

**simpsonhaugh**



## Laystall Street – Manchester

NON MATERIAL AMENDMENT - SUPPORTING DOCUMENT | August 2024  
10403-SHP-A-RP-XX-B5D802 | REVISION P01



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# 1.1 Overview

## OVERVIEW

Briefly, the scope of proposed amendments is as follows:

- › Structural frame of building amended from steel frame to in situ concrete frame. This in part leads to a requirement to amend the floor to floor heights of the lower 3 storeys - to achieve improved ceiling heights beneath a deeper concrete slab.
- › The amended floor to floor heights combine to generate a reduced overall building height of -710mm by lowering all floor plates from Level 02 upwards.
- › The previous double storey basement has been simplified to a single storey basement, and ancilliary accommodation in the basement which previously required general staff or customer access has been relocated above ground.
- › Cycle storage has been relocated to ground floor back of house, and staff areas are relocated to mezzanine level.
- › The previous meeting spaces at mezzanine level have been omitted and replaced by a relocated fitness suite. The floor plate of the mezzanine has been increased and the void over the Level 01 restaurant area reduced in size.

# 1.2 Space Planning and Use

EXISTING UPPER BASEMENT



## 1.2 Space Planning and Use

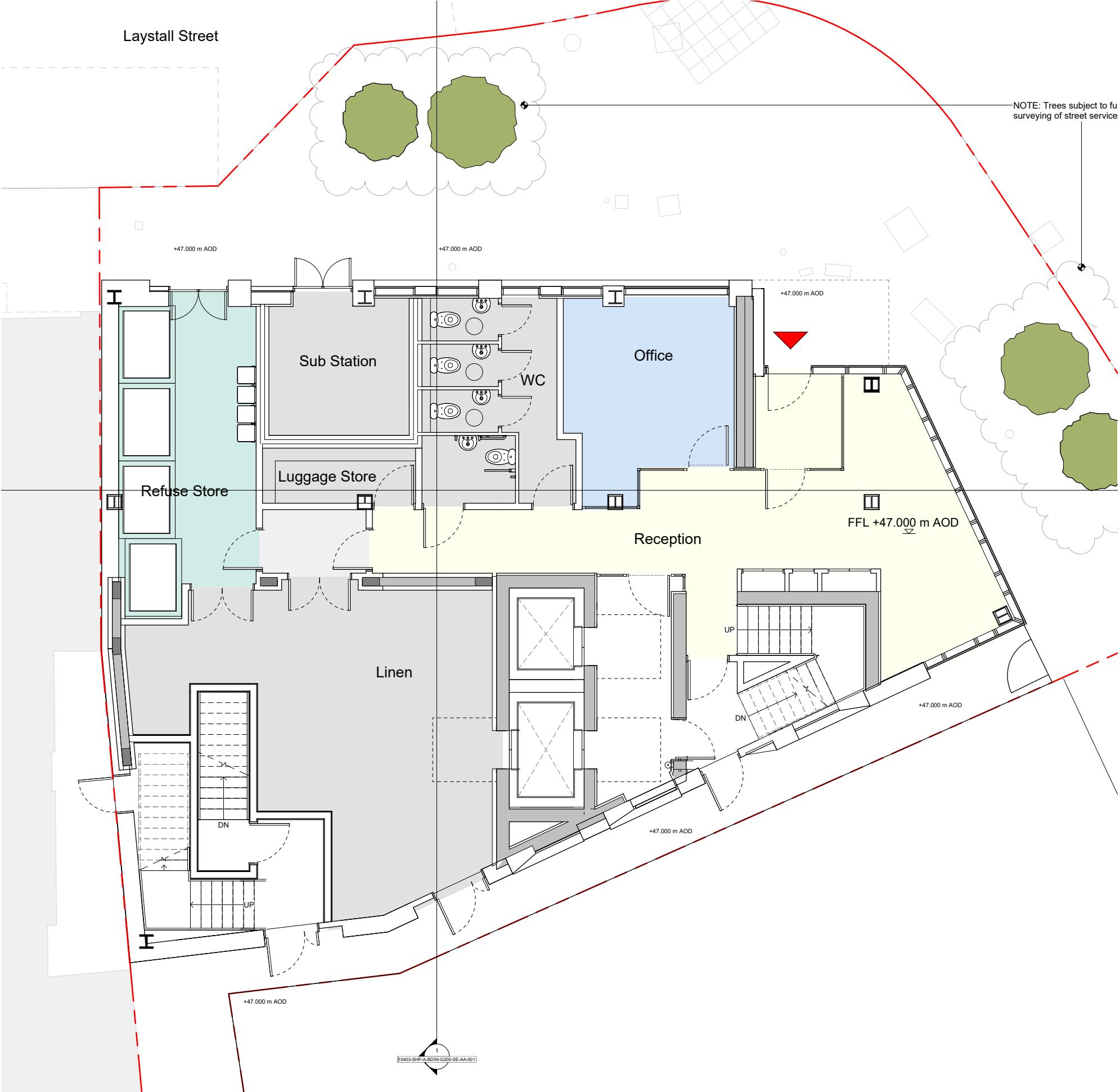
PROPOSED BASEMENT



Basement plan simplified to include only plant / water tanks

# 1.2 Space Planning and Use

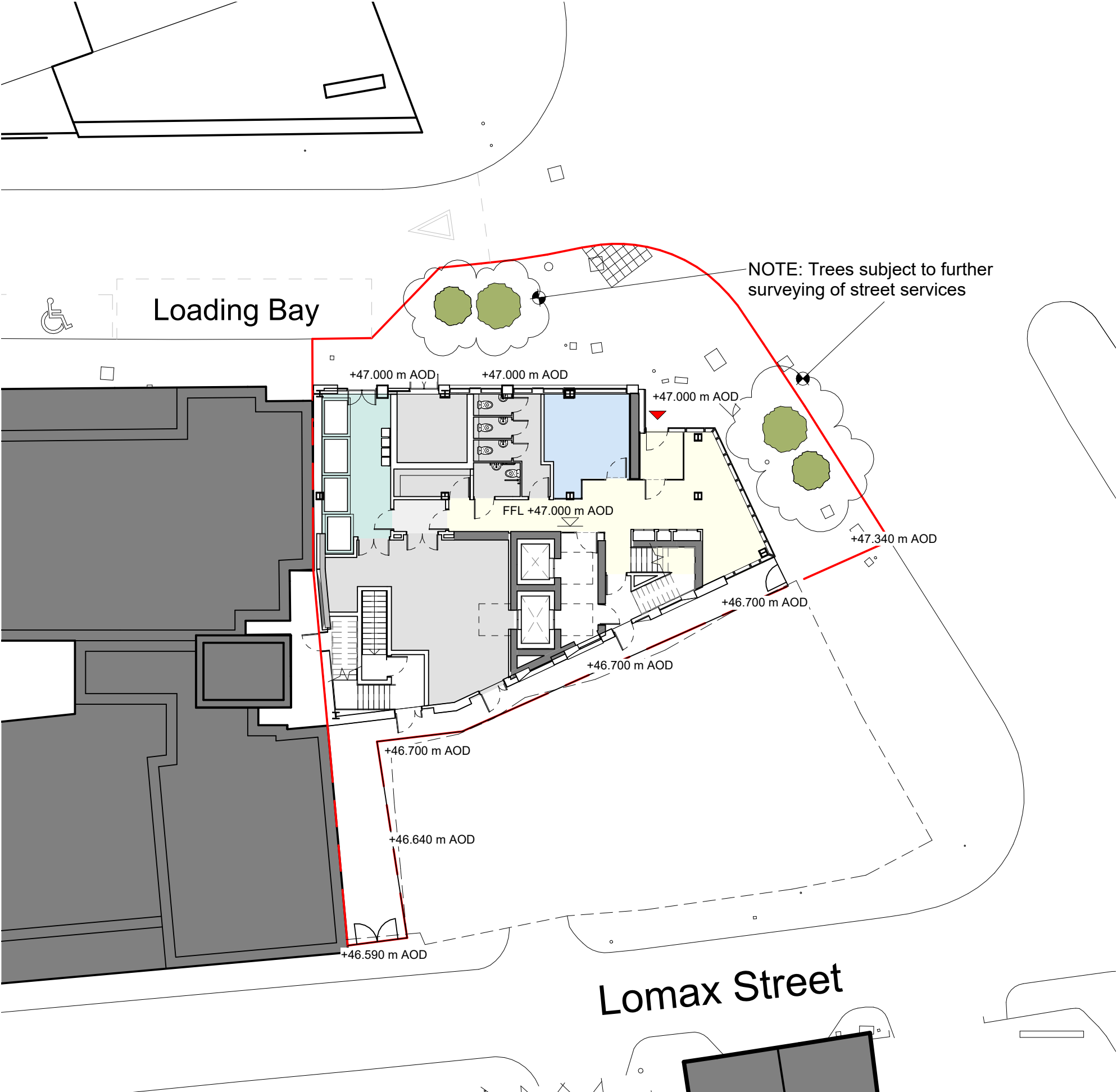
EXISTING GROUND FLOOR





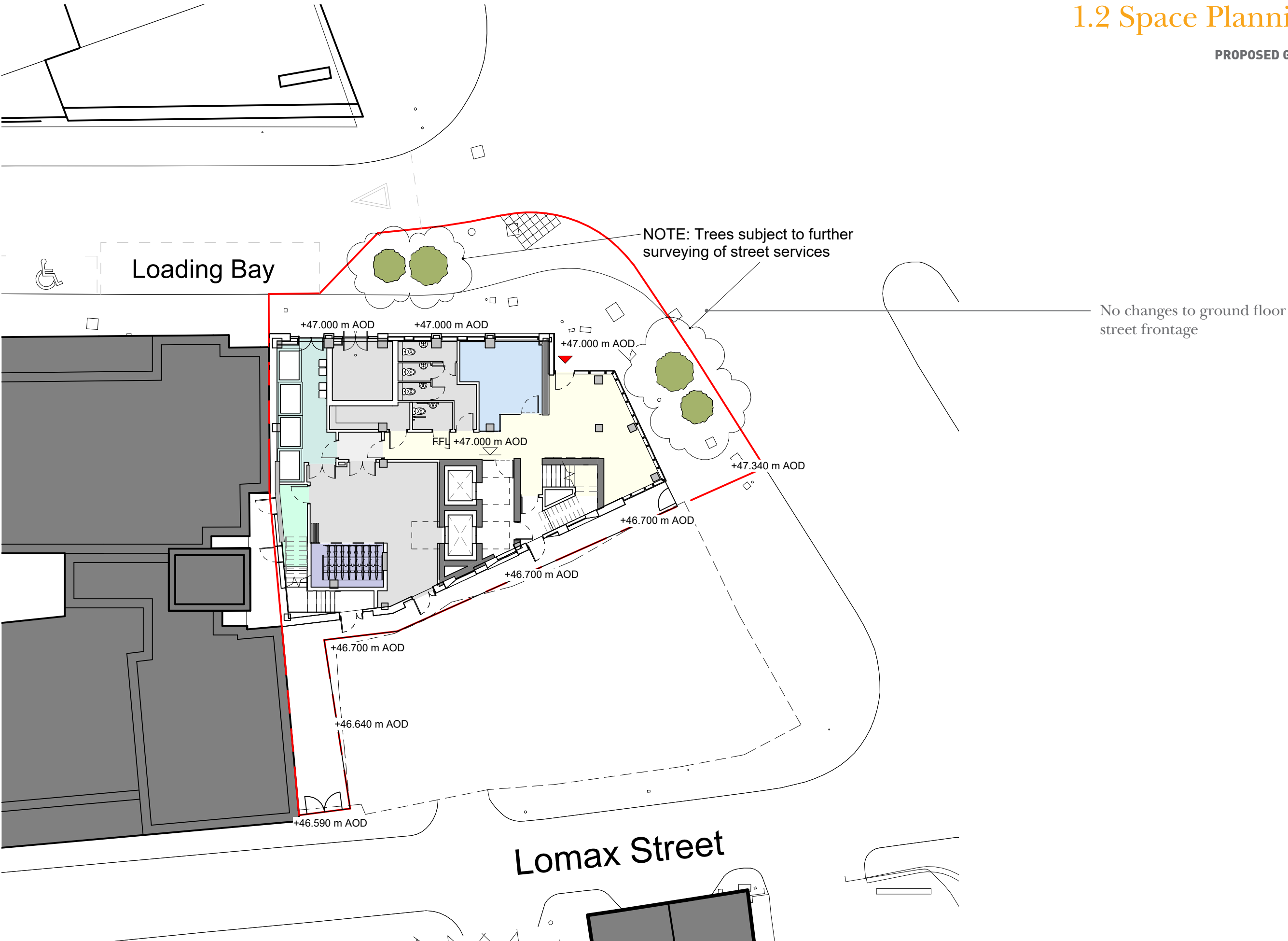
# 1.2 Space Planning and Use

EXISTING GROUND FLOOR SITE PLAN



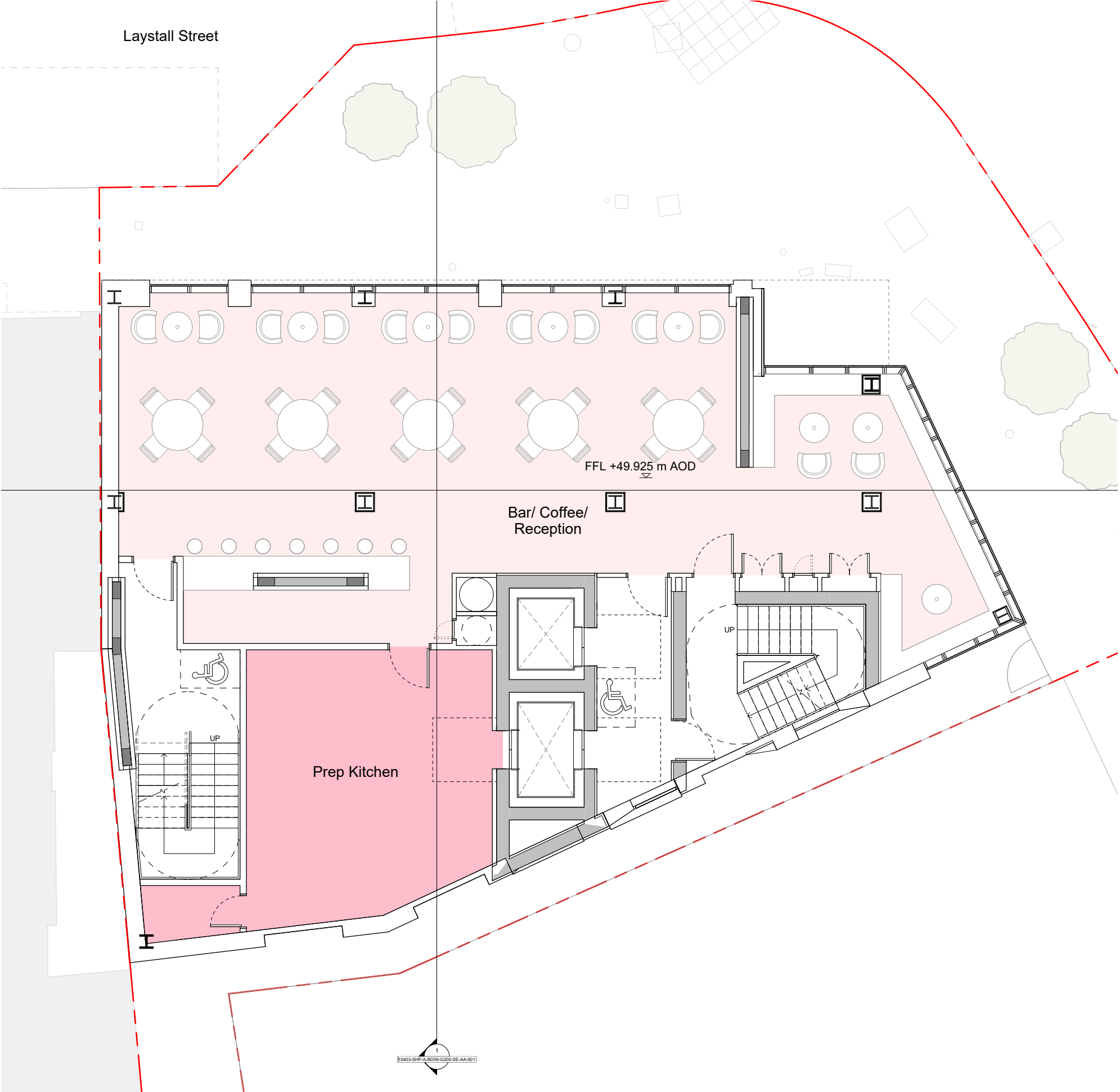
# 1.2 Space Planning and Use

PROPOSED GROUND FLOOR SITE PLAN



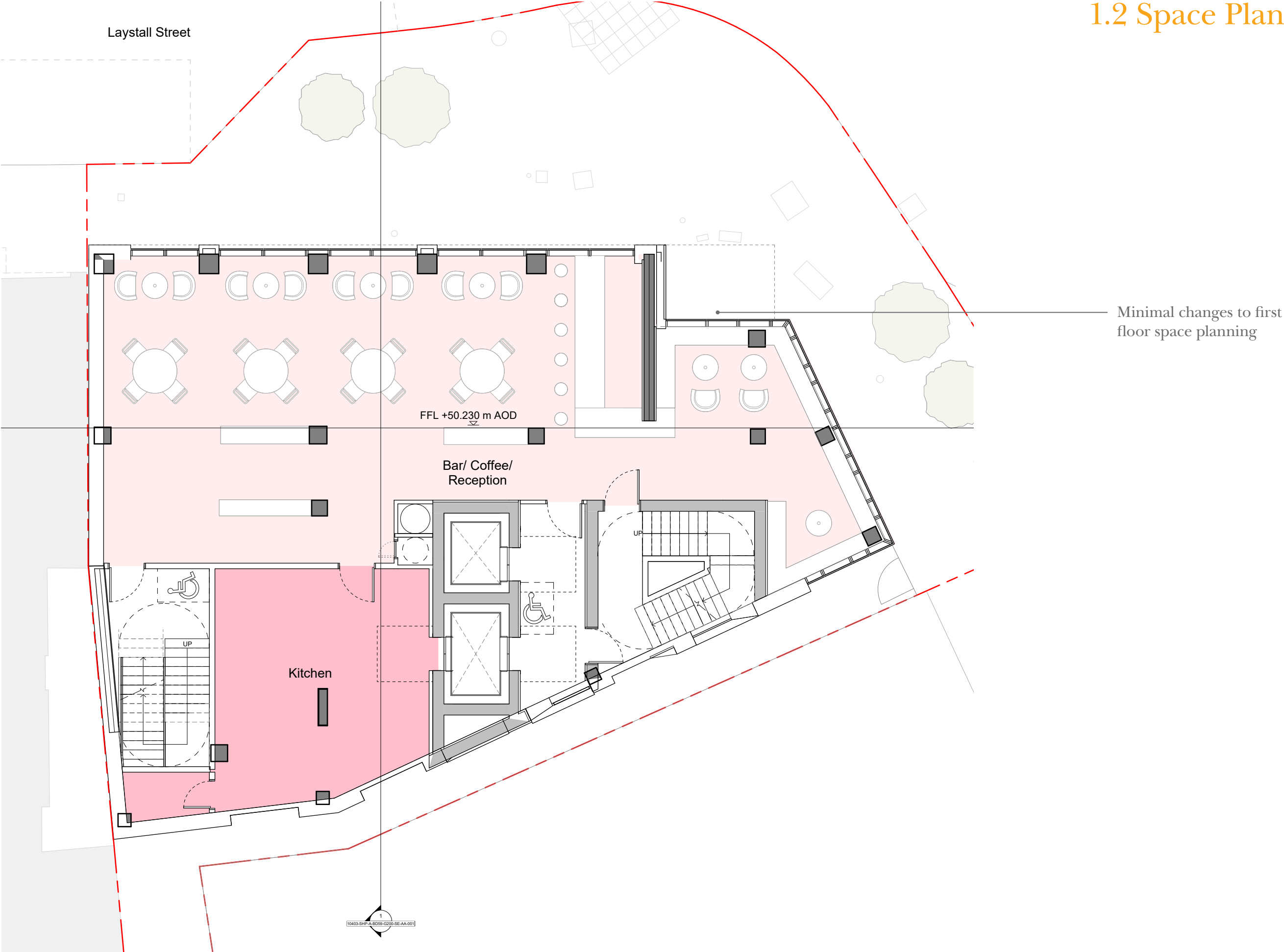
# 1.2 Space Planning and Use

EXISTING FIRST FLOOR



# 1.2 Space Planning and Use

PROPOSED FIRST FLOOR



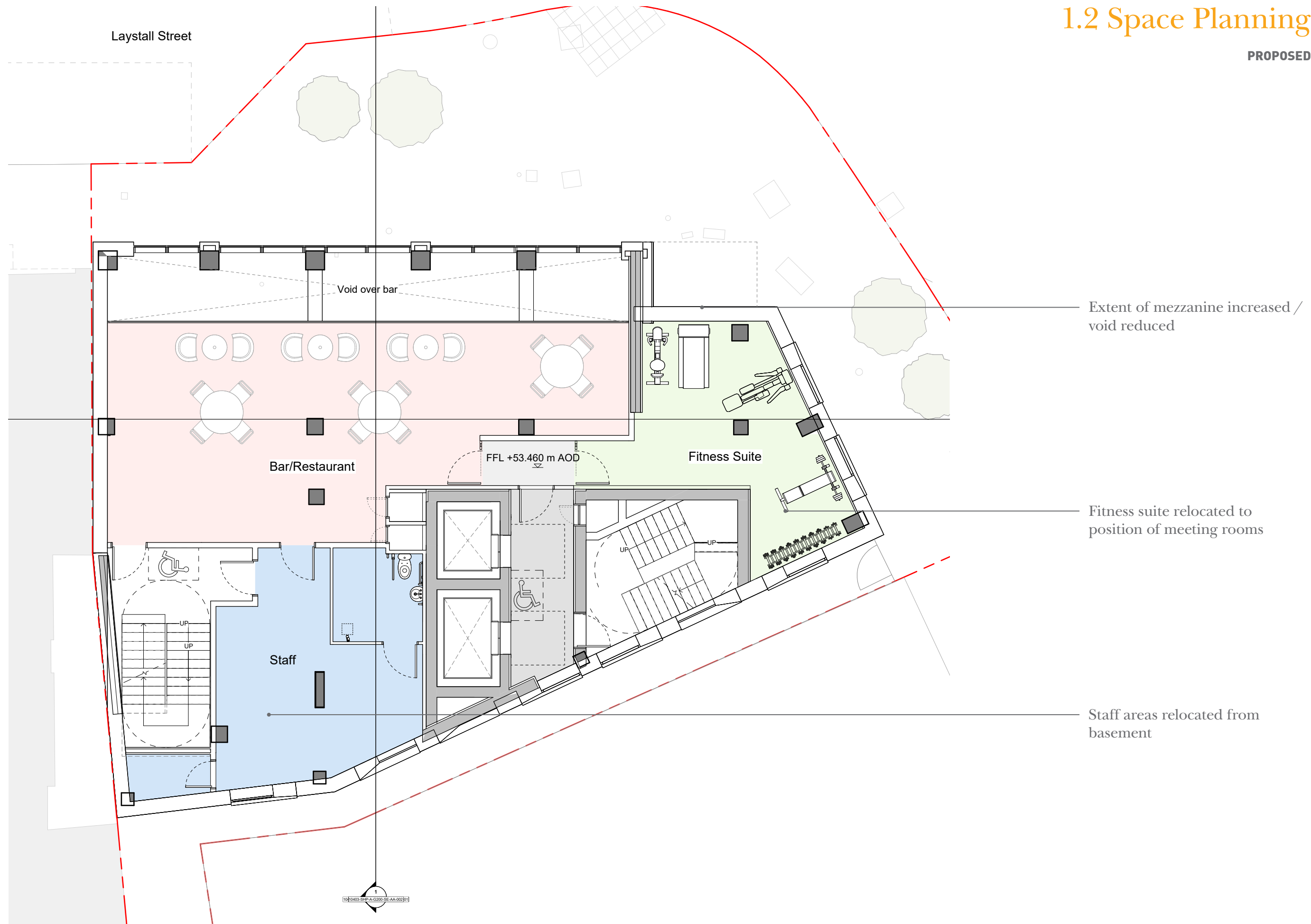
# 1.2 Space Planning and Use

EXISTING MEZZANINE FLOOR



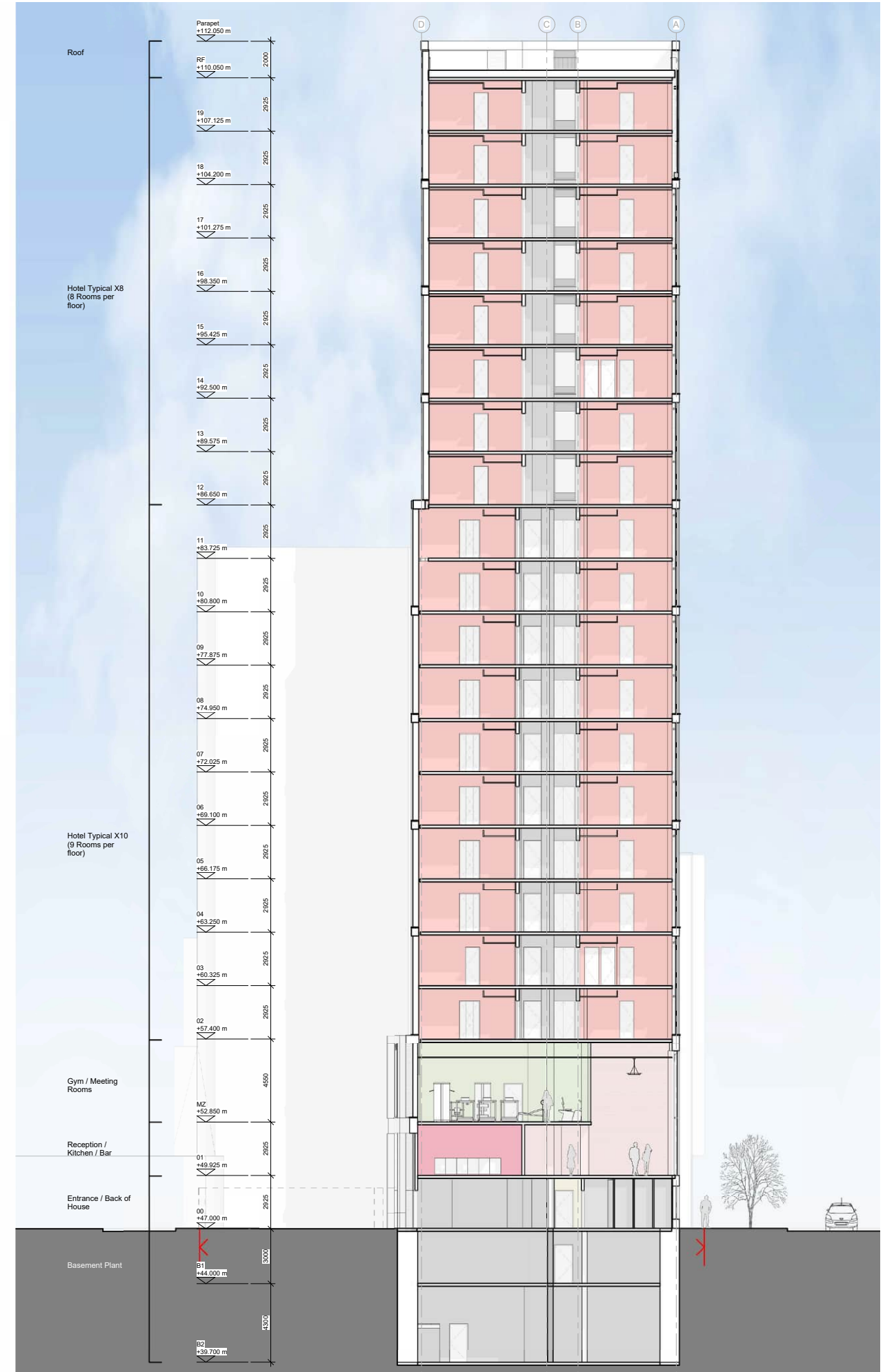
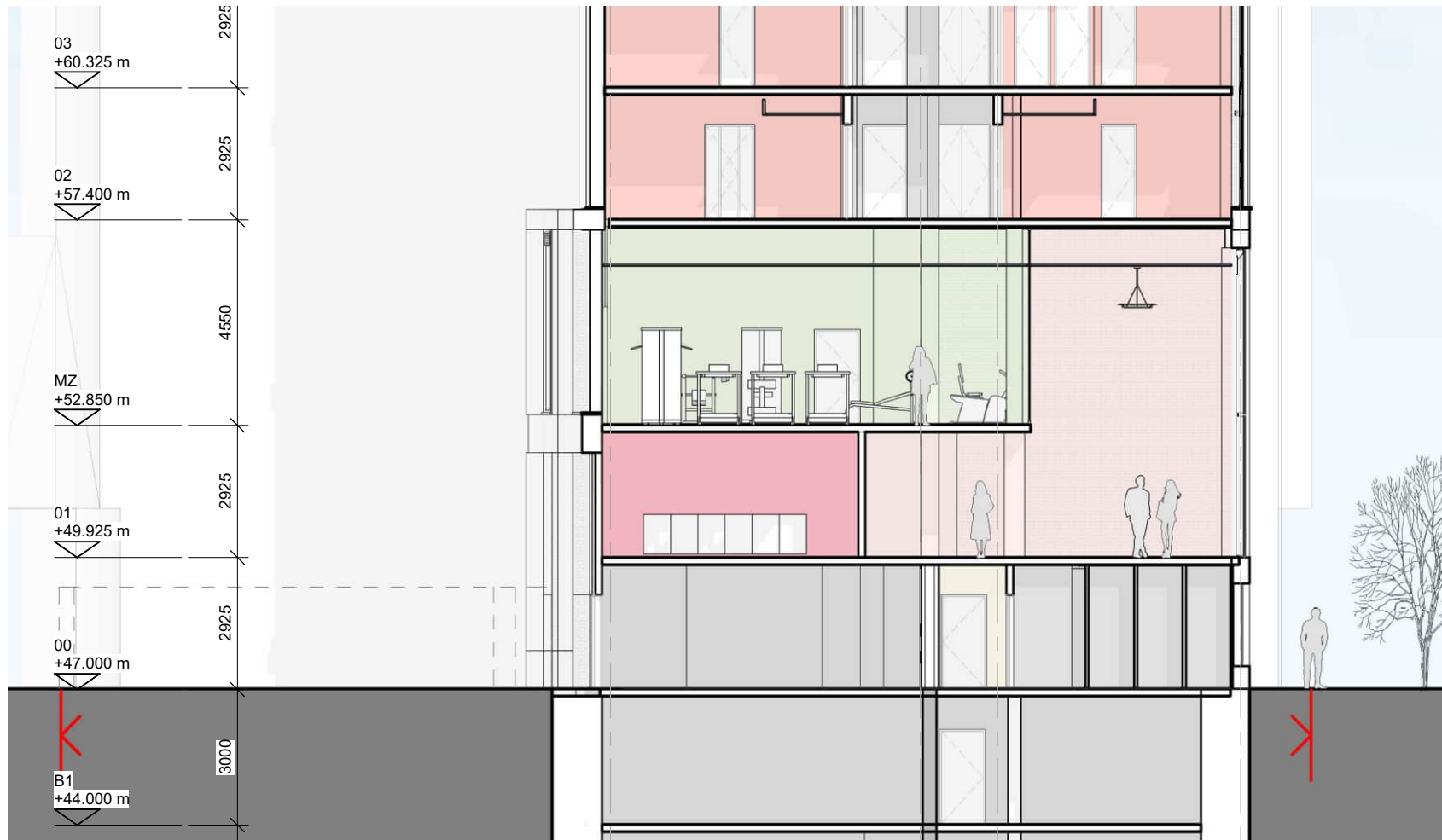
## 1.2 Space Planning and Use

### PROPOSED MEZZANINE FLOOR



## 1.2 Space Planning and Use

## EXISTING CROSS SECTION



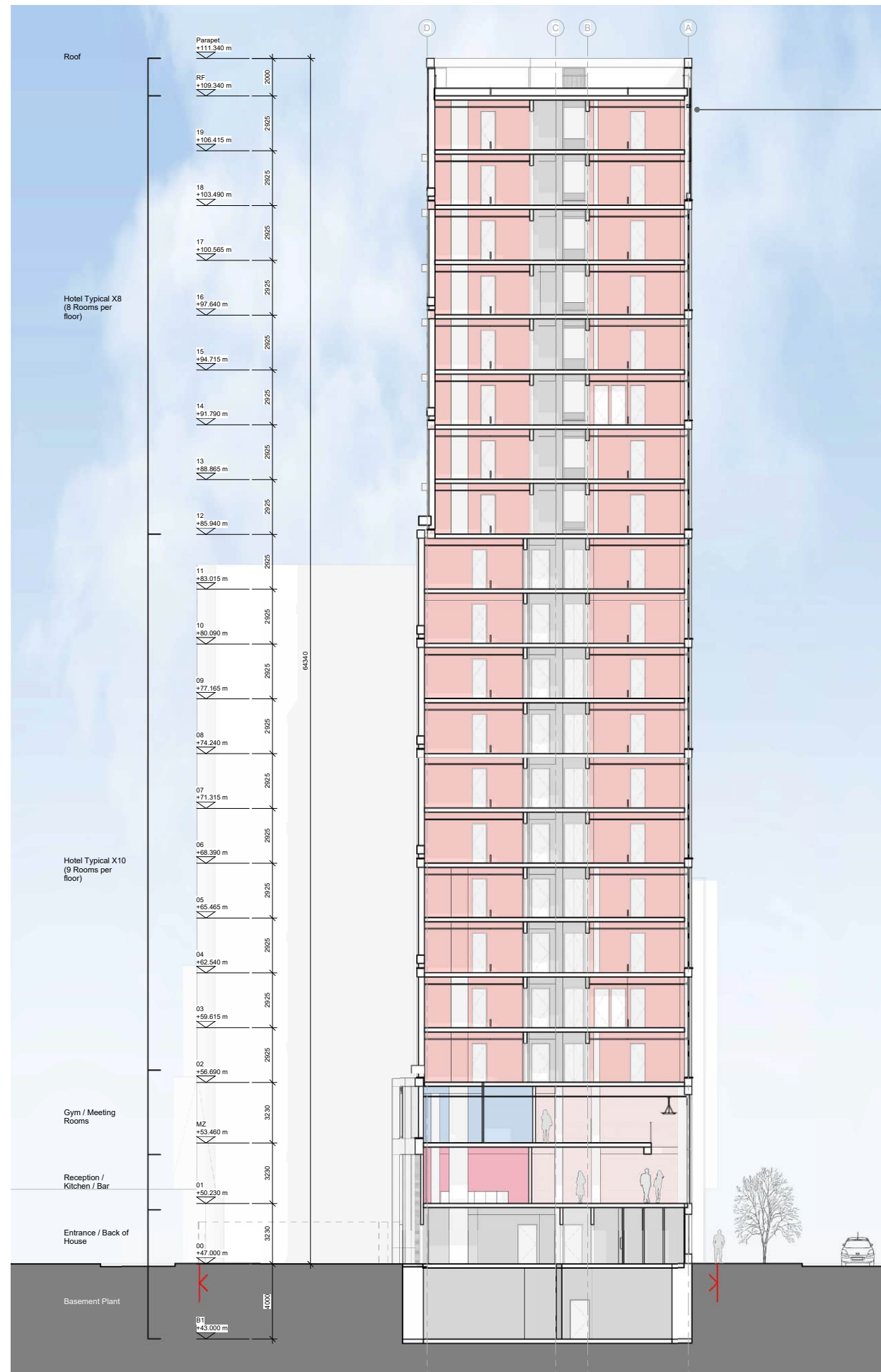
## 1.2 Space Planning and Use

### PROPOSED CROSS SECTION

Total building height reduced by 710mm

Previously 112.050m AOD  
Proposed 111.340m AOD

Floor to floor heights amended



## 1.3 Massing & Facades - Existing CGI



## 1.3 Massing & Facades - Proposed CGI



## 1.3 Massing & Facades - Existing CGI (close up)



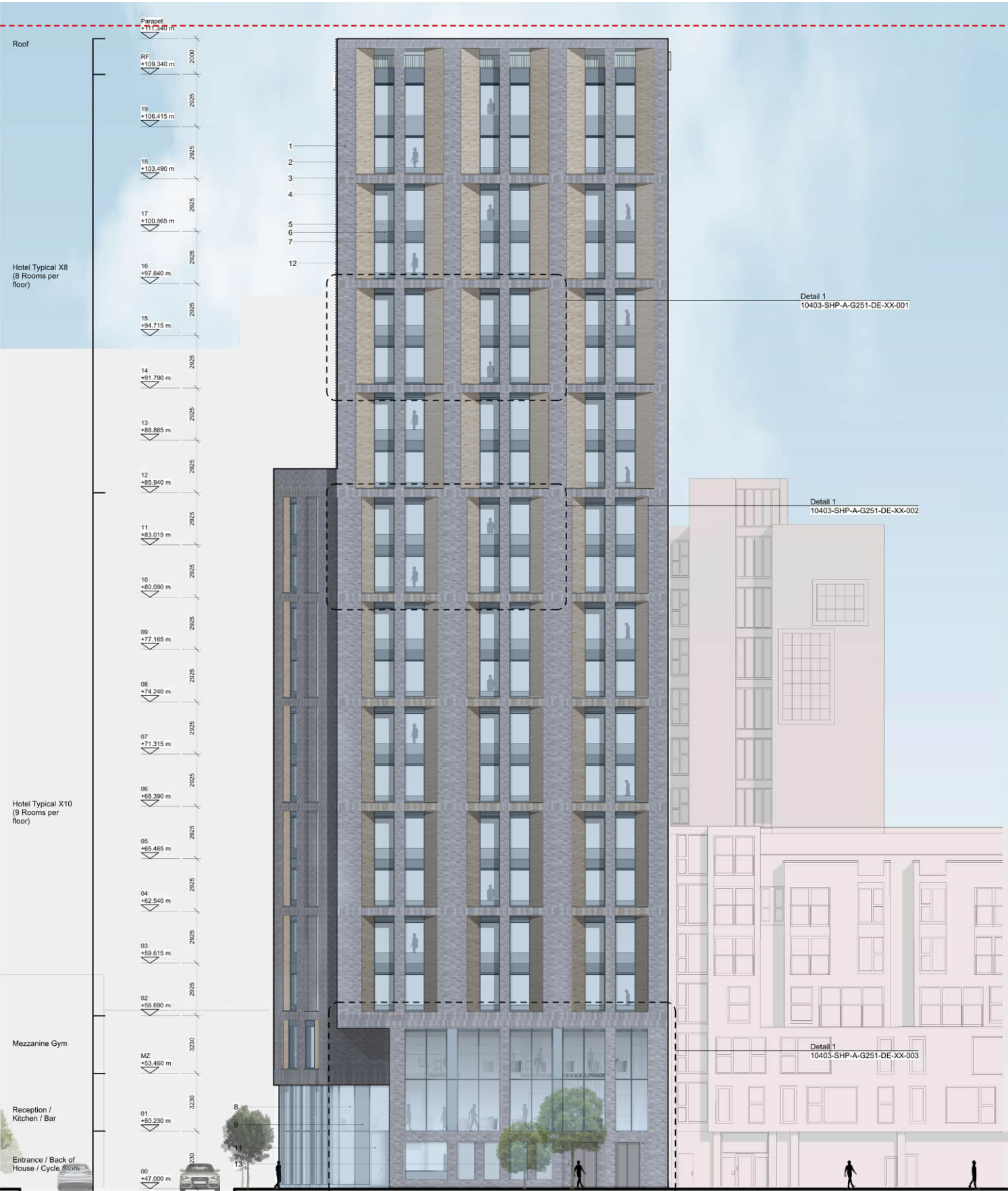
## 1.3 Massing & Facades - Proposed CGI (close up)



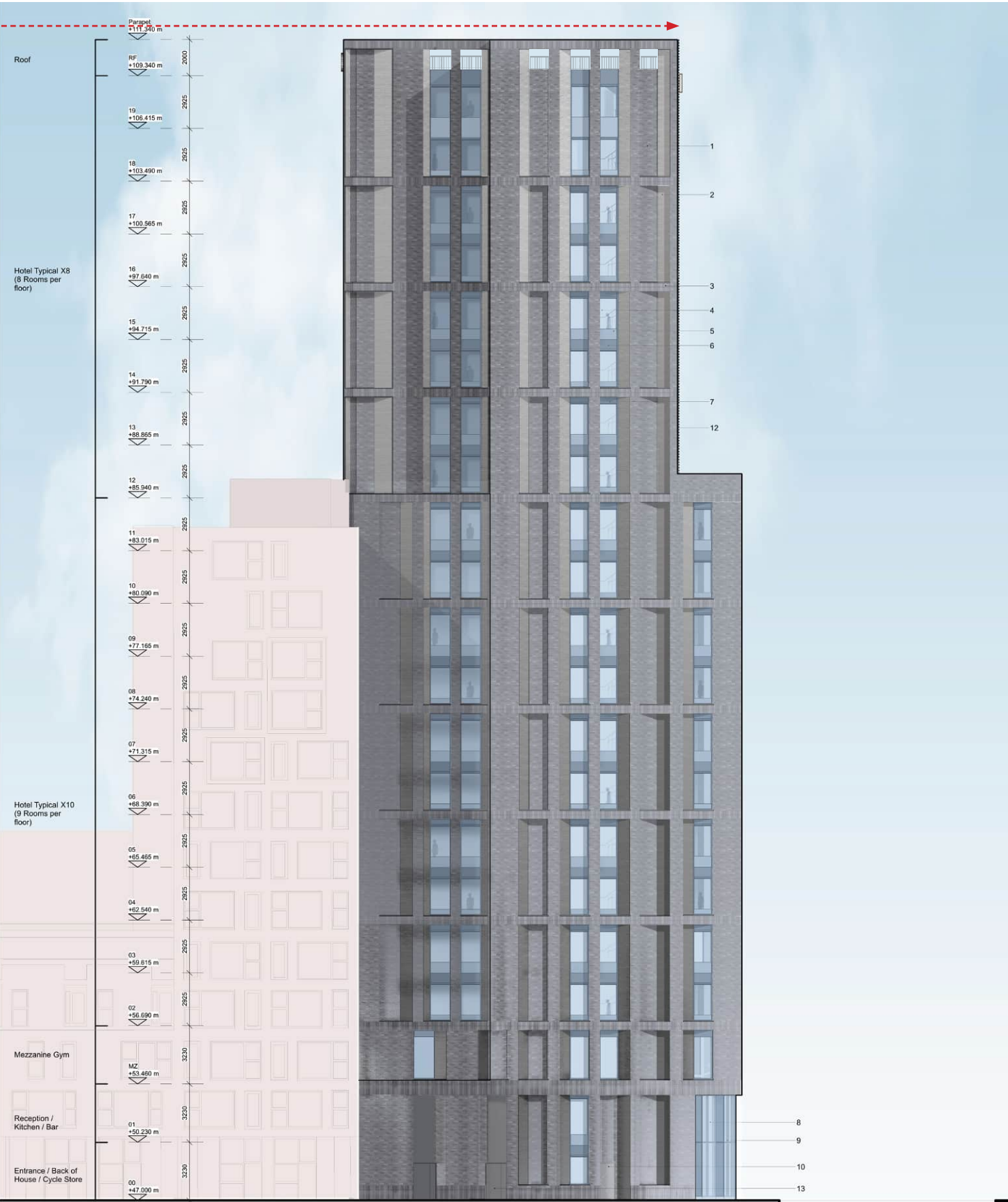
# 1.3 Massing & Facades - Existing Elevations



1.3 Massing & Facades - Proposed Elevations

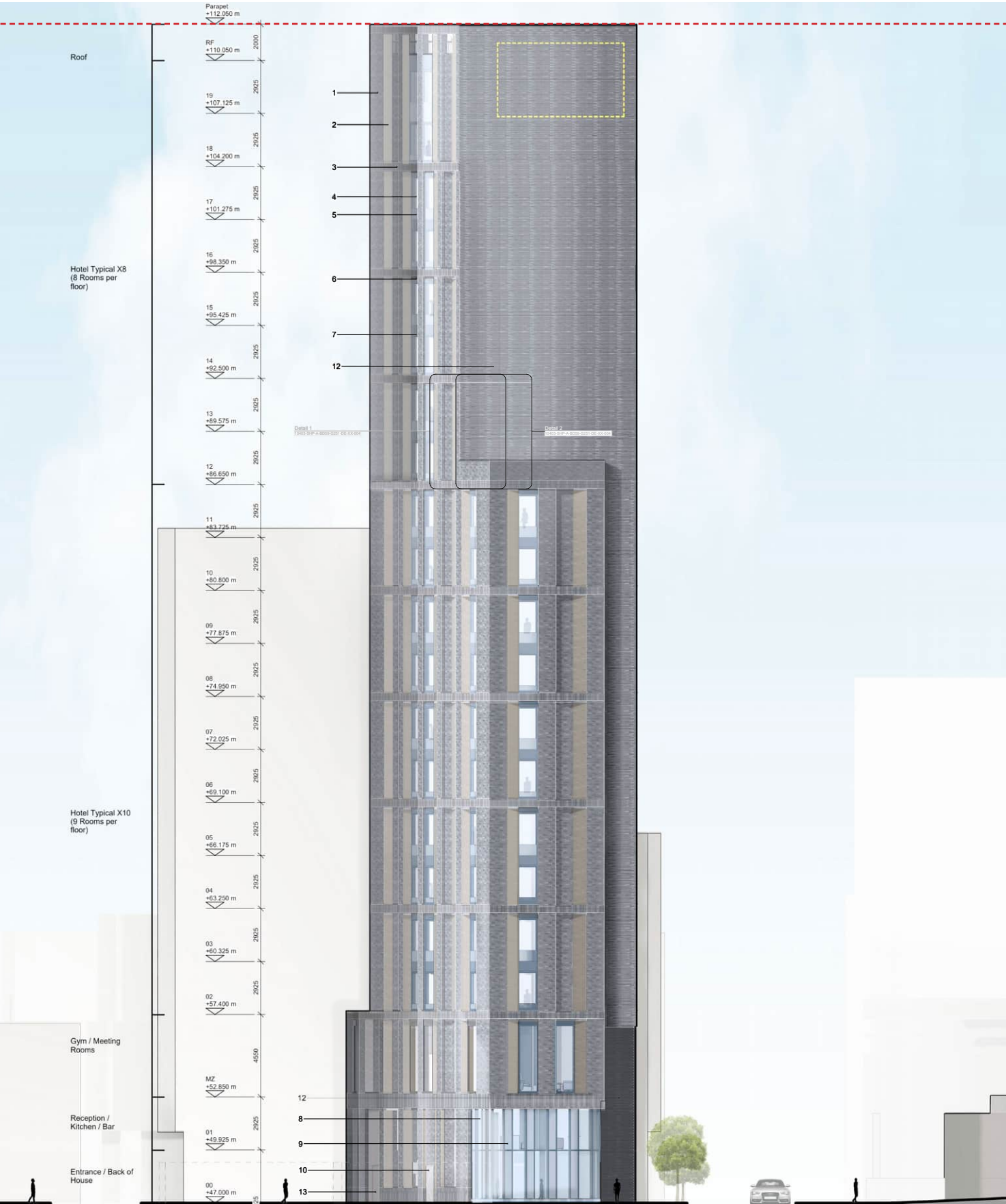


North Elevation

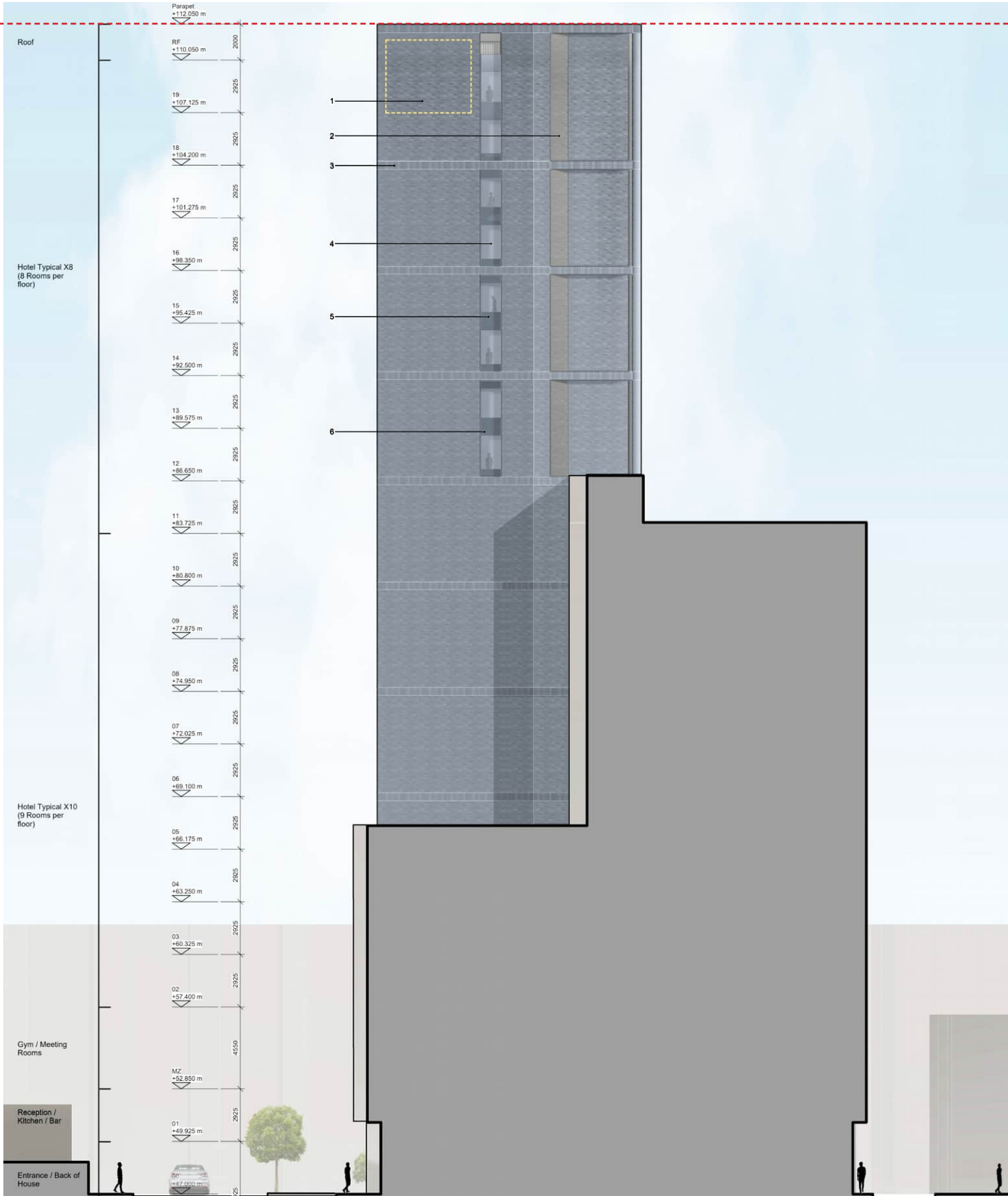


South Elevation

# 1.3 Massing & Facades - Existing Elevations

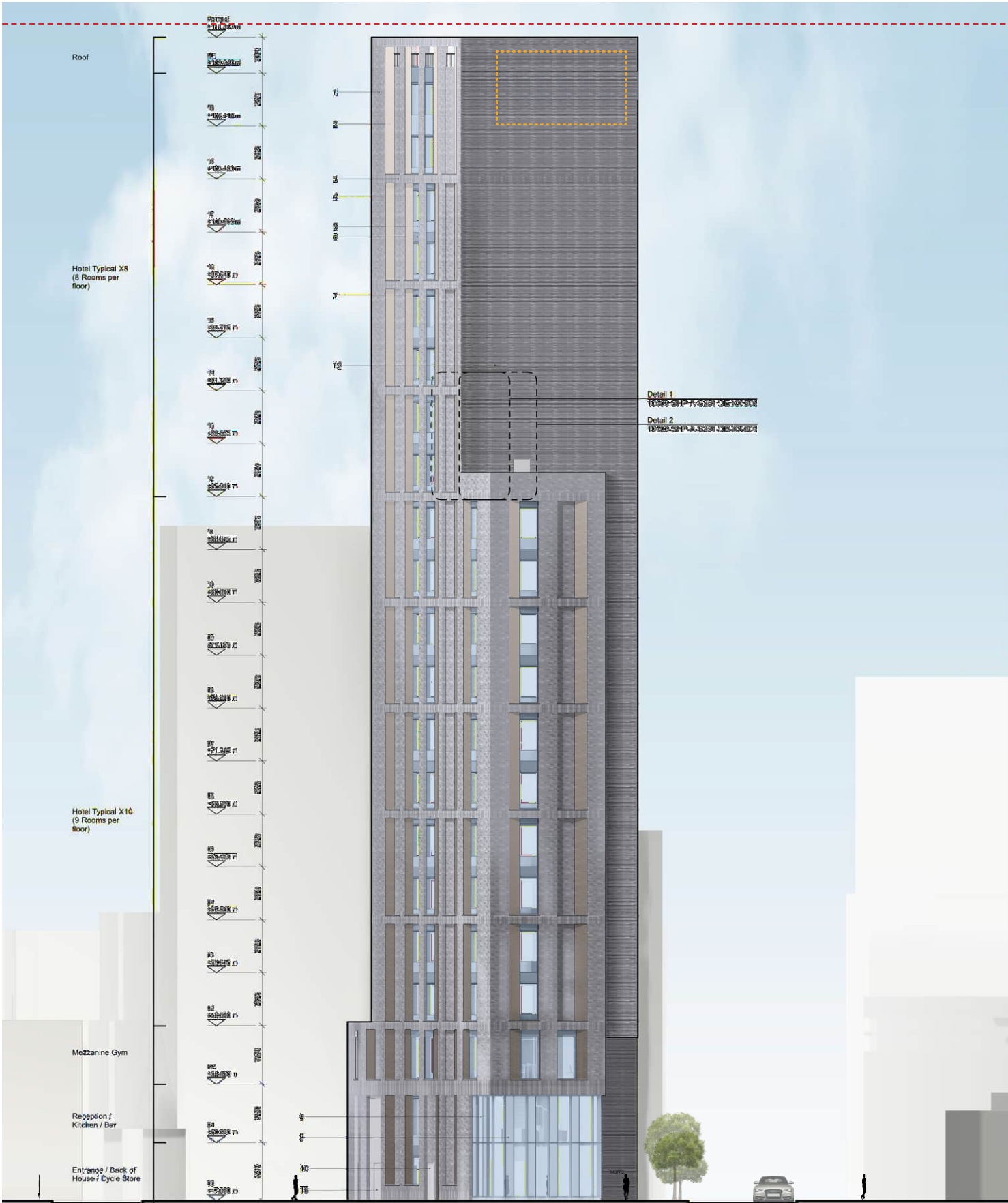


East Elevation

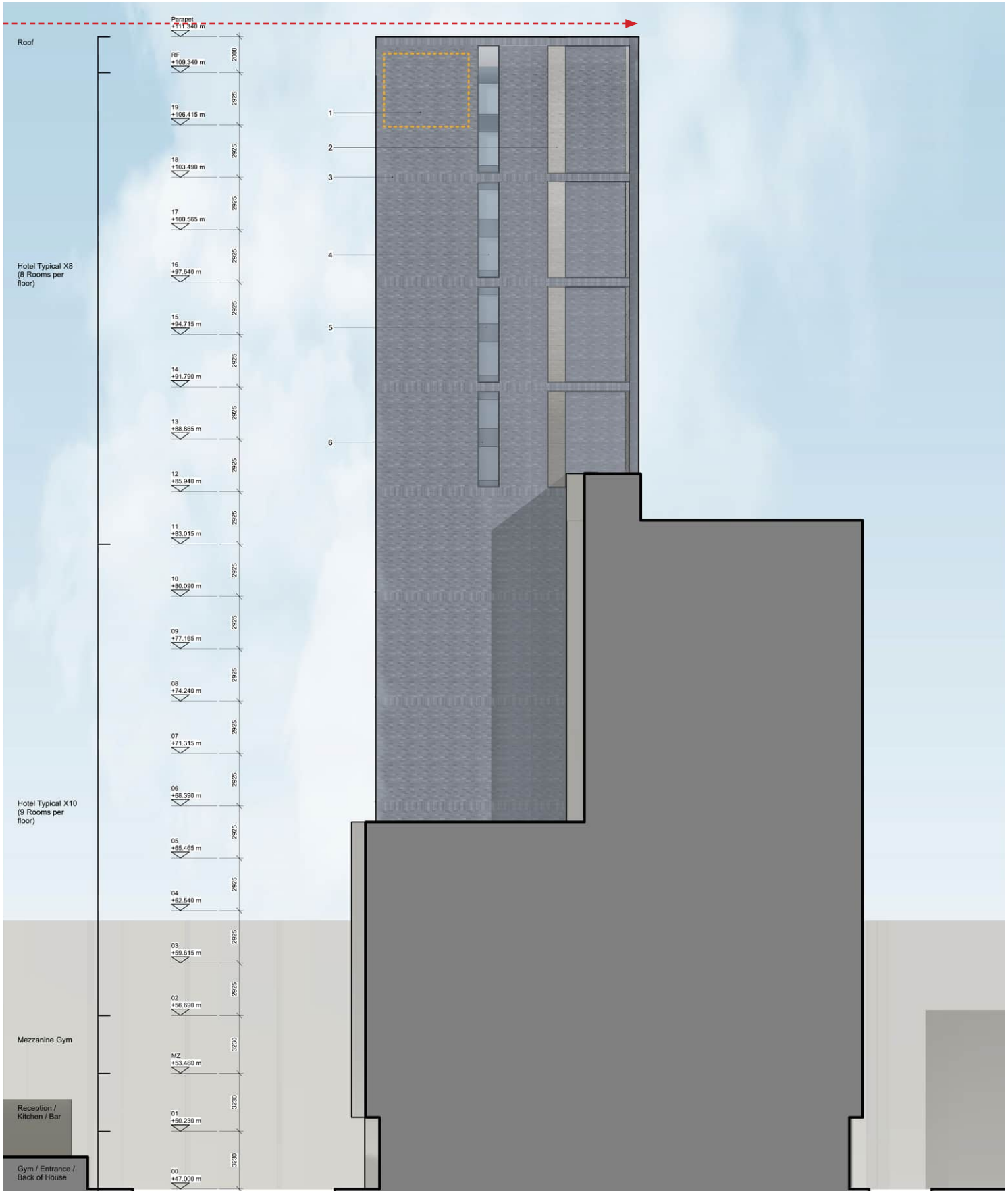


West Elevation

# 1.3 Massing & Facades - Proposed Elevations



East Elevation



West Elevation





## 2.1 Existing Accommodation Schedule

|             |                                                                                                          | Actual<br>sqm                         | Standard<br>14sqm | Bunkie<br>14sqm | Flex<br>19sqm | Accessible<br>21sqm | Total | GIA<br>sqm |
|-------------|----------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|-----------------|---------------|---------------------|-------|------------|
| Basement B2 | Plant                                                                                                    | 128                                   |                   |                 |               |                     |       | 200        |
| Basement B1 | Staff Room<br>Cycle Store<br>LV Switch<br>WC<br>Plant                                                    | 27<br>14<br>12<br>5<br>59             |                   |                 |               |                     |       | 200        |
| Ground 00   | Sub Station<br>WC<br>Office<br>Refuse Store<br>Luggage Store<br>Linen Store<br>Reception (Motto Commons) | 11<br>16<br>19<br>23<br>5<br>45<br>46 |                   |                 |               |                     |       | 236        |
| Level 01    | Bar / Coffee (Motto Commons)<br>Kitchen<br>Food Store<br>Drinks Store                                    | 130<br>38                             |                   |                 |               |                     |       | 236        |
| Level MZ    | Gym<br>Meeting Room 01<br>Meeting Room 02                                                                | 70<br>13<br>11                        |                   |                 |               |                     |       | 166        |
| Level 02    |                                                                                                          |                                       | 7                 | 1               | 1             | 1                   | 9     | 235        |
| Level 03    |                                                                                                          |                                       | 7                 |                 | 1             | 1                   | 9     | 235        |
| Level 04    |                                                                                                          |                                       | 7                 |                 | 1             | 1                   | 9     | 235        |
| Level 05    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 06    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 07    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 08    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 09    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 10    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 11    |                                                                                                          |                                       | 6                 |                 | 1             | 1                   | 9     | 235        |
| Level 12    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 13    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 14    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 15    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 16    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 17    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 18    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| Level 19    |                                                                                                          |                                       | 6                 | 2               |               |                     | 8     | 217        |
| %           |                                                                                                          |                                       | 72%               | 15%             | 6%            | 6%                  | 100%  |            |
| Total       |                                                                                                          |                                       | 111               | 23              | 10            | 10                  | 154   | 5,124      |

## 2.1 Proposed Accommodation Schedule

|             |                                                                                                                                       | Actual<br>sqm                                    | Standard<br>14sqm | Bunkie<br>14sqm | Flex<br>19sqm | Accessible<br>21sqm | Total | GIA<br>sqm |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------|-----------------|---------------|---------------------|-------|------------|
| Basement B1 | Plant                                                                                                                                 | 140                                              |                   |                 |               |                     |       | 200        |
| Ground 00   | Sub Station<br>WC<br>Office<br>Refuse Store<br>Luggage Store<br>Linen Store<br>Cold Store<br>Cycle store<br>Reception (Motto Commons) | 11<br>16<br>17<br>23<br>5<br>45<br>3<br>14<br>43 |                   |                 |               |                     |       | 236        |
| Level 01    | Bar / Coffee (Motto Commons)<br>Kitchen                                                                                               | 133<br>38                                        |                   |                 |               |                     |       | 236        |
| Level MZ    | Fitness suite<br>Bar / Coffee (Motto Commons)<br>Staff room                                                                           | 29<br>98<br>37                                   |                   |                 |               |                     |       | 208        |
| Level 02    |                                                                                                                                       |                                                  | 7                 |                 | 1             | 1                   | 9     | 235        |
| Level 03    |                                                                                                                                       |                                                  | 7                 |                 | 1             | 1                   | 9     | 235        |
| Level 04    |                                                                                                                                       |                                                  | 7                 |                 | 1             | 1                   | 9     | 235        |
| Level 05    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 06    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 07    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 08    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 09    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 10    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 11    |                                                                                                                                       |                                                  | 6                 | 1               | 1             | 1                   | 9     | 235        |
| Level 12    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 13    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 14    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 15    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 16    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 17    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 18    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| Level 19    |                                                                                                                                       |                                                  | 6                 | 2               |               |                     | 8     | 217        |
| %           |                                                                                                                                       |                                                  | 72%               | 15%             | 6%            | 6%                  | 100%  |            |
| Total       |                                                                                                                                       |                                                  | 111               | 23              | 10            | 10                  | 154   | 4,966      |







3.1 Planning Drawing List

| DRAWING NUMBER                  | DRAWING TITLE                 | SCALE @ A1 | REVISION |
|---------------------------------|-------------------------------|------------|----------|
| 10403-SHP-A-BD59-G100-XP-00-001 | Location Plan                 | 1:1000@A1  | P01      |
| 10403-SHP-A-BD59-G100-XP-00-002 | Red Line Boundary Plan        | 1:200@A1   | P01      |
| 10403-SHP-A-BD59-G100-XP-00-003 | Existing Site Topography Plan | 1:200@A1   | P01      |
| 10403-SHP-A-B5D9-G100-EL-EE-001 | Contextual East Elevation     | 1:250@A1   | P02      |
| 10403-SHP-A-B5D9-G100-EL-EN-001 | Contextual North Elevation    | 1:250@A1   | P02      |
| 10403-SHP-A-B5D9-G100-EL-ES-001 | Contextual South Elevation    | 1:250@A1   | P02      |
| 10403-SHP-A-B5D9-G100-EL-EW-001 | Contextual West Elevation     | 1:250@A1   | P02      |
| 10403-SHP-A-B5D9-G100-PL-00-001 | Contextual Ground Level Plan  | 1:200@A1   | P02      |
| 10403-SHP-A-B5D9-G100-PL-00-002 | Proposed Site Topography Plan | 1:200@A1   | P01      |
| 10403-SHP-A-B5D9-G200-EL-EE-001 | Proposed East Elevation       | 1:100@A1   | P02      |
| 10403-SHP-A-B5D9-G200-EL-EN-001 | Proposed North Elevation      | 1:100@A1   | P02      |
| 10403-SHP-A-B5D9-G200-EL-ES-001 | Proposed South Elevation      | 1:100@A1   | P02      |
| 10403-SHP-A-B5D9-G200-EL-EW-001 | Proposed West Elevation       | 1:100@A1   | P02      |
| 10403-SHP-A-B5D9-G200-PL-B2-001 | Basement Level 02 Plan        | 1:50@A1    | P01      |
| 10403-SHP-A-B5D9-G200-PL-B1-001 | Basement Level 01 Plan        | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-PL-00-001 | Ground Level Plan             | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-PL-01-001 | Level 01 Plan                 | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-PL-MZ-001 | Mezzanine Level Plan          | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-PL-TY-001 | Typical Lower Level Plan      | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-PL-TY-002 | Typical Upper Level Plan      | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-PL-RF-001 | Roof Plan                     | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G200-S-AA-001  | Section AA                    | 1:100@A1   | P02      |
| 10403-SHP-A-B5D9-G200-S-BB-001  | Section BB                    | 1:100@A1   | P02      |
| 10403-SHP-A-B5D9-G251-DE-XX-001 | Façade Study 01               | 1:25@A1    | P02      |
| 10403-SHP-A-B5D9-G251-DE-XX-002 | Façade Study 02               | 1:25@A1    | P02      |
| 10403-SHP-A-B5D9-G251-DE-XX-003 | Façade Study 03               | 1:50@A1    | P02      |
| 10403-SHP-A-B5D9-G251-DE-XX-004 | Façade Study 04               | 1:25@A1    | P02      |
| 10403-SHP-A-B5D9-JC20-XP-00-001 | Demolition Plan               | 1:200@A1   | P01      |

Updated drawings / revisions highlighted in red

NOTE: NO EXISTING SITE ELEVATIONS HAVE BEEN SUBMITTED DUE TO THE APPLICATION SITE BEING CLEARED

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