ST.MICHAEL'S Manchester
Supplementary Design Report



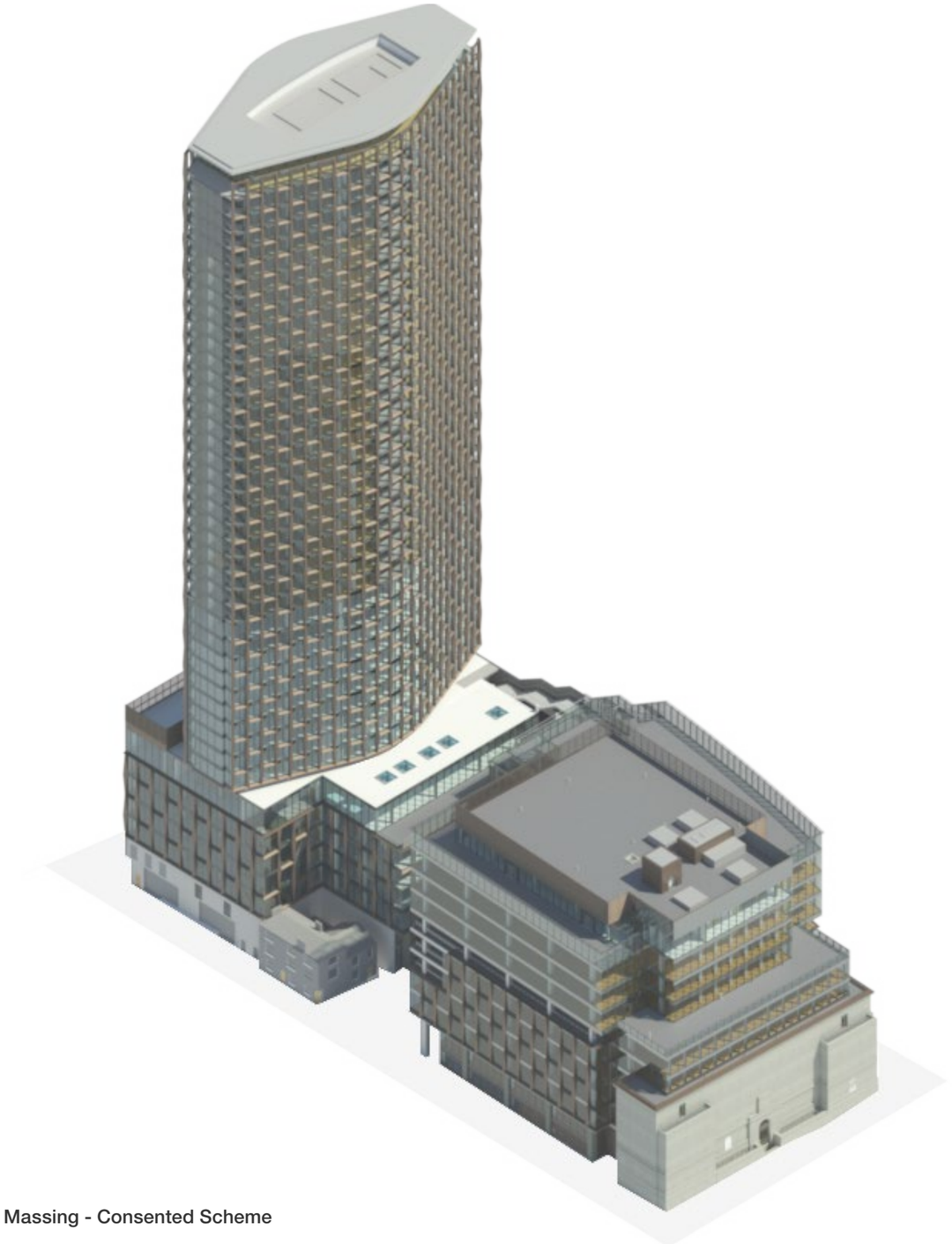
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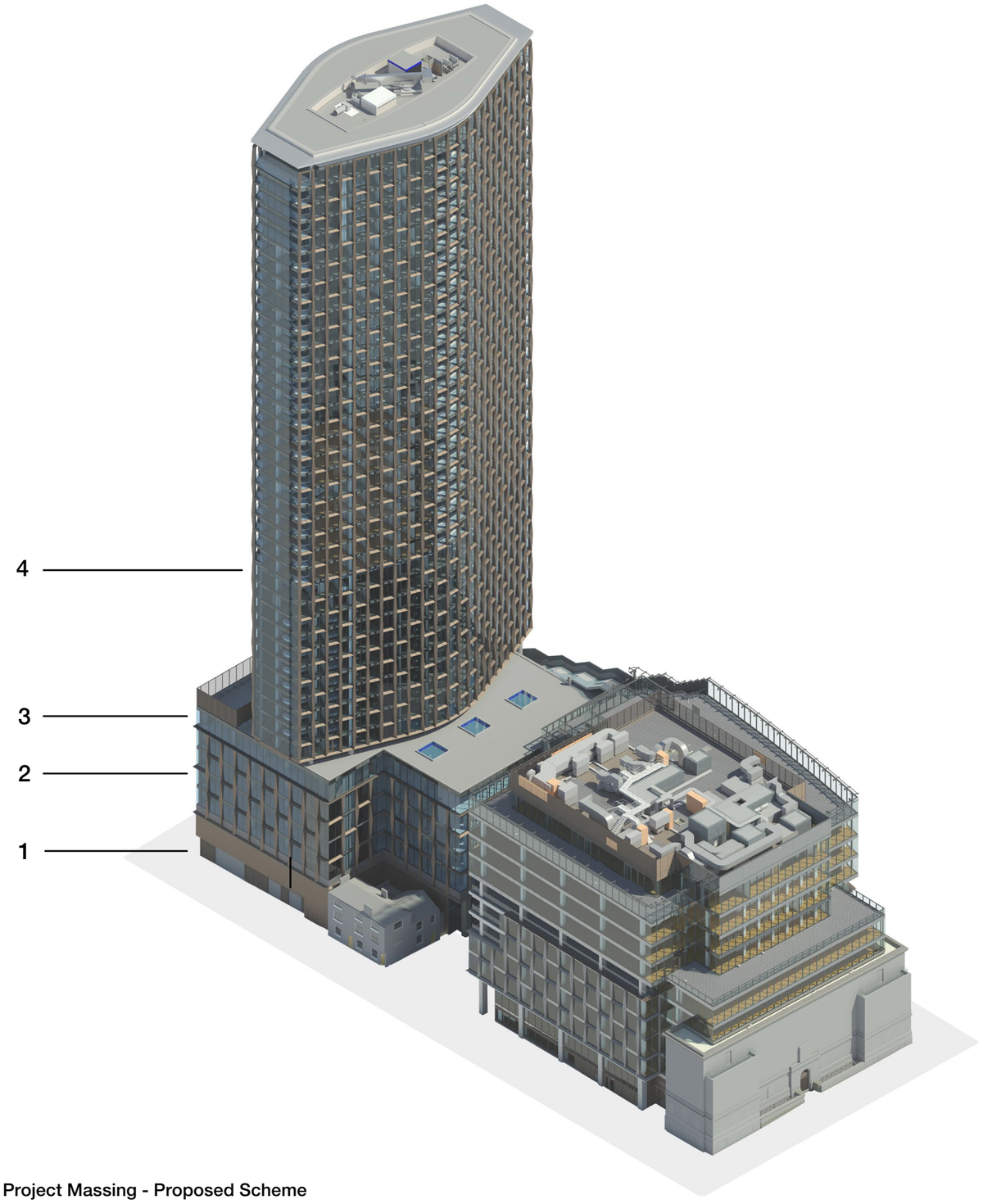


Project Massing - Consented Scheme

Introduction 1.0

Statement 1.1

This report is intended to illustrate the differences between the consented development scheme and the latest proposed design iteration. The proposed design incorporates changes concerning the refinement and evolution of the consented design in response to concerns of environmental, practical, and cultural changes that have occurred through the course of the project.

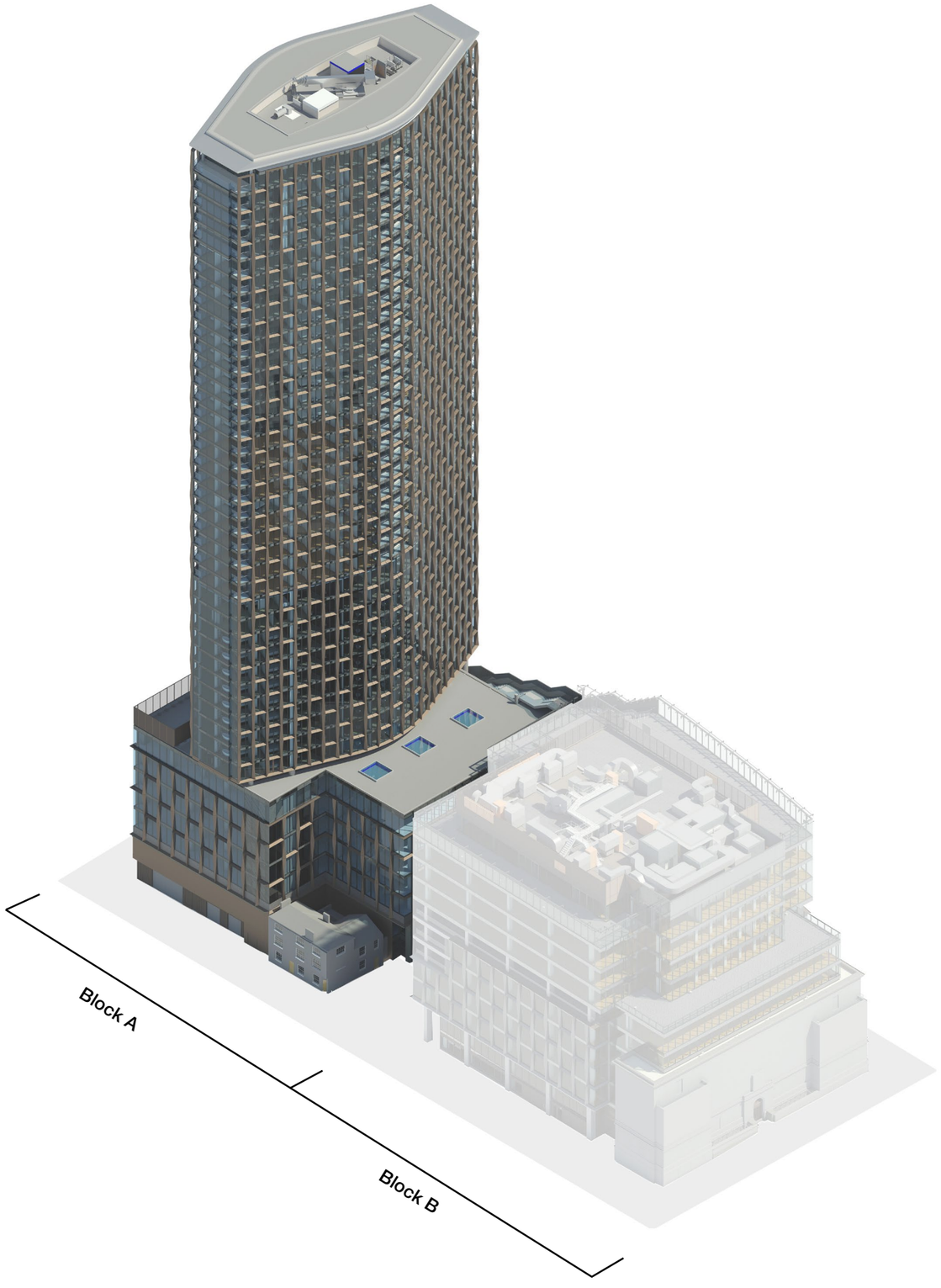


Project Massing - Proposed Scheme

Key Changes 1.2

This page highlights the key changes that mark the difference between what is consented and what is being proposed, while the following pages provide more description for each selected reference.

+ **1.** At Level 00, a new entrance via an additional stair around the lift core is proposed, providing access to Level 01.
+ **2.** Terraces have been added at Level 01 & re-located at Level 06
+ **3.** Office Suite space at Level 01 has been re-located to Level 06, allowing for Hotel Conference, Pre-Function and Back of House space to move to Level 01. This has resulted in a change in servicing strategy for the building.
+ **4.** A residential level has been re-allocated to hotel space, hotel levels previously ran from 07-16 and now run from 07-17. Level 07 has partially retained guest rooms whilst allocating space to a resident's lounge and staff space.



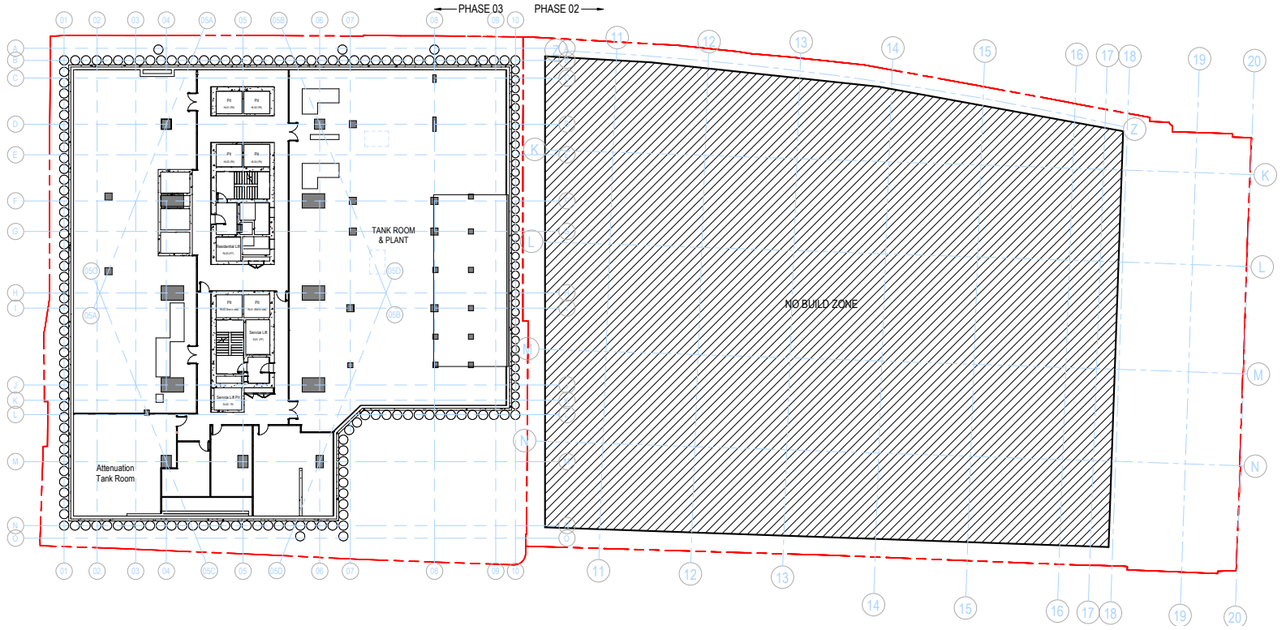
Introduction

1.0

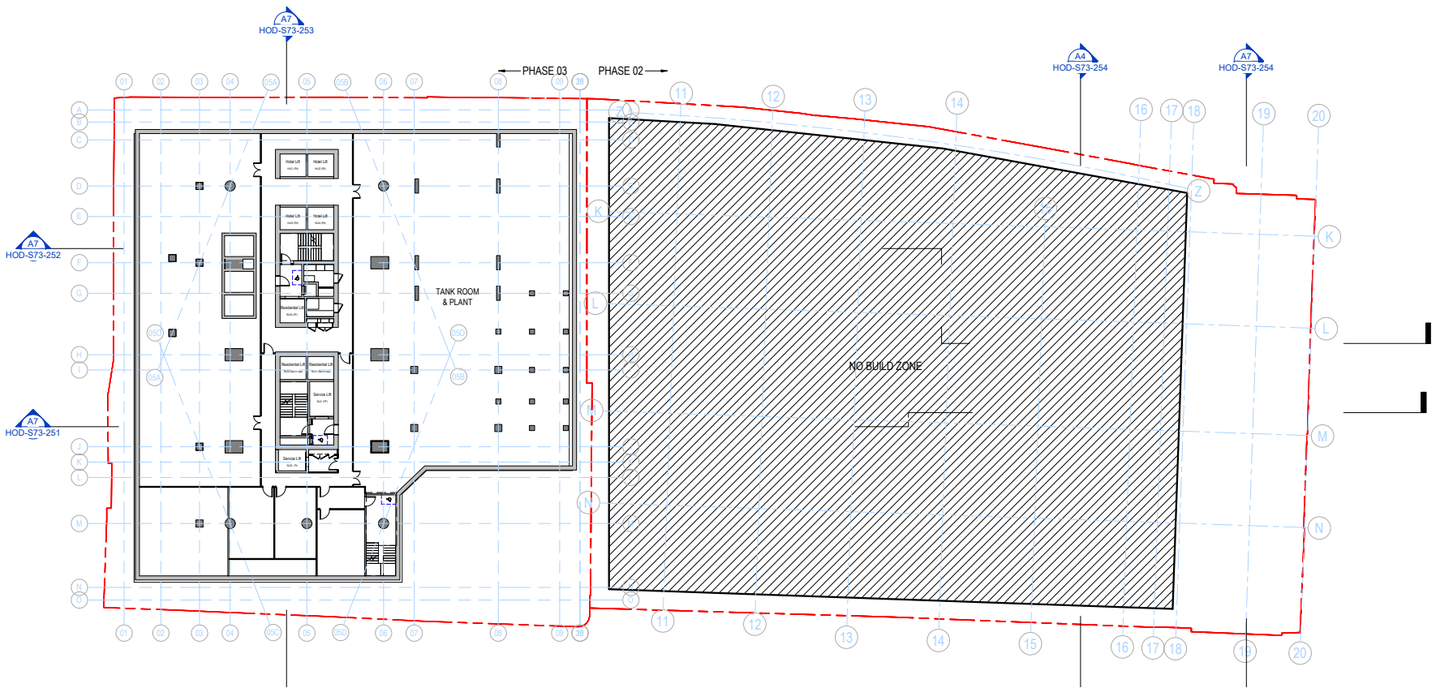
Report Intent

1.3

This report focuses on the material amendments and changes made to Block A.



Proposed Basement Level -03



Consented Basement Level -03

Floor Plans

2.0

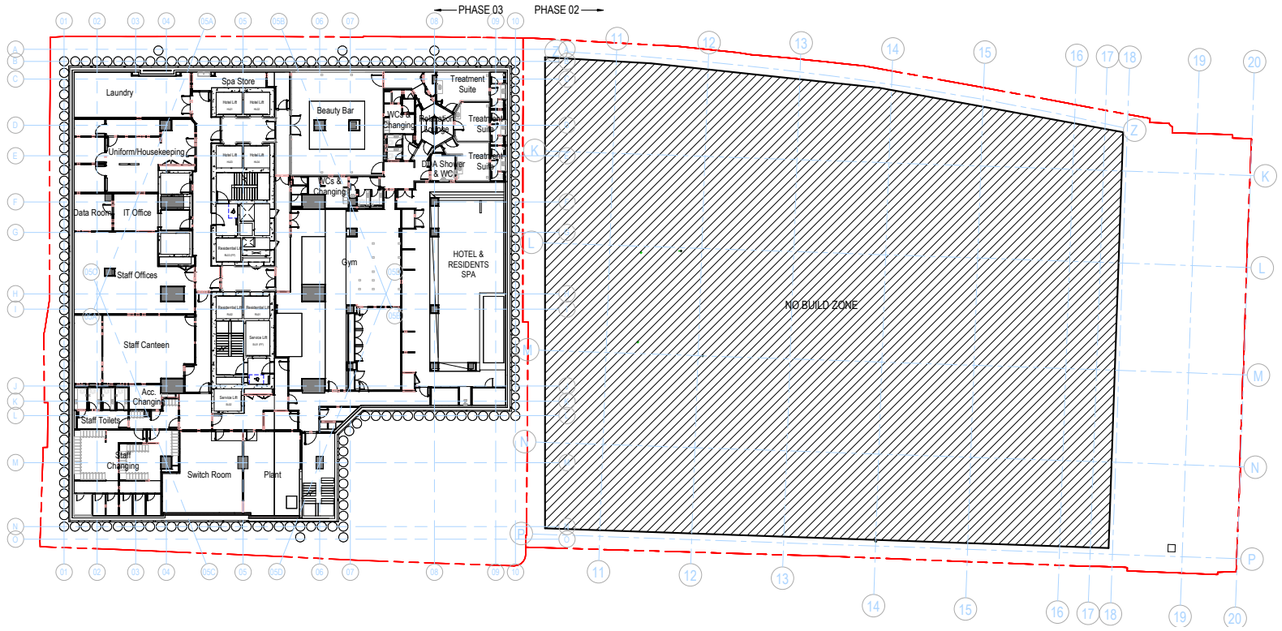
Basement Level -03

2.1

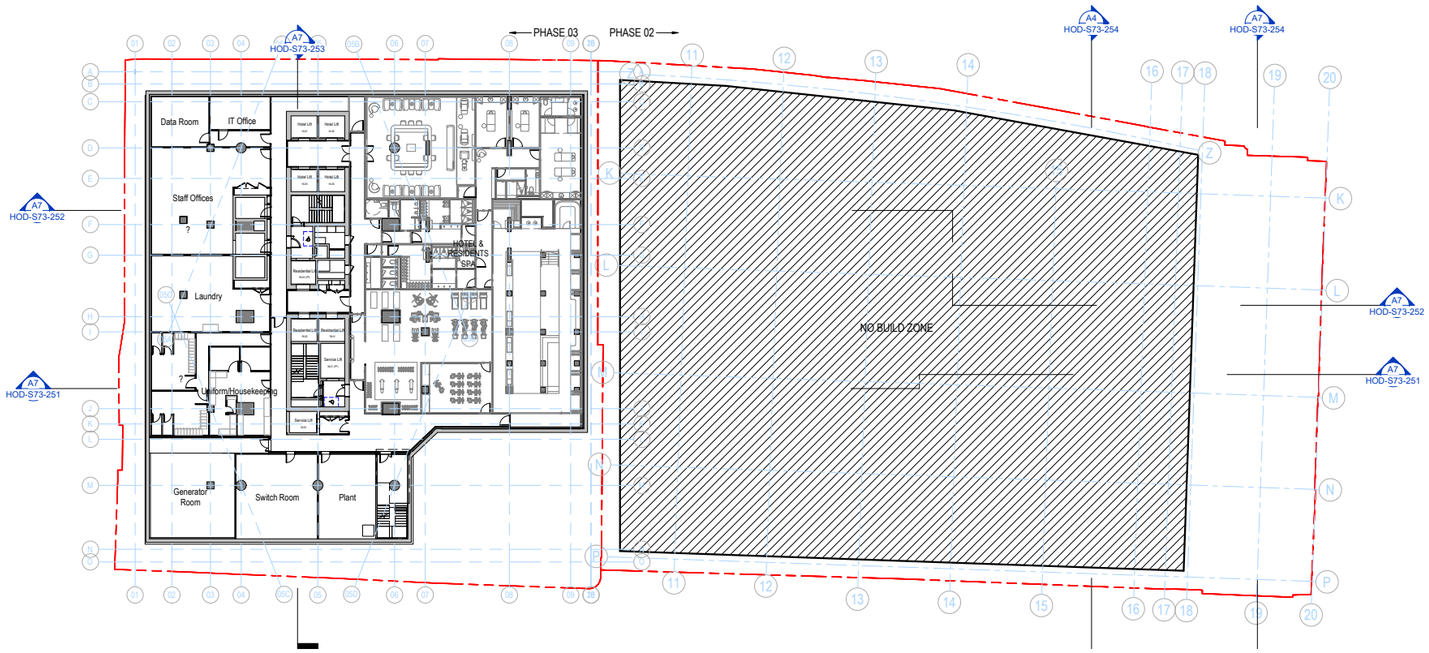
A stair no longer extends to this level in the bottom corner with the rest of the floor plate retaining its arrangement form the consented application.

Basement Level -02 2.2

As part of the MEP strategy change the generator room has moved to Level 07. The spa layout has been changed to create a larger gym area and the hotel back of house has extended into the generator room space to allow the staff canteen to be accommodated.



Proposed Basement Level -02

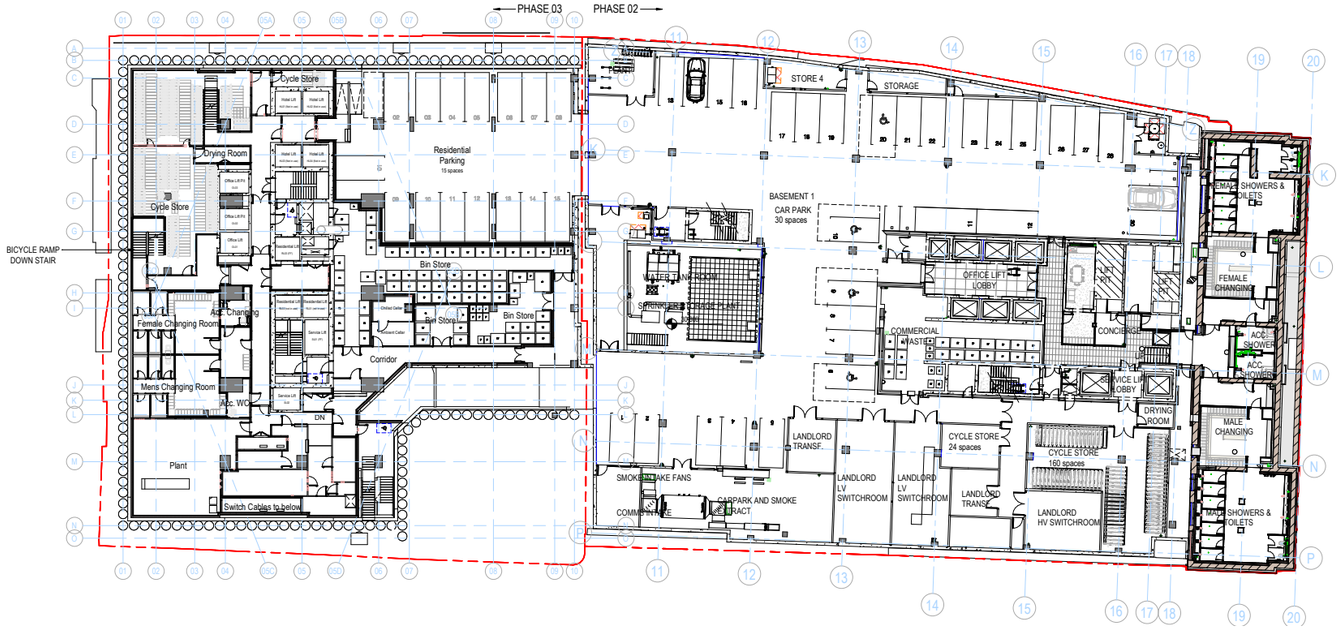


Consented Basement Level -02

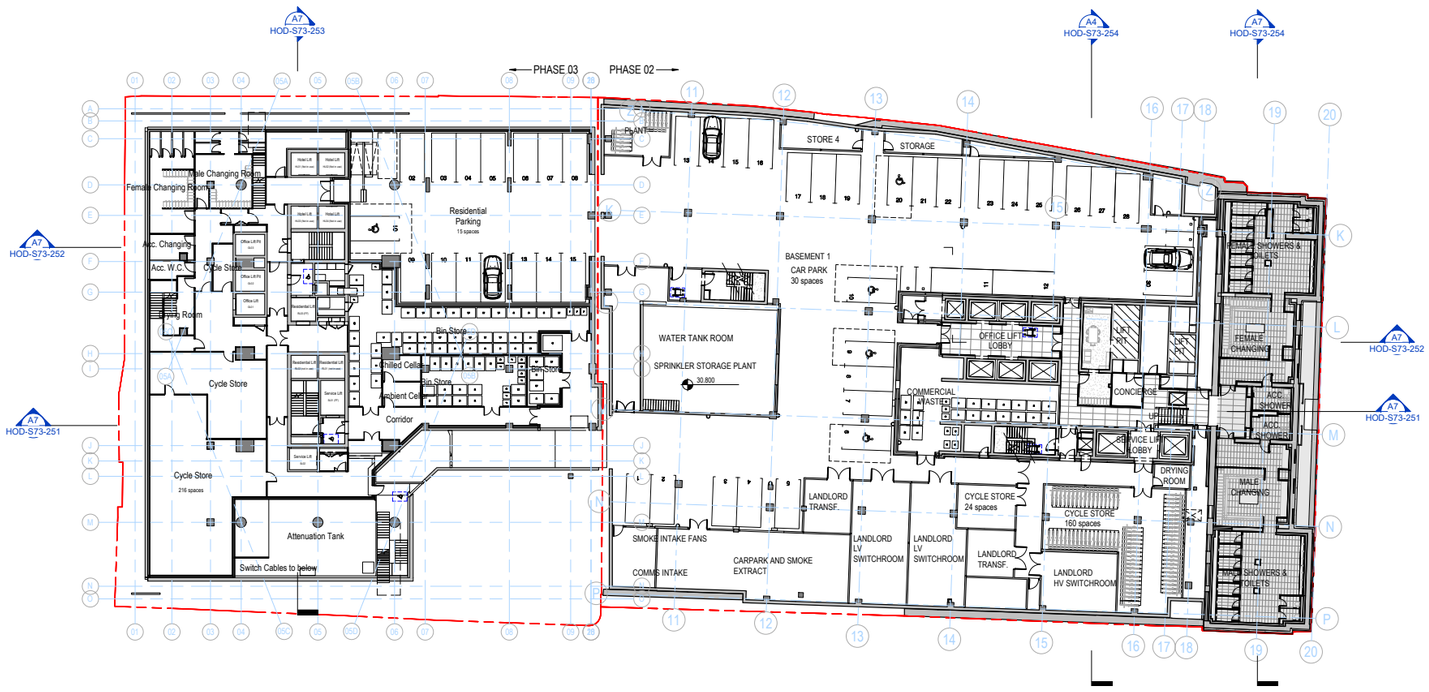
Basement Level -01 2.3

The attenuation tank has been moved to the corner with the previous space becoming a general store for the hotel. The office cycle store and changing facilities are aligned either side of the bottom of the cycle stair from 00. Residential cycle storage has moved to the previous changing room locations.

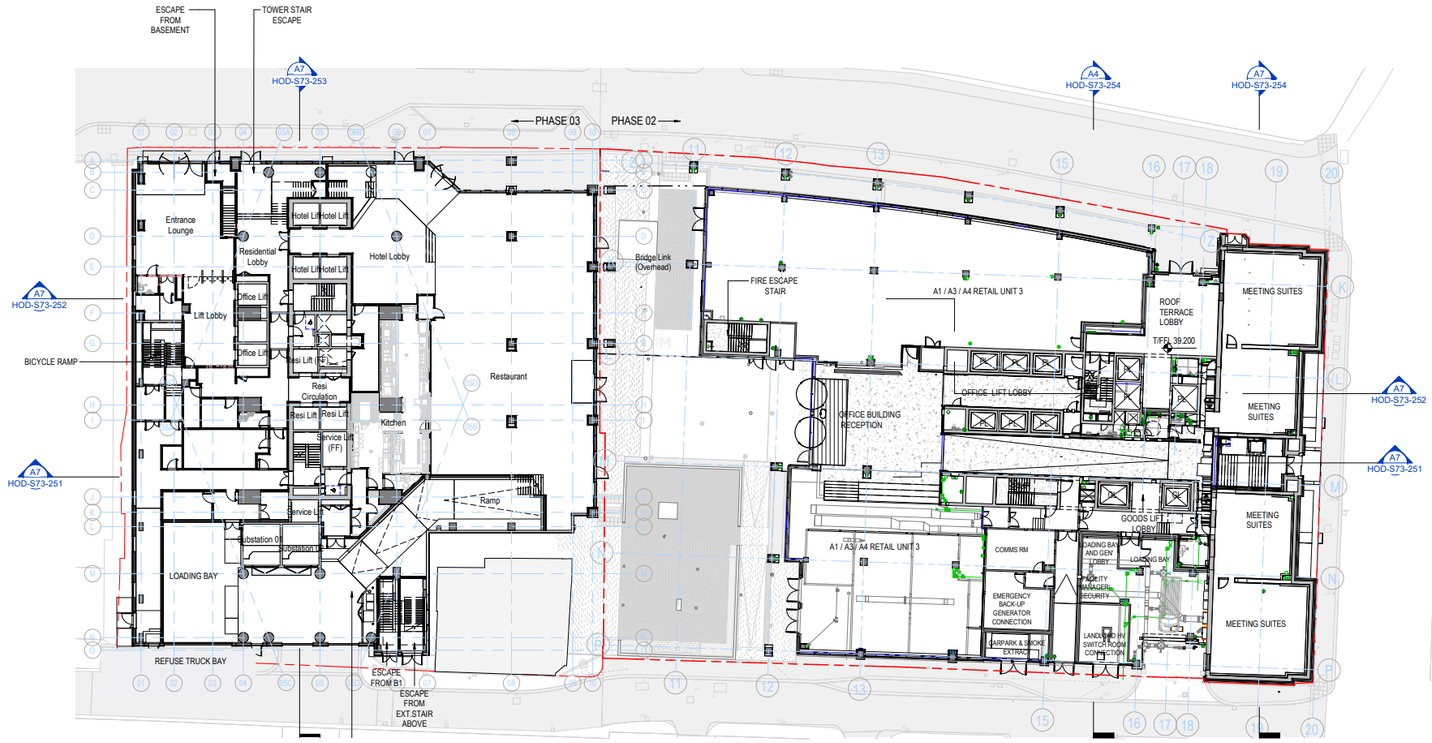
Quantity of car parking and office cycle spaces remains unchanged. Residential cycle spaces have been reduced from 216 to 87.



Proposed Basement Level -01



Consented Basement Level -01



Proposed Level 00

Consented Level 00

Floor Plans

2.0

Ground Level

2.4

The entrances off Jacksons Row to the hotel, residential and office elements have all been reconfigured to optimise the design. This has resulted in the addition of a set of double doors to serve as the primary function entrance and a change in angle to the wall in the hotel entrance undercroft.

The line of the wall to the restaurant has been extended to edge of the columns.

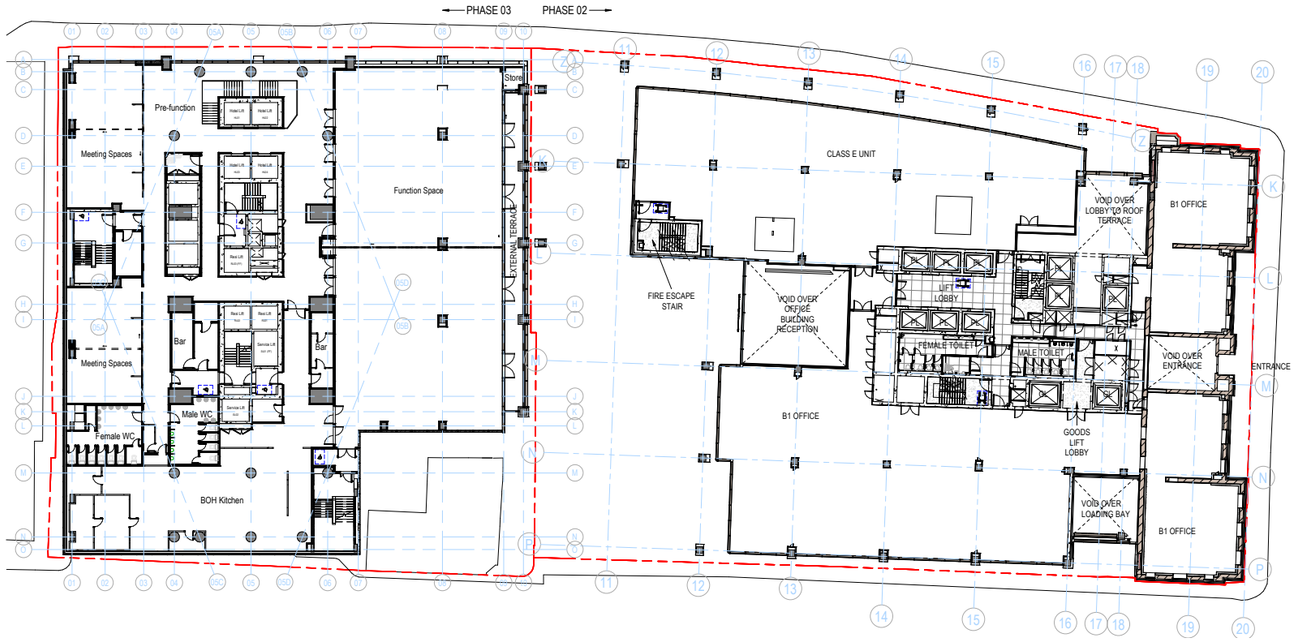
The central ancillary spaces to support the hotel and residential have been rearranged to better fit a more refined brief.

Floor Plans

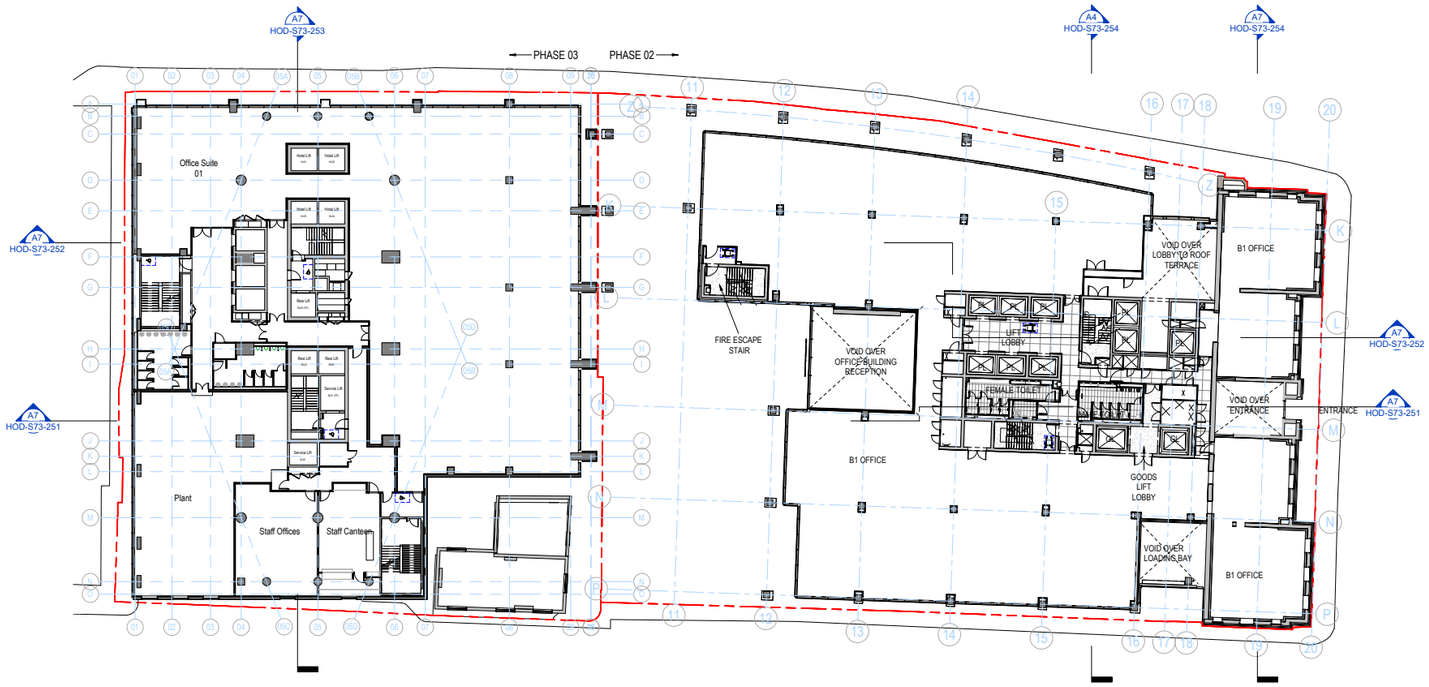
Level 01

Office Suite space has been moved to Level 06, allowing for Hotel Conference, Pre-Function and Back of House space to move to Level 01.

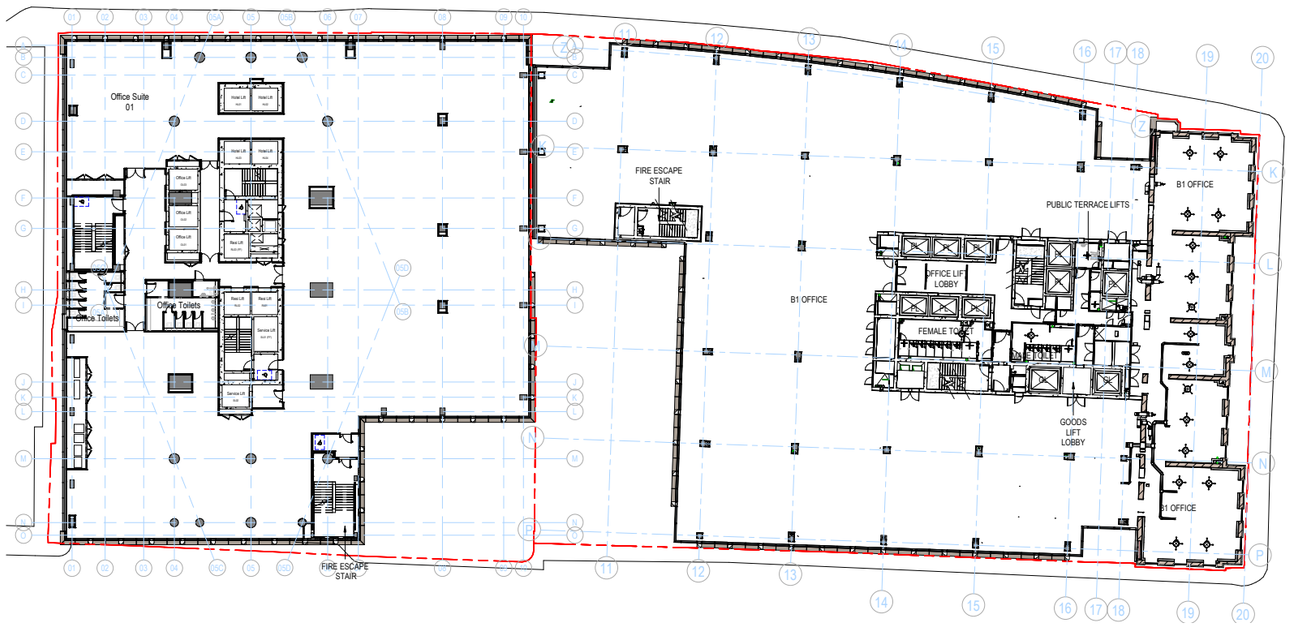
This creates a new multi function ballroom space to the right of the core and cellular meeting spaces to the left. The main hotel kitchen is now at this floor. Plant & hotel support spaces previously at this level have been relocated within the podium.



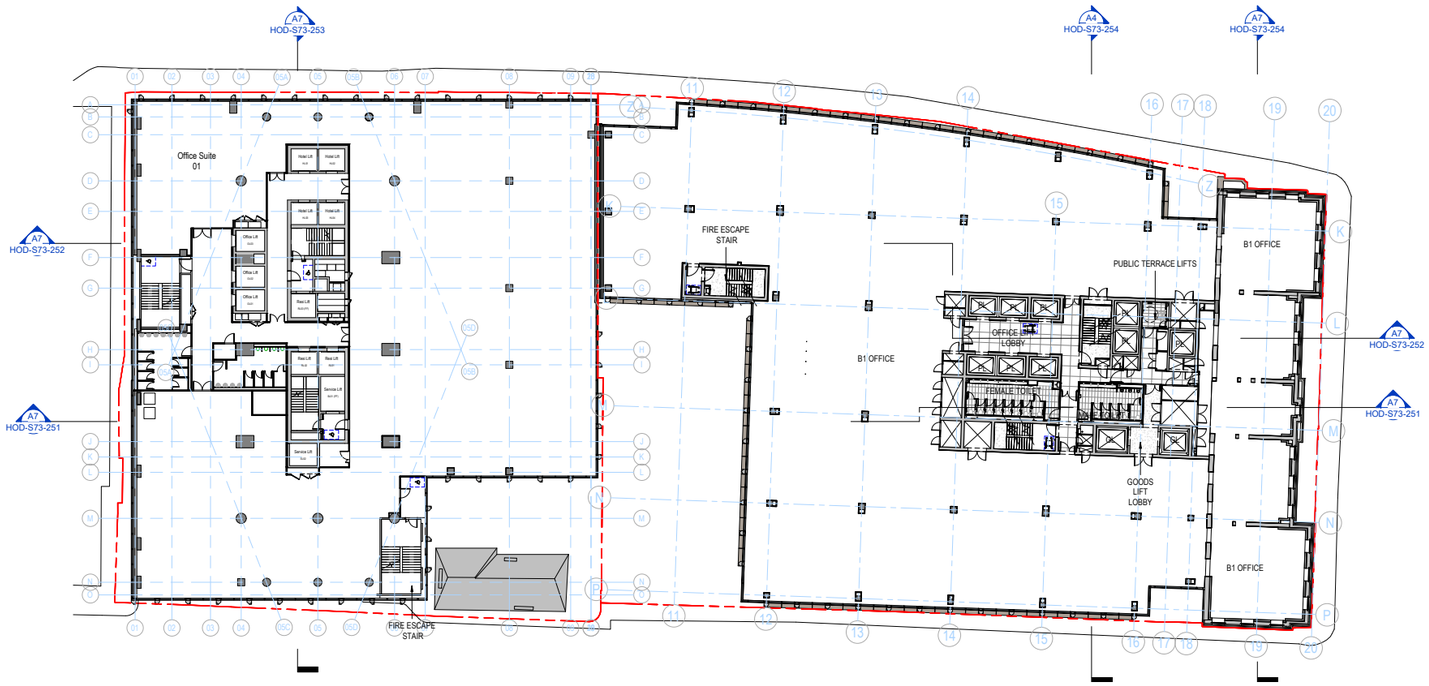
Proposed Level 01



Consented Level 01



Proposed Level 02



Consented Level 02

Floor Plans

2.0

Level 02

2.6

The layout remains as per the current application.