.

5.5 PROPOSED ROOF TERRACE - LIGHTING STATEMENT

FLEXIBLE PAVILION TO BE PROVIDED WITH A NEW DISTRIBUTION BOARD TO SERVE NEW LIGHTING AND POWER.

NEW EMERGENCY LIGHTING, DATA CONNECTIONS, FIRE ALARM AND SECURITY EQUIPMENT AND CONTAINMENT TO BE PROVIDED.

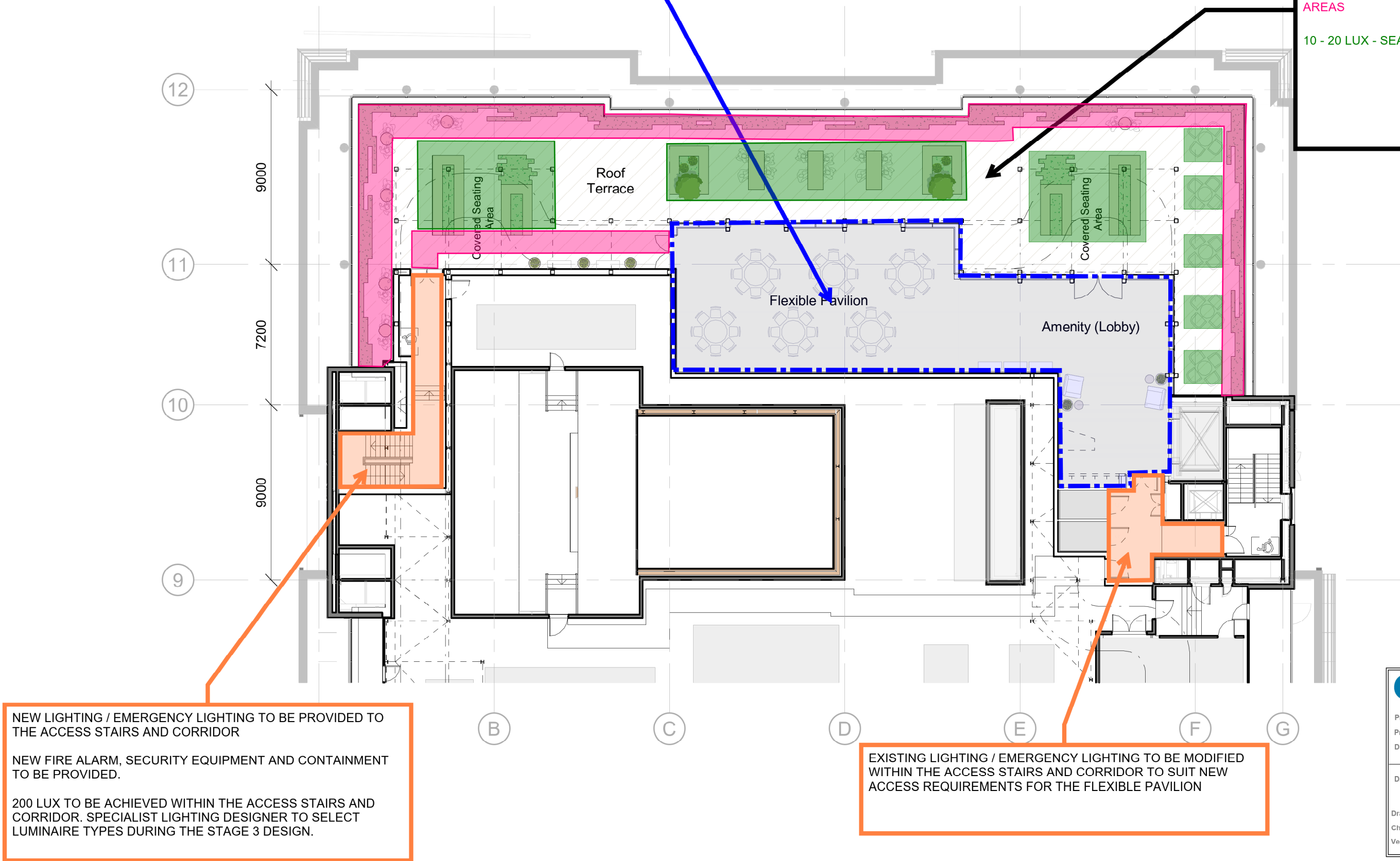
200 LUX TO BE ACHIEVED WITHIN THE FLEXIBLE PAVILION.

NEW LIGHTING / EMERGENCY LIGHTING TO BE PROVIDED TO THE EXTERNAL TERRACE.

NEW FIRE ALARM SOUNDERS, BEACONS CALL POINTS, SECURITY EQUIPMENT AND CONTAINMENT TO BE PROVIDED.

5 LUX - DEFINED CIRCULATION / PERIMETER AREAS

10 - 20 LUX - SEATING AREAS



☒ **Checked**
BY n.duffy DATE 4/10/2024

CUNDALL	
Project Name:	1 HARDMAN BOULEVARD
Project No:	1043023
Drawing Title:	ROOF TERRACE LEVEL - PROPOSED
Drawing No.:	1HB-CDL-RL-ZZ-SK-E-21 Rev: P04
Drawn By:	KH Date: 20/11/2024
Checked By:	HM Scale: NTS
Verified By:	ND

6.1.1 ACCESSIBILITY

Approach to the Site

One Hardman Boulevard is accessible via foot, bounded by Gartside Street, Left Bank, New College Street and Hardman Boulevard. Hardman Boulevard is entirely pedestrianised, whilst Left Bank has retractable bollards for access but is generally pedestrian only.

Access into and within the building

The main entrance to the building is from One Hardman Boulevard, with the private entrance on the corner of Left Bank providing a secondary entrance for a single tenant.

Commercial units at Ground floor are accessed via the street on Gartside Street and Left Bank with Itsu, Greggs and a Mens hairdressers currently occupying the spaces on Gartside Street. The unit on Left Bank is currently vacant.

Vehicle access to the basement and bin stores is via New Collage St.

Vertical Circulation

The existing building has 4 main cores which act in pairs to serve the two halves of the building. The main circulation cores (Cores A&B) are adjacent to Hardman Boulevard and house the main banks of lifts and 2No. escape stairs each. The cores to New College Street (C&D) each house a fire fighting lift, a goods lift and an escape stair.

Horizontal Circulation

The majority of the building is open plan with direct access from lift cores A&B directly into the office floorplate.

Emergency Egress

There are three existing escape doors from both cores A&B that discharge directly onto Hardman Boulevard, two from the office floors above and one from basement. There are two escape exists in both cores C&D that discharge onto New College Street.

In addition to the escape exits from the office floor plates, there area also existing doors from all retail units that also function as escape from those ground floor units. The proposal seeks to add three new escape doors in total to the retail units, one each onto Hardman Boulevard, Gartside Street and New College Street.

6.1.2 SERVICING STRATEGY

Car Parking

There is an existing basement with 150 car parking spaces, this is accessed via the existing car park ramp off New College Street.

Cycle Parking

There are existing parking racks in the basement for 60no. cyles, these are accessed via the existing car park ramp off New College Street.

An additional 100 space cycle hub is to be introduced into an existing internal space at ground floor level. This is to be accessed via the existing car park ramp down into the basement.

Space has been allocated at basement for future expansion to meet full BCO standards.

Service and Deliveries

There is an existing service bay on New College Street which houses the Office refuse bins and allows for vehicle access for deliveries into the internal loading bay.

General post / deliveries would arrive via the main entrance off Hardman Boulevard and be dealt with by concierge staff.

Two retail service bays for bins face onto New College Street behind mesh shutters. Access to these from GF retail units is via internal corridors.

6.1.3 MAINTENANCE PRINCIPLES

Building Maintenance Strategy

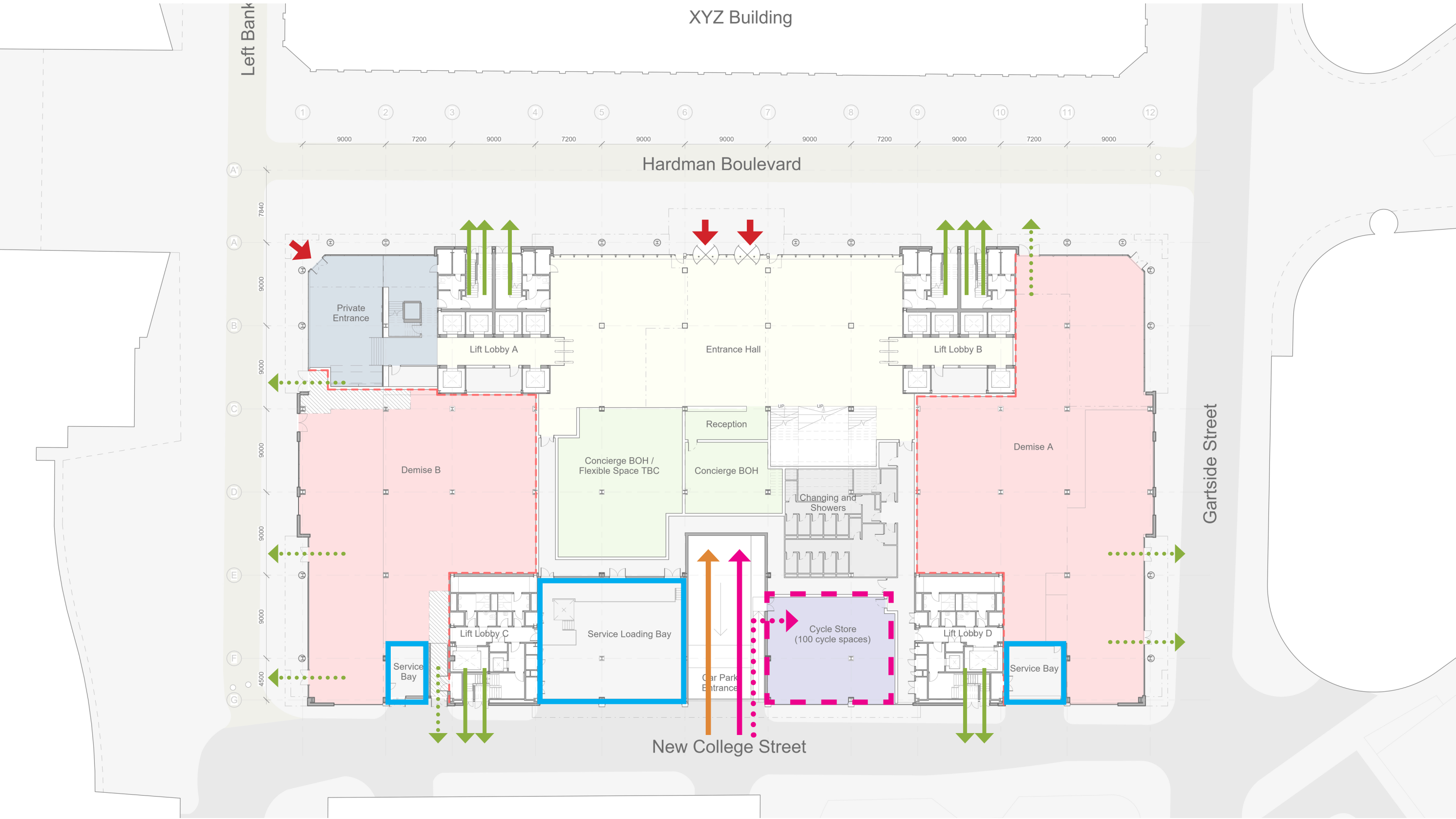
There is an existing access and maintenance strategy in place for the cleaning and maintenance of the external facade. The building has a BMU at roof level that serves all facades and allows for cleaning of levels 2-9. A terrace at L8 allows for pole cleaning of levels 8-9. The BMU has a built in lifting arm to lift glass.

Ground floor and L01 facade can also be cleaned via pole.

The proposals seek to alter the BMU track, but this will still retain BMU access to all areas of the facade. The proposed pavilion at L10 is set back from the edge of the building considerably and any cleaning would be via pole from L10 roof terrace. For glass replacement the BMU would be used for lifting the glass to roof level, with a possible mobile spider crane needed to manoeuvre this at roof level to the appropriate location.

6.1.4 SECURITY

The scheme seeks to improve the existing arrangement in terms of security through the use of speed gates and a strategically placed desk that has complete sight of the security line.



- Main Office Entrances
- Existing Escape
- Proposed Escape
- Existing Vehicle Entrance to basement car park
- Existing Cycle Entrance to basement cycle store
- Proposed Cycle Entrance
- Existing Service Bays
- Proposed Cycle Hub

WASTE STRATEGY

Bin Stores

The bin stores (within the service loading bays) for the offices and commercial unit Demise A retain the existing sizes and remain in the existing locations.

The bin store (within the service loading bay) for the commercial unit Demise B is smaller than existing due to a new escape route but remains in the existing location.

Waste Forecast

The waste forecast has been calculated based on the recommendations set by the Waste Storage and Collection Guidance for New Developments (GD04), Version 6.00.

For waste calculation purposes, the amenity spaces and basement cycle storage and changing is considered ancillary to the main office use of the building and therefore not included in the waste calculations.

Office Uses

The office use (Use Class E) has an internal area (GIA) of approx. 32,738m² across levels 02 to 09.

The weekly waste has been calculated based on MCC’s GD04 Guidance recommendations for offices of 2,600ltrs per 1,000m² of floor space.

An initial recycling percentage of 50% has been estimated for calculation purposes.

Commercial Uses

Demise A

The commercial use at ground floor is considered F&B comprising an area of 862m². The first floor is likely to be office space for the tenant comprising an area of 562m².

The recycling rate is considered the same as the office uses at 50%.

Demise B

The commercial use at ground floor and first floor is likely to be a gym comprising an area of 1361m². ‘Gym’ is not a defined usage in BS 5906:2005 or GD04, and therefore a comparable usage, ‘Leisure Centre’, has been selected.

The recycling rate is considered the same as the office uses at 50%.

Based on these requirements, the following table forecasts the waste volume generated by both the proposed office and commercial uses associated with the proposed development:

Office Use – Refuse Volume - 32,738sqm	Demise A Restaurant Use – Refuse Volume Restaurant GF 862sqm (493 covers, based on occupancy rate of 1.75sqm/person) Office L01 562sqm Restaurant GF 36,943 ltrs Office L01 3,306 ltrs	Demise B Gym Use – Refuse Volume - 1,361sqm
Non recycling waste - 42,559 1 ltrs Mixed recycling - 42,559 1 ltrs Office use total - 85,118 ltrs	Non recycling waste Restaurant GF 18,471 ltrs Office L01 1,653 ltrs Mixed recycling Restaurant GF 18,471 ltrs Office L01 1,653 ltrs Restaurant/Office use total – 40,249 ltrs	Non recycling waste - 3,403 ltrs Mixed recycling - 3,403 ltrs Gym use total – 6,805 ltrs

Office Use Bins	Demise A Restaurant Use Bins	Demise B Gym Use Bins
Non recycling waste - 39no. 1110L Eurobin Mixed recycling - 39no. 1110L Eurobin	Non recycling waste - Restaurant GF 17no. 1110L Eurobin - Office L01 1no. 1110L Eurobin Mixed recycling - Restaurant GF 17no. 1110L Eurobin - Office L01 1no. 1110L Eurobin	Non recycling waste - 3no. 1110L Eurobin Mixed recycling - 3no. 1110L Eurobin
Bin Store Area - 150sqm	Bin Store Area - 36sqm	Bin Store Area - 23sqm
2 collections per week	3 collections per week	Weekly

